
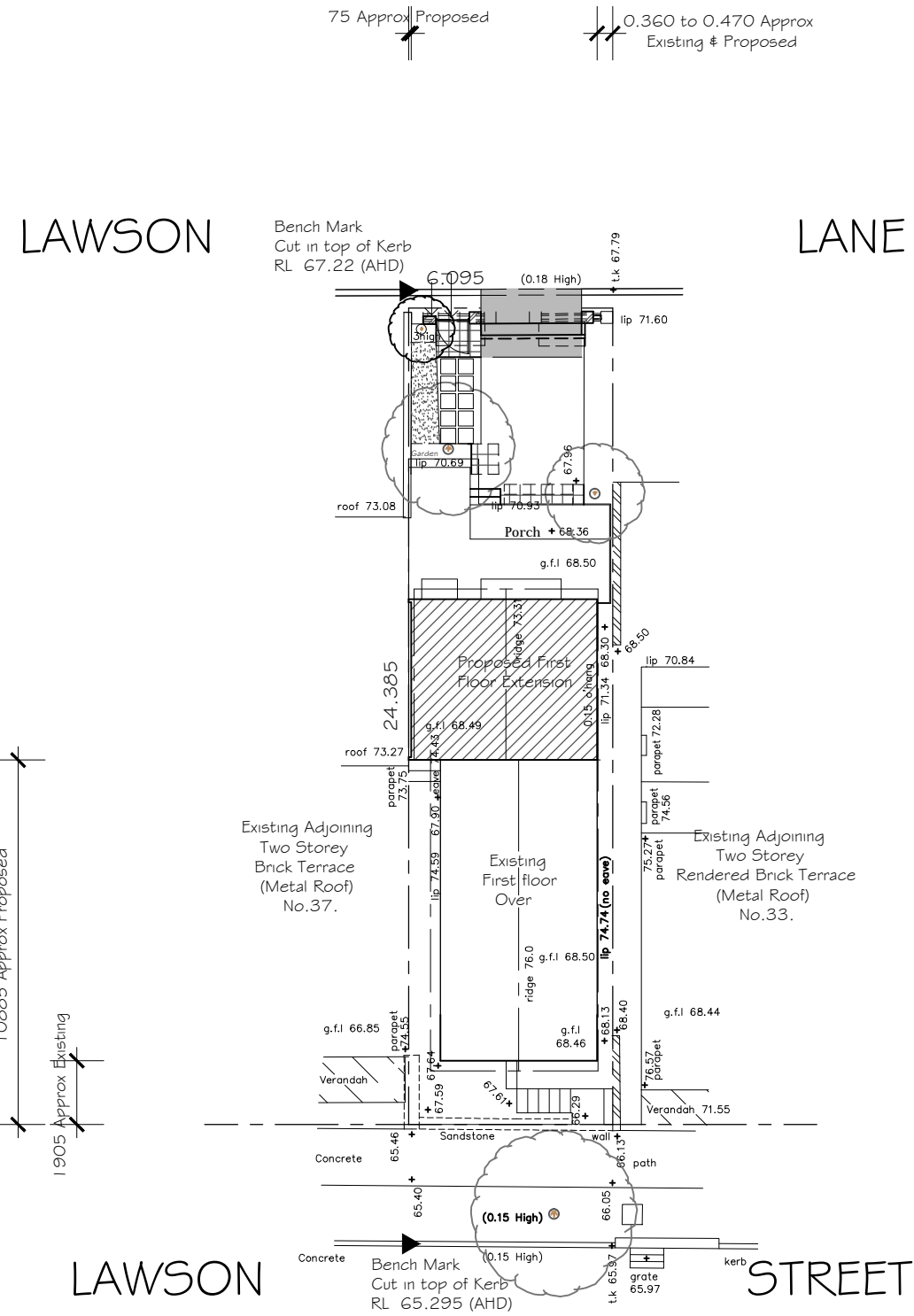
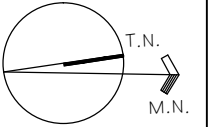














