

SITE ZONING	R40
TOTAL AREA OF LOT	267.76m <sup>2</sup>
50% COMMON LOT	38.29m <sup>2</sup>
AREA OF BUILDING	162.76m <sup>2</sup>
SITE COVERAGE	53.18%
ALLOWABLE COVERAGE	55.00%

#### SMOKE ALARM

SMOKE ALLARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONISATION TO BE HARDWIRED & INTERCONNECTED AS PER AS 3786:2014

#### BOUNDARY WALL

PHYSICAL TERMITE BARRIER TO BE PROVIDED TO BOUNDARY WALL

#### WC DOORS

WC & P'DER DOORS TO HAVE LIFT OF HINGES AND TO COMPLY WITH BCA PART 3.8.3.3

#### GLAZING

GLAZING TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS2047

#### GENERAL NOTES:

- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
- REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS
- NOTIFY DESIGNER IF ANY DISCREPANCIES OCCUR
- HEAD CONTRACTOR TO ENSURE THAT ALL WORK COMPLIES WITH CURRENT AUSTRALIAN BUILDING CODES AND RELEVANT AUSTRALIAN STANDARDS
- NUMBER AND POSITION OF DOWNPIPES APPROX ONLY AND TO BUILDERS DISCRETION

#### CONSTRUCTION NOTES:

- SUPPLY AND INSTALL TERMITE MANAGEMENT SYSTEM TO COMPLY BCA CLAUSE 3.1.3 AND WITH AS 3660.1-2014 AND MANUFACTURER'S SPECIFICATIONS
- ALL BRICKWORK (INCLUDING BRICK VENEER) SHALL BE IN ACCORDANCE WITH AS3700- MASONRY CODE
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684.
- UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION
- ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786.
- ELECTRICIAN TO SUPPLY AND INSTALL MECHANICAL VENTILATION TO REQUIRED WET AREAS IN ACCORDANCE WITH AS1668.2.
- ALL VENTS TO BE DUCTED TO OUTSIDE.
- ALL GAS FITTINGS AND OUTLETS TO BE IN ACCORDANCE WITH GAS STANDARD (GAS FITTINGS & CONSUMER GAS INSTALLATIONS) REGULATIONS 1999.

#### NOTES:

- MDF NOSING DENOTED ON WINDOWS 'N' ADJACENT.
- LONGREACH BRICKS OVER INTERNAL DOUBLE DOOR AND WINDOWS LONGER THAN 1.6M AND/OR LESS THAN 3c BRICKWORK.
- HARDWALL PLASTER INTERNALLY.
- PLASTERBEADS TO ALL EXTERNAL CORNERS.
- SHELF & RAIL TO ROBES @1800 AFL
- FINAL POSITION OF CEILING EXHAUST FANS AND RAINWATER PIPES (rwp) TO BE DETERMINED ON SITE TO SUIT ROOF FRAME MEMBERS.
- FLOOR WASTES AND PLUMBING OUTLETS ARE SHOWN DIAGRAMATICALLY AND MAY BE POSITIONED AT THE PLUMBERS AND/OR CONCRETORS DISCRETION.

#### NOTE:

1. wet areas and appliance details provided by owner (confirm fixtures with owner prior to pouring concrete slab).
2. brick build up around building. refer to engineers drawings for details.
3. verify all plumbing duct and a/c penetrations before pouring concrete suspended slab
4. provide minimum of R3.5 ceiling insulation to all ceilings including garage & store
5. provide 2 whirly bird roof ventilators in matching colour to roof material
6. mitre and weld t-bars at corner.
7. Tap wear, shower heads & cisterns to comply with NCC Appendix A WA Additions WA2.3 Acceptable Construction Practice.
8. Gas HWS to comply with NCC Part 3.12.5.6 Water Heater in a hot water supply system.
9. Kitchen rangehood to flumed to external air.
10. Exhaust fans to be flumed to external air.

REVISED  
10/11/2021

#### Stormwater

Soakwell location shown as a guide only & to be confirmed by contractor prior to commencement. Refer to floor plans for downpipe locations and ensure all downpipes are connected to soakwells

- 1500Ø x 1200 deep conc. soakwell with trafficable lid grate to be exposed
- 1500Ø x 1200 deep conc. soakwell

#### Stormwater Calculation

Impervious area 325.31m<sup>2</sup>  
Rate 0.0125  
Volume 325.31m<sup>2</sup> x 0.0125 = 4.066m<sup>3</sup>  
1500Ø x 1200 deep conc. soakwell = 2.10m<sup>3</sup>  
Total soakwell capacity 2 x 2.10m<sup>3</sup> = 4.20m<sup>3</sup>

