

**PROPOSED SHED
FOR CARTER PROPERTY TRUST
LOT 14 EXTRACTS PLACE
DUMBARTON**



AVON VALLEY DESIGN & DRAFTING SERVICE ©

56 WOODLEY FARM DRIVE

NORTHAM W.A. 6401

Phone (08) 9622 2816 Mobile 0419 909 485

PROPOSED 25kl RAINWATER TANK
 DIAMETER 3780 - HEIGHT 2600
 INSTALLED TO MANUFACTURERS SPECIFICATIONS
 OVERFLOW PIPED TO STREET WITH Ø90 PVC
 1:200 MIN GRADE 300 MIN COVER

LOT 15

POWER
 WATER

2.1m high cyclone fence 77.61

148.0

147.0

3312

146.0

145.0

143.0

ASPHALT DRIVEWAY

LOT 14
 2965m²

LANDSCAPING

TANNIN PLACE

centreline bitumen

EXTRACTS PLACE

CROSS OVERS TO SHIRE REQUIREMENTS

Station
 RL 147.12

Station
 RL 142.31

LOT 12

43.7

FGL 147.00

1.8m high mesh fence

PROPOSED LIMESTONE
 BLOCK RETAINING WALL
 - TYPICAL

5000

3000

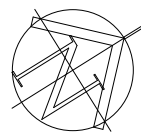
PROPOSED SHED
 FFL 147.10

LOT 13

SEPTIC TANKS AND LEACH DRAINS
 TO SHIRE REQUIREMENTS

WATER MAIN

16780 TO FIRE
 HYDRANT



BUILDER SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS
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 ASSOCIATION OF WESTERN AUSTRALIA



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AMENDMENTS
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AVON VALLEY DESIGN AND DRAFTING SERVICE

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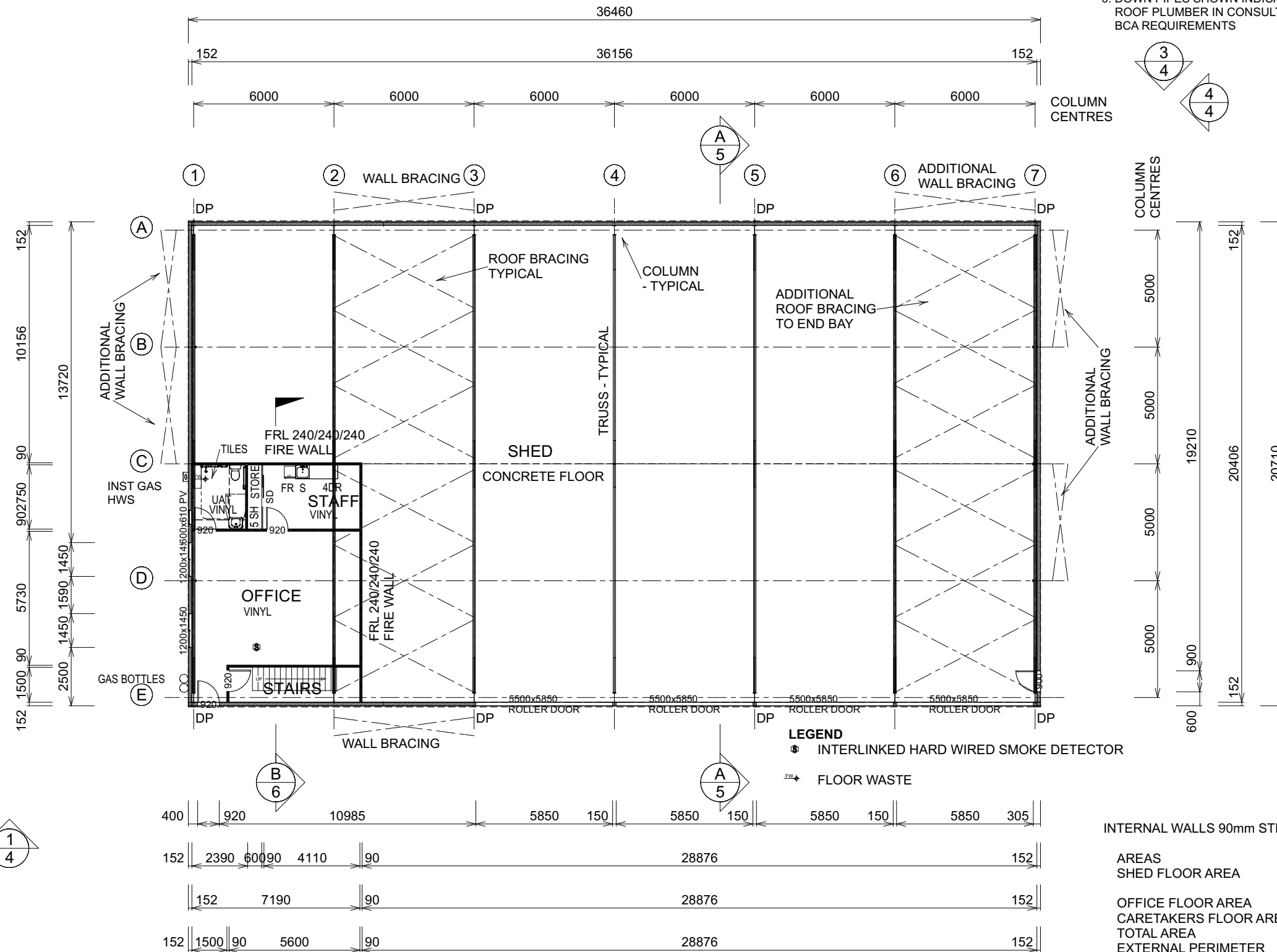
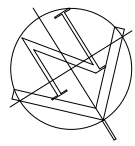
SITE PLAN

DRAWN S.R.C.	DATE FEB 2020	SCALE 1:250
JOB No 19054	SHEET No 1	ISSUE A

NOT FOR CONSTRUCTION

CLASSIFICATION
 SHED - 7B STORAGE
 OFFICE/UPSTAIRS CLASS 4

- NOTE**
1. ALL INTERNAL DOORS TO BE 2040 HIGH UNLESS NOTED OTHERWISE
 2. WINDOW HEAD HEIGHT TO BE 2143 UNLESS NOTED OTHERWISE
 3. EXTERNAL DOORS TO BE 2143 UNLESS NOTED OTHERWISE
 4. SANITARY COMPARTMENT DOORS TO OPEN OUTWARDS, SLIDE OR HAVE LIFT OFF HINGES
 5. ALL WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, THESE DRAWINGS AND OTHER RELEVANT TECHNICAL LITERATURE
 6. DOWN PIPES SHOWN INDICATIVE ONLY. LOCATE AT DISCRETION OF ROOF PLUMBER IN CONSULTATION WITH OWNER - TO COMPLY WITH BCA REQUIREMENTS



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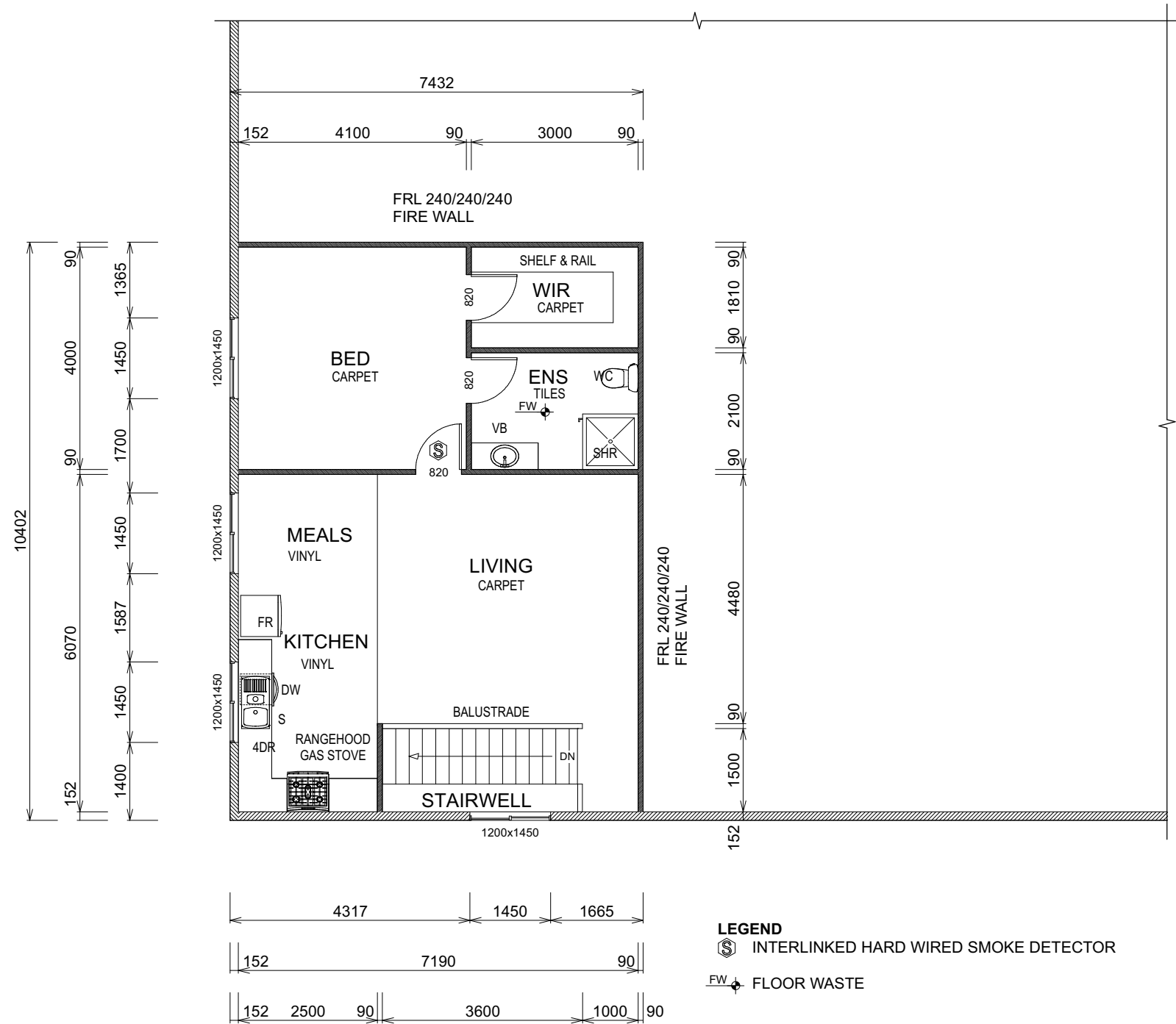
GROUND FLOOR PLAN

