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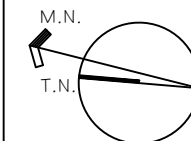
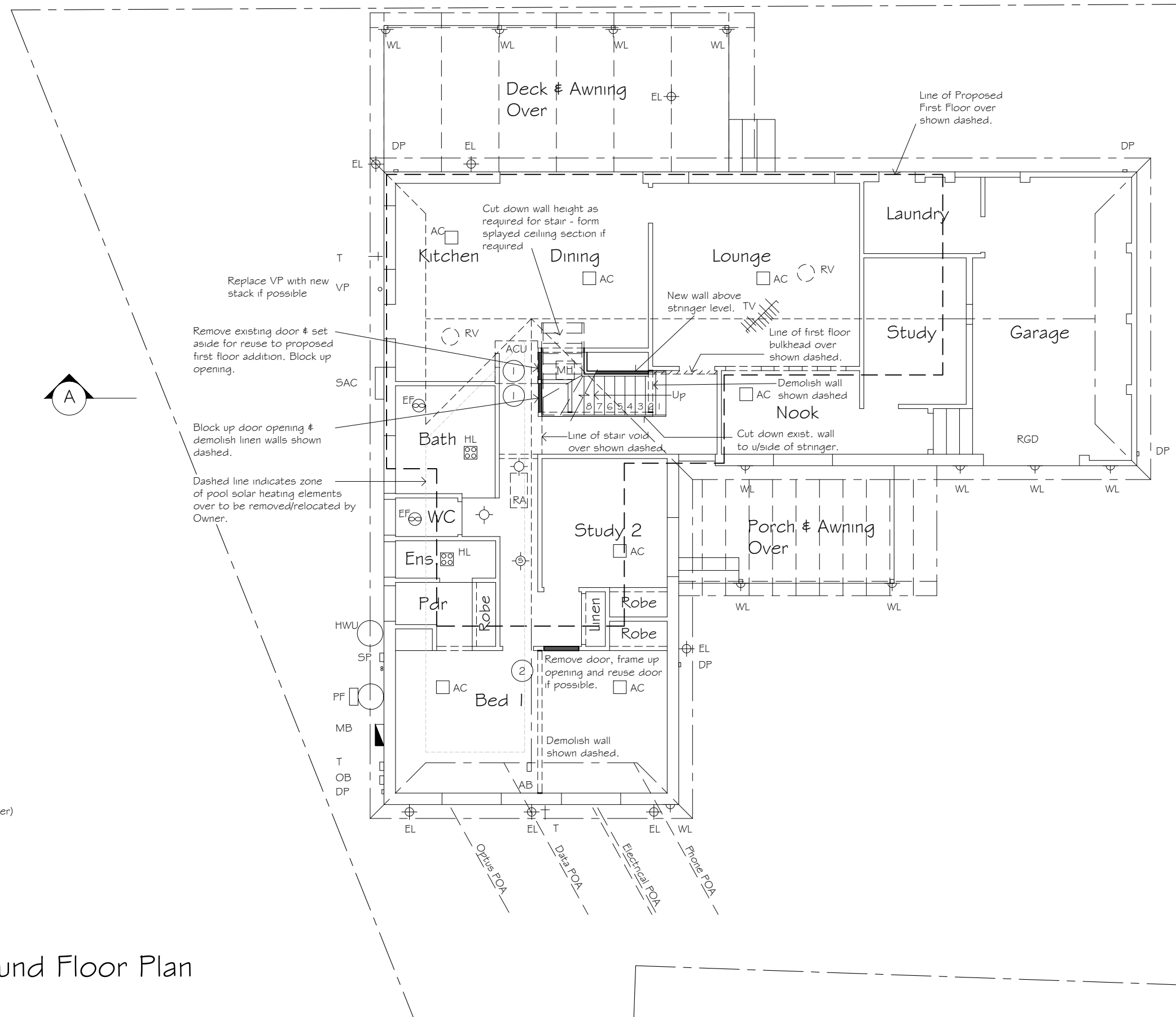
SPECIFICATION SUMMARY	
STRUCTURAL TIMBER - All to ASA 1684.2	
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS	ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS
FLOOR: REFER TO STRUCTURAL LAYOUTS	WIND LOAD W 33 N
FINISHES	
BRICKWORK	N/A
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE COAT FINISH FIXED TO 20MM BATTENS OVER POLASTIC INSULATION BLANKET. FC SHEETING WITH DAR TIMBER COVER BATTENS TO GABLE ENDS.
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM WITH GLAZING BARS AS SHOWN
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING 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. 75x25 COLONIAL ARCHITRAVE: Ex. 75x25 COLONIAL
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH" (TBC)
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER WIDTH: 1000mm RISE: 17 @ 179mm GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WHITE BARGE COLOUR: WHITE
GUTTERS & DOWNPIPES	TYPE: NU-LINE MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: IRON GREY DOWNPIPE COLOUR: ARMOUR 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 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.	

