

GENERAL NOTES:

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SMEEKES DRAFTING PTY LTD STANDARD BUILDING NOTES, SHEETS STANDARD-001 TO 008.
2. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
3. BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.
5. TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684.2 "TIMBER FRAMED CONSTRUCTION". T.P. DECK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLICATION FROM THE TIMBER PROMOTION COUNCIL "TIMBER DECKS - DESIGN AND CONSTRUCTION MANUAL".
6. FOOTINGS AND SLABS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2870 "RESIDENTIAL SLABS AND FOOTINGS".
7. PLUMBING AND DRAINAGE SHALL BE IN ACCORDANCE WITH AS 3500.2 AND AS 3500.3 "THE NATIONAL PLUMBING AND DRAINAGE CODE". FIT ADJUSTABLE TEMPERING VALVES TO ALL ABLUTIONS IN ACCORDANCE WITH AS 1529 "CODE OF PRACTICE OF HOUSEHOLD TYPE HOT WATER SUPPLY SYSTEMS".
8. WATER PROOFING OF WET AREAS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3740 "WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS".
9. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 3000 "WIRING RULES". SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH TASMANIAN FIRE SERVICE AND AS 3786 "SMOKE ALARMS".
10. GLAZING SHALL BE IN ACCORDANCE WITH AS 1288 "GLASS IN BUILDINGS - SELECTION AND INSTALLATION", WINDOWS TO COMPLY WITH AS 2047 "WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION".
11. MIN. R6.0 INSULATION TO CEILING. MIN. R2.5 INSULATION TO ALL EXTERNAL WALLS.
12. ALL STEELWORK SHALL BE IN ACCORDANCE WITH AS 4100 "STEEL STRUCTURES".

SITE DATA:

LAND TITLE REF. No. : LOT 3 ON SEALED PLAN 128239
 CLIMATE ZONE : ZONE 7
 DESIGN WIND SPEED : ASSUMED 'H2'
 SOIL CLASSIFICATION : ASSUMED 'N3'
 BAL RATING : BAL-LOW

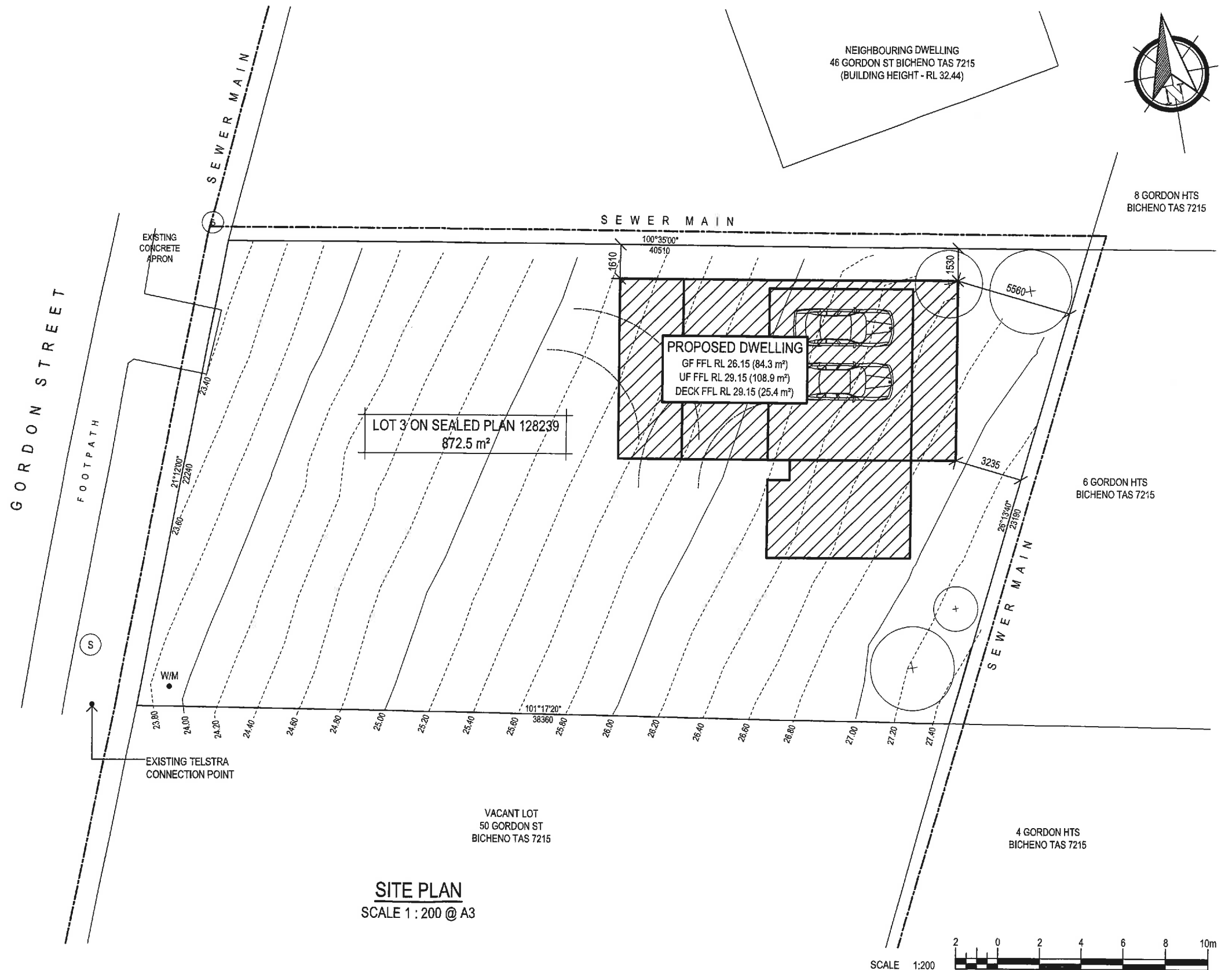
THE RISK IS CONSIDERED TO BE VERY LOW (THERE IS INSUFFICIENT RISK TO WARRANT ANY SPECIFIC CONSTRUCTION REQUIREMENTS BUT THERE IS STILL SOME RISK.)

