CERTIFICATE NO. A285239							
	TURES AND S		ID ALTERED HOLIT ENGLIDE				
LIGHTING	TO BE FIT	MIN 40% OF NEW OR ALTERED LIGHT FIXTURE: TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS					
WET AREAS: NEW OR ALTERED		SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED					
INS	ULATION REG	UIREMENTS	<del></del>				
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL	NIL					
EXTERNAL WALL: BRICK VENEER	R1.16 (c	r R1.70 IN	CLUDING CONSTRUCTION				
FLAT CEILING, PITCHED ROOF	ROOF: FO	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)					
GLA	ZING REQUIR	EMENTS					
WINDOWS & SKYLIGHTS							
WI, W2, W3, W4, W6, W9, WIO, WII# WI2	0170170	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)					
W5, W7, W8 \$ W13		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)					
51		TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)					
SHA	ADING DEVICE	:5					
WINDOWS & SKYLIGHTS							
WI, W5 \$ W7		EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM					
W2, W3, W4, W6, W1   \$		PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36					
W8 \$ W13		EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM					
W9 \$ W10		EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM					
SI	NONE	NONE					
	\ ~	~··	7. II E				
EXTERNAL PA	AINT S	CHE	DULE				
ITEM Bf	AINT S	CHE	DULE COLOUR				

Cover Battens

Barge Soakei

Barge Board

ascia Board

offit Linina

Shading Device Battens

Shading Device Frame

Haymes

Haymes

Haymes

Haymes

Haymes

Haymes

Havmes

Marble Mist

Marble Mist

Marble Mist

White

White

Balance

Balance

## ORKS BY OWNER

- 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. AERIAL
- PHONE AND/OR DATA CABLING.
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING THE SUPPLY / INSTALLATION OF ANY SPLASHBACKS.
- SUPPLY FORTY SIX (46) DOWNLIGHT FITTINGS, FOUR (4) CEILING SWEEP FANS & ONE (I) FAN/LIGHT/HEATER UNIT.
- ALL WORKS ASSOCIATED WITH THE FIT OUT OF NEW BUILT-IN-ROBES.
- ALL WORKS ASSOCIATED WITH THE FIT OUT OF THE NEW WIR. CONNECTION OF NEW KITCHEN SINK & WHITE GOODS TO TERMINATED POINTS IF UNABLE TO ARRANGE DURING CONSTRUCTION PERIOD.
- IF REQUIRED RE-INSTALLATION OF SECURITY GRILLE, OR SUPPLY \$ INSTALLATION OF NEW SECURITY GRILLE TO GROUND FLOOR W9, W10, WII WI2 & WI3 IF REQUIRED
- MAKING GOOD TO EXISTING FLOATING FLOORING & FLOOR FINISHES AFFECTED BY THE ALTERATIONS.
- ALL WORKS ASSOCIATED WITH THE ADJUSTING OF THE GROUND FLOOR PERGOLA TO ALLOW FOR NEW BI-FOLD DOOR UNIT
- REMOVE CONCRETE VEHICULAR CROSSING & LAYBACK & REINSTATE THE AREA WITH FOOTPATH, TURF, KERB & GUTTER IN ACCORDANCE WITH COUNCIL CONDITIONS

## 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

WIND LOAD W 33 N FLOOR: 190x45mm MIN. FLOOR JOISTS

## FINISHES

ROOF SARKING

NSULATION

(FIBREGLASS)

NTERNAL FIXINGS

NTERNAL DOORS STAIRCASE

FASCIA #

BARGE BOARDS

HOT WATER UNIT

PAINTING - REFER TO

THE EXTENT OF WORK

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION

SPECIFICATION FOR

CONDITIONS

GUTTERS & DOWNPIPES TYPE: QUAD

MAPLE TREADS \$ RISERS

TIMOTILO	
BRICKWORK	COMMON BRICKS LAID AS FACE TO PARTY WALL. COMMON BRICKWORK FOR PAINT FINISH TO NORTHERN, WESTERN & SOUTHERN ELEVATION WALLS.
FLOORING	I 9MM STRUCTURAL PARTICLEBOARD I 00 x 25mm TONGUE & GROOVE SELECT GRADE 'RED' IRON BARK STRIP FLOORING TO FIRST FLOOR BED 2, LOBBY, BED 3 & BED 4 & TO GROUND FLOOR KITCHEN, DINING ROOM, LIVING ROOM & LINEN CUPBOARD.
CLADDING	FIBRE CEMENT SHEETING TO GABLE ENDS WITH DAR TREATED PINE COVER BATTENS
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	PROVIDE ALL NEW CONCRETE ROOF TILES TO

