

MPSL

(City / Shire /

) Council

To the relevant building surveyors,

Please see enclosed cheque to cover the following building permit(s):

10 - 12 View Point Rd McRae.

Irrelevant & Sensitive

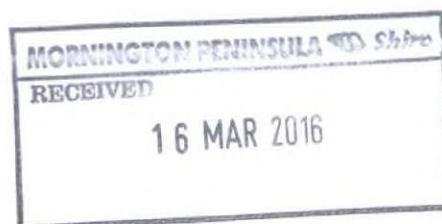
Please do not hesitate to call our office if you have any queries.

Regards,

Horace

Red Textas Building Surveyors

428a New St, Brighton 3186



items price

1
2
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8
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10

Commercial in Confidence

For Council Records
- Alts / Adds (registered builder)

Date Section 80 sent: 09 February 2016 Job number: 201600151
Building permit number: 20160246..... Date of issue: 10/1/2016
Municipality: Mornington Peninsula Shire Council

Property address: 10-12 View Point Road MCCRAE 3938

Job description: **Alterations and additions to existing three storey dwelling, new shed**

Class of building	1a, 10a, 10b	Allotment area	2505 m ²	Existing floor area	0 m ²
Building height	existing	New floor area	56 m ²	Frame material	Timber
Roof material		Wall material		Floor material	

INFORMATION SENT TO COUNCIL:

Copy of (building permit) Form 2	✓
Copy of (building application) Form 1	✓
Agreement of building surveyor appointment	✓
Copy of design plans & specifications	✓
Copy of title & plan of subdivision, proof of ownership	✓✓
Copy of builder's warranty insurance	QBE ✓
Copy of engineering plans, comps. & certificate of compliance	✓✓✓
Copy drainage plan, sewer plan	✓
Copy of soil report	Bm report ✓
Land certificate / planning certificate	✓
Copy of re-establishment and level and contours plan	✓
Copy of town planning permit and stamped plans	✓✓
Copy of council report and consent & stamped plans (Part 4)	✓✓
House energy efficiency report & stamped plans	
Section 10 Determination / Regulation 608 determination	✓
Protection work notices (Form 3 & Form 4), RBS Determination	✓

Payment of **CIC** assessment fee. Cheque number.....

Date information sent to council.....

INSPECTIONS: (Please circle)

Bored Piers	Blinking	Stump Holes	Pads	Pre-Slab	Slab Steel
Pool Steel	Strip Footings	Suspended Slab	Sub Floor	Pool Steel	Frame/Final
Fence Footings	Frame	Final for Final Certificate			

(Others).....

leg. 802 + 906

CONDITIONS			
1 work within boundary	2 demolition work note	3 truss comps. & layout	4 termite protection
5a concrete pools	5b fibre glass pools	6 protection works note	7 re-establishment survey
8a new dwelling energy	8b extension energy	9 building on boundary	10a energy <25%
10b energy >50%	11 Report and Consent	12 public protection	13 pool not included
14 dual certification	15 builders warranty	16 site service permits	17 BCA 2015 applies
18 Section 10	19 outdoor impression	20 storm water note	21 owner all risk insur.
22 screw piles reports	23 covenant note	24 ESM to maintain	25 easement note
26 variation note			

ADDITIONAL CONDITIONS:

NEW CONSTRUCTION WORKS MUST
ALLOW WITH BAL 12.5
- BUSH fire requirements.



ENTERED

C1748/16
P46736
L 1117

- Reg 802 + 806



Form 2
Building Act 1993
BUILDING REGULATIONS 2006



BUILDING PERMIT

428a New Street,
 Brighton, 3186
 Phone: 9530 6685
 Fax: 9530 6871

Email: mike@redtextas.com.au
 ABN: 59 579 698 412
 ACN: 101 154 009
www.redtextas.com.au

Issued to agent: Natasha Stone JDA Design Group
 239 Bay Street BRIGHTON 3186
 Phone: 9596 8411

Owner details: Gerrard and Bronwyn Borghesi
 Irrelevant & Sensitive

Builder details: Peter Vanderzee Vanderzee Constructions Pty Ltd
 70 Comer Street (PO Box 330 Brighton 3186) BRIGHTON EAST
 3187
 Phone: 9503 0319 Mobile: 0412 563 068 (Peter)

Property details: 10-12 View Point Road MCCRAE 3938
 Lot: LP/PS: 109563 Volume: 09438 Folio: 254

Municipal district: Mornington Peninsula Shire Council

Details of Building Practitioners engaged in the building works:

Name: Peter Vanderzee Company: Vanderzee Constructions Pty Ltd Reg. No.: DBU2058

Details of Building Practitioners and Architects engaged in the design works:

Type	Reg.num	Name
Builder	DBU2058	Peter Vanderzee
Architect	C 51138	Natasha Stone
Structural Engineer	EC 1712	Trevor Parry

Details of relevant planning permit:

Town Planning Permit No.: P15/1503 Issue date: 15/12/2015

Details of domestic building work insurance:

QBE Builders Warranty Policy No.: 410038128BWI-15 Issue date: 07/03/2016

Nature of building work:

Alterations and additions to existing three storey dwelling, new shed

Stage of building work permitted: 0	Building classification: 1a. 10a. 10b
Total cost of building work: CIC	Stage cost of building works: CIC
Building levy for stage:	Energy requirements: Refer to plans
Allotment area: 2505m ²	Floor area of building works: 56m ²

Prescribed reporting authorities:

The following bodies are reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter reported on	Regulation
Mornington Peninsula Shire Council	Flood areas	802
Mornington Peninsula Shire Council	Designated land or works	806

Inspection requirements:

Stump-holes
 Strip footings
 Frame
 Final inspection for Final Certificate

Occupation or Use of Building:

A certificate of final inspection is required prior to the occupation or use of this building.

Commencement and completion:

This building work must commence by: 10/03/2017
 This building work must complete by: 10/03/2018

Conditions of Permit:

1. Display of Building Permit is required as per requirements of Reg 317 of Building Regulations.
2. New construction works must accord with BAL 12.5 bush fire requirements. Protection work agreement is in place (as per protection work notices that were served). All protection works must be carried out as per Form 3 protection notice information, any subsequent agreements and the approved permit and stamped plans.
3. Pursuant to Section 93 and 94 of the Building Act, the Owner must obtain and serve on the adjoining owner appropriate protection work insurance and dilapidation survey prior to commencing work. Protection insurance must continue until 12 months after completion.
4. Not later than 2 months after the completion of any protection work carried out, the owner must serve on the adjoining owner and the relevant building surveyor a complete set of plans, drawings and specifications showing the protection work which has actually been carried out in respect of the adjoining property.
5. Council Report and Consent conditions apply to this building permit. Please refer to report and any conditions noted in the report.
6. This building permit is not evidence that the design complies with any restrictive covenant or encumbrance over the land. It is the owners responsibility to ensure compliance with any encumbrance on the title and, in some cases, may need to seek legal advice prior to commencing any some building works.
7. Prior to commencing these building works, the owner or builder must consult with the relevant sewerage authority to ensure that these works do not affect any drains or sewers and compliance with the relevant Regulations. i.e. appropriate offset of building from existing assets.
8. Any variation to the approved building permit and plans must be submitted to the office of red textas prior to construction works taking place. Variations must be approved in writing and will form part of the building permit from that point (approval date) onwards.

Relevant Building Surveyor

Michael Shaw
 Red Textas
 Permit No.:

Registration Number: BSU 1165
 Address: 428a New Street, Brighton 3186
 Date of Issue: 10/03/2016

Irrelevant & Sensitive

Signature**NOTES:**

1. Under regulation 317 the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. They must also take all reasonable steps to ensure that the registration numbers and contract details of the builder and building surveyor and the number and date of issue of the permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
2. Under regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.
3. Domestic builders carrying out domestic building work forming part of the permit (where the contract price for that work is more than \$16,000) must be covered by an insurance policy as required under section 135 of the Building Act 1993.
4. Maximum number of inspections allowed without additional charge is 0. Extra inspections carried out at a rate of \$110 plus gst.
5. Additional fees will be payable for the issue of a Variation of Building Permit, Building Notices, Building Orders, and any additional reports not specified.

**Form 1**

Building Act 1993 – Regulation
Building Regulations 2006

APPLICATION FOR A BUILDING PERMIT

I, NATASHA STONE, hereby apply to Michael Shaw of Red Textas
Building Surveyors for a building permit at the property address mentioned below

Agent of Owner (if applicable):

Name NATASHA STONE Company JDA ARCHITECTS
Address 239 BAY STREET, BRIGHTON VIC 3186 Mobile 09 579 698 412
Telephone (03) 9546 9411 Fax: Email: n@jdaarchitects.com.au

Owners Details:

Name GERARD A. BRENNAN BOGGIRESI Company
Address Irrelevant & Sensitive Mobile
Telephone Fax: Email:

Builders Details:

Name PETER VANDERZEE Company VANDERZEE CONSTRUCTIONS P/L
Address PO BOX 350, BRIGHTON VIC 3186 Mobile 0412 563 066
Telephone Fax: Email: peter@vanderzeeconstructions.com.au

Property Address

10-12 VIEW POINT ROAD, MCCRAE, VIC Postcode 3730

Municipal District MCGILLWATSON PENINSULA SHIRE

Nature of Building Work (tick the appropriate type)

- * construction of new dwelling
- * alterations & additions to dwelling
- * construct garage, carport, outbuilding

- () * demolition/ removal of building
- (X) * commercial or industrial
- (X) * other work specified: GARDEN WALLS, FENCES, PAVED AREAS

Allotment area: 2,505 m²

Area of new work: BUILDING 350 m², PAVING GARDEN WALLS = 17 m²

Intended Use of Building: Residential (X)

Commercial ()

Industrial ()

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

* Name: <u>JDA DESIGN GROUP P/L</u>	Category: <u>Draftsperson / Architect</u>	Registration number: <u>C 57138</u>
* Name: <u>MEYER CONSULTING</u>	Category: <u>Engineer - TREVOR PARRY</u>	Registration number: <u>EC 1712</u>
# Name: <u>Michael Shaw</u>	Category: <u>Building Surveyor</u>	Registration number: <u>BS 1165</u>
# Name: <u>VANDERZEE CONSTRUCTIONS</u>	Category: <u>Builder</u>	Registration number: <u>DBV 2058</u>

Do you intend to carry out the work as an owner builder?

YES/NO

Do you intend to engage a registered builder?

YES/NO

Do you request that a stage building permit be issued?

YES/NO

Clarify the extent of stage building work you wish to apply for N/A Estimated cost of stage: \$

Value of Work

Estimated value to complete project / Contract sum amount \$

CIC

Signature of Applicant

Irrelevant & Sensitive

Date of Application 21/12/2015

Notes/ Building permit conditions of application:

- Building levy is determined from the value of building work or replacement value. An audit may occur if amount indicated on this form is considered inaccurate or inconsistent with industry standards. Levies are collected by Red Textas and forwarded monthly to the Victoria Building Authority.
- Applicants are obliged to indicate on this form any building work that is proposed to be carried out by owner and associated cost.
- 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 there has been no other building surveyor appointed in the same role.
- The signing of this form acknowledges that no building work has commenced and an understanding that no building work may commence until the applicant has received the building permit.
- If in the event that building enforcement work needs to be carried out (i.e. issuing of Building Notices and Order) this will be charged separately at standard industry rates. Same applies to Building Permit Variation and other work non-specified at this time.
- If an owner-builder there are restrictions on the sale of the building under section 137B of the Building Act 1993. Section 137B prohibits an owner-builder from selling a building on which domestic building work has been carried out within 6 1/2 years from the completion of the relevant building work unless they have satisfied certain requirements including obtaining compulsory insurance.



Domestic Building Insurance Certificate of Insurance

Policy Number 410038128BWI-15

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



GERRY AND BRONWYN BORGHESI

Irrelevant & Sensitive

Name of Intermediary
IHG - BUILDERS WARRANTY
P O BOX 542
EAST MELBOURNE 3002

Account Number
41BWIHGRP
Date Issued
07/03/2016

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Domestic Building Work

ALTERATIONS AND ADDITIONS STRUCTURAL

At the property

10-12 VIEWPOINT ROAD
MCCRAE VIC 3938

Carried out by the builder

VANDERZEE CONSTRUCTIONS PTY LT
ACN: 007 418 573

Important note: If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE **IMMEDIATELY**. If these details are incorrect, the domestic building work will not be covered.

For the building owner

GERRY AND BRONWYN BORGHESI

Pursuant to a domestic building contract dated

29/02/2016

For the contract price of

CIC

Type of cover

Cover is only provided if VANDERZEE CONSTRUCTIONS PTY LT has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order*

Period of cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

The maximum policy limit for all claims made under this policy is

CIC all inclusive of costs and expenses*

The maximum policy limit for all claims for non-completion of the domestic building works is

20% of the contract price*

*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, limitations and exclusions contained in the policy terms and conditions.

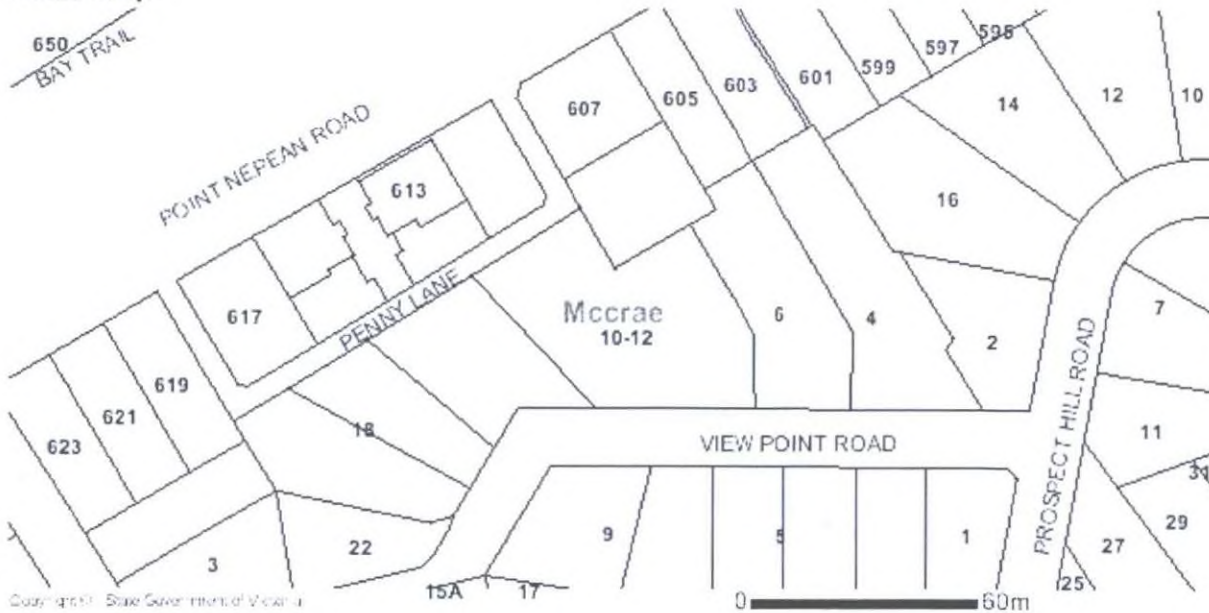
Building Work Endorsed Plan
This is to certify that the work described is substantially in accordance with the Building Act
10 MAR 2016
Building Practitioner and the Building Act
Building Surveyor, Michael Shaw BSU 1165

**Property Report** from www.land.vic.gov.au on 09 February 2016 02:14 PM**Address:** 10-12 VIEW POINT ROAD MCCRAE 3938**Lot / Plan:** Plan CP109563**SPI (Standard Parcel Identifier):** CP109563**Local Government (Council):** MORNINGTON PENINSULA **Council Property Number:** 46736**Directory Reference:** Melway 159 A9**This property is in a designated bushfire prone area.****Special bushfire construction requirements apply. Planning provisions may apply.**Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au**Parcel Details**

Lot/Plan or Crown Description	SPI
Plan CP109563	CP109563

State Electorates**Legislative Council:** EASTERN VICTORIA**Legislative Assembly:** NEPEAN**Utilities****Rural Water Business:** Southern Rural Water**Metro Water Business:** South East Water Limited**Melbourne Water:** inside drainage boundary**Power Distributor:** UNITED ENERGY (Information about [choosing an electricity retailer](#))**Planning Zone Summary****Planning Zone:**GENERAL RESIDENTIAL ZONE - SCHEDULE 1
(GRZ1)SCHEDULE TO THE GENERAL RESIDENTIAL ZONE
- SCHEDULE 1**Planning Overlays:**DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY -
SCHEDULE 3 (DDO3)ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY -
SCHEDULE 25 (ESO25)VEGETATION PROTECTION OVERLAY (VPO)
VEGETATION PROTECTION OVERLAY - SCHEDULE
1 (VPO1)**Areas of Aboriginal Cultural Heritage Sensitivity:** This property is within, or affected by,
one or more areas of cultural heritage sensitivity

Area Map



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Building Permit Endorsed Plan
This is to certify that the document is
substantially in accordance with current

10 MAR 2016

Building Regulations and the Building Act
Building Surveyor, Michael Shaw BSU 1165



428a New Street,
Brighton, 3186
Phone: 9330 6680
Fax: 9500 6871

Email: mike@redtextas.com.au

ABN: 59 579 618 412

ACN: 101 154 000

www.redtextas.com.au

Request for Relevant Building Surveyor Consent to Partial Compliance of the Building Regulation 608 (6)

Property Owner: Gerrard and Bronwyn Borghesi

Property address of which alterations and additions are being proposed:

10-12 View Point Road MCCRAE 3938

To: Relevant Building Surveyor
Michael Shaw
428a New Street, Brighton 3186

Building Permit Endorsed Plan
This is to certify that the document is
substantially in accordance with current
Building Regulations and the Building Act
Building Surveyor, Michael Shaw, 3186

Applicable where the proposed alteration is an extension to an existing building where the increase in floor area is less than 25% of the existing floor area

In relation to the new works, I seek consent from the relevant building surveyor for an exemption to the Building Code of Australia Volume 2. Part 2.6- Energy efficiency requirements.

Irrelevant & Sensitive

Signature: (owner / agent) Date: 10/02/2016
NATASHA STONE
JDA ARCHITECTS

Consent / Determination from the RBS

The new work will achieve the same level of BCA compliance (or better) as the existing parts of the building. The extension, being less than 25% increase will achieve compliance to the degree necessary.

Irrelevant & Sensitive

Signature: Date:
(Relevant Building Surveyor: Michael Shaw)

42th New St Apt.

Brisbane, QLD

Phone: 08 500 0870

Fax: 08 500 0871

Email: mike@redtextas.com.au

ABN: 50 578 605 412

ACN: 111 154 100

www.redtextas.com.au

OWNERS AGREEMENT OF BUILDING SURVEYING APPOINTMENT / CONDITIONS OF APPOINTMENT

Building Permit Enforced Plan
 This is to certify that the document is
 substantially in accordance with current
 Building Regulations and the Building Act
 Building Surveyor Michael Shaw BSU 1167

I, GERRY & BRONWYN BERTHESE the ownerof Property 10-12 VIEW POINT RD MCGLADE

Hereby appoint Michael Shaw / Red Textas Consulting Building Surveyors as the Relevant Building Surveyor (RBS) for the above project.

In appointing Red Textas, I understand that building permit fee must be paid in full prior to the issue of the permit including Government Levies which are a proportion of the job cost/contract amount. The building permit / mandatory building inspections (typically 4 or 5 separate site visits) will be inclusive in this initial fee.

I understand that it is my responsibility (or my builder) to call for the mandatory building inspections as specified on the building permit within 24 hours prior of the inspection. I am aware that the building permit needs to be displayed in a prominent location on the site.

I agree to pay (or my builder) for any additional inspections before the issue of the Final Inspection Certificate / Occupancy Permit. Additional inspections are those carried out which exceed the amount of inspections specified in the fee proposal / tax invoice.

I agree to pay (or my builder) for any building enforcement work (i.e. Issuing of Building Notices and Orders) required to be carried out by the Relevant Building Surveyor as a result of works not being compliant with the Building Regulations and / or Building Permit. This amount will be charged separately to the owner at a minimum rate of \$275 (incl. gst) per hour.

I agree to pay (or my builder) for any variations to the building permit including extension to the commencement and completion dates, which are generally 12 months and 24 months for housing projects from the building permit issue date. I understand that any final inspection called after the building permit has lapsed will incur a fee which is no less than the original building permit fee.

Signed by owner:

Irrelevant & Sensitive

Date: 21 DEC - 2015

I hereby request that all correspondence be sent to:

Agent ☒ Owner ☒ Builder ☒

Notes/ Building permit conditions of application:

- 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.
- Applicants are obliged to indicate on this form any work being carried out by the owner and associated costs, i.e. above amount specified under the builder's insurance.
- 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, to the best of the applicant's knowledge, there has been no other building surveyor appointed in the same role.
- The signing of this form acknowledges that no building work has commenced and an understanding that no work may commence until the applicant has received the building permit.
- If an owner-builder there are restrictions on the sale of the building under section 137B of the **Building Act 1993**. Section 137B prohibits an owner-builder from selling a building on which domestic building work has been carried out within 6 1/2 years from the completion of the relevant building work unless they have satisfied certain requirements including obtaining compulsory insurance.



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 09438 FOLIO 254

Security no : 124056351342U
Produced 05/08/2015 04:50 pm

LAND DESCRIPTION

Land in Plan of Consolidation 109563.

PARENT TITLES :

Volume 09088 Folio 777 Volume 09369 Folio 972

Created by instrument CP109563 31/10/1981

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

GERRARD RAYMOND BORGHESI

BRONWYN LESLEY BORGHESI both of

AL097465Q 21/05/2014

Irrelevant & Sensitive

Building Permit Endorsed Plan
This is to certify that the document is
substantially in accordance with current
10 MAR 2016
Building Regulations
Building Act
BSU 1165

ENCUMBRANCES, CAVEATS AND NOTICES

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE CP109563 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 10-12 VIEW POINT ROAD MCCRAE VIC 3938

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Victoria.

Document Type	plan
Document Identification	CP109563
Number of Pages (excluding this cover sheet)	1
Document Assembled	05/08/2015 16:53

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The document is invalid if this cover sheet is removed or altered.

Building Permit Endorsed Plan
 This is to certify that the document is
 substantially in accordance with current
 10 MAR 2015
 Building Regulations and the Building Act
 Building Surveyor, Michael Shaw BSU 1135

PS 2486

CP109563

PLAN OF CONSOLIDATION
PART OF CROWN PORTION I SECTION B

PARISH OF WANNAEUE
COUNTY OF MORNINGTON

Scale: 10 5 0 10 20
LENGTHS ARE IN METRES



CHART No. 8A

APPROVED

Michael Shaw

29.9.81 TIME 8:53

ACCEPT
\$ 26

c/t in
H 758,90/3

12/11/79

(EXEMPTION
PLAN SUPPLY)

Building Permit Endorsed Plan
This is to certify that the document
substantially in accordance with cur

10 MAR 2015

Building Regulation and the Building Act
Building Surveyor Michael Shaw, 701

Drainage vide P/s 114212 shown thus

STREET NAME AMENDED
FROM ROAD
TO PENNY LANE
CORR. VGG 85 P216
DATE 28/6/85

VIEW POINT ROAD

VOL. 9438 FOL 254

C/T. 9369.F.972
9088.F.777

SEAL & ENDORSEMENT
OF MUNICIPALITY

Sealed Pursuant to the provisions of
Sec. 569 A B of the Local Gov. Act

Pursuant to the provisions of Section 569 A/B. of
Local Government Act 1958, THE COUNCIL OF THE
SHIRE OF FLINDERS hereby consents to this Plan
of Consolidation and the Common Seal of the President
Councillors and Ratepayers of the Shire of Flinders is
hereunto affixed on this 9th
day of February 1979

Irrelevant & Sensitive

President

Councillor

Secretary

Irrelevant & Sensitive

SURVEYORS CERTIFICATION

I certify that this plan has been made by me
or under my immediate supervision and accords
with title.

Irrelevant & Sensitive

LICENSED SURVEYOR

DATED 16-11-1978

18th January 2016

Mr C. & Mrs P. Pugh
6 View Point Road
McCRAE 3938

Dear Mr & Mrs Pugh,

Protection Work and Work Program at 10-12 View Point Road, McCrae

Further to our previous letter dated the 4th January 2016, and your subsequent response, we enclose a second Form 3 & Form 4, and Proposed Drawings A050 rev.A - Proposed Site Plan & Tree Removal Plan and A201 rev.A - Proposed Elevations for your information.

The drawings have been updated to Building Permit Issue, and amended to show:

1. the existing fence on boundary between no. 6 and 10-12 View Point Rd is to remain in place;
2. additional existing trees are to be removed near this fence on the 10-12 View Point Road side of the fence;
3. the tree on your side of title boundary near the neighbouring driveway at 10-12 View Point Road has been removed from the site plan to reflect the existing conditions;
4. any reference to removing the existing fence and relocating it to be located on the title boundary has been removed from this proposed drawing as this work has already taken place.

As stated in our previous letter, as part of the works program proposed at 10-12 View Point Road, we need to provide your property with some level of protection.

For that reason, in accordance with Part 7 of the Building Act 1993, please find enclosed a 'Protection Work Notice' (Form 3) and a copy of a 'Protection Work Response Notice' (Form 4) for the above works.

Before we begin construction we will take a number of digital photographs of your house to help us detect any damage caused by our works. These will be kept on file so if any damage occurs we will be able to ascertain who is responsible.

Please note that we will repair any damages caused by the construction of the new works.

Construction is scheduled to start in February 2016 and should be completed by September 2016.

Whether you agree, disagree or require further information about our protection work, you need to fill in the Form 4, indicating your response, then sign & date the form and return it to our office and to Michael Shaw at Red Textas Building Surveyors (428a New Street, Brighton 3186) within 14 days.

We hope you agree with our protection work and look forward to receiving a Form 4 from you shortly.

Yours faithfully,

Irrelevant & Sensitive

**NATASHA STONE (Agent for owners)
ARCHITECT**

John Douglas - Managing Director
Harnet Lammin - Associate

JDA Design Group Pty Ltd
ABN 58 790 609 825
239 Bay Street, Brighton Vic 3186
Ph (03) 9596 8411 Fax (03) 9596 8350
www.jdaarchitects.com.au

**Form 3
Protection Work Notice**

Building Act 1993, Building Regulation 2006, Regulation 602(c), 602 (3)

To: (Adjoining Owner):

Name: Irrelevant & Sensitive
Address: 6 VIEW POINT ROAD, MCRAE, 3938
Phone:
Email:

Relevant Building Surveyor:

Michael Shaw / Red Texas Consulting Building Surveyors
428a New Street, Brighton VIC 3186
mike@redtextas.com.au

From: (Owner / Agent):

Person serving the
protection work notice

Name: JIM MCKILLIP (NICHOLAS STONE)
Address: 231 BAY STREET, BRIGHTON, 3186
Phone: (03) 9506 4111
Email: naco.jmckillip@architects.com.au

In accordance with Section 84 of the Building Act 1993, I give notice of my intention to carry out building work and request your agreement to the proposed protection work.

**Property details
(Building Work Site)**

Address	10-12 VIEW POINT ROAD, MCRAE, 3938
----------------	------------------------------------

**Adjoining property
(Neighbour's Site)**

Address	6 VIEW POINT ROAD, MCRAE, 3938
----------------	--------------------------------

Location of the protection work

ALONG THE ADJOINING EASTERN BOUNDARY + VICINITY

Date and time to carry out the protection work (if known):

BETWEEN FEB 2016 + SEPT 2016

Duration that the protection works will remain (if known):

RELEVANT DATES + TIMES TO BE ADVISED

Nature of the proposed protection work

ALL FINISHED SURFACES ON THE ADJOINING NEIGHBOUR'S PROPERTY IN THE AREA ADJACENT TO THE PROPOSED WORKS OF THE NEW FENCE (SHEED) WILL BE PROTECTED USING DROP SHEETS. THE EXISTING BOUNDARY FENCE ON THE ADJOINING EASTERN BOUNDARY (BOUNDARY BETWEEN N°6 and N°10-12 VIEW POINT ROAD) IS TO BE RETAINED.

Building Surveyor, Michael Shaw BSU 1186
Building Regulations and the Building Act
10 MAR 2013
This is to certify that the document is
substantially in accordance with current
Building Regulations and the Building Act

Michael Shaw
Building Surveyor

UP-RIGHT BUILDING INSPECTIONS**P.O.Box 4402, Langwarrin, 3910****PH/FAX: 03 9789 7647 Mobile: 0416 006 219****Email: upright.craig@bigpond.com****BUSHFIRE ASSESSMENT REPORT**

THIS REPORT HAS BEEN UNDERTAKEN TO ASSESS BUSHFIRE ATTACK LEVELS AND CONSTRUCTION REQUIREMENTS USING AUSTRALIAN STANDARD 3959 – 2009

Note: As per Section 2.2 of the above standard the simplified procedure has been used for this assessment

TO

Client : Gerry Borghesi

Irrelevant & SensitiveIrrelevant & Sensitive**FROM**

BP : Craig Andrew Matheson

Class : Building Inspector Un-limited

Reg : IN-U-1588

INSPECTION DETAILS

Number	12	Street/Road	View Point Rd	State	Victoria	Country	Australia
Lot		City/Suburb/Town	Mc Crae	Date	11/02/16	Time	10:00AM

PHOTO OF THE PROPERTY**BUSHFIRE ATTACK LEVEL**

The bush fire attack level for the above site has been classified **BAL-LOW** in accordance with section 2.2.3.2 of Australian Standard 3959-2009 where by compliance is achieved with sections 2.2.3.2 (a),(d),(e) & (f) see below.

- (a) Vegetation of any type that is more than 100 m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of any other areas of vegetation being classified.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other.
- (d) Strips of vegetation less than 20 m in width regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.
- (e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- (f) Low threat vegetation, including managed grassland, maintained lawns, golf courses, maintained public reserves and parklands, botanical gardens, vineyards, orchards, cultivated ornamental gardens, commercial nurseries, nature strips and wind breaks.

CONSTRUCTION REQUIREMENTS

As per Australian Standard 3959-2009, Section 4 there are no special construction requirements for buildings constructed in **BAL-LOW** areas.

CONCLUSION

Although the site has been assessed as Bal low, planning overlays may require a minimum BAL of 12.5. To achieve this the construction will need to comply with sections 3 & 6 of Australian Standard 3959-2009.

SIGNATURE**Irrelevant & Sensitive****SIGNED**

Craig Andrew Matheson

Date: 11/02/16



Meyer Consulting Pty.Ltd. ABN 49 007 239 376

Unit 5/41 Glenhuntly Road Elwood Victoria 3184
Ph: 9525 6681 Fax: 9525 6683 Email: meymcon@bigpond.com.auBuilding Act 1993
BUILDING REGULATIONS 2006 Regulation 1507**CERTIFICATE OF COMPLIANCE - DESIGN****To RED TEXAS PTY LTD
14B WARLEIGH GROVE
BRIGHTON VIC 3186****From Trevor Parry**

Building Permit Endorsed Plan
This is to certify that the document is
substantially in accordance with current
10 MAR 2016
Building Regulations and the Building Code of Australia
of The Meyer Consulting Group Pty Ltd
Unit 5/41 Glenhuntly Road, ELWOOD 3184
Michael Shaw BSU 1165

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

**PROPOSED ALTERATIONS/ADDITIONS
10-12 VIEW POINT ROAD
MCCRAE VIC****Ref No: 9682**

Complies with the provisions of Part 3.11 of the Building Code of Australia Volume 2 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: Roof Trusses

I did prepare the design.

Drawing Nos: 9682 - S0/A TO S11/A**Computations: 9682 PAGES 1 TO 5****Prepared by: MEYER CONSULTING PTY LTD****Soil Report No: 1150585****Soil Report Date: 03/12/15****Soil Company: CIVIL TEST PTY LTD****Signed:****Building Practitioner No: EC - 1712**

Irrelevant & Sensitive

Date: 31ST DECEMBER 2015

GEOTECHNICAL SITE INVESTIGATION FOR RESIDENTIAL SLABS AND FOOTINGS

REPORT NUMBER: 1150585

CLIENT: GR & BL Borghesi

Irrelevant & Sensitive

SITE ADDRESS: 10-12 View Point Road
MCCRAE

PROPOSED STRUCTURE: Double storey articulated masonry veneer extension
and a garage

SITE GEOLOGY: Quaternary Aeolian - SANDS overlying Devonian
Granodiorite and Granite - CLAYS

SITE CLASSIFICATION: CLASS M

SUMMARY OF FOUNDING DEPTHS:

FOUNDATION DETAILS	Type	Bearing Capacity	Actual Founding depth*
Slab (Stiffened)	Class M	80 kPa	200mm
Slab (Waffle)	Class M	50 kPa	On natural ground and/or Controlled Fill
Strip footings	Class M	150 kPa	up to 700mm
Stumps	Class M	150 kPa	up to 700mm

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

Note:

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

Document Quality Control Reference:
CIV-DOC-004-001-SD6
Issue #1 – 5 April 2011

Building Permit Endorsed Plan

This is to certify that the document is
substantially in accordance with current

10 MAR 2016

Building Regulations and the Building Act
Building Surveyor, Michael Shaw BSU 1165

SCHEDULE OF FINISHES, FITTINGS & EQUIPMENT

REVISION:

B

DATE:

16-Feb-16

ISSUE:

CONSTRUCTION

PREPARED BY: NS
JOB NAME: STAGE 2 - EXTERNAL, EXTENSIONS & LOWER GROUND FLOOR
ADDRESS: 10-12 VIEW POINT ROAD, McCRAE
JOB NO.: 215009

Revision:	Date:	Remarks:
-	14/01/2016	Preliminary Issue
A	12/02/2016	Construction Issue
B	16/02/2016	Construction Issue

JDAarchitects

239 Bay Street, Brighton, Vic 3186
ph: (03) 9596 8411
fax: (03) 9596 8350

Schedule of Finishes, Fittings & Equipment

Contents

Section 1:	External
Section 2:	Lower Ground Floor
Section 3:	Ground Floor Extension
Section 4:	Shed

JDA architects

239 Bay Street, Brighton, Vic 3186

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SCHEDULE OF FINISHES, FITTINGS & EQUIPMENT

PRELIMINARY ISSUE

239 Bay Street, Brighton, Vic 3186

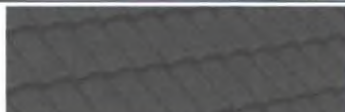
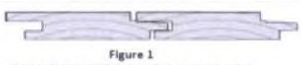
ph: (03) 9596 8411

fax: (03) 9596 8350

DATE: 16/02/2016
 PREPARED BY: NS
 REV: B

NAME: STAGE 2 - External, Extensions & L.G.F.
 ADDRESS: 10-12 VIEW POINT ROAD, McCRAE
 JOB NO.: 214009

SECTION 1: EXTERNAL

ABRV	APPLIED ELEMENTS	COLOUR	SUPPLIER	PRODUCT DESCRIPTION	REMARKS	REV
FINISHES						
Stone Walls (ST)	Walls	Natural Stone - Korora / Howqua blend	Eco Outdoor - 422 Burnley St., Richmond, 3121. (03) 9413 3222.	Random stone walls to match existing stone walls. 	30-50mm thick cladding stone available with corners & capping stones.	
Stone Paving	Stone Paving on Terraces	Natural Stone - Porphyry Crazy Pving	Eco Outdoor - 422 Burnley St., Richmond, 3121. (03) 9413 3222.	Random stone paving to match existing stone paving. 	Refer to drawings for location. No sealant required to the terrace paving.	
Stone Tiling	Stone Floor Tiling & Steps to porches	Allaro Egyptian Limestone	Eco Outdoor - 422 Burnley St., Richmond, 3121. (03) 9413 3222.	Stone Tiles - 605 x 400 x 15mm thick for tiled porch floors & risers of steps; Stone Steps - 604 x 400 x 30mm thick. Tumbled edge to limestone tiles & steps. 	Refer to drawings for location & tile layout. Porch floors & steps to be sealed with 'Spirit Marble & Tile Care Penetrating Sealer - water based'. Contact Grant Treeby of Aquavision - mobile: 0419 444 166 for product supply & application.	
Driveway & Path	Driveway & Path finish	Dromana Toppings	Daisy Garden Supplies, Carrum Downs. Phone: (03) 9782 1359	50mm deep of topping layer over weedmat & crushed rock base. 	Crushed Rock made up of 20mm minus stone with a 50mm minimum depth compacted to provide a stable base for the topping layer, weedmat to be laid beneath the toppings and surface finish to be watered & compacted with a roller or vibrating plate.	
Roof Tiles (RT)	Shed roof	Ebony	Boral	Macquarie' shaped concrete roof tiles 	Roof to existing house - where skylights are to be installed, existing roof tiles are to be removed carefully & re-used to surround the new skylights.	
Timber Cladding	Walls of Entry & Shed	TBC - Quantum Timber Finishes	Radial Timbers	V' joint Shiplap - Silvertop Ash - 90mm wide board.  Figure 1 (Secret Fixed Shiplap boards in cross section)	Quantum Timber Finishes - Exterior Wood Stain & Varnish. 3no. shiplap timber samples to be provided by Builder to Architect to have finished colour samples made up. Samples of finished timber to be provided by Quantum. Final color to be confirmed on site. Shiplap boards to be secret fixed.	
Windows & Doors (1)	Windows in Existing Walls	Dulux - "White" to match exist.	DULUX Aquanamel Semi Gloss	Colour Code: TBC Finish: Semi Gloss	New Windows & Doors installed in existing walls to have timber frames painted to match existing 'white' painted windows.	
Windows & Doors (2)	Windows in Extensions	TBC - samples to be provided	Quantum Timber Finishes - Exterior Wood Stain & Varnish		3no. samples of window timber to be provided by Builder to Architect. Samples of finished timber to be provided by Quantum & color to be confirmed on site. Final color to be confirmed on site.	

