

CONTRACT
BUILDING
PROJECT SPECIFICATIONS

FOR

MICHAEL & LOUISE
BUCKLEY

AT

611 - 615 POINT NEPEAN
ROAD, MCCRAE



OWNER:

MICHAEL & LOUISE BUCKLEY.

ADDRESS:

611 - 615 POINT NEPEAN ROAD,
MCCRAE.

BUILDER:

STOCKWOOD BUILDING GROUP P/L

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

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
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Site Notes:

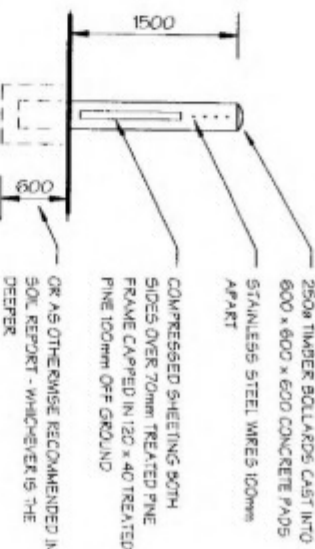
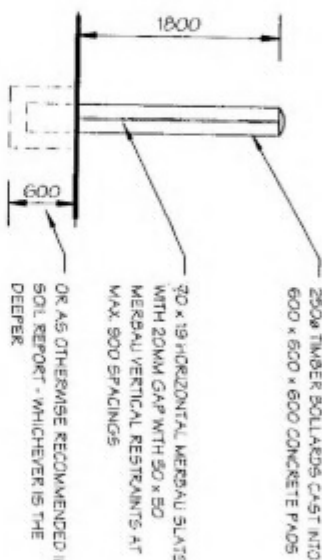
PROPOSED RESIDENCES TO HAVE FINISHED FLOOR LEVELS 150 MM FOR CONCRETE SLAB FLOORS ABOVE FINISHED GROUND LEVEL WITH FINISHED GROUND TO BE GRADED AWAY FROM BUILDING SITE LEVELS TO AHD

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 FITTURE

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

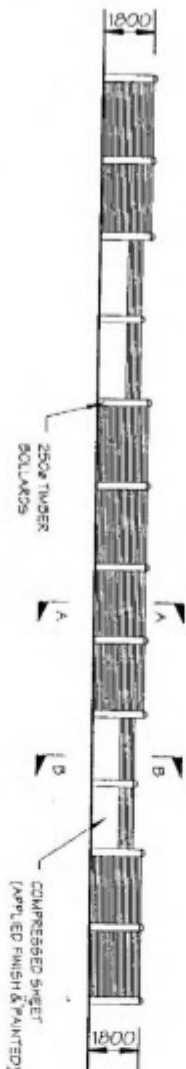


Front Fence Section A - A

Front Fence Section B - B

SCALE: 1:50

SCALE: 1:50



Front Fence Elevation

SCALE: 1:200

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

PER SITE PROTECTION
REQUIRED

HORIZONTAL MERBAU
SLATS (20MM GAP)

STAINLESS
STEEL WIRES

DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

Peter Hendy

design and drafting services

Registration number DP - AD1547

003 940 0000 & 003 940 0001 PHONE (02) 9239 4022 FAX (02) 9239 4033

AMENDMENT:
16.06.04 - Council Changes
10.12.04 - WD Issue
19.01.05 - B.P. Cnx. List Cond.
22.02.05 - Garage F.L. Chgs.

DESCRIPTION
Multi dwelling development

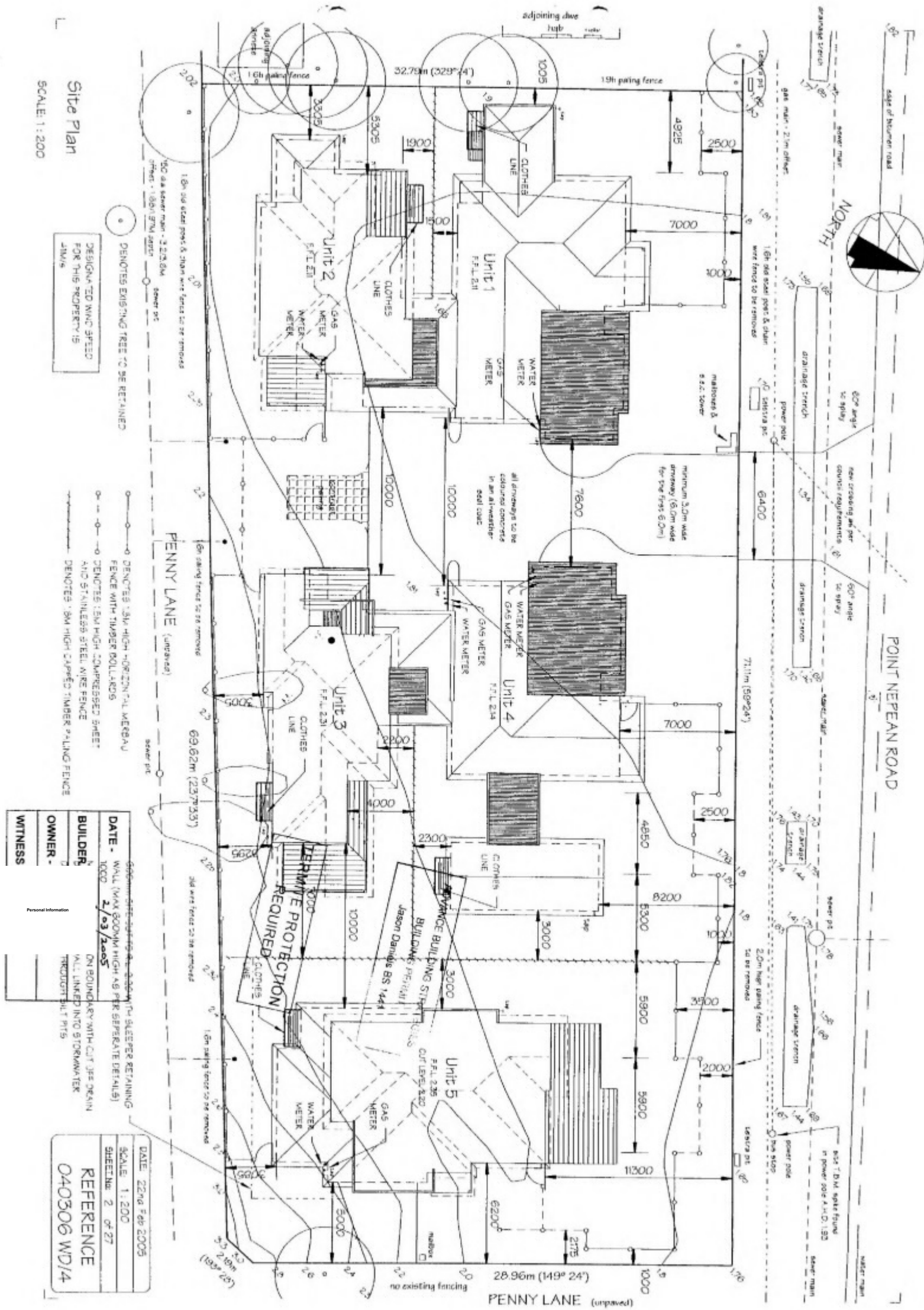
BUILDER

CLIENT
Mr. & Mrs. Buckley

LOCATION
G11 - G15 Point Nepean Road, McCrae

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

REFERENCE
040306WD/4



Beam Schedule:

L1 200 x 45 HYSPAN

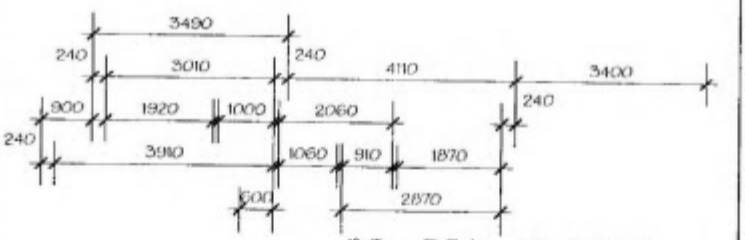
L2 360 x 63 HYSPAN

NOTE:

TOILET DOOR TO SWING OUTWARDS OR TO BE REMOVABLE

SWITCHBOARD

INTERNAL DOOR HEAD HEIGHTS TO GROUND FLOOR TO BE 2100



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 FB PILING STUDS TO BE NAIL LAMINATED TOGETHER UNLESS OTHERWISE DETAILED IN STRUCTURAL ENGINEERS DRAWINGS

TESTING PROTECTION REQUIRED 300mm

ADVANCE BUILDING STRATEGIES BUILDING PROTECT Jason Daniels AS 447

NOTE: WALLS BUILT WITHIN 900mm OF THE BOUNDARY PARTY WALLS MUST HAVE AN RFL OF NOT LESS THAN 50/60/60 WHEN TESTED FROM THE OUTSIDE IN ACCORDANCE WITH BCA 3.7.1.3 WITH BRICKWORK EXTENDING TO THE UNDERSIDE OF A NON-COMBUSTIBLE ROOF COVERING. REFER FIGURE 3.7.1.3 (c)

Window Schedule - Unit Two Ground Floor			
No	SIZE	LOCATION	TYPE
W1	1000 x 600	LAUNDRY	AWNING
W2	2400 x 300	ENTRY	PREF / OPAC
W3	2700 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	PREF
W8	1000 x 900	NOOK	AWNING
W9	1200 x 900	BATH	AWNING/OPAC

Area Analysis - Unit 2

Ground Floor	90.02 m ²
First Floor	101.53 m ²
Grand Total	191.55 m ²
Garage	40.01 m ²
Porch	4.60 m ²
Drivng Deck	9.25 m ²
Living Deck	10.60 m ²

Energy Rating Notes:

R20 INS. PLUS FOIL TO WALLS
75-BOTTOM FOAM CLADDING TO UPPER LEVEL.
R3.5 INS. TO CEILING
ALUMINIUM IMPROVED WINDOW FRAMES
WEATHERSTRIPS TO EXTERNAL DOORS
EXHAUST FANS TO HAVE SELF CLOSING LOUVERES 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 965 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 9.2.3 AND TABLE 3.9.2.1)

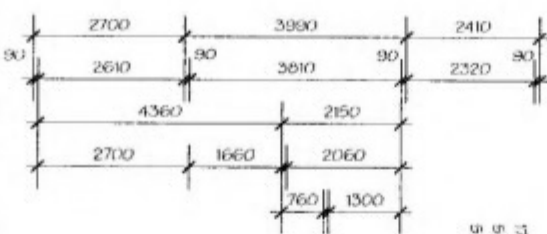
DATE - 2/03/2005	SCALE: 1:100	DATE: 22nd Sep 2005
BUILDER	SHEETING: 4 of 27	REFERENCE
OWNER -		040306 WD/4
WITNESS		

Personal Information

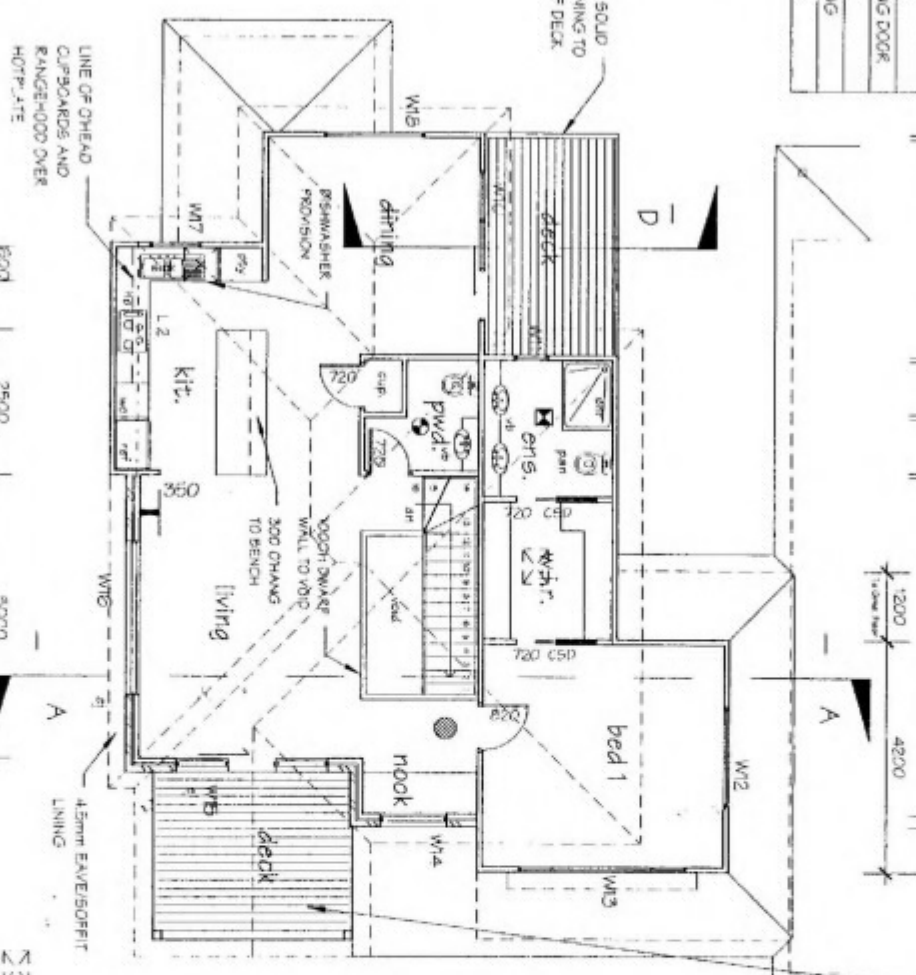
Window Schedule - Unit Two First Floor			
No.	SIZE	LOCATION	TYPE

M0	2400 x 2700	DINING	SLIDING DOOR
M1	1000 x 600	ENSUITE	AWNING/STC+Q.E
M2	400 x 1800	BED 1	FIXED
M3	1500 x 3000		CASEMENT
M4	400 x 1200	NOK	FIXED
M5	2400 x 2700	LIVING	SLIDING DOOR
M6	400 x 2700	LIVING	FIXED
M7	1200 x 900	KITCHEN	PANING
M8	400 x 1800	DINING	FIXED

INTERNAL DOOR HEAD HEIGHTS
TO FIRST FLOOR TO BE 2340



1700 H SLOD
SCREENING T
SIDE OF DECK



LINE OF GROUND
CLIPBOARDS AND
RANGEHOOD OVER
HOTPLATE

Proposed First Floor Plan

SCALE: 1:100

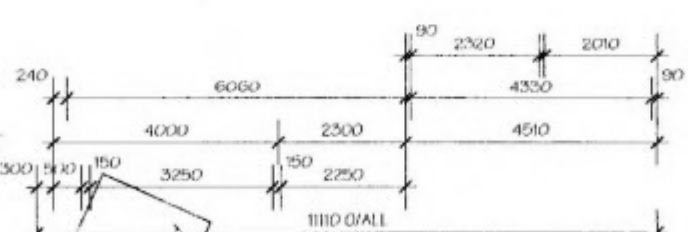
DATE -	2/03/2005
BUILDER	
OWNER -	
MUTINEES	

Personal Information

Main Roof Beam Note:

ALL MAIN ROOF BEAMS TO BE END SUPPORTED OVER 2 NO. 90 x 45 FS PINE STUDS TO BE NAIL LAMINATED TOGETHER UNLESS OTHERWISE DETAILED IN STRUCTURAL ENGINEER'S DRAWINGS

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



TERMITE PROTECTION
REQUIRED

BAULTRAP (MAX. 190 KILG) WITH 2 INCHES OF BAULTRAP MADE TO BE ONE HIGH ABOVE NOTHING BUT 4-6 AND 1000 HIGH + 0 LANDING WITH MAX. 125 BETWEEN BAULTRAPS (MAX. 100 BETWEEN AREAS IF USING WIRDS AS PER BCA PART 2.2.2.3 AND TABLE 3.2.2.1)

GENERAL NOTES:

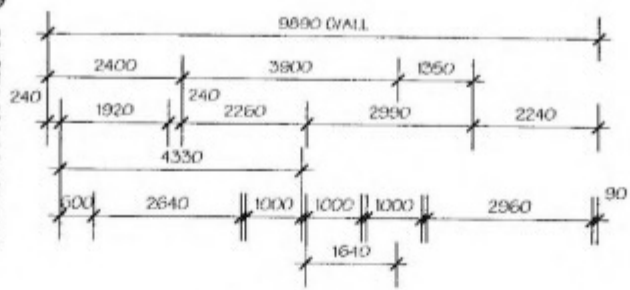
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DATE: 22nd Feb 2005
SCALE: 1:100
SHEET No: 5 of 27
REFERENCE
040306 WD/4

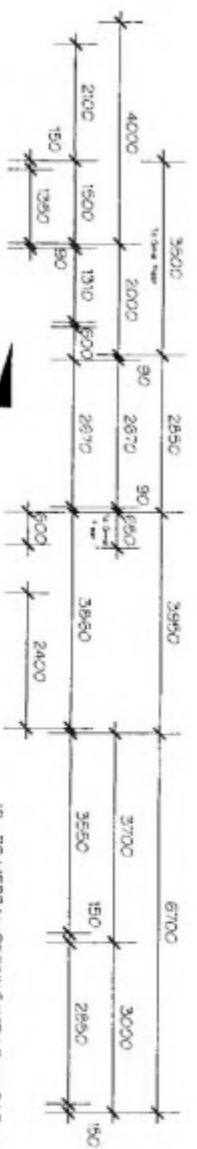
NOTE:
TOILET DOOR TO SWING
OUTWARDS OR TO BE
REMOVABLE

450 x 600 MANHOLE

INTERNAL DOORS TO FIRST
FLOOR TO BE 2340

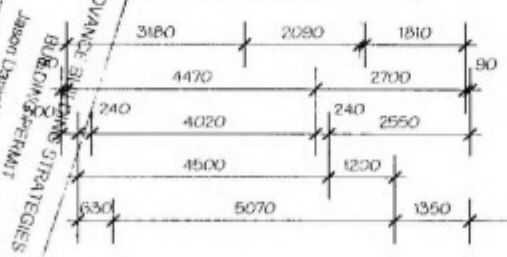


- DENOTES POSITION OF HARD WIRED SMOKE DETECTORS TO A.S. 3796
- 4 DENOTES FULL HEIGHT ARTICULATION JOINTS AT 5.0M MAX CTS, WHERE THE FOUNDATION MATERIAL CHANGES, ALSO AT THE JUNCTION OF CHANGES IN FOOTING TYPES AS PER SOIL REPORT
- 5 DENOTES MECHANICAL VENTILATION TO A.S. 1666.2 AND 3666.1 TO BE LINKED TO RELATIVE LIGHT SWITCH AND DUCTED TO EXTERNAL AIR WHERE DUCTING STEAM
- 8 SELECTED REINFORCING



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

LINE OF HEAD CUPBOARDS AND RANGEHOOD OVER HOTPLATE



TERMITE PROTECTION
REQUIRED

Proposed First Floor Plan

Unit 3
SCALE: 1:100

Window Schedule - Unit Three First Floor			
No.	SIZE	LOCATION	TYPE
W0	1200 x 1800	STUDY	AWNING
W1	1200 x 900	STUDY	AWNING
W2	1200 x 900	KITCHEN	AWNING
W3	2400 x 2400	LIVING/DINING	SLIDING DOOR
W4	2100 x 2400	LIVING/DINING	CASEMENT
W5	400 x 1800	LIVING/DINING	FIXED
W6	1000 x 600	ENSUITE	AWNING/OP-AQUE
W7	400 x 1800	BED 1	FIXED
W8	1800 x 300	WIR	FIXED / OP-AQUE
W9	1800 x 1800	BED 1	CASEMENT
W10	1000 x 300	STAIR	FIXED / OP-AQUE
W11	1000 x 300	WC	FIXED / OP-AQUE
W12	1000 x 300	WC	FIXED / OP-AQUE

Stair Notes:

STAIRS TO HAVE HARDWOOD STRINGERS WITH HARDWOOD TREADS (MAX 190 RISER MIN. 240 TREADS)
BALUSTRADE TO BE 865 HIGH ABOVE NOBING 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:

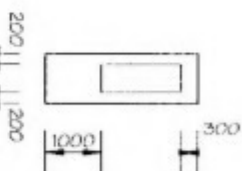
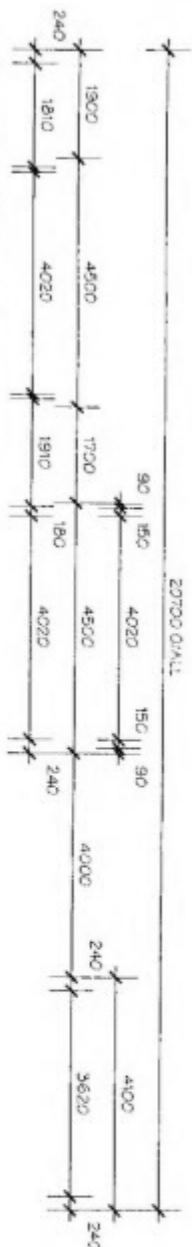
ALL MAIN ROOF BEAMS TO BE END SUPPORTED OVER 2 NO. 90 x 45 PS PINE STUDS TO BE NAIL LAMINATED TOGETHER UNLESS OTHERWISE DETAILED IN STRUCTURAL ENGINEERS DRAWINGS

DATE -	2 / 03 / 2005
BUILDER	
OWNER -	
WITNESS	

DATE	22nd Feb 2005
SCALE	1:100
SHEET No	7 of 27
REFERENCE	040306 WD/4

Beam Schedule:

1: 150 x 45 H/SPAN



Window Schedule - Unit Four			
NO.	SIZE	LOCATION	TYPE
W1	1500 x 300	WR	FIXED / OPAQUE
W2	2000 x 2400	BED 1	CASEMENT
W3	2400 x 300	ENTRY	FIXED / OPAQUE
W4	2000 x 2400	LIVING/DINING	CASEMENT
W5	2400 x 2700	LIVING/DINING	SLIDING DOOR
W6	1900 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	ANNING / OPAQUE
W11	1500 x 1800	BED 3	ANNING
W12	1000 x 600	WC	ANNING / OPAQUE
W13	12400 x 1800	LAUNDRY	SLIDING DOOR
W14	1200 x 600	KITCHEN	ANNING
W15	300 x 1500	ENSUITE	FIXED / OPAQUE

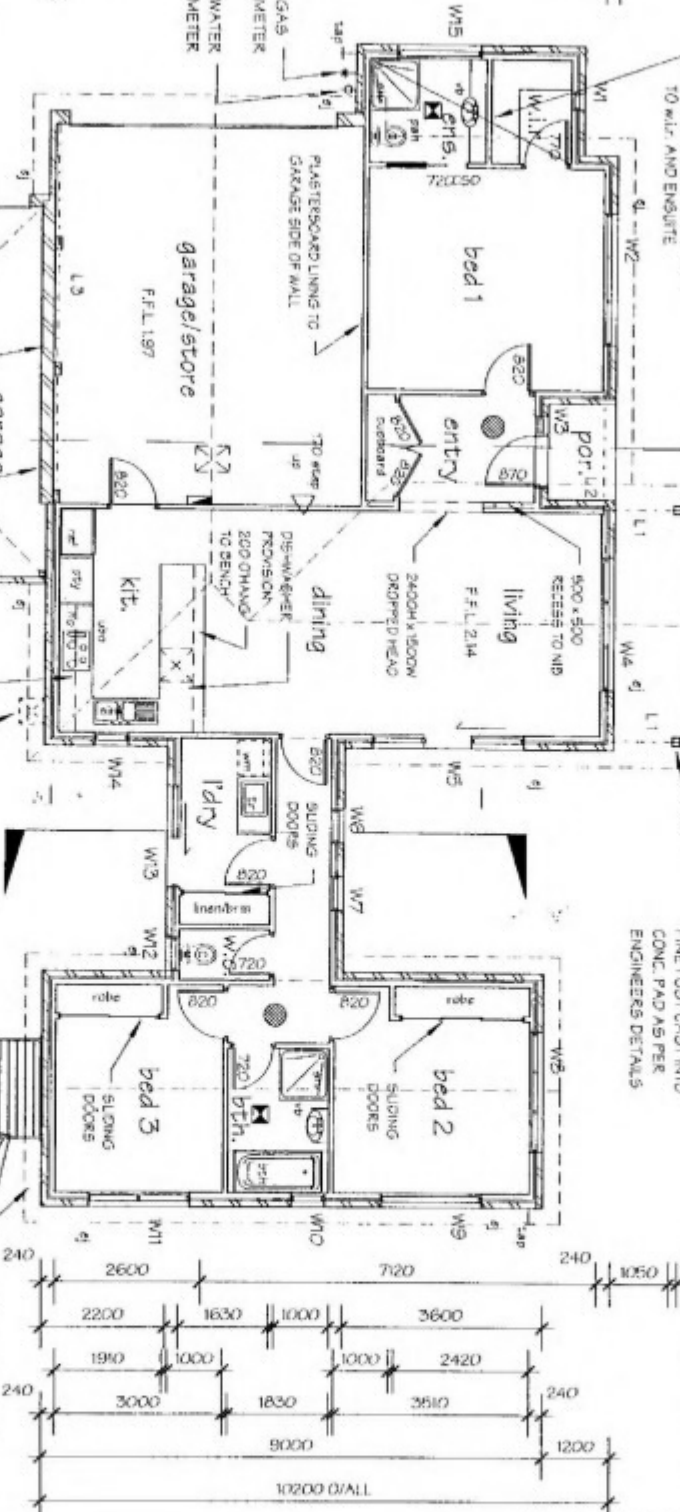
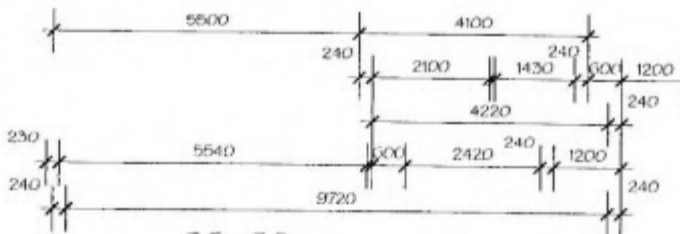
Main Roof Beam

Note:

ALL MAIN ROOF BEAMS TO BE END SUPPORTED OVER 2ND AND 3RD FLOOR 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 LOWERS TO
- RES 1 - LAUNDRY AND ENSUITE
- RES 2 - W.C. POWDER ROOM AND ENSUITE
- RES 3 - W.C. AND ENSUITE
- LAF 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
- DENOTES PULL 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 MECHANICAL VENTILATION TO A.S. 1668.2 AND 3668.1 TO BE LINKED TO RELATIVE LIGHT SWITCH AND DUCTED TO EXTERNAL AIR WHERE PUCTING SYSTEM
- SELECTED MATERIAL

Proposed Floor Plan - Unit 4

2/03/2005

NOTE: WALLS BUILT WITHIN 300MM OF THE SOUNDARY PARTY WALLS MUST HAVE A MIN. 150mm INSULATION WHEN TESTED FROM THE OUTSIDE IN ACCORDANCE WITH SCA 3.1.5 WITH BRICKWORK EXTENDING TO THE UNDERSIDE OF A NON-COMBUSTIBLE ROOF COVERING. REFER FIGURE 3.1.3 (b) AND HAVE 50mm MIN. ACUSTIC INSULATION BATTB TO ACHIEVE AN R_w RATING OF MIN 50

PERMITE PROTECTION Analysis - Unit 4

Room	Area (m²)
Garage	128.81 m²
Porch	29.83 m²
Total	204 m²

DATE: 22nd Feb 2005

SCALE: 1:100

SHEET No. 8 of 27

REFERENCE

040306 WD/4

OWNER -

BUILDER -

WITNESS

Personal Information

Main Roof Beam Note:

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

Stair Notes:

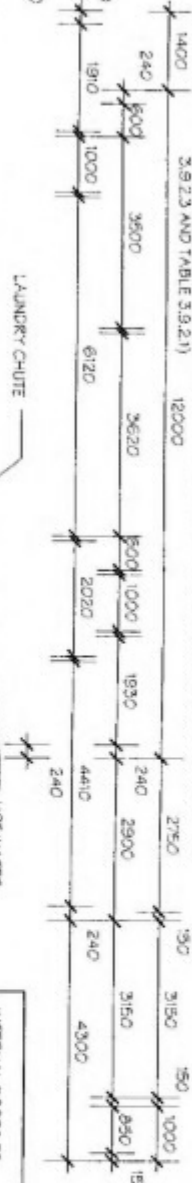
STAIRS TO HAVE HARDWOOD STRINGERS WITH HARDWOOD TREADS (MAX. 180 RISER, MIN. 240 TREADS)
BALUSTRADE TO BE 865 HIGH ABOVE NOSING OF TREADS AND 1000 HIGH TO LANDING WITH MAX. 125 BETWEEN BALUSTERS (MAX. 100 BETWEEN WIRES IF USING WIRES AS PER B.C.A. PART 3.9.2.3 AND TABLE 3.9.2.1)

Beam Schedule:

L1 150 x 45 RYSFAN

NOTE: TOILET DOOR TO SWING OUTWARDS OR TO BE REMOVABLE

SWITCHBOARD



INTERNAL DOORS TO GROUND FLOOR TO BE 2040

Window Schedule - Unit Five Ground Floor			
No.	SIZE	LOCATION	TYPE
W1	2100 x 3600	FAMILY	SLIDING DOOR
W2	2100 x 2400	FAMILY	CASSETTE
W3	2400 x 300	ENTRY	FIXED / OPAQUE
W4	2400 x 300	ENTRY	FIXED / OPAQUE
W5	400 x 1800	BED 2	FIXED
W6	1800 x 1800	BED 2	AWNING
W7	1800 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

Area Analysis - Unit 5

Ground Floor	112.99 m ²
First Floor	125.56 m ²
Grand Total	238.54 m ²
Perch	3.24 m ²
Ground Floor Deck	25.77 m ²
Garage	36.19 m ²
First Floor Deck	32.10 m ²

Energy Rating Notes:

R2.0 INS. PLUS FOIL TO WALLS
75-BMM FOAM CLADDING TO UPPER LEVEL
R2.5 INS. TO CEILING
ALUMINIUM IMPROVED WINDOW FRAMES
WEATHERSTRIPS TO EXTERNAL DOORS
EXHAUST FANS TO HAVE SELF CLOSING LOUVERES TO
RES 1 - LAUNDRY AND ENSUITE
RES 2 - W.C. POWER ROOM AND ENSUITE
RES 3 - W.C. AND ENSUITE
LAP AND TAPE REFLECTIVE FOIL TO WALLS AT ALL JOINTS, AND AROUND OPENINGS AND PENETRATIONS
RANGE-HOOD TO RECYCLATE

● DENOTES POSITION OF HARD WIRED SMOKE DETECTORS TO A.S. 317.26

● DENOTES RAIL 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 MECHANICAL VENTILATION TO A.S. 1688.2 AND 3688.1 TO BE LINKED TO RELATIVE LIGHT SWITCH AND DUCTED TO EXTERNAL AIR WHERE DUCTING STEAM