PROPOSED FIRST FLOOR ADDITION \$ NEW GROUND

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

GROUND FLOOR RENOVATION CEILING AREA OUTSIDE

THE FOOTPRINT OF THE FIRST FLOOR ADDITION. R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

FLOOR ROOF OVER LIVING AREA (ELABANA,

CENTURION OR TUDOR PROFILE)

DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 COLONIAL ARCHITRAVE: Ex. 100x25 COLONIAL CORINTHIAN 'BALMORAL - P.B.A.L.4'

TYPE: CLOSED TIMBER

MATERIAL: DAR TIMBER

CONNECT TO EXISTING

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE

COPYRIGHT THIS DESIGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS

GOING: 240mm (260mm TREAD)

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: OFF WHITE DOWNPIPE COLOUR: GULL GREY

FIRST FLOOR EXTERNAL: BY CAPE COD

FIRST FLOOR INTERNAL. BY CAPE COD

G/FLOOR EXTERNAL (NEW): BY CAPE COD

G/FLOOR INTERNAL (NEW \$ EXISTING): BY CAPE COD

WIDTH: I OOOmm RISE: 19 @ 189mm

## SPECIAL NOTES

- PROVIDE FIVE (5) SMOKE DETECTORS AS SHOWN
- ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).
- AS PER THE NCC ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH
- AS3700 AS SITE IS WITHIN IKM OF OCEAN. CONNECT/INSTALL FORTY SIX (46) DOWNLIGHT FITTINGS, FOUR (4) CEILING SWEEP FANS & ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE
- PROVIDE CONTROL COCK TO MIXER TYPE TAPS.

N AMMENDED FINAL CONSTRUCTION

- SANDING & MODIFIED TUNG OIL FINISH TO NEW G/FLOOR & F/FLOOR IRON BARK STRIP FLOORING.
- SUPPLY \$ INSTALL "ALL SEASONS" GUTTER \$ VALLEY GUTTER POWDER COATED ALUMINUM MESH GUTTER GUARD TO FIRST FLOOR \$ NEW GROUND FLOOR ROOF.
- PROVIDE DECORATIVE PLASTER CORNICES TO PROPOSED FIRST FLOOR. • SUPPLY \$ INSTALL VELUX FS2004/MO8 (780x I 400mm) TO FIRST FLOOR LOBBY AREA
- SUPPLY & INSTALL ONE (1) POWER ROOF VENTILATOR TO FIRST FLOOR ADDITION.
- SUPPLY AND INSTALL ONE (I) ALUMINIUM BI-FOLD RETRACTABLE ONE WAY FLYSCREEN TO W8 BI-FOLD UNIT

FINAL CONSTRUCTION.

	l ''	, which are the first to the fi	0.0	20 00 17				
	М	FINAL CONSTRUCTION	N.L.	25-09-17				
	L	TO CONTRACTS	B.J.P.	30-08-17				
	K	PLAN CHECK	W.A.	25-08-17				
	J	TO COUNCIL	S.C.	27-06-17				
	ı	POV 19610	S.C.	25-05-17				
	Н	TO CLIENT	S.M.	17-05-17				
	G	CONSULTANT CHECK PLAN	J.E.	10-05-17				
	F	POV 19278 \$ 19409	B.P.	02-05-17				
	E	TO CONTRACTS	S.M.	28-07-16				
	D	PLAN CHECK	J.M.	29-06-16				
	С	BASIX ADDED, TO COUNCIL # POV 17785 # 17839	N.E./S.C	11-04-16				
	В	TO CLIENT	C.S.	17-02-16				
	Α	TECHNICAL	C.S.	18-01-15				
	No.	ISSUE	DRAWN	DATE				
	DESI	DESIGN CONSULTANT: DAREK SZYMANSKI						

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR N PRENDEVILLE & MS C CAMPBELL

AT 30 GILDERTHORPE AVENUE. RANDWICK NSW 2031

COUNCIL: RANDWICK



A.B.N. 54 000 605 407

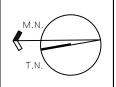
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

