
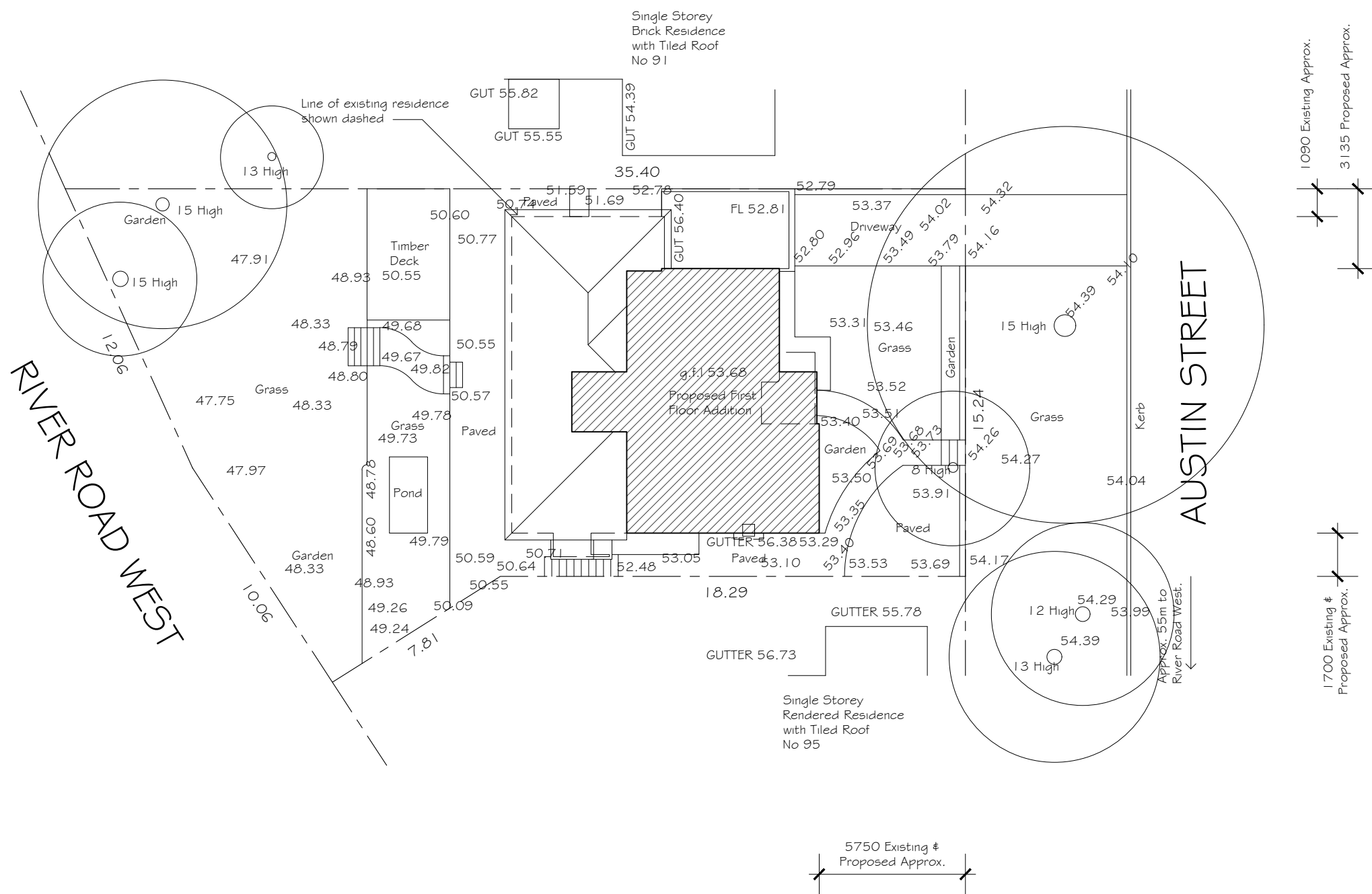
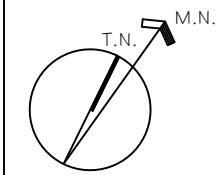


[illegible]

FINAL CONSTRUCTION.

