

HOUSEY HOUSE

Alteration & addition at:
117 - 199 George St Fitzroy

for:
Dean Angelucci & Lisa Gorman

Consultant List

Builder

Strongback
Richard Macquire
7 Atkinson St
Templestowe VIC 3106

m 0414 584 533

Structural Engineer

Bliem & Assoc.
Robin Bliem
PO Box 624
Eltham VIC 3065

p 9431 4630
f 9431 4730

Building Surveyor

Inline Building Surveyors
Dean Giammarino
Suite 7
250 Gore St
Fitzroy VIC 3065

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f 9419 8799
m 0408 577 643

Land Surveyor

Peeter Rickard & Assoc.
Peter Rickard
63 Kooyongkoot Rd
Hawthorn VIC 3122

p 9819 1400
f 9819 2400
m 0418 881 400

General Notes

All materials and work practices shall comply with but not limited to the Building Regulations 1994, The Building Code of Australia 1996 and all relevant current Australian Standards.

AS 1288 - 1994 Glass in buildings - selection and installation.
AS 1562 - 1992 Design and installation of sheet roof and wall cladding.
AS 1684 - 1992 National timber framing code.
AS 1860 - 1991 Installation of particle board flooring.
AS 2049 - 1992 Roof tiles.
AS 2050 - 1989 Fixing of roof tiles.
AS 2670 - 1996 (Pt 1) Residential slabs and footings
AS 2904 - 1986 Damp-proof courses and flashings
AS 3600.1 - 1995 Code of practices for physical barriers used in the protection of buildings against termites.
AS 3700 - 1998 Masonry in buildings.
AS 3740 - 1994 Waterproofing of wet areas in residential buildings.
AS 3786 - 1993 Smoke alarms.
AS 4055 - 1992 Wind loadings for housing.
AS 4100 - 1998 Steel structures.
AS 2601 - 2001 Demolition works

Safety glazing to be used in the following cases:

- All rooms within 500mm vertical of floor level
- Bathrooms/Ensuite within 1500mm vertical from bathbase within 500mm horizontal from bath/shower to shower doors
- Laundry within 1200mm vertical from floor level and/or within 300mm
- Doorway within 300mm horizontal from all doors

Provide impervious substrate and select surface finish to floors within 1500mm of an unenclosed shower, to walls at 1800mm above floors and 150mm above baths, sinks, basins splashbacks and the like.

All mechanical ventilation to be installed in accordance with AS 1668.2. All exhaust fans to be sealed.

Thermal Insulation must be in accordance with AS/NZS 4859.1 & BCA 3.12.1 Thermal insulation must comply with thermal R totals for climate zone 6:

- Roof insulation to new and existing, total R value min 3.7: (R2.5 Air-Cell Glareshield & R4.0, 200mm recycled polyester batts)
- Wall insulation to new and existing, total R value min 2.2: (R2.0 90mm recycled polyester batts & double sided foil)

Shower screens to be installed in accordance with BCA 3.6.9

Step sizes (other than for spiral stairs) to be:

- Riser 190mm max and 115mm min
- Going 355mm max and 240mm min
- 125mm max gap to open treads
- All stairs to comply with BCA Part 3.9.1.2
- All handrails to comply with BCA Part 3.9.2.3
- All treads lands and the like to have non-slip finish
- Where floor level exceeds a max riser of 190mm, landing is to be provided outside external doors

Window sizes nominated are nominal only. Actual size may vary according to manufacturer. All openings are to be measured on site prior to fabrication of windows.

Windows to be flashed all around.

All internal and external doors and windows to be sealed all round. Provide weather strips to all external doors.

All gaps and cracks to be sealed against draughts

All downlights to be sealed

Dryer to be ducted directly to the outside

Where the building (excluding Class 10) is located in a Termite Protection Zone Area, the area to the underside and the perimeter of the building is to be treated against termite attack.

All stormwater to be taken to the Legal Point of Discharge to the satisfaction of the relevant authorities

These drawings shall be read in conjunction with all relevant structural and other consultants

Figured dimensions take precedence over scaled dimensions

Report all discrepancies to this office prior to the commencement of any works with dimensions, setbacks, levels, specifications and all other relevant documentation

Installation of all services shall comply with the respective supply authority requirements

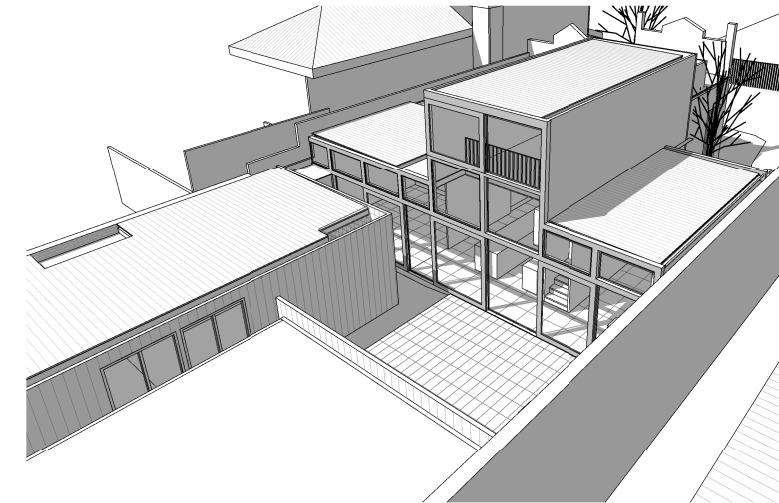
All MDF used on site to be OE (zero emission) type

All paint finishes to utilise Bio-paints, refer to specification for further details

Refer to specification notes for details regarding all flooring materials and fixing/bedding methods

⊕ Hard wired battery backup smoke detector to AS 3786

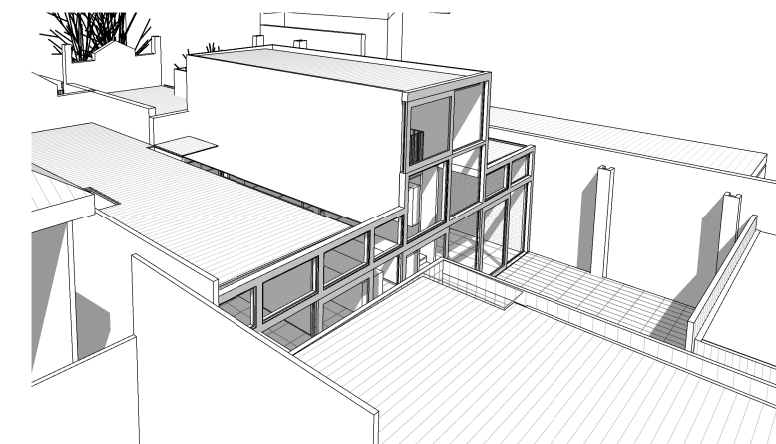
Drawing List	
Sheet Number	Sheet Name
WD00	Cover Sheet
WD01	Site & Roof Drainage Plan
WD02	Basement & Ground Floor Plan
WD03	First Floor Plan
WD04	Window Schedule
WD05	Door Schedule
WD06	Slab heating layout
WD07	GF - Reflected Ceiling / Electrical Plan
WD08	FF - Reflected Ceiling / Electrical Plan
WD09	Elevations
WD10	Elevations
WD11	Elevations
WD12	Sections
WD13	Sections
WD14	Details
WD15	Kitchen Joinery
WD16	Kitchen & WIR Joinery
WD17	Ensuite Joinery
WD18	Kids store, Laundry & Kids robe joinery
WD19	Bathroom 1 & Drying Cpd Joinery
WD20	Bathroom 2 Joinery
WD21	Joinery Details
WD22	Balustrade
WD23	Front Gate
WD24	Drying Cupboard



Southwest Perspective



Rear Perspective



Northwest Perspective

FOR CONSTRUCTION

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ABN 84 608 424 272
ARBV 6602

Boston Villa

North

Status

Sheet Name

Sheet Number

Scale

Date

Code

Working Drawings

Cover Sheet

WD00

1 : 100

2 Mar 2009

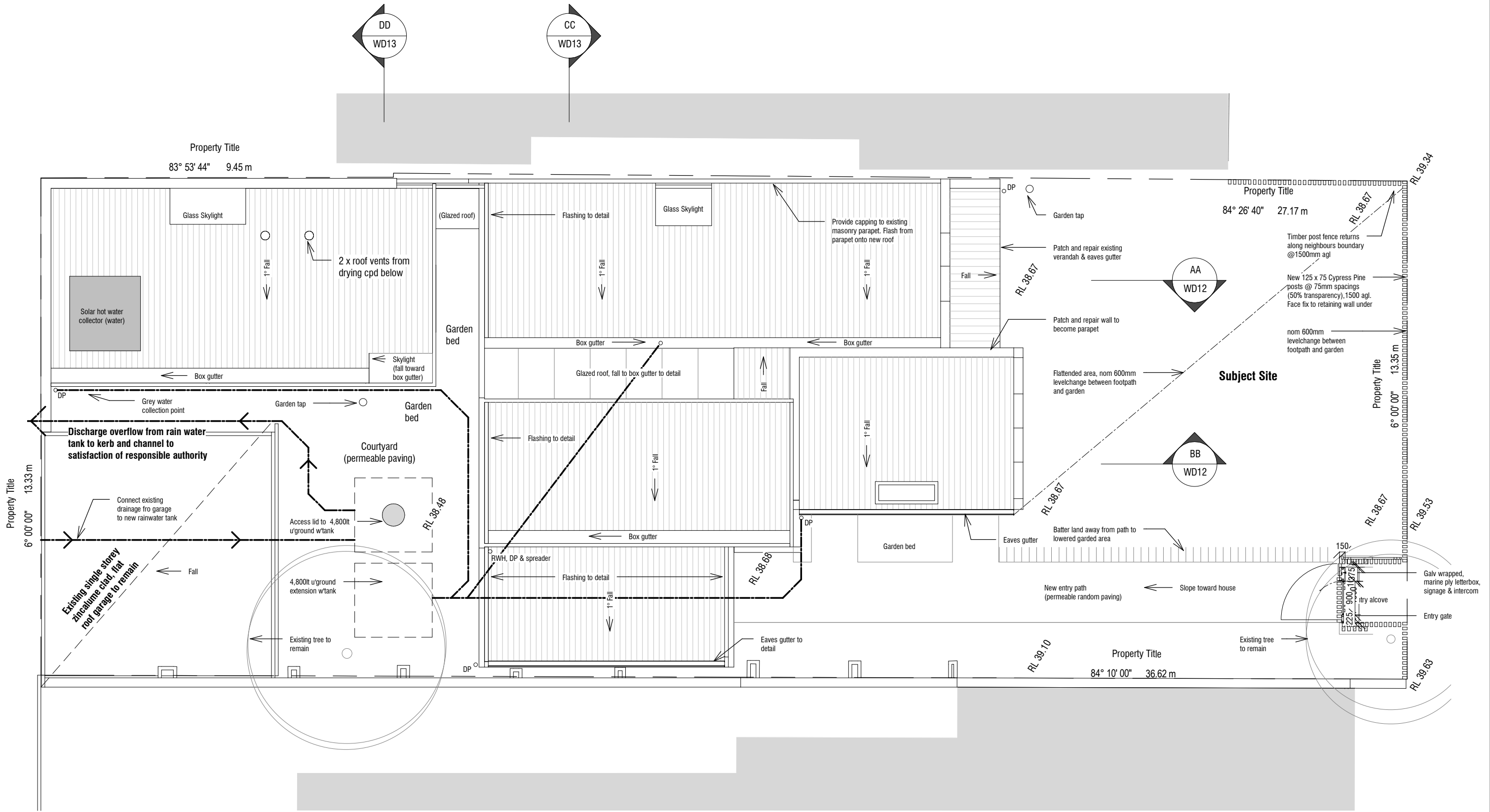
AnGs07

Drawn: EF

Checked: EF

These drawings shall be read in conjunction with the Structural, Civil and Services engineers drawings and the Specification. Check and verify all dimensions, levels and implied conditions on site before commencing any work. Report any discrepancies to the Architect prior to commencing that section of work. Dimensions on drawings are to be taken in preference to scale.

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Site & Drainage Plan

1 : 100

Drainage Notes

- All stormwater drains to be installed in accordance with AS3500 and connect to legal point of discharge to satisfaction of local authority

- Stormwater drain (below ground)
- dp Downpipe
- rwh Rain water head

Plumbing Notes

- Provide re-circulating hot water loop (main loop) to all hot water points
- Connect rainwater storage tanks to all WC cisterns
- Solar hot water boosters to be evacuated tube type connected to gas storage tank to suit
- Ensure all grey water is taken to a single point nominated on the drawings for future installation of grey water treatment plant



Boston Villa

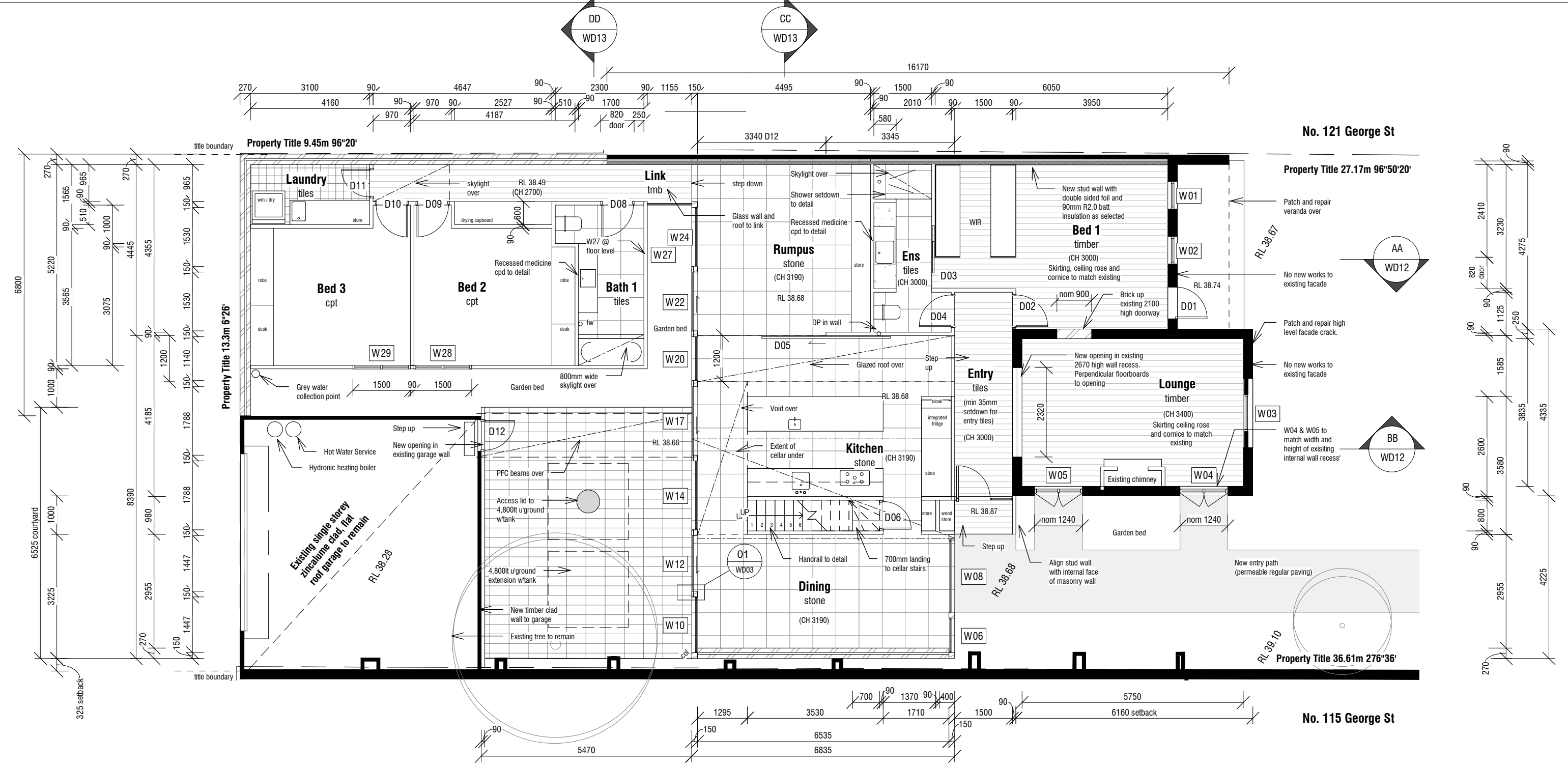
Client Address Code
 AnGs07

Working Drawings

Sheet Issued Scale
 Site & Roof Drainage Plan 2 Mar 2009 1 : 100

Drawn: EF
 Checked: EF

Sheet no. Sheet rev.
 WD01



Ground Floor Plan

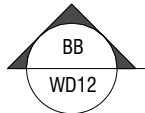
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Plumbing Notes

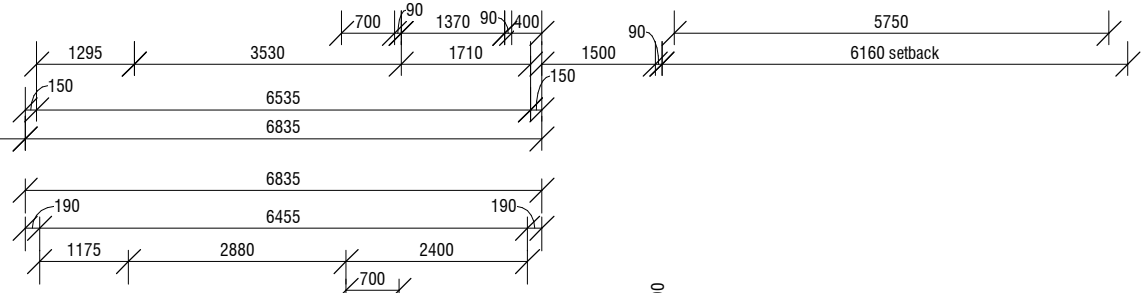
- Provide re-circulating hot water loop (main loop) to all hot water points
- Connect rainwater storage tanks to all WC cisterns
- Solar hot water boosters to be evacuated tube type connected to gas storage tank to suit
- Ensure all grey water is taken to a single point nominated on the drawings for future installation of grey water treatment plant

Basement Notes

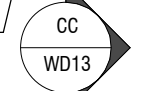
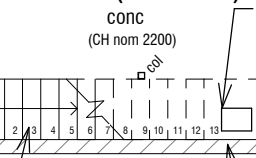
- All air circulation from and to the basement to use PVC pipes.
- Provide an air venting loop from the basement to a point behind the fridge.
- Provide a low level (nom 300mm) air inlet point from an external point. Provide a weatherproof & vermin proof grate at the external point.
- Provide a high level (nom 2.0m affl) air outlet point in the cellar to an external point. Provide a weatherproof & vermin proof grate at the external point.

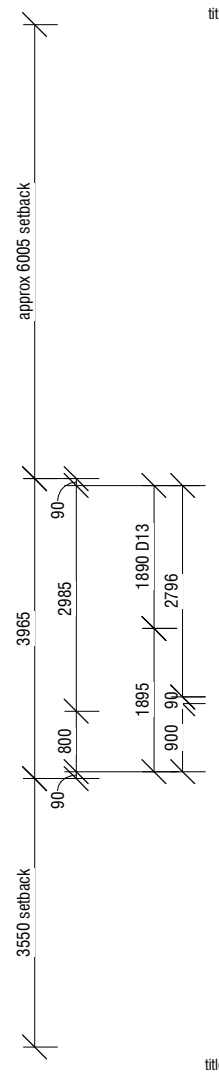
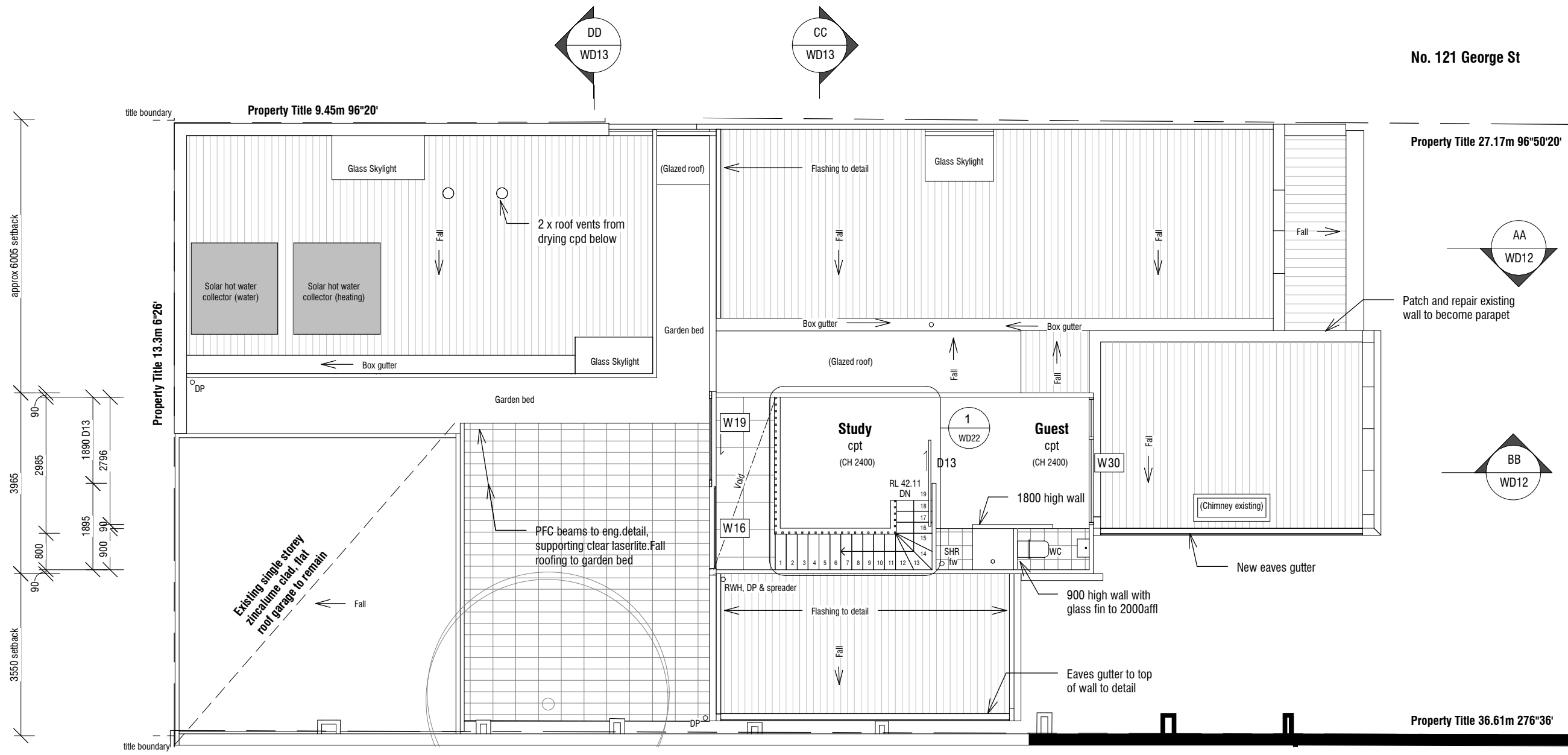


