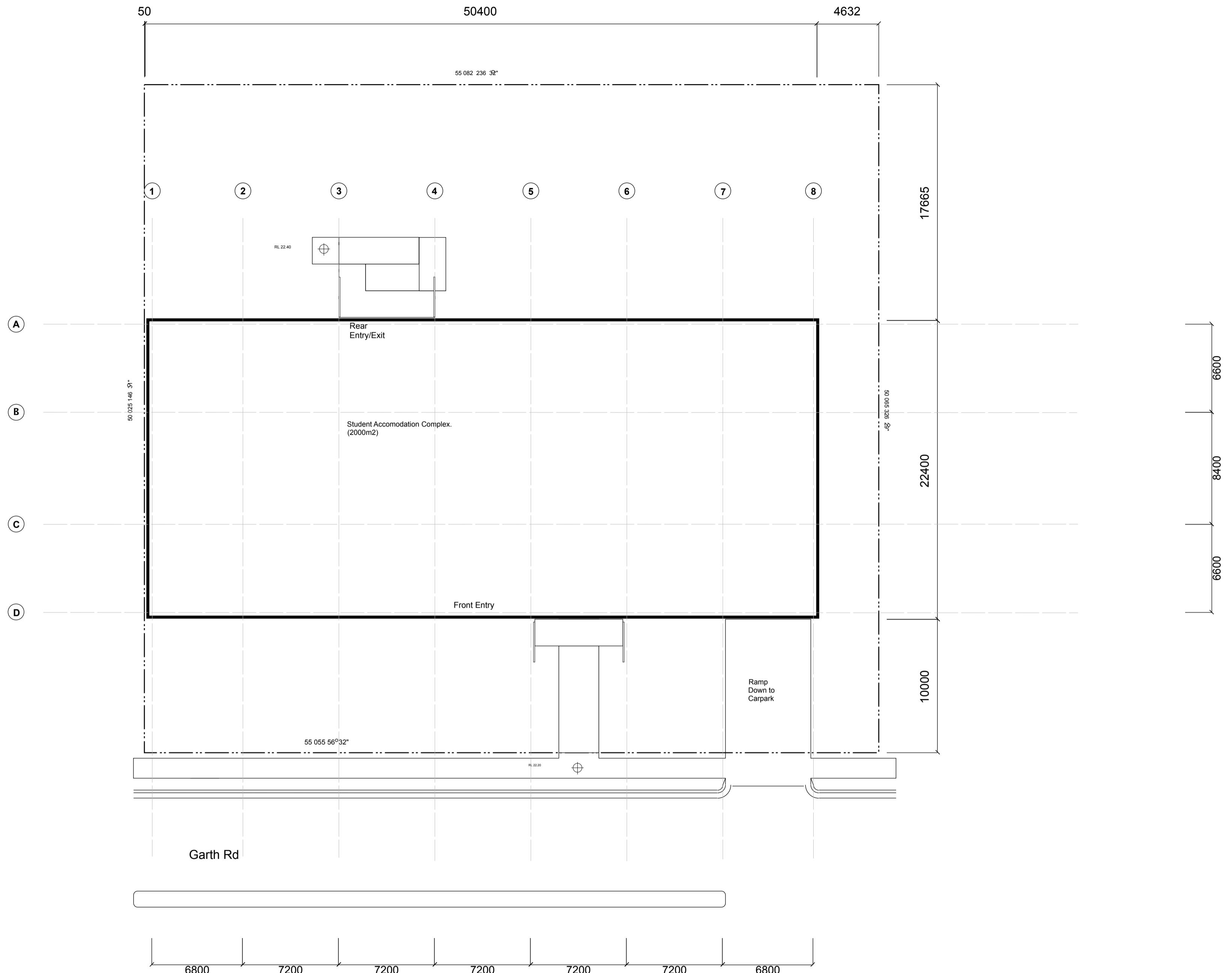
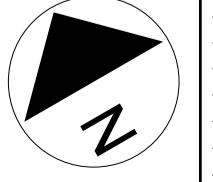




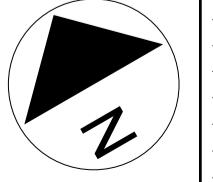
Multipurpose Residential Project Johnswood

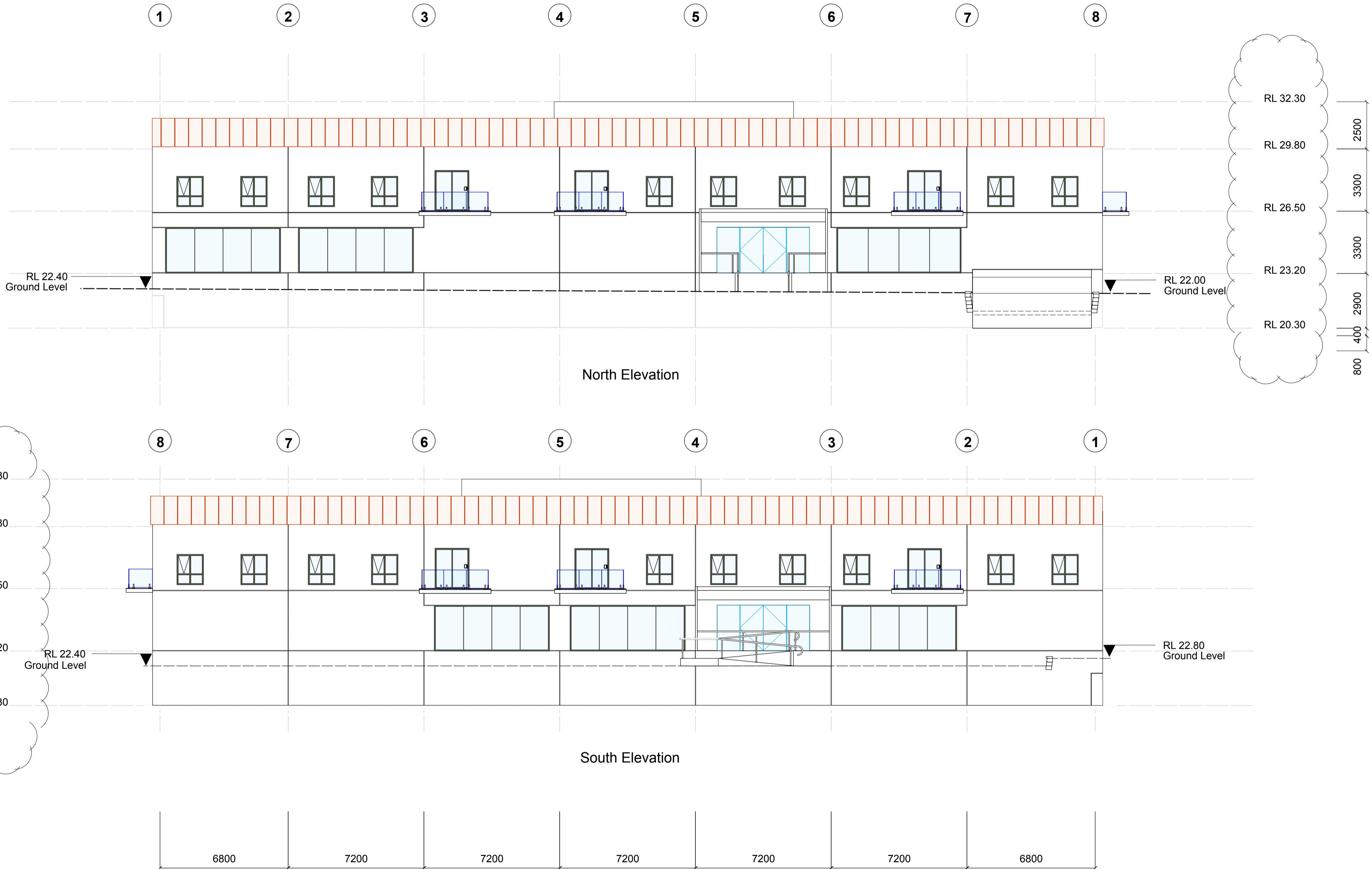
Project No. 8168
Preliminary Design Drawings



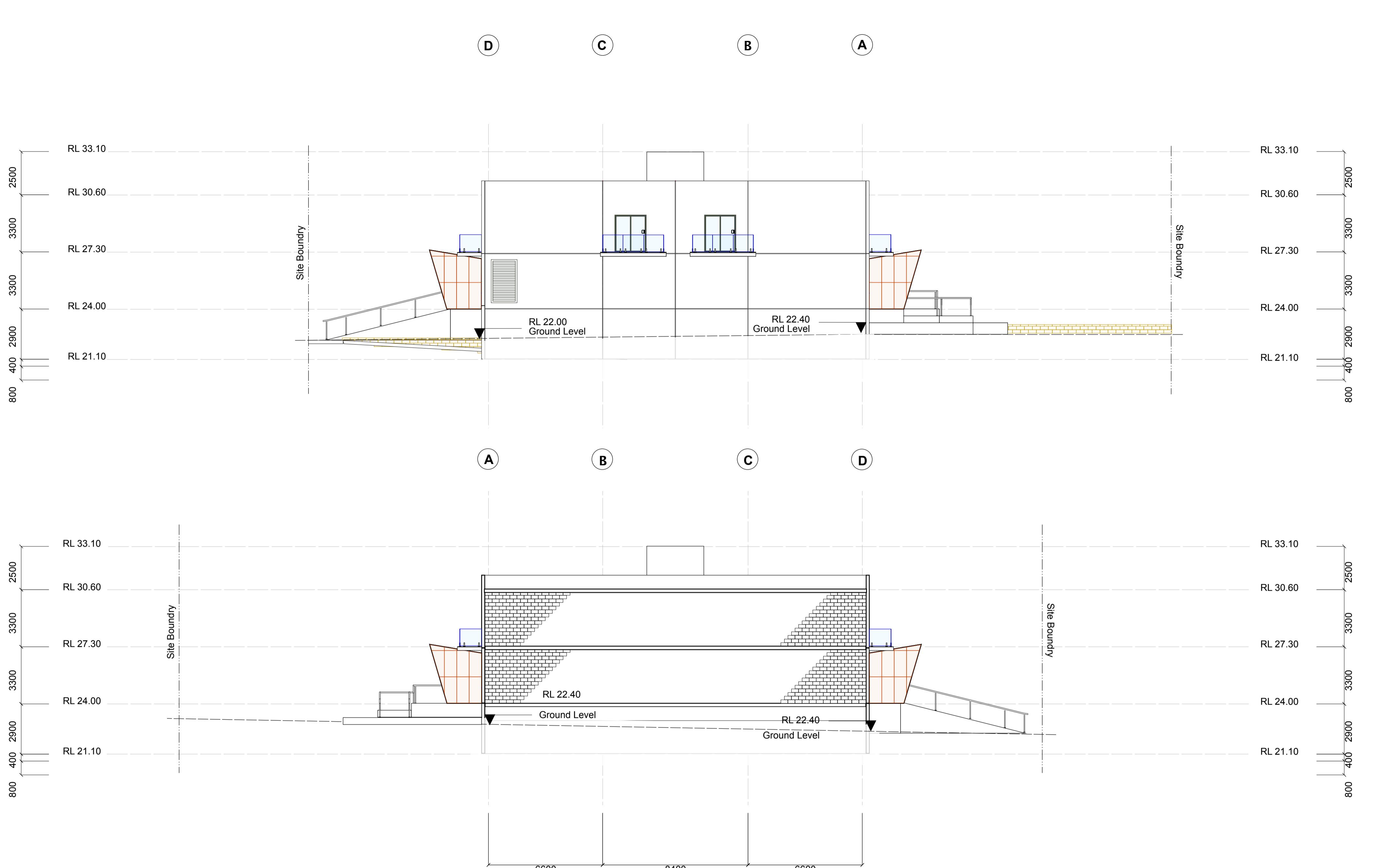
	 BUILDERS ACADEMY AUSTRALIA	<small>Do not Scale from drawings. Verify all dimensions on site. Copyright applies to this drawing. No part maybe used or reproduced without permission.</small>	<small>Project. BAA Multipurpose Residential Project</small>	<small>Drawing. Site Plan</small>		<small>Scale. 1:300</small>	<small>Project No. 8168</small>	<small>Job No. 2274</small>	<small>Issue. Design</small>
						<small>Date. 6/2/2016</small>	<small>Drawn by. D.M.</small>	<small>Checked by. M.A.</small>	<small>Drawing No. A-01</small>

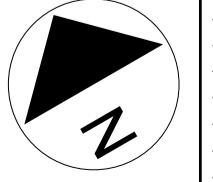


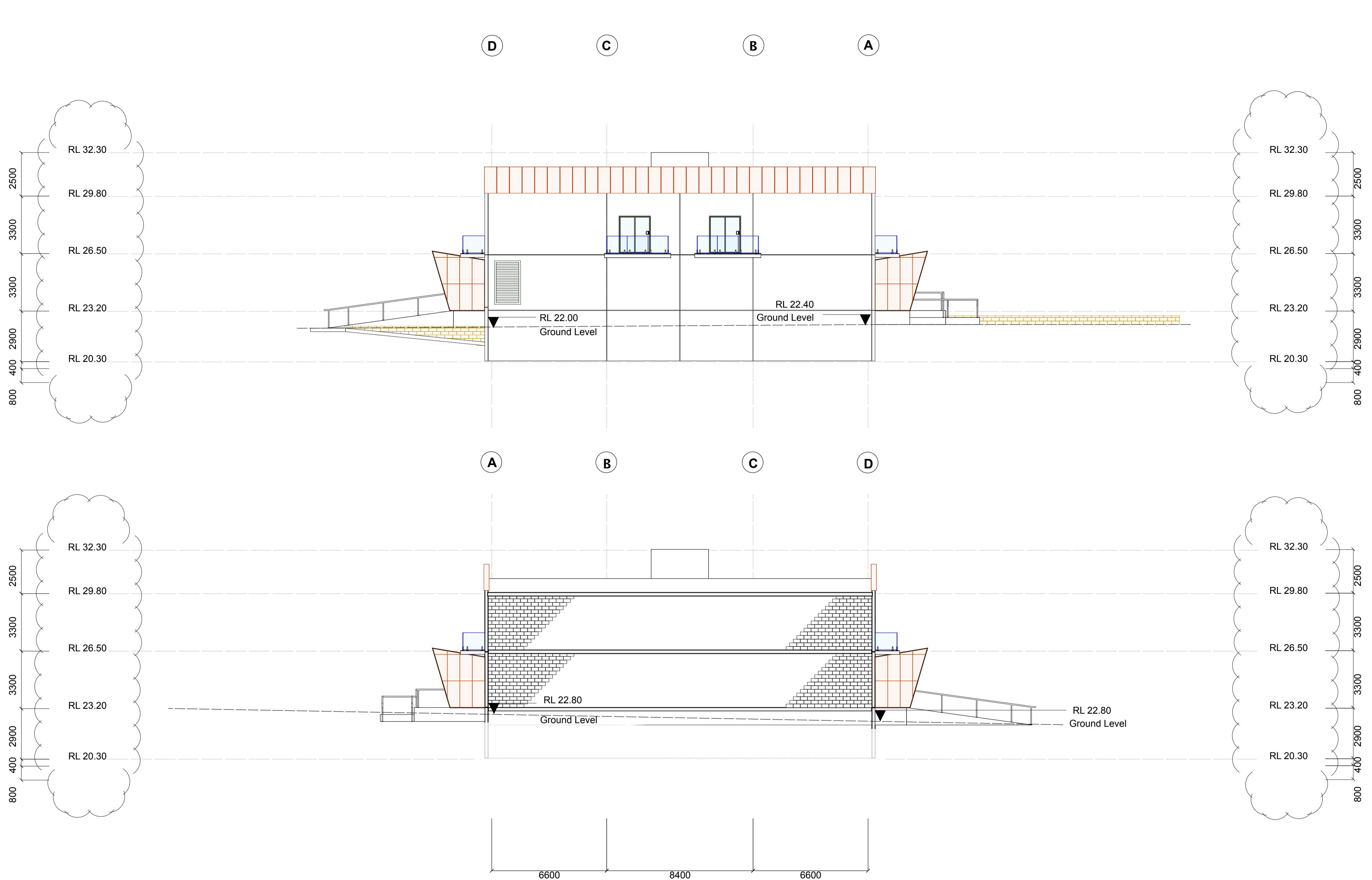
	 BUILDERS ACADEMY AUSTRALIA	<p>Do not Scale from drawings. Verify all dimensions on site. Copyright applies to this drawing. No part maybe used or reproduced without permission.</p>	<p>Project: BAA Multipurpose Residential Project</p>	<p>Drawing: North and South Elevations</p>		<p>Scale: 1:200</p>	<p>Project No.: 8168</p>	<p>Job No.: 2274</p>	<p>Issue: Design</p>
						<p>Date: 6/2/2016</p>	<p>Drawn by: D.M.</p>	<p>Checked by: M.A.</p>	<p>Rev. A</p>



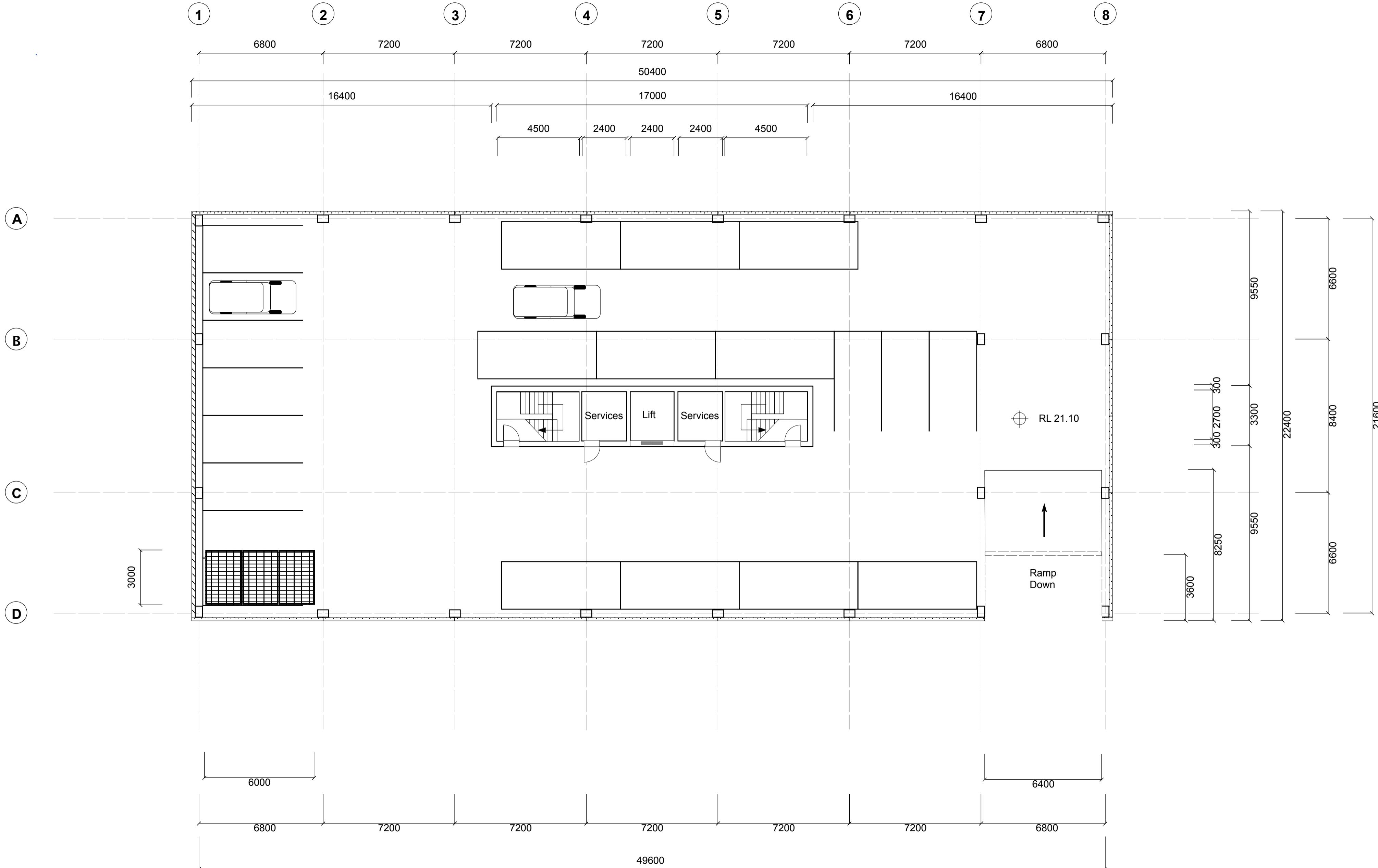
	 BUILDERS ACADEMY AUSTRALIA	Do not Scale from drawings. Verify all dimensions on site. Copyright applies to this drawing. No part maybe used or reproduced without permission.	Project. BAA Multipurpose Residential Project	Drawing. North and South Elevations		Scale. 1:200	Project No. 8168	Job No. 2274	Issue. Design
					<p>B 13/02/2016 Revised construction levels A 6/2/2016 Composite Clad Parapet Wall Rev. Date Amendment</p>	Date. 13/2/2016	Drawn by. D.M.	Checked by. M.A	Drawing No. A-02 Rev. B



