
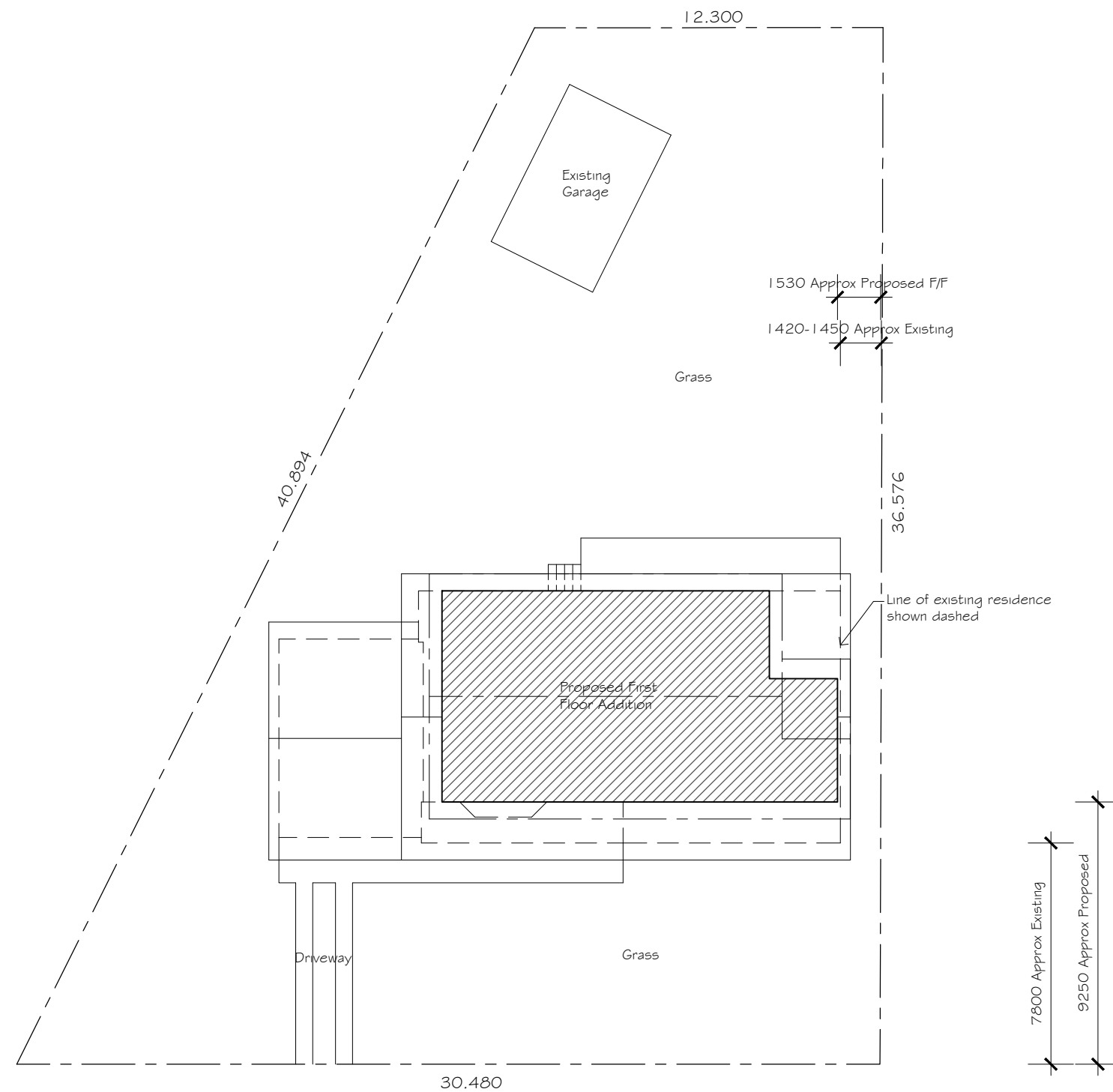
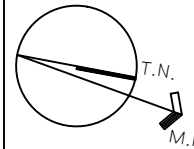


