
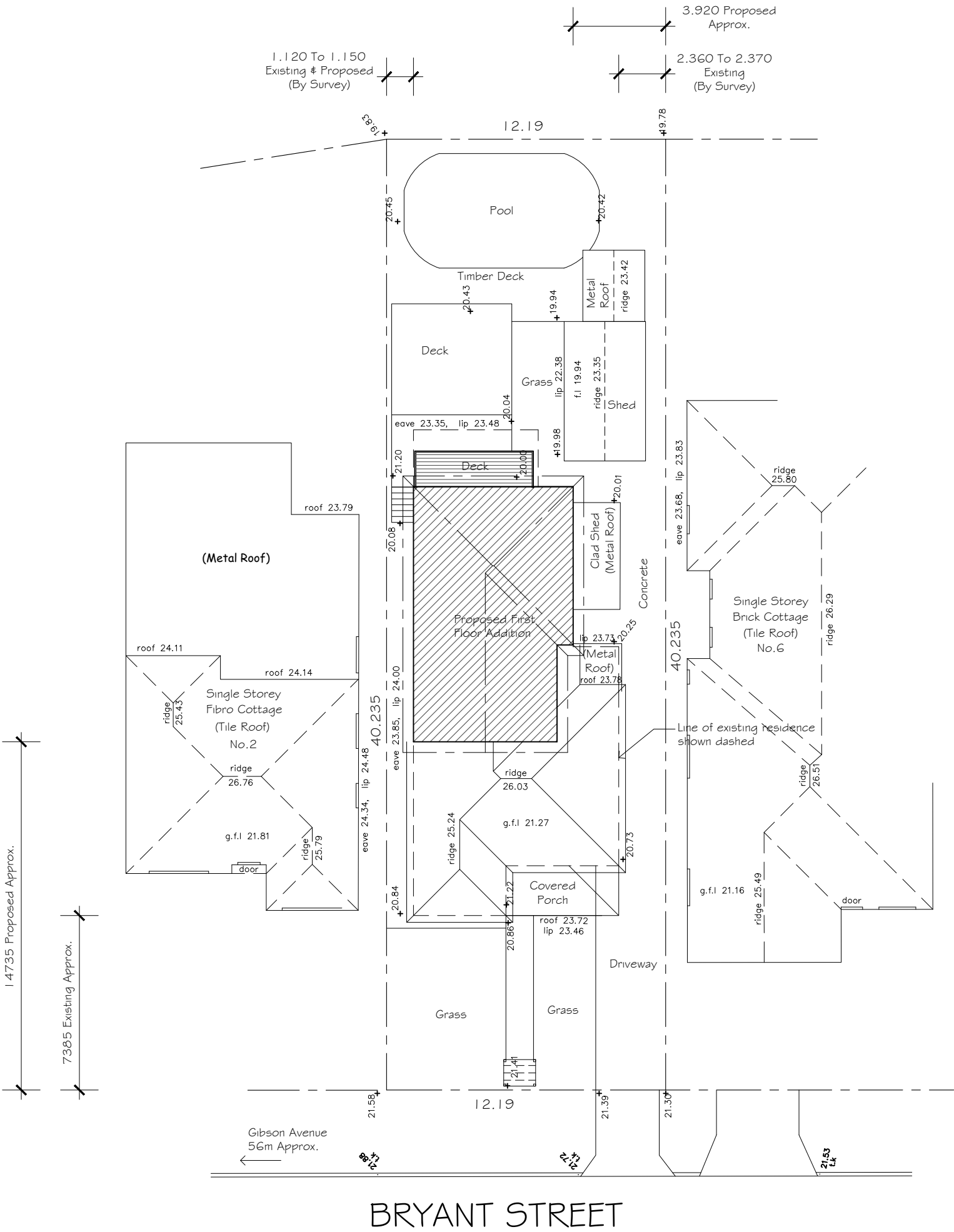


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

















SPECIFICATION SUMMARY		SPECIAL NOTES	
STRUCTURAL TIMBER - All to ASA 1684.2		<ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.• CONNECT/INSTALL SIX (6) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).• PROVIDE BOX GUTTER AS REQUIRED.• PROVIDE PLUMBING & DRAINAGE ONLY TO BAR AREA (FIT OUT BY OWNER)• PROVIDE A DUCTED HOME VENTILATION SYSTEM TO THE PROPOSED ROOF SPACE.	
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS			
ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS			
FLOOR: 190x45mm MIN. FLOOR JOISTS			
WIND LOAD W 28 N			
FINISHES		WORKS BY OWNER	
BRICKWORK	N/A	<ul style="list-style-type: none">• REMOVAL & INSTALLATION OF T.V ANTENNA IF REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS.• CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL• PHONE AND/OR DATA CABLING.• SUPPLY SIX (6) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.• UPGRADE EXISTING WINDOW TO SAFETY GLASS AS REQUIRED.• REMOVE/RELOCATE SOLAR PANELS TO GROUND FLOOR ROOF.• REMOVE/RELOCATE SKYLIGHTS TO GROUND FLOOR DECK (IF REQUIRED).• FIT OUT BAR AREA.	
FLOORING	19MM STRUCTURAL PARTICLEBOARD		
CLADDING	230mm HARDPLANK "WOODGRAIN" CLADDING OVER POLYSTYRENE CORE WALL INSULATION TO EXTERNAL FIRST FLOOR WALLS & GABLE END		
WINDOWS - TREND KEYPED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM		
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS		
ROOF COVERING	PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION		
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL		