BUILDING AREAS:

PROPOSED DWELLING : 164.3 m²

SITE COVERAGE:

LOT SIZE : 872.5 m²
 TOTAL FOOTPRINT : 164.3 m²
 SITE COVERAGE : 18.8 %



SITE PLAN
 SCALE 1 : 200 @ A3

SCALE 1:200
 NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

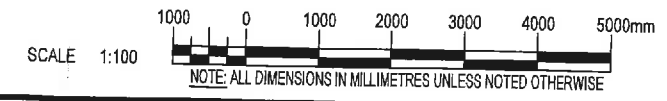
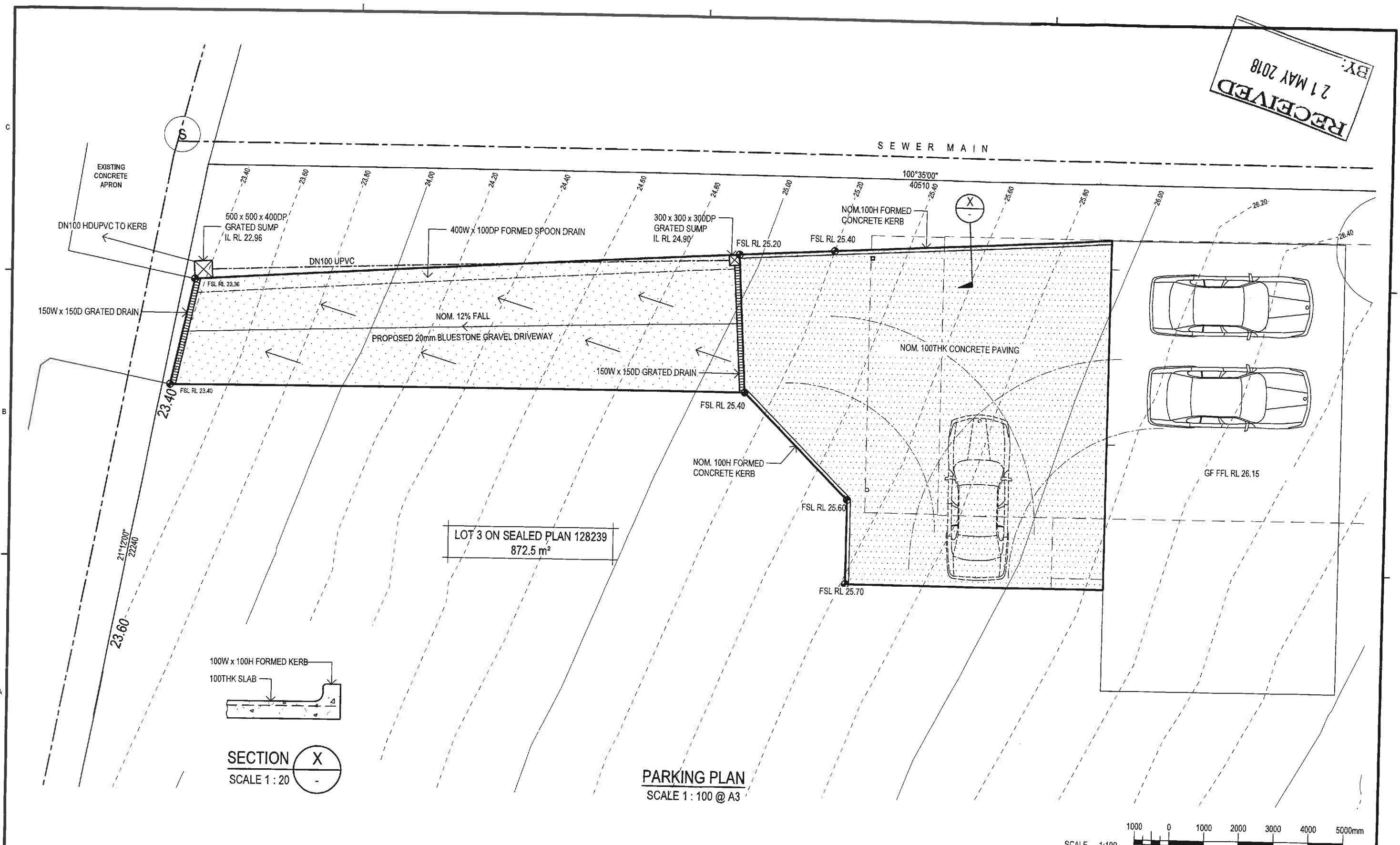
REV.	DESCRIPTION	REFERENCE	DRN / DES	R. SMEEKES	CLIENT	TITLE	DRG No.	SHT.	SCALE	A3
0	ISSUED FOR CLIENT REVIEW. 17-4-2018	SITE PLAN MURPHY-001 CUT & FILL PLAN MURPHY-002 GROUND FLOOR PLAN MURPHY-003 UPPER FLOOR PLAN MURPHY-004 ELEVATIONS 1 OF 2 MURPHY-005 ELEVATIONS 2 OF 2 MURPHY-006			A. & H. MURPHY	PROPOSED DWELLING 48 GORDON STREET, BICHENO, TAS 7215	MURPHY	001	1:200	A3



SMEEKES DRAFTING PTY LTD
 ABN 89 056 706 640
 12 Warwick Street, Hobart, TAS 7000
 Office Phone: (03) 6234 6185
 Email: admin@smeekesdrafting.com
 Website: www.smeekesdrafting.com
 Building Designer Licence Nos. 723026951 & CC6621

CLIENT: A. & H. MURPHY
 TITLE: PROPOSED DWELLING
 48 GORDON STREET, BICHENO, TAS 7215
 SITE PLAN
 DRG No. MURPHY
 SHT. 001
 SCALE 1:200
 A3

