FIXTURES AND SYSTEMS LIGHTING MIN 40% OF NEW OR ALTERED LIGHT TO BE FITTED WITH FLUORESCENT, C FLUORESCENT OR LIGHT-EMITTING-D (LED) LAMPS WET AREAS: NEW OR ALTERED WET AREAS: NEW OR ALTERED INSULATION REQUIREMENTS FLOOR ABOVE EXISTING DWELLING OR BUILDING EXTERNAL WALL: BRICK VENEER EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD) FLAT CEILING, PITCHED ROOF RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED GLAZING REQUIREMENTS IMPROVED ALUMINIUM, SINGLE PYR LOW-E, (U-VALUE: 4.48, SHGC: 0.4 SHADING DEVICES WINDOWS WINDOWS	_
MIN 40% OF NEW OR ALTERED LIGHT TO BE FITTED WITH FLUORESCENT, O FLUORESCENT OR LIGHT-EMITTING-D (LED) LAMPS WET AREAS: NEW OR ALTERED WET AREAS: NEW OR ALTERED SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED INSULATION REQUIREMENTS FLOOR ABOVE EXISTING DWELLING OR BUILDING EXTERNAL WALL: BRICK VENEER EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD) FLAT CEILING, PITCHED ROOF RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED GLAZING REQUIREMENTS WINDOWS WI, W2, W3, W4, W5, \$ W6 IMPROVED ALUMINIUM, SINGLE PYR LOW- E, (U-VALUE: 4.48, SHGC: 0.46 SHADING DEVICES	
TO BE FITTED WITH FLUORESCENT, OF FLUORESCENT OR LIGHT-EMITTING-D (LED) LAMPS WET AREAS: NEW OR ALTERED SHOWER HEADS STAR RATED TOILETS STAR RATED TOILETS STAR RATED INSULATION REQUIREMENTS FLOOR ABOVE EXISTING DWELLING OR BUILDING EXTERNAL WALL: BRICK VENEER EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD) FLAT CEILING, PITCHED ROOF RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED GLAZING REQUIREMENTS WINDOWS WI, W2, W3, W4, W5, \$ W6 IMPROVED ALUMINIUM, SINGLE PYRLOW-E, (U-VALUE: 4.48, SHGC: 0.44) SHADING DEVICES	
NEW OR ALTERED TOILETS TAPS 3 STAR RATED 4 STAR 4 STAR 5 STAR 6 S	OMPACT
FLOOR ABOVE EXISTING DWELLING OR BUILDING EXTERNAL WALL: BRICK VENEER EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD) FLAT CEILING, PITCHED ROOF RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED GLAZING REQUIREMENTS WINDOWS WI, W2, W3, W4, W5, \$ W6 IMPROVED ALUMINIUM, SINGLE PYRLOW-E, (U-VALUE: 4.48, SHGC: 0.44) SHADING DEVICES	
DWELLING OR BUILDING EXTERNAL WALL: BRICK VENEER EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD) FLAT CEILING, PITCHED ROOF RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED GLAZING REQUIREMENTS WI, W2, W3, W4, W5, \$ W6 IMPROVED ALUMINIUM, SINGLE PYRLOW-E, (U-VALUE: 4.48, SHGC: 0.42) SHADING DEVICES	
BRICK VENEER EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD) FLAT CEILING, PITCHED ROOF RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED GLAZING REQUIREMENTS WI, W2, W3, W4, W5, \$ W6 EXTERNAL WALL: FRAMED RI.30 (or R1.70 INCLUDING CONST CEILING: R 1.45 (UP) ROOF: FOIL BACKED BLANKET (55mr DARK (SOLAR ABSORPTANCE > 0.70 GLAZING REQUIREMENTS WINDOWS IMPROVED ALUMINIUM, SINGLE PYR LOW- E, (U-VALUE: 4.48, SHGC: 0.4) SHADING DEVICES	
(WEATHERBOARD, FIBRO, METAL CLAD) FLAT CEILING, PITCHED ROOF RAKED CEILING, PITCHED/SKILLION ROOF: FOIL BACKED BLANKET (55mr DARK (SOLAR ABSORPTANCE >0.70 PROOF: FOIL BACKED BLANKET (SOLA	RUCTION)
PITCHED ROOF ROOF: FOIL BACKED BLANKET (55mm DARK (SOLAR ABSORPTANCE > 0.70 PARK (SOLAR ABSO	RUCTION)
PITCHED/SKILLIÓN ROOF: FRAMED ROOF: FOIL BACKED BLANKET (55mr DARK (SOLAR ABSORPTANCE > 0.70 GLAZING REQUIREMENTS WINDOWS WI, W2, W3, W4, W5, \$ W6 IMPROVED ALUMINIUM, SINGLE PYR LOW- E, (U-VALUE: 4.48, SHGC: 0.4 SHADING DEVICES	
WINDOWS WI, W2, W3, W4, W5, \$ W6 IMPROVED ALUMINIUM, SINGLE PYRLOW-E, (U-VALUE: 4.48, SHGC: 0.4) SHADING DEVICES	
WI, W2, W3, W4, W5, \$ W6 IMPROVED ALUMINIUM, SINGLE PYRLOW- E, (U-VALUE: 4.48, SHGC: 0.4	
SHADING DEVICES	
WINDOWS	
WI, \$ W2 PROJECTION /HEIGHT ABOVE SILL RA	TIO
W3, W4, \$ W5 PROJECTION /HEIGHT ABOVE SILL RA	TIO .
WG NONE	

