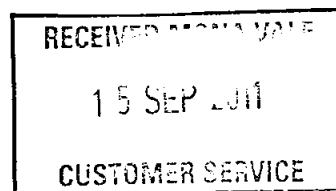




15 September 2011



Pittwater Council
Po Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

**Re: Development Application No. N0091/11
Our Construction Certificate No. 138/2011
Premises: 143 Hudson Parade, Clareville**

Please find attached a copy of the following:-

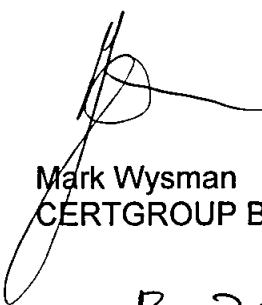
- Construction Certificate, stamped approved plans and relevant documentation.
- Notice to Commence Building Work.
- Appointment of a Principal Certifying Authority.

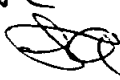
In accordance with the regulations we have enclosed a cheque for the sum of \$30.00 for the submission of the Part 4A certificate.

Should you have any further enquiries please do not hesitate to contact us and we will be pleased to assist you.

NB: Please forward receipt for the above \$30.00 fee to CERTGROUP Building Certifiers, PO Box 870 Narrabeen NSW 2101

Yours faithfully,


Mark Wysman
CERTGROUP Building Certifiers

R-309626
\$30 PRVC
15/09/11 

CERTGROUP Building Certifiers ■ tel 9944 8222 ■ fax 99446330
info@certgroup.com.au ■ www.certgroup.com.au ■ PO Box 870 Narrabeen NSW 2101 ■ abn 47 121 229 166

Construction Certificates ■ Complying Development Certificates ■ Building Code & Planning Consultants

CONSTRUCTION CERTIFICATE DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979
Section 109C (1) (b), 81A (2) and 81A (4)

CONSTRUCTION CERTIFICATE NO: 138/2011

DETERMINATION

Decision: **Approved**
Date of Decision: 15 September 2011

SUBJECT LAND

Address: 143 Hudson Parade, Clareville
Lot No, DP: Lot A DP 389924

DESCRIPTION OF DEVELOPMENT

Demolition of the existing dwelling and construction of a new dwelling

APPLICANT

Name: Jennifer & Philip Jones
Address: 160 Tryon Road, Lindfield East
Contact Number: (tel) tel 9415 6695

OWNER

Name: Jennifer & Philip Jones
Address: 160 Tryon Road, Lindfield East
Contact Number: (tel) tel 9415 6695

BUILDER

Contractor License No: A J Anderson Building P/L Lic U209070C

PLANS AND SPECIFICATIONS

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with "CERTGROUP Building Certifiers" stamp.

DRAWING NUMBER

DATE

Architectural Plan No's: A3 1021-01A (14/09/11), A3 1021-02B (29/08/11), A3 1021-03B (29/08/11), A3 1021-04A(29/08/11), A3 1021-05B (29/08/11), A3 1021-06B (29/08/11), A3 1021-07A (29/08/11), A3 1021-08A (29/08/11), A3 1021-09B (29/08/11), A3 1021-10(20/12/11), A3 1021-11B (08/08/11), 1021-14, 1021-15,1021-16 prepared by: Peter Downes Designs	See adjoining dates.
--	----------------------

ATTACHMENTS

Specification, 143 Hudson Parade, Clareville	undated
Structural Plan No's: APDD-1444/1A (13.9.11), APDD-1444/2, APDD-1444/3, prepared by: Tihanyi Consulting Engineers Pty Ltd	20/06/2011 & Rev A 13.9.11
Geotechnical Risk Management Policy Form A & B , prepared by: Tihanyi Consulting Engineers Pty Ltd & Warwick Davies	18/07/2011 & 22/7/2011
Landscape Plan No. Sht-6 Rev C, prepared by: Jamie King Landscape Architect	20/02/2011
Stormwater Drainage Details & Plan No. 11911-1/A, prepared by: Taylor Consulting	16/06/2011
Erosion and Sedimentation Control Plan, prepared by: Peter Downes Designs	July 2011
Schedule of External Finishes	undated
Basix Certificate	27/03/2011
Reflectivity letter prepared by Peter Downes designs	19/8/11
Long Service Levy Receipt	30/8/11
Sydney Water Approval	15/09/11
Construction Certificate Application Received	09/08/2011

CERTIFICATE

I certify that work completed in accordance with documentation accompanying the application for this certificate (with such modifications as verified by the undersigned as may be shown on that documentation) will comply with the requirements of the Environmental Planning and Assessment Regulation, as are referred to in section 81A(5) of the Environmental Planning and Assessment Act, 1979"

SIGNATURE

DATE OF ENDORSEMENT

CERTIFICATE NO

CERTIFYING AUTHORITY

Name of Certifying Authority
Name of Accredited Certifier
Registration No
Contact No
Address

15 September 2011

138/2011

CERTGROUP BUILDING CERTIFIERS
Mark Wysman
BPB 0449 – NSW Building Professionals Board
PH (02) 9944 8222, FAX (02) 9944 6330
PO BOX 870 NARRABEEN NSW 2101

DEVELOPMENT CONSENT

Council
Development Consent No
Date of Determination

Pittwater
N0091/11
05/05/2011

BUILDING CODE OF AUSTRALIA CLASSIFICATION

1a

RECORD OF SITE INSPECTION

Issued under clauses 143B & 143C EPAR 2000

☒ **SITE INSPECTION**

☒ **MEMORANDUM**

Project: New Dwelling

DA No: N0091/11

Address: 143 Hudson Parade, Clareville

Date: 11/08/11

Type of Inspection: Prior to issue of Construction Certificate

Result of Inspection

* The current fire safety measures in the existing building the subject of the inspection are satisfactory.

☐ Yes ☐ No ☒ N/a

Details: _____

* Whether or not the plans and specifications accompanying the application for the construction certificate adequately and accurately depict the condition of the existing building the subject of the inspection are satisfactory.

☒ Yes ☐ No ☐ N/a

Details: _____

* Whether or not any building work authorised by the relevant development consent has commenced on the site.

☐ Yes ☒ No ☐ N/a



Mark Wysman
Accredited Certifier:

NSW Building Professional Board 0449

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – PART A – To be submitted with detailed design for Construction Certificate

Development Application for Mr & Mrs P. & J. Jones

Name of Applicant

Address of site 143 Hudson Prd, Clareville – New Residence

PART A: Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design

I, Eva Tihanyi on behalf of Tihanyi Consulting Engineers Pty Ltd
(insert name) (trading or company name)

on this the 18 July 2011

(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development and that

Please mark appropriate box

- ☐ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto.
- ☐ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy.

Geotechnical Report Details:

Report Title: *Geotechnical Assessment / Slope Instability Risk Appraisal - Proposed Residential Development No 143 Hudson Pde Clareville, NSW*
Report Date: *18 March 2011*
Author: *Warwick N Davies Geotechnical Consulting Engineer*
Author's Company/Organisation: *Davies Geotechnical Consulting Engineers*

Structural Documents list:

Drawing APDD-1444/1 - Structural Details 1

Drawing APDD-1444/2 - Structural Details 2

Drawing APDD-1444/3 - Structural Details 3

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

Signature E. Tihanyi

Name*Eva Tihanyi*

Chartered Professional Status...*CP Eng, NPER Registered*

Membership No. Colleges: *Structural - No 109225*

Company... *Tihanyi Consulting Engineers Pty Ltd*

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – PART B – To be submitted with detailed design for Construction
Certificate

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

I, Warwick Davies on behalf of Davies Geotechnical Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 22 July 2011
(Date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2099 and I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have reviewed the design plans and structural design plans for the Construction Certificate Stage and that I am satisfied that:

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto.
- ☐ ~~the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy.~~

Geotechnical Report Details:

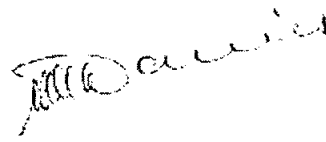
Report Title: Geotechnical Assessment/Slope Instability Risk Appraisal, Proposed Residential Development, No.143 Hudson Pde Clareville NSW
Report Date: R/11-012.A dated 18 March 2011
Author: Warwick Davies

Documentation which relates to or is relied upon in report preparation:

Structural details by Tihanyi Consulting Engineers Pty Ltd, Drawing No.APDD-1444/1, 1444/2 and 1444/3, all dated 20 June 2011

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

Signature:



22 July 2011

Name:

Warwick Davies

Chartered Professional Status:

MIEAust CPEng NPER (Civil)

Membership No.

385078

Company:

Davies Geotechnical Pty Ltd



CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

16 June 2011
Our Ref: DMS:dk 11911

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir

Re: Stormwater Drainage Details – 143 Hudson Parade, Clareville

With reference to the development application for the above property, please find enclosed four copies of the site Drainage Concept Plan, drawing No. 11911-1/A your perusal.

The Plan shows the majority of the paved and landscaped areas of the site draining to a stormwater detention tank located under the proposed garage floor. Flows through the detention tank are discharged to the existing inlet pit at the front of the site.

This is to certify that the Drainage Concept Plan layout as shown on Plan No. 11911-1/A by Taylor Consulting Civil & Structural Engineers has been designed in accordance with section 3.1.2, 'Drainage', of the Building Code of Australia Housing Provision, AS/NZS 3500.3.2 – Stormwater Drainage, Pittwater Council's D.C.P. 21. & the relevant conditions of the development consent, in particular condition Nos C2 and C3.

Should you require any further information please contact the undersigned.

Yours faithfully
TAYLOR CONSULTING

D M SCHAEFER - Director
BE (Civil) MIEAust

C11/11911 L02



BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 363624S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Sunday, 27 March 2011



CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

Project Summary

Project name	DOWNES-2144-CLAREVILLE
Street address	143 HUDSON Parade CLAREVILLE 2107
Local Government Area	Pittwater Council
Plan type and plan number	deposited 389924
Lot no.	A
Section no.	-
Project type	separate dwelling house
No. of bedrooms	4

Project Scope

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name:

B.L. Roles + Associates

ABN (if applicable):

43 467 257 072.

Project address	
Project name	DOWNES-2144-CLAREVILLE
Street address	143 HUDSON Parade CLAREVILLE 2107
Local Government Area	Pittwater Council
Plan type and plan number	Deposited Plan 389924
Lot no.	A
Section no.	0
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m ²)	1214
Roof area (m ²)	230
Conditioned floor area (m ²)	200
Unconditioned floor area (m ²)	171
Total area of garden and lawn (m ²)	150

Assessor details and thermal loads		
Assessor number	20350	
Certificate number	38468752	
Climate zone	56	
Area adjusted cooling load (MJ/m ² .year)	12	
Area adjusted heating load (MJ/m ² .year)	51	
Other		
none	n/a	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures				
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.			✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.			✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.			✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.			✓	
Alternative water				
Rainwater tank				
The applicant must install a rainwater tank of at least 3500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.		✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 150 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).			✓	✓
The applicant must connect the rainwater tank to:				
- all toilets in the development - at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)			✓	✓

Thermal Comfort Commitments

Simulation Method

The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.

The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.

The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.

The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.

The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.

The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.

		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Floor and wall construction				
floor - concrete slab on ground	Area			
	All or part of floor area square metres			
floor - suspended floor above garage	All or part of floor area			

Energy Commitments

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.

✓

✓

✓

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning: Energy rating: EER 2.5 - 3.0

✓

✓

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning: Energy rating: EER 2.5 - 3.0

✓

✓

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning: Energy rating: EER 3.0 - 3.5

✓

✓

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning: Energy rating: EER 3.0 - 3.5

✓

✓

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: no mechanical ventilation (ie. natural): Operation control: n/a

✓

✓

Kitchen: individual fan, ducted to facade or roof: Operation control: manual switch on/off

✓

✓

Laundry: natural ventilation only, or no laundry: Operation control: n/a

✓

✓

Artificial lighting

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

- at least 1 of the bedrooms / study;
- all bathrooms/toilets;
- the laundry;

✓

✓

✓

✓

✓

✓

Natural lighting

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.		✓	✓	✓
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.		✓	✓	✓
Other				
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.			✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.			✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.			✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

Assessor Certificate

Single Dwelling

Certificate Version 6.1.1. Prior versions not valid after 1 March 2006

Issued in accordance with the requirements of
BASIX THERMAL COMFORT - Simulation Method

ABSA



Assessor					
Name:	Bryan Roles	Company:	B.L.Roles and Associates		
Address:	PO Box 6649 BAULKHAM HILLS BC NSW 2153				
Phone:	(02) 8004 1550	Fax:	(02) 9836 4675		
Email:	roles@people.net.au				
Declaration of Interest: None					
Client					
Name:	Peter Downes	Company:	Peter Downes Design		
Address:	115 Palmgrove Road AVALON NSW 2107				
Phone:	9973 3312	Fax:	9383 8076		
Email:	peter@peterdownes.com				
Project					
Address:	143 Hudson Parade CLAREVILLE NSW 2107				
Lot / DP:	A / 389924	LGA:	Pittwater Council		
Applicant:					
Assessment					
Date:	2/03/2011	Job ID:	2144		
Filename:	2144		Run #	1	
Software:	BERS	Version:	Pro Plus	Climate Zone:	56
Referenced documents					
All details, upon which this Assessment has been based, are included in the project documentation which has been stamped and signed by the Assessor issuing this Certificate, as detailed below:					
Thermal Performance Specification / Commitments attached and affixed to drawings, page: 1					
Drawings: Peter Downes Design for Mr & Mrs Jones					
Specifications: Only specifications, detailed on Drawings identified above, have been referenced					

ABSA Assessor Certificate Assessor # 20350 Certificate # 38468752 Issued: 27-Mar-11

THERMAL COMFORT - Simulation Method

The details must be entered into your BASIX Assessment

Area calculations (M2)	
Net Conditioned Floor Area: 201	Net Unconditioned Floor Area 171
Concessions / Ventilation Bonus	
Eligible Concessions: None	
The dwelling has the required shading to qualify for BASIX cross ventilation bonus: N/A	

Predicted annual energy loads

Heating:	51
Cooling:	12
(sensible + latent)	
Total:	63

ABSA Assessor stamp

ABSA

Assr# 20350 Cert# 38468752

Sign Bryan Roles

Date 28.03.11

Thermal Performance Specifications - BASIX THERMAL COMFORT - Simulation Method

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Windows	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
		Low-E Glass	Aluminium Improved	4.48	0.46		Throughout

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M2
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Any U and SHGC values specified on Certificates Issued after 1 May 2007 are according to NFRC. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.

External walls	Construction	Insulation	Colour - Solar absorptancy	Detail
Weatherboard	R2.5		Medium - SA 0.475 - 0.7	As per plans
Concrete Block 190mm	None		Medium - SA 0.475 - 0.7	

Internal walls	Construction	Insulation	Detail
Concrete Block 90mm	None		As per plans
Plasterboard on Studs	None		

Floors	Construction	Insulation	Covering	Detail
Concrete	None		Carpet	As per plans
Timber			Ceramic Tile	
			None	

Ceilings	Construction	Insulation	Detail
Plasterboard	R3.5		As per plans

Roof	Construction	Insulation	Colour - Solar absorptancy	Detail
Metal Deck	R.2		Dark - SA > 0.7	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
None		None

Fixed shading	Eaves (width - inc. gutters, height above windows)	Verandahs, Pergolas (type, description)
800	0	As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
---------------	--------------------------	---------------------

Orientation, Exposure, Ventilation and Infiltration

ABSA Assessor stamp

Orientation of nominal north elevation 270

Terrain category Suburban

Roof ventilation: Ventilated >2% of area

Cross ventilation: Standard

Subfloor ventilation: On ground

Living area open to entry: No

Living areas separated by doors: No

Stair open to heated areas: Yes

Weather seals to windows and doors: Yes

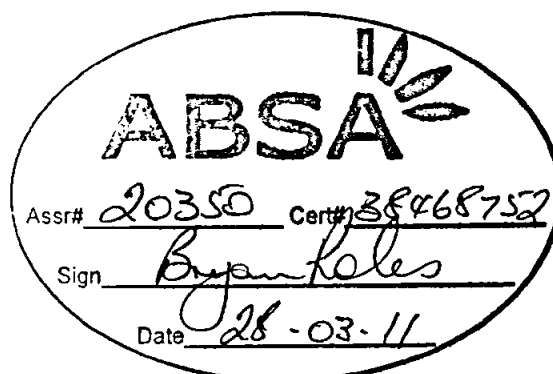
Exhaust fans without dampers: No

Ventilated skylights: No

Open fireplace or unflued gas heater: No

Vented downlights: No

Wall and ceiling vents: No



**SYDNEY WATER
BUILDING PLAN APPROVED
SUBJECT TO REQUIREMENTS**

Dolphin No: D11/2-01986

Quick Check Ref No: 3242518

e-Developer Case No: N/A

Property Location

Street No: 143

Lot No: A

Street Name: HUDSON PARADE

Suburb: CLAREVILLE

CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

Building/Structure Description: ALTERATIONS & ADDITIONS

Building Plan No: 1021-01-Rev A dated: 14-9-11

Engineers Plan No: APDD-1444/1-rev A dated: 12-9-11

Proposed building/structure is **APPROVED** to construct **OVER/ADJACENT TO** a Sydney Water sewer/asset, subject to the following requirements:
(NB. Delete non applicable requirements)

1. The foundations/piers are to be founded below 1:1 zone of influence, mostly soil strata.
2. No part of the building/structure or its foundations to be less than a minimum 0.6 metre, horizontal distance from the centreline of the sewer.
3. ~~No part of the swimming pool or its foundations to be less than a minimum 0.6 metre, horizontal distance from the centreline of the sewer to the outer edge of the pool coping.~~
4. ~~No part of the building/structure or swimming pool coping to be less than 1 m horizontal distance from outside edge of maintenance hole rim / maintenance shaft rim / lamphole rim / vertical rim / rodding point or edge of ventshaft.~~
5. ~~No piling of building/structure to be less than 2 m horizontal distance from centreline of maintenance hole to edge of pier.~~
6. Foundations/piers are constructed in accordance with Engineers detail plans (stated above) as submitted to Sydney Water.
7. All foundations/piers are to be founded to below the zone of influence or to solid rock.
8. ~~Indemnity letter to be signed by owner/s of property and returned to Water Servicing Coordinator prior to issue of building plan approval.~~
9. ~~Concrete encase approximately metres of sewer. Concrete encasement to be carried out by an Accredited Constructor of Minor Works (Sewer) / Constructor and a Minor Works Agreement signed prior to commencement of works.~~
10. ~~Concrete encasement must extend a minimum of 600 mm past the external walls of the building/structure.~~
11. ~~Minimum of mm vertical clearance between top of concrete encasement to underside of concrete slab.~~
12. ~~Minimum of mm of compressible membrane between top of concrete encasement to underside of concrete slab.~~
13. ~~Property connection point (junction) to be inserted under Minor Works Agreement.~~
14. ~~All works are to be completed in accordance with Case No.~~

SPECIAL REQUIREMENTS

(a) Water Servicing Co-ordinator to inspect piers prior to concrete pour.

