

- MELWAY REF REF.
  - SITE SOIL CLASSIFICATION  
**CLASS 'M' TO AS 2870-2011**
  - DWELLING & GARAGE: WAFFLE POD CONCRETE SLAB.
  - SITE CUT & FILL TO **RL 97.7**
  - FALL OVER BUILDING PLATFORM **1650mm**
  - FREEBOARD **310mm**
  - REBATE TO HOUSE **135mm**
  - STEP DOWN TO PORCH **135mm**
  - STEP DOWN TO GARAGE **135mm**
- /// DENOTES AREA OF ADDITIONAL SITE SCRAPE DUE TO WAFFLE POD STEP DOWN
- PROPERTY SUBJECT TO HIGH WIND SPEEDS OF **50 m/s (N3)**
  - POSITION OF THE FRONT GARDEN TAP & WATER METER IS BY WATER AUTHORITY, THE FULL COST OF RELOCATION IS AT THE OWNER'S EXPENSE.

**BAL-12.5**  
PROVIDE BRUSHFIRE RATED CONSTRUCTION TO COMPLY WITH CLAUSES 5.4, 5.5, 5.6 AND 5.8 OF THE AUSTRALIAN STANDARD AS 3959-2009 AND SHALL INCORPORATE, BUT IS NOT LIMITED TO, THE FOLLOWING ITEMS:

PROVIDE BRUSHFIRE RATED CONSTRUCTION TO COMPLY WITH CLAUSES 5.4, 5.5, 5.6 AND 5.8 OF THE AUSTRALIAN STANDARD AS 3959-2009 AND SHALL INCORPORATE, BUT IS NOT LIMITED TO, THE FOLLOWING ITEMS:

**EXTERNAL WALLS**

- VENTS AND WEEPHOLES TO BE SCREENED WITH ALUMINIUM MESH WITH MAXIMUM APERTURE SIZE OF 2MM.
- CLADDING MAY BE:- FIBRE CEMENT SHEET CLADDING NOT LESS THAN 6MM THICK
- BUSHFIRE RESISTANT TIMBER OR ANY COMBINATION OF THESE.
- FINISH ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS TO PREVENT GAPS GREATER THAN 3 MM.

**SCREENS**

- SCREENS SHALL BE ALUMINIUM FRAMED WITH ALUMINIUM MESH WITH MAXIMUM APERTURE SIZE OF 2MM AND SHALL FIT WINDOW AND DOOR OPENINGS TO PREVENT GAPS GREATER THAN 3MM.
- THE OPERABLE PORTIONS OF WINDOWS SHALL BE SCREENED.

**WINDOWS**

- FRAMES AND GLAZING, IF LESS THAN 400MM FROM AN EXTERNAL 'HORIZONTAL SURFACE' SHALL HAVE FRAMES MADE FROM METAL AND FIRE RESISTANT TIMBER & SHALL HAVE GRADE A SAFETY GLASS MINIMUM 4MM THICK & COMPLY WITH CL 5.5.3.

**DOORS**

- PROVIDE WEATHER STRIPS, DRAUGHT EXCLUDERS/SEALS AT BASE OF ALL EXTERNAL HINGED DOORS.
- FRONT ENTRY AND GARAGE REAR ACCESS DOORS (IF APPLICABLE) TO HAVE FRAMES MADE FROM METAL AND FIRE RESISTANT TIMBER.
- GLAZED DOORS, IF LESS THAN 400MM FROM AN EXTERNAL 'HORIZONTAL SURFACE' SHALL HAVE FRAMES MADE FROM METAL AND FIRE RESISTANT TIMBER & SHALL HAVE GRADE A SAFETY GLASS MINIMUM 4MM THICK & COMPLY WITH CLAUSE 5.5.3.
- GARAGE DOORS TO BE FITTED WITH WEATHER STRIPS, DRAUGHT EXCLUDERS/SEALS (EM-B-A-SEAL), WITH GAPS NOT GREATER THAN 3MM.
- SLIDING DOORS SHALL HAVE FRAMES MADE FROM METAL AND FIRE RESISTANT TIMBER AND SHALL HAVE GRADE A SAFETY GLASS COMPLYING WITH AS 1288.

**ROOFS**

- TILED ROOFS TO BE FULLY SARKED DIRECTLY BELOW ROOF BATTENS AND EXTENDING INTO GUTTERS AND VALLEYS. PREVENT GAPS WHERE SARKING MEETS FASCIAS, GUTTERS, VALLEYS AND THE LIKE.
- SHEET ROOFING MAY HAVE FOM-BACKED INSULATION INSTALLED OVER BATTENS.
- GAPS GREATER THAN 3MM TO BE SCREENED WITH ALUMINIUM MESH WITH MAXIMUM APERTURE SIZE OF 2MM.
- BUTTERFLY CLOSERS AT/NEAR CEILING LEVEL TO EVAPORATIVE COOLING SYSTEM OR NON COMBUSTIBLE COVER WITH MESH MADE OF SS, BRONZE OR ALUMINIUM, MAXIMUM APERTURE SIZE OF 2MM.
- ALL TILED AND SHEET ROOFS AND EAVE PENETRATIONS (INCLUDING ROOF VENTILATORS, ROOF MOUNTED EVAPORATIVE COOLING UNITS) SHALL INCORPORATE METAL SCREENS AND BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT GAPS GREATER THAN 3MM.
- PROVIDE ROOF VENTILATION, WITH SPARK-GUARD MESH TO COMPLY WITH NCC REQUIREMENTS, TO FULLY SARKED ROOFS.