EXTERNAL PAINT SCHEDULE

, ,			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding	Haymes		Greyology 4
Soffit Lining	Haymes		Greyology 4
Rafter Tails	Haymes		Greyology 4
Fascia Board - Party Wall	Tımber		Unpainted
Barge Board	Haymes		Eclipse
External Architraves	Haymes		Greyology 4 (TBC)

VORKS 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 INSECT SCREEN DOORS TO NEW EXTERNAL STACKER DOOR
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF ALL LIGHT
- SUPPLY OF CERAMIC WALL & FLOOR TILES, TOILET SUITE, VANITY UNIT, BATH, TAPS & OUTLETS, TOWEL RAIL, TOILET ROLL HOLDER, SOAP HOLDER.
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE SHOWER SCREEN \$ MIRROR. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF DOOR
- JAMB, ARCHITRAVES, DOORS, DOOR FURNITURE, SHELVING \$ HANGING RAILS TO THE BUILT IN ROBE RECESSES. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF BUILT IN
- JOINERY CUPBOARDS UNDER THE NEW INTERNAL STAIRCASE. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF NEW ATTIC LADDER TO THE EXISTING ROOF CAVITY
- ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF
- THE EXISTING AIR CONDITIONING SYSTEM. PRUNING OF EXISTING TREE IF REQUIRED.
- REMOVAL OF EXISTING GARDEN SHED TO CLEAR NEW PERGOLA.
- SUPPLY ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.
- SUPPLY ONE (I) HEATED TOWEL RAIL
- SUPPLY TWO (2) RECESSED WALL LIGHTS TO STAIR AREA.
- SUPPLY FOURTEEN (14) DOWNLIGHTS

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: L90x45mm MIN_FLOOR_JOISTS WIND LOAD W 28 N

FINISHES

INSULATION

(FIBREGLASS)

NTERNAL FIXINGS

INTERNAL DOORS

MAPLE TREADS \$

BARGE BOARDS

HOT WATER UNIT

CONDITIONS

PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK

DO NOT SCALE OFF DRAWINGS

MEASURE DURING CONSTRUCTION.

GUTTERS & DOWNPIPES

STAIRCASE

RISERS

BRICKWORK	N/A
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	FC BASE SHEETS TO PARTY WALL AND I 70mm CSR CEMINTEL "HEADLAND" WEATHERBOARD CLADDING OVER POLYSTYRENE CORE WALL INSULATION TO REMAINING EXTERNAL WALLS
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM "QUANTUM"
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CORRUGATED COLOUR: SHALE GREY
ROOF SARKING	R I .3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET

ADDITION CELLING AREA

EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE

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.

PAINTING TO ALTERATION AND RENOVATION WORK

R3.0 SOUNDSCREEN BATTS TO FIRST FLOOR

R2.0 SOUNDSCREEN BATTS TO FIRST FLOOR

I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES (EXCEPT PARTY WALL)

SPECIAL NOTES

- PROVIDE TWO (2) 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 AND TIES IN ACCORDANCE WITH AS3700
- AS SITE IS WITHIN I KM OF OCEAN. PROVIDE SPACE WITHIN ROOF TRUSSES FOR FUTURE FAN COIL UNIT.
- PROVIDE FEDERATION EAVES OVERHANG WITH F.C. SOFFIT LINING OVER
- DO NOT STRUCTURALLY LOAD EXISTING PARTY WALL. FIRE RATED WALL

OWNERS)

- PROVIDE LEAF SCREENER MESH TO FIRST FLOOR ADDITION GUTTERS \$ VALLEY.
- INSTALL ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY OWNERS).
- INSTALL ONE (I) HEATED TOWEL RAIL (AS SUPPLIED BY OWNERS).
- INSTALL TWO (2) RECESSED WALL LIGHTS TO STAIR AREA (AS SUPPLIED BY
- INSTALL FOURTEEN (14) DOWNLIGHTS (AS SUPPLIED BY OWNERS).

FINAL CONSTRUCTION.

