

**FIRE AUTHORITY  
COMPLIANT TANK OUTLET  
TO INCORPORATE THE  
FOLLOWING:  
BALL OR GATE VALVE 65 BSF  
CFA COUPLING 64mm**

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**DESIGNATED BUSHFIRE PRONE AREA 29  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 29 UNDER  
A3959 2018 VIC**

**CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF  
A3959 2018 VIC: DESIGN & CONSTRUCTION OF BUILDINGS IN  
BUSHFIRE PRONE AREAS.**

BUILDING REGULATIONS PART 4 - REFER TO SITE PLAN FOR DETAILS				
408/9	STREET SETBACK	PROPOSED FRONT SETBACK = 7m	416	DAYLIGHT TO EXIST. HABITUAL WINDOWS
410	BUILDING HEIGHT	7.4m	417	EXISTING NORTH FACE WINDOWS
411	SITE COVERAGE	SITE AREA = 603.80m <sup>2</sup> BUILT AREA = 145.06m <sup>2</sup> 24%	418	OVERSHADING
412	PERMEABLE AREA	69%	419	OVERLOOKING
413	CARPKARING	2 - GARAGE SPACES & 2 ONSITE VISITORS SPACES	420	DAYLIGHT TO NEW WINDOWS
414	SIDE & REAR SETBACKS	4m SIDE	421	PRIVATE OPEN SPACE
415	WALLS ALONG BOUNDARIES	4.4m		GREATER THAN 80 m <sup>2</sup> MIN REQUIRED DP

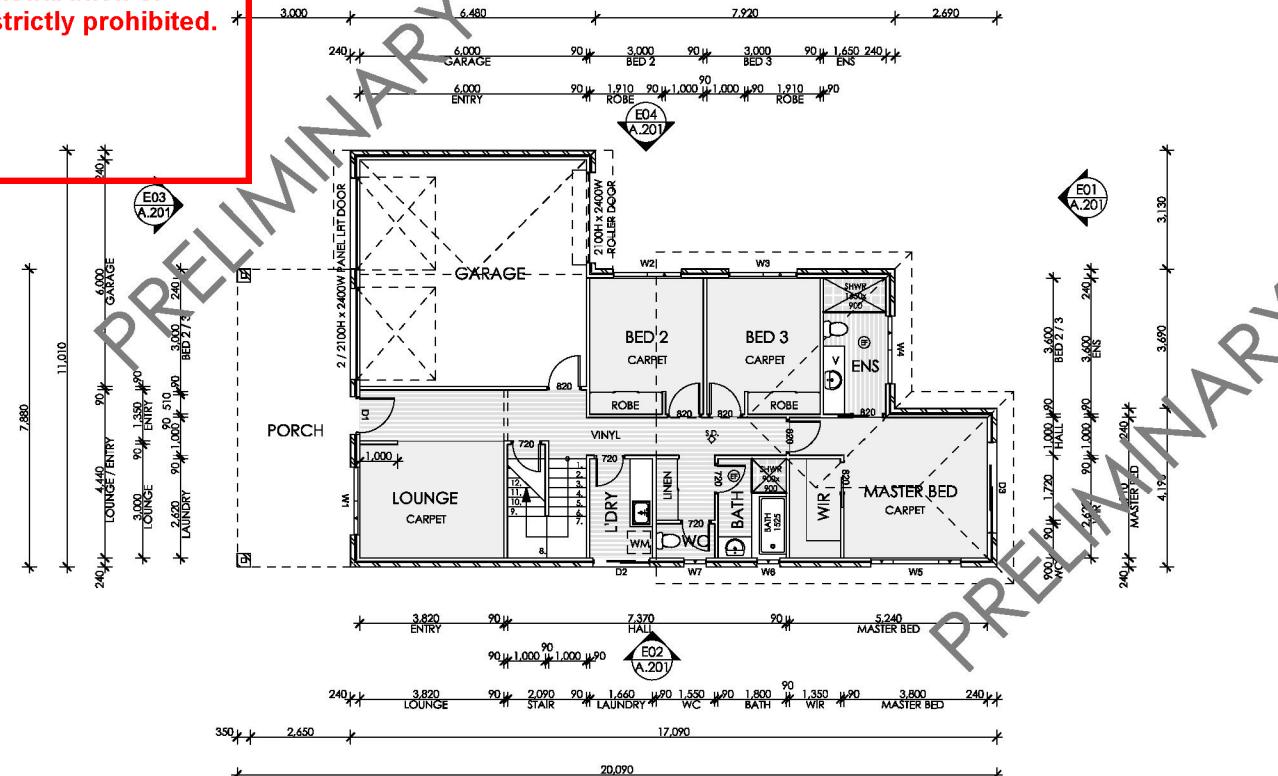
DRAWING: SITE PLA

JOB NO.:	P242	
SHEET NO.:	A.101	
SCALE:	1:10	
PAPER SIZE:	@A2	
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## GROUND FLOOR PLAN 1:100

