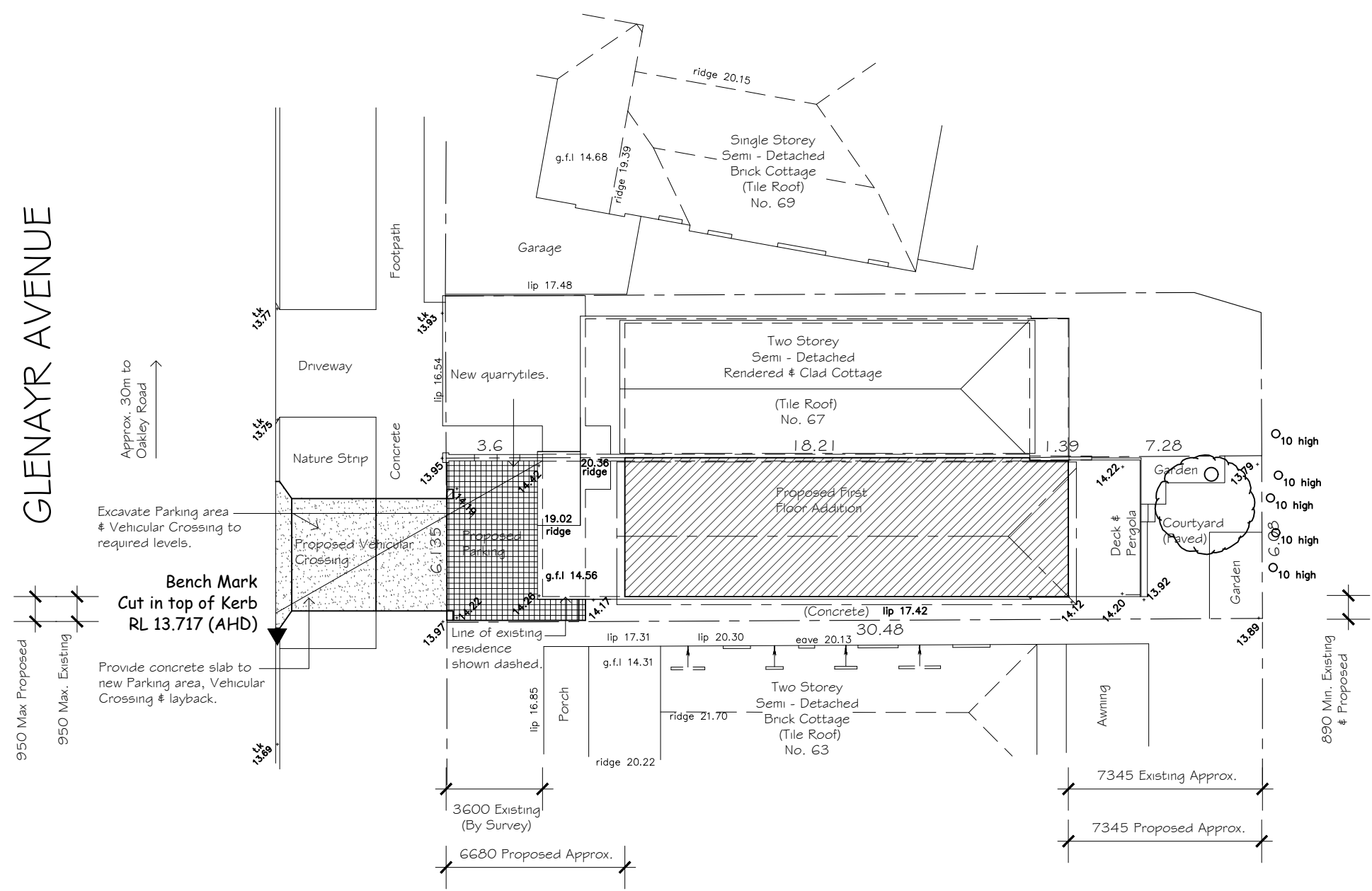
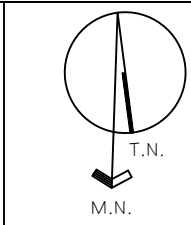


[illegible]

FINAL CONSTRUCTION.