SKIRTING: Ex. 100x25 "HALF SPLAYED" ARCHITRAVE: Ex. 75x25 "HALF SPLAYED"						
PRIMED HARDBOARD HOLLOW CORE "FLUSH"	K	AMENDED FINAL CONSTRUCTION	C.S.	21-12-17		
	J	FINAL CONSTRUCTION	B.P.	24-10-17		
TYPE: CLOSED TIMBER	I	TO CONTRACTS	W.A.	28-08-17		
WIDTH: 950mm	Н	PLAN CHECK	J.G.	26-05-17		
RISE: 18 @ 185mm	G	REVISED FOR COUNCIL	S.C.	19-04-17		
GOING: 240mm (260mm TREAD)	F	RE-DESIGN FOR COUNCIL	5.C.	18-02-17		
MATERIAL: DAR TIMBER	E	CHECK PLAN	T.P.	16-12-16		
TIMBER FASCIA TO PARTY WALL SIDE	D	BASIX ADDED \$ TO COUNCIL	N.E.	21-07-16		
THE OLIVE	С	SURVEY ADDED & CONSULTANT MARKUP	S.C.	08-07-16		
TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME	В	TO CLIENT	N.L.	27-06-16		
GUTTER COLOUR: IRONSTONE DOWNPIPE COLOUR: IRONSTONE CONNECT TO EXISTING		TECHNICAL	C.W.	14-06-16		
		ISSUE	DRAWN	DATE		
Solwight to Existing	DESIGN CONSULTANT: SCOTT MCDOUGALL					
FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER	PROPOSED ADDITIONS \$ ALTERATIONS					

FOR MR J TAUMOEFOLAU & MS C MOMSEN

AT 83 FORMOSA STREET DRUMMOYNE NSW 2047

COUNCIL: CITY OF CANADA BAY COUNCIL



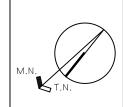
A.B.N. 54 000 605 407

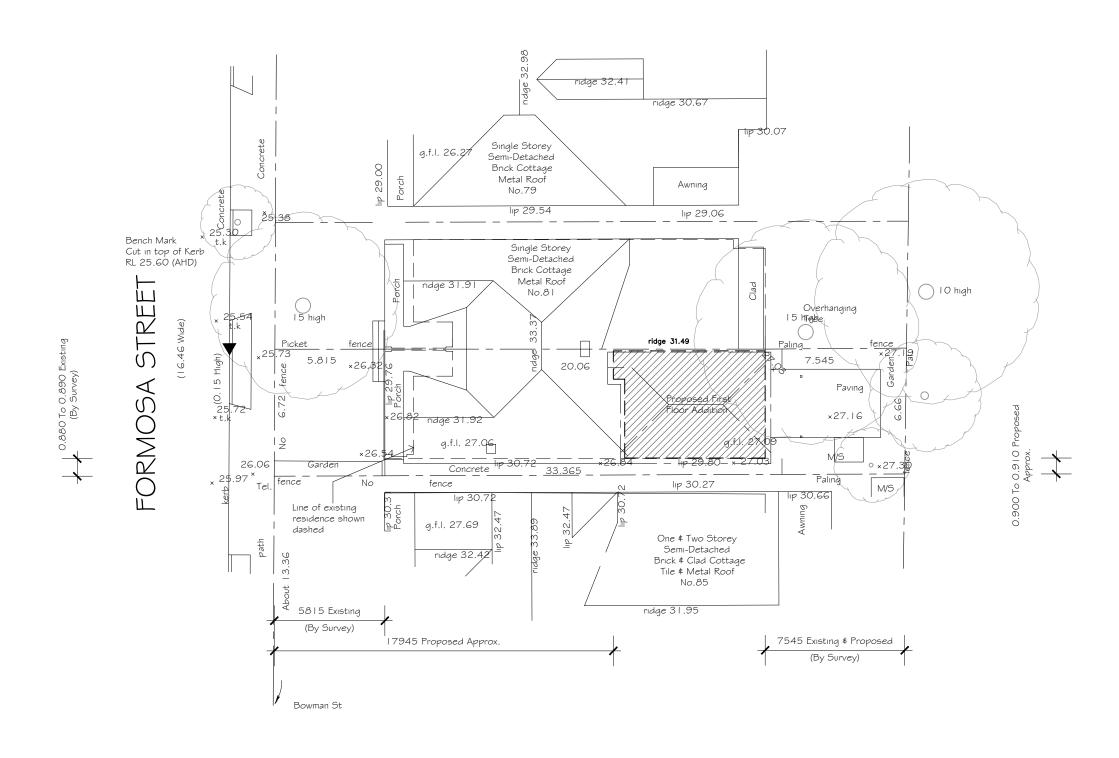
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