								SPECIFICATION SUMMARY				SPECIAL NOTES							
								STRUCTURAL TIMBER - All to ASA 1684.2				<ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN • ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.• PREFINISHED METAL 'LEAFSCREENER' TO FIRST FLOOR GUTTERS.• REMOVE DIUSED HOT WATER UNIT FROM ROOF SPACE							
								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: 190x45mm MIN. FLOOR JOISTS								WIND LOAD W 28 N			
								FINISHES											
								BRICKWORK		FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS POSSIBLE TO EAST & WEST ELEVATIONS									
								FLOORING		19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD									
								CLADDING		300mm WEATHERTEX "MILLWOOD" SMOOTH CLADDING TO EXTERNAL WALLS TO NORTH & SOUTH ELEVATIONS WEATHERTEX "WETHERGROOVE" SMOOTH CLADDING TO GABLE ENDS									
								WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)		FRAME: PREFINISHED ALUMINIUM INCLUDING "WIDESTLYE" DOUBLE HUNG									
								INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES		FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS						WORKS BY OWNER			
								ROOF COVERING		TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.						<ul style="list-style-type: none">• 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 CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.• REMOVAL OF TREE TO REAR.• RELOCATION OF CLOTHES LINE.• SUPPLY & INSTALLATION OF SHOWER SCREENS & MIRRORS TO BATHROOMS.• SUPPLY OF ALL WALL & FLOOR TILES,WC SUITES,BATHS,VANITIES,TAPS & OUTLETS,TOWEL RAILS,PAPER HOLDERS,SOAP HOLDERS,DOOR FURNITURE.• SANDING & FINISHING TO REPAIRED T&G FLOORING.• SUPPLY & INSTALLATION OF HOT WATER SYSTEM PRIOR TO COMMENCEMENT OF BUILDING WORKS.			
								ROOF SARKING		FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL									
								INSULATION (FIBREGLASS)		R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES									
								INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 BULLNOSE ARCHITRAVE: Ex. 75x25 BULLNOSE									
								INTERNAL DOORS		PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "ATHERTON" PRIMED HARDBOARD SOLID CORE CORINTHIAN "ATHERTON" TO BEDROOM 1 ONLY									
								STAIRCASE MDF TREADS & PINE RISERS		TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 17 @ 187mm GOING: 240mm (260mm TREAD)									
								FASCIA & BARGE BOARDS		MATERIAL: DAR TIMBER									
								GUTTERS & DOWNPIPES		TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TERRAIN DOWNPIPE COLOUR: PAPERBARK									
								HOT WATER UNIT		CONNECT TO EXISTING									
								PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK		FIRST FLOOR EXTERNAL: BY CAPECOD FIRST FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER									
								EXTERNAL PAINT SCHEDULE											
ITEM	BRAND eg. WATTYL	CODE	COLOUR	ITEM	BRAND eg. WATTYL	CODE	COLOUR	FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.											
Balcony Beam				Handrail				DO NOT SCALE OFF DRAWINGS.											
Barge Board				PVC Shutters				ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.											
Deck Post								NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.											
Downpipe	Colorbond							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.											
Fascia Board																			
Gutter	Colorbond																		
Soffit Lining																			
Wall Cladding																			
Gable Cladding																			




