				SPECIFICATION SUMMARY		SPECIAL NOTES			
				STRUCTURAL TIMBER - All to ASA 1684.2		<ul style="list-style-type: none">ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA).AS PER THE BCA - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.CONNECT/INSTALL THIRTY FOUR (34) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).UNDER THE NEW CLADDING PROVIDE ONE (1) LAYER OF 16mm FYRCHEK TO THE OUTSIDE SURFACE OF THE EXTERNAL FRAMES TO THE NORTHERN & SOUTHERN WALLTO INTERNAL FACE OF SOUTHERN & NORTHERN WALLS PROVIDE 16MM FYRCHEK.EXTERNAL PAINTING TO NEW REAR FENCE/WALL BRICKWORK.			
				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					
				BRICKWORK	COMMON BRICKWORK FOR PAINT FINISH TO REAR FENCE				
				FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD				
				CLADDING	230mm HARDIPLANK "SMOOTH" CLADDING OVER ALUMINIUM BREATHER FOIL EX 140 x 12mm V-JOINT PRIMED PINE LINING BOARDS TO BELOW THE WINDOW SILLS TO THE REAR ELEVATION ONLY				
				WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR				
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM NEW WINDOWS ONLY MESH: FIBREGLASS	WORKS BY OWNER							
ROOF COVERING		<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. AERIALPHONE AND/OR DATA CABLING.ALL WORK ASSOCIATED WITH THE ALTERATIONS TO THE EXISTING KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS IF REQUIREDALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.SUPPLY THIRTY FOUR (34) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT.EXTEND FLUE TO GAS HWU IF REQUIRED.PROVIDE REVEALS,ARCHITRAVES,DOORS,SHELVING & HANGING RAILS TO BUILT IN ROBE.ALL WORK ASSOCIATED WITH LANDSCAPING.RENEW &/OR RECTIFY EXISTING REMAINING FOOTPATH,KERB & GUTTER IF REQUIRED.							
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET								
INSULATION (FIBREGLASS)	R3.5 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES								
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 COLONIAL ARCHITRAVE: Ex. 100x25 COLONIAL								
INTERNAL DOORS	SOLID CORE CORINTHIAN WIN 7F								
STAIRCASE	NA								
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SHALE GREY BARGE COLOUR: SHALE GREY BARGE SOAKER COLOUR: SHALE GREY								
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SHALE GREY DOWNPIPE COLOUR: SHALE GREY								
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 CAPE COD 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.		No.	ISSUE	DRAWN	DATE				
		DESIGN CONSULTANT: DAREK SZYMANSKI							
		PROPOSED ADDITIONS & ALTERATIONS							
		FOR MR C & MRS K ROCHAT							
		AT 35 LAWSON STREET BONDI JUNCTION NSW 2022							
		COUNCIL: WAVERLEY							
		<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></div>							
		SHEET: 1 OF 8		JOB NO: 7527/14		F			