SCHEDULE OF FINISHES, FITTINGS & EQUIPMENT

PRELIMINARY ISSUE

239 Bay Street, Brighton, Vic 3186

ph: (03) 9596 8411

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DATE: 16/02/2016
 PREPARED BY: NS
 REV: B

NAME: STAGE 2 - External, Extensions & L.G.F.
 ADDRESS: 10-12 VIEW POINT ROAD, McCRAE
 JOB NO.: 214009

SECTION 1: EXTERNAL

ABRV	APPLIED ELEMENTS	COLOUR	SUPPLIER	PRODUCT DESCRIPTION	REMARKS	REV
Villaboard soffit linings	Ceiling of external porches & eaves of shed	Dulux - Vivid White	DULUX Weathershield Low Sheen Acrylic	Colour Code: PN2E1 Finish: Low sheen	Prepare surfaces as recommended by Dulux. Apply 2 finishing coats in accordance with Dulux's recommendations.	
Colorbond Rainwater Goods & Cappings & Flashings	New Gutters, RWH, cappings & flashings to shed.	Colorbond 'Monument'				
Colorbond Trims	Trims & Flashings to new decks / roofs over extensions to existing house.	Colorbond 'Surfmist'				
Render	Shed wall on boundary & end returns of this wall	Colorbond 'Monument'	DULUX Texture Full Cover Roll On	Use DULUX "Texture Primer & Sealer" as a base. Apply Flexible Acrylic "Texture Full Cover Roll On" tinted to a medium grey such - ie PG2C5 Tristan or PG2C6 Malay Grey. Applied with a Full Cover Texture Roller & Trowel Finished over Blockwork Wall to shed. Paint finish required over the render coat in DULUX Weathershield Low Sheen Acrylic - 2 coats.	Follow manufacturer's instruction for application. 	
Metal Roof Deck & box gutter	Metal Roof deck under new timber decks over proposed extensions. Shed Metal Roof & box gutter behind parapet.	Zincalume	Lysaght	"Trimdeck" metal roof sheet 	Where roof is not visible from ground. Note: minimum 2" roof pitch required.	
External Tiles	Porch & Steps to Eastern Extension	Natural Stone - Allaro Egyptian Limestone	Eco Outdoor - 422 Burnley St., Richmond, 3121. (03) 9413 3222	600 x 400 x 15mm tile & steps to be made from 605 x 400 x 30mm thick stone slab.	Refer to floor plans & details for the floor tile layout & the step detail. All stone flooring & steps to be sealed using Spirit Marble & Tile Care - "Penetrating Sealer, water based". Contact Grant Treeby of Aquavision on 0419 444 166 for product supply & application.	
Recycled Timber	Timber Pergola	TBC - samples to be provided	Quantum Timber Finishes - Exterior Wood Stain & Varnish	Naturally aged hardwood timber. Actual timbers to be selected by owner. Finish to pergola to be decided once timber selection has been made.	3no. Samples of finished timber to be provided & color to be confirmed on site.	
Timber Gates	Gates 1 & 2 & fixed panel to match	Dulux - "White" to match exist.			Refer to Site Plan & Ground Floor Plan for locations. Posts & gates to be painted to match existing whole of windows & trim detail on the house. Dulux Weathershield Low Sheen Acrylic.	
Paling Fence	New Internal Paling fence	Natural Timber		Treated pine 'A' grade timber palings. Refer to Architectural Drawings for details.	Refer to Site Plan & Ground Floor Plan for locations	
Aluminium Gates	Gate 3 & 4 and infill panel	DULUX - powdercoat 'White' TBC		Domain Gates' electronically opening gates. Refer Architectural Drawings for details.	Refer to Site Plan & Ground Floor Plan for locations. Posts to be painted to match powdercoat colour of gates. Dulux Weathershield Low Sheen Acrylic.	

SCHEDULE OF FINISHES, FITTINGS & EQUIPMENT

PRELIMINARY ISSUE

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DATE: 16/02/2016
 PREPARED BY: NS
 REV: B

NAME: STAGE 2 - External, Extensions & L.G.F.
 ADDRESS: 10-12 VIEW POINT ROAD, McCRAE
 JOB NO.: 214009

SECTION 1: EXTERNAL

ABRV	APPLIED ELEMENTS	COLOUR	SUPPLIER	PRODUCT DESCRIPTION	REMARKS	REV
FIXTURES & FITTINGS & EQUIPMENT						
BBQ	BBQ built-in into bench top adjacent to the proposed shed wall.	Stainless steel	Capitall - Performance Series Outdoor Collection	Size: 40", model no.: AQ40RBI, with natural gas connection.	Available from E&S Trading - Morrabbin, ph: 9556 7777. Allow 3-4 weeks lead time for delivery.	
FIRE PIT	Relocated to new L.G.F. paved terrace where indicated on plans.			Relocatable / portable fire pit to be located where indicated.	Existing fire pit to be provided by owner.	
CLOTHES LINE	Ground Mounted folding clothes line	Pebble Beach	The Clothes Line Store (online) or other retail outlet / hardware store	Hills Supa Fold Mono Ground Mounted Clothes Line. Size: 2200mm wide x 1200mm deep  Pebble Beach	Available from the Clothes Line Store: 1300 509 564 or www.theclotheslinestore.com.au - free delivery is offered by this company.	
WEATHERPROOF GPOs	Externally located GPOs - with or without additional switch	Grey - chemical resistant (RG)	Clipsal by Schneider Electric	IP54 Weatherproof twin switch socket outlet, surface mount with hinged flap & extra switch - WSC227F2X, or without extra switch - WSC227F2. 	Refer to Architectural plans for locations and for whether additional switches are required to operate localised external lighting. All cables & conduits to be concealed within the external wall on which the switches are located. Provide all mounting accessories as required.	
IN-WALL RECESSED EXTERNAL LIGHTING	Located at low level within stone seating walls / stone garden walls	Marine grade stainless steel	Italstyle Lighting Design. Contact: Mauro Sollecito, m: 0429 611 449		To be installed approx. 300mm above finished terrace level. Note: ensure the top of the lights in each area is level - therefore intall 200mm below the top of the low seating walls where there is a fall in the terrace slab. LED light colour render: 'Warm white'.	
EXTERNAL WALL LIGHTS	To be supplied by client - located at high level on external walls of existing house & new stone walls & shed sensor lights				Locations as shown on site plan	B
WATERPROOFING	External garden walls - applied to concrete block retaining walls on soil side to stop water seepage through wall where it is faced in stone on the other side		XYPEX waterproofing system	Applied waterproofing barrier to garden side of retaining walls where required.	Contact John Paino from Xypex for more information & installation details of suitable system for this location. John Paino - mobile: 0417 667 017 - email: johnp@xypex.com.au	B
SCULPTURE	To be supplied by client				Location TBA	

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ADDRESS: 10-12 VIEW POINT ROAD, McCRAE

JOB NO.: 214009

SECTION 2: LOWER GROUND FLOOR

ABRV	APPLIED ELEMENTS	COLOUR	SUPPLIER	PRODUCT DESCRIPTION	REMARKS	REV
GENERAL FINISHES						
Wall Tile (WT)	LGF - Powder Room Walls	White	Classic Ceramics	Superwhite Polished -61 (Budget Range) - Size: 300 x 600mm. Stack bond.	Refer to drawings for layout & extent of wall tiles. Contact : Sallie Boucher on mobile 0409 403 711. Grout colour to match tile colour.	
Stone Feature Wall (ST)	Wine Cellar - feature wall	Natural Stone - Korora / Howqua blend	Eco Outdoor - 422 Burnley St., Richmond, 3121. (03) 9413 3222.	Random stone walls to match external stone walls. 	30-50mm thick cladding stone available with corners & capping stones.	
Stone Tiling	Floors LGF - tiled areas	Allaro Egyptian Limestone	Eco Outdoor - 422 Burnley St., Richmond, 3121. (03) 9413 3222.	Stone Tiles - 605 x 400 x 15mm thick for tiled floors. 30mm thick Stone step to bottom of door LG.D.05 in Wine Cellar. 	Refer to drawings for location & tile layout. Stone floors to be sealed with 'Spirit Marble & Tile Care Penetrating Sealer - water based'. Contact Grant Treeby of Aquavision - mobile: 0419 444 166 for product supply & application.	
Wall Paint	Walls that are not tiled	Dulux - White Duck	DULUX wash & wear Kitchen & Bathrooms Low Sheen	Colour Code: P16B1 Finish: Low Sheen 	1 coat primer or undercoat, 2 coats finishing colour. Prepare surfaces, whether existing or new, in accordance with the paint manufacturer's instructions. Application of paint to be in accordance with the paint manufacturer's recommendations.	
Ceiling Paint	Ceiling & cornices	Dulux - Vivid White	DULUX wash & wear Kitchen & Bathrooms Ceiling Flat	Colour Code: PN2E1 Finish: Matt	1 coat primer or undercoat, 2 coats finishing colour. Prepare surfaces, whether existing or new, in accordance with the paint manufacturer's instructions. Application of paint to be in accordance with the paint manufacturer's recommendations.	
Timber Paint	Internal Architraves, Timber Trims & Internal doors	Dulux - White Duck	DULUX Aquanamel Semi-gloss water based enamel	Colour Code: P16B1 Finish: Semi-gloss 	1 coat primer or undercoat, 2 coats finishing colour. Prepare surfaces, whether existing or new, in accordance with the paint manufacturer's instructions. Application of paint to be in accordance with the paint manufacturer's recommendations.	
Timber Clear Stain & Clear Finish	External window & Doors	KDHW with stain & clear finish	Quantum Timber Finishes - Exterior Wood Stain & Varnish	Colour Code: TBC Finish: Semi-Gloss Clear Finish	External windows & doors - to be finished in the same way both internally & externally.	
SP	Switch Plates	White	Clipsal	Slimline 'White' switch plates. Generally throughout, except Bar Area GPO switchplates installed into stone splashback to be Clipsal BSL Style Flat Plate - Stainless steel plate with 'black' switches.	Refer to Architectural drawing for type of switchplate required for number of switches etc.	
WATERPROOFING	As required to existing LGF walls acting as retaining walls		XYPEX waterproofing system	Applied waterproofing barrier to existing external walls where required.	Contact John Paino from Xypex for more information & installation details of suitable system for this location. John Paino - mobile: 0417 667 017 - email: johnp@xypex.com.au	B

SCHEDULE OF FINISHES, FITTINGS & EQUIPMENT

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DATE: 16/02/2016

PREPARED BY: NS

REV: B

NAME: STAGE 2 - External, Extensions & L.G.F.

ADDRESS: 10-12 VIEW POINT ROAD, McCRAE

JOB NO.: 214009

SECTION 2: LOWER GROUND FLOOR

ABRV	APPLIED ELEMENTS	COLOUR	SUPPLIER	PRODUCT DESCRIPTION	REMARKS	REV
LGF ENTRY - FIXTURES & FITTINGS & EQUIPMENT						
WL	Wall Light in entry on stone wall	Polished Aluminium	Beacon Lighting	LEDlux BILBOA - wall light 6W	 Refer to drawings for location - 1no. Required. Owner to supply.	
LGF WC - FIXTURES & FITTINGS & EQUIPMENT						
WC	Toilet suite	White	E & S Trading	Caroma Opal II Wall Faced Toilet Suite complete with soft closing seat & lid.	 Owner to supply	
B	Basin - wall hung	White	Reece	Axa Cento - 450 x 250 wall basin left hand	 Refer to Architectural Drawing for set-out in vanity benchtop. Supply with chrome pop-up plug & waste - Mizu 32/40 & Mizu Drfit 40mm round bottle trap. Owner to supply	
HTR	Hand Towel Rail	Chrome	Reece	Axa Cento front basin towel rail - 375mm	 Owner to supply	
	Mixer tap	Chrome	Reece	Mizu Bliss Basin Mixer	 Owner to supply	
WL	Over mirror light	Chrome with acrylic white diffuser	Custom Lighting	580mm long wall light - 14W T5 fitting - CIM 05/4377/M1	Owner to supply	
DL	Downlight	White		To match other downlights installed at GF level.		
EF	Exhaust fan & light	White	Universal Fans (03)9095 6933	Square Exhaust Fan with Square LED light (16W LED Light). Website: www.universalfans.com.au	Builder to size according to airflow required for room size. To be ducted to outside wall & external weatherproof & vermin proof grille to be fitted.	
TRH	Toilet Roll Holder	Chrome			Owner to supply	
TB	Toilet Brush Holder	Chrome			Owner to supply	
CH	Coat Hook	Chrome			Owner to supply	

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SECTION 2: LOWER GROUND FLOOR

ABRV	APPLIED ELEMENTS	COLOUR	SUPPLIER	PRODUCT DESCRIPTION	REMARKS	REV
LGF STORE ROOM - FIXTURES & FITTINGS & EQUIPMENT						
SH	Store Room Shelves	Sarsen Grey	Laminex	Built in shelving - structural grade pine framing with 25mm pre-finished laminate board for shelf & KDHW edge to front of laminate shelf.	Refer to architectural drawing for dimensions & detail.	
LGF WINE CELLAR - FIXTURES & FITTINGS & EQUIPMENT						
WR	Wine Cellar - Joinery	KDHW with stain & clear finish	Quantum Timber Finishes	Colour Code: TBC Finish: Semi-Gloss Clear Finish	Ensure that all visible external surfaces are constructed with KDHW, stained & finished with the Quantum clear finish. Wine racks to be constructed of AA grade marine plywood - 12mm thickness - stained & finished to match the finish of the KDHW sides & shelves. Shelf supports - Hafele plug fitting with 5mm dia drill hole - Nickel plated - 282.04.515	
LED recessed light	Located inside joinery to the top of the wine rack	Aluminium casing & opal diffuser	M-light - contact Adrian Marturano m: 0430 951 700	Advanced recessed light fitting - LED. Total 10W / m in warm white.	Refer to joinery details for location.	
LED strip light	Located to edge of joinery - concealed behind pelmet	Aluminium casing & opal diffuser	Italstyle Lighting Design. Contact: Mauro Sollecito, m: 0429 611 449	Extruded Aluminium Profile for ceiling - 98061. 5W / m warm white.	Refer to joinery details for location.	
DL	Downlight	White		To match other downlights installed at GF level.		
WL	Wall Light	Polished Aluminium	Beacon Lighting	LEDlux BILBOA - wall light 6W	 Refer to drawings for locations - 3no. Required. Owner to supply.	
LGF BAR - FIXTURES & FITTINGS & EQUIPMENT						
Joinery - Bar shelves	Bar - Shelves with light under & feature panel under bench at seating area	Burnished Wood Natural Finish	Laminex	All external surfaces of the shelves in the bar area to be finished in Laminex on a 32mm MRMDF substrate. Light fittings to underside of shelved to be rebated into MDF - all wiring to be concealed. Concealed fixings for shelves.	3no. Concealed shelf supports per shelf - type: Hafele 283.33.904, spaced as shown on drawing with led strip lights per shelf.	
Bar Joinery	Bar - Joinery doors & side panels underbench	MRMDF with 2 pack finish in Dulux - White Duck	DULUX -2 pack paint system	Colour Code: P16B1 Finish: Semi-gloss	 Internal carcasses of bar joinery unit to have a laminex finish - Laminex 'Sarsen Grey' in Natural Finish. Complete with soft closing door hinges. No joinery handles required. Saw tooth edge to top of door for finger grip.	
BT - Bar	Bar - Bench Top & side panels & splashback	6250 Wild Rocks	Caesar stone	Dimensions: Refer to Drawings, Thickness of stone 20mm with 40mm edge detail. Side panels to bench to have a waterfall edge detail to match the benchtop.	40mm thick mitred edge detail with 2.5mm chamfered edges & corners. Use template from Bar Sink to ensure an accurate cut-out in the benchtop. Splashback to be in same material as benchtop.	
SSS	Bar - Sink	Stainless Steel	E & S Trading	Franke Bar Sink - KUBUS KBX 110-34, size 430 x 370mm complete with drainer option 112.0077.433 and chopping board 112.0014.124	Owner to supply	

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SECTION 2: LOWER GROUND FLOOR

ABRV	APPLIED ELEMENTS	COLOUR	SUPPLIER	PRODUCT DESCRIPTION	REMARKS	REV
	Bar - Sink Mixer	Chrome	E & S Trading	Franke Sink Mixer with pull out nozzle - 115.0189.202 (TA 7011)	Owner to supply	
	Bar - Dishwasher	Stainless steel	E & S Trading	Bosch - 450mm wide - stainless steel front dishwasher - SPS60M08AU slimline dishwasher	Owner to supply	
SP	Bar - Spot light	White	Italstyle Lighting Design. Contact: Mauro Sollecito, m: 0429 611 449	Lucitalia Point Spot 2RD - 2W LED - warm white - code 20528	Owner to supply	
DL	Bar - Downlights	White		To match other downlights installed at GF level.		
	Recessed Shelf lights	Aluminium casing & opal diffuser	Italstyle Lighting Design. Contact: Mauro Sollecito, m: 0429 611 449	Extruded Aluminium Profile for ceiling - 98061. 5W / m warm white.	Owner to supply	
FR	Bar Fridge - built in	Stainless Steel surround glass front	E & S Trading	Vintec Beer & Wine Fridge - V40BVCS3 - built in wine fridge	Owner to supply. Builder to ensure that caninets are made to suit fridge requirements.	
GAMES ROOM - FIXTURES & FITTINGS & EQUIPMENT						
SP / WL	Spot light to act as wall wash	White	Italstyle Lighting Design. Contact: Mauro Sollecito, m: 0429 611 449	Lucitalia Point Spot 2RD - 2W LED - warm white - code 20528	Owner to supply	
DL	Downlights over pool table	White	M-light - contact Adrian Marturano m: 0430 951 700	Mini LED XDA08 - 8W LED Downlight in warm white	Owner to supply	
LED stip lights	Recessed strip LED lights	White	M-light - contact Adrian Marturano m: 0430 951 700	Advanced recessed light fitting - LED. Total 10W / m in warm white.	Owner to supply	

SCHEDULE OF FINISHES, FITTINGS & EQUIPMENT

PRELIMINARY ISSUE

239 Bay Street, Brighton, Vic 3186

ph (03) 9596 8411

fax (03) 9596 8350

DATE: 16/02/2016

PREPARED BY: NS

REV: B

NAME: STAGE 2 - External, Extensions & L.G.F.

ADDRESS: 10-12 VIEW POINT ROAD, McCRAE

JOB NO.: 214009

SECTION 3: GROUND FLOOR EXTENSION

ABRV	APPLIED ELEMENTS	COLOUR	SUPPLIER	PRODUCT DESCRIPTION	REMARKS	REV
FINISHES						
TILE	Floors	Natural (Light Grey)	Classic Ceramics	Glacier Natural - 61 - Size: 600 x 600mm . Slip Rating: R10	Refer to drawings for set-out of floor tiles. Contact Sallie Boucher:0409 403 711. Grout colour to match tile colour.	
BT	Wall Cabinet Top	6250 Wild Rocks	Caesarstone	Dimensions: Refer to Drawings, Thickness of stone 20mm.	40mm thick edge detail with 2.5mm chamfered edges & corners.	
Timber Bench & Entry Door		KDHW with stain & clear finish	Quantum Timber Finishes	Colour Code: TBC Finish: Semi-Gloss Clear Finish	Stained & finished with the Quantum clear finish. Stain colour to be confirmed after samples have been requested from Quantum.	
Joinery	Joinery	Dulux - White Duck	Dulux 2pk paint finish	18mm MRMDF, two pack semi-gloss finish to all sides and edges of panels, doors and drawer fronts.	Ensure that all visible external surfaces are finished with the two pack paint system. Internal carcasses of joinery unit to have a laminex finish - Laminex 'Sarsen Grey' in Natural Finish. Complete with soft closing drawers. Top level cabinets to use Hafele 'Lid Stay Flap Fitting with breaking effect' to suit door size.	
Wall Paint	Walls	Dulux - White Duck	DULUX wash & wear	Colour Code: P16B1 Finish: Low Sheen	1 coat primer or undercoat, 2 coats finishing colour. Prepare surfaces, whether existing or new, in accordance with the paint manufacturer's instructions. Application of paint to be in accordance with the paint manufacturer's recommendations.	
Ceiling Paint	Ceiling & cornices	Dulux - Vivid White	DULUX wash & wear Kitchen & Bathrooms Ceiling Flat	Colour Code: PN2E1 Finish: Matt	1 coat primer or undercoat, 2 coats finishing colour. Prepare surfaces, whether existing or new, in accordance with the paint manufacturer's instructions. Application of paint to be in accordance with the paint manufacturer's recommendations.	
Timber Paint	Architraves & window frames	Dulux - White Duck	DULUX Aquanamel Semi-gloss water based enamel	Colour Code: P16B1 Finish: Semi-gloss	1 coat primer or undercoat, 2 coats finishing colour. Prepare surfaces, whether existing or new, in accordance with the paint manufacturer's instructions. Application of paint to be in accordance with the paint manufacturer's recommendations.	
FIXTURES & FITTINGS & EQUIPMENT						
JH	Joinery Handles				To be supplied by owner	
PL	Pendant Light	Chrome with glass shade	Italstyle Lighting Design. Contact: Mauro Sollecito, m: 0429 611 449	Adadessa pendant light fitting.	To be supplied by owner	
CO	GF Entry - Decorative Cornice	Dulux - Vivid White	Picton Hopkins & Sons Pty Ltd	Plaster Cornice - 37/123 404 (Ceiling 134mm / Wall 108mm)	Paint finish as per ceiling paint.	
CH	Coat Hooks		TBC		To be supplied by owner. Refer to Architectural Drawings for number required & location.	
	Entry Door Handle			Entry Door Handle & Lock	To be supplied by owner.	

SCHEDULE OF FINISHES, FITTINGS & EQUIPMENT **PRELIMINARY ISSUE**

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fax. (03) 9596 8350

DATE: 16/02/2016

PREPARED BY: NS

REV: B

NAME: STAGE 2 - External, Extensions & L.G.F.

ADDRESS: 10-12 VIEW POINT ROAD, McCRAE

JOB NO.: 214009

SECTION 4: SHED

ABRV	APPLIED ELEMENTS	COLOUR	SUPPLIER	PRODUCT DESCRIPTION	REMARKS	REV
FINISHES						
Wall Tile (WT)	Walls - splashback to benchtop where trough is located	White	Classic Ceramics	Superwhite Polished -61 (Budget Range) - Size: 300 x 600mm, Stack bond.	Refer to drawings for extent of wall tiles. Contact Sallie Boucher: 0409 403 711. Grout colour to match tile colour.	
CON	Concrete Floors	Natural (Light Grey)		Floated finish to concrete floor of shed - use manual or power float on the concrete surface to achieve a consistent finish to the concrete floor surface.		
BT	Workbench top	Clear	Quantum Timber finishes	40mm thick timber benchtops from recycled timber. Benchtops to be sanded & finished with a suitable clear protective coating.	Recycled timber to be sourced by Owner / Architect.	
Joinery	Structural timber posts & supports	N/A	Timber merchants	90 x 90mm posts & 45 x 90mm timber supports, with 12mm marine AA grade plywood shelves.	Builder to ensure that timber does not have any stamps visible and that all timber is dressed all round. SupportS & Shelves to be left raw.	
Wall Paint	Walls	Dulux - Natural White	DULUX wash & wear Kitchen & Bathrooms Low Sheen	Colour Code: PN1E1 Finish: Low Sheen	1 coat primer or undercoat, 2 coats finishing colour. Prepare surfaces, whether existing or new, in accordance with the paint manufacturer's instructions. Application of paint to be in accordance with the paint manufacturer's recommendations.	
Ceiling Paint	Ceiling & cornices	Dulux - Vivid White	DULUX wash & wear Kitchen & Bathrooms Ceiling Flat	Colour Code: PW1H9 / PN2E1 Finish: Matt	1 coat primer or undercoat, 2 coats finishing colour. Prepare surfaces, whether existing or new, in accordance with the paint manufacturer's instructions. Application of paint to be in accordance with the paint manufacturer's recommendations.	
Timber Paint	Architraves & window frames & internal doors	Dulux - Natural White	DULUX Aquanamel Semi-gloss water based enamel	Colour Code: PN1E1 Finish: Semi-gloss	1 coat primer or undercoat, 2 coats finishing colour. Prepare surfaces, whether existing or new, in accordance with the paint manufacturer's instructions. Application of paint to be in accordance with the paint manufacturer's recommendations.	
WATERPROOFING	External walls concrete block walls of SHED		XYPEX waterproofing system	Applied waterproofing barrier built-in to base of wall & applied to lower section of external wall on boundary which acts as a retaining wall in part.	Refer to Architectural Section drawing for location. Contact John Paino from Xypex for more information & installation details of suitable system for this location. John Paino - mobile: 0417 667 017 - email: johnp@xypex.com.au	B
FIXTURES & FITTINGS & EQUIPMENT						
HWS	Instantaneous Hot Water Service	White	Plumbing supplier	Bosch Internal Compact - Bosch Ci10.	Hot water service to flue directly to outside. Refer to architectural drawings for location	
TR	Stainless steel trough	Stainless steel	E&S Trading	Oliveri Laundry Tub - TI45 Laundry. 45L Stainless steel tub - 470 x 590; bowl dims 520L x 400W x 235D.	Owner to supply	
Mixer tap	Mixer Tap	Chrome	E & S Trading	Kohler - Viteo Kitchen Mixer	Owner to supply	
Light fittings	Internal ceiling lights	White	Beacon Lighting	LEDlux APB surface mounted strip lights. Size: 1200mm long x 100mm wide x 35mm deep, Wattage: 32W	Refer to RCP for layout & switch configuration.	
Undershelf Light Fitting	Under overhead shelf located on eastern wall of shed	Aluminium / frosted diffuser	Italstyle Lighting Design. Contact: Mauro Sollecito, m: 0429 611 449	Extruded Aluminium Profile for ceiling - 98061. LED mini strip light - 5W / m warm white.	Owner to supply	B
Locks	Rim locks to both shed doors	Satin Chrome pearl	Assa Abloy	Lockwood Rimlock 022 single Cylinder Deadlatch with lever.	Both doors to shed - note: order correct latch for outward & inward opening option & both doors to be keyed alike.	

SCHEDULE OF FINISHES, FITTINGS & EQUIPMENT
PRELIMINARY ISSUE

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ADDRESS: 10-12 VIEW POINT ROAD, McCRAE
JOB NO.: 214009

SECTION 4: SHED

ABRV	APPLIED ELEMENTS	COLOUR	SUPPLIER	PRODUCT DESCRIPTION	REMARKS	REV
Door Hardware	Cabin hooks, slide bolts etc	Stainless steel		Hinges to be stainless steel.	Owner to supply specialist hardware	
SP	Switch Plates	White	Clipsal	Slimline 'White' switch plates.	Refer to Architectural drawing for type of switchplate required.	

PROPOSED ALTERATIONS & ADDITIONS

10-12 VIEW POINT ROAD, McCRAE

CONSTRUCTION ISSUE

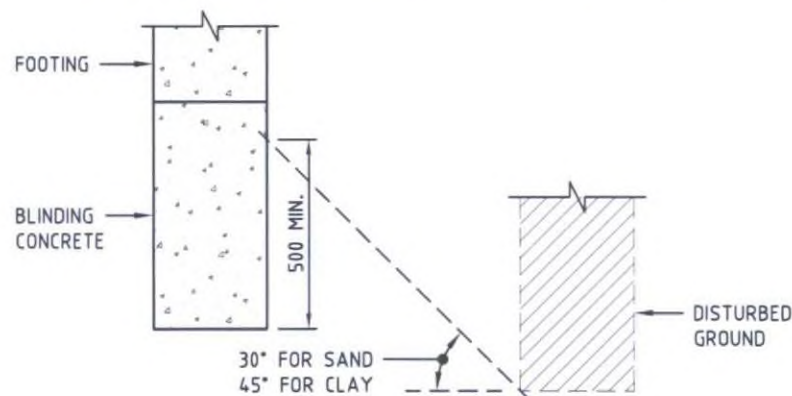
GENERAL

- These notes shall be read in conjunction with the specifications and all other relevant drawings. Any discrepancy shall be referred to the Engineer prior to the start of work.
- All dimensions shall be verified on site prior to fabrication. Engineer's drawings must not be scaled.
- Materials and workmanship to conform to the relevant current S.A.A. codes and to the project specifications.
- Do not scale this drawing. All dimensions to be taken from architectural drawing.

FOUNDATIONS AND FOOTINGS:

80 kPa SLAB BEAMS
150 kPa PAD AND STRIP FOOTINGS

- Foundation design based on safe bearing capacity of (refer to soil report).
- Footing excavations to be true to shape and free of all loose material.
- Provide a blinding layer if required of 15MPa concrete, 50mm thick minimum, beneath all pad footings prior to installing moisture barrier and reinforcement.
- Refer to soil report for additional construction and maintenance requirements which form part of this design.
- The owner's attention is drawn to appendix B of AS2870-2011 "Performance Requirements and Foundation Maintenance"
- Unless noted otherwise, wherever a new footing is located close to an excavation, batter, existing footing, existing service or new service which is deeper than the new footing the excavation for the new footing shall be deepened and backfilled with blinding concrete as indicated below.



CONCRETE SLAB NOTES :

- Remove all topsoil containing grass roots, organic matter and vegetation below slab area.
- Filling may be spread over the slab area for leveling purposes in accordance with the soil report and clause 6.4.2 of AS2870-2011. Filling must be compacted sufficiently to ensure that beam trenches maintain their design shape.
- Vapour Barrier shall be 0.2mm thick polyethylene sheeting with adequate impermeability, and durability to ultraviolet deterioration and impact during construction. Lapping shall be not less than 200mm at joints and penetrations by pipes or plumbing shall be taped.
- Slab fabric shall be placed with a cover as shown on the drawing and lapped by one full panel of fabric. Trench mesh in beams shall be placed with 40mm cover top and bottom and spliced, where necessary, by a lap of 500mm.
At T - and L - intersections the trench mesh shall be overlapped by the width of the fabric.
- Concrete shall be not less than 25MPa grade, with 20mm nominal maximum aggregate size and 80mm slump. Concrete should be cured for at least 7 days prior to placing brickwork.
- The area within one metre of the slab edge shall be graded away from the slab to prevent water resting against the slab.
- Refer to Section 6 of AS2870-2011 for full set of construction requirements.

STRUCTURAL STEELWORK:

- Structural steelwork shall conform to AS4100. Members shall be to AS3678 and AS3679. Welded sections Grade 300, Hot Rolled sections Grade 300. Hollow sections shall conform to AS1163, S.H.S. and R.H.S. Grade 350, C.H.S. Grade 250 and 350.
- Shop drawings shall be submitted to the Engineer and approved before fabrication commences. Approval will not cover layout or assembly dimensions.
- Welds, unless otherwise noted, shall be 6mm minimum continuous fillets. All welding shall be in accordance with AS4100.
- Unless otherwise noted, bolts shall be 16mm diameter 4.6/S minimum, and shall be installed with one washer and one nut. Holes shall be 2mm clearance circular. Gusset and cleat plates shall be 8mm thick minimum.
- All bolts, nuts and washers to be GALVANISED unless otherwise noted. Bolts marked 4.6/S shall be mild steel bolts installed snug tight. Bolts marked 8.8/S shall be high strength bolts installed snug tight. Bolts marked 8.8/T shall be high strength bolts fully torqued in accordance with AS4100 ie: snug tight plus one half turn. All bolts, nuts, washers and methods of installation etc., to be in accordance with the relevant Australian Standard.
- All cleats and drillings for fixing timber and non-structural members shall be provided by the fabricator.
- Steelwork, other than concrete encased steelwork, shall be power tool cleaned, all weld slag removed, and given one coat of approved metallic primer at least 48 hours prior to despatch.
- Concrete encased steelwork to be unpainted and enclosed with F41 mesh (unless otherwise noted) placed centrally in 50mm minimum concrete encasement. All steelwork below ground to be encased in minimum 75mm concrete.
- Camber to beams, trusses and portals to be 2mm for every 1000mm of span, unless otherwise noted. Camber for cantilevers to be 5mm for every 1000mm of length.
- Tolerances for fabrication and erection shall be in accordance with the relevant current S.A.A. code.
- The Contractor shall provide any temporary erection bracing, etc., necessary for the safe erection of the steelwork.
- All external & exposed steelwork including brick lintels to be hot dip galvanised to AS4680

ALL EXTERNAL (EXPOSED TO WEATHER)
STEELWORK, INCLUDING FASTENERS,
TO BE HOT DIP GALVANISED TO AS4680.
ALL STEEL LINTELS SUPPORTING MASONRY
TO BE HOT DIP GALVANISED TO AS4680

STRUCTURAL TIMBER:

- All structural timberwork shall conform to the requirements of AS 1720 Timber Engineering Code and AS 1684 Timber Framing Code.
- In all timber bolted joints, every bolt bearing on a timber surface shall be provided with a washer of a size not less than -
25 x 25 x 1.6mm - for bolts up to M6 diameter
50 x 50 x 3mm - for bolts up to M12 diameter
65 x 65 x 5mm - for bolts up to M20 diameter
75 x 75 x 6mm - for bolts greater than M20 diameter
If round washers are used, they shall be of a thickness and area not less than those specified above for the equivalent square washer.
(Extract: Table 4.12 AS1720.1 - 1997 Timber Structures Part 1)

TIMBER WALL FRAMING SCHEDULE

ALL EXTERNAL WALLS BEARING STUD WALLS

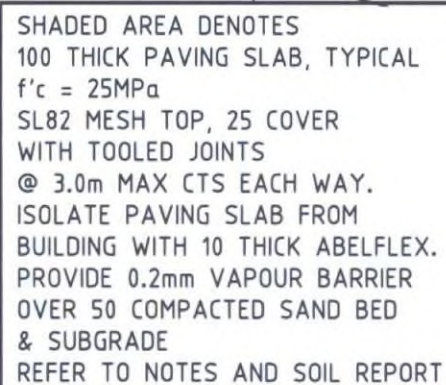
HEIGHT = 0 - 3.0m
45 x 90 MGP10 BOTTOM PLATE
2/45 x 90 MGP10 TOP PLATE
90 x 45 MGP10 STUDS @ 300 MAX CTS
PROVIDE NOGGINGS @ 1350 MAX CTS

ALL TIMBER FRAMING TO
CONFORM WITH AS1684
TERRAIN CATEGORY 2
WIND TO AS.1170

MASONRY:

- All brickwork and blockwork walls to be constructed in accordance with AS3700 Masonry Code. MFA denotes Masonry Flexible Anchors by Brunswick Sales or equivalent.
- Provide full height articulation joints at a distance between 2m and 4.5m from all corners and at a maximum of 6.0m centres.
- Cavity ties shall be embedded 50mm into mortar joint and comply with AS2699. Maximum horizontal and vertical spacings shall be 600mm generally, 300mm around openings, 300mm for cavities greater than 90mm and 400 along joints and at all structural members. Walls with 50mm cavity or less provide MFA Pasi-ties and MFA Anchor-ties for cavities up to 140mm.
- Where brickwork or blockwork walls intersect structural members, provide MFA 4/1, MFA 5/1, MFA 3/3 FB or Colgrip as appropriate at 400mm centre to centre fixed to the structural member with 6.5mm diameter Ramset Drive pins and installed in accordance with the manufacturers specifications.
- Wall anchors, connectors, steel lintels, ties, bed joint mesh, bolts and fixings shall comply with AS2975. Provide MFA fixings at all joints and supporting structural members (beams, columns, walls, roof and floor).
- At vertical control joints install MFA fixings half open for clay bricks, fully closed for concrete masonry units in accordance with the manufacturer's specification.
- In all brickwork joints provide 10mm minimum closed cell polyethylene foam and sealant all in accordance with the manufacturer's specification.
- Concrete must be kept free of supporting brickwork or blockwork by two layers of Malthoid. Vertical faces of concrete must be kept clear of walls and columns by 10mm thick Abelflex or approved equivalent. Masonry must not be built on slab or beams until all supporting formwork has been removed.
- Structural and Reinforced Masonry:
Blocks: minimum compressive strength f'_{uc} = 12 MPa
Bricks: minimum compressive strength f'_{uc} = 30 MPa
Mortar mix: Unreinforced masonry 1:1:6 C:L:S
Reinforced masonry 1:1/4:3 C:L:S
Grout mix: Reinforced masonry 10mm aggregate concrete, f'_{c} = 20 MPa, 120mm slump
- All free standing walls above 1500mm height shall be temporarily braced at 3.0 metre maximum centres during construction.
- Brick ties to be a minimum durability class of R3, see below for recommendations from most severe to least severe
R4: 316 stainless steel
R3: 304 stainless steel, hot dipped galvanised 470GM
R2: Galvanised Z600

A	21.12.15	ISSUED FOR CONSTRUCTION
P1	18.12.15	PRELIMINARY ISSUE
REV.	DATE	DETAILS
REVISIONS		
PROJECT		
PROPOSED ALTERATIONS & ADDITIONS 10-12 VIEW POINT ROAD McCRAE		
CLIENT		
JD Architects 230 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 jdo@jdoarchitects.com.au		
DESIGNED	J.SPENCER	DATE JULY 2015
DRAWN	J.SPENCER	SCALE N.T.S.
		Unit 5, 41 Glenhuntly Road Elwood Vic 3184 Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: reception@meycon.com.au
SHEET SIZE	DRAWING NUMBER	REVISION
A3	9682 - S0	A



100 THICK R.C. SLAB-ON-GROUND
f'c = 25MPa
SL82 MESH TOP, (U.N.O. ON PLAN) 30 COVER
0.2mm VAPOUR BARRIER
ON 50 SAND BED
SEE DETAILS & SOIL REPORT



SCALE 1:100

DSO : DOUBLE STUD OVER AND STUMP BELOW

SITE CLASSIFICATION : CLASS "M"
TO AS2870-2011
REFER TO SOIL REPORT : No. 1150585
DATED : 03.12.15
BY : CIVIL TEST PTY LTD

IF CONDITIONS VARY
FROM THAT SHOWN
THE ENGINEER MUST
BE CONTACTED
IMMEDIATELY.