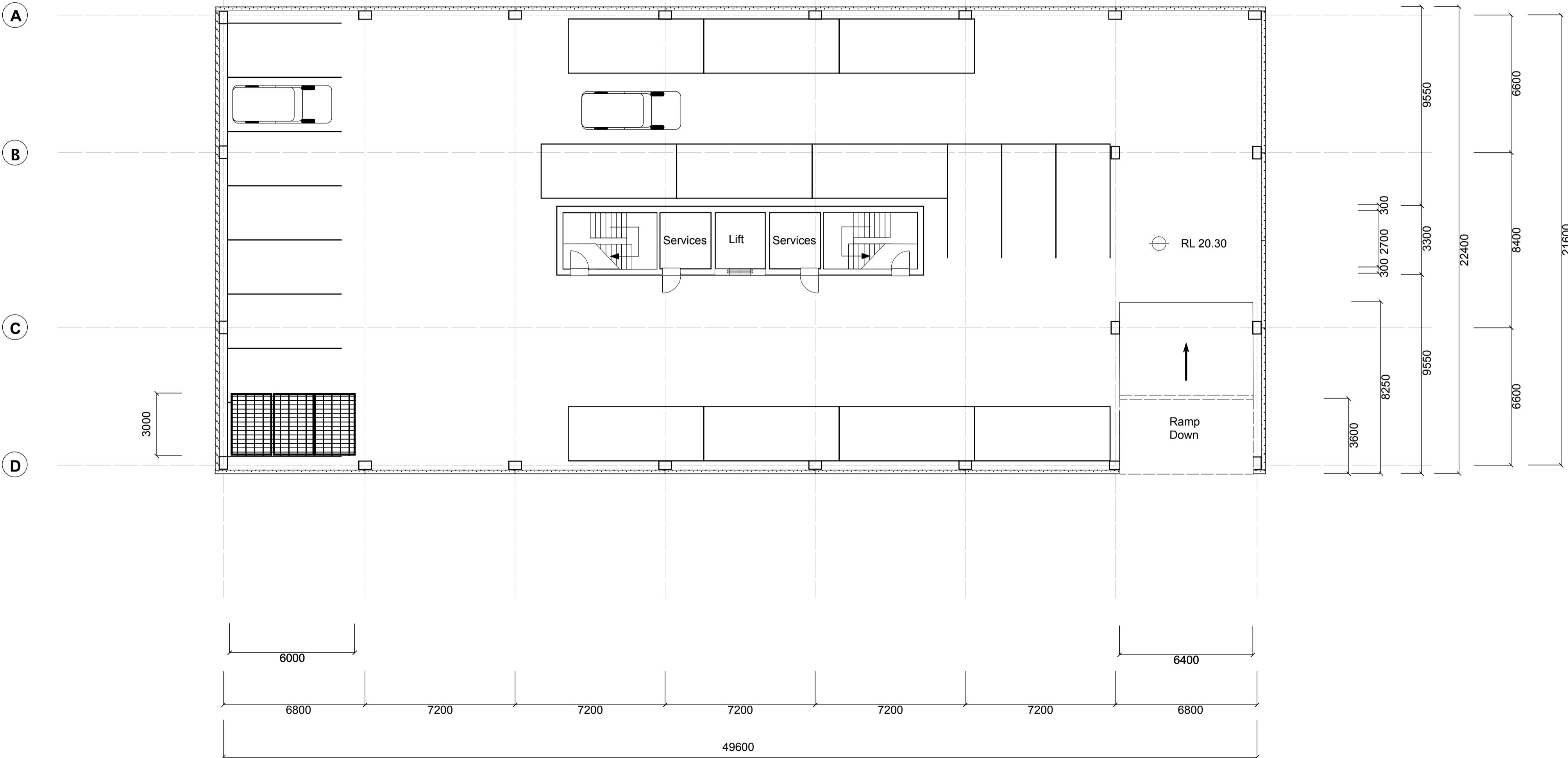
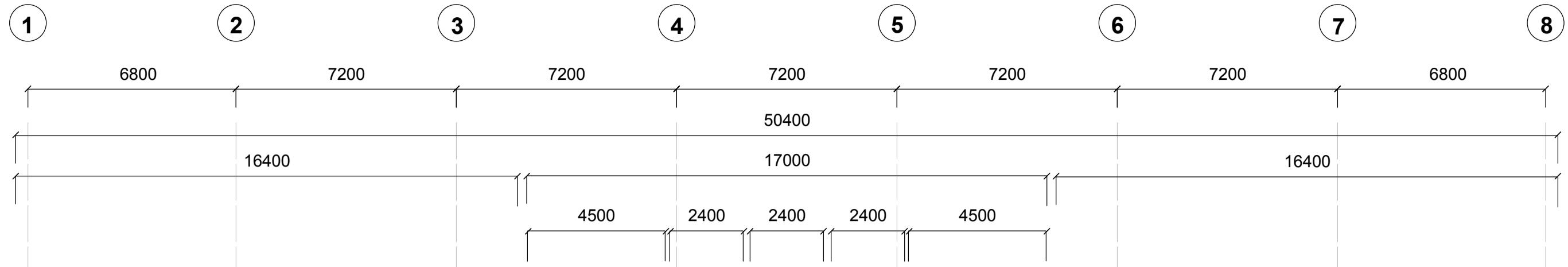
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						Date: 6/2/2016	Drawn by, D.M.	Checked by, M.A.	Rev. A



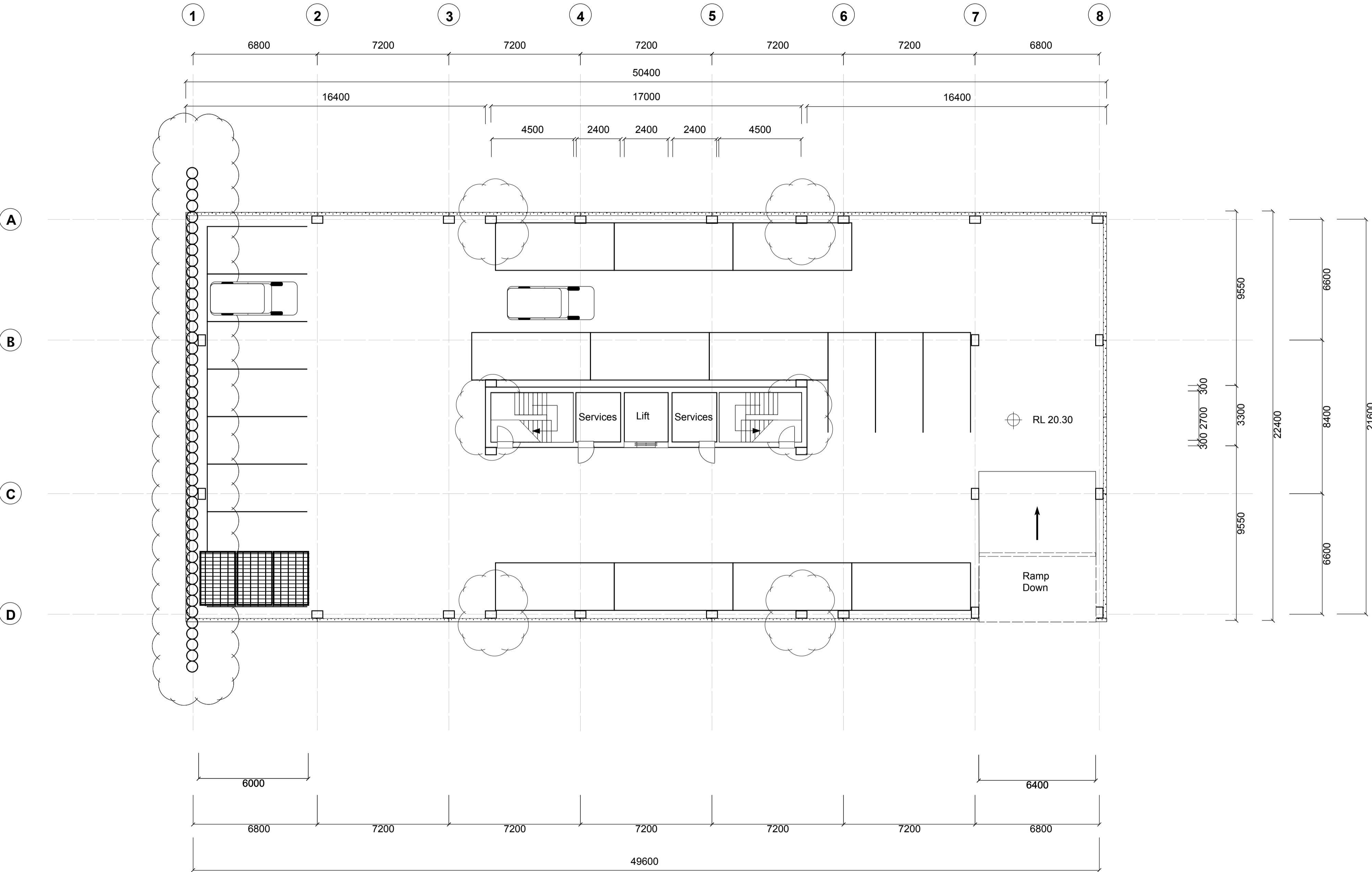
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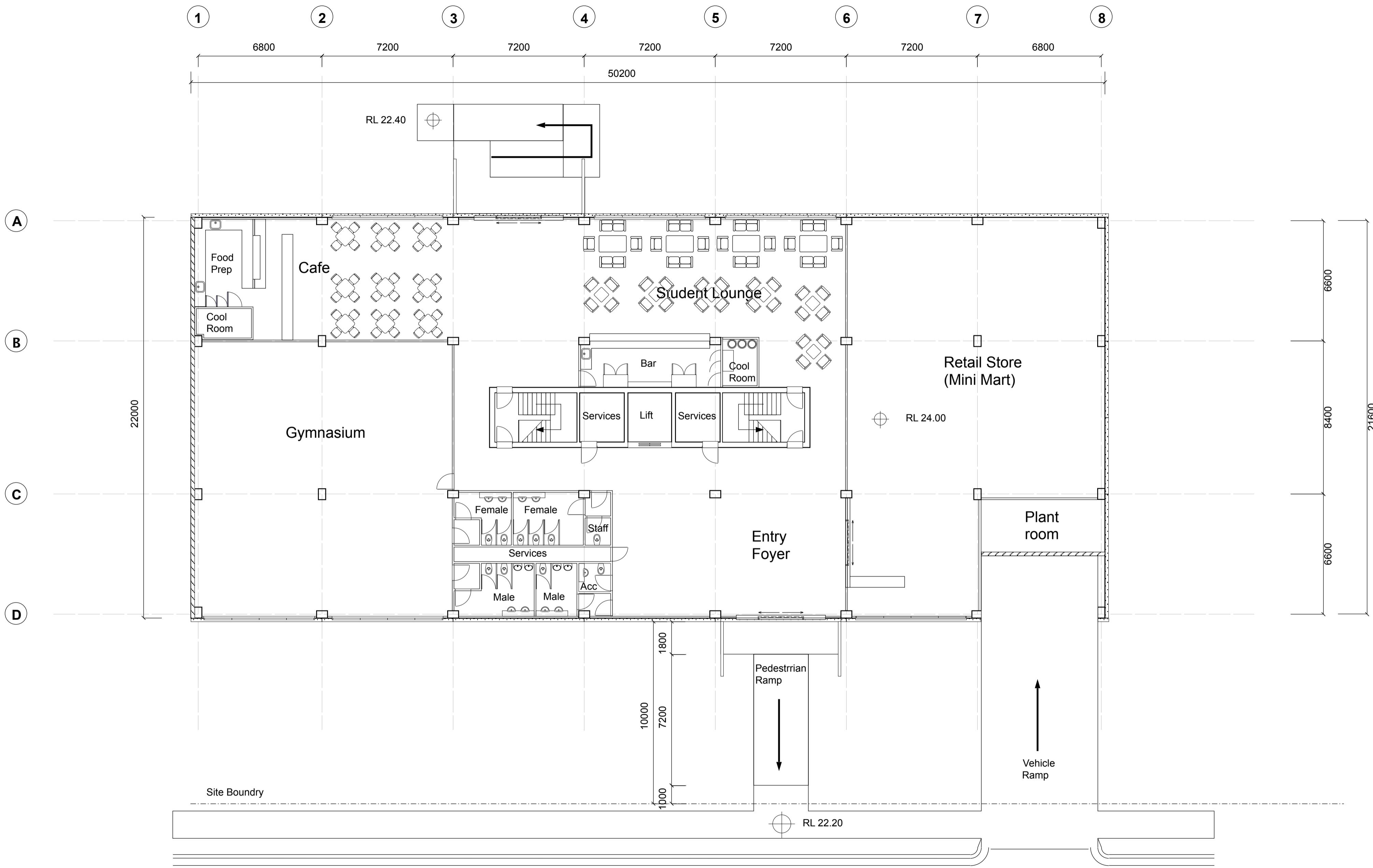
	 BUILDERS ACADEMY AUSTRALIA	Do not Scale from drawings. Verify all dimensions on site. Copyright applies to this drawing. No part maybe used or reproduced without permission.	Project. BAA Multipurpose Residential Project	Drawing. Carpark Plan RL21.10		Scale. A _ 6/2/2016 Preliminary Design Rev. _ Date _ Amendment	1:200	Project No. 8168	Job No. 2274	Issue. Design
						Date. 6/2/2016	Drawn by. D.M.	Checked by. M.A.	Drawing No. A-04	Rev. A

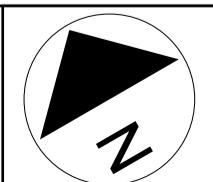


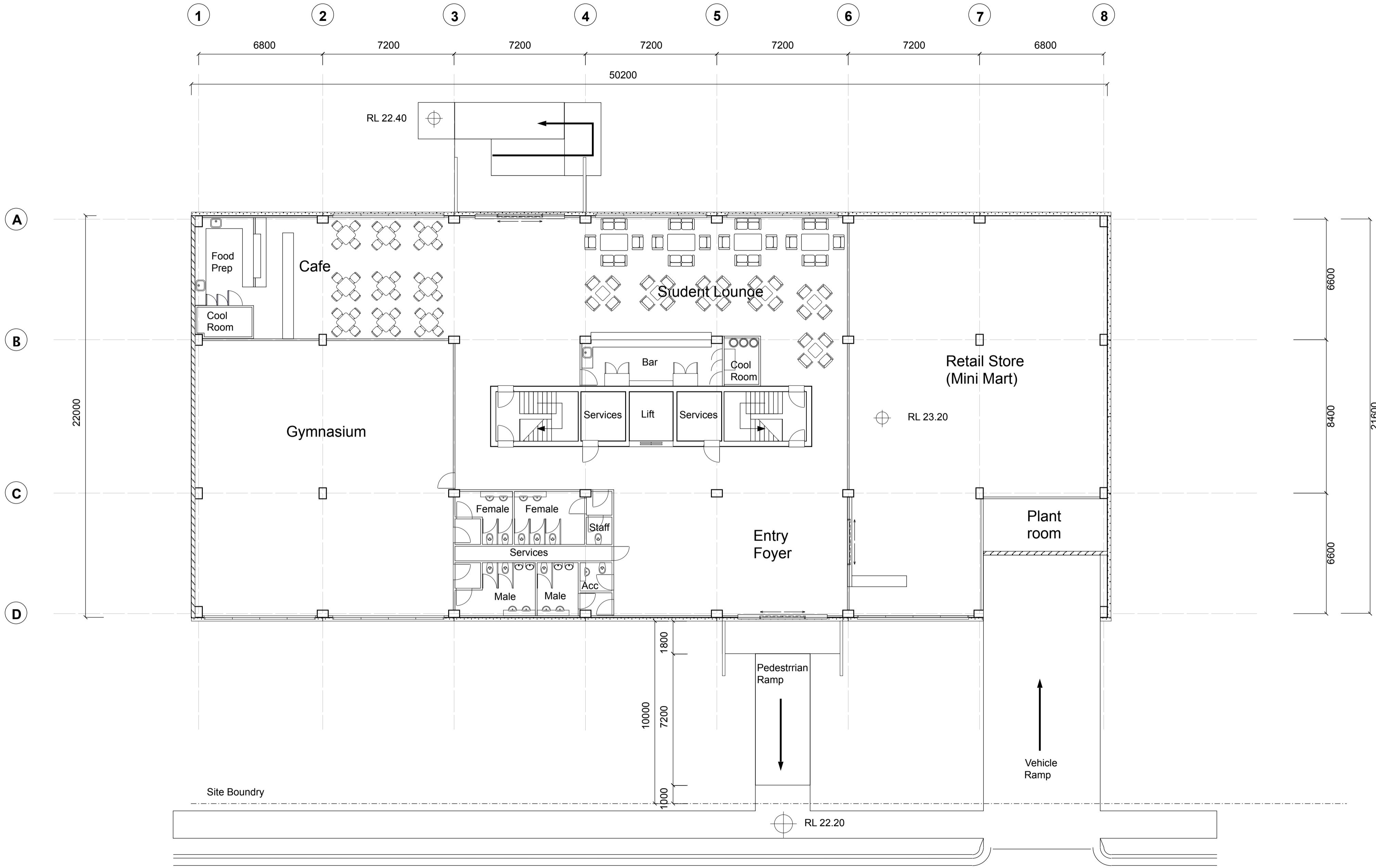
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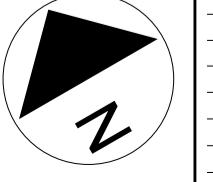


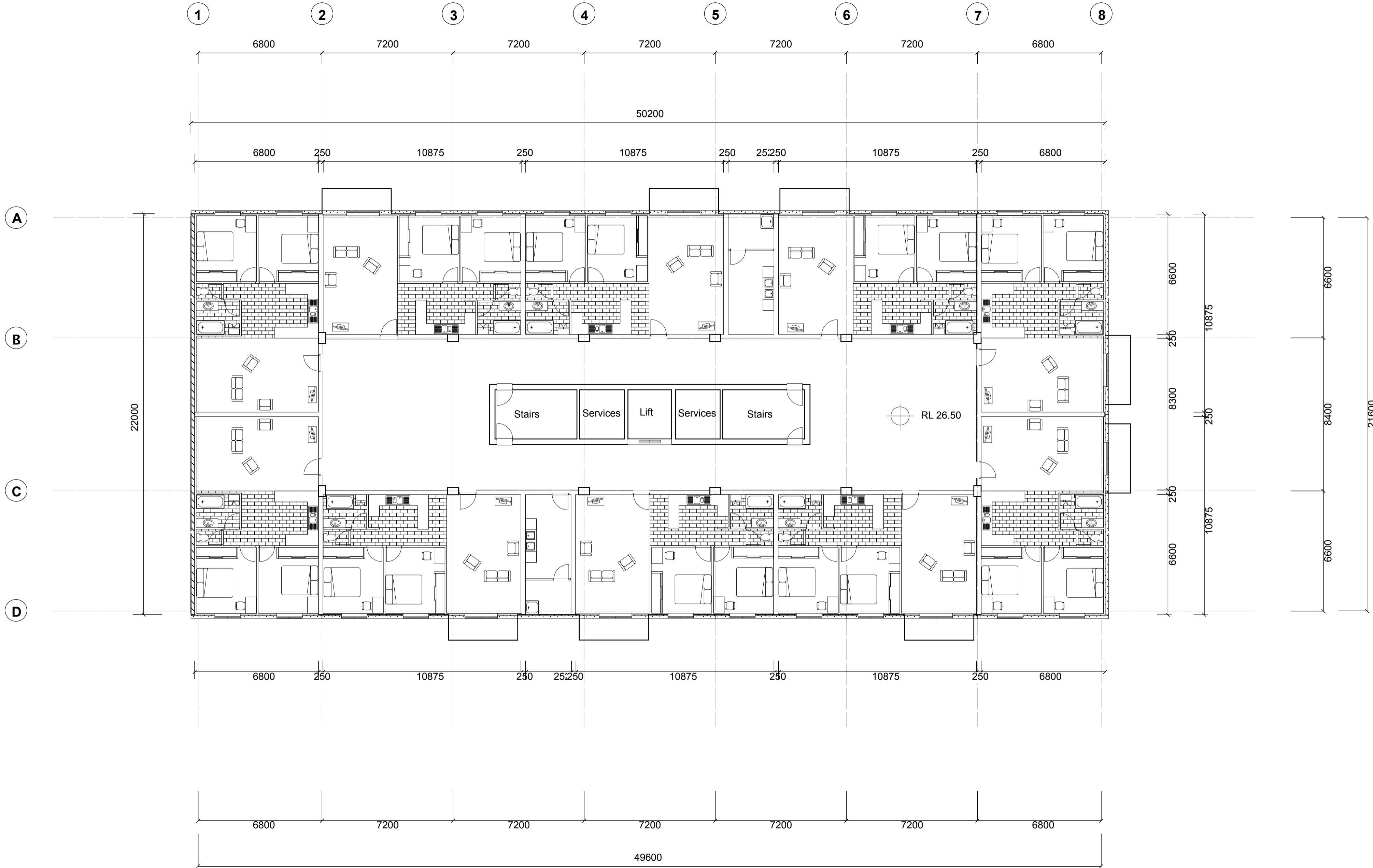
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					<p>C 20/2/2016 Inclusion of Piles & Beam columns B 13/2/2016 Revised construction levels Rev. Date Amendment</p>		<p>Date: 6/2/2016</p>	<p>Drawn by: D.M.</p>	<p>Checked by: M.A.</p>

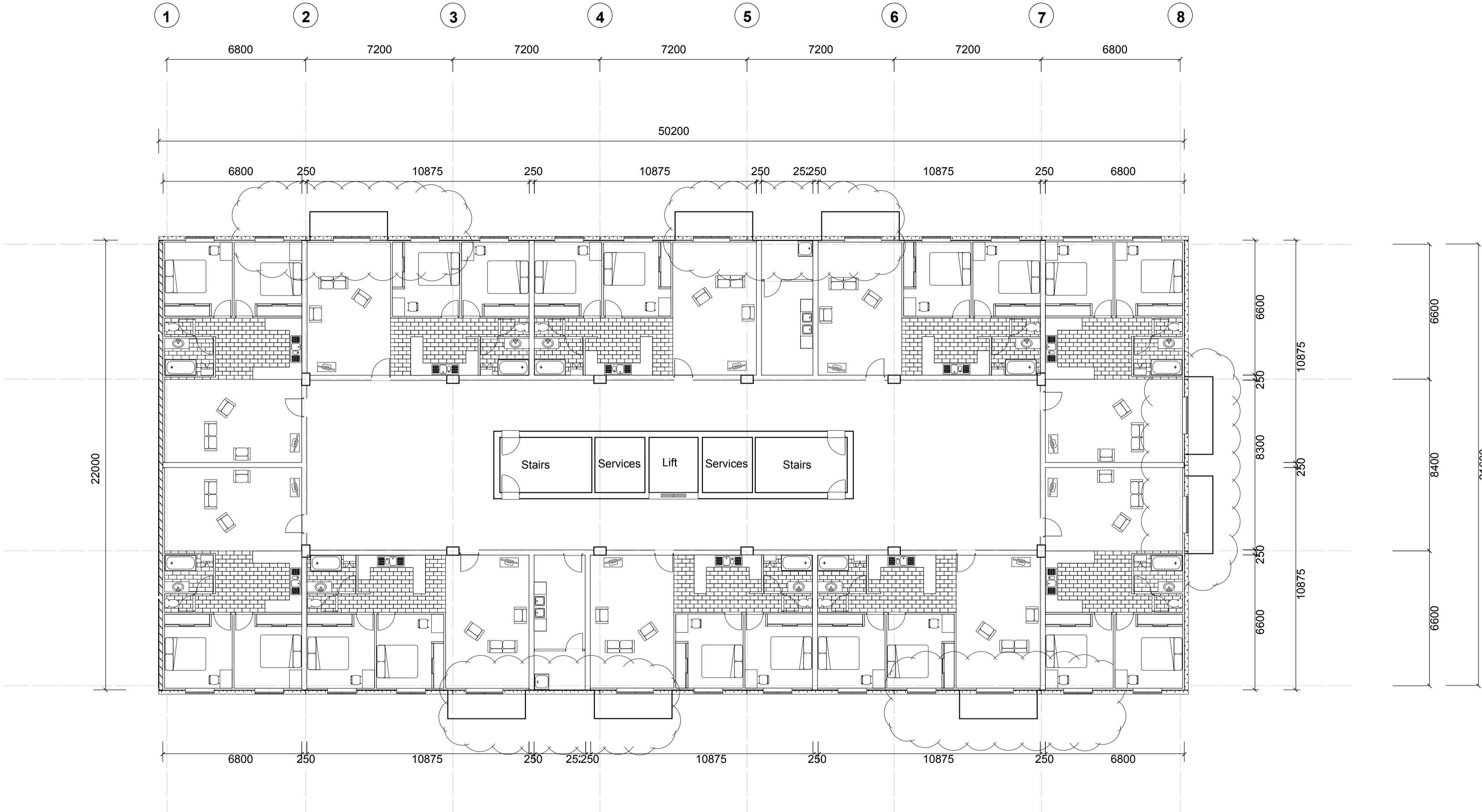


		Do not Scale from drawings. Verify all dimensions on site. Copyright applies to this drawing. No part maybe used or reproduced without permission.	Project: BAA Multipurpose Residential Project	Drawing: Ground Level Plan View		Scale: 1:200	Project No.: 8168	Job No.: 2274	Issue: Design
						Date: 6/2/2016	Drawn by: D.M.	Checked by: M.A.	Drawing No.: A-05 Rev. A



		Do not Scale from drawings. Verify all dimensions on site. Copyright applies to this drawing. No part maybe used or reproduced without permission.	Project. BAA Multipurpose Residential Project	Drawing. Ground Plan Retail Areas RL 23.20		Scale. 1:200	Project No. 8168	Job No. 2274	Issue. Design
						Date. 13/2/2016	Drawn by. D.M.	Checked by. M.A.	Drawing No. A-05 Rev. B

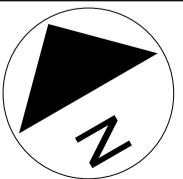




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Project:
**BAA Multipurpose
Residential Project**

