

# Proposed Site Plan

Scale 1:200

**Final Drawing**

Approval by Client

Date \_\_\_\_\_

		CLIENT: <b>Antony Bell</b>
ADDRESS: <b>PROPOSED ANCILLARY DWELLING AT: 7 Newark Place CONNOLLY WA 6027</b>		REVISION: <b>01</b> DATE: <b>23 OCT '23</b>
No. <b>01</b> REVISION <b>Issue for Client approval/sign off</b>	DATE: _____	NORTH:
DESIGNER: <b>Arash</b>	CONTRACT No.: <b>8377</b>	TITLE: <b>Proposed Site Plan</b>
SCALE: <b>1:200 @ A3</b>	DRAWING No.: <b>A 01</b>	REVISION: <b>01</b> DATE: <b>23 OCT '23</b>

NOTE: ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER ANY SCALED MEASUREMENTS. ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION BEGINNING. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE OFFICE FOR CLARIFICATION.

BSS Approved 6 December 2023 J005109

PANEL SIZE	WIND CLASS <small>in accordance with AS4055-2006</small>	MAXIMUM SINGLE SPAN (mm)		
		Fully Enclosed Room	One Side Open	Two/Three Sides Open
Core 55 mm Overall 80 mm	N1 (W28N)	4770	4515	5035
Core 135 mm Overall 150 mm		7550	7150	7950
Core 55 mm Overall 80 mm	N2 (W33N)	3975	3805	4195
Core 135 mm Overall 150 mm		6250	6000	6600

**CONSTRUCTION NOTES:**

**SITE PREPARATION:**  
CLASSIC CLEAR ENTIRE SITE TO SANDY LEVEL. CLEAR ALL ORGANIC MATTER UNDER THE SITE TO A DEPTH OF 300mm BELOW SLAB LEVEL.

**SAND PAD:**  
UNDER FOOTINGS AND SLAB TO BE CLEAN FILL AND COMPACTED TO GIVE 7 BLOWS PER 300mm ON A STANDARD FALLING WEIGHT PENETROMETER.

**POISON:**  
PROVIDE TERMITE TREATMENT FOR SOIL UNDER SLAB IN ACCORD. WITH AS 3660.1. TERMITE PROTECTION IS REQUIRED WHERE AD JOINING ARE EXPOSED. TIMBER IS TO BE TREATED TO AS 3660.1.

**VAPOUR PROOF MEMBRANE (VPM):**  
VPM TO BE 200µm PVC-VPM WITH ALL EDGES LAPPED & SEALED.

**CONCRETE:**  
FOR SLAB MIN. GRADE N20/20/80 AT 28 DAYS. REINFORCEMENT TO BE SL72 MESH PLACED AT TOP OF SLAB WITH COVER 25mm.

**BASE CHANNEL:**  
TO BE ITEM (B) WITH LEG REMOVED LAID ON DPC & BOLTED TO SLAB AT 1200mm CTRS UNDER PANEL JOINTS WITH 12 DIA. DYNA BOLTS

**INTERNAL LINING:**  
10mm PLASTERBOARD (GYPROCK) LINING WITH TAPE AND FLUSH JOINTS FASTENED TO METAL STUDWORK (75mm) AT 600mm CTRS. WHITE FINISH (PAINTED) AS SELECTED.

**CONNECTORS:**  
PANEL CONNECTORS WITH FLANGERS TO BE FITTED OVER AND SCREWED TO THE TOP LID OF THE BASE CHANNEL WITH ONE No.10 TEKS PER EXTERNAL FIN.

**BEAM:**  
ALUMINIUM BEAM TO BE ITEM (A) FIXED WITH CLEATS AS DETAILED. BOLTS TO E 8 DIA MILD STEEL GALVANIZED BOLTS. SCREWS TO BE 80 No. 10 TEKS.

**PURLINS:**  
TO BE FIXED EACH END WITH CLEATS AS DETAILED AND FASTENED AS PER THE BEAM ABOVE.

**EXTERNAL LINING:**  
TO BE NON COMBUSTIBLE CLADDING OVER INSULATION ONTO METAL CLADDING AS SELECTED FASTENED TO THE VERTICAL STUDS. FINISH AS SELECTED.