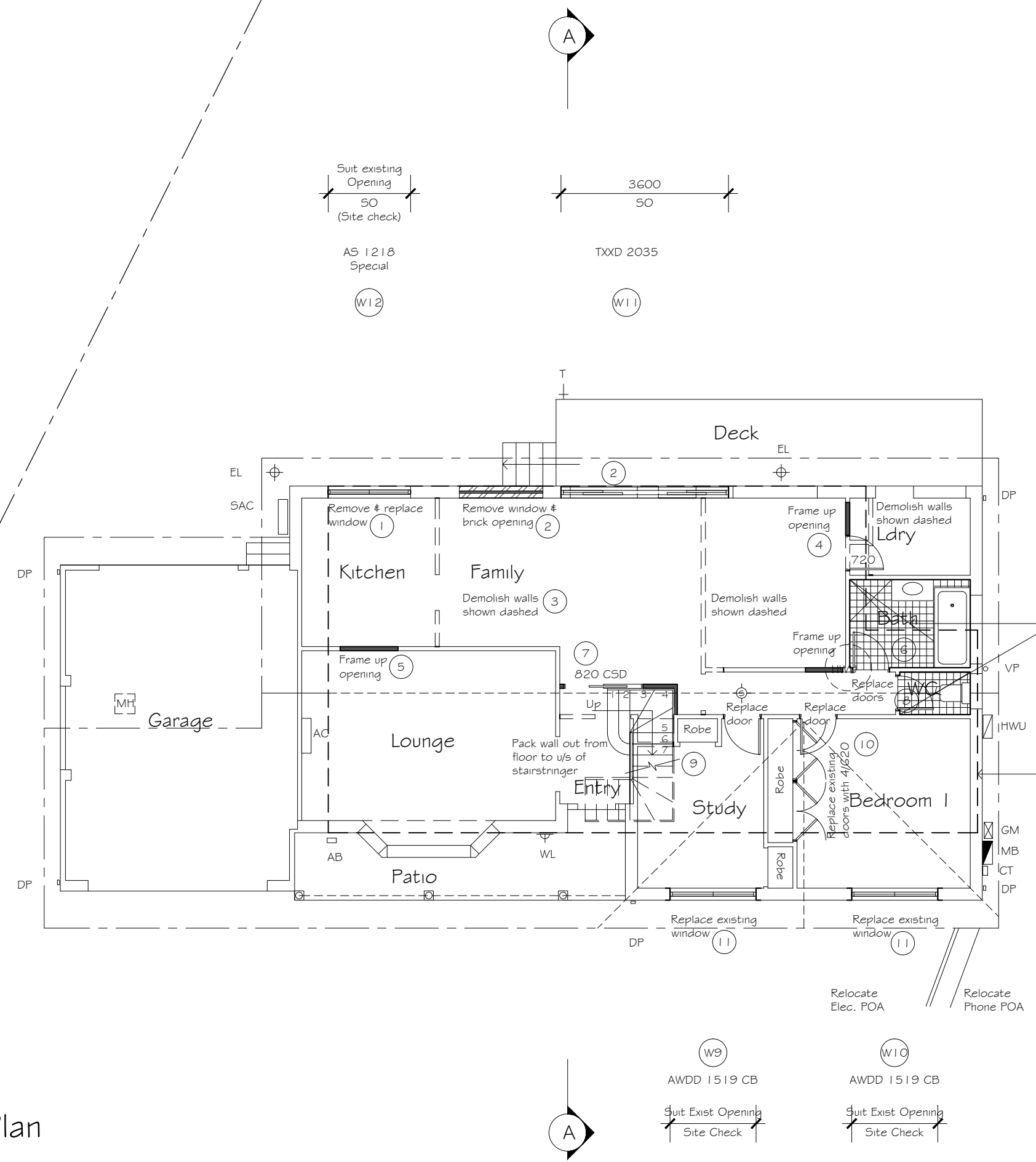
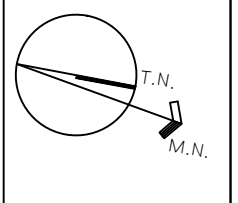
Site Plan

No. : 3
Lot. : 6
DP : 222776
AREA : 777.8m² (By Title)

MARGUERITE CRESCENT

Legend

- SAC  Air Conditioning Compressor
- AC  Air Conditioning Unit Wall Mounted
- AB  Alarm Box
- CT  Cable TV Box
- DP  Downpipe
- EL  Eave Light
- HWU  Hot Water Unit Wall Mounted
-  Remove disused Hot Water Unit from roof space
- MH  Manhole
- MB  Meter Box - Electrical
- GAS  Meter - Gas
-  Smoke Detector - Existing
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- VP  Sewer Vent Pipe
- WL  Wall Light
-  Smoke Detector

