

my build

13 Olive Street Newstead - Attachment 2 - Plans

# RESIDENTIAL EXTENSION FOR GINA BONNEY

301 Invermay Road  
Invermay TAS 7248

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## Drawing Schedule

A01	Cover Page	18.12.15
A02	Existing Site Plan	18.12.15
A03	Proposed Site Plan	18.12.15
A04	Existing Floor Plan	18.12.15
A05	Proposed Ground Floor Plan	18.12.15
A06	Proposed Level 1 Plan	18.12.15
A07	Proposed Roof Plan	18.12.15
A08	North & East Elevations	18.12.15
A09	South & West Elevations	18.12.15
A10	Shadow Diagrams	18.12.15
A11	Shadow Diagrams	18.12.15

not for building approval

PLANNING  
ONLY

LOCAL COUNCIL:  
LAUNCESTON CITY COUNCIL

ACCREDITATION COMPLIANCE NAME:  
JOHN GREEN

ACCREDITATION COMPLIANCE NUMBER:  
CC - 6580

PROJECT:  
**RESIDENTIAL EXTENSION  
13 OLIVE STREET  
NEWSTEAD, TAS, 7250**

TITLE FOLIO REFERENCE: 129754

CLIMATE ZONE: 7

SOIL CLASSIFICATION: N/A

DESIGN WIND SPEED: N2

BAL RATING: BAL Low

SITE HAZARDS: N/A

DATE: 10.11.15

REVISED DATE: 18.12.15

NO.	DATE	DESCRIPTION



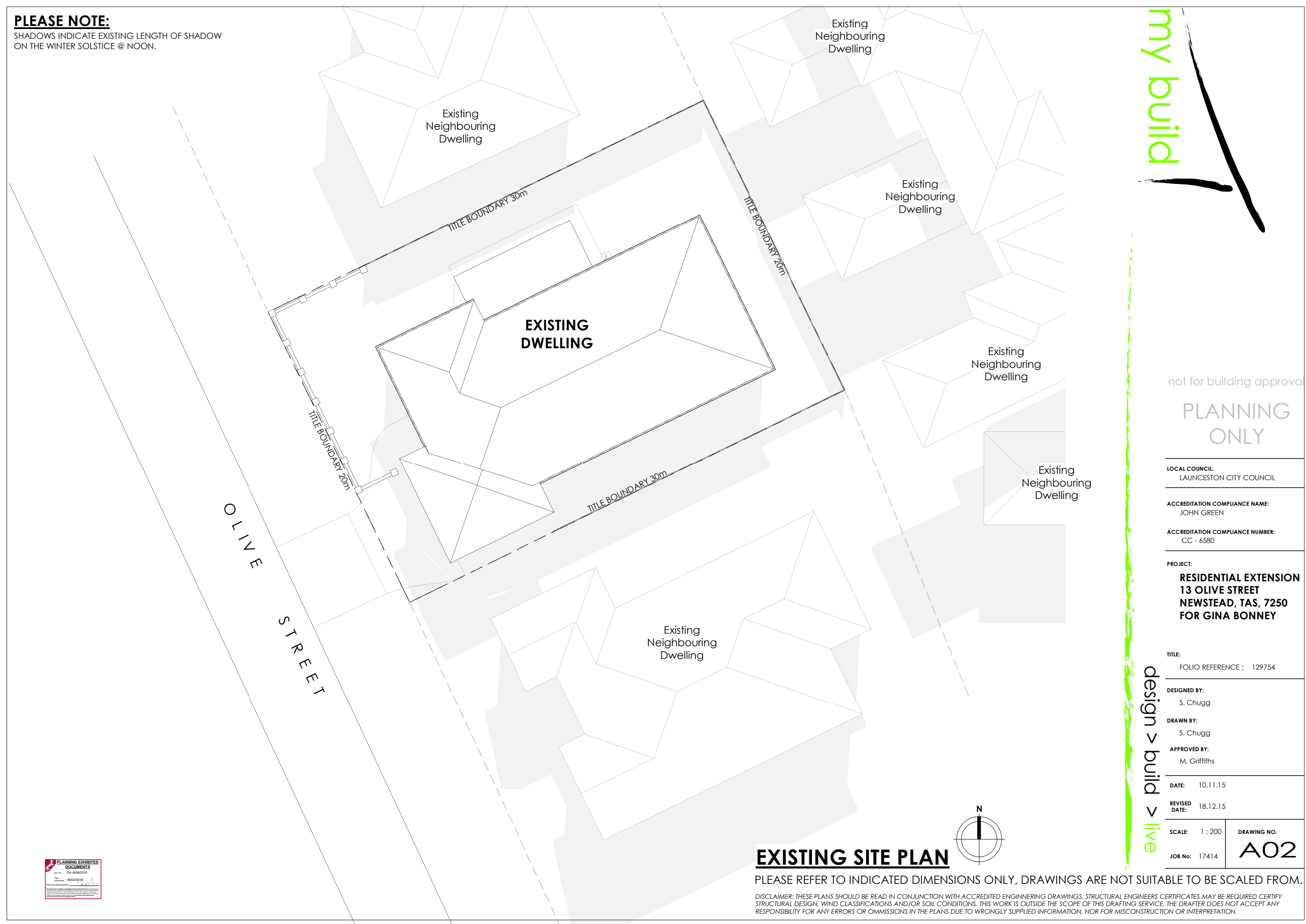
PLEASE REFER TO INDICATED DIMENSIONS ONLY, DRAWINGS ARE NOT SUITABLE TO BE SCALED FROM.