NOTE:

Above requirements must be inspected/supervised by an Accredited Supplier or Sydney Water to enable the issue of a satisfactory compliance letter.

Permits are required to fill all new swimming pools with a capacity greater than 10,000 litres. To arrange for a permit please contact Sydney Water on 13 20 92 during business hours. Fines will apply for filling swimming pools without a permit.

APPROVED BY

WSC Company Name: BYRNE & ASSOCIATES PTY LTD

Name of Key Personnel: CRAIG PATON

Signature of Key Personnel:



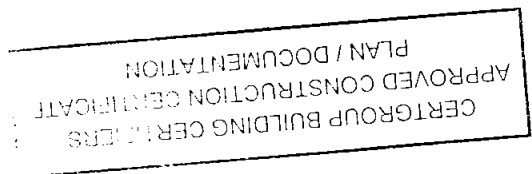
Date: 15/9/11

Levy Online Payment Receipt



Thank you for using our Levy Online payment system. Your payment for this building application has been processed.

Applicant Name:	PHILIP & JENNIFER JONES
Levy Application Reference:	5018579
Application Type:	DA
Application No.:	N0091/11
Local Government Area/Government Authority:	PITTWATER COUNCIL
Site Address:	143 HUDSON PARADE
	CLAREVILLE
	NSW
	2107
Value Of Work:	\$1,110,000
Levy Due:	\$3,885
Levy Payment:	\$3,885
Online Payment Ref.:	626023878
Payment Date:	30/08/2011 8:23:25 PM



APPLICATION FORM

Made under the Environmental Planning and Assessment Act 1979, Sections 81A(2), 84A, 85A, & 109C, Environmental Planning and Assessment Regulation 2000, clauses 126, 139.

To complete this form, please place a tick (✓) in the boxes and complete sections as appropriate.
No Faxed applications please.

APPLICATION SOUGHT

- ☒ Construction Certificate
☒ Principal Certifying Authority
☐ Complying Development Certificate
- ☐ NSW Housing Code
 (SEPP Exempt & Complying Development Code)
☐ Council existing Exempt & Complying Development Policy

Office Use Only

CC: 138/2011

CDC:

Job: MHN/138-11

Date Receipt:

9/8/11

SUBJECT LAND

Address 143 Hudson Parade, Clareville.
 Lot No A DP 389924 SP Vol/Fol, Etc

DETAILS OF THE APPLICANT

Name / Company X JENNIFER & PHILIP JONES Contact Person X PHILIP JONES
 Mailing Address 160 TRYON Road
Lindfield East Postcode NSW State 2070
 E-mail X PhilipKJones@Bigpond.com Tel X 94156695 Mobile X 0418627874
 Applicant Signature X [Signature] Date X 3/8/11

CONSENT OF OWNER(S)

I/We as the owner/s of the above property authorise for Mark Wysman to provide Construction or Complying Development Certification and to act as the Principal Certifying Authority for the subject building works, including site inspections and to lodge the Notice of Commencement/Appointment of the Principal Certifying Authority with the relevant Council.

Name / Company JENNIFER & PHILIP JONES Contact Person PHILIP JONES
 Owner's Address X 160 TRYON RD, LINDFIELD EAST
 Postcode 2070 State NSW
 Mailing Address X 160 TRYON RD, LINDFIELD EAST
 Postcode 2070 State NSW
 E-mail X PhilipKJones@Bigpond.com Tel X 94156695 Mobile X 0418627874
 Owner/s Signature/s X [Signature] Date 3/8/11
X [Signature] Date 3/8/11

DESCRIPTION OF WORK

Type of work proposed:

☒ New Building ☐ Additions / Alterations

Class of Building under Building Code of Australia

1a

Description of the work

Demolition and construction of a new dwelling.

Construction Cost of Works \$

~~150~~ 110 000.**DETAILS OF THE RELEVANT CONSENTS**

Consent No.

N0094/11

Date issued:

5/5/2011

Construction Certificate No.

138/2011

Date issued:

13/9/2011

Complying Development Certificate No.

Date issued:

STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the site area of land?

In square metres

1214 m²

Gross floor area of existing building? NIL if building does not exist.

In square metres

158 m²

What is the existing building or site used for at present?

Main Uses

Home dwelling

Other Uses

Does the site contain dual occupancy?

☐ Yes ☒ No

Gross floor area of proposed building?

In square metres

372 m²

What will the proposed building be used for?

Main Uses

dwellling

Other Uses

HOW MANY DWELLINGS:-

Are pre-existing at this property?

1

Are proposed to be demolished?

1

Are proposed to be constructed?

1

Are attached to an existing building?

none

Are attached to a new building?

none

How many storeys will the building consist of?

2**WHAT ARE THE MAIN BUILDING MATERIALS (PLEASE TICK APPROPRIATE BOXES)****WALLS**

- ☐ Full Brick
☒ Brick Veneer
☐ Concrete or Stone
☒ Steel
☐ Fibrous Cement
☒ Timber/weatherboard
☐ Cladding- aluminium
☐ Other

ROOF

- ☐ Aluminium
☐ Concrete or Slate
☐ Tile
☐ Fibrous Cement
☒ Steel
☐ Other

FLOOR

- ☒ Concrete or slate
☒ Timber
☐ Other
☐ Unknown

FRAME

- ☒ Timber
☒ Steel
☐ Aluminium
☐ Other

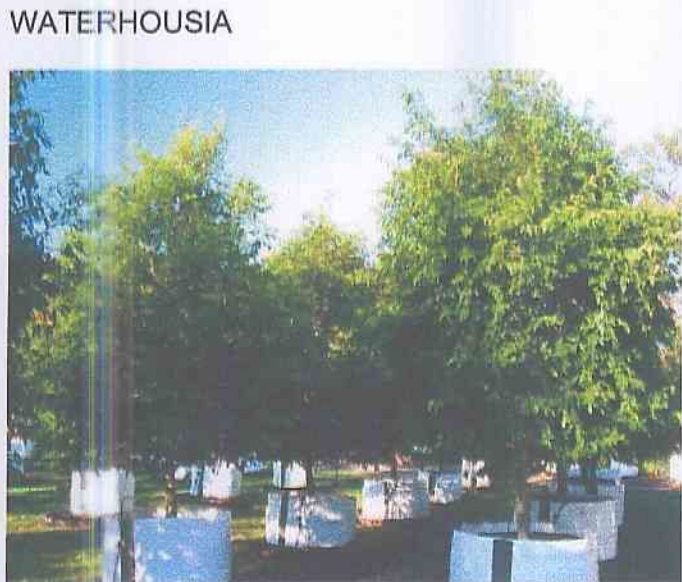
PRIVATE POLICY & TERMS

All information provided by the owner / applicant on this form will be taken to be accurate & correct. CERTGROUP Building Certifiers does not accept any responsibility for any intentional or unintentional error or omission made by the owner / applicant on this form. The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you erect a building. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact CERTGROUP Building Certifiers if the information you have provided in this notice is incorrect or changes.

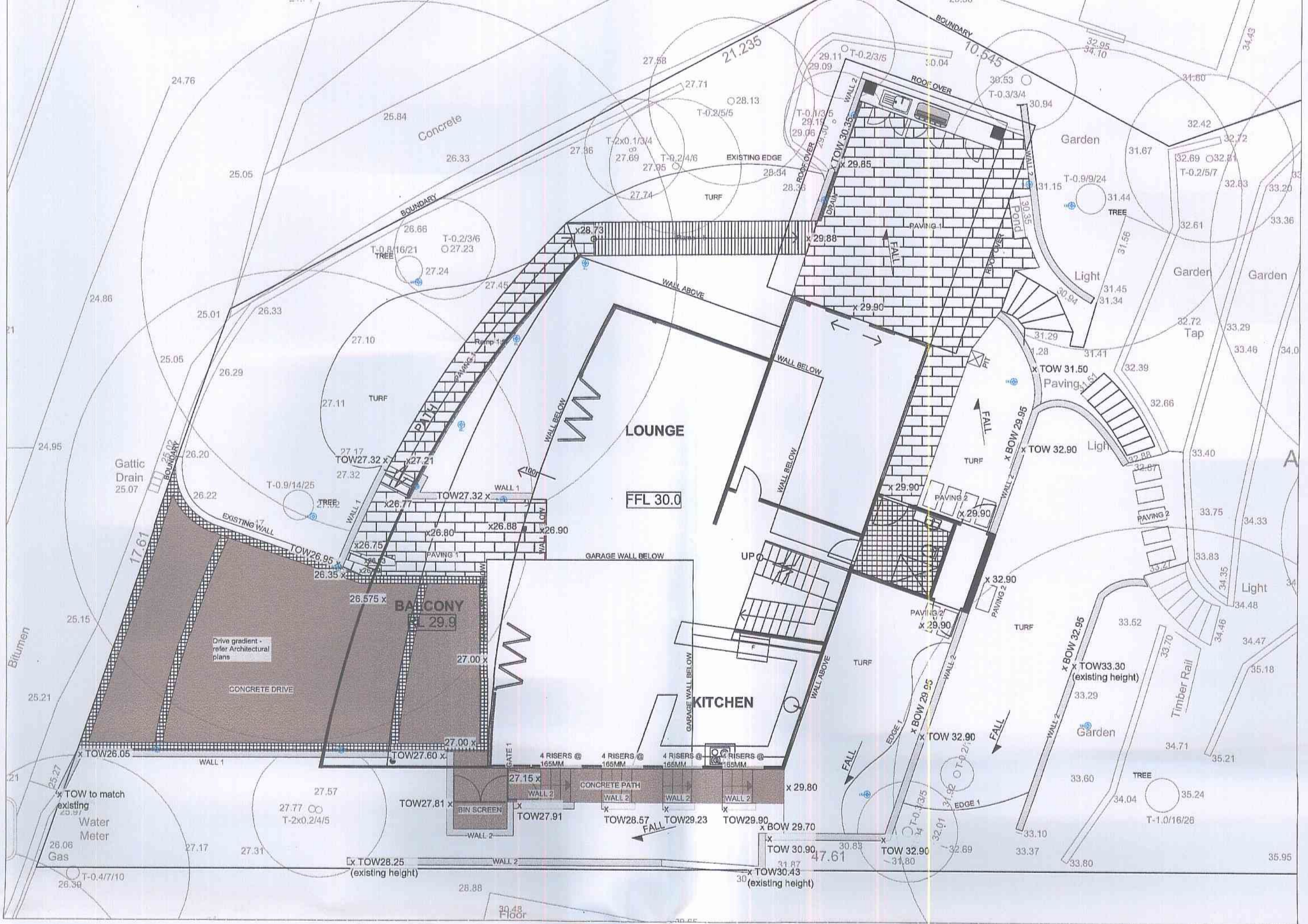
Landscape Planting Plan
1:100. Do not scale off plan



Plant List					
ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height / Mature Spread
Trees					
Syz aus	15	Brush Cherry, Scrub Cherry	Syzygium australe 'Hinterland Gold'	200mm	3 - 5m / 2 - 3m
Sohi	6	Australian Bamboo	Schizostachyum sp. 'Murray Island'	250L	4 - 6m / 1.5 - 2m
Water for	1	Weeping Lily Pilly	Waterhousea floribunda	450L	5 - 10m / 3.5 - 6m
Rach excel	8	Lady Palm	Raphis excelsa	250L	3 - 5m / 2.0 - 3.5m
Baltag	2	Coastal Banksia	Banksia integrifolia	450L	5 - 10m / 3.5 - 6m
Trile tu	2	Kanooka, Water Gum	Tristania laurina	250L	5 - 10m / 3.5 - 6m
Shrubs					
Lom long	7	Spiry-headed Mat-Rush	Lomandra longifolia	100mm	0.75 - 0.9m / 0.9 - 1.2m
Oph jip	83	Merido Grass	Ophiopogon japonicus	100mm	0.0 - 0.3m / 0.0 - 0.3m
Cor ref	7	Native Fuchsia	Correa reflexa	150mm	0.9 - 1.5m / 0.9 - 1.2m
Lit	47	Evergreen Giant Lilyturf	Lilopa muscari 'Evergreen Giant'	100mm	0.45 - 0.6m / 0.3 - 0.6m
DoryExc	11	Gymea Lily, Giant Lily	Doryanthes excelsa	250L	1.5 - 3m / 1.2 - 2.0m
Diet ul	7	Frontlight Lily	Dietes bicolor (Moraea bicolor)	150mm	0.75 - 0.9m / variable
Zam turf	5	Cardboard palm	Zamia furfuracea	250L	Height / Spread
Kun amb	8	Tick Bush	Kunzea ambigua	150mm	1.5 - 3m / 1.2 - 2.0m
Banksia spin	4	Heirpin Banksia	Banksia spinulosa	200mm	0.9 - 1.5m / 0.9 - 1.2m
Canna	7	Canna	Canna x generalis	150mm	0.9 - 1.5m / 0.0 - 0.3m
Kriphofa	8	Torch Lily, Red Hot Poker	Kriphofia laurina 'Princess Igor'	250L	0.9 - 1.5m / 0.6 - 0.9m
Pieris floribun	6	Mountain Pieris	Pieris floribunda	200mm	1.5 - 3m / 1.2 - 2.0m
Phom ten	4	New Zealand Flax	Phormium tenax	200mm	1.5 - 3m / 1.2 - 2.0m
Callia Little Jo	10	Weeping Bottlebrush	Callistemon viminalis 'Little John'	150mm	0.9 - 1.5m / 0.9 - 1.2m
Lomen tan	74	Spiry-headed mat rush	Lomandra longifolia 'Tanika'	100mm	0.45 - 0.6m / 0.6 - 0.9m
Isol nod	13	Knobby Club-rush	Isolepis nodosa	150mm	0.6 - 0.75m / 0.3 - 0.6m
Total 348					



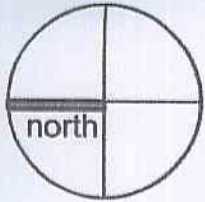
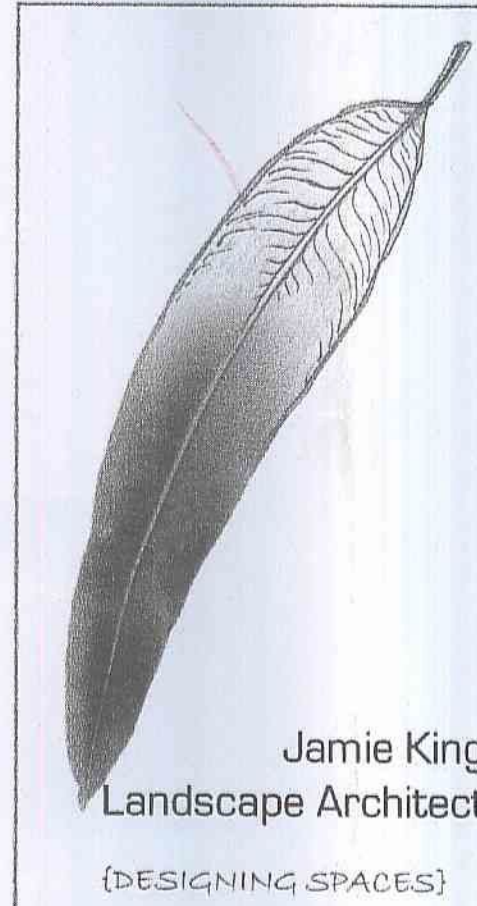
Materials, Levels and Lighting Plan
1:100. Do not scale off plan



SITE CALCULATIONS(m2)	
SITE AREA	1214
HARD AREAS	
House roof coverage	272.11
Driveway	44.8
Paths	29
External paving not under roof	2.6
TOTAL	
	348.51
Maximum allowable = 50% of site	
	28.71%
SOFT AREAS	
TOTAL	865.49
Minimum allowable = 50% of site	
	71.29%

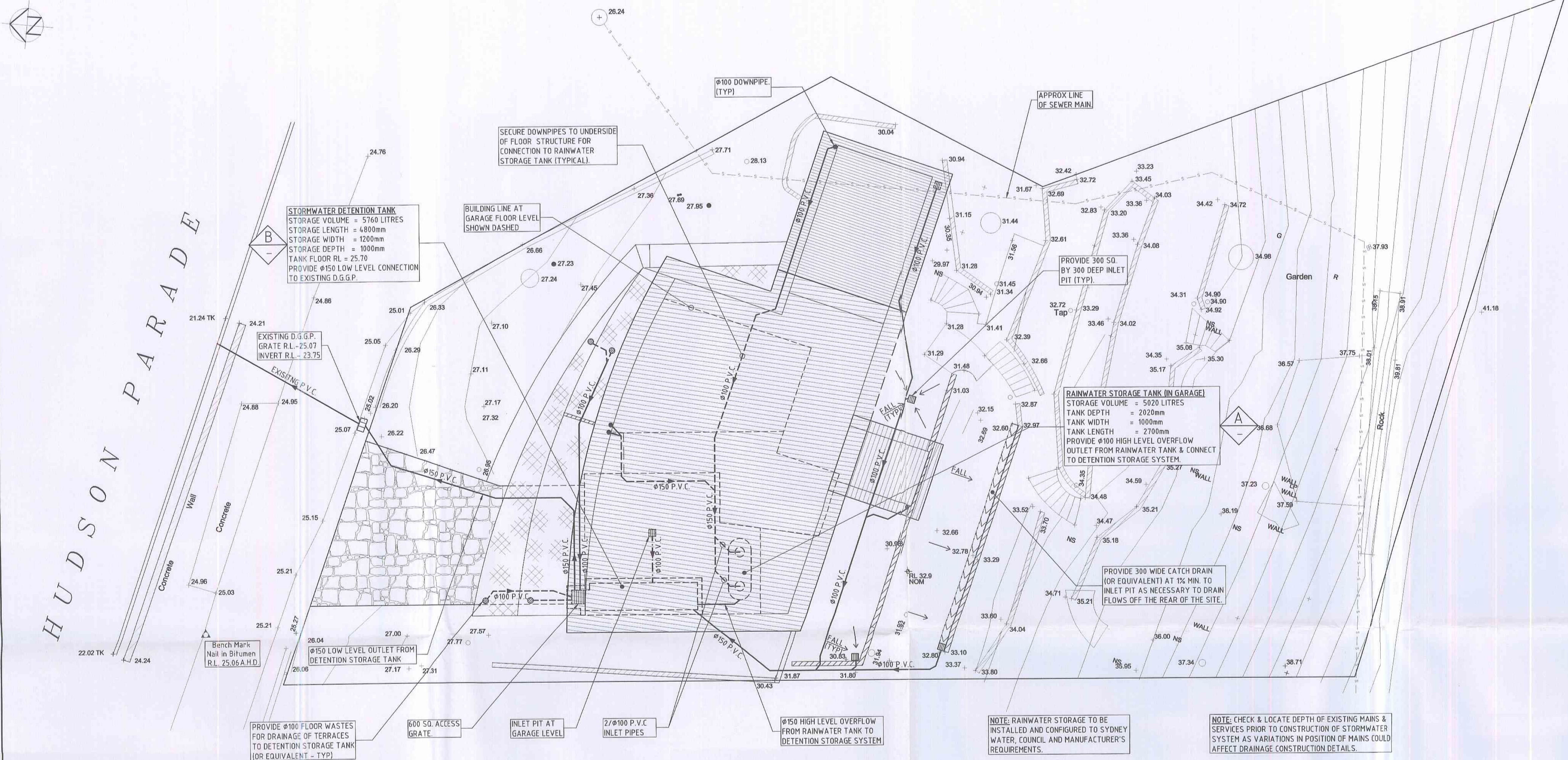
LIGHTING SCHEDULE			
QUANTITY	LIGHT SYMBOL	LIGHT TYPE	PRODUCT CODE
6	UL	Uplight	LT12 'Pearl' 'Sunlight'
3	BL	Bollard Light	LTB6 'Choc' 'Sunrise'
8	SL	Step Light	LTW35-3-CC-S 'Pearl' 'Sunrise'
Supplier:			
Company	Light This Light That		
Contact	Harry Iliopoulos		
Ph	1300781601		
www	www.ltl.com.au		