RECEIVED
BY: 21 MAY 2018



REV.	DESCRIPTION
0	ISSUED FOR CLIENT REVIEW. 17-4-2018
1	ISSUED FOR DEVELOPMENT REVIEW. 18-5-2018

REFERENCE	DESCRIPTION
MURPHY-001	SITE PLAN
MURPHY-002	CUT & FILL PLAN
MURPHY-003	GROUND FLOOR PLAN
MURPHY-004	UPPER FLOOR PLAN
MURPHY-005	ELEVATIONS 1 OF 2
MURPHY-006	ELEVATIONS 2 OF 2

DRN / DES R. SMEEKES

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SMEEKES DRAFTING PTY LTD

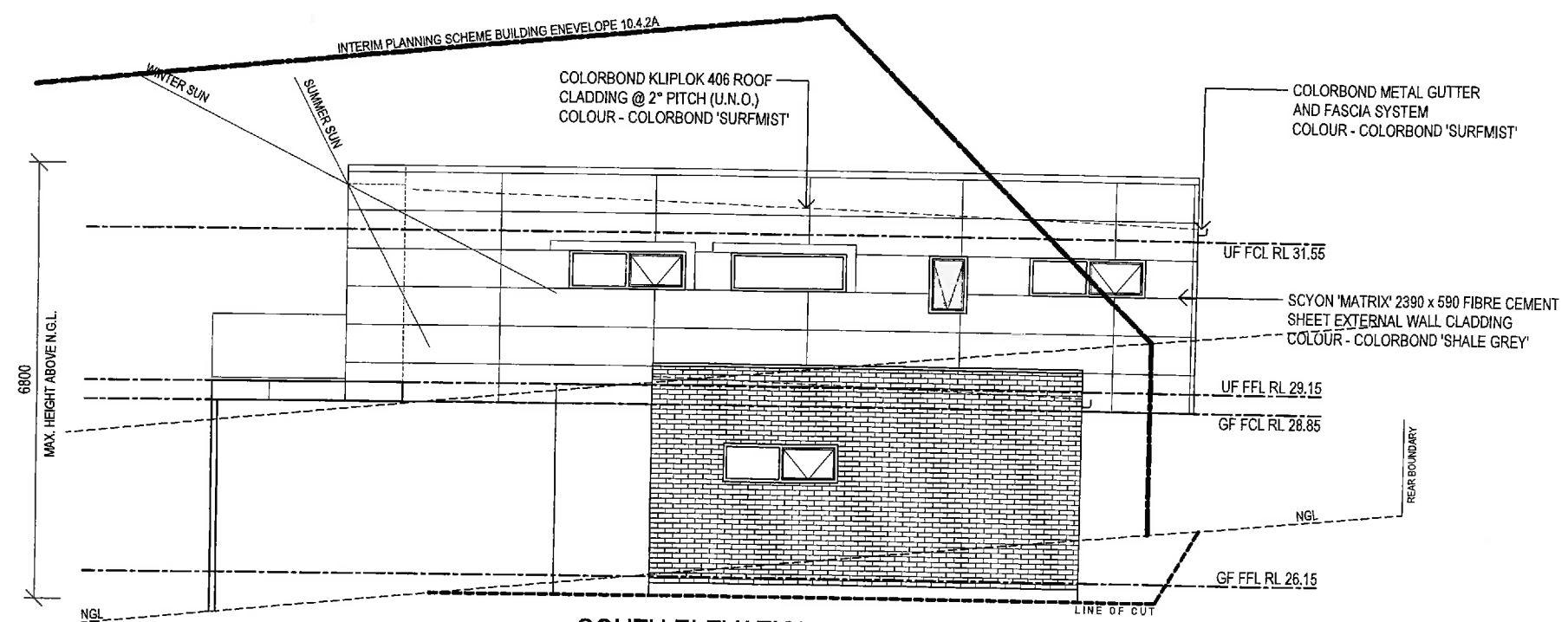
ABN 89 056 706 640
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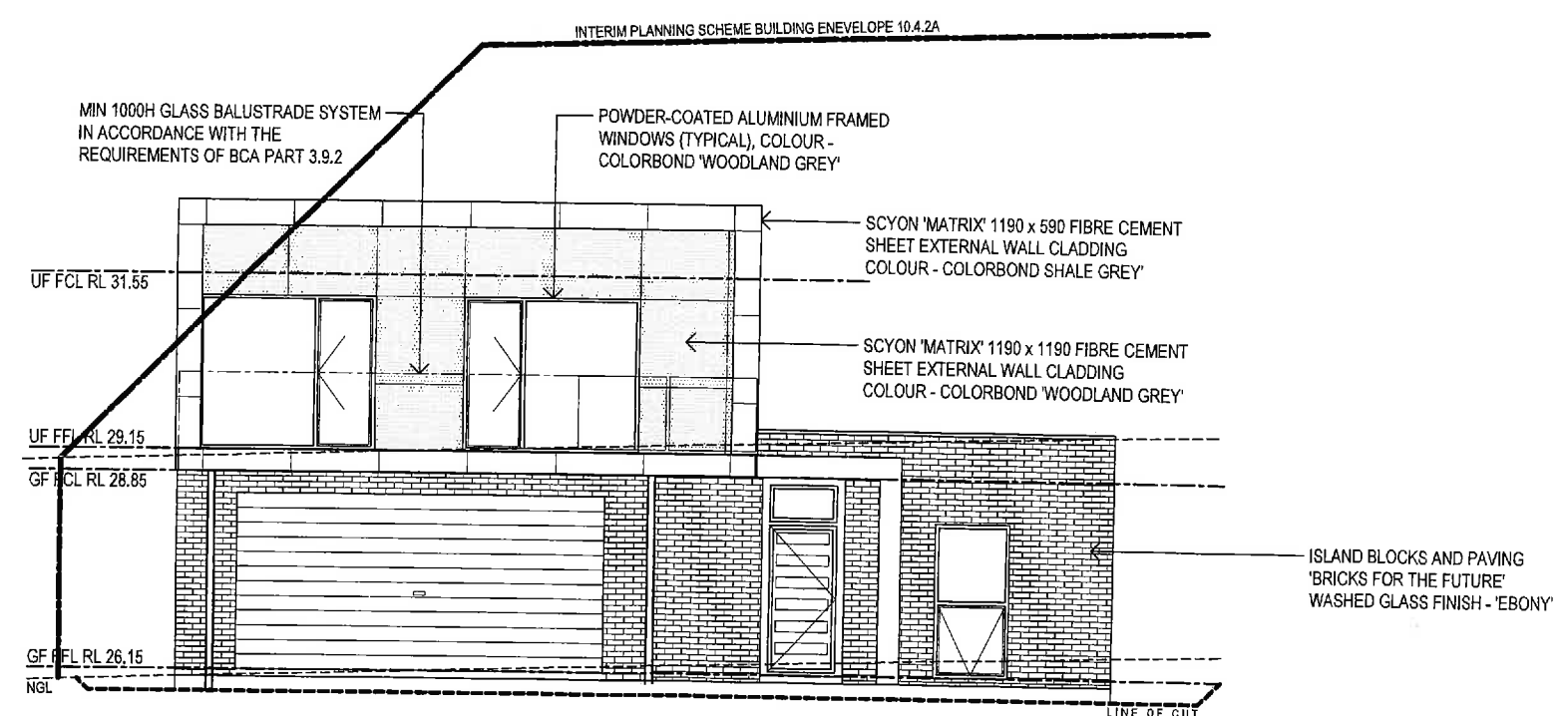
CLIENT
TITLE
A. & H. MURPHY
PROPOSED DWELLING
48 GORDON STREET, BICHENO, TAS 7215
DRIVEWAY, MANOEUVRING AND PARKING
PLAN AND DETAILS

