INsight building certifiers pty ltd

2 November 2010

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir,

Re Development Application No N0269/08/S96/2
165 Riverview Road, Avalon

For Council's information, please find enclosed Construction Certificate No 2010/4002 issued for the demolition of an existing dwelling & erection of a new dwelling & replacement carport at the above address, accompanied by

- Copy Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Home Warranty Insurance Certificate
- Cheque for $30 00 being the prescribed fee to receive the above certificate

NB Please forward receipt for the above fee to **Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660**

Yours faithfully

Tom Bowden
Insight Building Certifiers Pty Ltd

RECEIVED MONA VALE
- 3 NOV 2010
CUSTOMER SERVICE

R290813

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 **ph 9999 0003** fax 9979 1555
email info@insightcert com au **web** www insightbuildingcertifiers com au **ABN** 54 115 090 456

INsight building certifiers pty ltd

Construction Certificate
Determination

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

Certificate No 2010/4002

Council	**Pittwater**
Determination	**Approved**
Date of issue	**2 November 2010**
Subject land	
Address	**165 Riverview Road Avalon**
Lot No DP No	**Lot C DP 350730**
Applicant	
Name	**Mr Nik & Mrs Deonne Samodol**
	C/- de Soyres Malone Architects Pty Ltd
Address	**PO Box 657, Newport Beach NSW 2106**
Contact No	**9979 1823**
Owner	
Name	**Mr Nik & Mrs Deonne Samodol**
Address	**613 Cargo Road, Orange NSW 2800**
Contact No	**9979 1823**
Description of Development	
Type of Work	**Demolition of an Existing Dwelling & Erection of a New Dwelling & Replacement Carport**
Builder or Owner/Builder	
Name	**R W Stidwill Constructions**
Contractor Licence No/Permit	**170304C**
Value of Work	
Building	**$2 005,890 00**

Attachments

- **Copy of completed Construction Certificate Application Form**
- **Long Service Levy Corporation receipt no 508837668 for payment of Long Service Levy**
- **BASIX Certificate no 267466S_04 dated 28 February 2010**

COUNCIL COPY

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 **ph 9999 0003** fax 9979 1555
email info@insightcert com au **web** www insightbuildingcertifiers com au **ABN** 54 115 090 456

Plans & Specifications certified

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

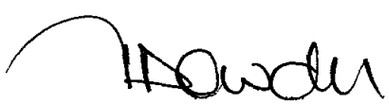
- Architectural Plans & Construction Specification, reference no 0715, drawing nos WD-01 rev C, WD-11 rev D, WD-12 rev C WD-13 rev C, WD-21 rev C, WD-22 rev C, WD-31 rev D WD-32 rev D, WD-33 rev C, WD-56 rev A, WD-61 rev D & WD-62 rev C, prepared by de Soyres Malone Architects Pty Ltd, dated 13 September 2010
- Structural Details for Dwelling reference nos 8166-S0 00 8166-S0 01, 8166-S1 00, 8166-S1 01 8166-S1 02 8166-S1 03 8166-S2 03, 8166-S3 00, 8166-S3 01, 8166-S4 00 8166-S4 01, 8166-S4 02, 8166-S5 00, 8166-S5 01 8166-S6 00 & 8166-S6 01 all revision B, dated 27 April 2010, reference nos 8166-S1 04, 8166-S2 01, 8166-S2 02 & 8166-S3 02 all revision B, dated 23 April 2010, reference nos 8166-S2 00, 8166-S7 00 & 8166-S7 01 all revision C, dated 3 May 2010, all prepared & endorsed by Waddington Consulting Engineers Pty Ltd
- Completed Form 2 Part A of Pittwater Council Geotechnical Risk Management Policy for Dwelling & Inclinator, dated 23 September 2010
- Completed Form 2 Part B of Pittwater Council Geotechnical Risk Management Policy for Dwelling, dated 23 September 2010
- Structural Details for Inclinator, reference no 4356-S1 to 4356-S5 (inclusive), prepared & endorsed by Rooney & Bye Australia Pty Ltd, dated 28 August 2006
- Completed Form 2 of Pittwater Council Geotechnical Risk Management Policy for Inclinator, Part B dated 23 September 2010
- Stormwater Management Details, reference no 8166-C1 00 rev A & 8166-C1 01 rev A prepared & endorsed by Waddington Consulting Pty Ltd, dated 21 June 2010 & endorsed by Crozier
- Section 139 Consent, issued by Pittwater Council, dated 17 September 2010
- Access Driveway Profiles receipt no 227306, issued by Pittwater Council, dated 8 November 2007
- Driveway Design Compliance Statement, reference no 0715, prepared & endorsed by James de Soyres, dated 27 September 2010
- Schedule of Works & Excavation Plan, reference no 8166-E1 00(B) prepared & endorsed by Waddington Consulting Pty Ltd, dated 26 October 2010
- Construction Traffic Management Plan, reference no CTMP-01, prepared by R W Stidwell Constructions Pty Ltd, dated 10 October 2010
- Sydney Water Approval, dated 14 September 2010

Certificate

I hereby certify that the above Plans documents or Certificates satisfy

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979

Signed 

Date of endorsement 02 NOV 2010
Certificate No **2010/4002**

Certifying Authority

Name of Accredited Certifier	Tom Bowden
Accreditation No	BPB0042
Accreditation Authority	Building Professionals Board
Contact No	(02) 9999 0003
Address	13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No	**N0269/08 (N0269/08/S96/2)**
Date of Determination	**21 August 2008 (Modified 23 October 2009 & 27 April 2010)**

BCA Classification **1a & 10a**

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 **ph 9999 0003** fax 99791555
email info@insightcert.com.au **ABN** 54 115 090 456

Levy Online Payment Receipt

LONG SERVI
BUILDING & [illegible]

Thank you for using our Levy Online payment system Your payment for this building ap processed

Applicant Name	DE SOYRES MALONE ARCHITECTS PTY LTD
Levy Application Reference	5008485
Application Type	DA
Application No	N0269/08/S96/2
Local Government Area/Government Authority	PITTWATER COUNCIL
Site Address	165 RIVERVIEW ROAD
	AVALON
	NSW
	2107
Value Of Work	$2,005,890
Levy Due	$7,020
Levy Payment	$7,020
Online Payment Ref	598837668
Payment Date	17/09/2010 10 22 04 AM

COUNCIL COPY

TENDERING AND PRE-CONTRACT INFORMATION
AND BUILDING SPECIFICATION

For the

demolition of an existing dwelling and carport
and the
construction of a new dwelling and concrete driveway

at

165 Riverview Road Clareville NSW 2107

for

Nik and Deonne Samodol

Prepared by

de Soyres Malone Architects Pty Ltd
PO Box 657 Newport Beach NSW 2106
Tel 02 9979 1823 / Fax 02 9979 5263
Email address contact@dsmarchtitects.com

Date of issue 3 May 2010

Project reference no 0715

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GENERAL CONDITIONS FOR CONDUCTING WORK

Certificate of Insurance
The contractor shall submit the following certificates of insurance to the owner via the architect before commencement of work
1 Home owner's warranty insurance
2 Public liability insurance
3 Workers compensation and employer's liability

Project Identification Signage
The contractor shall erect signs identifying the private certifier architect and the contractor and other signs which are supplied by other consultants The signs shall be maintained in good condition throughout the currency of the contract and be removed upon the completion of the works

Building Code of Australia
There shall be compliance with the current edition of the Building Code of Australia throughout the project

Building Standards and Other Documents
There shall be compliance with the applicable clauses of the current Australian building standards documents referred to in this specification the project specification and other relevant building regulations and technical bulletins throughout the currency of the contract

Services Fees and Tax
The contractor shall be responsible for connecting services such as water sewerage drainage electricity and gas and shall apply for the relevant permits or certificates and pay associated fees levied by the relevant bodies for these connections Where required notices shall be issued to such bodies

The contractor shall obtain and pay for a scaffolding permit

Fees relating to occupational health and safety legislation shall be paid where applicable

Tax shall be paid on items where such tax is applicable If tax is not applicable tradesmen shall request from the owner via the contractor a tax exemption certificate for use when ordering specified materials

Cooperation with Other Trades
The contractor shall advise sub-contractors suppliers and installers of material of the requirements of this general specification There shall be cooperation with other trades as necessary to resolve possible problems before starting work and during work

Commencing Work on Site
Notwithstanding that possession of the site has been given to the contractor the contractor shall not commence work on the site until he has supplied the certificates of insurance

Conditions at the site shall be inspected and the dimensions on site need to be checked prior to commencing work Do not scale drawings which are clearly diagrammatic and/or marked not to scale or NTS The architect shall be notified of any omissions or conflict between the drawings and the specification Starting work means that the contractor and sub-contractors totally accept the conditions of this general specification and the project specification

Site Control
The contractor shall be responsible for activities on the site including
a Providing access for authorised persons and restricting access by unauthorised persons
b Taking necessary precautions to secure the assets of the owner
c Except as otherwise provided in the contract directing the delivery of materials (including sub-contractor's materials) for the works providing appropriate space for storage note waste building materials and flammable liquids shall not be stored in the building
d Providing ample working space and equipment for sub-contractors to work and protect finished work

e Taking appropriate precautions to keep poisons and other injurious substances in places secured against access by unauthorised persons
f *Providing statutory and necessary amenities and sanitary facilities for site workers where such are not already* available in suitable locations These facilities shall be maintained in good working condition and cleaned frequently
g Providing temporary power light water and telephone services and ensure that these services are maintained sufficiently for executing the work under the contract Relevant authorisation shall be obtained and fees paid accordingly Disconnect and remove where relevant upon completion of the project
h Being responsible for the maintenance of a satisfactory safety system on site in accordance with current occupation health and safety legislation
i Maintain fully charged and accessible fire extinguishers as necessary for the care and safety of the works as *required by current legislation*
j Ensuring that refuse from the construction operation (including food scraps and the like) is removed from the site at frequent intervals
k Ensuring that work is carried out without damage to and with a minimum of nuisance or annoyance to the occupants of adjacent premises

Asbestos
No asbestos products or asbestos based materials shall be used in any part of the building works or its services The contractor shall ensure that sub-contractors nominated sub-contractors suppliers and others are advised of this restriction *No compensation will be paid if asbestos is brought onto the site and subsequently discovered* If asbestos is discovered such removal and the consequential making good and costs will be totally at the expense of the contractor

Explosive Devices
Only a licensed operator shall use powder powered fixing tools

Solid Liquid and Gaseous Contaminants
Solids liquid and gaseous contaminants shall be property disposed of Gaseous contaminants shall be discharged in such a manner that they will be sufficiently diluted with fresh air that the toxicity will be reduced to an acceptable level Subject to statutory and local requirements liquid contaminant may be diluted with water to a level of quality acceptable in the sewer system or contained in approved vessels for disposal at sites approved by the relevant authority Solid contaminants shall be removed from the site to locations approved by the relevant authority

Existing Services
The architect shall be notified of the connection disconnection or interference with existing services
The contractor shall be responsible for repairing to the satisfaction of the architect damage which occurs to the services during the currency of the contract Where existing services at or adjacent to the site are in non-optimum condition the contractor shall arrange for an inspection by the architect At such meeting the condition shall be recorded and the architect will issue instructions in writing

Compliance with Ordinances
Whenever work or type of plant or machinery etc is required either by the specification or by the relevant statutory authority full details of such work plant or machinery etc shall be supplied to the relevant authority together with the relevant application (s) and fees

Joining up to Existing Buildings
Where the method of joining up old and new work is not otherwise specified the cutting away and joining up shall be carried out in a manner approved by the architect and made good by the relevant trades to match existing adjacent work

Shop drawings
Shop drawings mean complete drawings showing details of fabrication assembly installation fixing and waterproofing methods of specific items or components and they shall include necessary explanatory notes and specifications When preparing shop drawings do the following
a Include provision in the construction programme for the production and distribution of shop drawings
b *Refer discrepancies discovered in the contract documents general specification and project specification to* the architect for direction

c Verify relevant dimensions Dimension drawings so that the items or components fit accurately into the required positions
d Submit shop drawings to the architect and relevant consultant for approval
e When the shop drawings are satisfactory one copy will be stamped by the architect
f Acceptance of shop drawings shall imply only that the contractor s interpretations of the relevant requirements of the contract are generally correct but shall in no way relieve the contractor of his obligations under the contract to construct and complete the works correctly and accurately
g Do not order manufacture assemble or supply any item or component needed according to requirements of shop drawings until the architect returns the applicable stamped drawings

Product Compliance

The following requirements shall be adhered to

a Provide products which are specified are undamaged and unused at the time of installation which are complete with accessories trim finish features required by regulation and other devices and details needed for a complete installation and for intended use and effect
b Standard products - where available provide standard products of types which have been produced and used previously and successfully on other projects and in similar applications
c Continued availability - where additional amounts of a product by its application are likely to be needed by owner at a later date for maintenance and repair or replacement work provide a standard domestically produced product which is likely to be available to the owner at such later date
d Manufacturer s data sheets - where this specification requires obtain two copies of the current data sheets issued by the manufacturer of the specified component Retain one copy for use on site and submit the other to the architect as a record of instructions followed on the site

Care of the Works

General - Unless otherwise specified in the contract general specification and product specification and in the absence of statutory requirement to the contrary observe the relevant current Australian Standards relating to transportation storage and use of materials explosives fire precautions plant and equipment work processes and safety precautions

Delivery handling and storage - deliver handle and store products in accordance with the manufacturer s recommendations and by methods and means which will prevent damage deterioration and loss including theft Control delivery schedules to minimise long-term storage of products at site and over-crowding of construction spaces In particular co-ordinate delivery and/or installation to ensure minimum holding or storage times for products recognised to be flammable hazardous easily damaged or sensitive to deterioration theft and other sources of loss

Limiting exposure of work - to the extent possible through control and protection methods supervise performance of work in a manner which will ensure that none of the work whether completed or in progress will be subjected to harmful dangerous or damaging exposure during the construction period

Cleaning and protection of finished work - during handling and installation of work as project proceeds clean the site and protect the work in progress and adjoining work on the basis of perpetual maintenance Apply suitable protective covering on newly installed work and where required ensure freedom from damage or deterioration Clean and perform maintenance on newly installed work as frequently as necessary throughout remainder of the construction period Adjust and lubricate operable components to ensure equipment operates as intended

Quality Control

The contractor / sub-contractor (s) shall

a Inspect each item of material or equipment immediately prior to installation and reject damaged or defective items
b Provide attachment and connection devices and methods for securing materials properly as they are installed true to line and level and within recognised industry tolerances unless otherwise specified Allow for expansion and building movements Provide uniform joint widths in exposed work organised for best possible visual effect Refer questionable visual effect choices to the architect
c Re-check measurements and dimensions of the work as an integral step before starting each installation
d Install work during conditions of temperature humidity exposure and weather which will ensure the best possible results for each part of the work or component or treatment as necessary to prevent damage and deterioration

e Co-ordinate enclosure and closing-in of work with required inspections and tests to avoid the necessity of uncovering work for that purpose

Record of Services

The following records shall be made

a Obtain from the architect two additional copies of the drawings and mark thereon the exact position and route of underground piping as actually laid by dimensions from boundaries buildings and other fixed points

b The position of valves branches inspection openings and the like shall be dimensioned and checked by the *contractor before the work is covered up Record on the drawings the invert levels of drains and other relevant* piped services Variations in position of size of the pipes valves and the like within the building shall also be marked on these sets of drawings and checked by the contractor

c The dimensioned drawings shall be returned to the architect on completion to enable an exact record of the whole installation to be made for use in future maintenance

Cleaning – On going for Site and Access Roads

The contractor and sub-contractors where relevant shall be responsible for maintaining clean roads and access Mud and building debris shall be removed from footpaths gutters drains walls etc when such occurs

Payment of Workers and Subcontractors

Before the owner makes each payment to the contractor the architect may not less than 5 days before a payment certificate is due request the contractor in writing

a To give the architect a statutory declaration by the contractor (or where the contractor is a corporation by a representative of the contractor who is in a position to know the facts declared) that all workers who have at any time been employed or engaged by the contractor on work under the contract have at the date of the request been paid all monies due and payable to them in respect of their work under the contract and

b To provide documentary evidence to the architect that at the date of the request all workers who have been *employed / engaged by a subcontractor of the contractor have been paid all monies due and payable to them* in respect of their work under the contract

Not earlier than 14 days after the contractor has made each claim for payment and before the owner makes that payment to the contractor the contractor shall give to the architect a statutory declaration by the contractor (or where the contractor is a corporation by a representative of the contractor who is in a position to know the facts declared) that all subcontractors have been paid all monies due and payable to them in respect of work under the contract

If the contractor fails

a Within five days after a request by the architect to provide the statutory declaration or the documentary evidence (as the case may be) required or

b To comply with these requirements the owner may withhold payment of monies to the contractor until the statutory declaration or the documentary evidence (as the case may be) is received by the architect

If the contractor provides to the architect satisfactory proof of the maximum amount due and payable to worker and subcontractors by the contractor the owner shall not be entitled to withhold any amount in excess of the maximum amount

At the written request of the contractor the owner may on behalf of the contractor make payments directly to any worker or subcontractor from the monies payable to the contractor

If any worker or subcontractor obtains a court order in respect of monies remaining unpaid and produces to the owner the court order and a statutory declaration that it remains unpaid the owner may pay the amount of the order and costs included in the order to the worker or subcontractor The amount paid shall be a debt due from the contractor to the owner

After the making of a sequestration order or a winding up order in respect of the contractor the owner shall not make any payment to a worker or subcontractor without the concurrence of the official receiver or trustee of the bankrupt or the liquidator as the case may be

Completing Procedures - Trade

Except as otherwise indicated or requested by the contractor temporary protection devices and facilities installed during course of the work to protect previously completed work shall be removed within 5 days before practical completion

As each trade completes its work in each area the sub-contractor shall be responsible for a broom clean standard of cleaning in that area

Completing Work on Site

Upon completion of work the work area shall be cleaned appropriately and debris removed Finished work shall be protected appropriately until the completion of the project Any damage shall be made good at no cost to the owner

Cleaning – Final

Clean the completed work to the standard of a first class building cleaning and maintenance programme
Cleaning will include
Removing labels which are not required to be permanent?
Cleaning transparent materials including mirrors and window/door glass to a polished condition removing substances which are noticeable as vision-obscuring materials
Replacing broken glass and damaged transparent materials
Cleaning exposed exterior and interior hard surfaces finished to a dirt free condition free of dust stains fingermarks films and similar noticeable distracting substances Except as otherwise specified avoid disturbance of natural weathering of exterior surfaces
Restoring reflective surfaces to original reflective condition
Wiping clean surfaces of mechanical and electrical equipment including lift and similar equipment remove excess lubrication and other substances
Removing debris and surface dust from limited access spaces
Cleaning concrete floors broom clean
Vacuum cleaning carpet and similar soft surfaces
Cleaning plumbing fixtures to a sanitary and polished condition free of stains including those resulting from water exposure
Cleaning light fixtures and lamps so as to function with full efficiency
If permanent lighting fixtures have been used for construction purposes replacing globes with new
Cleaning the project site including planted sections and footpaths of litter and foreign substances Sweep paved areas to a broom clean condition remove stains petro-chemical spills and other foreign deposits
Labelling keys for locks accurately and providing in duplicate to the architect at the completion of the project

Practical Completion

Prior to the issue of the practical completion notice for the whole or section of the work the contractor shall lodge required documents including the following

a Relevant certificates issued by local authorities
b A certificate of clearance of reinstatement of damage to footpaths and road etc from the appropriate road authority
c Written warranties (detailing warranty periods)

CONTRACTOR S WORK SCHEDULES

The contractor shall carry out work for the sub-contractors appointed for mechanical services electrical services and hydraulic services including but not limited to the following

Mechanical Services

1 Clear openings through the building structure for the passage of ductwork pipes etc and openings in doors or walls for the passage of return and relief air
2 Provide access openings in ceilings bulkheads walls and at other positions as required for adjustment and access by mechanical services sub-contractor
3 Cut patch frame up fur in and make good the building structure for the passage of pipes ductwork grilles etc Details shall be supplied by the mechanical services sub-contractor
4 Seal air-tight ceilings plenums where used for the passage of return air

5 Make penetrations through the roof and walls including flashings collars etc

Electrical Services
1 Make slab penetrations for floor-mounted GPOs telephone outlets etc
2 Chase and make good for conduit access for skirting wiring duct GPOs switches etc
3 *Provide access openings where required*
4 Provide sign writing to the main distribution board etc
5 Prove openings for luminaries to the sizes required

Hydraulic Services
1 Clear openings through the building structure for the passage of piping and fittings
2 Provide access openings as required
3 Provide access doors as required for sewer inspection points
4 Trench back-fill and make good existing road works for underground hydraulic works including gas

DEMOLITION

Scope of work - Demolish in accordance with the project specification provide suitable containers for disposal and clean the site thoroughly upon completion of the work

Comply with applicable clauses of these building standards (current edition)
AS 2187 (1993) Explosives - storage transport and use
AS 2436 (1981) Guide to noise control on construction maintenance and demolition sites
AS 2601 (2001) The demolition of structures
AS/NZS 3012 (2003) Electrical installations – construction and demolition sites

On-site action
1 Before demolishing and removing parts of building having electrical wiring gas and water pipes conduit or similar items embedded in them notify the architect and authorities having jurisdiction and make sure that these items are out of service so that they can be removed without danger
2 Provide measures required by relevant legislation and regulations for the protection of surrounding property footpaths streets kerbs the public occupants and workmen during demolition operations including the installation of barricades fences warning lights and signs rubbish chutes etc
3 Blasting for demolition purposes is not permitted
4 Material required to be demolished becomes the property of the contractor Remove the debris from the site Exceptions to this clause are noted in the project specification Do burn debris on site
5 Provide necessary shoring in accordance with the structural engineer's instructions
6 Alter adapt and maintain temporary works as necessary and strike or withdraw them progressively as the work proceeds Obtain the written consent of the architect/Structural Engineer if such works shall be left in position at the completion of the work
7 Restore to original condition and without expense to the owner any damage to remaining structures and to adjacent property which results from the demolition operations
8 Give notice immediately if hazardous materials or conditions are found including the following
   - Asbestos or material containing asbestos
   - Flammable or explosive liquids or gases
   - Toxic infective or contaminated materials
   - Radiation or radioactive materials
   - Noxious or explosive chemicals
   - Tanks or other containers which have been used for storage of explosive toxic infective or contaminated substances

ASBESTOS REMOVAL

Scope of work – *Identify remove and safely dispose of materials containing asbestos fibres in accordance with the* project specification

Comply with applicable clauses of these building standards (current edition)
National Code Practice for the Safe removal of Asbestos [NOHSC 2002 (1988)]
Asbestos Code of Practice and Guidance Notes produced for Work Safe Australia (National Occupational Health and Safety Commission) Australian Government Publishing Service Canberra

On-site action

1 Prepare for asbestos removal in full accordance with the relevant requirements set out in the documents above
2 Provide notices and submit reports to the relevant statutory authority requiring data relating to asbestos removal and pay appropriate fees
3 Install decontamination facilities in a location agreed upon with the architect and other relevant parties
4 Install required labelling and warning signs
5 Remove from the work area items which may be damaged by the work of this trade section
7 Protect items of furniture surface equipment or plant which may be damaged or soiled during the preparation for and action of asbestos removal Be responsible for damage resulting from asbestos removal actions processes and other works
8 Arrange with the relevant local authority to identify the place to which asbestos material is to be taken from the site
9 Remove and dispose of traces of the asbestos removal including protective materials
10 Clean thoroughly the area in which the work has been performed and those areas adjacent to it
11 Leave the site in a condition suitable for the work of other trades

EXCAVATION AND FILL

Scope of work - Prepare the site excavate for driveways paving drains pits foundations slabs etc Remove trees and other vegetation including roots where they prevent building work

Comply with applicable clauses of these building standards (current edition)

AS 1289 (1998) Methods of testing soils for engineering purposes
AS 2187 (1993) Explosives - storage transport and use
AS 3660 (2000) Termite management
AS 3798 (1996) Guidelines on earthworks for commercial and residential buildings
AS/NZS 4200 (1994) Pliable building membranes and underlays
AS 4678 (2002) Earth-retaining structures

Definitions

1 Rock natural or artificial material encountered during excavation which cannot be removed until broken up by mechanical means such as rippers jack-hammers or percussion drills
2 Rippable rock rock which can be removed by a single tine "D9" ripper
3 Non-rippable rock all other rock
4 Other than rock other material encountered during excavation
5 Sub-Grade the natural ground below the excavations
6 Filling a general term for material spread and compacted over the sub-grade to make up levels to the underside of the base
7 Sub base a selected filling spread and compacted over sub-grade to make up levels to the underside of the base
8 Base a selected filling layer spread and compacted to form an acceptable working surface directly under the building

On-site action

1 Clear site under building and paving of plants trees rocks shown on the plans
2 Protect trees in accordance with the conditions of the development consent
3 Avoid erosion contamination and sedimentation of the site surrounding areas and drainage system
4 Remove the topsoil layer of the natural ground which contains substantial organic matter over the areas to be occupied by construction and paving maximum depth - 100 mm
5 Stockpile on site topsoil required for re-use Protect stockpiles from contamination by other excavated material weeds and building debris Do not stockpile within the drip-line of trees
6 Take possession of surplus material and remove it from the site
7 After excavation confirm the bearing capacity of the existing foundations where applicable is adequate
8 If rock or bad ground is encountered notify the architect immediately
9 Place hardcore below slabs Place concrete of strength (minimum 15Mpa) equal to the structural element below footings beams and other structural elements Place 1 2 4 concrete/approved compacted pipe bedding material in service trenches
10 Excavate for strip footings and edge beams paving water and piped supply and drains pits
11 Apply termite protection
12 Provide fill and compact in 150 mm layers to 95% of maximum density by vibrating or watering

13 Protect excavations from damage including maintaining the work free of water Install waterproof membrane over sand and seal laps
14 After inspection (and testing) where required back-fill with material approved by the Engineer and the architect
15 Take the underlay in the walls to the level of the top of the slab
16 Seal the service pipes
17 Inspect and repair membrane before concrete pour

WATER DISTRIBUTION

Scope of work - Supply and install pipes to distribute water from the water mains supply to each required outlet *supply and install pipes from hot water heater to each required outlet Install taps heaters etc as set out in the* project specification to complete the system

Comply with applicable clauses of these building standards (current edition)
AS 1432 (2004) Copper tubes for plumbing gas fitting and drainage applications
AS 2492 (1994) Cross-linked polyethylene (PE-X) pipe for hot and cold water applications
AS 3500 (1996) National plumbing and drainage
AS 3688 (1994) Water supply - copper and copper alloy body compression and capillary fittings and threaded-end connectors
AS 4809 (2003) Copper pipe and fittings – installation and commissioning
AS/NZS 1260 (2002) PVC Upipes and fittings for drain waste and vent applications
AS/NZS 1477 (1999) PVC pipes and fittings for pressure applications

On-site action
1 Prepare trenches and paths of pipes through structure
2 The contractor shall form cut-outs of minimum size to take pipes This work shall not be done by the plumber
3 Coordinate with others trades as necessary to connect supply pipes to fittings Cold water pipes shall be copper and hot water pipes shall be pre-lagged copper
4 Conceal where possible Ensure correct pipe sizes and connect with complete seal
5 Jointing of pipes On manufacturer's advice select from capillary brazed compression push-fit and solvent-welded jointing
6 Install accessories and fittings necessary for the proper functioning of the plumbing systems including taps valves outlets pressure and temperature control devices strainers gauges and pumps
7 Maximum temperature at ablution outlets shall be 50°C
8 *Provide isolation valves to water heaters*
9 Finishes to exposed piping including fittings and supports shall be as follows exposed internal locations – bright chrome plate external locations – paint concealed but accessible spaces- including cupboards - leave unpainted except for required identification markings
10 Protect installation until completion of the project Do not cover pipes until the relevant statutory authority has issued the appropriate approval certificate
11 Upon completion flush the system using water and leave it clean
12 Provide "as built" drawings to the owner showing actual dimensions and locations of pipes

TERMITE CONTROL MANAGEMENT

Scope of work – *Control and manage termites on site*

Comply with applicable clauses of these building standards (in current edition amendments and supplements)
AS 3660 (2000) Termite management
AS 3660 1 (2000) New building work
AS 3660 2 (2000) In and around existing building structures
AS 4349 (2000) Inspection of buildings
AS 4340 (2000) Timber pest inspections

Preparation
1 Contact the Australian Environmental Pest Managers Association via www.aepma.com.au to obtain a list of approved members who may quote for the work required
2 Request the nominated sub-contractor to supply a list of the materials to be used
3 *Visit the site and inspect conditions to ensure suitability of substrata*
4 Take care of the materials to be used

On site action

1 Ensure property protection of the surrounding work including other finishes equipment and components and provide protective covering where necessary
2 After installation removed surplus material and protect finished work
3 Provide a warranty to the owner covering satisfactory performance of the complete installation (5 year period)

SANITARY SEWERAGE

Scope of work - Supply and install a complete system of sewer drains to discharge sewage waste to the relevant supply authority s sewer main or to an on-site septic tank Install sanitary-ware etc as set out the project specification to complete the system

Comply with applicable clauses of these building standards (current edition)

AS 2032(1977) Code of practice for installation of UPVC pipe systems
AS/NZS 1260 (2002) PVC U-pipes and fittings for drain waste and vent applications
AS/NZS 3500 (1996) National plumbing and drainage
AS/NZS 4494 (1998) Discharge of commercial and industrial liquid water to sewer – general performance requirements

On-site action

1 Form straight and true trenches maintain size and keep free of water The bottoms of trenches shall provide constant fall Lay pipes 600mm clear of walls
2 Sewer drainpipes and drains under buildings shall be UPVC sewer grade with solvent joints Concrete for pits shall be 20Mpa and the pit covers shall be cast iron
3 Connect sanitary fittings to sewer pipes with permanently secure joints
4 Backfill only after inspection
5 If fixings or stays for vent pipes penetrate the roof covering seal the penetrations and make watertight
6 Vent pipes above the roof shall be coloured to match the roof Vent pipe terminations are to have bird-proof vent cowls to match the vent pipes
7 During construction use temporary covers to openings and keep the system free of debris
8 Protect installation until completion of the project
9 Upon completion flush the system using water and leave it clean
10 Provide 'as built' drawings to the owner showing actual dimensions and locations of pipes

PIPED ENERGY DISTRIBUTION

Scope of works – Connect to the supply main pipe or to the on-site gas tank install distribution material fittings valves and gas fuelled water and air heaters cooking equipment etc as set out in the project specification

Comply with applicable clauses of these building standards (current edition)

AS 1432 (1996) Copper tubes for plumbing gas fitting and drainage applications
AS 1464 (1984) Plastic pipes and fittings for gas reticulation unplasticized PVC (UPVC)
AS 4809 (2003) Copper pipe and fittings – installation and commissioning
AS 5601(2002) Gas installation
AS/NZS 3500 (1996) National plumbing and drainage
AS/NZS 4130 (2003) Polyethylene (PE) pipes for pressure applications

On-site action

1 Prepare trenches and paths of pipes through the structure
2 Coordinate with other trades as necessary to connect supply pipes to fittings
3 Conceal where possible Ensure correct pipe sizes and connect with complete seal
4 Install gas heater flues in accordance with the manufacturer's written instructions Ensure all required clearances from combustible structures are maintained
5 Protect installation until completion of the project Do not cover pipes until the relevant statutory authority has issued the appropriate approval certificate

STORM DRAINAGE

Scope of works - Supply and lay a complete system of site storm water drainage including agricultural drains drains below slabs and pavements retaining wall drains culverts pits frames and manhole covers and install rainwater tanks including a pressure pump system overflows etc as set out in the project specification

Comply with Applicable Clauses of these Building Standards – Current Edition
AS 1379 (1997) Specification and supply of concrete as amended
AS/NZS 3500 (1996) National plumbing and drainage specifically AS 3500 3 1 1998 Stormwater drainage - Performance requirements and AS 3500 3 2 1998 - Stormwater drainage - acceptable solutions
AS 3600 (2001) Concrete structures

On-site action
1 Prepare trenches and paths of pipes through structure The contractor shall form cut-outs of minimum size to take pipes This work shall not be done by the plumber
2 Form straight and true trenches 600mm clear of walls maintain sides and free from water
3 Form trenches and bedding to provide constant falls as approved by the relevant statutory body
4 Agricultural drains manhole frames covers and pits shall be to the engineer's specification Stormwater pipes shall be UPVC stormwater grade pipes and pipes which pass underneath a building shall be sewer grade pipes
5 After inspection (and testing) where required back-fill with material approved by the engineer and architect
6 Ensure correct pipe sizes Provide up-stands to gullies to receive downpipes and allow for leaf clearance Lay pipelines with the spigot ends in the direction of flow
7 Provide inspection openings where required at bends and junctions Provide complete seals at junctions and ends in accordance with the manufacturer's written instructions
8 All stormwater shall be piped to the engineer's specification
9 Connect / into / modify the existing system as required
10 Pit covers shall be located flush with the surface where set into paving and 25mm above the surface in landscaped areas
11 Arrange for inspection by the relevant authority When issued back fill with material approved by that authority
12 Remove debris and clean areas beside excavation for drains
13 Provide cleaning access to all drainage pipes
14 Provide pipe up-stands with covers flushing of agricultural drains

CONCRETE

Scope of work - Supply and install termite control concrete reinforcing steel formwork for strip footings floor slabs paving pits curbs etc in accordance with the project specification and engineer's specifications

Comply with applicable clauses of these building standards (current edition)
AS 1012 (1991) Methods of testing concrete
AS 1379 (1997) The specification and supply of concrete
AS 2870 (1996) Residential slabs and footings – construction
AS 3600 (2001) Concrete structures
AS 3610 (1995) Formwork for concrete
AS 3660 (2000) Termite management
AS 3727 (1993) Guide to residential pavements
AS/NZS 4586 (2004) Slip resistance classification of new pedestrian surface materials
AS/NZS 4671 (2001) Steel reinforcing materials

Plus
CCA T49 (2003) Guide to residential floors
SAA HB64 (2002) Guide to concrete construction
SAA HB71 (2002) Reinforced concrete design in accordance with AS 3600

On-site action
1 Prepare surfaces to receive concrete smooth clean and stable under concrete load
2 Arrange for installation of pipes cables conduits etc Over prepared surface install waterproofing membrane Place reinforcement secure in place and prevent movement during pour Maintain required concrete cover
3 Provide formwork and temporary support to the engineer's specification
4 Comply with the engineer's specification for joints splices etc of reinforcement
5 Provide set downs for concrete screeds
6 Provide fall to outlets
7 Cure finished slabs for 5 days with plastic film secured in place Use packing sand for curing concrete paving Keep damp for 5 days Slump Tests provide and pay for slump test reports one on the first batch and one for every 15 cubic meters of concrete delivered thereafter Apply tests and rejection criteria in accordance with AS 3600 Vibrate concrete to achieve compaction Do not "travel" vibrators

8 Exposed concrete edges shall be free from all imperfections membrane ripples air pockets honeycombing etc Substandard surface finishes shall be cement rendered/made good to the architect's satisfaction and at no cost to owner
9 Strip formwork in accordance with AS3610

BRICKWORK AND BLOCKWORK

Scope of work - Supply labour and install materials build in miscellaneous materials (flashings wall ties damp proof courses anchors etc as set out in the project specification Include staging scaffolding and cleaning

Comply with applicable clauses of these building standards (current edition)
AS 1316 (2003) Masonry cement
AS 1617 (2003) Refractory bricks and shapes
AS 3660 (2000) Termite management
AS 3700 (2001) Masonry structures
AS/NZS 1576 (2000) Scaffolding
AS/NZS 2699 (2000) Built-in components for masonry construction – wall ties
AS/NZS 2904 (1995) Damp-proof courses and flashings
AS/NZS 4455 (1997) Masonry units and segmental pavers

Plus
SAA HB33 1992 Domestic open fireplaces

Materials

Item	Description / Supplier
Anchors to columns / beams	Stainless steel
Blocks	To engineer's specification
Bond beams	
Bricks	Approved common bricks Exposure grade bricks below damp-proof course
Damp proof course	Alucore' or other approved
Expansion (control) joints	To engineer's specification
Lintels	See schedule below
Mortar	6 parts sand 1 part cement 1 part lime
Pigment for mortar	
Reinforcement	Galvanised mesh
Vertical control joints	External 10mm spandex external Internal Bitumastic fibreboard
Wall ties	Stainless steel

On-site action
1 Clean base before laying masonry
2 Set doors and windows plumb and brace
3 Machine mix Mortar life 2 hours
4 Joints flush struck unless otherwise advised in the project specification weep holes at 1200mm centres unless otherwise specified bonding stretcher bond bed joints 10mm
5 Install DPC wall ties reinforcements and flashings to AS 3700
6 Install ties to anchor masonry to structure doors and windows etc
7 Construction joints at maximum - 6000mm centre or in accordance with AS3700
8 Chasing walls not more than 1/3 wall thickness for conduits etc
9 Provide damp proof courses in the following locations if applicable
   a Walls adjoining infill floor slabs on membrane in the course above the underside of the slab in internal walls and inner leaves of cavity walls Project 40mm and dress down over the membrane turned up against the wall
   b Cavity walls built off slabs on ground in the bottom course of the outer leaf continuous horizontally across the cavity and up the inner face bedded in mortar turned 30mm into the inner leaf 1 course above Project 10mm beyond the external slab edge and turn down at 45 degrees
   c Internal walls built off slabs on ground in the first course above floor level
   d Junctions preserve continuity of damp proofing at junctions of damp-proof courses and waterproof membranes locate at least 150mm above adjacent finished ground level
10 Install the flashings by sandwich flashings between mortar except where on the lintels or shelf angles Point up joints around flashings filling voids Provide flashings and weatherings in the following locations if applicable

a Floors full width of outer leaf immediately above slab or shelf angle continuous across cavity and up the inner face bedded in mortar turned 30mm into the inner leaf 2 courses above Where the slab supports the outer skin and it is not rebated bed the flashing in a suitable sealant
b Under sills 30mm in to the outer leaf bed joint 1 course below the sill extending up across the cavity and under the sill
c Over lintels to openings in cavity walls full width of outer leaf immediately above the lintel continuous across cavity turned 30mm into the inner leaf 2 course above Extend at least 50mm beyond the lintels
d At abutments with structural frames or supports vertical flashing in the cavity using 150mm wide material wedged and grouted into a groove in the frame opposite the cavity
e At stiles where cavities are closed full height flashing extending 75mm beyond the closure into the cavity interleaved with the sill and head flashing at each end Fix to frame stiles

11 Provide weepholes as follows
a Form open perpends
b Maximum spacing 720mm
c Location provide weepholes to external leaves of cavity walls in the course immediately above flashings and cavity fill and at the bottoms of unfilled cavities
12 Clean progressively to remove mortar stains and discolouration Avoid using acid
13 Hot dip galvanise lintels in external openings
14 Remove mortar from wall ties in cavity walls at the end of each day

LINTELS IN BRICKWALLS OR BLOCKWALLS

External openings			**Internal openings**	
Span (mm)	**SIZE**	**End Bearings (mm)**	**Span (mm)**	**Size**
up to 950	74 x 10 flat	150	up to 950	74 x 10 flat
950 to 1200	76 x 76 x 10L	200	950 to 1200	75 x 12 flat
1200 to 1650	102 x 76 x 10L	230	1200 to 1650	102 x 76 x 10L
1650 to 2400	127 x 76 x 10L	230	1650 to 2400	127 x 76 x 10L
2400 to 3000	152 x 89 x 10L	230	2400 to 3000	152 x 89 x 10L

STONE MASONRY

Scope of work - Supply labour and install materials build in miscellaneous materials (flashing wall ties damp-proof course anchors etc) include staging scaffolding and cleaning

Comply with applicable clauses of these building standards (current edition)
AS 3660 (2000) Termite management
AS 3700 (2001) Masonry structures
AS/NZS 2904 (1995) Damp-proof courses and flashings
AS/NZS 2699 (2000) Built-in components for masonry construction
AS/NZS 4455 (1997) Masonry units and segmental pavers

On site action
1 Clean base before laying masonry
2 Set doors and windows plumb and brace
3 Machine mix Mortar life 2 hours
4 Joints tooled
5 Weep holes at 1200mm centres
6 Bonding refer to project specification
7 Bed joints 10mm
8 Before laying scabble end joints and bed joints to provide a key Sponge stone faces with clean water prior shall bedding into mortar
9 Install DPC wall ties reinforcement and flashings to AS 3700 Install ties to anchor masonry to structure doors and windows etc
10 Install termite protection to AS 3660
11 Clean and protect upon completion

STRUCTURAL STEEL

Scope of work - Supply fabricate and apply surface treatment anchor bolts and other attachments field welding permanent grouting etc as set out in the project specification Submit shop drawings to the architect for approval before commencing fabrication

Comply with applicable clauses of these building standards (current edition)
AS 1627 (1997) Metal finishing – preparation and pre-treatment of surfaces
AS 4100 (1998) Steel structures
AS/NZS 1554 (1994) Structural steel welding
AS/NZS 4680 (1999) Hop dip galvanised (zinc) coatings on fabricated ferrous articles
SAA HB48 (1999) Steel structure design handbook

Materials

Item	Description / Supplier
Connections	To the engineer's specification
Finish	Corrosion protection to the engineer's specification Refer to painting specification for decorative finish to exposed elements
Finish A	Wire brush de-scale Hot dip galvanise before delivery Bolts cleats brackets etc treated as for steel
Finish B	Zinc finish Sand blast class 2 ½ then apply coat of inorganic zinc silicate 100 microns thick
Structural steel	To the engineer's specification

On-site action
1 Advise the structural engineer when fabrications may be inspected before delivery Steel components bent or buckled before erection may be rejected
2 Provide holding down bolts to the concreter for building in
3 Erect plumb and secure in place
4 Erect so that components can be fixed without distortion
5 Provide temporary bracing against wind and other stresses
6 Weld in accordance with AS 1554
7 Advise Engineer when erected steel is ready for inspection Adjust as required
8 Grout under base plates in high strength mortar
9 Touch up steel with 3 coats zinc-rich paint after installation or as otherwise directed by the engineer

METAL STAIRS AND LADDERS

Scope of work – Design engineer supply and install metal stairs and handrails including stringers treads risers handrails and balustrades landings finishing fabricated spiral stairs and fixed ladders etc as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS/NZS 1554 (1994) Structural steel welding
AS 1657 (1992) Fixed platforms walkways stairways and ladders – design construction and installation
AS 1664 (1979) Aluminium structures
AS 3715 (2002) Metal finishing - thermoset powder coating for architectural applications of aluminium and aluminium alloys
AS/NZS 4680 (1999) Hot-dip galvanised (zinc) coatings on fabricated ferrous articles

On-site action
1 Prepare surfaces to which stairs shall be fixed
2 Install anchor or holding down bolts
3 Weld steel items and grind smooth
4 Provide smooth finishes to exposed surfaces with sharp well-defined lines and arrises
5 Mill to a close fit machined joints
6 Design necessary lugs brackets and similar items so that work can be assembled and installed in a neat substantial manner

7 Provide holes and connections as required to accommodate the work of other trades and for site assembly of metalwork
8 Drill or punch and ream in the shop
9 Fasteners Provide required bolts screws inserts fasteners templates and other accessories required for a complete installation
10 Co-ordinate with other trades as to the proper fastening systems suitable for the substrates to which the item will be secured
11 Fasten galvanised items with galvanised fasteners
12 Measure at site before manufacture
13 Fix base plates to concrete with expanding masonry anchorage fixings and base plates to timber with coach screws
14 Tubular handrails shall be neatly stop ended and fixed to handrail posts by retractable pins
15 Assemble treads handrail and stair components on site and join mechanically without site welding Adjust to suit floor to floor heights with factory cut spacers only
16 Ensure every surface is smooth with no fixings which could damage hands

GLASS BALUSTRADES

Scope of work - Supply and install glass balustrades with associated fixing materials as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 1231 (2000) Aluminium and aluminium alloys – anodic oxidation coatings
AS 1288 (2006) Glass in buildings – selection and installation
AS 1627 Metal finishing – Preparation and pre-treatment of surfaces *There are 7 parts to this standard 1997-2005*
AS 1657 (1992) Fixed platforms walkways stairways and ladders – Design construction and installation
AS 3715 (2002) Metal finishing - thermoset powder coating for architectural applications of aluminium and aluminium alloys

On-site action
1 Prepare surfaces and form recesses
2 Comply throughout with the drawings of both architect and structural engineer
3 Provide a warranty to the owner covering satisfactory performance of the complete installation (15 year period)

ARCHITECTURAL METALWORK

Scope of work - Supply and install metalwork items as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 1627 (1997) Metal finishing – preparation and pre-treatment of surfaces
AS/NZS 1554 (1994) Structural steel welding
AS/NZS 1664 (1997) Aluminium structures
AS/NZS 1841 (1987) Portable fire extinguishers
AS/NZS 4353 (1995) Portable fire extinguishers - aerosol type
AS/NZS 4680 (1999) Hop dip galvanised (zinc) coatings on fabricated ferrous articles

Preparation
1 Field measurements Do not delay job progress Allow for adjustments and fitting of the work in the field where taking of measurements might cause delay
2 Provide smooth finishes to exposed surfaces with sharp well-defined lines and arrises Mill to a close fit machined joints Design necessary lugs brackets and similar items so that the work can be assembled and installed in a neat substantial manner
3 Provide holes and connections as required to accommodate the work of other trades and for site assembly of metalwork Drill or punch and ream in the shop
4 Fasteners Provide required bolts screws inserts fasteners templates and other accessories required for a complete installation Co-ordinate with other trades regarding the proper fastening systems suitable for the substrates to which the item (s) will be secured Refer to the architect if in doubt
5 Fasten galvanised items with galvanised fasteners

On-site action
1 Inspect fabrication upon arrival at site

2 Do not repair on site Replace damage items
3 Install each item by bolting or screwing to the structural elements of the building
4 Locate anchorages accurately and ensure secure installation
5 Do not cut metal on site
6 Remove weld spatter and touch up with zinc rich paint immediately
7 Protect work until project completion

WHITE GOODS

Scope of work – Supply install and connect to the appropriate services the white goods items as set out in the project specification

On-site action
1 Store whitegoods securely after delivery and protect from damage
2 Pre-plumb and wire for each required service
3 Prefabricate required mounting brackets if not supplied by the manufacturer
4 Install whitegoods and similar items in accordance with manufacturer's instructions
5 Connect power and piped services to whitegoods and required for each appliance Services shall be neatly laid
6 Protect work until project completion
7 Provide owner with the manufacturer's warranty for all appliances

CARPENTRY

Scope of work - Supply and erect framing both structural and substructural as set out in the project specification Include floor panels wall cladding roof framing and incidental framing

Comply with applicable clauses of these building standards (current edition)
AS 1684 (1999) Residential timber-framed construction
AS 1720 (1990) Timber structures
AS 1860 (1998) Installation of particleboard flooring
AS 4055 (1992) Wind loads for housing
SAA HB44 Guide to the timber framing code

Comply with recommendations of the National Association of Forest Industries Technical bulletins

On site action
1 Store the timber on site above ground flat and horizontal and protect from rain damage and other material
2 Perform operations including grooving rebating framing housing beading mitring scribing nailing screwing and gluing as necessary to carry out the works Use timber in single lengths whenever possible If joins are necessary make them over supports unless otherwise shown or specified
3 Arris visible edges in sawn work In dressed work arris with sandpaper to 1 5mm radius unless otherwise specified
4 Back plough boards liable to warping (for example if exposed on one face) Make the width depth number and distribution of ploughs appropriate to the dimensions of the board and the degree of its exposure
5 Provide necessary templates linings blocks stops ironwork and hardware screws bolts stirrups plugs and fixings generally
6 Trim framing where necessary for openings including those required by other trades
7 Greasing Before placing bolts in contact with CCA-treated timber coat the shank of the bolt in grease or bituminous coating
8 Beam framing Where the depth of rafters or purlins is at least 4 x width provide solid blocking between them at the support points and at 1 8mm maximum intervals between supports unless rafters are exposed to the room below
9 Ridge straps Butt ends of rafters together at ridge and strap each pair together with 900mm long steel strap passing over ridge triple nailed to each rafter

FIBRE CEMENT PRODUCTS

Scope of work - Supply and install fibre cement and associated equipment and fixing to wall linings internal ceiling linings internal fire-rated walls external cladding wet area wall lining eaves lining fascias partitions wet area flooring underlays external decks lattice bracing panels ceramic faced panels and fibre cement pipe columns etc as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 2329 (1999) Mastic adhesives for fixing wall boards
AS 2908 (2000) Cellulose - cement products

On-site action
1 Materials 18mm thick CFC sheets for substrate below waterproofed timber decks and 15mm thick CFC sheets for wet area floors (HardiPanel or CSR equivalent) and 6mm thick CFC sheets for wet area walls (Villaboard or CSR equivalent) are recommended
2 Arrange for fixing grounds including penetrations as required
3 Protect surrounding work including other finishes equipment and components during installation Provide protective covering where necessary
4 Finish joints and secure fasteners Remove surface defects to achieve uniform appearance of each type of installation
5 Additional support - provide a frame member behind every joint in fibre cement sheeting or lining
6 Wet areas including box-gutters - provide the flashings trim and sealants necessary to ensure wet areas are water proofed
7 Joints in tiled areas - do not apply a topping coat after bedding perforated paper tape in bedding compound
8 Control joints *Install control joints in accordance with the manufacturer's recommendations*
9 Remove spatterings droppings and surplus material
10 Clean exposed surfaces including trim and edge mouldings Comply with the manufacturer s instructions for cleaning and touching up of minor finish damage
11 Make good damage in every respect at no additional cost to the owner

JOINERY (SITE BUILT)

Scope of work – Construct and install site built joinery items including service cupboards wardrobes coat cupboards benches shelves rails stairs handrails architraves skirting and pelmets etc as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 1859 (1995) Re-constituted wood-based panels
AS 2754 (1985) Adhesives for timber and timber products
AS 2796 (1999) Timber – hardwood – sawn and milled products
AS 4785 (2002) Timber – softwood – sawn and milled products

On site action
1 Construct a sample installation of a doorframe and door bench shelves architraves and other trim Stop When approved by the architect complete remaining work
2 Provide necessary anchoring devices Use concealed shims to install work plumb level straight and distortion free within the following tolerances - 1mm in 800mm for plumb and level - 0 5mm maximum offsets in flush adjoining surfaces and 2mm maximum offsets in revealed adjoining surfaces
3 Scribe and cut to fit adjoining work refinish cut surfaces or repair damaged finishes at cuts
4 Secure joinery with anchors or blocking built-in or directly attached to substrates Secure to grounds stripping and blocking with countersunk concealed fasteners and blind nailing as required to complete the installation
5 Except where pre-finished matching fastener heads are required use fine finishing nails countersunk and filled flush
6 Use matching filler where a transparent finish is required

WATERPROOFING

Scope of work - Supply and install tanking to items including waterproofing garden containers concrete and masonry patching and filling membrane installation and surface protection as set out in the project specification Carry out preparatory and protective work

Comply with applicable clauses of these building standards (current edition)
AS 3740 (1994) Waterproofing of wet areas within residential buildings

On-site action
1 *Remove projections which could penetrate tanking membrane and fill holes in the surface to be tanked*
2 Do not install membrane during adverse weather conditions

3 Install the complete sheet membrane tanking in compliance with the manufacturer s instructions
4 Provide bond breaker along all walls and floor joints
5 Execute seals around penetrations up-stands etc as instructed by the manufacturer
6 Apply protective sheeting over membrane on the outside of tanked walls

WET AREA MEMBRANE

Scope of work – Supply and install wet area membrane to floors and walls of wet areas including bathrooms ensuites and laundries and to walls areas immediately adjacent and behind a bath sink or similar fixtures as set out in the project specification Carry the membrane under fixtures baths shower bases toilets vanities and the like and extend into the full area of shower recess - to a minimum height of 2100mm to walls of shower recess extending 300mm beyond the horizontal extent of the designated tiled wall area and to a height and width not less than 450mm to wall areas immediately adjacent and behind a bath sink or similar fixture

Comply with applicable clauses of these building standards (current edition)
AS 3740 (2004) Waterproofing of wet areas within residential buildings

Preparation
1 Material to be used - liquid applied moisture curing polyurethane liquid membrane such as Vulkem 350NF system by Tremco Pty Ltd Any alternative shall be a proprietary liquid applied or sheet membrane system which has a current Australian Building Product and Systems Certification Scheme certificate (Australian Building Codes Board) or has a current technical opinion issued by the Australian Building Systems Appraisal Council (CSIRO) stating that the system is suitable for use as a waterproofing system for use in wet areas shower recess bases and associated floors and wall/floor junctions which are to be tiled
2 Allow concrete to cure for a minimum of 28 days prior to the application of the membrane

On site action
1 Clean down the substrate surface to remove all curing agents wax grease oil dirt dust and other foreign material and leave it clean dry dust free smooth and free of undulations
2 Patch voids with a non-shrinking quick setting grout and allow them to cure for a minimum of 7 days prior to applying the membrane
3 Fillet wherever a vertical penetration or up-stand occurs install a 12mm x 12mm fillet of Vulkem 931 at the intersection of the vertical and horizontal surfaces
4 Primer prime porous substrate (concrete/cement) typically with Vulkem 171
5 Prime non-porous materials (metals/plastics) typically with Tremco Primer No 181
6 Joints and penetrations on the same day of priming seal joints and penetrations with Vulkem 931 sealant
7 First coat on the same day as priming apply a coat of Tremco Vulkem 350NF to a minimum wet film thickness of 1 5mm to floors and walls in a single operation If delayed beyond that day re-prime in accordance with the manufacturer's instructions
8 Detail as follows a) turn the membrane down into the puddle flange of outlets b) turn the membrane up at and seal to all penetrations pipes waste outlets etc c) turn the membrane up for 100mm at all walls plinths and other up-stands d) dress the membrane over the horizontal leg of angle tile trims at doorways and turn up the vertical face of the angle to terminate level with the bottom of the floor tiles e) similarly dress the membrane up the face of door jambs to terminate at the underside of the floor tiles - the membrane turn up is to create a complete waterproof envelope to the floor area of the space being treated f) detail the membrane at *movement joints in the substrate as detailed on the drawings*
9 Membrane curing allow 72 hours for the membrane to cure prior to carrying out water tests or applying finishes toppings etc

THERMAL AND ACOUSTIC INSULATION

Scope of work - Supply and install thermal insulation as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 2627 (1993) Thermal insulation of roof / ceilings and walls in dwellings
AS 3999 (1992) Thermal insulation of dwellings – bulk insulation – insulation requirements
AS/NZS 4200 (1994) Pliable building membranes and underlays
AS/NZS 4859 (2002) Materials for the thermal insulation of buildings - general criteria and technical provisions
SAA HB63 (1994) Home insulation in Australia

On site action
1 Prepare surfaces and or framing material and ensure that no obstructions will prevent installation

2 Batts Fit tightly between framing members If support is not otherwise provided secure nylon twine to the framing and stretch tight
3 Installation - apply to the other face of external stud walls from the top plate down over the bottom and flashing Run across the studs and lap at least 150mm at joints
4 Roof sarking Provide heavy-duty roof sarking under metal roof
5 Roof ventilation Finish sarking 50mm clear of ridges
6 *Wall sarking Provide vapour-permeable sarking under cladding*

METAL ROOFING SIDING AND PLUMBING

Scope of work – Install metal roofing with associated gutters down pipes sarking skylights and translucent roofing as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 1170 (1989) Minimum design loads on structures (known as the SAA loading code)
AS 1273 (1991) Un-plasticised PVC (UPVC) downpipe and fittings for rainwater
AS 1562 (1992) Design and installation of sheet roof and wall cladding
AS 2180 (1986) Metal rainwater goods - selection and installation
AS 4285 (1995) Skylights
AS/NZS 4389 (1996) Safety mesh
SAA HB39 (1997) Code of common practice for steel roofing
SAA HB114 (1998) Guidelines for the design of eaves and box gutters

On site action
1 Ensure framing is in place and secure Ensure safety equipment is in place Provide permanent safety anchors to each roof
2 Do not allow Colorbond steel roofing to directly contact copper lead green or treated timber stainless steel mortar or concrete
3 Lay foil-faced insulation blanket over battens with the foil face down
4 Form penetration flashings neatly with material matching roofing material or install EPDM collars Provide flashings at all up-stands lapped 150mm at junctions Step flashings evenly Finish top corners to a line parallel to the roof slope
5 Close and seal ends of cut ribs
6 Form back gutters not less than 100mm wide with falls towards the sides of the penetration collars Seal joints with compatible sealant
7 Secure downpipes through cladding to structure
8 Seal at stormwater pipe up-stands
9 Remove debris from gutters and downpipes
10 Test on completion

COMPOSITE PANELS – EXTERNAL WALLS

Scope of work – Supply and install composite panels as external walls consisting of but not limited to foamed plastic panels secure to structure foam plastic blocks concrete filled and cladding of foam with other materials as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 1366 (1989) Rigid cellular plastic sheets for thermal insulation
AS 3660 (2000) Termite management
AS/NZS 2908 (2000) Cellulose – cement products

On-site action
1 Arrange for fixing grounds required for satisfactory execution of the work of this trade including penetrations
2 Take care of and protect surrounding work including other finishes equipment and components during installation Provide protective covering where necessary
3 Finish joints and secure fasteners
4 Remove surface defects to achieve uniform appearance of each type of installation Make good damage in every respect at no additional cost to the owner
5 Clean exposed surfaces including trim edge mouldings and comply with manufacturer s instructions for cleaning and touch-up of minor finish damage
6 Remove spattering droppings and surplus material

7 Complete each part of the work in accordance with instructions of manufacturer before starting next stage of the work

FALL ARREST EQUIPMENT

Scope of work – Supply and install fall arrest equipment in accordance with the relevant occupational health and safety legislation Equipment to be provided includes anchor points static lines harness gear eaves platforms and fences and safety signs Ensure that every person working above ceiling or eaves level is fully trained in use of the equipment

Comply with applicable clauses of these building standards (current edition)
AS 2626 (1983) Industrial safety belts and harnesses – selection use and maintenance
AS/NZS 1891 (1995) Industrial fall-arrest systems and devices
AS/NZS 4801 (2001) Occupational health and safety management systems specification with guidance for use

Plus Code of practice Safe working on roofs produced by Workcover

On-site action
1 Check roof framing and other items to which safety equipment is to be fixed
2 Ensure that structures local to the installed items are secure
3 Secure each item in accordance with the relevant Australian Standards
4 Arrange with the builder and roofer for penetrations if required through roof materials
5 Ensure that penetrations are completely watertight after installation and on completion of the work
6 Erect equipment and install eaves platforms and fences

DOORS WINDOWS AND HARDWARE

Scope of work - Install items including the following door frames and doors for external and internal door openings window frames and glass sashes glazed doors flyscreens hardware flashings acoustic and sun control material as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 1170 (1989) Minimum design loads on structures
AS 1288 (2006) Glass in buildings – selection and installation
AS 2047 (1999) Windows in buildings
AS 3959 (1999) Construction of buildings in bushfire prone areas
AS 5039 (2003) Security screen doors and security window grilles
AS 4145 (1993) Locksets
AS/NZS 4680 (1999) Hop-dip galvanised (zinc) coatings on fabricated ferrous articles
AS/NZS 5040 (2003) Installation of security screen doors and window grilles

Doors and Windows
1 Prepare openings in walls and provide necessary anchors for building into masonry openings
2 Install fixing grounds to secure frames
3 Isolate aluminium from steel wall frames
4 Erect frames plumb and true Ensure frames are well anchored
5 Install flashings
6 Install glass in accordance with AS 1288 and with correct sealants
7 At head and jambs allow 3mm clearance to doors
8 At floor allow 6 mm clearance over floor covering for doors
9 Install flyscreens fixed hinged or removable as specified
10 Check and clean on completion

Hardware
1 Check goods upon arrival
2 Lock away until needed and assume responsibility for all the items' security
3 Fit accurately at correct heights
4 Install window winders catches locks etc in accordance with AS 4145 and the written instructions of each manufacturer
5 Oil hinges and locks and provides two keys to each lock
6 Protect until completion of project
7 At completion of project change all locks and key alike as required by the owner

GLASS SPLASHBACKS

Scope of work - Supply and install glass splashbacks as set out in the project specification prepare protect and clean surfaces of adjacent installations

Comply with applicable clauses of this building standard (current edition)
AS 1288 (2006) Glass in buildings – selection and installation

On-site action
1 Make accurate measurements of area to be covered including cut-outs for power outlets etc
2 Thoroughly clean the wall surface and leave as smooth as plasterboard
3 Prepare surfaces of adjacent installations
4 Ensure that paint applied to back of glass is thoroughly dried overnight
5 Seal around glass perimeter with similar silicone
6 Remove surface blemishes and clean thoroughly
7 Apply neutral curing silicone rubber Install splashback
8 Press glass and maintain pressure until fully set
9 *Provide a warranty to the owner covering satisfactory performance of the complete installation (7 year period)*

CEMENT RENDER

Scope of work – Prepare substrate and apply cement render as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 1672 (1997) Limes and limestones
AS 3972 (1997) Portland and blended cements

Materials

Item	Description / Supplier
Lathing (over framed walls and construction joints)	Zinc-coated steel expanded metal mesh
Materials – sand	*Fine aggregate with a low clay content selected for grading*
Materials – cement	To AS 3972-1997 Portland and blended cements) type GP
Materials – lime	To AS 1672 1-1997 Limes and limestones - limes for building

On-site action
1 Ensure dirt grease and other materials which could reduce bonding of render to the surface are removed
2 Provide cement-based key to smooth surfaces
3 Check substrate for suitability
4 Prevent damage to adjacent surfaces
5 Fix lath over junctions of dissimilar substrates
6 Mixes generally 3 parts sand 1 part cement for render over masonry and concrete substrates not greater than *6 parts sand 1 part lime 1 part cement by volume Machine mix materials*
7 Apply material within 30 minutes of adding water
8 Do not re-temper
9 Finish external corners with a 4mm radius round
10 Extend rendering into recesses jambs returns etc
11 Form V-joints in render at junctions with other materials
12 Apply base coat 13 - 15mm thick screed to a smooth level and even surface Allow to dry
13 Finish with wood trowel to smooth even surface
14 Finish plane surfaces within a tolerance of 6 mm in 3 m determined using a 3 m straight edge placed anywhere in any direction Finish corners angles edges and curved surfaces within equivalent tolerances
15 Do not allow rapid or uneven drying out

PLASTERBOARD

Scope of work - *Supply and install plasterboard including water-resistant plasterboard flexible plasterboard masonry* walls ceilings drop-walls bulkheads and fire-rated walls as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 2753 (1985) Adhesives - Mastic - for bonding gypsum plaster linings to wood and metal framing members
AS 3740 (1994) Waterproofing of wet areas within residential buildings
AS/NZS 2589 (1997) Gypsum linings in residential and light commercial construction

On site action
1 Ensure the framing is complete and electrical and other wiring is in place
2 Form recesses drop-walls and manholes as required
3 In wet areas ensure compliance with AS 3740
4 Install cornices
5 Framing and/or substrates shall be prepared to Level 4 finish specifications as detailed in the CSR Gyprock Plasterboard Residential Installation Guide' No GYP547 Framing must also conform to structural standards specified by the appropriate building authorities and/or Australian Standards
6 Plasterboard fixing jointing and finishing shall be to Level 4 finish specifications as detailed in the CSR Gyprock Plasterboard Residential Installation Guide' No GYP547

TILING

Scope of work - Prepare surfaces to be tiled Supply and install bedding as required and tiles including wall tiles floor tiles and external paving tiles as set out in the project specification Clean the finished work

Comply with applicable clauses of these building standards (current edition)
AS 2358 (1990) Adhesives for fixing ceramic tiles
AS 3740 (1994) Waterproofing of wet areas within residential buildings
AS 3958 (1991) Ceramic tiles
AS/NZS 3661(1993) Slip resistance of pedestrian surfaces – guide to the reduction of slip hazards
AS/NZS 4586 (2004) Slip resistance classification of new pedestrian surface materials

On-site action
1 Materials Screed for walls and floors shall be 1 part cement / 4 parts sand Grout for walls shall be Epoxy based mildew resistant and grout for floors shall be prepared grout acid resistant Expansion joints for walls shall be 5mm floors - 8mm Fill both with silicone rubber Apply waterproof membrane over floor screed
2 Ensure surfaces are clean and dry and there is no variation on walls greater than 5mm under a 2000mm long straight edge
3 Ensure waterproofing has been completed
4 Install floor-backing boards as required for floor tiles on timber
5 Form expansion joints no more than 2500mm apart
6 Install wall tiles with expansions joints not more than 2500mm apart at floor level at corners of walls and at change of background material
7 Install grout of selected colour Clean each surface on completion All corners to wet area shall be sealed with silicon pointing not grout
8 Cut tiles neatly to fit around fixtures and fit tings and at margins where necessary Drill holes without damaging the tile faces Rub edges smooth without chipping Return tiles into sills reveals and openings Butt up returns frames fittings and other finishes
9 Distribute variations in hue colour or pattern uniformly by mixing tiles or tile batches before laying
10 Clean each surface upon completion
11 Keep traffic off floors until the bedding has set and attained its working strength

STONE FLOORING AND WALL PANELS

Scope of work – prepare and install stone flooring and wall panels in accordance with the project specification Supply and install required accessories screeds anchorages as required

Comply with applicable clauses of these building standards (current edition)
AS 3700 (200) Masonry structures
AS 3972 (1997) Portland and blended cements
BS 8298 (1994) Code of practice for design and installation of natural stone cladding and lining (British Standard)

Preparation

1 Provide a total of 2 samples of each stone panel specified The samples of stone shall average 600 x 600mm be complete to the extent of surface finishes - face and edges
2 The architect will make a selection of colours from a range offered by the supplier through the builder
3 The stone to be installed will match the approved samples in all respects except size Substitutions offered as a result of non-availability of stone will not be accepted
4 Provide comprehensively detailed and dimensioned shop drawings for every panel showing details of fabrication finishing penetrations anchor slots dowel cores steel stripping angles bolts ties etc with locations in building and necessary explanatory notes
5 Grinding and polishing machine polish exposed faces edges birds mouth etc to a distortion-free mirror finish Grind the straight cut edges to a smooth finish Reverse face Rough surface to provide key for mortar bed for floor tiles
6 Stone tolerances finish polished stone with a tolerance of 0 5mm and thickness tolerance +2mm or -2mm
7 Grout floor and wall panels with cement coloured to match the wall panel colour to architect s selection
8 Weather conditions do not proceed with installation of liquid sealants or wall sealers under unfavourable weather conditions
9 Materials
   a Cement sulphate-resisting (Type D) Portland cement conforming to AS 3972
   b Sand washed concrete sand or screened gravel conforming to AS 3700 with a maximum of 5% being less than 75 microns in sieve size Ordinary mason s sand will not be permitted
   c Lime hydrated lime conforming to AS 3700
   d Water drinkable quality
   e Mortar below floor panels
      - Mortar mix 4 parts sand 1 part cement minimum 30mm thick
      - Reinforcement to entire area with break under control joint light gauge galvanised wire minimum 2 5mm diameter wire at 100mm both ways
      - Adhesive for stone flooring

