

WIND RATING N3

NAILING & ANCHORING ACCORDING TO MANUFACTURERS SPECIFICATIONS.

ALL FIXINGS, TIE DOWNS & BRACING IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA & AS 1684 PART 2 - 2021 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 VOL 2 ABCD HOUSING PROVISIONS PART 9.5 SMOKE ALARMS & EVACUATION LIGHTING

EXHAUST FANS TO BE DUCTED OUT SIDE TO COMPLY WITH NNC 2022 VOL 2 ABCD HOUSING PROVISIONS PART 10.8 CONDENSATION MANAGEMENT

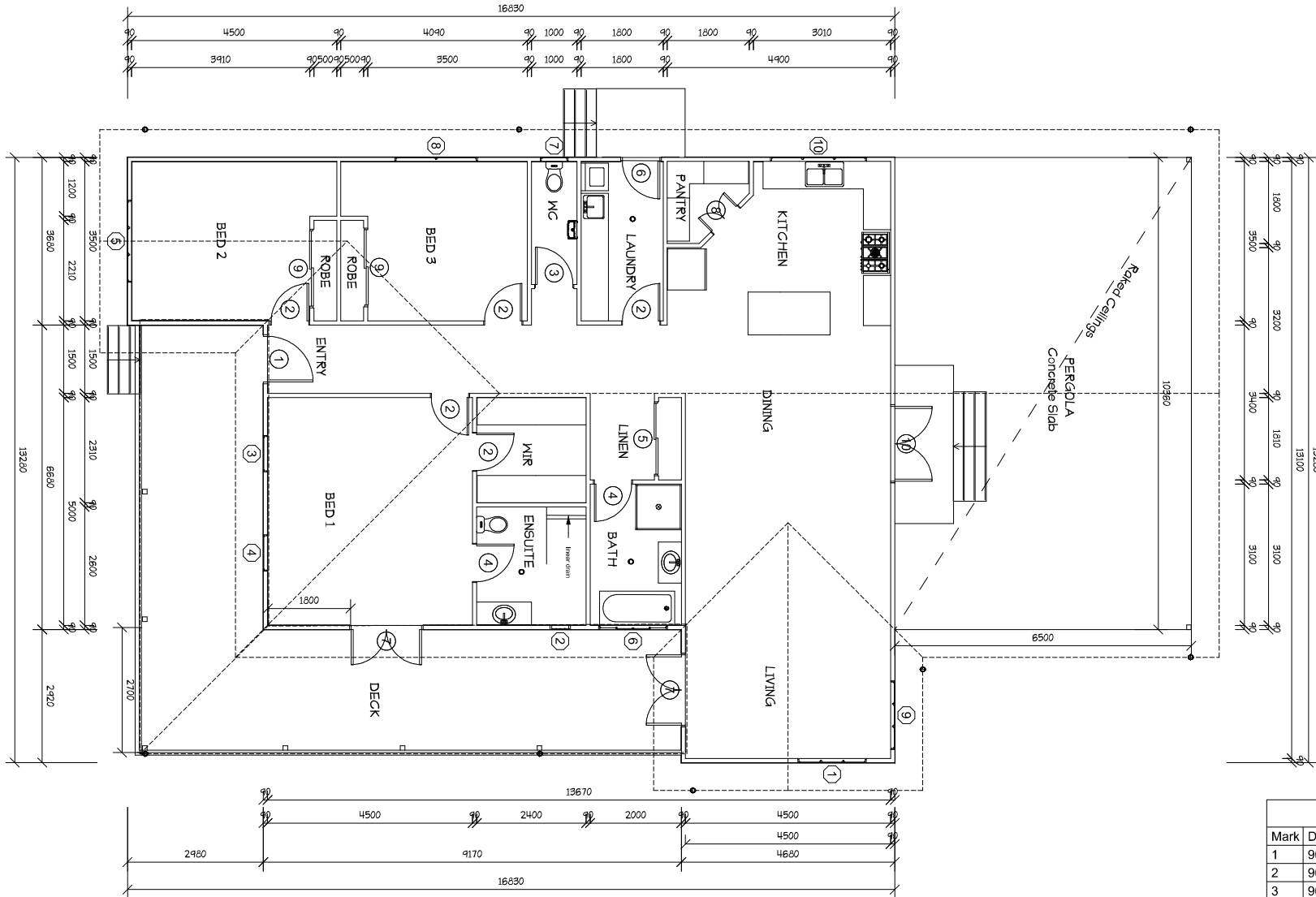
WATERPROOFING OF WET AREAS OF BUILDING SHALL COMPLY WITH AS 3740 - 2021

WET AREA FLOORS TO COMPLY WITH NCC 2022 VOL 2 ABCB HOUSING PROVISION STANDARD PART 10.2.12 NCC H4D2

TERMITE PROTECTION TO COMPLY WITH NCC 2022 VOL 2 ABCB HOUSING PROVISIONSPART 3.4TERMITE MANGMENT

ALL LINTEL BEAMS TO BE DESIGNED BY TRUSS DESIGNER UNO.

- Down Pipe Location
- D.P. = Ø90 PVC PIPE

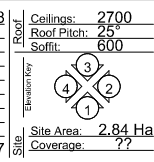


Window Schedule		
Mark	Description	Count
1	1500 x 1500x300mm high lite Hung Windows	1
2	Glass Blocks	1
3	2100x800x300mm High Lite Hung Windows	1
4	2100x800x300mm High Lite Hung Windows	1
5	1500x1800x300mm High Lite Hung Windows	1
6	600 X 1510 mm Sliding Windows	1
7	900 X 610 mm Hung Windows	1
8	1500 X 1810 mm Hung Windows	1
9	1500 x 1500x300mm high lite Hung Windows	1
10	900 X 2110 mm Hung Windows	1

Door Schedule		
Mark	Description	Count