SPECIFICATION SUMMARY		SPECIAL NOTES					
STRUCTURAL TIMBER - All to ASA 1684.2		<ul style="list-style-type: none">• PROVIDE THREE (3) 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 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.• REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.• CONNECT/INSTALL FIFTEEN (15) DOWNLIGHT FITTINGS & TWO (2) FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER).• REPLACE EXISTING ROOF TILES WITH NEW CONCRETE SHINGLE ROOF TILES.• CLEAN & PAINT ALL OF THE EXTERNAL BRICKWORK TO THE EXISTING HOME ALONG WITH THE BRICK FRONT & NORTH SIDE FENCE.• REMOVE EXISTING DISUSED HWU 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: REFER TO STRUCTURAL LAYOUTS						WIND LOAD W 33 N	
FINISHES							
BRICKWORK						SELECT COMMONS FOR PAINT FINISH TO SILL HEIGHT OF FIRST FLOOR ADDITION AS SHOWN ON PLANS	
FLOORING		19MM STRUCTURAL PARTICLEBOARD					
CLADDING		200mm WEATHERTEX PRIMELOK "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 SHINGLE ROOF TILES TO PROPOSED FIRST FLOOR ADDITION AND REMAINING EXISTING PITCHED ROOF AREAS					
ROOF SARKING		FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL					
INSULATION		R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.5 SOUNDSCREEN BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES R3.0 SOUND SCREEN BATTS BETWEEN GROUND FLOOR AND NEW FIRST FLOOR ADDITION R2.5 SOUND SCREEN BATTS TO WALL BETWEEN FIRST FLOOR BATHROOM & BED 2.					
INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 SQUARE DRESSED ARCHITRAVE: Ex. 100x25 SQUARE DRESSED					
INTERNAL DOORS		PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"					
STAIRCASE MAPLE TREADS & RISERS		TYPE: CLOSED TIMBER WIDTH: 950mm RISE: 19 @ 183mm GOING: 240mm (260mm TREAD)					
FASCIA BOARDS		MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: ACE - IRON GREY					
GUTTERS & DOWNPIPES		TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: ACE - IRON GREY DOWNPIPE COLOUR: ACE - IRON GREY					
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 GROUND FLOOR EXTERNAL BRICKWORK: 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.							

























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 REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM.• SUPPLY FIFTEEN (15) DOWNLIGHT FITTINGS & TWO (2) FAN/LIGHT/HEATER UNITS.• INSTALLATION OF LAMINATED FLOORING TO THE FIRST FLOOR.• MAKING GOOD TO EXISTING FLOOR FINISHES OTHER THAN SPECIFIED.• REMOVAL + INSTALLATION OF TV SATELLITE DISH IF REQUIRED INCLUDING CONNECTIONS			
H	AMMENDED FINAL CONSTRUCTION	B.J.P.	24-07-17
G	TO FINAL CONSTRUCTION	S.M.	20-07-17
F	TO CONTRACTS	J.C.	03-07-17
E	CHECK PLAN	J.E.	13-06-17
D	BASIX ADDED & TO COUNCIL	M.P.	26-04-17
C	POV 19245 & CONSULTANT CHECK PLAN	S.M.	15-03-17
B	TO CLIENT	S.C.	13-02-17
A	TECHNICAL	C.W.	05-02-17
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: TERRY SMITH			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR T IP & MS E LEUNG			
AT 93 AUSTIN STREET LANE COVE NSW 2066			
COUNCIL: LANE COVE			
		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: 7830/16	
		H	