MATERIALS SCHEDULE		
MATERIAL SYMBOL	MATERIAL NAME	MATERIAL SPECIFICATION
TURF	TURF	All turf to be 'Soft Leaf Buffalo' Laid within 48 hours of cutting. Lay turf over 100mm thick 'Turf underlay' soil.
GARDEN	GARDEN BED	Garden bed to be excavated 300mm below finished level. Rip bottom and sides of excavation. Ensure adequate drainage. Fill garden bed with 225mm depth of quality garden soil. Top soil with 75mm of organic mulch ('forest fines' or equivalent).
EDGE 1	SANDSTONE EDGE	Lay 'bush rock' sandstone in deep mortar bed to match existing garden edge on north east corner of site.
PAVING 1	PAVER	Paver or tile to match that used on proposed balconies area or as selected by client. Lay pavers over 150mm compacted roadbase and haunch edges.
PAVING 2	PAVER	Stepping stone pavers to match material used in PAVING 1. Install paver on deep mortar bed and haunch edges.
WALL 1	SANDSTONE WALL	Solid sandstone wall to be constructed to match existing wall on east side of drive. Achieve dry stone appearance. Stone should be sourced from Sydney Basin. 'Balise sandstone' as supplied by ANL is recommended however the stonemason is to supply samples of stone for acceptance. Construct on 100gsm geotextile. Ensure adequate drainage and backfill with free draining materials separated from wall by geotextile fabric.
WALL 2	STONE CLAD MASONRY WALL	Masonry wall to be constructed as per Engineers' details. Clad wall in stone to match materials used as cladding on the front of the house at garage level.
CONCRETE DRIVE	CONCRETE DRIVE	Concrete driveway to be located as per landscape plan. Concrete to be minimum 125mm thickness 25Mpa concrete with SL 72 Reinforcing Slab Mesh to all areas affected by vehicular traffic (drive). Concrete to be coloured. Colour to be selected by client. Broom finish. Edge driveway as depicted in plan with a double row of cobblestones as supplied by EcoOutdoor (ph. 1300131413). Ensure product has 'Bush Hammered' finish.
CONCRETE PATH	CONCRETE PATH	Concrete path to be located as per landscape plan. Concrete to be minimum 125mm thickness 25Mpa concrete with SL 72 Reinforcing Slab Mesh to all areas and steps. Concrete to be coloured. Colour to be selected by client. Broom finish.
BIN SCREEN	TIMBER BIN SCREEN	Lockable 1.5m high hinged timber slatted double gate. All timber to be sustainably sourced Australian native hardwood. Finish timber in 'Integrain DWD' clear preservative as recommended by Integrain.
GATE 1	TIMBER GATE	Lockable 1.5m high hinged timber slatted gate. All timber to be sustainably sourced Australian native hardwood. Finish timber in 'Integrain DWD' clear preservative as recommended by Integrain.
DRAIN	STRIP DRAIN	100mm wide pvc strip drain with stainless steel grate. Connect drain to site stormwater. Ensure correct falls.



Jamie King
Landscape Architect
(DESIGNING SPACES)

PROJECT			143 Hudson Pde, Clareville		PROJECT #		Proj No.	
CLIENT			JONES		DATE #		2.2.2011	
DWG			CC A1 Plan		SCALE @ A1		1:100	
					DRAWN		JK	
					CHKD		JK	
					REVISION			
Jamie King Landscape Architect					W: www.jamieking.com.au			
85 Marine Pde, Avalon, NSW, 2107					E: designer@jamieking.com.au			
T: 0421 517 991								

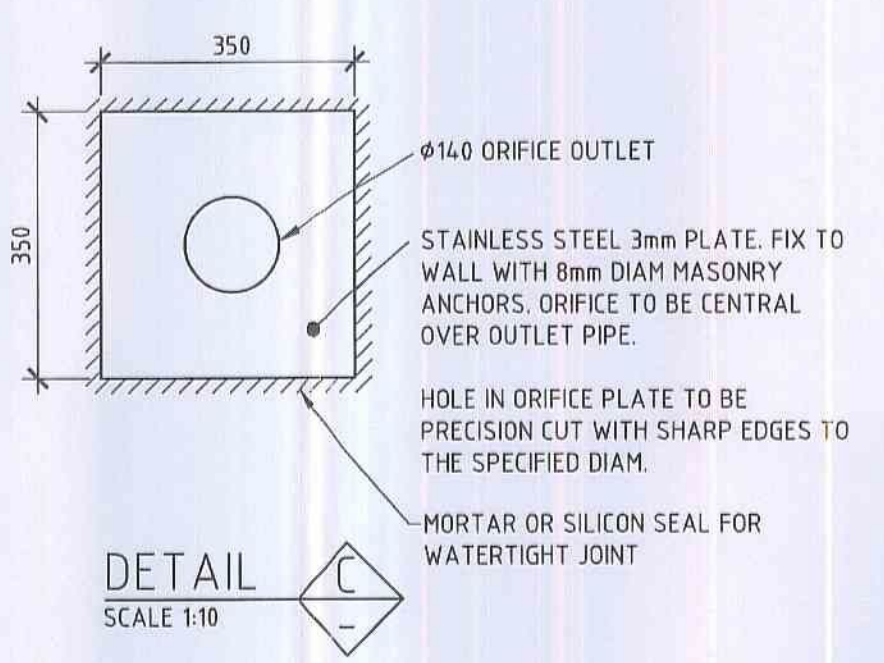
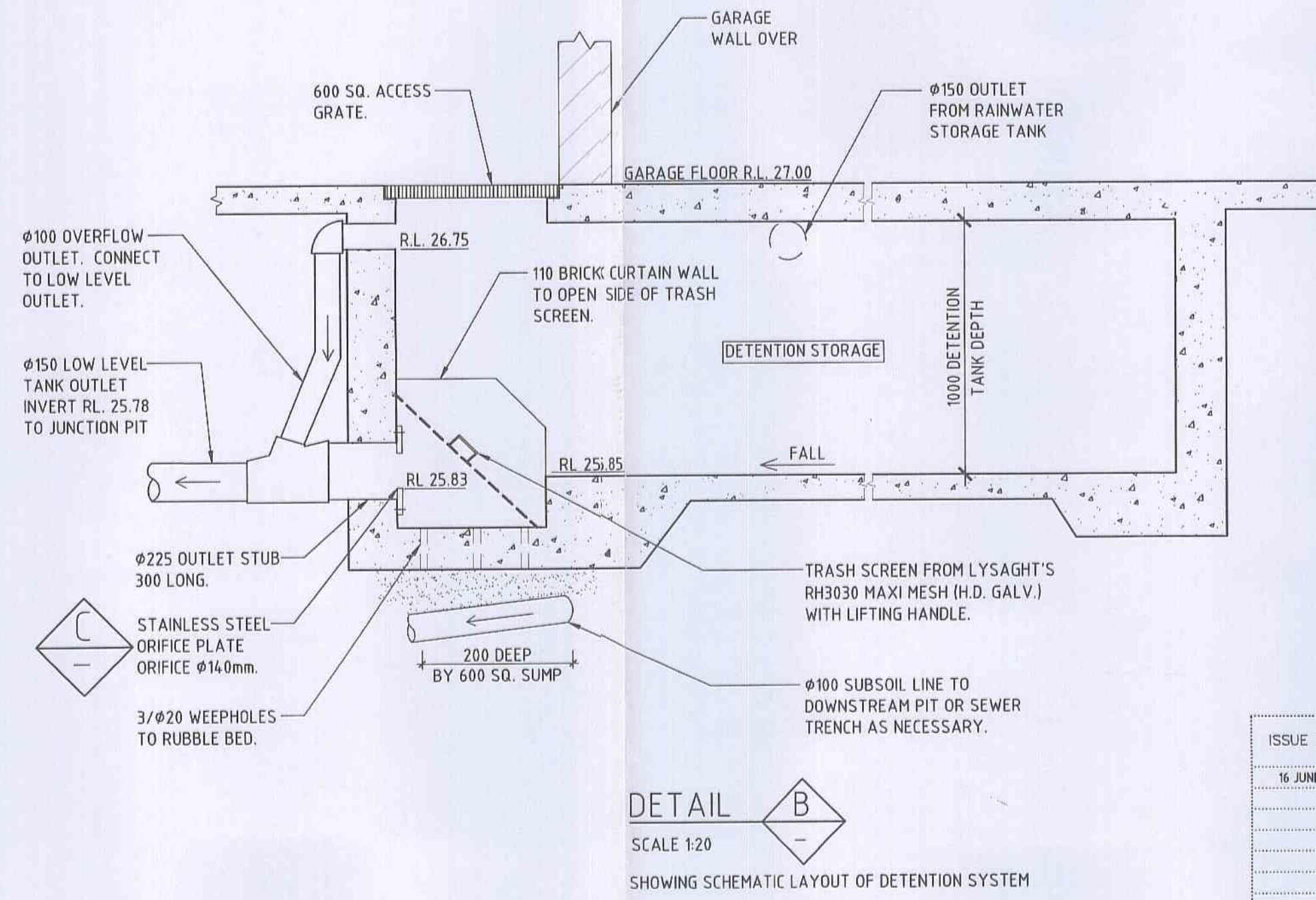
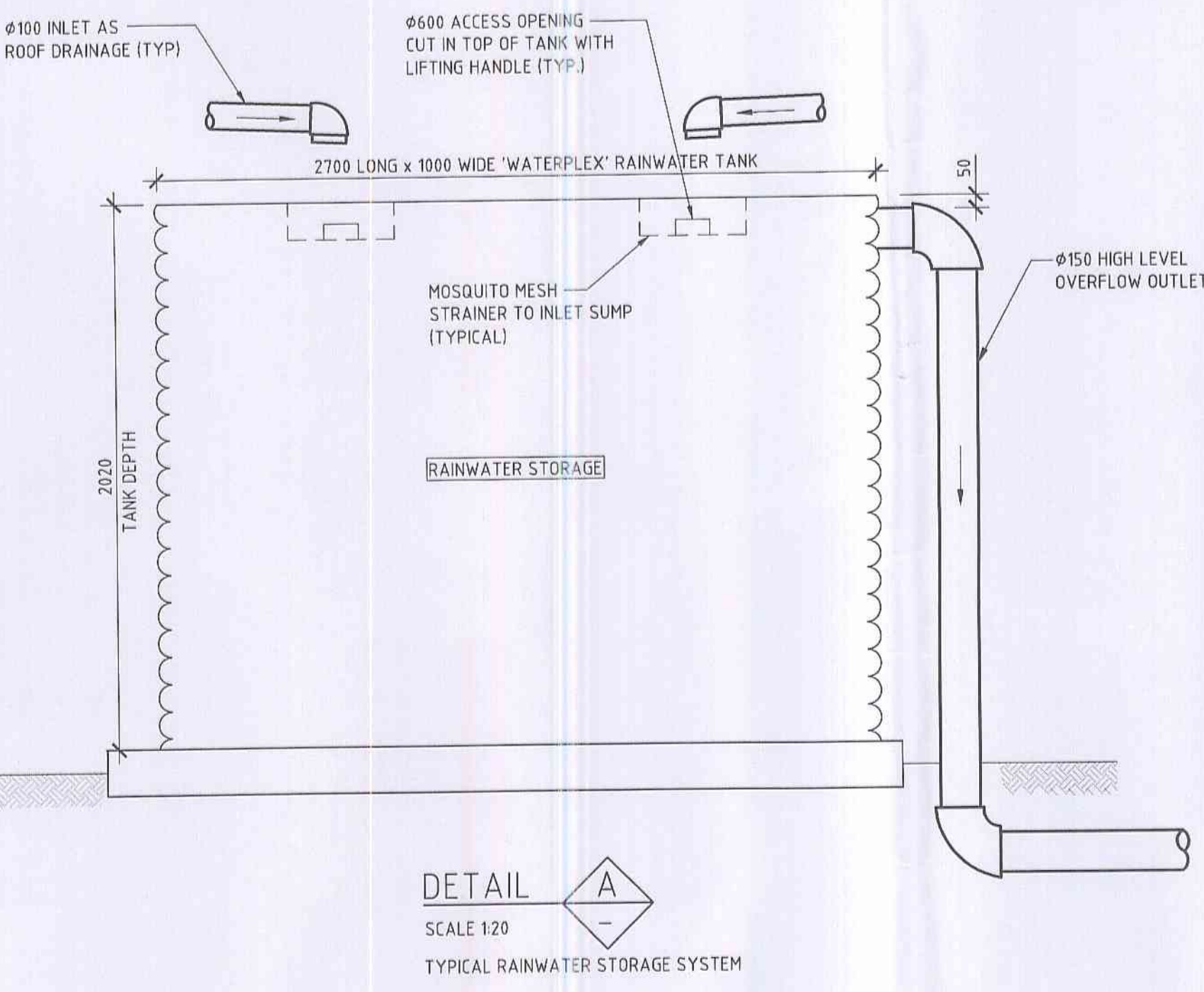


- NOTES**
1. + DENOTES EXISTING GROUND LEVEL.
 2. FALL STORMWATER PIPES AT 1% MIN. UNLESS OTHERWISE NOTED.
 3. SUB-SOIL DRAINAGE TO BE CONNECTED TO THE STORMWATER SYSTEM AS NECESSARY.
 4. SURFACE GRATES 300 SQ. UNLESS OTHERWISE NOTED.
 5. ALL STORMWATER PIPES TO HAVE SOLVENT CEMENT WATERTIGHT JOINTS.
 6. CHECK & LOCATE DEPTH OF EXISTING MAINS & SERVICES PRIOR TO CONSTRUCTION OF STORMWATER SYSTEM AS VARIATIONS IN POSITION OF MAINS COULD AFFECT DRAINAGE CONSTRUCTION DETAILS.
 7. INSPECTIONS MUST BE UNDERTAKEN BY THIS OFFICE PRIOR ARRANGEMENT WITH ENGINEER DURING CONSTRUCTION TO ENABLE FULL CERTIFICATION UPON COMPLETION OF WORKS.
 8. ALL CONSTRUCTION OF COUNCIL DRAINAGE WORKS TO COMPLY WITH COUNCIL STANDARD.
 9. REMOVE REDUNDANT DRAINAGE PITS AND SEAL PIPES.
 10. PIT BENCHING TO BE HALF THE OUTGOING PIPE DIAMETER. CONCRETE FOR BENCHING TO BE 20 MPa MASS CONCRETE.
 11. APPROVED PRE-CAST PITS MAY BE USED.
 12. CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
 13. ALL PIPES TO BE LAID ON COMPACTED FINE CRUSHED ROCK OR SAND BEDDING 75mm THICK & PIPES BACKFILLED WITH COMPACTED SAND TO 300mm ABOVE TOP OF PIPE. ELSE SECURED TO UNDERSIDE OF STRUCTURE AT 100mm C/C.
 14. RAINWATER TANKS REQUIRES SIGNIFICANT MAINTENANCE DUE TO POTENTIAL HIGH POLLUTANT LOAD. FILTERS AND POLLUTANT TRAPS SHOULD BE CHECKED AFTER LARGE STORM EVENTS AND CLEANED EVERY 6 MONTHS.
 15. FIRST FLUSH DEVICE TO BE PROVIDED TO EACH DOWNPIPE OR IF PREFERRED A SINGLE DEVICE TO BE PROVIDED ON THE UPSTREAM SIDE OF STORAGE TANK FOR EACH FIRST INLET TO RAINWATER TANK. A SINGLE FIRST FLUSH DEVICE MAY BE PROVIDED IN LIEU OF EACH DOWNPIPE.
 16. PIPE ROUTES SHOWN ARE INDICATIVE ONLY AND SHOULD BE AS NECESSARY ACCORDING TO SITE CONDITIONS. TREE POSITIONS ETC. CONFIRM SIGNIFICANT CHANGES IN PIPES SYSTEM DETAILS WITH SUPERVISING ENGINEER PRIOR TO COMMENCEMENT OF DRAINAGE CONSTRUCTION WORKS.
 17. PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS-3500, THE NATIONAL DRAINAGE & PLUMBING CODE.
 18. THIS DRAINAGE CONCEPT PLAN HAS BEEN PREPARED FOR D.A. SUBMISSION TO COUNCIL AND DOES NOT NECESSARILY CONTAIN ALL APPROPRIATE INFORMATION TO ENABLE FOR ISSUE TO PLUMBER/BUILDER FOR CONSTRUCTION CONTACT T.J. TAYLOR CONSULTANTS FOR MORE INFORMATION.
- RAINWATER RE-USE NOTES AND SPECIFICATIONS**
1. ROOF WATER ONLY TO BE DRAINED TO THE RAINWATER STORAGE TANK.
 2. THE RAINWATER STORAGE TANK NEEDS TO BE CONNECTED FOR RE-USE AS REQUIRED BY THE OWNER.
 3. RAINWATER STORAGE TANK TO BE CONFIGURED IN ACCORDANCE WITH SYDNEY WATER SPECIFICATIONS 'GUIDELINES FOR RAINWATER TANKS ON RESIDENTIAL PROPERTIES'.
 4. PROVIDE MAINS 'TOP-UP' SUPPLY TO RAINWATER TANKS. MAINS 'TOP-UP' ZONE TO BE BASED ON THE DAILY NON-POTABLE USAGE THAT MAY BE EXPECTED FROM THE TANK.
 5. PROVIDE A MECHANICAL PUMPING ARRANGEMENT (IN SOUND-PROOF HOUSING) TO PUMP SUPPLIERS SPECIFICATION TO SUIT INTENDED USAGE OF RAINWATER STORAGE. PUMPING ARRANGEMENTS MUST COMPLY WITH EPA GUIDELINES.
 6. INLETS TO RAINWATER TANK MUST BE SCREENED TO PREVENT THE ENTRY OF FOREIGN MATTER, ANIMALS OR INSECTS.
 7. A SIGN MUST BE AFFIXED TO THE RAINWATER TANK CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER AND IS NOT TO BE USED FOR HUMAN CONSUMPTION.
 8. RAINWATER TANK TO BE PLACED ON A STRUCTURALLY ADEQUATE BASE IN ACCORDANCE WITH THE MANUFACTURER'S OR STRUCTURAL ENGINEER'S DETAILS.
 9. THE TANK MUST NOT BE INSTALLED OVER ANY MAINTENANCE STRUCTURE OR FITTINGS USED BY A PUBLIC AUTHORITY.
 10. RAINWATER TANK AND ASSOCIATED PLUMBING WORKS TO BE INSTALLED AND CONFIGURED BY A LICENSED PLUMBER. PUMP TO BE INSTALLED BY A LICENSED ELECTRICIAN.
- OSD SYSTEM DESIGN DATA**
- SITE DATA**
- MODELLED SITE AREA = 1934 sqm
 DEVELOPED IMPERVIOUS AREA = 315 sqm
 EXISTING GRASS FLOW LENGTH = 24m
 EXISTING GRASS SLOPE = 7%
- EXISTING SITE FLOWS**
- 5 YR ARI = 35 l/s
 100 YR ARI = 63 l/s
- DEVELOPED SITE FLOWS**
- 5 YR ARI = 34 l/s
 100 YR ARI = 59 l/s
- DETENTION SYSTEM DATA**
- AREA DRAINING TO THE TANK = 893sqm
 ORIFICE DIAMETER = 140mm
 SSR = 8ccms
- NOTE: DETENTION STORAGE VOLUME HAS BEEN OFFSET BY 1000 LITRES VIA THE PROVISION OF 4000 LITRES OF RAINWATER STORAGE.