**WINDOWS AND DOORS:**  
TO BE SLIDING AND HINGED AS SPECIFIED, MODULES IN ALUMINIUM FRAMES. EXTERNAL GLASS SERVICES SUITABLE FOR CATEGORY 3 TERRAIN. POP RIVET FIXED THROUGH THE FLASHING LIP TO ITEM (B) SURROUND AND SEALED WITH A SILICON BEAD. SURROUND AND SEALED WITH A SILICON BEAD. -WINDOWS & DOORS AS PER PLANS

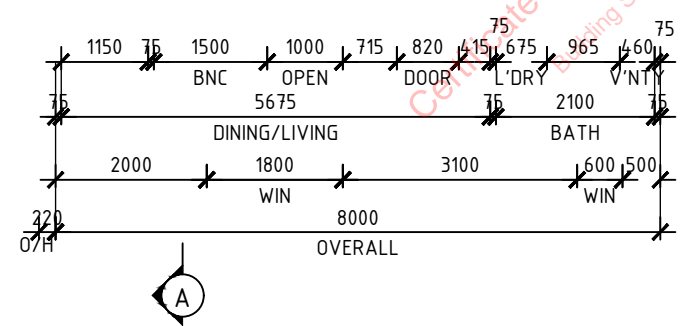
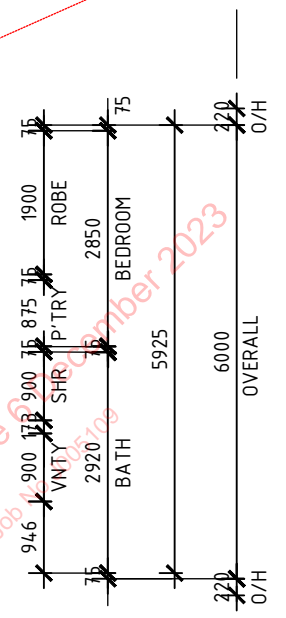
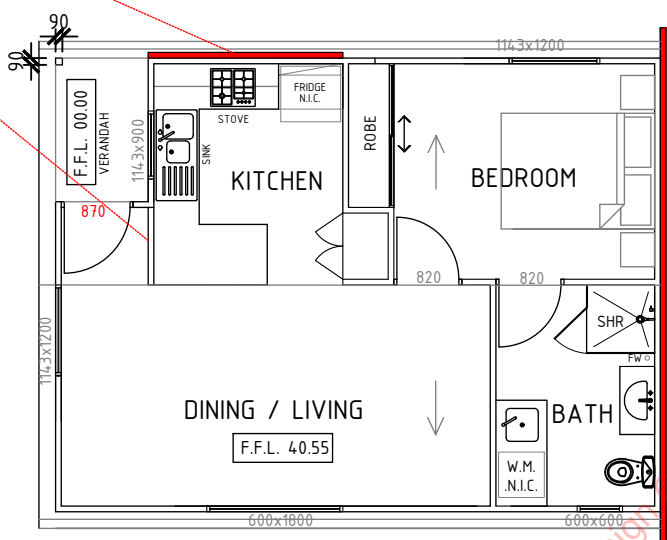
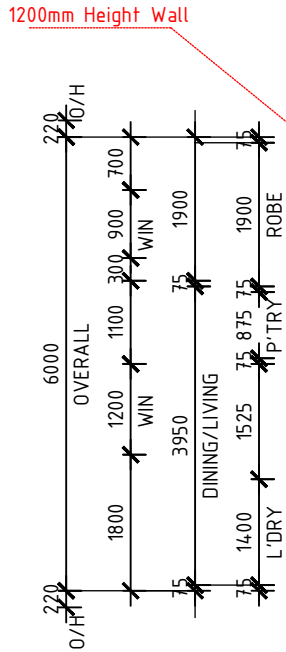
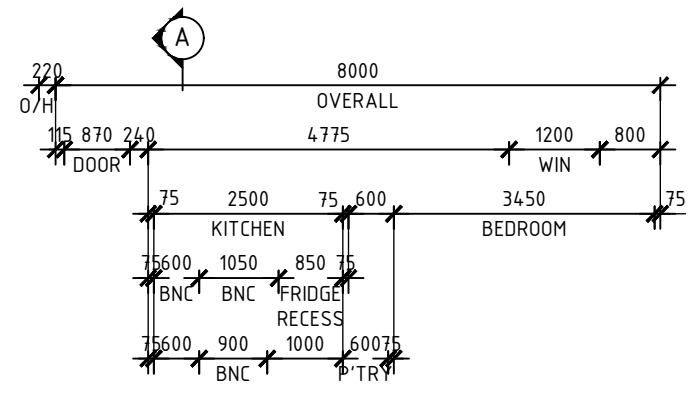
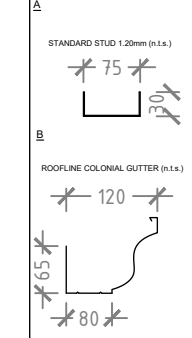
**INSULATION:**  
INSULBREAK 65 INSERTED BEHIND EXTERNAL WALL CLADDING AND UNDER ROOF SHEET. R2.5 INSULATION BATTS IN ALL WALLS AND R2.5 INSULATION CEILING BATTS ABOVE PLASTERBOARD FLAT CEILING AND RACKED CEILING.

