
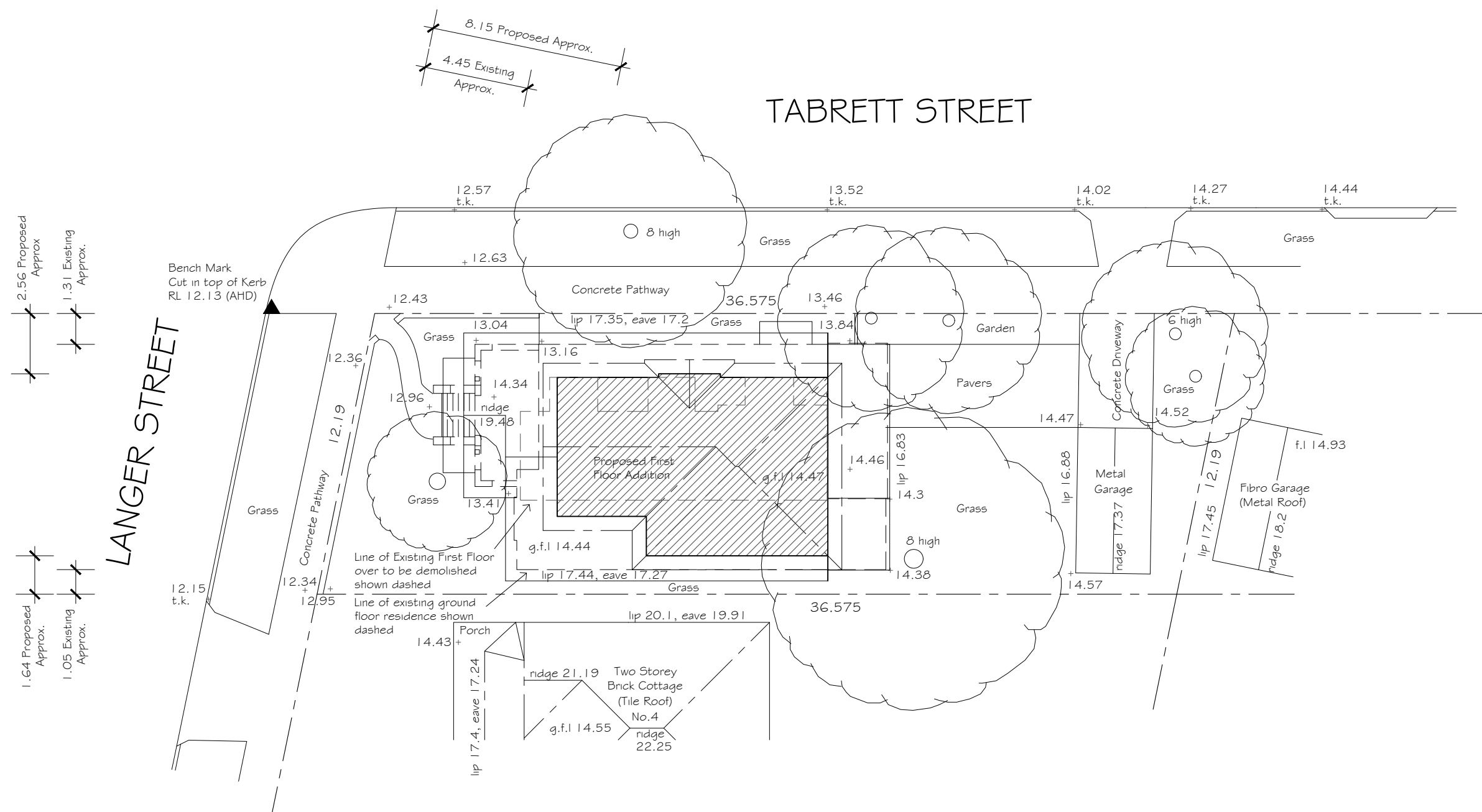
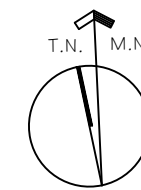


[illegible]