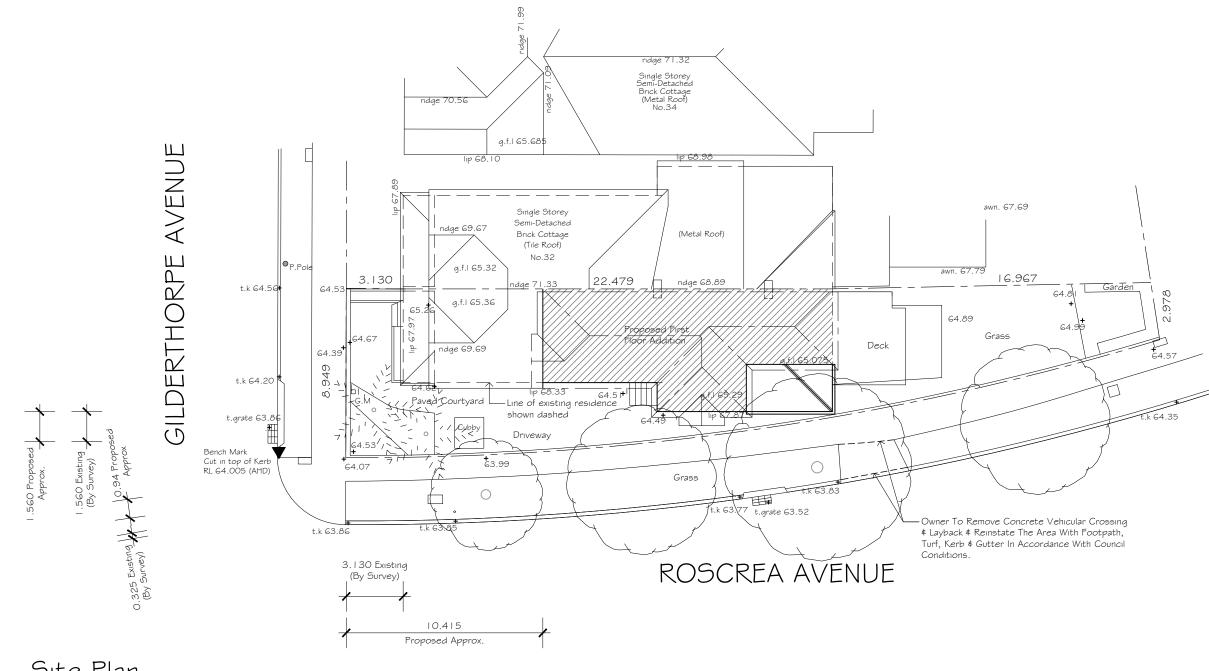
ISSUED FOR THE SOLE PURPOSE OF ENTERING INTO A BUILDING CONTRACT WITH THE COMPANY. IT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY. SHEET: 1 OF 8