SPECIAL NOTES			
<ul style="list-style-type: none"> PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN REUSE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC. AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK. REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE. CONNECT/INSTALL TWENTY (20) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). PROVIDE DUCTED VENTILATION SYSTEM TO FIRST FLOOR ROOF AS SPECIFIED. 			
WORKS BY OWNER			
<ul style="list-style-type: none"> REMOVAL & INSTALLATION OF T.V ANTENNA AS 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 IF REQUIRED. ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW SHOWER SCREENS & MIRRORS. SUPPLY OF TOILET SUITE, VANITY UNIT, TAPS & OUTLETS, TOWEL RAILS, TOILET ROLL HOLDERS & SOAP HOLDERS FOR NEW SHOWER ROOM. SUPPLY TWENTY (20) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT. REMOVAL/RELOCATION OF POOL SOLAR HEATING SYSTEM AS REQUIRED. MAKING GOOD EXISTING FLOOR FINISHES AS AFFECTED BY ALTERATIONS. 			
H	AMENDED FINAL CONSTRUCTION	S.M.	29-06-17
G	FINAL CONSTRUCTION	S.C.	14-06-17
F	TO CONTRACTS	S.M.	12-05-17
E	CHECK PLAN	T.A.	04-05-17
D	BASIX, SURVEY ADDED & TO COUNCIL	N.E.	04-04-17
C	POV 19147	C.S.	21-02-17
B	TO CLIENT	B.P.	20-01-17
A	TECHNICAL	B.P.	19-01-17
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: MARK ALLEN			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR N & MRS C LYRAS			
AT 57 UNIVERSAL AVENUE GEORGES HALL NSW 2198			
COUNCIL: CANTERBURY BANKSTOWN			
		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: 7822/16	
		H	