JOB NO: 7767/16

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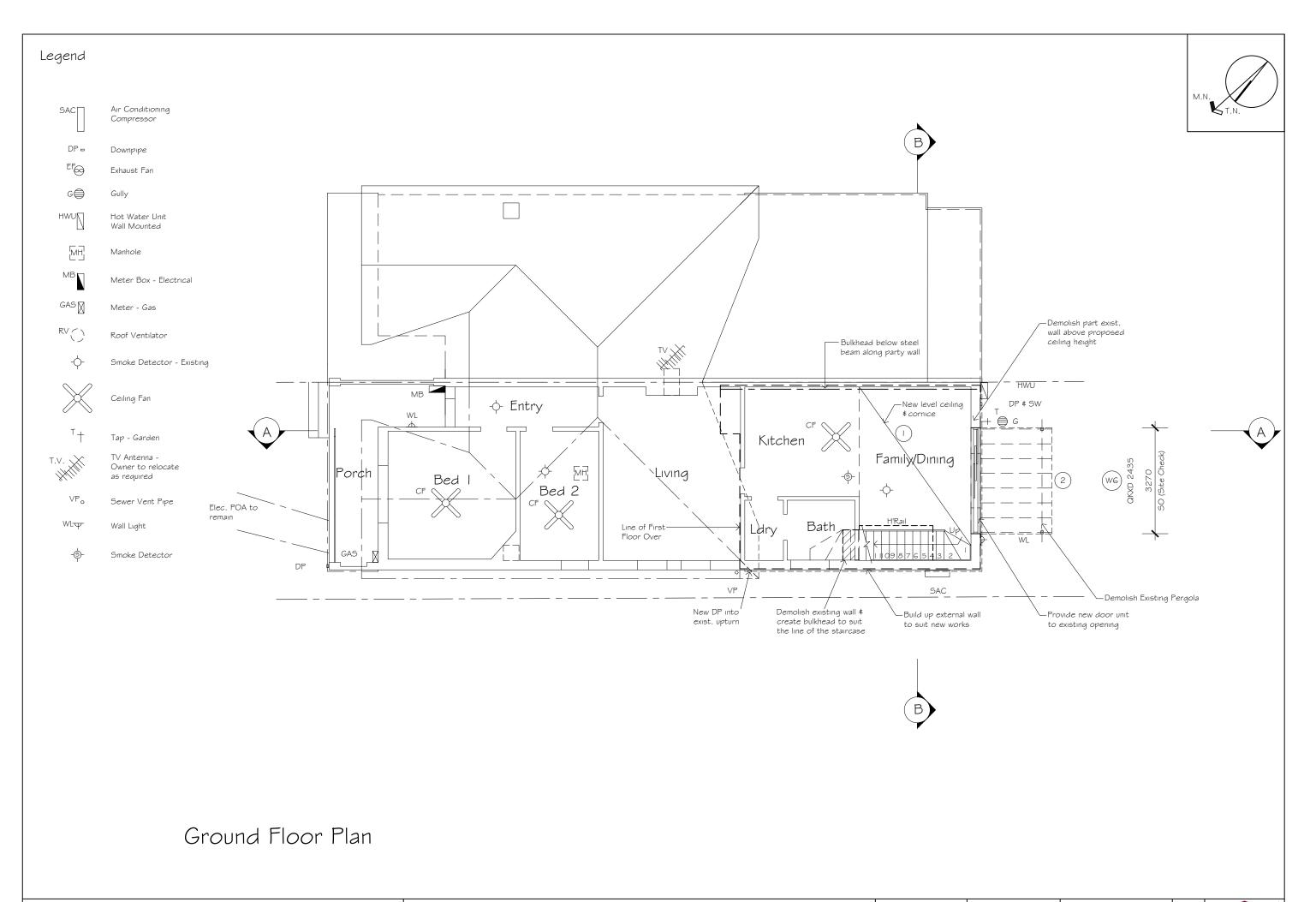
Site Plan

