

C 11498/06

FOR COUNCIL RECORDS:

Building Permit Number 20060153
 Job Number 2712/06
 Date 23/2/06
 Property address Prospect H-11 Road
M. L. Gal
 Description NEW DOUBLE STORY DETACHED
PWD 4 BRM
 Municipality Mornington Peninsula



Red Textas
 Consulting Building Surveyors

ABN 59 579 698 412
 ACN 101 154 009
 Suite 2, First floor
 193A Bay Street, Brighton
 Phone: 9530 6685
 Fax: 9530 6871

INFORMATION SENT TO COUNCIL:

(Applicable to class 1a, 2, 3, 4, 5, 6, 7a, 7b, 8, 9a, 9b, 9c, 10a, 10b buildings)

- ☒ Copy of (building permit) Form 2 ✓
☒ Copy of (building application) Form 1 ✓
☒ Copy of design plans ✓
☒ Copy of specifications ✓
☒ Copy of title ✓ Module of a Suburb
☒ Copy of engineering plans ✓
☒ Copy of engineering computations ✓
☒ Copy of Form 11 certificate ✓
☒ Copy of soil report ✓
☒ Copy of survey plan ✓ Plan of Conditional Discharge
☒ Copy of builder's warranty insurance (specify PDN OR Certificate of Consent ☐
☒ Copy of town planning permit (plans) ☐
☒ Copy of council report and consent. Siting ☐
☒ Copy of property information & Legal Point of Discharge ☐
☒ Copy of fire engineer AS report Form 11 ☐
☒ Copy of protection notices/agreement/determination/other information ☐
☒ Section 10 Determination ✓ Section 10
☒ House energy efficiency report & plans 1/1a
☒ Sewer plan from water authority ✓
 Date Section 80 sent: 11/3/06
 Other (explain) Section 10

APPROVED
 Final
 By on
 For
 [Signature]

Payment of \$15 / \$30 for lodgement fee. Cheque number 002637
 Date information sent to Council 23/2/06

CONDITIONS (only as indicated):

- ☒ Town planning permit (number P03/2943 issued 30/9/06 conditions apply.
☐ No work permitted on, over or under adjoining property boundaries.
☐ Demolition work to be carried out only by registered building practitioner in that category.
☒ Truss computations required at frame inspection.
☒ ~~Termite~~ Termite treatment to ground as per AS 3660.1. Certificates required at final inspection.
☐ Swimming pool is not to be filled until final inspection certificate is issued. Security fencing/boarding must be erected before excavation & remain during construction.
☐ Protection work agreement in place. All work in vicinity of boundary must be carried out as per Form 6 protection notice and approved plans.
☐ It is recommended that re-establishment survey be carried out for accurate set-out of extension.
☐ Star energy report requirements apply to this design.
☒ Other None

NOTE: DELIVERED AND BUILDING INSPECTED BY COUNCIL. 01/03





Suite 2, First Floor,
193A Bay Street,
Brighton 3186
Phone: 9530 6685
Fax: 9530 6871
Email: redtextas@optusnet.com.au
ABN 59 579 698 412
ACN 101 154 009

Form 2
Building Act 1993
BUILDING (Interim) REGULATIONS 2005
Regulation 313

BUILDING PERMIT

Issued to Owner

Name: Irrelevant & Sensitive Phone: Irrelevant & Sensitive
Address: Irrelevant & Sensitive Postcode: Irrelevant & Sensitive

Property Details:

Lot/s: No: 16
Street/Road: Prospect Hill Road Suburb: McCRAE Postcode: 3938
Municipal District: Mornington Peninsula Shire Council

Builder:

Name: Bernie Everett Company: Everclear Constructions Pty Ltd
Address: PO Box 360 MOUNT MARTHA VIC 3934 Phone: 5974 1607

Details of building practitioners:

a) to be engaged in the building work
Name: Bernie Everett Cat/Class: Builder Reg No: DBU 12285 & DBU 8091

Details of building practitioners and architects engaged in the design work:

DBU 12285 & DBU 8091	Builder	Bernie Everett
2142	Architect	Peter Carmichael
EC1807	Civil Engineer	Peter Molina

Details of domestic building work insurance:

The issuer or provider of required insurance policy is: Australian Home Warranty

Nature of building work:

Stage of building work permitted: 0 Cost of building work: Commercial in Confidence
Total floor area of new building work: 250 m²

Building classification:

Part of building: Refer to plans
BCA Classification: 1a, 10a Description: New double storey dwelling & garage

Inspection Requirements:

The mandatory notification stages are:
Pre-slab
Slab steel
Sub-Floor
Frame
Final upon completion of all building work

Town Planning Permit No. P03/2943 **Issue Date:** 24/01/2006, conditions apply.

Conditions of Permit:

- 1). Truss computations are required at frame inspection.
- 2). Termite treatment to ground as per AS 3660.1. Certificates required at final inspection.

Note:

Declared non-bushfire property by council.

Occupation or use of building:

An occupancy permit is required prior to the occupation or use of this building

Commencement and completion

This building work must commence by: 27/02/2007
This building work must complete by: 27/02/2008

Relevant Building Surveyor

Michael Shaw Registration Number: BS1165 Address: Suite 2, 193A Bay St, Brighton
Red Textas
Permit No: 20060153 Date of Issue: 27 February 2006

Signature Irrelevant & Sensitive

FORM 1

APPLICATION FOR BUILDING PERMIT
Building Act 1993
1994 Victorian Building Regulations



Red Texas
Consulting Building Surveyors

ABN 59 579 698 412

ACN 101 154 009

Suite 2, First floor

193A Bay Street, Brighton

Phone: 9530 6685

Fax: 9530 6871

Mobile: 0412 800017

I, PETER CARMICHAEL, hereby apply to Michael Shaw
of Red Texas Building Surveyors for a building permit at the property address mentioned below.

PART A**Owners Details**

Name Irrelevant & Sensitive
Address

Telephone Irrelevant & Sensitive

..... Irrelevant & Sensitive

Agent of Owner:

Name COCKS CARMICHAEL P/L ARCHITECTS Telephone (03) 96903122
Address 200 GLADSTONE STREET, SOUTH MELBOURNE 3205

Builders Details:

Name EVERCLEAR CONSTRUCTIONS P/L Telephone 59741607 Mobile
Address P.O. BOX 360 MOUNT MARTHA VIC 3934

Property Address 16 PROSPECT HILL ROAD McCRAE Postcode 3938

Municipal District Municipality Peninsula

PART B**Nature of Building Work (tick the appropriate type)**

- | | |
|--|---------------------------------------|
| * construction of new dwelling ☒ | * demolition/ removal of building () |
| * alterations & additions to dwelling () | * commercial or industrial () |
| * construct garage, carport, outbuilding () | * other work specified |

Allotment area: 1744 m²

Intended Use of Building: Residential ☒, Commercial (), Industrial ()

Building Practitioners involved in the project : (* indicates building designers, # indicates building construction)

* Name : <u>PETER CARMICHAEL</u>	Category : <u>Draftsperson / Architect</u>	Registration number: <u>2142</u>
* Name : <u>PETER MOLINA</u>	Category : <u>Engineer</u>	Registration number: <u>EC - 1807</u>
# Name : <u>Michael Shaw</u>	Category : <u>Building Surveyor</u>	Registration number: <u>BS 1165</u>
# Name : <u>BERNIE EVERETT</u>	Category : <u>Builder</u>	Registration number: <u>DBU 12285</u> <u>DBJ 8091</u>

PART C

Do you intend to carry out the work as an owner builder? NO

Do you intend to engage a registered builder? YES

Do you request that a stage building permit be issued? NA

Clarify the extent of stage building work you wish to apply for NA

Estimated cost of stage: \$ NA

Value of Work

Estimated value to complete project / Contract sum amount \$

Commercial in Confidence

Signature of Applicant Irrelevant & Sensitive

Date of Application 7.2.2006

Notes:

- Building levy is determined from the value of work or replacement value. An audit may occur if amount indicated on this form is considered inaccurate or inconsistent with industry standards.
- The signing of this form acknowledges the appointment of Michael Shaw as the Relevant Building Surveyor for the building work, as prescribed by Section 76 of the Building Act. It also acknowledges that no other building surveyor has been appointed in the same role.

09/12/03

08:45

AA GIBBS + 9690 9059

NO.452 002

Department of
Natural Resources
and Environment



Natural Resources and Environment

REGISTRATION - RESOURCES - CONSERVATION - LAND MANAGEMENT

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REGISTER SEARCH STATEMENT Land Titles Office, Victoria Page 1

Security no : 124002014957H

Volume 10149 Folio 018

Produced 19/06/2002 12:36 pm

LAND DESCRIPTION

Land in Plan of Consolidation 353967V.

PARENT TITLES :

Volume 06558 Folio 426 Volume 10133 Folio 193

Created by instrument PC353967V 22/12/1993

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

Irrelevant & Sensitive

ENCUMBRANCES, CAVEATS AND NOTICES

STATUTORY CHARGE Section 66 LAND TAX ACT 1958

U196001Y 01/05/1996

MORTGAGE 8594534W

NATIONAL AUSTRALIA BANK LIMITED

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section

24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

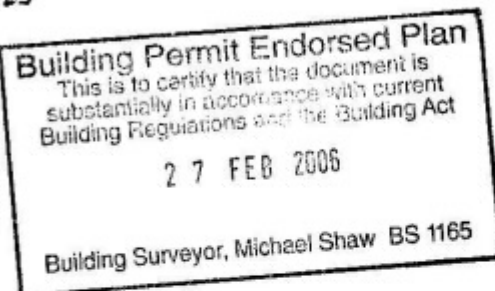
DIAGRAM LOCATION

SEE PC353967V FOR FURTHER DETAILS AND BOUNDARIES

DEALING ACTIVITY IN THE LAST 10 DAYS

NIL

STATEMENT END



PC353867V, Page 1 of 1. Printed 12:35 19/08/2002. Search Enquiry 262879. Customer 129200



Level 1 369 High Street, Kew VIC 3101
 Telephone: 1300 360 115 Fax: 1300 360 115
 A Division of Australian Underwriting Services Pty Ltd
 ABN: 29 079 021 436 AFSL No: 256728

Policy Schedule / Certificate of Insurance

Underwritten by Australian International Insurance Ltd. (ABN 29 006 544 890) (Insurer)

Major Domestic Building Work - Licensed Builder (VIC)

This certificate is designed to comply with the requirements of SCHEDULE 2 of Section 135 of the Building Act 1993 (The Act) and the relevant Ministerial Order (Domestic Building Insurance) under the Act (Ministerial Order). The certificate is to be read in conjunction with the Policy of Insurance. The Policy of Insurance complies with the Ministerial Order issued under section 135 of the Act.

POLICY No.: AILL - 001 CERTIFICATE No.: 102318 POLICY ISSUED: 09/02/2006

INSURED

The Building Owner ('Insured'):

Postal Address:

Irrelevant & Sensitive

Interested Parties:

DOMESTIC BUILDING WORK

Domestic Building Work Covered by this Policy:

Construction of a two storey, brick veneer dwelling with metal deck pool & garage - as per application dated 07/02/2006

At (Situation):

16 Prospect Hill Road, Moorabie, VIC 3999

Municipality:

Mornington Peninsula Shire Council

Domestic Building Work Start Date:

01/03/2006

Domestic Building Work Completion Date:

15/12/2006

Value of Domestic Building Work:

CIC

Building Permit Endorsed
 Building Surveyor, Michael Shaw, BS
 27 FEB 2006
 Building Surveyor, Michael Shaw, BS

BUILDER

Carried out by (Builder):

Everclear Constructions Pty Ltd

Business Address:

Po Box 360 Mount Martha VIC 3934

ABN / ACN No.:

11 084 884 613

Phone No.:

03 5974 1607

SCOPE OF COVER

Subject to the Act, the Ministerial Order and the conditions of the Insurance Policy, cover will be provided to the Building Owner named in the Domestic Building Contract and to the Successors in Title to such as Building Owner - only when the Builder is dead, disappeared or insolvent.

LIMIT OF INDEMNITY

\$200,000.00 in aggregate as defined in Section 5 of the Policy of Insurance

CLAIMS EXCESS

Between 3 - 12 months after Completion date:

CIC

Between 1 - 3 years after Completion date:

Between 3 - 5 years after Completion date:

More than 5 years after Completion date:

PREMIUM

Net Premium

(Includes agent fees of \$286.00 and GST of \$44.00)

GST:

SD:

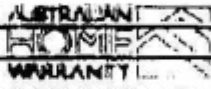
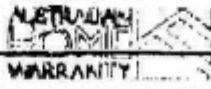
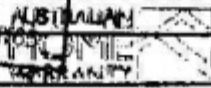
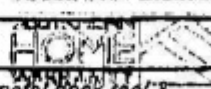
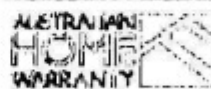
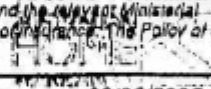
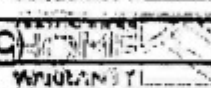
Total Premium and Charges:

In signing this Policy, CAMPS Underwriting Agencies Pty Ltd (ABN 63 008 743 719) trading as Australian Home Warranty is acting as agent for the Insurer, not the Builder or the Building Owner.

SIGNED AND AUTHORIZED BY THE INSURER

Australian International Insurance Ltd, Level 1, 369 High Street, Kew VIC 3101 (ABN 29 006 544 890)

Marked as a copy of the Australian Home Warranty
 a division of CAMPS Underwriting Services Pty Ltd



0359860841

20-OCT-2004 16:15 FROM:PLANNING 0359860841

TO:00396909059

P:1/3

Form 4

**PLANNING
PERMIT**

Permit No:

P03/2943

Planning Scheme:

Mornington PeninsulaResponsible Authority: **Mornington Peninsula Shire****ADDRESS OF THE LAND:****16 PROSPECT HILL ROAD MCCRAE
PC 353967****Building Permit Endorsed Plan**This is to certify that the document is
substantially in accordance with current
Building Regulations under the Building Act**27 FEB 2006**

Building Surveyor, Michael Shaw BS 1165

THE PERMIT ALLOWS:**DEVELOPMENT OF A TWO-STOREY DWELLING, TOGETHER WITH ASSOCIATED
WORKS IN ACCORDANCE WITH THE ENDORSED PLANS.****THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:****Condition 1 of 13**

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application except that:
 - (a) the westerly wing wall to the western-most part of the building at first floor level must be deleted,
 - (b) the siting of the habitable portion of the building must be altered to a position at least 500mm closer to the street frontage. The frontage setback distance must comply with the requirements of the Design and Development Overlay, and all side boundary distances must comply with Rescode.
 - (c) A screen of not less than 1.7m. height must be erected along the northern edge of deck 2. The screen must be not greater than 75% transparent and may be replaced by fixed, angled battens that prevent any direct overlooking of the building on no.14 Prospect Hill Road.
 - (d) A retaining wall must be constructed adjacent to all earthworks adjoining the northern boundary of the land.
 - (e) A schedule and sample of all external colours must be submitted, noting that all colours must be muted and of low reflectivity to the satisfaction of the Responsible Authority.

Irrelevant & Sensitive

Date Issued: 30th September 2004**Signature For The****Responsible Authority: Arthur Cookley****Development Planner**

0359860841

NO. 330 P003/007

20-OCT-2004 16:16 FROM: PLANNING 0359860841

TO: 00396909059

P: 2/3

Form 4

**PLANNING
PERMIT**

Permit No: **P03/2943**
 Planning Scheme: **Mornington Peninsula**
 Responsible Authority: **Mornington Peninsula Shire**

2. The layout of the land, the size and type of the proposed buildings and works, including the materials of construction, on the endorsed plan must not be altered or modified without the consent of the Responsible Authority.
3. Prior to the commencement of any buildings or works, a landscape plan prepared by a suitably qualified and experienced person or firm incorporating:
- Building Permit Endorsed Plan
 Building Act
 27 FEB 2006
 Building Surveyor, Michael Shaw BS 1165
- a) a survey of all existing vegetation and natural features;
 - b) details of all vegetation proposed to be removed;
 - c) the areas set aside for landscaping, which must include:
 - the areas of land between the northern and southern building faces and the corresponding boundaries of the land, and
 - the area of land between the front building face and the frontage of the land.
 - d) a schedule of all proposed trees, shrubs and ground cover, which will include the location and size at maturity of all plants, the botanical names of such plants and the location of all areas to be covered by grass, lawn or other surface material as specified.
 - e) paving, retaining walls, fence design details and other landscape works including areas of cut and fill.
 - f) the use of not less than 80% locally indigenous plants that will provide a suitable landscape buffer to adjoining land and visually integrate the development with its surrounding environment; and
- When the plan is to the satisfaction of the Responsible Authority it will be endorsed and will form part of this permit.
4. Within three months of practical completion of the development, landscaping works as shown on the endorsed plans must be completed and then maintained in a healthy condition, to the satisfaction of the Responsible Authority. Any dead or diseased trees or shrubs must be replaced as soon as possible. The area set aside for landscaping must be used for no other purpose.
5. The nature strips adjoining the land must be grassed and maintained by the owner or occupier of the land to the satisfaction of the Responsible Authority.
6. All disturbed surfaces on the land resulting from the development must be revegetated and stabilised to the satisfaction of the Responsible Authority.
7. The materials and colour of the exterior finish of the building must be in accordance with the endorsed plans unless with the further permission of the Responsible Authority.