Drawing:
**Level 1 RL 26.50
Residential units
Plan View**



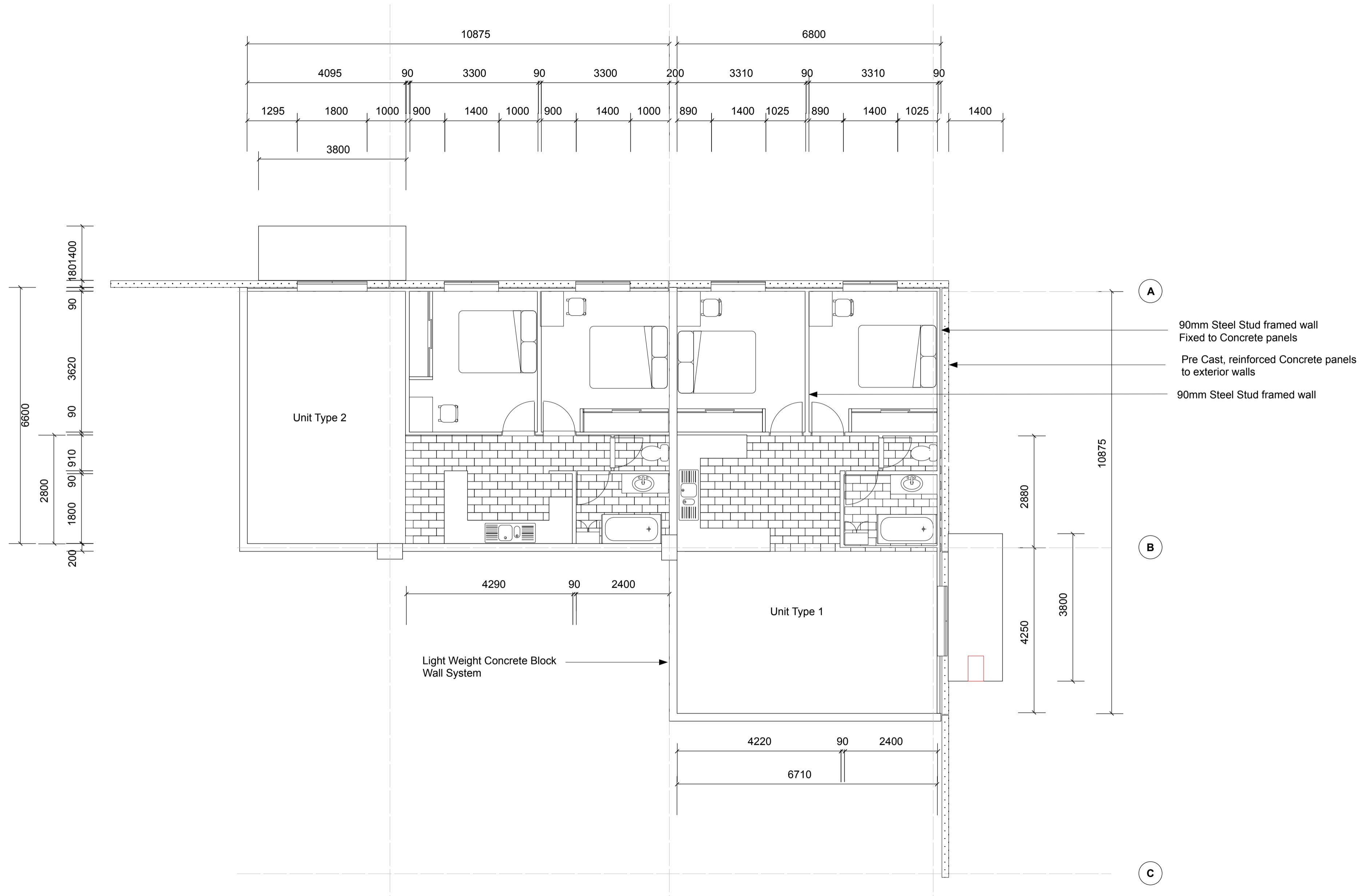
B -- 13/2/2016 -Balcony set-down-
A -- 6/2/2016 -Preliminary Design-
Rev. Date Amendment

Scale:
1:200
Date:
13/2/2016

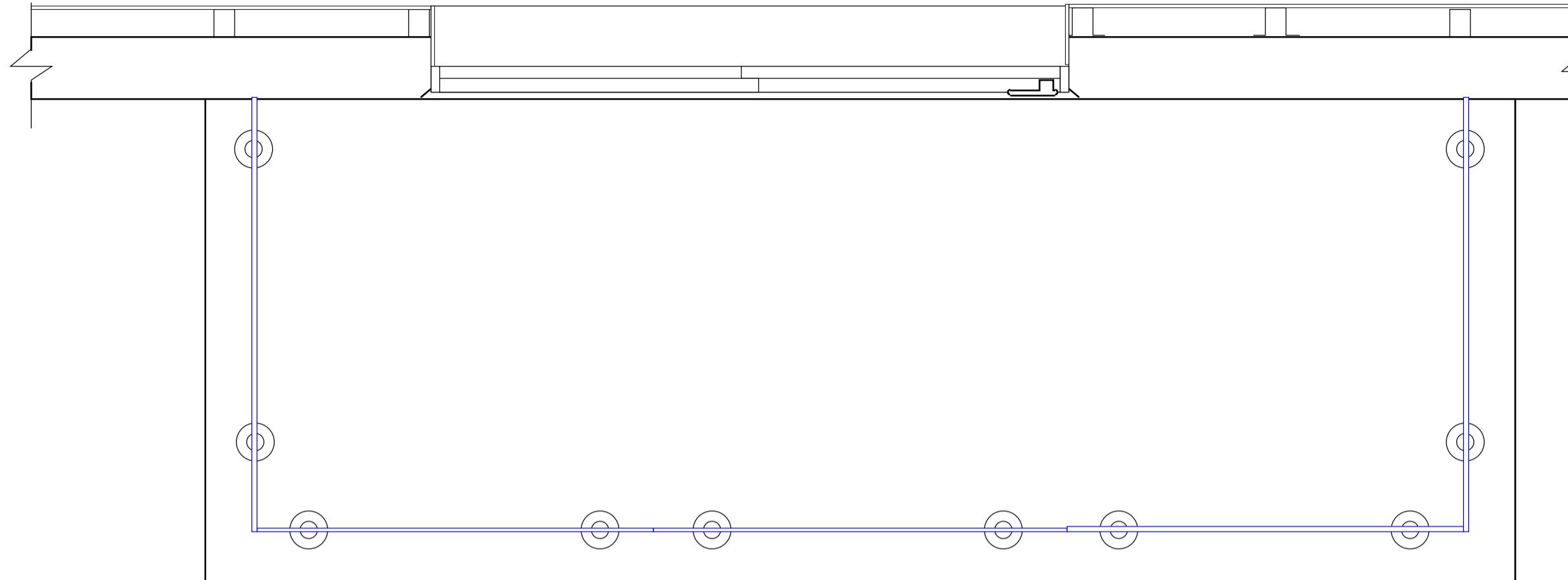
Project No.
8168
Drawn by:
D.M.

Job No.
2274
Checked by:
M.A.

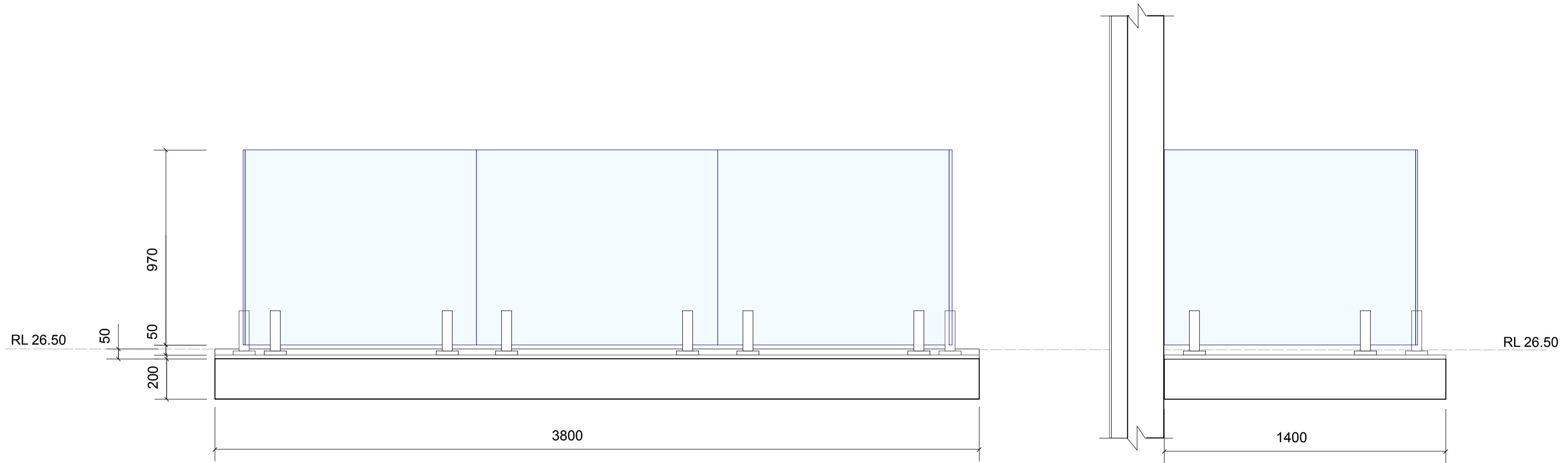
Issue:
Design
Drawing No.
A-06
Rev.
B



	BUILDERS ACADEMY AUSTRALIA	Do not Scale from drawings. Verify all dimensions on site. Copyright applies to this drawing. No part maybe used or reproduced without permission.	Project: BAA Multipurpose Residential Project Drawing: Unit Floor Plans Typical		Scale: 1:200 Date: 13/2/2016	Project No. 8168 Drawn by: D.M.	Job No. 2274 Checked by: M.A.	Issue: Design Drawing No.: A-07 Rev.: A
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Typical Balcony Plan



Typical Balcony Elevation

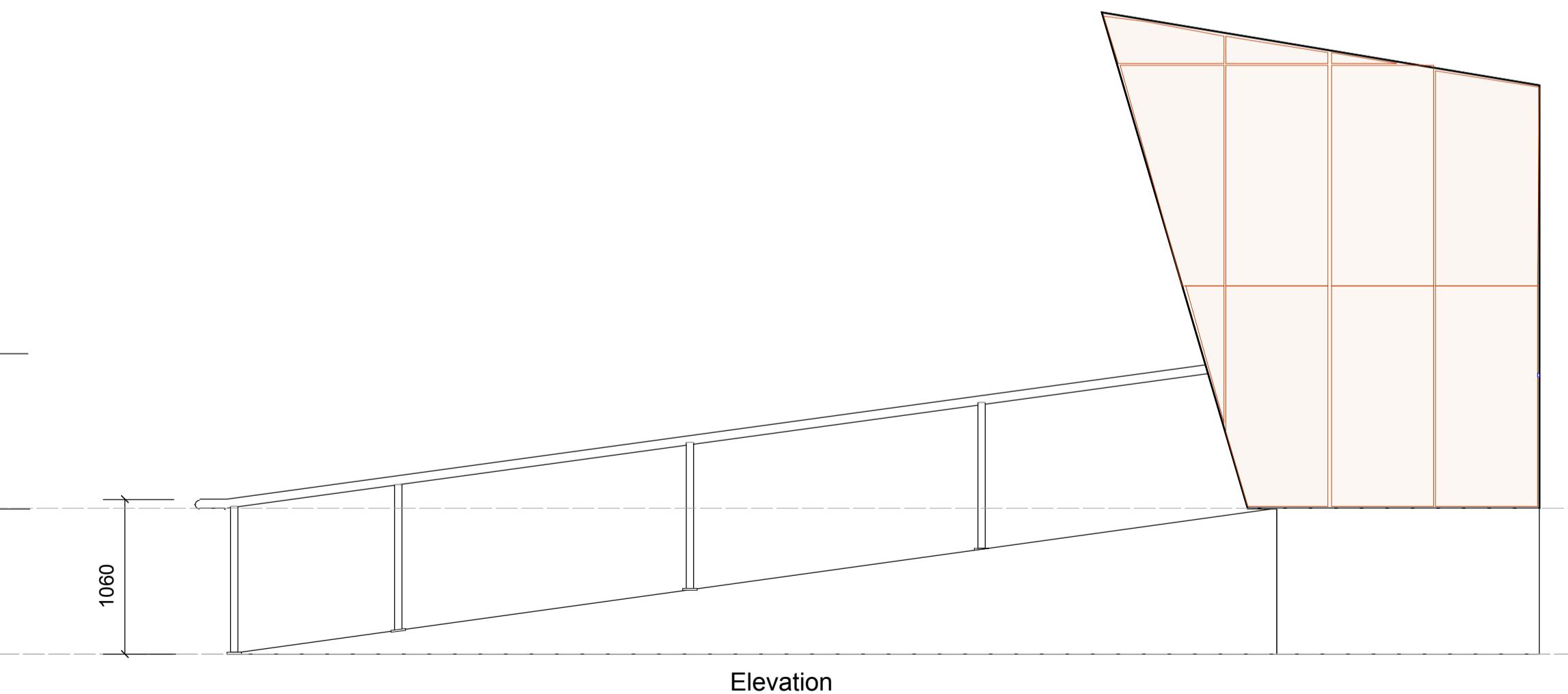
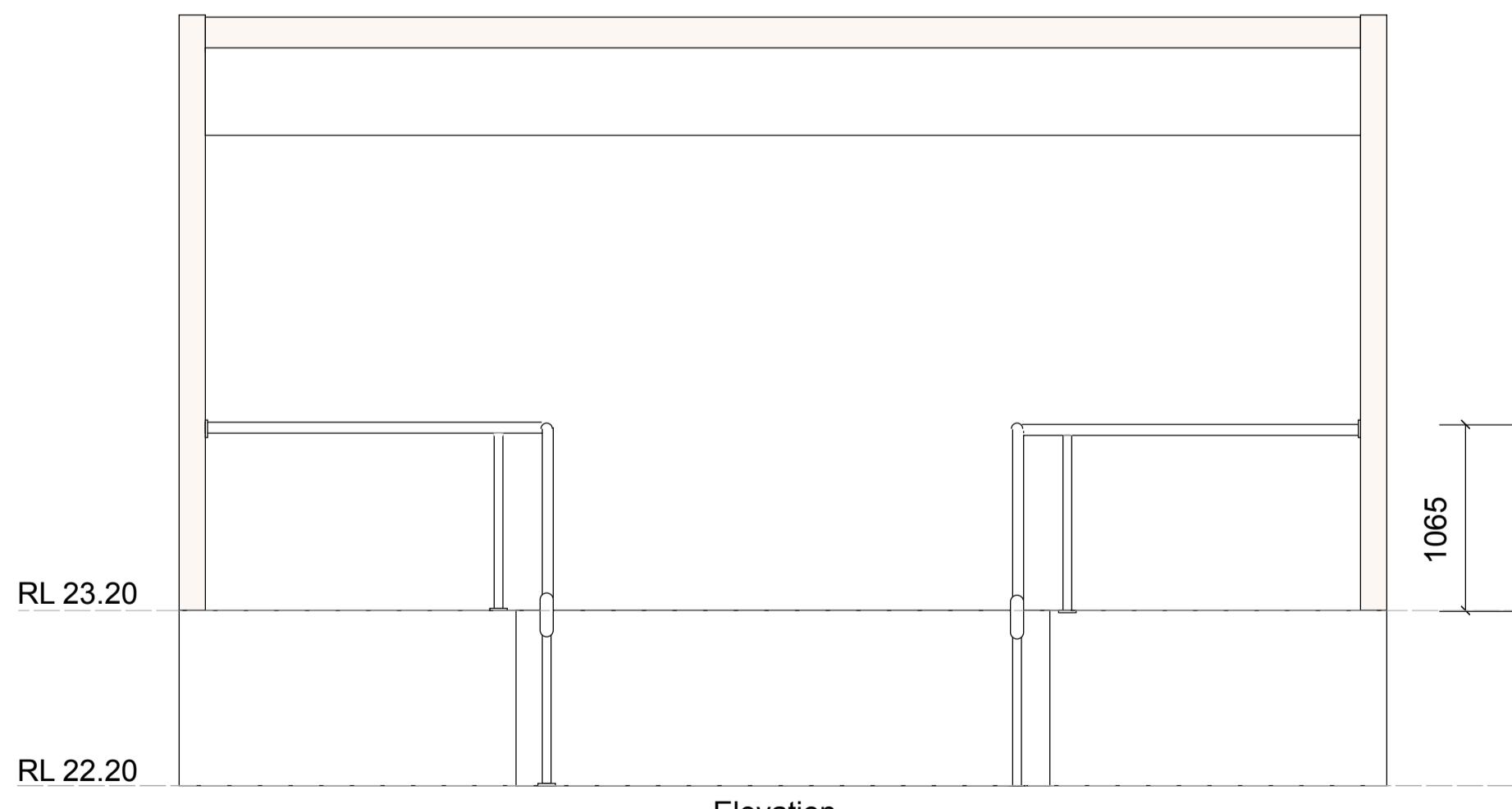
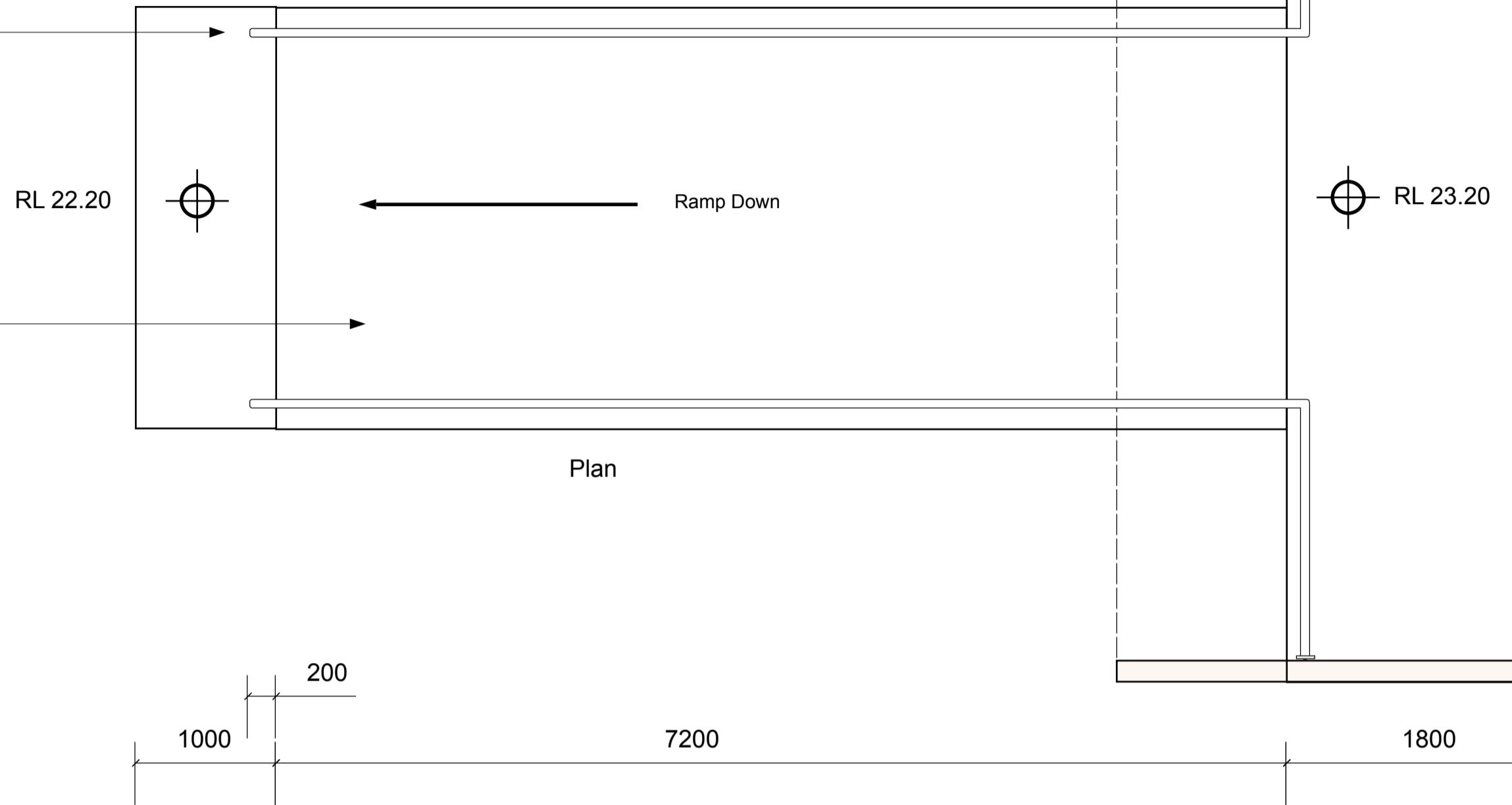
Typical Balcony Elevation

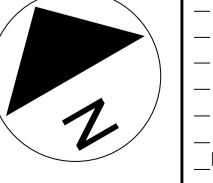
	BUILDERS ACADEMY AUSTRALIA	Do not Scale from drawings. Verify all dimensions on site. Copyright applies to this drawing. No part maybe used or reproduced without permission.	Project: BAA Multipurpose Residential Project Drawing: Balcony Details (Typical)		Scale: 1:200 Date: 13/2/2016	Project No: 8168 Drawn by: D.M.	Job No: 2274 Checked by: M.A.	Issue: Design Drawing No.: A-08 Rev.: A
--	-------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------	--	-----------------------------------------------	--------------------------------------------------	------------------------------------------------	--------------------------------------------------------------------

Blade Walls to Entries 90 x 45 MGP12 stud framing,
clad with composite aluminium cladding system.

Stainless Steel Balustrade to each side of the Ramp
Extended beyond ramp as indicated.

