
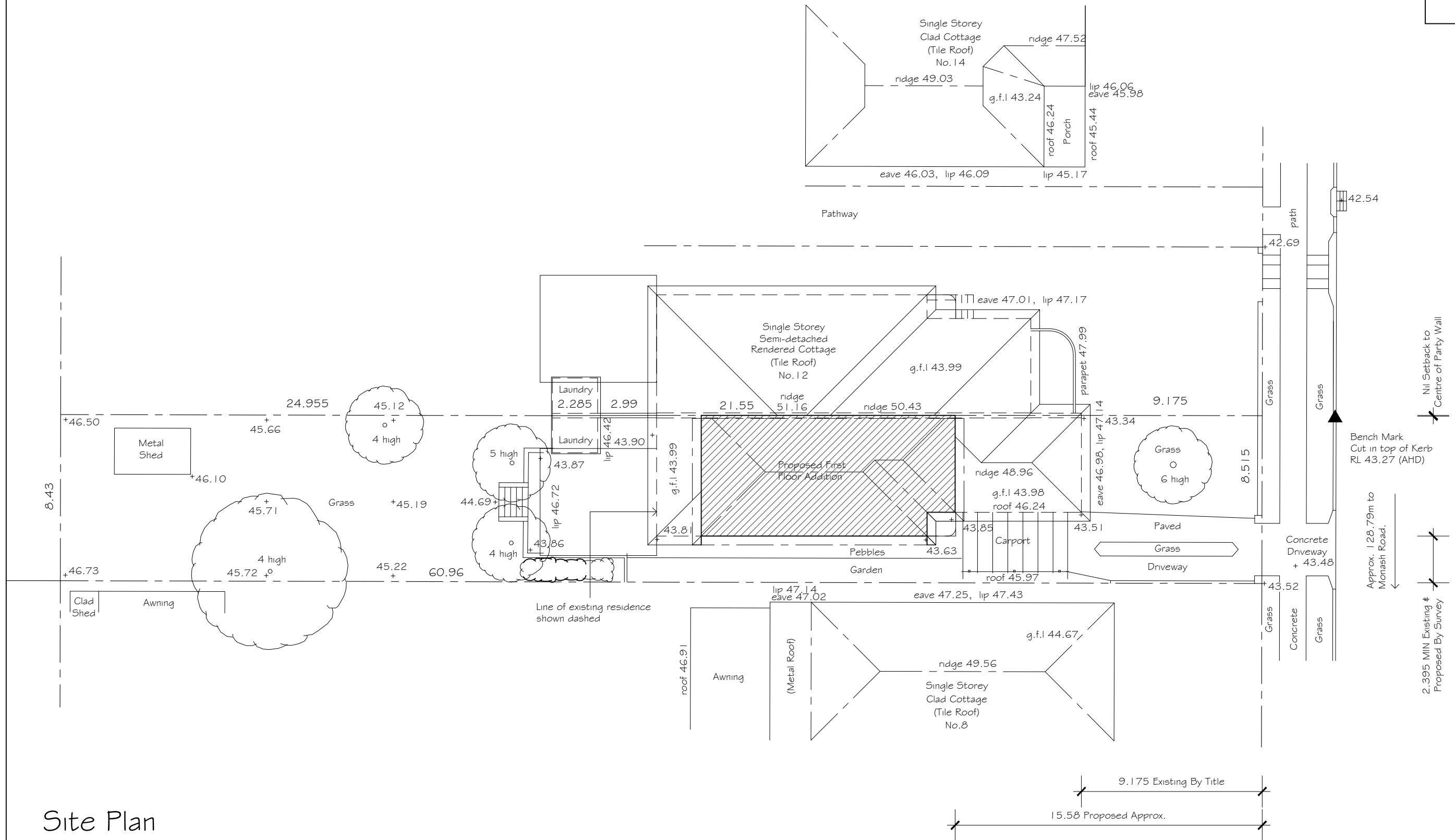
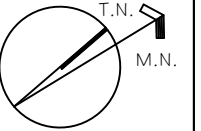


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FINAL CONSTRUCTION.

