

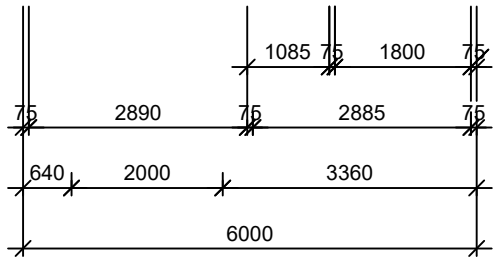
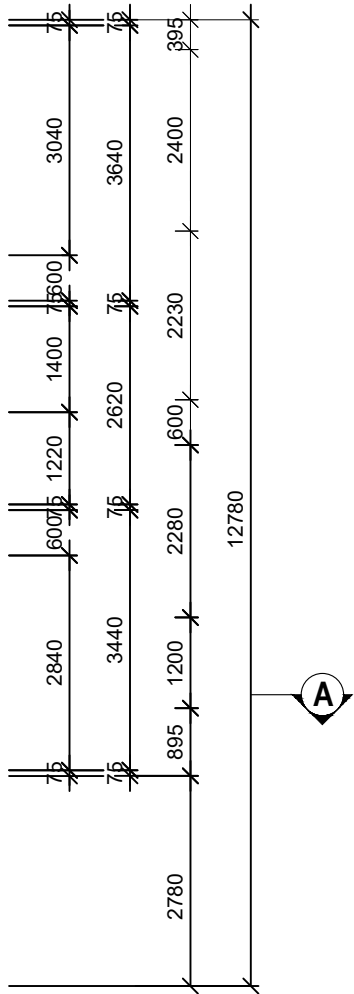
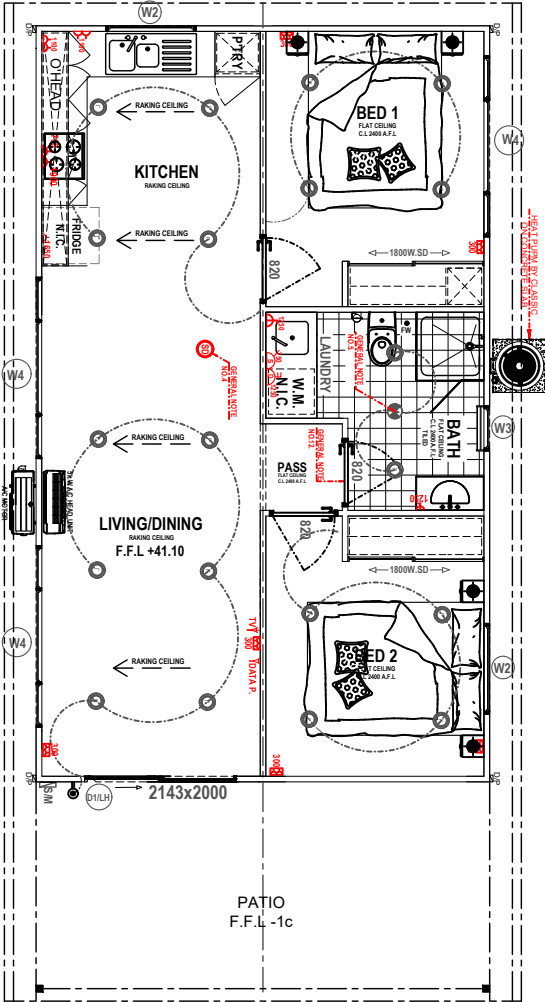
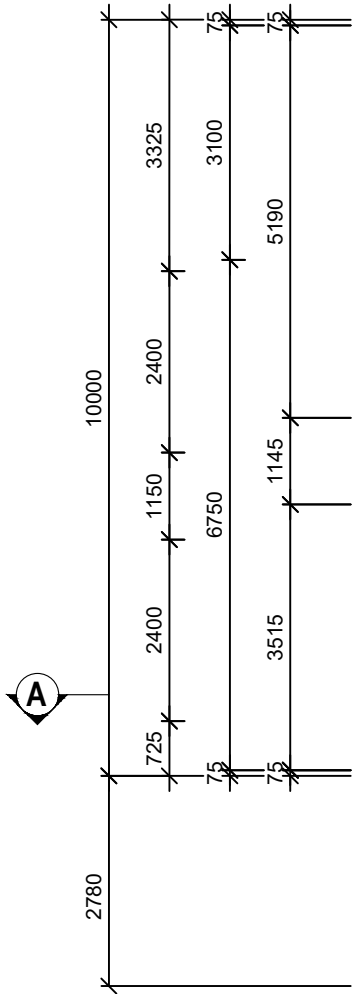
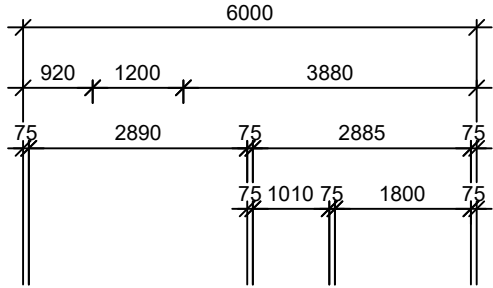
DOUBLE GLAZING EXTERNAL DOOR & WINDOWS SCHEDULE			COLOR	QUANTITY
'D1'	SLIDING D (L-H SLIDE)	2143H x 2000W	G.WHITE	1
'W2'	AWNING OPENING	1115H x 1200W	G.WHITE	2
'W3'	AWNING OPENING	600H x600W	G.WHITE	1
'W4'	AWNING OPENING	600H x2400W	G.WHITE	3

