AND SYSTEMS I 40% OF NEW OR ALTERED LIGHT FIXTURES BE FITTED WITH FLUORESCENT, COMPACT ORESCENT OR LIGHT-EMITTING-DIODE D) LAMPS OWER HEADS 3 STAR RATED ILLETS 3 STAR RATED N REQUIREMENTS ILLING: R 2.50 (UP) OF: FOIL/ SARKING RK (SOLAR ABSORPTANCE > 0.70) EQUIREMENTS					
I 40% OF NEW OR ALTERED LIGHT FIXTURES BE FITTED WITH FLUORESCENT, COMPACT ORESCENT OR LIGHT-EMITTING-DIODE D) LAMPS OWER HEADS 3 STAR RATED LIETS 3 STAR RATED N REQUIREMENTS ILING: R 2.50 (UP) OF: FOIL/ SARKING RK (SOLAR ABSORPTANCE > 0.70)					
BE FITTED WITH FLUORESCENT, COMPACT ORESCENT OR LIGHT-EMITTING-DIODE)) LAMPS OWER HEADS 3 STAR RATED ILETS 3 STAR RATED N REQUIREMENTS ILING: R 2.50 (UP) OF: FOIL/ SARKING RK (SOLAR ABSORPTANCE > 0.70)					
ILING: R 2.50 (UP) OF: FOIL/ SARKING RX STAR RATED 3 STAR RATED 3 STAR RATED 3 STAR RATED 3 STAR RATED 6 OR RI.70 INCLUDING CONSTRUCTION) ILING: R 2.50 (UP) OF: FOIL/ SARKING RK (SOLAR ABSORPTANCE > 0.70)					
ILING: R 2.50 (UP) OF: FOIL/ SARKING RK (SOLAR ABSORPTANCE >0.70)					
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ILING: R 2.50 (UP) OF: FOIL/ SARKING RK (SOLAR ABSORPTANCE >0.70)					
OF: FOIL/ SARKING RK (SOLAR ABSORPTANCE >0.70)					
EQUIREMENTS					
ANDARD ALUMINIUM, SINGLE CLEAR, (OR VALUE: 7.63, SHGC: 0.75)					
STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)					
DEVICES					
vE / VERANDAH / PERGOLA / BALCONY = 450MM					
VE / VERANDAH / PERGOLA / BALCONY = 600MM					
VE / VERANDAH / PERGOLA / BALCONY = 750MM					
OJECTION /HEIGHT ABOVE SILL RATIO = 0.36					

FINAL CONSTRUCTION.

IEXTERNAL	PAINT	SCHEDULE
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ITEM	BRAND eg. WATTYL	CODE	COLOUR
Fascia Board	Haymes		Surfmist
Soffit Lining	Haymes		Surfmist
Wall Cladding	Haymes		Ironstone

SPECIFICATION SUMMARY
STRUCTURAL TIMBER - All to ASA 1684.2

ROOF: ROOF TRUSSES

TO MANUFACTURERS

DETAILS @ .600 CTS

WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS

FLOOR: 140x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N

SHOWN.

FINISHES

ROOF COVERING

ROOF SARKING

INSULATION

FIBREGLASS)

NTERNAL FIXINGS

INTERNAL DOORS

CONDITIONS

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

BRICKWORK FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS POSSIBLE TO GROUND FLOOR ALTERATION EX. I 13X25 T&G CYPRESS PINE FLOORBOARDS LAID FLOORING OVER 19mm STRUCTURAL PARTICLEBOARD 75mm POLYSTYRENE WALL SHEETING WITH APPLIED CLADDING TEXTURE PAINT FINISH, ECO SERIES "QUICK N TUFF" TO FIRST FLOOR NORTHERN WALL AT STAIRS & STUDY/TV ONLY WINDOWS - STEGBAR FRAME: PREFINISHED ALUMINIUM KEYED LOCKS (TERRAIN: 3) INSECT SCREENS: BY OWNER

TERRA COTTA ROOF TILES TO MATCH EXISTING AS

CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

R L.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

I 2mm POLASTIC INSULATION BLANKET TO FIRST

PRIMED HARDBOARD HOLLOW CORE "FLUSH"

PAINTING TO ALTERATION AND RENOVATION WORK

TO BE BY THE OWNER

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE

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

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

FLOOR EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 BULLNOSE ARCHITRAVE: Ex. 75x25 BULLNOSE

SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN \$\hat{\Phi}\$
- 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.
- REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE. • SAND & FINISH TO NEW TONGUE & GROOVE FLOORING.
- REPLACE EXISTING GUTTERS & DOWNPIPES
- DISMANTLE EXISTING PERGOLA ROOF FOR DURATION OF FIRST FLOOR CONSTRUCTION. REBUILD ON COMPLETION OF WORKS.
- INSTALL ONE (I) 3-IN-I FAN/LIGHT/HEATER UNIT SUPPLIED BY OWNER.