SPECIFICATION SUMMARY		SPECIAL NOTES	
STRUCTURAL TIMBER - All to ASA 1684.2		<ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN• PROVIDE DUCTED HOME VENTILATION SYSTEM UTILIZING ROOF SPACE.• CONNECT/INSTALL SIXTEEN (16) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).• REUSE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.	
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: REFER TO STRUCTURAL LAYOUTS	WIND LOAD W 28 N		
FINISHES		WORKS BY OWNER	
BRICKWORK	SELECT COMMONS BRICKWORK TO PARTY WALL		
FLOORING	19MM STRUCTURAL PARTICLEBOARD WITH EX 113x25mm CYPRESS PINE T&G FLOOR BOARDS OVER.		
CLADDING	75mm POLYSTYRENE WALL SHEETING FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET		
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM		
INSECT SCREENS:	BY OWNER		
ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.		
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL		
INSULATION (FIBREGLASS)	R4.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES		
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25mm "BULLNOSE" ARCHITRAVE: Ex. 75x25mm "BULLNOSE"		
INTERNAL DOORS	PRIMED HARDBOARD CORINTHIAN "COLONIAL" DOORS - SOLID CORE TO BEDROOM 4, ENTRY. - HOLLOW CORE ELSEWHERE.		
STAIRCASE MAPLE TREADS TIMBER BALUSTRADE	TYPE: OPEN TIMBER WIDTH: 900mm RISE: 19 @ 189mm GOING: 240mm (260mm TREAD)		
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED METAL ADJACENT PARTY WALL DAR TIMBER ELSEWHERE		
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: MOUNTAIN BLUE DOWNPIPE COLOUR: MOUNTAIN BLUE		
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.		PROPOSED ADDITIONS & ALTERATIONS FOR MS S BEUKES & MS C WEST AT 10 COLLEGE STREET GLADESVILLE NSW 2111 COUNCIL: RYDE	
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.		<div><div></div><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></div>	
SHEET: 1 OF 8		JOB NO: 7834/17	
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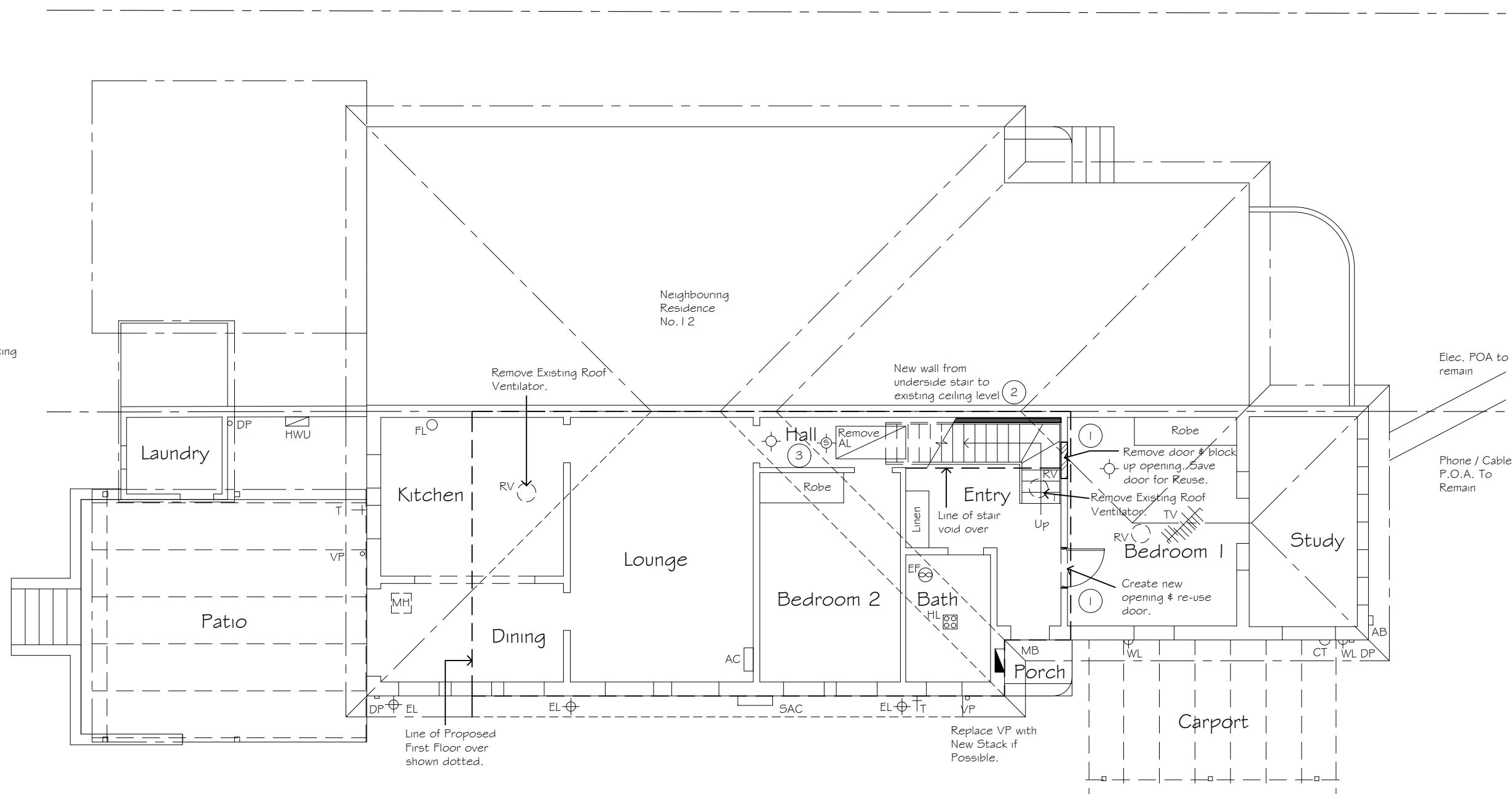
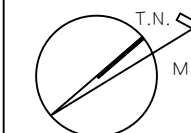