DRAWN S.R.C.	DATE FEB 2020	SCALE 1:200
JOB No 19054	SHEET No 2	ISSUE A

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BUSHFIRE NOTES

1. ASSESSED AS BAL 12.5
2. SARKING TO BE INSTALLED TO OUTSIDE OF STEEL STUD FRAME
3. ALL WINDOWS AND DOORS TO BE FABRICATED FROM METAL
4. ROOF CONSTRUCTION TO COMPLY WITH AS3959-2018 BAL 12.5 REQUIREMENTS
5. ROOF/WALL FRAME JUNCTION TO BE SEALED
6. ROOF VENTILATION TO BE FITTED WITH EMBER SCREENS
7. VENTS AND WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.
8. SCREENS FOR WINDOWS AND DOORS SHALL BE INSTALLED ON A METAL FRAME AND BE MADE OF A MESH OR PERFORATED SHEET MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.
9. ANY GLAZING LESS THAN 400mm FROM GROUND LEVEL OR VERANDAH/DECK LEVEL SHALL BE TOUGHENED GLASS A MINIMUM OF 4mm IN THICKNESS.
10. DOOR PANEL MATERIAL SHALL BE NON - COMBUSTIBLE SOLID CORE TIMBER WITH A MINIMUM THICKNESS OF 35mm UNLESS AN EXTERNAL SCREEN DOOR COMPLYING WITH AS3959-2018 BAL 12.5 REQUIREMENTS IS FITTED
11. DOOR FRAMES TO BE METAL AND ANY GLAZING IN DOORS TO BE TOUGHENED GLASS A MINIMUM OF 4mm IN THICKNESS.
12. SEALS AND WEATHER STRIPS MUST BE INSTALLED WITH DOORS TIGHT FITTING TO THE FRAMES.
13. EVAPORATIVE AIR COOLERS MUST NOT BE INSTALLED WITHOUT INTERNAL BUTTERFLY CLOSERS OR EXTERNAL SCREENING CONSISTING OF A METAL NON - COMBUSTIBLE COVER WITH MAXIMUM APERTURES OF 2mm TO PREVENT ENTRY OF EMBERS
14. SHEET METAL ROOFING SHALL BE FULLY SARKED EXCEPT THAT FOIL BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS.
15. ROOF PENETRATIONS SHALL BE SEALED WITH A NON- COMBUSTIBLE MATERIAL.
16. OPENINGS IN ROOF VENTILATORS OR VENT PIPES SHALL BE COVERED WITH A CORROSION RESISTANT METAL SCREENING WITH APERTURES NO BIGGER THAN 2mm.
17. IF INSTALLED GUTTER AND VALLEY LEAF GUARDS SHALL BE NON - COMBUSTIBLE.
18. ABOVE GROUND EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL. THE METAL PIPE SHALL EXTEND A MINIMUM OF 400mm WITHIN THE BUILDING AND 100mm BELOW GROUND.
19. PROTECTION OF THE BOTTLED GAS INSTALLATION REQUIRES CONSIDERATION IN REGARDS TO SHIELDING AND VENTING OF THE GAS BOTTLES.



LEGEND
 (S) INTERLINKED HARD WIRED SMOKE DETECTOR
 FW + FLOOR WASTE

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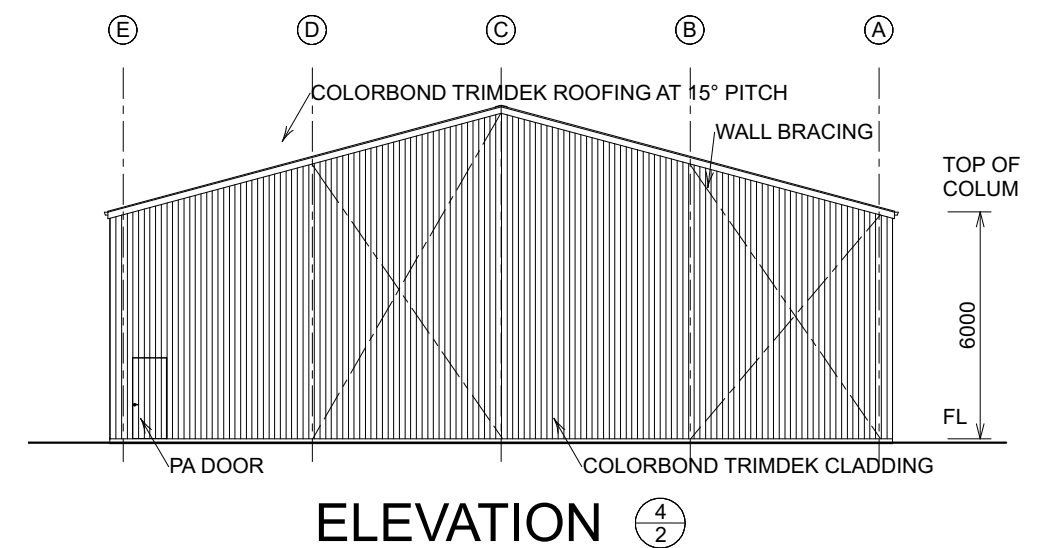
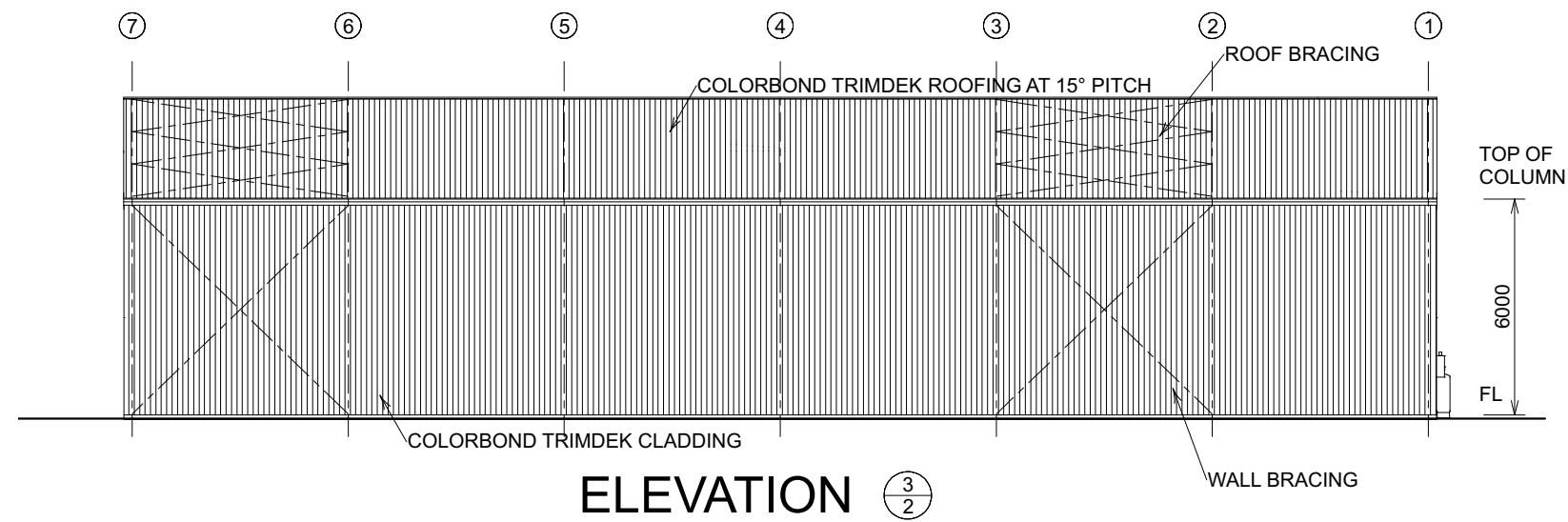
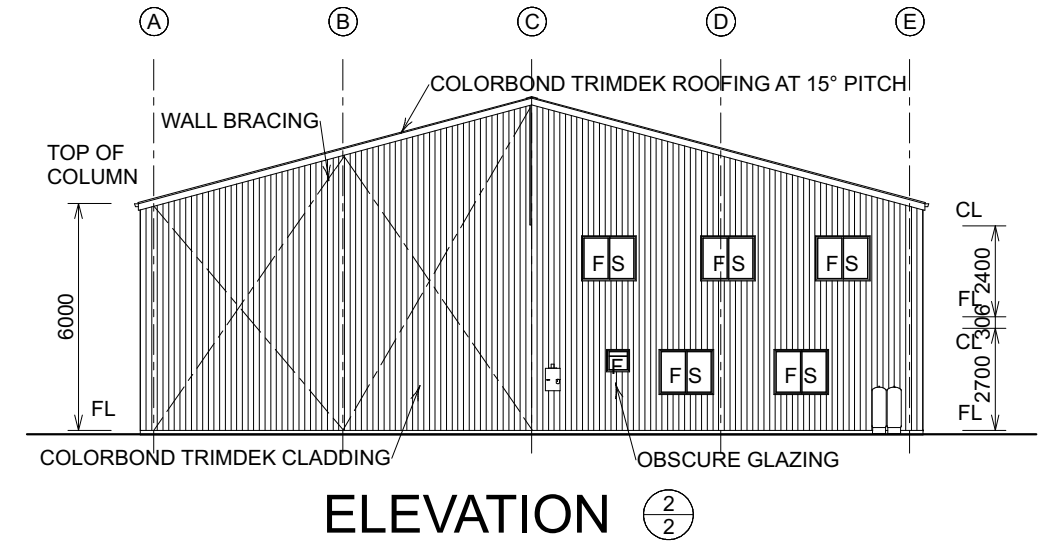
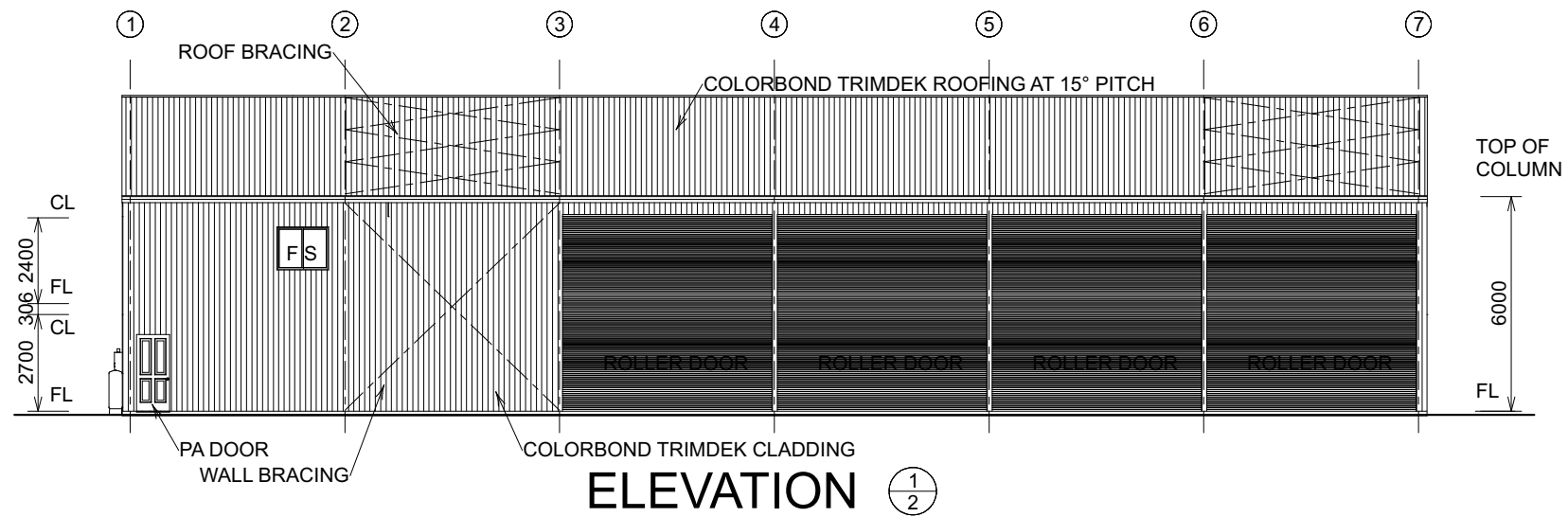
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FIRST FLOOR PLAN		
DRAWN S.R.C.	DATE FEB 2020	SCALE 1:100
JOB No 19054	SHEET No 3	ISSUE A



