

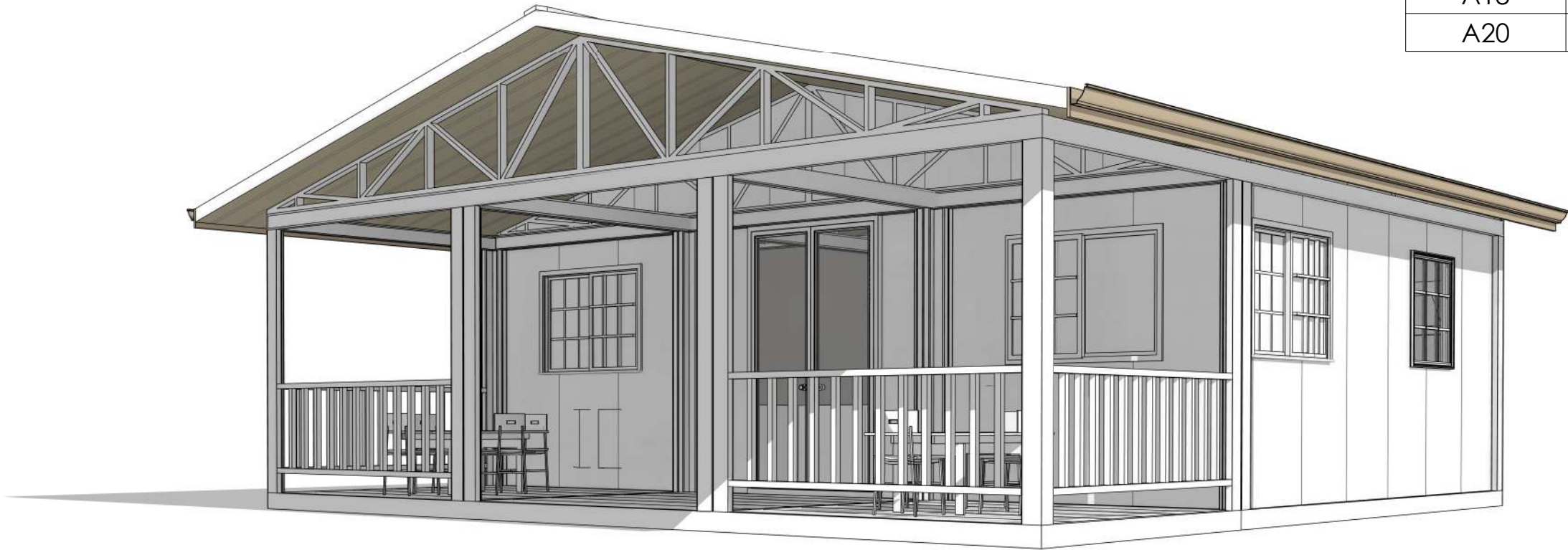
Appendix 3

Restaurant Building Drawings

Floor plans, elevations, roof plan and external materials schedule.

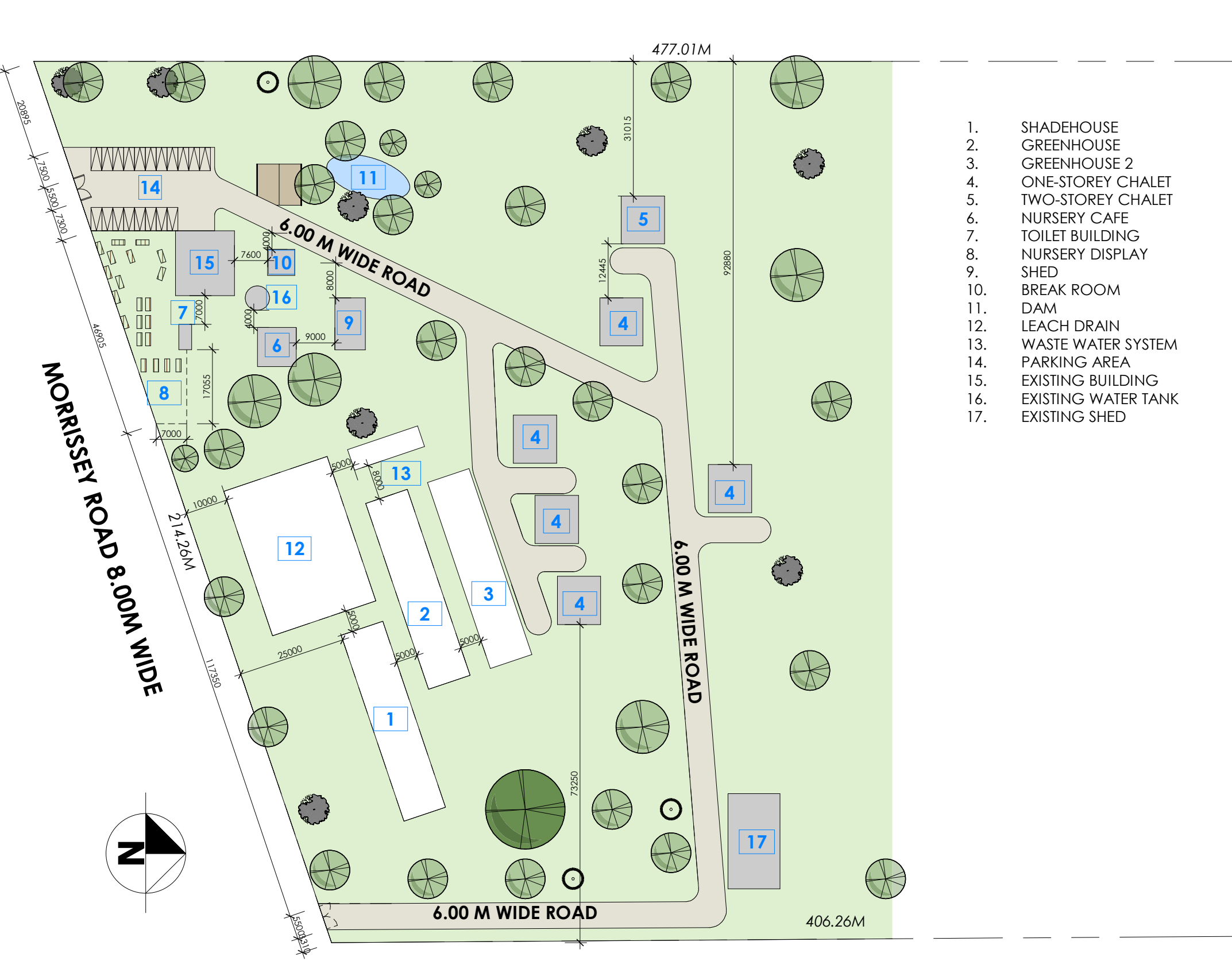
PROPOSED NEW DWELLING - RESTAURANT (CLASS 6 BUILDING)

No 5 Lot 1 Morrissey Road, Bullsbrook, WA , 6084



Sheet List	
Sheet No.	Sheet Name
A01	FRONT PAGE
A02	SITE PLAN - PROPOSED
A03	PROPOSED PLANS
A05	ROOF PLAN
A09	ELEVATIONS
A10	ELEVATIONS
A11	SECTION & DETAILS
A12	FOOTING LAYOUT
A13	FLOOR JOIST LAYOUT
A13.1	CONNECTION DETAILS
A18	DOOR/WINDOW SCHEDULE
A20	INTERNAL ELEVATIONS

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	COUNTRY: Australia				DATE:	SCALE:	
	AUTHORITY:				CHECKED BY:	APPROVED BY:	Sheet No. A01



- 1. SHADEHOUSE
- 2. GREENHOUSE
- 3. GREENHOUSE 2
- 4. ONE-STOREY CHALET
- 5. TWO-STOREY CHALET
- 6. NURSERY CAFE
- 7. TOILET BUILDING
- 8. NURSERY DISPLAY
- 9. SHED
- 10. BREAK ROOM
- 11. DAM
- 12. LEACH DRAIN
- 13. WASTE WATER SYSTEM
- 14. PARKING AREA
- 15. EXISTING BUILDING
- 16. EXISTING WATER TANK
- 17. EXISTING SHED

LEGEND

DP DOWNPIPE

4 EXT. TAP LOCATION

PROPOSED FENCE LINE

STORMWATER RUN TO LPOD

BUILDING ENVELOPE

LB LETTER BOX

RWT* RECYCLE WATER

POS

ASSET PROTECTION
BUILDER TO CONFIRM LOCATION OF ALL EXTERNAL ASSETS PRIOR TO COMMENCING CONSTRUCTION.
RELOCATION MAY BE REQUIRED.

BUILDER NOTES
BUILDER AND CONTRACTORS ARE TO CHECK AND VERIFY ALL PLANS AND DRAWINGS PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS MUST BE REPORTED TO THE RELEVANT BUILDING DESIGNER IMMEDIATELY PRIOR TO COMMENCING CONSTRUCTION.

