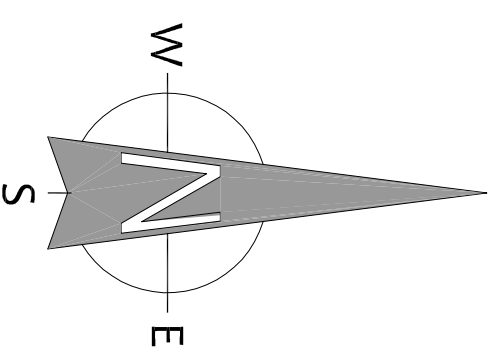
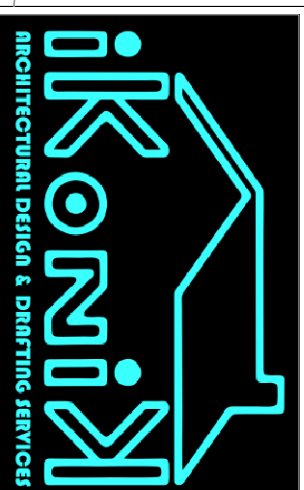


- GENERAL NOTES:**
- Builder to verify all dimensions and levels on site prior to commencement of work.
 - All work to be carried out in accordance with the National Construction Code 2019 – Building Code of Australia.



REV	DESCRIPTION:	BY	DATE
...
...



POSTAL ADDRESS: GPO BOX 385, HOBART, 7001

EMAIL ADDRESS: hello@ikonikdesigns.com.au

BUILDING DESIGNER: MICHAL KONIK

DATE: 23.12.21

PROJECT ADDRESS:

PROPOSED NEW RESIDENCE
LOT 3 - (72) - ESPLANADE,
MIDWAY POINT

CUSTOMER NAME:

SHEET NO: 1 OF 3

SCALE: 1:200

DRAWING NO: IK - 21122372

SHEET TITLE: 01

SITE PLAN

SCALE 1:200

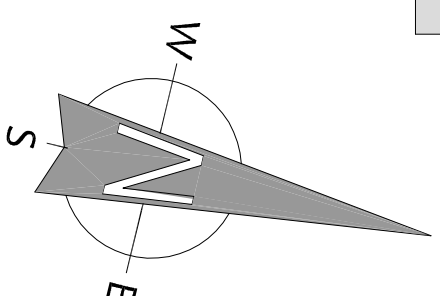


Insulation: R4.0 to ceilings and R2.0 to external walls.
389mm Waffle Slab on ground.
Double Glazed Windows.
Windows / Doors: Windows generally will be sealed to prevent Air leakage.

LIGHTING NOTES:
Standard batten lighting to be used throughout, or all downlights are to have inverted shields and exhaust fans to have dampers.

SMOKE ALARMS:
To be connected to mains power. all smoke alarms to be interlinked.

A.J - ARTICULATION JOINT NOTES
ARTICULATION JOINT MAX. EVERY 5 METERS.



GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the National Construction Code 2019 - Building Code of Australia.

FIRE SAFETY:

- Smoke Alarms to be mains powered and installed as per AS3786. Locations as per NCC 3.7.5.2.
- Installation of wood heaters to comply with AS2918. Provide local authorities with insulation and compliance certificates.

WET AREAS:

- Walls to wet areas to be finished with wet area plasterboard.
- Floors to wet areas to be finished with ceramic tiling with a minimum 150mm skirting tile to base of walls and minimum 150mm splashback above baths, benches, vanities & through.
- Shower compartments to have prefabricated base, framed shower screen and wall tiling to a minimum 1800mm above floor level.
- NCC 3.8.1.2 - Wet Areas
 - (a) be waterproof or water resistant in accordance with Table 3.8.1.1 and
 - (b) comply with AS 3740.

STAIRCASES & BALUSTRADES:

- Stair treads - 240mm min. - 355mm max.
- Stair risers - 115mm min. - 190mm max.
- No gaps in staircase or balustrades to be greater than 125mm.
- Balustrade required where level of landing or deck is greater than 1.0 metre above adjacent ground level.