DISCLAIMER: THESE PLANS SHOULD BE READ IN CONJUNCTION WITH ACCREDITED ENGINEERING DRAWINGS. STRUCTURAL ENGINEERS CERTIFICATES MAY BE REQUIRED CERTIFY STRUCTURAL DESIGN, WIND CLASSIFICATIONS AND/OR SOIL CONDITIONS, THIS WORK IS OUTSIDE THE SCOPE OF THIS DRAFTING SERVICE. THE DRAFTER DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO WRONGLY SUPPLIED INFORMATION, NOR FOR MISCONSTRUCTION OR INTERPRETATION.

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**PLEASE NOTE:**

SHADOWS INDICATE EXISTING LENGTH OF SHADOW ON THE WINTER SOLSTICE @ NOON.



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DESIGNED BY:  
S. Chugg

DRAWN BY:  
S. Chugg

APPROVED BY:  
M. Griffiths

DATE: 10.11.15

REVISED DATE: 18.12.15

SCALE: 1 : 200

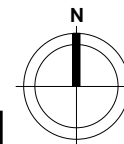
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**A02**

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**EXISTING SITE PLAN**



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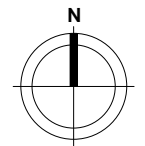
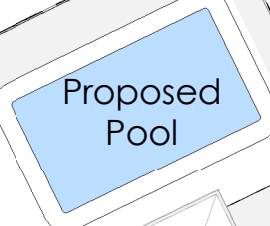


**PLEASE NOTE:**

BOUNDARY LINE AND FINAL POSITION OF NEW BUILDING TO BE CONFIRMED ON SITE AT SET-OUT STAGE BY REGISTERED SURVEYOR, BEFORE COMMENCEMENT OF WORKS.

ANY EXTERNAL WALL WITHIN 900mm OF THE SITE BOUNDARY MUST BE FIRE RATED.