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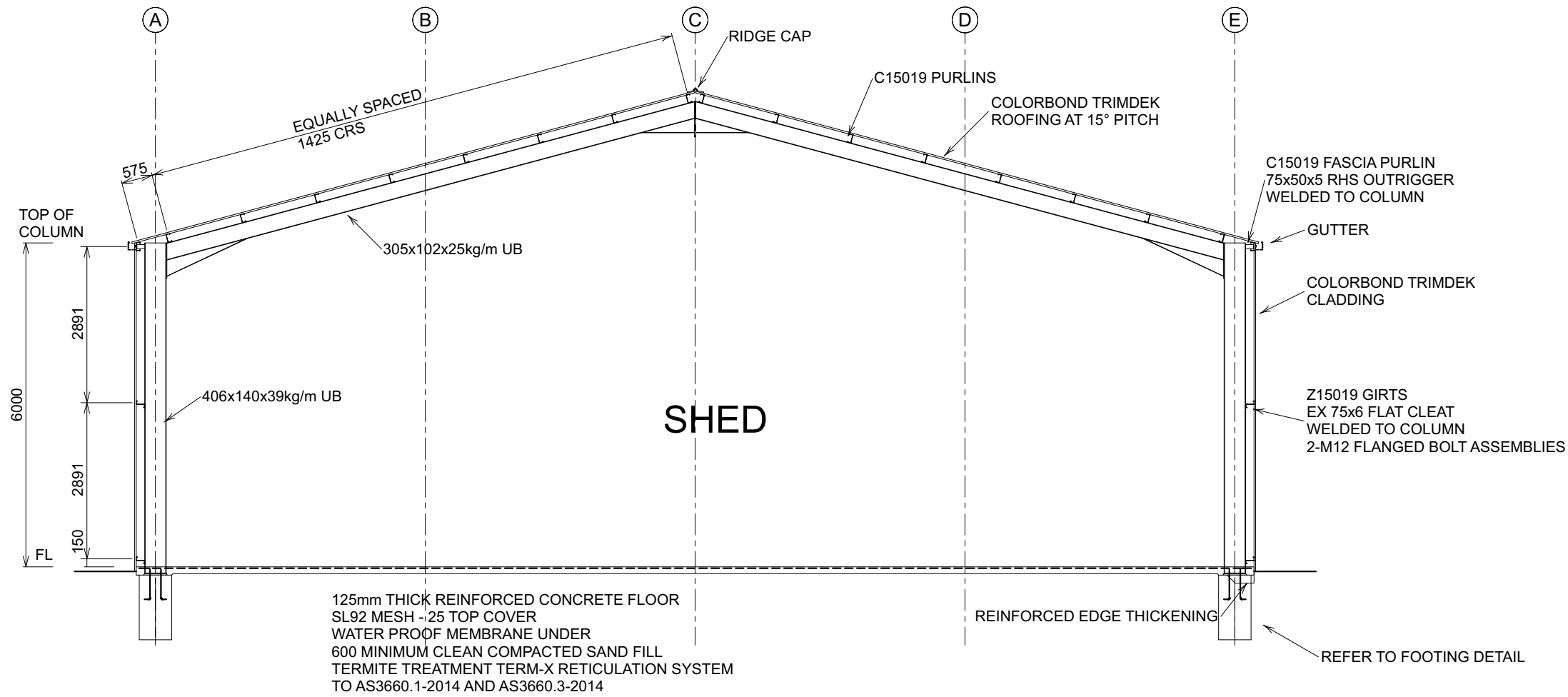
ELEVATIONS

DRAWN S.R.C.	DATE FEB 2020	SCALE 1:200
JOB No 19054	SHEET No 4	ISSUE A

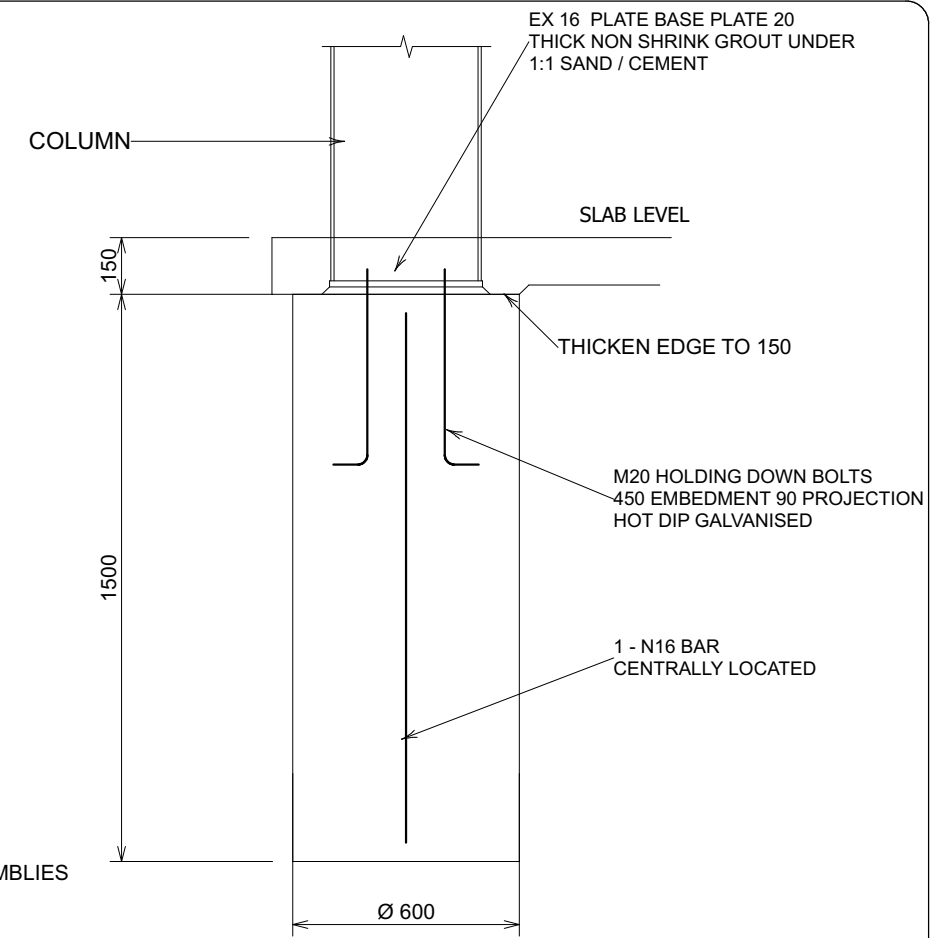
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NOTE

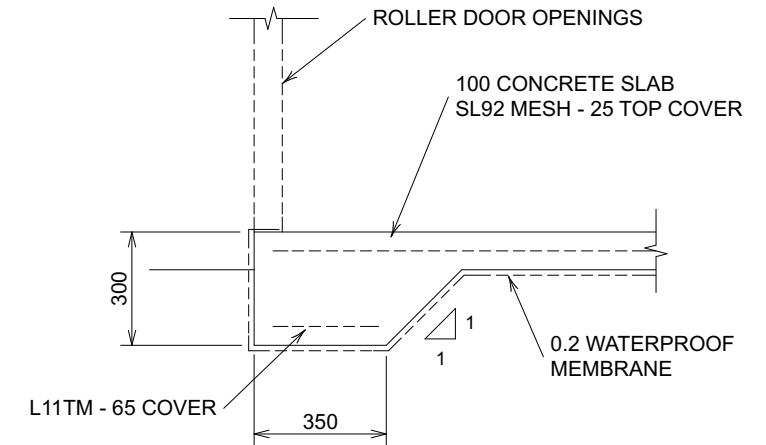
1. THESE PLANS TO READ IN CONJUNCTION WITH ENGINEERS PLANS
2. SHED SIDE WALLS AND END WALLS ARE ADDITIONAL TO ENGINEERS PLANS
3. REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL CONNECTIONS, BRACING AND FLY BRACING DETAILS AND LOCATIONS



SECTION A-2
1:100



COLUMN FOOTING DETAIL
1:20



SLAB EDGE THICKENING DETAIL
ACROSS FRONT AND SIDE OF OFFICE AND ROLLER DOORS
1:20

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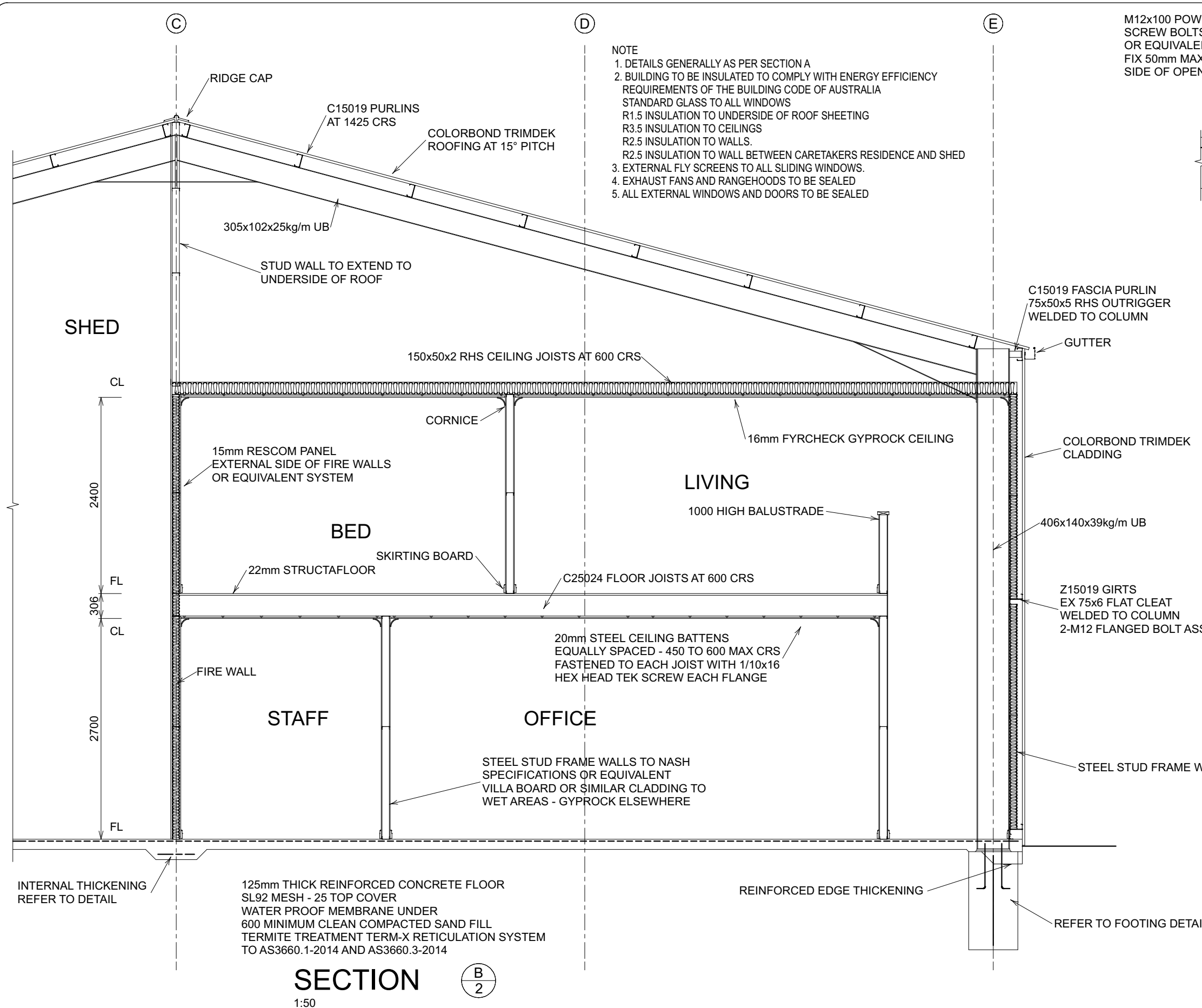
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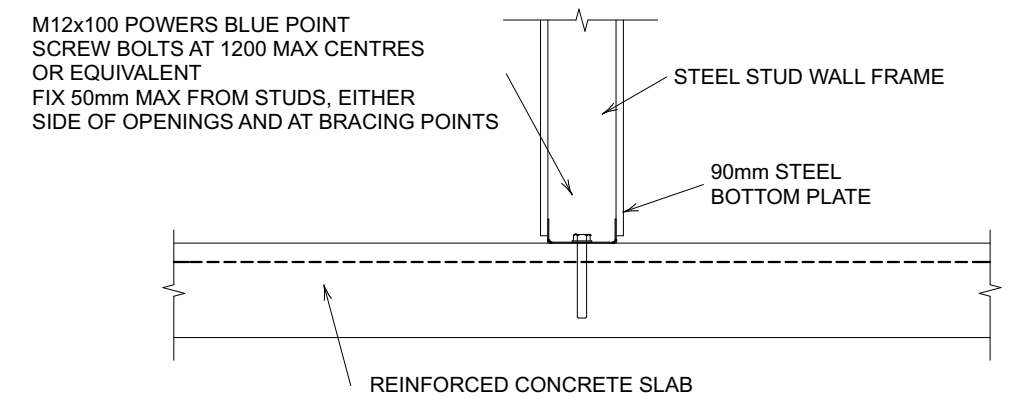
SECTIONS & DETAILS