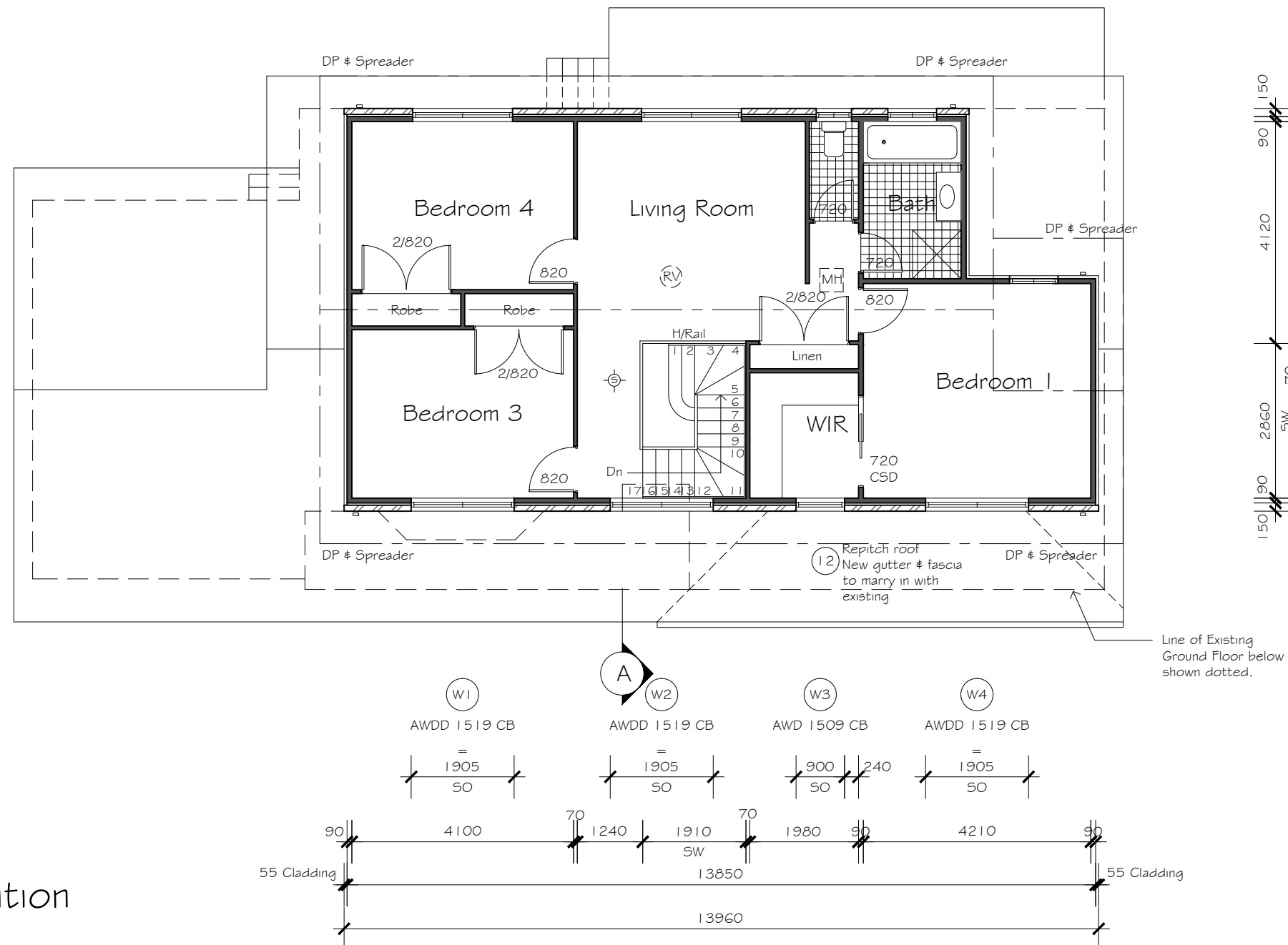
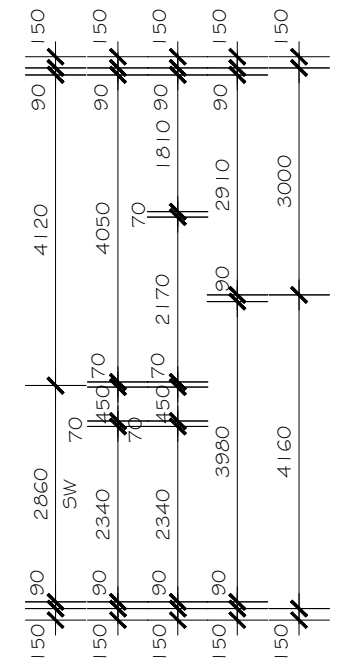
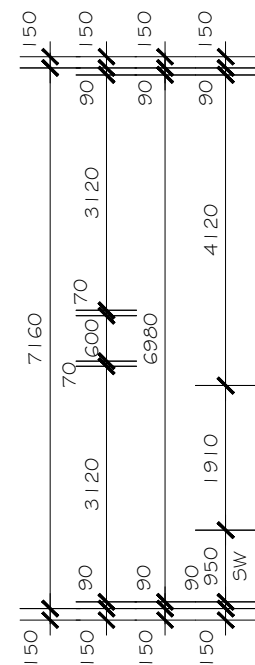