Wall Panel Fixing Materials

a Metal fixings required panel fixing materials include M12 bolts nuts shelf angles pins dowels masonry anchors Other fixing devices between panels shall be stainless steel type 304 or 316 austenitic stainless steel Type 302 steel shall not be used
b Shim pack or shim between masonry concrete and stainless steel fixing angles with inert material such as nylon or other suitable material
c Sealant backer rod compressible rod stock of closed cell polyethylene foam polyethylene jacketed polyurethane foam butyl rubber foam neoprene foam or other flexible permanent durable non-absorptive material as recommended by sealant manufacturer for compatibility with sealant
d Bond breaker tape polyethylene tape or other plastic as recommended by sealant manufacturer to be applied to sealant-contact surfaces where bond to substrate or joint filler is to be avoided for proper performance of sealant Provide self-adhesive tape where applicable
e Joint filler bitumen or acrylic saturated polyurethane foam strip (under shelf angles only)

Adhesive and Sealant

a Epoxy adhesive a 2-part epoxy adhesive specifically applicable to securing metal to stone and capable of being poured or readily inserted into small diameter holes in stone
b Joint sealant system sealant - low modulus neutral curing polysulphide or silicone rubber compounds
   - Composition as recommended by the manufacturer for this installation
   - Colour to match stone - a non-standard colour is required
   - Primer If recommended by the sealant manufacturer

Panel Layout Schedule

f Prepare layout plan(s) showing location of panels each panel numbered with a coding system that gives each panel a unique number After cutting lay out each section of the wall or floor to determine the most aesthetic arrangement of the panels within the colour and figuring limitations of the control samples Reject panels which do not blend into the overall colour and texture pattern

g Architect to inspect an approve layouts prior to panel numbering

h Make layout adjustments as requested by architect

i After receiving approval number panels to match the panel layout number system

j Panel fixings schedule for walls fixing devices bolts anchors clips shims spacers lugs and other installation accessories shall be stainless steel

- General drawings indicate typical arrangements for panel fixing
- Develop additional details in the shop drawings to describe those conditions not shown on the drawings
- Wall panels schedule of fixings - subject to the detailed shop drawing development of fixing conditions or each panel condition the following schedule applies two (2) rod supports at the base of each panel up to 1200mm in width two (2) pairs at the top of each panel greater than 800mm in height lowest row pack behind tiles with mortar to 300mm above floor surface

On-site action

1 On arrival at the site inspect panels and ensure that stone supplied matches samples precisely Panels with chipped or broken edges cracks or other damage or of improper colour or texture will be rejected removed and replaced

2 Check panel fit before a panel is lifted onto the wall accurately measure the panel and the supporting structure and check generally that requirements for the support of the panel are met and in particular ensure that

   a Levels and projections are correct within the specified tolerances

   b Fixings are located within specified tolerances and are correctly aligned to receive panels

   c Flashings baffles seals and ancillary items on the adjoining panels are inserted or fixed to ensure proper sequential execution of the whole of the work

   d The erection tolerances of the surrounding panels and panel joints are correct The maximum deviation from a 2m straight edge placed in position on a nominally plane surface should not generally exceed 2mm

3 Location of dowels + or -2mm relative to the theoretical line of the centre of the panel and + or -2mm relative to the width

4 Maintain tolerances by preventing concavity or convexity of the unit caused by inaccuracies in the manner in which the surface is formed or finished

5 Grouting install a 1 metre long grout sample Obtain architect s approval before proceeding further

6 Cleaning remove mortar and other matter from both surfaces and interfaces of stone panels Remove shims exposed to view

7 Protection protect installed stone from damage by suitable means until practical completion

WOODSTRIP FLOORING

Scope of work - Supply install and finish wood strip flooring on floor framing members as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 2796 (1999) – Timber – hardwood - sawn and milled products

Contact the Timber Development Association NSW Ltd for more specific instructions

Preparation

1 Deliver materials when the building is at lock-up stage

2 Do not install boards until the building is completely weatherproof

3 Concrete slabs must be dried to a maximum 5 5% moisture content before boards are delivered

4 It is recommended that floor bearers and joists should be kiln-dried F17 or F27

5 Open packages and spread across joists for 14 days before fixing

6 Check moisture content of timber coastal areas require a maximum of 13% moisture dry areas and air conditioned spaces a maximum of 9% moisture

On-site action

All internal flooring
1 Provide expansion gaps of 10-15mm around the edges of each floor area
2 Provide 10mm compressible cork infill where boards abut exterior frames or other floor finishes
3 Provide 10mm expansion joints where floors are greater than 6m wide
4 Place straight waste wood before each board to be cramped

Face nailed flooring
1 Nail at a minimum of 20mm from edge of the board Two nails for wide boards
2 Pre-drill nail holes in dense boards Nails shall be no less than 2 5 times the thickness of the board
3 Punch nails at a minimum of 3mm below the surface

Secret nailed flooring
1 Apply a polyurethane adhesive to the top of the floor joists before nailing
2 Fix boards up to 80mm wide with a secret nailing gun

Screwed and plugged flooring
1 Floorboards shall be screwed and plugged two screws across each board
2 Pre-drill screw holes
3 Lay in long lengths (minimum 3 spans)

Internal floor finishing
1 Rough and fine sand and fill nail holes with fast drying nail filler
2 Finish treatment to owner's specification

External decking
1 Lay boards with a 2mm gap for unseasoned timber and a 4mm gap for seasoned timber
2 Coat the tops of joists and all sides of decking with a water repellent preservative and surface finish prior to laying boards Ensure the cut ends of all timbers are well treated
3 Stagger butt joints in boards and locate all joints over joists
4 Nail every board with two nails at every joist Stagger nails at intermediate joists and position nails at least 12mm from the edges and ends of boards
5 Pre-drill nail holes to 80% of nail diameter
6 Nail cypress boards with 50 x 2 5mm machine driven flat heads and hardwoods with 50 x 2 8mm bullet heads Nails to finish flush with top of decking All fixings shall be stainless steel

PAINTING

Scope of work - Supply and apply paints and other finish coatings as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 2311(2000) Guide to the painting of buildings
AS/NZS 2312 (2002) Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings

Materials – refer to the project specification for colours

Item	Description / Supplier
Internal	
Ceilings dry areas	Wattyl Professional Choice Matt Acrylic (spec DS 085 3)
Ceilings wet areas	Wattyl Professional Choice Matt Acrylic (spec DS 085 3)
Doors – timber	Wattyl Professional Choice Easy Flow Gloss Enamel (spec DS 110 1 for previously painted and spec DS 100 4 for new work)
Joinery trim	Wattyl Professional Choice Easy Flow Gloss Enamel (spec DS 110 1 for previously painted and spec DS 100 4 for new work)
Walls new plasterboard in dry areas	Pascol Washable Interior Low Lustre (spec DS 065 3)
Walls new plasterboard in wet / other areas	Pascol Washable Interior Low Lustre (spec DS 065 3)
Walls previously painted	Pascol Washable Interior Low Lustre (spec DS 065 3)
External	
Block / brickwork	Wattyl Professional Choice Sunfast Low Sheen (spec DS 250 1 for previously painted and spec DS 250 6 for new work)
Concrete	Wattyl Professional Choice Sunfast Low Sheen (spec DS 250 1

	for previously painted and spec DS 250 6 for new work)
Door and window frames (painted)	Wattyl Professional (as interior)
Door and window frames (clear)	Feast Watson Woodshield
Eaves and soffits	Exterior low sheen acrylic paint by Dulux or equivalent
Fibre cement	Wattyl Professional Choice Sunfast Low Sheen (spec DS 250 1 for previously painted and spec DS 250 6 for new work)
Hand rails	Feast Watson Decking Oil
Metalwork	High gloss enamel paint by Dulux or equivalent
Render	Wattyl Professional Choice Sunfast Low Sheen (spec DS 250 1 for previously painted and spec DS 250 6 for new work)
Screens shutters and eaves linings	Feast Watson Woodshield
Steel brackets – galvanised	Pascol Sunscreen Satin Acrylic (spec DS235 4)
Weatherboard walls – clear	Feast Watson Woodshield
Weatherboard walls – painted	Wattyl Professional Choice Sunfast Low Sheen (spec DS 250 1 for previously painted and spec DS 250 6 for new work)

On-site action

1 Deliver materials in sufficient quantities in advance of the time needed so that work will not be delayed in any way
2 Store materials in the manufacturers original sealed containers bearing the manufacturers standard label indicating type and colour and in designated spaces in a manner which meets the requirements of applicable codes and fire regulations Keep such spaces secure and provide each space with a fire extinguisher of carbon dioxide or dry chemical type bearing a tag of recent inspection
3 Remove door furniture switch plates light fittings and other fixtures before starting to paint and refix in position on completion of painting
4 Prepare a sample panel of 2 square metres of each paint type Stop When approved by the architect continue
5 Clean off marks paint spots and apply coats and paint types as specified If a paint system is referred to by its final coat provide the primers sealers and undercoats which are suitable for the substrate and compatible with the finish coat and each other
6 Do not combine paints from different manufacturers in a paint system
7 Priming before fixing
8 Timber apply a first coat (two coats to end grain) to exposed roof trim timber doors and window frames tops and bottoms of doors associated trims and glazing beads before fixing in position
9 Steel apply a priming coat of zinc-rich organic binder to GPC C-29/16-1997 Prime areas affected by cutting or welding to the same specification
10 Stain progressively Touch up damaged decorative paintwork or misses with the paint batch used in the original application
11 Complete clear timber finishes before commencing opaque paint finishes in the same area Provide a filler tinted to match the substrate if the finish is transparent
12 Apply the first coat immediately after substrate preparation and before contamination of the substrate can occur Ensure each coat of paint or clear finish is uniform in colour gloss thickness and texture and free of runs sags blisters or other discontinuities
13 Complete clear timber finishes before commencing opaque paint finishes in the same area

GLASS SHOWER COMPARTMENTS

Scope of work - supply and install compartments of glass for showers with or without frames including but not limited to hinges door furniture and fixings devices as set out in the project specification

Comply with applicable clauses of these building standards (current edition)

AS 1288 (2006) Glass in buildings – selection and installation
AS 2208 (1996) Safety glazing materials in buildings
AS 3588 (1996) Shower bases and shower modules
AS 3740 (2004) Waterproofing of wet areas within residential buildings

On-site action

1 Check floor levels of adjacent finished surfaces
2 Secure shower base and set framing materials in place
3 Ensure that water cannot pass beyond the screen and door
4 Apply silicone rubber at junctions

5 Install hardware and accessories
6 Clean surfaces upon completion

MANUFACTURERD CASEWORK – SHOP BUILT

Scope of work - Supply and install manufactured casework items as set out in the project specification

Comply with Applicable Clauses of these Building Standards Current Edition
AS/NZS 1859 (1996) Re-constituted wood-based panels
AS 2131 (1987) Adhesives - for bonding decorative thermoset laminates (contact adhesives)
AS 2754 (1985) Adhesives for timber and timber products
AS/NZS 2924 (1998 High-pressure decorative laminates - sheets made from thermosetting resins
AS/NZS 4386 (1996) Domestic kitchen assemblies

On site action
1 Construct by screwing and gluing or other method specified A dry stapled assembly will not be approved
2 Fabricate bench tops as recommended by the material's manufacturer
3 Locate and size openings accurately using templates or roughing-in diagrams Where necessary seal edges of cutouts with a water resistant coating
4 Back prime all concealed solid timber surfaces prior to installation
5 Install fasteners hinges
6 Use concealed shims as required to install the work plumb level straight and distortion free within the following tolerances 1mm in 800mm for plumb and level (including bench tops) 0 5mm maximum offsets in flush adjoining surfaces 2mm maximum offsets in revealed adjoining surfaces
7 Scribe and cut to fit adjoining work, refinish cut surfaces or repair damaged finishes at cuts
8 Secure joinery with anchors to substrates or secure to grounds stripping and blocking with countersunk concealed fasteners and blind nailing
9 Install casework without distortion so that doors will fit openings properly and be accurately aligned
10 Install all door and joinery hardware as specified
11 Adjust joinery to achieve a uniform appearance
12 Lubricate and clean hardware making any final adjustments needed for proper operation
13 Remove handling marks from visible joinery surfaces
14 Cover and protect until completion of the project

FLOOR DRAINS

Scope of work - Supply and install floor drains recessed into floor surfaces as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 3500 3 1 (1998) Stormwater drainage – performance requirements
AS/NZS 3500 3 (2003) Plumbing and drainage - stormwater drainage
AS/NZS 3500 5 (2000) National plumbing and drainage - domestic installations

On-site action
1 Ensure that adequate depth falls and other conditions exist before ordering and installing floor drains
2 Prepare for installation of formwork and pipes through structures
3 Locate accurately the depth and falls required Install formwork and provide for openings to drain pipes before pouring concrete or constructing floor
4 Arrange for inspection by manufacturer
5 Ensure that the surface level of installed work matches that of finished floor surfacing material
6 Connect to stormwater drains or sanitary drains as advised

WATER STORAGE TANKS

Scope of work - Supply and install water storage materials and equipment for storage of rain and other potable water including tanks stands filters and reticulation as set out in the project specification

On-site action
1 Ensure that each part of the site or building to which equipment will be connected is secure and will permanently support the components
2 Ensure that adequate falls will maintain water flows

3 Arrange installed components in logical sequence Form secure connections without causing damage to existing building or structures
4 Install reticulation pipes to match where possible the materials described in Water Distribution trade section

DOMESTIC AIRCONDITIONING

Scope of work - Supply install and commission split-system air-conditioning consisting of but not limited to a separate condenser unit and wall or ceiling mounted reverse cycle unit which supply heated or cooled air as set out in the project specification

Comply with applicable clauses of these building standards (current edition)
AS 1324 Air filters for use in general ventilation and air-conditioning *There are 2 parts to this standard 2001-2003*
AS 1668 The use of Ventilation and Air-conditioning in buildings *There are 3 parts to this standard 1998-2002*
AS/NZS 3000 (2000) Electrical installations (Australian/New Zealand Wiring Rules) (as amended)
AS 4254 2002 Ductwork for air-handling systems in buildings

On site action
1 Provide necessary safety or security controls where required to ensure safe working practice and installation
2 Provide needed penetration openings, chases and structures for safe secure and effective installation of components If installation is required in a duct or riser cooperate with the other relevant trades
3 Ensure that the structure required to support the equipment is adequate for the purpose Make good any surfaces damaged or marked during the installation
4 Arrange for inspection of installation by manufacturer's representative to ensure correct installation
5 Provide a warranty to the owner covering satisfactory performance of the complete installation (10 year period)

FLOOR HEATING AND EQUIPMENT

Scope of work – Prepare floor surface and install electrical floor heating whether it be buried in concrete placed between carpet and underlay below ceramic tiles terracotta or stone on granolithic below carpet vinyl or stick-down timber float flooring as set out in the project specification complete installation with electric controls and outlets

Comply with applicable clauses of this building standard (current edition)
AS/NZS 3000 (2000) Electrical installations (Australian/New Zealand Wiring Rules) (as amened)

On site action
1 Comply throughout with the supplier's written instructions
2 Engage only a supplier's franchise holder (who is trained in the technology)
3 Monitor to check on a fully satisfactory installation and continuity

ELECTRICAL DISTRIBUTION

Scope of work - Design supply and install electrical transmission and reticulation materials from the mains supply including but not limited to the specified required electrical power and light outlets telephone internal communication system and television antenna

Comply with applicable clauses of these building standards (current edition)
AS 1680 (1990) Interior lighting
AS 3786 (1993) Smoke alarms
AS/NZS 2293 (1995) Emergency evacuation lighting for buildings
AS/NZS 3000 (2000) Electrical installation (known as the Australian / New Zealand Wiring Rules)
AS/NZS 3018 (2001) Electrical installations – domestic installations
AS/NZS 3439 (2001) Low voltage switchgear and control gear assemblies

Note Only licensed electrical technicians and who are experienced in the requirements of the project may perform work for this trade section and supply only products which bear the required indication of approval of the relevant statutory authority

On-site action
1 Provide necessary safety or security controls where required to ensure safe practices and installation

2 The contractor shall carry out the following preparatory work prior to installation form slab penetrations for floor-mounted GPOs telephone outlets etc chase and make good for conduit access for skirting chase and wire ducting GPOs switches etc supply and install access openings where required provide sign-writing to main switch-room and distribution board form trim patch and make good opening for luminaires to sized required by electrician provide concrete make good existing roadway etc
3 Ensure that pre-wiring of telephone data TV and telecommunications services is carried out before installation of linings paving and landscaping
4 Confirm location of all visible fittings on site with the owner before installation
5 Arrange for temporary power supply
6 Provide consumer mains and connect to the main service by underground cable
7 Secure cable using materials specified and at centres recommended by the regulations and / or the manufacturer
8 Provide control switchgear circuit breakers and earth leakage protection devices (RDCs) on a wall-mounted switchboard enclosed in a case with a hinge door Make provision for the supply authority's equipment and arrange for it to be installed
9 Conceal cables and conduits including underground cable or conduit entering the building in a manner that will allow wiring replacement without structural work or the removal of cladding or lining Do not penetrate damp-proof courses
10 Provide connecting devices with socket outlets and flush blank plates for fixed appliances
11 Install flush-mounted accessories in mounting brackets in stud walls
12 Test the electrical installation and smoke alarms
13 Obtain the relevant compliance certificate from the supply authority

LIGHTING

Scope of work - Supply and install of mains voltage and low voltage lighting and reticulation transformers lamps mounting devices and reflectors as set out in the particular specification

Comply with applicable clauses of these building standards (current edition)
AS 1680 (1990) Interior lighting
AS/NZS 3000 (2000) Electrical installation (known as the Australian / New Zealand Wiring Rules)

Note Only licensed electrical technicians and who are experienced in the requirements of the project may perform work for this trade section and supply only products which bear the required indication of approval of the relevant statutory authority

Materials

Lamp (Watts)	Lamp (Volts)	Nominal (1mm)	Cable Size (1 5mm)	Cable Size (2 5mm)	Cable Size (4mm)
20	12	7m	10m	17m	27m
50	12	2 5m	4m	7m	11m
75	12	-	3m	4m	7m

Where light dimmers of the thyristor type are used provide a tuned inductance between the dimmer and the primary of the isolating transformer

On-site action
1 Low voltage transformers shall be provided on a ratio of 1 transformer to 1 lamp and be compatible with the lamps they are servicing each transformer shall be concealed from view securely mounted and have 5% regulation or better short circuit protection fitted with a fuse on the secondary output
2 Confirm location of all fittings on site with the architect before installation
3 Remove material or insulation from within 150mm above or beside lamp reflectors
4 Ensure adequate ventilation
5 Secure cables at centres as recommended by the relevant regulations and/or the manufacturer
6 Conceal wiring and cable equipment Use conduit cable where necessary

COMMUNICATION CABLING

Scope of work - Supply and install telephone and high-speed data communication systems with a limit of four lines into each unit including connecting to the carrier's main cable designing cable routing and installing distribution devices

Comply with applicable clauses of these building standards (current edition)
AS 3086 (1996) Telecommunications installations - integrated telecommunications cabling systems for small office/home office premises
AS/NZS 3085 (2004) Telecommunications installations - administration of communication cabling systems

plus

AUSTEL TS 008 Requirements for authorised cabling products
AUSTEL TS 009 Installation Requirements for customer cabling (Wiring Rules)

Note only tradesmen who are AUSTEL-licensed in accordance with requirements of TS009 shall perform this work

On site action
1 Examine carefully the proposed route for cable installation and installation of other components and refer to specification for locations of connections equipment and outlets
2 Provide necessary safety or security controls where required to ensure safe practices and installations
3 Provide penetration openings chases and structures for safe secure and effective installation of cable as required If installation is required in the electrical riser co-operate with the Electrician
4 Where requested by a supply authority supply test data obtainable from component manufacturer
5 Arrange for inspections by component manufacturers representative to ensure correct application use and installation
6 Adjust installation of components to ensure proper fit and alignment
7 Remedy items of inefficient operation or of doubtful performance
8 Clean visible items to original condition
9 Remove debris from installation in concealed spaces

Last update 3/5/10

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12	Basic Interior
18	Undercroft
19	Bedroom Level – Deck 1
20	Bedroom Level – Beds 2 3 and 4
21	Bedroom Level – Deck 2
22	Bedroom Level – Hallway
23	Bedroom Level – Ensuite 2
24	Bedroom Level – Bath 1
26	Bedroom Level – TV / Games Room
27	Bedroom Level – Linen Press
28	Main Level – Living Room
29	Main Level – Deck 3
30	Main Level – Stores 1 and 2
31	Main Level – Powder
32	Main Level – Kitchen
33	Main Level – Lobby
34	Main Level - Laundry
35	Attic Level - Deck 4
36	Attic Level – Ensuite 1
37	Attic Level – Bed 1 and Walk-in Robe
38	Attic Level – Foyer
39	Attic Level – Store 4 and Bin Area
40	Attic Level - Car port
41	Attic Level – Store 3

RW STIDWILL
Constructions Pty.Ltd
0413 365 410 ABN: 52 103 521 142 B-LIC NO: 170304C
www.rwstidwill.com.au
HIA MEMBER

10/10/10

Ref CTMP-01

Construction Traffic Management Plan

Owners Mr and Mrs N Samodol

Architect de Soyres Malone Architects

Site Address 165 Riverview Road Clareville 2107

Purpose

The purpose of this Construction Traffic Management Plan is to ensure that the impacts of the construction works on the public domain in particular with respect to temporary interruptions to vehicular and pedestrian traffic are considered and reviewed by Council The CTMP must ensure that public safety is maintained at all times and that wherever possible interruption to the use of public space is minimised

Development and Construction Details

DA No N0269/08/S96/2

The CTMP relates to the site 165 Riverview Road Clareville The project involves demolition of an existing dwelling and carport and the construction of a new dwelling and concrete driveway

A commencement date is proposed for mid October 2010 pending the issue of a construction certificate

The staging plan for works to be undertaken and the duration for each component are as follows

Demolition	Approximately 2 weeks
Excavation	Approximately 5 weeks
Foundations	Approximately 17 weeks
Building	Approximately 12 months

Total estimated time to complete project 14 months

COUNCIL COPY

www rwstidwill com au
ryan@rwstidwill com au

Prevailing Site Conditions

The road services local traffic only as one alternate route from Cabarita Road and traffic volume is relatively minor The speed limit is 50km/hr The section of road is guttered on the opposite side to the proposed works There is no opposing driveway on the other side of the road Currently there is no pedestrian footpath

Identification of Affected Public Domain Areas

Traffic control in accordance with Council s requirements shall be provided in Riverview Road whenever a large truck exits the site manouvres on the road to access the site or has to temporarily stop on the road When traffic control is operating a minimum 3m wide traffic lane will always be maintained if the road is to be temporarily closed and assistance given to pedestrians on the roadway No trucks will be parked in Riverview Road

Measures to Ameliorate the Impact of the Proposed Works

Tradesmen and subcontractor s will park their vehicles on Riverview Road within the legal parking sections as to not burden local resident off street parking

Public Transport Services

There will be no interruption to public transport services or bus stops

Emergency Vehicle Access

Access will be not be impeded for ambulance or fire fighting vehicles

Pedestrian Access

The road is not a busy pedestrian road and there is no pedestrian footpath Any pedestrian traffic will continue as it currently is

General Compliance and Good Building Practice

All construction work will be executed in accordance with the development consent N0269/08/S96/2

Delivery times of materials to the site will be out of peak traffic times as to alleviate the burden on local traffic

There will be no oversize vehicles delivering to this site

In accordance with section D16 of the Development Consent

- the quantity of material to be transported will be the demolition waste from the existing house structure and approximately 80m³ of earth during the excavation stage The demolition and excavation stage will require the use of 3 tonne tippers to remove the waste material from site Thereafter throughout general building the site will utilise 10m³ skip bins which will be removed by the approved contractor
- During excavation the site will require approximately 3 loads per day to be removed During general construction this will be reduced to approximately 2 loads per week
- The hours of operation for the site will be 7am to 5pm and as mentioned earlier deliveries and removal times of materials to and from the site will be out of peak traffic times as to alleviate the burden on local traffic
- The proposed route for the removal of waste material will be via Riverview Road Avalon Parade Barrenjoey Road and Mona Vale Road 3 tonne load limits do not apply to these roads
  All loads will be covered

Public Consultation Process

If residents require a contact in relation to the CTMP

The Site Manager s is Ryan Stidwill builder of R W Stidwill Constructions Pty Ltd

Mobile 0413 365 410

ryan@rwstidwill com au

PO Box 99 Church Point 2105

This plan has been prepared by R W Stidwill Constructions Pty Ltd

Ryan Stidwill

Builder

Waddington Consulting Pty Ltd
ACN 130 522 851
Structural and Civil Engineering
Suite 506, Level 5
22 Central Ave, Manly
P O Box 1044
Manly NSW 1655

P (02) 9976 0070
F (02) 9976 0095

21 June 2010

Mr and Mrs N Samodol
165 Riverview Rd
Clareville NSW

c/o
de Soyres Malone Architects Pty Ltd
PO Box 657
Newport Beach NSW 2106

Attention Mrs Liz de Soyres

Dear Liz,

Subject **New residence at 165 Riverview Road, Clareville**
Certificate for Civil Engineering Design

Please find attached copies of engineering drawings 8166-C1 00, *Stormwater Management* Plan, and 8166-C1 01, *Stormwater Management Details*, relating to the proposed new development at 165 Riverview Road, Clareville

I certify that the engineering design of the stormwater drainage elements shown on the above-mentioned plans has been carried out in accordance with the BCA (3 1 2 *Drainage*), Australian Standard AS/NZS 3500 3 2 – *Stormwater Drainage*, and normal engineering practice

Please note that in accordance with the DA requirements regarding the geotechnical assessment undertaken in support of the proposed development, the stormwater drainage measures proposed on the *Stormwater Management Plan* must also be confirmed as adequate by a suitably qualified geotechnical engineer

Please do not hesitate to contact me if you have any queries regarding this project or require any further engineering advice

Yours sincerely,

K Waddington

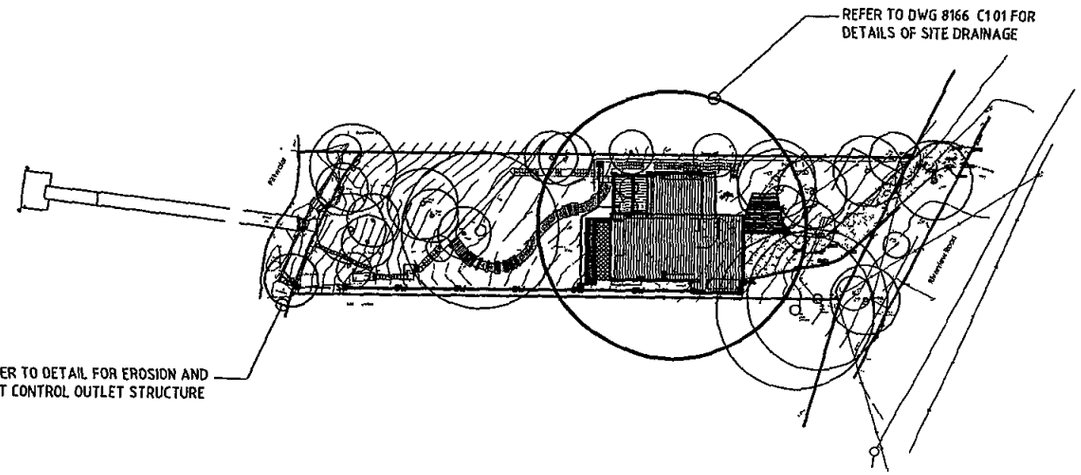
Kate Waddington
MIEAust CPEng NPER (Civil)
Director
Waddington Consulting Pty Ltd

LEGEND

- SW — STORMWATER PIPE
- EXISTING SURFACE LEVEL (mAHD)
- DP — DOWNPIPE FROM EAVES GUTTER
- CONCRETE DRIVEWAY
- TIMBER DECKING

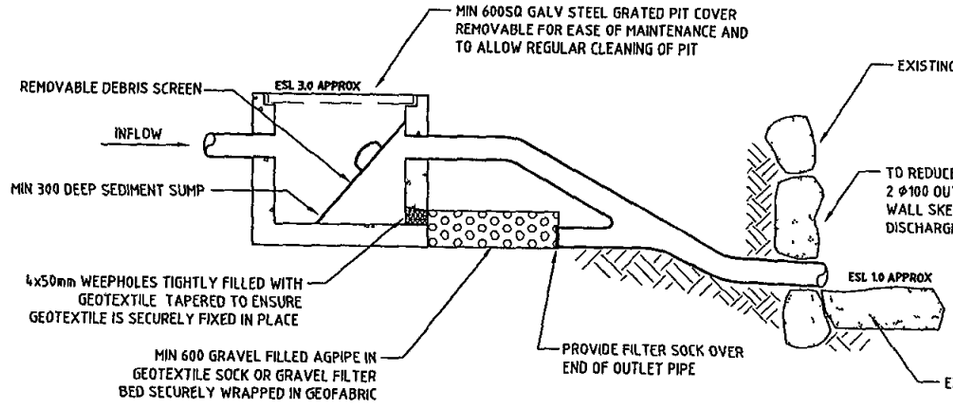
NOTES

REFER TO DRAWING 8166 C101 FOR NOTES



SITE PLAN

SCALE 1500



OUTLET CONTROL STRUCTURE

SCALE 1:20

Registered Professional Engineer [illegible]650
Mr Peter Crozier
MIEAust CPEng (Civil / Geotechnical)
Signature [signature] Date 23.9.2010
Registered on the NPER in the area of practice of
Civil / Geotechnical
National Professional Engineers Register

N P E R
DIAL 1100 BEFORE YOU DIG

The information contained on this drawing has been prepared for the exclusive use of the Client for this project. No liability or responsibility is accepted for use of this information by any third party or for any other project.

ISSUE	DESCRIPTION	BY	APR	DATE
A	ISSUED FOR CONSTRUCTION	JK	KW	21.06.10

ARCHITECT
de soyres Malone Architects Pty Ltd
Po Bo 657 Newport Beach NSW 2106
5 Heron Cove M rina Queen's Par de West Newport
Contact@dsmarchitects com
Telephone (02) 9979 1823
Facsimile (02) 9979 5265

CHARTERED PROFESSIONAL ENGINEERS
Waddington Consulting Pty Ltd
ACN # 32 ##
Structural and Civil Engineering Consultants
Suite 6 Level 5, 22 Central Av nue Ma ly NSW
.O Bo 1044 Manly SW 1655
Phone (02) 9978 0070 Fa (02) 9976 0095
Email nquiries@waddconsulting.com

PROJECT
PROPOSED NEW RESIDENCE
at 165 RIVERVIEW ROAD CLAREVILLE NSW 2107
for Mr & Mrs N SAMODOL

DRAWING TITLE:
STORMWATER MANAGEMENT PLAN

DESIGN: K W	DATE: MAR 2010
DRAWN: J L	SCALE: AS NOTED
FILENAME: 8166 C1 01.DWG	
SIGNED: K Waddington	SIZE: A3
DRAWING No: 8166-C100	REV: A

Waddington Consulting Pty Ltd
ACN 130 522 851
Structural and Civil Engineering
Suite 506, Level 5
22 Central Ave, Manly
P O Box 1044
Manly NSW 1655

P (02) 9976 0070
F (02) 9976 0095

26 October 2010

Mr and Mrs N Samodol
165 Riverview Rd
Clareville NSW

c/o
de Soyres Malone Architects Pty Ltd
PO Box 657
Newport Beach NSW 2106

Attention Mrs Liz de Soyres

Dear Liz,

Subject **New residence at 165 Riverview Road, Clareville**
Schedule of Works

I certify that I am a qualified practicing Structural Engineer with corporate membership of the Institute of Engineers Australia (M I E Aust) in the structural field and that the Schedule of Works as shown on engineering drawing 8166-E1 00 Revision B dated 26 October 2010 has been prepared in accordance with the requirements of Pittwater Council DA Condition C 9 for this development

Please do not hesitate to contact me if you have any queries regarding this project or require any further structural engineering advice

Yours sincerely,

Simon Waddington
MIEAust CPEng NPER (Structural)
Director
Waddington Consulting Pty Ltd

de Soyres

Malone

Architects Pty Ltd

CONSTRUCTION CERTIFICATE CERTIFICATION

Date	27 September 2010
Property	165 Riverview Road Avalon NSW 2107
Proposed works	Demolition of an existing dwelling and erection of a new dwelling and car port
DA no	N0269/08/S96/2
Our reference no	0715
Subject	BASIX compliance statement

In accordance condition B14 of the development consent we certify that commitments set out in BASIX certificate no 267466S_04 have been noted in the construction documentation and they will be fulfilled and maintained for the life of the development

Should you require any clarification please contact this office

James de Soyres
Director
NSW Architects Registration Board No 6769

de Soyres Malone Architects Pty Ltd – Nominated architect – James de Soyres registration no 6769
ABN 50 084 840 648
PO Box 657 Newport Beach NSW 2106
T (02) 997º 1823 / F (02) 9979 5263 / E contact@dsmarchitects com / W www dsmarchitects com

Waddington Consulting Pty Ltd
ACN 130 522 851
Structural and Civil Engineering
Suite 506, Level 5
22 Central Ave, Manly
P O Box 1044
Manly NSW 1655

P (02) 9976 0070
F (02) 9976 0095

25 October 2010

Mr and Mrs N Samodol
165 Riverview Rd
Clareville NSW

c/o
de Soyres Malone Architects Pty Ltd
PO Box 657
Newport Beach NSW 2106

Attention Mrs Liz de Soyres

Dear Liz,

Subject **New residence at 165 Riverview Road, Clareville**
Certificate for Engineering Design & Structural Adequacy

With reference to engineering drawings 8166 S0 00(B), S0 01(B), S1 00(B), S1 01(B), S1 02(B), S1 03(B), S2 03(B), S3 00(B), S3 01(B), S4 00(B), S4 01(B), S4 02(B), S5 00(B), S5 01(B), S6 00(B), S6 01(B) all dated 27 04 2010, and 8166-S1 04(B), S2 01(B), S2 02(B), S3 02(B) all dated 23 04 2010, and 8166-S2 00(B), S7 00(C)and S7 01(C) all dated 3 05 2010, relating to the proposed new development at 165 Riverview Road, Clareville

I certify that the structural engineering design of the elements shown on the above-mentioned plans has been carried out in accordance with the BCA, relevant Australian Standards and normal engineering practice

Please do not hesitate to contact me if you have any queries regarding this project or require any further structural engineering advice

Yours sincerely,

Simon Waddington
MIEAust CPEng NPER (Structural)
Director
Waddington Consulting Pty Ltd

0715

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

Development Application for [illegible] Pty Ltd
Name of Applicant

Address of site [illegible] 155 Riverview Road Avalon NSW 2107

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

I SIMON WADDINGTON on behalf of WADDINGTON CONSULTING PTY LTD
(Engineer name) (Employer/Company name)

on this the 23/09/2010
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater 2009 and am authorised by the above organisation/company to issue this document and to certify that the organisation/company has current professional indemnity cover 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 described property and that

Please mark appropriate box

✓ The structural design meets the recommendations as set out in the Geotechnical Report or addendum 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 (Part) of the Geotechnical Risk Management Policy

Geotechnical Report Details

Report Title Geotechnical Investigation for proposed new house at 155 Riverview Road Avalon No 2107

Report Date 24 May 2008

Author Peter Crozier

Author's Company/Organisation Crozier Geotechnical Consultants

Structural Documents list

Engineering drawings [illegible]

Retaining walls [illegible]

Rock excavation [illegible]

Bulk earthwork plan and detailed grading plans [illegible]

Structural engineering drawings prepared by [illegible]

I am also aware that Pittwater Council relies upon the processes detailed in the Geotechnical Risk Management Policy including the certification as the basis for assuring 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 property (taken as being 100 years unless otherwise stated) and justified WITH APPROPRIATE MAINTENANCE

Signature S Waddington

Name SIMON WADDINGTON

Chartered Professional Status CPEng MIEAust NPER (Structural)

Membership No. 648261

Company WADDINGTON CONSULTING PTY LTD

COUNCIL COPY

0715
Coarper

PITTWATER COUNCIL

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, Peter Crozier (insert name) on behalf of **Crozier Geotechnical Consultants** (trading or company name)

on this the 23rd September 2010 (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	Proposed New House 28th May 2008 #27119 Proposed Boat Shed 12th April 2010 #27119 4
Report Date	
Author	P Crozier

Documentation which relates to or is relied upon in report preparation

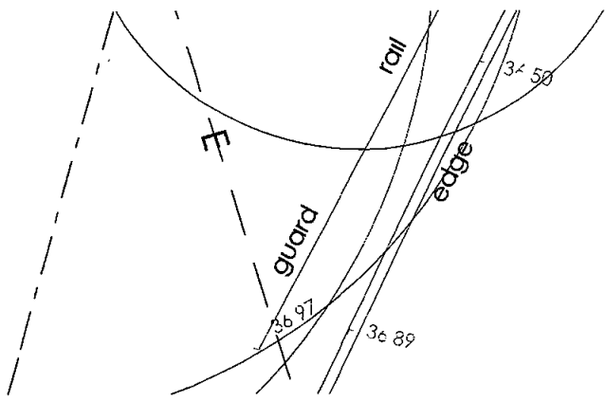
Architect Plans by de Sayres Meldrum Architects Project No 0715 Dwg DC 10A
Dated 15 February 2010
Survey by Souter & Assoc Ref No 99-20 Dated 10th April 2007

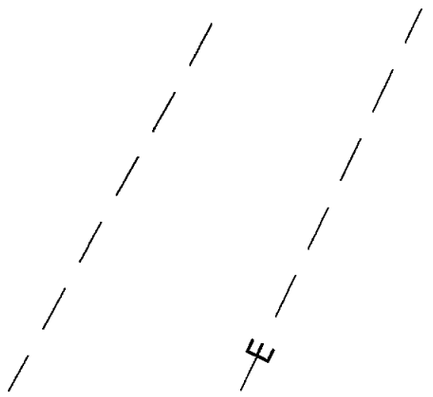
I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an Acceptable Risk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

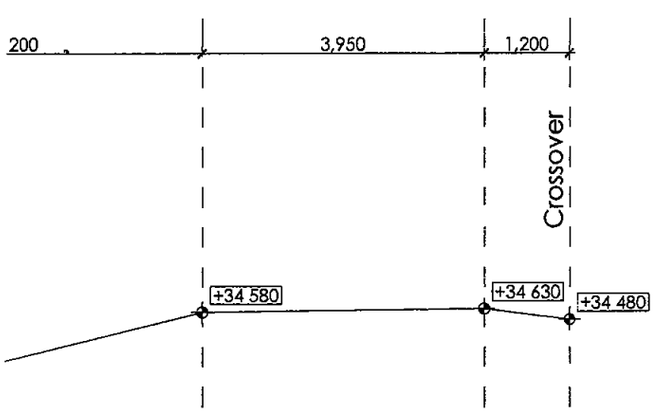
COUNCIL COPY

Registered Professional Engineer 691550
Mr Peter Crozier
MIEAust CPEng (Civil/Geotechnical)
NPER
Signature Date 23/9/2010
Registered on the NPER in the area of practice of
Civil / Geotechnical
National Professional Engineers Register

5







Driveway Cross Section in accordance with PWC-DW09

SYDNEY WATER
APPROVED

Position of structure in relation to Sydney Water's assets is satisfactory
Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainer
It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer
Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994 AS 3500 and the NSW Code of Practice
Grilles Inspection Shafts and Boundary Traps shall not be placed under any Roof Balcony, Porch Floor or other cover unless otherwise approved by Sydney Water
Property No 3450[illegible]
Reece Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER
14.09.10

COUNCIL COPY

REV.	DATE	REVISION	BY
C	13/09/10	Construction Certificate Issue	RJ
B	03/05/10	Tender Issue	MH
A	08/01/10	Issued for engineer	MH

de Soyres Malone Architects Pty Ltd

Nominated Architect James de Soyres #6769

PO BOX 657 NEWPORT BEACH
NSW 2106
5 HERON COVE MARINA
QUEENS PARADE WEST NEWPORT
contact@dsmarchitects.com
TELEPHONE (02) 9979 1823
FACSIMILE (02) 9979 5263

CLIENT
Mr & Mrs N Samodol

LOCATION
165 Riverview Road
Clareville NSW 2107

DRAWING TITLE
Site Plan

DATE OF ISSUE 13/09/2010

Copyright of de Soyres Malone Architects Pty Ltd This drawing may not be used or reproduced in any form without consent Do not scale from this drawing

Scale in metres 1 50 at A1 original size
0 0.5 1 1.5 2 2.5
0 1 2 3 4 5
Scale in metres 1 100 at A1 original size

PROJECT No	DRAWING No	REVISION
0715	WD-01	C

0715 Certificate

PITTWATER COUNCIL

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, Peter Crozier (insert name) on behalf of **Crozier Geotechnical Consultants** (trading or company name)

on this the 23rd September 2010 (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 Investigation for Proposed New House at 165 Riverview Road Avalon
Report Date	29th May 2008 Report No 27119
Author	Peter Crozier

Documentation which relates to or is relied upon in report preparation

Architectural Plans by deSoyres Malone Project N° 0715 Drawing N°s DA01, 02, 11, 12
DA21, 22 & 31. Dated 2 May 2008
Survey Plan by Sorby & Assoc Ref N° 99-20, Dated 10 April 2007

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

COUNCIL COPY

Registered Professional Engineer 691550
Mr Peter Crozier
MIEAust CPEng (Civil, Geotechnical)
NPER
Signature Date 23/9/2010
Registered on the NPER in the area of practice of
Civil / Geotechnical
National Professional Engineers Register

0715
Ferries

PITTWATER

02 9970 1111
02 9970 1150

PO Box 882
Mona Vale NSW 1660
DX 9018 Mona Vale

Ross McWhirter Project Leader – Road Reserve Management
8am to 4 30pm Mon - Fri
Phone 9970 1207 Mobile 0419 629 007

17 September 2010

James de Soyres
PO Box 657
NEWPORT BEACH NSW 2106

Dear Sir,

Re SECTION 139 CONSENT *(Roads Act 1993)* – 165 Riverview Road, Avalon

Council grants the applicant, James de Soyres consent to construct a driveway crossing at 165 Riverview Road, Avalon

This Section 139 Consent is granted subject to the following conditions -

1 The Applicant shall, at all times, keep indemnified Council from and against all actions, suits, proceedings, losses, costs, damages, changes, claims and demands in any way arising out of or by reason of anything done or omitted to be done by the Applicant in respect of the work in question

2 The Applicant, at all times for the duration of this Consent, will not interrupt or otherwise disturb the traffic flow on the road without first obtaining the consent of Council

3 The works are to be undertaken by a Council authorised contractor and in accordance with the approved driveway profile

4 In the event that the driveway construction requires the use of a mobile concrete pump in the road reserve, separate approval must be obtained from Council for that activity Form No UI 313 (*Application to Stand Construction Plant on a Public Road Reserve*) must be lodged with the applicable fees

5 The Applicant shall be responsible for the cost of all service and utility adjustments associated with the construction of the driveway Contact Dial Before You Dig (1100) at least two working days before the works are due to start for information on the location of underground pipes and cables

6 The applicant shall make good any damage caused to the property of any person or any property of Council by reason of the carrying out of any work by the Applicant under the Conditions of this Consent

7 Should the Applicant fail to comply with any of these conditions or any requirement of Council as provided then this Consent shall permanently lapse and any part of the work remaining within the road at that time shall be deemed to be an obstruction or encroachment under Section 107 of the Roads Act 1993

COUNCIL COPY

PITTWATER

ABN 61 340 837 871
Telephone 02 9970 1111
Facsimile 02 9970 7150
PO Box 882
Mona Vale NSW 1660
DX 9018 Mona Vale

8 This Consent receipt must be held on the job and produced to any officer of Council when called upon

9 The Applicant shall accept all responsibility for public safety during the construction of the works

10 Landscaping treatment will only be approved if deemed by Council to be appropriate to the local environment

11 A FINAL INSPECTION OF THE COMPLETED WORK IS REQUIRED

Yours faithfully

R McWhirter

Ross McWhirter
PROJECT LEADER – ROAD RESERVE MANAGEMENT

Enclosure - List of Council Authorised Concrete Contractors for Vehicle Footpath Crossings and Associated Works

pittwater_council@pittwater.nsw.gov.au pittwater.nsw.gov.au

Village Park 1 Park Street Mona Vale 59A Old Barrenjoey Road Avalon Units 11, 12, 13 + 16/5 Vuko Place Warriewood 1 Boondah Road Warriewood

0715 Jacqui

Pittwater Council
Information for Access Driveway Profiles
1 July 2006 – 30 June 2007

To	De Soyres Malone Architects	**Date**	8th November 2007
Postal Address	PO Box 657 Newport Beach 2106		
		Receipt No	**227306**
		Amount	$71 00

ACCESS DRIVEWAY PROFILE AT **165 Riverview Road, Avalon NSW 2107**

- The proposed vehicular access driveway profile shall be as per the enclosed plan **MLLS**
- **Type of Construction** Domestic
  - **For Residential single & dual occupancy** - 20MPa Concrete, 150mm thick
  - **For Other** - 20MPa Concrete, 180mm thick with F72 mesh
- **Slab Construction** Vehicular access slab 6 8m long, 5 0m wide at gutter crossing to 3 5m wide at the boundary
- ***NB "G" (see attached diagram) to be at concrete edge strip***
- Council will only permit an absolute maximum gradient of 25% (1 in 4) measured at any point on the driveway and that an ease may be required for access into the car stand area, carport or garage Refer to relevant attached profile
- All work within the road reserve (including excavation) in connection with the above is to be carried out by authorised Contractors only
- Quotations for the work specified above should be obtained from any of the contractors on Council's list and should be for the whole of the work stated
- Construction of vehicular access will be strictly in accordance with the profile supplied, and
- A formwork inspection by Council is required prior to construction (Provide minimum 24 hours notice)

COPY

1 **NOTE THAT THIS INFORMATION SHEET DOES NOT CONSTITUTE AN APPROVAL TO COMMENCE OR PROCEED WITH ANY WORK ON SITE**

2 **A SECTION 139 CONSENT UNDER THE ROADS ACT – 1993 IS REQUIRED (FORM UI203)**

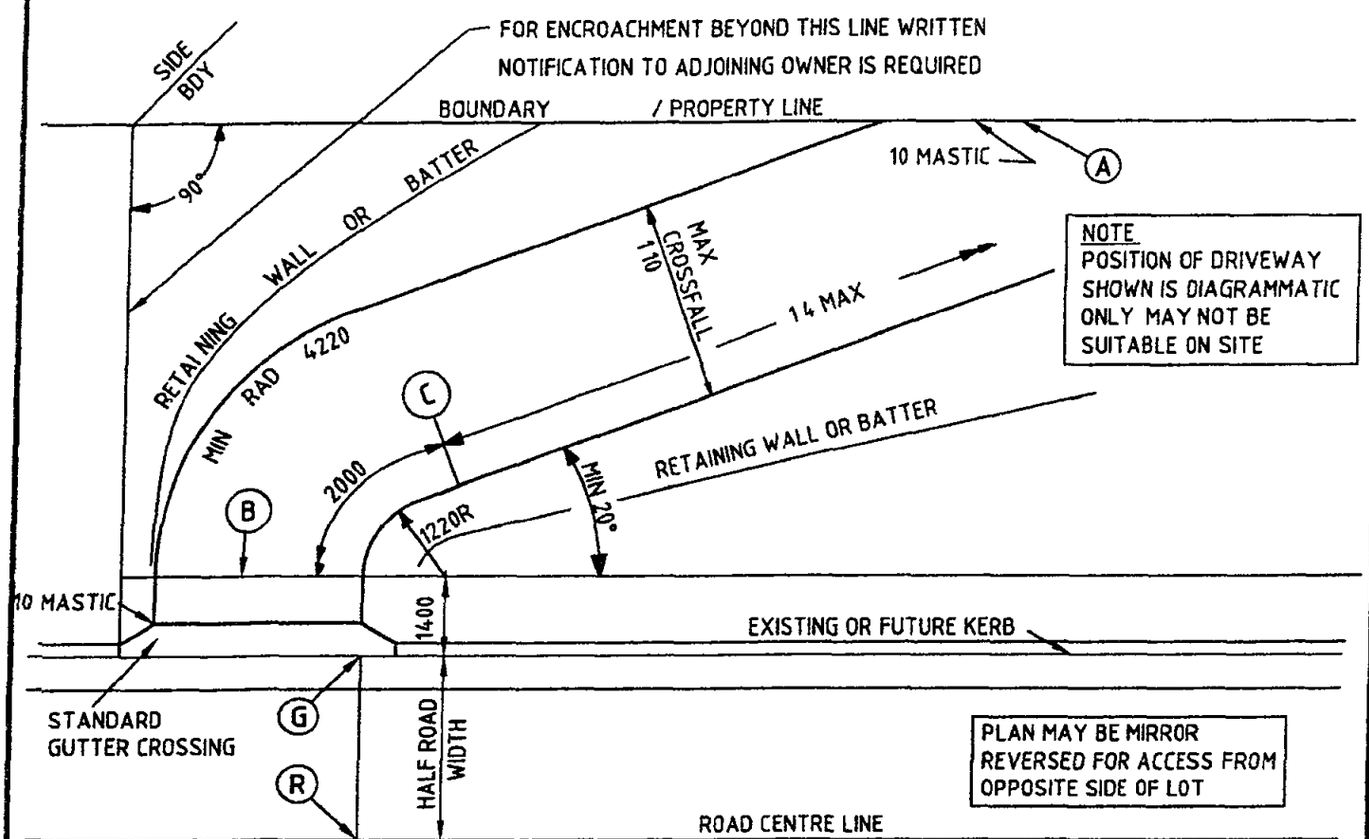
3 **FAILURE TO OBTAIN SUCH CONSENT PRIOR TO COMMENCING WORK WILL INCUR A PENALTY**

S. Melders

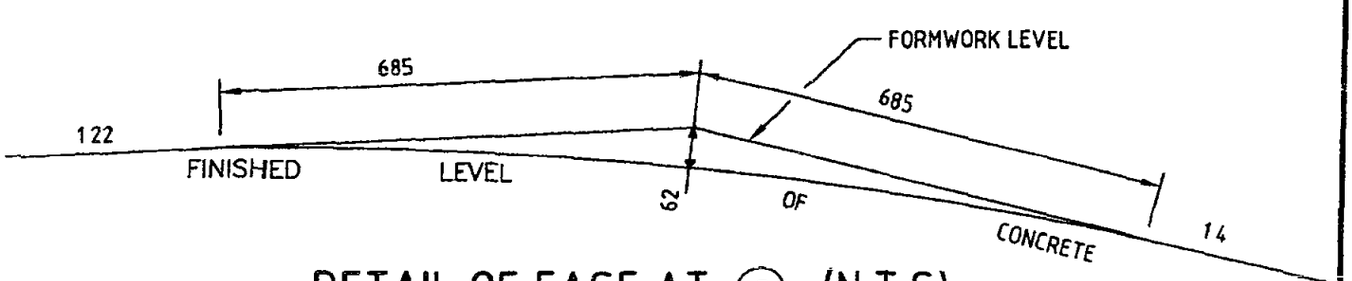
Sigi Melderis
ASSETS / RESTORATIONS OFFICER
Telephone 9970 1348

MAXIMUM LOW LEVEL SKEW (MLLS)

FOR USE ONLY FOR SINGLE DWELLING OR DUAL OCCUPANCIES



POINT	REMARKS	LEVELS
R	ROAD CENTRELINE	
G	INVERT OF GUTTER	
B	1400 FROM KERB FACE	130 ABOVE G
C	3400 FROM KERB FACE	100 ABOVE G (FORMWORK LEVEL)
A	BOUNDARY	EASE REQUIRED AT GRADE CHANGE



DETAIL OF EASE AT (C) (NTS)

NOTE

- To be read in conjunction with Pittwater 21 Development Controls
- Retaining walls & batter slopes to comply with Geotechnical Risk Management Policy for Pittwater

PITTWATER COUNCIL

Standard Driveway Profile

MAXIMUM LOW LEVEL SKEW

PLAN No PWC-DW09

REV No. B

DATE 5/9/05

Cad File No P:\Urban\Drawings - Current\Blocks & Standards\Standards\Driveways\ PWC-DW09.DWG Plot Date 14 September 2005 - 1:51 PM

CONSTRUCTION CERTIFICATE CERTIFICATION

Date	27 September 2010
Property	165 Riverview Road Avalon NSW 2107
Proposed works	Demolition of an existing dwelling and erection of a new dwelling and car port
DA no	N0269/08/S96/2
Our reference no	0715

In accordance with the following conditions C4 and C5 of the development consent we certify that the access driveway and internal driveway comply with the requirements of Pittwater 21 DCP Control B6 3 and Pittwater Council's street levels issued on8 November 2007 and the Section 139 Consent for Works on the Public Road Reserve issued by the council on 17 September 2010

Should you require any clarification please contact this office

James de Soyres
Director
NSW Architects Registration Board No 6769

COUNCIL COPY

GENERAL INFORMATION ABOUT THE PROJECT

1 The project proposed demolition of an existing dwelling and carport and the construction of a new dwelling and concrete driveway
2 Development consent the project has development consent no N02687/08 endorsed by Pittwater Council on 21 August 2008 and valid for 2 years and modified on 23 October 2009 and then on 27 April 2010
3 The proposed boatshed is subject to council approval and shall be priced separately as an option for the owners
4 A BASIX certificate will be provided Indicative requirements are set out in this project specification
5 The contract to be used for the project ABIC SW-2008 H NSW Simple Works Contract for Housing in New South Wales
6 Tender enquiries All enquiries during the tender period should be directed to de Soyres Malone Architects Pty Ltd
7 Architectural drawings in pdf format may be obtained from this office upon request
8 Permission to visit the site Tenderers may visit the site by appointment only and arranged with the Architect
9 Tenders shall
   a Be based on the project as specified in the tender documents Alternatives may be suggested for consideration by the owner
   b Include details for Items 17 18 19 20 and 21 of Schedule 1 of the contract on the tender form The other items shall be agreed prior to signing the contract
   c State the number of working days required to complete the contract from the date of appointment with date of owner occupation noted
8 Tender closing date 12 noon on Monday 7 June 2010
9 A construction certificate will be obtained once a contractor is appointed
10 Consultants – the following consultants have been appointed for this project

Architect de Soyres Malone Architects Pty Ltd – James de Soyres
Tel 02 9979 1823 / Mobile 0418 978 250 / Email address james de soyres@dsmarchitects com

Arborist Craig Martin
Tel 0428 436 046 / Email address trees@harboursat com au

Certifier To be appointed
Tel / Fax
Email address

Geotechnical engineer Geotechnical engineer Crozier Geotechnical Consultants – Peter Crozier
Tel 02 9452 5907 / Mobile 0438 452 524 / Email address pcrozier@bigpond net au

Land surveyor Souter & Associates – Ian Souter
Tel 02 9979 5709 / Email address souter@bigpond com au

Landscape architect – iScape Landscape Architecture – Ian Jackson
Tel 02 9416 4290 / Mob 0411 196 735 / Email address ijla@netspace net au

Structural and hydraulic engineer Waddington Consulting
Tel 02 9400 2986 / Mob 0414 393 807 / Email address simonwaddington@optusnet com au

Note Items in BOLD are BASIX commitments

ITEMS FOR DEMOLITION/TO BE RETAINED

	Description
Demolition	*Existing residence paving path carport store driveway and crossover retaining wall and lower inclinator landing as marked on architectural drawing 0715 WD-02*
	The existing inclinator mechanism and rails will be removed prior to the handover of the site to the builder
	All existing trees stumps are to be removed as part of the builders work including those trees felled prior to construction Note T3 and T5 are not to be removed until approval is obtained from the Council
	The builder is to bulk clear the site of lantana prior to the landscaper starting work
Items to be Retained	The existing split level system air-conditioner in the kitchen is to be decommissioned and set aside for collection by the owner
	The existing sewer pump unit is to be decommissioned and set aside for collection by the owner
	The existing hot water service is to be decommissioned and set aside for collection by the owner

NEW DRIVEWAY

	Description	*Colour/finish*	*Supplier*
Concrete driveway	To the engineer's detail	Broom finish	Builder
Driveway Drainage	concrete to the engineer's detail		Builder
Trench Drain	ACO KLassikDrainK2000 Grating type – HeelGuard Iron		Builder
Driveway kerb	Concrete kerb to the engineer's detail		Builder
Crossover	New to Pittwater Council's standard detail and by a council approved contractor		Builder

DRIVEWAY RETAINING WALL

	Description	*Colour*	*Supplier*
Sub-structure	Battered concrete retaining wall to the engineer's details		Builder
Fixings	In accordance with the engineer's specification and manufacturer's details / specification and BCA		Builder
Sub-finish	-		-
Finish	150mm thick Alpine stone cladding Installed to the manufacturer's specification and Architectural details on 0715 / WD52		P C Item
Capping	Alpine stone		PC Item
Letter box	Modular system with stone cladding and stainless steel letter box to manufacturer's detail		PC Item

EXTERNAL STAIRS AND LANDINGS

Exterior Profile	*Concrete slabs and stairs*	*Builder*
Sub-structure	Concrete slab to the engineer's detail	Builder
Sub-finish	Broom finish	Builder
Applied finish	None	-

Boatshed access

Exterior Profile	**Timber stair and timber landings**	Builder
Timber stair and	**To AS 16804 and BCA**	**Builder**

Note Items in BOLD are BASIX commitments

timber landings			
Timber treads	2x140x40mm timber treads /per tread To AS 16804 and BCA		
Timber handrail	90x45mm top rail		Builder

INCLINATOR

Inclinator	Carriage and rail and support brackets by specialist		Owner
Work by others	Foundation and landings and excavation to structural engineer's detail		Builder
Power supply	Refer to layout		Builder

FLOOR

	Description	*Colour*	*Supplier*
Termite protection	Kordon to AS 3660 1 seal all slab penetrations		Builder
Waterproof membrane	To AS3740-2004		Builder
Sub-structure	Undercroft - Concrete slab to the engineer's specification		Builder
	Bedroom level - Concrete slab to the engineer's specification		Builder
	Main level - Concrete slab to the engineer's specification		Builder
	Attic level - Timber frame to the engineer s specification		Builder
	Carport - Timber frame to the engineer's specification		Builder

BALUSTRADES

	Description	*Colour*	*Supplier*
Heights and sizes generally	In accordance with the architect's details		Builder
Fixing	In accordance with the engineer's specification and manufacturer's details / specification and BCA		Builder
Balustrade Profile B1	**Galvanised flat steel posts with galvanised steel rods and handrail – driveway and terrace 1**		
Sub-structure	50x10mm galvanised steel posts fixed to timber frame		Builder
Infill	12mm diameter stainless steel horizontal rods fixed between steel posts - refer to the architect's details		Builder
Finish	Murobond Bridgepaint	Urban 217	Builder
Handrail	50mm diameter stainless steel hand rail fixed to steel posts	Polished	Builder
Balustrade Profile B2	**Galvanised flat steel posts with galvanised steel rods and handrail - external stairs and landings**		
Sub-structure	50x10mm galvanised steel posts fixed to the side of the concrete stair slab and retaining wall		Builder
Infill	12mm diameter galvanised horizontal steel rods fixed between steel posts		Builder
Finish	Murobond Bridgepaint	Urban 217	Builder
Handrail	50 x 10mm flat bar hand rail fixed to steel posts		Builder
Finish	Murobond Bridgepaint	Urban 217	Builder
Balustrade Profile B3	**Galvanised flat steel posts with galvanised steel rods handrail and gate – terrace 2 and carport**		

Note Items in BOLD are BASIX commitments

Sub-structure	50x10mm galvanised steel posts fixed to the concrete slab		Builder
Infill	12mm diameter galvanised horizontal steel rods fixed between steel posts		Builder
Finish	Murobond Bridgepaint	Urban 217	Builder
Handrail	50mm diameter stainless steel hand rail fixed to steel posts		Builder
Finish	Murobond Bridgepaint	Urban 217	Builder
Note	Balustrade and gate at inclinator to be 1050mm high		
Balustrade Profile B4	**Frameless glass balustrade and handrail – deck 3**		
Sub-structure	Frameless glass panels fixed to the concrete slab to the manufacturer's detail		Builder
Glass	Safety glass to the manufacturer's specification and AS1288		Builder
Panel size	To the architect's detail		Builder
Handrail	40mm diameter stainless steel hand rail fixed to glass panels	Polished	Builder
Balustrade Profile B5	**Aluminium composite cladding with stainless steel handrail – deck 2**		
Sub-structure	Steel frame fixed to the concrete slab		Builder
Cladding	4mm aluminium composite cladding "Alutile" fixed to the installer's specification	Smoke silver	P Sum
Panel size	To architectural drawings and the installer s specification		Builder
Handrail	40mm diameter stainless steel hand rail and spigots	Polished	Builder
Balustrade Profile B6	**Aluminium composite cladding no handrail – deck 4**		
Sub-structure	Steel frame fixed to the concrete slab		Builder
Cladding	4mm aluminium composite cladding "Alutile" fixed to the installer's specification	Smoke silver	P Sum
Panel size	To architectural drawings and the installer's specification		Builder
Handrail	None		
Balustrade Profile B7	**Galvanised steel frame structure with Colorbond cladding and handrail – deck 4**		
Sub-structure	Galvanised steel frame structure fixed to the steel structure below		Builder
Cladding	16mm Colorbond Custom Orb cladding and 14mm Colorbond Mini Orb cladding	Woodland Grey	Builder
Flashings	Colorbond WRW G3000 steel	Woodland Grey	Builder
Capping	Colorbond steel	Woodland Grey	Builder
Handrail	40mm diameter stainless steel hand rail fixed to the steel posts below	Polished	Builder
Balustrade Profile B8	**Glass balustrade with stainless steel posts and handrail – deck 4**		
Sub-structure	50x10mm stainless steel posts fixed to the steel structure below	Polished	Builder
Finish			
Glass	Safety glass fixed to steel posts to the manufacturer's specification and AS1288	Clear	Builder
Panel size	To architectural drawings		Builder
Handrail	40mm diameter stainless steel hand rail fixed to the steel posts below	Polished	Builder
Balustrade Profile B9	**Galvanised steel frame structure and security louvres – deck 1**		

Note Items in BOLD are BASIX commitments

Sub-structure	Galvanised steel frame to the engineer's detail		Builder
Finish	Murobond Bridgepaint	Urban 217	Builder
Balustrade panels/ Security louvres	63mm extruded aluminium frame with security aluminium louvres Safetyline Jalousie fixed to the steel frame structure	Natural anodised	PC Item
Balustrade Profile B10	**Galvanised steel screen with steel posts and steel rods – undercroft**		
Sub-structure	50x10mm galvanised steel posts fixed to timber frame		Builder
Infill	12mm diameter stainless steel horizontal rods fixed between steel posts		Builder
Finish	Murobond Bridgepaint	Urban 217	Builder
Balustrade Profile B11	**Galvanised steel frame structure with Colorbond cladding and handrail – deck 1**		
Sub-structure	Galvanised steel frame structure fixed to the steel structure below		Builder
Cladding	16mm Colorbond Custom Orb cladding and 14mm Colorbond Mini Orb cladding	Woodland Grey	Builder
Flashings	Colorbond WRW G3000 steel	Woodland Grey	Builder
Capping	Colorbond steel	Woodland Grey	Builder
Handrail	100x10mm galvanised flat steel bar		Builder
Finish	Murobond Bridgepaint	Urban 217	Builder
Balustrade Profile B12	**Car barrier on carport deck Galvanised flat steel posts with galvanised steel rods and handrail – car port deck**		
Car barrier	150x100mm RHS horizontal car barrier rail welded to 100x100mm RHS barrier posts to the engineer's details		Builder
Finish	Murobond Bridgepaint	Urban 217	Builder
Sub-structure	50x10mm galvanised steel posts fixed to timber frame		Builder
Infill	12mm diameter stainless steel horizontal rods fixed between steel posts		Builder
Finish	Murobond Bridgepaint	Urban 217	Builder
Handrail	50mm diameter stainless steel hand rail fixed to steel posts - refer to the architect's details	Polished	Builder

EXTERIOR FLOORS

	Description		*Supplier*
Termite protection	Kordon to AS 3660 1 seal all slab penetrations		Builder
Waterproof membrane	To AS3740-2004		Builder
Exterior Floor Profile EF1	**Concrete slab no finish – undercroft**		Builder
Sub-structure	Concrete slab to the engineer's details		Builder
Sub-finish	Steel trowel		Builder
Applied finish	Concrete sealer		Builder
Exterior Floor Profile EF2	**Concrete slab with tiles – decks 2 and 3 terraces 1 and 2**		Builder
Sub-structure	Concrete slab to the engineer's details		Builder
Sub-finish	Screed to levels		Builder
Finish	Selected tiles		PC Item
Applied finish	Sealant tannin repellent		PC Item
Exterior Floor Profile	**Steel frame with timber decking – deck 1**		Builder

Note Items in BOLD are BASIX commitments

EF3			
Sub-structure	Steel frame to the engineer's details		Builder
Sub-finish	N/A		Builder
Finish	90 x 25mm hardwood timber decking boards stainless steel screw fixed		PC item
Applied finish	Feast Watson decking oil		Builder
Exterior Floor Profile EF4	**Steel frame floor with timber joists and tiles – deck 4**		Builder
Sub-structure	Steel frame with timber joists to the engineer's details		Builder
Sub-finish	32 x 45mm counter battens breather membrane Proctor Roof Shield with Scyon Secura 19mm exterior flooring sheets		Builder
Finish	Selected tiles		PC Item
Applied finish	Sealant		PC Item
Exterior Floor Profile EF5	**Timber frame with timber decking – carport store and bin area**		Builder
Sub-structure	Timber frame to the engineer's details		Builder
Sub-finish	-		
Finish	90 x 25mm Class 1 hardwood timber decking boards stainless steel screw fixed		PC Item
Applied finish	Feast Watson decking oil		Builder

EXTERIOR WALLS

	Description	*Colour*	*Supplier*
Exterior wall profile EW1	**Timber frame with Colorbond cladding**		
Sub-structure	90mm treated timber framing to AS 1684		Builder
Battens	19 x 45mm H3 treated pine note 35 x 35mm batten for EW1 next to lift shaft wall / carport area		Builder
Sarking	Breather membrane Proctor Wrapshield High Perm		Builder
Insulation	**80 mm Rockwool batts in min R 2 0**		Builder
Vapour barrier	To the inside		Builder
Finish	Colorbond Custom Orb 0 42 BMT	Woodland Grey	Builder
Applied finish	None		
Architraves	Colorbond	Woodland Grey	Builder
Internal corner	30x30mm Colorbond trim		
External corner mould	40x40mm Colorbond moulding	Woodland Grey	Builder
Fastenings / ties	To BCA requirements		Builder
Exterior wall profile EW2	**Timber frame with aluminium composite**		
Sub-structure	90mm treated timber framing to AS 1684		Builder
Sarking	Breather membrane Proctor Wrapshield High Perm		Builder
Insulation	**80mm Rockwool batts min R 2 0**		Builder
Vapour barrier	To the inside		Builder
Finish	4mm aluminium composite panel	Smoke silver metallic	P Sum
Applied finish	None		
Architraves	None joints		P Sum
Corner beads	Folded corner		P Sum
Fastenings / ties	Concealed fix with silicon seal colour TBA		P Sum
Exterior wall profile EW3	**Reverse brick veneer with Colorbond cladding**		
Sub-structure	110mm brickwork wall with 90mm treated timber framing to AS 1684		Builder
Battens	19 x 45mm H3 treated pine		Builder