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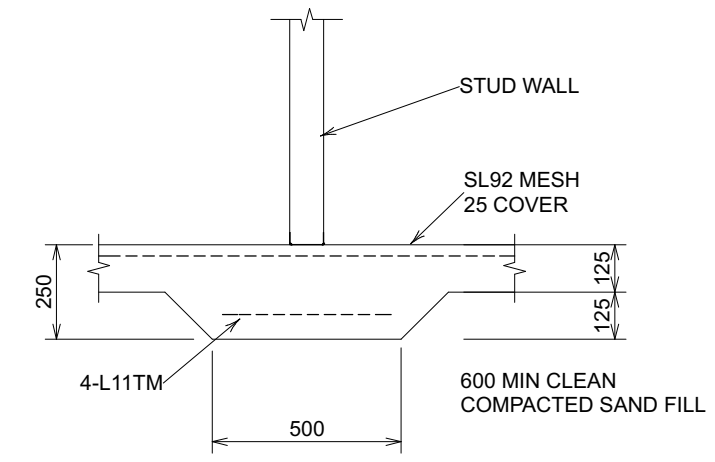
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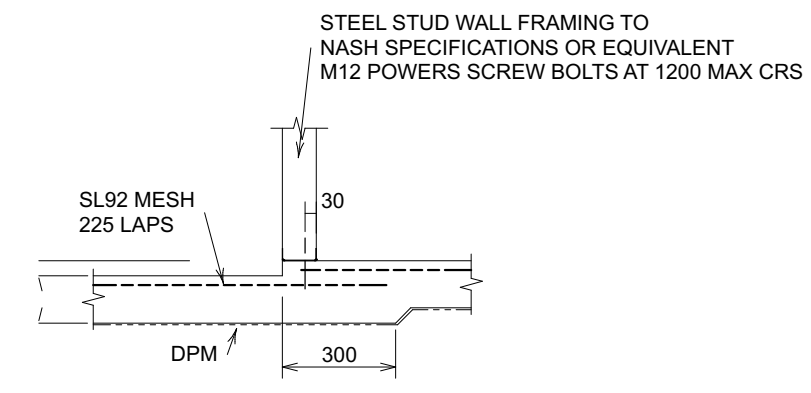
- NOTE
1. DETAILS GENERALLY AS PER SECTION A
 2. BUILDING TO BE INSULATED TO COMPLY WITH ENERGY EFFICIENCY REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA
STANDARD GLASS TO ALL WINDOWS
R1.5 INSULATION TO UNDERSIDE OF ROOF SHEETING
R3.5 INSULATION TO CEILINGS
R2.5 INSULATION TO WALLS.
R2.5 INSULATION TO WALL BETWEEN CARETAKERS RESIDENCE AND SHED
 3. EXTERNAL FLY SCREENS TO ALL SLIDING WINDOWS.
 4. EXHAUST FANS AND RANGEHOODS TO BE SEALED
 5. ALL EXTERNAL WINDOWS AND DOORS TO BE SEALED



FRAME TO SLAB FIXING DETAIL
1:10



SLAB THICKENING DETAIL
1:20



WET AREA SET DOWN
1:20

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SECTIONS & DETAILS		
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JOB No 19054	SHEET No 6	ISSUE A

DESIGN DATA

1. ROOF LIVE LOAD IS 0.25 kPa TO AS/NZS 1170.1
2. WIND LOADS ARE TO AS/NZS 1170.2 FOR THE WIND REGION A1 AND TERRAIN CATEGORY 2
3. IMPORTANCE LEVEL = 2
4. EARTHQUAKE LOADS ARE TO AS 1170.4 HAZARD FACTOR 'Z' = 0.12
5. FOOTINGS ARE DESIGNED TO FOUND ON TYPE M SOIL AS DEFINED IN AS2870

EARTHWORK NOTES

1. TOPSOIL TO BE REMOVED
2. GRUB OUT ANY ROOTS AND REMOVE ANY DELETERIOUS MATERIAL
3. CLEAN SAND FILL TO BE IMPORTED AND COMPACTED IN 300 MAX LAYERS
4. ALL SOIL UNDER FOOTINGS AND SLABS SHALL BE WELL COMPACTED
5. SOIL SHALL BE COMPACTED TO ACHIEVE 95% OF THE MODIFIED MAXIMUM SOIL DRY DENSITY
6. PERTH PENETROMETER READINGS TAKEN IN COMPACTED SAND SHALL BE 7 BLOWS PER 300 OR BETTER
7. WHERE APPLICABLE EMBANKMENT SLOPE TO BE AT ANGLE OF REPOSE OF SOIL TYPE - REFER TO BCA VOL 2 TABLE 3.1.1.1
8. ALL WATER TO BE DIVERTED AWAY FROM HOUSE AND SEPTIC SYSTEM FROM COMMENCEMENT OF CONSTRUCTION
9. ALL SITES EXCEPT 'A' & 'S' CLASS REQUIRE A BASE INSPECTION

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE TO AS 3600
2. CONCRETE SHALL BE GRADE N25-20-80
3. WATERPROOF MEMBRANE SHALL BE MEDIUM IMPACT RESISTANT POLYETHYLENE FILM 0.2mm THICK UNDER SLAB AND UP SIDES TO GROUND LEVEL. 200mm OVERLAP AT JOINTS. ALL PENETRATIONS SHALL BE TAPED OR SEALED WITH A CLOSE FITTING SLEEVE. ANY DAMAGE SHALL BE REPAIRED WITH AN ADEQUATE PATCH AND TAPE
4. ALL WELDED WIRE MESH SHALL BE GRADE 500L TO AS/NZS 4671
5. ALL REINFORCING BAR SHALL BE GRADE 500N TO AS/NZS 4671
6. ALL CONCRETE SHALL BE CURED BY KEEPING THE EXPOSED CONCRETE SURFACES CONTINUOUSLY WET FOR A PERIOD OF 7 DAYS MINIMUM AFTER POURING
7. FOOTINGS SHALL BE SET INTO FIRM SOIL FOR FULL DEPTH
8. FOOTING DEPTHS ARE SUBJECT TO VERIFICATION WITH GEOTECHNICAL SOIL TESTING.
9. ALL FERROUS ITEMS EXCEPT REINFORCING EMBEDDED IN CONCRETE OR BELOW GROUND SHALL BE HOT DIP GALVANISED AND PAINTED WITH BITUMINOUS PAINT TO MANUFACTURERS SPECIFICATIONS.

STEELWORK NOTES

1. ALL STEELWORK SHALL BE TO AS4100
2. ALL SHS & RHS MEMBERS SHALL BE GRADE 450 TO AS/NZS 1163
3. ALL ROLLED SECTIONS SHALL BE GRADE 300 TO AS/NZS 3679.1 =
4. ALL CHS MEMBERS SHALL BE GRADE 250 TO A.S. 1163
5. ALL WELDING SHALL BE TO AS/NZS 1554.1
6. ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS UNLESS NOTED OTHERWISE
7. ALL DIAMETER 16 BOLTS SHALL BE GRADE 4.6 TO AS/NZS 1111
8. ALL 20 AND 24 DIAMETER STRUCTURAL CONNECTION BOLTS SHALL BE GRADE 8.8 TO AS/NZS 1252:1996 AND SHALL BE USED IN A BOLTING CATEGORY 8.8 T/B
9. ALL STEELWORK AND BOLTS SHALL BE CORROSION TREATED AS PER SPECIFICATION

CORROSION PROTECTION

1. ALL STRUCTURAL STEEL CONNECTORS SHALL BE PROTECTED AGAINST CORROSION BY GALVANISING TO AS/NZS4791, AS/NZS 4534, AS 1397 & AS 1214
2. MINIMUM PROTECTION LEVEL SHALL BE Z275
3. MINIMUM STRAP THICKNESS SHALL 0.8mm
4. MINIMUM STRAP CROSS SECTION AREA SHALL BE 21mm²
5. STEEL GRADE SHALL BE G300 OR GREATER

GLAZING NOTES

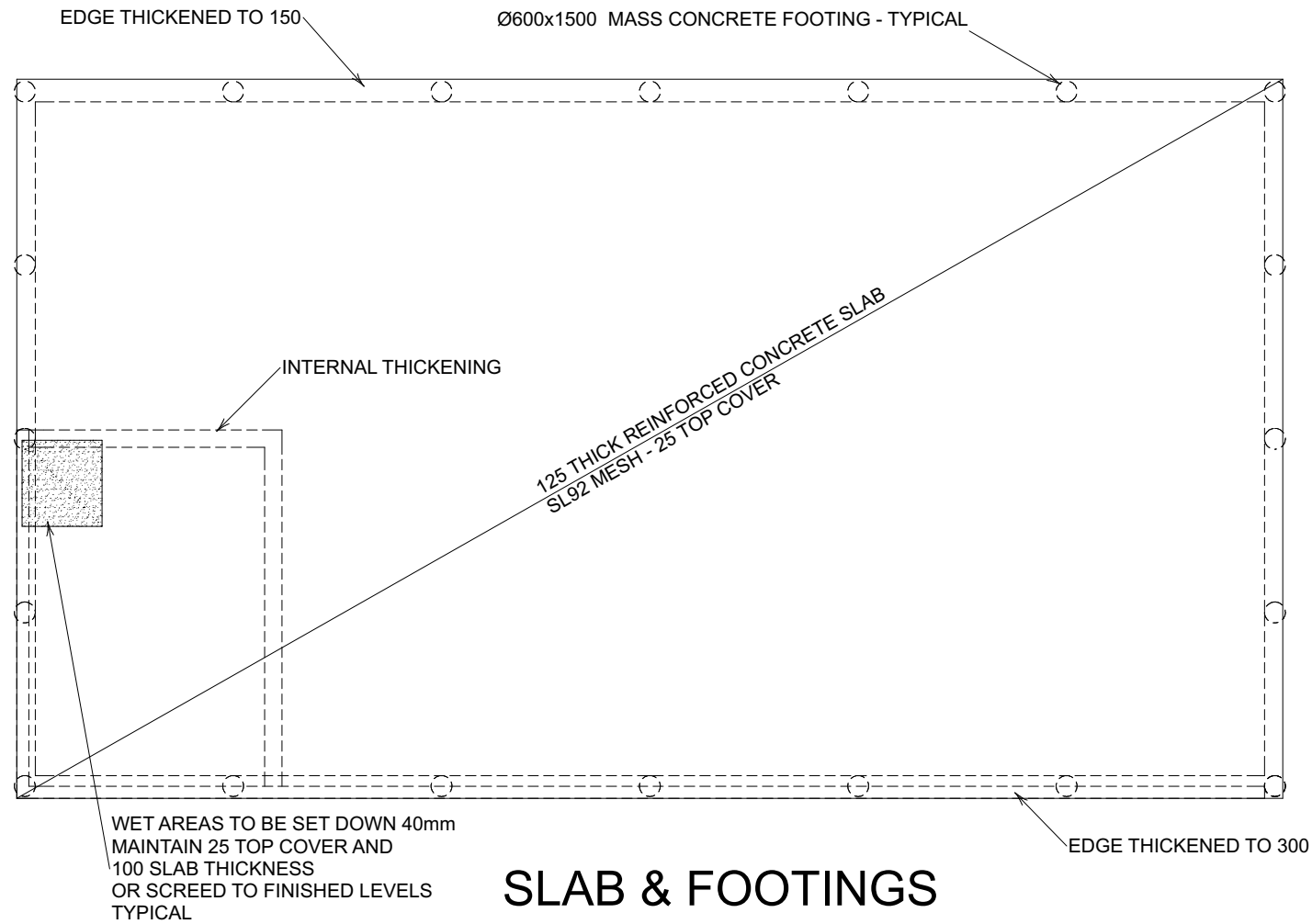
1. ALL GLAZING TO COMPLY WITH BCA PART 3.6 AND AS2047 & AS1288

