
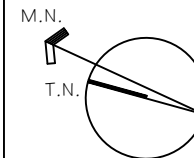


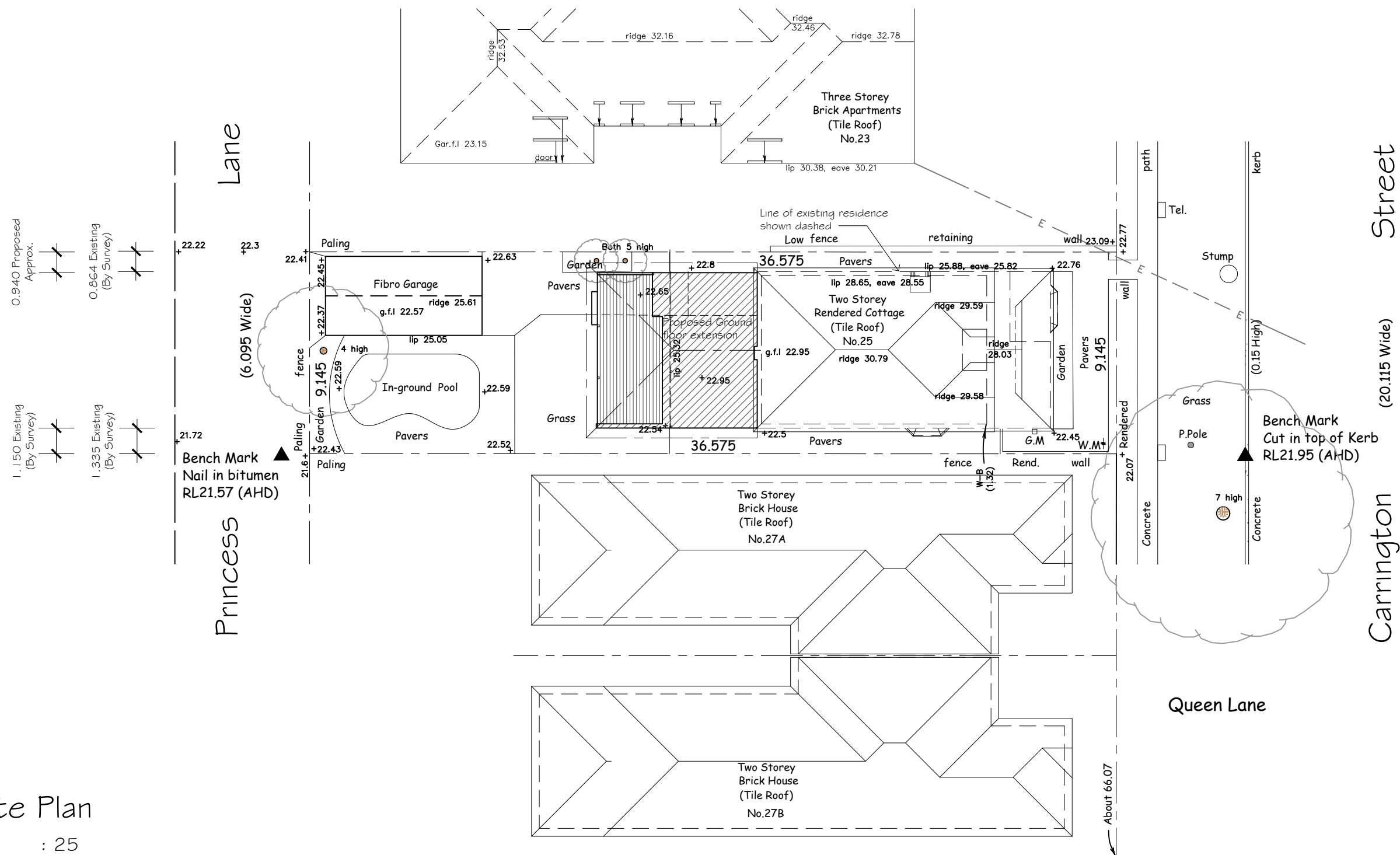
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SPECIFICATION SUMMARY		SPECIAL NOTES	
STRUCTURAL TIMBER - All to ASA 1684.2		<ul style="list-style-type: none">AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.CONNECT/INSTALL FIFTEEN (15) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER) AND ONE (1) SURFACE MOUNTED LIGHT FITTING (AS SUPPLIED BY THE OWNER).CONNECT/INSTALL ONE (1) WC SUITE, ONE (1) SPA BATH & ONE (1) LAUNDRY TUB & TAPS.INSTALLATION OF DOOR FURNITURE (AS SUPPLIED BY THE OWNER)	
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS	ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS		
FLOOR: CONCRETE SLAB TO ENGINEERS DETAILS	WIND LOAD W 28 N		
FINISHES			
BRICKWORK	N/A		
FLOORING	NEW FLOOR FINISH BY OWNER		
CLADDING	7.5mm HARDITEX BASE SHEET OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH		
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR		
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS		
ROOF COVERING	PROVIDE ALL NEW CONCRETE ROOF TILES TO PROPOSED GROUND FLOOR ADDITION		
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL		
INSULATION (FIBREGLASS)	R3.0 BATTS TO ADDITION CEILING AREA R2.0 BATTS TO EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO EXTERNAL WALL FRAMES		
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 HALF SPLAY ARCHITRAVE: Ex. 100x25 HALF SPLAY		
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"		