WALL AND CEILING LININGS.	
1.	INTERNAL LININGS TO BE 10mm GYPROCK TO WALLS AND 10/13mm TO SPAN 600mm TO CEILINGS.
2.	10mm GAP TO BE LEFT BETWEEN FLOOR AND SHEETING.
3.	FIXING, CONTRACTION JOINT LOCATIONS AND LEVEL OF FINISH IS TO BE AS PER AS/NZS 2589.1-1997 OR MANUFACTURERS SPEC.
4.	CORNICE TYPE AS PER CONTRACT.
5.	WET AREA TO BE 6mm VILLABOARD OR SIMILAR APPROVED MOISTURE RESISTANT GRADED LININGS. TILE FINISH AS PER DRAWINGS.

ELECTRICAL LEGEND		
SYMBOLS	DESCRIPTION	QUANTITY
	SUB METERS (WATER & ELEC.)	3
	LED LIGHTS	20
	FLOOR DGPO - 300 AFL	6
	DGPO - 1100 AFL - AS NOMINATED - DOUBLE	2
	SGPO - 1250 AFL - AS NOMINATED - SINGLE	2
	SMOKE DETECTOR	1
	EXHAUST FAN	1
	DGPO - 1250 AFL - AS NOMINATED - DOUBLE	1
	GPO - 1650 AFL - AS NOMINATED - SINGLE	1
	EXTERNAL WATERPROOF LIGHT	1
	DGPO - 750 AFL - AS NOMINATED - DOUBLE	1
	SGPO - 1900 AFL - AS NOMINATED - SINGLE	1
	SGPO - 750 AFL - AS NOMINATED - SINGLE	1
	5 kW AIR-CONDITIONER	1
	HEAT PUMP	1
	TV POINT	1
	DATA PORT	1
TOTAL		45

NOTES:

- DOUBLE GLAZED EXTERNAL DOOR & WINDOWS.
- 5k.W AIR CONDITIONER TO LIVING.
- TV & DATA POINT INCLUDED.
- CLASSIC TO PROVIDE & INSTALL 2x SUB METER (WATER & ELEC.).
- PATIO (2780x6000) GABLE.