OLIVE STREET



**PROPOSED SITE PLAN**

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S. Chugg

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S. Chugg

APPROVED BY:  
M. Griffiths

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**A03**



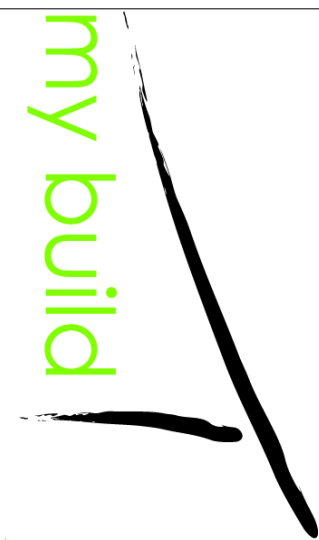
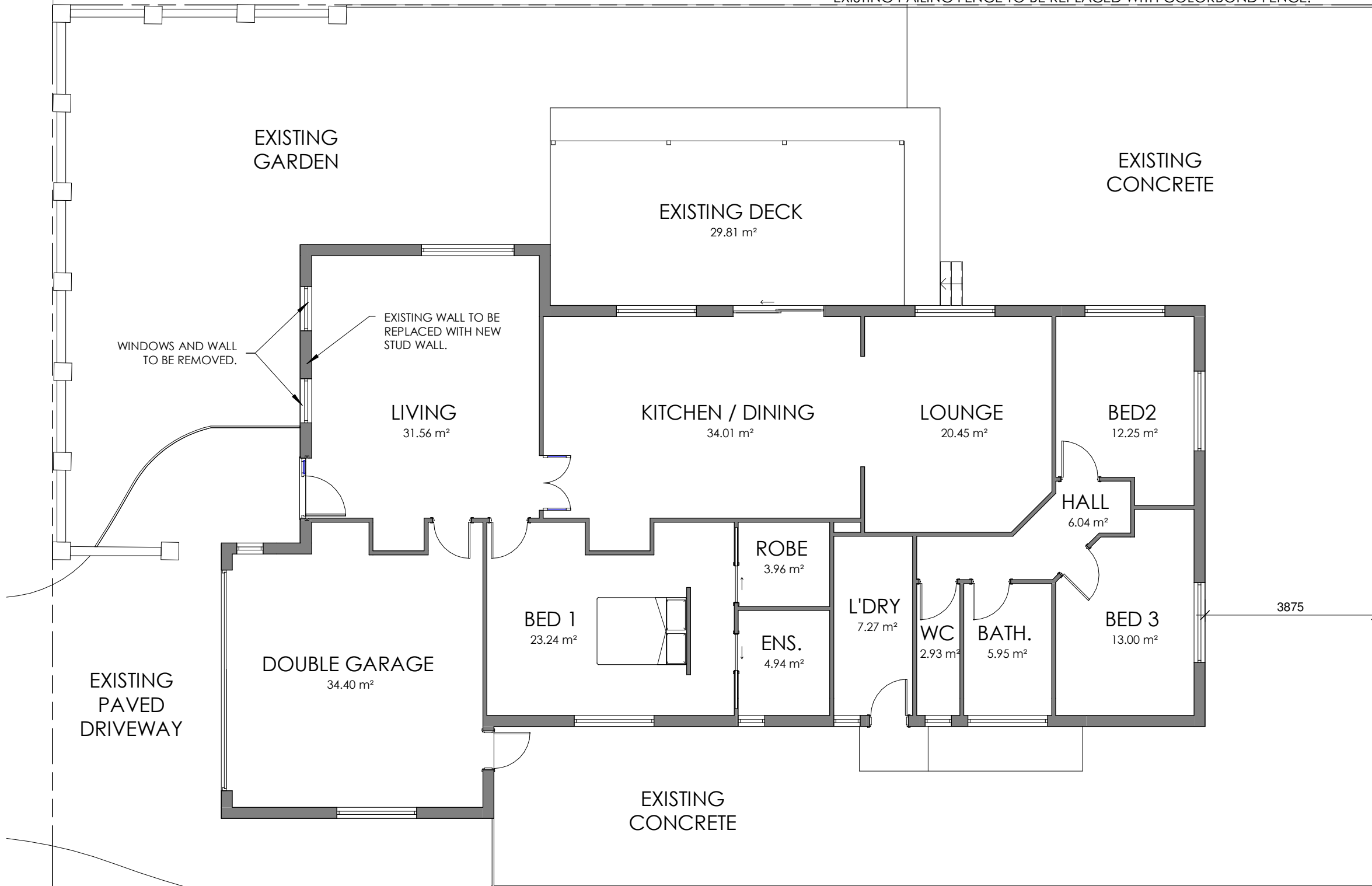
**LEGEND:**