**UTILITY SERVICES**

- ALL ABOVE GROUND EXPOSED PIPES (WATER & GAS) TO BE METAL.

| SITE COVERAGE ANALYSIS        |              |
|-------------------------------|--------------|
| BUILDING AREA:                | 263.04 sq.m  |
| PAVING AREA:                  | 0 sq.m       |
| SITE AREA:                    | 1123.00 sq.m |
| SITE COVERAGE:                | 23.42 %      |
| TOTAL DWELLING & PAVING AREA: | 263.04       |
| GARDEN AREA:                  | 393.05 sq.m  |
| FOR LOTS 651sqm & ABOVE       |              |

PRIVATE SALE

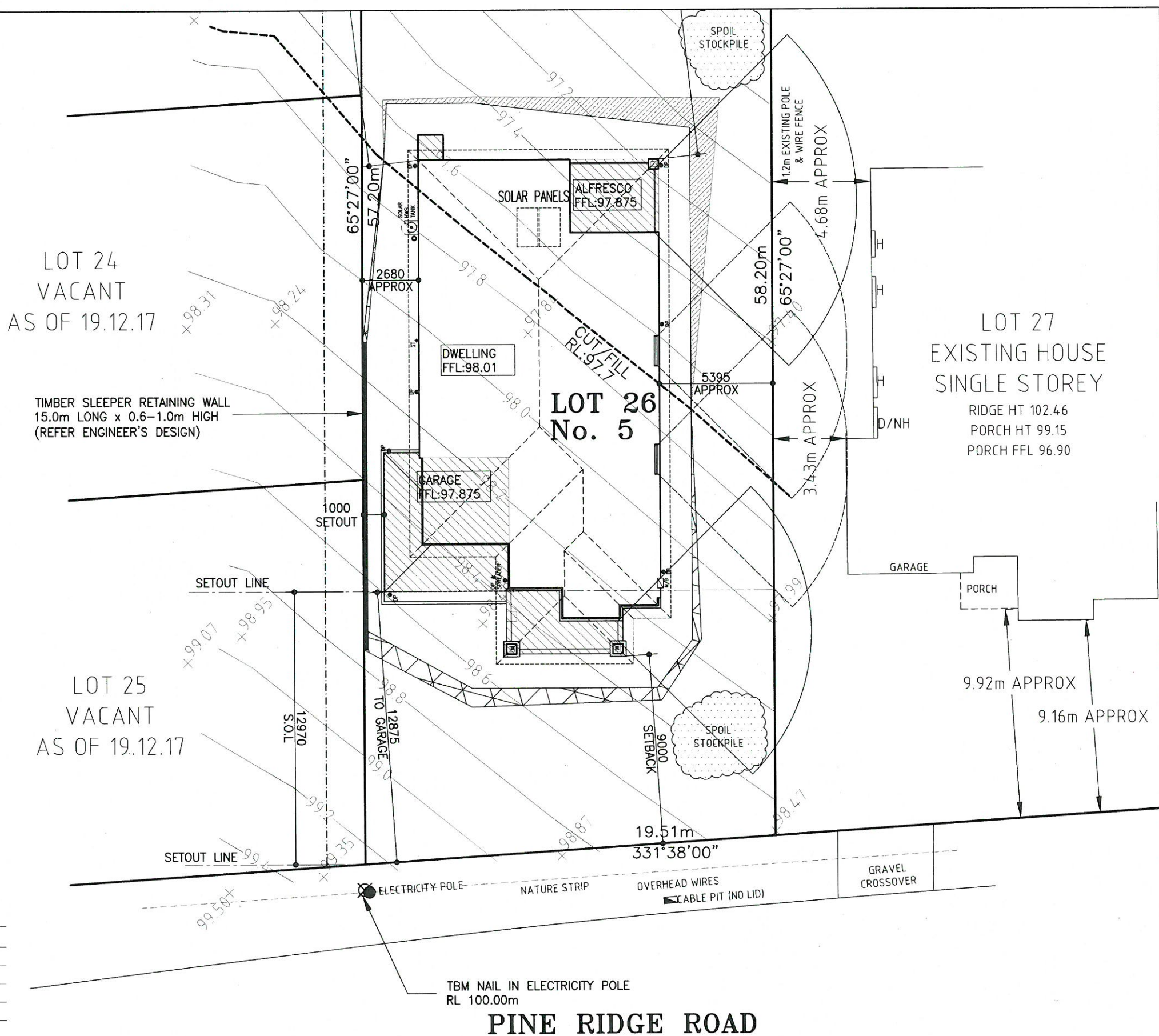
PROVIDE NBN 'FIBRE OPTIC' (WITHOUT HUB) ESTATE PACKAGE.

| DATE     |
|----------|
| 02.04.18 |
| 29.05.18 |
|          |
|          |

LOT 24  
VACANT  
AS OF 19.12.17

TIMBER SLEEPER RETAINING WALL  
15.0m LONG x 0.6-1.0m HIGH  
(REFER ENGINEER'S DESIGN)

