

stage 23

• MELWAY REF : **No. 422 H8**

• SITE SOIL CLASSIFICATION
CLASS ' P ' TO AS 2870-2011

- DWELLING & GARAGE: WAFFLE POD CONCRETE
- SITE SCRAPER TO **R.L. 13.55AHD**
- FREEBOARD **385mm**
- REBATE TO HOUSE **220mm**
- STEP DOWN TO PORCH **135mm**

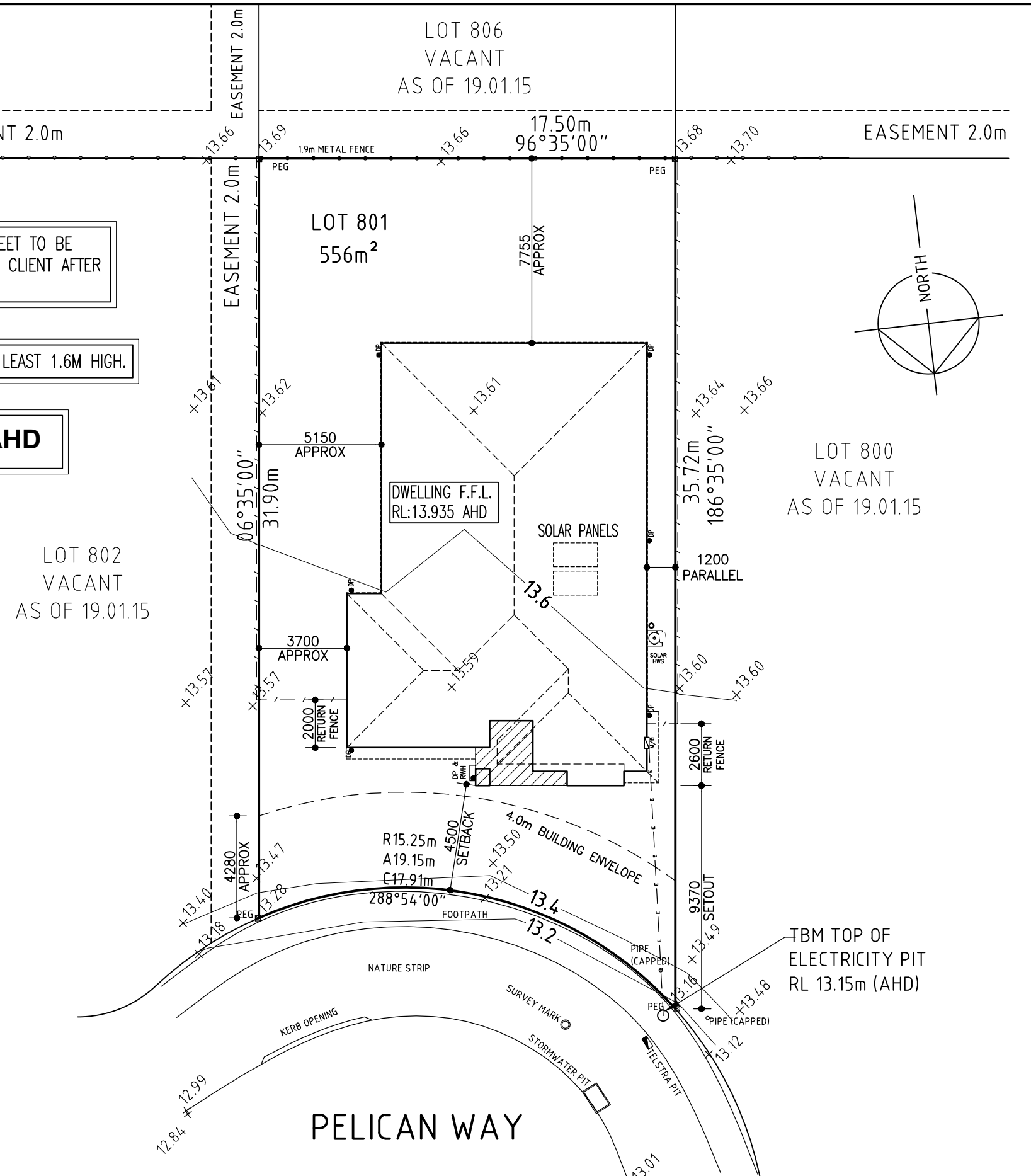
 DENOTES AREA OF ADDITIONAL SITE SCRAPE
DUE TO WAFFLE POD STEP DOWN

- PROPERTY SUBJECT TO HIGH WIND SPEEDS OF **40 m/s – (N2)**
- POSITION OF THE FRONT GARDEN TAP & WATER METER IS BY WATER AUTHORITY, THE FULL COST OF RELOCATION IS AT THE OWNER'S EXPENSE.

SIDE & REAR FENCE NOT ABUTTING A STREET TO BE 1.95M HIGH PRE-COATED STEEL FENCE BY CLIENT AFTER HANDOVER TO DEVELOPERS GUIDELINES

ALL WING FENCES OR GATES MUST BE AT LEAST 1.6M HIGH.

Minimum F.F.L. 13.47 AHD



1/570 St Kilda road Melbourne Vic 3004
Tel: 9682-0700 Info@Baaconstructions.com.au

Spec: **65 YEAR PROMOTION.**

(STANDARD)

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View: SITE PLAN

Customer:	
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Address:

Sheet No:
1.1

Scale:	1:200@A3
Date:	09.01.15

2	House:	MAIDSTONE 2214
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Facade: ALEXANDRIA

Drawn:	Job No: 43324 CON
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Design:	Mastered:	Checked:
DB	D.H.N	X00X

ELEVATION B

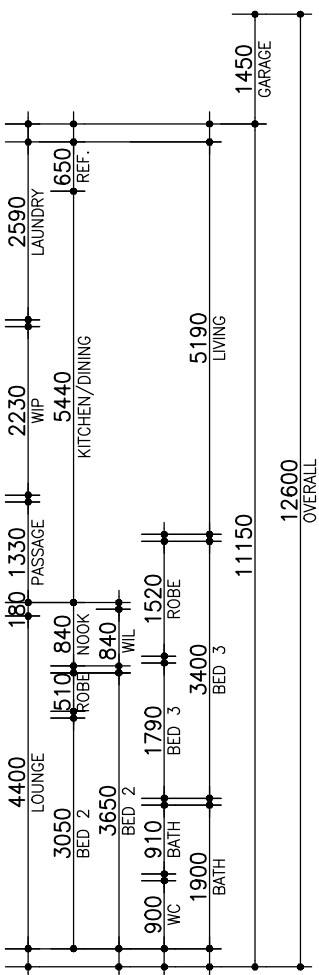
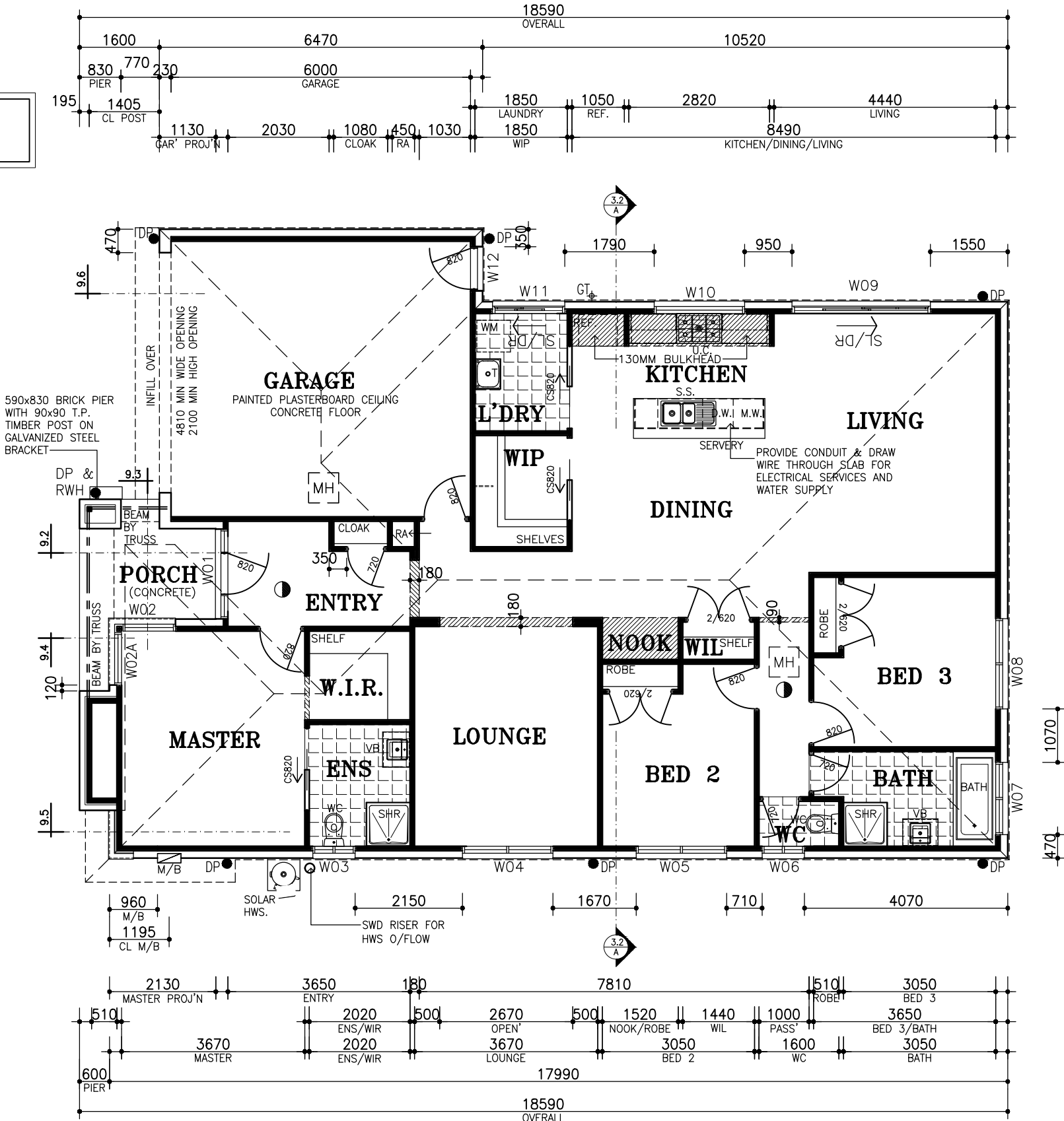
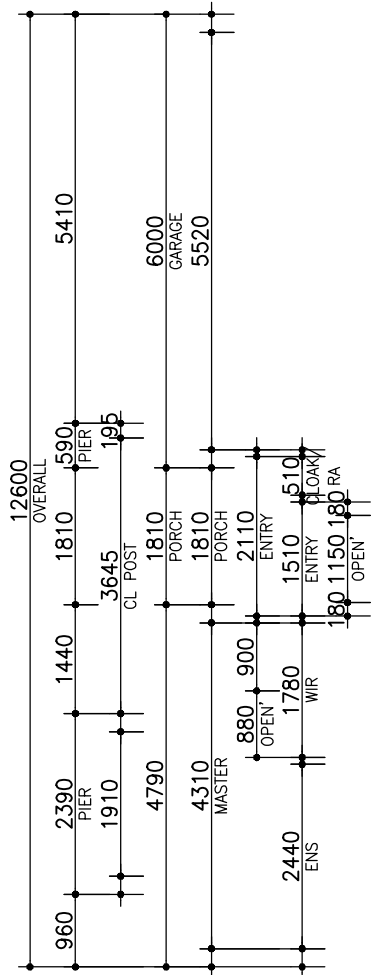
ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS

SELECTED CERAMIC FLOOR TILING

PROVIDE PRIVACY ADAPTORS TO DOOR FURNITURE OF BATHROOM.

- DENOTES 150mm DEEP BULKHEAD TO PLASTER FACE - UNLESS NOTED OTHERWISE. REFER ALSO INTERNAL ELEVATIONS.
NOTE: DIMENSIONS LOCATING WINDOWS ARE NOMINAL.
NOTE: ALL INTERNAL DOOR HEIGHTS TO BE 2040mm. HIGH
NOTE: DIMENSIONS FOR WALL SETOUT ARE NOMINAL & TO FACE OF STUDWORK.
NOTE: BULKHEADS & NIBS ARE NOMINAL SIZES ONLY.
NOTE: LIFT-OFF HINGES TO W.C. DOOR UNLESS DISTANCE TO PAN IS 1.2m OR GREATER

ELEVATION A



ELEVATION C

ELEVATION D

SMOKE DETECTOR TO A.S 3786 - MULTIPLE POINTS TO BE INTERCONNECTED
MANHOLE
ALL WET AREAS TO COMPLY WITH A.S. 3740
NOTE: ALL SANITARY COMPARTMENTS TO COMPLY WITH CURRENT B.C.A. PART 3.8.3.3.
NOTE: REF. FRE. WM. CD. DW INDICATE POSITION ONLY.