SPECIFICATION SUMMARY	
STRUCTURAL TIMBER - All to ASA 1684.2	
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 90 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	
BRICKWORK	COMMON BRICKWORK FOR RENDER AND PAINT FINISH
FLOORING	STRIP EXISTING FLOOR BOARDS IN AREA OF ADDITION ONLY PLUS PROVIDE NEW EX. 113x25 T&G CYPRESS PINE FLOOR BOARDS TO ADDITION AREA INCLUDING FINE SANDING AND 'ESTAPOL' FINISH
CLADDING	WEATHERTEX 170mm SMOOTH PRIMELOK FEDERATION BOARDS FIXED TO 20mm BATTENS OVER 75mm POLYSTYRENE SHEETING TO LIVING ROOM 'BUMP OUT' PLUS FRONT GABLE. 75mm POLYSTYRENE SHEETING WITH APPLIED TEXTURE COAT FINISH FIXED TO 20mm BATTENS OVER POLASTIC BLANKET TO ALL REMAINING WALLS. HARDITEX BASE SHEET WITH APPLIED TEXTURE COAT FINISH BELOW FLOOR LEVEL ON EAST ELEVATION.
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3 )	FRAME: PREFINISHED ALUMINIUM SPECIAL GLAZING PLUS ACOUSTIC SEALS AS PER WINDOW SCHEDULE
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
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	R3.0 SOUNDSscreen BATTs TO FIRST FLOOR ADDITION CEILING AREA R3.0 SOUNDSscreen BATTs TO FIRST FLOOR ADDITION FLOOR AREA R2.0 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. 150x25mm "COLONIAL" ARCHITRAVE: Ex. 100x25mm "COLONIAL"
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"
STAIRCASE	EXISTING TO REMAIN ( SUBJECT TO SITE INVESTIGATION)
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: IRONSTONE BARGE COLOUR: IRONSTONE BARGE SOAKER COLOUR: IRONSTONE
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: IRONSTONE 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 UNLESS SPECIFIED OTHERWISE
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.	

<b>SPECIAL NOTES</b>			
<ul style="list-style-type: none"> <li>PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN</li> <li>PROVIDE TWO (2) LAYERS OF 13mm PLASTERBOARD TO NEW CEILINGS.</li> <li>REUSE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH THE NCC.</li> <li>AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</li> <li>CONNECT/INSTALL TWO (2) DOWNLIGHT FITTINGS, EIGHT (8) LIGHT FITTINGS &amp; ONE (1) 3 IN 1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).</li> <li>PROVIDE (1) SHELF &amp; HANGING RAIL TO WALK IN ROBE WALLS AS SHOWN.</li> <li>400x600mm SHOWER NICHE TO FIRST FLOOR BATHROOM.</li> <li>PROVIDE STORMWATER DESIGN.</li> </ul>			
<b>WORKS BY OWNER</b>			
<ul style="list-style-type: none"> <li>REMOVAL &amp; INSTALLATION OF T.V ANTENNA IF REQUIRED &amp; CONNECTION TO NEW AND EXISTING TV POINTS.</li> <li>CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL IF REQUIRED.</li> <li>PHONE AND/OR DATA CABLING IF REQUIRED.</li> <li>SUPPLY TWO (2) DOWNLIGHT FITTINGS, EIGHT (8) LIGHT FITTINGS &amp; ONE (1) 3 IN 1 FAN/LIGHT/HEATER UNIT.</li> <li>FITOUT OF NEW WARDROBES IN BEDROOM 2 AND BEDROOM 3 INCLUDING DOORS, JAMBS, ARCHITRAVES ETC.</li> <li>ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.</li> </ul>			
I	AMENDED FINAL CONSTRUCTION	N.L.	10.10.17
H	FINAL CONSTRUCTION	J.C.	29.09.17
G	TO CONTRACTS	J.C.	13.09.17
F	PLAN CHECK	W.A.	05.09.17
E	ADDITIONAL INFORMATION ADDED FOR COUNCIL	S.M.	27.07.17
D	ROOF AMENDED FOR COUNCIL	J.E.	15.06.17
C	BASIX ADDED & TO COUNCIL	M.P.	05.06.17
B	CONSULTANT CHECK PLAN	M.P.	03.04.17
A	TECHNICAL	S.M.	17.03.17
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: DAREK SZYMANSKI			
<b>PROPOSED ADDITIONS &amp; ALTERATIONS</b>			
FOR MR R WILLS			
AT 2 LANGER STREET BANKSIA NSW 2216			
COUNCIL: BAYSIDE			
		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 8	JOB NO: 7843/17		1



