JOB NO: 7729/15

Ν

B.J.P 25-09-1





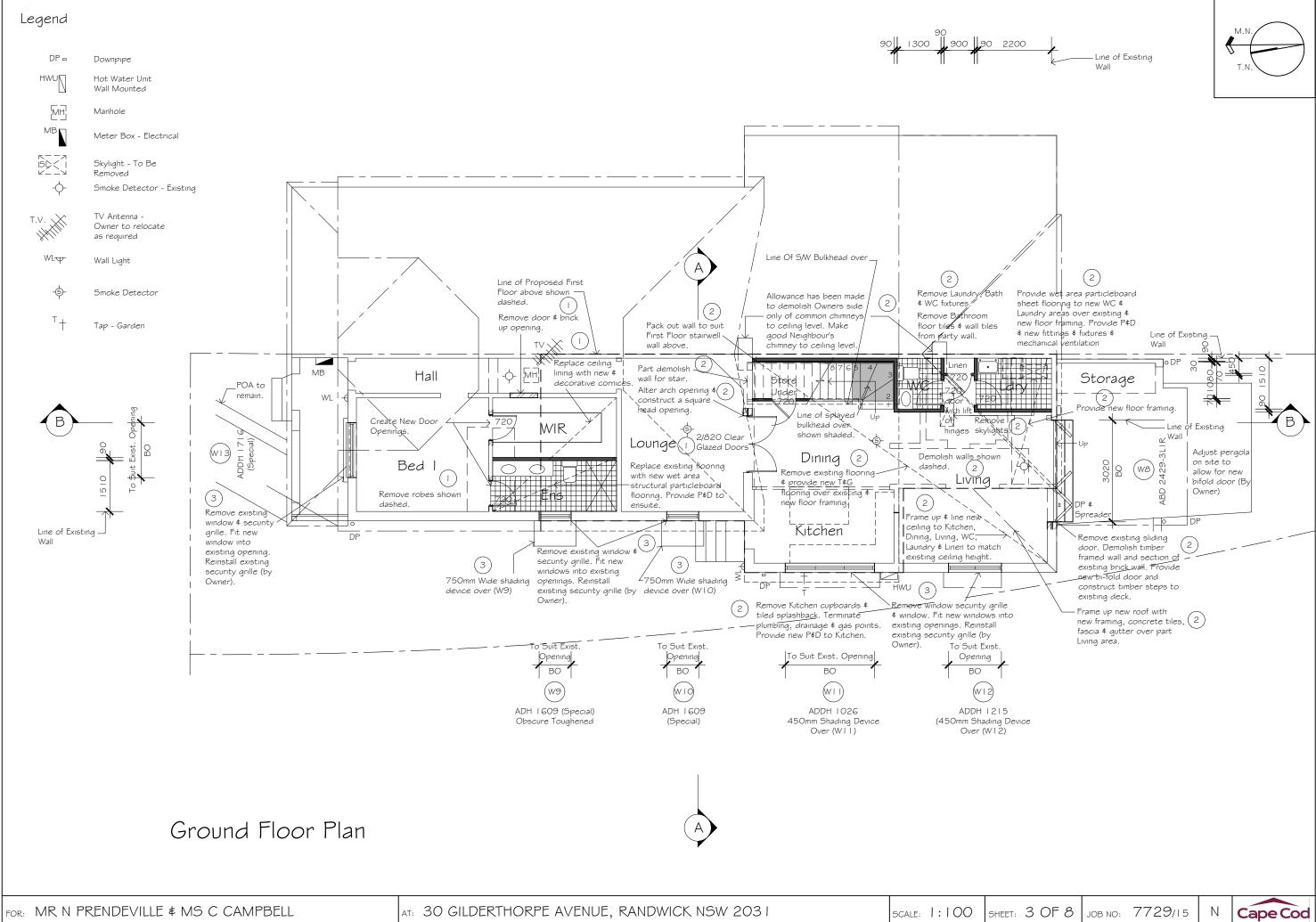
Site Plan

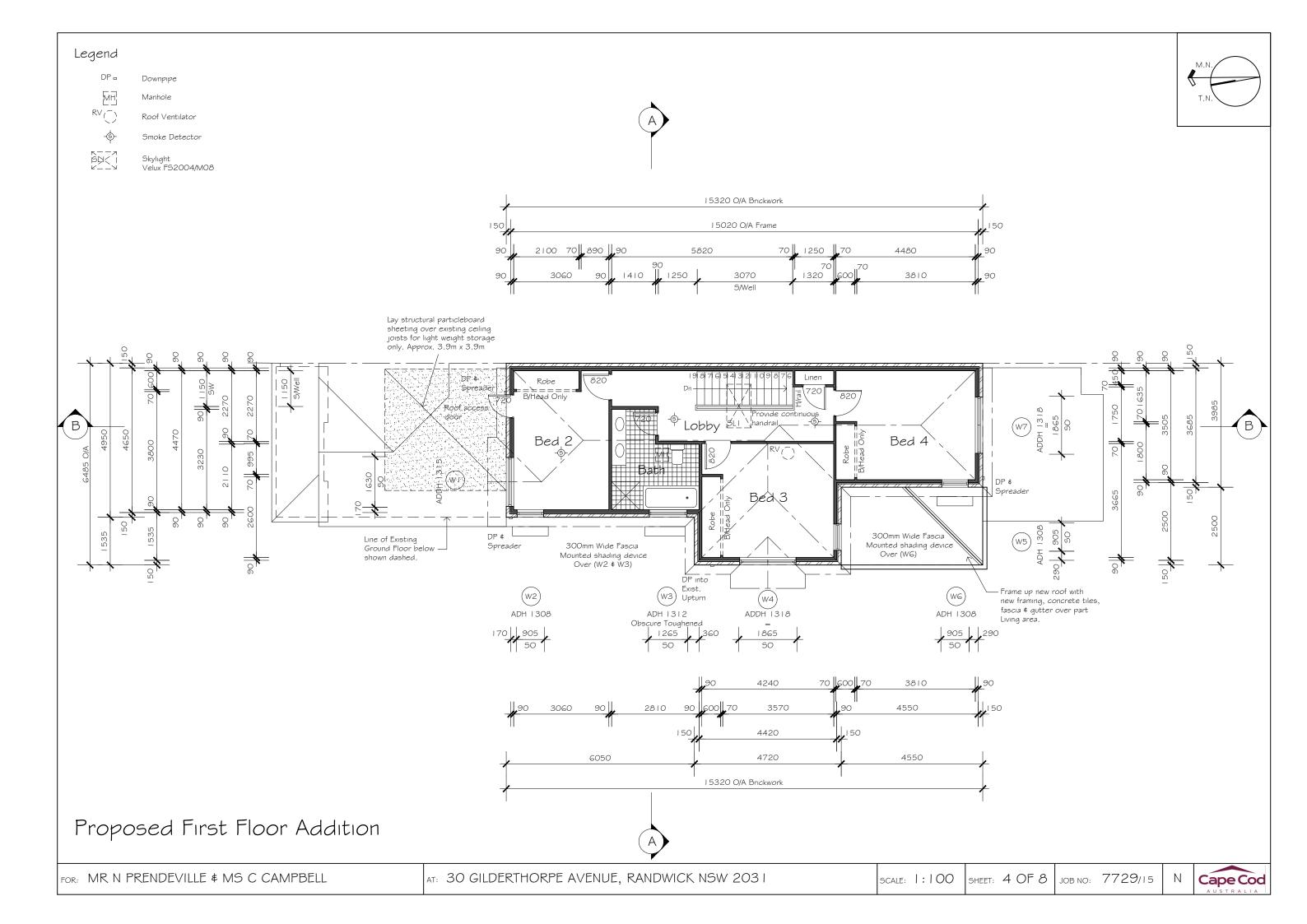