Basement
1 : 100



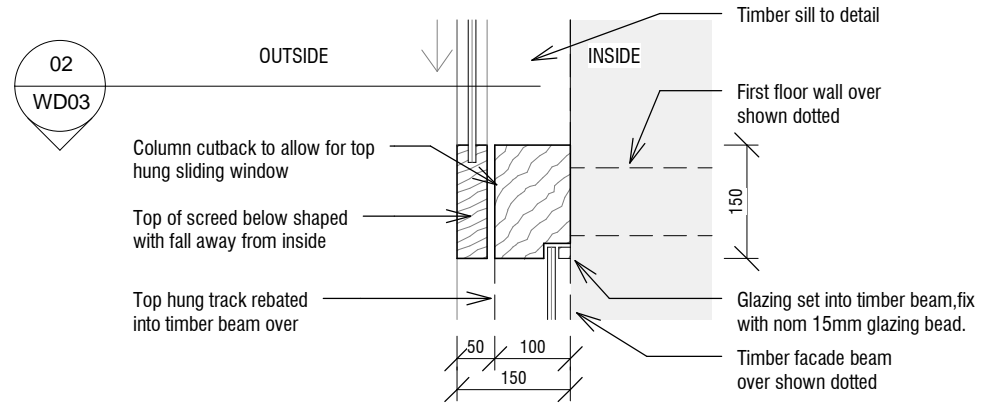
Basement (Wine Store)



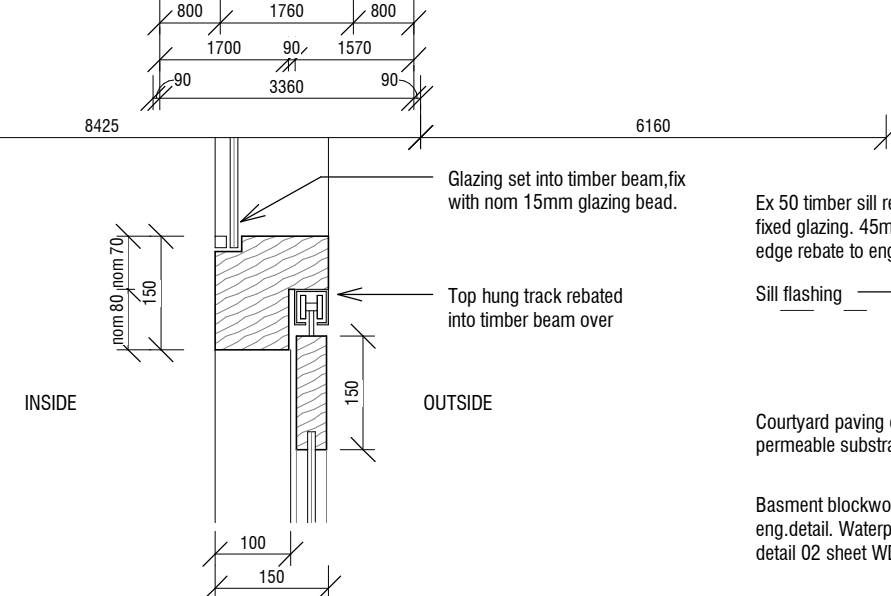


First Floor Plan

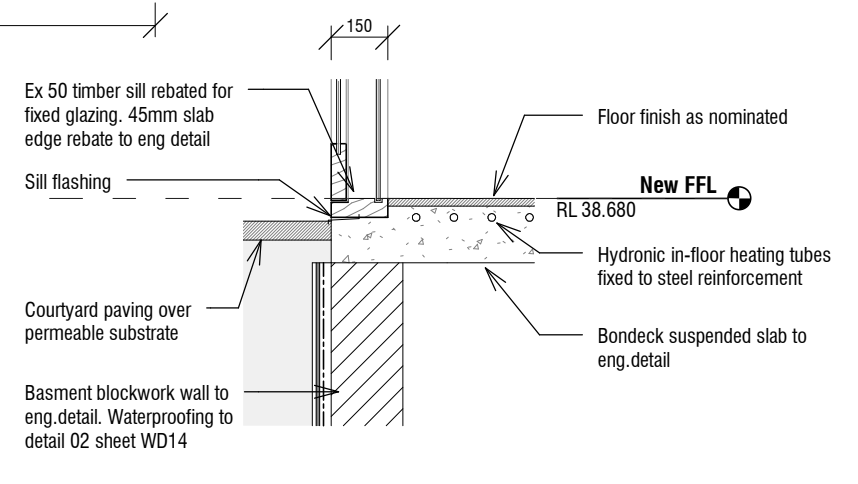
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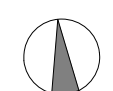
01 Column & sliding window alignment
WD02 1 : 10

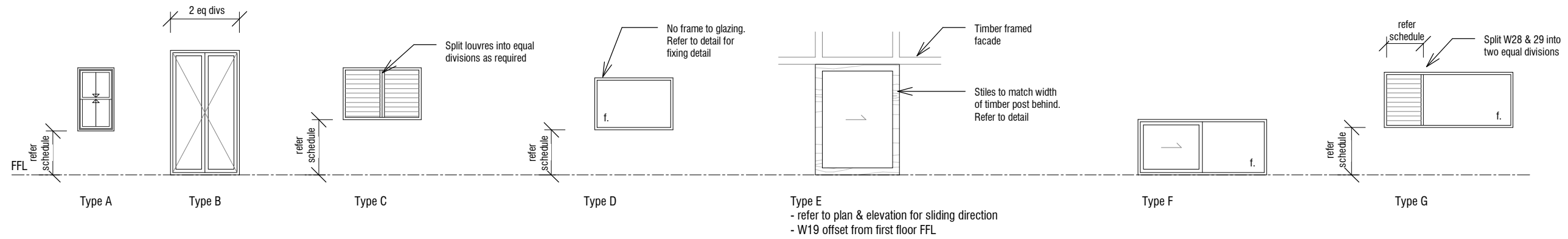


02 Sliding track
WD03 1 : 10



03 Sill Detail
WD12 1 : 20



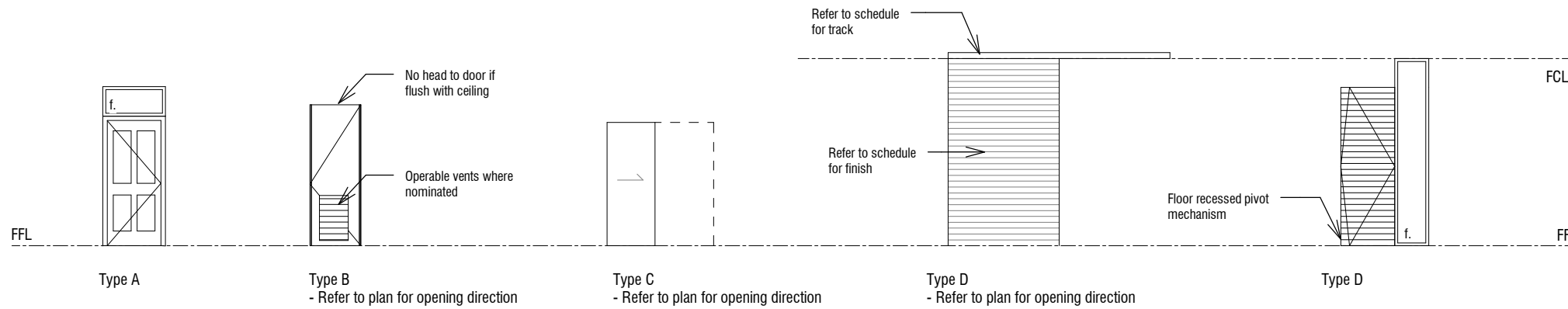


Window Schedule									
Mark	Type Mark	Description	Width	Height	Sill Height	Frame	Insert	Mechanism	Finish
01	A	Timber double hung shash window	715	1300	900	Ex 50 hardwood	-	Keyed plunge lock	Paint finish
02	A	Timber double hung shash window	715	1300	900	Ex 50 hardwood	-	Keyed plunge lock	Paint finish
03	A	Timber double hung shash window	950	2170	600	Ex 50 hardwood	-	Keyed plunge lock	Paint finish
04	B	Outward swinging French Doors	1240	2700	0	Ex 50 hardwood	-	Keyed mortice lock, lever handles	Paint finish
05	B	Outward swinging French Doors	1240	2700	0	Ex 50 hardwood	-	Keyed mortice lock, lever handles	Paint finish
06	C	Glass louvre insert	900	2400	0	Insert fixed to timber facade	Altair 102mm glass with insect screen	Keyed lock, standard handle	Anodised finish to insert
07	C	Glass louvre insert	900	790	2550	Insert fixed to timber facade	Altair 102mm glass with insect screen	Keyed lock, O ring handle	Anodised finish to insert
08	D	Fixed glass	1875	2400	0	Glazing fixed to timber facade to detail	-	-	-
09	D	Fixed glass	1875	790	2550	Glazing fixed to timber facade to detail	-	-	-
10	D	Fixed glass	1447	2400	0	Glazing fixed to timber facade to detail	-	-	-
11	C	Glass louvre insert	1460	790	2550	Insert fixed to timber facade	Altair 102mm glass with insect screen	Keyed lock, O ring handle	Anodised finish to insert
12	E	Timber sliding window	1747	2400	-0	To detail	-	Parrot beak lock, flush pull handles, Cowdroy Triumph top hung track	Stain finish
13	C	Glass louvre insert	1460	790	2550	Insert fixed to timber facade	Altair 102mm glass with insect screen	Keyed lock, O ring handle	Anodised finish to insert
14	D	Fixed glass	1788	2400	0	Glazing fixed to timber facade to detail	-	-	-
15	D	Fixed glass	1788	1670	2550	Glazing fixed to timber facade to detail	-	-	-
16	D	Fixed glass	1788	1670	4310	Glazing fixed to timber facade to detail	-	-	-
17	E	Timber sliding window	2088	2400	0	To detail	-	Parrot beak lock, flush pull handles, Cowdroy Triumph top hung track	Stain finish
18	D	Fixed glass	1788	1670	2550	Glazing fixed to timber facade to detail	-	-	-
19	E	Timber sliding window	2088	1670	4310	To detail	-	Parrot beak lock, flush pull handles, Cowdroy Triumph top hung track	Stain finish
20	D	Fixed glass	1140	2400	0	Glazing fixed to timber facade to detail	-	-	-
21	C	Glass louvre insert	1140	790	2550	Insert fixed to timber facade	Altair 102mm glass with insect screen	Keyed lock, O ring handle	Anodised finish to insert
22	E	Timber sliding window	1830	2400	0	To detail	-	Parrot beak lock, flush pull handles, Cowdroy Triumph top hung track	Stain finish
23	C	Glass louvre insert	1530	790	2550	Insert fixed to timber facade	Altair 102mm glass with insect screen	Keyed lock, O ring handle	Anodised finish to insert
24	D	Fixed glass	1530	2400	0	To detail	-	-	-
25	C	Glass louvre insert	1530	790	2550	Insert fixed to timber facade	Altair 102mm glass with insect screen	Keyed lock, O ring handle	Anodised finish to insert
26	D	Fixed glass	965	790	2550	Glazing fixed to timber facade to detail	-	-	-
27	F	Timber sliding window with fixed side light	1800	500	0	Ex 50 hardwood	-	Bottom roller track system to suit	Stain finish
28	G	Timber frame with louvre insert & fixed sidelight, split in two equal divisions	1500	2700	0	Ex 50 hardwood	Altair 102mm glass with insect screen	Keyed lock, standard handle	Stain to frame, anodised to insert
29	G	Timber frame with louvre insert & fixed sidelight, split in two equal divisions	1500	2700	0	Ex 50 hardwood	Altair 102mm glass with insect screen	Keyed lock, standard handle	Stain to frame, anodised to insert
30	G	Timber frame with 750 wide louvre insert & fixed sidelight	2800	1200	900	Ex 50 hardwood	Altair 102mm glass with insect screen	Keyed lock, standard handle	Stain to frame, anodised to insert

- All windows drawn as viewed from outside (unless otherwise noted)
- All glazing to be sized for weight & designed in accordance with AS1288-1994 & AS2047-1999
- Maximum deflection to be 5mm
- Type 'A' safety glass to be used in human-impact zones in accordance with AS2208
- Glazing to be fixed via structural silicone or glazing bead
- Frames: min ex 50mm thick, solid rebated, KDHW with class 1 timber sills
- Transoms & mullions: 40mm
- Stiles & top rails: Ex 150mm
- Bottom rails: Ex 150mm
- Sash material: 60x 40mm all way round
- Awnings and double hung windows to have keyed locks
- All frames to be screwed and nailed (not gang nailed)
- All doors and windows are to be mortised and tenoned (not dowelled)
- All frames to include flashing grooves to outside of jambs
- All casement windows to be fitted with stainless steel washability stays, not butt hinges and fitted with Truth Maxim Dual Arm and removable cover operators.

Window Schedule

1 : 100



Door Schedule						
Mark	Type Mark	Description	Door Size	Height	Mechanism	Finish
01	A	4 panel timber door with glazed highlight		2100	Level handles, mortice lock, door stop, perimeter seals	Paint finish
02	B	35mm thick, flush panel semi-solid interior door	820	2400	Lever handles, passage set, door stop	Paint finish
03	C	820 wide cavity sliding door		2100	Flush pull handles, ring pull, privacy snib	Paint finish
04	B	35mm thick, flush panel semi-solid interior door	820	2400	Lever handles, passage set, door stop, privacy snib	Paint finish
05	D	Surface mounted sliding door		3190	Flush pull handles, Centor A6 open rail track, surface mounted door	Timber boards to substrate, stain finish
06	B	35mm thick, flush panel semi-solid interior door	720	2100	Lever handles, passage set, operable vents	Paint finish
08	B	35mm thick, flush panel semi-solid interior door	820	2400	Lever handles, passage set, door stop, privacy snib	Paint finish
09	B	35mm thick, flush panel semi-solid interior door	820	2400	Lever handles, passage set, door stop, operable vents	Paint finish
10	B	35mm thick, flush panel semi-solid interior door	820	2400	Lever handles, passage set, door stop, operable vents	Paint finish
11	B	35mm thick, flush panel semi-solid interior door	720	2400	Lever handles, passage set, door stop	Paint finish
12	B	35mm thick, flush panel semi-solid interior door	820	2100	Lever handles, passage set, door stop, privacy snib	Paint finish
13	D	Surface mounted, top hung sliding door		2400	Flush pull handles, Cowdroy Triumph top hung track	Paint finish
16	E	920mm Timber clad pivot door with fixed side light		2510	Recessed pivot opener, level handles, mortice lock, door stop, perimeter seals	Timber boards to substrate, stain finish

- All doors drawn as viewed from outside (unless otherwise noted)

- All glazing to be sized for weight & designed in accordance with AS1288-1994 & AS2047-1999

- Maximum deflection to be 5mm.

- Type 'A' safety glass to be used in human-impact zones in accordance with AS2208

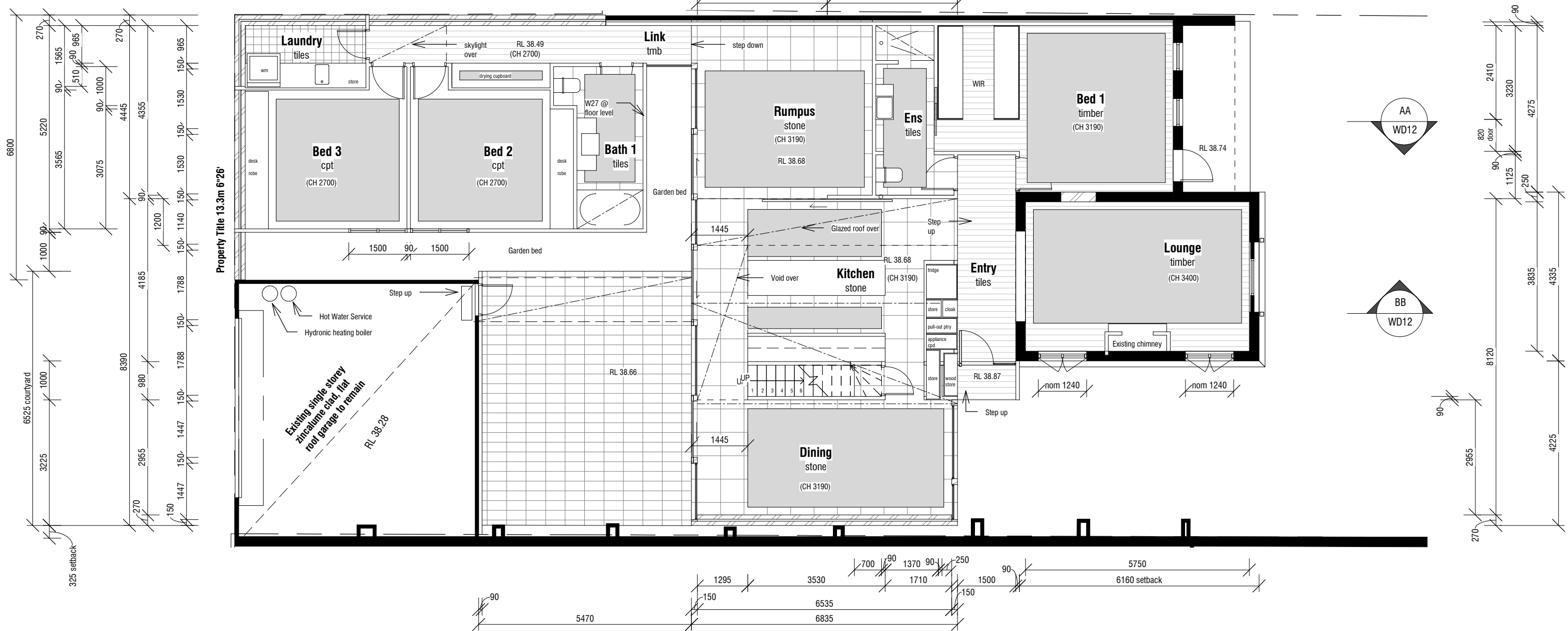
- Glazing to be fixed via structural silicone

- Internal/external door jambs:
ex 40mm thick, solid rebated, paint finish. Width of jamb to suit finished wall thickness (no head to internal doors)
Internal timber jambs may have stops planted on.

Architraves:
Internal/external doors: stop wall finish against jamb

Door Schedule

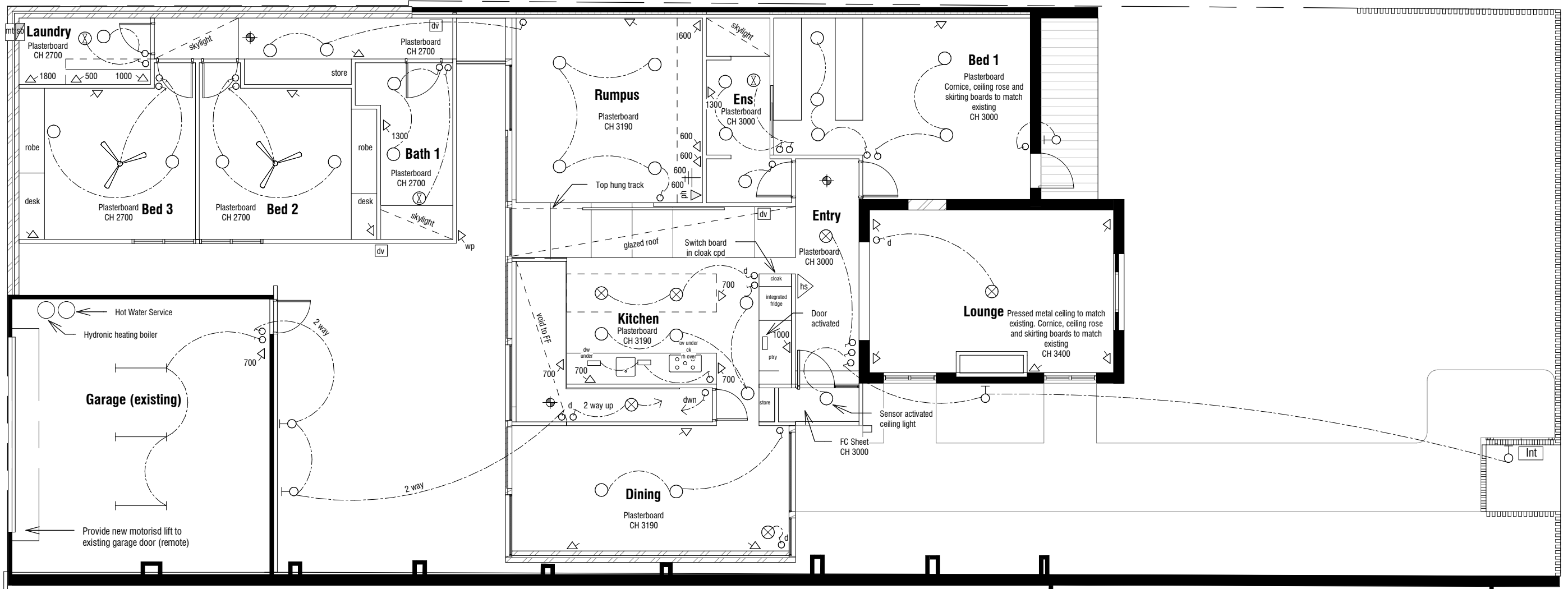
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Ground Floor slab heating layout

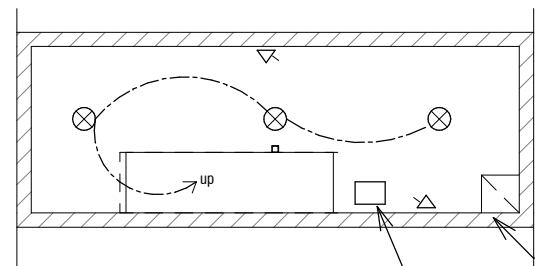
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- Timber floor to be fixed whilst slab heating is running
- Hotwater for heating to be supplied by Solar Hot Water evacuated tubes (refer WD01 for location)
- Contractor to advise on most appropriate location for hot water storage unit/boiler (and booster if required)
- Refer to detail 01 on sheet WD13 for fixing of in-floor slab heating
- Areas requiring heating shown shaded
- Shaded areas are indicative only
- Actual layout and extent of heating to be sized by contractor to suit room size and volume
- No heating required in the Cellar or the First Floor