Concrete Ramp and landing to front Entry

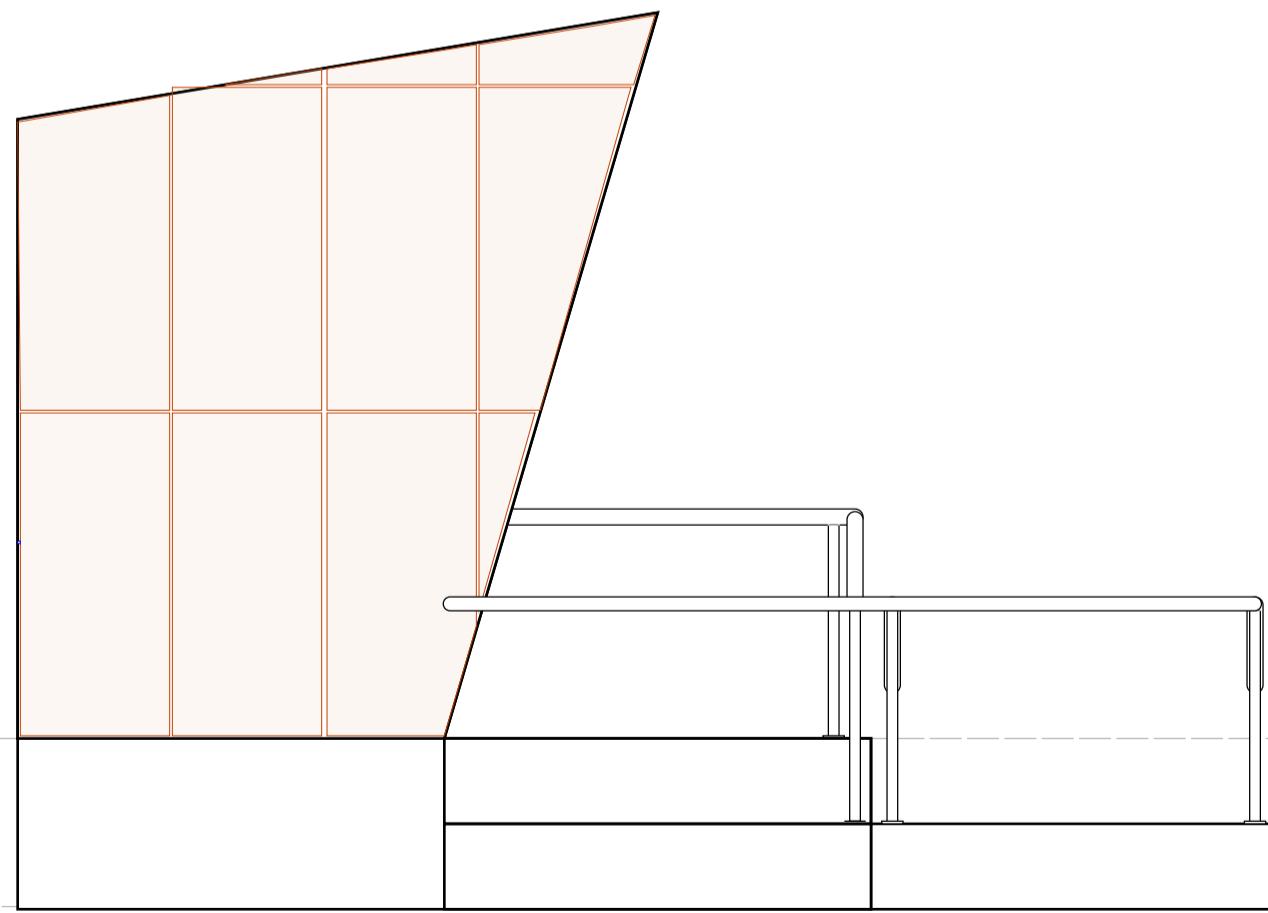
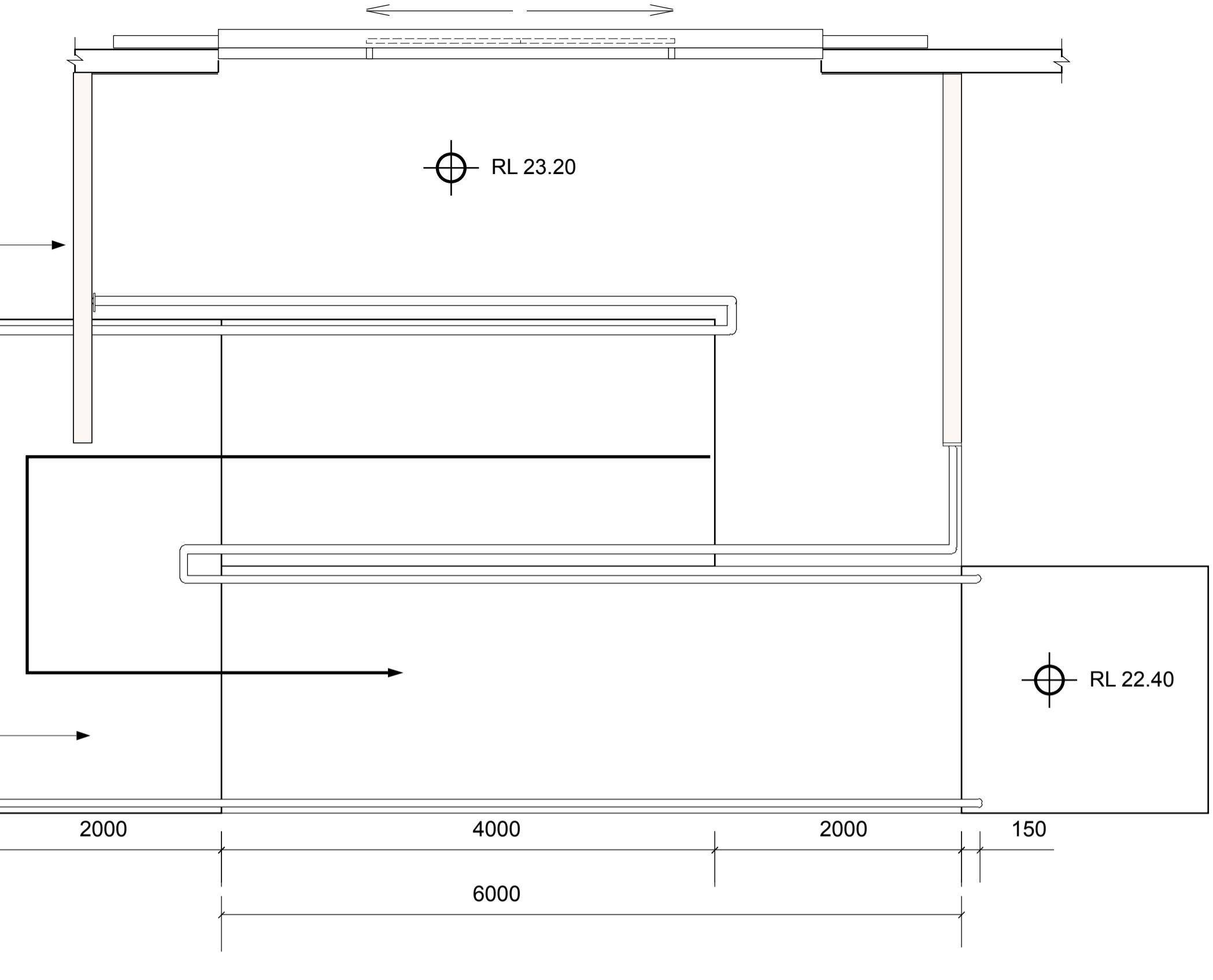


		<p>Do not Scale from drawings. Verify all dimensions on site. Copyright applies to this drawing. No part maybe used or reproduced without permission.</p>	<p>Project: BAA Multipurpose Residential Project</p>	<p>Drawing: Ramp Details North Elevation</p>		<p>Scale: 1:200</p>	<p>Project No. 8168</p>	<p>Job No. 2274</p>	<p>Issue: Design</p>
						<p>Date: 13/2/2016</p>	<p>Drawn by: D.M.</p>	<p>Checked by: M.A.</p>	<p>Drawing No. A-09</p>

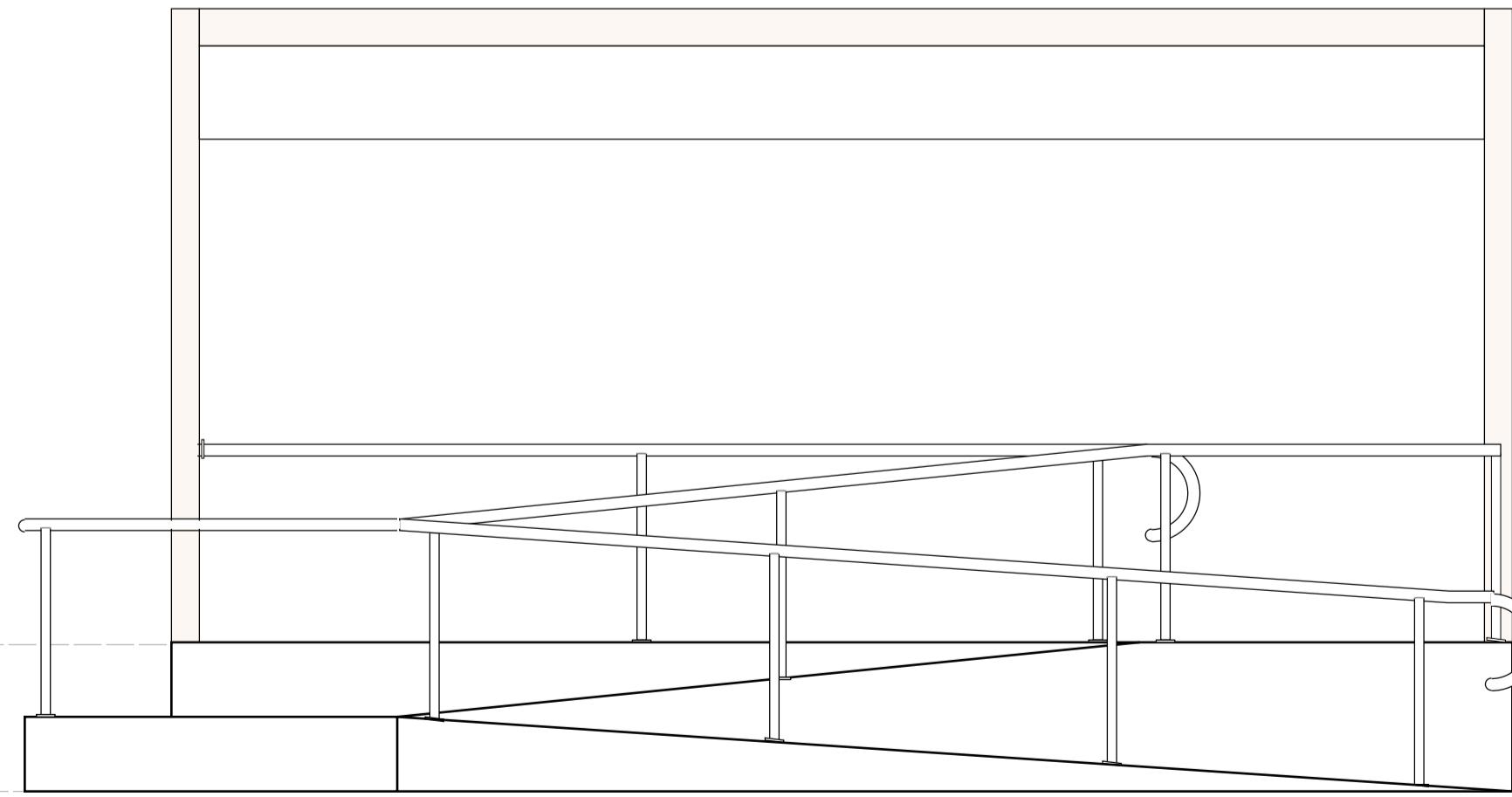
Blade Walls to Entries 90 x 45 MGP12 stud framing,
clad with composite aluminium cladding system.

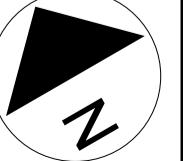
Stainless Steel Balustrade to each side of the Ramp
Extended beyond ramp as indicated.

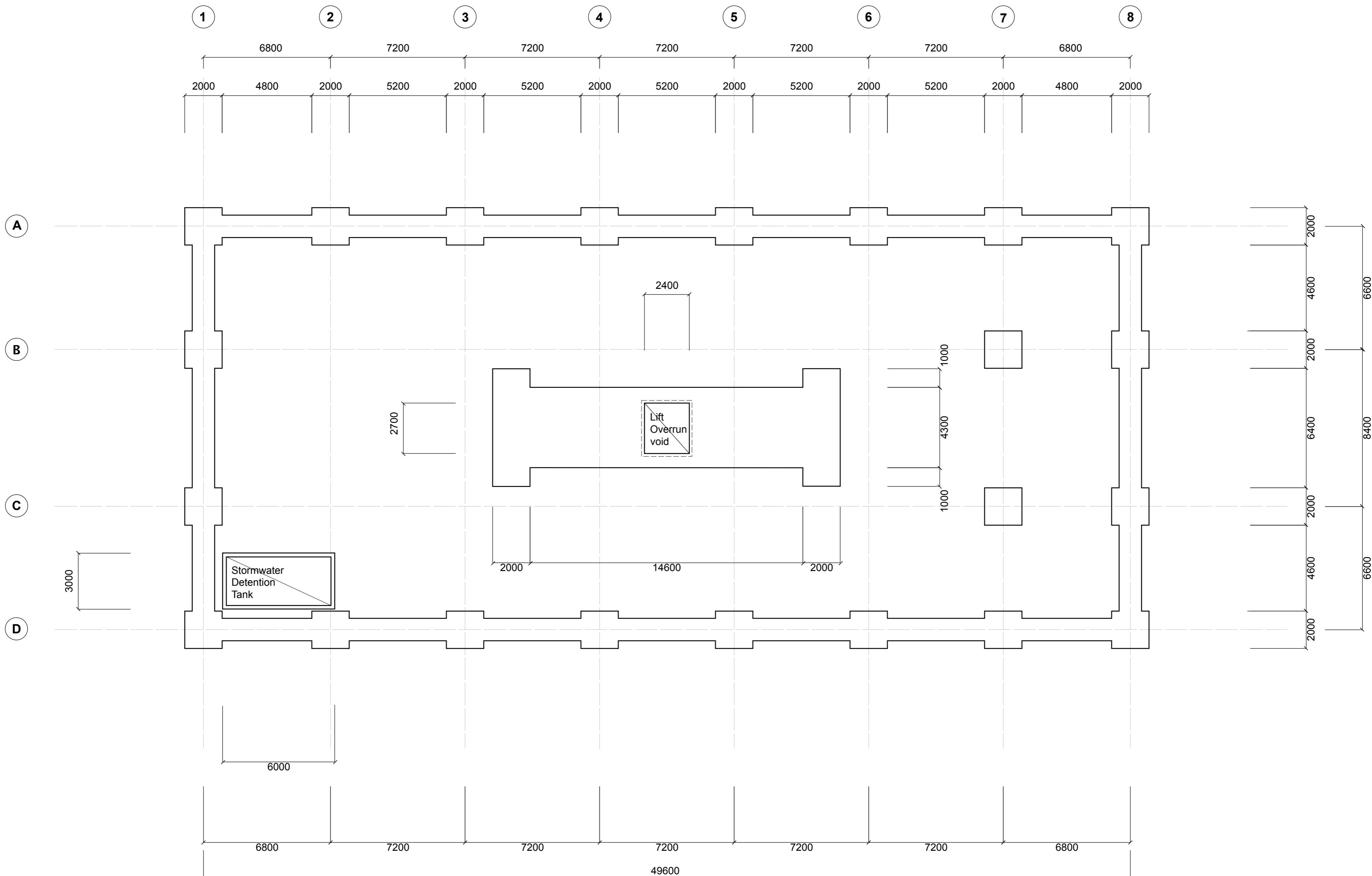
Concrete Ramp and landing to Rear Entry



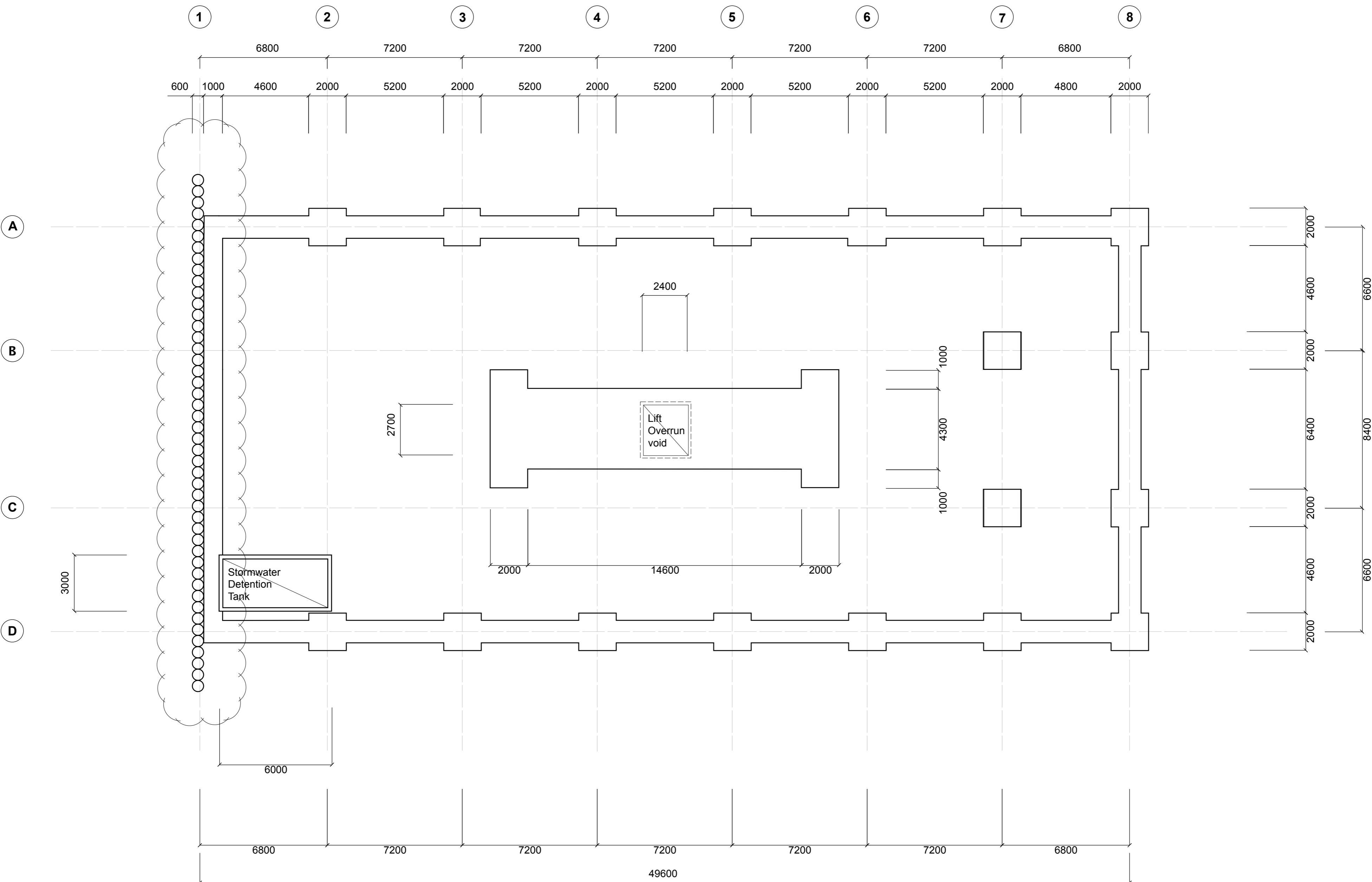
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		Do not Scale from drawings. Verify all dimensions on site. Copyright applies to this drawing. No part maybe used or reproduced without permission.	Project: BAA Multipurpose Residential Project	Drawing: Ramp Details South Elevation		Scale: 1:200	Project No.: 8168	Job No.: 2274	Issue: Design
					A _ 6/2/2016 _ Preliminary Design Rev. _ Date _ Amendment	Date: 13/2/2016	Drawn by: D.M.	Checked by: M.A.	Drawing No.: A-10 Rev. A



DOCUMENT CERTIFICATION		JBS Consulting Pty Ltd Structural Engineering ABN 59 506 789 123 PO Box 521 Concorde NSW 2012 Ph:(02) 9986 4234 E: jbs@jbsse.com.au	Do not Scale from drawings. Verify all dimensions on site. Copyright applies to this drawing. No part maybe used or reproduced without permission.	Project: BAA Multipurpose Residential Project	Drawing: Footing Plan RL 19.90	Scale: 1:200	Project No.: 8168	Job No.: 2274	Issue: Design	
Date: 14/03/2016		I am a qualified Structural/Civil Engineer. I hold the following qualifications B.E.(Civil), MIEAust, C.P.Eng NPER (Civil,Structural) Institute of Engineers Membership No.62145861				Date: 6/2/2016 Rev. Date Amendment	Drawn by: D.M.	Checked by: J.B.	Drawing No.: S-01	Rev.: A



DOCUMENT CERTIFICATION

Date: 14/03/2016


Jason Braeden.....

I am a qualified Structural/Civil Engineer.
I hold the following qualifications
B.E.(Civil), MIEAust, C.P.Eng
NPER (Civil,Structural)
Institute of Engineers Membership No.62145861

JBS Consulting Pty Ltd
Structural Engineering

ABN 59 506 789 123
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Ph:(02) 9986 4234 E: jbs@jbsse.com.au

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Project:
BAA Multipurpose
Residential Project

Drawing:
Footing Plan
RL 19.90

Scale:
1:200

Project No.:
8168

Job No.:
2274

Issue:
Design

Date:
21/08/2014

Drawn by:
D.M.

Checked by:
J.B.

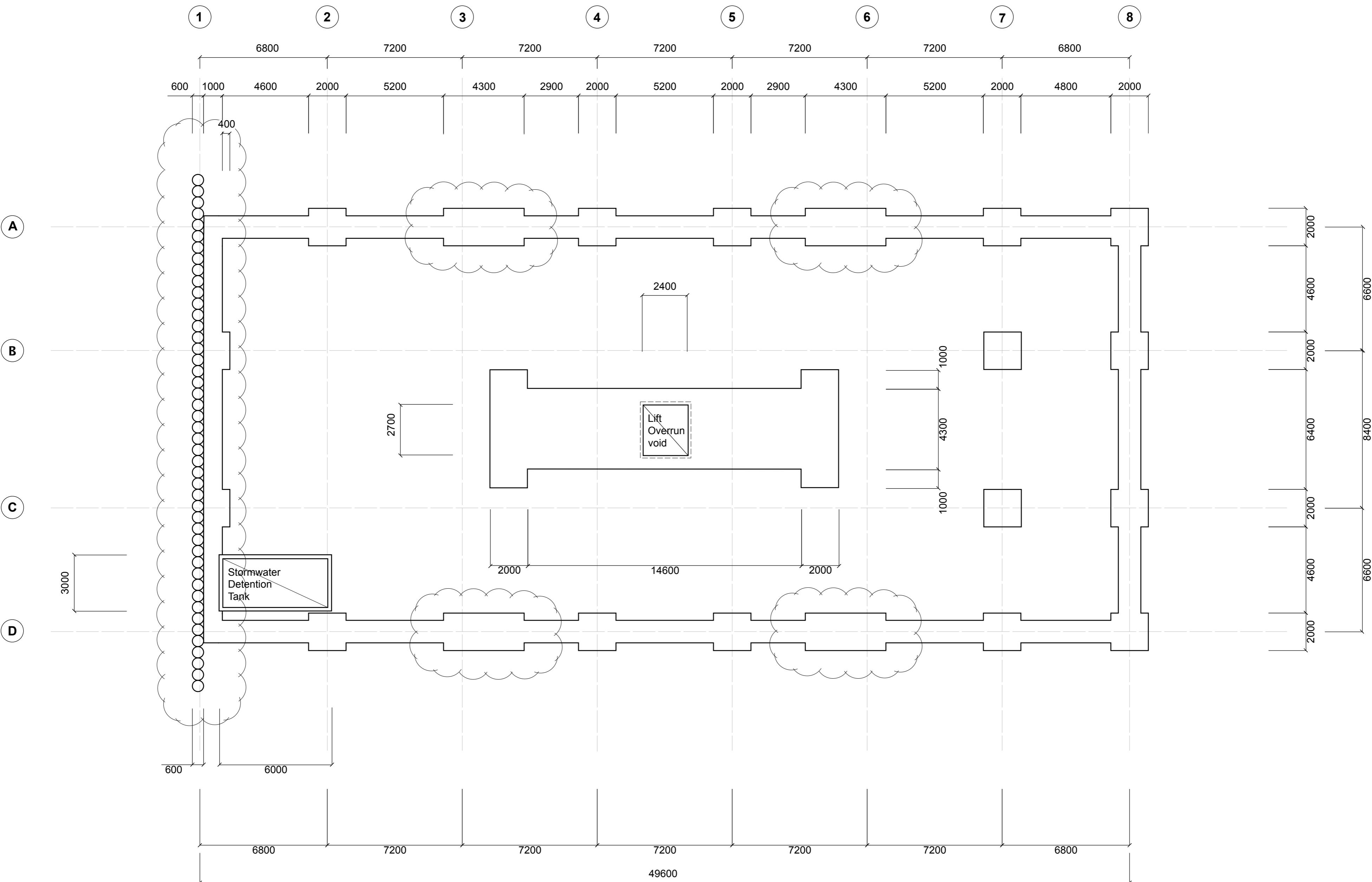
Drawing No.:
S-01

Rev.:
B

Rev.:
R 21/08/2014 Inclusion of Piling

Date:
21/08/2014

Amendment:



DOCUMENT CERTIFICATION

Date: 14/03/2016



Jason Braeden.....