█ = DENOTES EXISTING BRICK VENEER WALLS

**PLEASE NOTE:**

REMOVE EXISTING WINDOWS AND STORE ON SITE AT OWNERS REQUEST.

EXISTING PAILING FENCE TO BE REPLACED WITH COLORBOND FENCE.



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**A04**

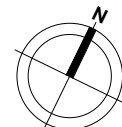
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**EXISTING FLOOR PLAN**

Area	m <sup>2</sup>	sq	(EXCLUDING DECK/CARPORT etc.)
Existing Area	223.80	24.09	

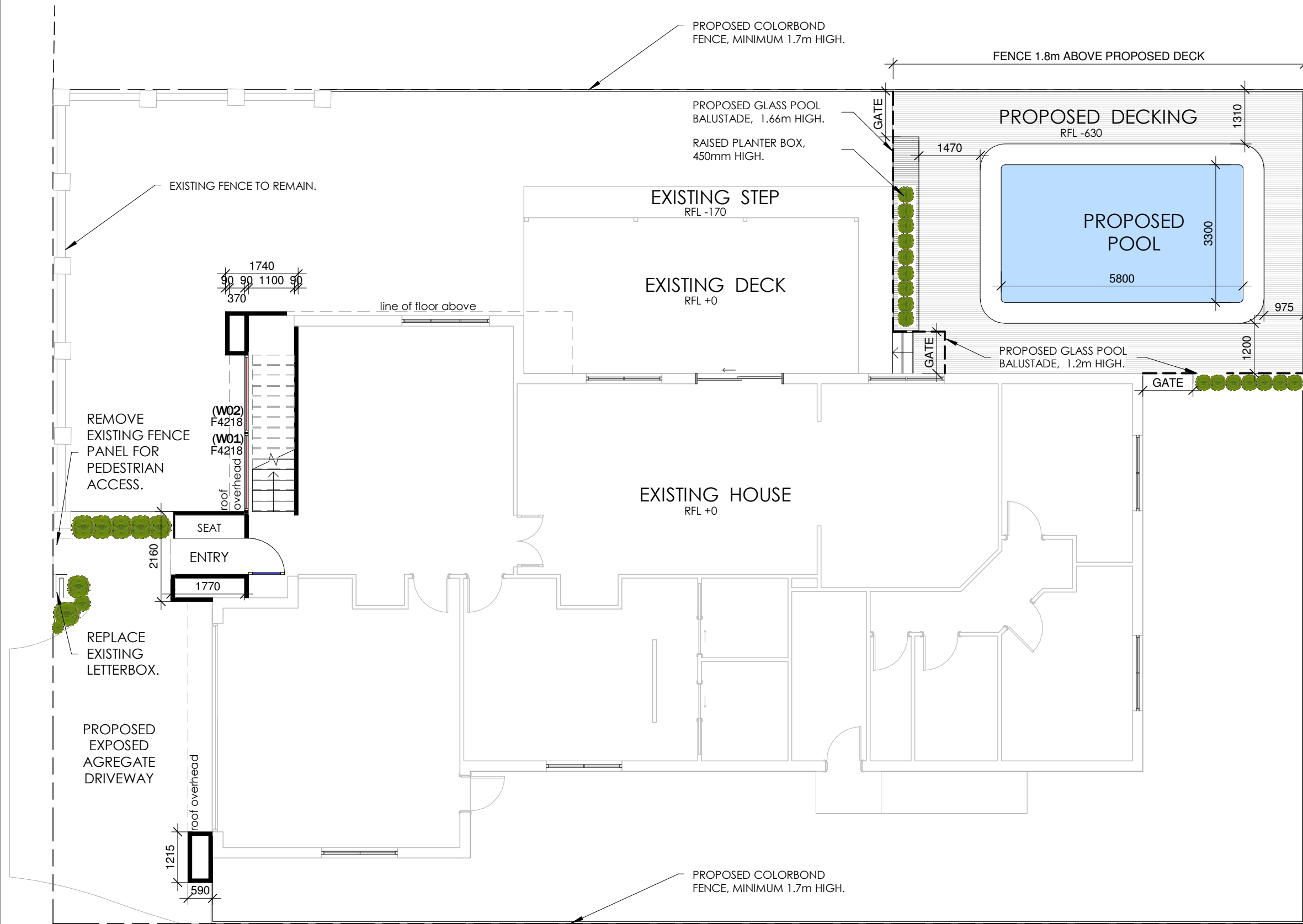
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**LEGEND:**