Legend

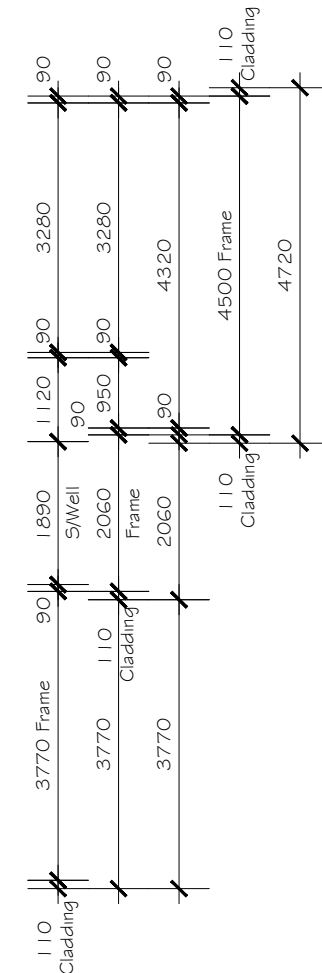
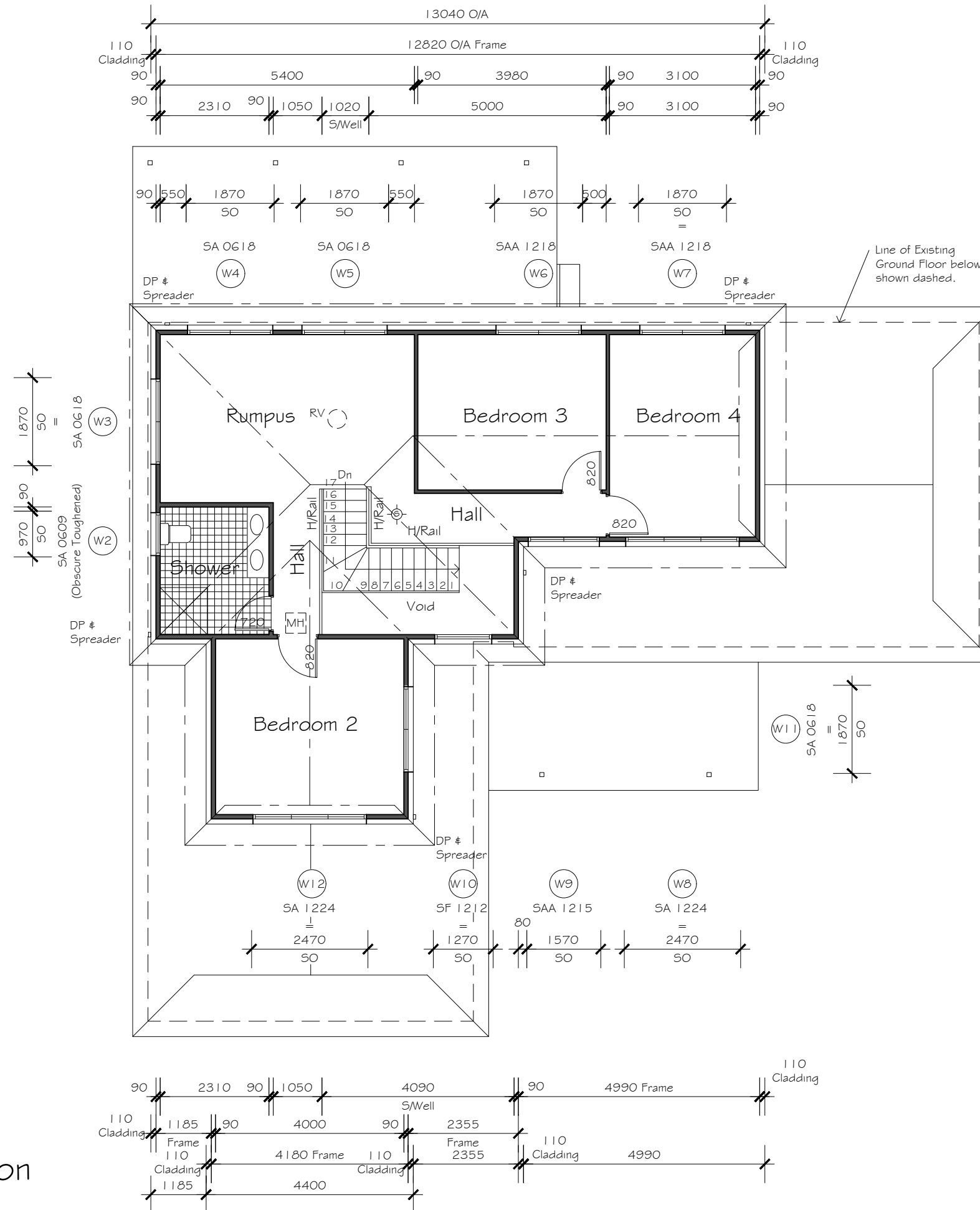
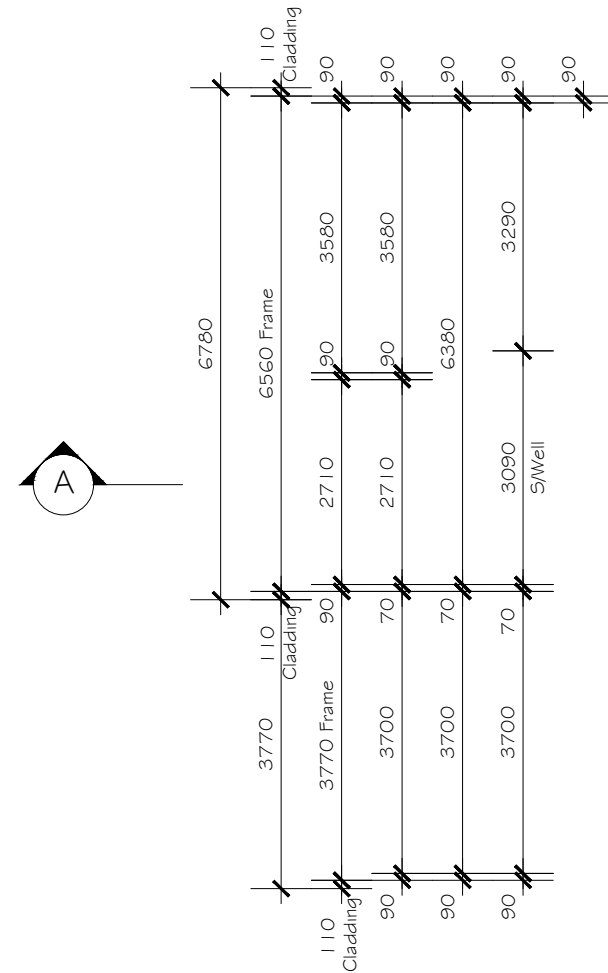
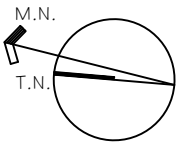
- AB □ Alarm Box
- DP = Downpipe
- EL ⊕ Eave Light
- OB □ Optus Box
- T □ Telstra Box
- SP □ Solar Pool Heating Control Box & Water Pipes
- HWU ○ Hot Water Unit
- SAC □ Air Conditioning Compressor
- AC □ Air Conditioning Outlet
- MB ▴ Meter Box - Electrical
- HL ⊞ Heater/Light/Fan Unit
- EF ⊙ Exhaust Fan
- ⊙ Smoke Detector - Existing
- RA □ Air Conditioning Return Air Grill
- RV ○ Roof Ventilator - To be removed.
- MH □ Manhole - To be Removed
- VP ○ Sewer Vent Pipe
- T + Tap - Garden
- T.V. ⊞ TV Antenna - Owner to relocate as required
- WL ⊞ Wall Light
- ACU □ Air Conditioning Unit in roof space (to be relocated by owner)
- RGD Remote garage door
- ⊙ Smoke Detector - New
- PF ○ Pool Filter System

