5215								
FIXTU	RES AND S	SYSTEMS						
	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS							
	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED							
INSUL	ATION REC	QUIREMENTS						
	RO.60 (DOWN) (or R1.30 INCLUDING CONSTRUCTION)							
	NIL							
	R1.30(or R1.70 INCLUDING CONSTRUCTION)							
	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)							
GLAZII	ng requir	REMENTS						
	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)							
', WIO,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)							
	I	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)						
SHADI	ING DEVIC	ES						
	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM							
W7, W8, W9, W10, \$ W14,			EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM					
WII, WI3, \$ WI5,			PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36					
WI2,			PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43					
W3, \$ W4,			NONE					
SKYLIGHTS			MONE					
	NONL							
 . PAI	NT S	CHED	ULE					
BRAI	ND	CODE	COLOUR					
<del></del> _		GAO78A	Pearl white					
Trend	<del></del>	GA078A	Pearl white					
Dulux		A216	White Duck W					
Dulux		A216	White Duck W					
DUIUX		1						
Dulux			Natural White W					
			Natural White W					
			Natural White W					
			Natural White W					
	CLOSED RO.7) NG IG MED RO,  GLAZIT  7, WIO,  SHAD  WI4,  PAI  BRAI eg. V.  Trence	FLUORES (LED) LAN SHOWER TOILETS TAPS  INSULATION REC CLOSED RO.GO (IC CONSTR  NG NIL MED RI.30(o RO,  CEILING: ROOF: F DARK (S  GLAZING REQUIR  STANDA U-VALUE 7, WIO, STANDA LOW-E, TIMBER 4.3, Si  SHADING DEVIC  EAVE / V >= 450  WI 4, EAVE / V >= 600  PROJECT >= 0.4: NONE	FLUORESCENT OR LIGH (LED) LAMPS  SHOWER HEADS 3.5 TOILETS 3.5 TAPS 3.5  INSULATION REQUIREMENTS  CLOSED RO.GO (DOWN) (or RI. CONSTRUCTION)  NG NIL  MED RO.GO (FRI. TO INCLUENCE)  CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORF)  GLAZING REQUIREMENTS  STANDARD ALUMINIUN U-VALUE: 7.63, SHGC 7, WIO, STANDARD ALUMINIUN LOW-E, (OR U-VALUE: 4.3, SHGC: 0.5)  SHADING DEVICES  EAVE / VERANDAH / PE >= 450MM  WIA, EAVE / VERANDAH / PE >= 600MM  PROJECTION /HEIGHT / >= 0.43  NONE  PROJECTION /HEIGHT / >= 0.43  NONE  PROJECTION /HEIGHT / >= 0.43  NONE  PROJECTION /HEIGHT / SOLUTION / SOLU					

# SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

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

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

### **FINISHES**

BRICKWORK SELECT COMMONS TO GROUND FLOOR RISER WALLS (MARINE GRADE) 19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD FLOORING 230mm HARDIPLANK "SMOOTH" CLADDING CLADDING SYSTEM TO ALL EXTERNAL WALL FRAMES (ALL CLADDING FIXED TO 20mm BATTENS 4.5mm FIBRE CEMENT SHEET AND TREATED PINE OVER POLASTIC COVER BATTENS TO GABLE END INSULATION BLANKET) WINDOWS - TREND FRAME: PREFINISHED ALUMINIUM KEYED LOCKS (TERRAIN: 3) INSECT SCREENS: FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS TO ALL NEW OPERABLE

WINDOW SASHES (EXCEPT BIFOLD WINDOV

ROOF COVERING PROVIDE ALL NEW TERRA COTTA ROOF TILES TO NEW # REMAINING EXISTING ROOF AREAS TILE COLOUR: SLATE GREY FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL ROOF SARKING

INSULATION (FIBREGLASS)

R2.0 BATTS TO ALL EXTERNAL WALL FRAMES I 2mm POLASTIC INSULATION BLANKET TO ALL EXTERNAL WALL FRAMES INTERNAL FIXINGS DAR: FINGER JOINTED PINE SKIRTING: EX 100x25 BULLNOSE

ARCHITRAVE: EX 100x25 BULLNOSE INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"

EXISTING STAIRCASE

TYPE: QUAD

FASCIA \$
BARGE BOARDS MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: IRONSTONE BARGE COLOUR: IRONSTONE BARGE SOAKER COLOUR: IRONSTONE

HOT WATER UNIT

GUTTERS & DOWNPIPES

PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK

FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD GROUND FLOOR EXTERNAL: BY CAPE COD GROUND FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER

REPLACE EXIST. HWU WITH NEW RINNAI INFINITY 26

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: IRONSTONE DOWNPIPE COLOUR: IRONSTONE

INSTANTANEOUS GAS HWU

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.

#### SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN -9-
  - PROVIDE PLUMBING & DRAINAGE ROUGH IN ONLY FOR NEW KITCHEN & SHOWER/WC ROOM BY OWNER.
- REUSE EXISTING SMOKE DETECTOR IF POSSIBLE ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.
- AS PER THE NCC ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. NEW FIRST FLOOR EAVES TO BE LINED ON THE RAKE
- CONNECT/INSTALL ONE (I) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE
- PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN I KM OF OCEAN.