Date Issued: 30th September 2004

Signature For The

Responsible Authority: **Arthur Cooksley**

Irrelevant & Sensitive

Development Planner

0359860841
204 16:16 FROM: PLANNING 0359860841

NO. 330 P004/02
TO: 00396909059 P: 3-3

Form 4

PLANNING PERMIT

Permit No: P03/2943
Planning Scheme: Mornington Peninsula
Responsible Authority: Mornington Peninsula Shire

8. Native vegetation other than on the land shown for the construction of the development as shown on the endorsed plans must not be felled, lopped, topped, ringbarked or otherwise destroyed or removed except with the consent of the Responsible Authority.
9. A vehicular crossing must be provided to the standards of the Responsible Authority prior to the initial occupation of the building.
10. A driveway must be provided to the land and surfaced to the satisfaction of the Responsible Authority. It must be completed prior to the initial occupation of the building.
11. All areas of the development must be drained to a legal point of stormwater discharge via an underground drainage system or other approved method of stormwater drainage to the satisfaction of the Responsible Authority. This drainage system must include siltation control measures of a permanent nature and during construction. The legal point of discharge location is Council's existing drainage system located at the frontage of the property.
12. Construction plans for all driveway and vehicle crossover works must be approved by the Responsible Authority prior to the start of any construction works.
13. This permit will expire if one of the following applies:
 - The development is not started within two years of the date of this permit.
 - The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the above periods if a request is made in writing before the permit expires or within the following three months.

Building Permit Endorsed Plan
This is to certify that the document is
substantially in accordance with current
Building Regulations under the Building Act
27 FEB 2006
Building Surveyor, Michael Shaw BS 1165

Date Issued: 30th September 2004

Signature For The
Responsible Authority: Arthur Cooksley
Development Planner

Irrelevant & Sensitive

Application by property owner/ building designer for
certification by building surveyor
that the building design was substantially completed prior to the
Introduction of the 5 Star Energy Rating Requirement.

Pursuant to Section 10 (2) – Building Act 1993

I PENPA NAMGYAL

Of COUKS CARMICHAEL P/L ARCHITECTS

Wish to make a submission to the Relevant Building Surveyor, Michael Shaw, for
consideration and certification that substantial progress was made on the design in
respect of the following building works:

Address of works: 16 PROSPECT HILL ROAD

Description of works: CONSTRUCTION OF A NEW DWELLING

In support of this request, I submit the following evidence:
1. Copies of design plans numbered and dated.
REFER TO ATTACHED LETTER FROM THE COUNCIL RE: TOWN PLANNING APPLICATION
DATED 10.12.03

I also declare that substantial progress was made on the design of the above building works before
1 July 2004 (being the commencement date for 5 Star Energy Rating Requirement) and request that the plans
be assessed under the relevant Building Code provisions.

Applicant:

Irrelevant & Sensitive

Date:

7.2.2006

RBS Assessment

Re: Building Works Prior to the Introduction of the 5 Star Energy Rating Requirement (for new
dwellings only)

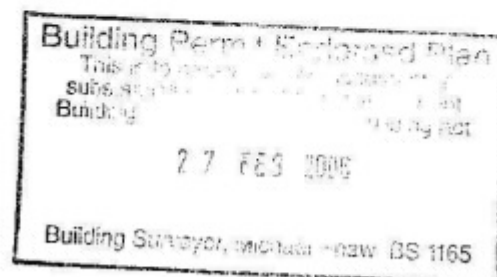
Property Address: AS ABOVE

Building Permit Number: _____

This is to certify that, under Section 10 (2) of the Building Act 1993, we are satisfied that the design for the
building works at the above property was substantially completed prior to the introduction of the 5 Star
Energy Rating Requirement on 1 July 2004.

Irrelevant & Sensitive

Michael Shaw
Relevant Building Surveyor
BS 1165



Red Textas
Consulting Building Surveyors

ABN 59 579 698 412

ACN 101 454 009

Suite 2, First floor

193A Bay Street, Brighton 3186

Phone: 9530 6685

Fax: 9530 6871

Mobile: 0412 800 017

NOT TO BE TAKEN FROM THE
OFFICE OF TITLES



544

10

Assistant Registrar of Titles

Elizabeth the Second.

by the Grace of God, QUEEN of Australia, and Her other Kingdoms and Territories Head of the Commonwealth.

The all in above these persons shall cause themselves **thoroughly** examined to the best ability to
 the aid and perception of **Conan** with in the State of **Vermont** the parties **heretofore** named to **fully** paid the sum of **Twenty**
 Dollars and **Twenty** Cents and **Twenty** added to the **Grand Jury** **know** me that in consideration
 of the sum and in evidence of the said law We do hereby certify and
 Signed at **Winooski** this **10th** day of **June** 1888
 John W. **Winn**

(hereinafter called "the section") to the surface and down to the depth of **FIFTY** feet below the surface of **All** parts of land in the said State being **Alabama** **possessions of Davidsonson** portion of **Jefferson County** ..

[illegible]

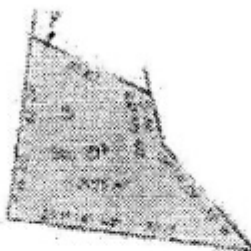
- (d) the structures or the buildings and contents of:
- (i) all other vessels, aircraft and materials within the meaning of the Arms Act 1956 and petroleum within the meaning of the Petroleum Act 1938 (hereinafter called "the covered materials");
- (ii) the right of access for the purpose of searching for and obtaining the covered materials in any part of the said land;
- (iii) rights over ground and/or pipelines, works and other purposes necessary for obtaining and conveying gas and from the said land any of the covered materials which is situated in any part of the said land;
- (e) the right to locate the said land for mining purposes pursuant to chapter 265 of the Laws of Malaya;
- (f) the right of any person being the holder of a miner's right or of a mining lease or contract to enclose the Mines Act 1956 or any corresponding provision contained in either the said land and to enter the said or adjacent lands within the meaning of that Act and to erect and occupy mining plant or machinery situated in the said mine and under the same conditions and provisions as those under which such a person has now the right to enter the said land and where it was shown lands provided that compensation is payable by Part II of that Act or paid for costs claimed to be borne by the said land for any of the above matters.

Building Permit Endorsed Plan

This is to certify that the document is
substantially in accordance with current
Building Regulations and the Building Act

27 FEB 2006

Building Surveyor, Michael Shaw BS 1165



On 1/11/80, the following was received from the sample on 1/11/80 at 10:00 AM.

Being the same as the one on which the ground is located, and being the same as the one on which the ground is located, and being the same as the one on which the ground is located.

In witness whereof His Excellency the Governor of the State of Kansas and his Deputies have by and with the advice of the Executive Council thereof set caused this Grant to be sealed at Topeka with the Seal of the said State.

Irrelevant & Sensitive

19

PC353967V, Page 1 of 1, Printed 12:36 19/06/2002, Search Enquiry 262879, Customer 129200

Land No. 49281

Property Information Request**BUILDING (INTERIM) REGULATION 2005**
Regulation 327 (1)(c)**Building Permit Endorsed Plan**
This is to certify that the plan is a true and correct copy of the plan as submitted to the Council for endorsement under the Building Permit Act 1993 and the Building Act 1993.

27 FEB 2006

Building Surveyor, Michael Shaw BS 1165

**MORNINGTON
PENINSULA**

ESTD 1994

COMMITTED TO A
SUSTAINABLE
PENINSULA**DETAILS BY APPLICANT:**

Applicants Name: Red Textas Pty Ltd

Postal Address: Suite 2, 1st Floor, 193A Bay Street
BRIGHTON VIC 3186

Telephone:

Facsimile:

PROPERTY DETAILS

Property Address 16 PROSPECT HILL ROAD MCCRAE VIC 3938

Lot/LP/PS... PC 353967

(Account No. 0129001410 Code 46)

Property Information

\$30

OFFICE USE ONLY:

Flood Prone Land

No Specified Flood Level:-

Designated Land Uncontrolled Overland Drainage

No

Bushfire Prone Land

No

Termite Area

Yes

Alpine Area

No

* For Planning Scheme Controls please contact Mornington Peninsula Shire, Planning Department - Ph: (03) 5950 1010

* For Storm Water Drainage Point please contact Mornington Peninsula Shire, Infrastructure Assets Department - Ph: (03) 5950 1299

Council Co-Ordinating Officer/Contact L Nankervis (OUR REF: PH1095/06)
Phone (03) 5950 1060* Fast Track Property information should be faxed to 5975 6566
with a copy of cheque.

Dated: 13/02/2006

printed by: 1000
Boulevard Street
Boulevard 3009
Phone: (03) 5950 670
Fax: (03) 5950 670
C/O: 1000
ABN 55 100 000 000
www.morningtonshire.vic.gov.au



Meyer Consulting Pty.Ltd. ABN 49 007 239 376

Unit 5/41 Glenhuntly Road Elwood Victoria 3184
Ph: 9525 6681 Fax: 9525 6683 Email: meycon@bigpond.com.au**FORM 11**

Regulation 1507(a)

Building Act 1993
Building (Interim) Regulations 2005**CERTIFICATE OF COMPLIANCE – DESIGN****To THE RELEVANT BUILDING SURVEYOR****From Peter Molina**of The Meyer Consulting Group Pty Ltd
Unit 5/41 Glenhuntly Road, ELWOOD 3184

I certify that the part of the design described as structural portions of the following project:

PROPOSED NEW RESIDENCE
PROSPECT HILL ROAD, MCCRAE VIC 3938**Ref No: 4893**

Complies with the provisions of Part 3.11 of the Building Code of Australia and the following referenced standards:

- AS 1170.1 - Loading Code - Dead and Live Loads
- AS 1170.2 - Loading Code - Wind Loads
- AS 1684 - Residential timber-framed construction
- AS 1720 - Timber Structures Code
- AS 2870 - Residential Slabs and Footings Code
- AS 3600 - Concrete Structures
- AS 3700 - Masonry Structures
- AS 4100 - Steel Structures Code

The certifier advises that all reasonable steps have been taken in preparing this certification.

Excluded from this certification are the following specialist elements:

- N/A

I did prepare the design.

Drawing Nos:

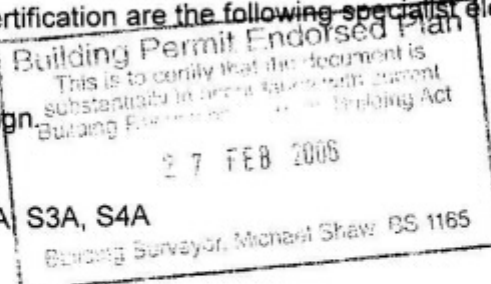
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Computations:

Pages 1 to 97

Prepared by: MEYER CONSULTING PTY LTD**Soil Report No:** RM1269-03**Soil Report Date:** 23/07/04**Soil Company:** CIVILTEST PTY LTD**Signed:**

Irrelevant & Sensitive

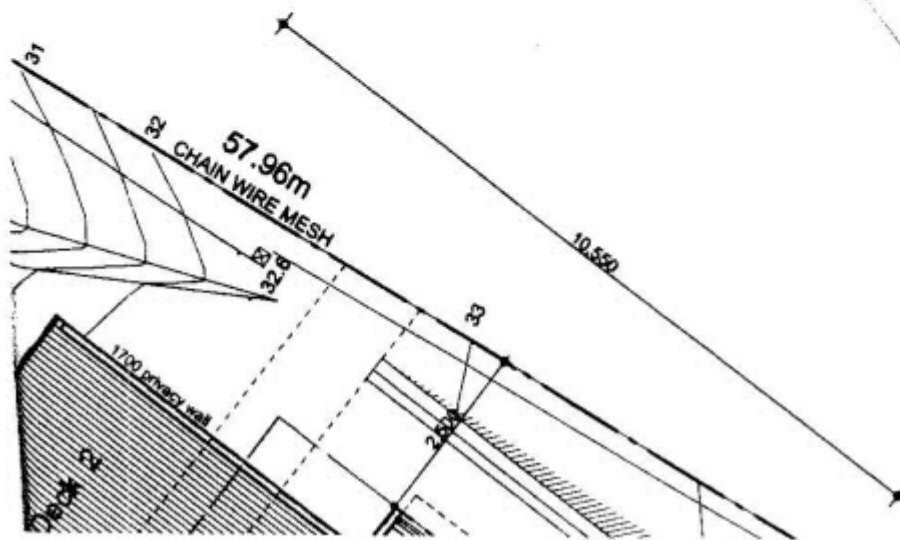
Building Practitioner No: EC - 1807**Date:** 1 February 2006

NEW PENINSULA PLANNING SCHEME
 SITE PLAN NO. **803/2943**
ENDORSED PLAN
 Irrelevant & Sensitive
 DEVELOPMENT PLANNER
25/2/05

AMENDED PLAN
24 JAN 2006

Building Permit Endorsed Plan
 This is to certify that the document is
 substantially in accordance with current
 Building Regulations and the Building Act
27 FEB 2006
 Building Surveyor, Michael Shaw BS 1165

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5 Feb 2005 15:57

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No.6212 P. 2

CIVIL TEST PTY. LTD.

A.B.N. 91 005 856 689

SOIL TESTING & GEOTECHNICAL CONSULTANTS

A.C.N. 005 856 689

**GEOTECHNICAL SITE INVESTIGATION
FOR RESIDENTIAL SLABS AND FOOTINGS****REPORT NUMBER:**

RMI269-03

CLIENT:Ms Anne Batchelor
28 Kardinia Road
GLEN IRIS VIC 3146**SITE ADDRESS:**Prospect Hill Road
McCRAE**PROPOSED STRUCTURE:**Single storey articulated masonry veneer dwelling and
garage**SITE GEOLOGY:**

Devonian Granodiorite & Granite - CLAYS

SITE CLASSIFICATION:

CLASS M

FOUNDING DEPTHS:

FOUNDATION DETAILS	Type	Bearing Capacity	Actual Founding depth*
Slab	Class M	80 kPa	up to 500mm
Strip footings	Class M	120 kPa	up to 800mm
Stumps	Class M	120 kPa	up to 800mm

*Actual founding depths from the existing surface level at the time of the geotechnical site investigation.

Note:

This summary page should be read in conjunction with the full report.

CIV-DOC-004-001-SP2
Issue #13 - 19th March 1999.

3 Feb. 2006 15:57

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H6.6318 P. 3

Report Number: RM1269-03

Page 2

1. COMMISSION:

Investigation for site classification in accordance with Section 2 of Australian Standard 2870-1996 - Residential Slabs and Footings, recommend a founding depth and / or foundation treatment where appropriate, as per Clause 1.3.1 - Performance of Footing Systems (AS 2870 - 1996).

2. SITE GEOLOGY:

The field investigation suggests that the site is in a geological area of Devonian Granodiorite & Granite - CLAYS. Geological maps of the area confirmed this.

3. SITE TOPOGRAPHY:

The site has a moderate to steep slope down to the west. The ground cover comprises of natural grasses.

4. INVESTIGATION:

Four boreholes were drilled by mechanical and hand auger at the approximate locations shown on the attached plan.

Soil strengths of the cohesive soils were tested (if considered appropriate) by using a shear vane apparatus and observed densities of non-cohesive soils were noted.

The logs of each borehole are attached showing the soil descriptions and depths along with any cohesive strengths measured and observed densities on non-cohesive soils.