STAIRCASE	N/A		
FASCIA	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: BROWN		
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: BROWN DOWNPIPE COLOUR: BROWN		
HOT WATER UNIT	CONNECT TO EXISTING		
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	EXTERNAL: BY OWNER INTERNAL: BY OWNER 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.			
		WORKS BY OWNER	
		<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. AERIALPHONE AND/OR DATA CABLING.SUPPLY FIFTEEN (15) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT & ONE (1) SURFACE MOUNTED LIGHT FITTING.FLOOR FINISH TO PROPOSED G/FLOOR EXTENSION.SECTION 94 CONTRIBUTION.SUPPLY OF FLOOR & WALL TILES, WC SUITE, SPA BATH, LAUNDRY TUB, TAPS & FITTINGS.SUPPLY & INSTALLATION OF SHOWER SCREEN.SUPPLY & INSTALLATION OF MIRROR IF REQUIRED.LAUNDRY BENCH, CUPBOARDS & APPLIANCES INCLUDING INSTALLATION.SUPPLY TWO (2) CEILING SWEEP FANS & TWO (2) "PARAFLOOD" EAVE LIGHTSSUPPLY OF DOOR FURNITURE.	
H	FINAL CONSTRUCTION	NL	20-07-17
G	TO CONTRACTS	JE	06-06-17
F	PLAN CHECK	JG	12-05-17
E	BASIX ADDED & TO COUNCIL	NE	14-04-17
D	CONSULTANT CHECK PLAN	SC	20-01-17
C	POV 19050	SM	17-01-17
B	TO CLIENT	TP	16-12-16
A	TECHNICAL	JGI.	25-11-16
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: SCOTT MCDOUGALL			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR C & MRS A BURT			
AT 25 CARRINGTON STREET NORTH STRATHFIELD NSW 2137			
COUNCIL: CANADA BAY			
		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: 7815/16	H

