

CONTEXT

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IMAGES ABOVE CONCEPT ONLY

PART 5.6 MASONRY COMPONENTS AND ACCESSORIES

5.6.4 Mortar Joints

- (1) Unless otherwise specified, masonry bed and perpend joints must have a nominal thickness of 10 mm.
- (2) Raked joints are not to be used in saline environments or areas subject to heavy industrial airborne pollution.
- (3) Where raked joints are used the depth of raking must not be—
 - (a) closer than 5 mm to any perforation in cored unit masonry or 20 mm in hollow unit masonry; or
 - (b) more than 5 mm for masonry units at least 90 mm wide; or
 - (c) more than 10 mm for masonry units at least 110 mm wide

5.6.8 Vertical Articulation Joints

- 5.6.8 Vertical articulation joints
- (1) Vertical articulation joints must be provided in masonry walls in accordance with (2), except in walls constructed on where the soil classification is A or S (see 4.2.24).
 - (2) Articulation joints between masonry elements must have a width of not less than 10 mm and be provided (see Figures 5.6.8a and 5.6.8b)—
 - (a) in straight, continuous walls with openings less than 900 mm x 900 mm or walls without openings — at not more than 6 m centres and within 4.5 m, but not closer than 470 mm of all corners; and
 - (b) in straight, continuous walls with openings more than 900 mm x 900 mm — at not more than 5 m centres and located so that they are not more than 1.2 m away from openings; and
 - (c) where the height of the wall changes by more than 20% — at the position of change in height; and
 - (d) where a wall changes in thickness; and
 - (e) at control or construction joints in footings or slabs; and
 - (f) at junctions of walls constructed of different masonry materials.
 - (3) Articulation joints must not be located adjacent to arched openings.
 - (4) Articulation joints must be filled with flexible sealant that is supported during installation by—
 - (a) a compressible foam or polystyrene filler (see Figures 5.6.8d and 5.6.8e); or
 - (b) a purpose made backer rod (see Figures 5.6.8c, 5.6.8d, 5.6.8e and 5.6.8f).

5.7.3 Damp-proof courses and flashings – material

- Damp-proof courses and flashings must consist of—
- (a) a material that complies with AS/NZS 2904; or
 - (b) embossed black polyethylene film of high impact resistance and low slip, with a nominal thickness of 0.5 mm prior to embossing, and comply with clause 7.6 of AS/NZS 2904; or
 - (c) polyethylene coated metal, that has an aluminium core of not less than 0.1 mm thick, is coated both sides with bitumen adhesive enclosed in polyethylene film of not less than 0.1 mm thick oneach face, and has a nominal total thickness of not less than 0.5 mm prior to embossing; or
 - (d) bitumen impregnated materials of not less than 2.5 mm thick, that comply with clause 7.5 of AS/NZS 2904; or
 - (e) termite sheet materials complying with Part 3.45 (with no penetrations) serving the purpose of a and/or that is continuous through the wall or pier.

5.7.4 Damp-proof courses and flashings – installation

- (1) and must be—
 - (a) located so as to form a continuous damp-proofing barrier—
 - (i) around the bottom perimeter of walls where constructed on a concrete slab; and
 - (ii) in walls and piers below suspended floors; and
 - (iii) where a masonry wall passes through a roof; and
 - (iv) where a roof abuts an external masonry wall; and
 - (v) to the bottom and tops of and doors and the like in accordance with (3), except a or a need not be provided to the top of a or door where the opening is protected by an eave of a width more than 3 times the height of the masonry veneer above the opening; and
 - (b) continuous through the wall or pier and be visible from the outside face of the wall.
- (2) The location of a , or serving as a , must be not less than—
 - (a) 150 mm above the adjacent ground level; or
 - (b) 75 mm above the finished surface level of adjacent paved, concreted or landscaped areas that slope away from the wall; or
 - (c) 50 mm above finished paved, concreted or landscaped areas complying with 3.3.3(b)(ii) 6 and protected from the direct effects of the weather by a carport, verandah or the like; or
 - (d) in —
 - (i) 15 mm above finished paved, concreted or landscaped areas; or
 - (ii) 0 mm above finished paved, concreted or landscaped areas if the is protected from the direct effects of the weather by a carport, verandah or the like.
- (3) Sill and head serving openings must be—
 - (a) installed so that the extends not less than 150 mm beyond the reveals on each side of the opening; and
 - (b) located not more than—
 - (i) one course below the sill brick course; and
 - (ii) 300 mm above the opening; and
 - (c) turned up in the not less than 150 mm above the opening; and
 - (d) embedded not less than 30 mm into—
 - (i) for masonry veneer, the masonry leaf; and
 - (ii) for masonry, the outer masonry leaf; and
 - (e) attached to the or wall framing.

5.7.5 Weepholes

- (1) Except where excluded by (2), open perpend joints (weepholes) must be created in the course immediately above any (including above any acting as a) and be—
 - (a) a minimum of 50 mm in height, by the width of the vertical mortar joint; and at not more than 1.2 m centres; and
- (2) Weepholes are not in the following locations:
 - (a) Where head openings are less than 1.2 m wide.
 - (b) Beneath and door sills.

FLASHING

Location: Sandwich flashing between mortar except where on lintels.
Pointing: Point up joints around flashing to fill voids.

MEMBRANE SYSTEMS

Provide a proprietary membrane system certified as suitable for a current Branz Appraisal Certificate intended external water proofing by the following: A current BRANZ appraisal certificate.
Shower tray: Purpose made water proof jointless shower tray with all upstands at least 50mm higher then the hob upstand. Set the hob masonary on the inside of the tray hob upstand.
Provide bond breakers at wall/floor and hob/wall junctions and at control joints where the membrane is bonded to the substrate.

MORTAR MIXING

Measure volumes accurately to achieve the documented proportions, machine mix for at least 6 minute.

Bond: stretcher bond.

Clearance for timber frame shrinkage: as follows:

Timber frame shrinkage in brick veneer timber frame construction, leave clearance between window frames and brick sills and between roof frames and brick veneer as follows:
Accommodate for unseasoned floor timbers. single story frames and ground floor windows 10mm , 2 storey frames and upper floor windows 20mm.

Mortar joints:

Externally tool to give a dense water shedding finish.
Internally if walls are to be plastered to not rake more then 10mm to give a key.
Thickness: 10mm

Face brickwork:

Clean progressively as the work proceeds to remove mortar smears, stains and discoloration. Do not erode joints if using pressure spraying.

Sills and thresholds:

Solidly bed sills and thresholds and lay them with the top surface drain away from the building.

Cavity work:

Provide minimum cavity widths in conformance with the following:
Masonry walls 50mm.
Masonry veneer walls 40mm between the masonry leaf and the load bearing frame and a 25mm min. gap between the masonry leaf and sheet bracing.

NCC 2022 PART 9.2 FIRE SEPERATION OF EXTERNAL WALLS

9.2.3 Construction of external walls

External walls (including gable walls) require to be fire resisting, and must commence from footings or ground slab, extend to the underside of a non-combustible roof covering or a non-combustible eaves lining. for further details of wall protection refer to:

9.2.5 Protection of Class 1 buildings — Class 10a between Class 1 and the allotment boundary

9.2.6 Protection of Class 1 buildings—Class 10a between Class 1 and other buildings on allotment

9.2.7 Protection of Class 1 buildings—separation of Class 10a buildings on an allotment

NCCS 2022 PART 9.3 FIRE PROTECTION OF SEPARATING WALLS AND FLOORS

9.3 SEPERATING WALLS

(a) Separating wall between class 1 building, or a wall that separates a class 1 building from a class 10a building which is not associated to that class 1 building must:

- (a) be constructed-
 - (i) have an FRL of not less then 60/60/60 and of masonry not less than 90 mm thick; and
- (b) Commence at footings or ground slab (see Figure 9.3.1a), except for horizontal projections to which 9.3.41 applies (see Figure 9.3.4); and
- (c) extend-
 - (i) if the building has a roof covering, to the underside of the roof covering (see Figure 9.3.1a and Figure 9.3.1b); or
 - (ii) if the building has a roof covering, to not less than 450 mm above the roof covering (see Figure 9.3.1a); and
- (d) comply with (2) to (5) and 9.3.22 as applicable.