ALEXANDRIA AREAS:	Ground Floor:	166.46	sq.m	17.92	sqrs
	First Floor:	0.00	sq.m	0.00	sqrs
	Subtotal:	166.46	sq.m	17.92	sqrs
	Porch:	6.75	sq.m	0.73	sqrs
	Garage:	36.54	sq.m	3.93	sqrs
	Alfresco:	0.00	sq.m	0.00	sqrs
	Total Area:	209.75	sq.m	22.58	sqrs
Date:	House:	MAIDSTONE 2214			
	Facade:	ALEXANDRIA			
	Drawn:	Job No: 43324 CON			
	Design:	Mastered:	Checked:		
DB		D.H.N	X00X		

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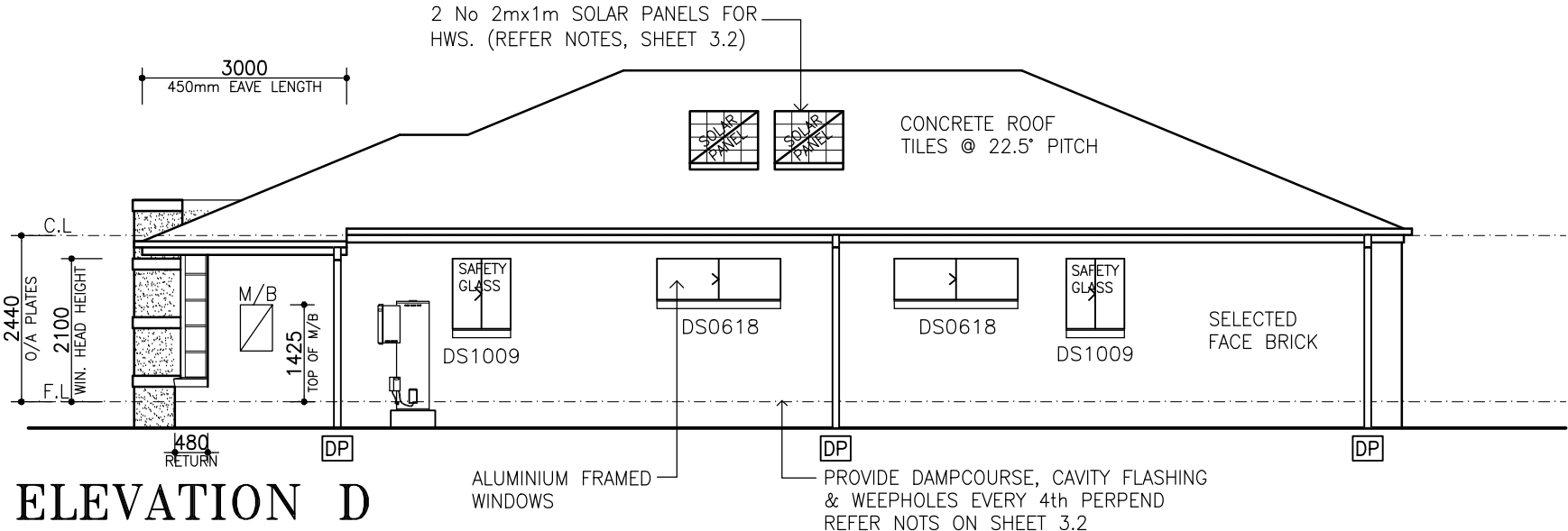
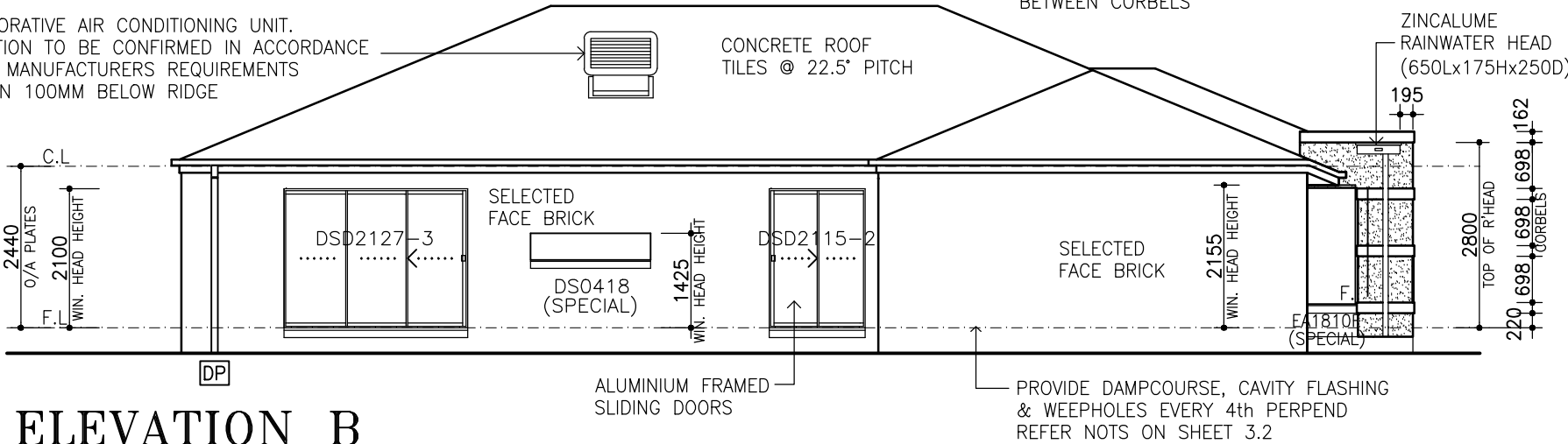
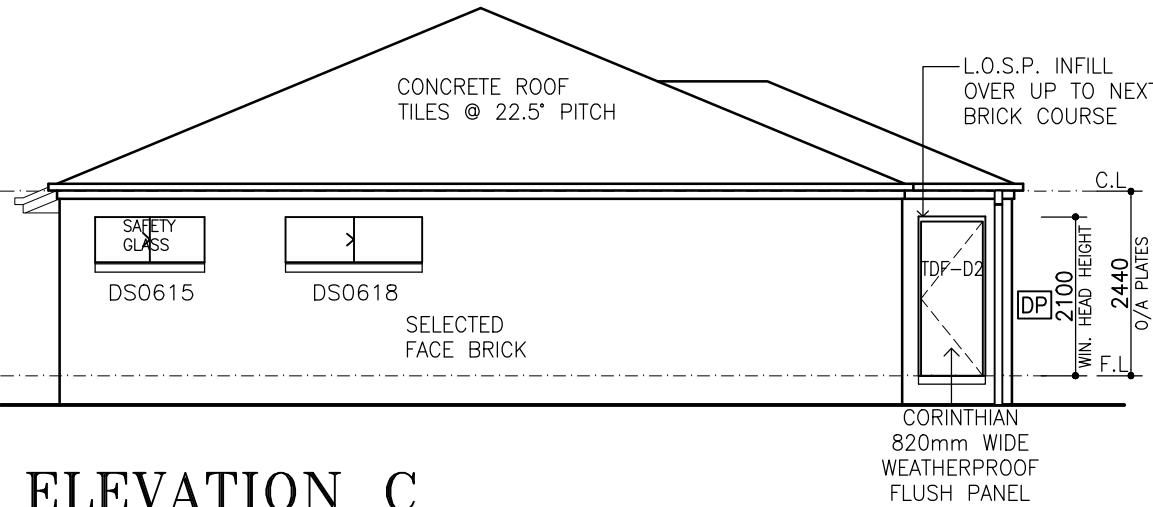
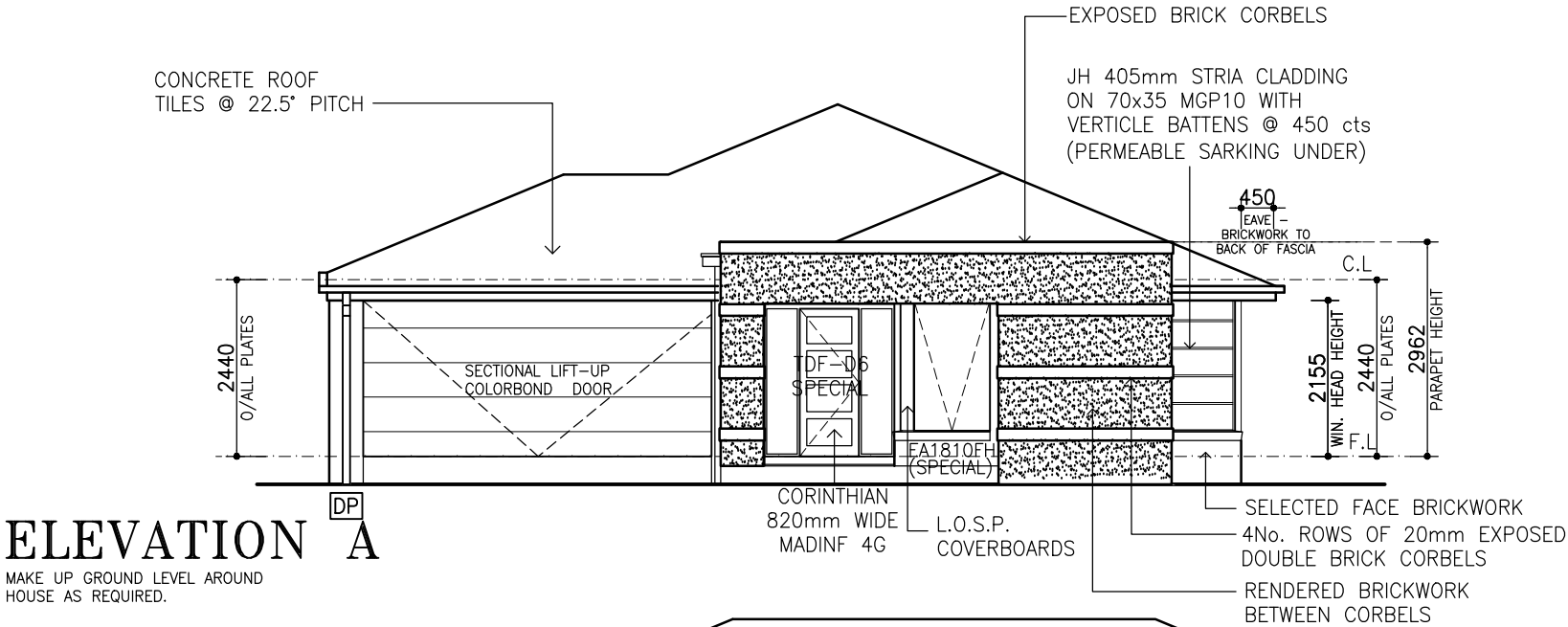
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Customer:
Address:

Sheet No: 2.1

Scale: 1:100@A3

Date: 09.01.15

ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS





- DENOTES SLIDING WINDOW
- DENOTES AWNING WINDOW
- DENOTES LOW-E GLAZING
- DENOTES DOUBLE GLAZING
- DENOTES OBSCURE GLAZING

NOTE: ALL WINDOWS TO BE SET AT 2100mm O/A HEAD UNLESS NOMINATED OTHERWISE/IF BRICKWORK OVER, ADJUST HEAD HEIGHT TO WITHIN 5-10mm OF LINTEL

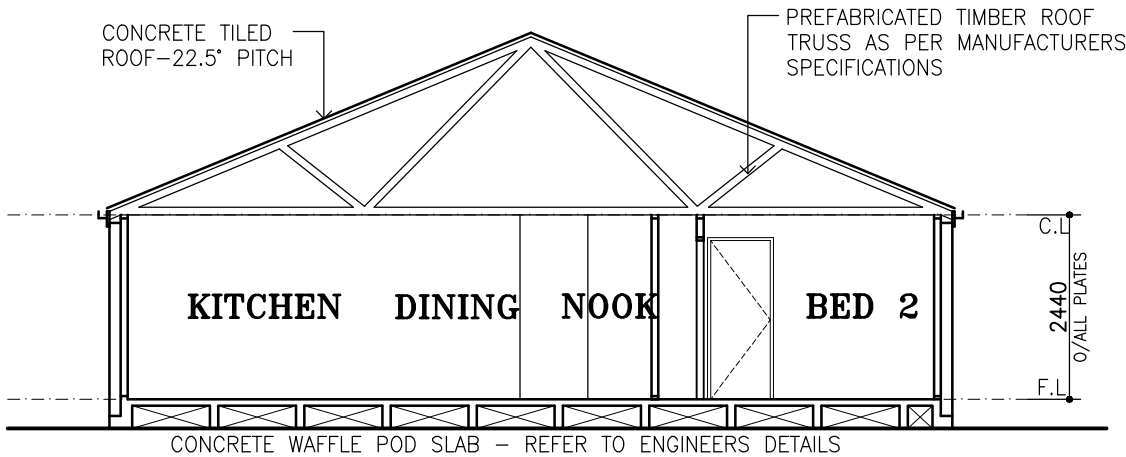
NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP UP INTO HOUSE AS PER BCA REQUIREMENTS.

NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS

 BAA Constructions 1/570 S't Kilda road Melbourne Vic 3004 Tel: 9682-0700 Info@Baaconstructions.com.au	Spec:	View:		Scale: 1:100@A3 Date: 09.01.15	House: MAIDSTONE 2214		
	65 YEAR PROMOTION.	ELEVATIONS 1			Facade: ALEXANDRIA		
	(STANDARD) — DEVELOPMENT DIVISION PURPOSE ONLY —	Customer:			Drawn: Job No: 43324 COM		
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ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS



SECTION A-A

STANDARD INCLUSIONS FOR ENERGY EFFICIENCY REQUIREMENTS :

- AIRFLOW DRAFT STOPPERS TO EXHAUST FANS
- ALUMINIUM IMPROVED WINDOWS THROUGHOUT
- DOOR SEALS ONLY TO EXTERNAL DOORS AND INTERNAL GARAGE ACCESS DOOR
- SEALS AROUND ALL EXTERNAL WINDOWS
- R 2.0 GLASSWOOL BATTS TO EXT. WALLS OF DWELLING
- R 3.5 GLASSWOOL BATTS TO CEILINGS

FURTHER INCLUSIONS REQUIRED TO ACHIEVE 6 STAR ENERGY RATING TO BE CONFIRMED UPON RECEIPT OF APPROVED REPORT FROM ACCREDITED ENERGY RATER

NOTE:
PROVIDE INSULATION TO: EXTERNAL DWELLING WALLS, WALL BETWEEN GARAGE AND HOUSE AND CEILING DIRECTLY UNDER ROOF SPACE. EXCLUDES INSULATION TO GARAGE CEILING SPACE, GARAGE EXTERNAL WALLS AND GROUND FLOOR CEILING UNDER 1ST FLOOR OF DOUBLE STOREY HOMES.

HEATING AND COOLING DUCTWORK

DUCTWORK FOR HEATING & COOLING SYSTEMS SHALL COMPLY WITH A.S. 4254 & A.S./N.Z.S. 4859.1- IN ACCORDANCE WITH BCA TABLE FOR CLIMATE ZONE REQUIREMENTS

N.B. DOUBLE STOREY HOUSE TYPES.

ALL WINDOWS TO BEDROOMS SHALL COMPLY WITH BCA CLAUSE 3.9.2.5. AND THOSE ON THE FIRST FLOOR WILL BE PERMITTED TO OPEN NOT MORE THAN 125mm

N.B. SLIP RESISTANT STAIR TREADS

STAINED OR NATURAL TIMBER STAIR TREADS SHALL HAVE APPLIED COATINGS OR NOSING STRIPS TO PROVIDE THE SLIP RESISTANCE RATING REQUIRED TO COMPLY WITH THE N.C.C. & AS 4586.

NOTE: ALL STRUCTURAL TIMBER SIZES TO BE IN ACCORDANCE WITH AS1684 NATIONAL TIMBER FRAMING CODE.

NOTE: ROOF TRUSSES TO MANUFACTURERS DESIGN & SPECIFICATION.

NOTE: REFER TO ALL ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.

NOTE: ALL WINDOWS TO BE SET AT 2100mm O/A HEAD UNLESS NOMINATED OTHERWISE/IF BRICKWORK OVER, ADJUST HEAD HEIGHT TO WITHIN 5-10mm OF LINTEL.

NOTE: DIMENSIONS TO STRUCTURAL TIMBERS AND FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD, ETC.

NOTE: WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE - UNLESS OTHERWISE INDICATED

ALL WALL DIMENSIONS, EXTERNAL 240mm B/VENEER -INTERNAL 90mm TIMBER STUD.

NOTE: STEPS/STAIRS TREADS MIN 240mm RISERS MAX 190mm HANDRAILS & BALUSTRADE 1000mm MIN HIGH BALUSTERS MAX 125mm SPACING.

NOTE: NOMINATED THICKNESS AND SIZE OF MATERIALS IS INDICATIVE ONLY AND MAY BE VARIED - BUT NOT REDUCED - AT THE DISCRETION OF SIMONDS HOMES.

NOTE: FINISHED CEILING HEIGHT IS SUBJECT TO CEILING BATTENS (WHERE APPLICABLE), CEILING LINING AND FLOOR FINISH.

NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP UP INTO HOUSE AS PER BCA REQUIREMENTS.

NOTE: PROVIDE COMPACTED BACKFILL MIN 1.0m WIDE WITH MIN. 50mm FALL AWAY FROM PERIMETER OF FLOOR SLAB

NOTE: SOLAR COLLECTOR PANELS ROOF LOCATION IS INDICATIVE ONLY, LOCATION & SIZE IS DEPENDANT ON FINAL SITE ORIENTATION & TO MANUFACTURER'S RECOMMENDATION.

NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS.

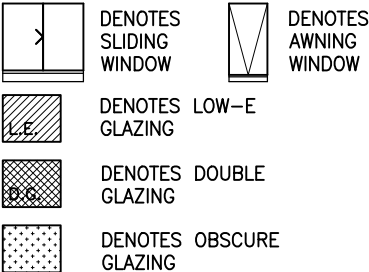
NOTE: DOOR PULL HANDLES TO BE SET AT 55mm FROM THE EDGE OF DOOR.

NOTE: LIFT-OFF HINGES TO W.C. DOOR UNLESS DISTANCE TO PAN 1.2m OR GREATER.

NOTE: MANHOLE (MH) POSITION SHOWN ON PLAN IS INDICATIVE ONLY & IS SUBJECT TO LOCATION OF STRUCTURAL FRAMING.

NOTE: IN ACCORDANCE WITH AS 3700-2011 & AS 4773.2-2010 PROVIDE -

- DAMPCOURSE WITH WEEPHOLES EVERY 4th PERPEND AROUND THE BUILDING.
- PROVIDE CAVITY FLASHING AT ALL POINTS WHERE THE CAVITY IS INTERRUPTED BY A STRUCTURAL ELEMENT OR OPENING.



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View: **ELEVATIONS 2**

Customer:

Address:

Sheet No:
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Scale: **1:100@A3**
Date: **09.01.15**

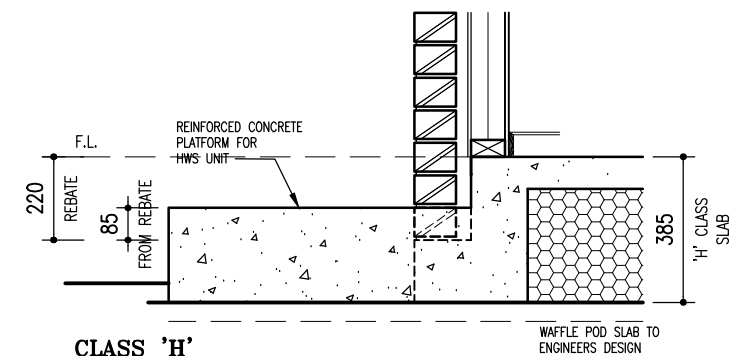
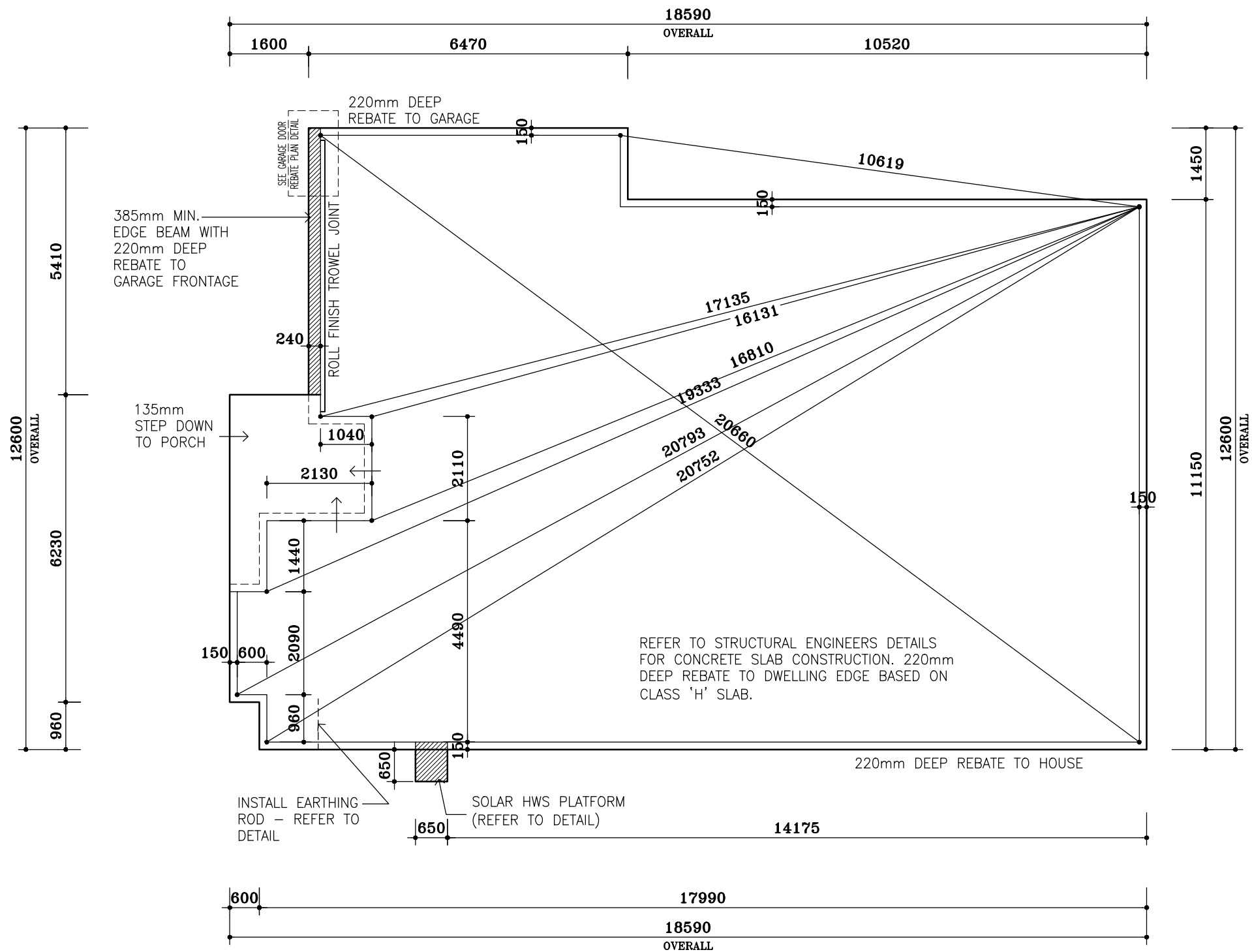
House: **MAIDSTONE 2214**

Facade: **ALEXANDRIA**

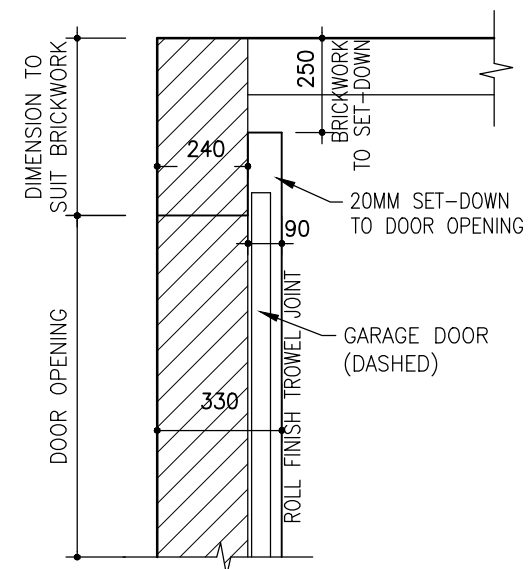
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Design: **DB** Mastered: **D.H.N** Checked: **X00X**

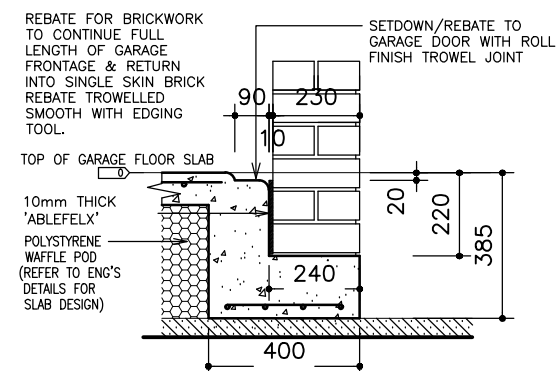
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CLASS 'H'
HWS PLATFORM
Scale 1:20



GARAGE DOOR REBATE PLAN
SCALE 1:20



FRONT VEHICLE OPENING CLASS 'H'
Scale 1:20



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View:

SLAB PLAN

Customer:

Address:

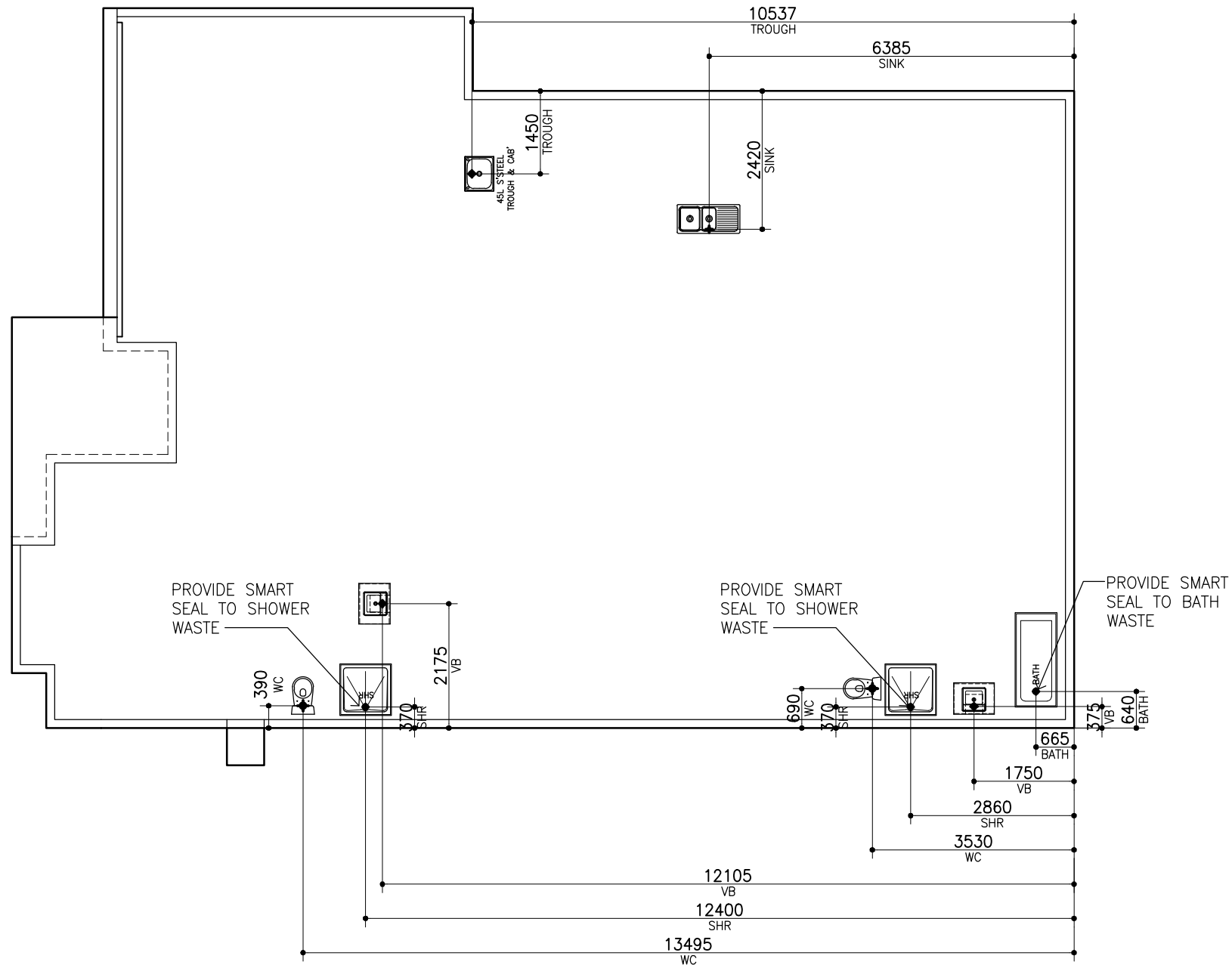


Sheet No:
5.1

Scale: **1:100@A3**
Date: **09.01.15**

House:	MAIDSTONE 2214		
Facade:	ALEXANDRIA		
Drawn:			Job No: 43324 CON
Design:	Mastered:	Checked:	
DB	D.H.N	X00X	

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View: **SLAB PLUMBING OUTLET PLAN**
Customer:
Address:



Sheet No:
5.2

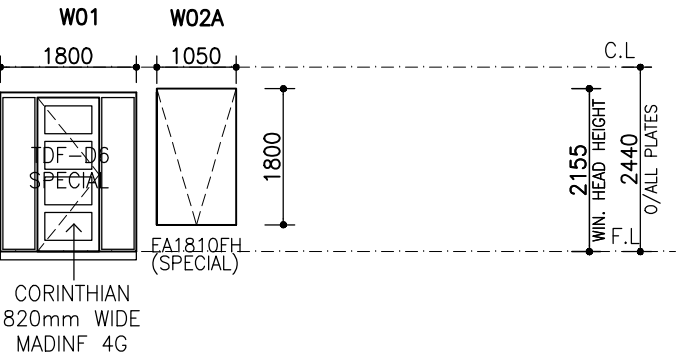
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House:	MAIDSTONE 2214		
Facade:	ALEXANDRIA		
Drawn:	Job No: 43324 CON		
Design: DB	Mastered: D.H.N	Checked: X00X	

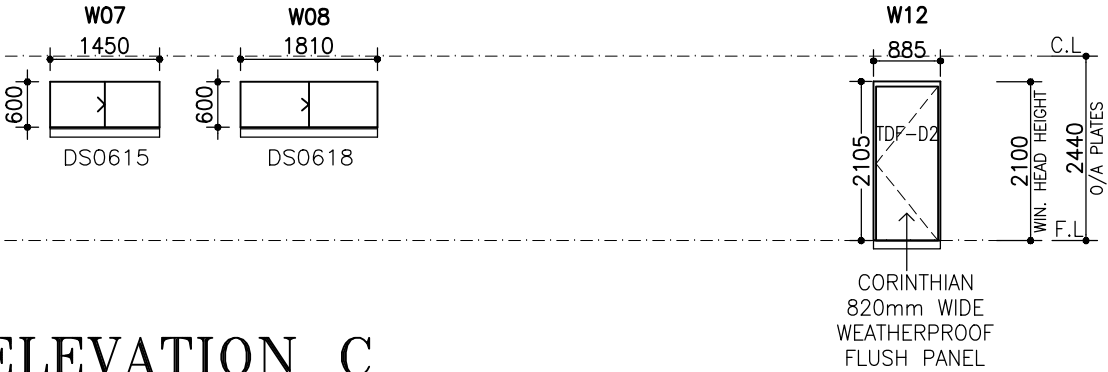
ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS
WINDOW SCHEDULE (Nominal Sizes) DOWELL WINDOW SCHEDULE

FOR STUD (FRAMED) OPENINGS: Window WIDTH PLUS 50mm, Window HEIGHT PLUS 60mm MIN.

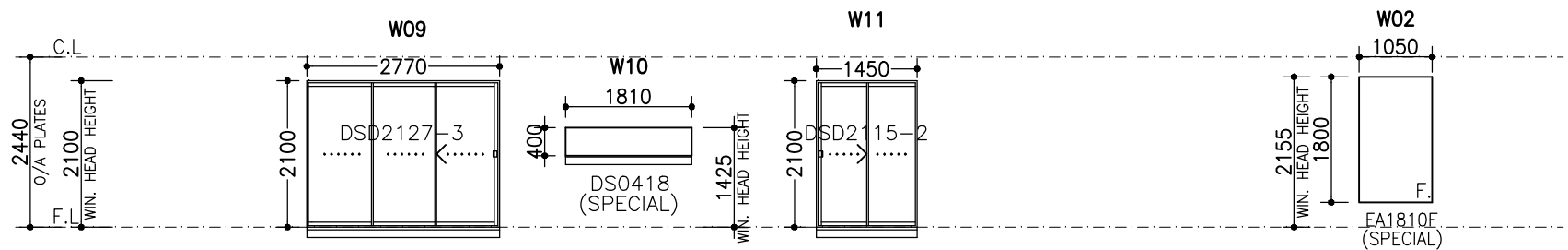
ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS



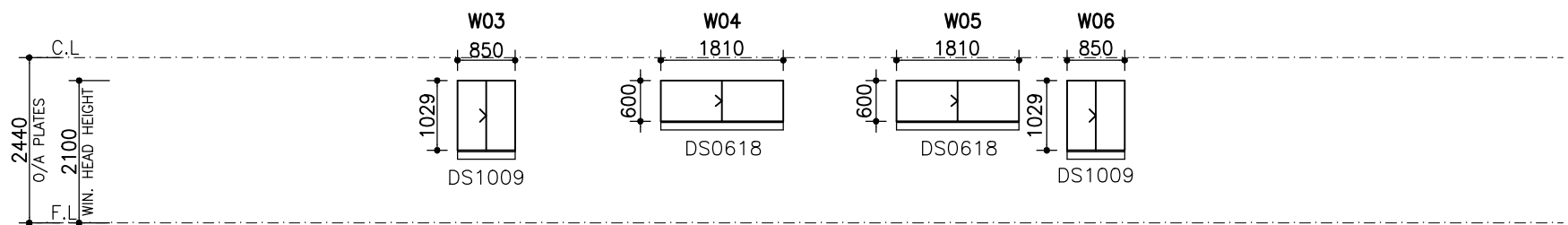
ELEVATION A



ELEVATION C

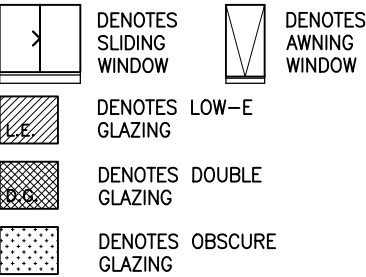


ELEVATION B



ELEVATION D

DOWELL WINDOWS & DOORS	STANDARD		LOW-E SP10		DOUBLE GLAZED		THERMA- LINE DG.	
	Uw	SHGC	Uw	SHGC	Uw	SHGC	Uw	SHGC
ALUMINIUM SLIDING WINDOWS	6.4	0.75	4.5	0.63	DEFAULT TO THERMALINE		2.9	0.64
ALUMINIUM SLIDING DOOR/STACKER	6.2	0.71	4.4	0.61			2.7	0.60
ALUMINIUM BI-FOLD DOOR	6.1	0.62	4.7	0.53	4.1	0.54	N/A	N/A
ALUMINIUM FIXED	6.2	0.75	4.3	0.64	3.6	0.66	2.6	0.63
ALUMINIUM AWNING	6.5	0.65	4.8	0.55	3.9	0.58	2.6	0.55
TIMBER AWNING	4.5	0.54	3.2	0.46	2.6	0.47	N/A	N/A
TIMBER BI-FOLD	4.1	0.52	4.1	0.52	2.6	0.45	N/A	N/A
TIMBER SLIDING	4.9	0.66	4.9	0.66	2.7	0.57	N/A	N/A



NOTE: ALL WINDOWS TO BE SET AT 2100mm
O/A HEAD UNLESS NOMINATED OTHERWISE/IF
BRICKWORK OVER, ADJUST HEAD HEIGHT TO
WITHIN 5-10mm OF LINTEL

NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP UP INTO HOUSE AS PER BCA REQUIREMENTS.

NOTE: CONTROL JOINTS TO ENGINEERS
RECOMMENDATIONS

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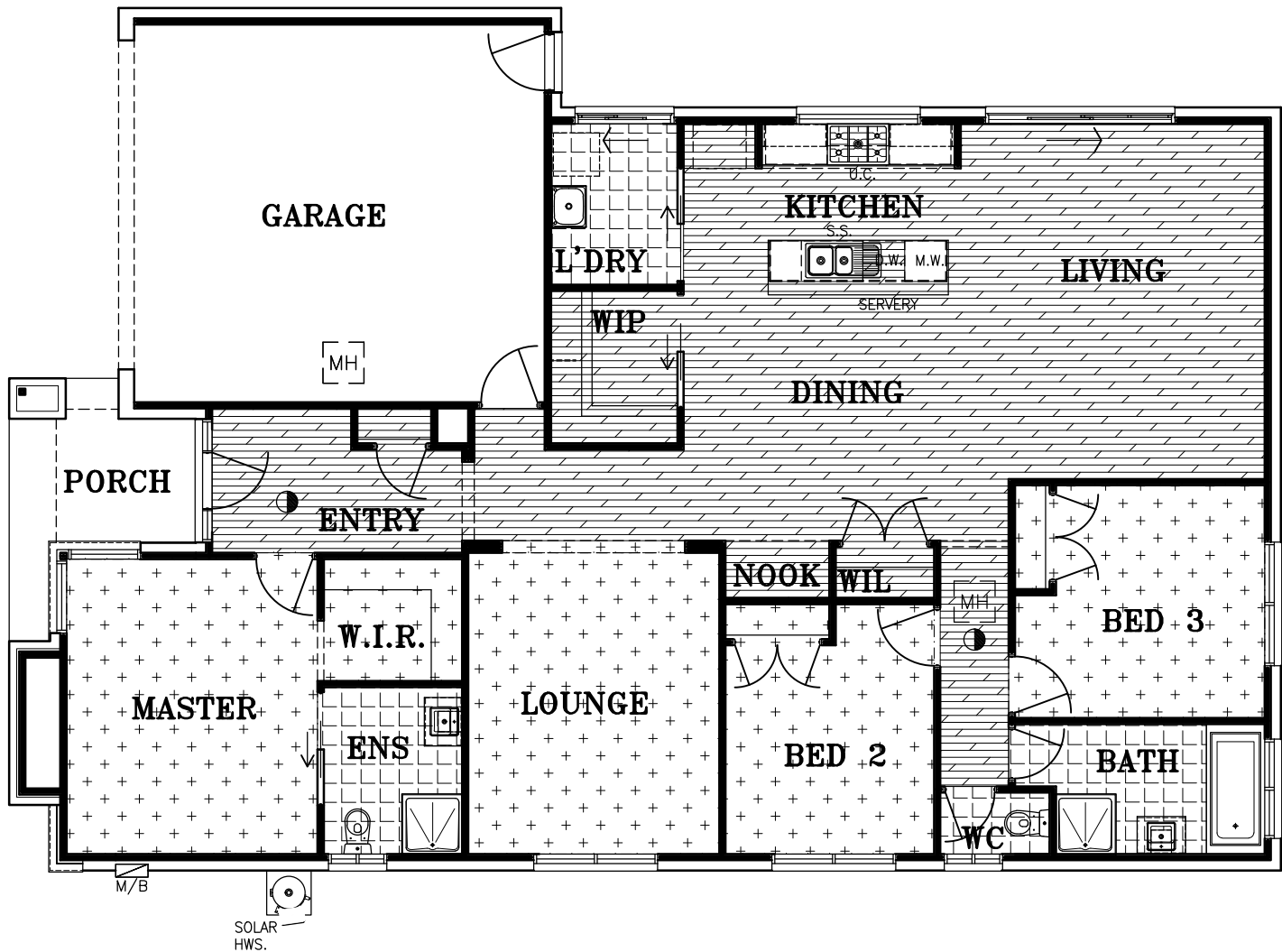
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Customer:	
Address:	