LOT 25  
VACANT  
AS OF 19.12.17



PINE RIDGE ROAD

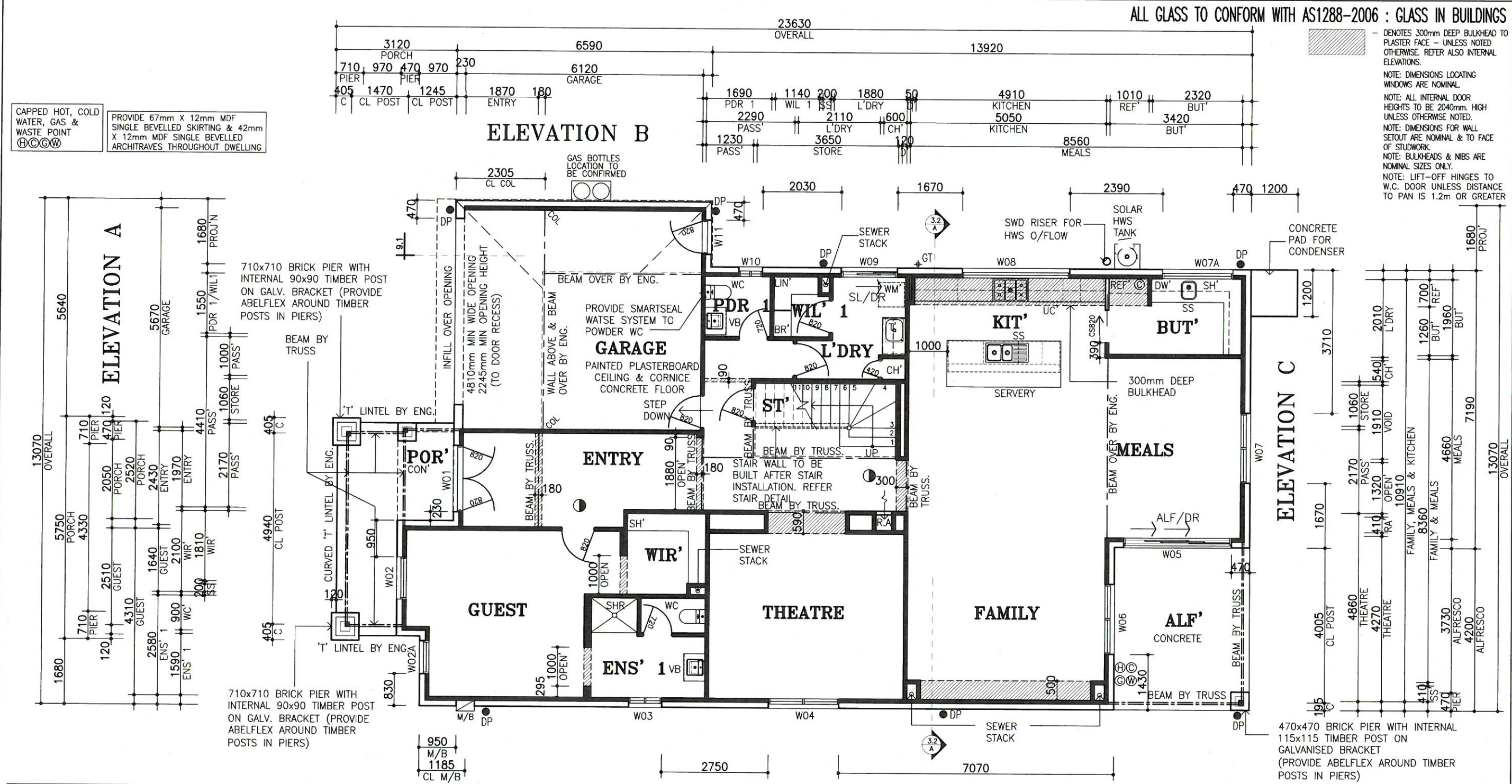
SIMONDS HOMES VICTORIA P/L ACN 050 197 610 ENQUIRIES 1300 SIMONDS  
HEAD OFFICE 1ST FLOOR 570 ST KILDA ROAD, MELBOURNE VIC 3004 INTERNET www.simonds.com.au  
TELEPHONE (03) 9682 0700 E-MAIL enquiries@simonds.com.au



Spec: **NEW LIVING RANGE**  
(STANDARD)  
- DEVELOPMENT DIVISION PURPOSE ONLY -  
© 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.