BUILDER TO ENSURE NO PART OF CONSTRUCTION ENCROACHES TITLE BOUNDARIES OR EASEMENT.

NOTE: MECHANICAL EXHAUST MUST NOT EXHAUST INTO ROOF SPACE (NEW REQUIREMENT AS CLARIFIED UNDER AMENDMENT 1) AND MUST BE DISCHARGED EXTERNALLY.

SOIL NOTES
SITE CLASSIFICATION - xxx
SOIL REPORT NUMBER - xxxx
DATE - xxxx

AREA ANALYSIS		
Floor Level	Area	SQM
GROUND FLOOR	LIVING	53.8 m²
GROUND FLOOR	PATIO	27.1 m²
Grand total		80.8 m²

1 01 SITE PLAN - PROPOSED
1 : 1000

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GENERAL NOTES & BAL - 29 REQUIREMENTS

Break room – Class 5 building

General specification

- All works must comply with NCC Volume 1 (Class 5).
- Building is located in a bushfire prone area – BAL-29, construction must comply with AS 3959.
- Primary construction must be non-combustible.
- All dimensions must be verified on site prior to construction.
- Any discrepancies must be reported before work proceeds.
- All materials must be installed in accordance with manufacturer requirements and relevant Australian Standards.

Wet area (bathroom):

- Floor finish: ceramic/porcelain tiles.
- Falls to floor waste must be formed in a bonded sand/cement screed over MgO flooring.
- Screed and waterproofing must comply with AS 3740.
- Waterproof membrane must lap under the floor waste flange and up walls to minimum heights as required.
- Floor waste gully must be installed beneath the structure and connected to the drainage system in accordance with AS/NZS 3500.

External walls

- 75 mm rockwool core sandwich panels, non-combustible construction.
- All joints must be sealed weather-tight in accordance with NCC Part F1.
- Any external gaps greater than 3 mm must be sealed using bushfire-rated seals or non- combustible ember guards.
- Maintain non-combustible junctions between walls, roof and floor systems.

Services and penetrations

- Electrical installation must comply with AS/NZS 3000.
- Plumbing installation must comply with AS/NZS 3500.
- All penetrations must be sealed using approved fire-rated systems.
- No external gaps or openings greater than 3 mm are permitted.

Structural engineering

- Wind classification: Region A – Terrain Category 2 – N2.
- Structural fixings, tie-downs, uplift resistance and floor support system (container sub-frame) must be certified by a WA structural engineer.
- Builder must ensure structural stability throughout construction.

Energy efficiency

- Climate zone: Zone 5 — Bullsbrook.
- External wall system thermal resistance: approx. R2.0 – R2.3.
- Roof system thermal resistance: approx. R4.8.
- Condensation management must comply with NCC Volume 1 F6.

AREA ANALYSIS

Floor Level	Area	SQM
GROUND FLOOR	LIVING	53.8 m²
GROUND FLOOR	PATIO	27.1 m²

Grand total 80.8 m²

LEGEND

- AJ

ARTICULATION JOINTS
- SD

HARD WIRED SMOKE ALARM WITH BATTERY BACK - UP TO AS3786-2014. ALL SMOKE ALARMS WITHIN DWELLING TO BE INTER CONNECTED TO EACH OTHER
- DP

DOWN PIPE CONNECTED TO LPOD VIA 90MM DIA' UPVC PIPE AS PER LOCAL AUTHORITIES REQUIREMENTS
- M/A

MANHOLE TO CEILING ACCESS (LOCATION MAY VARY SLIGHTLY)
- OHC

OVERHEAD CABINET
- OBS.

