

.0001

10 STARGAZER AVENUE, CAPE PATERSON, VIC, 3995

Termite Prone Area
Construction to AS3660 Applies

| DRAWING REGISTER | | |
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GEOTECHNICAL REPORT
SOIL CLASSIFICATION - AS CLASS S
REFER SOIL REPORT - dbm GEOTECH

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APPROVED BY ED
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Building Permit Stamped Plans
Elliot Davies B5-L 43509
1300 656 052
48 Hours Notice Required for Inspection
ZAC & CURTIS
GILMOUR



BAY BUILT HOMES
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ISSUE
4 WORKING DRAWINGS
5 WORKING DRAWINGS

DATE
2021-11-25
2021-12-08

DRAWING TITLE

COVER PAGE

.0001
LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB No. .0001 DRG. No. A.000
DESIGN CONCEPT
SCALE 1:100 @ A1
DRAWN ZG
PLOT DATE 8/12/2021 10:26:37 PM
REV. No. 5

GENERAL NOTES

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOLUME 2.

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE A PERFORMANCE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS 4773.1-2015 'MASONRY IN SMALL BUILDINGS' PART 1: DESIGN.

SITE PLAN MEASUREMENTS IN METRES – ALL OTHER MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE. FIGURED DIMENSIONS TAKE PREDENCE OVER SCALED DIMENSIONS.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF **BAY BUILT HOMES** (THE DESIGNER) FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL TO THE OWNER OBTAINING THE REQUIRED BUILDING PERMIT.

THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF **BAY BUILT HOMES** EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO **BAY BUILT HOMES**.

THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ALL VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.

GLAZING
GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:
- BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND
- BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

WATERPROOFING
WATERPROOFING AND WATER RESISTANCE OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: WATERPROOFING OF DOMESTIC WET AREAS.

TERMITIC PROTECTION
WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE BUILDING IS TO BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM.

SUBFLOOR
CONCRETE STUMPS:
- UP TO 1400MM LONG TO BE 100MM X 100MM (1 NO. H.D. WIRE)
- 1400MM TO 1800MM LONG TO BE 100MM X 100MM (2 NO. H.D. WIRES)
- 1800MM TO 3000MM LONG TO BE 125MM X 125MM (2 NO. H.D. WIRES)
1000MM X 100MM STUMPS EXCEEDING 1200MM ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.

STORMWATER

ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

100mm DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 900MM C/C AND AT EACH CHANGE OF DIRECTION.

THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN

- 100MM - UNDER SOIL
- 50MM - UNDER PAVED OR CONCRETE AREAS
- 50MM - UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75MM - UNDER REINFORCED CONCRETE DRIVEWAYS

SITE ENVIRONMENT DESIGN INFORMATION**SITE CLASSIFICATION**

SITE CLASSIFICATION AS CLASS: **CLASS 5**
REFER TO SOIL REPORT NO: 21/85
BY: **dbm GEOTECH**

DESIGN GUST WIND SPEED / WIND CLASSIFICATION

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2010 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF **N3** (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS

CLIMATE ZONE

CLIMATE ZONE FOR THERMAL DESIGN / THERMAL PERFORMANCE ASSESSMENT : ZONE 6

CORROSION PROTECTION OF BUILT-IN STRUCTURAL MEMBERS

PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1-2015 MASONRY IN SMALL BUILDINGS, PART 1: DESIGN SUITABLE FOR AN ENVIRONMENT CLASSIFICATION OF **MARINE**

CORROSION PROTECTION FOR SHEET ROOFING

PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA TABLE 3.5.1.1A SUITABLE FOR AN ENVIRONMENT CLASSIFICATION OF **HIGH**

DESIGN EVENTS FOR SAFETY - EARTHQUAKE ACTIONS

FOR DETERMINATION OF DOMESTIC STRUCTURES OF A HEIGHT LESS THAN OR EQUAL TO 8.50M

BUILDING TYPE IMPORTANCE LEVEL - 2

ANNUAL PROBABILITY OF EXCEEDANCE - 1:500

PROBABILITY FACTOR (KP) - 1.0

HAZARD FACTOR (Z) FOR PROJECT LOCATION - 0.10

HAZARD AT THE (KPZ) - <0.11

DESIGN REQUIRED - NO SPECIFIC EARTHQUAKE DESIGN REQUIRED

BUSHFIRE ATTACK LEVEL REQUIREMENTS - BAL 12.5

THE FOLLOWING NOTES ARE AN ABBREVIATION OF AND SHALL BE READ IN CONJUNCTION WITH AS 3959-2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS FOR SPECIFIC CONSTRUCTION REQUIREMENTS

SUBFLOOR SUPPORTS

ENCLOSURE BY EXTERNAL WALL OR BY STEEL, BRONZE OR ALUMINIUM MESH.

FLOORS

CONCRETE SLAB ON GROUND OR ENCLOSURE BY EXTERNAL WALL, METAL MESH AS ABOVE OR FLOORING LESS THAN 400MM ABOVE GROUND LEVEL TO BE NON-COMBUSTIBLE, NATURALLY FIRE-RESISTANT TIMBER OR PROTECTED ON THE UNDERSIDE WITH SARKING OR MINERAL WOOL INSULATION

EXTERNAL WALLS

PARTS LESS THAN 400MM ABOVE GROUND OR DECKS ETC TO BE OF NON-COMBUSTIBLE MATERIAL, 6MM FIBRE CEMENT CLAD OR BUSHFIRE RESISTANT/NATURALLY FIRE RESISTANT TIMBER

EXTERNAL WINDOWS

4MM GRADE A SAFETY GLASS OR GLASS BLOCKS WITHIN 400MM OF GROUND, DECK ETC WITH OPENABLE PORTION METAL SCREENED WITH FRAME OF METAL OR METAL REINFORCED PVC-U OR BUSHFIRE RESISTING TIMBER

EXTERNAL DOORS

SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR GLAZED WITH 5MM TOUGHENED GLASS, NONCOMBUSTIBLE OR 35MM SOLID TIMBER FOR 400MM ABOVE THRESHOLD, METAL OR BUSHFIRE RESISTING TIMBER FRAMED FOR 400MM ABOVE GROUND, DECKING, ETC, TIGHT-FITTING WITH WEATHER STRIPS AT BASE. DOOR FRAMING CAN BE CONSTRUCTED OF NATURALLY FIRE RESISTANT (HIGH DENSITY) TIMBER.

ROOFS

NON-COMBUSTIBLE COVERING. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NON-COMBUSTIBLE EMBER GUARDS. ROOF TO BE FULLY SARKED

VERANDAHS, DECK ETC.

ENCLOSED SUB-FLOOR SPACE - NO SPECIAL REQUIREMENT FOR MATERIALS EXCEPT WITHIN 400MM OF GROUND. NO SPECIAL REQUIREMENTS FOR SUPPORTS OR FRAMING. DECKING TO BE NON-COMBUSTIBLE OR BUSHFIRE RESISTANT WITHIN 300MM HORIZONTALLY AND 400MM VERTICALLY FROM A GLAZED ELEMENT

| ENERGY RATING | | ENERGY RATING REPORT: BY: BBH-016 | CERTIFICATE NO: 01TKMOWU61 | | | | | | | | | | | | |
|---|--|-----------------------------------|----------------------------|----------|------------|------|----------------------|---------------|----------------------|---------------|--|-------------|---|---------------|------------------------------------|
| NOTES | | | | | | | | | | | | | | | |
| THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION. | | | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> • SEALED EXHAUST FANS THROUGHOUT. • CEILING FANS TO BEDROOMS & LIVING ROOM • TIMBER DOUBLE GLAZED WINDOWS AS PER WINDOW SCHEDULE • ALL EXTERNAL DOORS & WINDOWS TO BE FITTED WITH DRAUGHT EXCLUDERS IN ACC. WITH NCC 3.12.33 & AS2047 • GENERALLY ALL CONSTRUCTION GAPS ARE TO BE FLASHED, FILLED AND DRAUGHT SEALED • SEALED DOWNLIGHTS AND EXHAUST FANS THROUGHOUT (INCL. RANGEHOOD) • 10,000 LITRE WATER TANK CONNECTED TO SANITARY FLUSHING DEVICES | | | | | | | | | | | | | | | |
| ROOFS, WALLS AND FLOORS TO BE INSULATED IN ACCORDANCE WITH B.C.A AND LOCAL COUNCIL BY-LAWS | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>LOCATION</th> <th>INSULATION</th> </tr> </thead> <tbody> <tr> <td>ROOF</td> <td>R6.0 BULK INSULATION</td> </tr> <tr> <td>EXTERNAL WALL</td> <td>R2.5 BULK INSULATION</td> </tr> <tr> <td>INTERNAL WALL</td> <td>R2.5 BULK INSULATION AROUND WET AREAS & STORAGE AREA</td> </tr> <tr> <td>FIRST FLOOR</td> <td>-</td> </tr> <tr> <td>SLAB/SUBFLOOR</td> <td>R2.1 XPS FOAM UNDERSLAB INSULATION</td> </tr> </tbody> </table> | | | | LOCATION | INSULATION | ROOF | R6.0 BULK INSULATION | EXTERNAL WALL | R2.5 BULK INSULATION | INTERNAL WALL | R2.5 BULK INSULATION AROUND WET AREAS & STORAGE AREA | FIRST FLOOR | - | SLAB/SUBFLOOR | R2.1 XPS FOAM UNDERSLAB INSULATION |
| LOCATION | INSULATION | | | | | | | | | | | | | | |
| ROOF | R6.0 BULK INSULATION | | | | | | | | | | | | | | |
| EXTERNAL WALL | R2.5 BULK INSULATION | | | | | | | | | | | | | | |
| INTERNAL WALL | R2.5 BULK INSULATION AROUND WET AREAS & STORAGE AREA | | | | | | | | | | | | | | |
| FIRST FLOOR | - | | | | | | | | | | | | | | |
| SLAB/SUBFLOOR | R2.1 XPS FOAM UNDERSLAB INSULATION | | | | | | | | | | | | | | |

| STANDARDS | CLAUSE 54 RESPONSE | COMPLIES |
|-----------|---|----------|
| A1 | THE PROPOSED DWELLING IS IN LINE WITH THE CURRENT NEIGHBOURHOOD CHARACTER | YES |
| A2 | THE PROPOSED DWELLING IS ORIENTATED TOWARDS STARGAZER RISE | YES |
| A3 | THE PROPOSED DWELLING IS WITHIN THE SPECIFIED SETBACKS | YES |
| A4 | THE PROPOSED DWELLING DOES NOT EXCEED THE MAX. BUILDING HEIGHT | YES |
| A5 | THE PROPOSED DWELLING DOES NOT EXCEED THE MAX. SITE COVERAGE (60% MAX.) | YES |
| A6 | THE PROPOSED DWELLING DOES NOT EXCEED THE MINIMUM PERVIOUS SURFACE AREA (20% MIN.) | YES |
| A7 | THE PROPOSED DWELLING HAS BEEN DESIGNED TO MAKE GOOD USE OF THE NORTH SUN WHILST NOT IMPACTING ON ADJOINING PROPERTIES HABITABLE ROOM WINDOWS | YES |
| A8 | NO SIGNIFICANT TREES ARE PROPOSED TO BE REMOVED | YES |
| A10 | THE PROPOSED DWELLING IS WITHIN THE SPECIFIED SETBACKS | YES |
| A11 | THE PROPOSED WALL ON BOUNDRIES (WITHIN 200mm) ADHERE TO THE REQUIREMENTS. (10m + 25% OF REMAINING LENGTH & 3.2m AVERAGE WITH NO PART HIGHER THAN 3.6m) | YES |
| A12 | NO EXISTING HABITABLE WINDOWS ON ADJOINING PROPERTIES ARE INTERFERED WITH | YES |
| A13 | THE PROPOSED DWELLING DOES NOT OVERSHADOW ANY EXISTING HABITABLE ROOM WINDOWS | YES |
| A14 | THE PROPOSED DWELLING COMPLIES WITH ANY OVERSHADOWING REQUIREMENTS TO ANY EXISTING PRIVATE OPEN SPACE | YES |
| A15 | THE PROPOSED DWELLING DOES NOT OVERLOOK ANY PRIVATE OPEN SPACES OF ADJOINING PROPERTIES | YES |
| A16 | DAYLIGHT TO NEW WINDOWS COMPLY. ALL WINDOWS OPEN TO 'CLEAR SKY' | YES |
| A17 | THE PROPOSED DWELLING COMPLIES WITH PRIVATE OPEN SPACE REQUIREMENTS | YES |
| A18 | PRIVATE OPEN SPACE IS LOCATED ON THE NORTH SIDE OF THE DWELLING | YES |
| A19 | THE PROPOSED DWELLING IS CONSISTENT WITH THE CURRENT ARTICULATED CHARACTER OF THE NEIGHBOURHOOD | YES |
| A20 | NO FRONT FENCE IS PROPOSED | YES |



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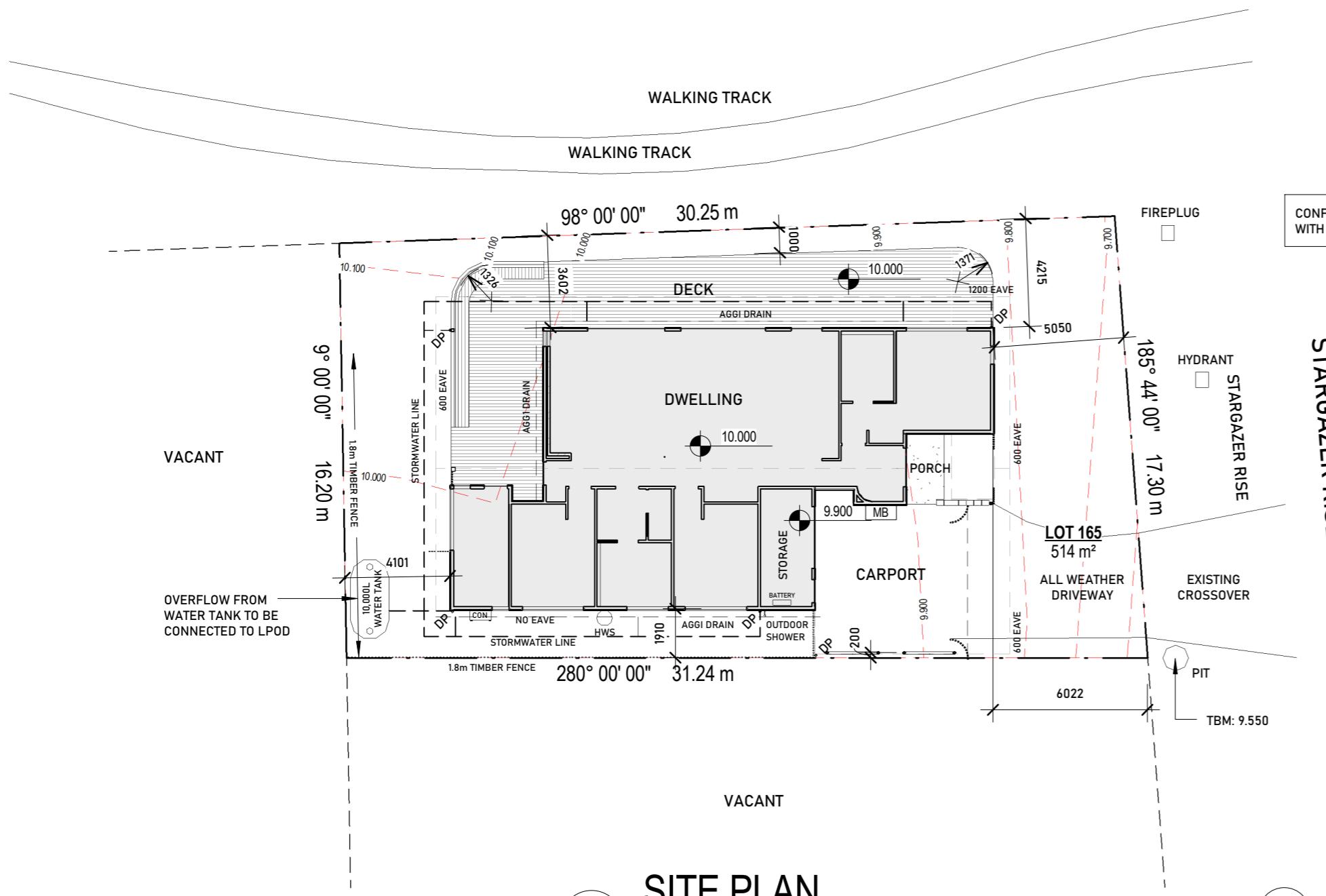
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ISSUE
4 WORKING DRAWINGS
5 WORKING DRAWINGS
DATE
2021-11-25
2021-12-08
DRAWING TITLE
GENERAL NOTES



.0001
LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB. NO. .0001 DRG. NO. A.001
DESIGN CONCEPT
SCALE DRAWN PLOT DATE 8/12/2021 10:26:42 PM
DRAWN PLOT DATE REV. NO. 5



SITE FEATURES & LEVELS SHOWN ARE INDICATIVE AS AT TIME OF SITE INSPECTION AND SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF ANY WORKS.