9.3.3 Roof Lights

Combustible roof lights, skylights or the like installed in a roof or part of a roof to have a covering must—

- (a) have an aggregate area not more than 20% of the roof or part of the roof; and
- (b) be not less than 900 mm from the vertical projection of a extending to the underside of the roof covering.
- (c)

NCC 2022 PART 9.5 SMOKE ALARMS AND EVACUATION LIGHTING

9.5.1 Smoke alarm requirements

Smoke alarms must—

- (a) be located in—
 - (i) a Class 1a building in accordance with 9.5.26 and 9.5.47 and
 - (ii) a Class 1b building in accordance with 9.5.38 and 9.5.49 and
 - (b) comply with AS 3786, except that in a Class 10a where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
- (c) be powered from the consumer mains source where a consumer mains source is supplied to the building; and
- (d) be interconnected where there is more than one alarm

STAIRCASE CONSTRUCTION

In accordance with NCC 2022 Part 3.9.1 Stairways and ramp construction & Part 3.9.2 Barriers and handrails

DOORS AND WINDOWS

All windows to be aluminium framed, unless otherwise specified.

LIGHTS

To comply with NCC 2022 Part 13.7.6

ARTIFICIAL LIGHTING

13.7.6 Artificial lighting

- (1) The or of artificial lighting, excluding heaters that emit light, must not exceed the allowance of—
 - (a) 5 W/m2 in a Class 1 building; and
 - (b) 4 W/m2 on a verandah, balcony or the like attached to a Class 1 building; and
 - (c) 3 W/m2 in a Class 10a building associated with a Class 1 building.
- (2) The allowance in (1) may be increased by dividing it by the relevant adjustment factor for a control device in (6) as applicable.
- (3) When designing the or , the power of the proposed installation must be used rather than nominal allowances for exposed batten holders or luminaires.
- (4) If halogen lamps are installed, they must be separately switched from fluorescent lamps.
- (5) Artificial lighting around the perimeter of a building must—
 - (a) be controlled by a daylight sensor; or
 - (b) have an average light source efficacy of not less than 40 Lumens/W.

WATER HEATER

In hot water supply system to comply with NCC 2022 Part 13.7.7

TIMBER FRAMING

All timber works to be done in accordance with the timber framing code and manufacturers spec. Frames to be built and constructed to AS 1684.

INSULATION REQUIREMENTS

Refer to EER report.

BUSHFIRE

There is no bushfire mitigation on this block

BRICKS

Materials and construction to AS 4773.1 Clause 4.3 Standard to AS 4455.1 and 4455.3

Mortar materials sand: fine aggregate with a low clay content and free from efflorescing salts, selected for grading and colour for brickwork. Proportions: to AS 4773.1 table 3.1

DRAINAGE CONNECTIONS

Floor wastes: Turn membrane down at least 50mm into the floor waste drainage flanges and adhere to form a water proof connection.

Enclosed shower with hob: Extend internal membrane over the hob and into the room at least 50mm.

Uninclosed showers: Extend membranes at least 1500mm into the room from the shower rose outlet on the wall.

Membrane vertical penetrations: Pipes, ducts and vents: Provide separate sleeves for all pipes, ducts and vents and have fixed to the substrate .

Membrane horizontal Protection: Sleeves: provide a flexible flange to all penetrations, bonded to the penetration and to the membrane.

Overlaying finishes on membrane: Protect water proof membrane with compatible water resistant surface materials that do not cause damage to the membrane bonded or partially bonded systems.

If the topping or bedding mortar requires to be bonded to the membrane provide control joints in the topping or bedding mortar to reduce the control over the membrane.
Keep traffic off membrane surfaces until bonding has set 24 hours after laying. Replace or repair any damaged work.

STEEL LINTELS

Angles and flats sizes to AS 4773.1 table 12.1, cold framed lintels designed to AS 4600, corrosion protection to AS 2699.3
Galvanizing: do not cut after galvanizing.

BUILT IN COMPONENTS

Durability class of built in comonents to AS 4773.1 table 4.1

WALL TIES

Standard to AS 2699.1
Type A
Spacing: to AS 4773.2 Clause 9.7 and 10.6
Corrosion protection to AS 2699.1

FLASHING AND DAMP PROOF COURSE

Standard to AS 2904

WINDOW AND GLAZING DETAILS TO EER REPORT

Windows selection and installation to AS 2047.
Glazing selection and installation to AS 1288.
Flashing to AS 2904.
Aluminium extrusions to AS 1866.
Safety glass to AS 2208.
Aluminium frame finishes powder coating to AS 3715- grade architectural coating.
Anodising to AS1231, Thickness : >= 15 microns to 20 microns.

Insect screens: Aluminium extruded or folded box frame sections with mesh fixing channels, mitered, staked and screwed at corners. Provide and extruded frame section where necessary to adapt to window opening gear.

Mesh: Bend the mesh into the frame channel with a continuous resistant gasket so that the mesh is taut and without distortion.

Bushfire screen and sills: Protect windows and doors from the ingress of embers to AS 3959.

RETAINING WALLS

All retaining walls to engineers specification and design.

WATER SUPPLY AND DRAINAGE

To Hydraulics engineers specification and design.

ELECTRICAL INSTALLATION

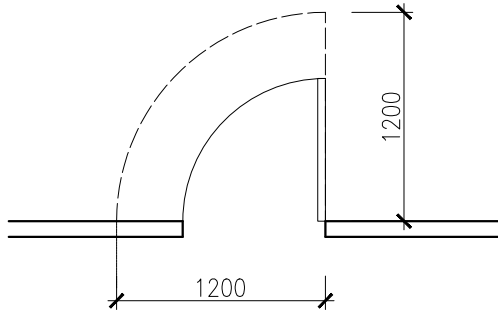
Electrical installation to AS 3008.1.1 and SAA HB 301
Luminaires to AS 60598.1
Minimum enegry performance standards:
-general to AS 4783.2 and AS 4782.2
-Self ballasted lamps to AS 4847.2
-Incandescent lamps to AS 4934.2

SERVICES PLAN

To hydraulic engineers specifications.

NCC 2022 PART 10.4.2 construction of sanitary compartments

The door to fully close in sanitary compartments must:
a) open outwards, or
b) slide, or
c) be readily removable from outside of compartment, unless there is a clear space of at least 1.2m, measured in accordance with figure 10.4.2, between the closet pan within the sanitary compartment and the doorway.



NCC 2022 figure 10.4.2
Construction on sanitary compartments



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DRAWING SPECIFICATIONS

PROJECT PROPOSED NEW RESIDENCE
CLIENT GURPREET SINGH

SCALE 1:400 @ A3
DRAWN RJ
PRINT DATE 13/01/2025
PROJ No. 2412
DWG No SP01

BASIX & ENERGY RATING COMMITMENTS CERTIFICATE

WATER

FIXTURES;

- ALL SHOWERHEADS WITH A MINIMUM RATING OF 4 STARS (>6 BUT <=7.5L/MIN)
- ALL TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR
- KITCHEN TAPS WITH A MINIMUM RATING OF 4 STAR
- THE APPLICATION MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 4 STARS IN EACH BATHROOM IN THE DEVELOPMENT

ALTERNATIVE WATER;

RAINWATER TANK

- INSTALL MINIMUM 700L RAINWATER TANK
- COLLECT RAIN RUNOFF FROM AT LEAST 600m² ALL SHED AND RESIDENCE ROOF AREA
- CONNECT TO;
 - AT LEAST 1 OUTDOOR TAP
 - COLD WATER TAP THAT SUPPLY CLOTHES WASHERS IN THE DEVELOPMENT

SWIMMING POOL

SWIMMING POOL MUST NOT HAVE A VOLUME GREATER THEN 80 KILOLITRES. MUST INSTALL A PUMP AND A TIMER FOR THE PUMP IN THE DEVELOPMENT.