## Site Plan

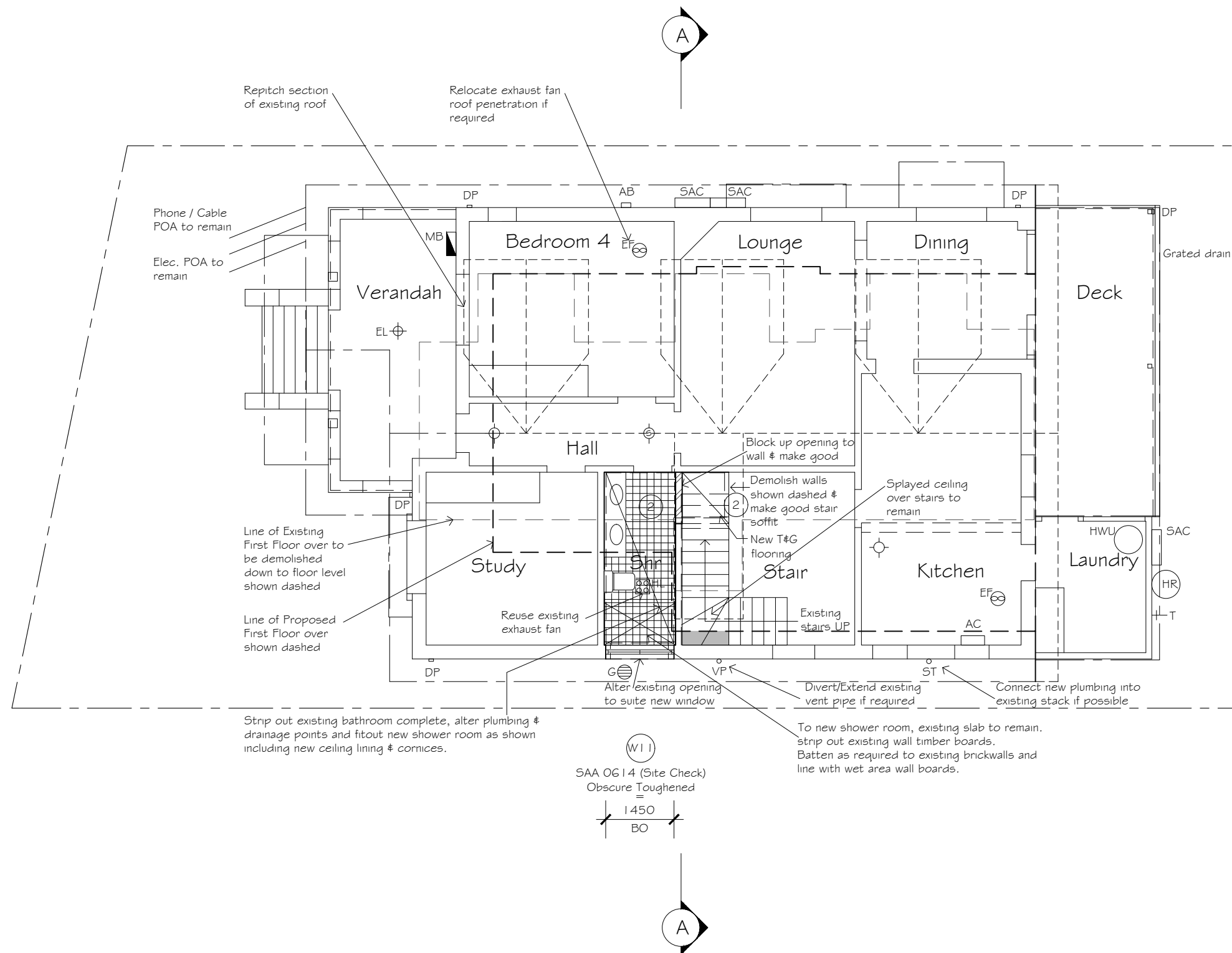
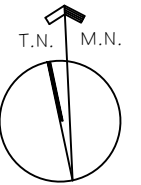
No. : 2  
Lot. : 27  
DP : 10039  
AREA : 436.3m<sup>2</sup> (By Title)  
436.8m<sup>2</sup> (By Calc)