Building Permit Endorsed Plan
This is to certify that the document is
substantially in accordance with current

10 MAR 2016

Building Regulations and the Building Act
Building Surveyor, Michael Shaw BSU 1165

CONSTRUCTION ISSUE

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REVISIONS

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
10-12 VIEW POINT ROAD
McCRAE

CLIENT

JD\architects

239 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 ido@doorchitects.com.au

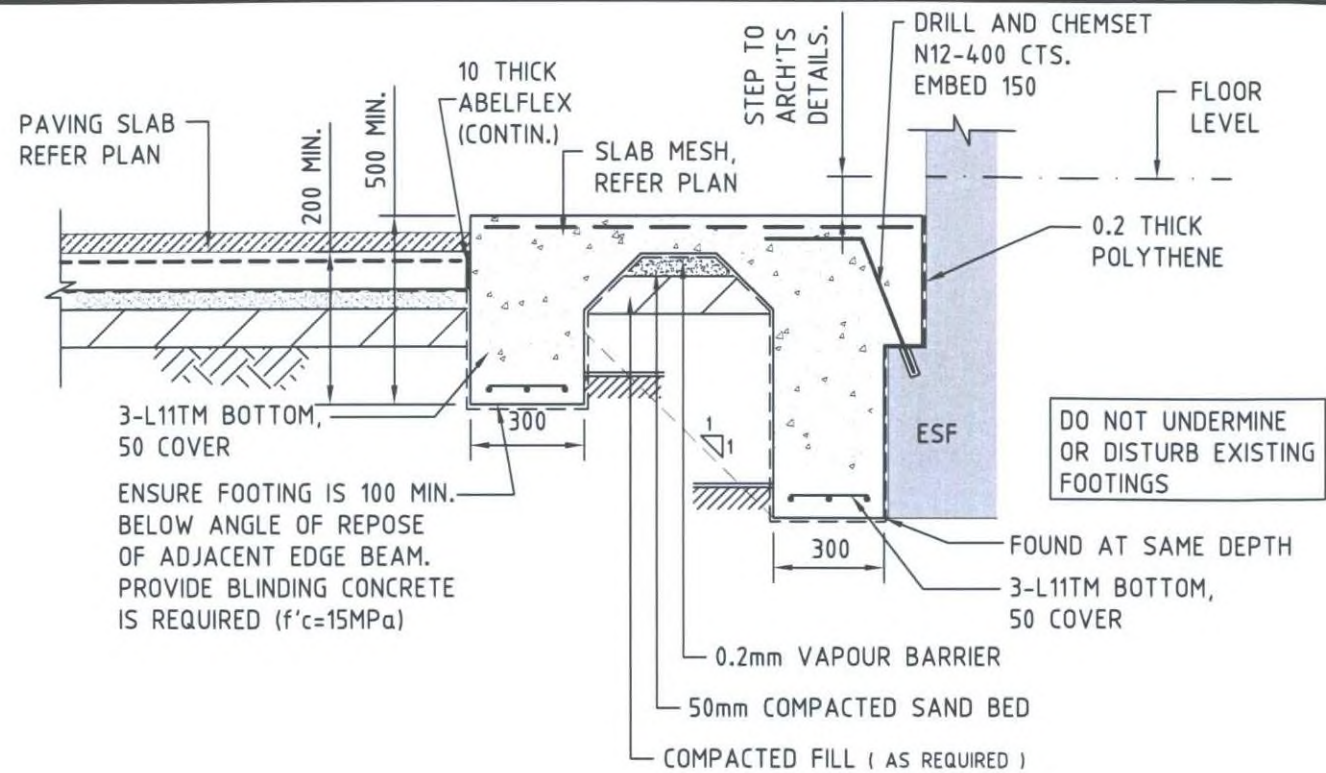
DESIGNED	J.SPENCER	DATE	JULY 2015
DRAWN	J.SPENCER	SCALES	1:100



Unit 5, 41 Glenhuntly Road
Elwood Vic 3184

Phone: (03) 9525 6681
Fax: (03) 9525 6683
Email: reception@meycon.com.au

SHEET SIZE A3	DRAWING NUMBER 9682 - S1	REVISION A
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FOUND ALL EDGE BEAMS 100 MIN. INTO THE NATURALLY OCCURRING SOILS WITH 80kPa MIN. BEARING CAPACITY. REFER TO SOIL REPORT.

CONTROLLED FILL (DEEMED TO COMPLY)

- (a) 800 MAX. SAND, WELL COMPACTED IN 300 MAX. THICK LAYERS BY VIBRATING PLATE OR VIBRATING ROLLER.
- (b) 400 MAX. NON-SAND, COMPACTED IN 150 MAX. THICK LAYERS BY MECHANICAL ROLLER (CLAY FILL IS TO BE MOIST).

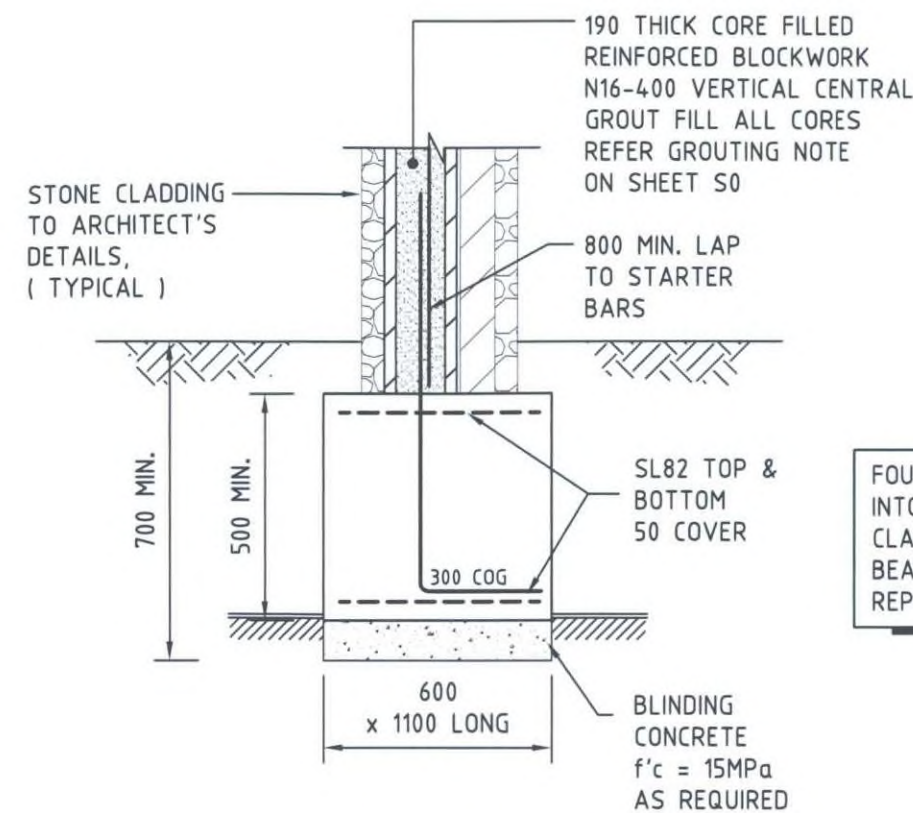
or, ROLLED FILL

- (COMPACTED BY REPEATED ROLLING WITH AN EXCAVATOR)
- (a) 600 MAX. SAND, IN 300 LAYERS
- (b) 300 MAX. NON-SAND, IN 150 LAYERS

SECTION

SCALE 1:20

LG.1
S1



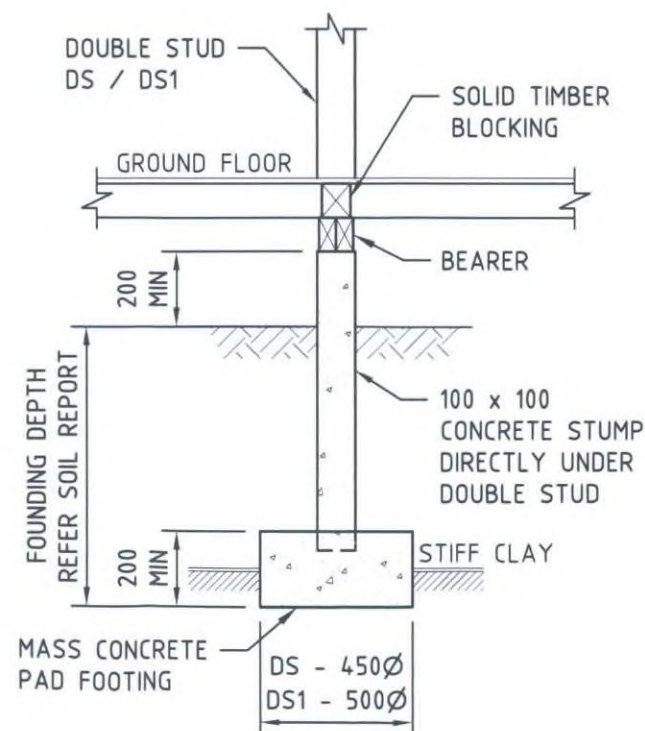
FOUND ALL PAD FOOTINGS 100 MIN. INTO THE NATURALLY OCCURRING CLAY AND/SAND WITH 150kPa MIN. BEARING CAPACITY. REFER TO SOIL REPORT.

CONCRETE PAD FOOTING FOR REINFORCED PIERS DETAIL

Building Permit Endorsed Plan
This is to certify that the document is substantially in accordance with current

10 MAR 2016

Building Regulations and the Building Act
Building Surveyor, Michael Shaw BSU 1165



STUMP UNDER DOUBLE STUD (DS/DS1)

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CLIENT		
 239 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 jdo@jdoarchitects.com.au		
DESIGNED	J.SPENCER	DATE JULY 2015
DRAWN	J.SPENCER	SCALE 1:20
 Unit 5, 41 Glenhuntly Road Elwood Vic 3184 Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: reception@meycon.com.au		
SHEET SIZE	DRAWING NUMBER	REVISION
A3	9682 - S2	A

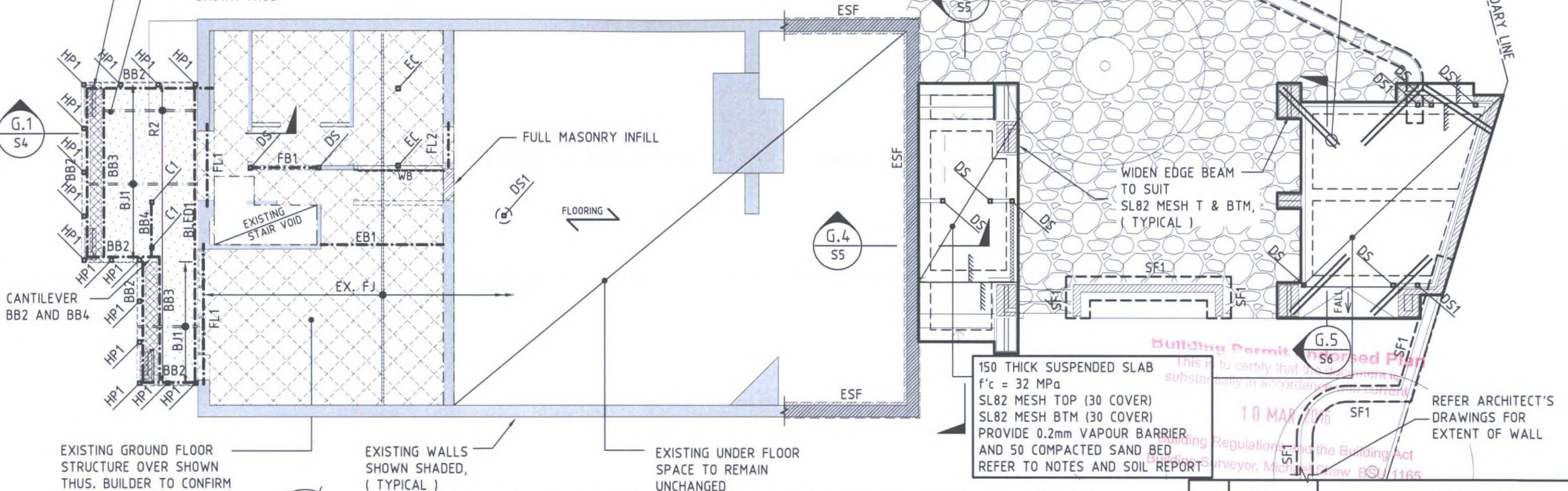
NOTE:

ALL EXTERNAL
TIMBER SHALL
BE SUITABILITY
CLASS FOR ABOVE
GROUND EXPOSED
TO WEATHER

TIE DOWN BEAMS TO 190
REINFORCED BLOCK WALL
PIER. REFER TO TYPICAL
DETAIL.

NEW BALCONY FLOOR
STRUCTURE OVER
SHOWN THUS

SHADED AREA DENOTES 100 THICK PAVING
SLAB, TYPICAL. $f'c = 25\text{MPa}$. SL82 MESH TOP,
25 COVER WITH TOOLED JOINTS @ 3.0m MAX
CTS EACH WAY. ISOLATE PAVING SLAB FROM
BUILDING WITH 10 THICK ABELFLEX. PROVIDE
0.2mm VAPOUR BARRIER OVER 50 COMPACTED
SAND BED AND SUBGRADE. REFER TO NOTES
AND SOIL REPORT



EXISTING GROUND FLOOR
STRUCTURE OVER SHOWN
THUS. BUILDER TO CONFIRM
ON SITE DIRECTION, SIZE
AND SPACING OF EXISTING
FLOOR JOISTS AND CONTACT
ENGINEER.

EXISTING WALLS
SHOWN SHADED,
(TYPICAL)

EXISTING UNDER FLOOR
SPACE TO REMAIN
UNCHANGED

GROUND FLOOR SLAB & BALCONY FRAMING PLAN

SCALE 1:100

WB/PWB

INDICATES WALL BRACING,
REFER TO DETAILS ON S11.

INDICATES LOADBEARING STUD WALL,
REFER NOTES ON S0

DO NOT DISTURB OR
UNDERMINE EXISTING
ADJACENT FOOTINGS
OR STRUCTURES.

IF NEW AND/OR EXISTING TREES
TO REMAIN ARE LOCATED CLOSER
THAN 3/4 x MATURE HEIGHT OF
THE TREE FROM BUILDINGS
FOOTPRINT, INSTALLATION OF ROOT
BARRIERS OR LOCALISED DEEPENING
OF FOOTINGS MAY BE REQUIRED.
CONTACT THE GEOTECHNICAL
ENGINEER FOR FURTHER ADVICE.
ARBORIST TO INSPECT EXISTING
TREES PRIOR TO EXCAVATION FOR
FOOTINGS TO DETERMINE EXTENT
OF ROOT BARRIER AND DEEPENED
FOOTINGS REQUIRED.

IF CONDITIONS VARY
FROM THAT SHOWN
THE ENGINEER MUST
BE CONTACTED
IMMEDIATELY

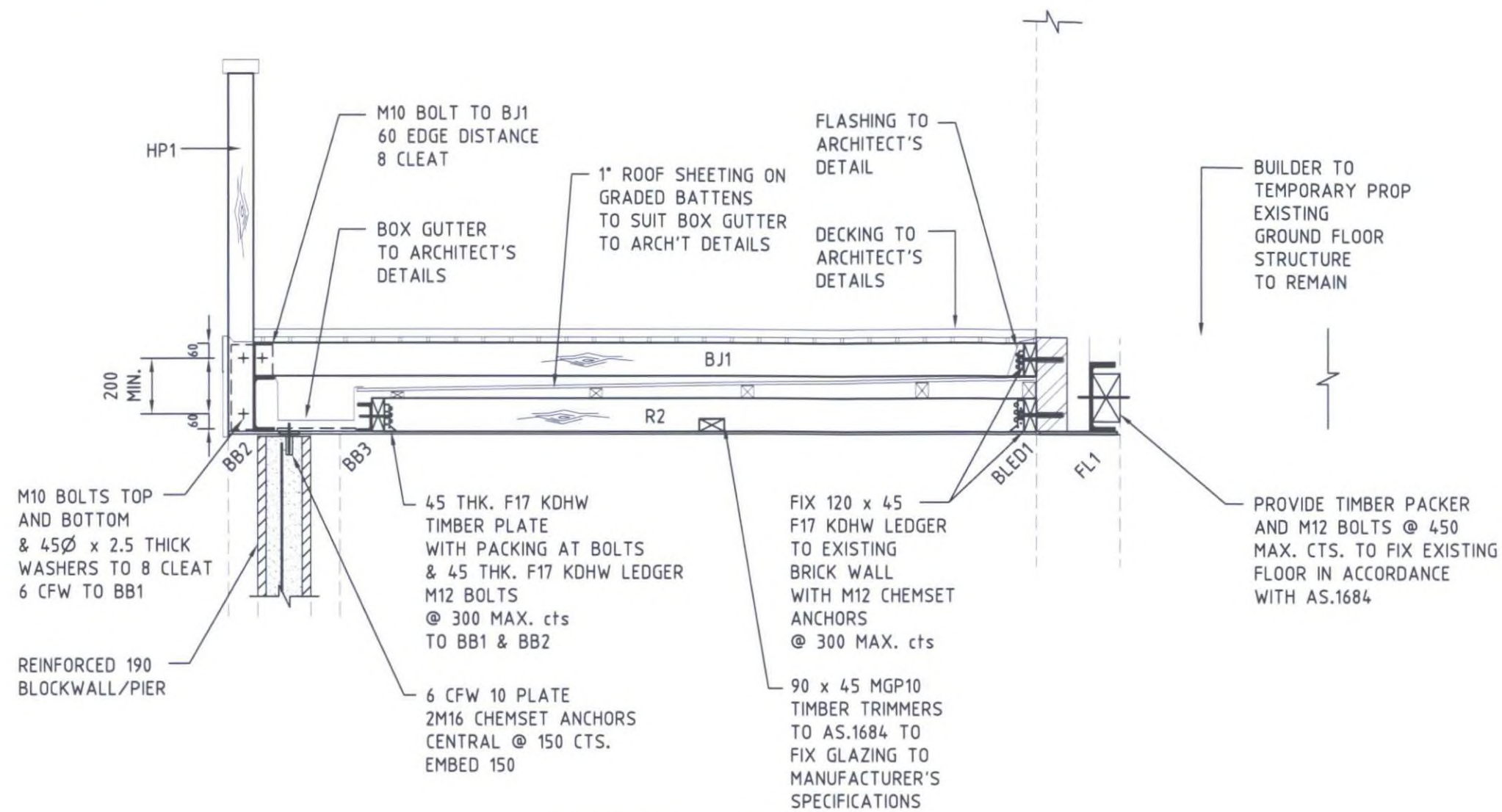
SITE CLASSIFICATION : CLASS "M"
TO AS2870-2011
REFER TO SOIL REPORT : No. 1150585
DATED : 03.12.15
BY : CIVIL TEST PTY LTD

CONSTRUCTION ISSUE

SCHEDULE

MARK	SIZE
EB1	EXISTING BEAM T.B.C. ON SITE
ESF	EXISTING STRIP FOOTING (T.B.C.)
RW1	190 REINFORCED BLOCK WORK RETAINING WALL
SF1	800 WIDE x 500 DEEP SEE DETAIL ON DRG. S6
FB1	150 x 45 HYPAN LVL
FL1	250 x 90 PFC + 10 THK PLATE
FL2	100 x 100 x 8 EA FOR EACH SKIN OF BRICK
BJ1	120 x 45 F17 KDHW BALCONY JOISTS @ 300 CTS.
R2	120 x 45 MGP10 RAFTERS @ 600 CTS.,
BB2	200 x 75 PFC
BB3	100 x 50 PFC
BB4	125 x 65 PFC
DS	2/90 x 45 MGP10 DOUBLE STUD
DS1	2/90 x 45 F17 KDHW DOUBLE STUD
HP1	90 x 90 F17 KDHW POST @ 1000 MAX. CTS.

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CLIENT		
JD architects		
239 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 jdo@jdoarchitects.com.au		
DESIGNED	J.SPENCER	DATE JULY 2015
DRAWN	J.SPENCER	SCALE 1:100
STRUCTURAL AND CIVIL ENGINEERS		
meyer consulting		
Unit 5, 41 Glenhuntly Road Elwood Vic 3184		
Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: reception@meycon.com.au		
SHEET SIZE	DRAWING NUMBER	REVISION
A3	9682 - S3	A



SECTION G.1
S3
SCALE 1:20

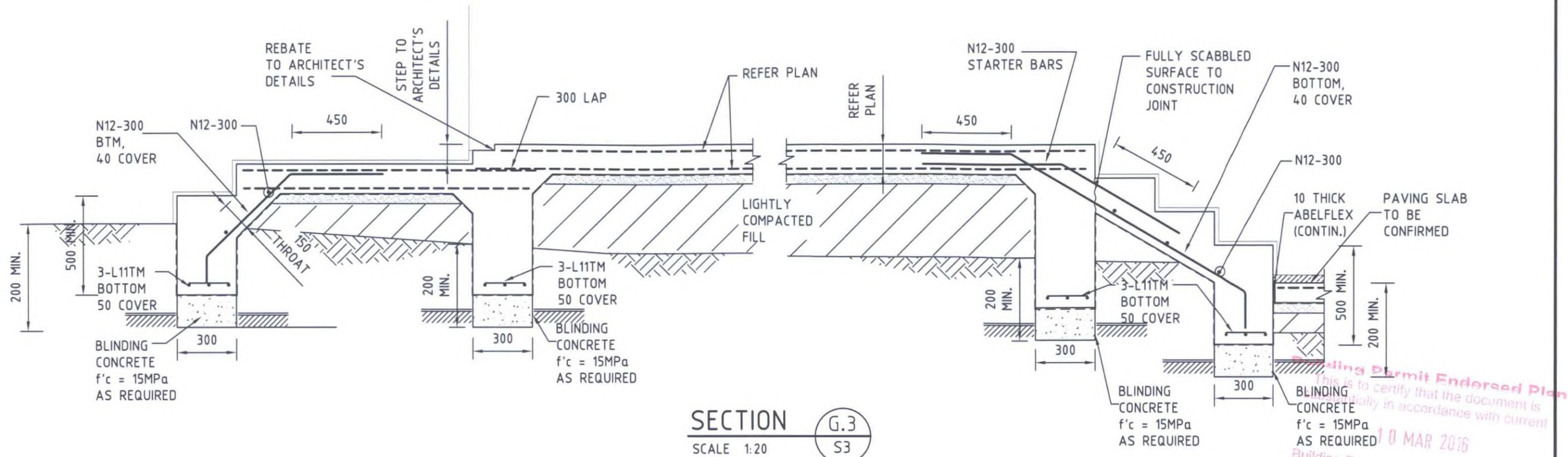
Building Permit Endorsed Plan
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10 MAR 2016

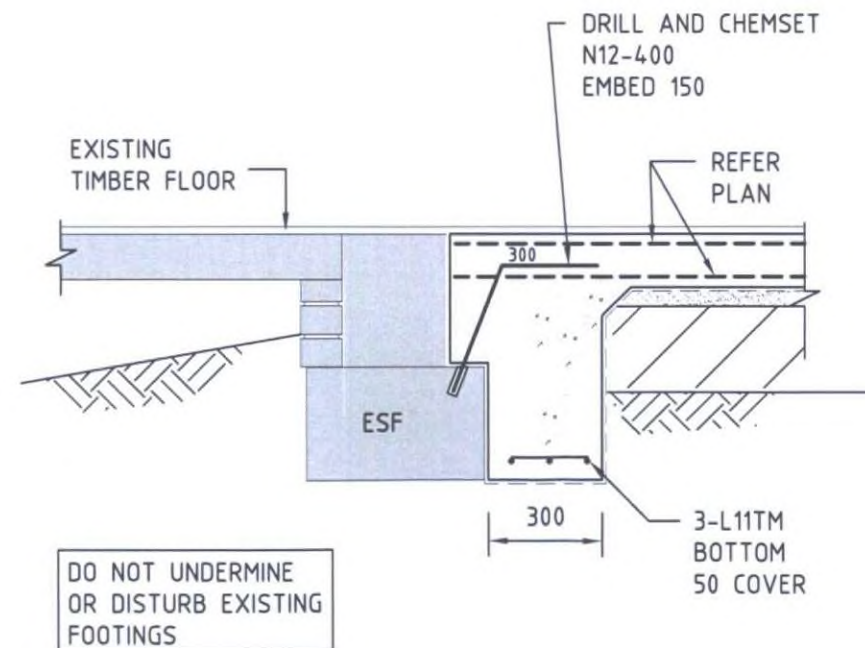
Building Regulations and the Building Act
Building Surveyor, Michael Shaw BSU 1165

CONSTRUCTION ISSUE

A	21.12.15	ISSUED FOR CONSTRUCTION
P1	18.12.15	PRELIMINARY ISSUE
REV.	DATE	DETAILS
REVISIONS		
PROJECT		
PROPOSED ALTERATIONS & ADDITIONS 10-12 VIEW POINT ROAD McCRAE		
CLIENT		
 239 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 jdo@jdoarchitects.com.au		
DESIGNED	J.SPENCER	DATE JULY 2015
DRAWN	J.SPENCER	SCALE 1:20
 STRUCTURAL AND CIVIL ENGINEERS		Unit 5, 41 Glenhuntly Road Elwood Vic 3184 Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: reception@meycon.com.au
SHEET SIZE	DRAWING NUMBER	REVISION
A3	9682 - S4	A

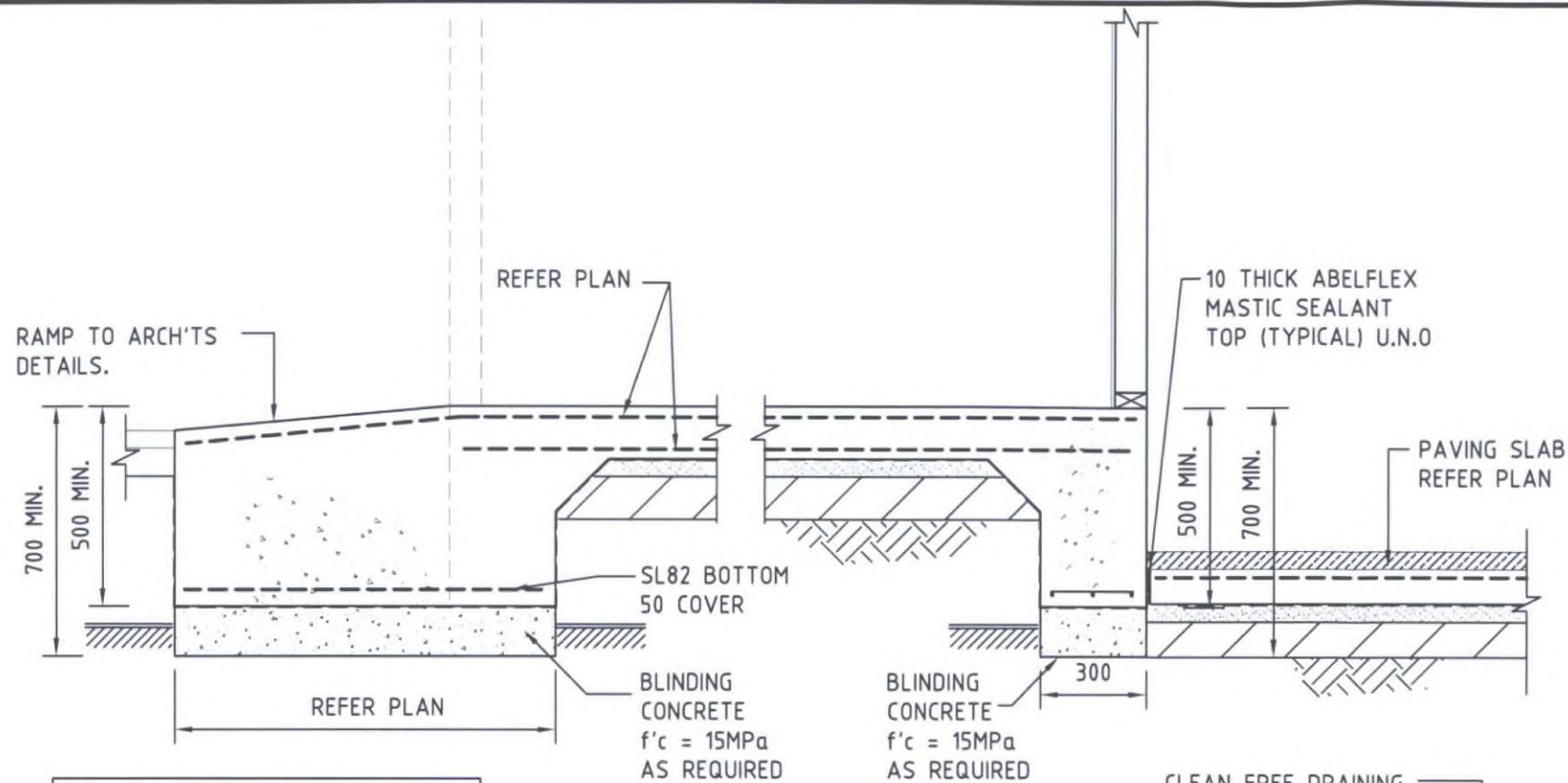


FOUND ALL EDGE AND INTERNAL BEAMS 100 MIN. INTO THE NATURALLY OCCURRING SOILS WITH 80kPa MIN. BEARING CAPACITY. REFER TO SOIL REPORT.



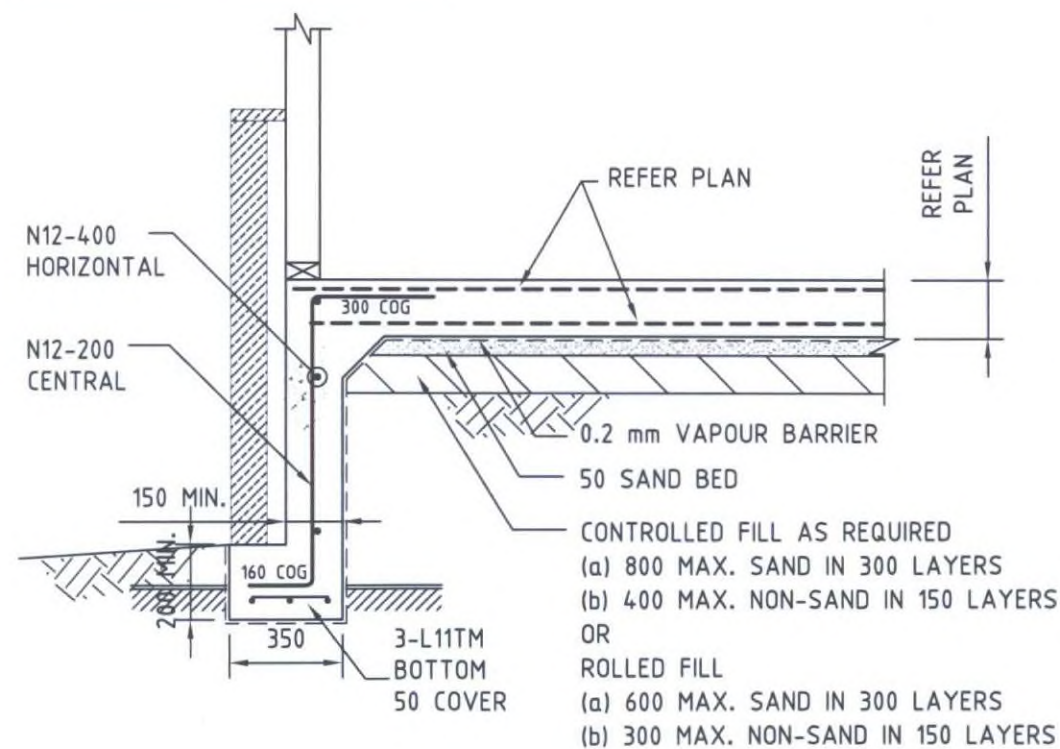
CONSTRUCTION ISSUE

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REVISIONS		
PROJECT		
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10-12 VIEW POINT ROAD		
McCRAE		
CLIENT		
		
239 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 jdo@jdoarchitects.com.au		
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DRAWN	J.SPENCER	SCALE 1:20
		
Unit 5, 41 Glenhuntly Road Elwood Vic 3184 Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: reception@meycon.com.au		
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A3	9682 - S5	A



FOUND ALL EDGE AND INTERNAL BEAMS 100 MIN. INTO THE NATURALLY OCCURRING SOILS WITH 80kPa MIN. BEARING CAPACITY. REFER TO SOIL REPORT.