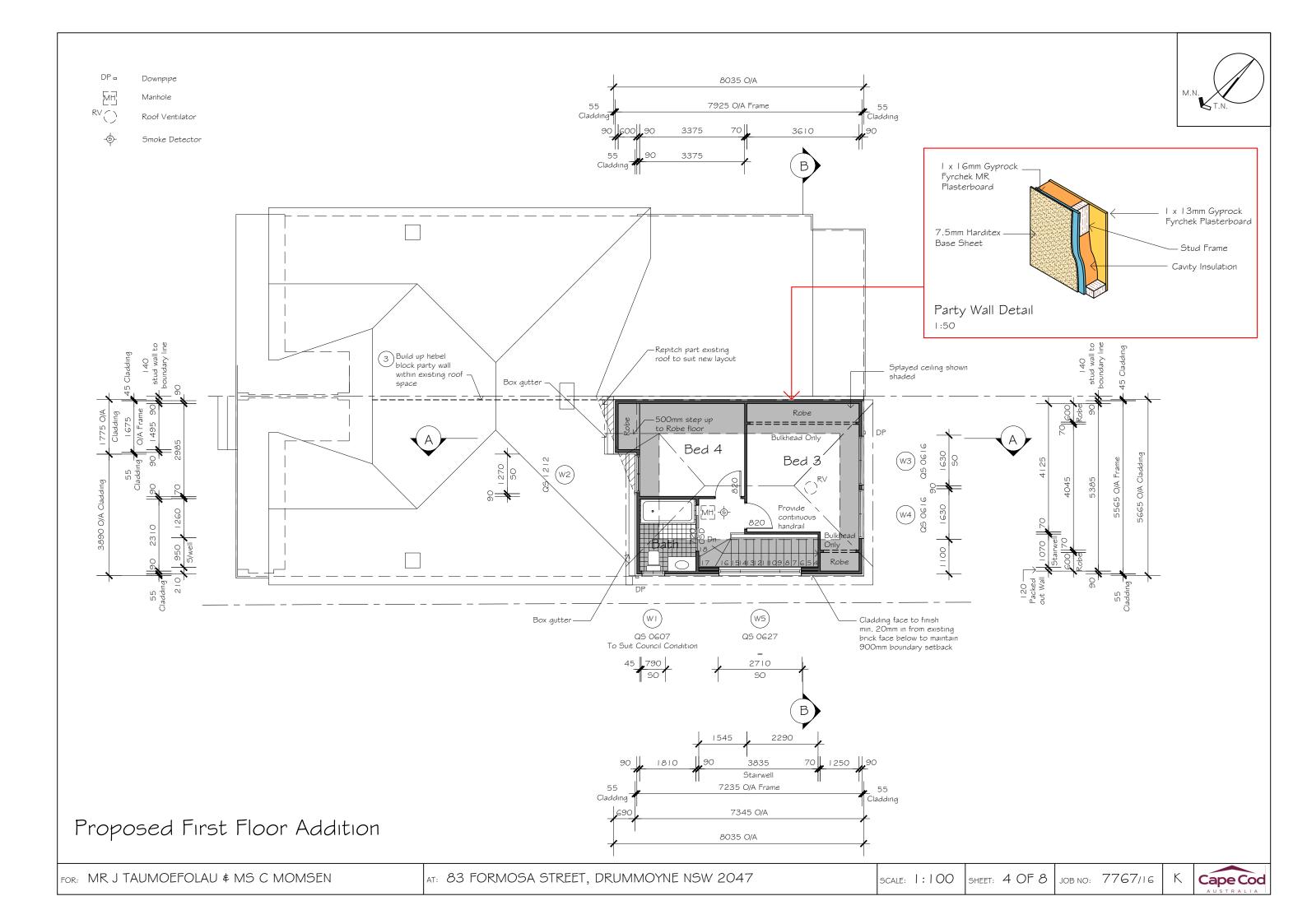
No. : 83 Lot. : C

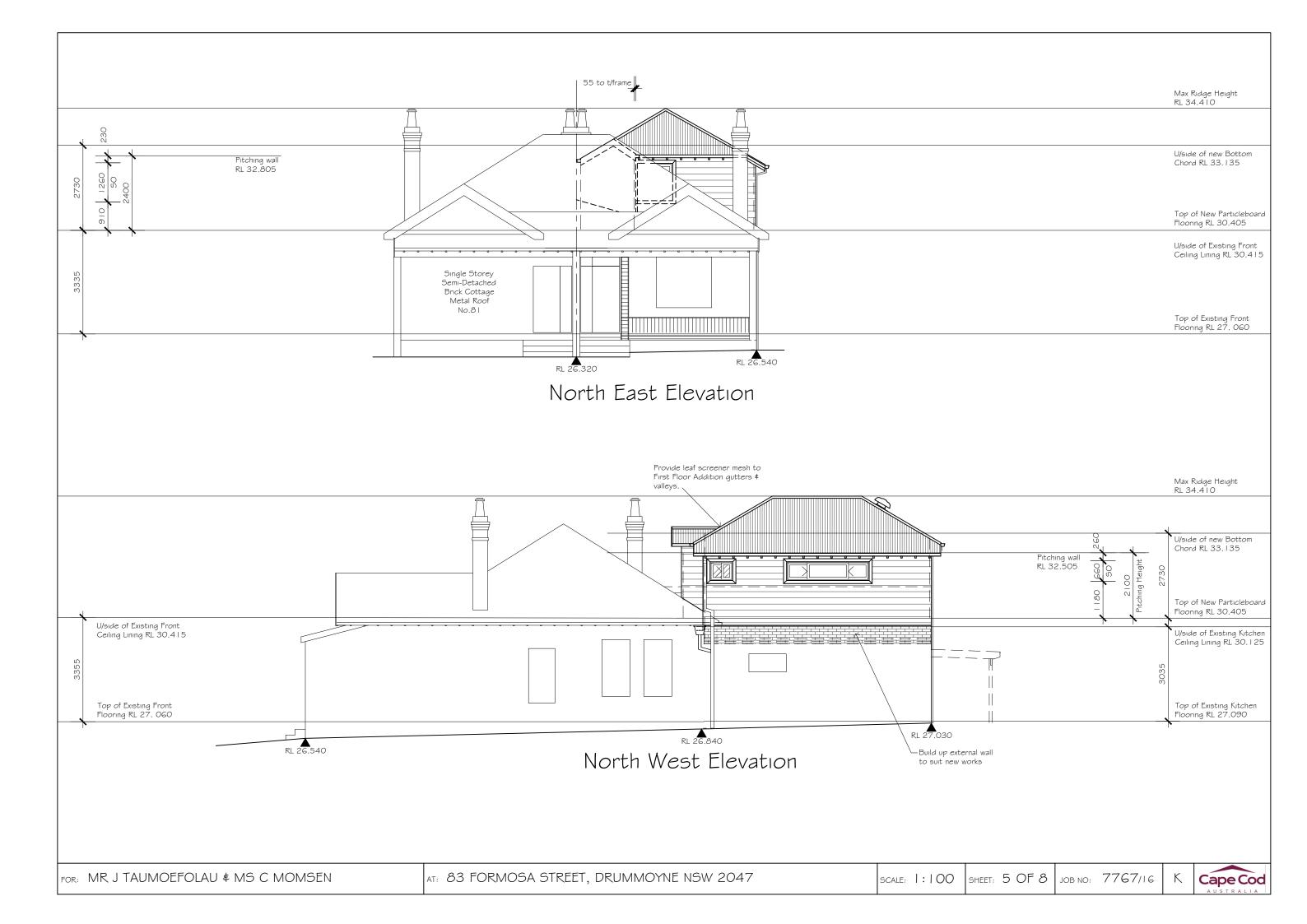