INSULATION (FIBREGLASS)	R3.0 SOUNDSCREEN ACOUSTIC BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 SOUNDCSCREEN ACOUSTIC BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 13mm SOUNDCHEK PLASTERBOARD TO FIRST FLOOR EXTERNAL WALLS		
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 BULLNOSE ARCHITRAVE: Ex. 75x25 BULLNOSE		
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"		
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER WIDTH: 1000mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD)		
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: RIVERGUM BARGE COLOUR: RIVERGUM		
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: T.B.A DOWNPIPE COLOUR: RIVERGUM		
HOT WATER UNIT	CONNECT TO EXISTING		
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER		
FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS. DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION. NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.			
COPYRIGHT THIS DESIGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS ISSUED FOR THE SOLE PURPOSE OF ENTERING INTO A BUILDING CONTRACT WITH THE COMPANY. IT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.			
		DESIGN CONSULTANT: MARK ALLEN	
		PROPOSED ADDITIONS & ALTERATIONS FOR MR S & MRS L MCNAUGHTON AT 4 BRYANT STREET PADSTOW NSW 2211 COUNCIL: BANKSTOWN	
		<div>A.B.N. 54 000 605 407 SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519</div>	
SHEET: 1 OF 8		JOB NO: 7784/16	H

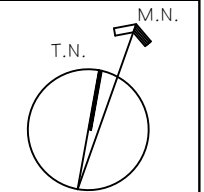
Site Plan

No. : 4
Lot. : 5
DP : 18539
AREA : 486.9m² (By Title)
: 490.5m² (By Calc)