GF - Reflected Ceiling /Electrical Plan

1 : 100



Basement

1 : 100

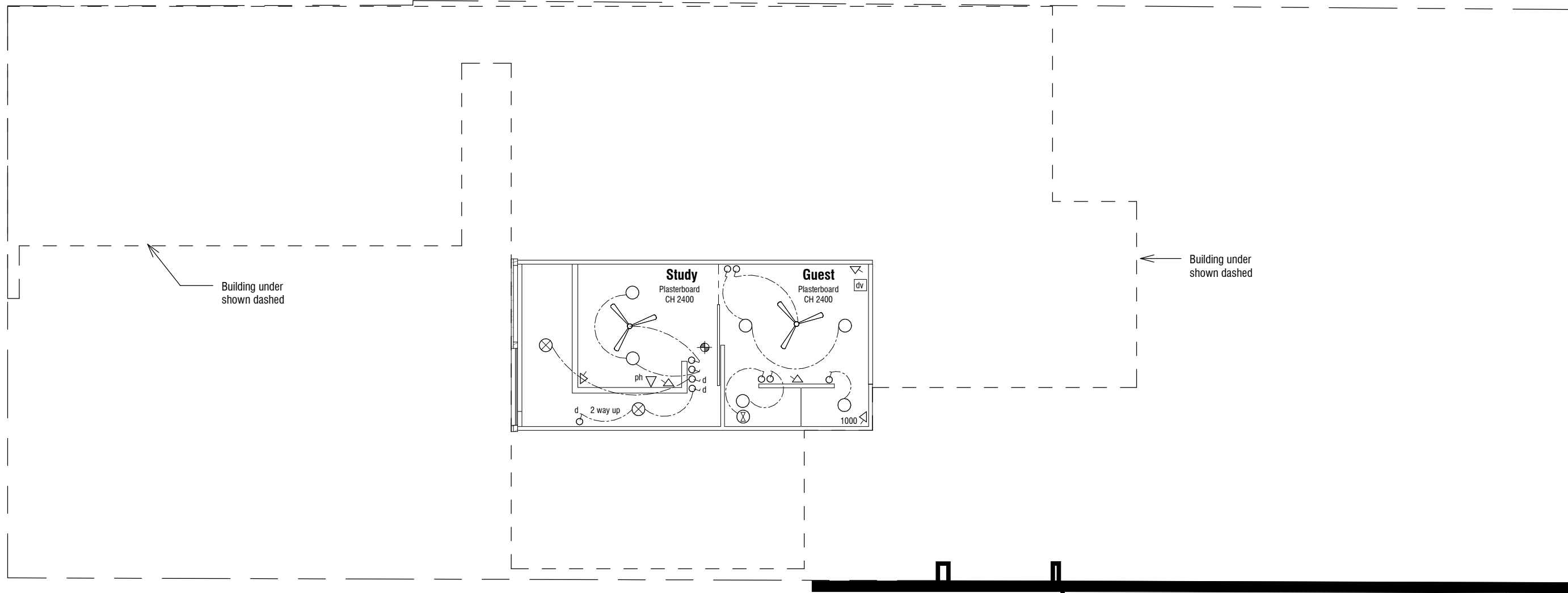
- | | | | |
|------------------|--|-----|---|
| ph | Phone point | — — | Surface mounted 1200mm long fluorescent |
| ▽ | Double GPO (on skirting board) | ⚡ | Free to air TV |
| ▽ ₇₀₀ | Double GPO (height above FFL) | ⊕ | Smoke detector (hard wired) |
| ▽ _{2wp} | Water proof external double GPO | ⊗ | Ceiling mounted exhaust fan - min air flow of 25l/s |
| ⊖ | Switch | ⊗ | Ceiling mounted fan - seperately switched |
| ⊖ ^d | Switch with dimmer | Int | Intercom - solenoid release to front gate |
| ○ | Recessed ceiling light - compact fluorescent | hs | Intercom handset - solenoid release to front gate |
| ⊗ | Pendant ceiling light - drop length to be confirmed on site with architect - fitting to be confirmed | mt | Electricity meter (recessed in wall) |
| □ | Joinery recessed shelf light - door activated in pantry | sb | Switchboard (recessed in wall) |
| ○— | External surface mounted wall light | dv | Ducted vacuum point |

Note:
Meter location to be nominated by electrical contractor and approved by architect

Generally:
Builder to provide power, either GPO or hard wire as required, to all other services, appliances and equipment not shown in the legend above, including but not limited to:

- dishwasher
- oven
- cooktop
- microwave
- rangehood
- hot water service
- hydronic heating boiler
- ducted vacuum unit
- intercomm
- security system
- basement sump pump
- etc





FF - Reflected Ceiling / Electrical Plan

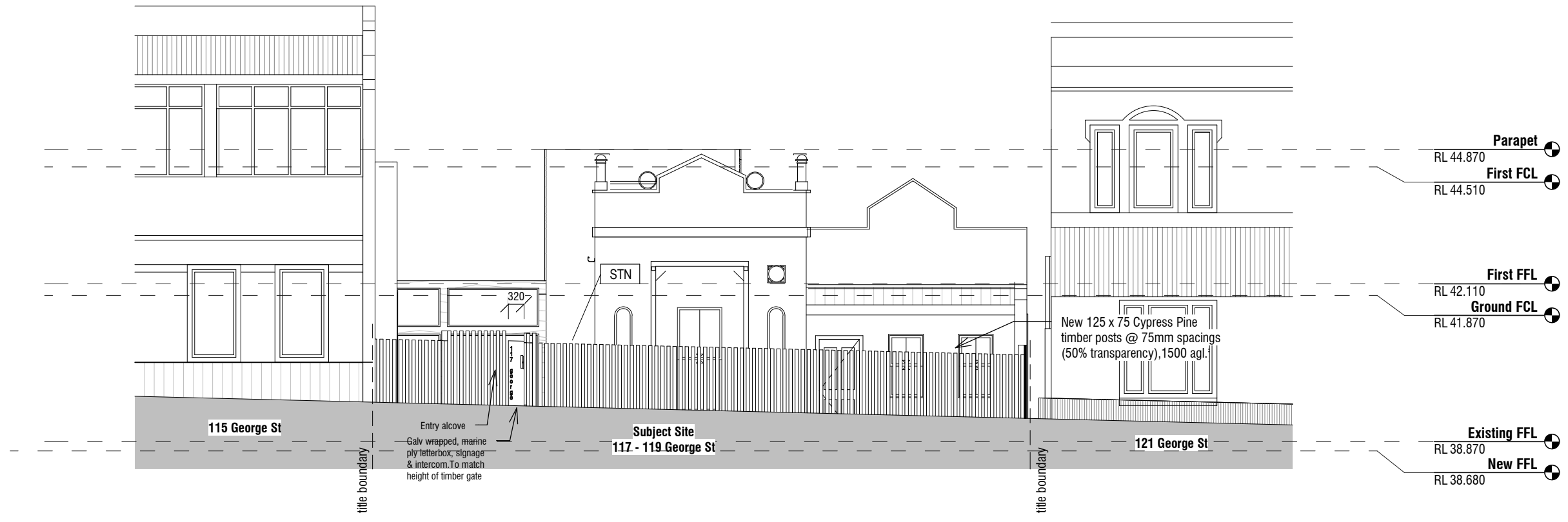
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- | | | | |
|------------------|--|-----|--|
| ph | Phone point | — — | Surface mounted 1200mm long fluorescent |
| ▽ | Double GPO (on skirting board) | ⊕ | Free to air TV |
| ▽ ₇₀₀ | Double GPO (height above FFL) | ⊕ | Smoke detector (hard wired) |
| ▽ _{2wp} | Water proof external double GPO | ⊗ | Ceiling mounted exhaust fan
- min air flow of 25l/s |
| ⊖ | Switch | ⊗ | Ceiling mounted fan
- separately switched |
| ⊖ ^d | Switch with dimmer | Int | Intercom
- solenoid release to front gate |
| ○ | Recessed ceiling light - compact fluorescent | hs | Intercom handset
- solenoid release to front gate |
| ⊗ | Pendant ceiling light
- drop length to be confirmed on site with architect
- fitting to be confirmed | mt | Electricity meter (recessed in wall) |
| □ | Joinery recessed shelf light
- door activated in pantry | sb | Switchboard (recessed in wall) |
| ○— | External surface mounted wall light | dv | Ducted vacuum point |

Note:
Meter location to be nominated by electrical contractor and approved by architect

Generally:
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- oven
- cooktop
- microwave
- rangehood
- hot water service
- hydronic heating boiler
- ducted vacuum unit
- intercomm
- security system
- basement sump pump
- etc





Proposed Front Fence Elevation (George St)

1 : 100



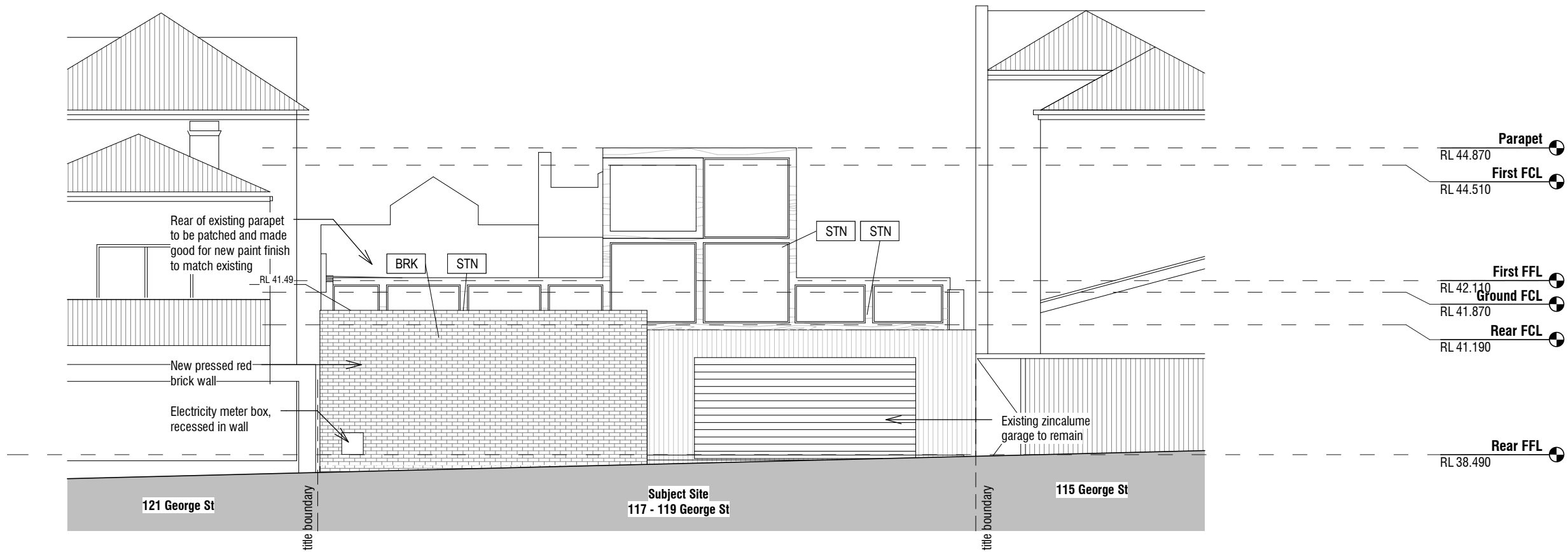
Proposed East (George St) Elevation (Fence Removed)

1 : 100

Materials Legend

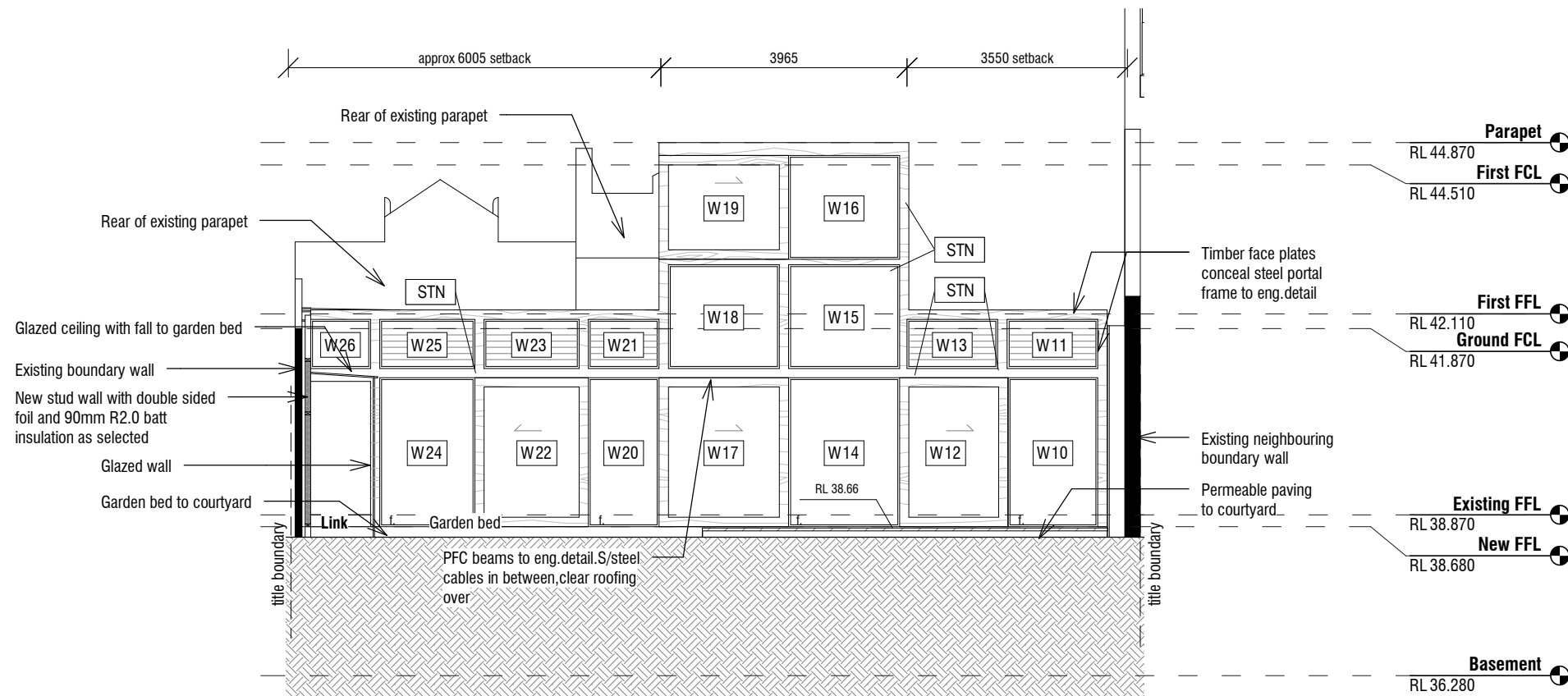
- BRK Face brick wall
- Pressed red brick
- FC FC Sheet cladding
- Paint Finish as specified
- PNT Paint finish
- Dulux 'Charcoal Grey' as specified
- STN Stain Finish
- Clear stain over natural timber as specified
- BLK Blockwork wall
- Bagged finish
- Natural grey cement

NOTE: all boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority



Proposed West (Lt George St) Elevation

1 : 100



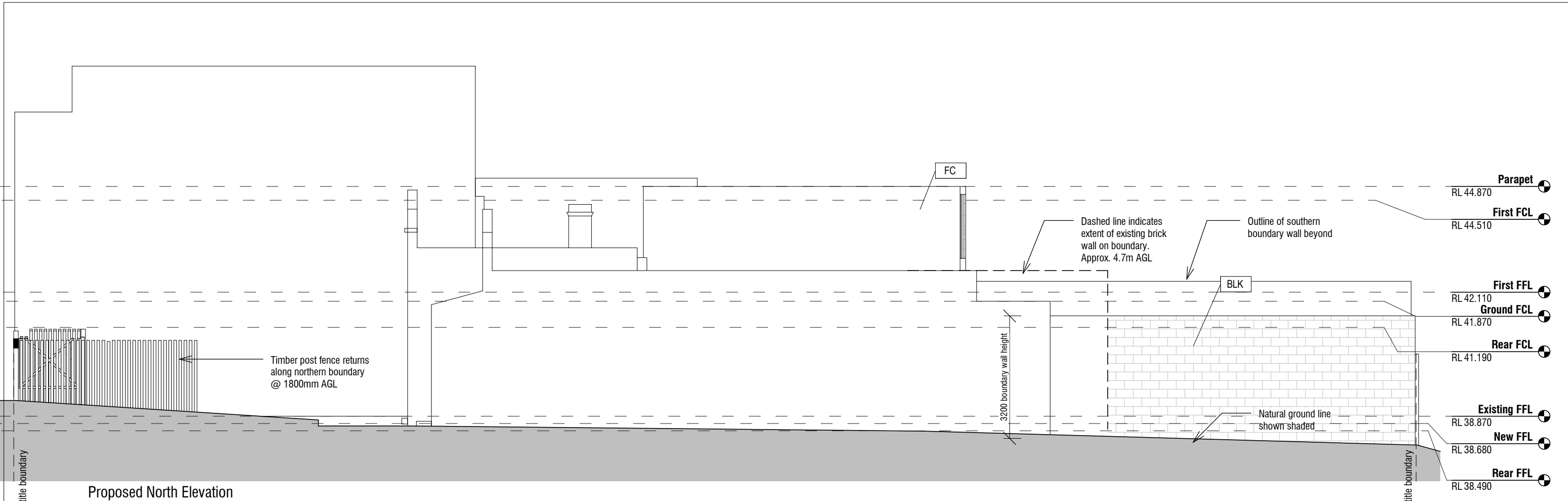
Proposed West (Rear of Dwelling) Elevation

1 : 100

Materials Legend

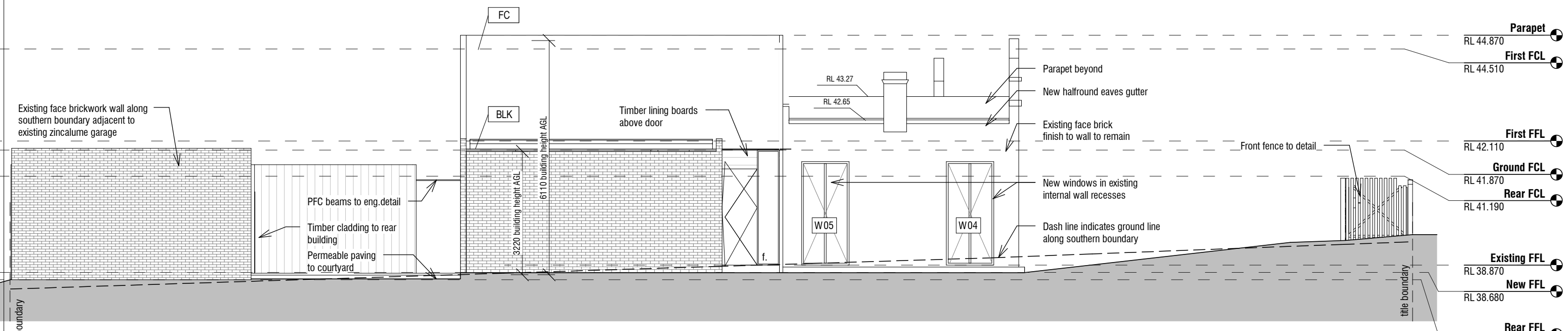
- BRK Face brick wall
- Pressed red brick
- FC FC Sheet cladding
- Paint Finish as specified
- PNT Paint finish
- Dulux 'Charcoal Grey' as specified
- STN Stain Finish
- Clear stain over natural timber as specified
- BLK Blockwork wall
- Bagged finish
- Natural grey cement

NOTE: all boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority



Proposed North Elevation

1 : 100

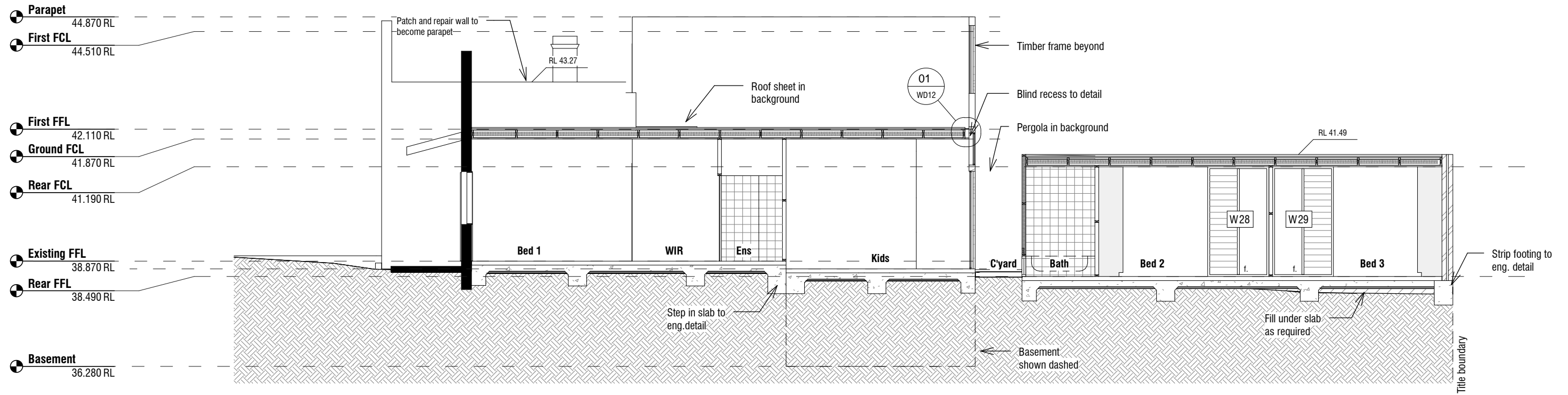


Proposed South Elevation

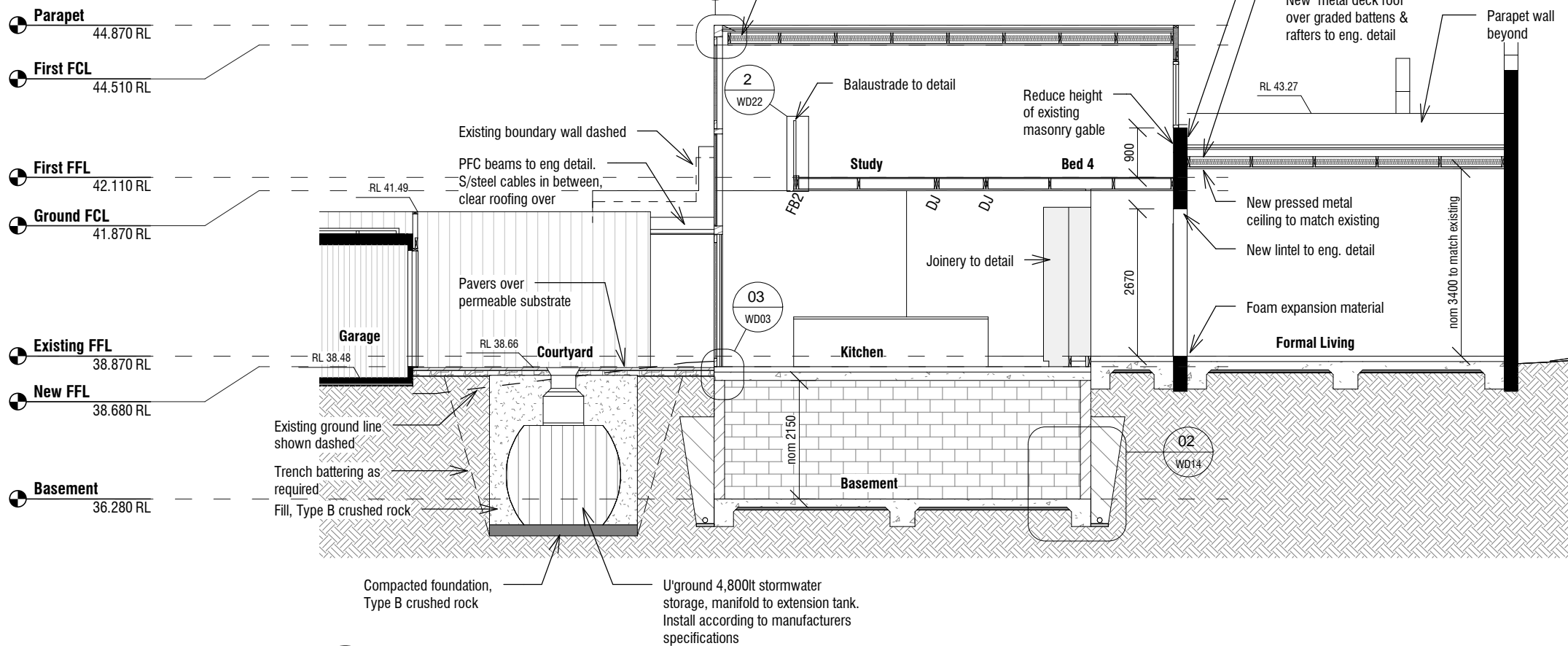
1 : 100

Materials Legend.