DP : 440988

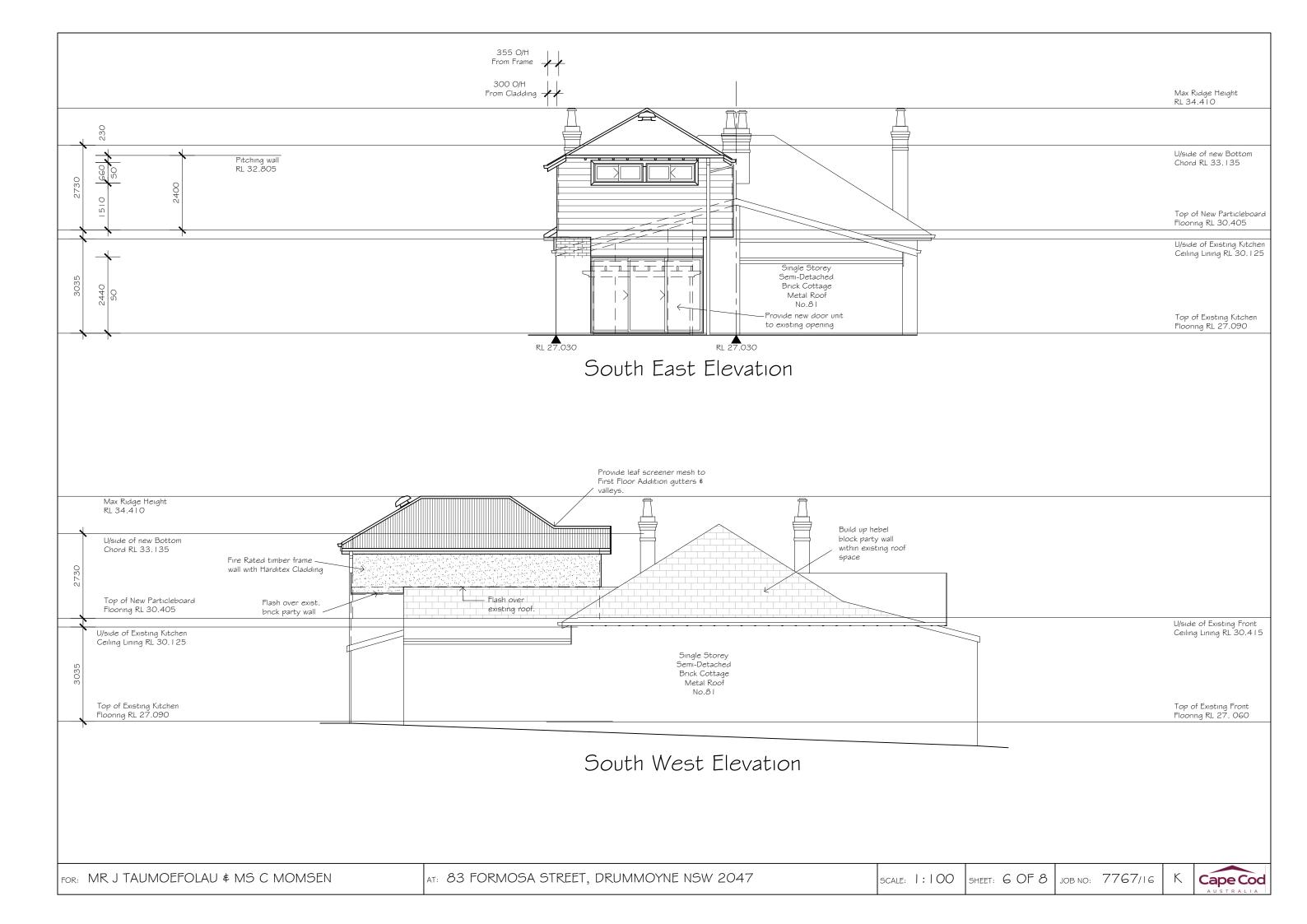
AREA: 221.3m² (By Title) : 222.5m² (By Calc)