SECTION **G.5**
SCALE 1:20
S3

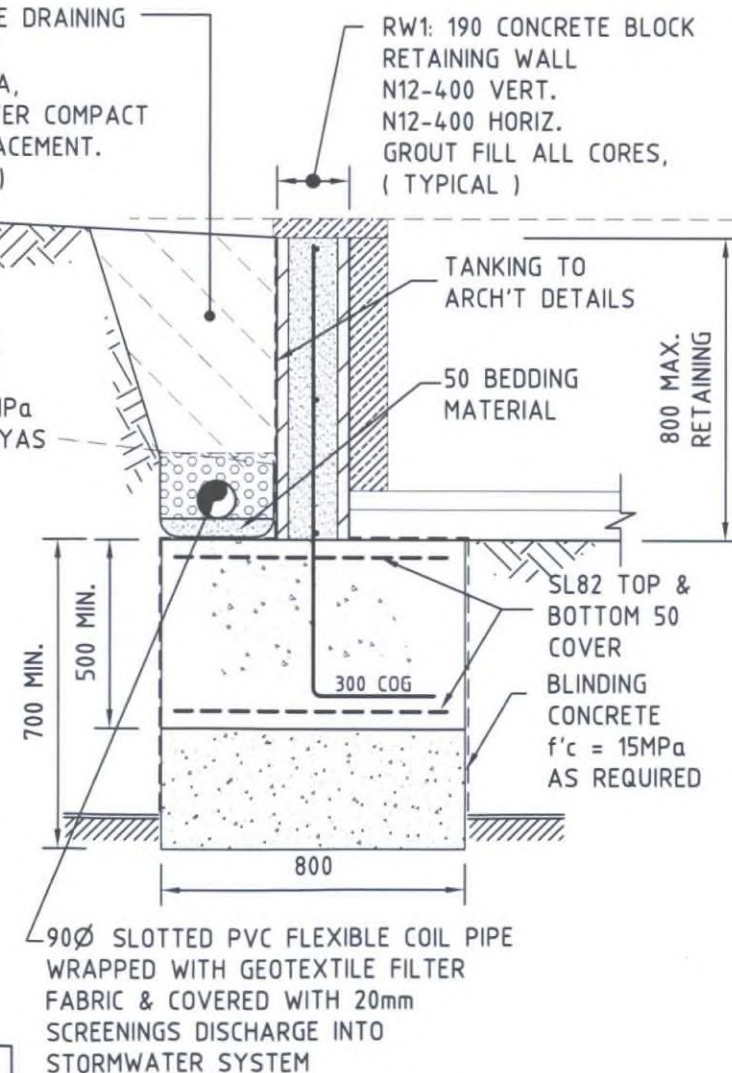


DEEPEDED EDGE BEAM DETAIL

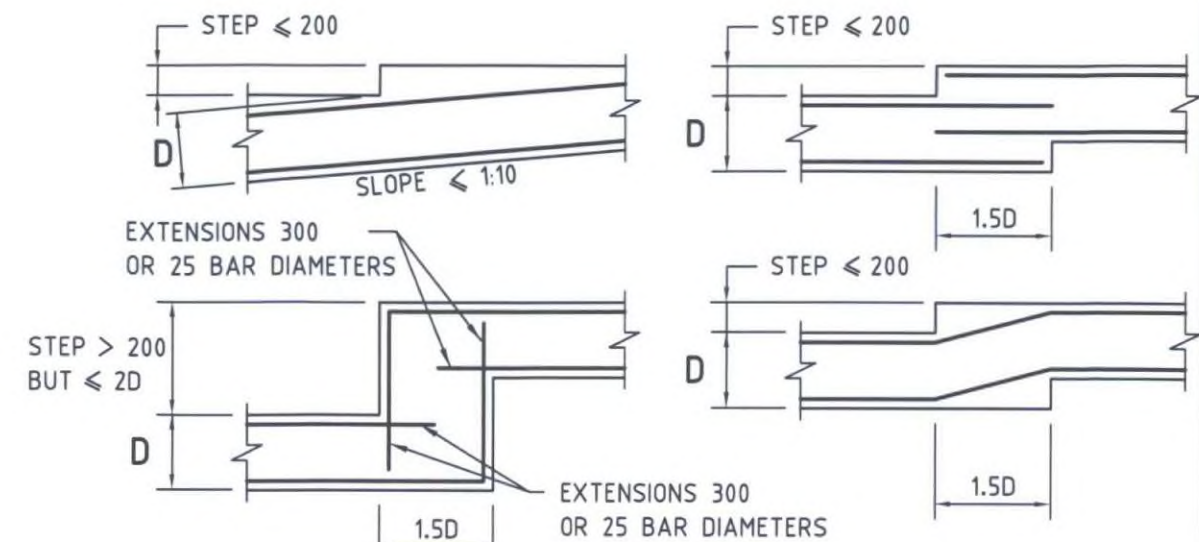
FOUND ALL PAD FOOTINGS 100 MIN. INTO THE NATURALLY OCCURRING CLAY AND/SAND WITH 150kPa MIN. BEARING CAPACITY. REFER TO SOIL REPORT.

CLEAN FREE DRAINING GRANULAR 19Ø SCORIA, DO NOT OVER COMPACT DURING PLACEMENT. (TYPICAL)

NOTE: DO NOT BACKFILL UNTIL CONCRETE ACHIEVES $f'c=25MPa$ MINIMUM OR 28 DYAS MIN.



RETAINING WALL DETAIL



STRIP FOOTING STEPPING DETAILS

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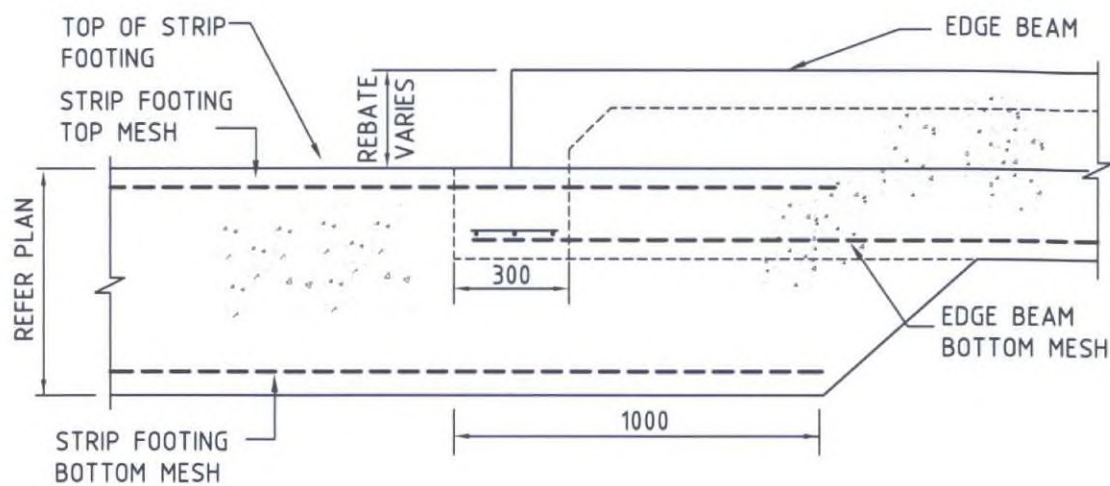
PROJECT	PROPOSED ALTERATIONS & ADDITIONS 10-12 VIEW POINT ROAD McCRAE
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CLIENT	JD architects 239 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 jdo@jdoarchitects.com.au
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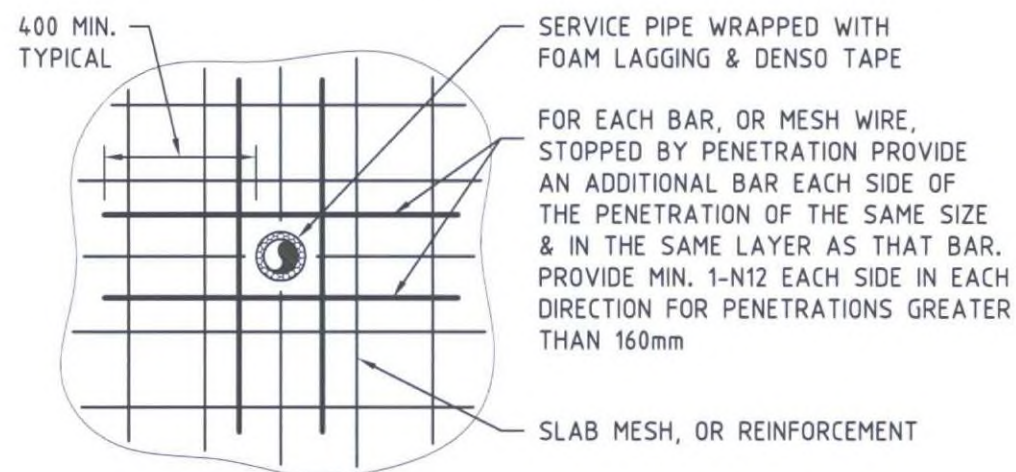
DESIGNED	J.SPENCER	DATE	JULY 2015
DRAWN	J.SPENCER	SCALES	1:20

meyer consulting STRUCTURAL AND CIVIL ENGINEERS	Unit 5, 41 Glenhuntly Road Elwood Vic 3184 Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: reception@meycon.com.au
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SHEET SIZE	DRAWING NUMBER	REVISION
A3	9682 - S6	A

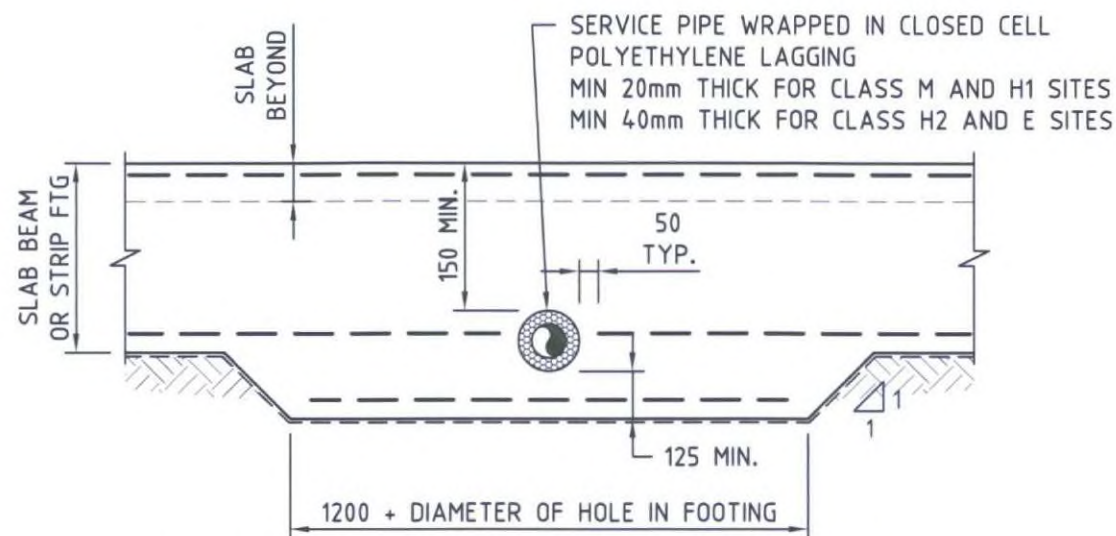


SLAB/STRIP FOOTING JUNCTION DETAIL
(WHERE OCCURRING)



TYPICAL SLAB PENETRATION UP TO 300 x 300
(PLAN VIEW)

NOTE : REFER TO STRUCTURAL ENGINEER FOR PENETRATIONS GREATER THAN 300 x 300



**TYPICAL SERVICE PIPE PENETRATION THROUGH
BOTTOM OF SLAB RIB, OR STRIP FOOTING**

FOUNDATION, DRAINAGE AND CONSTRUCTION REQUIREMENTS FOR CLASS M, H1, H2 AND E SITES

1. GENERAL

The footing design is based on the site having proper site drainage during and after construction. If the drainage requirements cannot be achieved, the builder shall contact the structural engineer for further advice or re-design as required.

2. DRAINAGE REQUIREMENTS

(a) Surface drainage of the site shall be controlled from the start of site preparation and construction. The drainage system shall be completed by the finish of construction of the building.

(b) The base of trenches shall be sloped away from the building. Trenches shall be backfilled with clay in the top 300 mm within 1.5 m of the building. The clay used for backfilling shall be compacted. Where pipes pass under the footing system, the trench shall be backfilled full depth with clay or concrete to restrict the ingress of water beneath the footing system.

(c) Subsurface drains to remove groundwater shall not be used within 1.5m of the building

3. PLUMBING REQUIREMENTS

Buildings on highly or extremely reactive sites shall be provided with a system of plumbing detailed in accordance with the following:

(a) Penetrations of the edge beams of a raft and perimeter strip footings shall be avoided where practicable, but where necessary shall be detailed to allow for movement. Closed-cell polyethylene lagging shall be used around all stormwater and sanitary plumbing drain pipe penetrations through footings. The lagging shall be a minimum of 20 mm thick on Class H1 sites and 40 mm thick on Class H2 and Class E sites. Vertical penetrations do not require lagging.

NOTE: Sleeves allowing equivalent movements may be used as an alternative to the lagging

(b) Stormwater, sanitary plumbing and discharge pipes attached to or emerging from underneath the building shall incorporate flexible joints immediately outside the footing and commencing within 1m of the building perimeter to accommodate a total range of differential movement in any direction equal to 60mm for class H1, 75mm for class H2 and >75mm for class E sites. In the absence of specific design guidance, the fittings or other devices that are provided to allow for the movement shall be set at the mid-position of their range of possible movement at the time of installation, so as to allow for half the movement noted above in any direction from the initial setting.

(c) On-site wastewater treatment units and associated land application areas shall be located to minimize soil moisture increase within the foundation.

(d) Drainage under a slab shall be avoided where practicable. If drainage under a slab is necessary the methods used shall comply with the AS/NZS 3500 standards.

(e) Cold water pipes and heated or hot water pipes shall not be installed under a slab.

4. FOUNDATION PERFORMANCE AND MAINTENANCE

Sites classified as M, H1, H2, or E should be maintained at essentially stable moisture conditions and extremes of wetting and drying prevented. This will require attention to the following:

(a) Drainage of the site

The site should be graded or drained so that water cannot pond against or near the building. The ground immediately adjacent to the building should be graded to a uniform fall of 50 mm minimum away from the building over the first metre. The subfloor space for buildings with suspended floors should be graded or drained to prevent ponding. The site drainage recommendations should be maintained for the economic life of the building.

[AS2870 B2.3 (a)]

(b) Limitations on gardens

The development of the gardens should not interfere with the drainage requirements or the subfloor ventilation and weephole drainage systems. Garden beds adjacent to the building should be avoided. Care should be taken to avoid overwatering of gardens close to the building footings.

[AS2870 B2.3 (b)]

(c) Restrictions on trees and shrubs

Planting of trees should be avoided near the foundation of a building or neighbouring building on reactive sites as they can cause damage due to drying of the clay at substantial distances. To reduce, but not eliminate, the possibility of damage, tree planting should be restricted to a distance from the house as follows:

(i) $1\frac{1}{2}$ x mature height for Class E sites.

(ii) 1 x mature height for Class H1 and Class H2 sites.

(iii) $\frac{3}{4}$ x mature height for Class M sites.

Where rows or groups of trees are involved, the distance from the building should be increased. Removal of trees from the site can also cause similar problems.

[AS2870 B2.3 (c)]

(d) Repair of leaks

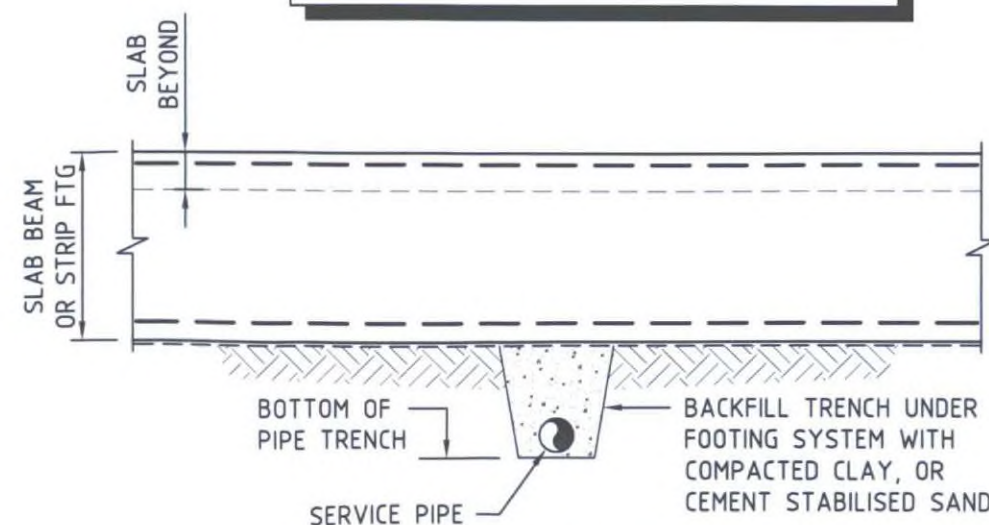
Leaks in plumbing, including stormwater and sewerage drainage, should be repaired promptly.

[AS2870 B2.3 (d)]

The level to which these measures are implemented depends on the reactivity of the site. The measures apply mainly to masonry buildings and masonry veneer buildings. For frame buildings clad with timber or sheeting, lesser precautions may be appropriate.

The builder and owner shall refer to appendix B of AS2870 "Performance Requirements and Foundation Maintenance" for further details and recommendations that should be followed to avoid possible significant damage caused by footing movement.

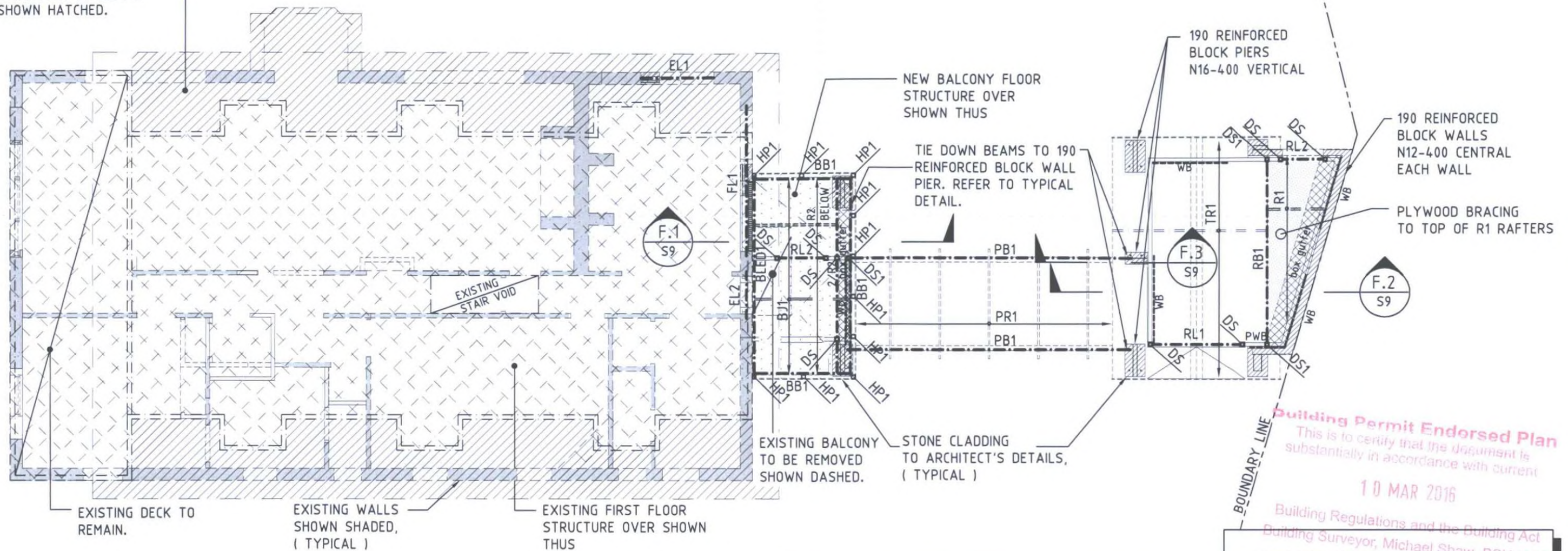
CONSTRUCTION ISSUE



**TYPICAL SERVICE PIPE UNDER
SLAB RIB, OR STRIP FOOTING**

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REVISIONS		
PROJECT		
PROPOSED ALTERATIONS & ADDITIONS 10-12 VIEW POINT ROAD McCRAE		
CLIENT		
 239 BAY STREET BRICKTON 3186 PH: 9596 8411 FAX: 9596 8350 jdo@jdoarchitects.com.au		
DESIGNED	J.SPENCER	DATE JULY 2015
DRAWN	J.SPENCER	SCALES 1:20
 STRUCTURAL AND CIVIL ENGINEERS		Unit 5, 41 Glenhuntly Road Elwood Vic 3184 Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: reception@meycon.com.au
SHEET SIZE	DRAWING NUMBER	REVISION
A3	9682 - S7	A

EXISTING TILED ROOF
STRUCTURE TO REMAIN
SHOWN HATCHED.



FIRST FLOOR & LOWER ROOF FRAMING PLAN

SCALE 1:100

(TILED ROOF : 90kg/m² U.N.O.)

WB/PWB INDICATES WALL BRACING,
REFER TO DETAILS ON S11.

INDICATES LOADBEARING STUD WALL,
REFER NOTES ON S0

PROVIDE DOUBLE STUD (DS) TO BOTH ENDS OF
ALL BEAMS, LINTELS, OPENINGS LARGER THAN 1.2m
U.N.O. (NOT SHOWN FOR CLARITY)

ALL TIMBER FRAMING TO
CONFORM WITH AS 1684.

MINIMUM LINTEL SIZE
140 x 45 MGP10 U.N.O.

IF CONDITIONS VARY FROM THAT SHOWN
THE ENGINEER MUST
BE CONTACTED
IMMEDIATELY

SCHEDULE

MARK	SIZE
TR1	TIMBER ROOF TRUSSES @ 600 CTS TO MANUFACTURER'S DESIGN AND SPECIFICATION
R1	120 x 45 MGP10 RAFTERS @ 450 CTS
BJ1	120 x 45 F17 KDHW (TREATED FOR EXTERNAL USE) BALCONY JOISTS @ 300 CTS WITH FULL DEPTH SOLID TIMBER BLOCKING AT MID-SPAN
R2	120 x 45 F17 KDHW RAFTERS @ 600 CTS
RB1	2/240 x 45 HYSpan LVL OR 150 x 75 PFC
RL1	140 x 45 MGP10
RL2	90 x 45 MGP10
BB1	250 x 90 PFC
BLED1	190 x 45 F7 KD TREATED PINE LEDGER
PR1	190 x 45 F7 KD TREATED PINE RAFTERS @ 1200 CTS
PB1	290 x 120 F34 RECYCLED TIMBER TO ARCH'TS DETAILS
FL1	250 x 90 PFC + 10 THK PLATE
EL1	EXISTING LINTEL TO REMAIN
EL2	EXISTING LINTEL TO BE DETERMINED ON SITE
HP1	90 x 90 F17 KDHW POST @ 1000 MAX. CTS.
DS	2/90 x 45 MGP10 DOUBLE STUD
DS1	2/90 x 45 F17 KDHW DOUBLE STUD

CONSTRUCTION ISSUE

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10-12 VIEW POINT ROAD
McCRAE

CLIENT
JD architects
239 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 jdo@jdoarchitects.com.au

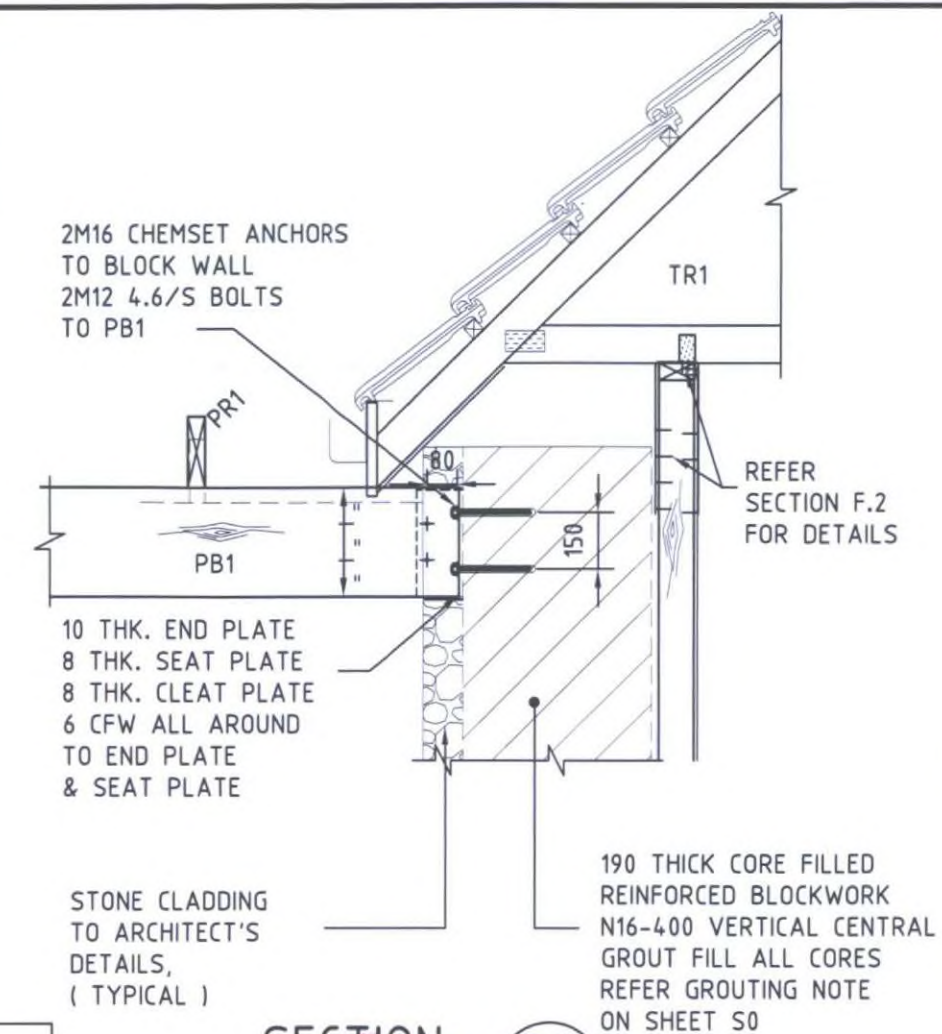
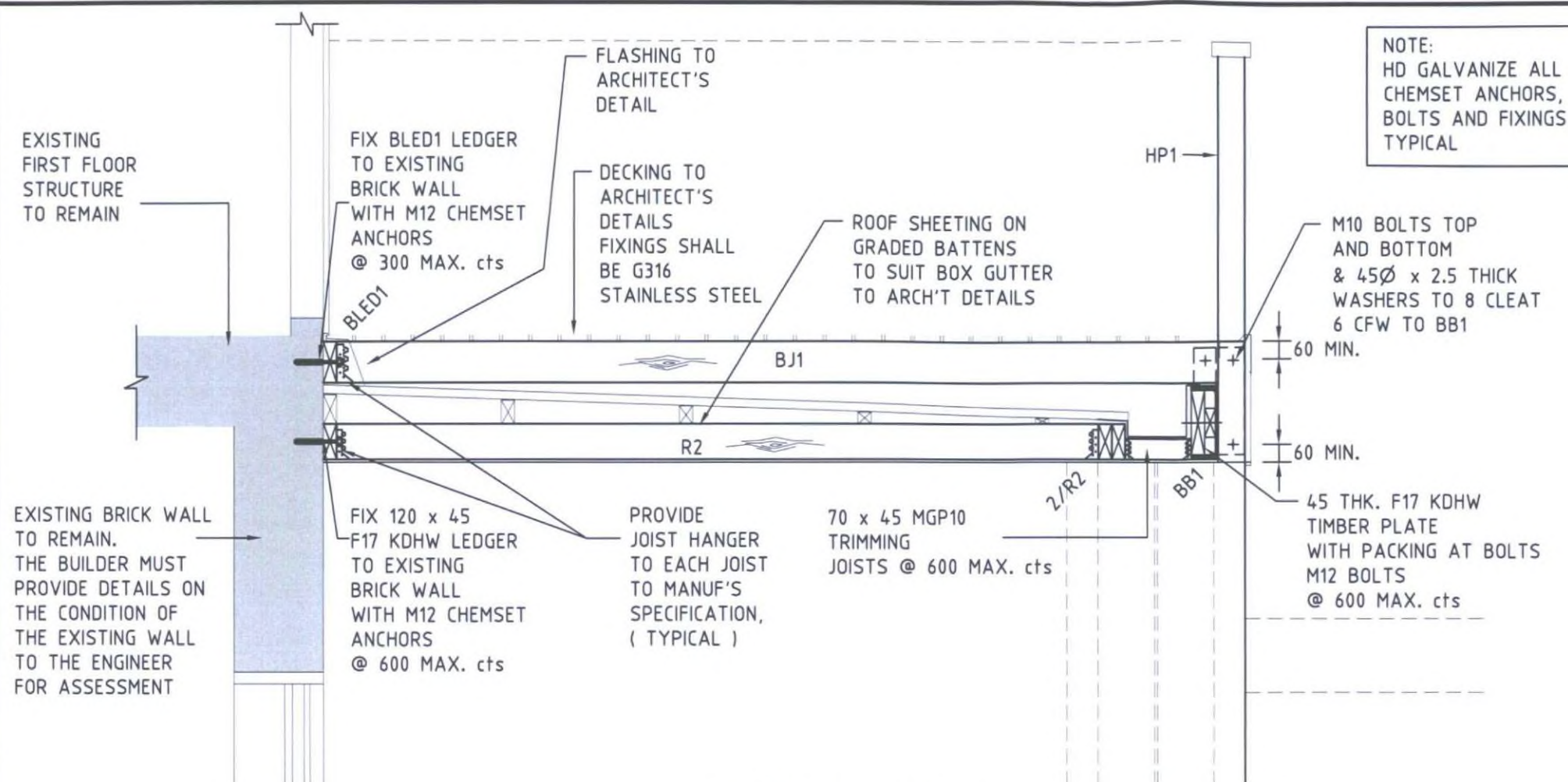
DESIGNED	J.SPENCER	DATE	JULY 2015
DRAWN	J.SPENCER	SCALE	1:100

meyer
consulting
STRUCTURAL AND CIVIL ENGINEERS

Unit 5, 41 Glenhuntly Road
Elwood Vic 3184

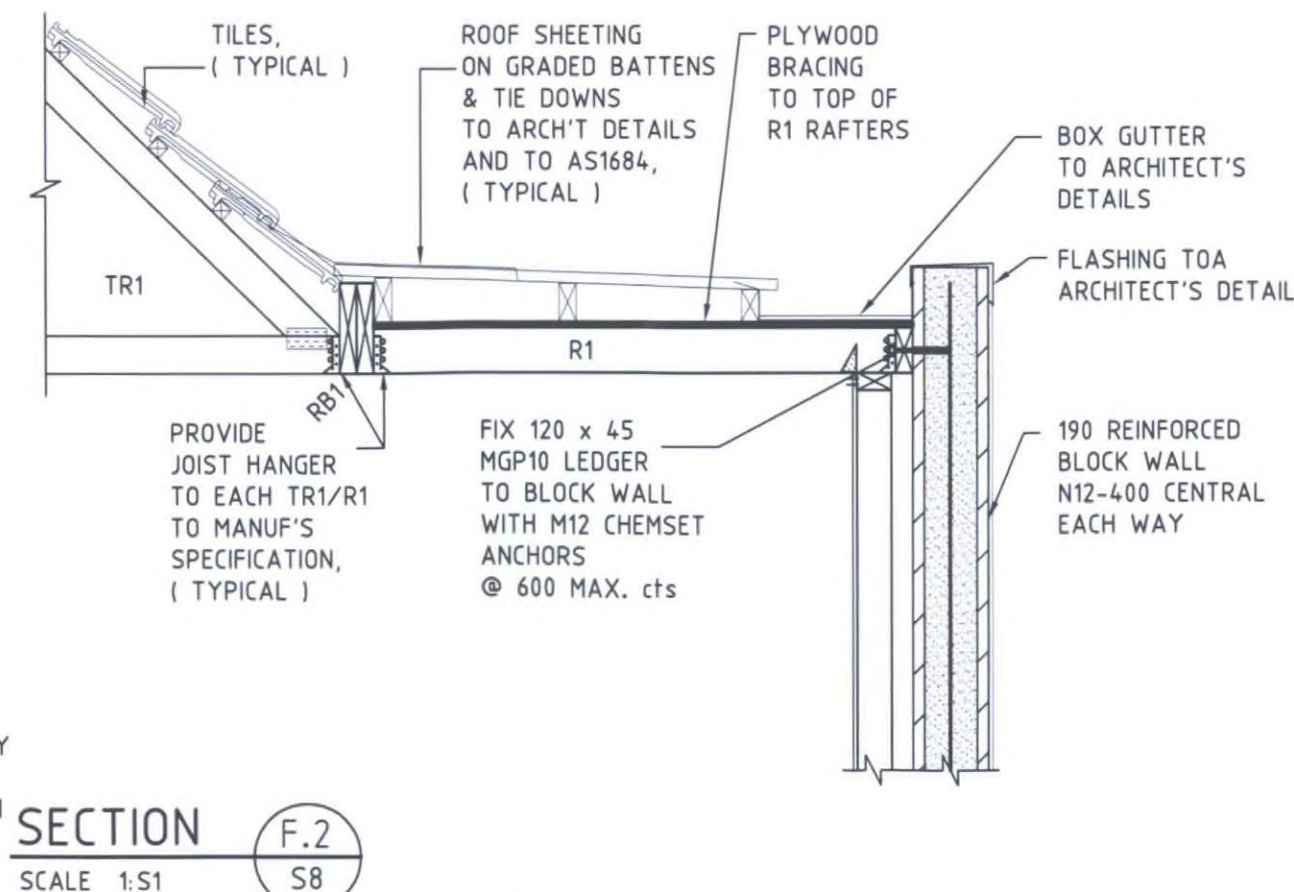
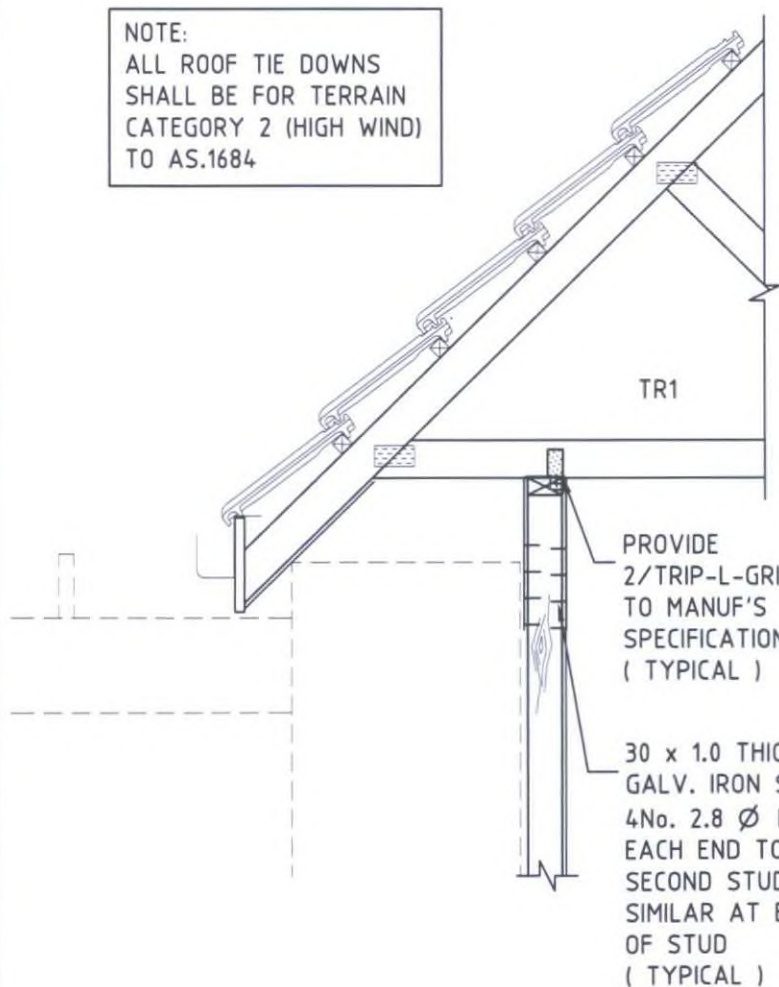
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SHEET SIZE	DRAWING NUMBER	REVISION
A3	9682 - S8	A