View: **SITE PLAN**  
Customer: **K. J. MA'A & A. R. MA'A**  
Address: **LOT 26 PINE RIDGE ROAD, KINGLAKE WEST**

House: **HUNTINGTON 5215**  
Facade: **BALTIMORE**  
Drawn: **D.V** Job No: **56069 CON**  
Design: **XOOX** Mastered: **T.H** Checked: **XOOX**  
Scale: **1:200@A3** Date: **29.05.18**  
Sheet No: **1.1**



**ELEVATION D**

| Area               | sq.m          | sqs          |
|--------------------|---------------|--------------|
| Ground Floor:      | 197.95        | 21.31        |
| First Floor:       | 214.65        | 23.11        |
| Subtotal:          | 412.60        | 44.41        |
| Porch:             | 12.54         | 1.35         |
| Garage:            | 37.93         | 4.08         |
| Alfresco:          | 14.62         | 1.57         |
| Balcony 1:         | 12.54         | 1.35         |
| Balcony 2:         | 13.61         | 1.47         |
| <b>Total Area:</b> | <b>503.84</b> | <b>54.23</b> |

PROVIDE SEALED INSITU WASTE CONNECTION TO GROUND FLOOR BATH & WC, GROUND & FIRST FLOOR SHOWER WASTE POINTS

SMOKE DETECTOR TO A.S 3786 - MULTIPLE POINTS TO BE INTERCONNECTED

MANHOLE

ALL NET 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.

SIMONDS HOMES VICTORIA P/L ACN 050 197 610 ENQUIRIES 1300 SIMONDS  
HEAD OFFICE 1ST FLOOR 570 ST KILDA ROAD, MELBOURNE VIC 3004 INTERNET www.simonds.com.au  
TELEPHONE (03) 9682 0700 E-MAIL enquiries@simonds.com.au



Spec: **NEW LIVING RANGE**  
(STANDARD)  
- DEVELOPMENT DIVISION PURPOSE ONLY -

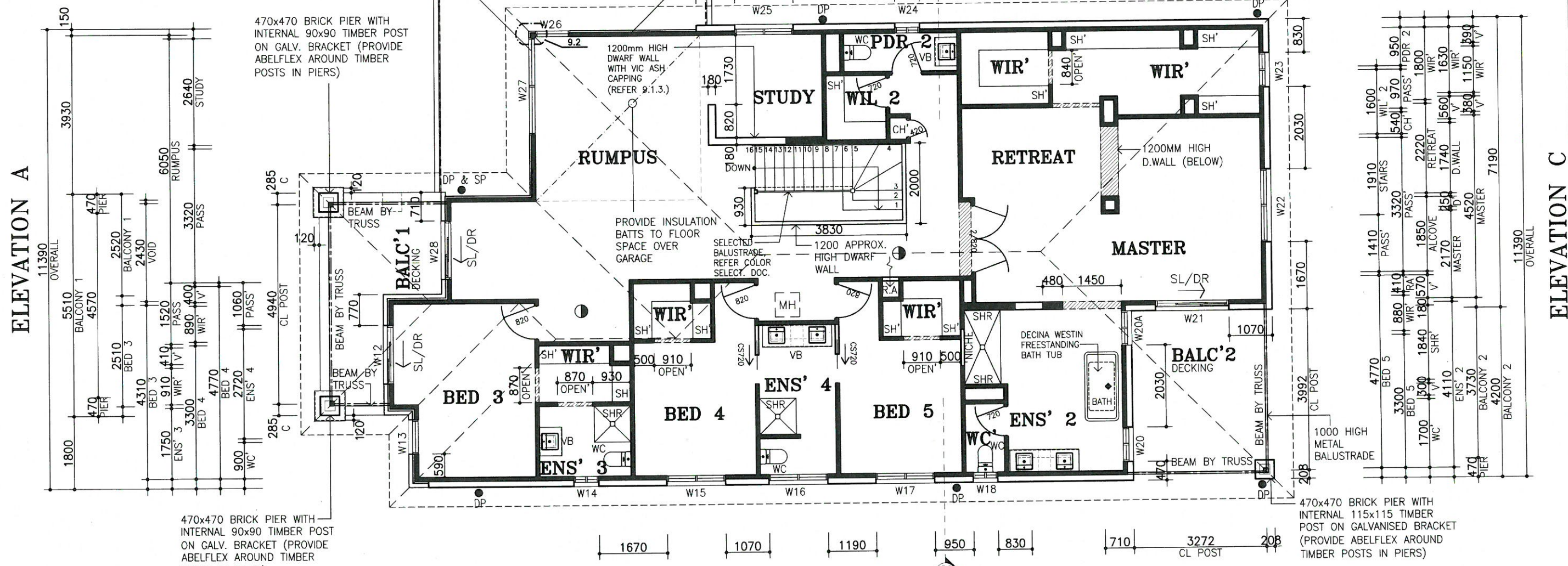
View: **GROUND FLOOR PLAN**  
Customer: **K. J. MA'A & A. R. MA'A**  
Address: **LOT 26 PINE RIDGE ROAD, KINGLAKE WEST**

Scale: 1:100@A3  
Date: 29.05.18  
House: **HUNTINGTON 5215**  
Facade: **BALTIMORE**  
Drawn: **D.V** Job No: **56069 CON**  
Design: **XOOX** Mastered: **T.H** Checked: **XOOX**

ELEVATION B

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

— 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 UNLESS OTHERWISE NOTED.  
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

PROVIDE 67mm X 12mm MDF SINGLE BEVELLED SKIRTING & 42mm X 12mm MDF SINGLE BEVELLED ARCHITRAVES THROUGHOUT DWELLING

PROVIDE SEALED INSITU WASTE CONNECTION TO GROUND FLOOR BATH & WC, GROUND & FIRST FLOOR SHOWER WASTE POINTS

SMOKE DETECTOR TO A.S 3786 - MULTIPLE POINTS TO BE INTERCONNECTED

[MH] MANHOLE

SIMONDS HOMES VICTORIA P/L ACN 050 197 610 ENQUIRIES 1300 SIMONDS  
HEAD OFFICE 1ST FLOOR 570 ST KILDA ROAD, MELBOURNE VIC 3004 INTERNET www.simonds.com.au  
TELEPHONE (03) 9682 0700 E-MAIL enquiries@simonds.com.au



Spec: **NEW LIVING RANGE**  
(STANDARD)  
- DEVELOPMENT DIVISION PURPOSE ONLY -

© 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.