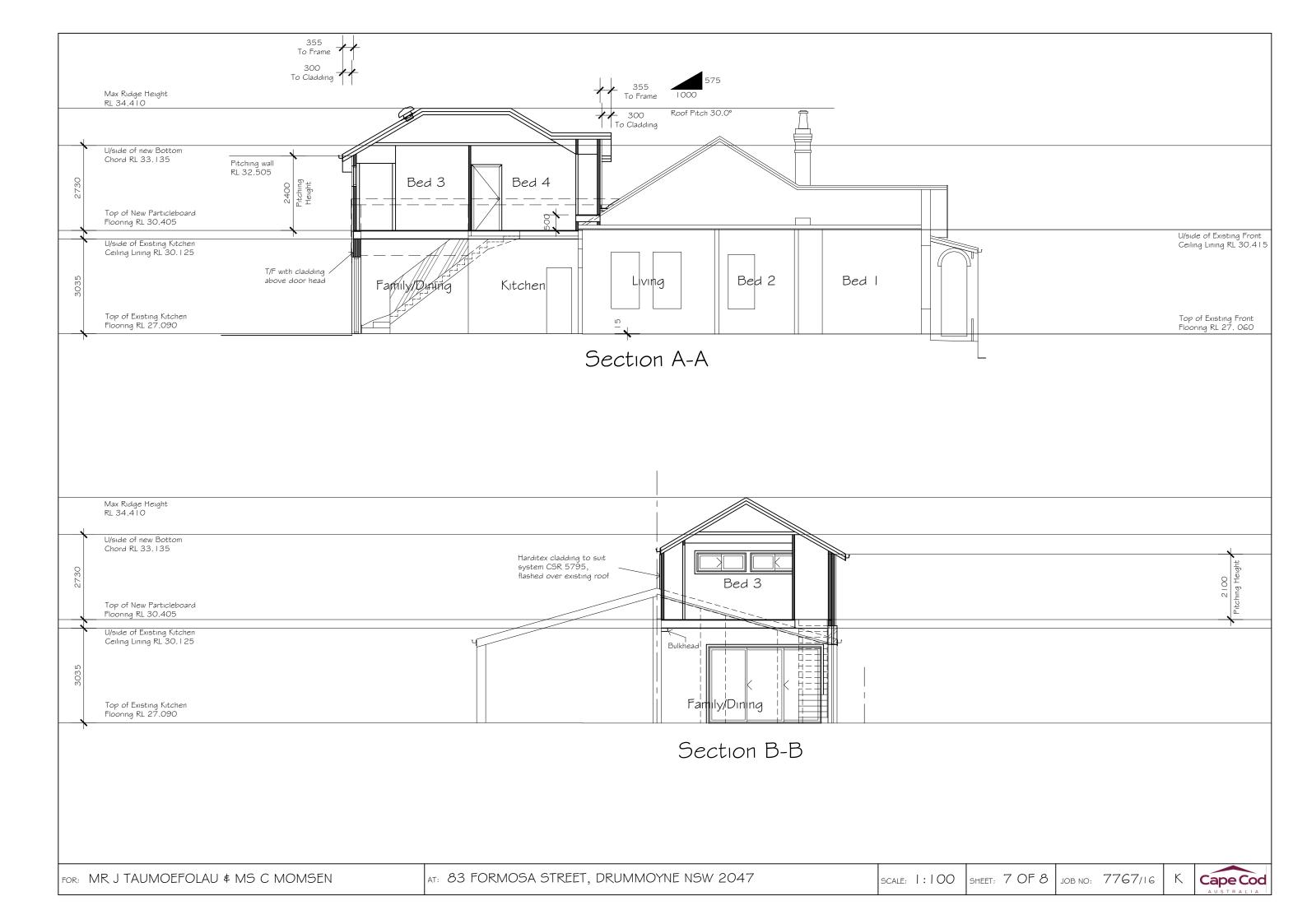
BOWMAN STREET











WINDOW SCHEDI	ULE (BASIX A2552	289 02)		CLIENT:		ALUMINIUM TREND WINDOV						
STANDARD NOTES:		_				EX-STOCK COLOURS: PEAR	RL WHITE GLOSS, DUNE, STONE	E BEIGE, MONUMENT,				
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		ANODIC OFF WHITE, ANOD	DIC NATURAL MATT, WOODLAN	D GREY, ULTRA BLACK.				
 ALL WINDOWS COME WIT WINDOW OPENINGS NOT 	TH "KEYED ALIKE" LOCKS "ED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	H THE	BUILDER:	DATE:		ALABLE: WHITE BIRCH, PRIMRO EARL, DEEP OCEAN, SURF MIST					
NCC 3.9.2.5						CHARCOAL, IRONSTONE.	LARE, DELI OCEAN, JURI MIJI	, JAJI LK, TKLND MLTALLI	TERRAIN: 3	WIND LOAD: W 28 N		
	(WI) QS 0607	COLOUR	GLAZING		SPECIAL NOTES							
		MONUMENT	SINGLE PYRO LOW- E, (U-V		TRANSLUCENT FILM BY BUILDER.			_				
	NW ELEVATION / BATHROOM	INSECT SCREEN	4.48, SHGC									
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEV/EAL		_							
	SLIDING OPEN / FIXED	MONUMENT	REVEAL I 40mm		_			-				
		COLOUR	GLAZING		SPECIAL NOTES							
	(W2) Q5 1212	MONUMENT	SINGLE PYRO		RESTRICT OPENING TO 125mm TO COMPLY							
FR	NE ELEVATION / BED 4	INSECT SCREEN	LOW- E, (U-V 4.48, SHGC		WITH NCC.							
	ALUMINIUM	ALUMINIUM		, , , , , , , , , , , , , , , , , , ,								
	SLIDING	FIBREGLASS MESH MONUMENT	REVEAL									
	FIXED / OPEN		I 40mm									
	(W3) Q5 0616	COLOUR MONUMENT	GLAZING SINGLE PYRO	OLVELO	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY							