5. FINDINGS:

The boreholes revealed that the natural soil profile consisted of dark brown SAND overlying dark brown sandy CLAY. This is followed by pale grey brown decomposed GRANITE.

It is understood the existing building is to be demolished. Demolition may result in areas of isolated FILL which will require additional deepening of new foundations into the underlying natural undisturbed soils and may result in some differential moisture contents across the site which could affect foundation performance.

9 Feb. 2006 15:57

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6. SITE CLASSIFICATION:

After considering the area geology, the soil profile encountered in the bores, the proposed superstructure and the climatic zone of the area, this site has been classified as CLASS M with respect to foundation construction (Australian Standard 2870-1996 Residential Slabs and Footings). It is anticipated that the seasonal surface movement at this site will not exceed 40mm.

Due to the nature and composition of the soil profile found in the site, construction during or after wet weather may be difficult. Therefore, it is recommended that an open cut drain be constructed around the proposed site to a depth of not less than 300mm below the site foundation material, or CLAY, whichever occurs first to intercept any ground water. There is no need to maintain this drain after construction to ground level has been reached. At this stage the drain should be backfilled, failure to do so may have detrimental effects.

It must be emphasised that the heave mentioned and recommendations referred to in this report are based solely on the observed soil profile (See AS2870 - 1996, Clause 2.3) observed at the time of the investigation for this report, without taking into account any abnormal moisture conditions as defined in AS2870 - 1996, Clause 1.3.3 that might be created thereafter.

With abnormal moisture conditions, distresses will occur and may result in non "acceptable probabilities of serviceability and safety of the building during its design life" as defined in AS2870-1996, Clause 1.3.1. If these distresses are not acceptable to the Builder, owner or other relevant parties then further fieldwork and revision of recommendations must be carried out.

Building Surveyor, Michael Shaw BS 1165
27 FEB 2006
This is to certify that the Building Surveyor has inspected the site and found that the recommendations are acceptable.

7. RECOMMENDED FOUNDATION FOR SLABS:

7.1 Edge Beams:

It is recommended that a CLASS M (Refer AS 2870 - 1996) slab on ground should be used at this site with edge beams founded not less than 200mm below the finished surface level surrounding the structure.

However, the founding depth must be at least 100mm into any of the naturally occurring soils after the removal of any organic and deleterious matter as described in the logs of boring which from the site investigation can be assumed to have an allowable bearing capacity of 80kPa at this depth.

As a guide to the actual site founding depths with regard to the above along with information obtained from the bores, the actual founding depth at this site will be up to 500mm in relationship to the existing surface where this surface is to be the finished surface level.

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7.2 Slab and or Stiffening Beams:

Any organic and deleterious matter should be removed from under the proposed slab area to a depth of not less than 50mm and replaced with levelling fill (See 7.3 below) under the slab and internal beams. This excavated surface can be assumed to have an allowable bearing capacity of at least 60kPa.

7.3 Levelling Fill:

Up to 400mm of CLAY FILL or 800mm of SAND FILL, imported or site derived, including existing FILL material, if any, may be placed under the slab and internal beams providing that this filling is placed in 150mm thick layers and compacted in a moist condition using a light weight vibratory roller or vibratory plate tamper or similar to form a dense layer. Based on the likely condition of this levelling fill, an allowable bearing capacity of at least 50kPa can be assumed to exist beneath the slab and any internal beams founded in or on this filling.

If more than 400mm of CLAY FILL or 800mm of SAND FILL, imported or site derived, including existing FILL material, is required, then the slab must be designed as a suspended slab and supported by a grid of beams founded through any fill material in accordance with the above edge beam recommendations (or see 9.4 below).

7.4 RETENTION SYSTEM CONSTRUCTION

A retaining wall system may be required to retain the earth pressures during excavation or in permanent condition subject to the architectural design. The choice of retention and foundation system will be dependent on the depth of the excavation, and the load both from the upper structures and the earth pressures. To retain a 0.5m to 1.0m height, a propped or cantilevered retaining wall can be used.

Design Parameters:

It is expected that the retaining walls will retain both the filled and natural SAND layers as well as the dark brown natural sandy CLAY. The following recommended design pressures apply to both temporary retention structures and permanent walls, based on a vertical wall and a horizontal ground surface. Based on the results of the investigation, the following estimated parameters could be adopted for the design of the retaining walls:

Type of soil to be retained	Depth from existing ground level (m)	Bulk Unit Weight (kN/m ³)	K _a	K _p	K _o
Brown SAND FILL and Dark brown medium dense SAND	0.0 to 0.7m	18	0.4	2.5	0.5
Dark brown SANDY CLAY	0.7 to 1.4m	20	0.33	3	0.45

THIS IS TO BE USED FOR THE DESIGN OF THE
SUBSTANTIAL EXCAVATION RETAINMENT
BUILDING FOR THE BUILDING ACT

27 FEB 2006

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Note that depths of the soil layer to be retained are expected to vary across the site. Please refer to the Engineering Logs for more details.

It is assumed that the retaining walls will have a sufficient drainage that water pressures will not be imposed on retaining walls. If this is not the case, then water pressures need to be considered in the design.

RETENTION SYSTEM – CONSTRUCTION SEQUENCE

Foundations Adjacent to Easements:

It is recommended that where any footings are to be constructed next to existing underground services (sewers, etc.), then these footings or edge beams should be founded at a depth below the invert of the service at an angle of repose 30° for SANDS and 45° for CLAYS, unless special consideration has been given to the founding material.

RETENTION SYSTEM

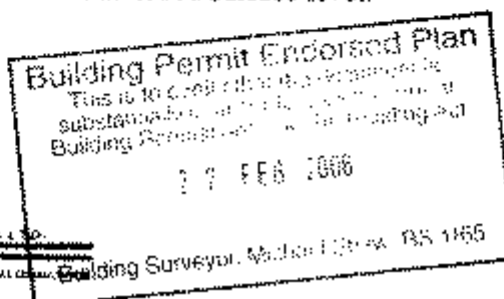
Earth Fill and Excavation:

It is understood that the proposed development may include fill and excavations to accommodate the structural design. It is expected that most of the excavation will be carried out in both the fill material and natural soils. Temporary unsupported batters may be excavated with slopes of up to 1V:1.5H in the natural SAND material, with a vertical cut of up to 1.0m high in the naturally occurring stiff CLAY layer. Permanent unsupported batters should be excavated at slopes not exceeding 1V:2H. No adjacent building footing should occur within the zone of influence of the excavated area.

8. RECOMMENDED FOUNDATION STRIP FOOTINGS AND / OR STUMPS:

The use of CLASS M (AS 2870-1996) proportioned strip footings and stumps founded at minimum depths of 525mm and 500mm respectively, below the finished surface level surrounding the structure is recommended. However, the founding depth must be at least 100mm into any of the naturally occurring CLAY soils for strip footings and / or stumps as described in the logs of boring, which from the site investigation can be assumed to have an allowable bearing capacity of 120kPa at this depth.

As a guide to the actual site founding depths with regard to the above along with information obtained from the bores, the actual founding depths at this site will be up to 800mm for strip footings and up to 800mm for stumps in relationship to the existing surface where this surface is to be the finished surface level.



9 Feb. 2005 15:58

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9. CONDITIONS OF THE RECOMMENDATION:

9.1 Foundations Adjacent to Easements:

It is recommended that where any footings are to be constructed next to existing underground services (sewers, etc.) and / or excavations, then these footings or edge beams should be founded at a depth below the invert of the service at an angle of repose of 45° for CLAYS and 30° for SANDS, unless special consideration has been given to the founding material.

9.2 Review of the recommendations:

The recommendations made in this report may need to be reviewed by Civiltest Pty Ltd should any of the following occur:

9.2.1 Where any site works disturb any soil 300mm below the founding depth of the structure.

9.2.2 Where the foundation depth exceeds the investigation depth.

9.3 Founding soils and depths:

Since the soil horizons and layers can vary in depth and thickness over the site, the depths and bearing capacities given above are given as a guide only. If the footings are founded at the minimum depth, as stated and are in the soil as described in the logs of boring for this site, then the requirements of this report have been met.

9.4 Use of FILL materials:

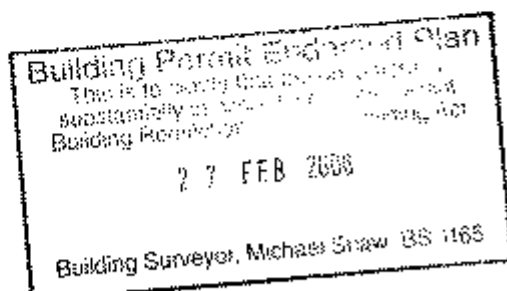
Where any filling is to be placed (other than under the floor slab, refer to 7.3 above), the footing founding depths recommended in this report will need to be increased accordingly by the depth of that fill unless one of the following occurs:-

9.4.1 The base of the footing is founded in the founding soil recommended in 7.1.

9.4.2 The fill has been placed under controlled conditions and compacted to a minimum of 95% of AS 1289, 5.1.1 (Standard Compaction) throughout. In this case, the footings may be placed in this fill depending on the findings of further site investigations and the revision of the recommendations made in this report.

9.5 Soil descriptions:

The descriptions of the soils found in the boreholes closely follow those outlined in AS1726 -1993 (Geotechnical Site Investigations). Colour descriptions can vary with soil moisture content. It should be noted therefore, colour and shade descriptions mentioned in this report are made when the soil is in a moist condition.



2 Feb. 2005 15:55

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9.6 Amendment of the report:

This report has been compiled and recommendations made based on information supplied in the brief to Civiltest Pty Ltd and from the field investigations and observations made including the extent of, if any, site filling. Every care has been taken within the terms of the brief to ensure that the field investigation is representative of the site. Therefore, if it is found that for any reason information received by Civiltest Pty Ltd is incorrect or conditions on site vary considerably during construction to those described in this report then the comments and recommendations made in this report may need to be amended by Civiltest Pty Ltd.

9.7 Foundation design:

The recommendations in this report are not based on a design by engineering principles as defined in Section 4, AS 2870 - 1996.

9.8 Long term maintenance and performance:

To ensure acceptable long term performance of the footing systems recommended in this report, care should be taken that the fundamental building, landscaping and long term maintenance procedures are adhered to as set out in the CSIRO Information Sheet No 10-91, "Guide to Home Owners on Foundation Maintenance and Footing Performance" attached. This information sheet forms an integral part of this report.

9.9 Abnormal moisture conditions:

The recommendations made in this report are based on current findings and investigations. Civiltest Pty Ltd cannot be held responsible for any financial loss and / or hardship in relation to the construction of the structure and future performance of the footing system if relevant historical information has not been supplied in writing by the client to Civiltest Pty Ltd. (For example, the recent removal of trees or buildings or any other activity that is likely to have created abnormal moisture conditions as defined in AS2870.)

9.10 Building cost estimation:

The limitations of this report should be closely observed when carrying out detailed costings of the proposed structure.

9.11 The information and any recommendations given in this report are limited to the client named herein.**Building Permit Endorsed Plan**

This is to certify that the information
substantially in accordance with the
Building Regulations 1993 and Planning Act

27 FEB 2005

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9 Feb. 2005 15:59

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9.12 Whilst CIVILTEST PTY LTD has accepted the commission for the work reported herein, the ownership of the report and any liabilities associated with it, remain with CIVILTEST PTY LTD until all relevant accounts have been paid.

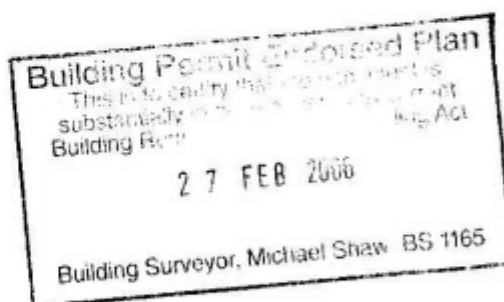
9.13 Finally, no responsibility will be taken for this report if it is altered in any way, or not reproduced in full.

This report consists of thirteen pages including one site plan.

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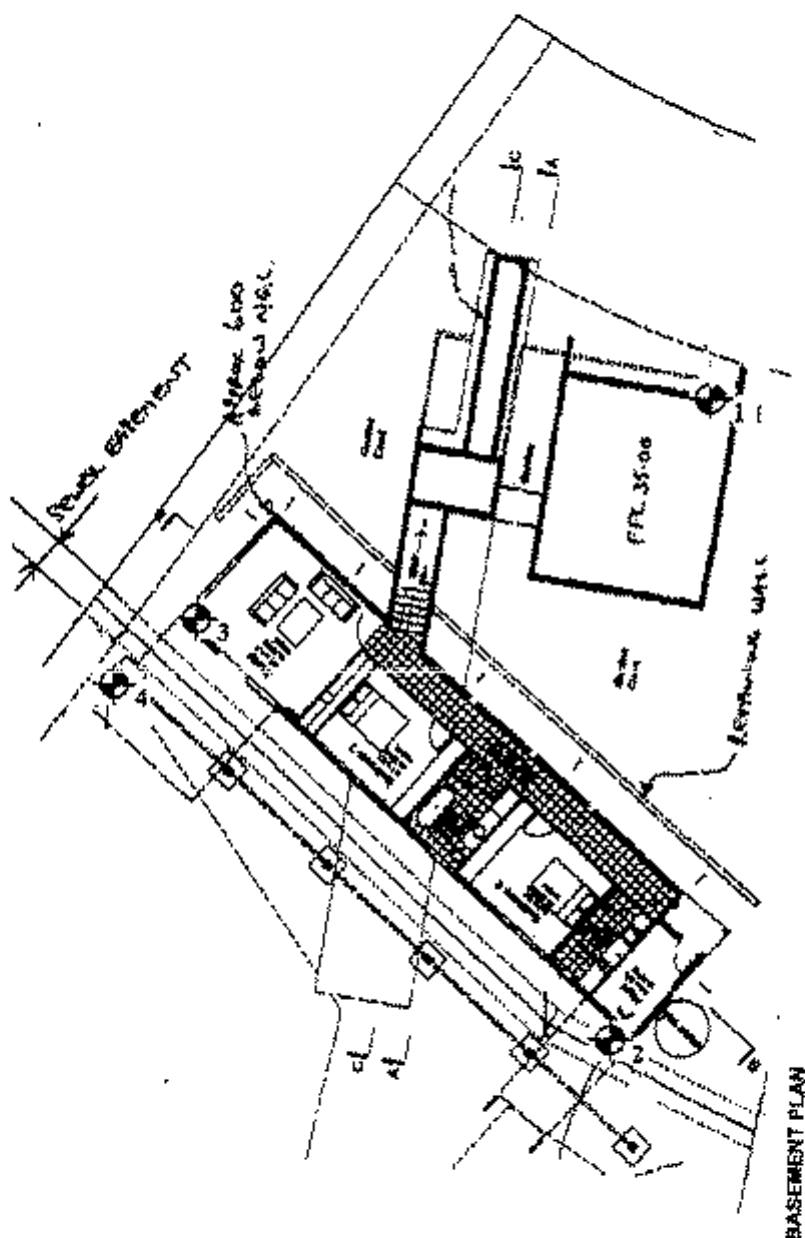
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LOCATION OF TEST SITES
PROSPECT HILL ROAD MCCRAE



Denotes Test Holes

Building Plans & Architectural Plans	
Drawn by	Michael Shier
Checked by	Michael Shier
Approved by	Michael Shier
27 FEB 2005	
Building Surveyor, Michael Shier, PS 1165	

NOT TO SCALE

THIS SKETCH IS NOT INTENDED TO BE AN
ACCURATE DEPICTION OF THE NUMBER, SIZE
OR LOCATION OF TREES AND/OR SHRUBS

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Test Hole No 1	Classification	Shear Vane Strength kPa	Engineering Log	
0.400	...		Brown SAND FILL Loose Dry	↑ FILL ↓
0.700	...		Dark brown SAND Medium dense Damp	
1.300	...		Dark brown Sandy CLAY Stiff Moist Becoming paler with depth	
1.500	...		Pale grey brown Decomposed GRANITE Hard Dry	
END OF BORE (07-07-03)				

Building Permit Endorsed Plan
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substantially in accordance with current
Building Regulations and the Building Act

77 FEB 2006

Building Surveyor, Michael Shaw BS 1165

9 Feb. 2005 16:00

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Test Hole No 2	Classification	Shear Vane Strength kPa	Engineering Log
0.600	• • • • • • • • •		Dark brown SAND Medium dense Damp
1.400	△ — △ — △ — △		Dark brown Sandy CLAY Stiff Moist Becoming paler with depth
1.500	○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○		Pale grey brown Decomposed GRANITE Hard Dry
END OF BORE (07-07-03)			