● SELECTED XL TASTIC

Proposed Ground Floor Plan - Unit 5

SCALE: 1:100

TERMITE PROTECTION REQUIRED



DATE: 22nd Feb 2005

SCALE: 1:100

SHEET: 9 of 27

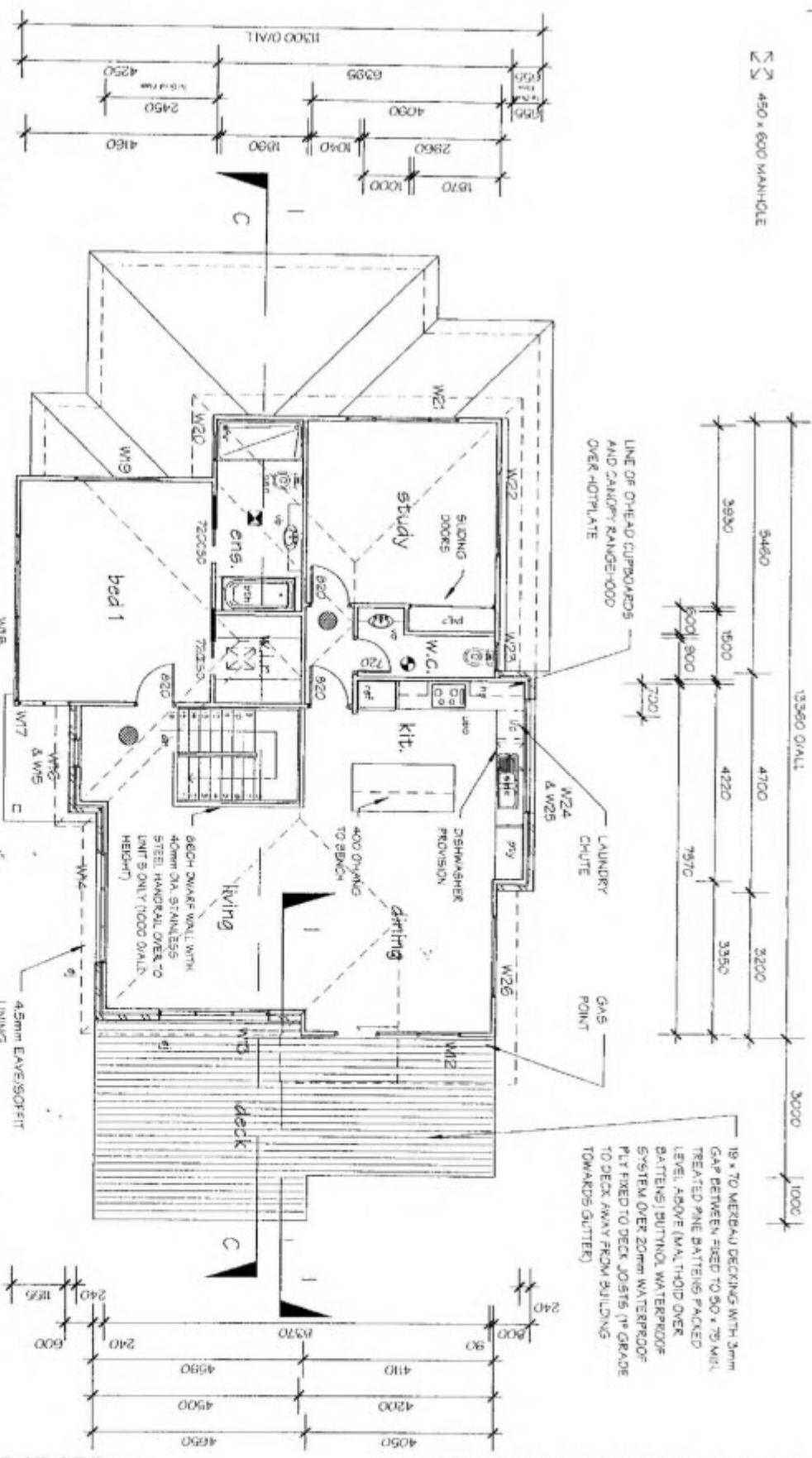
REFERENCE

040306 WD/4

DATE -	2/03/2005
BUILD -	
OWNER -	
WITNES -	

Personal Information

450 x 600 MANHOLE



18 x 70 MERBAU DECKING WITH 3mm GAP BETWEEN FIXED TO 80 x 75 MRL TREATED PINE BATTENS PACKED LEVEL ABOVE (MAINTAINED OVER BATTENS) BUTHOL WATERPROOF SYSTEM OVER 20mm WATERPROOF PLY FIXED TO DECK JOISTS (1" GRADE TO DECK AWAY FROM BUILDING TOWARDS GUTTER)

Window Schedule - Unit Five First Floor			
NO.	SIZE	LOCATION	TYPE

W1	2400 x 2700	DINING	SLIDING DOOR
W2	2400 x 2400	LIVING	CASEMENT
W3	2400 x 2400	LIVING	CASEMENT
W4	2400 x 2400	LIVING	CASEMENT
W5	600 x 600	LANDING	FIXED
W6	600 x 600	LANDING	FIXED
W7	2400 x 1000	BED 1	CASEMENT
W8	2400 x 3600	BED 1	CASEMENT
W9	400 x 1800	BED 1	FIXED
W10	1000 x 600	ENSUITE	SLIDING DOOR
W11	1200 x 2400	STUDY	FIXED
W12	400 x 1800	STUDY	FIXED
W13	1000 x 600	WC	SLIDING DOOR
W14	400 x 2400	KITCHEN	FIXED / OPAQUE
W15	400 x 2400	KITCHEN	FIXED / OPAQUE
W16	400 x 1800	DINING	FIXED

Stair Notes:

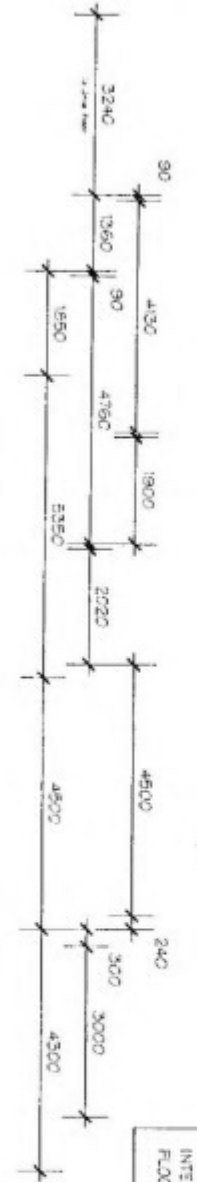
STAIRS TO HAVE HARDWOOD STRINGERS WITH HARDWOOD TREADS (MAX 90 RISE, MIN 240 TREADS)
BALUSTRADE TO BE 865 HIGH ABOVE NOSING OF TREADS AND 1000 HIGH TO LANDING WITH MAX 125 BETWEEN BALUSTERS (MAX 100 BETWEEN WIRES IF USING WIRES AS PER BCA PART 3.9.2.3 AND TABLE 3.9.2.1)

Main Roof Beam Note:

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

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Palmer 510 1441

INTERNAL DOORS TO UPPER FLOOR TO BE 2340



Proposed First Floor Plan - Unit 5

SCALE 1:100

- 6 DENOTES MECHANICAL VENTILATION TO A.S. 3606.2 AND 3606.1 TO BE LINKED TO RELATIVE LIGHT SWITCH AND DUCTED TO EXTERNAL AIR WHERE DUCTING STEAM
- 7 SELECTED XL T55NC

DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	



DATE	22nd Feb 2005
SCALE	1:100
SHEET NO.	10 of 27
REFERENCE	040306 WD/4

- KA 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 190N AND A MAXIMUM DEFLECTION OF 2mm OR AS OTHERWISE SPECIFIED IN PART 3.2.3 AND TABLE 3.9.2.1 OF THE BCA

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

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

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

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

DEVOTES OBSCURE GLAZING TO
WINDOWS AS PER A.S. 1286-
1994

North - East Elevation (Units 1 & 2)

SCALE: 1:100

UNIT TWO

UNIT ONE

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

SELECTED RENDER FINISH TO
GROUND FLOOR BACKGROUND AS
INDICATED

SELECTED CONCRETE
TILED ROOF ON A 29th
PITCH UNO

UNIT THREE
BEHIND

SELECTED COLOURBOND
FASCIA AND GUTTER

SELECTED ALUMINIUM
FRAMED WINDOWS WITH
GLAZING TO A.S. 1296-1994

ADVANCE BUILDING STRONGEST
BUILDING PERMIT
JASON DANKER QS 1441

SELECTED FACE
BRICKWORK

SLIDING DOOR UNIT
WITH SAFETY
GLAZING TO AS
1296-1994

EXTERNAL LANDING AND
STEPS - 6 REQUIRED WITH
180mm MAX RISE AND
240mm MIN. TREAD

South West Elevation

SCALE: 1:100

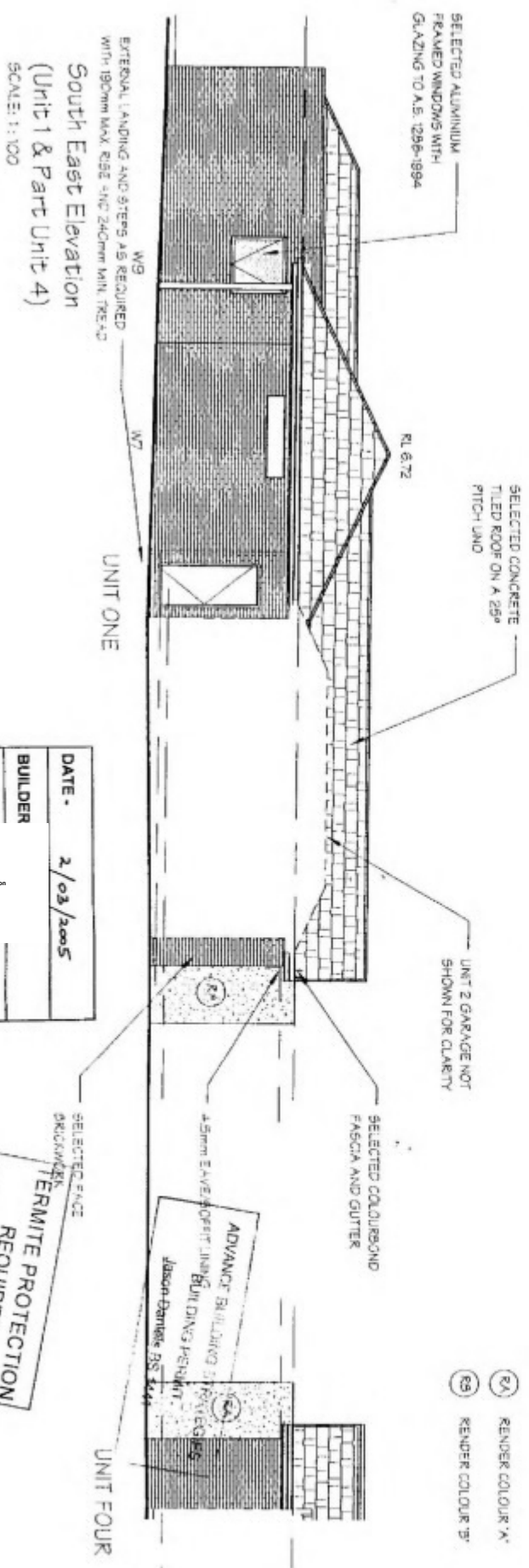
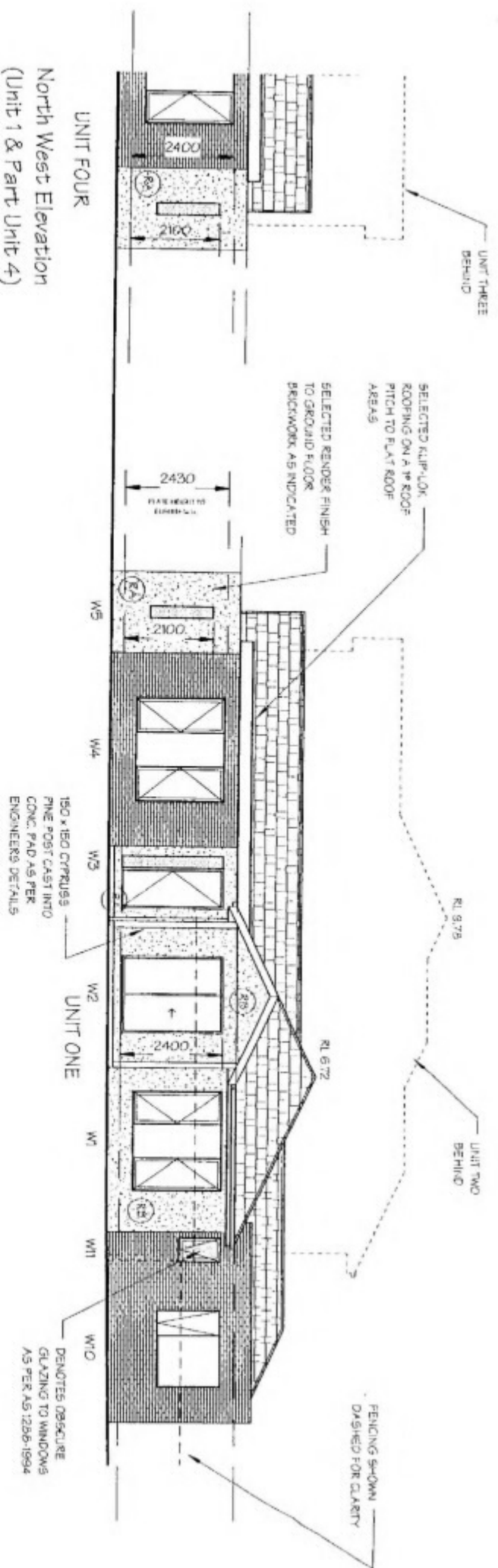
UNIT ONE

UNIT TWO

TERMITE PROTECTION
REQUIRED

DATE: 22nd Feb 2005
SCALE: 1:100
SHEET No. 11 of 27
REFERENCE 040306 WD/4

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



DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

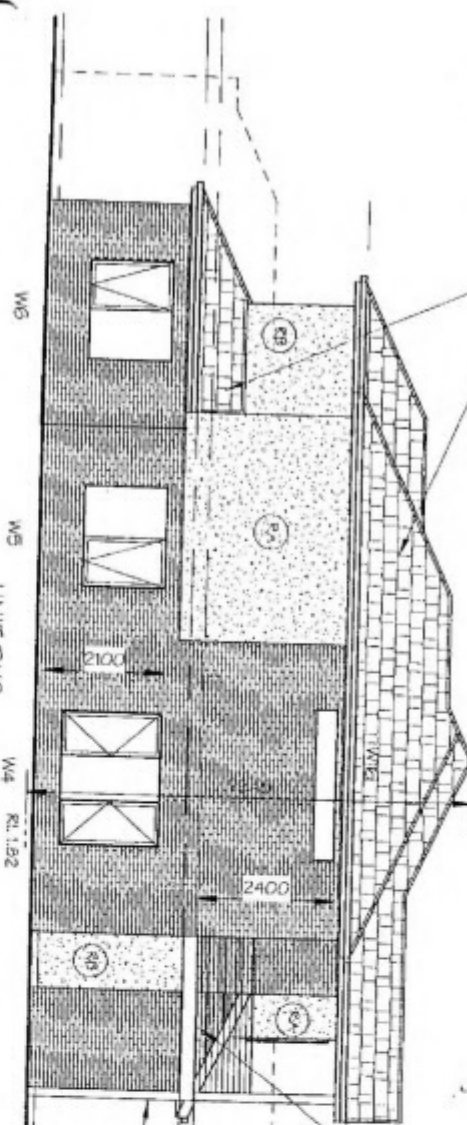
Personal Information

TERMITE PROTECTION
REQUIRED

DATE: 22nd Feb 2005
SCALE: 1:100
SHEETING: 12 of 27
REFERENCE 040306 WD/4

SELECTED CONCRETE
TILED ROOF ON A 25°
PITCH

RL 9.78



W5

W5

UNIT TWO

W4

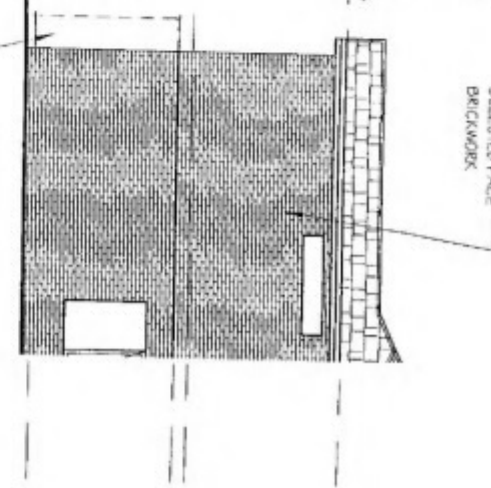
RL 1.92

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

UNIT ONE
BEHIND

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

SELECTED FACE
BRICKWORK



UNIT THREE

UNIT FOUR
BEHIND

RA RENDER COLOUR 'A'

RB RENDER COLOUR 'B'

SELECTED RENDER FINISH
TO GROUND FLOOR
BRICKWORK AS INDICATED

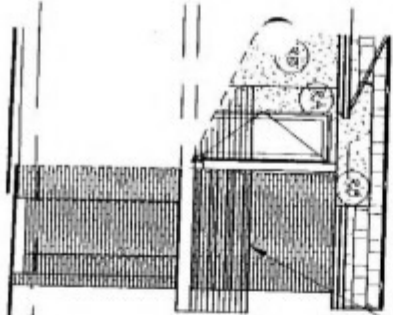
South East Elevation
(Unit 2 & Part Unit 3)
SCALE: 1:100

STAINLESS STEEL POST AND TIMBER
HANDRAIL WITH 3.0mm WIRE, 1 x 19 LAY
SPACINGS WITH SUPPORTS @ 1.0M
MAX. CENTRES TO HAVE A MINIMUM
REQUIRED TENSION OF 190N 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

SELECTED COLOURBOND
FASCIA AND GUTTER

4.5mm CEMENT
SHEET EAVE LINING

SELECTED ALUMINIUM
FRAMED WINDOWS WITH
GRADING TO A.S. 1254-1994



UNIT THREE

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

UNIT TWO

UNIT 2 GARAGE
NOT SHOWN FOR
CLARITY

W1

DATE: 2/03/2005

BUILDER

OWNER: J

WITNESS

Personal Information

EXTERNAL LANDING AND STEPS TO
REQUIRED WITH 90mm MAX RISE AND
240mm MIN TREAD

TERMINATE PROTECTION
REQUIRED

ADVANCE BUILDING ROOF LINE WITH
BUILDING ROOF LINE TO 150mm
JACOBI DRAINS 150mm
1994 14017

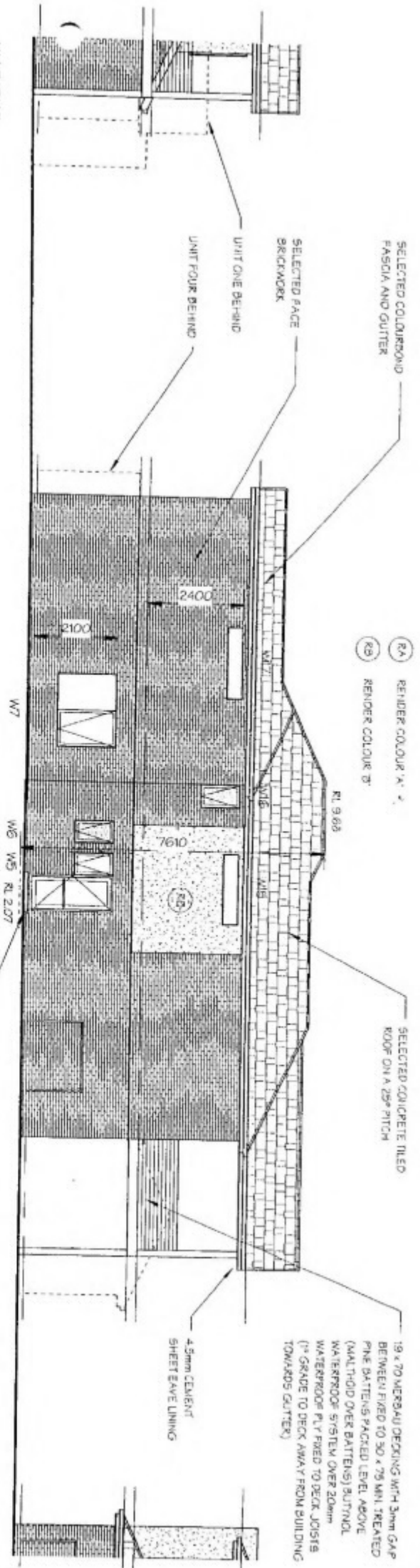
19 x 70 MERBAU DECKING WITH
3mm GAP BETWEEN FIRED TO 50 x
75 MIN TREATED PINE BATTENS
PACKED LEVEL ABOVE (MALTAID
OVER BATTENS) BUTYROL
WATERPROOF SYSTEM OVER 20mm
WATERPROOF PLY FIRED TO DECK
JOISTS 1° GRADE TO DECK AWAY
FROM BUILDING TOWARDS GUTTER)

DATE: 22nd Feb 2005

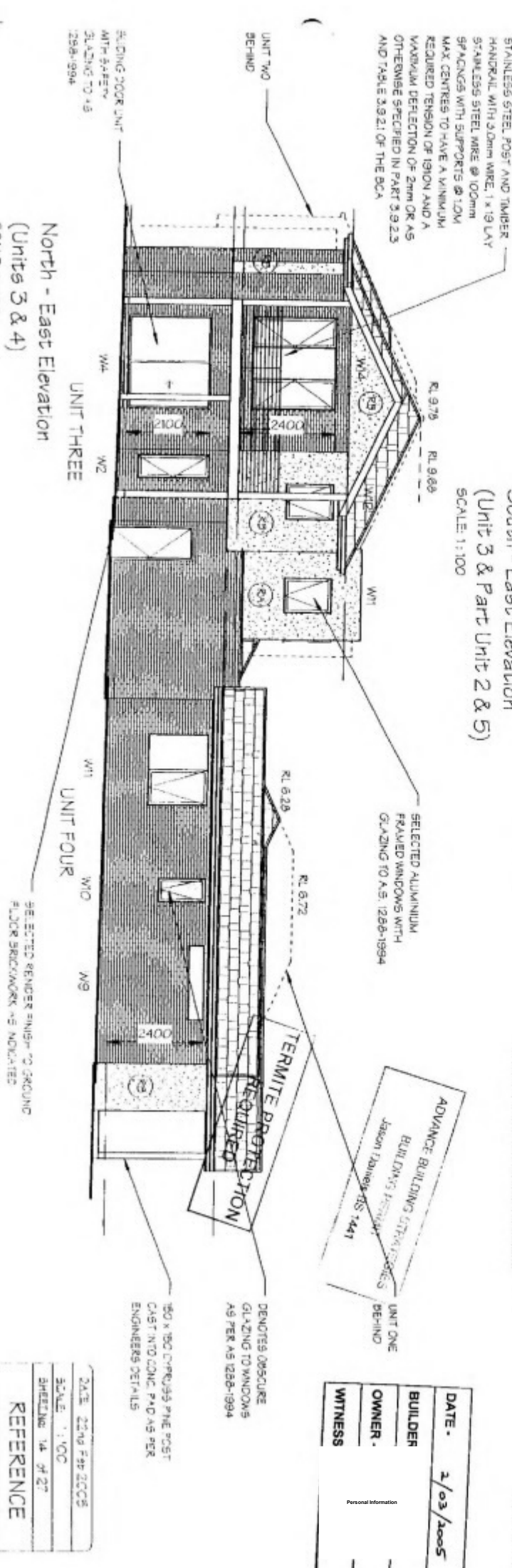
SHEET NO: 13 OF 27

REFERENCE

040306 WD/4



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



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

ADVANCE BUILDING SOLUTIONS
BUILDING SOLUTIONS
1441
Unit One
behind

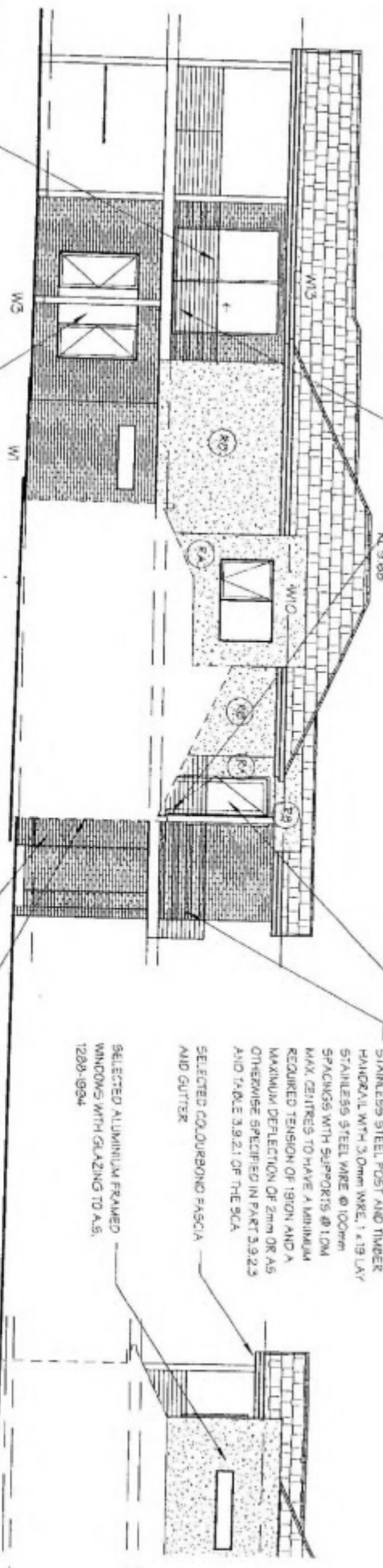
DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

DATE	22nd Feb 2005
SCALE	1:100
SHEET NO	14 of 27
REFERENCE	040306 WD/4

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

RA RENDER COLOUR 'A'
RB RENDER COLOUR 'B'



SLIDING DOOR UNIT WITH
SAFETY GLAZING TO A.S. 1288-
1994

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

UNIT THREE

UNIT TWO

UNIT FIVE
BEHIND

UNIT FOUR

UNIT THREE

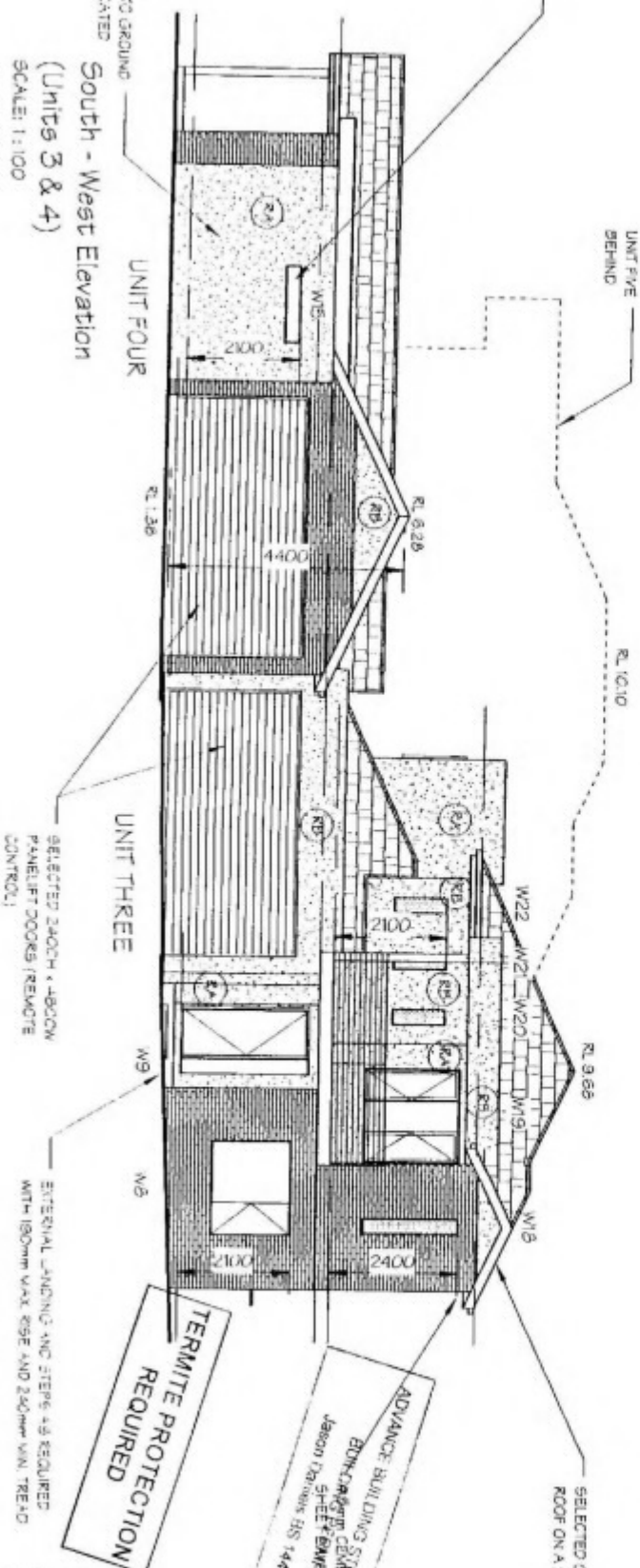
UNIT TWO

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

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

SELECTED RENDER FINISH TO GROUND
FLOOR BRICKWORK AS INDICATED

South - West Elevation
(Units 3 & 4)
SCALE: 1:100



TERMITE PROTECTION
REQUIRED

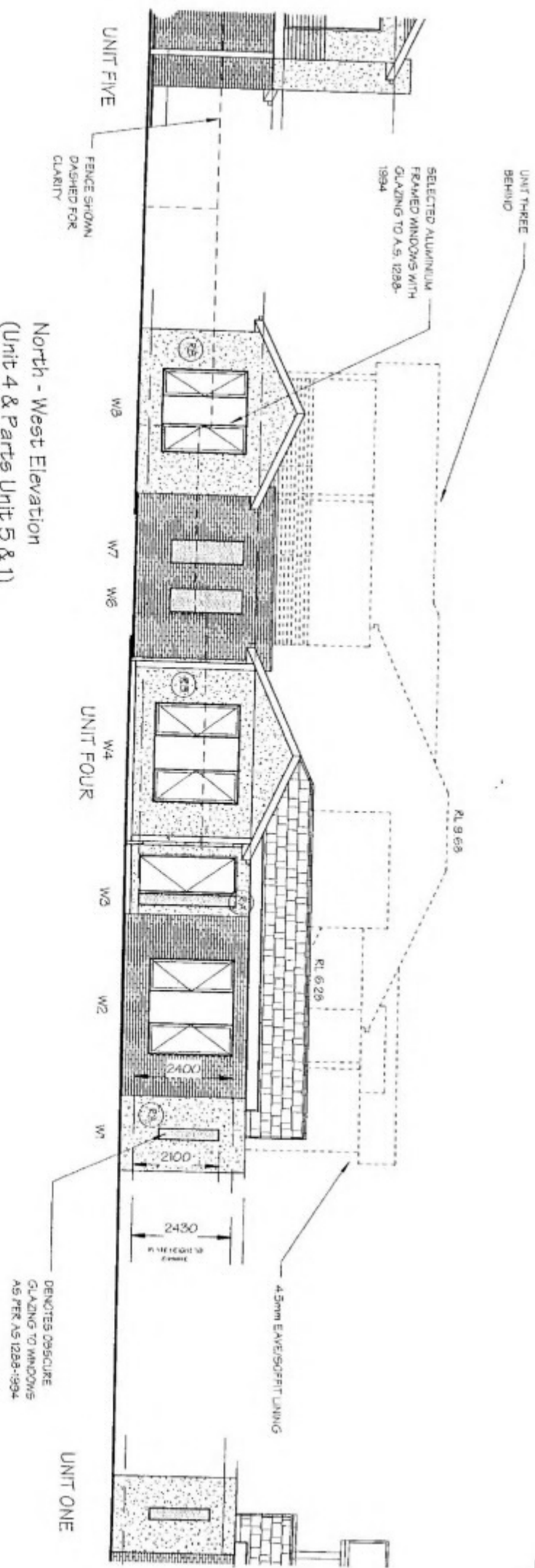
ADVANCE BUILDING STEEL EDGES
BDM 100mm CENTRAL EDGES
JASON TAYLORS BS 1441

SELECTED CONCRETE TILED
ROOF ON A 25° ROOF PITCH

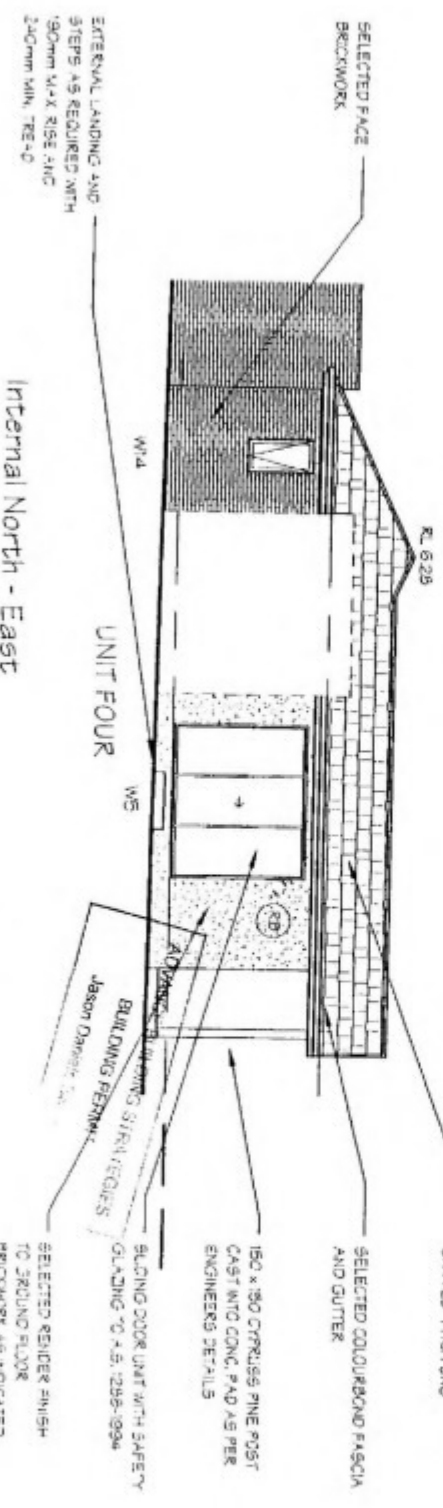
DATE	22nd Feb 2005
SCALE	1:100
SHEETING	15 of 27
REFERENCE	040306 WD/4

DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information



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



Internal North - East
Elevation
SCALE: 1:100

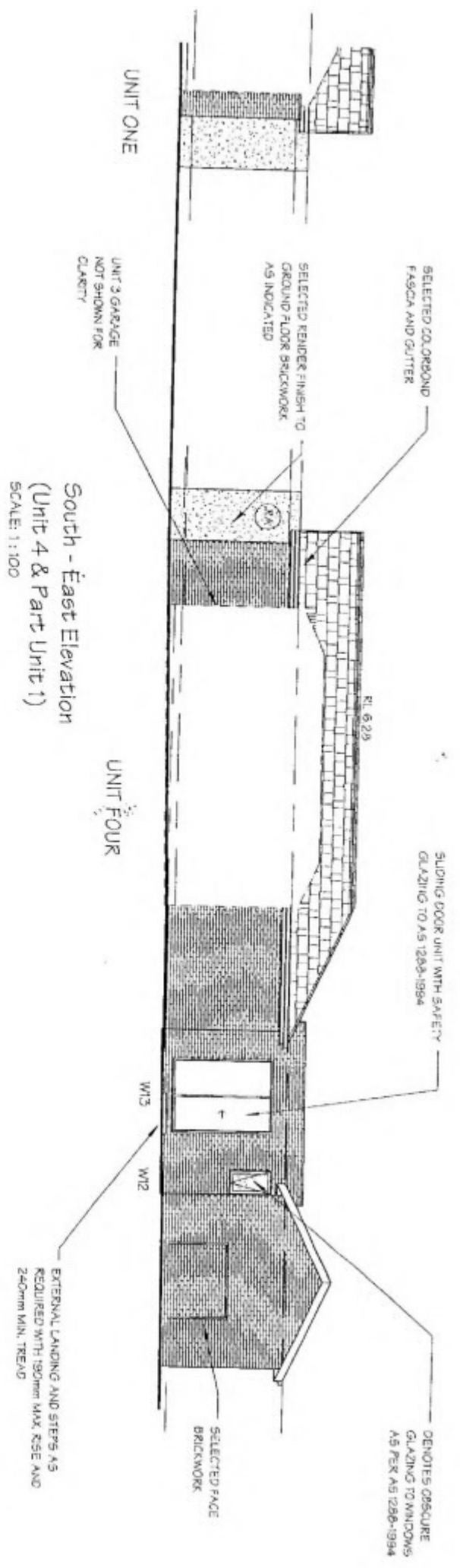
TERMITE PROTECTION
REQUIRED

- (RA) RENDER COLOUR 'X'
- (RB) RENDER COLOUR 'Y'

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



SELECTED CONCRETE
TILED ROOF ON A 25°
PITCH

RL 5.96

UNIT FOUR

Internal South - West
Elevation
SCALE: 1:100

- ⓔ3 RENDER COLOUR 'A'
- ⓔ5 RENDER COLOUR 'B'

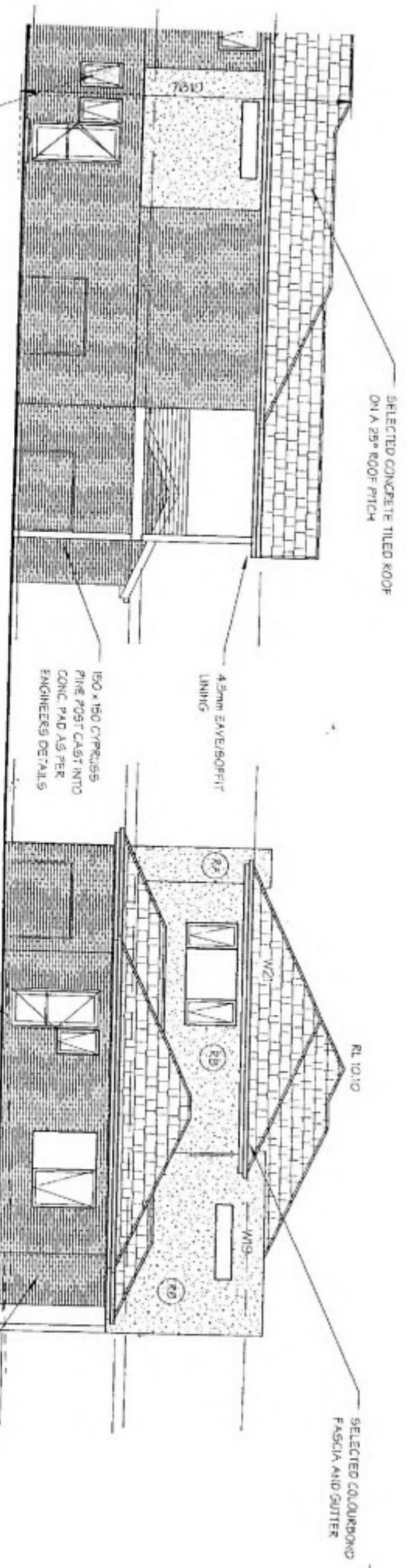
ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

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

Personal Information

TERMITE PROTECTION
REQUIRED

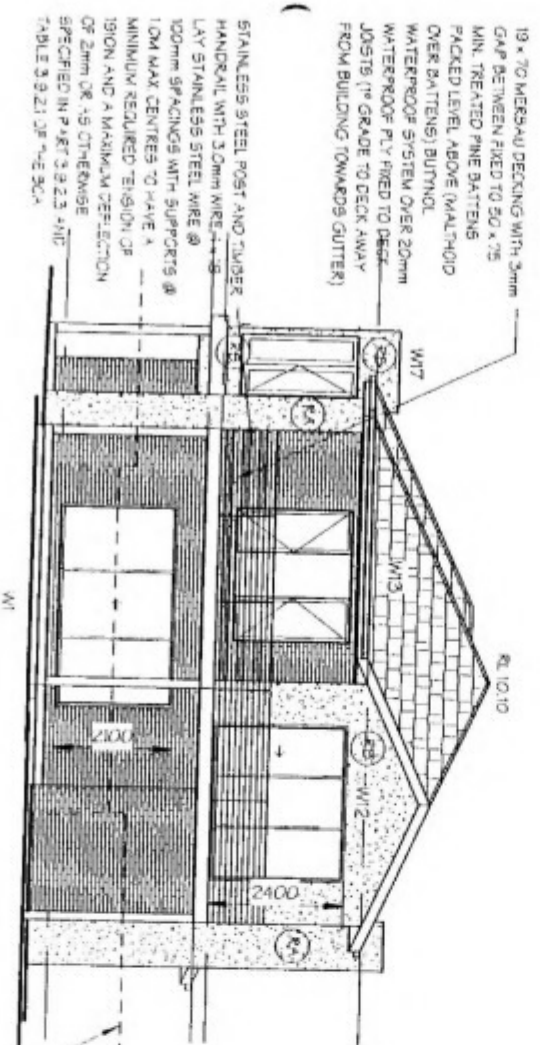
DATE: 22nd Feb 2005
SCALE: 1:100
SHEET NO: 17 of 27
REFERENCE 040306 WD/4



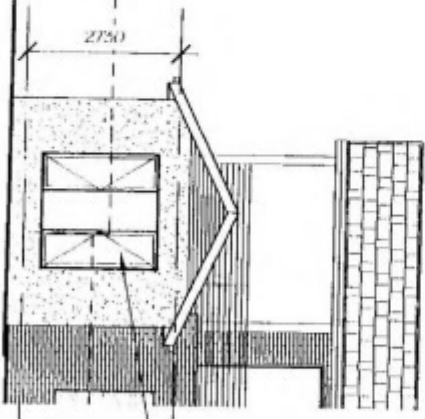
UNIT THREE
South East Elevation
(Unit 5 & Part Unit 3)
SCALE: 1:100

EXTERNAL LANDING AND STEPS AS REQUIRED WITH 150mm MAX. RISE AND 240mm MIN. TREAD

- (R4) RENDER COLOUR 'A'
- (R8) RENDER COLOUR 'B'



UNIT FIVE
North West Elevation
(Unit 5 & Part Unit 4)
SCALE: 1:100



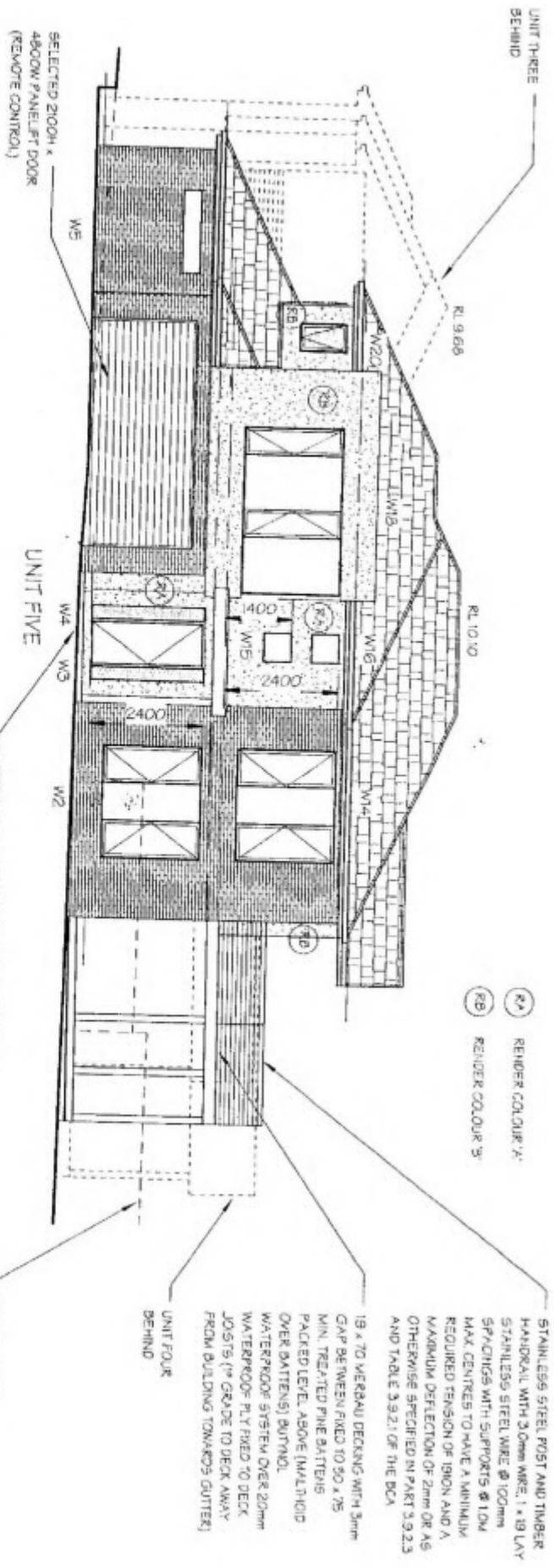
SELECTED ALUMINIUM FRAMED WINDOWS WITH GLAZING TO A.S. 1288-1994
ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION
REQUIRED

DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

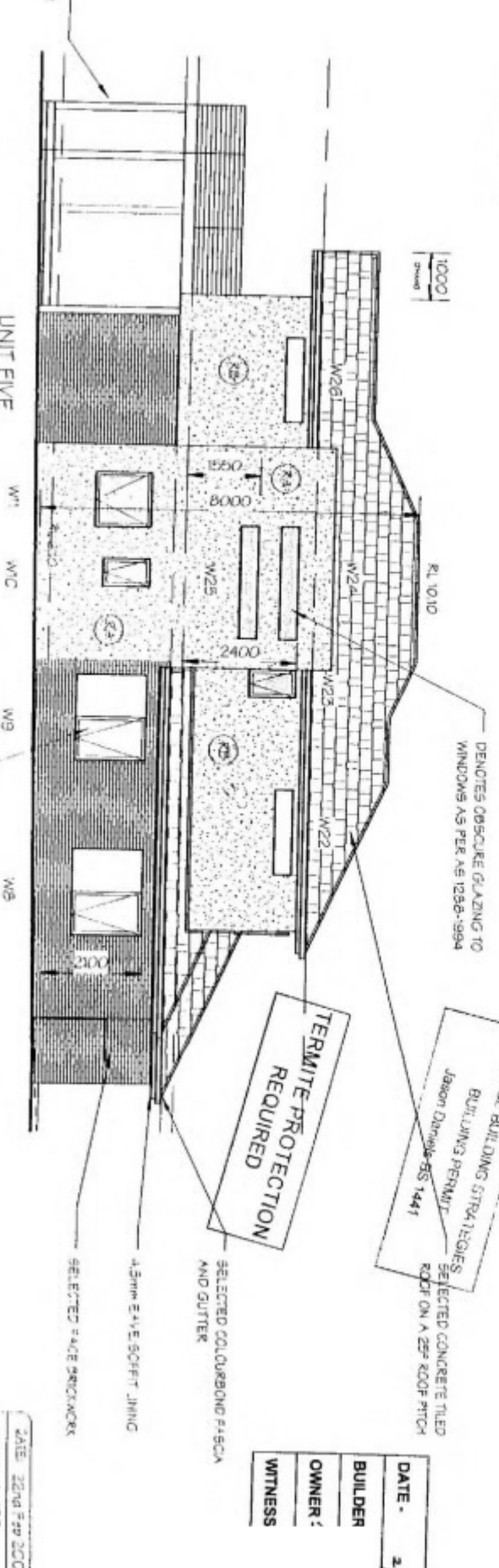
Personal Information

DATE	22nd Sep 2005
SCALE	1:100
SHEET NO	18 of 27
REFERENCE	040306 WD/4



North East Elevation

SCALE: 1:100



South - West Elevation

SCALE: 1:100

DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

DATE	22/04/2005
SCALE	1:100
SHEETING	19 of 27
REFERENCE	040306 WD/4

WALL FRAMING

NOTE: WALL FRAMING TO A.S. 1684 - 1989

NON-LOAD BEARING WALLS

TOP PLATE
BOTTOM PLATE
STUDS

(LOWER STOREY OF TWO STOREY LOAD BEARING WALLS)

TOP PLATE

BOTTOM PLATE

STUDS
(NOT NOTCHED FOR BRACING)

STUDS
(NOT NOTCHED FOR BRACING)

JAMB STUDS
(3600 FLOOR LOAD WIDTH - 6000 ROOF LOAD WIDTH)

JAMB STUDS
(3600 FLOOR LOAD WIDTH - 7500 ROOF LOAD WIDTH)

UNITELS
(3600 FLOOR LOAD WIDTH - 4500 ROOF LOAD WIDTH)

UNITELS
(7500 - ROOF LOAD WIDTH)

(SINGLE OR UPPER STOREY LOAD BEARING WALLS)

TOP PLATE

BOTTOM PLATE

STUDS
(NOT NOTCHED FOR BRACING)

JAMB STUDS
(7500 ROOF LOAD WIDTH)

JAMB STUDS
(6000 ROOF LOAD WIDTH)

JAMB STUDS
(4500 ROOF LOAD WIDTH)

UNITELS
(6000 - ROOF LOAD WIDTH)

NOOGING

NOTE: 1. ALL FRAMING FINISH TO BE DOWN 1/2 BRACING TO COMPLY TO A.S. 1684 - 1989
2. RESIDENTIAL TIMBER-FRAMED CONSTRUCTION

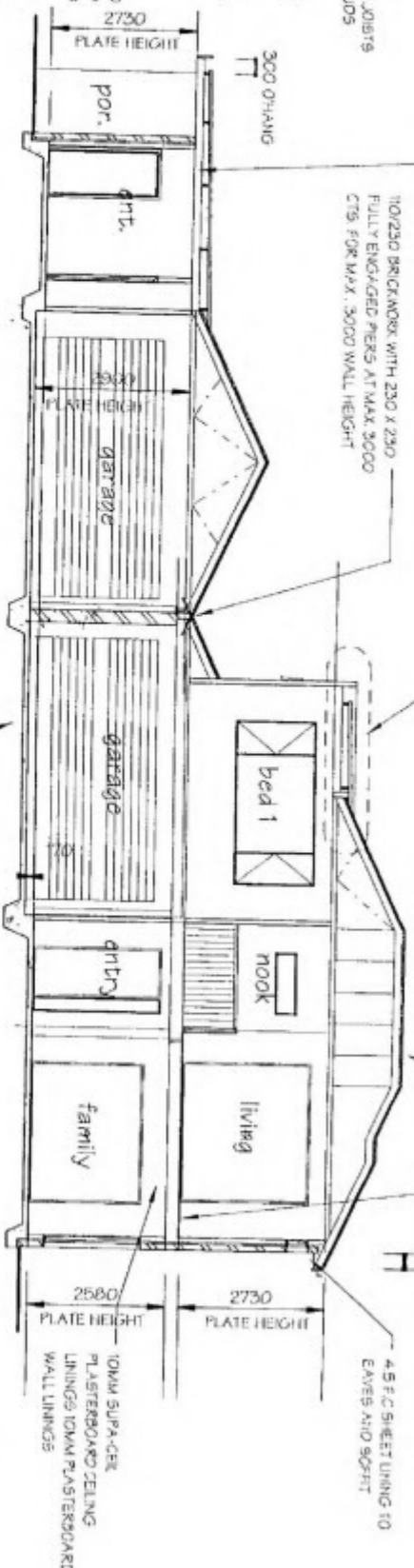
METAL DECK KLIPLOK ROOFING ON A 1° PITCH OVER WIL. 75 X 36 G8HW GRADED BATTENS AT 900 CTS OVER 170 X 45 HYSPAN LVL RAFTERS AT 600 CTS

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

SELECTED CONCRETE FLAT ROOF ON A 25° ROOF PITCH OVER 25 X 50 WNO BATTENS AT 300 CTS OVER PREFABRICATED ROOF TRUSSES AT 600 CTS

SELECTED FLOORING OVER FIRST FLOOR JOISTS AS PER ENGINEERS DETAILS

4.5 F.C SHEET LINING TO EAVES AND SOFFIT



NOTE:
TERMITE PROTECTION TO BE PROVIDED TO AS 3660-2000
REFER TO ENGINEERS DETAILS FOR SLAB ON GROUND

Section A - A (Units 1 & 2)

SCALE: 1:100

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS COMPUTATIONS AND DRAWINGS BY: BARRY COLTHARD AND ASSOCIATES, SUITE 2, 289 MAIN STREET, LUTWALE 3140
Tel: 9735 5220
Fax: 9735 5910
Reference: 14780

Site Classification:
BUILDING STRATEGIST REQUIRED
BUILDING PERMIT
Jason Daniels SS 1441
Barr Colthard & Associates Pty Ltd
PO Box 501, Lutwale, 3140
Tel: 9735 5200
Fax: 9735 5910

Insulation Notes:

PROVISION OF THERMAL INSULATION IN ACCORDANCE WITH A.S. 2464.
REQUIRED MINIMUM
ROOF/CILING R2.2
EXTERNAL WALL R1.3
FLOOR R1.0

ROOF/CILING
BLANK INSULATION BETWEEN CEILING JOISTS
R VALUE 2.5
EXTERNAL WALLS
DOUBLE SIDED REFLECTIVE FOL LAMINATE
THERMAL SLOIC REFLECTIVE FOL LAMINATE
FLOOR
SLAB ON GROUND
R VALUE 1.5

UNLESS OTHERWISE DETAILED IN FIRST RATE ENERGY REPORTS

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

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

TERMITE PROTECTION REQUIRED

BRICK UNTEL SCHEDULE

BRICKWORK	1000	1200	1500	1800	2100	2400	2700	3000
500	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6
1000	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6
1500	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6
2000	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6
2500	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6
3000	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6	3 x 3 x 6

PER 1000mm x 1000mm x 100mm UNIT
NET WEIGHT: 1.8kg
GROSS WEIGHT: 2.0kg
NET WEIGHT: 1.8kg
GROSS WEIGHT: 2.0kg

DATE: 2/03/2005

BUILDER

OWNER

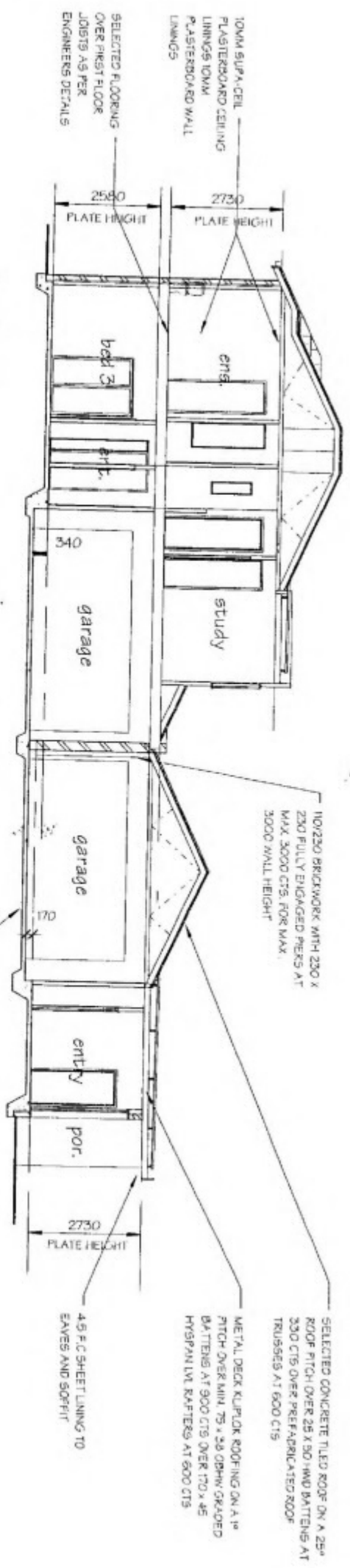
WITNESS

DATE: 22nd Feb 2005

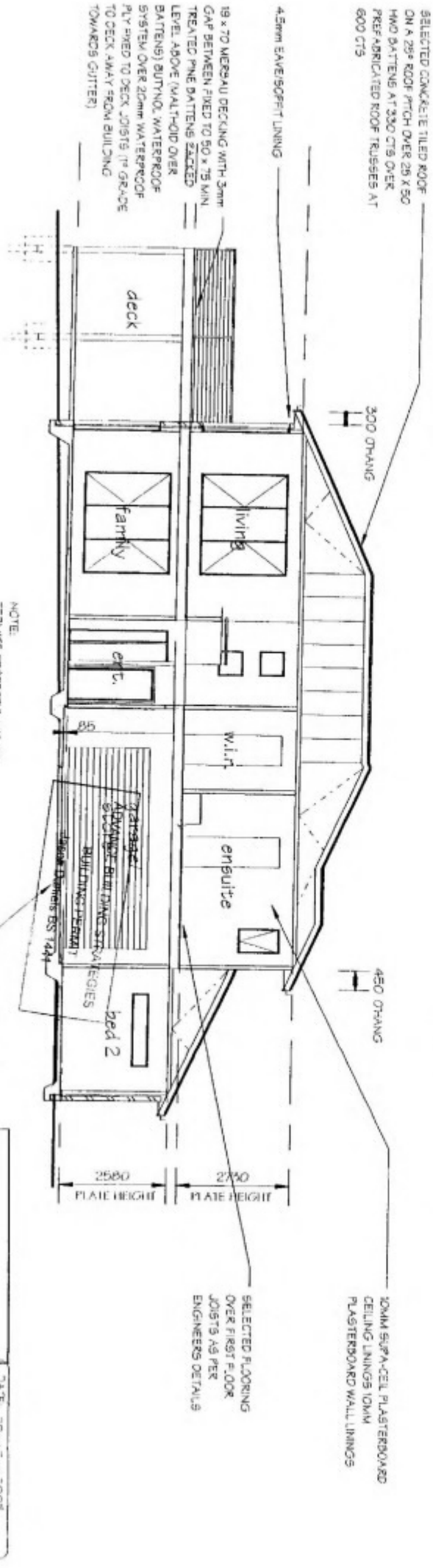
SHEET No: 20 of 27

REFERENCE

040306 WD/4



Section B - B
(Units 3 & 4)
SCALE: 1:100



Section C - C (Unit 5)
SCALE: 1:100

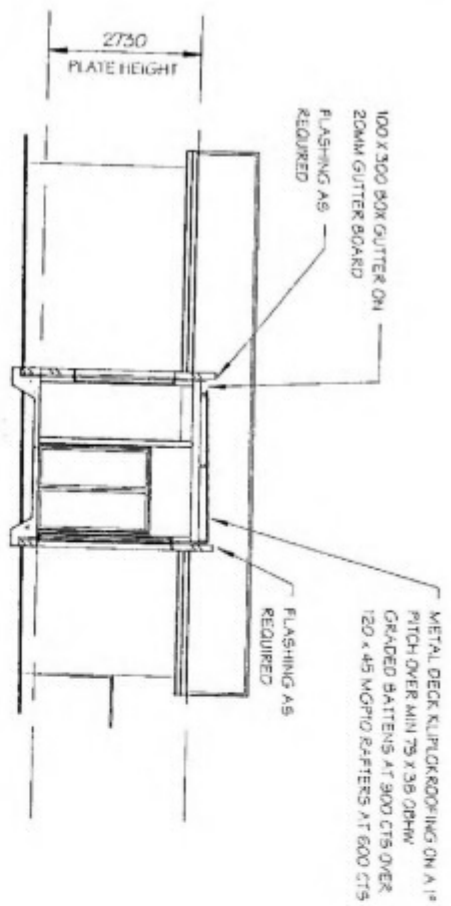
NOTE:
TERMITE PROTECTION TO BE PROVIDED TO AS 3680-2002

TERMITE PROTECTION REQUIRED

REFER TO ENGINEERS DETAILS FOR SLAB ON GROUND

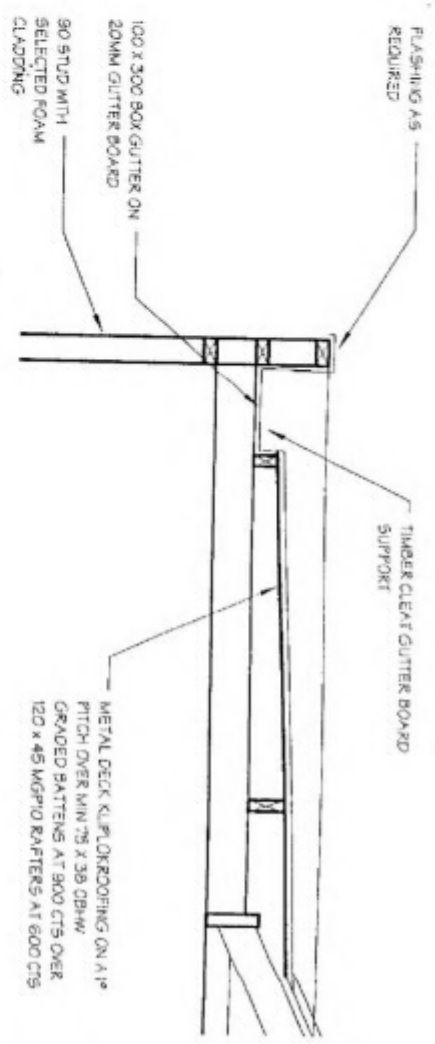
DATE	2/03/2005	DATE	22-04-2005
BUILDER		SCALE	1:100
OWNER		SHEETING	21 of 27
WITNESS		REFERENCE	040306 WD/4

Personal Information



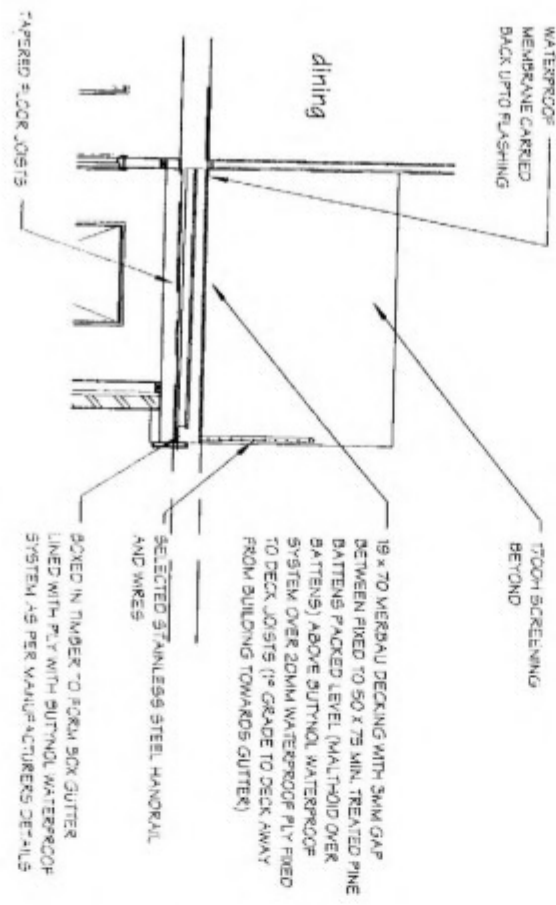
Section E - E (Unit 4)

