CONTRACT

BUILDING PROJECT SPECIFICATIONS

FOR

MICHAEL & LOUISE BUCKLEY

AT

611 - 615 POINT NEPEAN ROAD, MCCRAE

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION
REQUIRED

ARMIDOS

OWNER: MICHAEL & LOUISE BUCKLEY.

ADDRESS: 611 - 615 POINT NEPEAN ROAD, MCCRAE.

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

BUILDER: STOCKWOOD BUILDING GROUP P/L

WATER PROTECTION REQUIRED

BUILDING SURVEYOR: ADVANCE BUILDING STRATEGIES
CONTACT: JASON DANIELS

PH: 9799 - 4663 / FAX: 9799 - 4665 / M: 0417 - 396949

MELWAYS REF: 158 - J11.

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

MSC.5014.0001.1219

Site Notes:

PROPOSED RESIDENCES TO HAVE FINISHED FLOOR LEVELS 150 Min. FOR CONCRETE SLAB FLOORS ABOVE FINISHED GROUND LEVEL.
WITH FINISHED GROUND TO BE GRADED AWAY FROM BUILDING

SITE LEVELS TO AHD

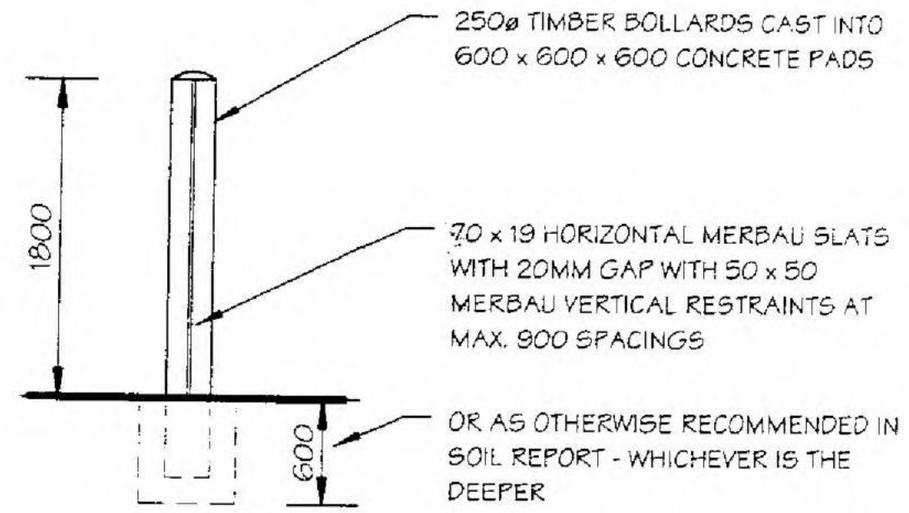
REFER TO SEPERATE DETAILS FOR STORMWATER DRAINAGE DESIGN (MAXIMUM SPACING OF DOWNPIPES 12.0M)

THE FINISHED GROUND OR PAVED LEVEL AT THE OVERFLOW RELIEF GULLY TO BE AT LEAST 225mm BELOW THE OUTLET OF THE LOWEST PLUMBING FIXTURE

DANGER - ALERT
MAJOR UNDERGROUND CABLES IN THE VICINITY OF THE SITE AND UNDER THE DUTY OF CARE
CONTRACTORS MUST ASCERTAIN CABLE LOCATIONS PRIOR TO EXCAVATION WORKS

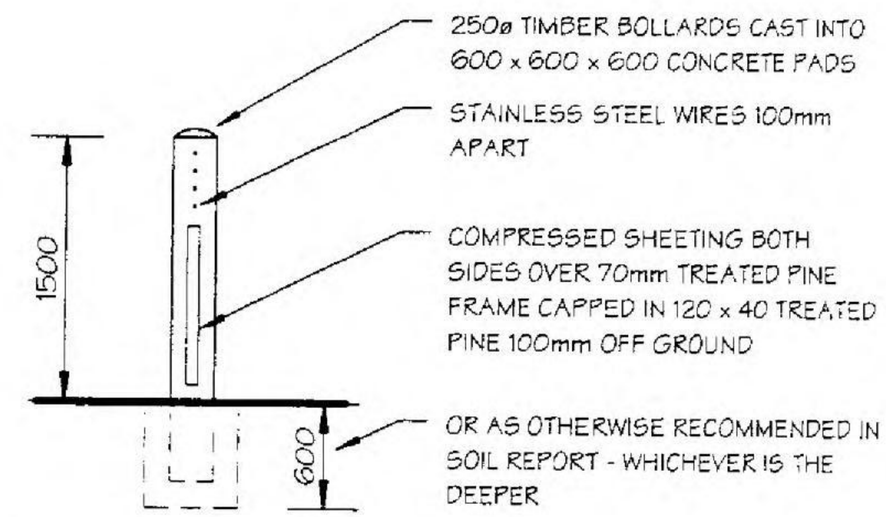
NOTE:
ALL MAIN SIZES, DEPTHS AND OFFSETS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH TOWN PLANNING PERMIT, ENDORSED TOWN PLANNING DRAWINGS, ENDORSED DRAINAGE DESIGN, ENDORSED LANDSCAPING PLANS, PROJECT SPECIFICATIONS AND STRUCTURAL ENGINEERS COMPUTATIONS



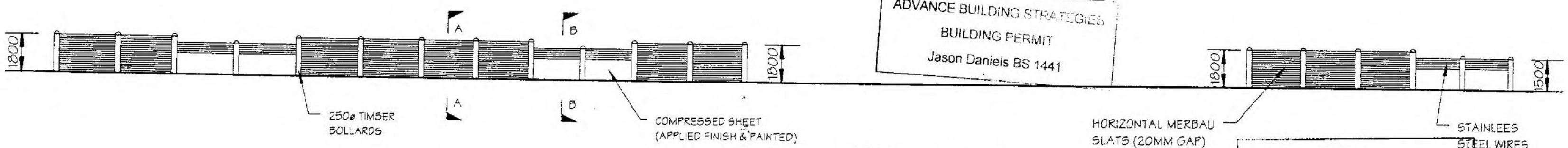
Front Fence Section A - A

SCALE: 1 : 50



Front Fence Section B - B

SCALE: 1 : 50



Front Fence Elevation

SCALE: 1 : 200

ADVANCE BUILDING STRATEGIES
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Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

Peter Hendy
design and drafting services
registration number DP - AD1547
609 BALCOMBE ROAD BLACK ROCK 3193 PHONE (03) 9589 4099 FAX (03) 9589 4033

AMENDMENTS:
16.06.04 - Council Changes
10.12.04 - WD Issue
19.01.05 - B.P. Chk. List Cond.
22.02.05 - Garage F.L. Chg's.

DESCRIPTION: Multi awelling development	CLIENT: Mr. & Mrs. Buckley	DATE: 22nd Feb 2005
		SCALE: As indicated
		SHEET No: 1 of 27
BUILDER:	LOCATION: 611 - 615 Point Nepean Road, McCrae	REFERENCE 040306WD/4

MSC.5014.0001.1220

POINT NEPEAN ROAD

edge of bitumen road

NORTH

water main

sewer main

drainage trench

gas main - 2.1m offset

60° angle to splay

new crossing as per council requirements

60° angle to splay

sewer pit

site T.B.M. spike found in power pole A.H.D. 1.93

power pole

bus stop

telstra pit

1.6h old steel post & chain wire fence to be removed

6400

71.11m (59°24')

2.0m high paling fence to be removed

mailboxes & s.e.c. tower

minimum 3.0m wide driveway (6.0m wide for the first 6.0m)

7600

all driveways to be coloured concrete in an all-weather seal coat

10000

contrast paving

Unit 1
F.F.L. 2.11

Unit 2
F.F.L. 2.11

Unit 3
F.F.L. 2.31

Unit 4
F.F.L. 2.14

Unit 5
F.F.L. 2.35
CUT LEVEL 2.20

WATER METER
GAS METER
CLOTHES LINE

ADVANCE BUILDING STRATEGIES
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TERMITE PROTECTION REQUIRED

adjoining dwelling

adjoining annexe

1.9h paling fence

1.6h paling fence

32.79m (329°41')

28.96m (149° 24')

2.19m (193° 28')

PENNY LANE (unpaved)

no existing fencing

mailbox

1.6h paling fence to be removed

69.62m (237°33')

old wire fence to be removed

1.6h old steel post & chain wire fence to be removed

150 dia sewer main - 3.2/3.6M offset - 1.66/1.97M depth

sewer pit

DENOTES EXISTING TREE TO BE RETAINED

DESIGNATED WIND SPEED FOR THIS PROPERTY IS +1M/s

DENOTES 1.8M HIGH HORIZONTAL MERBAU FENCE WITH TIMBER BOLLARDS

DENOTES 1.8M HIGH COMPRESSED SHEET AND STAINLESS STEEL WIRE FENCE

DENOTES 1.8M HIGH CAPPED TIMBER PALING FENCE

~~600mm SITE CUT TO R.L. 2.20~~ WITH SLEEPER RETAINING WALL (MAX 600MM HIGH AS PER SEPERATE DETAILS) ON BOUNDARY WITH CUT OFF DRAIN WALL LINKED INTO STORMWATER THROUGH SILT PITS

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

DATE:	22nd Feb 2005
SCALE:	1 : 200
SHEET No:	2 of 27

REFERENCE
040306 WD/4

Site Plan

SCALE: 1 : 200

MSC.5014.0001.1221

Main Roof Beam Note:

ALL MAIN ROOF BEAMS TO BE END SUPPORTED OVER 2NO. 90 X 45 F5 PINE STUDS TO BE NAIL LAMINATED TOGETHER (UNLESS NOTED OTHERWISE BY STRUCTURAL ENGINEER)

450 x 600 MANHOLE

SWITCHBOARD

DENOTES 500° SKYDOME 900mm CLEAR OF BOUNDARY

INTERNAL DOOR HEIGHTS TO BE 2340 UNO

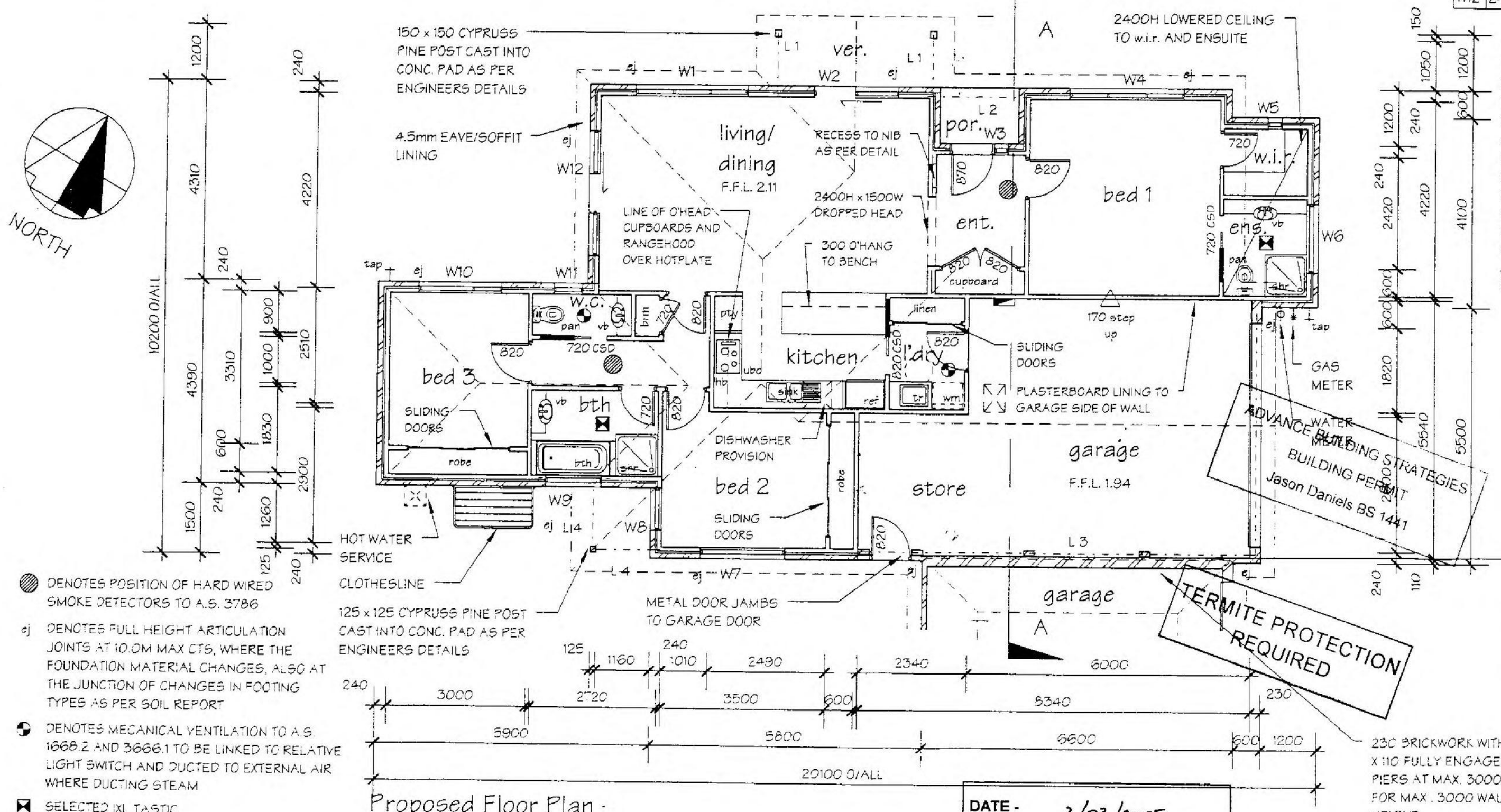
Beam Schedule:

L1	150 x 45 HYSPAN LVL
L2	200 x 45 HYSPAN LVL
L3	200 x 45 HYSPAN LVL
L4	150 x 45 HYSPAN LVL

Area Analysis - Unit 1

Floor Plan	124.45 m²
Garage	42.55 m²
Porch	2.04 m²
Verandah	4.15 m²

Window Schedule - Unit One			
No.	SIZE	LOCATION	TYPE
W1	2100 x 2400	LIVING/DINING	CASEMENT
W2	2400 x 1800	LIVING/DINING	SLIDING DOOR
W3	2400 x 300	ENTRY	FIXED / OPAQUE
W4	2100 x 2400	BED 1	CASEMENT
W5	1500 x 300	WIR	FIXED / OPAQUE
W6	300 x 1500	ENSUITE	FIXED / OPAQUE
W7	400 x 1800	BED 2	FIXED
W8	2400 x 900	BED 2	AWNING
W9	1200 x 1200	BATH	AWNING/OPAQUE
W10	1500 x 1800	BED 3	AWNING
W11	1000 x 600	WC	AWNING/OPAQUE
W12	2400 x 2700	LIVING/DINING	SLIDING DOOR



DENOTES POSITION OF HARD WIRED SMOKE DETECTORS TO A.S. 3786

ej DENOTES FULL HEIGHT ARTICULATION JOINTS AT 10.0M MAX CTS, WHERE THE FOUNDATION MATERIAL CHANGES, ALSO AT THE JUNCTION OF CHANGES IN FOOTING TYPES AS PER SOIL REPORT

DENOTES MECANICAL VENTILATION TO A.S. 1668.2 AND 3666.1 TO BE LINKED TO RELATIVE LIGHT SWITCH AND DUCTED TO EXTERNAL AIR WHERE DUCTING STEAM

SELECTED IXL TASTIC

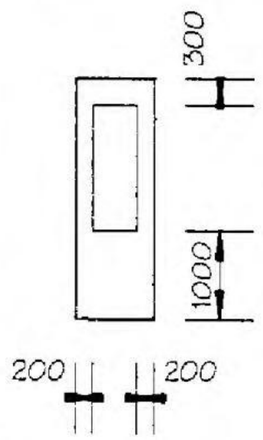
230 BRICKWORK WITH 230 X 110 FULLY ENGAGED PIERS AT MAX. 3000 CTS. FOR MAX. 3000 WALL HEIGHT

Proposed Floor Plan - 1

SCALE: 1 : 100

Energy Rating Notes:

R2.0 INS. PLUS FOIL TO WALLS
75-80mm FOAM CLADDING TO UPPER LEVEL
R3.5 INS. TO CEILING
ALUMINIUM IMPROVED WINDOW FRAMES
WEATHERSTRIPS TO EXTERNAL DOORS
EXHAUST FANS TO HAVE SELF CLOSING LOUVRES TO:
RES 1 - LAUNDRY AND ENSUITE
RES 2 - w.c. POWDER ROOM AND ENSUITE
RES 3 - w.c. AND ENSUITE
LAP AND TAPE REFLECTIVE FOIL TO WALLS AT ALL JOINTS, AND AROUND OPENINGS AND PENETRATIONS
RANGEHOOD TO RECIRCULATE



Recess To Nib

NOTE:
WALLS BUILT WITHIN 900mm OF THE BOUNDARY/PARTY WALLS MUST HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE IN ACCORDANCE WITH BCA 3.7.1.5 WITH BRICKWORK EXTENDING TO THE UNDERSIDE OF A NON-COMBUSTIBLE ROOF COVERING, REFER FIGURE 3.7.1.3 (b)

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	3 of 27

REFERENCE
040306 WD/4

Beam Schedule:

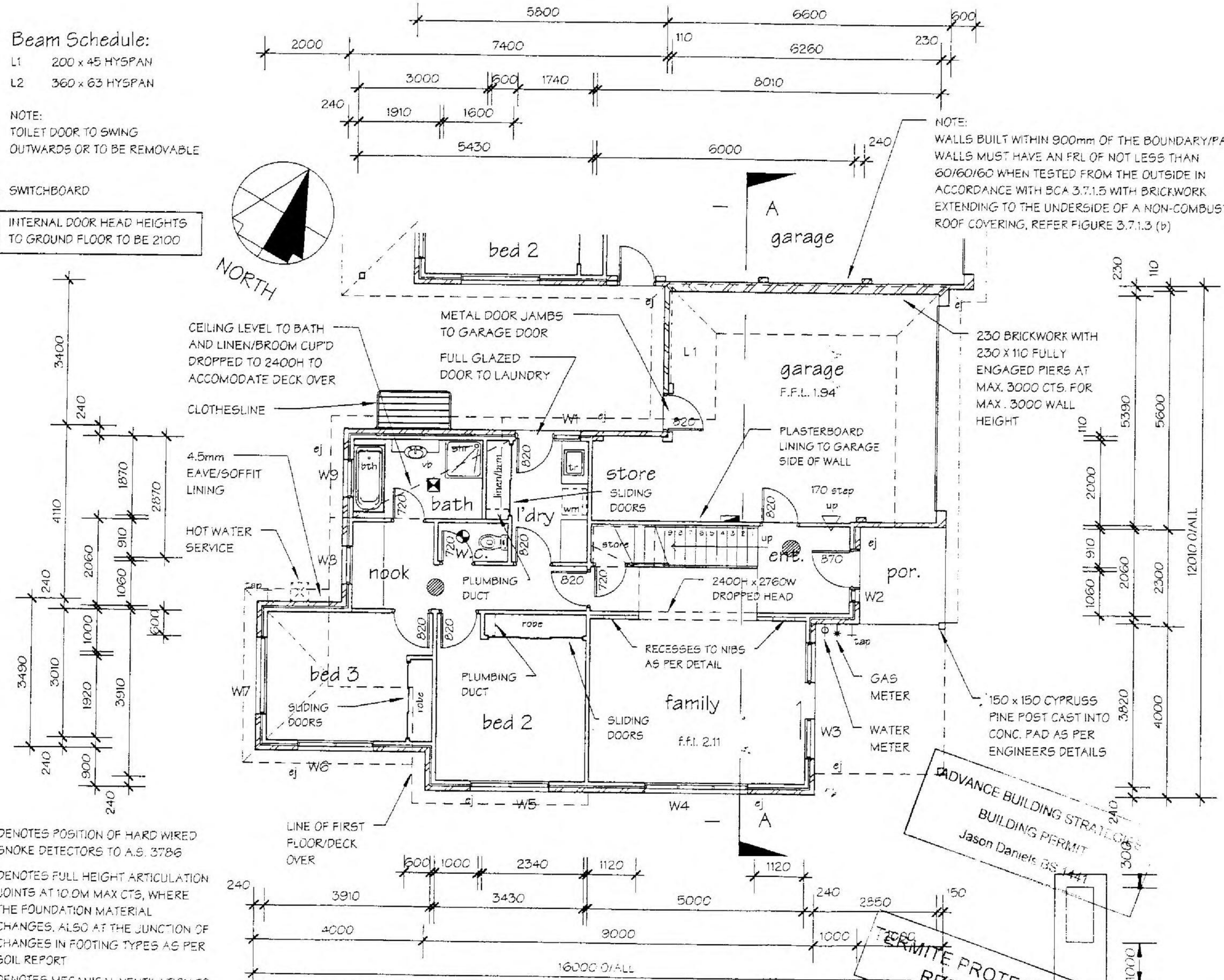
L1 200 x 45 HYSPAN

L2 360 x 63 HYSPAN

NOTE:
TOILET DOOR TO SWING OUTWARDS OR TO BE REMOVABLE

SWITCHBOARD

INTERNAL DOOR HEAD HEIGHTS TO GROUND FLOOR TO BE 2100



NOTE:
WALLS BUILT WITHIN 900mm OF THE BOUNDARY/PARTY WALLS MUST HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE IN ACCORDANCE WITH BCA 3.7.1.5 WITH BRICKWORK EXTENDING TO THE UNDERSIDE OF A NON-COMBUSTIBLE ROOF COVERING, REFER FIGURE 3.7.1.3 (b)

230 BRICKWORK WITH 230 X 110 FULLY ENGAGED PIERS AT MAX. 3000 CTS. FOR MAX. 3000 WALL HEIGHT

DENOTES POSITION OF HARD WIRED SMOKE DETECTORS TO A.S. 3786

ej DENOTES FULL HEIGHT ARTICULATION JOINTS AT 10.0M MAX CTS, WHERE THE FOUNDATION MATERIAL CHANGES, ALSO AT THE JUNCTION OF CHANGES IN FOOTING TYPES AS PER SOIL REPORT

DENOTES MECANICAL VENTILATION TO A.S. 1668.2 AND 3666.1 TO BE LINKED TO RELATIVE LIGHT SWITCH AND DUCTED TO EXTERNAL AIR WHERE DUCTING STEAM

SELECTED IXL TASTIC

Proposed Ground Floor Plan - Unit 2

SCALE: 1 : 100

Main Roof Beam Note:

ALL MAIN ROOF BEAMS TO BE END SUPPORTED OVER 2 No. 90 x 45 F5 PINE STUDS TO BE NAIL LAMINATED TOGETHER UNLESS OTHERWISE DETAILED IN STRUCTURAL ENGINEERS DRAWINGS

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

Recess To Nibs

Window Schedule - Unit Two Ground Floor			
No.	SIZE	LOCATION	TYPE
W1	1000 x 600	LAUNDRY	AWNING
W2	2400 x 300	ENTRY	FIXED / OPAQUE
W3	2100 x 2700	FAMILY	SLIDING DOOR
W4	1800 x 2400	FAMILY	CASEMENT
W5	1500 x 1800	BED 2	AWNING
W6	1500 x 1800	BED 3	AWNING
W7	400 x 1800	BED 3	FIXED
W8	1000 x 900	NOOK	AWNING
W9	1200 x 900	BATH	AWNING/OPAQUE

Area Analysis - Unit 2

Ground Floor	90.02 m²
First Floor	101.53 m²
Grand total	191.55 m²

Garage	40.01 m²
Porch	4.60 m²
Dining Deck	9.35 m²
Living Deck	10.60 m²

Energy Rating Notes:

R2.0 INS. PLUS FOIL TO WALLS
75-80mm FOAM CLADDING TO UPPER LEVEL
R3.5 INS. TO CEILING
ALUMINIUM IMPROVED WINDOW FRAMES
WEATHERSTRIPS TO EXTERNAL DOORS
EXHAUST FANS TO HAVE SELF CLOSING LOUVRES TO:
RES 1 - LAUNDRY AND ENSUITE
RES 2 - w.c. POWDER ROOM AND ENSUITE
RES 3 - w.c. AND ENSUITE
LAP AND TAPE REFLECTIVE FOIL TO WALLS AT ALL JOINTS, AND AROUND OPENINGS AND PENETRATIONS
RANGEHOOD TO RECIRCULATE

Stair Notes:

STAIRS TO HAVE HARDWOOD STRINGERS WITH HARDWOOD TREADS (MAX. 190 RISER, MIN. 240 TREADS) BALUSTARDE TO BE 865 HIGH ABOVE NOSING OF TREADS AND 1000 HIGH TO LANDING WITH MAX. 125 BETWEEN BALUSTERS (MAX. 100 BETWEEN WIRES IF USING WIRES AS PER BCA PART 3.9.2.3 AND TABLE 3.9.2.1)

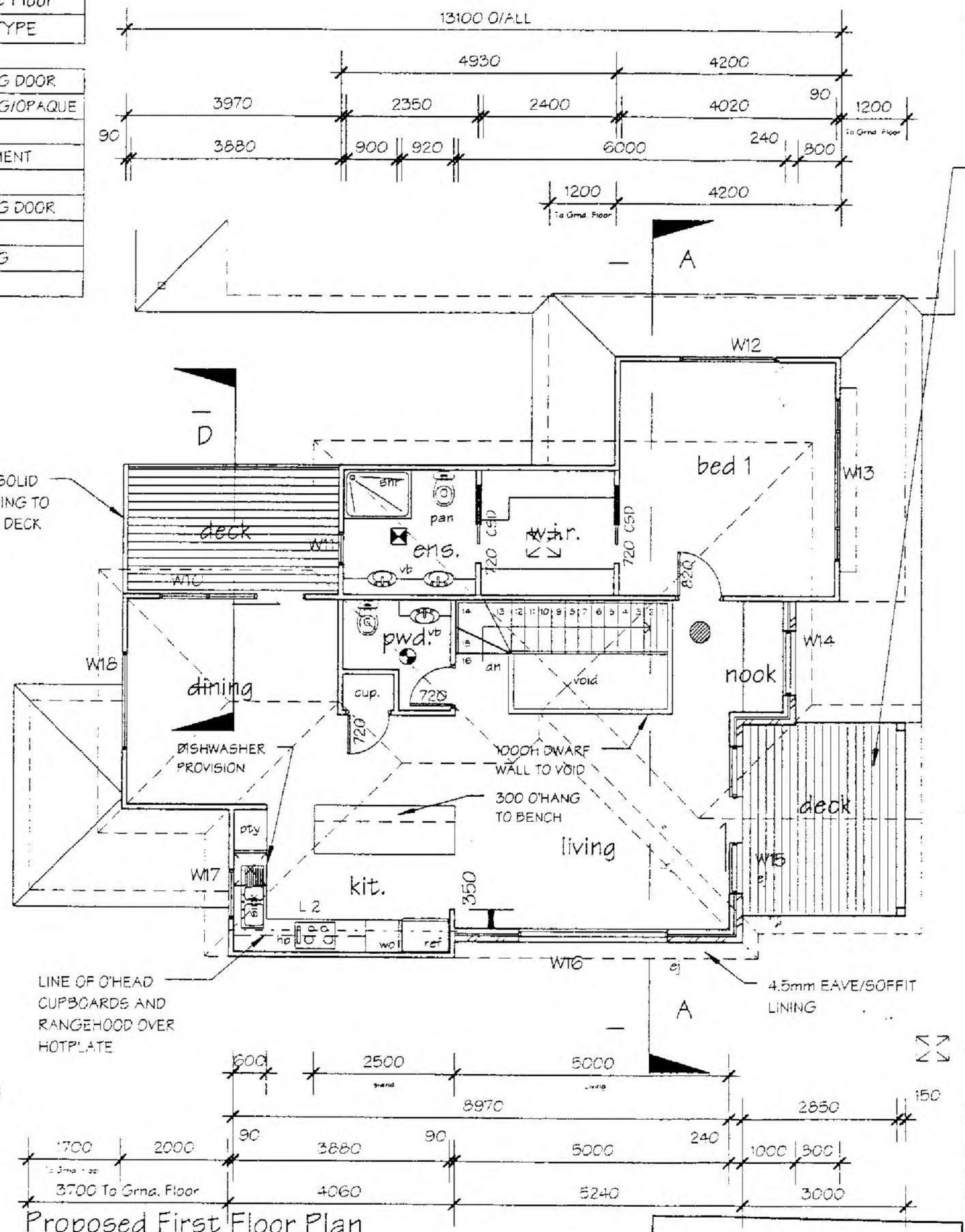
DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

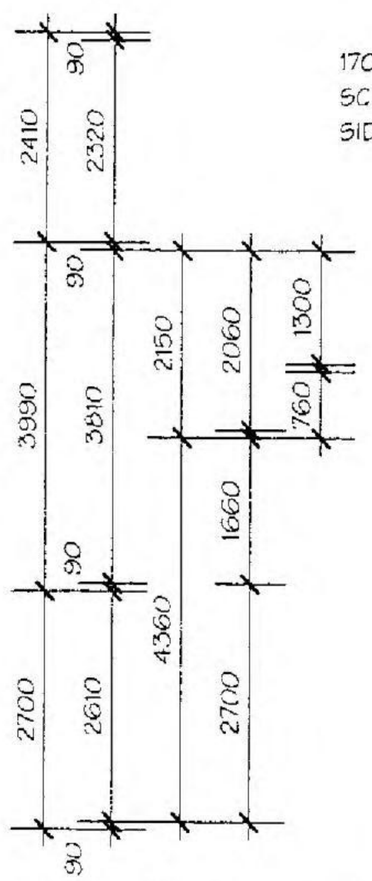
DATE: 22nd Feb 2005
SCALE: 1 : 100
SHEET No: 4 of 27

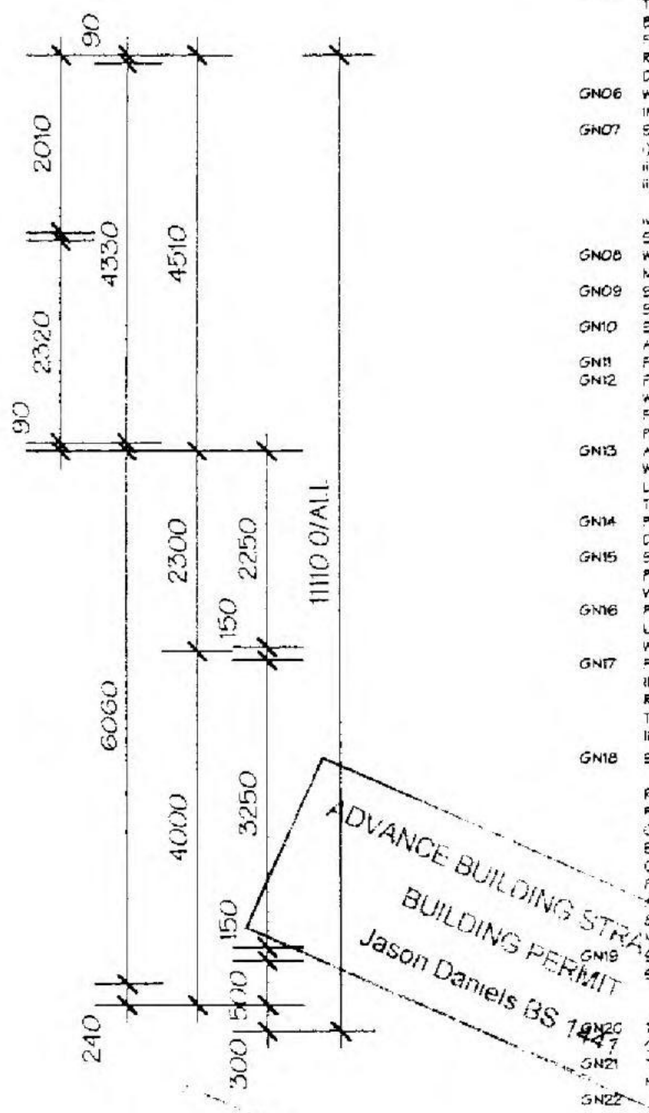
REFERENCE
040306 WD/4

Window Schedule - Unit Two First Floor			
No.	SIZE	LOCATION	TYPE
W10	2400 x 2700	DINING	SLIDING DOOR
W11	1000 x 600	ENSUITE	AWNING/OPAQUE
W12	400 x 1800	BED 1	FIXED
W13	1500 x 3000	BED 1	CASEMENT
W14	400 x 1200	NOOK	FIXED
W15	2400 x 2700	LIVING	SLIDING DOOR
W16	400 x 2700	LIVING	FIXED
W17	1200 x 900	KITCHEN	AWNING
W18	400 x 1800	DINING	FIXED

INTERNAL DOOR HEAD HEIGHTS TO FIRST FLOOR TO BE 2340







Main Roof Beam Note:

ALL MAIN ROOF BEAMS TO BE END SUPPORTED OVER 2 No. 90 x 45 F5 PINE STUDS TO BE NAIL LAMINATED TOGETHER UNLESS OTHERWISE DETAILED IN STRUCTURAL ENGINEERS DRAWINGS

19 x 70 MERBAU DECKING WITH 3mm GAP BETWEEN FIXED TO 50 x 75 MIN. TREATED PINE BATTENS PACKED LEVEL ABOVE (MALTHOID OVER BATTENS) BUTYNOL WATERPROOF SYSTEM OVER 20mm WATERPROOF PLY FIXED TO DECK JOISTS (1° GRADE TO DECK AWAY FROM BUILDING TOWARDS GUTTER)

450 x 600 MANHOLE

Stair Notes:

STAIRS TO HAVE HARDWOOD STRINGERS WITH HARDWOOD TREADS (MAX. 190 RISER, MIN. 240 TREADS) BALUSTARDE TO BE 865 HIGH ABOVE NOSING OF TREADS AND 1000 HIGH TO LANDING WITH MAX. 125 BETWEEN BALUSTERS (MAX. 100 BETWEEN WIRES IF USING WIRES AS PER BCA PART 3.9.2.3 AND TABLE 3.9.2.1)

DENOTES POSITION OF HARD WIRED SMOKE DETECTORS TO A.S. 3786

ej DENOTES FULL HEIGHT ARTICULATION JOINTS AT 5.0M MAX CTS, WHERE THE FOUNDATION MATERIAL CHANGES, ALSO AT THE JUNCTION OF CHANGES IN FOOTING TYPES AS PER SOIL REPORT

DENOTES MECANICAL VENTILATION TO A.S. 1668.2 AND 3666.1 TO BE LINKED TO RELATIVE LIGHT SWITCH AND DUCTED TO EXTERNAL AIR WHERE DUCTING STEAM

SELECTED IXL TASTIC

Proposed First Floor Plan - Unit 2

SCALE: 1 : 100

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

GENERAL NOTES:

GN01 DO NOT SCALE PLANS. USE WRITTEN DIMENSIONS ONLY.

GN02 THE OWNER/BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BYLAWS AND TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

GN03 ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS
A.S 1288 - 1994 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
A.S 1562.1 - 1992 DESIGN AND INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL
A.S 1684 - 1999 RESIDENTIAL TIMBER FRAMED CONSTRUCTION
A.S 1860 - 1998 INSTALLATION OF PARTICLEBOARD FLOORING
A.S 2049 - 2002 ROOF TILES
A.S 2050 - 2002 FIXING OF ROOFING TILES
A.S/N.Z.S 2311 - 2000 GUIDE TO PAINTING OF BUILDINGS
A.S 2870 - 1996 (R1) RESIDENTIAL SLABS AND FOOTINGS
A.S. 2904 - 1995 DAMP - PROOF COURSES AND FLASHINGS
A.S/N.Z.S 3000 - 2000 WIRING RULES
A.S/N.Z.S 3500.5 - 2000 NATIONAL PLUMBING AND DRAINAGE - DOMESTIC INSTALLATION
A.S 3600 - 2001 CONCRETE STRUCTURES
A.S 3660 - 2000 PROTECTION OF BUILDINGS FROM SUBTERANEAN TERMITES
A.S 3700 - 2001 MASONRY IN BUILDINGS
A.S. 3740 - 1994 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
A.S 3786 - 1993 SMOKE ALARMS
A.S 4055 - 1992 WIND LOADINGS FOR HOUSING
A.S 4100 - 1998 STEEL STRUCTURES
A.S 5601 - 2002 (AG 601-2002) GAS INSTALLATIONS

GN04 THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.

GN05 SOIL CLASSIFICATION - "P"
THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT BY - BARRY COULTHARD AND ASSOCIATES Pty Ltd. REPORT NO. 14780 FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT. THE H.G.F.L. RECOMMENDS THAT FOOTINGS/SLABS & DRAINAGE TO BE DESIGNED & INSPECTED BY AN ENGINEER TO SATISFY THEIR REQUIREMENTS.

GN06 WHERE REQUIRED TREAT AREA BENEATH FLOOR AGAINST TERMITE INFESTATION IN ACCORDANCE WITH RELEVANT STANDARD.

GN07 SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:
i) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR
ii) BATHROOMS - WITHIN 1500mm VERTICAL FROM THE BATH BASE.
iii) LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR AND/OR WITHIN 300mm HORIZONTAL FROM DOORS.
iv) DOORWAY - WITHIN 300mm HORIZONTAL FROM ALL DOORS.
SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS.

GN08 WINDOW SIZES ARE NOMINAL ONLY ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND

GN09 STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

GN10 SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.

GN11 FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.

GN12 FOR BUILDINGS WITHIN 1 KM OF THE SEA ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES, AND STEEL LINTELS ETC THAT ARE IMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH A.S.2699 PARTS 1, 2 & 3 AND A.S 2700 - 1998

GN13 ALL WET AREAS TO COMPLY WITH B.C.A. F1.7 OR A.S. 3740 - 1994. WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800mm ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75mm OF THE WALL

GN14 PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600mm CRS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

GN15 SUB-FLOOR VENTS TO PROVIDE A RATE OF 7500mm SQ. CLEAR VENTILATION PER 1000mm RUN OF EXTERNAL MASONRY WALL AND 22000mm SQ. CLEAR VENTILATION PER 1000mm RUN OF INTERNAL DWARF WALLS.

GN16 PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150mm FOR FLOOR WITH STRIP FLOORING OR 200mm FOR FLOORS WITH PARTICLEBOARD FLOORING.

GN17 FOR NEW DWELLINGS OR ADDITIONS TO DWELLINGS PROVIDE THERMAL INSULATION AS PER INSULATION NOTES.
REFER B.C.A. VICTORIAN APPENDIX 1.2.3 INSTALLATION OF F.R.L. TO COMPLY WITH AS/NZS 4200.2 AND HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5.

GN18 STAIR REQUIREMENTS - RISERS - 190mm MAXIMUM, 115mm MINIMUM; GOING - 355mm MAXIMUM, 240mm MINIMUM;
RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT
PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSINGS
ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125mm OR USE CLOSED RISERS
PROVIDE CONTINUOUS HANDRAIL 1000mm MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000mm OR MORE ABOVE GROUND LEVEL.
865mm MINIMUM HEIGHT HANDRAIL ABOVE STAIR NOSINGS AND LANDINGS
MAXIMUM OPENINGS BETWEEN BALUSTERS NOT TO EXCEED 125mm.

GN19 STUMPS EXCEEDING 1200mm ABOVE GROUND TO BE BRACED CONCRETE STUMPS: 400mm SQ. UP TO 1400mm LONG (1 No. H.D. WIRE);
100mm SQ. 1401mm TO 1800mm LONG (2 No. H.D. WIRES);
125mm SQ. 1801mm TO 3000mm LONG (2 No. H.D. WIRES).

GN20 THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS

GN21 THE BUILDER SHALL ENSURE FOR THE GENERAL WATERTIGHTNESS OF ALL NEW AND EXISTING WORKS.

GN22 DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786 - 1993. NEW DWELLINGS AND ADDITIONS WITH SLEEPING ACCOMMODATION TO BE HARD WIRED WITH BATTERY BACK UP.

GN23 THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CUSTOMER AND FOR THE PURPOSE EXPRESSED. NOTHING TO THE AUTHOR AND OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE AUTHOR'S WRITTEN CONSENT DOES SO AT OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE AUTHOR FOR SUCH USE AND/OR RELIANCE.

GN24 THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE.

ADVANCE BUILDING STRA
BUILDING PERMIT
Jason Daniels BS 1447

TERMITE PROTECTION REQUIRED

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	5 of 27

REFERENCE
040306 WD/4

MSC.5014.0001.1224

DATE -	2/03/2005
BUILDER -	
OWNER -	
WITNESS	

Personal Information

Beam Schedule:

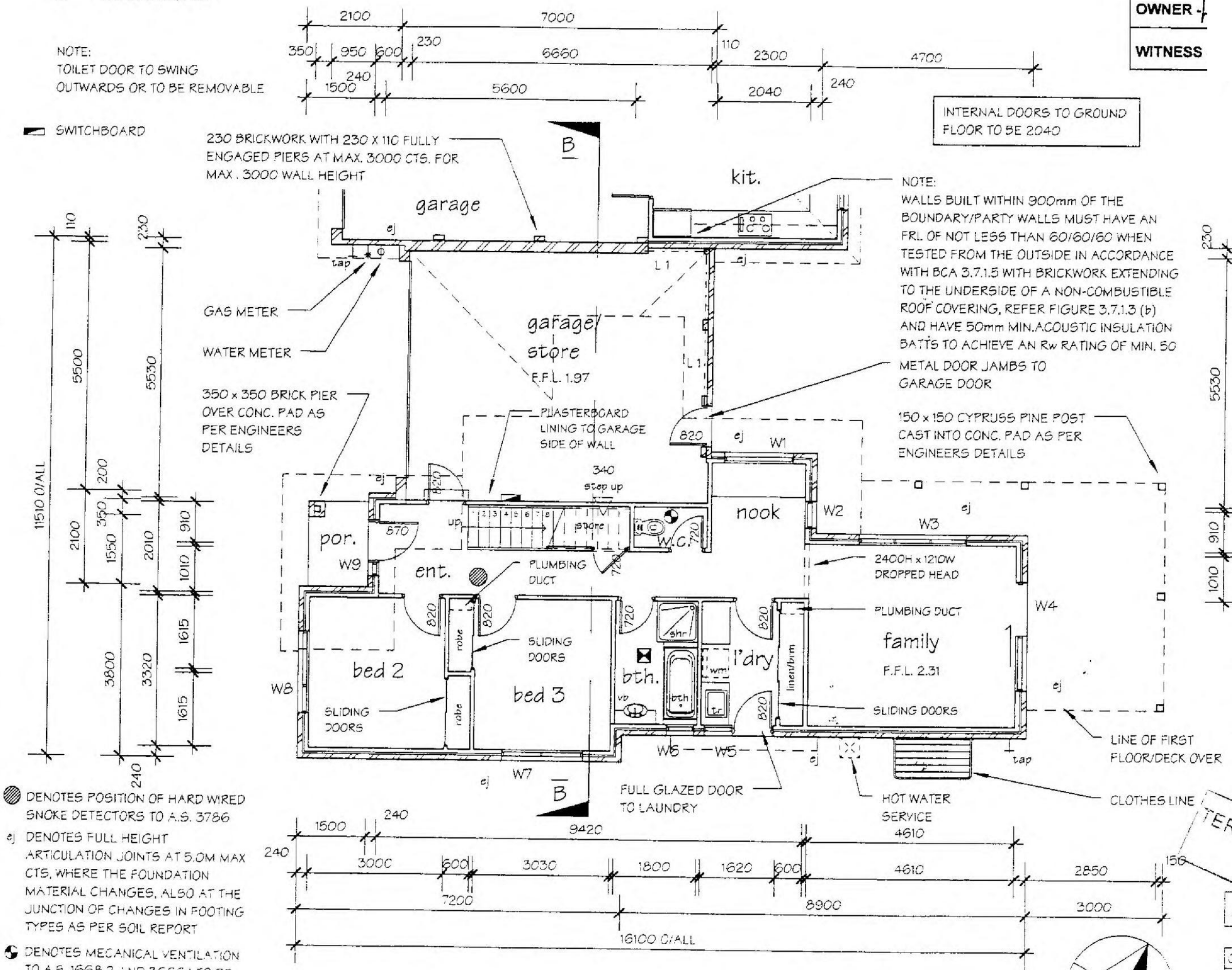
L1 150 x 45 HYSPAN

NOTE:
TOILET DOOR TO SWING OUTWARDS OR TO BE REMOVABLE

SWITCHBOARD

INTERNAL DOORS TO GROUND FLOOR TO BE 2040

Window Schedule - Unit Three Ground Floor			
No.	SIZE	LOCATION	TYPE
W1	400 x 1500	NOOK	FIXED
W2	1800 x 600	NOOK	CASEMENT
W3	1800 x 2400	FAMILY	CASEMENT
W4	2100 x 2400	FAMILY	SLIDING DOOR
W5	1000 x 600	LAUNDRY	AWNING
W6	1000 x 600	BATH	AWNING/OPAQUE
W7	1500 x 1800	BED 3	AWNING
W8	1500 x 1800	BED 2	CASEMENT
W9	2400 x 300	ENTRY	FIXED



DENOTES POSITION OF HARD WIRED SMOKE DETECTORS TO A.S. 3786

ej DENOTES FULL HEIGHT ARTICULATION JOINTS AT 5.0M MAX CTS, WHERE THE FOUNDATION MATERIAL CHANGES, ALSO AT THE JUNCTION OF CHANGES IN FOOTING TYPES AS PER SOIL REPORT

DENOTES MECANICAL VENTILATION TO A.S. 1668.2 AND 3666.1 TO BE LINKED TO RELATIVE LIGHT SWITCH AND DUCTED TO EXTERNAL AIR WHERE DUCTING STEAM

SELECTED IXL TASTIC

Energy Rating Notes:

R2.0 INS. PLUS FOIL TO WALLS
75-80mm FOAM CLADDING TO UPPER LEVEL
R3.5 INS. TO CEILING
ALUMINIUM IMPROVED WINDOW FRAMES
WEATHERSTRIPS TO EXTERNAL DOORS
EXHAUST FANS TO HAVE SELF CLOSING LOUVRES TO:
RES 1 - LAUNDRY AND ENSUITE
RES 2 - w.c. POWDER ROOM AND ENSUITE
RES 3 - w.c. AND ENSUITE
LAP AND TAPE REFLECTIVE FOIL TO WALLS AT ALL JOINTS, AND AROUND OPENINGS AND PENETRATIONS
RANGEHOOD TO RECIRCULATE

Stair Notes:

STAIRS TO HAVE HARDWOOD STRINGERS WITH HARDWOOD TREADS (MAX. 190 RISER, MIN. 240 TREADS)
BALUSTARDE TO BE 865 HIGH ABOVE NOSING OF TREADS AND 1000 HIGH TO LANDING WITH MAX. 125 BETWEEN BALUSTERS (MAX. 100 BETWEEN WIRES IF USING WIRES AS PER BCA PART 3.9.2.3 AND TABLE 3.9.2.1)

Main Roof Beam Note:

ALL MAIN ROOF BEAMS TO BE END SUPPORTED OVER 2-No. 90 x 45 F5 PINE STUDS TO BE NAIL LAMINATED TOGETHER UNLESS OTHERWISE DETAILED IN STRUCTURAL ENGINEERS DRAWINGS

ADVANCE BUILDING DESIGN
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

NORTH

Proposed Ground Floor Plan - Unit 3

SCALE: 1 : 100

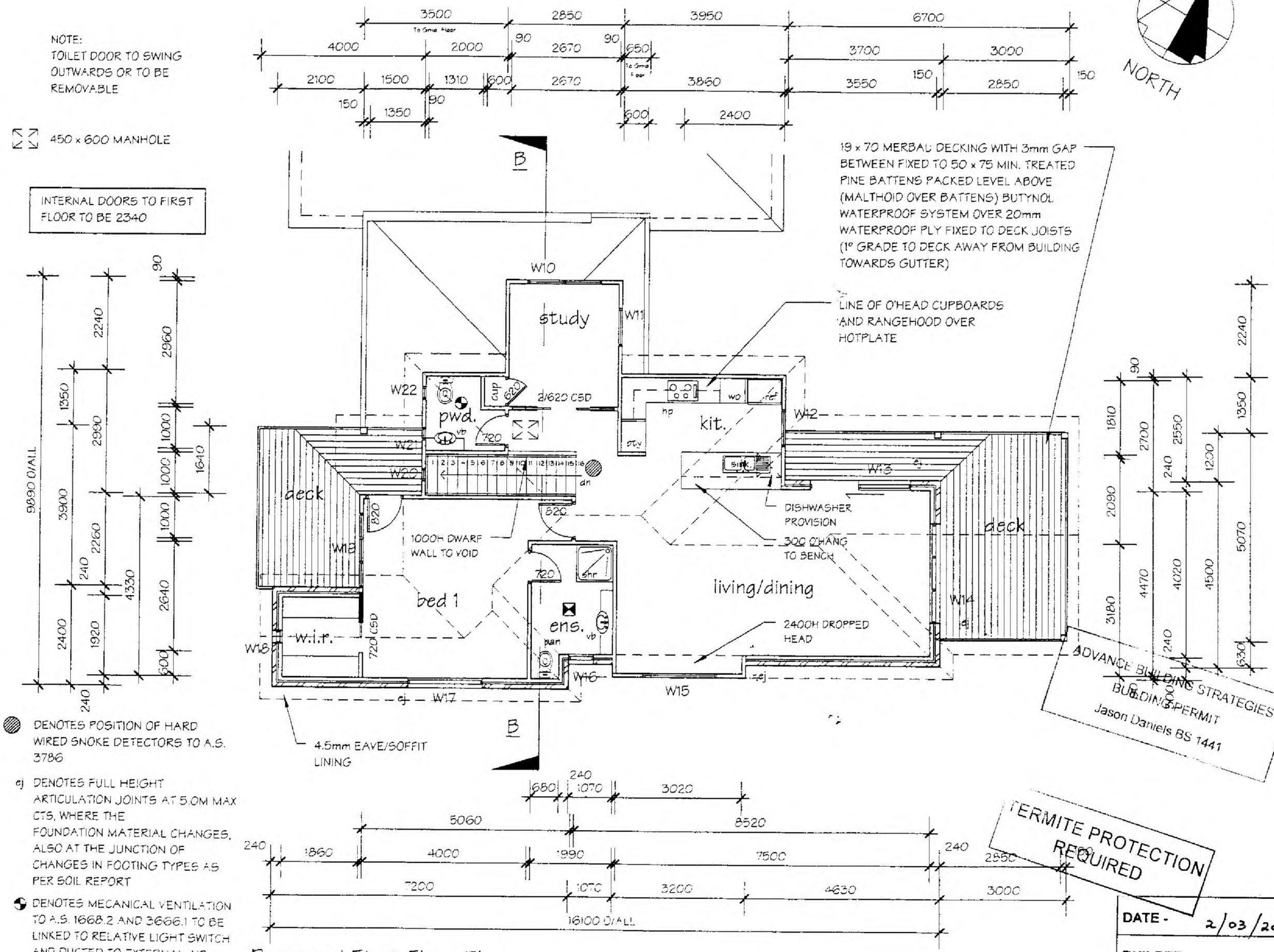
Area Analysis - Unit 3	
Ground Floor	84.07 m²
First Floor	100.22 m²
Grand total	184.29 m²
Deck	12.23 m²
Garage	39.47 m²
Porch	2.47 m²

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	6 of 27
REFERENCE	040306 WD/4

NOTE:
TOILET DOOR TO SWING OUTWARDS OR TO BE REMOVABLE

450 x 600 MANHOLE

INTERNAL DOORS TO FIRST FLOOR TO BE 2340



Window Schedule - Unit Three First Floor			
No.	SIZE	LOCATION	TYPE
W10	1200 x 1800	STUDY	AWNING
W11	1200 x 900	STUDY	AWNING
W12	1200 x 900	KITCHEN	AWNING
W13	2400 x 2400	LIVING/DINING	SLIDING DOOR
W14	2100 x 2400	LIVING/DINING	CASEMENT
W15	400 x 1800	LIVING/DINING	FIXED
W16	1000 x 600	ENSUITE	AWNING/OPAQUE
W17	400 x 1800	BED 1	FIXED
W18	1800 x 300	WIR	FIXED / OPAQUE
W19	1800 x 1800	BED 1	CASEMENT
W20	1000 x 300	STAIR	FIXED / OPAQUE
W21	1000 x 300	WC	FIXED / OPAQUE
W22	1000 x 300	WC	FIXED / OPAQUE

Stair Notes:

STAIRS TO HAVE HARDWOOD STRINGERS WITH HARDWOOD TREADS (MAX. 190 RISER, MIN. 240 TREADS)
BALUSTARDE TO BE 865 HIGH ABOVE NOSING OF TREADS AND 1000 HIGH TO LANDING WITH MAX. 125 BETWEEN BALUSTERS (MAX. 100 BETWEEN WIRES IF USING WIRES AS PER BCA PART 3.9.2.3 AND TABLE 3.9.2.1)

Main Roof Beam Note:

ALL MAIN ROOF BEAMS TO BE END SUPPORTED OVER 2 No. 90 x 45 F5 PINE STUDS TO BE NAIL LAMINATED TOGETHER UNLESS OTHERWISE DETAILED IN STRUCTURAL ENGINEERS DRAWINGS

DENOTES POSITION OF HARD WIRED SMOKE DETECTORS TO A.S. 3786

ej DENOTES FULL HEIGHT ARTICULATION JOINTS AT 5.0M MAX CTS, WHERE THE FOUNDATION MATERIAL CHANGES, ALSO AT THE JUNCTION OF CHANGES IN FOOTING TYPES AS PER SOIL REPORT

DENOTES MECANICAL VENTILATION TO A.S. 1668.2 AND 3666.1 TO BE LINKED TO RELATIVE LIGHT SWITCH AND DUCTED TO EXTERNAL AIR WHERE DUCTING STEAM

SELECTED IXL TASTIC

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

Proposed First Floor Plan - Unit 3

SCALE: 1 : 100

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	7 of 27

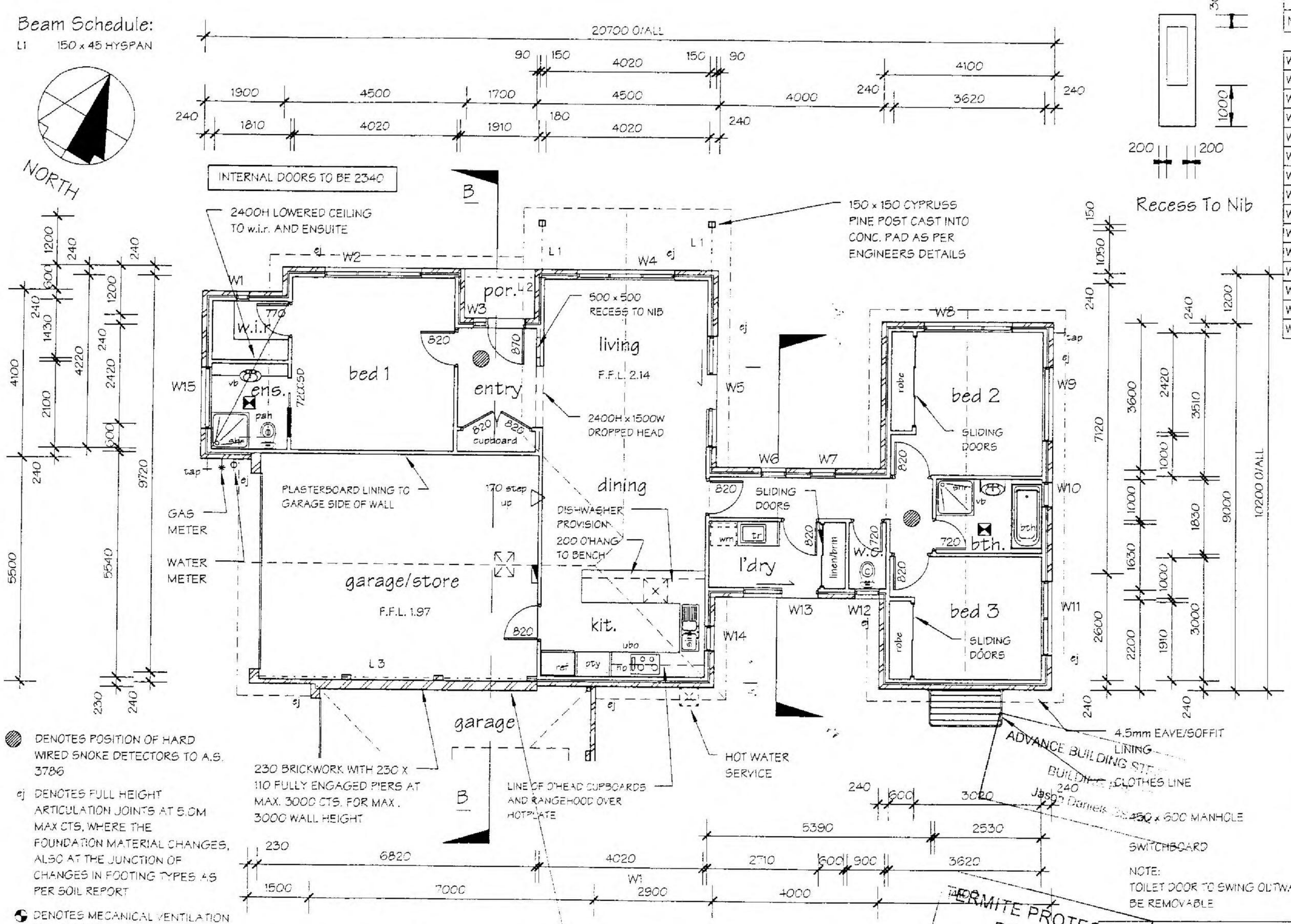
REFERENCE
040306 WD/4

MSC.5014.0001.1225

MSC.5014.0001.1226

Beam Schedule:

L1 150 x 45 HYSPAN



Window Schedule - Unit Four			
No.	SIZE	LOCATION	TYPE
W1	1500 x 300	WIR	FIXED / OPAQUE
W2	2100 x 2400	BED 1	CASEMENT
W3	2400 x 300	ENTRY	FIXED / OPAQUE
W4	2100 x 2400	LIVING/DINING	CASEMENT
W5	2400 x 2700	LIVING/DINING	SLIDING DOOR
W6	1800 x 600	PASSAGE	FIXED / OPAQUE
W7	1800 x 600	PASSAGE	FIXED / OPAQUE
W8	2100 x 2100	BED 2	CASEMENT
W9	400 x 1800	BED 2	FIXED
W10	1200 x 600	BATH	AWNING/OPAQUE
W11	1500 x 1800	BED 3	AWNING
W12	1000 x 600	WC	AWNING/OPAQUE
W13	2400 x 1800	LAUNDRY	SLIDING DOOR
W14	1200 x 600	KITCHEN	AWNING
W15	300 x 1500	ENSUITE	FIXED / OPAQUE

Main Roof Beam Note:

ALL MAIN ROOF BEAMS TO BE END SUPPORTED OVER 2NO. 90 X 45 F5 PINE STUDS TO BE NAIL LAMINATED TOGETHER (UNLESS NOTED OTHERWISE BY STRUCTURAL ENGINEER)

Energy Rating Notes:

R2.0 INS. PLUS FOIL TO WALLS
75-80mm FOAM CLADDING TO UPPER LEVEL
R3.5 INS. TO CEILING
ALUMINIUM IMPROVED WINDOW FRAMES
WEATHERSTRIPS TO EXTERNAL DOORS
EXHAUST FANS TO HAVE SELF CLOSING LOUVRES TO:
RES 1 - LAUNDRY AND ENSUITE
RES 2 - w.c. POWDER ROOM AND ENSUITE
RES 3 - w.c. AND ENSUITE
LAP AND TAPE REFLECTIVE FOIL TO WALLS AT ALL JOINTS, AND AROUND OPENINGS AND PENETRATIONS
RANGEHOOD TO RECIRCULATE

DENOTES POSITION OF HARD WIRED SMOKE DETECTORS TO A.S. 3786

ej DENOTES FULL HEIGHT ARTICULATION JOINTS AT 5.0M MAX CTS, WHERE THE FOUNDATION MATERIAL CHANGES, ALSO AT THE JUNCTION OF CHANGES IN FOOTING TYPES AS PER SOIL REPORT

DENOTES MECANICAL VENTILATION TO A.S. 1668.2 AND 3666.1 TO BE LINKED TO RELATIVE LIGHT SWITCH AND DUCTED TO EXTERNAL AIR WHERE DUCTING STEAM

SELECTED IXL TASTIC

NOTE:
TOILET DOOR TO SWING OUTWARDS OR TO BE REMOVABLE

NOTE:
WALLS BUILT WITHIN 900mm OF THE BOUNDARY/PARTY WALLS MUST HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE IN ACCORDANCE WITH BCA 3.7.1.5 WITH BRICKWORK EXTENDING TO THE UNDERSIDE OF A NON-COMBUSTIBLE ROOF COVERING, REFER FIGURE 3.7.1.3 (b) AND HAVE 50mm MIN.ACOUSTIC INSULATION BATTS TO ACHIEVE AN Rw RATING OF MIN. 50

TERMITE PROTECTION REQUIRED

Proposed Floor Plan - Unit 4

SCALE: 1:100

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

Area Analysis - Unit 4

Floor Plan	128.81 m²
Garage	39.83 m²
Porch	2.04 m²

DATE:	22nd Feb 2005
SCALE:	1:100
SHEET No:	8 of 27

REFERENCE
040306 WD/4

MSC.5014.0001.1227

Main Roof Beam Note:

ALL MAIN ROOF BEAMS TO BE END SUPPORTED OVER 2 No. 90 x 45 F5 PINE STUDS TO BE NAIL LAMINATED TOGETHER UNLESS OTHERWISE DETAILED IN STRUCTURAL ENGINEERS DRAWINGS