## WORKS BY OWNER

- REMOVAL & INSTALLATION OF T.V ANTENNA AS REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS
- CONNECTION OF NEW DOWNPIPES TO STORMWATER SYSTEM. PHONE AND/OR DATA CABLING AS REQUIRED.
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.
- ALL WORKS ASSOCIATED WITH CONSTRUCTION OF THE PROPOSED GROUND FLOOR REAR DECK INCLUDING THE OUTDOOR SHOWER AND WC ROOM.
- ALL EXCAVATION WORK REQUIRED TO ACHIEVE GROUND CLEARANCE BELOW THE PROPOSED GROUND FLOOR FLOOR STRUCTURE ALL WORKS ASSOCIATED WITH REMOVAL OF THE EXISTING SPA
- ALL WORKS ASSOCIATED WITH REMOVAL AND RELOCATION OF THE
- EXISTING ROOF MOUNTED SOLAR PANELS. ALL PATCHING AND REPAIR WORK TO THE EXISTING FIRST FLOOR SHOWER
- ROOM WALL AND FLOOR TILES SUPPLY ONE (I) FAN/LIGHT/HEATER UNIT.

AMENDED FINAL CONSTRUCTION

- INSTALL NEW FRONT DOOR & CONVERT EXISTING SUNROOM INTO OPEN PORCH WITH ACCESS STEPS AT FRONT
- PROVIDE INSECT SCREEN TO BI-FOLD WINDOW & SLIDING DOOR IF
- ORGANISE HOUSE CONNECTION TO MAINS GAS SUPPLY.
- PROVIDE FIT OUT OF EXTENDED ROBE IN BEDROOM 2.
- MAKE GOOD OF SHOWER ROOM FLOOR FINISH \$ TILE FINISH.

J	AMENDED TINAL CONSTRUCTION	INL	03-07-15
1	FINAL CONSTRUCTION	SC	24-06-15
Н	CHECK PLAN	SC	05-06-15
G	CONSTRUCTION CERTIFICATE	C5	02-06-15
F	BASIX DETAILS ADDED \$ TO COUNCIL	NE	10-04-15
E	SURVEY DETAILS ADDED # P.O.V 16318	SC	20-03-15
D	PLAN CHECK, POV 16129 \$ 16176	SC	24-02-15
С	TO CLIENT	KΒ	18-12-14
В	POV 16011	MJB	15-12-14
Α	TECHNICAL # POV   5786	МЈВ	10-11-14
0.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: PETER BROWN

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR N & MRS R PERKIN

AT 21 AUSTRALIA AVENUE. MATRAVILLE NSW 2036

COUNCIL: RANDWICK



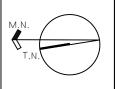
A.B.N. 54 000 605 407

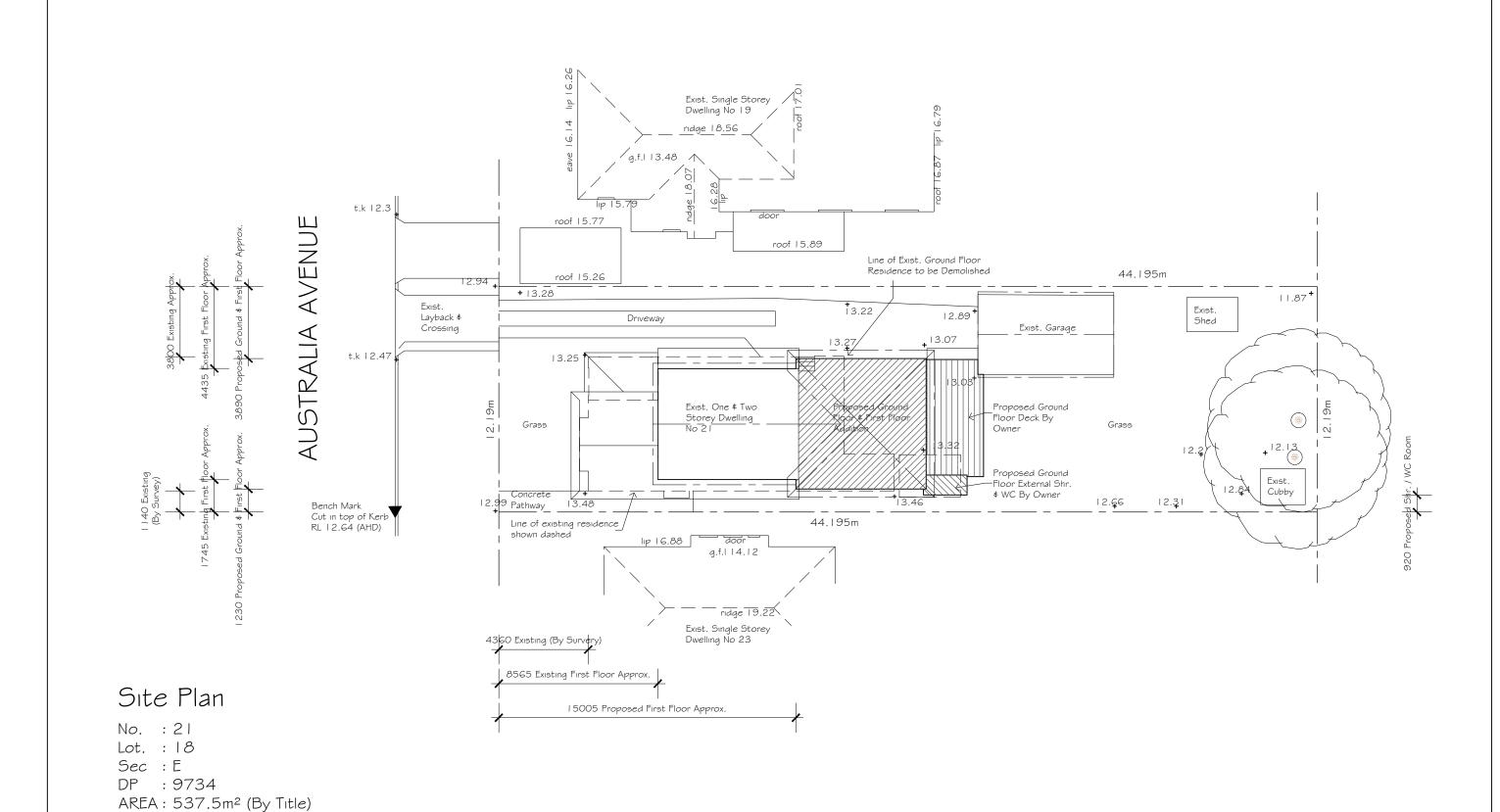
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 9