### Post Development

Ground Floor = 116.40m<sup>2</sup>  
First Floor = 70.70m<sup>2</sup> Ex.Stairs  
TOTAL = 187.10m<sup>2</sup>  
FSR = 0.4283:1

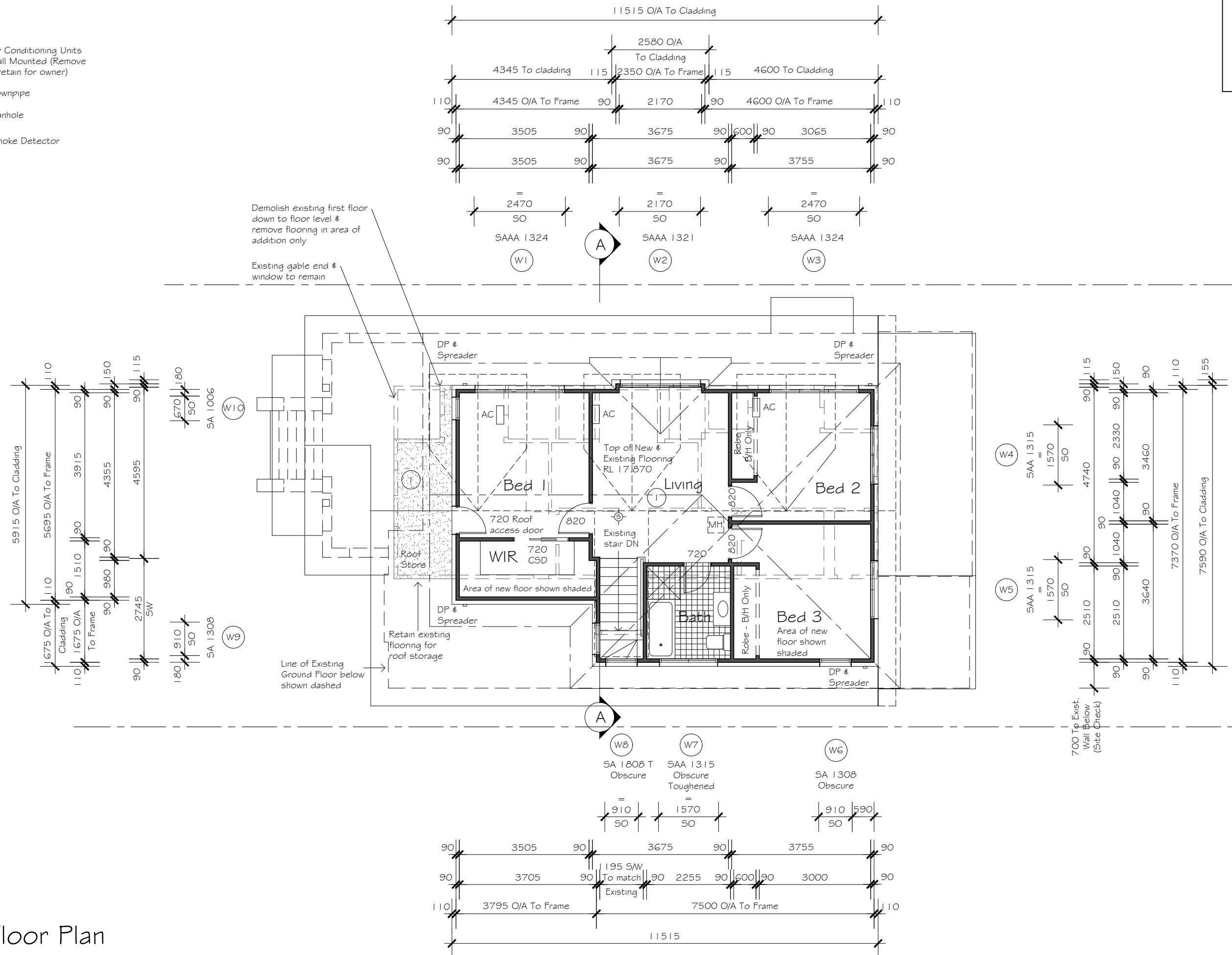
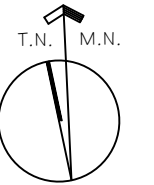
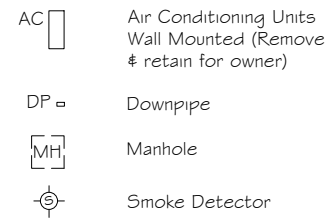
# Legend