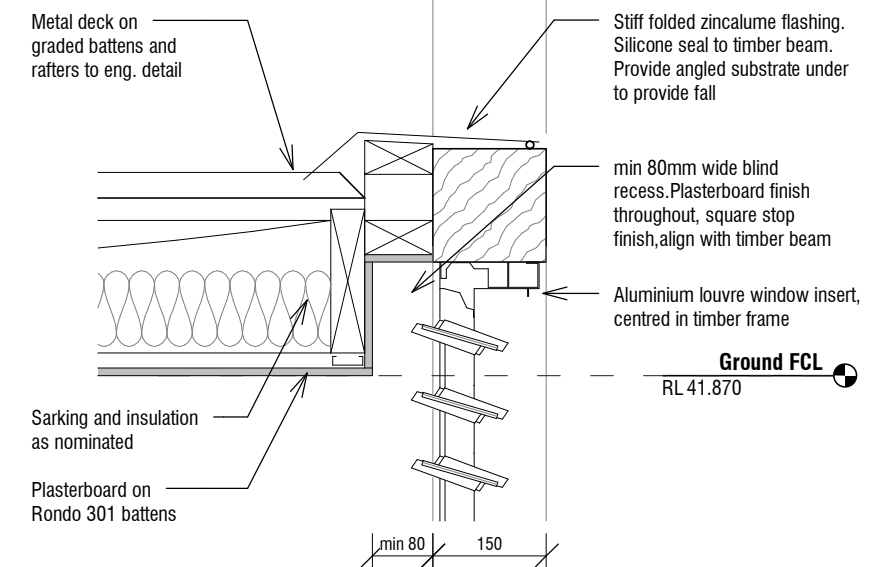
BRK	Face brick wall - Pressed red brick	PNT	Paint finish - 'Charcoal Grey' as specified
FC	FC Sheet cladding - Paint Finish as specified	STN	Stain Finish - Clear stain over natural timber as specified
BLK	Blockwork wall - Natural grey cement - Bagged finish	NOTE:	all boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority



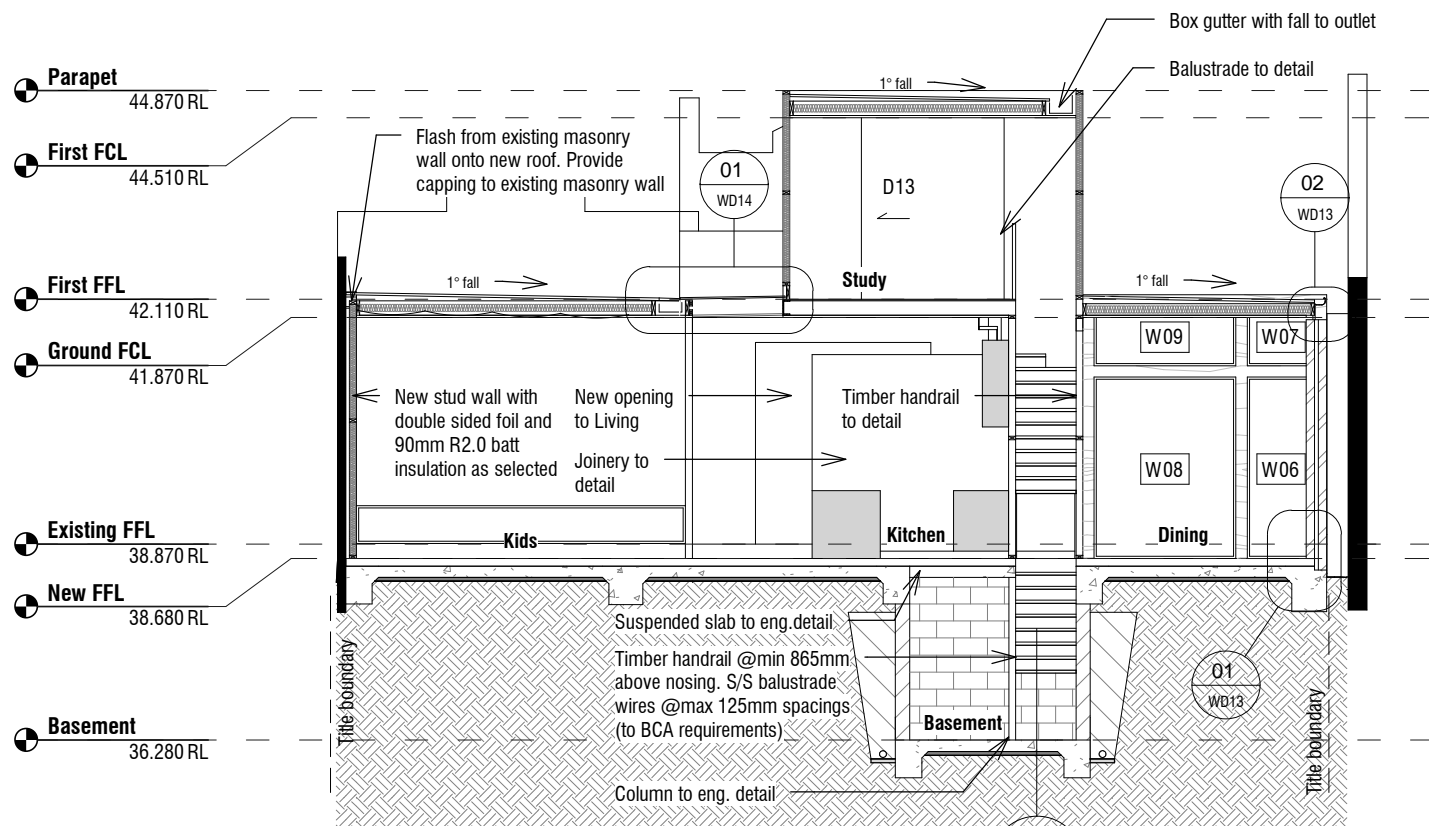
AA Long Section
WD01 1:100



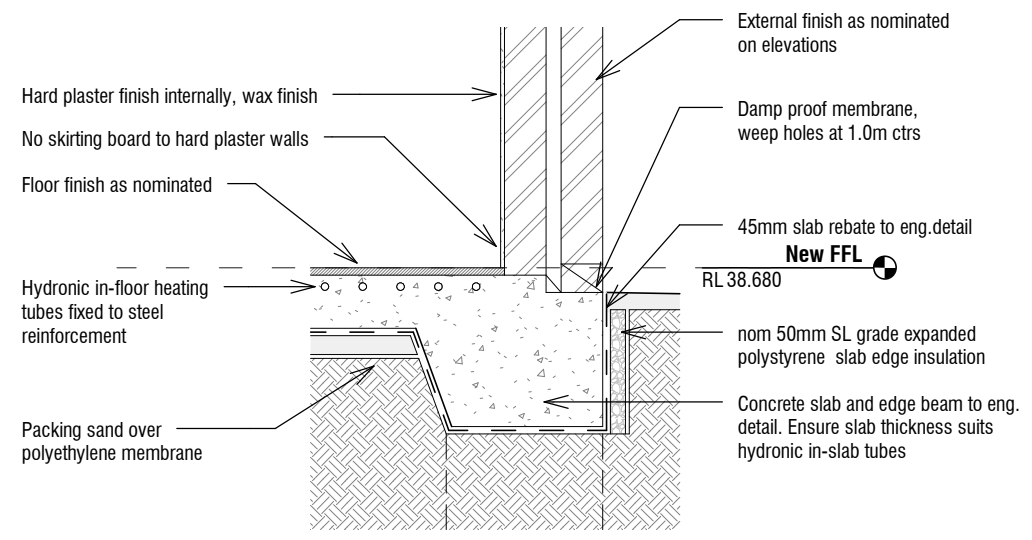
BB Long Section (basement)
WD01 1:100



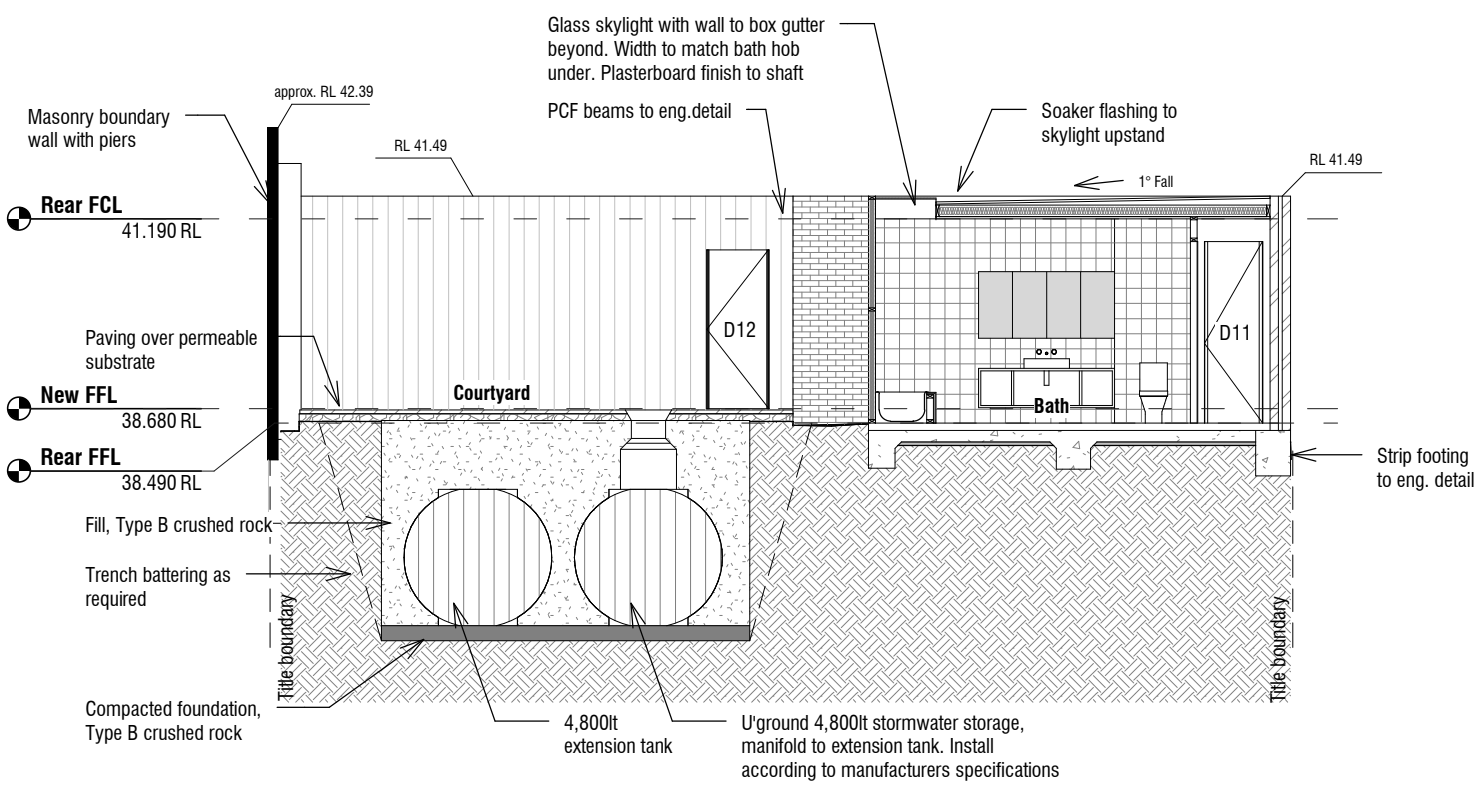
01 Blind recess
WD12 1:10



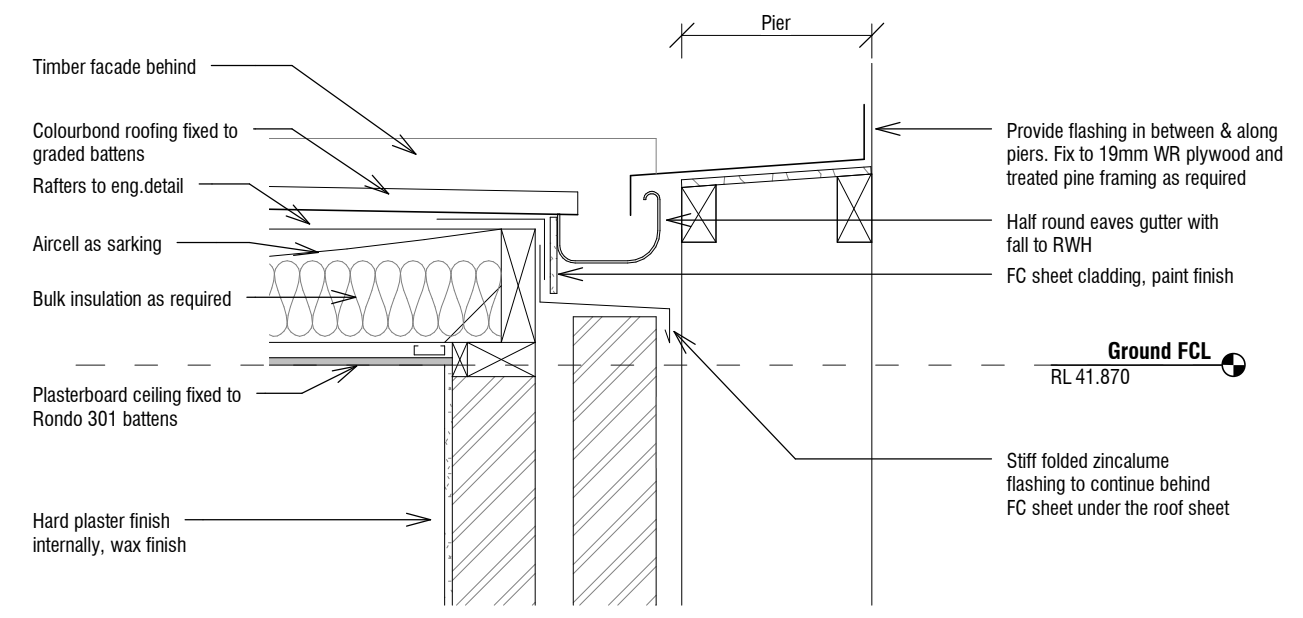
CC
Cross Section (Kids to Dining)
1 : 100



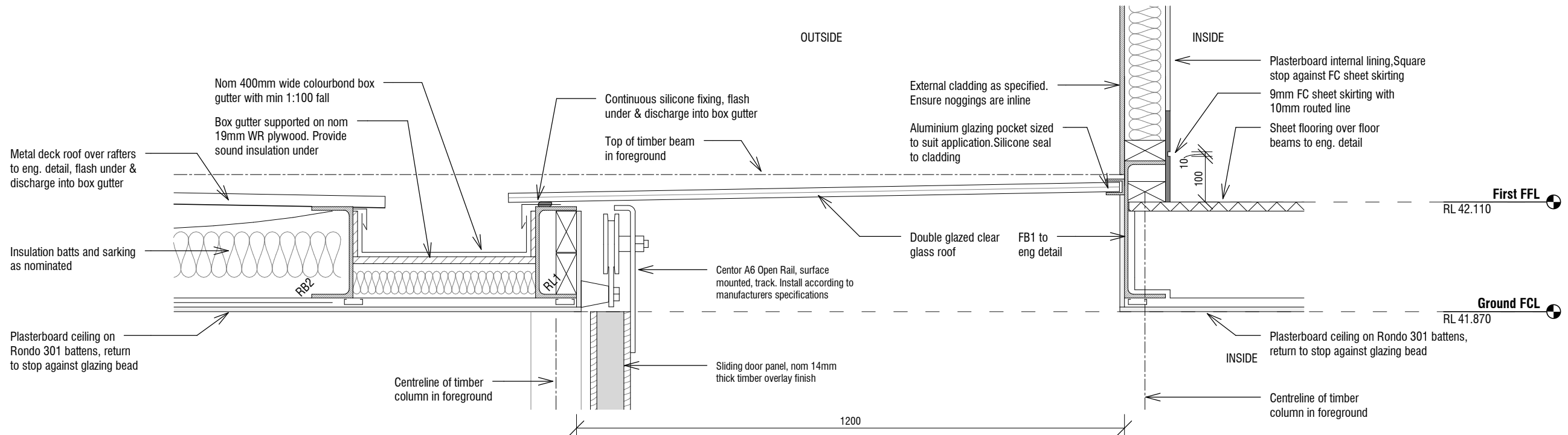
O1
WD13
Footing Detail
1 : 20



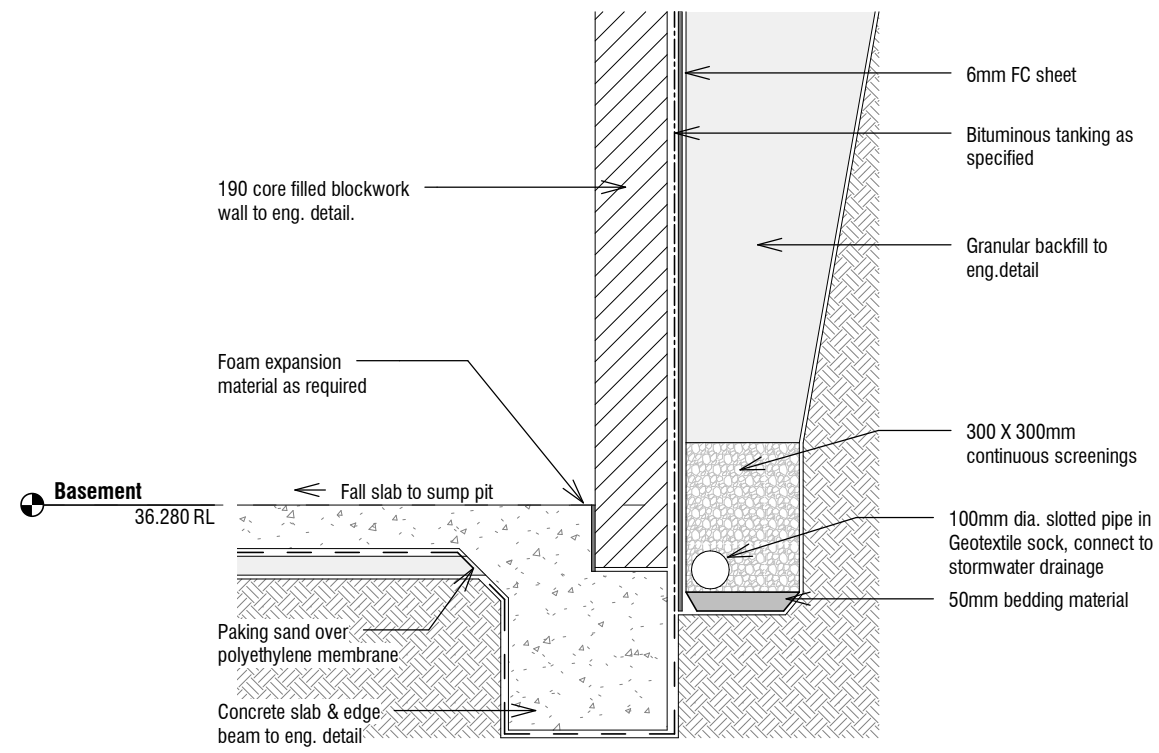
DD
Cross section (bath 1 & courtyard)
1 : 100



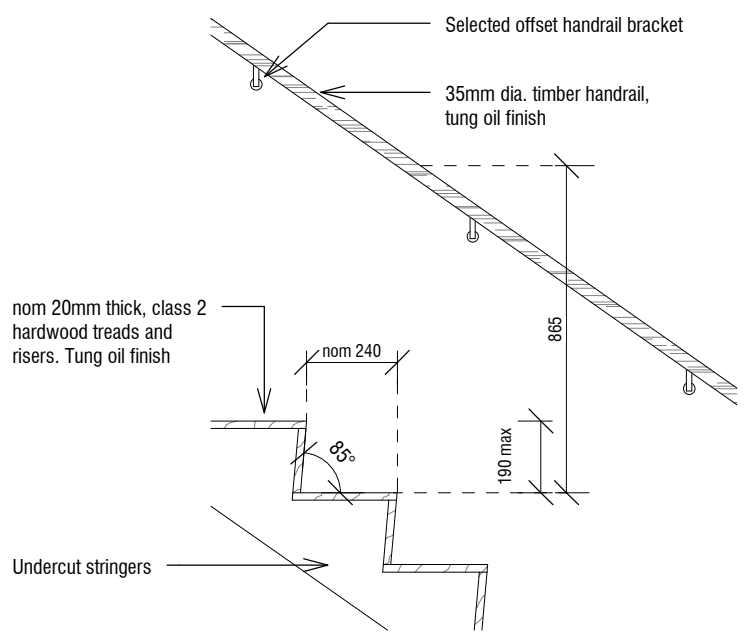
O2
WD13
Eaves gutter to top of wall
1 : 10