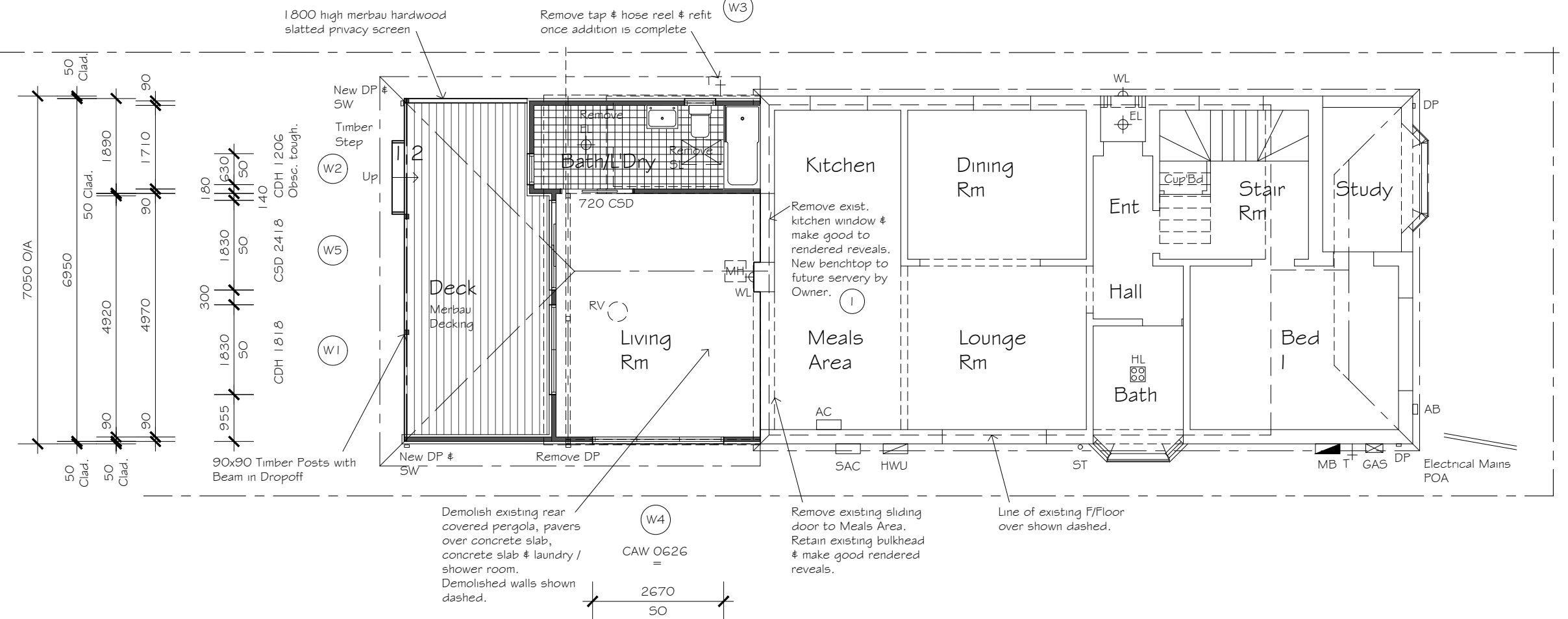


Site Plan

No. : 25
Lot. : 18
Section : 3
DP : 1835
AREA : 328.8m² (By Title)
: 334.5m² (By Calc)



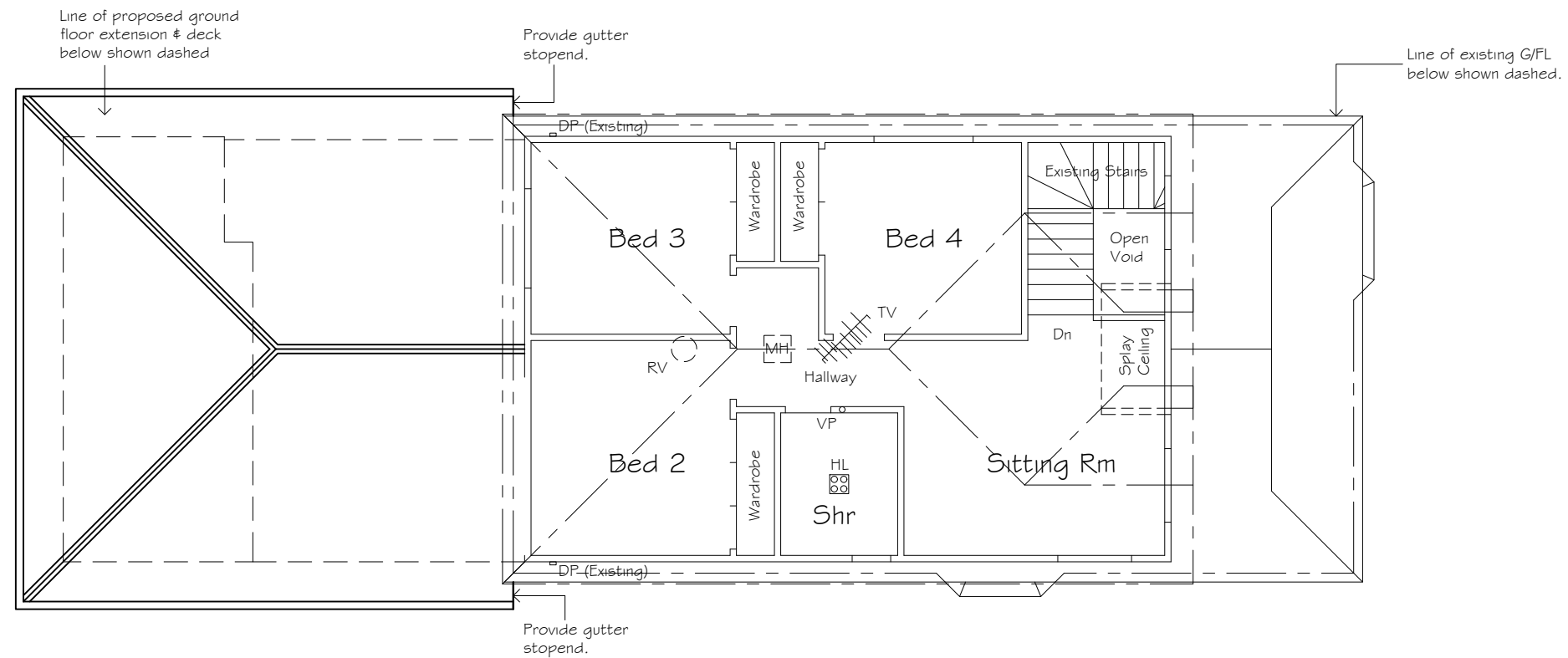
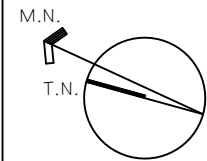
SAC		Air Conditioning Compressor
AC		Air Conditioning Unit Wall Mounted
AB		Alarm Box
DP		Downpipe & Spreader
EL		Eave Light
HL		Heater/Light
HWU		Hot Water Unit Wall Mounted
MB		Meter Box - Electrical
GAS		Meter - Gas
		Smoke Detector
ST		Stack
T		Tap - Garden
WL		Wall Light
		Manhole
		Existing Skylight to be removed
RV		New Roof Ventilator