THERMAL PERFORMANCE & MATERIALS

FLOOR;

- CONCRETE WAFFLE SLAB ON GROUND TO RESIDENTIAL PART OF THE DEVELOPMENT

EXTERNAL WALL (EXCLUDING GARAGE);

- AAC VENEER, TIMBER FRAME, H2 TREATED SOFTWOOD- R2.5 INSULATION + SISILATION

INTERNAL WALL;

- INTERNAL GARAGE WALLS- R2.5 INSULATION
- INTERNAL LAUNDRY & POWDER 2 WALLS- R2.0 INSULATION

CEILING AND ROOF (EXCLUDING GARAGE);

- CEILING INSULATION TO BE R6.0 + SISILATION BELOW ROOF SHEETING

WINDOWS, GLAZED DOORS AND SKYLIGHTS;

WINDOWS

- ALUMINUM DOUBLE GLAZED THROUGHTOUT
 - WINDOWS TO KITCHEN/LIVING & DINING TO BE THERMALLY BROKEN
 - ALL OTHER WINDOWS TO BE LOW-E EXCEPT WET AREAS AND GARAGE WITH THE FOLLOWING VALUES:

Glazing Values used in this compliance option			
Opening Type	Type of Glass	U-Value	SHGC
Fixed Windows	TB Double Glazed	2.05	0.66
Sliding Window	TB Double Glazed	2.60	0.62
Sliding Door	TB Double Glazed	2.25	0.61
Fixed Windows	DG + Low-E	2.92	0.60
Sliding Windows	DG + Low-E	3.50	0.55
Awning Windows	DG + Low-E	3.45	0.53
Sliding Doors	DG + Low-E	3.03	0.59

ENERGY COMMITMENTS

HOT WATER;

- THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A HIGHER ENERGY RATING: GAS INSTANTANEOUS WITH A PERFORMANCE OF 5 STAR.

COOLING SYSTEM;

- THE APPLICANT MUST INSTALL THE FOLLOWING COLING SYSTEM, OR HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AND 1 BEDROOM AREA: 1-PHASE AIRCONDITIONING NOT DUCTED - 2.5 STAR

HEATING SYSTEM;

- THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AND 1 BEDROOM AREA: 1-PHASE AIRCONDITIONING NOT DUCTED - 2.5 STAR

VENTILATION;

- THE APPLICANT MUST INSTALL FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:
 - AT LEAST 1 BATHROOM: INDIVIDUAL FAN, DUCTED TO FAÇADE; OPERATION CONTROL: MANUAL SWITCH ON/OFF
 - KITCHEN: INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF
 - LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY; OPERATION CONTROL: N/A

NATURAL LIGHTING;

- THE APPLICANT MUST INSTALL A WINDOW AND /OR SKYLIGHT IN KITCHEN & 5 BATHROOMS/TOILETS OF THE DWELLING FOR NATURAL LIGHTING.

ARTIFICIAL LIGHTING;

THE APPLICANT MUST ENSURE THAT THE A MINIMUM OF 80% OF LIGHTING FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING DIODE (LED) LAMPS: NOMINATING IC/ICF DOWNLIGHTS

ALTERNATIVE ENERGY;

THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM AS PART OF THE DEVELOPMENT'S ELECTRICAL SYSTEM. THE SYSTEM MUST CONSIST OF PHOTOVOLTAIC COLLECTORS WITH THE CAPACITY TO GENERATE AT LEAST 4.5 PEAK KILOWATTS OF ELECTRICITY, INSTALLED AT AN ANGLE BETWEEN 10° AND 25° TO THE HORIZONTAL FACING NORTHWEST

OTHER;

- THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING .
- THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.

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.

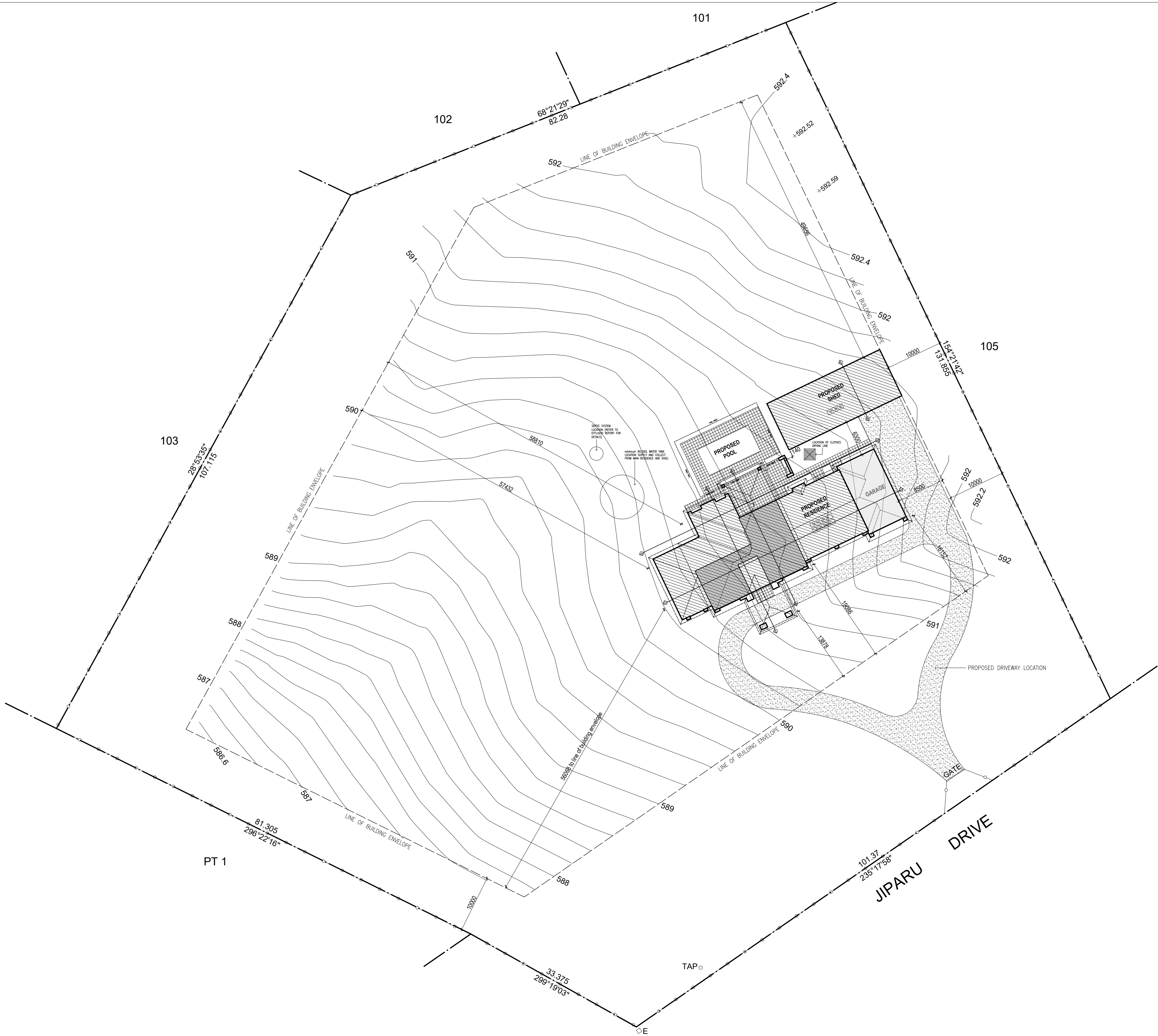
- Water tightness to main subcontractors responsibility.