JOB NO: 7608/14

02 07 15





Cape Cod

: 538.8m<sup>2</sup> (By Calc)

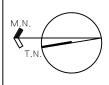
# Legend

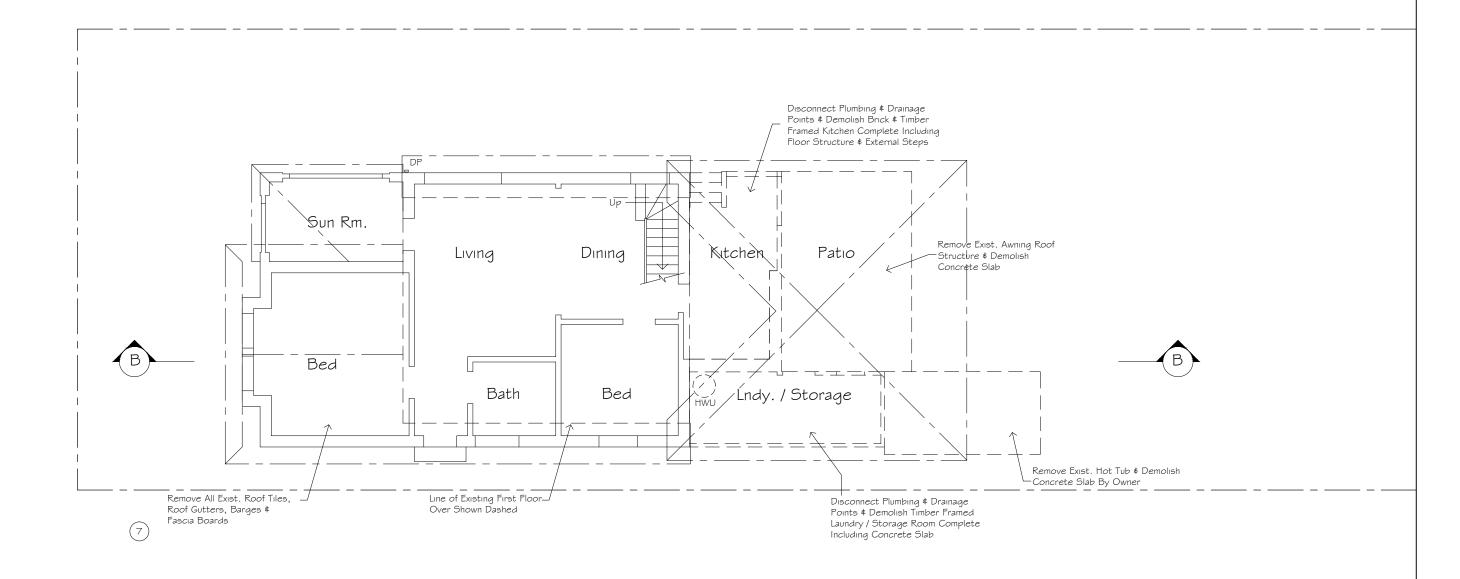
Remove Exist. Downpipe

HWU/

Remove Exist. Hot Water Unit



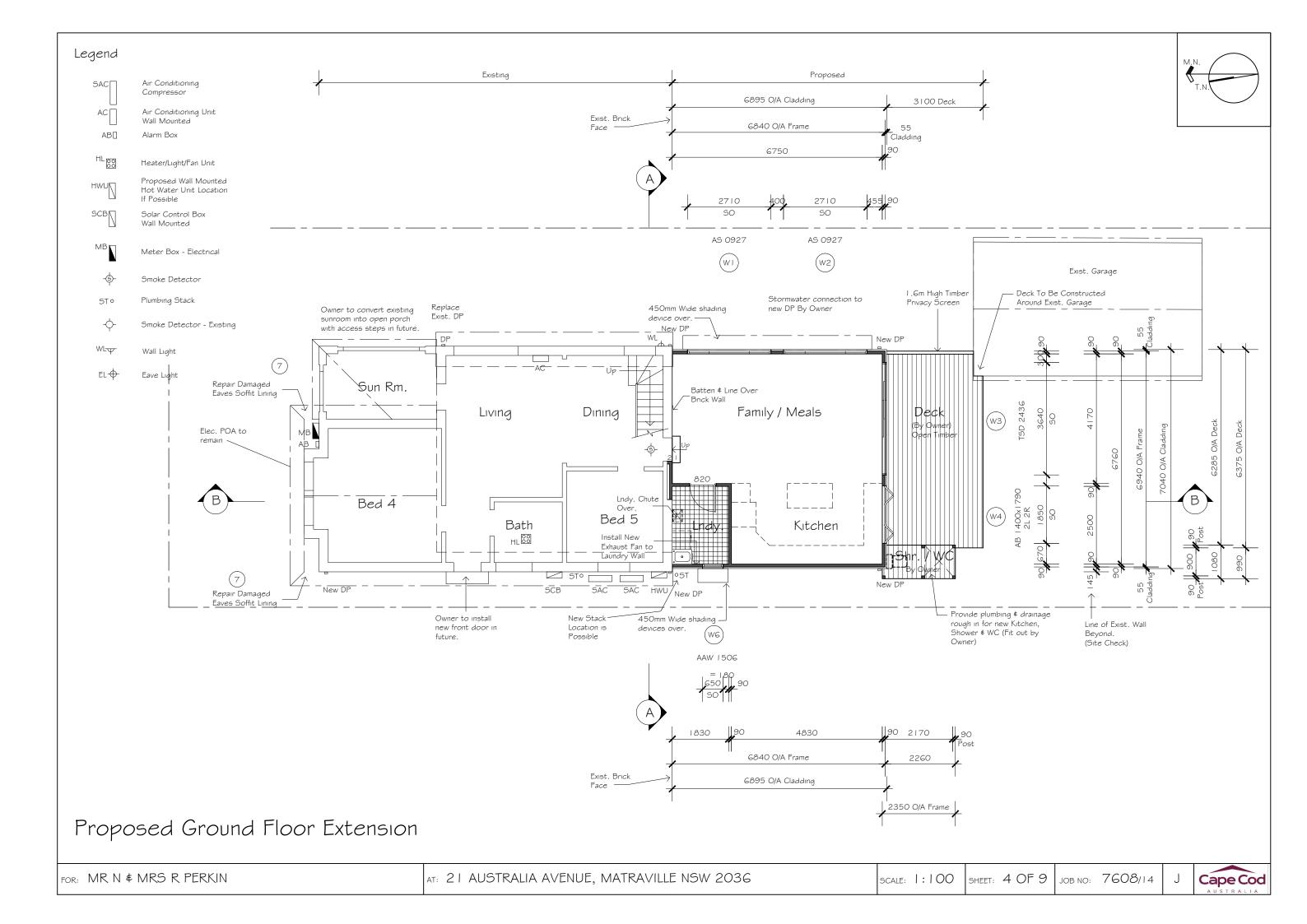


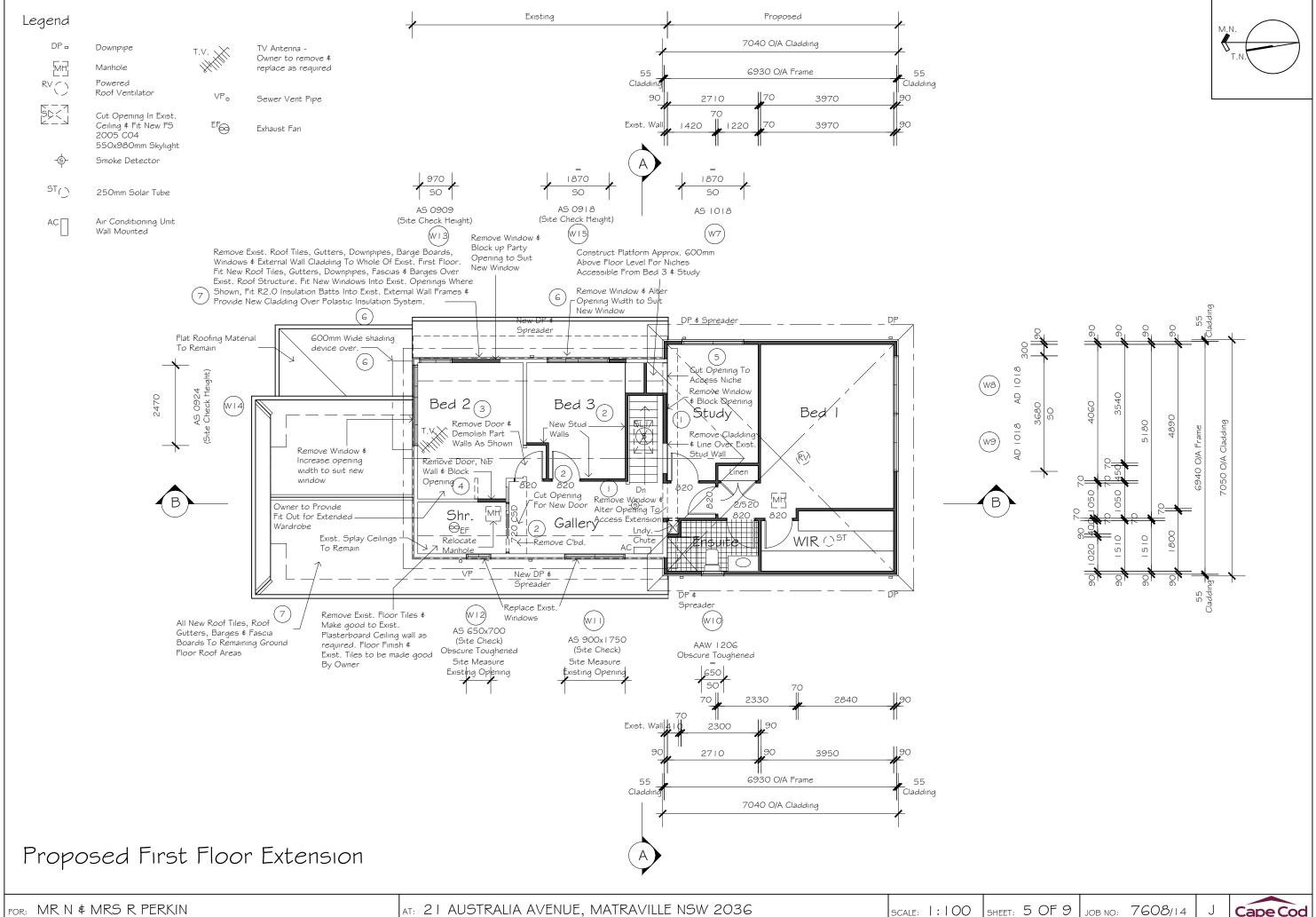


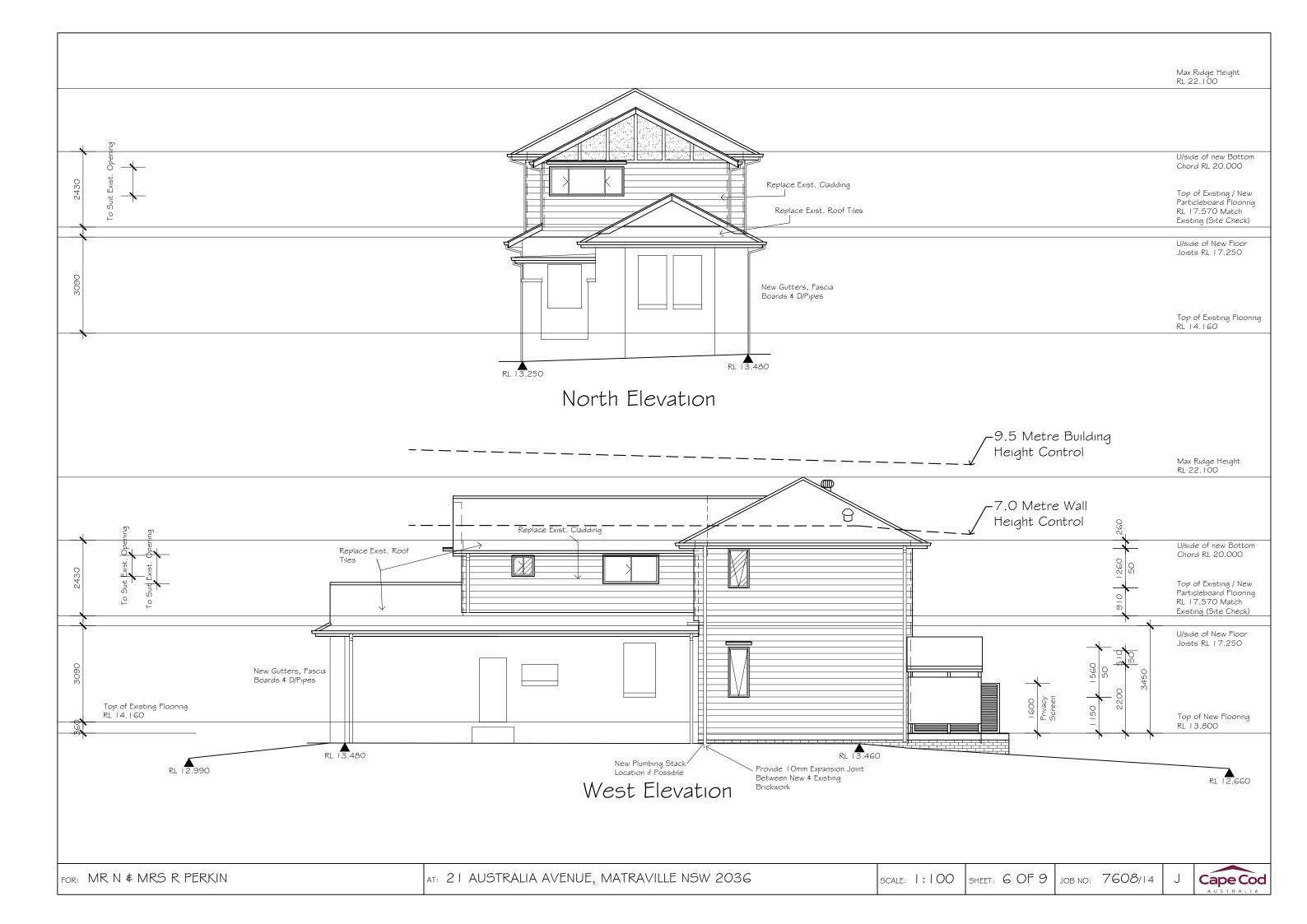
Demolition Plan

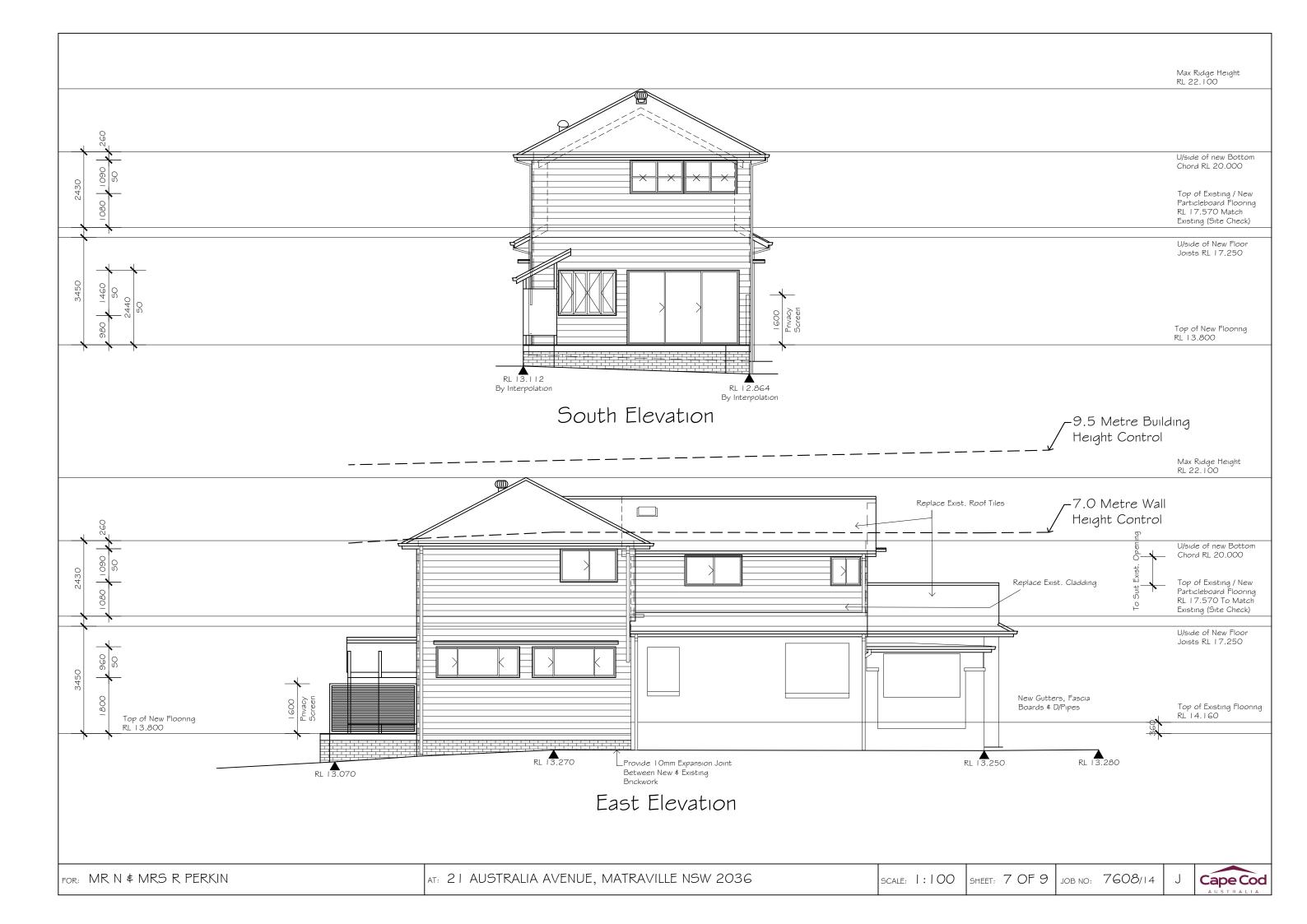


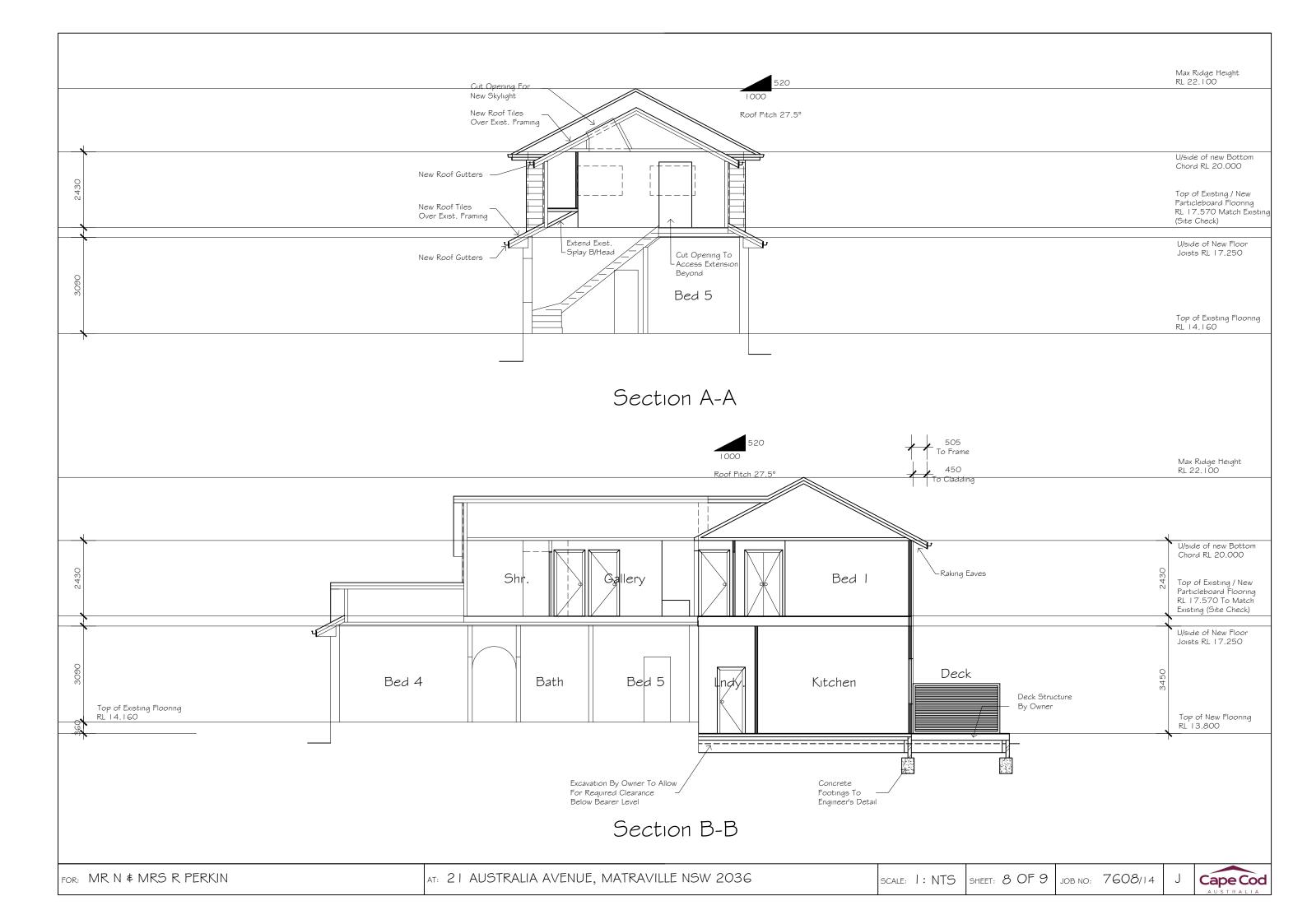












WINDOW SCHED	ULE (BASIX A2   52	215)		CLIENT		ALUMINIUM TREND WINDO	<del></del>				
STANDARD NOTES:	,	,		CLILINI:		STANDARD ALUMINUM CO EX-STOCK COLOURS: PEAR	LOURS: RL WHITE GLOSS, DUNE, STON	JE BEIGE. MONUMENT.			
WINDOWS AND DOORS	ARE DRAWN AS VIEWED FROM	1 OUTSIDE		CLIENT:			DIC NATURAL MATT, WOODLA				
ALL WINDOWS COME WI	TH "KEYED ALIKE" LOCKS		11 THE		2475		AILABLE: WHITE BIRCH, PRIME				