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 28 N
FINISHES	
BRICKWORK (MARINE GRADE)	COMMON BRICKWORK FOR RENDER AND PAINT FINISH
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	75MM POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE COAT FINISH TO PART WEST ELEVATION - HARITEX BASE SHEET WITH APPLIED TEXTURE COAT FINISH OVER 16MM FYRECHECK TO SOUTH ELEVATION. ALL CLADDING TO BE FIXED TO 20MM BATTENS OVER POLASTIC INSULATION BLANKET.
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	TERRA COTTA 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 (EXCL. BV/NEER WALLS) R2.0 ACOUSTIC BATTS TO FIRST FLOOR AREA
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 'SQUARE DRESSED' ARCHITRAVE: Ex. 100x25 'SQUARE DRESSED'
INTERNAL DOORS	CORINTHIAN 'BALMORAL-P.B.A.L.4' HOLLOW CORE SUITABLE FOR PAINT FINISH.
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER WIDTH: 1000mm RISE: 19 @ 182mm GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME TO SOUTH ELEVATION FASCIA COLOUR: SELECT COLOUR BARGE COLOUR: SELECT COLOUR BARGE SOAKER COLOUR: SELECT COLOUR DAR TIMBER ELSEWHERE (REFER PAINT SCHEDULE FOR COLOURS)
GUTTERS & DOWNPIPES	TYPE: OGEE MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: WHITE DOWNPIPE COLOUR: WHITE
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 CAPE COD 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 MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN 1KM OF OCEAN. CONNECT/INSTALL EIGHT (8) DOWNLIGHT FITTINGS, ONE (1) FAN/LIGHT/HEATER UNIT & FOUR (4) STANDARD SURFACE MOUNTED LIGHT FITTINGS (AS SUPPLIED BY THE OWNER). 			
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 PROPOSED VEHICULAR CROSSING, PARKING BAY & PORCH MODIFICATIONS. SUPPLY EIGHT (8) DOWNLIGHT FITTINGS, ONE (1) FAN/LIGHT/HEATER UNIT & FOUR (4) STANDARD SURFACE MOUNTED LIGHT FITTINGS. ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL INCLUDING CONNECTION OF NEW & EXISTING DOWNPIPES TO SYSTEM. SCREW FIXING OF BOTTOM PANES TO NORTHERN ELEVATION WINDOWS (W3 & W4). 			
N	FINAL CONSTRUCTION	S.M.	30-01-17
M	AMENDED FINAL CONSTRUCTION	S.M.	08-12-16
L	GABLE REVISED FOR COUNCIL & AMENDED BASIX	S.C.	21-11-16
K	FINAL CONSTRUCTION	B.P.	09-11-16
J	CONSTRUCTION MARKUP	S.C.	08-11-16
I	FINAL CONSTRUCTION	N.E.	26-10-16
H	REDESIGNED FOR COUNCIL	N.E.	25-10-16
G	AMENDED CONTRACTS	T.P.	11-10-16
F	TO CONTRACTS	S.C.	20-09-16
E	POV 18615	T.P.	19-09-16
D	PLAN CHECK	J.M.	28-06-16
C	BASIX ADDED & TO COUNCIL	N.E.	14-03-16
B	COLOURS ADDED AND POV 17701	N.L.	23-02-16
A	TECHNICAL	B.P.	21-12-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: DAREK SZYMANSKI			
PROPOSED ADDITIONS & ALTERATIONS			
<p style="font-size: 1.2em; margin: 0;">FOR MR A & MRS K ROLAND</p> <p style="font-size: 1.2em; margin: 0;">AT 65 GLENAYR AVENUE</p> <p style="font-size: 1.2em; margin: 0;">NORTH BONDI NSW 2026</p> <p style="margin-top: 10px;">COUNCIL: WAVERLEY</p>			
<p style="font-weight: bold; font-size: 1.2em; margin-top: 10px;">A U S T R A L I A</p>		<p>A.B.N. 54 000 605 407</p> <p>SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519</p>	
SHEET: 1 OF 8		JOB NO: 7716/15	
		N	