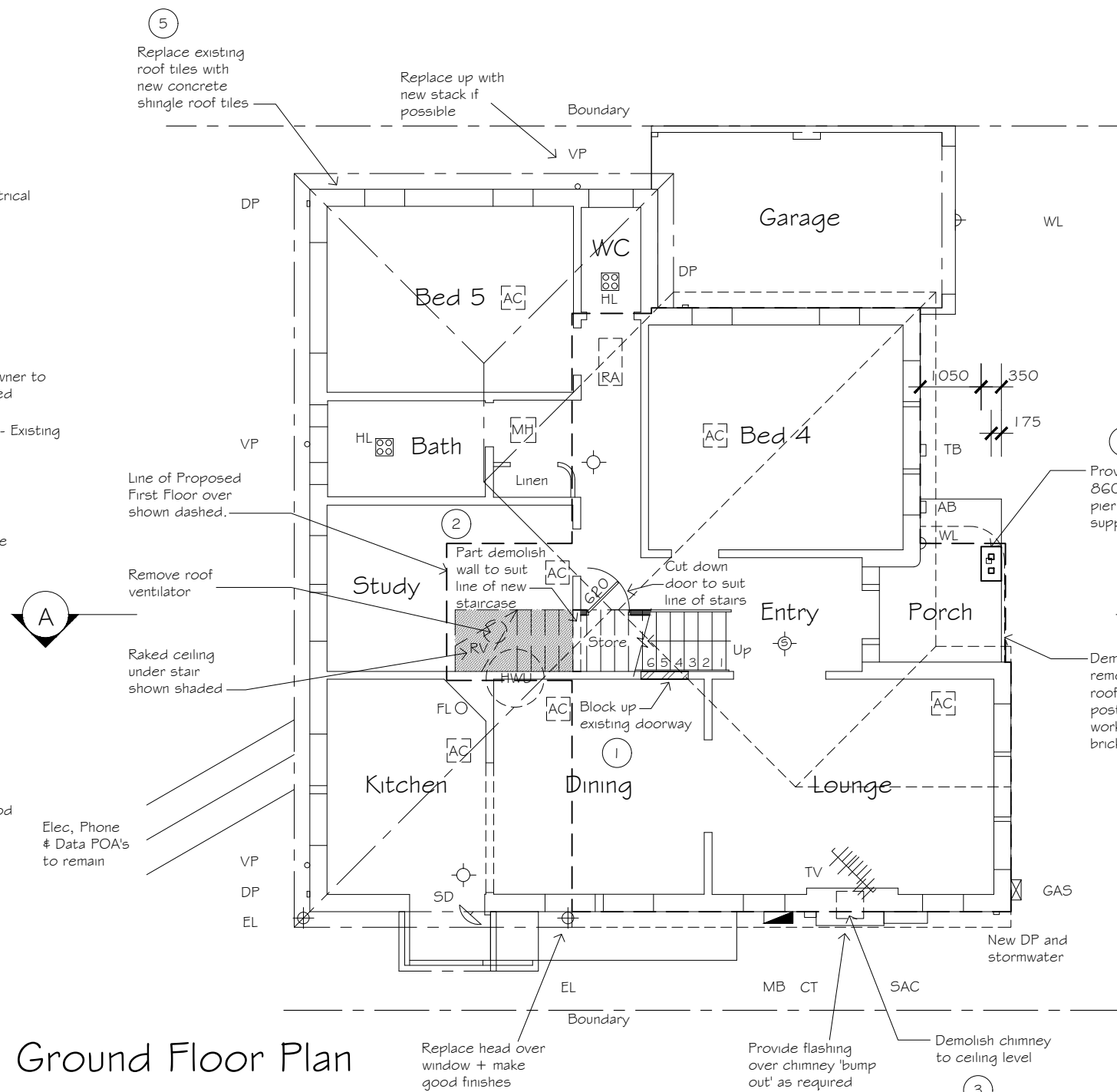


Site Plan

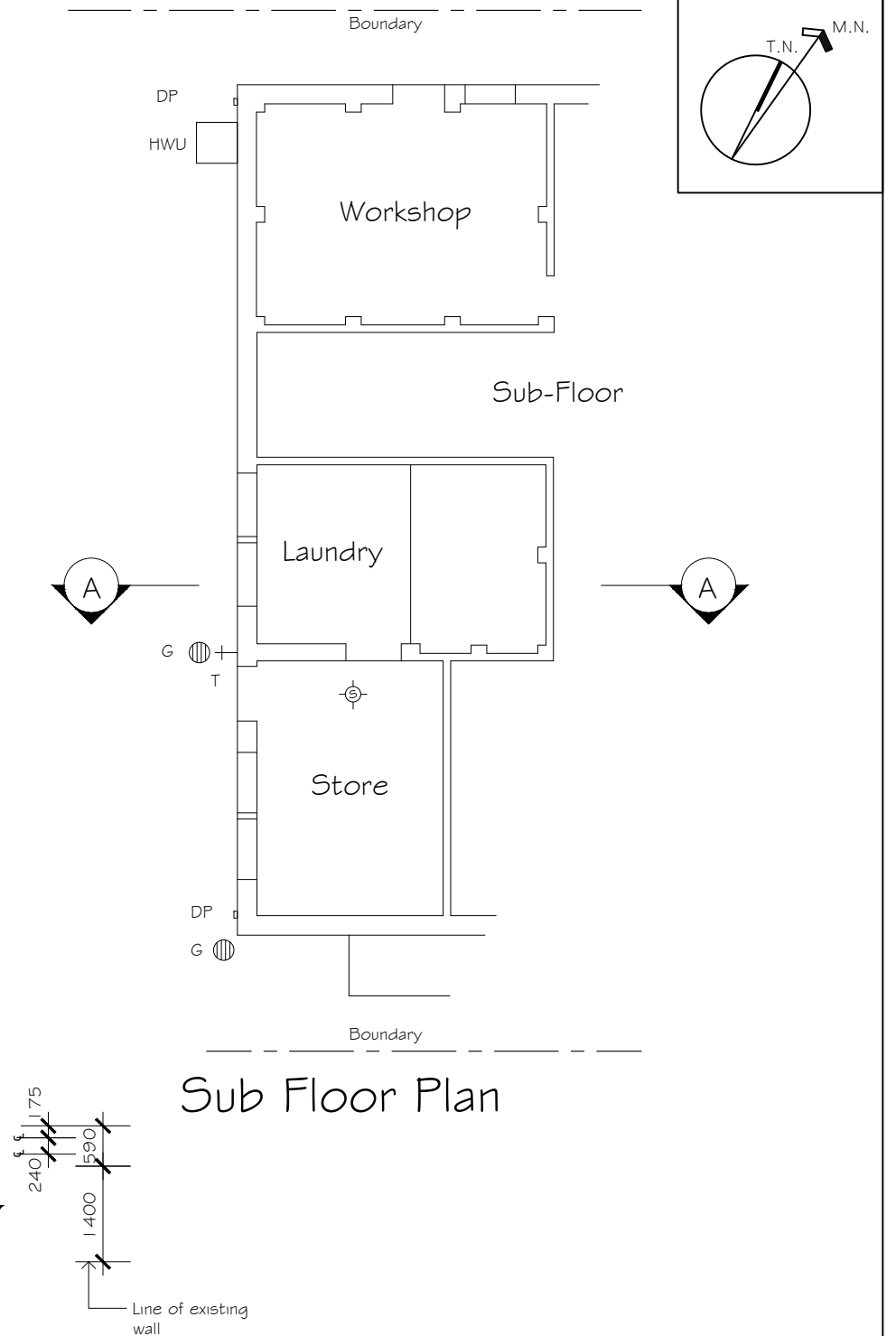
No. : 93
Lot. : A
DP : 345873
AREA : 499.5m² (By Title)
504.1 m² (By Survey)

Legend

- SAC  Air Conditioning Compressor
- AB  Alarm Box
- CT  Cable TV Box
- DP  Downpipe
- EL  Eave Light
- G  Gully
- HL  Heater/Light/Fan Unit
- HWU  Hot Water Unit
-  Remove disused Hot Water Unit from roof space
- MH  Manhole
- MB  Meter Box - Electrical
- GAS  Meter - Gas
- RA  Return Air Grill
- RV  Roof Ventilator
- SD  Satellite Dish- Owner to relocate if required
-  Smoke Detector - Existing
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- VP  Sewer Vent Pipe
- WL  Wall Light
- AC  Air Conditioning Outlets
- TB  Telstra Box
-  Smoke Detector
- FLO  Kitchen Rangehood flue