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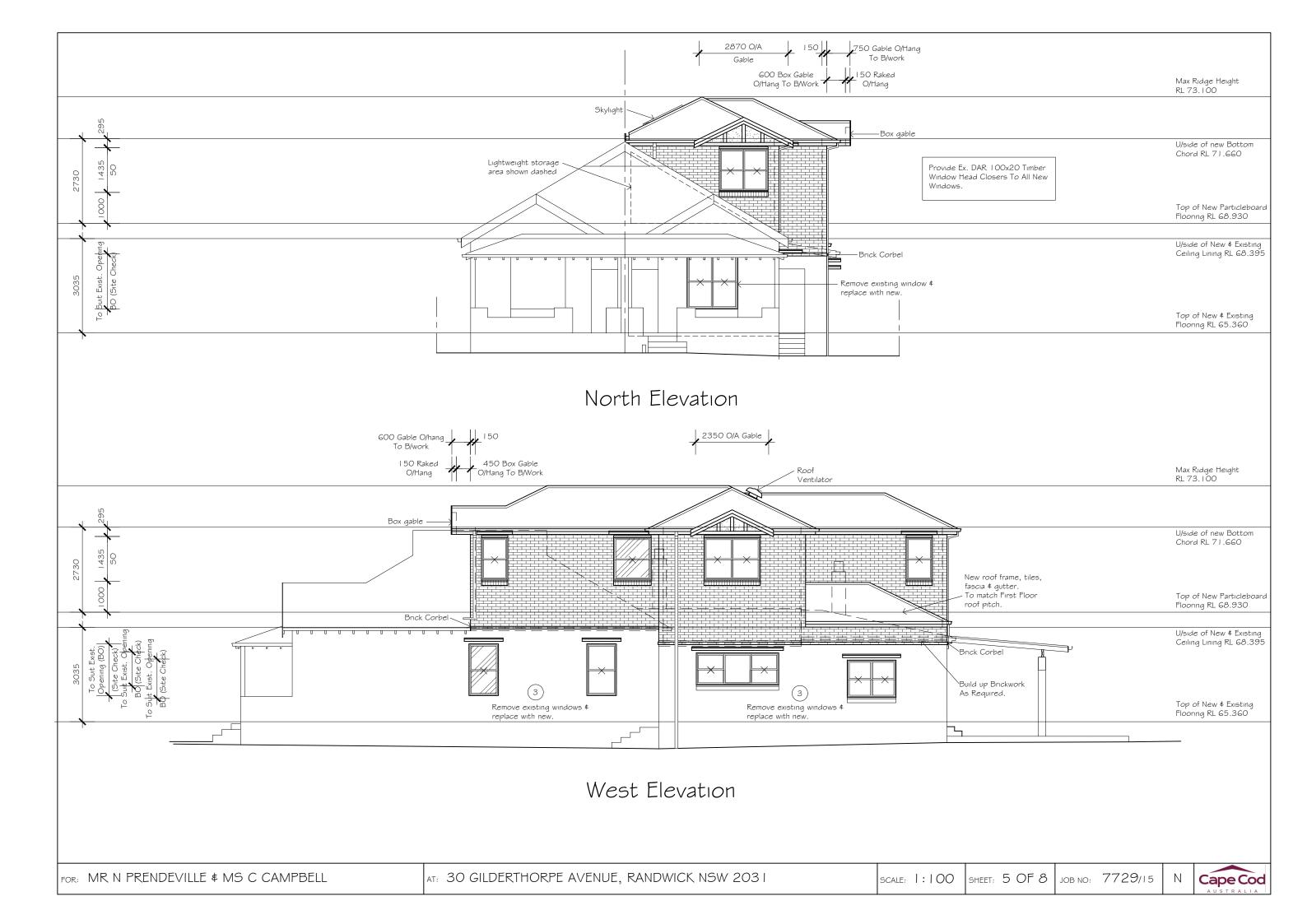