LEGEND	
	90mm STUD WALL
	240MM BRICK VENEER WALL
	EXHAUST FAN
DW	DISHWASHER
WM	WASHING MACHINE
	SMOKE DETECTOR
RH	RANGEHOO
R/A	RETURN AIR
DP	DOWNPipe
UBO	UNDER BENCH OVEN
CT	COOKTOP
FSO	FREE STANDING OVER
V	VANITY
AJ	ARTICULATION JOINT

BUILDING AREAS		
AREA	m <sup>2</sup>	sq
GARAGE	39.72	4.25
ALFRESCO	23.64	2.53
GROUND LIVING	105.31	11.28
UPPER LIVING	63.67	6.82
<b>TOTAL</b>	<b>232.34</b>	<b>24.88</b>

**NOTE:**  
ALL DOORS TO UTILITY ROOM TO BE  
SEALED AGAINST DRAUGHTS

ALL GAPS AROUND PENETRATION &  
AROUND WINDOW DOOR FRAMES ARE TO  
BE SEALED

ALL EXHAUST FANS ARE TO BE SELF SEALING

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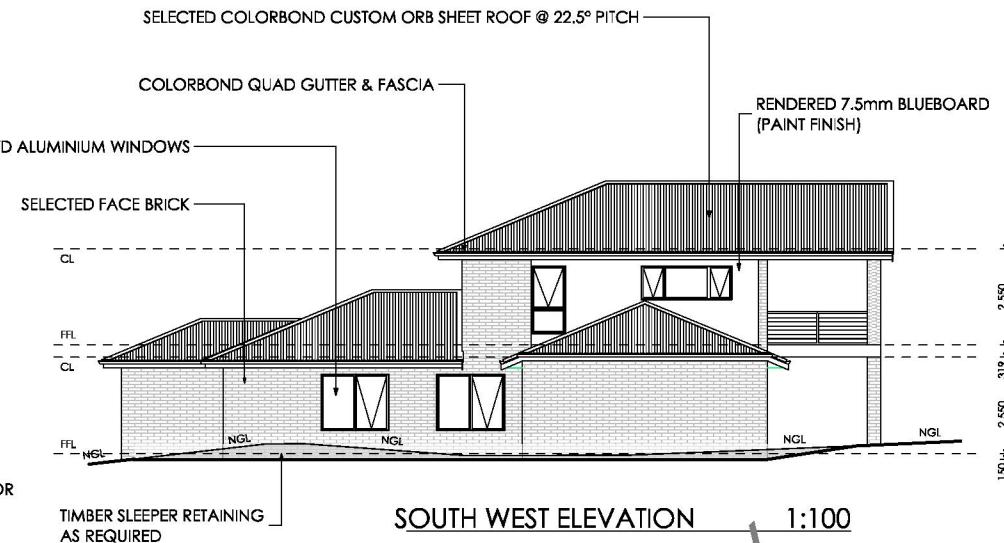
JOB NO.	P242
REF. NO.	A.103
SCALE:	1:100
SHRINKAGE:	@A2
REVISION:	-

BUILDING AREAS		
AREA	m <sup>2</sup>	sq
GARAGE	39.72	4.25
ALFRESCO	23.64	2.53
GROUND LIVING	105.31	11.28
UPPER LIVING	63.47	6.82
<b>TOTAL</b>	<b>232.34</b>	<b>24.88</b>

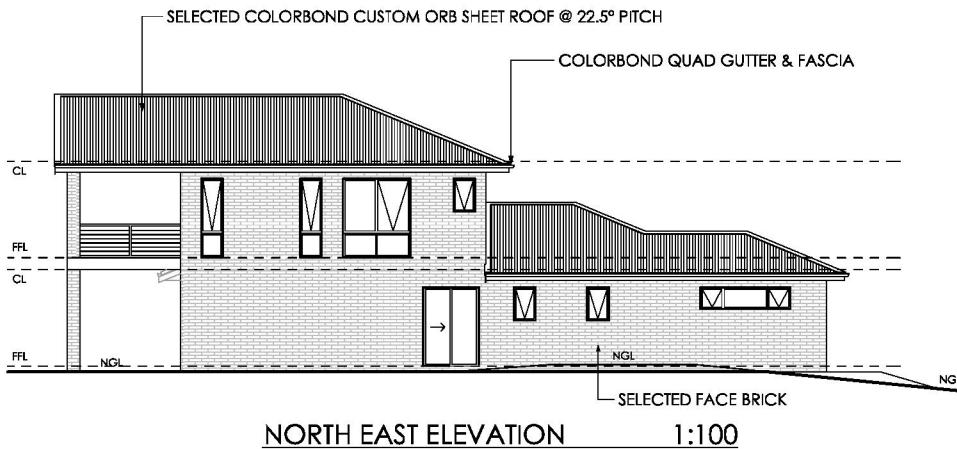
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NORTH WEST ELEVATION 1:100



**SOUTH WEST ELEVATION**



NORTH EAST ELEVATION 1:100

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