WORKS 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.
- INSECT SCREENS TO ALL WINDOWS AND DOORS IF REQUIRED.
- ALL WORKS ASSOCIATED WITH THE FITOUT OF THE PROPOSED ROBES.
- SANDING & FINISHING OF GROUND FLOOR T&G.
- SUPPLY ONE (I) 3-IN-I FAN/LIGHT/HEATER UNIT FOR INSTALLATION BY BUILDER

STAIRCASE TYPE: CLOSED TIMBER MDF TREADS \$ PINE WIDTH: 900mm RISERS RISE: 18@184mm GOING: 240mm (260mm TREAD) FINAL CONSTRUCTION TO CONTRACTS **FASCIA** MATERIAL: DAR TIMBER PLAN CHECK D BASIX ADDED \$ TO COUNCIL С POV 17438 GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME В TO CLIENT GUTTER COLOUR: MANOR RED DOWNPIPE COLOUR: IRONSTONE Α **TECHNICAL** HOT WATER UNIT CONNECT TO EXISTING ISSUE No. DESIGN CONSULTANT: KEITH BOW PAINTING - REFER TO FIRST FLOOR EXTERNAL: BY CAPE COD PROPOSED ADDITIONS & ALTERATIONS SPECIFICATION FOR FIRST FLOOR INTERNAL: BY CAPE COD THE EXTENT OF WORK

FOR MR B \$ MRS E THOMAS

AT 6A HILDER ROAD **ERMINGTON NSW 2115**

COUNCIL: PARRAMATTA



A.B.N. 54 OOO 605 407

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

N.L.

J.M.

J.M.

N.E.

S.C.

B.P.

B.P

DRAWN

21-06-16

29-04-16

4-04-16

9-02-16

8-01-15

1-12-15

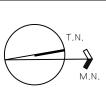
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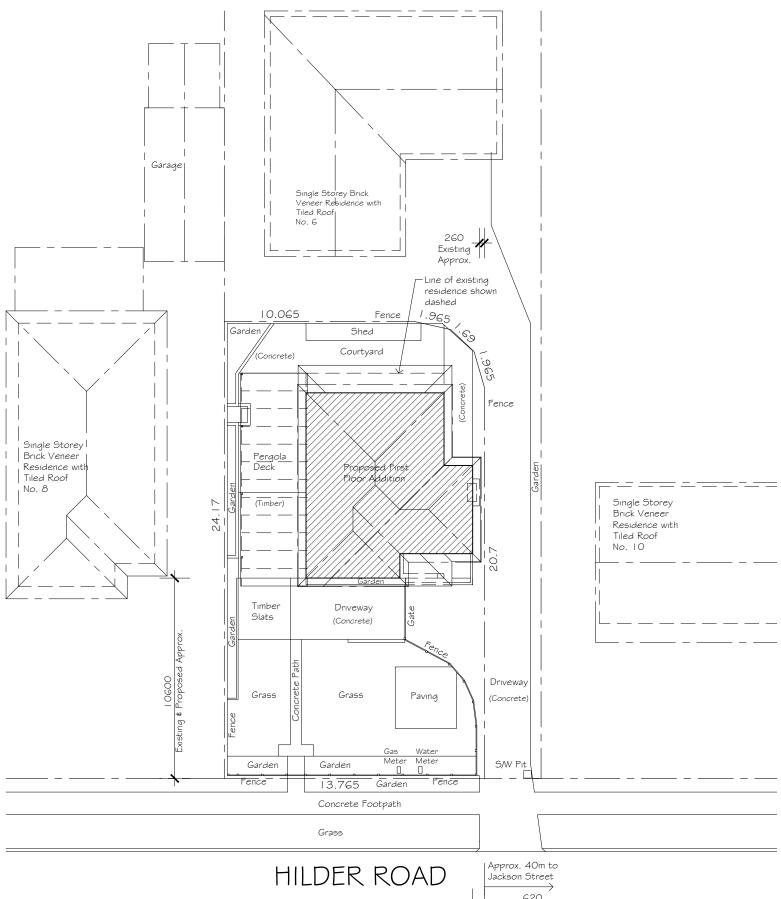
DATE