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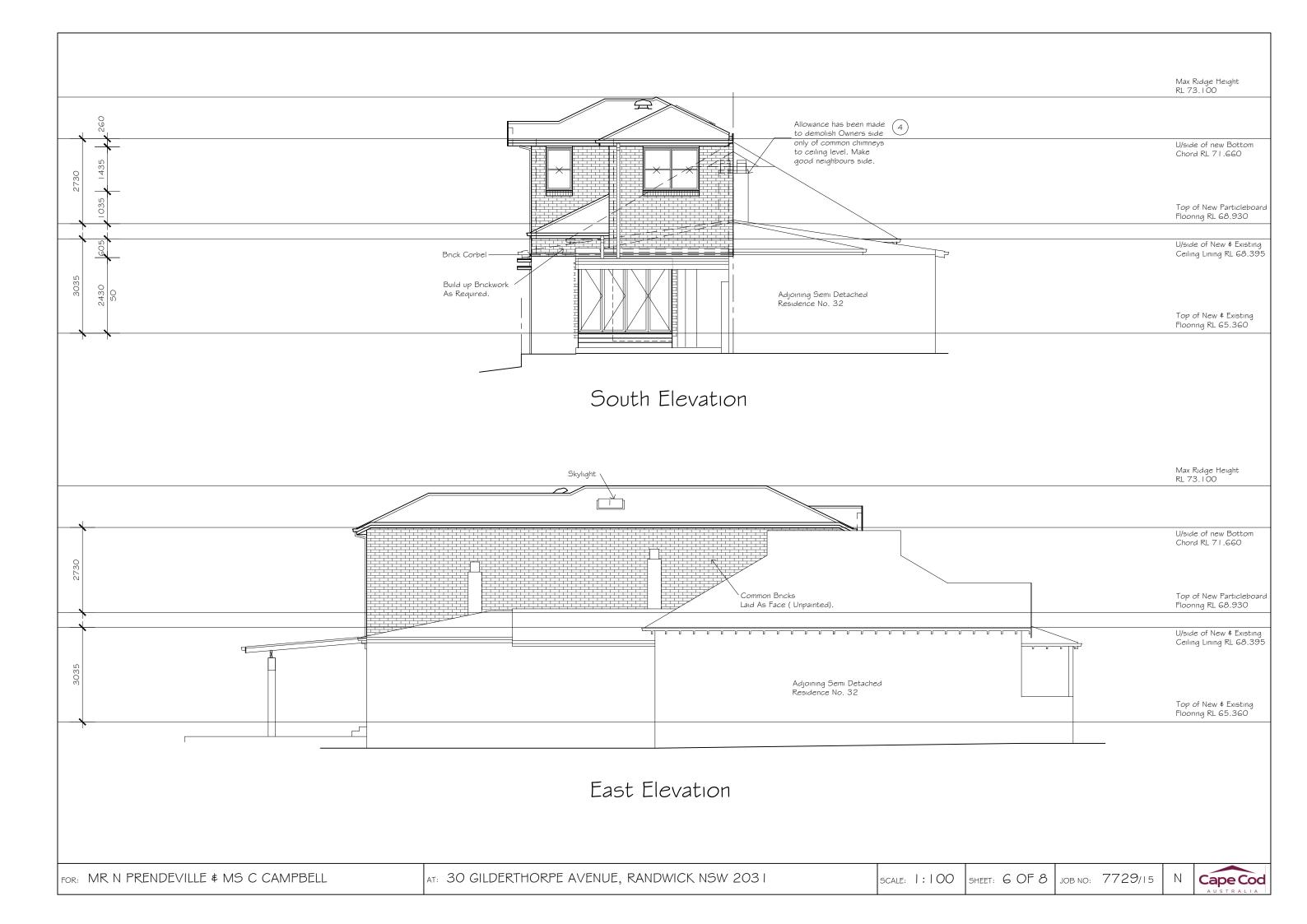
AREA: 297.2m² (By Title)