Final Drawing

Approval by Client

Date

GENERAL NOTES:

1. DIMENSIONS ARE TO FRAME STUDS ONLY & DO NOT INCLUDE LININGS OR CLADDINGS.
2. HEIGHTS ARE FROM TOP OF SLAB. NO ALLOWANCE MADE FOR FLOOR COVERINGS.
3. THE BUILDING CODE OF AUSTRALIA FORMS PART OF THESE DRAWINGS, ALL THE BCA REQUIREMENTS ARE TO APPLY INCLUDING THOSE NOT SHOWN OR MENTIONED HERE IN.
4. SMOKE ALARMS TO BE HARDWIRED, INTERCONNECTED IN ACCORDANCE WITH NCC V2 PART 9.5 AND AS3786.
5. EXHAUST FANS TO BE CONNECTED TO LIGHT SWITCH WITH A 10MIN TIMER, 25 L/S (BATHROOM/SANITARY) AND 40 L/S (KITCHEN/LAUNDRIES) & DIRECTLY TO OUTSIDE AIR.
6. BUILDER IS TO PROVIDE ALL FLASHING AS NECESSARY TO WATERPROOF THE BUILDING.
7. WET AREA FLOORS TO BE WATERPROOFING IN ACCORDANCE WITH AS3740 - 2010 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
8. TILING TO WET AREAS BY BUILDER, UNLESS NOTED OTHERWISE.
9. ELECTRICAL & PLUMBING FINAL LOCATIONS AT DESCRIPTION OF TRADE TO MEET AS/NZS 3000:2007 & AS/NZS 3500.5.
10. SOAKWELL/ STORMWATER IN ACCORDANCE WITH BCA REQUIREMENTS & BUILDING PERMIT CONDITIONS TO BE UNDERTAKEN.
11. MINIMUM CEILING HEIGHT IS 2400mm, BATH, BEDROOMS & PASS ARE FLAT CEILING, AND LIVING & KITCHEN ARE RAKED CEILING.
12. LIFT OFF HINGES WILL BE USED FOR WC's.



37 WINTON ROAD - JOONDALUP WA 6027
PH (08) 9301 2122 - FAX (08) 9300 2522
WWW.CLASSICWA.COM.AU

ORIENTATION:



CLIENTS:

ADDRESS:

345 Summerlakes Parade, Ballajura, WA 6066

APPROVED BY CLIENT:

DATE:

23 JAN 2026

REVISION:

DRAFTER:

Anash Mortazavi

DRAWING TITLE:

PROPOSED FLOOR & ELECTRICAL PLAN

DESCRIPTION OF THE BUILDING(S) - BCA

ANCILLARY ACCOMMODATION - 1a / PATIO 10a

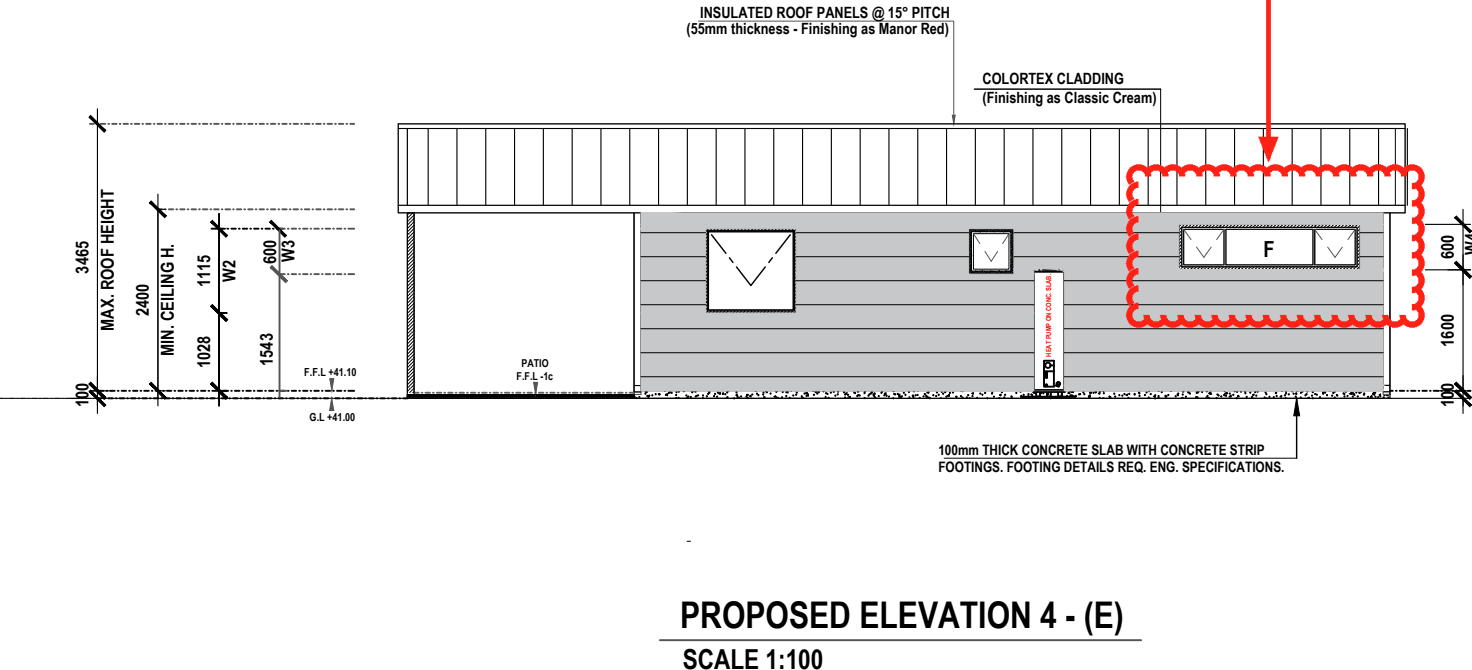