01 Glazed roof
WD13 1 : 10

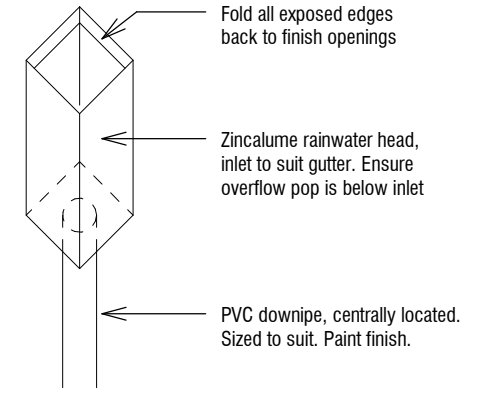


02 Tanking detail
WD12 1 : 20

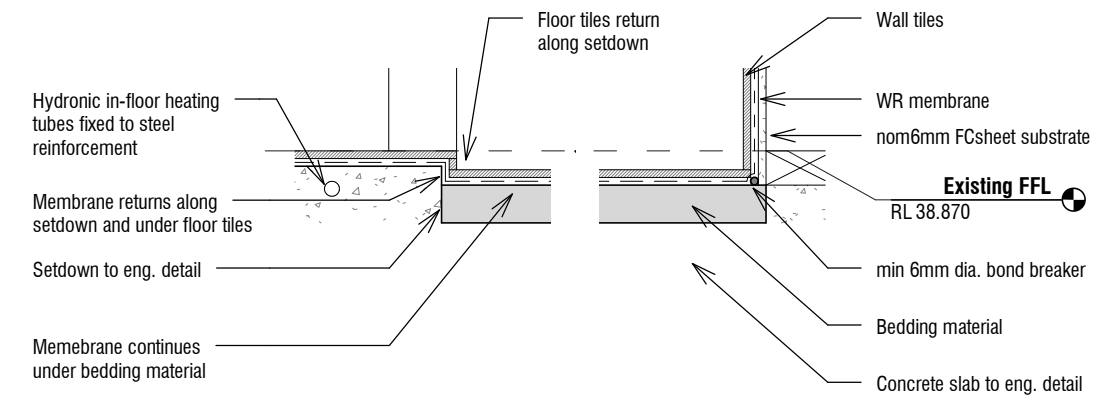


NOTE:
- Open treads to basement / ground floor stairs
- Closed treads to ground floor / first floor stairs

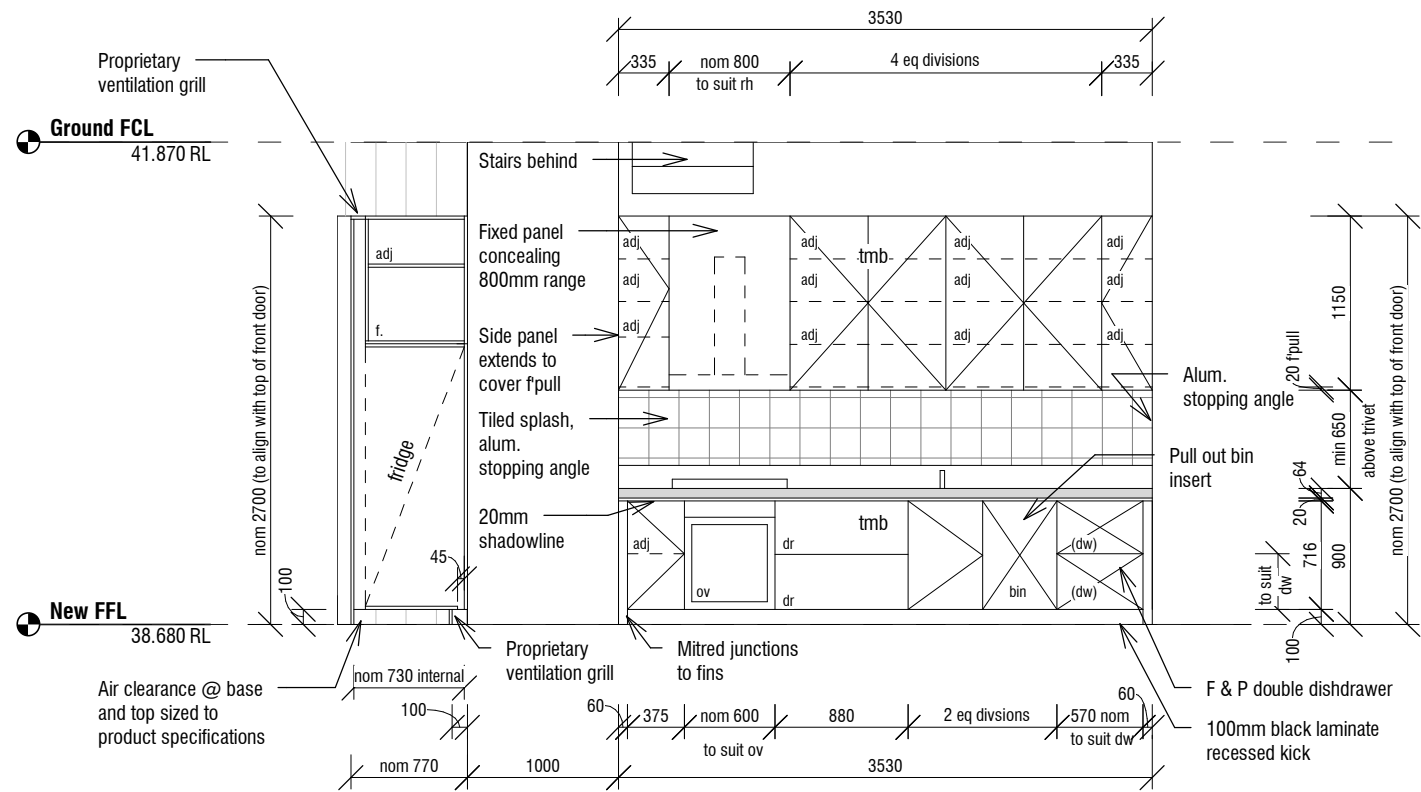
03 Stair detail (typical)
WD02 1 : 20



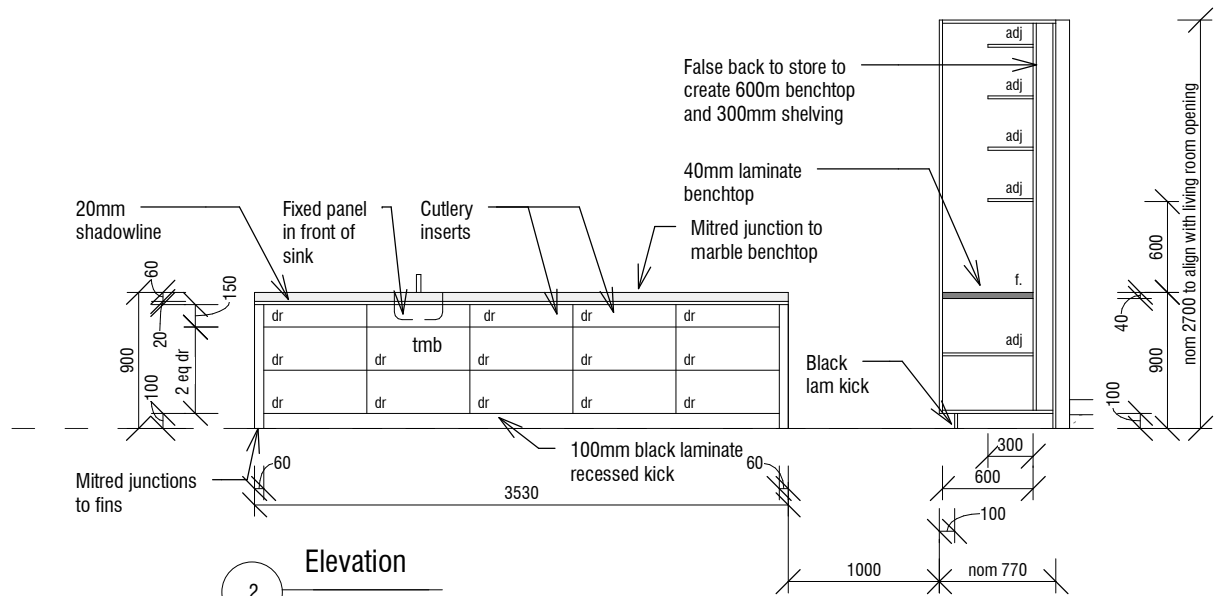
Typical Rain Water Head
1 : 20



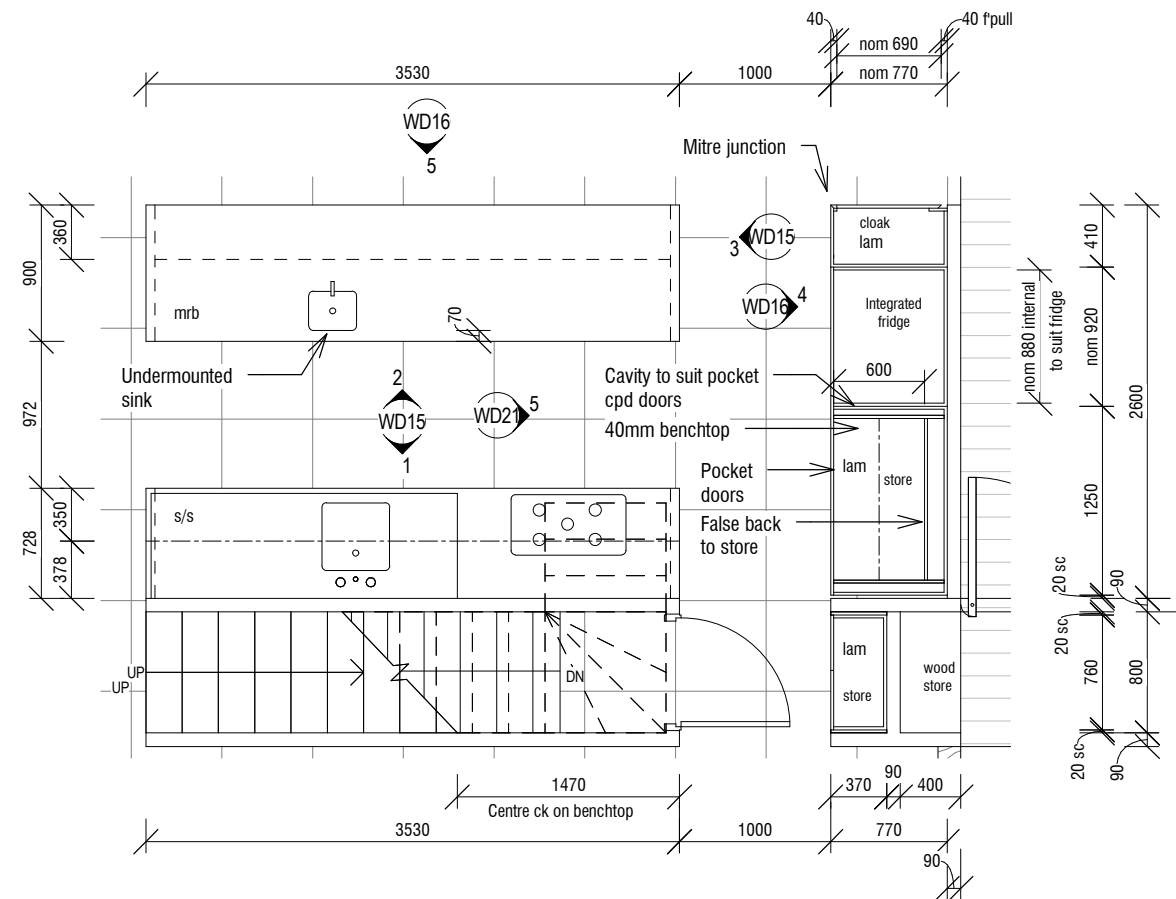
04 Shower setdown
WD17 1 : 10



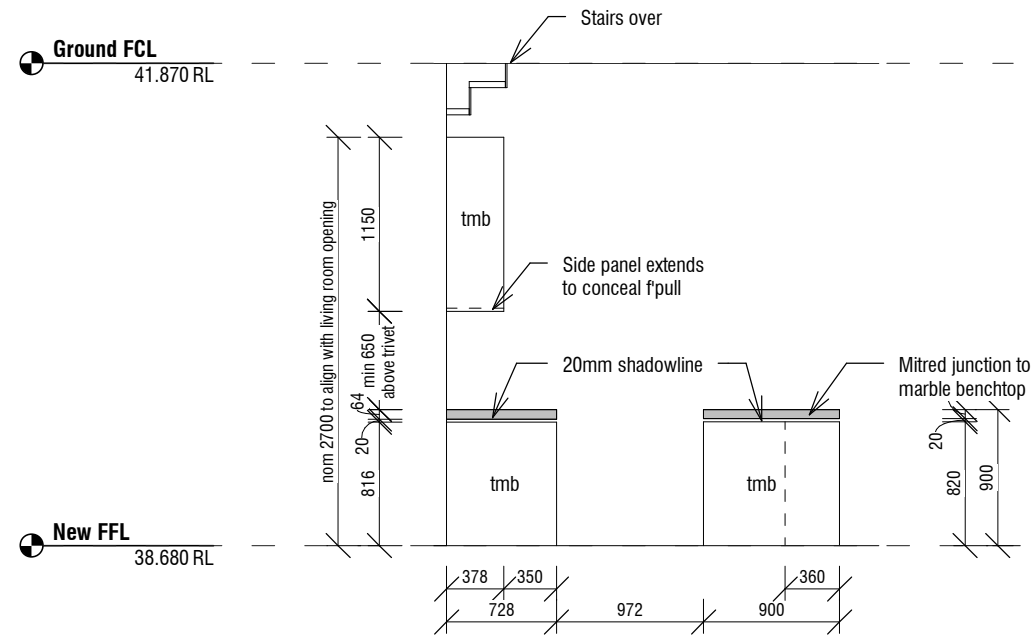
Elevation
1
1 : 50



Elevation
2
1 : 50



Kitchen plan
1 : 50



Elevation
3
1 : 50

- Joinery Fittings:**
- Drawers**
 - Blum
 - Tandembox plus Blumotion
 - Cutlery Inserts**
 - Ikea
 - Cpd Door Hinges**
 - Blum
 - Blumotion for doors
 - Pocket Door Mechanism**
 - Hafele (or similar)
 - Hawa Fiero 35
 - Pivot sliding door mechanism
 - Pull out bin**
 - Hafele
 - 2 x 35 lt capacity
 - Cat.No. 502.73.922
 - Drawer and door handles**
 - Designer Doorware (or similar)
 - Brushed S/S tabs
 - 3750-37

All waterproofing of wet areas to be in accordance with AS 3740 - 1994

nom	nominal dimension check on site
ck	cooktop
ov	oven
dw	dishwasher
rh	rangehood
dr	drawer
f.	fixed shelf
adj	adjustable shelf
sc	scribe
fpull	fingerpull
fw	floor waste
hr	hanging rail
mx	mixer
swr	shower rose
trh	toilet roll holder
tr	towel rail
spt	bath spout
tap	bath taps
rh	rangehood
ti	tiles
mr	mirror
mrb	marble
st	stone
pb	plasterboard
tmb	timber overlay
ply	plywood
f.ply	formply
s/s	stainless steel
lam	laminare

Joinery Fittings:

- Drawers
- Blum
- Tandembox plus Blumotion

- Cutlery Inserts
- Ikea

- Cpd Door Hinges
- Blum
- Blumotion for doors

- Pocket Door Mechanism
- Hafele (or similar)
- Hawa Fiero 35
- Pivot sliding door mechanism

- Pull out bin
- Hafele
- 2 x 35 lt capacity
- Cat.No. 502.73.922

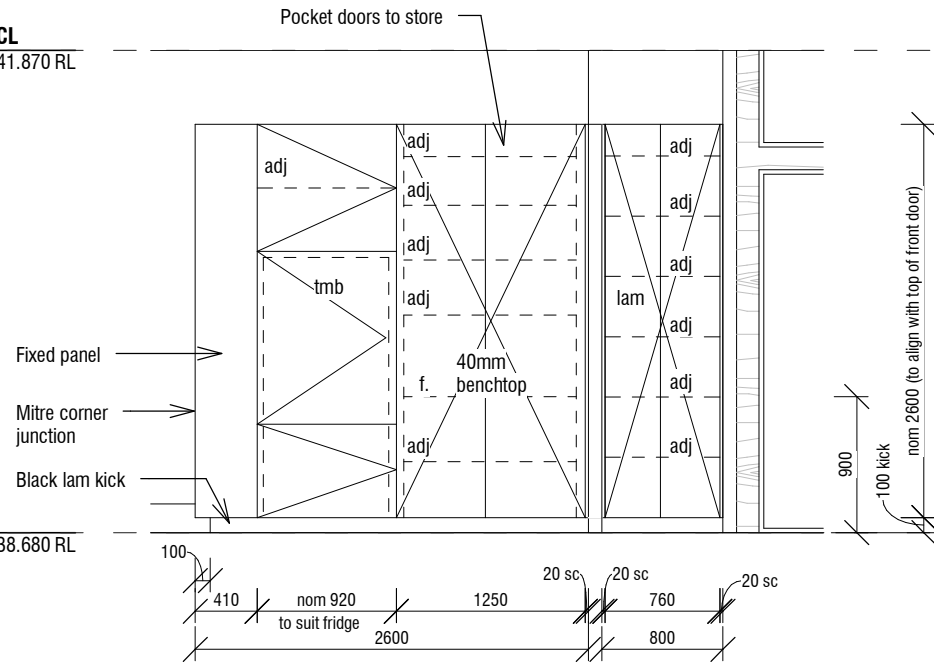
- Drawer and door handles
- Designer Doorware (or similar)
- Brushed S/S tabs
- 3750-37

Ground FCL
41.870 RL

New FFL
38.680 RL

Elevation

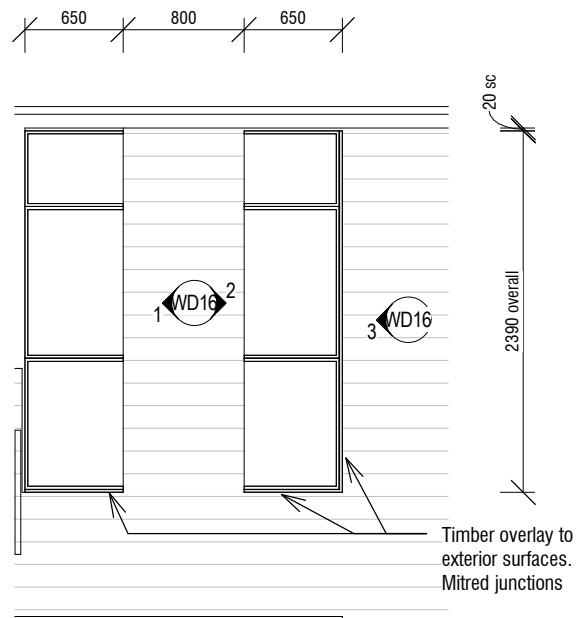
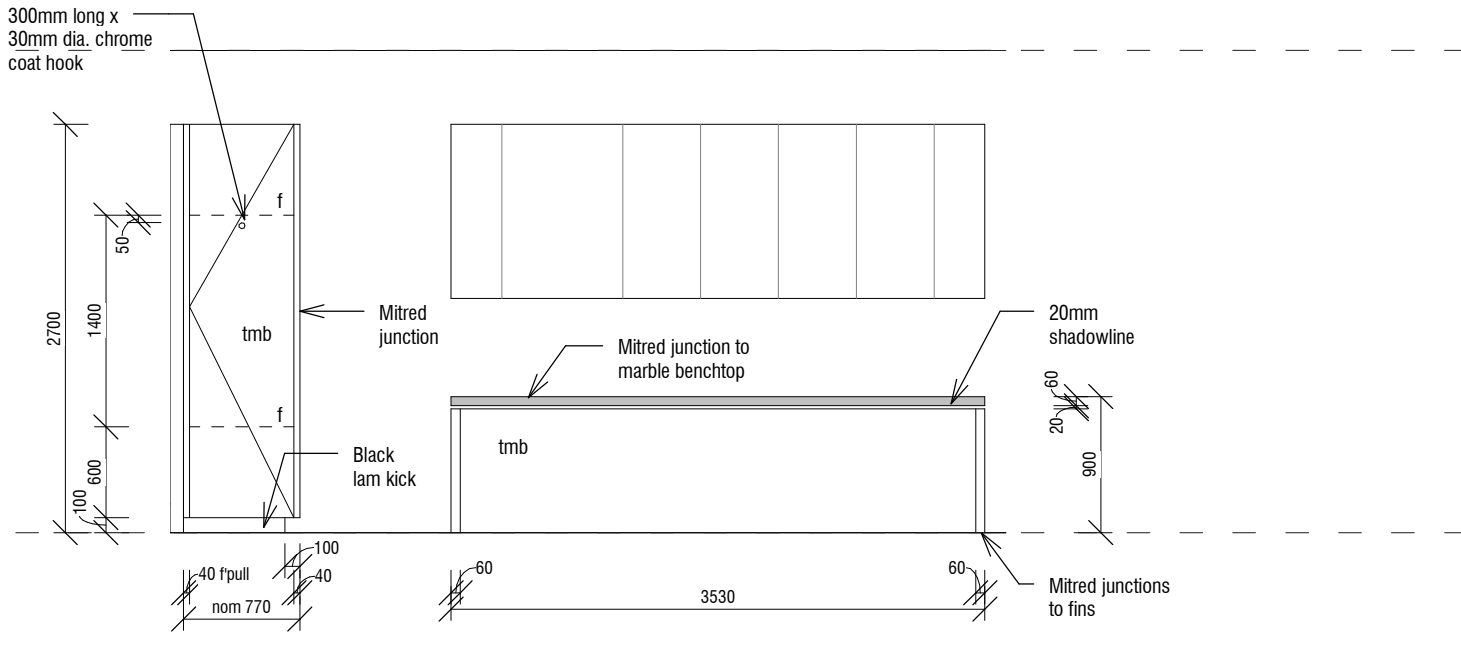
4
1 : 50



300mm long x
30mm dia. chrome
coat hook

Elevation

5
1 : 50



Walk in robe plan

1 : 50

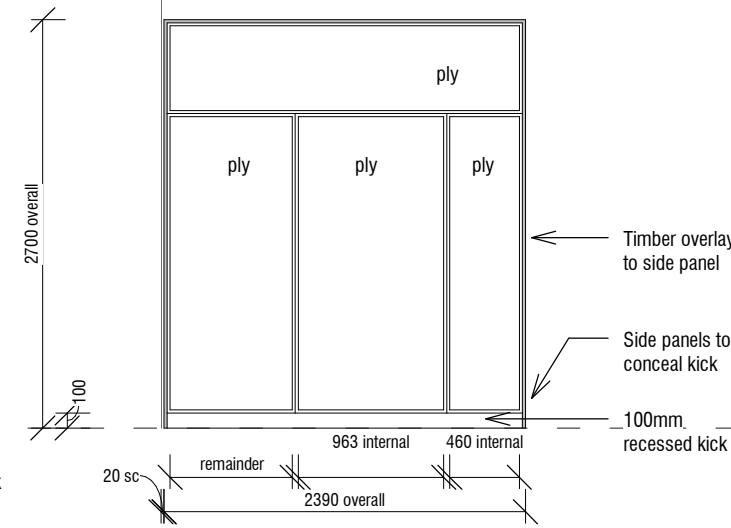
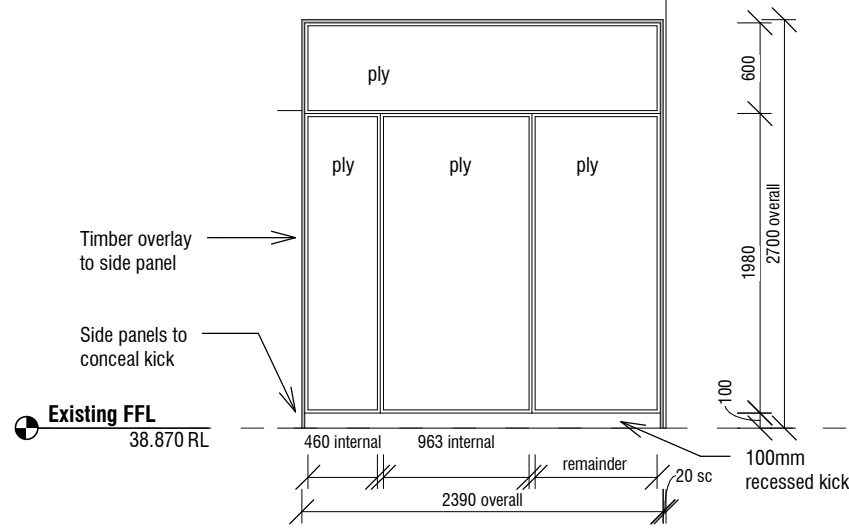
NOTE:
- Robes to be constructed from internal dimensions