SHEET: 1 OF 8

JOB NO: 7723/15

G





Site Plan

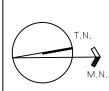
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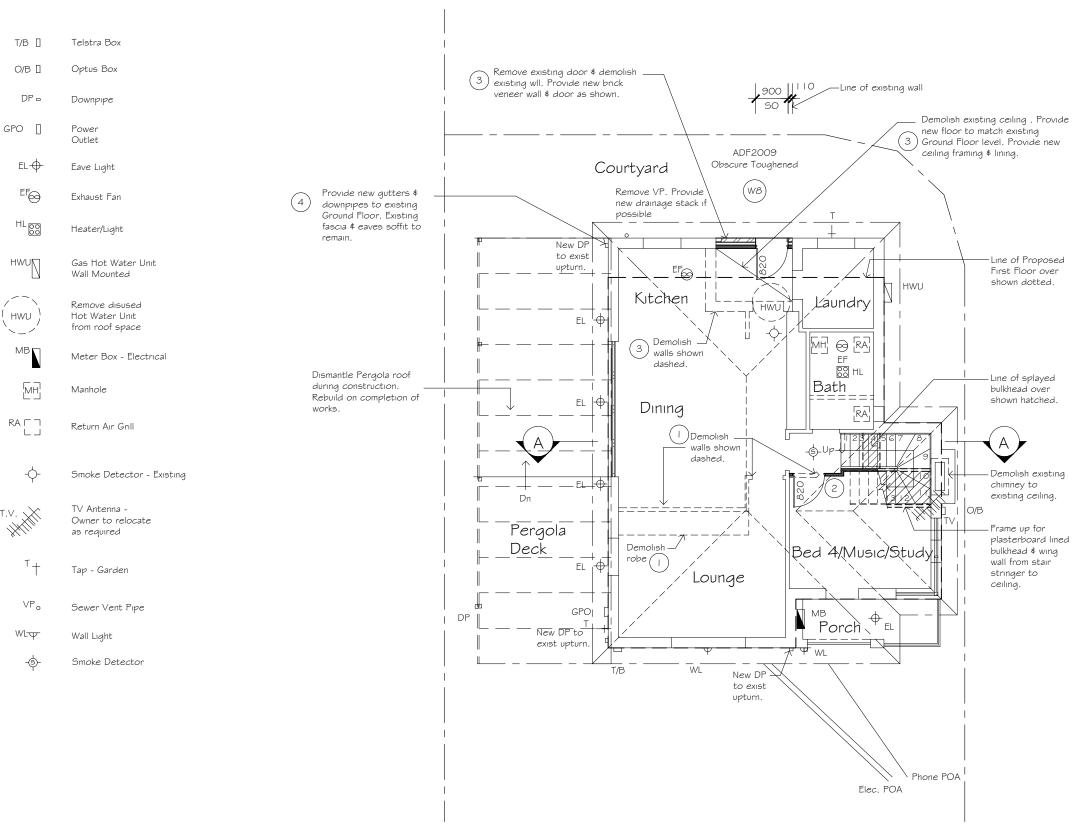
DP : 877970

AREA: 329.7 m² (By Tıtle)