View: **FIRST FLOOR PLAN**

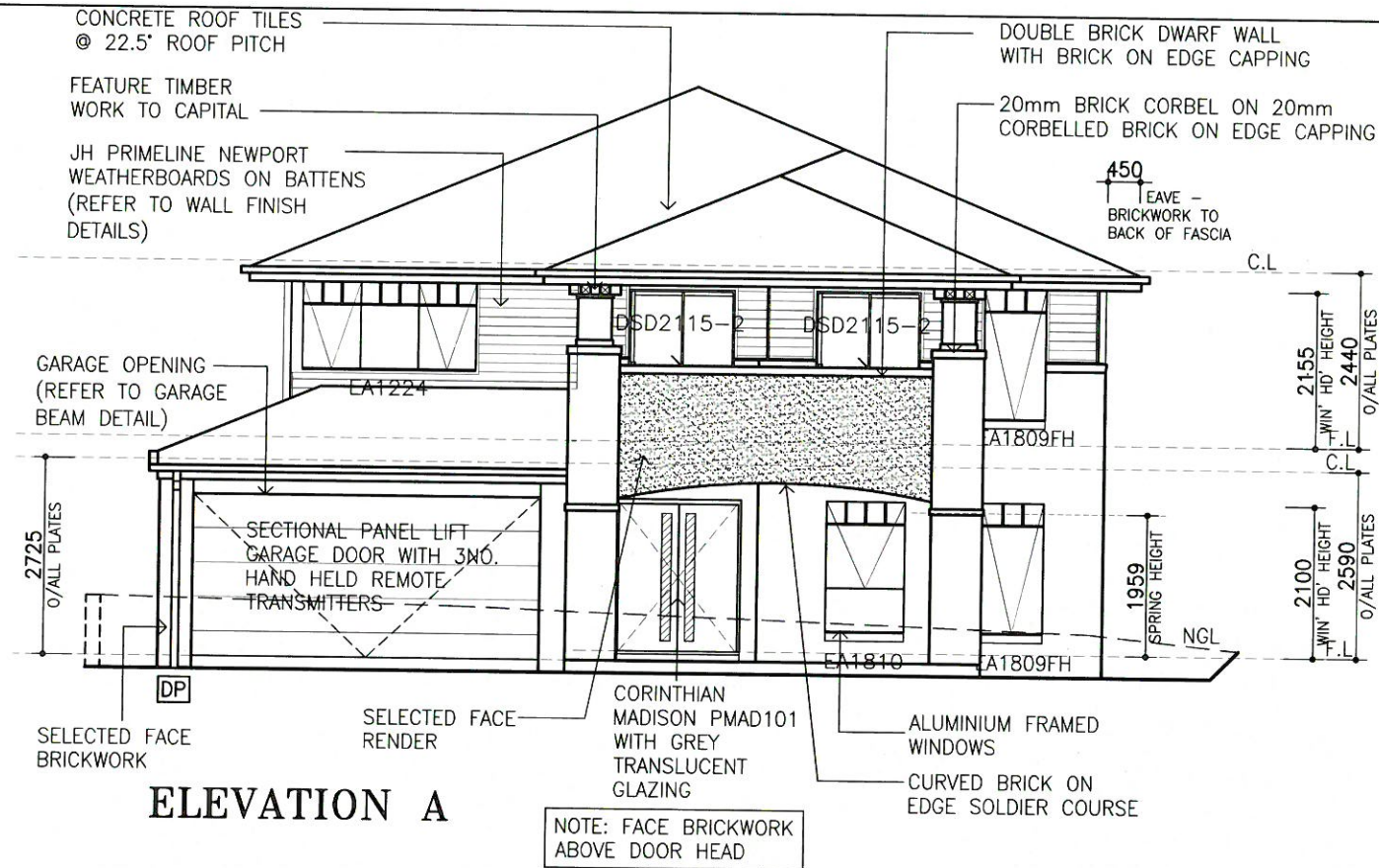
Customer: **K. J. MA'A & A. R. MA'A**

Address: **LOT 26 PINE RIDGE ROAD, KINGLAKE WEST**

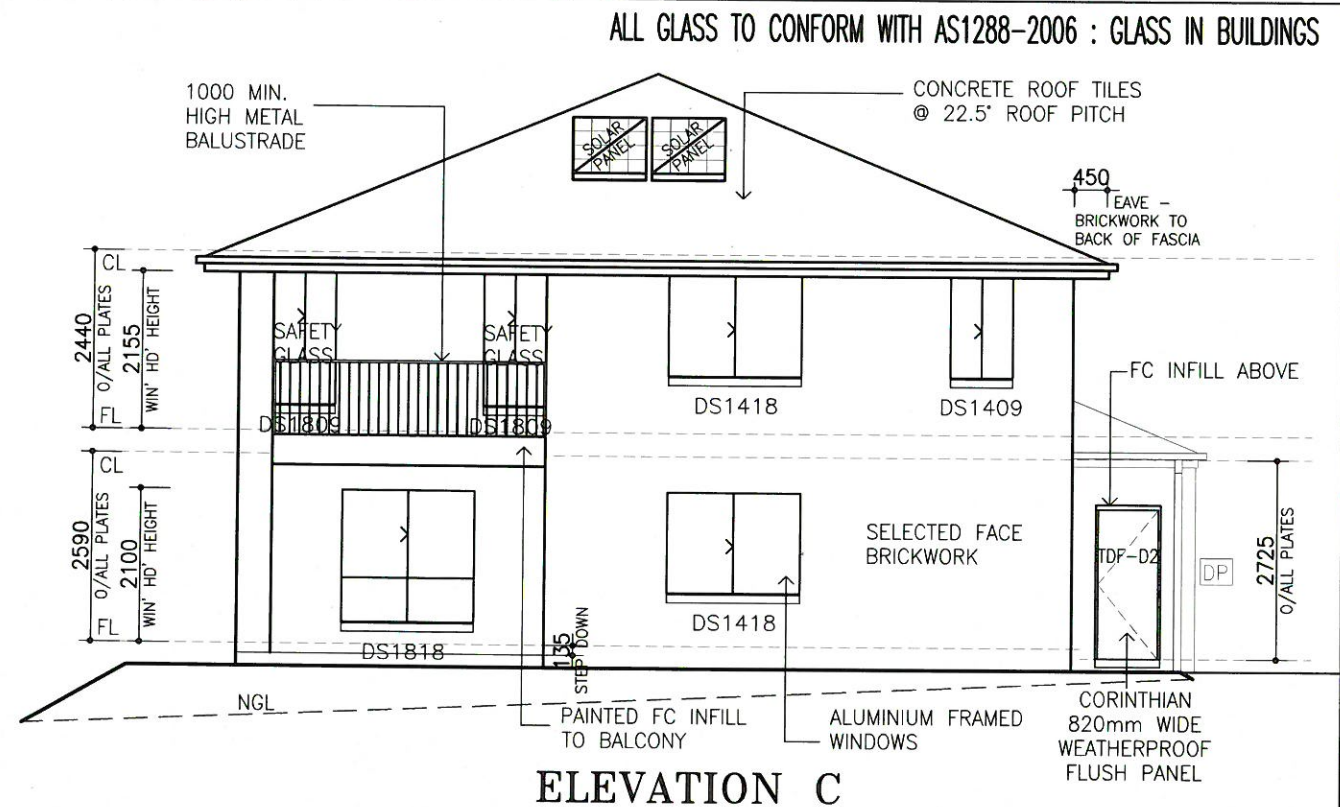
Scale: 1:100@A3  
Date: 29.05.18

House: **HUNTINGTON 5215**  
Facade: **BALTIMORE**  
Drawn: **D.V** Job No: **56069 CON**  
Design: **X00X** Mastered: **T.H** Checked: **X00X**