Site Plan

No. : 10
Lot. : 2
DP : 233480
AREA : 512.2m² (By Title)
515.8m² (By Calc.)

Legend

- AB □ Alarm Box
- SAC □ Air Conditioning Compressor
- DP ○ Downpipe
- EL ⊕ Eave Light
- EF ⊗ Exhaust Fan
- AC □ Air Conditioning Unit Wall Mounted
- HL ⊗ Heater/Light/Fan Unit
- HWU □ Hot Water Unit Wall Mounted
- MH □ Manhole
- MB ▴ Meter Box - Electrical
- RV ○ Roof Ventilator
- ⊙ Smoke Detector - Existing
- AL ▽ Attic Ladder
- T.V. ▨ TV Antenna - Owner to relocate if required
- T ⊕ Tap - Garden
- WL ⊕ Wall Light
- VP ○ Sewer Vent Pipe
- ⊙ Smoke Detector
- CT ▽ Cable TV Box
- FL ○ Kitchen Rangehood Flue

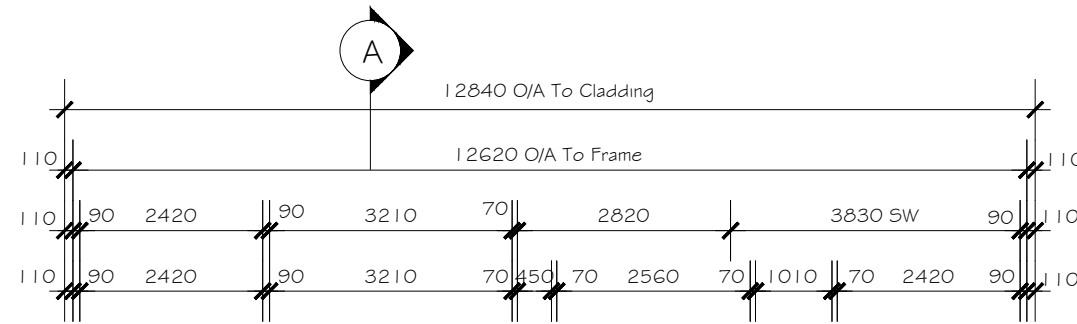
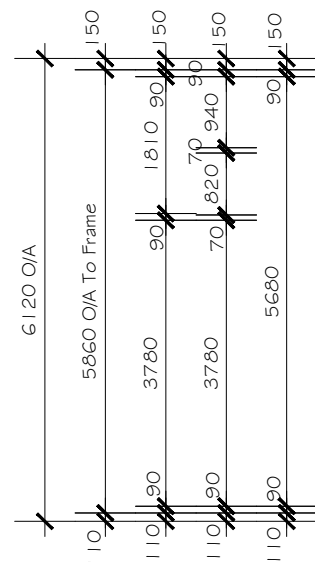
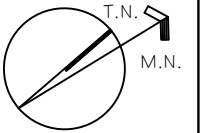


Ground Floor Plan

Legend

- DP = Downpipe
- MH = Manhole
- RV = Powered Roof Ventilator
- ⊕ = Smoke Detector

- Skylight - Electric Opening
Velux V5E 2004 CO4
780X980
- Skylight -
Velux Fixed FS 2005
CO1 550x700



Fit 15mm Fyre Check to Face of Party Existing Party Wall Brickwork.