**GUTTERS:**  
TO BE ITEM (C) WITH COLORBOND OR ZINCALUME FINISHING AS SELECTED.

**DOWNPIPES AND SOAKWELLS:**  
PROVIDE ONE 100x50mm DOWNPIPE PER 55sqm OF ROOF DRAINED, CONNECTED TO SOAKWELL BY OWNER AND LOCATED AWAY FROM THE SLAB EDGES.

**ELECTRICAL:**  
TO BE PROVIDED TO CLIENTS REQUIREMENTS AND INSTALLED IN ACCORDANCE WITH WESTERN POWER REGULATIONS.

**MODIFICATIONS TO STRUCTURE:**  
MODIFICATIONS TO THE PROPOSED APPROVED STRUCTURE REQUIRES THE APPROVAL OF A CONSULTING ENGINEER.



FIREWALL TO BOUNDARY- FRL60/60/60  
As per Detail

1200mm Height Wall

**NOTE:**  
SITE WORKS BY OWNER

-CLEAR ALL VEGETATION OVER 300mm IN AREA OF AND WITHIN 1m OF BUILD AREA  
SITE WORKS BY CLASSIC

-REMOVE LAUN AND PAVERS AND LEVEL SITE  
-6m PARAPET WALL ON SIDE BOUNDRY  
-UP TO 3m PARAPAT WALL ON KITCHEN WALL FOR FIRE SEPERATION BETWEEN STRUCTURE AND EXISTING HOUSE.  
INCLUDED EXTRAS  
-3.5kw REVERSE CYCLE A/C SPLIT SYSTEM

**NOTE:**

- 1. MINIMUM CEILING HEIGHTS: 2400mm
- . BATH - FLAT CEILING.
- . BEDROOM - FLAT CEILING.
- . LIVING/DINING - RAKED CEILING.
- . KITCHEN - RAKED CEILING.

**Proposed Floor Plan**  
Scale 1:100

Final Drawing

Approval by Client \_\_\_\_\_  
Date \_\_\_\_\_

<p>37 WINTON ROAD   JOONDALUP WA 6027 PH (08) 9301 2122   FAX (08) 9300 2522</p>	CLIENT: <b>Antony Bell</b>	ADDRESS: PROPOSED ANCILLARY DWELLING AT: 7 Newark Place CONNOLLY WA 6027	<table border="1"> <tr> <th>No.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td>01</td> <td>Issue for Client approval/sign off</td> <td></td> </tr> </table>	No.	REVISION	DATE	01	Issue for Client approval/sign off		NORTH: 	DESIGNER: <b>Arash</b>	CONTRACT No: <b>8377</b>	TITLE: <b>Proposed Floor Plan</b>	REVISION: <b>01</b>
	No.	REVISION	DATE											
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				SCALE: 1:100 @ A3	DRAWING No: <b>A 02</b>		DATE: <b>23 OCT '23</b>							