NO TITLE PEGS WERE LOCATED ON ANY SITES.

TITLE OUTLINES AND SETBACKS ARE APPROXIMATE ONLY BASED ON ASSUMED BOUNDARY OR EXISTING FENCE & BUILDING LOCATIONS

SITE CUT/SCRAPE

THE SITE CUT/SCRAPE INDICATED IS APPROXIMATE ONLY. THE BUILDER SHOULD ASSESS AND ADJUST THE CUTS AS NECESSARY TO ACCOMMODATE CONSTRUCTION VARIABLES SUCH AS:

- SLAB FORMING/BOXING SYSTEM
- TERMITE TREATMENT/CONTROL SYSTEM
- PROPOSED LANDSCAPE FEATURES INCLUDING FINISHED LEVELS
BACKFILLING, PAVEMENT DEPTHS, CROSS FALLS FOR DRAINAGE

TO LIMIT THE NEED FOR EXCESSIVE BACKFILL.

ON SITES WHERE LANDSCAPED AREAS REQUIRES IN EXCESS OF 100mm
BACKFILL CLEAN EXCAVATED MATERIAL MAY BE USED IN 150mm
COMPACTED LAYERS TO WITHIN 100mm OF F.G.I.

BACKFILL UNDER SLABS SHALL BE TO ENGINEERS SPECIFICATIONS.

ALL SITE CUTS ARE TO HAVE CROSSFALL TO PROVIDE POSITIVE DRAINAGE, THE TOE OF EVERY CUT BATTER TO BE PROVIDED WITH 90mm uPVC SLOTTED AGG DRAIN CONNECTED TO STORMWATER SYSTEM VIA A SUIT PIT

For more information, contact the Office of the Vice President for Research and Economic Development at 515-294-6450 or research@iastate.edu.

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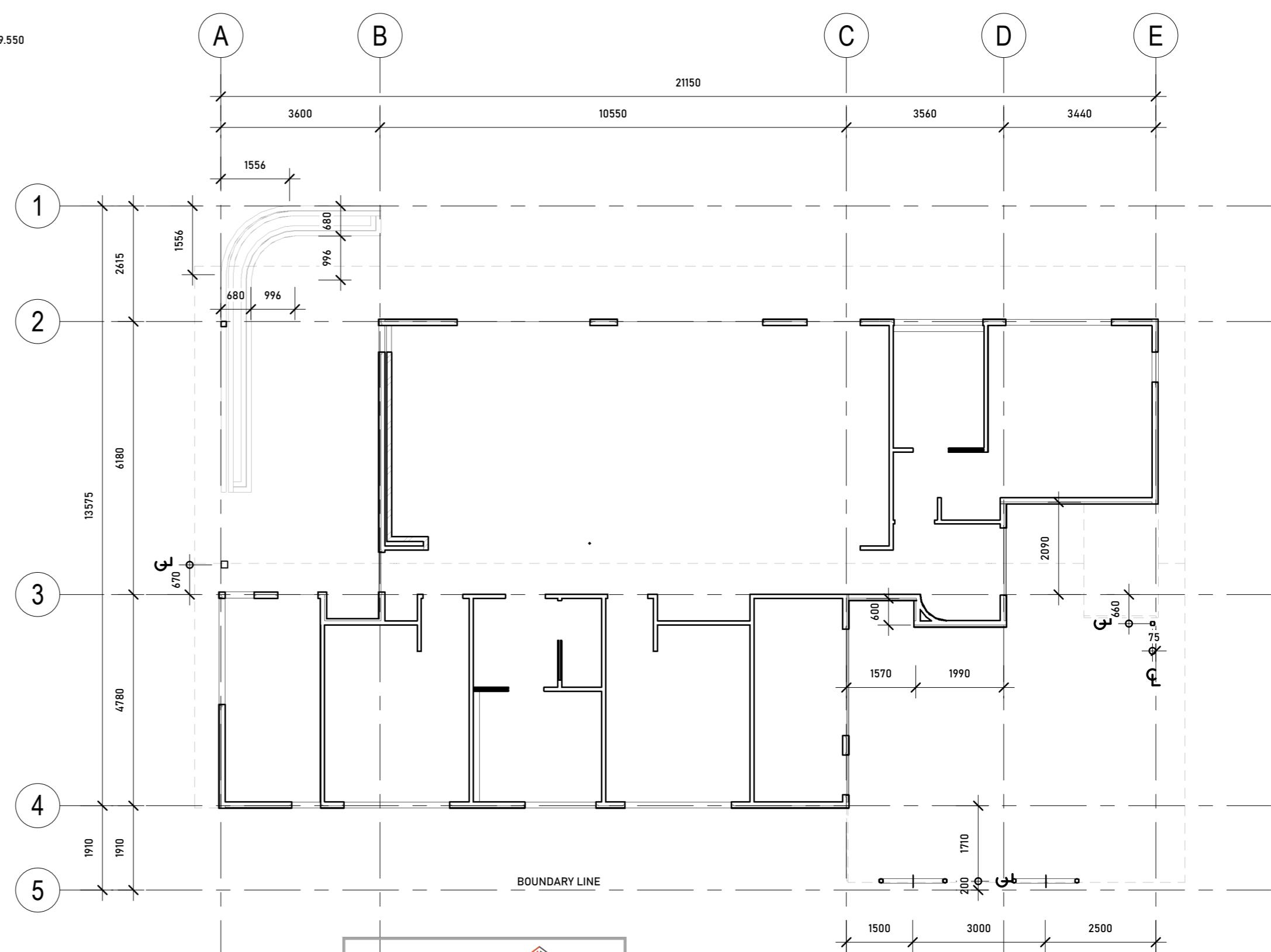
ISSUE

4 WORKING DRAWING
5 WORKING DRAWING

DATE
2021-11-2
2021-12-0

DRAWING TITLE

SITE PLAN



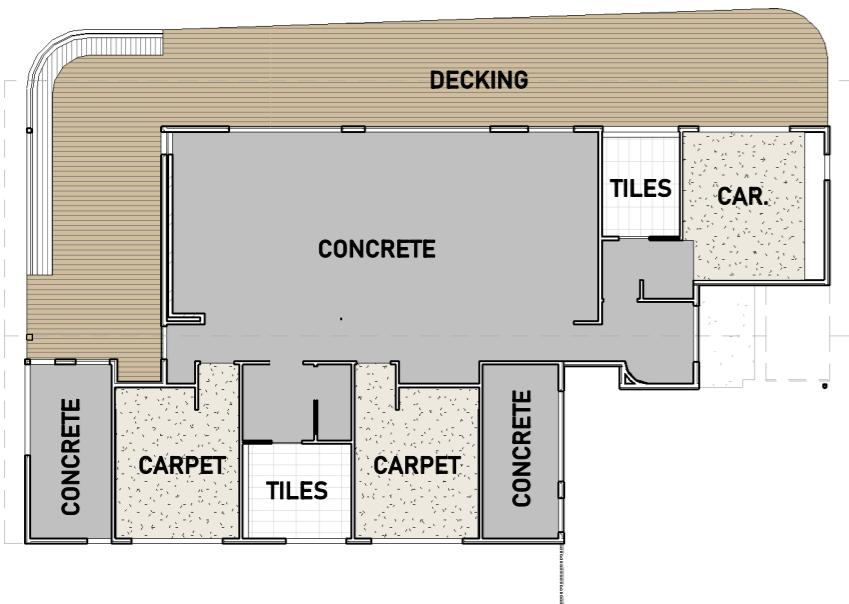
APPROVED BY SETOUT PLAN
4
1 : 100

Building Permit Stamped Plans
Elliot Davies BS-L 43509
1300 656 052

ZAC & CURTIS
GIL MOUR

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LOT 165 STARGAZER STREET
CAPE PATERSON, VIC. 3995

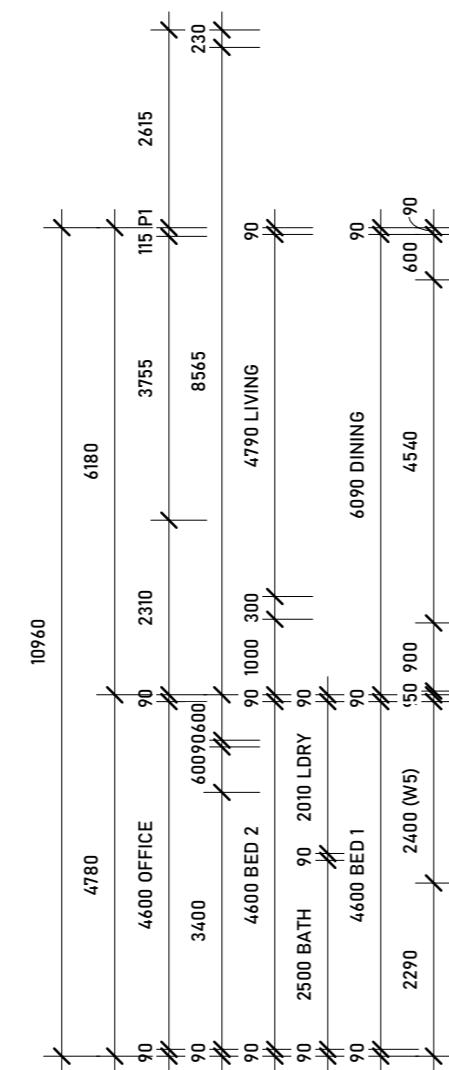
JOB. No. **.0001** DRG. No. **A.002**
DESIGN CONCEPT
SCALE As indicated @ A1
DRAWN ZG
PLOT DATE 8/12/2021 10:26:46 PM
REV. No. **5**



FLOOR FINISHES LEGEND

5

1 : 200



FLOOR FINISHES LEGEND

| CODE | ITEM | FINISH |
|-----------------|----------------|--------------------|
| CONC. | CONCRETE | BURNISHED CONCRETE |
| TIL. | TILING | AS SELECTED |
| CAR. | CARPET | AS SELECTED |
| DECK. | DECKING | AS SELECTED |
| P. CONC. | PAVED CONCRETE | AS SELECTED |

WALL TYPE SCHEDULE

| TYPE MARK | TYPE | DESCRIPTION | IMAGE | ACC. WITH AS 3740 - 2010 |
|-----------|-------------|---------------------------------|---|--|
| WT1 | SCYON LINEA | 180 SCYON LINEA - 90 TIMER STUD |  | WALL MEMBRANE NOTE ALL EXTERNAL WALL WRAP IS TO BE VAPOUR PERMEABLE IN ACC WITH NCC CLAUSE 3.8.7.2 |

CONSTRUCTION OF WET AREAS TO BE STRICTLY IN ACC. WITH AS 3740 - 2011

WALL MEMBRANE NOTE

ALL EXTERNAL WALL WRAP IS TO BE
VAPOUR PERMEABLE IN ACC WITH
NCC CLAUSE 3.8.7.2

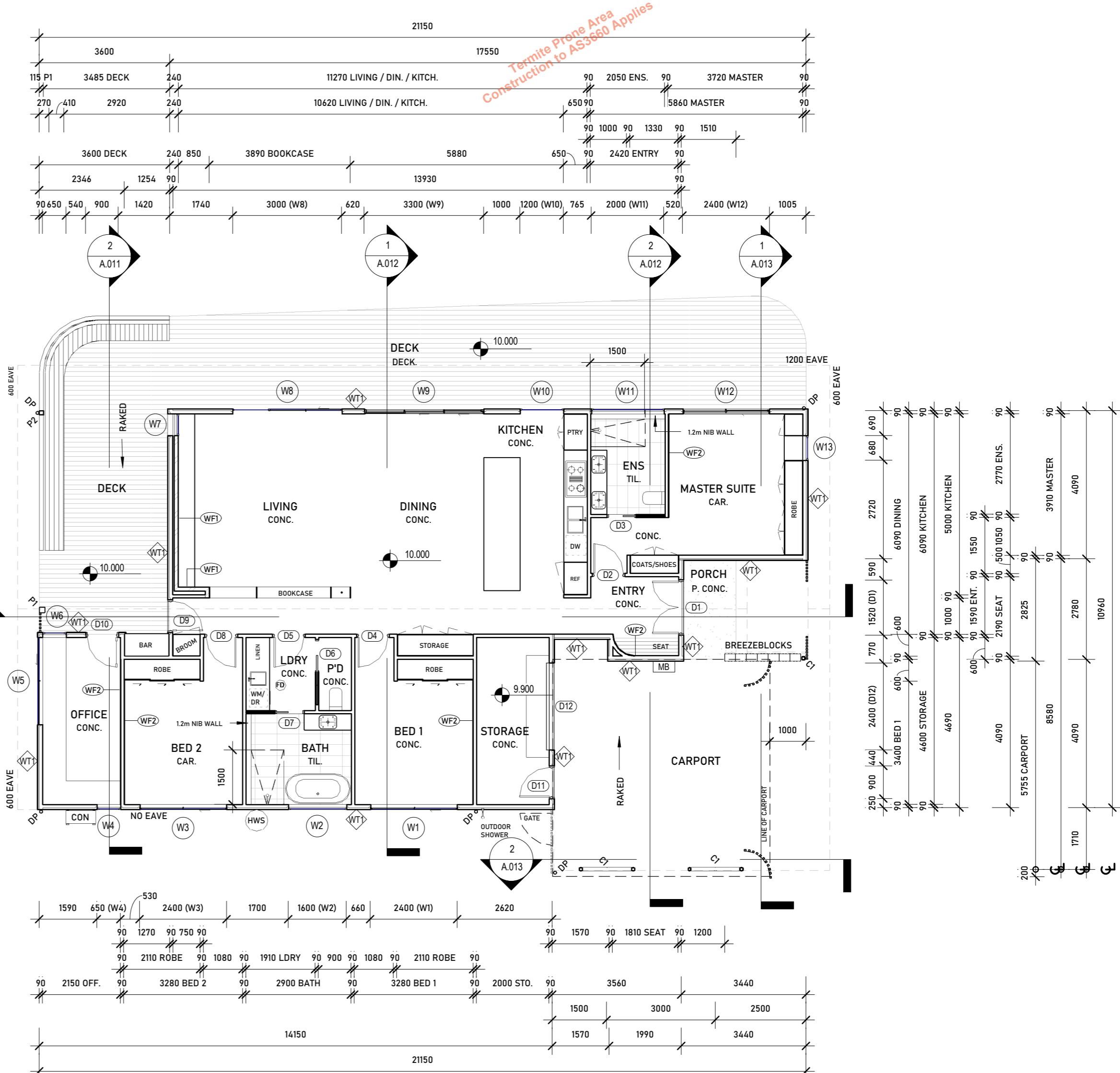
AREA ANALY

SITE: 514
AREAS
GROUND FLOOR 168
CARPORT/ENTRY PORCH 51.1
ROOF 22.1

| <u>SITE COVERAGE</u> | |
|-----------------------------|-----|
| PROPOSED | 290 |
| PERVIOUS | 220 |
| GARDEN AREA | 218 |