Neighbouring Residence No. 12

Provide box gutter

Provide continuous handrail

Lay Particleboard Flooring Over Existing Ceiling Joists for Light Storage only. (Approx 2m x 4m)

Boundary Line

Line of Existing Ground Floor below shown dotted.

DP # Spreader

WIR

Bath

720 door with lift off hinges

Dn

198

765

432

098

76

5

4

820

Robe

620

3/720 "Reflections" doors

620

DP # Spreader

Bedroom 3

Rumpus

Bedroom 4

DP # Spreader

W7

W6

W9

W5

W4

W3

DP # Spreader

SWD 1407

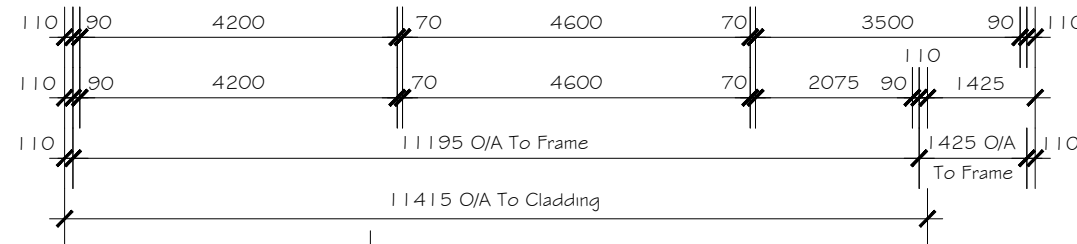
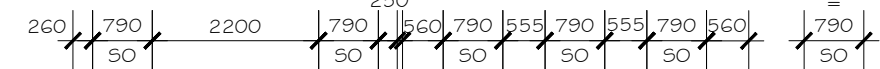
SWD 1407

SWD 1407

SWD 1407

SWD 1407

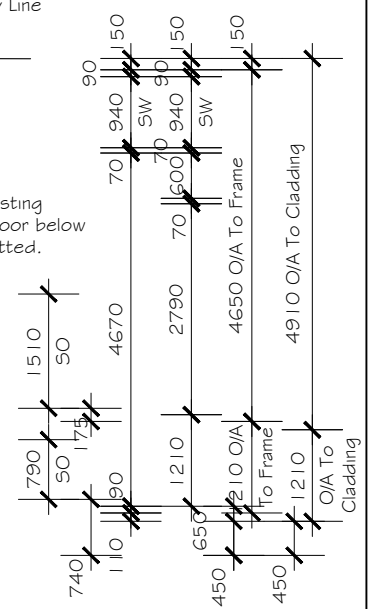
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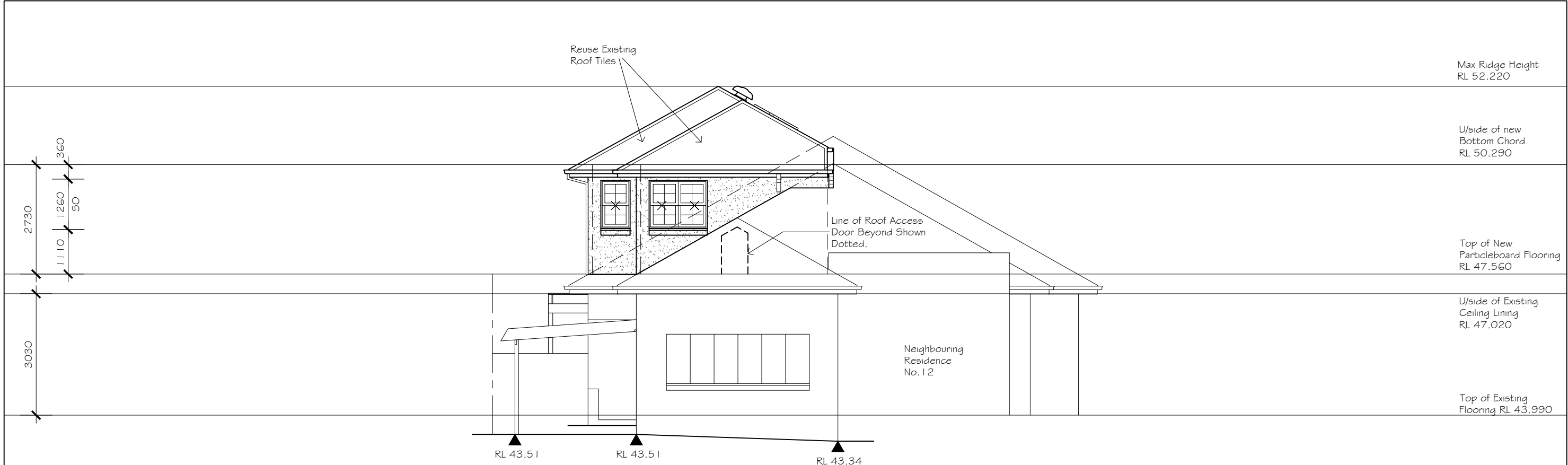
W1