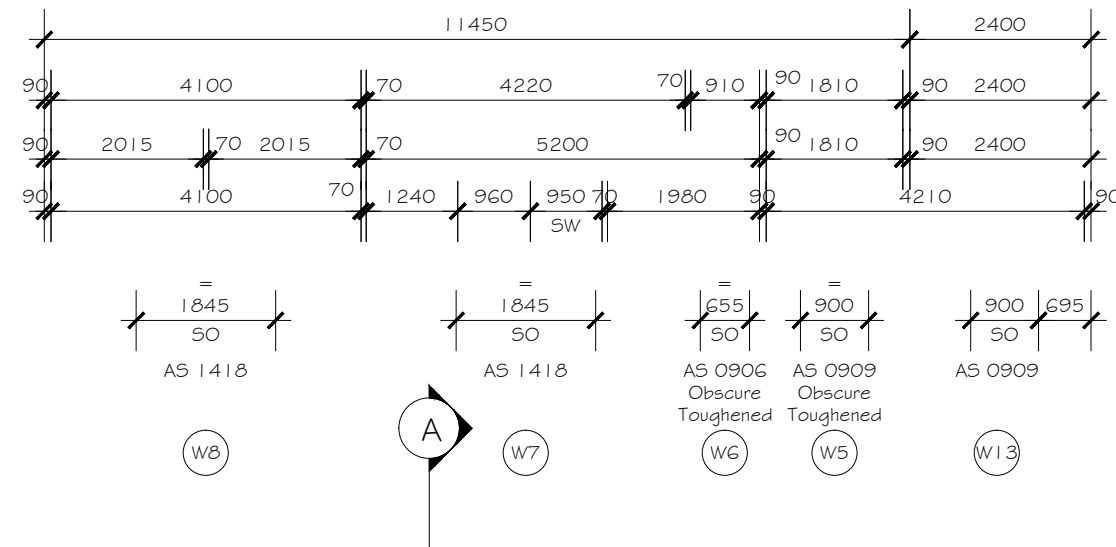
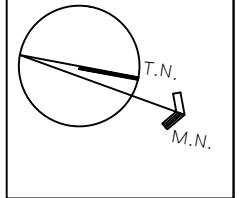


