
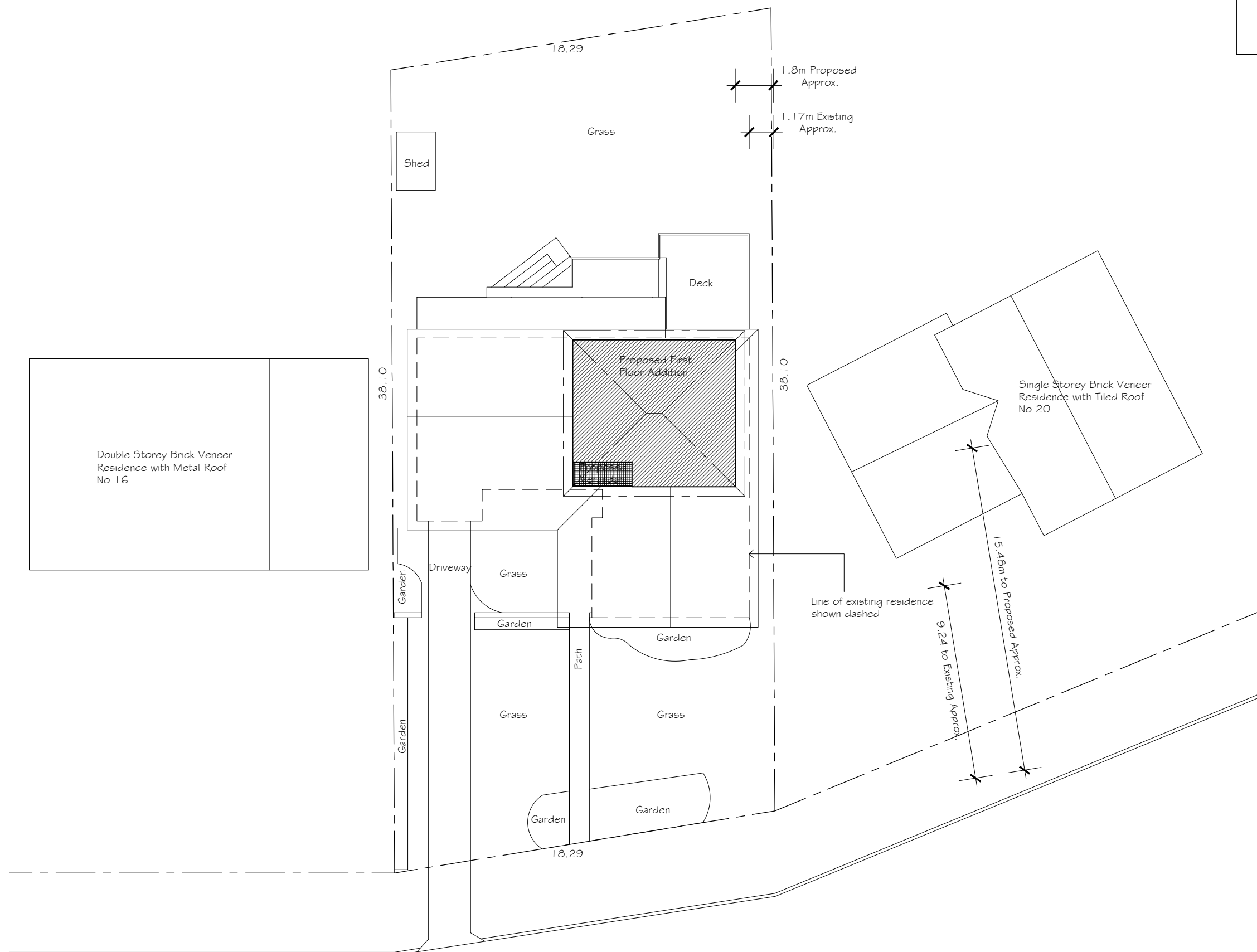
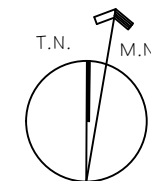


[illegible]