SCALE: 1:100



Detail 01

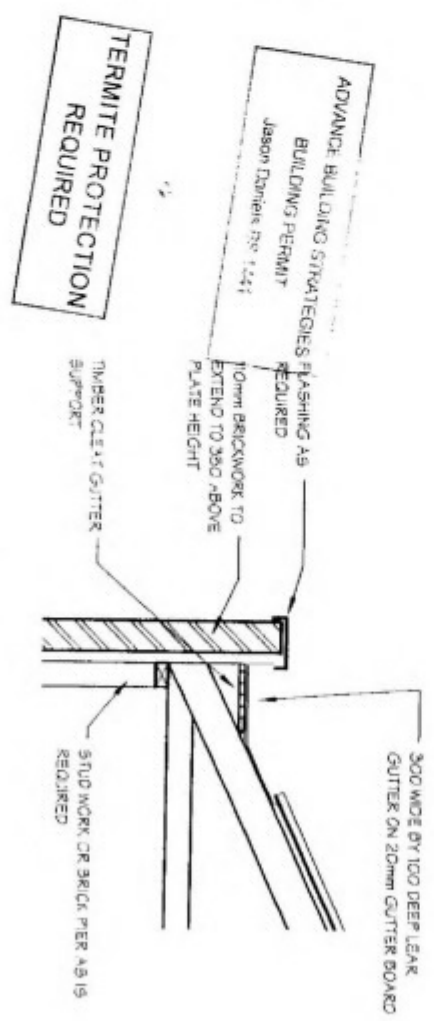
SCALE: 1:20



Section D - D (Unit 2)

SCALE: 1:50

NOTE:
NO PENETRATIONS THROUGH WATERPROOFING MEMBRANE



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

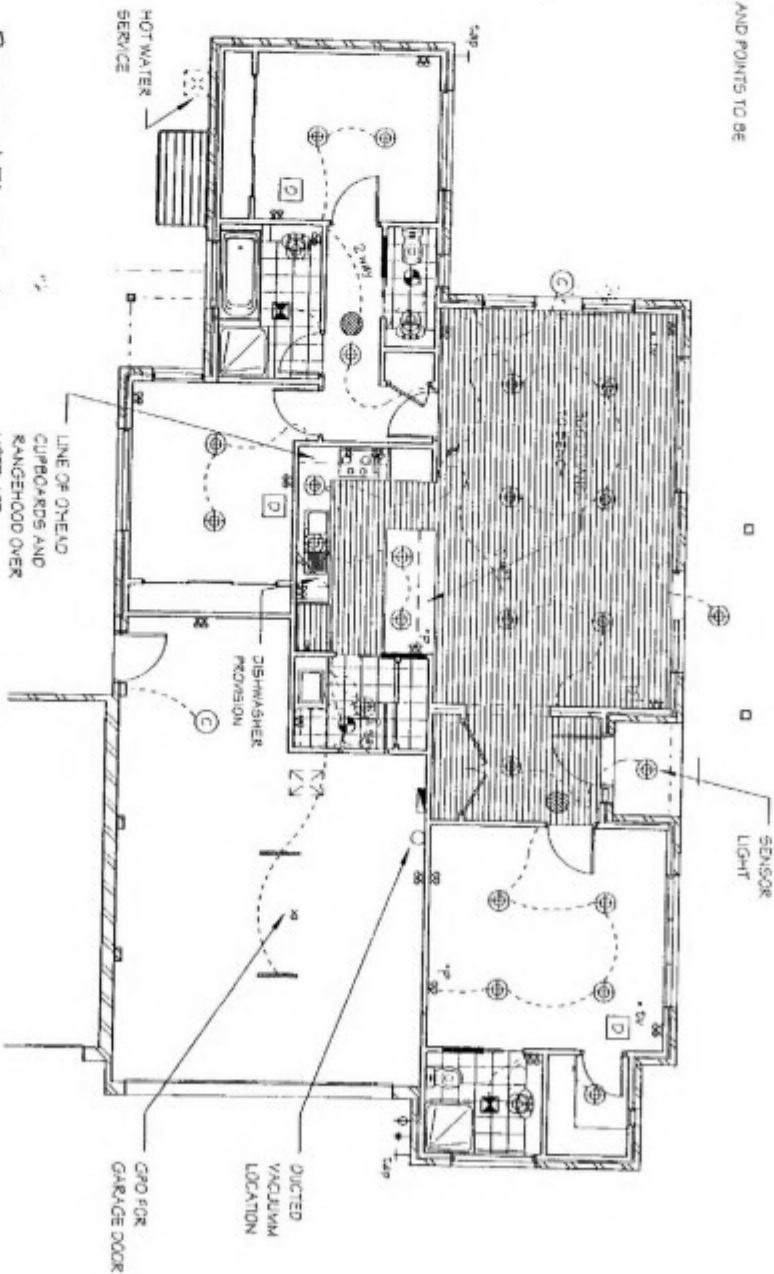
ELECTRICAL SCHEDULE

Symbol	Description	Comments
(C)	CEILING LIGHT	BATTEN FIXED
(W)	WALL LIGHT	BATTEN FIXED
(S)	SENSOR LIGHT	
(P)	PENDANT LIGHT	
(DL)	DOWN LIGHT	RECESSED DOWN LIGHT
(V)	SENSOR	
(TS)	EXTERNAL SPEAKER	
(DP)	DOUBLE POWER POINT	HPM OR SIMILAR
(SP)	SINGLE POWER POINT	HPM OR SIMILAR
(E)	EXHAUST FAN	CEILING TYPE
(TV)	TV POINT	COAXIAL CABLE TYPE
(PP)	PHONE POINT	SELECTED TELECOM APPROVED
(D)	DATA CABLE	
(SB)	SWITCH-BOARD	
(FL)	FLUORESCENT LIGHT	
(CF)	CEILING FAN	
(DS)	DIMMER SWITCH	HPM OR SIMILAR
(EH)	ELEC. HEATER PANEL	WALL MOUNTED
(HWS)	HOT WATER SERVICE	
(SK)	SKYDOME	900 CLEAR OR BOUNDARY/PARTY WALL (950W)
(MH)	450 x 600 MANHOLE	
(SD)	SMOKE DETECTOR	HARD WIRED TO A.S. 3756
(IT)	ELASTIC	
(WM)	WATER MAIN	
(GM)	GAS MAIN	
(ET)	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



Proposed Electrical

Unit 1

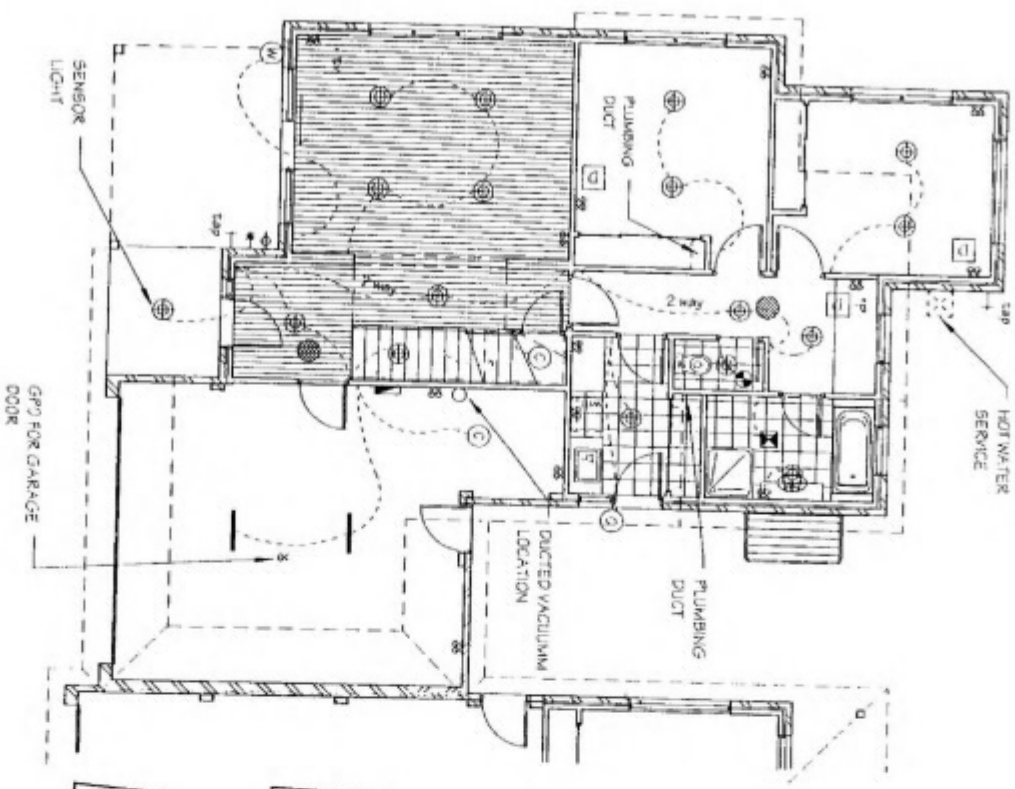
SCALE: 1:100

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION
REQUIRED

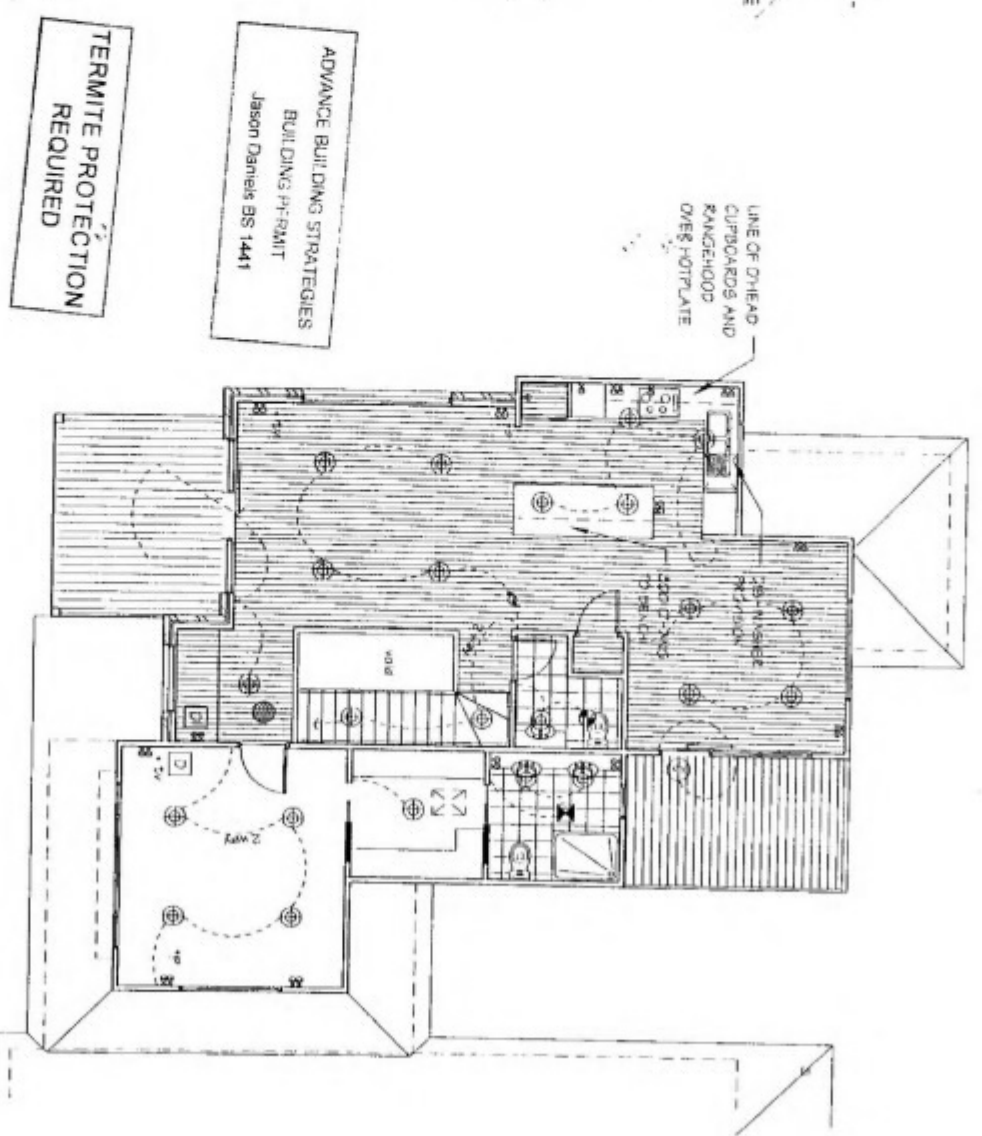
DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

DATE	22nd May 2005
SCALE	1:100
SHEET NO	23 OF 27
REFERENCE	040306 WD/4



Proposed Ground Floor Electrical
Plan - Unit 2

SCALE: NCD



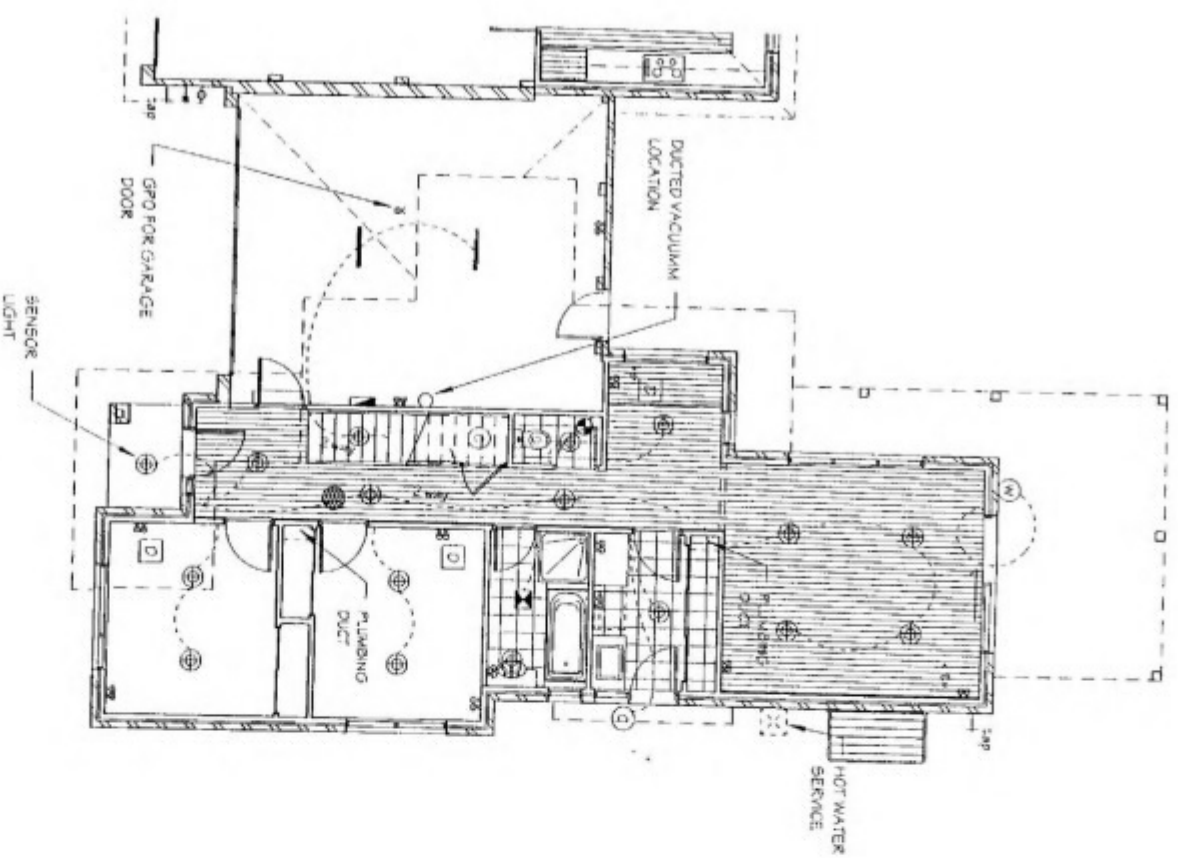
Proposed First Floor
Electrical Plan - Unit 2

SCALE: NCD

DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

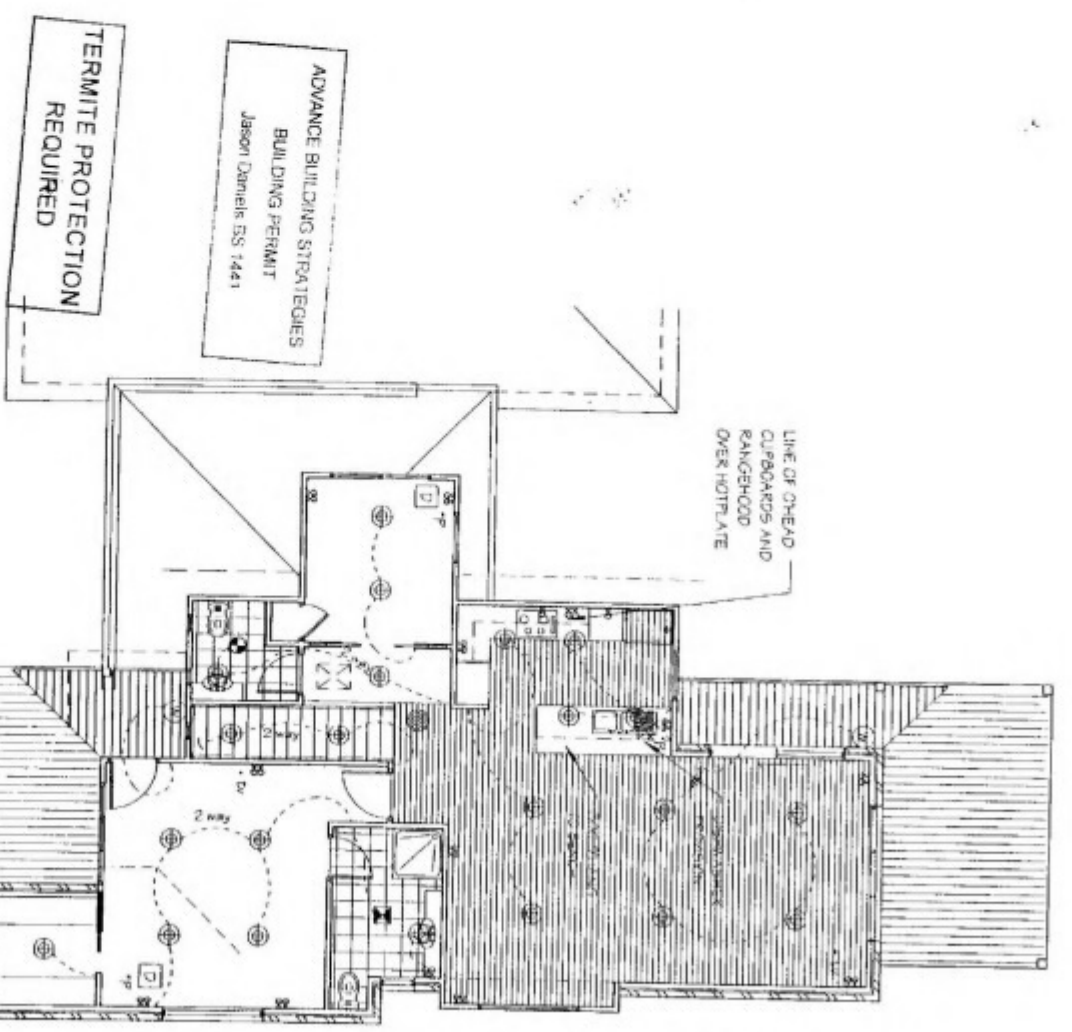
Personal Information

DATE	22nd Feb 2005
SCALE	1:100
SHEET NO	24 of 27
REFERENCE	040306 WD/4



Proposed Ground Floor
Electrical Plan - Unit 3

SCALE 1:100



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
SHEETING	25 of 27
REFERENCE	040306 WD/4

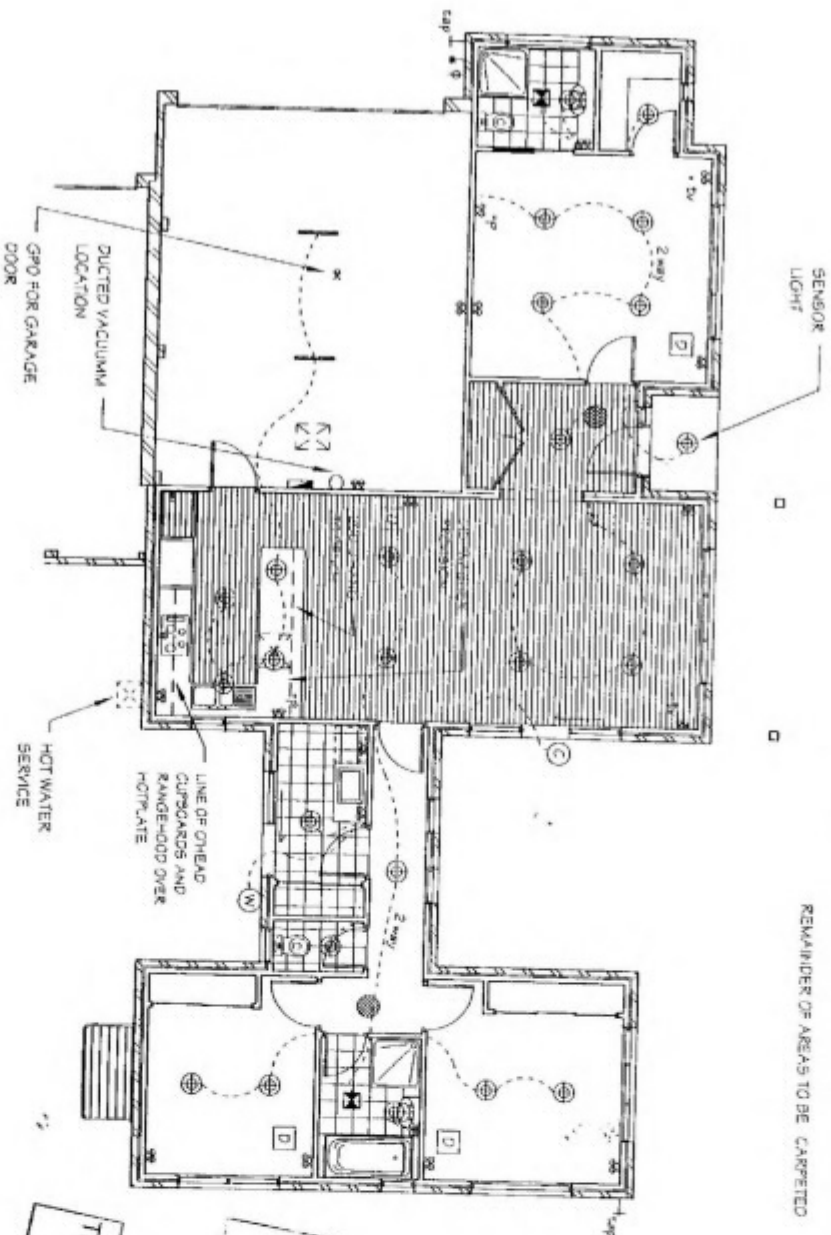
ELECTRICAL SCHEDULE

Symbol	Description	Comments
1	CEILING LIGHT	BATTEN FIXED
2	WALL LIGHT	BATTEN FIXED
3	SENSOR LIGHT	
4	PENDANT LIGHT	
5	DOWN LIGHT	RECESSED DOWN LIGHT
6	SENSOR	
7	EXTERNAL SPEAKER	
8	DOUBLE POWER POINT	HPM OR SIMILAR
9	SINGLE POWER POINT	HPM OR SIMILAR
10	EXHAUST FAN	CEILING TYPE
11	TV POINT	COAXIAL CABLE TYPE
12	PHONE POINT	SELECTED TELECOM APPROVED
13	DATA CABLE	
14	SWITCHBOARD	
15	FLUORESCENT LIGHT	
16	CEILING FAN	
17	DIMMER SWITCH	HPM OR SIMILAR
18	ELEC. HEATER PANEL	WALL MOUNTED
19	HOT WATER SERVICE	
20	SKYDOME	900 CLEAR OF BOUNDARY/PROPERTY WALL (5500)
21	450 x 800 MANHOLE	
22	SMOKE DETECTOR	HARD Wired TO A.S. 3786
23	ULTASTIC	
24	WATER MAIN	
25	GAS MAIN	
26	EXTERNAL TAP	

Note: Some items may not apply

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels BS 1441

TERMITE PROTECTION
REQUIRED



- 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 Plan -
Unit 4
SCALE: 1:100

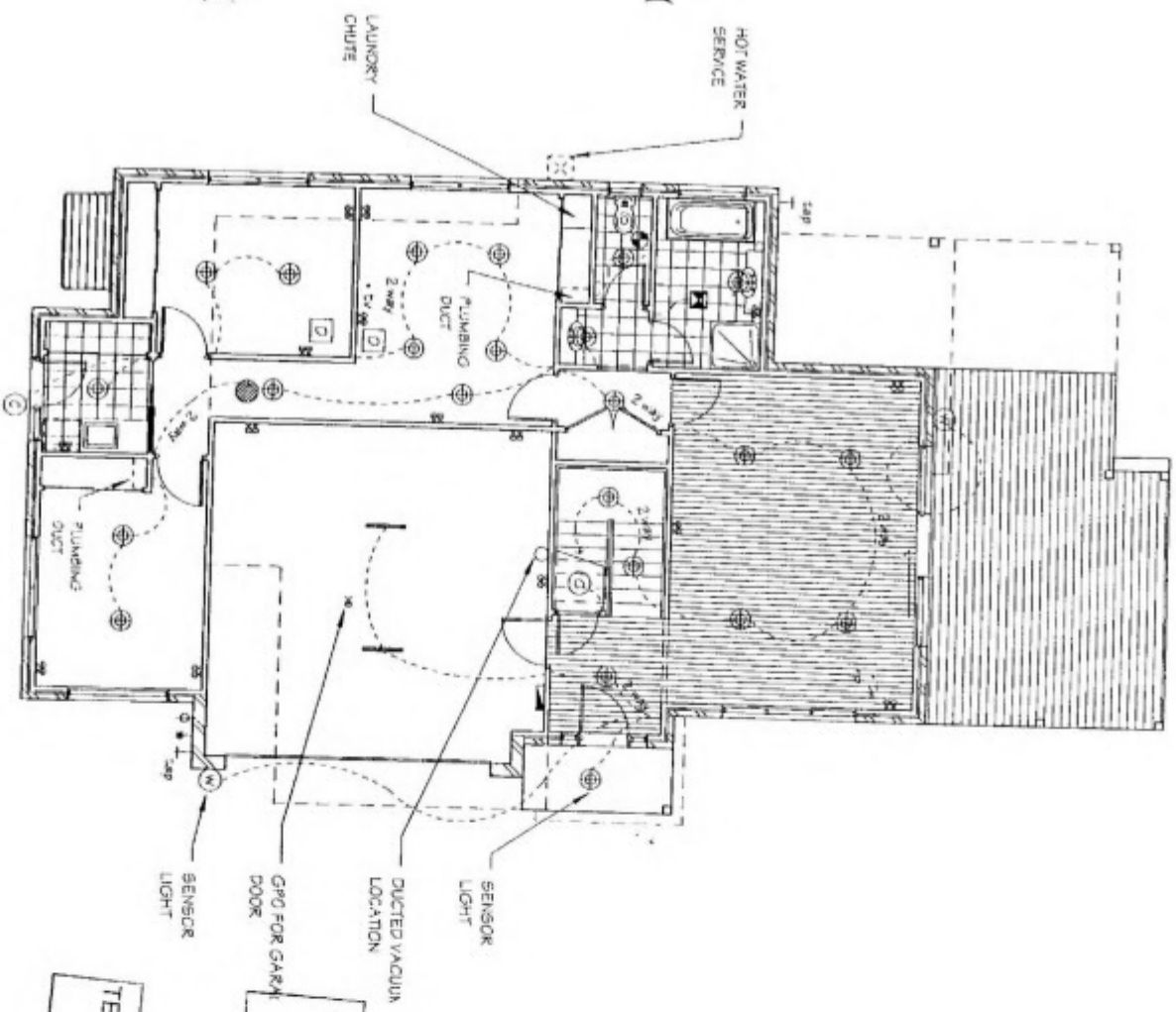
DATE -	2/03/2005
BUILDER	
OWNER	
WITNESS:	

Personal Information

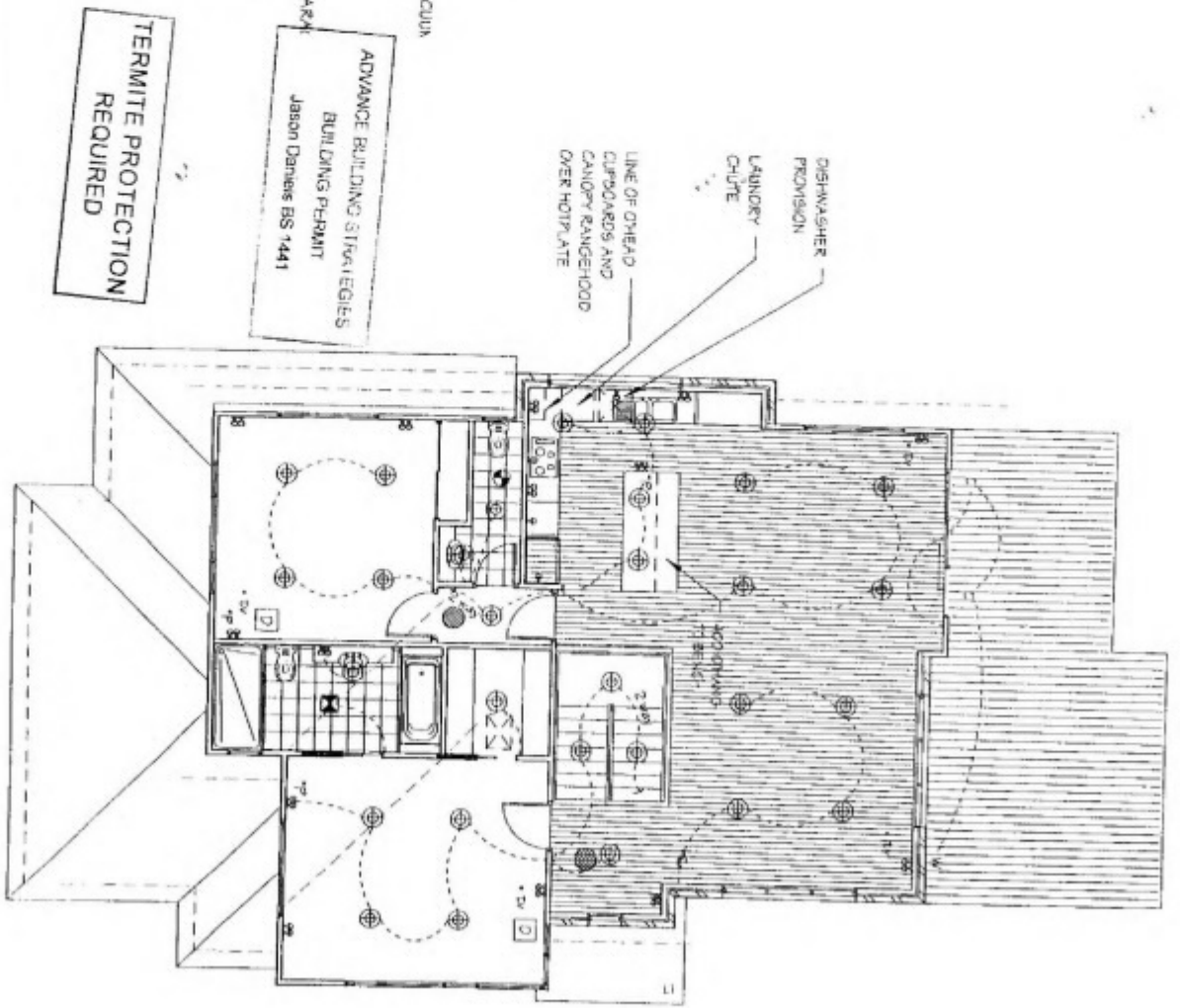
NOTE:
PROVIDE 20mm GAS SUPPLY, SINGLE
GPO AND LIGHT POINT IN CLOSE PROXIMITY
TO DUCTED HEATING UNIT IN LIVING
SPACE
REGISTER POSITIONS TO BE DETERMINED
ON SITE