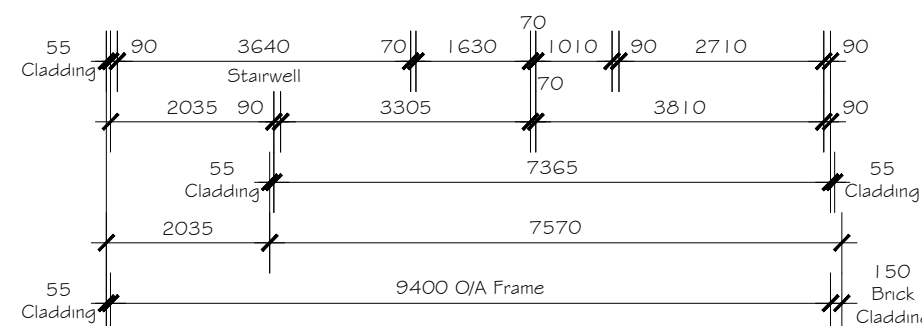
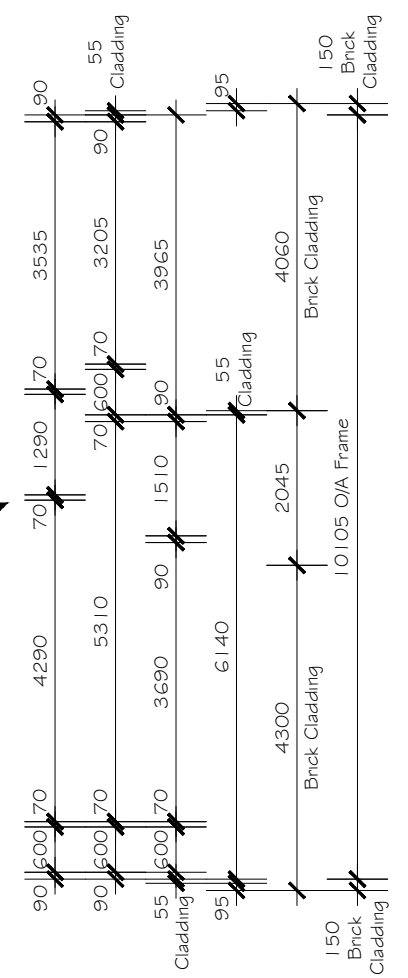
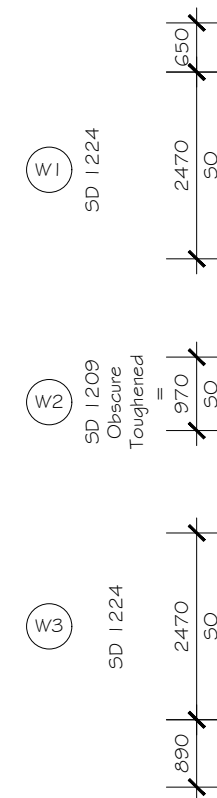
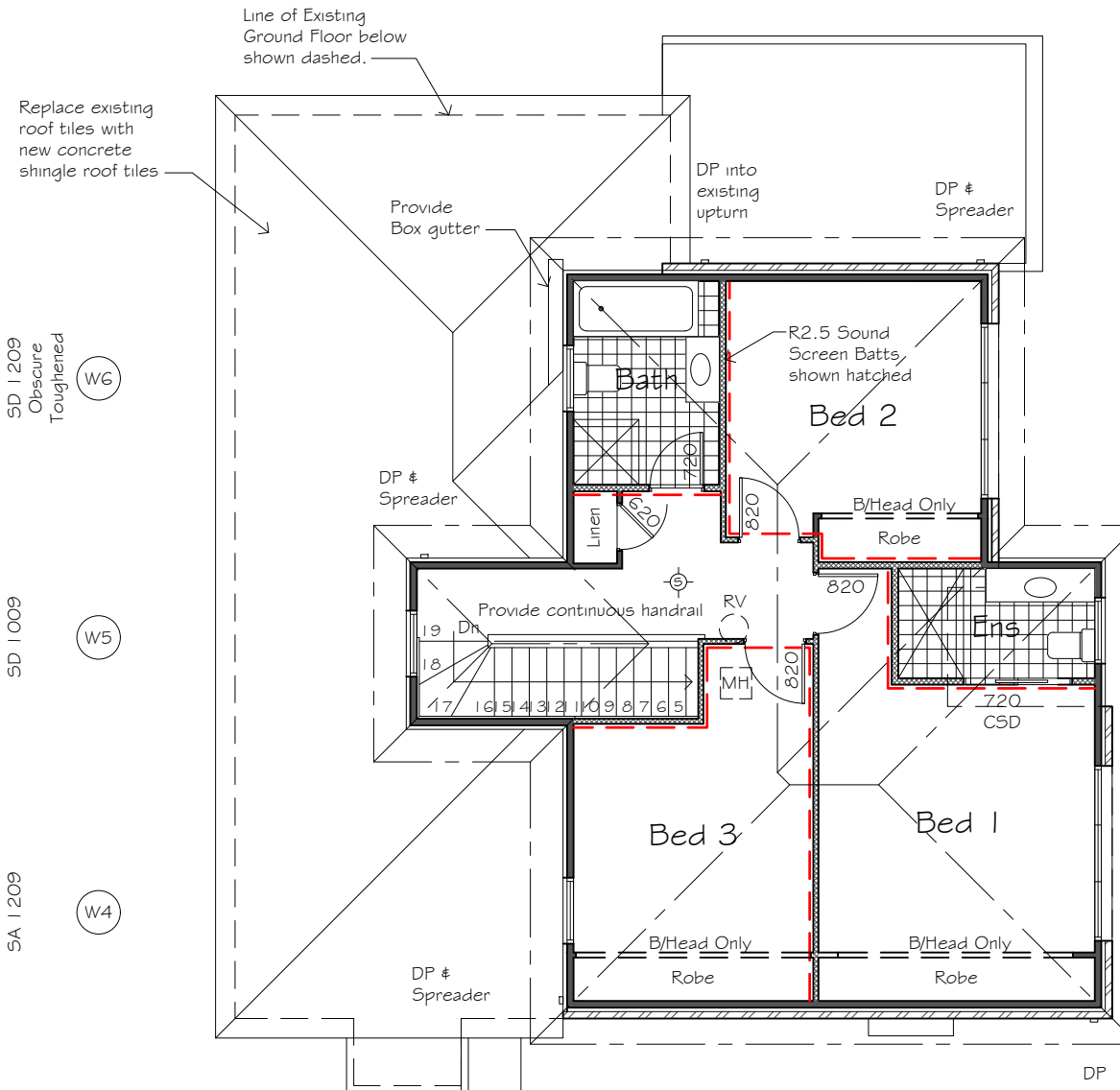