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	N/A
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	230mm HARDPLANK "SMOOTH" CLADDING FIXED TO 20MM BATTENS OVER POLASTIC INSULATION BLANKET
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3 )	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: STAINLESS STEEL
ROOF COVERING	PROVIDE ALL NEW CONCRETE ROOF TILES TO PROPOSED FIRST FLOOR ADDITION
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL
INSULATION (FIBREGLOSS)	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
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 50x25 BULLNOSE ARCHITRAVE: Ex. 50x25 BULLNOSE
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "COLONIAL"
STAIRCASE MDF TREADS & PINE RISERS	TYPE: CLOSED TIMBER  WIDTH: 900mm  RISE: 17 @ 181mm  GOING: 240mm (260mm TREAD)
FASCIA	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: DUNE
GUTTERS & DOWNPIPES (INC: METAL LEAF GUARDS TO GUTTERS)	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: MANOR RED DOWNPIPE COLOUR: SURFMIST
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 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.	

<p><b>SPECIAL NOTES</b></p> <ul style="list-style-type: none"> <li>• PROVIDE THREE (3) SMOKE DETECTORS AS SHOWN</li> <li>• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</li> <li>• PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.</li> <li>• CONNECT/INSTALL SIX (6) DOWNLIGHT FITTINGS &amp; ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).</li> <li>• PROVIDE A VENTIS HOME VENTILATION SYSTEM.</li> <li>• METAL LEAF GUARDS TO ALL NEW GUTTERS TO FIRST FLOOR ADDITION.</li> <li>• RE-USE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.</li> </ul>			
<p><b>WORKS BY OWNER</b></p> <ul style="list-style-type: none"> <li>• REMOVAL &amp; INSTALLATION OF T.V ANTENNA IF REQUIRED &amp; CONNECTION TO NEW AND EXISTING TV POINTS.</li> <li>• CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL</li> <li>• PHONE AND/OR DATA CABLING IF REQUIRED.</li> <li>• ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF A DUCTED AIR CONDITIONING SYSTEM.</li> <li>• ALL WORK ASSOCIATED WITH THE FIT OUT OF PROPOSED BAR.</li> <li>• SUPPLY SIX (6) DOWNLIGHT FITTINGS &amp; ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.</li> <li>• SUPPLY OF STAINLESS STEEL MESHED INSECT SCREEN FOR NEW SLIDING DOOR.</li> <li>• MAKE GOOD HALL CEILING IN AREA OF SKY TUBE REMOVAL.</li> </ul>			
G	FINAL CONSTRUCTION	N.L.	25-02-16
F	TO CONTRACTS	S.C.	16-02-16
E	LEVELS ADDED FOR COUNCIL	S.M.	19-01-16
D	BASIX ADDED & TO COUNCIL	N.E.	16-12-15
C	DRAFTING AMENDMENTS	S.C.	03-12-15
B	TO CLIENT	S.C.	16-11-15
A	TECHNICAL	S.C.	29-10-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: MARK ALLEN			
<p><b>PROPOSED ADDITIONS &amp; ALTERATIONS</b></p> <p>FOR MS J SNEESBY</p> <p>AT 18 CALVER AVENUE, MOUNT RIVERVIEW, NSW 2774</p> <p>COUNCIL: BLUE MOUNTAINS</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: 7705/15	
		G	



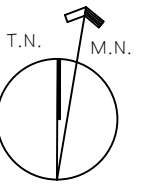
## Site Plan

No. : 18  
Lot. : 69  
DP : 223966  
AREA : 701.9m<sup>2</sup> (By Title)