OBSCURED GLAZING
- B/H

BULKHEAD OVER OPENING
- MB

METER BOX
- GAS

GAS
- NBN

NBN CONNECTION BOX

1

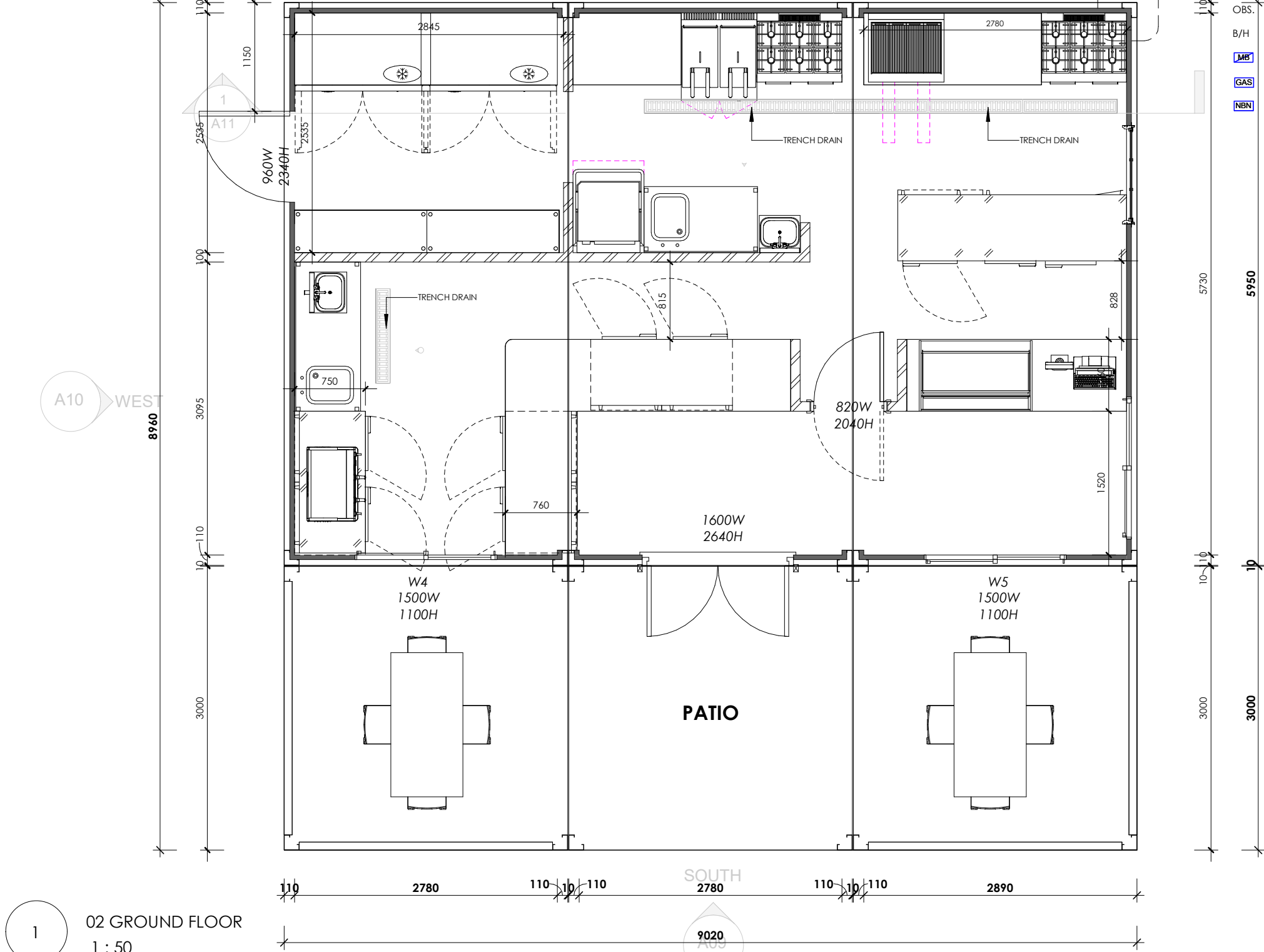
02 GROUND FLOOR

1

50

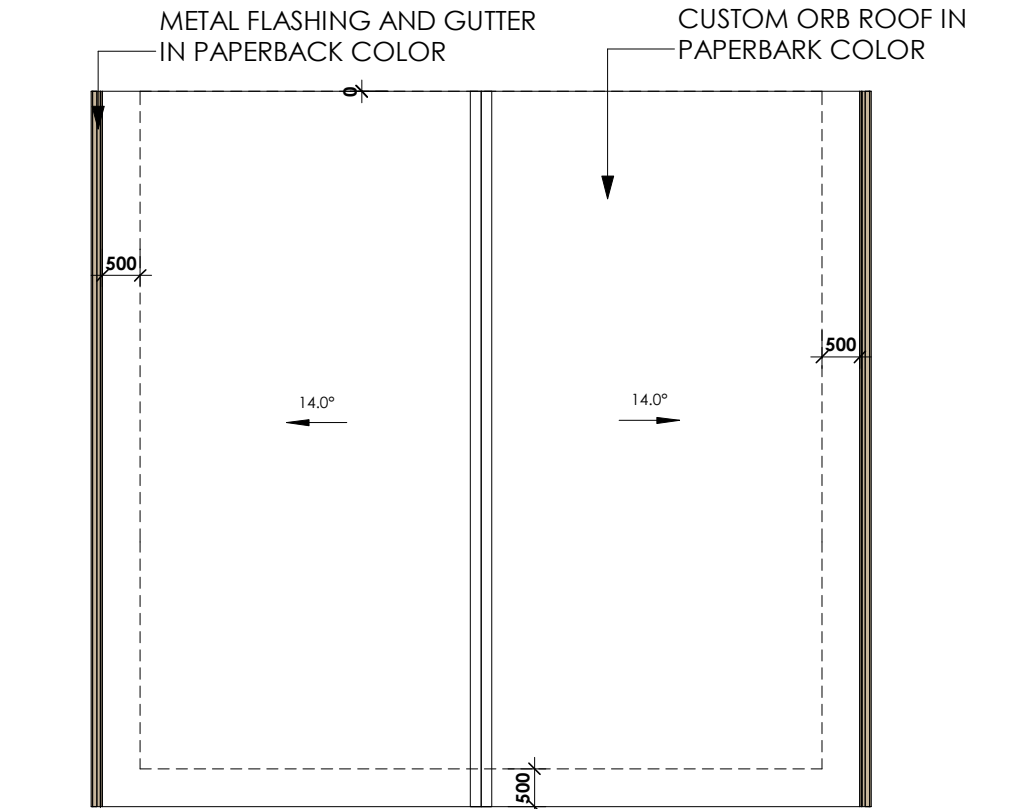
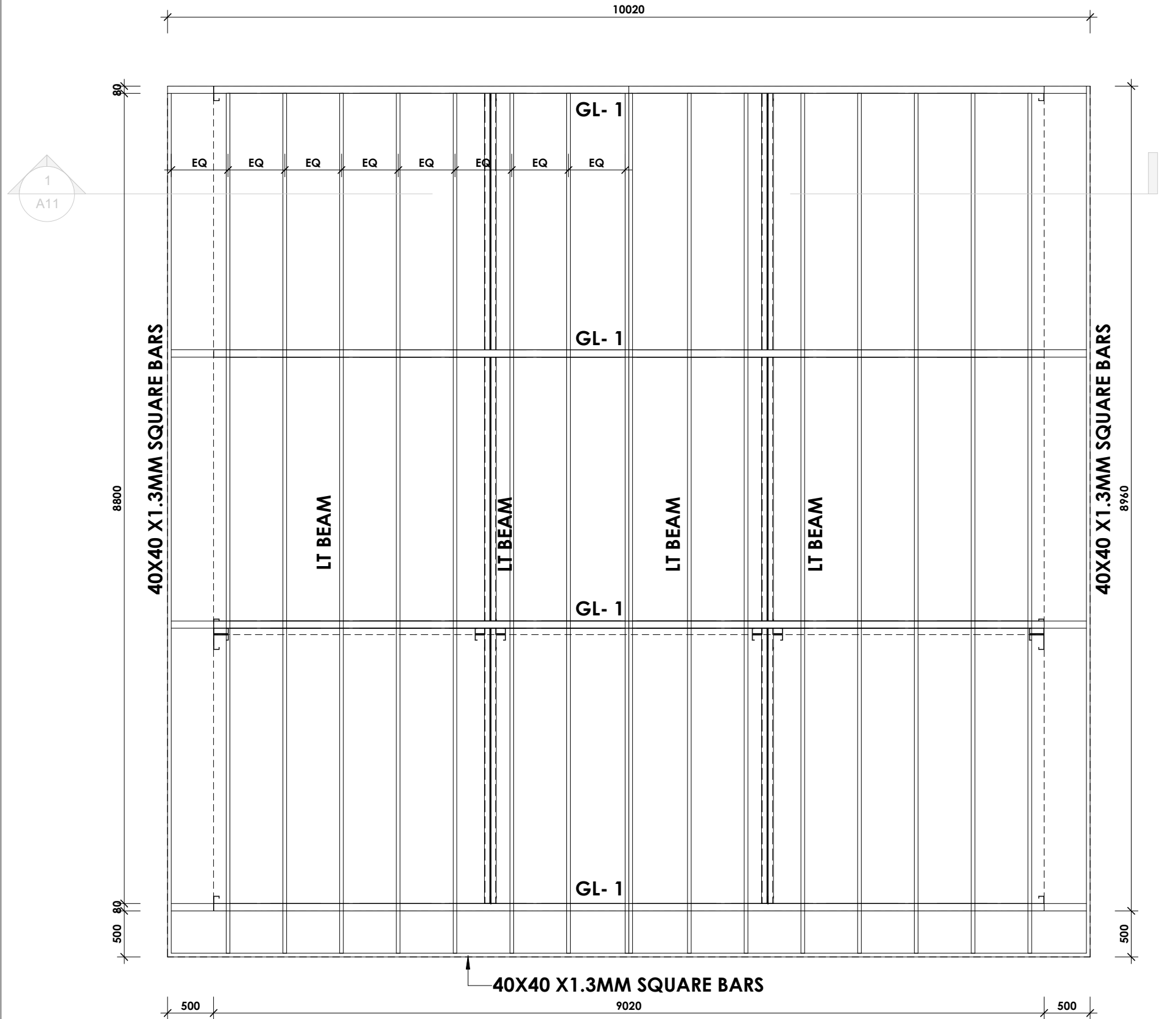
- NOTES
- PROVIDE LIFT-OFF HINGES TO ALL SWING DOORS IN SANITARY COMPARTMENTS AS PER BCA.
 - ALL WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND USE MUST COMPLY WITH AS4654; PARTS 1 & 2.
 - PROVIDE GRADE 'A' SAFETY GLAZING TO ALL BATHROOMS AND TOILETS AS PER BCA 3.6.4.5.
 - ALL WET AREA TO COMPLY WITH AS3740 AND PART 3.8.1 OF THE NCC VOLUME 2
 - ALL EXHAUST/MECHANICAL VENTILATION DUCTED TO EXTERNAL AIR.
 - HARD WIRED SMOKE ALARM WITH BATTERY BACK-UP TO COMPLY WITH AS3786-2014. ALL SMOKE ALARMS WITHIN DWELLING TO BE INTER CONNECTED TO EACH OTHER.
 - ROOF LAYOUT DESIGN SHOWN IS FOR GUIDE PURPOSES ONLY SEE THE ROOF MANUFACTURES DRAWINGS FOR EXACT DESIGN.
 - CONCRETE / BUILDER TO CHECK DIMENSIONS BEFORE COMMENCING ON SITE.