Sheet No:
6.1

Scale:	1:100@A3
Date:	09.01.15

House: MAIDSTONE 2214		
Facade: ALEXANDRIA		
Drawn:	Job No: 43324 CON	
Design: DB	Mastered: D.H.N	Checked: X00X

- SELECTED OVERLAY TIMBER FLOORING
- SELECTED CARPET
- SELECTED CERAMIC FLOOR TILING



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View:
GROUND FLOOR COVERINGS PLAN

Customer:

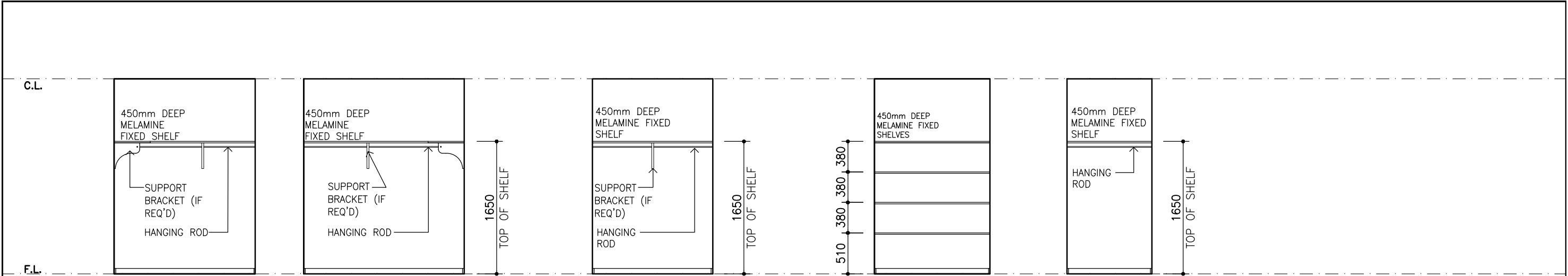
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Sheet No:
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1:100@A3

Date:
09.01.15

House: MAIDSTONE 2214		
Facade: ALEXANDRIA		
Drawn:	Job No: 43324 CON	
Design: DB	Mastered: D.H.N	Checked: X00X




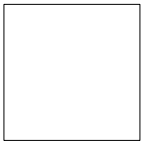

W.I.R.

ROBE TYP'

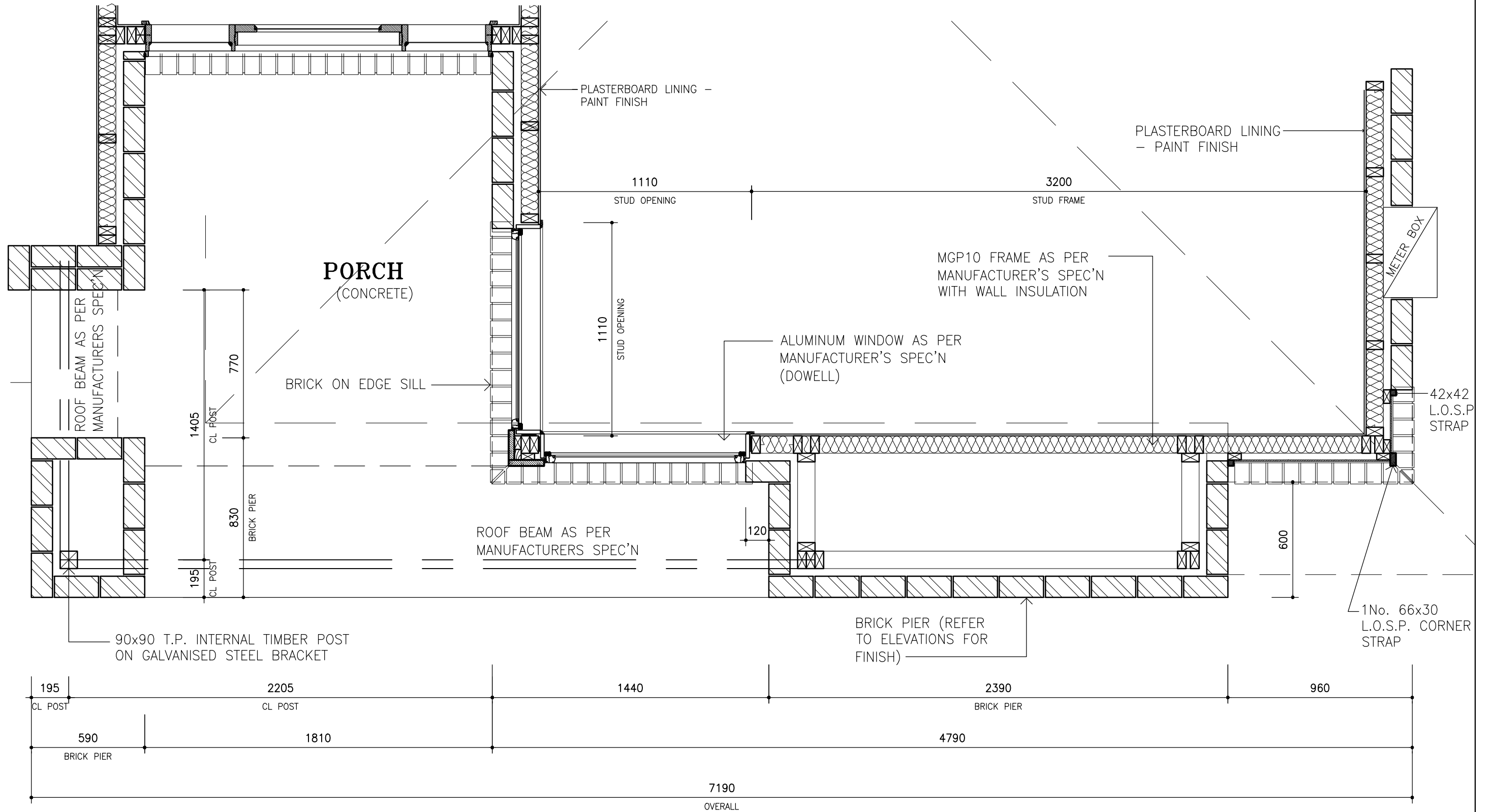
W.I.L

CLOAK

NOTE:
• 100MM SKIRTING TILES TO WET AREAS, INCL. WC. WALLS.
• ALL INTERNAL DIMENSIONS & ELEVATIONS DRAWN TO FINISHED PLASTER FACE AND MAY VARY ON SITE.
• ALL TILING HEIGHTS SUBJECT TO TILE SELECTION, TO BE CONFIRMED ON SITE.
• DESIGN AND THE POSITION OF DOOR AND DRAWER HANDLES IS INDICATIVE ONLY & USED TO REPRESENT HINGE-SIDE OF DOORS.
• ALL INTERNAL DRAWINGS TO BE READ IN CONJUNCTION WITH COLOUR SELECTION IN CONTRACT.

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		(STANDARD)		Customer:				Facade: ALEXANDRIA		
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FRONT WALL DET': FLOOR PLAN

SCALE 1:20



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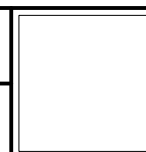
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View: **FRONT WALL PLAN DETAIL**

Customer:

Address:

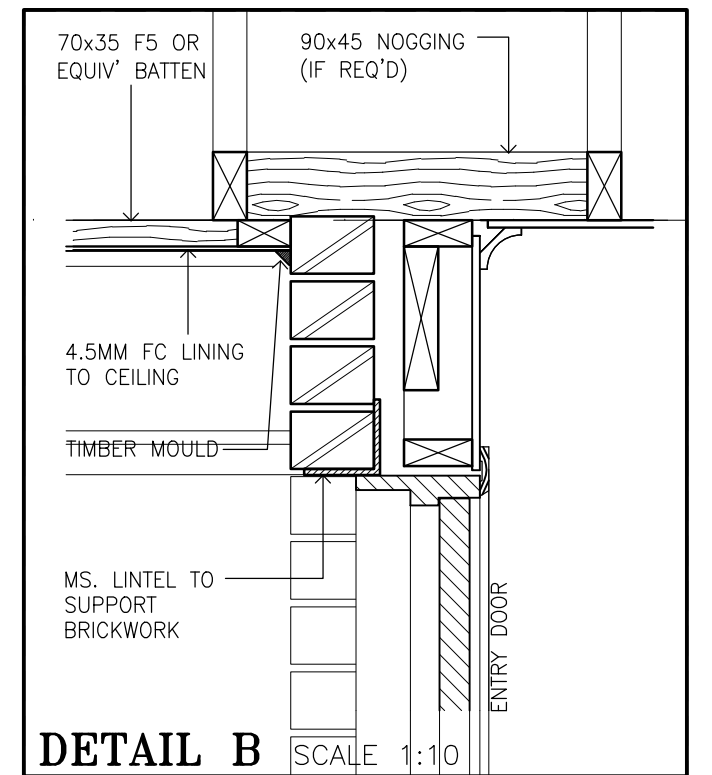
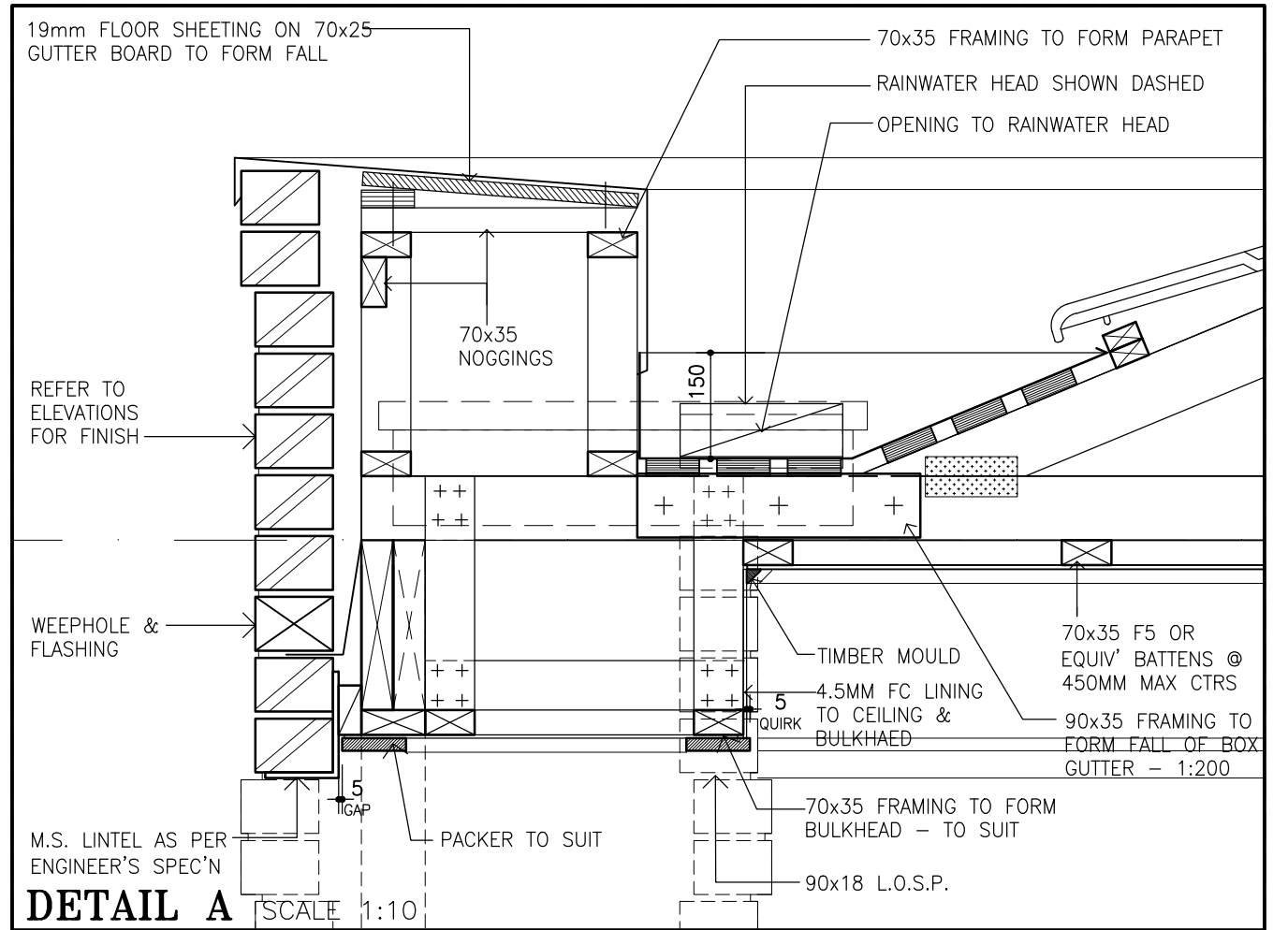
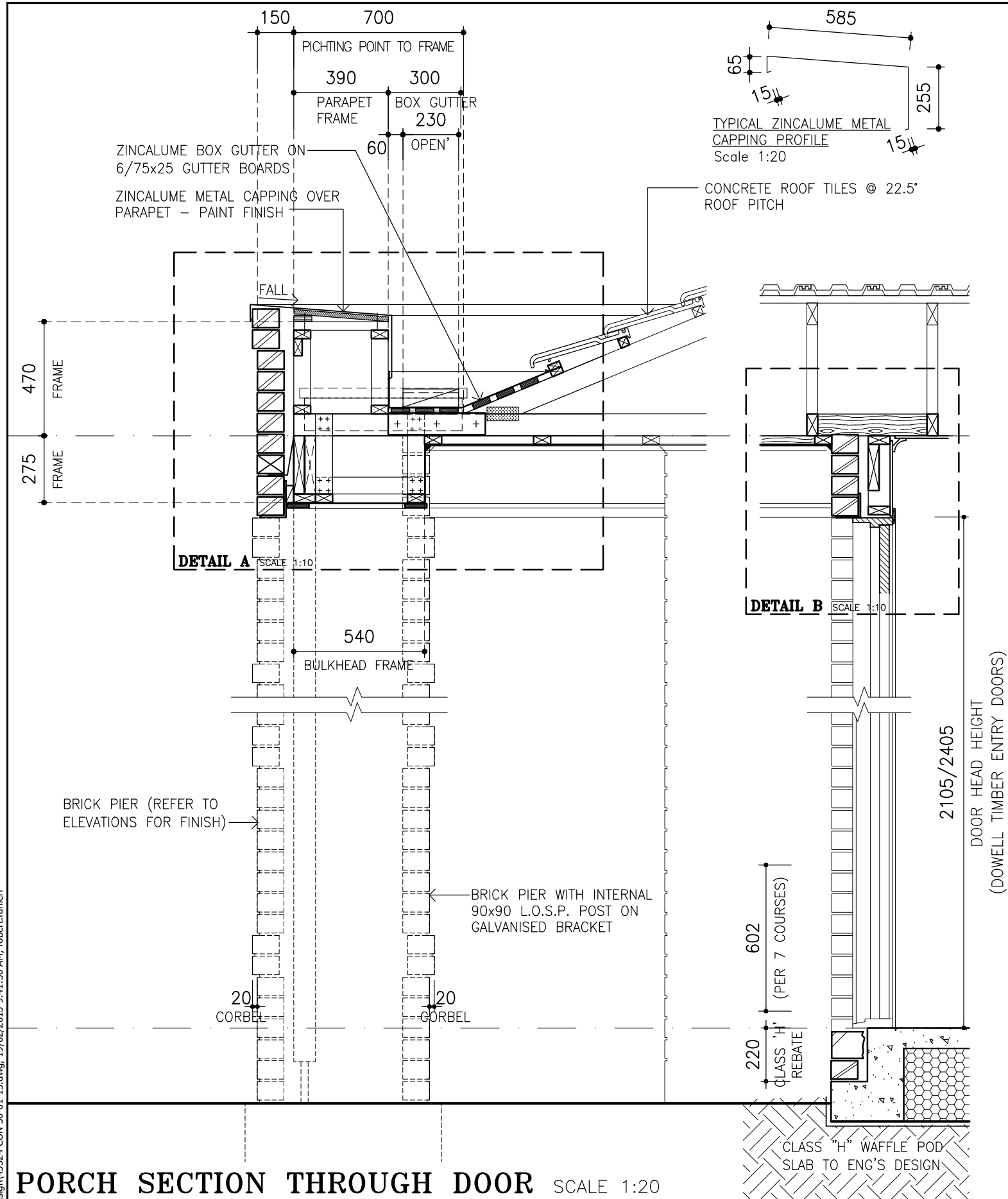