Building Permit Endorsed Plan
 The Plan is hereby Endorsed with 1/5
 sub-stamping of the Building Act
 Building for residential use under the Building Act
 27 FEB 2005
 Building Surveyor, Michael Shaw BS 1165

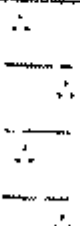
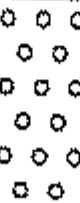
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Test Hole No 3 Depth (m)	Classifi- cation	Shear Vane Strength kPa	Engineering Log
1.200			Dark brown Sandy CLAY Stiff Moist Becoming paler with depth
1.500			Pale grey brown Decomposed GRANITE Hard Dry
			END OF BORE (07-07-03)



9 Feb. 2005 16:00

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Report Number: RM1269-03

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Test Hole No 4	Classification	Shear Vane Strength kPa	Engineering Log
Depth (m)			
1.200			Dark brown Sandy CLAY Stiff Moist Becoming paler with depth
1.500	o o o o o o o o o o o o o o o		Pale grey brown Decomposed GRANITE Hard Dry
END OF BORE (07-07-03)			

Building Permit Endorsed Plan
 This is to certify that the document is
 substantially in accordance with current
 Building Regulations and the Planning Act
 27 FEB 2005
 Building Surveyor, Michael Shaw BS 1162

SPECIFICATION & SCHEDULES**BACHELOR HOUSE****16 PROSPECT HILL ROAD, McCRAE**

Building Permit Endorsed Plan
This plan has been examined and
found to comply with the relevant
Building Regulations and the Building Act

27 FEB 2006

Building Surveyor, Michael Shaw BS 1165

JANUARY 2006

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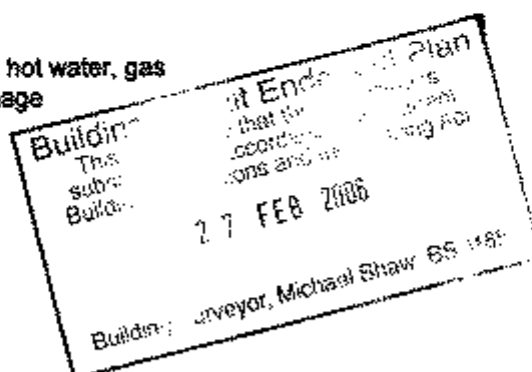
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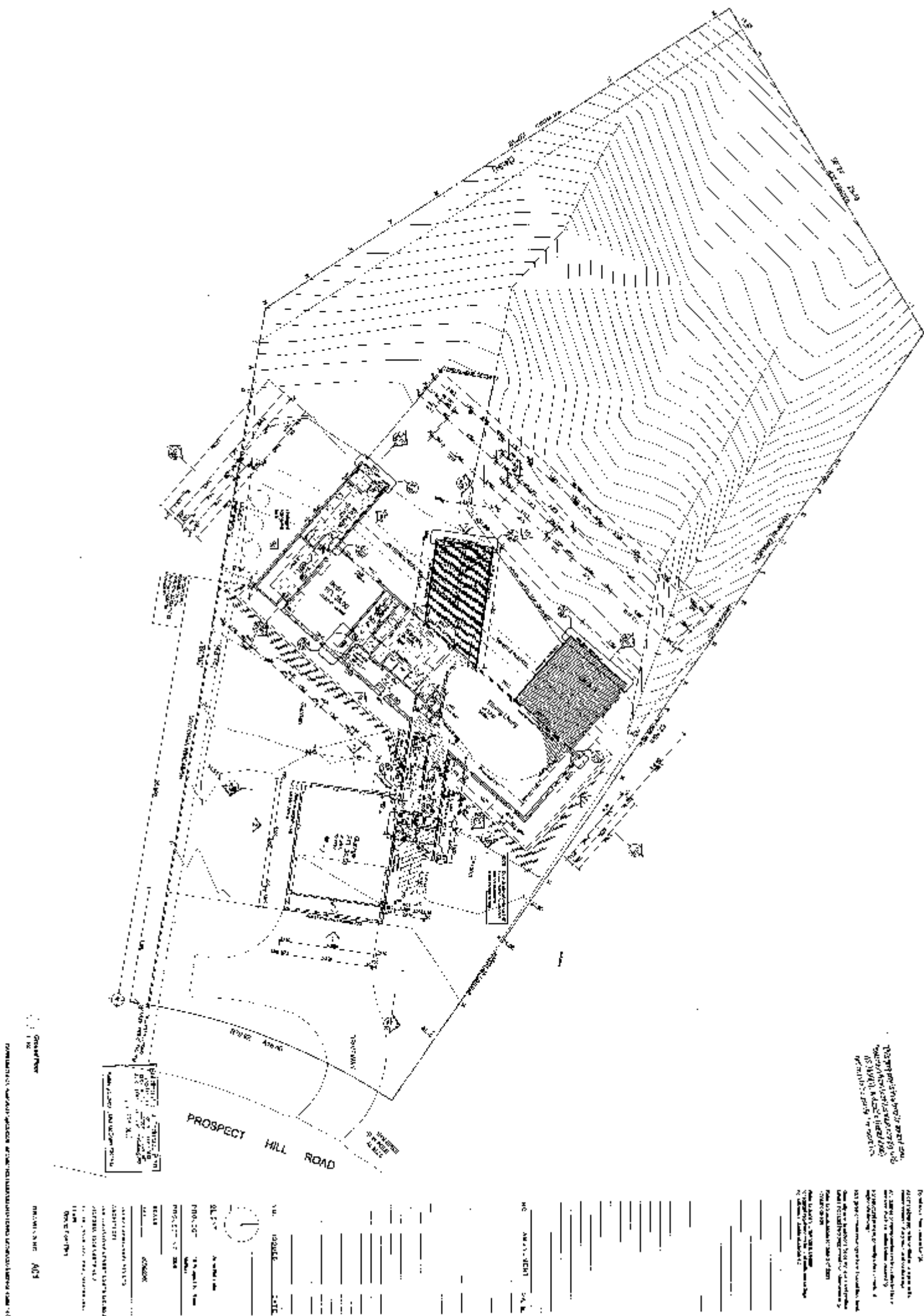
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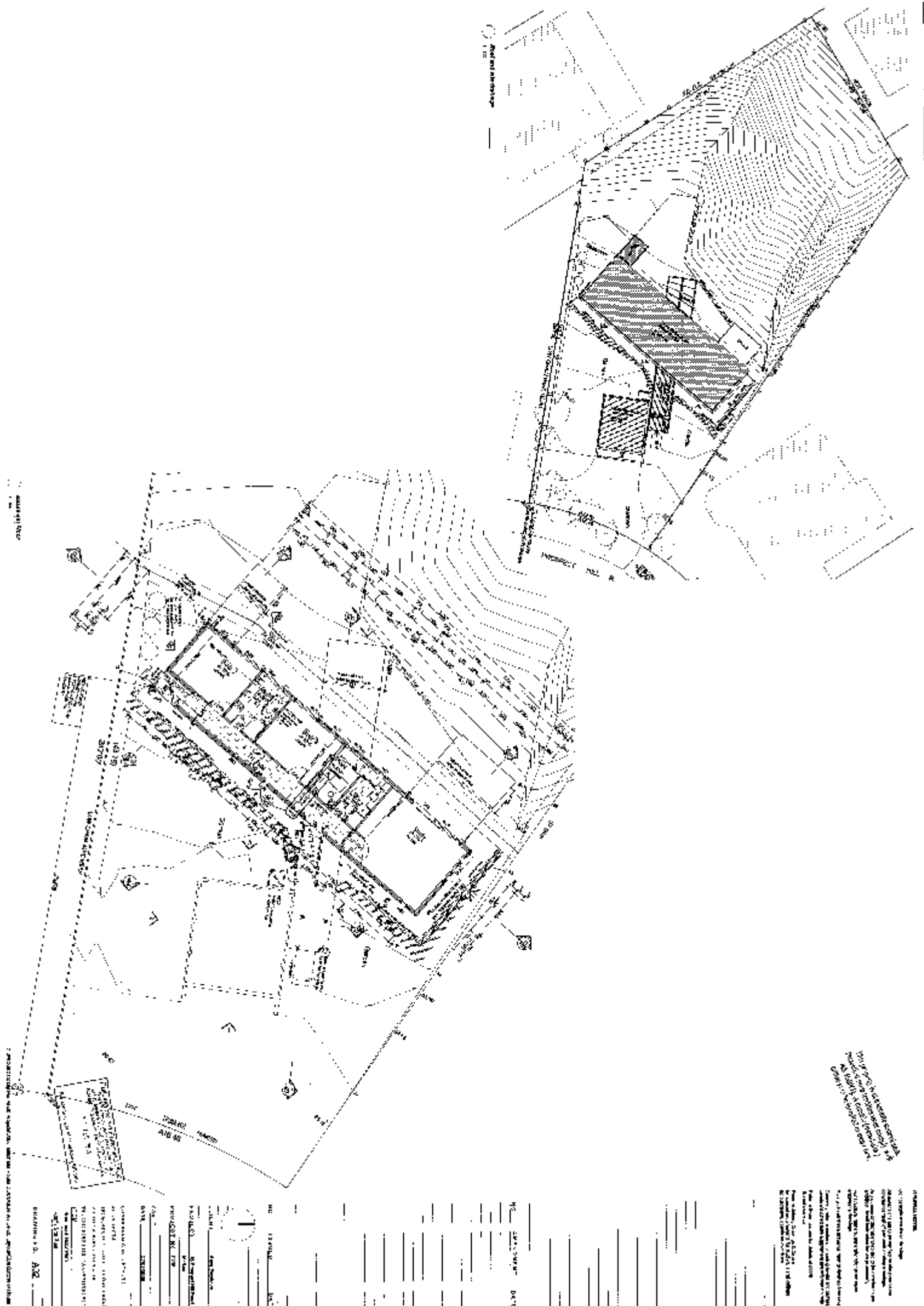
DETAILS, SCHEDULES AND

MISCELLANEOUS INFORMATION REFERRED TO IN THIS SPECIFICATION



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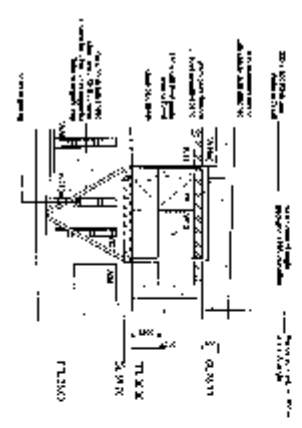
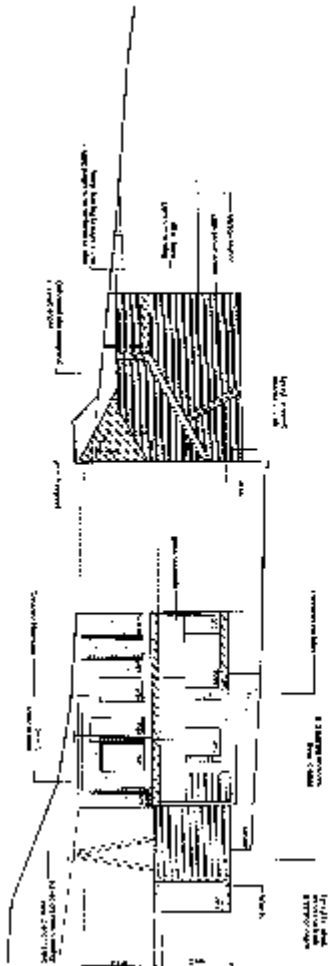
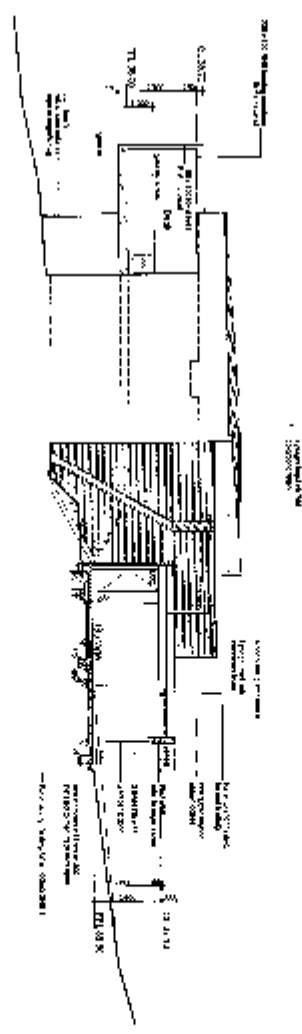
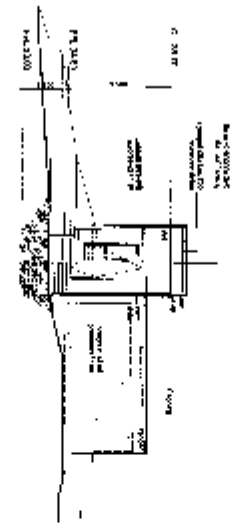
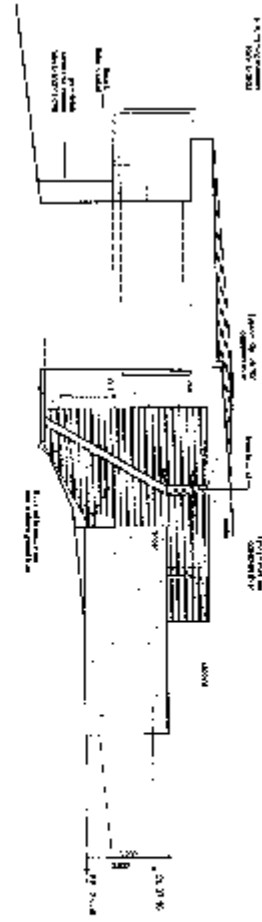
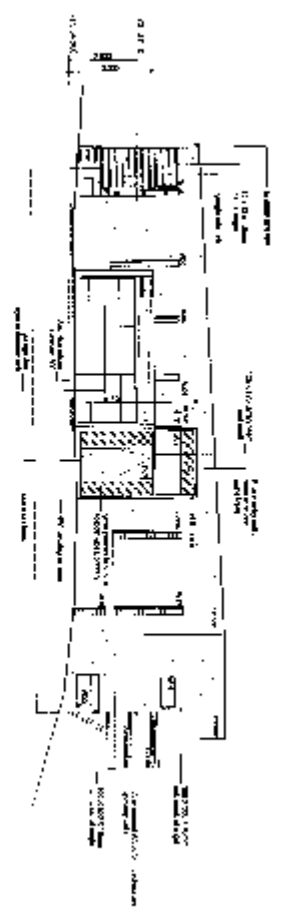