Strip out fittings & tiling. New tiling & fittings supplied by owner

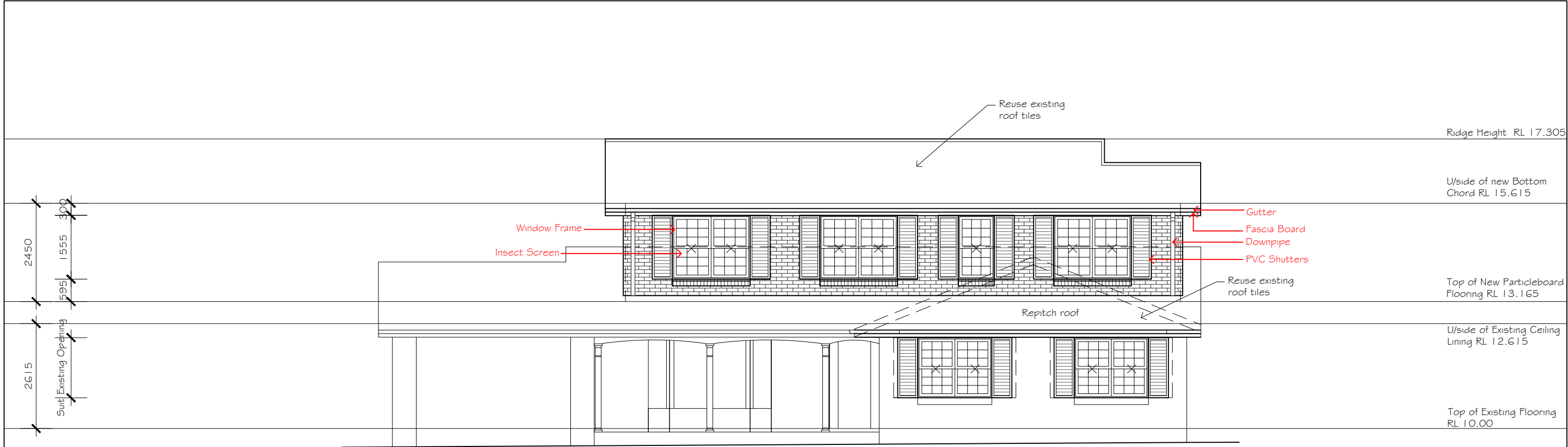
Line of Proposed First Floor over shown dotted.