Note Items in BOLD are BASIX commitments

Sarking	Breather membrane Proctor Wrapshield High Perm		Builder
Insulation	**80mm Rockwool batts min R 2 0**		Builder
Vapour barrier	Vapourbarrier to the inside		
Finish	Colorbond Custom Orb 0 42 BMT	Woodland Grey	Builder
Applied finish	-		
Architraves	Colorbond refer to detail	Woodland Grey	Builder
Corner beads	Colorbond refer to detail	Woodland Grey	Builder
Fastenings / ties	Stainless steel to BCA requirements		Builder

Exterior wall profile EW4	**Brickwork wall with fibre cement sheet**		
Sub-structure	110mm brickwork wall		Builder
Sarking	N/A		Builder
Insulation	**35mm extruded polystyrene – Tuff-R PIR insulation min R 2 0**		Builder
Vapour barrier	N/A		-
Finish	6mm fibre cement sheet with jointing strip		Builder
Applied finish	None		-
Architraves	N/A		-
Corner beads	N/A		-
Fastenings / ties	To BCA requirements		Builder

Exterior wall profile EW5	**Brick wall, service cavity with fibre cement sheet**		
Sub-structure	110mm brickwork wall / cavity / 110mm brick wall		Builder
Insulation	**35mm extruded polystyrene Tuff-R PIR insulation min R 2 0**		Builder
Sarking	N/A		-
Vapour barrier	N/A		-
Finish	6mm fibre cement sheet with jointing strip		Builder
Applied finish	None		-
Architraves	N/A		-
Corner beads	N/A		-
Fastenings / ties	To BCA requirements		Builder

Exterior wall profile EW6	**Concrete blockwork wall with Colorbond cladding**		
Sub-structure	190mm concrete block wall		Builder
Sarking	N/A		Builder
Insulation	**35mm extruded polystyrene Tuff-R PIR insulation min R 2 0**		Builder
Vapour barrier	N/A		-
Finish	Colorbond Custom Orb	Woodland Grey	Builder
Applied finish	N/A		-
Architraves	Colorbond refer to detail	Woodland Grey	Builder
Corner beads	Colorbond refer to detail	Woodland Grey	Builder
Fastenings / ties	To BCA requirements		Builder

Exterior wall profile EW7	**Concrete block wall with fibre cement sheet**		
Sub-structure	190mm concrete block wall		Builder
Insulation	**35mm extruded polystyrene Tuff-R PIR insulation min R 2 0**		Builder
Sarking	N/A		-
Vapour barrier	N/A		-
Finish	6mm fibre cement sheet with jointing strip		Builder
Applied finish	None		-
Architraves	N/A		-
Corner beads	N/A		-
Fastenings / ties	To BCA requirements		Builder

Note Items in BOLD are BASIX commitments

Exterior wall profile EW8	**Concrete blockwork wall with render**		
Sub-structure	190mm concrete block wall		Builder
Insulation	**N/A**		-
Sarking	N/A		-
Vapour barrier	N/A		-
Finish	N/A		-
Applied finish	15mm cement render		Builder
Architraves	N/A		-
Corner beads	N/A		-
Fastenings / ties	N/A		-
Exterior wall profile EW9	**Concrete block wall no render**		
Sub-structure	190mm concrete block wall		Builder
Insulation	**N/A**		-
Sarking	N/A		-
Vapour barrier	N/A		-
Finish	N/A		-
Applied finish	N/A		-
Architraves	N/A		-
Corner beads	N/A		-
Fastenings / ties	N/A		-
Exterior wall profile EW10	**Timber frame with aluminium composite panel**		
Sub-structure	90mm treated timber framing to AS 1684		Builder
Insulation	**N/A**		-
Sarking	N/A		-
Vapour barrier	N/A		-
Finish	4mm aluminium composite panel	Smoke silver metallic	P Sum
Applied finish	None		-
Architraves	None joints		P Sum
Corner beads	Folded corners		P Sum
Fastenings / ties	Concealed fix with silicon colour TBA		P Sum
Exterior wall profile EW11	**Brick piers with aluminium composite panel**		
Sub-structure	Brick piers to the engineer's detail		Builder
Insulation	**N/A**		-
Sarking	N/A		-
Vapour barrier	N/A		-
Finish	4mm aluminium composite panel	Smoke silver metallic	P Sum
Applied finish	None		-
Architraves	None joints		P Sum
Corner beads	Folded corners		P Sum
Fastenings / ties	Concealed fix with silicon colour TBA		P Sum
Exterior wall profile EW12	**Timber framing with Colorbond cladding**		Builder
Sub-structure	90mm treated timber framing to AS 1684		Builder
Sarking	N/A		-
Insulation	**N/A**		-
Vapour barrier	N/A		-
Finish	Colorbond Custom Orb	Woodland Grey	Builder
Applied finish	N/A		-
Architraves	Colorbond refer to detail	Woodland Grey	Builder
Corner beads	Colorbond refer to detail	Woodland Grey	Builder

Note Items in BOLD are BASIX commitments

Fastenings / ties	To BCA requirements		Builder

EXTERIOR CEILINGS

	Description	*Colour*	*Supplier*
Exterior ceiling profile EC1	**Insulated concrete slab with fibre cement sheet**		
Sub-structure	Concrete slab to the engineer's detail		Builder
Insulation	**35mm extruded Polystyrene Tuff R PIR insulation min R min 1 5**		Builder
Sub-finish	6mm fibre cement sheet joints taped and set		Builder
Applied finish	Paint	TBA	Builder
Exterior ceiling profile EC2	**Insulated concrete slab with plasterboard on furring channels**		
Sub-structure	Concrete slab to the engineer's detail		Builder
Insulation	**35mm extruded Polystyrene Tuff R PIR insulation min R min 1 5**		Builder
Sub-finish	6mm fibre cement sheet joints taped and set		Builder
Applied finish	Paint	TBA	Builder
Exterior ceiling profile EC3	**Insulated timber frame with fibre cement sheet**		
Sub-structure	Timber frame to the engineer's detail		Builder
Insulation	**35mm extruded Polystyrene Tuff-R PIR insulation min R min 1 5**		Builder
Sub-finish	6mm fibre cement sheet joints taped and set		Builder
Applied finish	Paint	TBA	Builder
Exterior ceiling profile EC4	**Insulated timber frame with fibre cement sheet**		
Sub-structure	Timber frame to the engineer's detail		Builder
Sarking	Breather membrane Proctor Roofshield 'DCT"		Builder
Acoustic insulation	Bradford Sound Screen R2 5 rockwool batts		Builder
Sub-finish	6mm fibre cement sheet joints taped and set		Builder
Applied finish	Paint	TBA	Builder

ROOFS

	Description	*Colour*	*Supplier*
Roofs 1 2 and 3	**Roof 1 (attic) Roof 2 (kitchen) and Roof 3 (laundry)**		
Sub-structure	Timber framed to the engineer's detail with H3 treated / hardwood dressed rafters		Builder
Bracing	To the engineer s detail		Builder
Battens	38 x 38mm H3 treated pine		
Sarking	Breather membrane Proctor Roofshield	-	Builder
Safety anchors	Provide permanent safety anchors		Builder
Roof covering	Colorbond Lysaght / Spandek	Windspray Ultra	Builder
Flashings	Colorbond XRW G3000 steel		Builder
Soffit	6 mm water-resistant FC sheet		Builder
Fascia	H3 treated pine painted		Builder
Eaves edging	Colorbond metal sheet	Windspray Ultra	Builder
Gutters	150mm half round Colorbond	Windspray Ultra	Builder
Gutter brackets	External		Builder
Leaf screening	None	-	Builder
Downpipes	Ø 100mm Colorbond XRW round	Woodland Grey Ultra	Builder
Roof 4	**Opening roof (deck 3)**		
Construction	Louvres with steel framework		P Sum

Note Items in BOLD are BASIX commitments

Design flexibility	Standard horizontal / vertical		P Sum
Control operation	Electrical / rain sensor		P Sum
Flashings	Colorbond XRW G3000 steel		P Sum
Roof 5	**Steel frame west facade**		
Sub-structure	Steel frame to the engineer's detail		Builder
Safety anchors	Provide permanent safety anchors		Builder
Roof covering	Colorbond metal sheet	Woodland Grey	Builder
Flashings	Colorbond XRW G3000 steel		Builder
Battens	20 x 12mm H3 treated pine		Builder
Sarking	Proctor Roofshield DCT'		Builder
Ridges	N/A		Builder
Fascia	To the architect's detail		Builder
Eaves edging	To the architect's detail		Builder
Gutters	Box gutters – stainless steel		Builder
Gutter profile	20mm thick exterior plywood board		Builder
Gutter lining	Stainless steel		Builder
Flashings	Stainless steel		Builder
Gutter brackets	External		Builder
Leaf screening	None		Builder
Downpipes	Ø 100mm Colorbond XRW round		Builder

FITTINGS

	Description	*Colour*	*Supplier*
Clothes line	Selected item		PC Item
House number	Selected numerals	TBA	Owner
Note	Builder to allow for installation and connection of all fittings		

ELECTRICAL

	Description	*Finish*	*Supplier*
Meter box	To architectural service drawings	Colorbond	Builder
TV-aerial	Yes	-	Builder
TV – satellite	Yes	-	Builder
External GPOs	Clipsal WSC1227 series IP53 or other approved	-	Builder
External switches	Clipsal WSF226 series IP56 or other approved	-	Builder
Telephone and data lines	1 incoming line		Builder
Security system	By specialist		P Sum

PIPED SERVICES

	Description	*Finish*	*Supplier*
Hot water service	**5 star rated gas storage system – Aquamax 340**	-	Builder
External taps	Exterior hose-cock with screw-thread for hose refer to plans for locations	Brass	Builder
Sewerage system	New pump out system	-	Builder
Water supply	Connect to existing mains	-	Builder
Gas supply	*Connect to existing meter*	-	*Builder*
Gas bayonet	BBQ-Deck 3	Chrome	Builder
Rainwater tanks	2 x 4100L tanks - **These tanks will collect run-off from at least 143m2 of the roof area The tanks will be connected to all toilets in the development and to at least one outdoor tap**	Woodland Grey	Builder
Stormwater	Piped to Pittwater – provide sediment control trap and connect rainwater tank overflow and surface water drains		Builder

Note Items in BOLD are BASIX commitments

DOORS AND WINDOWS

	Description	*Colour/finish*	*Supplier*
Front Door	Feature door		PC Item
Hardware	TBA		PC Item
Door and windows	Refer to door and window schedule	25mm micron natural anodised aluminium	PC Item
Glazing Fixed windows	Clear Glass = Standard float glass to AS 1288 Viridian single glazing Louvre window glazing-6mm clear synergy Window glazing-6 38mm laminated clear synergy Obscured glass = acid etched Toughened safety glass to AS 1288		Builder

PAINTING

Element	*Coat*	*Colour*
Eaves and soffits	Dulux Weathershield low-sheen	TBA
Galvanised steel	Murobond Bridge Point	Urban 217
Render	Dulux Weathershield Low Sheen	TBA

Note Paints referred to by their finishing coats are to be prepared and undercoated as a complete system in accordance with the manufacturer's recommendations

LANDSCAPING

Landscaping as specified in the landscape plan prepared by landscape architect **Indigenous or low water use species of vegetations shall be planted throughout 75m2 of site**	P Sum
New trees as per Landscape architect's details	P Sum

EXTERNAL SUNSHADING WEST

	Description	*Colour*	*Supplier*
Exterior profile ES1	**Motorised venetian blinds**		
Sub-structure	Steel structure to the engineer's details		Builder
Frame	Guide rails and head channels fixed to steel structure manufacturer's details and to the architects's detail		P Sum
Slats	80mm aluminium slats to the manufacturer's details		P Sum
Operation	Electric motor operated		P Sum
Exterior profile ES2	**Sunshade grating**		
Sub-structure	Steel structure to the engineer's details		Builder
Frame	75 x 50mm aluminium profile fixed to steel structure below to the engineer's details and to the architects's detail		Builder
Finish	Natural anodised		Builder

Note Items in BOLD are BASIX commitments

INTERNAL LIFT

Shaft wall	*190mm concrete block wall to the engineer's detail*	Builder
Shaft size	To the architect's details	Builder
Lift car	Model size and installation to the manufacturer's specification	P Sum
Work by others		
Shaft barricade during construction	Supply install and maintain shaft protection barricades to each lift entrance	Builder
Site storage	Provide clean and safe storage on side	Builder
Weatherproofing	Shaft all landings entrances to be weatherproof prior commencing	Builder
Scaffolding	Provide scaffolding for lifts haft	Builder
Shaff and pit finish	*Provide a smooth plumb surface and ensure shaft is free from* from construction debris	Builder

FLOORS

	Description	*Supplier*
Interior floor profile IF1	**Concrete slab**	
Sub-structure	Concrete slab to the engineer's detail	Builder
Sub-finish	-	-
Finish	Steel trowel finish	Builder
Applied finish	None	-
Interior floor profile IF2	**Concrete slab with timber floor boards**	
Sub-structure	Concrete slab to the engineer's detail	Builder
Sub-finish	19mm particleboard on vapour barrier	Builder
Finish	Selected timber boards glued and secret nailed	PC Item
Applied finish	Polyurethane water based satin finish	Builder
Interior floor profile IF3	**Concrete with waterproofing and tiles**	
Sub-structure	Concrete slab to the engineer's detail	Builder
Sub-finish	Waterproofing screed to falls	Builder
Finish	Selected stone tiles	PC Item
Applied finish	Sealant	PC Item
Interior floor profile IF4	**Concrete slab with screed and stone tiles**	
Sub-structure	Concrete slab to the engineer's detail	Builder
Sub-finish	25 mm screed to levels and floor heating	Builder
Finish	Selected stone tiles	PC Item
Applied finish	Water-repellent sealant to stone tiles	PC Item
Interior floor profile IF5	***Timber frame with waterproofing and tiles***	
Sub-structure	Timber framing to the engineer's detail	Builder
Acoustic insulation	Bradford Sound screen R 2 5 Rockwool batts	Builder
Sub-finish	15mm CFC sheet waterproofing and mortar bed to falls	Builder
Finish	Selected tiles – see room data sheets	PC Item
Interior floor profile IF6	**Timber frame with timber floor boards**	
Sub-structure	Timber frame to the engineer's detail	Builder
Acoustic insulation	Bradford Sound screen R 2 5 Rockwool batts	Builder

Note Items in BOLD are BASIX commitments

Sub-finish	19mm particleboard on vapour barrier	Builder
Finish	Selected timber boards glued and secret nailed	PC Item
Applied finish	Polyurethane waterbased satin finish	Builder

Note Items in BOLD are BASIX commitments

WALLS

	Description	*Colour*	*Supplier*
Internal walls general			
Acoustic insulation	Bradford Sound screen R 2 5 Rockwool batts		
Interior wall profile IW1	**Timber frame with plasterboard**		
Sub-structure	90mm treated timber frame		Builder
Acoustic insulation	Acoustic batts between rooms – Rockwool batts		Builder
Finish	13mm plasterboard		Builder
Applied finish	Paint	TBA	Builder
Interior wall profile IW2	**Brick wall with plasterboard**		
Sub-structure	110mm brick		Builder
Finish	13mm plasterboard		
Applied finish	Paint	TBA	Builder
Interior wall profile IW3	**Brick wall with waterproofing and tiles**		
Sub-structure	110mm brick		Builder
Sub-finish	Render and waterproofing		Builder
Finish	Selected tiles		PC item
Applied finish	Sealant to stone tiles		PC item
Interior wall profile IW4	**Timber frame with waterproofed fibre cement sheet and tiles**		
Sub-structure	90mm treated timber frame		Builder
Sub-finish	6mm fibre cement sheet and waterproofing		Builder
Finish	Selected tiles		Builder
Applied finish	Water-repellent sealant to stone tiles		Builder
Interior wall profile IW5	**Concrete blockwork wall with plasterboard**		
Sub-structure	Concrete blockwork wall		Builder
Sub-finish	-		
Finish	13mm plasterboard		Builder
Applied finish	Paint	TBA	Builder
Interior wall profile IW6	**Timber frame with feature finishes**		
Sub-structure	90mm treated timber frame		Builder
Sub-finish	TBA to manufacturer's detail		P Sum
Finish	TBA to manufacturer's detail		P Sum
Applied finish	TBA to manufacturer's detail		P Sum
Interior wall profile IW7	**Brick wall with feature finishes - feature wall on staircase**		
Sub-structure	110mm brick		Builder
Sub-finish	TBA to specialist's detail		P Sum
Finish	TBA to manufacturer's detail		P Sum
Applied finish	TBA to manufacturer s detail		P Sum
Interior wall profile IW8	**Glass feature wall - lobby**		
Sub-structure	Obscured glass with design to the manufacturer's specification		P Sum

Note Items in BOLD are BASIX commitments

Interior wall profile IW9	**Timber frame with fibre cement sheet lining**	
Sub-structure	90mm treated timber frame	Builder
Sub-finish	6mm fibre cement sheet with joints taped and set	
Door and window hardware	Refer to door and window hardware schedule	PC Item
Skirting profile SK1	140 x 13mm MDF with 13mm shadowline bead set flush with plasterboard	Builder

CEILING

	Description	*Colour*	*Supplier*
Interior ceiling profile IC1	**Raked timber frame with plasterboard**		
Sub-structure	Timber framing to the engineer's detail		Builder
Insulation	**120mm Rockwool batts min R 2 04**		Builder
Vapour barrier	To the inside		Builder
Sub-finish	10mm plasterboard		Builder
Applied finish	Paint	TBA	Builder
Interior ceiling profile IC2	**Timber frame with moisture resistant plasterboard**		
Sub-structure	Timber framing to the engineer's detail		Builder
Insulation	**120 mm Rockwool batts min R 2 04**		
Vapour barrier	To the inside		
Sub-finish	10mm moisture resistant plasterboard		Builder
Applied finish	Paint	TBA	Builder
Interior ceiling profile IC3	**Timber frame with plasterboard**		
Sub-structure	Timber framing to the engineer's detail		Builder
Sub-finish	10mm plasterboard		Builder
Applied finish	Paint	TBA	Builder
Interior ceiling profile IC3 1	**Timber frame with plasterboard**		
Sub-structure	Timber framing to the engineer's detail		Builder
Insulation	**120mm Rockwool batts min R 2 04**		Builder
Vapour barrier	To the inside		Builder
Sub-finish	10mm plasterboard		Builder
Applied finish	Paint	TBA	Builder
Interior ceiling profile IC4	**Concrete slab with plasterboard**		
Sub-structure	Concrete slab to the engineer's detail		Builder
Sub-finish	10mm plasterboard		Builder
Applied finish	Paint	TBA	Builder
Interior ceiling profile IC5	**Concrete slab with plasterboard on furring channel**		
Sub-structure	Concrete slab to the engineer's detail		Builder
Sub-finish	10mm plasterboard on furring channel		Builder
Applied finish	Paint	TBA	Builder
Interior ceiling profile IC6	**Concrete slab with moisture resistant plasterboard**		
Sub-structure	Concrete slab to the engineer's detail		Builder
Sub-finish	10mm moisture resistant plasterboard on furring channel		Builder
Applied finish	Paint	TBA	Builder

Note Items in BOLD are BASIX commitments

Cornice profiles	CO1 – 10mm shadowline to ceiling perimeter	Builder
	CO2 – Square set	Builder

PIPED SERVICES

	Description	
Air-con	Yes refer to BASIX requirements	P Sum
Gas fire	Yes	Builder
Ducted vacuum	No	-

ELECTRICAL

	Description	*Colour*	*Supplier*
GPOs and switches	HPM Excel or Clipsal 2000 series	White	Builder
Switches	Clipsal Saturn	TBA	Builder
Dimmers	To match switch system	White	Builder
Fan controllers	To match switch system and suit fans	White	Builder
Exhaust fans	HPM R621/6L or Clipsal CE150AS 6 inch in line ducted fan with time delay switch	-	Builder
Exhaust grilles	HPM 6 inch airflow shutter A80	Grey	Builder
Smoke alarms	Mains powered with battery back-up	White	Builder
Ceiling fans	Refer to room data sheets	-	PC Item
Lighting	Refer to layout – **note lighting in the laundry will be fluorescent or LED lighting**	-	PC Item
Note	GPOs to be generally mounted above skirting		

Joinery

Description	*Supplier*
Please refer to the architect's specification separate joinery schedule and room data sheets	P Sum

PAINTING

Element	*Coat*	*Colour*
Ceilings and cornices	Wattyl Professional Choice – matt acrylic	TBA
Plasterboard walls	Dry areas - Resene SpaceCote low sheen Wet areas - Resene SpaceCote low sheen kitchen and bath	TBA
Skirtings architraves and doors	Resene Lustacryl semi-gloss	TBA

Exposed steel structure general Murobond Bridgepaint Urban 217

INTERNAL STAIR

	Description	*Colour*	*Supplier*
Flight 1	**Bedroom level landing**		
Sub-structure	Concrete flight and landing to the engineer's detail and to the architect's details		Builder
Treads	32mm thick timber treads		PC Item
Risers	10mm thick timber treads		PC Item
Applied finish	Polyurethane waterbased satin finish		Builder
Flight 2	**Landing / main level**		
Sub-structure	Concrete flight to the engineer's detail and to the architect's details		Builder
Treads	32mm thick timber treads		PC Item
Risers	10mm thick timber treads		PC Item
Applied finish	Polyurethane waterbased satin finish		Builder

Note Items in BOLD are BASIX commitments

Flights 3 and 4	**Main level / attic level**		
Sub-structure	Steel stringer fixed to concrete slab/timber landing to the engineer's detail and to the architect's details		Builder
Applied finish	Paint	TBA	
Treads	40mm thick timber treads fixed to steel stringer to the engineer's details and to the architect's details		PC Item
Risers	None		
Applied finish	Polyurethane waterbased satin finish		Builder

Stair balustrades

Heights and sizes in general	In accordance with the architectural details		Builder
Fixing	In accordance with the engineer's specification and manufacturer's details / specification and BCA		Builder

Stair balustrade profile SB1 Frameless glass balustrade - risers 3 4 and 5			
Sub-structure	12mm toughened glass fixed between 2x8mm galvanised steel stringer to the engineer's detail		Builder
Fixing	Concealed fixing to manufacturer's specification		Builder
Handrail	40mm diameter handrail fixed to glass balustrade to manufacturer's detail	Polished stainless steel	
Stair balustrade profile SB2 - frameless glass balustrade attic level			
Sub-structure	12mm toughened glass fixed to timber frame floor to the engineer's details and the architect's details		Builder
Handrail	40mm diameter handrail fixed to glass balustrade to manufacturer's detail	Polished stainless steel	Builder

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	EF1 – concrete slab	Builder

WALL		
	Description	*Supplier*
Profile	EW8 – concrete blockwork wall with render	Builder
Profile	EW10 – timber frame with aluminium composite	Builder
Skirting profile	-	

COLUMNS			
	Description		*Supplier*
Profile	EW11 - brick piers with aluminium composite	Smoke silver	P Sum
Base	-		-
Column	-		-

CEILING		
	Description	*Supplier*
Height		
Profile	EC1 - insulated concrete slab with fibre cement sheet	Builder
Cornice profile	None	Builder

FITTINGS		
	Description	*Supplier*
Water tank screen	B10-galvanised steel posts and horizontal steel rods	Builder

ELECTRICAL		
	Description	*Supplier*
Air-con	External units to suit system	P Sum
GPOs and switches	Refer to layout	Builder
Lighting	Refer to layout	PC item
Security system	Refer to layout	P Sum

PIPED SERVICES		
	Description	*Supplier*
Item	Sewer pump – Mono Eco pressure sewer system – 900 litres	Builder
	Tap – rainwater	Builder
	Rainwater tanks including first flush diverter and pressure pump 2 x 4 100 L minimum capacity	Builder

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	EF3 – steel frame with timber decking	Builder
Timber decking	Selected timber decking	PC Item

WALL		
	Description	*Supplier*
Profile	EW1 – timber frame with Colorbond cladding	Builder
Skirting profile	None	-

FITTINGS		
Balustrades	B9-galvanised steel frame and security louvres	Builder P Sum
	B11-steel frame with Colorbond cladding	Builder
Bifold door	Refer to door schedule	PC Item

COLUMNS / FRAME			
	Description		*Supplier*
Column / frame	Hot dipped galvanised steel to the engineer s details		Builder
Finish	Murobond Bridgepaint	Urban 217	Builder

CEILING		
	Description	*Supplier*
Height	N/A	-
Profile	N/A	-
Cornice profile	N/A	-

ELECTRICAL		
	Description	*Supplier*
GPOs and switches	Refer to layout	Builder
Lighting	Refer to layout	PC Item
Security system	None	-

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF2 - Concrete slab with timber floor boards	Builder
Timber floor boards	Selected timber floor boards	PC Item

WALL		
	Description	*Supplier*
Profile	IW1 - timber frame with plasterboard	Builder
Profile	IW2 – brick wall with plasterboard	Builder
Skirting profile	SK1	Builder

CEILING		
	Description	*Supplier*
Height	TBA	-
Profile	IC4 – concrete slab with plasterboard	Builder
Cornice profile	CO1	Builder

FITTINGS		
	Description	*Supplier*
Joinery	Wardrobes – refer to detail	P Sum
Window furnishing	Blinds	Owner

ELECTRICAL		
	Description	*Supplier*
Air-con	Yes	P Sum
Audio	No	-
Ceiling fan (s)	Yes	PC Item
Data	No	-
GPOs and switches	Refer to layout	Builder
Intercom	No	-
Lighting	Refer to layout	PC Item
Security system	Refer to layout	P Sum
Telephone	No	-
TV	Yes	Builder

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR			
	Description	*Colour*	*Supplier*
Profile	EF2 – concrete slab with stone tiles		Builder
Tiles	Selected stone tiles		PC Item

WALL			
	Description		*Supplier*
Profile	EW2 – timber frame with aluminium composite	smoke silver	P Sum

CEILING		
	Description	*Supplier*
Height	TBA	
Profile	EC2 – concrete slab with fibre cement sheet on furring channel	Builder
Cornice profile	N/A	Builder
Note	100x100mm recess in suspended ceiling for future roller blinds	Builder

FITTINGS		
	Description	*Supplier*
Balustrade	B5 – Steel frame with aluminium composite cladding	Builder

ELECTRICAL		
	Description	*Supplier*
GPOs and switches	Refer to layout	Builder
Lighting	Refer to layout	PC Item
Security system	No	-

PIPED SERVICES		
	Description	*Supplier*
Item	Floor waste	Builder
	Stainless steel drainage channel	Builder
	Stainless steel grating	Builder

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF2 – concrete slab with timber floor boards	Builder
Floor boards	Selected timber floor boards	PC Item

WALL		
	Description	*Supplier*
Profile	IW2 – Brick wall with plasterboard	Builder
Skirting profile	SK1	Builder

CEILING		
	Description	*Supplier*
Height	TBA	
Profile	IC4- concrete slab with plasterboard	Builder
Cornice profile	CO1	Builder

FITTINGS		
	Description	*Supplier*
Joinery	None	-
Window furnishing	None	-

ELECTRICAL		
	Description	*Supplier*
Air-con	Yes	P Sum
GPOs and switches	Refer to layout	Builder
Intercom	Yes refer to layout	Builder
Lighting	Refer to layout	PC Item
Security system	Refer to layout	P Sum

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF3 – concrete slab with waterproofing	Builder
Waterproofing	Approved applied membrane to AS 3740-2004	Builder
Tiles	Selected stone tiles	PC Item
Floor heat	No	-

WALL		
	Description	*Supplier*
Profile	IW4 – timber frame with waterproofed fibre cement sheet and tiles	Builder
Finish	Tiles to full height	PC Item
Skirting	Tiles	PC Item
Waterproofing	Approved applied membrane to AS 3740-2004	Builder

CEILING		
	Description	*Supplier*
Height	2400mm	
Profile	IC6 – concrete slab with moisture resistant plasterboard on furring channel	Builder
Cornice profile	CO2	Builder
Note	Provide flush access panel to underside of air-con unit	Builder

FITTINGS		
	Description	*Supplier*
Joinery	Bench-top	P Sum
	Splashback	P Sum
	Suspended vanity	P Sum
	Shower screen	P Sum
Window furnishing		
Fittings	Mirror	P Sum
	Robe hooks x 2	PC Item
	Soap dish	PC Item
	Soap dispenser	PC Item
	Toilet roll holder	PC Item
	Tower rail (heated)	PC Item
	Towel rail	PC Item
Note	Builder to provide shower recess	Builder

ELECTRICAL		
	Description	*Supplier*
Exhaust fan	Yes	Builder
Floor heat	Yes to be taken 1m up shower wall	Builder
GPOs and switches	Refer to layout	Builder
Heated towel rail	Yes	PC Item
Lighting	Refer to layout	PC Item
Security system	No	P Sum
Note	Floor heat control to be located in vanity cabinet	

PIPED SERVICES		
	Description	*Supplier*
Item	Basin	PC Item
	Basin taps	PC Item
	Basin waste	PC Item
	Shower	PC Item
	Shower mixer	PC Item
	Shower rose – fixed	PC Item
	Shower waste	PC Item
	Toilet suite	PC Item

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR

	Description	*Supplier*
Profile	*IF3 – concrete slab with waterproofing*	*Builder*
Tiles	Selected stone tiles	PC Item
Waterproofing	Approved applied membrane to AS 3740-2004	Builder

WALL

	Description	*Supplier*
Profile	IW3 – brick wall with waterproofing and tiles	Builder
Finish	Tiles to full height	PC Item
Skirting	*Tiles*	*PC Item*
Waterproofing	Approved applied membrane to AS 3740-2004	Builder
Note	Provide soap access in shower wall coordinated with tile sizes	

CEILING

	Description	*Supplier*
Height	2430mm	
Profile	IC6 – concrete slab with moisture resistant plasterboard on furring channel	Builder
Cornice profile	CO2	Builder

FITTINGS

	Description	*Supplier*
Joinery	Bench-top	P Sum
	Splashback	P Sum
	Storage cupboard	P Sum
	Suspended vanity and bulkhead unit	P Sum
	Shower screen – frameless glass blade	P Sum
Window furnishing	-	-
Fittings	Mirror	P Sum
	Robe hooks x 2	PC Item
	Soap dish	PC Item
	Soap dispenser	PC Item
	Toilet roll holder	PC Item
	Tower rail (heated)	PC Item
Note	Builder to provide shower recess and toilet roll recess	

ELECTRICAL

	Description	*Supplier*
Exhaust fan	Yes	Builder
Floor heat	Yes to be taken 1m up shower wall	Builder
GPOs and switches	Refer to layout	Builder
Heated towel rail	Yes	PC Item
Lighting	Refer to layout	PC Item
Security system	No	-
Note	*Floor heat control to be located in vanity unit*	

PIPED SERVICES

	Description	*Supplier*
Item	Basin	PC Item
	Basin taps	PC Item
	Basin waste	PC Item
	Bath (including bath surround)	PC Item
	Bath mixer	PC Item
	Bath spout	PC Item

Note Items in BOLD are BASIX commitments

Bath waste	PC Item
Shower	
Shower mixer / taps	PC Item
Shower rose – fixed	PC Item
Shower waste	PC Item
Toilet suite	PC Item

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF2 – concrete slab with timber floor boards	Builder
Floor boards	Selected timber floor boards	PC item

WALL		
	Description	*Supplier*
Profile	IW2 – brick with plasterboard	Builder
Skirting profile	SK1	Builder

CEILING		
	Description	*Supplier*
Height	TBA	
Profile	IC4 – concrete slab with plasterboard	Builder
Cornice profile	CO1	Builder

FITTINGS		
	Description	*Supplier*
Joinery	Storage unit	P Sum
Window furnishing	Blinds	Owner
Appliances	TV	Owner

ELECTRICAL		
	Description	*Supplier*
Air-con	Yes	P Sum
Audio	Yes	Owner
Data	Yes	Builder
FM aerial	No	-
GPOs and switches	Refer to layout	Builder
Intercom	No	Builder
Lighting	Refer to layout	PC Item
Security system	No	-
TV	Yes	Builder

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF2 – concrete slab with timber floor boards	Builder
Floor boards	Selected timber floor boards	PC Item

WALL		
	Description	*Supplier*
Profile	IW2 – brick with plasterboard	Builder
Skirting profile	SK1	Builder

CEILING		
	Description	*Supplier*
Height	Raking	Builder
Profile	Plasterboard	Builder
Cornice profile	CO2	Builder

FITTINGS		
	Description	*Supplier*
Joinery	Refer to joinery drawings	P Sum

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF4 – concrete slab with screed and stone tiles and floor heating	Builder
Tiles	Selected stone tiles	PC Item

WALL		
	Description	*Supplier*
Profile	IW1 – timber frame with plasterboard	Builder
Skirting profile	SK1	Builder

CEILING		
	Description	*Supplier*
Height	2800mm	
Profile	IC3- timber frame with plasterboard	Builder
	IC3 1- insulated timber frame with plasterboard	Builder
Cornice profile	CO1	Builder

FITTINGS		
	Description	*Supplier*
Joinery	Refer to joinery drawings	
	TV cabinet	P Sum
	Book shelves (2)	P Sum
	Hearth unit	P Sum
Window furnishing	No	-
Fireplace	Gas – 5 stars	P Sum
Appliances	Television	Owner

ELECTRICAL		
	Description	*Supplier*
Air-con	Yes	P Sum
Audio	Yes	Owner
Ceiling fan (s)	Yes	PC Item
Data	Yes	Builder
FM aerial	Yes	Builder
Floor heat	Yes	Builder
Floor outlet	Yes	Builder
GPOs and switches	Refer to layout	Builder
Intercom	No	-
Lighting	Refer to layout	PC Item
Security system	Refer to layout	P Sum
Telephone	No	-
TV	Yes	Builder

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	EF2 – concrete slab with stone tiles	Builder

WALL		
	Description	Supplier
Profile	EW10 – timber frame with aluminium composite panel	Builder
Profile	EW1 – Insulated timber frame with Colorbond cladding	Builder
Skirting profile	N/A	Builder
Balustrade 1	B4 – Glass balustrade with handrail	Builder

CEILING		
	Description	*Supplier*
	Opening roof	P Sum
Height	To architectural drawings	-
Profile	N/A	-
Cornice profile	N/A	-

FITTINGS		
	Description	*Supplier*
Joinery	BBQ bench	P Sum
	Bench-top and splashback	P Sum
Window furnishing	Provide recess for future recessed roller blind	Builder
Appliances	BBQ cook-top	Owner

ELECTRICAL		
	Description	*Supplier*
Audio	Yes	Owner
Ceiling fan (s)	Yes outdoor ceiling fan	PC Item
GPOs and switches	Refer to layout	Builder
Lighting	Refer to layout	PC Item
Security system	Refer to layout	P Sum
Telephone	No	-
Electrical heater	Refer to layout	PC Item

PIPED SERVICES		
	Description	
Item	Floor waste	PC Item
	Gas bayonet – BBQ	Builder
	Sink	PC Item
	Sink taps	PC Item
	Sink waste	PC Item
	Spout	PC Item

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF4 – concrete slab with screed and stone tiles	Builder

WALL		
	Description	*Supplier*
Profile	IW1 – Timber frame with plasterboard	Builder
Skirting profile	SK1	Builder

CEILING		
	Description	*Supplier*
Height	2 400mm	Builder
Profile	IC3 – timber frame with plasterboard	Builder
Cornice profile	CO2	Builder
Note	Provide flush access panel to a/c units	Builder

FITTINGS		
	Description	*Supplier*
Joinery	None	-
Profile	IC3 – timber frame with plasterboard	Builder
Cornice profile	CO 1	Builder

ELECTRICAL		
	Description	*Supplier*
GPOs and switches	Refer to layout	Builder
Lighting	Refer to layout	PC Item
Telephone	Store 2	Builder

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF3 – concrete with waterproofing and tiles	Builder
Tiles	Selected tiles	PC item
Waterproofing	Approved applied membrane to AS 3740-2004	

WALL		
	Description	*Supplier*
Profile	IW4 – Timber frame with waterproofing and tiles	Builder
Skirting profile	Tile	PC Item
Waterproofing	Approved applied membrane to AS 3740-2004	Builder

CEILING		
	Description	*Supplier*
Height	TBA	Builder
Profile	IC3 – timber frame with plasterboard	Builder
Cornice profile	CO1	Builder

FITTINGS		
	Description	*Supplier*
Joinery	Suspended vanity	P Sum
	Bench-top and splash-back	P Sum
	Storage unit behind WC and panelling	P Sum
Window furnishing	-	-
Fittings	Mirror	P Sum
	Soap dispenser	PC Item
	Toilet roll holder	PC Item
	Towel rail (not heated)	PC Item

ELECTRICAL		
	Description	*Supplier*
Air-con	No	-
Exhaust fan	Yes	Builder
Floor heat	Yes	Builder
GPOs and switches	Refer to layout	Builder
Lighting	Refer to layout	PC Item
Security system	Refer to layout	P Sum

PIPED SERVICES		
	Description	*Supplier*
Item	Basin	PC Item
	Basin taps	PC Item
	Basin waste	PC Item
	Toilet suite push plate and concealed cistern	PC Item

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF4 – concrete slab with screed and stone tiles	Builder

WALL		
	Description	*Supplier*
Profile	IW1 – timber frame with plasterboard	Builder
Skirting profile	SK1	Builder

CEILING		
	Description	*Supplier*
Height	Cathedral	Builder
Profile	IC1 – raked timber frame with plasterboard	Builder
Cornice profile	CO1	Builder

FITTINGS		
	Description	*Supplier*
Joinery	Bench-top and splashback	P Sum
	Cabinets	P Sum
	Splashback	P Sum
Window furnishing	No	P Sum
Fittings		
Appliances	Bar fridge	Owner
	Cook-top – gas	Owner
	Dishwasher	Owner
	Microwave / convection oven	Owner
	Oven – electric	Owner
	Range-hood	Owner
	Refrigerator / freezer	Owner
	Water filter	Owner

Note builder to allow for installation and connection of all appliances supplied by owner

ELECTRICAL			
	Description	*Colour*	*Supplier*
Air-con	Yes		P Sum
Audio	Yes		Owner
Ceiling fan (s)	No		PC Item
Exhaust fan	No		-
Floor heat	Yes		Builder
GPOs and switches	Refer to layout		Builder
Intercom	Yes		PC Item
Lighting	Refer to layout		PC Item
Security system	Refer to layout		P Sum
Telephone	Yes		
TV cable / satellite	No		-
TV free to air	No		-

PIPED SERVICES		
	Description	*Supplier*
Item	Kitchen sink	PC Item
	- Sink waste	PC Item
	- Sink taps	PC Item
	Refrigerator-cold water supply	Builder
	Gas supply	Builder

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF4 – concrete slab with screed and stone tiles	Builder

WALL		
	Description	*Supplier*
Profile 1	IW1 – timber frame with plasterboard	Builder
Skirting profile	SK1	Builder
Profile 2	IW 8- glass feature wall	P Sum
Skirting profile	No	

CEILING		
	Description	*Supplier*
Height	2800mm	Builder
Profile	I C3 - timber frame with plasterboard	Builder
Cornice profile	CO1	Builder

Electrical		
	Description	*Supplier*
Air-con	No	-
Audio	No	-
Data	No	-
Floor heat	Yes	Builder
GPOs and switches	Refer layout	Builder
Lighting	Refer to layout	PC Item
Security system	Refer to layout	P Sum

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF3 – concrete slab with waterproofing and tiles	Builder
Tiles	Selected tiles	PC item
Waterproofing	Approved applied membrane to AS 3740-2004	Builder

WALL		
	Description	*Supplier*
Profile	IW4	Builder
Skirting profile	Tiles	PC Item

CEILING		
	Description	*Supplier*
Height	2400mm- allowance for A/C unit	Builder
Profile	IC2 – raked timber frame with suspended moisture resistant plasterboard	Builder
Cornice profile	CO2	Builder
Note	Provide flush access panel to a/c units	Builder

FITTINGS		
	Description	*Supplier*
	Bench-top and splash-back	P Sum
	Cabinets	P Sum
Window furnishing	-	-
Fittings	Ironing station – refer to joinery drawings	P Sum
Appliances	Dryer	Owner
	Washing machine	Owner

Note builder to allow for installation and connection of all appliances supplied by owner

Electrical		
	Description	*Supplier*
Air-con	No	P Sum
Exhaust fan	Yes	Builder
Floor heat	Yes	Builder
GPOs and switches	Refer to layout	Builder
Lighting	Refer to layout - **Light fittings capable of accepting fluorescent or LED lamps**	PC Item
Security system	Refer to layout	P Sum

PIPED SERVICES		
	Description	*Supplier*
Item	Laundry sink	PC Item
	- Sink wast	PC Item
	- Sink taps wall mounted	Builder
	Floor waste – Smart Tile	Builder
	Grey-water diversion – no	-

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	EF4 – steel frame with timber joists and tiles	Builder

WALL		
	Description	*Supplier*
Profile	EW1 – timber frame with Colorbond cladding	Builder
Balustrade 1	B6-Steel frame with aluminium composite cladding No handrail	Builder
Balustrade 2	B7- Steel frame with Colorbond cladding and handrail	Builder
Balustrade 3	B8-Steel frame with glass panels and handrail	Builder

ELECTRICAL		
	Description	*Supplier*
GPOs and switches	Refer to layout	Builder
Lighting	Refer to layout	PC Item
Security system	Refer to layout	P Sum

PIPED SERVICES		
	Description	
Item	Tap – rainwater	Builder
	Stainless steel drain channel	Builder
	Stainless steel grating	Builder

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF5 – timber frame with waterproofing and tiles	Builder
Tiles	Selected tiles	PC Item
Waterproofing	Approved applied membrane to AS 3740-2004	Builder

WALL		
	Description	*Supplier*
Profile	IW4 – timber frame with waterproofed fibre cement sheet	Builder
Finish	Tiles to full height	PC Item
Waterproofing	Approved applied membrane to AS 3740-2004	Builder
Skirting profile	Tile wall	Builder
Note	Provide soap access in shower wall coordinated with tile sizes	

CEILING		
	Description	*Supplier*
Height	2400mm	
Profile	IC2 – timber frame with moisture resistant plasterboard	Builder
Cornice profile	CO2	Builder

FITTINGS		
	Description	*Supplier*
Joinery	Bench-top and splash-back	P Sum
	Vanity unit	P Sum
	Pull out storage unit	P Sum
Window furnishing	-	
Fittings	Mirror wall mounted	P Sum
	Mirror – cosmetic – wall mounted on rectangular arm	PC Item
	Robe hooks x 2	PC Item
	Soap dish	PC Item
	Soap dispenser (built in)	PC Item
	Toilet roll holder	PC Item
	Tower rail (heated)	PC Item
	Shower screen – frameless glass blade	Builder
Note	Builder to provide shower recess	Builder

ELECTRICAL		
	Description	*Supplier*
Air-con	No	-
Exhaust fan	Yes	Builder
Floor heat	Yes to be taken 1m up shower wall	Builder
GPOs and switches	Refer to layout	Builder
Heated towel rail	Yes	P Sum
Lighting	Refer to layout	PC Item
Security system	Refer to layout	P Sum
Cosmetic mirror	Illuminated cosmetic mirro	PC Item

PIPED SERVICES		
	Description	*Supplier*
Item	Basin x 2	PC Item
	Basin taps x 2	PC Item
	Basin waste x 2	PC Item
	Hand shower	
	Hand shower mixer / taps	PC Item
	Shower	
	Shower mixer / diverter	PC Item
	Shower rose – fixed	PC Item
	Shower waste	PC Item
	Toilet suite	PC Item

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF6 – timber frame with timber floor boards	Builder
Floor boards	Selected timber floor boards	PC Item

WALL		
	Description	*Supplier*
Profile	IW1 – timber frame with plasterboard	Builder
Skirting profile	SK1	Builder

CEILING		
	Description	*Supplier*
Height	Raking to Bed 1 and 2400mm to WIR	
Profile	IC2 – timber frame with suspended plasterboard	Builder
Cornice profile	CO1	Builder
Note	Allow flush access panel to a/c unit	Builder

CEILING		
	Description	*Supplier*
Height	2400mm- allowance for A/C unit	
Profile	IC2 – timber frame with suspended plasterboard	Builder
Cornice profile	CO1	Builder

FITTINGS		
	Description	*Supplier*
Joinery	Under window storage unit	P Sum
	Walk in robe	P Sum
	Bedside cabinets	P Sum
	Feature wall cladding	P sum
Window furnishing	Roller blinds	Owner
Light / blinds pelmet	To architect's detail	Builder

ELECTRICAL		
	Description	*Supplier*
Air-con	Yes	P Sum
Audio	No	-
GPOs and switches	Refer to layout	Builder
Intercom	-	Builder
Lighting	Refer to layout	PC Item
Security system	Refer to layout	P Sum
TV	Yes	Owner

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	IF6 – timber frame with timber floor boards	Builder
Floor boards	Selected timber floor boards	PC Item

WALL		
	Description	*Supplier*
Profile	IW1 – timber frame with plasterboard	Builder
Skirting profile	SK1	Builder

CEILING		
	Description	*Supplier*
Height	Cathedral	
Profile	IC1 – timber frame with plasterboard	Builder
Cornice profile	CO1	Builder

FITTINGS		
	Description	*Supplier*
Joinery	Niche in plasterboard to the architect's detail	Builder
Window furnishing	Blinds	Owner

ELECTRICAL		
	Description	*Supplier*
Air-con	No	-
GPOs and switches	Refer to layout	Builder
Intercom	Yes	PC Item
Lighting	Refer to layout	PC Item
Security system	Refer to layout	P Sum
Telephone	No	-

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	EF5 – timber frame with timber decking boards	Builder

WALL		
	Description	*Supplier*
Profile	IW9– timber frame with fibre cement board lining	Builder
Skirting profile	90 x 19 finger jointed pine	Builder

CEILING		
	Description	*Supplier*
Height	Cathedral	
Profile	EC3 – insulated timber frame with fibre cement sheet	Builder
Cornice profile	None	Builder

FITTINGS		
	Description	*Supplier*
Joinery	None	-

ELECTRICAL		
	Description	*Supplier*
GPOs and switches	Refer to layout	Builder
Lighting	Refer to layout	PC Item
Security system	Yes	P Sum

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	EF5 – timber frame with timber decking boards	Builder

WALL		
	Description	*Supplier*
Profile	EW1 – timber frame with Colorbond cladding	Builder
Skirting profile	None	-

BALUSTRADE		
	Description	*Supplier*
Profile	B12	Builder

COLUMNS			
	Description		*Supplier*
Base	N/A		-
Column	Steel to the engineer's detail		Builder
Finish	Murobond Bridgepaint	Urban 217	Builder

CEILING		
	Description	*Supplier*
Height	Cathedral	
Profile	EC3 – timber frame with fibre cement sheet	Builder
Cornice profile	None	Builder

FITTINGS		
	Description	*Supplier*
Joinery	Provide 140 x 90mm hardwood wheel stops coachbolted to joists	Builder

ELECTRICAL		
	Description	*Supplier*
GPOs and switches	Refer to layout	Builder
Lighting	Refer to layout	PC Item
Security system	Refer to layout	P Sum

PIPED SERVICES		
	Description	*Supplier*
Item	Tap – rainwater	Builder

Note Items in BOLD are BASIX commitments

Note All items as specified in the Basic Interior Section unless noted here as otherwise

FLOOR		
	Description	*Supplier*
Profile	EF5 – timber frame with timber floor boards	Builder
Floor boards	Selected timber floor boards	PC Item

WALL		
	Description	*Supplier*
Profile	IW9 – timber frame with Colorbond cladding	Builder

CEILING		
	Description	*Supplier*
Height	Cathedral	
Profile	EC3 – insulated timber frame with fibre cement sheet	Builder
Cornice profile	CO2	Builder
Note	Provide access panel to a/c unit	Builder

FITTINGS		
	Description	*Supplier*
Joinery	None	-

Electrical		
	Description	*Supplier*
GPOs and switches	Refer to layout	Builder
Lighting	Refer to layout	PC Item
Security system	Refer to layout	P Sum

Note Items in BOLD are BASIX commitments

insight building certifiers pty ltd

APPLICATION FOR A CONSTRUCTION CERTIFICATE

Construction Certificate ☑

Modified Construction Certificate ☐

COPY

- 27 SEP 2010

BY

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible

Mr ☐ Mrs ☑ Ms ☐ Dr ☐ Other

Given Names (or ACN): NIKKI DEONNE

Family Name (or Company): SAMODOL

Postal Address (we will post all mail to this address)

C/O de Soyres Malone Architects Pty Ltd

PO Box 657 Newport Beach Post Code 2106

Daytime telephone: 0299791823

Alternate no:

Mobile no:

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorised director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title, then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Owners Corporation or the appointed Managing Agent.

Owner(s): Nikki Deonne Samodol

Address: 613 CARGO ROAD

ORANGE 2800

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s):

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg. power of attorney, executor, trustee, company director, etc)

COUNCIL COPY

3. Location of property

Unit/Street no: 165 Street name: Riverview Road

Suburb: Avalon NSW Post code: 2107

Legal Property Description (these details are shown on your rate notices, property deeds, etc)

Lot no: C DP no: 350130

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

demolition of an existing dwelling & erection of a new dwelling & carport

5. Estimated cost of work

The estimated cost of the development or contract price may be subject to review

Estimated cost of work: $ 2,005,890

6. Development Consent

Council Consent no.: N0269/08/596/2

Date of Determination: 21/8/08, 23/8/09, 27/4/10

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification: 1a & 10a

8. Builder's details

If known, to be completed in the case of residential building work

Name: R.W Stidwill Constructions Pty Ltd

Licence no.: 170304C

Owner/builder permit no.: —

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that the above Development Consent is valid and that no building works associated with this application have commenced. To the best of knowledge, all the information in this application and checklist is true and correct.

Signature:

Date: 10 - 9 - 2010

SUBMISSION REQUIREMENTS

A GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes ☑ No ☐

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes ☑ No ☐

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION

B ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	In the case of an application for a Construction Certificate for building work
☑	☐	☐	Three (3) copies of detailed architectural plans and specifications
☑	☐	☐	The plan for the building must consist of a general plan drawn to a scale not less than 1 100 and a site plan drawn to a scale not less than 1 200 The general plan of the building is to a) show a plan of each floor section b) show a plan of each elevation of the building c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground d) indicate the height design and full construction details e) indicate the provision for fire safety and fire resistance (if any)
☐	☐	☑	Where the proposed building work involves any alteration or addition to or rebuilding of an existing building all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration addition or rebuilding with a separate letter listing the proposed changes being submitted
☑	☐	☐	3 copies of a specification a) to describe the construction and materials of which the building is to be built and the method of drainage sewerage and water supply b) state whether the materials proposed to be used are new or second hand and give particular
☐	☐	☑	Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification
☐	☐	☑	If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent has the original Development Consent been modified by Council?
☐	☐	☑	Except in the case of an application for or in respect of domestic building work a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated and b) if the application relates to a proposal to carry out any alteration or rebuilding of or addition to an existing building a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated This list must specify the standard of design of each of those fire safety measures to which they were originally installed c) This list must describe the extent capability and basis of design of each of the measures concerned
☑	☐	☐	Copy of BASIX Certificate & Schedule of BASIX Commitments
☑	☐	☐	Copy of signed BASIX Compliance Statement
☑	☐	☐	All other documentation to satisfy conditions of Development Consent

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over $12 000 require insurance as specified in the Home Building Act 1989

Owner Builders require Property Owner Builder s Permit issued by the Department of Fair Trading for all projects over $5 000 In addition to this permit all projects valued in excess of $12 000 may also require a contract of insurance under the provisions of the Home Building At 1989 as amended This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21 Astra House 227 Elizabeth Street Sydney (ph 133220)

LONG SERVICE LEVY (applies to all classes of buildings)

A Long Service Levy at 0 35% of the cost of works is payable on projects valued $25 000 or more This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation Partial exemption from the levy may be granted to non profit organizations churches and to owner/builders The levy may also be paid in instalments Application forms for these exemptions are available from Council but all enquiries in this regard should be address to the Long Service Payments Corporation

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVBICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL

PARTICULARS OF THE PROPOSAL

What is the area of the land (m^2)? 1113 m^2	Gross floor area of building (m^2) as proposed 267.8 m^2
What are the current uses of all or parts of the building(s)/land? residential	Location 163 Riverview Road Use residential
Does the site contain a dual occupancy? No	What is the gross floor area of the proposed addition or new building (sq metres)? 267 8 m^2
What are the proposed uses of all parts of the building(s land? residential	Number of pre existing dwellings 1
Number of dwellings to be demolished 1	How many dwellings proposed? 1
How many storeys will the building consist of? 3	Will the new building be attached to the existing building? No Will the new building be attached to any new building? No

MATERIALS TO BE USED

The following information must be supplied for the Australian Bureau of Statistics

Place a tick (√) in the box which best describes the materials the new work will be constructed of

WALLS		FLOOR		ROOF		FRAME	
Brick veneer	☐	Concrete	☑	Aluminium	☐	Timber	☑
Full brick	☑	Timber	☑	Concrete		Steel	☐
Single brick	☑	Other	☐	Concrete tile	☐	Other	☐
Concrete block	☑	Unknown	☐	Fibrous cement	☐	Unknown	☐
Concrete/masonry	☐			Fibreglass	☐		
Concrete	☐			Masonry/terracotta shingle	☐		
Steel	☑			Tiles	☐		
Fibrous cement	☐			Slate	☐		
Hardiplank	☐			Steel	☑		
Timber/weatherboard	☐			Terracotta tile	☐		
Cladding aluminium	☑			Other	☐		
Curtain glass	☐			Unknown	☐		
Other	☑ Rendered Render.						
Unknown	☐						

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 **ph** 9999 0003 fax 9979 1555
Email info@insightcert com au **ABN** 54 115 090 456

BASIX Certificate

Certificate number 267466S_04

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

This certificate is a revision of certificate number 267466S lodged with the consent authority or certifier on 07 September 2009 with application N0269/08/S96/1

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000.

Director General
Date of issue Tuesday 02 February 2010

NSW GOVERNMENT | Planning

Description of project

Project address	
Project name	0715 Samodol House (S96)_04
Street address	165 Riverview Road Clareville 2107
Local Government Area	Pittwater Council
Plan type and plan number	Deposited Plan 350730
Lot no	C
Section no	0
Project type	
Project type	separate dwelling house
No of bedrooms	4
Site details	
Site area (m²)	1113
Roof area (m²)	180
Conditioned floor area (m2)	235
Unconditioned floor area (m2)	4
Total area of garden and lawn (m2)	200
Assessor details and thermal loads	
Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m² year)	n/a
Area adjusted heating load (MJ/m² year)	n/a
Other	
none	n/a

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 150 square metres of the site	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star 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 8000 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 41 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	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Floor, walls and ceiling/roof			
The applicant must construct the floor(s) walls and ceiling/roof of the dwelling in accordance with the specifications listed in the table below	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor concrete slab on ground 89 5 square metres	nil	
floor suspended floor above open subfloor 12 8 square metres concrete	0 9 (or 1 5 including construction) (down)	site slope > 10% below floor
external wall framed (weatherboard fibre cement metal clad)	1 50 (or 1 90 including construction)	
external wall reverse brick veneer	1 36 (or 1 90 including construction)	
ceiling and roof flat ceiling / pitched roof	ceiling 2 25 (up) roof thermocellular reflective	gable end vents dark (solar absorptance > 0 70)
ceiling and roof raked ceiling / pitched or skillion roof framed	ceiling 2 04 (up) roof thermocellular reflective	framed dark (solar absorptance > 0 70)

Note Insulation specified in this Certificate must be installed in accordance with Part 3 12 1 1 of the Building Code of Australia

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows glazed doors and shading devices described in the table below in accordance with the specifications listed in the table Relevant overshadowing specifications must be satisfied for each window and glazed door	✓	✓	✓
The dwelling may have 1 skylight (<0 7 square metres) and up to 2 windows/glazed doors (<0 7 square metres) which are not listed in the table	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door	✓	✓	✓
• Except where the glass is single clear' or single toned', each window and glazed door must have a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/ 10% of that listed Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions			✓
• The leading edge of each eave pergola verandah balcony or awning must be no more than 500 millimetres above the head of the window or glazed door except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table	✓	✓	✓
• Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0 35		✓	✓
• Vertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed		✓	✓
• Unless they have adjustable shading pergolas must have fixed battens parallel to the window or glazed door above which they are situated unless the pergola also shades a perpendicular window The spacing between battens must not be more than 50 mm		✓	✓
• Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio) Adjustable blades must overlap in plan view		✓	✓
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing column	✓	✓	✓

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1/W6/D1/W23/W19	N	7 5	improved aluminium single pyrolytic low e (U value 4 48, SHGC 0 46)	none	not overshadowed
W2/W3/D2/D3	W	12 1	improved aluminium, single pyrolytic low e (U value 4 48, SHGC 0 46)	pergola (adjustable shade) 1 000 2 000 mm	not overshadowed
W4/W7/W14	N	8 0	improved aluminium single pyrolytic low e (U value 4 48 SHGC 0 46)	eave/verandah/pergola/balcony 450 mm	not overshadowed

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
D4/D10	W	17 4	improved aluminium single pyrolytic low e (U value 4 48 SHGC 0 46)	eave/verandah/pergola/balcony 1 201 1 500 mm	not overshadowed
W15/W16	N	8 0	improved aluminium, single pyrolytic low e (U value 4 48, SHGC 0 46)	eave/verandah/pergola/balcony 451 600 mm	not overshadowed
D5	E	8 6	improved aluminium single pyrolytic low e (U value 4 48 SHGC 0 46)	eave/verandah/pergola/balcony 601 750 mm	not overshadowed
D11	E	2 2	improved aluminium single pyrolytic low e (U value 4 48 SHGC 0 46)	eave/verandah/pergola/balcony >2 000 mm	not overshadowed
W17/W18	S	3 96	improved aluminium, single toned (U value 6 39, SHGC 0 56)	eave/verandah/pergola/balcony 451 600 mm	>4m high 2 5 m away
W11/W12/W13	W	15 1	improved aluminium, single pyrolytic low e (U value 4 48, SHGC 0 46)	vertical external louvre/blind (adjustable)	not overshadowed
D8	N	6 4	improved aluminium single pyrolytic low e (U value 4 48 SHGC 0 46)	pergola (adjustable shade) >2 000 mm	not overshadowed
D9/W5	W	10 1	improved aluminium, single pyrolytic low e (U value 4 48 SHGC 0 46)	pergola (adjustable shade) >2 000 mm	not overshadowed
D6/W9	S	2 9	improved aluminium single pyrolytic low e (U value 4 48, SHGC 0 46)	eave/verandah/pergola/balcony 451 600 mm	>4m high, 2-5 m away
W8	E	4 0	improved aluminium single pyrolytic low e (U value 4 48 SHGC 0 46)	eave/verandah/pergola/balcony 1 201 1,500 mm	not overshadowed
W20	W	2 0	improved aluminium single pyrolytic low e (U value 4 48 SHGC 0 46)	eave/verandah/pergola/balcony 451 600 mm	not overshadowed
W21/D12	N	3 4	improved aluminium single pyrolytic low e (U value 4 48 SHGC 0 46)	eave/verandah/pergola/balcony >2 000 mm	not overshadowed

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 storage 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 ceiling fans + 1-phase airconditioning Energy rating 5 Star		✓	✓
The applicant must install the following cooling system or a system with a higher energy rating in at least 1 bedroom ceiling fans + 1 phase airconditioning Energy rating 5 Star		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms		✓	✓
Heating system			
The applicant must install the following heating system or a system with a higher energy rating in at least 1 living area 1 phase airconditioning, Energy rating 4 Star		✓	✓
The applicant must install the following heating system or a system with a higher energy rating in at least 1 bedroom 1-phase airconditioning Energy rating 5 Star		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development			
At least 1 Bathroom individual fan ducted to façade or roof Operation control manual switch on/off		✓	✓
Kitchen individual fan ducted to façade or roof, Operation control manual switch on/off		✓	✓
Laundry individual fan ducted to façade or roof Operation control manual switch on/off		✓	✓
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 living / dining rooms		✓	✓
• the laundry dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Natural lighting			
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		✓	

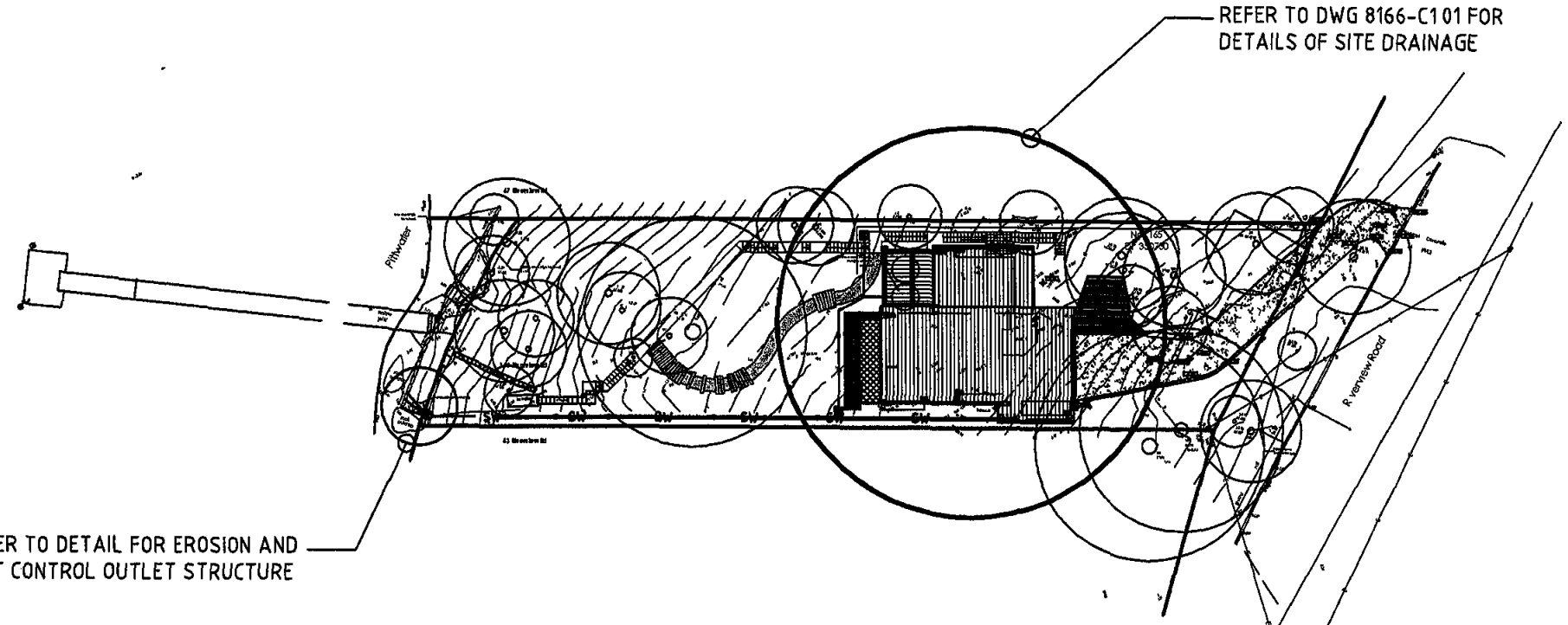
Legend
In these commitments applicant means the person carrying out the development
Commitments identified with a ✓ in the Show on DA plans column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed 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

LEGEND

—— SW ——	STORMWATER PIPE
78.1A+	EXISTING SURFACE LEVEL (mAHD)
●DP	DOWNPIPE FROM EAVES GUTTER
	CONCRETE DRIVEWAY
	TIMBER DECKING

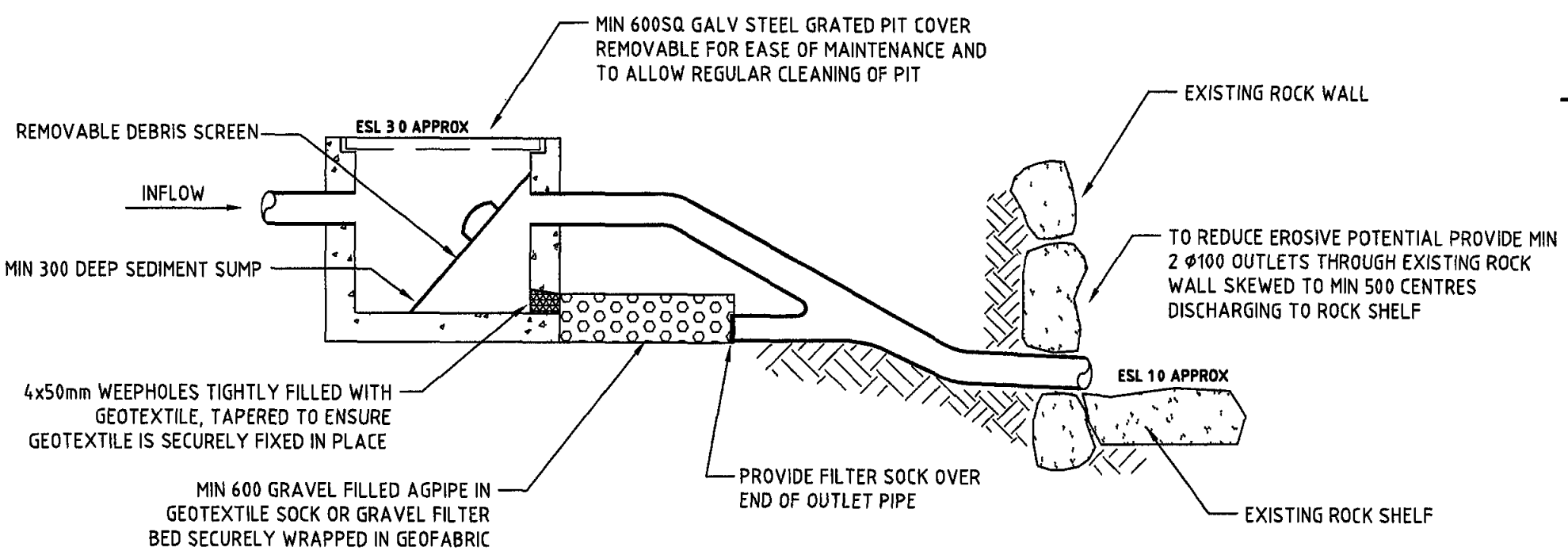
NOTES

REFER TO DRAWING 8166-C101 FOR NOTES



SITE PLAN

SCALE 1500



OUTLET CONTROL STRUCTURE

SCALE 120

WARNING

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- The Applicant Structural Engineer or other Professional of their esponsibility to ensure these stamped details are consistent with the issued Construction Certificate Architectural Details

DIAL 1100 BEFORE YOU DIG

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ISSUE	DESCRIPTION	BY	APR	DATE
A	ISSUED FOR CONSTRUCTION	JC	KW	21 06 10