WET AREA NOTES

1. WATERPROOFING OF WET AREAS TO COMPLY WITH BCA VOL 2 PART 3.8.1

PLUMBING NOTES

1. PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500 AND BCA REQUIREMENTS
2. HWS TO HAVE 5 STAR RATING AND PIPEWORK SHALL NOT BE MORE THAN 20m TO THE FURTHEST OUTLET OR 2 litres OF INTERNAL VOLUME
3. ALL SHOWERHEADS MUST BE 3 STAR WELS RATED MIN
4. WC PANS & CISTERNS & ALL TAP FITTINGS (OTHER THAN BATH OUTLETS & GARDEN TAPS) SHALL BE 4 STAR WELS RATED MIN



SLAB & FOOTINGS

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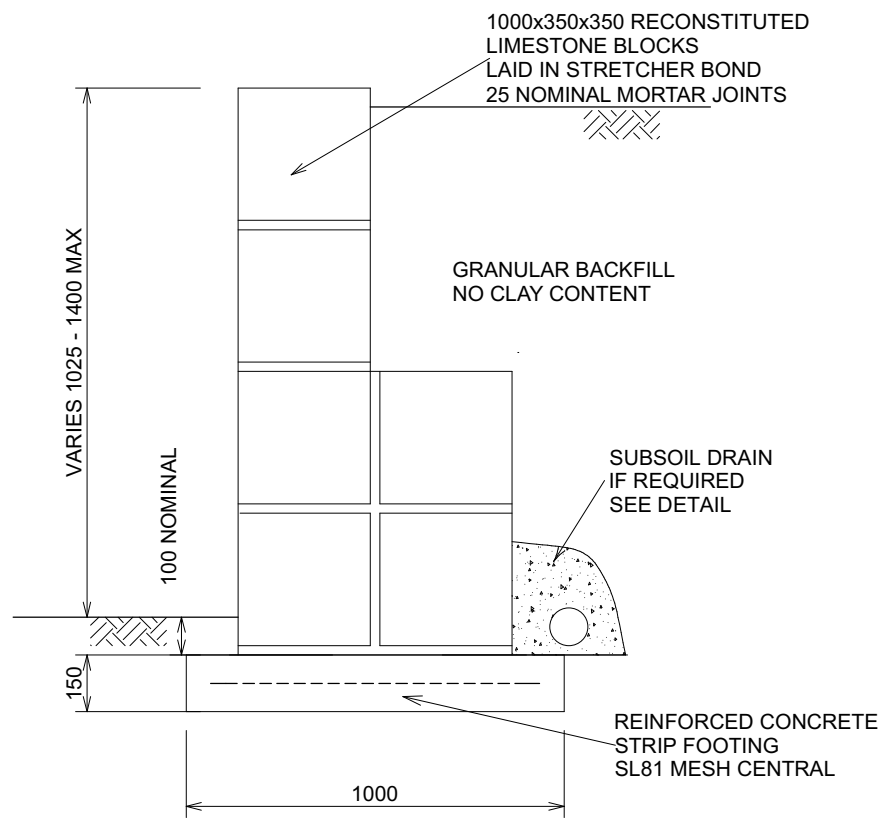
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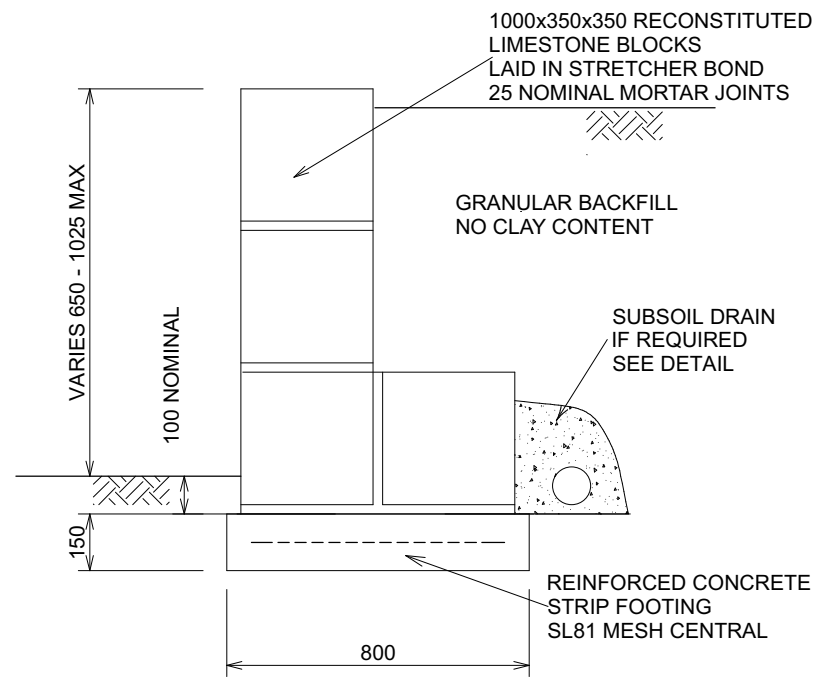
SECTIONS & DETAILS

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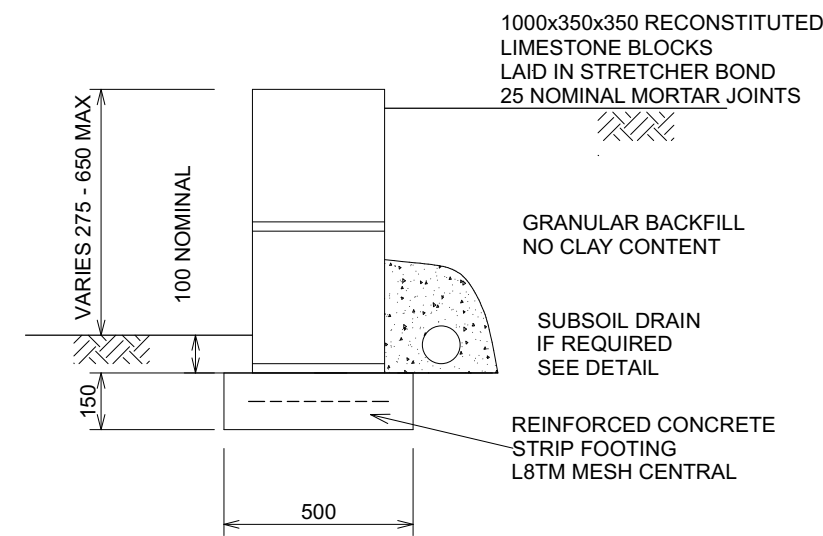
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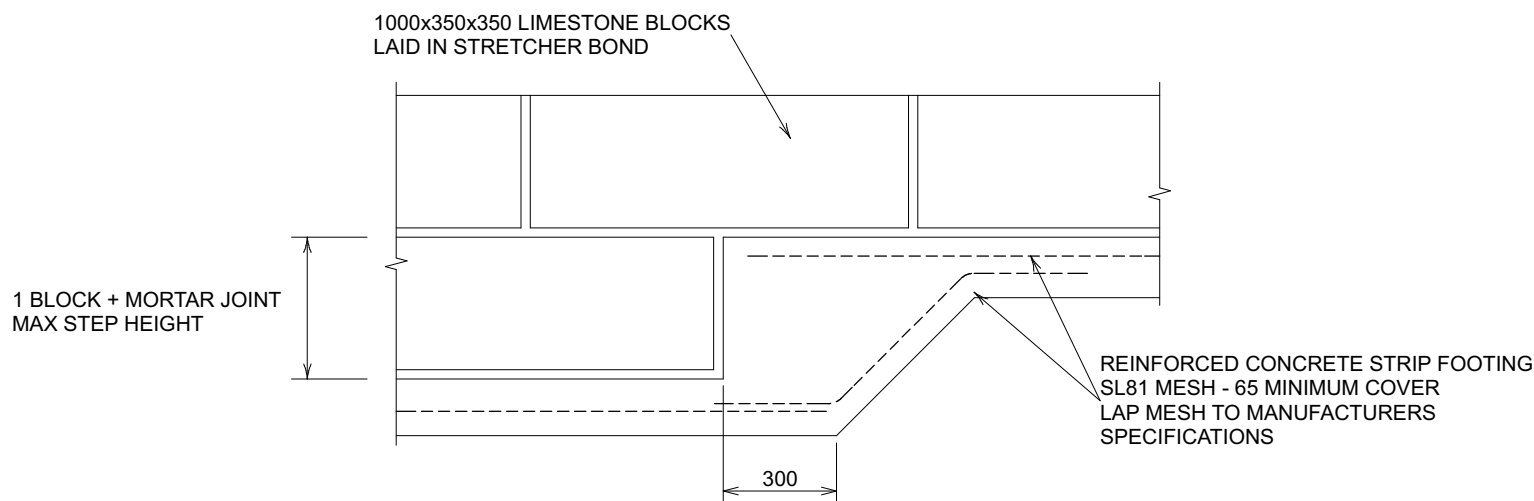
RETAINING WALL DETAIL
4 BLOCKS HIGH
1:20



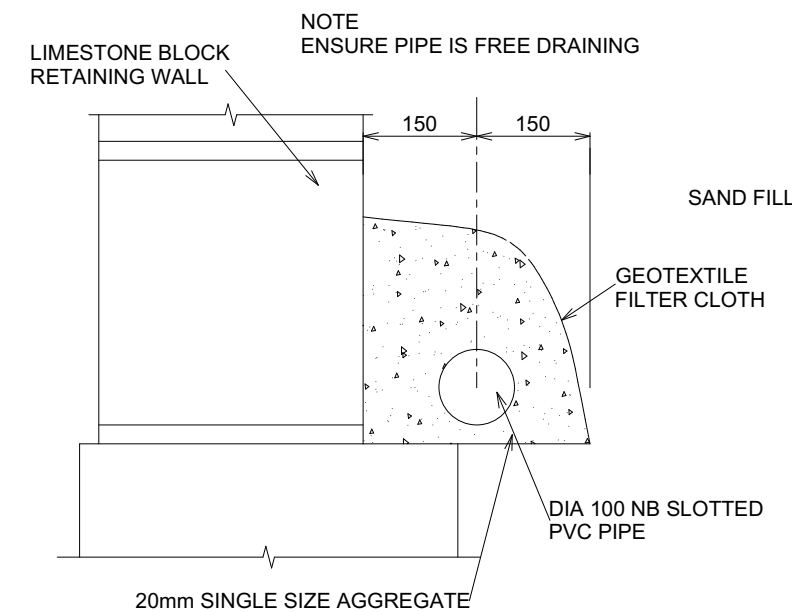
RETAINING WALL DETAIL
3 BLOCKS HIGH
1:20