W2

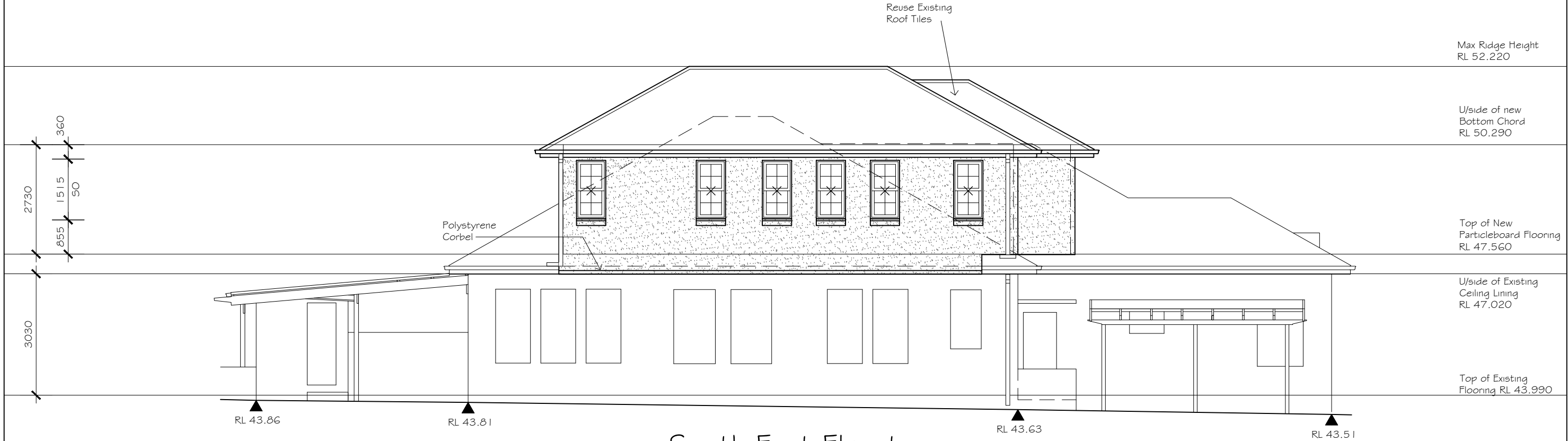
SWD 1207 SWDD 1214



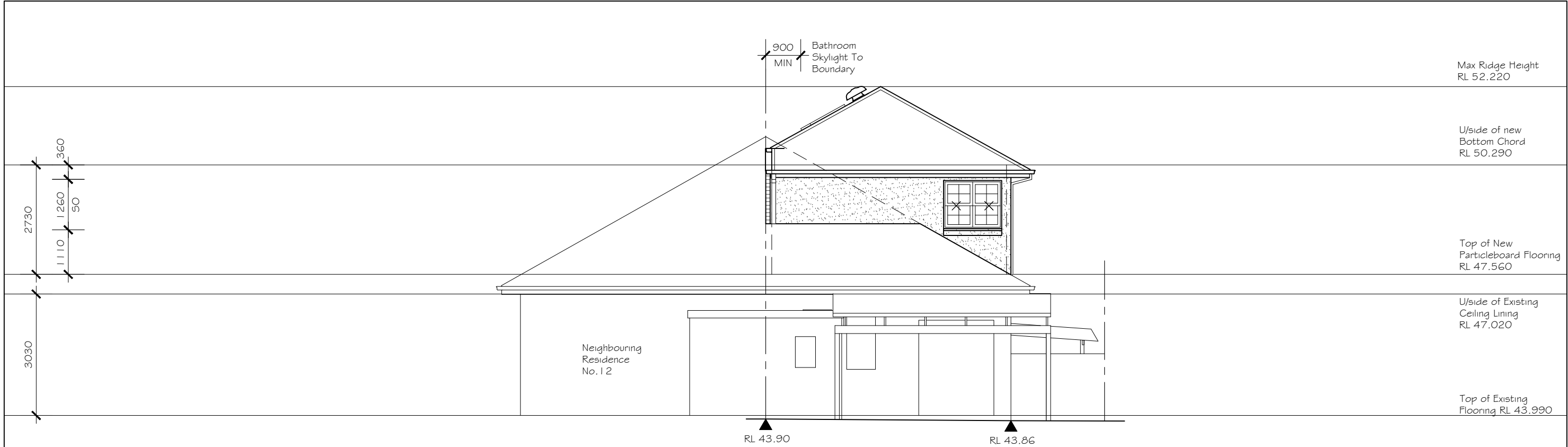
Proposed First Floor Addition



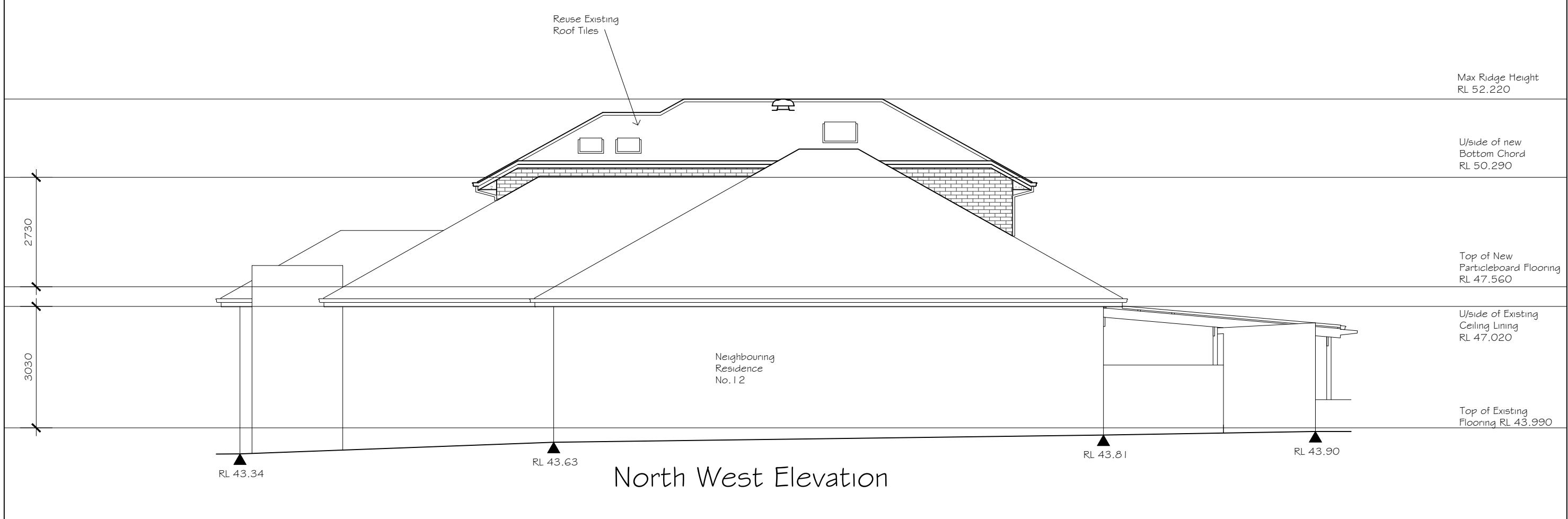
North East Elevation



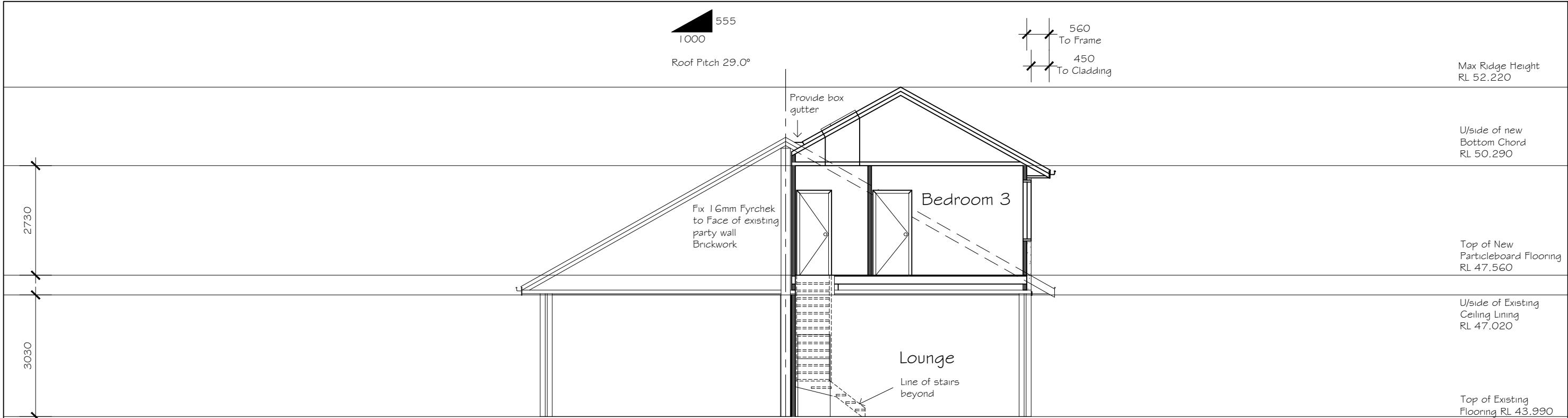
South East Elevation




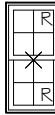

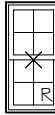

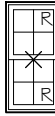
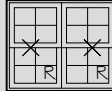
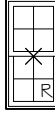
South West Elevation
(Retaining wall not shown for clarity)



North West Elevation



Section A-A

WINDOW SCHEDULE (BASIX A282178)				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) SWDD 1214	COLOUR	GLAZING	SPECIAL NOTES													
	NE ELEVATION / BEDROOM 4	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN															
	DOUBLE HUNG OPEN / OPEN x 2	BY OWNER	REVEAL														
			140mm														
	(W2) SWD 1207	COLOUR	GLAZING	SPECIAL NOTES													