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

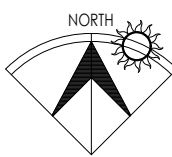
SHED

FLOOR AREA	198m²
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SITE PLAN

1:400 @ A1 1:800 @ A3



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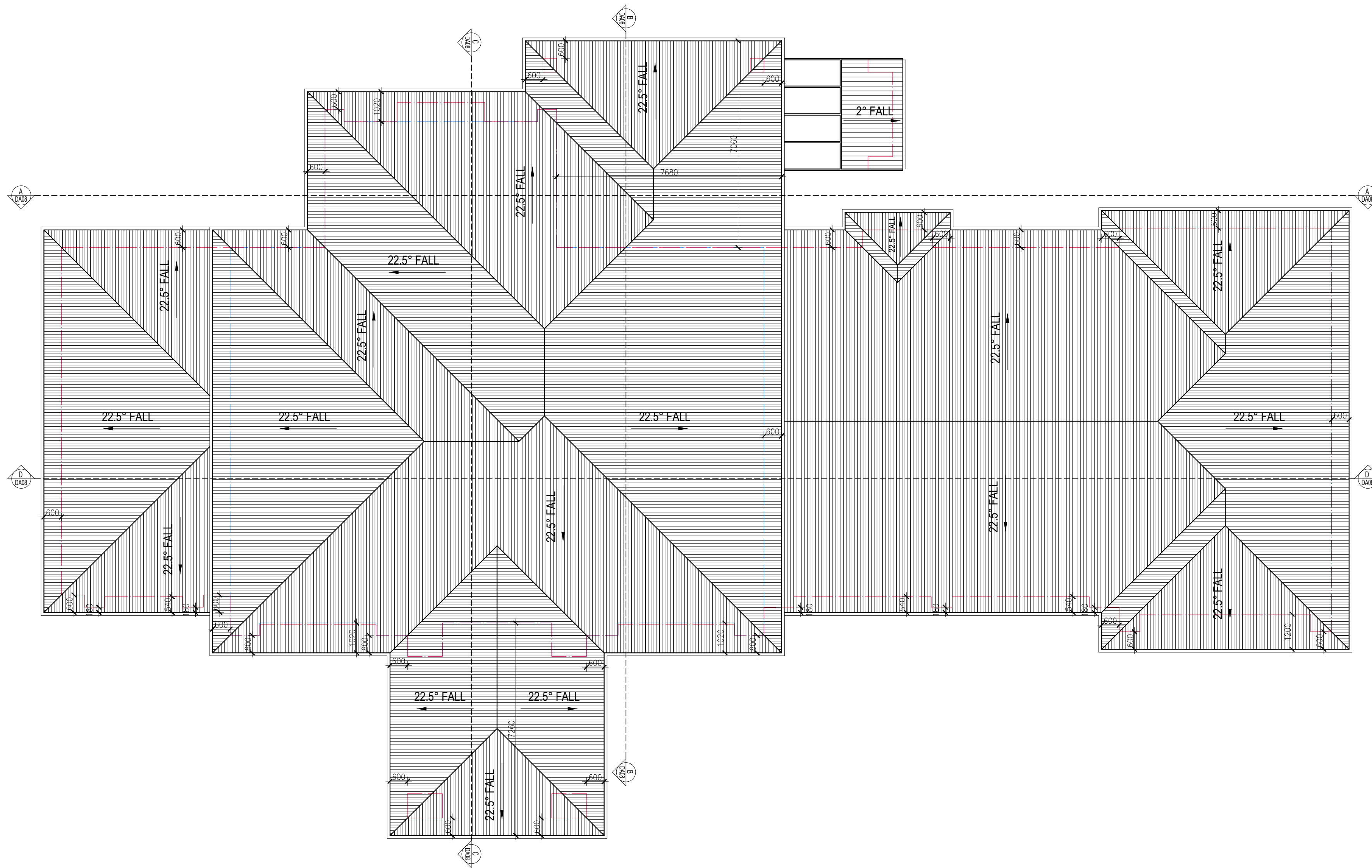
LOT 104 DP 270586 MURRUMBATEMAN

DRAWING SITE PLAN

PROJECT PROPOSED NEW RESIDENCE
CLIENT GURPREET SINGH

SCALE 1:400 @ A1
DRAWN 1:800 @ A3
RJ
PRINT DATE 13/01/2025
PROJ No. 2412
DWG No DA01



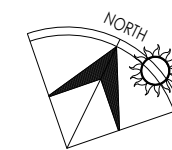


ROOF NOTES:

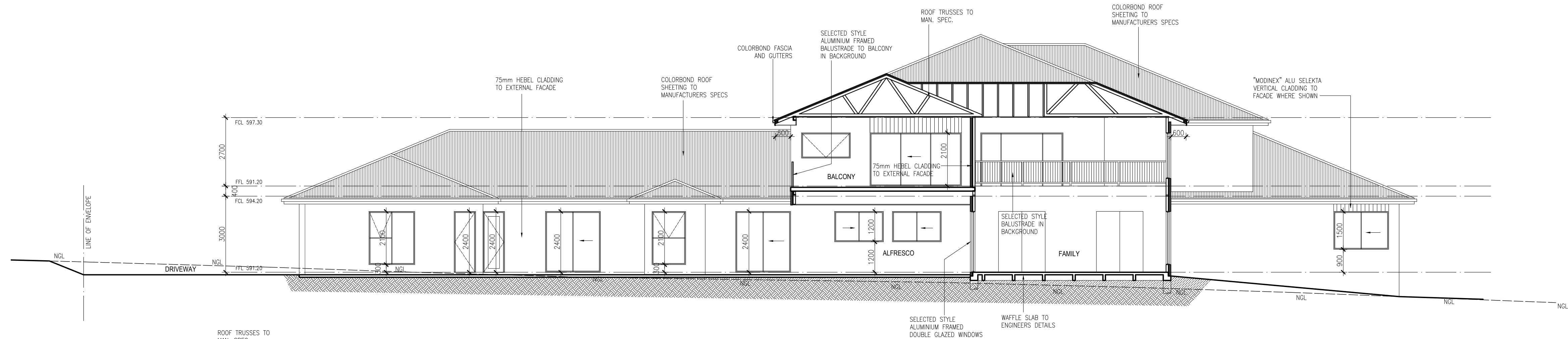
- KLIP LOCK COLORBOND ROOF SHEETING ON 2° ROOF PITCH.
- CUSTOM ORB COLORBOND ROOF SHEETING ON 22.5° ROOF PITCH.
- INSTALL TO MANUFACTURERS RECOMMENDATIONS.
BUILDER TO PROVIDE ROOF INSTALLATION SPECIFICATIONS FROM
SELECTED MANUFACTURER.
- ALL EAVES, GUTTERS TO BE COLORBOND QUAD GUTTERING,
TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS.
- PROVIDE FASCIA FLASHING AND PARAPET CAPPING AS
REQUIRED.
- DOWN PIPES AND SPREADERS TO BE COLORBOND TO MATCH
GUTTERING. FOR LOCATION OF DOWN PIPES REFER TO
HYDRAULICS PLAN.
- PROVIDE PAINTED F.C SHEET LINING TO ALL EAVES.
- PROVIDE CEILINGS TO ALL OUTDOOR ROOFED AREAS AND
UNDER MAIN HOUSE ROOF.