NCC 3.9.2.5	TED "R" HAVE RESTRICTED OPE	ININGS TO COMPLY WIT	II IIIL	BUILDEK: .	DATE:	TREND SILVER PEARL, DEE CHARCOAL. IRONSTONE.	P OCEAN, SURF MIST, JASPER	R, TREND METALLIC	TERRAIN: 3	WIND LOAD: W 28 N	
		COLOUR	GLAZING		SPECIAL NOTES	CHARGOAL, IRONOTONE.		COLOUR	GLAZING	SPECIAL NOTES	
	(WI) AS 0927	PEARL WHITE	SINGLE PYR				W10 AAW 1206	PEARL WHITE	SINGLE PYROLYTIC	TRANSLUCENT FILM BY E	BUILDER.
	E ELEVATION / FAMILY	NOTOT CORES	LOW-E, (U- 5.7, SHGC				W ELEVATION / ENSUITE	NICECT CODEFN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)		
	ALUMINIUM	INSECT SCREEN ALUMINIUM	3.7, 31160	.0.47)			ALUMINIUM	INSECT SCREEN ALUMINIUM	3.7, 31190.0.47)		
	SLIDING	FIBREGLASS MESH	REVEAL				AWNING	FIBREGLASS MESH	REVEAL		
	OPEN / FIXED / OPEN	PEARL WHITE	I 40mm				OPEN	PEARL WHITE	I 40mm		
	(W2) AS 0927	COLOUR	GLAZING		SPECIAL NOTES		(WII) AS 900x1750	COLOUR	GLAZING	SPECIAL NOTES	
	A3 0327	PEARL WHITE	SINGLE PYF				(N) 1) 18 8 8 8 K 1 7 8 8	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE:	TO SUIT EXISTING OPENI	NG SITE MEASURE