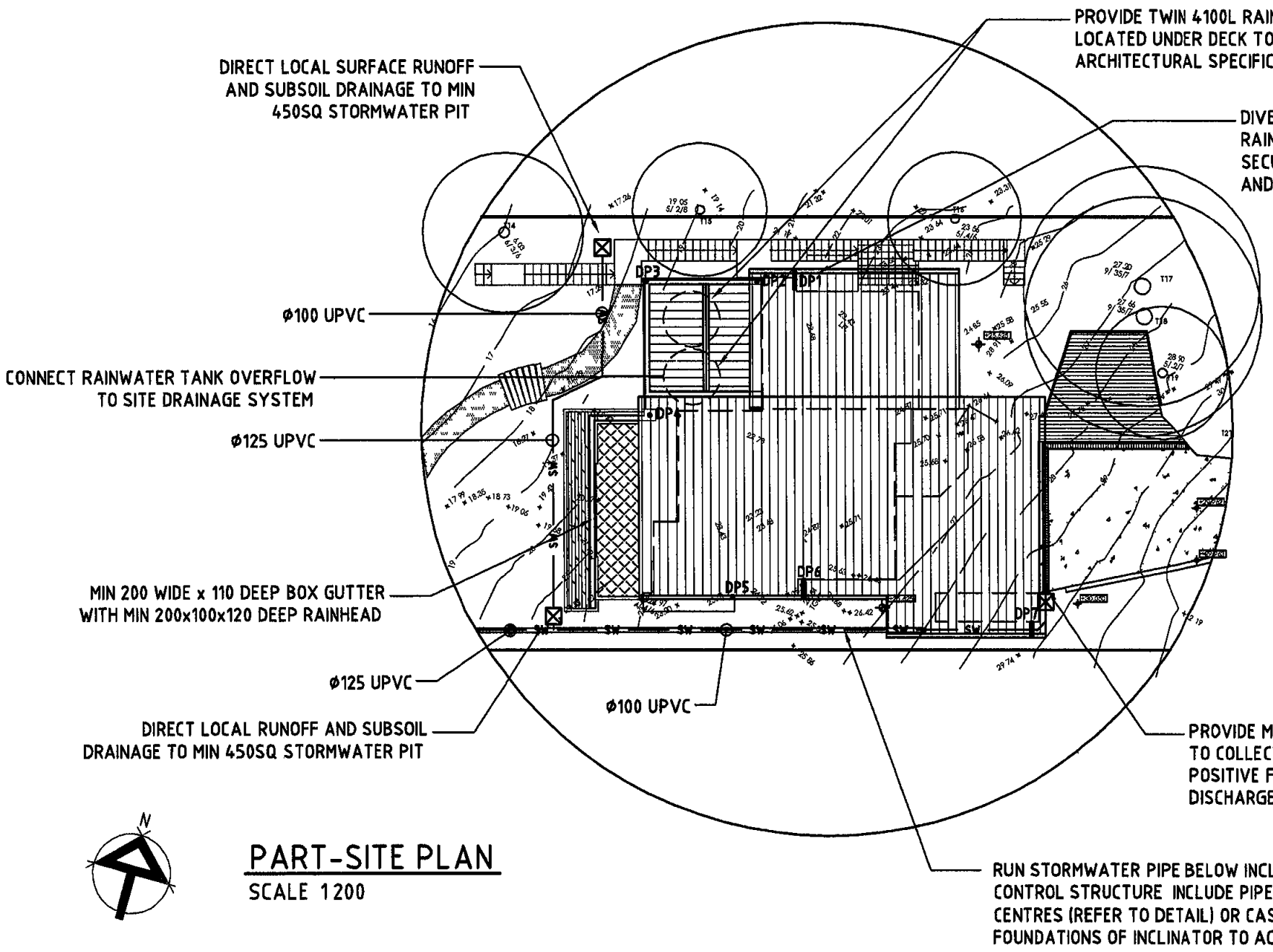
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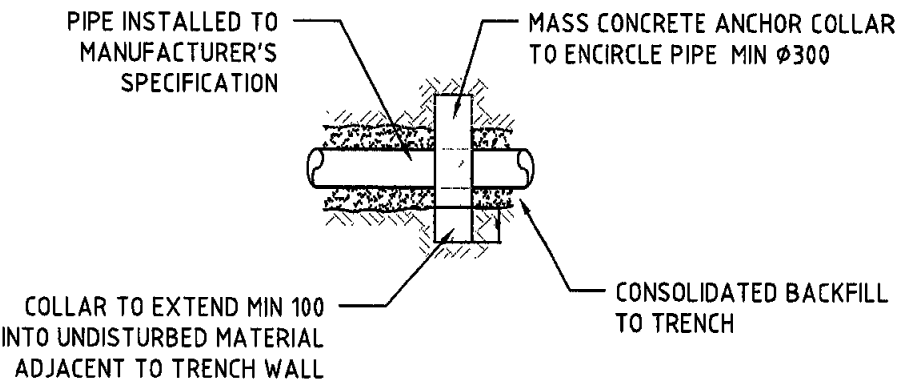
PROJECT
PROPOSED NEW RESIDENCE
at 165 RIVERVIEW ROAD, CLAREVILLE, NSW 2107
for Mr & Mrs N SAMODOL

DRAWING TITLE
STORMWATER MANAGEMENT PLAN

DESIGN	K W	DATE	MAR 2010
DRAWN	J C	SCALE	AS NOTED
FILENAME	8166 C1 00 DWG		
SIGNED		SIZE	A3
DRAWING No	8166-C100	REV	A



PART-SITE PLAN
SCALE 1200



DETAIL OF PIPE ANCHOR
SCALE 1 20

LEGEND

- SW — STORMWATER PIPE
- x 17.95 — EXISTING SURFACE LEVEL (mAHD)
- ODP — DOWNPIPE FROM EAVES GUTTER
- CONCRETE DRIVEWAY
- TIMBER DECKING

NOTES

1 ALL DIMENSIONS TO BE CONFIRMED ON SITE LEVELS AND SITE LAYOUT BASED ON SURVEY UNDERTAKEN BY LANDSCAPE SURVEYS (DATED ? 2007)
2 LOCATION OF EXISTING PIPEWORK SHOWN IS INDICATIVE ONLY LOCATION OF ALL SERVICES MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS
3 ALL STORMWATER DRAINAGE PIPES ARE TO BE LAID WITH MIN 1% FALL IN INTENDED DIRECTION OF FLOW ALL STORMWATER DRAINAGE COMPONENTS AND DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH RELEVANT STANDARDS THE BUILDING CODE OF AUSTRALIA MANUFACTURER S RECOMMENDATIONS SYDNEY WATER AND LOCAL COUNCIL REQUIREMENTS AS APPLICABLE
4 PROVIDE MIN 25mm ANNULAR SPACE AROUND PIPEWORK CUT THROUGH FOOTINGS OR WALLS AND FILL SPACE WITH FLEXIBLE LINER PROVIDE TWO FLEXIBLE JOINTS IN PIPEWORK AT 300mm AND 700mm FROM FACE OF FOOTING OR WALL PENETRATIONS BELOW SURFACE LEVEL TO BE SEALED AND MADE WATERTIGHT
5 ALL EAVES GUTTERS TO HAVE MINIMUM EFFECTIVE CROSS-SECTIONAL AREA OF 10 600mm² WITH ø125mm DOWNPIPES (DP1 5 6 AND 7) TO SUIT CONFIGURATION SHOWN ALTERNATIVE GUTTER AND DOWNPIPE CONFIGURATION MUST BE DESIGN IN ACCORDANCE W ITH AS3500
6 DOWNPIPES 2 3 AND 4 TO BE MIN ø90mm REFER TO ARCHITECTURAL PLANS FO DETAILS OF DOWNPIPE LOCATIONS

DIAL 1100 BEFORE YOU DIG

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ISSUE	DESCRIPTION	BY	APR	DATE
A	ISSUED FOR CONSTRUCTION	JC	KW	21 06 10

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PROJECT
PROPOSED NEW RESIDENCE
at 165 RIVERVIEW ROAD, CLAREVILLE, NSW 2107
for Mr & Mrs N SAMODOL

DRAWING TITLE
STORMWATER MANAGEMENT DETAILS

DESIGN	K W	DATE	MAR 2010
DRAWN	J C	SCALE	AS NOTED
FILENAME	8166-C1 00 DWG		
SIGNED	K Waddington	SIZE	A3

DRAWING No 8166-C101 REV A

PROPOSED NEW RESIDENCE
at: 165 RIVERVIEW ROAD, CLAREVILLE, NSW 2107
for: Mr & Mrs N SAMODOL

STRUCTURAL DRAWINGS

8166-S0 00	STRUCTURAL NOTES SHT 1/2
8166-S0 01	STRUCTURAL NOTES SHT 2/2
8166-S1 00	FOOTING & UNDERCROFT SLAB PLAN
8166-S1 01	FOOTING & UNDERCROFT DETAILS SHT 1/2
8166-S1 02	FOOTING & UNDERCROFT DETAILS SHT 2/2
8166-S1 03	STAIR No 1 DETAILS SHT 1/2
8166-S1 04	STAIR No 1 DETAILS SHT 2/2
8166-S2 00	BEDROOM LEVEL SLAB PLAN
8166-S2 01	BEDROOM LEVEL SLAB DETAILS SHT 1/3
8166-S2 02	BEDROOM LEVEL SLAB DETAILS SHT 2/3
8166-S2 03	BEDROOM LEVEL SLAB DETAILS SHT 3/3
8166-S3 00	MAIN LEVEL SLAB PLAN
8166-S3 01	MAIN LEVEL SLAB DETAILS SHT 1/2
8166-S3 02	MAIN LEVEL SLAB DETAILS SHT 2/2
8166-S4 00	ATTIC LEVEL FLOOR FRAMING PLAN
8166-S4 01	ATTIC LEVEL FLOOR FRAMING DETAILS SHT 1/2
8166-S4 02	ATTIC LEVEL FLOOR FRAMING DETAILS SHT 2/2
8166-S5.00	ATTIC WALL & ROOF FRAMING PLANS
8166-S5 01	ROOF FRAMING DETAILS
8166-S6 00	DRIVEWAY SLAB PLAN
8166-S6 01	DRIVEWAY SLAB DETAILS
8166-S7 00	EXTERNAL WORKS PLAN
8166-S7 01	EXTERNAL WORKS DETAILS

WARNING
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- The Applicant Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the issued Construction [illegible] Structural Details

STRUCTURAL NOTES

GENERAL

G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT

G2 THE INFORMATION CONTAINED ON THESE DRAWINGS IS FOR STRUCTURAL ENGINEERING PURPOSES ONLY IN ALL OTHER MATTERS THE APPROVED ARCHITECTS DRAWINGS SHALL TAKE PRECEDENCE ALL DISCREPANCIES THAT COULD RESULT IN CHANGES TO THE STRUCTURAL DETAILS SHALL BE REFERRED TO THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION

G3 ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT AUSTRALIAN STANDARDS AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES

G4 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS AND EXCAVATIONS STABLE AT ALL TIMES

G5 THE BUILDER SHALL GIVE 48 HOURS NOTICE FOR ALL ENGINEERING INSPECTIONS

G6 UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES ENGINEER S DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE

G7 THE STRUCTURAL COMPONENTS DETAILED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND LOCAL GOVERNMENT ORDINANCES

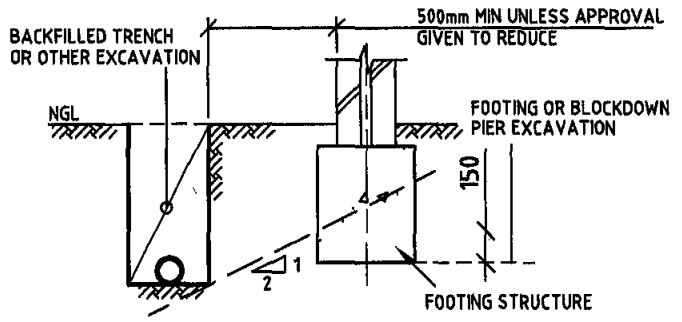
G8 WIND LOADS ARE DETERMINED IN ACCORDANCE WITH AS4055 FOR WIND CLASSIFICATION N2 WITH A METAL CLAD ROOF

FOUNDATIONS & EARTHWORKS

F1 FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING INTENSITY OF 600kPa ON WEATHERED SANDSTONE BEDROCK FOUNDATION MATERIAL TO BE CONFIRMED ON SITE FOOTINGS DESIGNED FOR CONSTRUCTION CLASS A SITE IN ACCORDANCE WITH AS 2870

F2 TOPSOIL INCLUDING GRASS ROOTS IS TO BE REMOVED FROM THE AREA TO SUPPORT SLABS AND FOOTINGS FOOTINGS TO BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION TO AVOID SOFTENING OR DRYING OUT BY EXPOSURE TRENCHES TO BE DEWATERED & CLEANED OUT PRIOR TO CONCRETE PLACEMENT

F3 UNLESS OTHERWISE APPROVED BY THE ENGINEER THE LIMITS OF EXCAVATIONS NEAR EXISTING FOOTINGS SHALL BE AS SET OUT IN THE DETAIL BELOW



PRIOR TO ANY EXCAVATION NEAR EXISTING FOOTINGS THE BUILDER SHALL DETERMINE THE DEPTH OF FOUNDING OF EXISTING FOOTINGS BY LOCAL INVESTIGATORY EXCAVATION GENERAL EXCAVATION SHALL NOT PROCEED BELOW A LEVEL 150mm ABOVE THE UNDERSIDE OF EXISTING FOOTINGS UNTIL INSTRUCTION IS OBTAINED FROM THE ENGINEER ON PROCEDURES & PRECAUTIONS TO BE TAKEN

F4 CONTROLLED FILL SAND FILL UP TO 0 8m DEEP WELL COMPACTED IN NOT MORE THAN 300mm THICK LAYERS BY A VIBRATING PLATE OR VIBRATING ROLLER NON-SAND FILL UP TO 0 4m DEEP WELL COMPACTED IN LAYERS NOT MORE THAN 150mm DEEP BY A MECHANICAL ROLLER CLAY FILL SHALL BE MOIST DURING COMPACTION

FORMWORK

CF1 THE DESIGN CONSTRUCTION CERTIFICATION AND PERFORMANCE OF THE FORMWORK AND FALSEWORK IS THE RESPONSIBILITY OF THE BUILDER EXCEPT TO THE EXTENT THAT THE FORMWORK DESIGN IS SHOWN ON THE DRAWINGS

CF2 DESIGN AND CONSTRUCTION AND STRIPPING TIMES TO COMPLY WITH AS 3610 AND AS 3600 UNLESS OTHERWISE APPROVED BY THE ENGINEER

CF3 DURING CONSTRUCTION SUPPORT PROPPING WILL BE REQUIRED WHERE LOADS FROM STACKED MATERIALS FORMWORK AND OTHER SUPPORTED SLABS INDUCE LOADS IN A SLAB OR BEAM WHICH EXCEED THE DESIGN LOAD FOR STRENGTH OR SERVICEABILITY AT THAT AGE ONCE THE NOMINATED 28 DAY STRENGTH HAS BEEN ATTAINED THESE LOADS SHALL NOT EXCEED THE DESIGN SUPERIMPOSED LOADS SET OUT IN THE GENERAL NOTES

CF4 THE FORMWORK SHALL NOT BE DESIGNED TO RELY ON RESTRAINT OR SUPPORT FROM THE PERMANENT STRUCTURE WITHOUT PRIOR APPROVAL FROM THE ENGINEER THE FORMWORK CONTRACTOR SHALL PROVIDE FORMWORK CERTIFICATION AS REQUIRED BY THE WORKCOVER AUTHORITY OF NSW

CF5 DO NOT PLACE PERMANENT LOADS INCLUDING MASONRY WALLS ON THE CONCRETE STRUCTURE UNTIL AFTER FORMWORK AND PROPPING IS REMOVED

CF6 DESIGN INFORMATION CONCERNING THE FOUNDATION FORMWORK SHALL BE DETERMINED FROM THE CONDITIONS EXISTING ON SITE AT THE TIME OF CONSTRUCTION REFER ALSO TO THE GEOTECHNICAL REPORT WHERE AVAILABLE

CF7 UNLESS NOTED OTHERWISE PROVIDE UPWARD CAMBER TO FORMWORK OF CANTILEVERS OF L /120 WHERE L IS THE SHORTEST PROJECTION BEYOND COLUMN OR WALL FACE AND TO FORMWORK OF SLABS WHERE NOTED ON PLAN MAINTAIN THE SLAB AND BEAM DEPTHS SHOWN

REINFORCEMENT

R1 ALL REINFORCING BARS SHALL BE GRADE D500N TO AS4671 UNLESS NOTED OTHERWISE ALL MESH SHALL BE GRADE 500L TO AS4671 AND SHALL BE SUPPLIED IN FLAT SHEETS

R2 REINFORCEMENT NOTATION SHALL BE AS FOLLOWS IN THE FOLLOWING ORDER

NUMBER OF BARS IN GROUP
BAR GRADE AND TYPE
17N20-250
SPACING IN mm
NOMINAL BAR SIZE IN mm

R3 REINFORCEMENT SYMBOLS

N - DENOTES GRADE 500 N BARS TO AS4671 GRADE N
R - DENOTES GRADE 250 R HOT ROLLED PLAIN BARS TO AS1302
F - DENOTES HARD-DRAWN WIRE REINFORCING FABRIC TO AS4671
W - DENOTES HARD DRAWN PLAIN WIRE TO AS1303
SL or RL - DENOTES WELDED GRADE 500 REINFORCING FABRIC TO AS 4671

REINFORCEMENT Cont

R4 SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN OR OTHERWISE APPROVED IN WRITING BY THE ENGINEER LAPS SHALL BE IN ACCORDANCE WITH AS 3600 AND NOT LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR
AS SHOWN IN THE TABLE BELOW

SPLICE SCHEDULE		
BAR DIA	TENSION SPLICE LENGTH	COMPRESSION SPLICE LENGTH
N12	475	450
N16	750	600
N20	1000	750
N24	1100	900

R5 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION

R6 WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER

R7 FABRIC SHALL BE LAPPED 2 TRANSVERSE WIRES PLUS 50mm BUNDLED BARS SHALL BE TIED TOGETHER AT 30 BAR DIAMETER CENTRES WITH 3 WRAPS OF THE WIRE

R8 SLAB REINFORCEMENT SHALL EXTEND AT LEAST 65mm ONTO MASONRY SUPPORT WALLS AND 50% OF BOTTOM REINFORCEMENT SHALL BE COGGED TO ACHIEVE ANCHORAGE AT SIMPLY SUPPORTED ENDS IF THIS CANNOT BE ACHIEVED DUE TO COVER REQUIREMENTS THEN ALL THE BARS SHALL BE COGGED FOR FABRIC THE LAST WELDED CROSS ROD SHALL BE LOCATED OVER THE WALL AND 50mm MINIMUM BEYOND THE FACE OF THE WALL

R9 WHERE TRANSVERSE TIE BARS ARE NOT SHOWN PROVIDE N12-400 SPLICED WHERE NECESSARY AND LAP WITH MAIN BARS 400MM UNLESS NOTED OTHERWISE

R10 NO OPENINGS IN BEAMS OR COLUMNS SHALL BE MADE OTHER THAN THOSE SPECIFICALLY DETAILED FOR OPENINGS IN SLABS UP TO 300mm SQUARE THE REINFORCEMENT SHALL BE DISPLACED TO THE SIDES FOR OPENINGS BETWEEN 300mm SQUARE AND 600mm SQUARE THE REINFORCEMENT CROSSING THE PROPOSED OPENING SHALL BE CUT AND THE HOLES TRIMMED USING N12 BARS TOP AND BOTTOM EXTENDING 1500mm PAST EACH SIDE OF OPENING OPENINGS LARGER THAN 600mm SQUARE SHALL BE DETAILED BY THE ENGINEER

R11 JOGGLES TO BARS SHALL COMPRISE A LENGTH OF 12 BAR DIAMETERS BETWEEN BEGINNING AND END OF AN OFFSET OF 1 BAR DIAMETER

R12 ALL REINFORCEMENT SHALL BE ADEQUATELY SUPPORTED BY MILD STEEL PLASTIC TIPPED CHAIRS PLASTIC CHAIRS OR CONCRETE CHAIRS AT NOT GREATER THAN 1 METRE CENTRES BOTH WAYS AND 800 EACH WAY FOR FABRIC WHEN POURED ON GROUND A FORMWORK PROVIDE PLATE UNDER ALL BAR CHAIRS PLASTIC TIPPED STEEL CHAIRS SHALL NOT BE USED ON EXPOSED FACES IN EXPOSURE CLASSIFICATION B B2 AND C ONLY PLASTIC OR CONCRETE CHAIRS

R13 SITE BENDING OF REINFORCEMENT SHALL BE AVOIDED IF POSSIBLE WHERE SITE BENDING IS UNAVOIDABLE IT SHALL BE CARRIED OUT COLD WITHOUT THE APPLICATION OF HEAT AND IN ACCORDANCE WITH THE PRACTICE NOTE RPN1 OF THE STEEL REINFORCEMENT INSTITUTE OF AUSTRALIA USING MECHANICAL BENDING TOOLS

ISSUED FOR TENDER PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

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ISSUE	DESCRIPTION	BY	APR	DATE
B	RE-ISSUED FOR TENDER PURPOSES	JC	SW	27 04 2010
A	ISSUED FOR TENDER PURPOSES	JC	SW	31 03 2010

29/04/2010 9 43 55 AM

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PROJECT
PROPOSED NEW RESIDENCE
at 165 RIVERVIEW ROAD, CLAREVILLE, NSW 2107
for Mr & Mrs N SAMODOL

DRAWING TITLE
STRUCTURAL NOTES SHT 1/2

DESIGN	S W	DATE	MAR 201
DRAWN	J C	SCALE	N/
FILENAME	B166 S0 00 to S7 00 DWG		
SIGNED		SIZ	A
DRAWING No	8166-S0 00	REV	B

CONCRETE

C1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 CURRENT EDITION WITH AMENDMENTS READYMIX CONCRETE SUPPLY SHALL COMPLY WITH AS 1379 ALL CEMENT TO BE TYPE SL PORTLAND

C2 MAXIMUM DRYING SHRINKAGE SHALL BE 600 MICROSTRAIN AT 56 DAYS PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1379 NO ADMIXTURES SHALL BE USED IN CONCRETE UNLESS APPROVED IN WRITING

C3 CLEAR CONCRETE COVER TO ALL REINFORCEMENT SHALL BE AS FOLLOWS UNLESS SHOWN OTHERWISE

LOCATION	CONCRETE GRADE (MPa)	CAST AGAINST GROUND	CAST IN FORMS WITH EXPOSURE	CAST IN FORMS & NOT EXPOSED
FOOTINGS	25	50	50	30
SLABS ON GROUND	32	40	40	25
SUSPENDED SLABS	32	40	40	25

NOTE WHERE CONCRETE IS POURED ON A VAPOURPROOF MEMBRANE 0 2 mm MINIMUM THICKNESS THE COVER TO CONCRETE CAST AGAINST GROUND MAY BE REDUCED BY 10 mm

C4 NO ADMIXTURES OTHER THAN LOW RANGE WRA SHALL BE USED IN CONCRETE UNLESS APPROVED IN WRITING

C5 DEPTHS OF BEAMS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESS

C6 CONCRETE SIZES SHOWN DO NOT INCLUDE THICKNESSES OF APPLIED FINISHES FINISHES NO FINISH WHICH DECREASES COVER IS ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER

C7 FOR CHAMFERS DRIP GROOVES REGLETS ETC REFER TO ARCHITECT S DETAILS MAINTAIN COVER TO REINFORCEMENT AT THESE DETAILS

C8 NO HOLES CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER

C9 CONSTRUCTION JOINTS AND CLOSING STRIPS SHALL BE USED TO CONTROL AND REDUCE SHRINKAGE CRACKING IN WALLS AND FLOORS AND COLD JOINTS IN LARGE POURS THESE JOINTS SHALL BE PLANNED IN ADVANCE TO THE APPROVAL OF THE ENGINEER

C10 THE FINISHED CONCRETE SHALL BE A DENSE HOMOGENEOUS MASS COMPLETELY FILLING THE FORMWORK THOROUGHLY EMBEDDING THE REINFORCEMENT AND FREE OF STONE POCKETS ALL CONCRETE INCLUDING SLABS ON GROUND AND FOOTINGS SHALL BE COMPACTED WITH MECHANICAL VIBRATORS

C11 CURING OF ALL CONCRETE IS TO BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY WET FOR A PERIOD OF 3 DAYS AND PREVENTION OF LOSS OF MOISTURE FOR A TOTAL OF 7 DAYS FOLLOWED BY A GRADUAL DRYING OUT APPROVED SPRAYED ON CURING COMPOUNDS COMPLYING WITH AS 3799 MAY BE USED WHERE NO FLOOR FINISHES ARE PROPOSED POLYTHENE SHEETING OR WET HESSIAN MAY BE USED IF PROTECTED FROM WIND AND TRAFFIC

C12 CONDUITS PIPES ETC SHALL ONLY BE LOCATED IN THE MIDDLE ONE THIRD OF SLAB DEPTH AND SPACED AT NOT LESS THAN 3 DIAMETERS AND SHALL NOT BE PLACED WITHIN THE REINFORCEMENT COVER

C13 REPAIRS TO CONCRETE SHALL NOT BE ATTEMPTED WITHOUT THE PERMISSION OF THE ENGINEER

STRUCTURAL STEEL

S1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 4100 AND AS 1554 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS

S2 UNLESS NOTED OTHERWISE ALL MATERIAL SHALL BE
- GRADE 250 HOT-ROLLED PLATES COMPLYING WITH AS 3678
- GRADE 250 HOT-ROLLED FLATS TFC TFB ANGLES 100x100EA OR 125x75UA AND SMALLER COMPLYING WITH AS 3679 1
- GRADE 300PLUS UB UC PFC AND ANGLES 125x125EA OR 150x90UA AND LARGER
- GRADE 300 WB WC COMPLYING WITH AS 3679 2
- GRADE C350 RHS CHS COMPLYING WITH AS 1163

S3 THREE(3) COPIES OF WORKSHOP FABRICATION DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AT LEAST 7 DAYS PRIOR TO COMMENCEMENT OF FABRICATION AND PERMISSION TO USE OBTAINED PRIOR TO FABRICATION PERMISSION TO USE DOES NOT RELIEVE THE BUILDER OF THE FULL RESPONSIBILITY FOR DIMENSIONS FIT AND COMPLIANCE WITH ARCHITECTURAL AND ENGINEERING DRAWINGS

S4 BOLTS -
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 AS 1252 SNUG TIGHTENED
8 8/TB HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8 8 TO AS 1252 FULLY TENSIONED TO AS 4100 AS BEARING JOINT
8 8/TF HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8 8 TO AS 1252 FULLY TENSIONED TO AS 4100 AS A FRICTION JOINT WITH FACING SURFACES LEFT UNCOATED
ALL BOLTS SHALL BE M20 GRADE 8 8/S UNLESS NOTED
NO CONNECTION SHALL HAVE LESS THAN 2 BOLTS
ALL BOLTS NUTS & WASHERS TO BE GALVANISED
TB AND TF BOLTS TO BE INSTALLED USING APPROVED LOAD INDICATING WASHERS OR BY TURN OF NUT CONTROL OF TENSIONING

S5 WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1554 1
WELDING CONSUMABLES SHALL BE E48XX OR W50X U N O ALL WELD SHALL BE 6 mm CFW SP CATEGORY U N O CPBW SHALL BE SP CATEGORY U N O INSPECTION SHALL BE CARRIED OUT TO AS 1554 1 ALL GP/SP WELDS SHALL BE 100% VISUALLY SCANNED SP WELDS ALLOW FOR 10% VISUAL EXAMINATION U N O BUTT WELDS SHALL BE COMPLETE PENETRATION WELDS TO AS 1554

S6 ALL DETAILS GAUGE LINES ETC WHERE NOT SPECIFICALLY SHOWN ARE TO BE IN ACCORDANCE WITH AISC DESIGN CAPACITY TABLES FOR STRUCTURAL STEEL AND AISC STANDARDIZED STRUCTURAL CONNECTIONS PLATES TO BE 10mm THICK EX-STANDARD SQUARE EDGE FLATS U N O

S7 PROVIDE SEAL PLATES TO ALL HOLLOW SECTIONS PROVIDE VENT HOLES TO HOLLOW MEMBERS & DRAIN HOLES TO ALL MEMBERS TO BE HOT DIP GALVANISED

S8 IT IS THE BUILDER S RESPONSIBILITY TO ENSURE THAT STEELWORK IS SECURELY TEMPORARILY BRACED AS NECESSARY TO STABILISE THE STRUCTURE DURING ERECTION

S9 STRUCTURAL STEELWORK SHALL HAVE THE FOLLOWING SURFACE TREATMENT IN ACCORDANCE WITH THE SPECIFICATION

ELEMENT	SURFACE CLEANING	PROTECTIVE COATING
INTERNAL	POWER WIRE BRUSHING or ABRASIVE GRIT BLASTING	1 COATRUST INHIBITIVE ALKYD PRIMER OR EQUIV + 1 TOP COAT ALL WEATHER GLOSS ACRYLIC
EXTERNAL	ABRASIVE GRIT BLASTING (CLASS 2 5) or PICKLING	1 COAT INORGANIC ZINC SILICATE PRIMER OR EQUIV + 1 TOP COAT ALL WEATHER GLOSS ACRYLIC WITH UV PROTECTOR
EXTERNAL (ALT)	PICKLING	HOT DIP GALVANISED

S10 THE BUILDER SHALL PROVIDE ALL CLEATS AND DRILL ALL HOLES NECESSARY FOR FIXING STEEL TO STEEL AND TIMBER TO STEEL WHETHER OR NOT DETAILED ON THE DRAWINGS
THE FABRICATIOIN AND ERECTION OF THE STRUCTURAL STEELWORK SHALL SUPERVISED BY A QUALIFIED PERSON EXPERIENCED IN SUCH SUPERVISION ENSURING ALL REQUIREMENTS OF THE DESIGN ARE MET

S11 ALL BEAMS AND RAFTERS SHALL BE FABRICATED AND ERECTED WITH NATURAL CAMBER UP
ALL MEMBERS SHALL BE SUPPLIED IN SINGLE LENGTHS
SPLICES SHALL ONLY BE PERMITTED IN LOCATIONS SHOWN ON THE STRUCTURAL DRAWINGS

BLOCKWORK

BL1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3700

BL2 STRENGTHS OF MASONRY UNITS AND TYPE OF MORTAR SHALL BE AS FOLLOWS
CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH f uc = 15 MPa
MORTAR (CEMENT LIME SAND) = 1 0 25 3
MORTAR ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE SUPERINTENDENT

BL3 ONLY LOAD BEARING MASONRY WALLS ARE SHOWN UNDER CONCRETE SLABS

BL4 OTHER THAN REINFORCED CONCRETE BLOCKWORK MASONRY SUPPORTING SLABS AND BEAMS SHALL BE TROWELLED SMOOTH WITH MORTAR FILLING ALL VOIDS TWO LAYERS OF MALTHOID SHALL BE PLACED FULL WIDTH ACROSS SUCH LOAD BEARING SURFACES EXCEPT WHERE PROPRIETARY BEARING STRIP IS NOTED OR ALTERNATIVE DETAIL IS DOCUMENTED THE HEADS OF LOAD BEARING WALLS SHALL NOT EXTEND ABOVE THE SOFFIT OF THE CONCRETE SLAB ABOVE

BL5 ALL MASONRY SUPPORTING OR SUPPORTED BY CONCRETE FLOORS SHALL BE PROVIDED WITH VERTICAL JOINTS TO MATCH ANY CONTROL JOINTS IN THE CONCRETE

BL6 NO CHASES OR RECESSES ARE PERMITTED IN LOAD BEARING MASONRY WITHOUT THE APPROVAL OF THE ENGINEER

BL7 PROVIDE VERTICAL CONTROL JOINTS AT 10 m MAX CENTRES GENERALLY AND 5 m MAX FROM CORNERS FOR BRICKWORK AND UNREINFORCED BLOCKWORK

BL8 REFER TO CONCRETE NOTES FOR DE-PROPPING PRIOR TO CONSTRUCTION OF MASONRY WALLS ON SUSPENDED SLABS

BL9 REINFORCED CONCRETE BLOCKWORK SHALL COMPLY WITH THE FOLLOWING UNLESS NOTED
* PROVIDE CLEANOUT HOLES 100 mm SQUARE MINIMUM AT BASE OF ALL WALLS AND ROD CORE HOLES TO REMOVE PROTRUDING MORTAR FINS PRIOR TO GROUTING
* CORE FILLING GROUT SHALL BE - f c = 20 MPa
MINIMUM CEMENT CONTENT = 300 kg/m
SLUMP = 230 ± 30 mm
* REINFORCEMENT PROJECTING FROM FOUNDATION OR SLABS INTO CORES SHALL BE SET ACCURATELY IN PLACE USING TEMPLATES TO ALIGN WITH THE CENTRE OF THE LENGTH OF CORES AND WITH COVER AS NOTED WHERE HORIZONTAL BARS ARE INDICATED THE WEBS OF THE BLOCKS BELOW THE BARS SHALL BE CUT DOWN TO ACCOMMODATE THE BARS
* GROUT ALL CORES IN REINFORCED BLOCKWORK UNLESS OTHERWISE NOTED HEIGHT OF BLOCKWORK TO BE GROUTED ON ONE DAY SHALL BE 2400mm GROUT SHALL BE PLACED IN LIFTS OF 1200mm MAXIMUM AND COMPACTED BY POKER VIBRATOR A SHORT TIME SHOULD ELAPSE BETWEEN SUCCESSIVE LIFTS TO ALLOW PLASTIC SETTLEMENT TO OCCUR
* PROVIDE 50 mm COVER FROM THE OUTSIDE OF THE BLOCKWORK UNLESS NOTED

BL10 BACKFILL TO RETAINING WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL PROVIDE SUBSOIL DRAIN AT BASE OF WALL DO NOT BACKFILL UNTIL 14 DAYS AFTER GROUTING OR IF APPLICABLE AFTER RESTRAINING SLAB OVER HAS BEEN POURED AND CURED FOR 7 DAYS BACKFILL SHALL BE COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT ± 2 %

BRICKWORK

Bk1 ALL MATERIALS AND WORKMANSHIP TO BE TO AS 3700

Bk2 ONLY LOAD BEARING MASONRY WALLS ARE SHOWN UNDER CONCRETE SLABS

Bk3 MINIMUM CLAY BRICK COMPRESSIVE STRENGTH TO BE 20MPa RATE OF ABSORPTION TO BE LESS THAN 15KG/M2/MIN AT THE TIME OF LAYING CLAY BRICKS SHALL BE AT LEAST 30 DAYS OUT OF THE KILN AND WILL OFTEN REQUIRE PRE-WETTING UNLESS PROOF OF A MOISTURE EXPANSION LESS THAN 0 6MM/M IS PRODUCED UNLESS NOTED OTHERWISE MORTAR FOR CLAY BRICKWORK IS TO BE CEMENT LIME SAND IN THE RATIO OF 1 1 6 AND THE WATER RETENTIVITY MUST BE AT LEAST 90% NO ADDITIVES SHALL BE USED UNLESS APPROVED IN WRITING BRICKWORK IS TO BE ADEQUATELY CURED PRIOR TO CONSTRUCTION OF SUSPENDED SLABS OVER

Bk4 UNLESS NOTED OTHERWISE CLAY BRICKWORK IS TO CONTAIN MOVEMENT JOINTS 20MM WIDE AT MAXIMUM SPACING OF 10M (15M IN INDUSTRIAL USE) AND ARE TO CONTAIN 40MM TAR IMPREGNATED POLYURETHANE STRIP WHERE INTERNAL SKIN IS INTERRUPTED BY STEEL FRAMES THE ABOVE JOINTING APPLIES TO EXTERNAL SKIN ONLY

Bk5 ALL MASONRY SUPPORTING OR SUPPORTED BY CONCRETE FLOORS SHALL BE PROVIDED WITH VERTICAL JOINTS TO MATCH ANY CONTROL JOINTS IN THE CONCRETE

Bk6 NON LOAD BEARING WALLS BUILT PRIOR TO POURING CONCRETE SHALL BE SEPARATED FROM CONCRETE ABOVE BY 16 mm THICK CLOSED CELL POLYSTYRENE STRIP WHERE BUILT AFTER CONCRETE IS POURED LEAVE 12mm CLEAR OF CONCRETE SOFFIT

Bk7 BRICKWORK SUPPORTING SLABS AND BEAMS SHALL BE TROWELLED SMOOTH WITH MORTAR FILLING ALL VOIDS TWO LAYERS OF MALTHOID SHALL BE PLACED FULL WIDTH ACROSS SUCH LOAD BEARING SURFACES EXCEPT WHERE PROPRIETARY BEARING STRIP IS NOTED OR ALTERNATIVE DETAIL IS DOCUMENTED THE HEADS OF LOAD BEARING WALLS SHALL NOT EXTEND ABOVE THE SOFFIT OF THE CONCRETE SLAB ABOVE

Bk8 ALL DOUBLE SKIN SOLID WALLS SUCH AS 230mm THICK BRICKWORK SHALL BE BONDED BY A HEADER COURSE EVERY 4th COURSE

TIMBER

T1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND AS1720 1

T2 TIMBER TO BE SEASONED & MINIMUM GRADE F7 UNLESS NOTED OTHERWISE

T3 ALL BOLTS NUTS AND WASHERS FOR TIMBER CONNECTIONS TO BE HOT-DIP GALVANISED & GRADE 4 6 WHERE POSSIBLE BOLTS SHALL BE RETIGHTENED AT THE END OF THE MAINTAINANCE PERIOD BOLT HOLES SHALL BE DRILLED NO MORE THAN 1 mm OVERSIZE WASHERS UNDER ALL HEADS AND NUTS SHALL BE AT LEAST 2 5 x BOLT DIA

T4 MINIMUM BOLT SPACINGS IN TIMBER TO BE 5xBOLT DIAMETER MIN EDGE DISTANCES FOR BOLTED CONNECTIONS TO BE 4xBOLT DIAMETER MIN END DISTANCE FOR BOLTED CONNECTIONS TO BE 5xBOLT DIAMETER

T5 MINIMUM TIMBER CONNECTIONS TO BE NOMINAL FIXINGS IN ACCORDANCE WITH AS 1684 UNLESS NOTED OTHERWISE

T6 TIE-DOWN SHALL BE IN ACCORDANCE WITH AS1684 2 SECTION 9 UNLESS NOTED OTHERWISE

T7 ALL TIMBER JOINTS AND NOTCHES ARE TO BE 100mm MINIMUM AWAY FROM LOOSE KNOTS SEVERE SLOPING GRAIN GUM VEINS OR OTHER MINOR DEFECTS

T8 ALL TIMBER TO BE EITHER PLANTATION TIMBERS TIMBER PRODUCTS MANUFACTURED FROM SUSTAINABLY MANAGED FORESTS OR RECYCLED TIMBERS

T9 EXTERNAL TIMBER SHALL BE EITHER HARDWOOD DURABILITY CLASS I OR II TO AS 1720 2 OR IMPREGNATED PINE GRADE F7 PRESSURE TREATED TO AS1604 AND RE-DRIED PRIOR TO USE SUPPLEMENTARY TREATMENT SHALL BE APPLIED TO ALL CUT SURFACES SUPPLY SUPPORTING DOCUMENTATION FOR PRESERVATIVE TREATMENT

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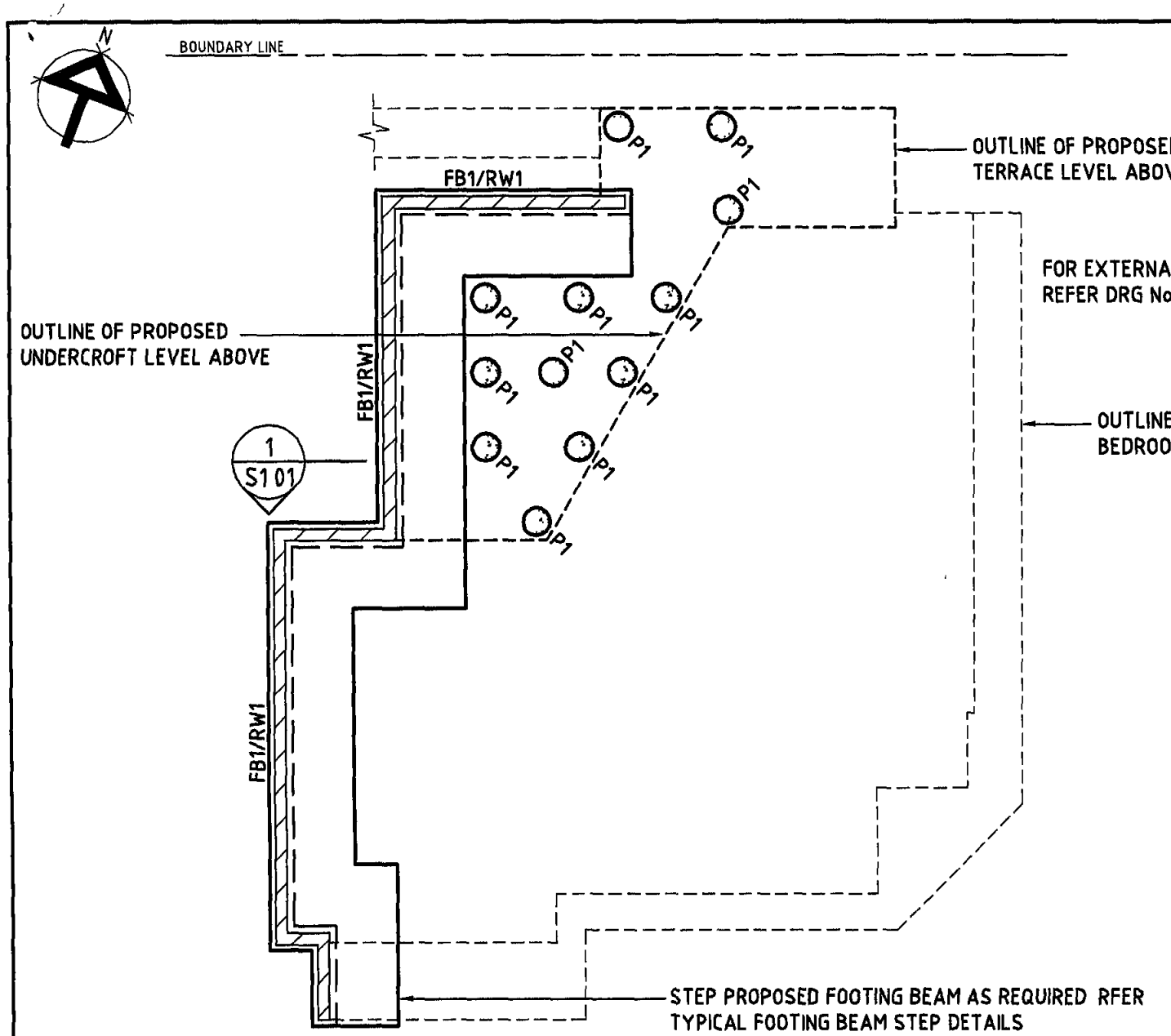
PROJECT
PROPOSED NEW RESIDENCE
at 165 RIVERVIEW ROAD, CLAREVILLE, NSW 2107
for Mr & Mrs N SAMODOL

DRAWING TITLE
STRUCTURAL NOTES SHT 2/2

DESIGN	S W	DATE	MAR 201
DRAWN	J C	SCALE	N/
FILENAME	8166 S0 01 DWG		
SIGNED		SIZ	A.

DRAWING No 8166-S0 01 REV B

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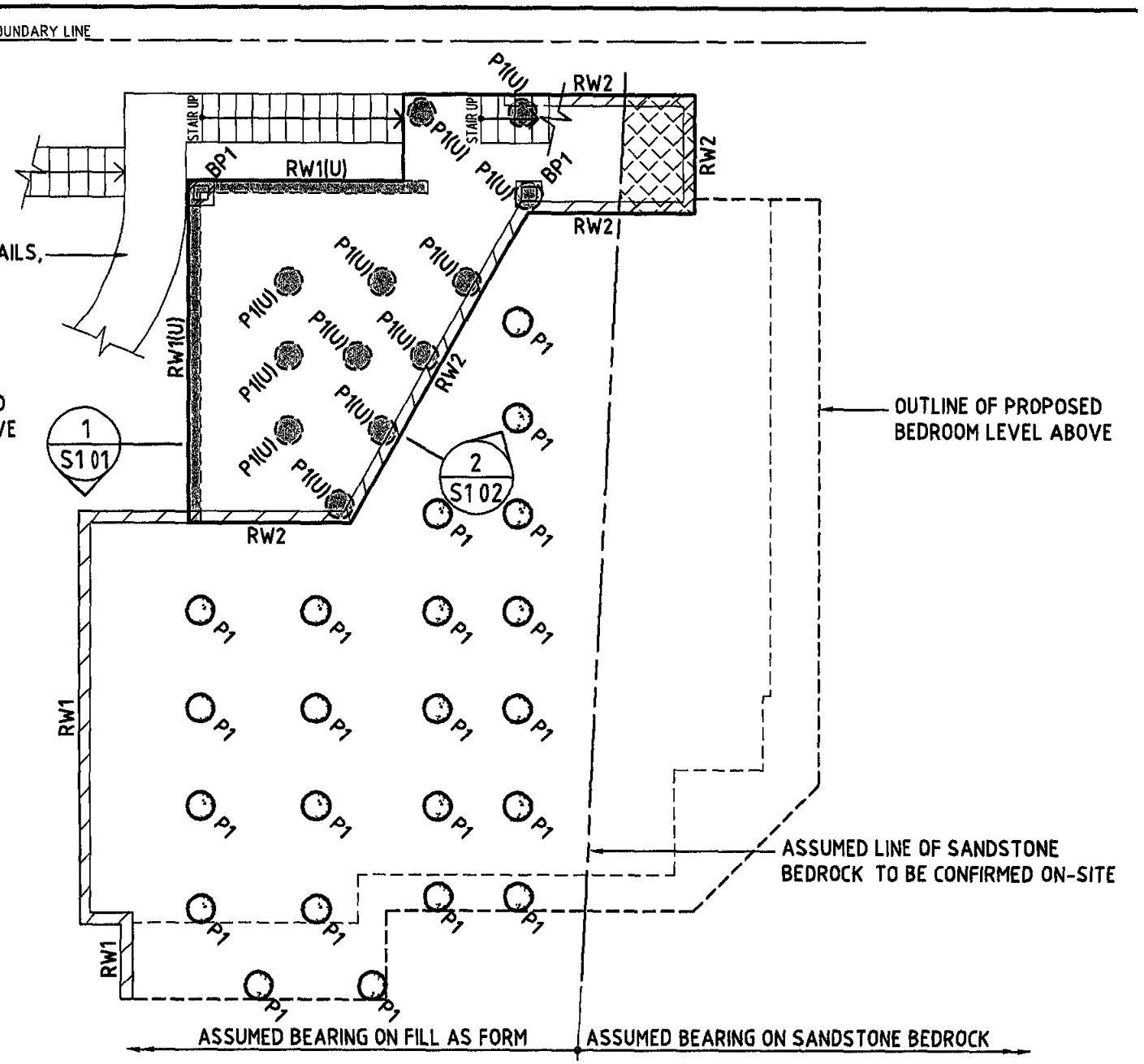


FOOTING PLAN

SCALE 1 100

1 ALL FOOTING PADS & FOOTING BEAMS TO BEAR ON NATURALLY OCCURRING WEATHERED SANDSTONE OF MINIMUM SAFE BEARING VALUE 600 kPa
2 REFER DRG No 8163-S1 01 & S1 02 FOR TYPICAL FOOTING DETAILS
3 DENOTES

FB1	PROPOSED FOOTING BEAM LOCATION, REFER TYPICAL DETAILS
P1	400 mm DIA REINFORCED CONCRETE PILE LOCATIONS, REFER TYPICAL DETAILS
RW1	REINFORCED BLOCK RETAINING WALL, REFER TYPICAL DETAILS



UNDERCROFT SLAB PLAN

SCALE 1 100

1 ALL SLABS ON FILL AS FORM TO BE 200mm THICK THROUGHOUT, UNLESS NOTED OTHERWISE AND POURED OVER VAPOURPROOF MEMBRANE OVERLYING 20mm NOMINAL SAND BLINDING LAYER
2 ALL SLABS TO BE REINFORCED WITH N12-300 TOP & BTM EACHWAY THROUGHOUT, UNLESS NOTED OTHERWISE, 30mm TOP & SIDE COVERS, PLUS EXTRA BARS AS SHOWN ON PLAN & SECTIONS
3 DENOTES

(U)	PROPOSED STRUCTURE UNDER
(O)	PROPOSED STRUCTURE OVER
BP1	REINFORCED BRICK OR CONCRETE BLOCK PIER PROVIDE 1N12 HD GALV STARTER L-BAR (LAP 700mm MIN) & 1N12 HD GALV CENTRAL FULL HEIGHT, COGGED 300mm MIN INTO FIRST FLOOR SLAB GROUT FILL CAVITY (f'c = 25MPa) FULL HEIGHT SIZE OF BRICK PIER TO BE CONFIRMED BY THE ARCHITECT MINIMUM 350 x 350
RW2	REINFORCED BLOCK RETAINING WALL, REFER TYPICAL DETAILS
	EXTENT OF PROPOSED STRUCTURE ASSUMED BEARING ON SANDSTONE BEDROCK TO BE CONFIRMED ON-SITE

NOTES

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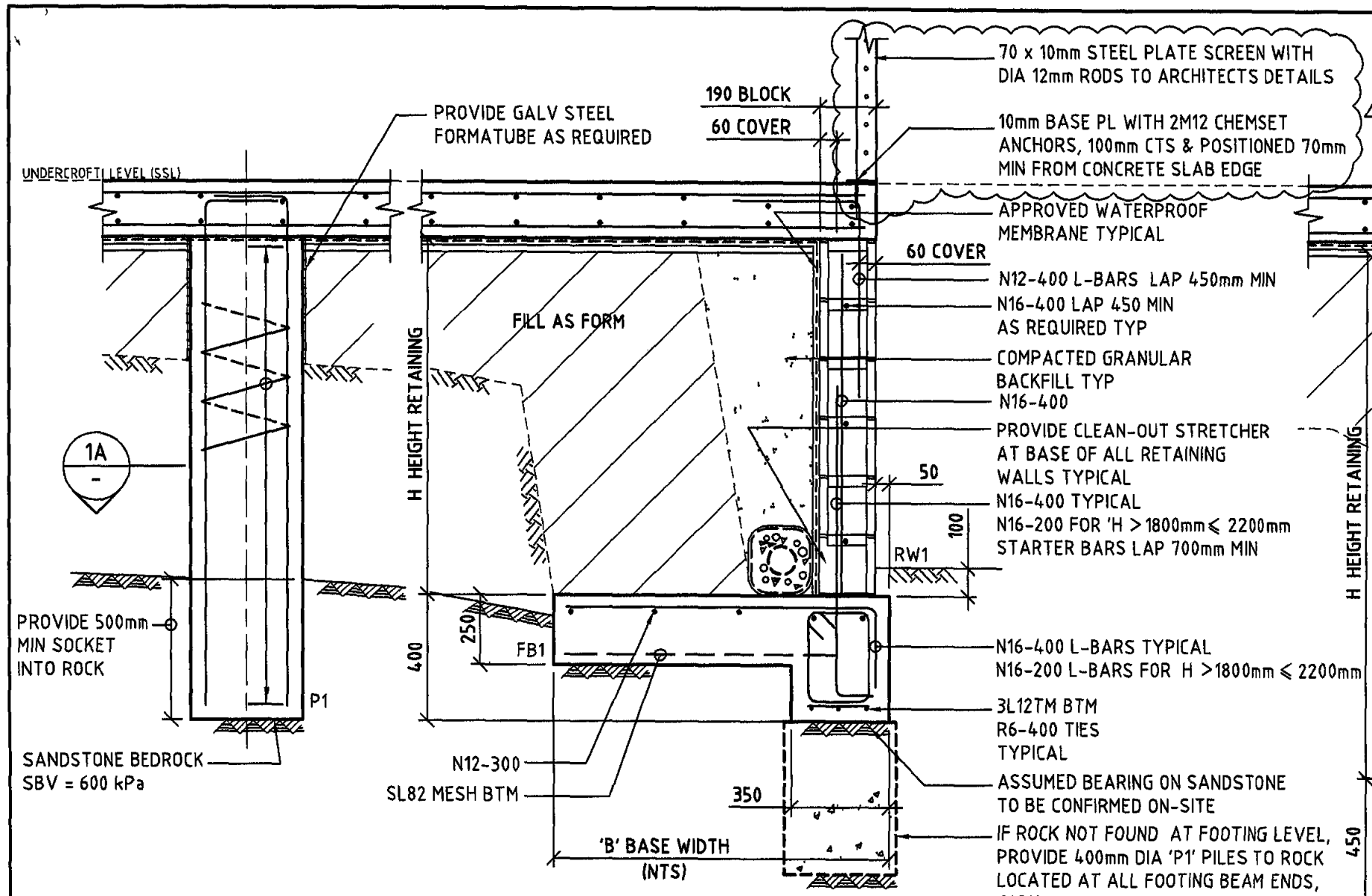
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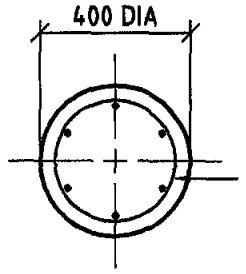
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FOOTING & UNDERCROFT SLAB PLAN

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FILENAME	8166 S0 00 to S7 00 DWG		
SIGNED		SIZE	A3
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RETAINING WALL SCHEDULE	H'⩽1000mm ⩽ 2200mm
HEIGHT OF WALL 'H	BASE WIDTH 'B'
'H ⩽1000mm	800mm
'H'>1000mm ⩽ 1400mm	1200mm
H'>1400mm ⩽ 1800mm	1500mm
'H'>1800mm ⩽ 2200mm	2000mm



TYPICAL PILE 'P1' DETAILS

SECTION 1A / SCALE 1 20 -

TYPICAL RETAINING WALL 'RW1' DETAILS
TYPICAL FOOTING BEAM FB1' DETAILS

SECTION 1 / SCALE 1 20 S100

RETAINING WALL SCHEDULE	H'>2200mm ⩽ 2600mm
HEIGHT OF WALL 'H'	BASE WIDTH 'B'
H >2200mm⩽ 2600mm	2200mm

NOTE
1 ALL HORIZONTAL RETAINING WALL REINFORCEMENT SHALL BE HOT DIP GALVANISED IF STANDARD BLOCKWORK IS USED
2 HORIZONTAL RETAINING WALL REINFORCEMENT SHALL NOT REQUIRE GALVANISING IF 'H BLOCKS ARE USED

NOTE
1 ALL HORIZONTAL RETAINING WALL REINFORCEMENT SHALL BE HOT DIP GALVANISED IF STANDARD BLOCKWORK IS USED
2 HORIZONTAL RETAINING WALL REINFORCEMENT SHALL NOT REQUIRE GALVANISING IF 'H' BLOCKS ARE USED

NOTES
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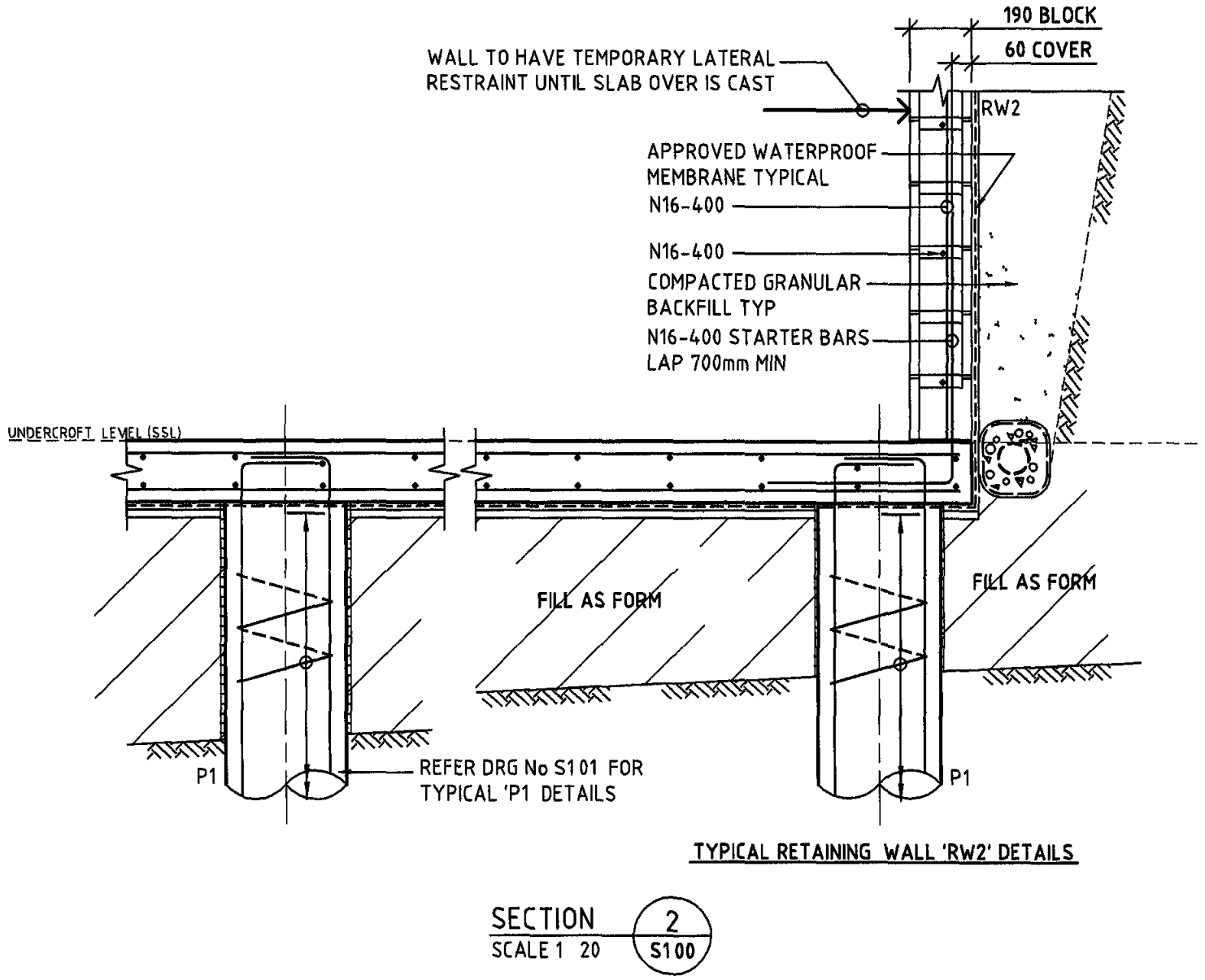
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FOOTING & UNDERCROFT DETAILS SHT 1/2

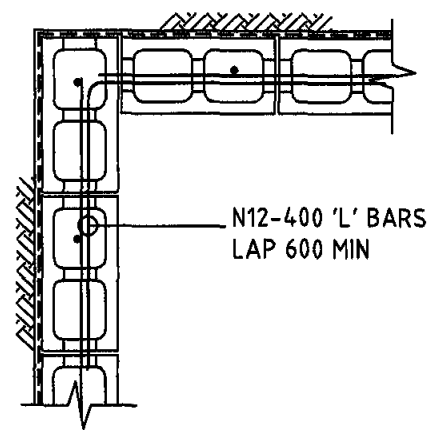
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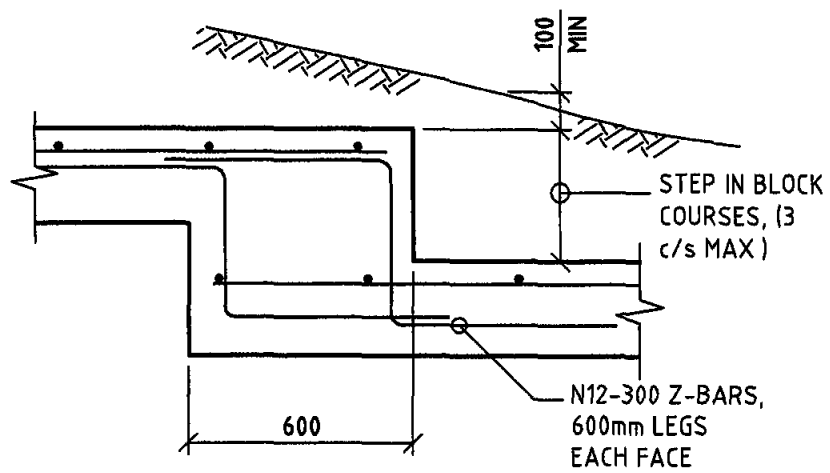


TYPICAL RETAINING WALL 'RW2' DETAILS

SECTION 2 / S100
SCALE 1 20



TYPICAL BLOCKWORK CORNER DETAIL
SCALE 1 20



TYPICAL BLOCK RETAINING WALL FOOTING STEP DETAIL
SCALE 1 20

NOTES
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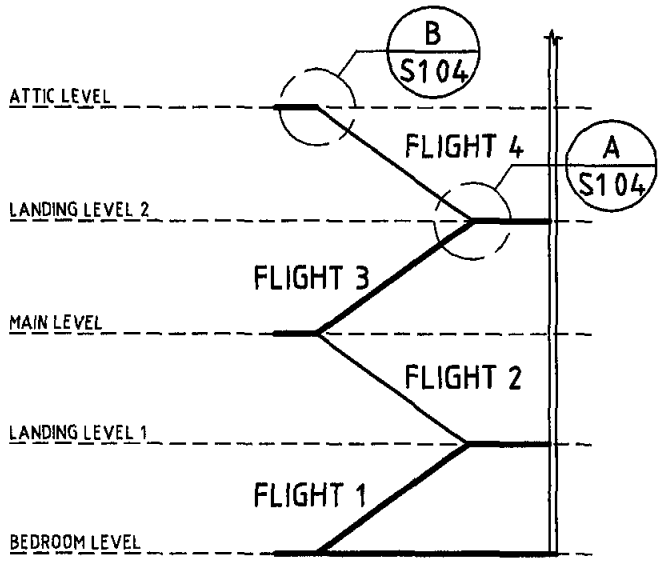
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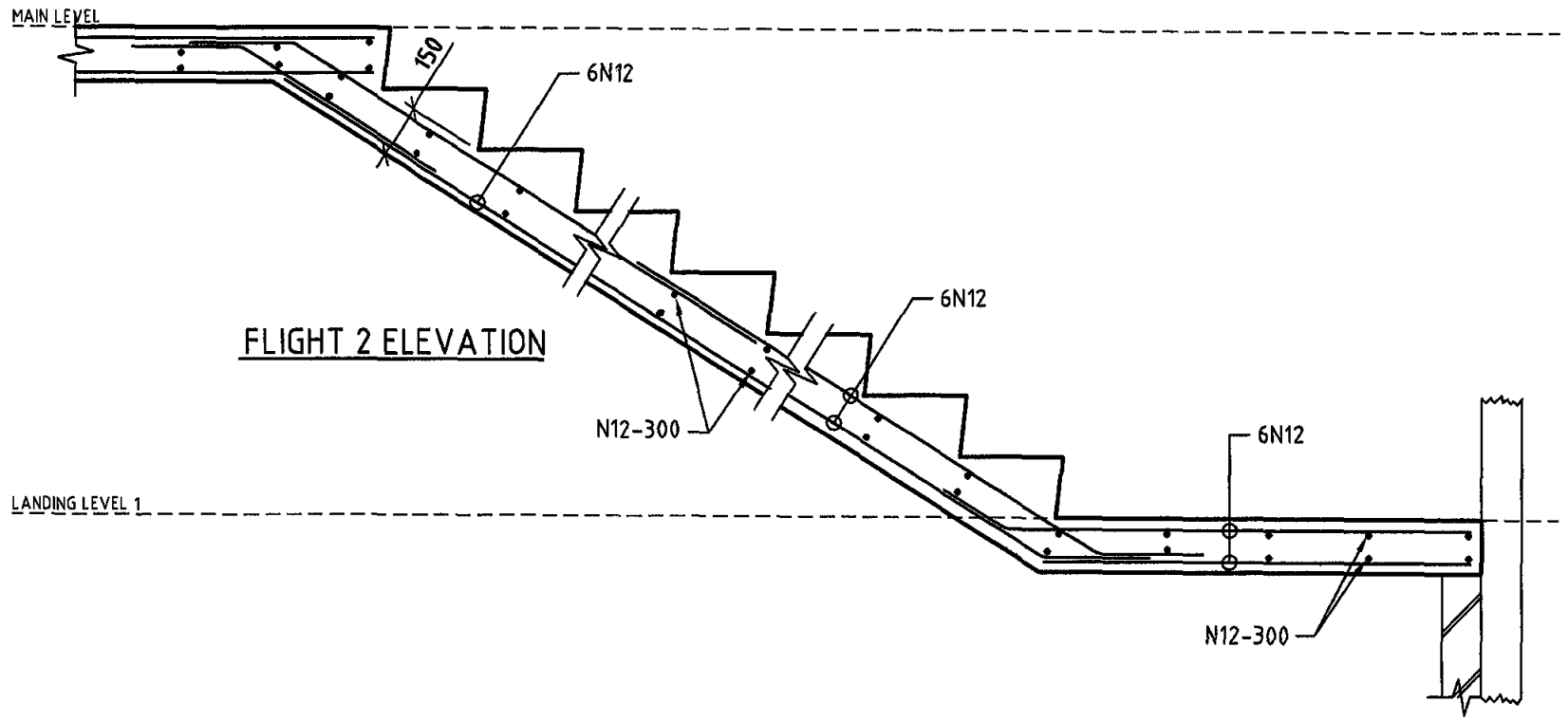
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FOOTING & UNDERCROFT DETAILS SHT 2/2

DESIGN	S W	DATE	MAR 201
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DRAWING No	8166-S102	REV	B

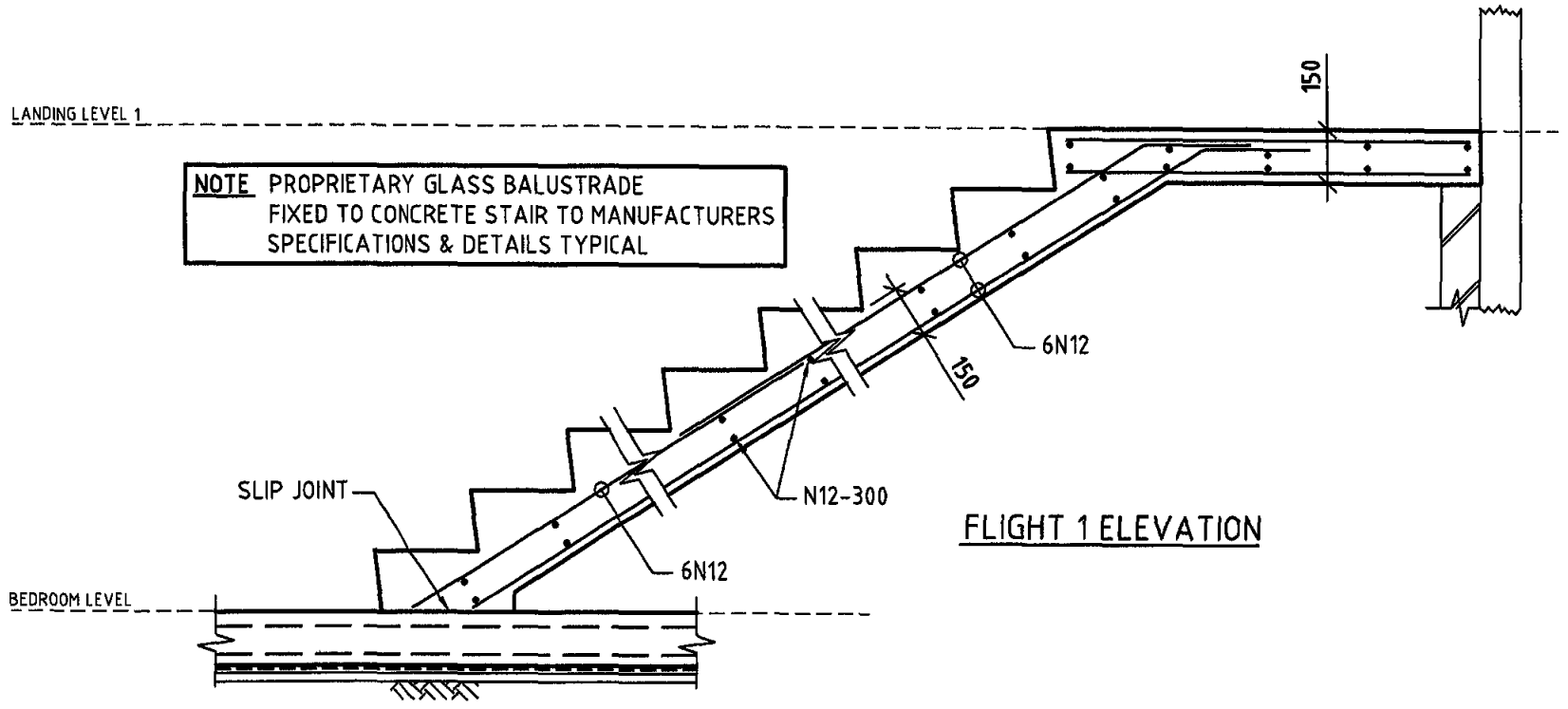
NOTES
- FOR GENERAL NOTES REFER DRG No 8166-S0 00 & S0 01