For JBS Engineering

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I hold the following qualifications
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NPER (Civil,Structural)
Institute of Engineers Membership No.62145861

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Project:
BAA Multipurpose
Residential Project

Drawing:

Footing Plan
RL 19.90

Scale:
1:200

Project No.:
8168 2474

Job No.:
Design

Rev. C

Date:
20/2/2016

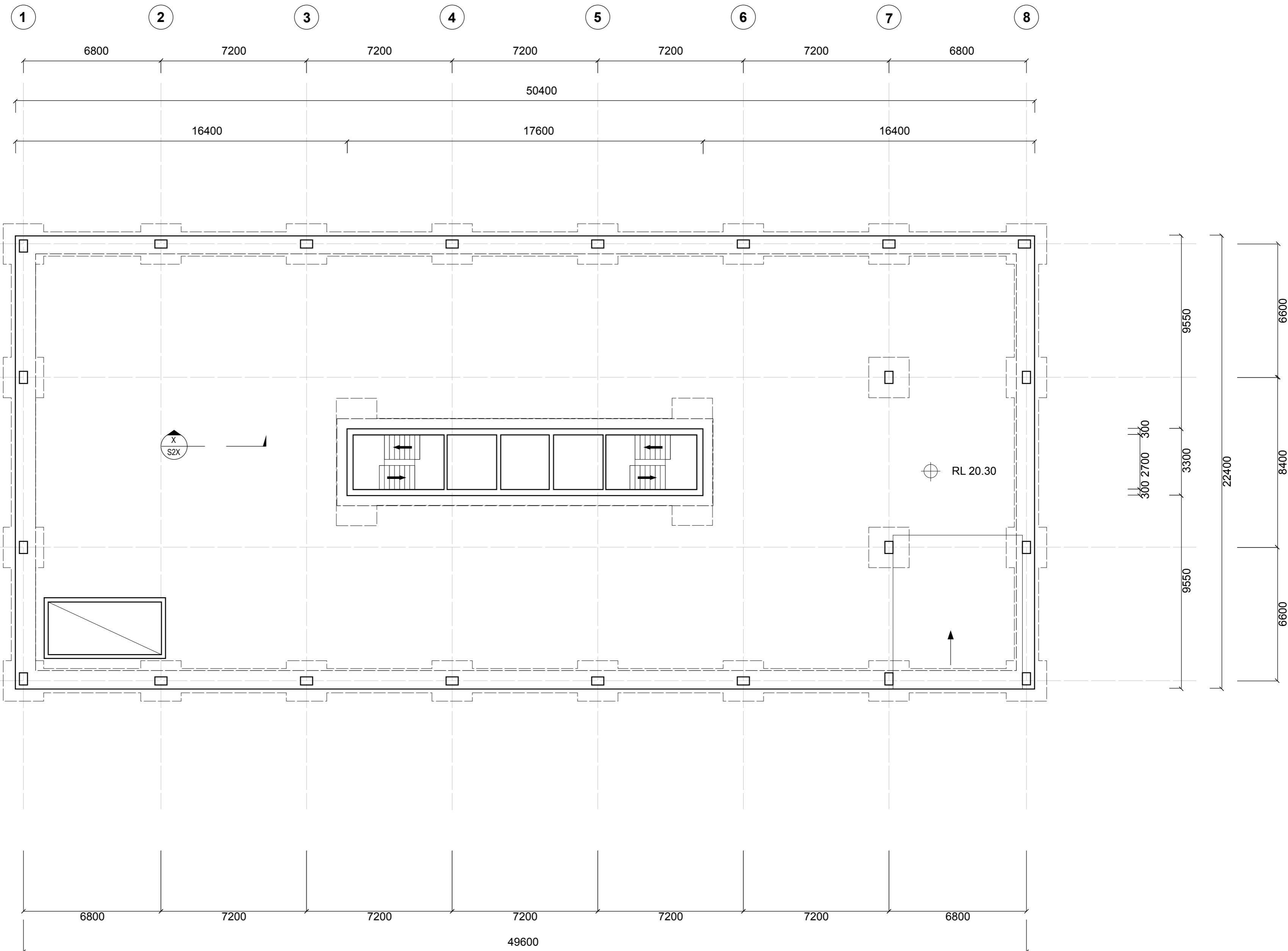
Drawn by:
D.M.

Checked by:
J.B.

Rev. Date Amendment

Drawing No.:
S-01

Rev. C



DOCUMENT CERTIFICATION

Date: 14/03/2016


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Institute of Engineers Membership No.62145861

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Project:
BAA Multipurpose
Residential Project

Drawing:
Slab & Column Plan
RL 20.30

Scale:
1:200

Project No.:
8168

Job No.:
2274

Issue:
Design

Date:
6/2/2016

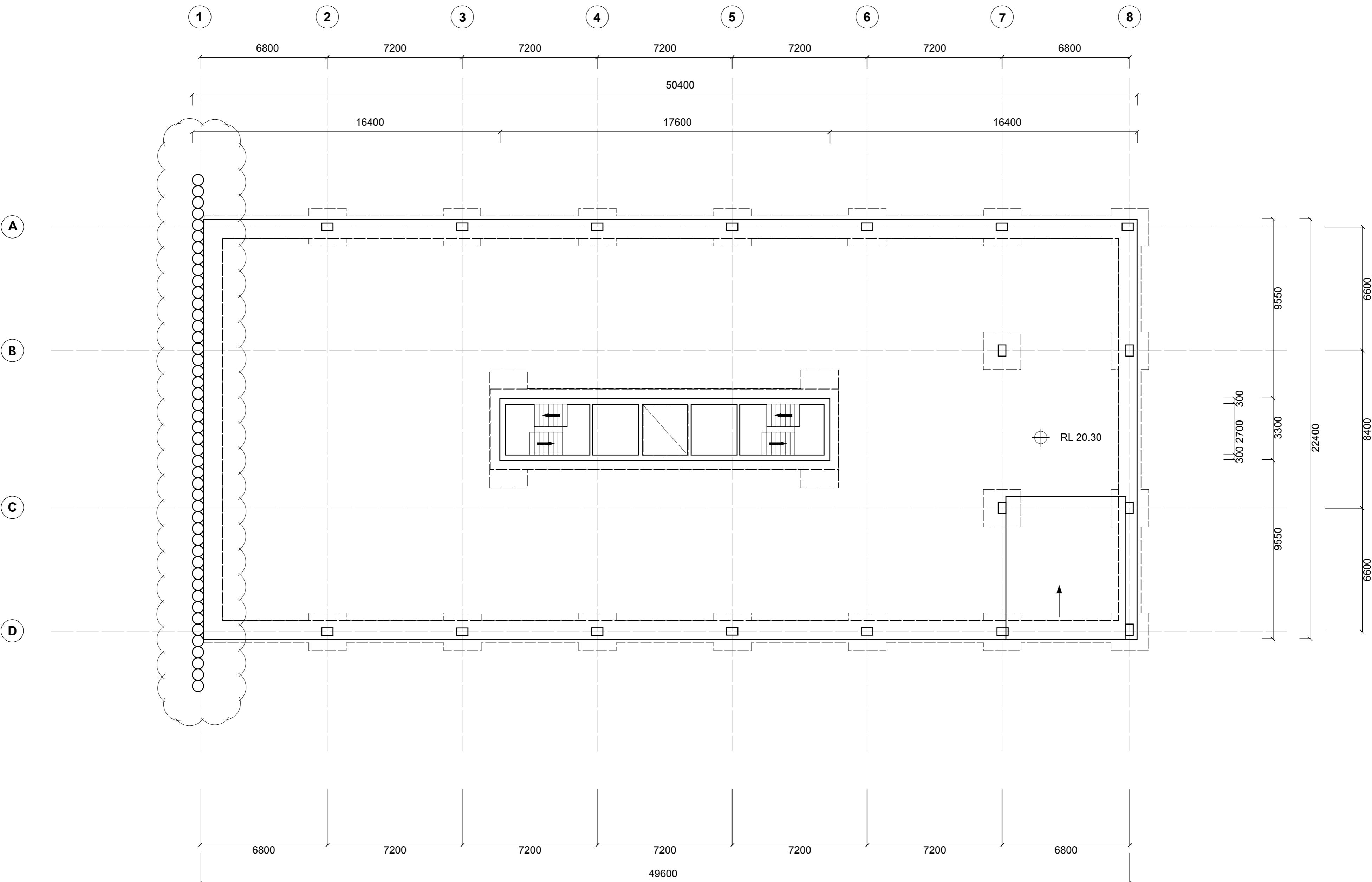
Drawn by:
D.M.

Checked by:
J.B.

Drawing No.:
S-02

Rev.:
A

A_ 6/2/2016 Preliminary Design
Rev. Date Amendment



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Date: 14/03/2016

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NPER (Civil,Structural)
Institute of Engineers Membership No.62145861

Jason Braeden.....
For JBS Engineering

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Project:
BAA Multipurpose
Residential Project

Drawing:
Slab & Column Plan
RL 20.30

Scale:
1:200

Project No.:
8168

Job No.:
2274

Issue:
Design

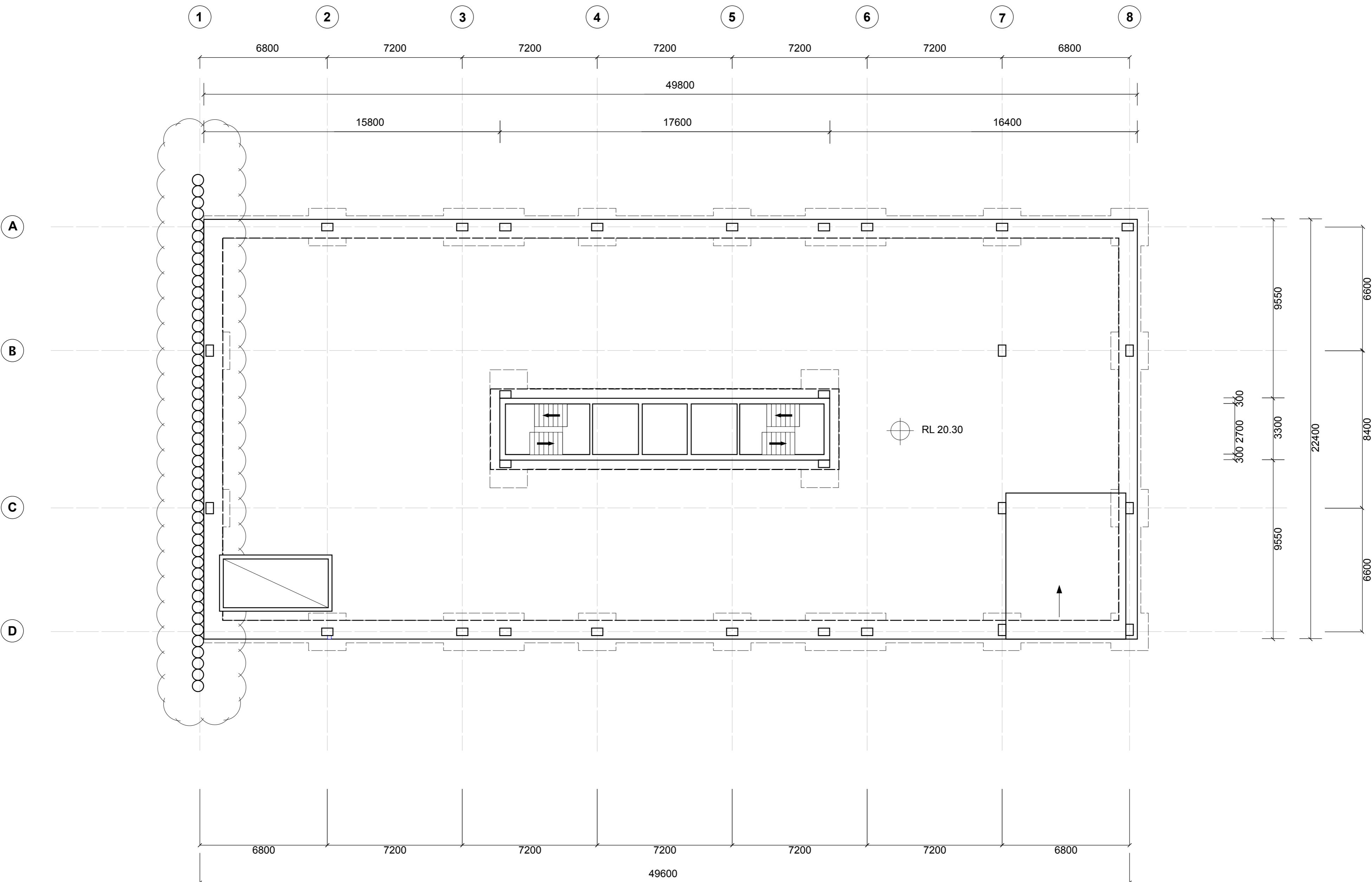
Rev.
B

Date:
13/02/2016

Drawn by:
D.M.

Checked by:
J.B.

Drawing No.:
S-02



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Date: 14/03/2016


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Institute of Engineers Membership No.62145861

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Project:

BAA Multipurpose
Residential Project

Drawing:

Slab & Column Plan
RL 20.30

Scale:

1:200

Project No.:

8168 2274

Job No.:

Design

Issue:

Rev. C

Date:

20/02/2016

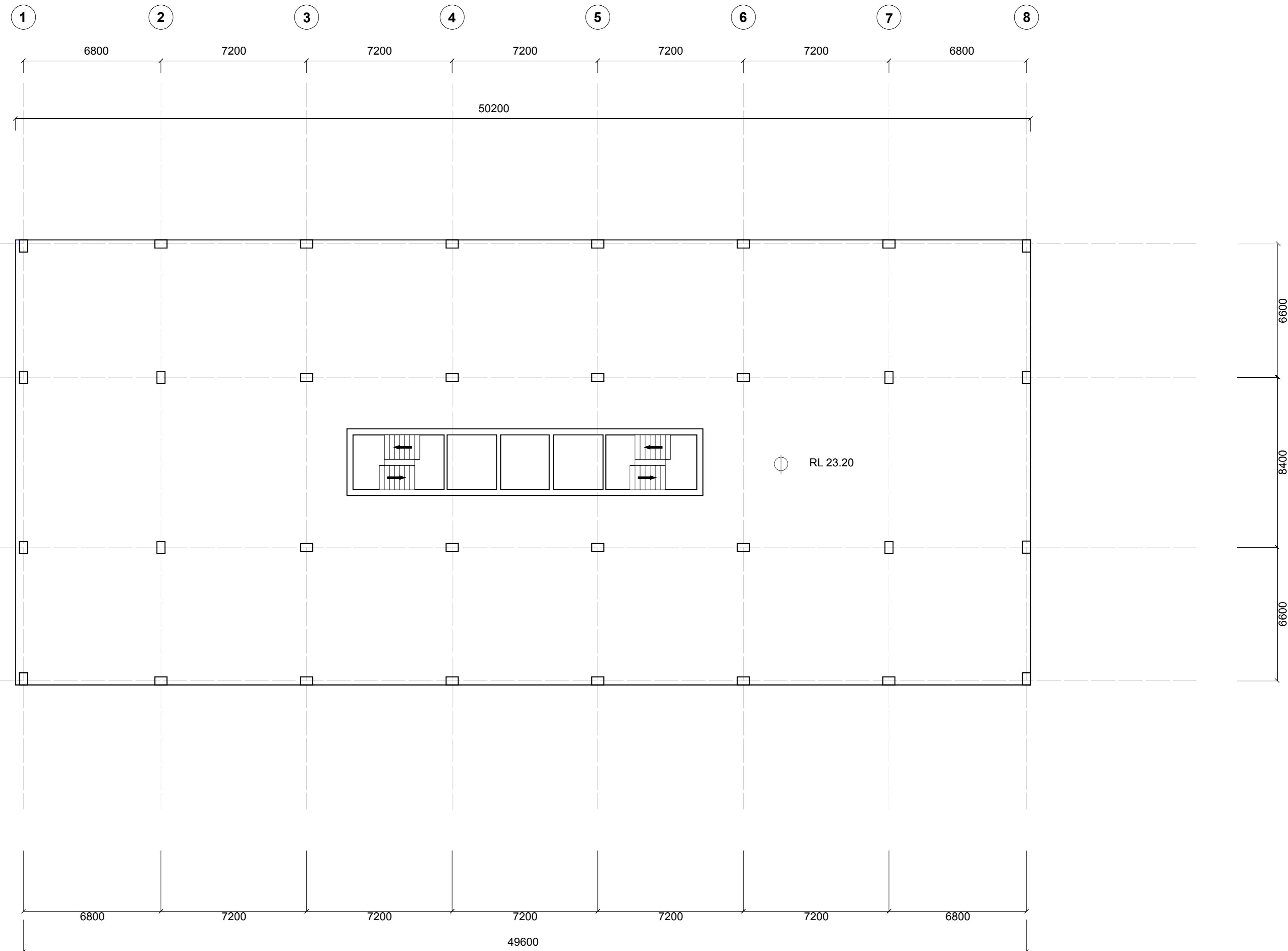
Drawn by:

V.S.

Checked by:

J.B.

S-02



DOCUMENT CERTIFICATION

Date: 14/03/2016

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For JBS Engineering

I am a qualified Structural/Civil Engineer.
I hold the following qualifications:
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NPER (Civil,Structural)
Institute of Engineers Membership No.62145861

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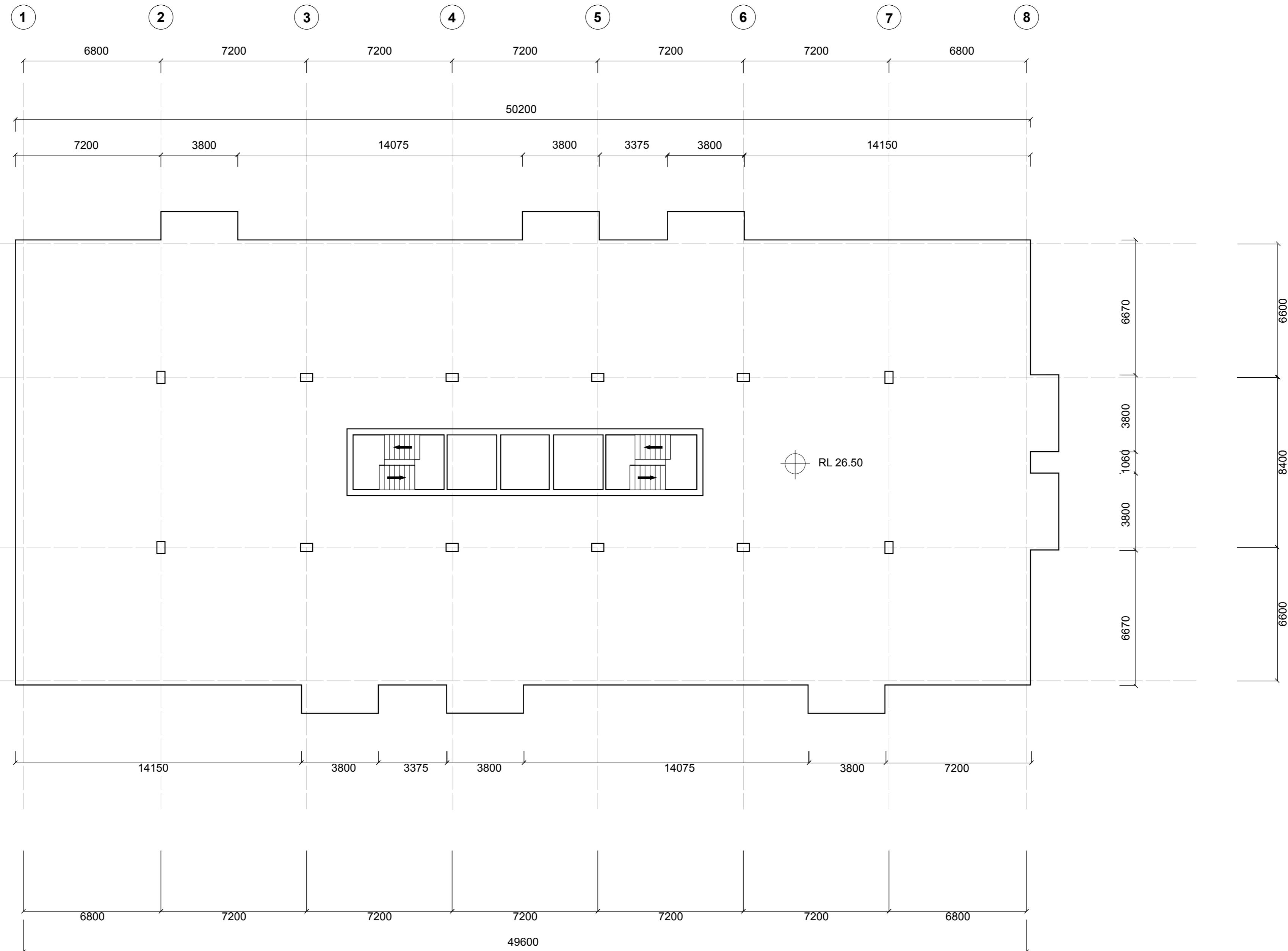
Project:
BAA Multipurpose
Residential Project

Drawing:
Slab & Column Plan
RL 23.20

Scale:
1:200
Date:
6/02/2016
Rev. Date
Preliminary Design
Amendment

Project No.:
8168
Job No.:
2274
Drawn by:
D.M.
Checked by:
J.B.