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



Proposed Ground Floor Electrical
Plan - Unit 5
SCALE 1:100

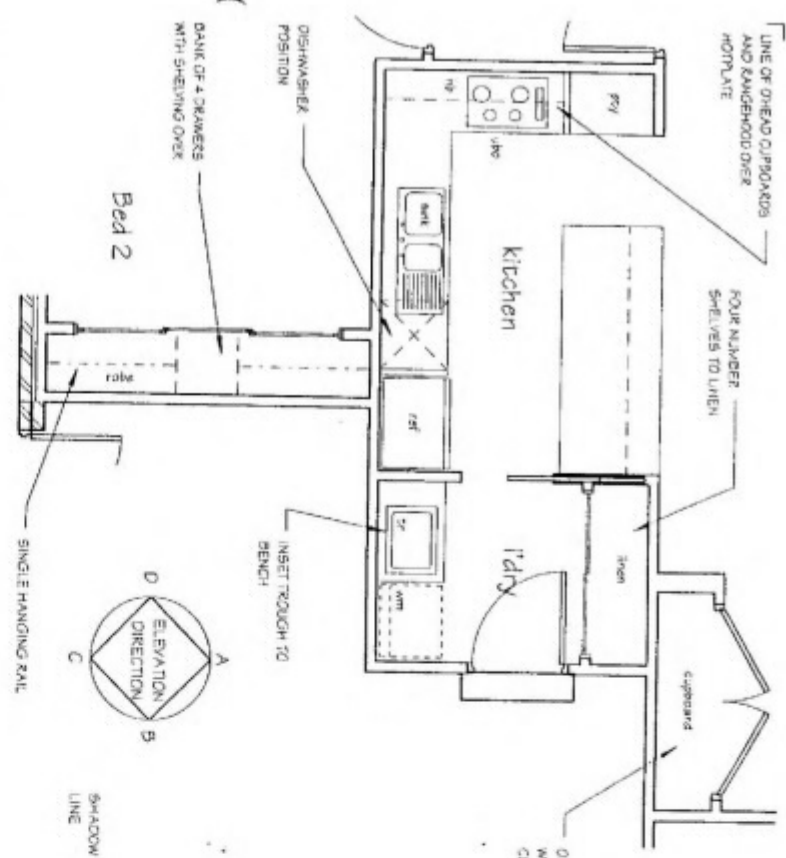


Proposed First Floor
Electrical Plan - Unit 5
SCALE 1:100

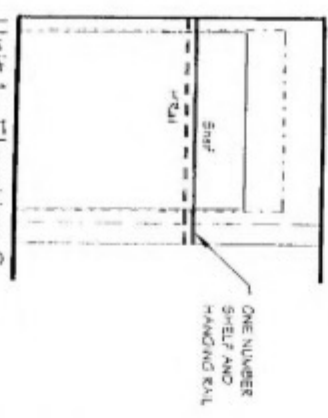
DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

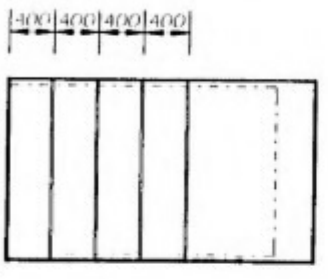
DATE	22nd Sep 2005
SCALE	1:100
SHEET NO	27 of 27
REFERENCE	040306 WD/4



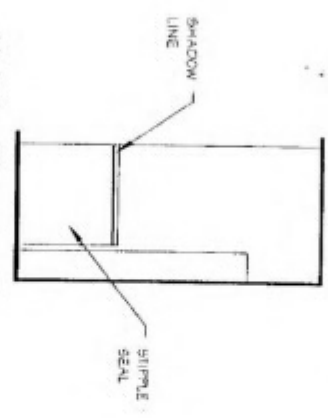
Unit 1 - Kitchen, Bed 2,
Laundry And Entry C'da
SCALE: 1:50



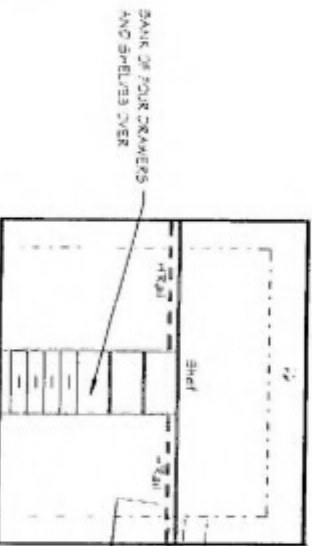
Unit 1 - Elevation C
(Entry C'da)
SCALE: 1:50



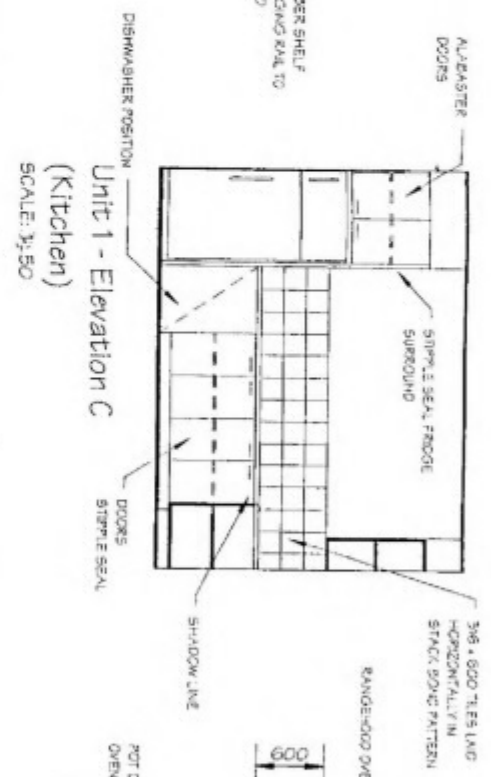
Unit 1 - Elevation A
(Laundry)
SCALE: 1:50



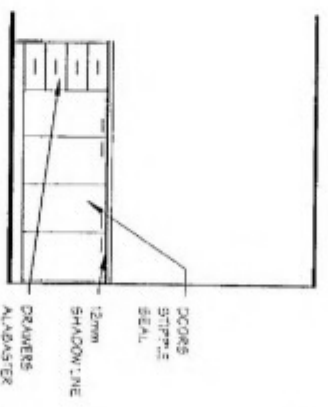
Unit 1 - Elevation B
(Island)
SCALE: 1:50



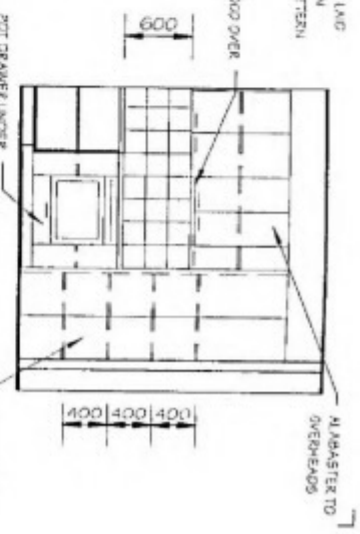
Unit 1 - Elevation B (Bed 2)
(Robe)
SCALE: 1:50



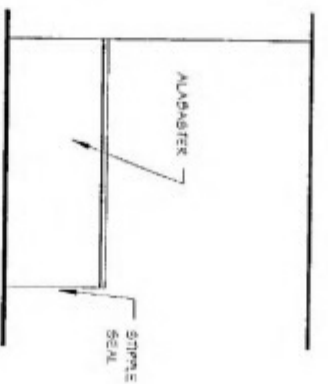
Unit 1 - Elevation C
(Kitchen)
SCALE: 1:50



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



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



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

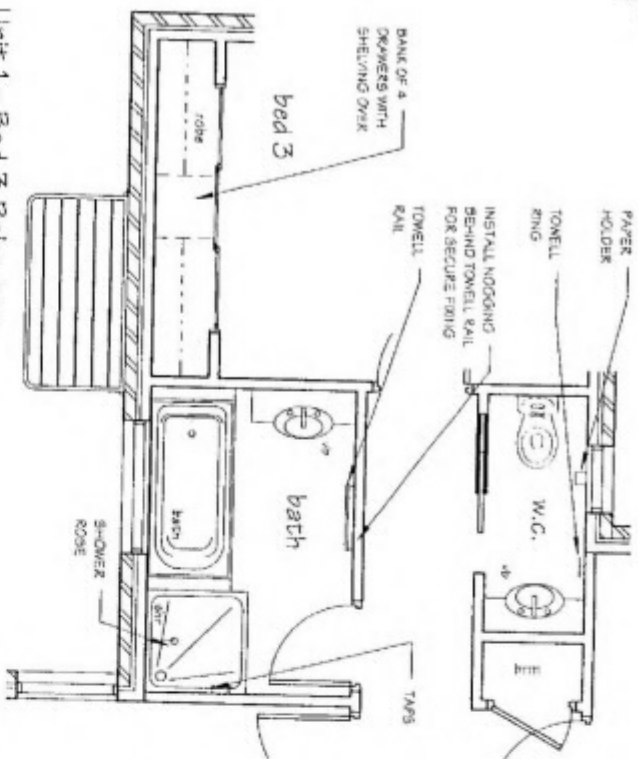


Unit 1 - Elevation A
(Laundry)
SCALE: 1:50

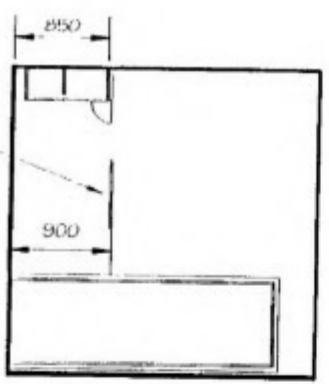
DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

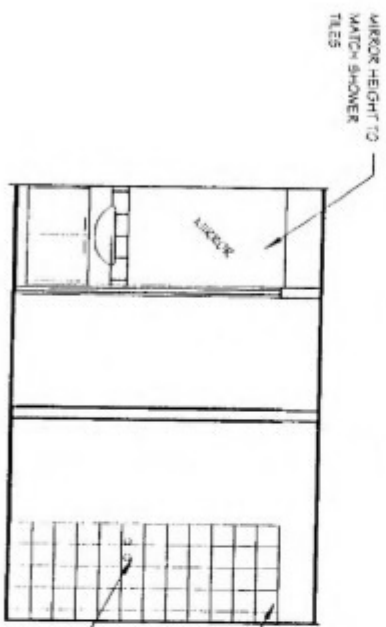
DATE	22/03/2005
SHEET No.	1 of 16
REFERENCE	040306 Dev/2



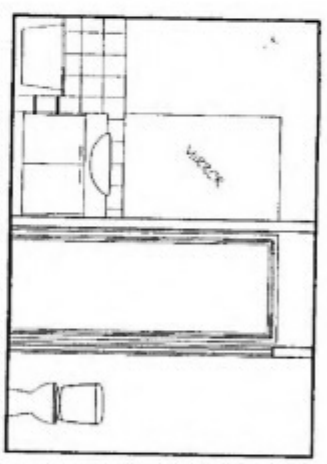
Unit 1 - Bed 3 Robe, w.c.
And Bath Floor Plans
SCALE: 1:50



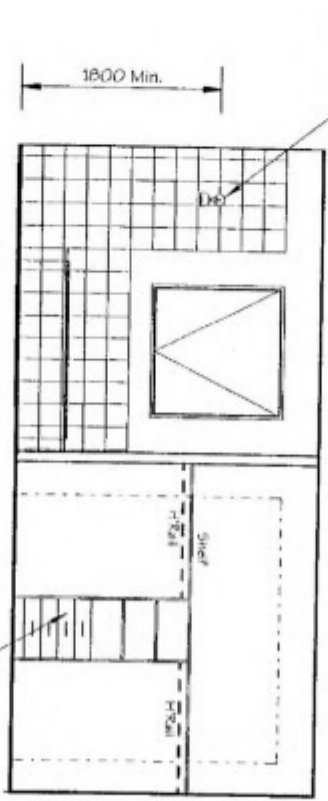
Unit 1 - Elevation A (Bath)
SCALE: 1:50



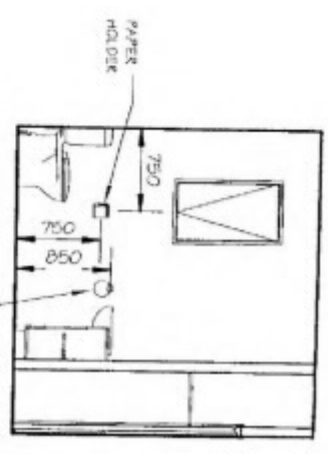
Unit 1 - Elevation B (w.c.
And Bath)
SCALE: 1:50



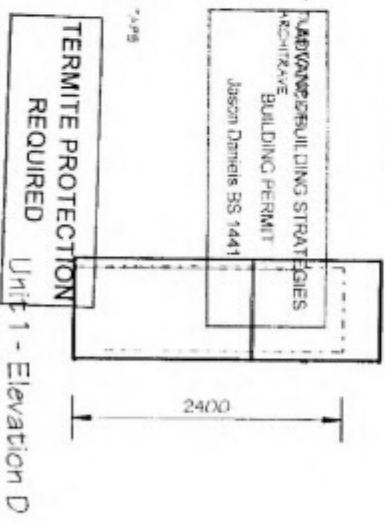
Unit 1 - Elevation D (Bath
And w.c.)
SCALE: 1:50



Unit 1 - Elevation C (Bath
And Bed 3)
SCALE: 1:50



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

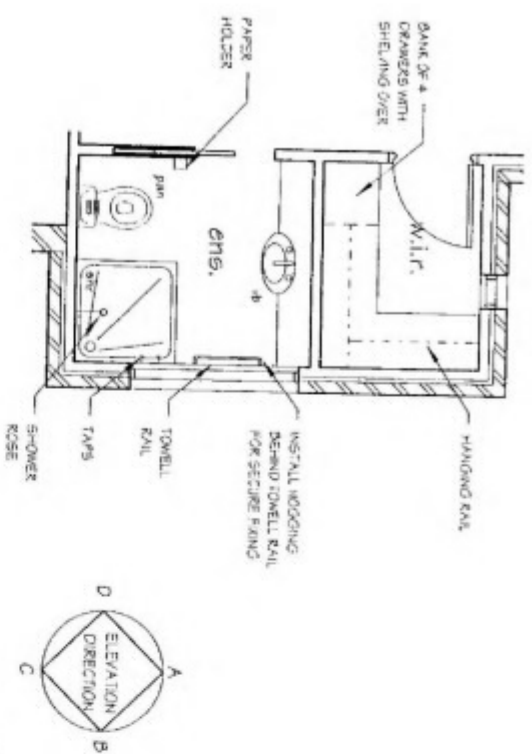


Unit 1 - Elevation D
(Broom)
SCALE: 1:50

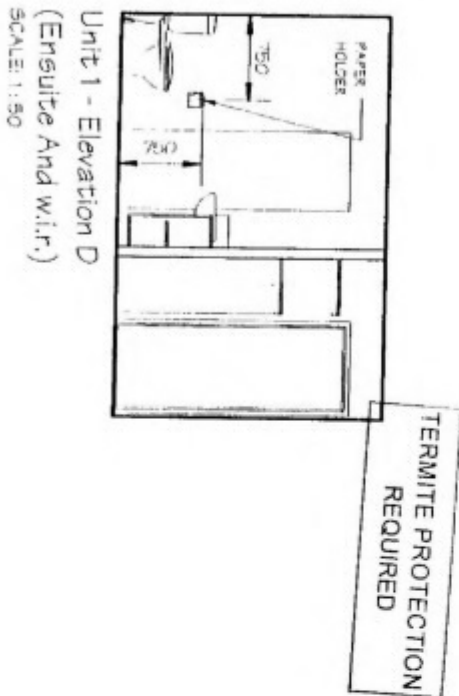
DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

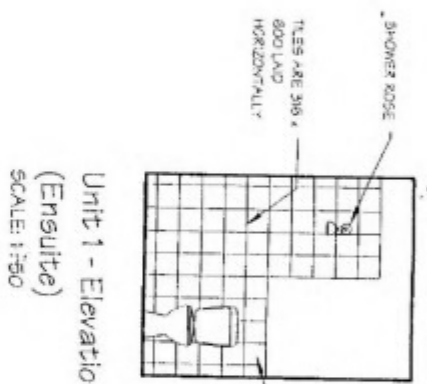
DATE	22nd Feb 2005
SCALE	1:50
SHEET NO.	2 of 16
REFERENCE	040306 Det/2



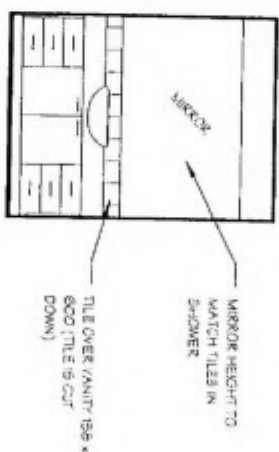
Unit 1 - w.i.r And Ensuite
Floor Plans
SCALE 1:50



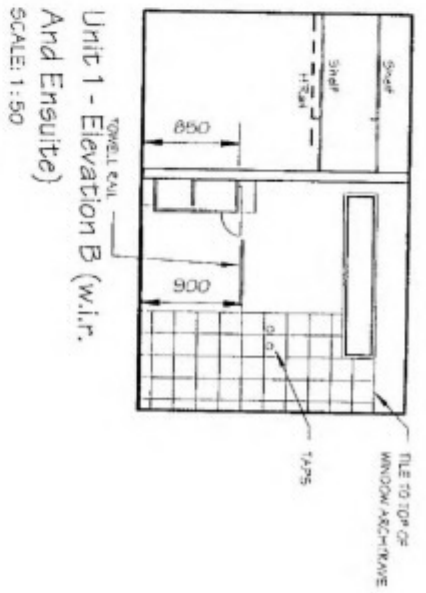
Unit 1 - Elevation D
(Ensuite And w.i.r.)
SCALE 1:50



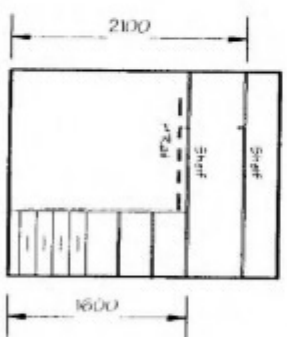
Unit 1 - Elevation C
(Ensuite)
SCALE 1:50



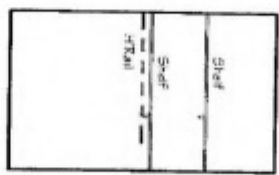
Unit 1 Elevation A
(Ensuite)
SCALE 1:50



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



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



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

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

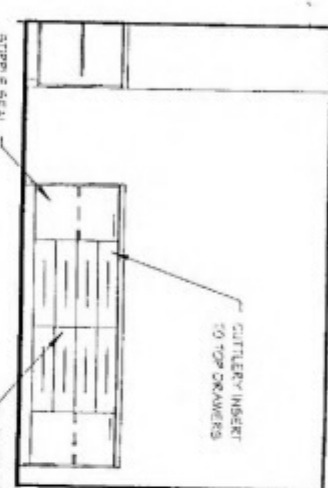
Personal Information

DATE	22nd Feb 2005
SCALE	1:50
SHEETING	3 of 10
REFERENCE	040306 Det/2



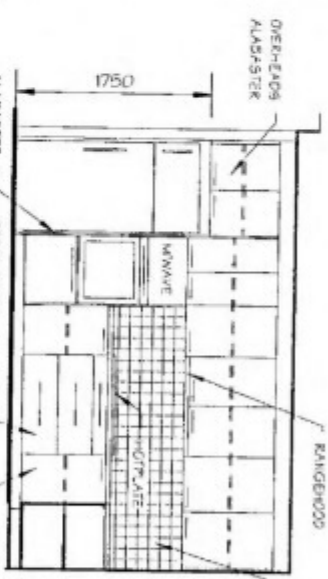
Unit 2 Kitchen

SCALE: 1:50



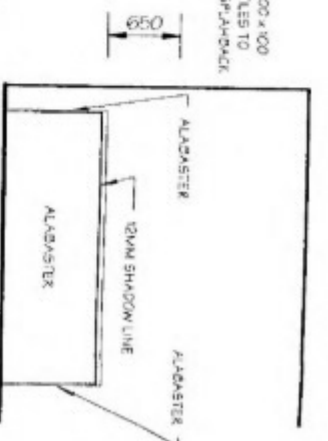
Unit 2 - Elevation A (Kitchen)

SCALE: 1:50



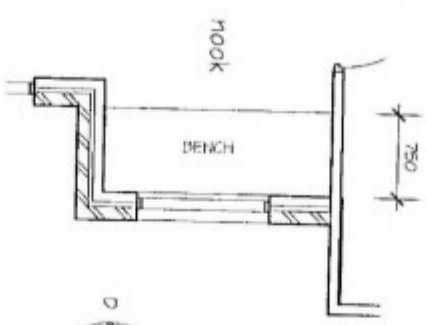
Unit 2 - Elevation C (Kitchen)

SCALE: 1:50



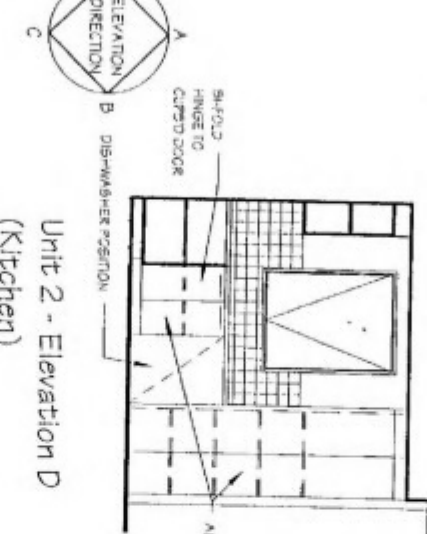
Unit 2 - Elevation C (Island)

SCALE: 1:50



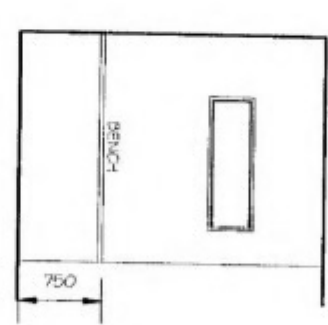
Unit 2 - First Floor Nook

SCALE: 1:50



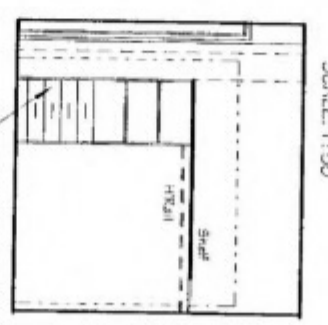
Unit 2 - Elevation D (Kitchen)

SCALE: 1:50



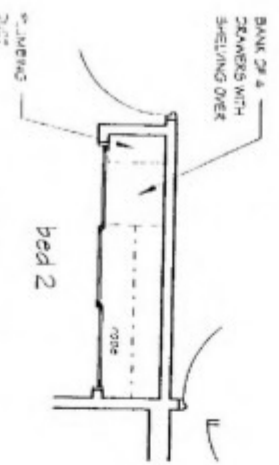
Unit 2 - Elevation B (Upper Nook)

SCALE: 1:50



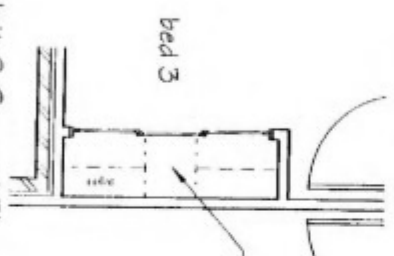
Unit 2 - Elevation A (Bed 2 Robe)

SCALE: 1:50



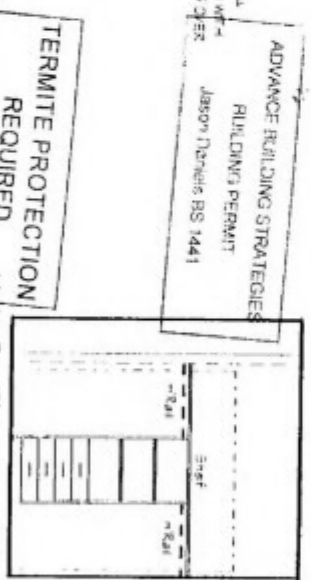
Unit 2 Ground Floor Bed 2 Robe

SCALE: 1:50



Unit 2 Ground Floor Bed 3 Robe

SCALE: 1:50



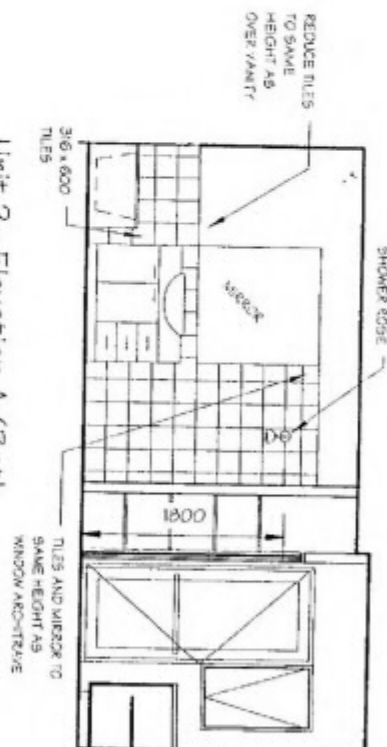
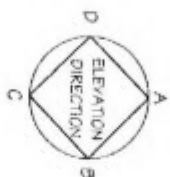
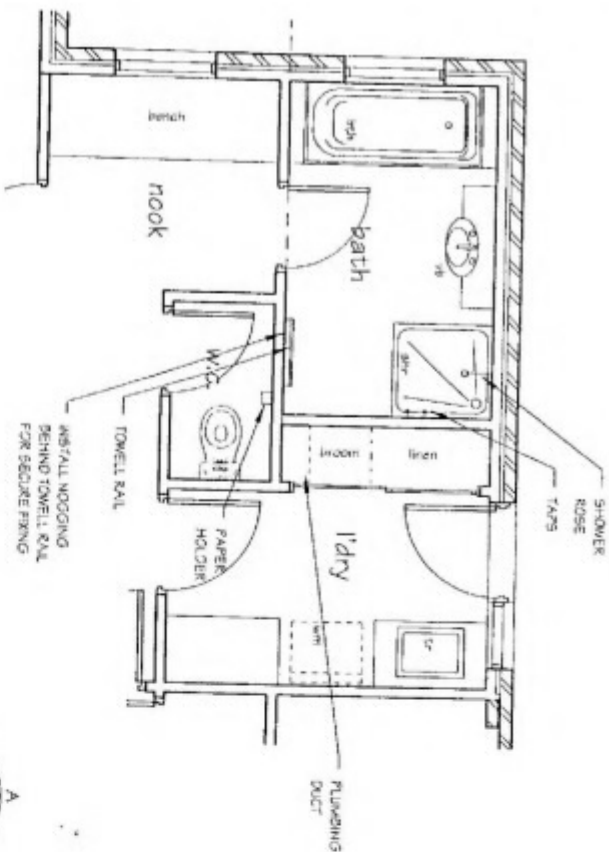
Unit 2 - Elevation B (Unit 3 Robe)

SCALE: 1:50

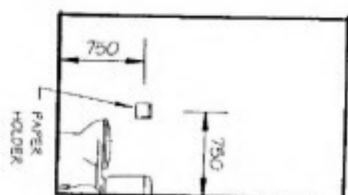
DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

DATE	22nd Feb 2005
SCALE	1:50
SHEET No.	A OF 16
REFERENCE	040306 Dst/2



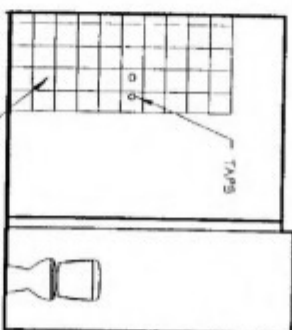
Unit 2 - Elevation A (Bath And Laundry)
SCALE: 1:50



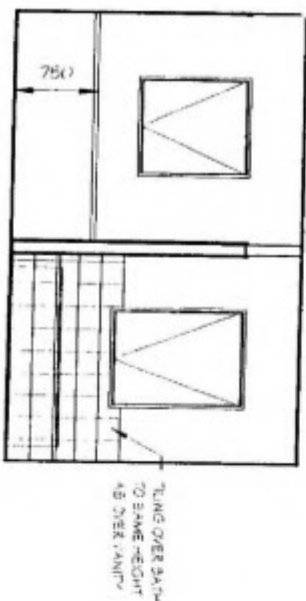
Unit 2 - Elevation A (w.c.)
SCALE: 1:50



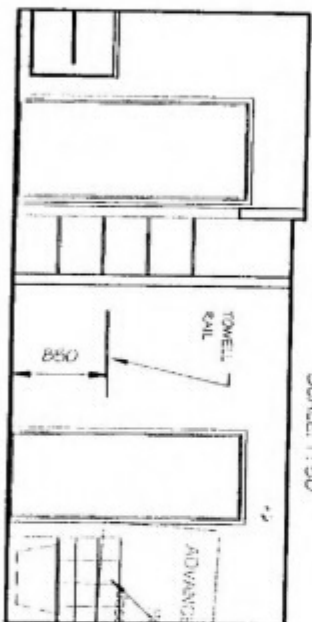
Unit 2 - Elevation B (Laundry)
SCALE: 1:50



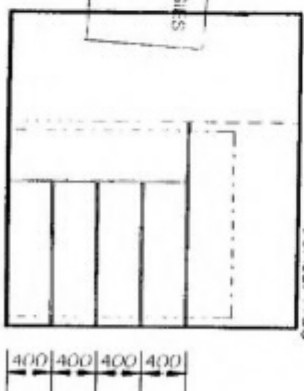
Unit 2 - Elevation B (Bath And w.c.)
SCALE: 1:50



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



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



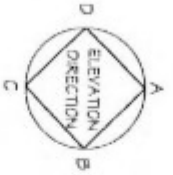
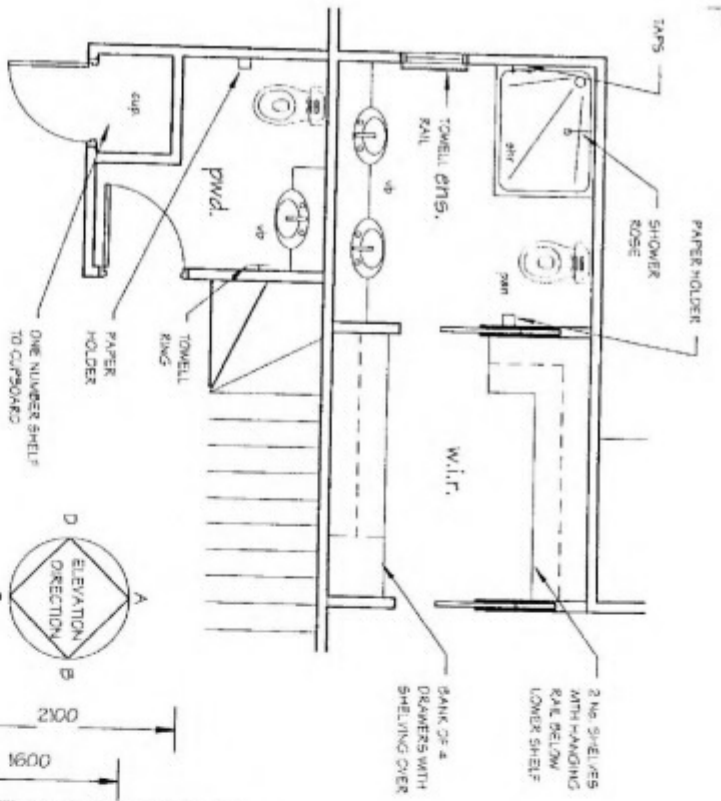
Unit 2 - Elevation D (Linen/Broom)
SCALE: 1:50

DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

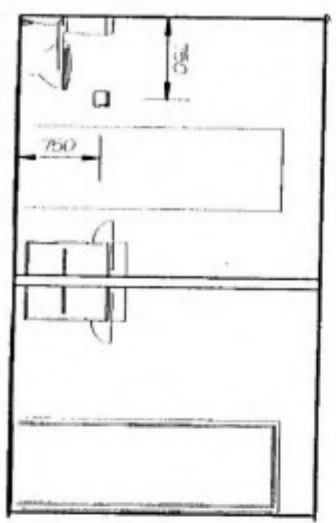
Personal Information

DATE	22nd May 2005
SCALE	1:50
SHEET No	5 of 6
REFERENCE	040306 Det/2

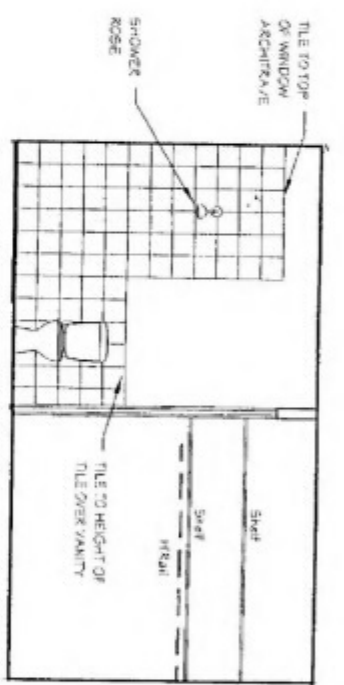
TERMITE PROTECTION REQUIRED



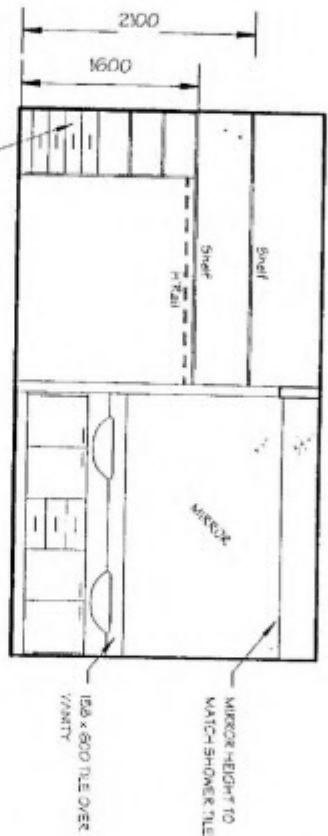
Unit 2 First Floor Powder, Ensuite And w.i.r.
SCALE: 1:50



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



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

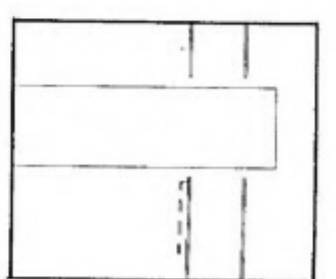


Unit 2 - Elevation C (w.i.r. And Ensuite)
SCALE: 1:50

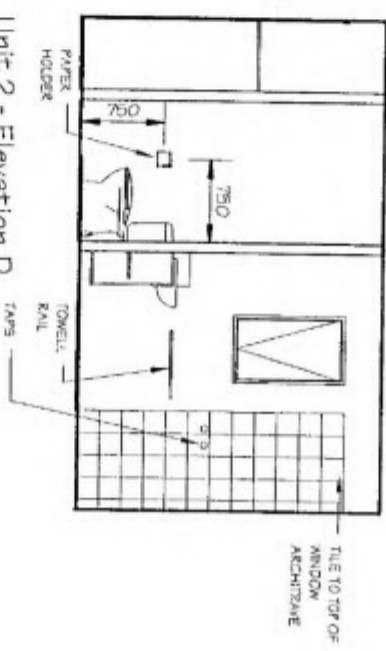
ADVANCING BUILDING STRATEGIES
BUILDING PERMIT
Jason Davies BS 1441



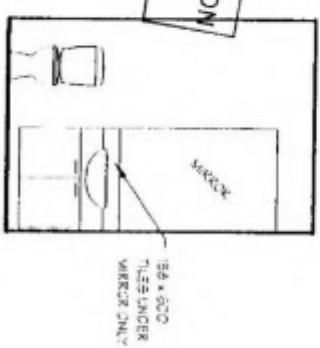
Unit 2 - Elevation C
(Powder)
SCALE: 1:50



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



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

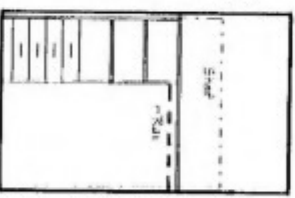
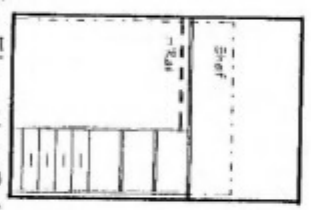
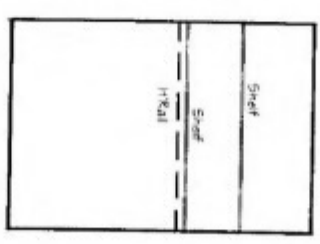
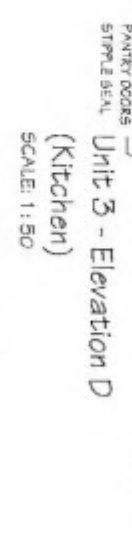
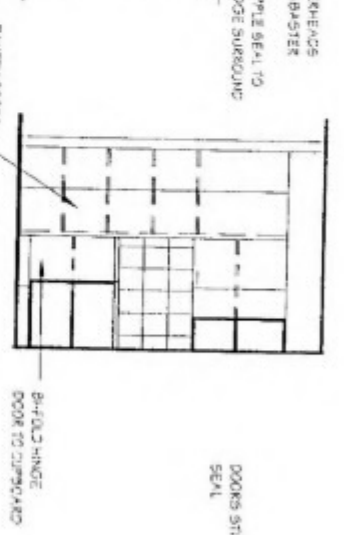
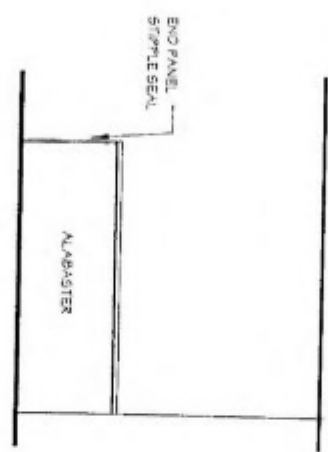
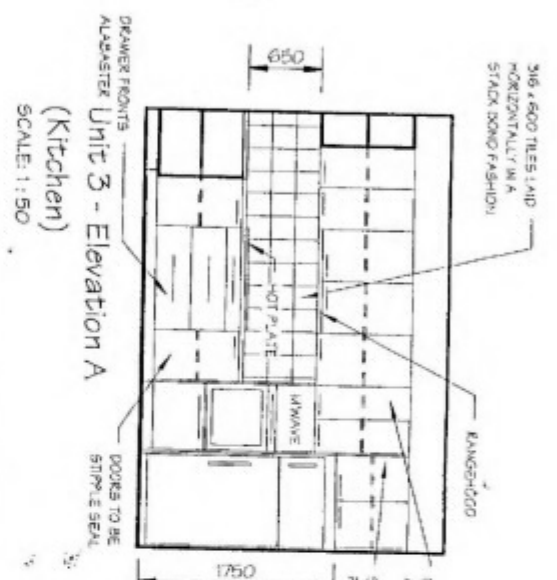
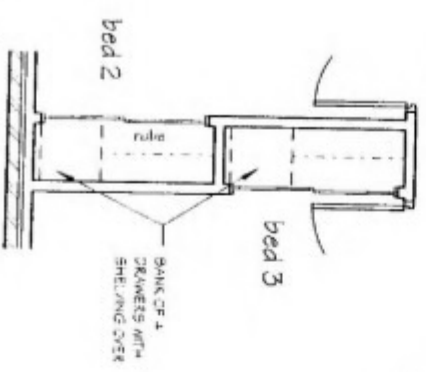
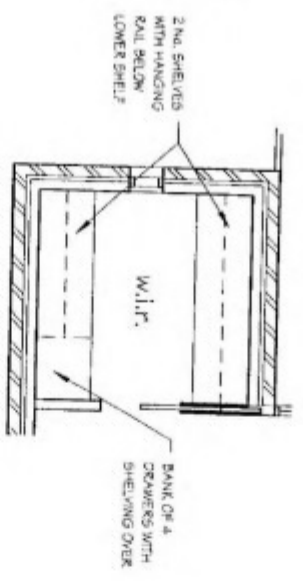
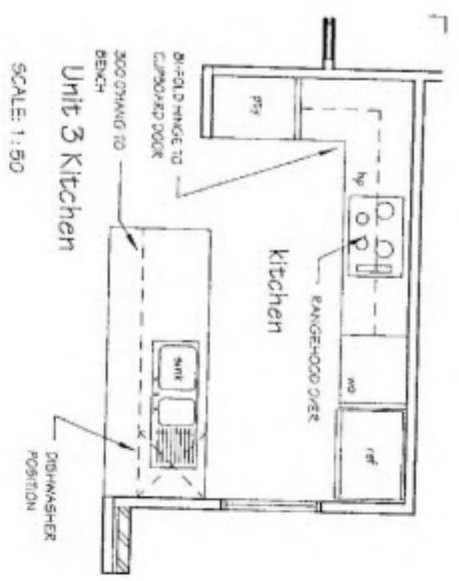


Unit 2 - Elevation A
(Powder)
SCALE: 1:50

DATE -	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

DATE: 22nd Feb 2005
SCALE: 1:50
SHEET NO. 02 of 06
REFERENCE
040306 Det/2



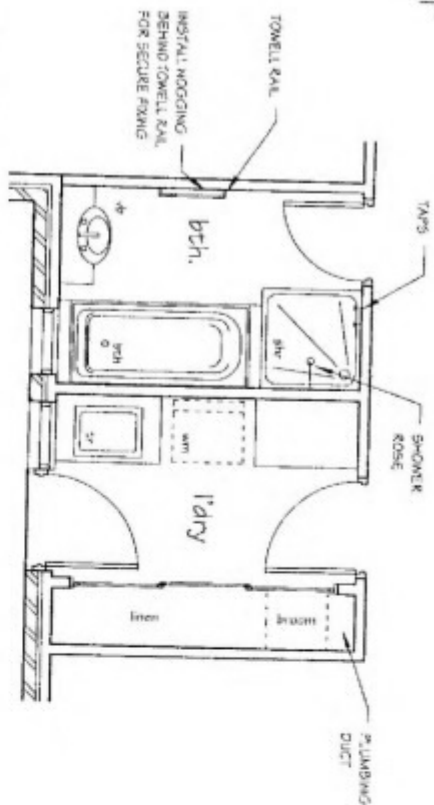
TERMITE PROTECTION REQUIRED

ADVANCED BUILDING STRATEGIES
BUILDING PERMIT
JASON DARRIN FIS 1441

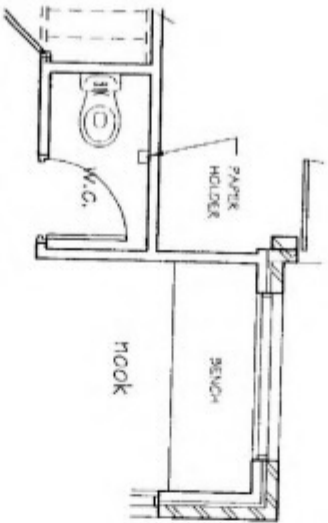
DATE	22nd Feb 2005
SCALE	1:50
SHEETING	7 of 6
REFERENCE	040306 Det/2

DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

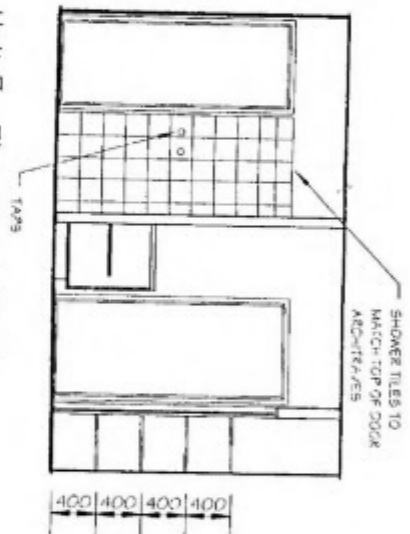
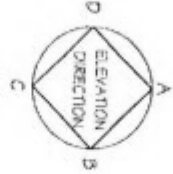
Personal Information



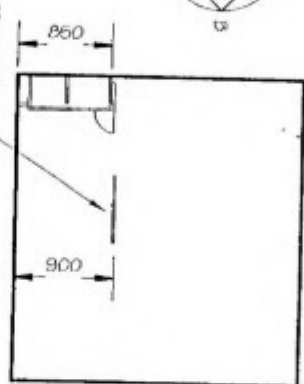
Unit 3 - Ground Floor
Bath A
SCALE: 1:50



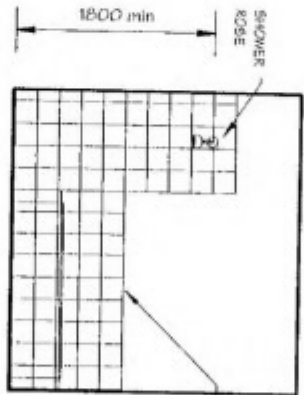
Unit 3 - Ground Floor w.c.
And Nook
SCALE: 1:50



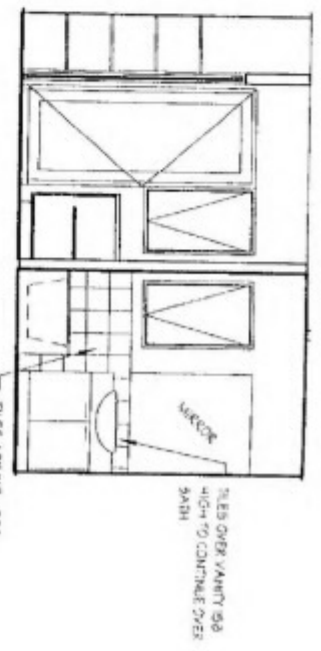
Unit 3 - Elevation A (Bath
And Laundry)
SCALE: 1:50



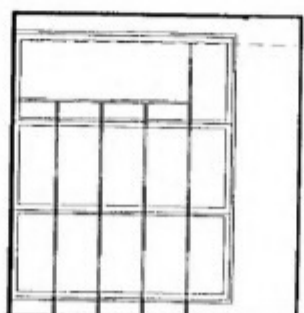
Unit 3 - Elevation D
(Bath)
SCALE: 1:50



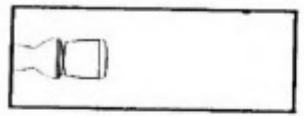
Unit 3 - Elevation B
(Bath)
SCALE: 1:50



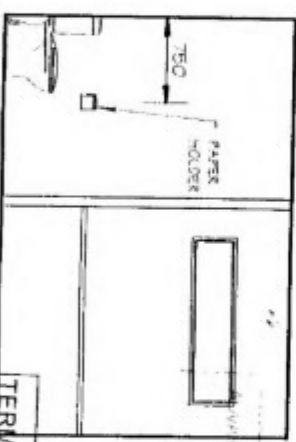
Unit 3 - Elevation C
(Bath)
SCALE: 1:50



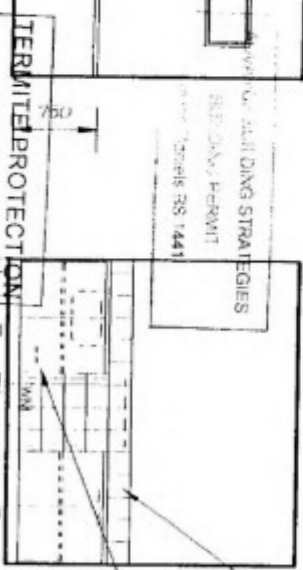
Unit 3 - Elevation D
(Laundry)
SCALE: 1:50



Unit 3 - Elevation D (w.c.)
SCALE: 1:50



Unit 3 - Elevation A (w.c.
And Nook)
SCALE: 1:50

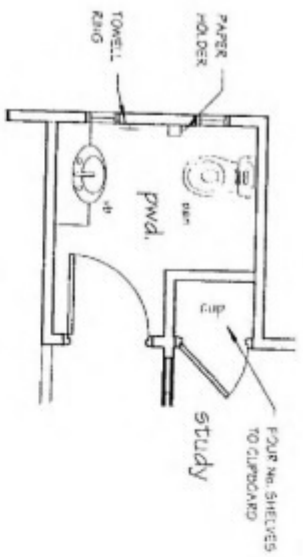


Unit 3 - Elevation D
(Laundry)
SCALE: 1:50

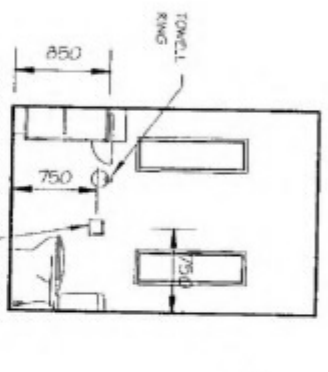
ONE ROW OF 216 x 600 TILES ALONG ENTIRE WALL AND BEHIND WASHING MACHINE
TAPS FOR WASHING MACHINE COVERED IN COMPOACTS

DATE	22nd Feb 2005
SCALE	1:50
SHEET NO.	3 of 16
REFERENCE	040306 Dev/2

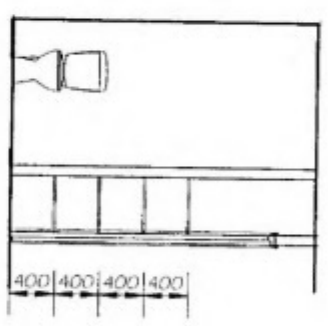
Personal Information



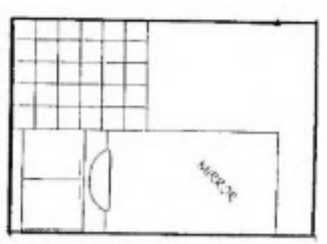
Unit 3 - First Floor Powder
SCALE: 1:50



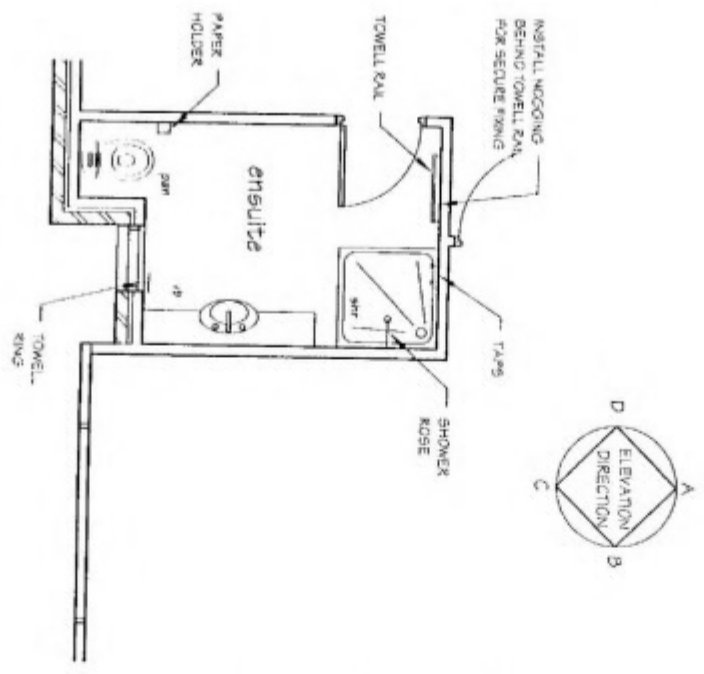
Unit 3 - Elevation D
(Powder)
SCALE: 1:50



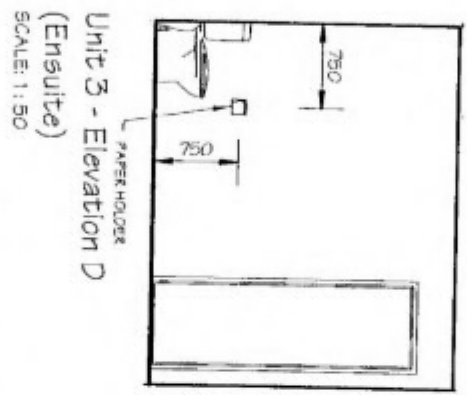
Unit 3 - Elevation A
(Powder)
SCALE: 1:50



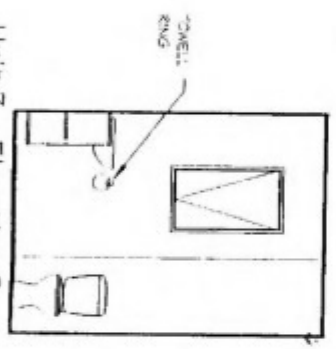
Unit 3 - Elevation C
(Powder)
SCALE: 1:50



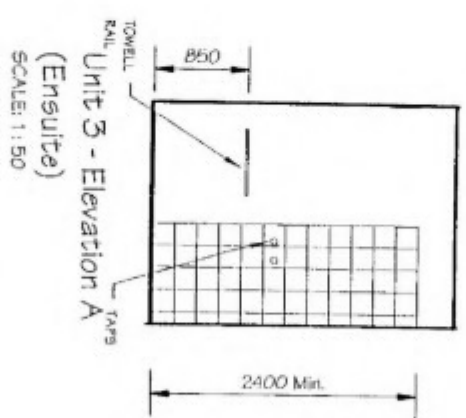
Unit 3 - First Floor
Ensuite
SCALE: 1:50



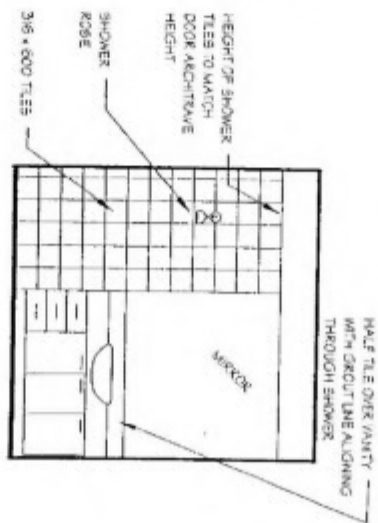
Unit 3 - Elevation D
(Ensuite)
SCALE: 1:50



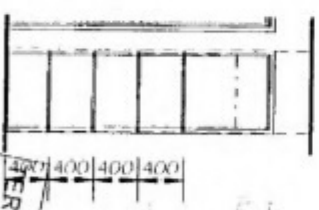
Unit 3 - Elevation C
(Ensuite)
SCALE: 1:50



Unit 3 - Elevation A
(Ensuite)
SCALE: 1:50



Unit 3 - Elevation B
(Ensuite)
SCALE: 1:50



Unit 3 - Elevation D
(Study C'd)
SCALE: 1:50

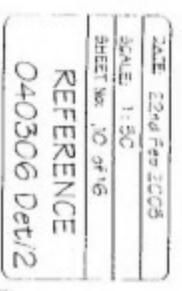
3/1/03 DMS STRATEGIES
CONSULTANT FIRM/UNIT
3/1/03 885 1447

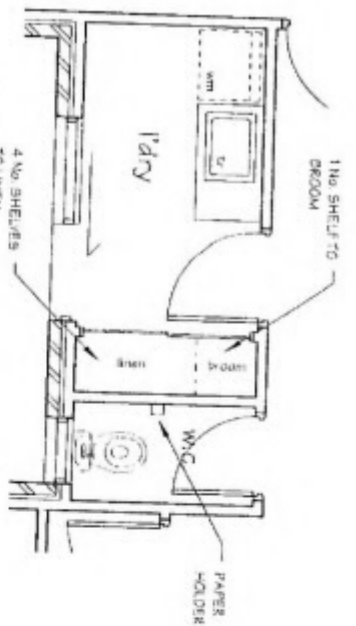
DATE: 22nd Feb 2005
SCALE: 1:50
SHEET NO: 3 of 6
REFERENCE: 040306 Dev/2

PERMITE PROTECTION
REQUIRED

DATE	2/03/2005
BUILDER	
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WITNESS	

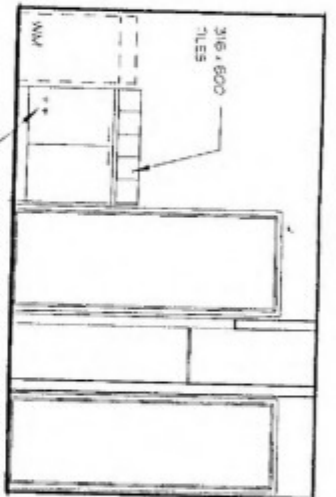
Personal Information





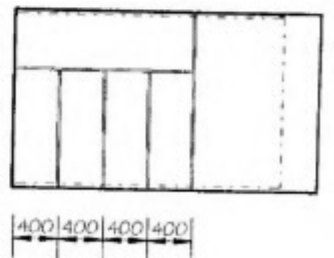
Unit 4 Laundry And w.c.

SCALE: 1:50



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

SCALE: 1:50

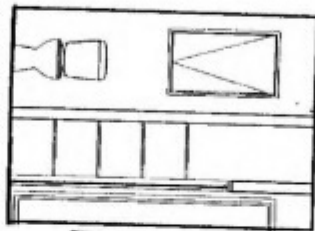


Unit 4 - Elevation B
(Laundry)

SCALE: 1:50

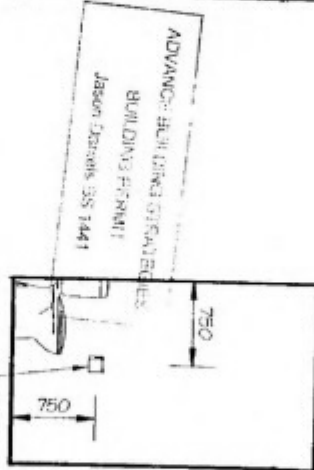
DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information



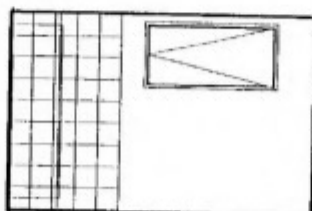
Unit 4 - Elevation C (w.c.
And Laundry)

SCALE: 1:50



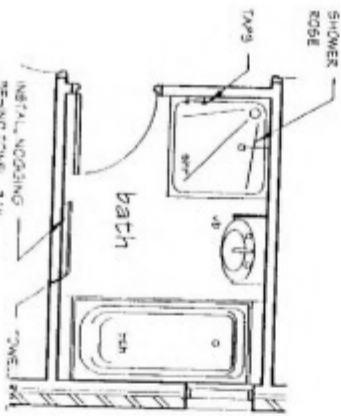
Unit 4 - Elevation D (w.c.)