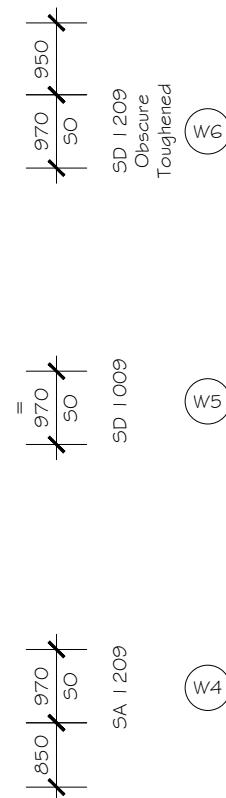
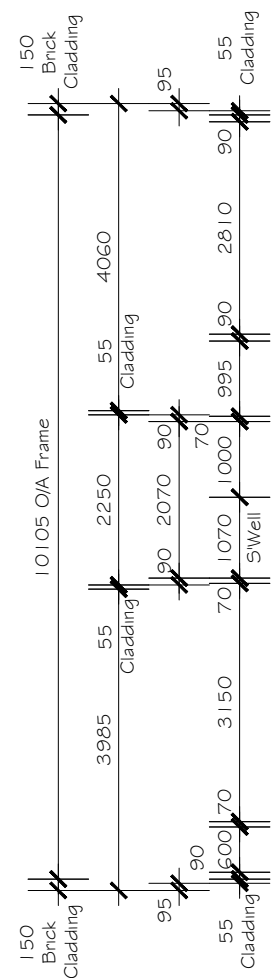
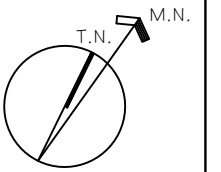