PANEL SIZE	WIND CLASS <small>in accordance with AS4055-2008</small>	STANDARD PANELS SPAN LIMITATION:		
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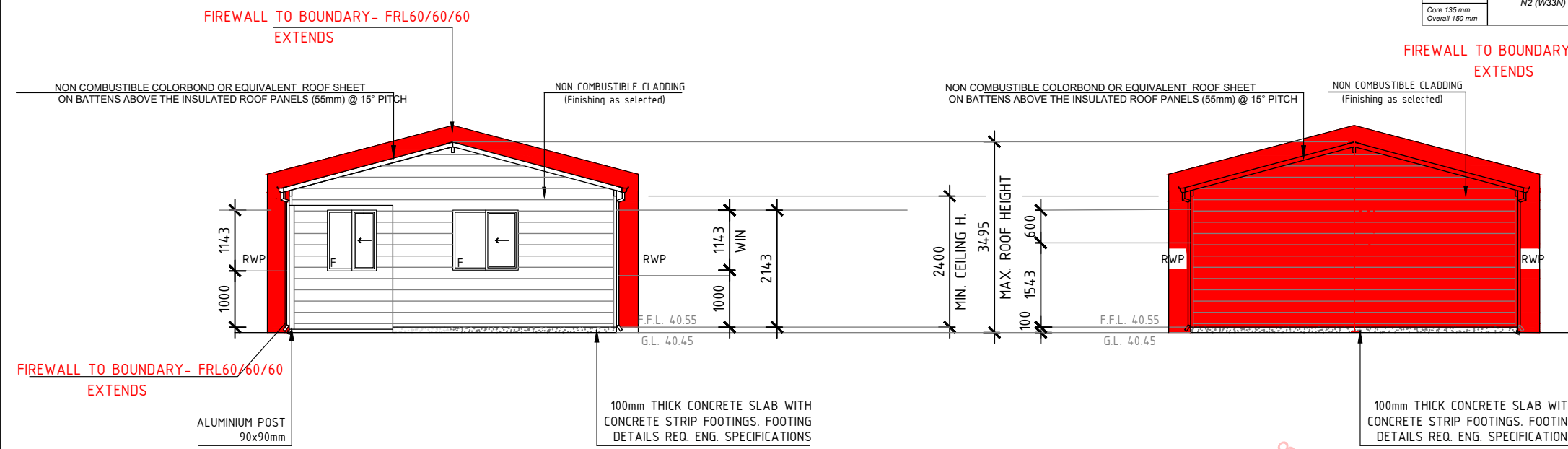
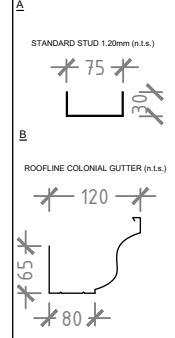
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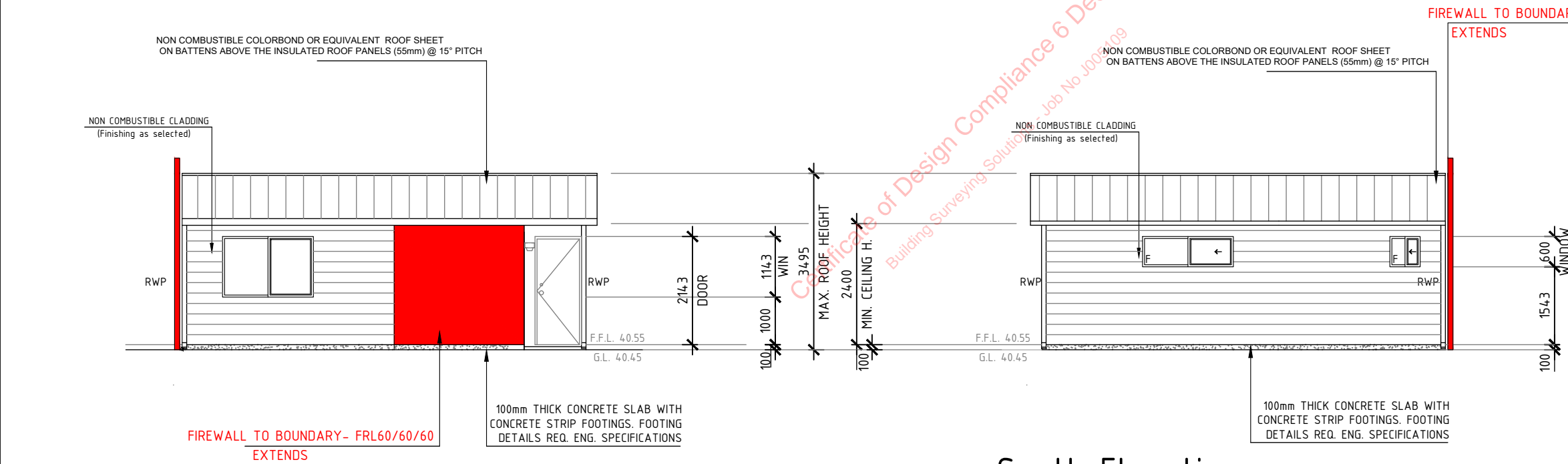


