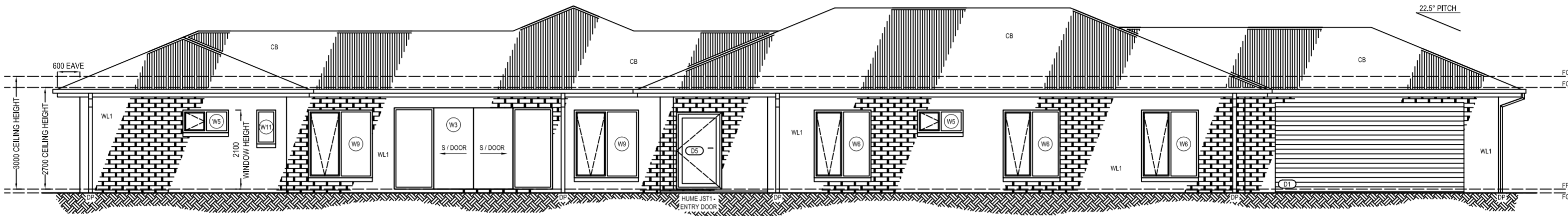
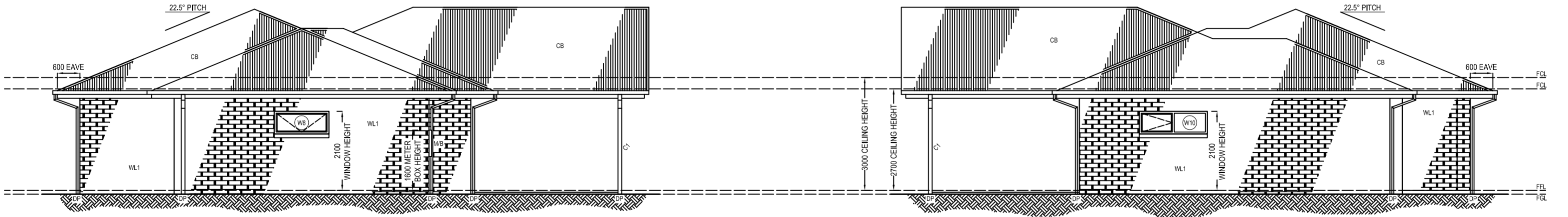


NORTH ELEVATION - PROPOSED



SOUTH ELEVATION - PROPOSED



EAST ELEVATION - PROPOSED

WEST ELEVATION - PROPOSED

Roof

ROOF BRACING:
20mm PERFORATED STRAP FIXED DIAGONALLY OVER TRUSSES. REFER TO ENGINEER'S COMPUTATIONS FOR TIE-DOWN REQUIREMENTS

"SCISSOR" TRUSS ROOF STRUCTURE TO 3m HIGH FAMILY / MEALS / KITCHEN AREA (REFER TO ROOF PLAN)

CEILING INSULATION
KNAUF G/WOOL R7.0 EARTHWOOL

SLOTTED QUAD GUTTERING FIXED TO 190 x 32 (NOMINAL) COLORBOND METAL FASCIA. FALL 1:400 TO SELECTED DOWNPIPES

PROVIDE SISALATION TO ROOF AREA
FOIL SISALATION PAPER DRAPED OVER BATTENS
10mm PLASTERBOARD CEILING LINING
PROVIDE SARKING TO UNDERSIDE OF ROOF BATTENS

COLORBOND ROOF SHEETING CUSTOM ORB TO RESIDENCE @ 22.5°. PROFILE AND COLOUR TO CLIENT'S SELECTION. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. CEILING INSULATION AS REQUIRED.