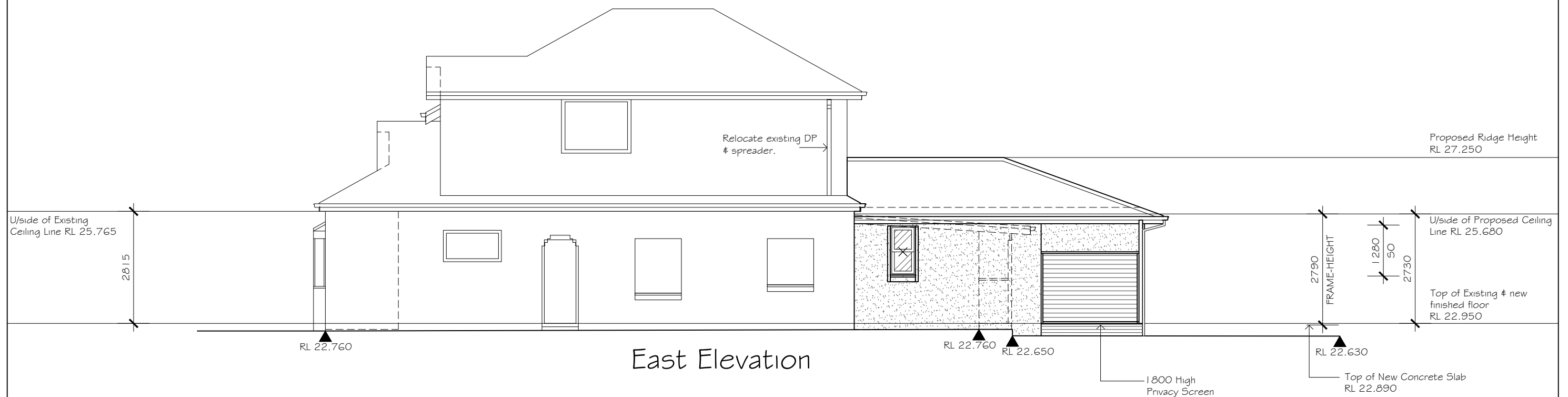
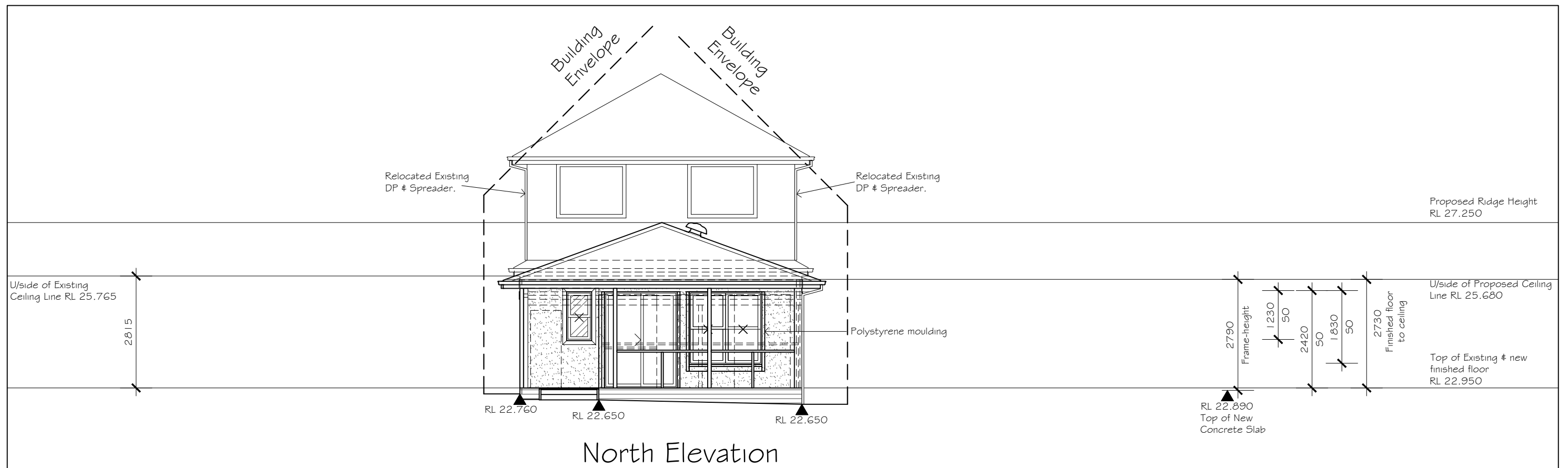
Proposed Ground Floor Plan