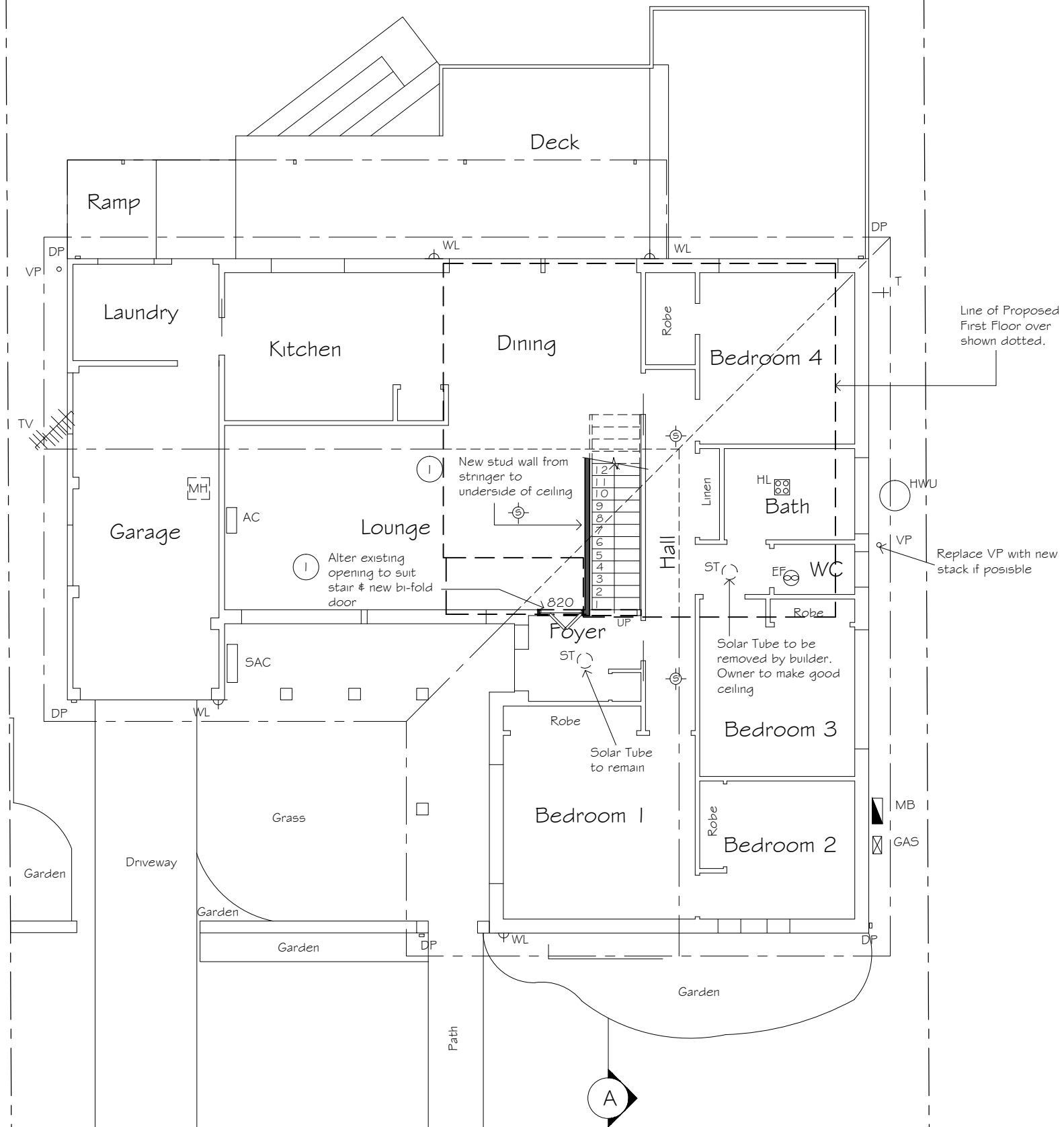
CALVER AVENUE

# Legend

SAC	Air Conditioning Compressor
AC	Air Conditioning Unit Wall Mounted
DP	Downpipe
EF	Exhaust Fan
HL	Heater/Light
HWU	Hot Water Unit
MH	Manhole
MB	Meter Box - Electrical
GAS	Meter - Gas
⊙	Smoke Detector
ST	Solar Tube
T	Tap - Garden
T.V.	TV Antenna - Owner to relocate if required
VP	Sewer Vent Pipe
WL	Wall Light