RETAINING WALL DETAIL
2 BLOCKS HIGH
1:20



FOOTING STEP DETAIL
1:20



SUBSOIL DRAIN DETAIL
1:10

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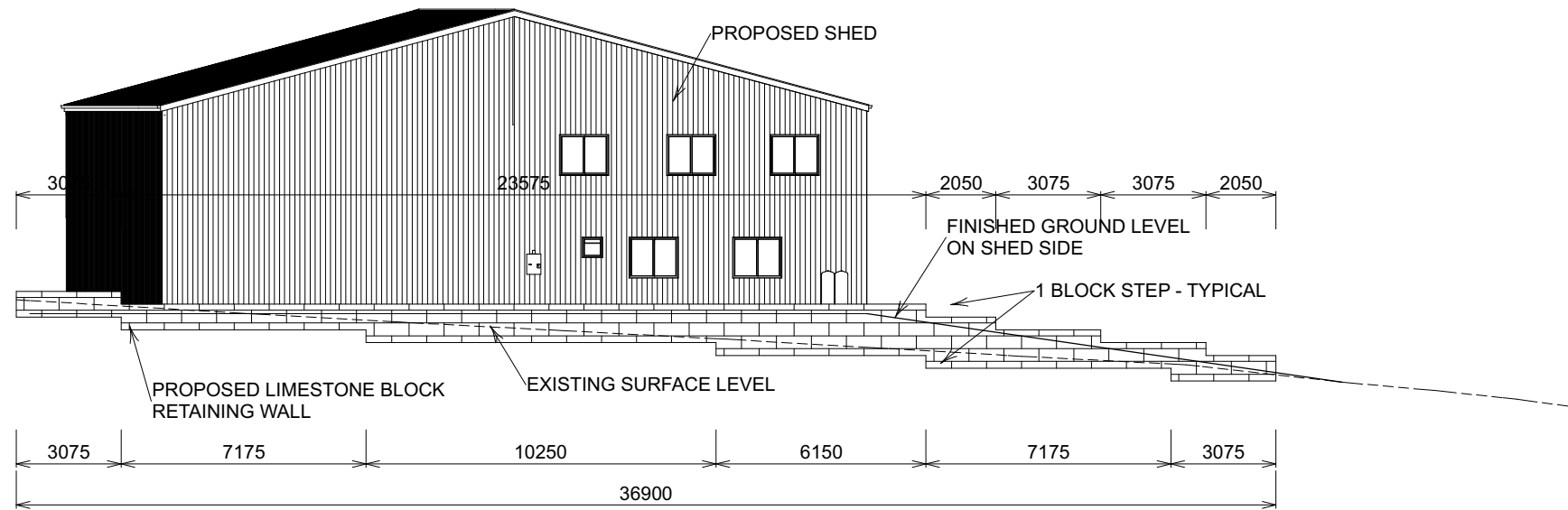
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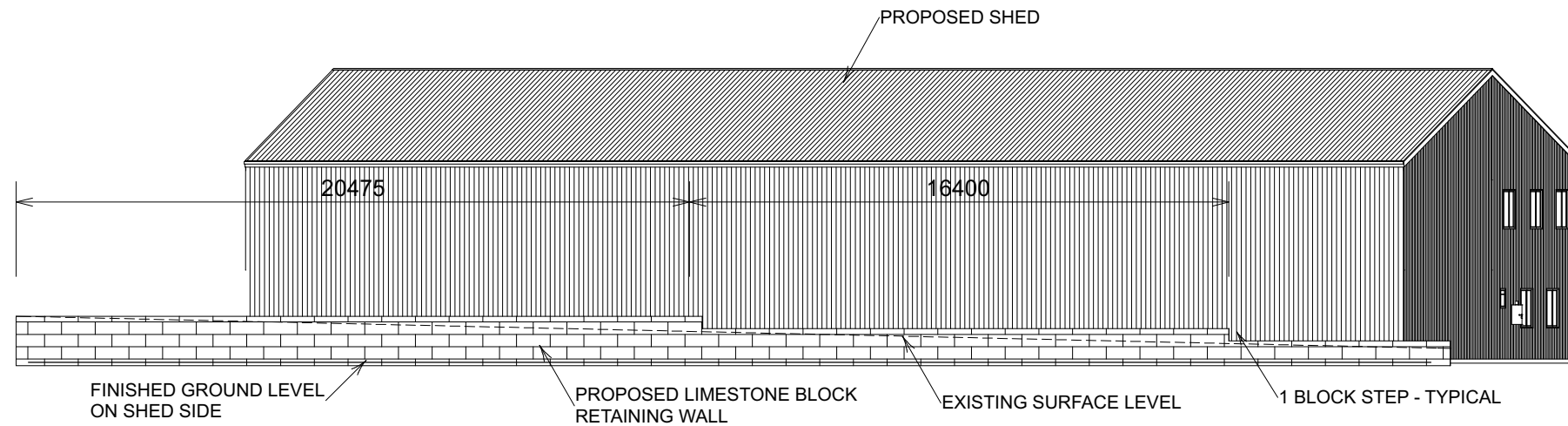
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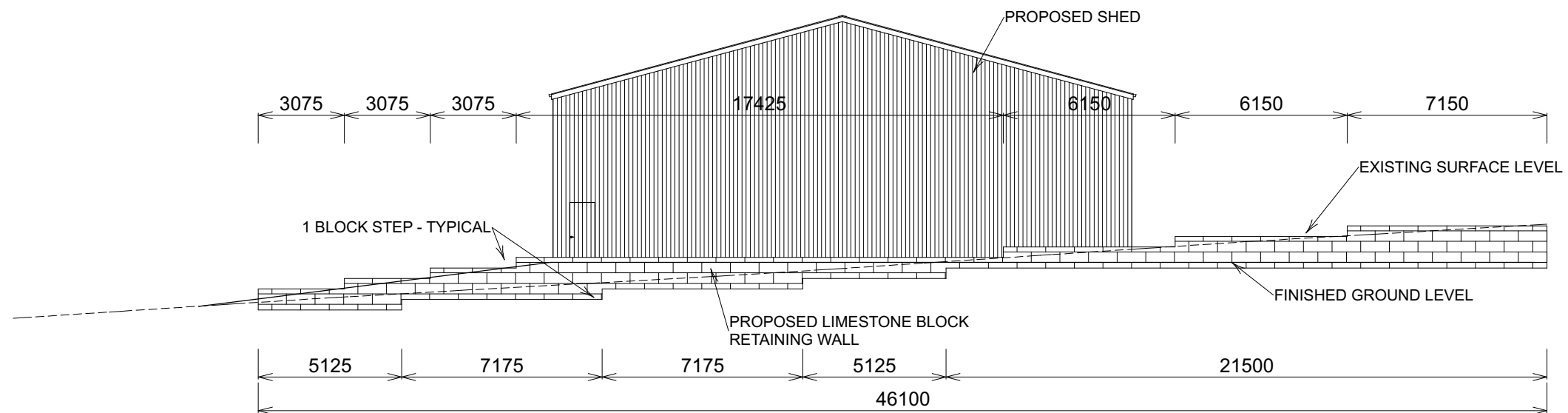
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RETAINING WALL ELEVATION - EAST SIDE



RETAINING WALL ELEVATION - SOUTH SIDE



RETAINING WALL ELEVATION - WEST SIDE

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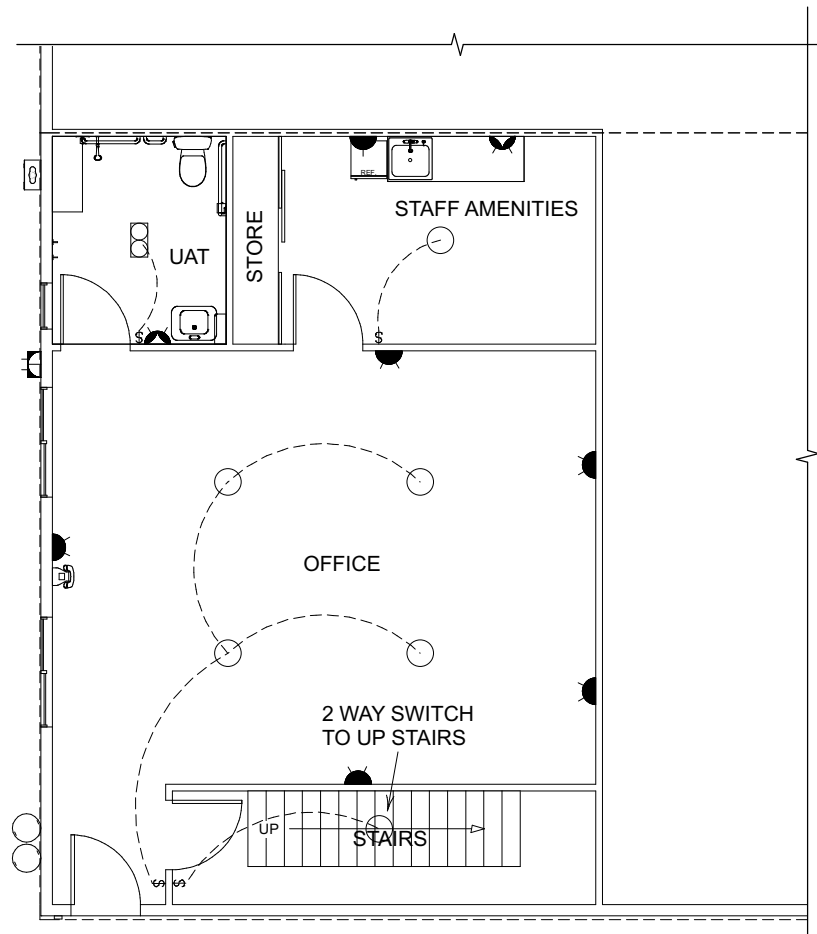
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RETAINING WALL ELEVATIONS

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JOB No 19054	SHEET No 9	ISSUE A

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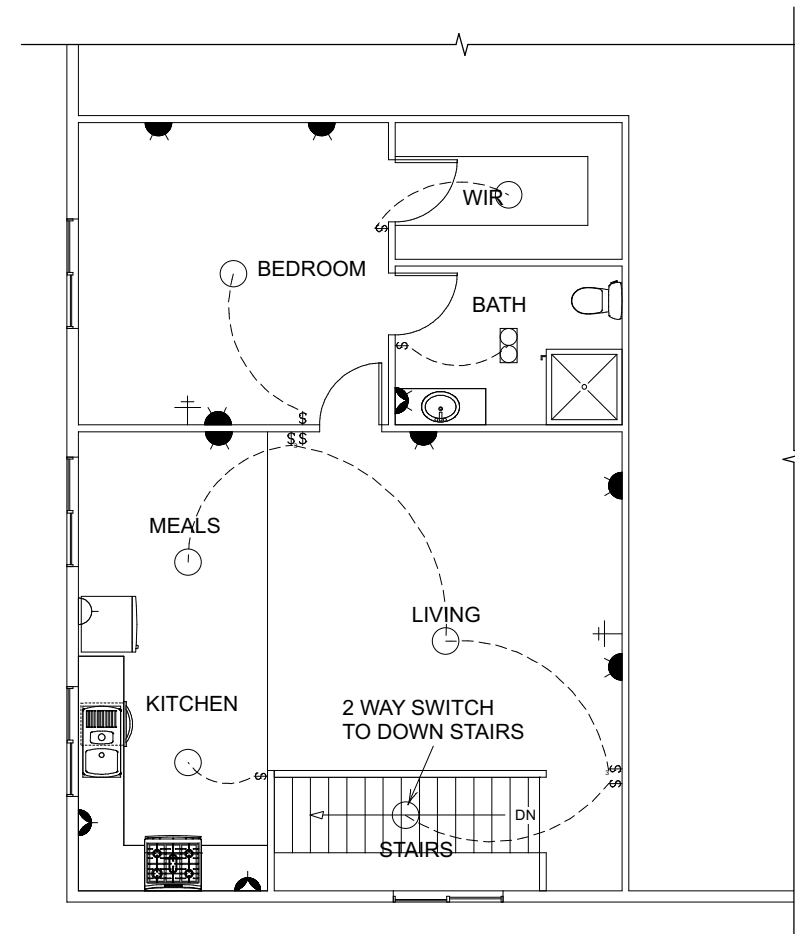