STAIR No 1 - ELEVATION
SCALE 1 20



FLIGHT 2 ELEVATION



FLIGHT 1 ELEVATION

BEDROOM LEVEL to MAIN FLOOR LEVEL
STAIR No 1 - ELEVATION
SCALE 1 20

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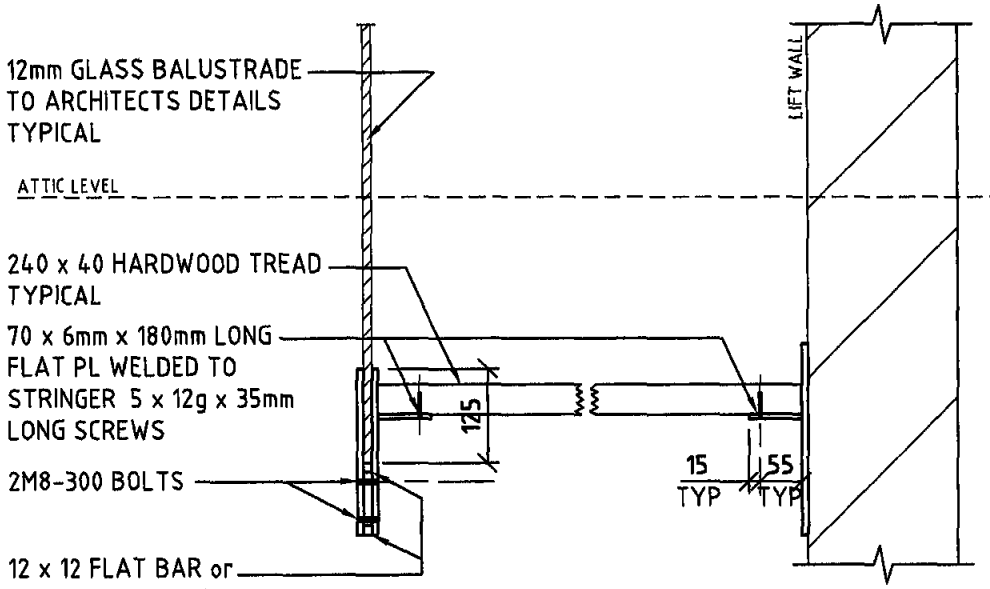
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STAIR No 1 DETAILS SHT 1/2

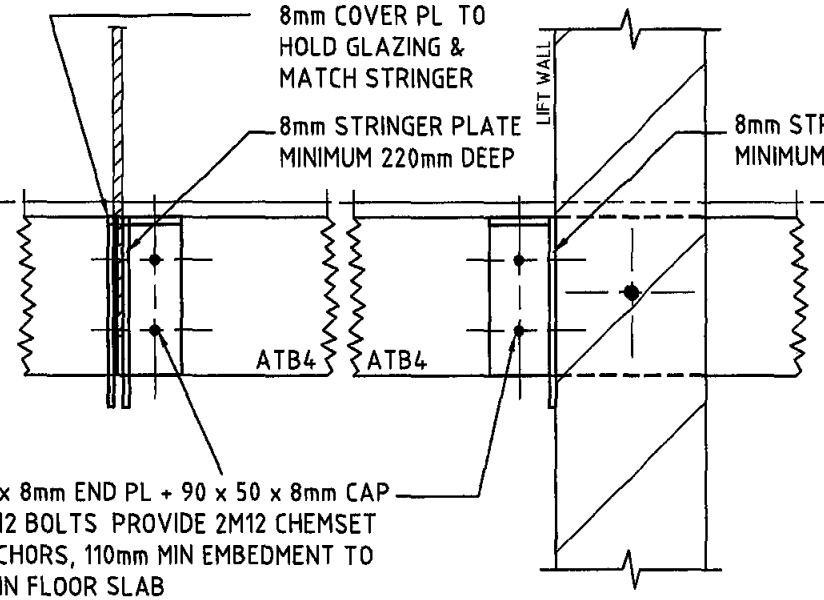
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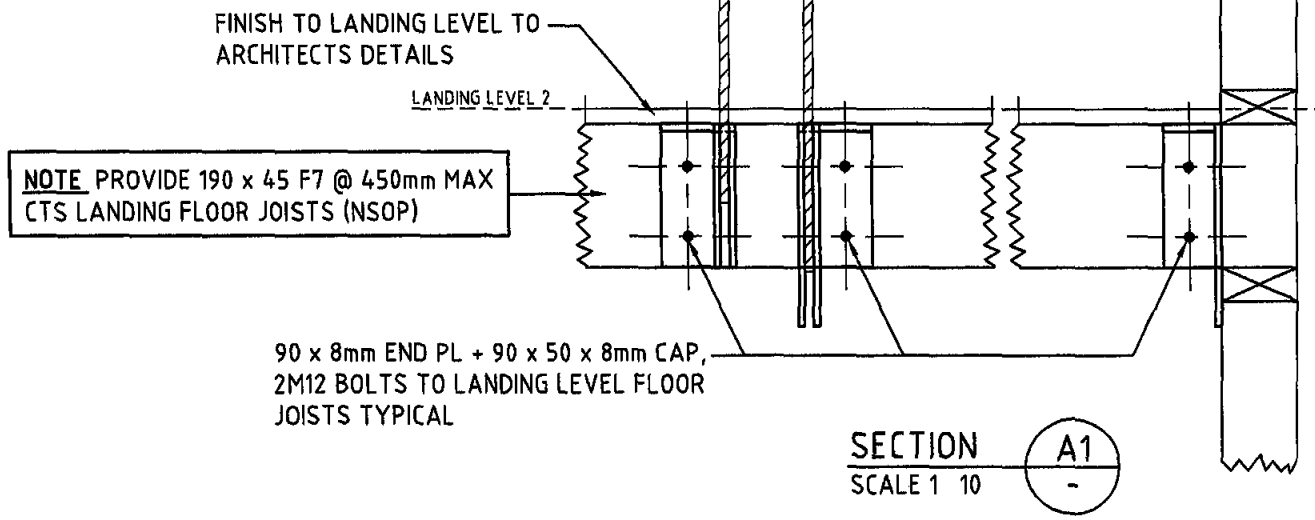
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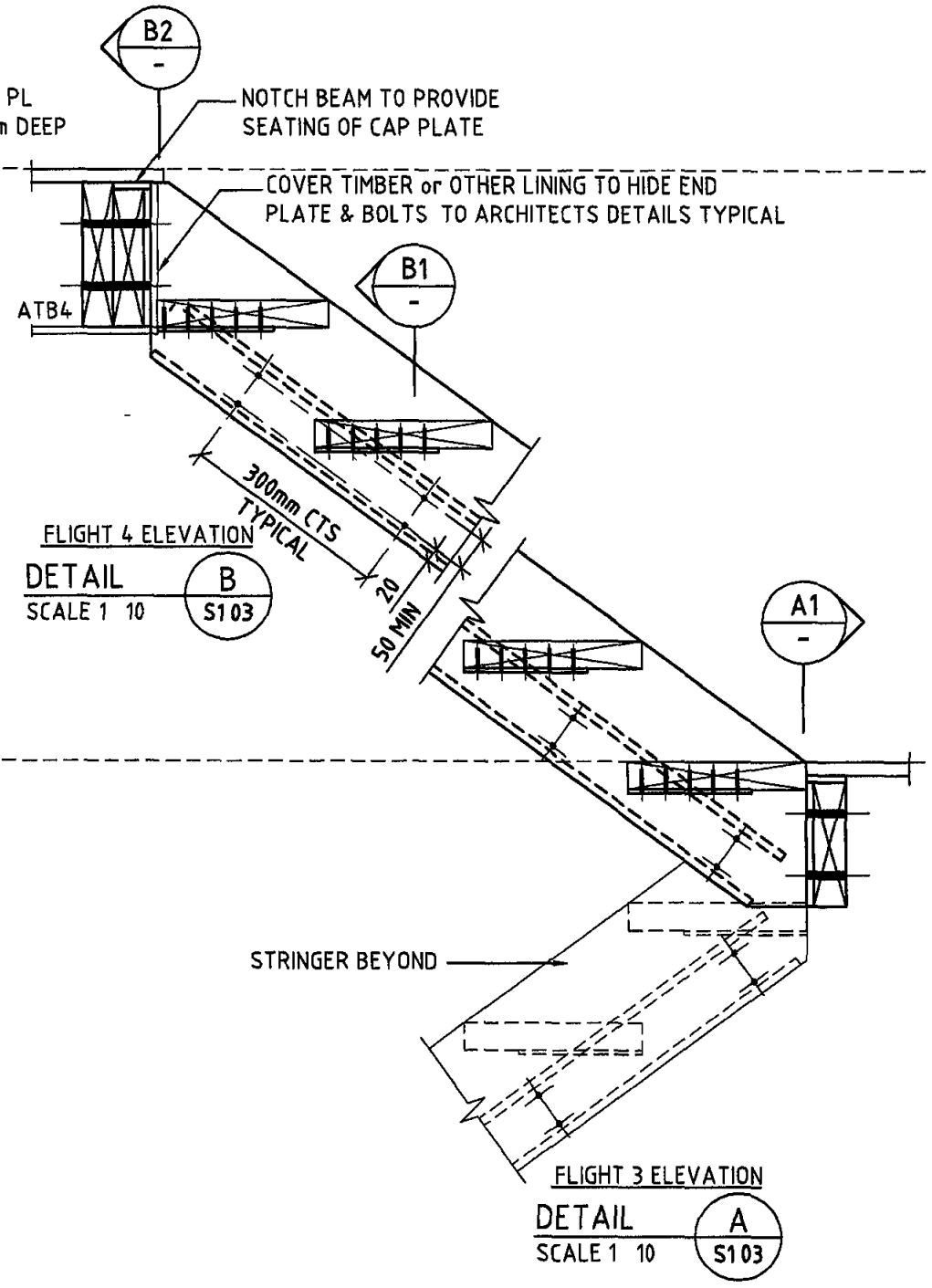
SECTION B1 / SCALE 1 10



SECTION B2 / SCALE 1 10



SECTION A1 / SCALE 1 10



FLIGHT 4 ELEVATION
DETAIL B / S103 / SCALE 1 10

FLIGHT 3 ELEVATION
DETAIL A / S103 / SCALE 1 10

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29/04/2010 9 59 32 AM

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B	RE-ISSUED FOR TENDER PURPOSES	JC	SW	23 04 2010
A	ISSUED FOR TENDER PURPOSES	JC	SW	31 03 2010

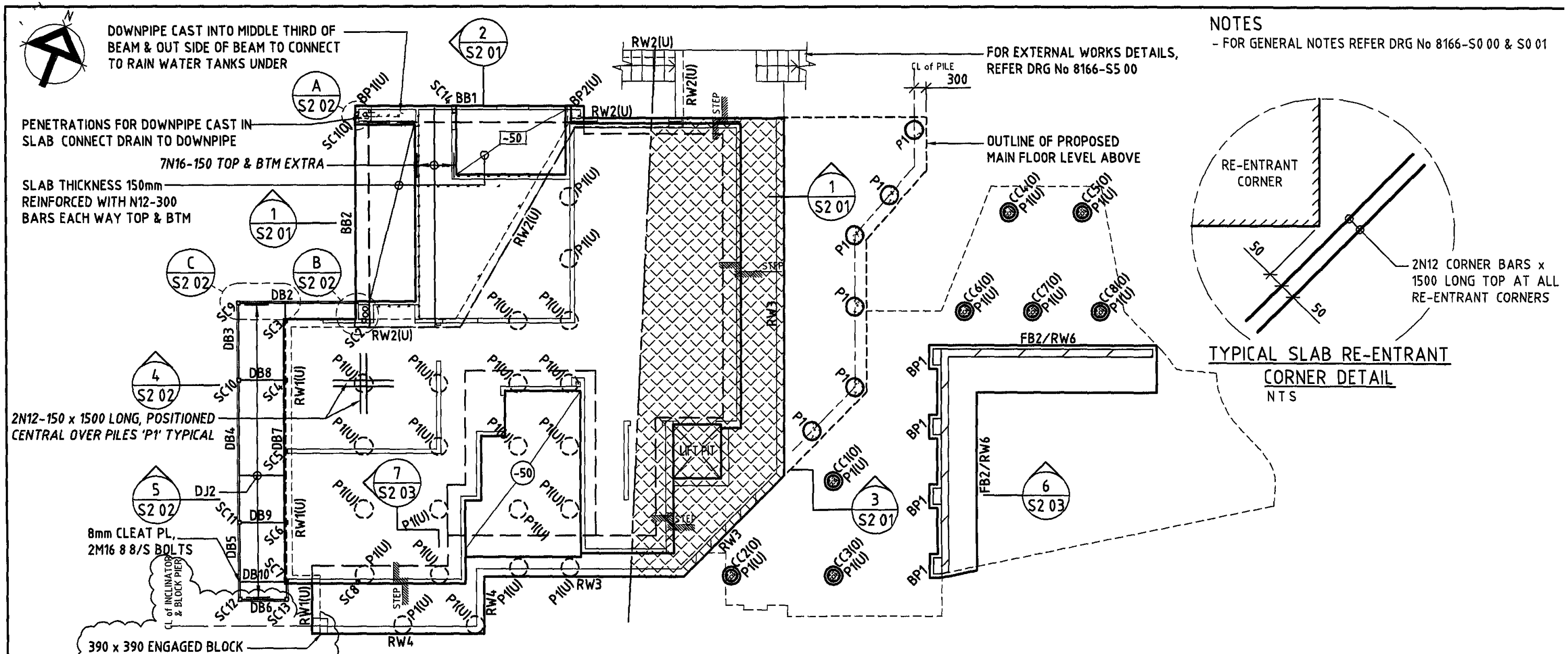
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PROJECT
PROPOSED NEW RESIDENCE
at 165 RIVERVIEW ROAD, CLAREVILLE, NSW 2107
for Mr & Mrs N SAMODOL

DRAWING TITLE
STAIR No 1 DETAILS SHT 2/2

DESIGN	S W	DATE	MAR 201
DRAWN	J C	SCALE	AS SHOWI
FILENAME	B166 S0 00 to S7 00 DWG		
SIGNED		SIZE	A
DRAWING No	8166-S104	REV	B



BEDROOM LEVEL SLAB PLAN

SCALE 1:100

1 ALL SLABS TO BE 150mm THICK THROUGHOUT, UNLESS NOTED OTHERWISE AND POURED OVER VAPOURPROOF MEMBRANE OVERLYING 20mm NOMINAL SAND BLINDING LAYER

2 ALL SLABS TO BE REINFORCED WITH SL82 FABRIC TOP & BTM THROUGHOUT UNLESS NOTED OTHERWISE, 30mm TOP & SIDE COVERS PLUS EXTRA BARS AS SHOWN ON PLAN & SECTIONS

3 DENOTES

(-50) 50mm WET AREA SLAB SETDOWN

-50 50mm WET AREA SLAB RECESS

EXTENT OF PROPOSED STRUCTURE ASSUMED BEARING ON SANDSTONE BEDROCK TO BE CONFIRMED ON-SITE

EXTENT OF SUSPENDED SLAB TO BE 200mm MIN THICK THROUGHOUT REINFORCED WITH N12-300 EACHWAY TOP & BOTTOM, UNLESS NOTED OTHERWISE, PLUS EXTRA BARS AS SHOWN ON PLAN & SECTIONS

REINFORCEMENT LAYERS

DENOTES BOTTOM BARS LAID FIRST
DENOTES TOP BARS LAID LAST
DENOTES BOTTOM BARS LAID SECOND
DENOTES TOP BARS LAID THIRD

NOTES

- FOR GENERAL NOTES REFER DRG No 8166-S0 00 & S0 01

TYPICAL SLAB RE-ENTRANT CORNER DETAIL
NTS

MEMBER SCHEDULE

STEEL COLUMNS	
SC1 to SC8	90 x 90 x 5 0 SHS
SC9 to SC13	100 x 100 x 3 5 SHS
DECK BEARERS	
DB1	NOT USED
DB2 to DB6	200 UB 18
DB7	200 UB 18 - CAST INTO SLAB EDGE, REFER TYPICAL DETAILS
DB8,DB9 & DB10	150 UB 18 - SHOP WELDED TO DB7'
DECK JOISTS	
DJ1	140 x 45 F7 @ 450mm MAX CTS
DJ2	90 x 45 MGP10 @ 450mm MAX CTS
WALL PLATES	
WP1	140 x 45 F7 (H3 TREATED) BOLTED TO CONCRETE SLAB EDGE WITH M12-450 CHEMSET ANCHORS PROVIDE 90mm MIN EMBEDMENT
CONCRETE BEDROOM BEAM	
BB1 BB2	REFER DRG No 8166-S2 00, FOR REINFORCED CONCRETE BEAM DETAILS

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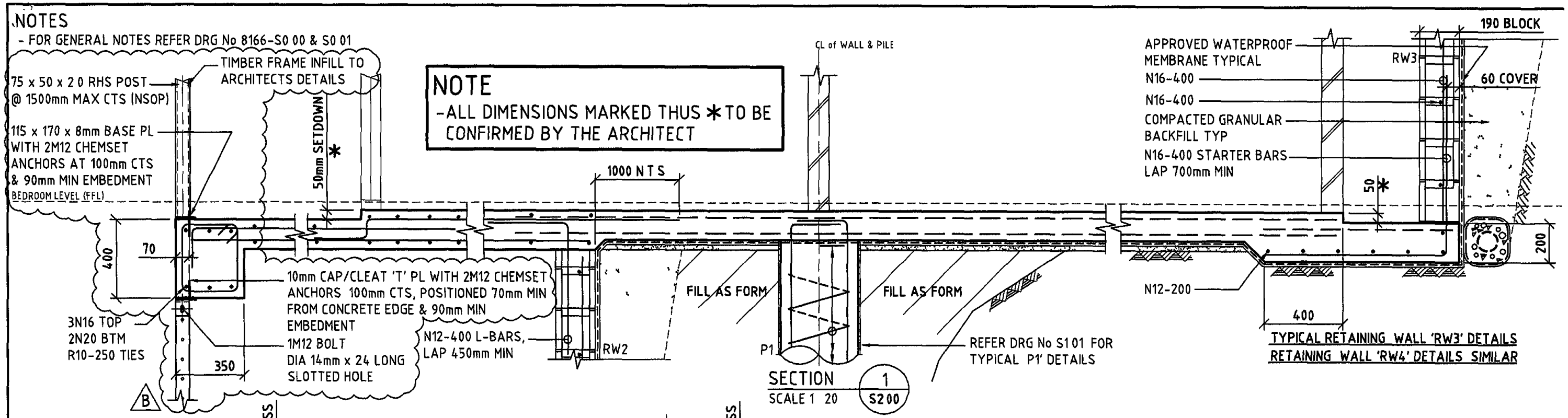
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BEDROOM LEVEL SLAB PLAN

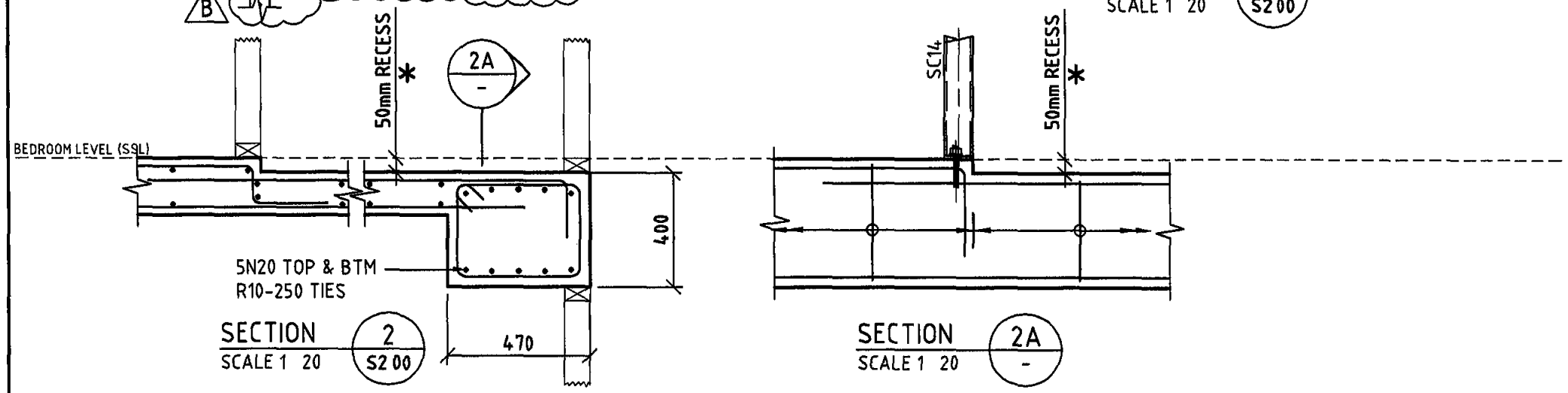
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DRAWN	J C	SCALE	1:10
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SIGNED		SIZ	A
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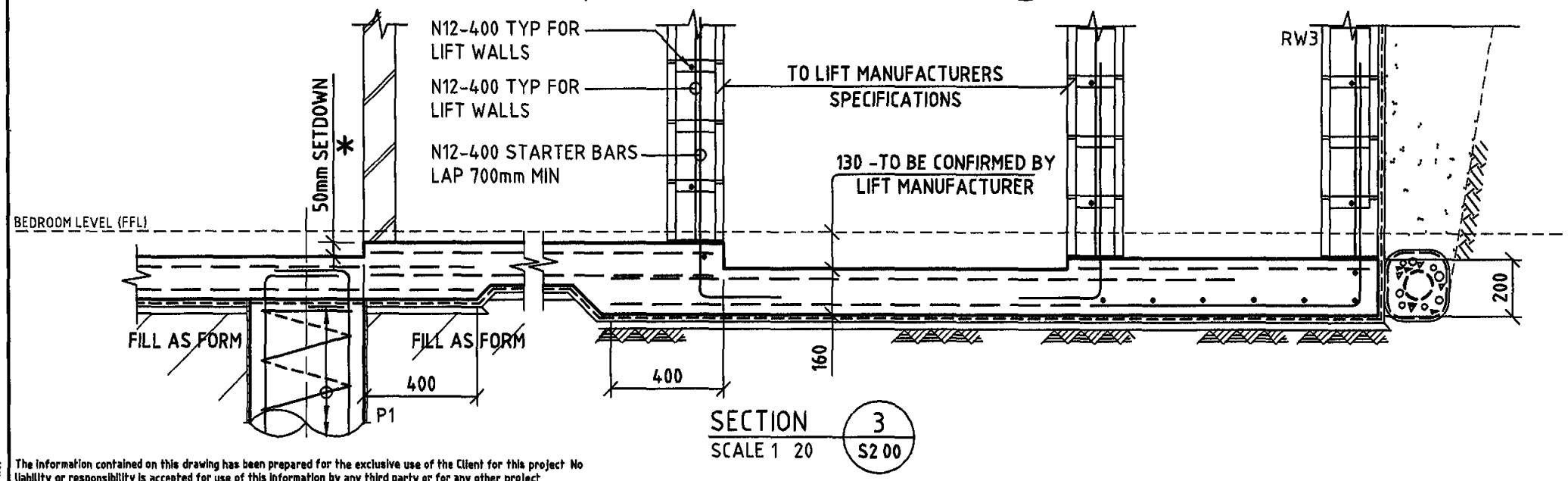
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NOTES
- FOR GENERAL NOTES REFER DRG No 8166-S0 00 & S0 01

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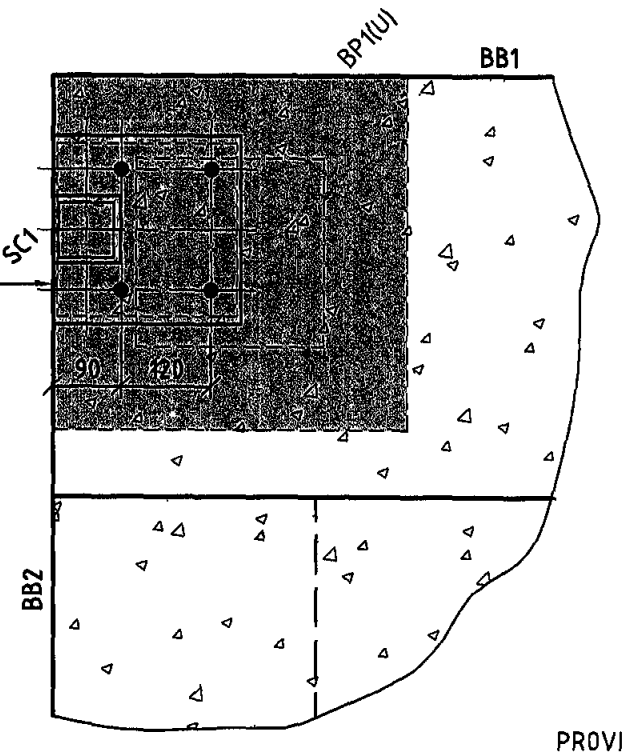
PROJECT
PROPOSED NEW RESIDENCE
at 165 RIVERVIEW ROAD, CLAREVILLE, NSW 2107
for Mr & Mrs N SAMODOL

DRAWING TITLE
BEDROOM LEVEL SLAB DETAILS SHT 1/3

DESIGN	S W	DATE	MAR 201
DRAWN	J C	SCALE	1 2
FILENAME	8166 S0 00 to S7 00 DWG		
SIGNED		SIZE	A1
DRAWING No	8166-S2 01	REV	B

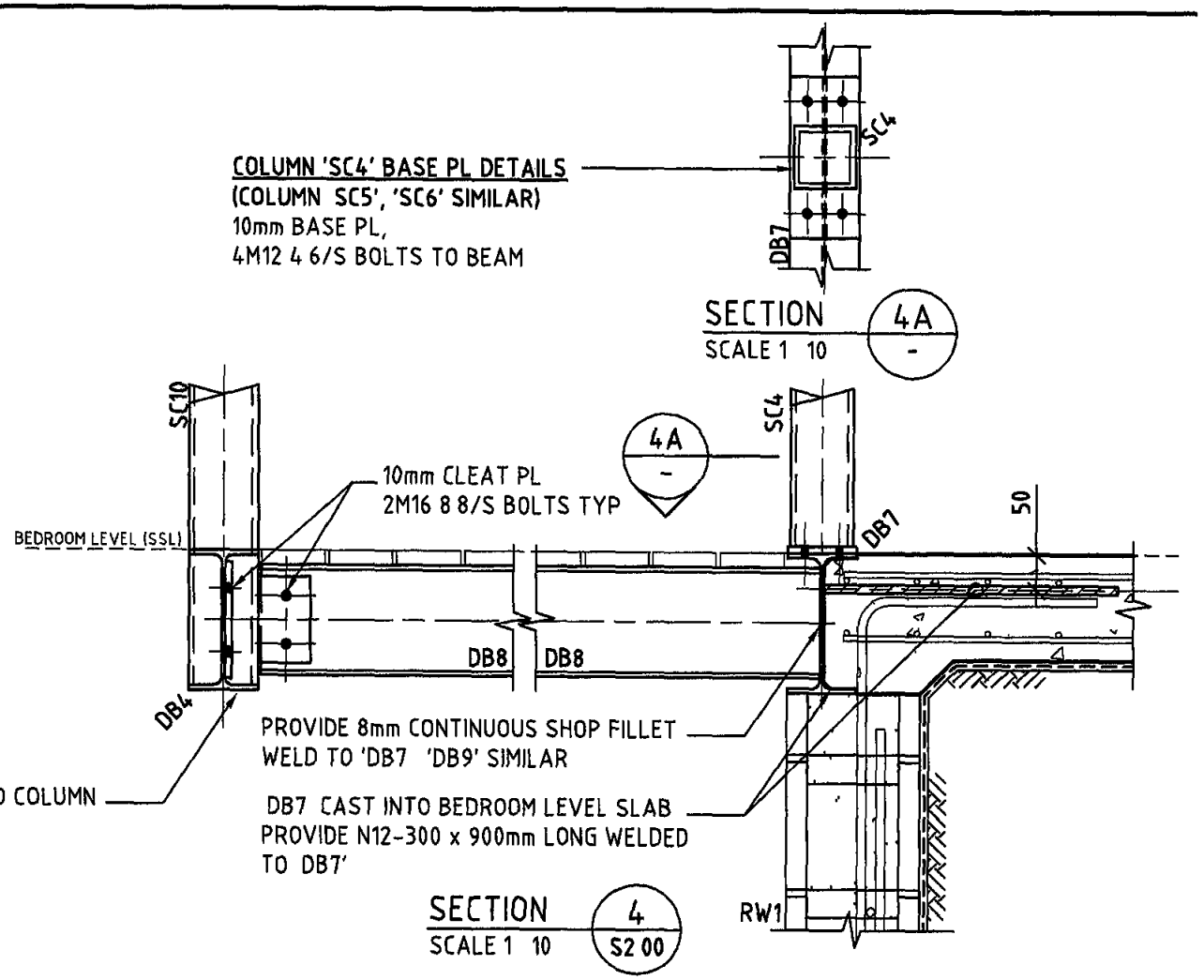
NOTES

- FOR GENERAL NOTES REFER DRG No 8166-S0 00 & S0 01



COLUMN 'SC1' BASE PL DETAILS
10mm BASE PL
20mm NOM GROUT BED
4M16 CHEMSET ANCHORS, 110mm MIN EMBEDMENT

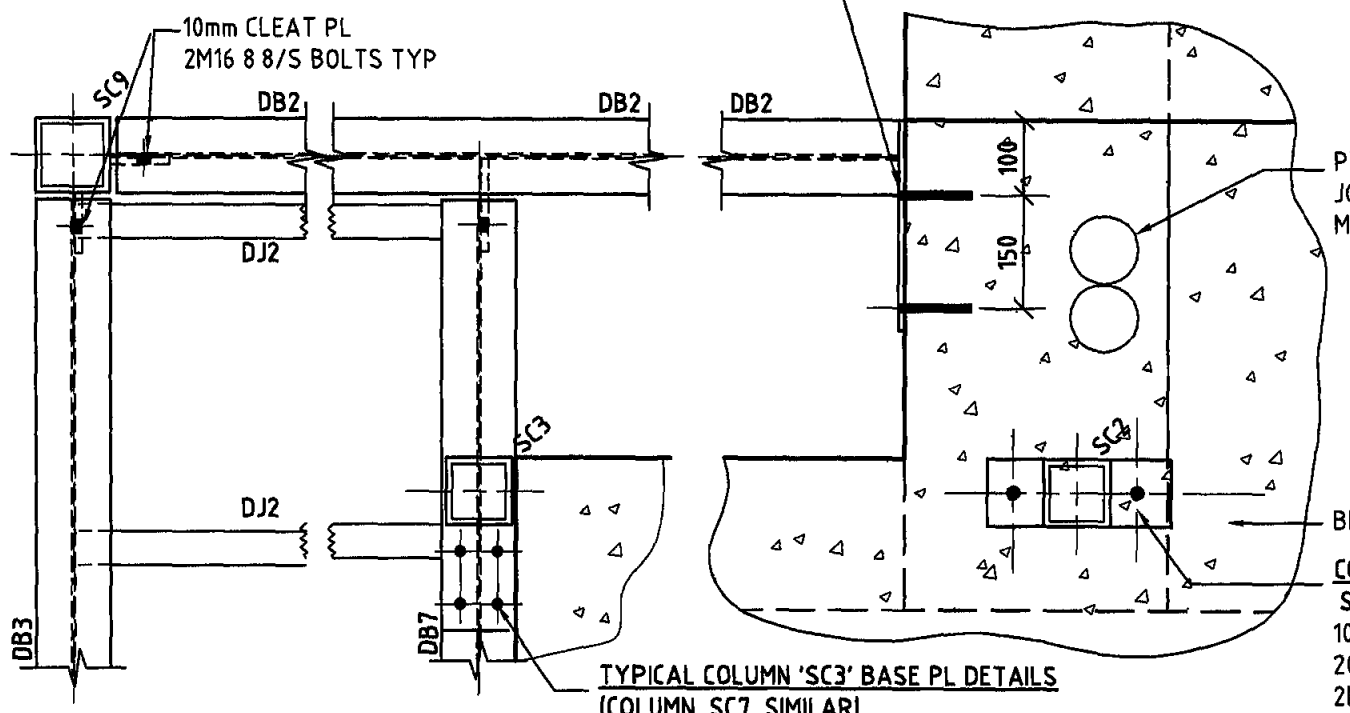
DETAIL A / SCALE 1 10 / S2 00



COLUMN 'SC4' BASE PL DETAILS
(COLUMN SC5', 'SC6' SIMILAR)
10mm BASE PL,
4M12 4 6/S BOLTS TO BEAM

SECTION 4A / SCALE 1 10 / -

SECTION 4 / SCALE 1 10 / S2 00

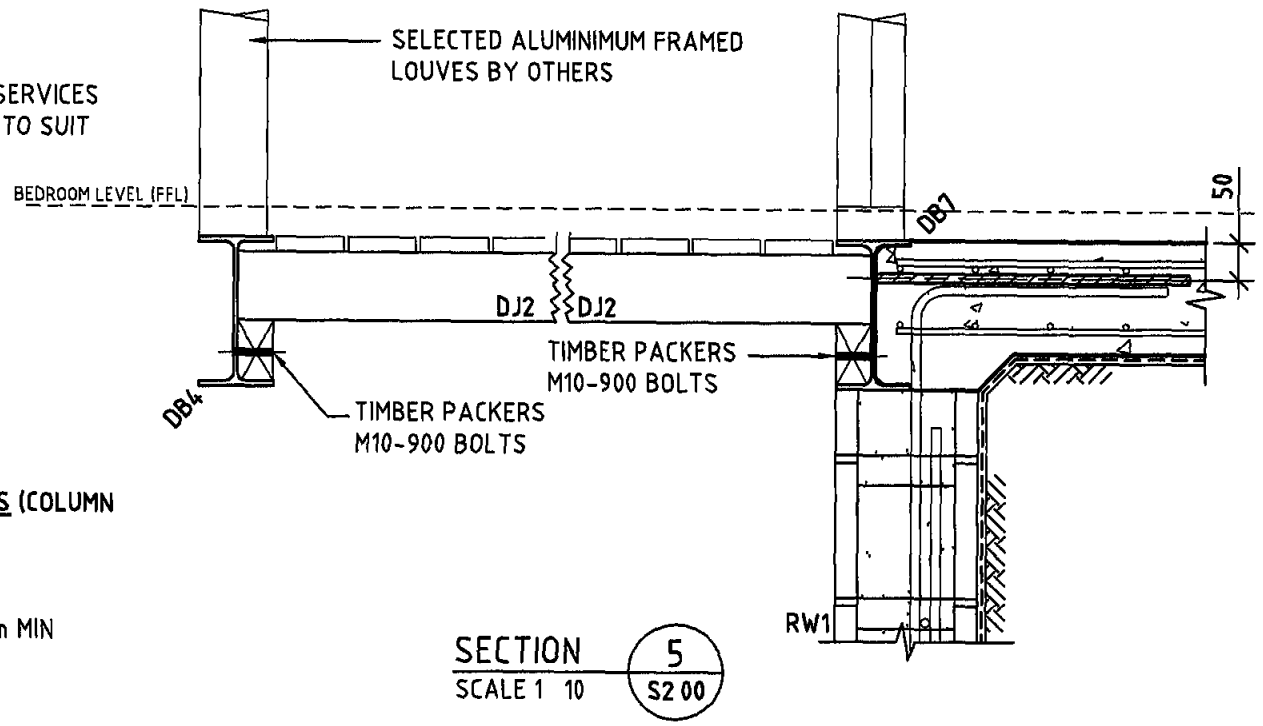


TYPICAL COLUMN 'SC3' BASE PL DETAILS
(COLUMN SC7 SIMILAR)
10mm BASE PL,
4M12 4 6/S BOLTS TO BEAM

COLUMN SC2 BASE PL DETAILS (COLUMN SC8' SIMILAR)
10mm BASE PL,
20mm NOM GROUT BED
2M12 CHEMSET ANCHORS, 110mm MIN EMBEDMENT

DETAIL C / SCALE 1 10 / S2 00

DETAIL B / SCALE 1 10 / S2 00



SECTION 5 / SCALE 1 10 / S2 00

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28/04/2010 10:02:01 AM

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B	RE-ISSUED FOR TENDER PURPOSES	JC	SW	23 04 2010
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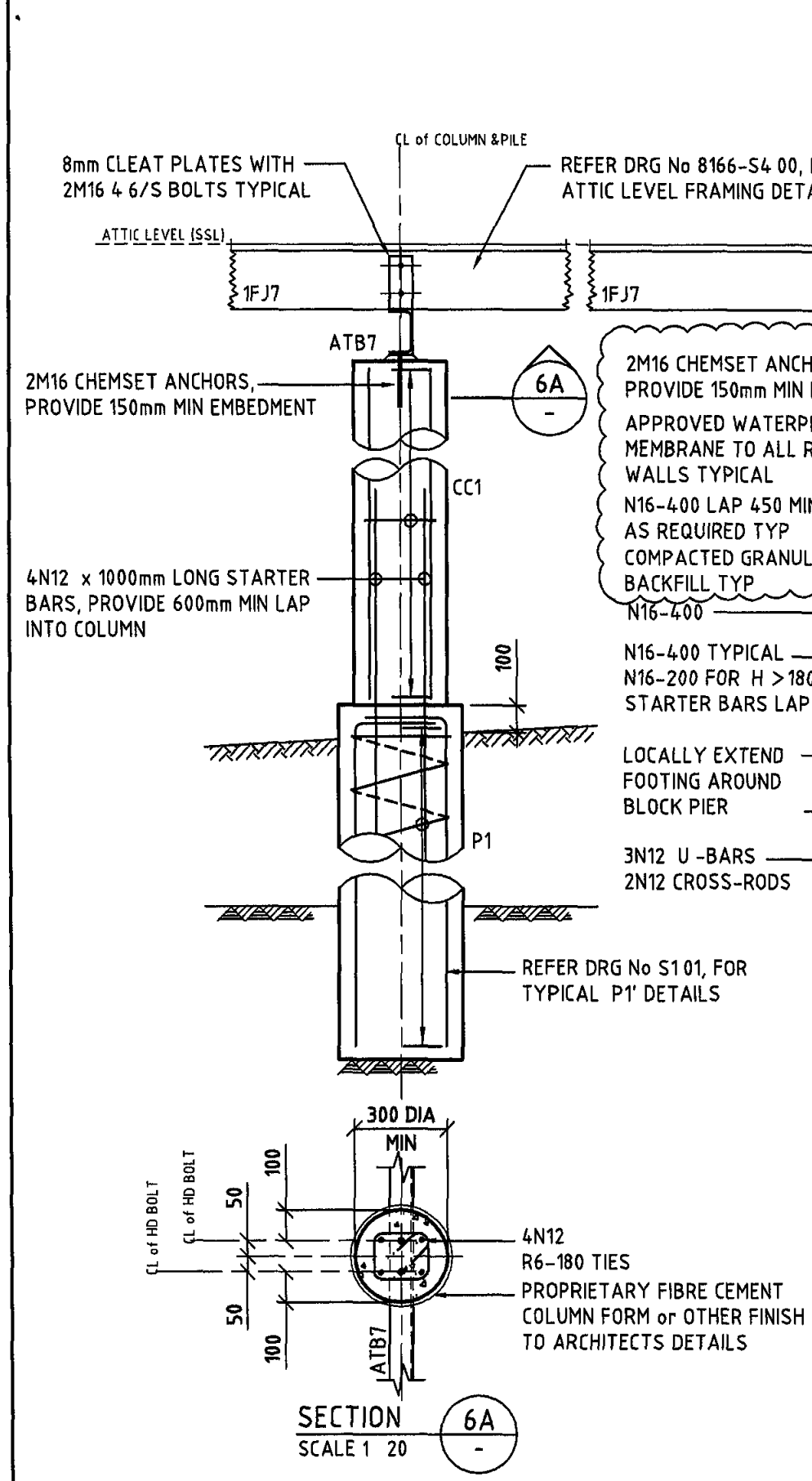
PROJECT
PROPOSED NEW RESIDENCE
at 165 RIVERVIEW ROAD, CLAREVILLE, NSW 2107
for Mr & Mrs N SAMODOL

DRAWING TITLE
BEDROOM LEVEL SLAB DETAILS SHT 2/3

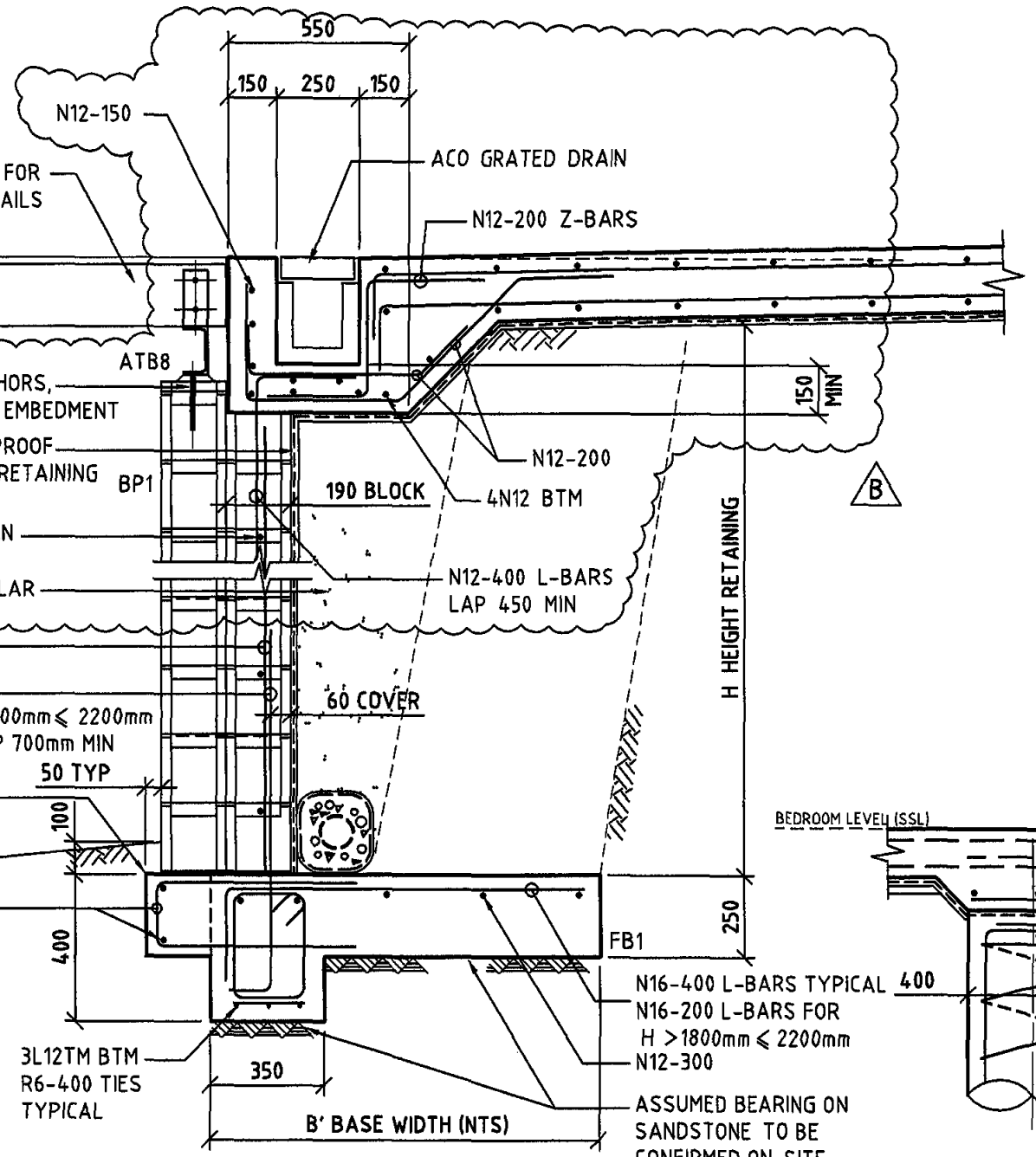
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DRAWN	J C	SCALE	1 1
FILENAME	8166 S0 00 to S7 00 DWG		
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DRAWING No	8166-S2 02	REV	B

NOTES

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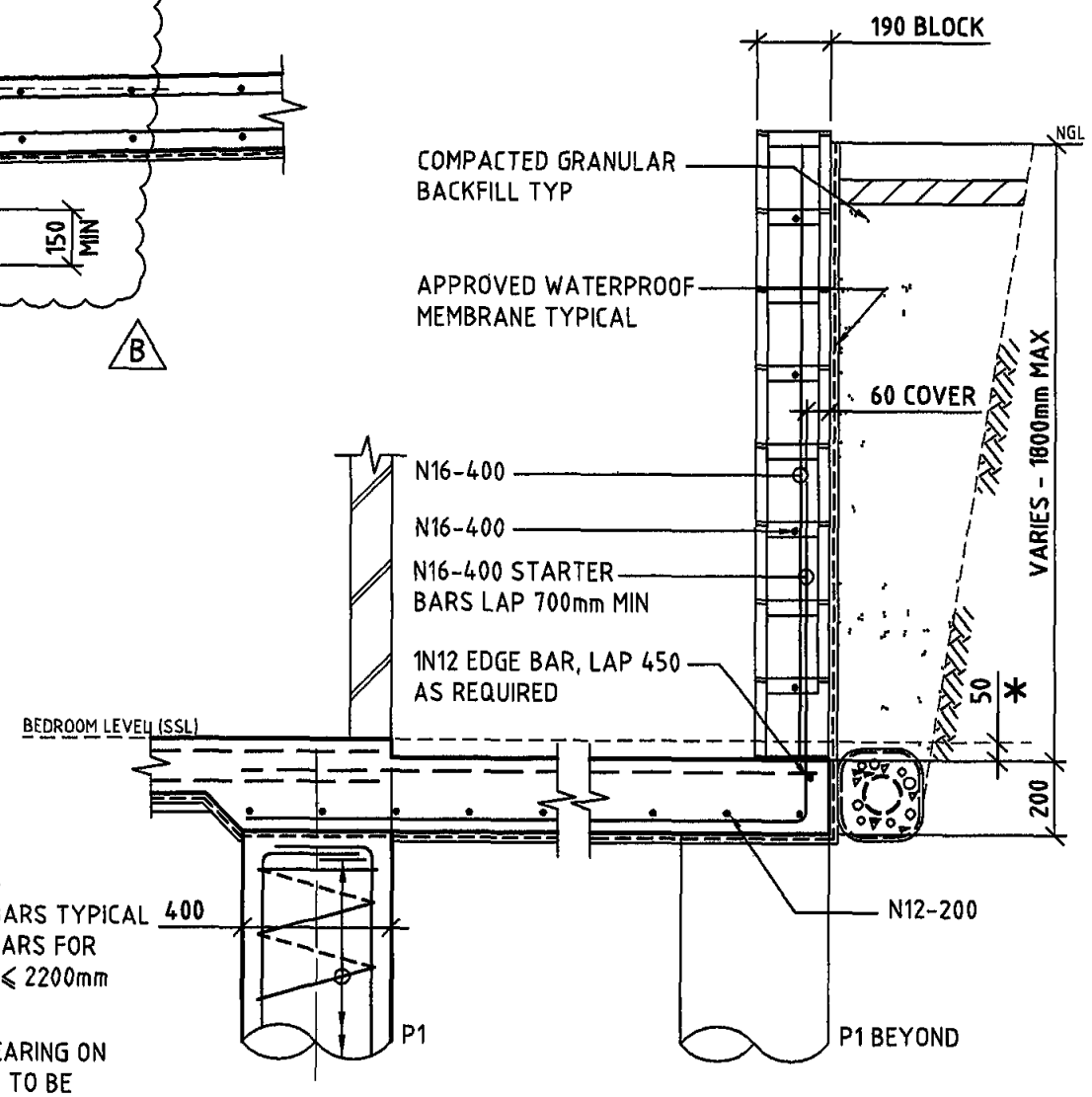
SECTION 6A
SCALE 1 20



TYPICAL RETAINING WALL 'RW6 DETAILS

SECTION 6
SCALE 1 20
S2 00

RETAINING WALL SCHEDULE	'H' ⩽ 1000mm ⩽ 2200mm
HEIGHT OF WALL 'H'	BASE WIDTH 'B'
'H' ⩽ 1000mm	800mm
H > 1000mm ⩽ 1400mm	1200mm
H > 1400mm ⩽ 1800mm	1500mm
'H' > 1800mm ⩽ 2200mm	2000mm



TYPICAL RETAINING WALL 'RW4' DETAILS

SECTION 7
SCALE 1 20
S2 00

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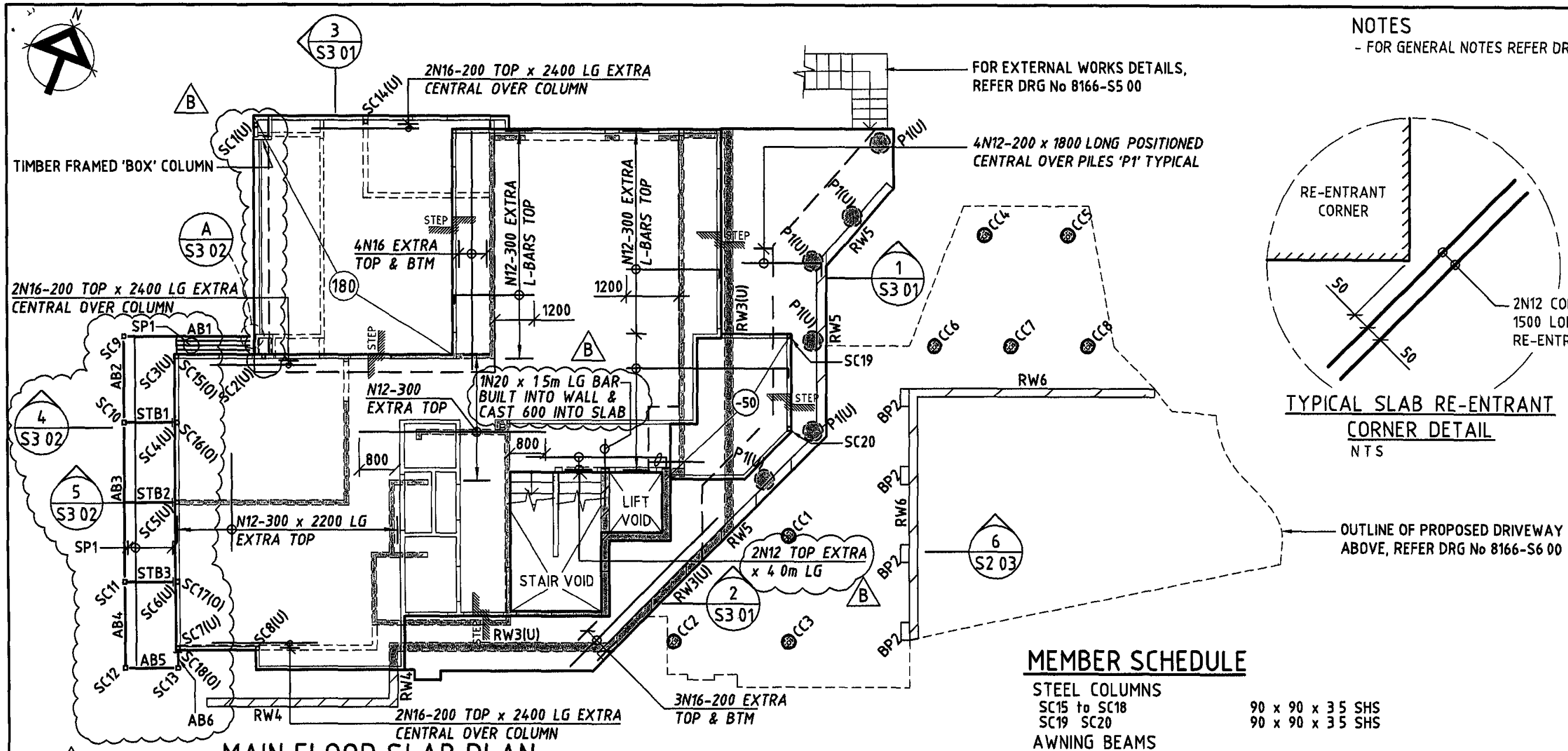
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PROJECT
PROPOSED NEW RESIDENCE
at 165 RIVERVIEW ROAD, CLAREVILLE, NSW 2107
for Mr & Mrs N SAMODOL

DRAWING TITLE
BEDROOM LEVEL SLAB DETAILS SHT 3/3

DESIGN	S W	DATE	MAR 201
DRAWN	J C	SCALE	1 2
FILENAME	8166 S0 00 to S7 00 DWG		
SIGNED		SIZE	A2
DRAWING No	8166-S2 03	REV	B



MAIN FLOOR SLAB PLAN

SCALE 1:100

1 ALL SLABS TO BE 150mm THICK THROUGHOUT UNLESS NOTED OTHERWISE

2 ALL SLABS TO BE REINFORCED WITH N12-200 EACHWAY TOP & BOTTOM, UNLESS NOTED OTHERWISE PLUS EXTRA BARS AS SHOWN ON PLAN & SECTIONS

3 REINFORCEMENT LAYERS - IN PLAN

DENOTES BOTTOM BARS LAID SECOND
DENOTES TOP BARS LAID THIRD
DENOTES BOTTOM BARS LAID FIRST
DENOTES TOP BARS LAID LAST

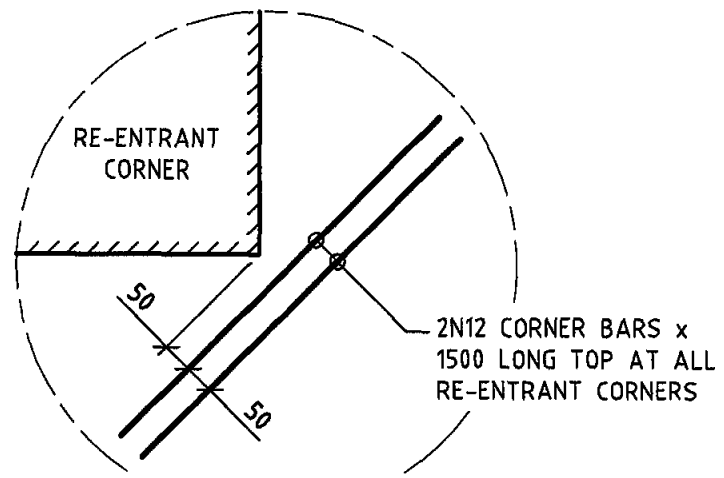
4 DENOTES

(180) SLAB THICKNESS

(-50) 50mm WET AREA SLAB SETDOWN

NOTES

- FOR GENERAL NOTES REFER DRG No 8166-S0 00 & S0 01



TYPICAL SLAB RE-ENTRANT CORNER DETAIL

NTS

MEMBER SCHEDULE

STEEL COLUMNS	
SC15 to SC18	90 x 90 x 3.5 SHS
SC19 SC20	90 x 90 x 3.5 SHS
AWNING BEAMS	
AB1 to AB6	200 UB 18
STUB BEAMS	
STB1, STB2 & STB3	100 x 100 x 3.5 SHS SHOP WELDED TO STEELWORK COLUMNS
SCREEN PURLINS	
SP1	75 x 50 x 1.6 RHS @ 100mm MAX CTS
CONCRETE COLUMNS	
CC1 to CC8	REFER DRG No 8166-S3 02, FOR TYPICAL COLUMN DETAILS
RETAINING WALLS	
RW4 to RW6	REFER DRG No 8166-S3 02, FOR TYPICAL DETAILS
BLOCK PIERS	
BP2	400 x 190mm BLOCK PIER LOCATIONS

B

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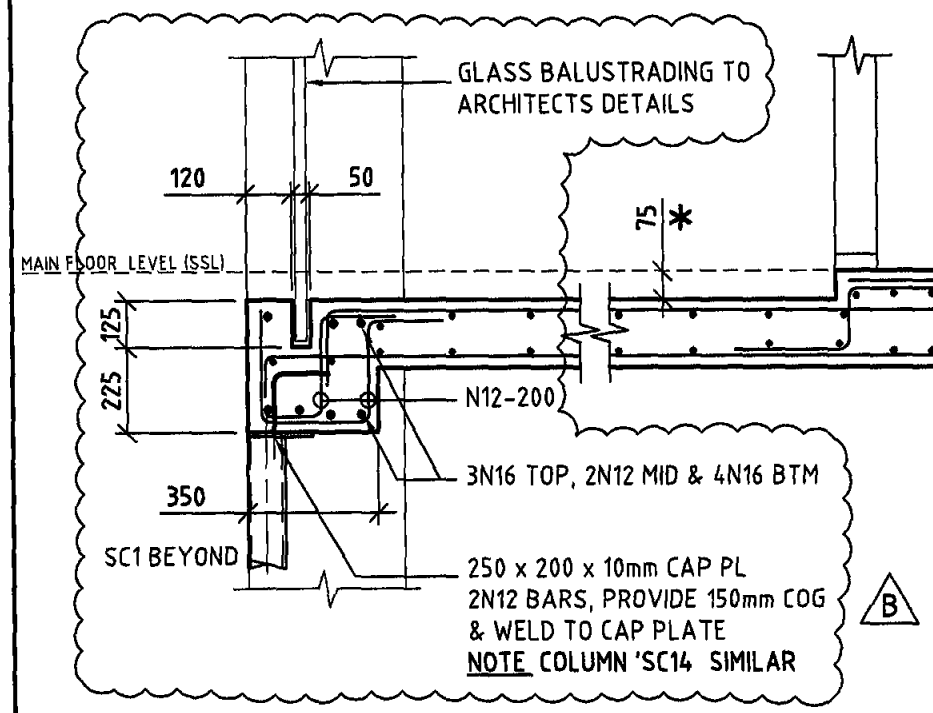
PROJECT
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at 165 RIVERVIEW ROAD, CLAREVILLE, NSW 2107
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DRAWING TITLE
MAIN FLOOR SLAB PLAN

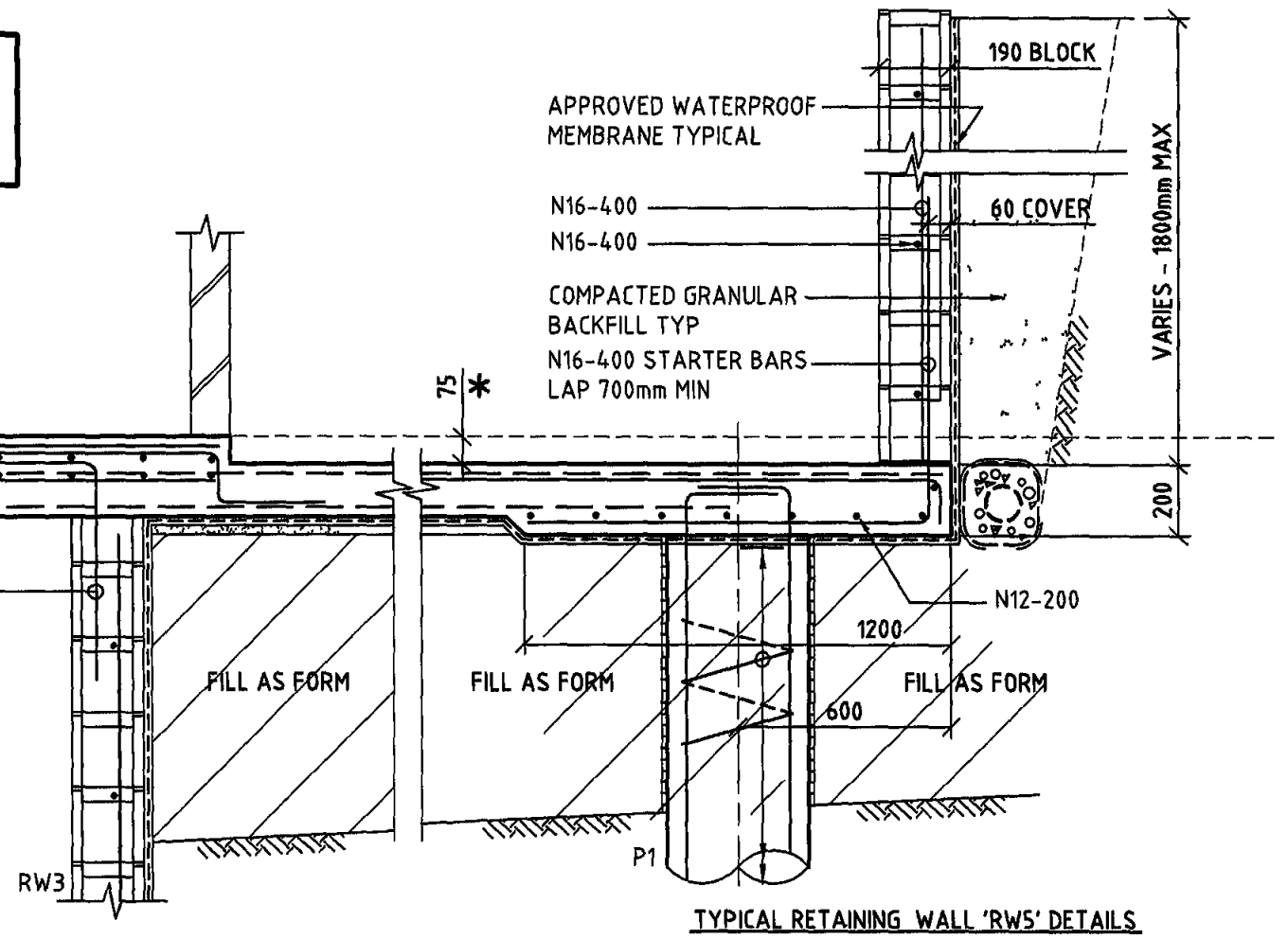
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DRAWN	J C	SCALE	1 10
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DRAWING No	8166-S3 00	REV	B

NOTES
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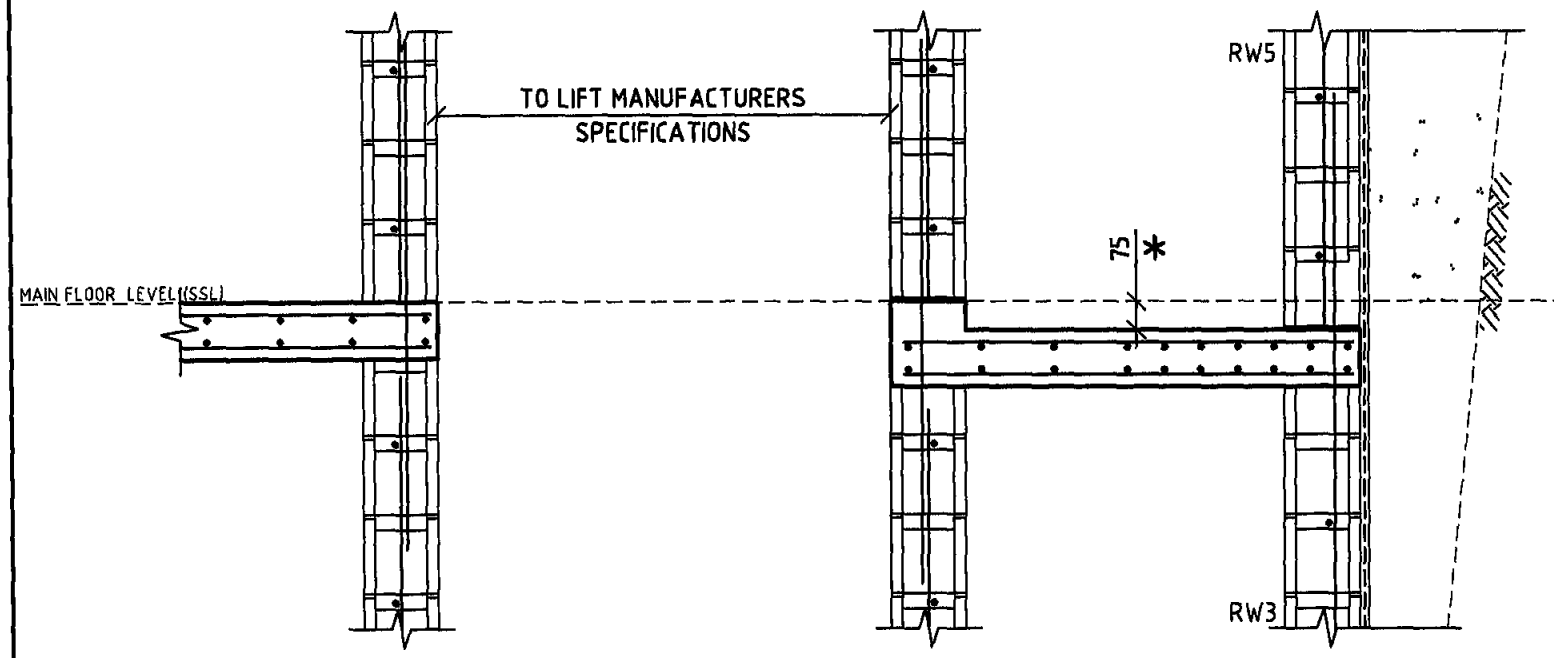
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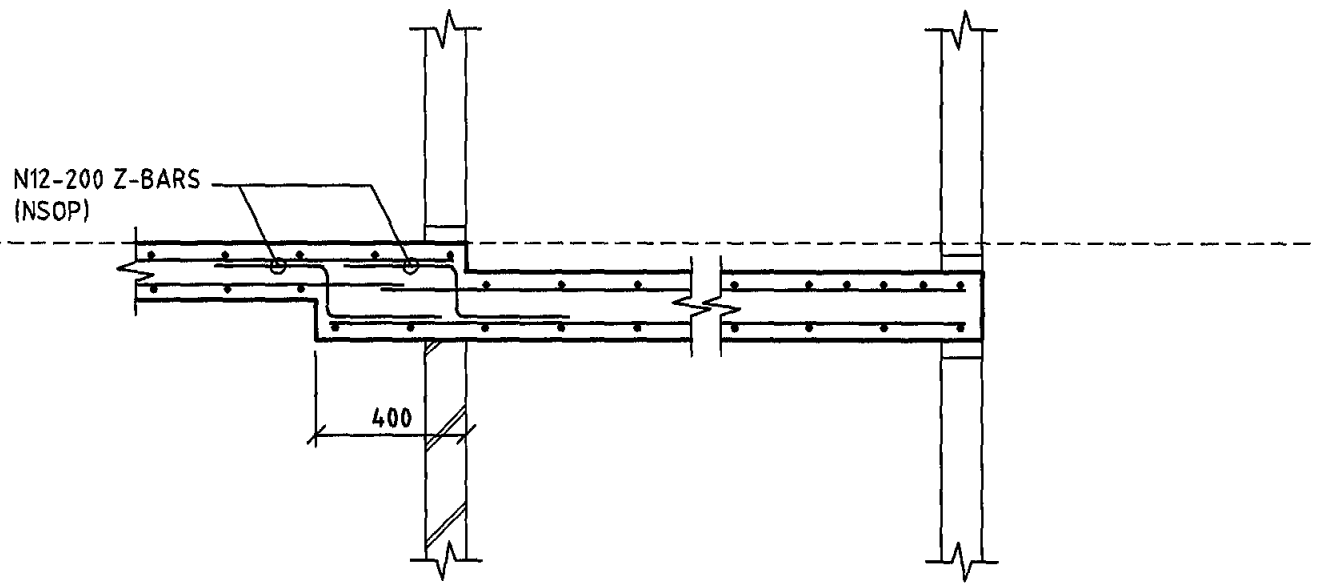
SECTION 1 / SCALE 1 20 / S3 00



TYPICAL RETAINING WALL 'RW5' DETAILS



SECTION 2 / SCALE 1 20 / S3 00



SECTION 3 / SCALE 1 20 / S3 00

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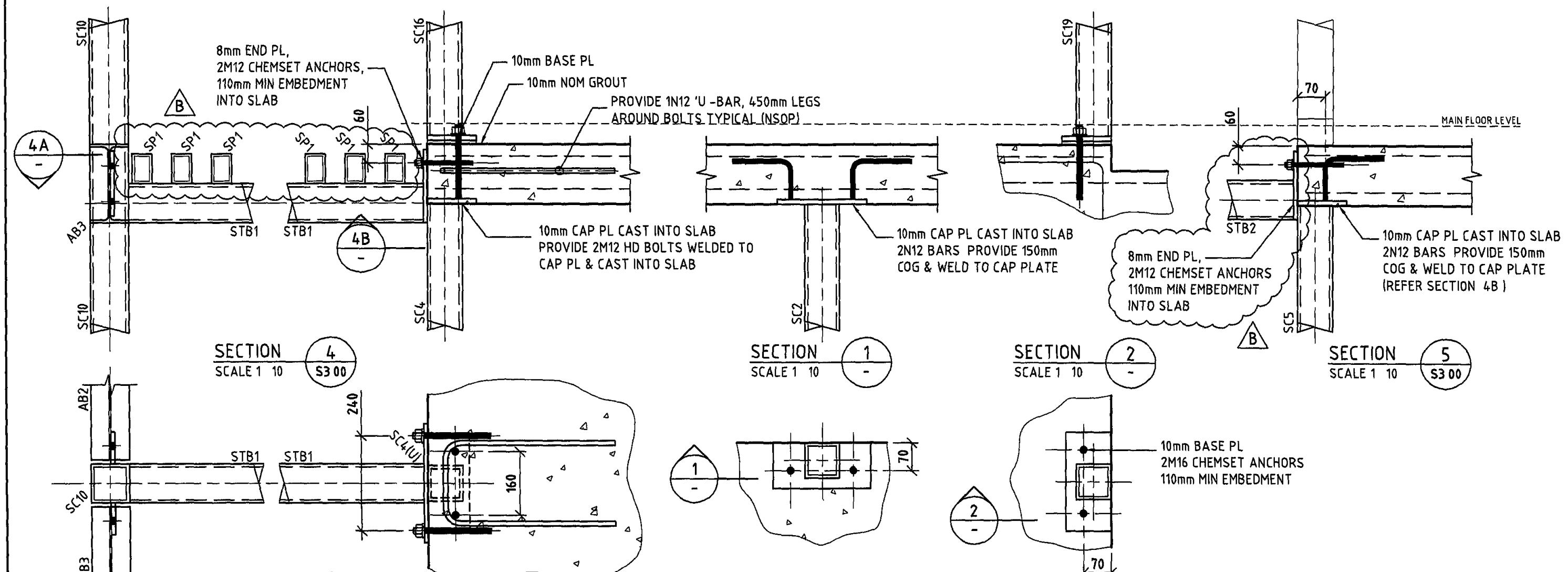
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PROPOSED NEW RESIDENCE
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for Mr & Mrs N SAMODOL

DRAWING TITLE
MAIN FLOOR SLAB DETAILS SHT 1/2

DESIGN	S W	DATE	MAR 201
DRAWN	J C	SCALE	1 2
FILENAME	8166 S0 00 to S7 00 DWG		
SIGNED		SIZE	A.