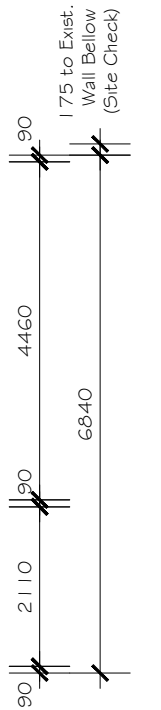
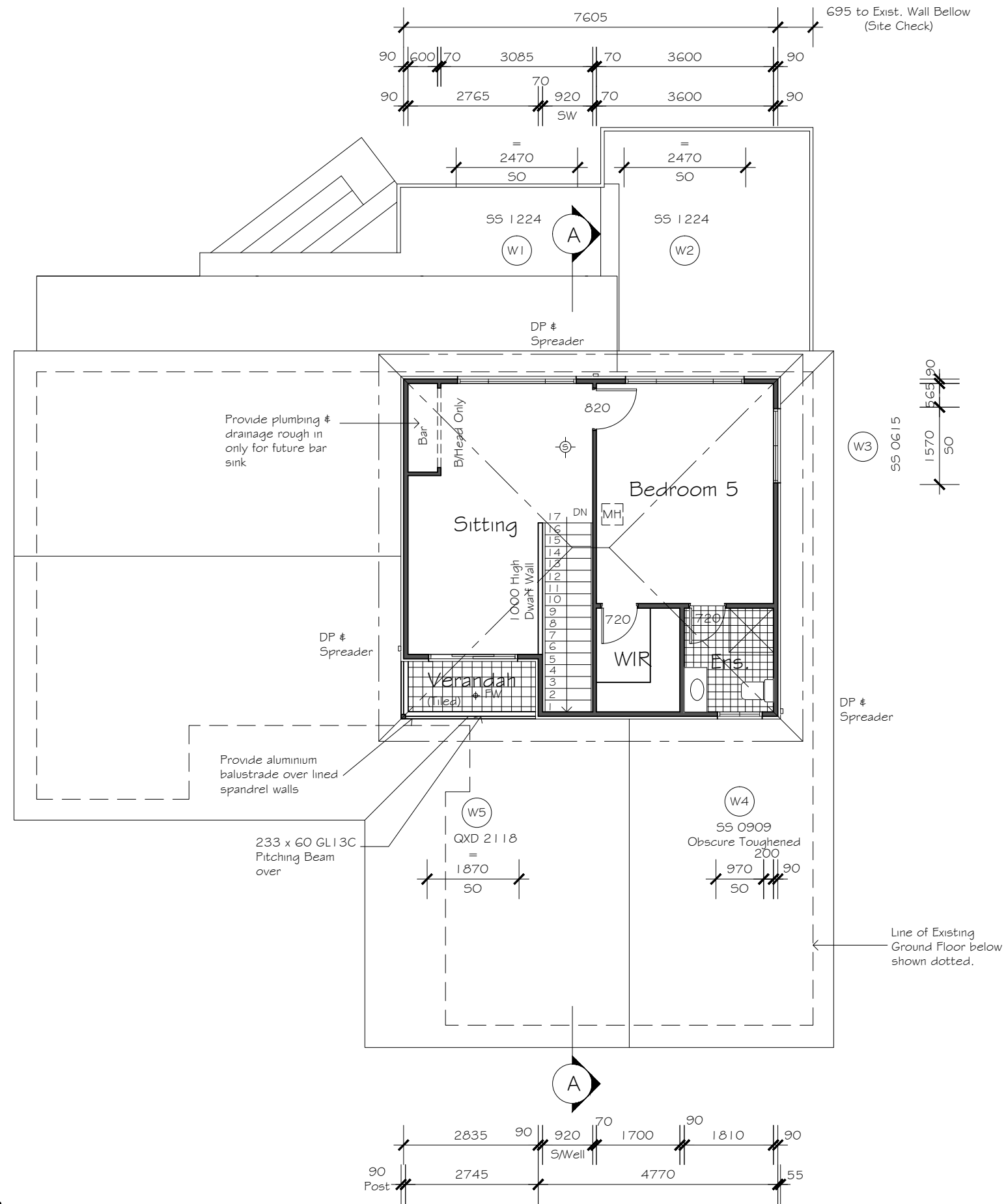
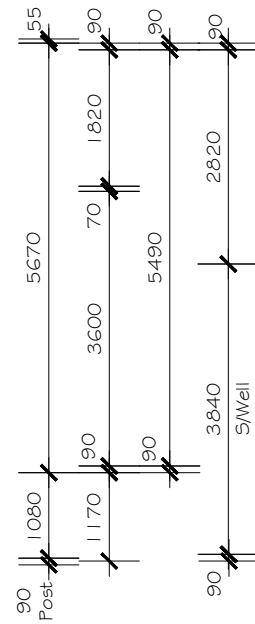
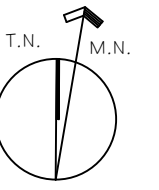