- = DENOTES NEW STUD WALLS TO BE CONSTRUCTED.
- = DENOTES EXISTING BRICK VENEER WALLS TO REMAIN.



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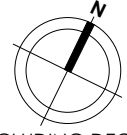
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**A05**

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Total Floor Area	m <sup>2</sup>	sq
Proposed Ground Floor	233.07	25.09
Proposed Level 1	51.78	5.57



**PROPOSED GROUND FLOOR PLAN**

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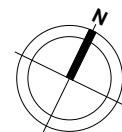
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**A06**

JOB No: 17414



## PROPOSED LEVEL 1 FLOOR PLAN

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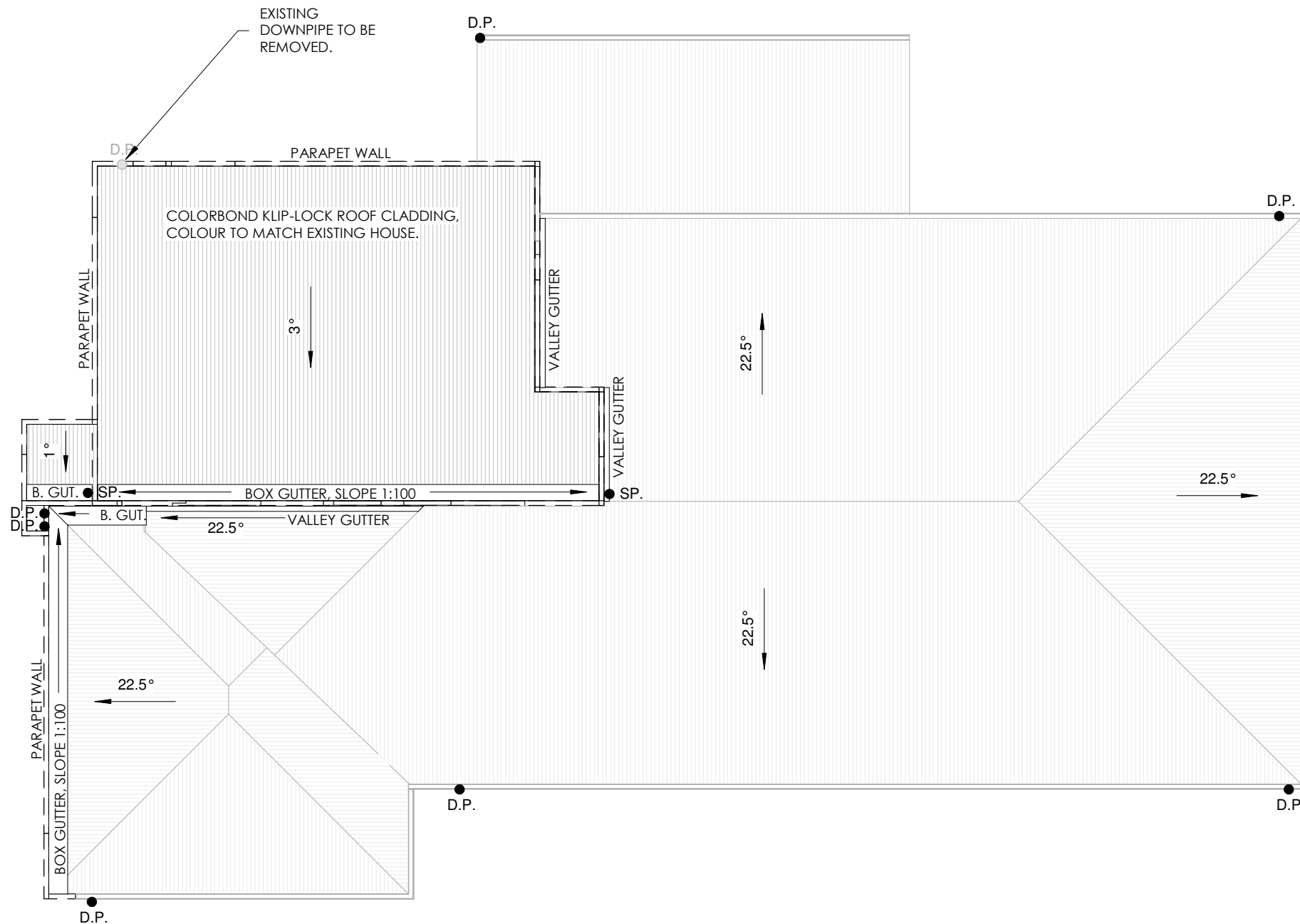
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**LEGEND:**