WALL FINISHES LEGEND

| CODE | ITEM | FINISH |
|------|--------------|---------------|
| WF1 | BRICKWORK | PAINTED WHITE |
| WF2 | EASYVJ PANEL | PAINTED WHITE |



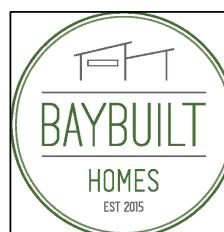
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LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB. No. .0001 DRG. No. A.003

DESIGN CONCEPT

| | |
|-----------|-----------------------|
| SCALE | As indicated @ A1 |
| DRAWN | ZG |
| PLOT DATE | 8/12/2021 10:26:49 PM |
| REV. No. | 5 |



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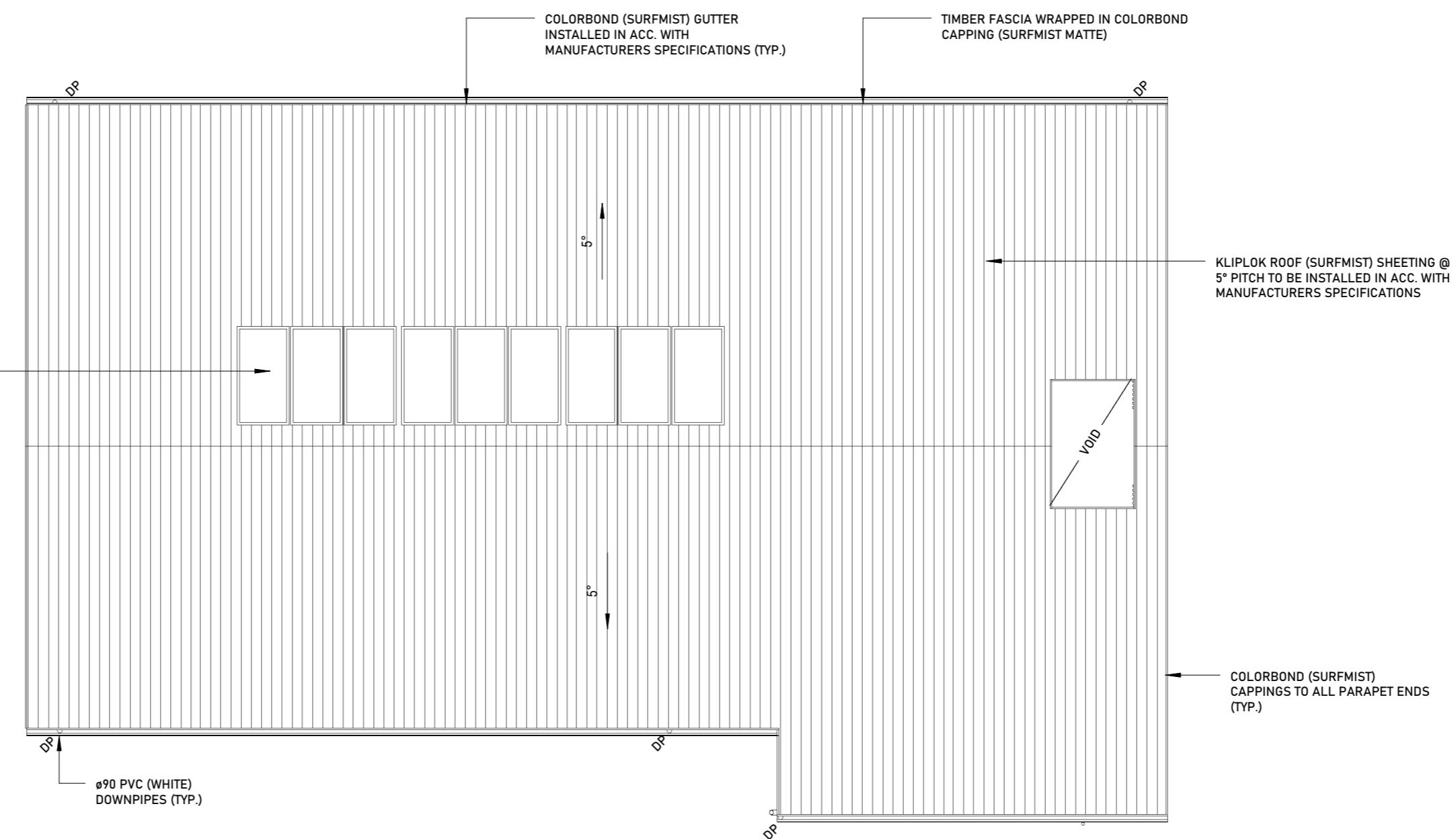
ISSUE

DATE
2021-11-25
2021-12-08

DRAWING TITLE

FLOOR PLAN

Termite Prone Area
Construction to AS3660 Applies



STORMWATER NOTES:

DP DENOTES DOWNPipe
DP/S DENOTES DOWNPipe & SPREADER
RWH DENOTES DP RAINHEAD & OVERFLOW
SU DENOTES DOWNPipe SUMP & OVERFLOW

CONNECT NEW DOWNPipes TO WATER TANKS (IF APPLICABLE) VIA A UPVC STORMWATER PIPE. OVERFLOW FROM WATER TANKS TO DISCHARGE TO LEGAL POINT OF DISCHARGE TO SATISFACTION OF THE APPROPRIATE AUTHORITY LAID WITH A MINIMUM 1:80 FALL. ENSURE 100 MM COVER TO PIPES UNDER SOIL AND 50 MM UNDER CONCRETE PAVING AND 100 MM UNDER AREAS SUBJECT TO LIGHT VEHICLE TRAFFIC (MEASURED TO UNDERSIDE OF PAVING).

NOTE: ALL DOWNPipes SHOWN NOMINAL ONLY.
ANY CHANGES FROM THE PROPOSED LOCATIONS TO BE APPROVED BY CLIENT/ DESIGNER PRIOR TO ANY WORKS
MINIMUM DIAMETER OF STORMWATER PIPES TO BE 90mm

APPROVED
BY ED

Building Permit Stamped Plans
Elliot Davies BS-L 43509
1300 656 052

48 Hours Notice Required for Inspection
ZAC & CURTIS
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<http://www.baybuilthomes.com.au>
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ISSUE
4 WORKING DRAWINGS
5 WORKING DRAWINGS

DATE
2021-11-25
2021-12-08

DRAWING TITLE

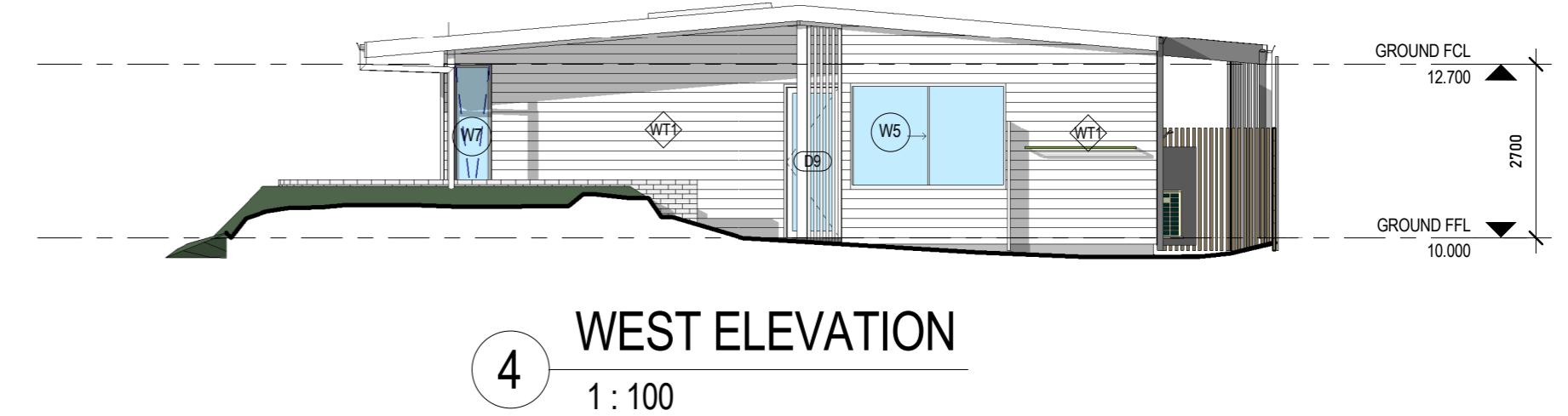
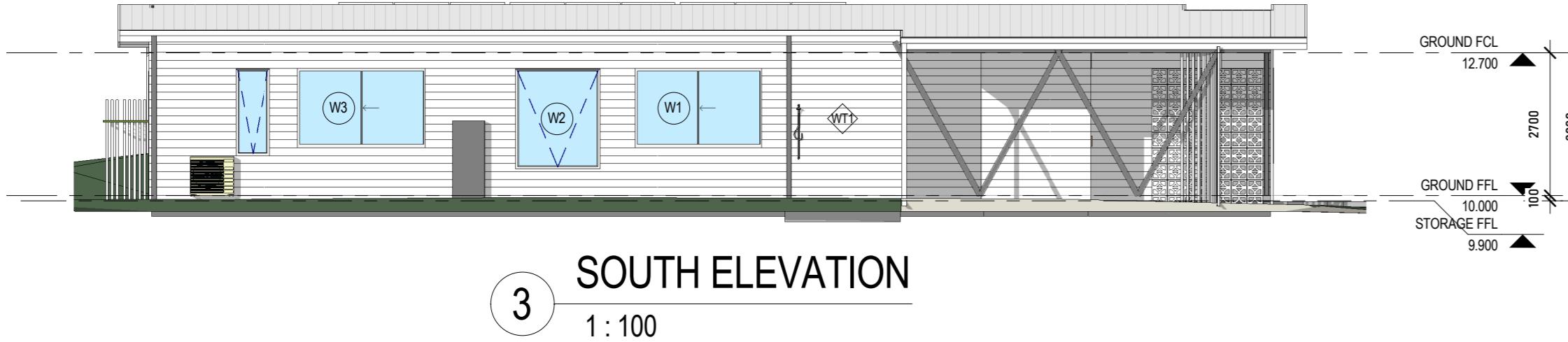
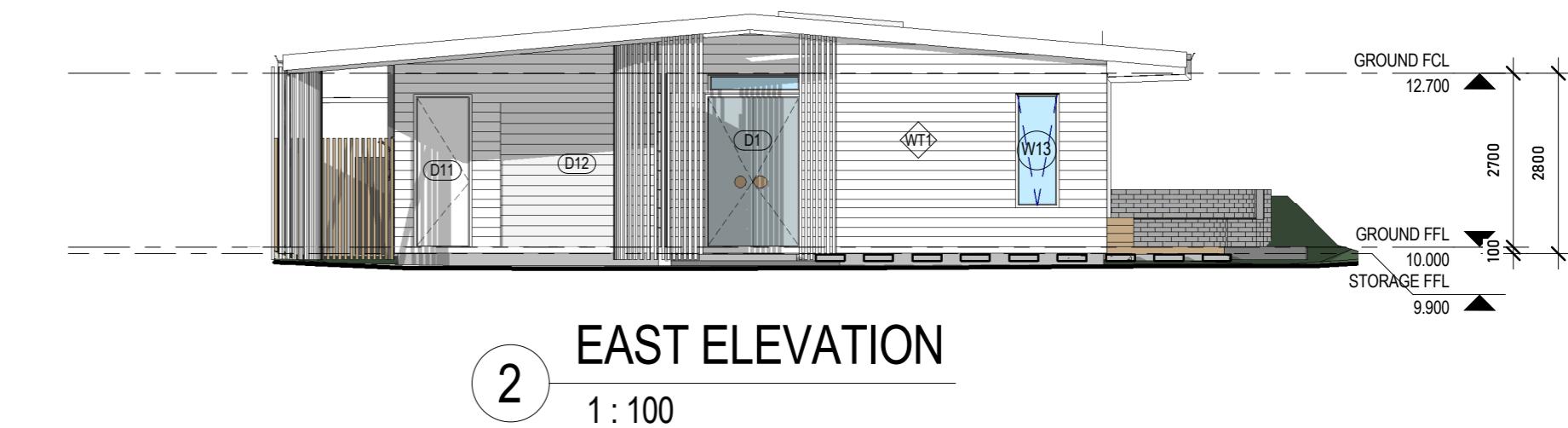
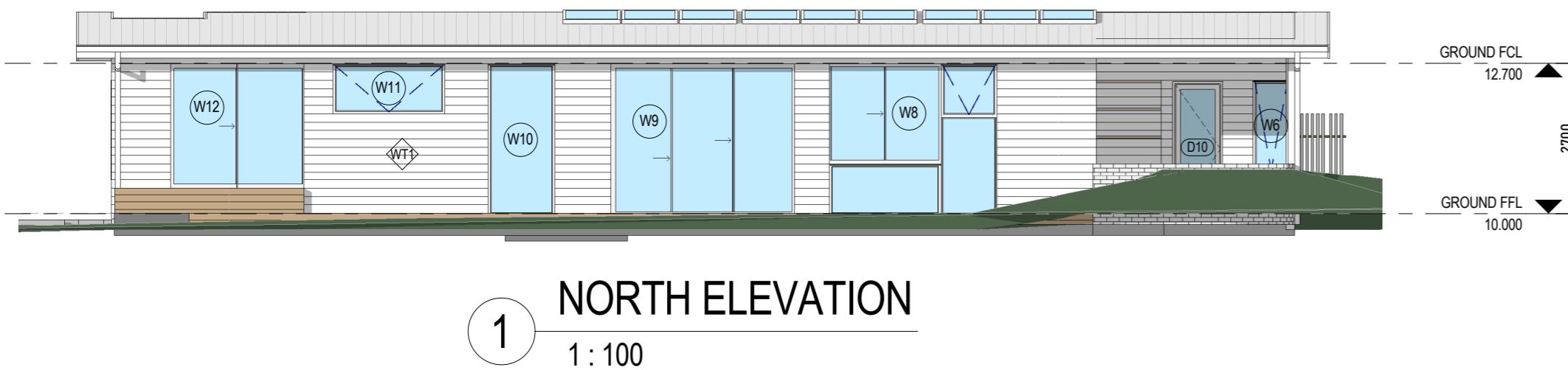
ROOF PLAN

.0001
LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB No. .0001 DRG. No. A.004
DESIGN CONCEPT
SCALE 1:100 @ A1
DRAWN ZG
PLOT DATE 8/12/2021 10:26:52 PM
REV. No. 5

| WALL TYPE SCHEDULE | | | |
|--------------------|-------------|---------------------------------|-------|
| TYPE MARK | TYPE | DESCRIPTION | IMAGE |
| WT1 | SCYON LINEA | 180 SCYON LINEA - 90 TIMER STUD | |