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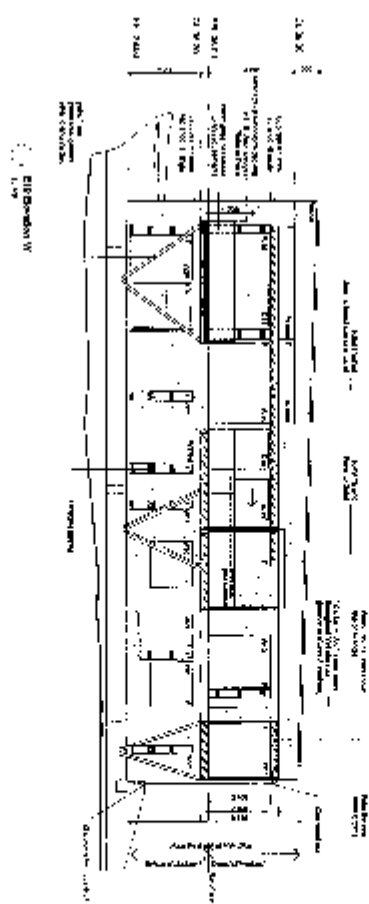
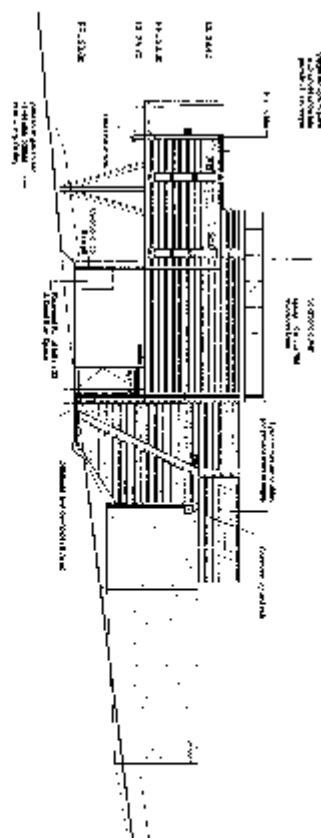
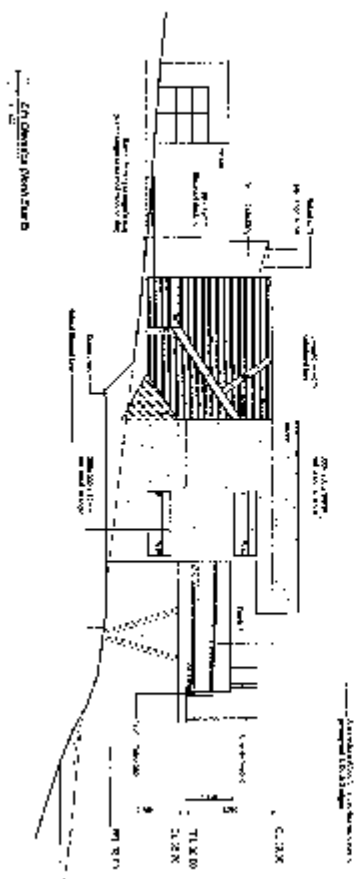
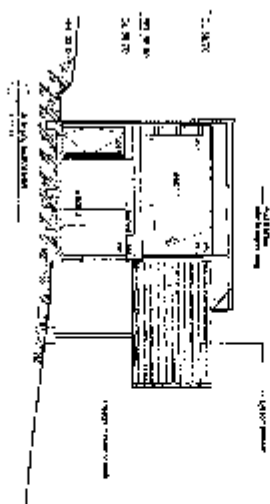
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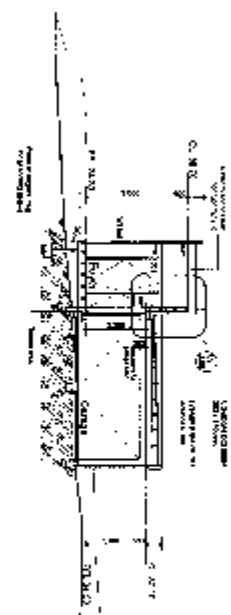
Architectural drawing of a building section, showing internal structure and dimensions. The drawing includes a title block with the text '21.000-0000' and '1.100'.

Architectural drawing of a building section, showing internal structure and dimensions. The drawing includes a title block with the text '21.000-0000' and '1.100'.

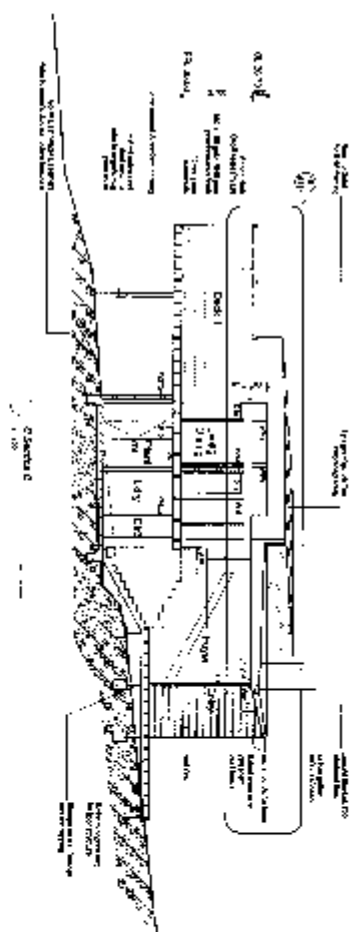


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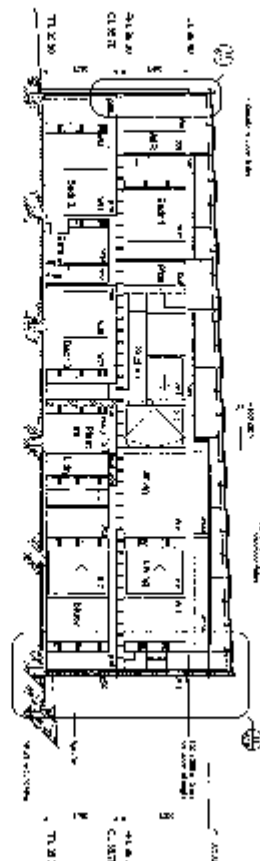
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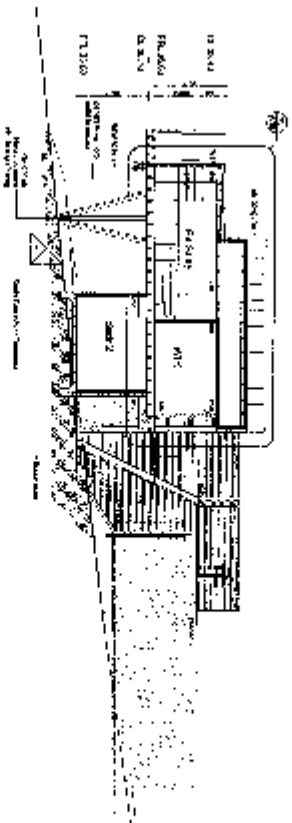
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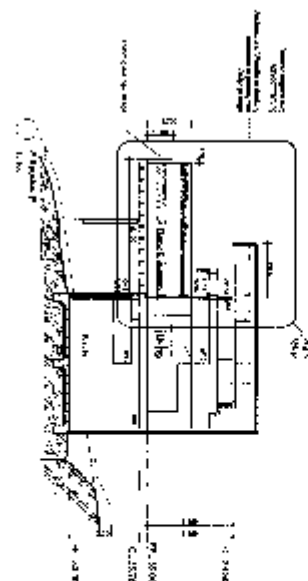
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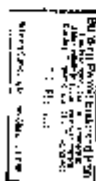
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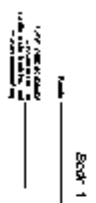
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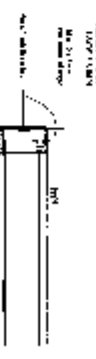
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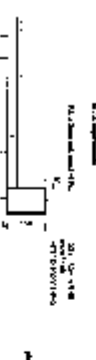
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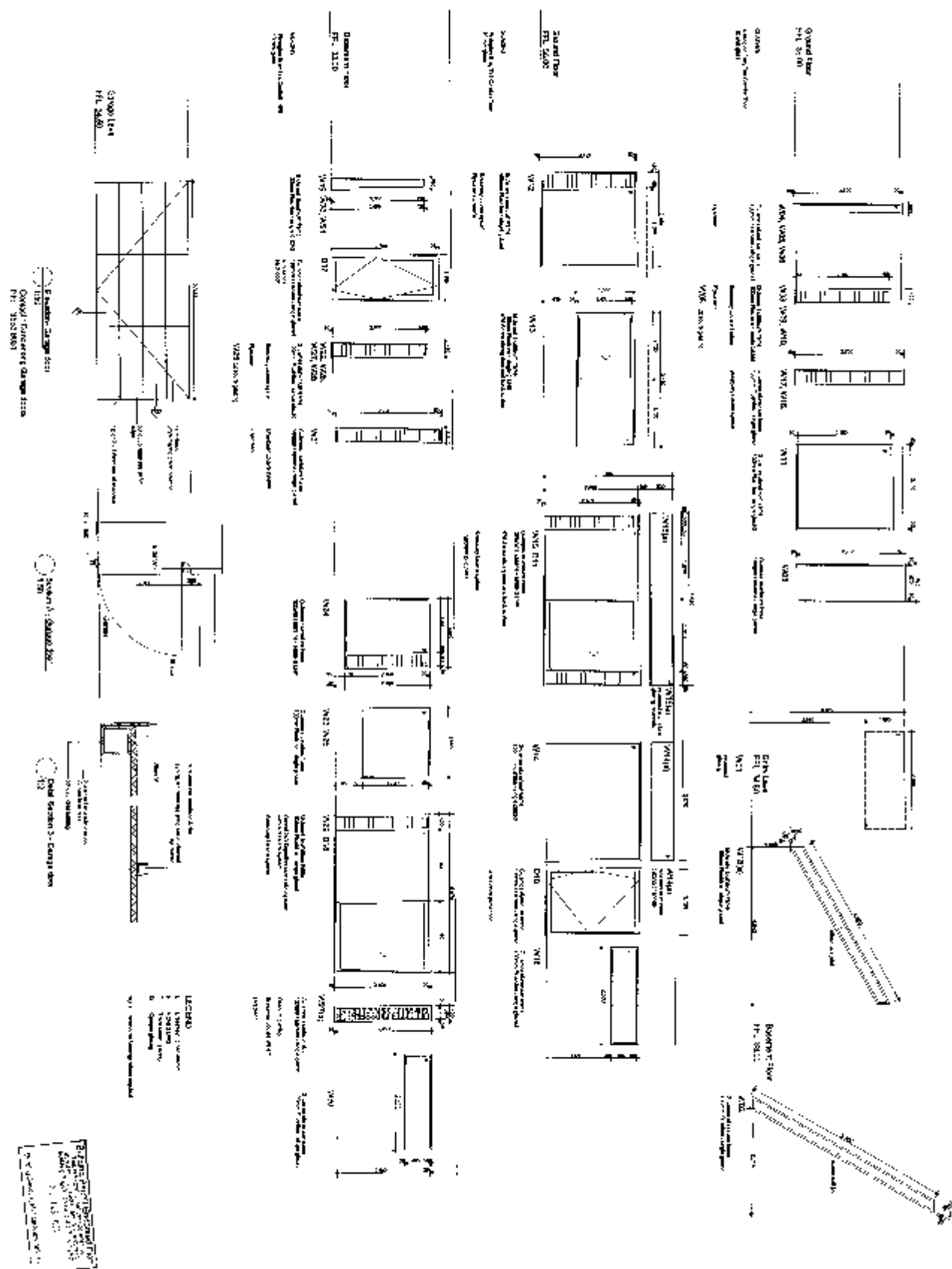
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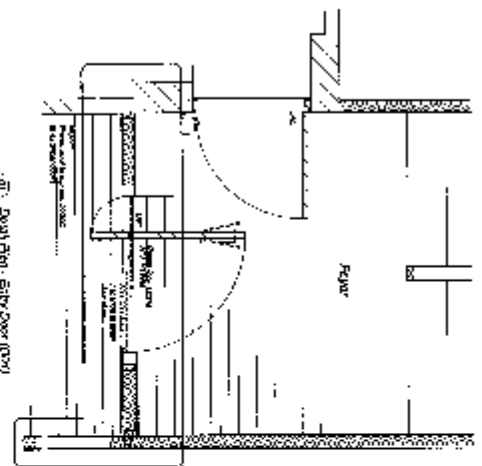


FIGURE 1: Detail of Entry Door (ED)

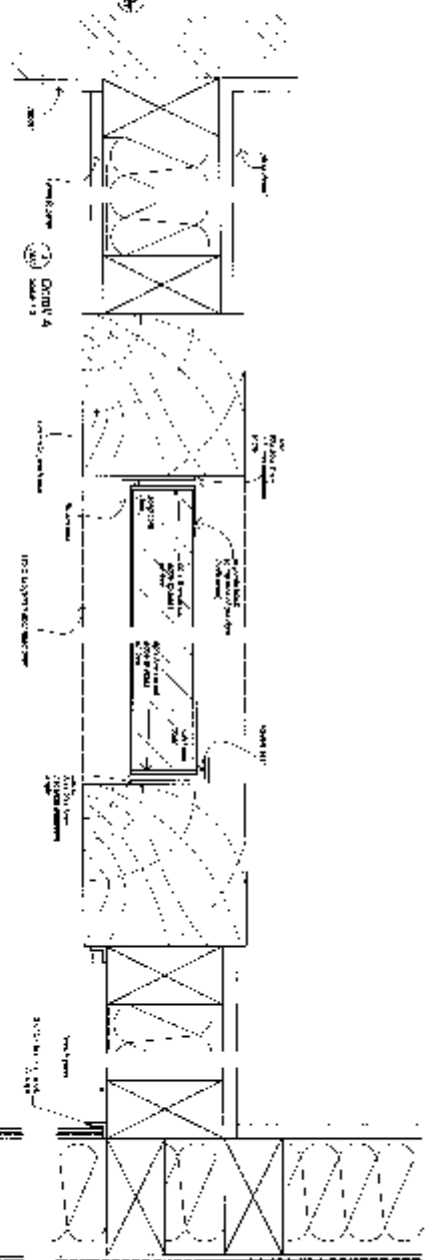


FIGURE 2: Detail of Entry Door (ED)

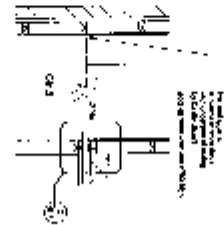


FIGURE 3: Detail of Entry Door (ED)



FIGURE 4: Detail of Entry Door (ED)

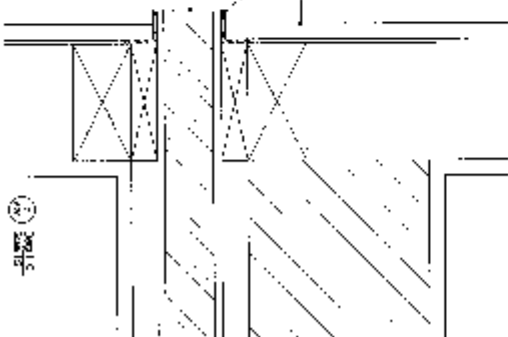


FIGURE 5: Detail of Entry Door (ED)

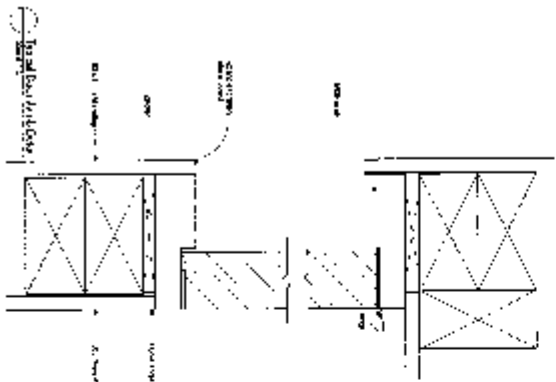


FIGURE 6: Detail of Entry Door (ED)

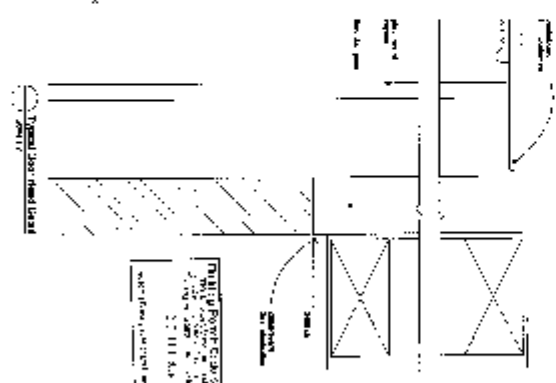


FIGURE 7: Detail of Entry Door (ED)

FIGURE 8: Detail of Entry Door (ED) showing structural components and dimensions. The diagram includes labels for 'ED', 'ED Frame', 'ED Panel', and 'ED Seal'. Dimensions are provided for the door height (2100 mm) and width (1200 mm).

FIGURE 9: Detail of Entry Door (ED) showing structural components and dimensions. The diagram includes labels for 'ED', 'ED Frame', 'ED Panel', and 'ED Seal'. Dimensions are provided for the door height (2100 mm) and width (1200 mm).