Ground Floor Plan

DP	Downpipe
MH	Manhole
RV	Roof Ventilator
⊕	Smoke Detector

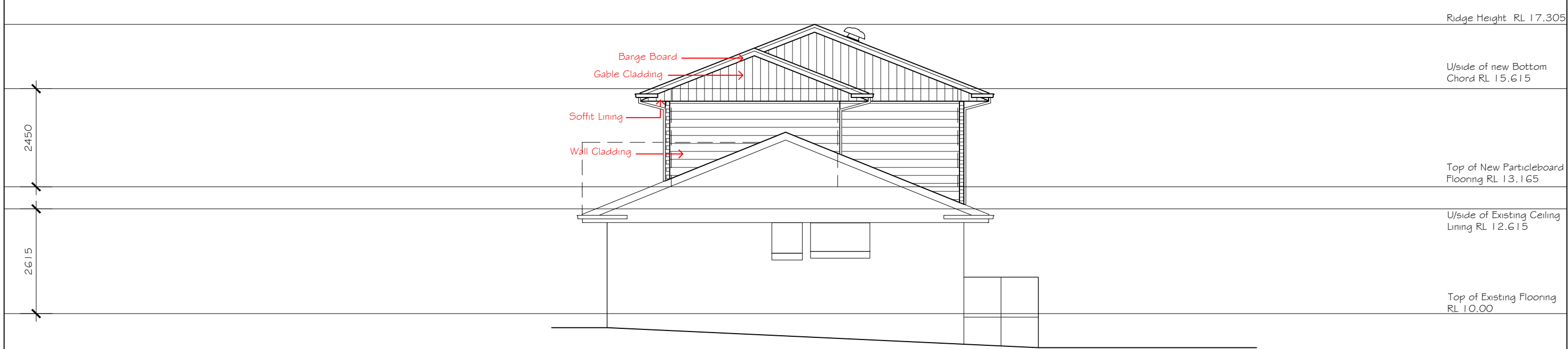


Proposed First Floor Addition



East Elevation

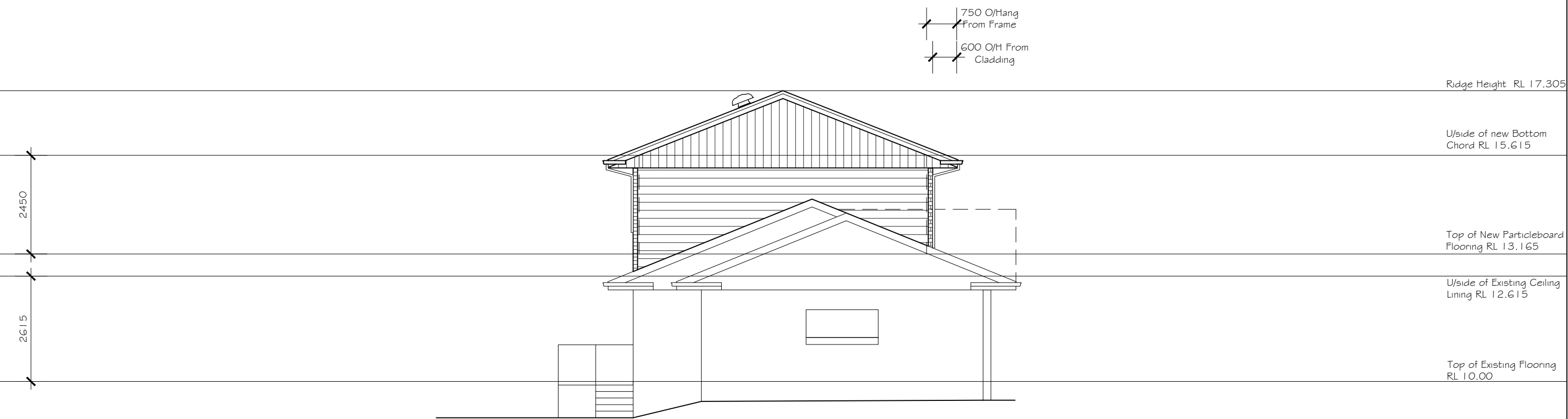
750 O/Hang
From Frame



North Elevation



West Elevation



South Elevation

750 O/H
From Frame

600 O/H
Frame B/W

395
1000
Roof Pitch 21.5°

Ridge Height RL 17.305

U/side of new Bottom
Chord RL 15.615

Top of New Particleboard
Flooring RL 13.165

U/side of Existing Ceiling
Lining RL 12.615

Top of Existing Flooring
RL 10.00

Section A-A

WINDOW SCHEDULE (BASIX A)				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, BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.			TERRAIN: 3 WIND LOAD: W 28 N						
	W1	AWDD 1519 CB SPECIAL	COLOUR	PEARL WHITE	GLAZING		W10	AWDD 1500H x 1875W CB	COLOUR	PEARL WHITE	GLAZING	SITE CHECK. COLONIAL BARS			
	E ELEVATION / BEDROOM 3		INSECT SCREEN	SINGLE TONED, (U-VALUE: 7.57, SHGC: 0.57)	FIXED BOTTOM SASH TO COMPLY WITH NCC. RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.		E ELEVATION / BEDROOM 1		INSECT SCREEN	SINGLE TONED, (U-VALUE: 7.57, SHGC: 0.57)					
	ALUMINIUM		ALUMINIUM FIBREGLASS MESH PEARL WHITE				ALUMINIUM		ALUMINIUM FIBREGLASS MESH PEARL WHITE						
	DOUBLE HUNG OPEN / OPEN		REVEAL				DOUBLE HUNG OPEN / OPEN		REVEAL						
		140mm						140mm							
	W2	AWDD 1519 CB SPECIAL	COLOUR	PEARL WHITE	GLAZING		W11	TXXD 2035	COLOUR	PEARL WHITE	GLAZING				
	E ELEVATION / STAIR		INSECT SCREEN	SINGLE TONED, (U-VALUE: 7.57, SHGC: 0.57)	FIXED BOTTOM SASH TO COMPLY WITH NCC. RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.		W ELEVATION / FAMILY		INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)					
	ALUMINIUM		ALUMINIUM FIBREGLASS MESH PEARL WHITE				ALUMINIUM		ALUMINIUM FIBREGLASS MESH PEARL WHITE						
	DOUBLE HUNG OPEN / OPEN		REVEAL				SLIDING FIXED/ OPEN / OPEN / FIXED		REVEAL						
		140mm						140mm							
	W3	AWD 1509 CB	COLOUR	PEARL WHITE	GLAZING		W12	AS 1218 SPECIAL	COLOUR	PEARL WHITE	GLAZING	TO SUIT EXISTING WIDTH - SITE CHECK			
	E ELEVATION / WIR		INSECT SCREEN	SINGLE TONED, (U-VALUE: 7.57, SHGC: 0.57)	FIXED BOTTOM SASH TO COMPLY WITH NCC. RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.		W ELEVATION / KITCHEN		INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)					