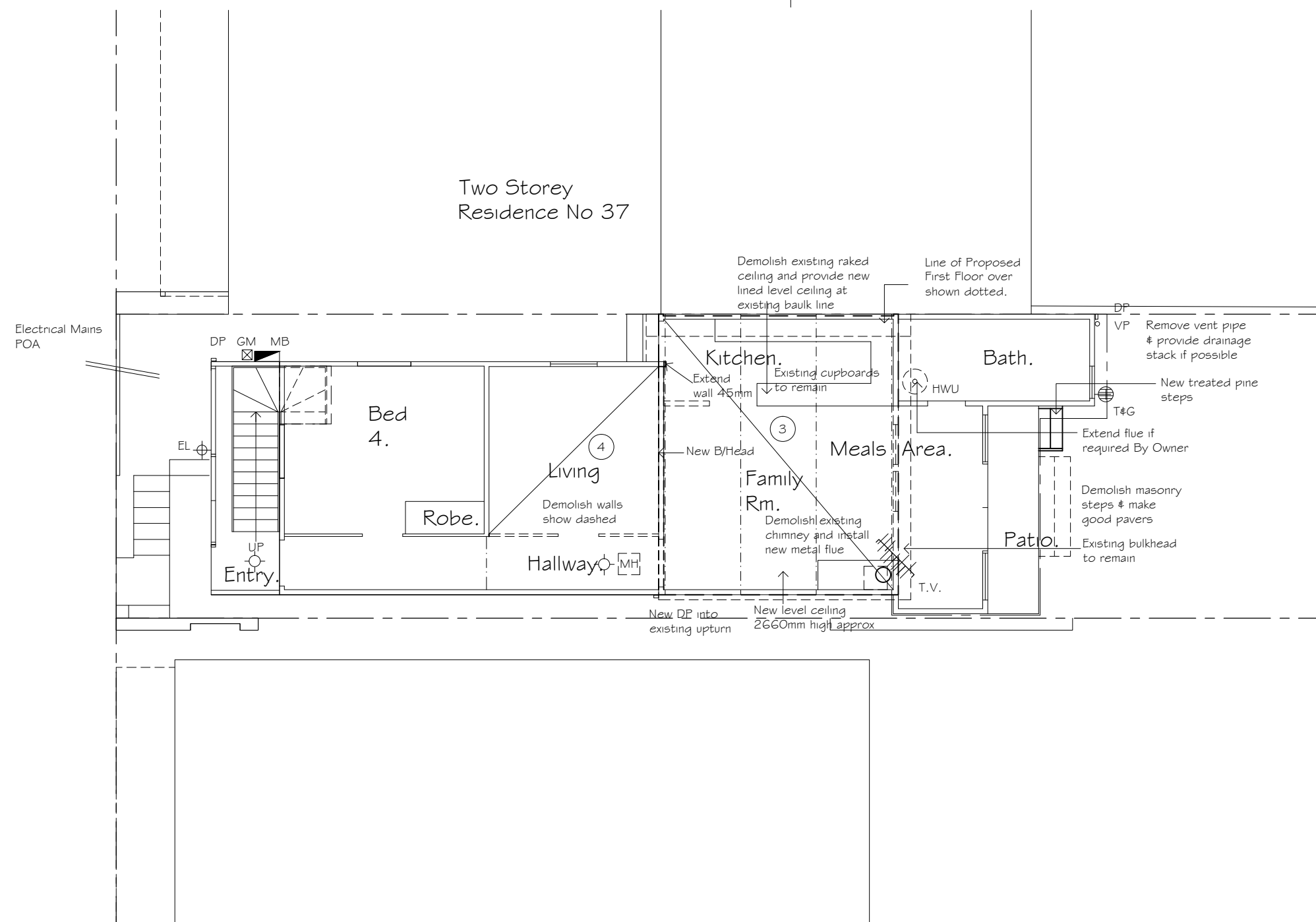
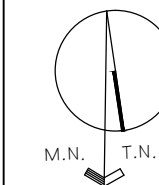


Site Plan

No. : 35
Lot. : 57
DP : 975497
AREA : 148.00m² (By Calc)