ALL INTERNAL JOINERY TO BE 2100MM



02 GROUND FLOOR
1 : 50

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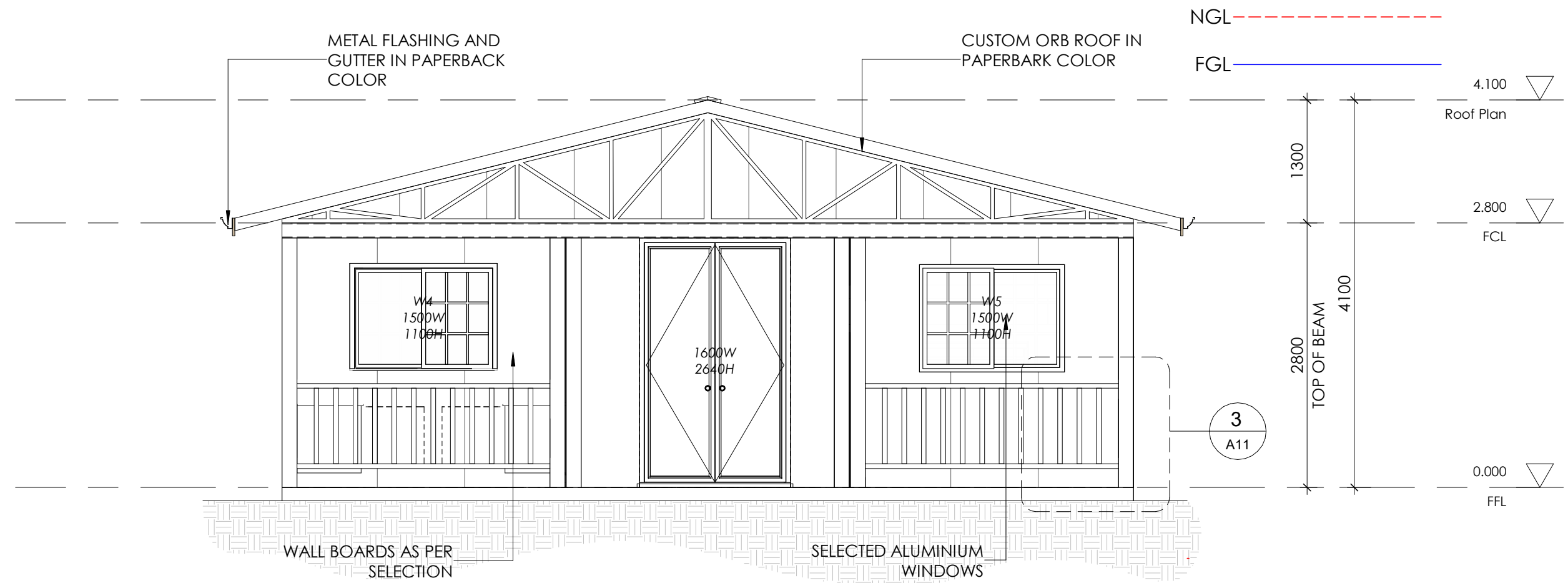
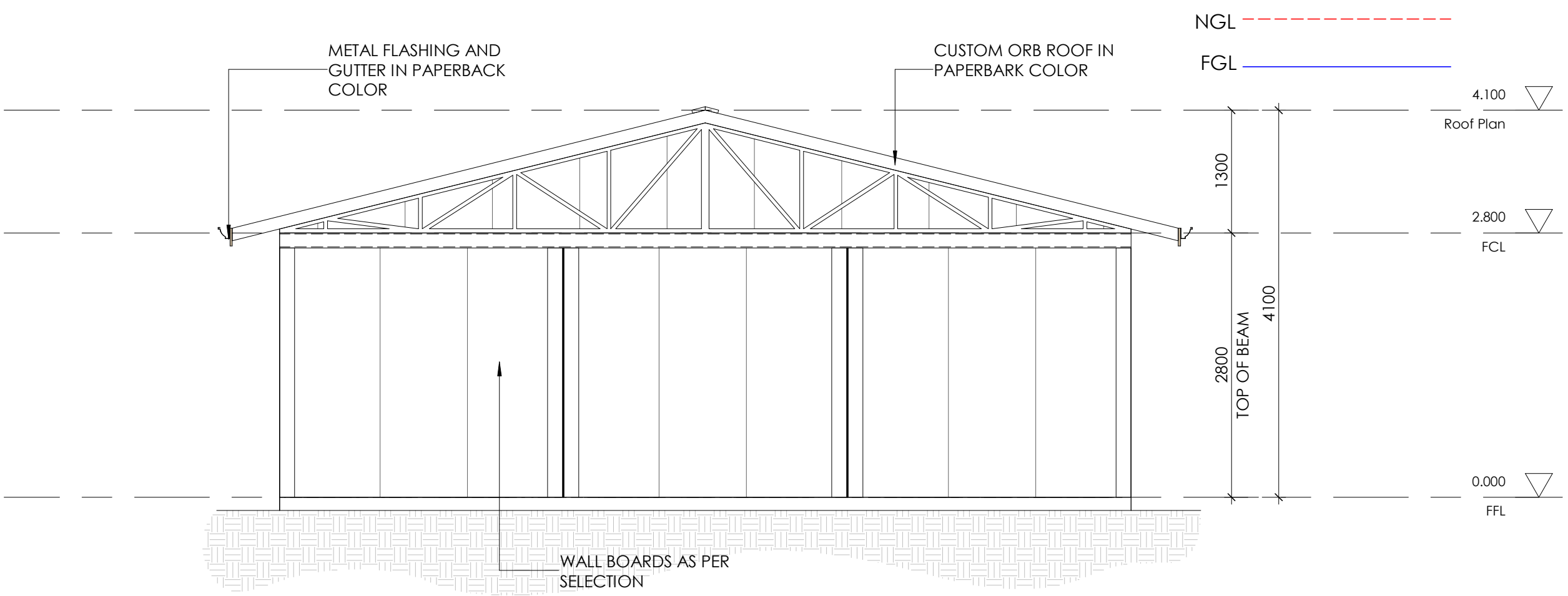
04 ROOF PLAN
1 : 100

- ROOF SYSTEM NOTES**
- Roof sheeting must be non-combustible metal roofing.
 - Thermocon non-combustible building blanket to be installed directly beneath metal roof sheeting for thermal and bushfire protection performance.
 - Roof blanket must be installed continuously and tightly fitted at all edges, penetrations and roof- wall junctions to prevent ember entry in accordance with AS 3959 BAL-29.
 - All roof ventilation openings must be fitted with non-combustible ember guards with maximum 2 mm aperture.

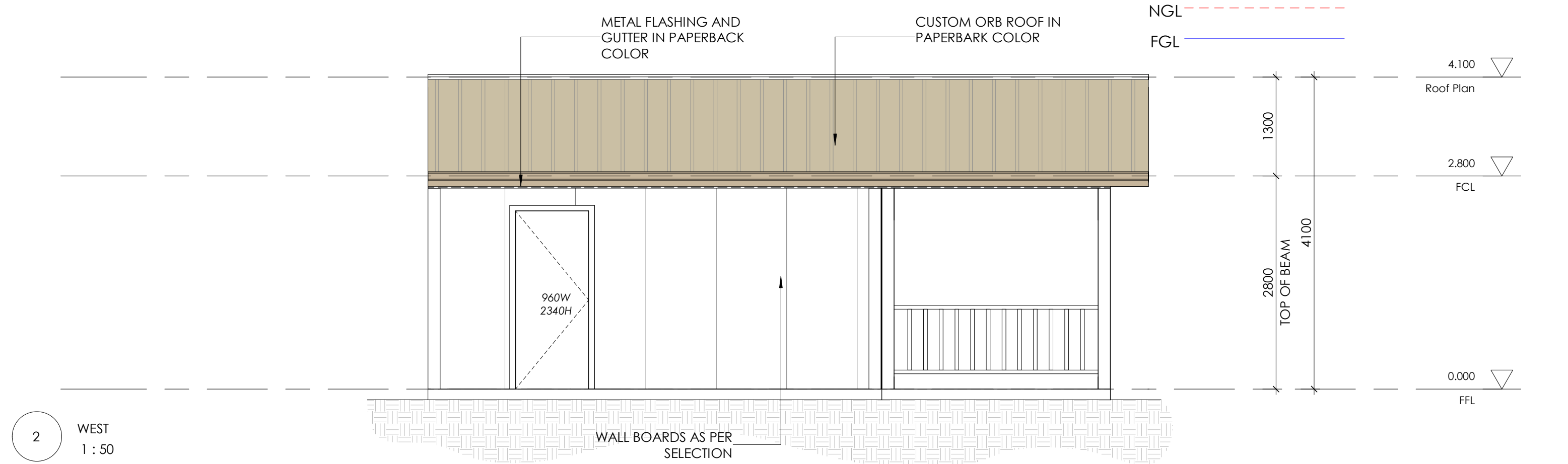
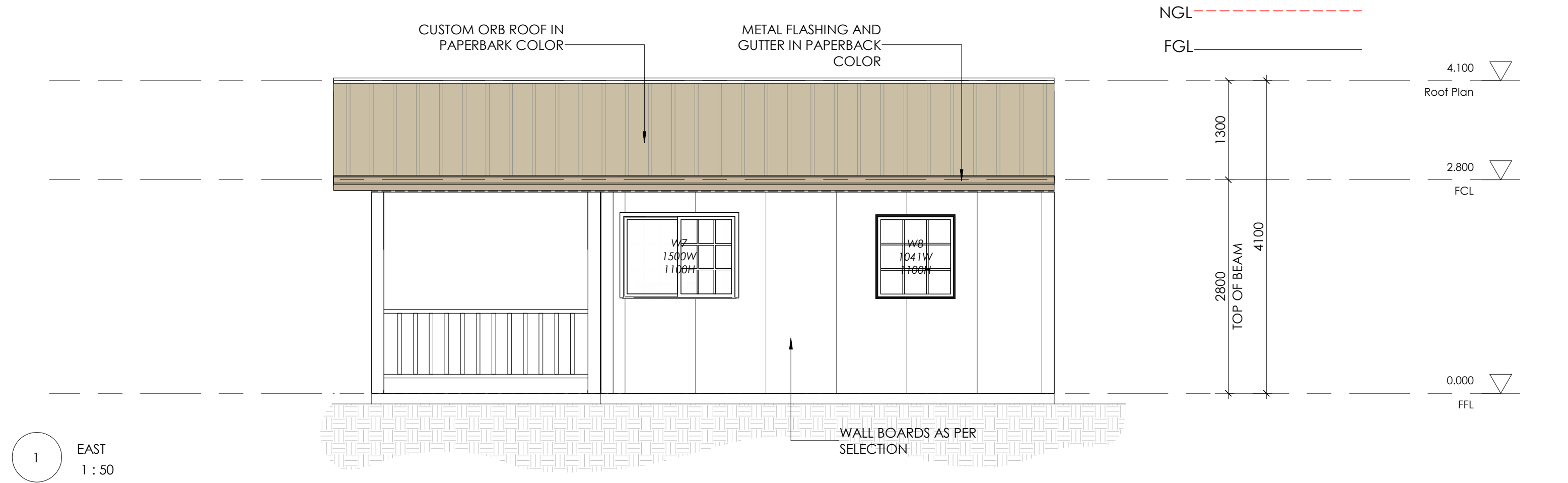
2 ROOF FRAMING PLAN
1 : 50