- AC  Air Conditioning Unit  
Wall Mounted
- SAC  Air Conditioning  
Compressor
- DP  Downpipe
- AB  Alarm Box
- EF  Exhaust Fan
- EL  Eave Light
- G  Gully
- HL  Heater/Light/Fan Unit
- HWU  Hot Water Unit
- HR  Hose reel
- MB  Meter Box - Electrical
-  Smoke Detector - Existing
- ST  Stack
- T  Tap - Garden
- VP  Sewer Vent Pipe
-  Smoke Detector - Proposed



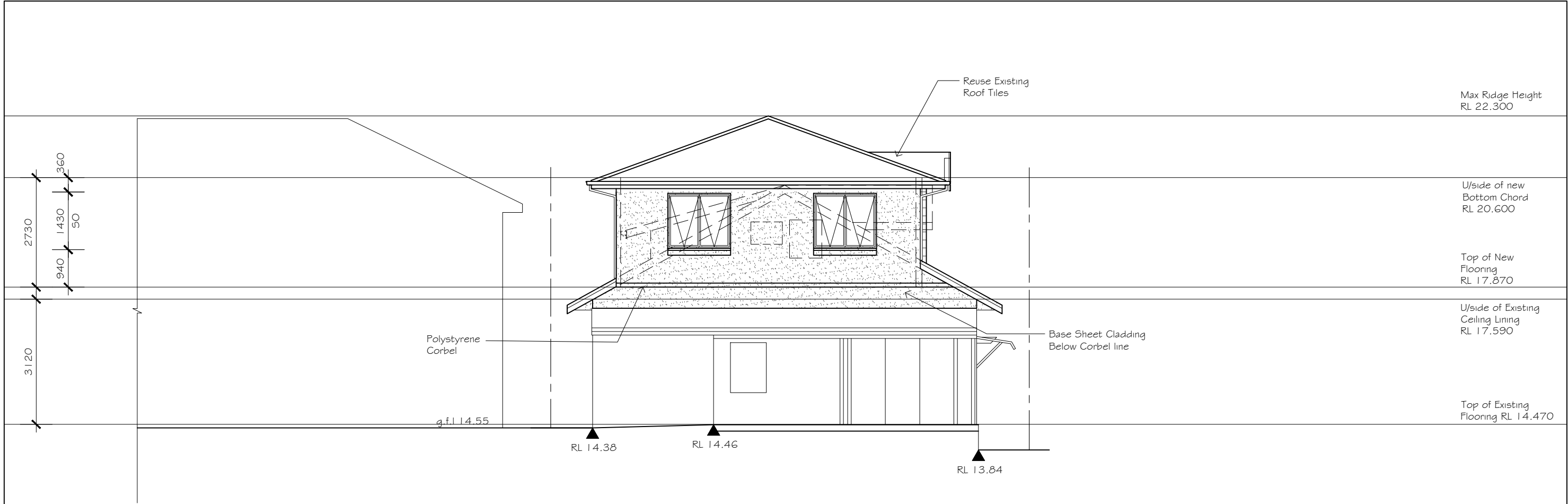
## Ground Floor Plan

### Legend

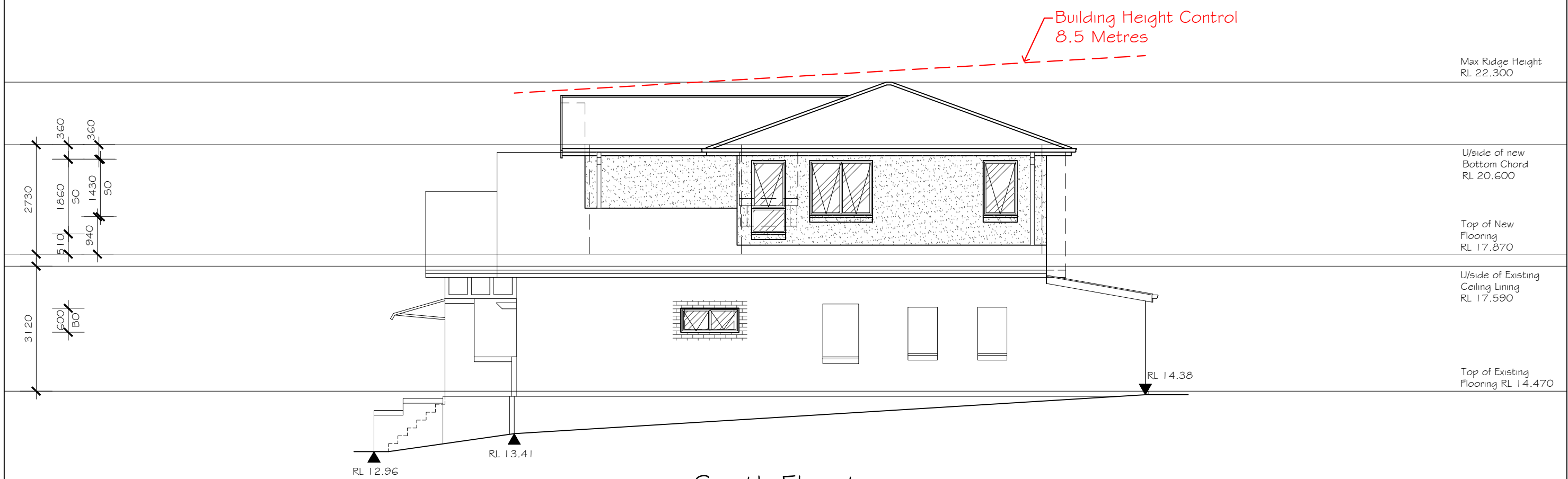


## First Floor Plan





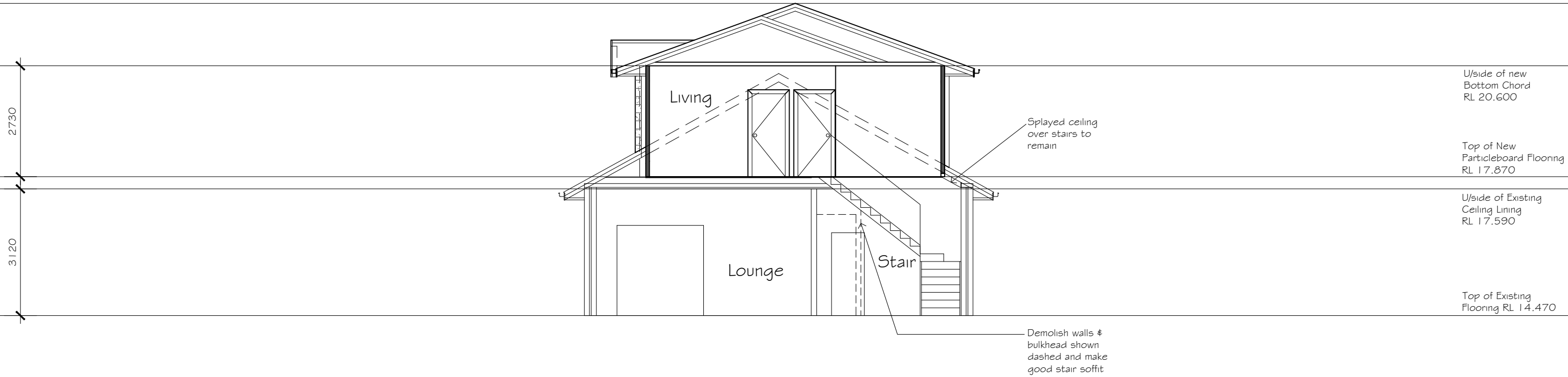
East Elevation



South Elevation

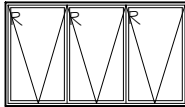

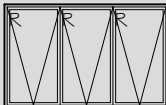
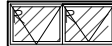
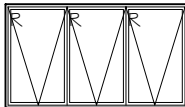
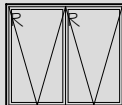
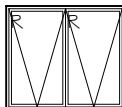

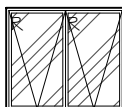

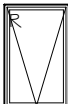


Max Ridge Height  
RL 22.300



Section A-A



WINDOW SCHEDULE (BASIX A282356)				CLIENT: .....		ALUMINIUM TREND WINDOWS:											
STANDARD NOTES:				CLIENT: .....		STANDARD ALUMINIUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.											
				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) SAAA 1324	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES		(W10) SA 1007	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES						
	N ELEVATION / BEDROOM 1	INSECT SCREEN		12.38mm SMART GLASS CLR LAMINATED	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.		W ELEVATION / BEDROOM 1	INSECT SCREEN		12.38mm SMART GLASS CLR LAMINATED	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL		ACOUSTIC SEALS		ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL		ACOUSTIC SEALS						