Ground Floor Plan

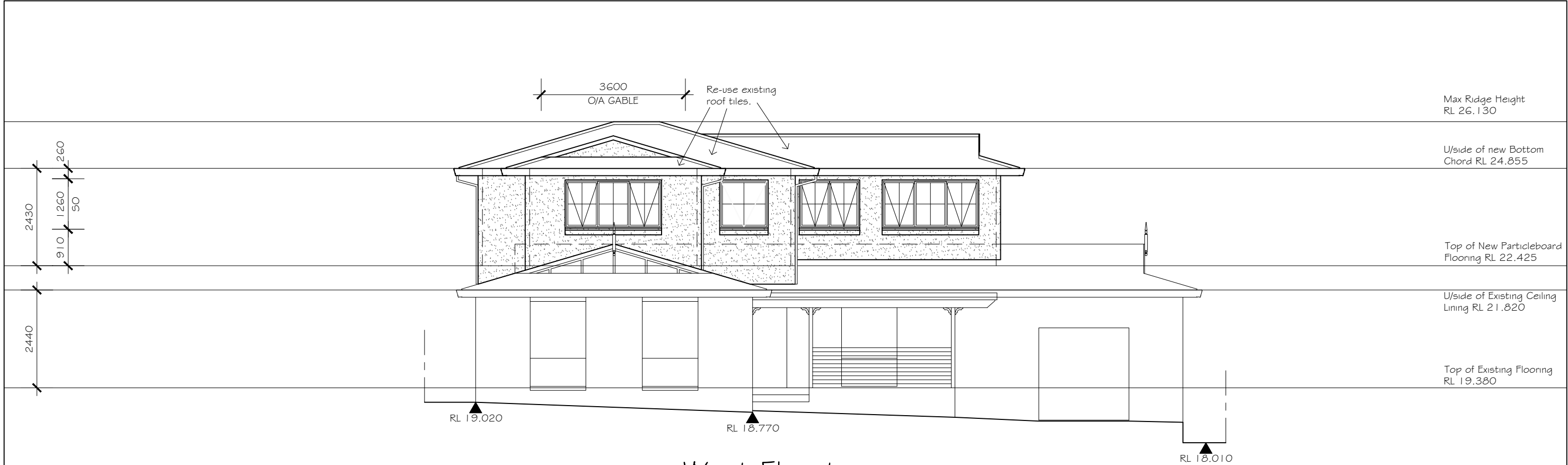


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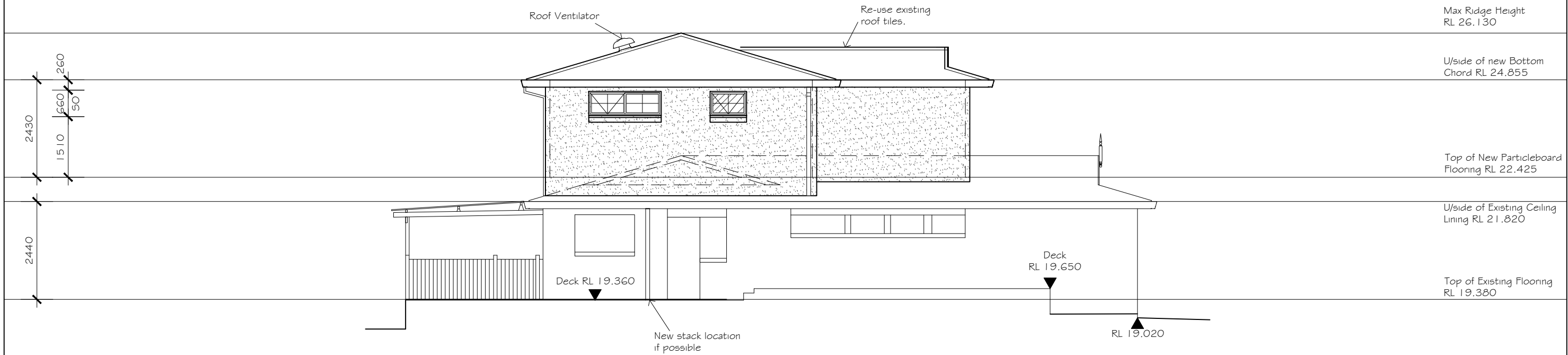
- DP □ Downpipe & Spreader
- MH □ Manhole
- RV ○ Roof Ventilator
- ⊙ Smoke Detector



