

GENERAL NOTES

- Brick on edge sills throughout
- All concrete slabs and footings shall be determined by site classification and AS 2870.1
- Provide termite protection to code in accordance with AS 3660-2000 part 1,2 and 3.
- All timber framing and construction must comply with the current version of the timber framing code AS 1684 and the NCC 2022
- All insulation to comply with Energy Rating Report.

- Provide smoke alarms in accordance with NCC 2022 Part 9.5 and AS 3766. Wiring to AS 3000

- All windows and glazing to all relevant codes and standards and in accordance with Energy Rating Report.
- All operable windows and doors to have fly screens on aluminium frames, powdercoat colour to match door and window frames.
- All operable doors and windows to have factory fitted fly screens on exterior

- All fire rated separation must be undertaken in accordance with the NCC 2022 and all relevant Australian standards. All fire rating construction must be certified by a qualified professional.

- Refer to structural engineers documents for all structural components.
- Bathroom, w.c, Ens and Laundry doors: fit frame type so that door is readily removable from outside of compartment. Sliding cavity doors allow lock set readily openable from outside of compartment.

- All windows to have brick on edge window sills with damp proof membrane under, all to meet code.

- Where proprietary light weight party wall systems specified between dwellings, all to manufacturers details as per NCC requirements.

- Provide mechanical ventilation and artificial lighting to NCC requirements where required.

- FFL's are subject to change and are up to builders discretion, to be discussed and agreed upon with client.

- Confirm all levels and contours on site against levels shown on site plan prior to commencement of construction. Builder is responsible to ensure all information shown in these documents regarding levels is accurate and represents existing on site levels.

- For sites less than 3,000m2, development complies with the Environment Protection Authority, *Environment Protection Guidelines for Construction and Land Development in the ACT*, August 2007.

- Block boundaries, contours, services and easements to be verified on site prior to construction.

- Retaining wall heights and all levels to suite site conditions, final heights to be confirmed by builder.

- Builder to provide all labour, materials, fittings, paint, permits, insurances etc. necessary for the proper completion of the works and ensure that all labour and materials in all trades are the best of the respective kinds.

- Verify all services, ie storm water and sewer ties.

- All contractor to inform themselves of the scope of work before commencing.

- Follow figure dimensions only. Check and verify dimensions before starting and report any discrepancies to designer.

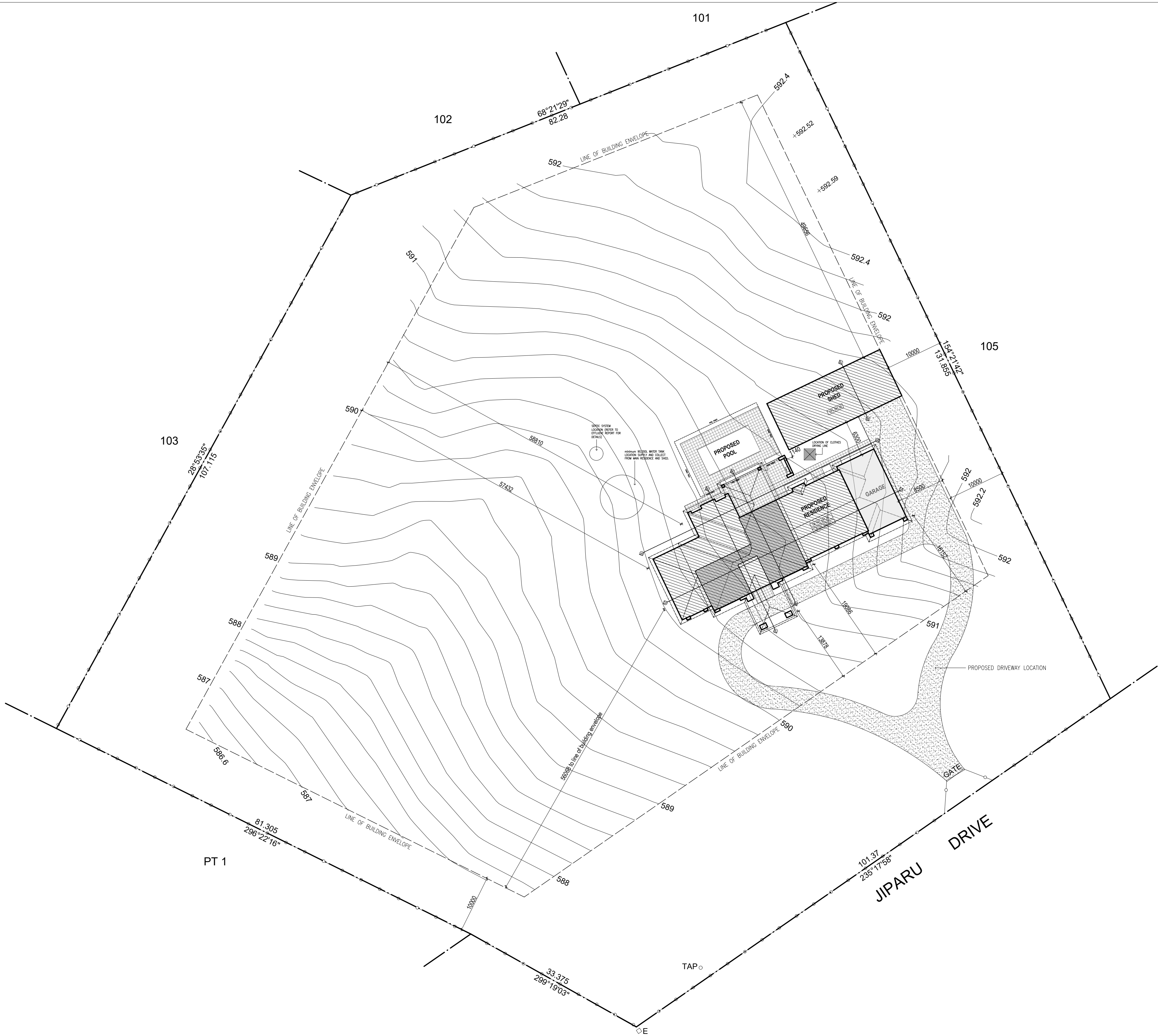
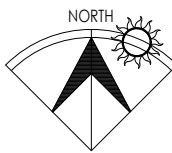
- Building setbacks, easements and dimensions to be verified by the surveyor and certifier prior to commencing of any work.

- Materials and workmanship to be in accordance with the NCC, and all other relevant codes and Australian Standards.

- Water tightness to main subcontractors responsibility.

AREA ANALYSIS:	
SITE AREA	19021m²
RESIDENCE	
GROUND FLOOR LIVING AREA	486.7m²
UPPER FLOOR LIVING AREA	157.9m²
GARAGE AREA	93.4m²
TOTAL AREA GFA	738.0m²
ALFRESCO	46.5m²
BALCONY	46.5m²
PORTICO	43.3m²
SHED	
FLOOR AREA	198m²

SITE PLAN  
1:400 @ A1 1:800 @ A3



7 DIBBLER  
CRESCENT  
THROSBY  
ACT  
2914  
M: 0407908688

LOT 104 DP 270586 MURRUMBATEMAN

DRAWING SITE PLAN

PROJECT PROPOSED NEW RESIDENCE  
CLIENT GURPREET SINGH

SCALE 1:400 @ A1  
DRAWN 1:800 @ A3  
RJ  
PRINT DATE 31/01/2025  
PROJ No. 2412  
DWG No DA01