ROOF PLAN (MAIN RESIDENCE)

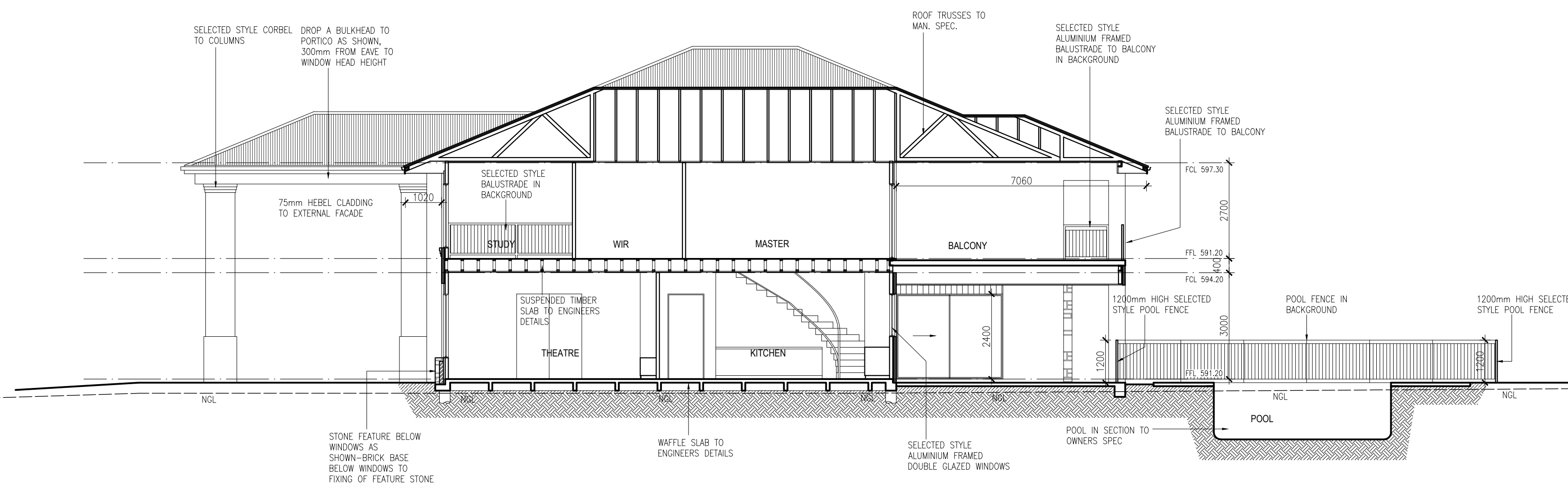
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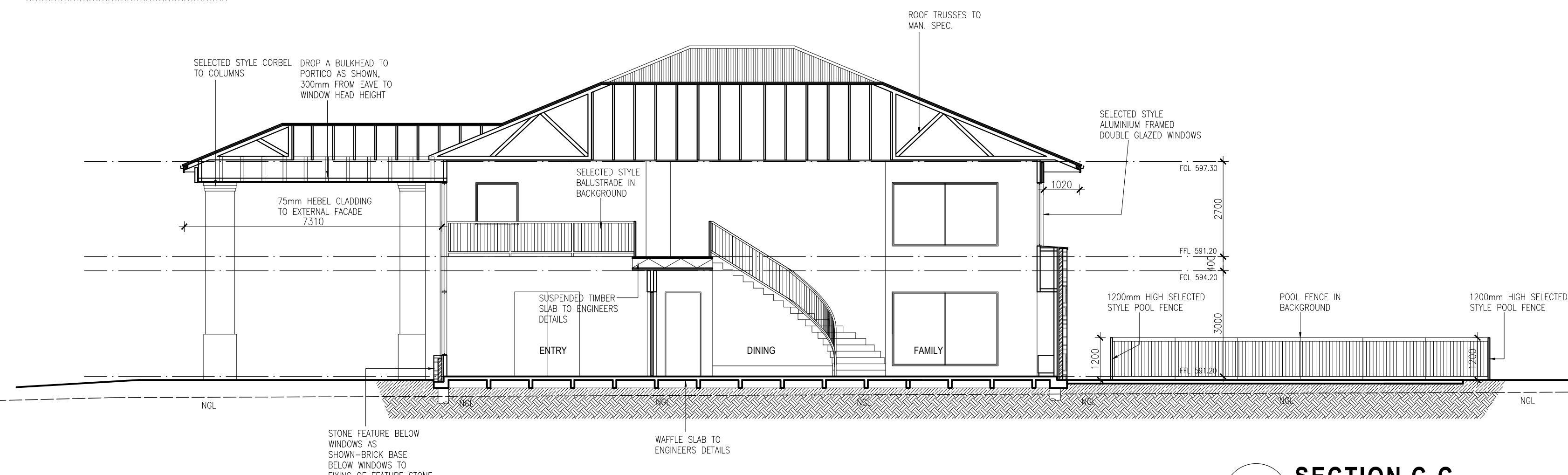