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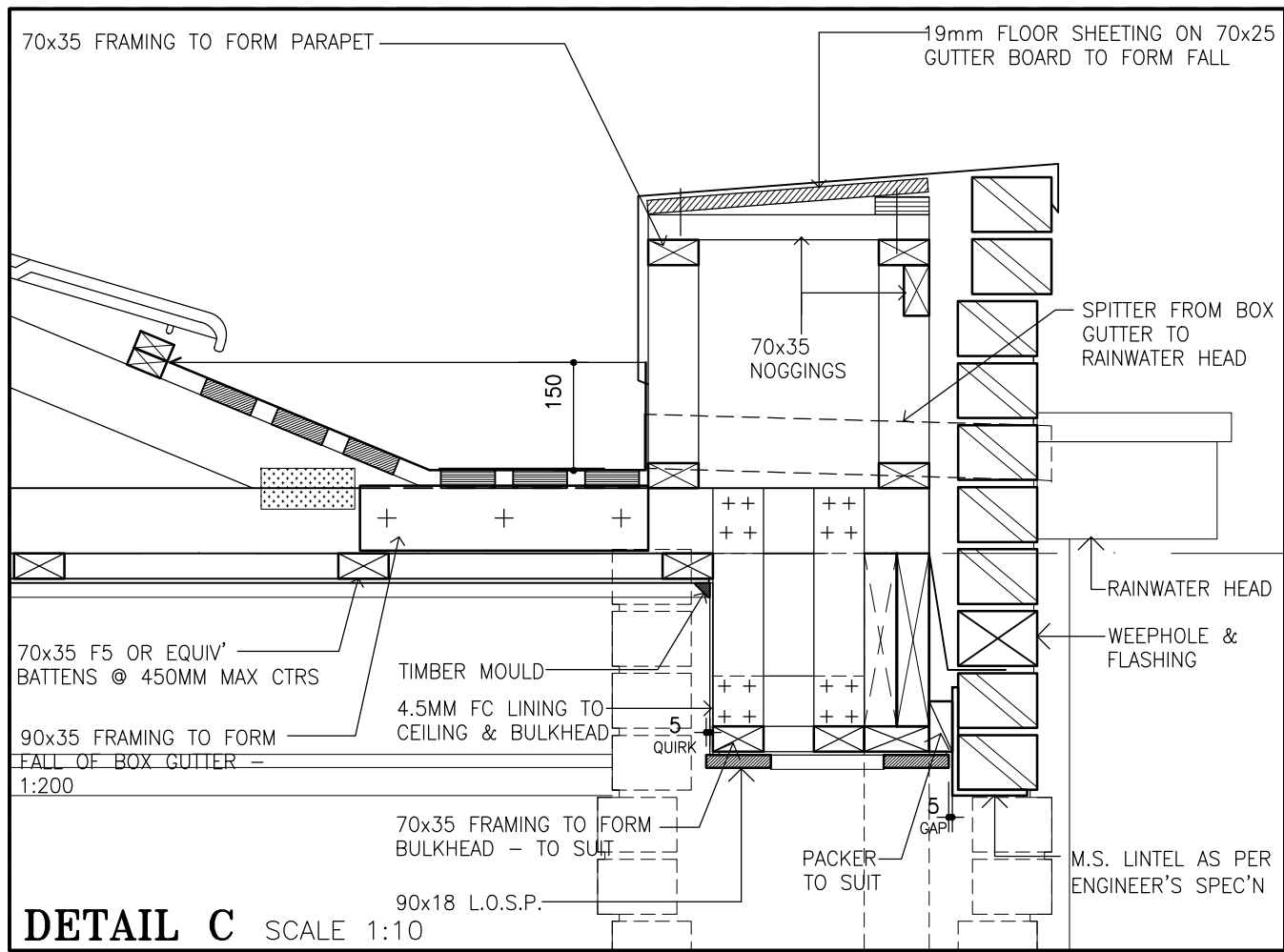
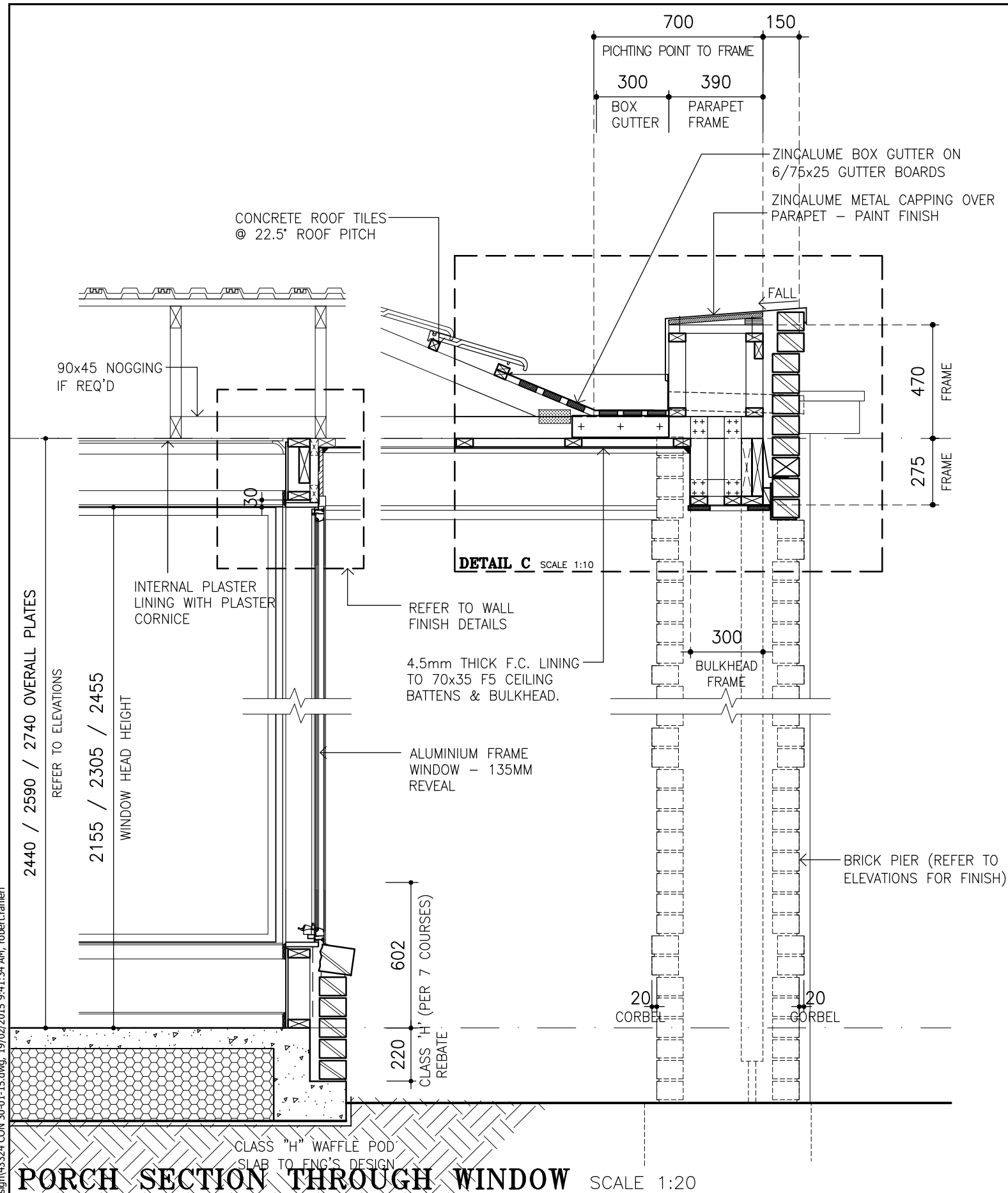
Date: **09.01.15**

House:	MAIDSTONE 2214		
Facade:	ALEXANDRIA		
Drawn:	Job No:	43324 CON	
Design:	Mastered:	Checked:	
DB	D.H.N	X00X	



PORCH SECTION THROUGH DOOR SCALE 1:20

<div><div>BAA Constructions</div></div> <div>1/570 S't Kilda road Melbourne Vic 3004</div> <div>Tel: 9682-0700 Info@Baaconstructions.com.au</div>	Spec:	65 YEAR PROMOTION.	View:	PORCH SECTION THROUGH DOOR	<div></div>	Scale: 1:20@A3	Date: 09.01.15	House: MAIDSTONE 2214		
		(STANDARD)	Customer:	Facade: ALEXANDRIA						
		– DEVELOPMENT DIVISION PURPOSE ONLY –	Address:	Drawn:				Job No: 43324 CON		
	<div> COPYRIGHT 2003 SIMONDS IP Pty Ltd (ACN 144 839 805) (ABN 56 144 839 805) NOT TO BE REPRODUCED IN PART OR WHOLE WITHOUT EXPRESS PERMISSION.</div>		Sheet No: 9.2	Design: DB				Mastered: D.H.N	Checked: X00X	



K:\VC West\43324 - McGinniskin\Design\43324 CON 30-01-15.dwg, 19/02/2015 9:41:34 AM, robert.tanieri



1/570 S't Kilda road Melbourne Vic 3004
Tel: 9682-0700 Info@Baaconstructions.com.au