DRG No. **MURPHY** SHT. **001P** SCALE 1:100 **A3**

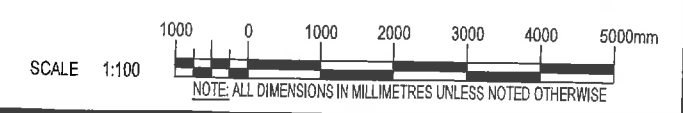
RECEIVED
BY: 17 MAY 2018



SOUTH ELEVATION
SCALE 1 : 100 @ A3



WEST ELEVATION
SCALE 1 : 100 @ A3



REV.	DESCRIPTION
0	ISSUED FOR CLIENT REVIEW, 17-4-2018
1	ISSUED FOR DEVELOPMENT REVIEW, 4-5-2018
2	RE-ISSUED FOR DEVELOPMENT REVIEW, BUILDING ENVELOPE ADDED, 17-5-2018

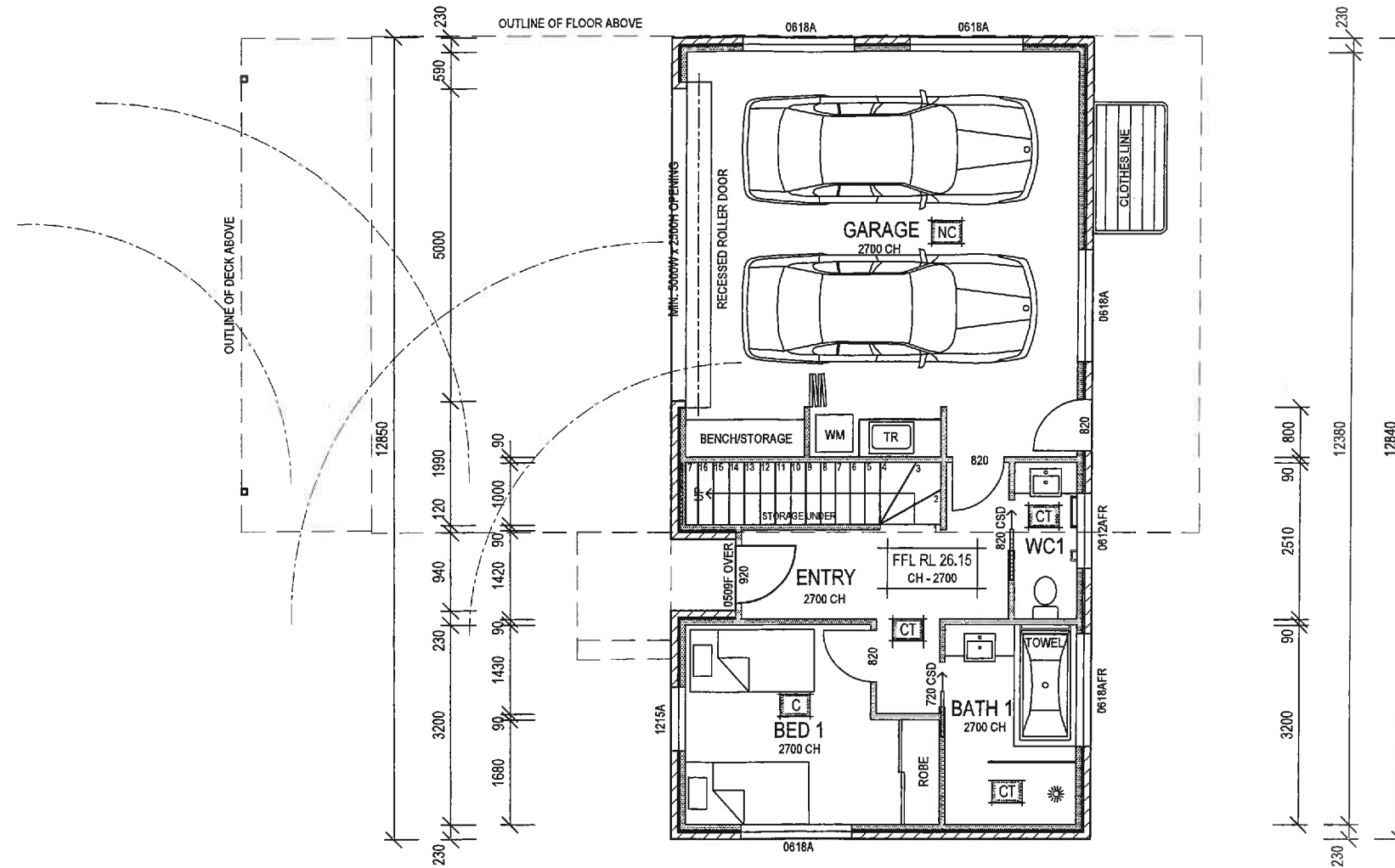
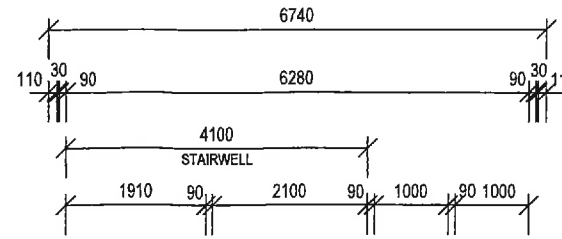
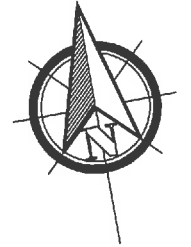
REFERENCE	DRN / DES	R. SNEEKES
SITE PLAN	MURPHY-001	
CUT & FILL PLAN	MURPHY-002	
GROUND FLOOR PLAN	MURPHY-003	
UPPER FLOOR PLAN	MURPHY-004	
ELEVATIONS 1 OF 2	MURPHY-005	
ELEVATIONS 2 OF 2	MURPHY-006	