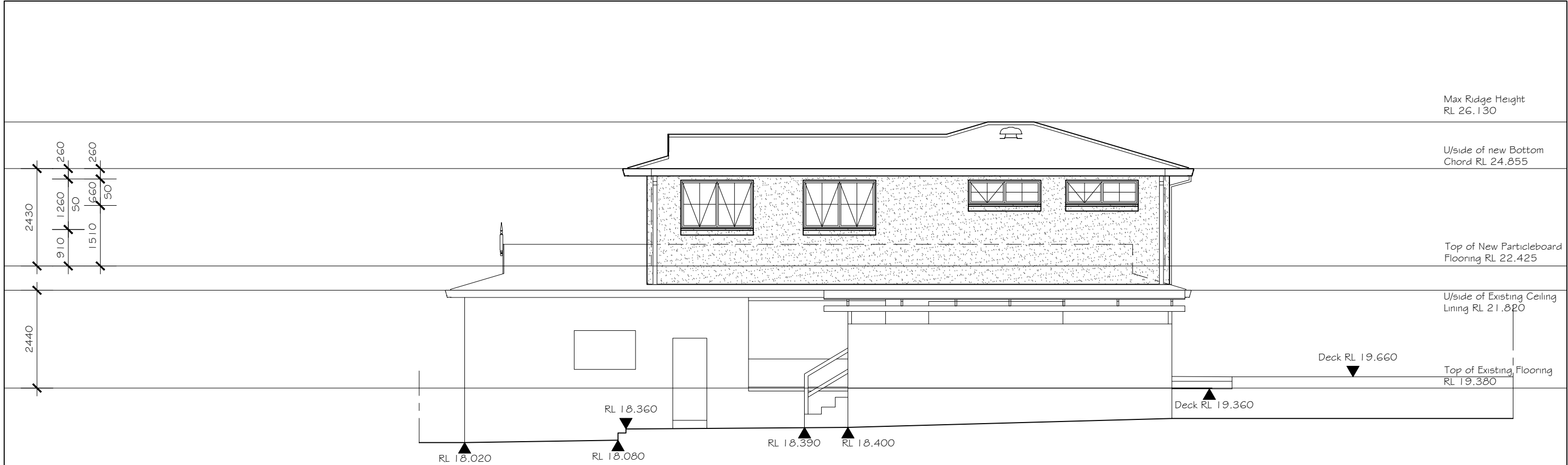
Proposed First Floor Addition



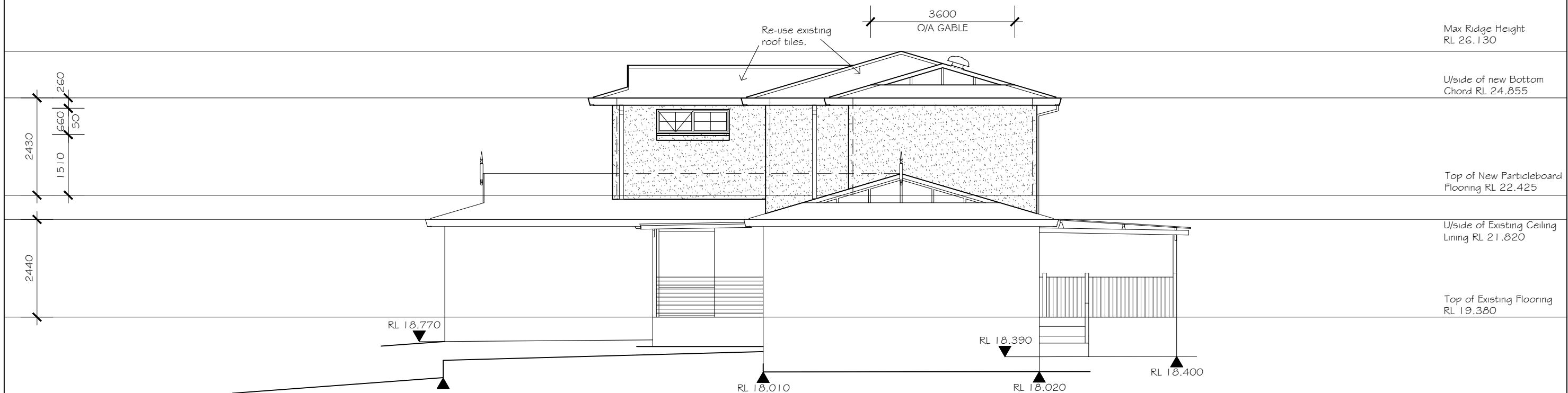
West Elevation



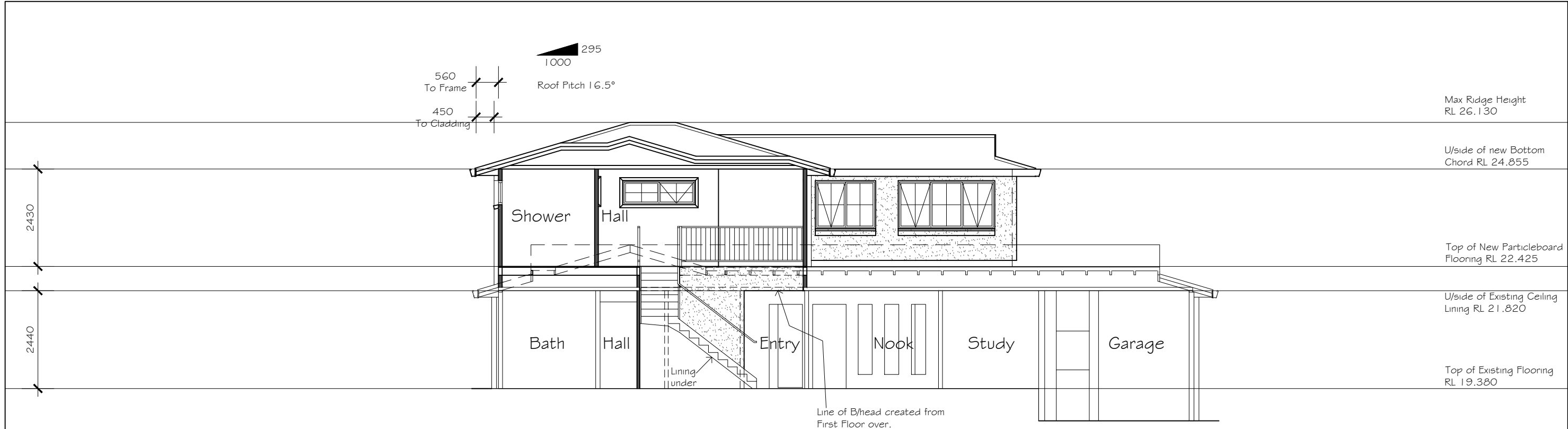
North Elevation







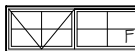


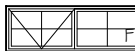
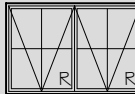
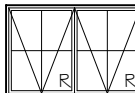
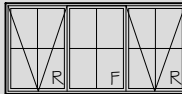
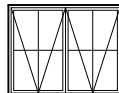
East Elevation



South Elevation



Section A-A

WINDOW SCHEDULE (BASIX A277349)				CLIENT:		ALUMINIUM TREND WINDOWS:					
STANDARD NOTES: <ul style="list-style-type: none">WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDEALL WINDOWS COME WITH "KEYED ALIKE" LOCKSWINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5				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 33 N	
	W1 DELETED					W10 SF 1212	COLOUR	GLAZING	SPECIAL NOTES		
						W ELEVATION / STAIRWELL	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	GLAZING BARS		
						ALUMINIUM	INSECT SCREEN				
						FIXED FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm			
	W2 SA 0609	COLOUR	GLAZING	SPECIAL NOTES		W11 SA 0618	COLOUR	GLAZING	SPECIAL NOTES		
	N ELEVATION / SHOWER	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER. GLAZING BARS TOUGHENED		S ELEVATION / BEDROOM 2	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. GLAZING BARS		
	ALUMINIUM	INSECT SCREEN				ALUMINIUM	INSECT SCREEN				
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm			AWNING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm			
	W3 SA 0618	COLOUR	GLAZING	SPECIAL NOTES		W12 SA 1224	COLOUR	GLAZING	SPECIAL NOTES		
	N ELEVATION / RUMPUS	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	GLAZING BARS		W ELEVATION / BEDROOM 2	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC. GLAZING BARS		