SWITCHBOARD

NOTE:
TOILET DOOR TO SWING OUTWARDS OR TO BE REMOVABLE

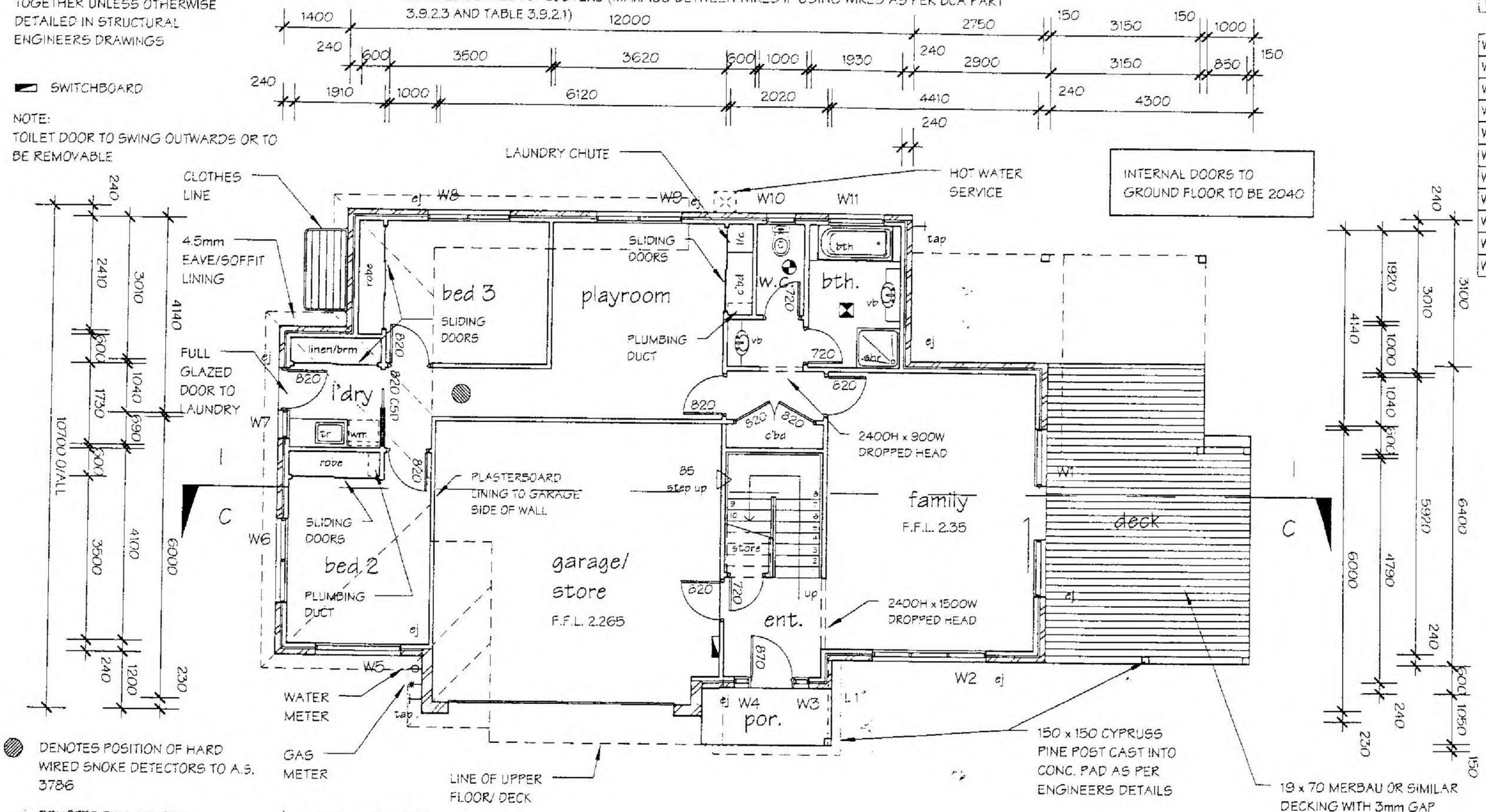
Stair Notes:

STAIRS TO HAVE HARDWOOD STRINGERS WITH HARDWOOD TREADS (MAX. 190 RISER, MIN. 240 TREADS)
BALUSTARDE TO BE 865 HIGH ABOVE NOSING OF TREADS AND 1000 HIGH TO LANDING WITH MAX. 125 BETWEEN BALUSTERS (MAX. 100 BETWEEN WIRES IF USING WIRES AS PER BCA PART 3.9.2.3 AND TABLE 3.9.2.1)

Beam Schedule:

L1 150 x 45 HYSPAN

Window Schedule - Unit Five Ground Floor			
No.	SIZE	LOCATION	TYPE
W1	2100 x 3600	FAMILY	SLIDING DOOR
W2	2100 x 2400	FAMILY	CASEMENT
W3	2400 x 300	ENTRY	FIXED / OPAQUE
W4	2400 x 300	ENTRY	FIXED / OPAQUE
W5	400 x 1800	BED 2	FIXED
W6	1500 x 1800	BED 2	AWNING
W7	1000 x 600	LAUNDRY	AWNING
W8	1500 x 1800	BED 3	AWNING
W9	1500 x 1800	PLAYROOM	AWNING
W10	1000 x 600	WC	AWNING/OPAQUE
W11	1200 x 1200	BATH	AWNING/OPAQUE



INTERNAL DOORS TO GROUND FLOOR TO BE 2040

DENOTES POSITION OF HARD WIRED SMOKE DETECTORS TO A.S. 3786

ej DENOTES FULL HEIGHT ARTICULATION JOINTS AT 5.0M MAX CTS, WHERE THE FOUNDATION MATERIAL CHANGES, ALSO AT THE JUNCTION OF CHANGES IN FOOTING TYPES AS PER SOIL REPORT

DENOTES MECANICAL VENTILATION TO A.S. 1668.2 AND 3666.1 TO BE LINKED TO RELATIVE LIGHT SWITCH AND DUCTED TO EXTERNAL AIR WHERE DUCTING STEAM

SELECTED IXL TASTIC

Area Analysis - Unit 5

Ground Floor	112.99 m²
First Floor	125.56 m²
Grand total	238.54 m²
Porch	3.24 m²
Ground Floor Deck	25.77 m²
Garage	38.19 m²
First Floor Deck	32.10 m²

Energy Rating Notes:

R2.0 INS. PLUS FOIL TO WALLS
75-80mm FOAM CLADDING TO UPPER LEVEL
R3.5 INS. TO CEILING
ALUMINIUM IMPROVED WINDOW FRAMES
WEATHERSTRIPS TO EXTERNAL DOORS
EXHAUST FANS TO HAVE SELF CLOSING LOUVRES TO:
RES 1 - LAUNDRY AND ENSUITE
RES 2 - w.c. POWDER ROOM AND ENSUITE
RES 3 - w.c. AND ENSUITE
LAP AND TAPE REFLECTIVE FOIL TO WALLS AT ALL JOINTS, AND AROUND OPENINGS AND PENETRATIONS
RANGEHOOD TO RECIRCULATE

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

NORTH

Proposed Ground Floor Plan - Unit 5

SCALE: 1:100

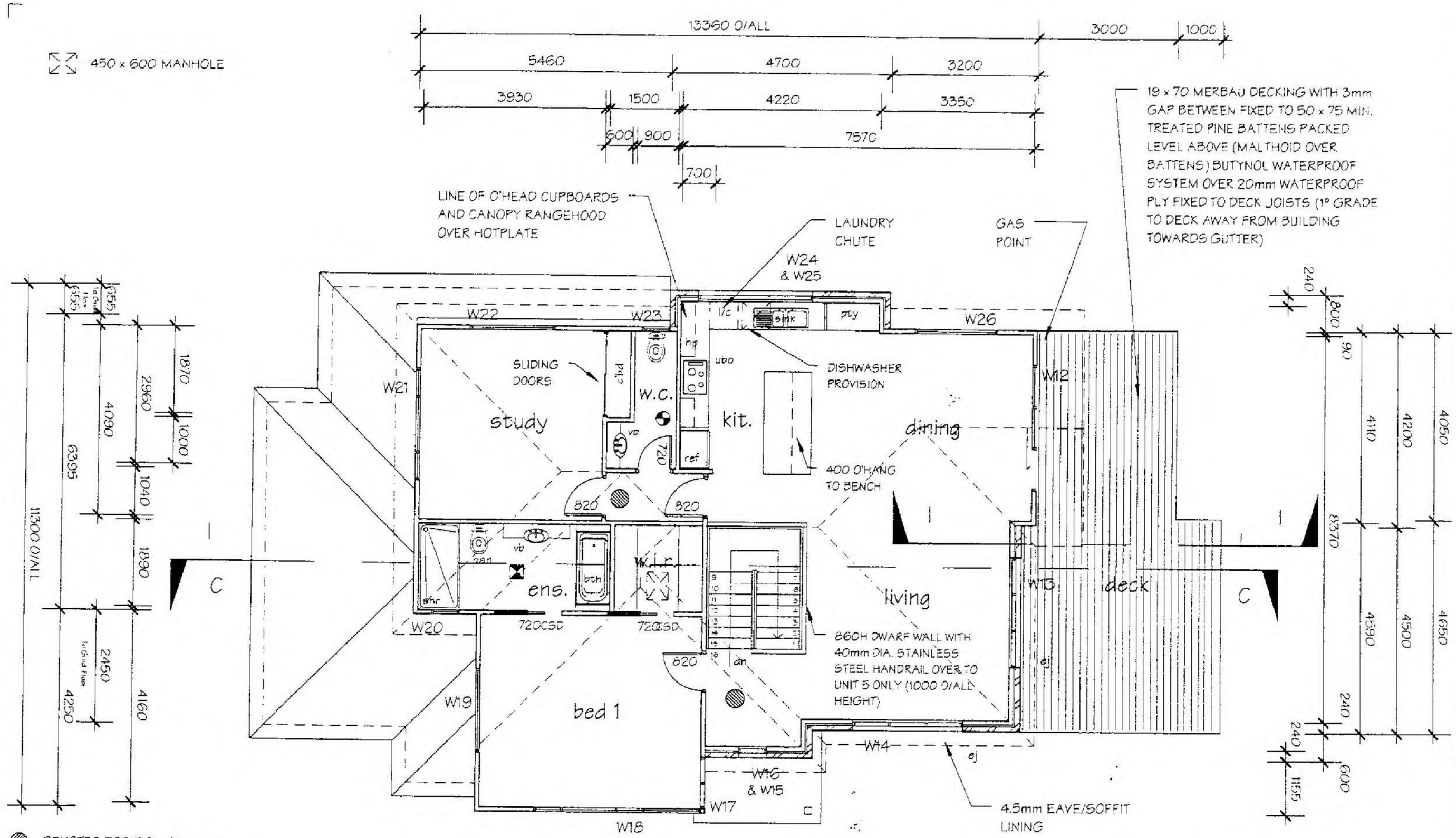
TERMITE PROTECTION REQUIRED

DATE -	2/03/2005
BUILDE	
OWNER	
WITNES	

Personal Information

DATE:	22nd Feb 2005
SCALE:	1:100
SHEET No:	9 of 27
REFERENCE	040306 WD/4

MSC.5014.0001.1228



Window Schedule - Unit Five First Floor			
No.	SIZE	LOCATION	TYPE
W12	2400 x 2700	DINING	SLIDING DOOR
W13	2100 x 2400	LIVING	CASEMENT
W14	2100 x 2400	LIVING	CASEMENT
W15	600 x 600	LANDING	FIXED
W16	600 x 600	LANDING	FIXED
W17	2100 x 1100	BED 1	CASEMENT
W18	2100 x 3600	BED 1	CASEMENT
W19	400 x 1800	BED 1	FIXED
W20	1000 x 600	ENSUITE	AWNING/OPAQUE
W21	1200 x 2400	STUDY	AWNING
W22	400 x 1800	STUDY	FIXED
W23	1000 x 600	WC	AWNING/OPAQUE
W24	400 x 2400	KITCHEN	FIXED / OPAQUE
W25	400 x 2400	KITCHEN	FIXED / OPAQUE
W26	400 x 1800	DINING	FIXED

Stair Notes:

STAIRS TO HAVE HARDWOOD STRINGERS WITH HARDWOOD TREADS (MAX. 190 RISER, MIN. 240 TREADS)
BALUSTARDE TO BE 865 HIGH ABOVE NOSING OF TREADS AND 1000 HIGH TO LANDING WITH MAX. 125 BETWEEN BALUSTERS (MAX. 100 BETWEEN WIRES IF USING WIRES AS PER BCA PART 3.9.2.3 AND TABLE 3.9.2.1)

Main Roof Beam Note:

ALL MAIN ROOF BEAMS TO BE END SUPPORTED OVER 2 No. 90 x 45 F5 PINE STUDS TO BE NAIL LAMINATED TOGETHER UNLESS OTHERWISE DETAILED IN STRUCTURAL ENGINEERS DRAWINGS

DENOTES POSITION OF HARD WIRED SMOKE DETECTORS TO A.S. 3786

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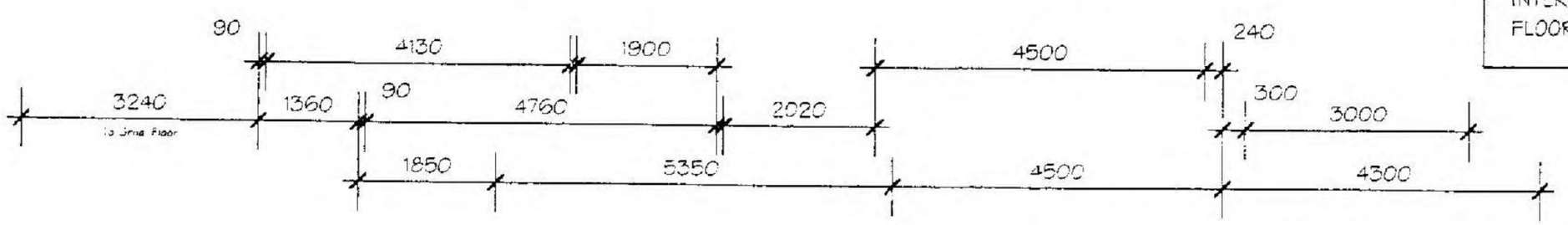
DENOTES MECANICAL VENTILATION TO A.S. 1668.2 AND 3666.1 TO BE LINKED TO RELATIVE LIGHT SWITCH AND DUCTED TO EXTERNAL AIR WHERE DUCTING STEAM

SELECTED IXL TASTIC



INTERNAL DOORS TO UPPER FLOOR TO BE 2340

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

NORTH

Proposed First Floor Plan - Unit 5

SCALE 1:100

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	10 of 27

REFERENCE
040306 WD/4

MSC.5014.0001.1229

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

(RA) RENDER COLOUR 'A'

(RB) RENDER COLOUR 'B'

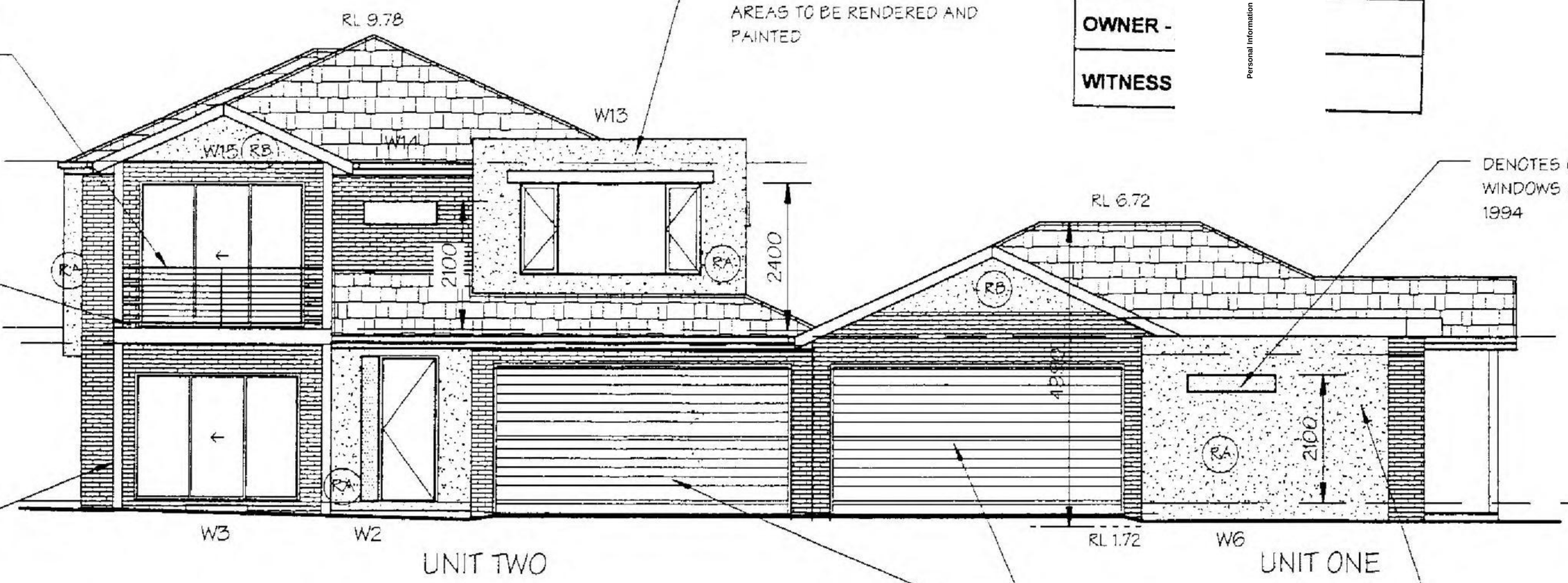
STAINLESS STEEL POST AND TIMBER HANDRAIL WITH 3.0mm WIRE, 1 x 19 LAY STAINLESS STEEL WIRE @ 100mm SPACINGS WITH SUPPORTS @ 1.0M MAX. CENTRES TO HAVE A MINIMUM REQUIRED TENSION OF 1910N AND A MAXIMUM DEFLECTION OF 2mm OR AS OTHERWISE SPECIFIED IN PART 3.9.2.3 AND TABLE 3.9.2.1 OF THE BCA

19 x 70 MERBAU DECKING WITH 3mm GAP BETWEEN FIXED TO 50 x 75 MIN. TREATED PINE BATTENS PACKED LEVEL ABOVE (MALTHOID OVER BATTENS) BUTYNOL WATERPROOF SYSTEM OVER 20mm WATERPROOF PLY FIXED TO DECK JOISTS (1° GRADE TO DECK AWAY FROM BUILDING TOWARDS GUTTER)

150 x 150 CYPRUSS PINE POST CAST INTO CONC. PAD AS PER ENGINEERS DETAILS

FOAM CLADDING TO UPPER FLOOR TIMBER FRAMED AREAS TO BE RENDERED AND PAINTED

DENOTES OBSCURE GLAZING TO WINDOWS AS PER A.S. 1288-1994



SELECTED 2400H x 4800W PANELIFT GARAGE DOORS (REMOTE CONTROL)

SELECTED RENDER FINISH TO GROUND FLOOR BRICKWORK AS INDICATED

North - East Elevation (Units 1 & 2)

SCALE: 1 : 100

SELECTED CONCRETE TILED ROOF ON A 25° PITCH UNO

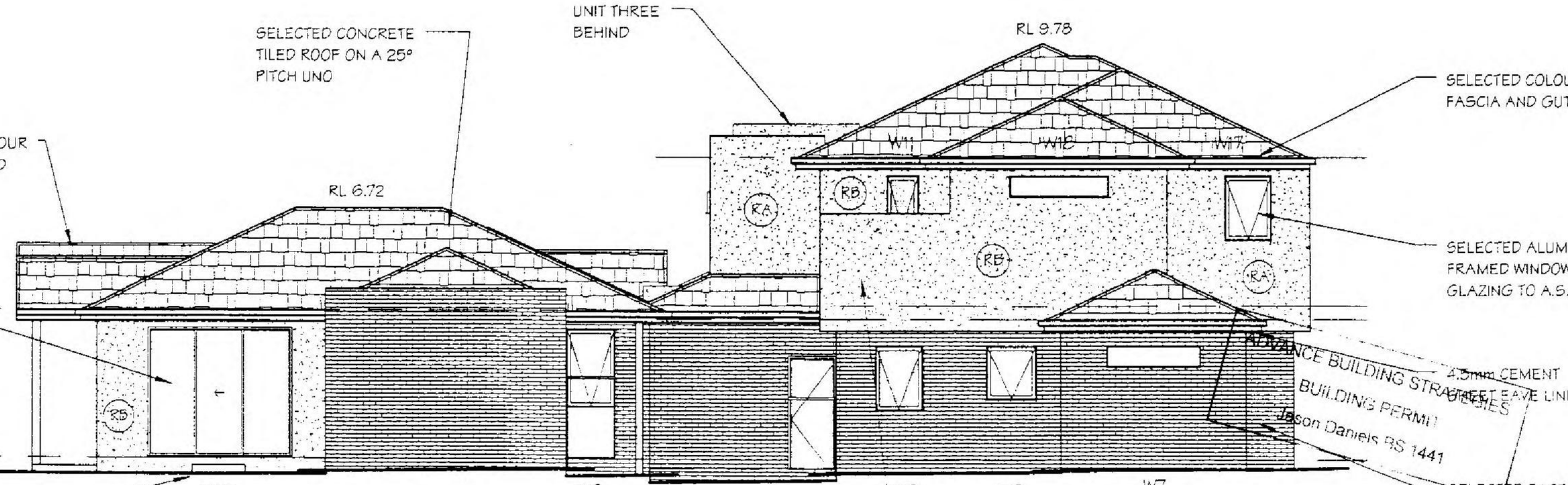
UNIT THREE BEHIND

UNIT FOUR BEHIND

SELECTED COLOURBOND FASCIA AND GUTTER

SELECTED ALUMINIUM FRAMED WINDOWS WITH GLAZING TO A.S. 1288-1994

SLIDING DOOR UNIT WITH SAFETY GLAZING TO AS 1288-1994



4.5mm CEMENT SHEET EAVE LINING

SELECTED FACE BRICKWORK

EXTERNAL LANDING AND STEPS AS REQUIRED WITH 190mm MAX. RISE AND 240mm MIN. TREAD

1700 HIGH SOLID SCREEN TO SIDE OF DECK

South West Elevation

SCALE: 1 : 100

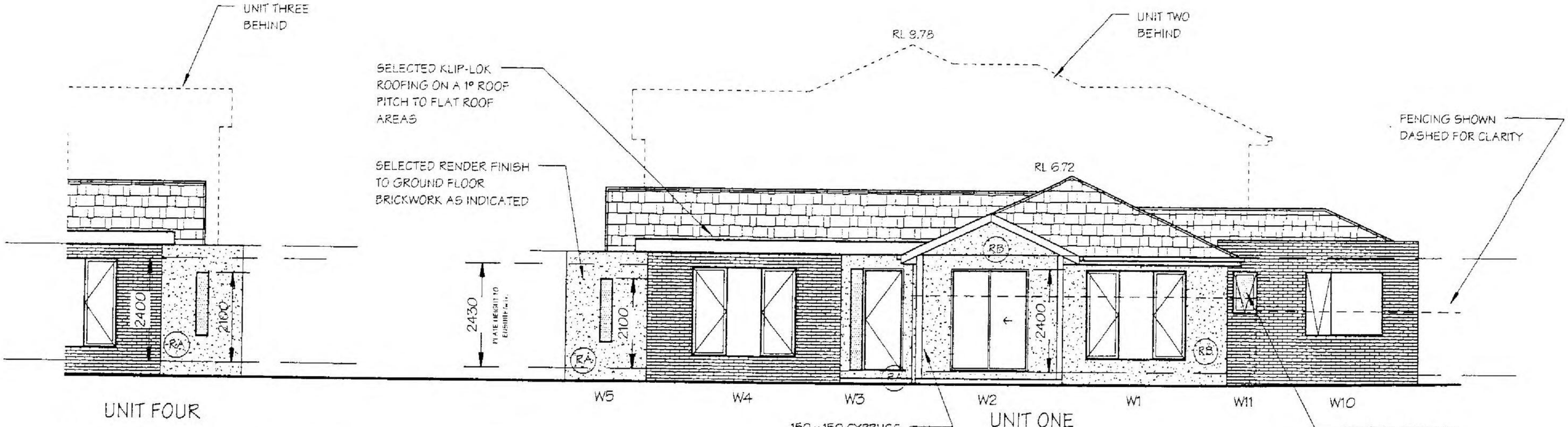
ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

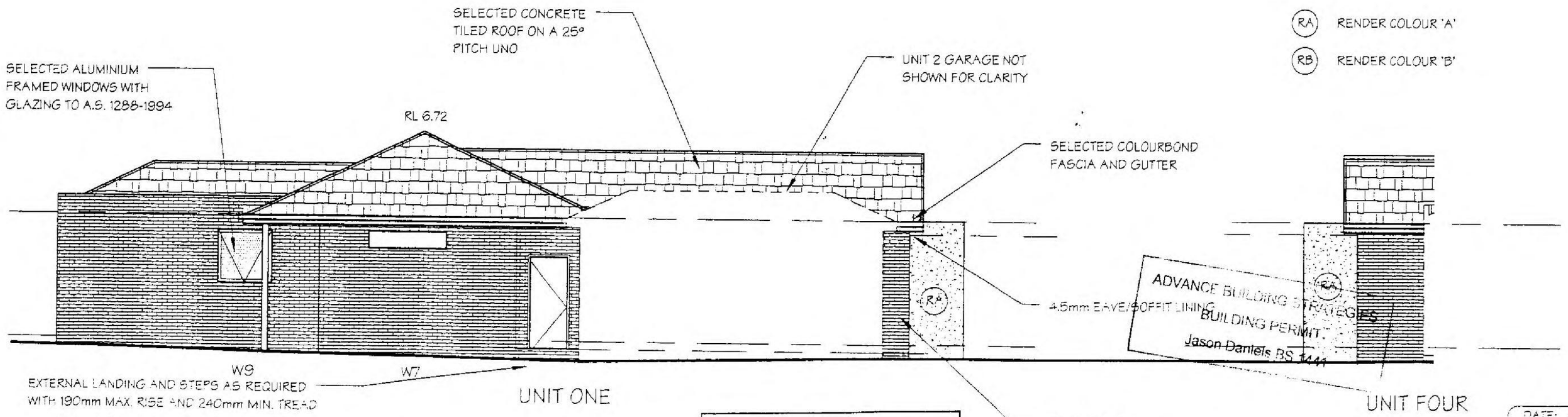
DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	11 of 27

REFERENCE 040306 WD/4

MSC.5014.0001.1230



North West Elevation
(Unit 1 & Part Unit 4)
SCALE: 1 : 100



ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1444

TERMITE PROTECTION REQUIRED

South East Elevation
(Unit 1 & Part Unit 4)
SCALE: 1 : 100

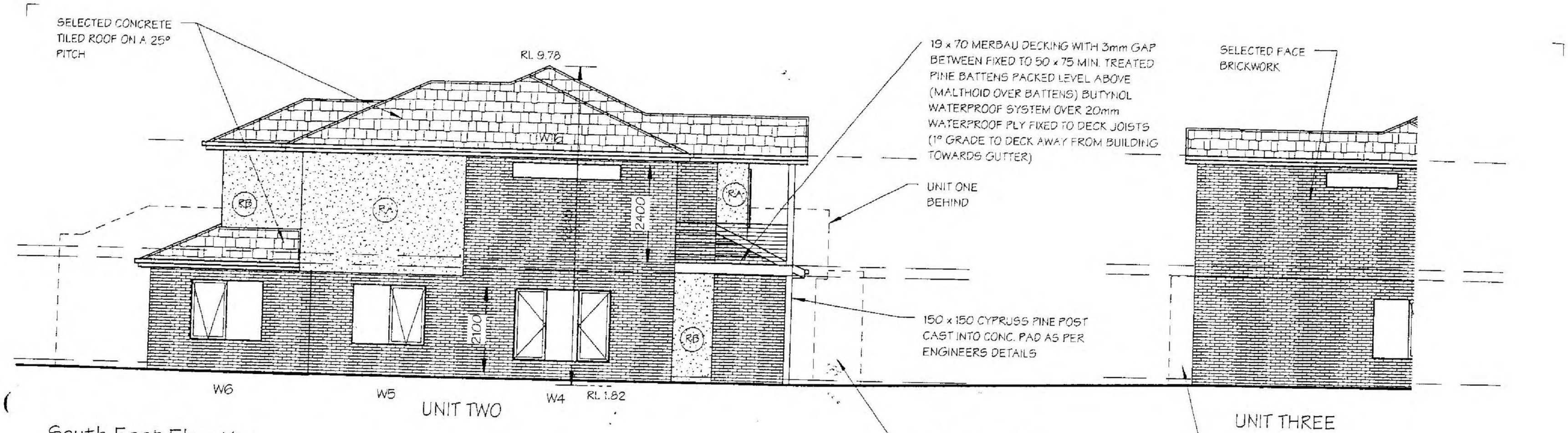
DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	12 of 27

REFERENCE
040306 WD/4

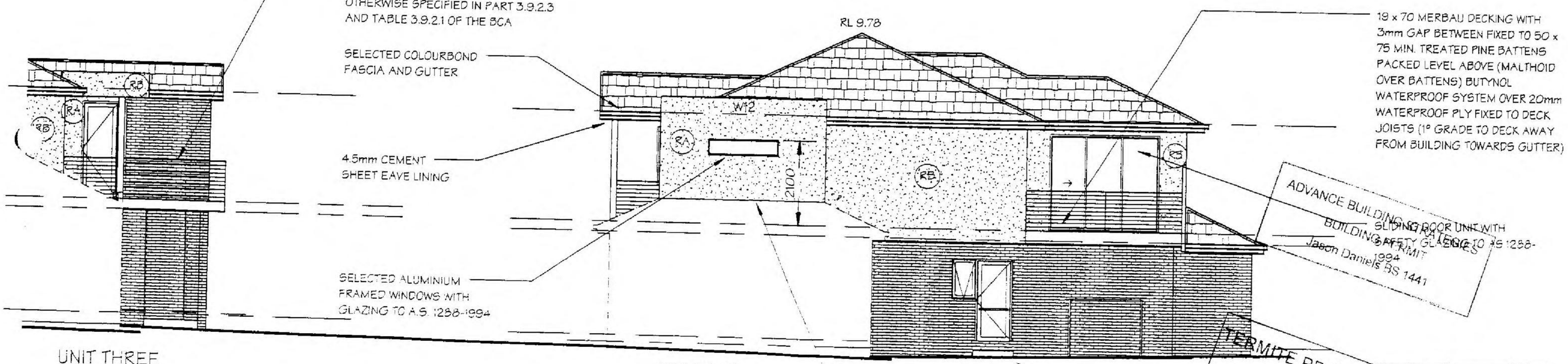
MSC.5014.0001.1231



South East Elevation
(Unit 2 & Part Unit 3)
SCALE: 1 : 100

RA RENDER COLOUR 'A'

RB RENDER COLOUR 'B'



ADVANCE BUILDING PLANS
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

UNIT THREE

UNIT TWO

North West Elevation
(Unit 2 & Part Unit 3)
SCALE: 1 : 100

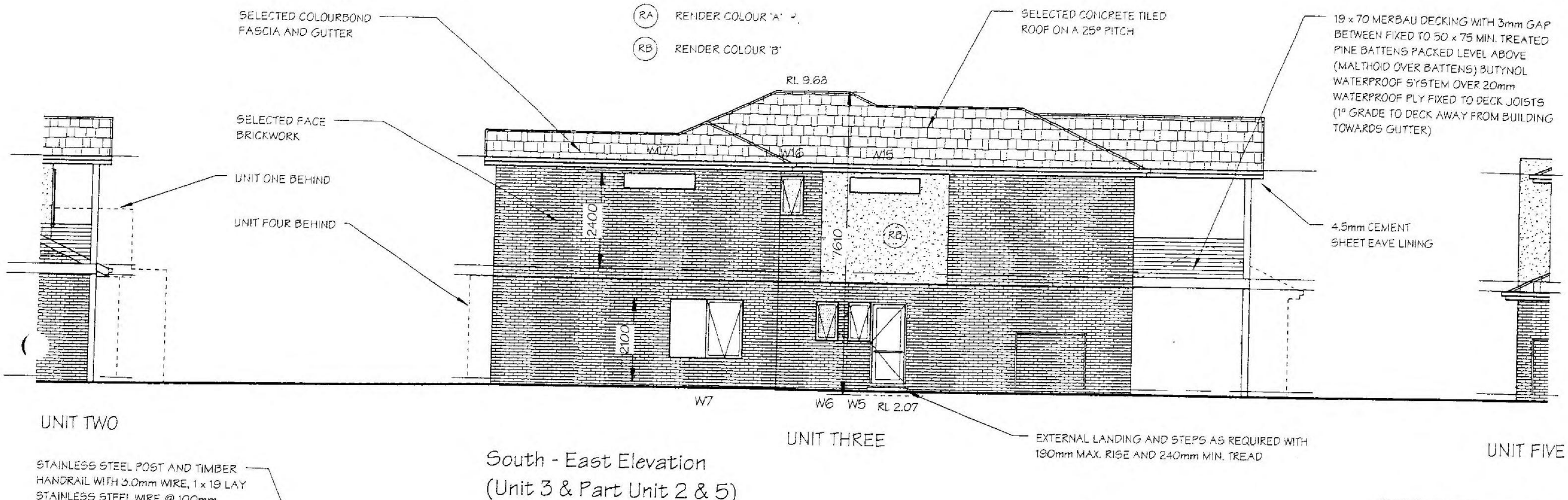
DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

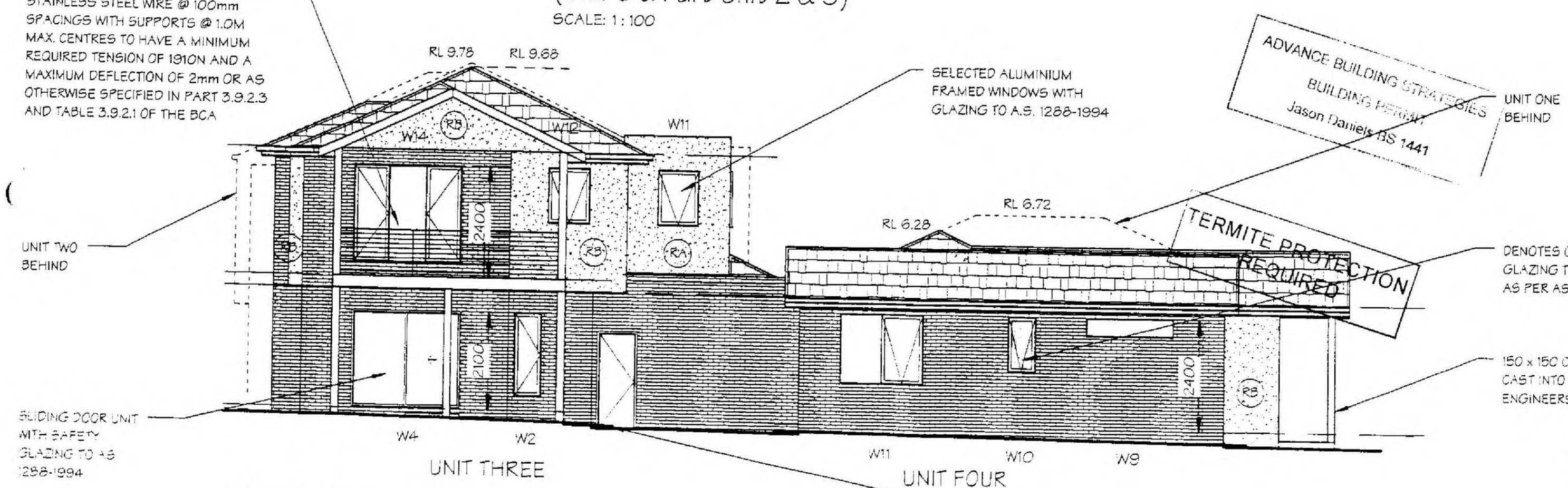
DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	13 of 27

REFERENCE
040306 WD/4

MSC.5014.0001.1232



South - East Elevation
(Unit 3 & Part Unit 2 & 5)
SCALE: 1 : 100



North - East Elevation
(Units 3 & 4)
SCALE: 1 : 100

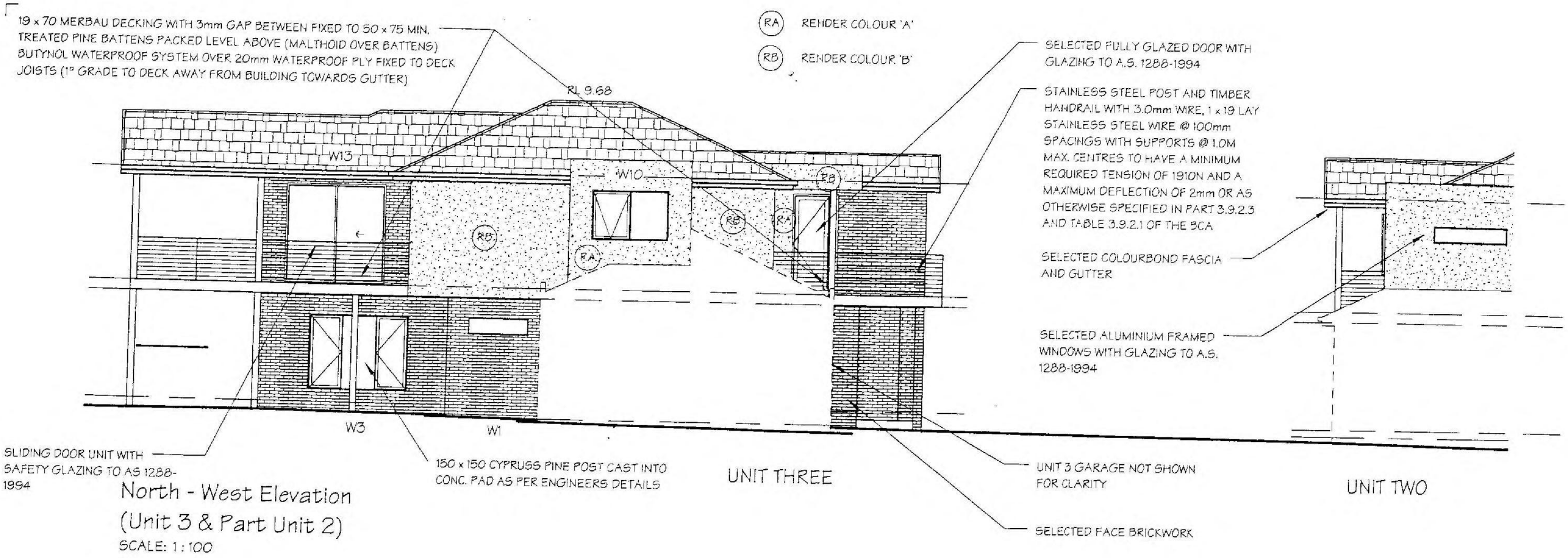
DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

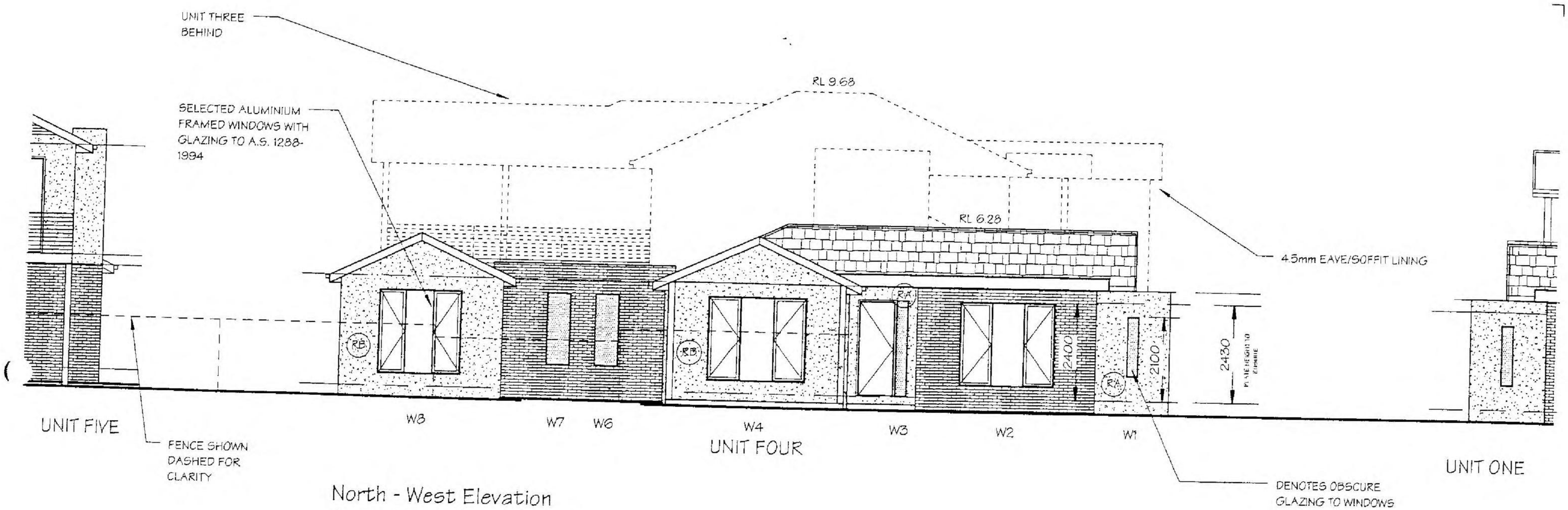
DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	14 of 27

REFERENCE
040306 WD/4

MSC.5014.0001.1233



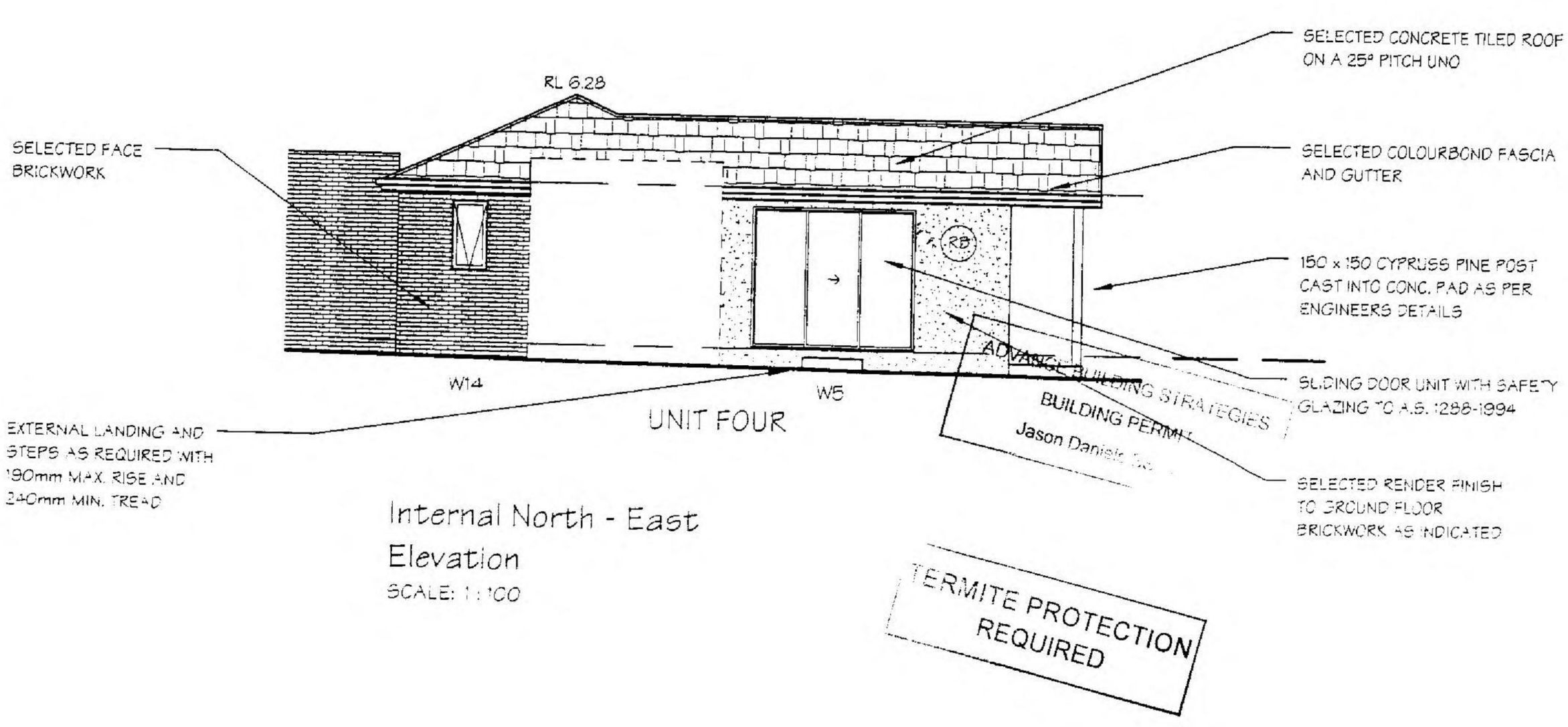
MSC.5014.0001.1234



North - West Elevation
(Unit 4 & Parts Unit 5 & 1)
SCALE: 1 : 100

RA RENDER COLOUR 'A'

RB RENDER COLOUR 'B'



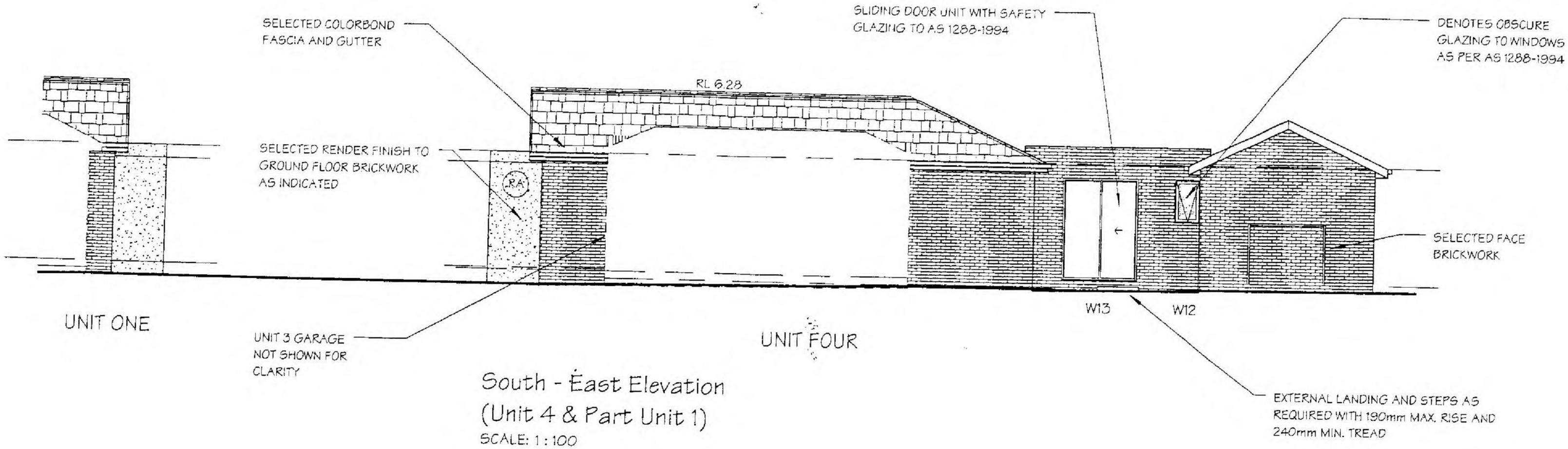
Internal North - East Elevation
SCALE: 1 : 100

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

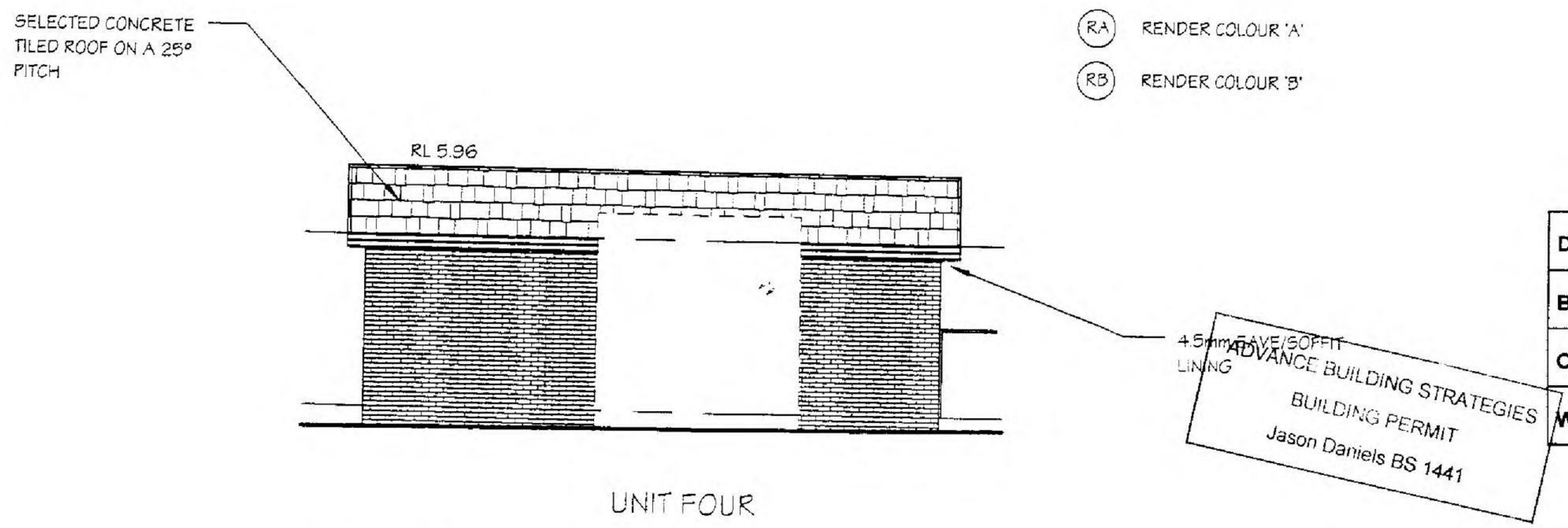
Personal Information

DATE: 22nd Feb 2005
SCALE: 1 : 100
SHEET No: 16 of 27
REFERENCE 040306 WD/4

MSC.5014.0001.1235



South - East Elevation
(Unit 4 & Part Unit 1)
SCALE: 1 : 100



RA RENDER COLOUR 'A'

RB RENDER COLOUR 'B'

Internal South - West
Elevation
SCALE: 1 : 100

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

DATE -	2/03/2005
BUILDER -	
OWNER -	
WITNESS -	

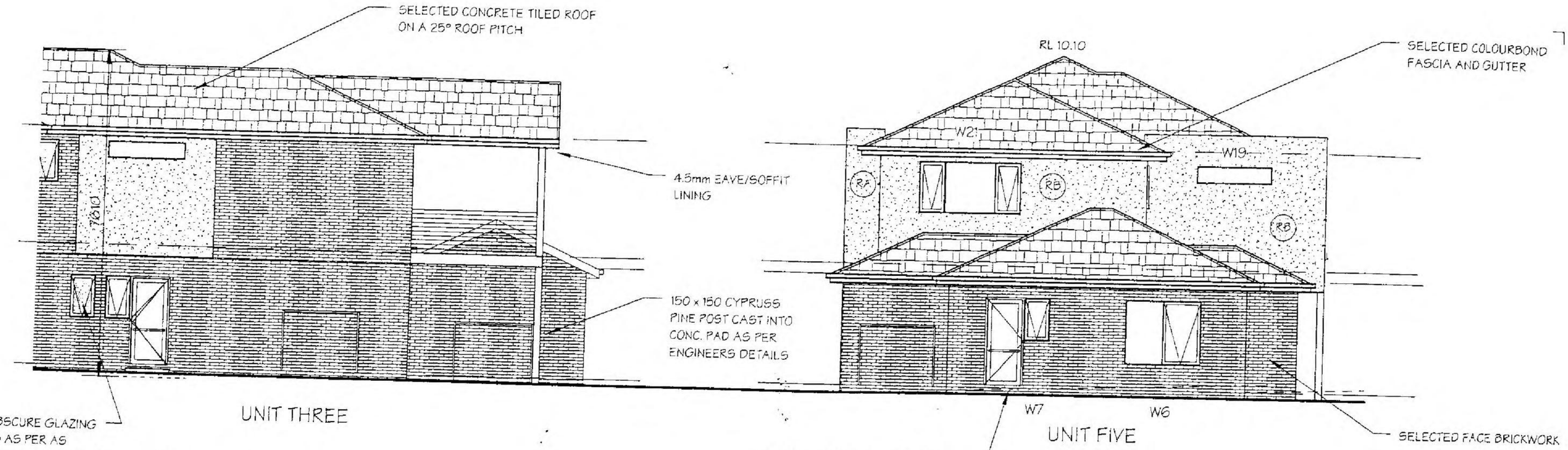
Personal Information

TERMITE PROTECTION REQUIRED

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	17 of 27

REFERENCE
040306 WD/4

MSC.5014.0001.1236



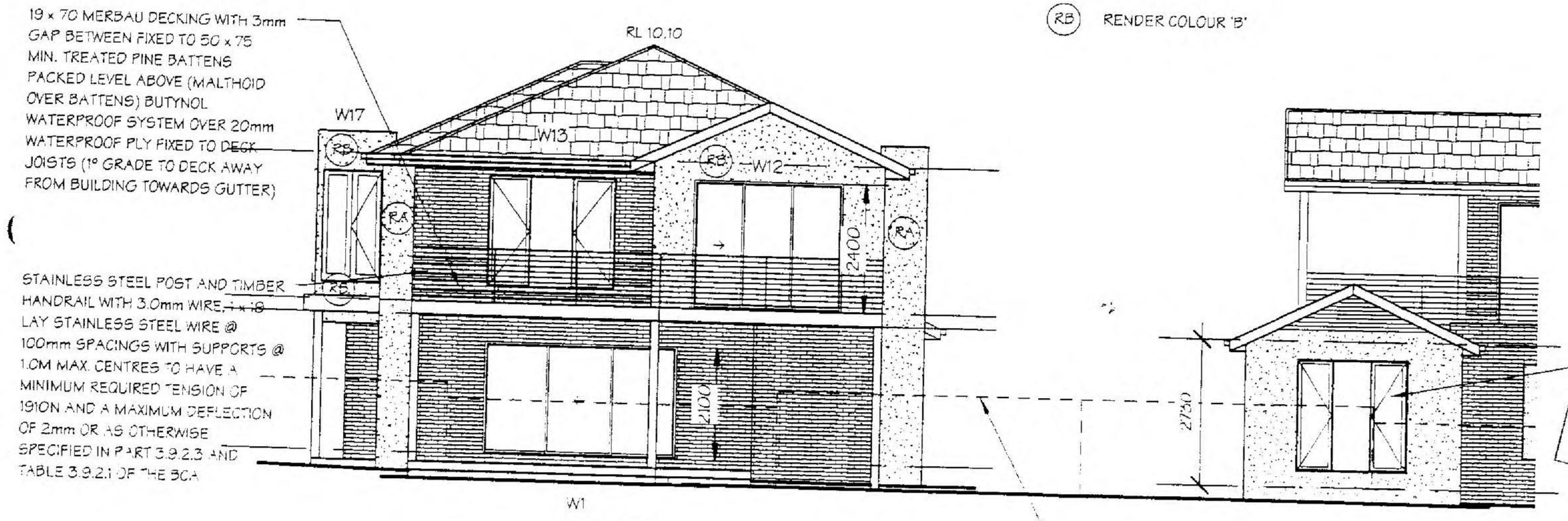
DENOTES OBSCURE GLAZING TO WINDOWS AS PER AS 1288-1994

South East Elevation (Unit 5 & Part Unit 3)

SCALE: 1 : 100

RA RENDER COLOUR 'A'

RB RENDER COLOUR 'B'



North West Elevation (Unit 5 & Part Unit 4)

SCALE: 1 : 100

DATE -	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

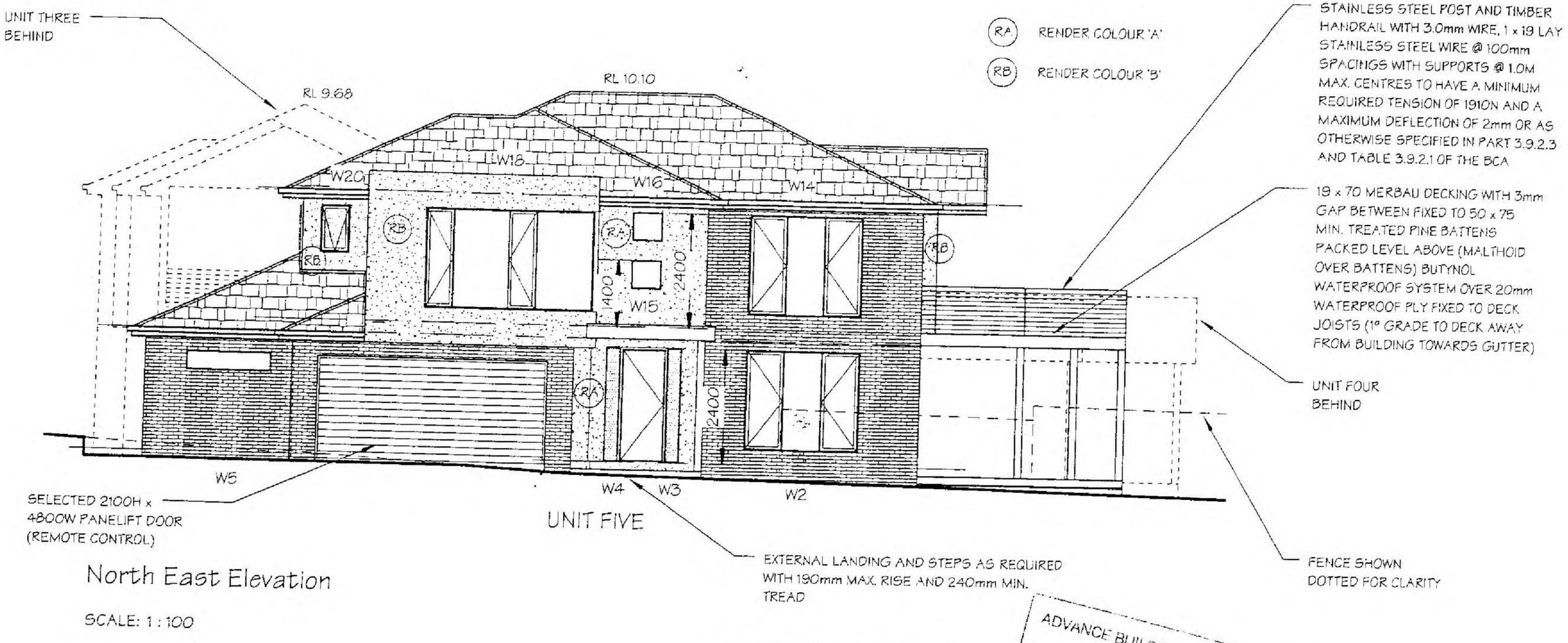
ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	18 of 27

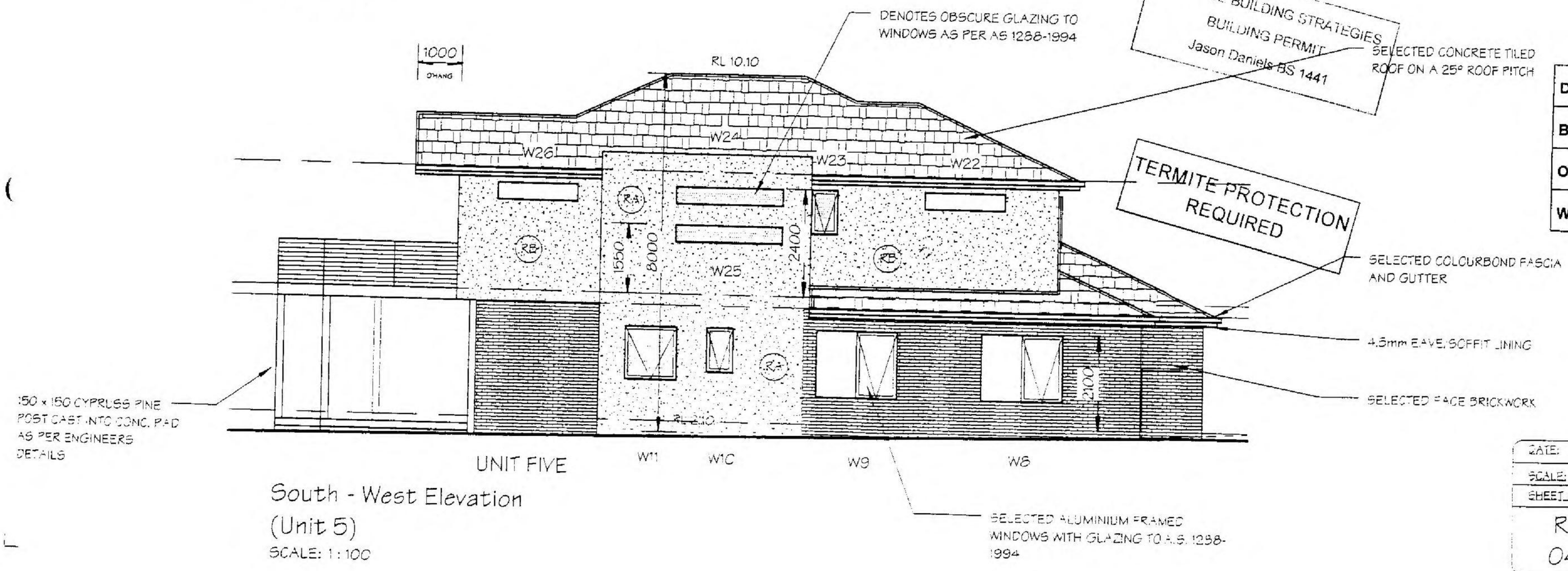
REFERENCE 040306 WD/4

MSC.5014.0001.1237



North East Elevation

SCALE: 1 : 100



ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

DATE -	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

South - West Elevation
(Unit 5)
SCALE: 1 : 100

DATE:	22nd Feb 2005
SCALE:	1:100
SHEET No:	19 of 27

REFERENCE
040306 WD/4

MSC.5014.0001.1238

WALL FRAMING

NOTE: WALL FRAMING TO A.S. 1684 - 1999

NON-LOAD BEARING WALLS

TOP PLATE	35 X 90 F5 PINE
BOTTOM PLATE	35 X 90 F5 PINE
STUDS	90 X 35 PINE AT 600 CTS.