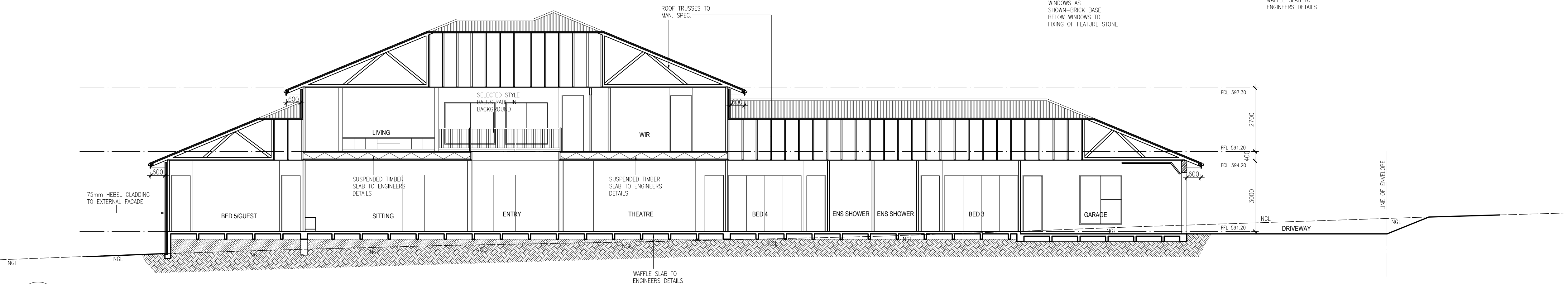
SECTION A-A
1:100 @ A1 1:200 @ A3



SECTION B-B
1:100 @ A1 1:200 @ A3



SECTION C-C
1:100 @ A1 1:200 @ A3



SECTION D-D
1:100 @ A1 1:200 @ A3



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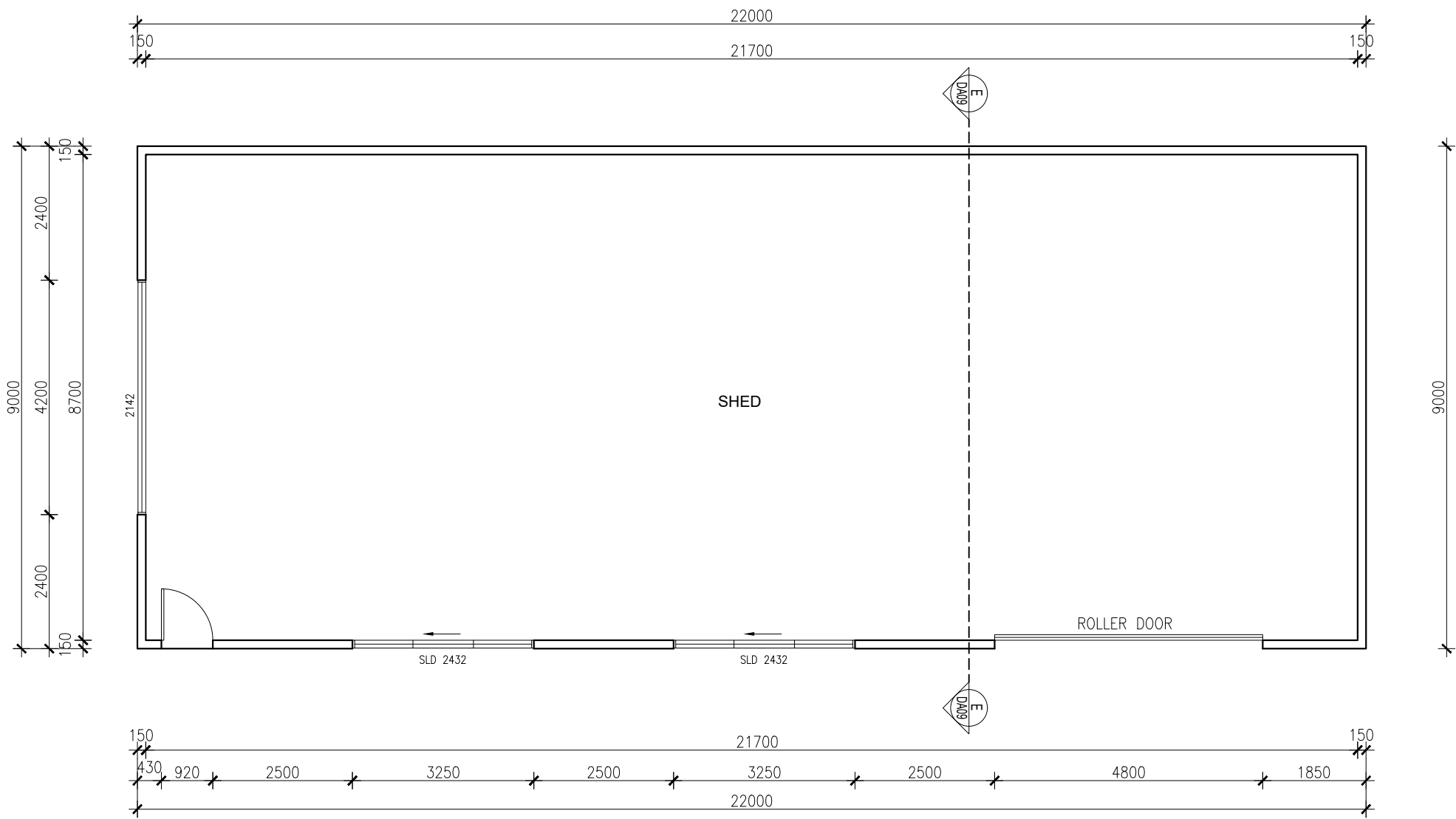
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DRAWING SECTIONS (MAIN RESIDENCE)