	ALUMINIUM	INSECT SCREEN				ALUMINIUM	INSECT SCREEN				
	AWNING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm			AWNING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm			
	W4 SA 0618	COLOUR	GLAZING	SPECIAL NOTES							
	E ELEVATION / RUMPUS	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	GLAZING BARS							
	ALUMINIUM	INSECT SCREEN									
	AWNING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm								
	W5 SA 0618	COLOUR	GLAZING	SPECIAL NOTES							
	E ELEVATION / RUMPUS	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	GLAZING BARS							
	ALUMINIUM	INSECT SCREEN									
	AWNING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm								
	W6 SAA 1218	COLOUR	GLAZING	SPECIAL NOTES							
	E ELEVATION / BEDROOM 3	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. GLAZING BARS							
	ALUMINIUM	INSECT SCREEN									
	AWNING OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm								
	W7 SAA 1218	COLOUR	GLAZING	SPECIAL NOTES							
	E ELEVATION / BEDROOM 4	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. GLAZING BARS							
	ALUMINIUM	INSECT SCREEN									
	AWNING OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm								
	W8 SA 1224	COLOUR	GLAZING	SPECIAL NOTES							
	W ELEVATION / BEDROOM 4	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC. GLAZING BARS							
	ALUMINIUM	INSECT SCREEN									
	AWNING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm								
	W9 SAA 1215	COLOUR	GLAZING	SPECIAL NOTES							
	W ELEVATION / VOID	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	GLAZING BARS							
	ALUMINIUM	INSECT SCREEN									
	AWNING OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm								
FOR: MR N & MRS C LYRAS				AT: 57 UNIVERSAL AVENUE GEORGES HALL NSW 2198				SCALE: 1 : NTS		SHEET: 8 OF 8	
								JOB NO: 7822/16		H	
										Cape Cod AUSTRALIA	