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CLIENT TITLE	A. & H. MURPHY		
	PROPOSED DWELLING		
	48 GORDON STREET, BICHENO, TAS 7215		
	ELEVATIONS		
	SHEET 2 OF 2		
DRG No.	MURPHY	SHT.	006
			SCALE 1:100
			A3

STAIRS / HANDRAIL NOTES:

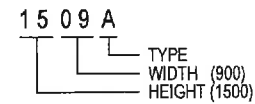
1. CLOSED TIMBER STAIRS CONSTRUCTED IN ACCORDANCE WITH BCA PART 3.9.1
2. TREADS MUST HAVE A SLIP-RESISTANT FINISH OF A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS.
3. RISER AND GOING DIMENSIONS IN ACCORDANCE WITH BCA PART 3.9.1.4.
RISER (R) MAX. 190 - MIN. 115
GOING (G) MAX. 355 - MIN. 240
SLOPE RELATIONSHIP
2R + G MAX. 700 - MIN. 550
4. INSTALL HANDRAIL TO ONE SIDE OF FLIGHT IN ACCORDANCE WITH BCA PART 3.9.2.4.



FLOOR FINISHES LEGEND:

- C - CARPET
- CT - CERAMIC TILES
- NC - NATURAL CONCRETE
- TFB - TIMBER FLOOR BOARDS

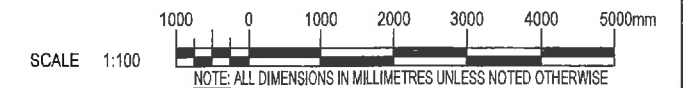
WINDOW LEGEND:



- A - AWNING
- BF - BIFOLD DOOR
- C - CUSTOM (BUTTED CORNER GLAZING)
- F - FIXED
- FR - FROSTED GLAZING
- GB - GLASS BRICK
- H - HINGED DOOR
- S - SLIDING
- SD - SLIDING DOOR
- STKSD - STACKING TYPE SLIDING DOOR

GROUND FLOOR PLAN

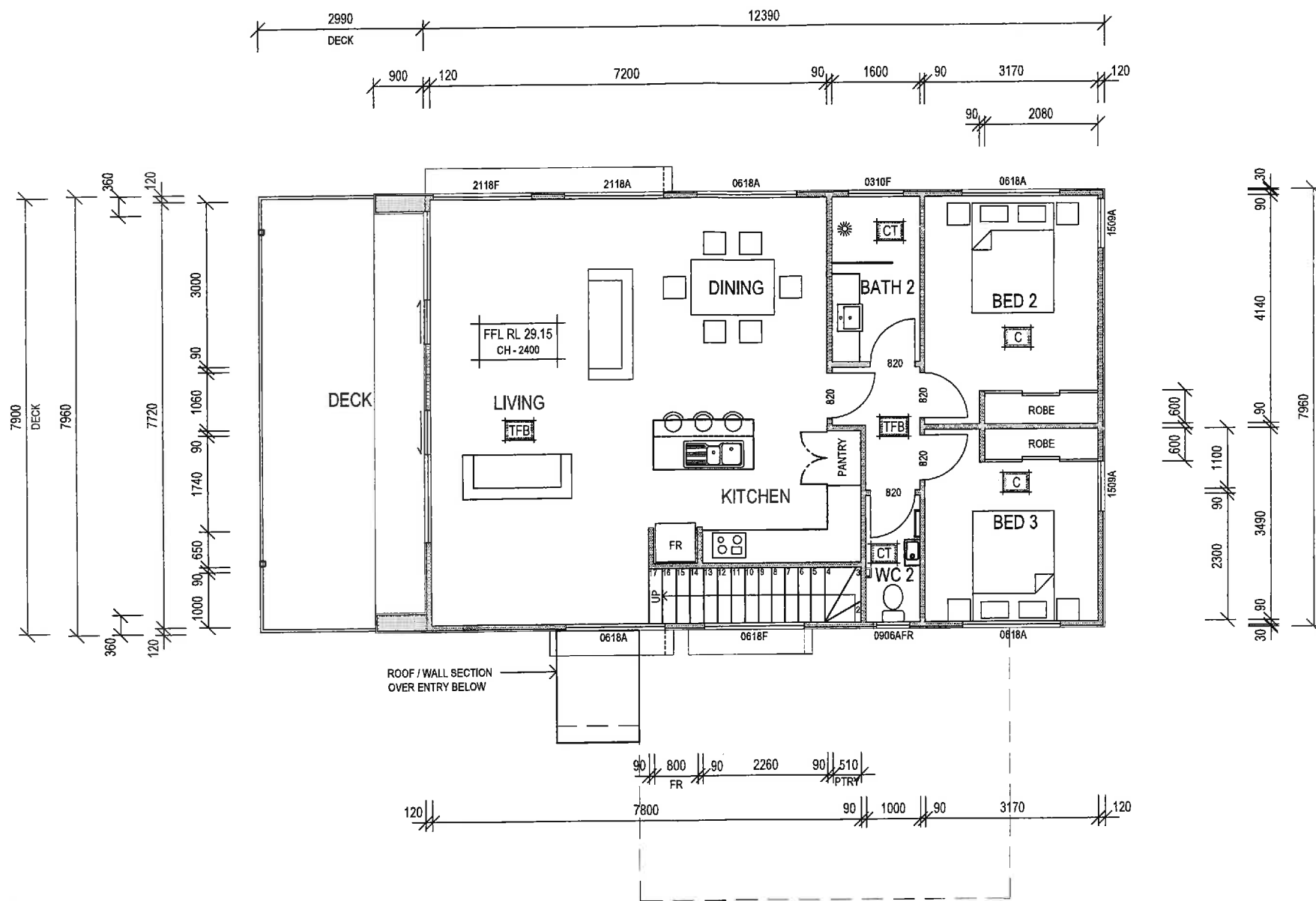
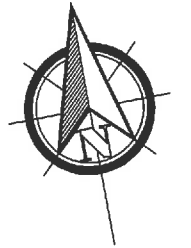
SCALE 1 : 100 @ A3