F	E ELEVATION / FAMILY	INSECT SCREEN	5.7, SHGC			F	W ELEVATION / GALLERY	INSECT SCREEN	5.7, SHGC:0.47)		
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM			
	SLIDING	FIBREGLASS MESH PEARL WHITE	REVEAL				SLIDING	FIBREGLASS MESH PEARL WHITE	REVEAL		
	OPEN / FIXED / OPEN		I 40mm				OPEN / FIXED		I 40mm		
F	(W3) TSD 2436		GLAZING		SPECIAL NOTES	_	(W12) AS 650x700	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES  TO SUIT EXISTING OPENI	NC SITE MEASURE
	0.51514510144511114	- I LAKE WITTE	SINGLE CLE (U-VALUE:					- I LAKE WITTE	SINGLE PYROLYTIC LOW-E, (U-VALUE:	TRANSLUCENT FILM BY E	
	S ELEVATION / FAMILY ALUMINIUM	INSECT SCREEN	SHGC: 0.7	5)		F	W ELEVATION / SHR. RM. ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)		
		N/A	REVEAL		_			ALUMINIUM FIBREGLASS MESH	REVEAL		
	STACKING OPEN / OPEN / FIXED		I 40mm		_		SLIDING OPEN / FIXED	PEARL WHITE	140mm		
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES	
