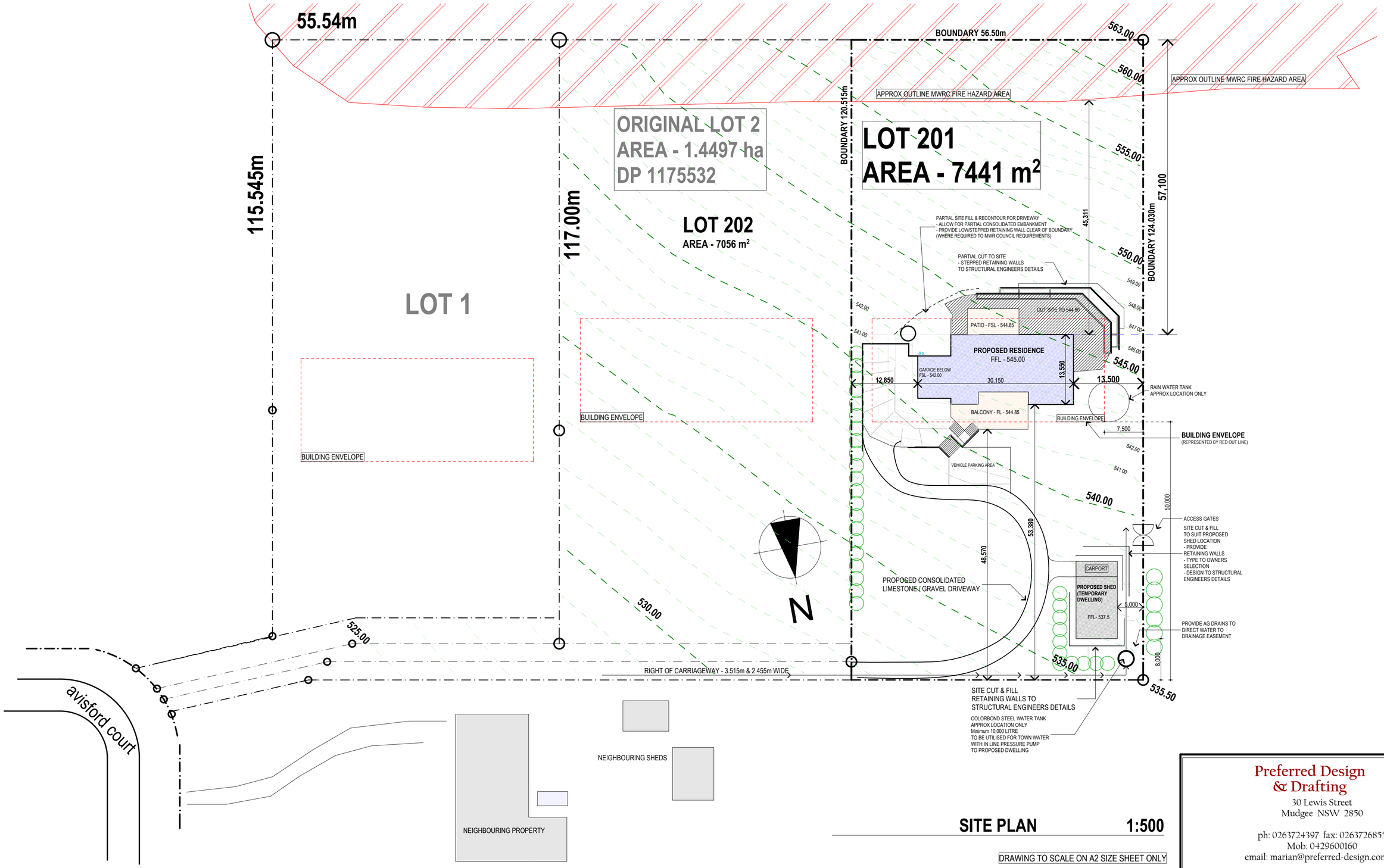

SITE PLAN 1:500

DRAWING TO SCALE ON A2 SIZE SHEET ONLY

Preferred Design & Drafting
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Mudgee NSW 2850