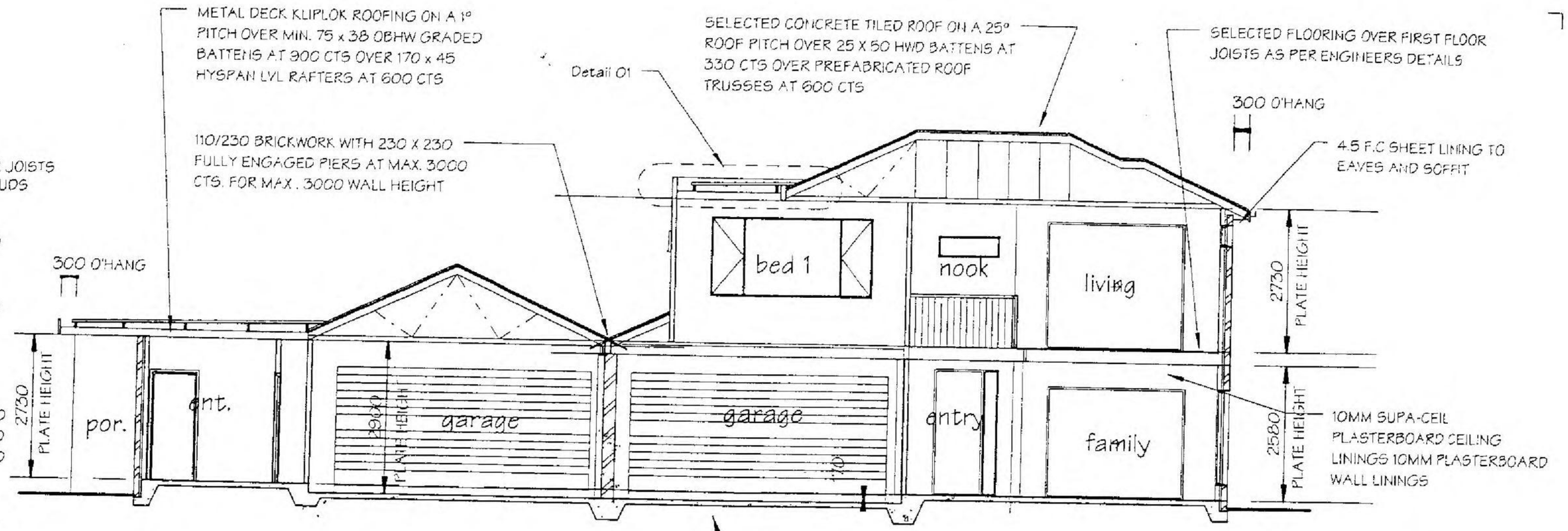
(LOWER STOREY OF TWO STOREY LOAD BEARING WALLS)

TOP PLATE	45 X 90 F5 PINE WITH FLOOR JOISTS LOCATED DIRECTLY OVER STUDS
BOTTOM PLATE	45 X 90 F5 PINE
STUDS (NOT NOTCHED FOR BRACING) 6000 MAX. FLOOR LOAD WIDTH	90 X 45 F5 PINE AT 600 CTS LOCATED DIRECTLY BELOW FLOOR JOISTS
STUDS (NOT NOTCHED FOR BRACING) 6000 MAX. ROOF LOAD WIDTH	90 X 35 F5 PINE AT 600 CTS LOCATED DIRECTLY BELOW FLOOR JOISTS
JAMB STUDS (3600 FLOOR LOAD WIDTH - 6000 ROOF LOAD WIDTH)	2/90 X 45 F5 PINE - 1400 3/90 X 45 F5 PINE - 2300 2/90 X 35 MGP12 PINE - 2600 2/90 X 45 MGP12 PINE - 3500 3/90 X 35 MGP12 PINE - 4300
JAMB STUDS (3600 FLOOR LOAD WIDTH - 7500 ROOF LOAD WIDTH)	2/90 X 45 F5 PINE - 1100 3/90 X 45 F5 PINE - 2000 2/90 X 45 MGP12 PINE - 3100
LINTELS (3600 FLOOR LOAD WIDTH - 4500 ROOF LOAD WIDTH)	120 X 35 F17 SHW - 1100 SPAN 190 X 45 F17 SHW - 1800 SPAN 240 X 45 F17 SHW - 2300 SPAN 290 X 45 F17 SHW - 2700 SPAN
LINTELS (7500 - ROOF LOAD WIDTH)	120 X 35 F17 SHW - 1000 SPAN 140 X 45 F17 SHW - 1200 SPAN 190 X 45 F17 SHW - 1600 SPAN

(SINGLE OR UPPER STOREY LOAD BEARING WALLS)

TOP PLATE	45 X 90 F5 PINE WITH TRUSSES LOCATED DIRECTLY OVER STUDS)
BOTTOM PLATE	45 X 90 F5 PINE (OVER DOUBLE JOISTS OR SOLID BLOCKING/SLAB)
STUDS (NOT NOTCHED FOR BRACING) 7500 MAX. ROOF LOAD WIDTH	90 X 35 F5 PINE AT 600 CTS LOCATED DIRECTLY BELOW TRUSSES
JAMB STUDS (7500 ROOF LOAD WIDTH)	2/90 X 45 F5 PINE - 1300 3/90 X 45 F5 PINE - 2200
JAMB STUDS (6000 ROOF LOAD WIDTH)	2/90 X 45 F5 PINE - 1500 3/90 X 45 F5 PINE - 2600
JAMB STUDS (4500 ROOF LOAD WIDTH)	2/90 X 35 F5 PINE - 1400 3/90 X 35 F5 PINE - 2300 3/90 X 45 F5 PINE - 3100
LINTELS (6000 - ROOF LOAD WIDTH)	90 X 35 F17 SHW - 1000 SPAN 140 X 35 F17 SHW - 1400 SPAN 170 X 45 F17 SHW - 1600 SPAN 240 X 35 F17 SHW - 2400 SPAN 2/240 X 35 F17 SHW - 3000 SPAN
NOGGINS	35 X 70 F5 PINE AT 1350 crs.

NOTE: ALL FRAMING, FIXING, TIE DOWN & BRACING TO COMPLY TO AS 1684 - 1999 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION.



Section A - A (Units 1 & 2)

SCALE: 1 : 100

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS COMPUTATIONS AND DRAWINGS BY:
BARRY COULTHARD AND ASSOCIATES
SUITE 2, 289 MAIN STREET, LILYDALE 3140
Tel: 9735 5200
Fax: 9735 3510
Reference 14780

Site Classification:

SITE TO BE CLASSIFIED 'P'
AS PER SOIL REPORT No. 14780
Barry Coulthard & ASSOCIATES Pty Ltd
PO Box 501 Lilydale, 3140
Tel: 9735 5200
Fax: 9735 3510

ACCEPTANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

Insulation Notes:

PROVISION OF THERMAL INSULATION IN ACCORDANCE WITH A.S. 2464.
REQUIRED MINIMUM

ROOF/CEILING R2.2
EXTERNAL WALL R1.3
FLOOR R1.0

ROOF/CEILING
BULK INSULATION BETWEEN CEILING JOISTS
R VALUE 2.5

EXTERNAL WALLS
DOUBLE SIDED REFLECTIVE FOIL LAMINATE
R VALUE 1.3

FLOOR
SLAB ON GROUND
R VALUE 1.5

UNLESS OTHERWISE DETAILED IN FIRST RATE ENERGY REPORTS

NOTE: REFLECTIVE FOIL IN ACCORDANCE WITH A.S. 1904

DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, CIVIL AND GEOTECHNICAL CONSULTANTS DOCUMENTATION.

BRICK LINTEL SCHEDULE

HEIGHT OVER LINTEL (mm)	BRICKWORK	CLEAR SPAN OF OPENING (mm) 1000	1200	1500	1800	2100	2400	2700	3000
	500	75 x 75 x 6	75 x 75 x 6	75 x 100 x 6	75 x 100 x 6	75 x 100 x 6	100 x 100 x 6	100 x 100 x 6	100 x 100 x 6
	1000	75 x 75 x 6	75 x 100 x 6	75 x 100 x 6	75 x 100 x 6	100 x 100 x 6	100 x 100 x 6	100 x 100 x 6	150 x 90 x 6
	1500	75 x 100 x 6	75 x 100 x 6	75 x 100 x 6	100 x 100 x 6	100 x 100 x 6	100 x 100 x 6	150 x 90 x 6	150 x 90 x 6
	2000	75 x 100 x 6	75 x 100 x 6	100 x 100 x 6	100 x 100 x 6	100 x 100 x 6	150 x 90 x 6	150 x 90 x 6	150 x 90 x 6
	2500	75 x 100 x 6	75 x 100 x 6	100 x 100 x 6	100 x 100 x 6	100 x 100 x 6	150 x 90 x 6	150 x 90 x 6	150 x 90 x 6
	3000	75 x 100 x 6	75 x 100 x 6	100 x 100 x 6	100 x 100 x 6	100 x 100 x 6	150 x 90 x 6	150 x 100 x 10	150 x 100 x 10

FIRST DIMENSION CORRESPONDS TO THE VERTICAL LEG
LINTELS TO BE HOT DIPPED GALVANISED
LINTELS ARE FOR NON-LOADBEARING WALLS

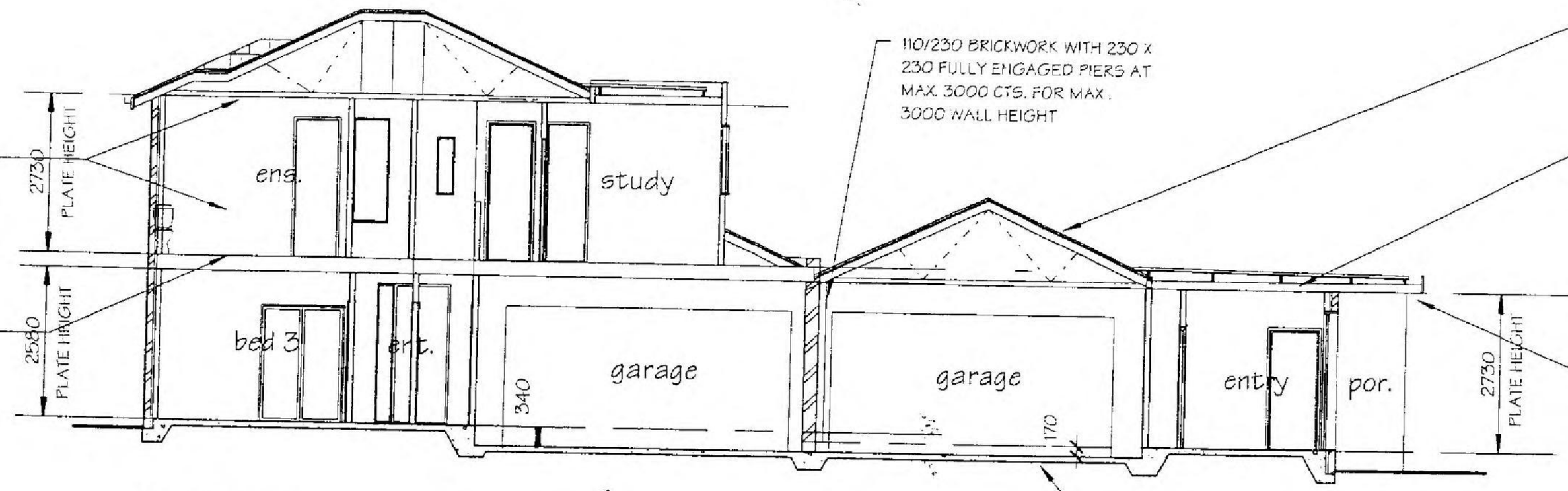
DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	20 of 27

REFERENCE
040306 WD/4

MSC.5014.0001.1239



10MM SUPA-CEIL PLASTERBOARD CEILING LININGS 10MM PLASTERBOARD WALL LININGS

SELECTED FLOORING OVER FIRST FLOOR JOISTS AS PER ENGINEERS DETAILS

110/230 BRICKWORK WITH 230 X 230 FULLY ENGAGED PIERS AT MAX. 3000 CTS. FOR MAX. 3000 WALL HEIGHT

SELECTED CONCRETE TILED ROOF ON A 25° ROOF PITCH OVER 25 X 50 HWD BATTENS AT 330 CTS OVER PREFABRICATED ROOF TRUSSES AT 600 CTS

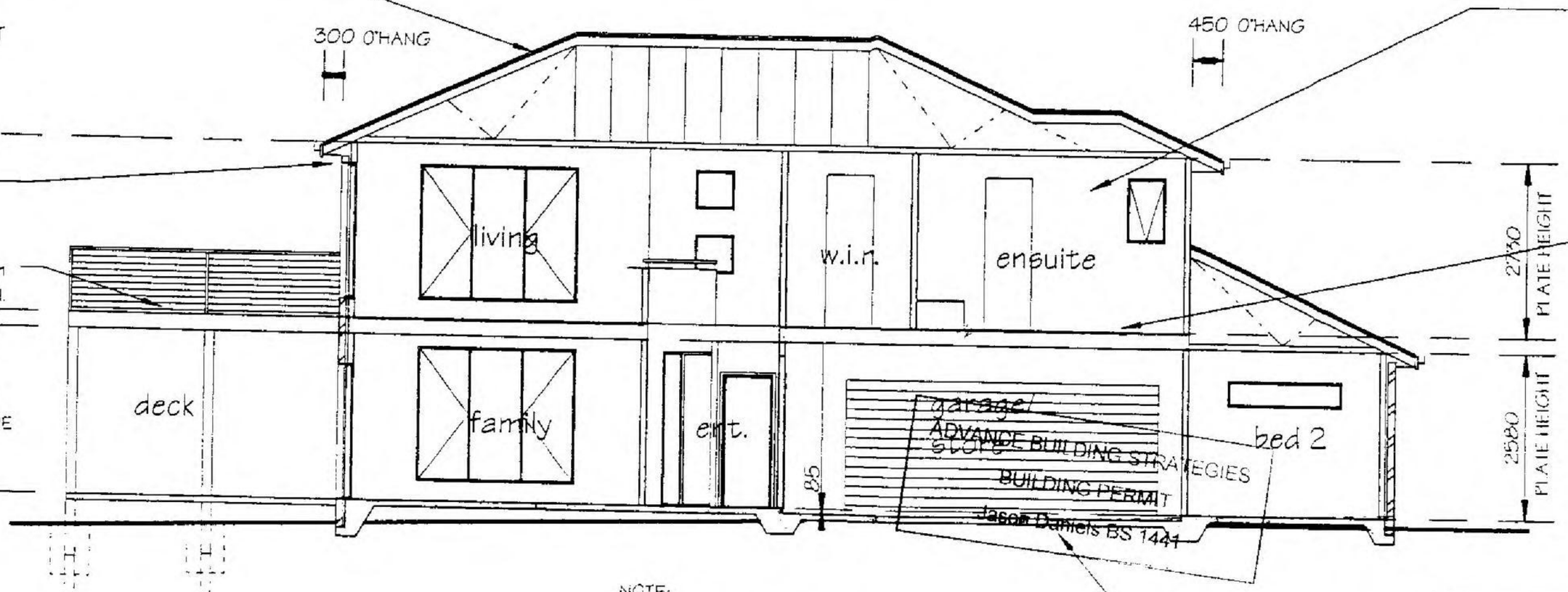
METAL DECK KLIPLOK ROOFING ON A 1° PITCH OVER MIN. 75 x 38 OBHW GRADED BATTENS AT 900 CTS OVER 170 x 45 HYSPAN LVL RAFTERS AT 600 CTS

4.5 F.C SHEET LINING TO EAVES AND SOFFIT

REFER TO ENGINEERS DETAILS FOR SLAB ON GROUND

Section B - B
(Units 3 & 4)

SCALE: 1 : 100



SELECTED CONCRETE TILED ROOF ON A 25° ROOF PITCH OVER 25 X 50 HWD BATTENS AT 330 CTS OVER PREFABRICATED ROOF TRUSSES AT 600 CTS

4.5mm EAVE/SOFFIT LINING

19 x 70 MERBAU DECKING WITH 3mm GAP BETWEEN FIXED TO 50 x 75 MIN. TREATED PINE BATTENS PACKED LEVEL ABOVE (MALTHOID OVER BATTENS) BUTYNOL WATERPROOF SYSTEM OVER 20mm WATERPROOF PLY FIXED TO DECK JOISTS (1° GRADE TO DECK AWAY FROM BUILDING TOWARDS GUTTER)

10MM SUPA-CEIL PLASTERBOARD CEILING LININGS 10MM PLASTERBOARD WALL LININGS

SELECTED FLOORING OVER FIRST FLOOR JOISTS AS PER ENGINEERS DETAILS

NOTE:
TERMITE PROTECTION TO BE PROVIDED TO AS 3660-2000

REFER TO ENGINEERS DETAILS FOR SLAB ON GROUND

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1444

TERMITE PROTECTION REQUIRED

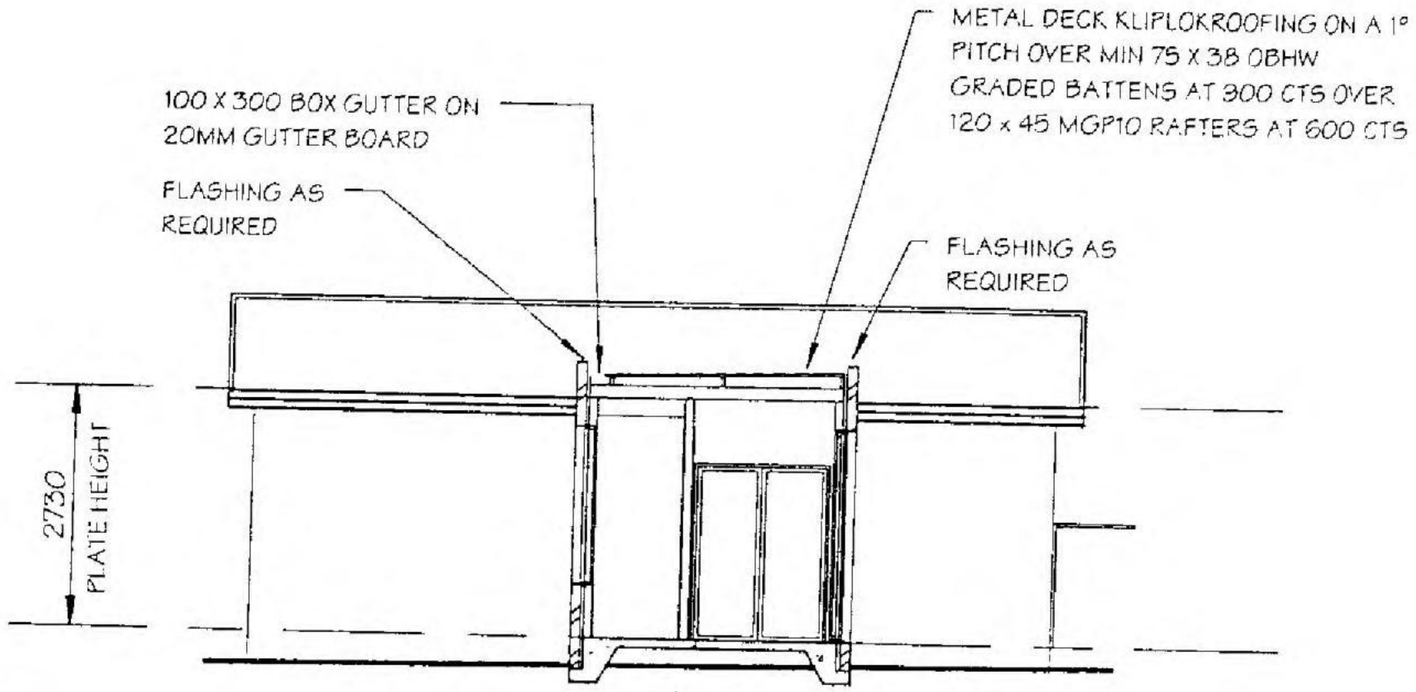
Section C - C (Unit 5)

SCALE: 1 : 100

DATE - 2/03/2005	DATE: 22nd Feb 2005
BUILDER -	SCALE: 1 : 100
OWNER -	SHEET No: 21 of 27
WITNESS -	REFERENCE 040306 WD/4

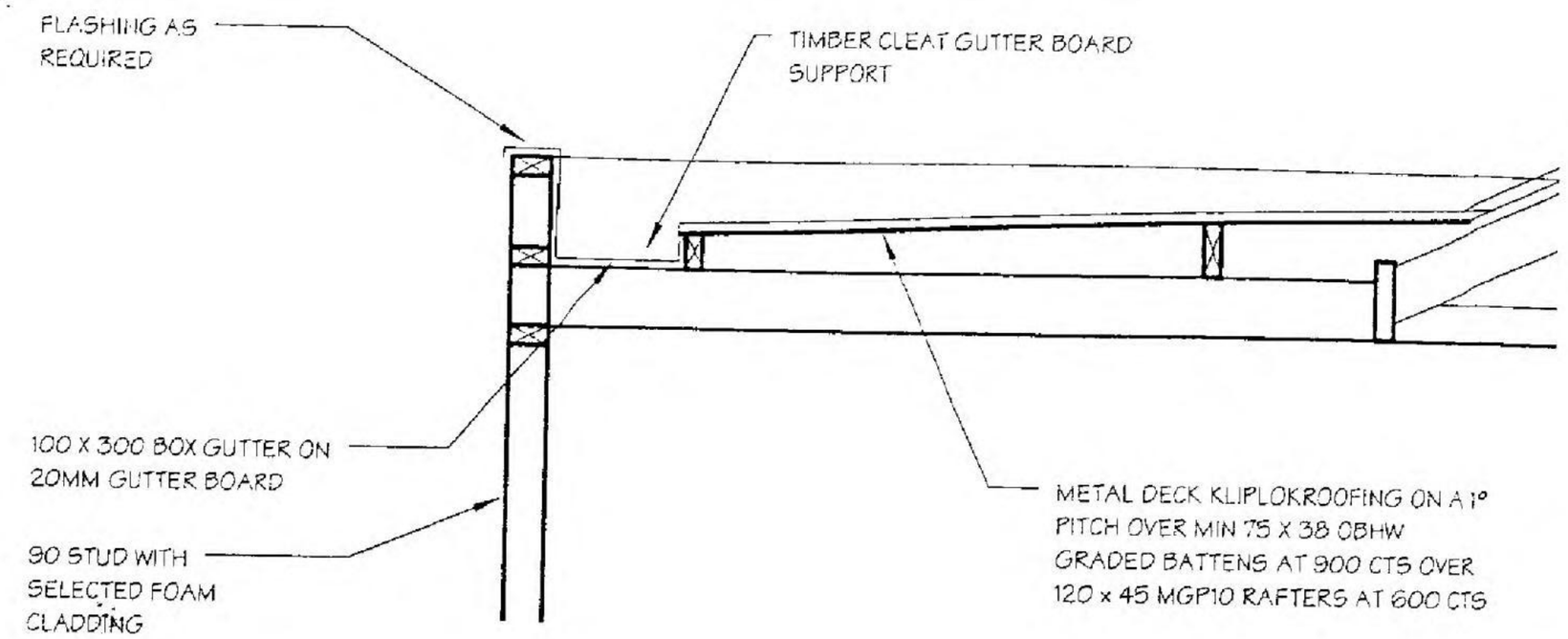
Personal Information

MSC.5014.0001.1240



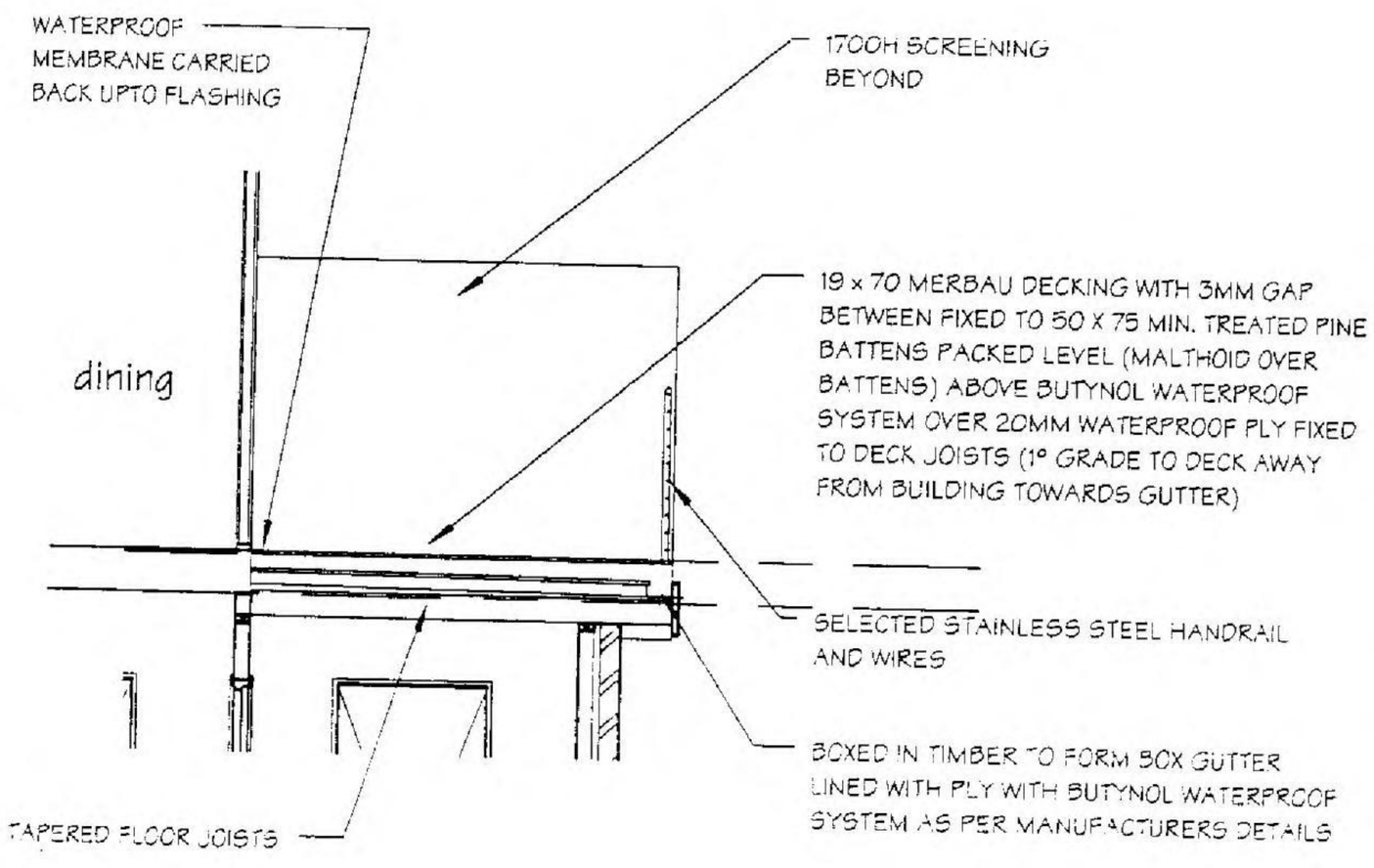
Section E - E (Unit 4)

SCALE: 1 : 100



Detail 01

SCALE: 1 : 20



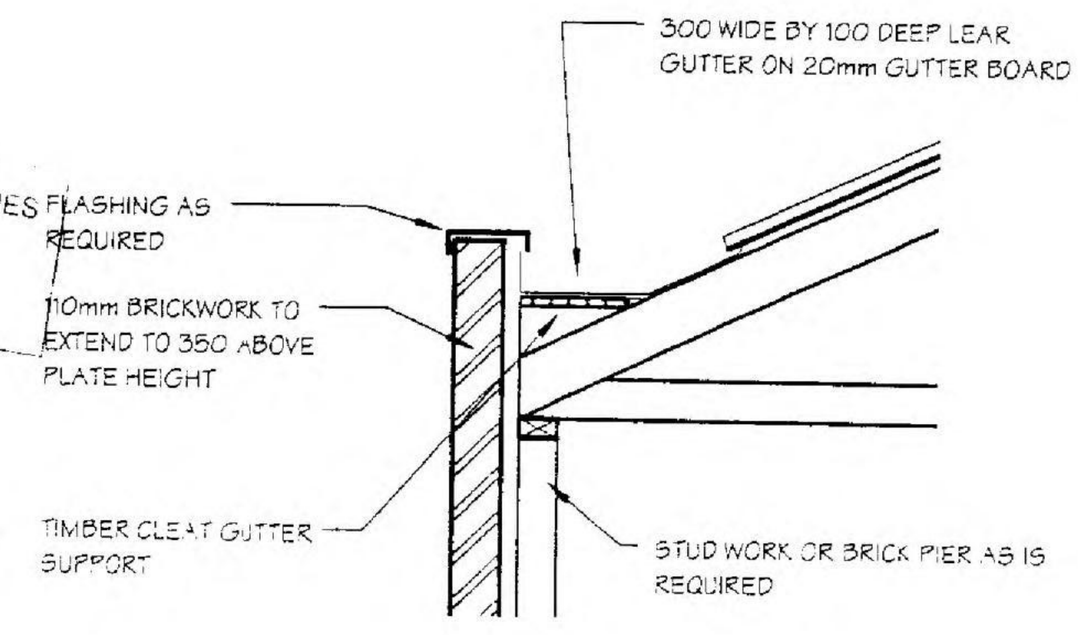
Section D - D (Unit 2)

SCALE: 1 : 50

NOTE:
NO PENETRATIONS THROUGH WATERPROOFING MEMBRANE

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1341

TERMITE PROTECTION REQUIRED



Lear Gutter Detail

SCALE: 1 : 20

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

DATE:	22nd Feb 2005
SCALE:	As indicated
SHEET No:	22 OF 27

REFERENCE
040306 WD/4

MSC.5014.0001.1241

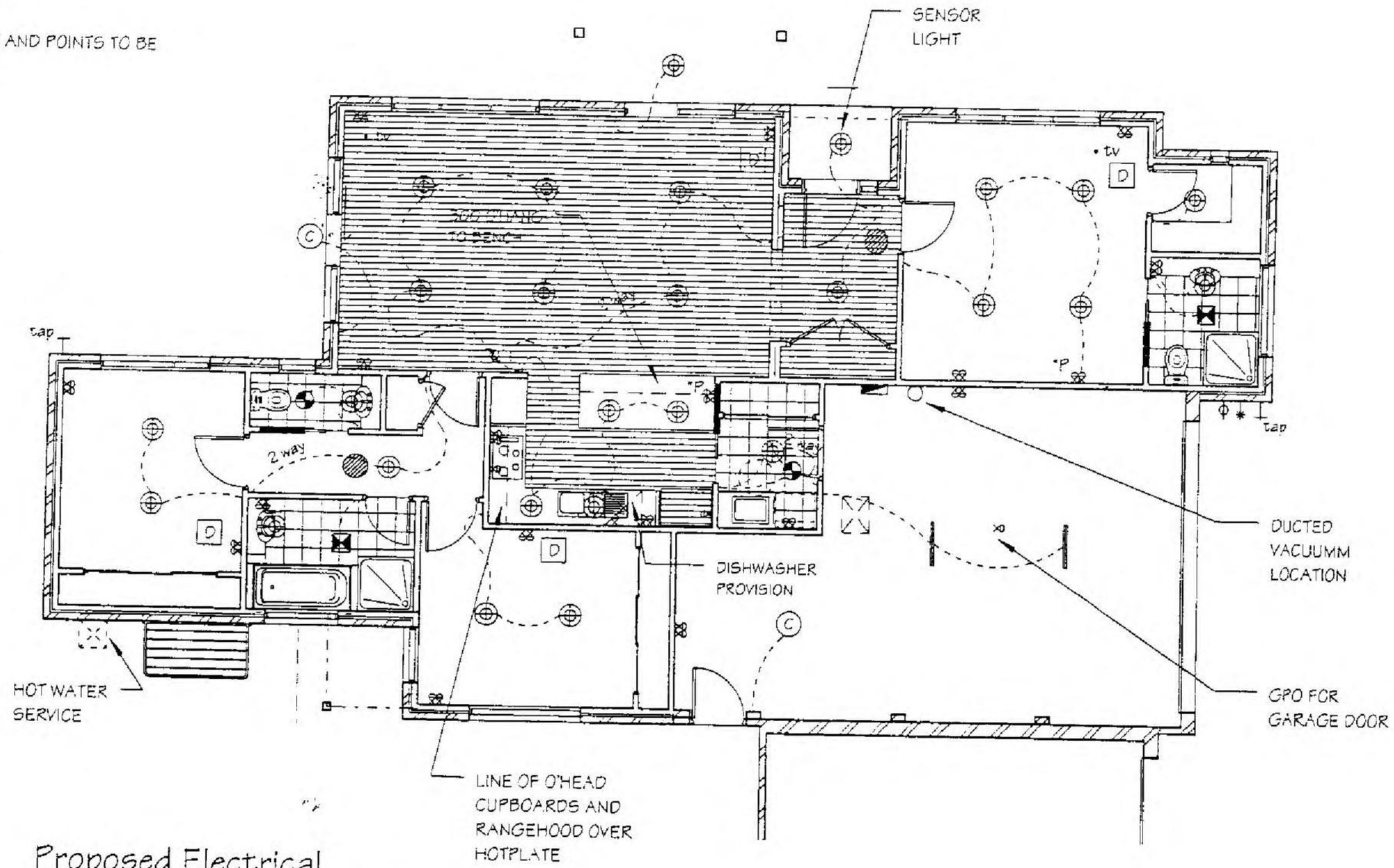
ELECTRICAL SCHEDULE

symbol	description	comments
C	CEILING LIGHT	BATTEN FIXED
W	WALL LIGHT	BATTEN FIXED
S	SENSOR LIGHT	
P	PENDANT LIGHT	
	DOWN LIGHT	RECESSED DOWN LIGHT
	SENSOR	
EP	EXTERNAL SPEAKER	
	DOUBLE POWER POINT	HPM OR SIMILAR
	SINGLE POWER POINT	HPM OR SIMILAR
	EXHAUST FAN	CEILING TYPE
• tv	T.V. POINT	COAXIAL CABLE TYPE
•P	PHONE POINT	SELECTED TELECOM APPROVED
D	DATA CABLE	
	SWITCHBOARD	
	FLUORESCENT LIGHT	
	CEILING FAN	
	DIMMER SWITCH	HPM OR SIMILAR
	ELEC. HEATER PANEL	WALL MOUNTED
	HOT WATER SERVICE	
	SKYDOME	900 CLEAR OF BOUNDARY/PARTY WALL (550ø)
	450 x 600 MANHOLE	
	SMOKE DETECTOR	HARD WIRED TO A.S. 3786
	IXLTASTIC	
	WATER MAIN	
	GAS MAIN	
tap	EXTERNAL TAP	

Note: Some items may not apply

NOTE:
PROVIDE 20mm GAS SUPPLY, SINGLE GPO AND LIGHT POINT IN CLOSE PROXIMITY TO DUCTED HEATING UNIT IN CEILING SPACE
REGISTER POSITIONS TO BE DETERMINED ON SITE

NOTE:
DUCTED VACUUM UNIT AND POINTS TO BE DETERMINED ON SITE



HATCHING DENOTES AREAS OF TIMBER DECKING

HATCHING DENOTES AREAS OF POLISHED TIMBER FLOORING

HATCHING DENOTES AREAS TO BE TILED

REMAINDER OF AREAS TO BE CARPETED

Proposed Electrical
Unit 1
SCALE: 1 : 100

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

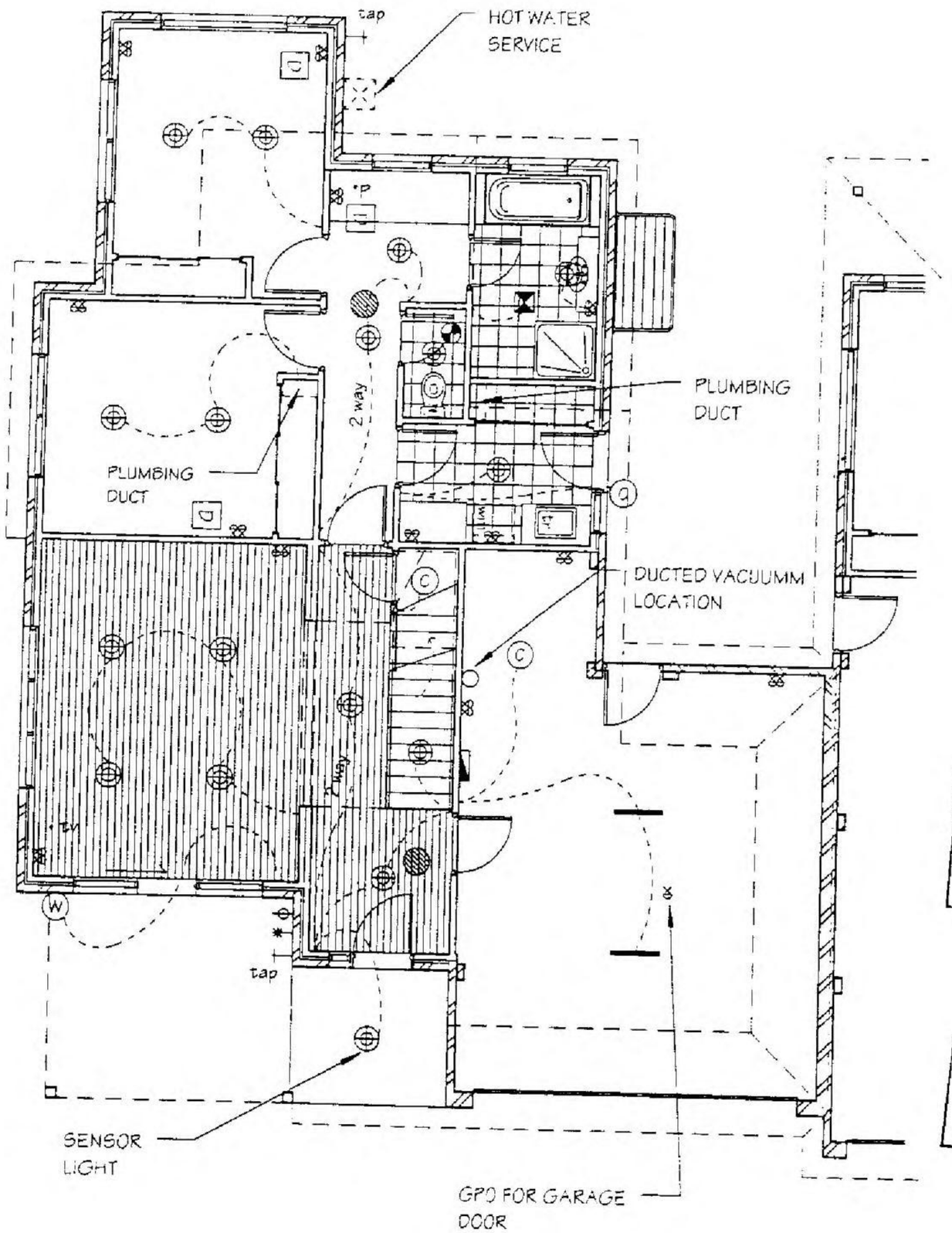
DATE -	2/03/2005
BUILDEI	
OWNER	
WITNESS	

Personal Information

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	23 of 27

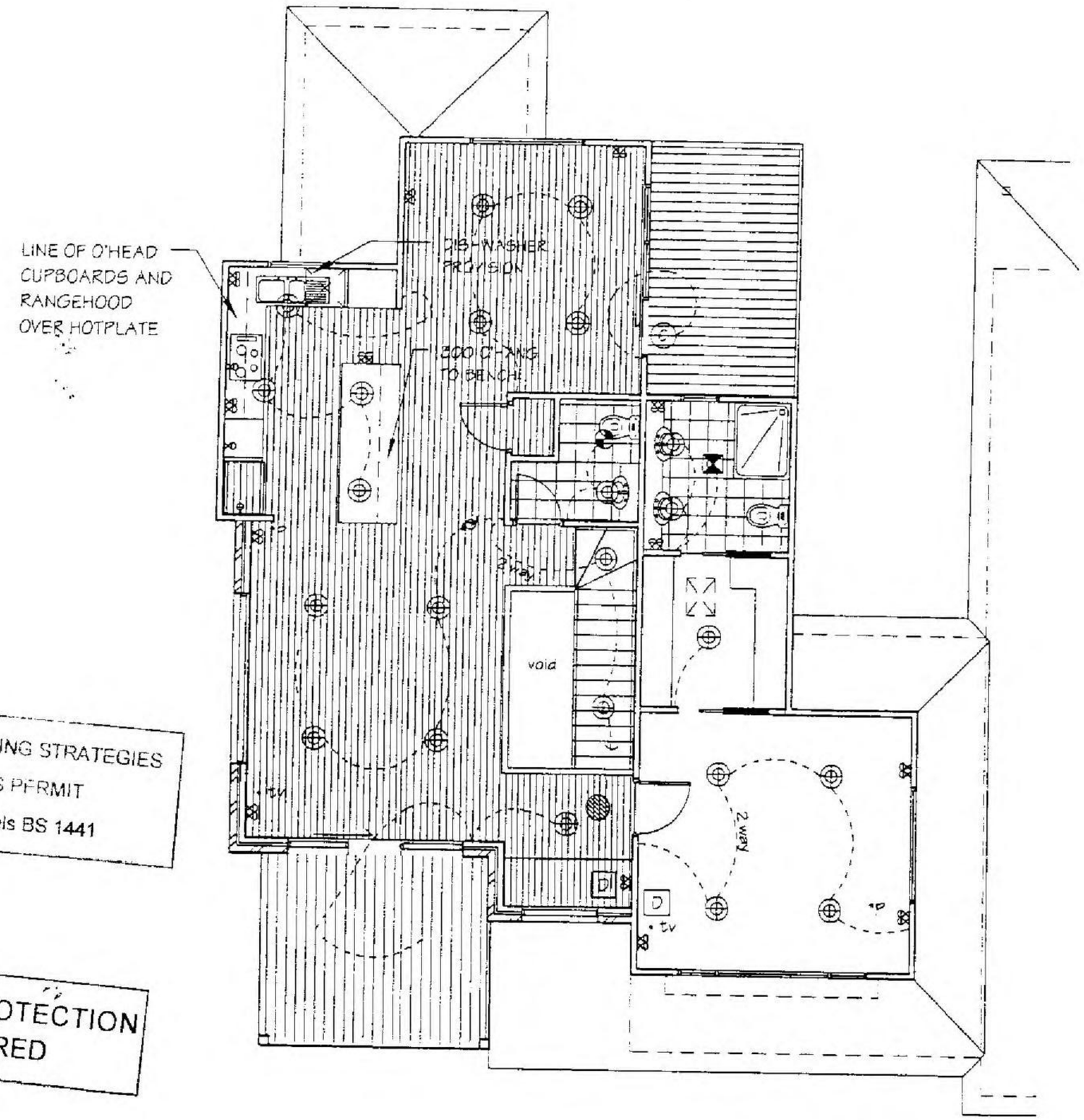
REFERENCE
040306 WD/4

MSC.5014.0001.1242



ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED



Proposed Ground Floor Electrical Plan - Unit 2

SCALE 1:100

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

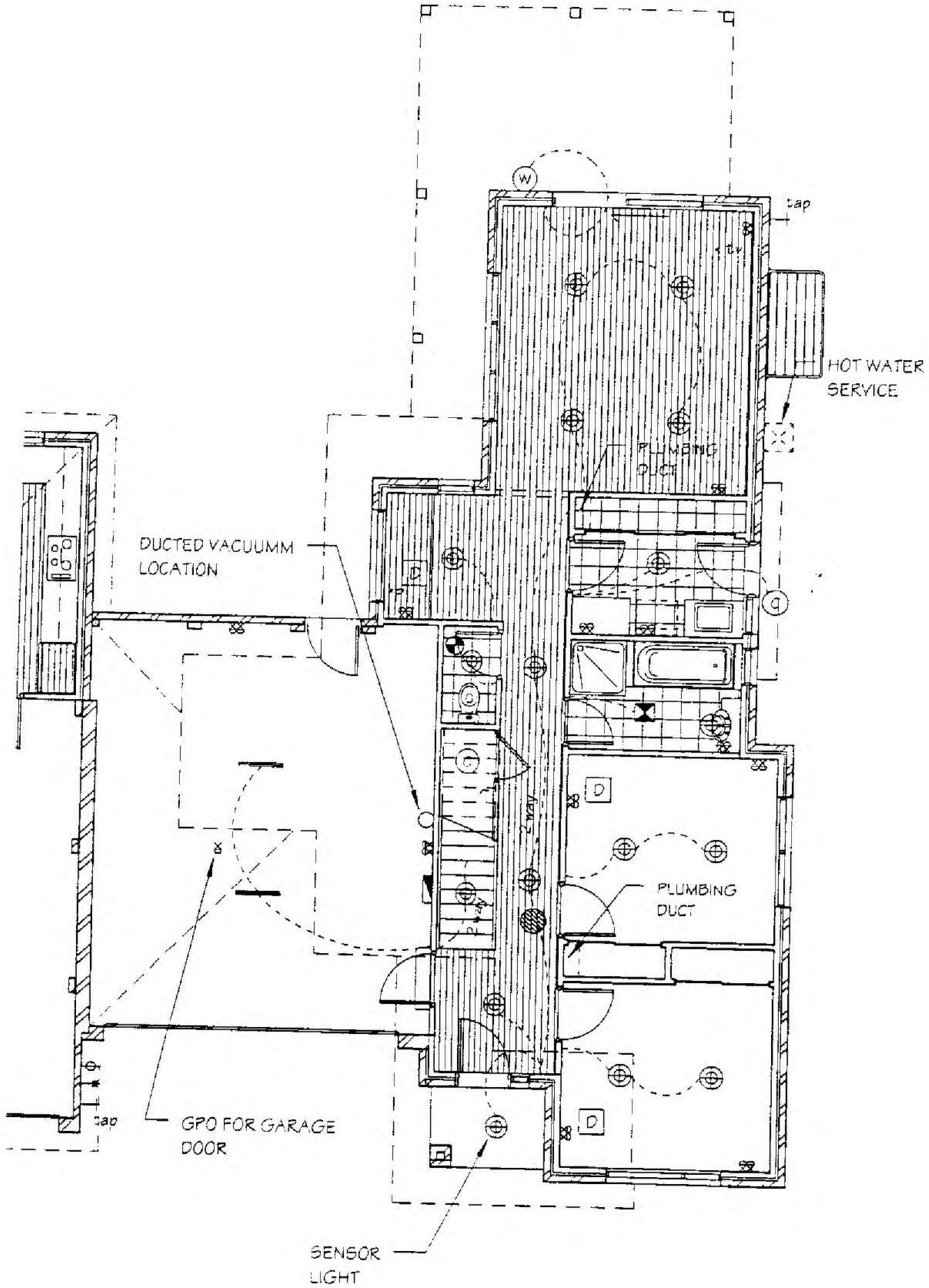
Proposed First Floor Electrical Plan - Unit 2

SCALE 1:100

DATE:	22nd Feb 2005
SCALE:	1:100
SHEET No:	24 of 27

REFERENCE
040306 WD/4

MSC.5014.0001.1243

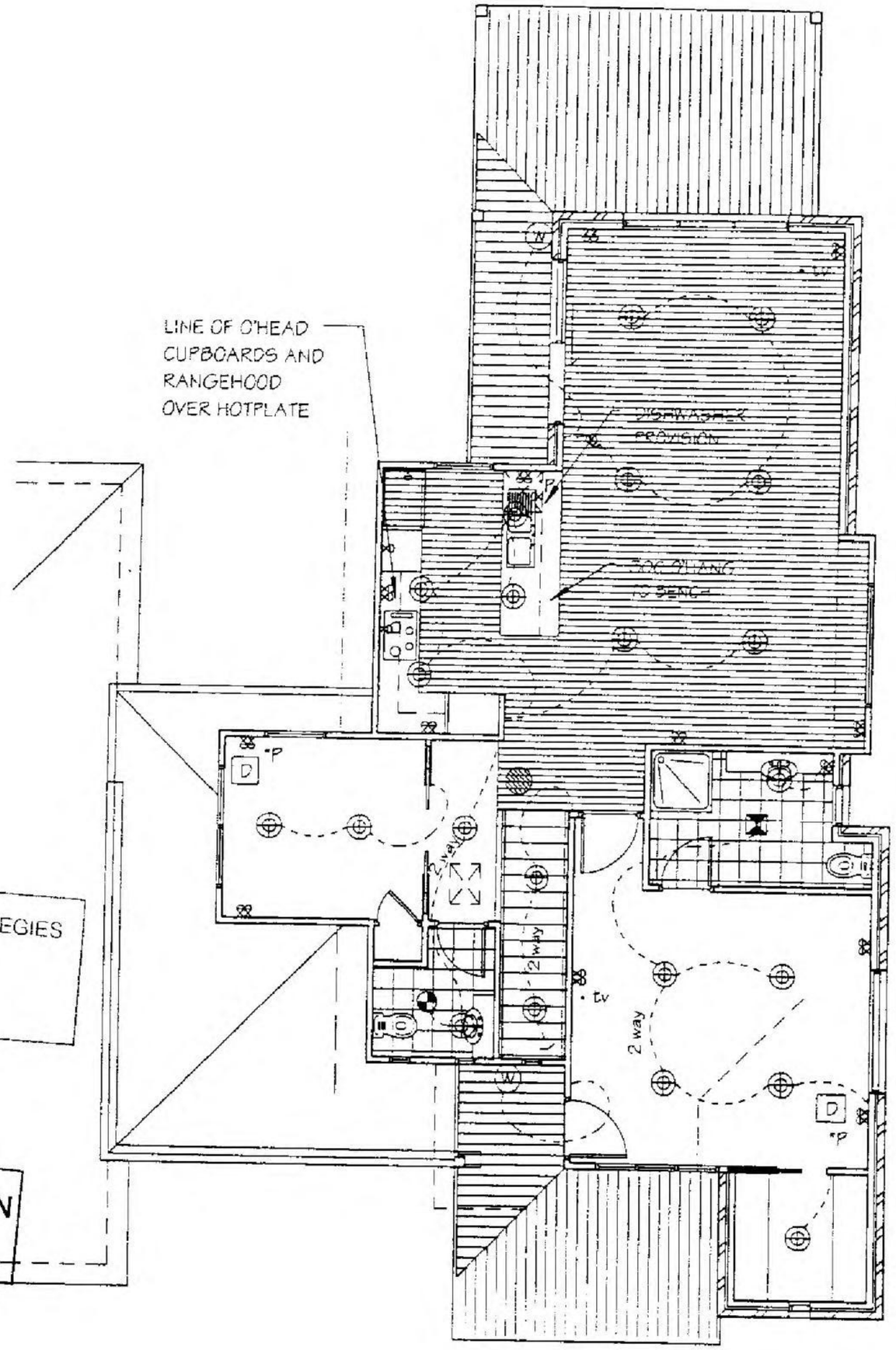


Proposed Ground Floor Electrical Plan - Unit 3

SCALE 1:100

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED



Proposed First Floor Electrical Plan - Unit 3

SCALE 1:100

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal information

DATE:	22nd Feb 2005
SCALE:	1:100
SHEET No:	25 of 27
REFERENCE	040306 WD/4

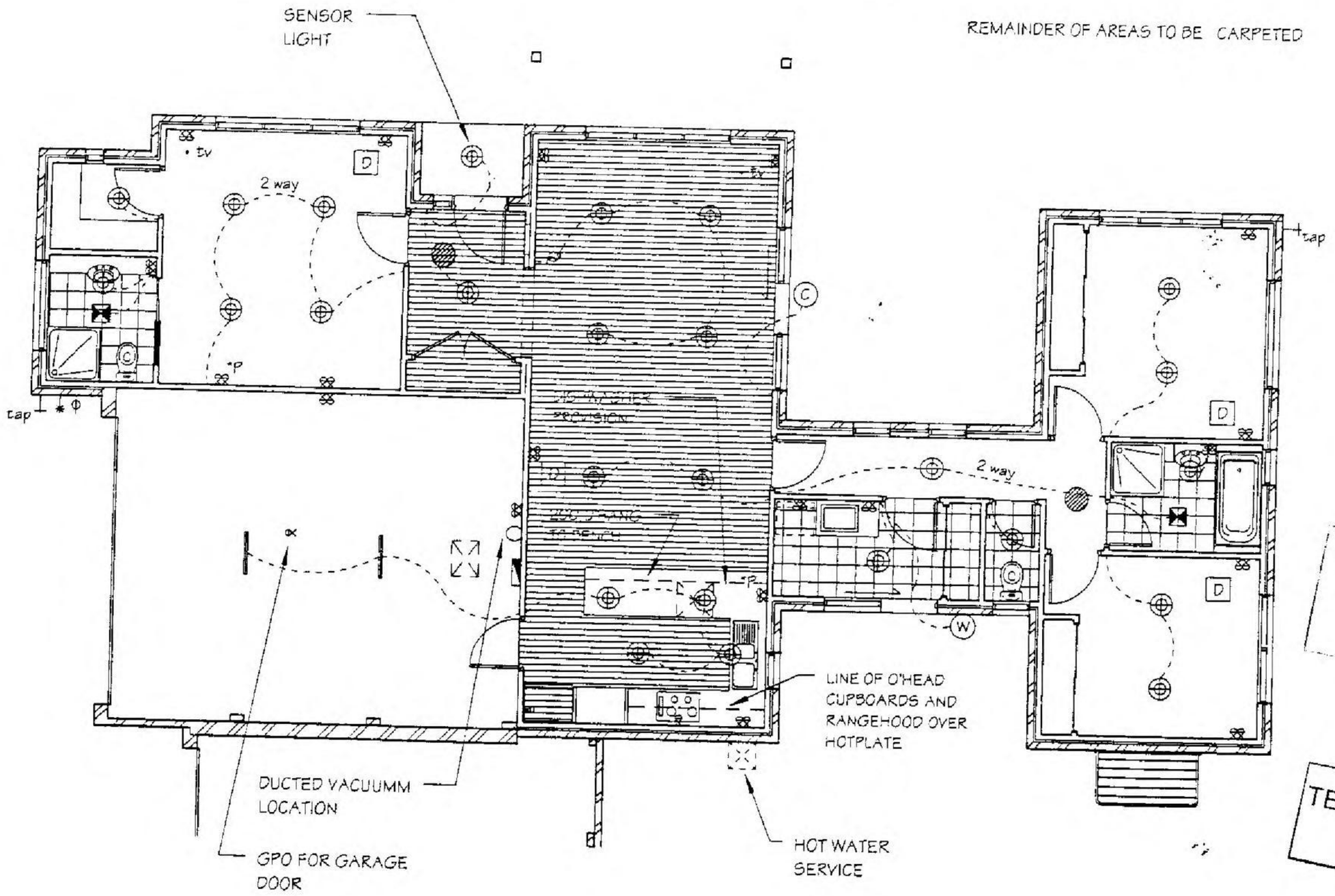
MSC.5014.0001.1244

HATCHING DENOTES AREAS OF TIMBER DECKING

HATCHING DENOTES AREAS OF POLISHED TIMBER FLOORING

HATCHING DENOTES AREAS TO BE TILED

REMAINDER OF AREAS TO BE CARPETED



ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

ELECTRICAL SCHEDULE

symbol	description	comments
C	CEILING LIGHT	BATTEN FIXED
W	WALL LIGHT	BATTEN FIXED
S	SENSOR LIGHT	
P	PENDANT LIGHT	
	DOWN LIGHT	RECESSED DOWN LIGHT
	SENSOR	
	EXTERNAL SPEAKER	
	DOUBLE POWER POINT	HPM OR SIMILAR
	SINGLE POWER POINT	HPM OR SIMILAR
	EXHAUST FAN	CEILING TYPE
• tv	T.V. POINT	COAXIAL CABLE TYPE
*P	PHONE POINT	SELECTED TELECOM APPROVED
D	DATA CABLE	
	SWITCHBOARD	
	FLUORESCENT LIGHT	
	CEILING FAN	
	DIMMER SWITCH	HPM OR SIMILAR
	ELEC. HEATER PANEL	WALL MOUNTED
	HOT WATER SERVICE	
	SKYDOME	900 CLEAR OF BOUNDARY/PARTY WALL (550ø)
	450 x 600 MANHOLE	
	SMOKE DETECTOR	HARD WIRED TO A.S. 3786
	IXLTASTIC	
	WATER MAIN	
	GAS MAIN	
tap	EXTERNAL TAP	

Note: Some items may not apply

Proposed Electrical Plan - Unit 4

SCALE: 1 : 100

DATE -	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

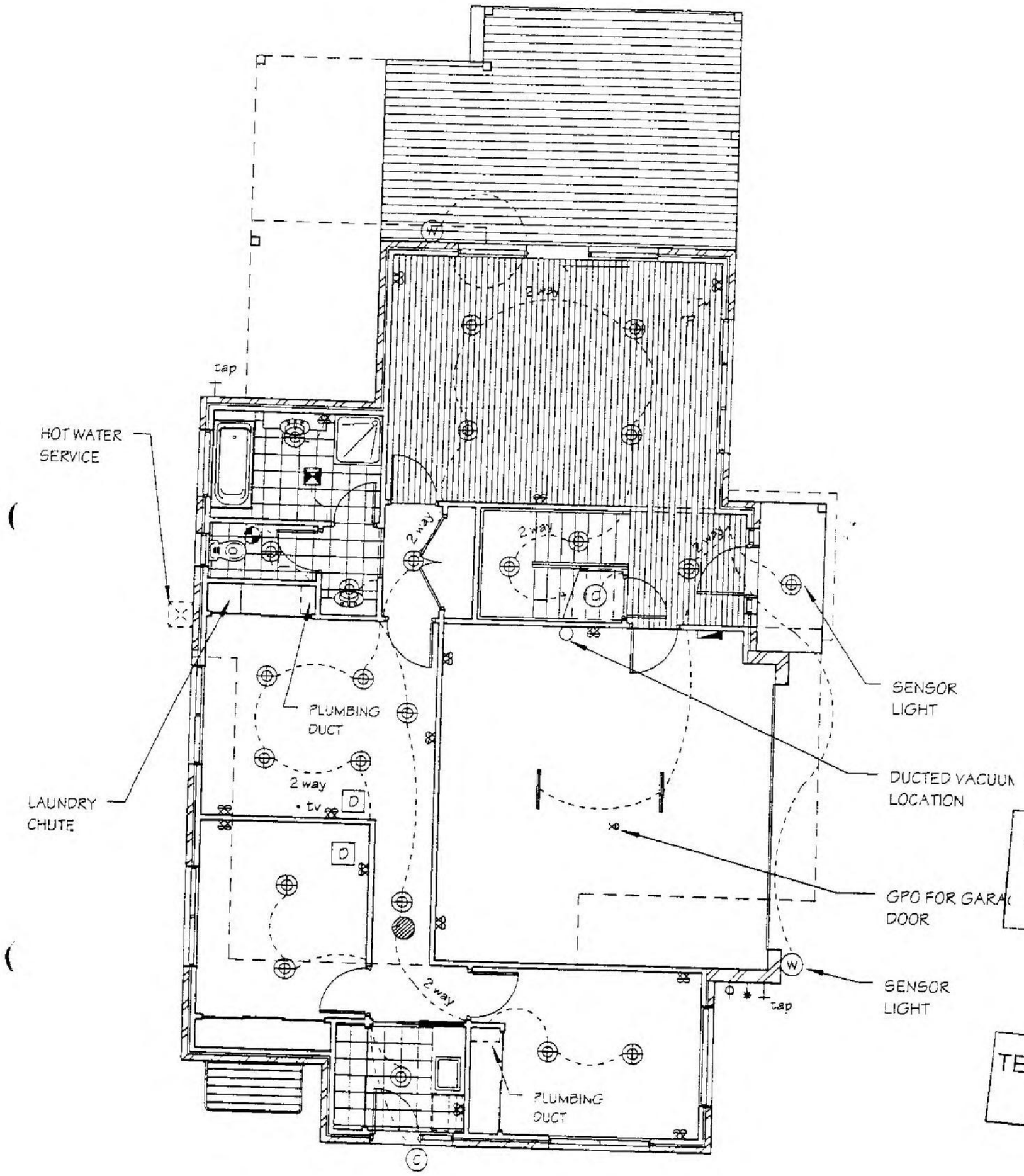
NOTE:
PROVIDE 20mm GAS SUPPLY, SINGLE GPO AND LIGHT POINT IN CLOSE PROXIMITY TO DUCTED HEATING UNIT IN CEILING SPACE
REGISTER POSITIONS TO BE DETERMINED ON SITE

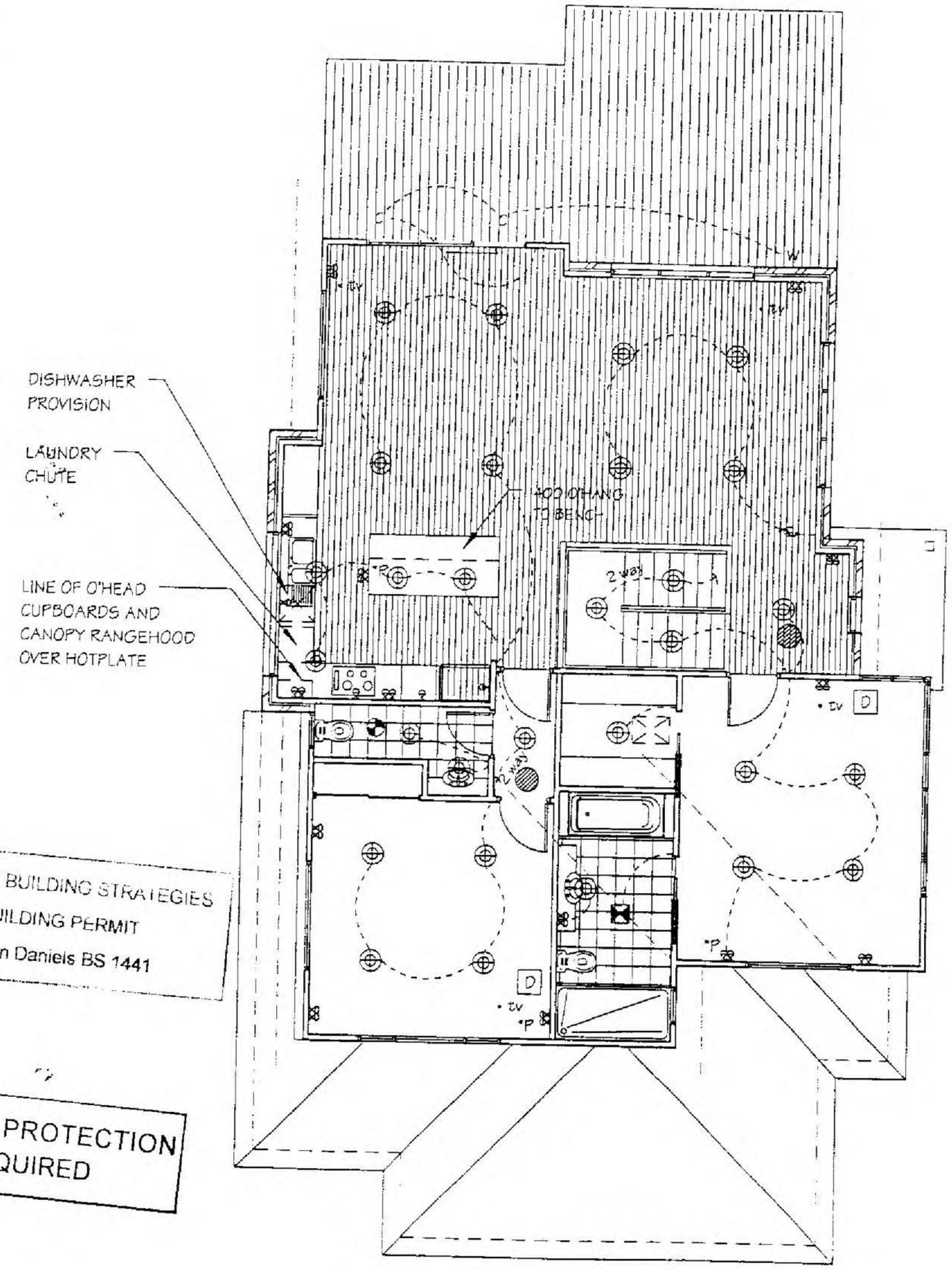
NOTE:
DUCTED VACUUM UNIT AND POINTS TO BE DETERMINED ON SITE

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	26 of 27

REFERENCE
040306 WD/4

MSC.5014.0001.1245





ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

Proposed Ground Floor Electrical Plan - Unit 5

SCALE 1:100

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

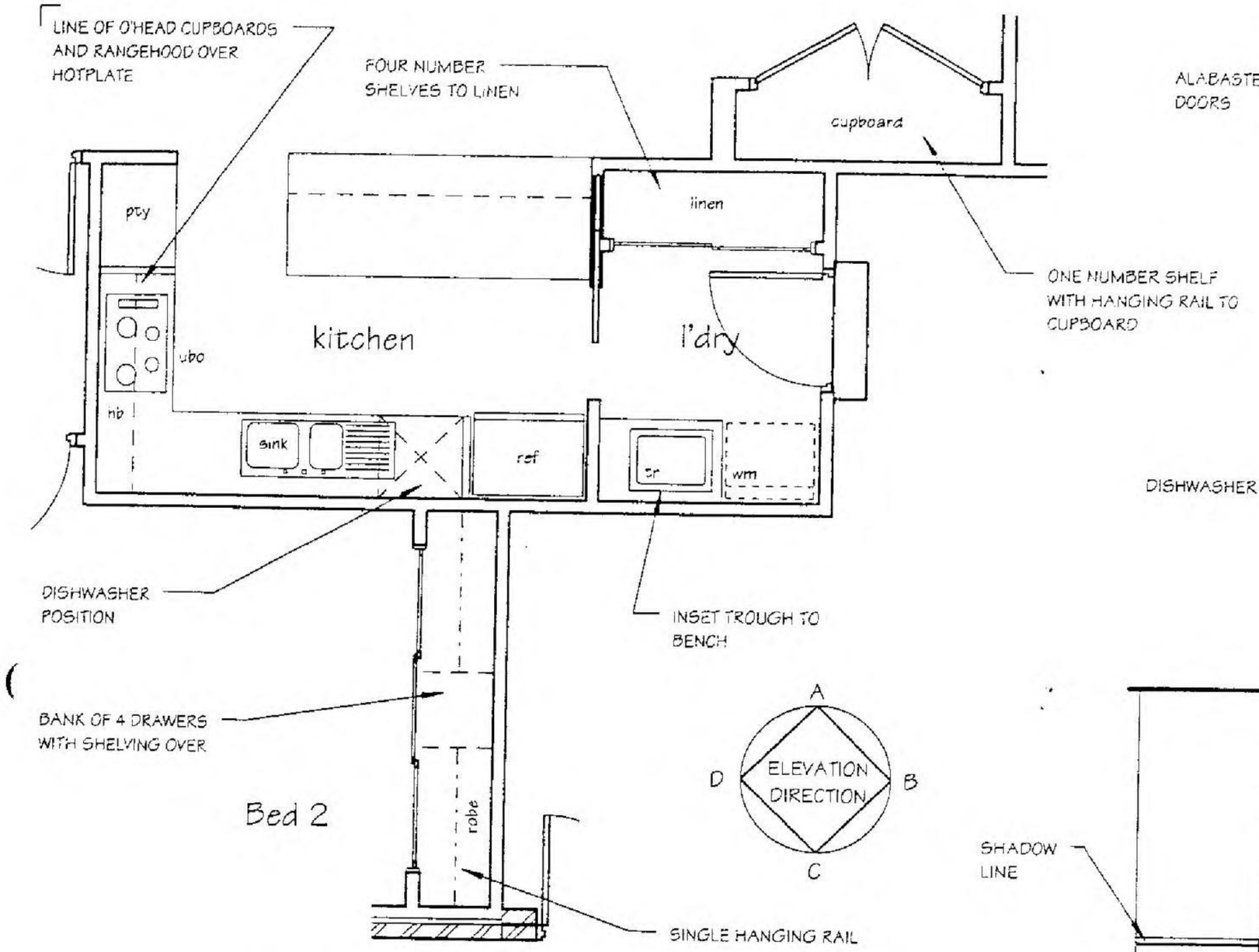
Proposed First Floor Electrical Plan - Unit 5