	(W4) AB 1400x1790	PEARL WHITE	SINGLE CLE	AR.	JI LOIAL NOTES	1	(W13) AS 0909	PEARL WHITE	SINGLE PYROLYTIC		NG HEIGHT SITE MEASURE
	S ELEVATION / KITCHEN		(U-VALUE:	7.63,			N ELEVATION / BED 2		LOW-E, (U-VALUE:	RESTRICT OPENING TO I	25mm TO COMPLY
	ALUMINIUM	INSECT SCREEN	SHGC: 0.7	5)			ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)	WITH NCC.	
	FOLDING	N/A	REVEAL				SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL		
	OPEN / 2R 2L		I 40mm				OPEN / FIXED	PEARL WHITE	I 40mm		
	W5) DELETED	COLOUR	GLAZING		SPECIAL NOTES		40.0004	COLOUR	GLAZING	SPECIAL NOTES	
	W5) DELETED						(W14) AS 0924	PEARL WHITE	SINGLE PYROLYTIC		NG HEIGHT SITE MEASURE
		INSECT SCREEN				F	E ELEVATION / BED 2	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO I	25mm TO COMPLY
		INSECT SCREEN				R	ALUMINIUM	ALUMINIUM	10,7,0110010,17,		
			REVEAL				SLIDING	FIBREGLASS MESH	REVEAL		
							OPEN / FIXED / OPEN	PEARL WHITE	I 40mm		