Termite Prone Area
Construction to AS3660 Applies



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ELEVATIONS



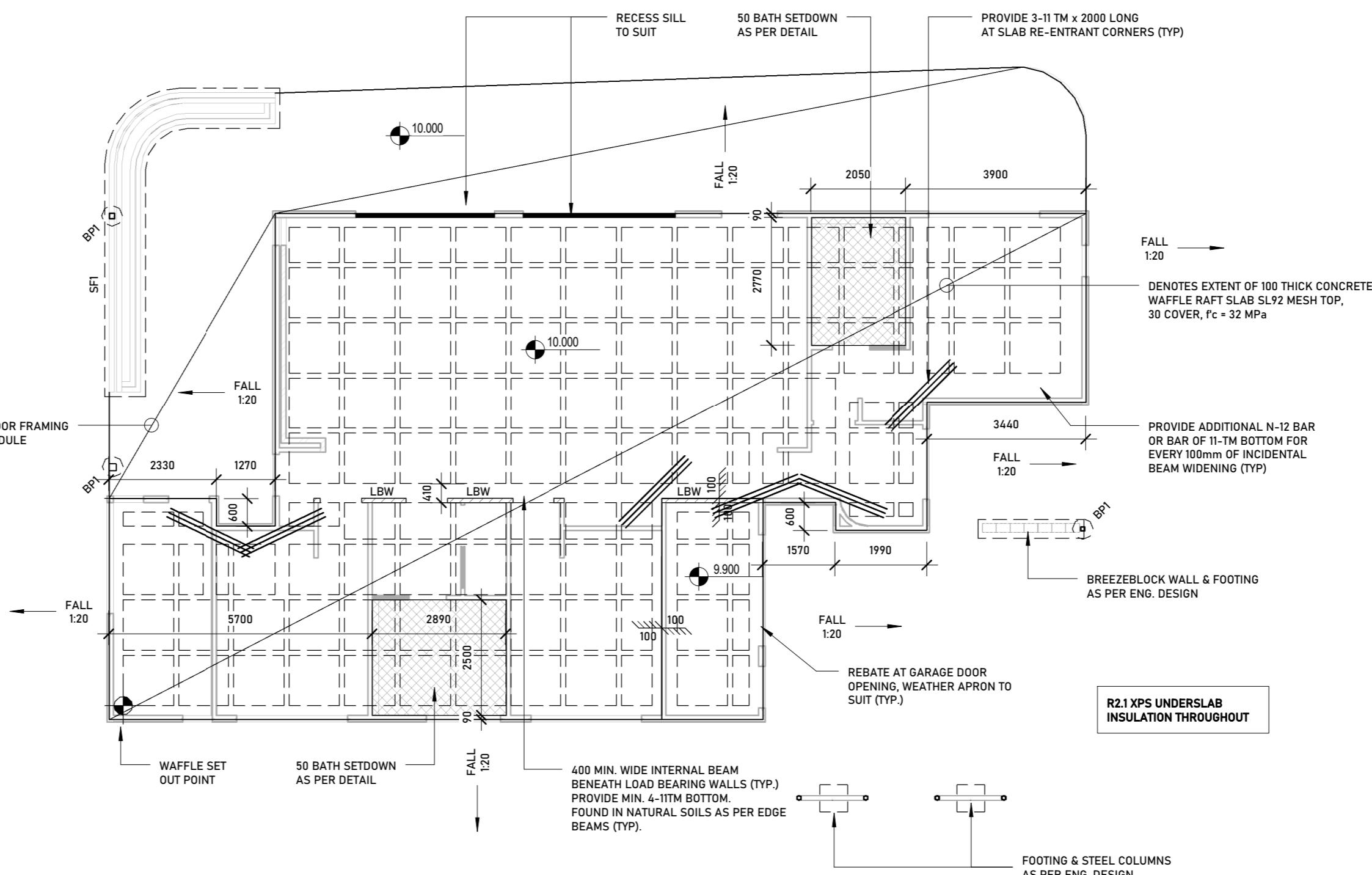
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CAPE PATERSON, VIC, 3995

JOB. No. .0001 DRG. No. A.005
DESIGN CONCEPT
SCALE 1:100 @ A1
DRAWN ZG
PLOT DATE 8/12/2021 10:26:57 PM
REV. No. 5

Termite Prone Area
Construction to AS3660 Applies



MEMBER SCHEDULE

BPI 600x x 1000 DEEP BORED PIER FOUNDED A MIN. OF 800mm BELOW NATURAL GROUND LEVEL & 200 MIN. INTO DENSE NATURAL SAND

SF1 1000 WIDE x 600 DEEP CONC. STRIP FOOTING

SITE DRAINAGE:
IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THE SITE IS GRADED & DRAINED TO ENSURE NO WATER IS PERMITTED TO POND AGAINST THE SLAB.

TERMITE NOTE: PROVIDE HOME GUARD TERMITE CONTROL MANAGEMENT SYSTEM OR SIMILAR IN ACC. WITH AS 3660

REFER TO SITE INVESTIGATION BY **dbm GEOTECH** JOB No. 22 FOR MINIMUM FOUNDATION DEPTHS BELOW GROUND LEVEL FOR ALL FOOTING SYSTEMS.

FOUNDATION CLASSIFICATION - CLASS M ACCORDING TO AS 2870-1996 AND ATTACHED SOIL REPORT

DECK SUB-FLOOR SCHEDULE

DB1 - 2/90 x 45 MGP10 (H3 TREATED) PINE FLOOR BEARER (1400 MAX SINGLE SPAN, 1400 MAX CONT. SPAN) FLOOR LOADS ONLY

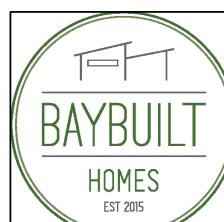
DJ1 - 90 x 45 MGP10 (H3 TREATED) PINE FLOOR JOISTS @ 450 CTRS (1400 MAX SINGLE SPAN, 1400 MAX CONT. SPAN) FLOOR LOADS ONLY

PP1 - 90 x 45 MGP10 (H3 TREATED) PINE PITCHING PLATE BOLTED TO SLAB EDGE WITH M10 MASONRY ANCHORS @ 450 CTRS.

STUMPS & PADS:
100x100 CONCRETE STUMP (U.N.O) ON Ø350 x 150 THICK CONCRETE PAD FOUNDED A MIN. OF 600mm BELOW NATURAL GROUND LEVEL & 100 MIN. INTO DENSE NATURAL SAND

1 SLAB & SUBFLOOR FRAMING PLAN

1:100



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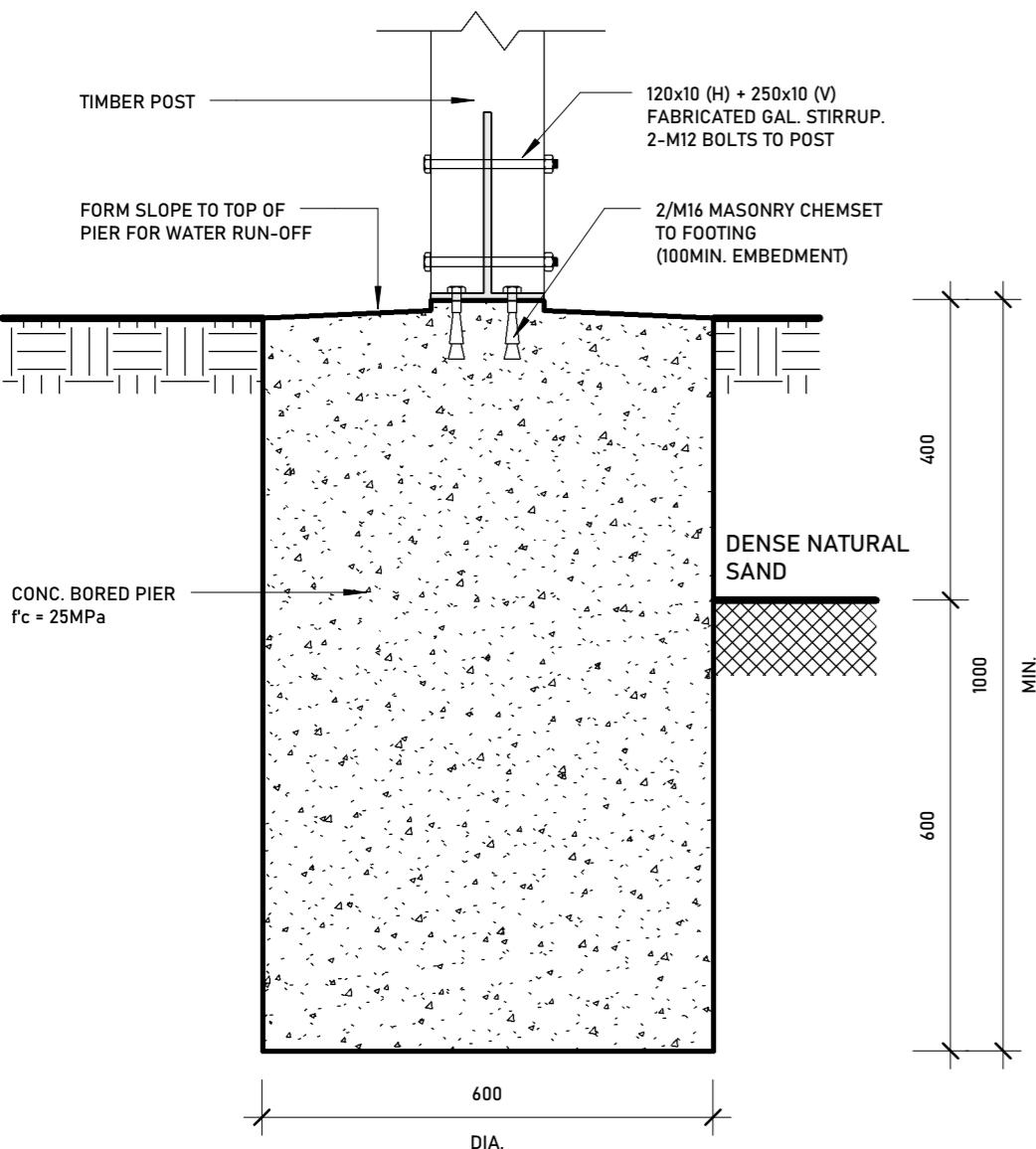
DATE
2021-11-25
2021-12-08

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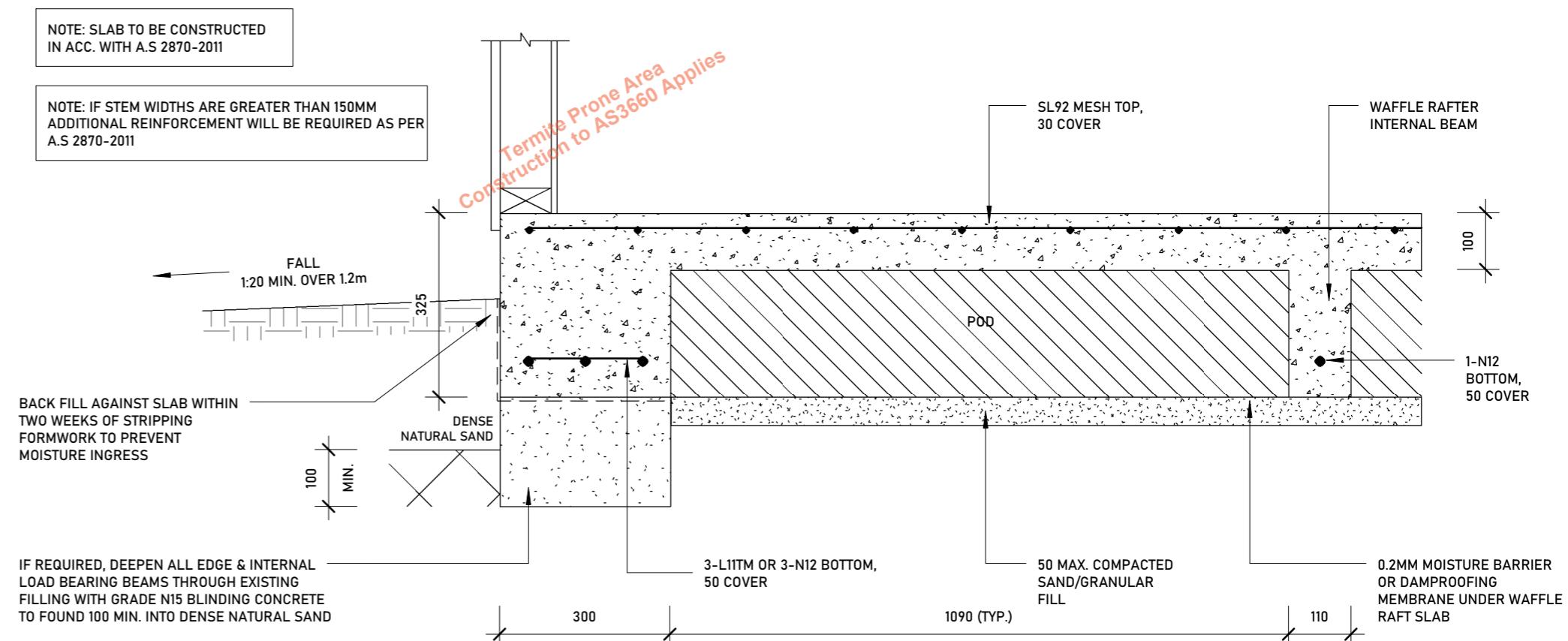
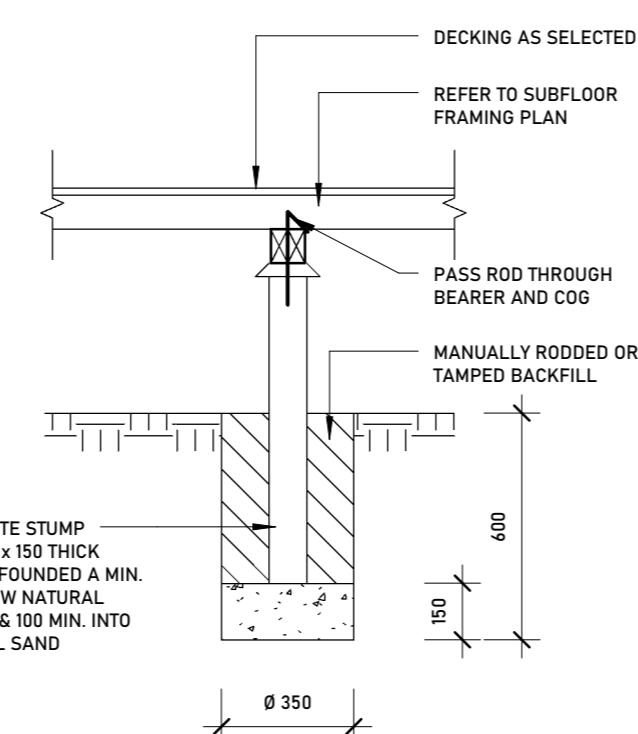
SLAB & SUBFLOOR FRAMING PLAN