1	90 x 2040 x 1000mm - Hinged - Entrance Door	1
2	90 x 2040 x 820mm Passage Set - Hinged - Internal Door	5
3	90 x 2040 x 820mm LIFT OFF - Privacy Set - Hinged - Internal Door	1
4	90 x 2040 x 820mm Privacy Set - Hinged - Internal Door	2
5	770mm Two(2) Quickslide Door Unit	1
6	90 x 2040 x 820mm - Hinged - Fully Glazed Laundry Door	1
7	90 x 2040 x 1540mm - Hinged - Rebated Double French Door	2
8	90 x 2040 x 800mm To Match Kitchen- Hinged - Internal Door	1
9	820mm Two(2) Quickslide Door Unit	2
10	90 x 2040 x 1640mm - Hinged - Rebated Double French Door	1

GROUND FLOOR PLAN

Living:	168,118	Ceilings:	2700
Garage:	66,259	Roof Pitch:	25°
Pergola:	67,34	Soffit:	600
Deck:	32,66		
Total:	334,377	Site Area:	2,84 Ha
		Coverage:	??



Local Authority: Your Council
 Designed - Drawn - Checked By: Garry Smith
 Scale: To Fit Page
 Issue: Building Application
 Wind Rating: N3 | Soil Classification: M
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Garry Smith
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 Young, NSW 2594
 P: 0411 131 063
 E: biggaz@y7mail.com

Client: Terry & Cris Smith
 Project: Proposed Residence at Lot 1 DP 754819 Bingara NSW 2404
 Sheet Number: _____



Rev	Date	Notes

NOTE: Please SIGN approved design and return to builder.
 CLIENT APPROVED SKETCH PROPOSAL
 CLIENT:.....
 DATE:...../...../.....