REV.	DESCRIPTION	REFERENCE	DRN / DES	R. SMEEKES	SMEEKES DRAFTING PTY LTD ABN 89 056 706 640 12 Warwick Street, Hobart, TAS 7000 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com	CLIENT	A. & H. MURPHY		
0	ISSUED FOR CLIENT REVIEW. 17-4-2018	SITE PLAN MURPHY-001	BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	Building Designer Licence Nos. 723026951 & CC6621		TITLE	PROPOSED DWELLING		
1	ISSUED FOR DEVELOPMENT REVIEW. 4-5-2018	CUT & FILL PLAN MURPHY-002			48 GORDON STREET, BICHENO, TAS 7215				
		GROUND FLOOR PLAN MURPHY-003	GROUND FLOOR PLAN						
		UPPER FLOOR PLAN MURPHY-004	MURPHY						
		ELEVATIONS 1 OF 2 MURPHY-005	SHT. 003						
		ELEVATIONS 2 OF 2 MURPHY-006	SCALE 1:100						
			A3						

STAIRS / HANDRAIL NOTES:

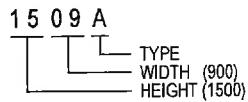
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- NC - NATURAL CONCRETE
- TFB - TIMBER FLOOR BOARDS

WINDOW LEGEND:

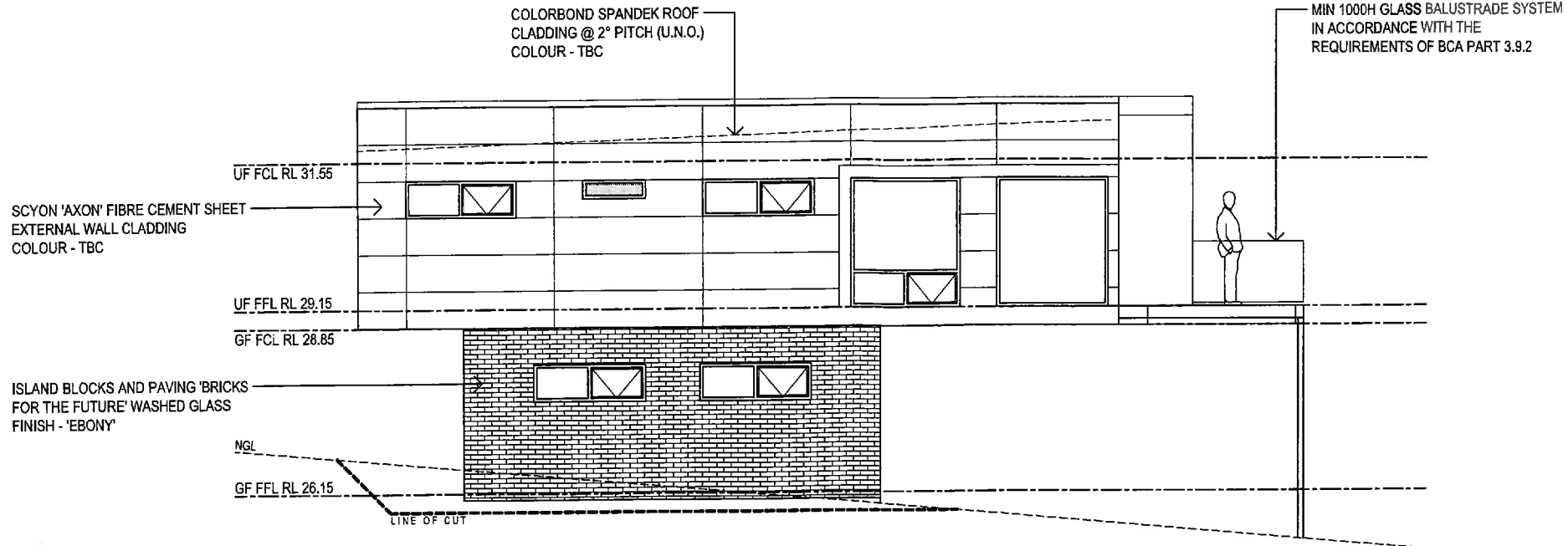


- A - AWNING
- BF - BIFOLD DOOR
- C - CUSTOM (BUTTED CORNER GLAZING)
- F - FIXED
- FR - FROSTED GLAZING
- GB - GLASS BRICK
- H - HINGED DOOR
- S - SLIDING
- SD - SLIDING DOOR
- STKSD - STACKING TYPE SLIDING DOOR