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email: marian@preferred-design.com.au

GENERAL SPECIFICATION NOTES

All Architectural Drawings to be read in conjunction with Separate Specification Documents provided & Structural Engineers Documentation. BASIX Information and commitments shown on plan.
1. Trussed roof and stud wall design, tie down and bracing to nominated timber (or steel) Truss and Frame Manufacturers engineered specifications and to AS 1684 National Timer Framing Code where applicable. All timber to be termite treated.
Wind Region- Topographic Classification- Wind Classification - **N3** - If no classification given, owner to be advised by Engineering Consultant or Local Shire Council for verification.
2. All reinforced concrete footings and/or slabs to be constructed to AS 2870. Site classification to be ascertained by qualified geotechnical engineer. **3.** Electrical Plan or layout and selection of fittings to owner's specifications & requirements.
4. All roof storm water to be discharged to required down pipe outlets and to street storm water drainage lines to Australian Standard and Local Council requirements. Where rain water tanks are required to BASIX requirements, all down pipes to be designed to discharge to rain water tank (RWT size nominated on the drawings).
5. Rural properties to be provided with minimum water required for fire fighting as specified by Local Council Authority.
6. Where sites are to be cut and filled, or low retaining walls constructed, building contractor to ensure all final ground lines and gradients are designed to divert all surface storm water away from proposed residence/building, and pipe or grade to street kerb (or other designed storm water detention areas)
Ensure no storm water discharges on to neighboring properties due to new building works.
7. All sewer drainage lines to be connected to sewer main in accordance with Australian Standards and Local Council Authority
8. Unsewered areas, allow for precast septic system and absorption trench or proprietary recycled waste water system (i.e. Aqua Nova or equivalent) installed to manufacturers specifications. Soil type to be tested for absorption capabilities.
9. Final drainage layout to be submitted to Local Shire Council for their records by nominated qualified sub contractor. **10.** Hot Water System type as nominated on plans **11.** All Windows and External doors to be provided with insect screens
12. Approved smoke detectors/alarms to be installed to AS 3786 **13.** Provide Termite Protection to AS 3660
14. If brick cavity or brick veneer construction specified, provide control joints for articulation at nominal 6.0 m max centres, or to structural engineers specifications.
15. All dimensions and information on the plans documented with due care. Any discrepancies to be brought to the attention of the designer immediately upon detection. Where residential additions are proposed, building contractor to allow for slight dimension variations due to wall cladding and lining inclusions or variations, or onsite constraints for obtaining measurements.
16. This drawing is subject to copyright and must not be reproduced or used without the written permission or consent of Preferred Design & Drafting.

BUILDING CLASSIFICATION: CLASS 1a

ISSUE	DATE	DESCRIPTION
D	1.12.14	MWRC FIRE HAZARD ZONE ADDED
C	20.8.14	PCA DOCUMENTATION
B	10.7.14	PRE DA FOR CLIENT APPROVAL
A	11.4.14	PRELIMINARY SKETCH PLAN

CLIENT:
E & H HAYES

PROJECT:
PROPOSED SHED (TEMPORARY DWELLING)
& DEVELOPMENT APPLICATION FOR PROPOSED RESIDENCE

SITE ADDRESS:
LOT 201 AVISFORD COURT MUDGEE NSW 2850

SHEET DESCRIPTION:
SITE PLAN

SITE AREA: 7441 sq m	BUILDING DESIGNERS ASSOCIATION
D.P. NUMBER: 1175532	ACCREDITED MEMBER OF BUILDING DESIGNERS ASSOCIATION OF NSW - ACCRED. No: 6077
DRAWN: MP	DATE: 1.12.14
SCALE: 1:100	
DRAWING No: 1	PROJECT No: 102.14

ISSUE: A B C D