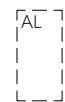

Legend

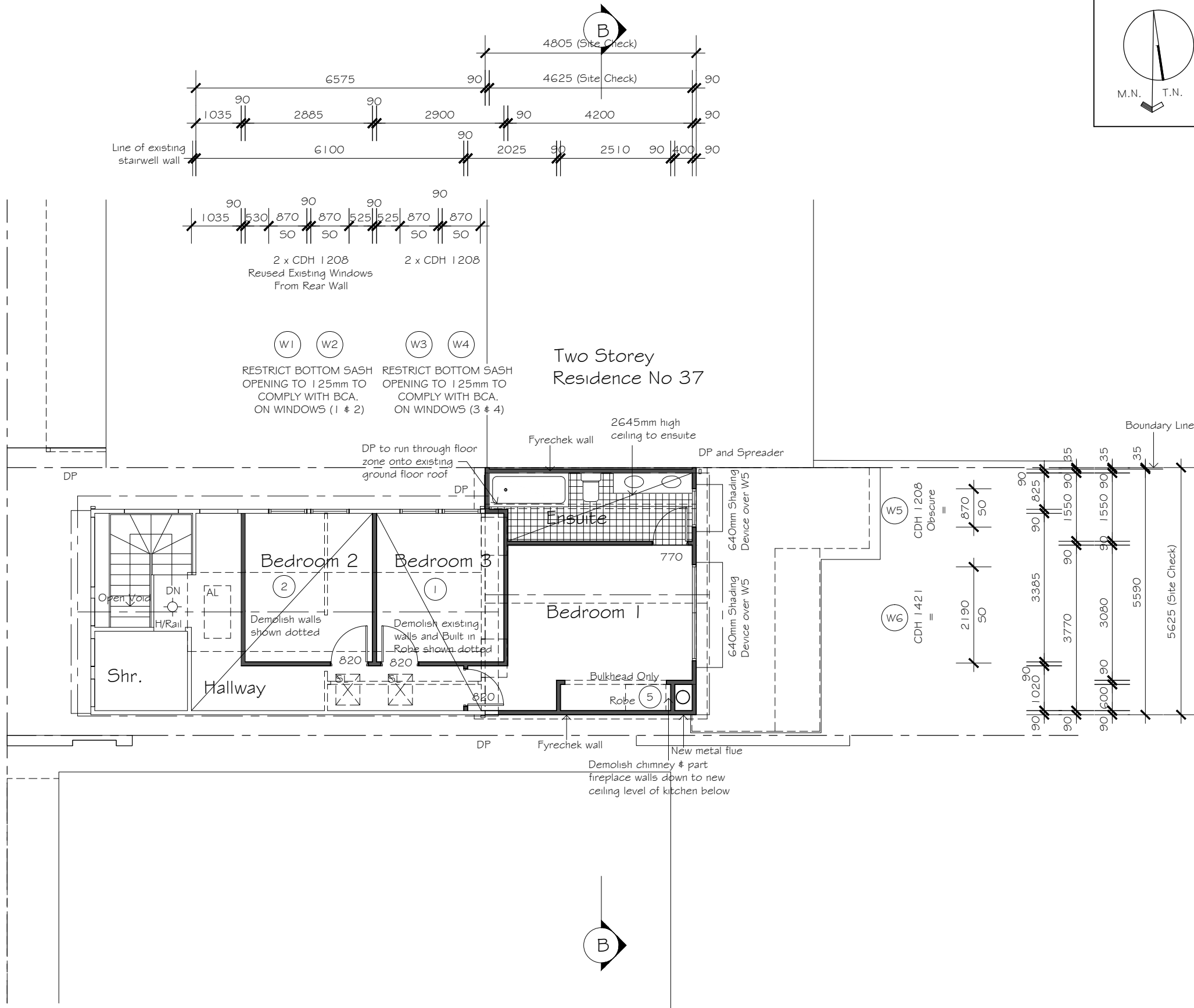
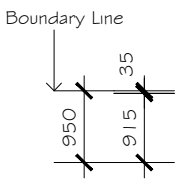
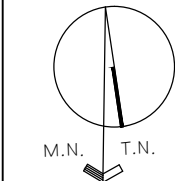
-  Existing Smoke Detector
-  Smoke Detector
-  HWU Hot Water Unit
-  GM Gas Meter
-  G Gully
-  Garden Tap
-  MH Manhole
-  T.V. T.V. Antenna - Owner to relocate as required
-  MB Meter Box to be removed/replaced
-  VP VP
-  DP DP
-  EL Eave Light