Ground Floor Plan



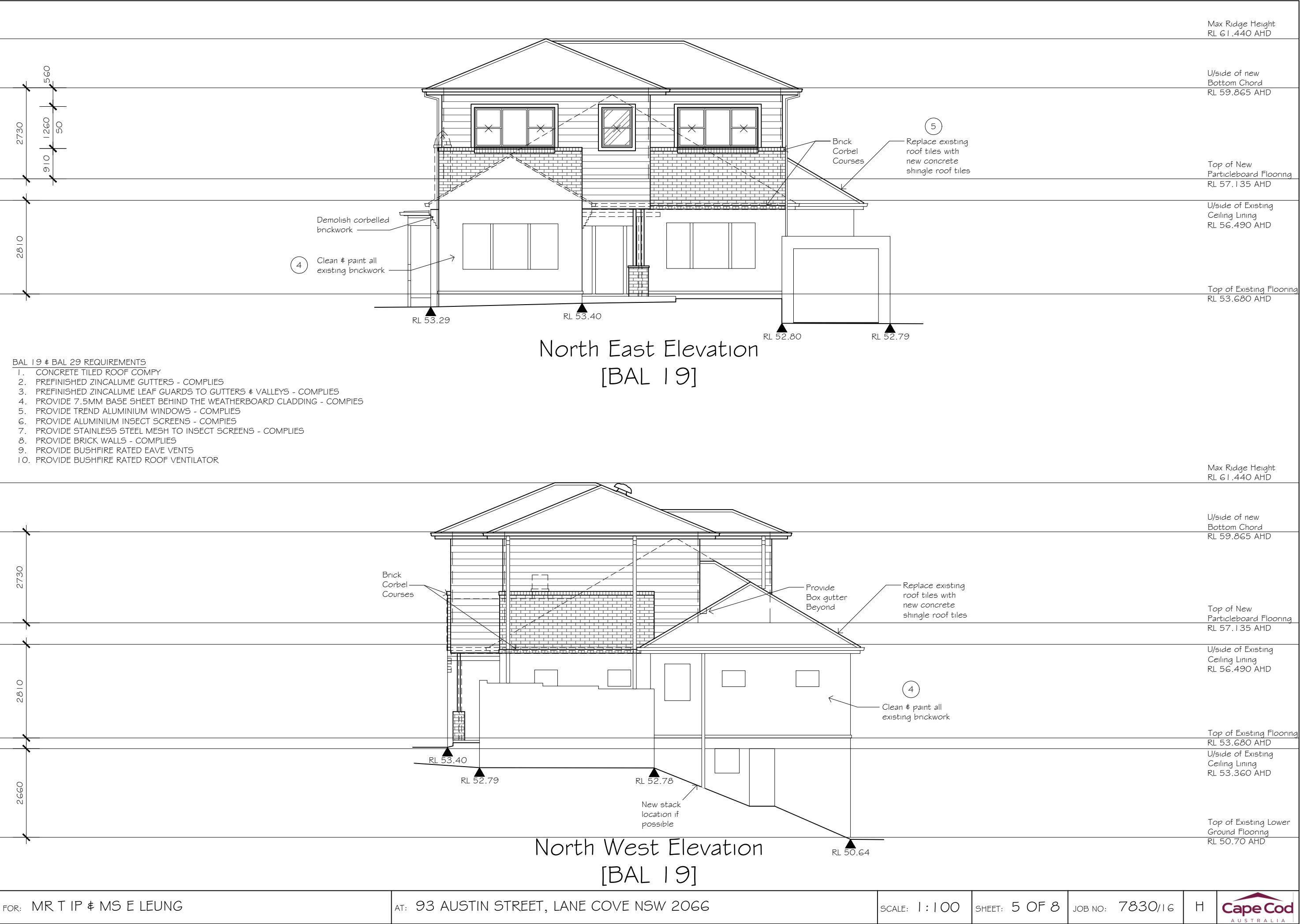
Sub Floor Plan

DP	Downpipe
MH	Manhole
RV	Powered Roof Ventilator
⊕	Smoke Detector



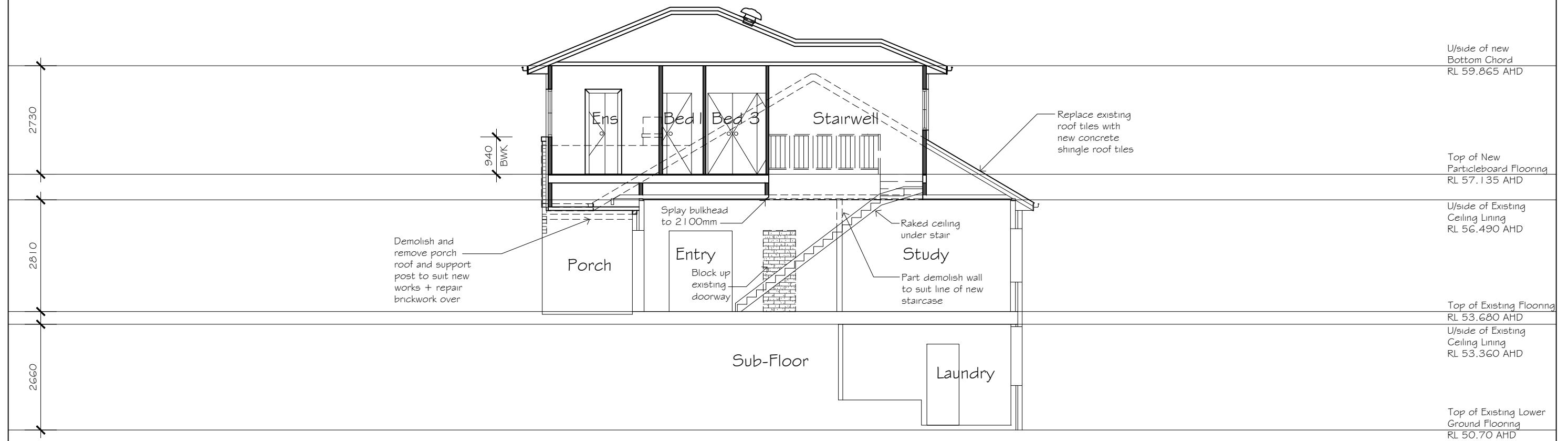
Provide R2.5 Sound Screen Batts to walls shown

Proposed First Floor Addition

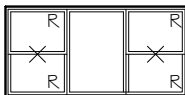

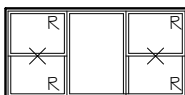





505
To Frame
450
To Cladding

4:5
1000
Roof Pitch 22.5°



Section A-A

WINDOW SCHEDULE (BASIX A) 27903 I				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 ALUMINUM 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, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.			TERRAIN: 3 WIND LOAD: W 33 N				
	W1	SD I 224	COLOUR	GLAZING	SPECIAL NOTES								
	NE ELEVATION / BED 2	SURFMIST	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.									
	ALUMINIUM	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.									
	DOUBLE HUNG OPEN / FIXED / OPEN	ALUMINIUM S/LESS STEEL MESH SURFMIST	REVEAL 140mm										
	W2	SD I 209	COLOUR	GLAZING	SPECIAL NOTES								
	NE ELEVATION / ENSUITE	SURFMIST	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.									
	ALUMINIUM	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.									
	DOUBLE HUNG OPEN	ALUMINIUM S/LESS STEEL MESH SURFMIST	REVEAL 140mm										