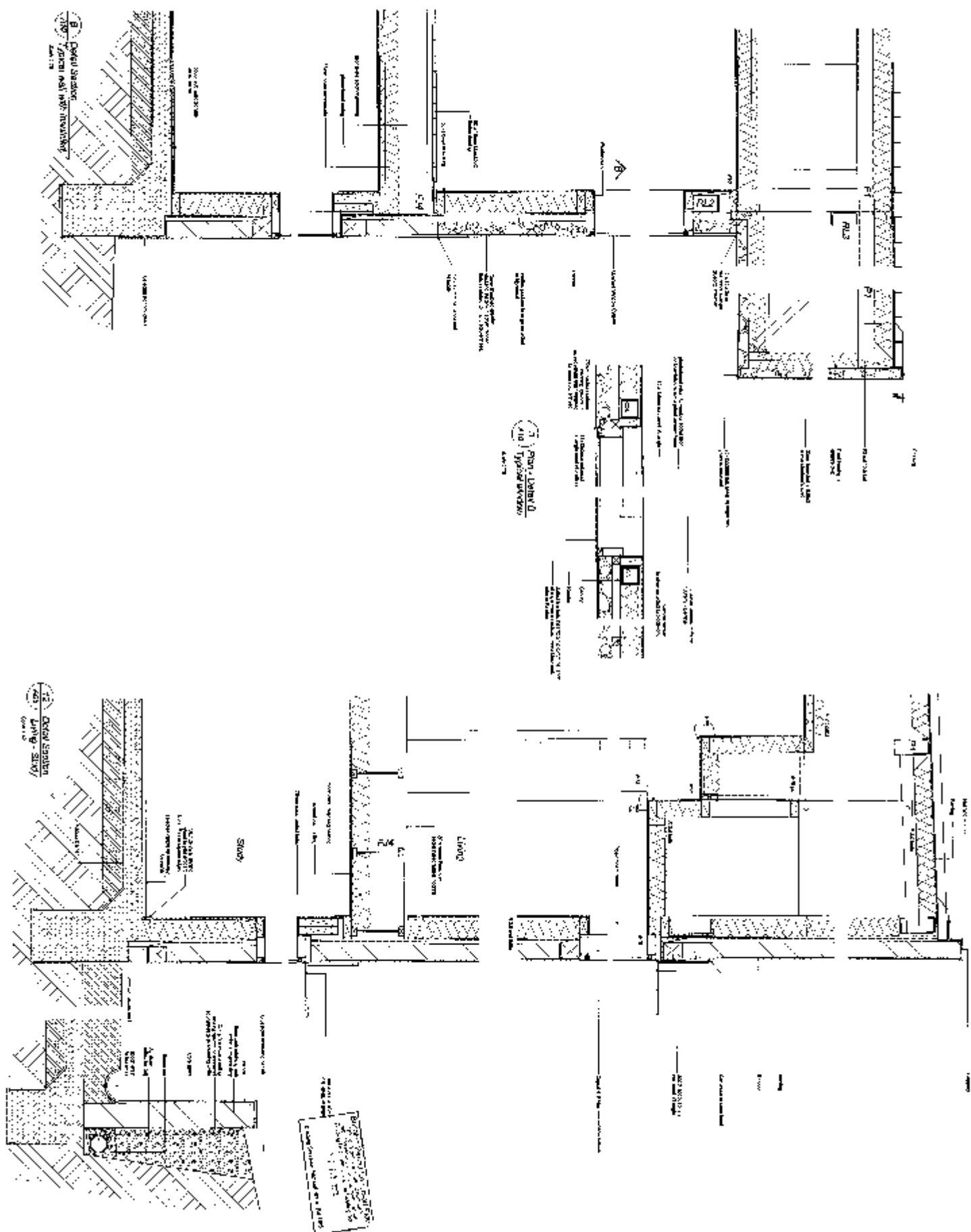
FIGURE 10: Detail of Entry Door (ED) showing structural components and dimensions. The diagram includes labels for 'ED', 'ED Frame', 'ED Panel', and 'ED Seal'. Dimensions are provided for the door height (2100 mm) and width (1200 mm).

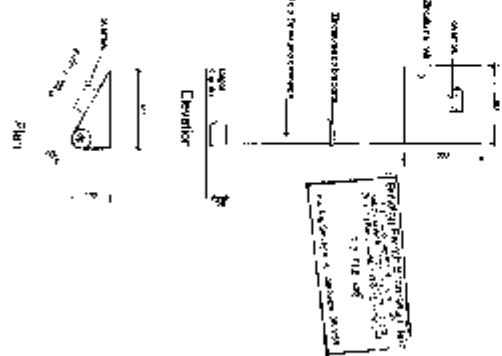
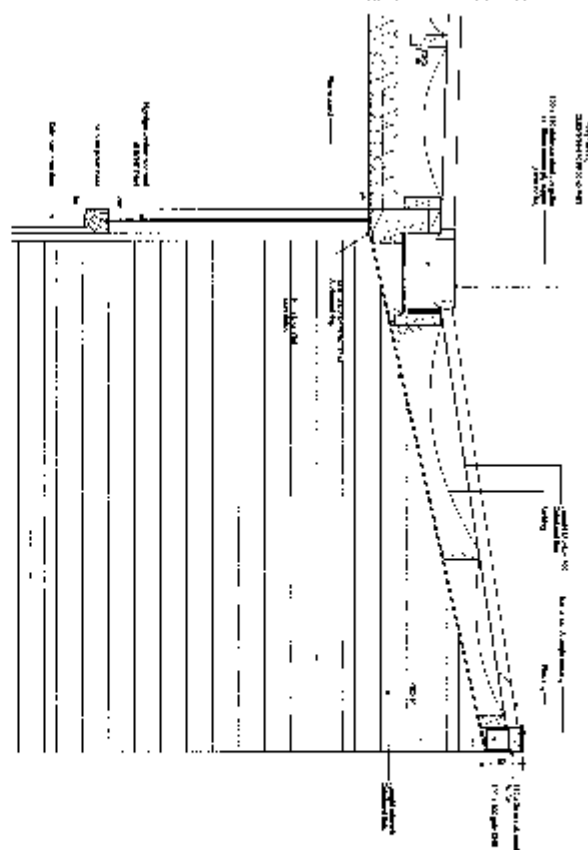
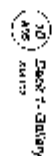
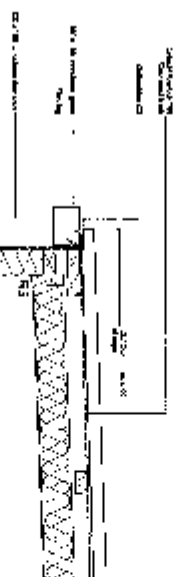
FIGURE 11: Detail of Entry Door (ED) showing structural components and dimensions. The diagram includes labels for 'ED', 'ED Frame', 'ED Panel', and 'ED Seal'. Dimensions are provided for the door height (2100 mm) and width (1200 mm).

FIGURE 12: Detail of Entry Door (ED) showing structural components and dimensions. The diagram includes labels for 'ED', 'ED Frame', 'ED Panel', and 'ED Seal'. Dimensions are provided for the door height (2100 mm) and width (1200 mm).

FIGURE 13: Detail of Entry Door (ED) showing structural components and dimensions. The diagram includes labels for 'ED', 'ED Frame', 'ED Panel', and 'ED Seal'. Dimensions are provided for the door height (2100 mm) and width (1200 mm).

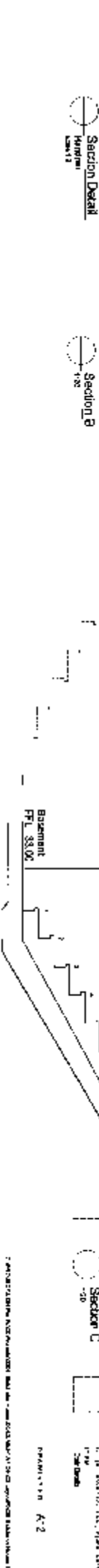
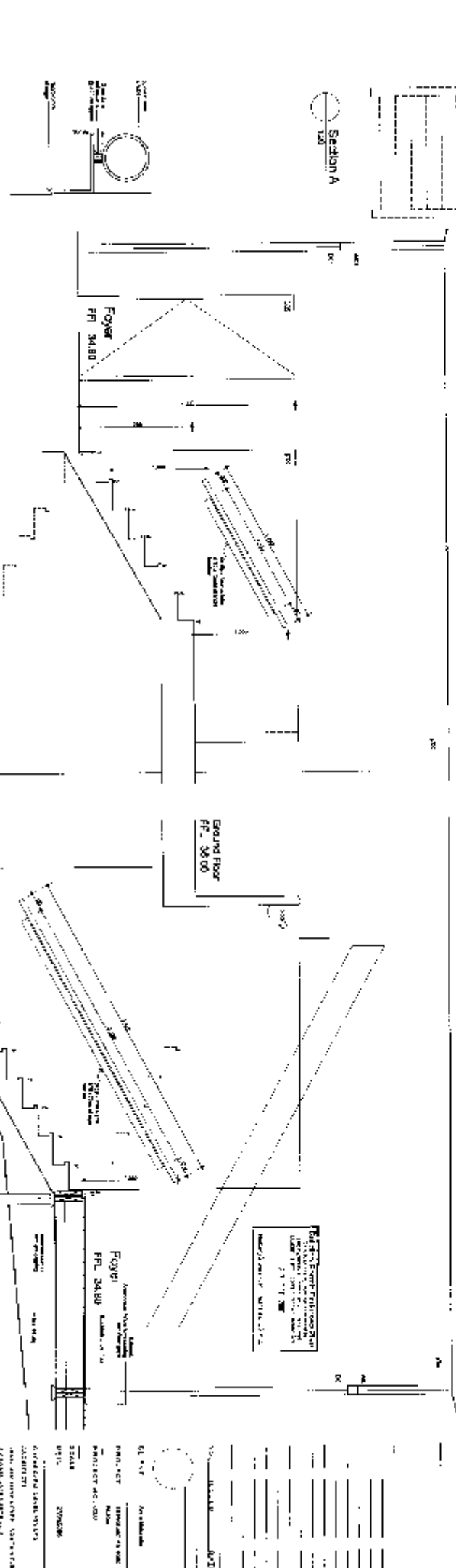
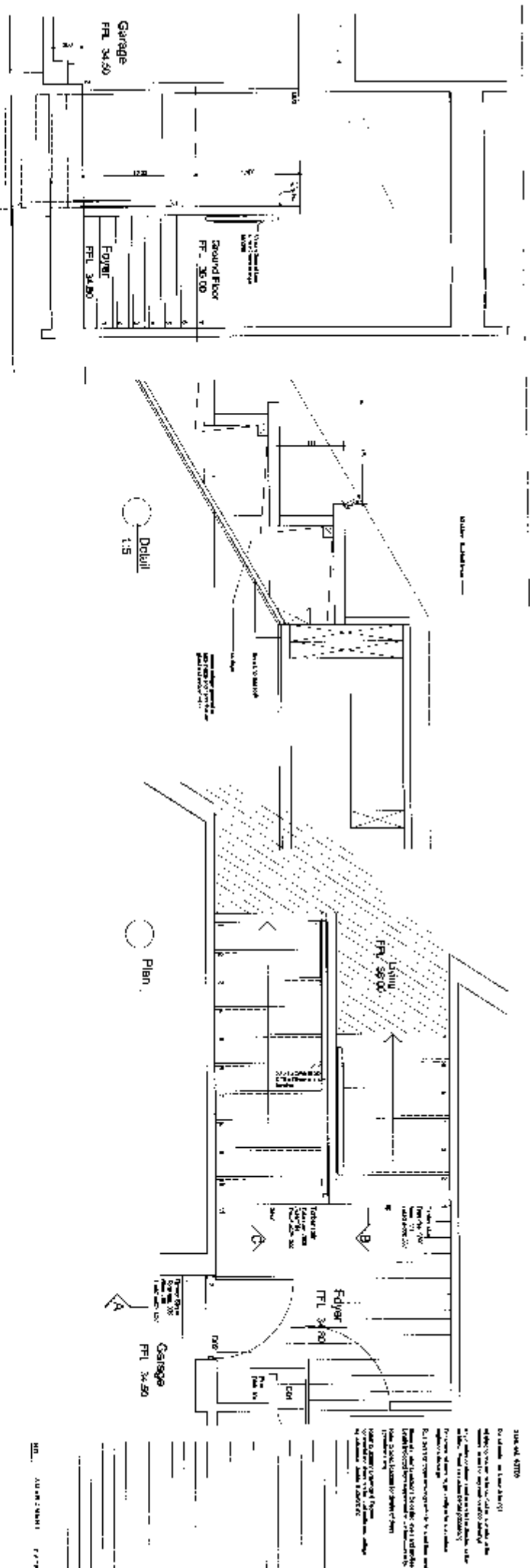
FIGURE 14: Detail of Entry Door (ED) showing structural components and dimensions. The diagram includes labels for 'ED', 'ED Frame', 'ED Panel', and 'ED Seal'. Dimensions are provided for the door height (2100 mm) and width (1200 mm).

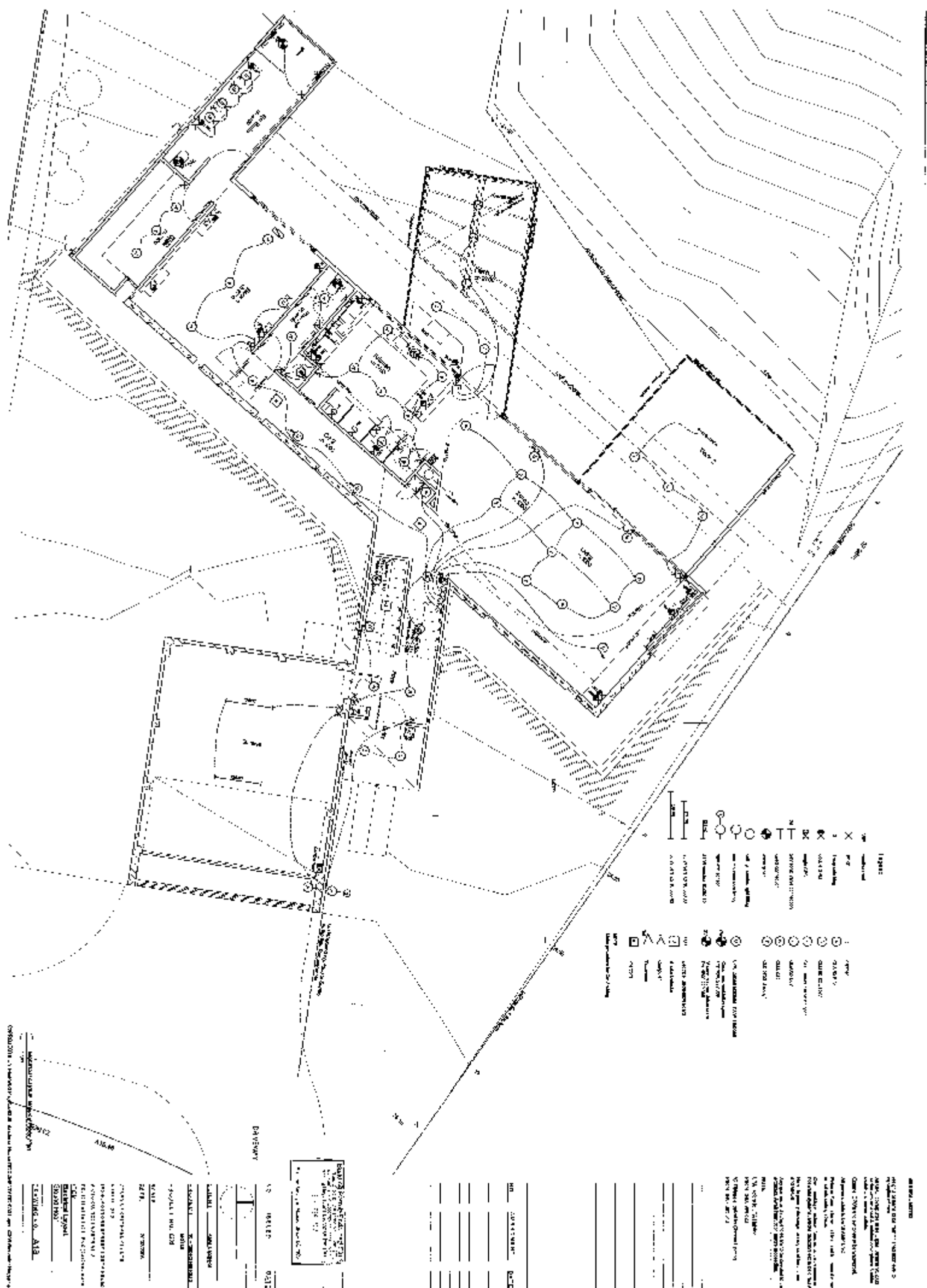
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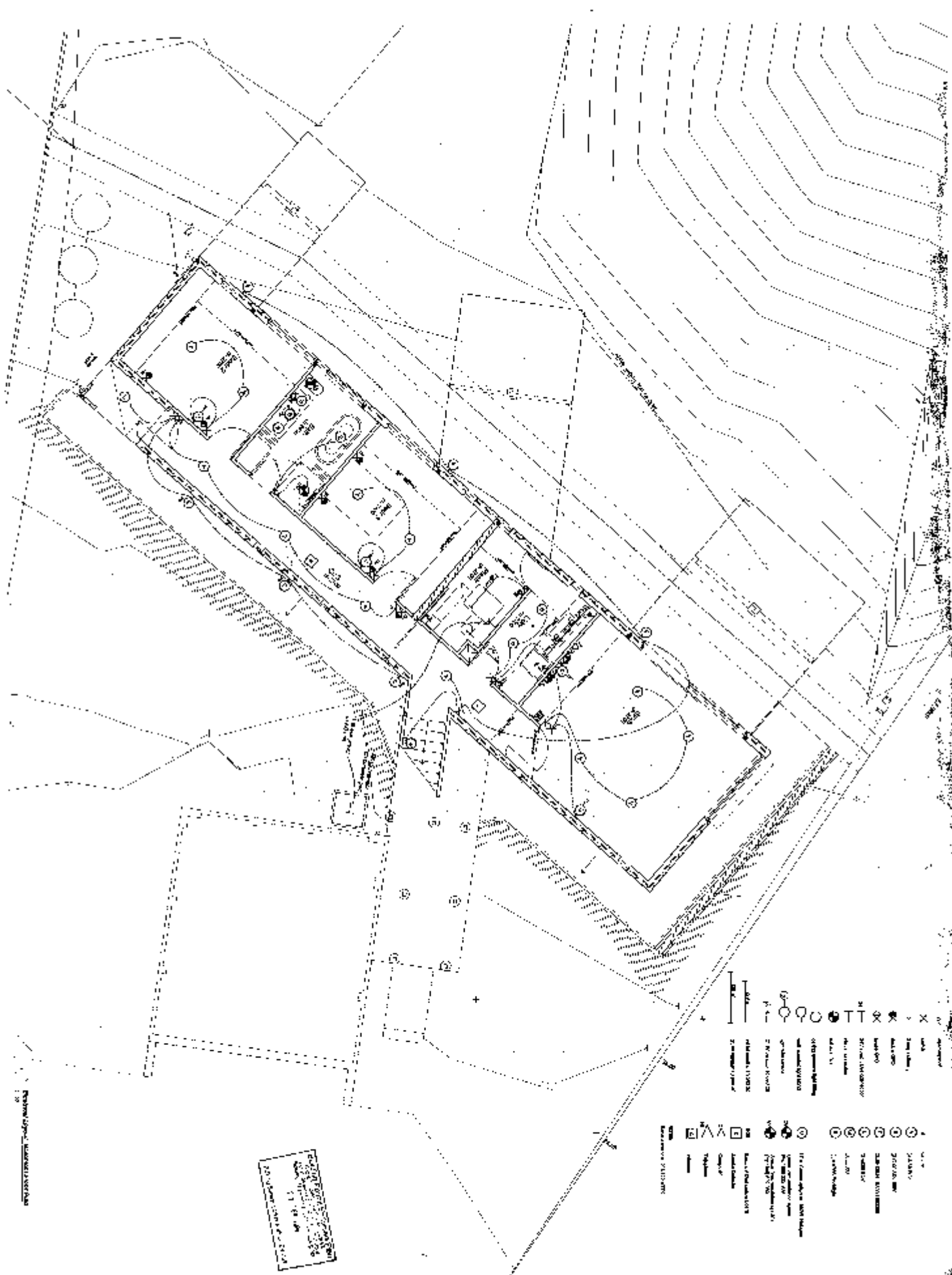


