

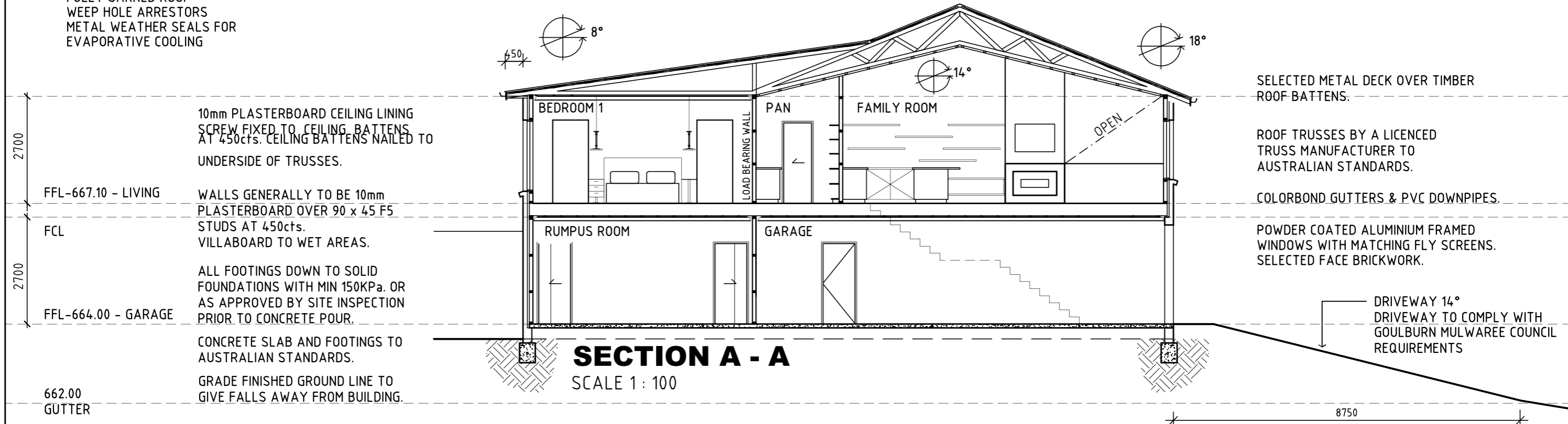
SITE PLAN
SCALE 1 : 500

BUSHFIRE ATTACK - LEVEL 12.5: (BAL 12.5)
 LEAFLESS GUTTER GUARDS
 ALUMINIUM FLY SCREENS
 ALUMINIUM WINDOW FRAMES TO BAL 12.5
 FULLY SARKED ROOF
 WEEP HOLE ARRESTORS
 METAL WEATHER SEALS FOR EVAPORATIVE COOLING

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SEDIMENT & EROSION CONTROL:
 DEVELOPMENT COMPLIES WITH THE NSW ENVIRONMENT PROTECTION AUTHORITY. ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT. PREVENT POLLUTION FROM RESIDENTIAL BUILDING SITES. BEST PRACTICE GUIDELINES.

CUT AND FILL:
 ALL CUT & FILL TO BE VERIFIED ON SITE BY REGISTERED SURVEYOR. IF LEVELS & CONTOURS ARE DIFFERENT ON SITE FROM THE DRAWINGS, THE BUILDER IS TO PROVIDE CONTOUR PLAN & REPORT BACK TO "A1 HOUSE DESIGNS" TO ADJUST THE LEVELS ACCORDINGLY. NO PART OF THE CUT OR FILL SHOULD ENCROACH OUT OF THE BOUNDARY OR EASEMENT,



SECTION A - A
SCALE 1 : 100

10mm PLASTERBOARD CEILING LINING
 SCREW FIXED TO CEILING BATTENS AT 450cts. CEILING BATTENS NAILED TO UNDERSIDE OF TRUSSES.

FFL-667.10 - LIVING
 WALLS GENERALLY TO BE 10mm PLASTERBOARD OVER 90 x 45 F5 STUDS AT 450cts. VILLABOARD TO WET AREAS.

FCL

FFL-664.00 - GARAGE
 ALL FOOTINGS DOWN TO SOLID FOUNDATIONS WITH MIN 150KPa. OR AS APPROVED BY SITE INSPECTION PRIOR TO CONCRETE POUR.

CONCRETE SLAB AND FOOTINGS TO AUSTRALIAN STANDARDS.

GRADE FINISHED GROUND LINE TO GIVE FALLS AWAY FROM BUILDING.

662.00 GUTTER

SELECTED METAL DECK OVER TIMBER ROOF BATTENS.

ROOF TRUSSES BY A LICENCED TRUSS MANUFACTURER TO AUSTRALIAN STANDARDS.

COLORBOND GUTTERS & PVC DOWNPIPES.

POWDER COATED ALUMINIUM FRAMED WINDOWS WITH MATCHING FLY SCREENS. SELECTED FACE BRICKWORK.

DRIVEWAY 14°
 DRIVEWAY TO COMPLY WITH GOULBURN MULWAREE COUNCIL REQUIREMENTS

AMENDMENTS	Figured dimensions shall be used in preference to scaling of drawings.	The information as shown on these drawings is correct at the time of documentation. A1 House Designs accepts no responsibility for errors or omission in this drawing set.	Designer: "A1 HOUSE DESIGNS" A DIVISION OF GAVIN ROWLEY BUILDING CONTRACTORS Pty Ltd ARCHITECTURAL DESIGN & COMPUTER DRAFTING PO BOX 225 GOULBURN NSW 2580 rowley225@outlook.com MOBILE 04.07 483 319	Client: KENNEDY/MALLINSON LOT 308 - DP 1248131 16 SNOWGUMS DRIVE GOULBURN NSW 2580 NEW DWELLING	Scale: SAS	Date: MARCH 2024	
	All materials and workmanship to be in strict accordance with current manufacturers printed instructions, local regulations and SAA Codes.				Drawings subject to copyright and may not be reproduced in any form without the written permission of A1 HOUSE DESIGNS.	Drawn: OAR	Job No. 1000
	All construction work to be in accordance with the BUILDING CODE OF AUSTRALIA, and relevant codes.					Sheet 1 OF 9	Amdt. B - 20.05.24
	Any discrepancy found in the drawing set, dimensions, etc are to be reported to the designer before proceeding with any construction.						
	Ground lines are indicative only and must be verified on site before commencing any work. ©						