#### Prelay

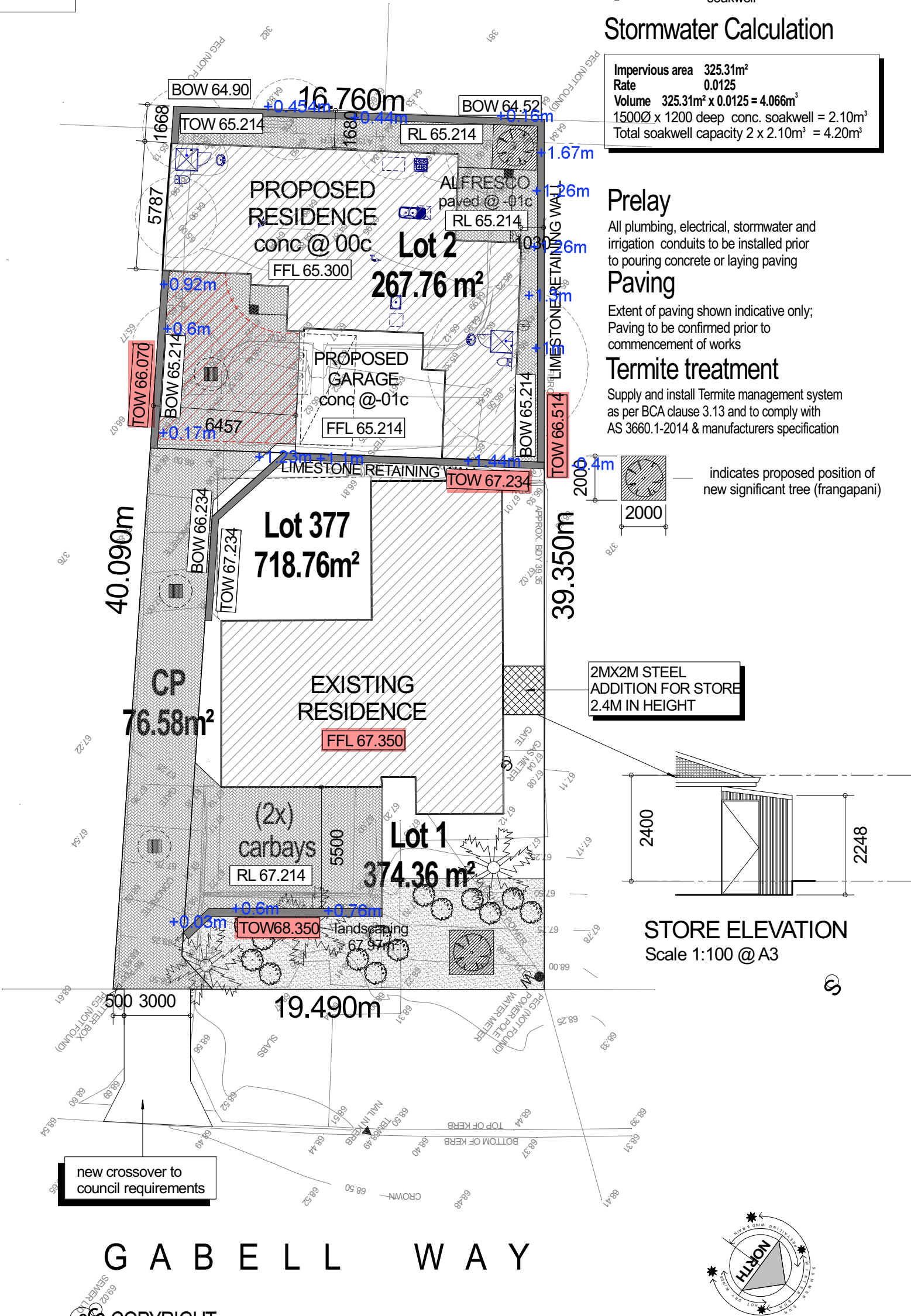
All plumbing, electrical, stormwater and irrigation conduits to be installed prior to pouring concrete or laying paving

#### Paving

Extent of paving shown indicative only; Paving to be confirmed prior to commencement of works

#### Termite treatment

Supply and install Termite management system as per BCA clause 3.13 and to comply with AS 3660.1-2014 & manufacturers specification



GABELL WAY

COPYRIGHT

THESE PLANS ARE THE PROPERTY OF THE DESIGNER & MAY NOT BE REPRODUCED OR MODIFIED IN WHOLE OR IN PART WITHOUT PERMISSION COPYRIGHT ACT 1968-1973



Site Plan  
Scale 1:200 @ A3

client  
**A M I N B A Q I R I**  
site  
Proposed Single Storey Residence  
Lot 377, Hn 65, Gabell Way,  
KOONDOOLA

DATE: 3/11/2021

BUILDING PERMIT

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DISCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS  
tizianoarmenti@bigpond.com

REV. DATE: DESCRIPTION:

JOB No.

21-1139

SHEET No.

A01 of 08