## Ground Floor Plan

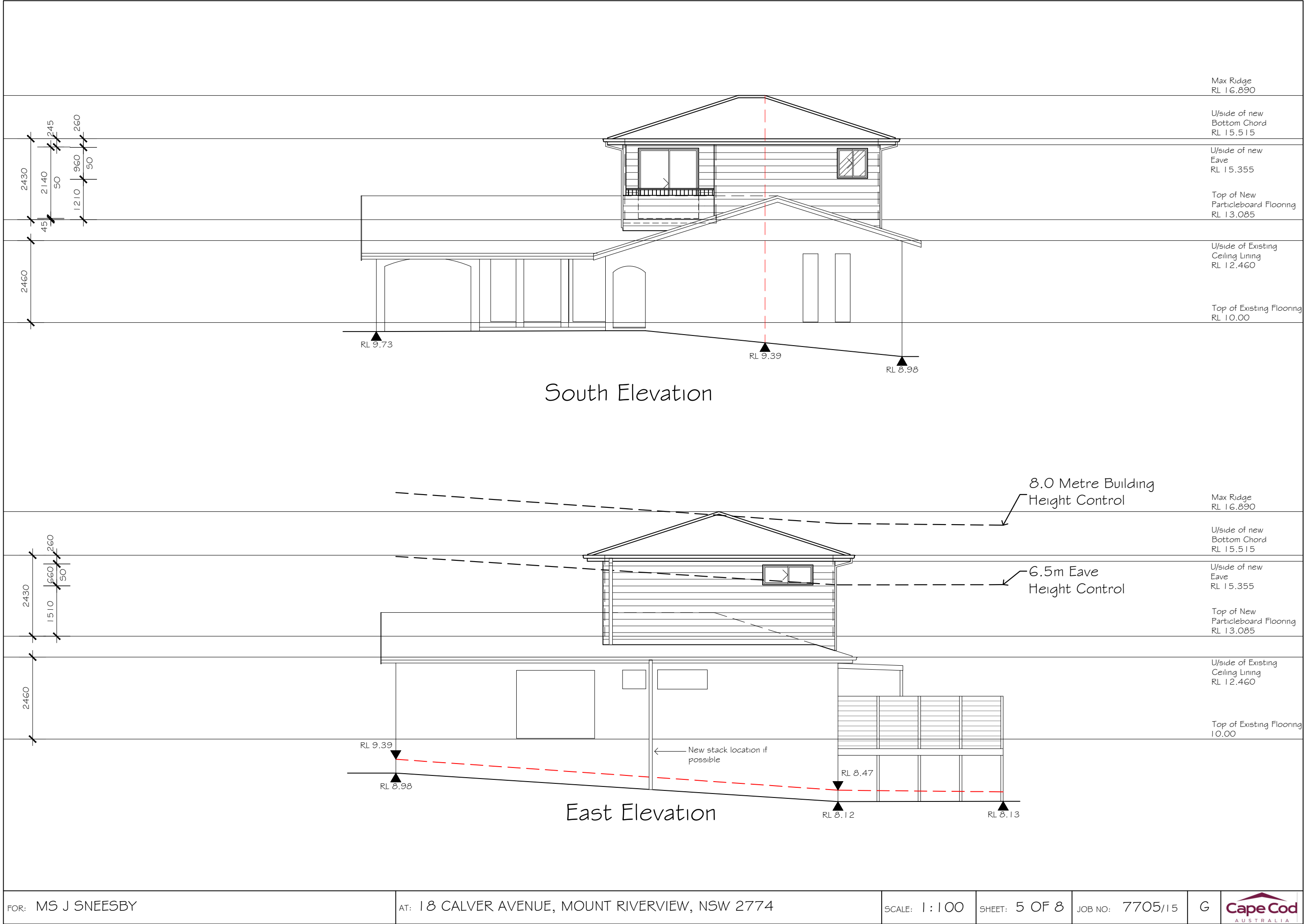


# Legend

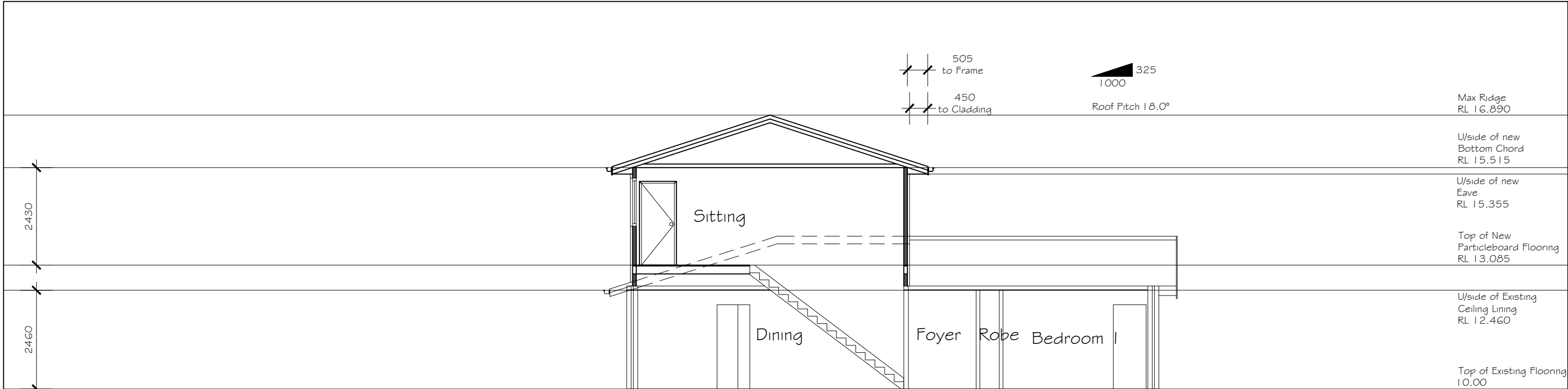
- DP □ Downpipe
- [MH] Manhole
- ⊙ Smoke Detector



## Proposed First Floor Addition







Section A-A

WINDOW SCHEDULE (BASIX A238018)				CLIENT: .....		ALUMINIUM TREND WINDOWS:				
<div>STANDARD NOTES:</div> <ul style="list-style-type: none"><li>WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE</li><li>ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS</li><li>WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5</li></ul>				CLIENT: .....		STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.				
				CLIENT: .....		DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.				
				BUILDER: .....DATE: .....					TERRAIN: 3 WIND LOAD: W 28 N	
	W1 SS 1224	COLOUR ANODIC OFF WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	SPECIAL NOTES						
	N ELEVATION / SITTING	INSECT SCREEN	REVEAL 140mm							
	ALUMINIUM	ALUMINIUM S/LESS STEEL MESH ANODIC OFF WHITE								
	SLIDING OPEN / FIXED / OPEN									
		W2 SS 1224								COLOUR ANODIC OFF WHITE