.001
LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB. No. 0001 DRG. No. A.006
DESIGN CONCEPT
As indicated @ A1
SCALE DRAWN PLOT DATE 8/12/2021 10:27:00 PM
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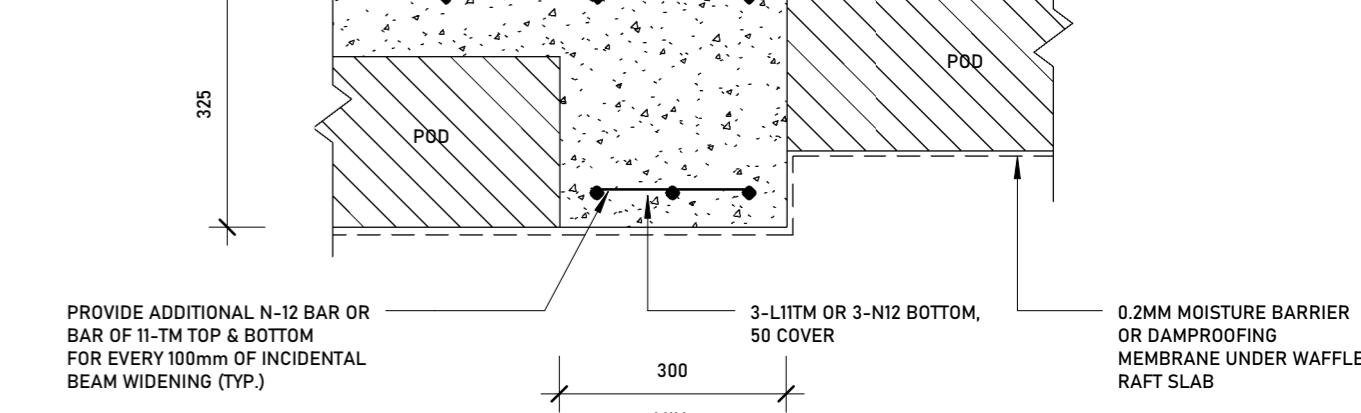
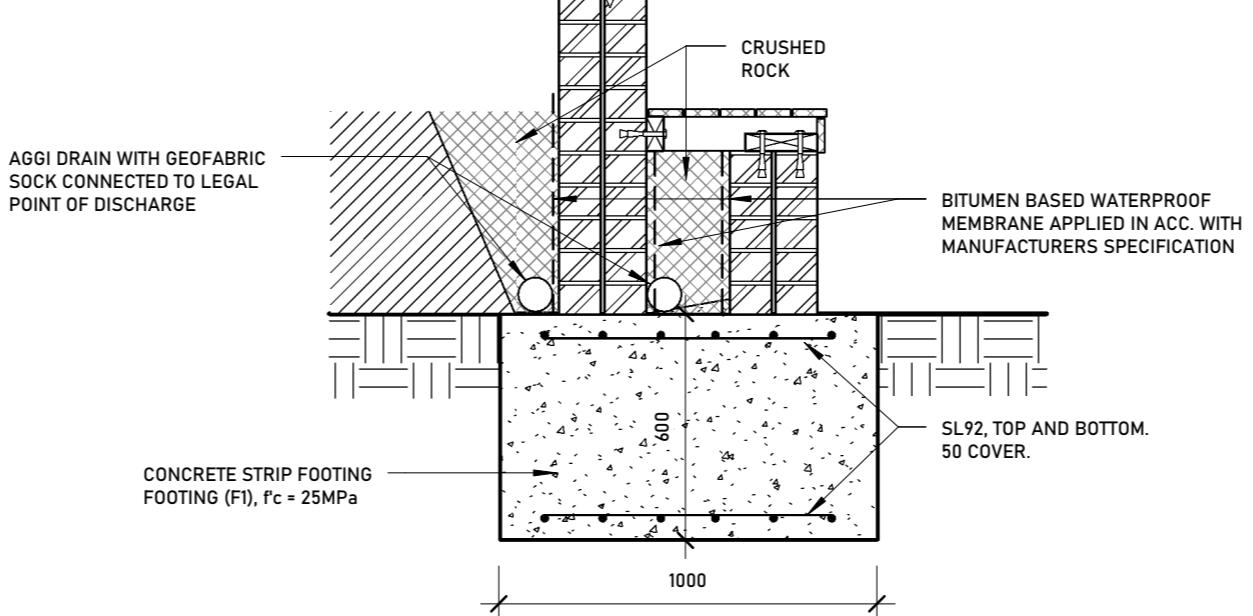
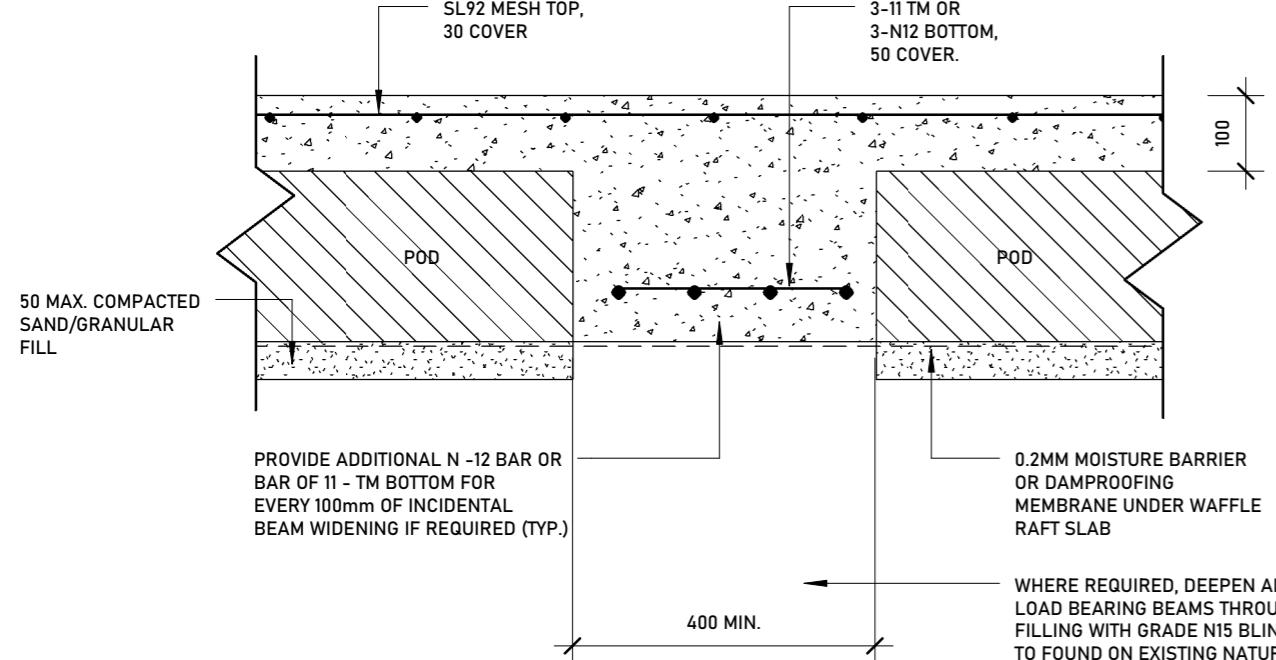


4 DETAIL - DECK STUMP
1:20



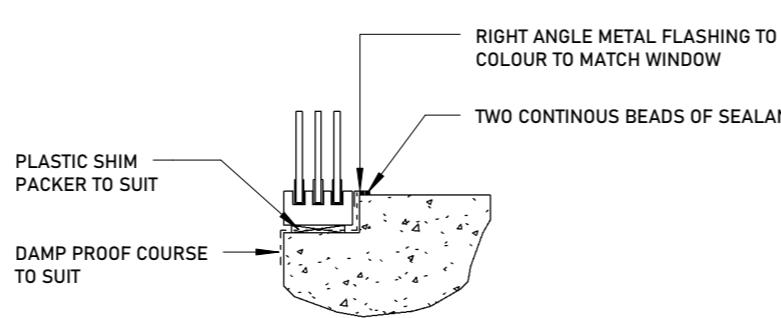
5 DETAIL - WAFFLE POD
1:10

1 DETAIL - BORED PIER
1:10

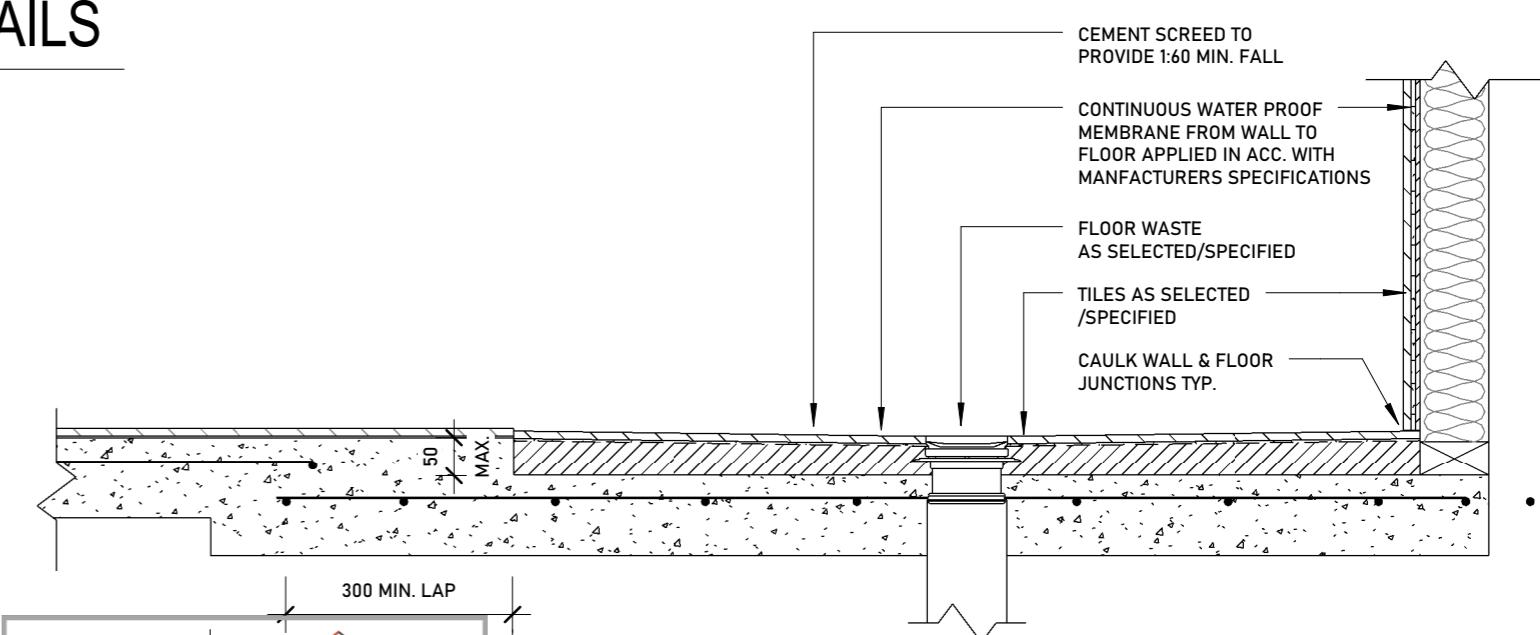


8 DETAIL - WAFFLE POD SLAB SETDOWN
1:10

6 DETAIL - WAFFLE INTERNAL BEAM
1:10



7 DETAIL - WINDOW/SLAB RECESS
1:10



2 BATHROOM SETDOWN
1:10
.0001
LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995



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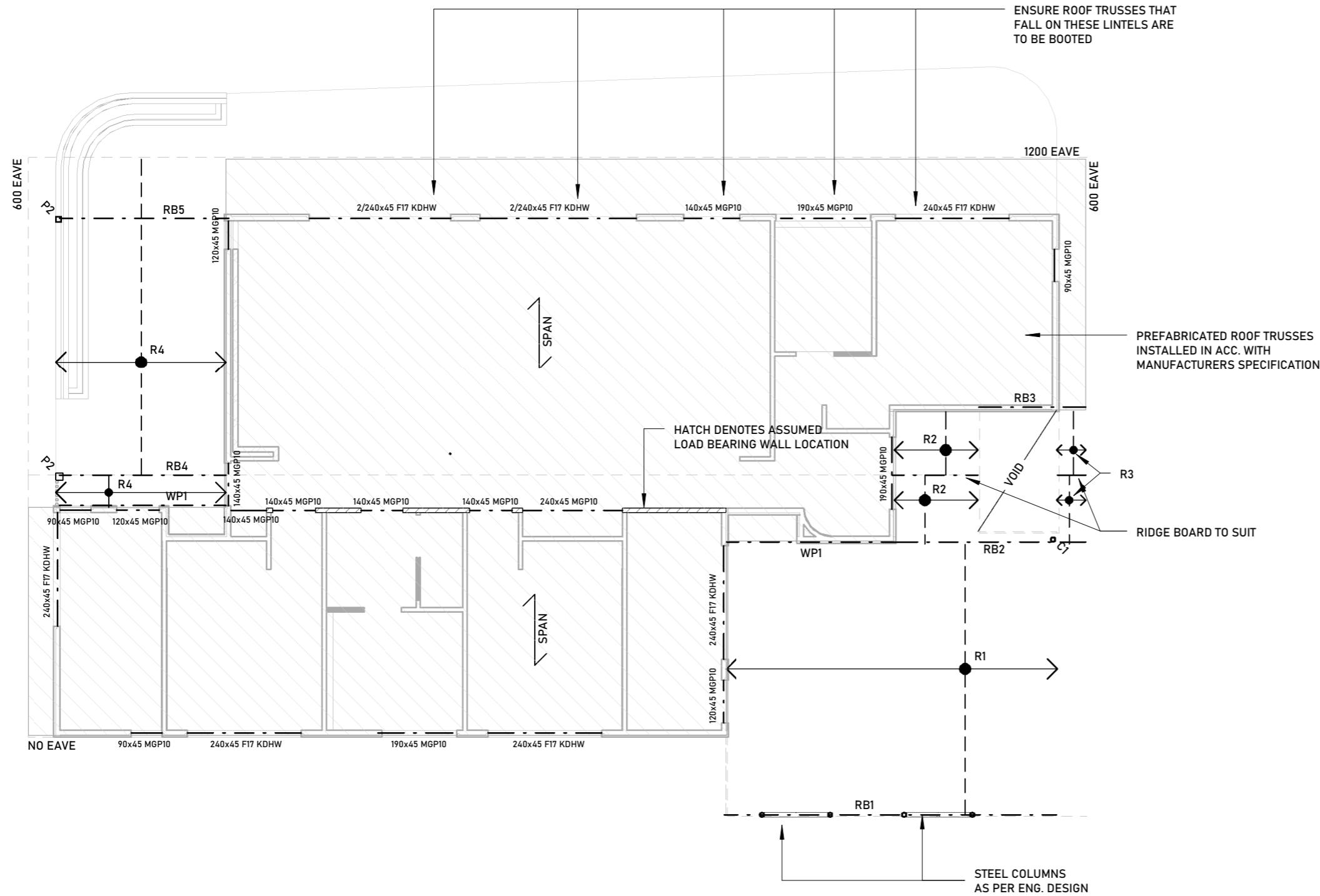
ISSUE
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DATE
2021-11-25
2021-12-08

DRAWING TITLE

SLAB DETAILS

JOB No. .0001 DRG. No. A.007
DESIGN CONCEPT
As indicated @ A1
SCALE DRAWN PLOT DATE 8/12/2021 10:27:05 PM
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1 ROOF FRAMING PLAN

1:100

| MEMBER SCHEDULE | |
|-----------------|-----------------------------------|
| R1 | 240x42 LVL15 @ 900 MAX. CTRS. |
| R2 | 240x45 MGP10 @ 900 MAX. CTRS. |
| R3 | MIN. 90x45 MGP10 @ 900 MAX. CTRS. |
| R4 | 240x42 LVL15 @ 900 MAX. CTRS. |
| RB1 | 2/240x42 LVL15 |
| RB2 | 240x42 LVL15 |
| RB3 | 120x45 MGP10 |
| RB4 | 2/240x42 LVL15 |
| RB5 | 2/240x42 LVL15 |
| WP1 | 240x45 MGP10 |
| P1 | 150x150 H5 CYPRESS PINE H5 |
| P2 | 115x15 CYPRESS PINE H5 |
| C1 | AS PER ENG. DESIGN |