**West Elevation**

Scale 1:100

**East Elevation**

Scale 1:100



**North Elevation**

Scale 1:100

**South Elevation**

Scale 1:100

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-

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**Arash**

SCALE:  
1:100 @ A3

CONTRACT No:  
8377

DRAWING No:  
**A 04**

TITLE:  
**Proposed Elevations**

REVISION:  
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**BAL-29 TO AS3959-2018**  
**CONSTRUCTION NOTES:**

**ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES):**

- General
 

The following apply to all types of roofs and roofing systems:

  - roof tiles, roof sheets and roof-covering accessories are to be non-combustible.
  - the roof/wall junction is to be sealed to prevent openings greater than 3 mm, either by the use of fascia and eaves linings or by sealing between the top of wall and the underside of the roof and between the rafters at the line of the wall.
  - roof ventilation openings, such as gable and roof vents, are to be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
- Sheet roofs shall be fully sarked, except that foil-backed insulation blankets may be installed over the battens.
- Roof penetrations
 

the following apply to roof penetrations:

  - Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors, shall be adequately sealed at the roof to prevent gaps greater than 3 mm. The material used to seal the penetration shall be non-combustible.
  - Openings in vented roof lights, roof ventilators or vent pipes shall be fitted with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium. This requirement does not apply to the exhaust flues of heating or cooking devices with closed combustion chambers. In the case of gas appliance flues, ember guards shall not be fitted. NOTE: Gasfitters are required to provide a metal flue pipe above the roof and terminate with a certified gas flue cowf complying with AS 4566. Advice may be obtained from State gas technical regulators.
  - All overhead glazing shall be Grade A safety glass complying with AS 1288.
  - Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass minimum 4 mm thickness, shall be used in the outer pane of the IGU.
  - Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index no greater than 5.
  - Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
  - Vent pipes made from PVC are permitted.
- Eaves linings, fascias and gables
 

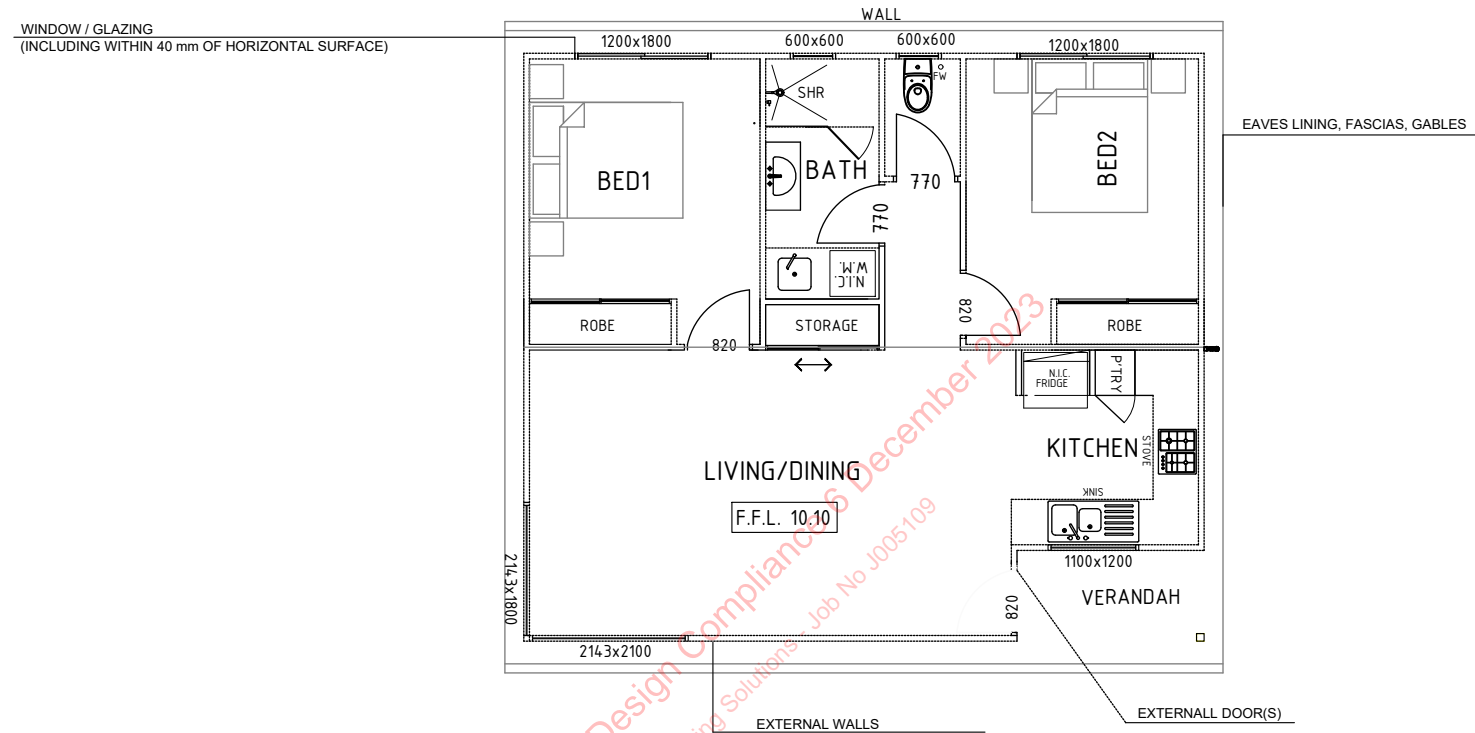
The following apply to eaves linings, fascias and gables:

  - Gables shall comply with the requirements for external walls above.
  - Eaves penetrations shall be protected the same as for roof penetrations.
  - Eaves ventilation openings greater than 3 mm shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium. Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.
- Gutters and down pipes
 

The Standard does not provide material requirements for

  - gutters, with the exception of box gutters; and
  - downpipes.

If installed, gutter and valley leaf guards shall be non-combustible. Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.



**BAL-29 TO AS3959-2018**  
**CONSTRUCTION NOTES:**

- SARKING:**  
Sarking, where used for bushfire protection shall be Non-combustible
- FLOORS:**  
Concrete Floor
- EXTERNAL WALLS:**
- 1) WALLS  
Cladding that is fixed externally to a steel-framed wall and is Non-combustible material
  - 2) JOINTS  
All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3 mm.
  - 3) Vents and weepholes  
Vents and Weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weepholes have an aperture less than 3 mm.
- EXTERNAL WINDOWS and DOORS:**
- 1) WINDOWS  
They shall comply with the following:
    - For window assemblies less than 400 mm from the ground or less than 400mm above decks, carport roofs, awning the similar elements or fitting having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame, window frames and window joinery shall be made from:
      - Bushfire-resisting timber (refer to the table at the end of this document)
      - A timber species as specified in Appendix E of the Standard
      - Metal
      - Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the frame and sash shall satisfy the design load, performance and structural strength of the member.
    - Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.
    - Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awning and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame, the glazing shall be Grade A safety glass minimum 5 mm thickness, or glass blocks with no restriction on glazing methods.
    - Where glazing is other than that specified in Item (iii) above, annealed glass may be used.
    - The openable portions of windows shall be screened internally or externally with screens that comply with Note 2 below.
  - 2) SCREENS  
Screening of the openable portions of all windows is required in BALs to prevent the entry of embers to the building when the window is open. Screening of the openable and fixed portions of some windows is required in some BALs to reduce the effects of radiant heat on some types of glass. If the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.
  - 3) DOORS  
Side-hung external doors (including French doors, panel fold and bi-fold doors)
    - Doors shall be non-combustible.
    - Sliding doors shall comply with the following:
      - Any glazing incorporated in sliding doors shall be Grade A safety glass complying with AS 1288.
      - Both the door frame supporting the sliding door and the framing surrounding any glazing shall be made from:
        - Bushfire-resisting timber (refer to the table at the end of this document)
        - A timber species as specified in Appendix E of the Standard
        - Metal
        - Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the frame and the sash shall satisfy the design load, performance and structural strength of the member.

**WATER AND GAS SUPPLY PIPES:**  
Above-ground, exposed water and gas supply pipes are to be metal.

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