	AWNING OPEN / OPEN / OPEN		140mm				AWNING OPEN		140mm								
	(W2) SAAA 1321	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES		(W11) SAA 0614	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES						
	N ELEVATION / LIVING	INSECT SCREEN		10.38mm SMART GLASS CLR LAMINATED	ACOUSTIC SEALS		S ELEVATION / SHOWER	INSECT SCREEN			TRANSLUCENT FILM BY BUILDER.						
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL				ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL		SITE MEASURE.						
	AWNING OPEN / OPEN / OPEN		140mm					AWNING OPEN / OPEN		170mm	6.38mm LAMINATED GLASS						
	(W3) SAAA 1324	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES												
	N ELEVATION / BEDROOM 2	INSECT SCREEN		12.38mm SMART GLASS CLR LAMINATED	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.												
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL		ACOUSTIC SEALS												
	AWNING OPEN / OPEN / OPEN		140mm														
	(W4) SAA 1315	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES												
	E ELEVATION / BEDROOM 2	INSECT SCREEN		12.38mm SMART GLASS CLR LAMINATED	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.												
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL		ACOUSTIC SEALS												
	AWNING OPEN / OPEN		140mm														
	(W5) SAA 1315	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES												
	E ELEVATION / BEDROOM 3	INSECT SCREEN		12.38mm SMART GLASS CLR LAMINATED	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.												