WARNING

PLEASE NOTE: A comprehensive check of the Structural Design has not been carried out. CERTGROUP BUILDING CERTIFIERS plan to relieve the Structural Engineers responsibility to certify the structural adequacy of this development including any variations that may occur during construction.

CERTGROUP BUILDING CERTIFIERS
 APPROVED CONSTRUCTION CERTIFICATE
 PLAN / DOCUMENTATION

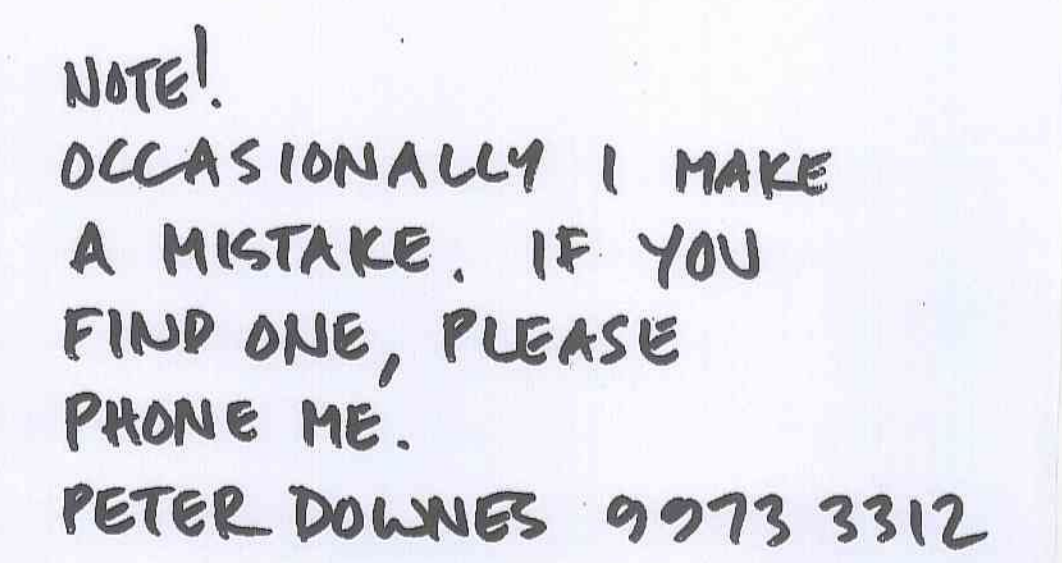


ISSUE DATE	REVISION
16 JUNE 2011	TANK LOCATION ALTERED

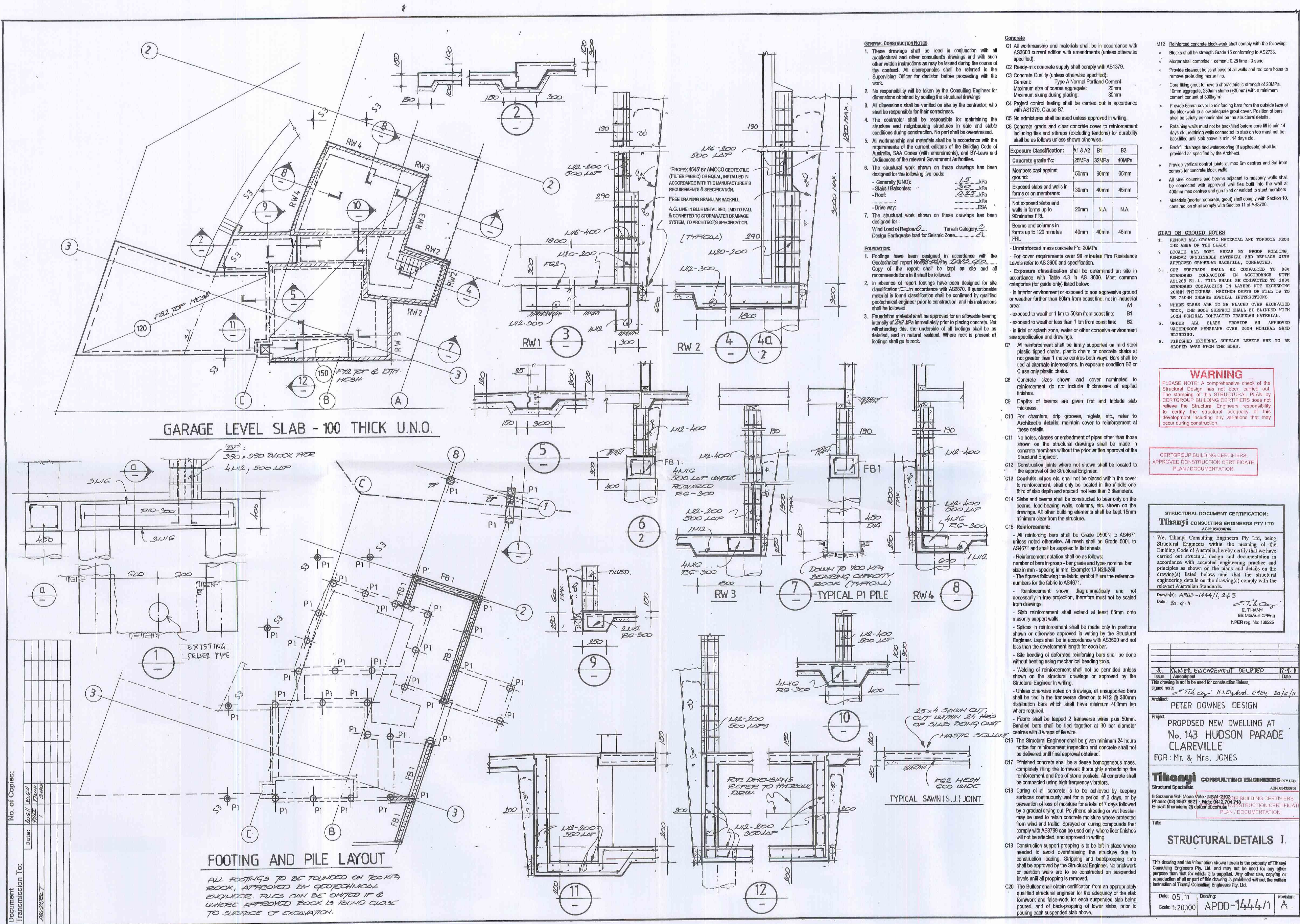
TITLE			
DRAINAGE CONCEPT PLAN			
143 HUDSON PARADE, CLAREVILLE			
DRAWN	DATE	CHECKED	SCALE
GK	08 MARCH 2011		1:100

TAYLOR CONSULTING
 CIVIL & STRUCTURAL ENGINEERS

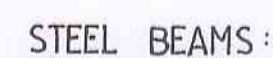
11911-1/A



1021-15



1. All timber work, timber sizes and details not shown on this drawing, shall be in accordance with the relevant requirements of AS 1684-Light timber Framing Code, and AS 1720-Timber Engineering Code.
2. The stud wall supplier/erector shall be responsible for the adequacy of the walls for lateral wind loads. Adequate provision for holding down roof shall be made in conjunction with AS 1684-1992.
3. Nailing plates (refer to architect's details) shall be M10 bolted or gun-fixed to steel beams at 900 mm max. centres
4. Roof, and wall framing shall be fully braced in accordance with AS 1684-1992.



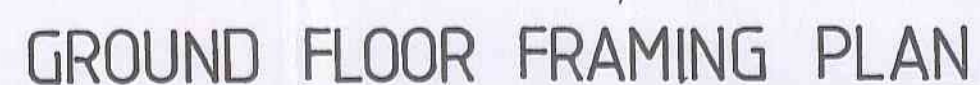
<u>B 1</u>	: 250	UB 31
<u>B 2</u>	: 250	UB 37
<u>B 3</u>	: 250	PFC
<u>B 4</u>	: 200	UB 25
<u>B 5</u>	: 200	PFC
<u>B 6</u>	: 300	PFC
<u>B 7</u>	: 200	UB 22
<u>B 8</u>	: 200	UB 30
<u>B 9</u>	: 410	UB 59

STEEL ROOF BEAM:

STEEL BRACING FRAME:
FR1 & FR 2: See det

STEEL COLUMNS :

S1 : 75x75x4 SHS
S2 : 90x90x4 SHS
S3 : 127x4 CHS



S1 All workmanship and material shall be in accordance with AS4100. Fabrication shall in accordance with Section 14, erection shall be in accordance with Section 15 of AS4100.

Type of Steel	Grade
Universal beams & columns, parallel flange channels, large angles to AS/NZS 3679.1	300
Welded sections to AS/NZS 3679.2	300
Hot rolled plates, floor plates and slabs to AS/NZS 3678	250
Hollow sections to AS 1163:	C350
Cold formed purlins and girts to AS1397	G450 G350

S3 Two (2) copies of workshop fabrication drawings shall be submitted to the Architect and one (1) to the Structural Engineer for review at least 7 days prior to commencement of fabrication.

S4 The Contractor shall provide all cleats and drill all holes necessary for fixing steel to steel and timber and other

S5 All sundry items such as gutter supports, ceiling and purlin cleats, architectural elements, fixtures, are to be allowed for in the pricing by the tenderer and provided as shown or specified by the Architect.

S6 The fabrication and erection of steelwork shall be supervised by a qualified person experienced in such supervision.

S7 Beams with natural camber within the straightness tolerance shall be erected with the camber up. Brackets, trusses over 5m spans shall be pre-cambered 1 in 500, unless noted otherwise.

S8 All members shall be supplied in single lengths. Splices shall only be permitted in locations shown on the structural drawings.

S9 The contractor responsibility to provide temporary bracing as necessary to safely hold the steelwork in position during construction.

S10 Proprietary items (eg. purfins, bolts, anchors etc.) shall be installed in accordance with the Manufacturer's specifications.

S11 Roof bracing members shall be screw fixed or hung by hooks from purfins at maximum 3m centres. Steel columns and beams shall be connected to adjacent masonry with stainless steel ties at max. 400mm centres unless shown otherwise

Category:	Denote:
4.6/S	commercial bolts of grade 4.6 to AS 1111, snug tightened
8.8/S	high strength structural bolts of grade 8.8 to AS1252, snug tightened
8.8/TB	high strength bolts, grade 8.8 to AS1252, fully tensioned to AS4100 Section 15, using either the part-turn method or the direct-tension indicator method, bearing type joint
8.8/TF	high strength bolts, grade 8.8 to AS1252, fully tensioned as above, friction type joint with faying surfaces left untreated

If not otherwise specified: bolts shall be M16 category 4.6/S, gusset plates 10mm thick; no connection shall have less than 2 bolts; all holes shall be 2mm larger than the bolt diameter.

S13 Welding
All welding shall be carried out in accordance with AS1554.1. Electrodes shall be to either AS1553, AS1858, AS2203 or AS2717, as appropriate.

All welds shall be 6mm continuous fillet welds or, where noted, complete penetration butt welds, using E48XX electrodes or equivalent with category SP inspections to AS1554.1, unless noted otherwise.

Non-destructive weld examination shall be as noted on the drawings. Radiographic or ultrasonic examination shall be to AS1554.1

S14 Corrosion Protection

Structural steelwork not encased in concrete shall have the following surface treatment in accordance with the specification.

Element:	Preparation:	Protection:
Steelwork exposed to weather, wall cavity or water, bolts, holding down bolts, anchors	pickle or abrasive blast clean to Class 3 to AS 1650	hot dip galvanising
Steelwork not listed above and protection not otherwise specified	hand or power tool cleaned to Class 2 to AS 1650	two coats of red oxide zinc chromate primer in shop
Feature steelwork:	See Architect's specification	

All galvanising of structural steelwork shall be to AS4680. The continuous average zinc coating mass shall be 600g/m² (550 g/m² minimum). Apply top coats to Architect's specification.

Provide seal plates to the ends of all hollow sections, with 'breather' holes if members are to be hot dip galvanized.

S15 Steelwork intended to be concrete encased shall be unpainted. Encasing concrete to be grade N25 providing a cover adequate to suit fire rating or exposure conditions. Concrete encasement shall be centrally reinforced with 5mm wire to AS4617 or 6mm structural grade bars to AS4617 at 150mm pitch.

CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

Issue	Amendment	
This drawing is not to be used for construction unless signed here: <i>ETHAN H. L. SPENCE</i>		

Architect: PETER DOWNES

Project: PROPOSED NEW DWELLING AT
No 143 HUDSON PARADE
CLAREVILLE
Mr & Mrs JONES

Tihanyi CONSULTING ENGINEERS P
Structural Specialists ACN: 05

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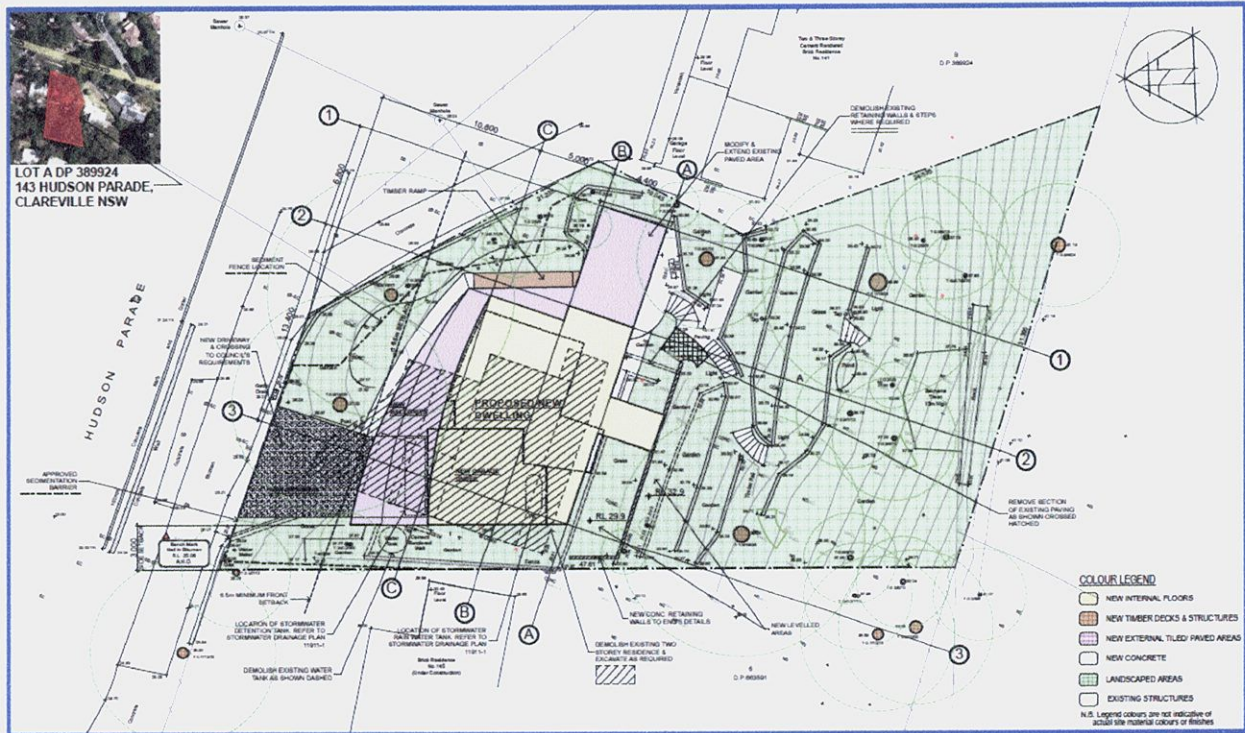
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STRUCTURAL DETAILS 1

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CONSTRUCTION SPECIFICATIONS

143 HUDSON PARADE, CLAREVILLE (Lot A DP 389924)

Note

All work to be carried out by suitably qualified tradesmen and to comply with the relevant building standards and codes as well as meeting Council requirements

Details shown on Architectural & Engineering drawings shall take precedence over details herein.

Any unresolved discrepancies should be referred to the Architect or Engineer

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1.1 STANDARDS: All work shall be carried out and completed to comply with the relevant Australian Standard, the Building Code of Australia, and where applicable, to the satisfaction of the lending body.