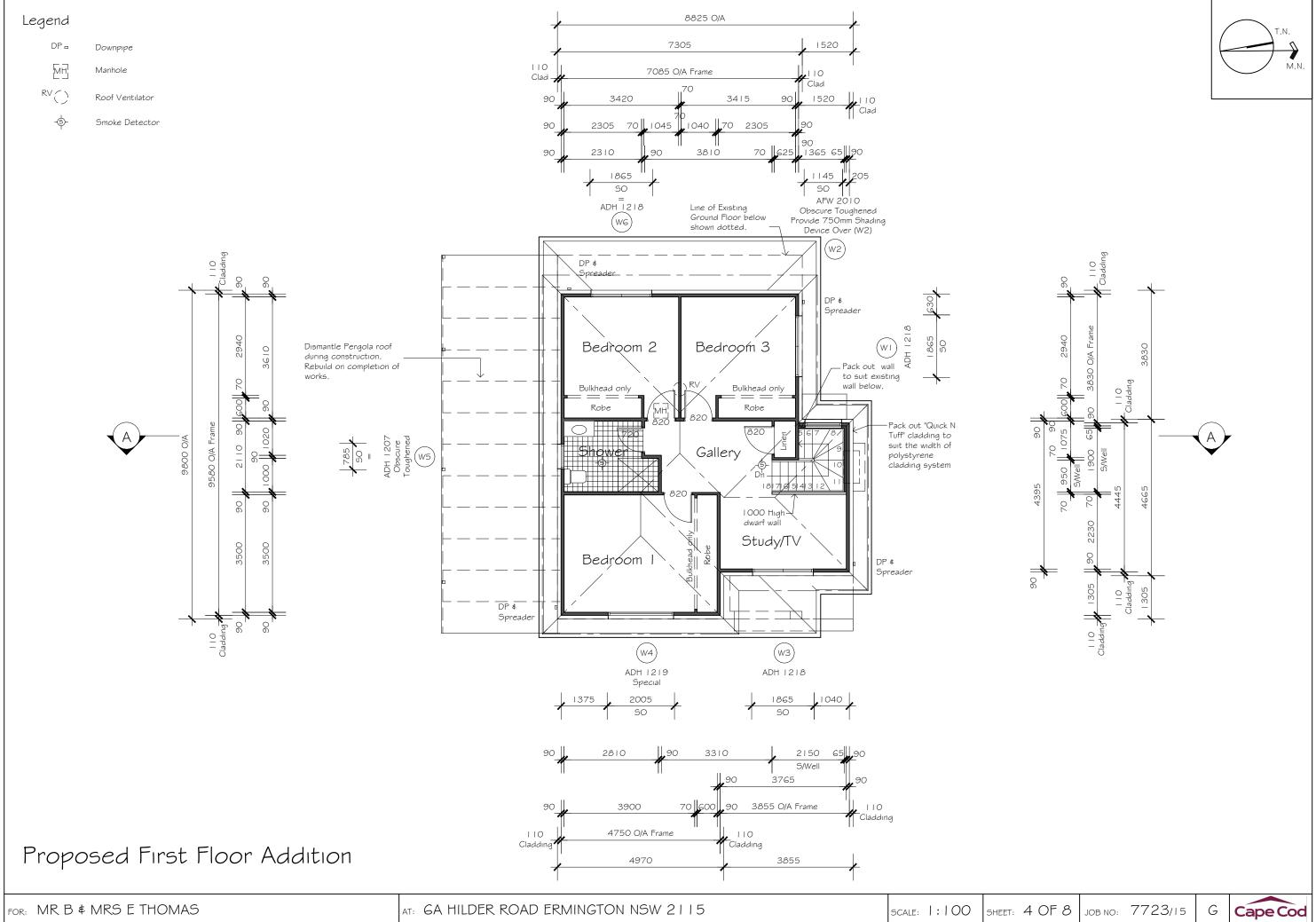
620 Existing & Proposed Approx.