	(W6) AAW 1506	COLOUR	GLAZING		SPECIAL NOTES		W15) AS 0918	COLOUR	GLAZING	SPECIAL NOTES	
	77 W 1300	PEARL WHITE	SINGLE PYF LOW-E, (U-				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		SINGLE PYROLYTIC LOW-E. (U-VALUE:		25mm TO COMPLY
	W ELEVATION / LAUNDRY	INSECT SCREEN	5.7, SHGC			F	E ELEVATION / BED 3	INSECT SCREEN	5.7, SHGC:0.47)	TO SUIT EXISTING OPEN	NG HEIGHT -
	ALUMINIUM	ALUMINIUM				R /	ALUMINIUM	ALUMINIUM		SITE CHECK	
	AWNING OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm				SLIDING OPEN / FIXED	FIBREGLASS MESH PEARL WHITE	REVEAL 140mm		
	OFLIN						OI LN / TIXLD		140mm		
F	(W7) AS 1018	COLOUR PEARL WHITE	GLAZING SINGLE PYR	POLYTIC	SPECIAL NOTES  RESTRICT OPENING TO 125mm TO COMPLY						
	E ELEVATION / STUDY	_	LOW-E, (U-	VALUE:	WITH NCC.						
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)							
R		ALUMINIUM FIBREGLASS MESH	REVEAL		_						
	SLIDING OPEN / FIXED	PEARL WHITE	I 40mm								
		COLOUR	GLAZING		SPECIAL NOTES						