GL -1	- 8 PIECES
LT BEAM	- 54 PIECES WITH TWO DRILL HOLES AT EACH ENDS
40 X 40 X1.3MM SQUARE BARS	- 3 PIECES
4 ANGLE STEEL	- 2 PIECES

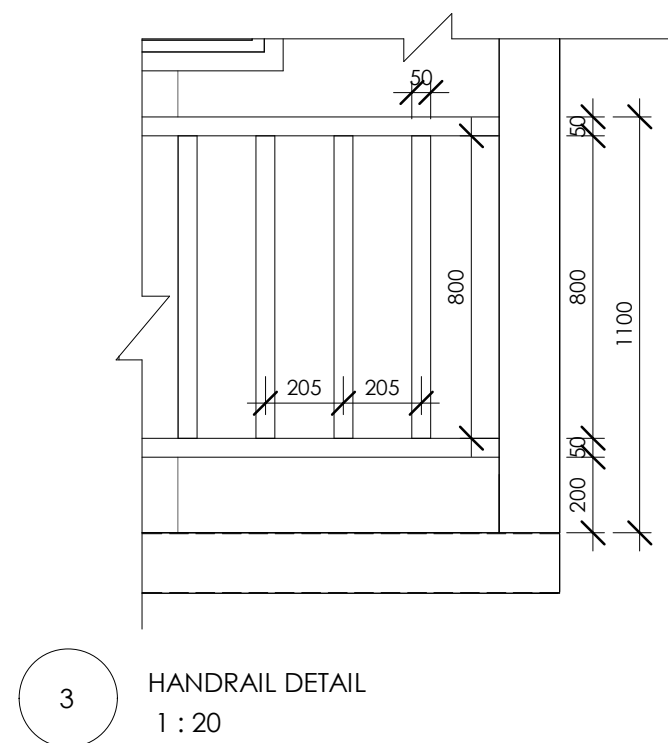
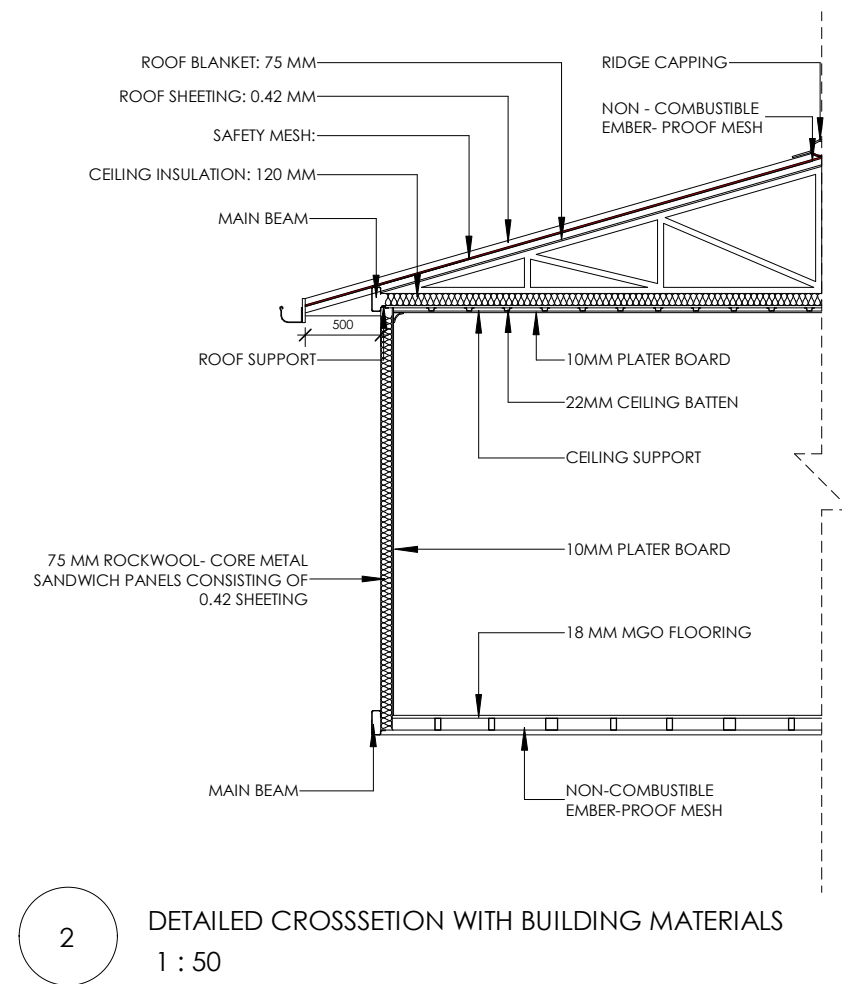
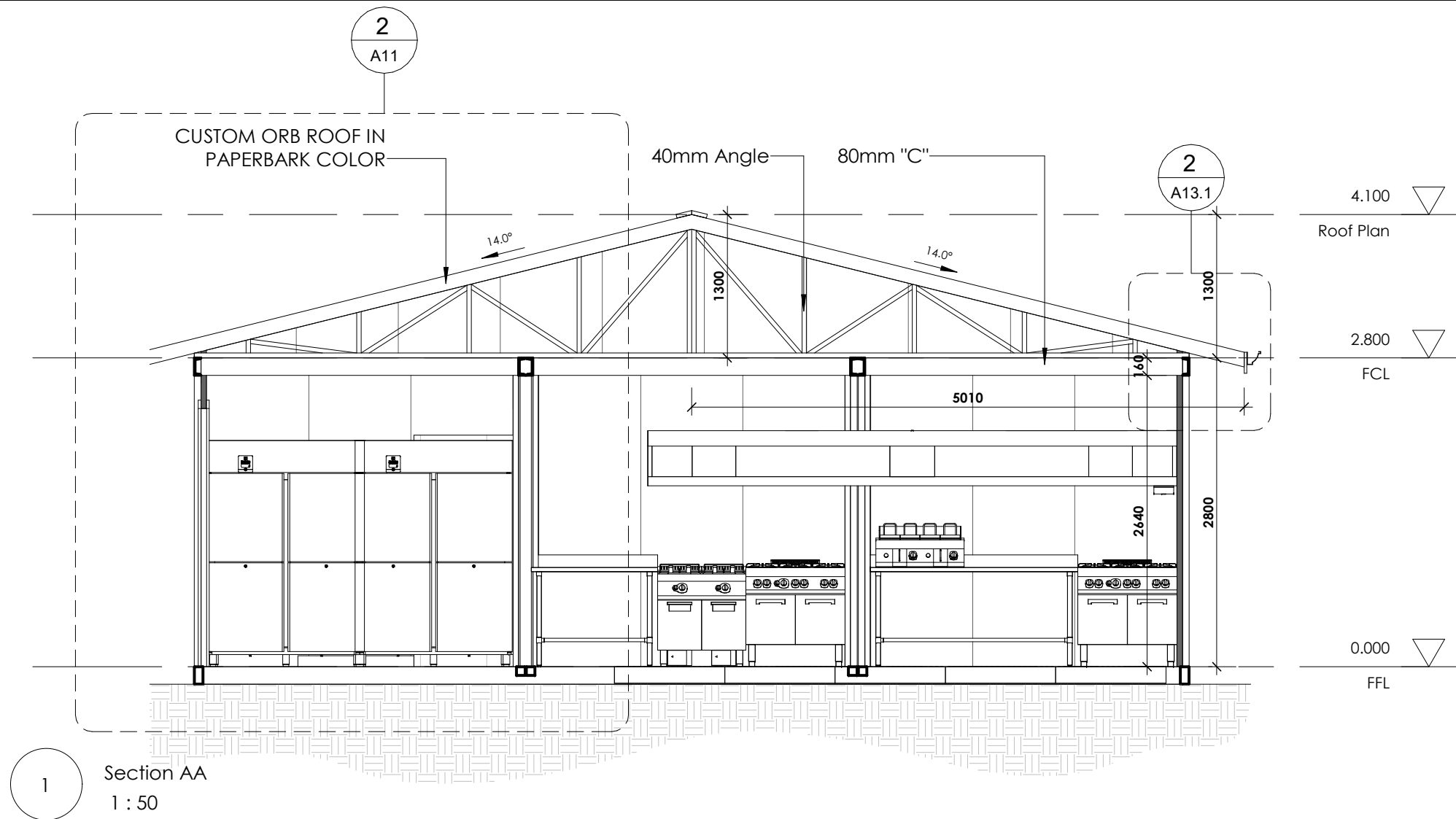
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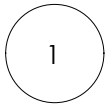
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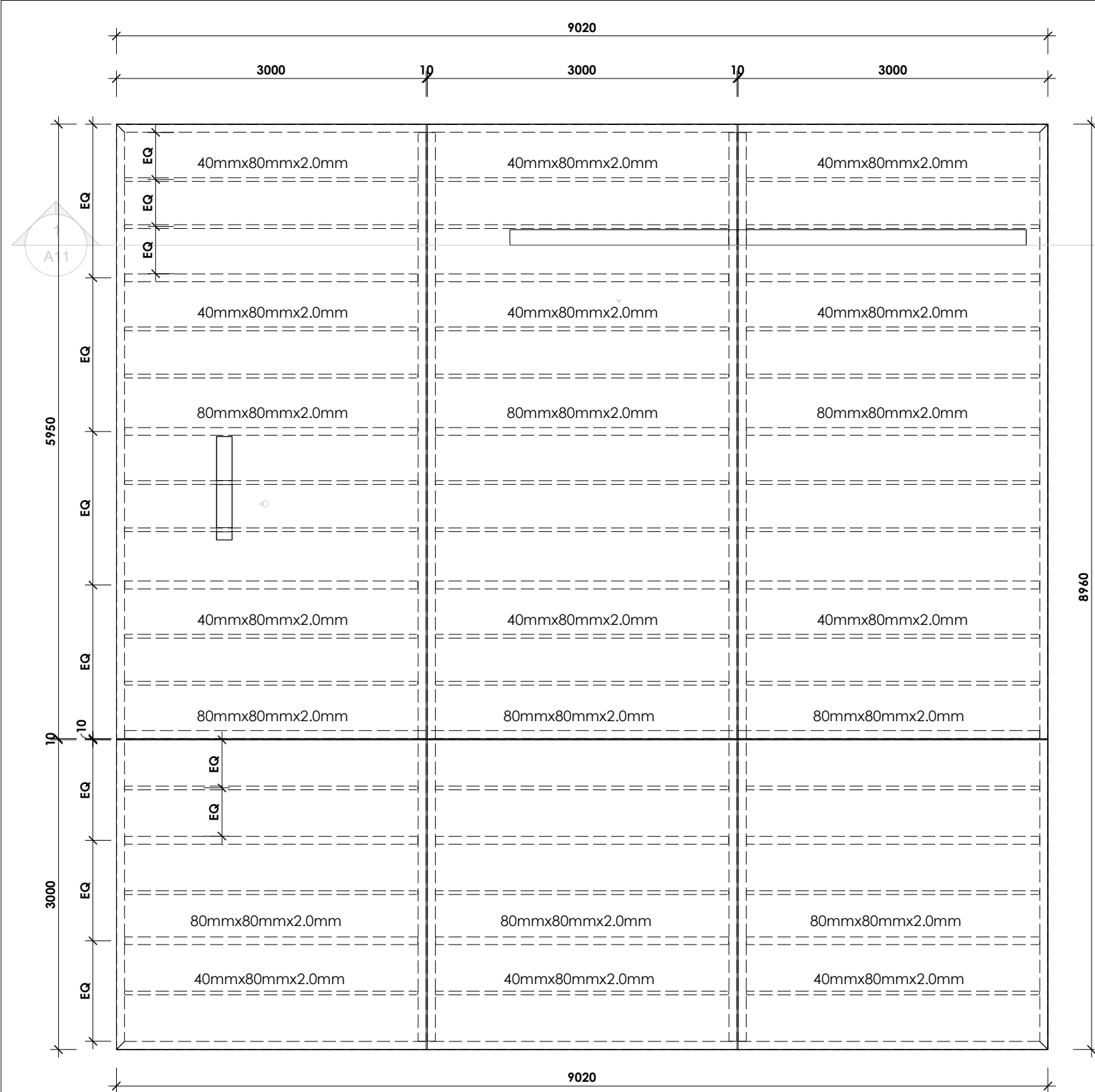