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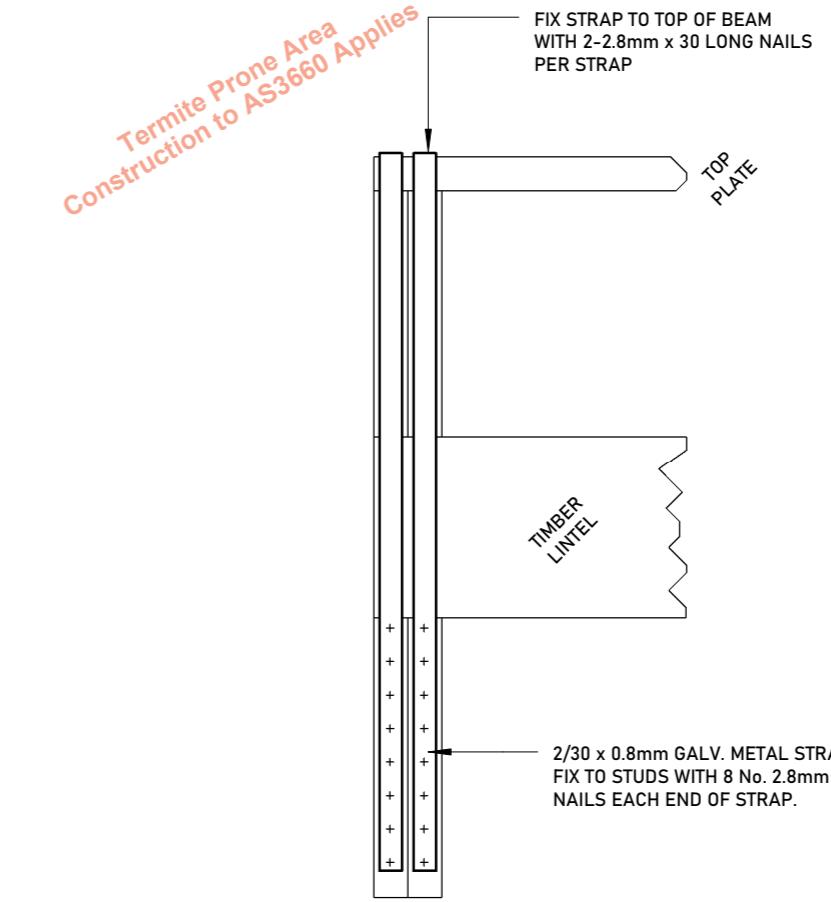
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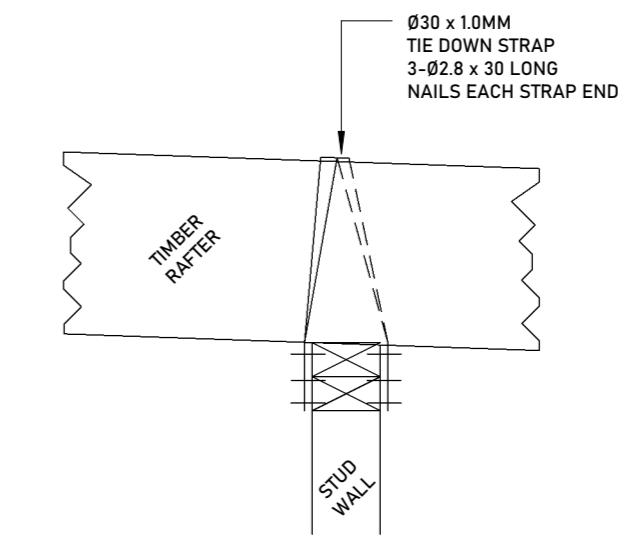
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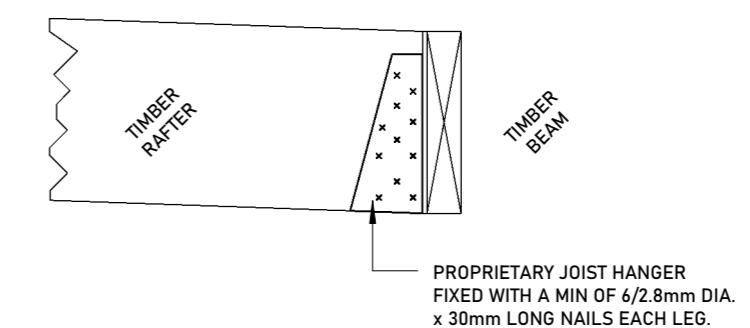
ROOF FRAMING PLAN



3 1:10 DETAIL - TIMBER LINTEL TO JAMB STUD DETAIL



4 1:10 DETAIL - TIMBER RAFTER TO STUD WALL DETAIL

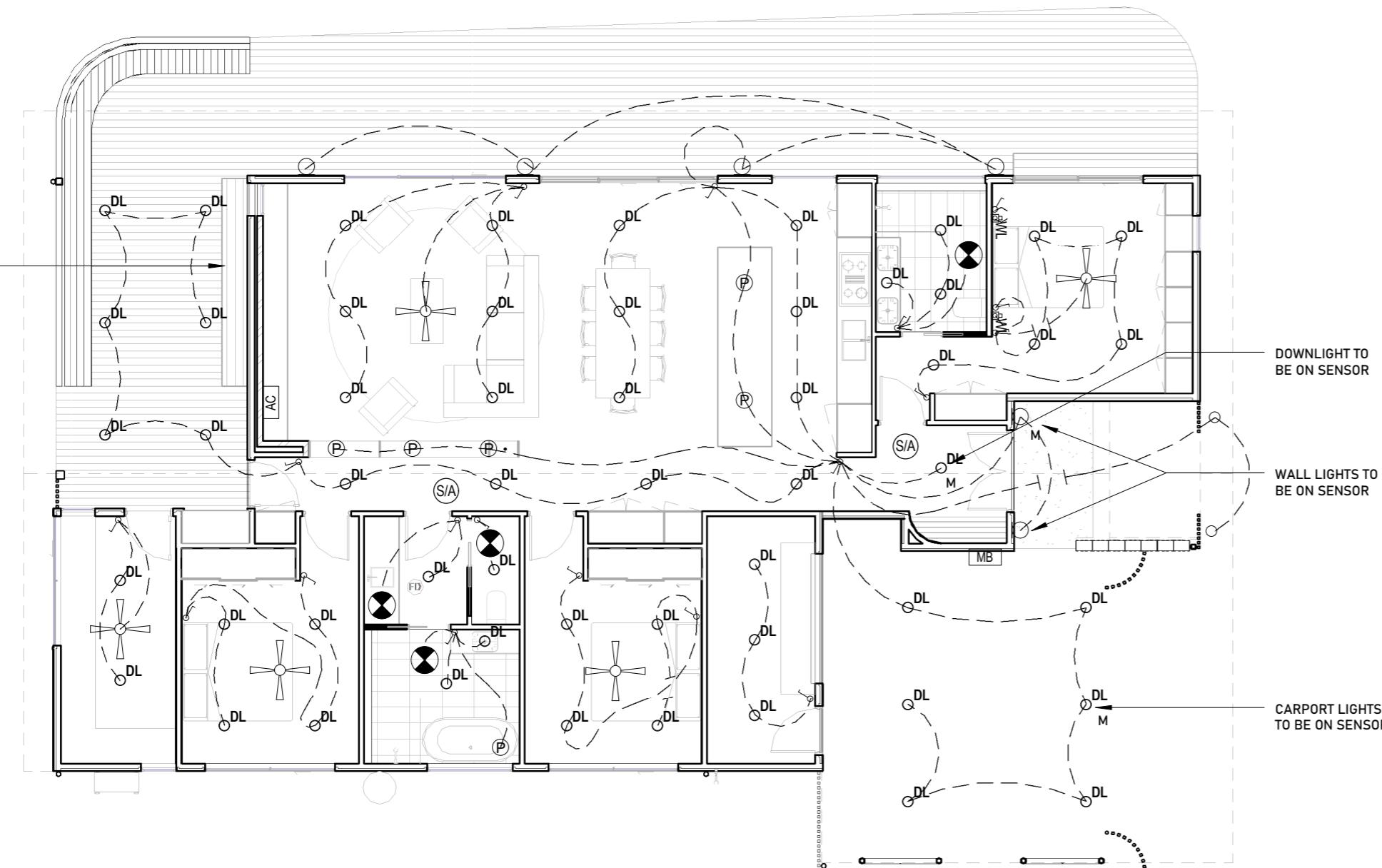


5 APPROVED BY ED 10/11/2021

| | |
|---|---------------------------|
| 5 | APPROVED BY ED 10/11/2021 |
| Building Permit Stamped Plans Elliot Davies B5-L 43509 1300 656 052 | |
| 48 Hours Notice Required for Inspection | |
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.001
LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

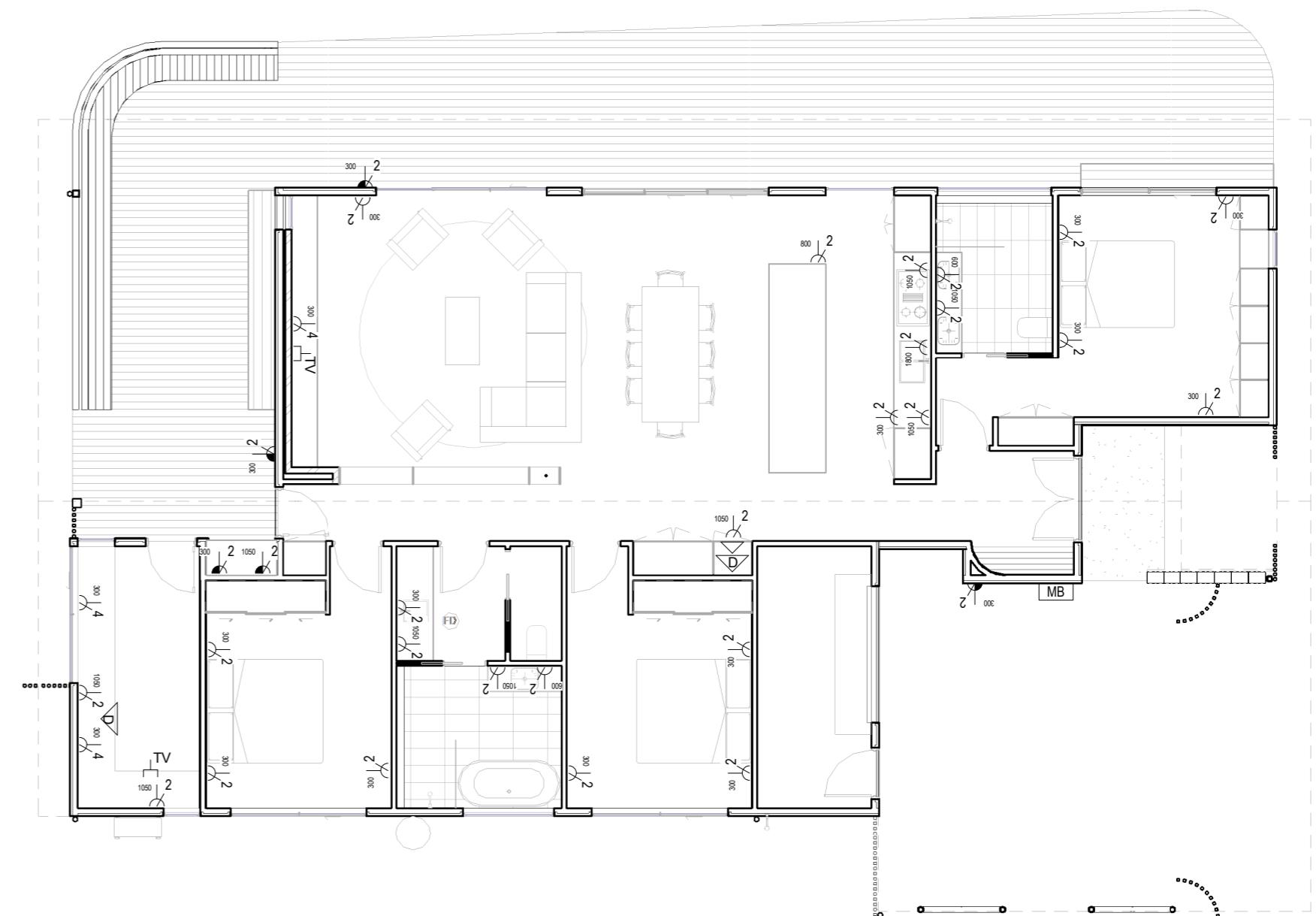
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DESIGN CONCEPT
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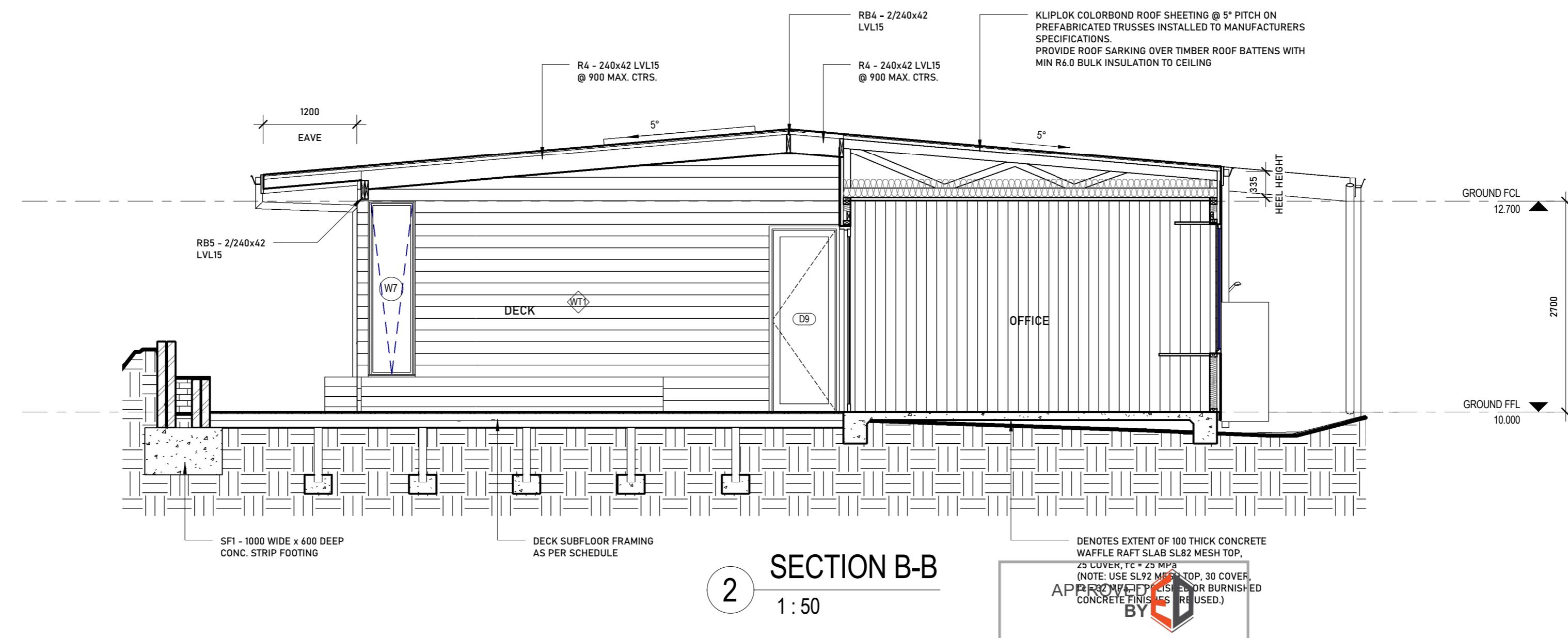
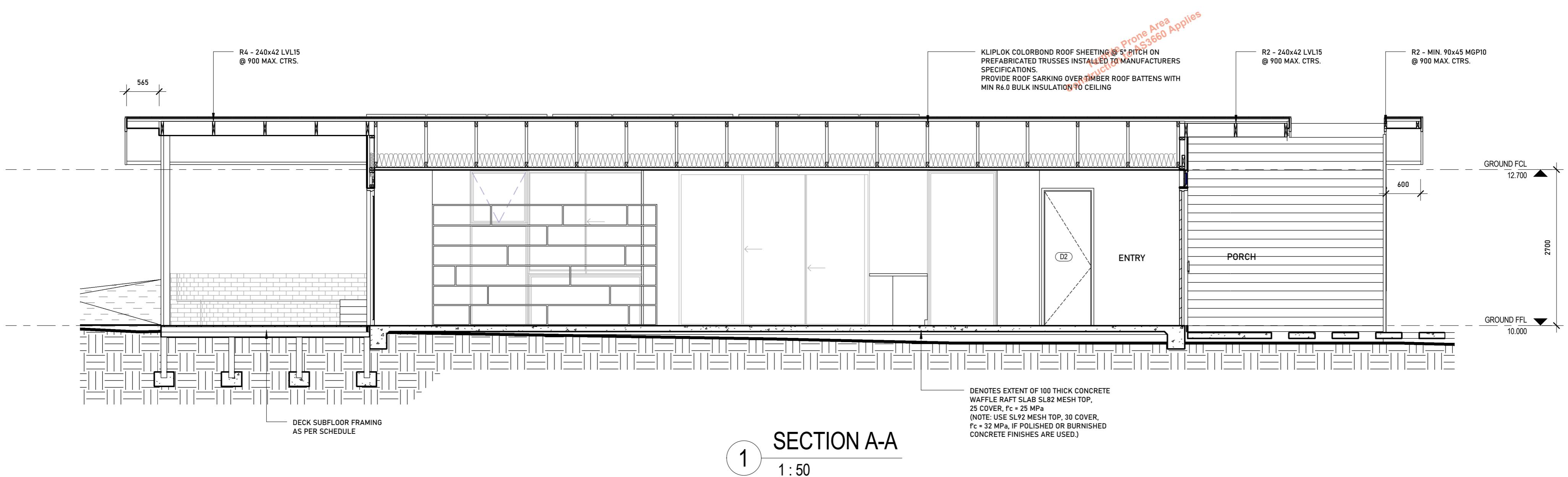