SCALE: 1:50



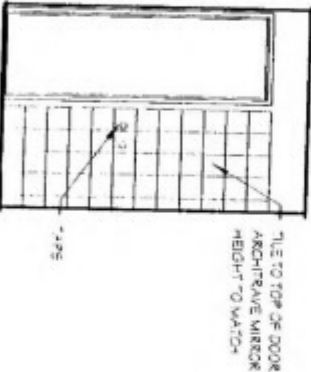
Unit 4 - Elevation B
(Bath)

SCALE: 1:50



Unit 4 Bath

SCALE: 1:50



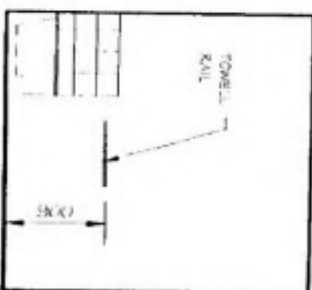
Unit 4 - Elevation D
(Bath)

SCALE: 1:50



Unit 4 - Elevation A
(Bath)

SCALE: 1:50

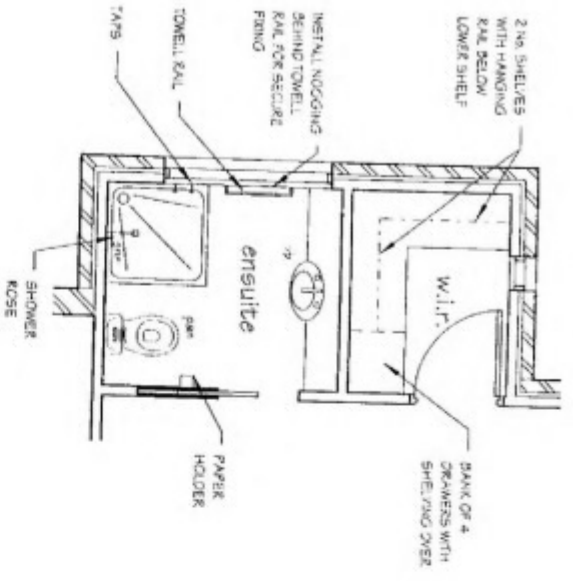


Unit 4 - Elevation C (Bath)

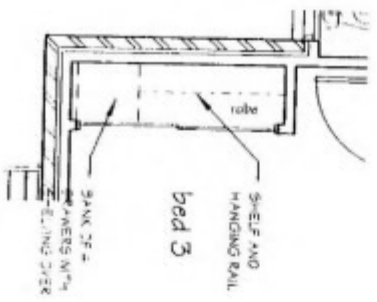
SCALE: 1:50

TILES ARE 316 x 600 LINO
HORIZONTAL IN BATH
BOND FASHION CUT TO
HALF TILE OVER RAINY
AND CONTINUE 300mm
AND OVER SHOWER

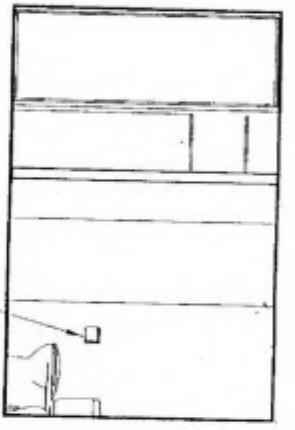
DATE	22-04-2005
SCALE	1:50
DRAWING	11 of 16
REFERENCE	040306 Det/2



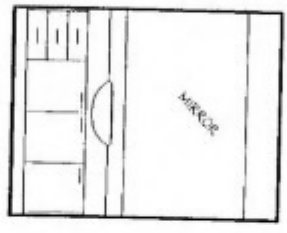
Unit 4 Ensuite And w.i.r.
SCALE: 1:50



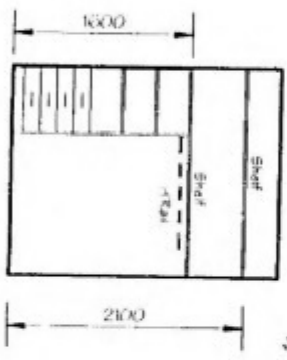
Unit 4 Bed 3 Robe
SCALE: 1:50



Unit 4 - Elevation B (w.i.r. And Ensuite)
SCALE: 1:50

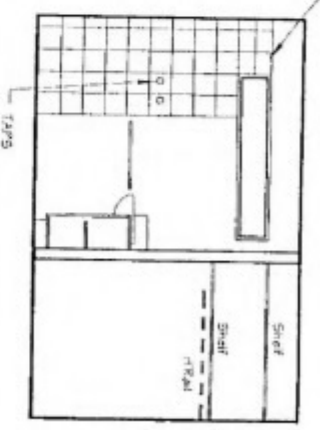


Unit 4 - Elevation A (Ensuite)
SCALE: 1:50



Unit 4 - Elevation C (w.i.r.)
SCALE: 1:50

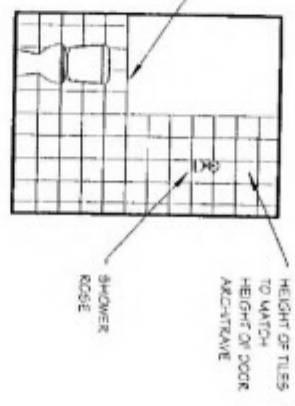
TILES TO ALIGN TO TOP OF WINDOW ARCHITECTIVE



Unit 4 - Elevation D (Ensuite And w.i.r.)
SCALE: 1:50

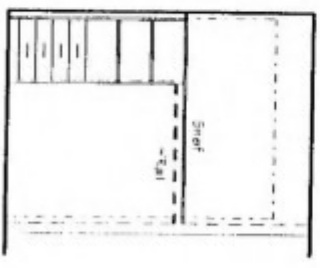
ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels 935 1441

TILE TO SAME HEIGHT AS OVERVANTY



Unit 4 - Elevation C (Ensuite)
SCALE: 1:50

TERMITE PROTECTION REQUIRED

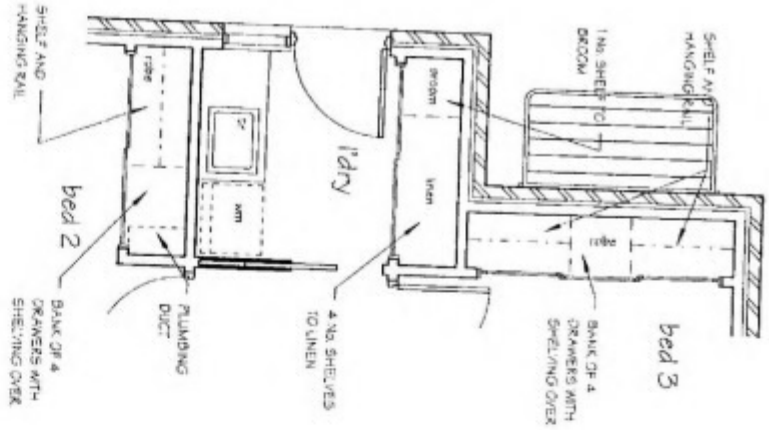


Unit 4 - Elevation D (Bed 3 Robe)
SCALE: 1:50

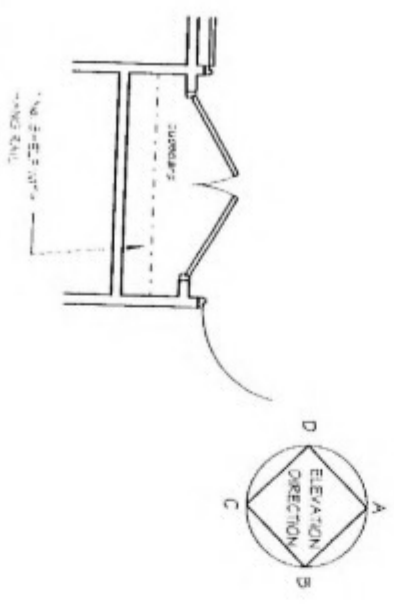
DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

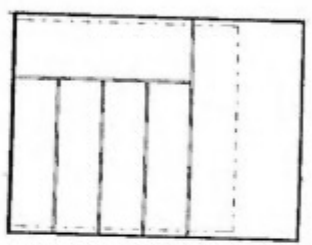
DATE	22nd Feb 2005
SCALE	1:50
SHEET No.	12 of 16
REFERENCE	040306 Det/2



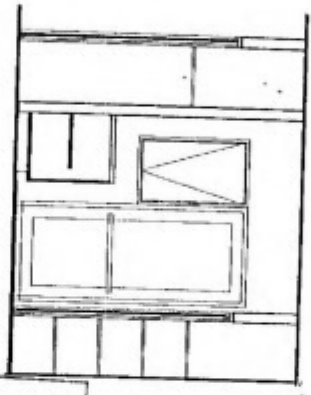
Unit 5 Ground Floor Laundry, Bed 2 Robe And Bed 3 Robe
SCALE 1:50



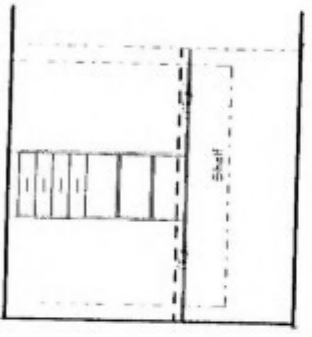
Unit 5 Ground Floor Cupboard
SCALE 1:50



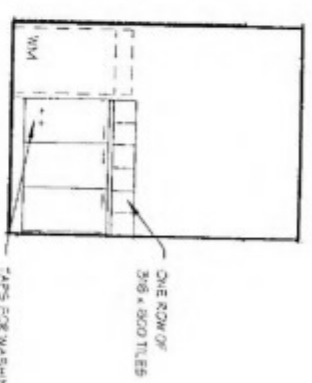
Unit 5 - Elevation A (Laundry)
SCALE 1:50



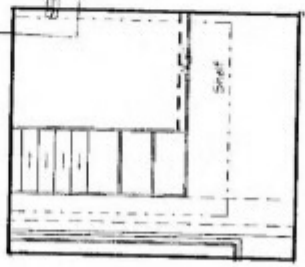
Unit 5 - Elevation D (Bed 2 Robe And Laundry)
SCALE 1:50



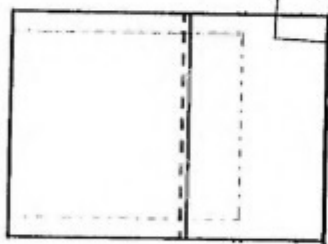
Unit 5 - Elevation D (Bed 3 Robe)
SCALE 1:50



Unit 5 - Elevation C (Laundry)
SCALE 1:50



Unit 5 - Elevation A (Bed 2 Robe)
SCALE 1:50



Unit 5 - Elevation C (Cupboard)
SCALE 1:50

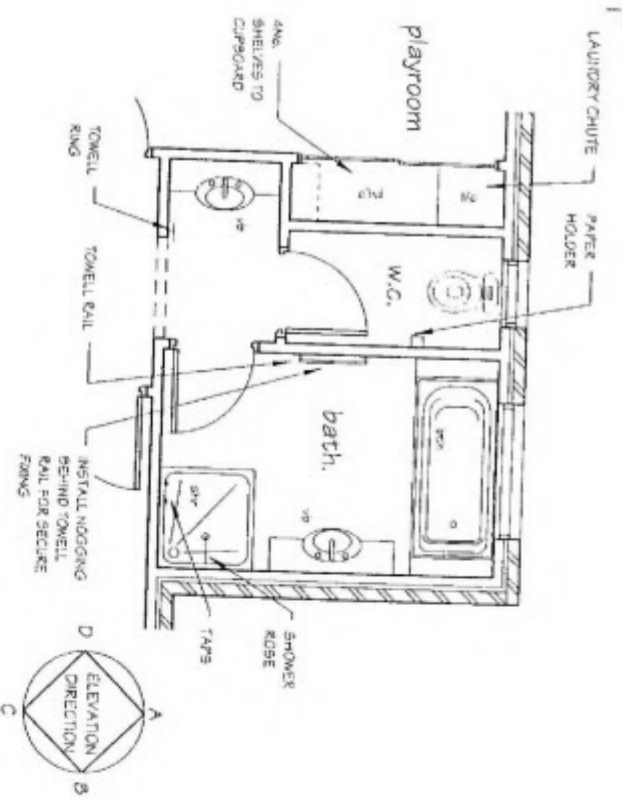
TERMITE PROTECTION
REQUIRED

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Darnley 135 1441

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

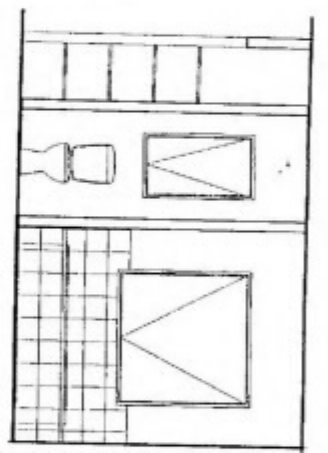
Personal Information

DATE: 22nd Feb 2008
SCALE: 1:50
SHEET No: 13 of 16
REFERENCE
040306 Det/2



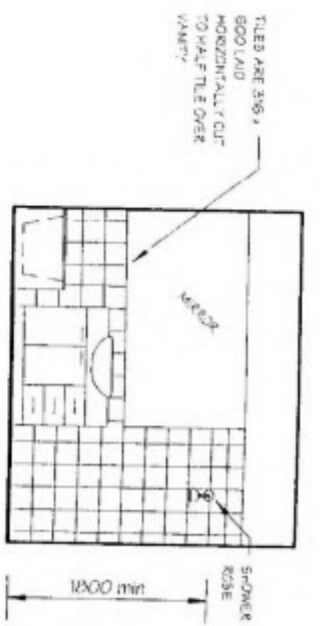
Unit 5 Ground Floor Playroom Cupboard,
W.C. And Bath

SCALE 1:50



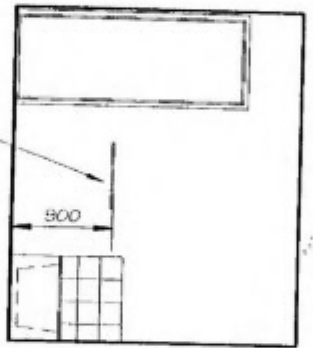
Unit 5 - Elevation A (Play
Cbd, W.C. & Bath)

SCALE 1:50



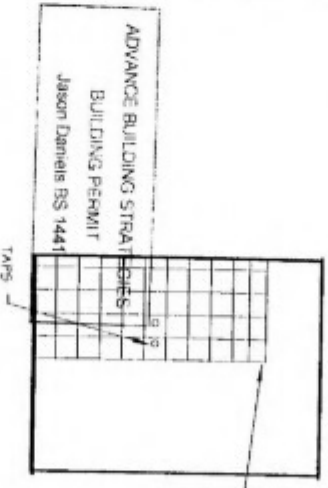
Unit 5 - Elevation B
(Bath)

SCALE 1:50



Unit 5 - Elevation D
(Bath)

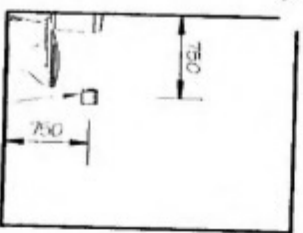
SCALE 1:50



Unit 5 - Elevation C (Bath)

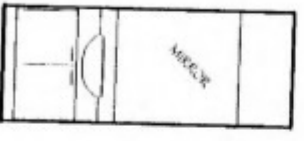
TERMITE PROTECTION
REQUIRED

SCALE 1:50



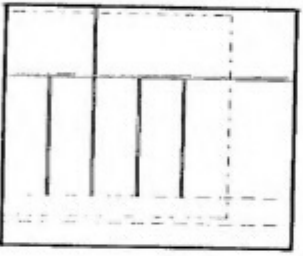
Unit 5 - Elevation B
(Ground W.C.)

SCALE 1:50



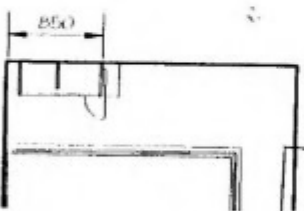
Unit 5 - Elevation D
(Vanity)

SCALE 1:50



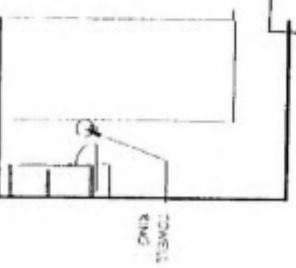
Unit 5 - Elevation B
(Playroom Cbd)

SCALE 1:50



Unit 5 - Elevation A (W.C.)

SCALE 1:50



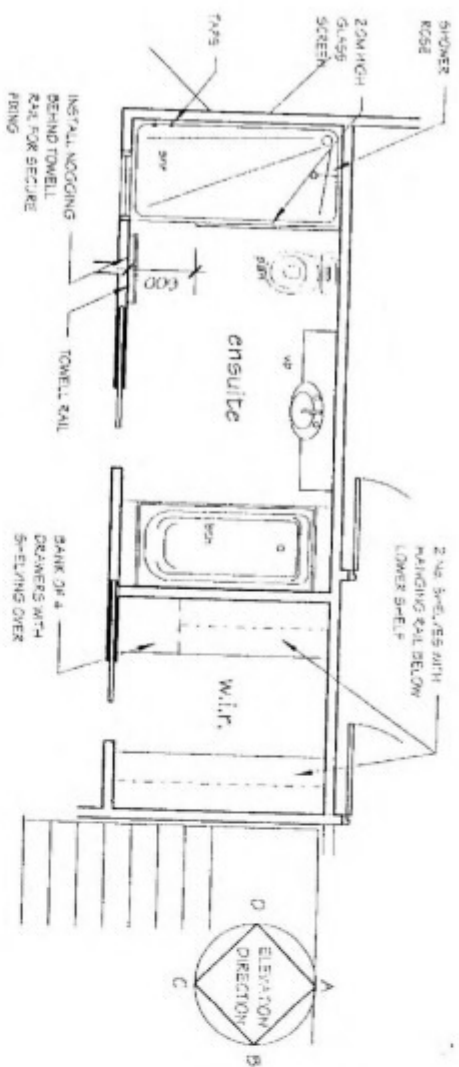
Unit 5 - Elevation C
(W.C. Vanity)

SCALE 1:50

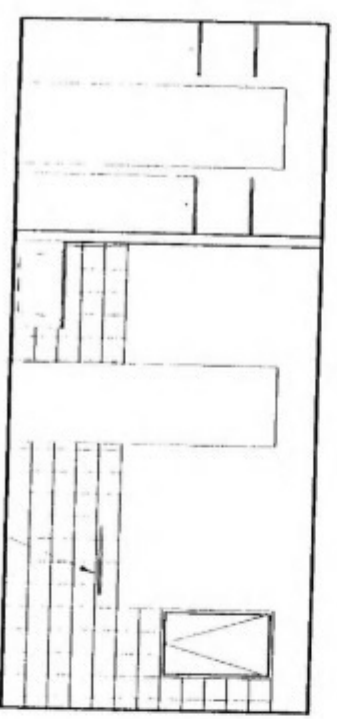
DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

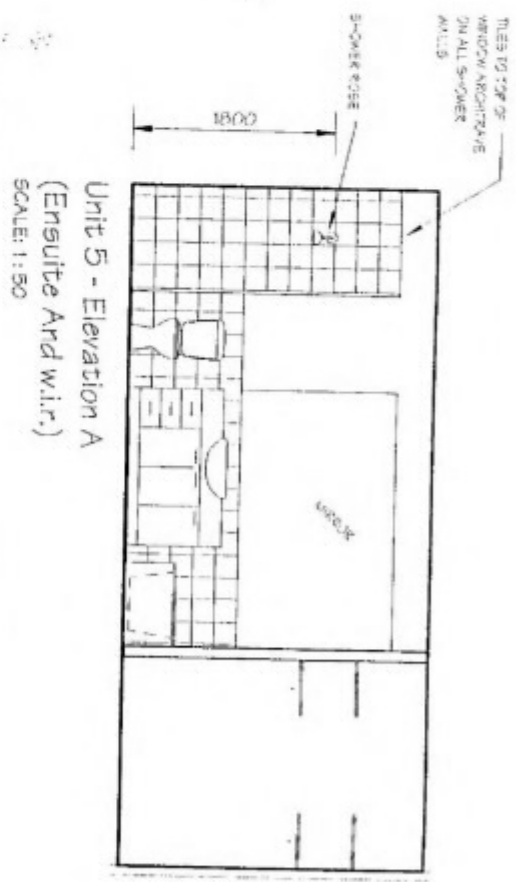
DATE	22nd Feb 2005
SCALE	1:50
SHEET No	1 of 16
REFERENCE	040306 Det/2



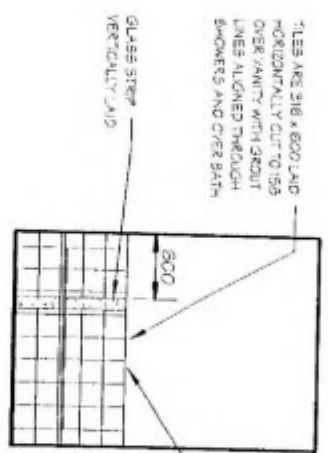
Unit 5 First Floor Ensuite And w.i.r.
SCALE 1:50



Unit 5 - Elevation C (w.i.r. And Ensuite)
SCALE 1:50



Unit 5 - Elevation A (Ensuite And w.i.r.)
SCALE 1:50



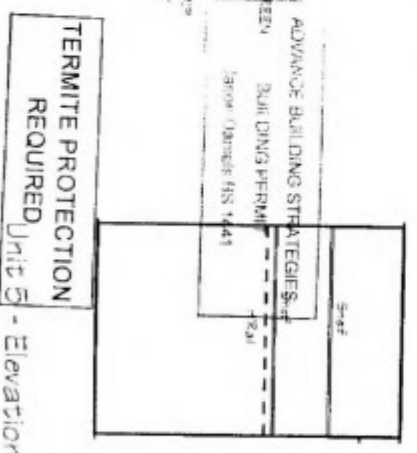
Unit 5 - Elevation B (Ensuite)
SCALE 1:50



Unit 5 - Elevation D (w.i.r.)
SCALE 1:50



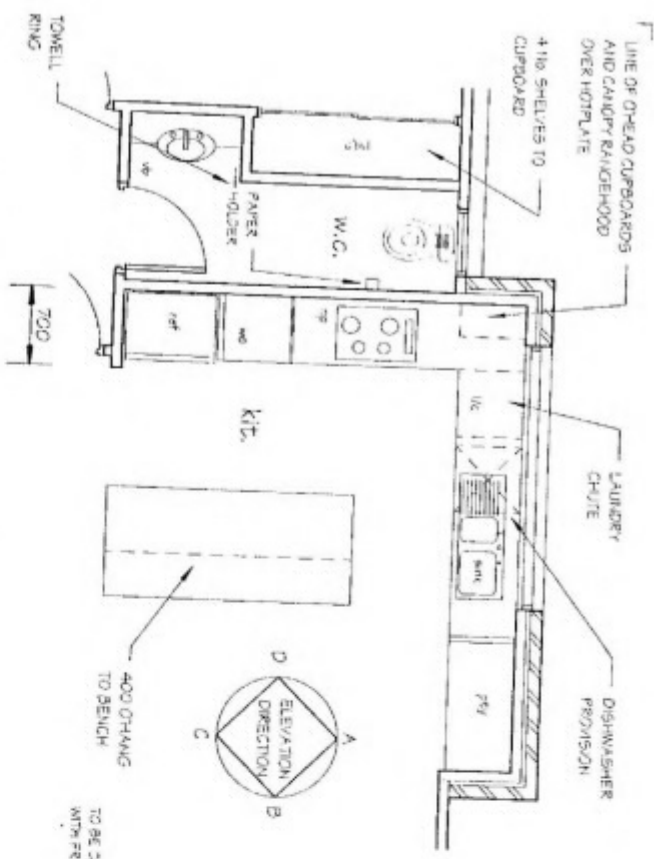
Unit 5 - Elevation D (Ensuite)
SCALE 1:50



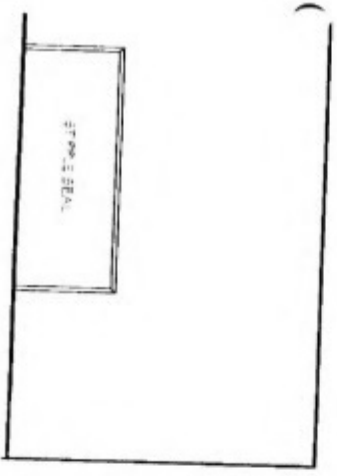
SCALE 1:50

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

DATE -	22nd Sep 2005
SCALE -	1:50
SHEET No.	15 of 16
REFERENCE	040306 Dev/2



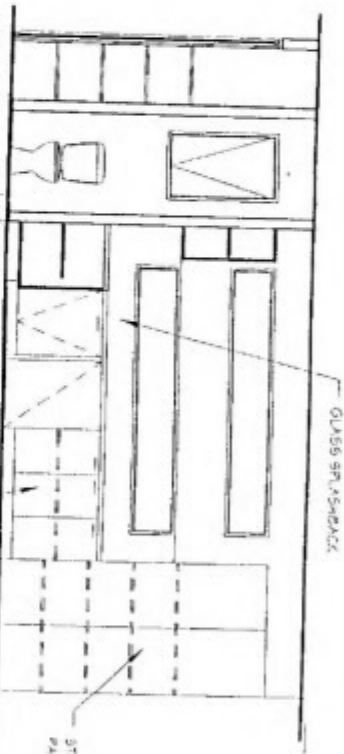
Unit 5 First Floor Kitchen And w.c.
SCALE 1:50



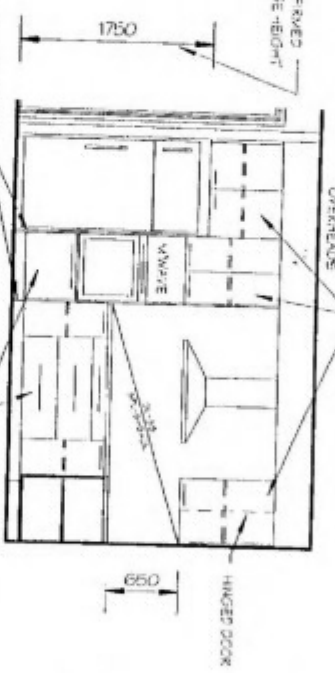
Unit 5 - Elevation D
(Island Bench)
SCALE 1:50



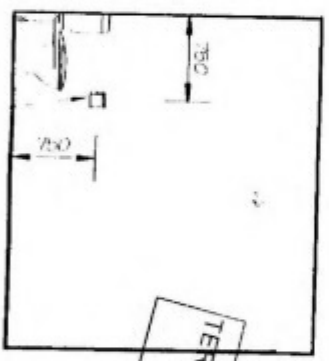
Unit 5 - Elevation D (w.c. vanity)
SCALE 1:50



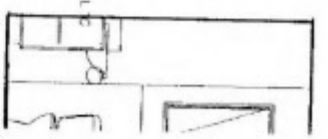
Unit 5 - Elevation A
(Study Cupb, w.c. and Kit)
SCALE 1:50



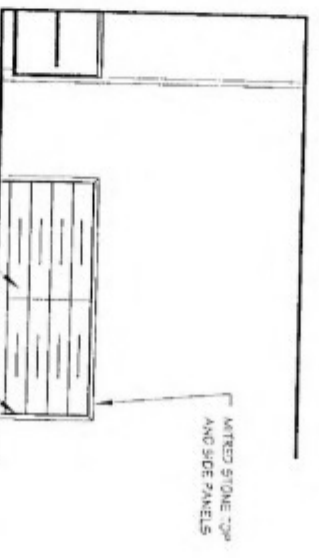
Unit 5 - Elevation D
(Kitchen)
SCALE 1:50



Unit 5 - Elevation B
(Upper w.c.)
SCALE 1:50



Unit 5 - Elevation A (w.c. vanity)
SCALE 1:50



Unit 5 - Elevation B
(Kitchen)
SCALE 1:50

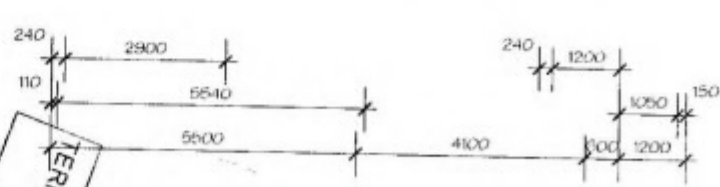
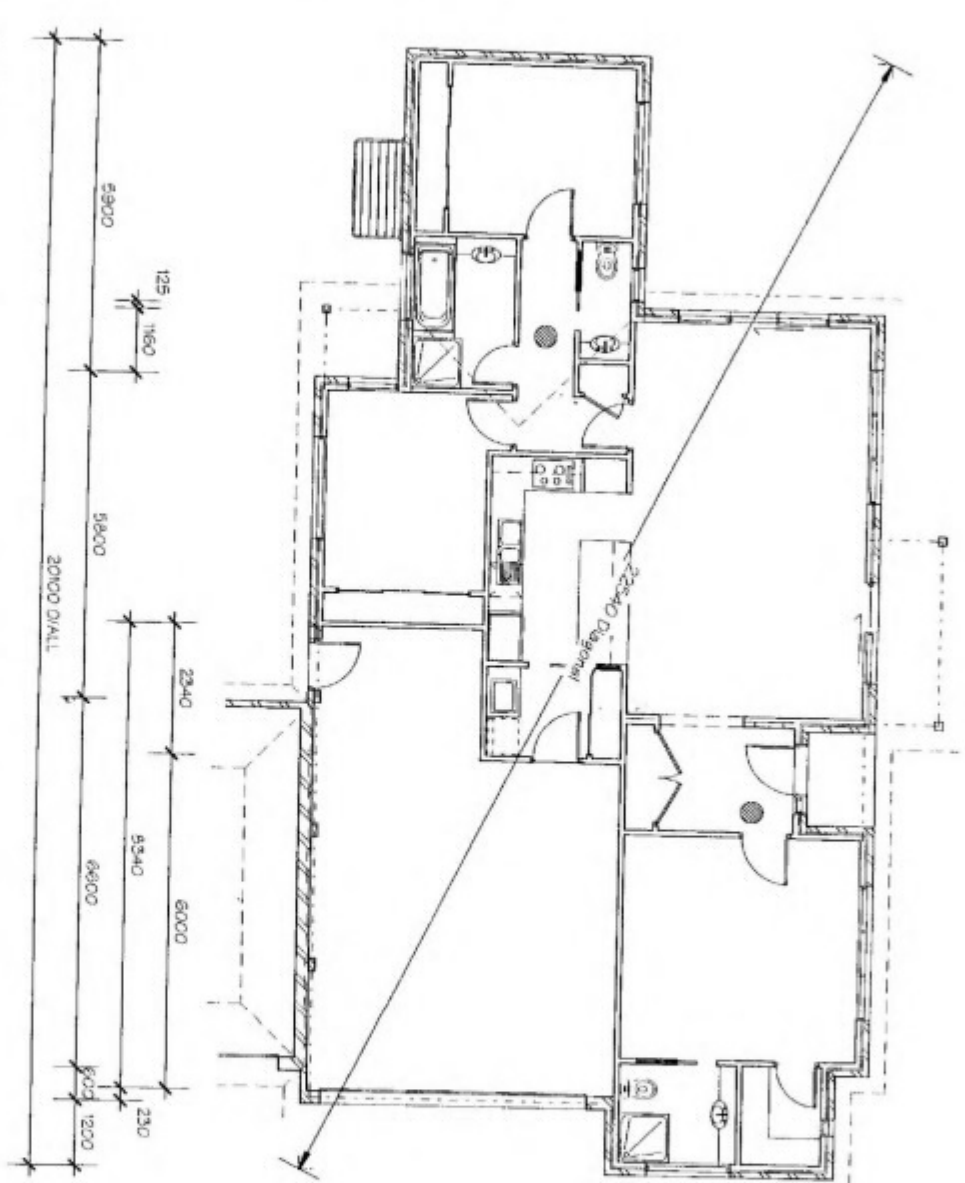
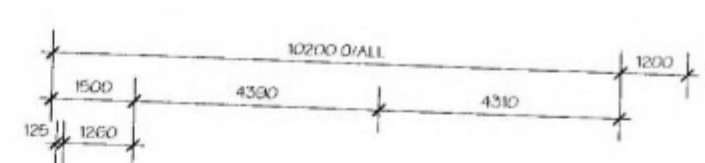


Unit 5 - Elevation B
(Study Cupboard)
SCALE 1:50

DATE -	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

DATE	22/03/2005
SCALE	1:50
SHEET NO.	16 OF 18
REFERENCE	040306 Det/2



TERMITE PROTECTION REQUIRED

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
1007 Terrace SS 1441

DATE -	2/03/2005
BUILDER	
OWNER -	
WITNESS	

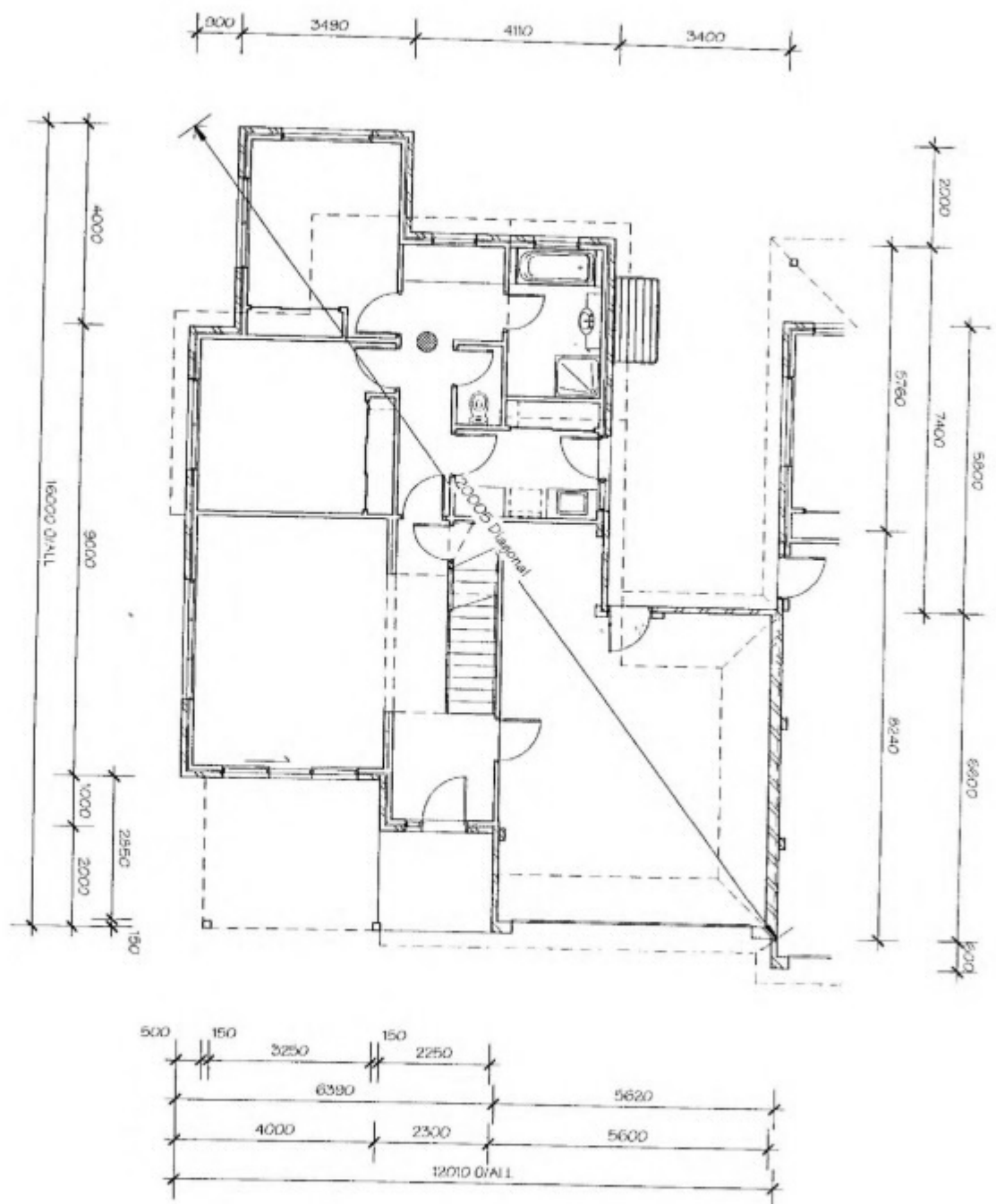
Propo
Unit 1
SCALE 1:100

Peter Hendy
design and drafting services

REGISTRATION NUMBER DP - AD1547
609 BALCHANE ROAD BLACK ROCK 3193 PHONE (08) 9399 4099 FAX (08) 9399 4133

AMENDMENTS:
16/09/04 - Council Changes
10/12/04 - WD 9804
19/01/05 - 8' Chk. List Comp
28/02/05 - Garage P.L. Chg's