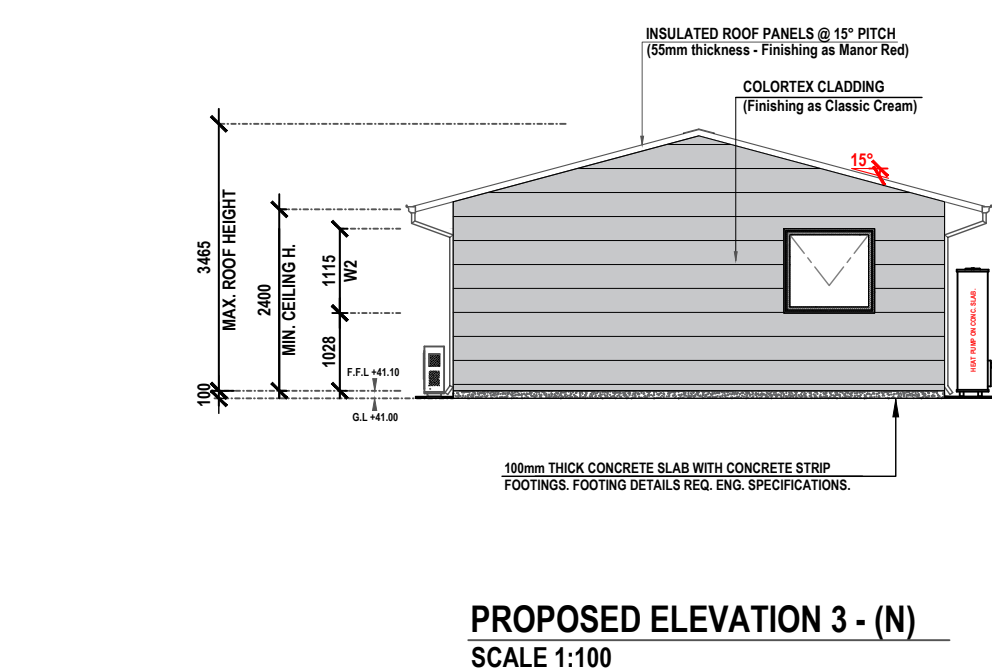
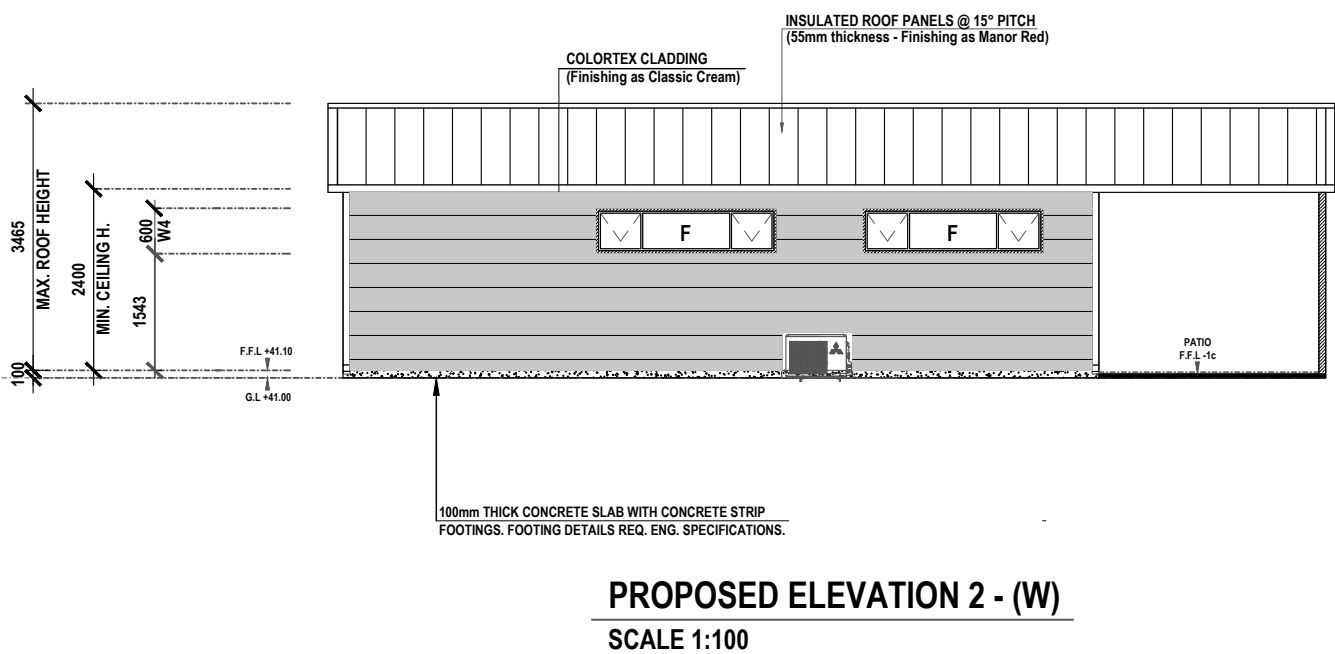
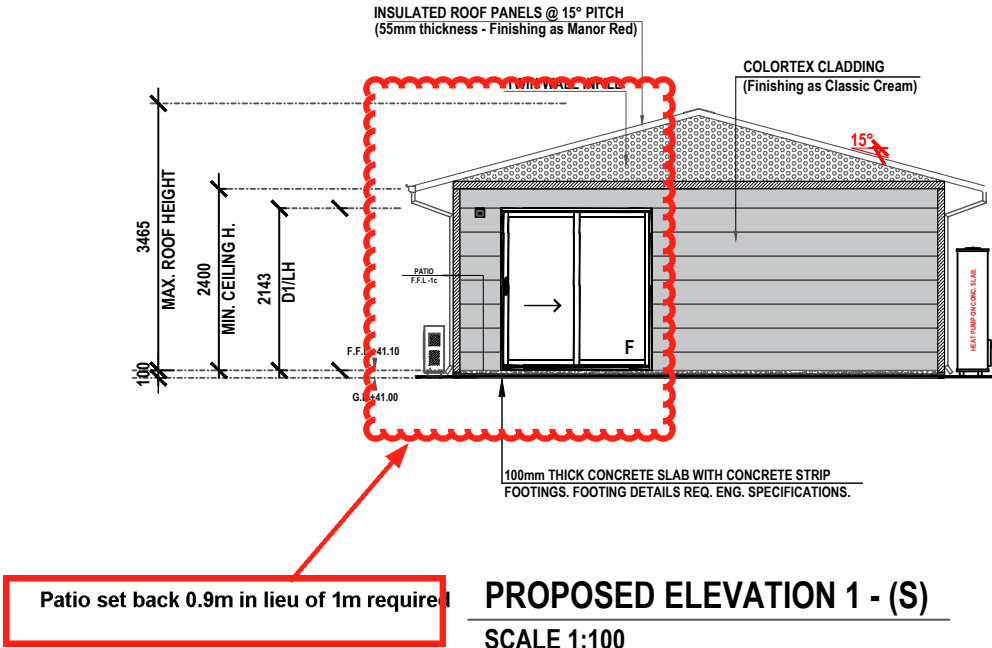
SCALE:

1/100

DRAWING NO.:

A02

DOUBLE GLAZING EXTERNAL DOOR & WINDOWS SCHEDULE			COLOR	QUANTITY
'D1'	SLIDING D (L-H SLIDE)	2143H x 2000W	G.WHITE	1
'W2'	AWNING OPENING	1115H x 1200W	G.WHITE	2
'W3'	AWNING OPENING	600H x 600W	G.WHITE	1
'W4'	AWNING OPENING	600H x 2400W	G.WHITE	3



NOTES:

COLOR SELECTION:
EXTERIOR CLADDING: FINISHING AS CLASSIC CREAM.
ROOF TOP: FINISHING AS MANOR RED.
GUTTER & BARGE : FINISHING AS CLASSIC CREAM.
WINDOW FRAMES: FINISHING AS GLOSS WHITE.

37 WINTON ROAD - JOONDALUP WA 6027
PH (08) 9301 2122 - FAX (08) 9300 2522
WWW.CLASSICWA.COM.AU

ORIENTATION:

AS PER TITLES

CLIENTS:

ADDRESS:
345 Summerlakes Parade, Ballajura, WA 6066

APPROVED BY CLIENT: DATE: 23 JAN 2026 REVISION:

DRAFTER: Arash Mortazavi

DRAWING TITLE:
PROPOSED ELEVATIONS

DESCRIPTION OF THE BUILDING(S) - BCA
ANCILLARY ACCOMMODATION - 1a / PATIO 10a

SCALE:
1/100

DRAWING NO.:
A03

Final Drawing

Approval by Client
Date

CONSTRUCTION NOTES:

SITE PREPARATION:
CLEAR ALL ORGANIC MATTER UNDER THE SITE TO A DEPTH OF 300mm BELOW SLAB LEVEL. REMOVAL OF TREES & SHRUBS.

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 F82 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 8 DIA. DYNA BOLTS.

INTERNAL LINING:
10mm PLASTERBOARD (GYPROCK) LINING WITH TAPE AND FLUSH JOINTS FASTENED TO METAL STUDWORK (75mm) AT 600mm CTRS.

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:
GLULAM BEAM TO BE ITEM (A) WITH EACH END FIXED WITH CLEATS AS DETAILED. BOLTS TO BE 8mm DIA. MILD STEEL GALVANIZED SCREWS WITH No.10 TEKS.

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

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

WINDOWS AND DOORS:
TO BE SLIDING & AWNING 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

CEILINGS:
10mm PLASTERBOARD (TAPE & FLUSH JOINTS). WHITE FINISH (PAINTED) AS SELECTED.

INSULATION:
INSULBREAK 65 INSERTED BEHIND EXTERNAL WALL CLADDING AND UNDER ROOF SHEET. R2.0 INSULATION BATTS IN ALL WALLS AND R2.5 INSULATION CEILING BATTS ABOVE PLASTERBOARD FLAT CEILING AND RAKED CEILING.

ROOF SHEETING:
TO BE 'CLASSIC INSULATED PANEL' (55mm) FITTED WITH 175 SCREWS No.14 TEKS. COLORBOND FINISH AS SELECTED.