	W3	SD I 224	COLOUR	GLAZING	SPECIAL NOTES								
	NE ELEVATION / BED 1	SURFMIST	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.									
	ALUMINIUM	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.									
	DOUBLE HUNG OPEN / FIXED / OPEN	ALUMINIUM S/LESS STEEL MESH SURFMIST	REVEAL 140mm										
	W4	SA I 209	COLOUR	GLAZING	SPECIAL NOTES								
	SW ELEVATION / BED 3	SURFMIST	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.									
	ALUMINIUM	INSECT SCREEN		DOUBLE GLAZED									
	AWNING OPEN	ALUMINIUM S/LESS STEEL MESH SURFMIST	REVEAL 140mm										
	W5	SD I 009	COLOUR	GLAZING	SPECIAL NOTES								
	SW ELEVATION / STAIRWELL	SURFMIST	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)										
	ALUMINIUM	INSECT SCREEN											
	DOUBLE HUNG OPEN	ALUMINIUM S/LESS STEEL MESH SURFMIST	REVEAL 140mm										
	W6	SD I 209	COLOUR	GLAZING	SPECIAL NOTES								
	SW ELEVATION / BATH	SURFMIST	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.									
	ALUMINIUM	INSECT SCREEN											
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL 140mm										
FOR: MR T IP & MS E LEUNG				AT: 93 AUSTIN STREET, LANE COVE NSW 2066				SCALE: 1 : NTS		SHEET: 8 OF 8	JOB NO: 7830/I 6	H	