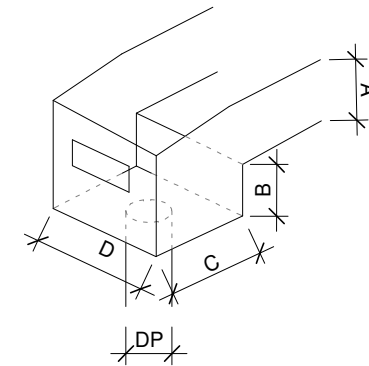
- D.P. ● = DENOTES DOWNPIPES
- SP. ● = DENOTES SPREADERS

**PLEASE NOTE:**

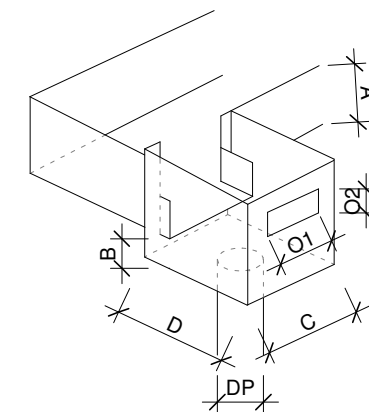
COLORBOND CLADDING FITTED TO ROOF AS PER AS1562 INSTALLATION OF ROOF AND WALL CLADDING AND N.C.C. 3.5.1.



TYPICAL RAINWATER HEAD AT END OF BOX GUTTER



TYPICAL RAINWATER HEAD AT SIDE OF BOX GUTTER



- A - Box Gutter Depth, min. 200mm
- B - Rain Water Head Depth, min. 100mm
- C - Rain Water Head Length, min. 130mm
- D - Rain Water Head Width (to match box gutter), min. 300mm