AMENDMENTS:

REV	DESCRIPTION:	BY	DATE
...

ARCHITECTURAL DESIGN & DRAFTING SERVICES

POSTAL ADDRESS: **GPO BOX 385, HOBART, 7001** REVISION: **-**

EMAIL ADDRESS: **hello@ikonikdesigns.com.au** SHEET SIZE: **A3**

BUILDING DESIGNER: **MICHAL KONIK** ACCREDITATION NO: **CC 5768 S**

DRAWN BY: **M.K** DATE: **23.12.21** AMENDED: **-** BAL. RATING: **-**

PROJECT ADDRESS: **PROPOSED NEW RESIDENCE LOT 3 - (72) - ESPLANADE, MIDWAY POINT**

CLIENT NAME: **HOUSE AREA: 130m²** SHEET NO.: **2 OF 3**

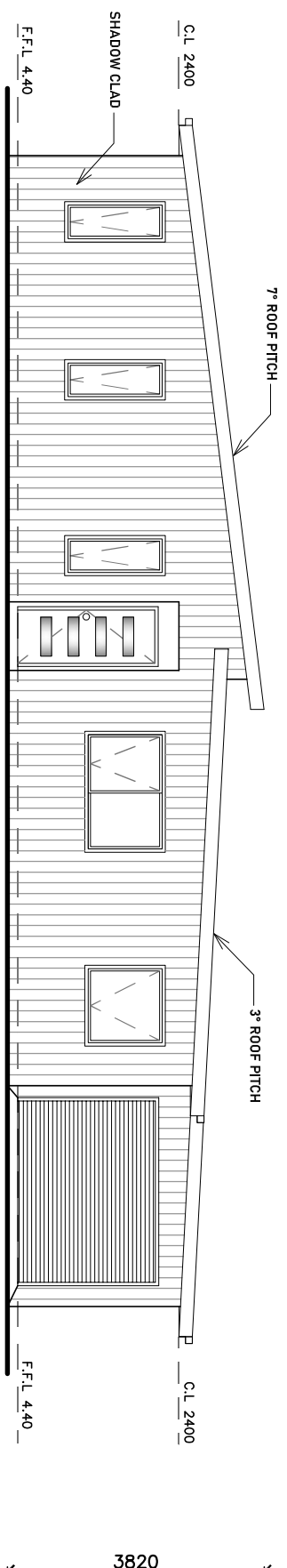
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DRAWING TITLE: **FLOOR PLAN - UNIT B&C** **02**