SELECTED COLOUR BOND ROOF
COLOUR / SOUTHERLY

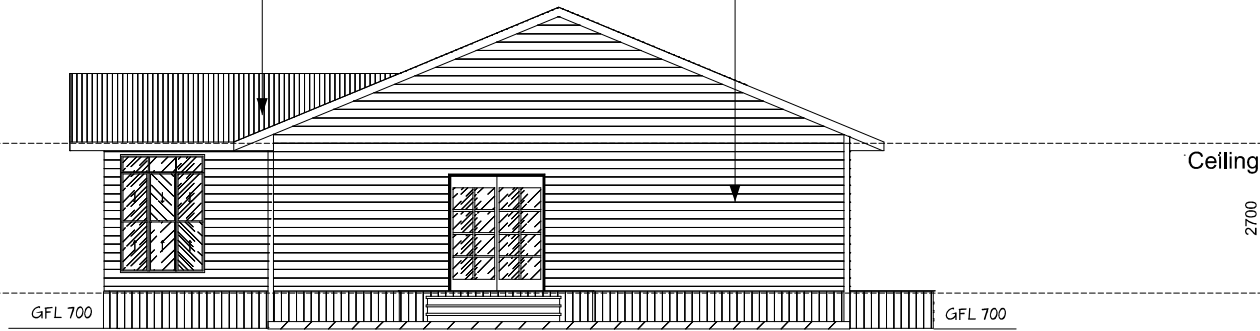
CSR CEMINTEL SCARBOROUGH
CLADDING COLOUR DUNE

WIND RATING N3

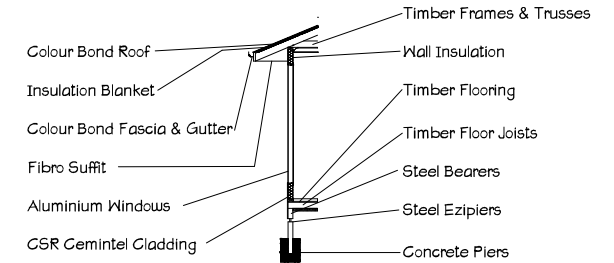
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Natural Ground Line
Proposed Ground Line

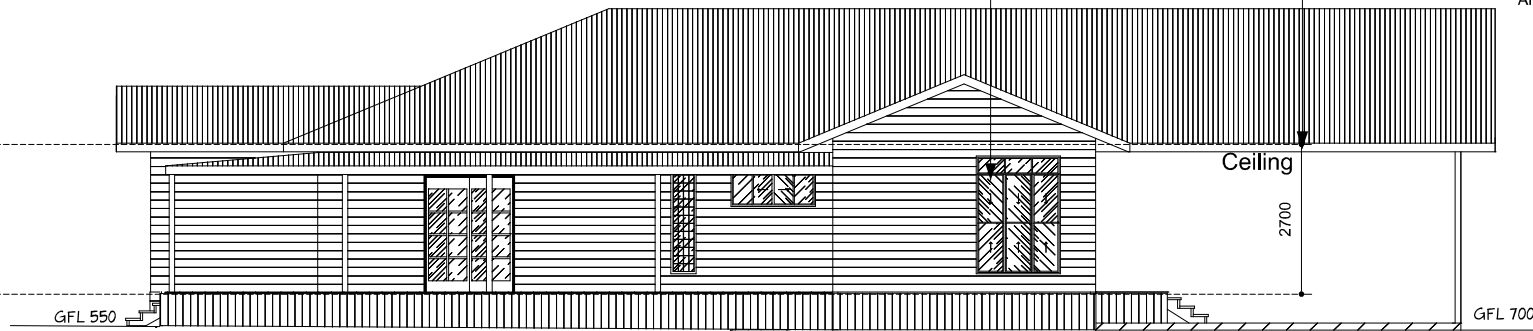


1 ELEVATION 1



SELECTED ALUMINIUM WINDOWS
AND SLIDING DOORS / WHITE

SELECTED METAL FASCIA
AND GUTTER / WHITE



2 ELEVATION 2

ROOF FRAMING

SELECTED COLORBOND ROOF SHEETING
FIXED TO MANUFACTURERS SPECIFICATIONS
AND IN ACCORDANCE WITH C2 TIE-DOWN

PROVIDE ALL NECESSARY FLASHINGS , CAPPINGS ,
GUTTERS AND DOWNPIPES , FIXINGS & ACCESSORIES
TO ENSURE A COMPLETELY WATERTIGHT FINISH.