	NE ELEVATION / BEDROOM 4	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN															
	DOUBLE HUNG OPEN / OPEN	BY OWNER	REVEAL														
			140mm														
	(W3) SWD 1407	COLOUR	GLAZING	SPECIAL NOTES													
	SE ELEVATION / BEDROOM 4	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.													
	DOUBLE HUNG OPEN / OPEN	BY OWNER	REVEAL														
			140mm														
	(W4) SWD 1407	COLOUR	GLAZING	SPECIAL NOTES													
	SE ELEVATION / RUMPUS	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN															
	DOUBLE HUNG OPEN / OPEN	BY OWNER	REVEAL														
			140mm														
	(W5) SWD 1407	COLOUR	GLAZING	SPECIAL NOTES													
	SE ELEVATION / RUMPUS	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN															
	DOUBLE HUNG OPEN / OPEN	BY OWNER	REVEAL														
			140mm														
	(W6) SWD 1407	COLOUR	GLAZING	SPECIAL NOTES													
	SE ELEVATION / BEDROOM 3	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.													
	DOUBLE HUNG OPEN / OPEN	BY OWNER	REVEAL														
			140mm														
	(W7) SWD 1407	COLOUR	GLAZING	SPECIAL NOTES													
	SE ELEVATION / BEDROOM 3	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.													
	DOUBLE HUNG OPEN / OPEN	BY OWNER	REVEAL														
			140mm														
	(W8) SWDD 1214	COLOUR	GLAZING	SPECIAL NOTES													
	SW ELEVATION / BEDROOM 3	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN															
	DOUBLE HUNG OPEN / OPEN x 2	BY OWNER	REVEAL														
			140mm														
	(W9) SWD 1407	COLOUR	GLAZING	SPECIAL NOTES													
	SE ELEVATION / RUMPUS	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN															
	DOUBLE HUNG OPEN / OPEN	BY OWNER	REVEAL														
			140mm														
FOR: MS S BEUKES & MS C WEST				AT: 10 COLLEGE STREET GLADESVILLE NSW 2111				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7834/17		H		