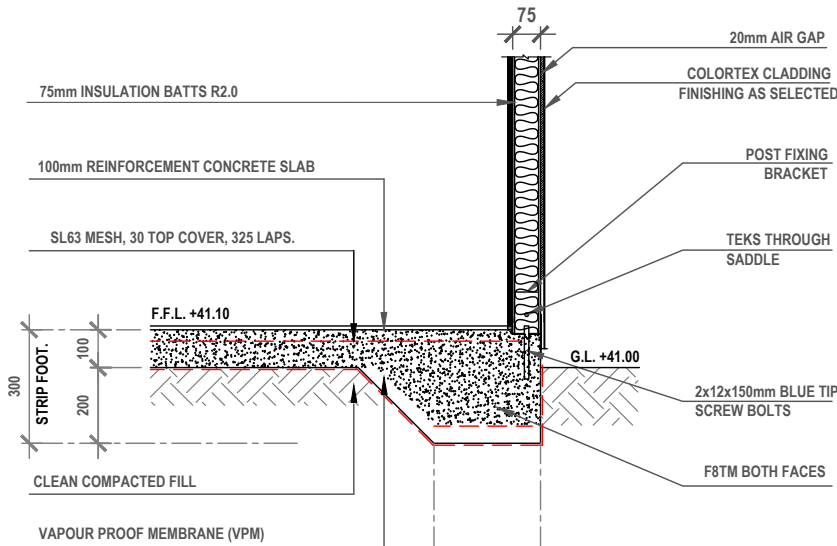
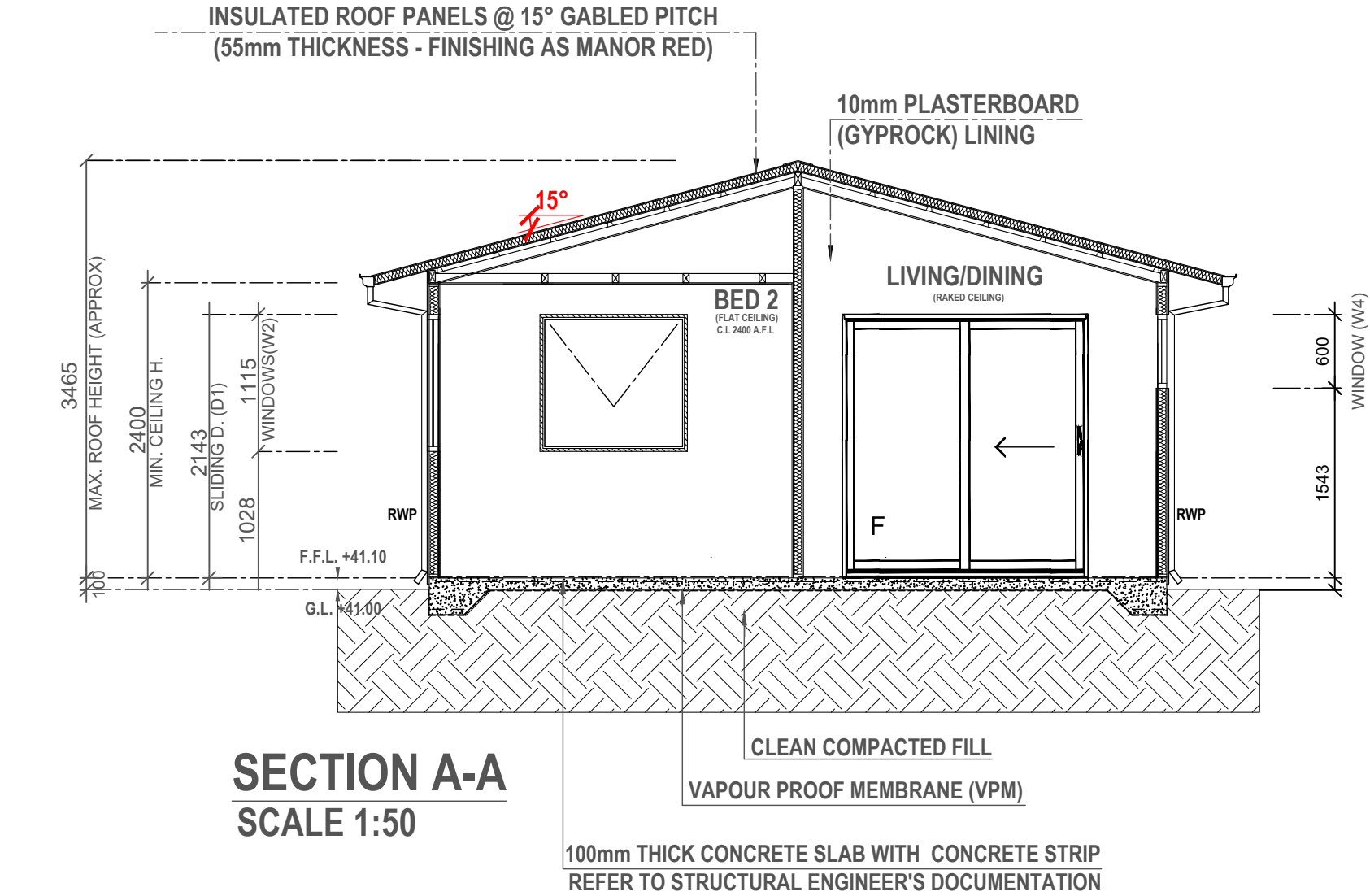
GUTTERS & FLASHINGS:
TO BE ITEM (C) WITH COLORBOND FINISHING AS SELECTED.