	(W8) AD 1018	PEARL WHITE	SINGLE CLE		RESTRICT BOTTOM SASH OPENING TO 125mm						
	S ELEVATION / BED I	INSECT SCREEN	(U-VALUE: SHGC: 0.7	7.63,	TO COMPLY WITH NCC.  RESTRICT TOP SASH OPENING TO NO LESS THAN						
R	ALUMINIUM	ALUMINIUM	31160.0.7	<i>J</i> )	1700mm ABOVE FLOOR TO COMPLY WITH NCC.						
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL								
	OPEN / OPEN	PEARL WHITE	I 40mm								
	(W9) AD 1018	COLOUR	GLAZING		SPECIAL NOTES						
	AD TOTO	PEARL WHITE	SINGLE CLE (U-VALUE:		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.						
	S ELEVATION / BED I	INSECT SCREEN	SHGC: 0.7		RESTRICT TOP SASH OPENING TO NO LESS THAN						
R R	ALUMINIUM	ALUMINIUM			1700mm ABOVE FLOOR TO COMPLY WITH NCC.						
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL		_						
	OPEN / OPEN	I LINC WILLE	I 40mm								
FOR: MR N & MRS	R PERKIN			AT: 2	21 AUSTRALIA AVENUE, MATRAVIL	LE NSW 2036		SCALE: 1:100	БНЕЕТ: 9 OF 9	JOB NO: 7608/14	J Cape Cod