1.12 REGULATIONS AND NOTICES: The Builder is to give all notices, obtain all permits and pay all fees required by such authorities unless noted otherwise.

1.3 INSURANCE: Insurance of the works against fire and theft will be obtained by the Builder. The Builder shall at his own expense adequately insure against Public Liability and arrange indemnification in respect of his liability under the Workers' Compensation Act of New South Wales.

1.4 LABOUR & MATERIALS: The Builder is to provide all labour, material, fittings and plant to construct and complete the building. Materials to be standards specified. Work in each trade to be performed by tradesmen of that particular trade and in conformity with current good building practice.

2.0 EXCAVATOR, (Refer to: BCA≈3.1, AS 3798, AS/NZS 3500)

2.1 SITE: Refer AS 3798. Clear the building site and grub all stumps, roots etc., to a minimum distance of 1000mm outside the building or to the boundaries of the allotment, whichever is the less. Fill any depressions within the area covered by the building.

2.2 TRENCHES: Excavate for all footings for all walls, piers, etc., to a depth necessary to secure solid bottoms and even bearing throughout, and so as to provide for the tops of footings to be not less than 100mm below natural ground level. Bottoms of excavations are to be level and stepped as necessary. At completion of foundation walls and piers etc., all excavations are to be filled, well rammed to ground level and surplus soil spread as directed.

2.3 EXCAVATIONS FOR FOOTINGS: Shall follow Engineers recommendations

and/or Part 3.2.2 BCA Housing Provisions.

3.0 CONCRETOR, (Refer: BCA≈3.2.3-4-5 & AS 3600)

3.1 GENERALLY: All slabs shall be cured in accordance with AS3600.

All concrete is to be mixed from an approved supplier and when tested at 28 days is to have the following minimum strengths: 15Mpa for concrete in piers and 20Mpa for concrete used in strip footings and slabs, or to Engineer's detail. Delivery dockets are to be kept on the job for inspection. After placing, concrete is to be covered and left undisturbed for at least 2 days for footings fully set in ground and for 7 days for exposed footings, beams and slabs before being built on.

3.2 FOOTINGS: Refer to Engineering Drawings and BCA 3.2.2/3/4/5 & AS 2870/1

3.3 CONCRETE SLAB ONGROUND FLOORS: Construct a concrete slab on ground in accordance with Engineer's detailed drawings.

3.4 CONCRETE FLOORS: (Refer: BCA≈3.2.3) Provide concrete floors of approved materials, to Bathroom, Laundry, external patios and terraces and Garage and Carport as applicable. All concrete floors within or adjoining the building are to be reinforced and suspended with a minimum bearing of 100mm on at least two opposite sides to Engineer's details.

3.5 CONCRETE SLABS: (Refer: BCA≈3.2.5 & 3.1.2.3 & AS 2870) All concrete slabs to be constructed in strict accordance with the Engineer's details and specifications. Concrete to floors of Bathroom, W.C. & Laundry are to be left ready for fixing tiles as specified under "TILE LAYER". Screed the concrete with a fall to outlets. For Prestressed beams refer to AS 3600.

3.6 PATHS: (Refer: AS 3727) Provide paths as indicated on the Landscaping plan. Concrete is to be as previously specified and surfaced with a wooden float. The finished level of paths adjacent to the building shall not finish higher than the under floor ground level. Excavate for and lay paths to even grades, true lines and curves.

4.0 BRICKLAYER, (Refer: AS 3700, BCA 3.3, AS 1346)

4.1 GENERALLY: All brickwork is to be accurately bonded, carried up true and plumb in level courses to various heights and thickness as shown on plans. All brickwork to be laid with full bed and perpend plumb.

(a) Bricks of clay and/or shale origin complying with AS1640 are to be sound, hard and well burnt.

(b) Concrete bricks are to be manufactured in accordance with AS1346 or AS 2733 and shall not be wetted in any manner prior to laying, and at cessation of each laying period the top course shall be covered to prevent moisture entering brick. They shall be protected from weather, until built into position, by stacking free from contact with the ground and covered with some suitable material arranged to permit air circulation through the stack.

(c) Sand-lime (calcium silicate) bricks are to be manufactured in accordance with AS1654. Below damp course level only calcium silicate bricks to with minimum strength of 25MPa shall be used.

4.2 FACE BRICKS: As selected for colour and fair arris are to be used on all external walls and exposed faces. Common bricks may be used for all other work. All face brickwork is to be finished with neatly ironed, flush or raked joints as selected.

4.3 MORTARS: (Refer: BCA3.3.1.6/7) Requirements of AS 3700 and Part 3.3.1 of BCA Housing Provisions shall apply. Namely that mortars to consist of fresh Portland cement, hydrated lime or lime putty, clean sharp sand, nominally proportioned by volume and mixed with clean fresh water at time of use: Compo-mortar No.1-2 cement, 1 lime and 9 sand; Compo-mortar No.2-1 cement, 1 lime and 6 sand; Compo-mortar No.3-1 cement, 2 lime and 6 cement; Lime mortar-1 lime and 3 sand. Mortar to be coloured as selected to give a uniform shade throughout the face brickwork

4.4 BRICKWORK OF CLAY AND/OR SHALE ORIGIN: Build all brickwork to damp course level, all fender and dwarf walls, all coping, sills, piers and steps in No.1 Compomortar. All general-purpose work

above damp course is to be built in No.3 Compo-mortar.

4.5 BRICKWORK OF SANDLIME (CALCIUM SILICATE) AND CONCRETE MASONRY UNITS: All to be laid in No.2 Compomortar or in other mortars in accordance with the provision of AS1225.

4.6 FLOOR LEVEL: To comply with drawings and so as to provide not less than 200mm from ground surface at any part to underside of ground floor bearers and 300mm under joists.

4.7 ACCESS: Provide a foundation door to give access under floors in position where directed.

4.8 FOUNDATION WALLS: On footings, as previously specified, build brick walls to the thickness shown on plan up to level of underside of floor bearers and/or plates.

4.9 ENGAGED PIERS: (Refer: BCA 3.2.5.2) To be a minimum of 230x110mm spaced at not more than 1500mm centres to stiffen walls.

4.10 FOUNDATION PIERS: Piers of bricks are to be built to a minimum of 230x230mm up to 1500mm high. For any piers exceeding this height the additional lower portion is to be increased by a minimum of 55mm all round. Piers are to be positioned so as to be directly below all load bearing timber framed walls. Tops of piers are to finish accurately at exact levels to give full bearing to bearers.

4.11 VENTILATION: (Refer: BCA 3.4.1) Provide ventilation under bearers, to BCA requirements. Similarly, ventilation is to be provided under veranda floors and suspended concrete floor slabs. No section of the under floor area shall be constructed in such a manner that it will hold pockets of still air.

4.12 DAMPCOURSE: (Refer: BCA 3.3.4) On all brickwork, at level not higher than bottom of floor bearers, provide a continuous run of Viscourse or similar damp course material. To the brickwork of Bathroom, W.C. and Laundry, provide an additional run of dampcourse at a level not higher than one full course above the top of concrete floor. Dampcourse material is to be in long lengths, lapped at 150mm at joints and full width at all intersections.

4.13 ANT CAPPING: (Refer: AS 3660.1) To all brickwork and piers, at the level of underside of floor bearers, ant capping of 0.45mm galvanised steel or other approved metal is to be set, projecting 40mm beyond the internal faces of all brickwork and turned down at 1:1 slope, lapped 12mm and soldered at all joints and corners so as to provide a continuous and effective barrier against termites throughout the entire length of the material.

4.14 TERMITE TREATMENT: shall be in accordance with Part 3.1.3 BCA Housing Provisions and AS 3600, 3660.1, 3610.

4.15 VERMIN PROOFING: 12mm mesh galvanised bird wire, to be built into brickwork and taken across cavity and secured to bottom plate.

4.16 VENEER WALL: (Refer: BCA3.3.1.2) To be 110mm brickwork providing a clear cavity of 40mm from timber frame. Build in 3mm galvanised veneer ties placed no further apart than 460mm horizontally and 610 vertically. In single story construction, the brick veneer is to be kept 10mm clear below roof framing and/or eaves linings and 10mm clear of windowsills. All load bearing framed walls and jamb studs to openings over 1800mm wide and posts carrying point loads are to be adequately supported on piers. All mortar joints on inside faces of walls are to be flush with brickwork. All mortar droppings are to be removed from wall ties and vermin proofing before internal linings are fixed.

4.17 ARCH BARS AND ANGLE IRONS: (Refer: BCA3.3.3.4-5) Brickwork over openings is to be supported on mild steel bars of angles of sizes shown below. All angles and bars are to be galvanised. For spans up to 1200mm provide one 76mm x 10mm bar. For spans 1201mm to 1500mm provide one 76mm x 76mm x 10mm angle. For spans 1501mm to 2400mm provide one 127mm x 76mm x 10mm angle. For spans 2401mm to 3000mm provide one 152mm x 89mm x 10mm angle.

4.18 FLASHING: Build in all flashings under window frames and above openings as described under "JOINER" Provide all necessary weep holes. Flashings shall comply with AS2904, 1804, 3700 and Part 3.3.4 BCA of the Housing Provisions

4.19 SILLS: Provide face bricks on edge to sills of all window openings.

4.20 STEPS: Provide as shown on plan, and/or as required by the slope of the land, in bricks to match other exposed brickwork. Treads are to be 75mm pre-cast concrete units a minimum of 250mm deep and bonded into brickwork. Build side walls shown in 110mm brickwork on concrete footings.

4.21 CLEANING DOWN: Point up faulty joints. Clean all exposed brickwork with diluted spirits of salt or specified approved cleaner, wash down with clean water and leave free from cement and mortar stains.

5.0 CARPENTER, (Refer: AS 1684, 1170.22082, AS/NZS 1748)

5.1 TIMBER CODE: If not specified, all frames and roof trusses as per Australian Standard Framing Code AS 1684, 1992.

5.2 FLOORING: The thickness of flooring to be appropriate for the floor joist spacing.

5.3 FLOORING FOR WET AREAS: With particular regard to ground clearance in wet areas where structural sheet flooring shall be used strictly in accordance with the manufacturer's recommendations or Part 3.4.3 BCA Housing Provisions.

5.4 STRIP FLOORING: shall be in accordance with AS1684

5.5 FLOOR FRAMING: (Refer: BCA3.4.1) The requirements of AS1684 shall apply. All floors not specified to be concrete are to be framed at level shown with hardwood. Plates and bearers are to be laid true and level. Provide 100mm x 75mm plates and/or bearers set on edge on walls and piers as already specified. Provide 100mm x 50mm timber joists (with double joists under walls) set on edge at a maximum of 450mm centres and fix to plates and/or bearers by double nailing at each crossing.

5.6 WALL FRAMING: (Refer: AS1684.2, BCA3.4.3) The requirements of AS1684 shall apply. Plates are to be tenoned to a depth of approximately 10mm to provide a uniform thickness where studs are to be fixed. Where plates are machine gauged to a uniform thickness

trenching may be omitted. Each wall section is to be diagonally braced and studs are to be trenched accurately to receive braces, which are to finish flush with the faces of studs. Wall framing is to be seated on top of floor joists erected plumb and straight, and securely fastened at all parts. Provide a clear space of 40mm between the outer wall frames and internal face of brick veneer walls. Secure frames to the veneer walls by stapling the galvanised veneer ties (as specified under "BRICKLAYER") to the studs. Ties are to slope downwards toward the veneer wall.

5.7 STUDS: The requirements of AS1684 shall apply. Well block and securely fasten at all angles and intersections. Studs are to be checked to receive heads over openings and trimmers under windows.

5.8 HEADS: The requirements of AS1684 shall apply. To be timber or steel. Heads are to be placed on edge and be checked or housed into studs.

5.9 BRACING: The requirements of AS1684 shall apply. Diagonal braces to be 50mm x 15mm or 25mm x 25mm steel bracing, or panel bracing as required to each wall section.

5.10 NOGGING: (Bridging) to be fixed between studs at not more than 1200mm centres. Where wall cladding is to be jointed thereon, noggings are to be 38mm thick and finished flush with the face of the studs.

5.11 ROOF FRAMING: Clause 3.4.6 BCA Housing Provisions or AS1684 shall apply. Slope is to be shown on the plan and length of rafters to longest ridge is to be gauged to suit full tile courses. Roof timbers, are to be seated on timber wall framing. Rafters to be birdsmouthed over plates, accurately cut and fitted, positioned beside ceiling joists, and, together with all other timbers used in roof construction, are to be secured by double nailing at all parts where practicable.

5.12 CEILING JOISTS: 100mm x 50mm timber at maximum 600mm centres. Fix trimmers to ceiling joists where required at maximum 600mm centres. Where two lengths of joists are used they are to be lapped and well spiked together over partition walls. All to be secured to hangers with ceiling dogs. Ceiling joists, where practicable, are to be at right

angles to ridge and securely fixed to rafters to form a tie to prevent spreading of the roof.

5.13 HANGERS: To be provided so that the unsupported length of ceiling joists does not exceed 2550mm, nailed and dogged to each ceiling joist and secured to side rafters where practicable. Where the length of hanger exceeds 4800mm the hanger is to be supported by a beam as for 'STRUTTING BEAMS' and the size of hangers is to be governed by new span.

5.14 RAFTERS: Conventional roof construction. Tiled roof: 100mm x 50mm at maximum 600mm centres.

5.15 RIDGES AND HIPPS: 150mm x 25mm.

5.16 VALLEYS: 150mm x 38mm.

5.17 PURLINS: Tiled roof: 100mm x 75mm at maximum spacing of 2100mm.

5.18 COLLAR TIES: (Refer: BCA 3.3.3.1, AS/NZS 2699) To be fixed to alternate pairs of rafters and be of the following sizes: up to 4200mm 75mm x 38mm timber; over 4200 100mm x 38mm.

5.19 STRUTS: To be 75mm x 75mm timber up to a length of 2100mm spaced under purlins at a maximum of 2100mm centres. Struts must be seated on or directly above walls and must be tightly fitted and securely fastened.

5.20 STRUTTING BEAMS: Where required they are to be placed in position and are to be packed up from walls so as to be 12mm above the level of ceiling joists.

5.21 VALLEY GUTTER BOARDS: To be 19mm thick and the full width of valley gutter. Where deep ribbed valley gutter is specified, valley boards may be omitted.

5.22 STEEL FRAMES: (Refer: BCA 3.4.2, AS 3623) To be supplied and fixed in accordance with manufacturer's requirements and approved by the Local Authority as well as meeting AS3663 or Part 3.4.2 BCA Housing Provisions.

5.23 ROOF TRUSSES: To be supplied and fixed as per manufacturer's requirements.

5.24 MANHOLE: Trim where directed between ceiling joists for a manhole

600mm x 600mm. Line the opening and provide a suitable cover.

5.25 VERANDAH POSTS: To be 90mm x 90mm DAR treated pine timber checked at top for plate and secured to floor joists or as otherwise shown on plan. Where fixed to concrete the base of the veranda post is to be supported on a galvanised metal dowel and stirrup with dowel set in the concrete.

5.26 GABLES: Form as shown on drawings. Provide 165mm x 25mm barge boards with fillet at top scribed up to tiling capped with fibre cement to allow for verge ties to be pointed with mortar. Frame gable faces as specified for walls and cover with approved sheeting. Line soffits as for eaves.

5.27 EAVES: Form a level soffit with fibre cement let into 6mm deep grooves at back of fascia, secured to 50mm x 38mm softwood supporting sprockets, fixed at all joints and spaced at a maximum 1200mm centres. Provide all necessary cover and angle mouldings.

5.28 FLOORING: (Refer: BCA 3.4.3.2-4, AS 1860) To be particleboard sheet flooring as per manufacturer's instructions.

6.0 JOINER

6.1 GENERALLY: Joinery is to be of durable species, seasoned and free of those defects that might affect its appearance and durability. All to be DAR, accurately cut and fitted and securely fixed.

6.2 JAMB LININGS AND DOORS: Requirements of AS1909 provides for the installation of Internal and external doors etc. Internal doors to be prehung doors. External doors to be 2040mm x 820mm x 40mm solid core as selected. Furnish with selected lock and furniture. Internal doors to be 2040mm x 35mm flush panel of selected width. Furnish with selected latch and furniture. Provide, where shown on plan, sliding cavity door frames, complete with fittings and 2040mm x 35mm doors of selected width and furnish with selected furniture. Provide aluminium doors and frames, where shown on plan. Provide aluminium framed windows from approved supplier and install these frames strictly in accordance with the manufacturer's

recommendations and AS2688 and 2689.

6.3 FLASHING: Provide approved flashing over meter box when required. The flashing is to be bent down across the cavity and turned down over angle weather strip. All flashings are to be properly dressed at each change of direction and must not be cut at those parts.

6.4 ARCHITRAVES: Provide architraves to all doors, windows and other internal openings

6.5 SKIRTINGS: Provide skirtings to all rooms except wet areas.

6.6 KITCHEN CUPBOARDS: Provide properly constructed floor and wall cupboards in positions and to dimensions indicated on plan. Floor cupboards to have raised floors with toe space under front face. Cover top of floor cupboards with laminated plastic as selected. Doors to be accurately fitted and hung and finished with selected catches and handles. All cupboards are to be securely fixed in position and neatly finished at wall and floor intersections.

6.7 BUILTIN CUPBOARDS: Frame up and fix cupboards in position and to dimensions shown on plan, and provide particleboard shelves. Provide doors to match those specified for "INTERNAL DOORS", furnish with selected catches and handles.

7.0 SMOKE DETECTORS

7.1 Provide and install Smoke alarms in accordance with AS3786 as specified or as indicated on plans in accordance with Part 3.7.2 BCA Housing Provisions. Refer to the Architectural Drawings

8.0 FENCING

Refer to the Landscaping Plan.

9.0 DRAINER

9.1 NOTE: Drainpipes must not be taken through the footings of the building. Trenches for drains, where running parallel to building, must not be within 600mm of the footings of the building.

9.2 SEWERED AREAS: Provide a drainage system from pedestal pan and from

wastes of all fittings and connect to the sewer main, all to be in accordance with the rules and requirements of the Authority for Water Supply, and Sewerage. Provide at least one gully outside the building. The Authority's certificates are to be obtained at completion of work.

9.3 SEPTIC SYSTEMS: (Refer: AS 1546.1) Provide and install a septic system where applicable to the requirements of the Local Authority and in accordance with the manufactures instructions.

9.4 ROOF WATER DRAINS: Allow for and lay roof water drains where shown on site plan. Drains to be 90mm P.V.C. pipes laid to an even and regular fall so as to have a minimum cover of 150mm. Drains to discharge into street gutter where possible. Where outlets are shown within the site they are to discharge at least 3000mm clear of the building into rubble packing 900mm diameter and 600mm deep.