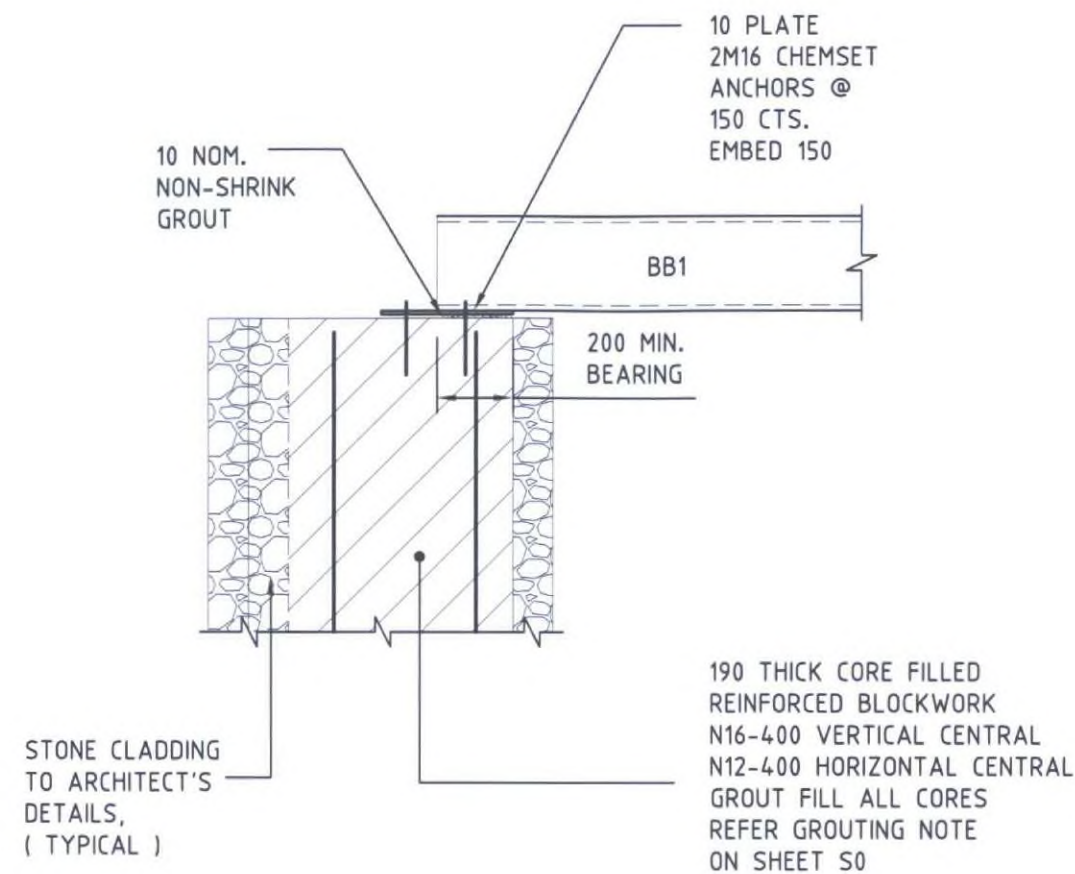
CONSTRUCTION ISSUE

NOTE:
ALL ROOF TIE DOWNS
SHALL BE FOR TERRAIN
CATEGORY 2 (HIGH WIND)
TO AS.1684

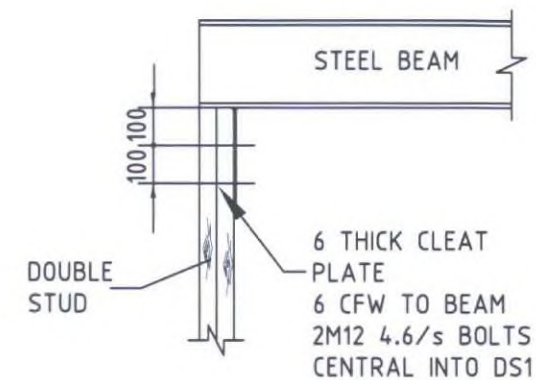


SECTION F.3: S8
SCALE 1:S1
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 Unit 5, 41 Glenhuntly Road Elwood Vic 3184 Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: reception@meycon.com.au		
SHEET SIZE	DRAWING NUMBER	REVISION
A3	9682 - S9	A



BB1 TO BLOCK WALL TIE DOWN



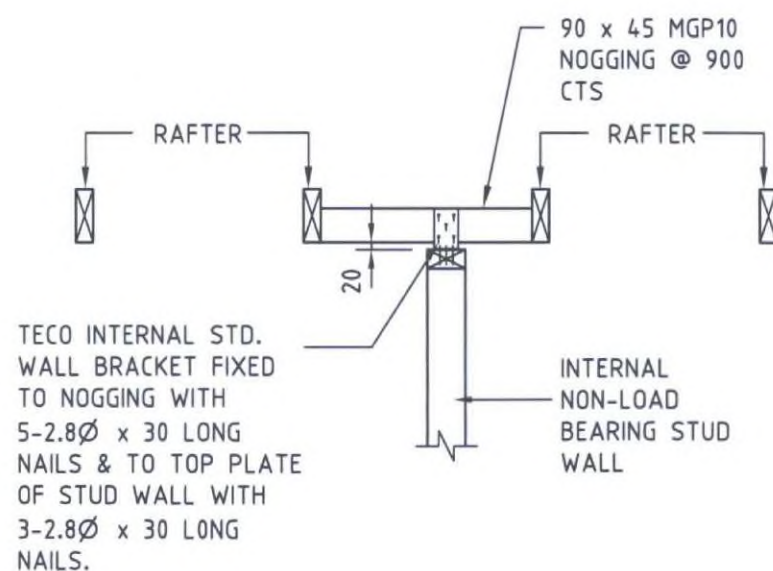
**TYPICAL STEEL BEAM TO TOP
OF DOUBLE STUD
(WHERE OCCURING)**

Building Permit Endorsed Plan
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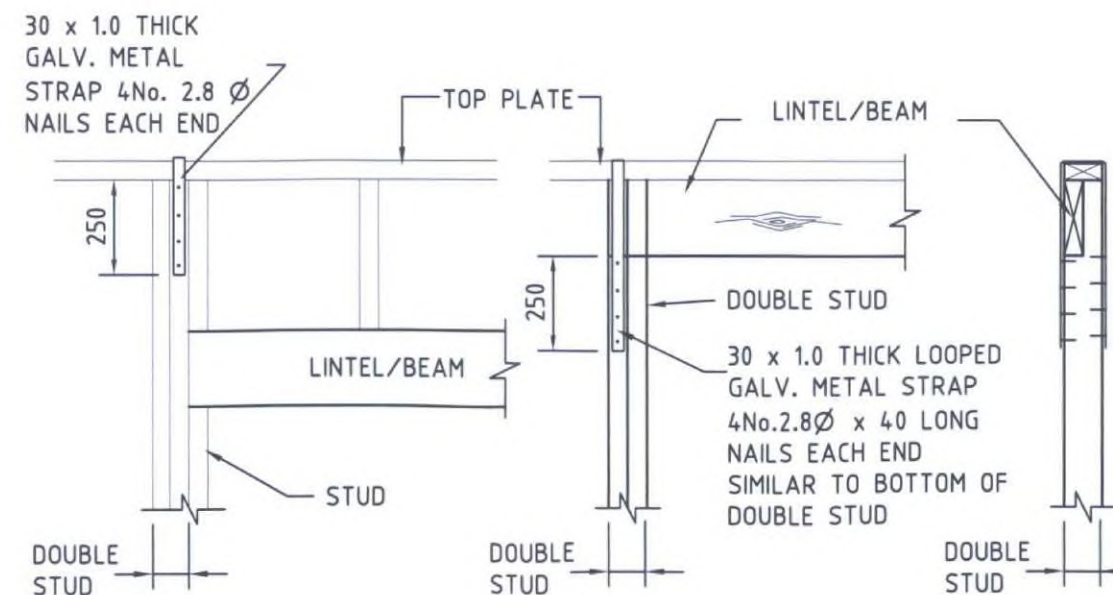
10 MAR 2016

Building Regulations and the Building Act
Building Surveyor, Michael Shaw BSU 1165

CONSTRUCTION ISSUE



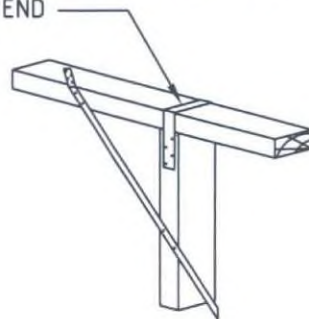
**TYP. NON-LOAD BEARING STUD WALL
TOP PLATE RESTRAINT DETAIL**



TYPICAL LINTEL/BEAM TO D.S. DETAIL

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CLIENT		
 239 BAY STREET BRIGHTON 3106 PH: 9596 8411 FAX: 9596 8350 jdo@jdoarchitects.com.au		
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A3	9682 - S10	A

30 WIDE x 0.8mm THICK
GALVANISED METAL STRAP
LOOPE OVER PLATE AND
FIXED TO STUD WITH
4No. 2.8Ø x 30 LONG
GALVANISED FLATHEAD NAILS
EACH END

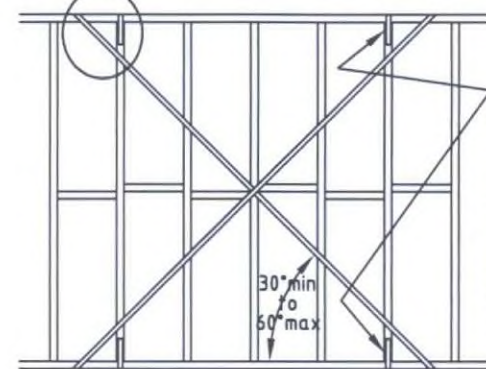


DETAIL A

METAL TENSION STRAP BRACING

CORROSION PROTECTED FLAT METAL TENSION STRAPPING
FIXED TO EACH STUD & FACE OF TOP & BOTTOM PLATE
WITH 2No. 3.15Ø x 30 LONG GALVANISED FLATHEAD NAILS
AND WITH 4No. 3.15Ø x 30 LONG GALVANISED FLATHEAD
NAILS TO THE STRAP RETURN OVER THE TOP PLATE &
UNDER THE BOTTOM PLATE

BRACE & STRAP CONNECTION REFER DETAIL A



30 WIDE x 0.8mm THICK
GALVANISED METAL STRAP
AS PER DETAIL A or
SINGLE STRAPS BOTH SIDES
WITH 4No. NAILS EACH STRAP
or EQUIVALENT PROPRIETARY
FRAMING ANCHORS or NAIL
PLATE FASTENERS

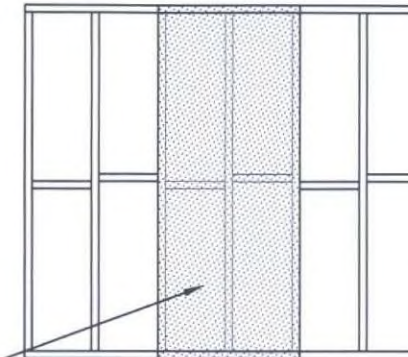
1800 min to 2700 max

ALTERNATIVE 1 - PAIR OF DIAGONAL TENSION STRAPS

(WB)

PLYWOOD BRACING

FIX PLYWOOD PANELS WITH 2.8Ø x 30 LONG
GALVANISED FLATHEAD NAILS OR EQUIVALENT AT
50 CENTRES ALONG TOP & BOTTOM PLATES,
150 CENTRES ALONG VERTICAL EDGES AND
300 CENTRES ALONG INTERMEDIATE STUDS
NAILS SHALL BE LOCATED A MINIMUM OF 7mm
FROM PANEL EDGES



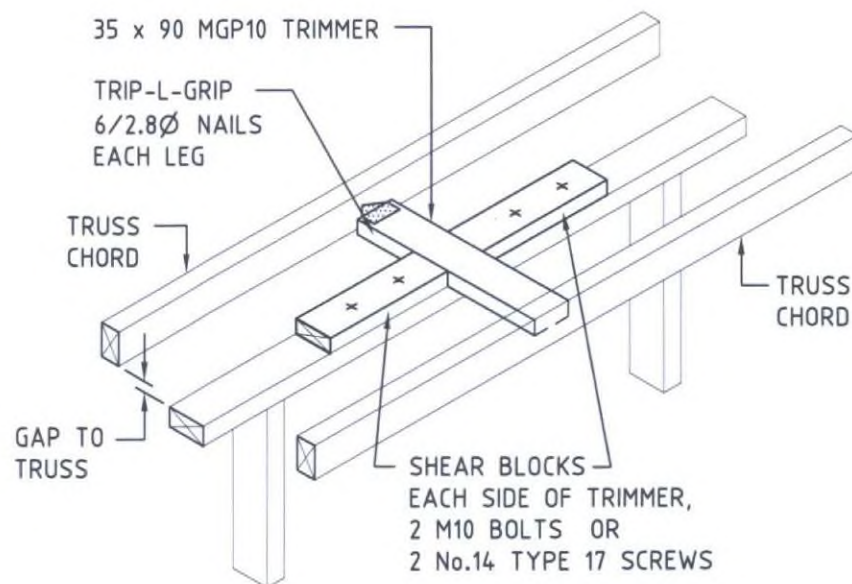
F11 PLYWOOD :-
6mm THICK FOR 450 STUD SPACING
7mm THICK FOR 600 STUD SPACING

900 min
U.N.O.

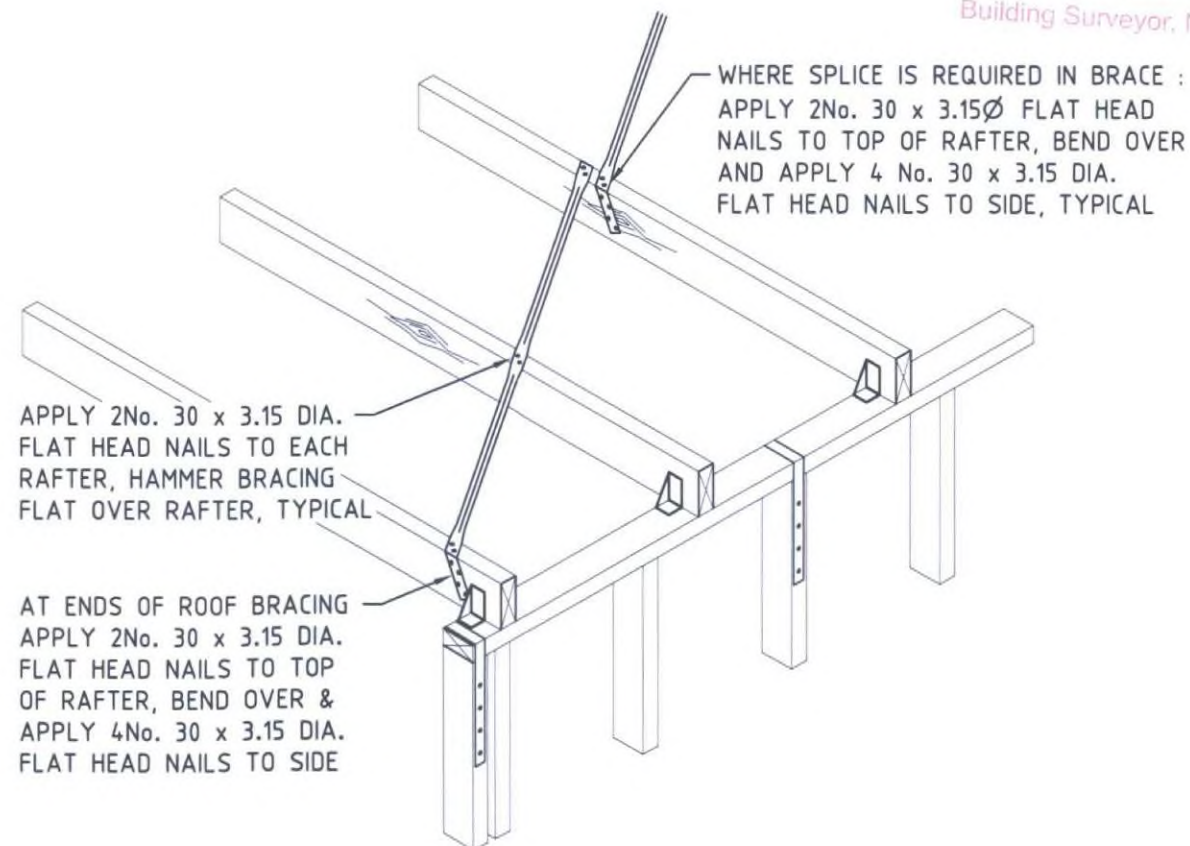
(PWB)

WALL BRACING UNIT DETAILS

PROVIDE WALL BRACING TO CONFORM TO AS1684.4-2010 TABLE 8.3



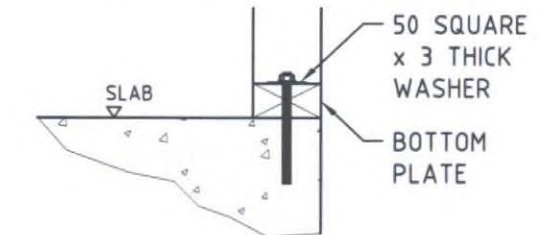
CONNECTION OF BRACED WALL TO TRUSSES



TYPICAL ROOF BRACING DETAIL

BOTTOM PLATE FIXING TO CONCRETE

2No. 10mm CHEMSETS SAFE POINT LOAD (4.5kN)
40 MIN EDGE DISTANCE
90 MIN EMBEDMENT
OR
M8 ANKASCREWS SAFE POINT LOAD (5.2kN)
35 MIN EDGE DISTANCE
60 MIN EMBEDMENT
(NO MECHANICAL EXPANSION FIXINGS)
AT EACH END OF BRACING UNIT
AND AT 1200 MAX. CTS BETWEEN
(MIN. 45 FROM EDGE OF CONCRETE)



TO TIMBER

30 x 0.8 GALV. STRAP TO JOISTS (BEARERS)
3/2.8Ø NAILS EACH END OF STRAP
AT EACH END OF BRACING AND AT
1200 MAX. CTS BETWEEN

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HEIGHTS SHOWN ARE IN METRES & ARE ON AUSTRALIAN HEIGHT DATUM.
DATUM FOR HEIGHTS IS PM 148 (RL. 26.485) AT THE CNR. OF VIEW POINT RD & PROSPECT HILL RD
CONTOUR INTERVAL IS 0.5 OF A METRE
SPOT HEIGHTS SHOWN THUS +3.43
E-1 DENOTES A DRAINAGE EASEMENT

DENOTES A FENCE LINE
 DENOTES A POWER LINE
 DENOTES EDGE OF FOLIAGE

G.J. MARTIN
CONSULTING LAND SURVEYOR
SHOP 12, 143 POINT NEPEAN ROAD
DROMANA, 3936 PH (03) 5987 2212
OCCUPATION AND FEATURES EXISTING
ON 27/05/2014

G.J. MARTIN LICENSED SURVEYOR

REF: 4551

[illegible]

SCALE 1:100 LENGTHS ARE IN METRES ORIGINAL SIZE A1

SCALE 1:100 LENGTHS ARE IN METRES ORIGINAL SIZE A1

ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD, McCRAE.

BAL 12.5 APPLIES

ARCHITECTURAL DRAWINGS

BY JDA ARCHITECTS		
214009	- A000	GENERAL NOTES
214009	- A010	EXISTING SITE PLAN
214009	- A011	EXISTING PLANS
214009	- A012	EXISTING ELEVATIONS & SECTIONS
214050	- A050	PROPOSED SITE PLAN
214009	- A100	PROPOSED LOWER GROUND FLOOR PLAN
214009	- A101	PROPOSED GROUND FLOOR PLAN
214009	- A102	PROPOSED FIRST FLOOR PLAN
214009	- A103	PROPOSED ROOF PLAN
214009	- A105	PROPOSED R.C.P. & ELECTRICAL PLAN
214009	- A200	PROPOSED ELEVATIONS - SW & SE
214009	- A201	PROPOSED ELEVATIONS - NE & NW
214009	- A300	PROPOSED SECTIONS A-A & B-B
214009	- A301	PROPOSED SECTIONS C-C, D-D, E-E & F-F
214009	- A400	TYPICAL DETAILS / PLAN DETAILS
214009	- A500	WINDOW & DOOR SCHEDULE
214009	- A600	INTERNAL ELEVATIONS - L.G.F. - WC, STORE & WINE CELLAR
214009	- A601	INTERNAL ELEVATIONS - L.G.F. - BAR & GF ENTRY
214009	- A602	INTERNAL ELEVATIONS - SHED
214009	- A700	EXTERNAL DETAILS - NEW GATES & FENCES
214009	- A701	EXTERNAL DETAILS - PERGOLA & BBQ AREA

STRUCTURAL DRAWINGS

BY MEYER CONSULTING		
9682	S-0	GENERAL NOTES
9682	S-1	LOWER GROUND FLOOR SLAB & FOOTING PLAN
9682	S-2	LOWER GROUND FLOOR DETAILS
9682	S-3	GROUND FLOOR SLAB & BALCONY FRAMING PLAN
9682	S-4	G.1 G.F. BALCONY SECTION DETAIL
9682	S-5	SLAB & FOOTING DETAILS - SHEET 1
9682	S-6	SLAB & FOOTING DETAILS - SHEET 2
9682	S-7	SLAB DETAILS & NOTES - SHEET 3
9682	S-8	FIRST FLOOR & LOWER ROOF FRAMING PLAN
9682	S-9	F.1 F.F. BALCONY DETAIL & ROOF DETAILS
9682	S-10	FRAMING DETAILS - SHEET 1
9682	S-11	FRAMING DETAILS - SHEET 2

GEOTECHNICAL REPORT

BY CIVIL TEST PTY LTD
REPORT NO. 1150585, DATED 3 DECEMBER 2015

LANDSCAPE DRAWINGS

BY JOHN PATRICK PTY LTD		
15-005	L-SK01 rev5	CONCEPT LANDSCAPE PLAN FIRST STAGE OF WORKS
15-005	L-01	DETAILED LANDSCAPE PLAN (STAGE 2)

NOTE:	
1.	ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS AND STRUCTURAL COMPUTATIONS.
2.	REFER TO FLOOR PLANS FOR DIMENSIONED LAYOUT
3.	CONTRACTOR TO PROVIDE 3 SETS OF TRUSS ROOF DESIGN & ERECTION DETAILS ON SITE PRIOR TO FRAMING INSPECTION AS PART OF A CONDITION ATTACHED TO THE BUILDING PERMIT.
4.	REFER TO DRAWING A050 SITE PLAN, A100 LOWER GROUND FLOOR PLAN & A101 GROUND FLOOR PLAN FOR THE LOCATION OF FENCES & PAVING.

GENERAL NOTES

GN01	DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY	GN15	FOR NEW DWELLINGS OR ADDITIONS TO DWELLINGS PROVIDE THERMAL INSULATION TO COMPLY WITH BCA VIC. PART 1.2.3 & AS4200 & AS1530. REFER B.C.A VICTORIAN APPENDIX PART 6 RFL TO COMPLY WITH A.S. 1904 AND HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5.
GN02	THE BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.	GN16	REFER TO ENERGY RATING REPORT FOR OTHER INSULATION REQUIREMENTS, AS WELL AS FLOOR PLANS & SECTIONS FOR WALL TYPES AND LOCATION OF INSULATION. GENERALLY SISLATION WALL WRAP IS REQUIRED TO TIMBER FRAMING OF EXTERNAL WALLS, TYPE (BREATHABLE OR NON-BREATHABLE) WILL DEPEND ON WALL CLADDING TYPE. ROOF SARKING TO BE INSTALLED BENEATH ROOF TILES & A COMBINATION SISLATION/ROOF BLANKET TO BE INSTALLED BENEATH METAL ROOFING SHEETS, WITH ADDITIONAL BULK INSULATION AT CEILING LEVEL. THE UNDERSIDE OF THE SLAB OVER THE CARPARKING AREA TO BE INSULATED, AS WELL AS ANY AREAS OF FIRST FLOOR SLABS (INCLUDING BALCONIES) THAT FORM THE ROOF OF INTERNAL AREAS IN APARTMENTS BELOW.
GN03	ALL WORKS SHALL COMPLY WITH THE CURRENT ISSUE OF AUSTRALIAN STANDARDS WHICH INCLUDE (BUT ARE NOT LIMITED TO THE FOLLOWING: A.S. 1288-2006 GLASS IN BUILDINGS-SELECTION AND INSTALLATION. A.S. 1562.1-1992 DESIGN AND INSTALLATION OF SHEET ROOF & WALL CLADDING. A.S. 1684-2010 NATIONAL TIMBER FRAMING CODE. A.S. 1860-2008 INSTALLATION OF PARTICLEBOARD FLOORING. A.S. 2049-2002 ROOF TILES. A.S. 2050-2002 FIXING OF ROOF TILES. A.S. 2904-1995 DAMP-PROOF COURSES AND FLASHINGS. A.S. 3660.1-2000 CODE OF PRACTICE FOR PHYSICAL BARRIERS USED IN THE PROTECTION OF BUILDINGS AGAINST SUBTERRANEAN TERMITES A.S. 3700-2011 MASONRY IN BUILDINGS. A.S. 3740-2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS. A.S. 3786-1993 SMOKE ALARMS. A.S. 4055-2012 WIND LOADINGS FOR HOUSING. A.S. 4100-1998 STEEL STRUCTURES.	GN17	STAIR REQUIREMENTS:-RISERS - 190MM MAXIMUM, 115MM MINIMUM. GOING - 355MM MAXIMUM, 250MM MINIMUM RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING. ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125MM OR USE CLOSED RISERS. PROVIDE CONTINUOUS HANDRAIL 1000MM MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000MM OR MORE ABOVE GROUND LEVEL. 865MM MINIMUM HEIGHT HANDRAIL ABOVE STAIR NOSINGS AND LANDINGS. MAXIMUM OPENINGS BETWEEN BALUSTERS NOT TO EXCEED 125MM.
GN04	THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS. NO RESPONSIBILITY WILL BE TAKEN FOR TRANSCRIBED INFORMATION ALL TIMBER FRAME MEMBERS TO BE IN ACCORDANCE WITH A.S 1684	GN18	W.C DOORS TO COMPLY WITH B.C.A 3.8.3.3 ie: HAVE LIFT OFF HINGES, OPEN OUTWARD, SLIDING DOOR OR TO HAVE 1.2 METERS BETWEEN THE PAN AND THE DOORWAY
GN05	SOIL CLASSIFICATION THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT.	GN19	THE BUILDER SHALL ENSURE FOR THE GENERAL WATER TIGHTNESS OF ALL NEW AND EXISTING WORKS.
GN06	WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARD.	GN20	BUILDER TO PROVIDE NOGGINGS BEHIND ALL BATHROOM, ENSUITE ETC. ACCESSORIES AND SHOWER ROSES FOR SECURE FIXING
GN07	ALL GLAZING TO BE IN ACCORDANCE WITH A.S 1288-1994 & A.S 2047 - 1999 INCLUDING ALL SAFETY GLASS REQUIREMENTS	GN21	THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES.
GN08	WINDOW SIZES ARE NOMINAL ONLY ACTUAL SIZES WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND. ALL WINDOW OPENINGS ARE TO BE MEASURED ON SITE PRIOR TO MANUFACTURE	GN22	CONTRACTOR TO TAKE FULL RESPONSIBILITY TO VERIFY ALL STRUCTURAL REQUIREMENTS, BEFORE AND DURING CONSTRUCTION
GN09	STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY. REFER TO SITE PLAN FOR DETAILS.	GN23	PROVIDE ELECTRICAL SAFETY SWITCHES TO ALL SWITCHBOARDS. CONTRACTOR TO ADVISE IF UPGRADES ARE REQUIRED TO EXISTING SWITCHBOARD TO ACCOMMODATE THE ADDITIONAL ELECTRICAL LOAD OF THE LIGHTING & EQUIPMENT IN THE ADDITIONS & ALTERATIONS.
GN10	SEWER SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.	GN24	SMOKE DETECTORS TO BE DIRECT MAINS WIRED WITH BATTERY BACK UP TO COMPLY WITH A.S 3786
GN11	FOOTINGS NOT TO ENCR OACH TITLE BOUNDARIES AND EASEMENT LINES.	GN25	PROVIDE FULL HEIGHT BRICKWORK ARTICULATION EXPANSION JOINTS OPEN AT MAX. 6.0 METRE CENTRES OR AS REQUIRED BY ENGINEER AND THE SOIL REPORT
GN12	ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES, AND STEEL LINTELS, ETC. THAT ARE IMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH A.S. 1650 OR A.S. 3700-1988 TABLE 2.2, HOT DIPPED GALV., S/LESS STEEL OR CADMIUM COATED.	GN26	PROVIDE CAVITY FLASHING AND PROVIDE WEEP HOLES EVERY SECOND PERPEND MIN. 2 BRICK COURSES ABOVE & BELOW WINDOWS WHERE REQUIRED
GN13	ALL WET AREAS TO COMPLY WITH B.C.A 3.8.1 OR A.S. 3740-2010 WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800MM ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASINS SINKS AND TROUGHS IF WITHIN 75MM OF THE WALL UNLESS NOTED OTHERWISE	GN27	PROVIDE WEATHER STRIP TO NEW ENTRY DOORS AND SEALS TO ALL EXTERNAL DOORS & OPENABLE WINDOWS
GN14	PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600MM CRS IN EACH DIRECTION AND WITHIN 300MM OF ARTICULATION JOINTS. REFER TO AS 4773.2.	GN28	ALL EXHAUST FANS SHALL BE DUCTED TO OUTSIDE AIR.
		GN29	CONSTRUCTION DETAILS TO COMPLY WITH BAL 12.5 BUSHFIRE CONSTRUCTION, AS PER AUSTRALIAN STANDARD 3959-2009, SECTIONS 3 & 5.

FINISHES / SPECIFICATIONS

FLOOR CONSTRUCTION	
GROUND FLOOR & LOWER GROUND FLOOR EXTENSIONS, AND SHED - REINFORCED CONCRETE SLAB TO STRUCTURAL ENGINEER'S DESIGN. PROVIDE 0.2MM THICK POLYTHENE MEMBRANE UNDER SLAB ON 50MM THICK PACKING SAND. PROVIDE SET-DOWNS FOR TILED WET AREAS AS REQUIRED.	
NEW BALCONY CONSTRUCTION - FRAMED WITH TIMBER & STEEL SUPPORTED ON REINFORCED COREFILLED BLOCKWORK AS PER STRUCTURAL ENGINEER'S DESIGN. ENSURE THAT THE TRAY ROOF UNDER BALCONY DECKS & OVER EXTENSIONS BELOW ARE FULLY FLASHED AND ARE FULLY WATER TIGHT.	
FLOOR COVERINGS	
FLOOR COVERINGS TO CONSIST OF CERAMIC FLOOR TILES, STONE FLOORING, TIMBER FLOOR BOARDS AND SELECTED CARPET WHERE INDICATED & NOTED. CARPET TO COMPLY WITH BCA C1.10 FIRE HAZARD PROPERTIES SPREAD OF FLAME INDEX NOT MORE THAN 9, SMOKE DEVELOPED INDEX NOT MORE THAN 8. IF THE SPREAD OF FLAME INDEX IS MORE THAN 5 TO COMPLY WITH AS 1530.4. CONTRACTOR TO PROVIDE EVIDENCE OF COMPLIANCE PRIOR TO INSTALLATION. WHERE TIMBER FLOORING IS NOTED, ANY REPAIRS & ADDITIONAL TIMBER FLOORING IS TO MATCH EXISTING TIMBER FLOORING. NEW BALCONY FLOORS TO HAVE A TIMBER DECK TO MATCH THE EXISTING TIMBER DECK ON THE EXISTING BALCONY.	
PLASTERBOARD	
CEILINGS	PROVIDE 10mm PLASTERBOARD FIXED TO APPROVED SUSPENDED CEILING SYSTEM / CEILING BATTENS TO NEW INTERNAL AREAS & REPAIRS TO EXISTING CEILINGS OF INTERNAL AREAS OF THE HOUSE. THE CEILING OF THE NEW SHED IS TO BE LINED WITH 9mm VILLABOARD.
WALLS	GENERALLY PROVIDE 10mm PLASTERBOARD FIXED TO WALLS WITH STUDS AT 450 CTS. PROVIDE 10mm 'WR' WATER RESISTANT P/BOARD TO WALLS OF WET AREAS. REFER TO WALL TYPES ON PLANS FOR REQUIREMENTS OF SPECIALTY PLASTERBOARD AND PLASTERBOARD THICKNESS GREATER THAN 10mm. THE WALLS OF THE NEW SHED IS TO BE LINED WITH 9mm VILLABOARD.
CORNICE	SQUARE-SET PLASTERBOARD CORNICES THROUGHOUT LOWER GROUND FLOOR. SELECTED DECORATIVE CORNICES TO GROUND FLOOR ENTRY. SHED TO HAVE CORNER BATTEN DETAIL TO THE JOIN BETWEEN THE CEILING & WALLS.
EXTERNAL	PROVIDE 9mm CEMENT SHEET FOR SOFFIT LININGS & EAVES LININGS. CEMENT SHEET TO BE FIXED TO APPROVED SUSPENDED CEILING SYSTEM / CEILING BATTENS, CEMENT SHEET TO HAVE TIMBER BATTEN STRAPS DETAIL AS PER REFLECTED CEILING PLAN.
TILES	
(PROVIDE SELECTED TILES ADHERED TO FLOORS & WALLS IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS & SPECIFICATIONS)	
FLOOR TILES	PROVIDE FLOOR TILES TO THE ROOMS SHOWN ON THE FLOOR PLANS STONE TILES TO BE SEALED AS SOON AS POSSIBLE AFTER LAYING TO AVOID STAINING.
WALL TILES	PROVIDE WALL TILES TO A HEIGHT ABOVE THE FOLLOWING FIXTURES;
	VANITIES 300mm HIGH MINIMUM BATH/SPA 600mm HIGH MINIMUM SHOWER 2100mm HIGH MINIMUM TROUGH 600mm HIGH MINIMUM BENCHES 600mm HIGH MINIMUM SINK 300mm HIGH MINIMUM HOT PLATE 600mm HIGH MINIMUM
EXTENT OF TILING ABOVE IS BASED ON MINIMUMS AND MAY VARY (EXTENT TO BE CONFIRMED ON SITE)	

EXTERNAL FINISHES

TILED ROOF	SELECTED TILED ROOF AT PITCH TO MATCH EXISTING ROOF OF HOUSE
METAL SHEET ROOF	SELECTED ZINCALUME ROOF AT MIN. ALLOWABLE PITCH ACCORDING TO SHEET TYPE SELECTED - REFER TO DRAWINGS.
RENDER	SELECTED RENDERED FINISH TO BLOCK WALLS OF SHED
BRICKWORK	SELECTED BRICKWORK TO EXTERNAL WALLS WHERE PATCHING IS REQUIRED ON EXISING HOUSE - PAINT FINISH TO MATCH EXISTING.
TIMBER CLADDING	SELECTED SUITABLE EXTERIOR TIMBER STAIN & CLEAR FINISH
GUTTERS	SELECTED COLORBOND FINISH TO EAVES GUTTERS OF SHED
DOWNPIPES	SELECTED COLORBOND FINISH TO VISIBLE DOWNPIPES OF SHED
FASCIAS	SELECTED PAINT FINISH TO TIMBER FASCIAS, BARGEBOARDS & TIMBER FRETWOR
WINDOWS	SELECTED PAINT FINISH OR STAIN & CLEAR FINISH TO TIMBER FRAMES AS PER SCHEDULE
DOORS	SELECTED PAINT FINISH OR STAIN & CLEAR FINISH TO TIMBER DOORS & FRAMES AS PER SCHEDULE
DRIVEWAY/PATHS	COMPACTED 'DROMANA TOPPINGS' ON CRUSHED ROCK BASE
TERRACES	RANDOM STONE PAVING ON CONCRETE SLAB BASE

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10 MAR 2016
Building Regulations and the Building Act
Building Surveyor, Michael Shaw BSU-1165