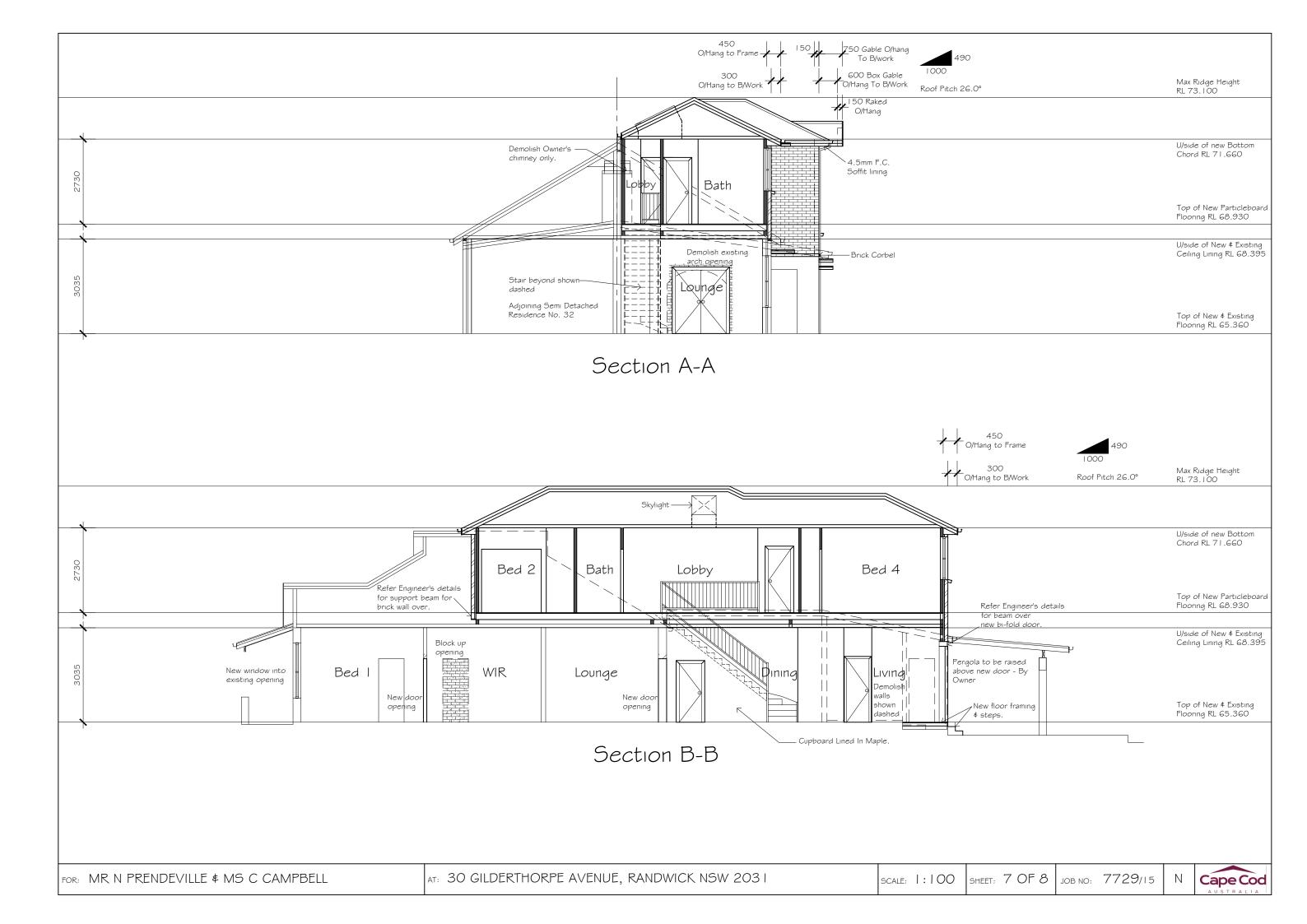
298.4m² (By Calc)