PROJECT PROPOSED NEW RESIDENCE

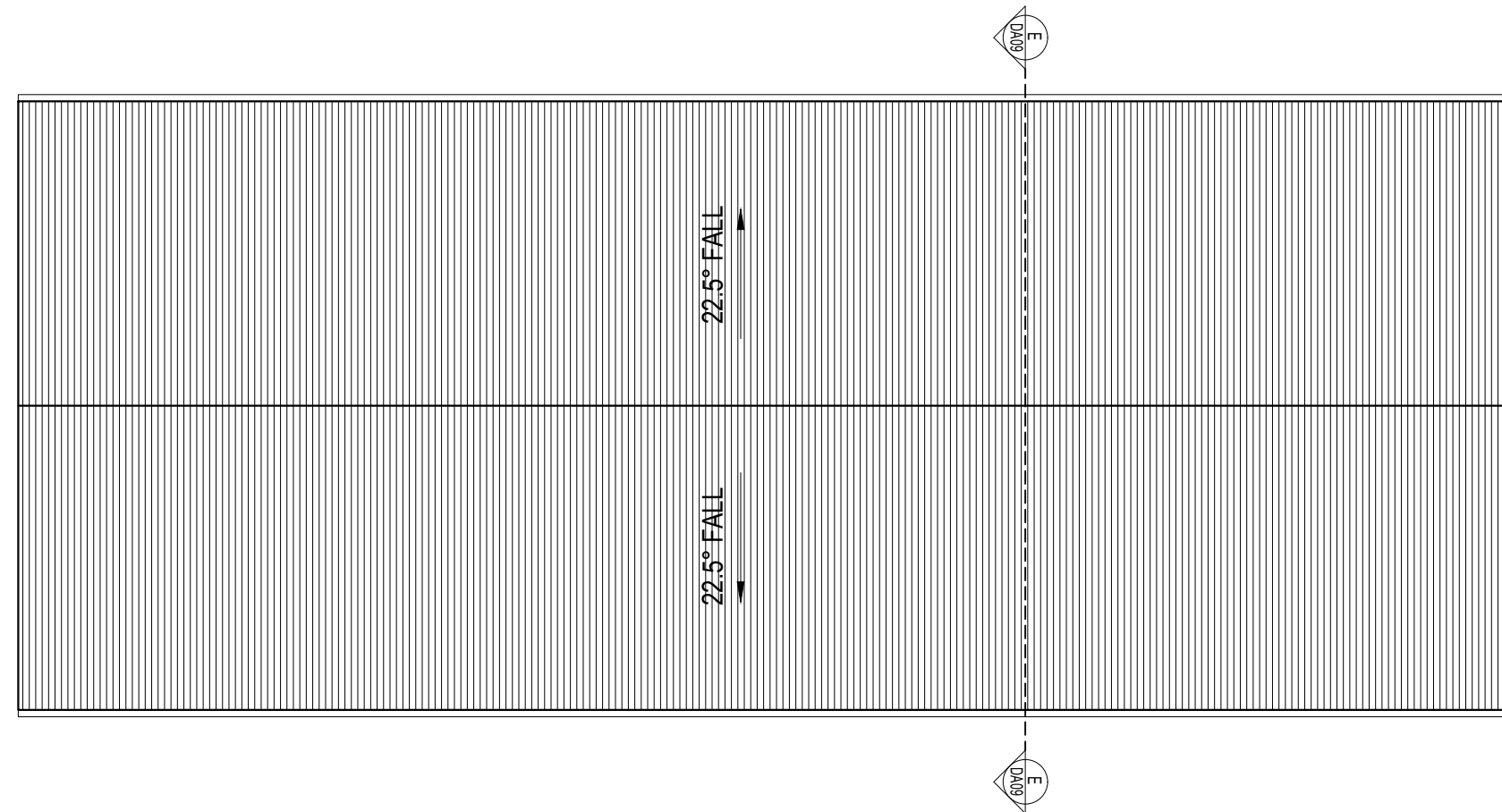
CLIENT GURPREET SINGH

SCALE 1:200 @ A1
1:400 @ A3
DRAWN RJ
PRINT DATE 13/01/2025
PROJ No. 2412
DWG No. DA08



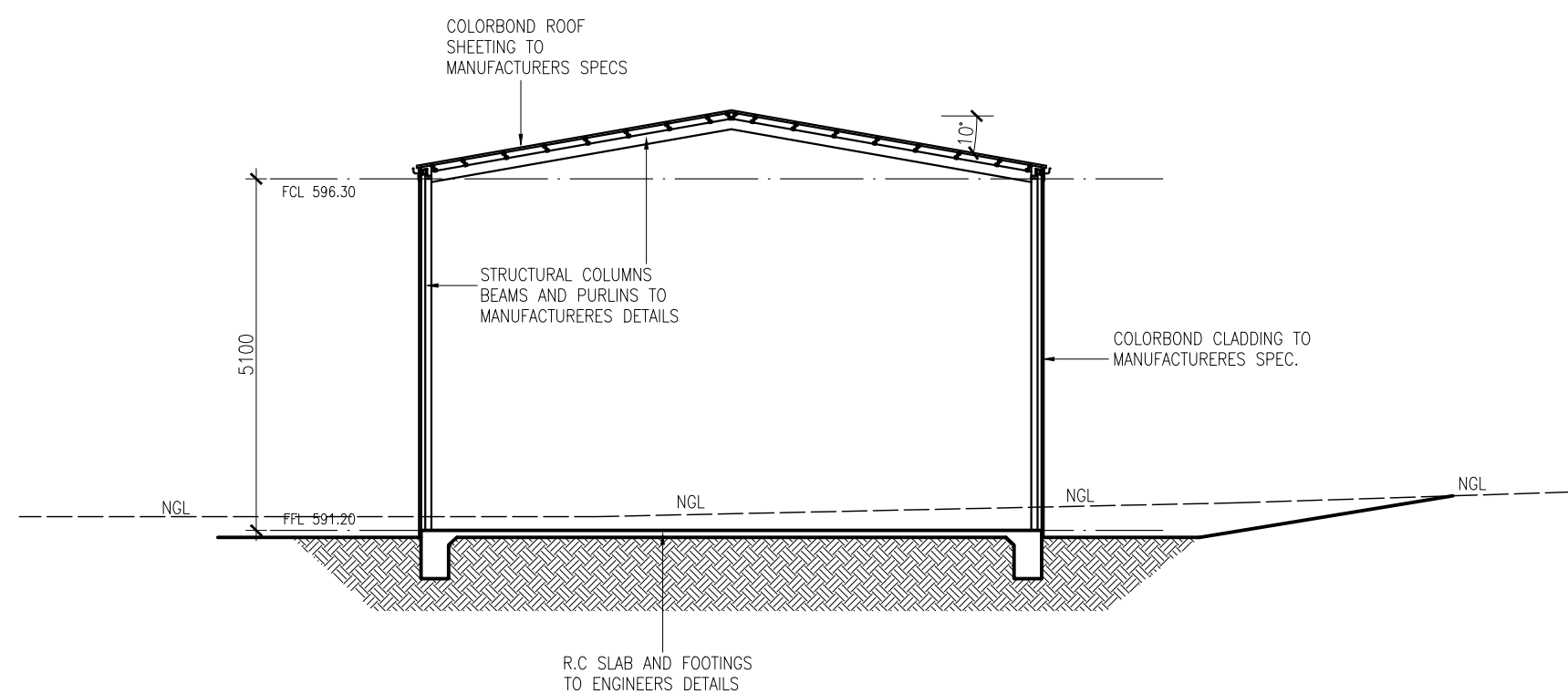
FLOOR PLAN

1:100 @ A1 1:200 @ A3



ROOF PLAN

1:100 @ A1 1:200 @ A3



SECTION E-E

1:100 @ A1 1:200 @ A3

SHED

FLOOR AREA

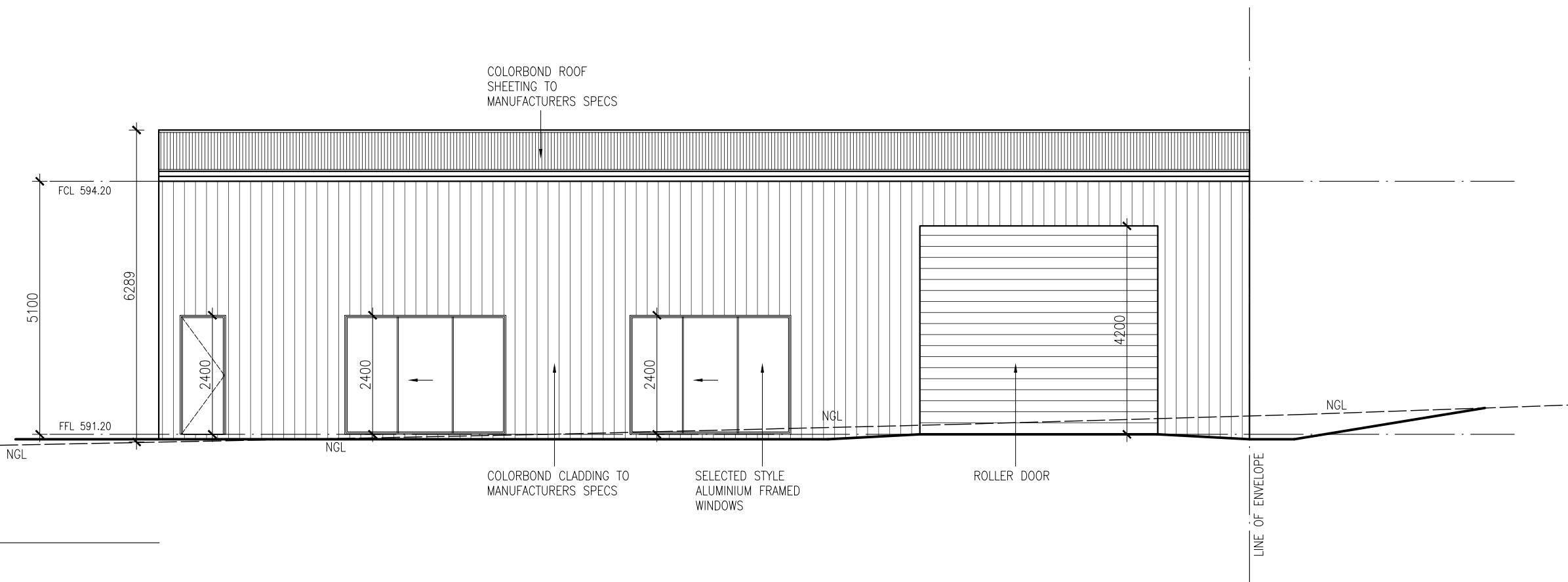
198m²

ROOF NOTES:

- CUSTOM ORB COLORBOND ROOF SHEETING ON 10° ROOF PITCH.
- INSTALL TO MANUFACTURERS RECOMMENDATIONS. BUILDER TO PROVIDE ROOF INSTALLATION SPECIFICATIONS FROM SELECTED MANUFACTURER.
- ALL EAVES, GUTTERS TO TO BE COLORBOND QUAD GUTTERING, TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS.
- PROVIDE FASCIA FLASHING AND PARAPET CAPPING AS REQUIRED.
- DOWN PIPES AND SPREADERS TO BE COLORBOND TO MATCH GUTTERING. FOR LOCATION OF DOWN PIPES REFER TO HYDRAULICS PLAN.
- PROVIDE PAINTED F.C SHEET LINING TO ALL EAVES.
- PROVIDE CEILINGS TO ALL OUTDOOR ROOFED AREAS AND UNDER MAIN HOUSE ROOF.