N ELEVATION / BEDROOM 5		INSECT SCREEN	REVEAL 140mm							
ALUMINIUM		ALUMINIUM S/LESS STEEL MESH ANODIC OFF WHITE								
SLIDING OPEN / FIXED / OPEN										
		W3 SS 0615		COLOUR ANODIC OFF WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.				
	E ELEVATION / BEDROOM 5	INSECT SCREEN	REVEAL 140mm							
	ALUMINIUM	ALUMINIUM S/LESS STEEL MESH ANODIC OFF WHITE								
	SLIDING OPEN / FIXED									
		W4 SS 0909		COLOUR ANODIC OFF WHITE	GLAZING OBSCURED TOUGHENED, (OR U-VALUE: 7.63, SHGC: 0.75)					
S ELEVATION / SHOWER		INSECT SCREEN	REVEAL 140mm							
ALUMINIUM		ALUMINIUM S/LESS STEEL MESH ANODIC OFF WHITE								
SLIDING OPEN / FIXED										
		W5 QXD 2118		COLOUR ANODIC OFF WHITE	GLAZING SINGLE PYROLYTIC LOW- E, (U-VALUE: 4.48, SHGC: 0.46)	SPECIAL NOTES				
	S ELEVATION / VERENDAH	INSECT SCREEN	REVEAL 140mm							
	ALUMINIUM	BY OWNER								
	SLIDING OPEN / FIXED									

FOR: MS J SNEESBY

AT: 18 CALVER AVENUE, MOUNT RIVERVIEW, NSW 2774

SCALE: 1 : NTS

SHEET: 8 OF 8

JOB NO: 7705/15

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