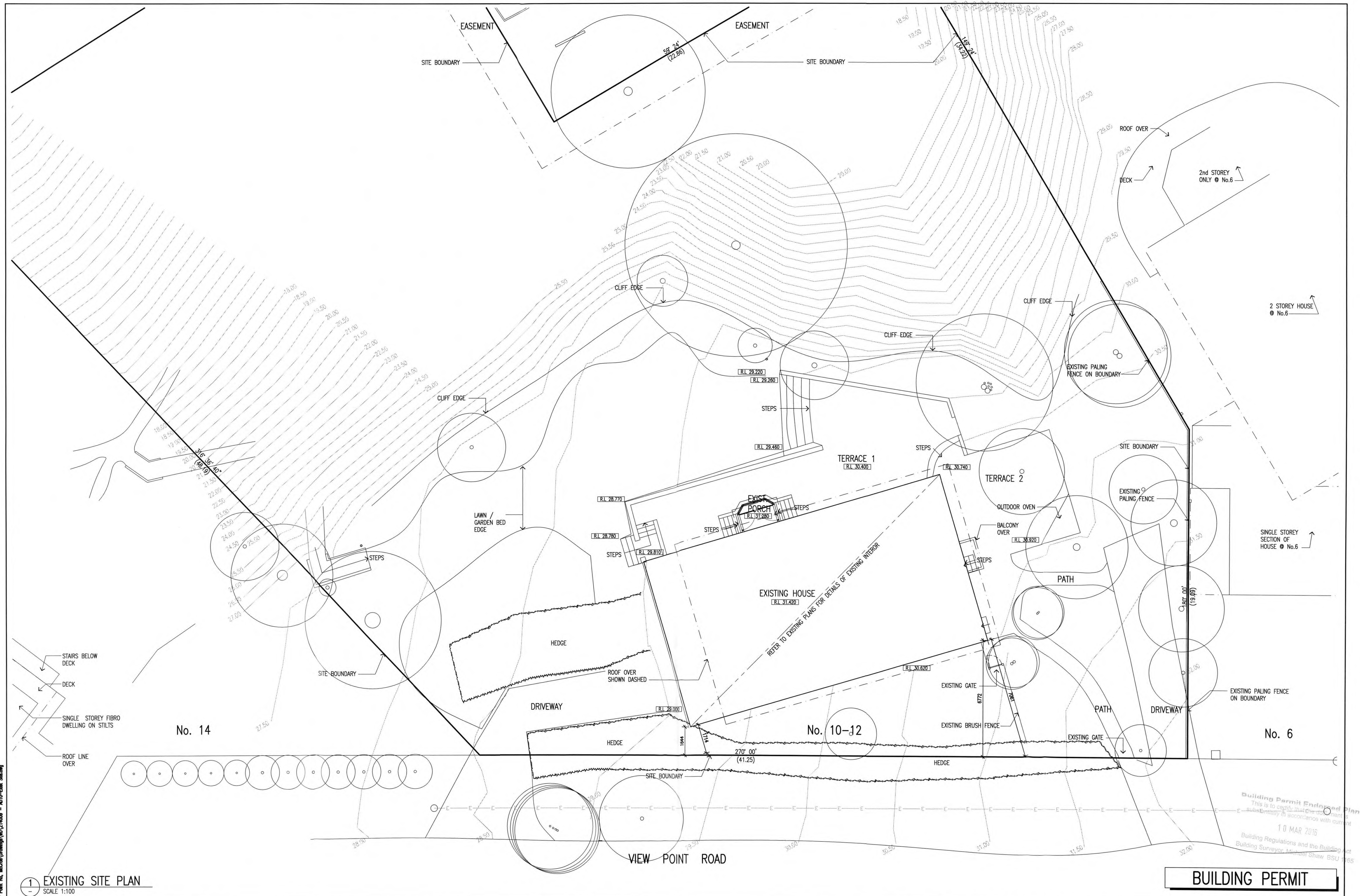
BUILDING PERMIT

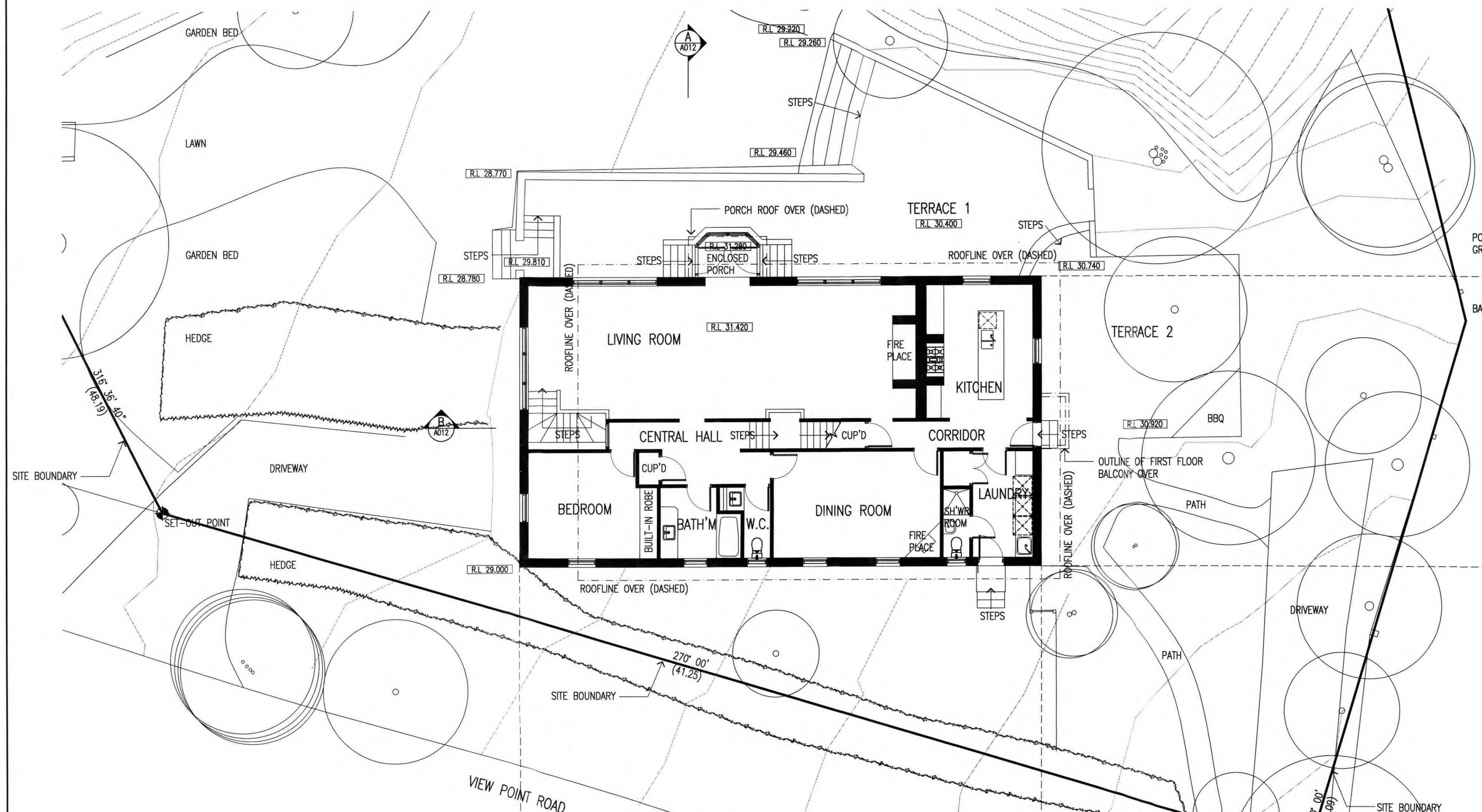
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	B	ADDITIONAL NOTES FOR BUILDING PERMIT	10/02/16	NS

JDA architects

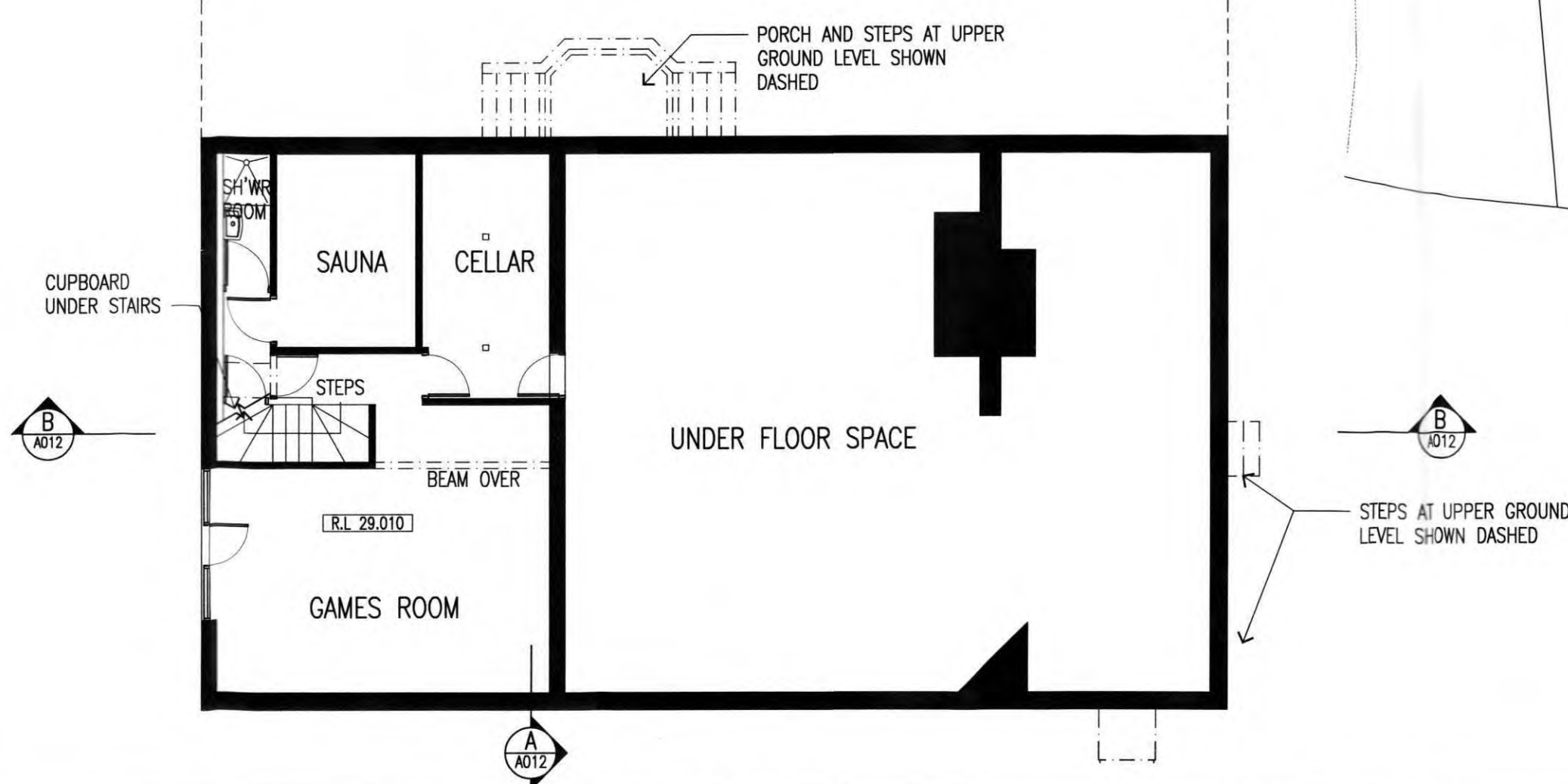
239 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 jda@jdaarchitects.com.au

PROJECT	ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD			TITLE	GENERAL NOTES		
ADDRESS	10-12 VIEW POINT ROAD McCRAE			SCALE	DRAWN	DATE DRAWN	PLOT DATE
CLIENT	GERRY & BRONWYN BORGHESI			NTS	NS	JAN 2016	16/02/2016
	PROJECT No.	DRG No.	REV No.				
	214009	A00	B				

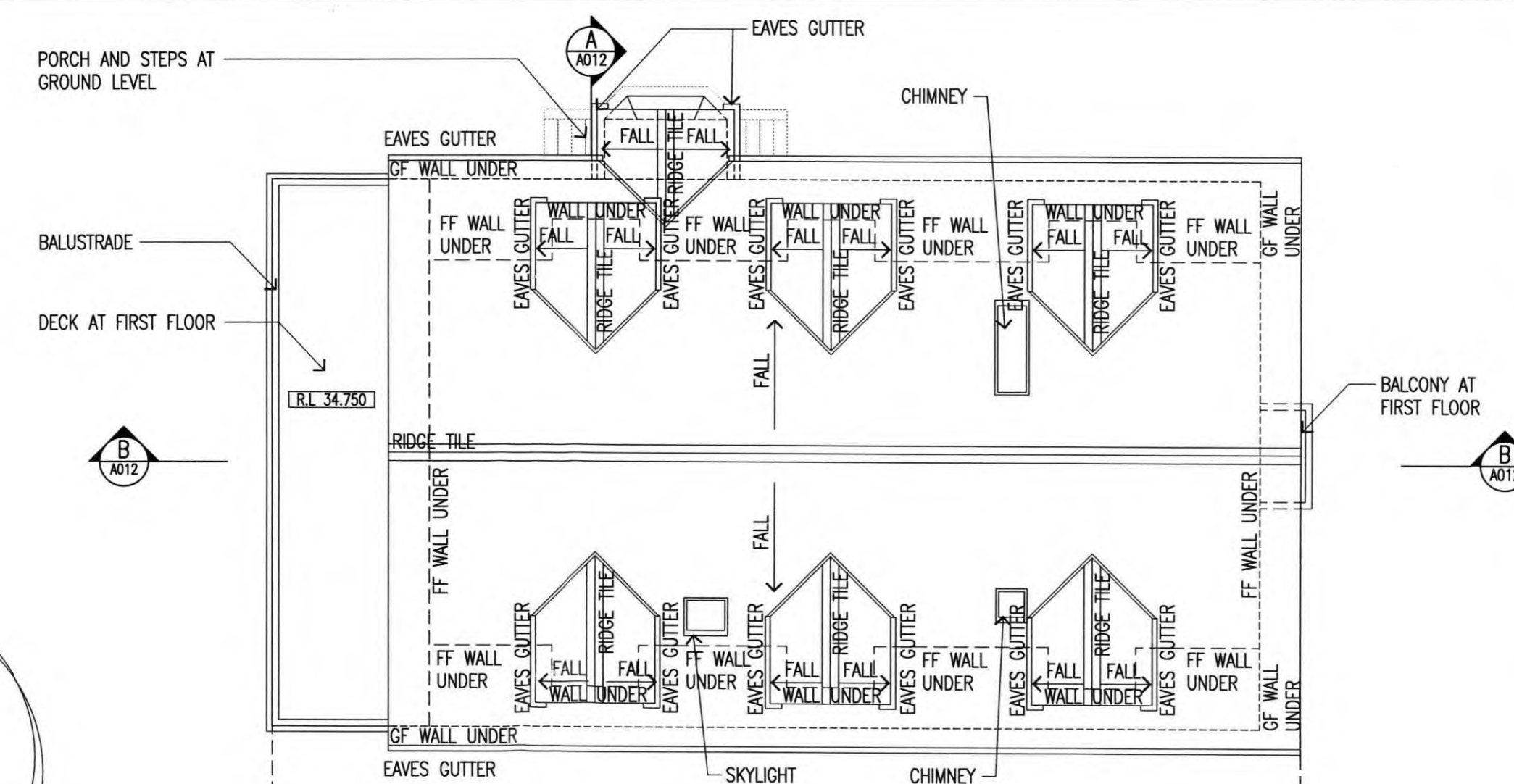




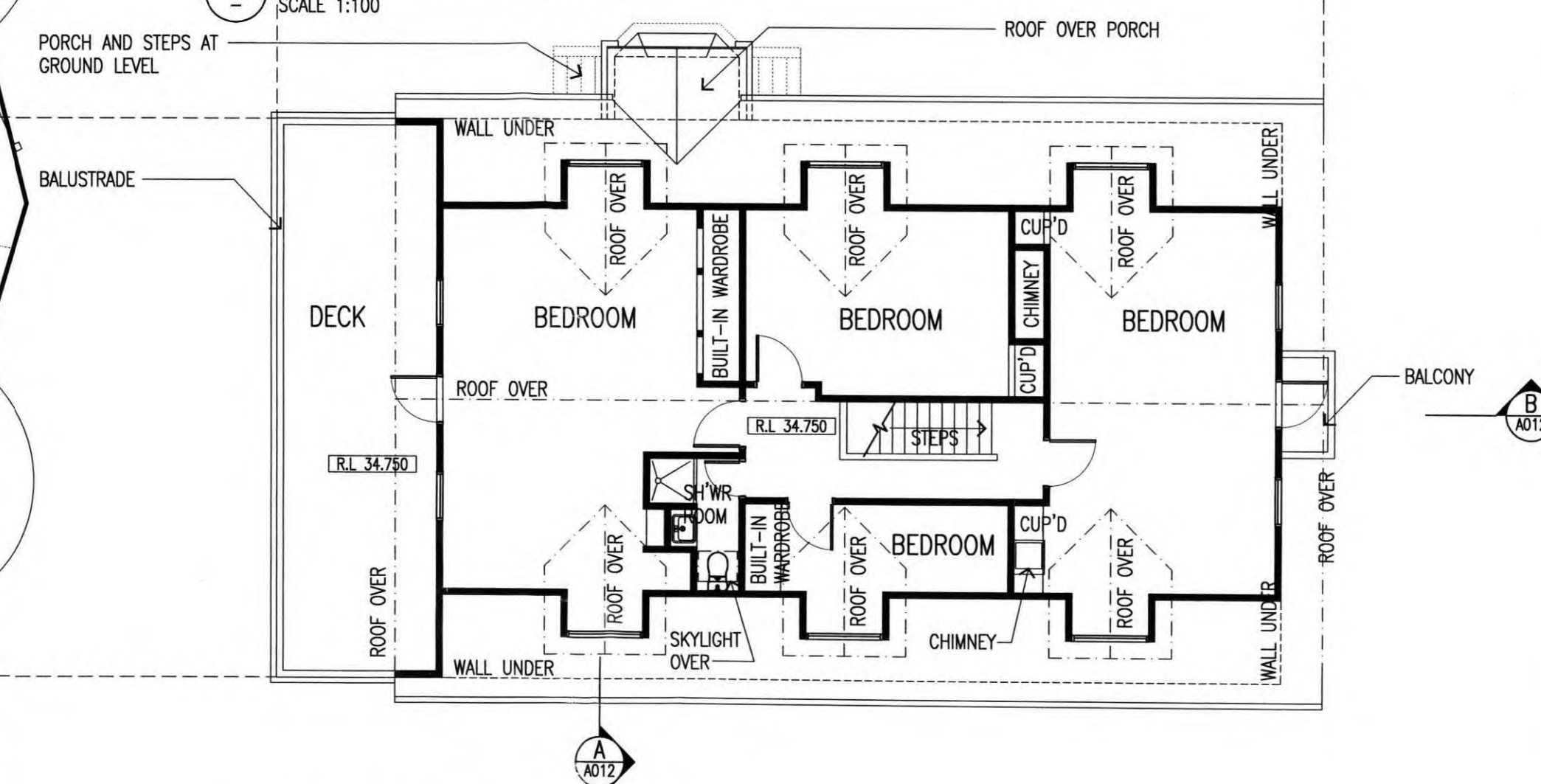
1 EXISTING GROUND FLOOR PLAN
SCALE 1:100



2 EXISTING LOWER GROUND FLOOR PLAN
SCALE 1:100



3 EXISTING ROOF PLAN
SCALE 1:100



4 EXISTING FIRST FLOOR PLAN
SCALE 1:100

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JD architects

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PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD
ADDRESS 10-12 VIEW POINT ROAD McCRAE
CLIENT GERRY & BRONWYN BORGHESI

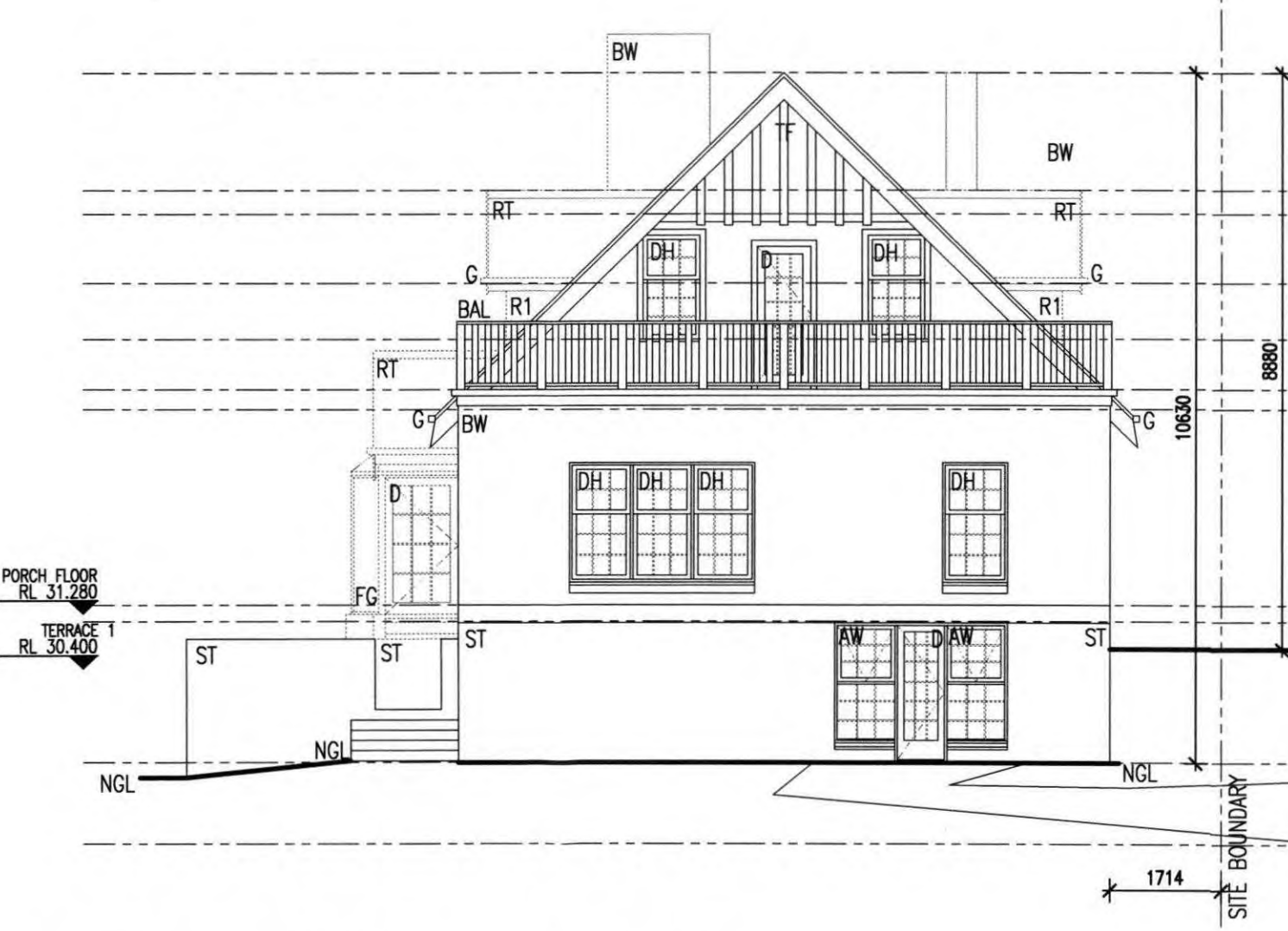
BUILDING PERMIT

TITLE EXISTING FLOOR PLANS AND ROOF PLAN
SCALE 1:100
DRAWN NS
DATE MAY 2014
PLOT DATE 16/02/2016
PROJECT No. 214009
DRG No. A011
REV No. A

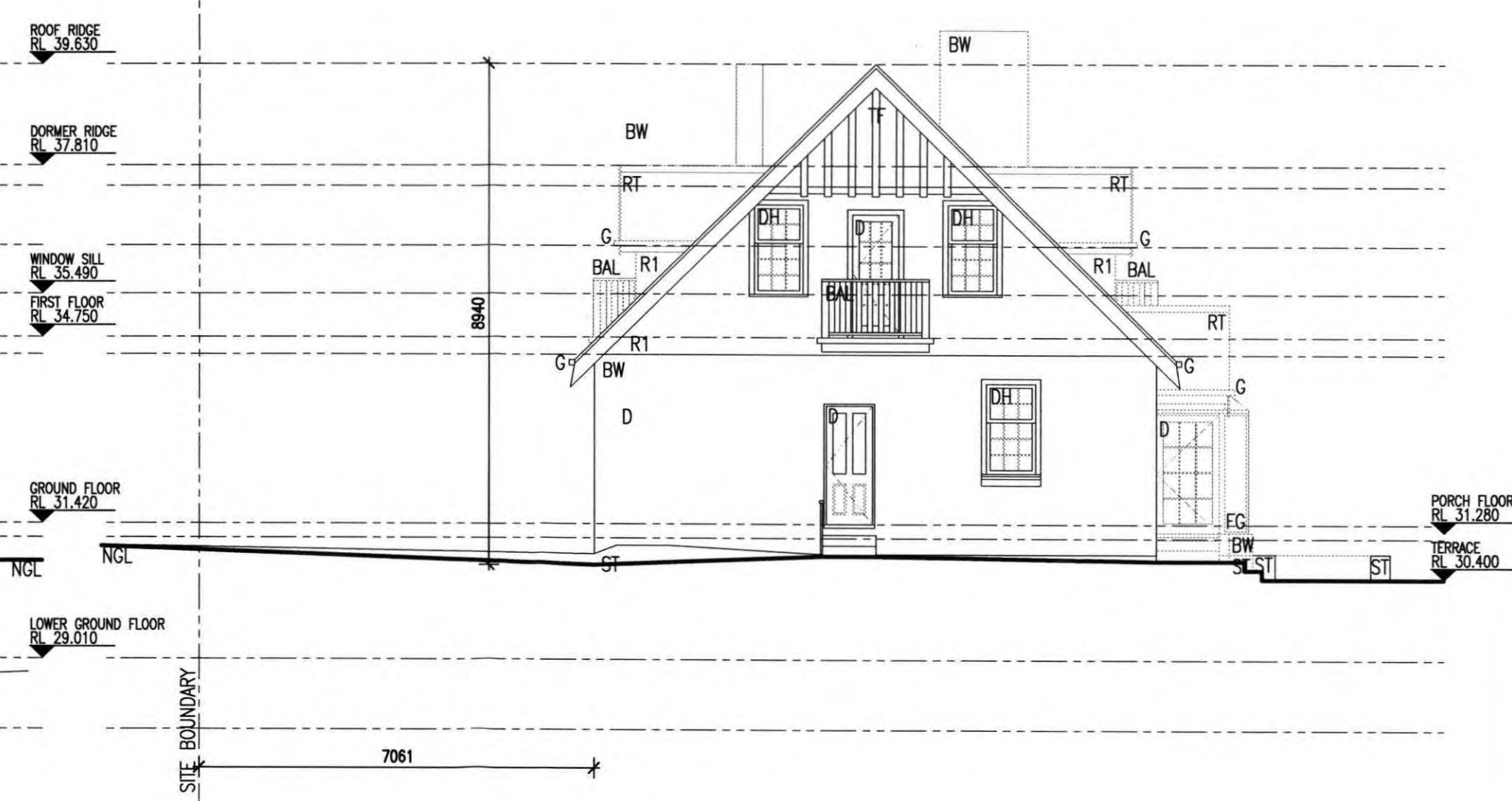
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1 EXISTING NORTH-WEST ELEVATION
SCALE 1:100

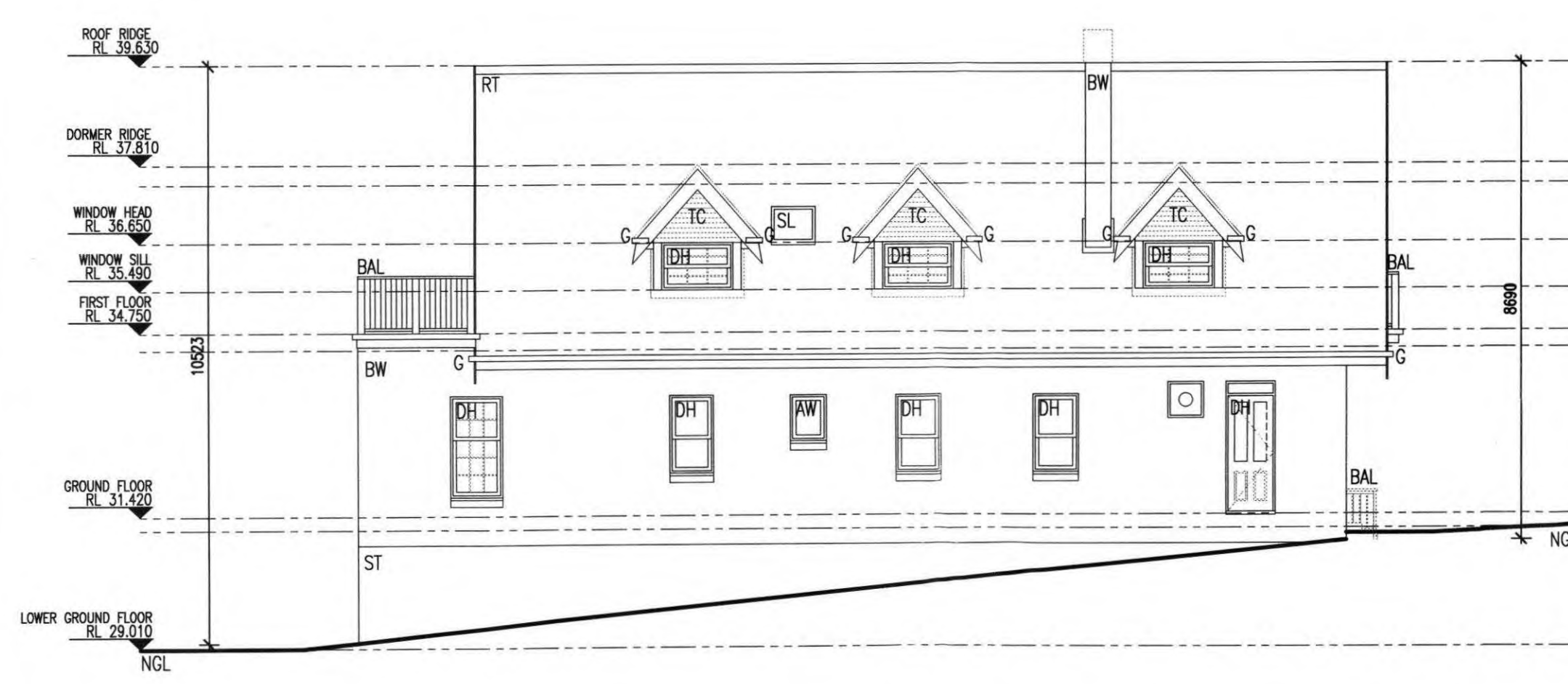


2 EXISTING SOUTH-WEST ELEVATION
SCALE 1:100

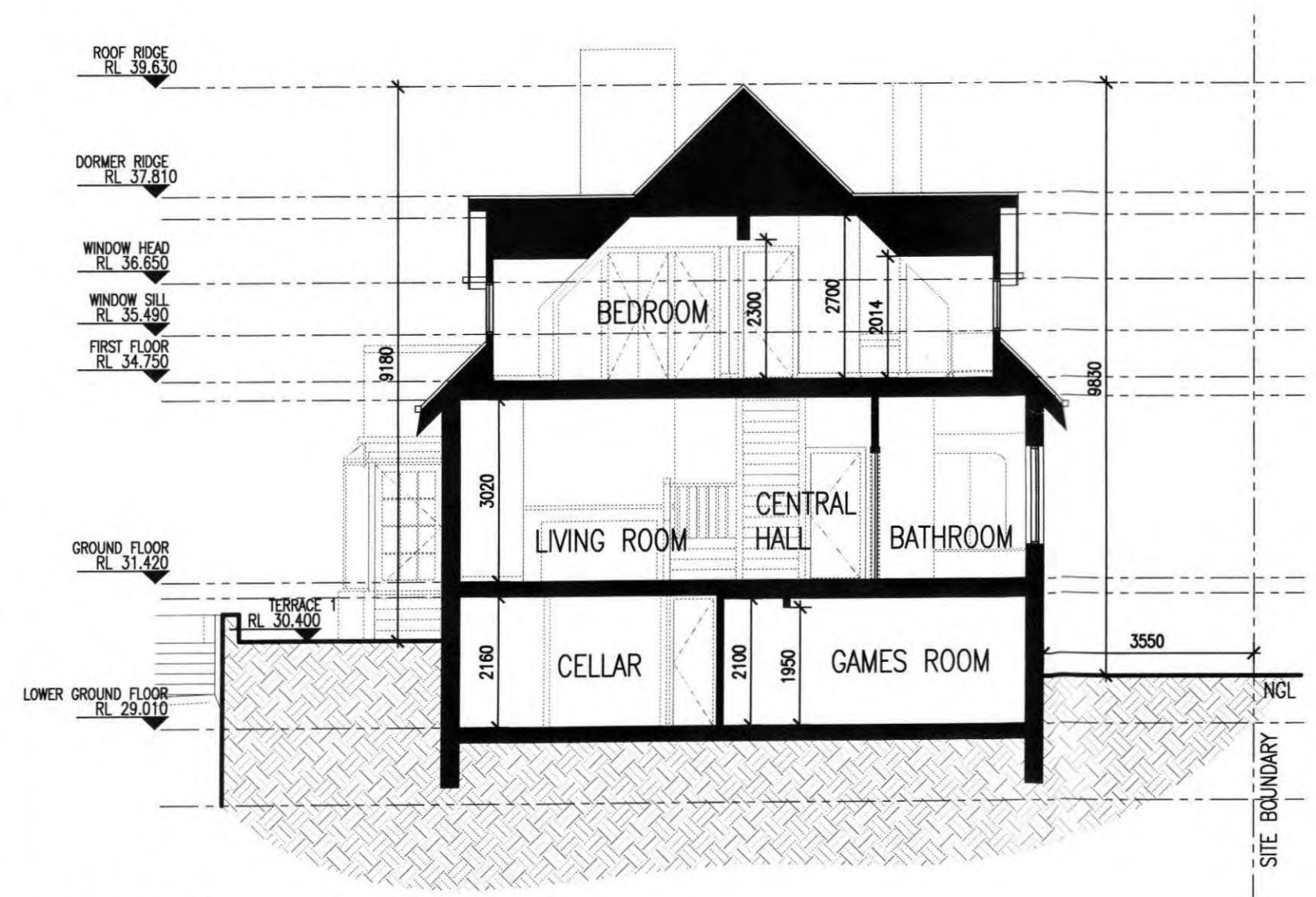


3 EXISTING NORTH-EAST ELEVATION
SCALE 1:100

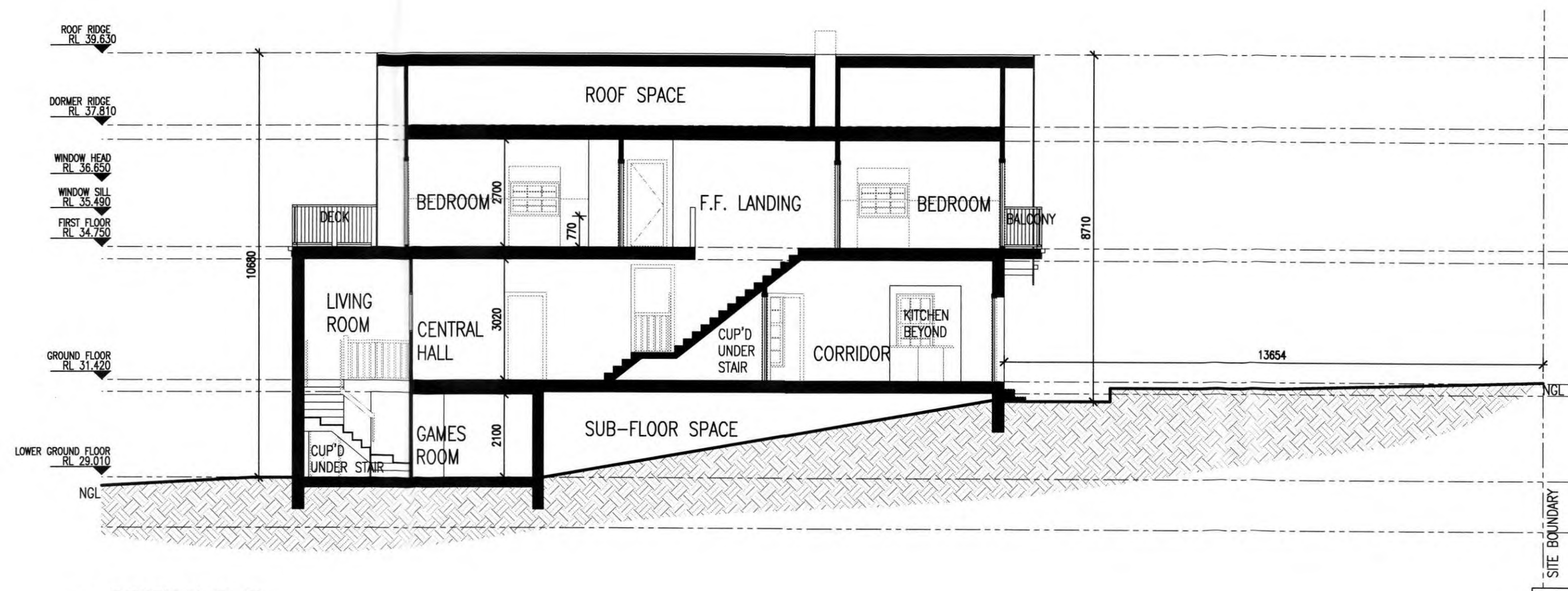
LEGEND			
AW	- AWNING WINDOW	DH	- DOUBLE HUNG WINDOW
BAL	- TIMBER BALUSTRADE	G	- EAVES GUTTER
BW	- BRICKWORK WALL (PAINTED)	FG	- FIXED GLAZING
CB	- COLORBOND FLASHING / CAPPING	NGL	- NATURAL GROUND LEVEL
D	- HINGED DOOR	R1	- RENDER FINISH
		RT	- ROOF TILES
		SL	- SKY LIGHT
		ST	- STONE WALL
		TC	- TIMBER CLADDING
		TF	- TIMBER FRETWORK



4 EXISTING SOUTH-EAST ELEVATION
SCALE 1:100



5 SECTION A-A
SCALE 1:100



6 SECTION B-B
SCALE 1:100

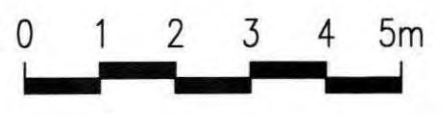
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A	BUILDING PERMIT ISSUE	29/01/16	NS