Issue:
Design
Drawing No.:
S-03
Rev.
A



DOCUMENT CERTIFICATION

Date: 14/03/2016

Jason Braeden

I am a qualified Structural/Civil Engineer.
I hold the following qualifications
B.E.(Civil), MIEAust, C.P.Eng
NPER (Civil,Structural)
Institute of Engineers Membership No.62145861

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Project:
BAA Multipurpose
Residential Project

Drawing:
Slab & Column Plan
RL 26.50

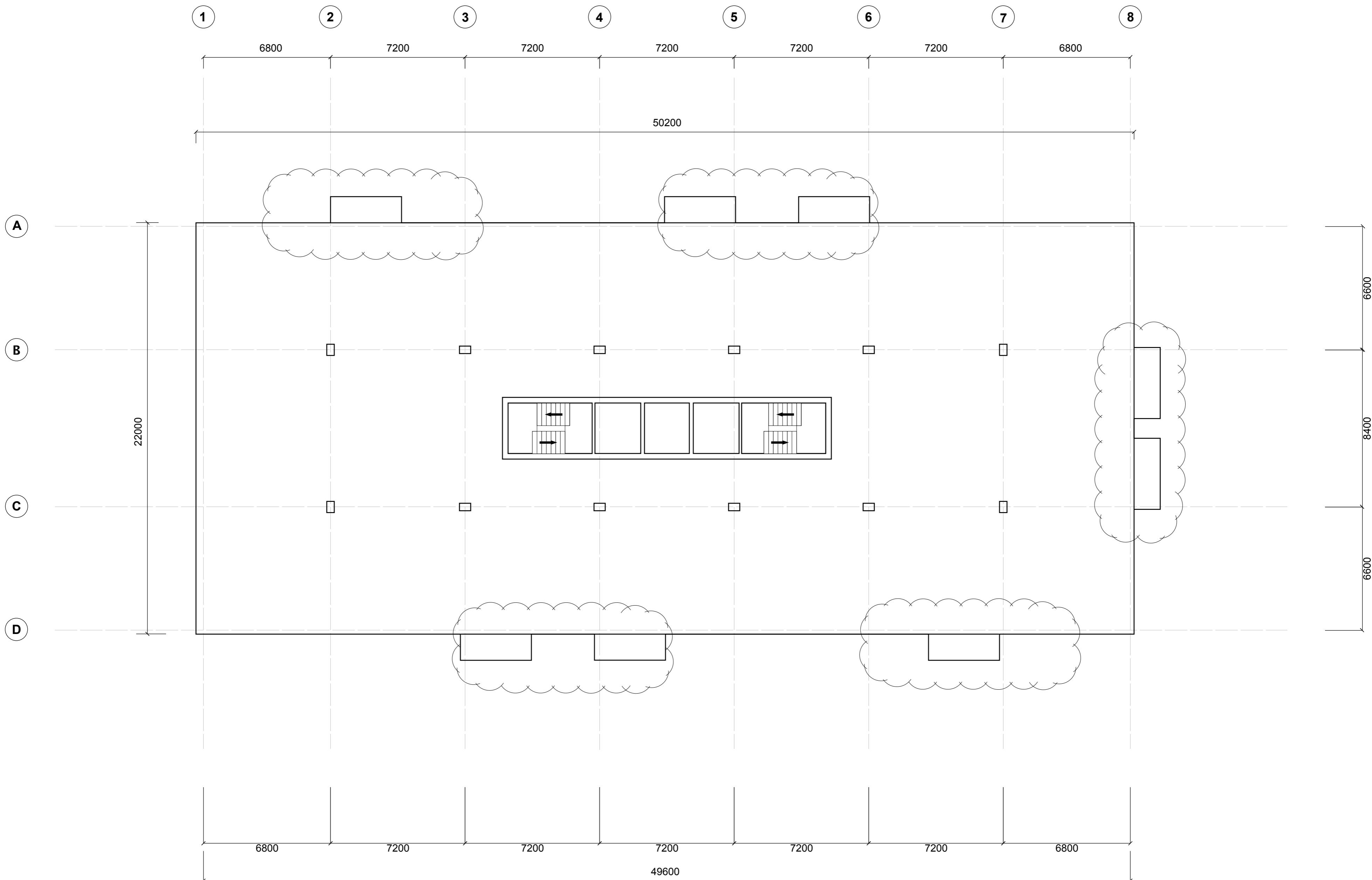
Scale:
1:200
Date:
6/02/2016

Project No.:
8168 2274
Drawn by:
D.M.
Checked by:
J.B.

Issue:
Design
Drawing No.:
S-04
Rev.
A

For JBS Engineering

A 6/02/2016 Preliminary Design
Rev. Date Amendment



DOCUMENT CERTIFICATION

Date: 14/03/2016

 Jason Braeden

For JBS Engineering

I am a qualified Structural/Civil Engineer.
I hold the following qualifications
B.E.(Civil), MIEAust, C.P.Eng
NPER (Civil,Structural)
Institute of Engineers Membership No.62145861

JBS Consulting Pty Ltd
Structural Engineering

ABN 59 506 789 123
PO Box 521 Concorde NSW 2012
Ph:(02) 9986 4234 E: jbs@jbsse.com.au

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Project:
BAA Multipurpose
Residential Project

Drawing:
Slab & Column Plan
RL 26.50

Scale:

1:200

Project No.:

8168 2274

Job No.:

Issue:
Construction

Date:

13/02/2016

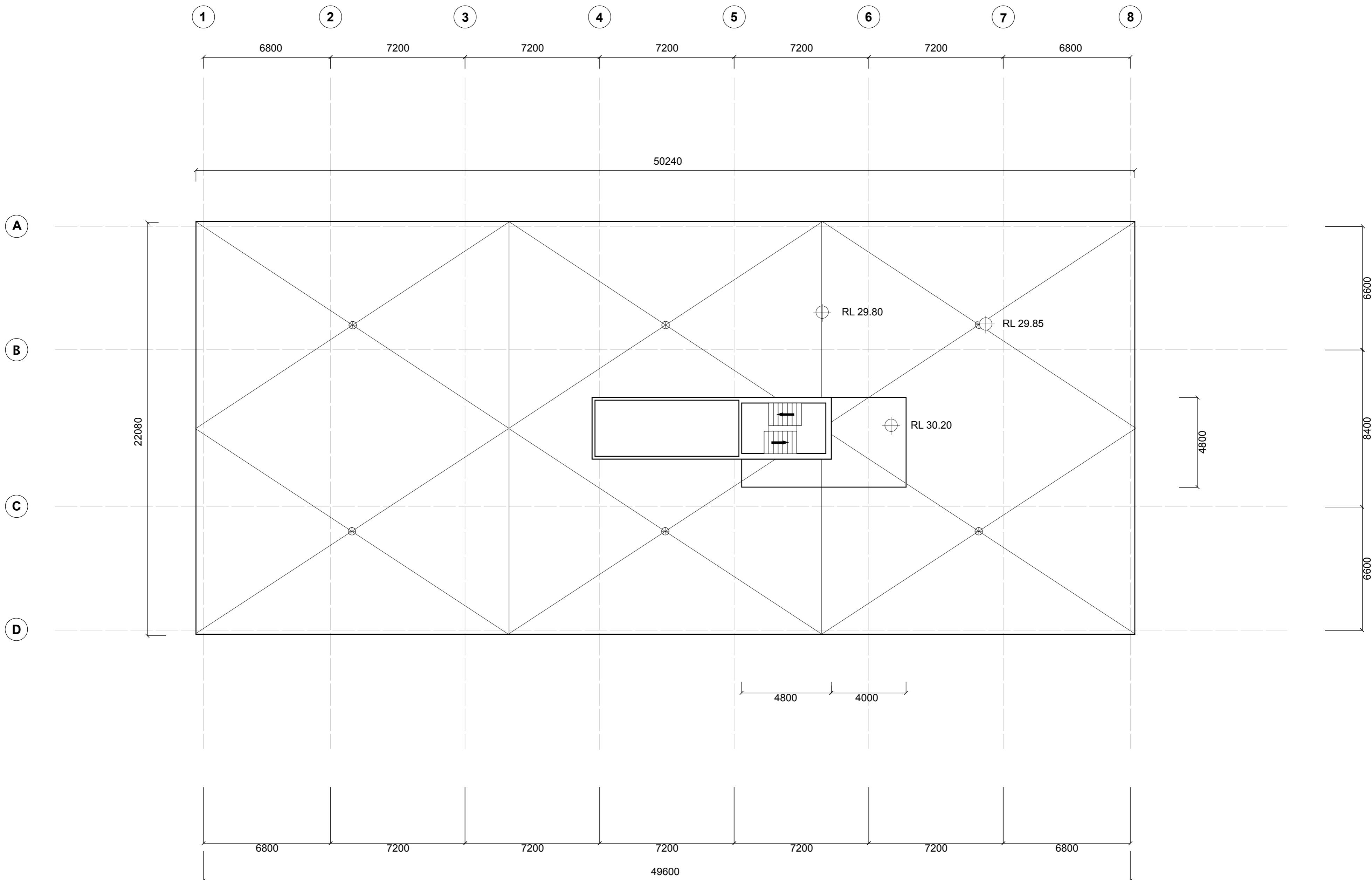
Drawn by:

D.M. J.B.

Checked by:

Drawing No.:

S-04 B



DOCUMENT CERTIFICATION

Date: 14/03/2016

Jason Braeden
For JBS Engineering

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I hold the following qualifications:
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Project:

BAA Multipurpose
Residential Project

Drawing:

Main Roof Plan
RL 29.80

Scale:

1:200

Project No.:

8168

Job No.:

2274

Issue:

Design

Date:

6/02/2016

Drawn by:

D.M.

Checked by:

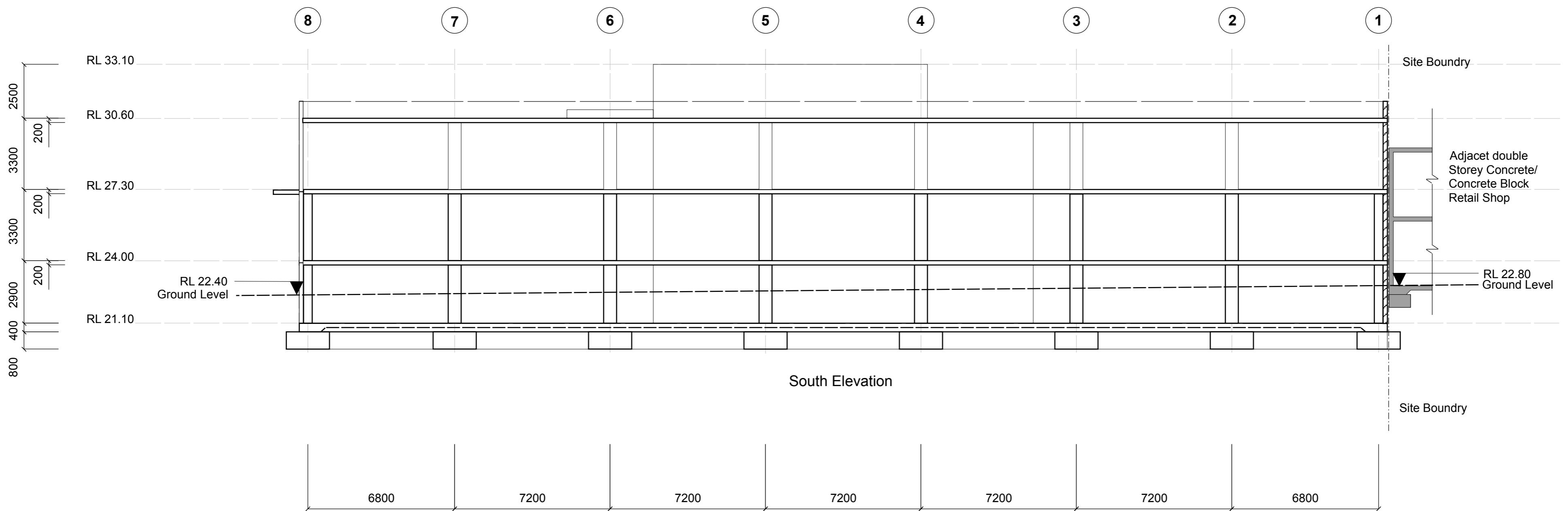
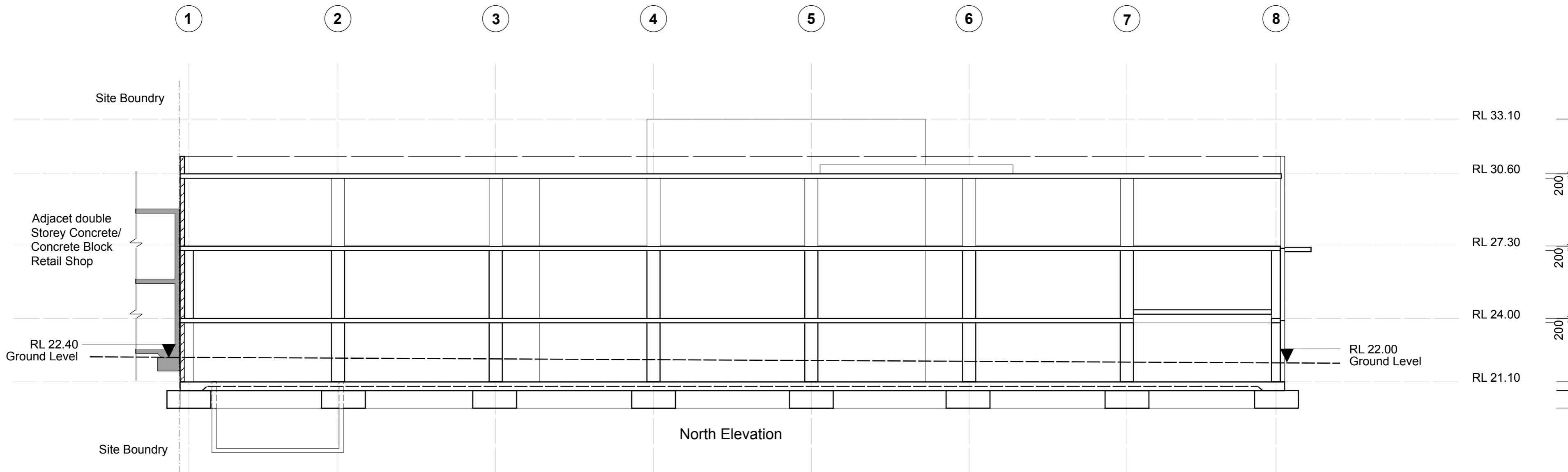
J.B.

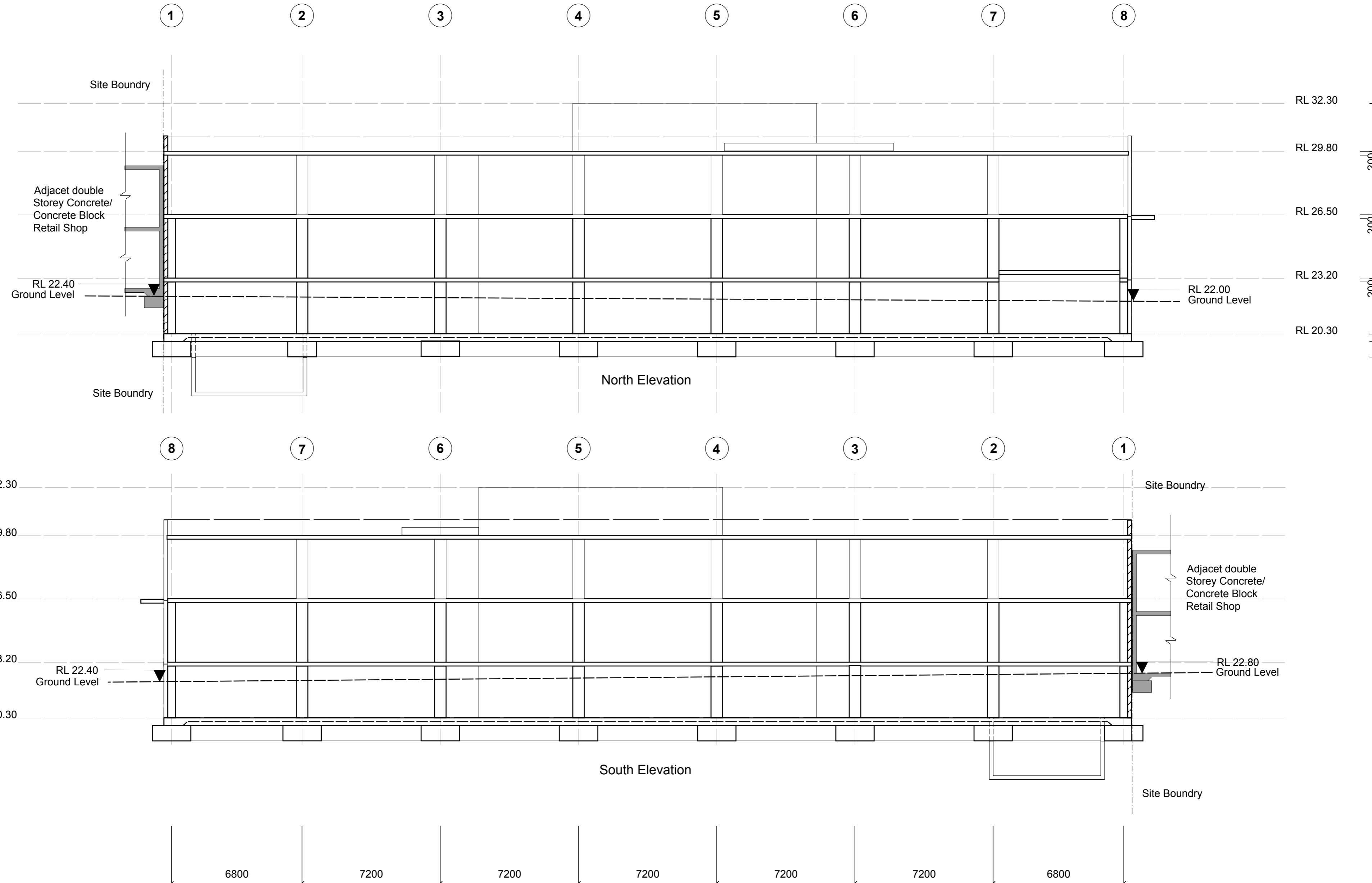
Drawing No.:

S-05

Rev.:

A





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Project:

BAA Multipurpose
Residential Project

Drawing:

Structural Framing
North & South
Elevation

Scale:

1:200

Project No.:

8168 2274

Issue:

Design

Date:

13/02/2016

Drawn by:

D.M.

Checked by:

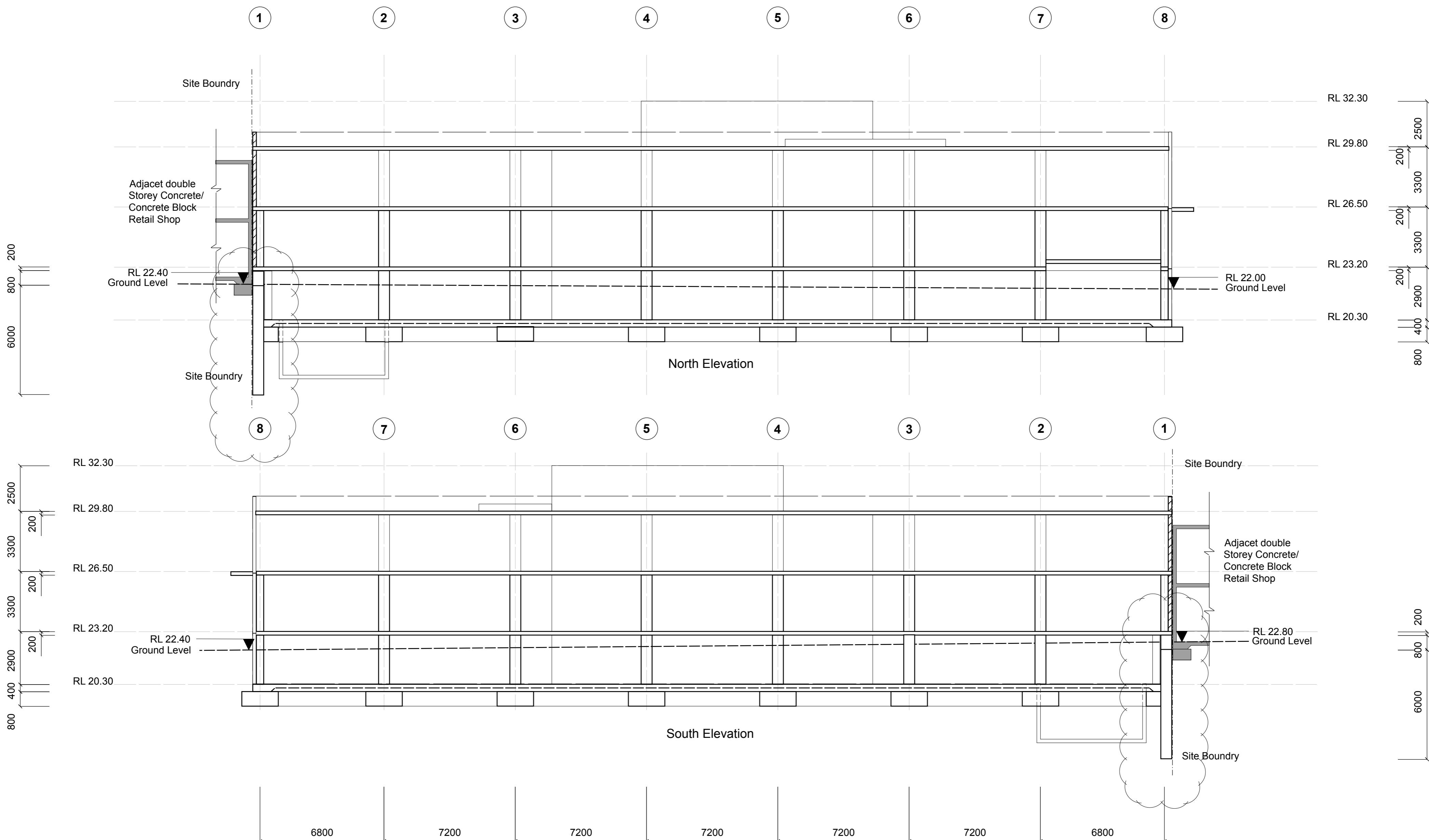
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Drawing No.:

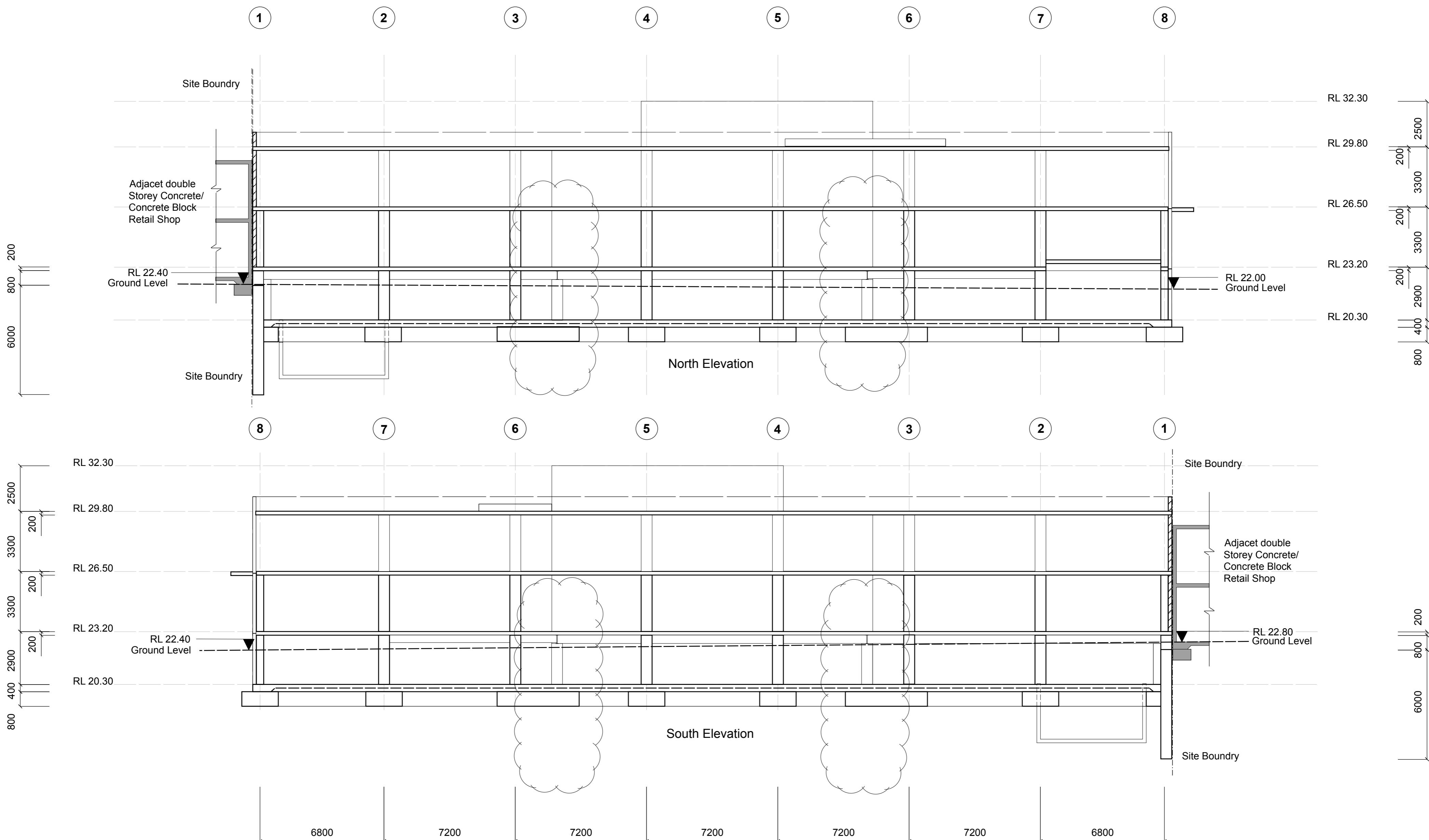
S-06

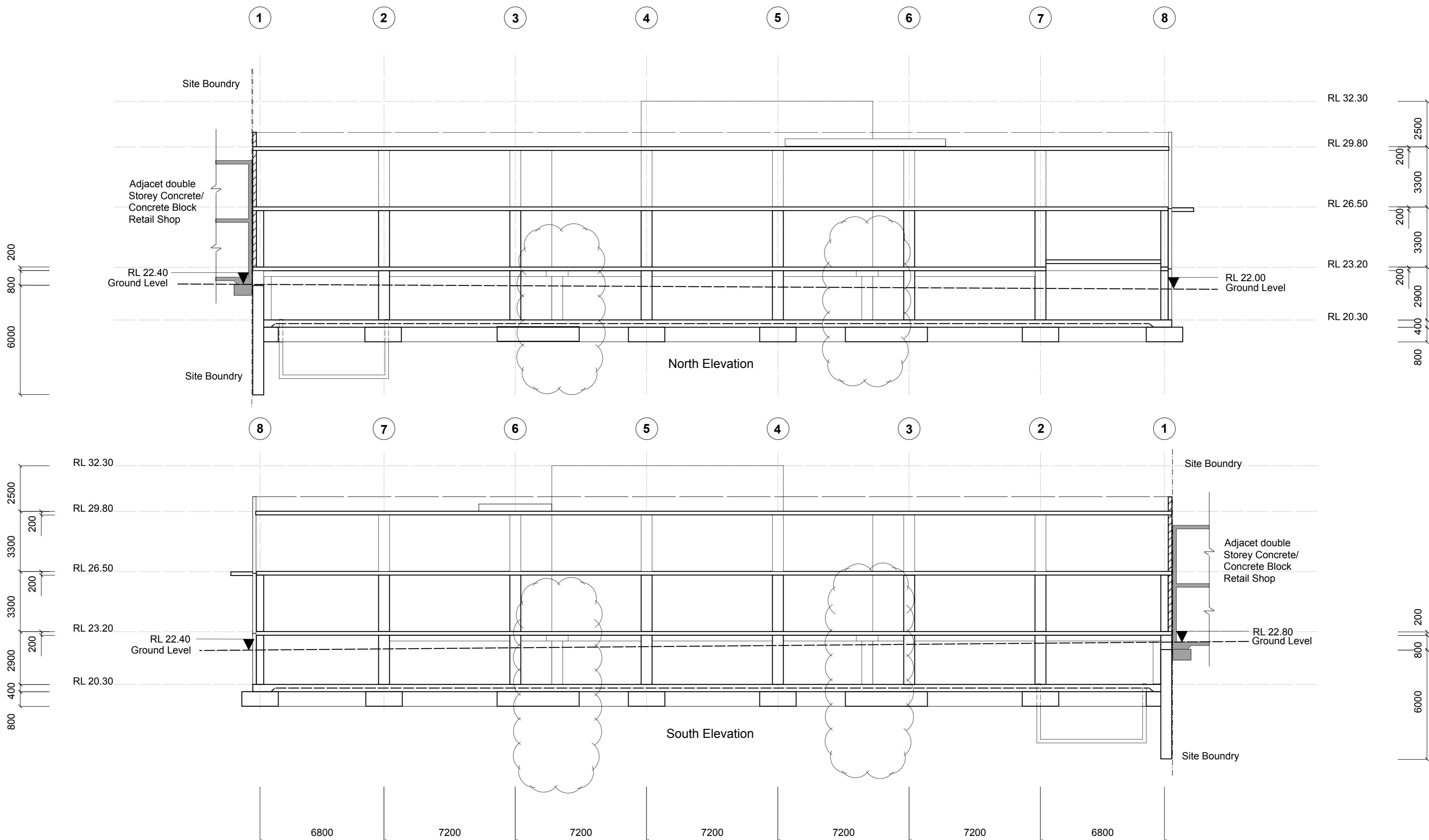
Rev.

B

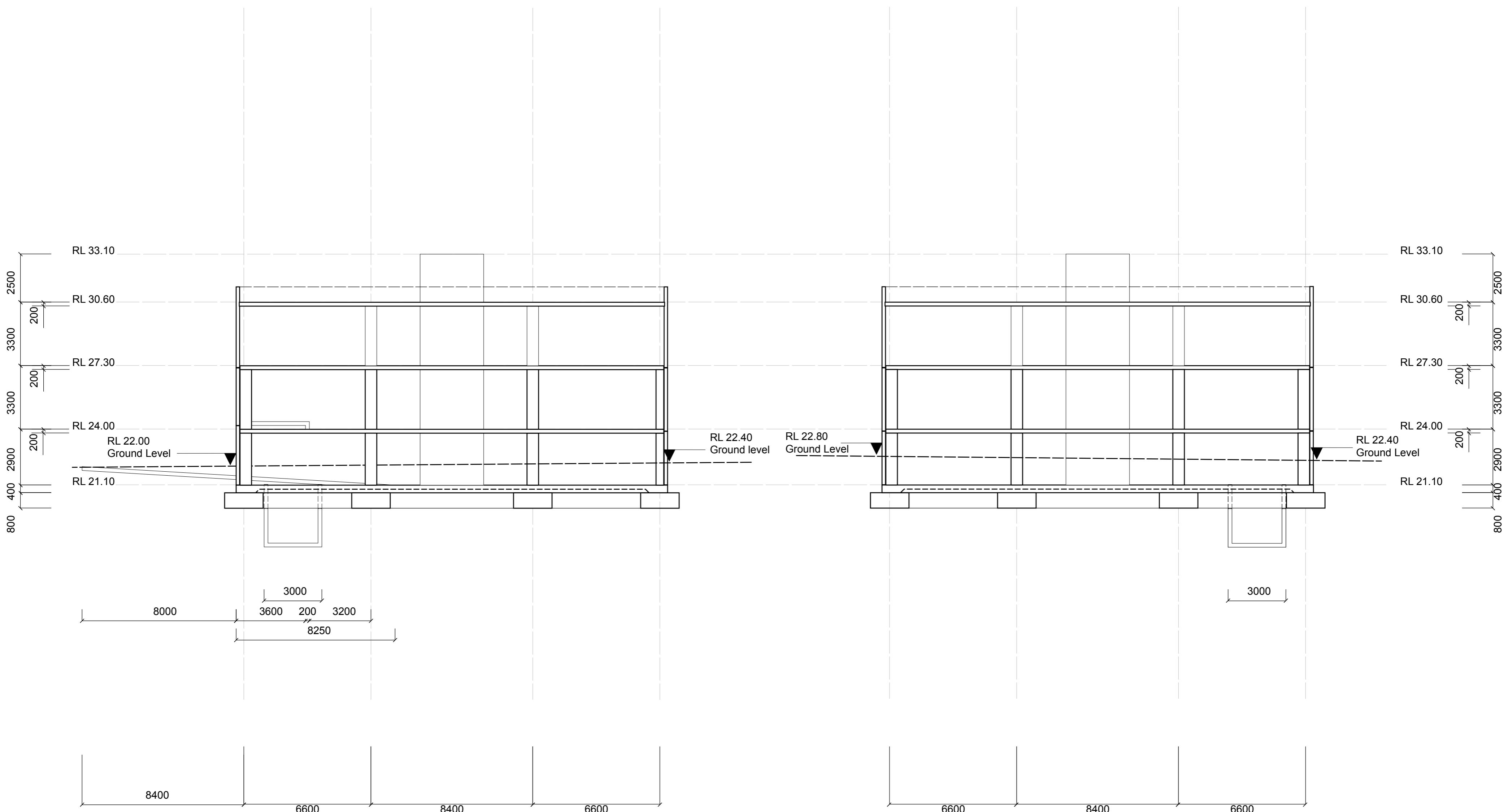


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Date:	14/03/2016					Date.	Drawn by.	Checked by.	Rev.
Jason Braeden.....		I am a qualified Structural/Civil Engineer. I hold the following qualifications B.E.(Civil), MIEAust, C.P.Eng NPER (Civil,Structural) Institute of Engineers Membership No.62145861				C 20/02/2016 Inclusion of piles			S-06
For JBS Engineering						B 13/02/2016 Revised Construction Levels			C
						A 6/02/2016 Preliminary Design			
						Rev. Date	Amendment		





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Date:	14/03/2016					Date.	Drawn by.	Checked by.	Rev.
Jason Braeden.....		I am a qualified Structural/Civil Engineer. I hold the following qualifications B.E.(Civil), MIEAust, C.P.Eng NPER (Civil,Structural) Institute of Engineers Membership No.62145861				23/02/2016	Post-tensioned Transfer Beam System		
For JBS Engineering						22/02/2016	Inclusion of Transfer Beam		
						20/02/2016	Inclusion of piles		
						13/02/2016	Revised Construction Levels		
						6/02/2016	Preliminary Design		
						Rev. Date	Amendment		


DOCUMENT CERTIFICATION

Date: 14/03/2016

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Institute of Engineers Membership No.62145861


Jason Braeden
For JBS Engineering

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Structural Engineering

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Project:

 BAA Multipurpose
Residential Project

Drawing:

 Structural Framing
East & West
Elevation

Scale:

1:200

Project No.:

8168

Job No.:

2274

Issue:

Design

Date:

6/02/2016

Drawn by:

D.M.

Checked by:

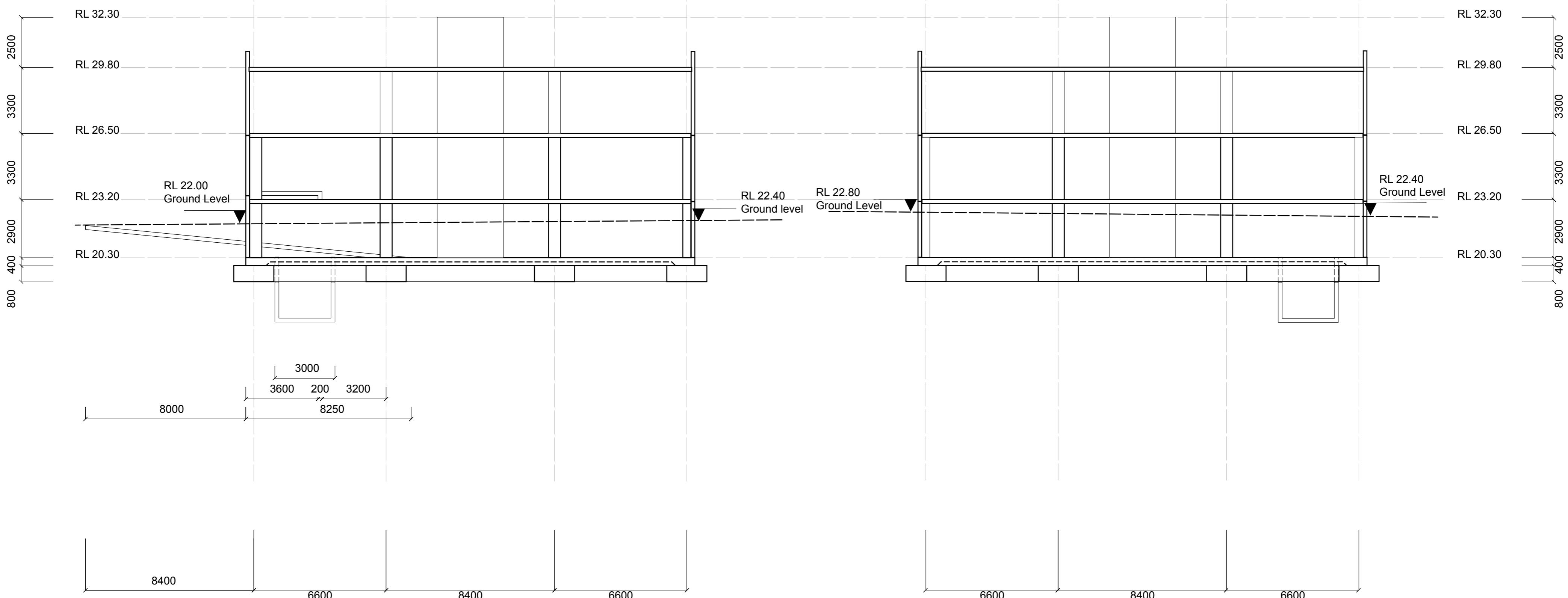
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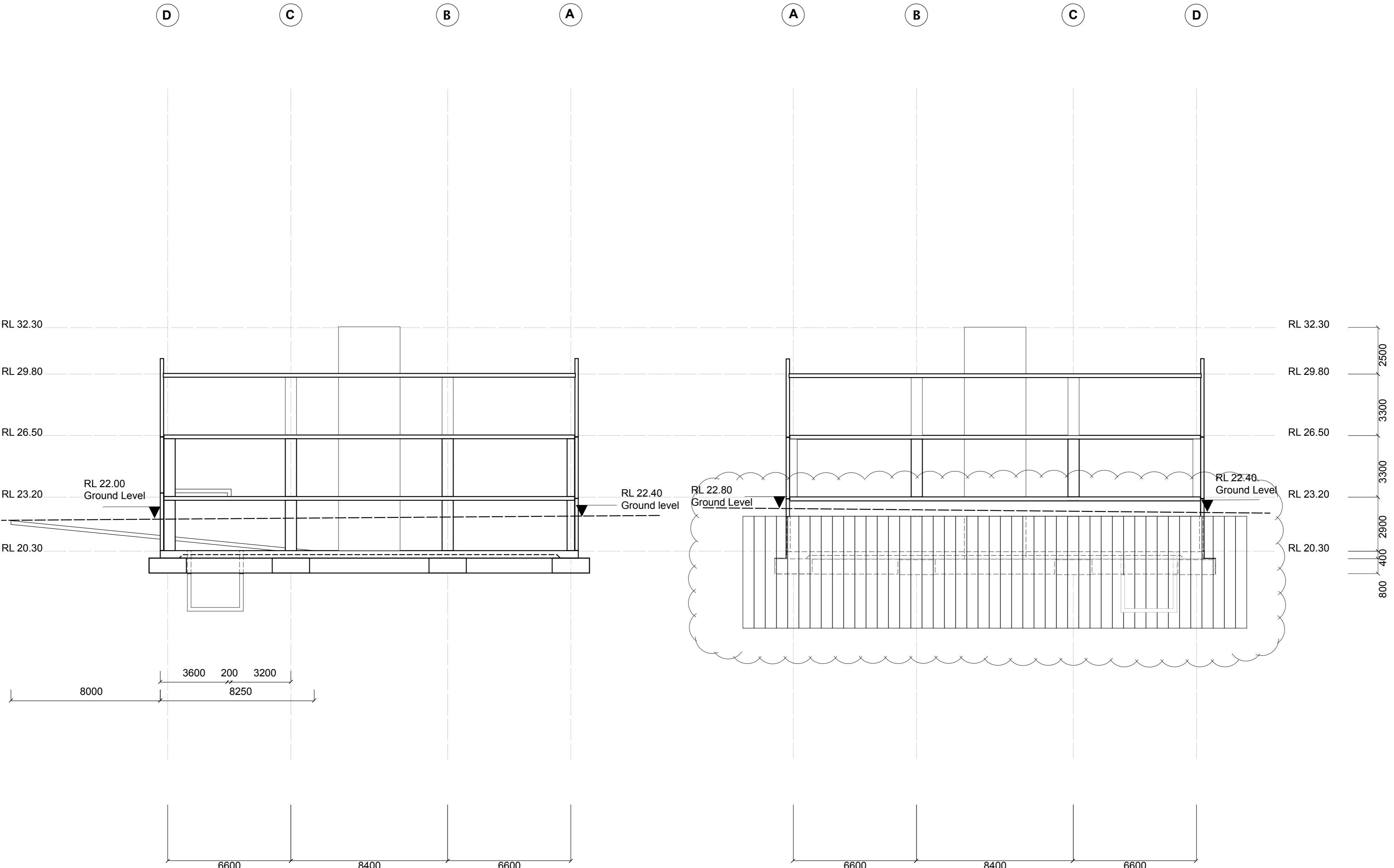
Drawing No.:

S-07

Rev.:

A





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Date: 14/03/2016

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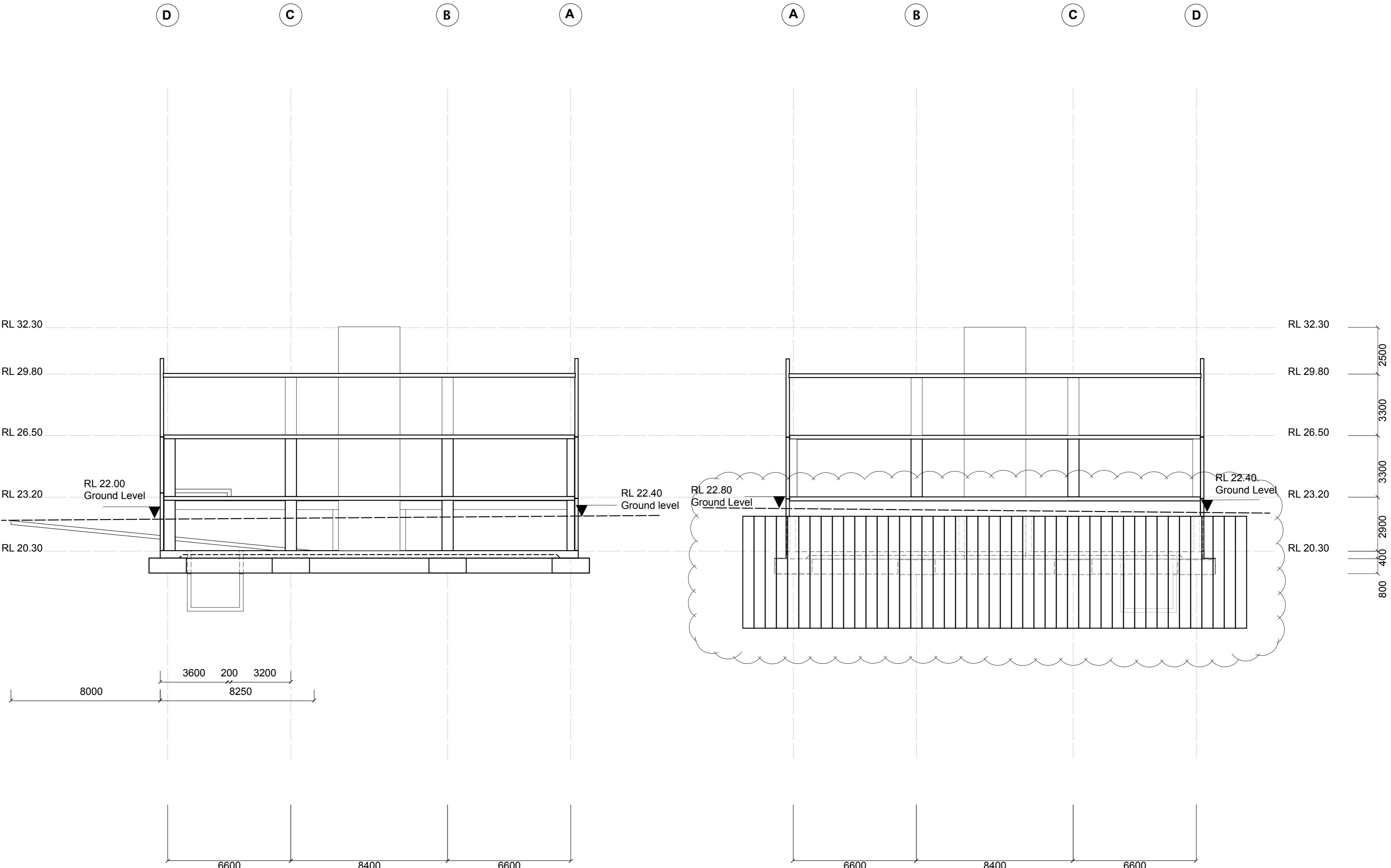
Project:
BAA Multipurpose
Residential Project

Drawing:
Structural Framing
East & West
Elevation

Scale:
1:200
Date:
20/02/2016
Drawn by:
D.M.
Checked by:
J.B.

Project No.:
8168
Job No.:
2274
Drawing No.:
S-07
Rev.:
C

C 20/02/2016 Inclusion of piles
B 13/02/2016 Revised Construction Levels
A 6/02/2016 Preliminary Design
Rev. Date Amendment


DOCUMENT CERTIFICATION

Date: 14/03/2016

Jason Braeden

For JBS Engineering

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Project:

BAA Multipurpose
Residential Project

Drawing:
Structural Framing
East & West
Elevation

Scale:

1:200

Project No.:

8168 2274

Job No.:

S-07

Issue:

Design

Date:

22/02/2016

Drawn by:

D.M.

Checked by:

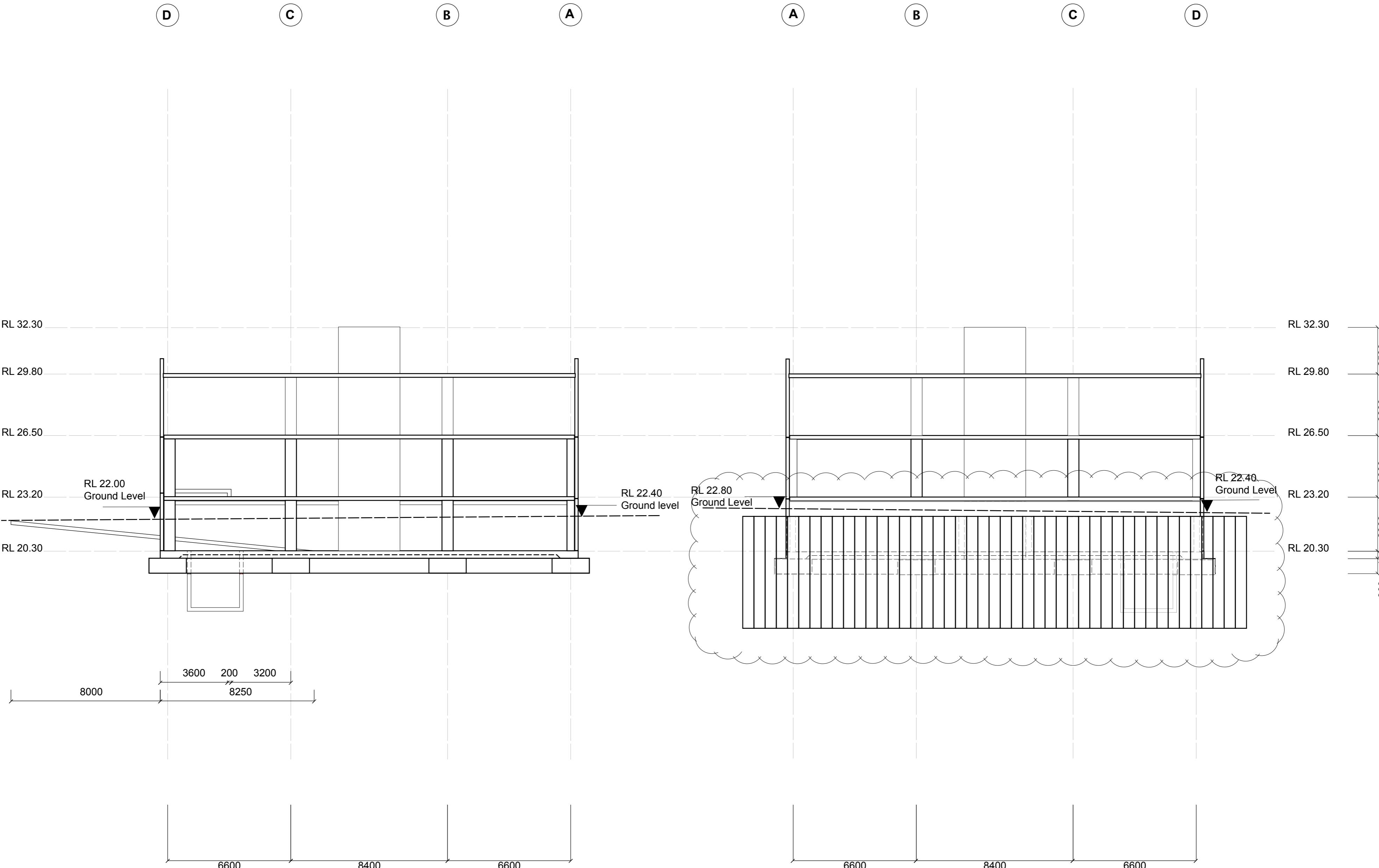
J.B.