Ground FCL
41.870 RL

Existing FFL
38.870 RL

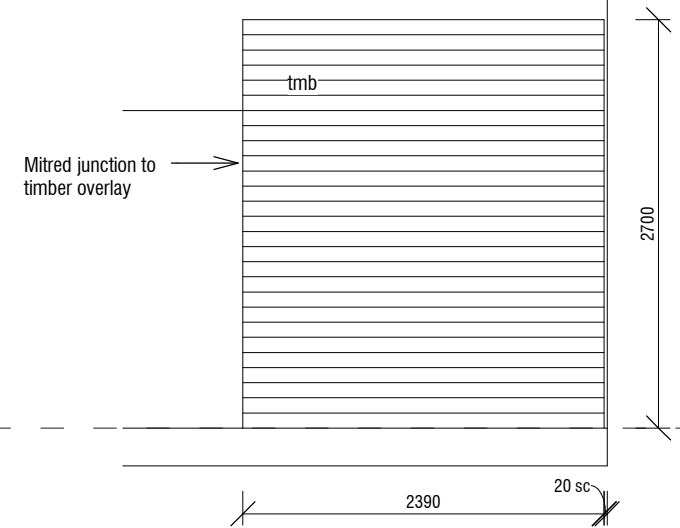
Elevation

1
1 : 50



Elevation

2
1 : 50



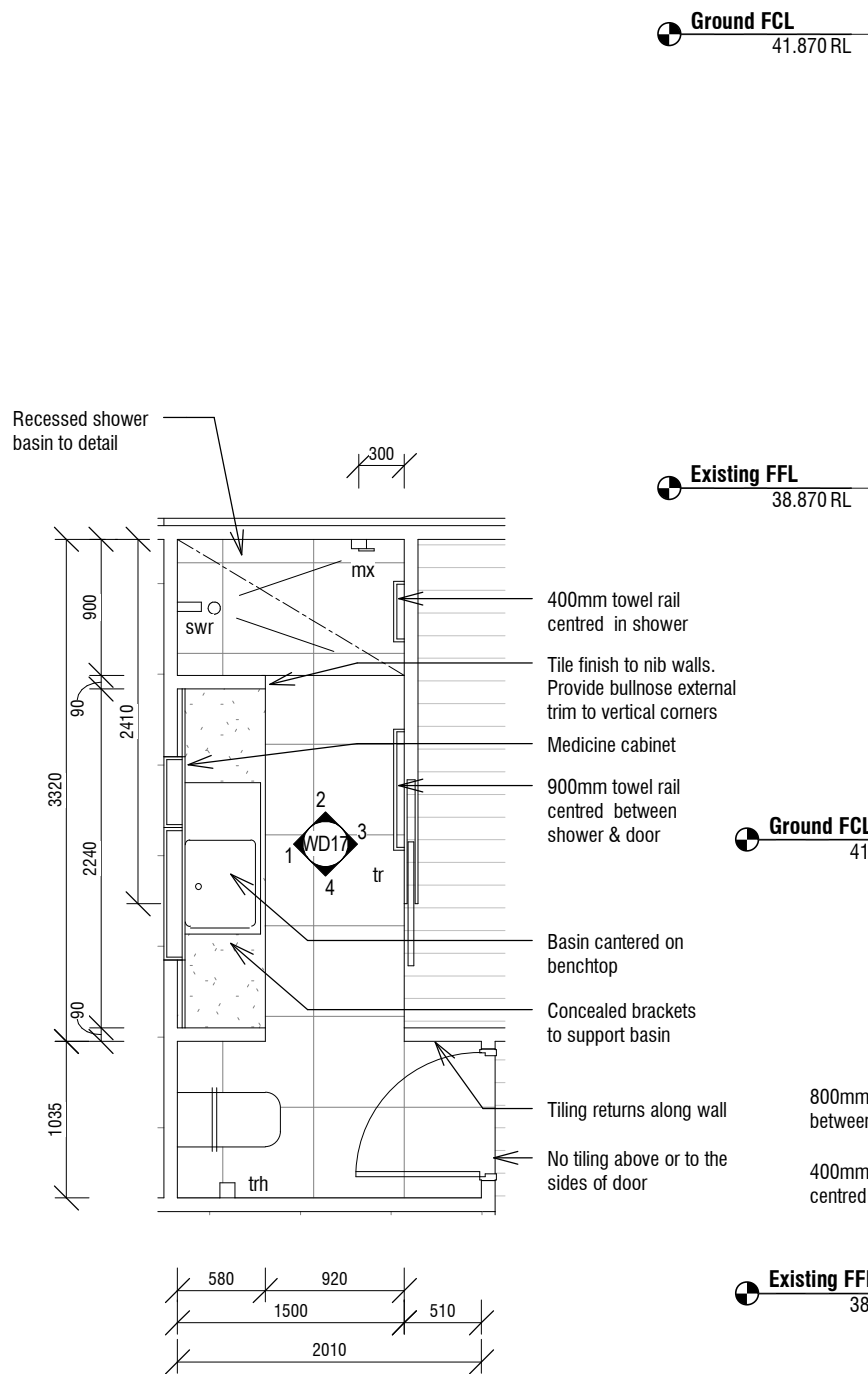
Elevation

3
1 : 50

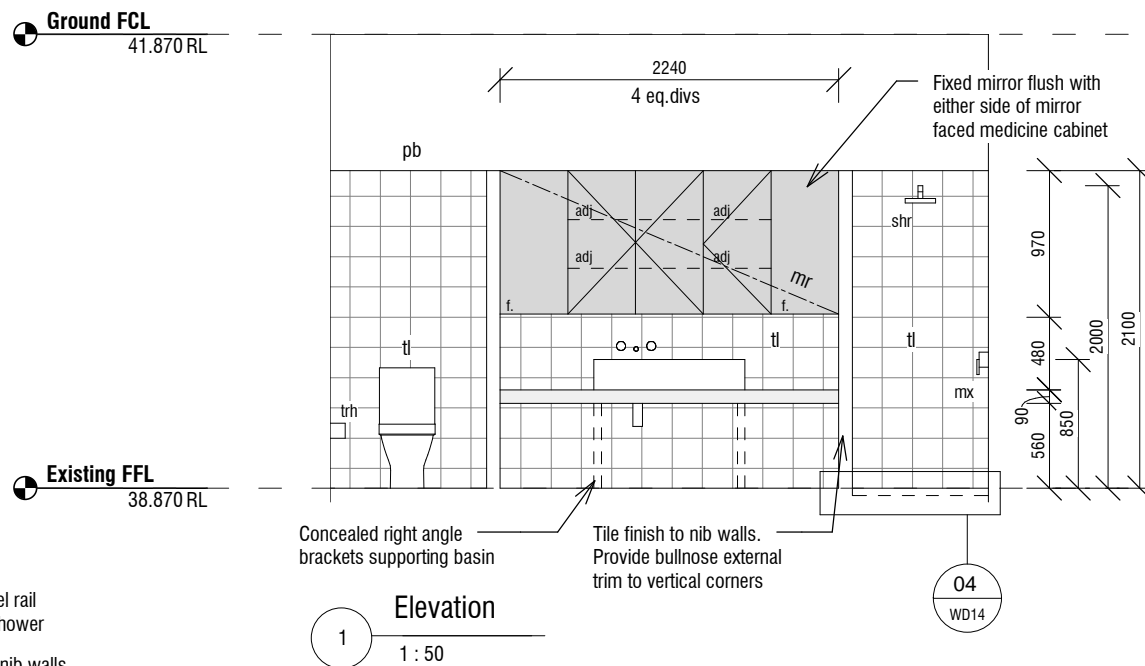
Joinery Legend

nom	nominal dimension check on site	hr	hanging rail	tl	tiles
ck	cooktop	mx	mixer	mr	mirror
ov	oven	swr	shower rose	mrb	marble
dw	dishwasher	trh	toilet roll holder	st	stone
rh	rangehood	tr	towel rail	pb	plasterboard
dr	drawer	spt	bath spout	tmb	timber overlay
f.	fixed shelf	tap	bath taps	ply	plywood
adj	adjustable shelf	rh	rangehood	f.ply	form ply
sc	scribe	fw	floor waste	s/s	stainless steel
f'pull	fingerpull			lam	laminare
				mdf	mdf, paint finish (melamine interior)

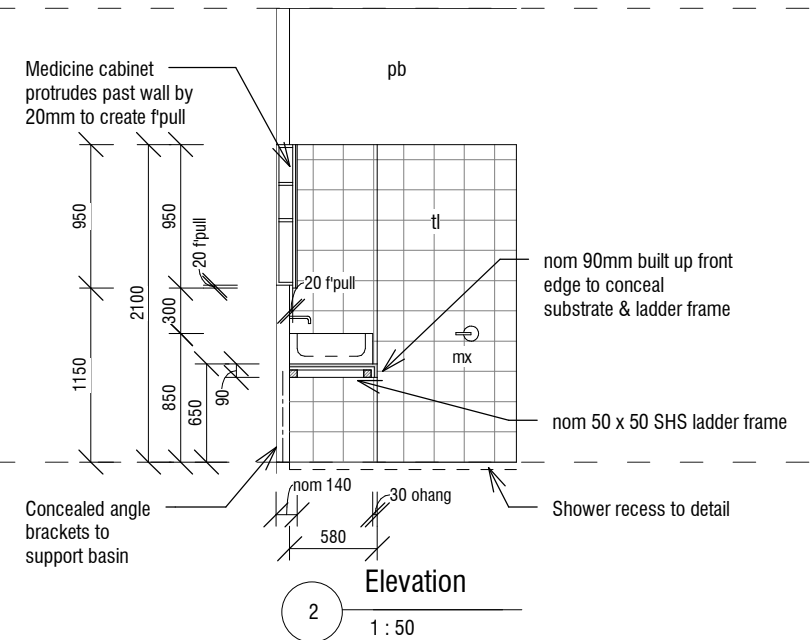
All waterproofing of wet areas to be in accordance with AS 3740 - 1994



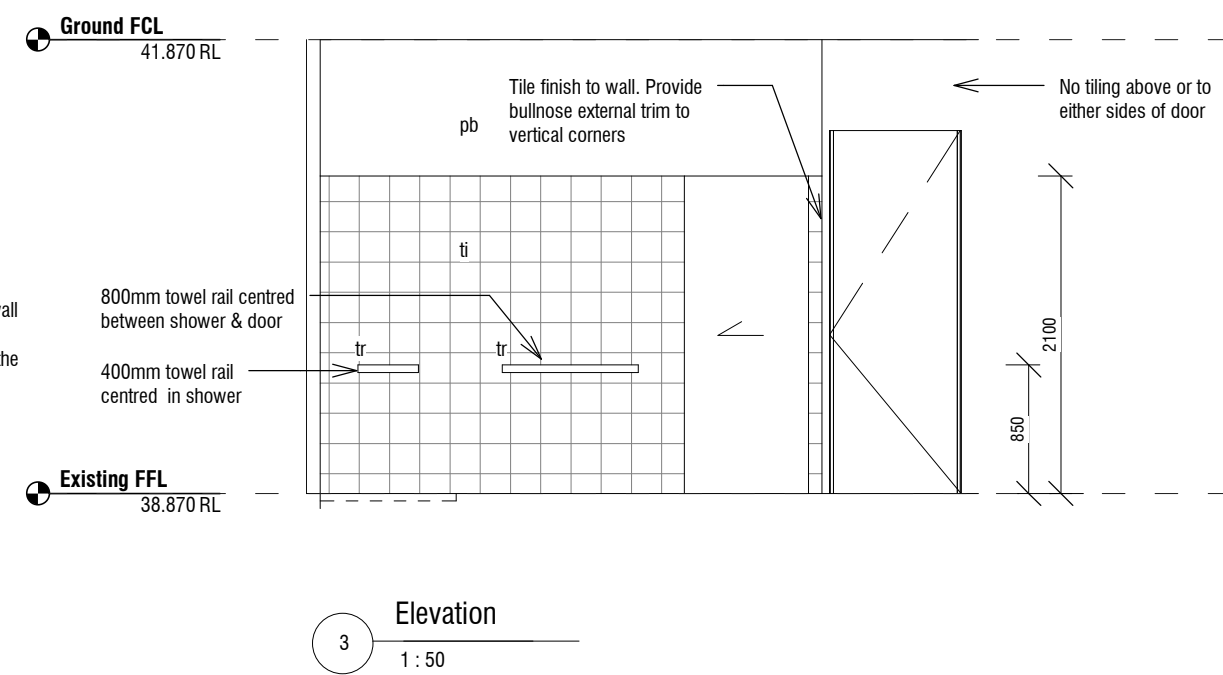
Ensuite plan
1 : 50



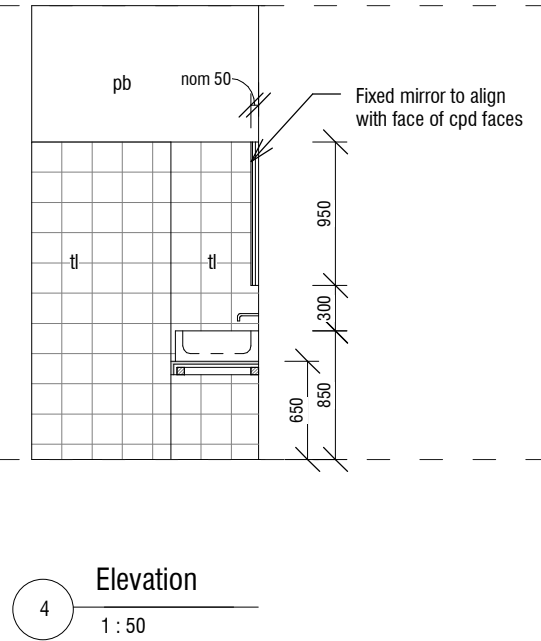
Elevation 1
1 : 50



Elevation 2
1 : 50



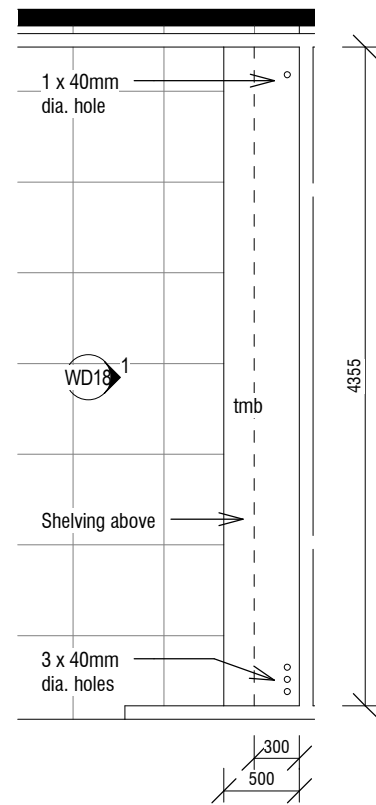
Elevation 3
1 : 50



Elevation 4
1 : 50

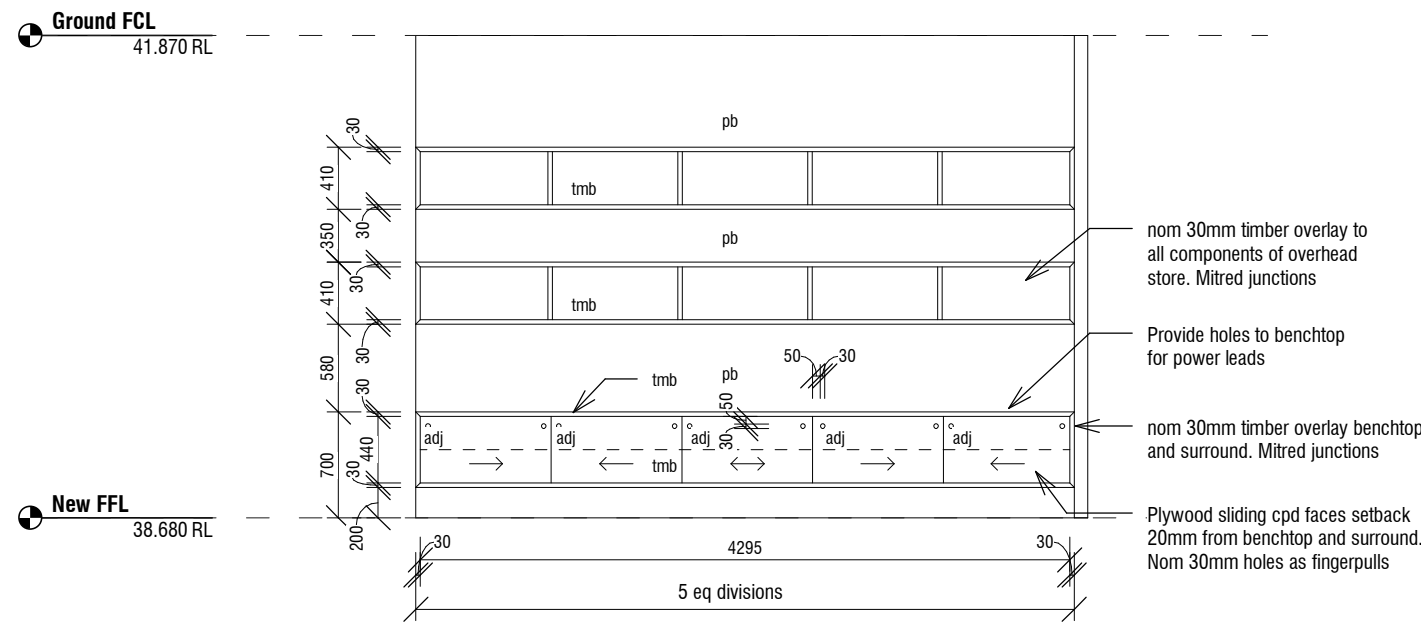
Joinery Legend

nom	nominal dimension	hr	hanging rail	ti	tiles	All waterproofing of wet areas to be in accordance with AS 3740 - 1994
ck	check on site	mx	mixer	mr	mirror	
ov	oven	swr	shower rose	mr	marble	
dw	dishwasher	trh	toilet roll holder	st	stone	
rh	rangehood	tr	towel rail	pb	plasterboard	
dr	drawer	spt	bath spout	tmb	timber overlay	
f.	fixed shelf	tap	bath taps	ply	plywood	
adj	adjustable shelf	rh	rangehood	f.ply	form ply	
sc	scribe	fw	floor waste	s/s	stainless steel	
fpull	fingerpull			lam	laminare	
				mdf	mdf, paint finish (melamine interior)	

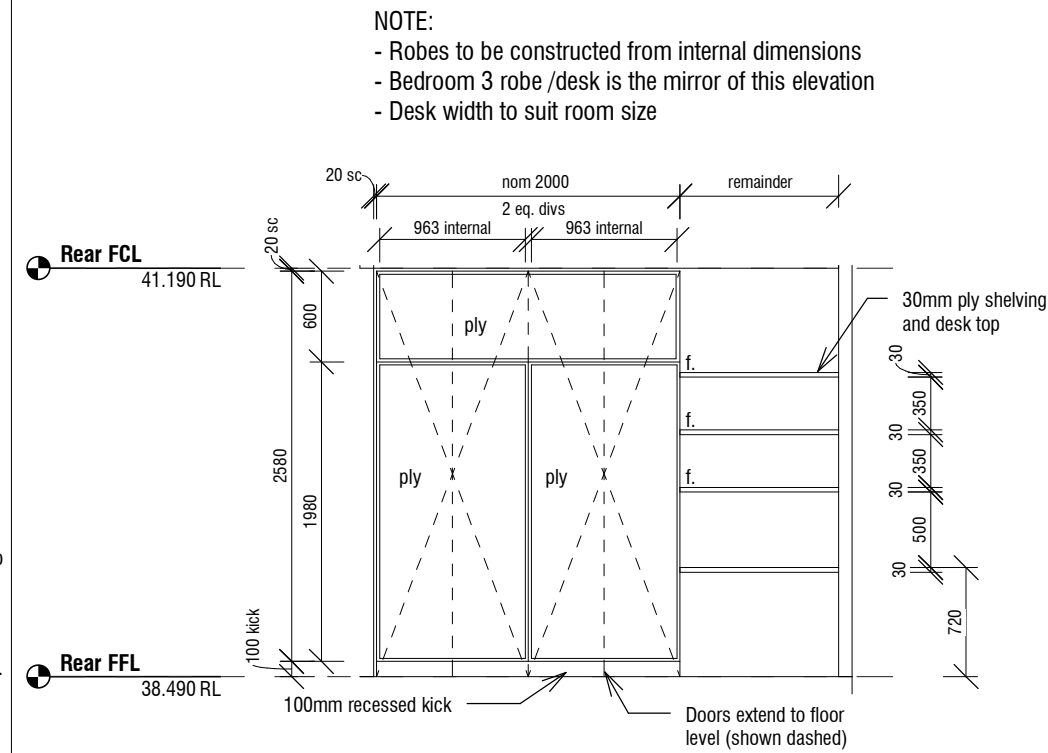


Kids storage plan

1 : 50

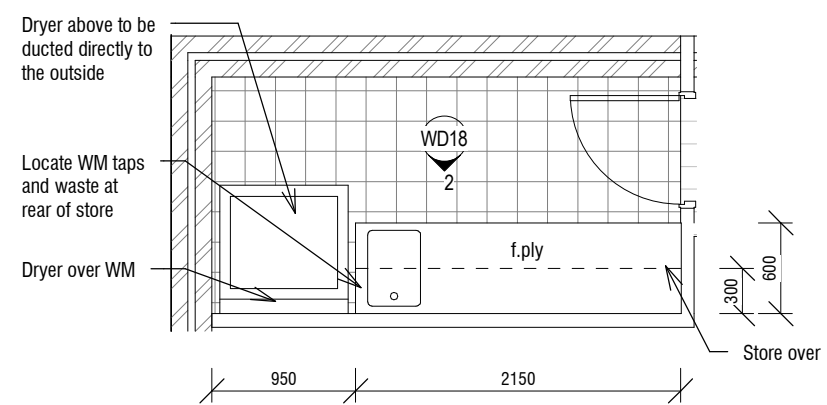


1 Elevation
1 : 50



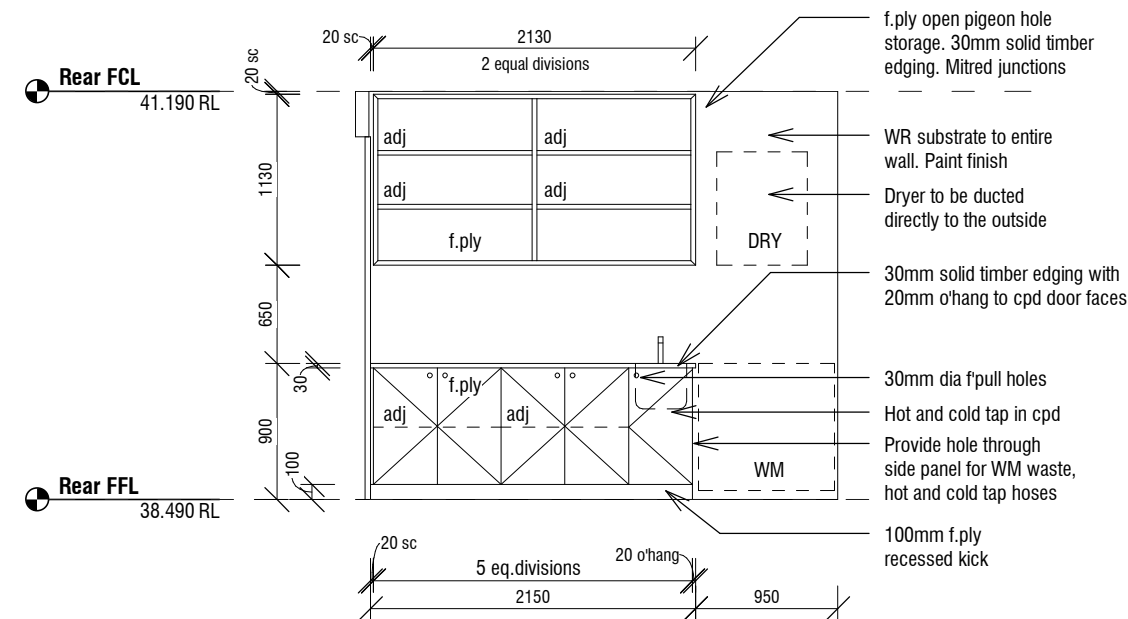
NOTE:
- Robes to be constructed from internal dimensions
- Bedroom 3 robe /desk is the mirror of this elevation
- Desk width to suit room size