SCALE 1:100

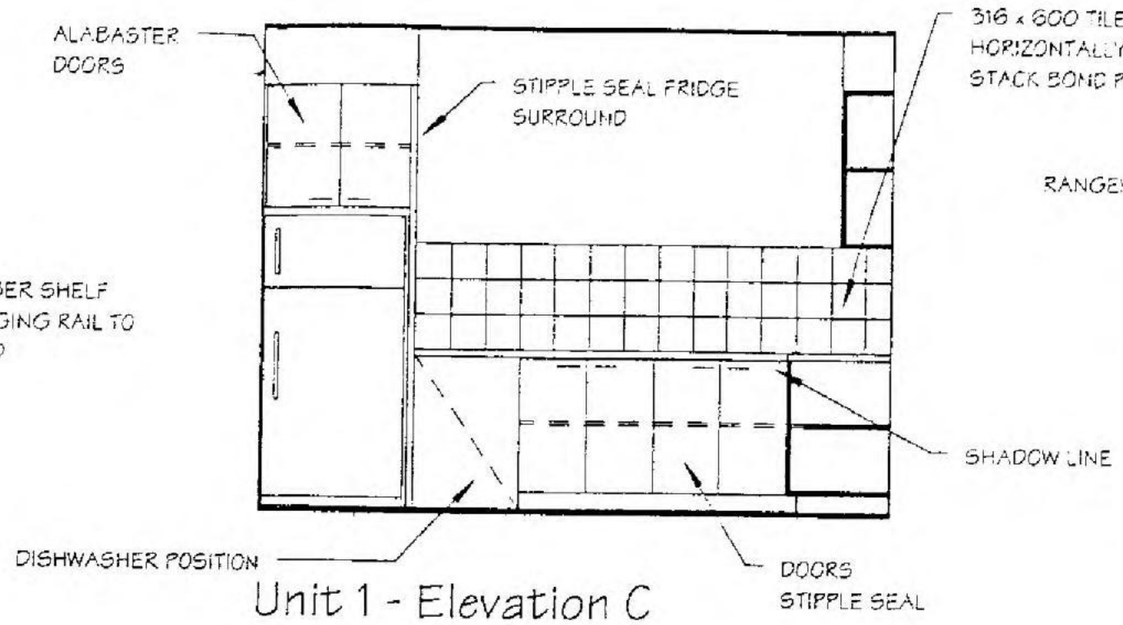
DATE:	22nd Feb 2005
SCALE:	1:100
SHEET No:	27 of 27

REFERENCE
040306 WD/4

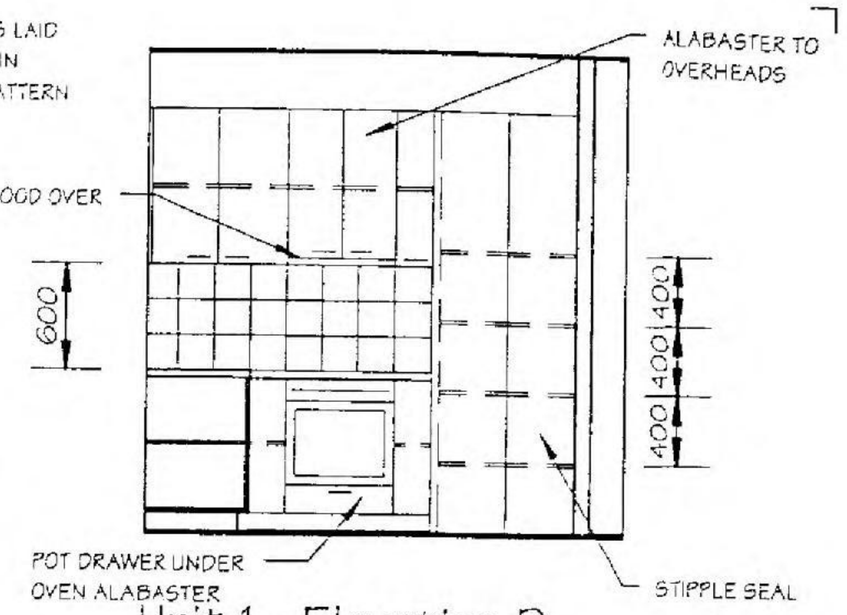
MSC.5014.0001.1246



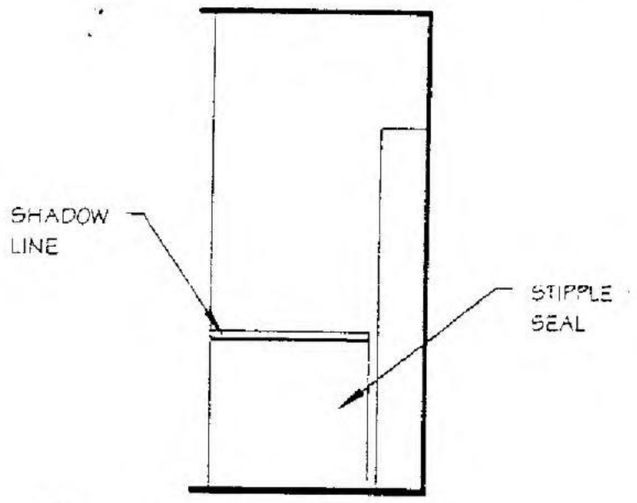
Unit 1 - Kitchen, Bed 2, Laundry And Entry C'bd
SCALE: 1 : 50



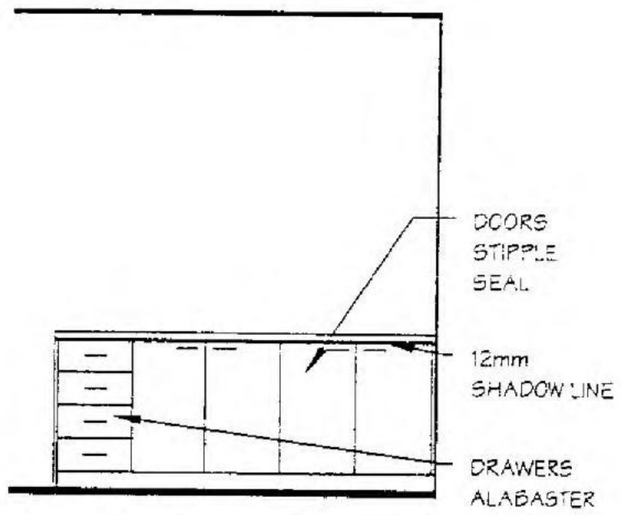
Unit 1 - Elevation C (Kitchen)
SCALE: 1 : 50



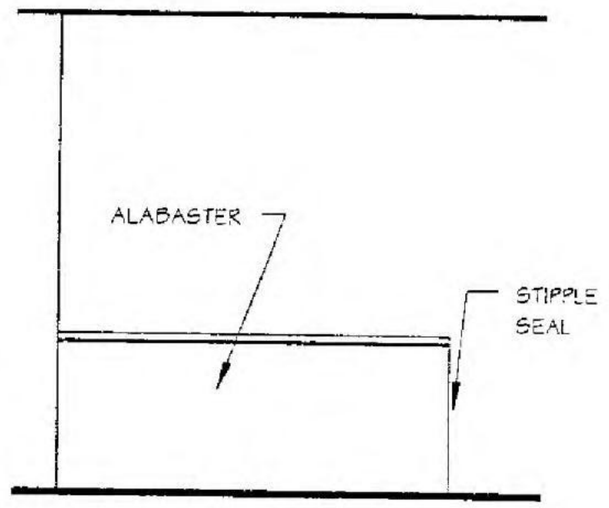
Unit 1 - Elevation D (Kitchen)
SCALE: 1 : 50



Unit 1 - Elevation B (Island)
SCALE: 1 : 50



Unit 1 - Elevation A (Kitchen)
SCALE: 1 : 50



Unit 1 - Elevation C (Island Bench)
SCALE: 1 : 50

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

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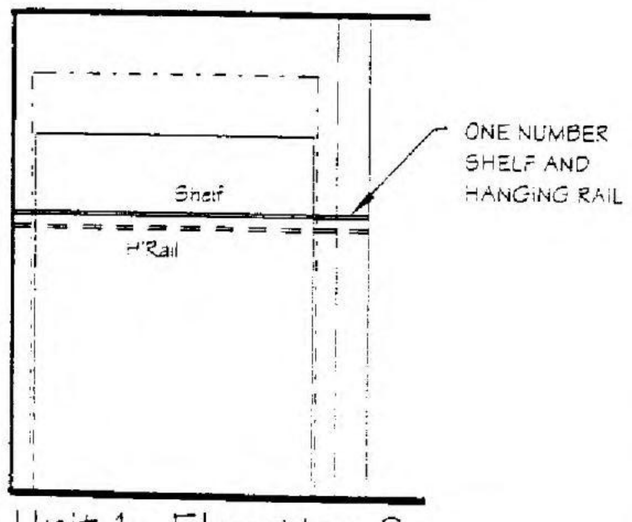
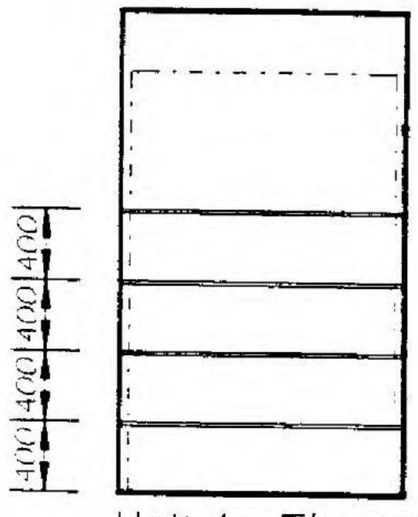
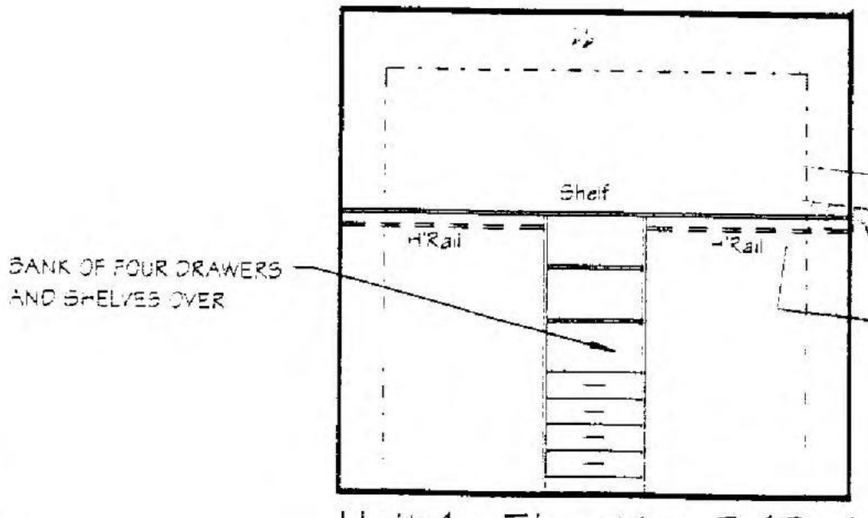


Unit 1 - Elevation C (Entry C'b)
SCALE: 1 : 50

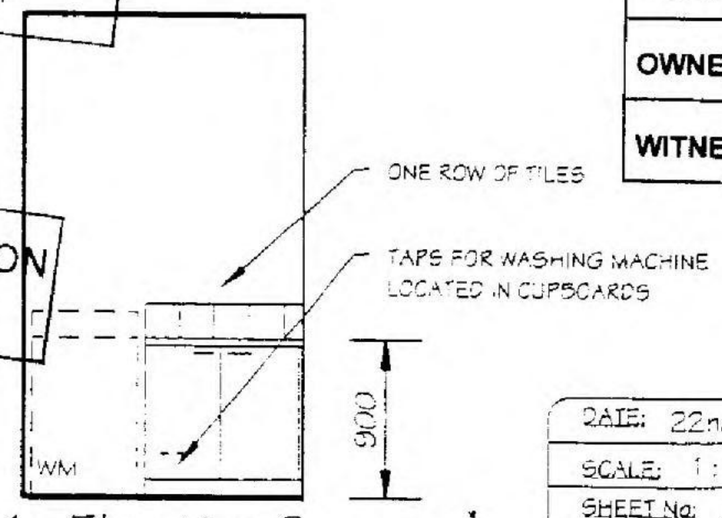


Unit 1 - Elevation A (Laundry)
SCALE: 1 : 50



Unit 1 - Elevation B (Bed 2 Robe)
SCALE: 1 : 50

TERMITE PROTECTION REQUIRED



Unit 1 - Elevation C (Laundry)
SCALE: 1 : 50

DATE:	22nd Feb 2005
SCALE:	1 : 50
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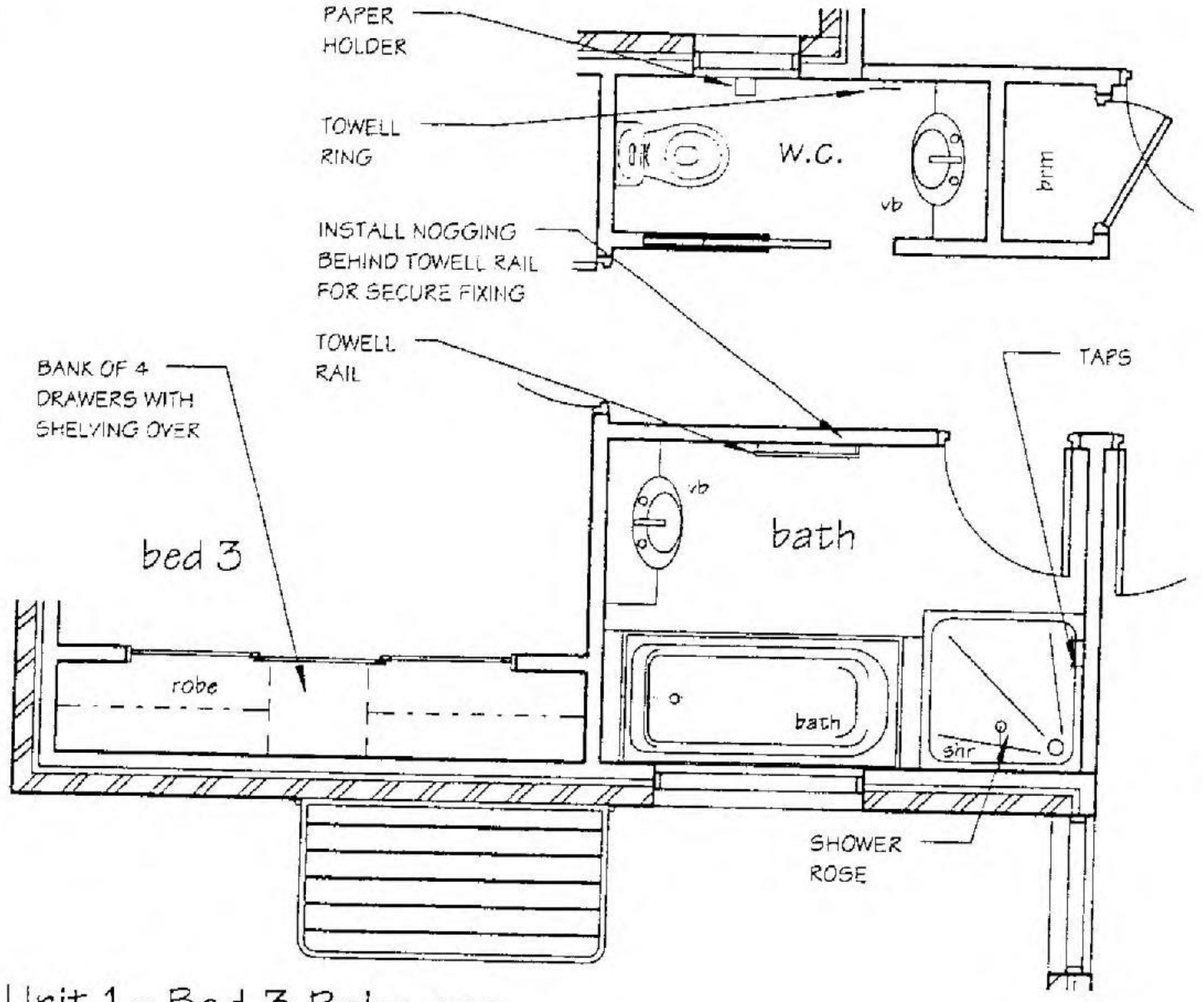
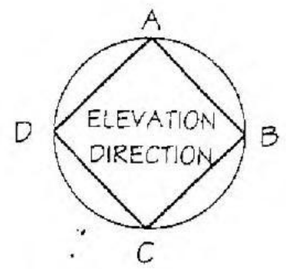
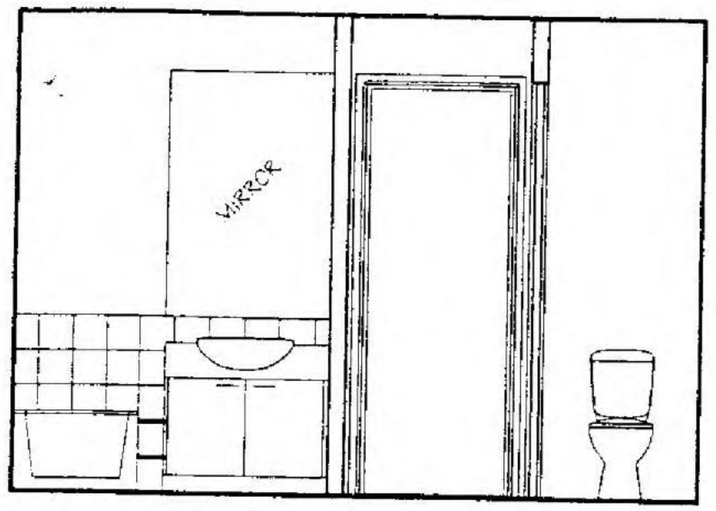
MSC.5014.0001.1247



Unit 1 - Bed 3 Robe, w.c. And Bath Floor Plans

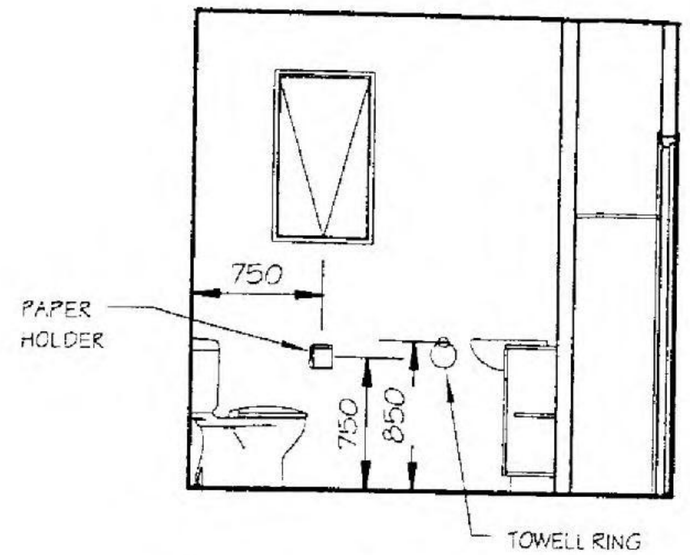
SCALE: 1 : 50





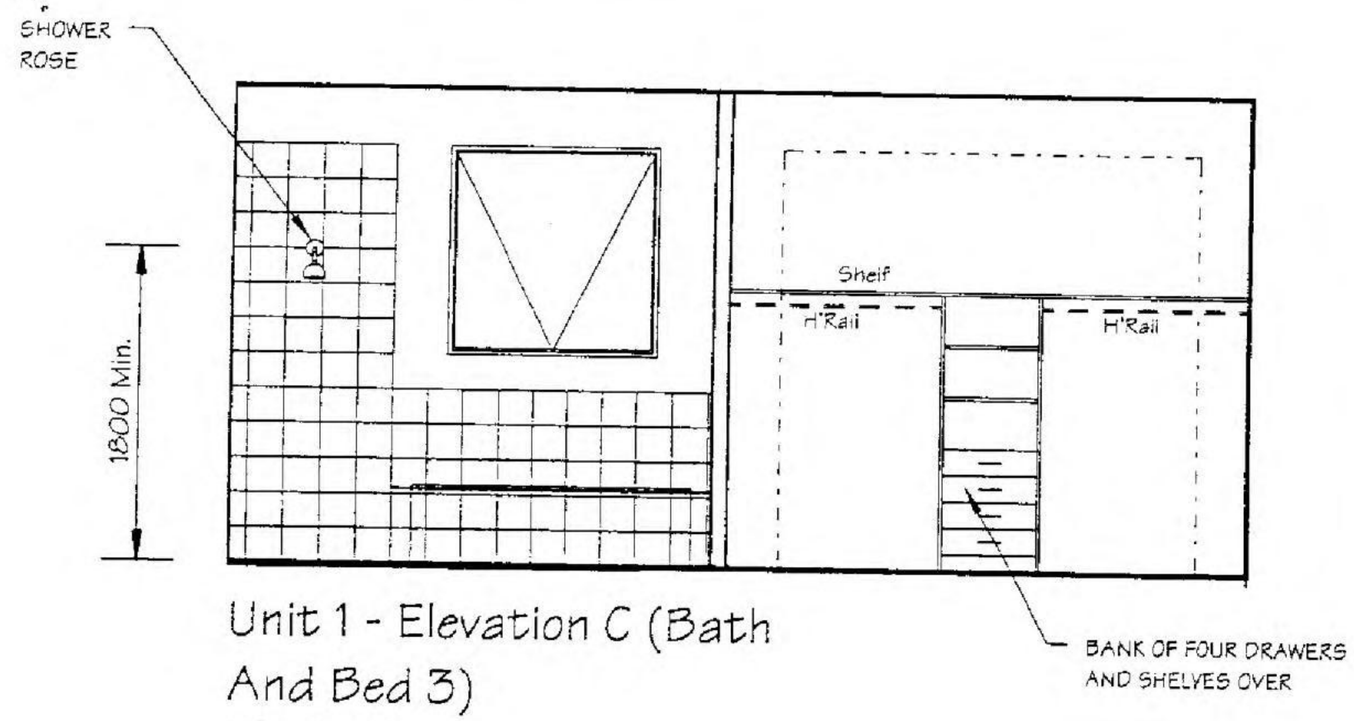
Unit 1 - Elevation D (Bath And w.c.)

SCALE: 1 : 50



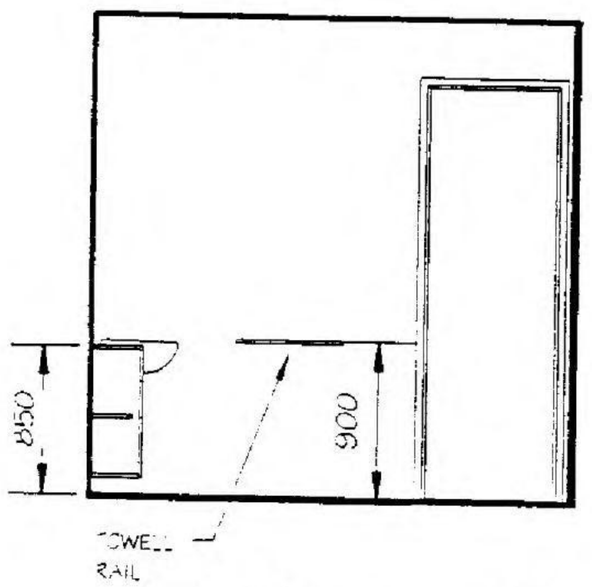
Unit 1 - Elevation A (w.c.)

SCALE: 1 : 50



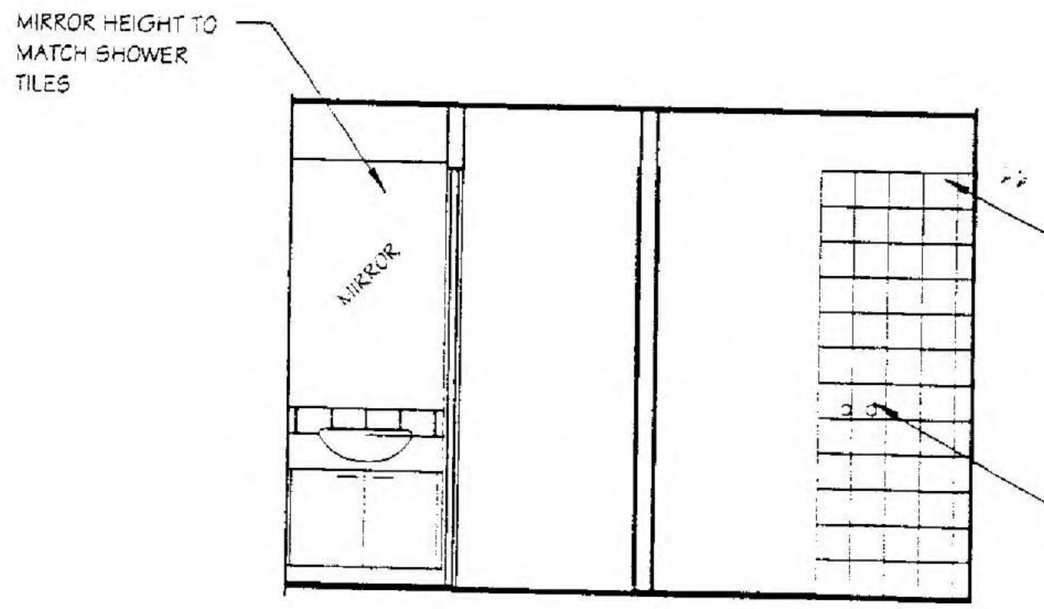
Unit 1 - Elevation C (Bath And Bed 3)

SCALE: 1 : 50



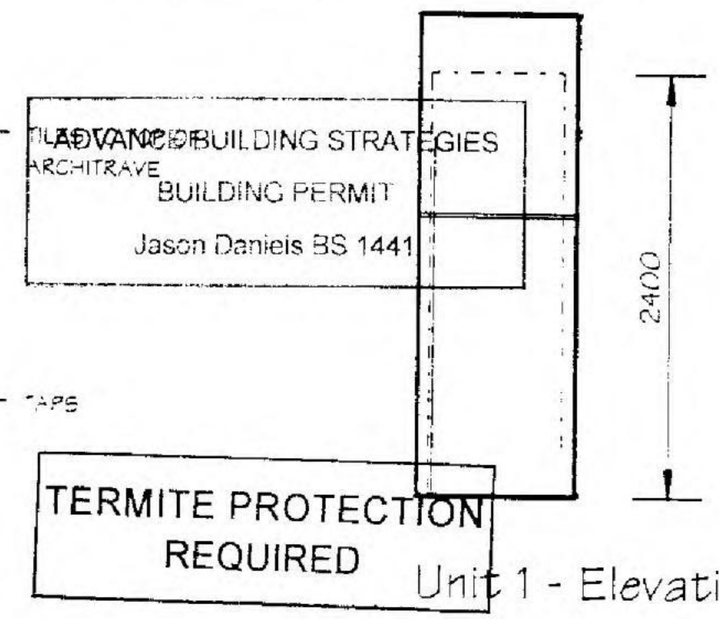
Unit 1 - Elevation A (Bath)

SCALE: 1 : 50



Unit 1 - Elevation B (w.c. And Bath)

SCALE: 1 : 50



Unit 1 - Elevation D (Broom)

SCALE: 1 : 50

ADVANCED BUILDING STRATEGIES
BUILDING PERMIT
Jason Danieis BS 1441

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BUILDER	
OWNER -	
WITNESS	

Personal Information

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SCALE:	1 : 50
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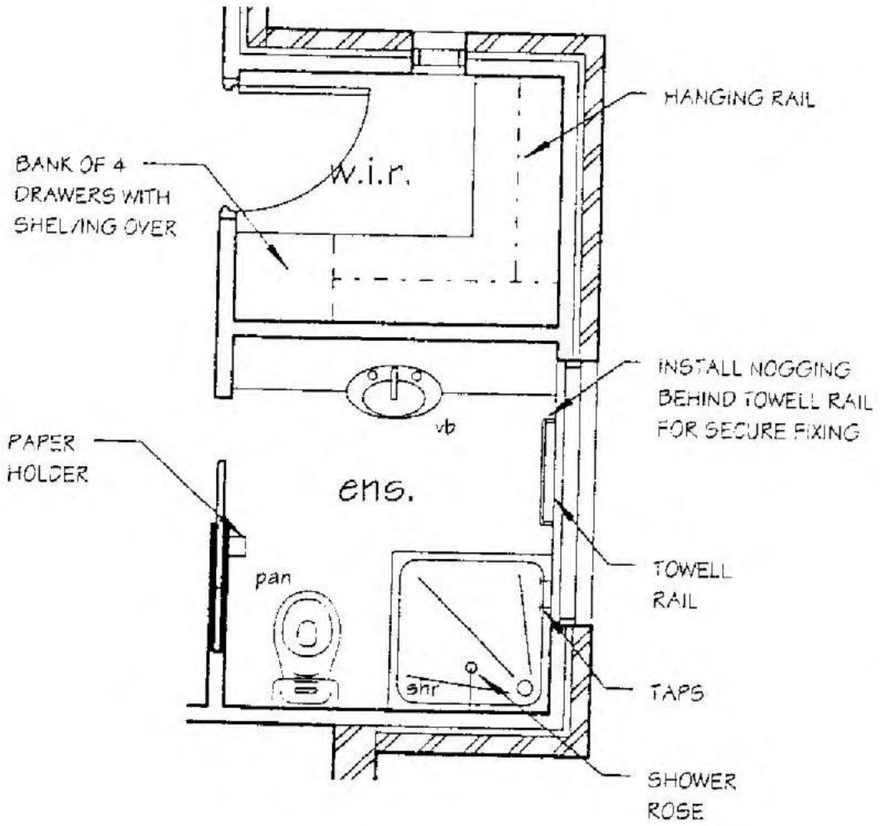
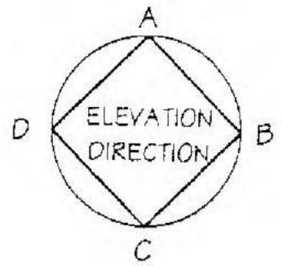
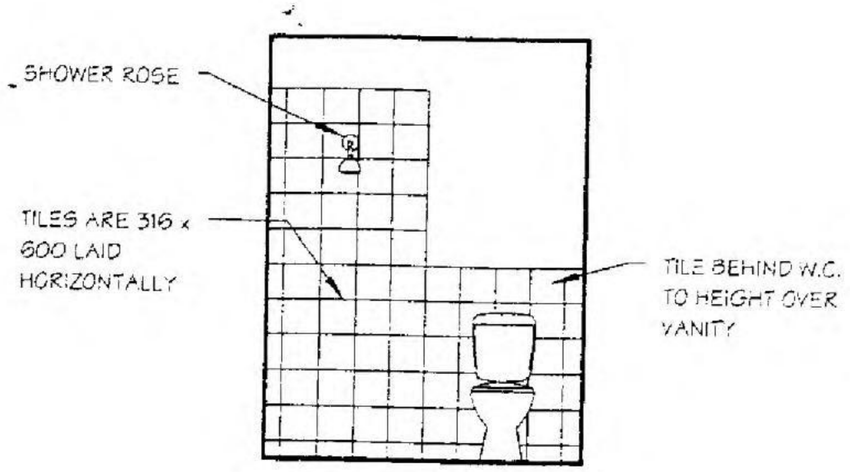
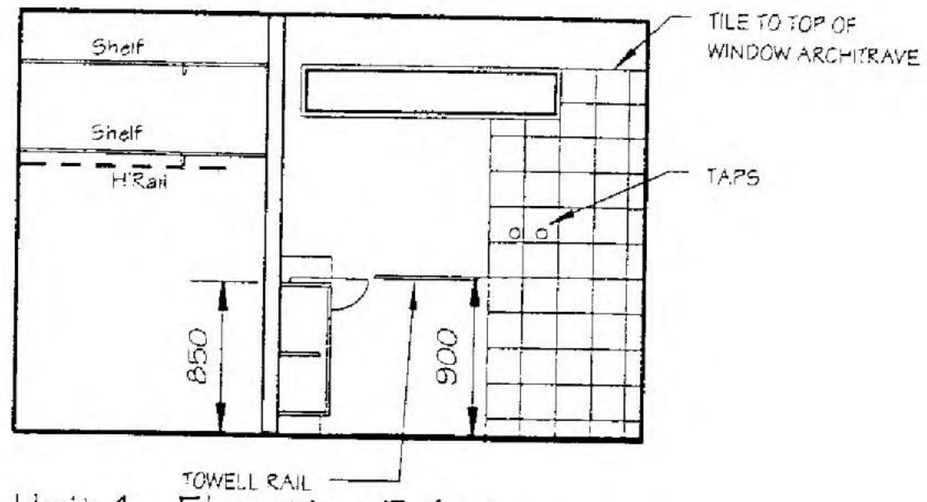


Unit 1 - w.i.r And Ensuite Floor Plans
SCALE: 1 : 50

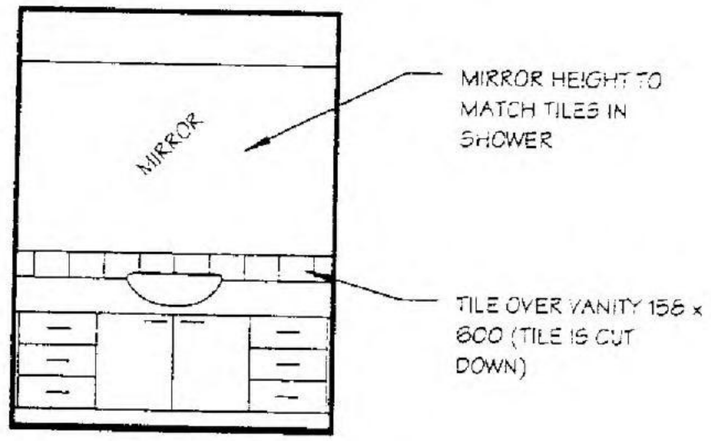




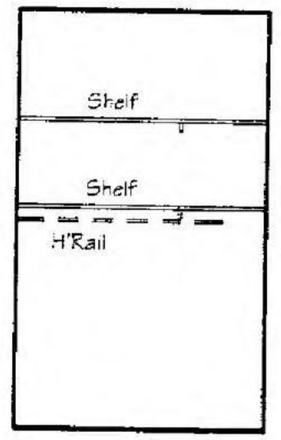
Unit 1 - Elevation C (Ensuite)
SCALE: 1 : 50



Unit 1 - Elevation B (w.i.r. And Ensuite)
SCALE: 1 : 50



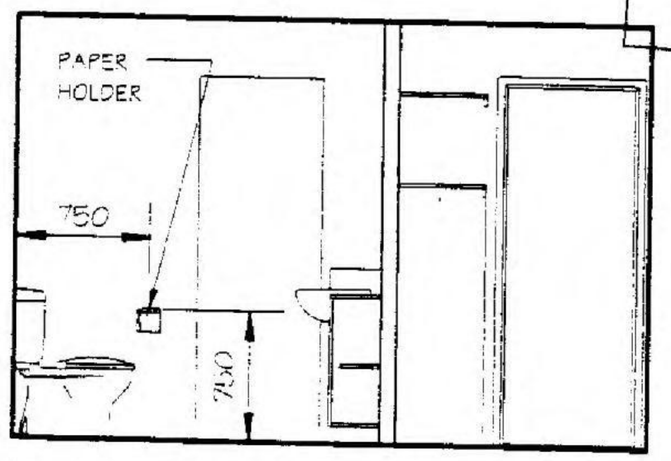
Unit 1 Elevation A (Ensuite)
SCALE: 1 : 50



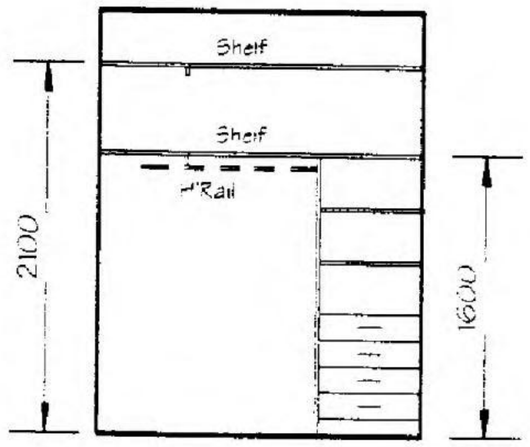
Unit 1 - Elevation A (w.i.r.)
SCALE: 1 : 50

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED



Unit 1 - Elevation D (Ensuite And w.i.r.)
SCALE: 1 : 50



Unit 1 - Elevation C (w.i.r.)
SCALE: 1 : 50

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OWNER -	
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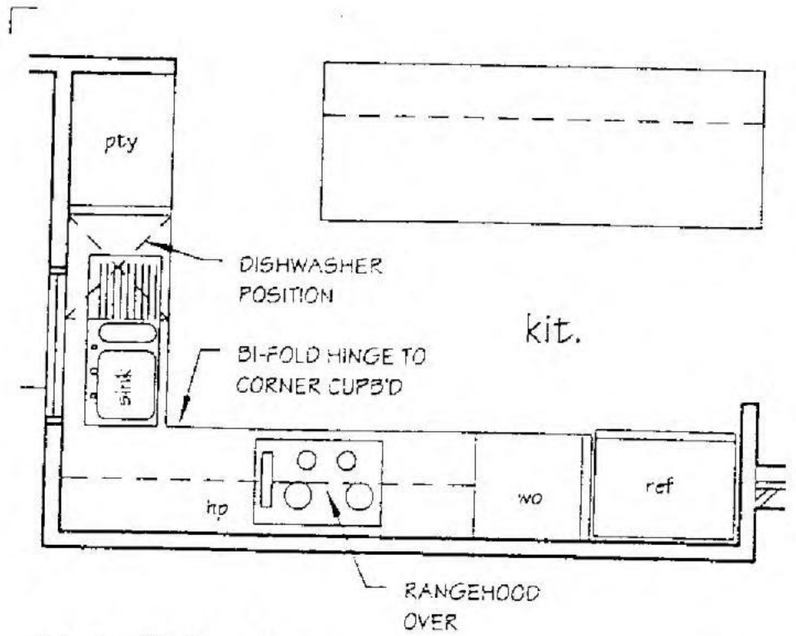
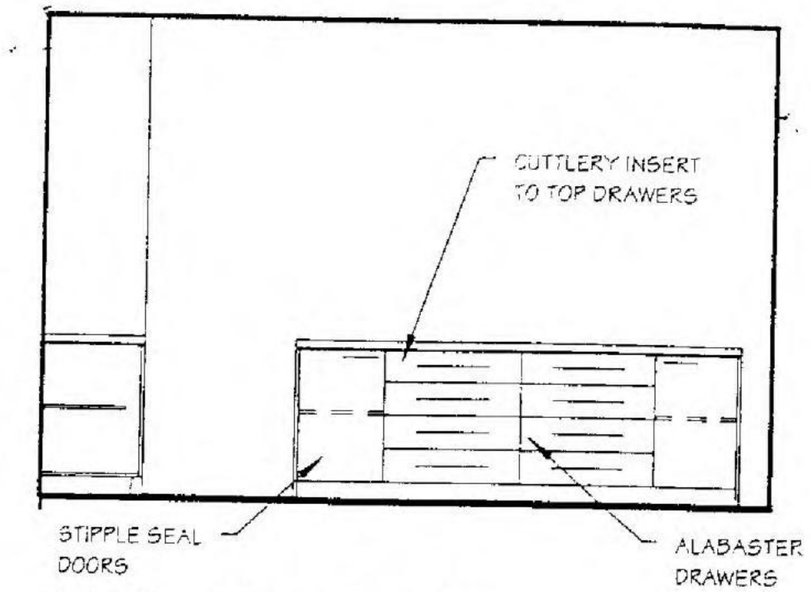


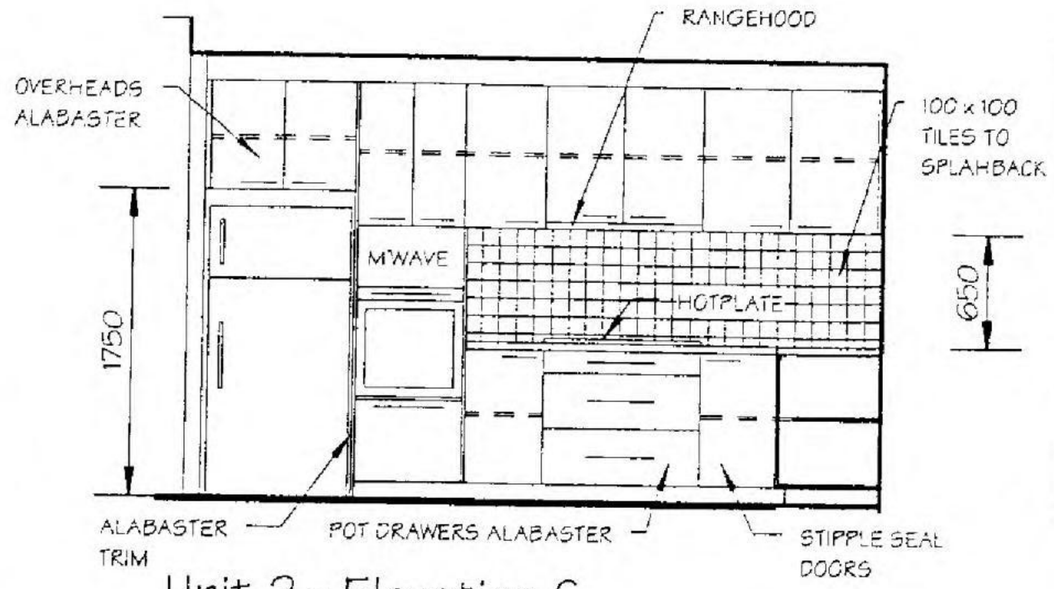
Unit 2 Kitchen

SCALE: 1 : 50



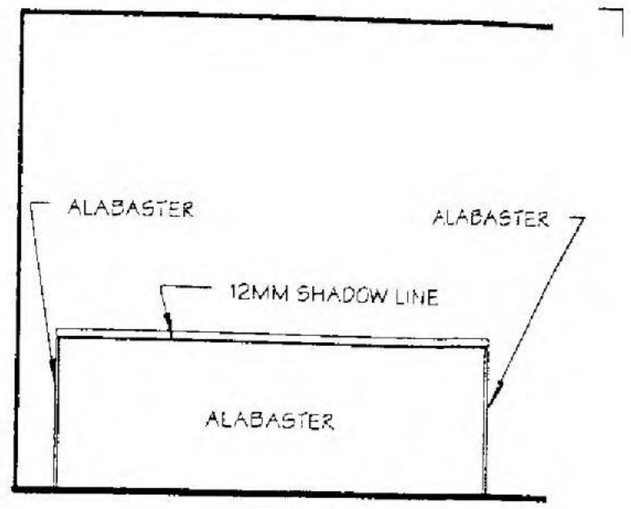
Unit 2 - Elevation A (Kitchen)

SCALE: 1 : 50



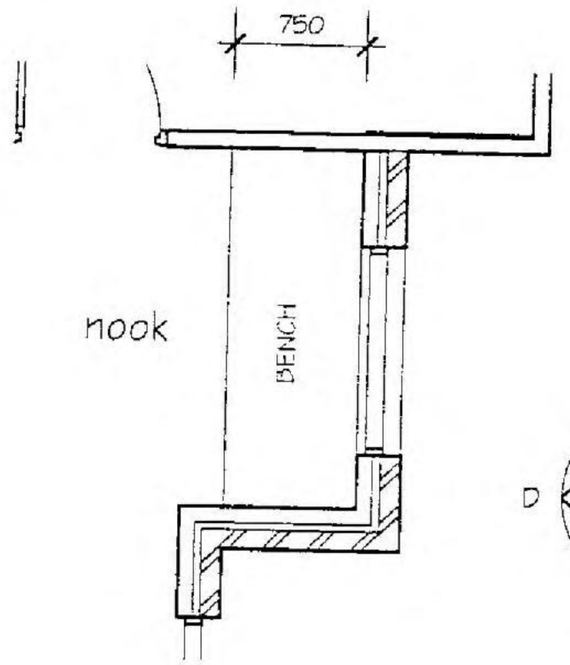
Unit 2 - Elevation C (Kitchen)

SCALE: 1 : 50



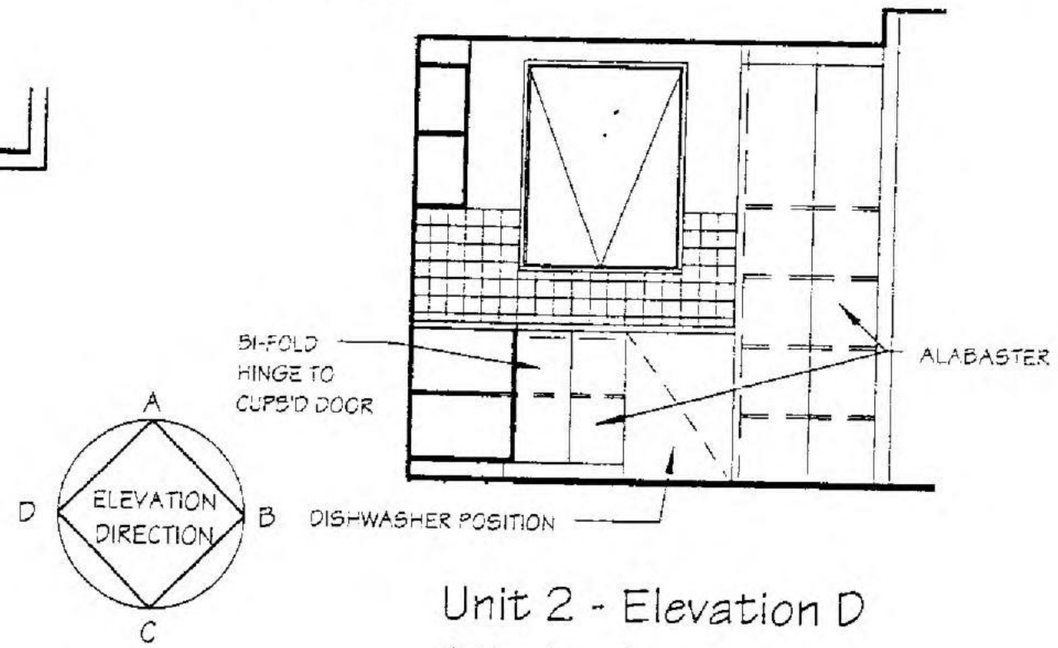
Unit 2 - Elevation C (Island)

SCALE: 1 : 50



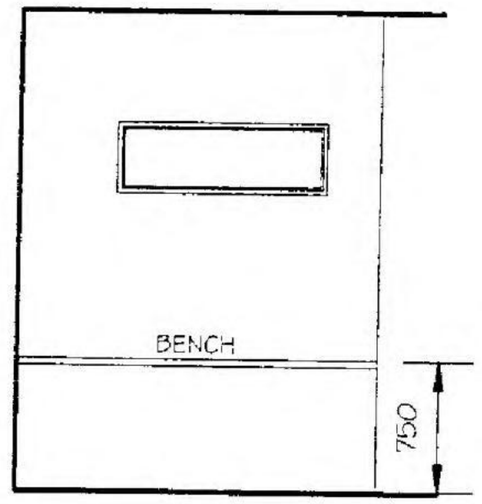
Unit 2 - First Floor Nook

SCALE: 1 : 50



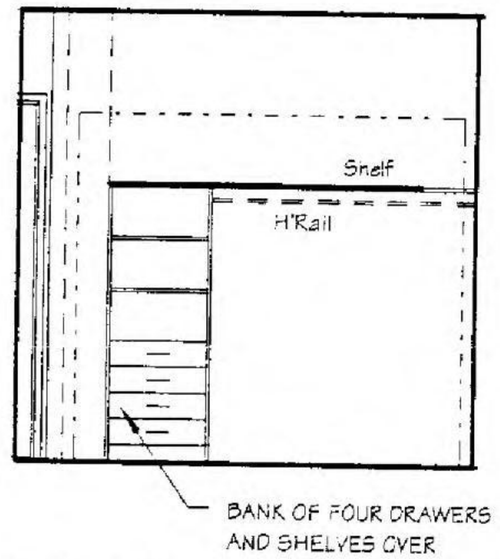
Unit 2 - Elevation D (Kitchen)

SCALE: 1 : 50



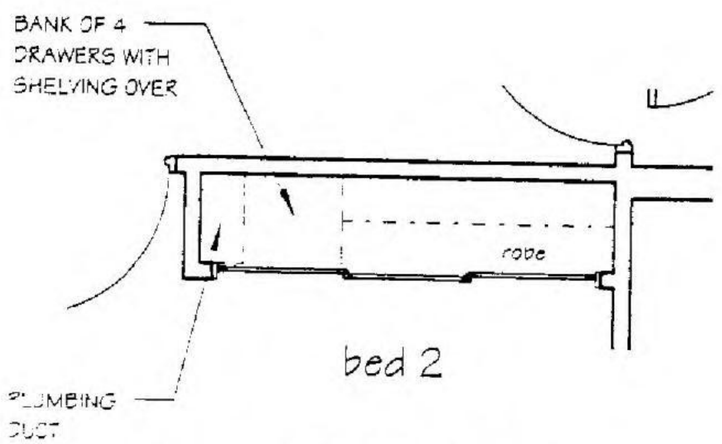
Unit 2 - Elevation B (Upper Nook)

SCALE: 1 : 50



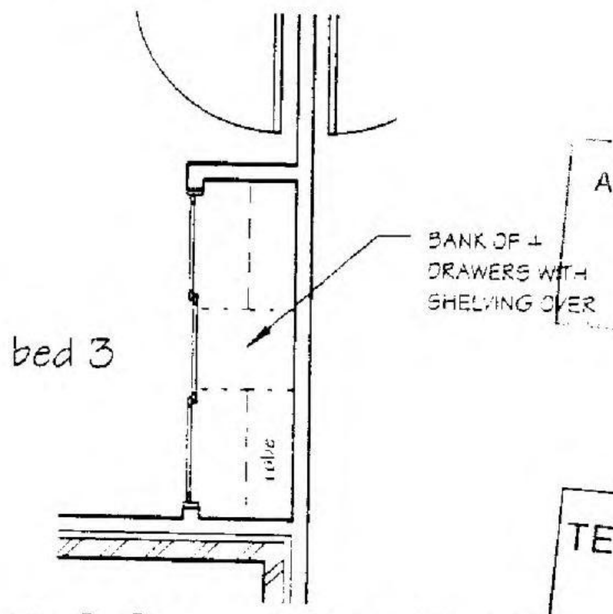
Unit 2 - Elevation A (Bed 2 Robe)

SCALE: 1 : 50



Unit 2 Ground Floor Bed 2 Robe

SCALE: 1 : 50

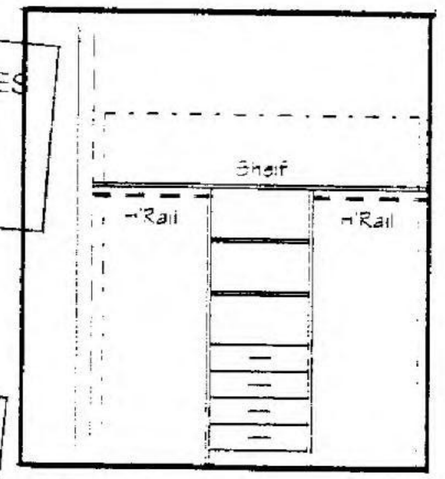


Unit 2 Ground Floor Bed 3 Robe

SCALE: 1 : 50

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED



Unit 2 - Elevation B (Unit 3 Robe)

SCALE: 1 : 50

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BUILDER	
OWNER -	
WITNESS	

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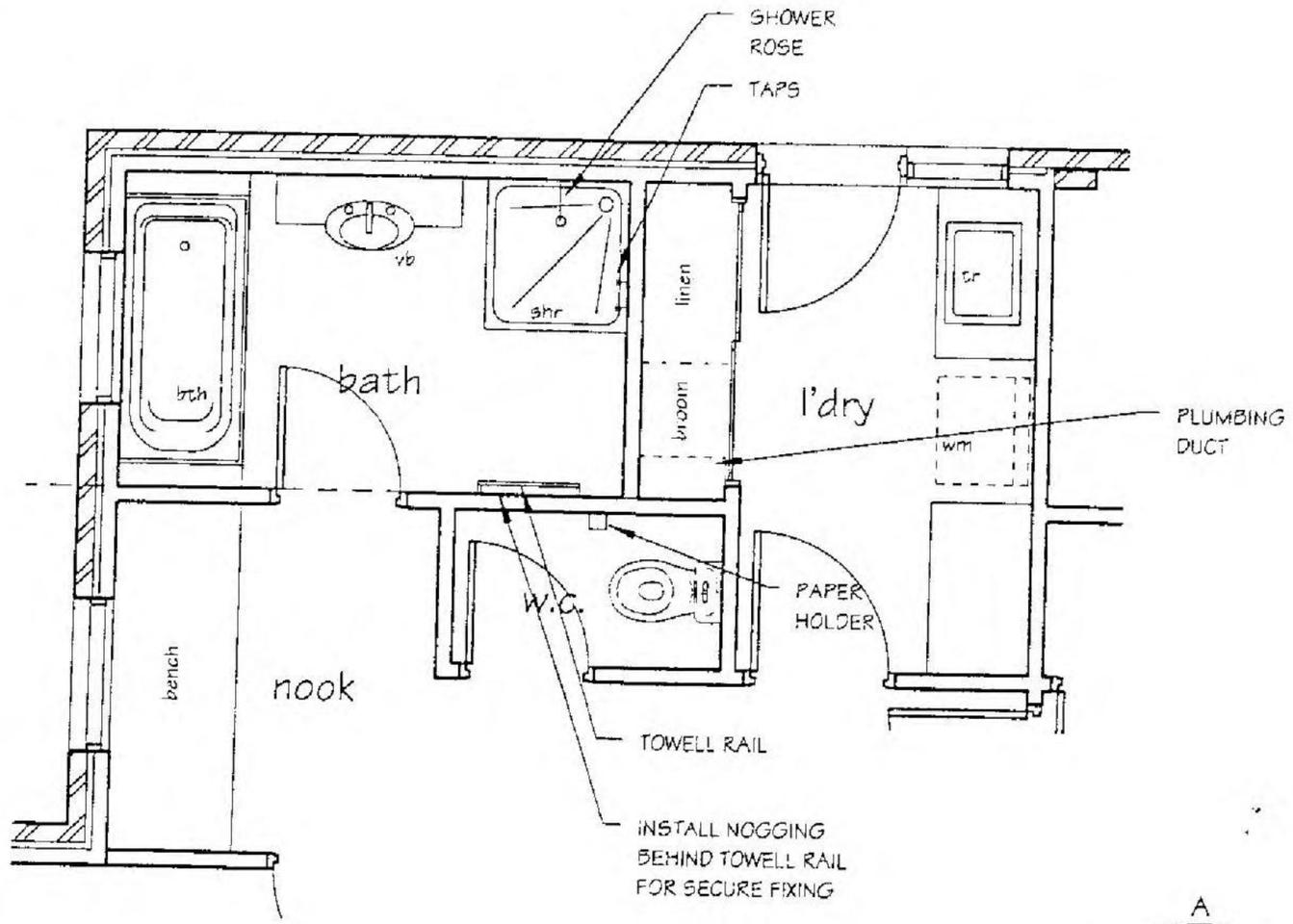
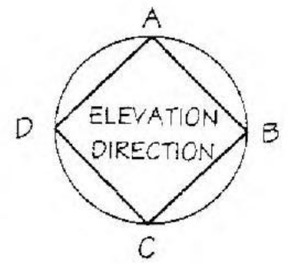
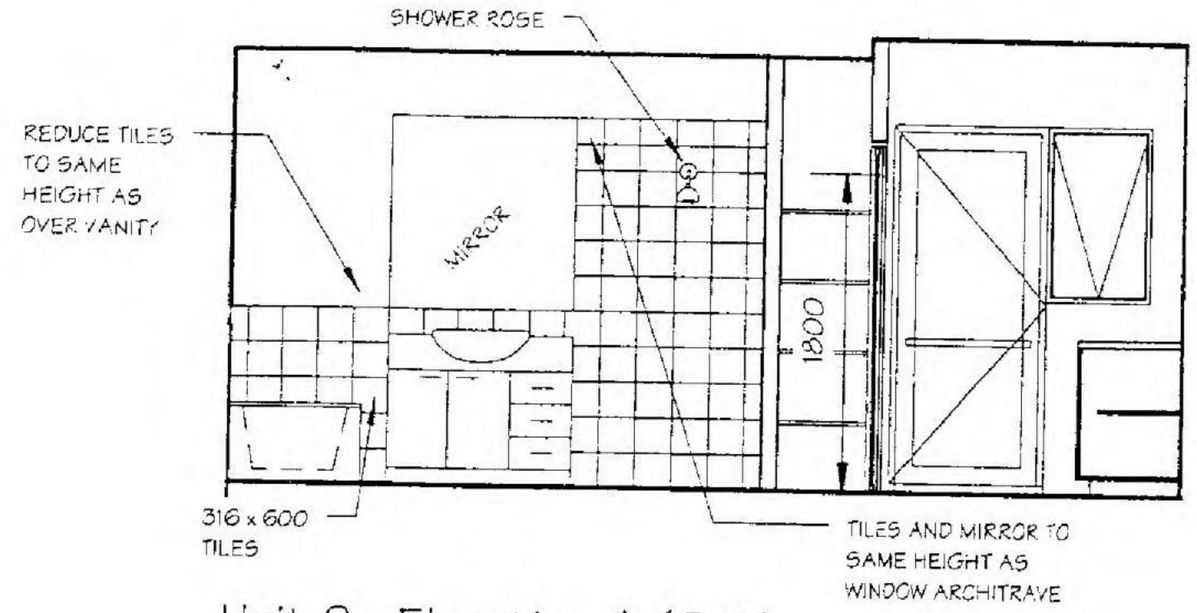
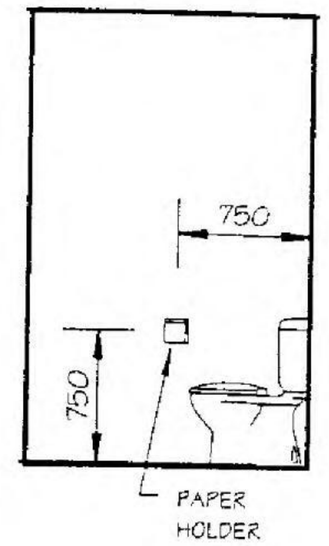