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. FITTINGS TO BE SELECTED BY CLIENT.

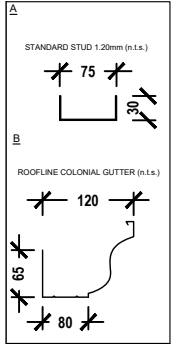
MODIFICATIONS TO STRUCTURE:
MODIFICATIONS TO THE PROPOSED APPROVED STRUCTURE REQUIRES THE APPROVAL OF A CONSULTING ENGINEER.

WALL CLADDING:
WALL CLADDING IF IT IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 1562.1.
AN EXTERNAL WALL (INCLUDING OPENINGS AROUND WINDOWS AND DOORS) MUST PREVENT THE PENETRATION OF WATER THAT COULD CAUSE:
(A) UNHEALTHY OR DANGEROUS CONDITIONS, OR LOSS OF AMENITY FOR OCCUPANTS; AND
(B) UNDUE DAMPNESS OR DETERIORATION OF BUILDING ELEMENTS.



NOTES:

1. CONCRETE SHALL BE GRADE N20/20/80.
2. TERMITE PROTECTION IS REQUIRED TO TOP OF CONCRETE, WHERE ADJOINING TIMBER IS EXPOSED. TIMBER IS TO BE TREATED TO AS 3660.1 STANDARDS.
3. REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR FURTHER INFORMATION.



STRIP FOOTING DETAILS
SCALE 1:20

Final Drawing

Approval by Client

Date _____

NOTES:

STANDARD PANELS SPAN LIMITATION:

PANEL SIZE	WIND CLASS	MAXIMUM SINGLE SPAN (mm)		
		Fully Enclosed Roofs	Open Side Open	Open Three Sides Open
Core 55 mm Overall 65 mm	N1 (W28N)	4770	4515	5035
Core 125 mm Overall 150 mm		7550	7150	7950
Core 55 mm Overall 65 mm		3975	3805	4195
Core 125 mm Overall 150 mm	N2 (W33N)	6250	6000	6600



37 WINTON ROAD - JOONDALUP WA 6027
PH (08) 9301 2122 - FAX (08) 9300 2522
WWW.CLASSICWA.COM.AU

CLIENTS:

ADDRESS:

345 Summerlakes Parade, Ballajura, WA 6066

APPROVED BY CLIENT:

DATE:

23 JAN 2026

REVISION:

DRAFTER:

Anash Mortazavi

DRAWING TITLE:

PROPOSED SECTION AA - STRIP FOOTING

DESCRIPTION OF THE BUILDING(S) - BCA
ANCILLARY ACCOMMODATION - 1a / PATIO 10a

SCALE:

1/50 = 1/20

DRAWING NO.:

A04