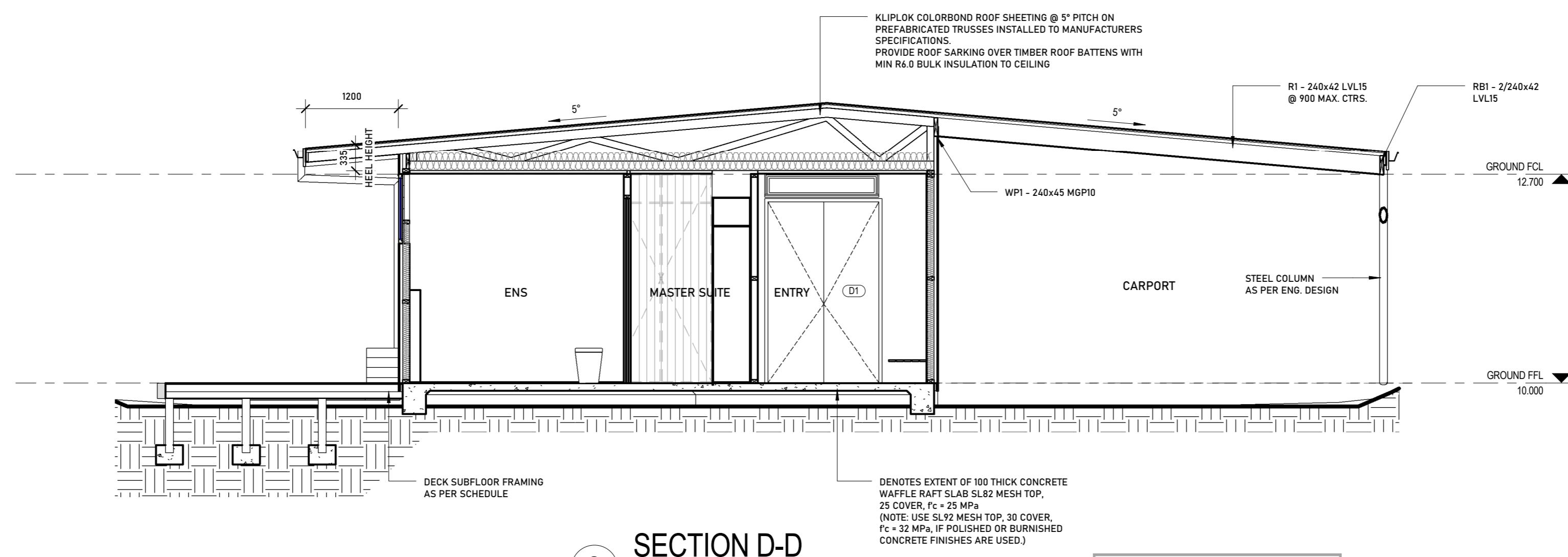
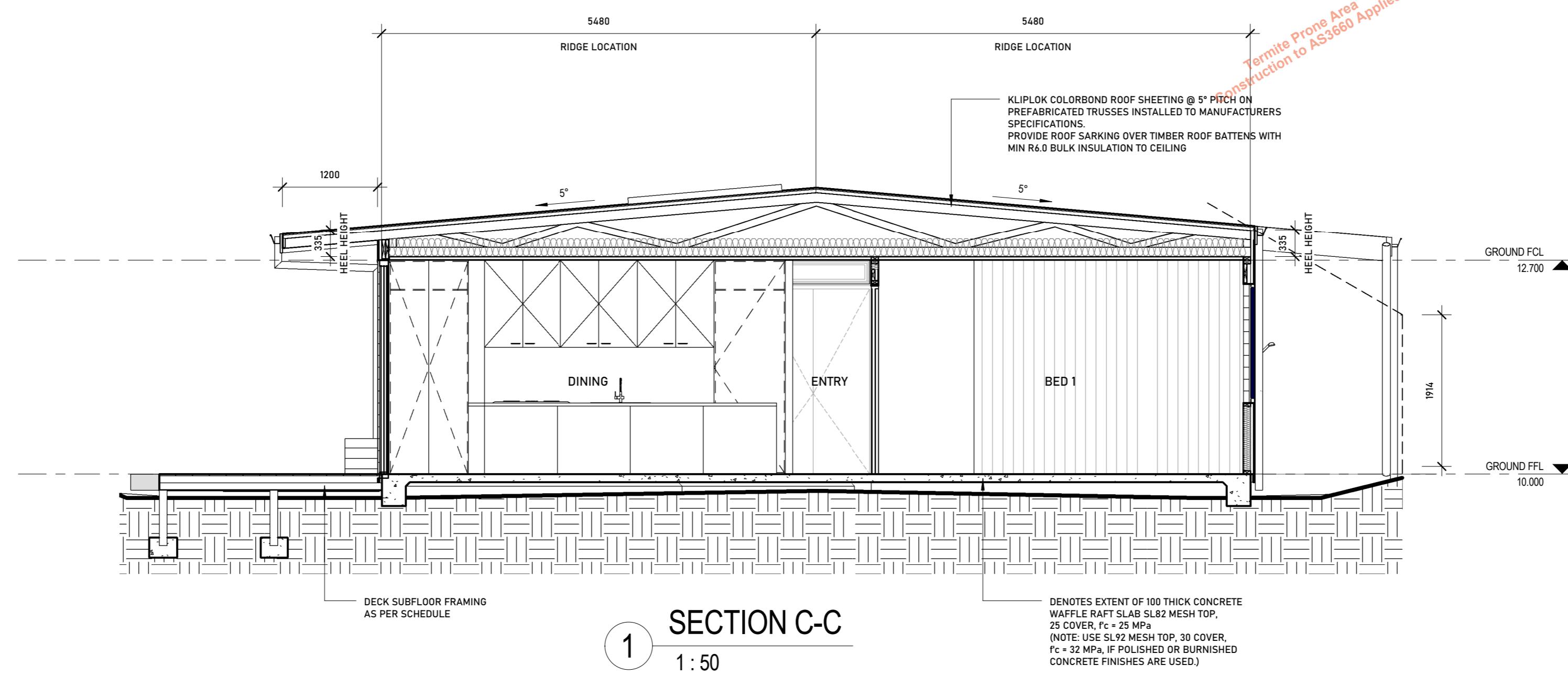
1 REFLECTED CEILING PLAN
1:100

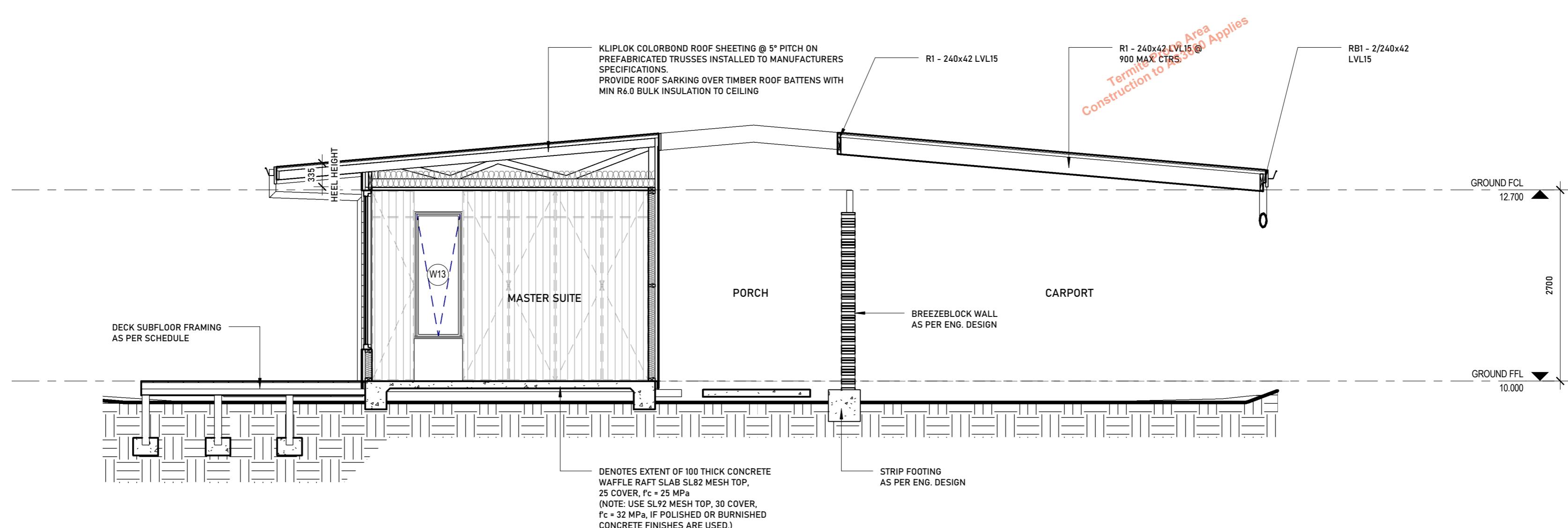
| ELECTRICAL & LIGHTING LEGEND | | | |
|--|---|--------------------------------|---|
| DL | RECESSED DOWNLIGHT | | |
| P | PEDANT LIGHT | | |
| WL | INTERNAL WALL LIGHT | | |
| EL | EXTERNAL WALL LIGHT | | |
| FDL | FLOOR / DECK LIGHT | | |
| ELF | EXTERNAL FLOOD LIGHT | | |
| FL | FLUORESCENT LIGHT | | |
| SL | SLIM LINE LED STRIP | | |
| M | MOTION SENSOR | | |
| GPO | GENERAL POWER OUTLET | | |
| EWP | EXTERNAL WEATHERPROOF POWER OUTLET | | |
| TV | TELEVISION POINT | | |
| TP | TELEPHONE POINT | | |
| DP | DATA POINT | | |
| TAF | TASTIC WITH BUILT IN FAN | | |
| EF | EXHAUST FAN DUCTED TO OUTSIDE AIR AS PER NCC INCL. FLOW RATES, 25L/s FOR BATHROOMS, WC'S & ENSUITS & 40L/s FOR LDR/KITCHEN & LDRY | | |
| S/A | SMOKE ALARM - HARDWIRED AND INTERCONNECTED | | |
| SW | SWITCH | | |
| CF | CEILING FAN | | |
| MB | METER BOX | | |
| ISW | INTERNAL SWITCHBOARD RECESSED INTO STUD WALL | | |
| AC | SPLIT SYSTEM AC/HEATER | | |
| HWS | HOT WATER SERVICE | | |
| CON | CONDENSER UNIT | | |
| TYPICAL MOUNTING HEIGHTS | | | |
| GPO'S | 300 ABOVE FLOOR LEVEL | | |
| | 150 ABOVE BENCH LEVEL | | |
| LIGHT SWITCHES | 1000 ABOVE FLOOR LEVEL | | |
| ELECTRICAL NOTES: IN ADDITION TO ELECTRICAL OUTLETS SHOWN ON PLAN MAKE ALLOWANCES FOR WIRING OF FIXED APPLIANCES SUCH AS OVEN, HOT WATER SERVICE, HEATING ETC. | | | |
| ARTIFICIAL LIGHTING REQUIREMENTS | | | |
| AREA | SIZE (m ²) | MAX. WATTS (W/m ²) | MAX. WATTS (m ² x W/m ²) |
| GROUND FLOOR | ...m ² | 5 W/m ² | ..W |
| FIRST FLOOR | ...m ² | 5 W/m ² | ..W |
| GARAGE | ...m ² | 3 W/m ² | ..W |
| DECK | ...m ² | 4 W/m ² | ..W |
| BALCONY | ...m ² | 4 W/m ² | ..W |
| NOTE: ALL LIGHTING & POWER POINT LOCATIONS TO BE CONFIRMED ONSITE WITH OWNER | | | |

NOTE:
ALL LIGHTING & POWER POINT LOCATIONS TO BE CONFIRMED ONSITE WITH OWNER

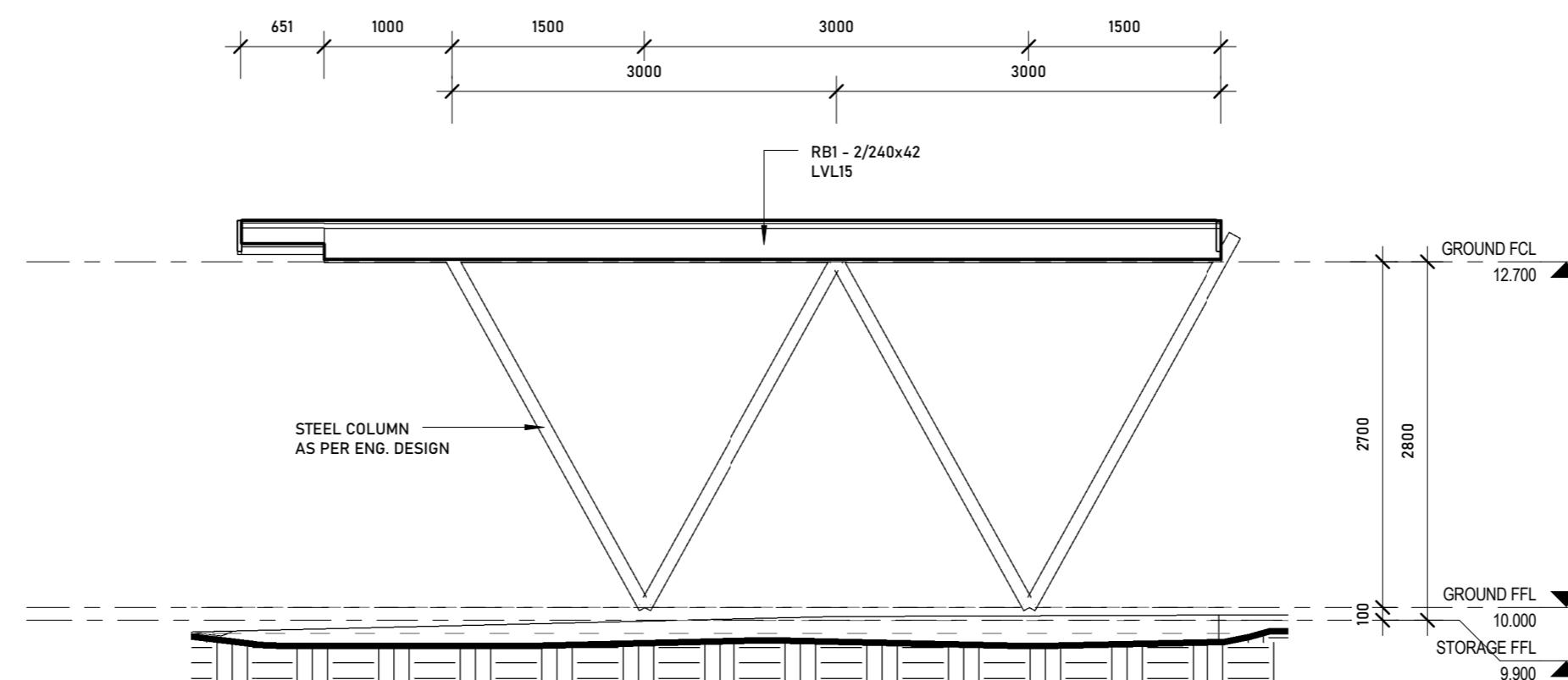








1 SECTION E-E
1 : 50



2 SECTION F-F
1 : 50



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DRAWING TITLE

SECTIONS

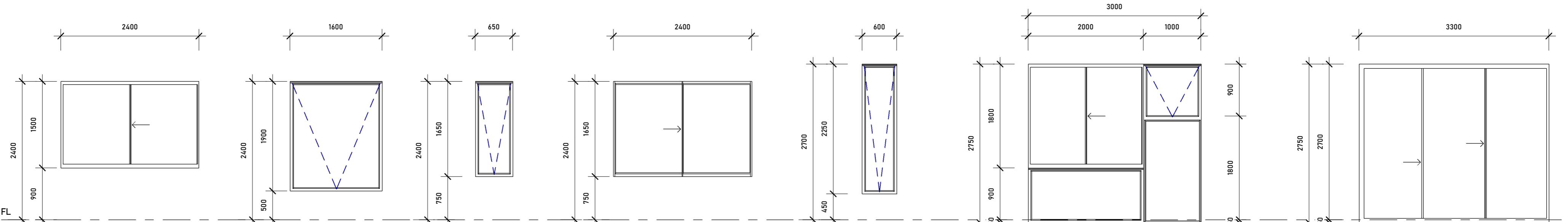
.001
LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB. No. .0001 DRG. No. A.013
DESIGN CONCEPT
SCALE 1:50 @ A1
DRAWN ZG
PLOT DATE 8/12/2021 10:27:27 PM
REV. No. 5