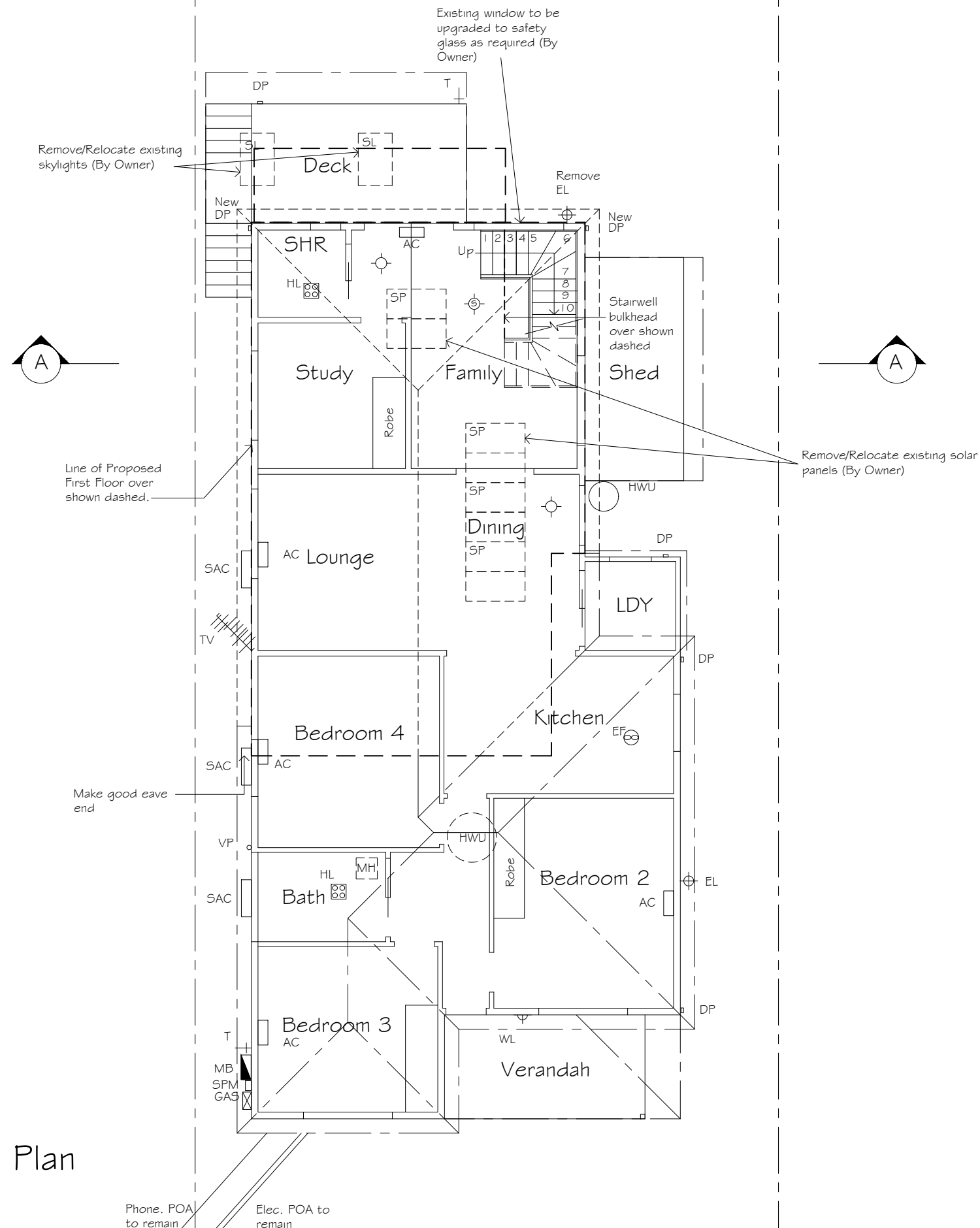


Legend

- SAC  Air Conditioning Compressor
- AC  Air Conditioning Unit Wall Mounted
- DP  Downpipe
- EL  Eave Light
- EF  Exhaust Fan
- HL  Heater/Light
- HWU  Hot Water Unit
-  Disused Hot Water Unit in Roof Space
- MH  Manhole
- MB  Meter Box - Electrical
-  Skylight
-  Smoke Detector - Existing
-  Solar Panel - Roof Mounted Removed/Relocated By Owner
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- VP  Sewer Vent Pipe
- WL  Wall Light
- GAS  Meter - Gas
-  Smoke Detector
- SPM  Solar Panel Meter Box.