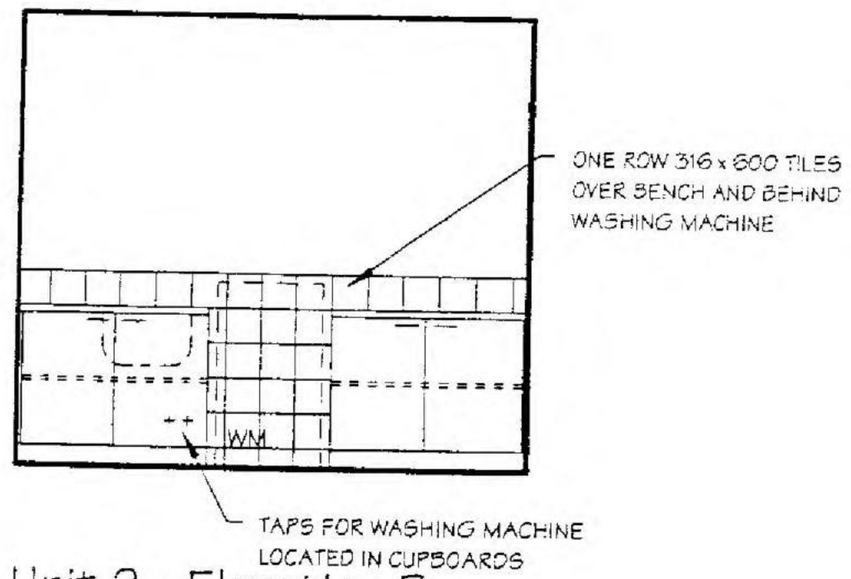




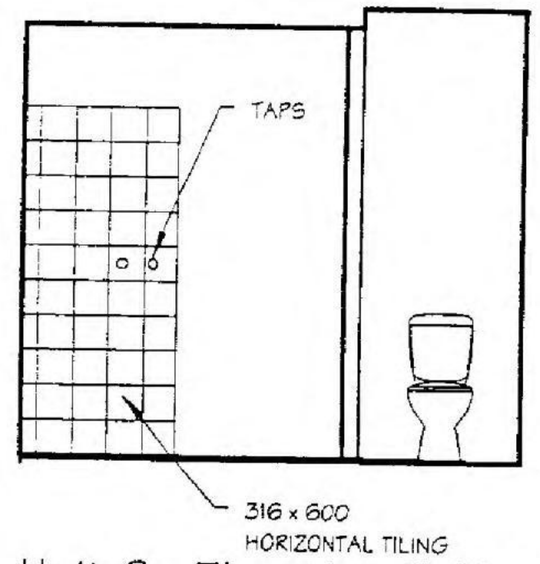
Unit 2 - Elevation A (Bath And Laundry)
SCALE: 1 : 50



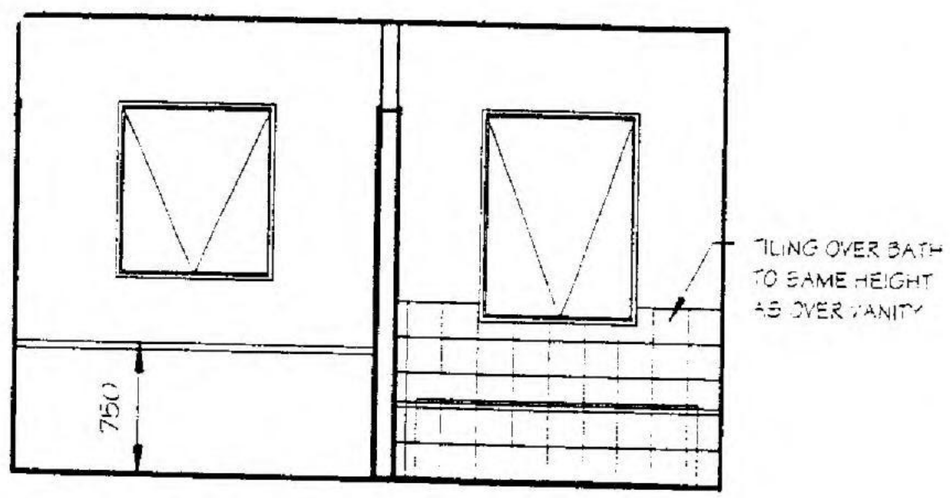
Unit 2 - Elevation A (w.c.)
SCALE: 1 : 50



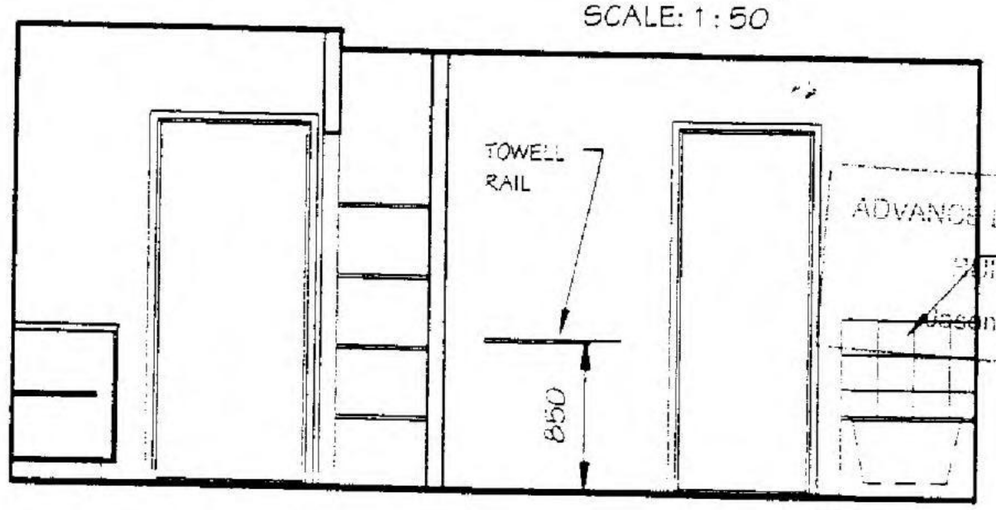
Unit 2 - Elevation B (Laundry)
SCALE: 1 : 50



Unit 2 - Elevation B (Bath And w.c.)
SCALE: 1:50



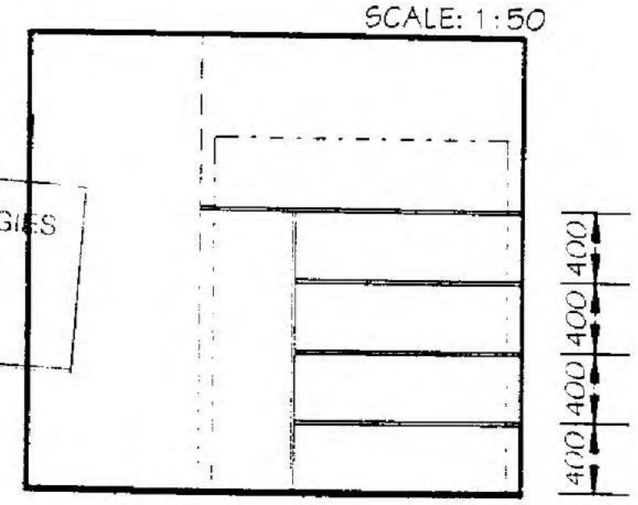
Unit 2 - Elevation D (Nook And Bath)
SCALE: 1 : 50



Unit 2 - Elevation C (Laundry And Bath)
SCALE: 1 : 50

ADVANCE BUILDING STRATEGIES
TILING OVER BATH TO SAME HEIGHT AS OVER VANITY
AS/NZS 3660.1:2000 Table D1 AS/NZS 1841

TERMITE PROTECTION REQUIRED



Unit 2 - Elevation D (Linen/Broom)
SCALE: 1 : 50

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WITNESS	

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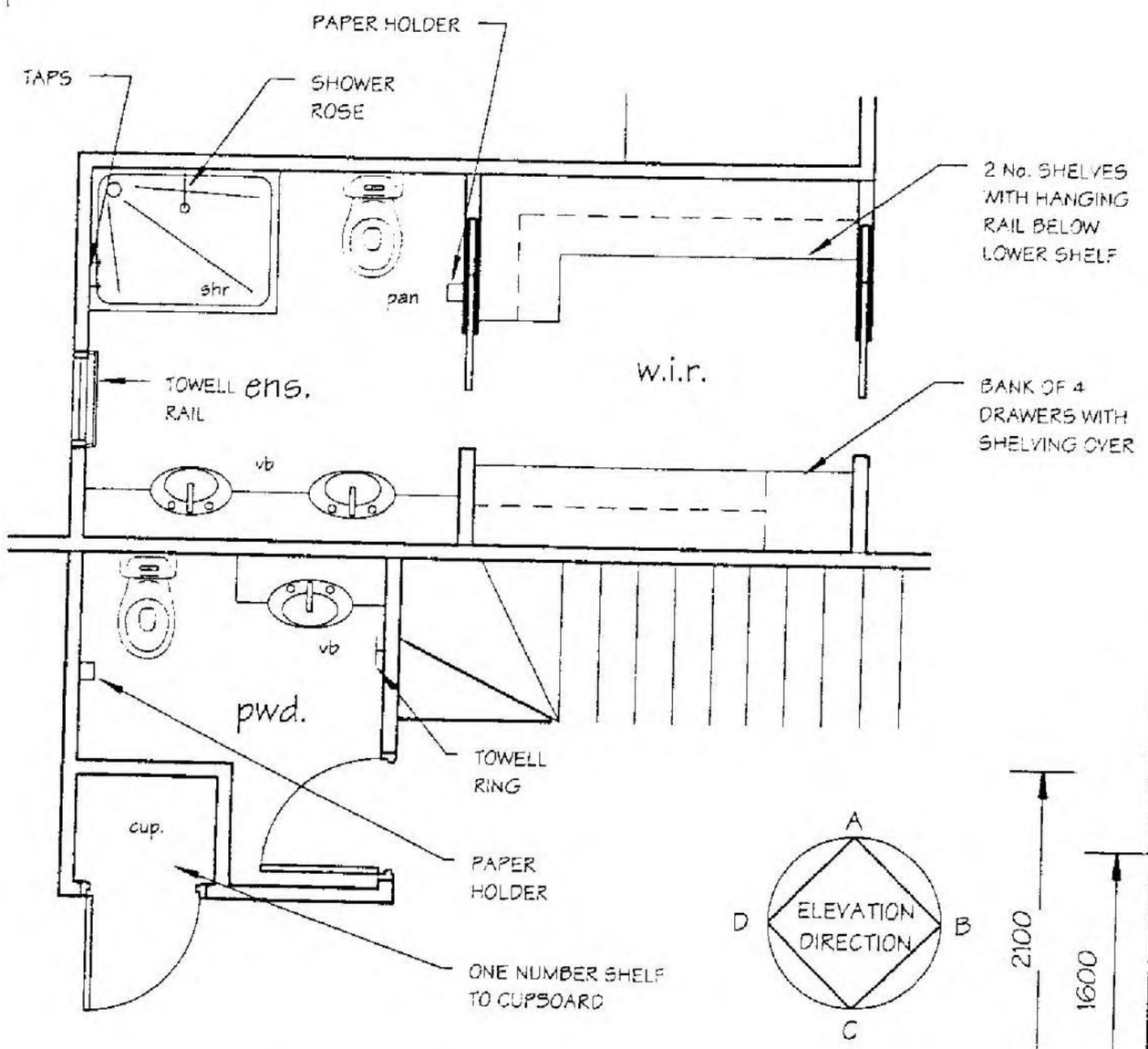
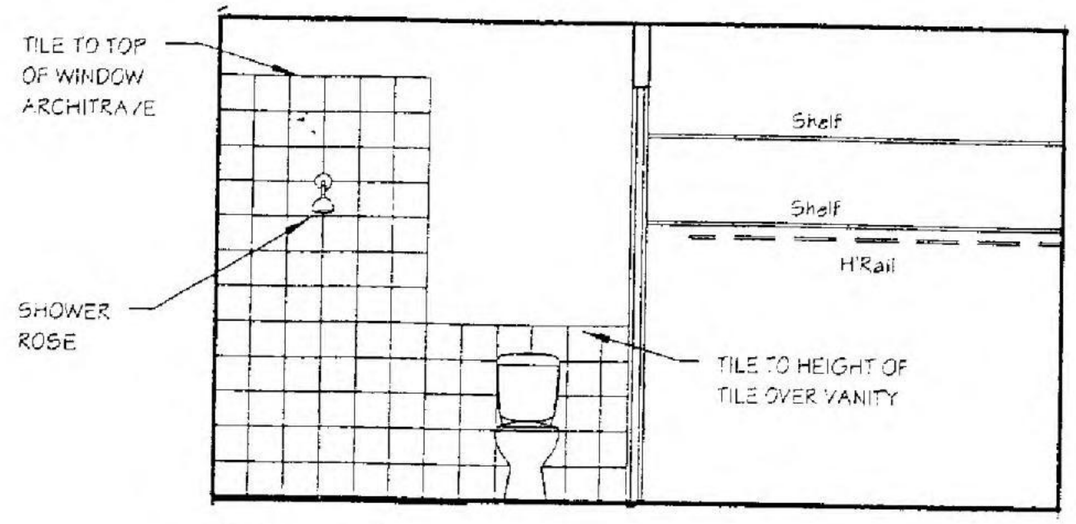
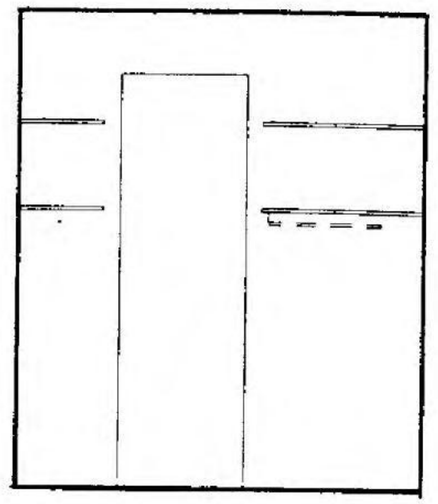


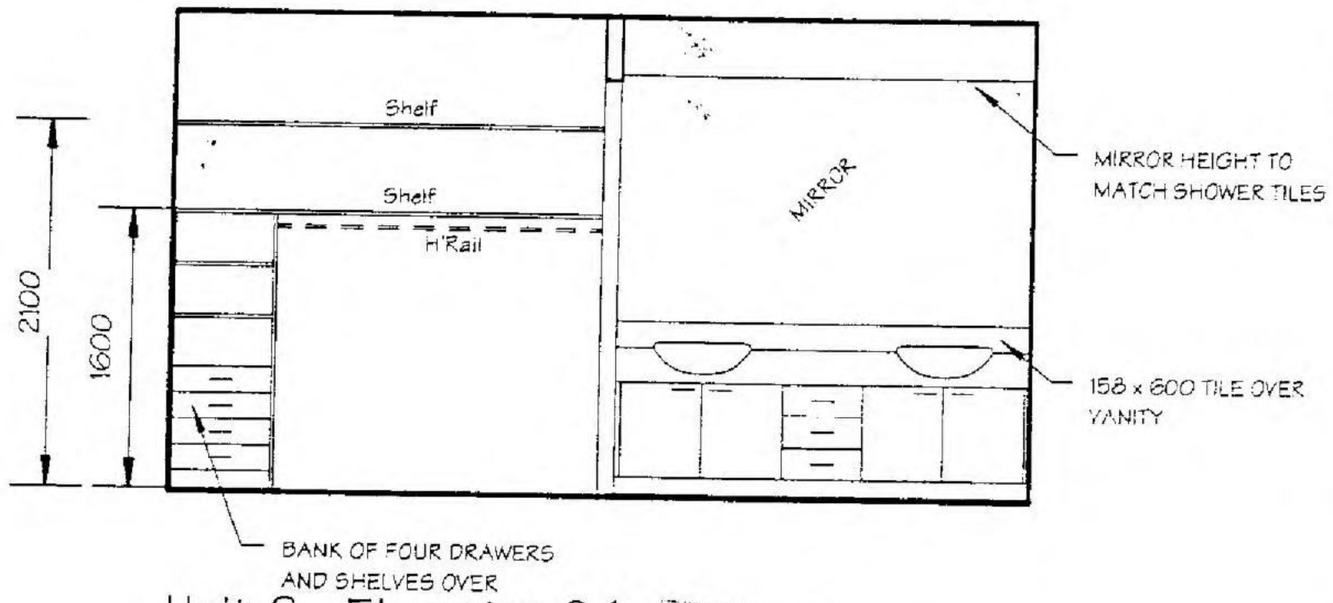
Unit 2 First Floor Powder, Ensuite And w.i.r.
SCALE: 1 : 50



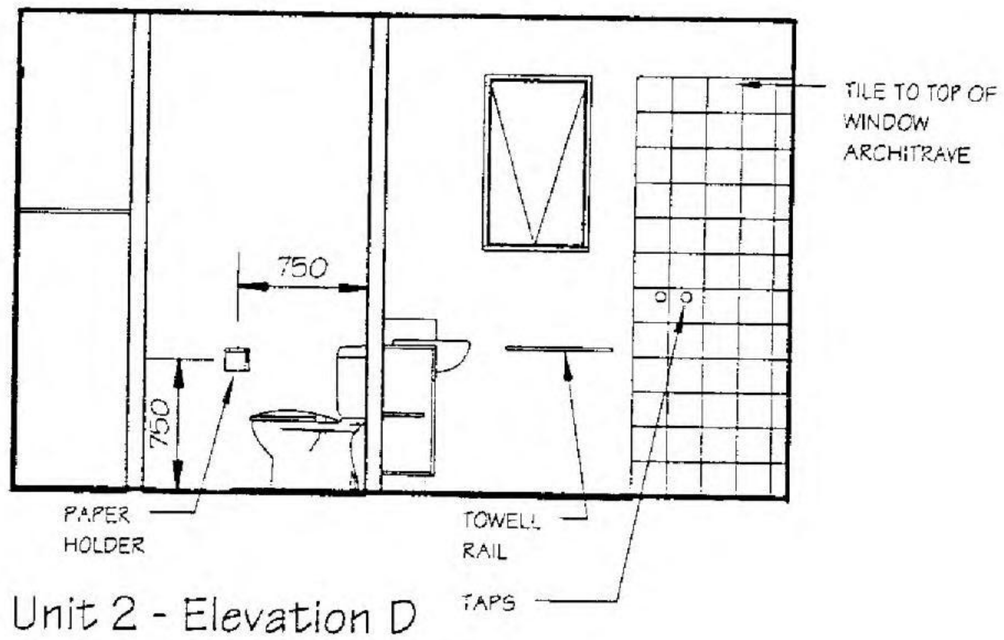
Unit 2 - Elevation A
(Ensuite And w.i.r.)
SCALE: 1 : 50



Unit 2 - Elevation D (w.i.r.)
SCALE: 1 : 50



Unit 2 - Elevation C (w.i.r And Ensuite)
SCALE: 1 : 50



Unit 2 - Elevation D
(Powder And Ensuite)
SCALE: 1 : 50

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
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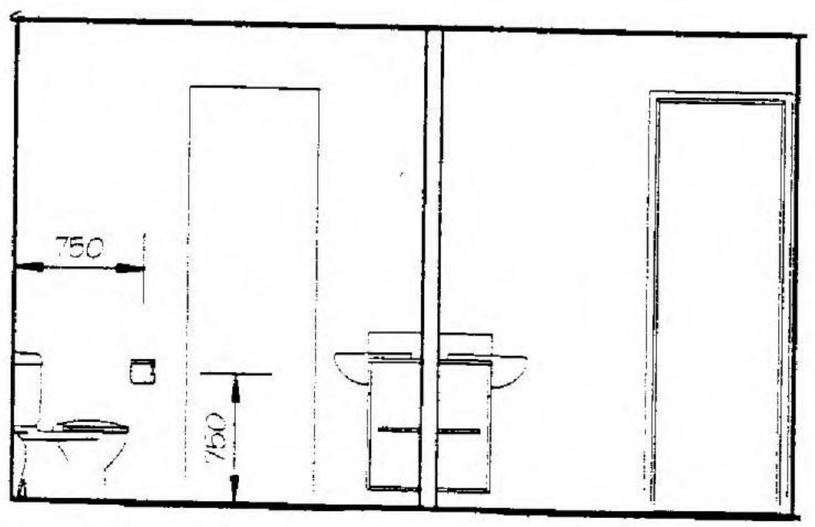
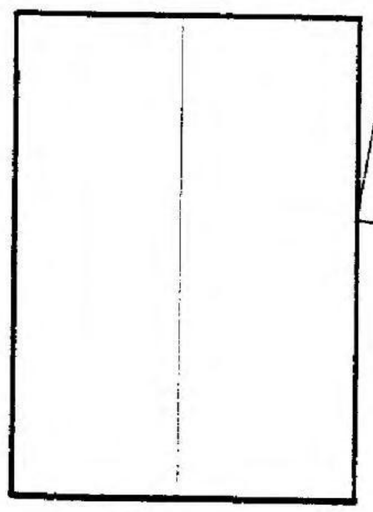
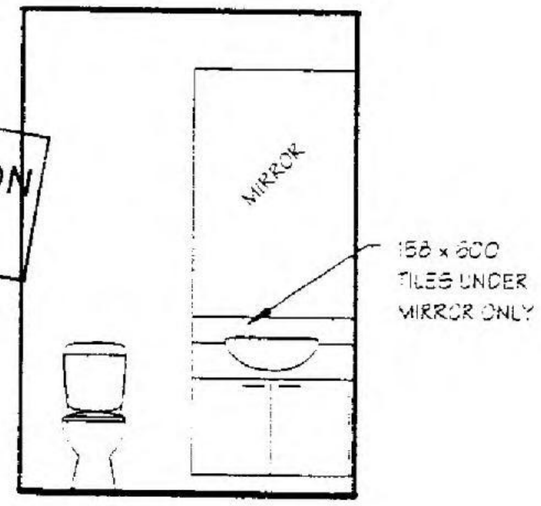


Unit 2 - Elevation B
(Ensuite And Powder)
SCALE: 1 : 50



TERMITE PROTECTION REQUIRED

Unit 2 - Elevation C
(Powder)
SCALE: 1 : 50



Unit 2 - Elevation A
(Powder)
SCALE: 1 : 50

DATE -	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

DATE	22nd Feb 2005
SCALE:	1 : 50
SHEET No:	6 of 16

REFERENCE
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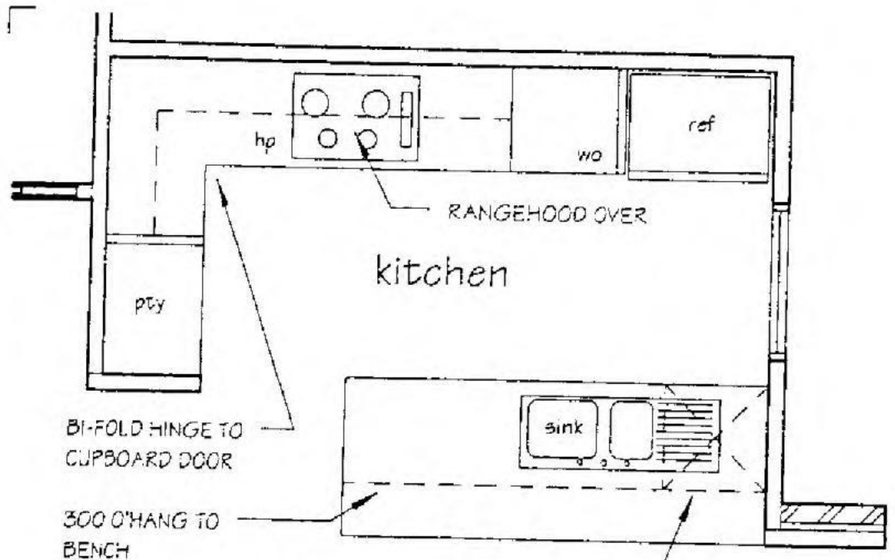
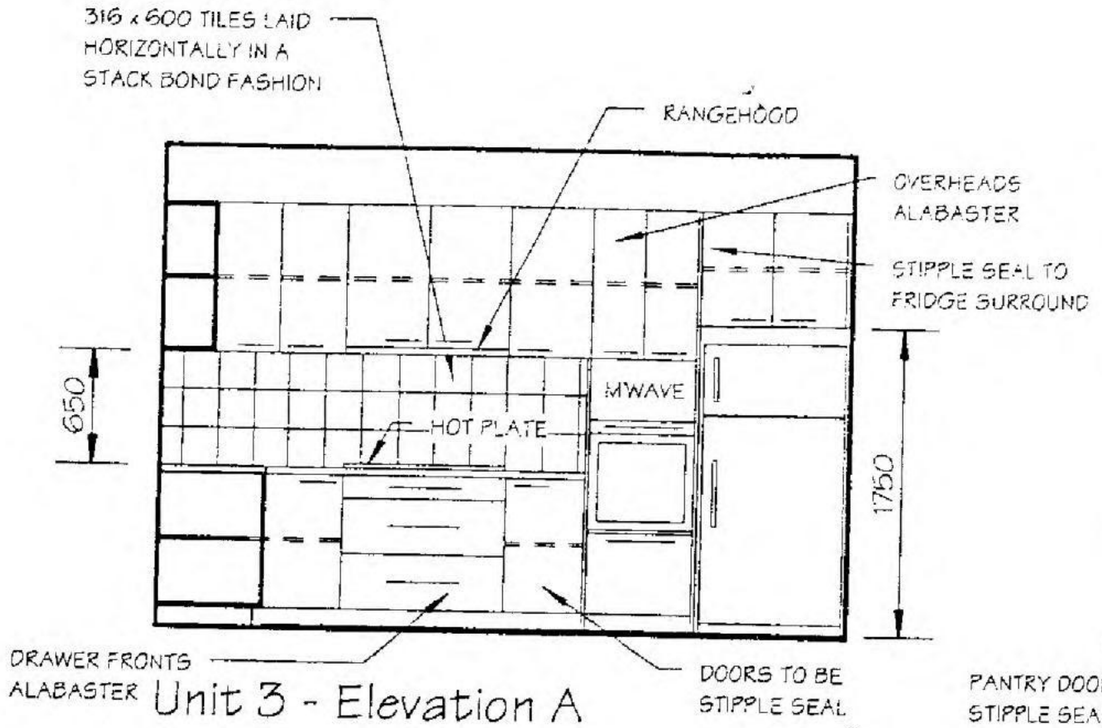
MSC.5014.0001.1252



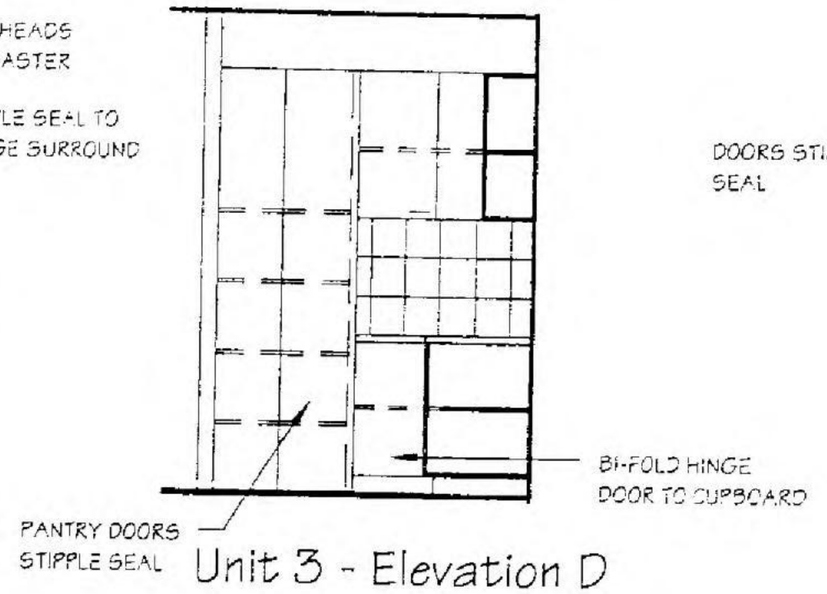
Unit 3 Kitchen

SCALE: 1 : 50



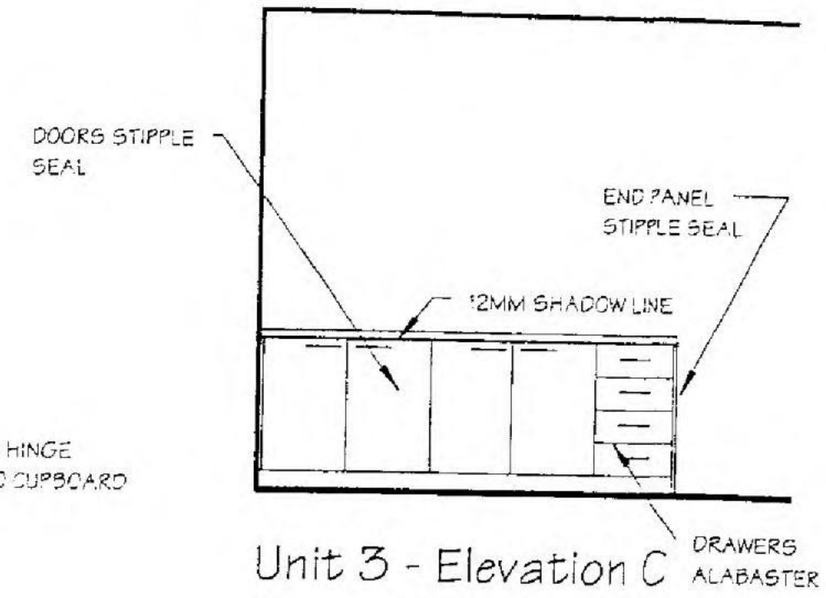
Unit 3 - Elevation A (Kitchen)

SCALE: 1 : 50



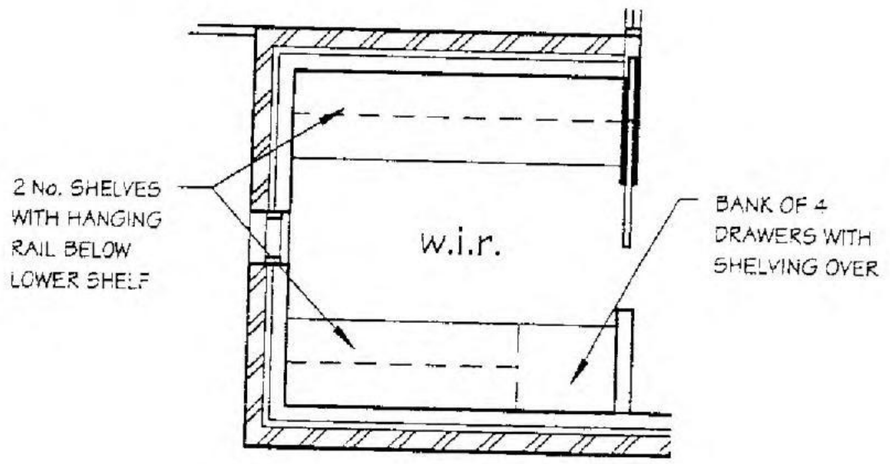
Unit 3 - Elevation D (Kitchen)

SCALE: 1 : 50



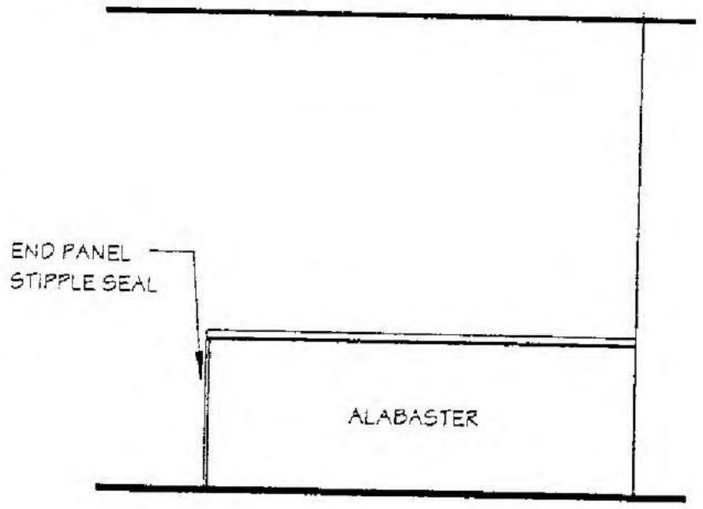
Unit 3 - Elevation C (Island)

SCALE: 1 : 50



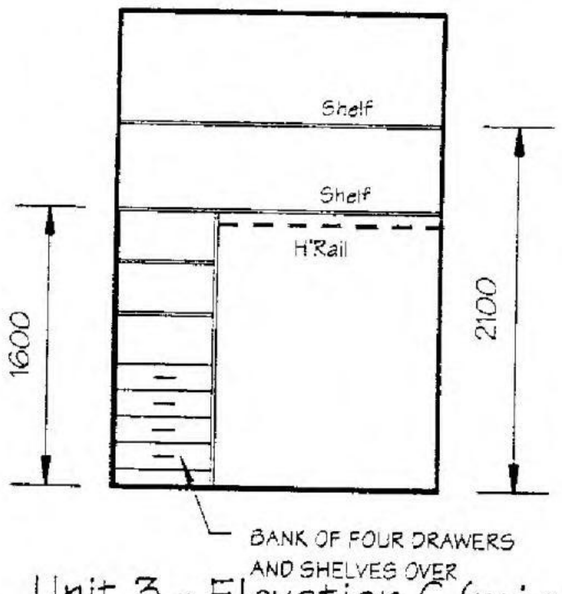
Unit 3 First Floor w.i.r.

SCALE: 1 : 50



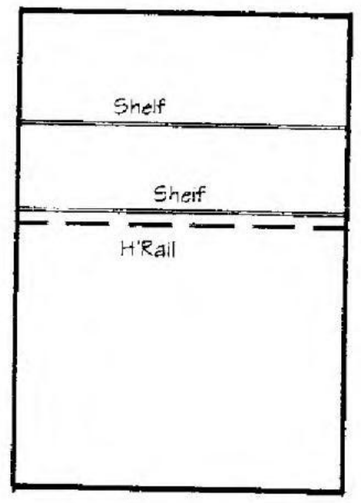
Unit 3 - Elevation A (Island)

SCALE: 1 : 50



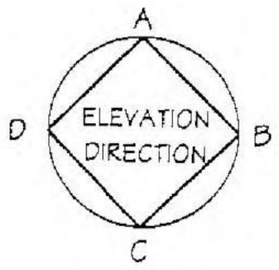
Unit 3 - Elevation C (w.i.r.)

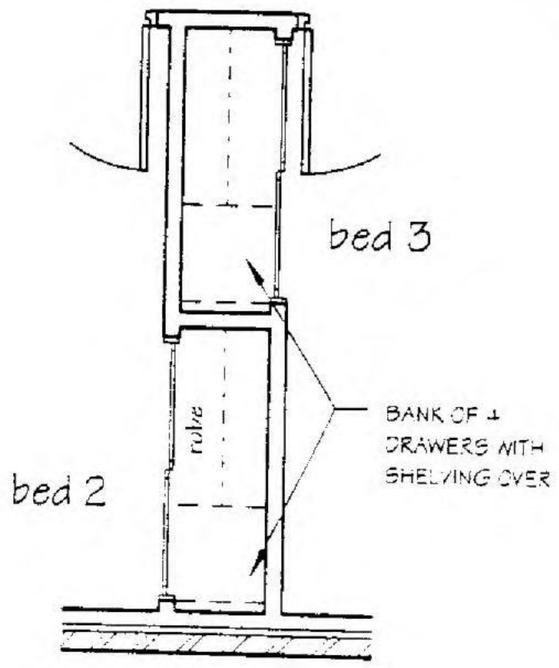
SCALE: 1 : 50



Unit 3 - Elevation A (w.i.r.)

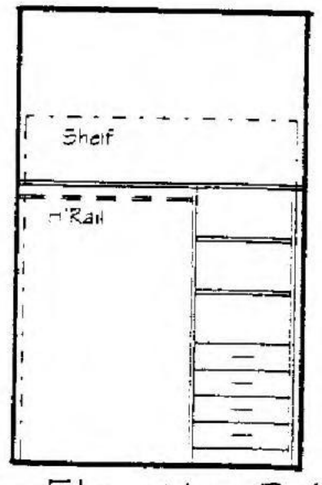
SCALE: 1 : 50





Unit 3 - Ground Floor Bed 2 And Bed 3 Robe

SCALE: 1 : 50

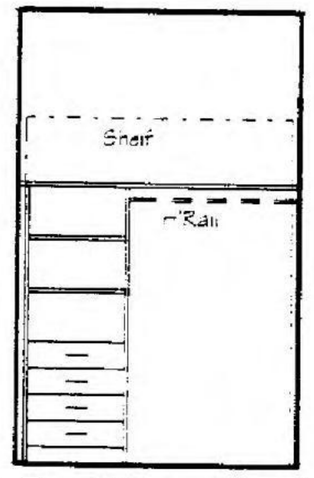


Unit 3 - Elevation B (Bed 2 Robe)

SCALE: 1 : 50

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED



Unit 3 - Elevation D (Bed 3 Robe)

SCALE: 1 : 50

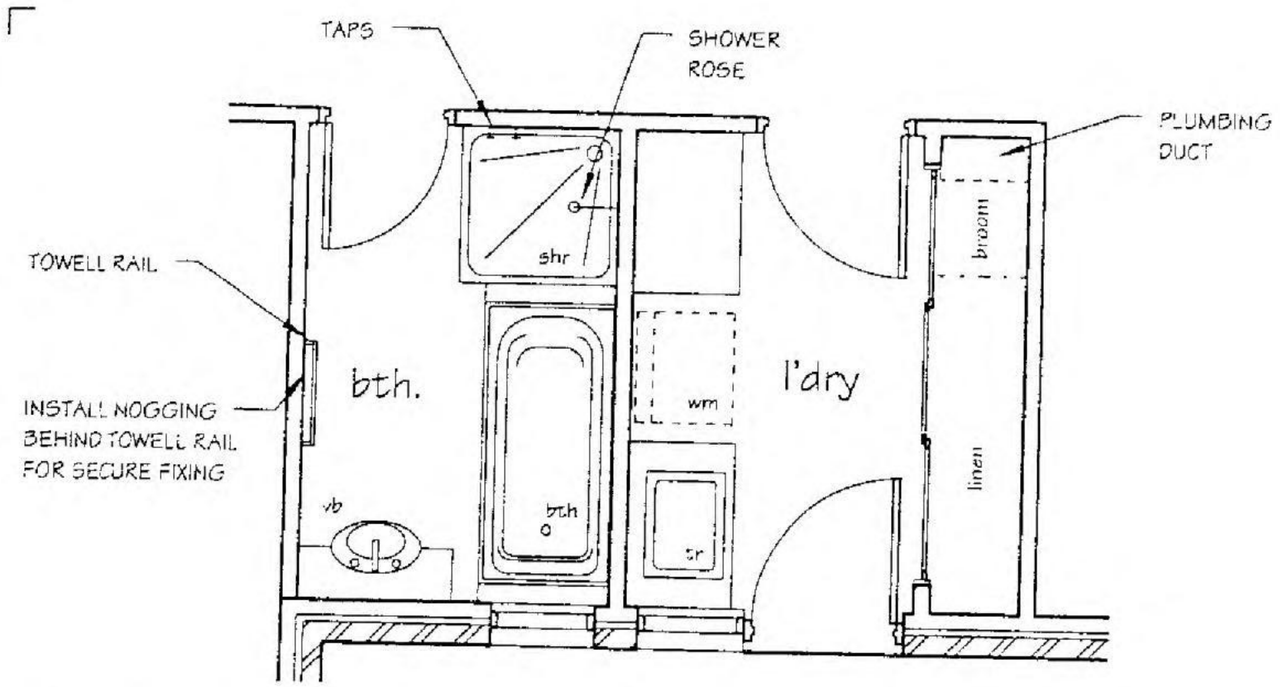
DATE -	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

DATE:	22nd Feb 2005
SCALE:	1 : 50
SHEET No:	7 of 16

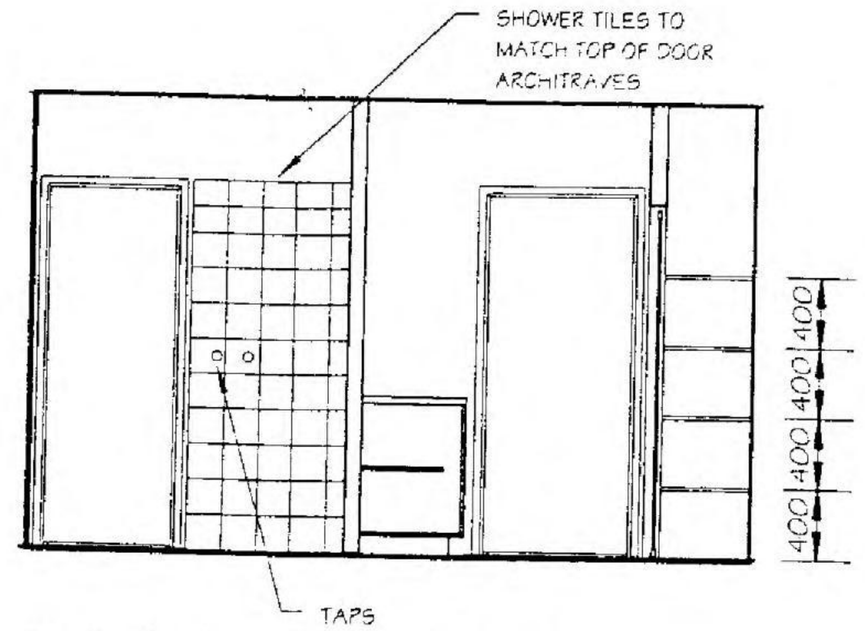
REFERENCE 040306 Det/2

MSC.5014.0001.1253



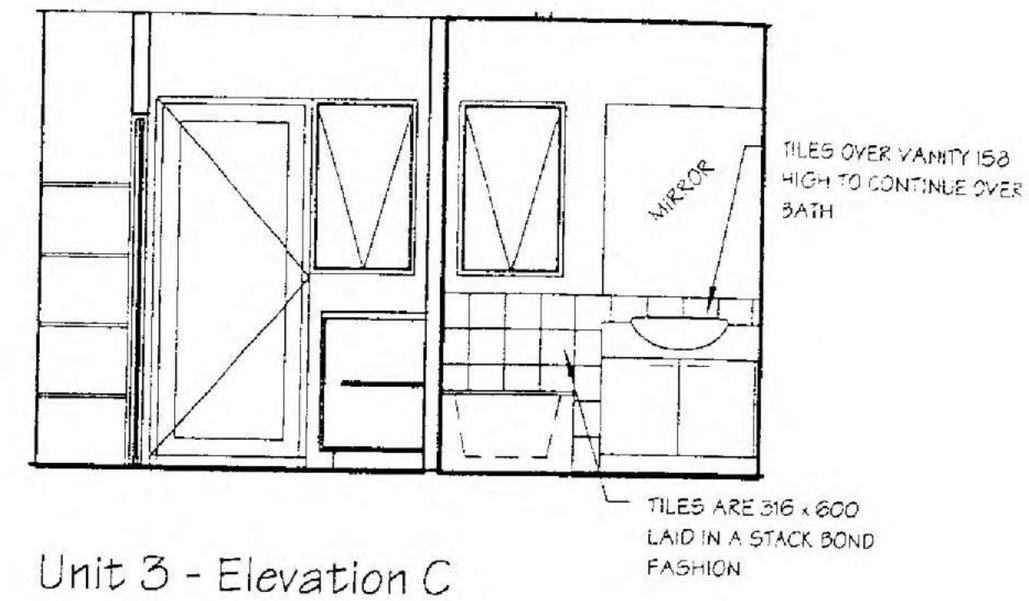
Unit 3 - Ground Floor Bath A

SCALE: 1 : 5



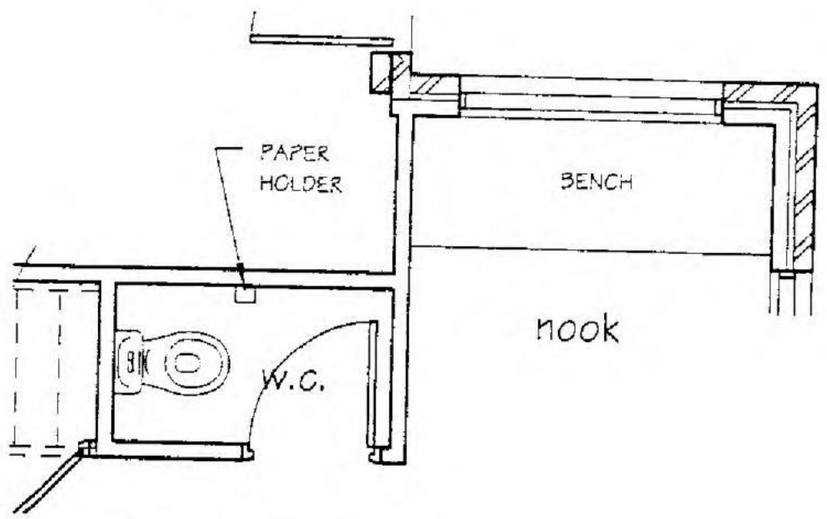
Unit 3 - Elevation A (Bath And Laundry)

SCALE: 1 : 50



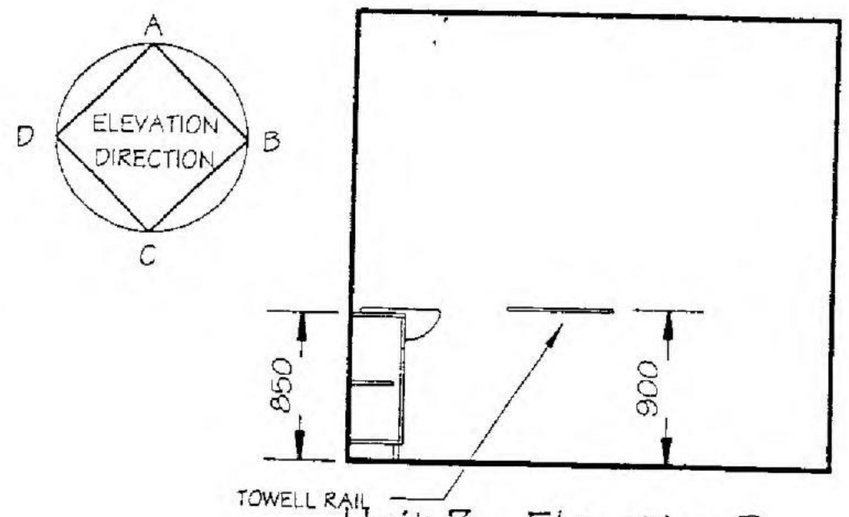
Unit 3 - Elevation C (Bath)

SCALE: 1 : 50



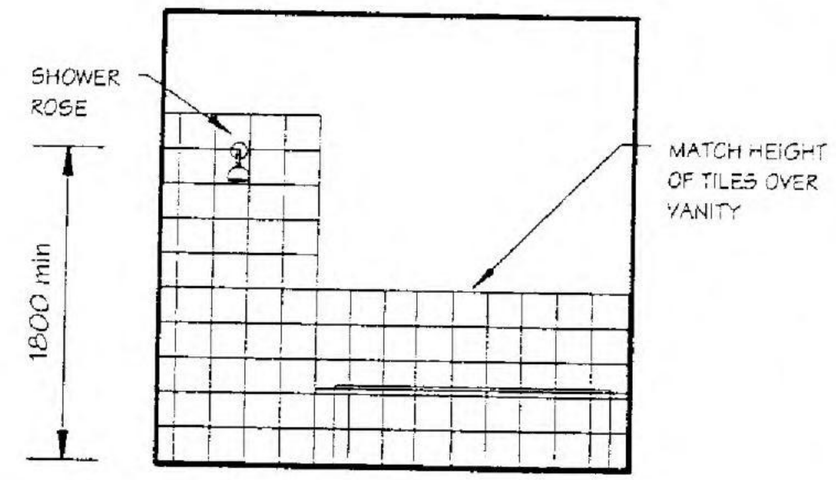
Unit 3 - Ground Floor w.c. And Nook

SCALE: 1 : 50



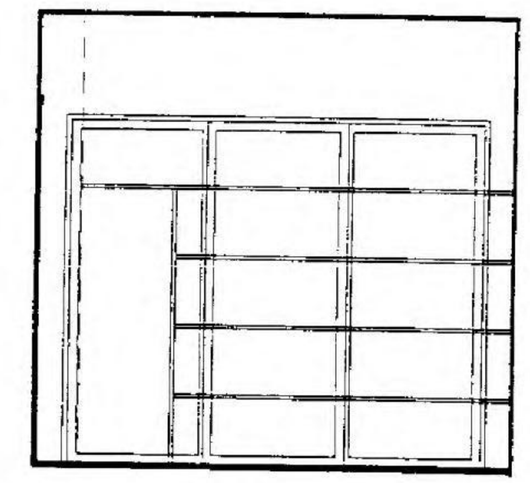
Unit 3 - Elevation D (Bath)

SCALE: 1 : 50



Unit 3 - Elevation B (Bath)

SCALE: 1 : 50

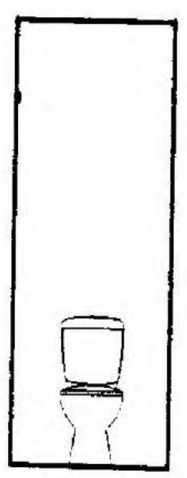


Unit 3 - Elevation B (Laundry)

SCALE: 1 : 50

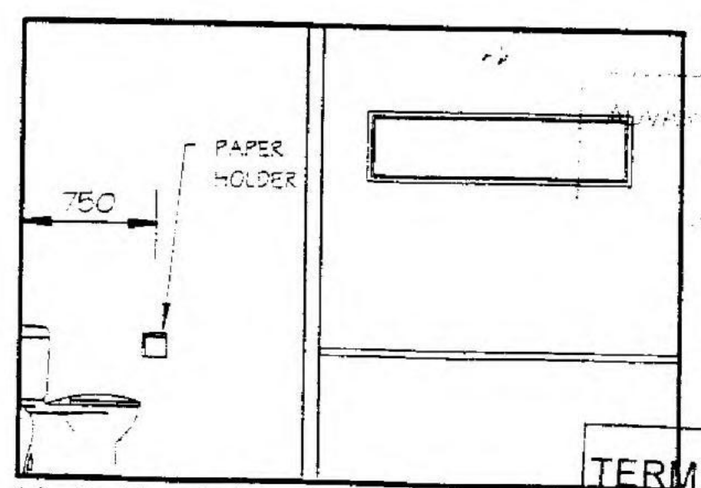
DATE -	2/03/2005
BUILDER -	
OWNER -	
WITNESS -	

Personal Information



Unit 3 - Elevation D (w.c.)

SCALE: 1 : 50



Unit 3 - Elevation A (w.c. And Nook)

SCALE: 1 : 50

APPROVED BUILDING STRATEGIES
BUILDING PERMIT
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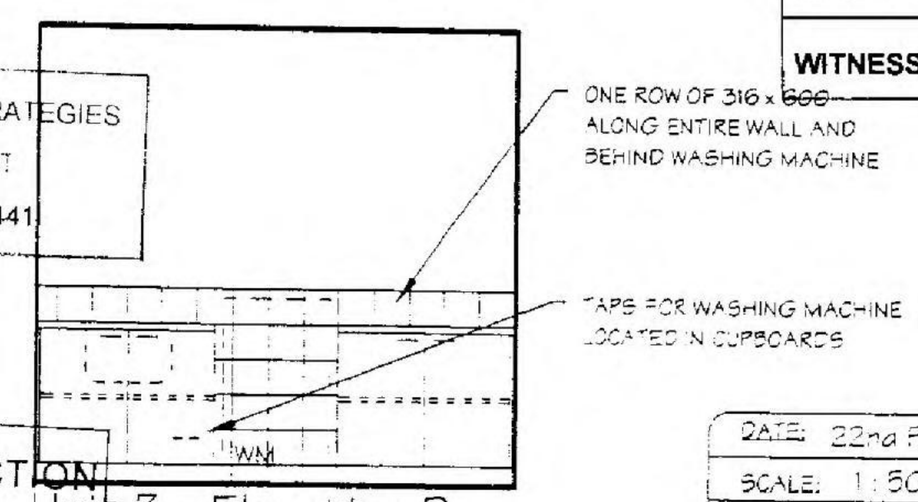


TERMITE PROTECTION REQUIRED

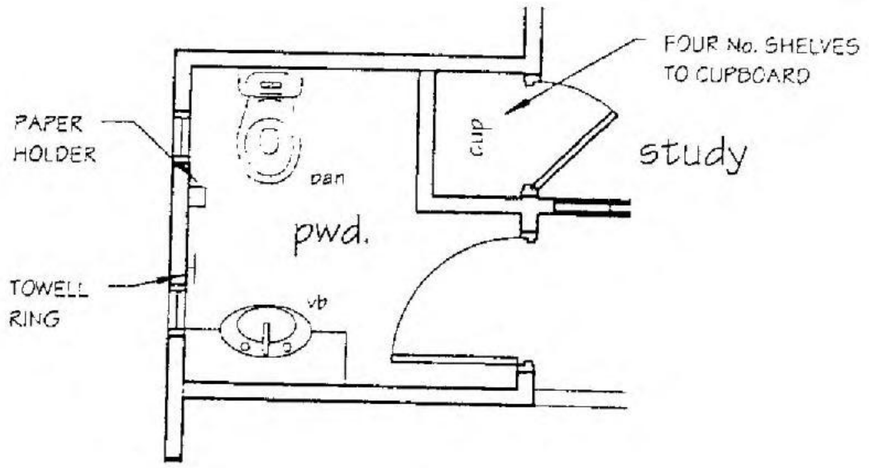
Unit 3 - Elevation D (Laundry)

SCALE: 1 : 50

DATE:	22nd Feb 2005
SCALE:	1 : 50
SHEET No:	3 of 16

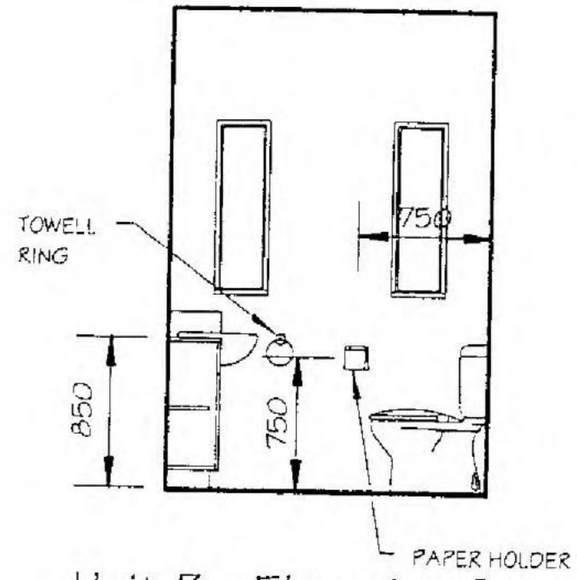
REFERENCE 040306 Det/2

MSC.5014.0001.1254



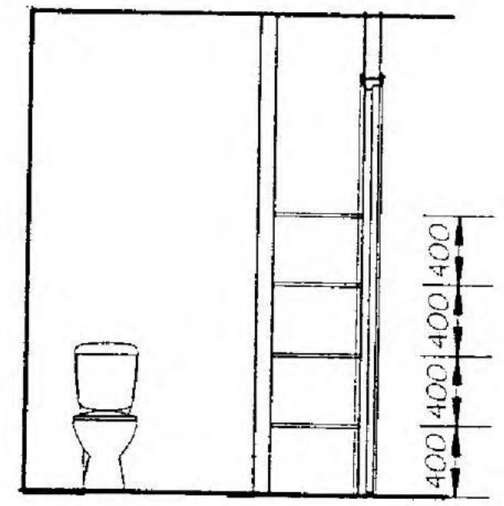
Unit 3 - First Floor Powder

SCALE: 1 : 50



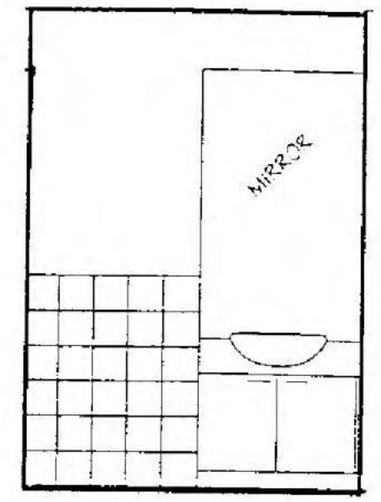
Unit 3 - Elevation D
(Powder)

SCALE: 1 : 50



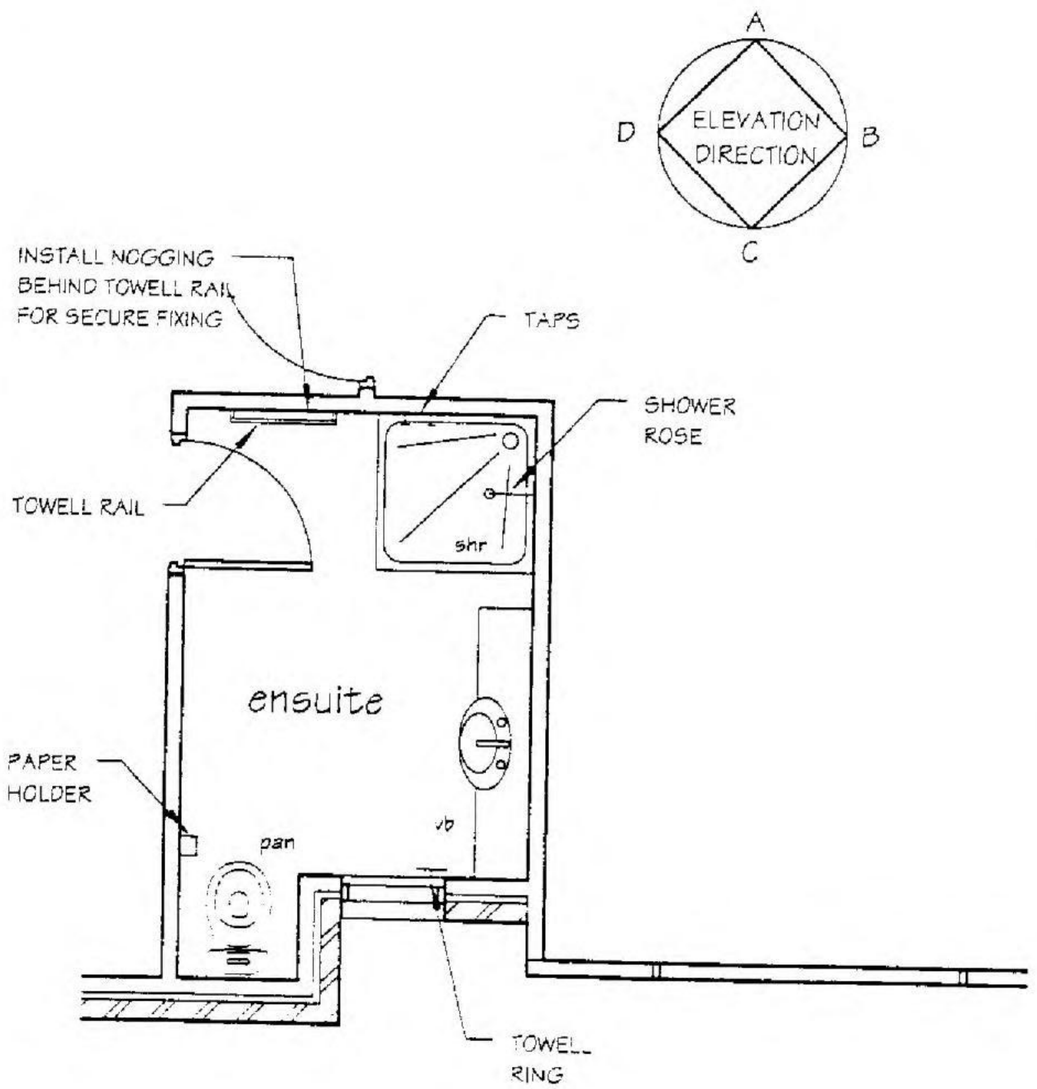
Unit 3 - Elevation A
(Powder)

SCALE: 1 : 50



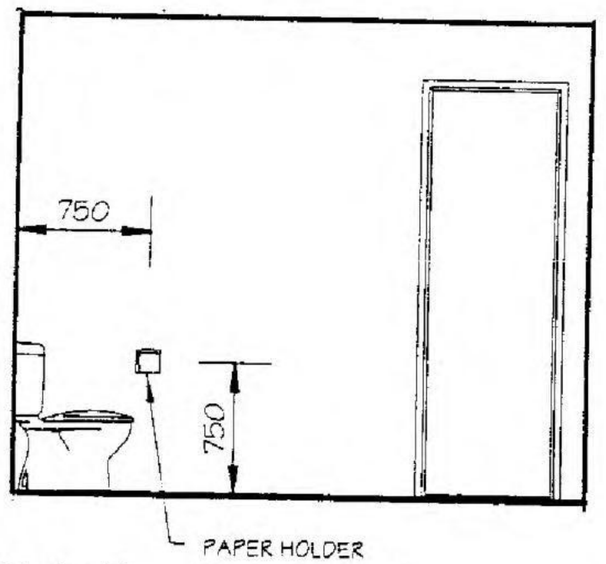
Unit 3 - Elevation C
(Powder)

SCALE: 1 : 50



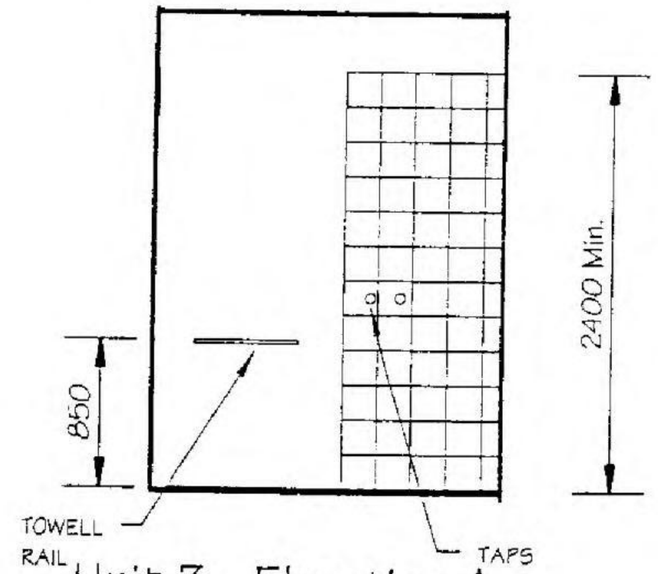
Unit 3 - First Floor
Ensuite

SCALE: 1 : 50



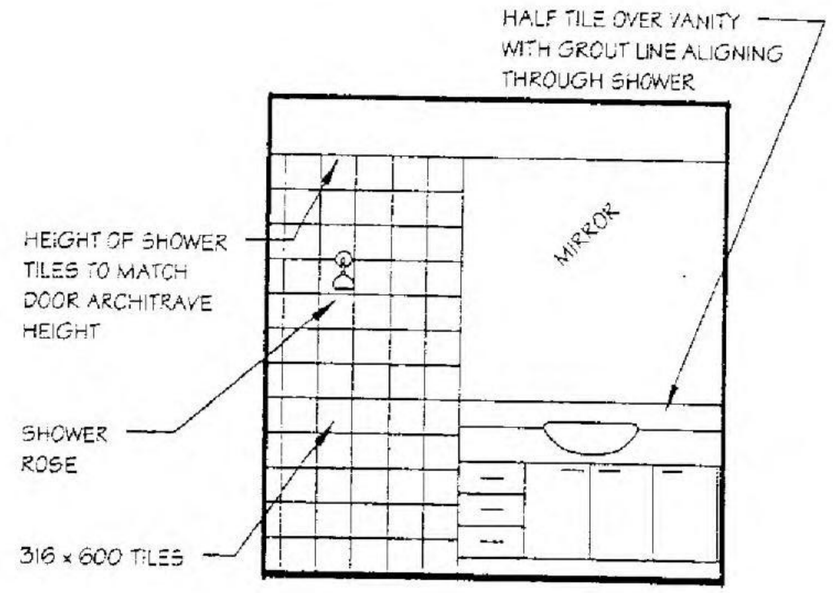
Unit 3 - Elevation D
(Ensuite)