	ALUMINIUM		ALUMINIUM FIBREGLASS MESH PEARL WHITE				ALUMINIUM		ALUMINIUM FIBREGLASS MESH PEARL WHITE						
	DOUBLE HUNG OPEN		REVEAL				SLIDING OPEN / FIXED		REVEAL						
		140mm						140mm							
	W4	AWDD 1519 CB SPECIAL	COLOUR	PEARL WHITE	GLAZING		W13	AS 0909	COLOUR	PEARL WHITE	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			
	E ELEVATION / BEDROOM 1		INSECT SCREEN	SINGLE TONED, (U-VALUE: 7.57, SHGC: 0.57)	FIXED BOTTOM SASH TO COMPLY WITH NCC. RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.		W ELEVATION / BEDROOM 1		INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)					
	ALUMINIUM		ALUMINIUM FIBREGLASS MESH PEARL WHITE				ALUMINIUM		ALUMINIUM FIBREGLASS MESH PEARL WHITE						
	DOUBLE HUNG OPEN / OPEN		REVEAL				SLIDING FIXED / OPEN		REVEAL						
		140mm						140mm							
	W5	AS 0909	COLOUR	PEARL WHITE	GLAZING				COLOUR		GLAZING				
	W ELEVATION / BATH		INSECT SCREEN	OBSCURED, (U-VALUE: 7.63, SHGC: 0.75)											
	ALUMINIUM		ALUMINIUM FIBREGLASS MESH PEARL WHITE												
	SLIDING OPEN / FIXED		REVEAL												
		140mm													
	W6	AS 0906	COLOUR	PEARL WHITE	GLAZING				COLOUR		GLAZING				
	W ELEVATION / WC		INSECT SCREEN	OBSCURED, (U-VALUE: 7.63, SHGC: 0.75)											
	ALUMINIUM		ALUMINIUM FIBREGLASS MESH PEARL WHITE												
	SLIDING FIXED / OPEN		REVEAL												
		140mm													
	W7	AS 1418	COLOUR	PEARL WHITE	GLAZING				COLOUR		GLAZING				
	W ELEVATION / LIVING		INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.										
	ALUMINIUM		ALUMINIUM FIBREGLASS MESH PEARL WHITE												
	SLIDING FIXED / OPEN		REVEAL												
		140mm													
	W8	AS 1418	COLOUR	PEARL WHITE	GLAZING				COLOUR		GLAZING				
	W ELEVATION / BEDROOM 4		INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.										
	ALUMINIUM		ALUMINIUM FIBREGLASS MESH PEARL WHITE												
	SLIDING FIXED / OPEN		REVEAL												
		140mm													
	W9	AWDD 1500H x 1875W CB	COLOUR	PEARL WHITE	GLAZING				COLOUR		GLAZING				
	E ELEVATION / STUDY		INSECT SCREEN	SINGLE TONED, (U-VALUE: 7.57, SHGC: 0.57)	SITE CHECK. COLONIAL BARS										
	ALUMINIUM		ALUMINIUM FIBREGLASS MESH PEARL WHITE												
	DOUBLE HUNG OPEN / OPEN		REVEAL												
140mm															
FOR: MR T & MRS L REID				AT: 3 MARGUERITE CRESCENT WEST PENNANT HILLS NSW 2125				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7613/14		E	