- O1 - Overflow Width, min. 200mm
- O2 - Overflow Depth, min. 60mm



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**A07**

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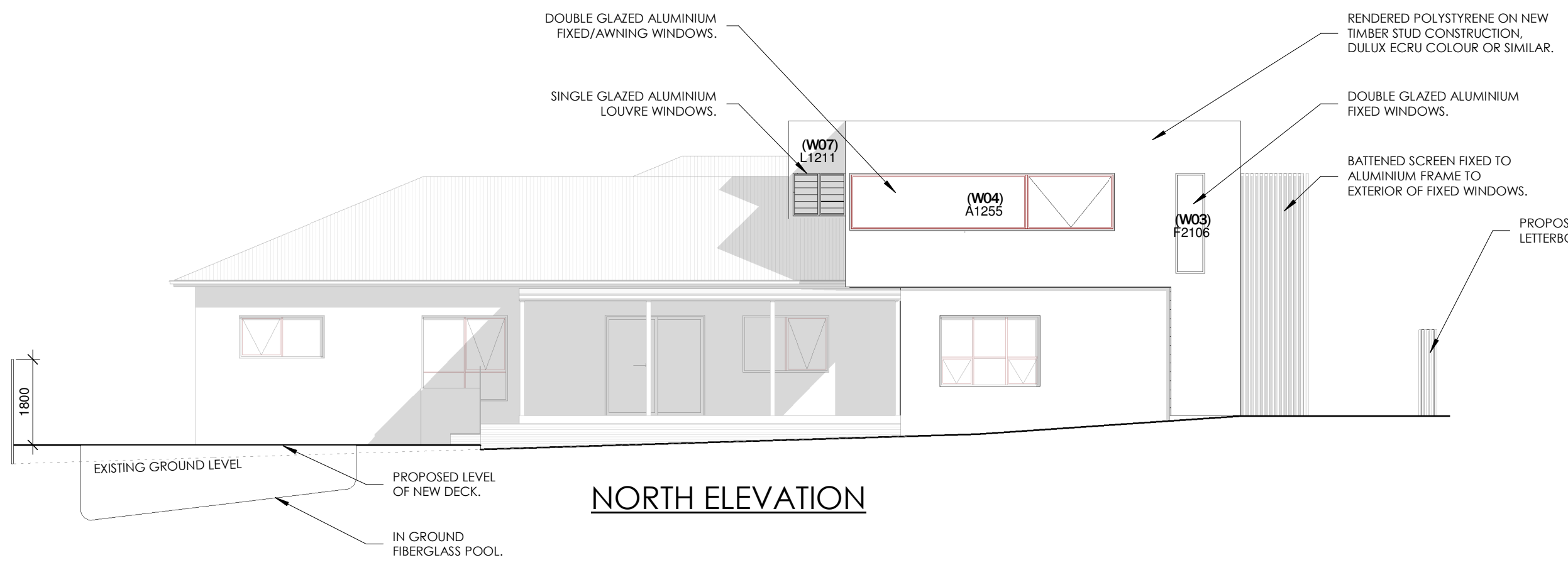