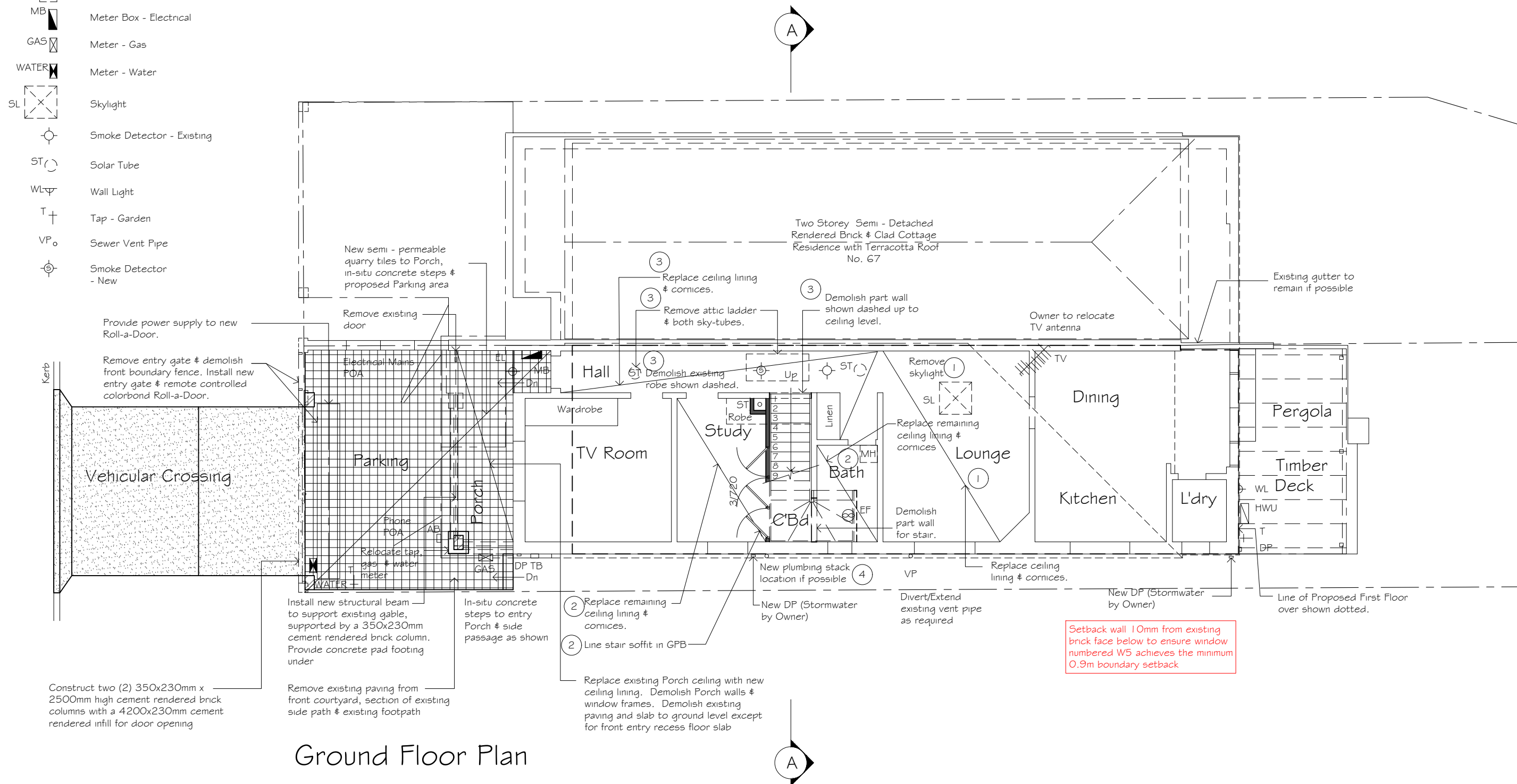
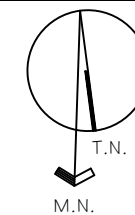