DRAWING No 8166-S3 01 REV B



NOTES
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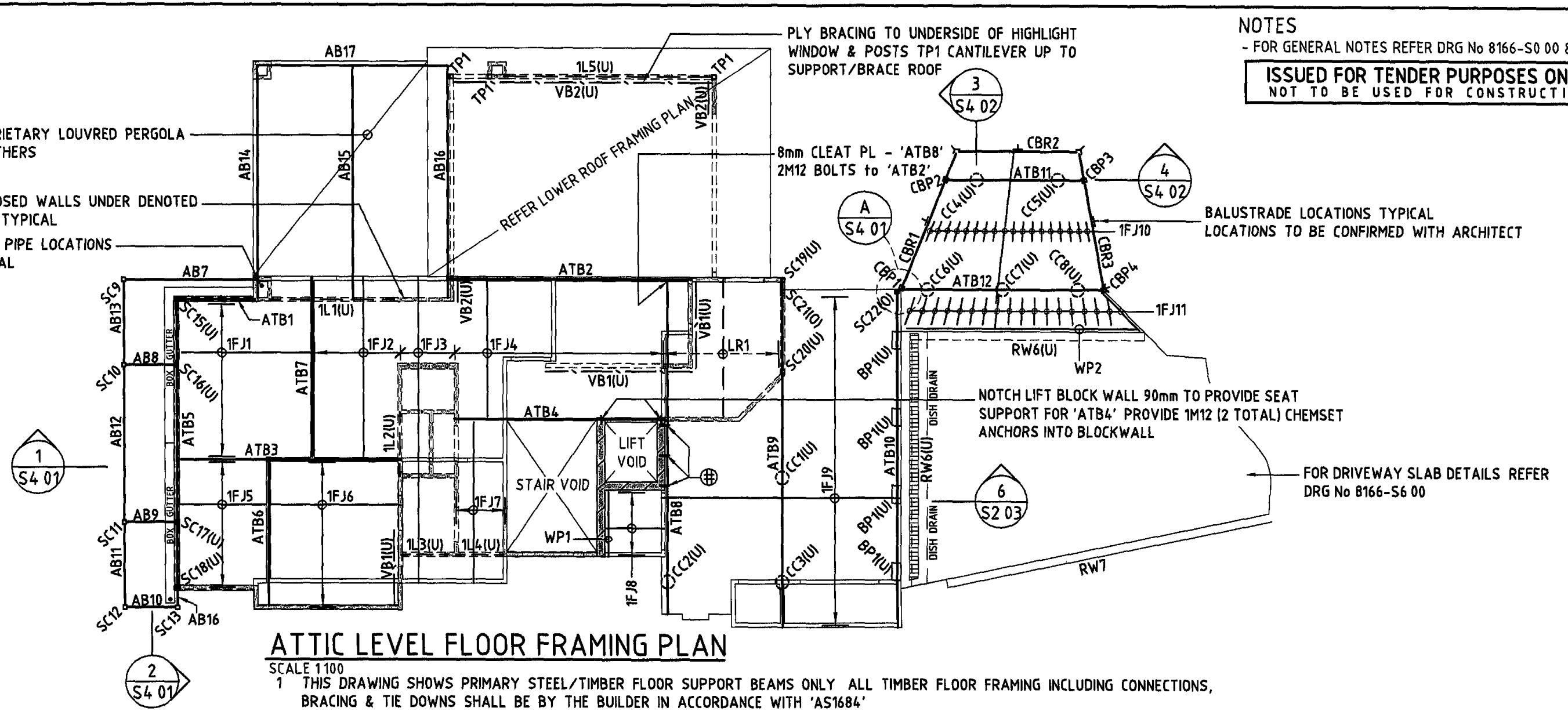
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DRAWING TITLE
MAIN FLOOR SLAB DETAILS SHT 2/2

DESIGN	S W	DATE	MAR 201
DRAWN	J C	SCALE	1 1
FILENAME	8166 S0 00 to S7 00 DWG		
SIGNED		SIZE	A
DRAWING No	8166-S3.02	REV	B



ATTIC LEVEL FLOOR FRAMING PLAN

SCALE 1:100

NOTES

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MEMBER SCHEDULE

TIMBER POSTS (IN WALL)

TP1	90 x 90 F7

STEEL COLUMNS

SC21, SC22	90 x 90 x 3 5 SHS

ATTIC LEVEL FLOOR JOISTS

1FJ1 1FJ5 1FJ6	150 x 45 LVL @ 450mm MAX CTS
1FJ2 to 1FJ4 & 1FJ7	200 x 45 HYJOIST @ 450mm MAX CTS - NOTE FLOOR JOISTS CAN BE INCREASED TO 240 x 45 HYJOIST TO GIVE INCREASED SET-DOWN TO WET-AREAS & REAR DECK
1FJ8	190 x 45 F7 @ 450mm MAX CTS (H3 TREATED)
1FJ9 to 1FJ11	190 x 45 F7 @ 300mm MAX CTS (H3 TREATED)

ATTIC LEVEL FLOOR BEAMS

ATB1	190 x 45 F7
ATB2	200 UB 22
ATB3	2/180 PFC
ATB4	2/200 x 45 LVL
ATB5	200 PFC
ATB6	2/200 x 45 LVL
ATB7	2/200 x 63 LVL
ATB8 to ATB10	150 PFC (HOT DIP GALV)
ATB11 & ATB12	150 UC 23 (HOT DIP GALV)

LINTELS - FIRST FLOOR WALLS UNDER

1L1	2/240 x 45 LVL
1L2	2/140 x 45 F7
1L3 & 1L4	2/90 x 45 MGP10
1L5	150 PFC

WALL PLATES

WP2	90 x 45 F7 (H3 TREATED) BOLTED TO SLAB WITH M16-450 CHEMSET ANCHORS

LAUNDRY LOWER ROOF RAFTERS

LR1	95 x 45 LVL RAFTERS @ 600mm MAX CTS FOR LAUNDRY FLAT ROOF UNDER PROPOSED CARPORT

AWNING BEAMS

AB7, AB10 to AB13	200 UB 18
AB8 & AB9	100 x 50 x 5 0 RHS (ON FLAT)
AB14 AB16 AB17	150 x 50 x 2 5 RHS
AB15	150 x 50 x 3 0 RHS
AB16	200 UB 18

DENOTES

⊕ PROVIDE 2M16 MASONRY ANCHORS (6 TOTAL) TO BLOCK LIFT WALL POSITION ANCHORS WHOLLY WITHIN BLOCKS NOT MORTAR TO MANUFACTURERS INSTRUCTIONS PROVIDE 90mm MIN EMBEDMENT POSITION CENTRAL & 100mm MIN FROM END OF LIFT WALL

CARPARK BARRIER RAILS

CBR1 to CBR3	150 x 100 x 5 0 RHS HD GALV ON FLAT (FULLY WELDED MITRE JOINTS)

CARPARK BARRIER POSTS

CBP1 to CBP4	100 x 100 x 5 0 SHS HD GALV

VERTICAL WALL BRACING

VB2	4mm STRUCTURAL HARDWOOD PLY BRACING NAIL TOP & BTM OF SHEETS @ 50mm CTS - VERTICAL EDGES @ 150mm CTS & INTERNAL STUDS @ 300mm CTS PROVIDE M12 TIE DOWN TO FLOOR AT EACH END OF BRACING PANEL & AT 1200mm MAX CTS

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ISSUE	DESCRIPTION	BY	APR	DATE
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A	ISSUED FOR TENDER PURPOSES	JC	SW	31 03 2010

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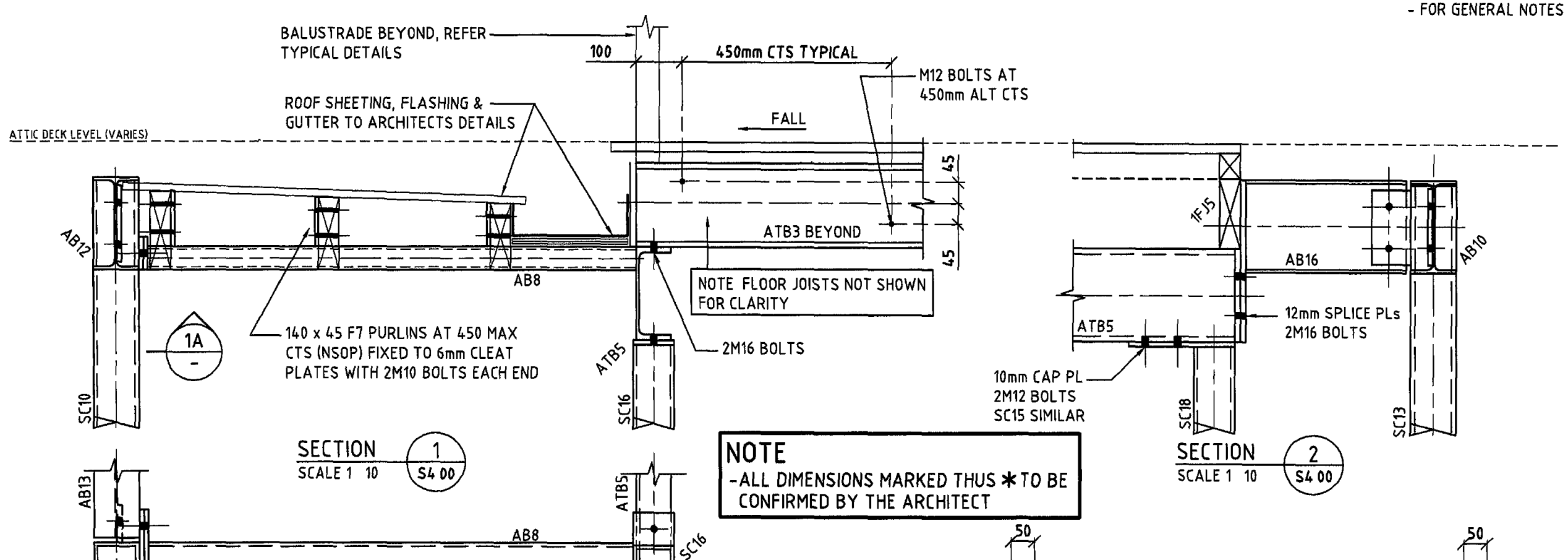
PROJECT
PROPOSED NEW RESIDENCE
at 165 RIVERVIEW ROAD, CLAREVILLE, NSW 2107
for Mr & Mrs N SAMODOL

DRAWING TITLE
ATTIC LEVEL FLOOR FRAMING PLAN

DESIGN	S W	DATE	MAR 201
DRAWN	J C	SCALE	1 10
FILENAME	8166 S0 00 to S7 00 DWG		
SIGNED		SIZE	A

DRAWING No 8166-S4 00 REV B

NOTES
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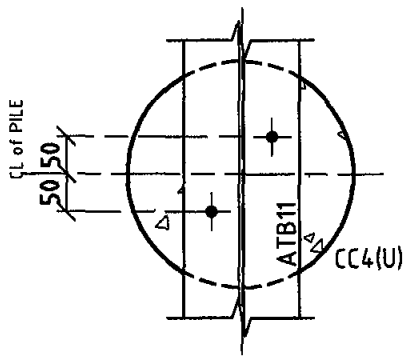
PROJECT
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DRAWING TITLE
ATTIC LEVEL FRAMING DETAILS-SHT1/2

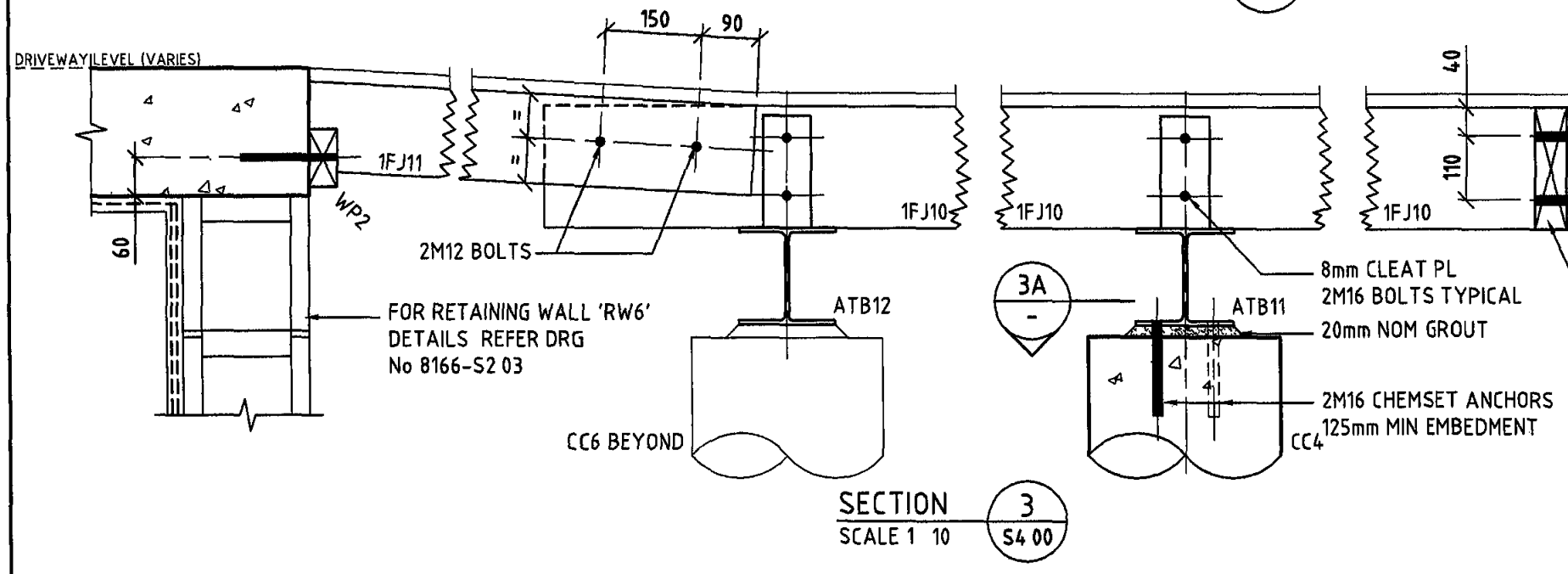
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DRAWN	J C	SCALE	AS SHOWI
FILENAME	B166 S0 00 to S7 00 DWG		
SIGNED		SIZE	A
DRAWING No	8166-S4 01	REV	B

NOTES
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NOTE
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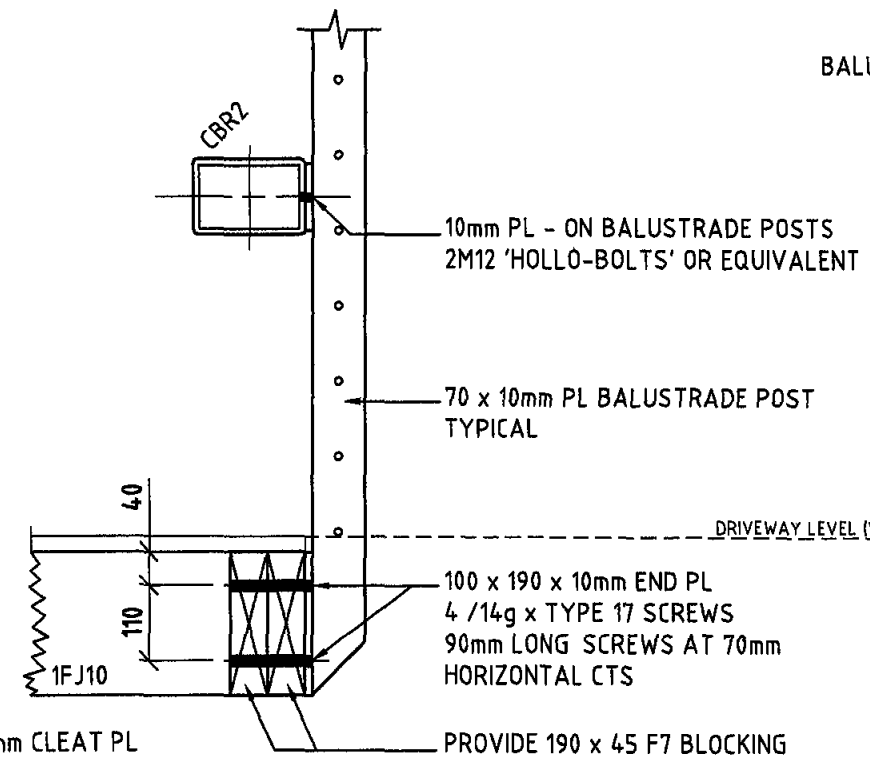


SECTION 3A / SCALE 1 10



SECTION 3 / SCALE 1 10 / S4 00

8mm CLEAT PL
2M16 BOLTS TYPICAL
20mm NOM GROUT
2M16 CHEMSET ANCHORS
125mm MIN EMBEDMENT

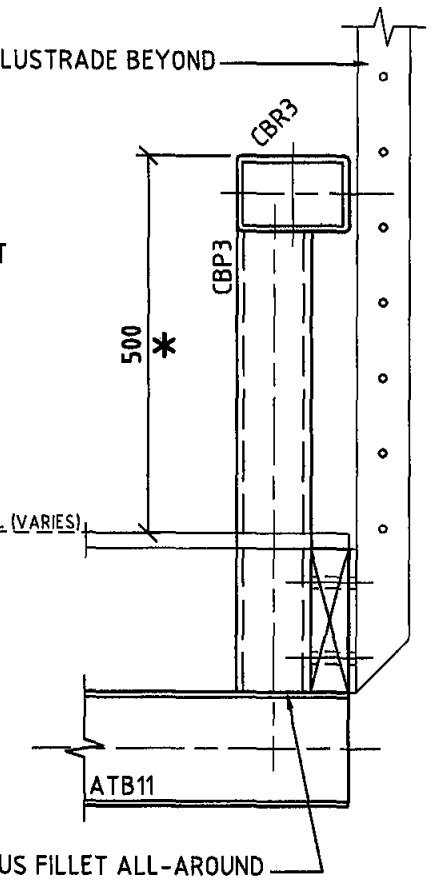


10mm PL - ON BALUSTRADE POSTS
2M12 'HOLLO-BOLTS' OR EQUIVALENT

70 x 10mm PL BALUSTRADE POST
TYPICAL

100 x 190 x 10mm END PL
4 /14g x TYPE 17 SCREWS
90mm LONG SCREWS AT 70mm
HORIZONTAL CTS

PROVIDE 190 x 45 F7 BLOCKING
AT ENDS OF FLOOR JOISTS TYP
(2 /190 x 45 F7 AT BALUSTRADE
POINTS)



8mm CONTINUOUS FILLET ALL-AROUND
WELD POST TO 'ATB11 & 'ATB12

SECTION 4 / SCALE 1 10 / S4 00

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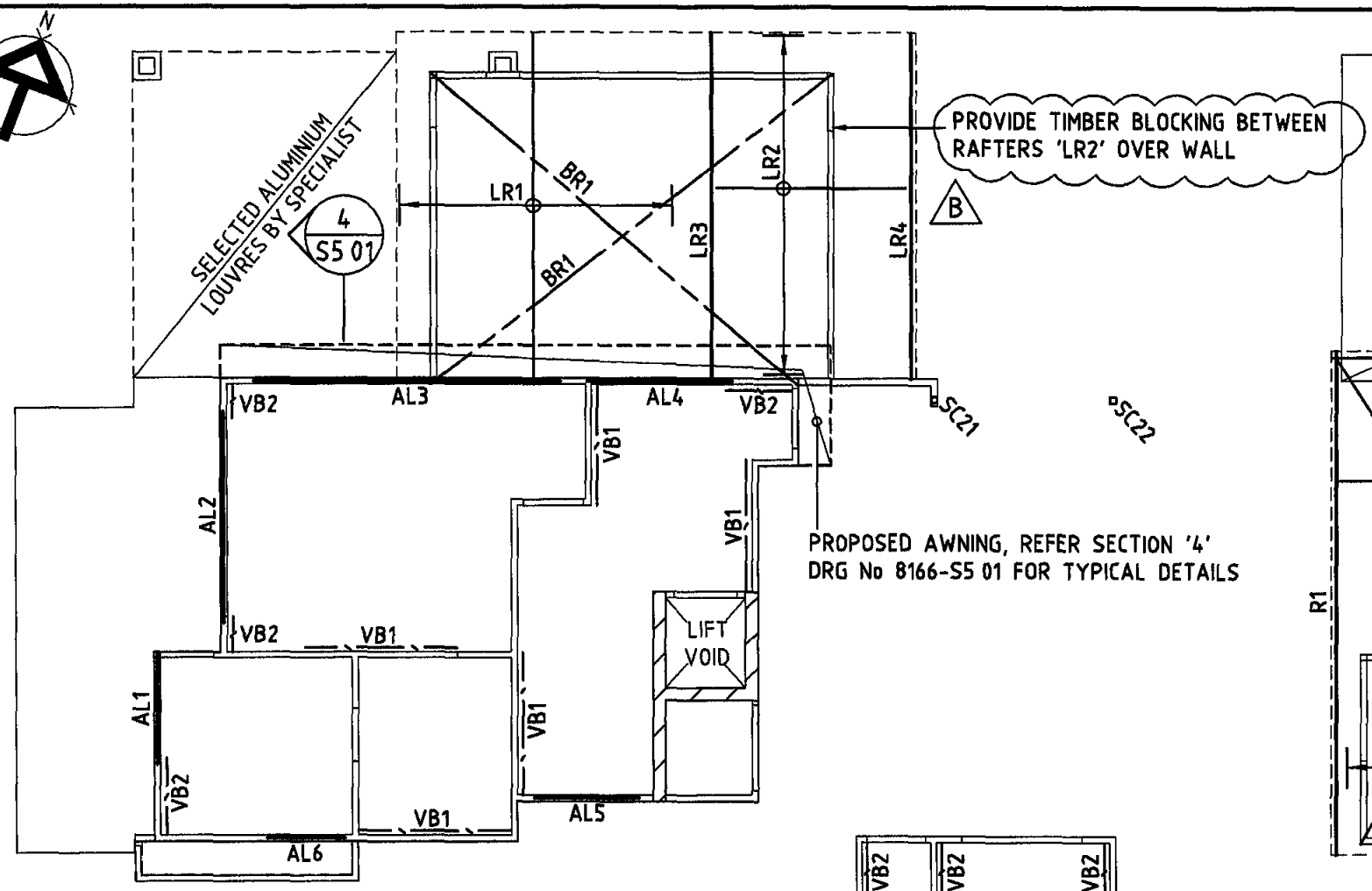
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DRAWING TITLE
ATTIC LEVEL FRAMING DETAILS-SHT2/2

DESIGN	S W	DATE	MAR 201
DRAWN	J C	SCALE	AS SHOWI
FILENAME	8166 S0 00 to S7 00 DWG		
SIGNED		SIZE	A

DRAWING No 8166-S4 02 REV B



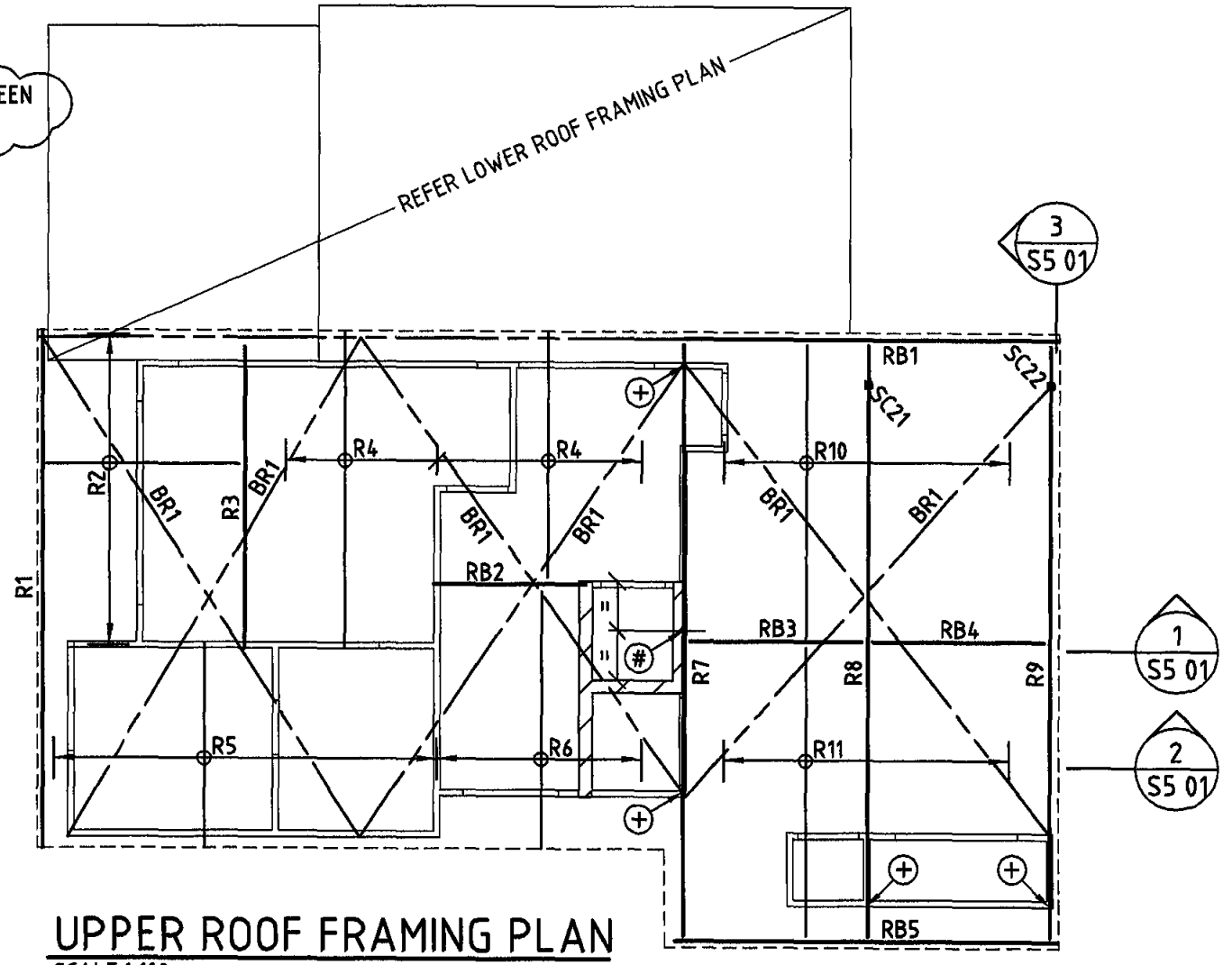
ATTIC WALL & LOWER ROOF FRAMING PLAN

SCALE 1:100

1 THIS DRAWING SHOWS PRIMARY STEEL/TIMBER ROOF SUPPORT BEAMS ONLY ALL TIMBER ROOF FRAMING INCLUDING CONNECTIONS, BRACING & TIE DOWNS SHALL BE BY THE BUILDER IN ACCORDANCE WITH AS1684'

MEMBER SCHEDULE

LOWER RAFTERS	
LR1,LR2 & LR4	170 x 45 LVL @ 600mm MAX CTS
LR3	2/170 x 45 LVL
ATTIC LINTELS	
AL1	140 x 45 F7
AL2	2/200 x 45 LVL
AL3	2/240 x 45 LVL
AL4	190 x 45 F7
AL5	2/170 x 45 F7
AL6	90 x 45 MGP10
VERTICAL WALL BRACING	
VB1	GALV STRAP CROSS BRACING or 20 x 20 ANGLE BRACE WITH STRAP LOOPED OVER TOP & BTM PLATES & NAILED TO STUDS AT ENDS OF BRACING PANEL
VB2	4mm STRUCTURAL HARDWOOD PLY BRACING NAIL TOP & BTM OF SHEETS @ 50mm CTS - VERTICAL EDGES @ 150mm CTS & INTERNAL STUDS @ 300mm CTS PROVIDE M12 TIE DOWN TO FLOOR AT EACH END OF BRACING PANEL & AT 1200mm MAX CTS



UPPER ROOF FRAMING PLAN

SCALE 1:100

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MEMBER SCHEDULE

RAFTERS	
R1	150 x 45 LVL
R3	2/150 x 45 LVL
R2, R4, R5 & R6	150 x 45 LVL @ 600mm MAX CTS
R7 & R9	180 PFC
R8	2/180 PFC - BACK TO BACK WITH M12-600 BOLTS CENTRAL IN WEB
R10 & R11	150 x 45 LVL @ 600mm MAX CTS
ROOF BEAMS	
RB1 & RB5	170 x 63 LVL
RB2	150 x 63 LVL
RB3 & RB4	170 x 63 LVL
ROOF BRACING	
BR1	GALV STEEL STRAP BRACING BRACING FLATTENED OVER EACH RAFTER & FIXED WITH 2 NAILS, TYPICAL BRACING POSITIVELY FIXED TO WALL PLATE OR TIMBER BEAM AT ENDS WITH 5 NAILS PREFERABLY 2 TO SIDE & 3 TO UNDERSIDE WALL PLATE/TIMBER BEAM
DENOTES	NO NAIL TO BE CLOSER THAN 10 mm TO EDGE OF TIMBER
(#)	1M12 TIE DOWN BOLT CAST BOLT 300mm MIN INTO TOP OF BLOCK WALL
⊕	PROPOSED RAFTER TO BE SUPPORTED ON WALL UNDER PROVIDE HOOP IRON STRAP LOOPED OVER BEAM, 2 NAILS TO TOP & 1 NAIL TO INSIDE FACE OF WALL TOP PLATE, EXTEND DOWN TIMBER STUD 500mm & PROVIDE 4 NAILS MINIMUM EACH SIDE

NOTES

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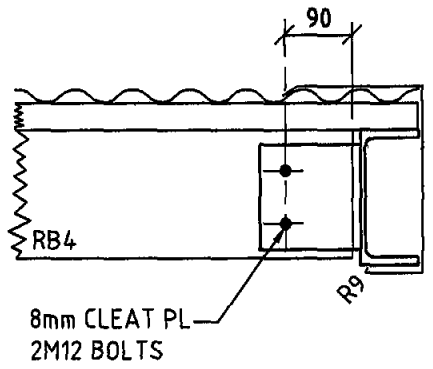
PROJECT
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for Mr & Mrs N SAMODOL

DRAWING TITLE
ATTIC WALL & ROOF FRAMING PLANS

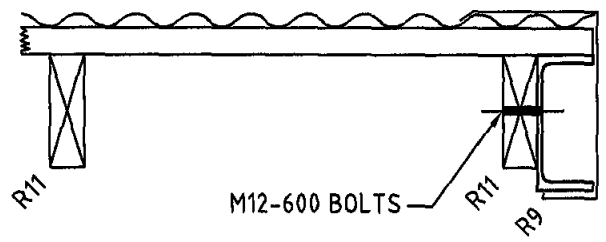
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DRAWN	J C
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DATE	MAR 201
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FILENAME	8166 S0 00 to S7 00 DWG
SIZE	A3
DRAWING No	8166-S5 00
REV	B

NOTES

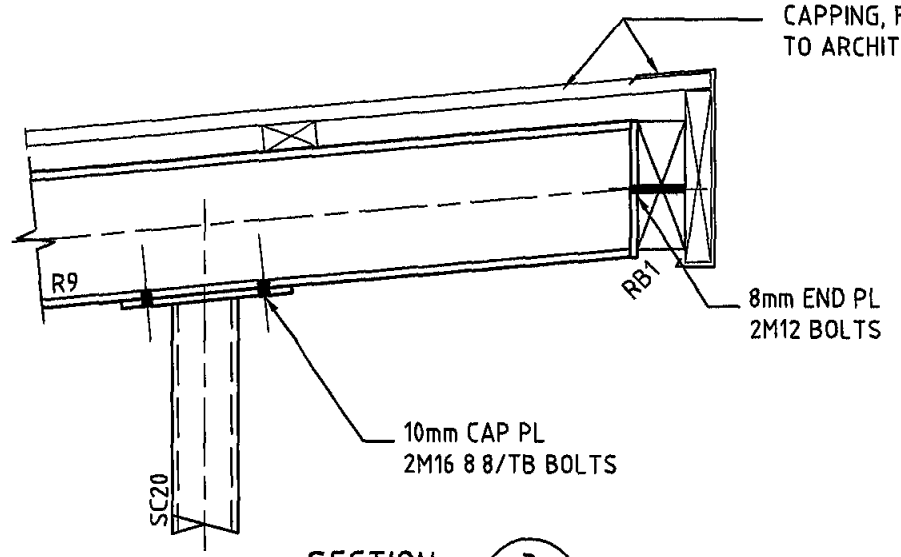
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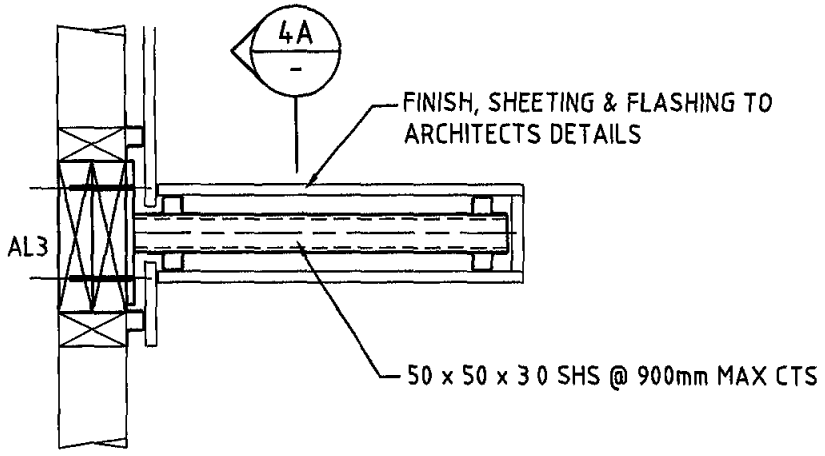
SECTION 1 / SCALE 1 10 / S5 00



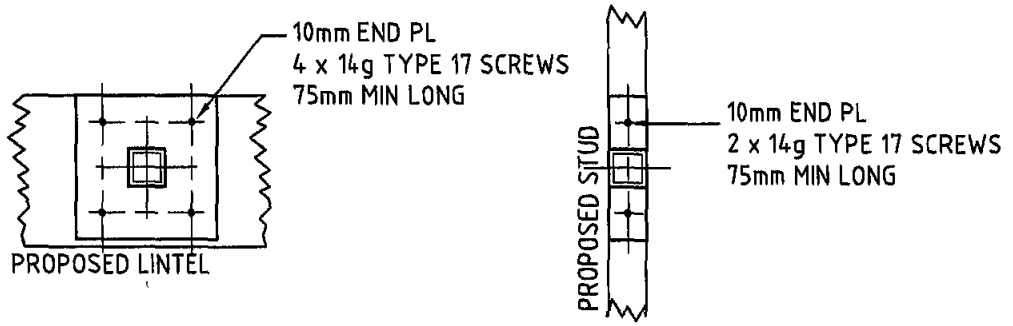
SECTION 2 / SCALE 1 10 / S5 00



SECTION 3 / SCALE 1 10 / S5 00



SECTION 4 / SCALE 1 10 / S5 00



SECTION 4A / SCALE 1 10 / -

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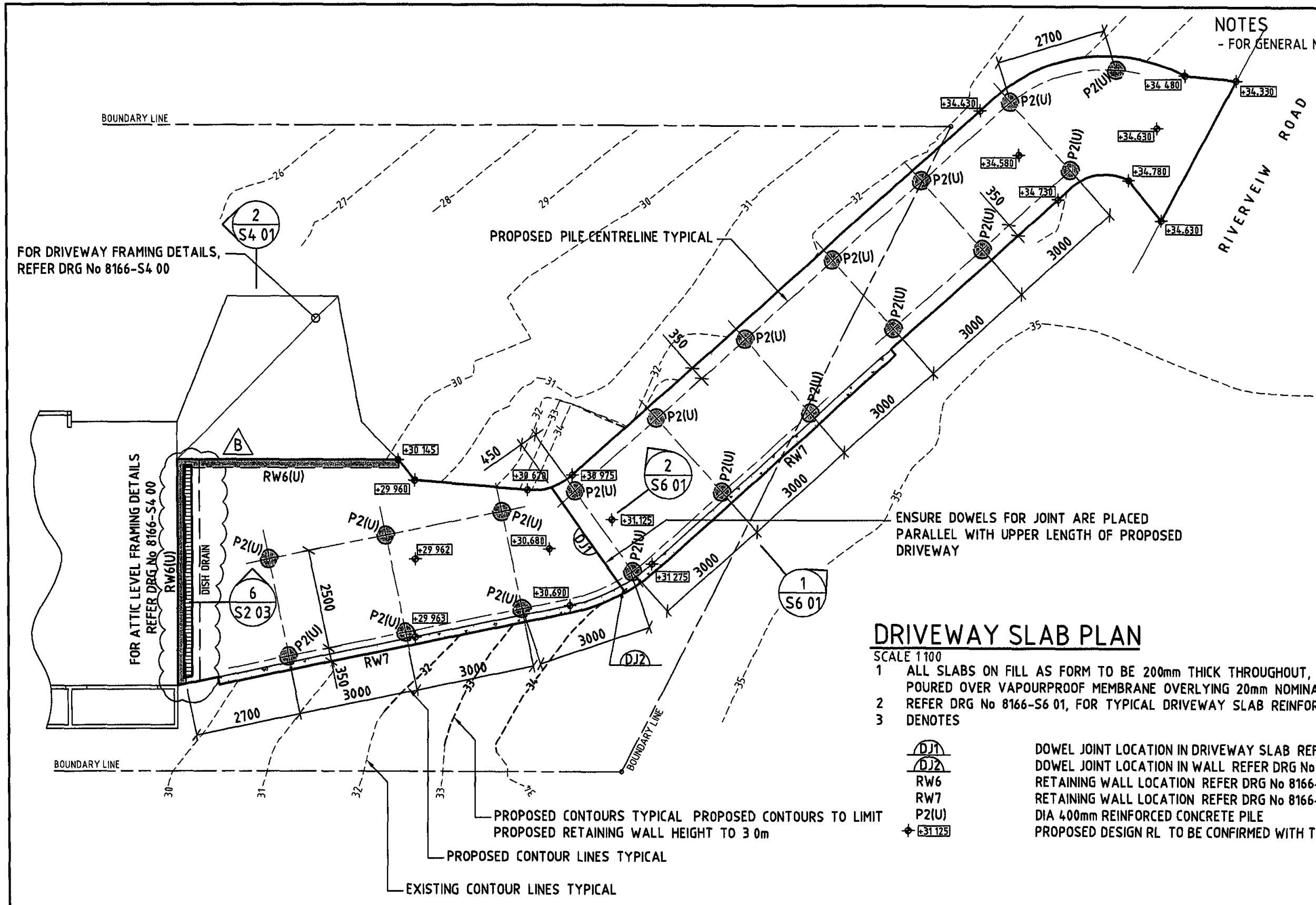
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DRAWING TITLE
ROOF FRAMING DETAILS

DESIGN S W	DATE MAR 201
DRAWN J C	SCALE AS SHOWI
FILENAME 8166 S0 00 to S7 00 DWG	
SIGNED	SIZE A
DRAWING No 8166-S5 01	REV B

NOTES
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ENSURE DOWELS FOR JOINT ARE PLACED PARALLEL WITH UPPER LENGTH OF PROPOSED DRIVEWAY

DRIVEWAY SLAB PLAN

SCALE 1 100

1 ALL SLABS ON FILL AS FORM TO BE 200mm THICK THROUGHOUT, UNLESS NOTED OTHERWISE AND POURED OVER VAPOURPROOF MEMBRANE OVERLYING 20mm NOMINAL SAND BLINDING LAYER
2 REFER DRG No 8166-S6 01, FOR TYPICAL DRIVEWAY SLAB REINFORCEMENT DETAILS
3 DENOTES

DJ1	DOWEL JOINT LOCATION IN DRIVEWAY SLAB REFER DRG No 8166-S6 01 FOR DETAILS
DJ2	DOWEL JOINT LOCATION IN WALL REFER DRG No 8166-S6 01 FOR DETAILS
RW6	RETAINING WALL LOCATION REFER DRG No 8166-S3 01 FOR DETAILS
RW7	RETAINING WALL LOCATION REFER DRG No 8166-S6 01 FOR DETAILS
P2(U)	DIA 400mm REINFORCED CONCRETE PILE
+31 125	PROPOSED DESIGN RL TO BE CONFIRMED WITH THE ARCHITECT

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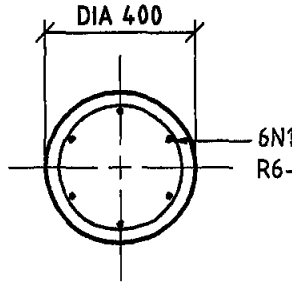
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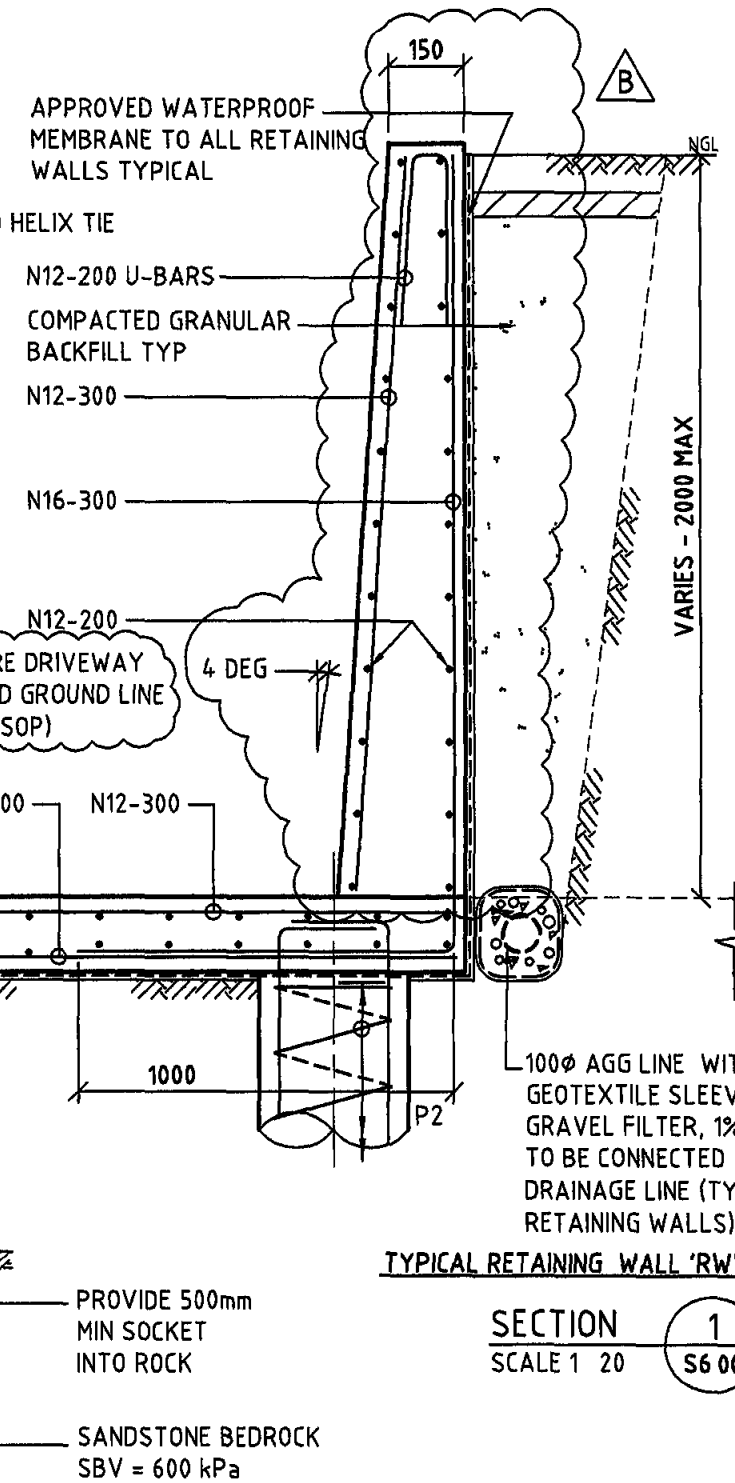
DRAWING TITLE
DRIVEWAY SLAB PLAN

DESIGN	S W	DATE	MAR 201
DRAWN	J C	SCALE	1 10
FILENAME	8166 S0 00 to S7 00 DWG		
SIGNED		SIZE	A
DRAWING No	8166-S6 00	REV	B



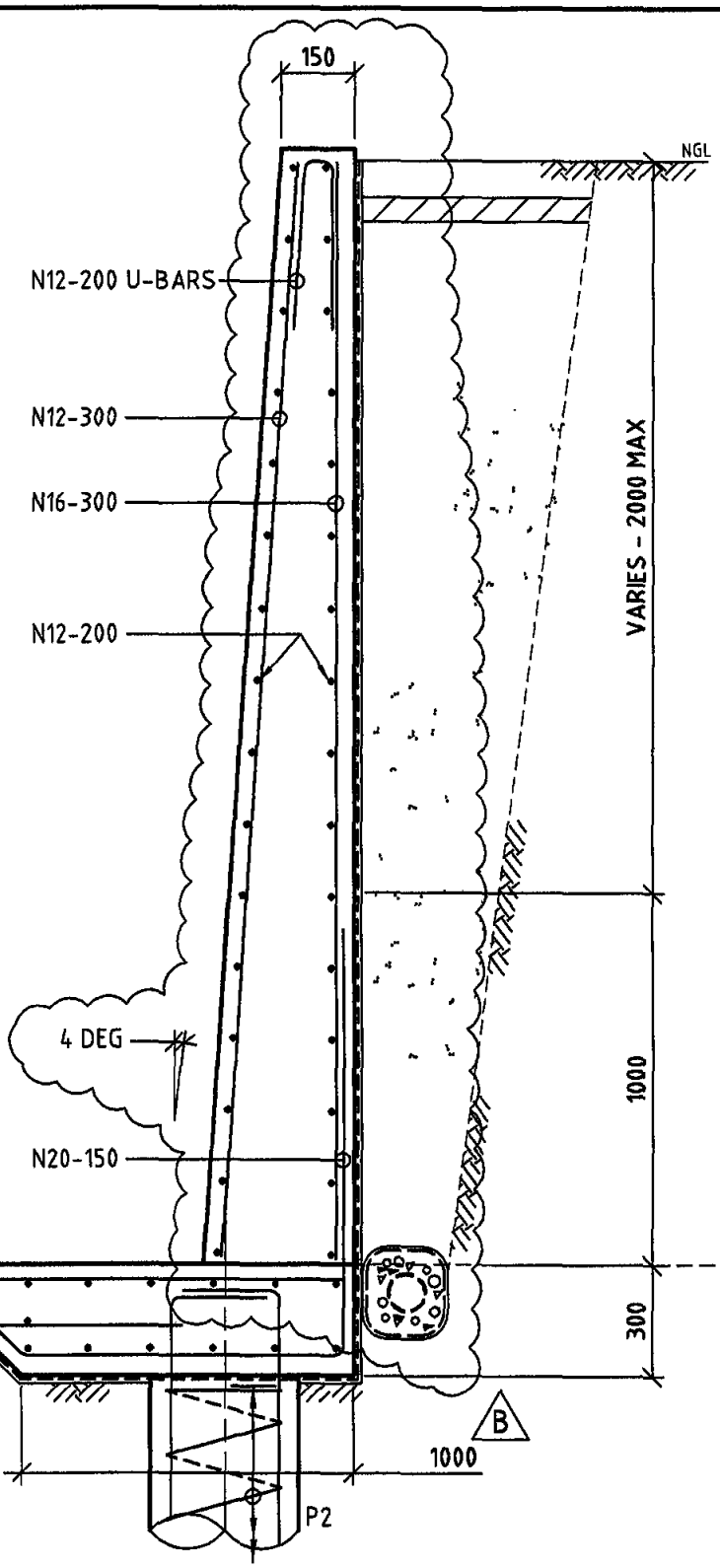
TYPICAL PILE 'P2 DETAILS

SECTION 1A / SCALE 1 20 -

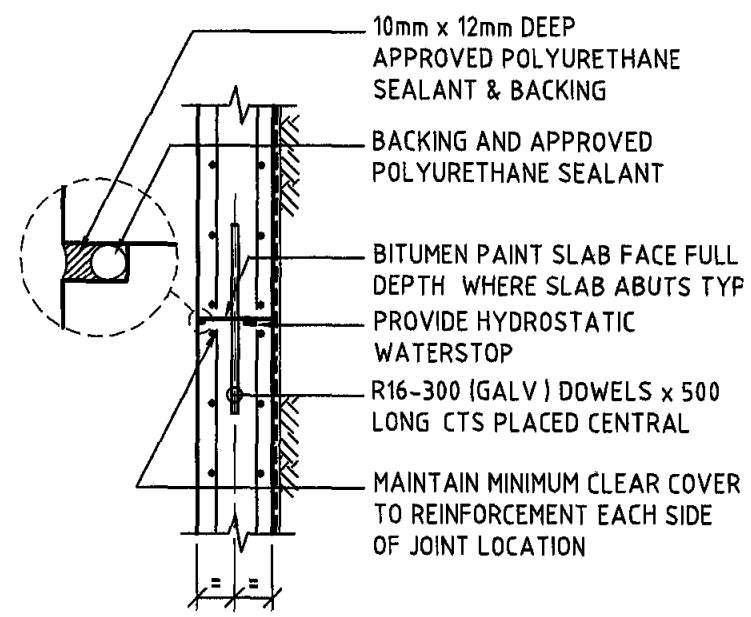


TYPICAL RETAINING WALL 'RW7' DETAILS

SECTION 1 / SCALE 1 20 S6 00



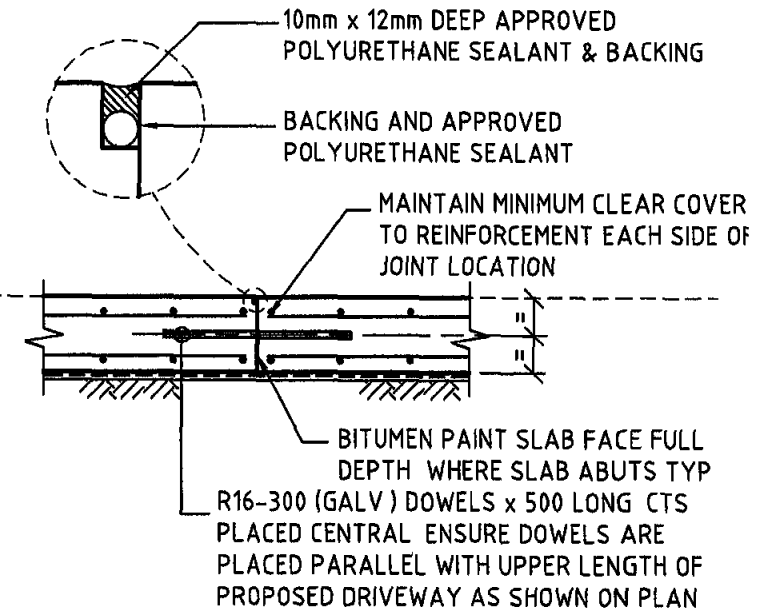
NOTES
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DENOTED THUS (DJ2) ON PLAN

TYPICAL WALL DOWEL JOINT PLAN DETAIL

SCALE 1 20



DENOTED THUS (DJ1) ON PLAN

TYPICAL DRIVEWAY DOWEL JOINT DETAIL

SECTION 2 / SCALE 1 20 S6 00

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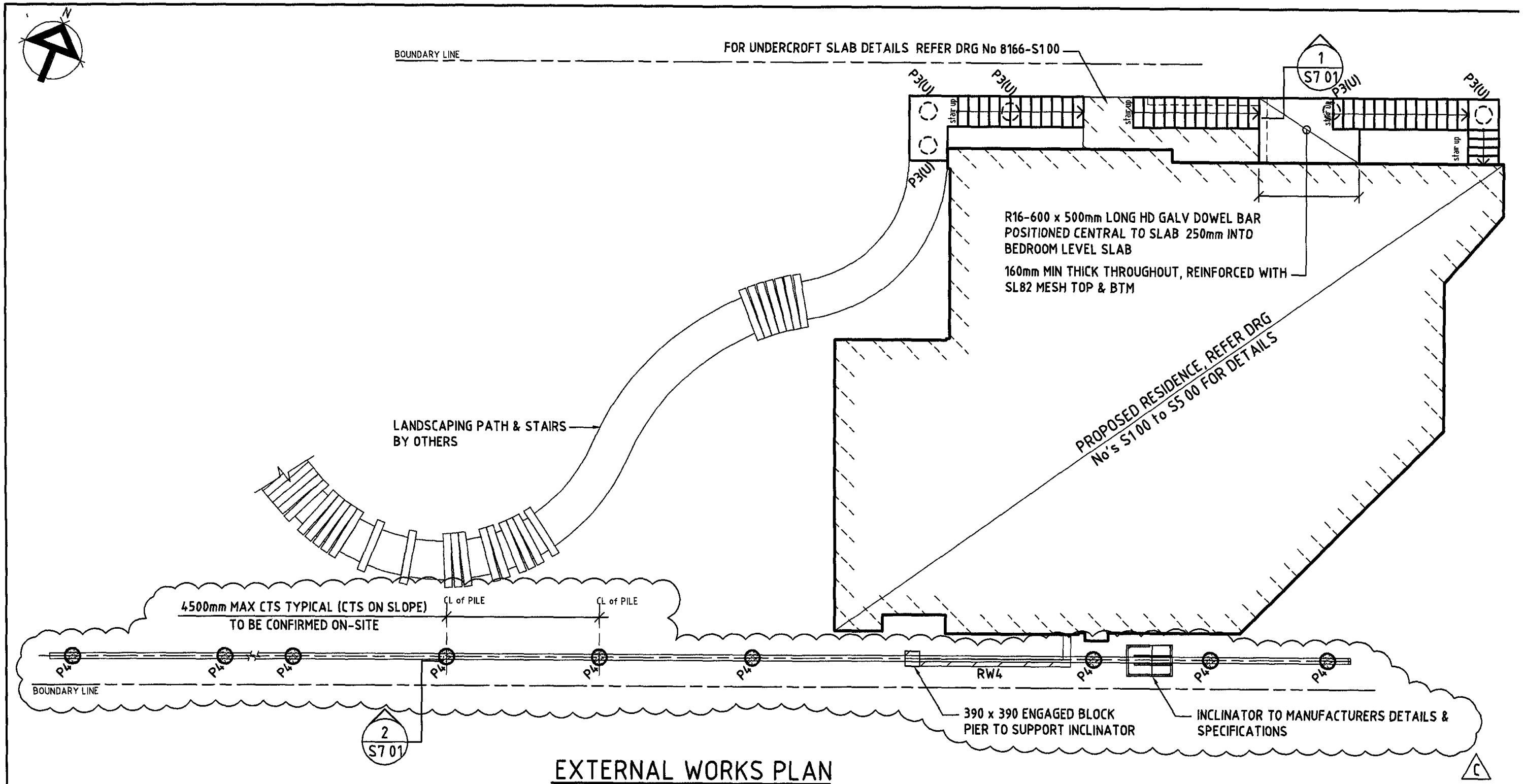
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ACN 130 522 851
Structural and Civil Engineering Consultants
Suite 6 Level 5 22 Central Avenue Manly NSW
P O Box 1044 Manly NSW 1655
Phone (02) 9976 0070 Fax (02) 9976 0095
Email enquiries@wadconsulting.com

PROJECT
PROPOSED NEW RESIDENCE
at 165 RIVERVIEW ROAD, CLAREVILLE, NSW 2107
for Mr & Mrs N SAMODOL

DRAWING TITLE
DRIVEWAY SLAB DETAILS

DESIGN	S W
DRAWN	J C
FILENAME	8166 S0 00 to S7 00 DWG
SIGNED	
DATE	MAR 201
SCALE	AS SHOWI
SIZE	A.
DRAWING No	8166-S6 01
REV	B



EXTERNAL WORKS PLAN

SCALE 1:100

1 ALL SLABS ON-GROUND TO BE 130mm THICK THROUGHOUT, UNLESS NOTED OTHERWISE AND POURED OVER VAPOURPROOF MEMBRANE OVERLYING 20mm NOMINAL SAND BLINDING LAYER

2 REFER SECTIONS '1' to '4' DRG No 8166-S7 01, FOR TYPICAL REINFORCEMENT DETAILS

3 DENOTES

P4 REINFORCED CONCRETE PILE REFER DRG No 8166-S7 01 FOR TYPICAL DETAILS

C

NOTES

- FOR GENERAL NOTES REFER DRG No 8166-S0 00 & S0 01

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ISSUE	DESCRIPTION	BY	APR	DATE
C	RE-ISSUED FOR TENDER PURPOSES	JC	SW	03 05 2010
B	RE-ISSUED FOR TENDER PURPOSES	JC	SW	27 04 2010
A	ISSUED FOR TENDER PURPOSES	JC	SW	31 03 2010

ARCHITECT
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PROJECT
PROPOSED NEW RESIDENCE
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for Mr & Mrs N SAMODOL

DRAWING TITLE
EXTERNAL WORKS PLAN

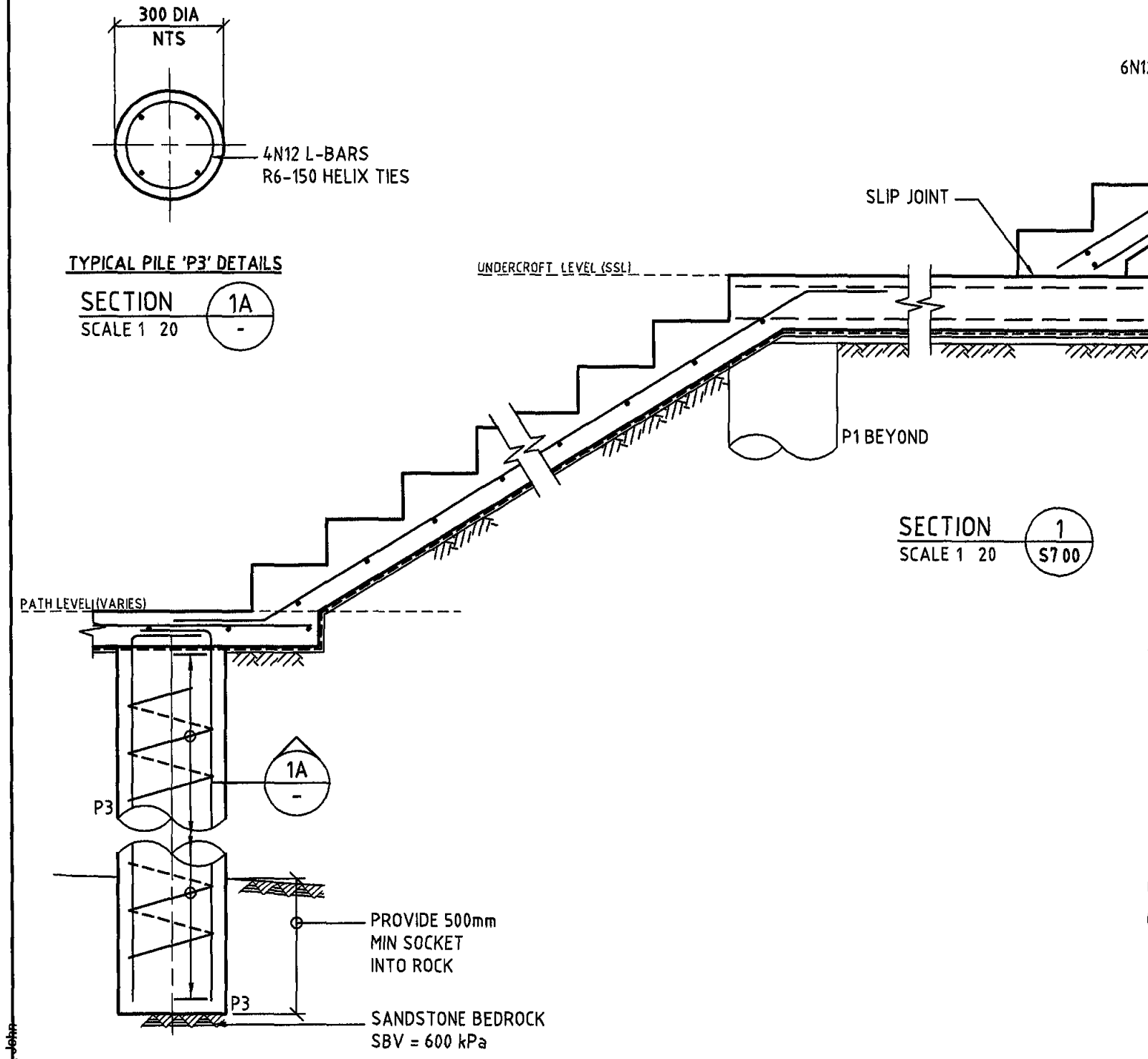
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DRAWN	J C
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SIZ	A
DRAWING No	8166-S7 00
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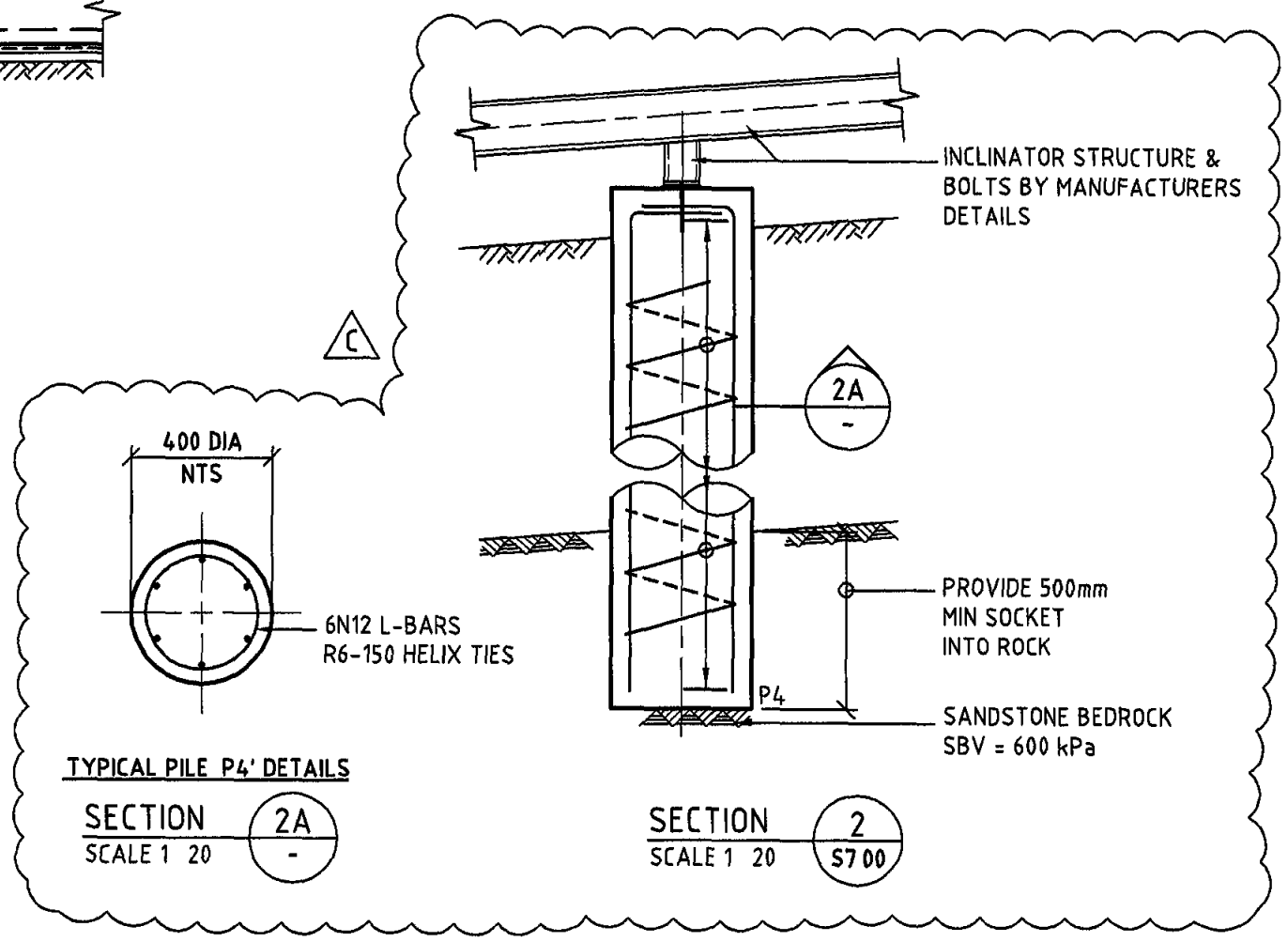
NOTES
- FOR GENERAL NOTES REFER DRG No 8166-S0 00 & S0 01