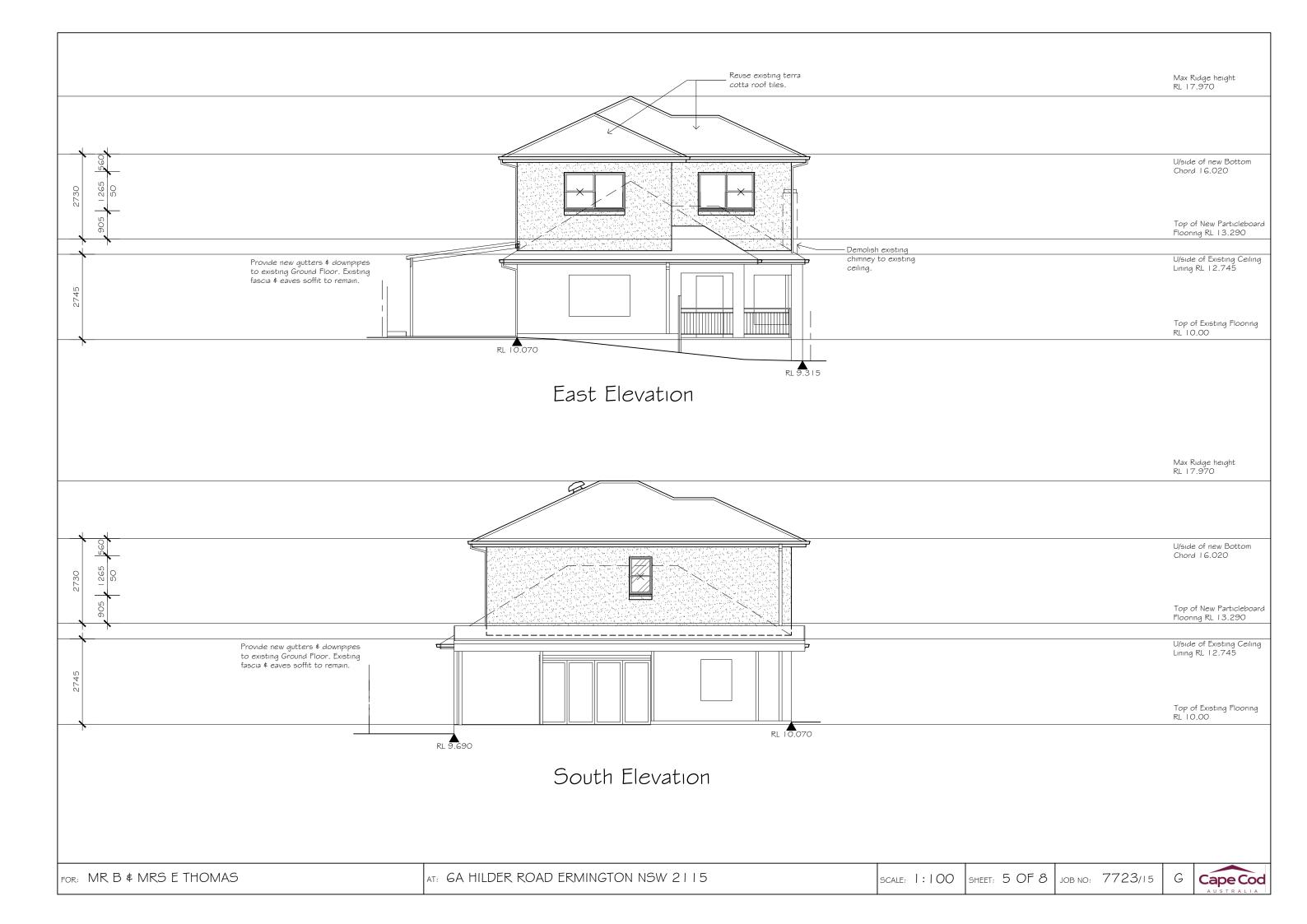
Legend T/B [] Telstra Box

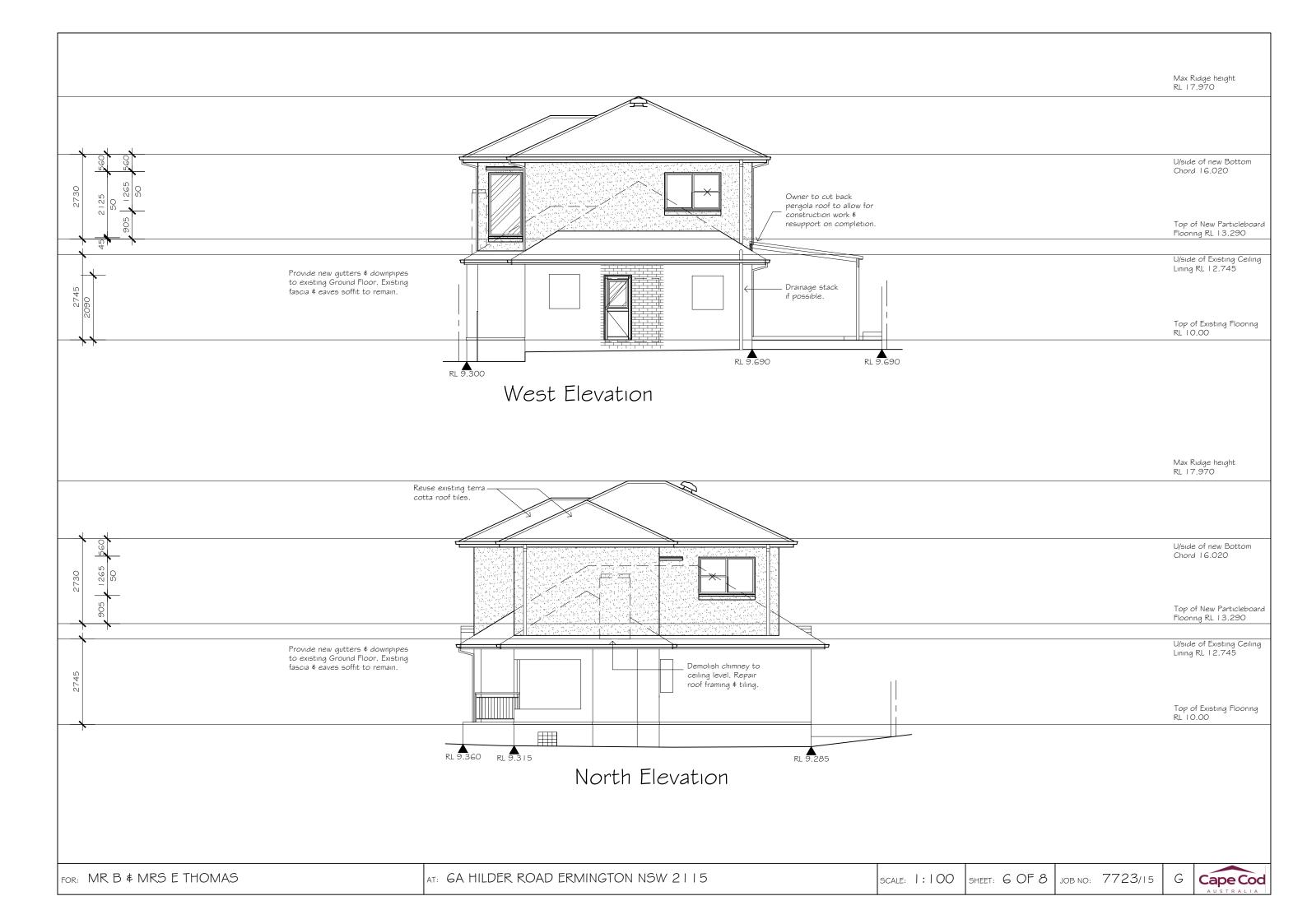


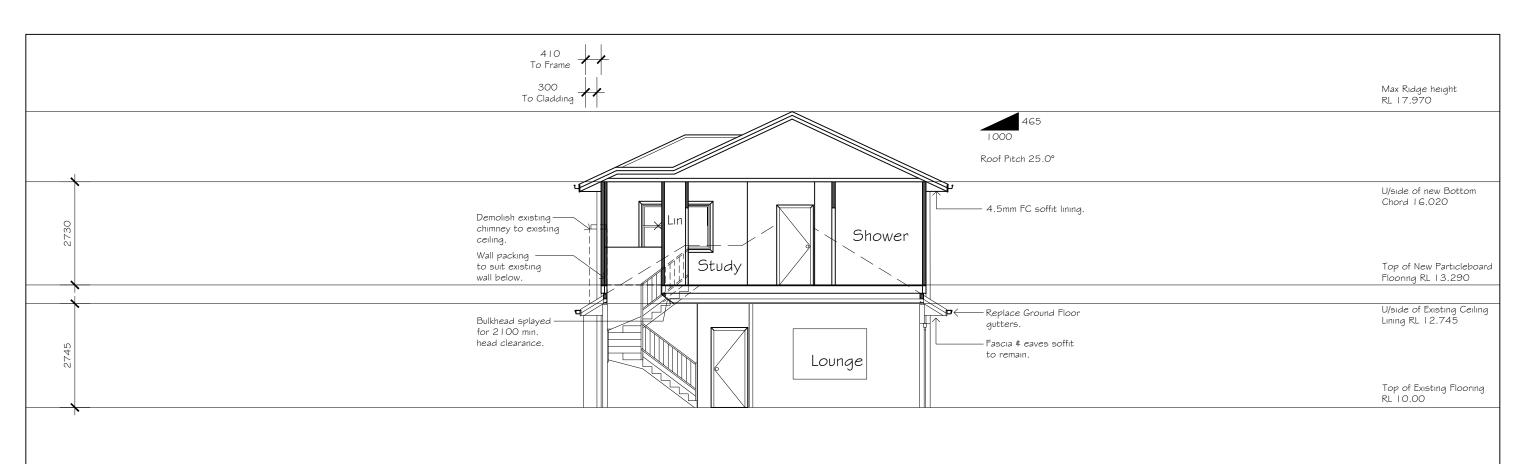


Ground Floor Plan









Section A-A

WINDOW SCHED	ULE (BASIX A2418	334)		CLIENT.		ALUMINIUM (STEGBAR) WIND	00W5:				
STANDARD NOTES:						STANDARD ALUMINIUM COLO	OURS: ANODISED CLEAR, APO	GREY, CUSTOM BLACK,			
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE						PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.					
ALL WINDOWS COME WI WINDOW OPENINGS NOT	TH "KEYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITE	H THE	BIIII DEP.	DATE:	CUSTOM COLOURS AVAILAB	BLE: DEEP OCEAN, HAMERSLE	Y BROWN, NOTRE DAME,			
NCC 3.9.2.5	TED K HAVE RESTRICTED OF ER	NINGS TO COMILE WITH	1 11112	DOILDLK.	DAIL:	POTTERY.			TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) ADH 1218	COLOUR	GLAZING		SPECIAL NOTES						
	(WI) ADH 1218	PEARL WHITE	SINGLE PY	ROLYTIC	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.						
F	N ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (U- 5.7, SHG(-VALUE: C:0.47)	•						
^ R	ALUMINIUM	ALUMINIUM									
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL					_			