Electrical Legend

⊙	ROUND FLUORO	☎	PHONE PT
○	CEILING LIGHT	✕	CEILING FAN
⊙	WALL LIGHT	✕	CEILING FAN/LIGHT
⊕	DOWN LIGHT	Ⓢ	SMOKE DETECTOR
⊙Ⓢ	OYSTER LIGHT	ⓧ	TIMER/BOOSTER SWITCH FOR HWS
—	FLUORO LIGHT	Ⓜ	ELEC METER BOX
⊙⊙⊙⊙	4 LAMP COMB EX' FAN	Ⓜ	DOUBLE GPO @ 300 AFL
⊙⊙	2 LAMP COMB EX' FAN	Ⓜ	DOUBLE GPO @ 1100 AFL
▼	SENSOR	Ⓜ	QUAD GPO @ 1100 AFL
⊙	EXHAUST FAN UNFLUMED	Ⓜ	DOUBLE GPO @ 1550 AFL
⊙	EXHAUST FAN FLUMED	Ⓜ	W'PROOF DOUBLE GPO
⊙	GAS POINT	Ⓜ ^{CM}	CEILING MOUNTED GPO
⊕	TV POINT		

NOTE
ELECTRICIAN TO MAKE ALLOWANCE FOR
- SINGLE GPO FOR HOTPLATES
- SINGLE GPO FOR RANGEHOOD
- SINGLE GPO FOR DISHWASHER
- DOUBLE WEATHERPROOF GPO FOR HWS
- 15A POWER SUPPLY FOR OVEN
- CONNECTION TO PHONE POINT

GROUND FLOOR
1:200



FIRST FLOOR
1:100

BUILDER SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS
WHERE APPLICABLE ENGINEERS DRAWINGS SHALL BE READ IN CONJUNCTION WITH THESE PLANS
WRITTEN DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED DIMENSIONS

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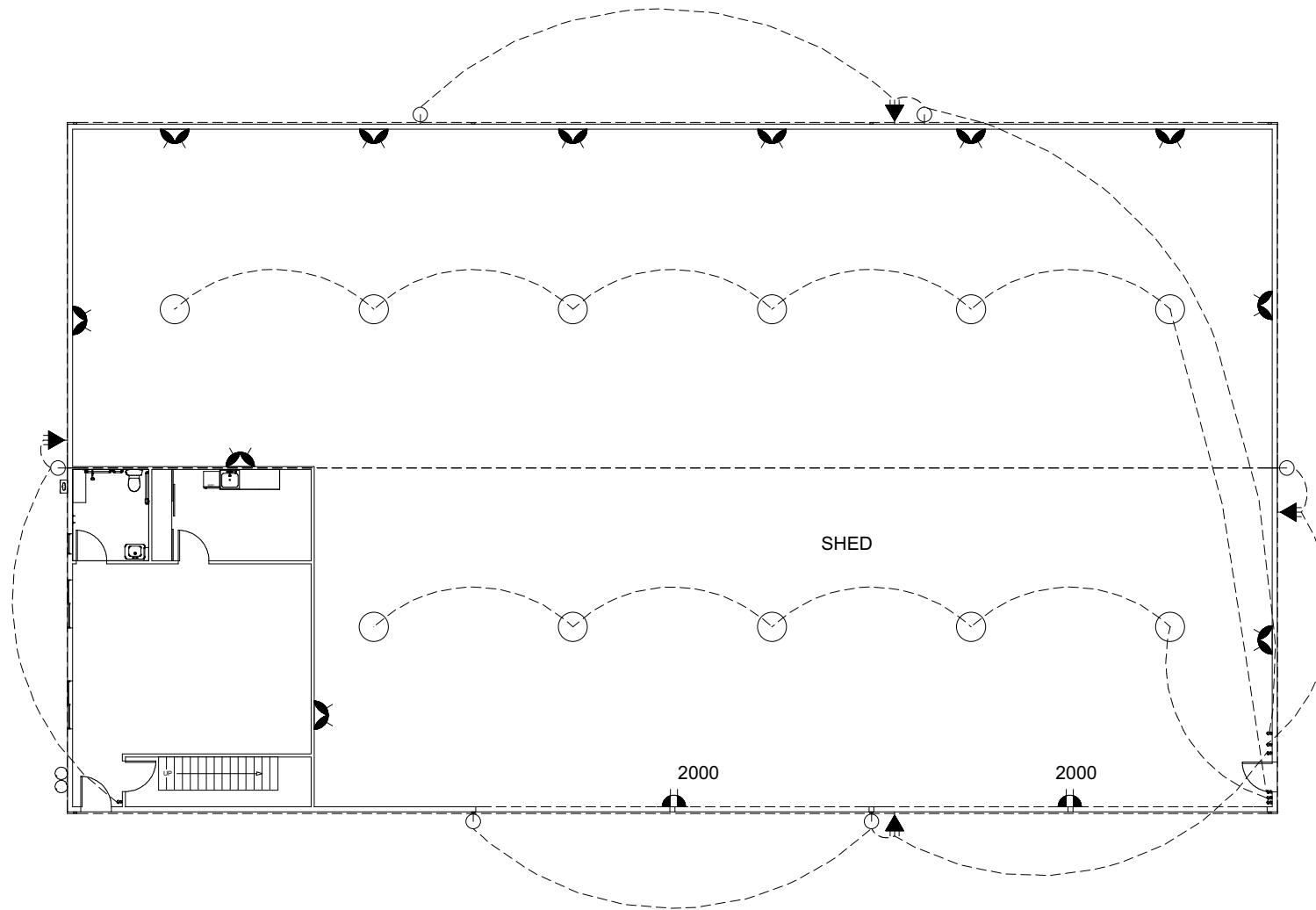
ABN 44 819 114 721
56 WOODLEY FARM DRIVE
NORTHAM W.A. 6401
PHONE : (08) 9622 2816
MOBILE : 0419 909 485
E-mail : avonvds@bigpond.com

**PROPOSED SHED
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DUMBARTON**

ELECTRICAL PLAN

DRAWN S.R.C.	DATE FEB 2020	SCALE 1:100
JOB No 19054	SHEET No 10	ISSUE A

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Electrical Legend

⊙	ROUND FLUORO	☎	PHONE PT
○	CEILING LIGHT	✕	CEILING FAN
⊕	WALL LIGHT	✕	CEILING FAN/LIGHT
⊕	DOWN LIGHT	Ⓢ	SMOKE DETECTOR
⊙	OYSTER LIGHT	⊗	TIMER/BOOSTER SWITCH FOR HWS
—	FLUORO LIGHT	Ⓜ	ELEC METER BOX
⊙	4 LAMP COMB EX' FAN	⚡	DOUBLE GPO @ 300 AFL
⊙	2 LAMP COMB EX' FAN	⚡	DOUBLE GPO @ 1100 AFL
▼	SENSOR	⚡	QUAD GPO @ 1100 AFL
⊙	EXHAUST FAN UNFLUMED	⚡	DOUBLE GPO @ 1550 AFL
⊙	EXHAUST FAN FLUMED	⚡	WPROOF DOUBLE GPO
⊙	GAS POINT	Ⓜ	CEILING MOUNTED GPO
⊕	TV POINT		