TYPICAL PILE 'P3' DETAILS

SECTION 1A
SCALE 1 20 -



SECTION 1
SCALE 1 20 S7 00



TYPICAL PILE P4' DETAILS

SECTION 2A
SCALE 1 20 -

SECTION 2
SCALE 1 20 S7 00

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DRAWING TITLE
EXTERNAL WORKS DETAILS

DESIGN	S W	DATE	MAR 201
DRAWN	J C	SCALE	AS SHOW
FILENAME	8166 S0 00 to S7.00 DWI		
SIGNED		SIZ	A
DRAWING No	8166-S7.01	RE	C

06/5/2010 10:53:57 AM John

NOTES:-

1 ANCHOR BLOCKS DESIGNED FOR A TOTAL MAXIMUM TRACK LENGTH = 60000
2 MINIMUM STOPPING DISTANCE = 50
3 RAIL SIZE = 150UC37
4 MAXIMUM SLOPE SPAN OF TRACK BETWEEN FOUNDATION SUPPORTS = 4500
5 MAXIMUM OPERATING SPEED = 0 4 M/S
6 MAX SLOPE FOR 272 KG CARRIAGE = 38
7 MAX SLOPE FOR 160 KG CARRIAGE = 45°
8 ASSUMED WIND VELOCITY DURING OPERATION = 41 m/s DO NOT USE THESE DRAWINGS S1 TO S5 IN CYCLONIC WIND REGIONS OF AUSTRALIA - REFER TO ROONEY AND BYE

9 FOOTING DIMENSIONS FOR INTERMEDIATE COLUMNS TO BE -

FOR HEIGHT 'H' UP TO 2000	A = 600 B = 600 D = 300
FOR HEIGHT 'H' > 2001 AND UP TO 3500	A = 800 B = 800 D = 400

FOR HEIGHT 'H' > 3501 REFER TO ROONEY AND BYE

10 CONCRETE QUALITY
CONCRETE SLUMP = 80 MAX
CEMENT TYPE = S L
MAXIMUM AGGREGATE SIZE = 20
CHARACTERISTIC COMPRESSIVE STRENGTH AT 28 DAYS f'c = N32 MPa
CHARACTERISTIC COMPRESSIVE STRENGTH AT 28 DAYS f c = N40 MPa FOR PROJECTS UP TO 1 KM FROM THE COAST

11 FOUNDATIONS -

11 1 FOR CLAY OR SAND

ALL FOUNDATION MATERIAL SHALL BE UNDISTURBED NATURAL MATERIAL AND THIS FOUNDATION MATERIAL SHALL BE APPROVED ON SITE BY THE GEOTECHNICAL ENGINEER
THE PAD FOOTINGS SHALL BE SOCKETED INTO UNDISTURBED NATURAL MATERIAL AND THIS UNDISTURBED NATURAL MATERIAL SHALL HAVE AN WORKING DESIGN BEARING PRESSURE OF 150 KPa ENSURE UNDISTURBED NATURAL MATERIAL CAPACITY EXTENDS FOR 1000 MINIMUM BELOW BASE OF PAD FOOTINGS
DO NOT FOUND FOOTINGS ON FLOATERS

11 2 FOR ROCK

a WHERE INTERMEDIATE COLUMNS ARE FOUNDED ON SOLID SANDSTONE OR IGNEOUS ROCK OBTAIN GEOTECHNICAL ENGINEER'S APPROVAL TO DELETE FOOTING AND CONSTRUCT COLUMN BASE AS DESCRIBED IN NOTES b c AND d

b ROCK SURFACE SHALL BE LEVELLED AND SCABBLED BACK TO HARD SOUND MATERIAL

c DRILL 6 x 50 DIAMETER HOLES 500 DEEP INTO ROCK TO RECEIVE HOT DIPPED GALAVANISED STARTER BARS

d STARTER BARS SHALL BE GROUTED WITH CEMENT/SAND GROUT WITH A COMPRESSIVE STRENGTH f'c = N32 MPa

12 ALL DIMENSIONS SHOWN ARE IN MILLIMETRES (mm)

13 FOUNDATION DESIGN IS SHOWN ON DRAWINGS 4356 - SK2 TO SK5

14 ALL ANCHOR BLOCKS AND PIT FOUNDATIONS ARE TO BE IN UNDISTURBED NATURAL MATERIAL

15 SLOTTED HOLES TO BE AT RAIL SUPPORTS EXCEPT AT ANCHOR BLOCK SUPPORTS

16 FIXED HOLE IN RAIL SUPPORT AT ANCHOR BLOCK SUPPORT

17 PLACE COLUMN CONSTRUCTION JOINT NOTATED AS C J ON COLUMN ELEVATION 50 ABOVE TOP OF PAD FOOTING OR PIERS TO PREVENT WATER ACCESS TO REINFORCEMENT SCABBLE AND CLEAN SURFACE BEFORE NEXT POUR

18 THE BUILDER IS -
(a) RESPONSIBLE FOR DETERMINING THE FOUNDATION DEPTH
(b) TO ENSURE THAT ALL CONDITIONS AND NOTES ARE COMPLIED WITH AND
(c) TO ENGAGE A GEOTECHNICAL ENGINEER TO SET OUT AND APPROVE THE FOUNDATION POSITIONS,SLOPE STABILITY,FOUNDATION MATERIAL AND TO ENSURE COMPLIANCE TO THESE DRAWINGS,GEOTECHNICAL REPORT AND ALSO TO ISSUE A CERTIFICATE AT COMPLETION OF FOUNDATION CONSTRUCTION

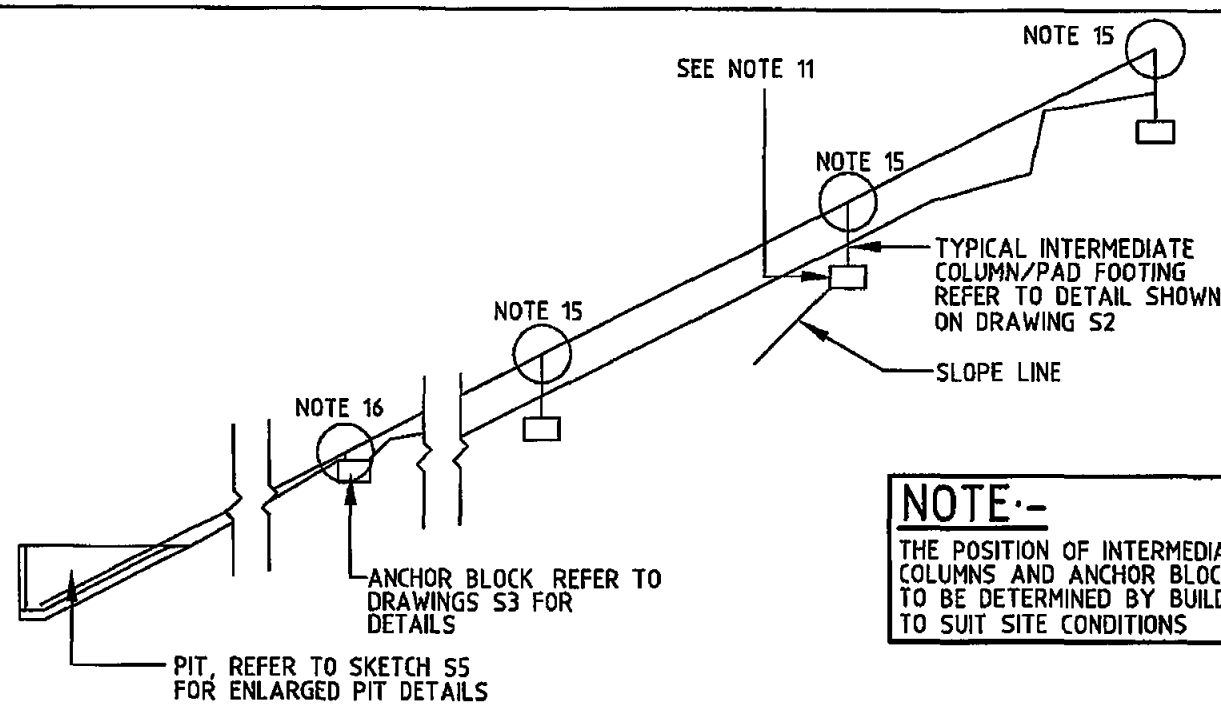
19 RISK ASSESSMENT -
THE GEOTECHNICAL ENGINEER IS TO ASSESS THE SITE FOR ANY RISKS WHICH MAY OCCUR AND INCLUDE THESE INTO THE GEOTECHNICAL RISK ASSESSMENT REPORT
THE PROPERTY OWNERS SHALL MAINTAIN MAINTAIN THE INCLINATOR IN ACCORDANCE WITH THE RISK ASSESSMENT SECTION OF THE GEOTECHNICAL REPORT

20 CONCRETE COVER -
PROVIDE 50 CLEAR COVER TO TIES BARS AND MESH

21 REINFORCEMENT -
(a) SYMBOL DENOTATIONS
N NORMAL DUCTILITY CLASS N BAR IN ACCORDANCE WITH AS 4671
R HOT ROLLED PLAIN ROUND BAR IN ACCORDANCE WITH AS 4671
L LOW DUCTILITY CLASS 'L' WELDED WIRE FABRIC/MESH IN ACCORDANCE WITH AS 4671
(b) TYPES USED IN PROJECT
ALL BARS TO BE D500N, UNLESS NOTED OTHERWISE
ALL MESH TO BE GRADE 500L AND SUPPLIED IN FLAT SHEETS

22 THESE DRAWINGS ARE NOT TO BE USED WHERE THE LOCAL COUNCIL REQUIRES GEOTECHNICAL INVESTIGATION AND CERTIFICATION FOR SITES WITH SLOPE INSTABILITY

23 THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE STRUCTURAL DESIGN BY CMPS&F PTY LTD FACSIMILE DATED 05/09/94



NOTE:-
THE POSITION OF INTERMEDIATE COLUMNS AND ANCHOR BLOCK TO BE DETERMINED BY BUILDER TO SUIT SITE CONDITIONS

INCLINATOR ELEVATION
ILLUSTRATIVE ONLY

WARNING

The stamping of this plan by Insight Building Certifiers Pty Ltd does not relieve

- The applicant s responsibility to obtain approval from Sydney Water or other utilities
- The Structural Engineer of their responsibility to ensure the structural adequacy of this project
- The Applicant Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the Issued Construction [illegible] approved Plans

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PHILIP J BUTCHER F I E (Aust)
MEMBERSHIP NO 358 846

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BUILDERS
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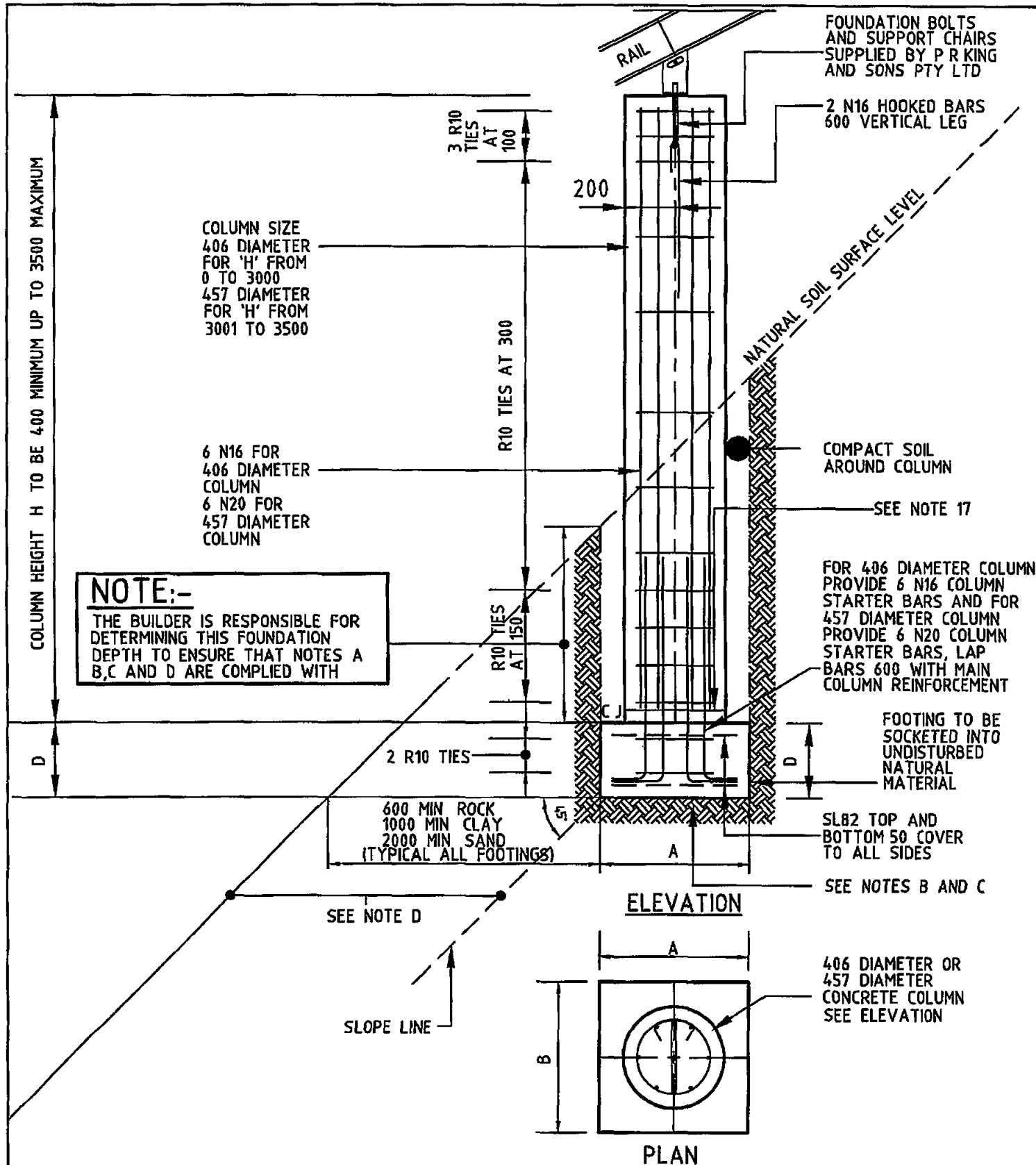
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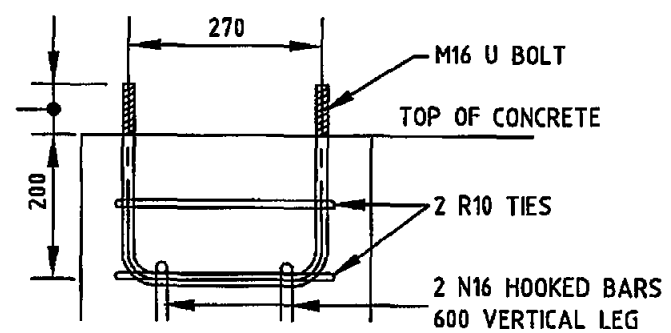
DRAWING TITLE
GENERAL NOTES
INCLINATOR ELEVATION

DRAWING No 4356 - S1 OF 5

REVISION A



INTERMEDIATE COLUMN AND FOOTING DETAILS



FOUNDATION BOLT DETAIL

SCALE 1 10

NOTES:-

1 REFER TO DRAWING S1 FOR NOTES

SPECIFIC NOTES:-

NOTE A -
FOUNDATION DEPTH TO BE 600 OR GREATER FOR CLAY AND SAND
300 FOR ROCK

NOTE B -
SEE NOTE 11 ON DRAWING SK1

NOTE C -
FOOTING TO BE FOUNDED ON HARD NATURAL UNDISTURBED GROUND AND NOT ON FILLING
INCREASE FOUNDATION DEPTH TO ACHIEVE CORRECT FOUNDATION MATERIAL

NOTE D -
NATURAL GROUND LEVEL MUST NOT UNDERCUT THE 45° FOUNDATION SLOPE LINE

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MEMBERSHIP NO. 358 866

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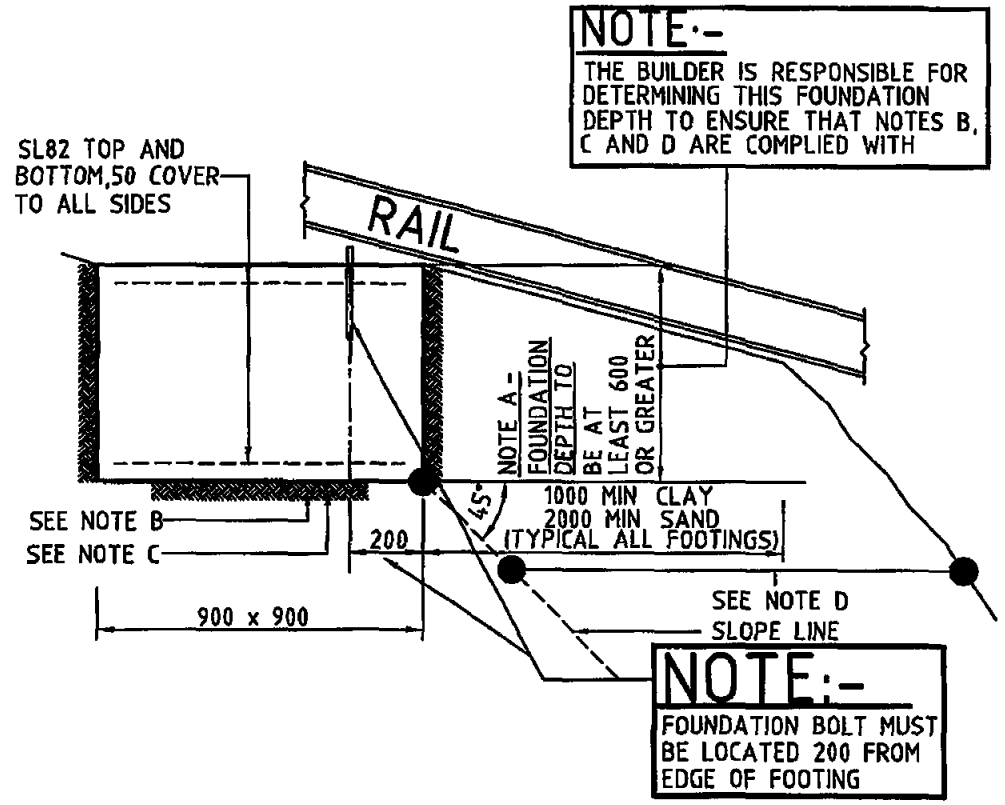
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DRAWING TITLE
INTERMEDIATE INCLINATOR FOOTINGS

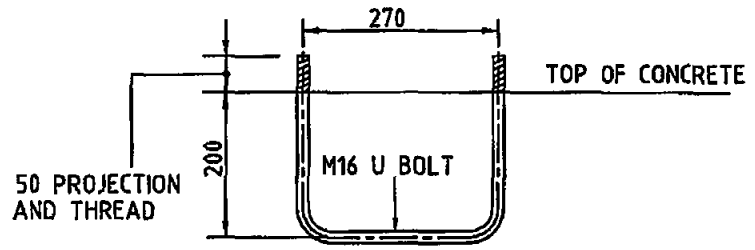
DRAWING No. 4356 - S2 OF 5

REVISION A



TYPE 'A' ANCHOR BLOCK FOR CLAY OR SAND FOUNDATION

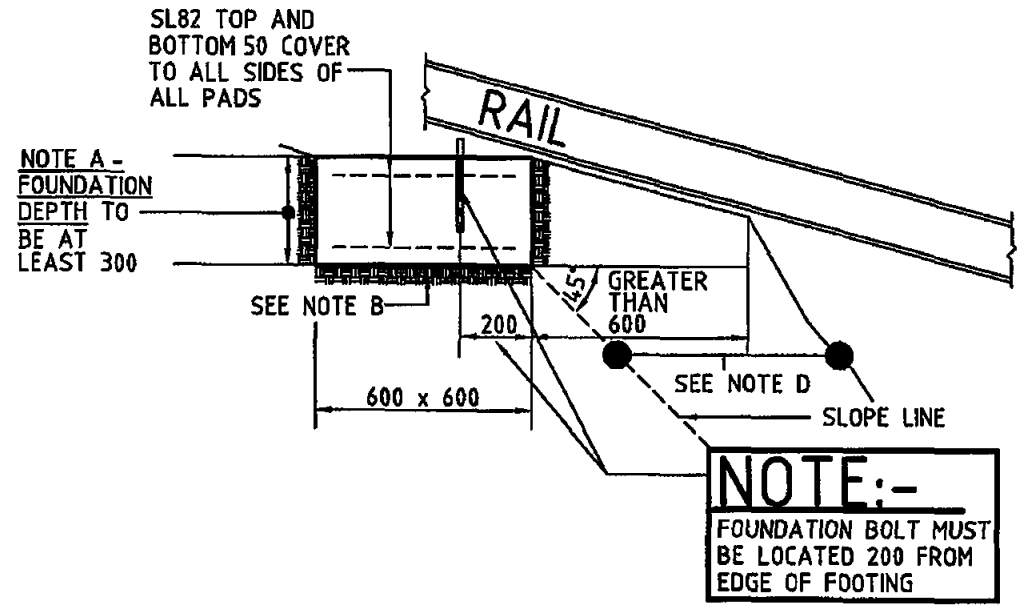
THIS FOOTING TO BE USED FOR WHEN FOUNDING ON NATURAL UNDISTURBED CLAY OR SAND



FOUNDATION BOLT DETAIL SCALE 1 10

NOTES:-

1 REFER TO S1 FOR NOTES
2 ALL DIMENSIONS ARE IN MILLIMETRES(mm)



TYPE 'B' ANCHOR BLOCK FOR ROCK FOUNDATION

THIS FOOTING TO BE USED ONLY WHEN FOUNDING ON ROCK

NOTES:-

NOTE B -
SEE NOTE 11 ON DRAWING S1

NOTE C -
FOOTING TO BE FOUNDED ON HARD NATURAL UNDISTURBED GROUND AND NOT ON FILLING INCREASE FOUNDATION DEPTH TO ACHIEVE CORRECT FOUNDATION MATERIAL

NOTE D -
NATURAL GROUND LEVEL MUST NOT UNDERCUT THE 45° FOUNDATION SLOPE LINE

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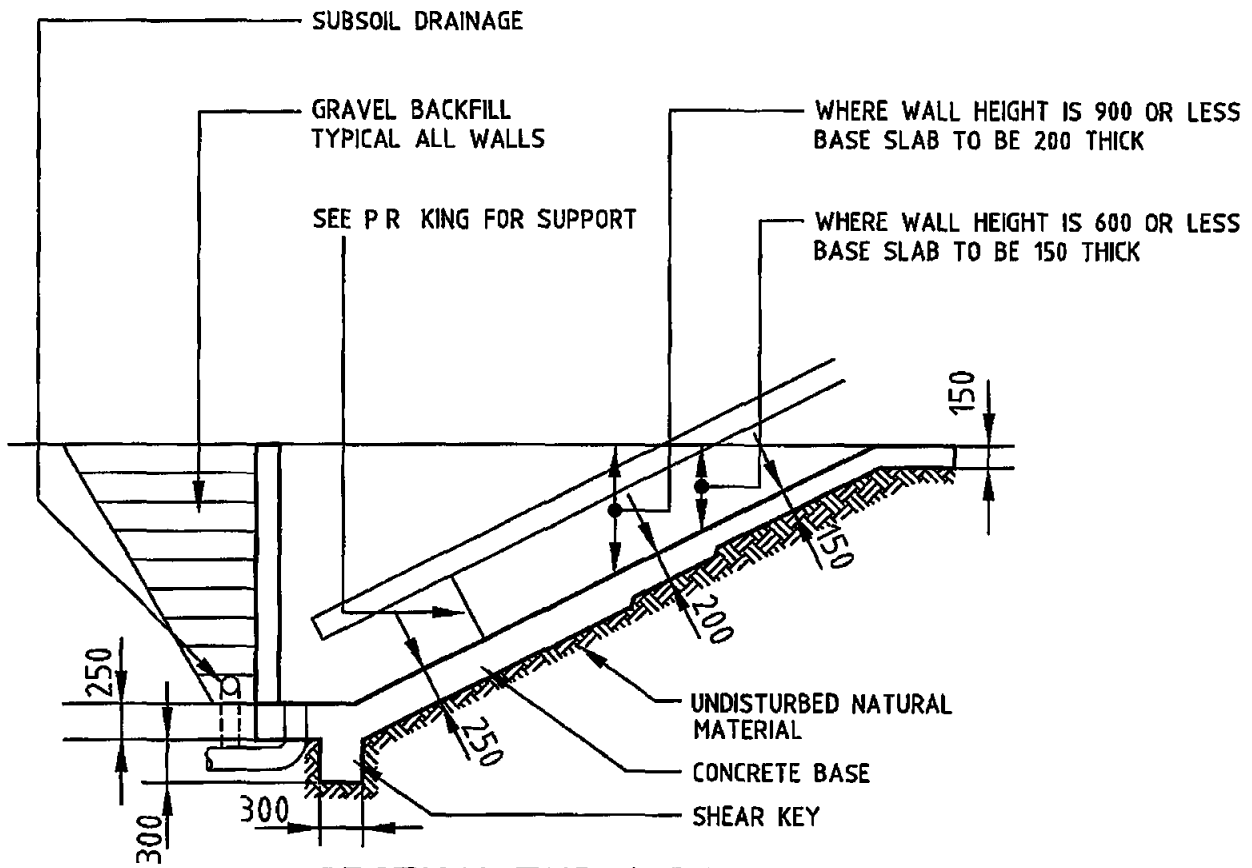
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STANDARD DETAILS FOR INCLINATOR ANCHOR BLOCKS

DRAWING No 4356 - S3 OF 5

REVISION A

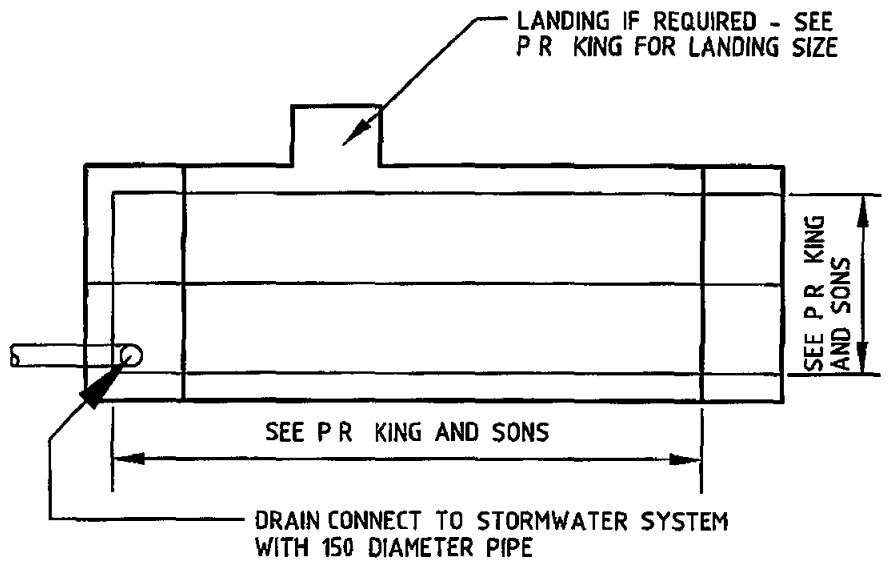
NOTES:-

REFER TO DRAWING S1 FOR NOTES



SECTION THROUGH PIT SCALE 150

REFER TO DRAWING S5 FOR RETAINING
WALL CONSTRUCTION



PLAN ON PIT SCALE 150

DESIGNER.

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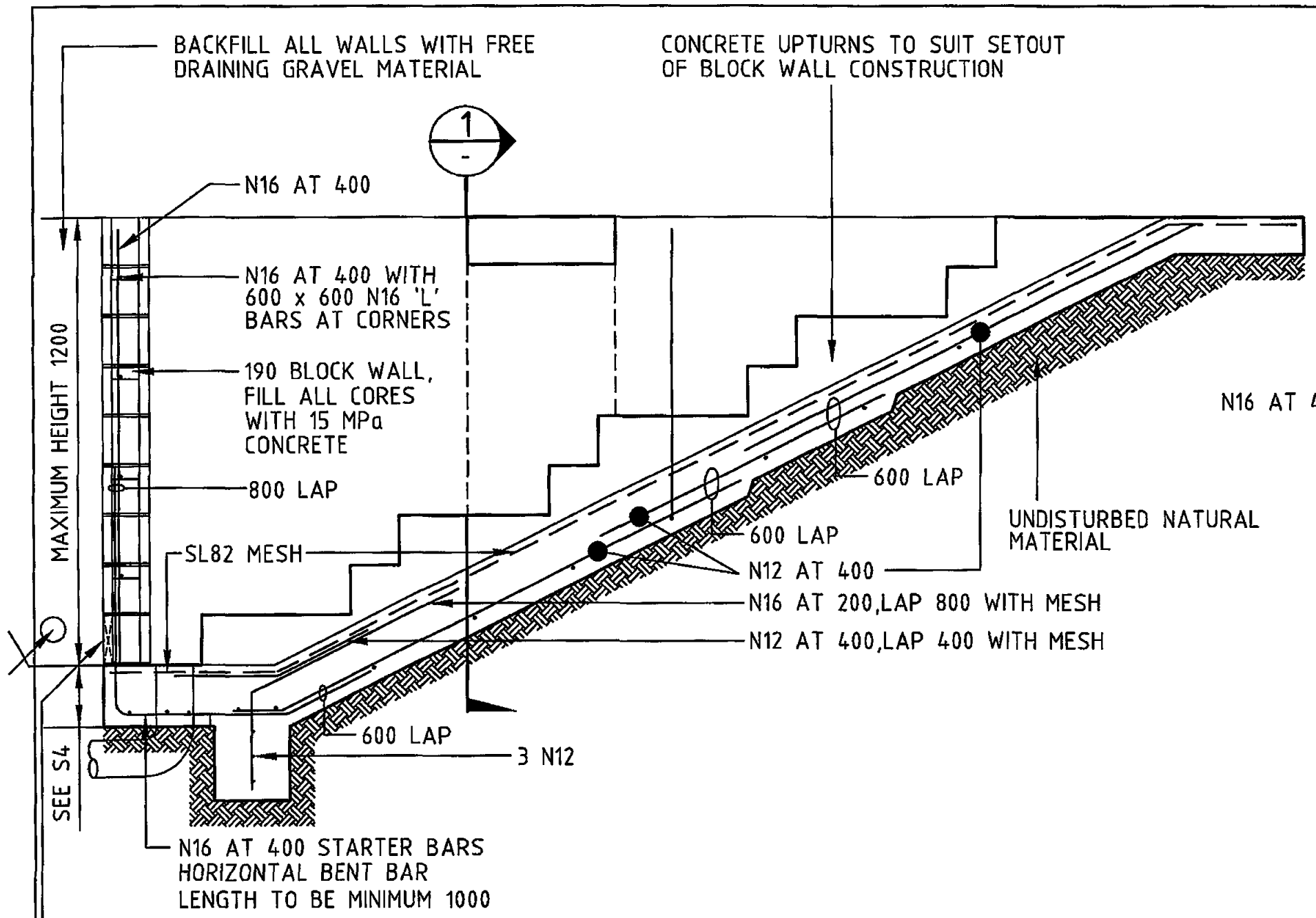
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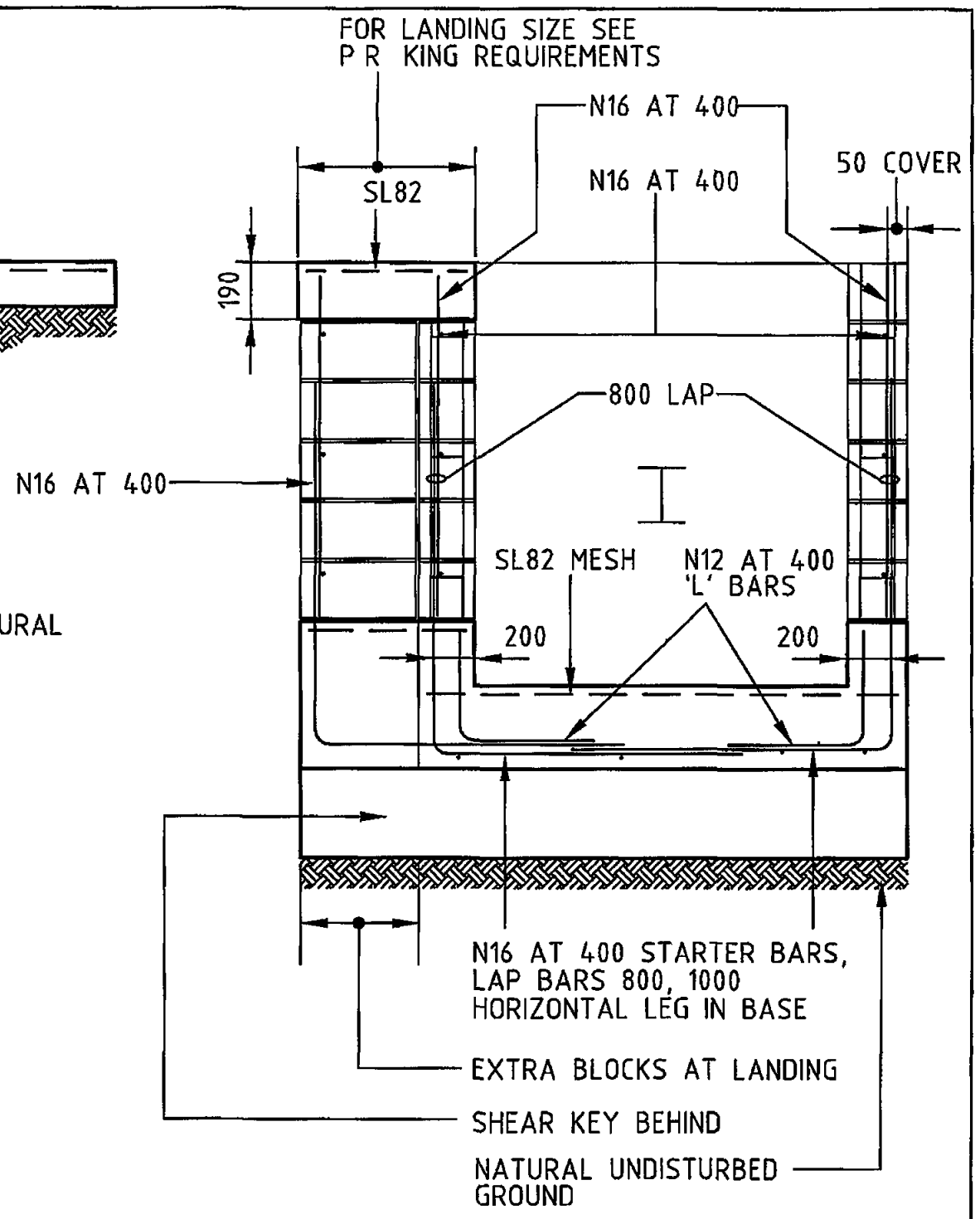
SCALE AS SHOWN

DRAWING TITLE: PIT PLAN AND SECTION

DRAWING No. 4356 - S4 OF 5

REVISION A





LONG SECTION THROUGH PIT BLOCK RETAINING WALL OPTION

1 PROVIDE 600 x 600 'L' BARS AT ALL CORNERS, AT EACH BLOCK LAYER

2 ALL BLOCKS USED TO CONSTRUCT THE RETAINING WALL SHOWN ABOVE TO BE 'DOUBLE U' OR 'H' TYPE ONLY

SECTION 1 / -
SCALE 1 20

NOTES:-

REFER TO DRAWING S1 FOR NOTES FOR NOTES

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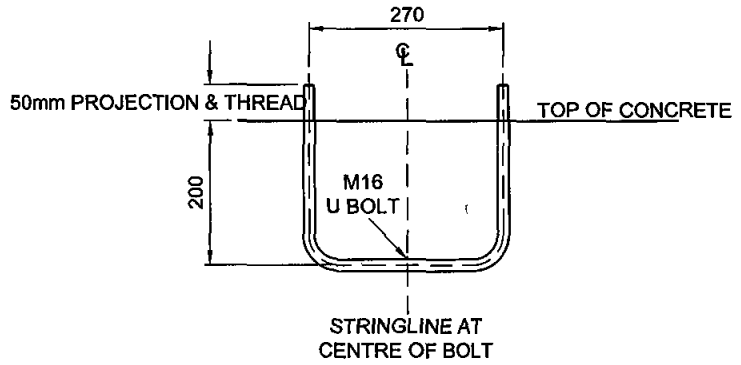
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DRAWING TITLE
PIT SECTION
BLOCK RETAINING WALL

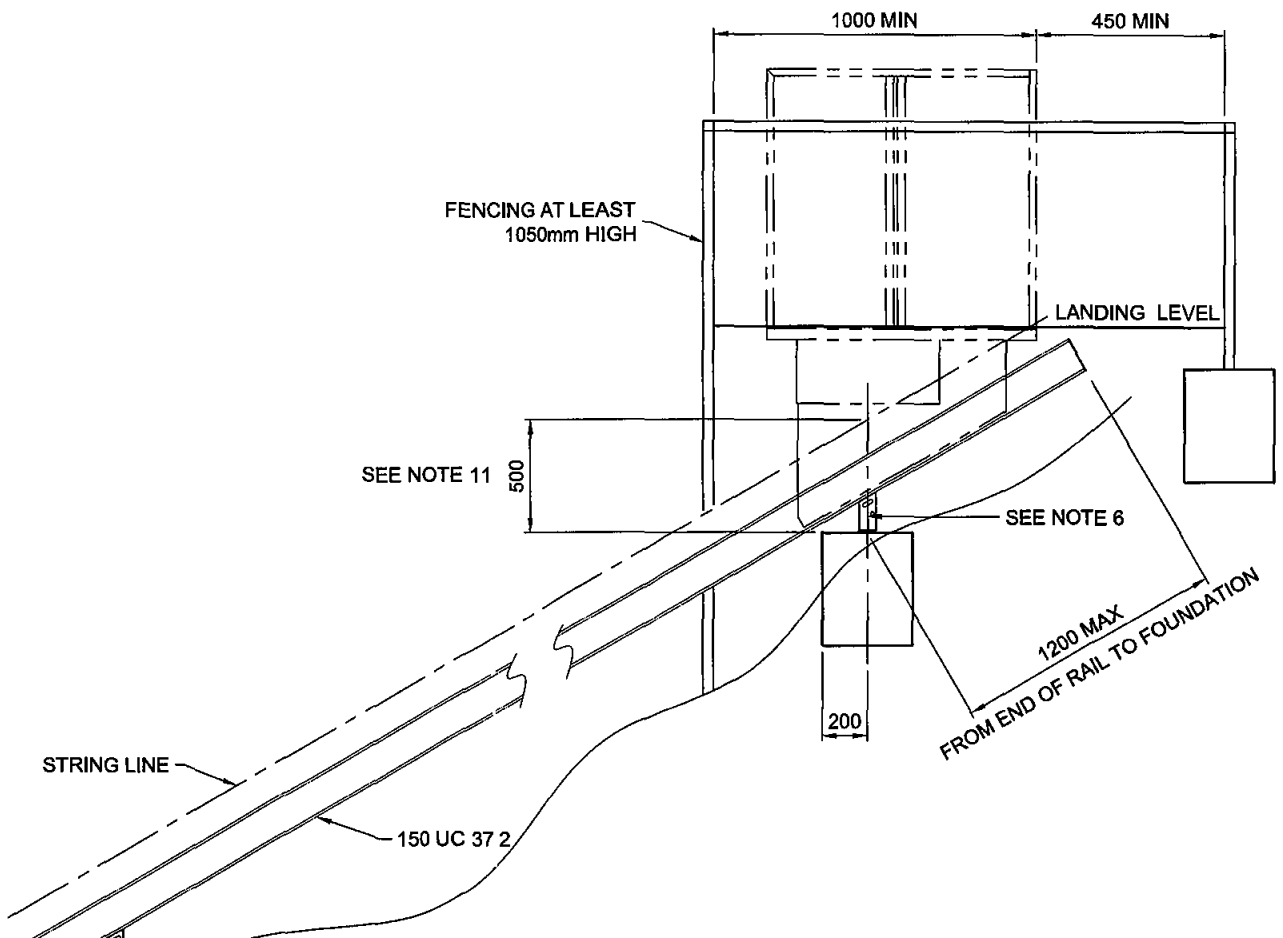
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REVISION A



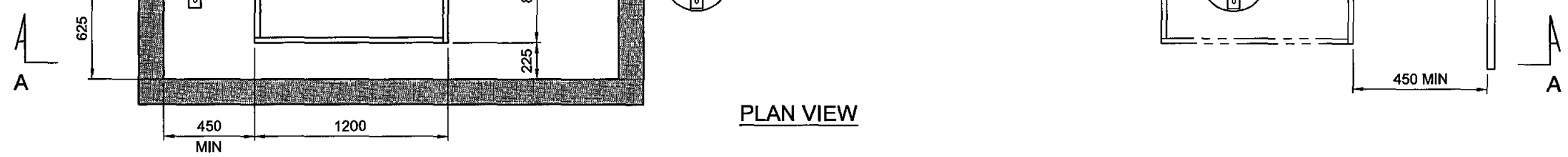
FOUNDATION BOLT DETAIL

U BOLT TO BE LOCATED CENTRE OF FOUNDATION AND STRINGLINE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SITE SPECIFIC DETAILS



SECTION A-A

MAXIMUM DISTANCE BETWEEN FOUNDATIONS TO BE 4500mm ON THE INCLINE



PLAN VIEW

3rd ANGLE PROJECTION

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NOTES

1 MINIMUM SIDE CLEARANCE TO ANY OBSTRUCTION INCLUDING LANDING GATES AND HANDRAILS TO BE 225mm EXCEPT AT THE LANDING SILL WHERE THE GAP BETWEEN THE SILL AND THE LIFT MUST BE 100mm

2 MAXIMUM RAIL DISTANCE BETWEEN FOUNDATIONS TO BE 4500mm ON THE INCLINE

3 MINIMUM CLEARANCE FROM CENTRELINE OF RAIL TO ANY OBSTRUCTION TO BE 625mm (FOR 800mm WIDE CARRIAGE TOP)

4 IF YOU REQUIRE LANDING CALL STATION CONDUITS TO BE CONCEALED PLEASE ALLOW FOR A 20mm CONDUIT FOR LANDING CONTROL WIRES OTHERWISE THE CONDUITS WILL BE SURFACE MOUNT

5 LIMITATIONS
MAXIMUM TRAVEL 120 metres
MAXIMUM ANGLE 45 degrees
MINIMUM ANGLE 14 degrees AND
MAXIMUM CHANGE OF GRADE IS 8 degrees OVER THE TOTAL RUN LENGTH

6 U BOLTS PROVIDED BY P R KING FITTED BY BUILDER WITH ONLY 50mm OF THREAD SHOWING ABOVE TOP OF FOUNDATION

7 PROVIDE DEDICATED 20 amp 240 volt SINGLE PHASE POWER AT THE TOP OF RUN

8 LANDINGS SHALL BE WELL ILLUMINATED

9 LANDING CONTROL STATIONS MUST BE LOCATED SO ALL OTHER LANDINGS ARE VISIBLE WHEN SOMEONE IS OPERATING THE CONTROLS ON THE LANDING UNLESS CAR HAS INTERLOCKED DOOR

10 THE LANDING MUST BE LEVEL WITH THE FLOOR OF THE LIFT WHEN IT IS AT THE LANDING

11 TOP OF FOUNDATIONS SHALL BE 500mm BELOW STRINGLINE AND ANY EARTH TO BE CLEARED FOR THE LINE OF THE INCLINATOR SHALL BE CLEARED TO 500mm BELOW THE STRINGLINE AND 625mm EITHER SIDE OF THE STRINGLINE AT THE 500mm BELOW STRINGLINE POINT

12 FOUNDATION HOLES AND STEEL MUST BE INSPECTED AND SIGNED OFF AS PER STRUCTURAL ENGINEERS AND CONSTRUCTION CERTIFICATE CONDITIONS

13 STANDARD INCLINATOR CARRIAGE OPEN DOOR WIDTH IS 600mm

14 ALL MEASUREMENTS GIVEN ARE IN MILLIMETRES

REV	DESCRIPTION	DATE
A	FOUNDATION BOLT DETAIL NOTES 11 - 14 ADDED	15-3-10

P R KING ● SONS PTY LTD
155 VICTORIA ROAD
MARRICKVILLE NSW 2204
PH 02 9560 7344
FAX 02 9568 3886
www prking com au

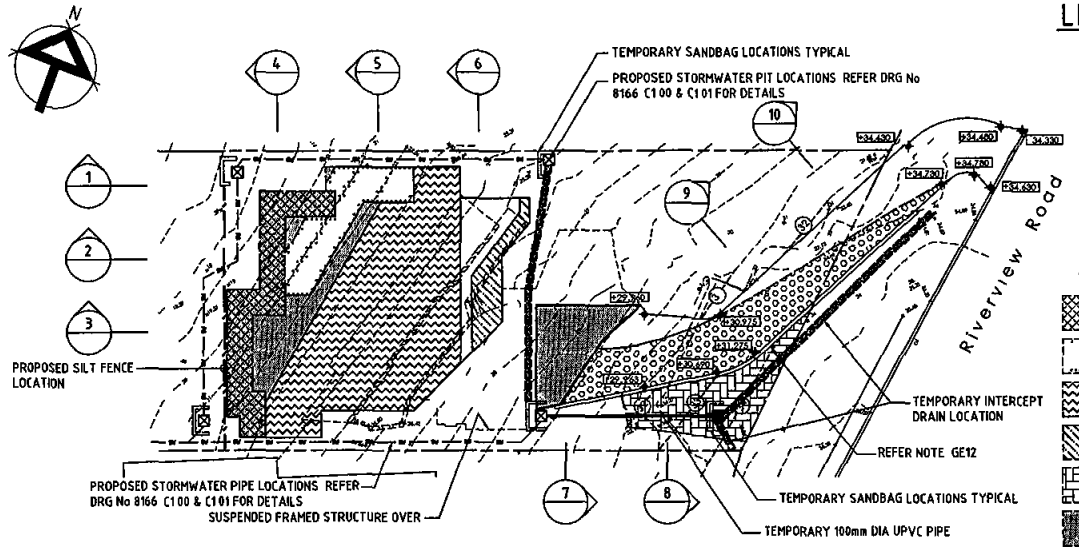
PROJECT TITLE

DRAWING TITLE
4 PASSENGER / 272kg CAPACITY PRIVATE INCLINATOR SETOUT DETAILS

SCALE	DRAWN	CHECKED	DATE
NTS	R M	A B	1 9-09

SIZE	DRAWING NUMBER	REV
A1	S1	A

WARNING
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- The Structural Engineer of his responsibility to ensure the structural adequacy of this project
- The Applicant Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the issued Construction Certificate Architectural Details



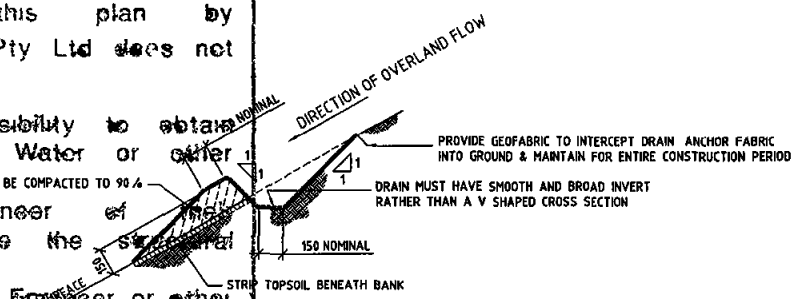
BULK EARTHWORKS PLAN

SCALE 1:200

1 ALL EXCAVATION LEVELS SHOWN ARE GENERAL & APPROXIMATE IN NATURE LOCAL VARIATIONS IN LEVEL WILL OCCUR DUE TO SET DOWNS IN SLAB & TYPE OF MATERIAL EXCAVATED

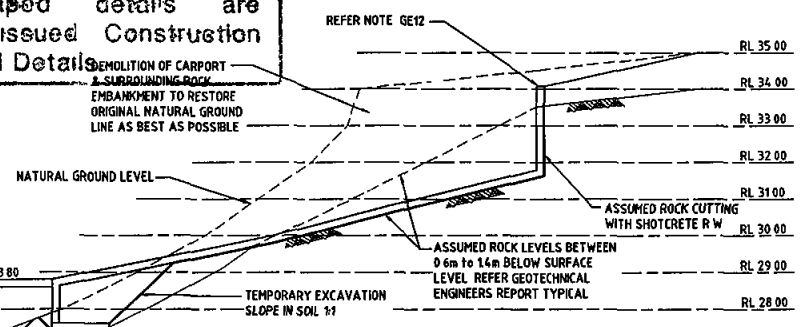
LEGEND

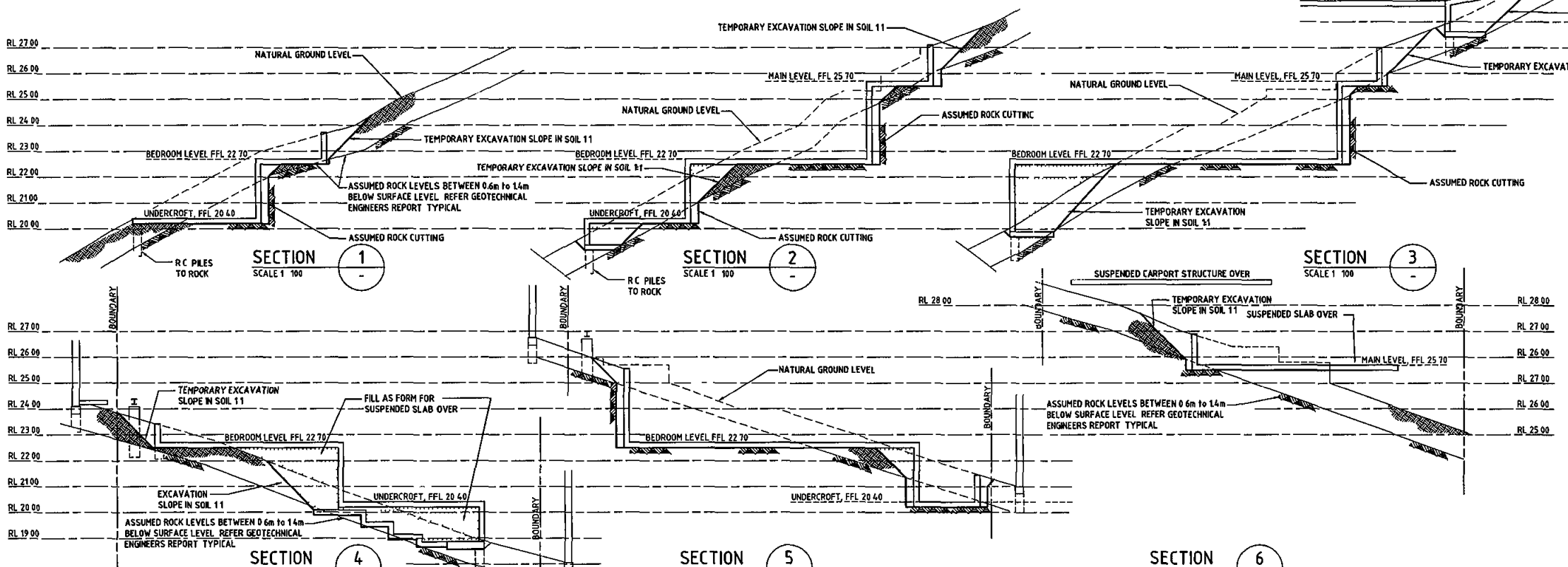
- +29.963 — PROPOSED SPOT LEVELS ALL PROPOSED LEVELS TO BE CONFIRMED BY THE ARCHITECT
- 29 — EXISTING CONTOUR LINES
- 29 — PROPOSED ADJUSTED CONTOUR LINES TO APPROXIMATELY MATCH PREVIOUS NATURAL GROUND LEVELS PRIOR TO EXISTING CARPORT
- 29.74 × — EXISTING SPOT LEVELS
- ■ — TEMPORARY 450 x 450 SQUARE STORMWATER GRATED SUMP
- ⊠ — PROPOSED STORMWATER PIT LOCATIONS REFER DRG No 8166 C100 & C101 FOR DETAILS
- PROPOSED STORMWATER PIPE LOCATIONS REFER DRG No 8166 C100 & C101 FOR DETAILS
- TEMPORARY SANDBAG LOCATIONS POSITIONED AROUND PROPOSED STORMWATER PITS
- TEMPORARY INTERCEPT DRAIN LOCATIONS REFER TYPICAL DETAILS
- EXTENT OF EXCAVATION FOR PROPOSED RETAINING WALL FOOTING FOOTING STEPPED DOWN SLOPE AS REQUIRED GENERALLY 300mm BELOW EXISTING GROUND LEVELS
- EXCAVATION TO APPROX RL 20 20 FOR UNDERCROFT LEVEL
- EXCAVATION TO APPROX RL 22 50 FOR BEDROOM LEVEL
- EXCAVATION TO APPROX RL 25 40 FOR MAIN LEVEL
- EXISTING CARPORT & DRIVEWAY TO BE DEMOLISHED & ORIGINAL LEVELS TO BE RESTORED AS BEST AS POSSIBLE
- ASSUMED EXTENT OF FILL AREA GENERALLY ON THIS PROJECT ALL NEW STRUCTURES ARE FOUNDED DIRECTLY ON ROCK OR ON PILED FOOTINGS ON ROCK THEREFORE THE AREAS OF FILL SHOWN ON THE PLAN ARE BEHIND RETAINING WALLS & ARE FOR FILL AS FORM FOR SUSPENDED R C SLABS OVER
- APPROXIMATE EXTENT OF EXCAVATION INTO NATURAL GROUND FOR NEW DRIVEWAY ACTUAL EXTENT TO BE CONFIRMED UPON REMOVAL OF EXISTING CARPORT STRUCTURE & DRIVEWAY



TYPICAL INTERCEPT DRAIN DETAIL

SCALE 1:20





SCHEDULE OF WORKS

1. INSTALL STORMWATER PITS PIPES & OUTLET CONTROL STRUCTURE IN ACCORDANCE WITH STORMWATER MANAGEMENT PLAN & DETAILS DRAWING No 8166 C100 & C101
2. INSTALL TEMPORARY STORMWATER PIT & PIPE AS SHOWN ON BULK EARTHWORKS PLAN
3. COVER GRATES WITH GEOFABRIC & FORM SANDBAG BUND AROUND STORMWATER PITS AS SHOWN ON BULK EARTHWORKS PLAN TO DIRECT WATER INTO PIT
4. INSTALL TEMPORARY INTERCEPT DRAIN ABOVE CUTTINGS AT LOCATIONS AS SHOWN ON BULK EARTHWORKS PLAN
5. EXCAVATIONS IN SOIL GENERALLY TO HAVE BATTERS AT 1:1 IN ACCORDANCE WITH GEOTECHNICAL REPORT IF THIS BATTER IS NOT PRACTICAL OR IF EXISTING GROUND CONDITIONS VARY FROM WHAT IS ASSUMED IN THE GEOTECHNICAL REPORT THEN FURTHER ADVICE SHALL BE SOUGHT FROM THE GEOTECHNICAL ENGINEER REFER ALSO TO GEOTECHNICAL REPORT RECOMMENDATIONS & BULK EARTHWORKS NOTES BELOW

BULK EARTHWORKS NOTES

GENERAL

GE1 THE INFORMATION CONTAINED ON THESE DRAWINGS IS FOR CIVIL ENGINEERING PURPOSES ONLY ALL DISCREPANCIES WITH OTHER CONSULTANTS DOCUMENTATION THAT COULD RESULT IN CHANGES TO THE CIVIL ENGINEERING DETAILS SHALL BE REFERRED TO THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION

GE2 ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATIONS FOR THESE WORKS AND/OR AS DIRECTED BY THE SUPERINTENDENT

GE3 THE CONTRACTOR SHALL LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION AND PROTECT AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE AND/OR ADJUST IF NECESSARY INFORMATION GIVEN ON THE DRAWINGS IN RESPECT TO SERVICES IS FOR GUIDANCE ONLY IS NOT GUARANTEED COMPLETE NOR CORRECT

GE4 CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT THE PERMISSION OF THE OWNER AND SUPERINTENDENT

GE5 CONTRACTOR SHALL CLEAR THE SITE BY REMOVING ALL RUBBISH FENCES AND DEBRIS ETC TO THE EXTENT SPECIFIED

GE6 ALL SITE REGRADING AREAS SHALL BE FINALLY GRADED TO THE SATISFACTION OF THE SUPERINTENDENT

GE7 SURPLUS EXCAVATED MATERIAL SHALL BE PLACED WHERE DIRECTED OR REMOVED FROM SITE

GE8 ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING

GE9 ALL EXCAVATION SLOPES ARE TO BE PROTECTED FROM STORMWATER RUN OFF STORMWATER MANAGEMENT TO BE IN ACCORDANCE WITH HYDRAULIC ENGINEER S DRAWINGS AND ADVICE

GE10 ALL WORKS ARE TO BE IN ACCORDANCE WITH GEOTECHNICAL REPORT BY CROZIER GEOTECHNICAL CONSULTANTS DATED MAY 2008 REF 27119

GE11 FOUNDATION STRATA & EXCAVATION BATTERS TO BE INSPECTED & CONFIRMED ON SITE BY A GEOTECHNICAL ENGINEER

GE12 TEMPORARY CUTTING FOR SHOTCRETE WALL TO BE INSPECTED BY GEOTECHNICAL ENGINEER FOR SHORT TERM STABILITY UNTIL WALL IS POURED OR OTHERWISE BATTER EXCAVATION AT 1Ho 1z 1Ve ł MAX & PROVIDE TEMPORARY FORMWORK FOR SHOTCRETE WALL

SURVEY

SU1 CO ORDINATES AND LEVELS OBTAINED FROM SURVEY BY SOUTER & ASSOCIATES SURVEYORS DATED 26 11 2007 REF No 99 20

SU2 ALL LEVELS ARE TO A H D

SU3 ALL CHAINAGES AND LEVELS ARE IN METRES AND DIMENSIONS IN MILLIMETRES

SU4 CONTRACTORS SHALL ARRANGE FOR THE WORKS TO BE SET OUT BY A REGISTERED SURVEYOR

EARTHWORKS

BE1 OVER FULL AREA OF EARTHWORKS CLEAR VEGETATION RUBBISH SLABS ETC AND STRIP TOPSOIL

BE2 CUT AND FILL OVER THE SITE TO LEVELS REQUIRED

BE3 EXCAVATE AND REMOVE ANY SOFT SPOTS ENCOUNTERED DURING EXCAVATION AND REPLACE WITH APPROVED FILL

BE4 GENERALLY ON THIS PROJECT ALL NEW STRUCTURES ARE FOUNDED DIRECTLY ON ROCK OR ON PILED FOOTINGS ON ROCK THEREFORE THE AREAS OF FILL SHOWN ON THE PLAN ARE BEHIND RETAINING WALLS & ARE FOR FILL AS FORM FOR SLABS OVER THIS MATERIAL SHALL BE PLACED IN 250mm MAX LAYERS WITH MINIMAL COMPACTION BY MEANS OF SEVERAL PASSES BY EARTH MOVING EQUIPMENT SELECTED

BE5 ROCK IS TO BE EXCAVATED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER S RECOMMENDATIONS IN ORDER TO MINIMISE VIBRATIONS TO ADJOINING PROPERTIES

COUNCIL COPY

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ISSUE	DESCRIPTION	BY	APR	DATE
B	RE ISSUED FOR CONSTRUCTION CERTIFICATE	JC	SW	26 10 10
A	ISSUED FOR CONSTRUCTION CERTIFICATE	JC	SW	25 06 10

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Telephone (02) 9979 1823
Facsimile (02) 9979 5263

CHARTERED PROFESSIONAL ENGINEERS
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A.C.N. 130 522 851
Structural and Civil Engineering Consultants
Suite 6 Level 5 22 Central Avenue Manly NSW
P O Box 1044 Manly NSW 1655
Phone (02) 9976 0070 Fax (02) 9976 0095
Email enquires@wadconsulting com

PROJECT
PROPOSED NEW RESIDENCE
at 165 RIVERVIEW ROAD, CLAREVILLE, NSW 2107
for Mr & Mrs N SAMODOL

DRAWING TITLE
BULK EARTHWORKS PLAN & DETAILS

DESIGN	K W / S W	DATE	JUNE 2010
DRAWN	J C	SCALE	AS SHOWN
FILENAME	8166 E1 00 DWG		
SIGNED	K Waddington	SIZE	A1
DRAWING No	8166 – E1 00	REV	B

FOR CONSTRUCTION CERTIFICATE
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WARNING
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- The Structural Engineer of their responsibility to ensure the structural adequacy of this project.
- The Applicant, Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the issued Construction Certificate Architectural Details.