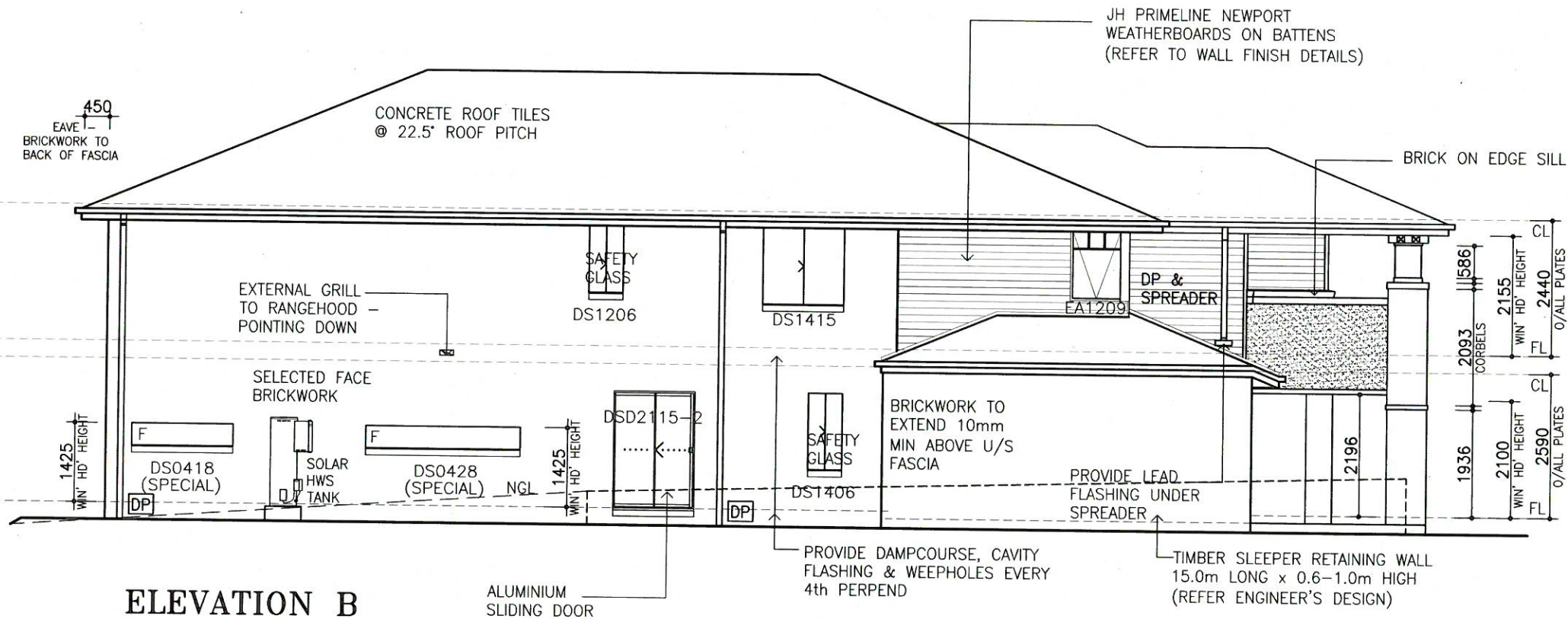
Sheet No: **2.2**



ELEVATION A



ELEVATION C



ELEVATION B

- DENOTES SLIDING WINDOW
- DENOTES AWNING WINDOW
- DENOTES LOW-E GLAZING
- DENOTES DOUBLE GLAZING
- DENOTES DECOR SATIN GLAZING
- DENOTES TRANSLUCENT 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

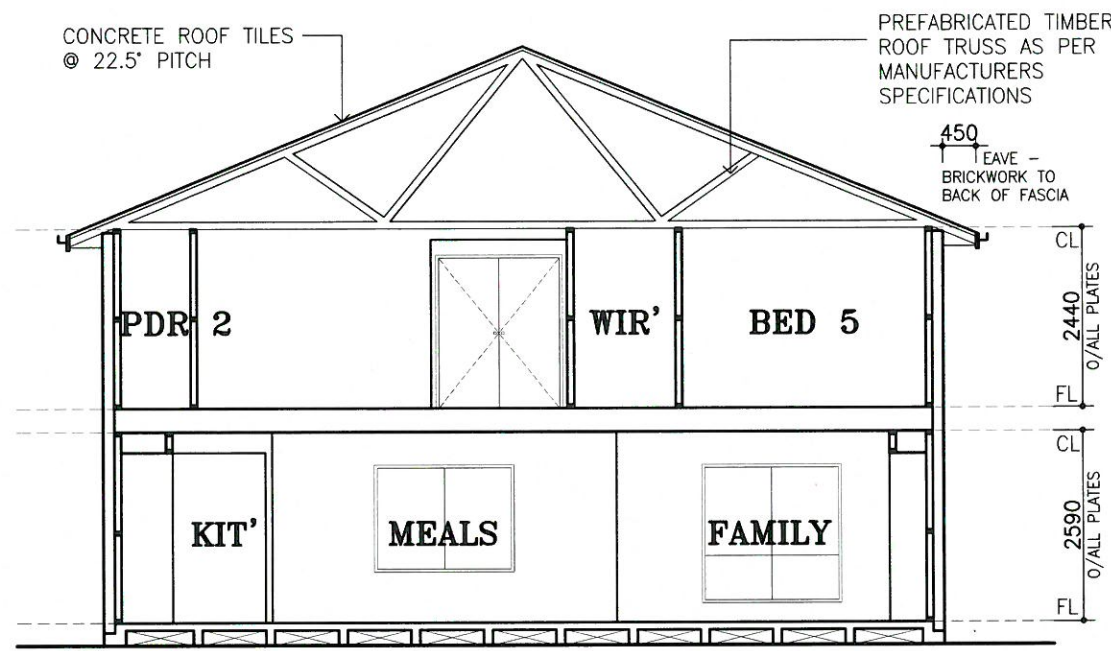
SIMONDS HOMES VICTORIA P/L ACN 050 197 610 ENQUIRIES 1300 SIMONDS  
HEAD OFFICE 1ST FLOOR 570 ST KILDA ROAD, MELBOURNE VIC 3004 INTERNET www.simonds.com.au  
TELEPHONE (03) 9682 0700 E-MAIL enquiries@simonds.com.au