3 Bed 2 Elevation - robes / desk
1 : 50



Laundry plan

1 : 50

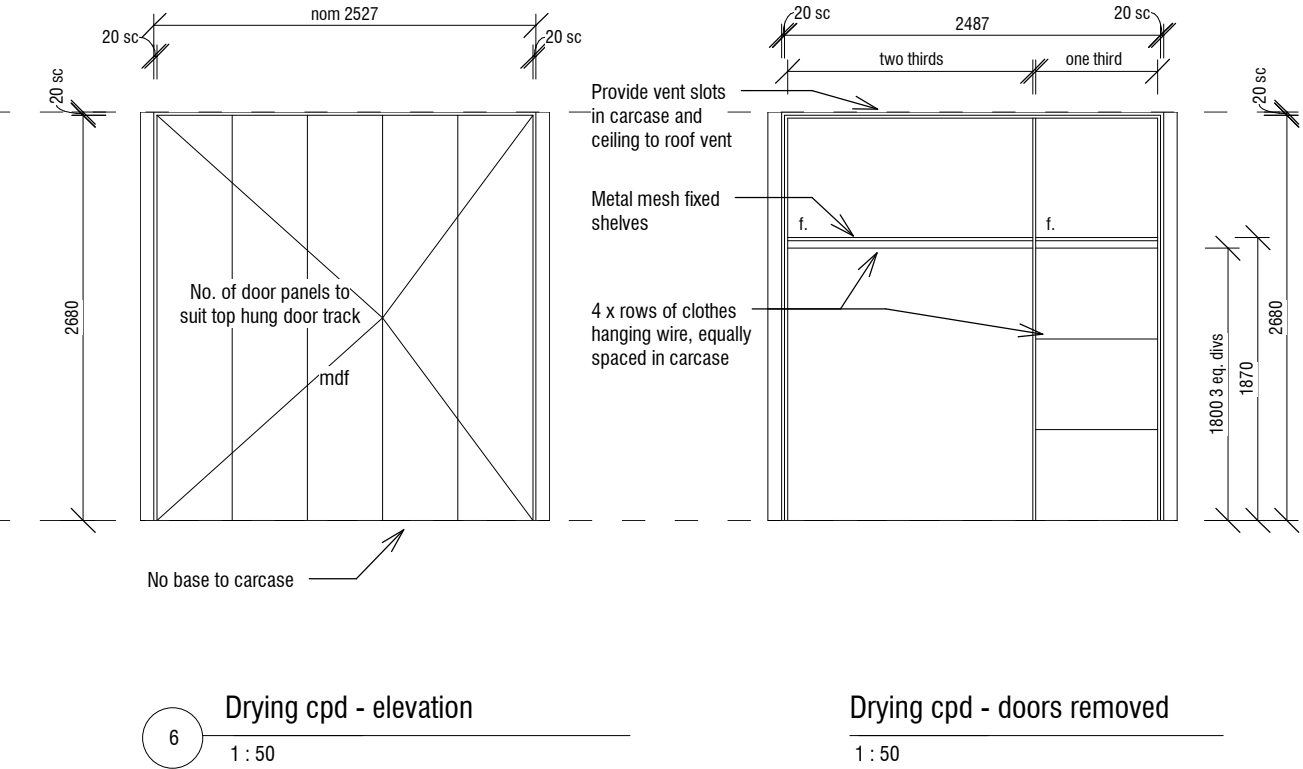
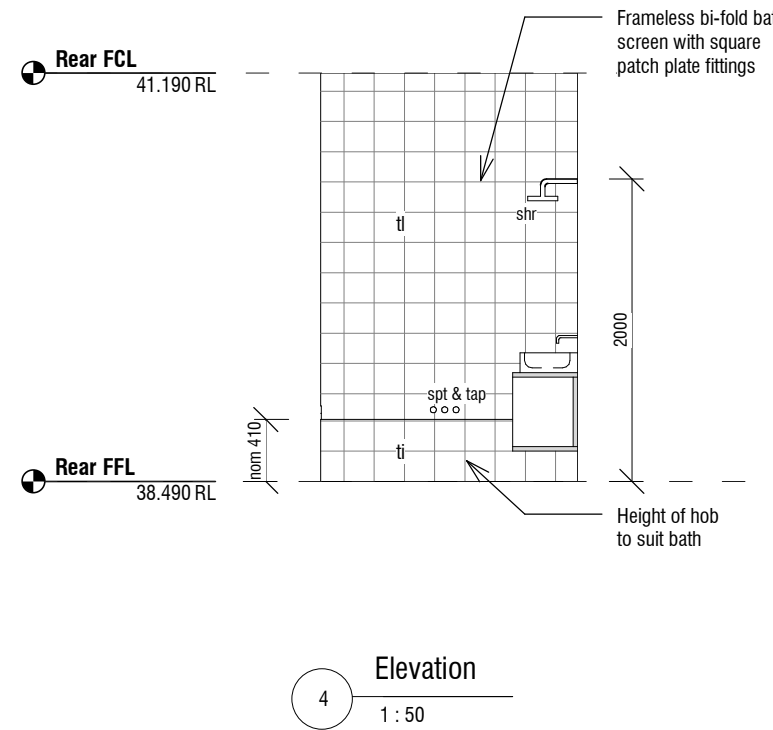
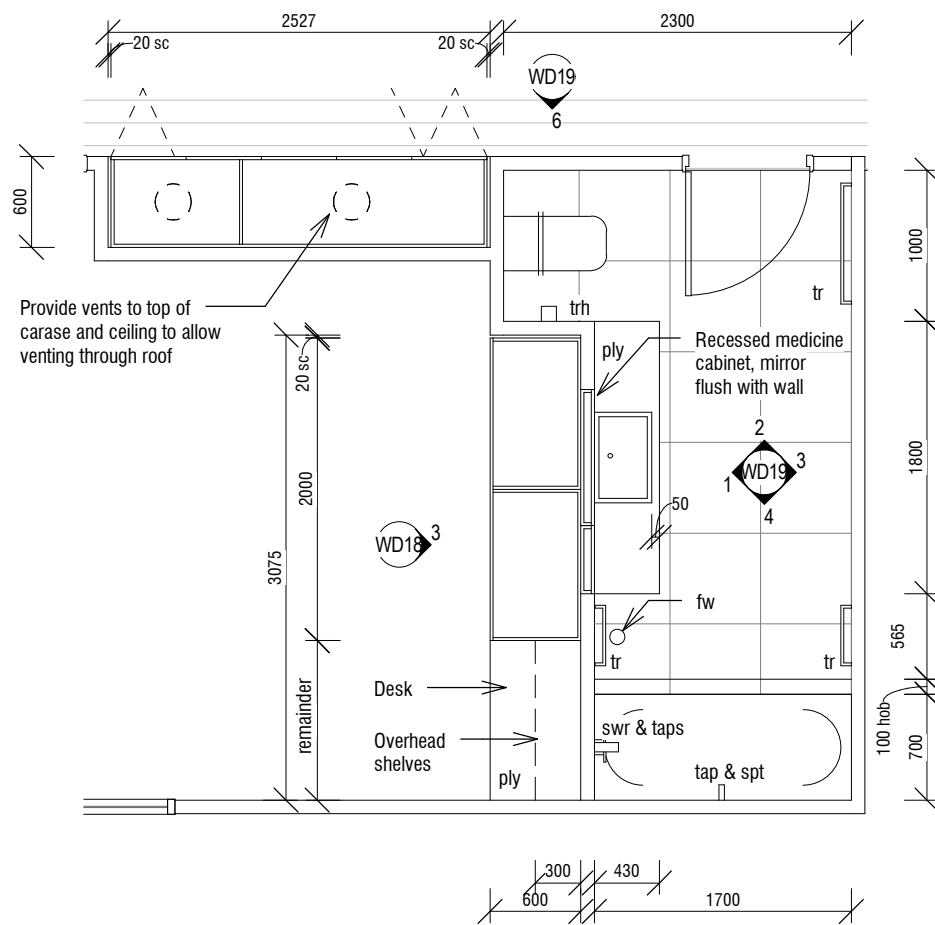
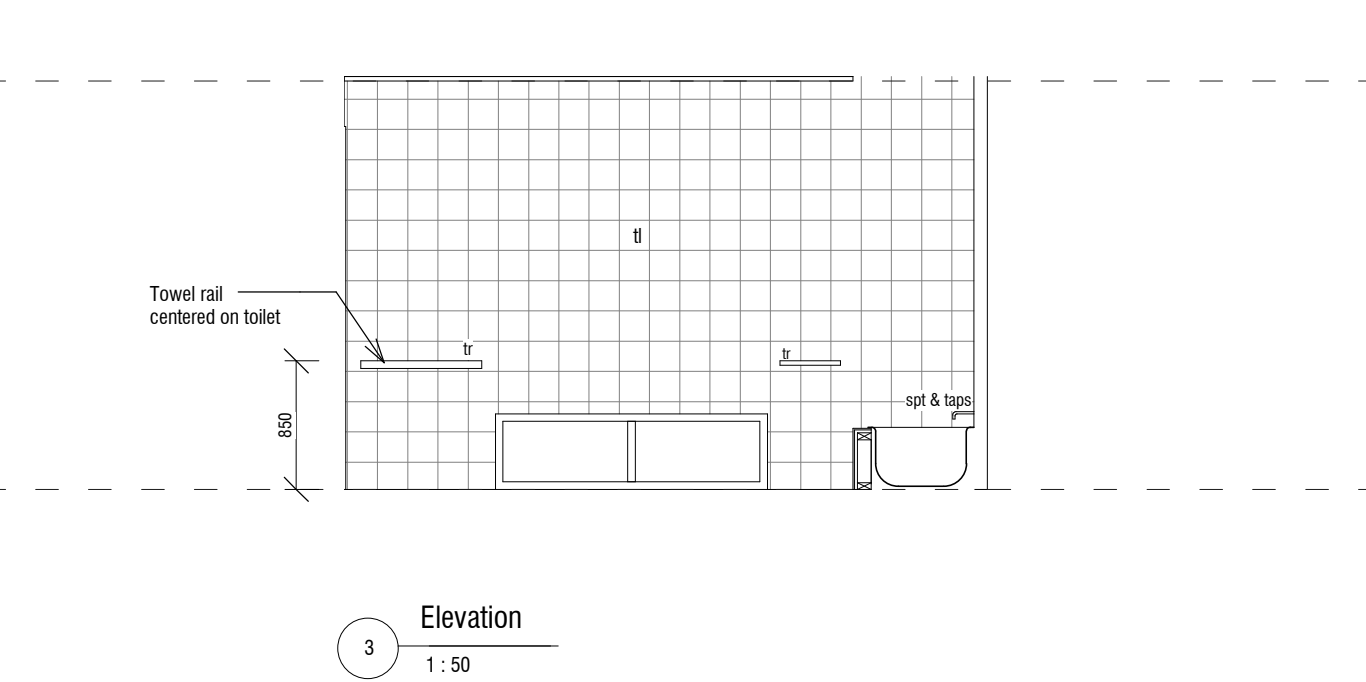
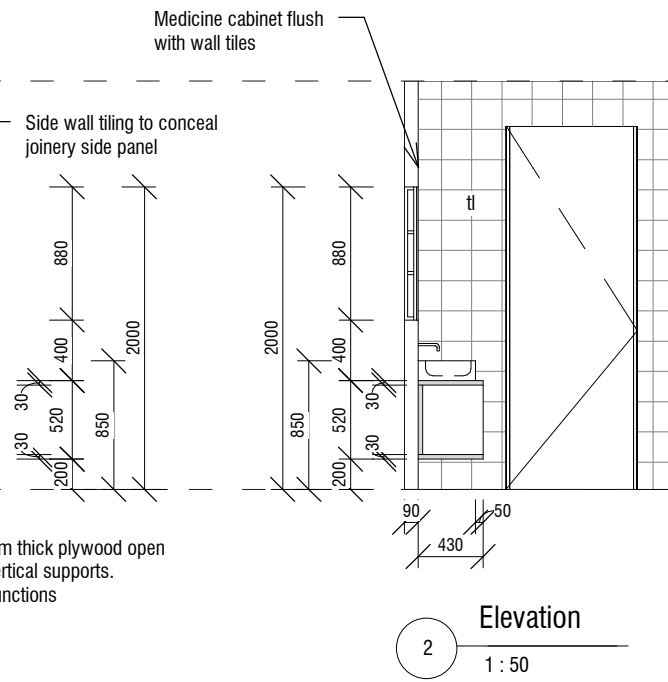
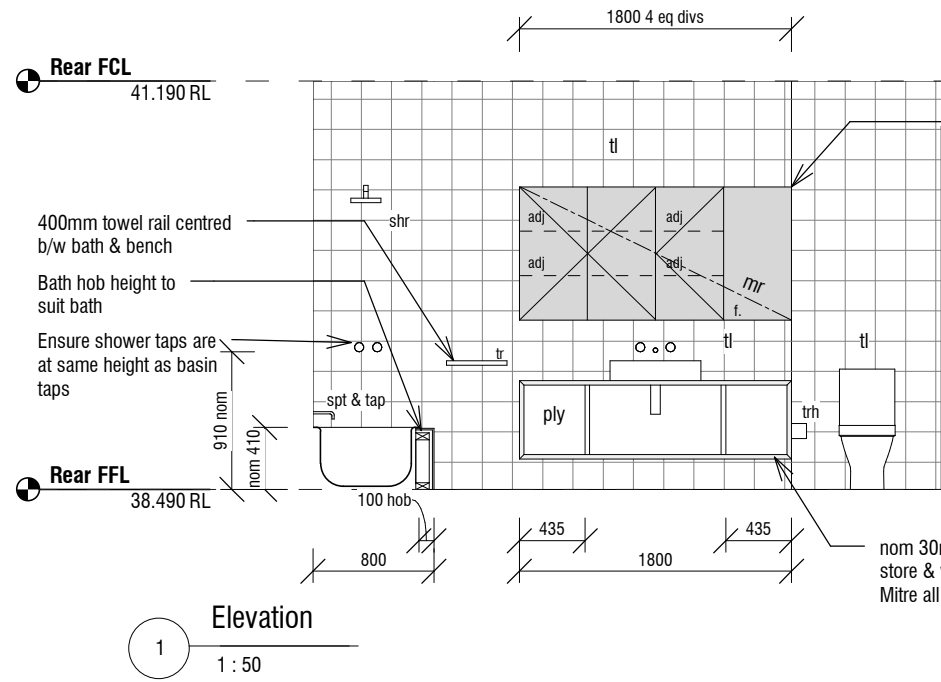


2 Elevation
1 : 50

Joinery Legend.

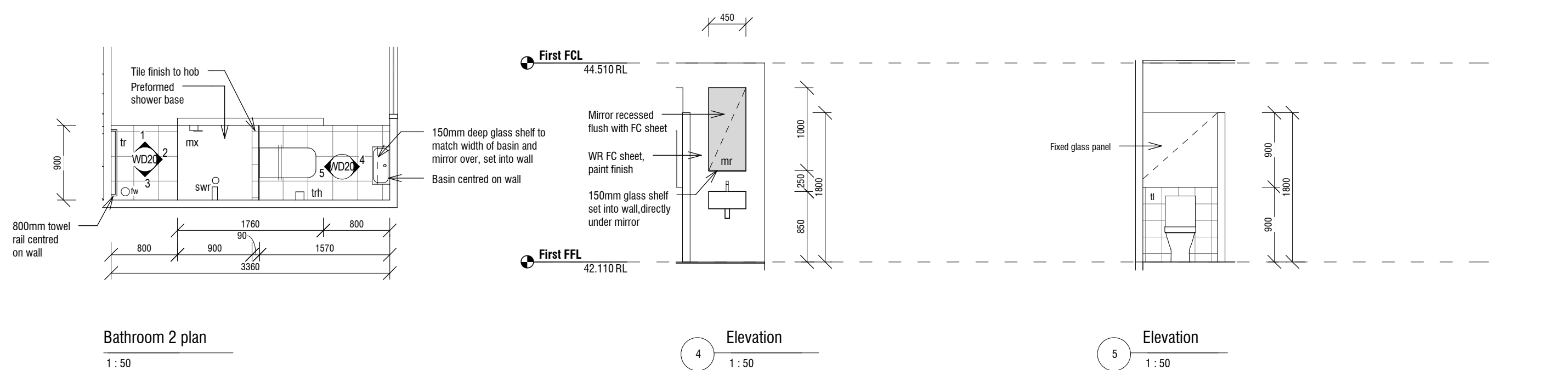
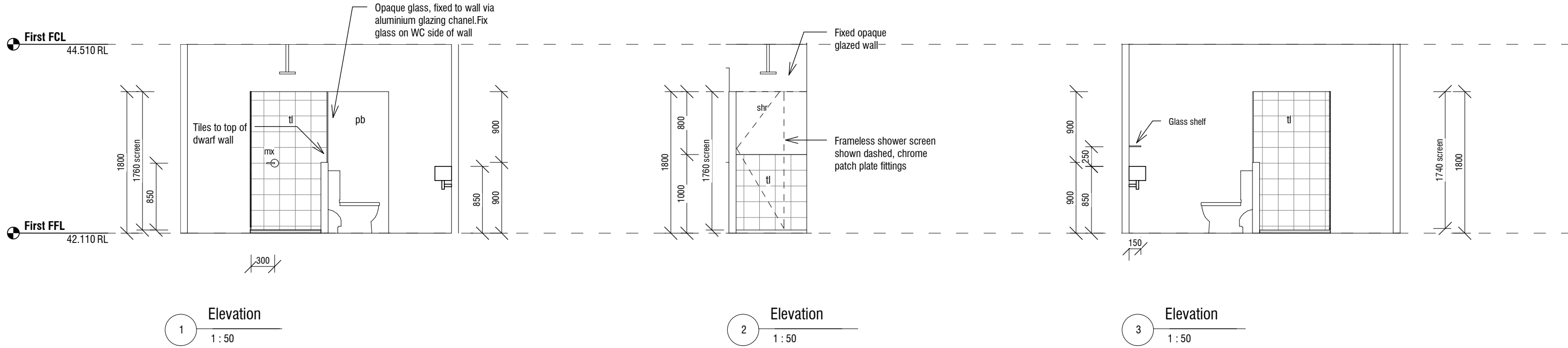
All waterproofing of wet areas to be in accordance with AS 3740 - 1994

nom	nominal dimension check on site
ck	cooktop
ov	oven
dw	dishwasher
rh	rangehood
dr	drawer
f.	fixed shelf
adj	adjustable shelf
sc	scribe
f'pull	fingerpull
fw	floor waste
hr	hanging rail
mx	mixer
swr	shower rose
trh	toilet roll holder
tr	towel rail
spt	bath spout
tap	bath taps
rh	rangehood
tl	tiles
mr	mirror
mr	marble
st	stone
pb	plasterboard
tmb	timber overlay
ply	plywood
f.ply	formply
s/s	stainless steel
lam	laminare



Joinery Legend

nom	nominal dimension	hr	hanging rail	tl	tiles	All waterproofing of wet areas to be in accordance with AS 3740 - 1994
ck	check on site	mx	mixer	mfr	mirror	
ov	oven	swr	shower rose	mrb	marble	
dw	dishwasher	trh	toilet roll holder	st	stone	
rh	rangehood	tr	towel rail	pb	plasterboard	
dr	drawer	spt	bath spout	tmb	timber overlay	
f.	fixed shelf	tap	bath taps	ply	plywood	
adj	adjustable shelf	rh	rangehood	f.ply	form ply	
sc	scribe	fw	floor waste	s/s	stainless steel	
f'pull	fingerpull			lam	laminare	
				mdf	mdf, paint finish (melamine interior)	