	OPEN / FIXED		I 40mm								
	(W2) AFW 2010	COLOUR PEARL WHITE	GLAZING SINGLE PY	POLYTIC	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.	-					
	W ELEVATION / STAIR		LOW-E, (U-	-VALUE:	THO WAS EQUENT THE PER POLICY CO.			_			
	ALUMINIUM	INSECT SCREEN	5.7, SHG0	C:0.47)							
	FIXED WINDOW FIXED	N/A	REVEAL					┥ ├		_	
			170mm								
	(40)	COLOUR	GLAZING		SPECIAL NOTES						
	(W3) ADH 1218	PEARL WHITE	SINGLE PY								
F	E ELEVATION /STUDY/TV	INSECT SCREEN	LOW-E, (U- 5.7, SHG								
	ALUMINIUM	ALUMINIUM	1								
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL								
	FIXED / OPEN		I 40mm								
	(W4) ADH 1219 Special	COLOUR PEARL WHITE	GLAZING	DOLVEIC	SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm	-					
E ELEVATION / BEL	E ELEVATION / BEDDOOM I	- CANCE WITHE	SINGLE PY LOW-E, (U-	-VALUE:	TO COMPLY WITH NCC.			-			
	ALUMINIUM	INSECT SCREEN	5.7, SHG0	C:0.47)	SPECIAL WIDTH.						
		ALUMINIUM FIBREGLASS MESH	REVEAL		-						
	DOUBLE HUNG OPEN / FIXED	PEARL WHITE	1 40mm		_						
		COLOUR	GLAZING		SPECIAL NOTES						
	(W5) ADH 1207	PEARL WHITE	SINGLE CL		TRANSLUCENT FILM BY BUILDER.						