FOOTING LAYOUT
1 : 50

STRUCTURAL LEGEND-

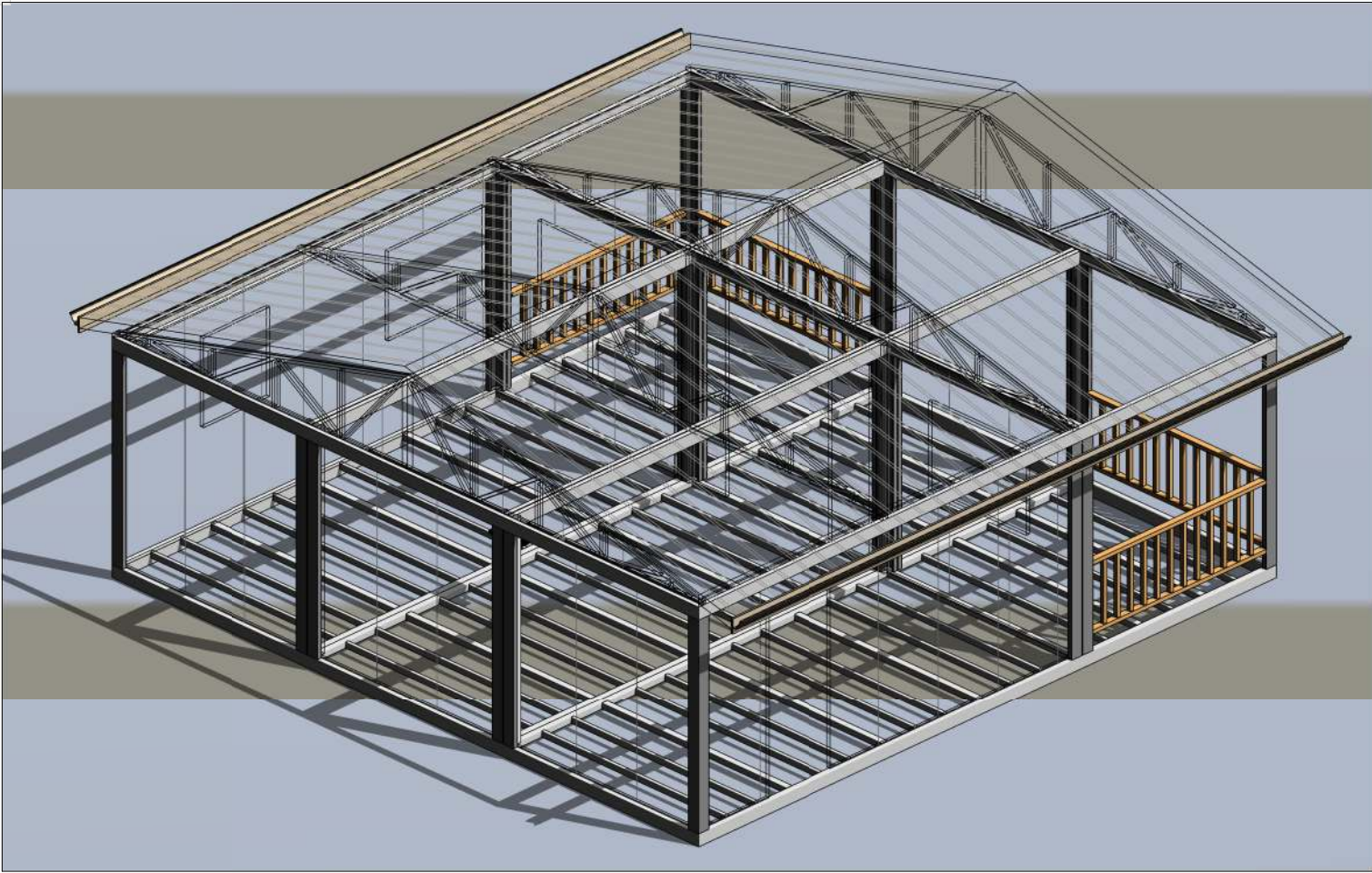
NOTE: REFER TO SHOP DRAWING AND
SPECIFICATIONS FOR BUILDING BASE FRAME DETAILS

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FLOORING CONFIGURATION.