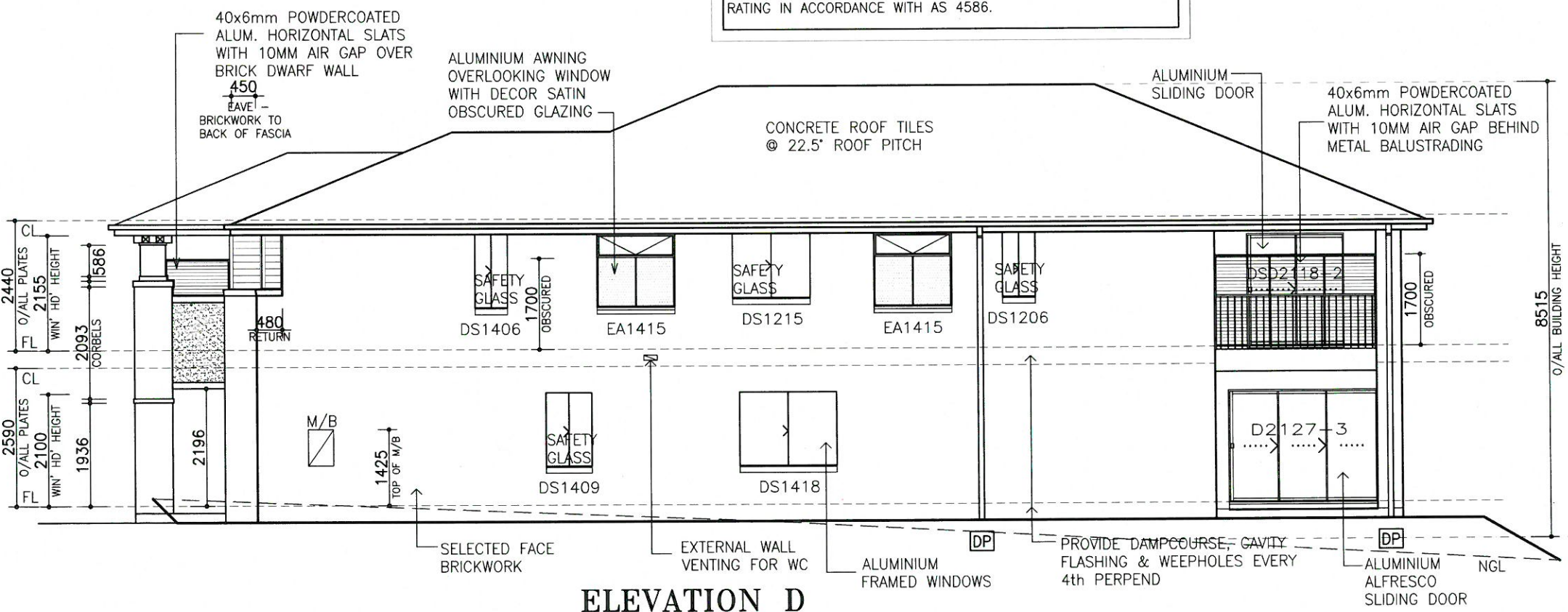
Spec: **NEW LIVING RANGE**  
(STANDARD)  
- DEVELOPMENT DIVISION PURPOSE ONLY -

View: **ELEVATIONS 1**  
Customer: **K. J. MA'A & A. R. MA'A**  
Address: **LOT 26 PINE RIDGE ROAD, KINGLAKE WEST**

House: **HUNTINGTON 5215**  
Facade: **BALTIMORE**  
Drawn: **D.V** Job No: **56069 CON**  
Design: **X00X** Mastered: **T.H** Checked: **X00X**  
Sheet No: **3.1**  
Scale: **1:100@A3**  
Date: **29.05.18**



CONCRETE SLAB - REFER TO ENG'S DETAIL  
**SECTION A-A**



**ELEVATION D**

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

**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

**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 (M/H) 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.

|  |                             |  |                             |
|--|-----------------------------|--|-----------------------------|
|  | DENOTES SLIDING WINDOW      |  | DENOTES AWNING WINDOW       |
|  | DENOTES LOW-E GLAZING       |  | DENOTES DOUBLE GLAZING      |
|  | DENOTES DECOR SATIN GLAZING |  | DENOTES TRANSLUCENT GLAZING |

|   |   |   |  |  |
|---|---|---|--|--|
| SIMONDS HOMES VICTORIA P/L ACN 050 197 610<br>HEAD OFFICE 1ST FLOOR 570 ST KILDA ROAD, MELBOURNE VIC 3004<br>TELEPHONE (03) 9682 0700 E-MAIL enquiries@simonds.com.au | ENQUIRIES 1300 SIMONDS<br>INTERNET www.simonds.com.au | Spec: <b>NEW LIVING RANGE</b><br>(STANDARD)<br>- DEVELOPMENT DIVISION PURPOSE ONLY -  | View: <b>ELEVATIONS 2</b><br>Customer: <b>K. J. MA'A &amp; A. R. MA'A</b><br>Address: <b>LOT 26 PINE RIDGE ROAD, KINGLAKE WEST</b> | House: <b>HUNTINGTON 5215</b><br>Facade: <b>BALTIMORE</b><br>Drawn: <b>D.V</b> Job No: <b>56069 CON</b><br>Design: <b>X00X</b> Mastered: <b>T.H</b> Checked: <b>X00X</b> |
|   |   | COPYRIGHT 2003 SIMONDS IP Pty Ltd (ACN 144 839 805) (ABN 56 144 839 805)<br>NOT TO BE REPRODUCED IN PART OR WHOLE WITHOUT EXPRESS PERMISSION. | Sheet No: <b>3.2</b>   | Scale: <b>1:100@A3</b><br>Date: <b>29.05.18</b>  |

D:\2018\pvc\56069 VCN\56069 CON 29-05-18.dwg, 29/05/2018 8:59:50 AM, user-469