Site Plan

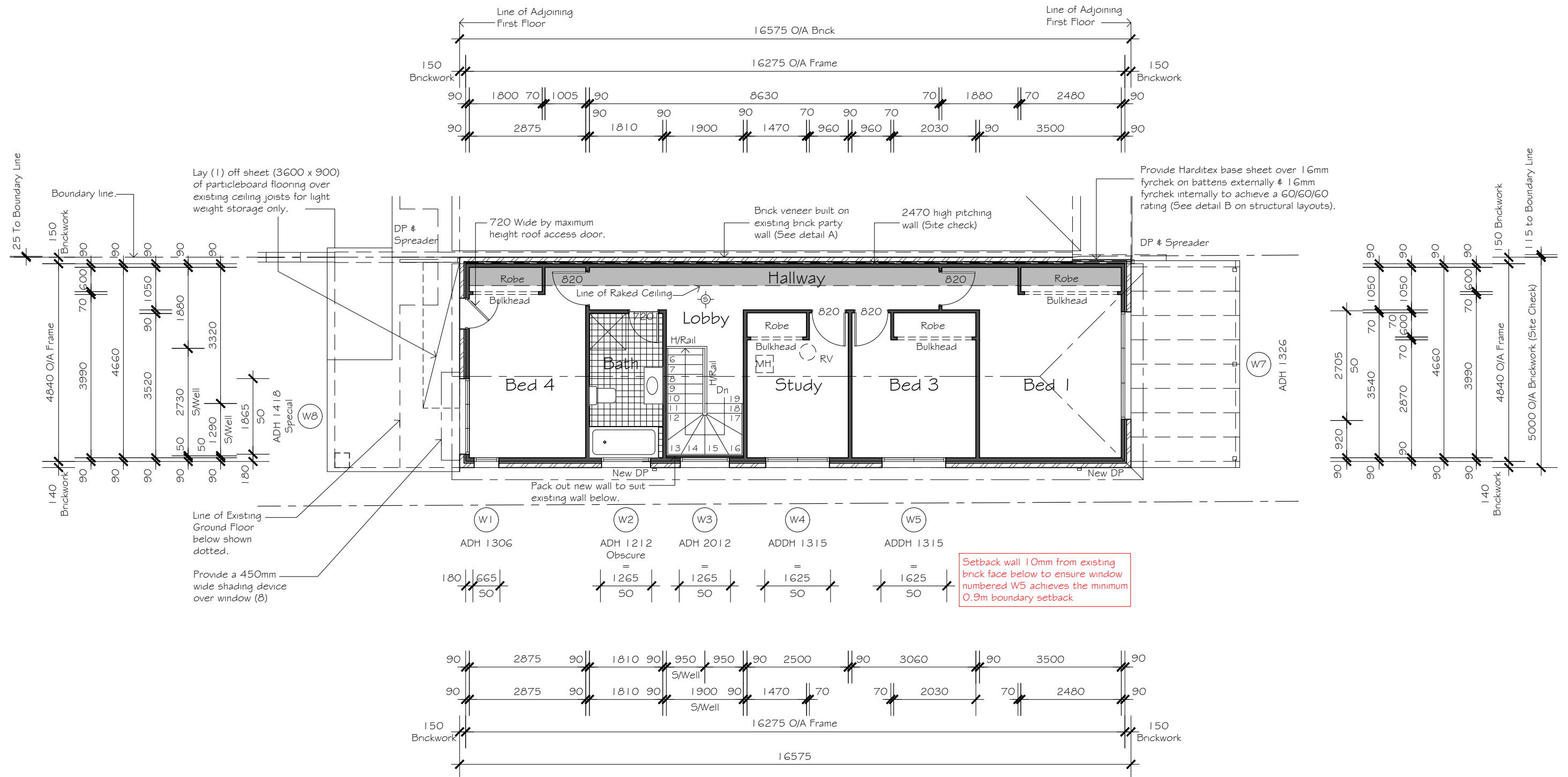
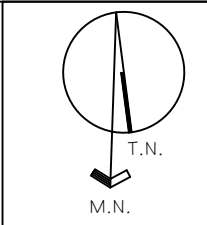
No. : 65
Lot. : 1
DP : 506512
AREA : 183.4m² (By Title)
: 185.3m² (By Calc)