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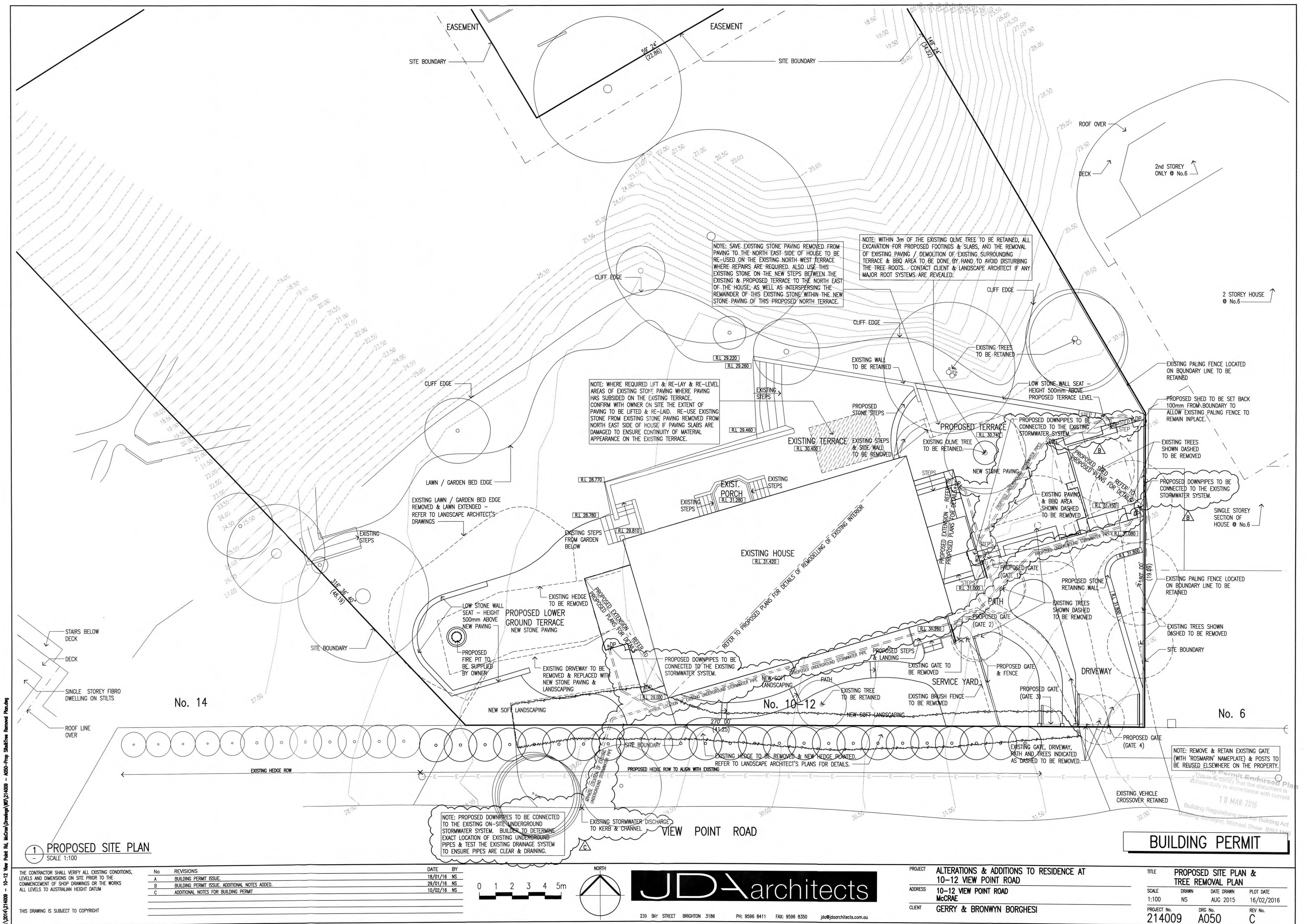


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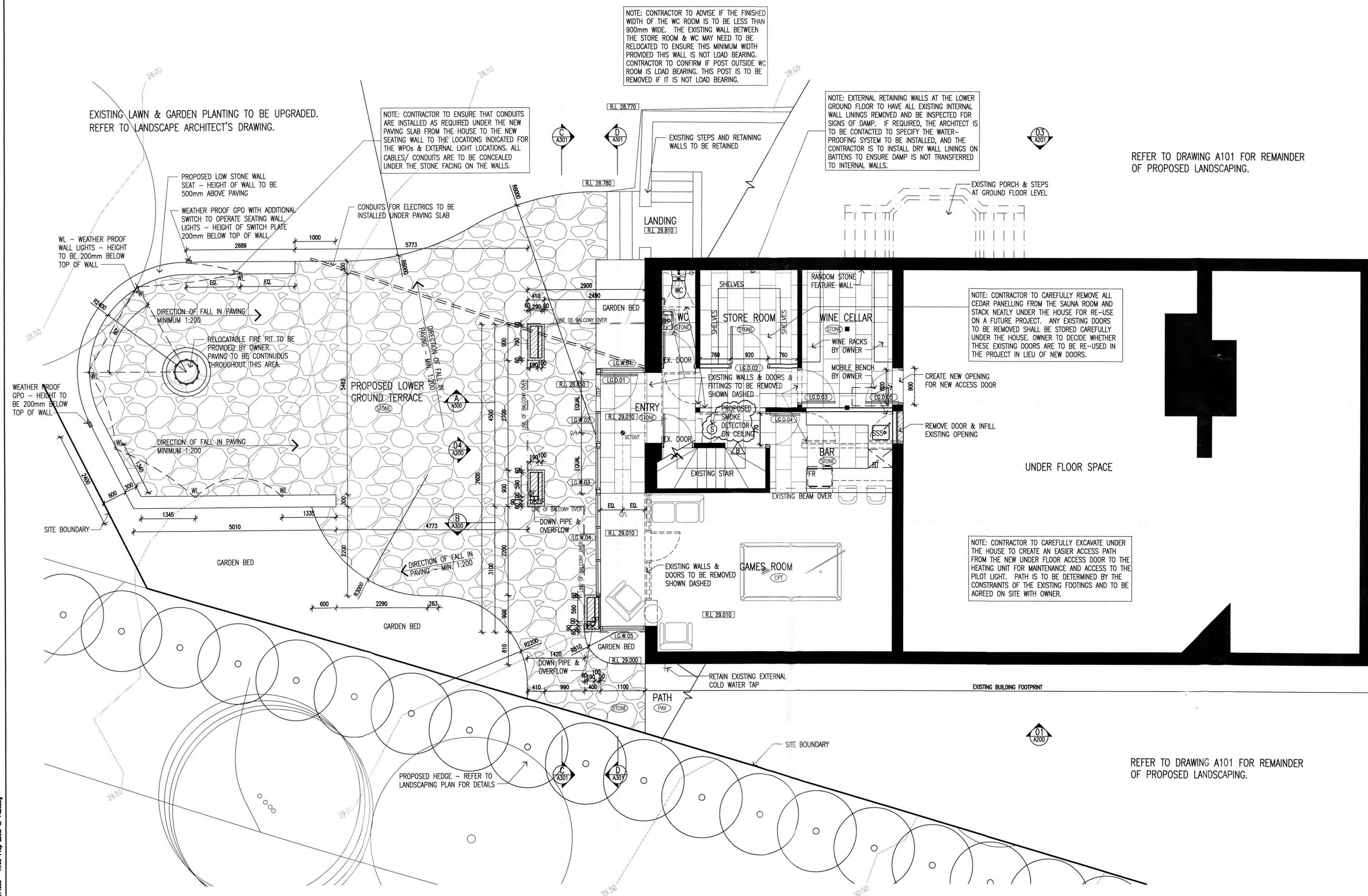
PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD
ADDRESS 10-12 VIEW POINT ROAD McCRAE
CLIENT GERRY & BRONWYN BORGHESE

EXISTING ELEVATIONS AND SECTIONS A-A & B-B			
SCALE 1:100	DRAWN NS	DATE DRAWN MAY 2014	PLOT DATE 16/02/2016
PROJECT No. 214009	DRG No. A012	REV No. A	



LEGEND

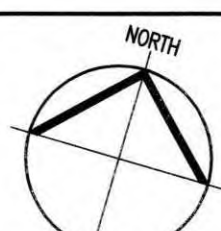
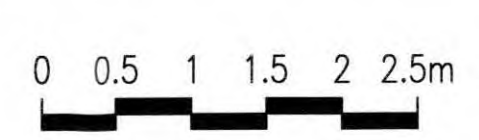
	EXISTING WALLS
	DEMOLITION
	PROPOSED BLOCKWORK WALLS
	PROPOSED STUD WALLS
	PROPOSED DRESSED STONE WALLS



1 PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:50

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR THE WORKS ALL LEVELS TO AUSTRALIAN HEIGHT DATUM

No	REVISIONS	DATE	BY
A	BUILDING PERMIT ISSUE	29/01/16	NS
B	ADDITIONAL NOTES FOR BUILDING PERMIT	10/02/16	NS



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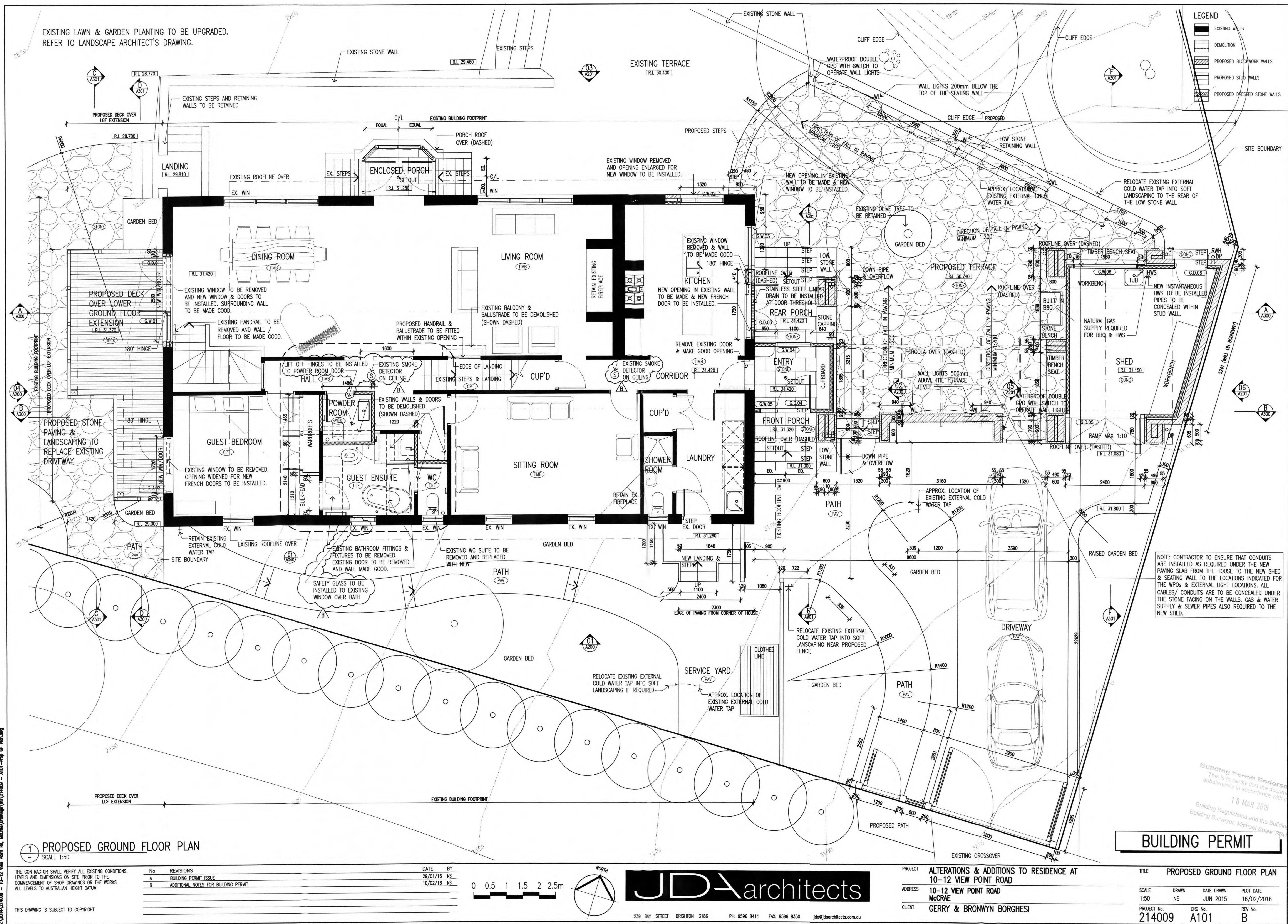
PROJECT	ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD
ADDRESS	10-12 VIEW POINT ROAD McCRAE
CLIENT	GERRY & BRONWYN BORGHESI

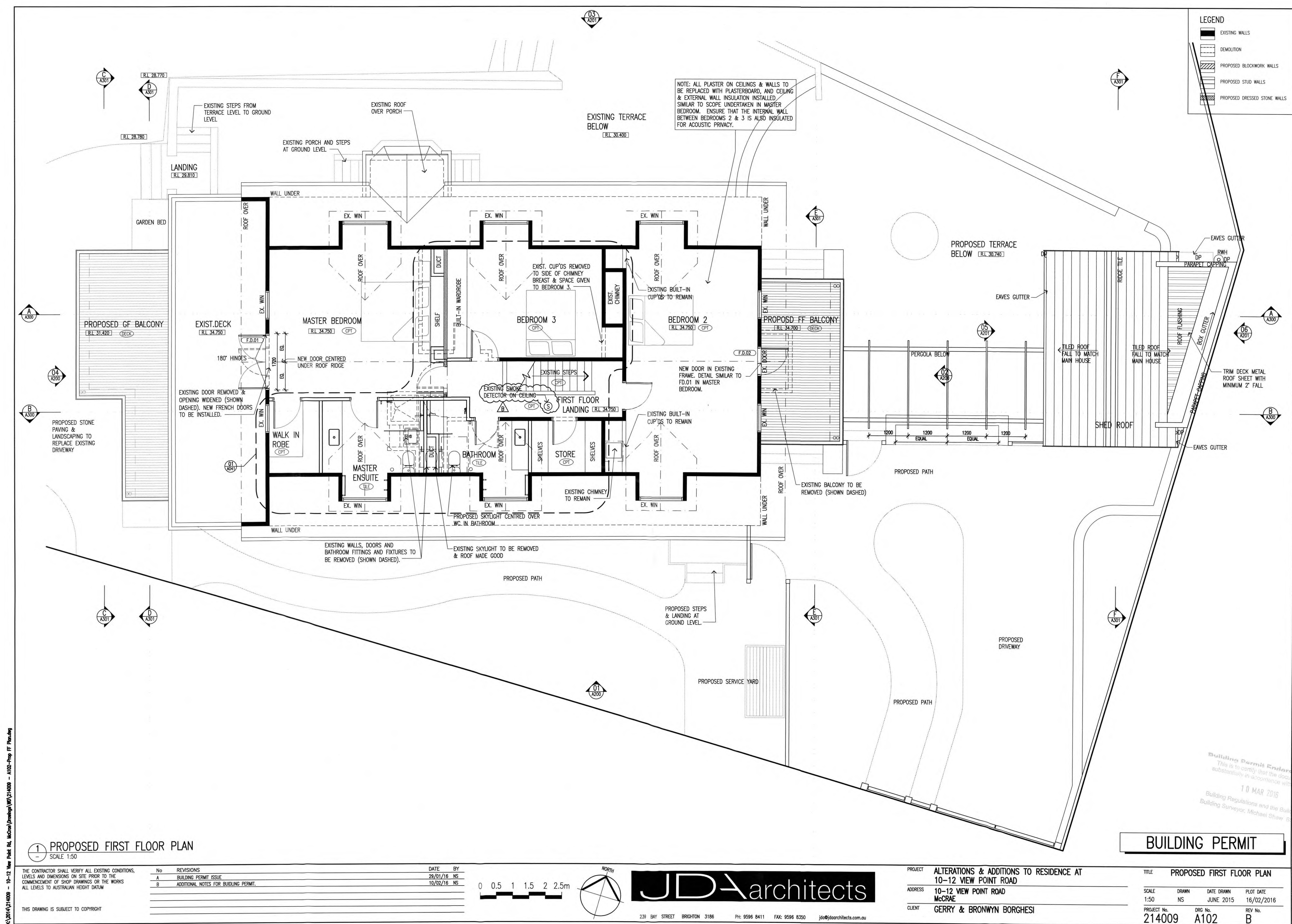
TITLE	PROPOSED LOWER GROUND FLOOR PLAN
SCALE	1:50
DATE	JUN 2015
DATE	16/02/2016
PROJECT No.	214009
DRG No.	A100
REV No.	B

BUILDING PERMIT

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10 MAR 2016

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ELECTRICAL LEGEND

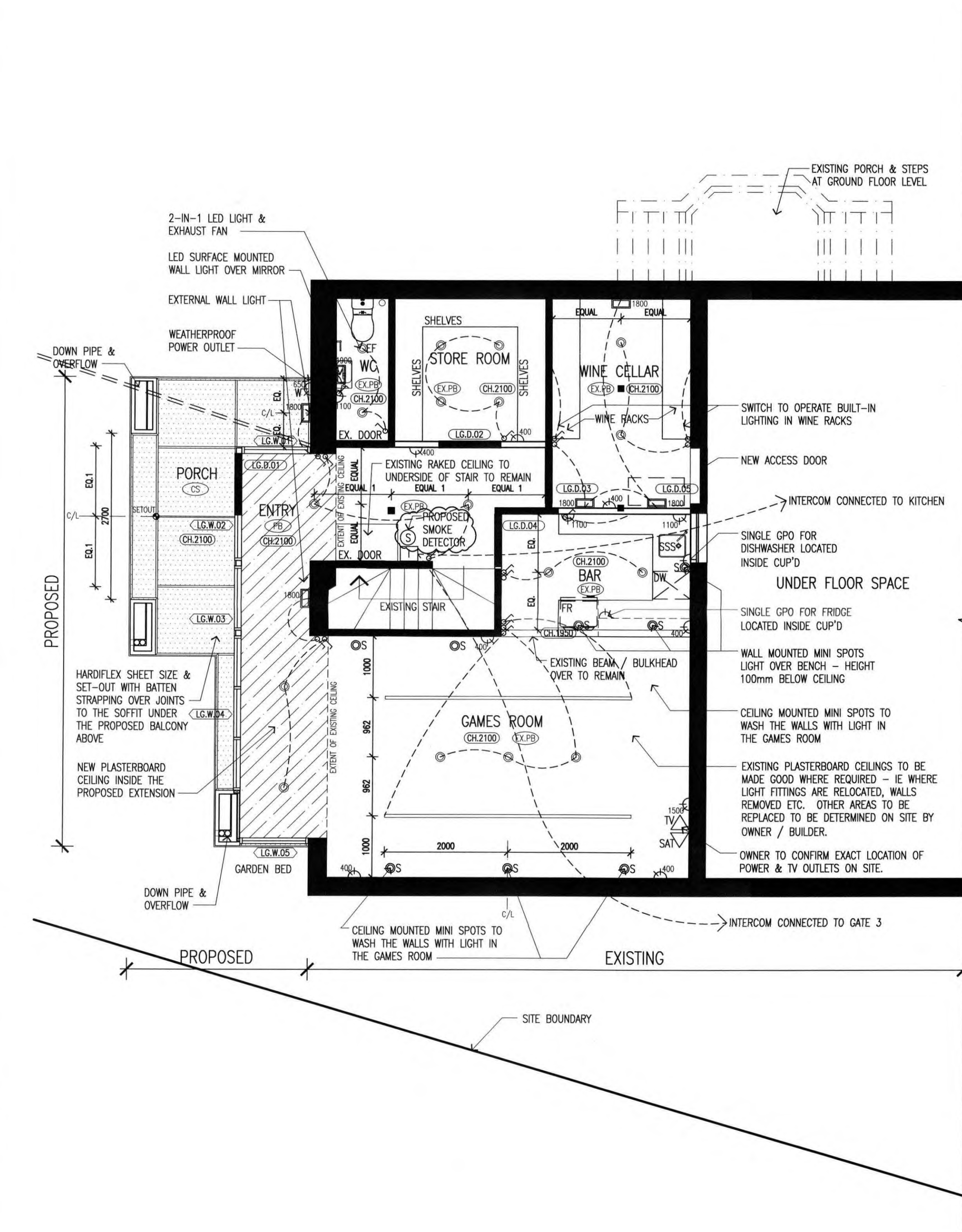
- LIGHT SWITCH
- LIGHT SWITCH WITH DIMMER
- TWO WAY LIGHT SWITCH
- TWO WAY LIGHT SWITCH WITH DIMMER
- LED STRIPLIGHT (RECESSED)
- INTERCOM

- WL WALL LIGHT
- LED DOWNLIGHT (RECESSED)
- PENDANT LIGHT
- SINGLE GENERAL PURPOSE OUTLET
- DOUBLE GENERAL PURPOSE OUTLET
- LED SURFACE MOUNTED FITTING

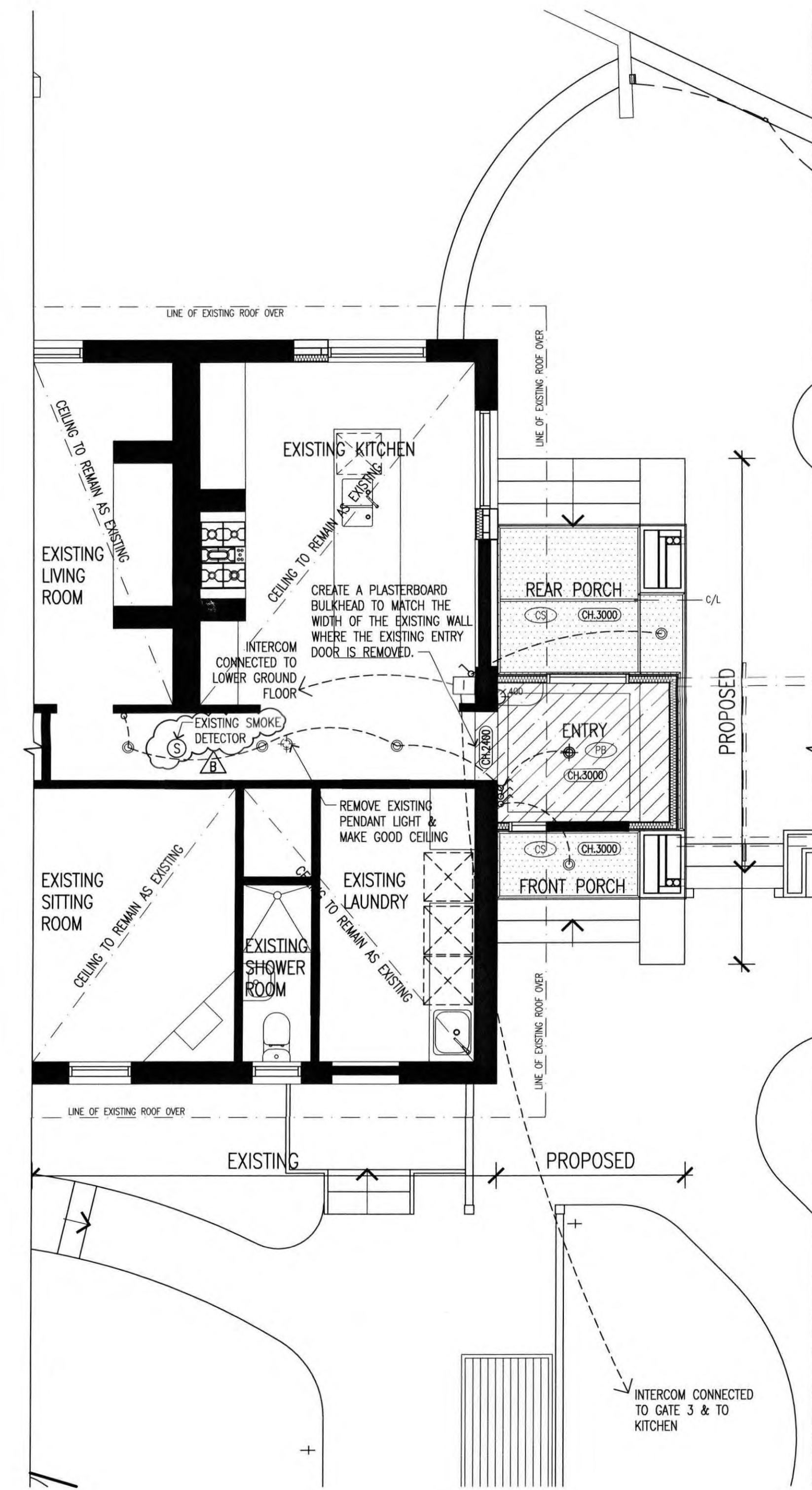
- EF EXHAUST FAN
- SENSOR LIGHT
- TV AERIAL
- SAT TV (SATELLITE)
- LED MINI SPOT LIGHT
- WEATHERPROOF POWER OUTLET

FINISHES LEGEND

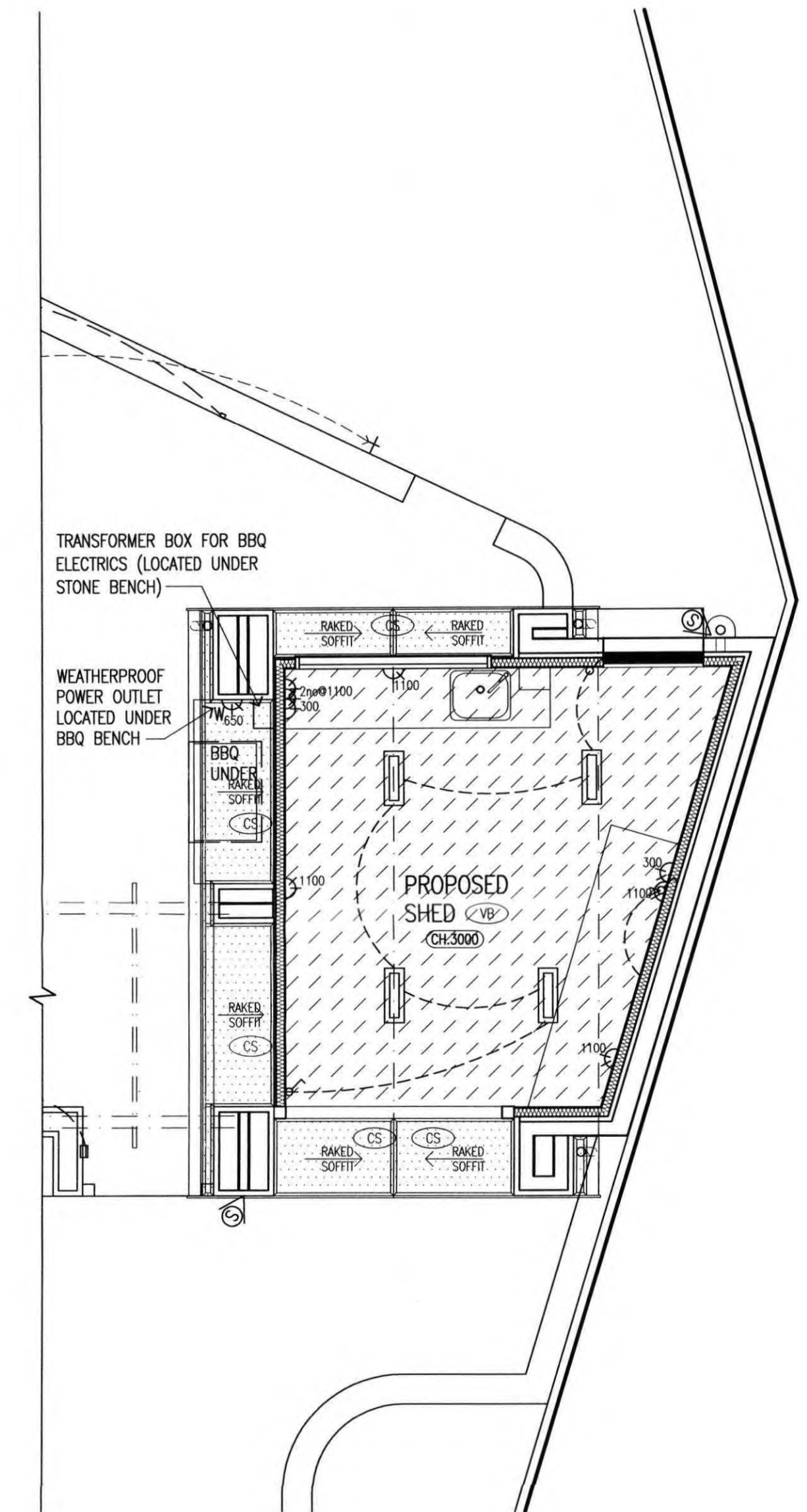
- PB 10mm STANDARD PLASTERBOARD
- CS CEMENT SHEET - JAMES HARDIE HARDIFLEX 6mm THICK (OR SIMILAR) WITH TIMBER BATTEN DETAIL
- VB VILLABOARD - JAMES HARDIE - 6mm THICK WITH TAPED FLUSH JOINT INSTALLATION
- EX-PB EXISTING PLASTERBOARD TO BE MADE GOOD WHERE REQUIRED BEFORE PAINTING



1 REFLECTED CEILING PLAN L.G.F.
SCALE 1:50



2 REFLECTED CEILING PLAN G.F. ENTRY / PORCH EXTENSION
SCALE 1:50



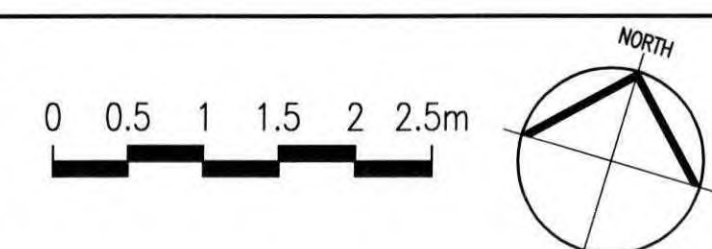
3 REFLECTED CEILING PLAN SHED
SCALE 1:50

NOTE: ARTIFICIAL LIGHTING ALLOWANCES & CONTROLS
FOR ALL NEW BUILDINGS, AND ADDITIONS / ALTERATIONS TO THE EXISTING, THE LAMP POWER DENSITY IS TO COMPLY WITH NCSS VOLUME 2 BCA CLASS 1 & CLASS 10 BUILDINGS - SECTION 3.12.5.5 ARTIFICIAL LIGHTING.
THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY FOR ARTIFICIAL LIGHTING MUST NOT EXCEED:
(i) 5 W/m² IN A CLASS 1 BUILDING; AND
(ii) 4 W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING; AND
(iii) 3 W/m² IN A CLASS 10a BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.

BUILDING PERMIT

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR THE WORKS ALL LEVELS TO AUSTRALIAN HEIGHT DATUM

No	REVISIONS	DATE	BY
A	BUILDING PERMIT ISSUE	05/02/16	NS
B	ADDITIONAL NOTES FOR BUILDING PERMIT	10/02/16	NS



JD architects

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PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD
ADDRESS 10-12 VIEW POINT ROAD
CLIENT GERRY & BRONWYN BORGHESI

SCALE	DRAWN	DATE DRAWN	PLOT DATE
1:50	NS	OCT 2015	16/02/2016
PROJECT No.	DRG No.	REV No.	
214009	A105	B	



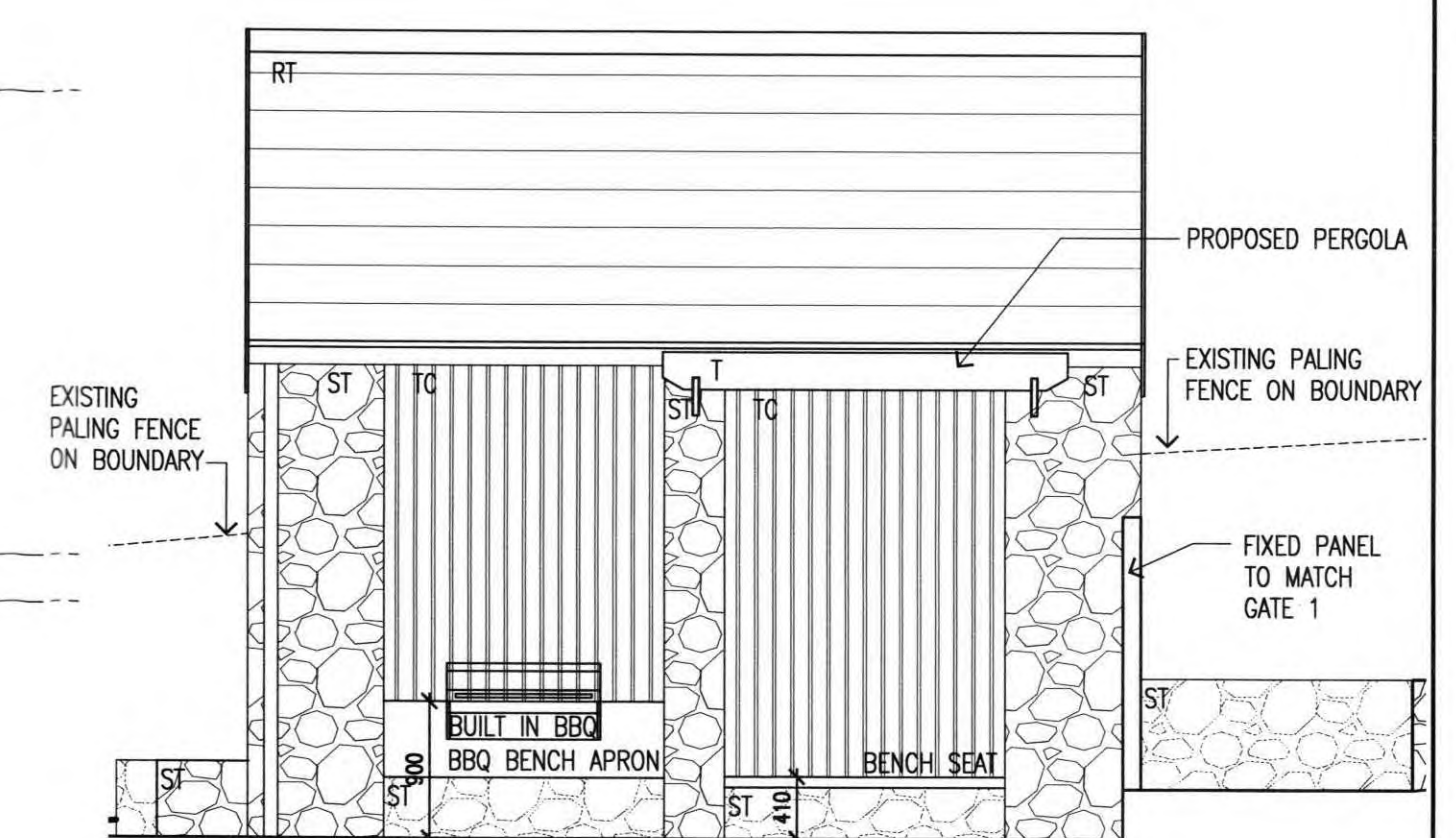
239 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 ida@idaarchitects.com.au

BUILDING PERMIT

TITLE PROPOSED ELEVATIONS - ELEVATIONS 3, 5 & 6			
SCALE 1:50	DRAWN NS	DATE DRAWN JUNE 2015	PLOT DATE 16/02/2016
PROJECT No. 214009	DRG No. A201	REV No. B	