SCALE: 1 : 50



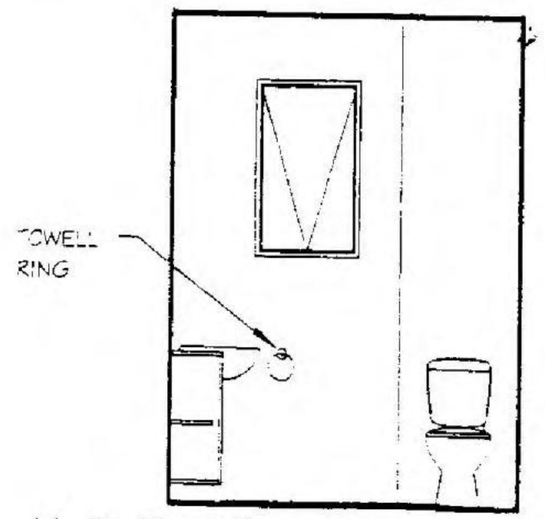
Unit 3 - Elevation A
(Ensuite)

SCALE: 1 : 50



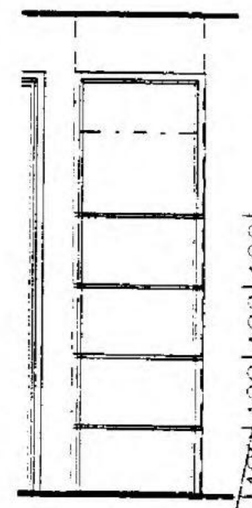
Unit 3 - Elevation B
(Ensuite)

SCALE: 1 : 50



Unit 3 - Elevation C
(Ensuite)

SCALE: 1 : 50



Unit 3 - Elevation D
(Study C'bd)

SCALE: 1 : 50

DATE - 2/03/2005

BUILDER

OWNER -

WITNESS

Personal Information

BUILDING STRATEGIES
BUILDING PERMIT
Daniels BS 1441

TERMITE PROTECTION
REQUIRED

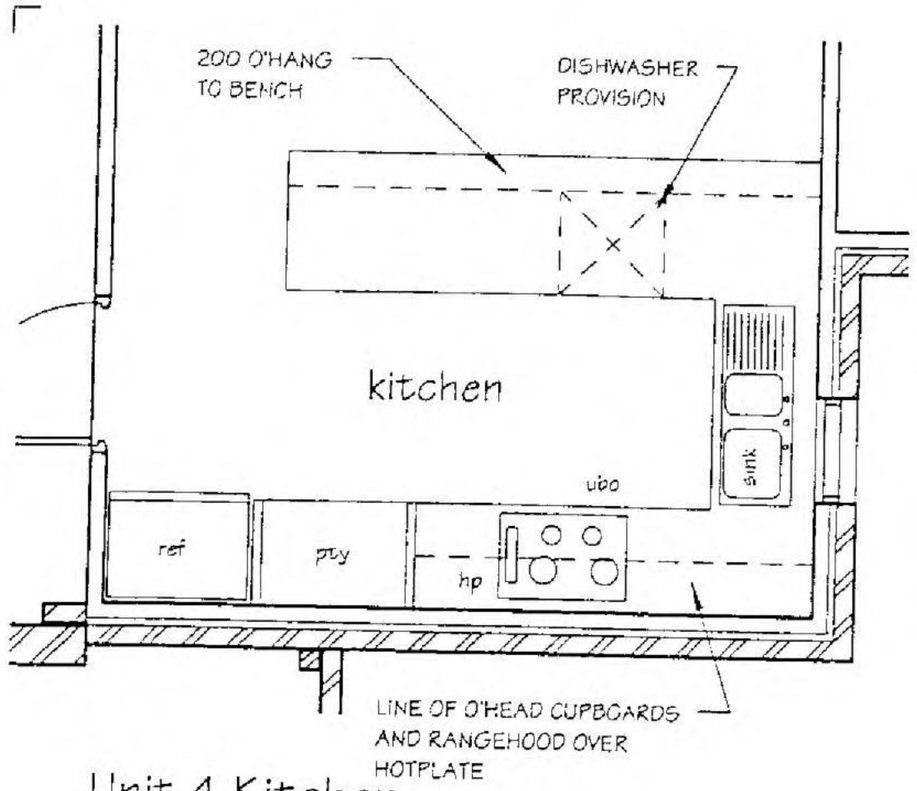
DATE: 22nd Feb 2005

SCALE: 1 : 50

SHEET No: 9 of 16

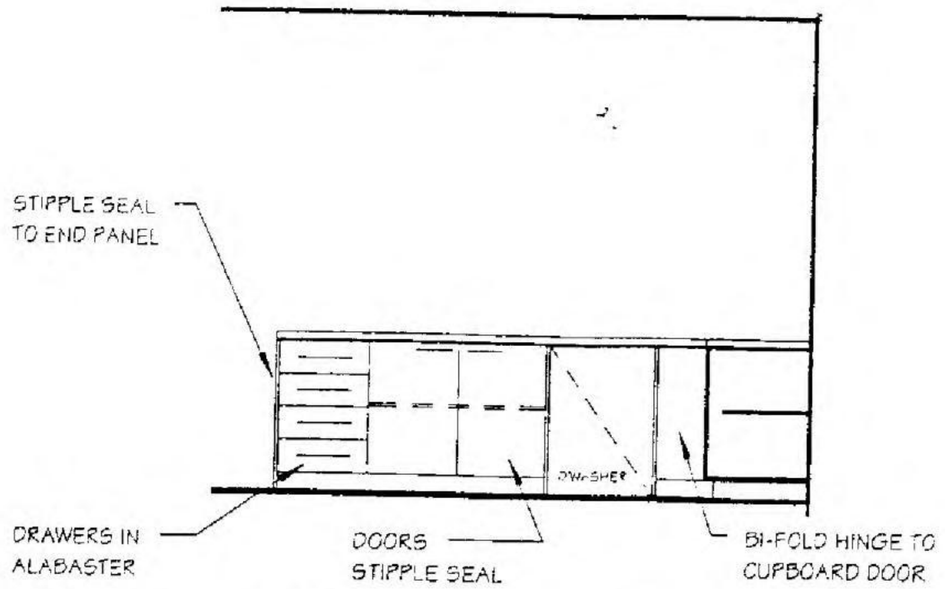
REFERENCE
040306 Det/2

MSC.5014.0001.1295



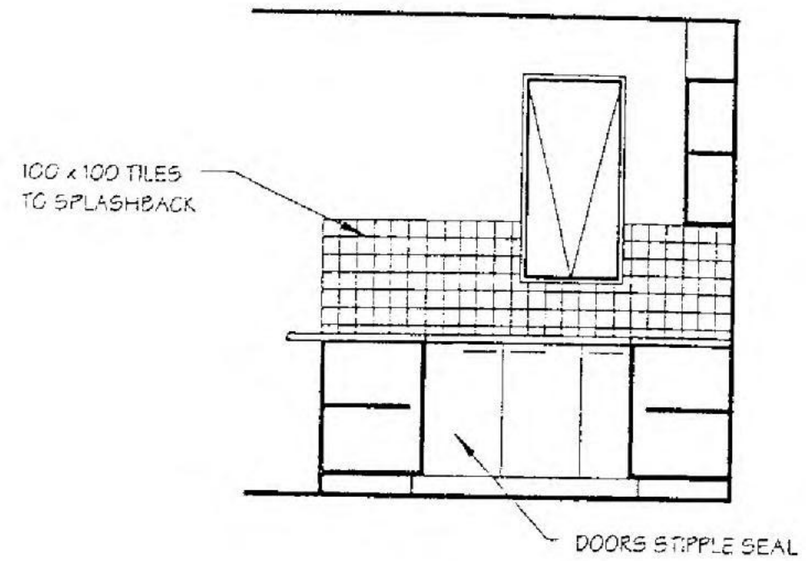
Unit 4 Kitchen

SCALE: 1 : 50



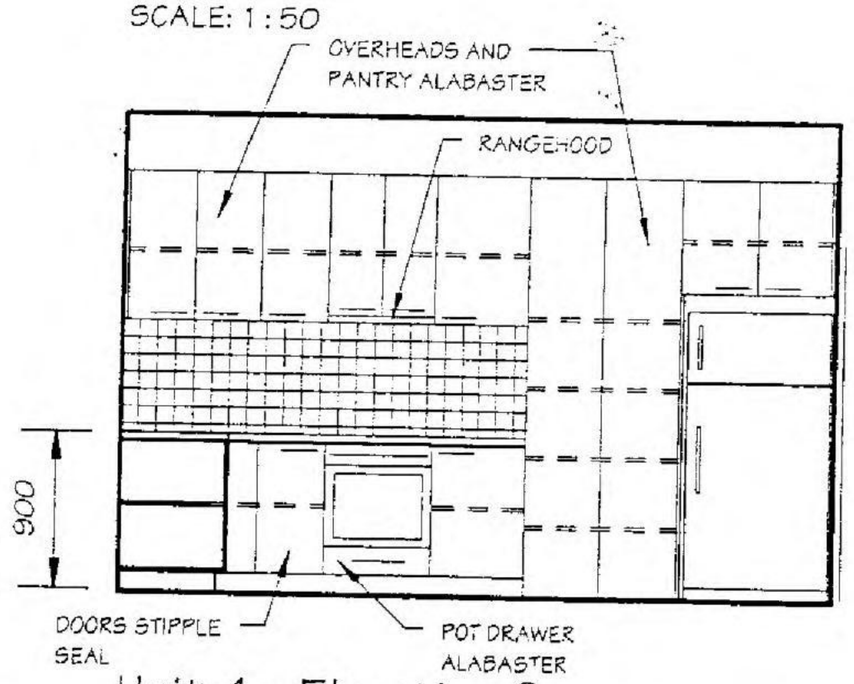
Unit 4 - Elevation A (Kitchen)

SCALE: 1 : 50



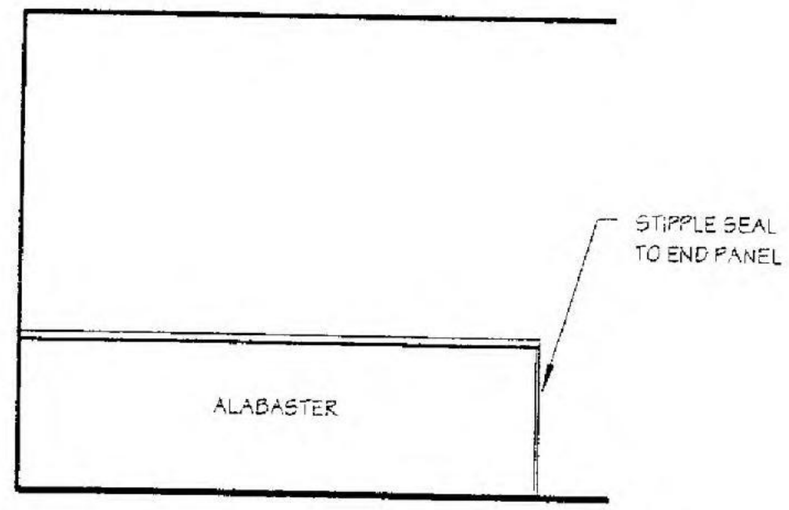
Unit 4 - Elevation B (Kitchen)

SCALE: 1 : 50



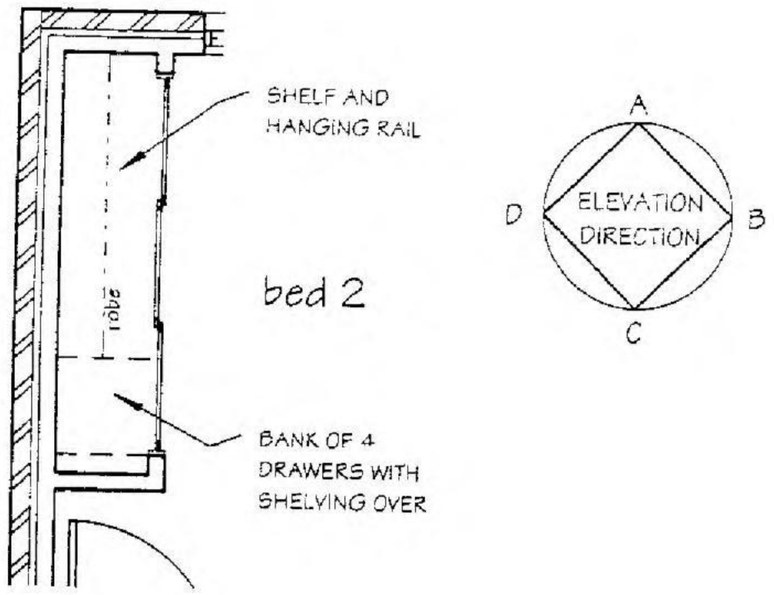
Unit 4 - Elevation C (Kitchen)

SCALE: 1 : 50



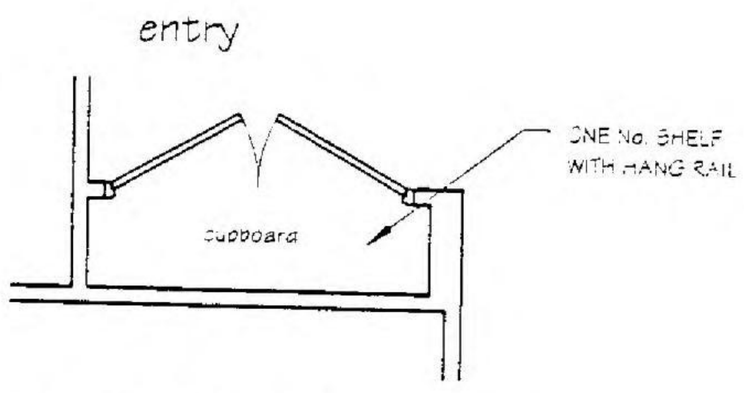
Unit 4 - Elevation C (Kitchen Island)

SCALE: 1 : 50



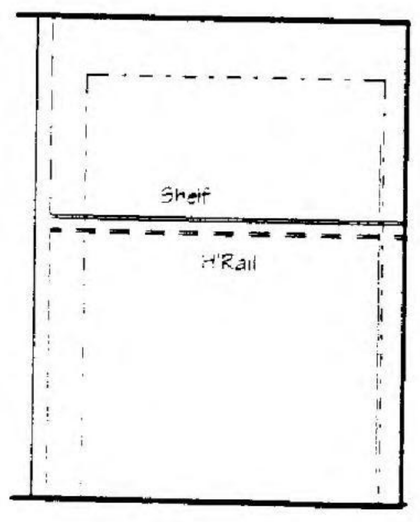
Unit 4 Bed 2 Robe

SCALE: 1 : 50



Unit 4 - Entry Cupboard

SCALE: 1 : 50

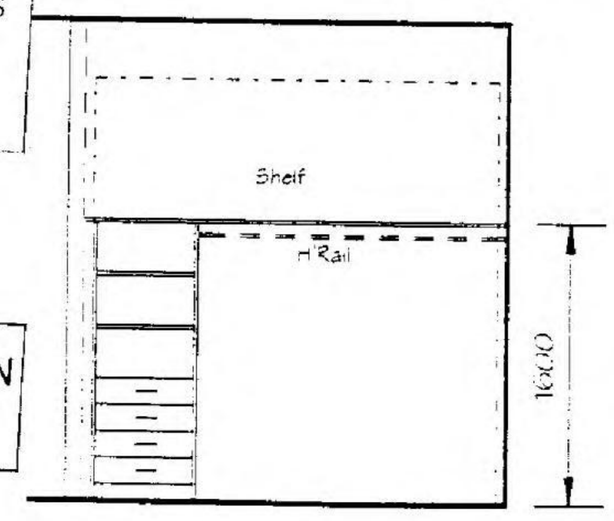


Unit 4 - Elevation C (Entry Cupboard)

SCALE: 1 : 50

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED



Unit 4 - Elevation D (Bed 2 Robe)

SCALE: 1 : 50

DATE -	2/03/2005
BUILDER -	
OWNER -	
WITNESS	

Personal Information

DATE:	22nd Feb 2005
SCALE:	1 : 50
SHEET No:	10 of 16

REFERENCE
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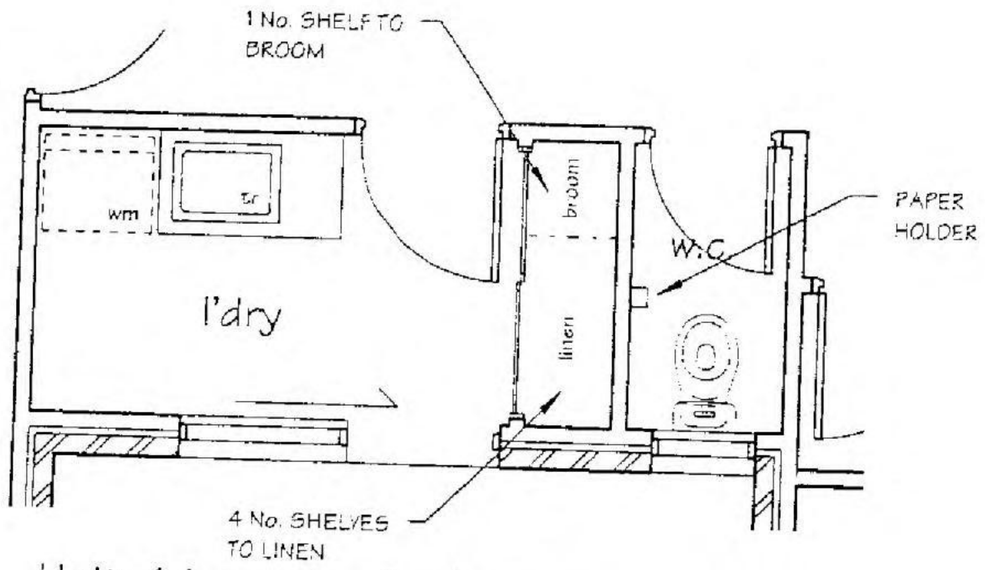
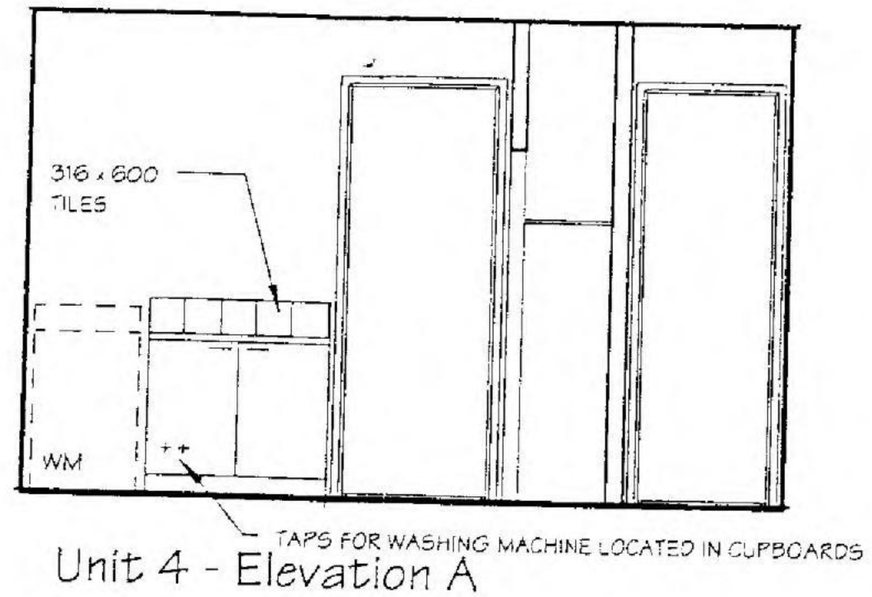
MSC.5014.0001.1256



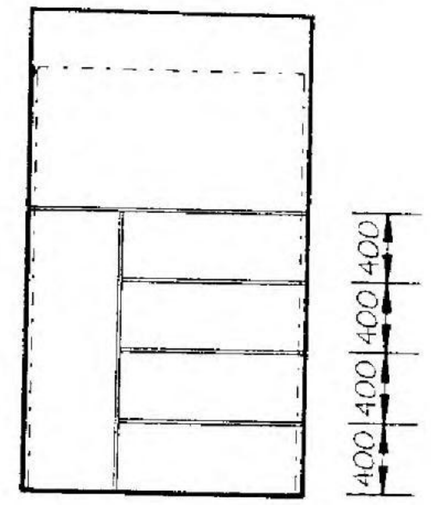
Unit 4 Laundry And w.c.

SCALE: 1 : 50



Unit 4 - Elevation A (Laundry And w.c.)

SCALE: 1 : 50

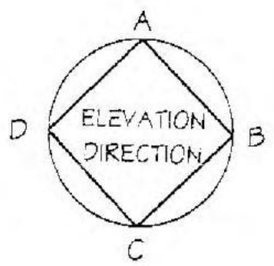


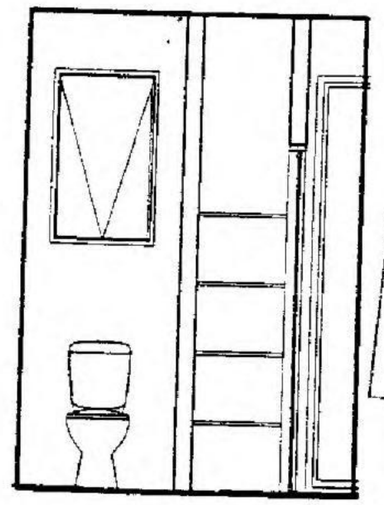
Unit 4 - Elevation B (Laundry)

SCALE: 1 : 50

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information





Unit 4 - Elevation C (w.c And Laundry)

SCALE: 1 : 50

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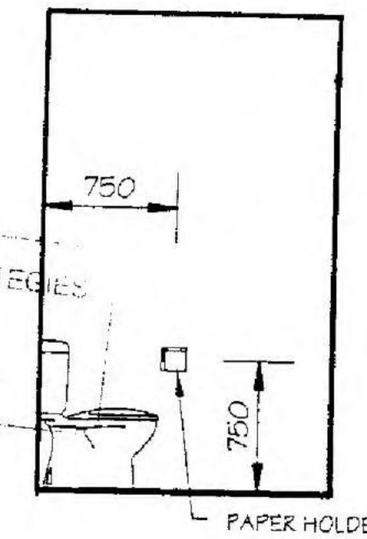
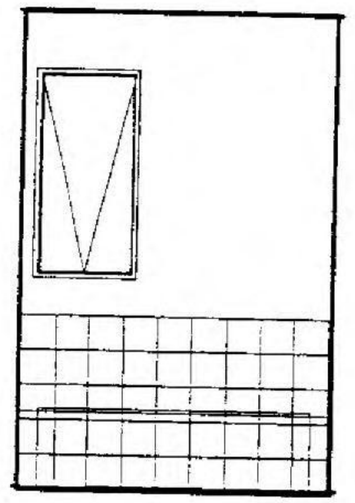


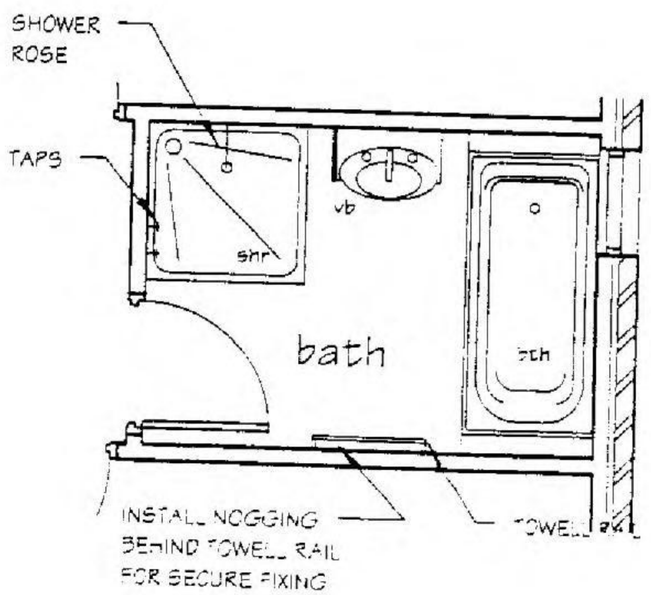
Unit 4 - Elevation D (w.c.)

SCALE: 1 : 50



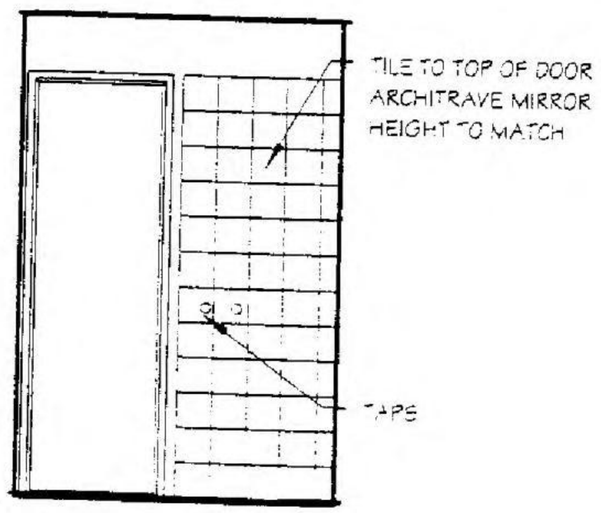
Unit 4 - Elevation B (Bath)

SCALE: 1 : 50



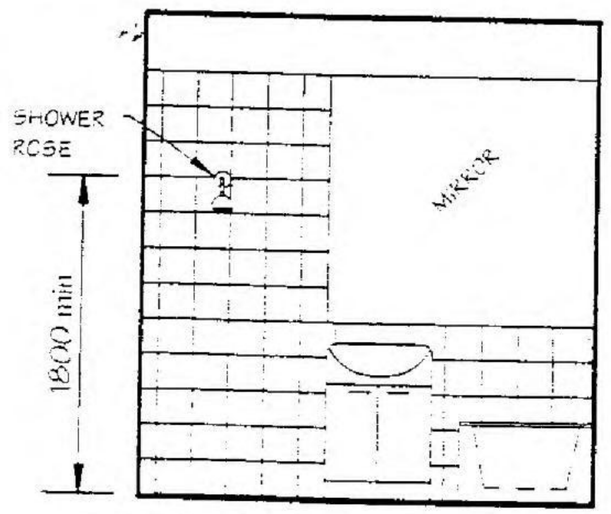
Unit 4 Bath

SCALE: 1 : 50



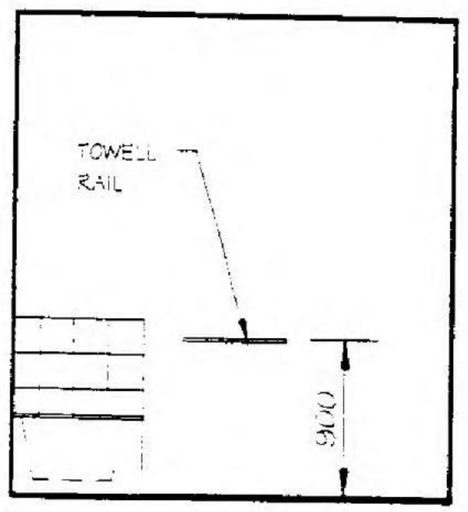
Unit 4 - Elevation D (Bath)

SCALE: 1 : 50



Unit 4 - Elevation A (Bath)

SCALE: 1 : 50



Unit 4 - Elevation C (Bath)

SCALE: 1 : 50

TILES ARE 316 x 600 LAID HORIZONTALLY IN STACK BOND FASHION CUT TO HALF TILE OVER VANITY AND CONTINUE GROUT LINES THROUGH SHOWER AND OVER BATH

DATE:	22nd Feb 2005
SCALE:	1 : 50
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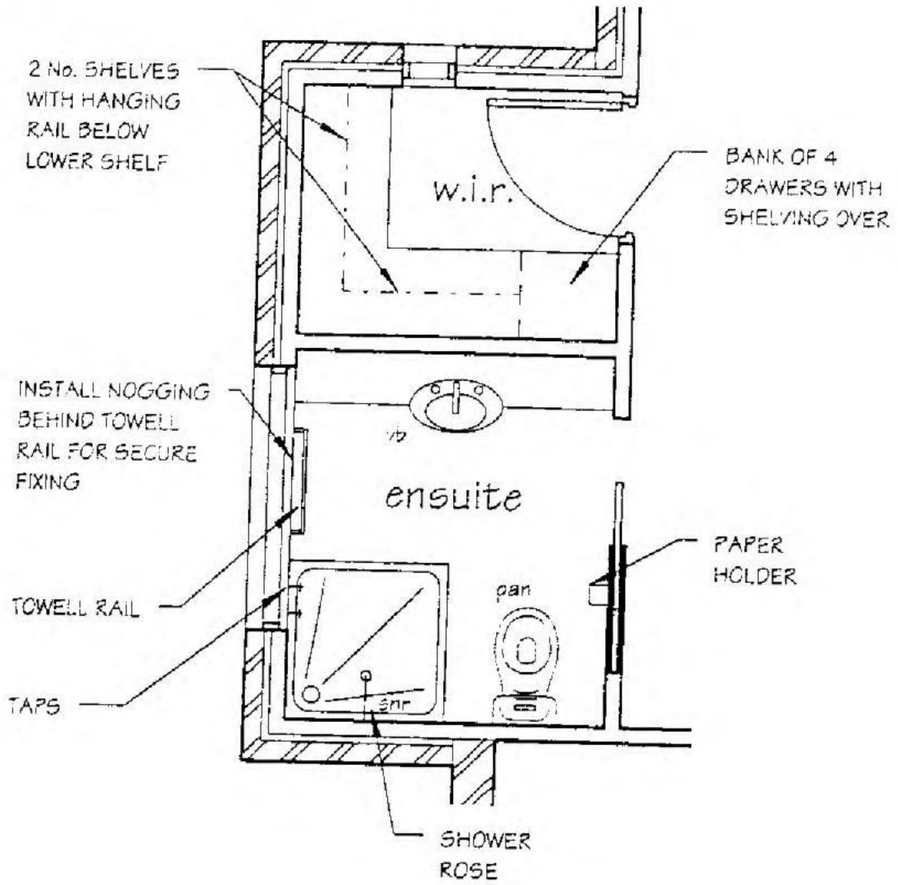
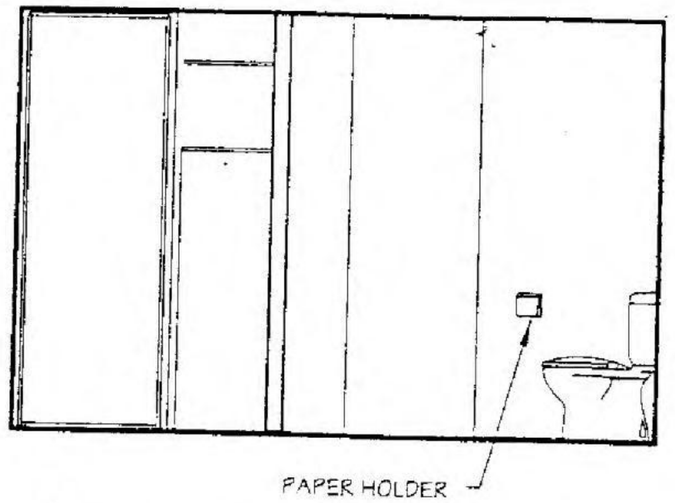
MSC.5014.0001.1257



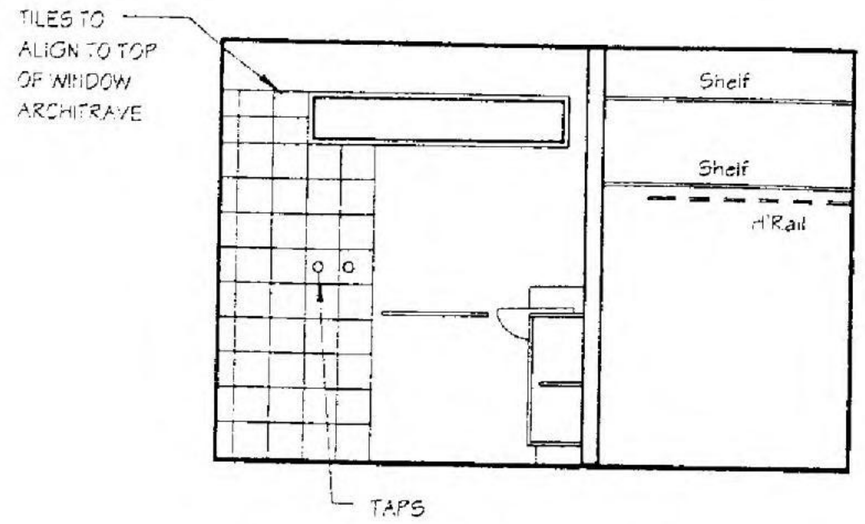
Unit 4 Ensuite And w.i.r.

SCALE: 1 : 50



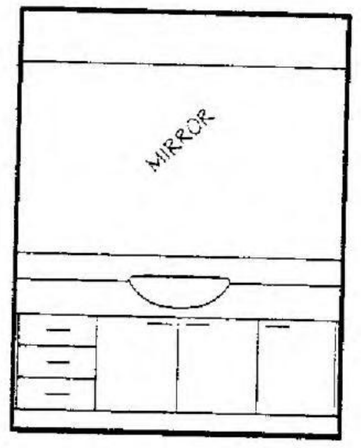
Unit 4 - Elevation B (w.i.r. And Ensuite)

SCALE: 1 : 50



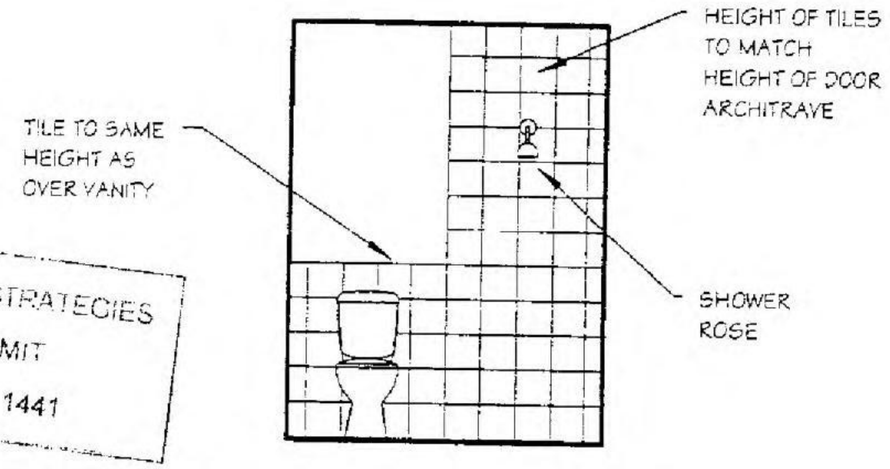
Unit 4 - Elevation D (Ensuite And w.i.r.)

SCALE: 1 : 50



Unit 4 - Elevation A (Ensuite)

SCALE: 1 : 50



Unit 4 - Elevation C (Ensuite)

SCALE: 1 : 50

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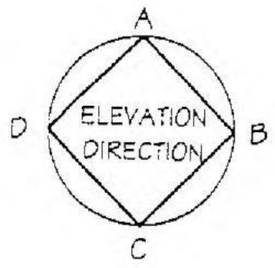
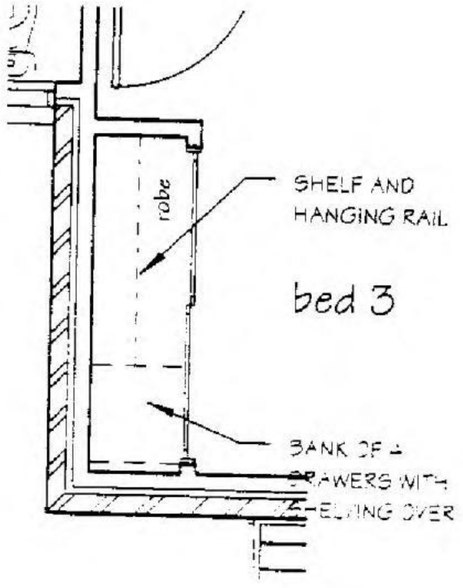
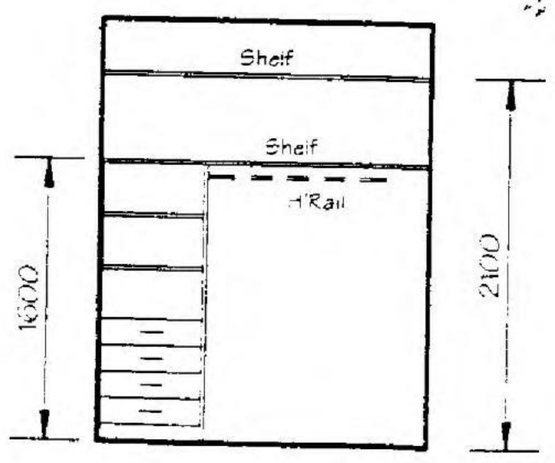
TERMITE PROTECTION REQUIRED





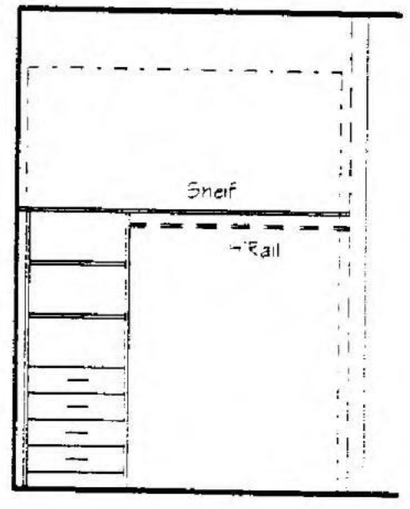
Unit 4 Bed 3 Robe

SCALE: 1 : 50



Unit 4 - Elevation C (w.i.r.)

SCALE: 1 : 50



Unit 4 - Elevation D (Bed 3 Robe)

SCALE: 1 : 50

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

DATE:	22nd Feb 2005
SCALE:	1 : 50
SHEET No:	12 of 16

REFERENCE
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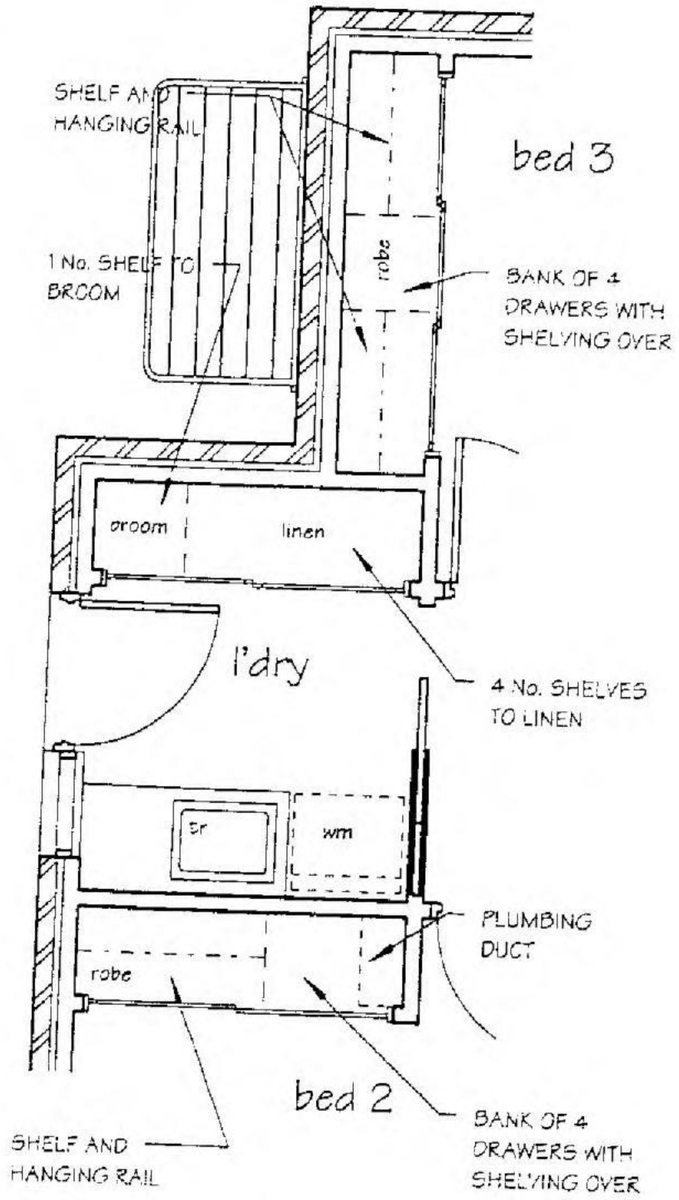
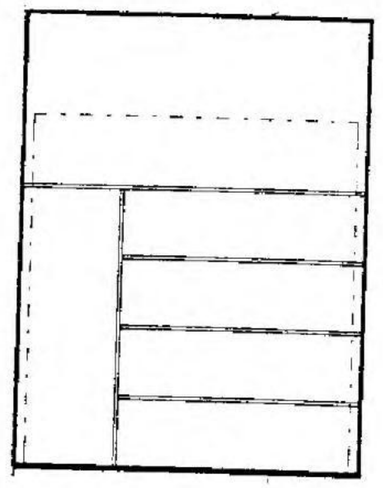
MSC.5014.0001.1258



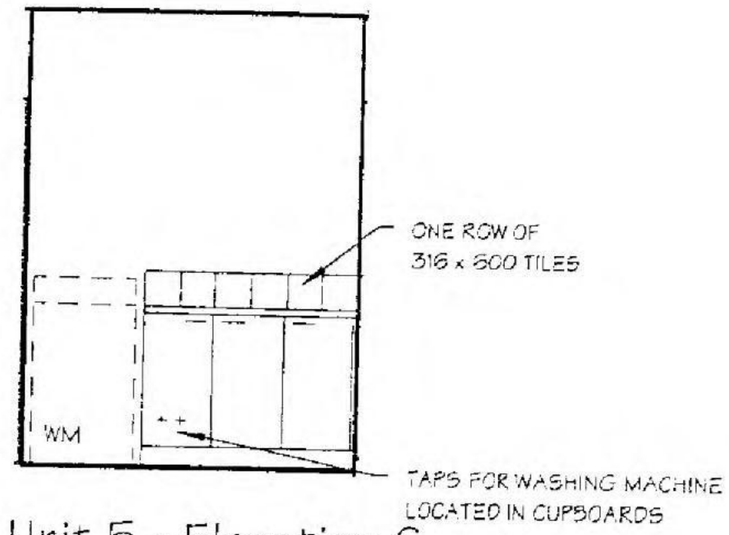
Unit 5 Ground Floor Laundry, Bed 2 Robe And Bed 3 Robe

SCALE 1:50



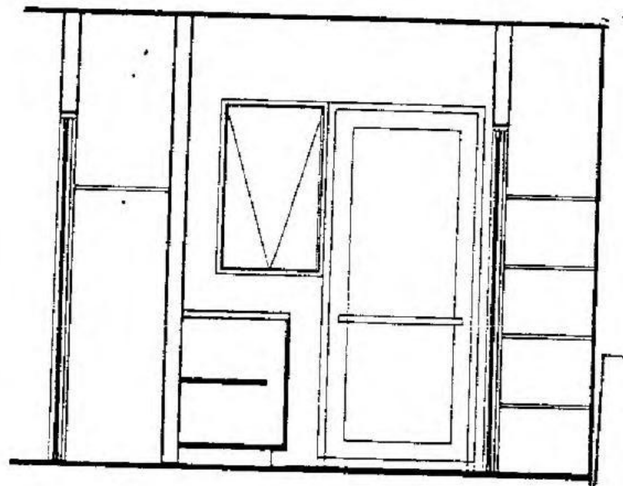
Unit 5 - Elevation A (Laundry)

SCALE: 1:50



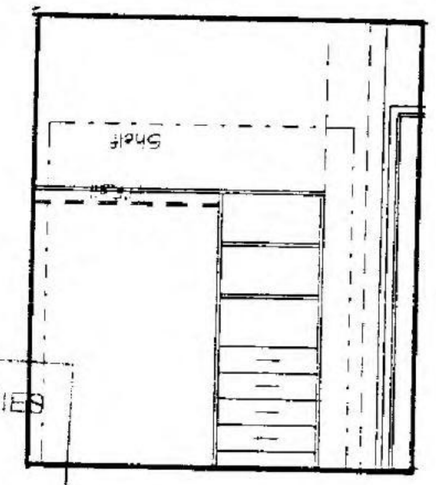
Unit 5 - Elevation C (Laundry)

SCALE: 1:50



Unit 5 - Elevation D (Bed 2 Robe And Laundry)

SCALE: 1:50



Unit 5 - Elevation A (Bed 2 Robe)

SCALE: 1:50

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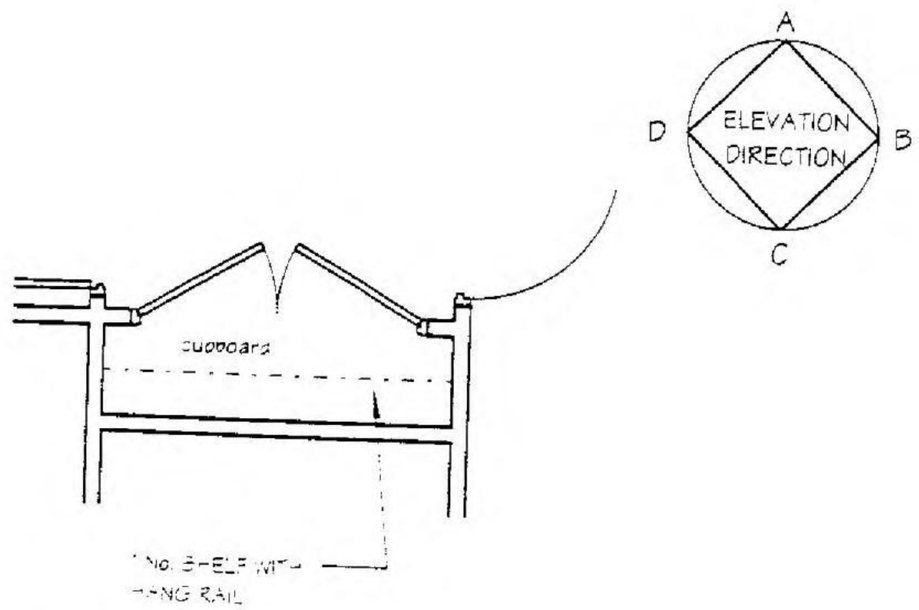
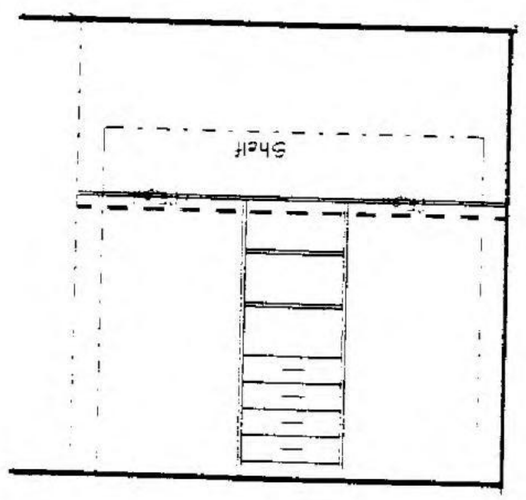


Unit 5 Ground Floor Cupboard

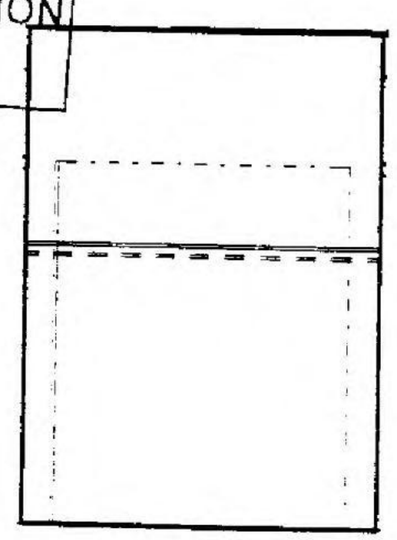
SCALE 1:50



Unit 5 -Elevation D (Bed 3 Robe)

SCALE: 1:50

TERMITE PROTECTION REQUIRED



Unit 5 - Elevation C (Cupboard)

SCALE: 1:50

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

DATE:	22nd Feb 2005
SCALE:	1:50
SHEET No:	13 of 16

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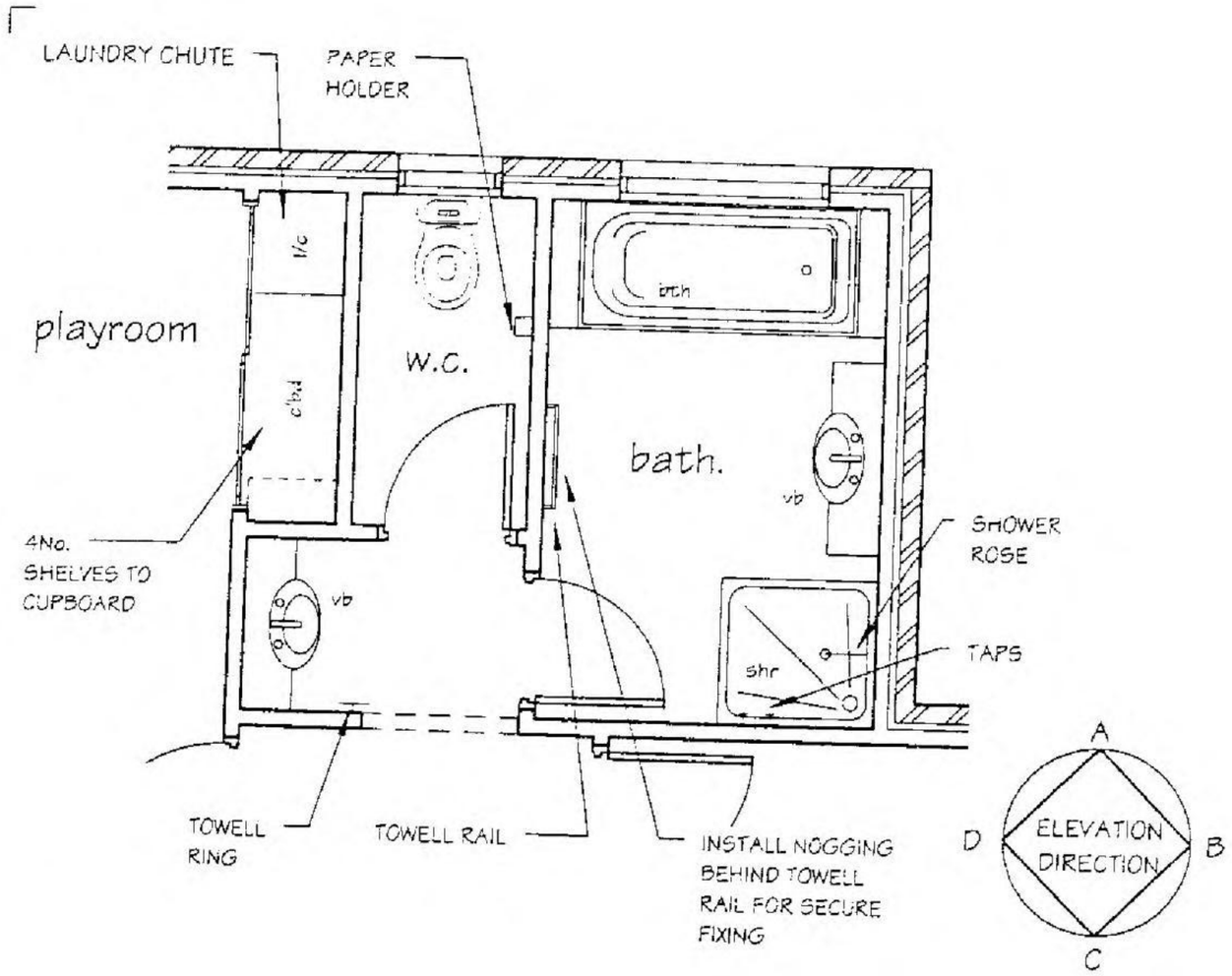
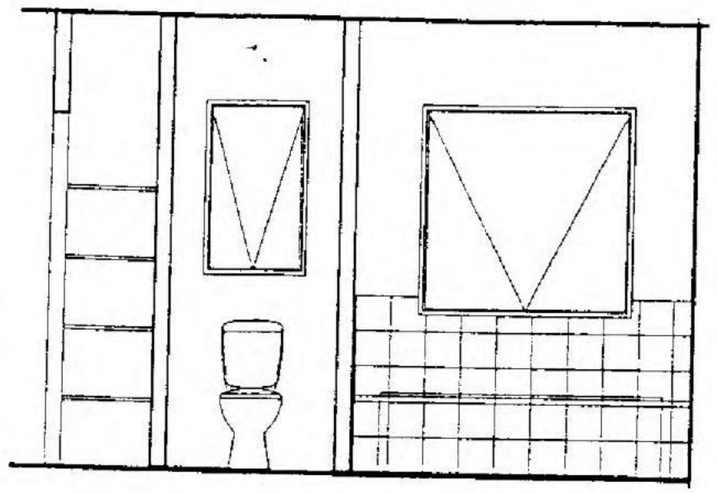


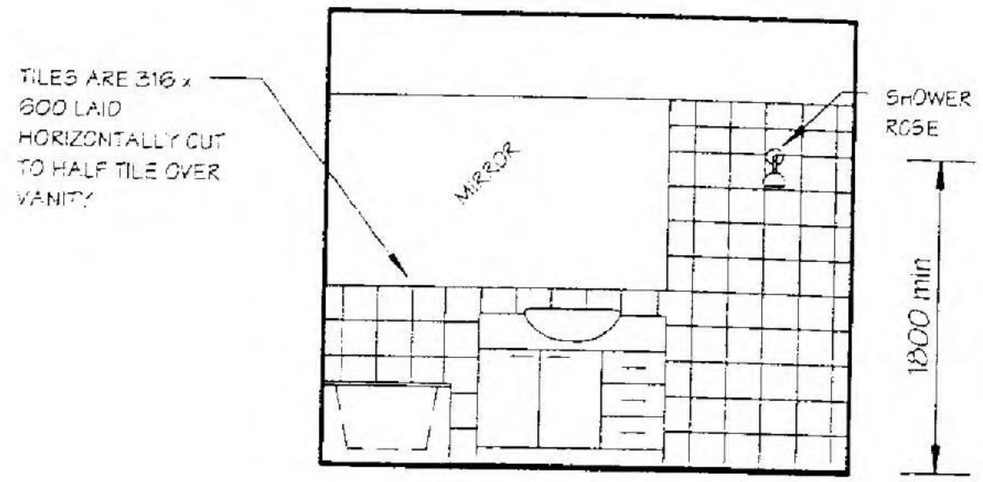
Unit 5 Ground Floor Playroom Cupboard, w.c. And Bath

SCALE 1:50



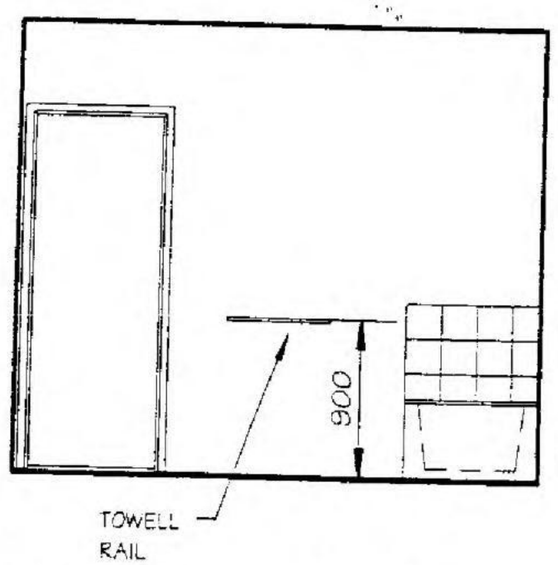
Unit 5 - Elevation A (Play C'bd, w.c. & B'th)

SCALE: 1 : 50



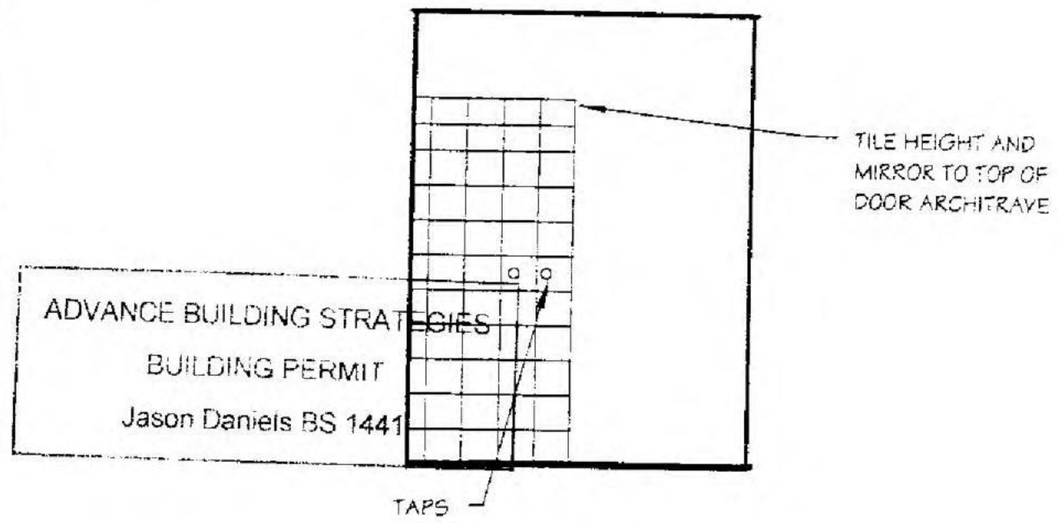
Unit 5 - Elevation B (Bath)

SCALE: 1 : 50



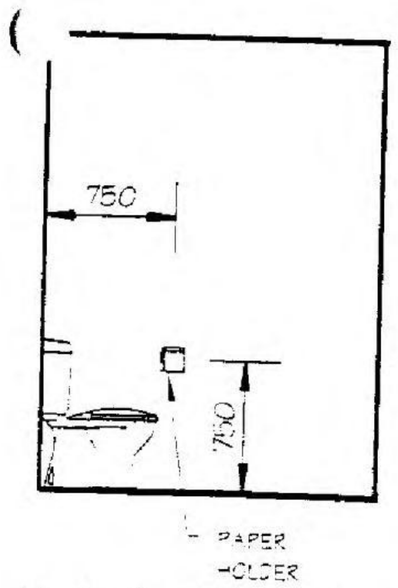
Unit 5 - Elevation D (Bath)

SCALE: 1 : 50



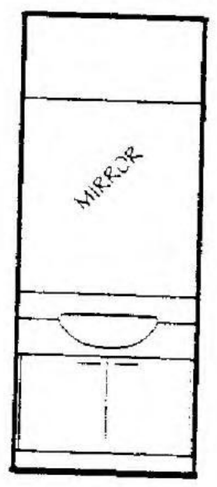
Unit 5 - Elevation C (Bath)

SCALE: 1 : 50



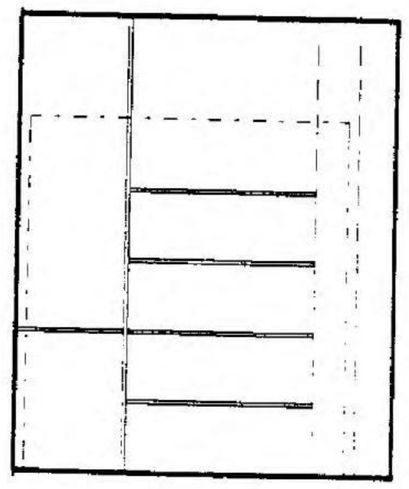
Unit 5 - Elevation B (Ground w.c.)