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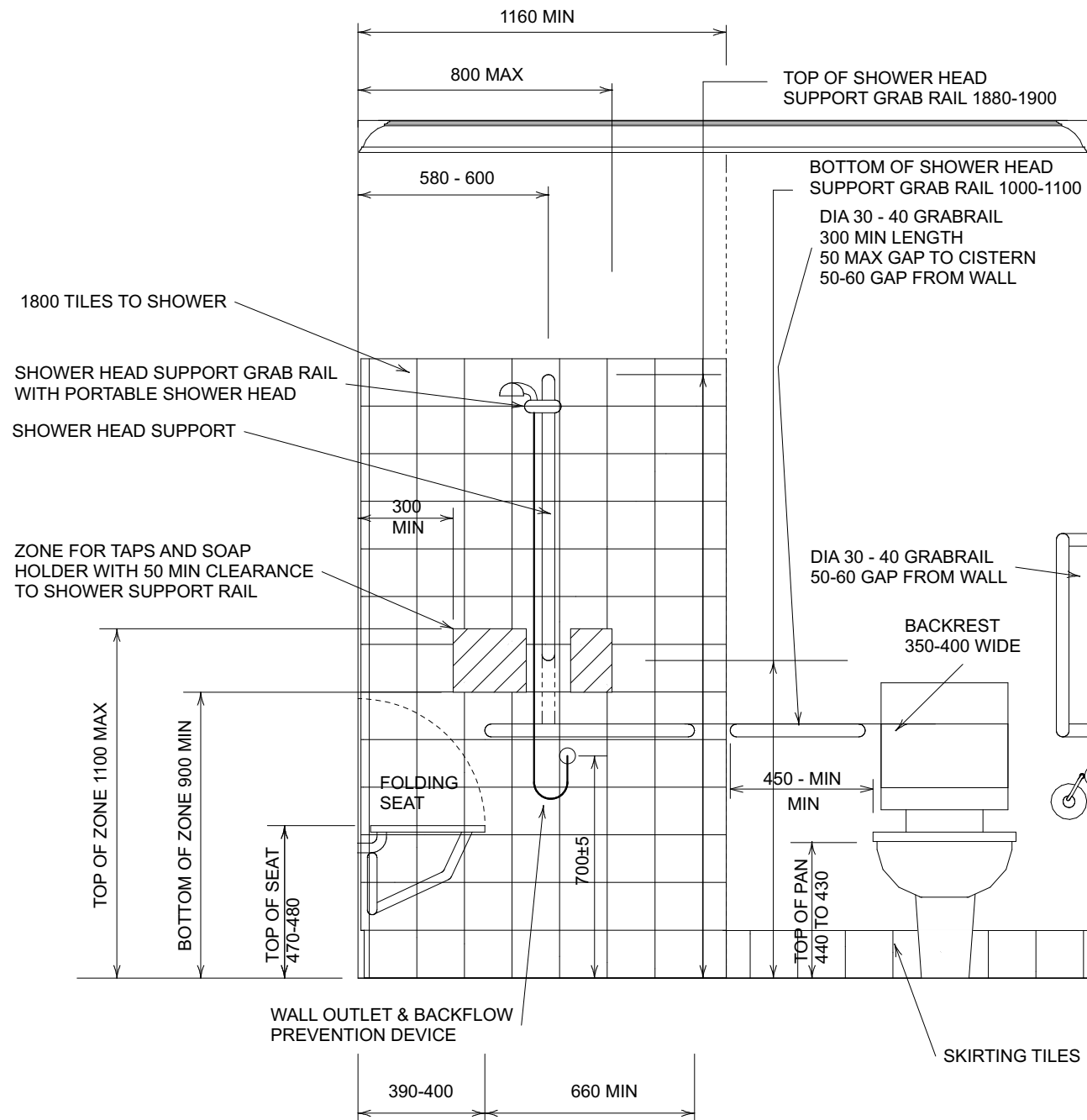
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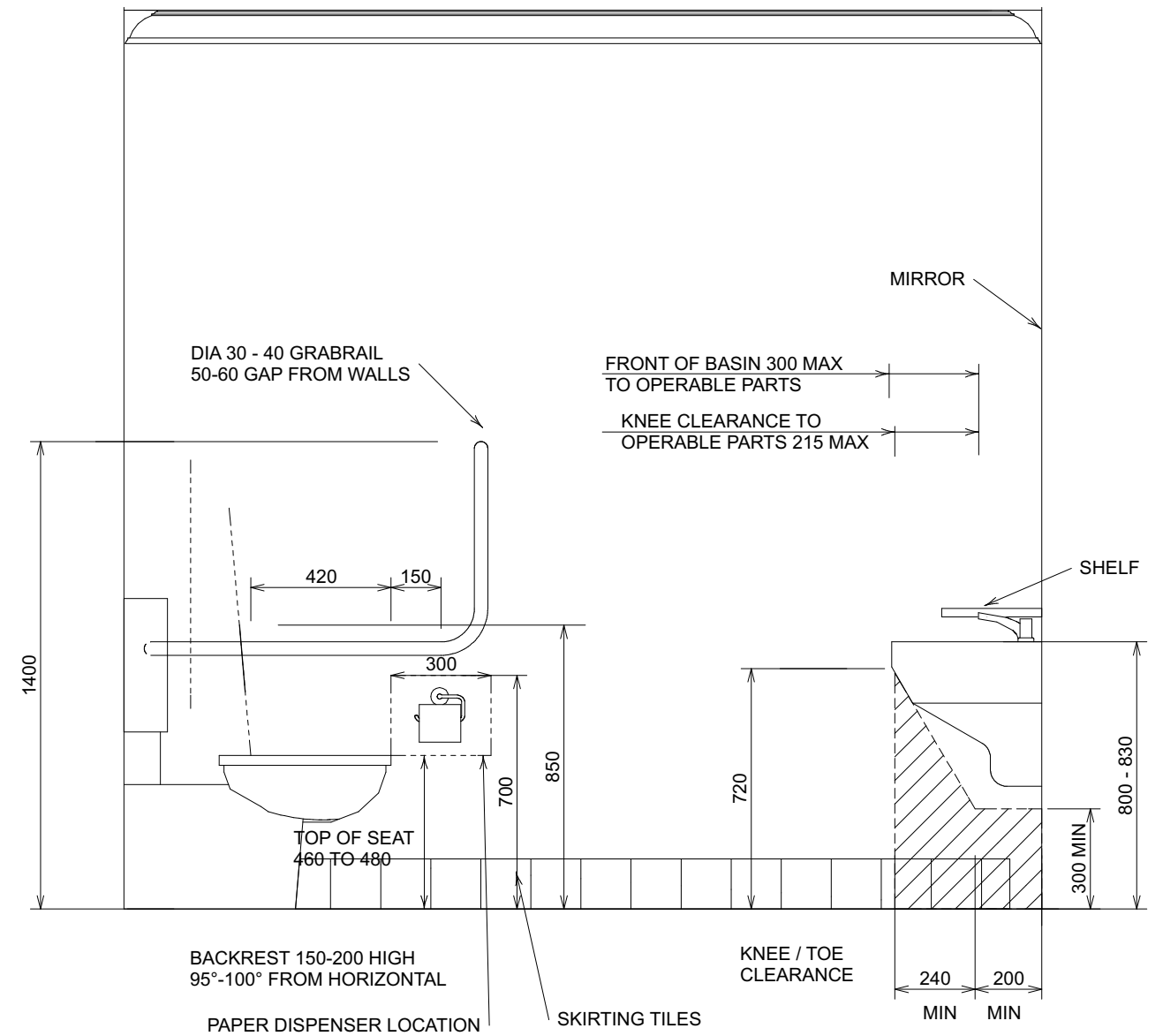
ELECTRICAL PLAN

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ELEVATION 8/8
1:20



ELEVATION 9/8
1:20

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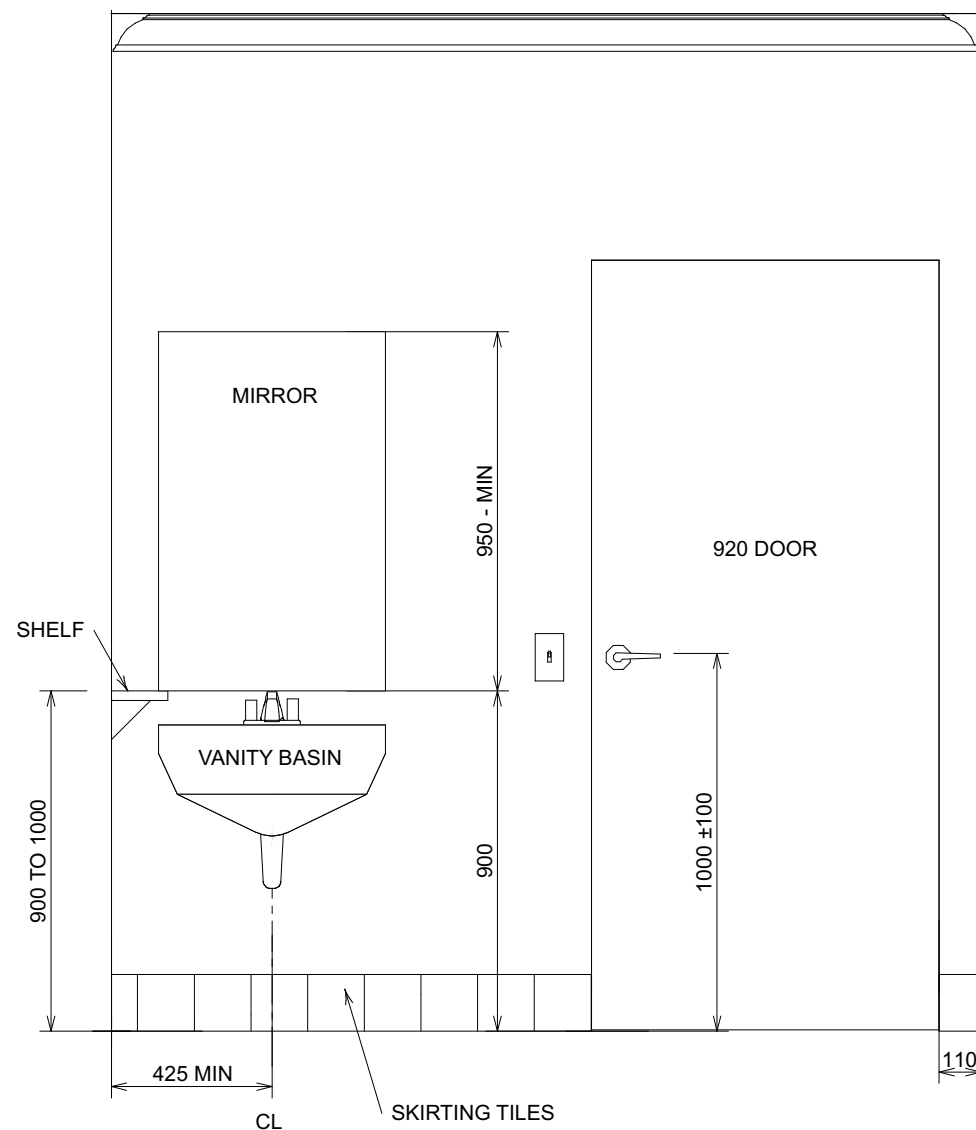
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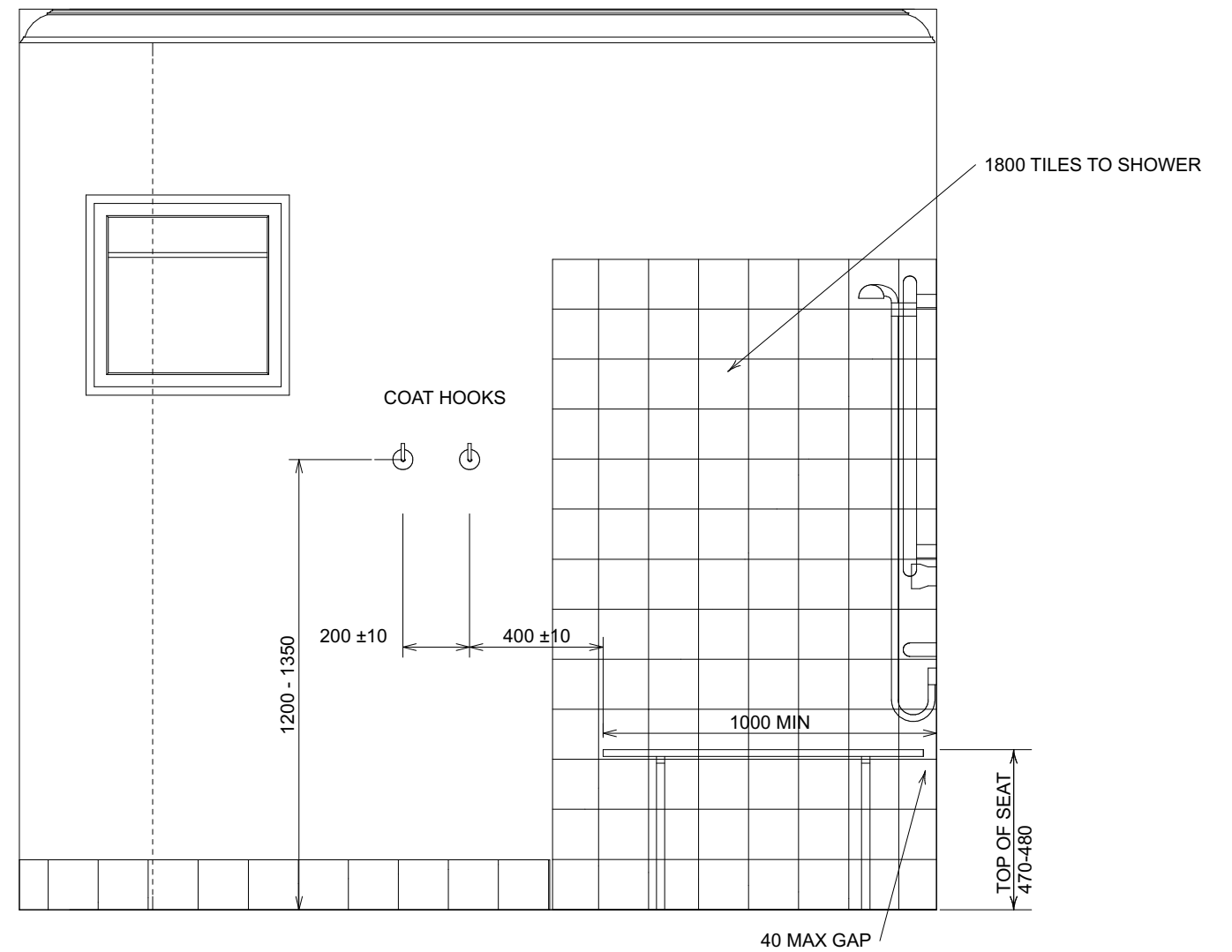
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ELEVATION 10
8
1:20



ELEVATION 11
8
1:20

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UAT ELEVATIONS

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