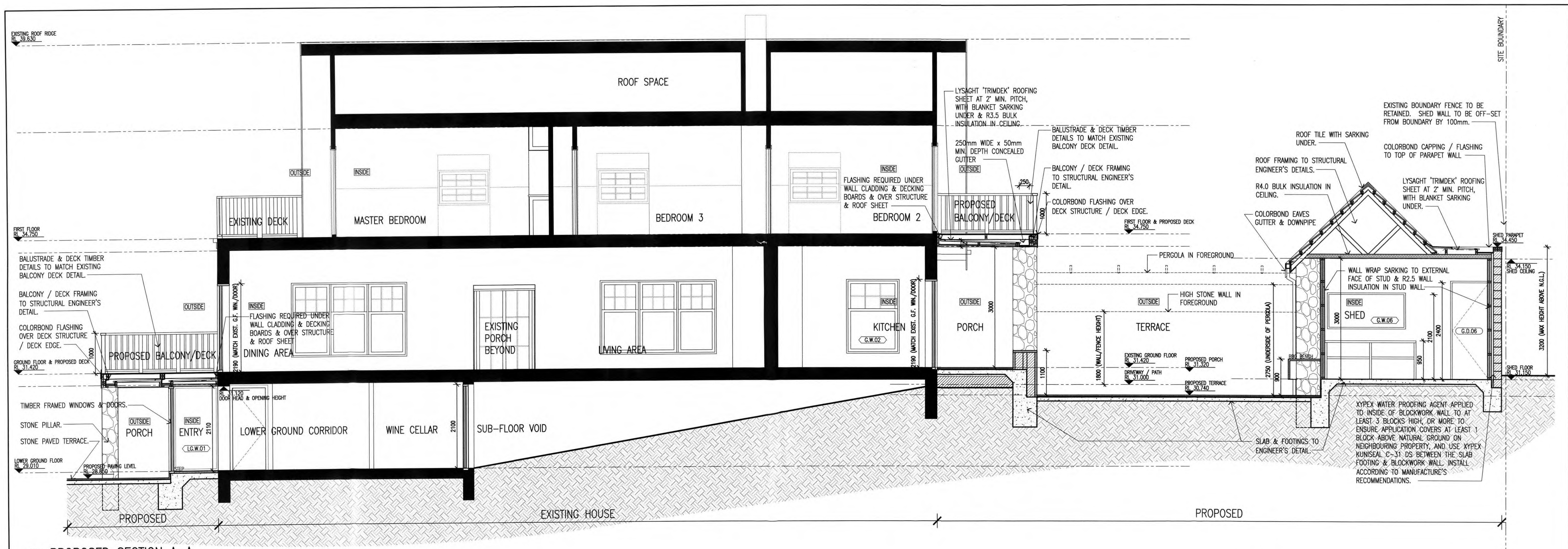
LEGEND

AW - AWNING WINDOW	DH - DOUBLE HUNG WINDOW	RT - ROOF TILES
BAL1 - TIMBER BALUSTRADE	FG - FIXED GLAZING	SL - SKY LIGHT
BW - BRICKWORK WALL (PAINTED)	G - EAVES GUTTER	ST - STONE WALL
CB - COLORBOND FLASHING / CAPPING	L - LOUIRES	T - TIMBER STRUCTURE
CS - CEMENT SHEET CLADDING	NGL - NATURAL GROUND LEVEL	TC - TIMBER CLADDING
CD - HINGED DOOR	RL - RENDER FINISH	TF - TIMBER FIREWORK

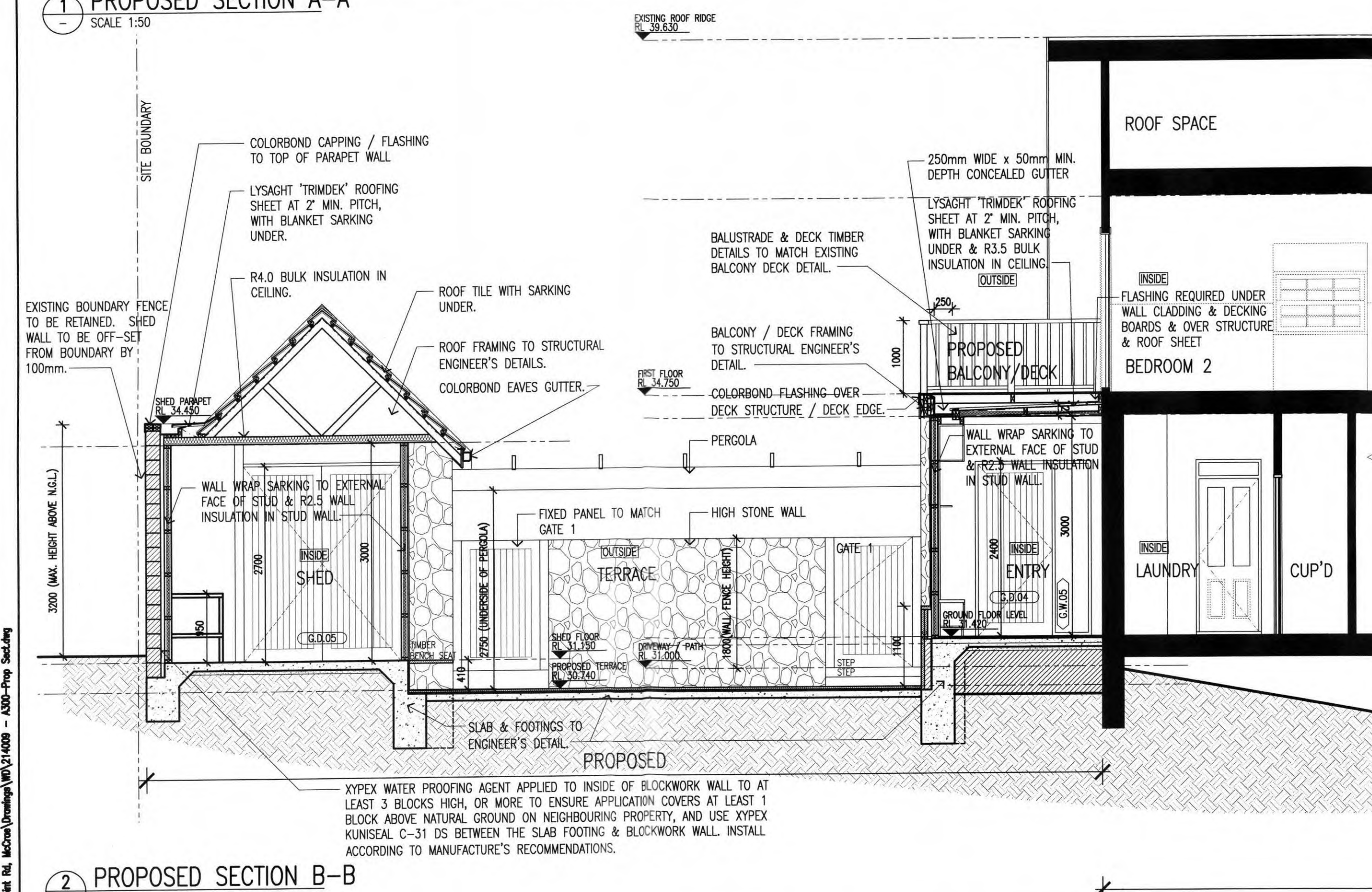


6 PROPOSED SHED SOUTH-WEST ELEVATION
SCALE 1:50

Building Permit Endorsed Plan
This is to certify that the document is
substantially in accordance with current
REGULATION
10 MAR 2016
Building Regulations and the Building Act
Building Surveyor, Michael Shaw BSU 1165



1 PROPOSED SECTION A-A
SCALE 1:50



2 PROPOSED SECTION B-B
SCALE 1:50

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR THE WORKS ALL LEVELS TO AUSTRALIAN HEIGHT DATUM

No	REVISIONS	DATE	BY
A	BUILDING PERMIT ISSUE	04/02/16	NS
B	ADDITION OF WATERPROOF NOTE TO SHED WALL	16/02/16	NS

0 0.5 1 1.5 2 2.5m

JDA architects

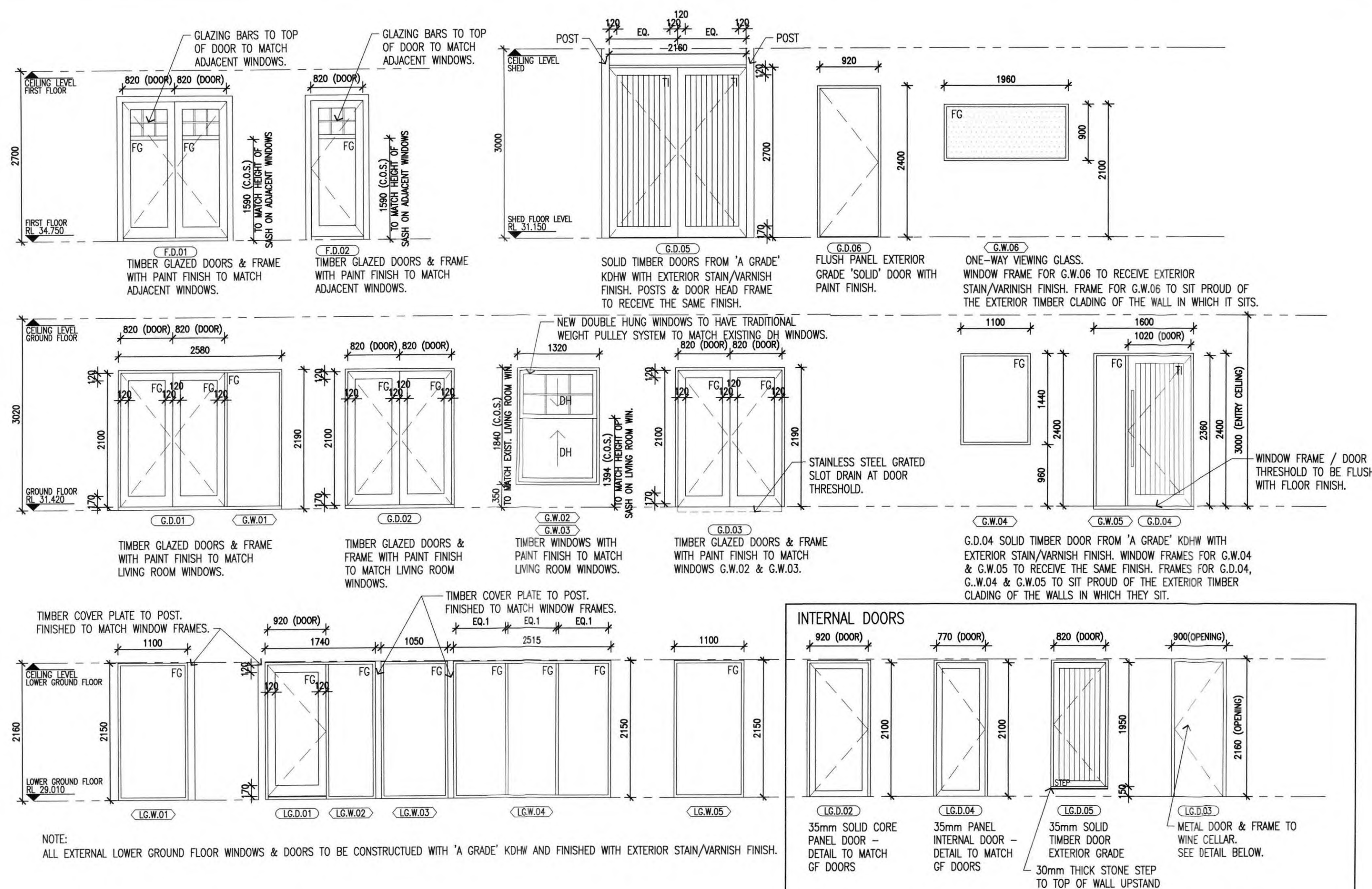
239 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 jda@jdaarchitects.com.au

PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD
ADDRESS 10-12 VIEW POINT ROAD McCRAE
CLIENT GERRY & BRONWYN BORGHESE

BUILDING PERMIT

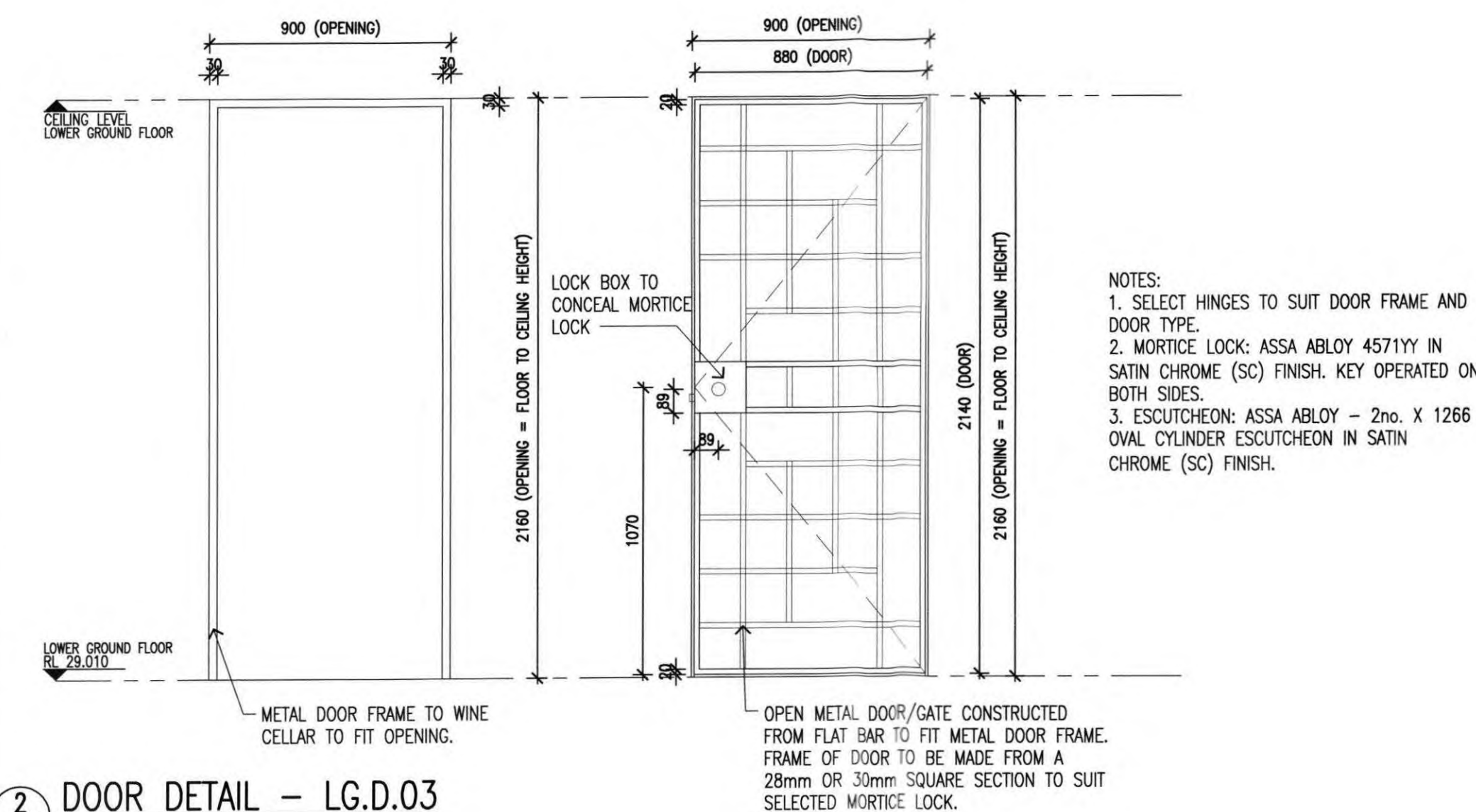
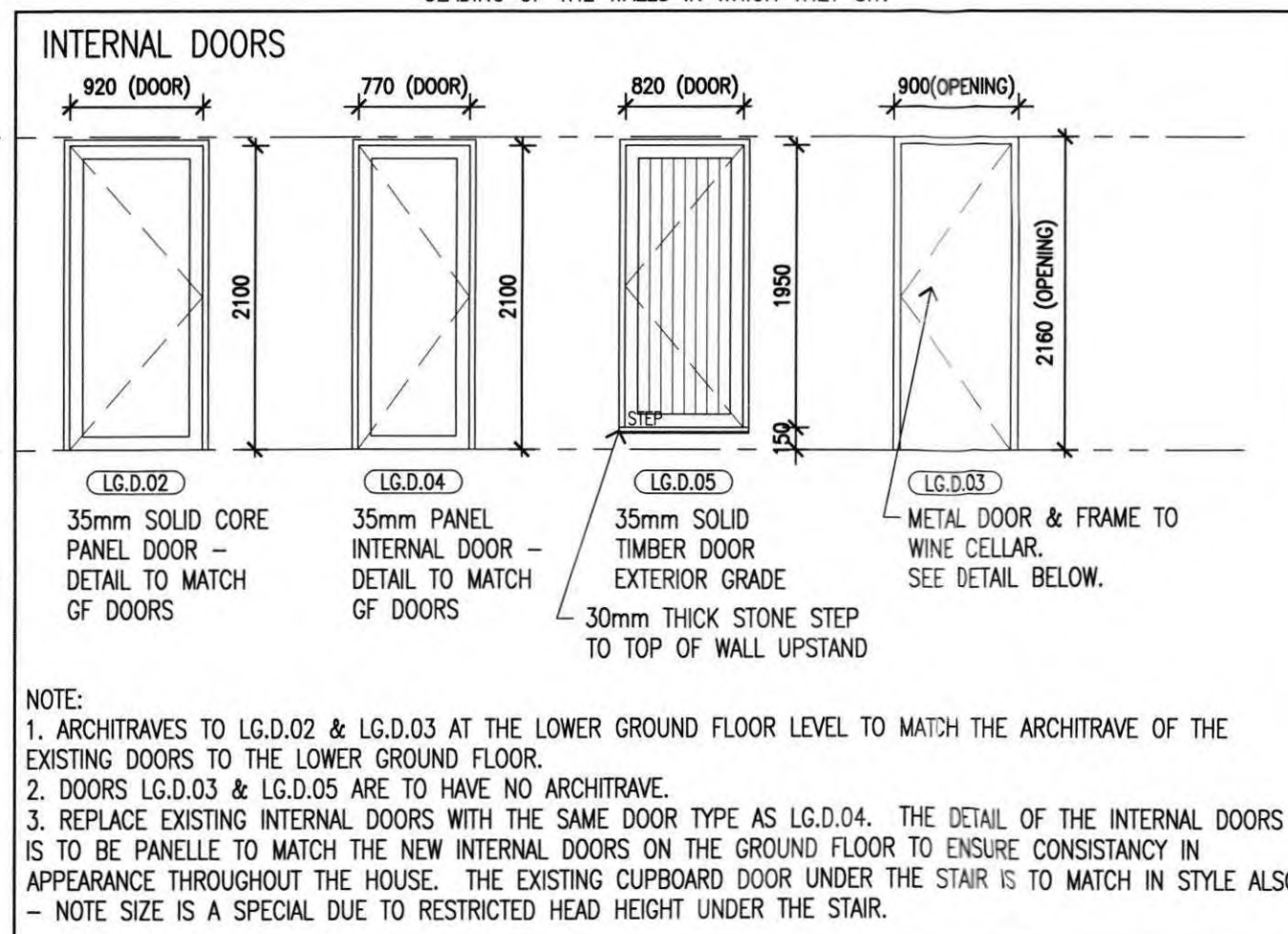
TITLE PROPOSED SECTIONS - SHEET 1
SECTIONS A-A & B-B
SCALE 1:50
DRAWN NS
DATE DRAWN JUNE 2015
PLOT DATE 16/02/2016
PROJECT No. 214009
DRG No. A300
REV No. B

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10 MAR 2016
Building Regulations and the Building Act
Building Surveyor, Michael Shaw, BSU 146



1 WINDOW & DOOR SCHEDULE

SCALE 1:50



THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR THE WORKS.
 ALL LEVELS TO AUSTRALIAN HEIGHT DATUM

THIS DRAWING IS SUBJECT TO COPYRIGHT

No	REVISIONS	DATE	BY
A	BUILDING PERMIT ISSUE	29/01/16	NS

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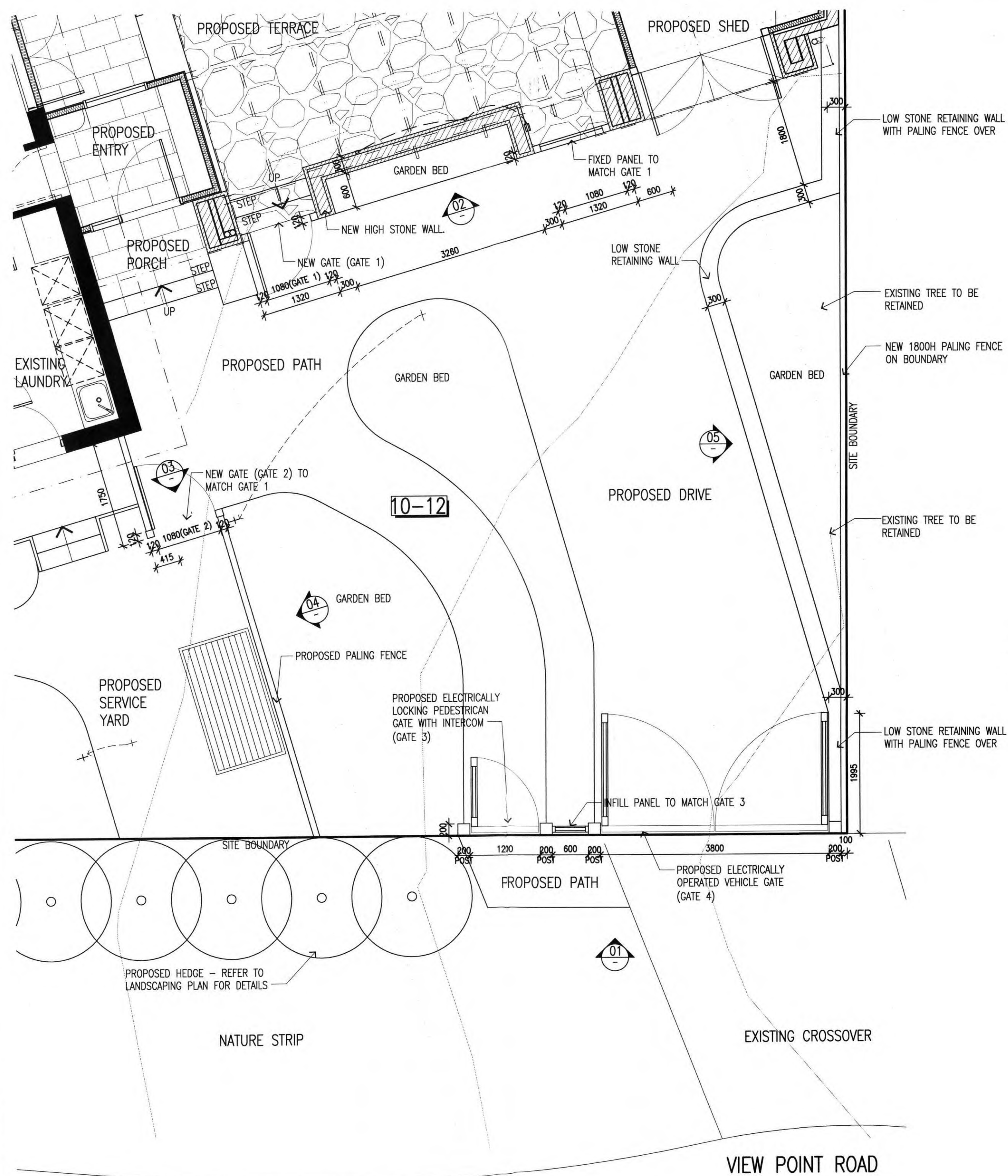
PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD
 ADDRESS 10-12 VIEW POINT ROAD McCRAE
 CLIENT GERRY & BRONWYN BORGHESI

BUILDING PERMIT

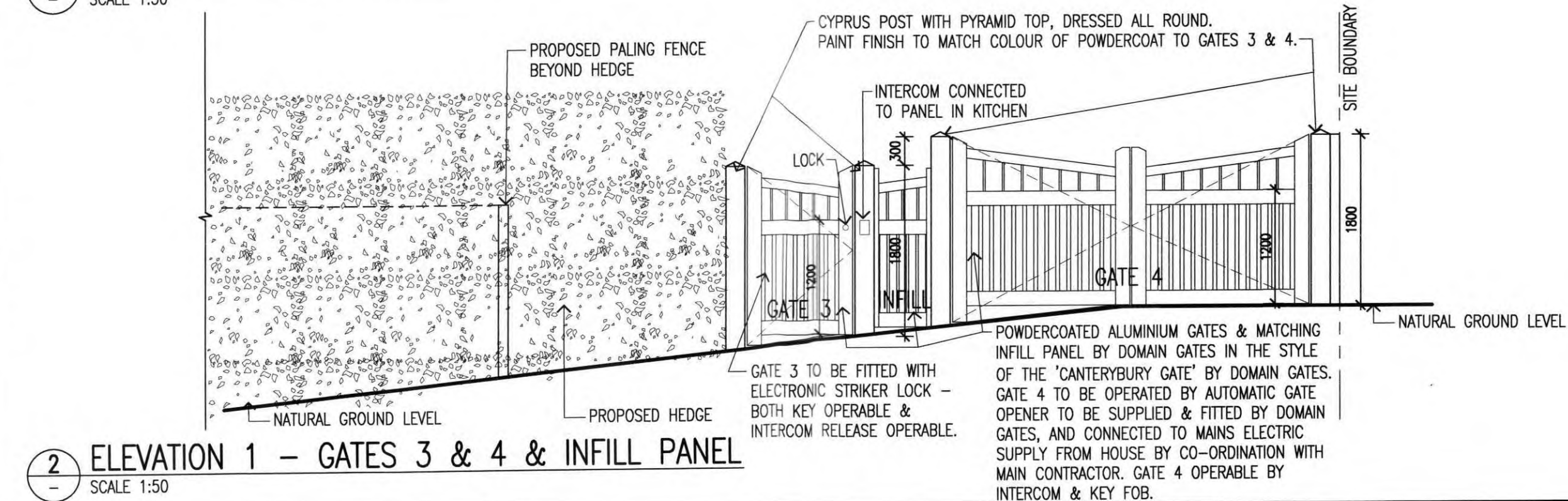
TITLE WINDOW & DOOR SCHEDULE

SCALE 1:50 @ A1 NS DATE DRAWN SEPT 2015 PLOT DATE 16/02/2016
 PROJECT No. 214009 DRG No. A500 REV No. A

Building Permit Endorsed Plan
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 10 MAR 2015
 Building Surveyor, Michael Shaw, 9591 116



1 PART SITE PLAN / GATE & FENCE KEY
SCALE 1:50



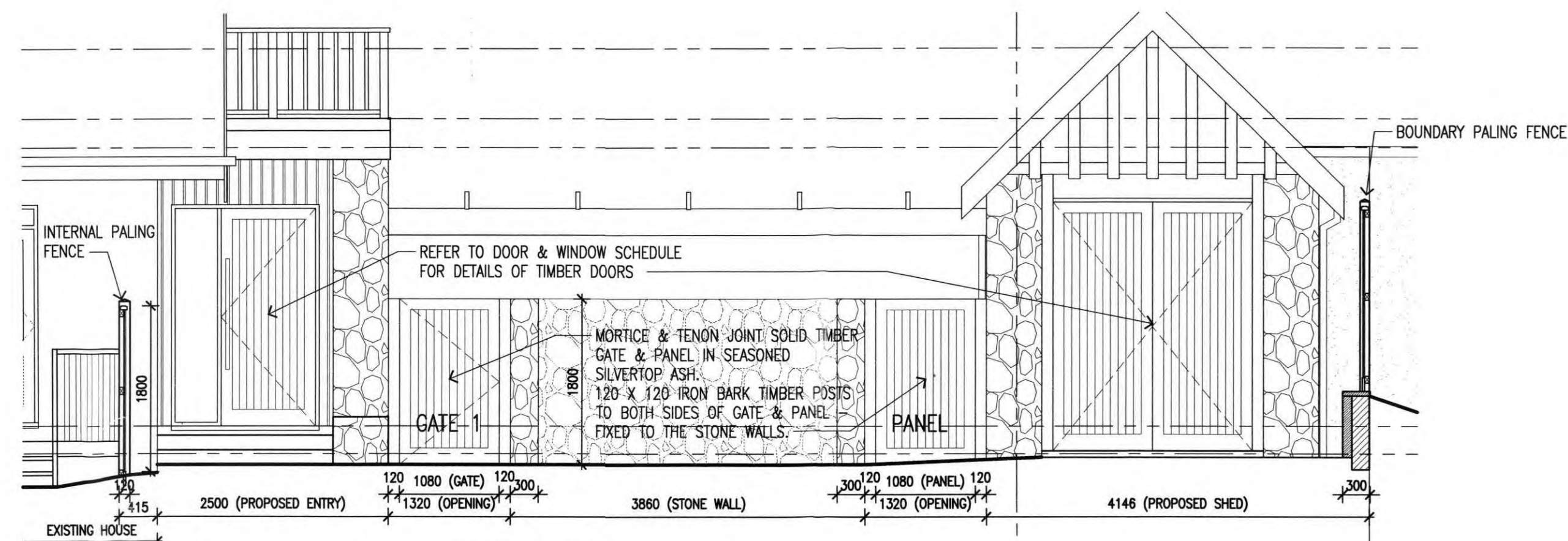
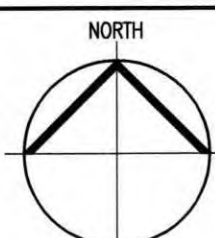
2 ELEVATION 1 - GATES 3 & 4 & INFILL PANEL
SCALE 1:50

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR THE WORKS. ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

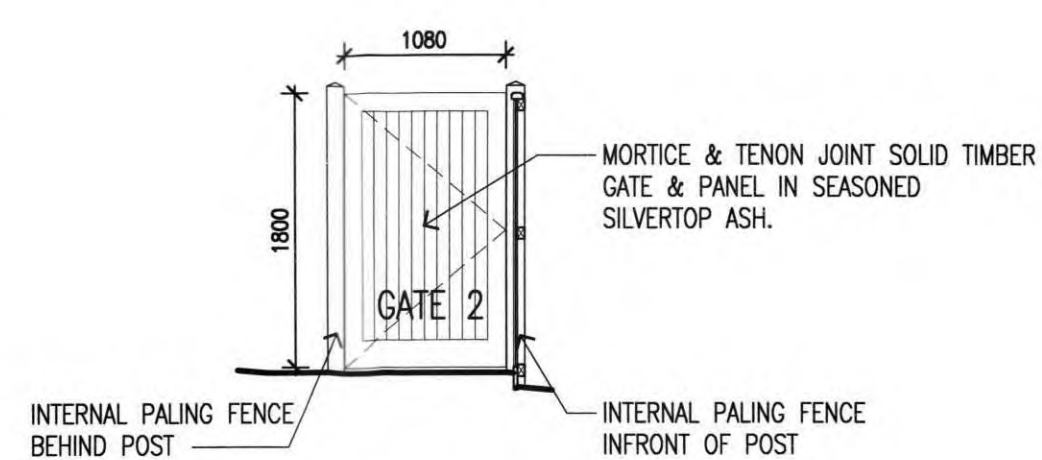
THIS DRAWING IS SUBJECT TO COPYRIGHT

No.	REVISIONS	DATE	BY
A	BUILDING PERMIT ISSUE	08/02/16	NS

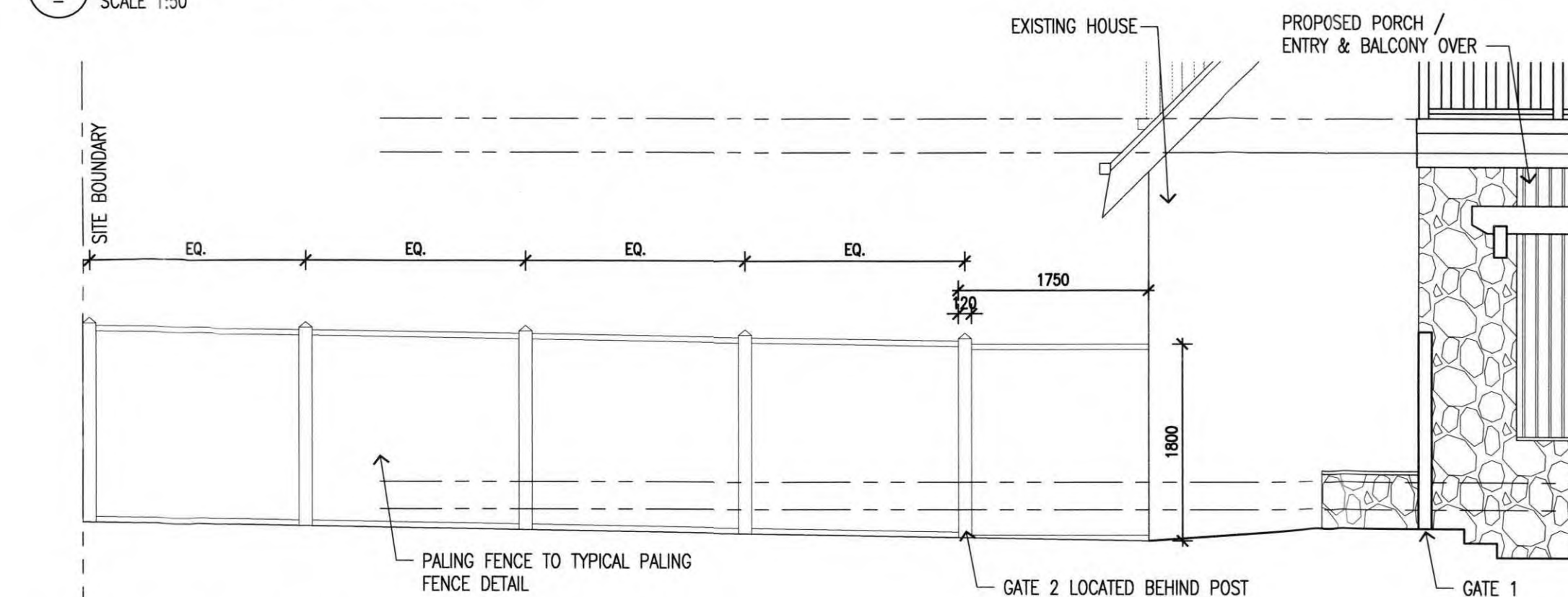
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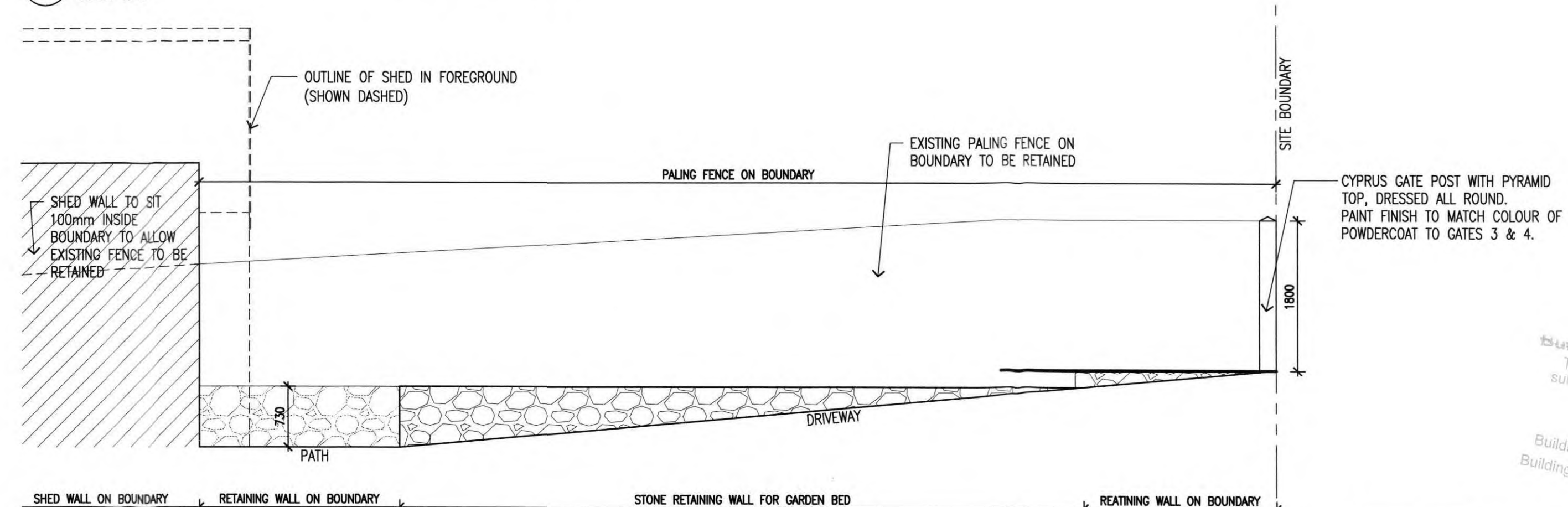
3 ELEVATION 2 - GATE 1 & FIXED PANEL
SCALE 1:50



4 ELEVATION 3 - GATE 2
SCALE 1:50



5 ELEVATION 4 - INTERNAL PALING FENCE
SCALE 1:50



6 ELEVATION 5 - PALING FENCE ON BOUNDARY
SCALE 1:50



7 TYPICAL PALING FENCE DETAIL
SCALE N.T.S.

BUILDING PERMIT

PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD
ADDRESS 10-12 VIEW POINT ROAD McCRAE
CLIENT GERRY & BRONWYN BORGHESI

TITLE PROPOSED FENCES & GATES
SCALE 1:50 @ A1 NS DATE DRAWN SEPT 2015 PLOT DATE 16/02/2016
PROJECT No. 214009 DRG No. A700 REV No. A

JD architects

239 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 jdo@jdoarchitects.com.au

Building Permit Endorsed Plan
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10 MAR 2016
Building Surveyor, Michael Shaw BSL1166