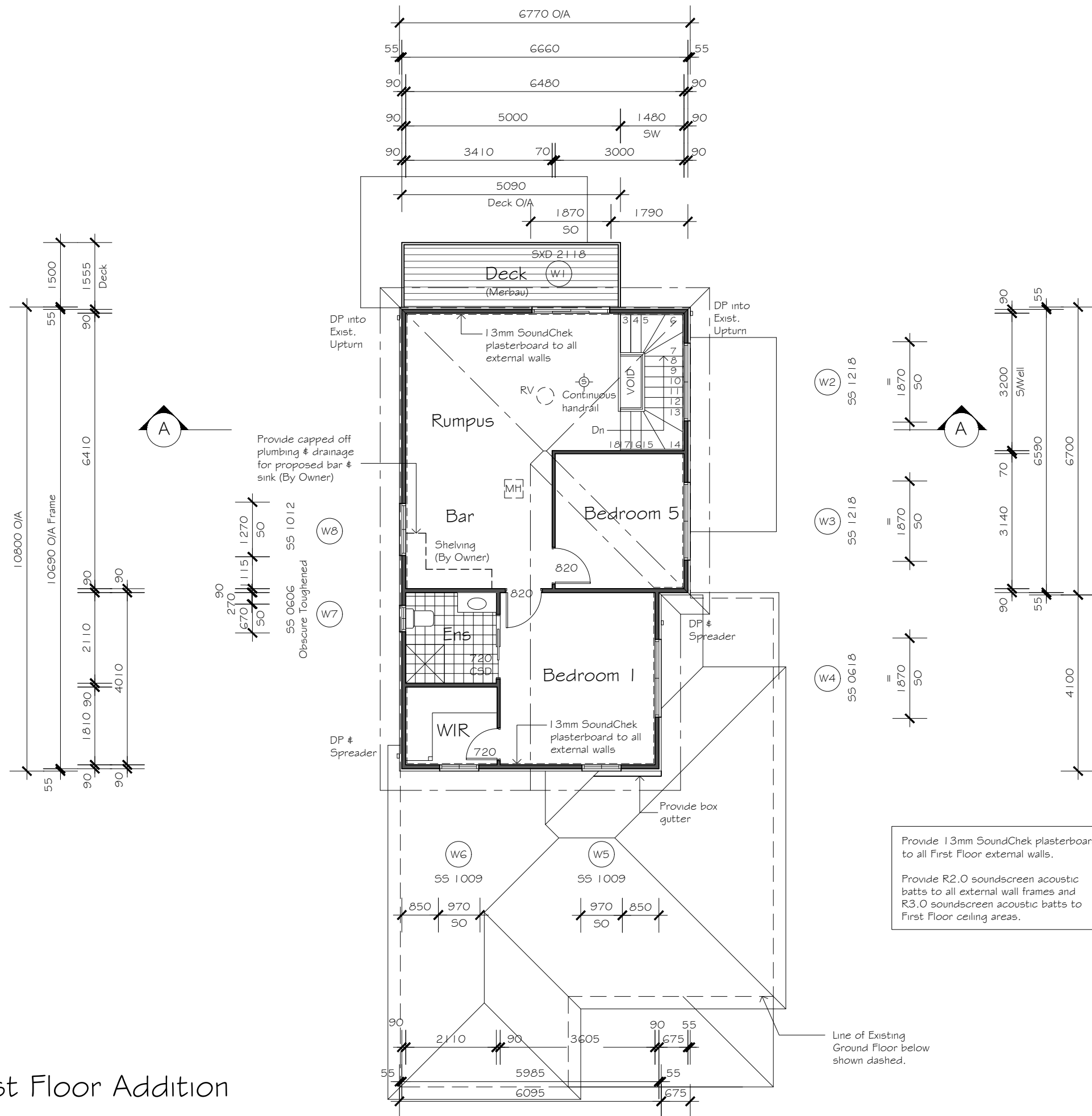
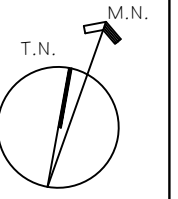