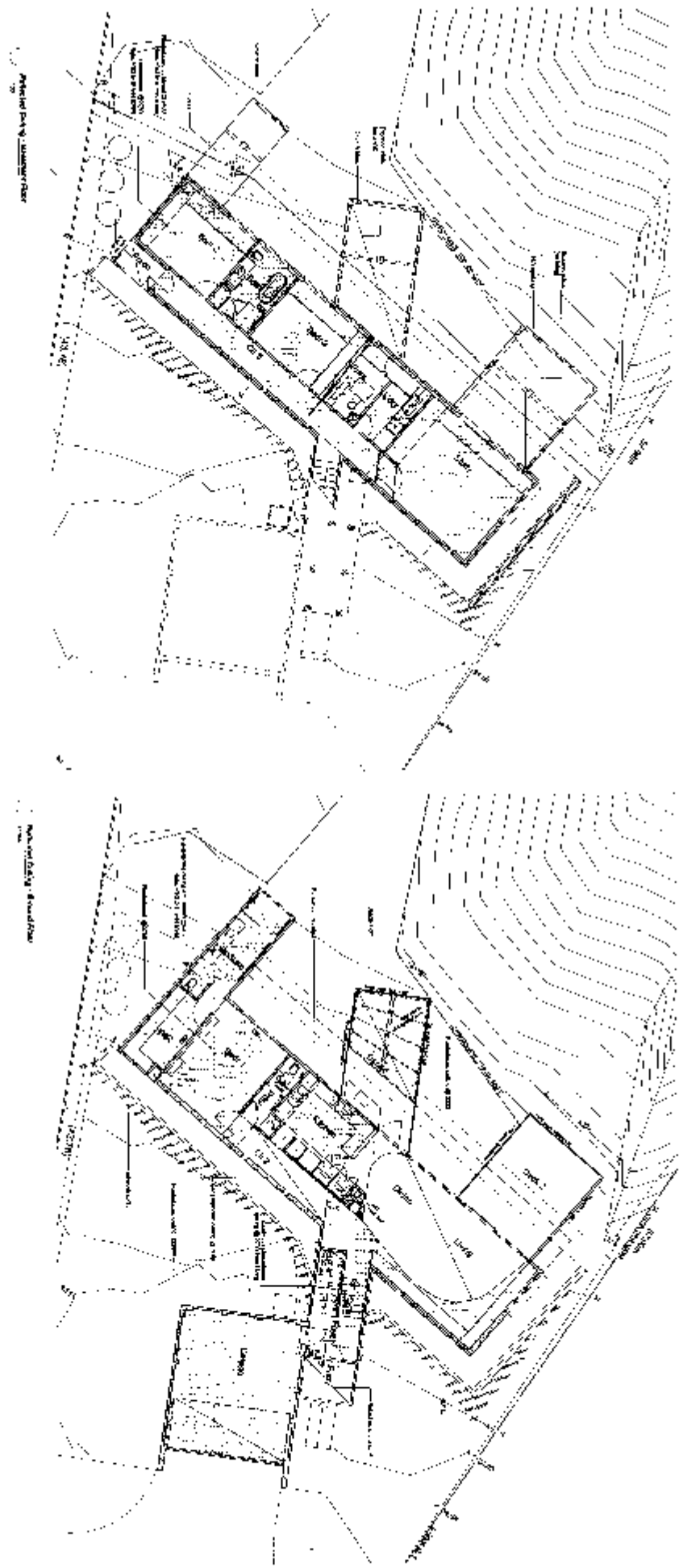
51a) Typical Gas water Heed & downpipe
374' Scale 1:10

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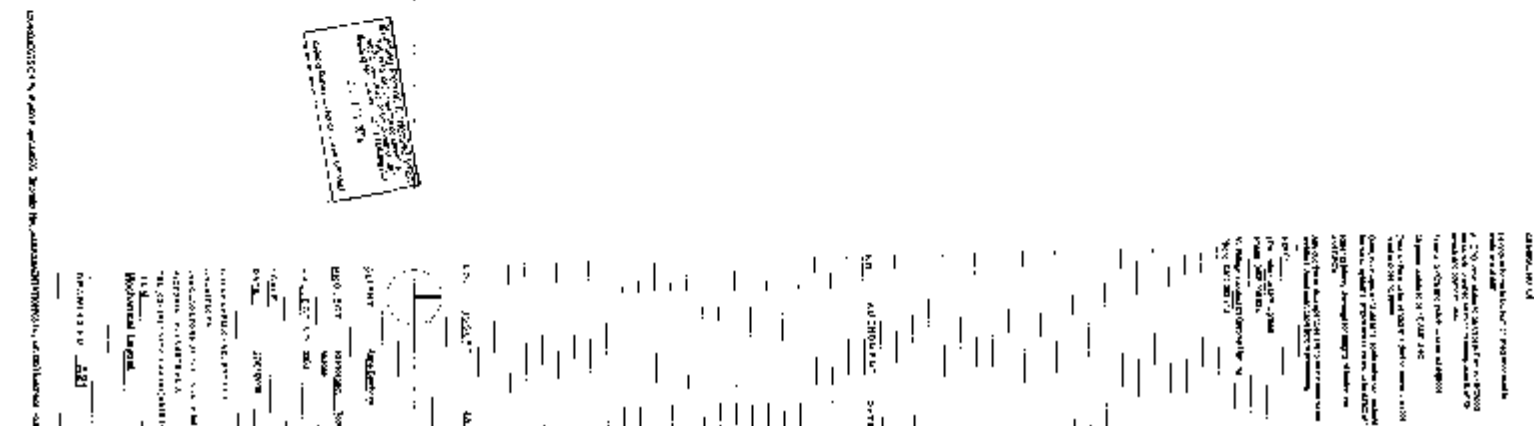
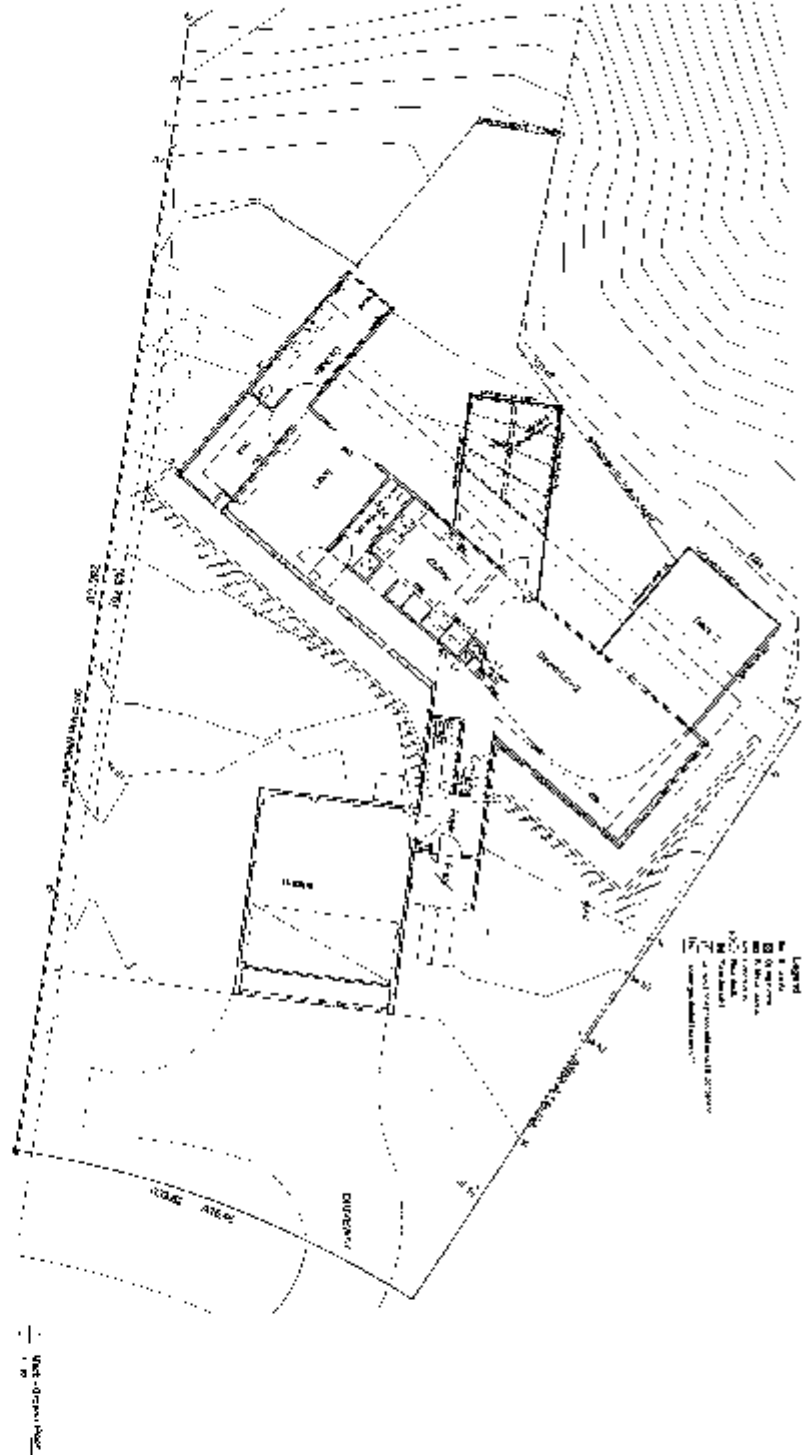
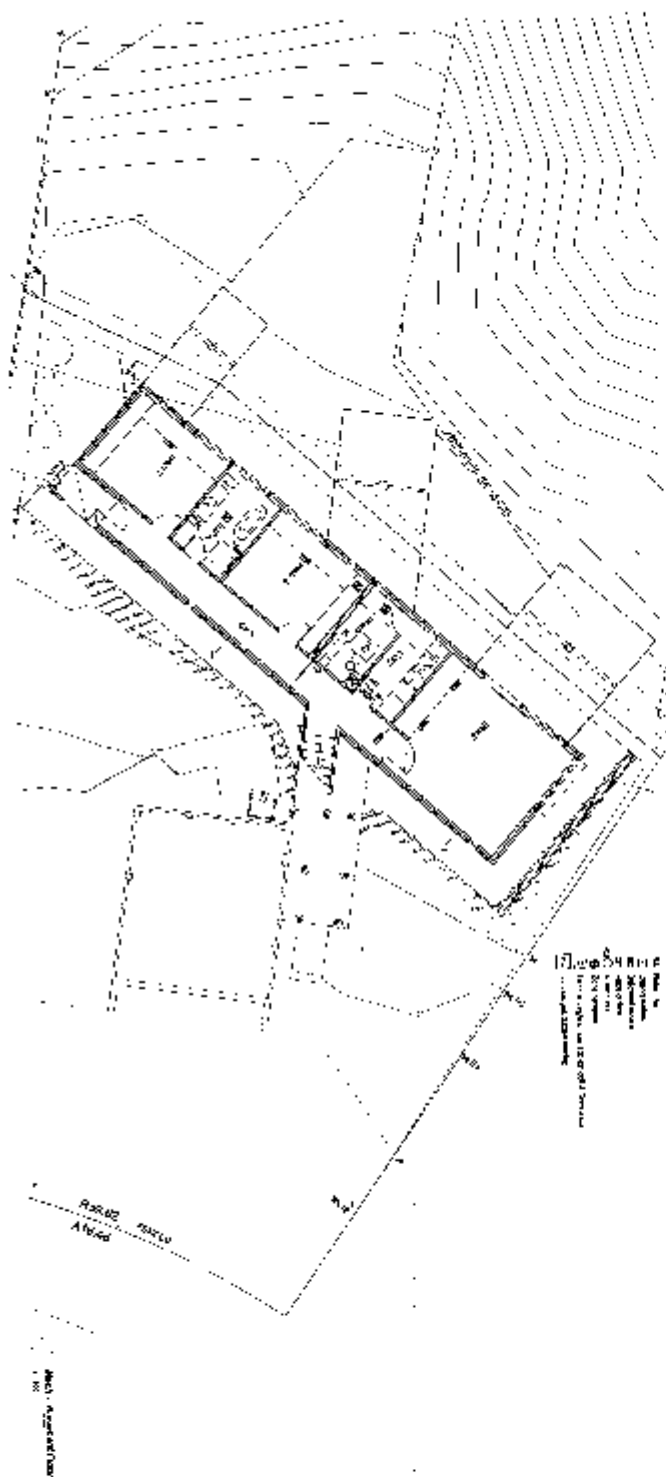




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^a The authors thank Dr. J. A. Hargrave for his critical review of the manuscript.

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1. **Protein synthesis** is a critical step in the production of new proteins. It is the process by which the genetic information encoded in DNA is used to synthesize a specific protein. This process involves the transcription of DNA into messenger RNA (mRNA) and the subsequent translation of mRNA into a polypeptide chain. The polypeptide chain then folds into a specific three-dimensional structure, which determines its function. Protein synthesis is essential for the growth, development, and maintenance of all living organisms.