	S ELEVATION / SHOWER	INSECT SCREEN	(U-VALUE: SHGC: 0.7								
	ALUMINIUM	ALUMINIUM	1	,							
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OPEN		I 40mm								
	(W6) ADH 1218	COLOUR PEARL WHITE	GLAZING SINGLE PY	DOLVEIC	SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm	-					
F	W ELEVATION / BEDROOM 2	-	LOW-E, (U-	-VALUE:	TO COMPLY WITH NCC.			-			
R X	ALUMINIUM	INSECT SCREEN	5.7, SHG0	C:0.47)							
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL					┥ ├		_	
	FIXED / OPEN	PEARL WHITE	I 40mm								
	(4/7)										
	(W7) DELETED										
			1								
			_								
					_			_			
		001.0110									
	(W8) 820 DOOR HALF GLAZED	COLOUR PEARL WHITE	GLAZING SINGLE PY	POLYTIC	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.	-					
	W ELEVATION / KITCHEN		LOW-E, (U-	-VALUE:	THO WAS EQUENT THE PER POLICY CO.			_			
	ALUMINIUM	INSECT SCREEN	5.7, SHG0	C:0.47)							
	7.237777777	ALUMINIUM FIBREGLASS MESH	REVEAL					┥ ├		_	
	HINGED OPEN	PEARL WHITE									
			1								
					_						
					4						
-OR MR B & MRS	F THOMAS			1 AT. 6	SA HILDER ROAD FRMINGTON NSV	V 2115		SCALE I NITS GU	EET 8 OF 8	IOB NO. 7723/15	G Capa Cas