SCALE: 1 : 50



Unit 5 - ELevation D (vanity)

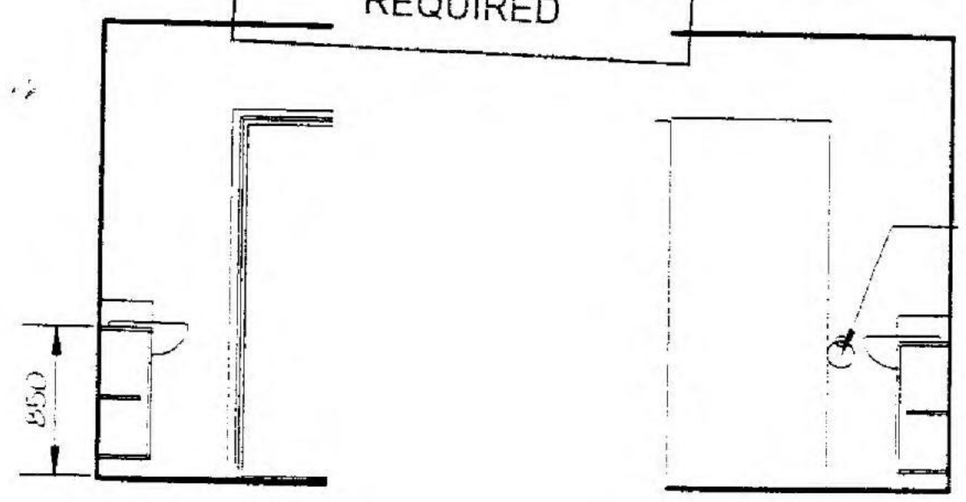
SCALE: 1 : 50



Unit 5 - Elevation B (Playroom C'bd)

SCALE: 1 : 50

TERMITE PROTECTION REQUIRED



Unit 5 - Elevation A (w.c. vanity)

SCALE: 1 : 50

Unit 5 - Elevation C (w.c vanity)

SCALE: 1 : 50

DATE -	2/03/2005
BUILDER -	
OWNER -	Personal Information
WITNESS	

DATE:	22nd Feb 2005
SCALE:	1 : 50
SHEET No:	14 of 16

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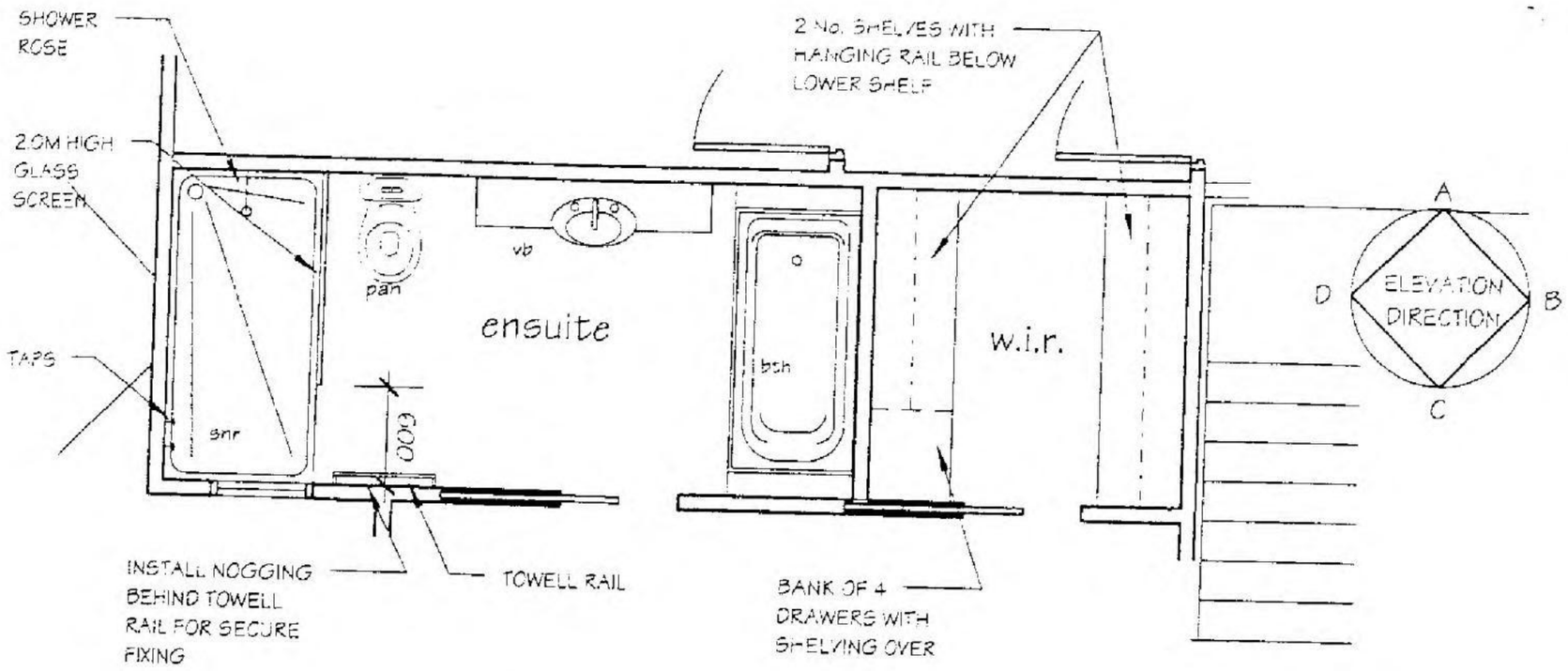
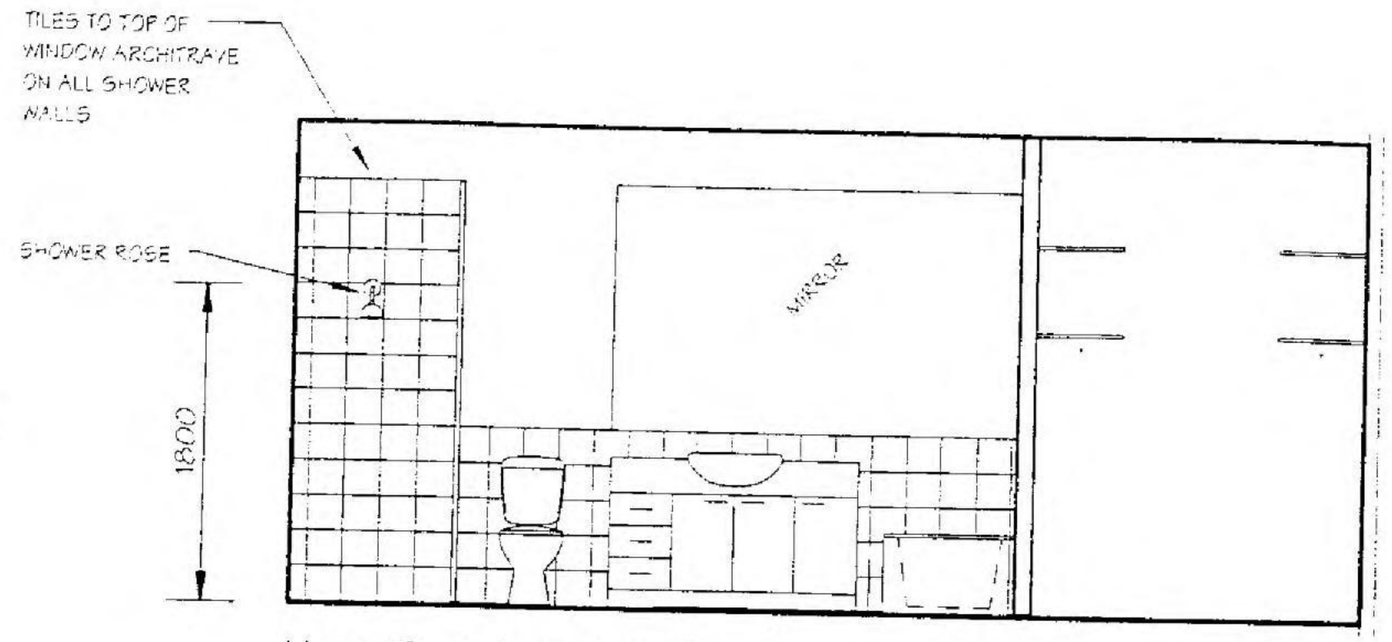


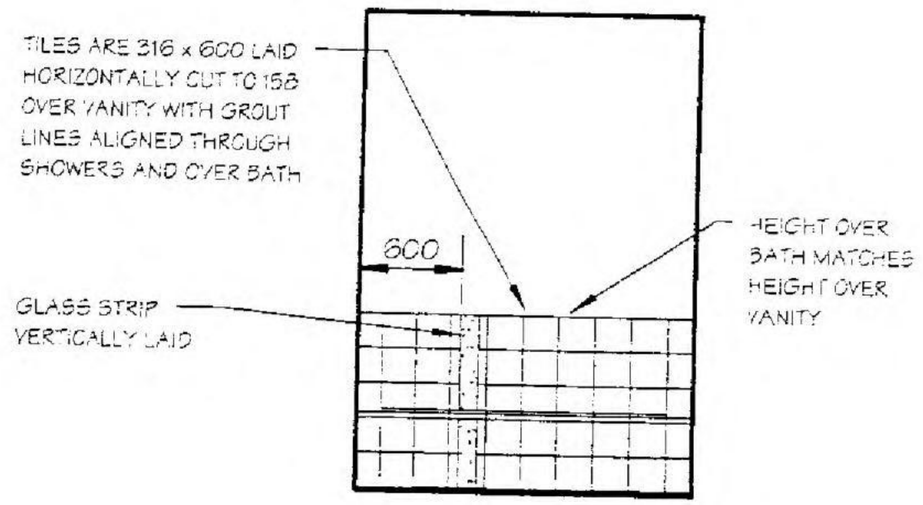
Unit 5 First Floor Ensuite And w.i.r.

SCALE 1:50



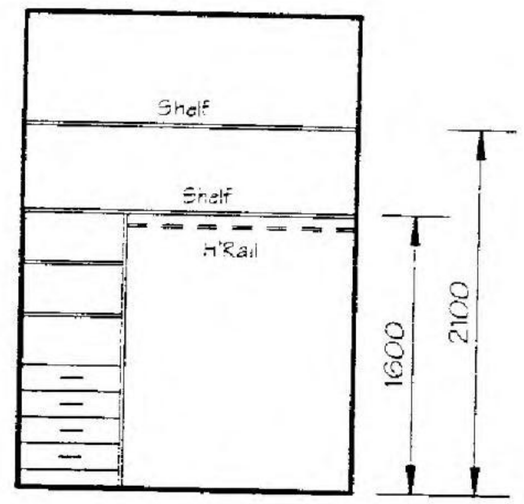
Unit 5 - Elevation A (Ensuite And w.i.r.)

SCALE: 1 : 50



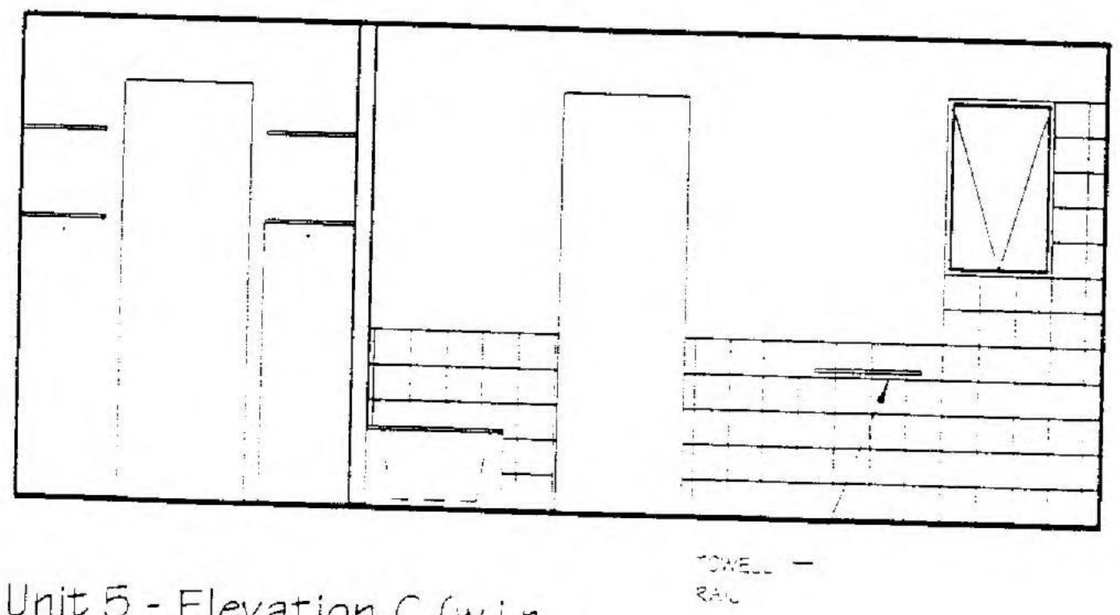
UNit 5 - Elevation B (Ensuite)

SCALE: 1 : 50



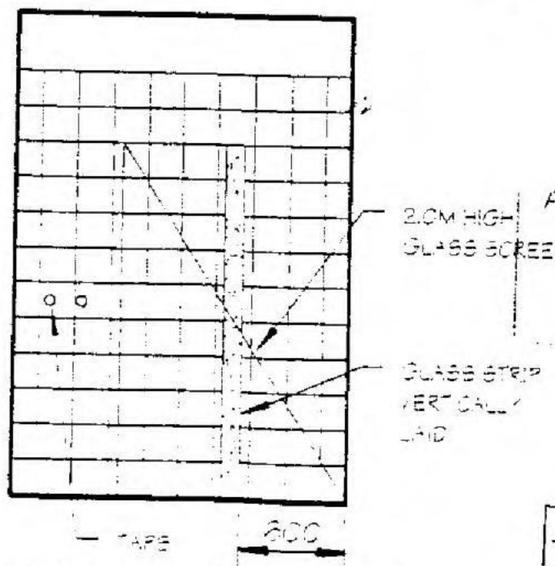
Unit 5 - Elevation D (w.i.r.)

SCALE: 1 : 50



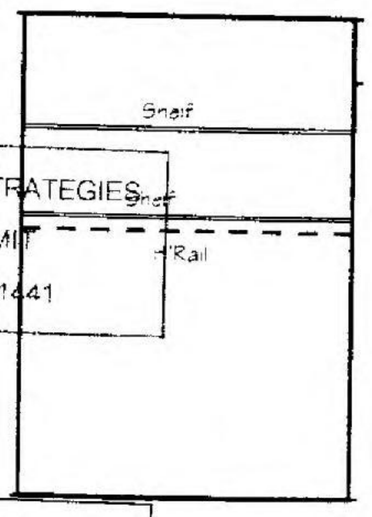
Unit 5 - Elevation C (w.i.r. And Ensuite)

SCALE: 1 : 50



Unit 5 - Elevation D (Ensuite)

SCALE: 1 : 50



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Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

Unit 5 - Elevation B (w.i.r.)

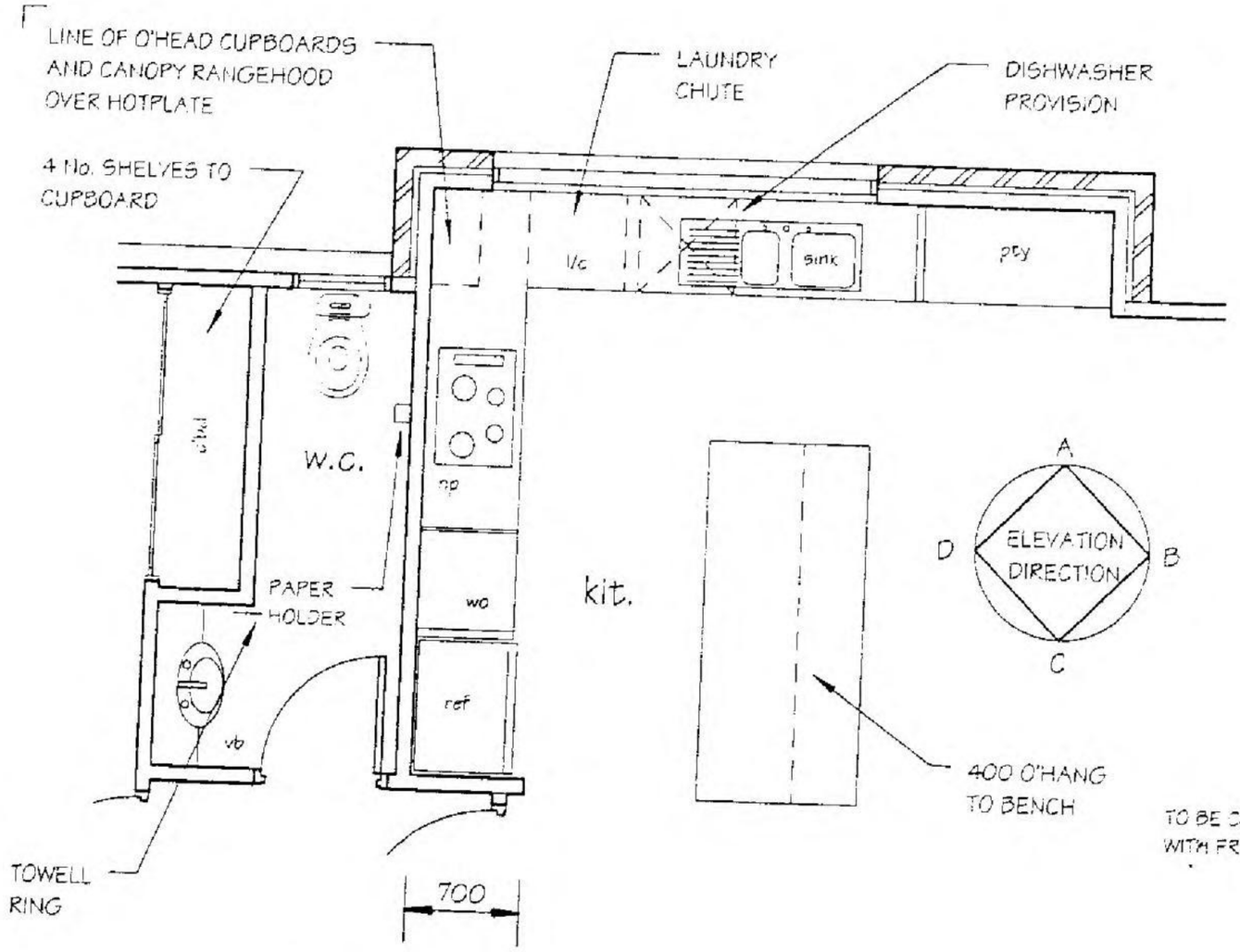
SCALE: 1 : 50

DATE -	2/03/2005
BUILDER	
OWNER -	Personal Information
WITNESS	

DATE:	28th Feb 2005
SCALE:	1:50
SHEET No:	15 of 16

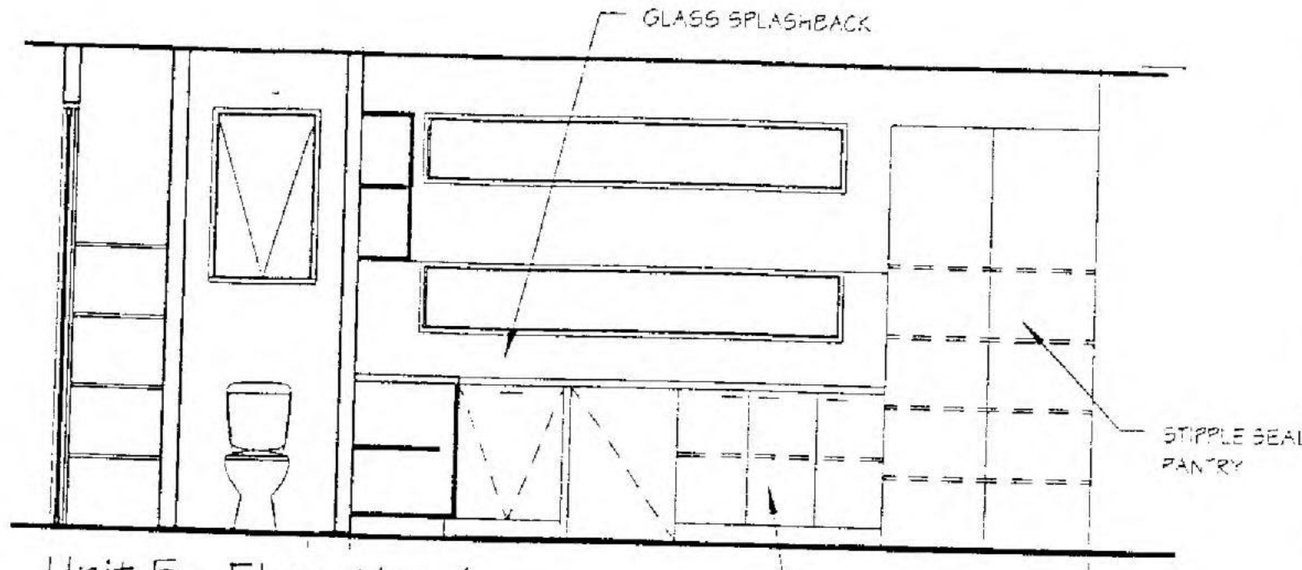
REFERENCE 040306 Det/2

MSC.5014.0001.1261



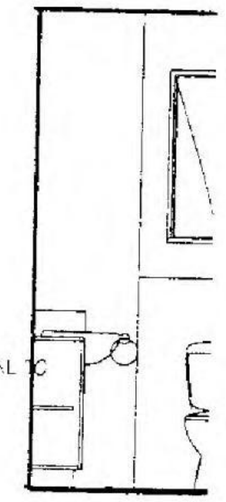
Unit 5 First Floor Kitchen And w.c.

SCALE 1:50



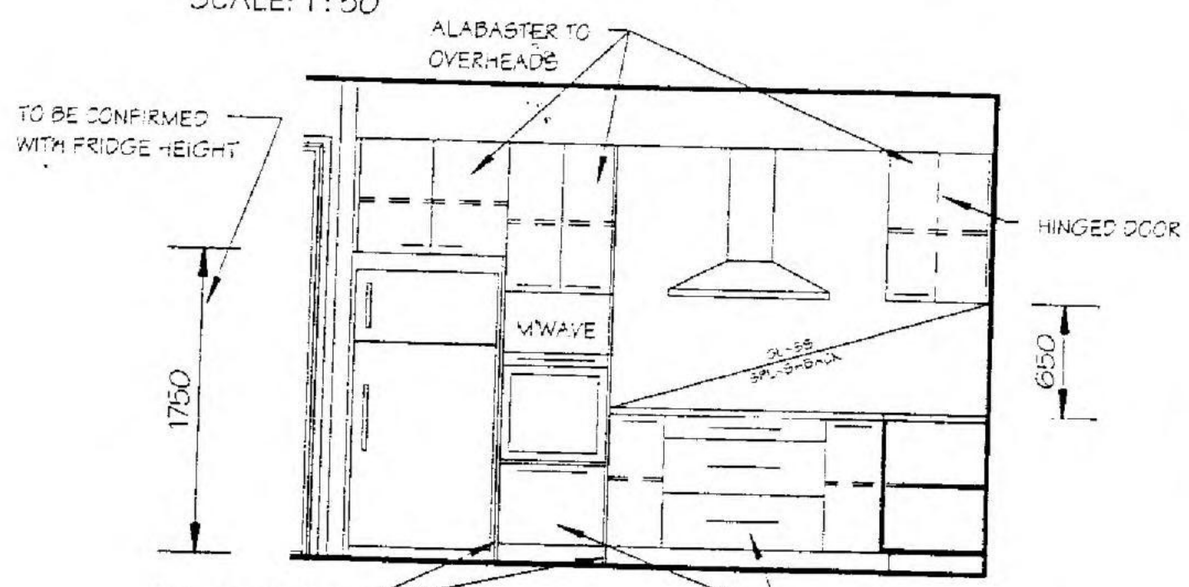
Unit 5 - ELevation A (Study C'bd, w.c. and Kit)

SCALE: 1:50



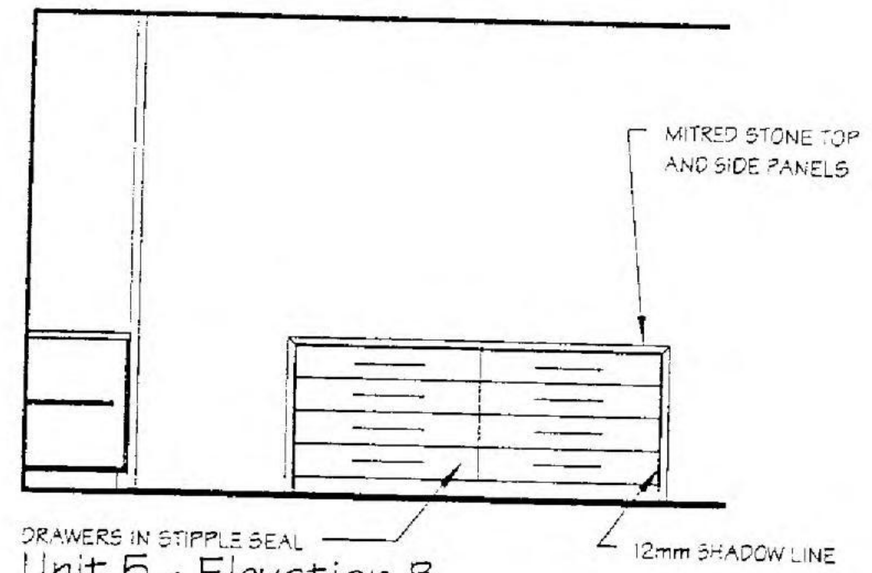
Unit 5- Elevation A (w.c. vanity)

SCALE: 1:50



Unit 5 - Elevation D (Kitchen)

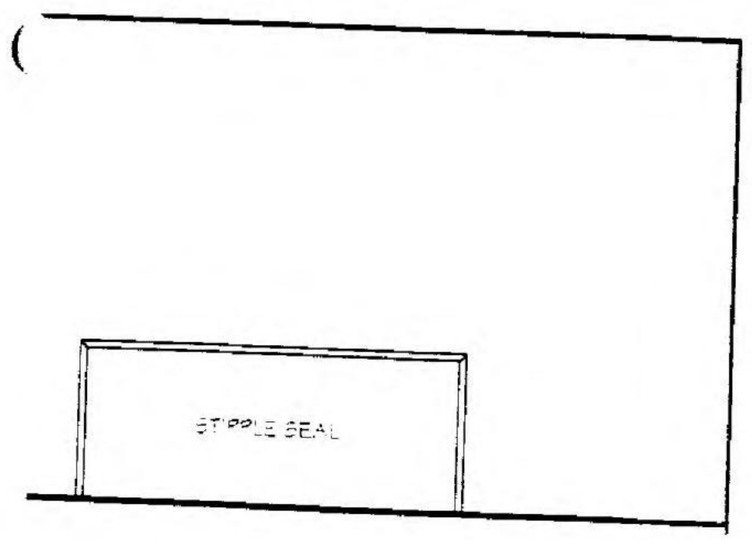
SCALE: 1:50



Unit 5 - Elevation B (Kitchen)

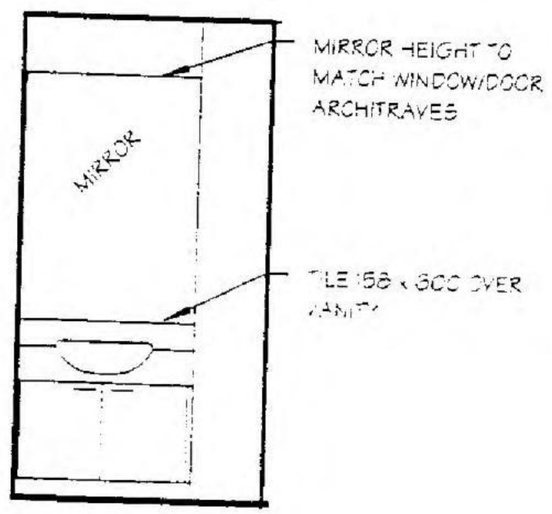
SCALE: 1:50

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441



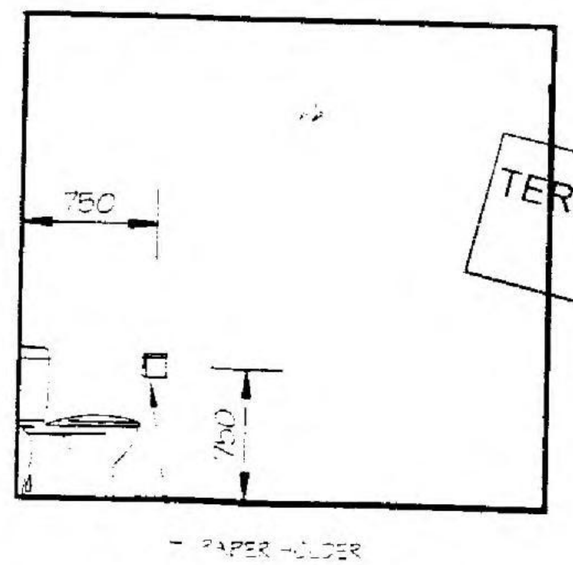
Unit 5 - Elevation D (Island Bench)

SCALE: 1:50



Unit 5 - Elevation D (w.c. vanity)

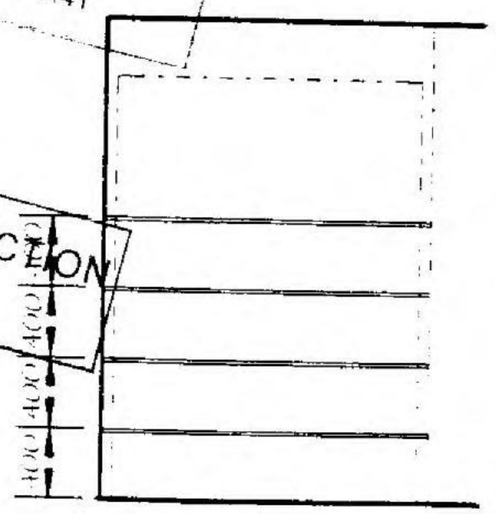
SCALE: 1:50



Unit 5 - Elevation B (Upper w.c.)

SCALE: 1:50

TERMITE PROTECTION REQUIRED



Unit 5 - Elevation B (Study Cupboard)

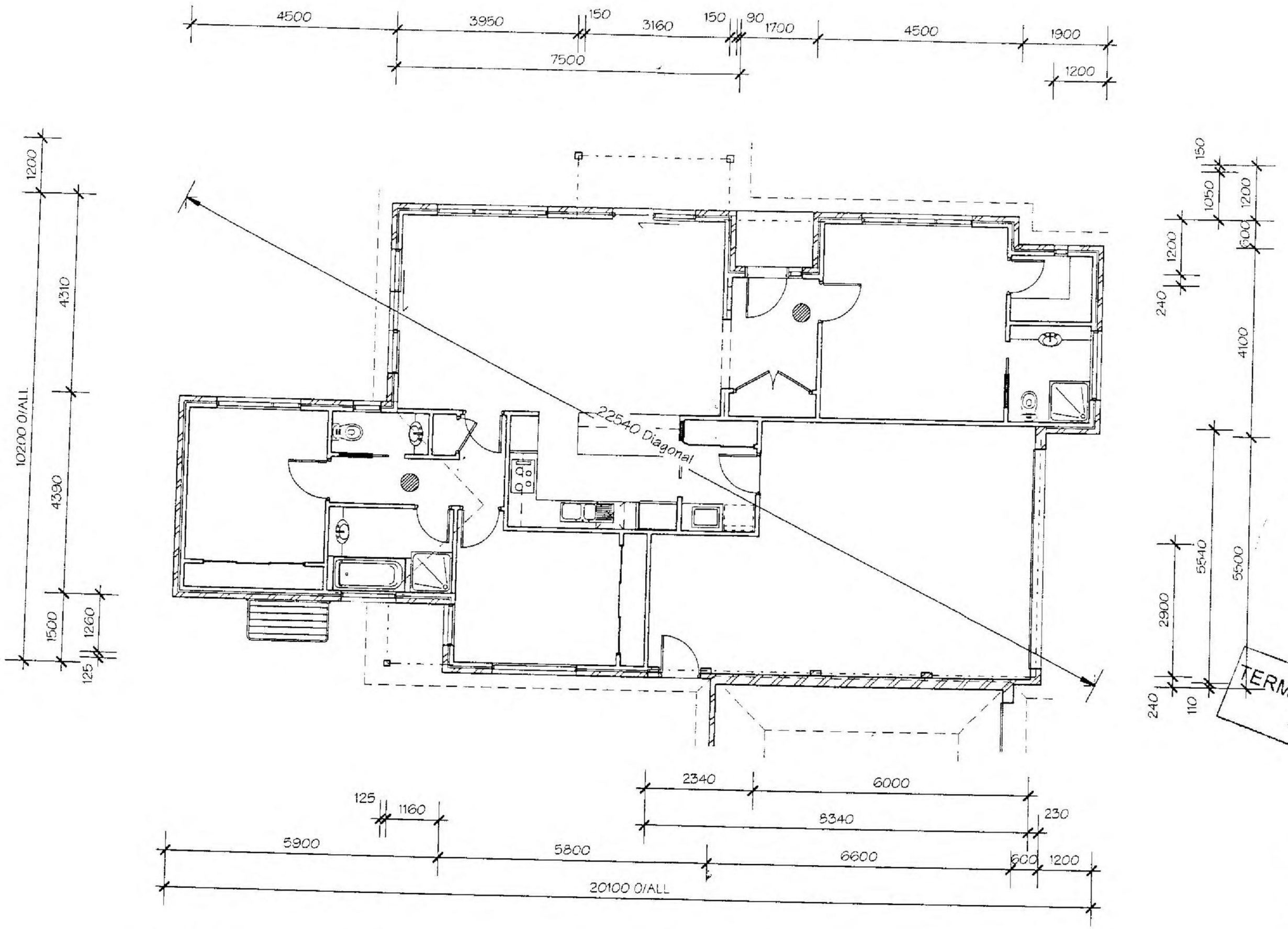
SCALE: 1:50

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

DATE:	22nd Feb 2005
SCALE:	1:50
SHEET No:	16 of 16

REFERENCE 040306 Det/2



ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Daniels BS 1441

TERMITE PROTECTION REQUIRED

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

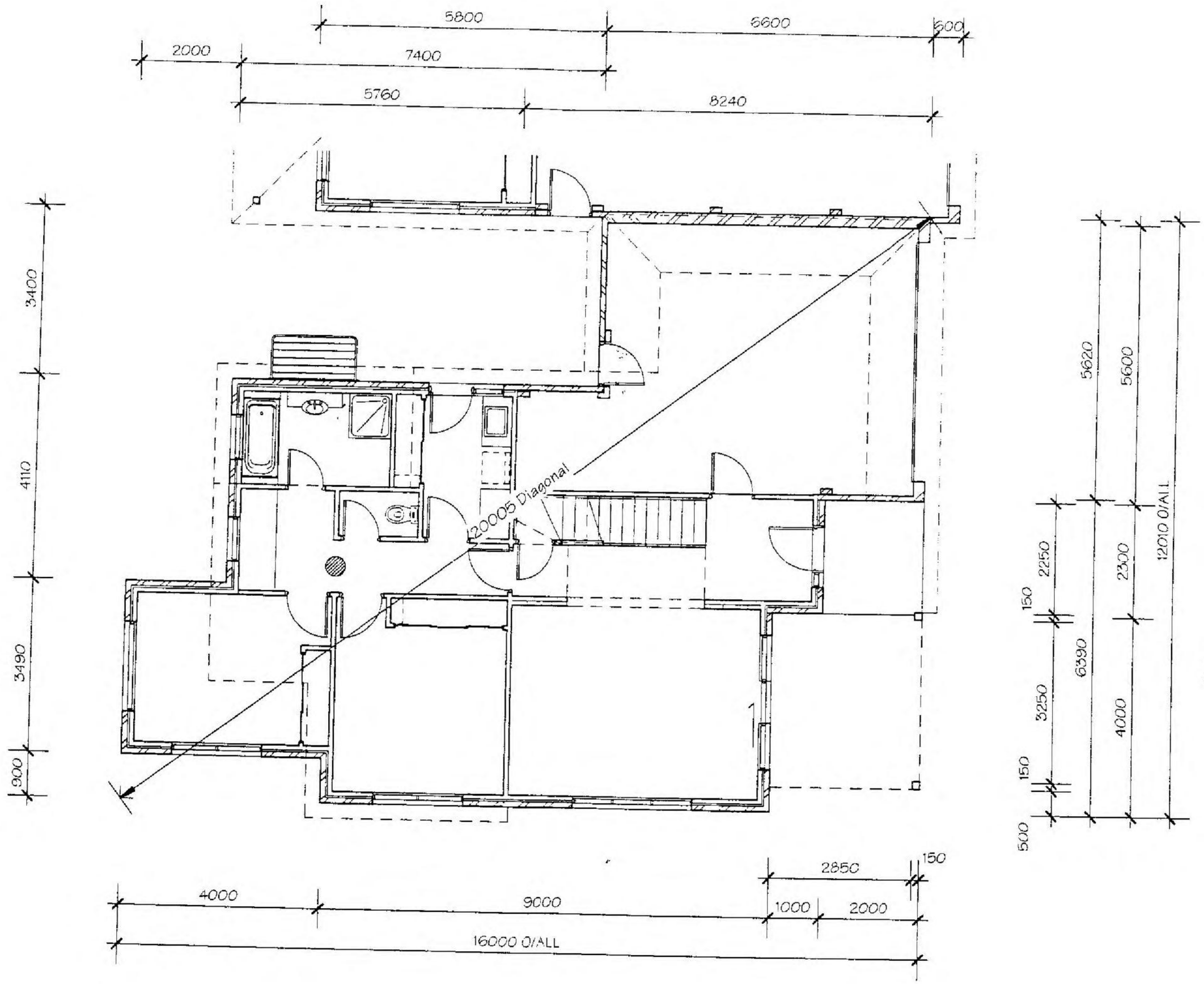
Propo
Unit 1
SCALE: 1 : 100

Peter Hendy
design and drafting services
registration number DP - AD1547
609 BALCOMBE ROAD BLACK ROCK 3193 PHONE (03) 9589 4022 FAX (03) 9589 4033

AMENDMENTS:
16.08.04 - Council Changes
10.12.04 - WD Issue
19.01.05 - B.P. Chk. List Cond.
22.02.05 - Garage F.L. Chg's.

DESCRIPTION: Multi awelling development	CLIENT: Mr. & Mrs. Buckley	DATE: 22nd Feb 2005
		SCALE: 1 : 100
BUILDER:		SHEET No: 1 of 3
	LOCATION: 611 - 615 Point Nepean Road, McCrae	REFERENCE 040306S014

MSC.5014.0001.1263



ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

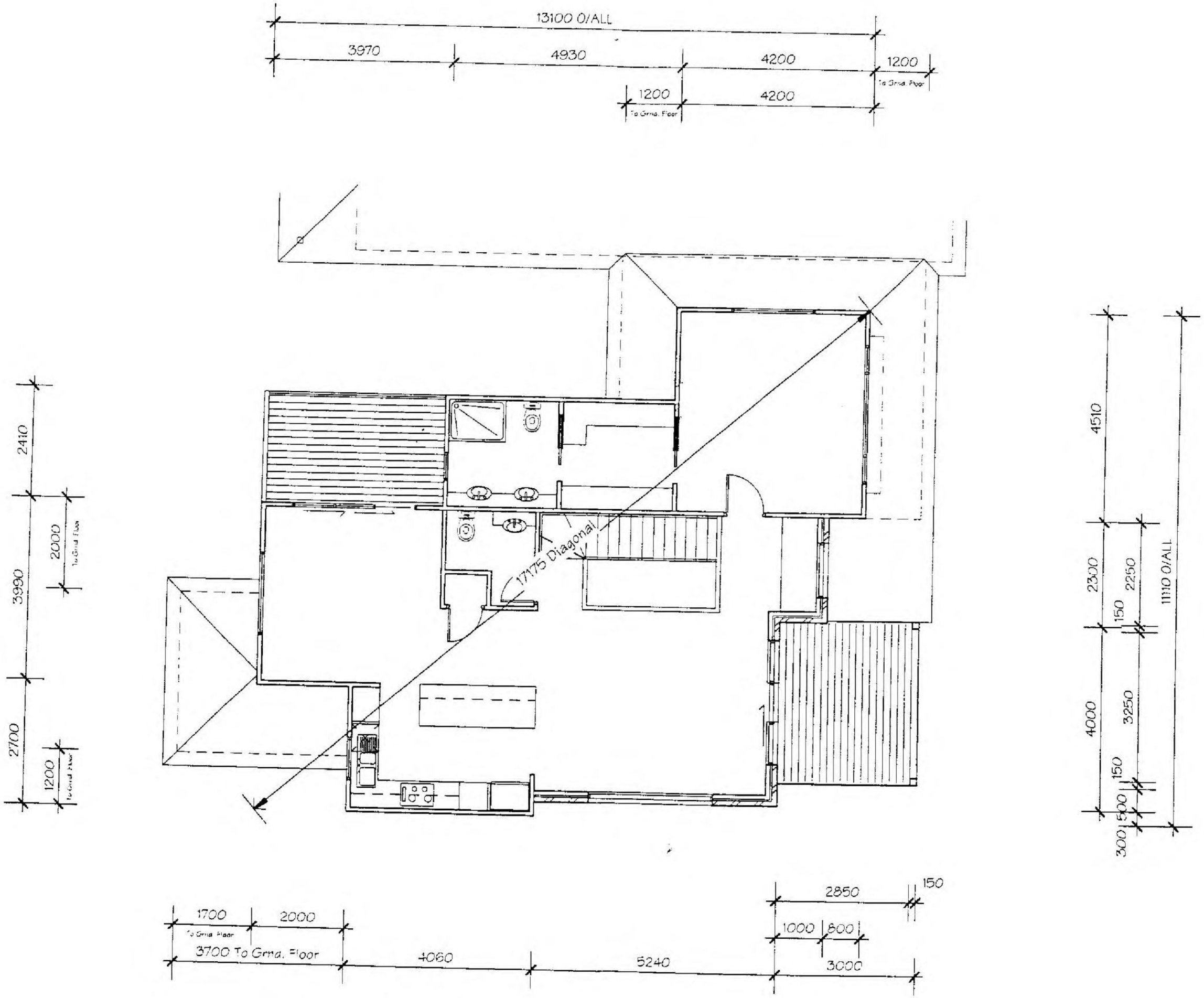
Personal Information

Proposed Ground Floor
Setout Plan - Unit 2
SCALE: 1 : 100

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	2 of 8

REFERENCE
040306 S014

MSC.5014.0001.1264



ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

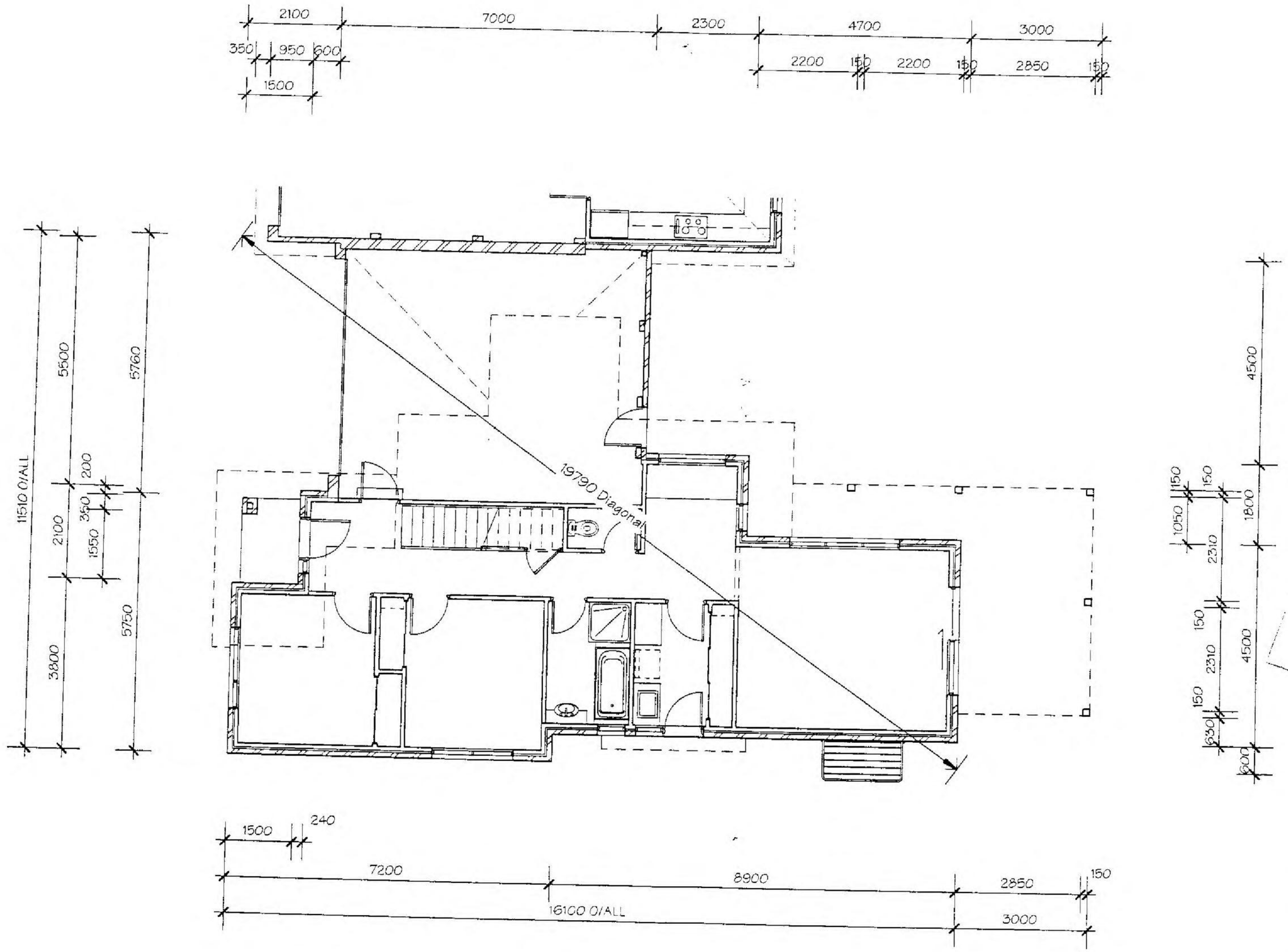
DATE -	2/03/2005
BUILDER -	
OWNER -	
WITNESS -	

Personal Information

Proposed First Floor
Setout Plan - Unit 2
SCALE: 1 : 100

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	3 of 8

REFERENCE
040306 S014



ADVANCE BUILDING STRATA LTD
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

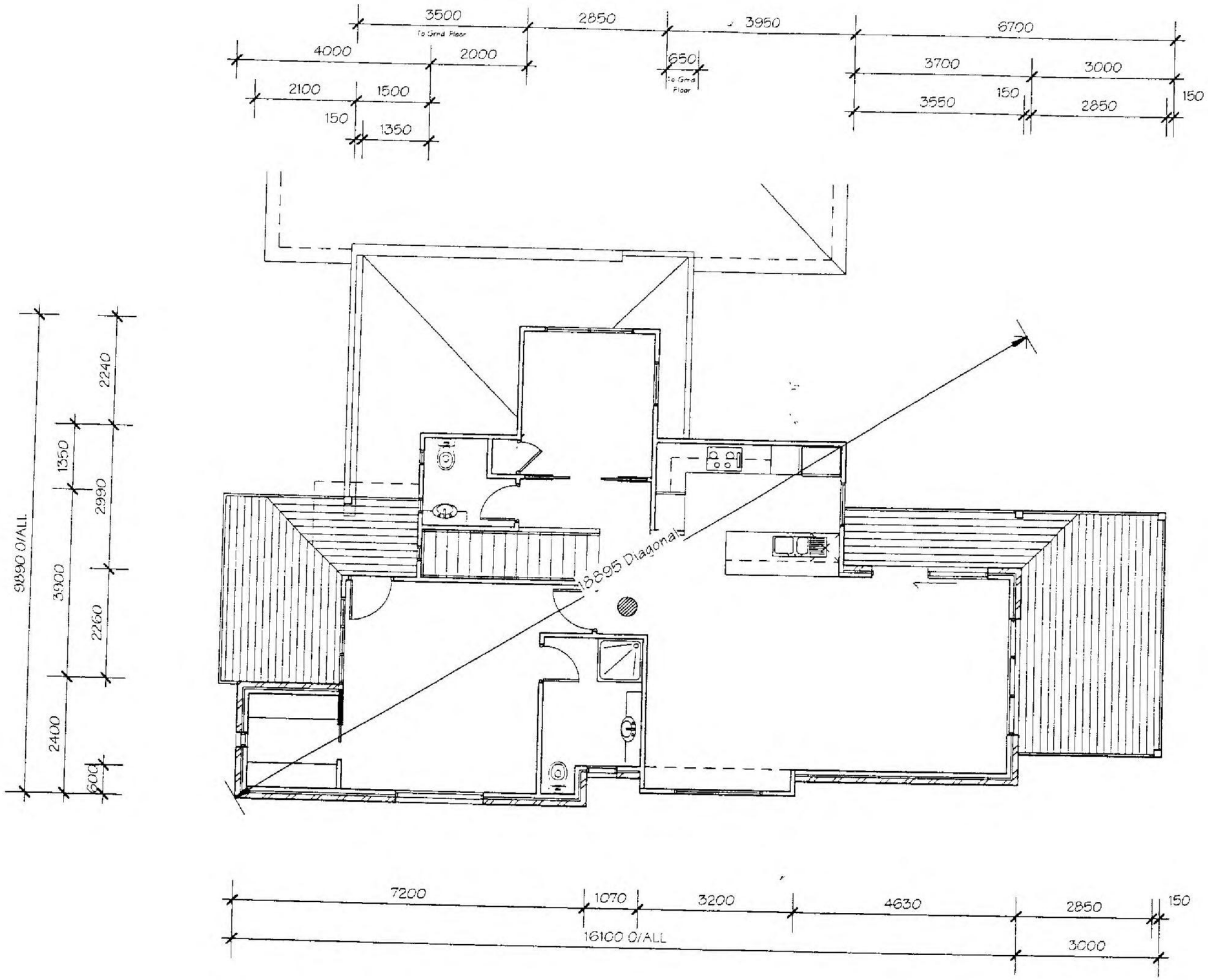
DATE -	2/03/2005
BUILDER -	
OWNER -	Personal Information
WITNESS -	

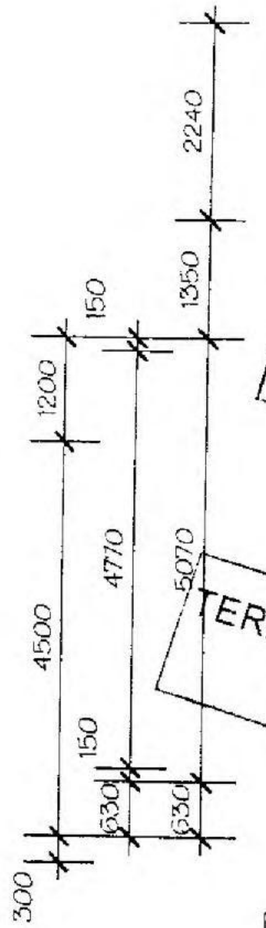
Proposed Ground Floor
Setout Plan - Unit 3
SCALE: 1 : 100

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	4 of 5

REFERENCE
040306 S014

MSC.5014.0001.1266





ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

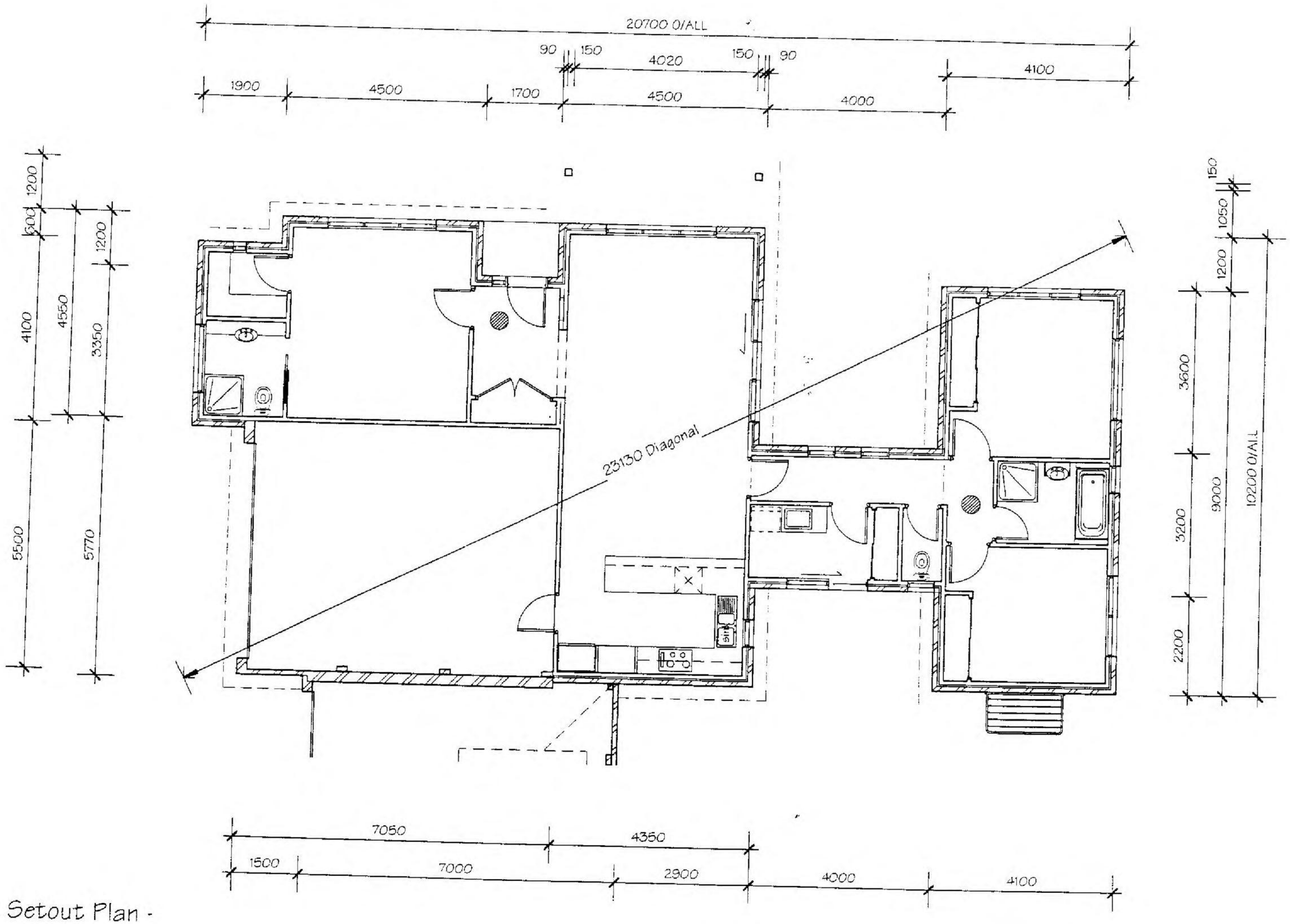
DATE -	2/03/2005
BUILDER -	
OWNER -	Personal Information
WITNESS -	

Proposed First Floor
Setout Plan - Unit 3
SCALE: 1 : 100

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	5 of 8

REFERENCE
040306 S0/2

MSC.5014.0001.1267



ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

DATE -	2/03/2005
BUILDER -	
OWNER -	
WITNESS -	

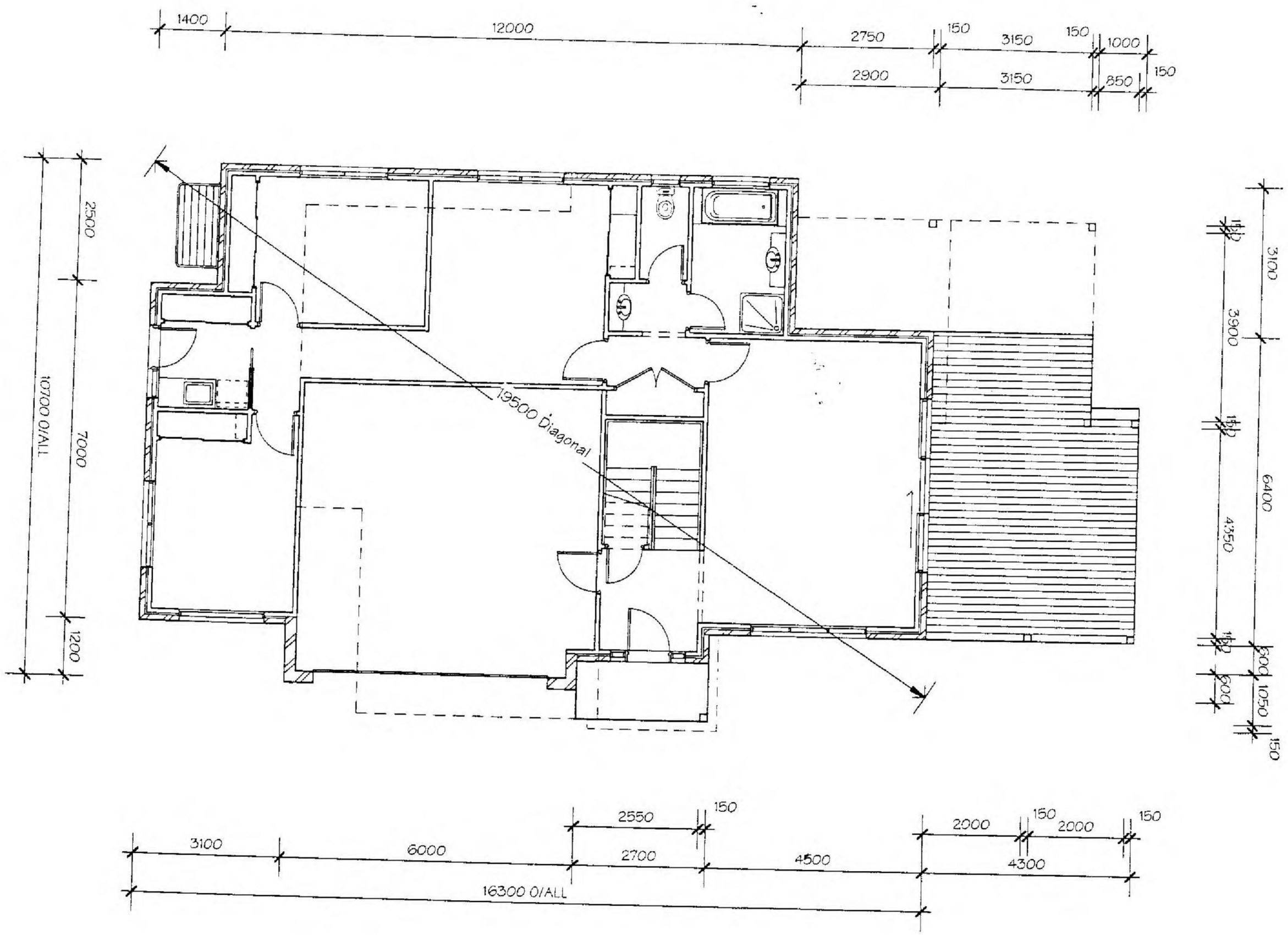
Personal Information

Proposed Setout Plan -
Unit 4
SCALE: 1 : 100

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	6 of 8

REFERENCE
040306 S014

MSC.5014.0001.1268



ADVANCE BUILDING
BUILDING PRIVATE
Jason Daniels

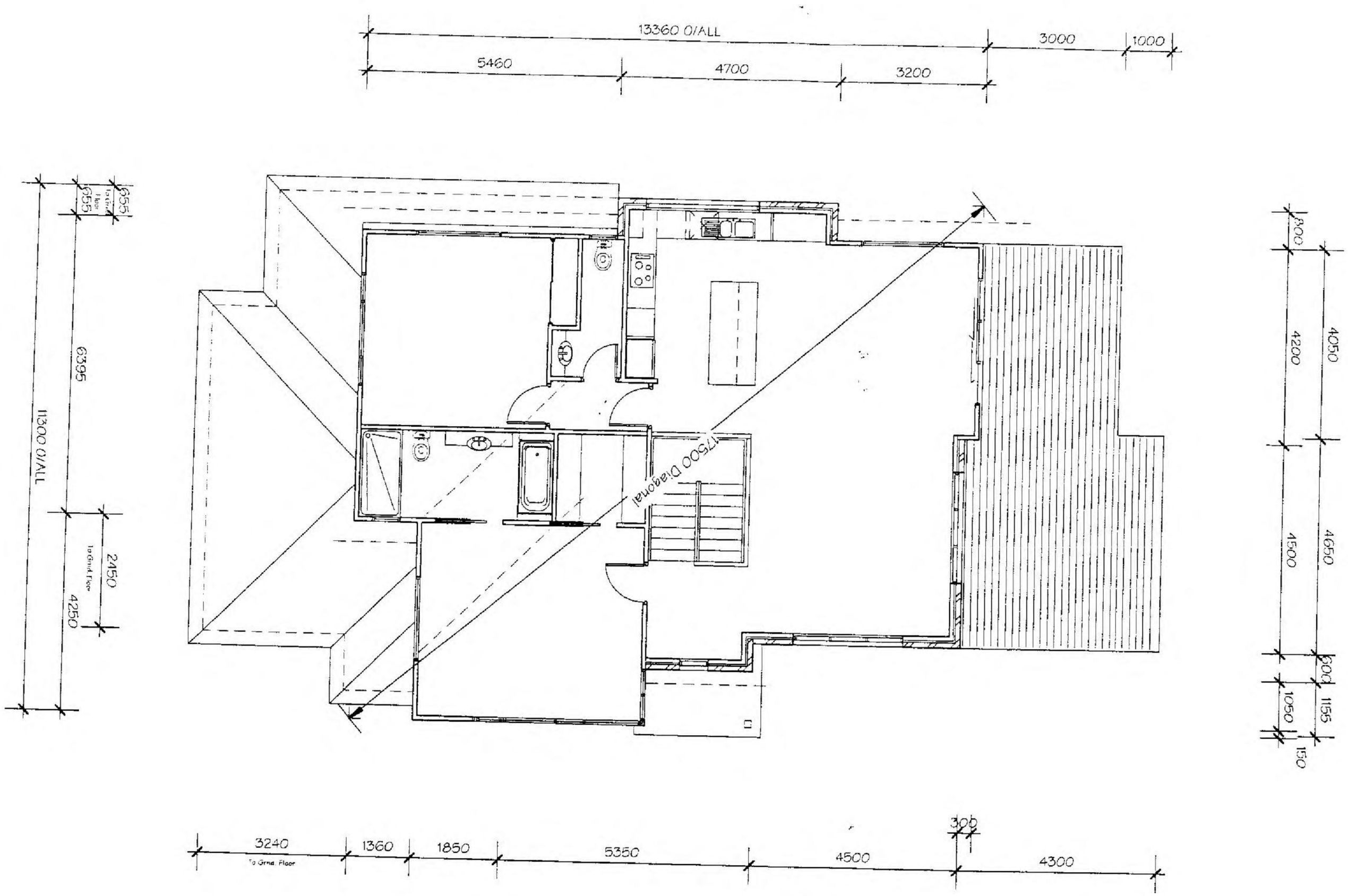
TERMITE PROTECTION REQUIRED

DATE -	2/03/2005
BUILDER	
OWNER -	Personal Information
WITNESS	

Proposed Ground Floor Setout Plan - Unit 5

SCALE: 1 : 100

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	7 of 8
REFERENCE	040306 S014



ADVANCE BUILDING STRA...
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION REQUIRED

DATE -	2/03/2005
BUILDER	
OWNER -	Personal Information
WITNESS	

Proposed First Floor Setout Plan - Unit 5

SCALE: 1 : 100

DATE:	22nd Feb 2005
SCALE:	1 : 100
SHEET No:	8 of 8
REFERENCE	040306 S014

Form 13

Building Act 1993

BUILDING REGULATIONS 1994
Regulation 15.7(2)

CERTIFICATE OF COMPLIANCE - DESIGN

To:

From: Barry Russell Coulthard - Civil Engineer
P.O. Box 501, Lilydale 3140

I did prepare the design and I certify that the part of the design described as

VARIOUS STRUCTURAL ELEMENTS
FOR PROPOSED UNIT DEVELOPMENT
AT 611-615 POINT NEPEAN ROAD
MC RAE

complies with the following provisions of the Regulations

AS1170.1, AS1170.2, AS1720.1, AS1684.2, AS3600, AS4100.

Design Documents:

Drawings:

Job No: 14780 **Drawing No's:** 1 TO 4 OF 4

Prepared by: Barry Coulthard & Assoc. Pty .Ltd **Date:** September 2004

Computations:

Job No: 14780 **Prepared by:** Barry Coulthard & Assoc. Pty .Ltd

Date: September 2004

Signature: Personal Information **Date:** 26/11/04.

Reg. No: EC1030

NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL DRAWINGS.
2. ALL FRAMING TO BE BRACED AND TIED DOWN IN ACCORDANCE WITH A.S.1684.2 OR A.S.1684.4.
3. PROVIDE 2/90 x 45 F5 SEASONED PINE NAIL-LAMINATED STUDS TO ALL BEAM/LINTEL SUPPORTS WHERE APPLICABLE. (TYPICAL U.N.O.)
   CONTINUE SUPPORTS TO GROUND FLOOR WITH SOLID END GRAIN BLOCKING WHERE APPLICABLE.
4. ALL NOMINATED SUPPORTS ARE TO CONTINUE TO GROUND FLOOR WITH SOLID END GRAIN BLOCKING WHERE APPLICABLE.
5. ROOF TRUSSES TO MANUFACTURERS DESIGN AND SPECIFICATIONS.
6. FINAL TRUSS LAYOUT PLAN TO BE SUBMITTED TO ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS.