9.5 GREYWATER RECYCLING: Installation to comply with AS 1546.2/3

9.6 STORM WATER : Dealing with; Refer AS/NZS 3500-3.2

9.7 RAINWATER TANKS: Installation to comply with AS/NZS 2845.1

10.0 PLUMBER

10.1 EAVES GUTTERS: (Refer: AS/NZS 2179) Provide guttering to all eaves. Set in position with sufficient fall to down pipes and secure with brackets spaced at 1200mm maximum. All joints and angles are to be well lapped and double soldered.

10.2 DOWN PIPES: Provide as required stacks of 90mm x 50mm down pipes. Connect each pipe to gutter and roof water drains and secure to walls with neat astragals at a maximum spacing of 1500mm with a minimum of two to each stack.

10.3 VALLEY GUTTERS: To be 0.6mm galvanised steel 450mm wide fixed to valley boards with edges beaded, well lapped, and soldered at joints. (Approved ribbed valleys may be fixed without valley boards).

10.4 FLASHING: (Refer: BCA 3.8.1, AS 3740) Flash around chimneystacks, exhaust flues and wherever else required with 1.3mm lead dressed well down onto roof slopes and taken up vertical faces at least 75mm. Wedge step flashing into brickwork with lead and point with cement mortar.

10.5 SANITARY PLUMBER: Fit bath, wash basin, kitchen sink, wash tubs, pedestal pan and floor grate to shower recess in positions shown on plan. Provide waste pipes with traps to the above fittings and connect to the drainage system. The whole of the work is to be performed in accordance with the rules and requirements of the Sewerage Authority concerned.

10.6 FLOOR WASTES: Provide overflow outlet in Bathroom, Laundry, and separate W.C. floors. Fit 50mm grating and wastes.

10.7 WATER SERVICE: (Refer: AS3500) Connect from the supply main with 20mm copper tube to the meter and provide stopcock. Extend with 20mm copper tube to front garden stand pipe. Branch off with 12mm copper tube to cistern, bath, breeching piece of shower, bath heater, washbasin, wash-tub, washing machine, kitchen sink, hot water unit and rear garden tap. Piping concealed behind wall linings must be copper. Properly secure all piping and provide chromeplated flanges at internal wall faces. Terminate over fittings with approved high-pressure taps and with high-pressure brass hose cocks to garden points. Provide for fixing of cistern and hot water unit.

10.8 METER: Procure from the authority concerned and fix a water meter.

10.9 HOT WATER SERVICE: (Refer: AS 3500.4) Hot water unit to be as described in the schedule of fittings. Extend from mains pressure or medium pressure unit with 12mm copper tubing to point over bath, basin, shower, kitchen sink, washtub and washing machine. Terminate at these points with taps or cocks as required. Provide inlet and outlet stopcocks to hot water unit in positions to be indicated.

10.10 GAS SERVICE: The whole of the work is to be in accordance with the rules and requirements of the Supply Authority.

11.0 ROOFER (Refer: BCA $\approx$ 3.5.1 & 3.5.1.2)

11.1 TILES: (Refer: AS2049, 1757, 1758) Concrete and Terracotta tiles shall comply with AS2049 and shall be installed in accordance with AS2050. The tiles that cover the roof of the dwelling with first quality approved roofing tiles as selected. The tiles are to be fixed to approved battens of sizes appropriate to the spacing of rafters/trusses by wiring every alternate tile in each course with nonferrous or galvanised tie wire not thinner than 1.2mm or, where nail holes are provided, by nailing every tile in each third course with galvanised flat head nails of sufficient length to penetrate 19mm into tie battens. Cover hips and ridges with capping and all necessary starters and apex caps. Capping and verge tiles are to be well bedded on lime mortar and neatly pointed with coloured cement mortar.

11.2 SARKING: (Refer also: AS1903-04, AS 1736) The requirements of AS/NZS 4200.1 (Fixing) and AS/4200.1 (Installation) shall apply. The roof shall be sarked with aluminium foil covered reinforced fabric.

11.3 SEALANTS shall be used in accordance with the Manufacturers specifications.

11.4 COLORBOND & PROFILED STEEL ROOFING: (Refer: BCA 3.5.1.3) To be supplied and fixed in accordance with manufacturer's requirements and approved by the Local Authority.

12.0 ELECTRICIAN (refer also : AS/NZS 1680)

12.1 GENERALLY requirements of AS 3000 and AS3006 apply to provide all labour and materials necessary for the proper installation of electricity service in accordance with the appropriate S.A.A. rules and the requirements of the Local Supply Authority. Arrange with the Supply Authority for the connection from supply mains to meter board. Provide for the proper installation, and connect electricity to cooking stove and hot water unit. Provide light points in positions shown on plan or to be determined. Approved switch for each point is to be mounted in positions to be indicated. Provide power points of flush type with

switches in positions shown on plan or to be determined.

12.2 METER BOX: Provide box to enclose meters and safety switches in accordance with the requirements of the Authority concerned.

13.0 TILE LAYER

13.1 TILE FIXING: shall comply with AS3958.1 and tile installation shall comply with AS3958.

13.2 WALLS: Cover the following wall faces with ceramic glazed tiles, neatly grouted and as selected: Bathroom, to height of 150mm; shower recess, to height of 1950mm; to enclosed bath and hobs, 450mm; to W.C., 150mm. Above kitchen cupboards where selected tiles are to be fixed to wall sheeting with approved adhesive. Provide all necessary strips, vent ties and recess fittings.

13.3 FLOORS: Cover the following floor surfaces with ceramic tiles: Bathroom, shower recess, W.C. and Laundry on 20mm thick bed of cement mortar and graded to give an adequate fall to approved floor waste.

14.0 CEILING FIXER (Refer also:AS2589)

14.1 GENERALLY the requirements of AS3740 or Part 3.8.1 of BCA Housing Provisions shall apply to the provision of Plaster Board ceilings to Lounge, Dining, Bedrooms, Halls, Kitchen, Bathroom, and W.C.. Sheets are to have recessed edges and be 13mm thick when fixed to ceiling joists/battens spaced up to 600mm centres. Fixing is to be with galvanised clouts and/or approved adhesive and be strictly in accordance with the manufacturer's recommendations as approved.

14.2 CORNICE: Provide cornices to the ceilings, neatly mitred, properly fixed and set at all angles. Cornices to be in full wall lengths where practicable.

15.0 INTERNAL WALL LININGS & EXTERNAL WALL CLADDING (Refer: BCA $\approx$ 3.5.3)

15.1 GYPSUM PLASTER BOARD: The requirements of BCA 3.5.3.3. Provisions shall apply in the fixing of horizontally

JONES

143 HUDSON PARADE, CLAREVILLE (Lot A DP 389924)

with full-length sheets, staggered end joints, to ceiling height. Sheets are to have recessed edges and be minimum 10mm thick when fixed to studs spaced at up to 600mm centres. Fixing is to be with galvanised clouts and/or approved adhesive and be strictly in accordance with the manufacturer's recommendations as approved.

15.2 CEILING LININGS : fixing shall comply with AS 2589.

15.3 WET AREA LININGS : To Laundry, Bathroom and W.C. only approved water repellent sheets may be used.

15.4 EXTERNAL WALL CLADDING: All materials fitted shall meet the local authority's and manufacturers requirements as well as BCA $\approx$ 3.5.3 .

16.0 PAINTER

16.1 GENERAL: All paints, stains, varnishes, and water colours are to be of approved brands as selected. Materials used for priming and undercoating are to be the same brand as the finishing paints or as recommended by the manufacturers of the finishes used. All finishing colours are to be as selected. Do all necessary stopping after priming has been applied. Rub down all surfaces to a smooth finish prior to the application of each successive coat of paint. External joinery to be painted is to be primed on all faces. Where joinery is to be other than painted, it is to be treated at place of assembly with a primer having a preservative and water repellent properties.

16.2 EXTERNALLY: All exterior woodwork to be given one coat of primer, a coat of oil based undercoat and one coat of gloss oil paint or one coat of primer, one coat of flat clear plastic or two coats of stain.

16.3 IRONWORK: Eavesgutters, down pipes, exposed service pipes and all wrought iron etc., to be cleaned and primed and given two coats of gloss oil paint all round.

16.4 FIBRE CEMENT: (Refer: BCA $\approx$ 3.5.3.3)
Clean and prepare all external fibre cement surfaces and finish with two coats of water-based paint.

16.5 INTERNALLY: All internal woodwork to be stained and finished with two coats of clear liquid plastic as selected, or prepared, primed and finished with two coats of gloss enamel paint.

16.6 CEILINGS AND WALLS: To be sealed and given two coats of acrylic paint.

17.0 GLAZIER (Refer: BCA $\approx$ 3.6, AS1288, 2047)

17.1 GENERALLY: All window sashes and lights are to be glazed. All glass to be back puttied, well sprigged into primed or oil rebates and weather puttied. Glass is to be free of defects and the proper thickness, relative to sizes of sheets. Clean glass on completion of work.

18.0 FLOOR SANDER AND POLISHER

18.1 Floor sheeting in all rooms is to be machine sanded to even surface.

19.0 COMPLETION

19.1 Clean out premises, remove all Builder's rubbish, clean all glass, fittings, etc., and leave in clean and habitable condition. Clean up site.

SCHEDULE OF EXTERNAL FINISHES – 143 HUDSON PDE, CLAREVILLE

ROOF

COLORBOND " WINDSPRAY "



WALLS

DULUX " WILD DOVE "



GLAZING REFLEXIVITY CERTIFICATION

Date 19.8.2011

Project New dwelling at 143 Hudson Pde,
Clareville

DA no. N0091/11

I hereby certify that all glazing used in this project will
have a maximum reflectivity index of 25 %

Peter Downes

Chartered Building Designer

Dip of Arch Tech (Distinction)

CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION



143 HUDSON PARADE, CLAREVILLE

1. Erosion & Sedimentation CONTROL Plan

At: 143 HUDSON PARADE, CLAREVILLE (Lot A DP 389924)

Relevant conditions

D. Matters to be satisfied prior to the commencement of works and maintained during the works:

Note: It is an offense to commence works prior to issue of a Construction Certificate.

1. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
2. Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.
3. Waste materials generated through demolition, excavation and construction works are to be minimized by re-use on site, recycling or where re-use or recycling is not practical, disposal at an appropriate authorised waste facility.

All waste dockets and receipts regarding demolition, excavation and construction waste are to be retained on site to confirm which facility received the material for recycling or disposal.

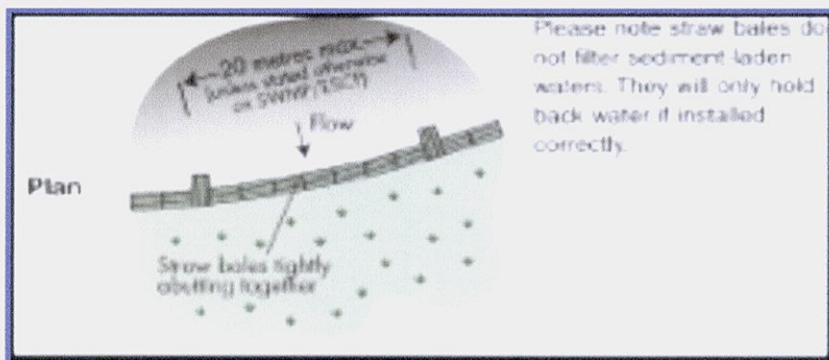
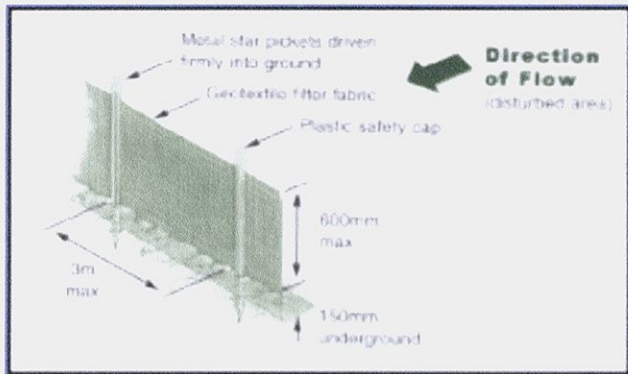
The ongoing operation of Recycling and Waste Management Services is to be undertaken in accordance with the Waste Management Plan.

1. THE PLAN

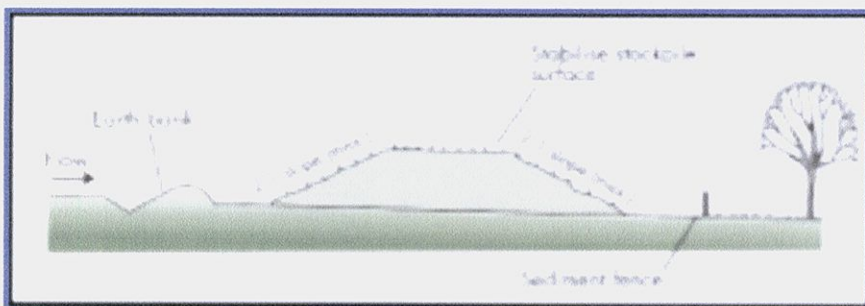
The Builder where practicable will:-

- Instal sediment fences at appropriate location in order to trap erosion which is mobilising off site. (see Site Plan for Sediment Fence locations)

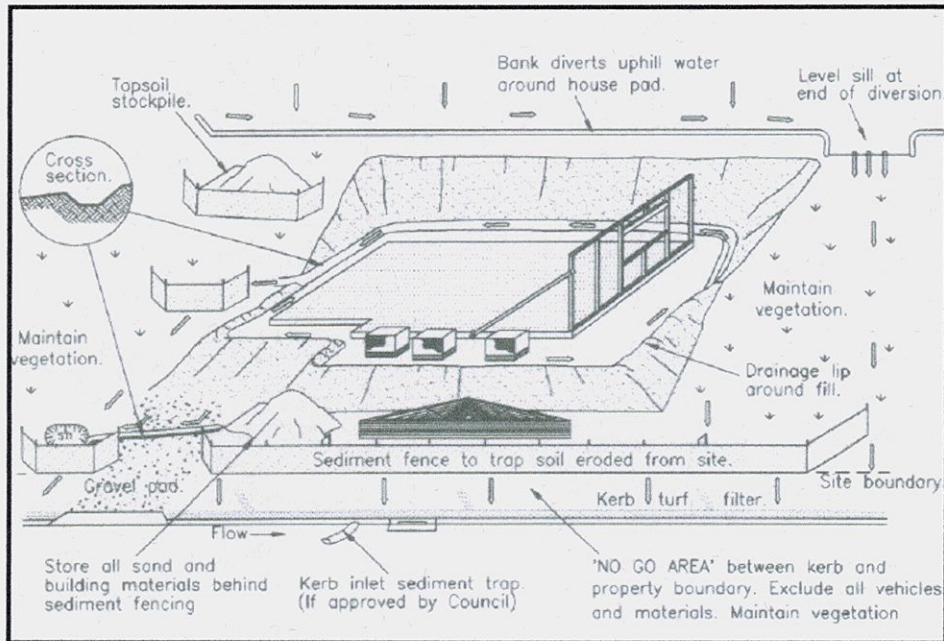
- Install sediment fences below site as shown on below.



- Stockpile topsoil onsite within the sedimentation barrier.



- Limit entry/exit to one point and stabilise.
- Create a vehicle wash down area on the existing driveway, within the sedimentation barrier for the purposes of washing down all vehicles before they leave the site in order to minimise soil being deposited on the road.
- Excavate house site, stockpiling within the sedimentation barrier.



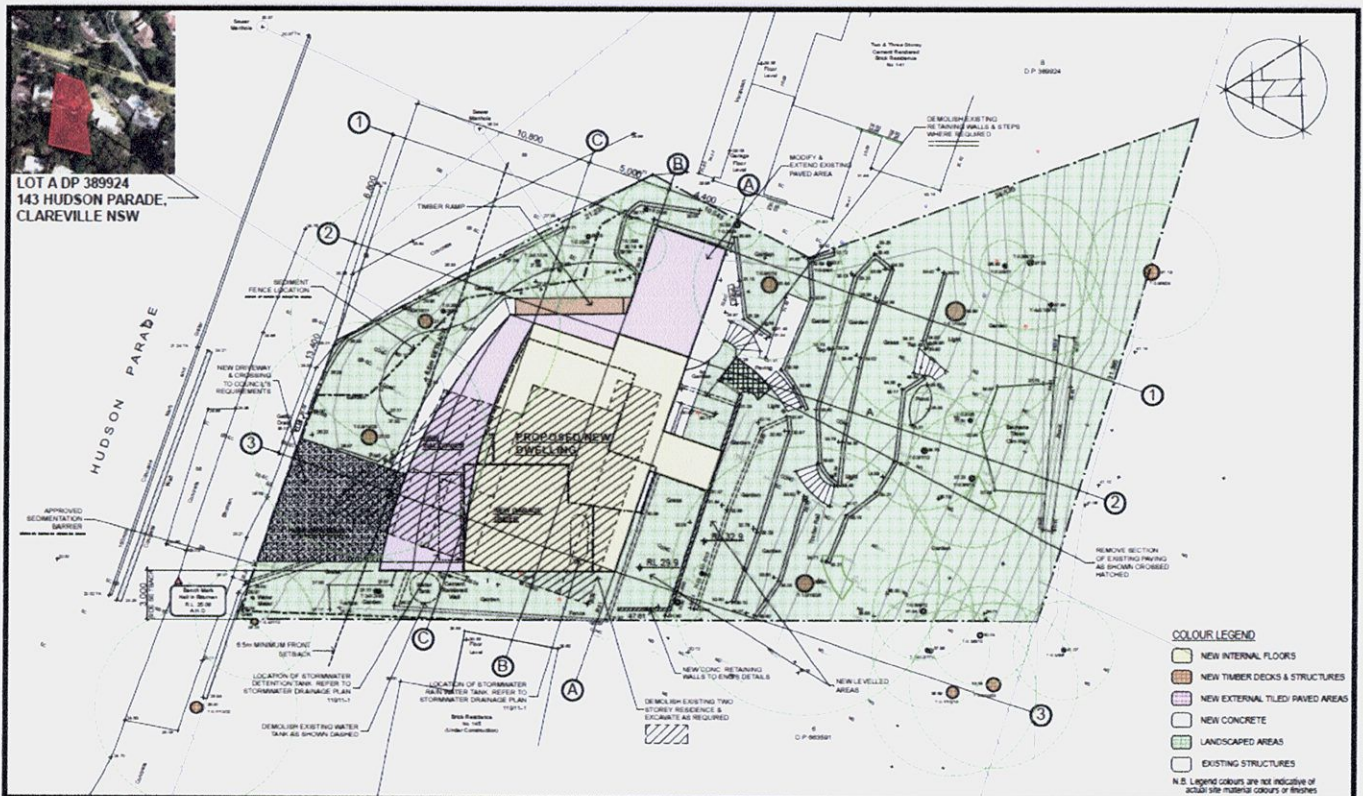
- Store all building materials within the sedimentation barrier envelope.
- Connect guttering to storm water immediately roof is finished.
- Re-spread topsoil and re-vegetate all bare areas.
- Check controls after rain and maintain in working order.
- Immediately contact Council personnel should any problems occur.