UPPER FLOOR PLAN
SCALE 1 : 100 @ A3

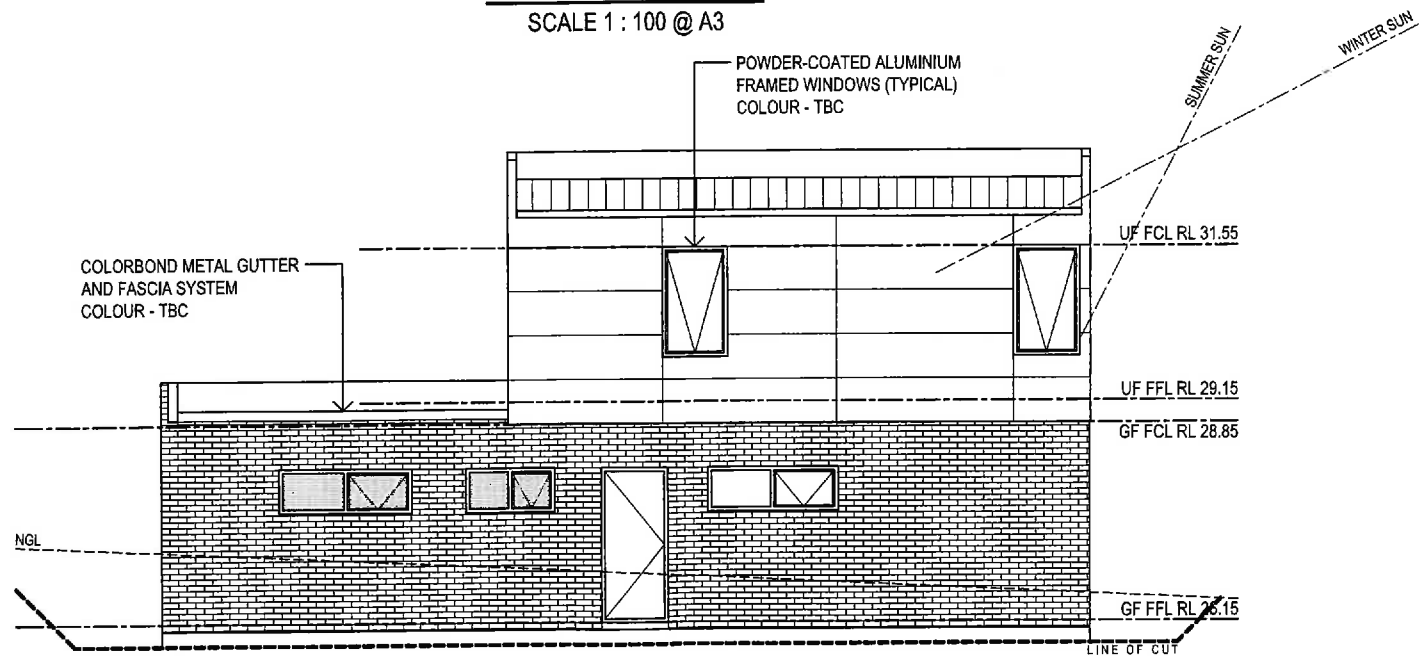


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0	ISSUED FOR CLIENT REVIEW. 17-4-2018	SITE PLAN MURPHY-001			SMEEKES DRAFTING PTY LTD ABN 89 056 706 640 12 Warwick Street, Hobart, TAS 7000 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com	A. & H. MURPHY
1	ISSUED FOR DEVELOPMENT REVIEW. 4-5-2018	CUT & FILL PLAN MURPHY-002				PROPOSED DWELLING
		GROUND FLOOR PLAN MURPHY-003				48 GORDON STREET, BICHENO, TAS 7215
		UPPER FLOOR PLAN MURPHY-004				UPPER FLOOR PLAN
		ELEVATIONS 1 OF 2 MURPHY-005				DRG No. MURPHY
		ELEVATIONS 2 OF 2 MURPHY-006				SHT. 004
						SCALE 1:100
						A3