Legend

- AB □ Alarm Box
- TB □ Telstra Box
- DP □ Downpipe
- EL ⊕ Eave Light
- EF ⊙ Exhaust Fan
- T.V. // TV Antenna - Owner to relocate as required
- HWU □ Hot Water Unit Wall Mounted
- MH □ Manhole
- MB □ Meter Box - Electrical
- GAS ⊗ Meter - Gas
- WATER ⊗ Meter - Water
- SL □ Skylight
- ⊙ Smoke Detector - Existing
- ST () Solar Tube
- WL ⊥ Wall Light
- T + Tap - Garden
- VP ○ Sewer Vent Pipe
- ⊙ Smoke Detector - New

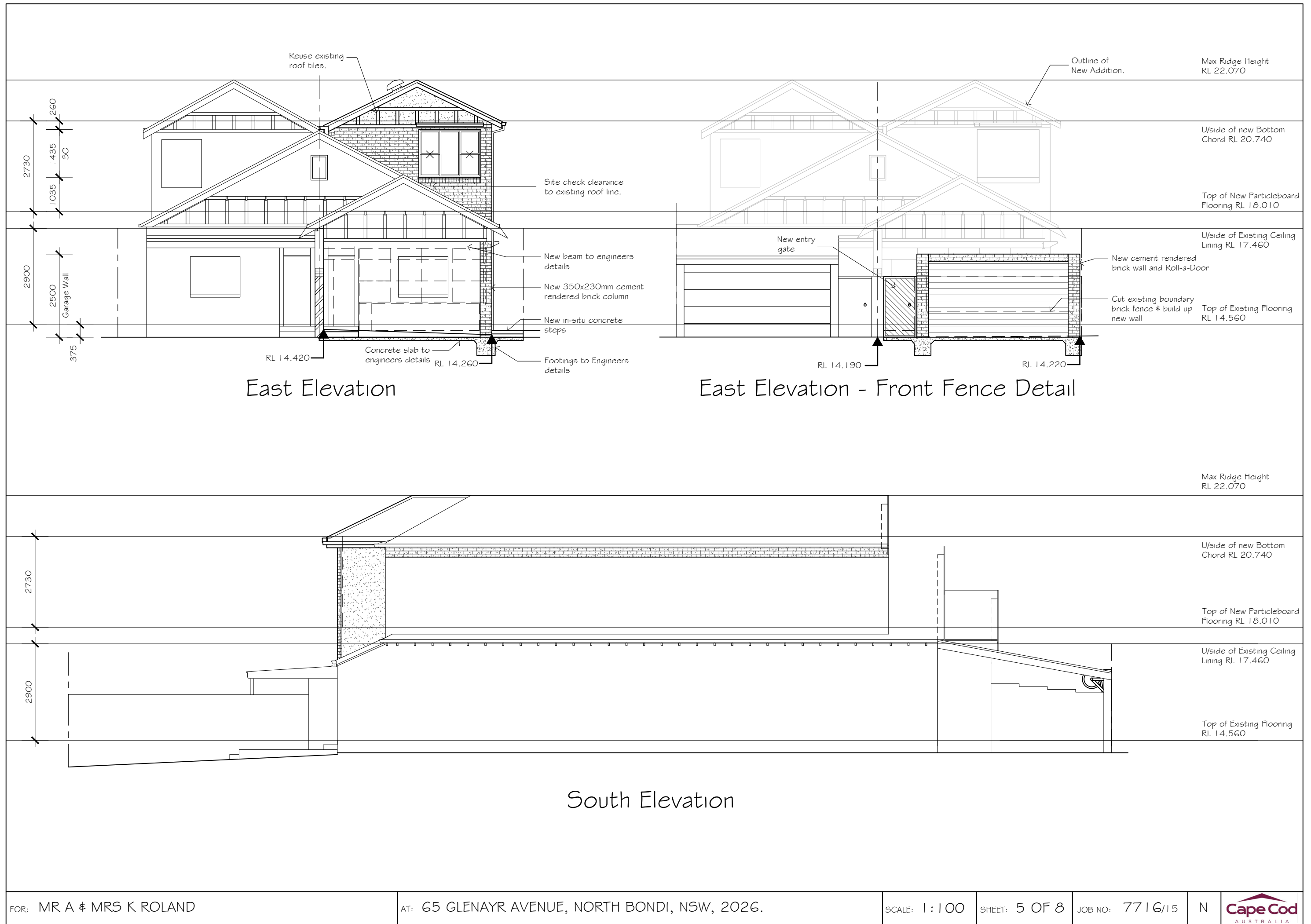


DP	Downpipe
	Manhole
RV	Powered Roof Ventilator
	Smoke Detector



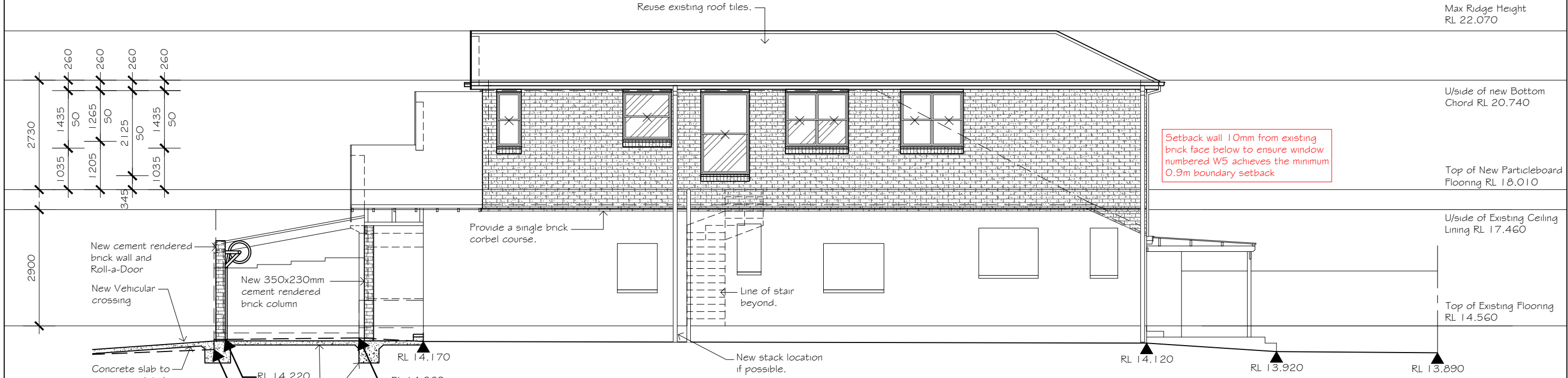
Proposed First Floor Addition



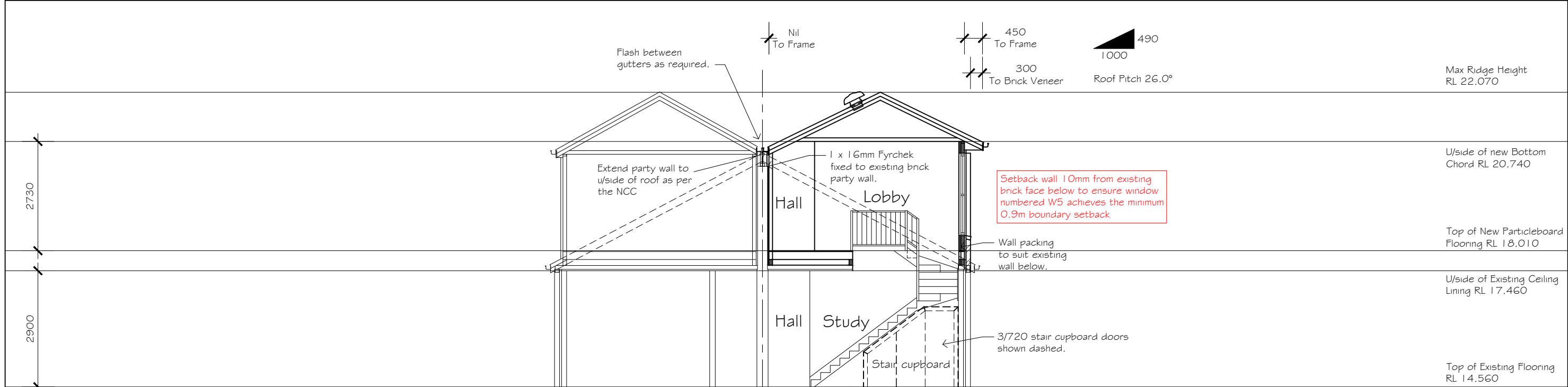






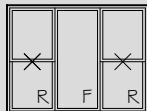
West Elevation



North Elevation



Section A-A

WINDOW SCHEDULE (BASIX A242688_02)				CLIENT:		ALUMINIUM (STEGBAR) WINDOWS:									
STANDARD NOTES:				CLIENT:		STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.									
				BUILDER:DATE:		CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.		TERRAIN: 3 WIND LOAD: W 28 N							
	W1	ADH 1306	COLOUR	GLAZING	SPECIAL NOTES										