NOTE ①
ENTIRE WALL SHEATHED WITH SA HARDBOARD BRACING
FIX TO FRAME IN ACCORDANCE WITH SA UNIT SPECIFICATIONS.

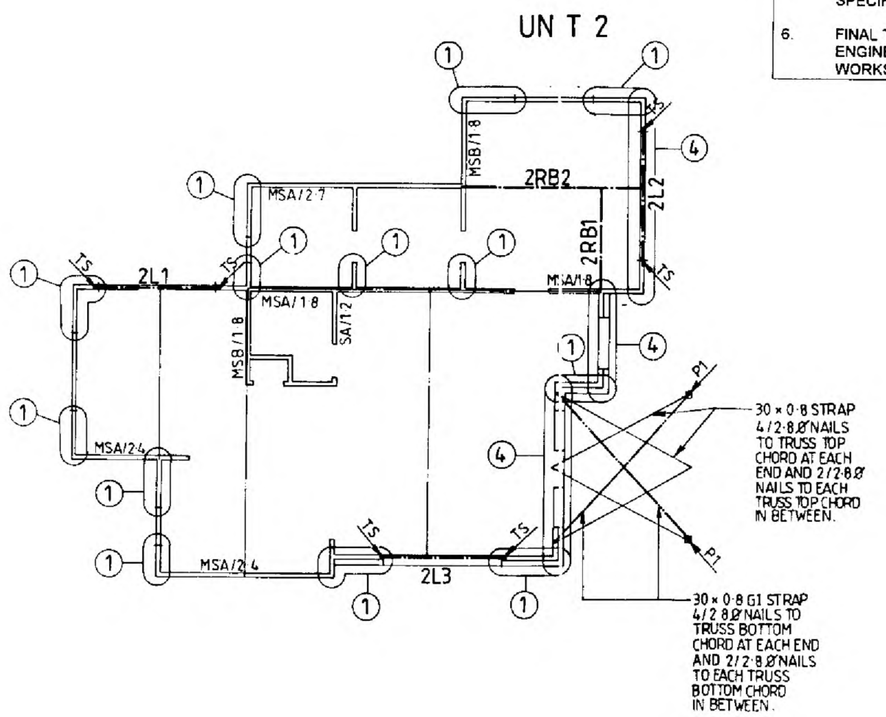
NOTE ②
ENTIRE WALL SHEATHED BOTH SIDES INCLUDING ABOVE DOOR / WINDOW WITH SB HARDBOARD BRACING
FIX TO FRAME IN ACCORDANCE WITH SB UNIT SPECIFICATIONS.
BOTTOM PLATE FIXING REQUIRED IN ACCORDANCE WITH DETAIL SHOWN ON DRAWING 2 of 4.

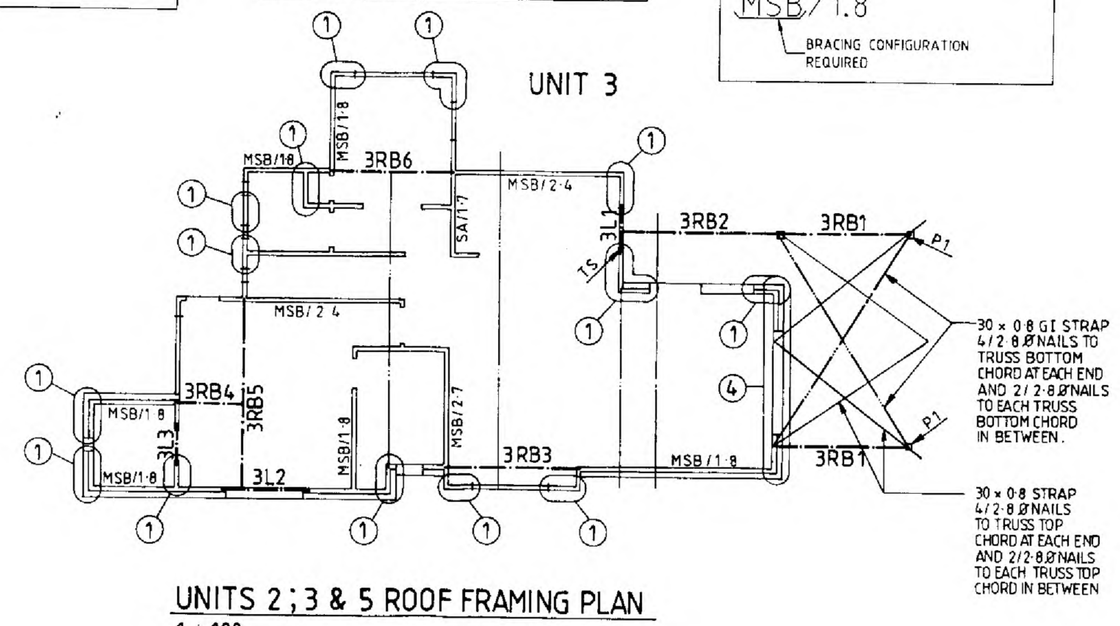
NOTE ③
ENTIRE WALL SHEATHED BOTH SIDES WITH SB HARDBOARD BRACING.
FIX TO FRAME IN ACCORDANCE WITH SB UNIT SPECIFICATIONS.
BOTTOM PLATE FIXING REQUIRED IN ACCORDANCE WITH DETAIL SHOWN ON DRAWING 2 of 4.

NOTE ④
ENTIRE WALL SHEATHED BOTH SIDES INCLUDING ABOVE DOOR / WINDOW WITH M4 BRACEBOARD (TYPE E) BRACING.
FIX TO FRAME IN ACCORDANCE WITH M4 BRACEBOARD SPECIFICATIONS.
BOTTOM PLATE FIXING REQUIRED IN ACCORDANCE WITH BOTTOM PLATE TO SLAB-M4 BRACEBOARD DETAIL SHOWN ON DRAWING 2 of 4.

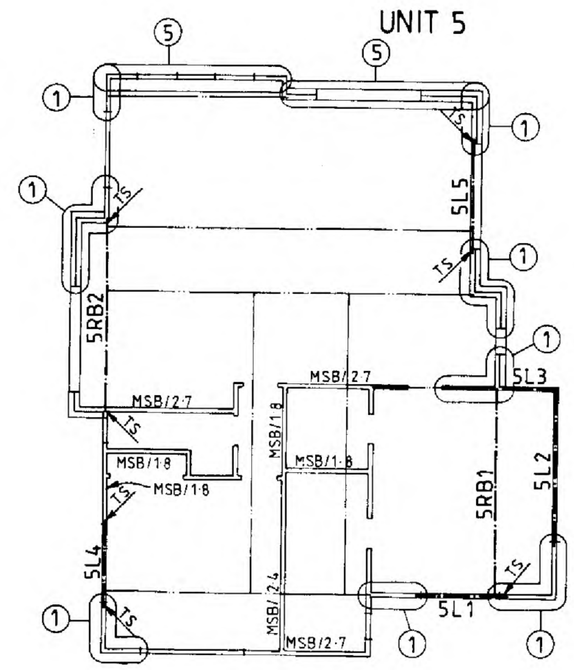
NOTE ⑤
ENTIRE WALL SHEATHED BOTH SIDES ABOVE DOOR / WINDOW WITH SA HARDBOARD BRACING
FIX TO FRAME IN ACCORDANCE WITH SA UNIT SPECIFICATIONS.

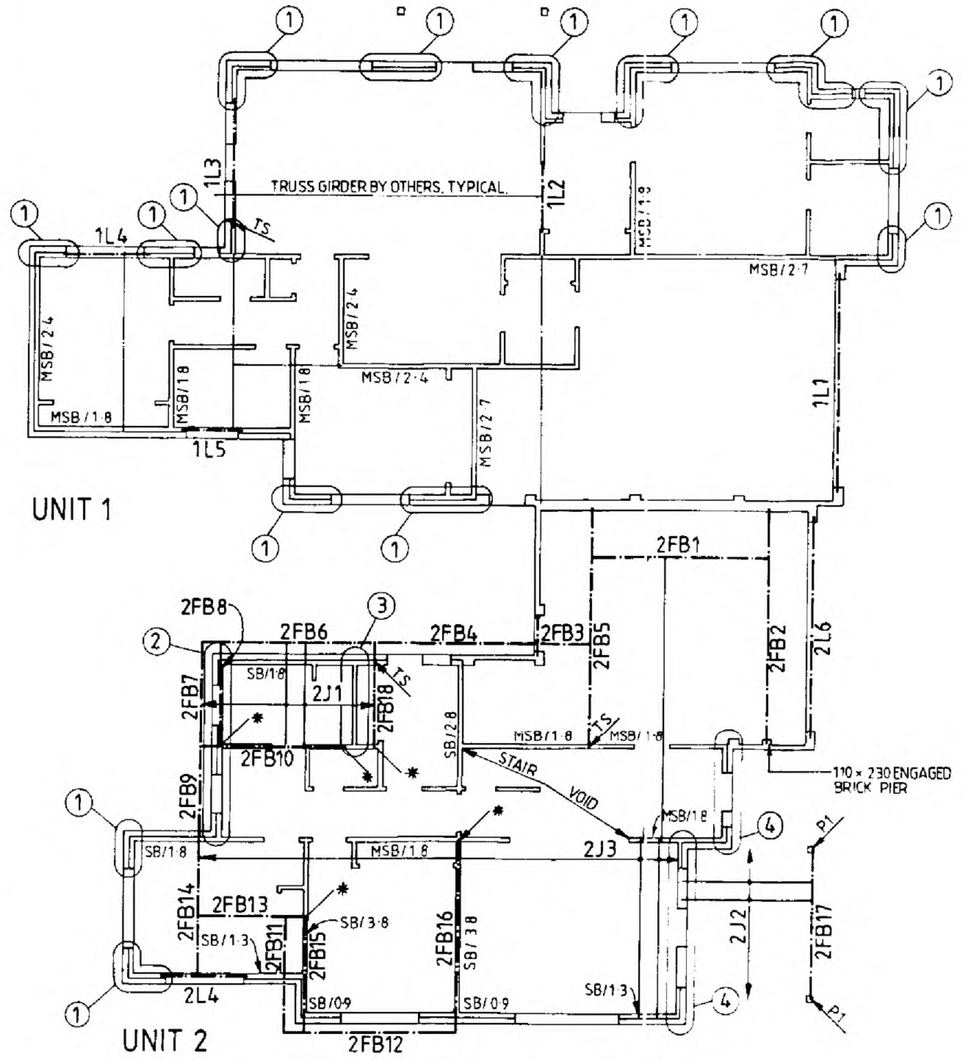
EXAMPLE
MSB/1.8
LENGTH OF BRACING UNIT REQUIRED IN METRES
BRACING CONFIGURATION REQUIRED

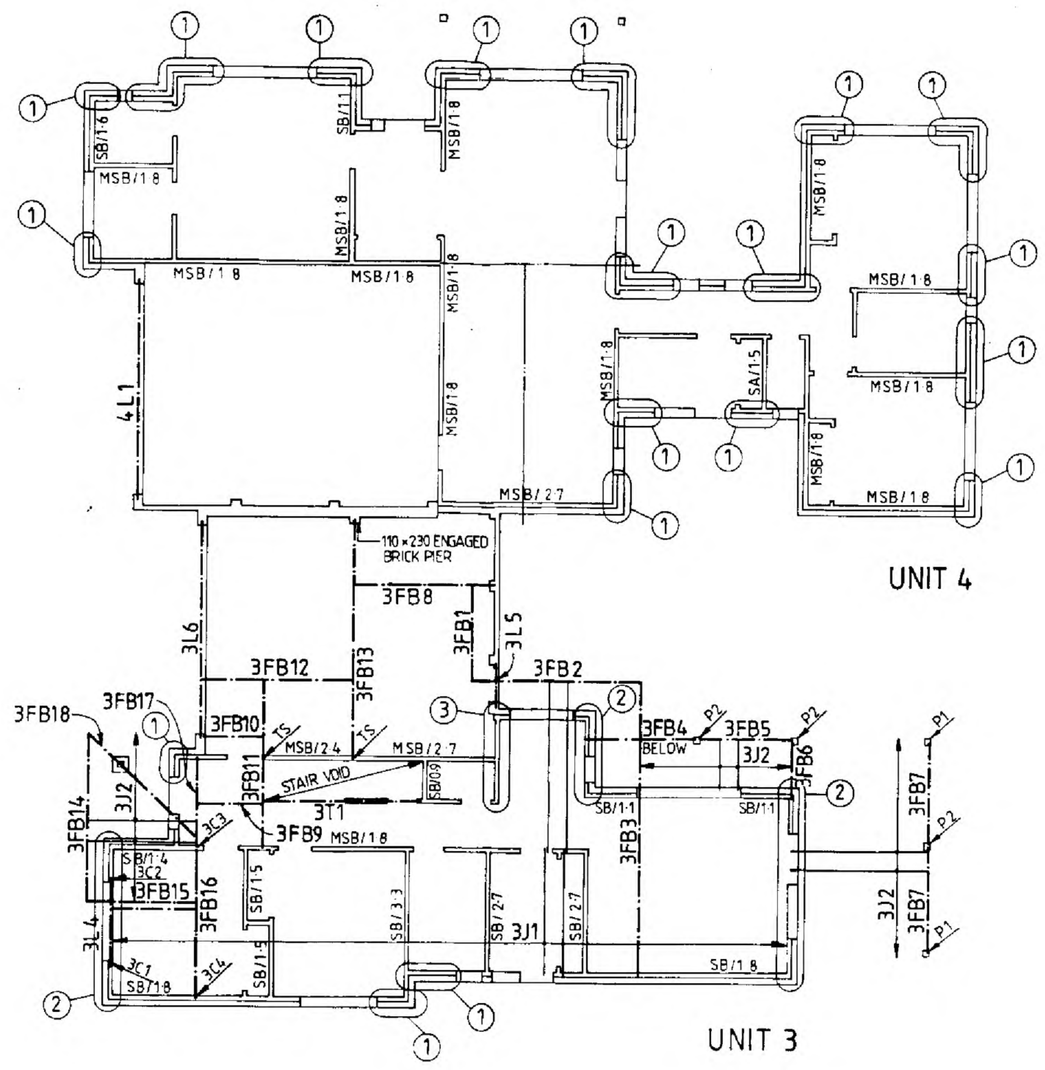


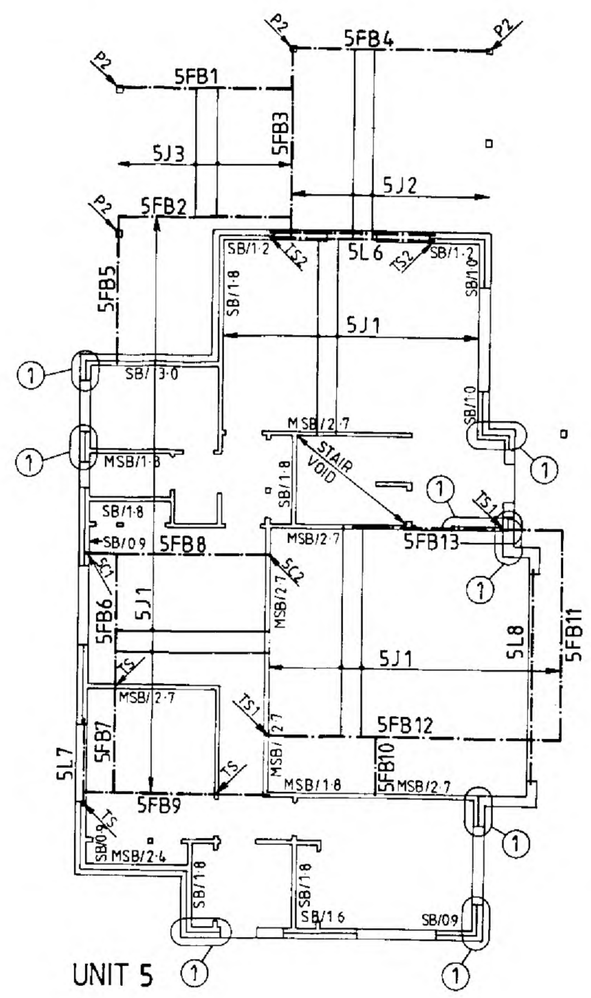


UNITS 2 ; 3 & 5 ROOF FRAMING PLAN
1 : 100









UNITS 1 & 4 ROOF FRAMING / UNITS 2 ; 3 & 5 FIRST FLOOR FRAMING PLAN
1 : 100

NOTES:

GENERAL

G1. These drawings shall be read with relevant architectural drawings and specifications.
G2. Refer to architectural drawings for all dimensions not noted on Engineers drawings - do not scale engineering drawings.
G3. All dimensions and set-out to be verified on site prior to be referred to Engineer.
G4. Substitution shall not be permitted without approval of the Engineer.
G5. During construction the Contractor shall be responsible for maintaining the structure in a stable condition and ensuring no part shall be over stressed under construction activities.
G6. The structural work shown on these drawings has been designed for the following live loads:

Area	Live Load kN/m²
ROOF	0·25
FLOOR	1·50
DECKS	2·0

CONCRETE

C1. All workmanship and materials shall be accordance with AS 3600.
C2. Sizes of concrete elements do not include thickness of applied finishes.
C3. Concrete sections shown are minimum and no reduction of these sizes by ducts, pipes, conduits, etc., can be made without the approval of the Engineer.
C4. Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer.
C5. Splices in reinforcement shall be made only in the positions shown or as otherwise approved by the Engineer.
C6. All reinforcement shall be supported in its correct position during concreting by approved bar chairs, spacers or support bars.
C7. Reinforcing Symbols:-
S Structural grade deformed bar to AS 4671
N Cold worked deformed bar to AS 4671
R Structural grade plain round bar to AS 4671
SL Hard drawn steel wire reinforcing fabric to AS 4671
The number following the bar symbol is the normal bar diameter in millimetres.
C8. Concrete components and quality shall be as follows:-

Element	F'c MPa	Density

C9. All props and formwork for beams and slabs shall be removed before construction of any masonry walls or partitions on the floor.
C10. Concrete slabs shall be kept moist for a minimum of 7 days after pouring concrete
C12. Construction joints where not shown will be located to the approval of the Engineer.
C13. Formwork shall be left in place (unless otherwise noted:- Slabs - 21 days; Beams - 28 days.

STEELWORK

S1. All workmanship and materials shall be in accordance with AS 4100.
S2. Welding shall be, performed by an experienced operator, in accordance with AS 1554.
S3. Concrete encased steelwork shall be wrapped with F41 fabric unless otherwise shown.
S4. Before fabrication is commenced the Contractor shall submit copies of the shop drawings to the Architect or Engineer for review. Review does not include checking of dimensions.
S5. Except where otherwise shown welds shall be 6mm continuous fillet.

REVISIONS

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BC 1447

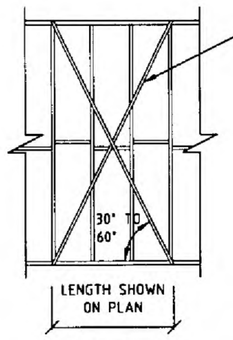
CLIENT MICHAEL BUCKLEY

PROJECT PROPOSED UNIT DEVELOPMENT
611-615 POINT NEPEAN ROAD
Mc CRAE.

TERMITE PROTECTION REQUIRED

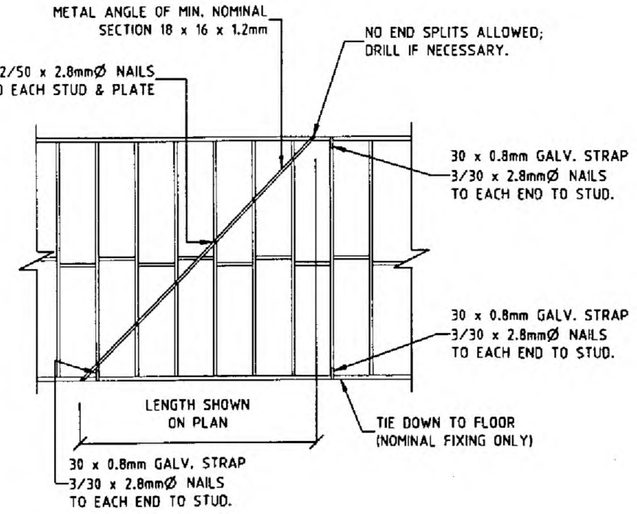
BARRY Coulthard. & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS
Suite 2, 289 Main Street, Lilydale 3140
Telephone: 9735 5200 Fax: 9735 3510
email: mail@barrycoulthard.com.au

DATE SEPTEMBER 2004	JOB No. 14780
SCALES AS SHOWN	
DESIGNER B.F.W & G.S	DRAWING No. 1 of 4
DRAWN L.E.T.	

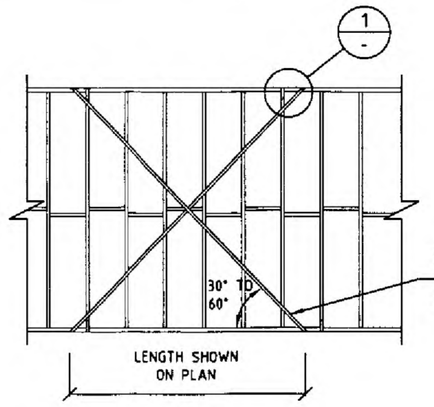


TENSIONED GALVANISED METAL STRAP WITH MIN. THICKNESS OF 0.8mm AND MIN. NET SECTION OF 15.2mmSQ FIXED TO STUDS WITH ONE 30 x 2.8mmØ GALVANISED FLAT HEAD NAIL AND TO PLATES WITH 3/30 x 2.8mmØ GALVANISED FLAT HEAD NAILS.

MSA
1 : 50



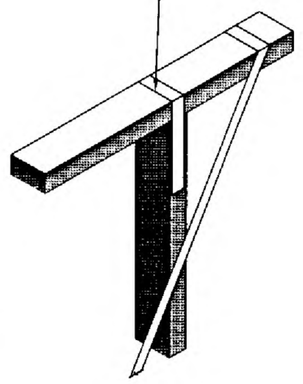
MSA
1 : 50



30 x 0.8mm (OR EQUIVALENT) TENSIONED GALV. METAL STRAPS NAILED TO PLATES WITH 4/30 x 2.8mmØ GALVANISED FLAT HEAD NAILS TO EACH END.

MSB
1 : 50

30 x 0.8mm METAL STRAP LOOPED OVER PLATE AND FIXED TO STUD WITH 4/30 x 2.8mmØ FLATHEAD NAILS TO EACH END.
ALTERNATIVELY, PROVIDE SINGLE STRAPS TO BOTH SIDES, WITH 4 NAILS PER STRAP END, OR EQUIVALENT ANCHORS OR OTHER FASTENERS.



DETAIL 1 / -
1 : 10

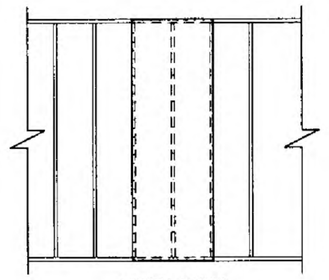
ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION

HARDBOARD: HARDBOARD SHALL COMPLY WITH AS/NZS 1859.4. HARDBOARD SHALL BE NAILED TO FRAME USING MINIMUM 25 x 2.8mmØ GALVANISED NAILS OR EQUIVALENT.

NAILS SHALL BE LOCATED A MINIMUM OF 10mm FROM THE VERTICAL EDGES AND 20mm FROM THE TOP AND BOTTOM EDGES. PANEL EDGES SHALL BE SUPPORTED BY STUDS.

MINIMUM HARDBOARD THICKNESS (mm)		
TYPE	STUD SPACING (mm)	
	450	600
GP	6.4	6.4
FASTENER SPACING (mm)		
TOP AND BOTTOM PLATES		100
VERTICAL EDGES		100
INTERMEDIATE STUDS		300



NOTE:
NOGGINGS HAVE BEEN OMITTED FOR CLARITY.

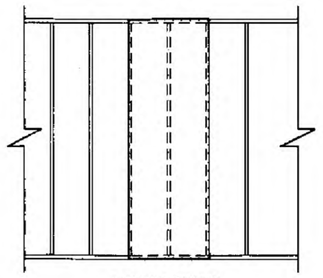
SA
1 : 50

NOTE.
FIX BOTTOM PLATES INCORPORATED IN MSA AND SA UNITS TO FLOOR IN ACCORDANCE WITH TYPE A BRACING UNITS AS SPECIFIED IN AS1684.4

HARDBOARD: HARDBOARD SHALL COMPLY WITH AS/NZS 1859.4. HARDBOARD SHALL BE NAILED TO FRAME USING MINIMUM 30 x 2.8mmØ GALVANISED NAILS OR EQUIVALENT.

NAILS SHALL BE LOCATED A MINIMUM OF 10mm FROM THE VERTICAL EDGES AND 15mm FROM THE TOP AND BOTTOM EDGES. PANEL EDGES SHALL BE SUPPORTED BY STUDS.

MINIMUM HARDBOARD THICKNESS (mm)		
TYPE	STUD SPACING (mm)	
	450	600
GP	6.4	6.4
FASTENER SPACING (mm)		
TOP AND BOTTOM PLATES		50
VERTICAL EDGES		100
INTERMEDIATE STUDS		300



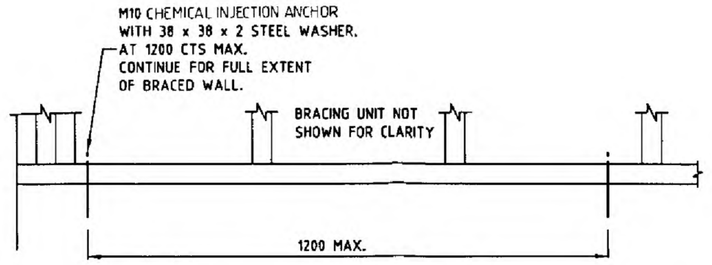
NOTE:
NOGGINGS HAVE BEEN OMITTED FOR CLARITY.

SB
1 : 50

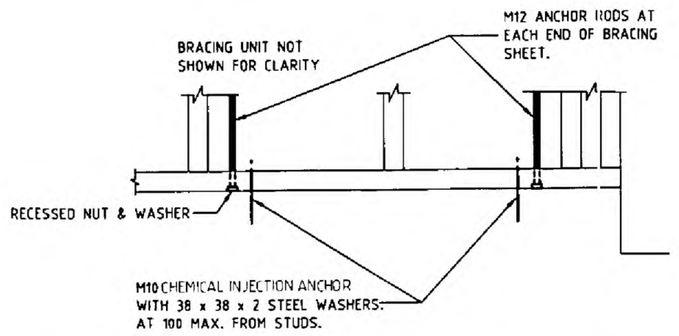
NOTE.
M10 CHEMICAL INJECTION ANCHORS TO BE EMBEDDED 75mm MIN. TO SLAB BY OTHERS.

BOLTS TO HAVE 60mm MIN. CLEARANCE FROM EDGE OF SLAB.

REFER TO MANUFACTURERS DETAIL AND SPECIFICATION FOR INSTALLATION DETAILS.



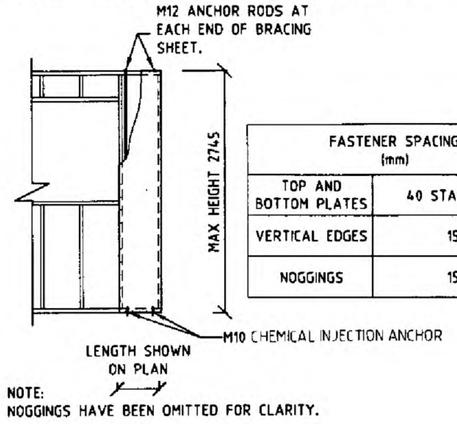
BOTTOM PLATE TO SLAB DETAIL - TYPE SB & MSB BRACING
1 : 10



BOTTOM PLATE TO SLAB DETAIL - M4 BRACEBOARD (TYPE-E) NOTE ④ TYPE BRACING
1 : 10

M4 BRACEBOARD SHALL COMPLY WITH AS/NZS 1859.4. M4 BRACEBOARD SHALL BE NAILED TO FRAME USING MINIMUM 30 x 2.8mmØ GALVANISED NAILS OR EQUIVALENT.

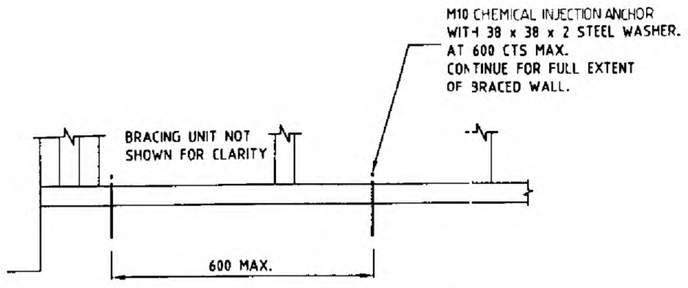
NAILS SHALL BE LOCATED A MINIMUM OF 10mm FROM THE VERTICAL EDGES AND 15mm FROM THE TOP AND BOTTOM EDGES. PANEL EDGES SHALL BE SUPPORTED BY STUDS.



FASTENER SPACING (mm)	
TOP AND BOTTOM PLATES	40 STAGGERED
VERTICAL EDGES	150
NOGGINGS	150

NOTE:
NOGGINGS HAVE BEEN OMITTED FOR CLARITY.

M4 BRACEBOARD
1 : 50



BOTTOM PLATE TO SLAB DETAIL - NOTE ② & ③ TYPE BRACING
1 : 10

NOTE.
M10 CHEMICAL INJECTION ANCHORS TO BE EMBEDDED 75mm MIN. TO SLAB BY OTHERS.

BOLTS TO HAVE 60mm MIN. CLEARANCE FROM EDGE OF SLAB.

REFER TO MANUFACTURERS DETAIL AND SPECIFICATION FOR INSTALLATION DETAILS.

REVISIONS

CLIENT MICHAEL BUCKLEY

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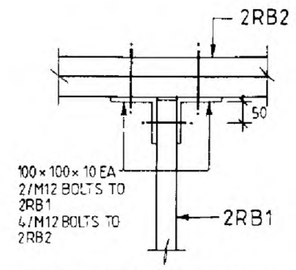
DATE SEPTEMBER 2004	JOB No. 14780
SCALES AS SHOWN	
DESIGNER B.F.W & G.S	DRAWING No. 2 of 4
DRAWN L.E.T	

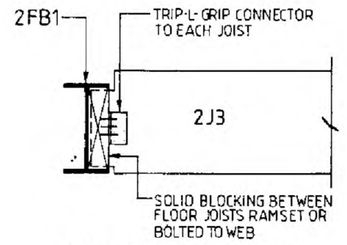
MEMBER SCHEDULE

MARK	DESCRIPTION	REMARK
1L1	200 x 10 HORIZ / 250 x 12 VERTICAL FABRICATED TEE SECTION	200 BEARING EACH END
1L2;4	140 x 45 F17 SHW OR 150 x 45 F16 HYSPAN LVL	
1L3	240 x 45 F17 SHW OR 240 x 45 F16 HYSPAN LVL	
1L5	140 x 35 F17 SHW OR 150 x 36 F16 HYSPAN LVL	
2RB1	2/140 x 35 F17 SHW OR 190 x 35 F17 SHW OR 150 x 63 F16 HYSPAN LVL	
2RB2	2/240 x 35 F17 SHW OR 2/240 x 36 F16 HYSPAN LVL	NAIL LAMINATED
2J1	140 x 35 MGP10 PINE	AT 450 CTS
2J2	170 x 45 MGP10 PINE	AT 450 CTS
2J3	240 x 45 MGP10 PINE	AT 450 CTS
2FB1	200 UB 22.3	
2FB2	200 UB 25.4	100 BEARING EACH END
2FB3;9;11	240 x 45 MGP10 PINE	
2FB4	2/240 x 45 F17 SHW OR 2/240 x 36 F16 HYSPAN LVL	NAIL LAMINATED
2FB5	200 UB 29.8	100 BEARING TO BRICKWORK
2FB6;14;17	240 x 45 F17 SHW OR 240 x 45 F16 HYSPAN LVL	
2FB7	140 x 45 F17 SHW OR 150 x 45 F16 HYSPAN LVL	
2FB8	125 PFC	
2FB10;18	180 UB 18.1	
2FB12	180 PFC	
2FB13	2/240 x 45 MGP10 PINE	NAIL LAMINATED
2FB15;16	200 PFC	
2L1;2	240 x 35 F17 SHW OR 240 x 36 F16 HYSPAN LVL	
2L3	240 x 45 F17 SHW OR 240 x 45 F16 HYSPAN LVL	
2L4	190 x 45 F17 SHW OR 200 x 45 F16 HYSPAN LVL	
2L5	100 x 100 x 8 EA	150 BEARING EACH END
2L6	200 x 10 HORIZ / 200 x 10 VERTICAL FABRICATED TEE SECTION	200 BEARING EACH END
3RB1	240 x 45 F17 SHW OR 240 x 45 F16 HYSPAN LVL	
3RB2;3	2/240 x 35 F17 SHW OR 2/240 x 36 F16 HYSPAN LVL	NAIL LAMINATED
3RB4	120 x 45 F17 SHW OR 130 x 45 F16 HYSPAN LVL	
3RB5	180 UB 18.1	
3RB6	2/240 x 35 F17 SHW OR 240 x 63 F16 HYSPAN LVL	NAIL LAMINATED
3J1	240 x 45 MGP10 PINE	AT 450 CTS
3J2	170 x 45 MGP10 PINE	AT 450 CTS
3J3	140 x 35 MGP10 PINE	AT 450 CTS
3FB1;9;3T1	240 x 45 MGP10 PINE	
3FB2;4;8;12	2/240 x 45 F17 SHW OR 2/240 x 45 F16 HYSPAN LVL	NAIL LAMINATED 5FB8; 100 BEARING TO BRICKWORK
3FB3	200 UB 29.8	
3FB5	140 x 45 F17 SHW OR 150 x 45 F16 HYSPAN LVL	
3FB6;10	140 x 35 MGP10 PINE	
3FB7	190 x 35 F17 SHW OR 200 x 45 F16 HYSPAN LVL	
3FB11	2/240 x 45 MGP10 PINE	NAIL LAMINATED
3FB13	250 UB 31.4	100 BEARING TO BRICKWORK
3FB14;18	150 PFC	
3FB15	240 x 45 MGP10 PINE (INNER) 150 x 100 x 10 UA (OUTER)	
3FB16	180 PFC	
3FB17	2/140 x 45 F17 SHW OR EX 2/150 x 45 F16 HYSPAN LVL	NAIL LAMINATED FINISHED DEPTH 140 MIN
3L1	140 x 45 F17 SHW OR 150 x 45 F16 HYSPAN LVL	
3L2	240 x 35 F17 SHW 200 x 45 F16 HYSPAN LVL	
3L3	90 x 45 F17 SHW OR 95 x 45 F16 HYSPAN LVL	
3L4	150 PFC	
3L5	150 x 100 x 10 UA	LONG LEG VERTICAL 150 BEARING EACH END
3L6	200 x 10 HORIZ / 250 x 12 VERTICAL FABRICATED TEE SECTION	200 BEARING EACH END
3C1 - 4	89 x 89 x 3.5 SHS	
4L1	200 x 10 HORIZ / 200 x 10 VERTICAL FABRICATED TEE SECTION	200 BEARING EACH END
5RB1	150 PFC	
5RB2	200 PFC	
5J1;2	240 x 45 MGP10 PINE	AT 450 CTS
5J3	170 x 45 MGP10 PINE	AT 450 CTS
5FB1	2/240 x 45 F17 SHW OR 2/240 x 45 F16 HYSPAN LVL	NAIL LAMINATED
5FB2;3	180 UB 18.1	
5FB4;5;13	180 PFC	
5FB6	2/240 x 35 F17 SHW OR 2/240 x 36 F16 HYSPAN LVL	NAIL LAMINATED
5FB7	2/240 x 45 MGP10 PINE	NAIL LAMINATED
5FB8	125 x 75 x 8 UA WELDED TO A 180 PFC	LONG LEG HORIZONTAL ANGLE TO SUPPORT BRICKWORK AND 5FB8 ONLY
5FB9	3/240 x 45 F17 SHW OR 3/240 x 45 F16 HYSPAN LVL	LAMINATED WITH M10 BOLTS AT 400 CTS - STAGGERED TOP AND BOTTOM
5FB10	240 x 45 MGP10 PINE	
5FB11	150 PFC	
5FB12	310 UB 40.4	
5L1;7	190 x 35 F17 SHW OR 170 x 36 F16 HYSPAN LVL	
5L2;4	190 x 45 F17 SHW OR 200 x 45 F16 HYSPAN LVL	
5L3;5	240 x 45 F17 SHW OR 240 x 45 F16 HYSPAN LVL	
5L6	200 PFC (INNER) 50 x 10 EXTENSION PLATE WELDED TO VERTICAL LEG OF A 150 x 100 x 10 UA (OUTER)	150 BEARING EACH END TO SUPPORT BRICKWORK ONLY
5L8	125 x 75 x 8 UA WELDED TO A 250 PFC	LONG LEG HORIZONTAL 200 BEARING EACH END
5C1;2	89 x 89 x 3.5 SHS	
TS	3/90 x 45 T5 SEAS PINE	NAIL LAMINATED
TS1	3/90 x 45 MGP10 PINE	NAIL LAMINATED
TS2	3/90 x 45 F17 SHW	NAIL LAMINATED
P1;2	150 SQ F7 CYPRESS PINE	EMBEDDED 500 INTO FOOTING CONTINUOUS FROM FOOTING TO ROOF

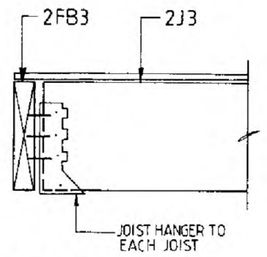
SHW DENOTES SEASONED VICTORIAN HARDWOOD



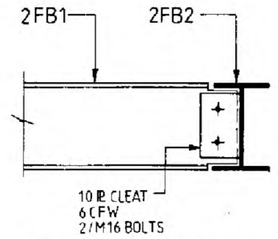
2RB1 TO 2RB2 DETAIL
1 : 10



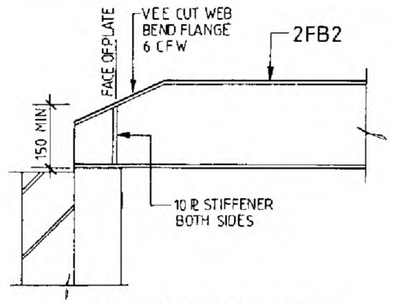
2J3 TO 2FB1 DETAIL
1 : 10



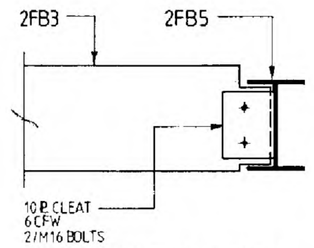
2J3 TO 2FB3 DETAIL
1 : 10
2FB11 TO 2FB13 SIMILAR
3FB1 TO 3FB8 SIMILAR
3FB9 TO 3FB11; 17 SIMILAR
3FB10 TO 3FB11 SIMILAR
3T1 TO 3FB11 SIMILAR



2FB1 TO 2FB2 DETAIL
1 : 10
2FB1 TO 2FB5 SIMILAR
5FB2 TO 5FB3,6 SIMILAR
5FB11 TO 5FB12, 13 SIMILAR



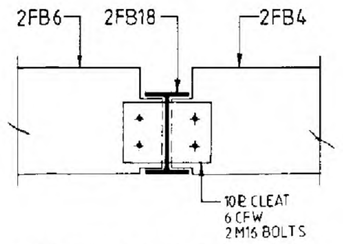
2FB2 CUT OFF DETAIL
1 : 10
2FB5 CUT OFF SIMILAR
3FB5 CUT OFF SIMILAR
3FB13 CUT OFF SIMILAR



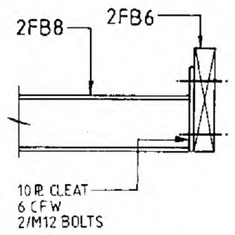
2FB3 TO 2FB5 DETAIL
1 : 10
2FB11 TO 2FB12 SIMILAR
2FB13 TO 2FB15 SIMILAR
3RB4 TO 3RB5 SIMILAR (1/M12 BOLT)
3FB2 TO 3FB3 SIMILAR
3FB8 TO 3FB13 SIMILAR
3FB12 TO 3FB13 SIMILAR
3FB15 INNER TO 3FB16 SIMILAR
5FB1 TO 5FB3 SIMILAR
5FB10 TO 5FB12 SIMILAR

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

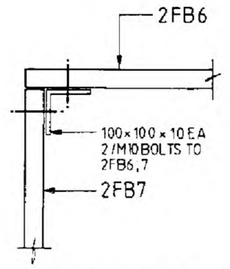
TERMITE PROTECTION REQUIRED



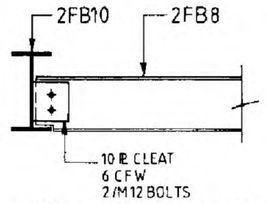
2FB4 ; 6 TO 2FB18 DETAIL
1 : 10
2FB7,9 TO 2FB10 SIMILAR



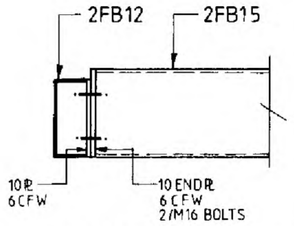
2FB6 TO 2FB8 DETAIL
1 : 10



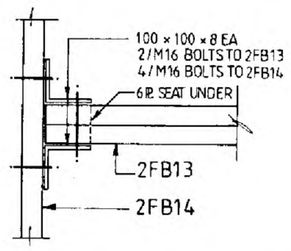
2FB7 TO 2FB6 DETAIL
1 : 10
3FB1 TO 3FB2 SIMILAR
5L2 TO 5L3 SIMILAR



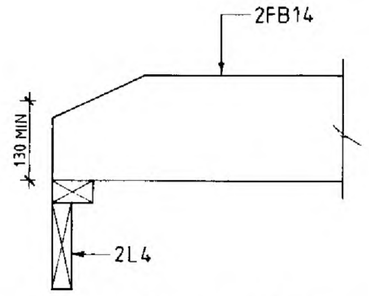
2FB8 TO 2FB10 DETAIL
1 : 10



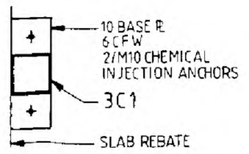
2FB12 TO 2FB15 DETAIL
1 : 10
2FB12 TO 2FB16 SIMILAR



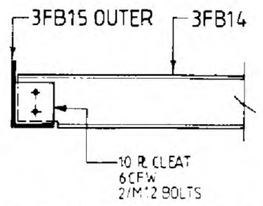
2FB13 TO 2FB14 DETAIL
1 : 10
3FB11 TO 3FB12 SIMILAR
5FB7 TO 5FB9 SIMILAR



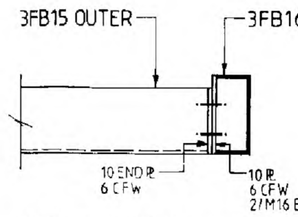
2FB14 CUT OFF DETAIL
1 : 10
3FB10 CUT OFF SIMILAR
3FB12 CUT OFF SIMILAR
5FB9 CUT OFF SIMILAR



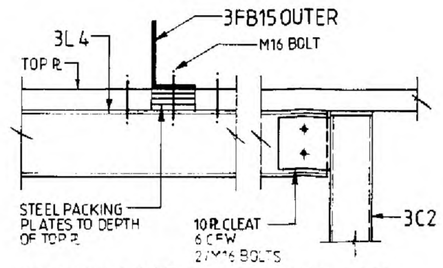
3C1 TO SLAB DETAIL
1 : 10
3C2;3;4 TO SLAB SIMILAR
5C1;2 TO SLAB SIMILAR



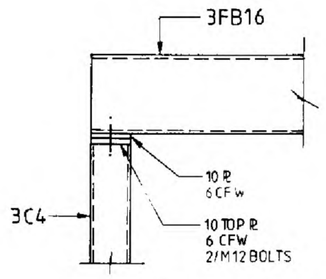
3FB14 TO 3FB15 OUTER DETAIL
1 : 10
3FB14 TO 3FB18 SIMILAR



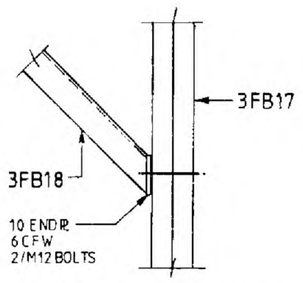
3FB15 OUTER TO 3FB16 DETAIL
1 : 10



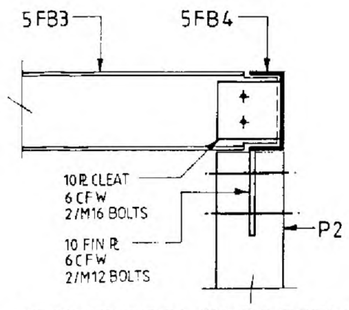
3FB15 OUTER TO 3L4 ; 3L4 TO 3C2 DETAIL
1 : 10
3L4 TO 3C1 SIMILAR



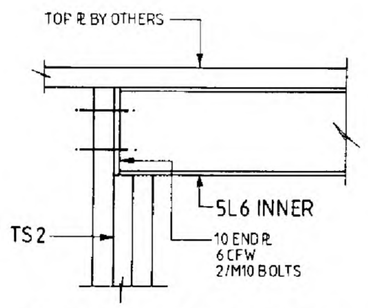
3FB16 TO 3C4 DETAIL
1 : 10
3FB16 TO 3C3 SIMILAR
5FB8 TO 5C2 SIMILAR



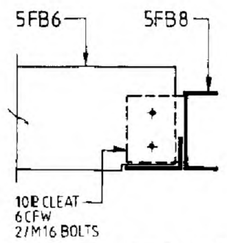
3FB18 TO 3FB17 DETAIL
1 : 10



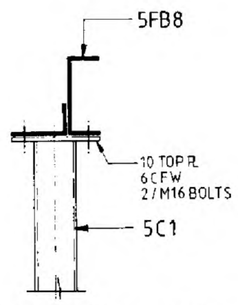
5FB3 TO 5FB4 TO P2 DETAIL
1 : 10



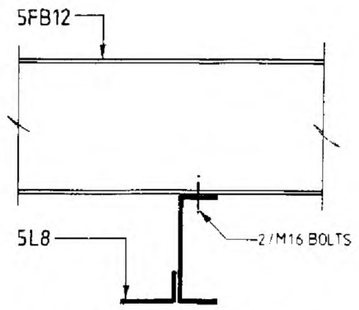
5L6 INNER TO TS2 DETAIL
1 : 10



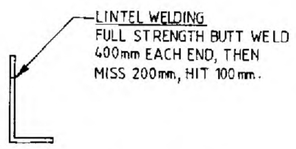
5FB6 TO 5FB8 DETAIL
1 : 10



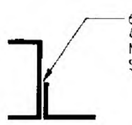
5FB8 TO 5C1 DETAIL
1 : 10



5FB12 TO 5L8 DETAIL
1 : 10



5L6 OUTER DETAIL
1 : 10



CHANNEL & SHELF DETAIL
1 : 10

TEE SECTION DETAIL
N.T.S.

REVISIONS

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611-615 POINT NEPEAN ROAD
Mc CRAE.

BARRY Coulthard & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS
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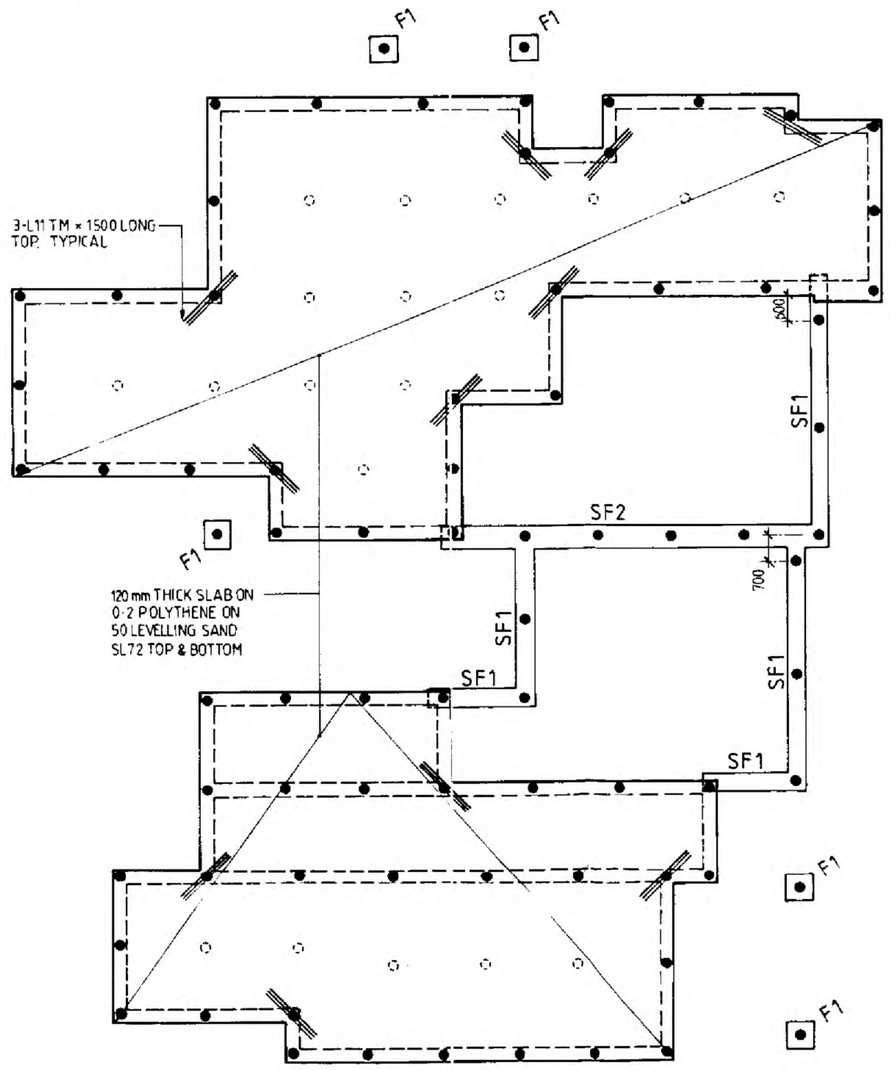
DATE SEPTEMBER 2004	JOB No. 14780
SCALES AS SHOWN	
DESIGNER B.F.W & G.S	DRAWING No. 3 of 4
DRAWN L.E.T.	

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 144

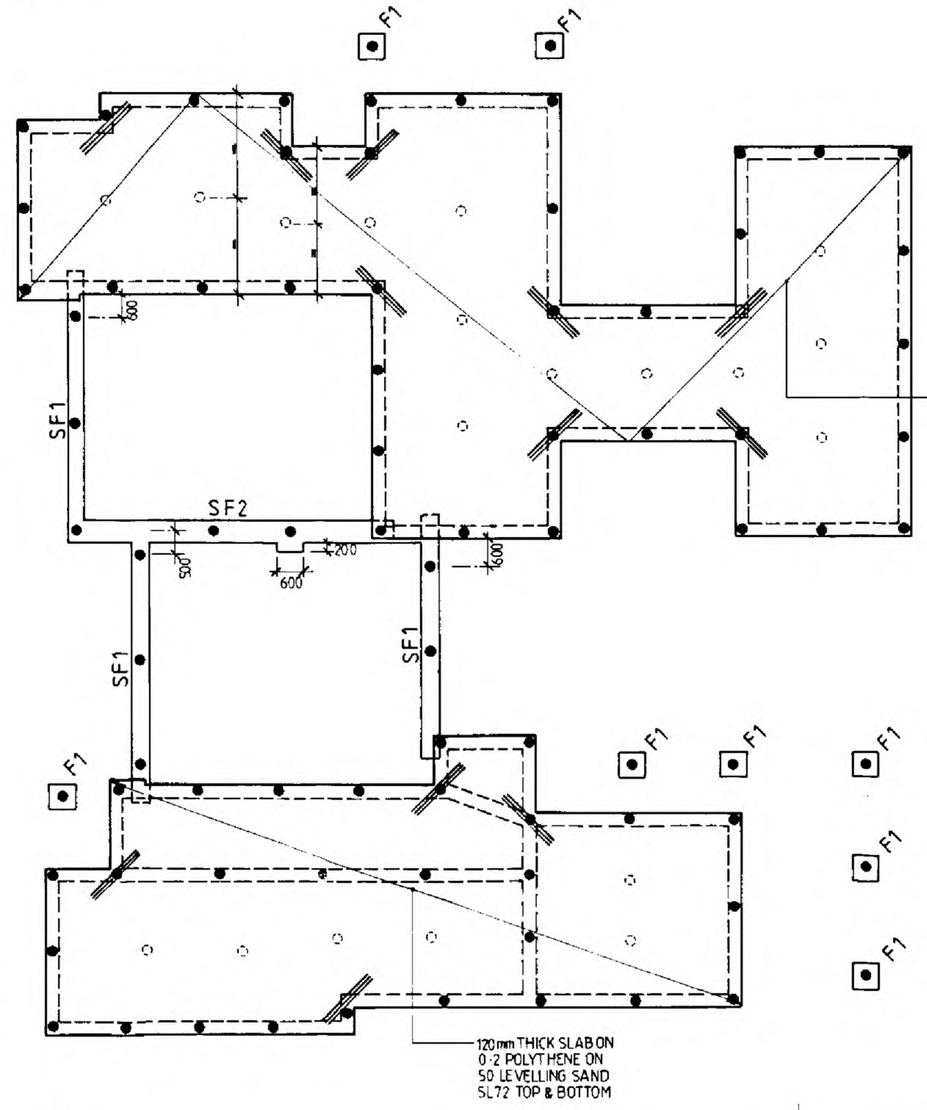
TERMITE PROTECTION REQUIRED

UNIT 1



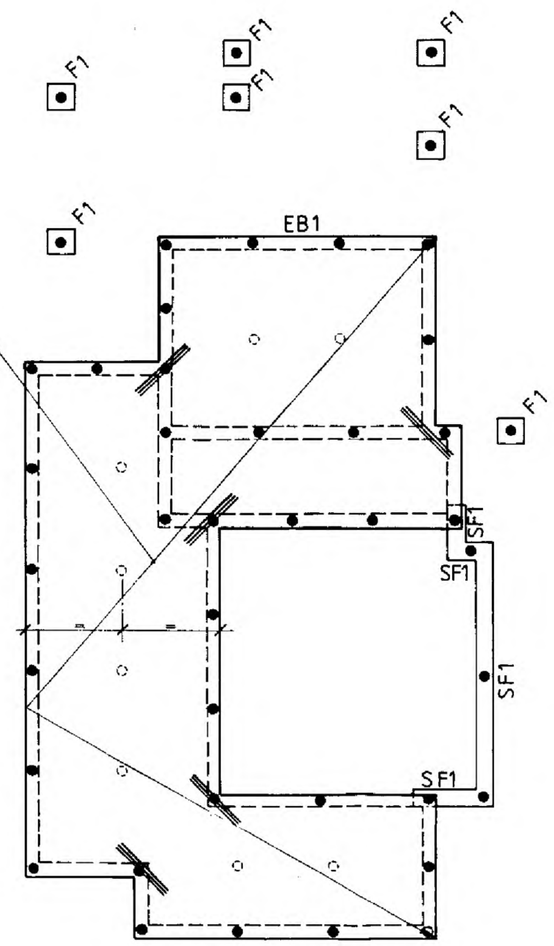
UNIT 2

UNIT 4

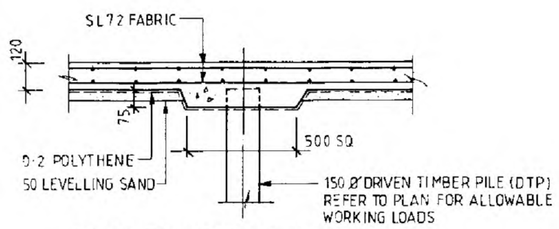


UNIT 3

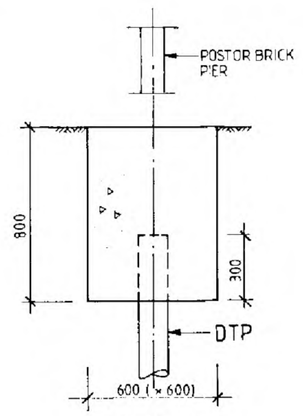
SLAB & FOOTING PLAN
1 : 100



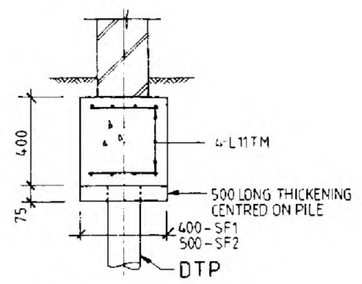
UNIT 5



SLAB TO DRIVEN TIMBER PILE DETAIL
1 : 20



F1 DETAIL
1 : 20



SF1 DETAIL
1 : 20
SF2 SIMILAR

- DRIVEN TIMBER PILE WITH 60 kN SAFE WORKING LOAD CAPACITY
- DRIVEN TIMBER PILE WITH 30 kN SAFE WORKING LOAD CAPACITY

DRIVEN TIMBER PILES TO BE SPACED EQUALLY BETWEEN CHANGES OF DIRECTION. U.N.O.

IMPORTANT NOTE
THE BUILDER IS TO ENSURE THAT NO WORKS TAKE PLACE OVER THE PROPERTY BOUNDARY AND THAT NO DAMAGE IS CAUSED TO THE ADJACENT PROPERTY.

NOTES

SLAB ON GROUND

SG1 SITE PREPARATION. The site shall be stripped clear of grass vegetation and organic matter.

SG2 GRADING AND SITE DRAINAGE: The area within 2m of the slab edge shall be graded so that water will not pond directly beside or adjacent to the slab.

SG3 ROCKFILL & SAND PACKING. Up to 00mm of clean granular filling may be used to form a level surface beneath the 100mm thick slab portion. The filling must be compacted sufficiently to ensure beam trenches maintain their design shape.

SG4 VAPOUR BARRIER. The vapour barrier membrane shall be constructed using U.V. proof polythene (min. 0.2mm thick) well lapped and taped at joints. Care must be taken to prevent puncture of the membrane.

SG5. REINFORCEMENT: Slab reinforcement fabric shall be placed with a cover of 25mm and lapped at least 225mm. Beam reinforcement shall have 50mm cover top and bottom and be lapped not less than 500mm. All reinforcement shall be supported on bar chairs at a maximum spacing of 1.2m.

SG6 CONCRETE: Shall be 20MPa grade and 75mm slump.

SG7 CURING. Concrete should be cured for at least 7 days prior to placing brickwork.

SG8 INSPECTION. All excavations for beams and all reinforcement shall be inspected by a competent person and be deemed to comply with this drawing and the Soil Report referred to below.

SG9. The design is based on an assumed Allowable Bearing Capacity of 50kPa for soil underneath the proposed edge beams and 50kPa beneath the internal beams.

SG10 Embedded electrical heating cables may be draped on the steel mesh. Refer to Engineer if embedded water heating coils are to be used.

SG11 Slab shrinkage cracks will occur. The builder should ensure that the bedding system and control joint spacing for tile floor areas ensures that cracking of tiles will not occur. Refer to tile manufacturer for their recommendations.

FOUNDATIONS

F1. Footing design based on articulated masonry veneer type of construction. Provide full height (top of footing to top of brickwork) masonry control joints at a maximum continuous spacing of 10 m.

F2. All footings to be founded 100 min. below 25° line drawn upwards from the invert of any existing or new service pipes including those in adjacent properties and street reserves.

F3. All footings located within 150mm of adjacent footings are to be founded at the same depth as adjacent footings. All footings located at greater than 150mm are to be founded 100 min. below 25° line drawn upwards from base of adjacent footing or 100 min. above 25° line drawn downwards from base of adjacent footings.

F4. Foundation material to be approved before pouring concrete for a allowable bearing capacity of 100kPa unless noted otherwise.

F5. Foundation material to all bored piers to have an allowable bearing capacity of — kPa. Loose material at the base of bored piers to be cleaned out before pouring concrete.

F6. ⟶ indicates minimum 100 mm fall over first two metres away from building.

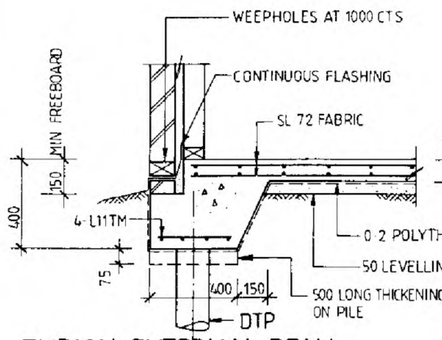
F7. No responsibility will be taken unless this drawing is read in conjunction with soil report no 14780 by Barry Coulthard & Associates Pty. Ltd. or if this plan is amended without authorisation. Slab plan dimensions to be taken from architectural drawings.

Do not dimension from this drawing u.n.o. all dimensions are in mm ±10mm

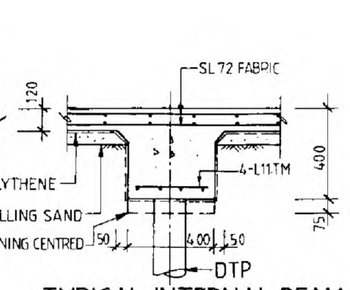
Site Classification Class P

Special Requirements (if applicable)

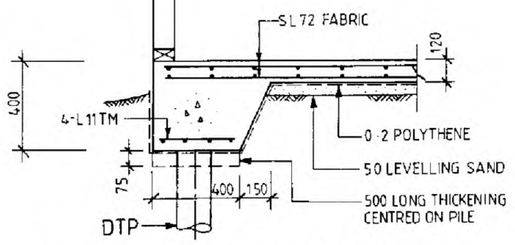
Refer to Barry Coulthard & Associates Pty. Ltd. soil report ref. no 14780 for details of:
- trees and shrubs
- site drainage
- service pipe trench location
- articulation of brickwork (control joints)
- movement tolerant service connections
- subgrade treatment



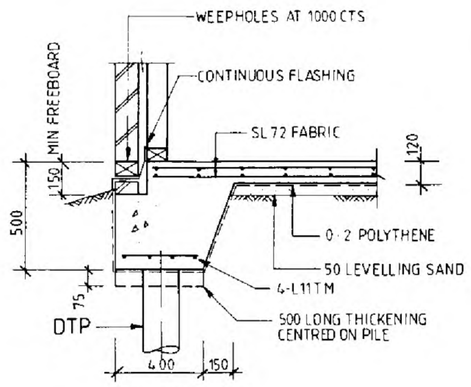
TYPICAL EXTERNAL BEAM DETAIL U.N.O
1 : 20



TYPICAL INTERNAL BEAM DETAIL U.N.O
1 : 20



EXTERNAL BEAM SUPPORTING TIMBER WALL DETAIL
1 : 20



EB1 DETAIL
1 : 20

REVISIONS

CLIENT MICHAEL BUCKLEY

PROJECT PROPOSED UNIT DEVELOPMENT
611-615 POINT NEPEAN ROAD
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