	SW ELEVATION / BED 3		LOW- E, (U-V	/ALUE:	WITH NCC.			_				
FR	ALUMINIUM	INSECT SCREEN	4.48, SHGC	0.46)								
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL		-							
	FIXED / OPEN	MONUMENT	I 40mm									
	(W4) 05 0515	COLOUR	GLAZING		SPECIAL NOTES							
	(W4) Q5 0616	MONUMENT	SINGLE PYRO LOW- E, (U-V		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
RF	SW ELEVATION / BED 3	INSECT SCREEN	4.48, SHGC		WITH NCC.							
	ALUMINIUM	ALUMINIUM						_				
	SLIDING OPEN / FIXED	FIBREGLASS MESH TBA	REVEAL I 40mm		_					_		
		COLOUR	GLAZING		SPECIAL NOTES							
	(W5) Q5 0627	MONUMENT	SINGLE PYRO	DLYTIC	JI LOIAL NOTES							
	NW ELEVATION / STAIRWELL	INSECT SCREEN	LOW- E, (U-V 4.48, SHGC	/ALUE:								
	ALUMINIUM	ALUMINIUM	4.40, 51160	0.46)								
	SLIDING	FIBREGLASS MESH	REVEAL									
	OPEN / FIXED / OPEN	MONUMENT	280mm									
F	(W6) QKXD 2435	COLOUR MONUMENT	GLAZING		SPECIAL NOTES TO SUIT EXISTING OPENING.							
		INCHONIUM	SINGLE PYRO LOW- E, (U-V	OLYTIC /ALUE:	SITE CHECK.			_				
	NE ELEVATION / FAMILY ALUMINIUM	INSECT SCREEN	4.48, SHGC	0.46)								
	SLIDING	BY OWNER	REVEAL					┥ ├				
	OPEN / OPEN / FIXED		170mm									
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EOR. MR ITAINAC	DEFOLAU & MS C N	MONASENI		лт. А	3 FORMOSA STREET. DRUMMO			SCALE NITC	SEET A OF A	JOB NO: 7767/16	K	2000
UN: IVIIX O IMUIVIL	/ㄴ/ ∪ᇉ/∪ Y Ⅳ			IAI: ()	O I OINIVIOUM OINEEL DINUIVIIVII	/ I N L I N U V V L U T /	19	DUALE: I. INIT 1 15F	11 11 1 1 1 1 1 1 1 1	JUD NU: //0//16		