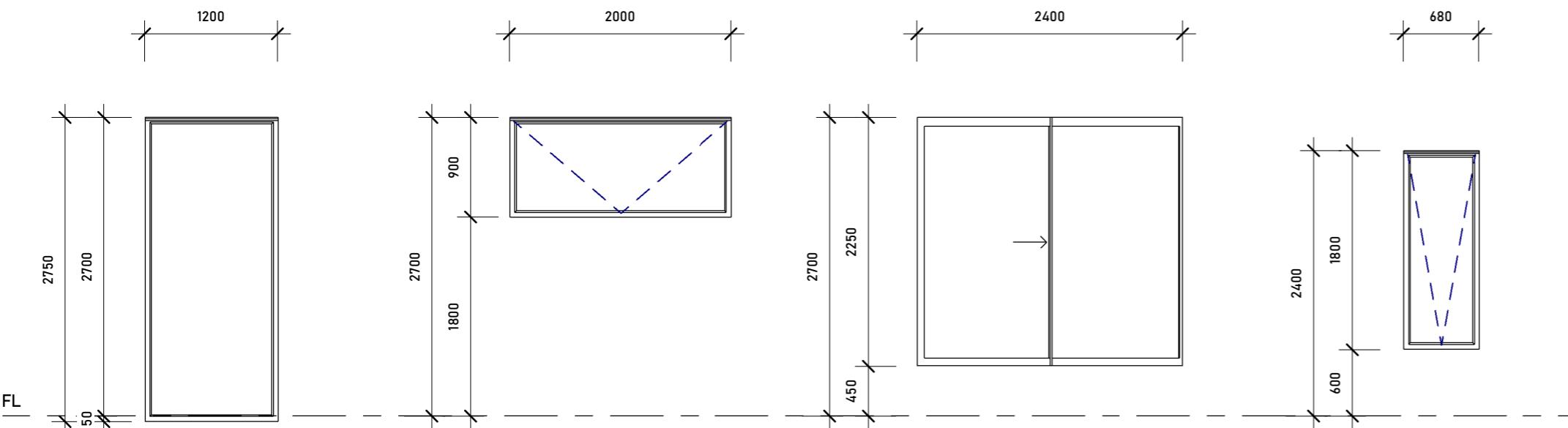
NOTES

- WINDOW MANUFACTURER TO PRE-MEASURE ALL WINDOW OPENINGS ON SITE PRIOR TO WINDOW MANUFACTURE. ALL SIZES ARE NOMINAL ONLY AND SUBJECT TO COMPONENT SIZING AND TOLERANCES.
- PROVIDE AND FIT FLYSCREENS TO ALL OPENABLE WINDOWS AND SLIDING DOORS
- ALL WINDOWS VIEWED FROM THE OUTSIDE
- PROVIDE GLAZING IN ACCORDANCE WITH 6-STAR ENERGY RATING (WINDOWS OF EQUAL OR LOWER U-VALUE AND WITHIN +/- 5% OF SHGC)

Termite Prone Area
Construction to AS3660 Applies



| W1 W3 | W2 | W4 W6 | W5 | W7 | W8 | W9 |
|---|---|--|---|--|---|---|
| <p>TYPE: SLIDING FRAME: TIMBER - VIC ASH FINISH: PAINTED WHITE EXT. GLAZING: DOUBLE U-VALUE: 2.0 SHGC: 0.41 NOTES: -</p> | <p>TYPE: AWNING FRAME: TIMBER - VIC ASH FINISH: PAINTED WHITE EXT. GLAZING: DOUBLE U-VALUE: 1.79 SHGC: 0.39 NOTES: GRADE A SAFETY GLASS OPAQUE</p> | <p>TYPE: AWNING FRAME: TIMBER - VIC ASH FINISH: PAINTED WHITE EXT. GLAZING: DOUBLE U-VALUE: (W4 - 2.0) (W6 - 1.79) SHGC: (W4 - 0.41) (W6 - 0.39) NOTES: -</p> | <p>TYPE: SLIDING FRAME: TIMBER - VIC ASH FINISH: PAINTED WHITE EXT. GLAZING: DOUBLE U-VALUE: 2.0 SHGC: 0.41 NOTES: -</p> | <p>TYPE: AWNING FRAME: TIMBER - VIC ASH FINISH: PAINTED WHITE EXT. GLAZING: DOUBLE U-VALUE: 1.79 SHGC: 0.39 NOTES: GRADE A SAFETY GLASS</p> | <p>TYPE: AWNING / SLIDING FRAME: TIMBER - VIC ASH FINISH: PAINTED WHITE EXT. GLAZING: DOUBLE U-VALUE: 2.0 SHGC: 0.41 NOTES: GRADE A SAFETY GLASS</p> | <p>TYPE: SLIDING DOOR FRAME: TIMBER - VIC ASH FINISH: PAINTED WHITE EXT. GLAZING: DOUBLE U-VALUE: 1.9 SHGC: 0.41 NOTES: GRADE A SAFETY GLASS</p> |



| W10 | W11 | W12 | W13 |
|---|--|---|---|
| <p>TYPE: FIXED FRAME: TIMBER - VIC ASH FINISH: PAINTED WHITE EXT. GLAZING: DOUBLE U-VALUE: 1.79 SHGC: 0.39 NOTES: GRADE A SAFETY GLASS</p> | <p>TYPE: AWNING FRAME: TIMBER - VIC ASH FINISH: PAINTED WHITE EXT. GLAZING: DOUBLE U-VALUE: 1.79 SHGC: 0.39 NOTES: OPAQUE</p> | <p>TYPE: SLIDING FRAME: TIMBER - VIC ASH FINISH: PAINTED WHITE EXT. GLAZING: DOUBLE U-VALUE: 2.0 SHGC: 0.41 NOTES: -</p> | <p>TYPE: AWNING FRAME: TIMBER - VIC ASH FINISH: PAINTED WHITE EXT. GLAZING: DOUBLE U-VALUE: 1.79 SHGC: 0.39 NOTES: -</p> |



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DATE
 2021-11-25
 2021-12-08

DRAWING TITLE

WINDOW ELEVATIONS

JOB. No. 0001 DRG. No. A.014
 DESIGN CONCEPT
 SCALE DRAWN PLOT DATE 8/12/2021 10:27:30 PM
 REV. No. 5

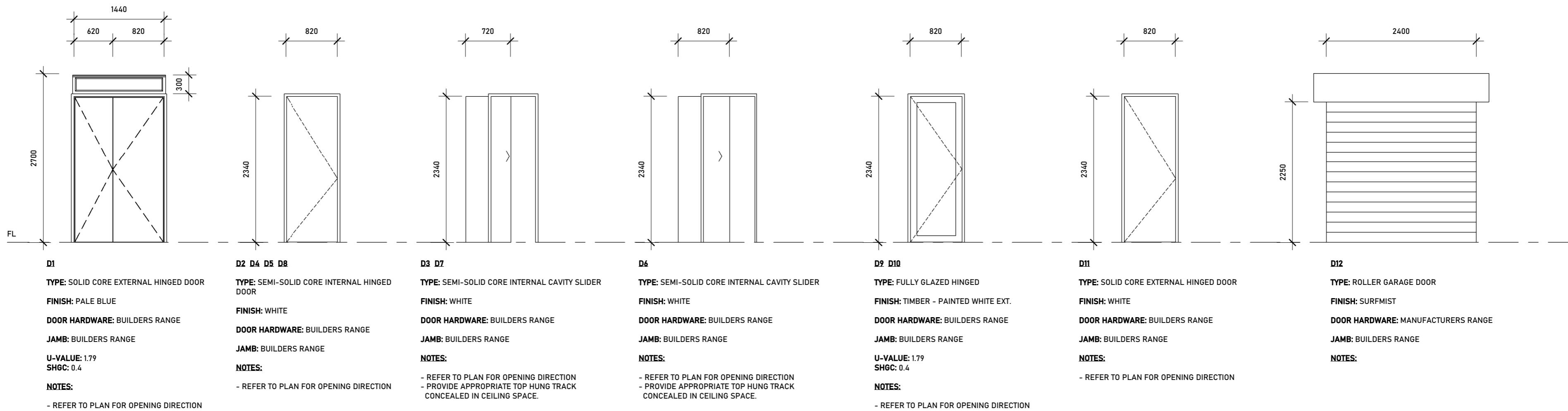
Termite Prone Area
Construction to AS3660 Applies

NOTES

ALL SIZES ARE NOMINAL ONLY AND SUBJECT TO COMPONENT SIZING AND TOLERANCES

GARAGE DOOR TO BE PRE-MEASURED ON SITE PRIOR TO DOOR MANUFACTURE. ENSURE CLADDING WEIGHT IS ALLOWED FOR.
BUILDER TO CHECK ALL CLEARANCES PRIOR TO LOCATING STRUCTURAL COMPONENTS TO OPENINGS

PROVIDE GLAZING IN ACCORDANCE WITH 6-STAR ENERGY RATING (WINDOWS OF EQUAL OR LOWER U-VALUE AND WITHIN +/- 5% OF SHGC)



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ISSUE
4 WORKING DRAWINGS
5 WORKING DRAWINGS

DATE
2021-11-25
2021-12-08

DRAWING TITLE

DOOR SCHEDULE



Building Permit Stamped Plans
Elliot Davies BS-L 43509
1300 656 052
48 Hours Notice Required for Inspection

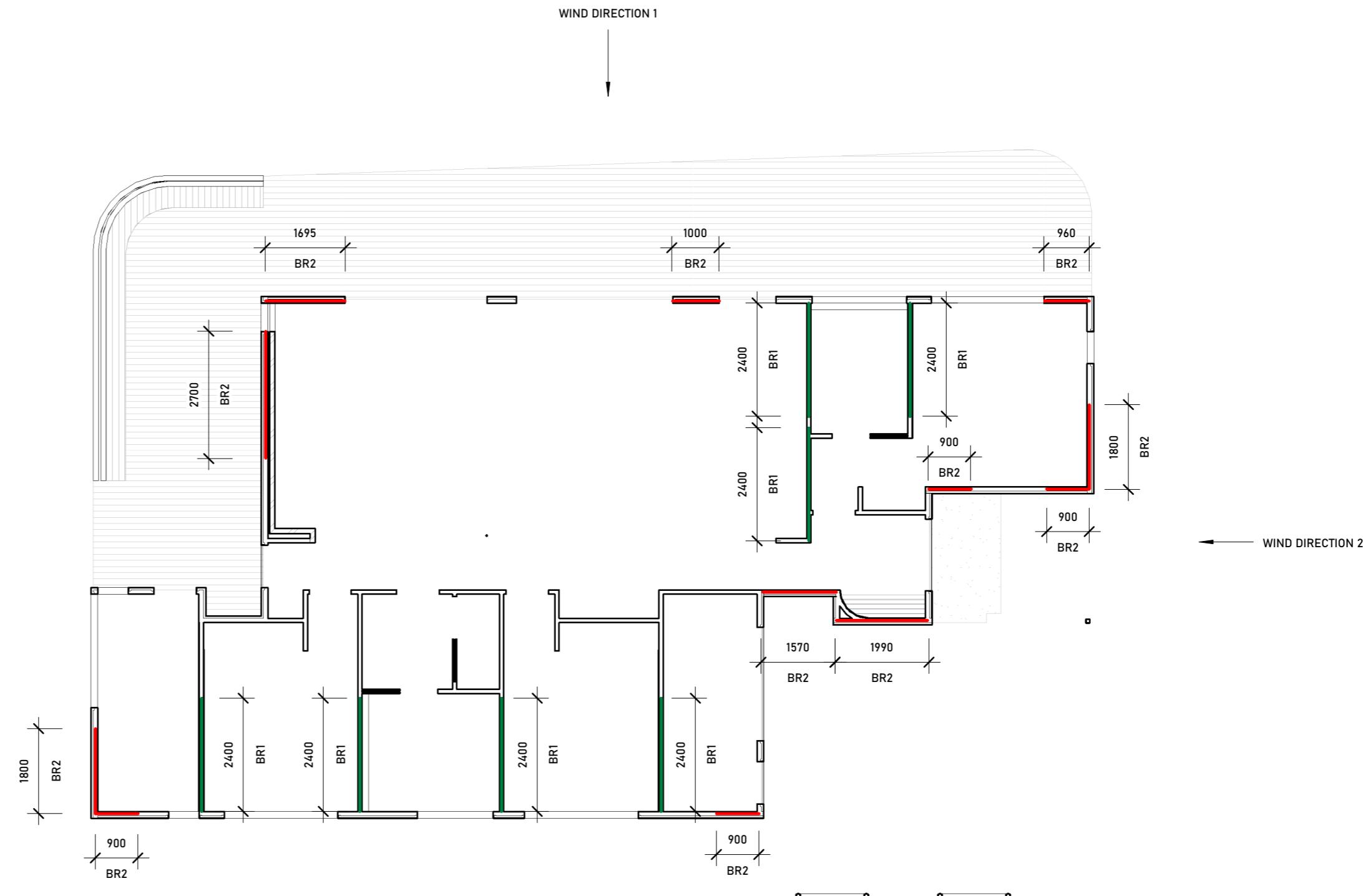
ZAC & CURTIS
GILMOUR

.0001
LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB No. .0001 DRG. No. A.015
DESIGN CONCEPT
SCALE 1:50 @ A1
DRAWN ZG
PLOT DATE 8/12/2021 10:27:34 PM
REV. No. 5

Termite Prone Area
Construction to AS3660 Applies

| BRACING | |
|--|---|
| WIND CLASSIFICATION: N3 | |
| | |
| WIND DIRECTION 1 | WIND DIRECTION 2 |
| AREA OF ELEVATION (m ²) | 49.32 |
| WIND PRESSURE (kPa) | 0.9 |
| RACKING FORCE (AREA OF ELEVATION + LATERAL WIND PRESSURE) | 44.40 |
| BRACING SCHEDULE | 32.50 |
| MARK | DESCRIPTION |
| BR1 | METAL STRAPS - TENSIONED - WITH METAL STRAPS METAL STRAP: 30 x 0.8mm GALV. TENSIONED METAL STRAPS FIXED TO STUDS WITH ONE 30x2.8mm DIA. GALV. FLAT HEAD NAIL (OR EQUIVALENT) AND TO PLATES WITH 4/30 x 2.8mm DIA. GALV. FLAT HEAD NAIL. STUD STRAP: 30 x 0.8mm GALV. METAL STRAP LOOPED OVER PLATE AND FIXED TO STUD WITH 4/30 x 2.8mm DIA. GALV. FLAT-HEAD NAILS (OR EQUIVALENT) TO EACH END BRACING CAPACITY kN/m = 3.0 |
| BR2 | PLYWOOD 4.5mm THICK F111 PLYWOOD NAILED TO STUD WALL WITH 30 x 2.8 DIA. GALV. FLAT HEAD NAILS (OR EQUIVALENT). PROVIDE ONE ROW OF NOGGINS (HALF WALL HEIGHT) AND ENSURE STUD SPACING IS NOT GREATER THAN 450 CTRS. FASTER SPACINGS: 150mm TOP AND BOTTOM PLATES 150mm VERTICAL EDGES & NOGGING 300mm INTERMEDIATE STUDS BRACING CAPACITY kN/m = 3.4 |



1 BRACING PLAN
1 : 100



BAY BUILT HOMES
15 MELALEUCA MEWS
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BRACING PLAN



.001
LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB No. .0001 DRG. No. A.016
DESIGN CONCEPT
SCALE DRAWN PLOT DATE 8/12/2021 10:27:37 PM
As indicated @ A1
ZG
REV. No. 5