N

167 Riverview Rd

165 Riverview Rd

163 Riverview Rd

No. 165 DP 350730

Brick Residence Metal Roof No. 167

Three Storey Brick Residence Tile Roof No. 163

Riverview Road

Two advanced specimens of locally indigenous canopy trees to be planted to replace trees removed

Existing trees to be removed

NOTE: CONSTRUCTION CERTIFICATE 2010/4002 RELATES TO THE DEMOLITION OF THE EXISTING DWELLING & CONSTRUCTION OF A NEW DWELLING ONLY. THE PROPOSED BOAT SHED IS SUBJECT TO A SEPARATE APPROVAL

Established building line for decks

Established building line for buildings

Foreshore building line

Outline of rainwater tanks installed within the undercroft

Selected motorised louvres

Roof Pitch 7.5 degrees

Outline of wall structure below

Roof Pitch 5.0 degrees

Timber sleeper with granite backfill steps/path to landscape architects details

Existing timber path and steps to be removed

Stairs & landing by builder

Sediment control trap

Line of pipe to sediment control trap

New inclinator by specialist to be integrated with the works

Existing concrete path and steps to be removed

Existing concrete landing to be removed

Existing sewer pump out line to be replaced

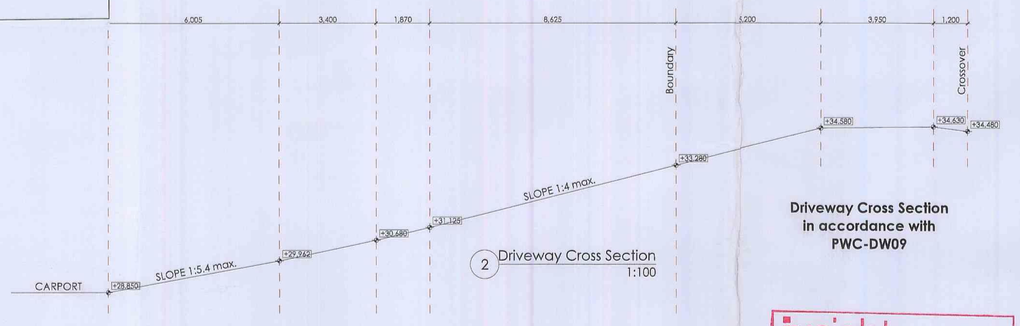
Existing sewer connection point

Landing to be removed

balcony

Site Plan
1:100

- *Building to incorporate BASIX commitments to comply with the attached BASIX Certificate No. 267466S_04, dated 2 February 2010*
- *Smoke Alarms to be installed in accordance with AS 3786-1993 'Smoke alarms'*
- *Termite Management to comply with AS 3660 – 2000 'Termite Management – New Building Work'*
- *Glazing to comply with AS 1288 – 2006 'Glass in Buildings – Selection & Installation' and AS 2047 – 1999 'Windows in Buildings – Selection & Installation'*
- *Waterproofing of wet areas to comply with AS 3740 – 2004 'Waterproofing of Wet Areas in Residential Buildings'*
- *Doors to fully enclosed sanitary compartments to comply with Part 3.8.3 'Facilities' of the Building Code of Australia*
- *External Glazing & Cladding being of minimal reflectance (maximum of 20%)*
- *External Finishes being in natural, recessive, non-reflective colours and textures*
- *Balustrades construction to comply with Part 3.9.2.3 – 'Balustrades' of the Building Code of Australia*
- *Damp-proof membrane must be 'high impact', 0.2mm thick polyethylene film*



2 Driveway Cross Section
1:100

Driveway Cross Section in accordance with PWC-DW09

insight building certifiers pty ltd
CONSTRUCTION CERT. NO. 2010/4002
CONSTRUCTION CERTIFICATE PLANS
I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979
02 NOV 2010
T. Bowden Accreditation No. BPB0042

REV	DATE	REVISION	BY
C	13/09/10	Construction Certificate Issue	RJ
B	03/05/10	Tender Issue	MH
A	08/01/10	Issued for engineer	MH

de Soyres Malone Architects Pty Ltd
Nominated Architect: James de Soyres #6769
PO BOX 657 NEWPORT BEACH NSW 2106
5 HERON COVE MARINA
QUEEN'S PARADE WEST NEWPORT
contact@dsmarchitects.com
TELEPHONE: (02) 9979 1823
FACSIMILE: (02) 9979 5263

CLIENT: Mr & Mrs N Samodol

LOCATION: 165 Riverview Road Clareville, NSW, 2107

DRAWING TITLE: Site Plan

DATE OF ISSUE: 18/09/2010

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Scale: 1:200 at A3 original size
Scale: 1:100 at A1 original size

PROJECT No: 0715 DRAWING No: WD-01 REVISION: C

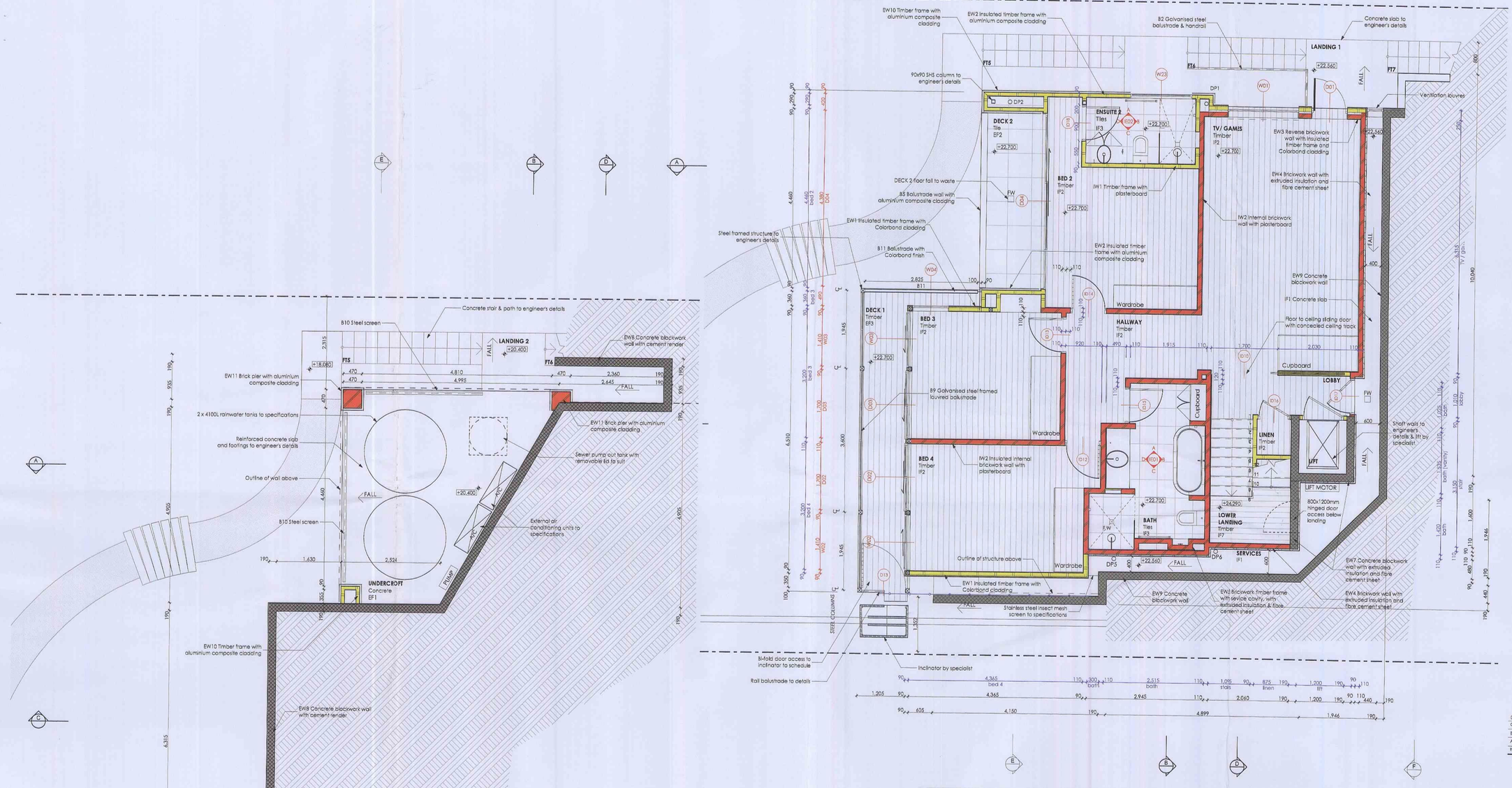
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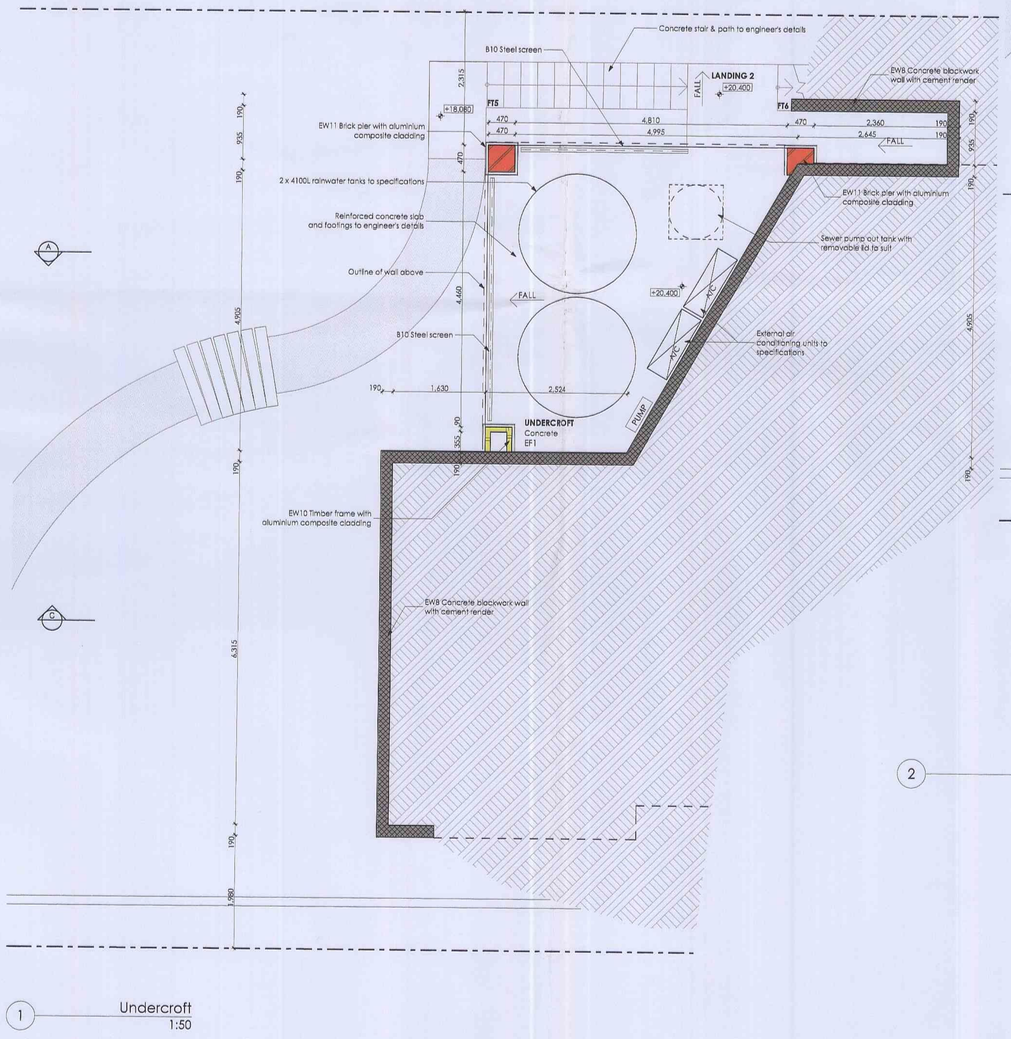
NOTE: DISTANCE BETWEEN DOOR THRESHOLD OF SANITARY COMPARTMENT AND CLOSET PAN TO BE ATLEAST 1.2M OR ALTERNATIVE MEASURES BE UTILISED IN ACCORDANCE WITH PART 3.8.3.3 OF THE BUILDING CODE OF AUSTRALIA

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EXTERNAL
INTERNAL
OPENING

N





1 Undercroft
1:50

2 Bedroom
1:50

NOTE: MECHANICAL VENTILATION TO BE PROVIDED TO WC IN ACCORDANCE WITH PART 3.8.5 OF THE BUILDING CODE OF AUSTRALIA

REV	DATE	REVISION	BY
D	13/09/10	Construction Certificate Issue	RJ
C	10/08/10	Retaining wall moved	PB
B	23/05/10	Tender Issue	MH
A	08/01/10	Issued for engineer	MH

de Soyres
Malone
Architects Pty Ltd

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CLIENT
Mr & Mrs N Samadat

LOCATION
165 Riverview Road
Clareville, NSW, 2107

DRAWING TITLE
Undercroft & Bedroom Plans

DATE OF ISSUE 13/09/2010

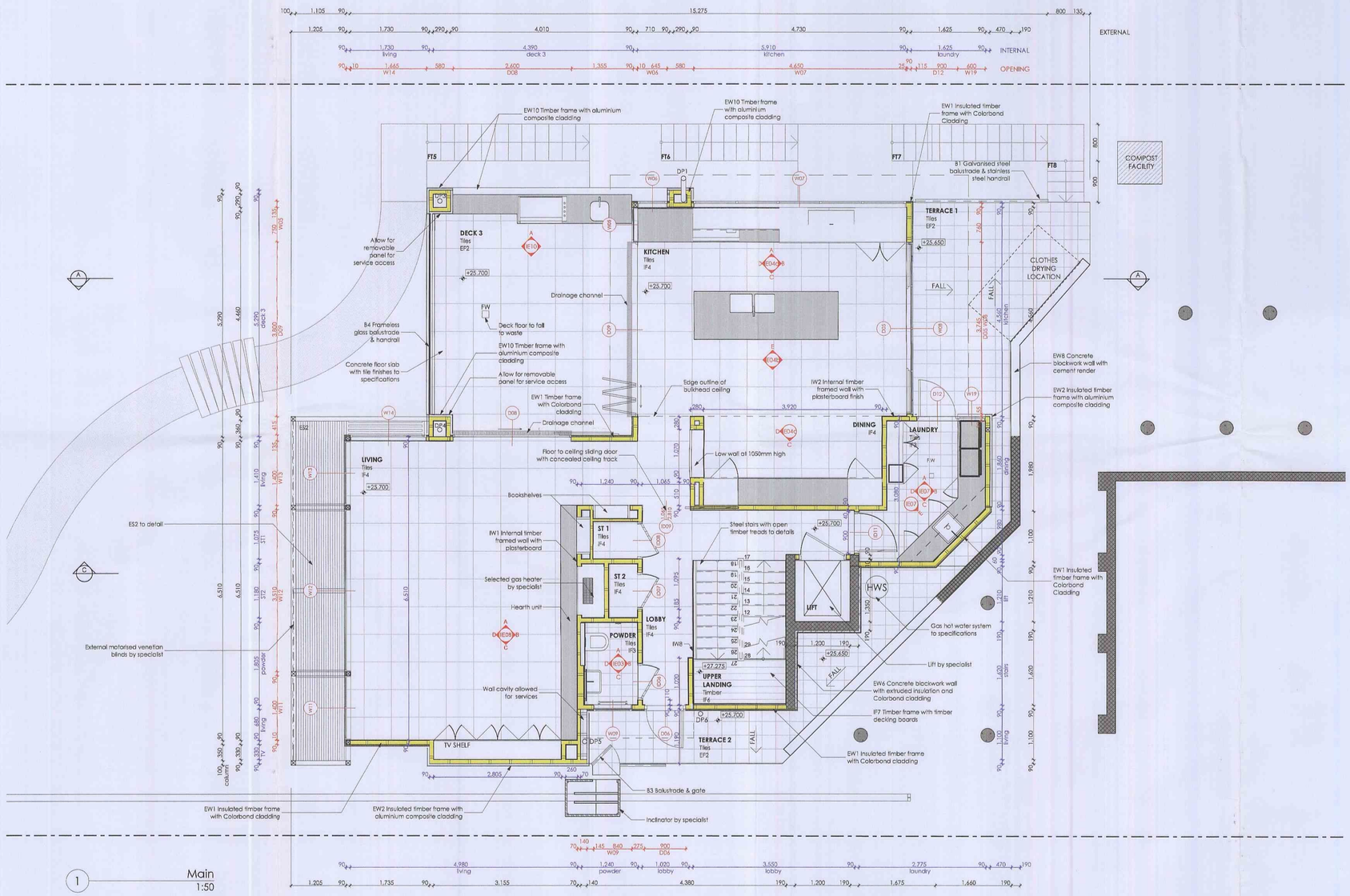
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Scale in metres 1:50 at A1 original size
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Scale in metres 1:100 at A1 original size
0 1 2 3 4 5

PROJECT No	DRAWING No	REVISION
0715	WD-11	D

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NOT FOR CONSTRUCTION

N



1 Main
1:50

REV	DATE	REVISION	BY
C	13/09/10	Construction Certificate Issue	RJ
B	03/05/10	Tender Issue	MH
A	08/01/10	Issued for engineer	MH

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CLIENT
Mr & Mrs N Samodol

LOCATION
165 Riverview Road
Clareville, NSW, 2107

DRAWING TITLE
Main Plan

DATE OF ISSUE 13/09/2010

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PROJECT No:	DRAWING No:	REVISION
0715	WD-12	C

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NOT FOR CONSTRUCTION

N

LOUVRED ROOF PLAN
scale 1:50

Steel louvred roof by Riverview Road, selected operable louvre to specifications
25/08/2010

R2 Colorbond roof
Selected operable roof by specialist
GUTTER
FALL TO SIDE
DP2 Downpipe location for operable louvre below, connects to DP1
Outline of awning above W15, W16, & D11
EW2 Insulated timber frame with aluminium composite cladding
Timber framed driveway turning deck to engineer's details
EW2 insulated timber frame with aluminium composite cladding as external balustrade wall
B12 Galvanised steel balustrade & handrail, without CBP
B12 Galvanised steel balustrade & handrail
B1 Galvanised steel balustrade and stainless steel handrail
Driveway & kerb to engineer's details
BOX GUTTER
B7 Balustrade wall with handrail & Colorbond cladding
DECK 4
Tiles
EF4
B6 Balustrade wall with aluminium composite cladding
Drainage channel
EW2 Insulated timber frame with aluminium composite cladding
FALL
Verandah floor fall to gutter
BED 1
Timber
IF6
Pelmet to suit blind
Feature recesses to joinery details
FOYER
Timber
IF6
ENTRY
EF5
R3 Laundry roof below
Lift door access by lift specialist
IW1 Internal timber framed wall with plasterboard finish
EW1 Insulated timber frame with Colorbond cladding
EW6 Concrete blockwork wall with extruded insulation and Colorbond cladding
LIFT
EW7 Concrete blockwork wall with extruded insulation & fibre cement sheet
Open deck finish with structure to engineer's details
TURNING DECK
EF5
DRIVEWAY
Concrete
New concrete driveway to engineer's details
Driveway drainage to specifications
New retaining wall to engineer's details with feature cladding
B8 Glass balustrade with stainless steel post & handrail
B7 Balustrade wall with handrail & Colorbond cladding
ENSUITE 1
Tiles
IF5
VANITY
Wardrobe
Floor to ceiling sliding door with concealed ceiling track
WIR
Timber
IF6
Wardrobe
SHOWER
F.W
ST 3
EF5
CARPORT
EF5
B5 Balustrade & gate
ST 4
EF5
BINS
EF5
Built-in recessed meter box, door panel to match wall finish
Battered terrain
Roof outline above
EW12 Timber frame with colorbond cladding
EW1 Insulated timber frame with Colorbond cladding
EF4 Timber & steel framed floor with tiles
PP

1 Attic
1:50

REV	DATE	REVISION	BY
C	13/09/10	Construction Certificate Issue	RJ
B	03/05/10	Tender Issue	MH

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CLIENT
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LOCATION
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DRAWING TITLE
Attic Plan

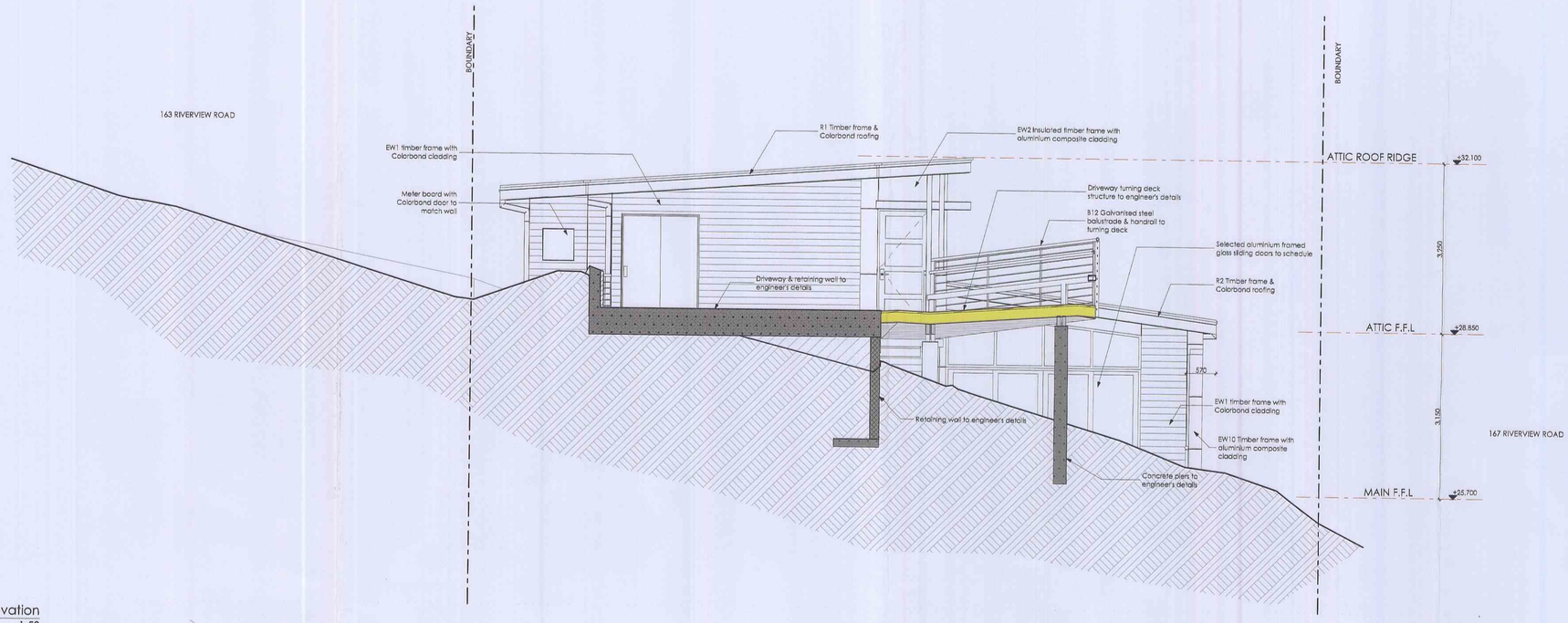
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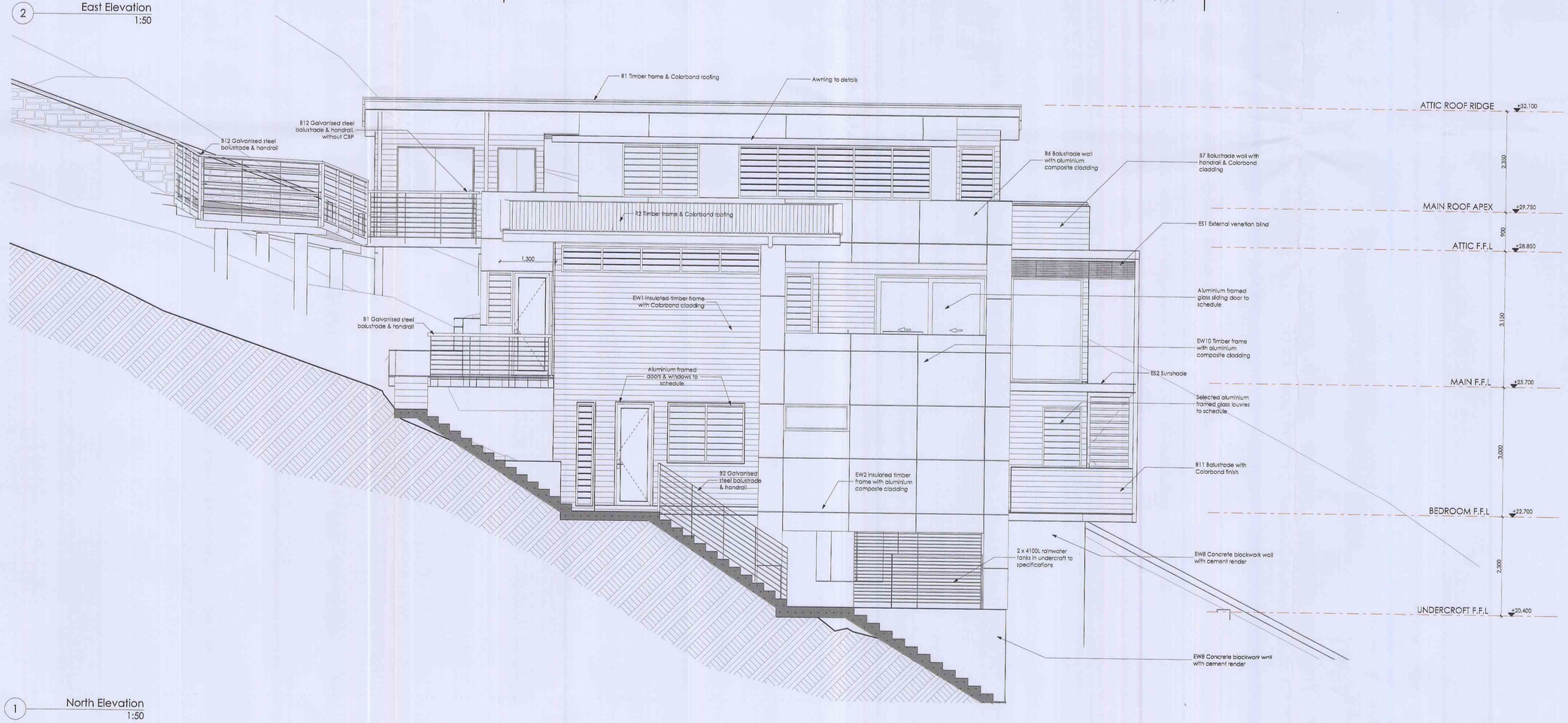
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Scale in metres: 1:100 at A1 original size
0 1 2 3 4 5

PROJECT No:	DRAWING No:	REVISION
0715	WD-13	C

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2 East Elevation
1:50



1 North Elevation
1:50

REV	DATE	REVISION	BY
C	13/09/10	Construction Certificate Issue	RJ
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A	08/01/10	Issued for engineer	MH

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CLIENT
Mr & Mrs N Samadel

LOCATION
165 Riverview Road
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DRAWING TITLE
North & East Elevations

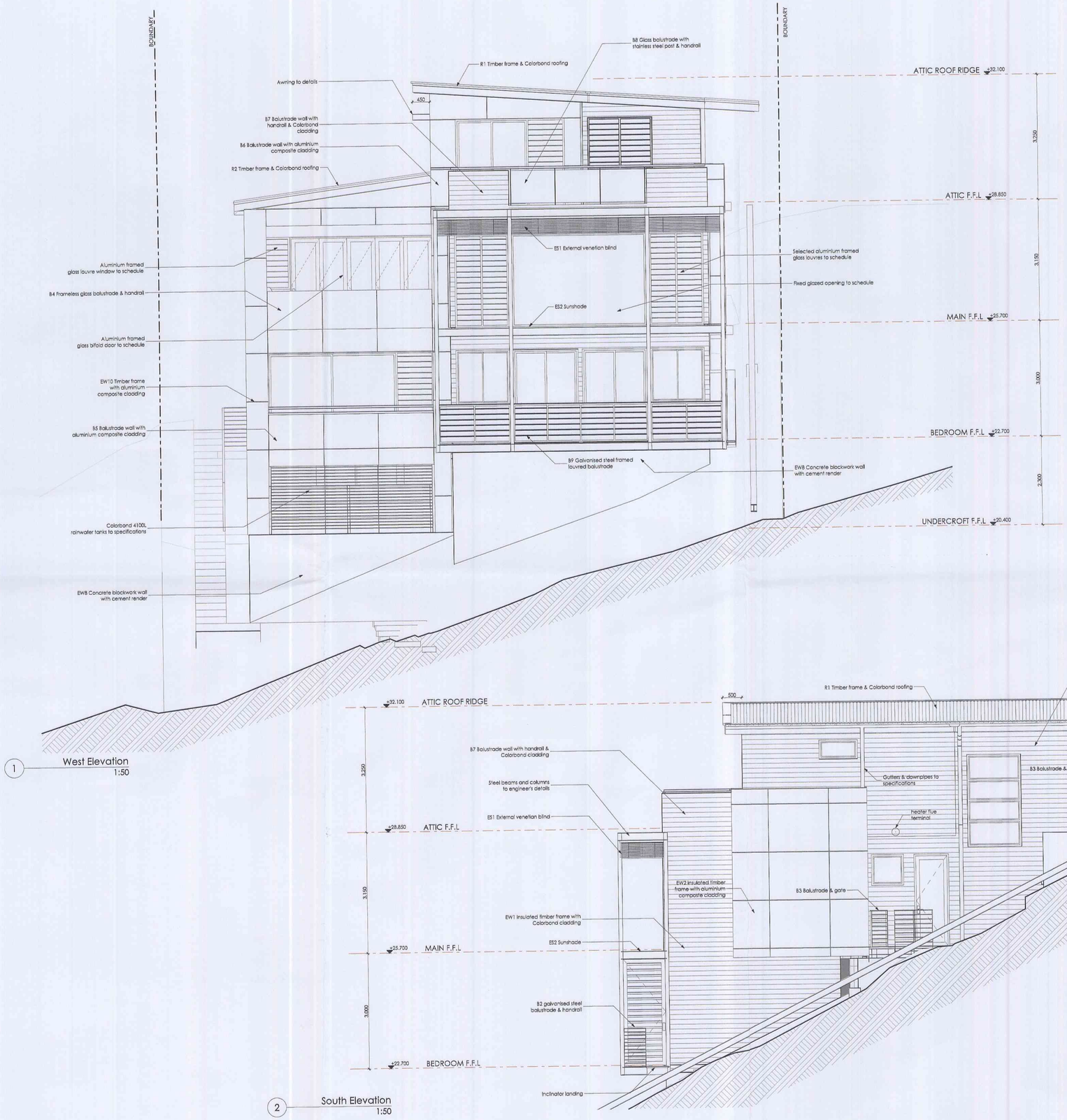
DATE OF ISSUE 13/09/2010

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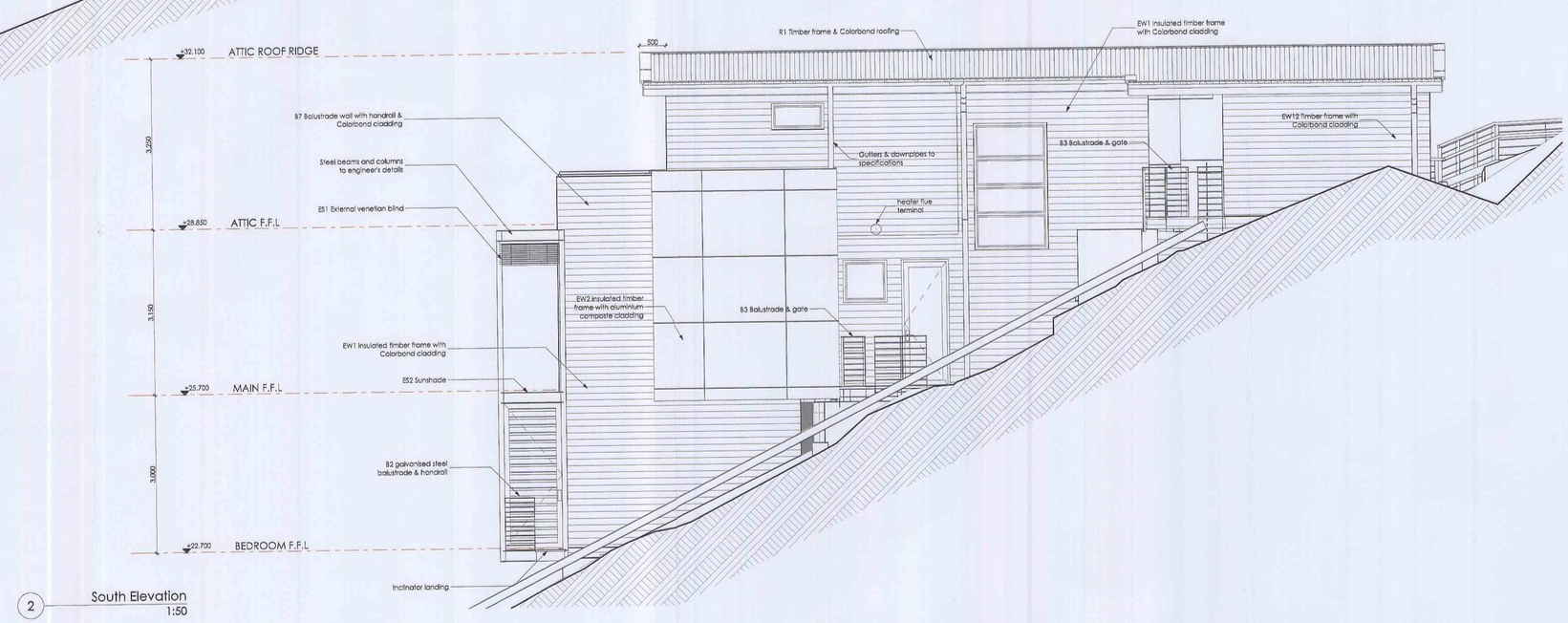
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Scale in metres: 1:100 at A1 original size

PROJECT No:	DRAWING No:	REVISION
0715	WD-21	C

FOR CONSTRUCTION CERTIFICATE
NOT FOR CONSTRUCTION



1 West Elevation
1:50



2 South Elevation
1:50

NOTE: ALL GLASS BALUSTRADES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1288-2006 "GLASS IN BUILDINGS"

REV	DATE	REVISION	BY
C	13/09/10	Construction Certificate Issue	RJ
B	03/08/10	Tender Issue	MH
A	08/07/10	Issued for engineer	MH

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FACSIMILE: (02) 9979 5263

CLIENT
Mr & Mrs N Samadol

LOCATION
165 Riverview Road
Clareville, NSW, 2107

DRAWING TITLE
South & West Elevations

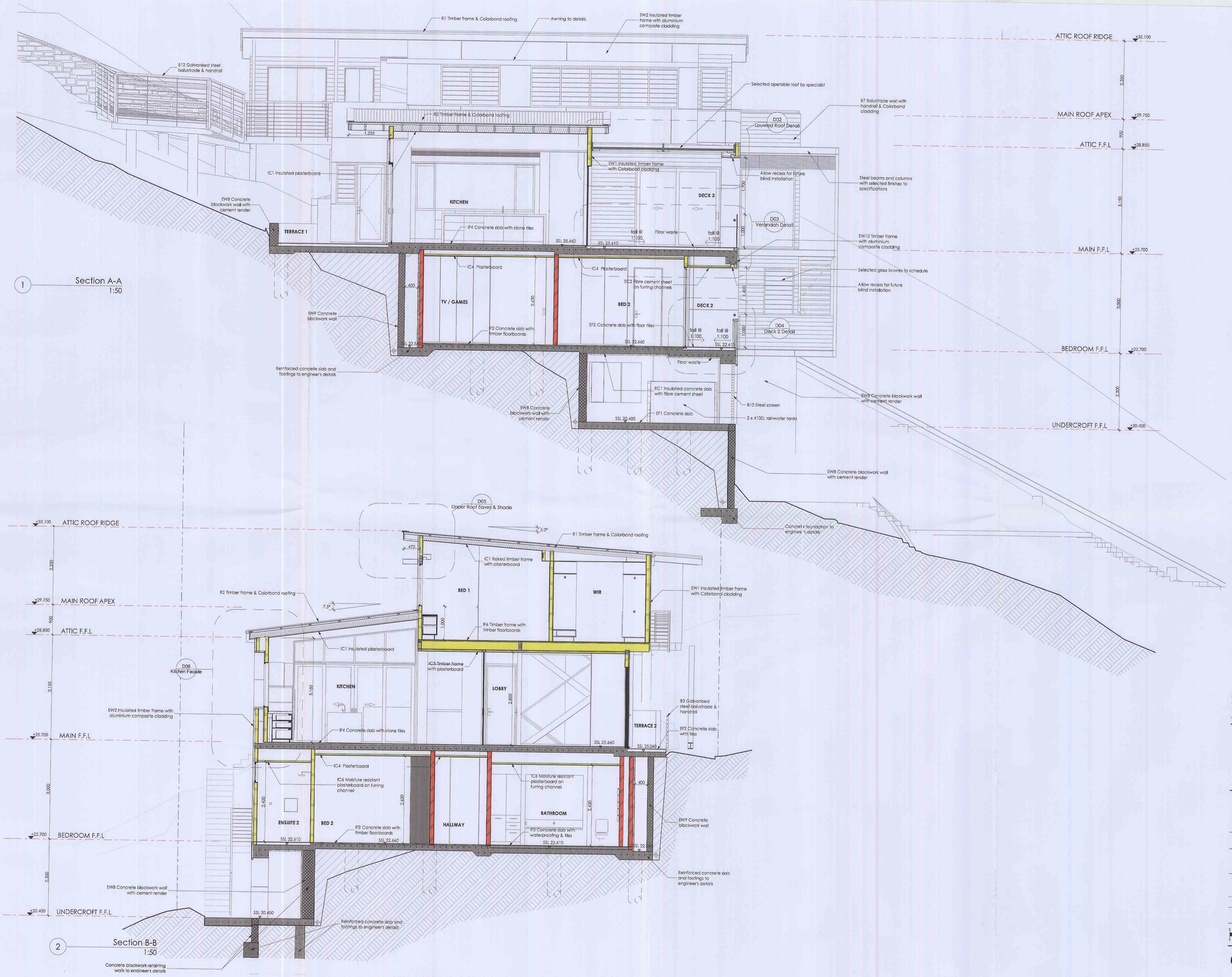
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Scale in metres: 1:100 at A1 original size
0 1 2 3

PROJECT No	DRAWING No	REVISION
0715	WD-22	C

FOR CONSTRUCTION CERTIFICATE
NOT FOR CONSTRUCTION



REV	DATE	REVISION	BY
D	13/09/10	Construction Certificate Issue	RJ
C	10/08/10	Retaining wall moved	PB
B	03/05/10	Tender Issue	MH
A	08/01/10	Issued for engineer	MH

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DRAWING TITLE
Sections A-A & B-B

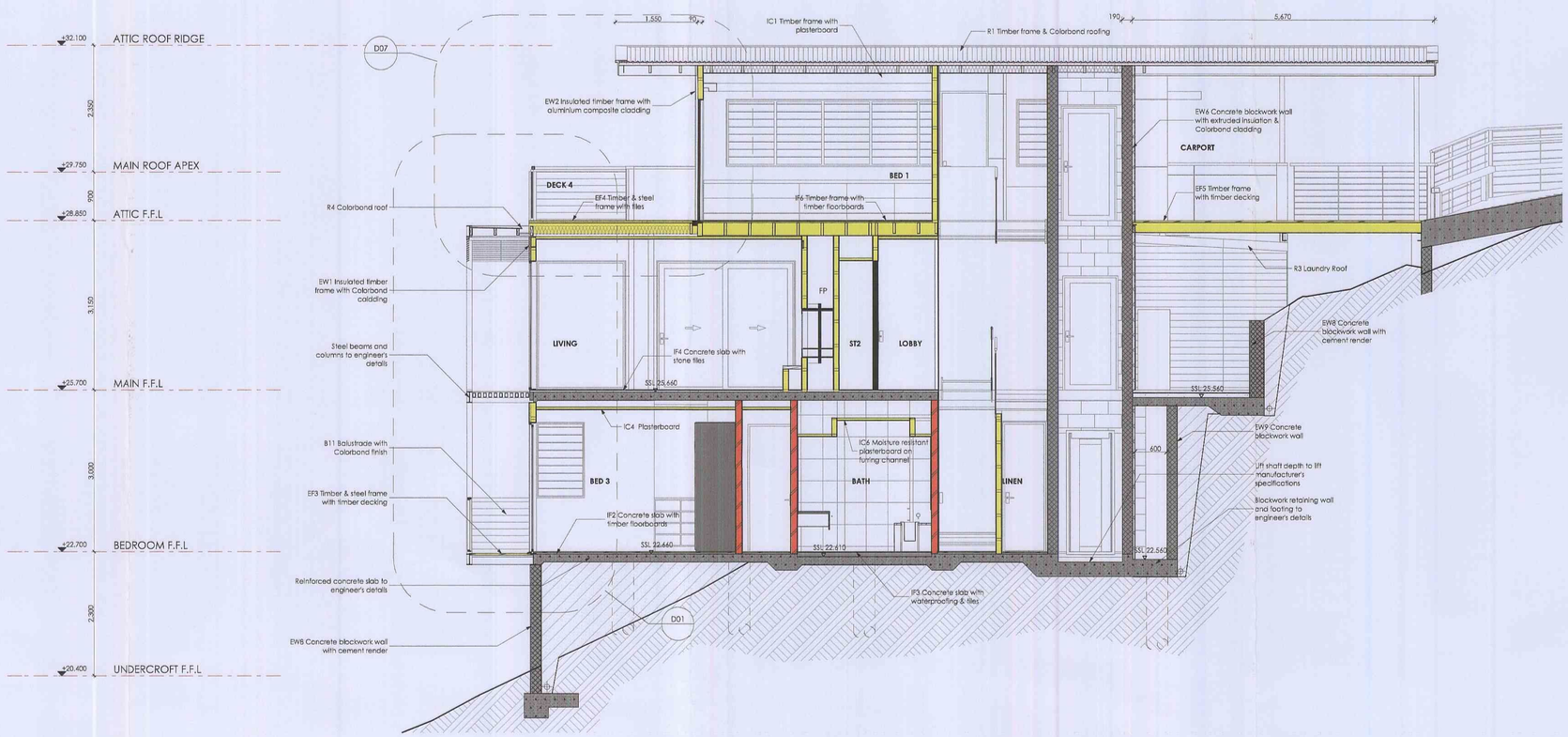
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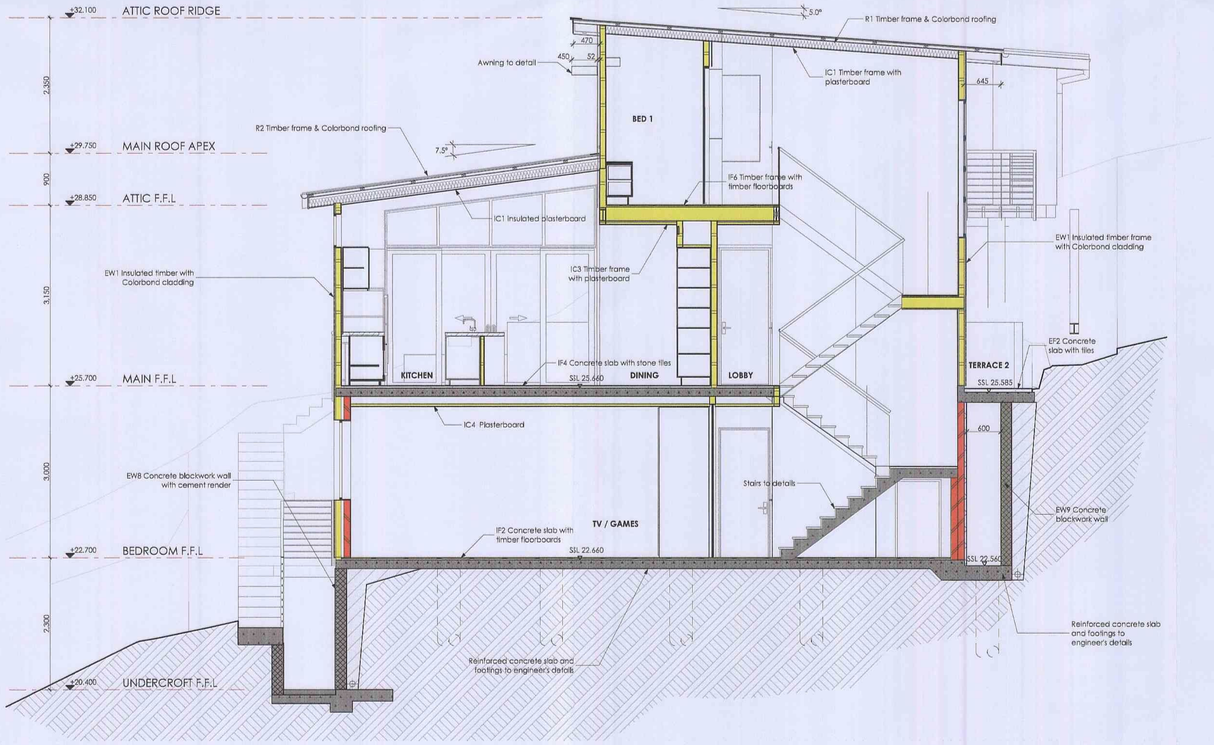
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PROJECT No:	DRAWING No:	REVISION
0715	WD-31	D

FOR CONSTRUCTION CERTIFICATE
NOT FOR CONSTRUCTION



1 Section C-C
1:50



2 Section D-D
1:50

REV	DATE	REVISION	BY
D	13/09/10	Construction Certificate Issue	RJ
C	10/08/10	Retaining wall moved	PB
B	03/05/10	Tender Issue	MH
A	08/01/10	Issued for engineer	MH

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DRAWING TITLE
Sections C-C & D-D

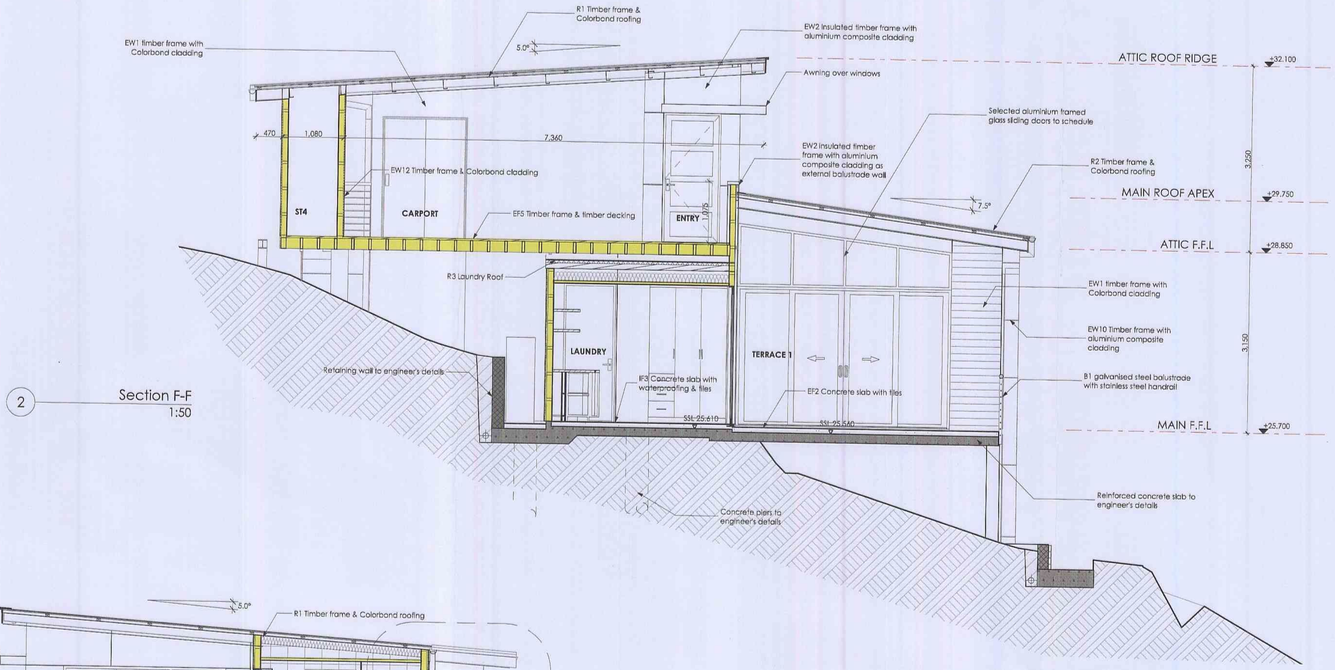
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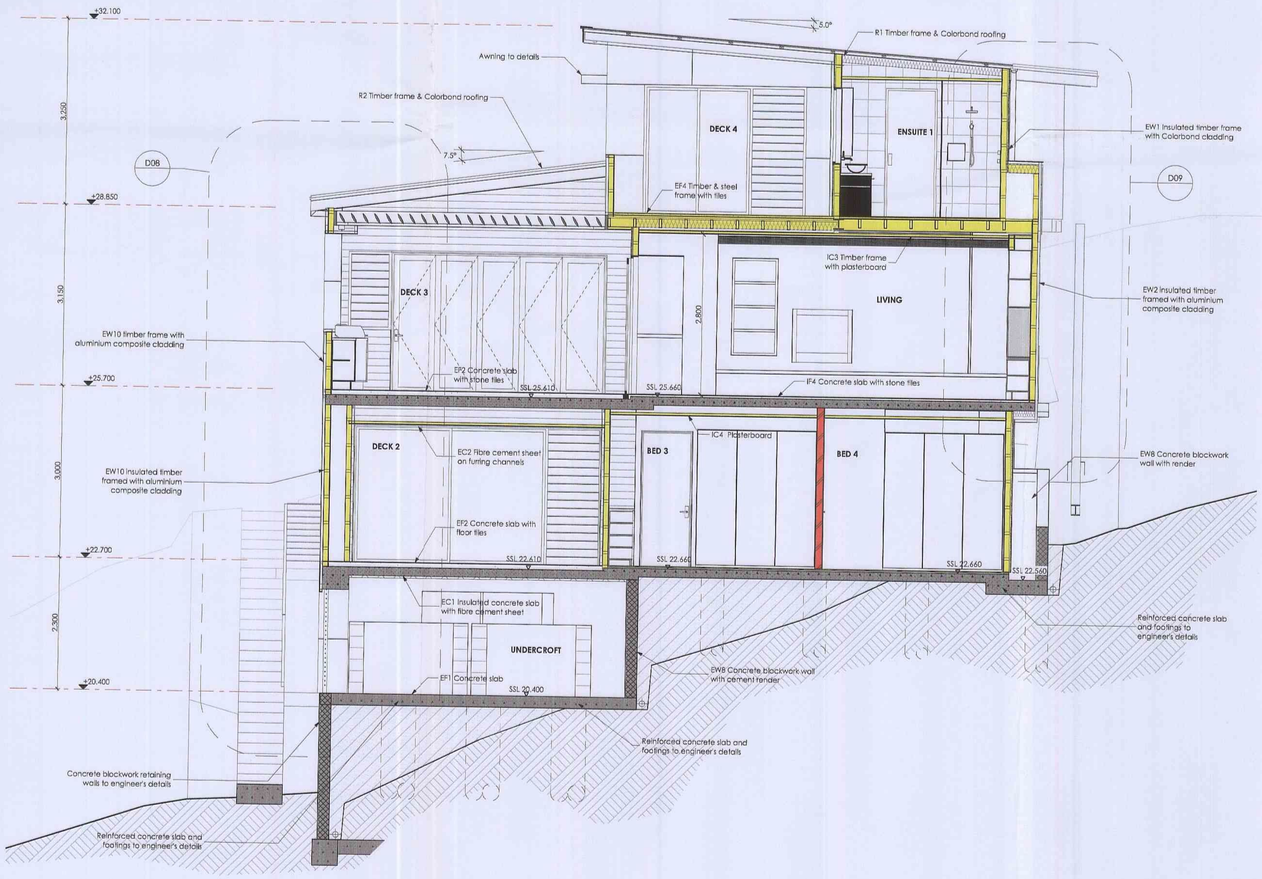
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Scale in metres: 1:100 at A1 original size

PROJECT No	DRAWING No	REVISION
0715	WD-32	D

FOR CONSTRUCTION CERTIFICATE
NOT FOR CONSTRUCTION



2 Section F-F
1:50



1 Section E-E
1:50

C	13/09/10	Construction Certificate Issue	RJ
B	23/05/10	Tender Issue	MH
REV	DATE	REVISION	BY

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DRAWING TITLE
Sections E-E & F-F

DATE OF ISSUE 13/09/2010

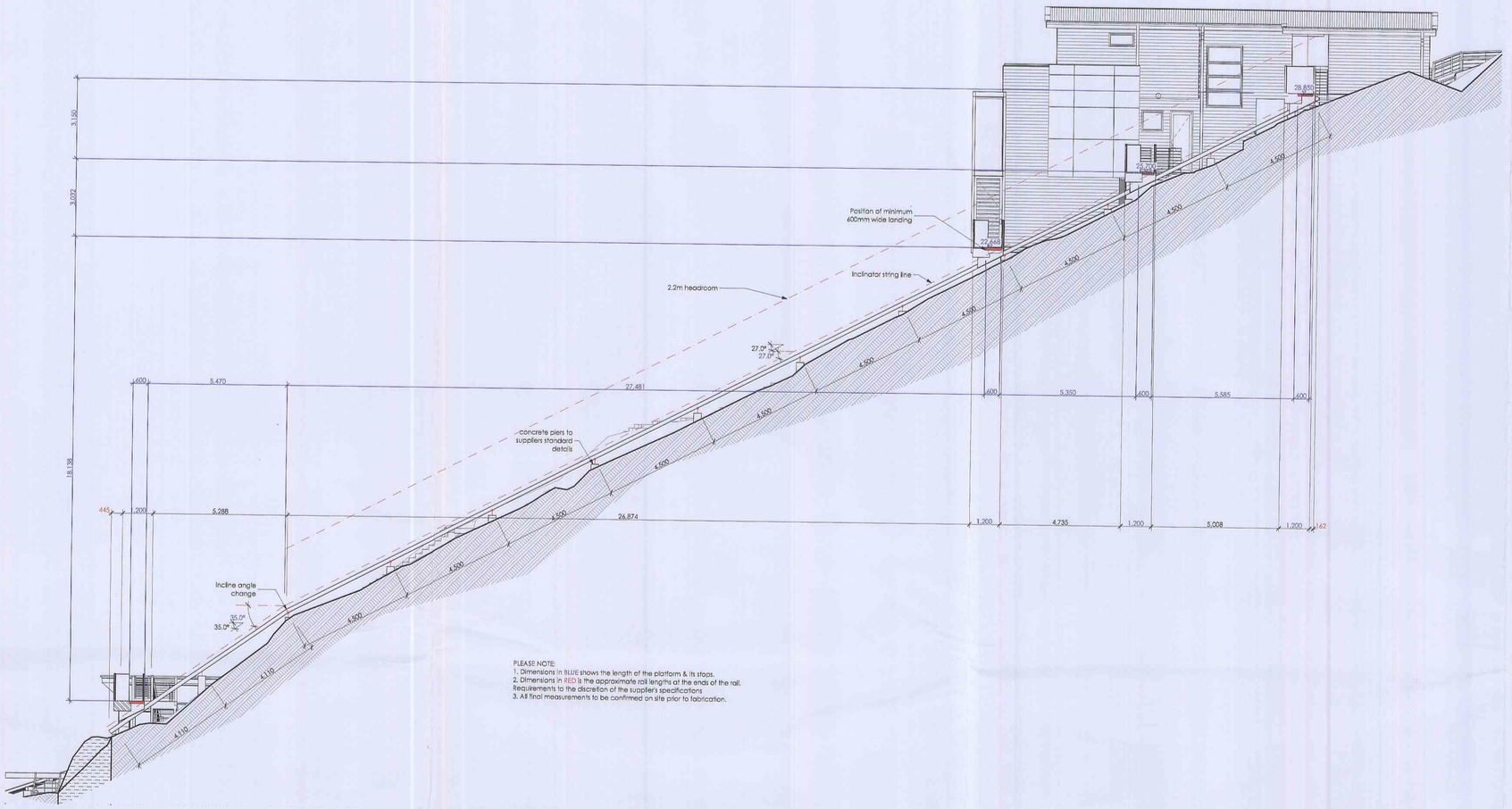
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Scale in metres: 1:100 at A1 original size
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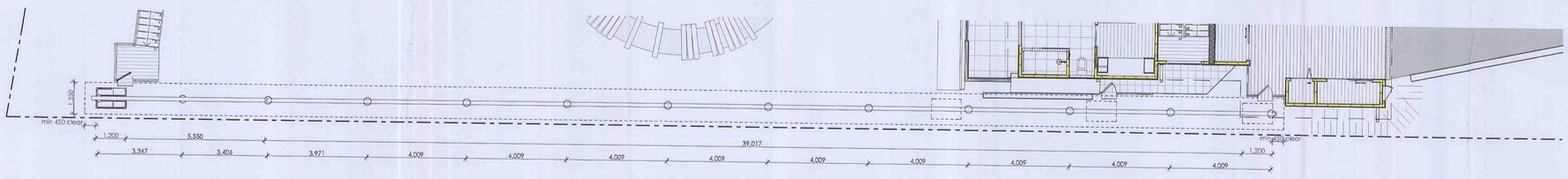
PROJECT No:	DRAWING No:	REVISION
0715	WD-33	C

FOR CONSTRUCTION CERTIFICATE
NOT FOR CONSTRUCTION



PLEASE NOTE:
1. Dimensions in BLUE shows the length of the platform & its steps.
2. Dimensions in RED is the approximate rail lengths at the ends of the rail. Requirements to the discretion of the supplier's specifications
3. All final measurements to be confirmed on site prior to fabrication.

1 Section along inclinator
1:100



2 Plan on inclinator rail
1:100

REV	DATE	REVISION	BY
A	13/09/10	Construction Certificate issue	JdeS

de Soyres
Malone
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LOCATION
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DRAWING TITLE
Inclinator details

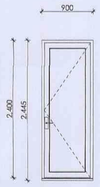
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Scale in metres: 1:50 at A1 original size
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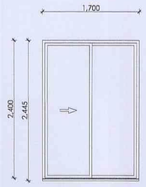
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PROJECT No	DRAWING No	REVISION
0715	WD-56	A



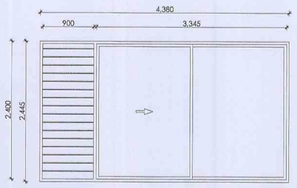
D01

Opening Type	Swing
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	No
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Top of sill flush with internal FFL
Glazing Area (BASIX)	2.16m2



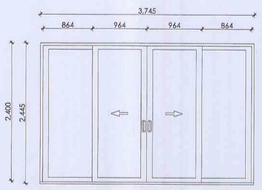
D03, D02

Opening Type	Sliding
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	No
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Top of sill flush with internal FFL
Glazing Area (BASIX)	4.08m2



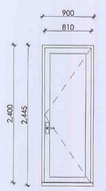
D04

Opening Type	Sliding & Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	Yes - Louvres only
Hardware	Breezeway to louvres
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Height may be adjusted to suit full louvre blades, top of sill flush with internal FFL
Glazing Area (BASIX)	10.63m2



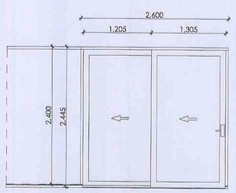
D05

Opening Type	Double Sliding
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e Glass to AS1288
Flyscreen	No
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Top of sill flush with internal FFL
Glazing Area (BASIX)	8.64m2



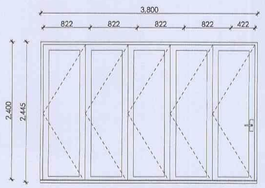
D06

Opening Type	Swing
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e Glass to AS1288
Flyscreen	No
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Top of sill flush with internal FFL
Glazing Area (BASIX)	2.16m2



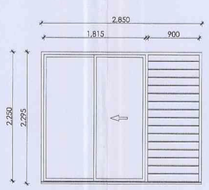
D08

Opening Type	Multiple Sliding
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e Glass to AS1288
Flyscreen	No
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Sashes to be flush with frame when fully opened. Top of sill flush with internal FFL
Glazing Area (BASIX)	6.41m2



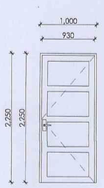
D09

Opening Type	Multiple Folding
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e Glass to AS1288
Flyscreen	Yes
Hardware	TBC
Basix Spec	
Notes	Top of sill flush with internal FFL
Glazing Area (BASIX)	9.12m2



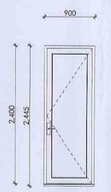
D10

Opening Type	Sliding & Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e Glass to AS1288
Flyscreen	Yes -Louvres only
Hardware	Breezeway to Louvres, others TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Top of sill flush with internal FFL
Glazing Area (BASIX)	6.75m2



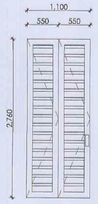
D11

Opening Type	
Frame	Semi-Commercial Aluminium
Glazing	TBC
Flyscreen	No
Hardware	TBC
Basix Spec	No
Notes	Feature door (PC Item)
Glazing Area (BASIX)	No



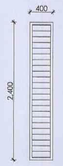
D12

Opening Type	Swing
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	No
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Top of sill flush with internal FFL
Glazing Area (BASIX)	2.16m2



D13

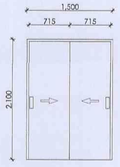
Opening Type	Bi-fold
Frame	Galvanised steel angles with selected paint finish
Sash	Aluminium frame with fixed louvres and selected powdercoat finish
Glazing	No
Flyscreen	No
Hardware	TBC
Basix Spec	N/A
Notes	Inclinator access door
Glazing Area	No



D14 (Cellar Ventilation)

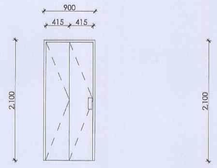
Opening Type	Fixed
Frame	Anodised aluminium frame with selected powdercoat finish
Sash	Aluminium frame with fixed louvres and selected powdercoat finish
Glazing	No
Flyscreen	No
Hardware	TBC
Basix Spec	N/A
Notes	Cellar ventilation
Glazing Area	No

1 External Door Schedule
1:50



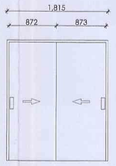
ID01

Opening Type	Sliding
Frame	Timber frame, primed & painted
Sash	Solid core timber with painted finish
Glazing	No
Flyscreen	No
Hardware	Approved corrosion resistant pull handles & sliding gear
Basix Spec	N/A
Notes	External location
Glazing Area	N/A



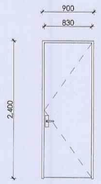
ID02

Opening Type	Bi-fold
Frame	Timber frame, primed & painted
Sash	Solid core timber with painted finish
Glazing	No
Flyscreen	No
Hardware	Approved corrosion resistant handle, lockable latchset & sliding gear
Basix Spec	N/A
Notes	External location
Glazing Area	N/A



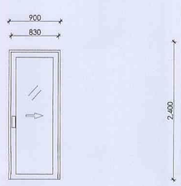
IDX3

Opening Type	Sliding
Frame	Timber frame, primed & painted
Sash	Solid core timber, primed & painted
Glazing	No
Flyscreen	No
Hardware	Approved corrosion resistant pull handle & sliding gear
Basix Spec	N/A
Notes	External location
Glazing Area	N/A



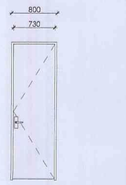
ID13, ID14, ID12, ID04, ID17, ID11, ID15, ID18

Opening Type	Swing
Frame	Flush timber frame
Sash	Solid core timber, primed & painted
Glazing	No
Flyscreen	No
Hardware	Approved leverset on rose, mortice latch, door stop, 1 1/2 pr hinges. Privacy set to bathroom & ensuite 2
Basix Spec	N/A
Notes	
Glazing Area	N/A



ID05

Opening Type	Cavity sliding
Frame	Flush timber frame
Sash	Timber framed glass, primed & painted
Glazing	Frosted glass
Flyscreen	No
Hardware	Approved cavity sliding gear, flush pull & end pull
Basix Spec	N/A
Notes	Door to open fully flush
Glazing Area	1.32m2



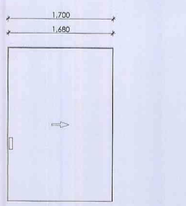
ID06, ID07, ID08, ID16

Opening Type	Swing
Frame	Flush timber frame
Sash	Solid core timber, primed & painted
Glazing	N/A
Flyscreen	N/A
Hardware	Approved leverset on rose, mortice latch , door stop, 1 1/2 pr hinges. Privacy set to powder
Basix Spec	N/A
Notes	
Glazing Area	N/A



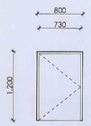
ID09

Opening Type	Cavity Sliding
Frame	Flush frame
Sash	Solid core timber, primed & painted
Glazing	No
Flyscreen	No
Hardware	Approved cavity sliding gear, flush pull & end pull
Basix Spec	N/A
Notes	Sliding gear to be concealed in ceiling, door to open fully flush
Glazing Area	N/A



ID10

Opening Type	Cavity sliding
Frame	Flush frame
Sash	Solid core timber, primed & painted
Glazing	No
Flyscreen	No
Hardware	Approved cavity sliding gear, flush pull & end pull
Basix Spec	N/A
Notes	Sliding gear to be concealed, door to open fully flush
Glazing Area	N/A



ID19

Opening Type	Swing
Frame	Flush timber frame
Sash	Solid core timber frame, primed & painted
Glazing	No
Flyscreen	No
Hardware	Approved leverset on rose, mortice latch & door stop
Basix Spec	N/A
Notes	Door Access under Internal stairs lower landing
Glazing Area	No

2 Internal Door Schedule
1:50

FOR CONSTRUCTION CERTIFICATE
NOT FOR CONSTRUCTION

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION

REV	DATE	REVISION	BY
D	13/09/10	Construction Certificate Issue	RJ
C	10/08/10	Retaining wall moved	PB
B	23/05/10	Tender Issue	MH
A	22/03/10	Issued for quotation	MH

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CLIENT
Mr & Mrs N Samadol

LOCATION
165 Riverview Road
Clareville, NSW, 2107

DRAWING TITLE
Door Schedule

DATE OF ISSUE 13/09/2010

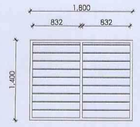
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Scale in metres: 1:100 at A1 original size
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PROJECT No:	DRAWING No:	REVISION
0715	WD-61	D

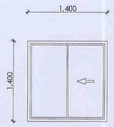
FOR CONSTRUCTION CERTIFICATE
NOT FOR CONSTRUCTION

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION



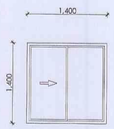
W01

Opening Type	Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	Yes
Hardware	Breezeway Lockable
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Height may be adjusted to suit full louvre blades
Glazing Area (BASIX)	2.52m2



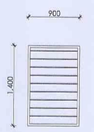
W02

Opening Type	Sliding
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	Yes
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	
Glazing Area (BASIX)	1.96m2



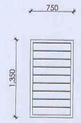
W03

Opening Type	Sliding
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e Glass to AS1288
Flyscreen	Yes
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	
Glazing Area	1.96m2



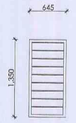
W04

Opening Type (BASIX)	Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	Yes
Hardware	Breezeway
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Height may be adjusted to suit full louvre blades
Glazing Area	1.26m2



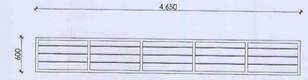
W05

Opening Type	Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e Glass to AS1288
Flyscreen	Yes
Hardware	Breezeway
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Height may be adjusted to suit full louvre blades
Glazing Area (BASIX)	1.01m2



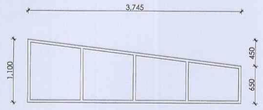
W06

Opening Type	Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	Yes
Hardware	Breezeway
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Height may be adjusted to suit full louvre blades
Glazing Area (BASIX)	1.01m2



W07

Opening Type	Motorised Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e Glass to AS1288
Flyscreen	Yes
Hardware	Breezeway Powerlouvre
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Height may be adjusted to suit full louvre blades
Glazing Area (BASIX)	2.79m2



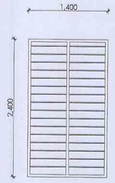
W08

Opening Type	Fixed
Frame	Semi-Commercial Aluminium
Glazing	Frosted glass to AS1288
Flyscreen	No
Hardware	n/a
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	
Glazing Area (BASIX)	3.15m2



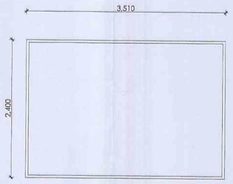
W09

Opening Type	Awning
Frame	Semi-Commercial Aluminium
Glazing	Frosted glass to AS1288
Flyscreen	Yes
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	
Glazing Area (BASIX)	0.72m2



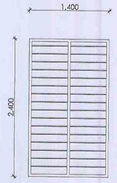
W11

Opening Type	Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	Yes
Hardware	Breezeway
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Height may be adjusted to suit full louvre blades
Glazing Area (BASIX)	3.36m2



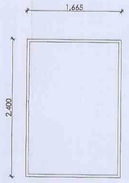
W12

Opening Type	Fixed
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	No
Hardware	
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	
Glazing Area (BASIX)	8..42m2



W13

Opening Type	Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	Yes
Hardware	Breezeway
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Height may be adjusted to suit full louvre blades
Glazing Area (BASIX)	3.36m2



W14

Opening Type	Fixed
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	No
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	
Glazing Area (BASIX)	4.03m2

W15

Opening Type	Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	Yes
Hardware	Breezeway
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Height may be adjusted to suit full louvre blades
Glazing Area (BASIX)	5.63m2

W16

Opening Type	Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	Yes
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Height may be adjusted to suit full louvre blades
Glazing Area (BASIX)	2.25m2

W17

Opening Type	Awning & Fixed
Frame	Semi-Commercial Aluminium
Glazing	Frosted glass to AS1288
Flyscreen	Yes
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	
Glazing Area (BASIX)	3.36m2

W18

Opening Type	Awning
Frame	Semi-Commercial Aluminium
Glazing	Frosted glass to AS1288
Flyscreen	Yes
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	
Glazing Area (BASIX)	0.56m2

W19

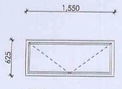
Opening Type	Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	Yes
Hardware	Breezeway Lockable
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Height may be adjusted to suit full louvre blades
Glazing Area (BASIX)	0.75m2

W20

Opening Type	Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	Yes
Hardware	Breezeway
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Height may be adjusted to suit full louvre blades
Glazing Area (BASIX)	2.03m2

W21

Opening Type	Louvred
Frame	Semi-Commercial Aluminium
Glazing	Pyrolitic Low-e glass to AS1288
Flyscreen	Yes
Hardware	Breezeway
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	Height may be adjusted to suit full louvre blades
Glazing Area (BASIX)	1.08m2



W23

Opening Type (BASIX)	Awning
Frame	Semi-Commercial Aluminium
Glazing	Frosted glass to AS1288
Flyscreen	Yes
Hardware	TBC
Basix Spec	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)
Notes	
Glazing Area	0.64m2

1 Window Schedule
1:50

REV	DATE	REVISION	BY
C	13/09/10	Construction Certificate Issue	RJ
B	03/05/10	Tender Issue	MH
A	02/03/10	Issued for quotation	MH

de Soyres Malone Architects Pty Ltd

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CLIENT
Mr & Mrs N Samodol

LOCATION
165 Riverview Road
Clareville, NSW, 2107

DRAWING TITLE
Window Schedule

DATE OF ISSUE 13/09/2010

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Scale in metres: 1:50 at A1 original size
0 0.5 1 1.5 2 2.5
0 1 2 3 4 5
Scale in metres: 1:100 at A1 original size

PROJECT No.	DRAWING No.	REVISION
0715	WD-62	C