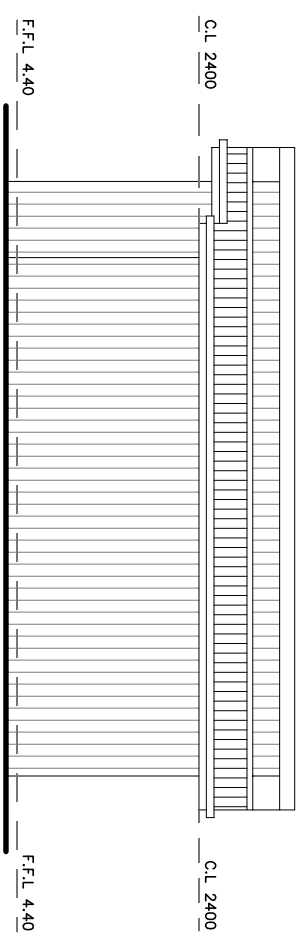
FLOOR PLAN

SCALE 1:100

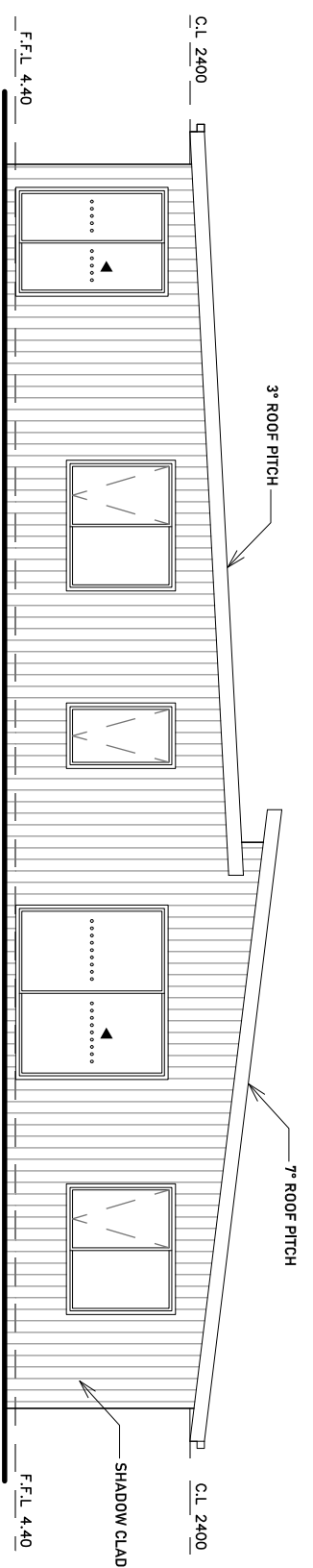
- HOUSE AREA: 130m²
- ARTICULATION JOINT
- SMOKE ALARM



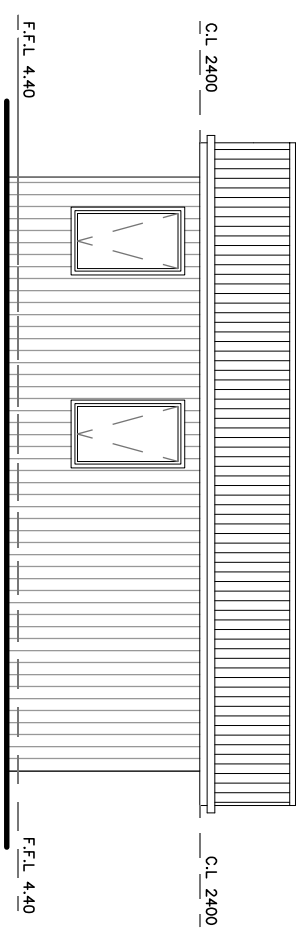
SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

ELEVATIONS

SCALE 1:100

- GENERAL NOTES:**
- Builder to verify all dimensions and levels on site prior to commencement of work.
 - All work to be carried out in accordance with the National Construction Code 2019 - Building Code of Australia.

WINDOWS:

- Windows to be aluminum framed sliding unless otherwise.
- All windows to be fabricated in installed in accordance with AS1288 and AS2047 to be specific wind speed as per engineer's report.
- Single Glazed Aluminum Windows & External Door. Manufactured by Dargavel or similar.

ROOF:

- Roof to be Colorbond Custom Orp metaldeck pitch 7 & 3 degrees, provided and installed in accordance with AS1562.1.
- Prefabricated roof trusses to be supplied & installed to manufacturer's specification.

AMENDMENTS:

REV	DESCRIPTION:	BY	DATE
..
..



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REVISION:
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EMAIL ADDRESS:
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SHEET SIZE:
A3

BUILDING DESIGNER:
MICHAL KONIK

ACCREDITATION NO:
CC 5768 S

DRAWN BY:
M.K

DATE:
23.12.21

AMENDED:
-

BAL RATING:
-

PROJECT ADDRESS:
**PROPOSED NEW RESIDENCE
LOT 3 - (72) - ESPLANADE,
MIDWAY POINT**

CLIENT NAME:

SHEET NO:
3 OF 3

SCALE:
1:100

DRAWING NO:
IK - 21122372

DRAWING TITLE:
ELEVATIONS

03