	N ELEVATION / BEDROOM 4	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.											
	ALUMINIUM	INSECT SCREEN													
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm												
	W2	ADH 1212	COLOUR	GLAZING	SPECIAL NOTES										
	N ELEVATION / BATH	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER. RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.											
	ALUMINIUM	INSECT SCREEN													
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm												
	W3	ADH 2012	COLOUR	GLAZING	SPECIAL NOTES										
	N ELEVATION / STAIRWELL	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	FIXED BOTTOM SASH (BY OWNER)											
	ALUMINIUM	INSECT SCREEN		TRANSLUCENT FILM BY BUILDER.											
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 190mm												
	W4	ADDH 1315	COLOUR	GLAZING	SPECIAL NOTES										
	N ELEVATION / STUDY	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	FIXED BOTTOM SASH (BY OWNER)											
	ALUMINIUM	INSECT SCREEN		TRANSLUCENT FILM BY BUILDER.											
	DOUBLE HUNG OPEN / OPEN / OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm												
	W5	ADDH 1315	COLOUR	GLAZING	SPECIAL NOTES										
	N ELEVATION / BEDROOM 3	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.											
	ALUMINIUM	INSECT SCREEN													
	DOUBLE HUNG OPEN / OPEN / OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm												
	W6	DELETED	COLOUR	GLAZING	SPECIAL NOTES										
		INSECT SCREEN													
	W7	ADH 1326	COLOUR	GLAZING	SPECIAL NOTES										
	W ELEVATION / BEDROOM 1	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.											
	ALUMINIUM	INSECT SCREEN													
	DOUBLE HUNG OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm												
	W8	ADH 1318 Special	COLOUR	GLAZING	SPECIAL NOTES										
	E ELEVATION / BEDROOM 4	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.											
	ALUMINIUM	INSECT SCREEN		THREE SASH CONFIGURATION.											
	DOUBLE HUNG OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm												
FOR: MR A & MRS K ROLAND		AT: 65 GLENAYR AVENUE, NORTH BONDI, NSW, 2026.				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7716/15		N		