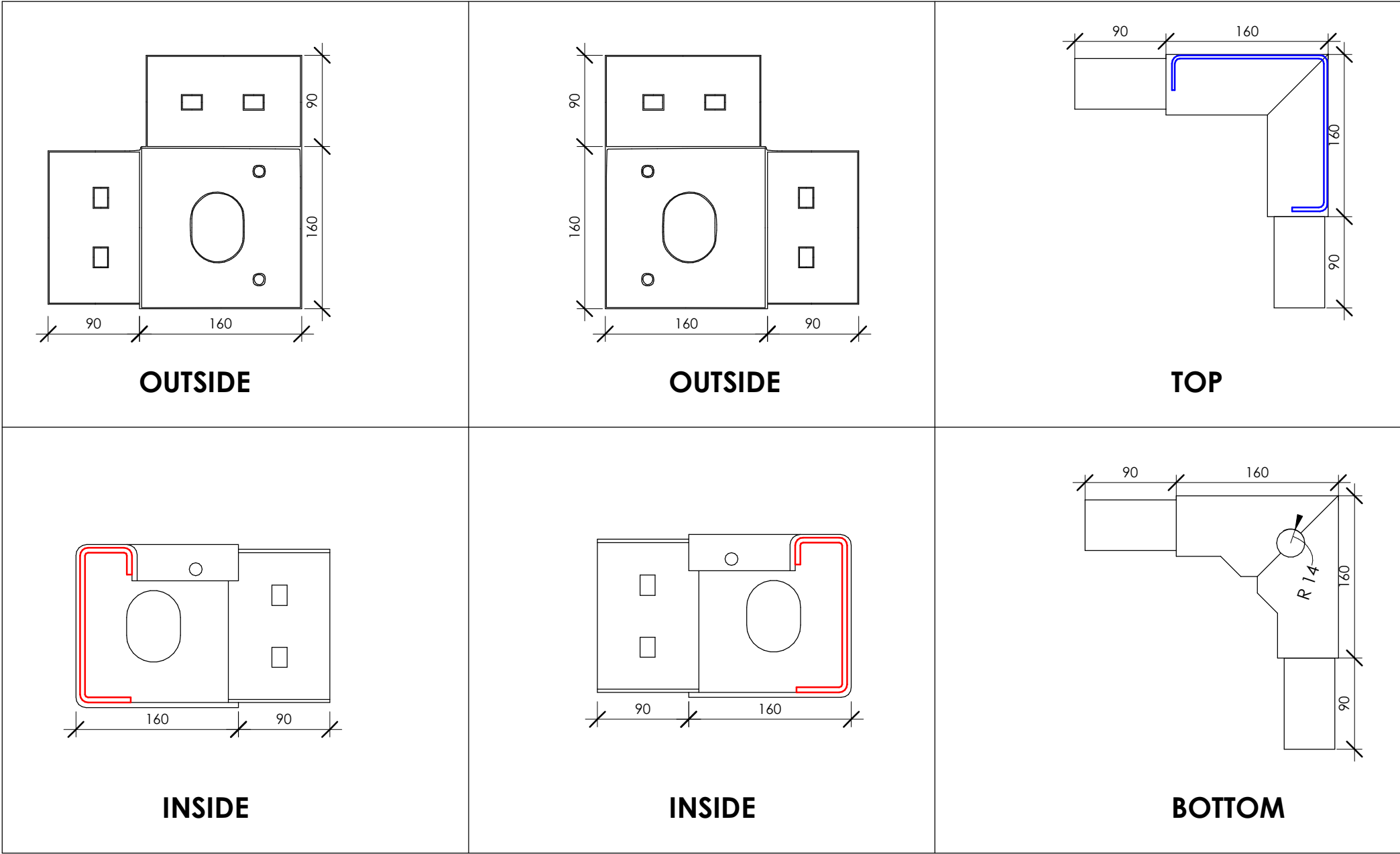
- 80MMX80MMX2.0MM, 2.99M 20 PIECES TOTAL
- 40MMX80MMX2.0MM, 2.75M 33 PIECES TOTAL



FLOOR SYSTEM NOTES

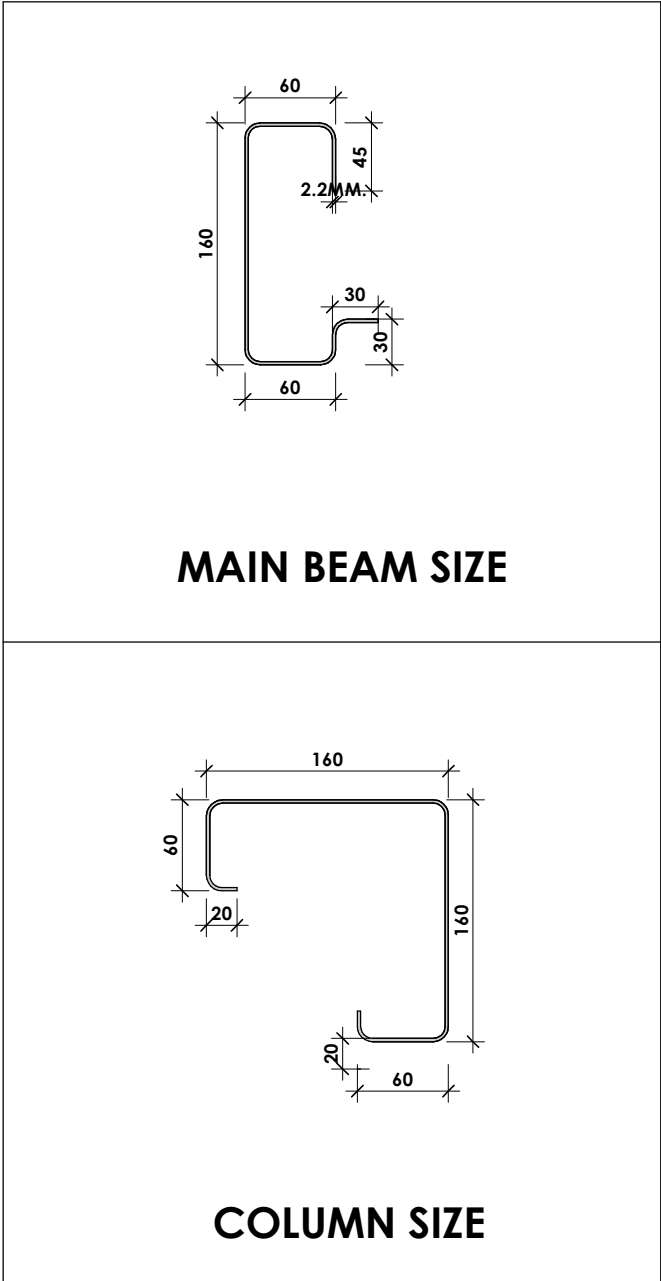
- Floor sheeting: 18 mm MgO board installed to manufacturer specification.
- Insulation: 75 mm rockwool batts (approx. R2.0) installed between steel joists.
- Ember protection: non-combustible metal ember mesh fixed under joists to support insulation and prevent ember intrusion in accordance with AS 3959 – BAL-29.

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1

FITTING CORNER DETAILS 4MM
1 : 5



2

SECTION DIMENSIONS OF MAIN BEAM AND COLUMN
1 : 5

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Window Schedule							
MARK	WIDTH	HEIGHT	LEVEL	HEAD HEIGHT	TYPE	MATERIAL	OBSCURED
4	1500	1100	FFL	2340			
5	1500	1100	FFL	2340			
7	1500	1100	FFL	2340			
8	1041	1100	FFL	2340	Fixed Double-Hung Window	Double-Hung	

Door Schedule				
Mark	Width	Height	Level	Type
1	1600	2640	FFL	
5	960	2340	FFL	Hinge
6	820	2040	FFL	Internal Single

CONSTRUCTION NOTES:-

Windows – BAL-29

- Minimum 5 mm toughened safety glass.
- Frames must be metal or metal-reinforced (aluminium acceptable).
- Openable portions must be screened with steel/bronze/aluminium mesh with maximum 2 mm aperture.
- All perimeter gaps must be 3 mm or less or sealed using approved bushfire-resistant seals.
- Glazing within 400 mm of ground, deck or roof must be protected in accordance with BAL-29.
- No plastic or fibreglass mesh permitted.

Doors – BAL-29

- External doors must be non-combustible or solid timber 35 mm minimum thickness for the bottom 400 mm.
- Door frames must be metal (steel or aluminium) or bushfire-resisting timber.
- All external doors must be fitted with metal mesh screening with maximum 2 mm aperture.
- Weather seals must be installed to all sides, including the base, to ensure no gaps greater than 3 mm.
- Sliding doors must have metal frames and minimum 5 mm toughened glass.

-WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATION AND ENERGY RATING REPORT.
-DO NOT SCALE WINDOWS. REFER TO WINDOW AND DOOR SCHEDULE.
-ALL WINDOWS HEAD HEIGHTS ARE AS NOTED ON ELEVATIONS.
-BUILDER TO CONFIRM WINDOW SIZES WITH WINDOW MANUFACTURER PRIOR TO ORDERING AND INSTALLATION.