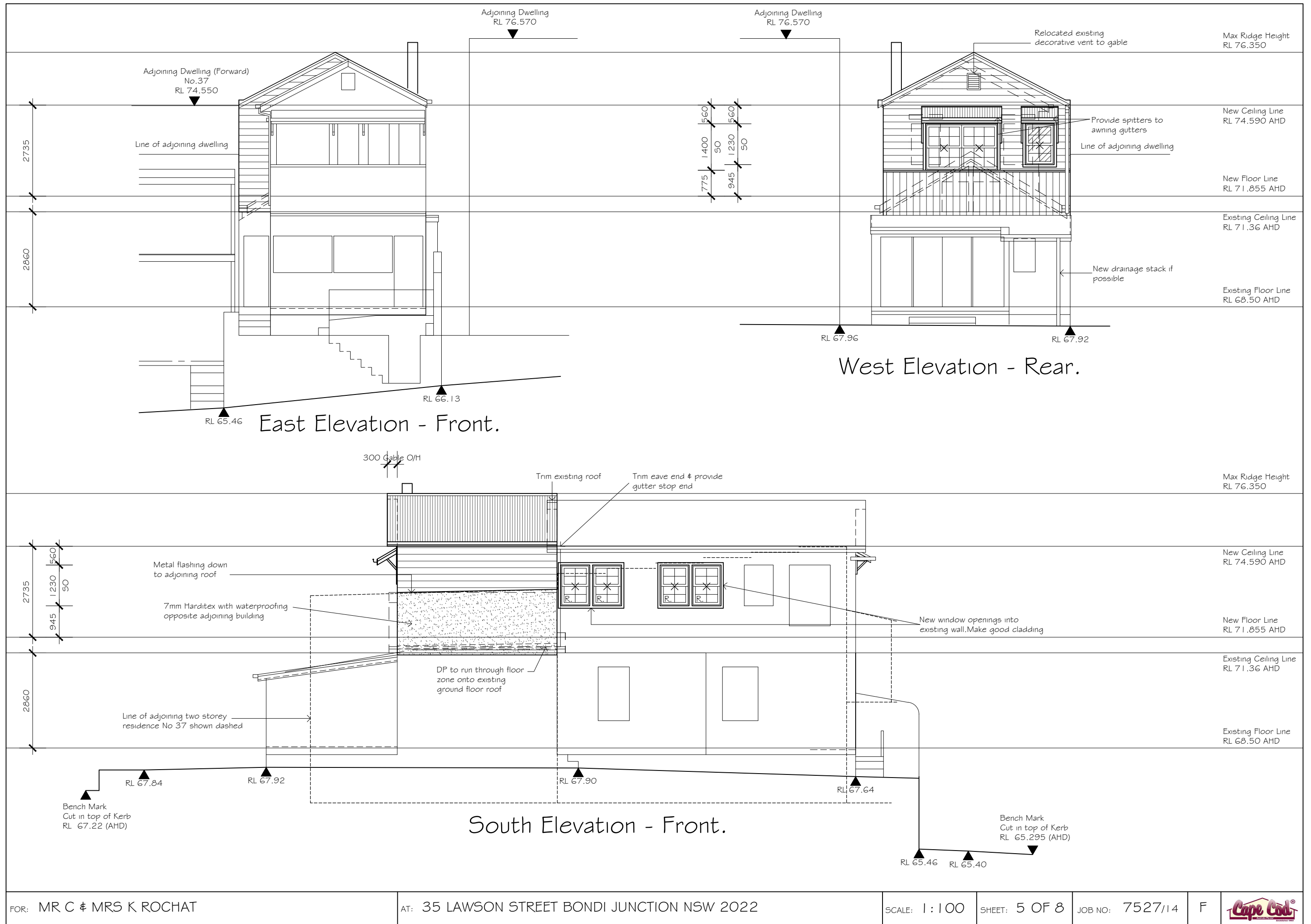
Ground Floor Plan

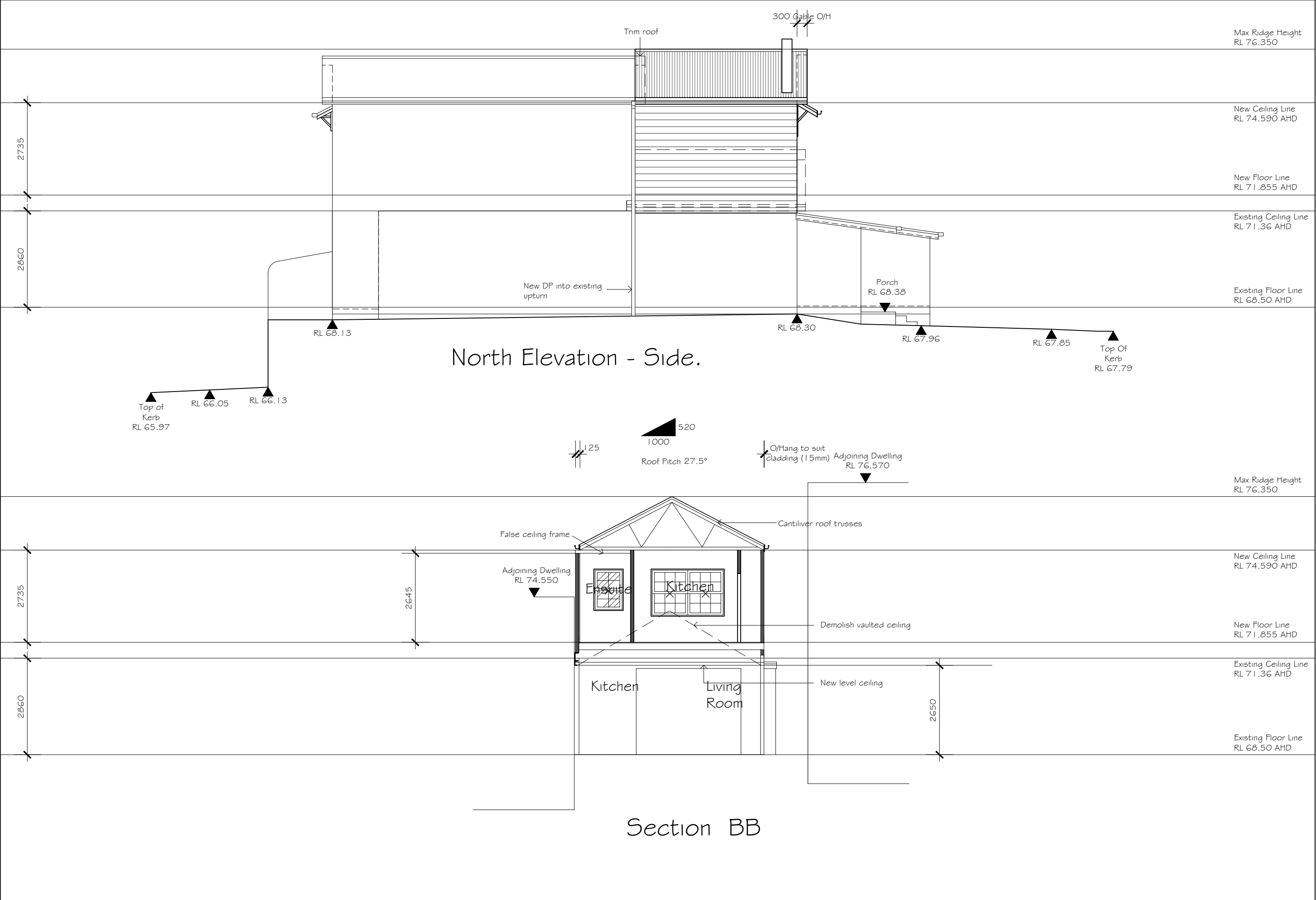
Legend

-  Existing Smoke Detector
-  Downpipe
-  Attic Ladder
-  2 Off FS 2005 CO1
Velux Fixed Skylight
550x700



Proposed First Floor Addition





WINDOW SCHEDULE (BASIX A182763)							<div>TIMBER WINDOWS:</div> <div>TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.</div> <div>STANDARD HARDWARE COLOURS: SATIN CHROME, CHROME, GOLD, MAHOGANY BRONZE & WHITE.</div> <div>TERRAIN: 3 WIND LOAD: W 33 N</div>								
STANDARD NOTES:										CLIENT:		CLIENT:		BUILDER:DATE:	
<div><div>• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE</div><div>• ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS</div><div>• WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE B.C.A 3.9.2.5</div></div>															
REUSE EXISTING WINDOW	W1		COLOUR	GLAZING	SPECIAL NOTES										
	S ELEVATION / BEDROOM 2	INSECT SCREEN		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.											
	WESTERN RED CEDAR														
	DOUBLE HUNG OPEN														
REUSE EXISTING WINDOW	W2														
	S ELEVATION / BEDROOM 2	ALUMINIUM		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.											
	WESTERN RED CEDAR														
	DOUBLE HUNG OPEN														
	W3	CDH 1208	HARDWARE COLOUR WHITE	GLAZING											
	S ELEVATION / BEDROOM 3	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.										
	WESTERN RED CEDAR														
	DOUBLE HUNG OPEN														
	W4	CDH 1208	HARDWARE COLOUR WHITE	GLAZING											
	S ELEVATION / BEDROOM 3	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.										
	WESTERN RED CEDAR														
	DOUBLE HUNG OPEN														
	W5	CDH 1208	HARDWARE COLOUR WHITE	GLAZING											
	W ELEVATION / ENSIUTE	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)											
	WESTERN RED CEDAR														
	DOUBLE HUNG OPEN														
	W6	CDH 1421	HARDWARE COLOUR WHITE	GLAZING											
	W ELEVATION / BEDROOM 1	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)											
	WESTERN RED CEDAR														
	DOUBLE HUNG OPEN / OPEN														

FOR: MR C & MRS K ROCHAT

AT: 35 LAWSON STREET BONDI JUNCTION NSW 2022

SCALE: 1 : NTS

SHEET: 8 OF 8

JOB NO: 7527/14

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