**PROPOSED ROOF PLAN**

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**NORTH ELEVATION**



**EAST ELEVATION**

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**A08**

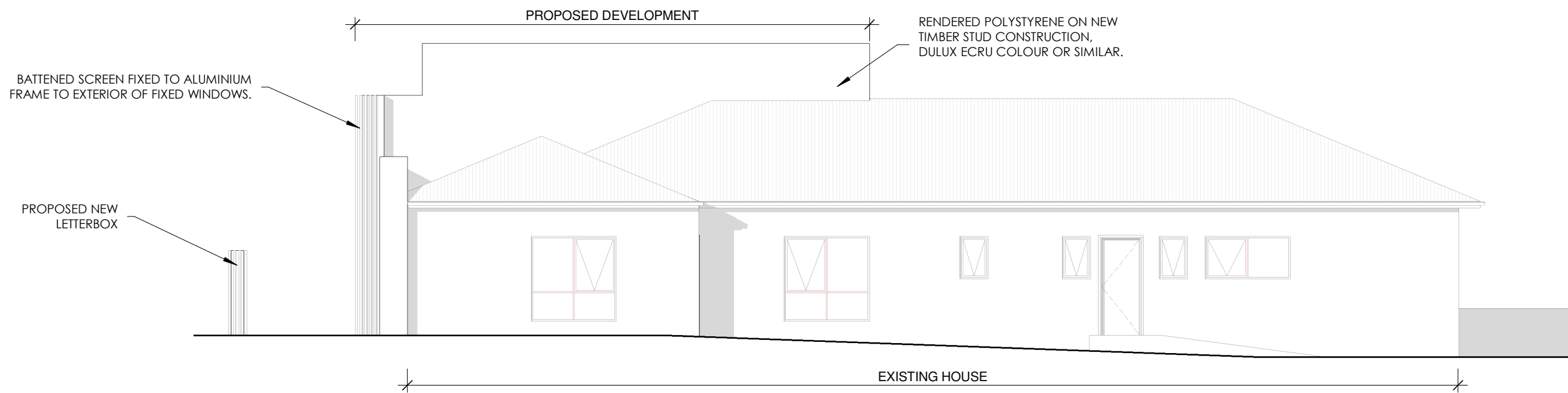


**PROPOSED ELEVATIONS**

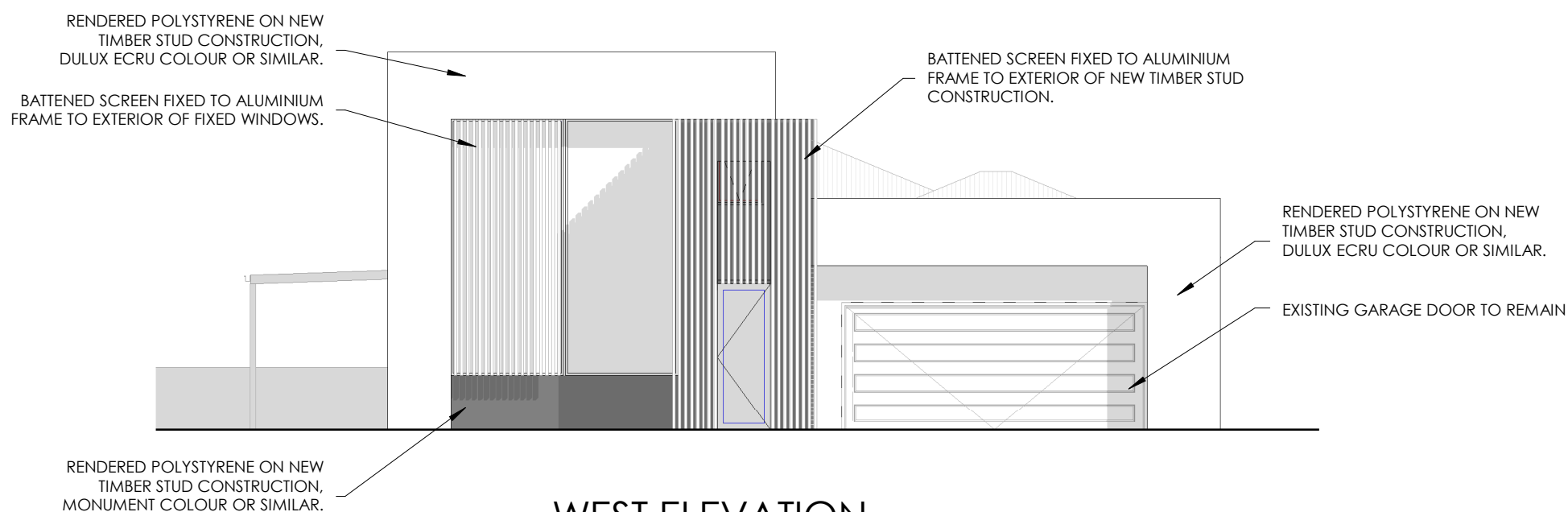
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**SOUTH ELEVATION**



**WEST ELEVATION**

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**A09**

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