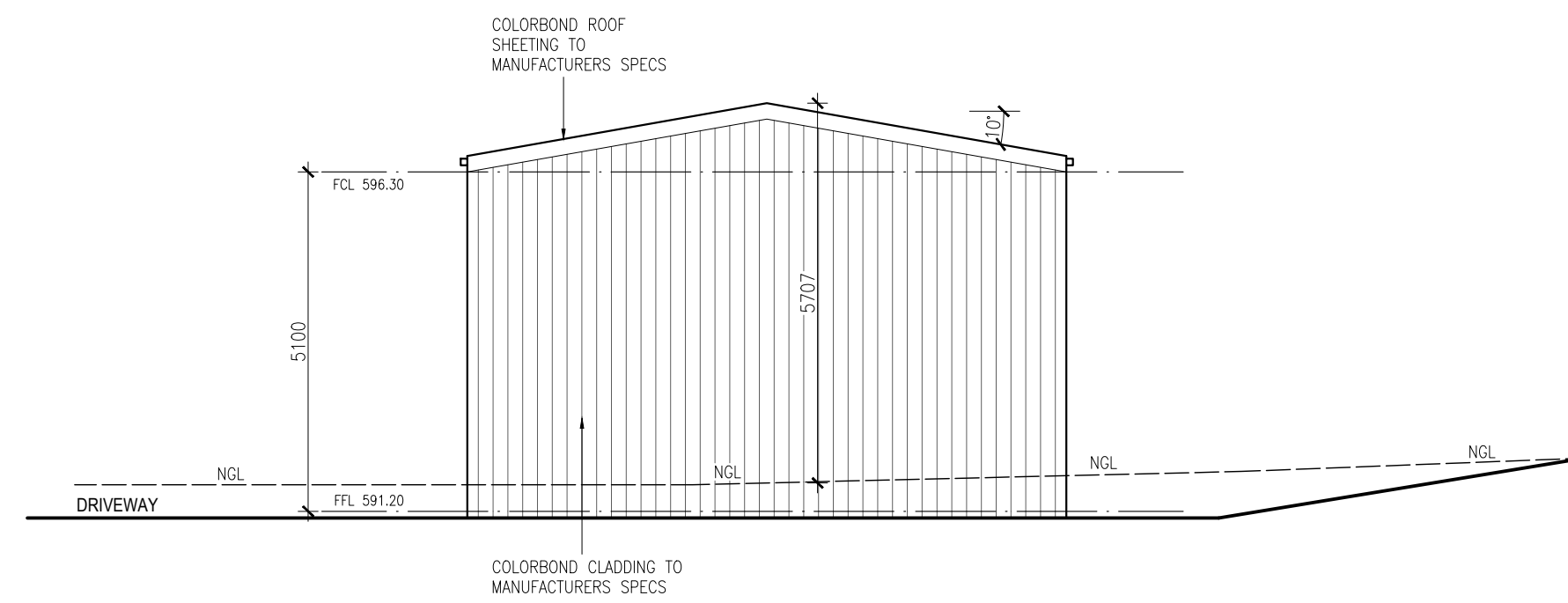
SOUTH ELEVATION

1:100 @ A1 1:200 @ A3



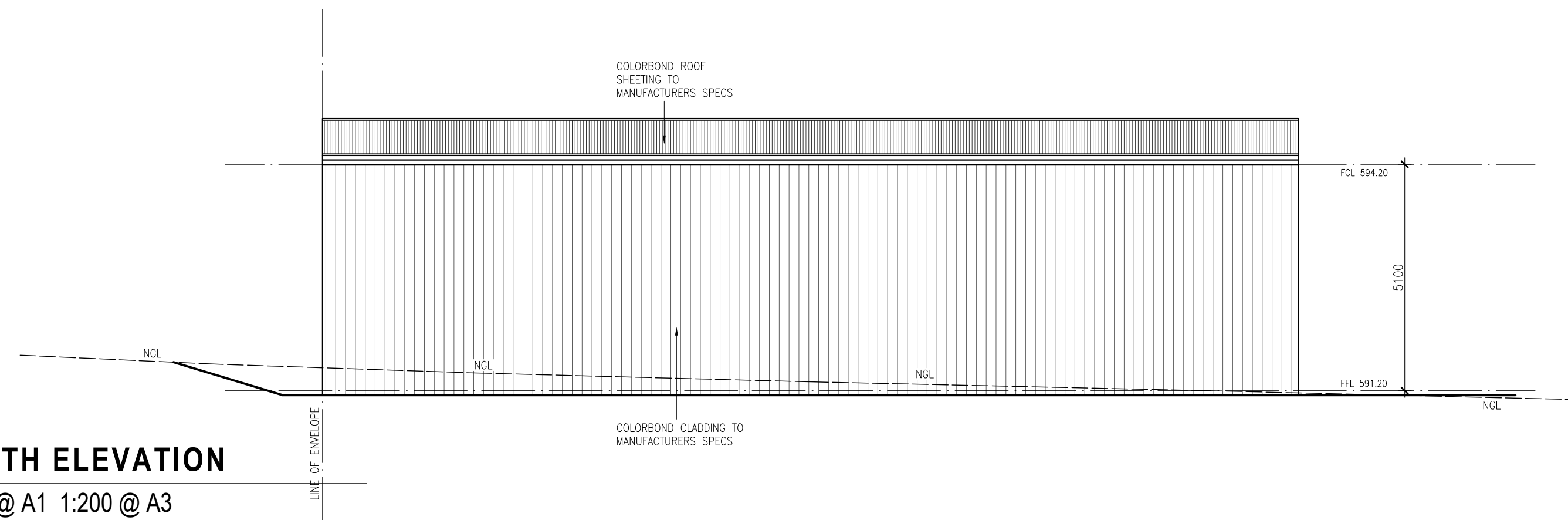
EAST ELEVATION

1:100 @ A1 1:200 @ A3



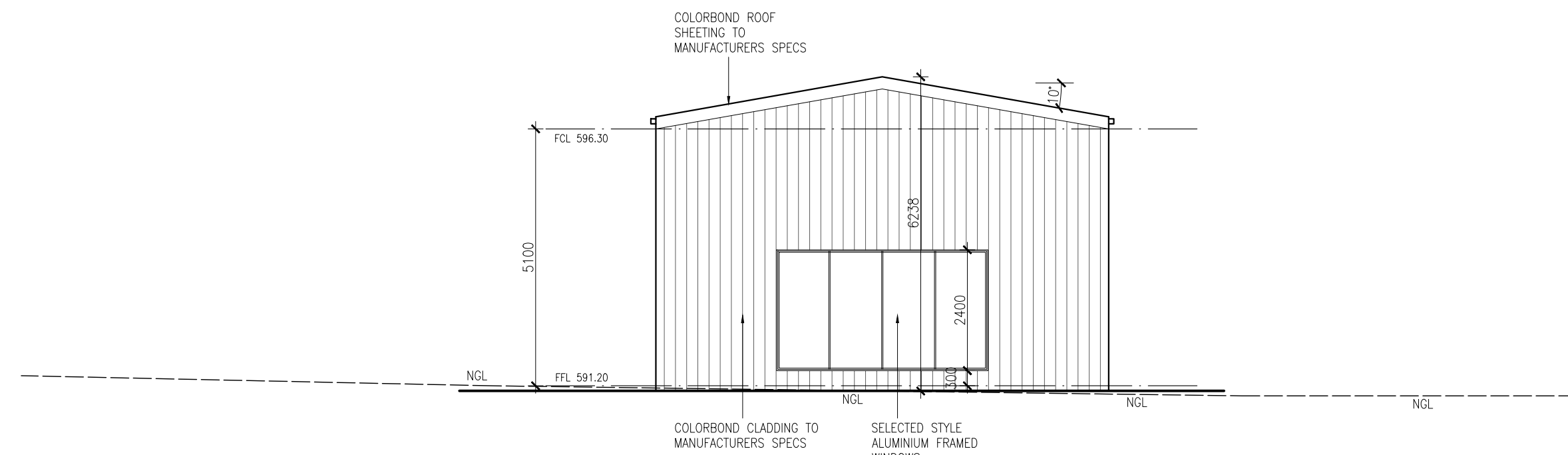
NORTH ELEVATION

1:100 @ A1 1:200 @ A3



WEST ELEVATION

1:100 @ A1 1:200 @ A3



7 DIBBLER
CRESCENT
THROSBY
ACT
2914
M: 0407908688

LOT 104 DP 270586 MURRUMBATEMAN

DRAWING SHED (FLOOR PLAN- ROOF
PLAN- ELEVATIONS & SECTION)
PROJECT PROPOSED NEW RESIDENCE
CLIENT GURPREET SINGH

SCALE 1:200 @ A1
1:400 @ A3
DRAWN RJ
PRINT DATE 13/01/2025
PROJ No. 2412
DWG No DA09