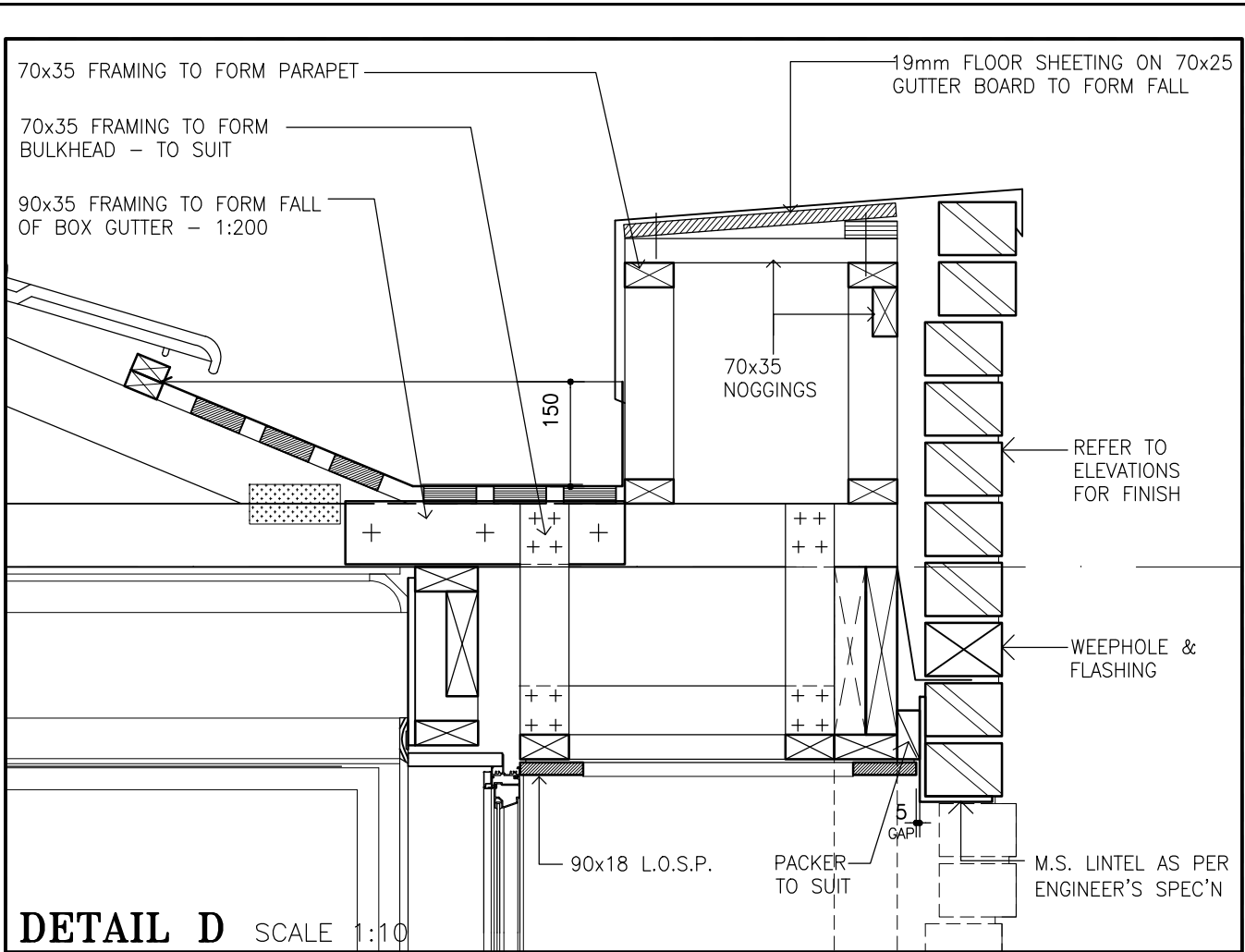
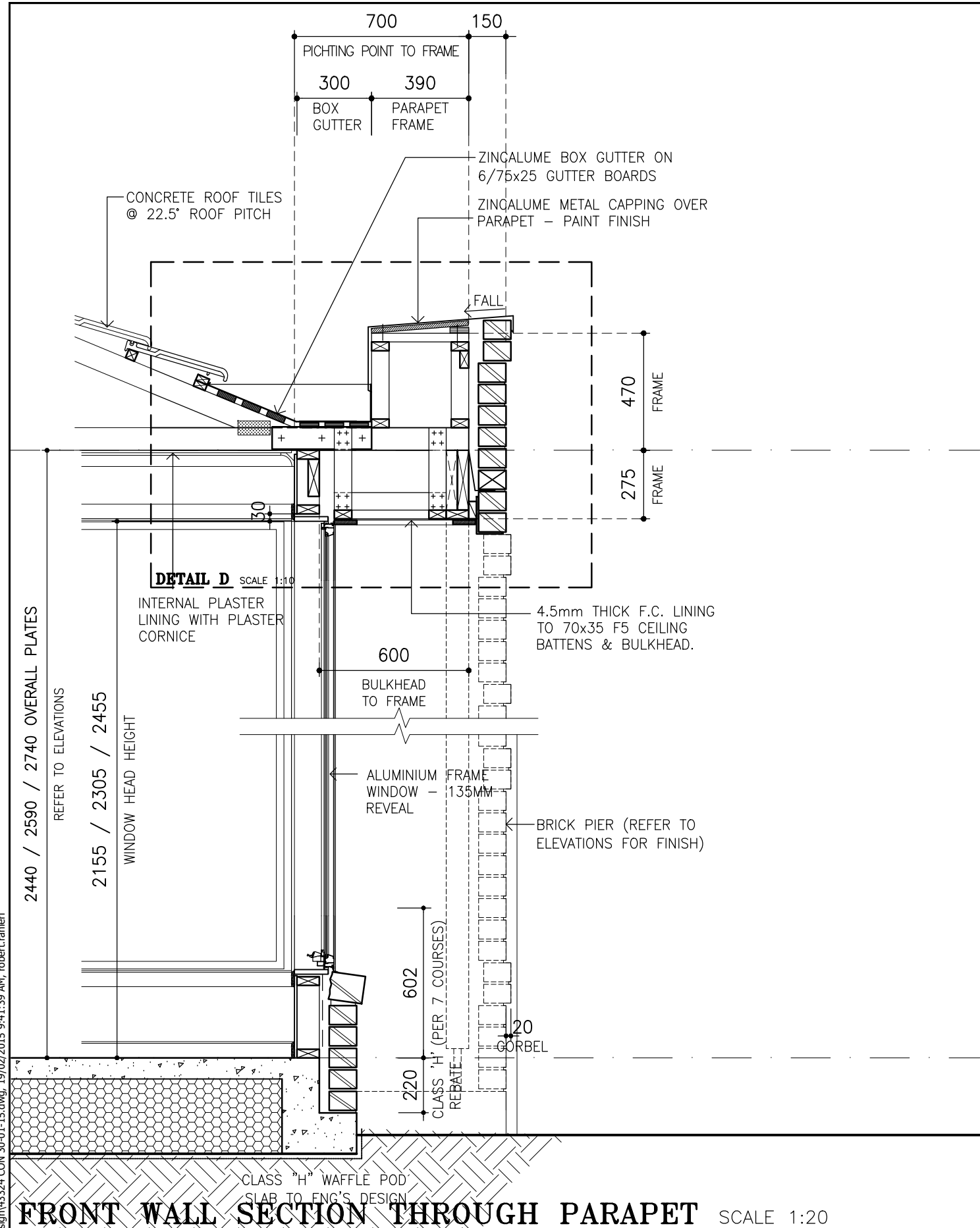
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(STANDARD)
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View: PORCH SECTION THROUGH WINDOW
Customer:
Address:

Sheet No: 9.3

Scale: 1:20@A3
Date: 09.01.15

House: MAIDSTONE 2214
Facade: ALEXANDRIA
Drawn: Job No: 43324 CON
Design: DB Mastered: D.H.N Checked: X00X



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Tel: 9682-0700 Info@Baaconstructions.com.au

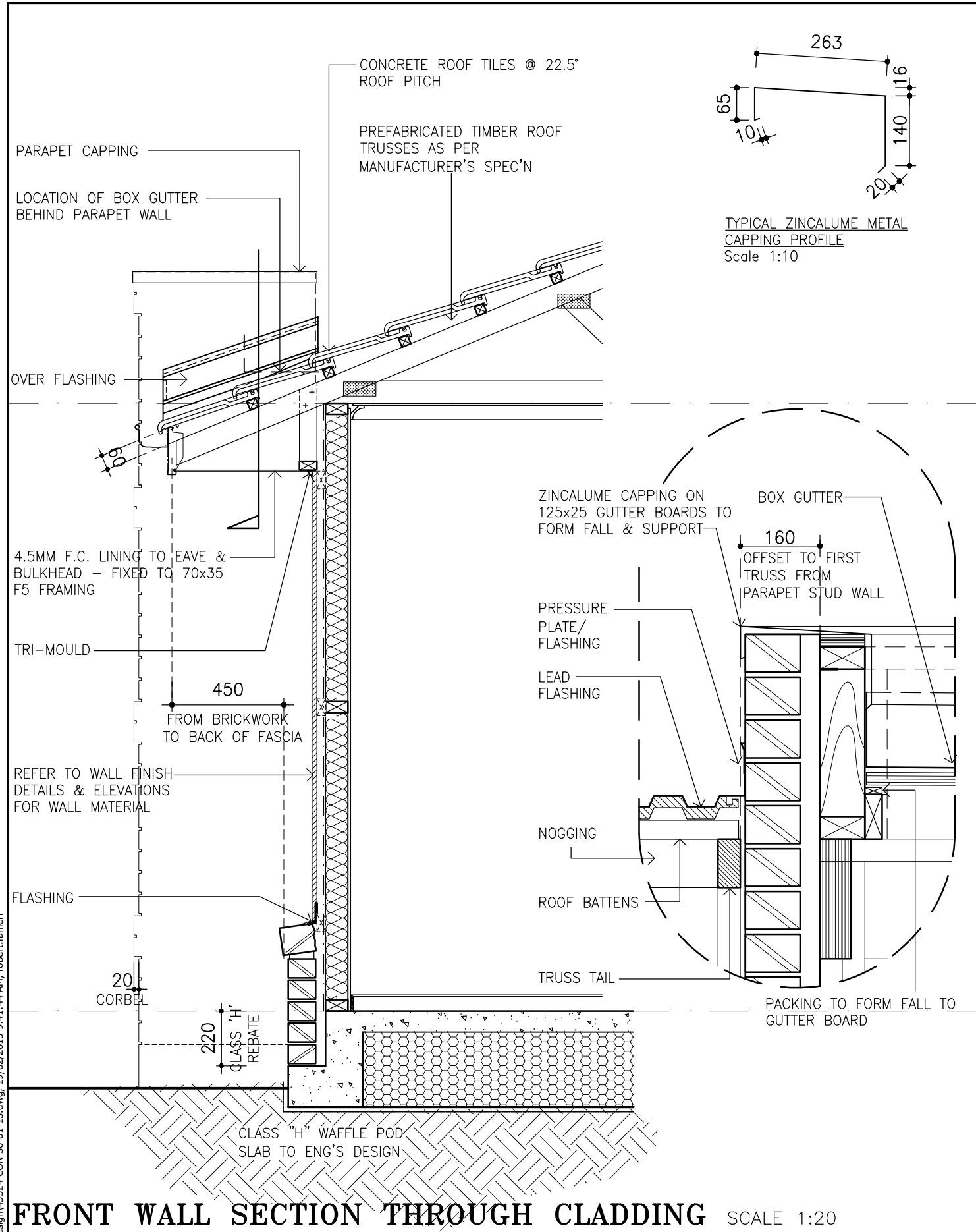
Spec: **65 YEAR PROMOTION.**
 (STANDARD)
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View: **FRONT WALL SECTION THROUGH PARAPET**
 Customer:
 Address:

Sheet No:
9.4

Scale: **1:20@A3**
 Date: **09.01.15**

House: **MAIDSTONE 2214**
 Facade: **ALEXANDRIA**
 Drawn: **43324 CON**
 Design: **DB**
 Mastered: **D.H.N**
 Checked: **X00X**



FRONT WALL SECTION THROUGH CLADDING SCALE 1:20



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Spec:
65 YEAR PROMOTION.