ELEVATION 1 & 2

NOTE: Please SIGN
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**CLIENT APPROVED
SKETCH PROPOSAL**

CLIENT:.....
DATE:...../...../.....

Rev	Date	Notes

Living:	168.118	Ceilings:	2700
Garage:	66.259	Roof Pitch:	25°
Pergola:	67.34	Soffit:	600
Deck:	32.66		
Total: 334.377		Site Area:	2.84 Ha
		Coverage:	??

Local Authority: Your Council
Designed - Drawn - Checked By: Garry Smith
Scale: To Fit Page
Issue: Building Application
Wind Rating: N3 | Soil Classification: M
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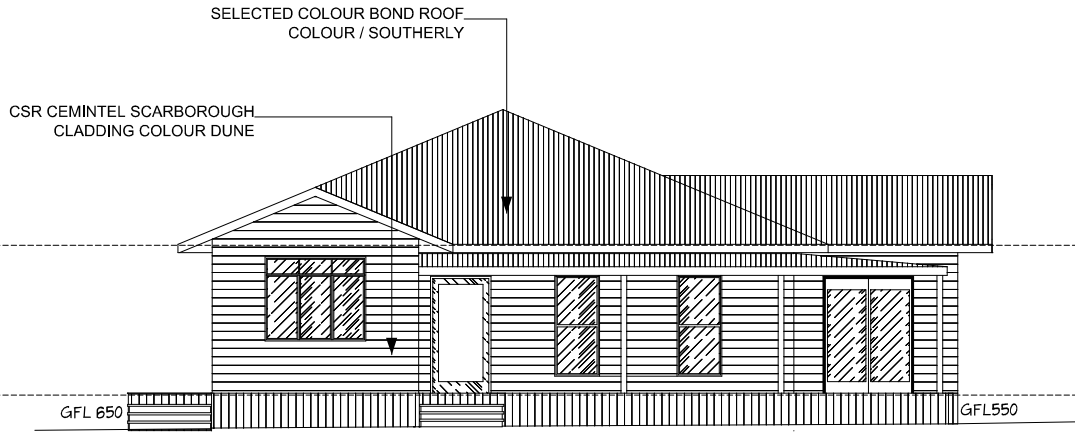
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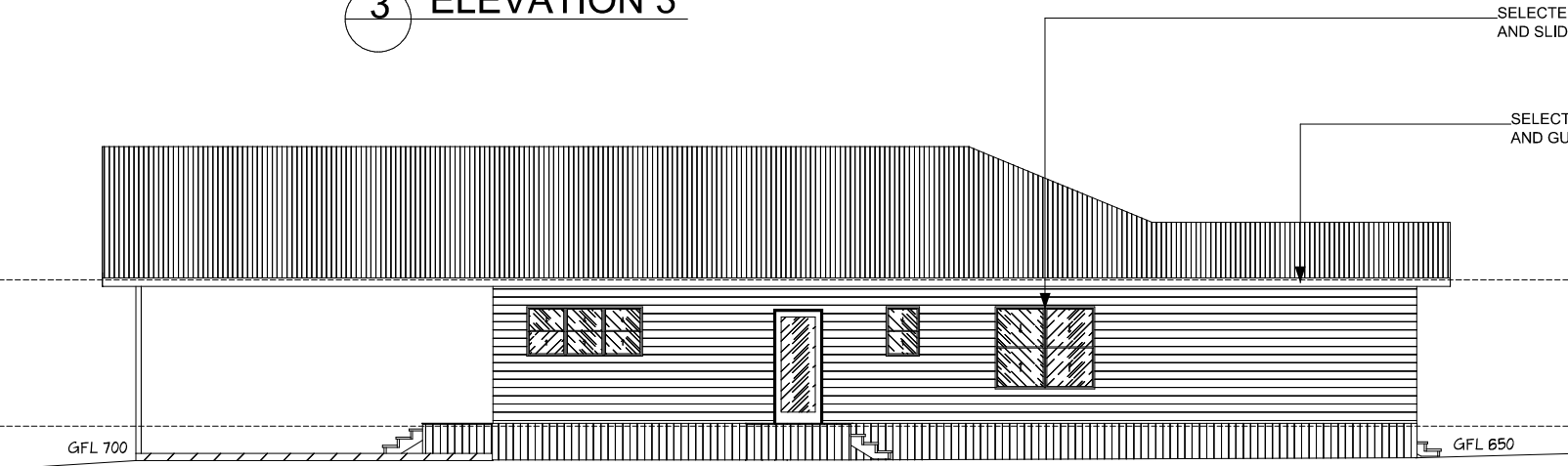
Natural Ground Line