Drawing No.:

S-07

Rev.:

D



DOCUMENT CERTIFICATION

Date: 14/03/2016

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Jason Braeden
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Project:

BAA Multipurpose
Residential Project

Drawing:
Structural Framing
East & West
Elevation

Scale:

1:200

Project No.:

8168

Job No.:

2274

Issue:

Design

Date: 23/02/2016

Drawn by: D.M.

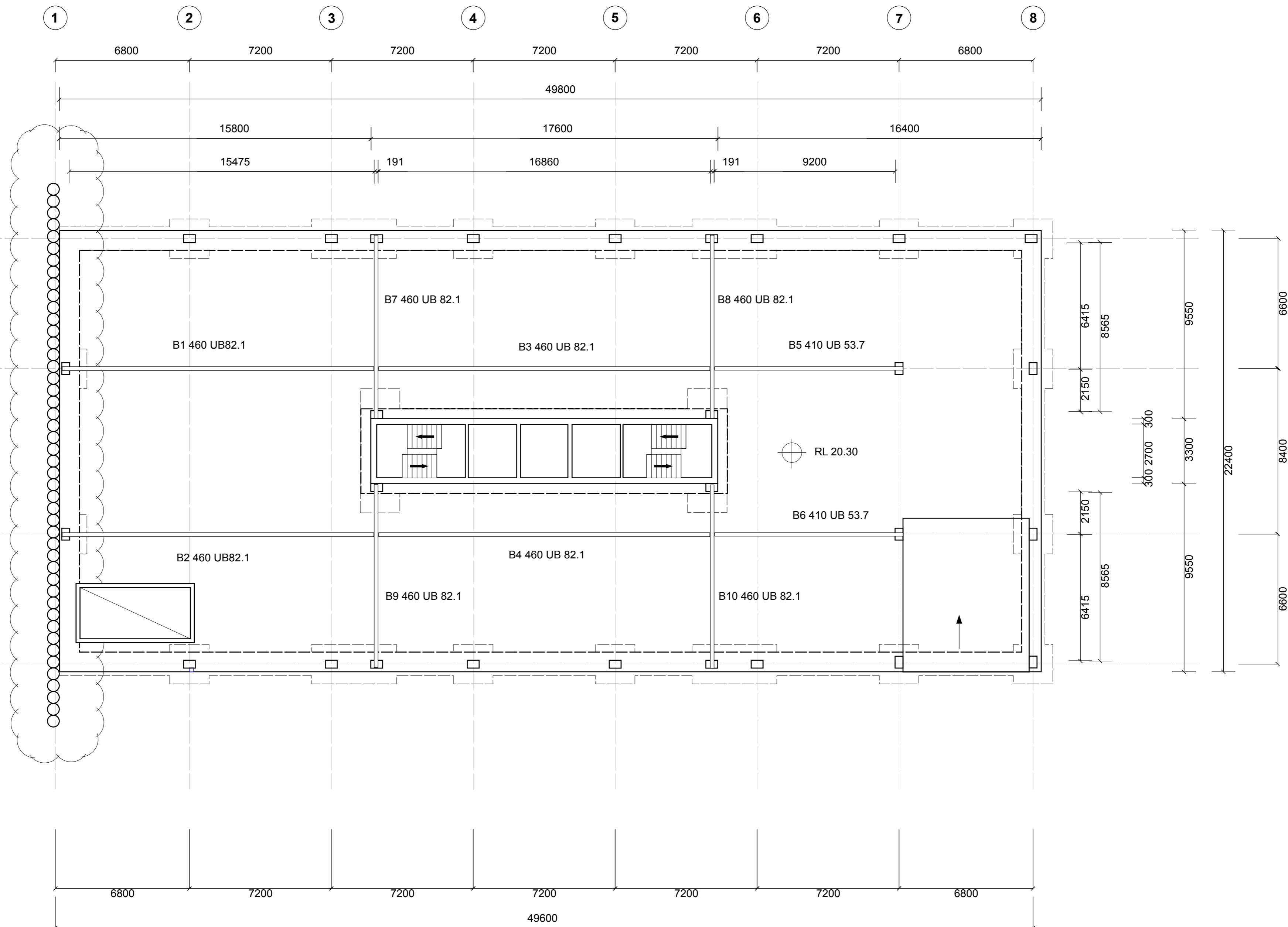
Checked by: J.B.

Drawing No.:

S-07

Rev. E

E - 23/02/2016 Post-tensioned Transfer Beam System
D - 22/02/2016 Inclusion of Transfer Beam
C - 20/02/2016 Inclusion of piles
B - 13/02/2016 Revised Construction Levels
A - 6/02/2016 Preliminary Design
Rev. Date Amendment



DOCUMENT CERTIFICATION

Date: 14/03/2016

Jason Braeden

For JBS Engineering

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Structural Engineering

I am a qualified Structural/Civil Engineer.
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Project:
BAA Multipurpose
Residential Project

Drawing:
Steel Transfer
Beam Plan

Scale:
1:200

Project No.:
8168 2274

Issue:
Design

Date:
22/02/2016

Drawn by:
D.M. J.B.

Checked by:
Drawing No.:
Rev.
S-08 A

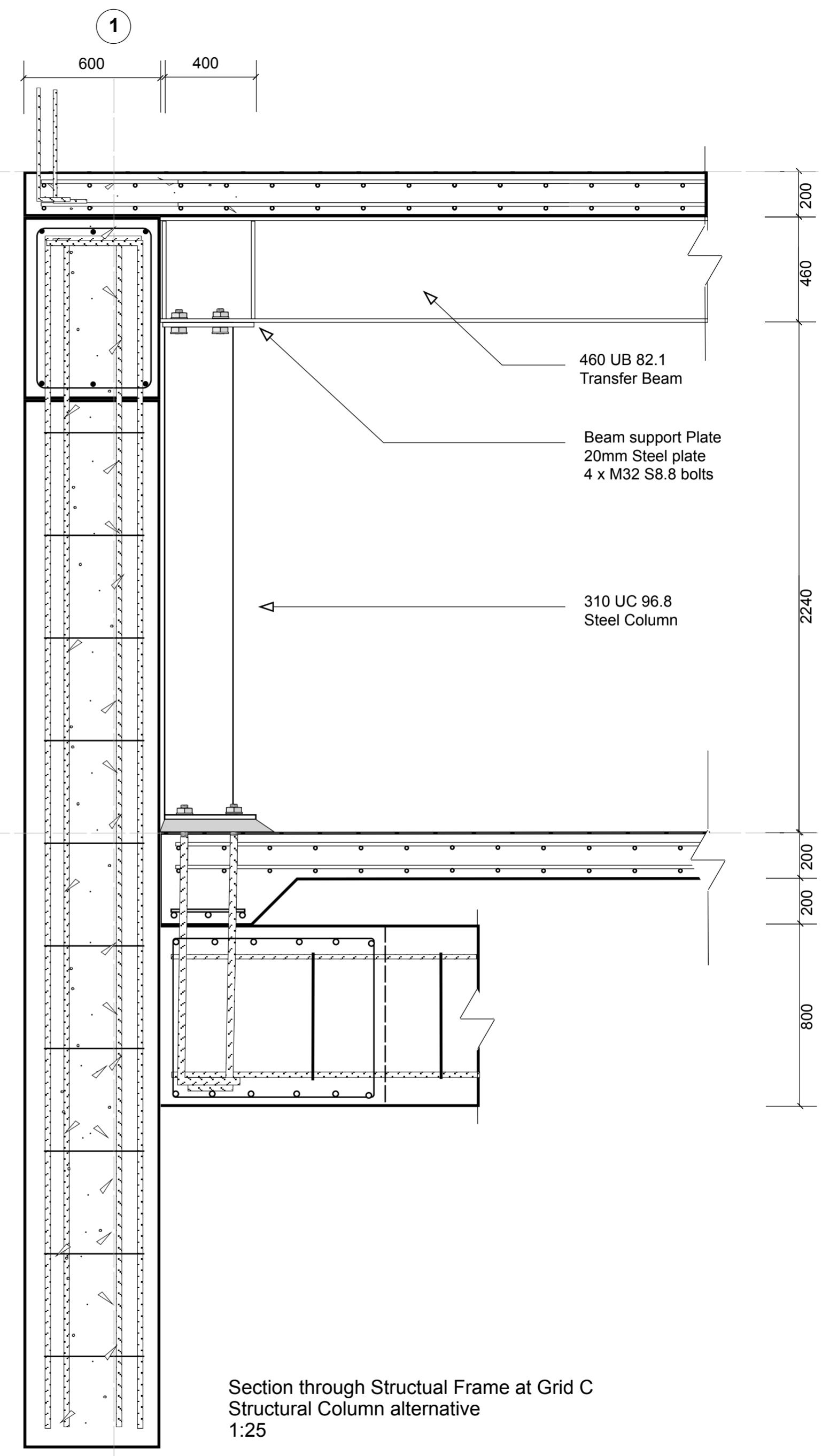
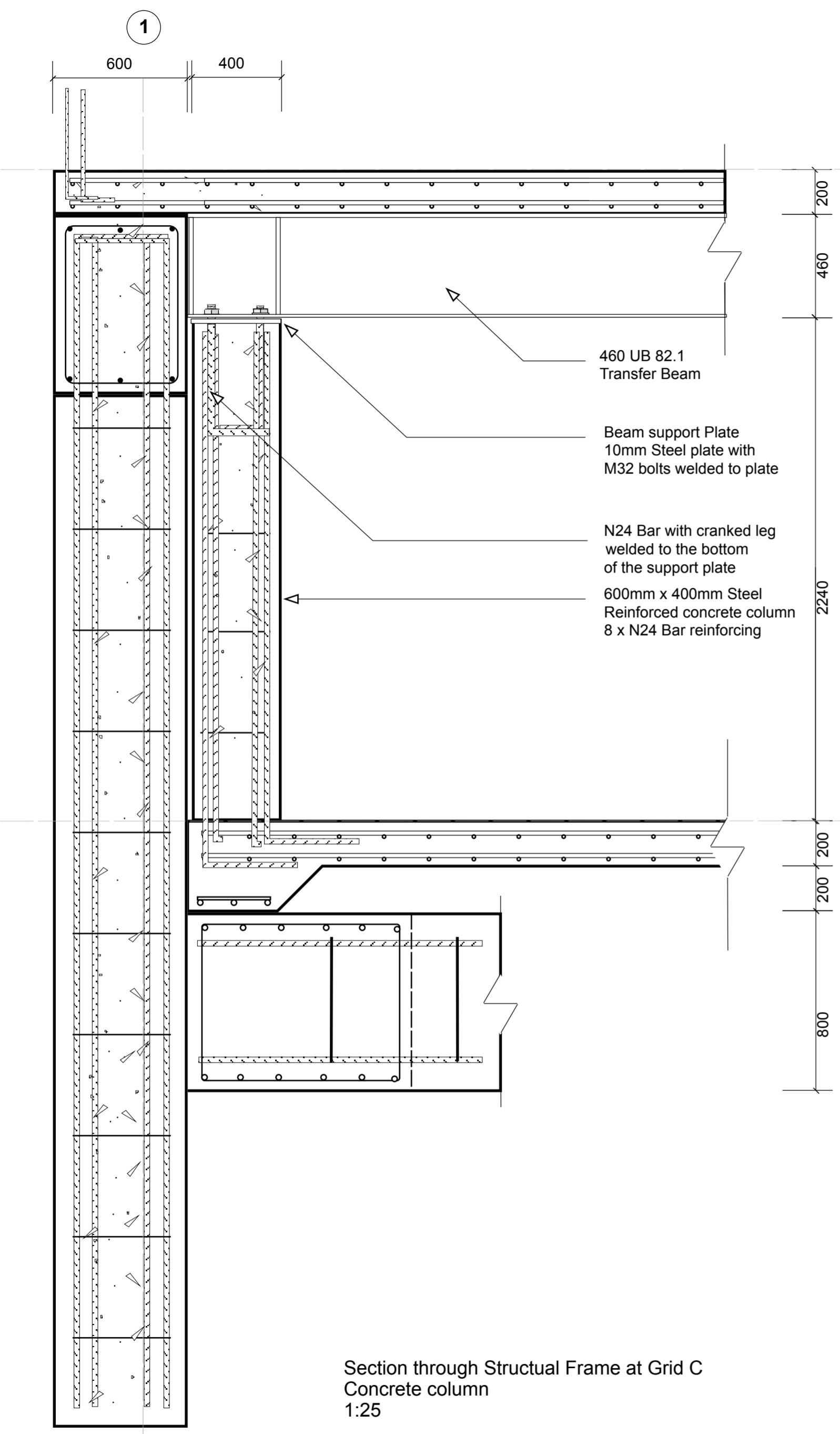
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49600

49600

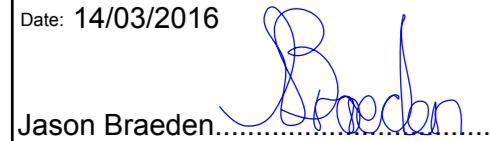
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A 22/02/2016 Preliminary Design
Rev. Date Amendment



DOCUMENT CERTIFICATION

Date: 14/03/2016


Jason Braeden

I am a qualified Structural/Civil Engineer.
I hold the following qualifications:
B.E.(Civil), MIEAust, C.P.Eng
NPER (Civil,Structural)
Institute of Engineers Membership No.62145861

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Structural Engineering

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Project:

BAA Multipurpose
Residential Project

Drawing:

Structural Column
Details
RL 20.30

Scale:

1:200

Project No.

8168 2274

Job No.

2274

Issue:

Design

Rev.

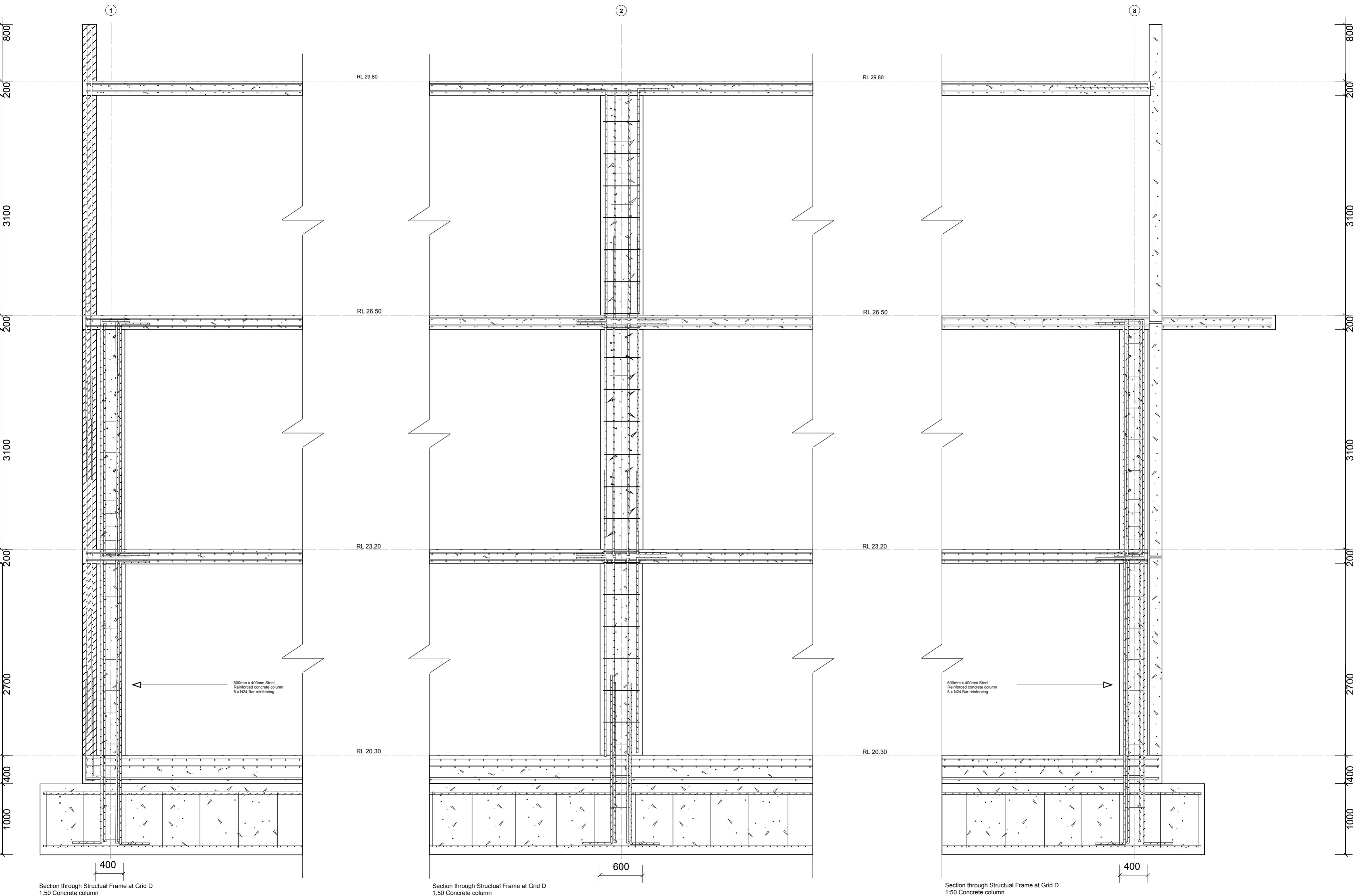
S-09

A

A 22/02/2016 Preliminary Design
Rev. Date Amendment

22/02/2016

D.M. J.B.



Section through Structural Frame at Grid D
1:50 Concrete column

DOCUMENT CERTIFICATION
Date: 14/03/2016
[Signature]
Jason Braeden
For JBS Engineering

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I hold the following qualifications:
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NPER (Civil,Structural)
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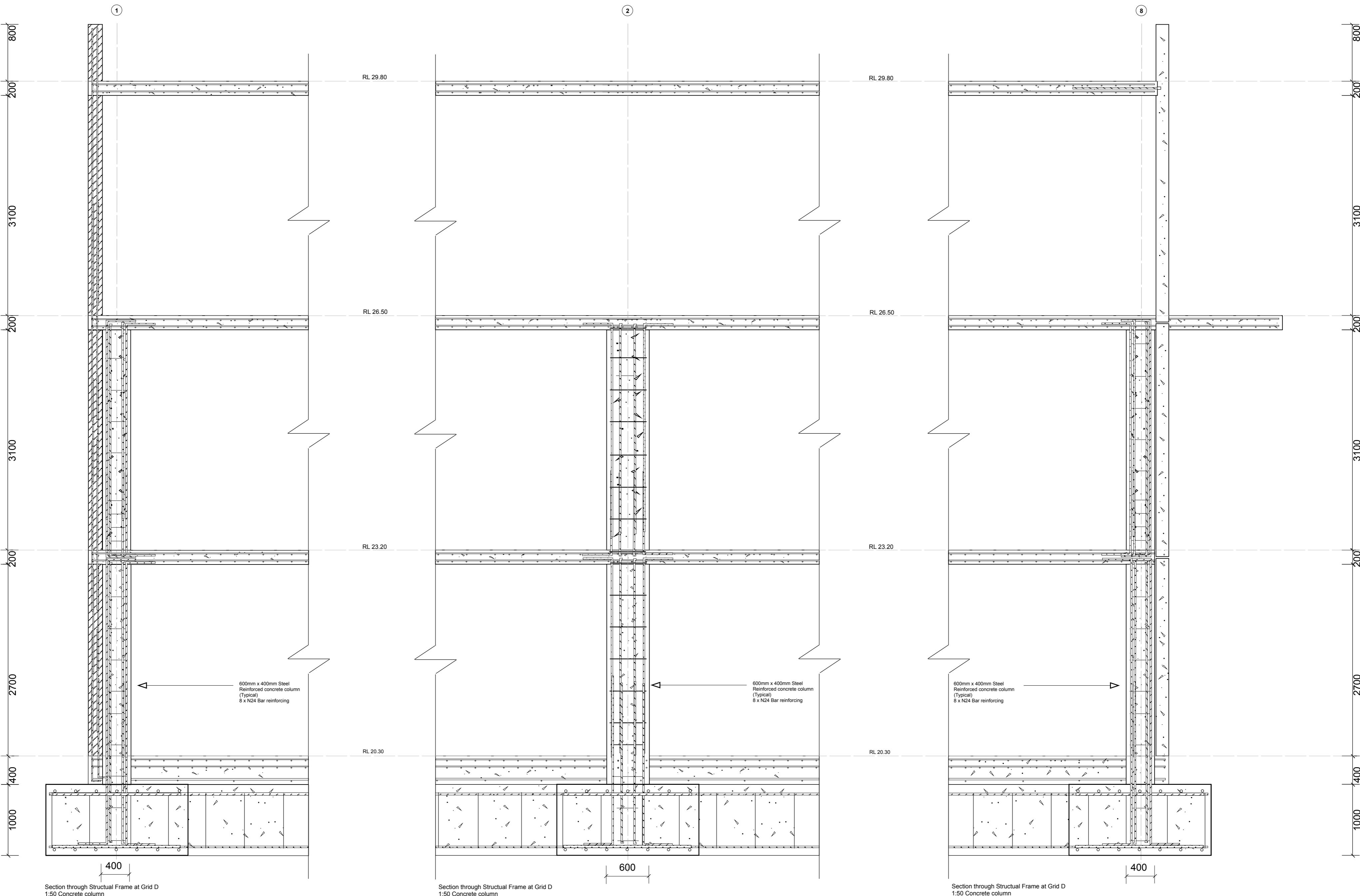
Project:
BAA Multipurpose
Residential Project

Drawing:
Section at Grid-D
Typical

Scale:
1:200
Date:
22/02/2016
Rev. A
Preliminary Design
Amendment

Project No. 8168
Job No. 2274
Drawn by. D.M.
Checked by. J.B.

Issue. Design
Drawing No. S-10
Rev. A



DOCUMENT CERTIFICATION		JBS Consulting Pty Ltd Structural Engineering ABN 59 506 789 123 PO Box 521 Concorde NSW 2012 Ph:(02) 9986 4234 E: jbs@jbsse.com.au	Do not Scale from drawings. Verify all dimensions on site. Copyright applies to this drawing. No part maybe used or reproduced without permission.	Project: BAA Multipurpose Residential Project	Drawing: Section at Grid- D Typical	Scale: 1:200	Project No.: 8168	Job No.: 2274	Issue: Design
Date: 14/03/2016 Jason Braeden For JBS Engineering	 I am a qualified Structural/Civil Engineer. I hold the following qualifications B.E.(Civil), MIEAust, C.P.Eng NPER (Civil,Structural) Institute of Engineers Membership No.62145861	B - 24/02/2016 Detail Changes at D2 A - 22/02/2016 Preliminary Design Rev. - Date - Amendment	Date: 24/02/2016	Drawn by: D.M.	Checked by: J.B.	Drawing No.: S-10	Rev.: B		