NORTH ELEVATION

SCALE 1 : 100 @ A3

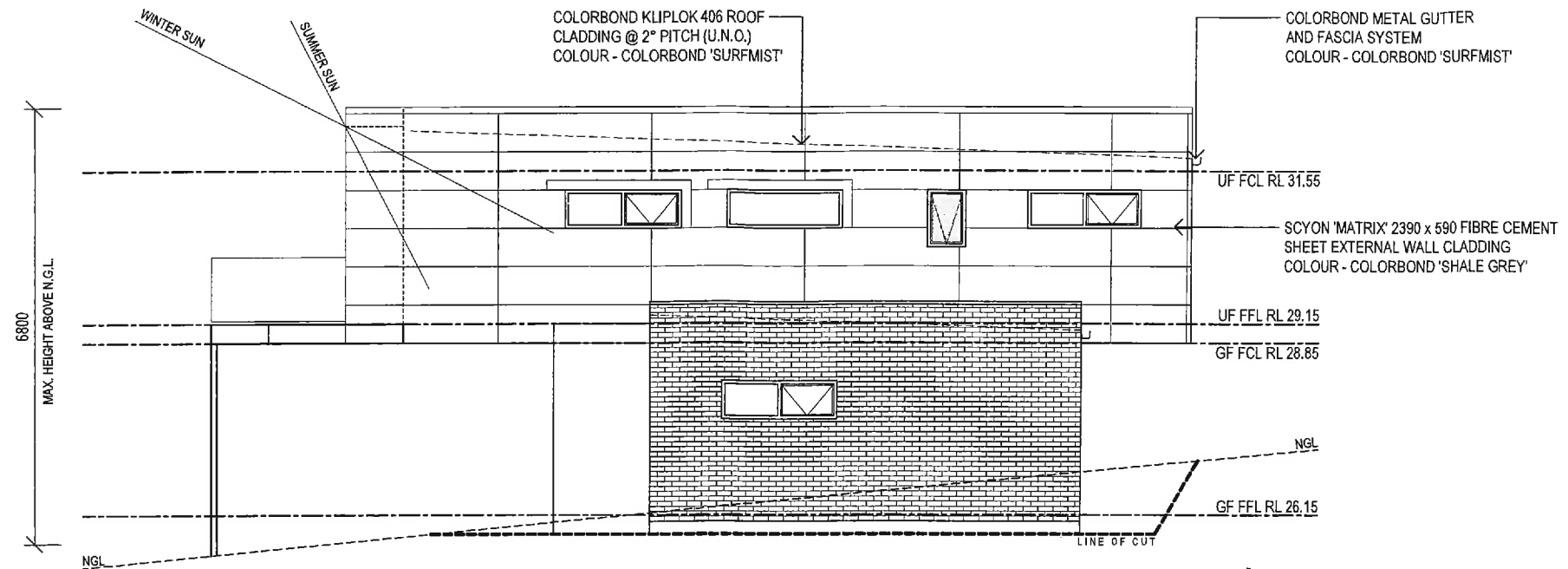


EAST ELEVATION

SCALE 1 : 100 @ A3

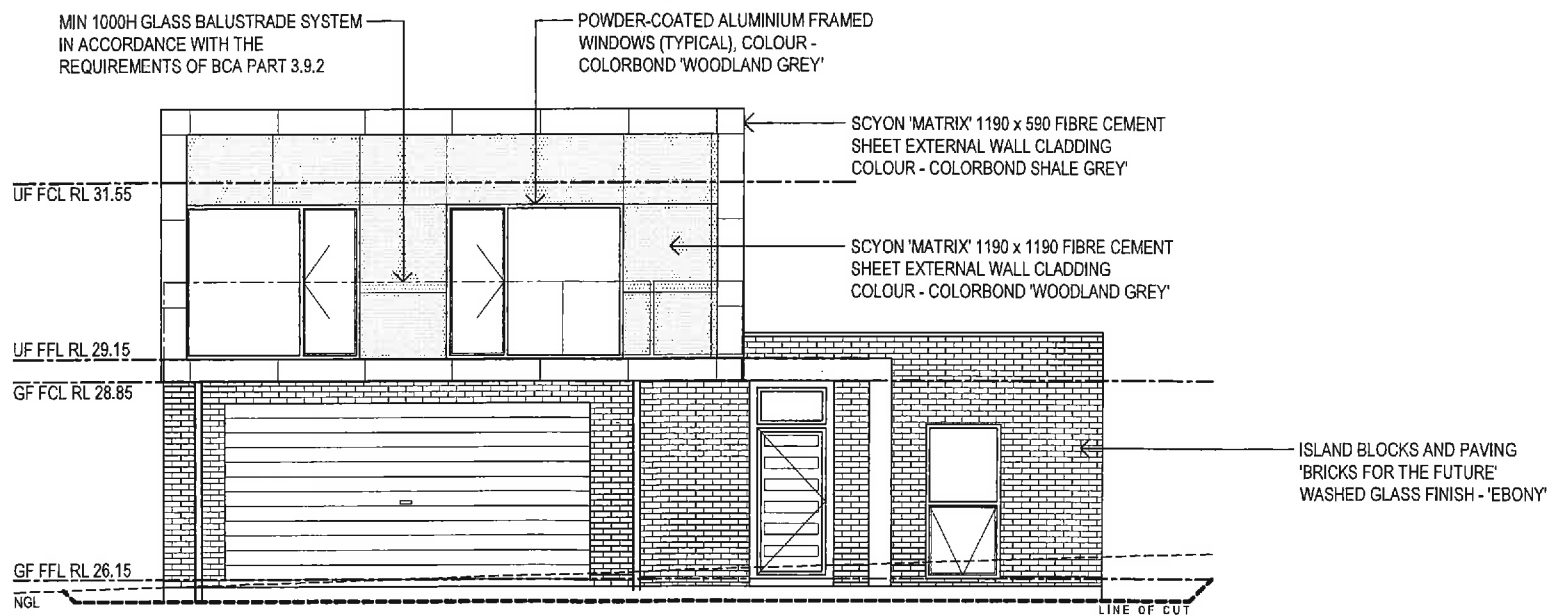


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			BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	SMEEKES DRAFTING PTY LTD ABN 89 056 706 640 12 Warwick Street, Hobart, TAS 7000 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com Building Designer Licence Nos. 723026951 & CC6621	DRG No. MURPHY SHT. 005 SCALE 1:100 A3



SOUTH ELEVATION

SCALE 1 : 100 @ A3



WEST ELEVATION

SCALE 1 : 100 @ A3



REV.	DESCRIPTION	REFERENCE	DRN / DES	R. SREEKES	SMEEKES DRAFTING PTY LTD	CLIENT	A. & H. MURPHY
0	ISSUED FOR CLIENT REVIEW. 17-4-2018	SITE PLAN MURPHY-001			SMEEKES DRAFTING PTY LTD ABN 89 056 706 640 12 Warwick Street, Hobart, TAS 7000 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com	PROPOSED DWELLING 48 GORDON STREET, BICHENO, TAS 7215 ELEVATIONS SHEET 2 OF 2	MURPHY
1	ISSUED FOR DEVELOPMENT REVIEW. 4-5-2018	CUT & FILL PLAN MURPHY-002					
		GROUND FLOOR PLAN MURPHY-003					
		UPPER FLOOR PLAN MURPHY-004					
		ELEVATIONS 1 OF 2 MURPHY-005					
		ELEVATIONS 2 OF 2 MURPHY-006					
					DRG No. MURPHY		SHT. 006
			BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA Building Designer Licence Nos. 723026951 & CC6621		SCALE 1:100		A3