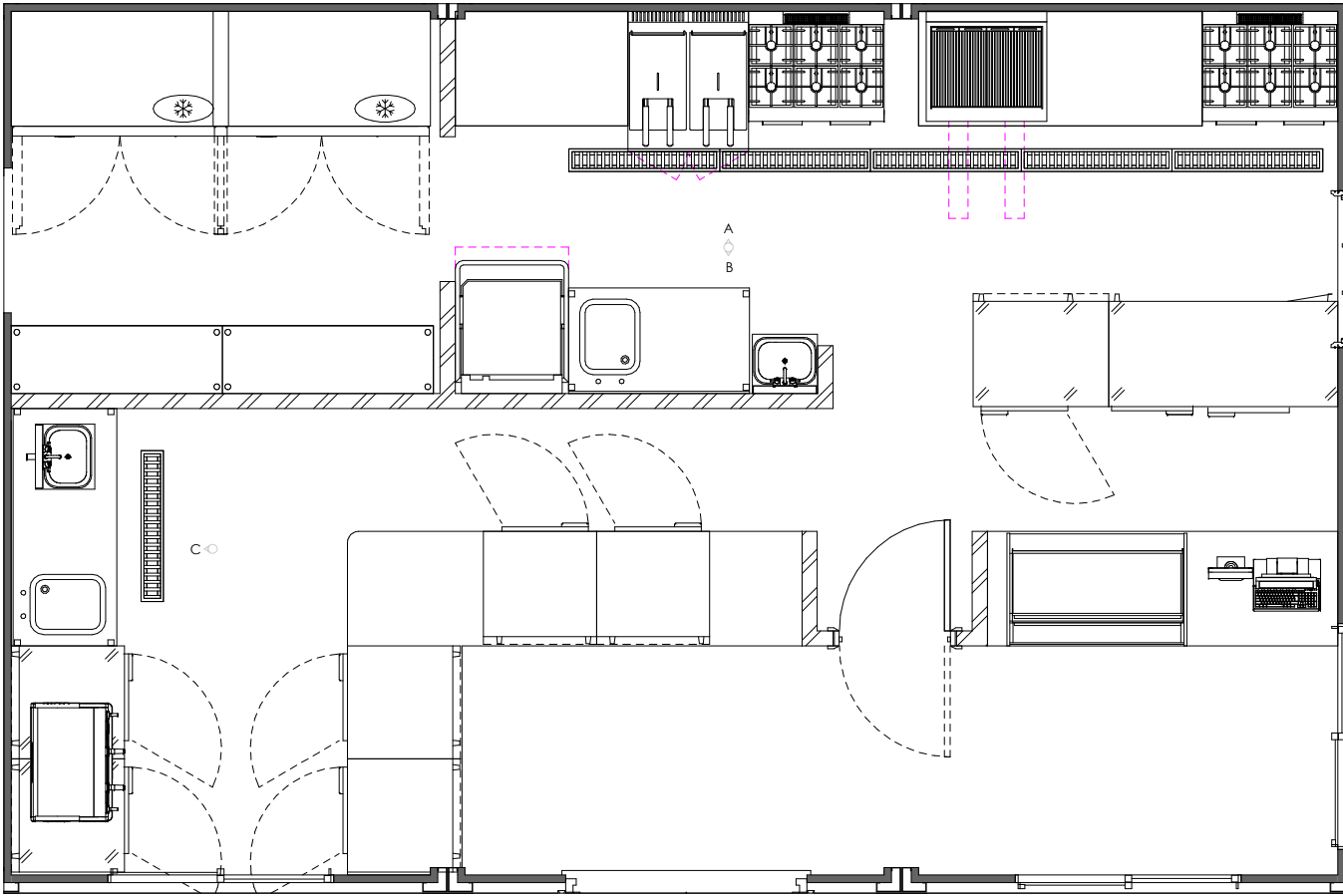
FLASHING NOTE:

- FLASHING TO BE PROVIDED ON THE TOP AND BOTTOM OF ALL OPENINGS.

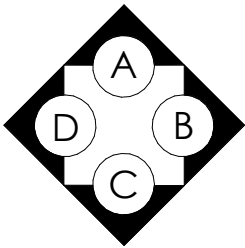
WINDOW NOTE:

- PROVIDE KEYED LOCKS AND FLYSCREENS TO ALL OPENABLE WINDOWS.
- PROVIDE ROLLER BLINDS THROUGHOUT.

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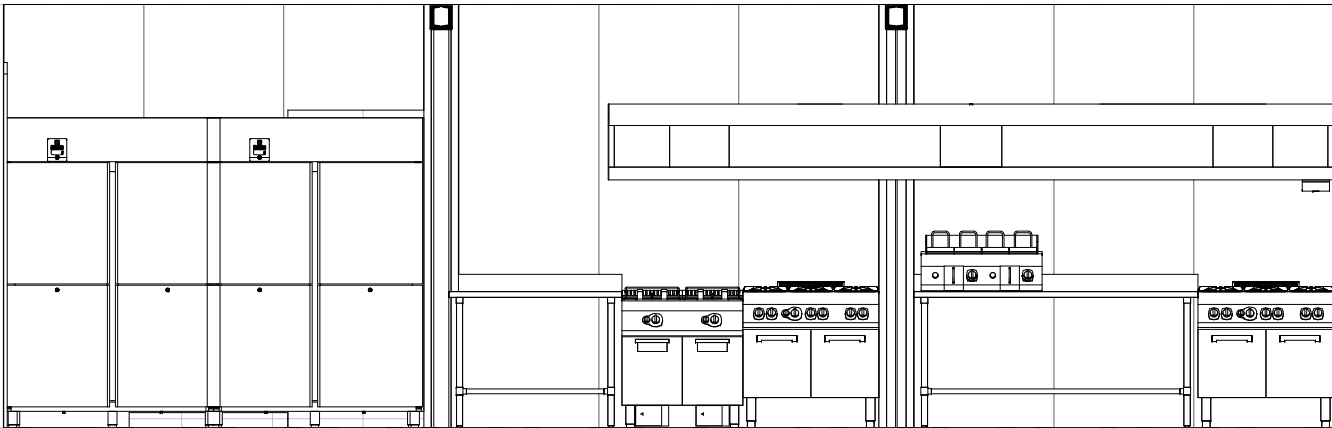


1 KITCHEN INTERNALS
1 : 50

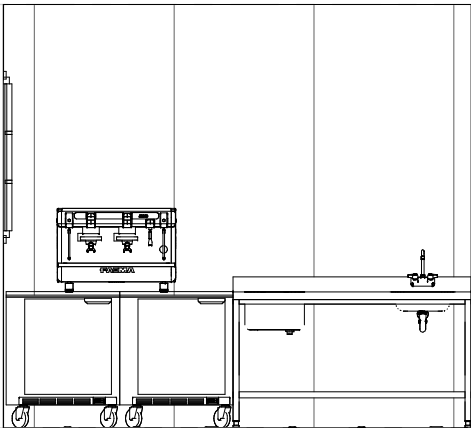


NOTES & COMMENTS BY BUILDER

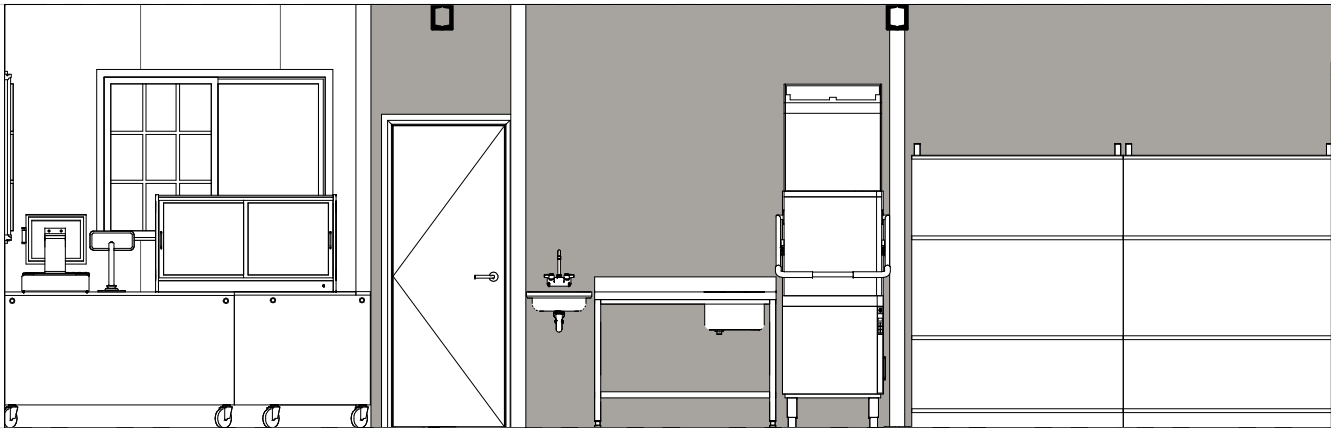
- NOTES:**
- LAMINATE BENCHTOPS TO KITCHEN, W.C, BATHROOM & ENSUITE.
 - 150MM SKIRTING TILES TO WET AREAS, INCL. W.C WALLS U.N.O.
 - ALL INTERNAL DIMENSIONS & ELEVATIONS DRAWN TO STUD AND MAY VARY ON SITE. CONTRACTORS TO VERIFY DIMENSIONS PRIOR TO COMMENCING ANY WORK.
 - ALL TILING HEIGHTS SUBJECT TO TILE SELECTION, TO BE CONFIRMED ON SITE.
 - DESIGN AND THE POSITION OF DOOR & DRAWER HANDLES IS INDICATIVE ONLY & USED TO REPRESENT HINGE-SIDE DOORS.



KITCHEN-A



KITCHEN-C



KITCHEN-B

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