WINDOW SCHEDU	JLE (BASIX A2852	239)		CLIENT.		ALUMINIUM (STEGBAR) V	WINDOWS:				
STANDARD NOTES:						STANDARD ALUMINIUM	COLOURS: ANODISED CLEAR, AP E, STONE BEIGE, SURFMIST, WHI	O GREY, CUSTOM BLACK			
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		GREY.	E, STONE BEICE, SON MIST, WITH	TE BIRCH, WOODB IND			
<ul> <li>ALL WINDOWS COME WIT</li> <li>WINDOW OPENINGS NOT</li> </ul>	TH "KEYED ALIKE" LOCKS 'ED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	H THE	BUILDER:	DATE:	CUSTOM COLOURS AVA	AILABLE: DEEP OCEAN, HAMERSLE	Y BROWN, NOTRE DAME	,		
NCC 3.9.2.5						POTTERY.			TERRAIN: 3	WIND LOAD: W 33 N	
RR	(WI) ADDH 1315	COLOUR	GLAZING		SPECIAL NOTES		WIO ADH 1609 (SPECIAL	COLOUR	GLAZING	SPECIAL NOTES	
	7,0011 1010	PEARL WHITE	SINGLE PYRO LOW-E, (U-VA		RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.			PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE:	TO SUIT EXISTING OPE SITE CHECK.	NING.
	N ELEVATION / BEDROOM 2	INSECT SCREEN	5.7, SHGC:C				W ELEVATION / LOUNGE	INSECT SCREEN	5.7, SHGC:0.47)	STIE STIEST	
	ALUMINIUM	ALUMINIUM EIRRECLAGG MEGH	DEL/EAL		_		ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DE) /541		
	DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH WHITE	REVEAL I 40mm		-		DOUBLE HUNG OPEN	WHITE	REVEAL 170mm		
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES	
	(W2) ADH 1308	PEARL WHITE	SINGLE PYRO	DLYTIC	RESTRICT BOTTOM SASH OPENING TO 125mm		(W11) ADDH 1026	PEARL WHITE	SINGLE PYROLYTIC	TO SUIT EXISTING OPE	NING.
	W ELEVATION / BEDROOM 2	LOW-E,			TO COMPLY WITH NCC.		W ELEVATION / KITCHEN	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SITE CHECK.	
R	ALUMINIUM	ALUMINIUM	5.7, SHGC:0	J17)		F	ALUMINIUM	ALUMINIUM	3.7, 31100.017)		
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL				DOUBLE HUNG	FIBREGLASS MESH	REVEAL		
	OPEN	WHITE	I 40mm				OPEN / FIXED / OPEN	WHITE	1 70mm		
	(W3) ADH 1312	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES	-	(W12) ADDH 1215	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES  TO SUIT EXISTING OPE	NUMC
	WELEVATION ( BATH	- LAKE WITTE	SINGLE PYRO LOW-E, (U-VA		TRANSLUCENT FILM BY BUILDER.			FLARL WITTL	SINGLE PYROLYTIC LOW-E, (U-VALUE:	SITE CHECK.	NING.
	W ELEVATION / BATH ALUMINIUM	INSECT SCREEN	5.7, SHGC:C	0.47)		I X X	W ELEVATION / LIVING ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)		
		ALUMINIUM FIBREGLASS MESH	REVEAL		_			ALUMINIUM FIBREGLASS MESH	REVEAL		
	DOUBLE HUNG OPEN	WHITE	I 40mm		-		DOUBLE HUNG OPEN / OPEN	WHITE	170mm		
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES	
	(W4) ADDH 1318	PEARL WHITE	SINGLE PYRO		RESTRICT BOTTOM SASH OPENINGS TO		(W13) ADDH 1716 (SPECI	PEARL WHITE	SINGLE CLEAR,	TO SUIT EXISTING OPE	NING.
	W ELEVATION / BED 3	INSECT SCREEN	LOW-E, (U-VA 5.7, SHGC:0		125mm TO COMPLY WITH NCC.		N ELEVATION / BED I	INSECT SCREEN	(U-VALUE: 7.63, SHGC: 0.75)	SITE CHECK.	
P P	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM			
	DOUBLE HUNG	FIBREGLASS MESH WHITE	REVEAL				DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH WHITE	REVEAL		
	OPEN / OPEN		1 40mm				OPEN / OPEN		I 70mm		
	(W5) ADH 1308	COLOUR PEARL WHITE	GLAZING SINGLE CLEA	P	SPECIAL NOTES  RESTRICT BOTTOM SASH OPENING TO 125mm	-					
	S ELEVATION / BEDROOM 3		(U-VALUE: 7.	.63,	TO COMPLY WITH NCC.						
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75	)							
R	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		7			7			
	OPEN	WHITE	I 40mm								
	(W6) ADH 1308	COLOUR	GLAZING		SPECIAL NOTES						
		I LAKE WITTE	SINGLE PYRO LOW-E, (U-VA		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.			_			
	W ELEVATION / BEDROOM 4	INSECT SCREEN	5.7, SHGC:C								
R	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEL/EAL								
	DOUBLE HUNG OPEN	WHITE	REVEAL I 40mm		-						
		COLOUR	GLAZING		SPECIAL NOTES						
	(W7) ADDH 1318	PEARL WHITE	SINGLE CLEA		RESTRICT BOTTOM SASH OPENINGS TO	-					
	S ELEVATION / BEDROOM 4	INSECT SCREEN	(U-VALUE: 7. SHGC: 0.75		I 25mm TO COMPLY WITH NCC.						
X	ALUMINIUM	ALUMINIUM	<u> </u>								
	DOUBLE HUNG	FIBREGLASS MESH WHITE	REVEAL								
	OPEN / OPEN		I 40mm								
	(W8) ABD 2429-3LIR	COLOUR PEARL WHITE	GLAZING SINGLE CLEA	. D	SPECIAL NOTES  RETRACTABLE ONE WAY FLYSCREEN						
	S ELEVATION / LIVING		(U-VALUE: 7.	.63,	THE TOTAL ONE WITH ETGGLEEN			_			
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75	)							
	BI-FOLD	ALUMINIUM FIBREGLASS MESH	REVEAL					+			
	OPEN / OPEN / OPEN / OPEN	WHITE	170mm								
	(W9) ADH 1609 (SPECIAL)	COLOUR	GLAZING		SPECIAL NOTES						
	7,811 1 999 (81 2611,12)	PEARL WHITE	SINGLE PYRO LOW-E, (U-VA		TO SUIT EXISTING OPENING. SITE CHECK.						
	W ELEVATION / ENSUITE	INSECT SCREEN	5.7, SHGC:C		TRANSLUCENT FILM BY BUILDER.						
	ALUMINIUM	ALUMINIUM EIRRECLAGE MEGH	DE /5		4						
	DOUBLE HUNG OPEN	FIBREGLASS MESH WHITE	REVEAL 170mm		-						
			1								
FOR: MR N PREND	EVILLE & MS C CA	MPBELL		AT: 30	O GILDERTHORPE AVENUE, RAND	WICK NSW 203	51	SCALE: 1: NTS	SHEET: 8 OF 8	JOB NO: 7729/15	N Cape Cod