DESCRIPTION:	Multi dwelling development	CLIENT:	Mr. & Mrs. Buckley
BUILDER:		LOCATION:	611 - 615 Point Nepean Road, McCrae
DATE:	22nd Feb 2005		
SCALE:	1:100		
SHEET NO:	1 of 3		
REFERENCE	0403065014		



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

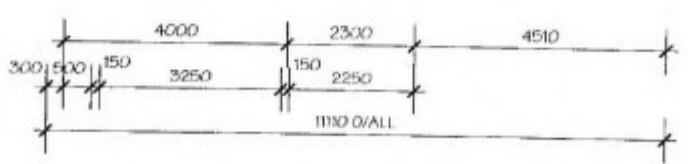
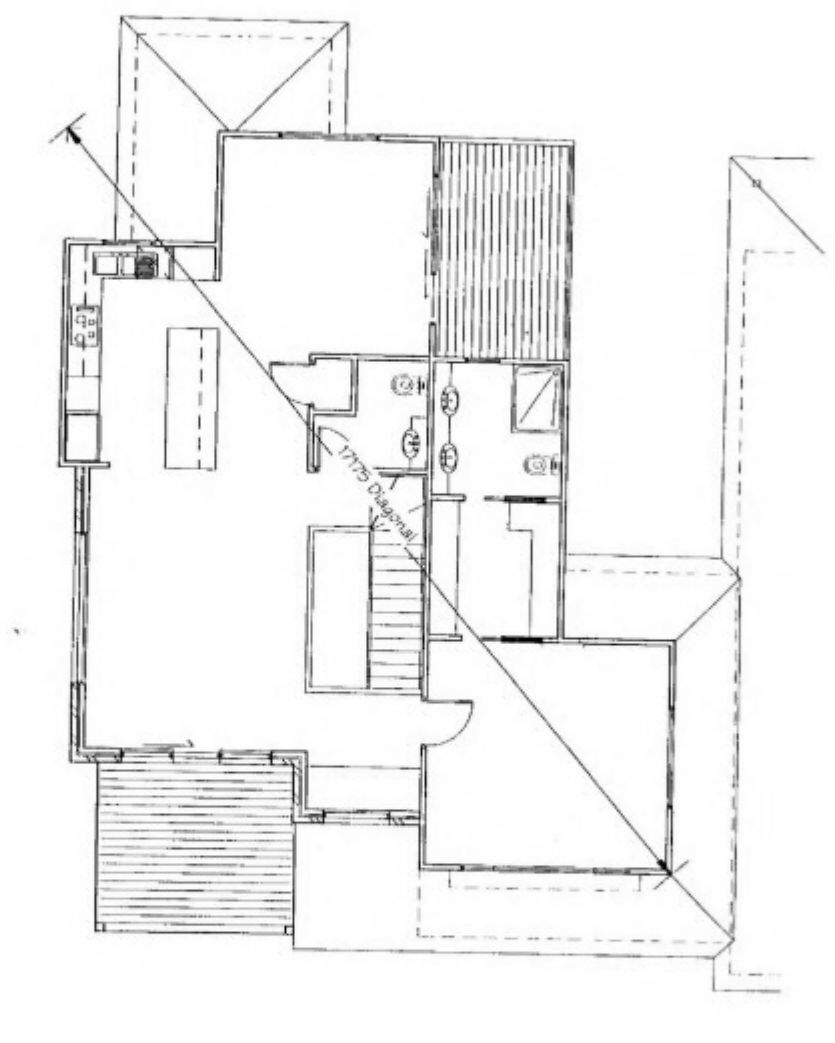
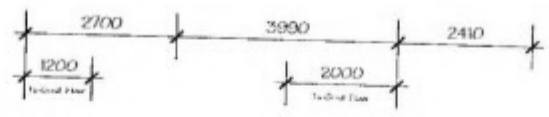
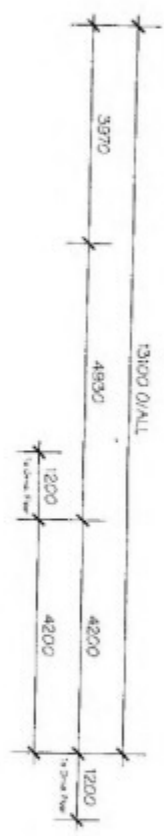
ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels PS 1441

TERMITE PROTECTION
REQUIRED

DATE -	2 / 03 / 2005
BUILDER	
OWNER -	
WITNESS	

Personal Information

DATE	22nd Sep 2005
SCALE	1:100
SHEET No.	2 of 3
REFERENCE	040306 50/4



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

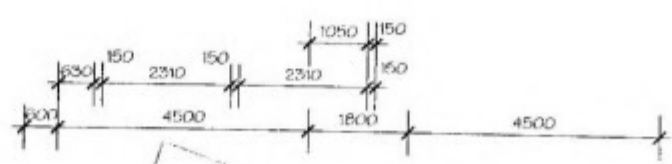
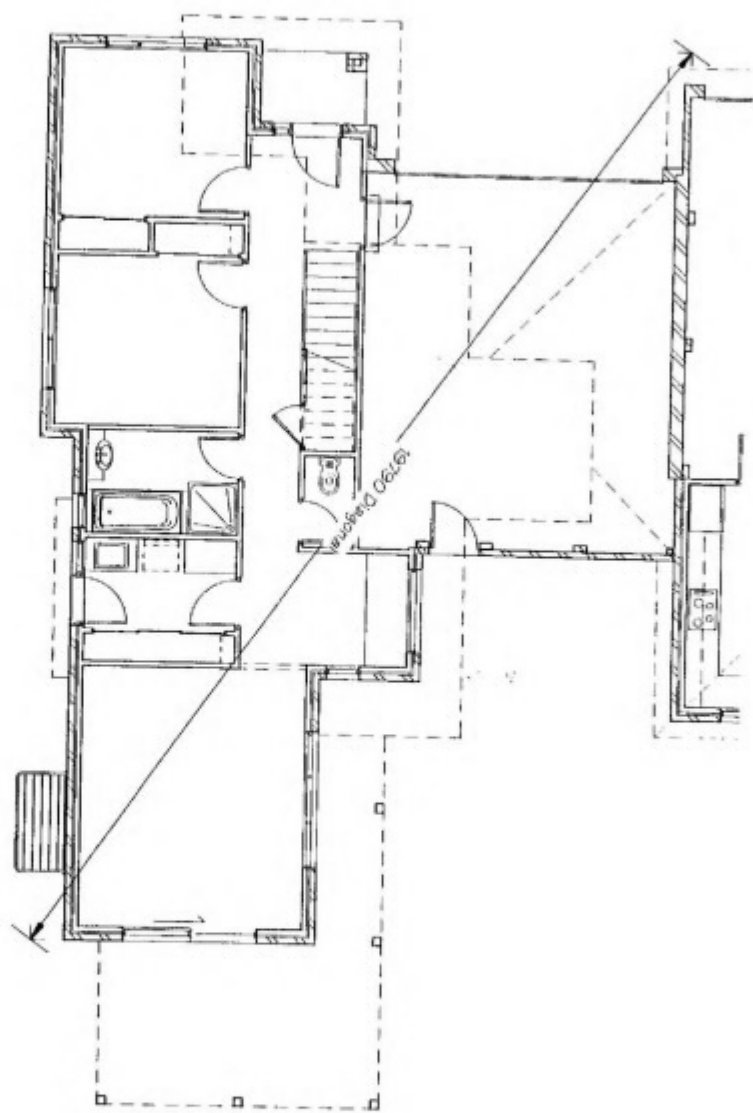
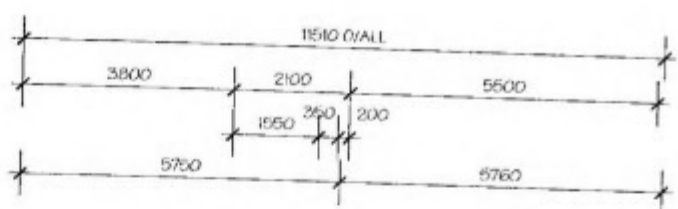
TERMITE PROTECTION
REQUIRED

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Daniels SIS 1441

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

Personal Information

DATE: 22nd Feb 2005
SCALE: 1:100
SHEET No: 3 of 3
REFERENCE
040306 50/4



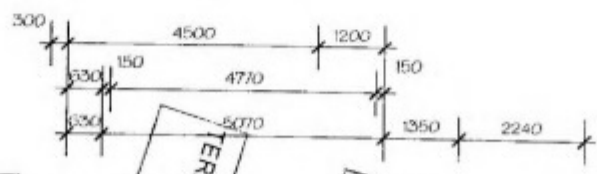
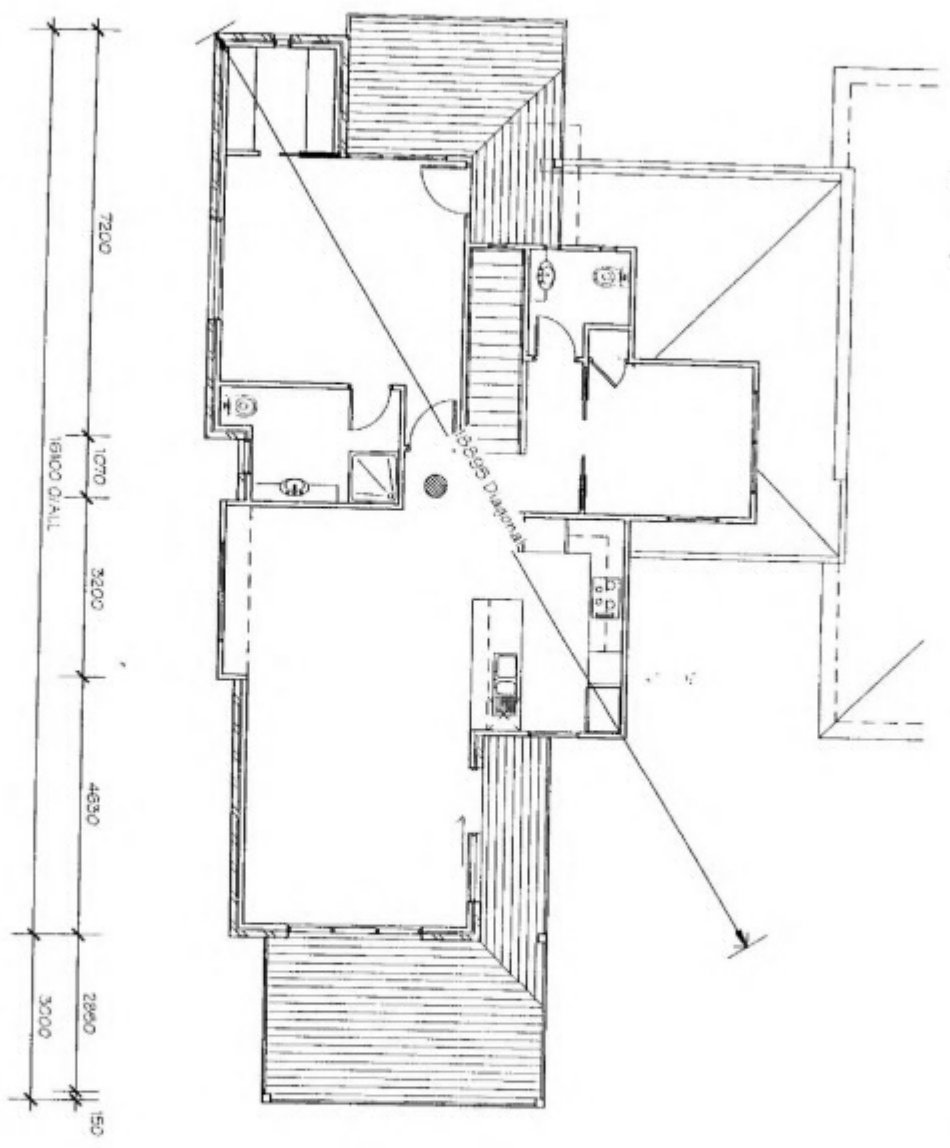
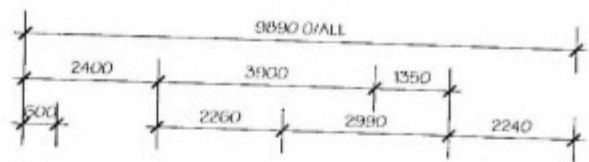
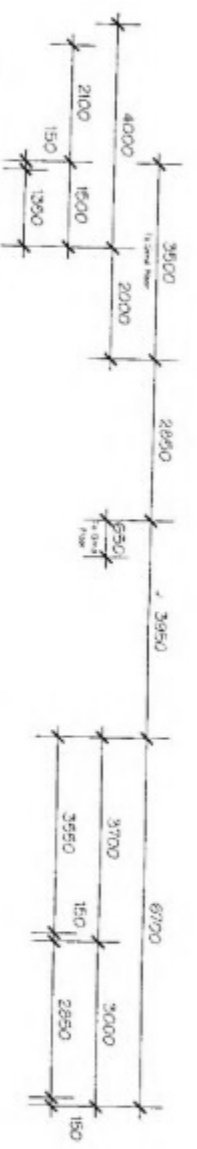
PERMITE PROTECTION
REQUIRED

ADVANCE BUILDING STRUCTURE
BUILDING PERMIT
JASON DANIELS BS 1441

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

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

DATE: 22nd Feb 2005
SCALE: 1:100
SHEET NO: 4 of 5
REFERENCE
040306 50/4



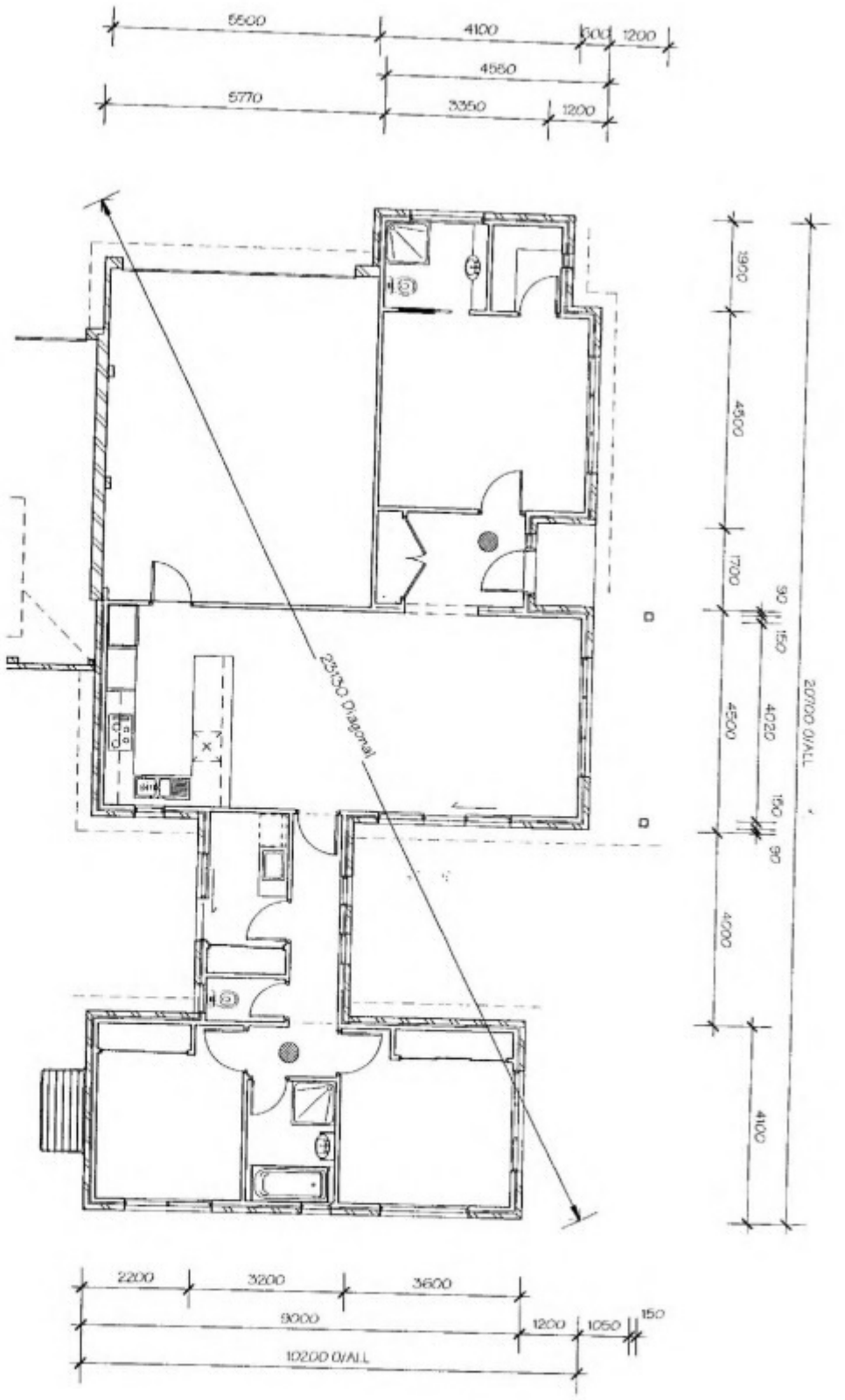
Proposed First Floor
Setout Plan - Unit 3
SCALE: 1:100

ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Darnes 385 1441

TERMITE PROTECTION
REQUIRED

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

DATE:	22-04-Feb-2005
SCALE:	1:100
SHEET NO:	5 of 3
REFERENCE	040306 5012



Proposed Setout Plan -
Unit 4
SCALE: 1:100

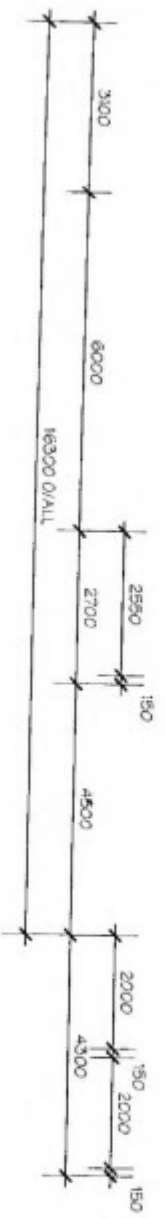
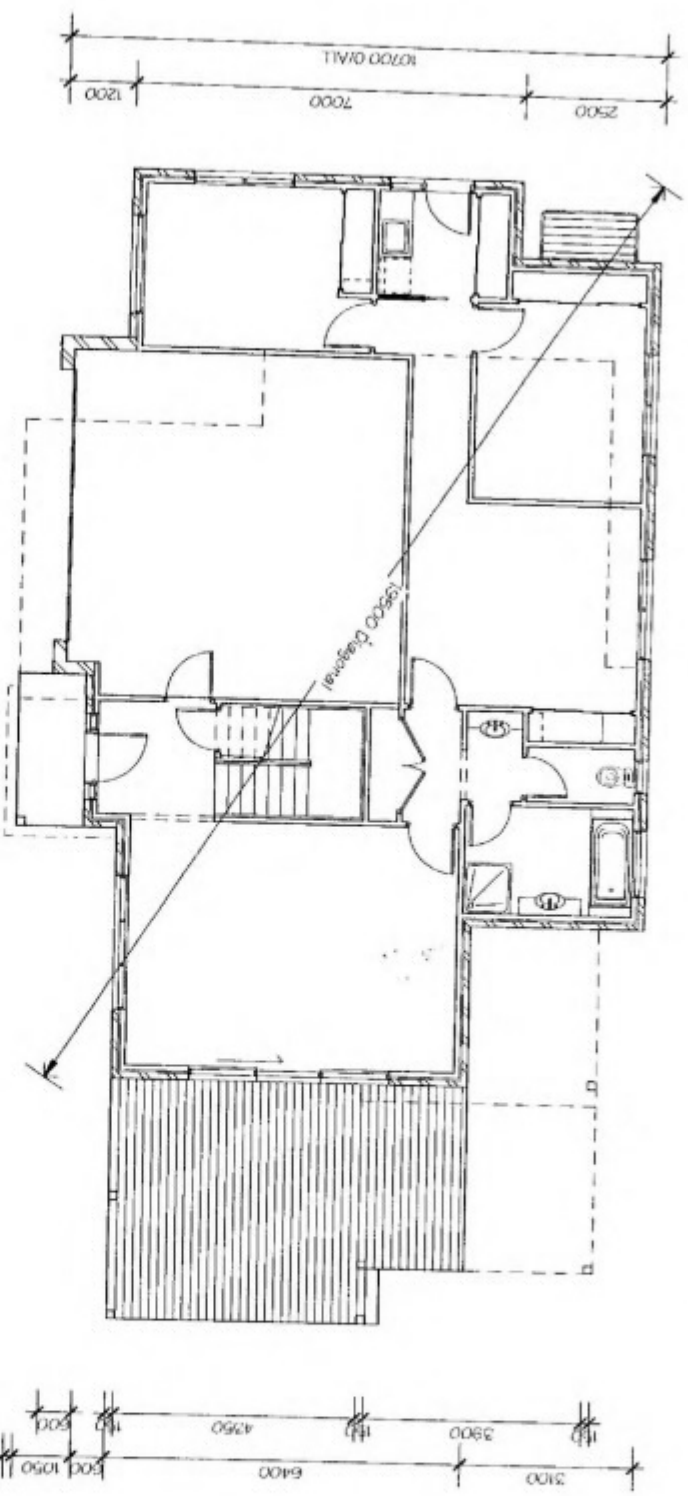
ADVANCE BUILDING STRATEGIES
BUILDING PERMIT
Jason Turner BS 1441

TERMITE PROTECTION
REQUIRED

DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

DATE	22nd Feb 2005
SCALE	1:100
SHEETING	6 of 3
REFERENCE	040306 5014



Proposed Ground Floor Setout Plan - Unit 5

SCALE: 1:100

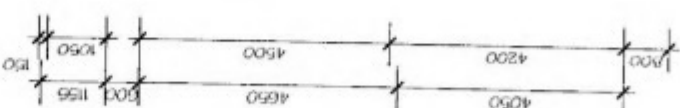
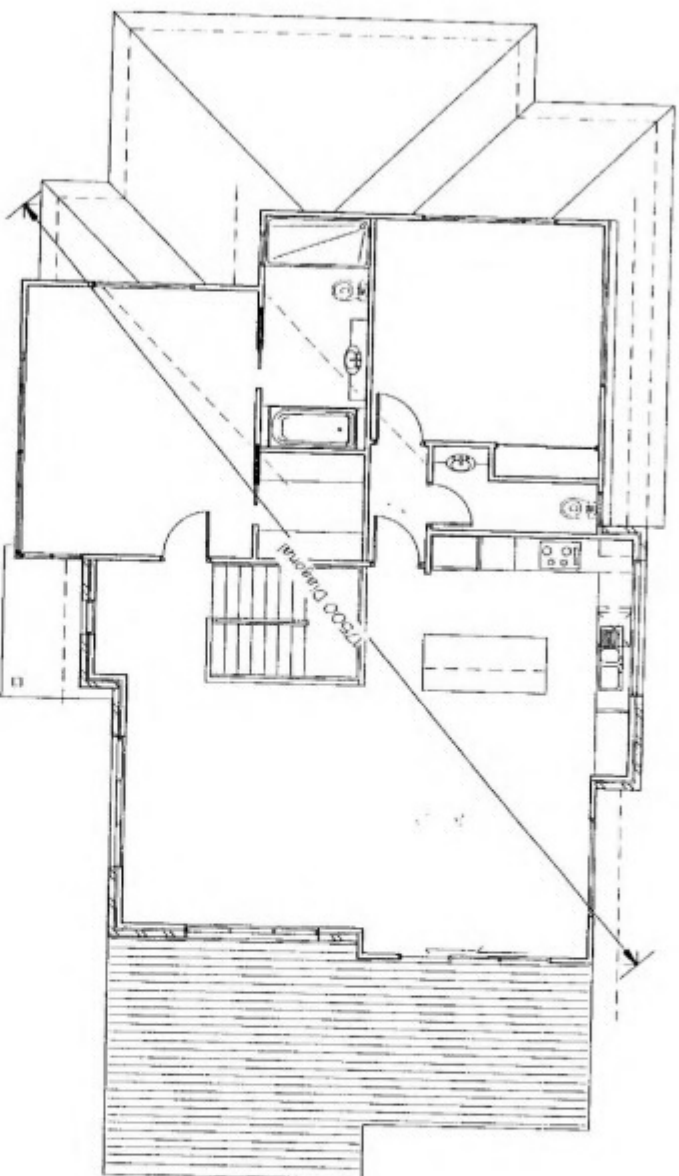
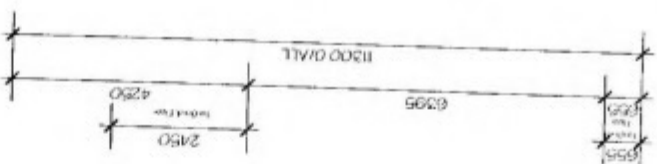
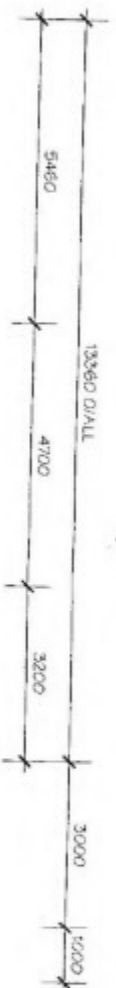
ADVANCE BULL DIVERSITY
BULL DIVERSITY PT LTD
Jason Damer 188 1000

CRIMINAL PROTECTION
REQUIRED

DATE -	2/03/2005	
BUILDER		
OWNER -		
WITNESS		

Personal Information

DATE	22nd Feb 2005
SCALE	1:100
SHEETING	7 of 3
REFERENCE	040306 50/4



Proposed First Floor Setout Plan - Unit 5

SCALE: 1:100

PERMITS PROTECTION
REQUIRED

ADVANCE BUILDING STOP
BUILDING PERMITS
Jason Tanner 913 1441

DATE	2/03/2005
BUILDER	
OWNER	
WITNESS	

Personal Information

DATE	22nd Feb 2005
SCALE	1:100
SHEET NO.	18 of 13
REFERENCE	040306 S014

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:**

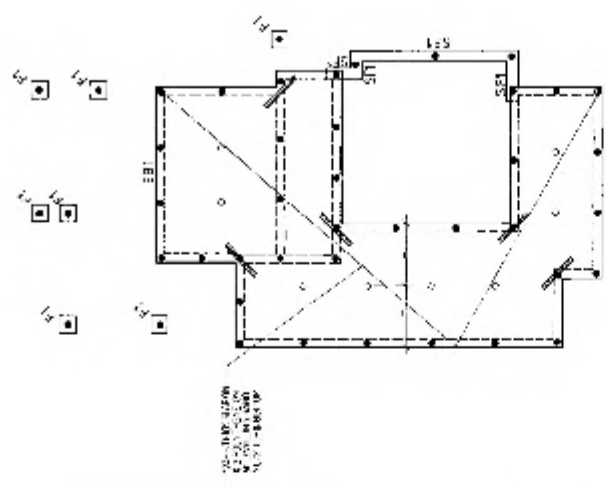
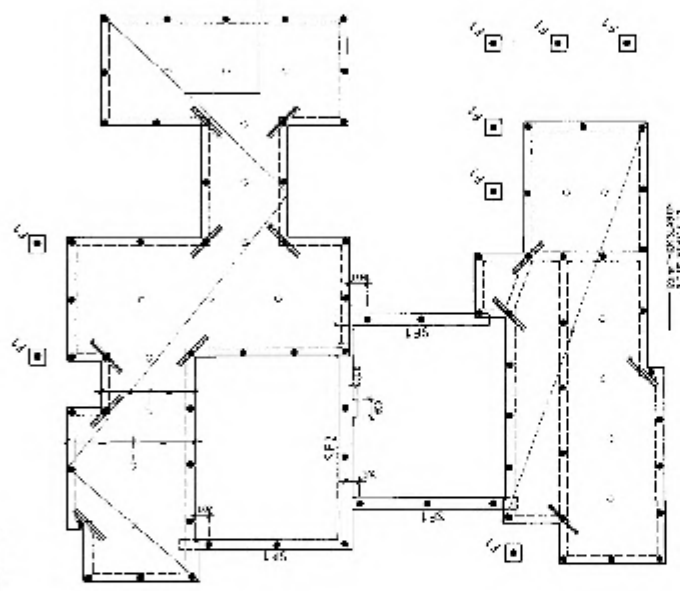
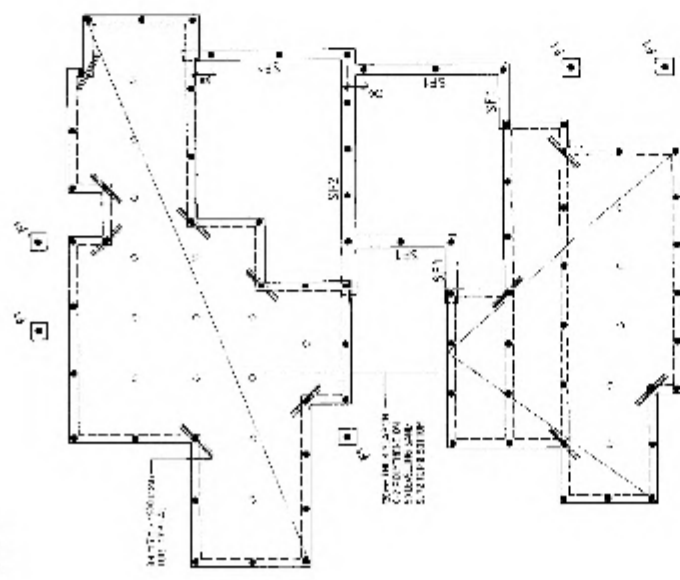
Personal Information

Date: 26/11/04.**Reg. No:** EC1030

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8. 2x18	2x18
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401. 2x804	2x804
402. 2x806	2x806
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405. 2x812	

1. The first step is to identify the problem or question that needs to be solved.

RECEIVED
JAN 10 1999

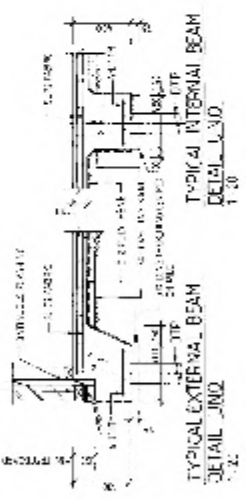


UNIT 2

UNIT 3
SLAB & FOOTING PLAN



UNIT 5

 $\alpha(\Gamma) = \alpha(\Gamma, \mathcal{A})$ 

IMPORTANT NOTE
THE HELLER IS TO ENSURE THAT ALL WAYS
TAKEN OVER THE PROPERTY AROUND
AND THAT NO DAMAGE IS CAUSED TO THE
ADJACENT PROPERTY.

[illegible]

5.366. 6. 2704224.

$$-2(f^2 + 4f + 4), x^2 - y^2$$

THE UNIVERSITY OF CHICAGO

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0-9

Coulthard,
608 S. TING STR.
WILLOW, 2000 DALLAS ST.
Telephone: 3-46 8720

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1. The first step is to identify the problem. In this case, the problem is that the user is unable to access the internet.

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