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL		ACOUSTIC SEALS												
	AWNING OPEN / OPEN		140mm														
	(W6) SA 1308	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES												
	S ELEVATION / BEDROOM 3	INSECT SCREEN		12.38mm SMART GLASS CLR LAMINATED	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.												
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL		TRANSLUCENT FILM BY BUILDER.												
	AWNING OPEN		140mm		ACOUSTIC SEALS												
	(W7) SAA 1315	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES												
	S ELEVATION / BATHROOM	INSECT SCREEN		SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	TRANSLUCENT FILM BY BUILDER.												
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL		6.38mm LAMINATED GLASS												
	AWNING OPEN / OPEN		140mm														
	(W8) SA 1808 T	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES												
	S ELEVATION / STAIR	INSECT SCREEN		10.38mm SMART GLASS CLR LAMINATED	TRANSLUCENT FILM BY BUILDER.												
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL		ACOUSTIC SEALS												
	AWNING OPEN		140mm														
	(W9) SA 1308	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES												
	W ELEVATION / STAIR	INSECT SCREEN		10.38mm SMART GLASS CLR LAMINATED	ACOUSTIC SEALS												
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL														
	AWNING OPEN		140mm														
FOR: MR R WILLS				AT: 2 LANGER STREET BANKSIA NSW 2216				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7843/17		1		