ROOFING AND FLASHING:
FASCIA AND FLASHINGS MOUNTED 600mm FROM EXTERIOR CLADDING

METAL ROOF BATTENS AT 900 CENTERS GRADED TO CREATE MIN 22.5° FALL ABOVE RESIDENCE

TIMBER ROOF TRUSSES BY A LICENSED TRUSS MANUFACTURER TO AUSTRALIAN STANDARDS. TIMBER FRAME RAFTERS & TRUSSES @ 900 CENTERS

SELECTED COLORBOND FASCIA & EAVES GUTTER

GABLE END OF ALFRERESCO CONSISTS OF "SCISSOR" TRUSS ROOF STRUCTURE THROUGHOUT (REFER TO NORTH ELEVATION AND ROOF PLAN)

Walls

WALL BRACING:
FRAMING TO COMPLY WITH AS1684

WALL INSULATION
KNAUF G/WOOL RZ.5 EARTHWOOL

WALL FRAMING:
90mm TIMBER WALL FRAMING @ 450 CENTRES OR SIMILAR TO MANUF. SPECS

EXTERNAL EXTERIOR CLADDING
BRICK VENEER

10mm RE PLASTERBOARD INTERNAL LININGS -
"6mm VILLABOARD" LININGS TO WET AREA

Windows / Doors

ALUMINIUM GLAZED JOINERY INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND COMPLY WITH PART 3.6 OF THE CURRENT NCC

DOUBLE GLAZED POWDERCOAT SLIDING WINDOWS THROUGHOUT WITH SECURITY SCREENS (SITE RATING N4 (S=600, U=1400, WPR=150pa)) FLYSCREENS TO ALL OPENING SASHES

DOUBLE GLAZED POWDERCOAT SLIDING DOOR WITH DECAL. AS PER NCC 3.6.4. AND AS1288

HARDIPLANK INFILLS ABOVE WINDOWS AND EXTERNAL DOORS

Porch

350x350 BRICK PIER

POWDER COATED BOXSPAN 150 x 50 - 16 GALVABOND VERANDAH BEAMS

Flooring

STRUCTURAL FLOORING TO MANUF SPECIFICATIONS

CONCRETE FLOOR SLAB AND FOOTING DESIGN TO STRUCTURAL ENGINEER'S SPECIFICATIONS

ELEVATION LEGEND

C1 COLUMN
CB COLORBOND ROOF SHEETING
CB COLORBOND DOWNPIPE, CONNECT TO EXISTING STORMWATER LINE
DP
FGL FINISHED CEILING LEVEL
FFL FINISHED FLOOR LEVEL
FGL FINISHED GROUND LEVEL
MB METER BOX
W1 WINDOW NUMBER, REFER TO SCHEDULE
D1 DOOR NUMBER, REFER TO SCHEDULE

WALL TYPE LEGEND

WL1 BRICK VENEER

WIND RATING N3

- REFER ENGINEER'S DESIGN FOR ARTICULATION JOINTS.
- TOP OF METER BOX 2000mm MAX ABOVE FINISHED GROUND LINE.
- WINDOWS TO BE ALUMINIUM, SASHES AS INDICATED.
- SLIDING DOORS TO BE ALUMINIUM, SLIDERS AS INDICATED.
- BRICKWORK OVER EXTERNAL DOORS AND WINDOWS WHERE SHOWN.
- FLY SCREENS TO ALL OPENABLE SASHES.
- WINDOW LOCKS TO ALL OPENABLE SASHES.
- BARRIER DOORS TO LIVING, LAUNDRY, SLIDING DOOR & FRONT ENTRY DOOR.



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IMPORTANT NOTES:

Do no scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Designer/Design Manager. Larger scale drawings and written dimensions take preference. Drawing to be read in conjunction with all project documents including but not limited to architectural drawings, specifications, schedules and all consultants drawings, reports, specifications and schedules.

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Preliminary Drawing

Revisions			
No.	Description	Date	By
A	PRELIMINARY DRAWINGS	22.8.2022	MJA

CLIENT:

James & Angelica Smith
Lot 48, 2826 Kingstown Rd, Kingstown, NSW, 2358

PROJECT NAME:

Proposed New Residence

DRAWING TITLE

Proposed Plan - Elevations

SCALE

1:100 @ A2

DATE

22.08.2022

PROJECT NO.

400

DRAWN BY

MJA

CHECK BY

Bob

DRAWING NO.

CD-05