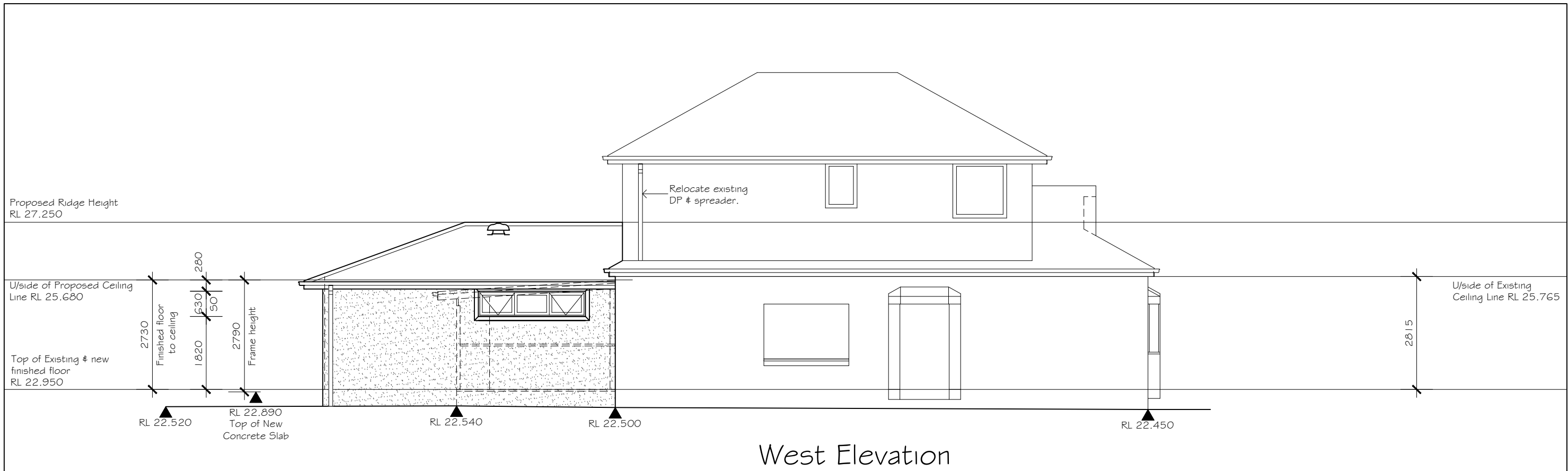
Legend

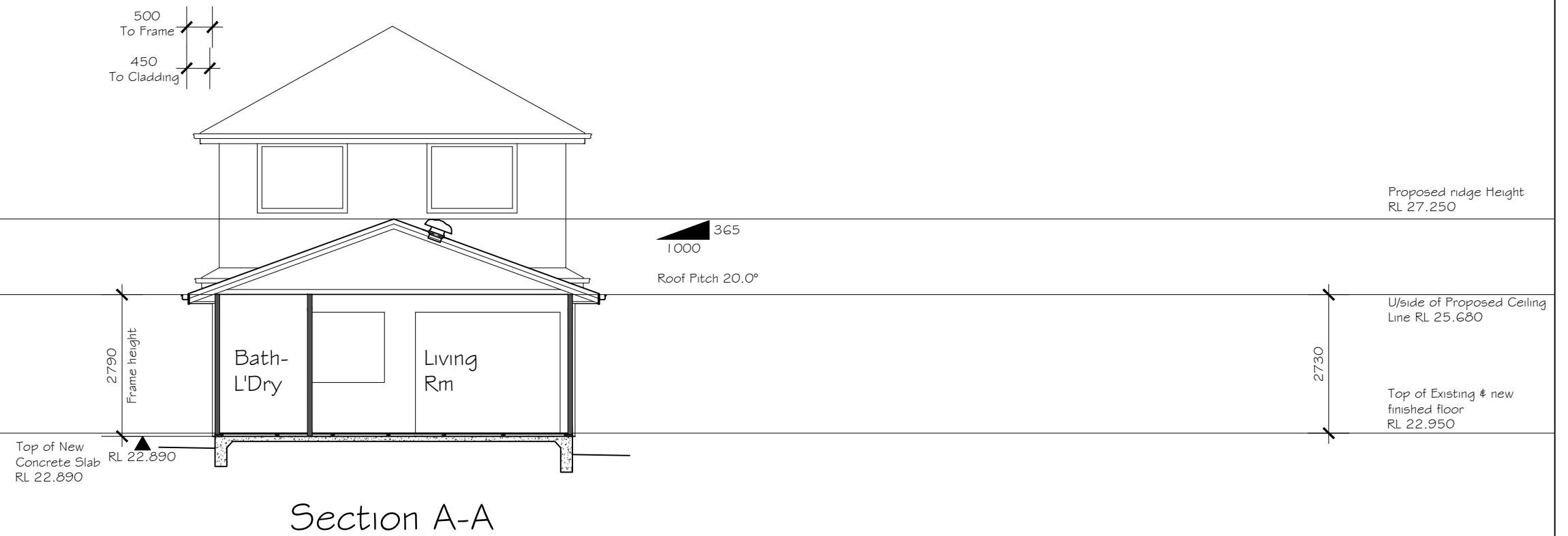
- DP □ Downpipe & Spreader
- MH □ Manhole
- RV ○ Roof Ventilator - Existing
- Existing Smoke Detector
- T.V. // TV Antenna - Owner to relocate as required
- VP ○ Sewer Vent Pipe
- HL □ Heater/Light



Existing First Floor Plan







Detail
Scale 1:20

WINDOW SCHEDULE (BASIX A278424)				CLIENT:				TIMBER WINDOWS: TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH. STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.	
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:				TERRAIN: 3 WIND LOAD: W 28 N	
		W1	CDH 1818	HARDWARE COLOUR	GLAZING				
		N ELEVATION / LIVING ROOM	BLACK	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES				
		WESTERN RED CEDAR	INSECT SCREEN						
		DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL					
		W2	CDH 1206	HARDWARE COLOUR	GLAZING				
		N ELEVATION / L'DY / BATH	BLACK	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.				
		WESTERN RED CEDAR	INSECT SCREEN						
		DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL					
		W3	CDH 1206	HARDWARE COLOUR	GLAZING				
		E ELEVATION / L'DY / BATH	BLACK	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.				
		WESTERN RED CEDAR	INSECT SCREEN						
		DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL					
		W4	CAW 0626	HARDWARE COLOUR	GLAZING				
		W ELEVATION / LIVING ROOM	BLACK	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)					
		WESTERN RED CEDAR	INSECT SCREEN						
		AWNING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL					
		W5	CSD 2418	HARDWARE COLOUR	GLAZING				
		N ELEVATION / LIVING ROOM	BLACK	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)					
		WESTERN RED CEDAR	INSECT SCREEN						
		SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH	REVEAL					