Ground Floor Plan

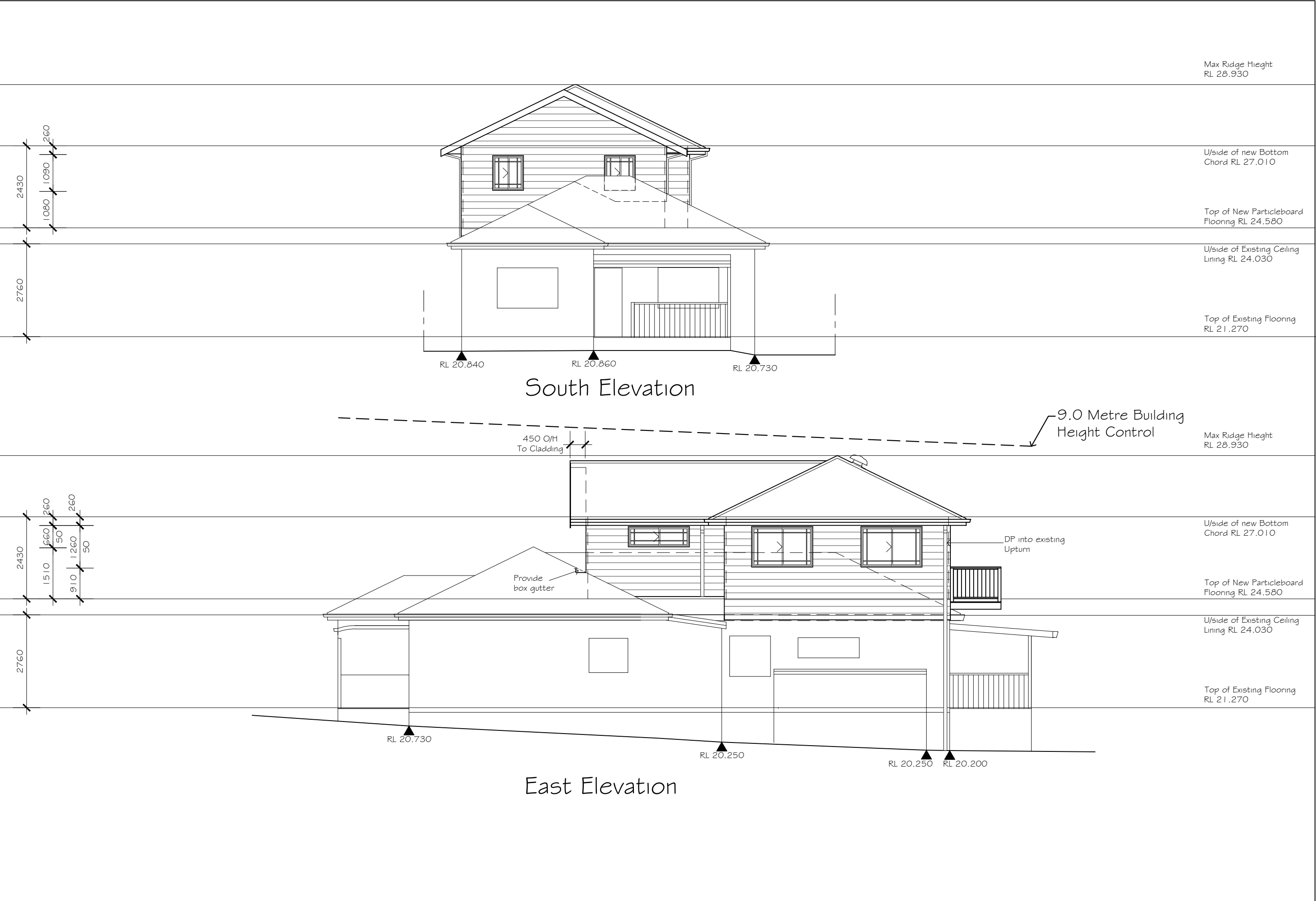


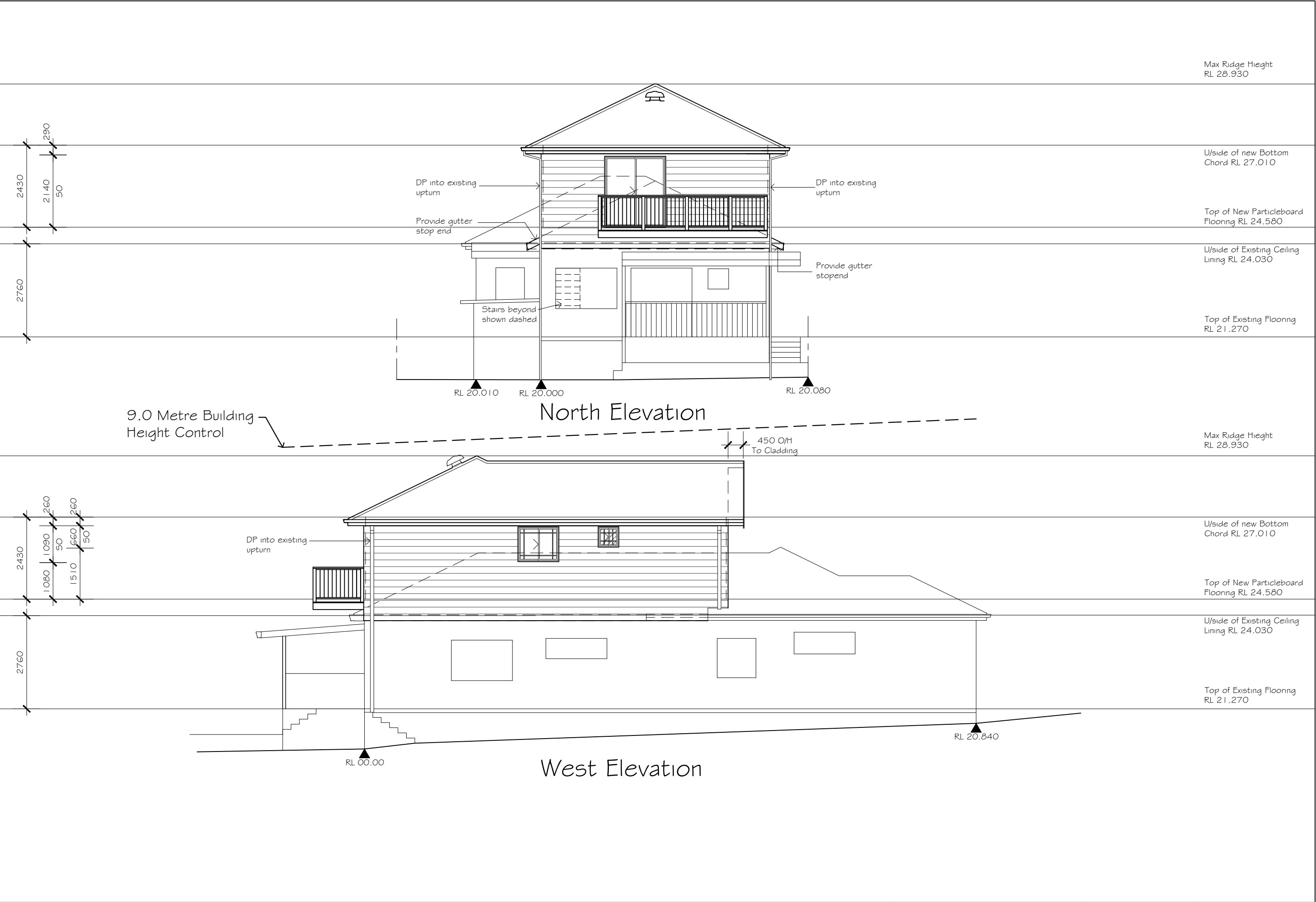
Legend

- DP = Downpipe
- MH = Manhole
- RV = Roof Ventilator
- ⊙ = Smoke Detector



Proposed First Floor Addition





505
To Frame
450
To Cladding

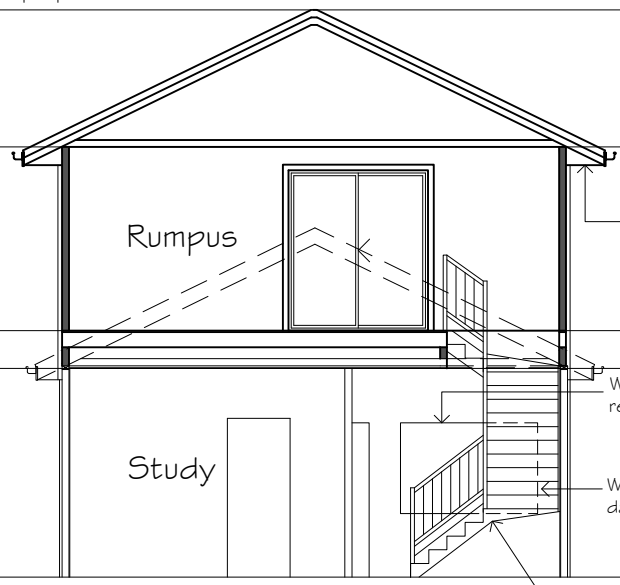
490
1000

Max Ridge Hieght
RL 28.930

Roof Pitch 26.0°

2430

2760



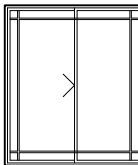
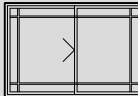
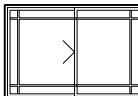
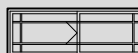



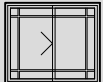
U/side of new Bottom
Chord RL 27.010

Top of New Particleboard
Flooring RL 24.580

U/side of Existing Ceiling
Lining RL 24.030

Top of Existing Flooring
RL 21.270

Section A-A

WINDOW SCHEDULE (BASIX A258222)				CLIENT:		ALUMINIUM TREND WINDOWS:											
STANDARD NOTES:				CLIENT:		STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.											
• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE • ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS • WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5				BUILDER:DATE:		DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.		TERRAIN: 3 WIND LOAD: W 28 N									