Proposed Ground Line



3 ELEVATION 3

Ceiling
2700



4 ELEVATION 4

Ceiling
2700

ROOF FRAMING

SELECTED COLORBOND ROOF SHEETING FIXED TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH C2 TIE-DOWN

PROVIDE ALL NECESSARY FLASHINGS , CAPPINGS , GUTTERS AND DOWNPIPES , FIXINGS & ACCESSORIES TO ENSURE A COMPLETELY WATERTIGHT FINISH.



ELEVATION 3 & 4

NOTE: Please SIGN approved design and return to builder.

CLIENT APPROVED SKETCH PROPOSAL

CLIENT:.....

DATE:...../...../.....

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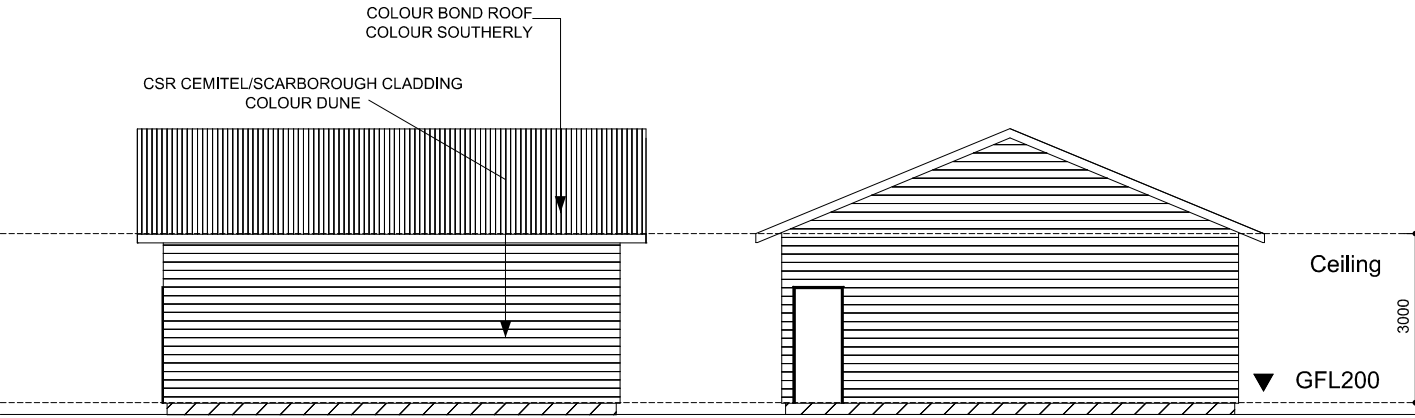
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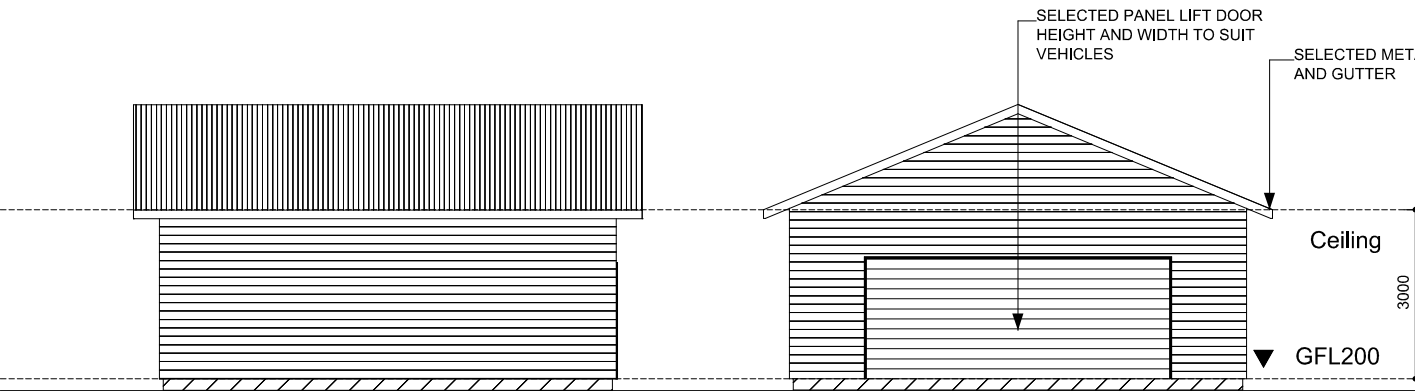
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Natural Ground Line
Proposed Ground Line