2. THE SITE PLAN

The Site plan attached provides detail & guidance for the builder how to implement this Erosion &

Sediment Control Plan, namely:

- The locality, Existing drainage
- The contours (initial and final)
- Existing vegetation, buildings, retaining walls, driveways
- Proposed Erosion & Sediment control, namely an approved sedimentation fence
- Limit of clearing, grading and filling
- Land slope gradients
- Location of topsoil stockpiles to be decided by the Builder on site but to be located within the sedimentation barrier.
- Catchment area boundaries to be decided Builder and to be located with property boundaries and the sedimentation barrier



CERTIFICATION

this Erosion and Sedimentation Control Plan was prepared for the applicant by
Rhett J Drew, BSc (Geology, Hons) QMC, London University

Signed

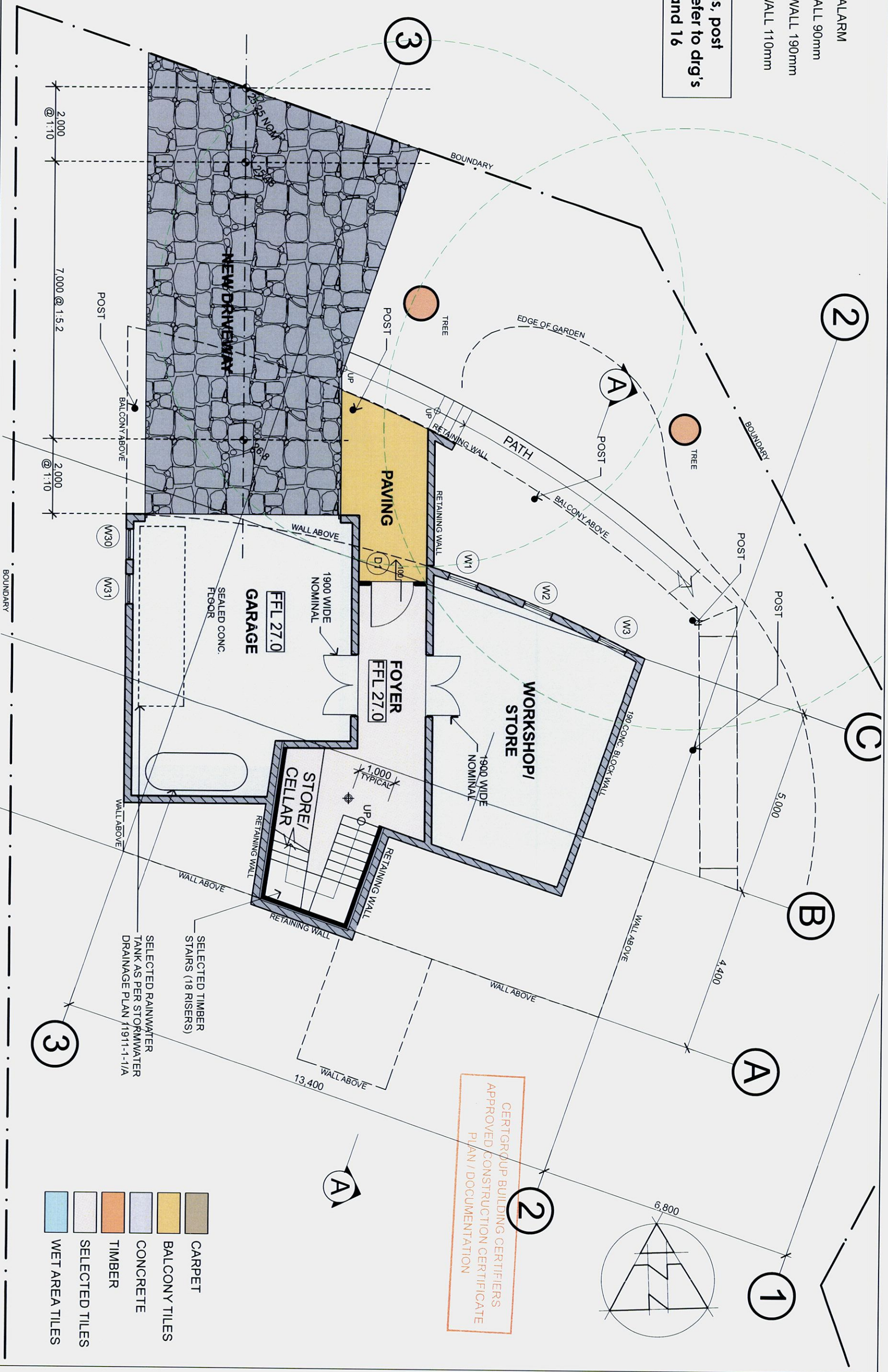
Rhett J Drew

Date 4 July 2011

The design of appropriate measures outlined has been done after consulting The Urban Erosion and Sediment Control Handbook, prepared by the Department of Conservation and Land Management, now known as DIPNR

- KEY**
- SMOKE ALARM
 - STUD WALL 90mm
 - BLOCK WALL 190mm
 - BRICK WALL 110mm

For dimensions, post location etc refer to dry's 1021 - 14, 15 and 16



REVISION

A	POSTS ADDED	19.7.11
B	PLANS GENERALLY UPDATED FOR CC	29.8.11



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PROJECT **PROPOSED NEW DWELLING AT
No. 143 HUDSON PARADE
CLAREVILLE
FOR MR & MRS JONES**

DRAWING **GARAGE FFL 27.0**

DRAWN	CHECKED
L. TREVENA	P. DOWNES
SCALE	DATE
1: 100	20/12/10
DRG. No.	
A3 1021 - 02/B	

REVISION

A	WINDOWS 7, 6 AMENED, W33 & W34 ADDED & D4 CHANGED TO FRENCH DOOR. POST ADDED TO BALCONY	19.7.11
B	PLANS GENERALLY UPDATED FOR CC	29.8.11



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FOR MR & MRS JONES**

DRAWING

GROUND FLOOR PLAN

RI 300

DRAWN	CHECKED
L. TREVENA	P. DOWNES
SCALE	DATE
1: 100	20/12/10

DRG. NO.
A3 1021 - 03/B



- KEY**
- SMOKE ALARM
 - STUD WALL 90mm
 - BLOCK WALL 190mm
 - BRICK WALL 110mm

For dimensions, post location etc refer to drg's 1021 - 14, 15 and 16



REVISION

29.8.11
PLANS
GENERALLY
UPDATED FOR CC

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CLAREVILLE
FOR MR & MRS JONES

DRAWN **L. TREVENA** CHECKED **P. DOWNES**
SCALE **1: 100** DATE **20/12/10**
DRG. No. **A3 1021 - 04/A**

TOP OF BUILDING
RL 36.715

1

2

3

WEATHERTEX
MILLWOOD SMOOTH CLADDING
AS PER MANUF'S SPEC

VENTED SKYLIGHT AS
SELECTED TO MANUF'S SPEC
& BASIX REQUIREMENTS

INSULATE WALLS & ROOF
TO BASIX REQUIREMENTS

TIMBER BARGE BOARDS
PAINTED FINISHED

TILED BALCONIES
1000HT SELECTED
BALUSTRADING

PAINTED STEEL POSTS
TO ENGS DETAILS

ALUMINIUM WINDOWS AS
SELECTED TO MANUF'S SPEC
& BASIX REQUIREMENTS

TILED BALCONIES

ALUMINIUM SLIDING DOORS AS
SELECTED TO MANUF'S SPEC
& BASIX REQUIREMENTS

PROPOSED DRIVEWAY

SELECTED COLORBOND
ROOF SHEETING

CIRCULAR COLORBOND
DOWNPIPES & HALF ROUND
GUTTERS AS SELECTED

FIRST FLOOR
LEVEL FFL 33.00

PAINTED STEEL POSTS
TO ENGS DETAILS

RENDERED
MASONRY COLUMNS

GROUND FLOOR
LEVEL FFL 30.00

TIMBER RAMP

GARAGE
LEVEL FFL 27.00

EXISTING GROUND LEVEL

RENDERED MASONRY
WALLS AS SELECTED
NEW STEPS & PATH

SELECTED FRONT
ENTRY DOOR

AUTO GARAGE DOOR AS
SELECTED

1

2

3

CERTGROUP BUILDING CERTIFIERS
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PLAN / DOCUMENTATION

REVISION

A	WINDOWS 7, 6 AMENED. POSTS ADDED.	19.7.11
B	PLANS GENERALLY UPDATED FOR CC	29.8.11



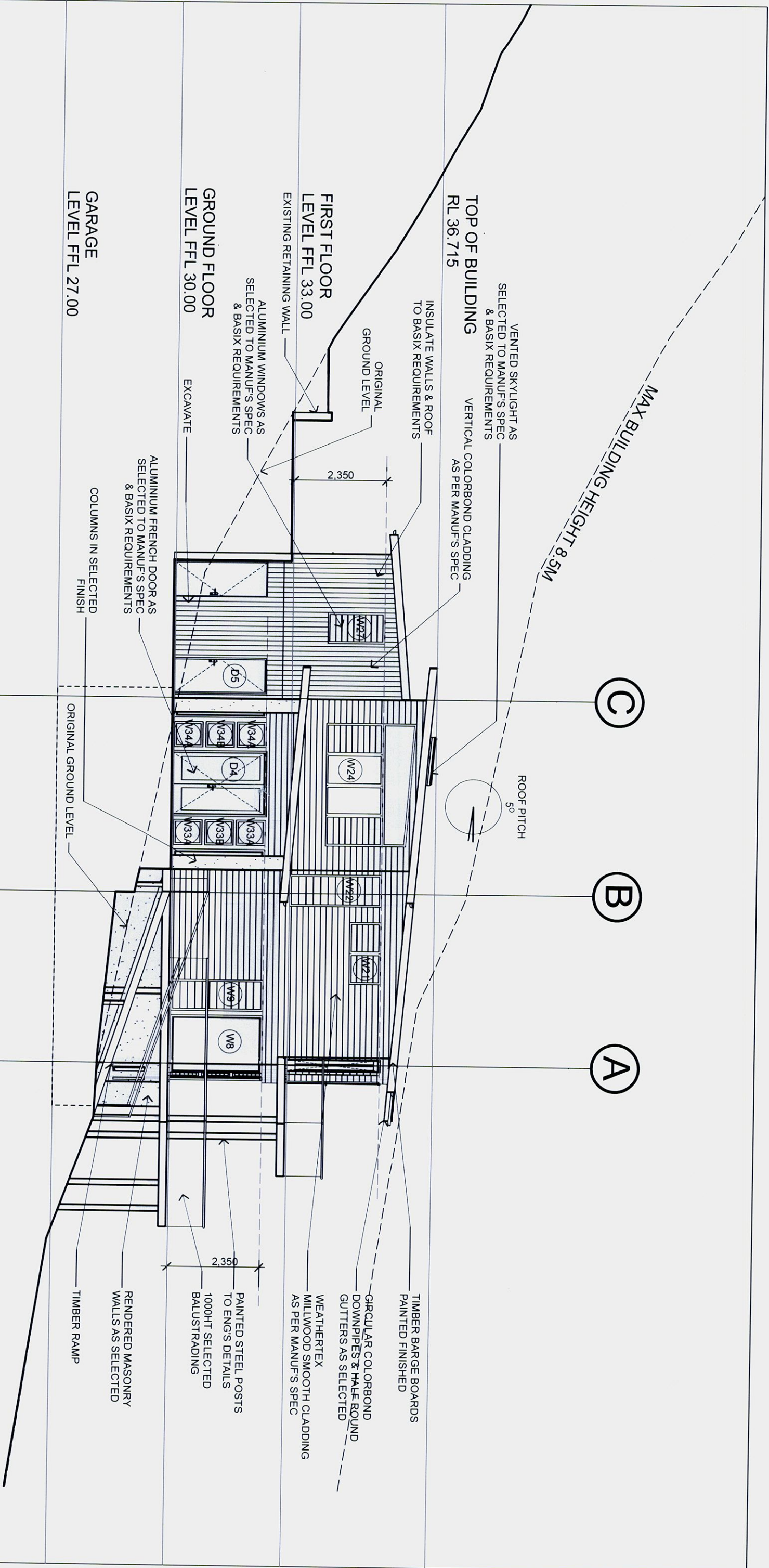
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PROJECT PROPOSED NEW DWELLING AT
No. 143 HUDSON PARADE
CLAREVILLE
FOR MR & MRS JONES

DRAWING
NORTH ELEVATION

DRAWN	CHECKED
L. TREVENA	P. DOWNES
SCALE	DATE
1: 100	20/12/10
DRG. No.	
A3 1021 - 05/B	



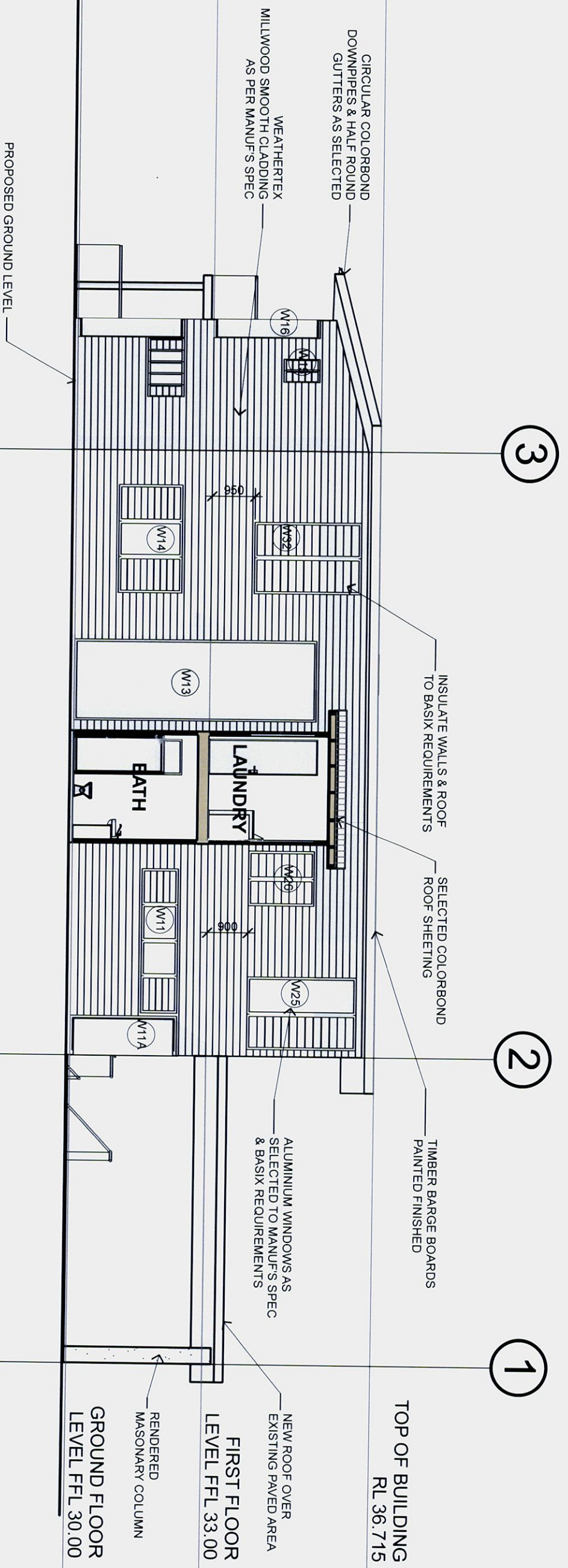
CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

REVISION		
A	W33 & W34 ADDED. & D4 CHANGED TO FRENCH DOOR. POSTS ADDED	19.7.11
B	PLANS GENERALLY UPDATED FOR CC	29.8.11



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DRAWING		SCALE		DATE	
EAST ELEVATION		1: 100		20/12/10	
		DRG. No.			
		A3 1021 - 06/B			