2. **Protein synthesis** is a complex process that involves the coordination of many different molecules and enzymes. The process begins with the transcription of DNA into mRNA by the enzyme RNA polymerase. The mRNA then moves to the ribosome, where it is translated into a polypeptide chain by the ribosome. The polypeptide chain then folds into a specific three-dimensional structure, which determines its function. Protein synthesis is essential for the growth, development, and maintenance of all living organisms.

3. **Protein synthesis** is a critical step in the production of new proteins. It is the process by which the genetic information encoded in DNA is used to synthesize a specific protein. This process involves the transcription of DNA into messenger RNA (mRNA) and the subsequent translation of mRNA into a polypeptide chain. The polypeptide chain then folds into a specific three-dimensional structure, which determines its function. Protein synthesis is essential for the growth, development, and maintenance of all living organisms.

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9. **Protein synthesis** is a critical step in the production of new proteins. It is the process by which the genetic information encoded in DNA is used to synthesize a specific protein. This process involves the transcription of DNA into messenger RNA (mRNA) and the subsequent translation of mRNA into a polypeptide chain. The polypeptide chain then folds into a specific three-dimensional structure, which determines its function. Protein synthesis is essential for the growth, development, and maintenance of all living organisms.

10. **Protein synthesis** is a complex process that involves the coordination of many different molecules and enzymes. The process begins with the transcription of DNA into mRNA by the enzyme RNA polymerase. The mRNA then moves to the ribosome, where it is translated into a polypeptide chain by the ribosome. The polypeptide chain then folds into a specific three-dimensional structure, which determines its function. Protein synthesis is essential for the growth, development, and maintenance of all living organisms.

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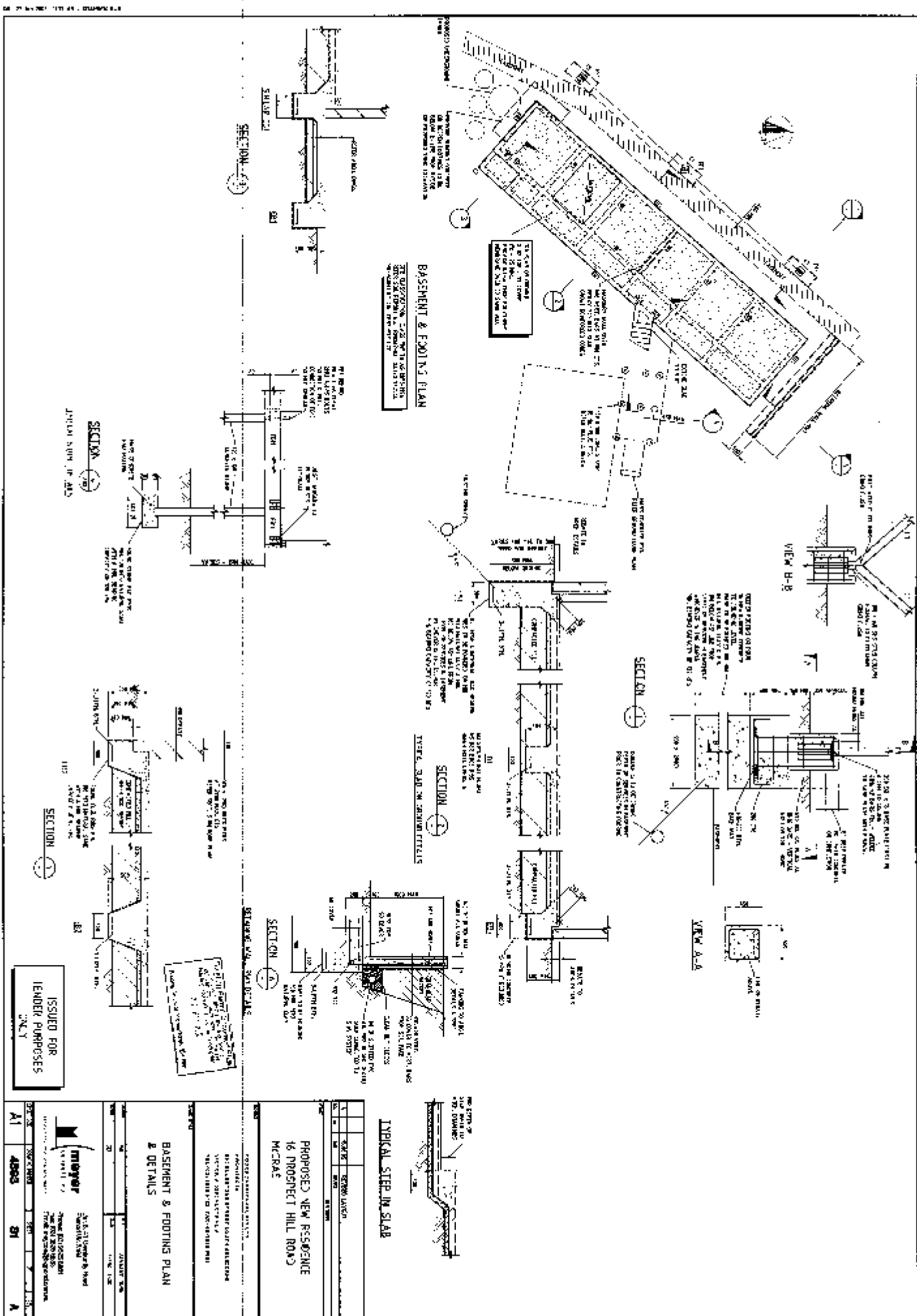
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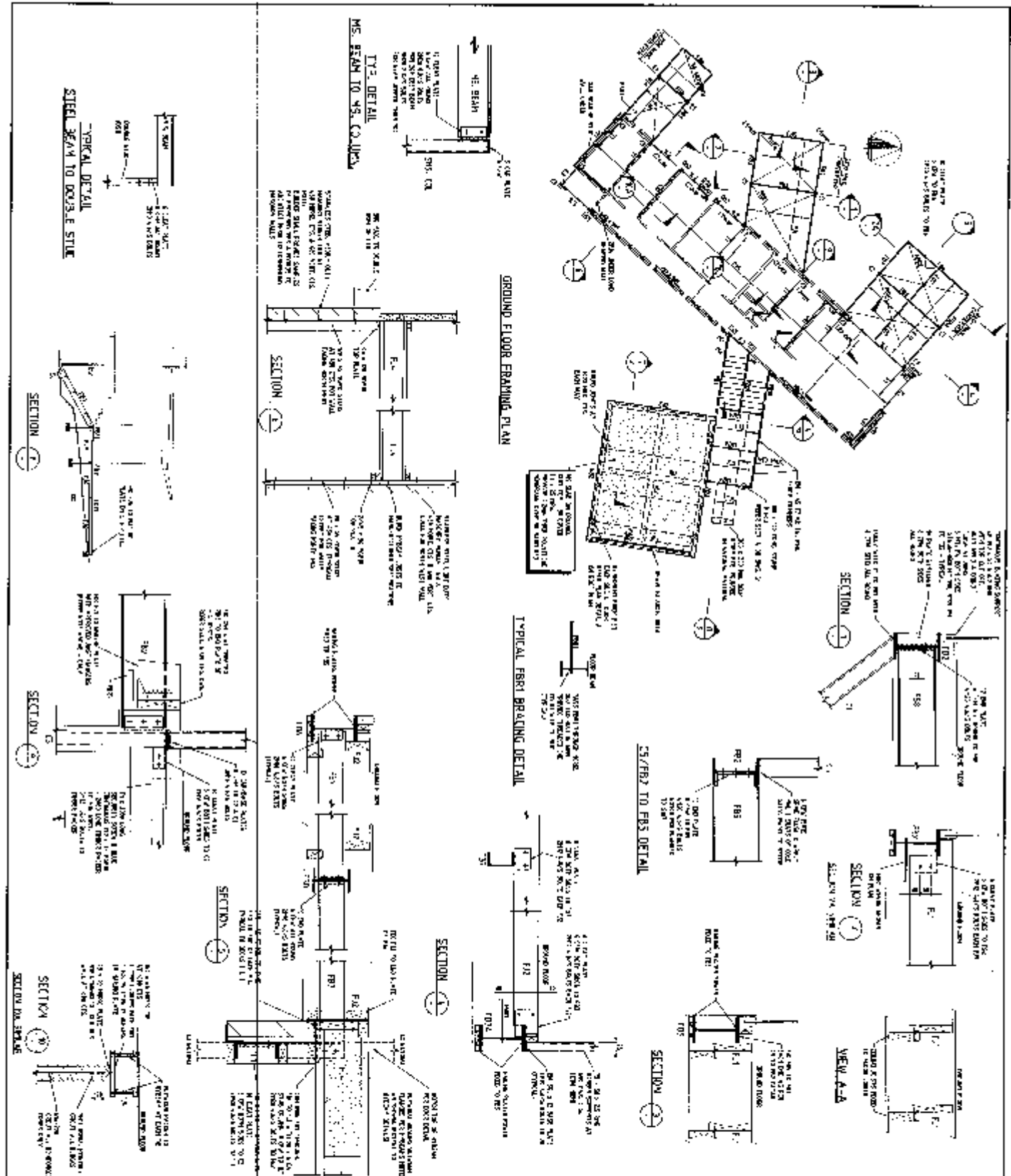
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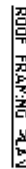
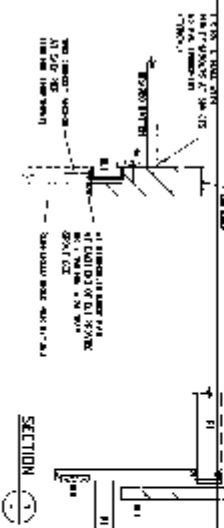
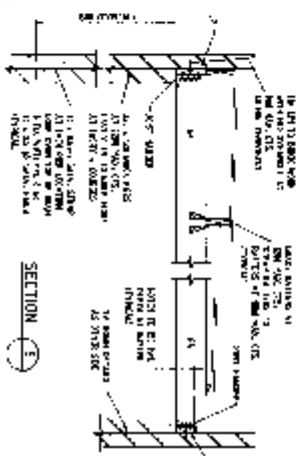
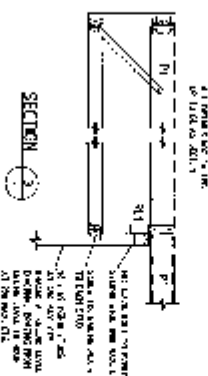
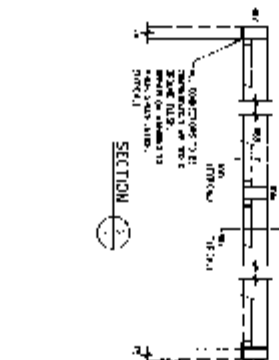
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TYPE R BRACING UNIT DETAILS

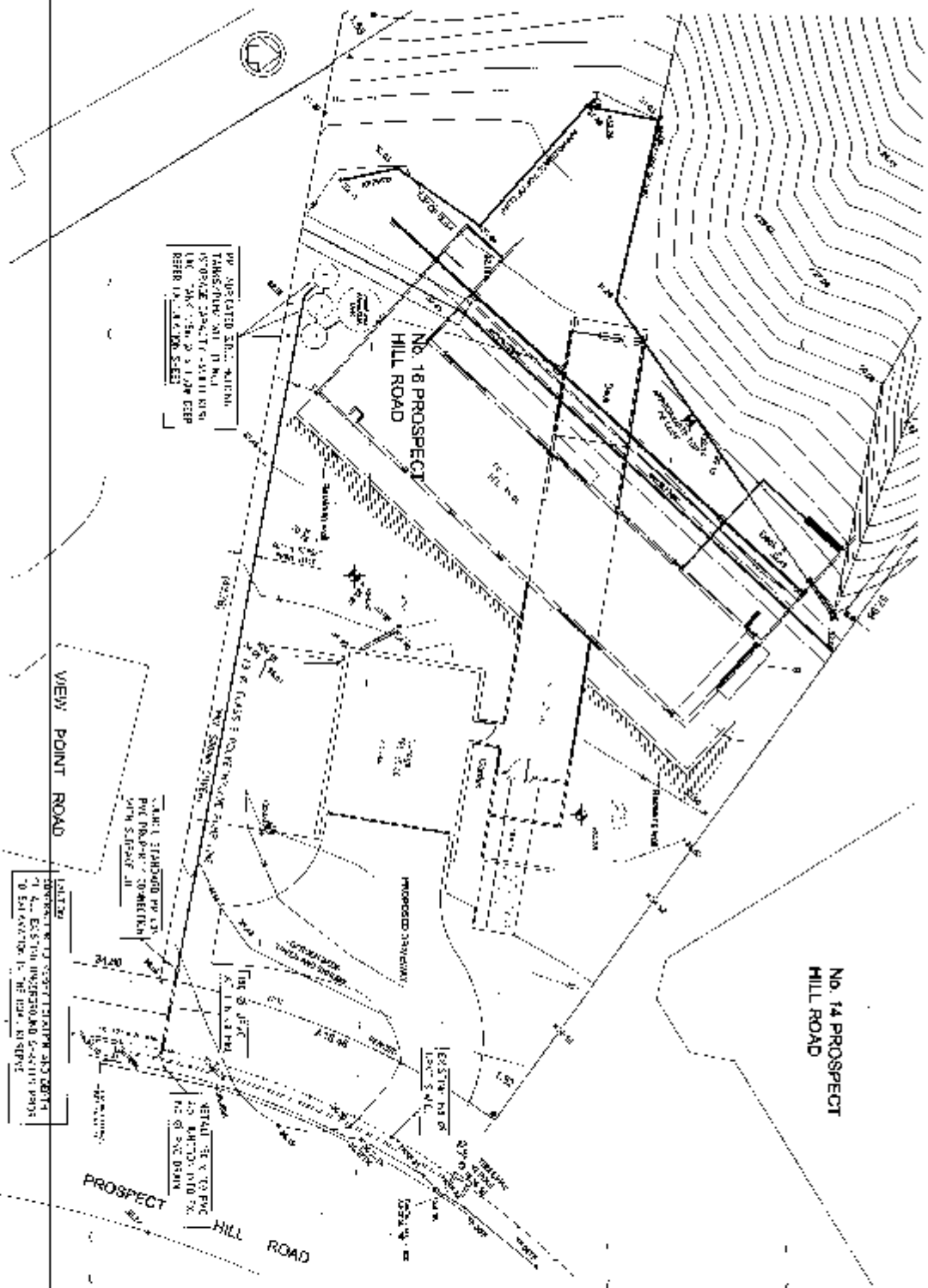
PROPOSED NEW RESIDENCE
1/6 PROSPECT HILL ROAD
MCCRAL

2. DETAILS

ISSUED FOR
TENDER F.A.P.P.C.S.E.C.S.

12/20	0000000000	0000	00	00
A1	4803	S3	A	

[illegible]



LAYOUT PLAN
SCALE 1" = 100'

VIEW POINT ROAD

PROSPECT HILL ROAD

PROSPECT HILL ROAD

No. 14 PROSPECT HILL ROAD

No. 16 PROSPECT HILL ROAD

BY SUBMITTED E.D. 10/11/11
TAKING INTO ACCOUNT THE
STORMWATER DRAINAGE
LAW 10/11/11
REFER TO THE SITE PLAN

PROSPECT HILL ROAD

PROSPECT HILL ROAD

PROSPECT HILL ROAD

PROSPECT HILL ROAD

PROSPECT HILL ROAD

PROSPECT HILL ROAD

PROSPECT HILL ROAD

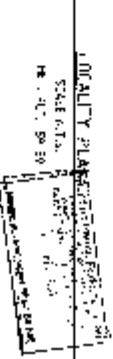
John Fitzgerald
Consulting Engineers
& Project Managers

10/11/11

STORMWATER DRAINAGE PROPOSAL
16 PROSPECT - L. ROAD,
MICHIGAN

04-3

NO.	DATE	REVISION
1	10/11/11	1
2	10/11/11	2
3	10/11/11	3
4	10/11/11	4
5	10/11/11	5
6	10/11/11	6
7	10/11/11	7
8	10/11/11	8
9	10/11/11	9
10	10/11/11	10



FOR INFORMATION ONLY
ENGINEERING & DESIGN
10/11/11