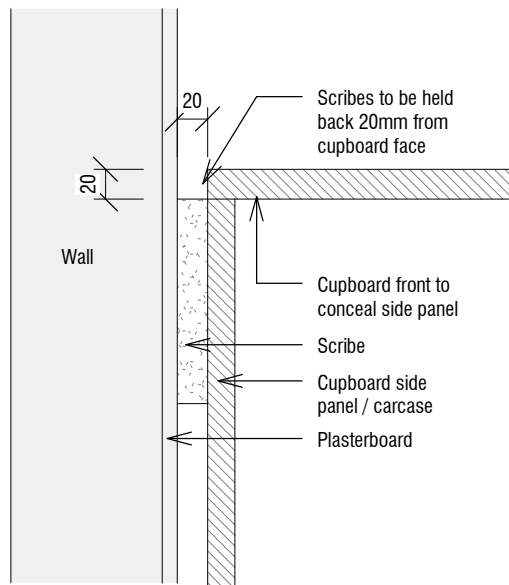
Joinery Legend

nom	nominal dimension check on site	hr	hanging rail	tl	tiles	All waterproofing of wet areas to be in accordance with AS 3740 - 1994
ck	cooktop	mx	mixer	mr	mirror	
ov	oven	swr	shower rose	mr	marble	
dw	dishwasher	trh	toilet roll holder	st	stone	
rh	rangehood	tr	towel rail	pb	plasterboard	
dr	drawer	spt	bath spout	tmb	timber overlay	
f.	fixed shelf	tap	bath taps	ply	plywood	
adj	adjustable shelf	rh	rangehood	f.ply	form ply	
sc	scribe	fw	floor waste	s/s	stainless steel	
fpull	fingerpull			lam	laminare	
				mdf	mdf, paint finish (melamine interior)	

General Note:

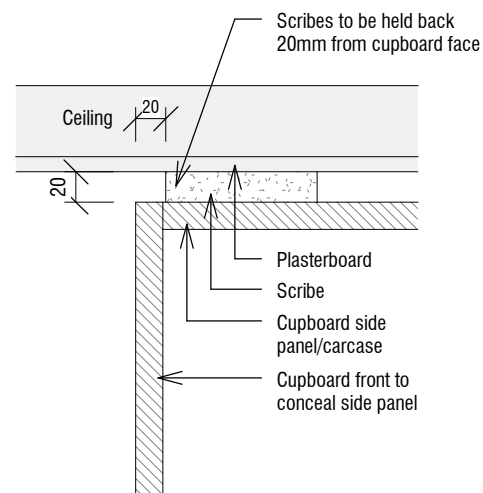
All waterproofing of wet areas to be in accordance with AS 3740 - 1994

Ground FCL
RL 41.870



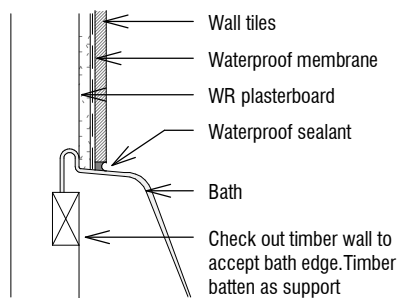
Wall scribe detail

1 : 5



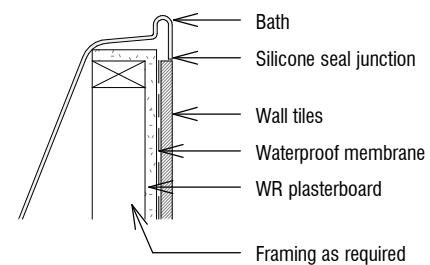
Ceiling scribe detail

1 : 5



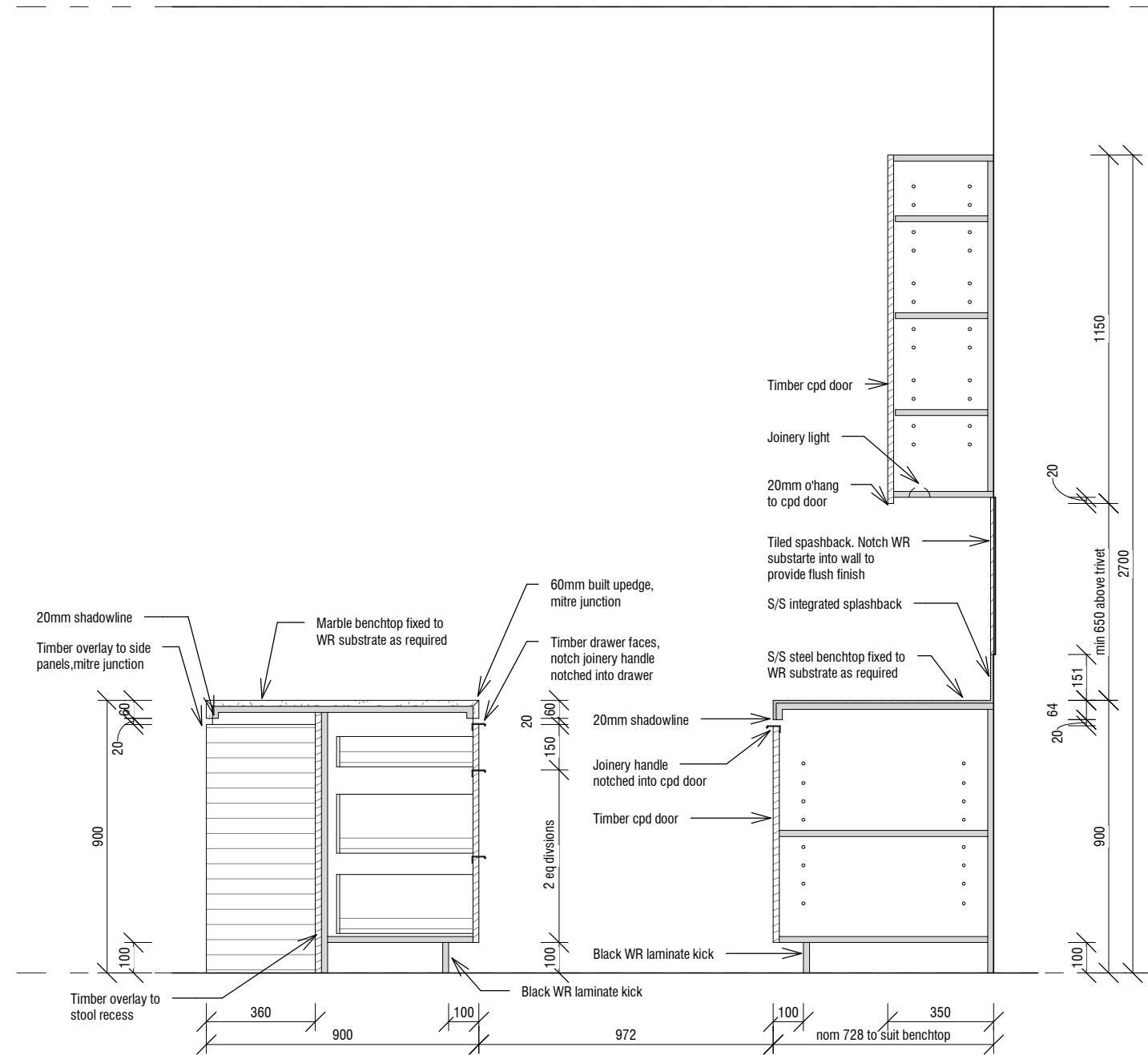
Bath / wall junction

1 : 10



Bath / hob detail

1 : 10

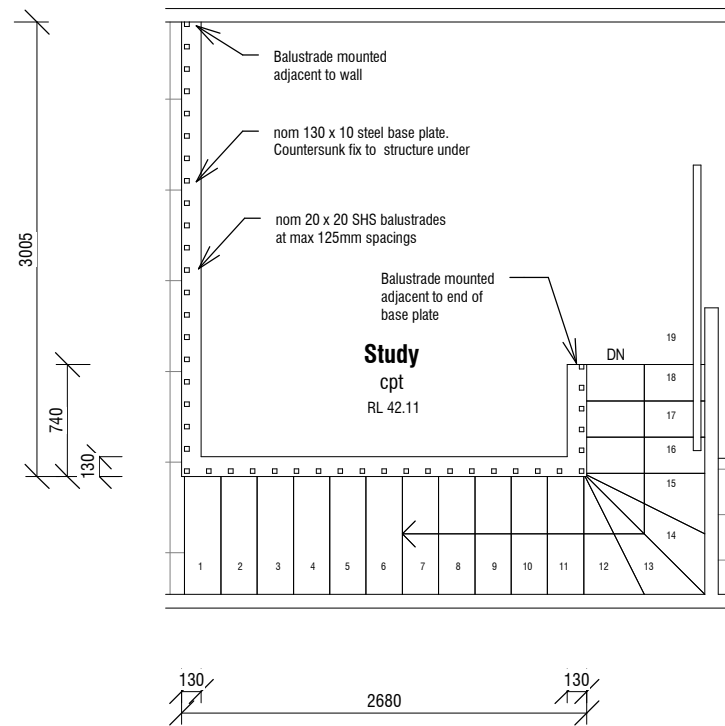


Kitchen Section

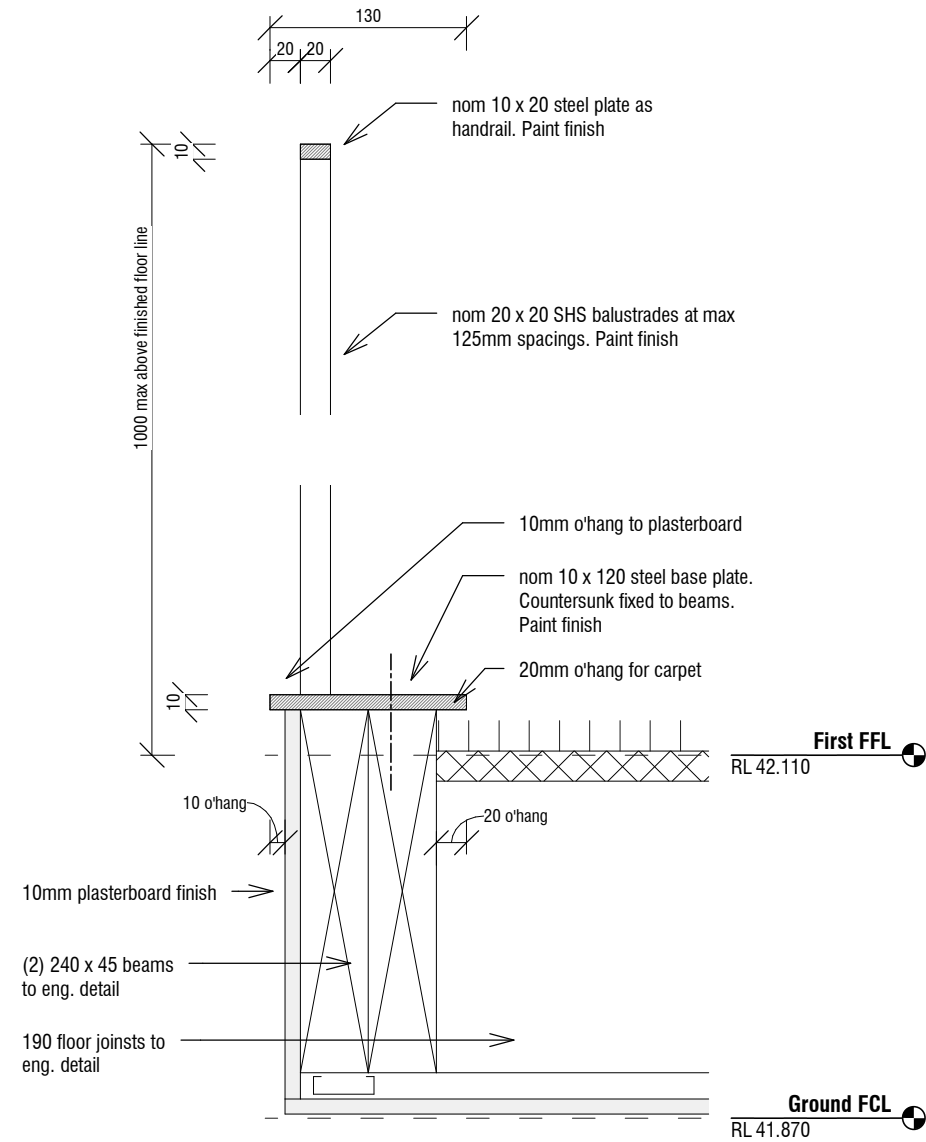
5

1 : 20

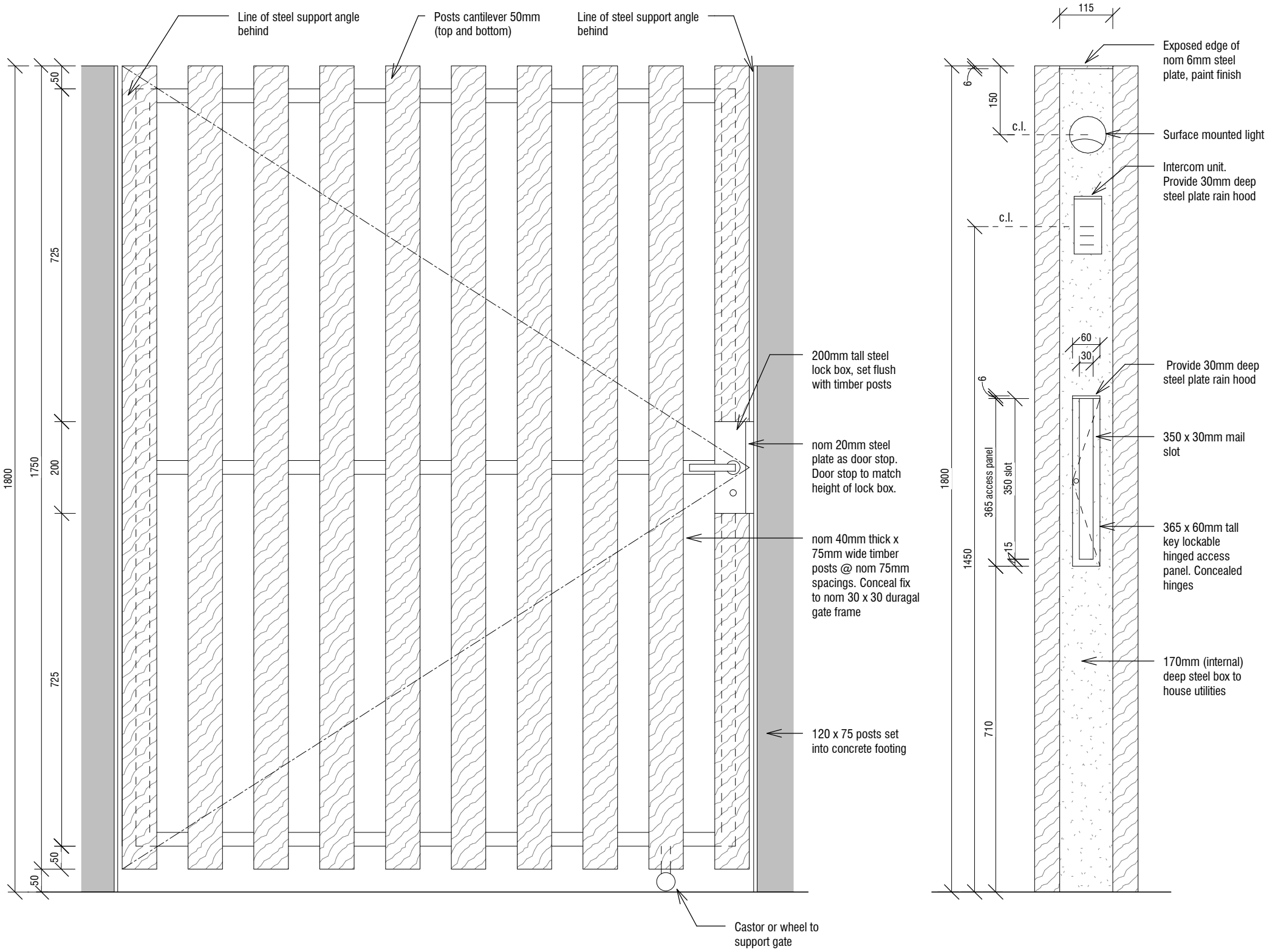
New FFL
RL 38.680



1
Balustrade Plan
1:50

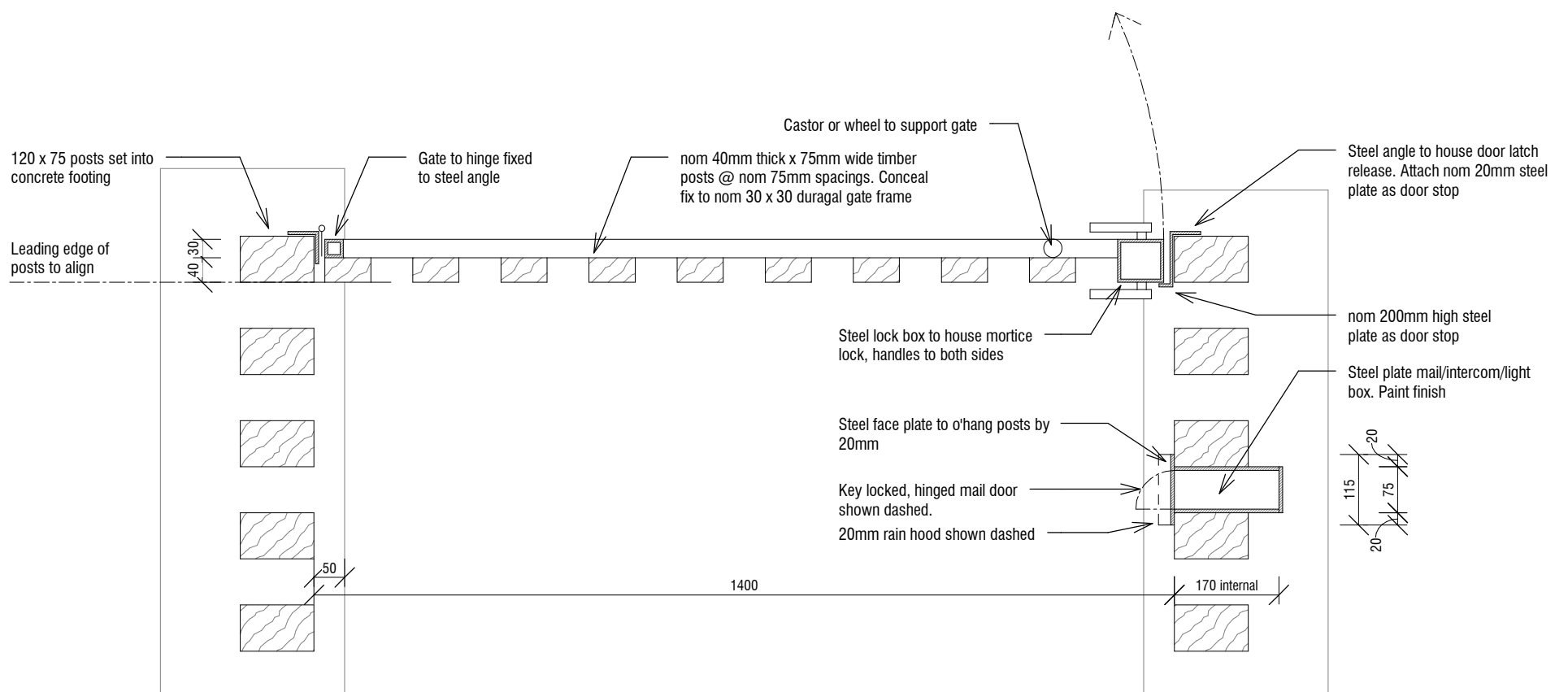


2
Balustrade detail
1:5



Gate Elevation

Mail Box Elevation



Gate plan & elevation

1
1 : 10

Boston Villa

North

Status

Sheet Name

Sheet Number

Scale

Date

Code

Working Drawings

Front Gate

WD23

1 : 10

2 Mar 2009

AnGs07

nest
architects

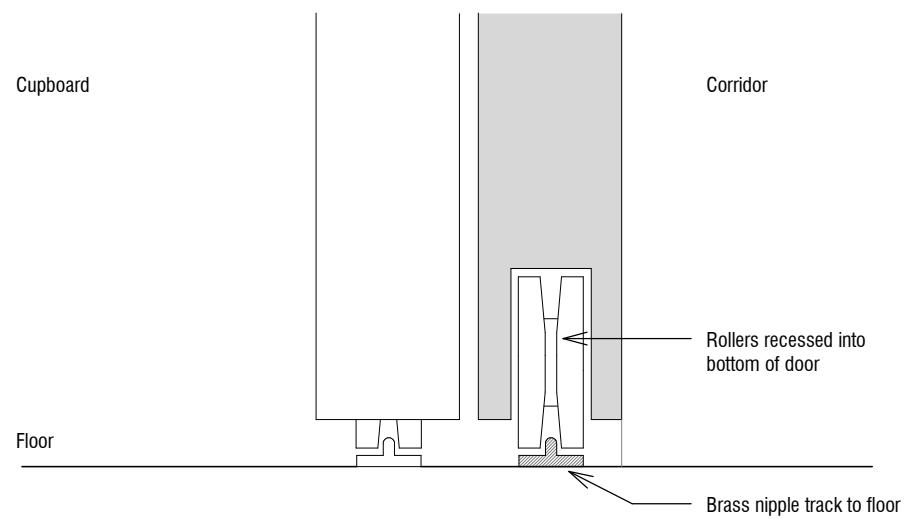
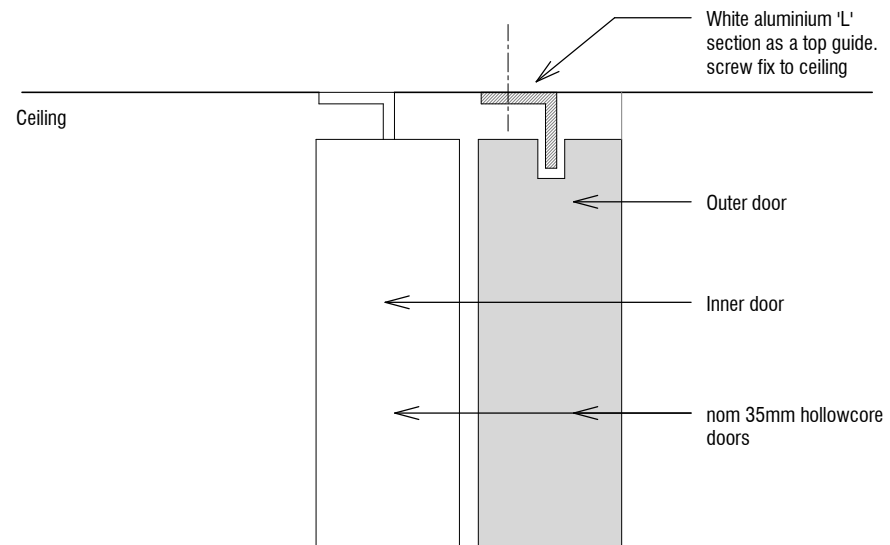
post p/f PO Box 387 Flinders Lane Vic 8009 (03) 9654 0303
eml workshop@nestarchitects.com.au
web www.nestarchitects.com.au
ARBV 84 608 424 272
6602

For Construction

Drawn: EF
Checked: EF

These drawings shall be read in conjunction with the Structural, Civil and Services engineers drawings and the Specification. Check and verify all dimensions, levels and implied conditions on site before commencing any work. Report any discrepancies to the Architect prior to commencing that section of work. Dimensions on drawings are to be taken in preference to scale.

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NOTE:
Top 'L' guide and bottom brass nipple run the entire length of the opening

Cupboard Doors

1 : 2