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PLAN / DOCUMENTATION

REVISION

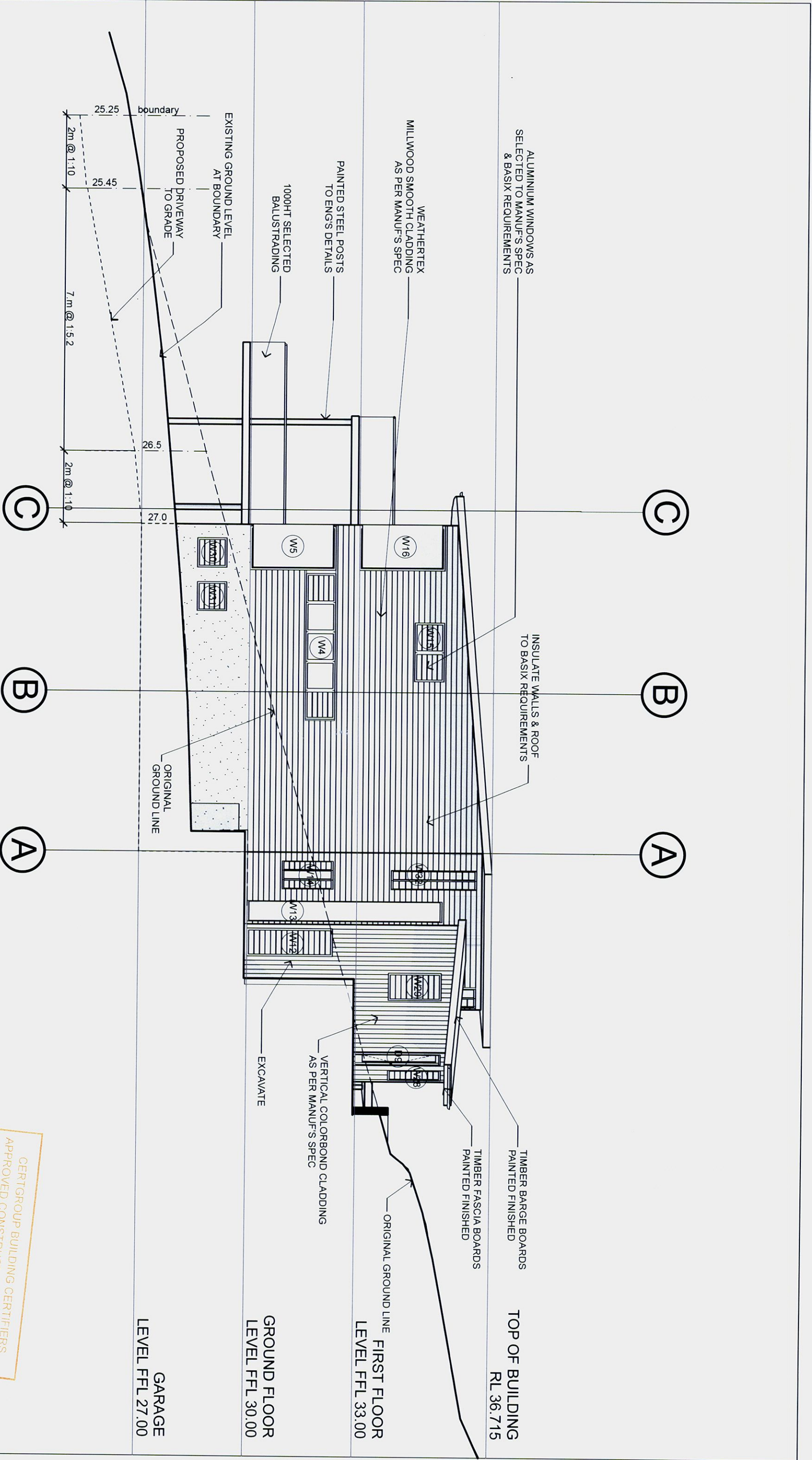
29.8.11	PLANS GENERALLY UPDATED FOR CC	A
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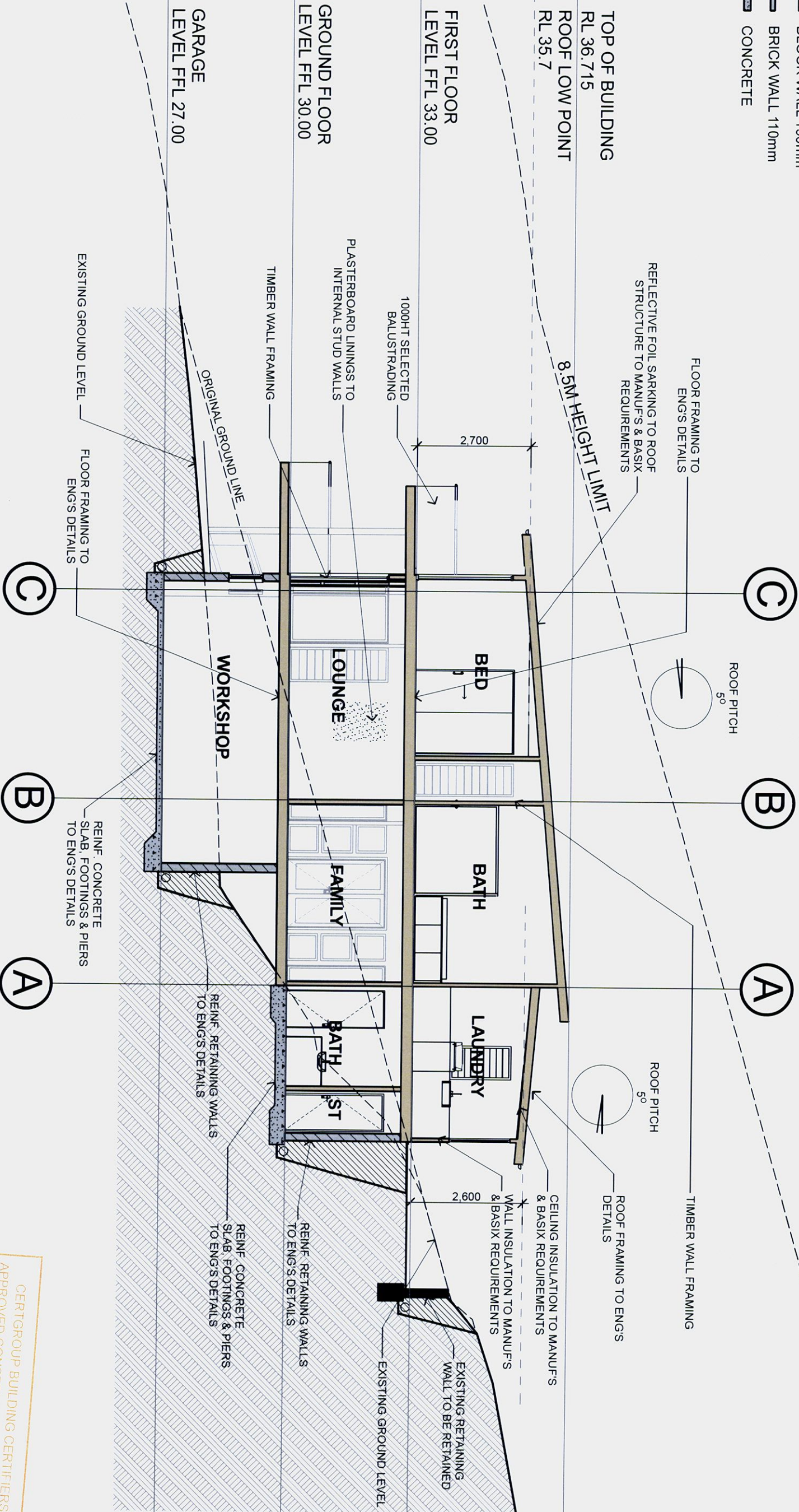
PROJECT PROPOSED NEW DWELLING AT No. 143 HUDSON PARADE CLAREVILLE FOR MR & MRS JONES		DRAWN L. TREVENA	CHECKED P. DOWNES
DRAWING SOUTH ELEVATION		SCALE 1: 100	DATE 20/12/10
		DRG. No. A3	1021 - 07/A



CERTGROUP BUILDING CERTIFIERS
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PLAN / DOCUMENTATION

REVISION		29.8.11	
A	PLANS GENERALLY UPDATED FOR CC		
 BUILDING DESIGNERS ASSOCIATION NEW SOUTH WALES INC. FULL MEMBER		 address 115 Palmgrove Rd, Avalon 2107 phone 9973 3312 www.peterdownes.com	
PROJECT		PROPOSED NEW DWELLING AT No. 143 HUDSON PARADE CLAREVILLE FOR MR & MRS JONES	
DRAWING		WEST ELEVATION	
DRAWN L. TREVENA		CHECKED P. DOWNES	
SCALE 1: 100		DATE 20/12/10	
DRG. No. A3 1021 - 08/A			

- KEY**
- FRAMING
 - BLOCK WALL 190mm
 - BRICK WALL 110mm
 - CONCRETE



CERTGROUP BUILDING CERTIFIERS
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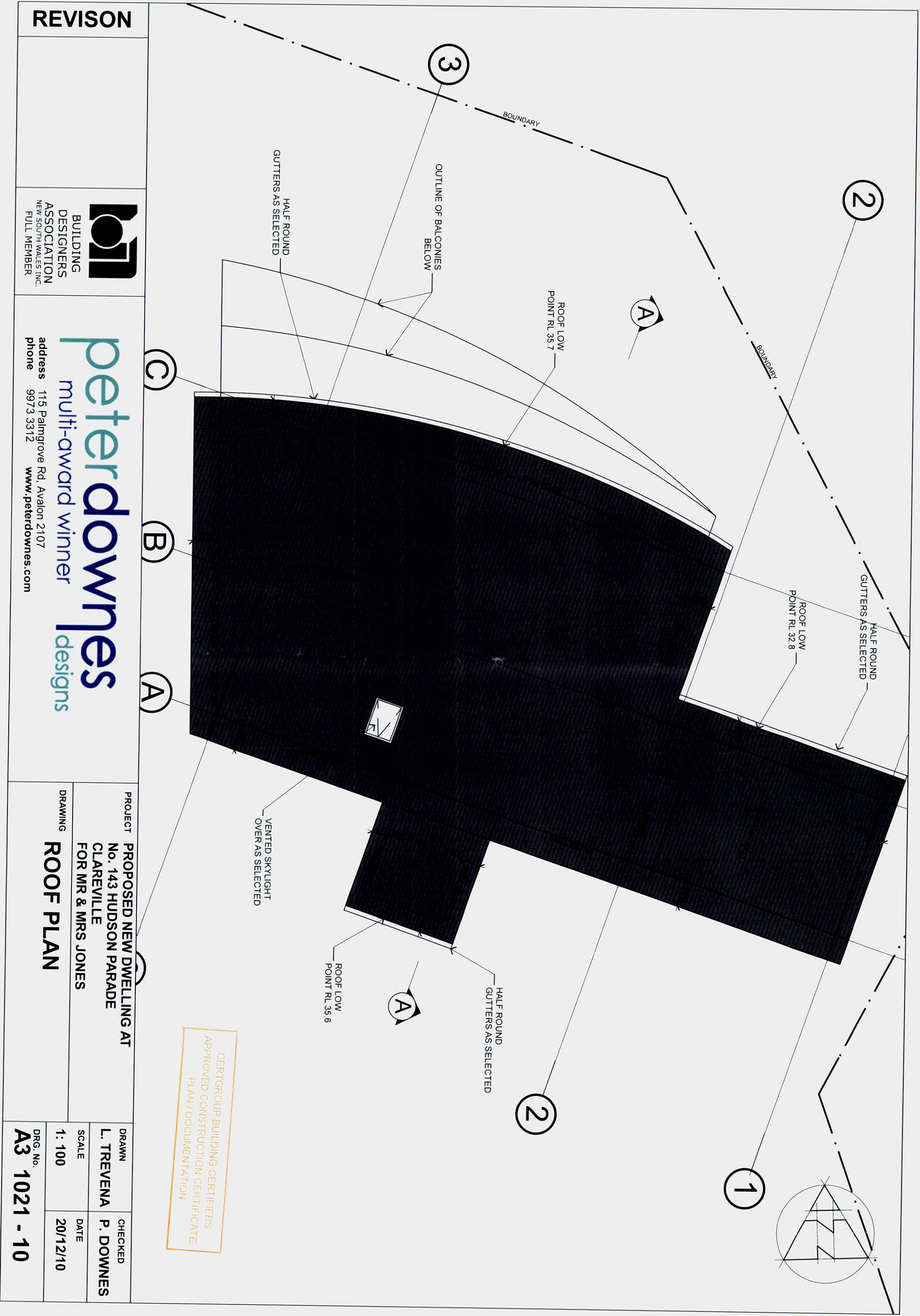
REVISION		
A	W33 & W34 ADDED. & D4 CHANGED TO FRENCH DOOR. POSTS ADDED	19.7.11
B	PLANS GENERALLY UPDATED FOR CC	29.8.11



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DRAWING		CHECKED	
SECTION A-A		P. DOWNES	
SCALE		DATE	
1: 100		20/12/10	
DRG. No.			
A3		1021 - 09/B	



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PROJECT PROPOSED NEW DWELLING AT

No. 143 HUDSON PARADE
CLAREVILLE
FOR MR & MRS JONES

DRAWING

ROOF PLAN

DRAWN

L. TREVENA

CHECKED

P. DOWNES

SCALE

1: 100

DATE

20/12/10

DRG. No.

A3 1021 - 10

WINDOW SCHEDULE

W1	800w x 800h	1 louvre
W2	800w x 800h	1 fixed
W3	800w x 800h	1 louvre
W4	4000w x 800h	2 louvre, 3 fixed
W5	1400 + 1200w x 2350h	2 fixed - cranked
W6A	650w x 730h	1 fixed
W6B	650w x 730h	1 fixed
W6C	650w x 730h	1 fixed
W7A	650w x 730h	1 louvre
W7B	650w x 730h	1 louvre
W7C	650w x 730h	1 louvre
W8	1400 + 1200w x 2350h	2 fixed - cranked
W9	800w x 2350h	1 louvre
W10	800w x 2350h	1 louvre (obs)
W10A	850 + 540w x 2350h	2 fixed - cranked
W11	3200w x 800h	2 louvre, 2 fixed
W11A	850 + 540w x 2350h	2 fixed - cranked
W12	800w x 2350h	1 louvre (obs)
W13	1800w x 2400h	1 fixed
W14	2400w x 1400h	2 louvre, 1 fixed
W15	1600w x 800h	2 louvre
W16	1400 + 1200w x 2350h	2 fixed - cranked
W17	800w x 2350h	1 louvre
W18	2400w x 1450h	2 louvre, 1 fixed
W19	800w x 2350h	1 louvre
W20	800w x 2350h	1 louvre
W21	1600w x 800h	2 louvre
W22	800w x 2350h	1 louvre
W23	800w x 2350h	1 louvre
W24	3200w x 2300h	2 louvre, 3 fixed
W25	1600w x 2400h	1 louvre, 1 fixed
W26	1200w x 1200h	2 louvre
W27	800w x 1450h	1 louvre
W28	800w x 1450h	1 louvre
W29	800w x 1450h	1 louvre
W30	800w x 800h	1 louvre
W31	800w x 800h	1 louvre
W32	1600w x 2350h	2 louvre
W33A	650w x 730h	1 fixed
W33B	650w x 730h	1 fixed
W33C	650w x 730h	1 fixed
W34A	650w x 730h	1 fixed
W34B	650w x 730h	1 fixed
W34C	650w x 730h	1 fixed

DOOR SCHEDULE

D1	1200w x 2350h	selected front door
D2	4800w x 2350h	6 multifold
D3	4800w x 2350h	6 multifold
D4	1640w x 2350h	French
D5	820w x 2350h	solid coor
D6	2400w x 2350h	3 multifold
D7	1640w x 2350h	French
D8	1640w x 2350h	French
D9	820w x 2350h	glass

NOTES

All dimensions to be verified by builder.

For glazing specification, refer to BASIX certificate.

All windows and doors to be powder coated aluminium with thermal breaks (? ?) and draft seals

BUILDING NOTES:

All work to be carried out by a suitably licenced and qualified tradesman, and to comply will all relevant standards and council requirements
Main contractor to be responsible for obtaining all necessary inspection certificates
An approved sedimentation control system is to be installed and maintained to council's satisfaction for the duration to the contract (refer to ESCP)
Smoke alarm are to be fitted in Accordance with relevant Australian standards (refer to specification)

BASIX NOTES

Floor, wall & ceiling insulation to satisfy or exceed BASIX stated minimum requirements. Refer to BASIX Certificate attached.
Low energy lighting & water saving fixtures to satisfy or exceed BASIX stated minimum requirements. Refer to BASIX Certificate attached.
Glazing, shading devices inclusive of eaves & site overshadowing conditions to satisfy or exceed BASIX stated minimum requirements. Refer to BASIX Certificate attached.

DOOR & WINDOW NOTES

All doors & windows to be powdercoated (unless noted otherwise) & fitted with draft seals.
All dimensions to be confirmed on site by builder.
Window & door head heights to be finalised on site prior to order to maintain consistent architrave levels.
Internal doors to be 820 x 2340 unless noted otherwise.
Louver window final heights to be confirmed by the manufacture to suit production module requirements
*Nominated glazing areas inclusive of frames are "nominal" & intended for BASIX calculations only.

BASIX COMMITMENTS

PROJECT TYPE:	NEW DWELLING
BEDROOMS:	4
SITE AREA:	1214m2
ROOF AREA:	230m2
CONDITIONED FLOOR AREA:	200m2
UNCONDITIONED FLOOR AREA:	171m2
AREA OF GARDEN/ LAWN:	150m2
FIXTURES -	
SHOWERHEADS:	3 STAR
WC FLUSHING SYSTEMS:	3 STAR
KITCHEN TAPS:	3 STAR
BATHROOM BASIN TAPS:	3 STAR
ALTERNATIVE WATER -	
RAINWATER TANK PROPOSED:	YES
MINIMUM RAINWATER TANK SIZE:	3,500L
MINIMUM ROOF AREA COLLECTED BY TANK:	150m2
RAINWATER CONNECTED TO:	TOILETS / GARDEN
INSULATION REQUIREMENTS:	
FLOOR: CONCRETE SLAB ON GROUND & TIMBER	NIL
NEW EXTERNAL WALLS (FRAMED):	R 2.5
NEW EXTERNAL WALLS (CONC. BLOCK):	NIL
NEW CEILINGS:	R 3.5
NEW ROOF:	R 2.0
ROOF COLOUR:	DARK
ENERGY -	
HOT WATER SYSTEM:	GAS INSTANTANOUS
MIN PERFORMANCE:	5 STAR
COOLING SYSTEM -	
LIVING AREA:	3 PHASE AIR CONDITIONING (EER 2.5-3.0)
BEDROOM AREA:	3 PHASE AIR CONDITIONING (EER 2.5-3.0)
HEATING SYSTEM -	
LIVING AREA:	3 PHASE AIR CONDITIONING (EER 3.0-3.5)
BEDROOM AREA:	3 PHASE AIR CONDITIONING (EER 3.0-3.5)
VENTILATION -	
BATHROOM EXHAUST FAN:	NO
KITCHEN EXHAUST FAN:	YES
DUCTED TO FACADE OR ROOF:	YES
OPERATION CONTROL:	MANUAL SWITCH ON/OFF
LAUNDRY EXHAUST FAN:	NO
ARTIFICIAL LIGHTING -	
FLUORESCENT OR LED IS PRIMARY TYPE OF ARTIFICIAL LIGHTING IN THE FOLLOWING ROOMS:	
BEDROOMS/STUDY:	1
LIVING/DINING ROOMS:	0
KITCHEN:	YES
ALL BATHROOMS/WCS:	YES
LAUNDRY:	YES
HALLWAYS:	NO
NATURAL LIGHTING -	
WINDOW IN KITCHEN:	YES
WINDOWS/SKYLIGHTS IN BATHROOMS/TOILETS:	3
OTHER -	
COOKTOP:	GAS
OVEN:	ELECTRIC
WELL VENTILATED FRIDGE SPACE:	YES
FIXED OUTDOOR CLOTHES DRYING LINE:	YES
FIXED INDOOR/SHELTERED CLOTHES DRYING LINE:	YES

REVISION

19.7.11	WINDOWS 7, 6 AMENED, W33 & W34 ADDED & D4 CHANGED TO FRENCH DOOR
8.8.11	BASIX NOTES ADDED



BUILDING DESIGNERS ASSOCIATION
NEW SOUTH WALES INC.
FULL MEMBER

peterdownes
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PROJECT PROPOSED NEW DWELLING AT

No. 143 HUDSON PARADE
CLAREVILLE
FOR MR & MRS JONES

DRAWING

WINDOW & DOOR
SCHEDULE

DRAWN L. TREVENA
SCALE N.T.S
CHECKED P. DOWNES
DATE 20/12/10

DRG. No.
A3 1021 - 11/B