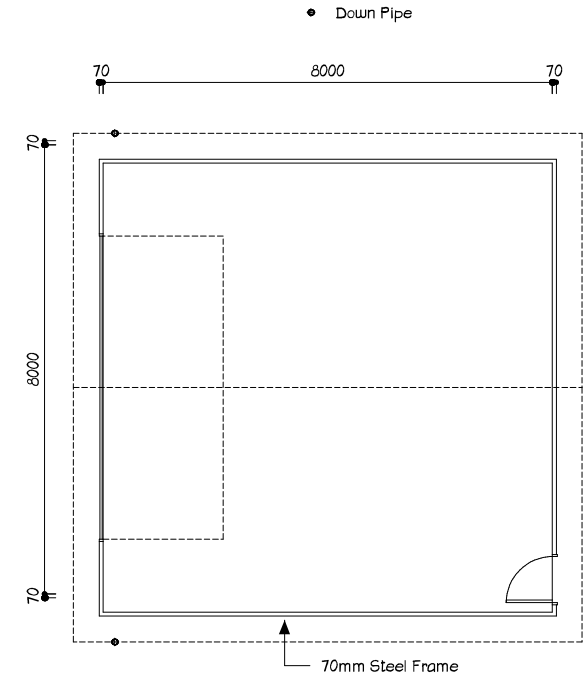
1 Elevation

2 Elevation



3 Elevation

4 Elevation



ROOF FRAMING

SELECTED COLORBOND ROOF SHEETING FIXED TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH C2 TIE-DOWN

PROVIDE ALL NECESSARY FLASHINGS, CAPPINGS, GUTTERS AND DOWNPIPES, FIXINGS & ACCESSORIES TO ENSURE A COMPLETELY WATERTIGHT FINISH.

GARAGE

NOTE: Please SIGN approved design and return to builder.
CLIENT APPROVED SKETCH PROPOSAL
CLIENT:.....
DATE:...../...../.....

Rev	Date	Notes

Living:	168.118	Ceilings:	3000
Garage:	66.259	Roof Pitch:	25°
Pergola:	67.34	Soffit:	450
Deck:	32.66		
Total:	334.377	Site Area:	2.84 Ha
		Coverage:	??

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