	(W1) SxD 2118	COLOUR PRIMROSE	GLAZING 10.38mm LOW E	SPECIAL NOTES PROVIDE ACOUSTIC SEAL.													
	N ELEVATION / RUMPUS	INSECT SCREEN	REVEAL 140mm														
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE															
	SLIDING DOOR OPEN / FIXED																
	(W2) SS 1218	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES PROVIDE ACOUSTIC SEAL. 10.38mm SMART GLASS.													
	E ELEVATION / STAIRS	INSECT SCREEN	REVEAL 140mm														
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE															
	SLIDING OPEN / FIXED																
	(W3) SS 1218	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. PROVIDE ACOUSTIC SEAL.													
	E ELEVATION / BEDROOM 5	INSECT SCREEN	REVEAL 140mm														
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE															
	SLIDING OPEN / FIXED																
	(W4) SS 0618	COLOUR PRIMROSE	GLAZING 10.38mm LOW E	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. PROVIDE ACOUSTIC SEAL.													
	E ELEVATION / BEDROOM 1	INSECT SCREEN	REVEAL 140mm														
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE															
	SLIDING OPEN / FIXED																
	(W5) SS 1009	COLOUR PRIMROSE	GLAZING 10.38mm LOW E	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. PROVIDE ACOUSTIC SEAL.													
	S ELEVATION / BEDROOM 1	INSECT SCREEN	REVEAL 140mm														
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE															
	SLIDING OPEN / FIXED																
	(W6) SS 1009	COLOUR PRIMROSE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	SPECIAL NOTES													
	S ELEVATION / WIR	INSECT SCREEN	REVEAL 140mm														
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE															
	SLIDING OPEN / FIXED																
	(W7) SS 0606	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.													
	W ELEVATION / ENSUITE	INSECT SCREEN	REVEAL 140mm														
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE															
	SLIDING OPEN / FIXED																
	(W8) SS 1012	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES PROVIDE ACOUSTIC SEAL. 10.38mm SMART GLASS.													
	W ELEVATION / BAR	INSECT SCREEN	REVEAL 140mm														
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE															
	SLIDING OPEN / FIXED																
FOR: MR S & MRS L MCNAUGHTON				AT: 4 BRYANT STREET PADSTOW NSW 2211				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7784/16		H		