(STANDARD)

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View:
FRONT WALL SECTION THROUGH CLADDING

Customer:

Address:



Sheet No:
9.5

Scale: **1:20@A3**

Date: **09.01.15**

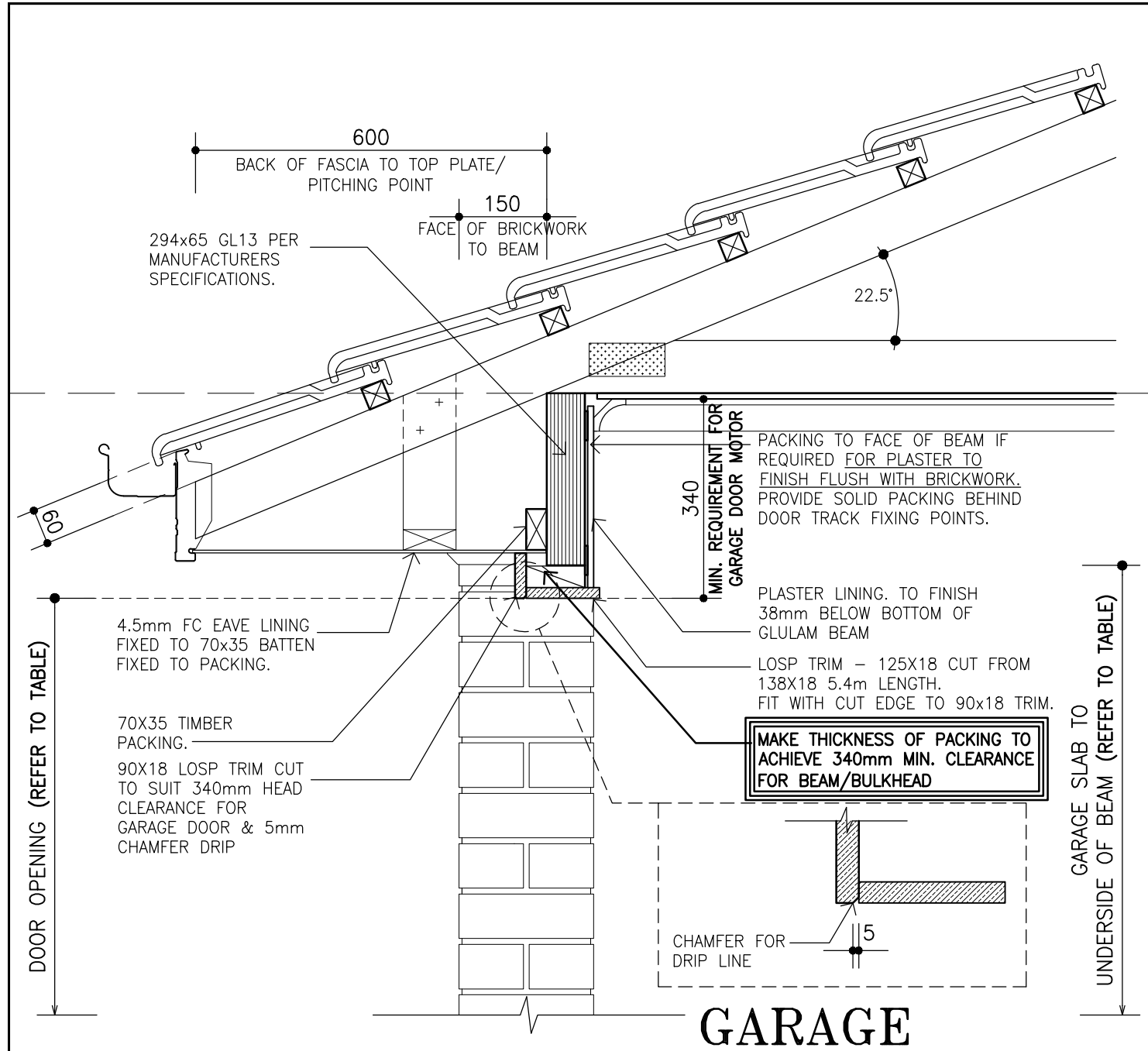
House: **MAIDSTONE 2214**

Facade: **ALEXANDRIA**

Drawn: **43324 CON**

Design: **DB** Mastered: **D.H.N** Checked: **X00X**

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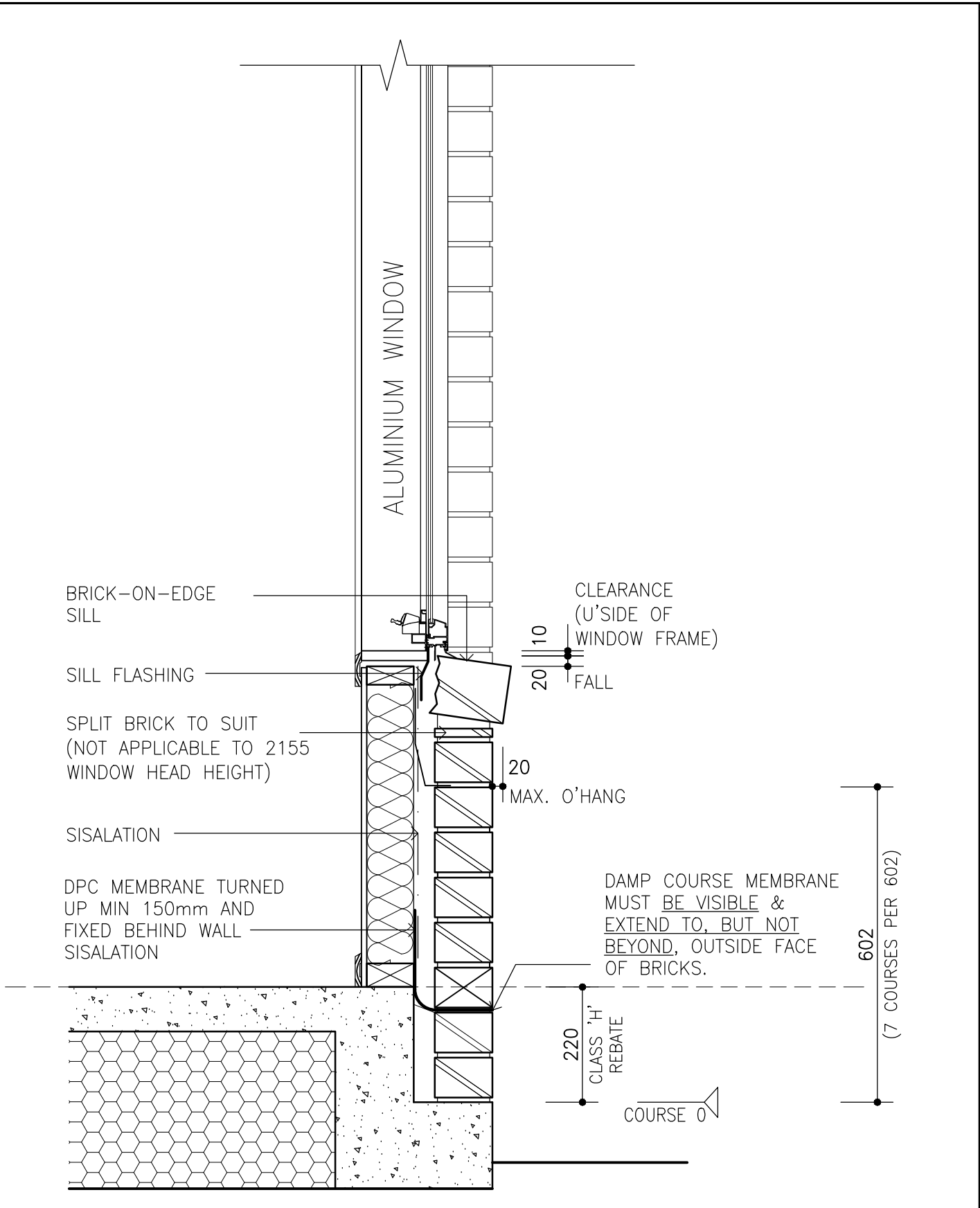
GARAGE

135mm STEP DOWN TO GARAGE		
GARAGE CEILING HEIGHT (mm)	TO U'SIDE GARGE BEAM (mm)	DOOR OPENING (mm) incl. door recess
2575	2280	2245
2725	2430	2395
2875	2580	2545

NO STEP DOWN TO GARAGE		
GARAGE CEILING HEIGHT (mm)	TO U'SIDE GARGE BEAM (mm)	DOOR OPENING (mm) incl. door recess
2440	2146	2110
2590	2296	2260
2740	2446	2410

GARAGE BEAM SECTION 450mm EAVE

SCALE 1:10



SECTION C.1.1

SCALE 1:10



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Spec: **65 YEAR PROMOTION.**
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View: GARAGE BEAM SECTION & SECTION C.1.1
Customer:
Address:

Sheet No:
9.6

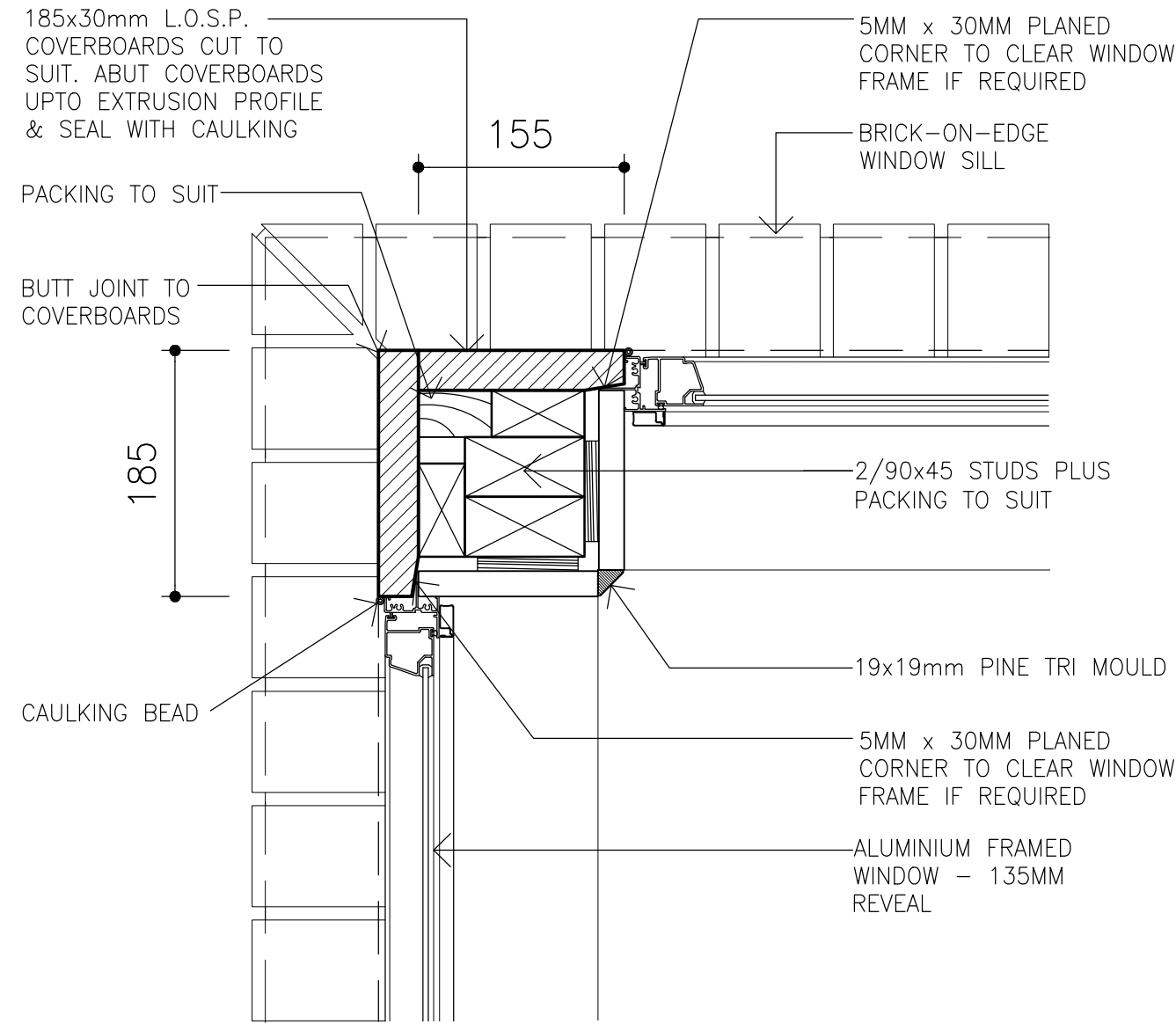
Scale: 1:10@A3
Date: 09.01.15

House: MAIDSTONE 2214
Facade: ALEXANDRIA
Drawn: Job No: 43324 CON
Design: DB Mastered: D.H.N Checked: X00X

DOWELL ALUMINIUM WINDOWS


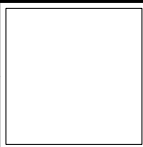

WINDOW SCHEDULE (Nominal
Sizes) DOWELL WINDOW SCHEDULE
FOR STUD (FRAMED) OPENINGS: Window WIDTH PLUS 50mm,
Window HEIGHT PLUS 60mm MIN.

DETAIL TO BE MIRRORED/ROTATED AS REQUIRED
ACCORDING TO INDIVIDUAL JOB PLAN ORIENTATION
AFTER DRAWINGS ARE BOUND AND EXPLODED.



L.O.S.P. COVERBOARDS TO CORNER WINDOWS
DETAIL: 30mm (ALUMINIUM WINDOWS)

SCALE 1:5

 1/570 S't Kilda road Melbourne Vic 3004 Tel: 9682-0700 Info@Baaconstructions.com.au	Spec: 65 YEAR PROMOTION.	View: L.O.S.P CORNER COVERBOARD DETAIL	 Sheet No: 9.7	Scale: 1:5@A3	Date: 09.01.15	House: MAIDSTONE 2214		
	(STANDARD)	Customer:				Facade: ALEXANDRIA		
	- DEVELOPMENT DIVISION PURPOSE ONLY -	Address:				Drawn:	Job No: 43324 CON	
	 COPYRIGHT 2003 SIMONDS IP Pty Ltd (ACN 144 839 805) (ABN 56 144 839 805) NOT TO BE REPRODUCED IN PART OR WHOLE WITHOUT EXPRESS PERMISSION.					Design: DB	Mastered: D.H.N	Checked: X00X