CERTIFICATE NO. A211291 C						
	JRES AND SYSTEMS					
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS					
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED					
INSUL	LATION REQUIREMENTS					
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL					
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)					
EXTERNAL WALL: BRICK VENEER	RI.I6 (OR RI.70 INCLUDING CONSTRUCTION)					
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 85mm)	NIL					
GLAZII	ING REQUIREMENTS					
WINDOWS						
WI, W2, W3, W4, W5, W6, (U-VALUE: 3.99, SHGC: 0.4)						
SKYLIGHTS						
SI \$ 52	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)					
SHAD	DING DEVICES					
WINDOWS						
WI, W2, W3, W4, W5, W6, W7 \$ W8	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM					
w9	NONE					
SKYLIGHTS						
SI \$ 52	NONE					
EXTERNAL PAI	INT SCHEDULE					

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Fascia Board	Haymes		Calm
Barge Board	Haymes		Calm
Wall Cladding	Haymes		White
Soffit Lining	Haymes		Calm
Shading Device Frame	Haymes		Calm
Deck/ Balcony Balustrade	Haymes		White
Privacy Screen	Haymes		Calm

## 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

COMMON BRICKWORK TO NORTHERN ELEVATION

TERRA COTTA ROOF TILES TO MATCH EXISTING AS

CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

RI.5 BATTS TO FIRST FLOOR EXTERNAL BRICK VENEER

R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST

FLOOR EXTERNAL CLADDED WALL FRAMES

FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N

## FINISHES BRICKWORK

INSECT SCREENS:

WINDOW SASHES

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

INTERNAL FIXINGS

CONDITIONS

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

TO ALL NEW OPERABLE

FLOORING

I 9MM STRUCTURAL PARTICLEBOARD

CLADDING

SOMM INSULCIAD OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EASTERN & WESTERN ELEVATION EXTERNAL WALLS

WINDOWS - STEGBAR KEYED LOCKS
(TERRAIN: 3)

FRAME: PREFINISHED ALUMINIUM

MESH: FIBREGLASS

WALL FRAMES ONLY

DAR: FINGER JOINTED PINE

SKIRTING: Ex. 150x25

SHOWN.

WORKS BY OWNER

SPECIAL NOTES

PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-

FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER)

FRAME BETWEEN THE PROPOSED ENSUITE & BEDROOM 2

WITH THE BUILDING CODE OF AUSTRALIA (BCA).

AS3700 AS SITE IS WITHIN I KM OF OCEAN.

ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

AS PER THE BCA - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.

PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH

PROVIDE PLASTER CORNICES TO THE PROPOSED FIRST FLOOR ADDITION.

CONNECT/INSTALL TWENTY TWO (22) DOWNLIGHT FITTINGS \$ TWO (2) 4-IN-

PROVIDE R2.5 SOUNDSCREEN INSULATION BATTS TO THE INTERNAL WALL

- 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.
- SUPPLY TWENTY TWO (22) DOWNLIGHT FITTINGS \$ TWO (2) 4-IN-I FAN/I IGHT/HFATER LINITS
- FIT OUT OF PROPOSED BUILT IN ROBES INCLUDING DOORS, REVEALS AND ARCHITRAVES, DOOR JAMBS, DOOR FURNITURE, SHELVING # HANGING RAIL.
- ALL WORKS ASSOCIATED WITH THE WIDENING OF THE DRIVEWAY CROSSING 

  \$ INTERNAL HARDSTAND.
- SUPPLY & INSTALLATION OF SHELVES TO RECESS UNDER STAIRS.

ARCHITRAVE: Ex. 100x25 INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE CORINTHIAN TYPE: CLOSED TIMBER STAIRCASE MDF TREADS \$ PINE WIDTH: 900mm RISFRS CUPBOARD UNDER RISE: 19 @ 184mm TREADS | TO | 5 GOING: 240mm (260mm TREAD) FASCIA # MATERIAL: DAR TIMBER BARGE BOARDS GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: GULLY DOWNPIPE COLOUR: SURFMIST HOT WATER UNIT CONNECT TO EXISTING FIRST FLOOR EXTERNAL: BY CAPE COD PAINTING - REFER TO SPECIFICATION FOR FIRST FLOOR INTERNAL: BY CAPE COD THE EXTENT OF WORK

PAINTING TO ALTERATION AND RENOVATION WORK

FINAL CONSTRUCTION 13-05-15 R.S. TO CONTRACT S.C. 05-05-1 21-04-15 CONSTRUCTION CERTIFICATE S.C. D CONSULTANT CHECK PLAN \$ TO COUNCIL S.M. 3-02-15 С POV 15920 \$ 15984 J.M. 04-12-14 В TO CLIENT 04-11-14 C.G. Α TECHNICAL 25-10-14 MJB ISSUE No. DRAWN DATE

DESIGN CONSULTANT: COLIN TAYLOR

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR R & MRS R BOLAND

AT 20 EVERETT STREET, MAROUBRA NSW 2035

COUNCIL: RANDWICK CITY

Cape Cod

A.B.N. 54 000 605 407

SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

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ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE

TO BE BY THE OWNER

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

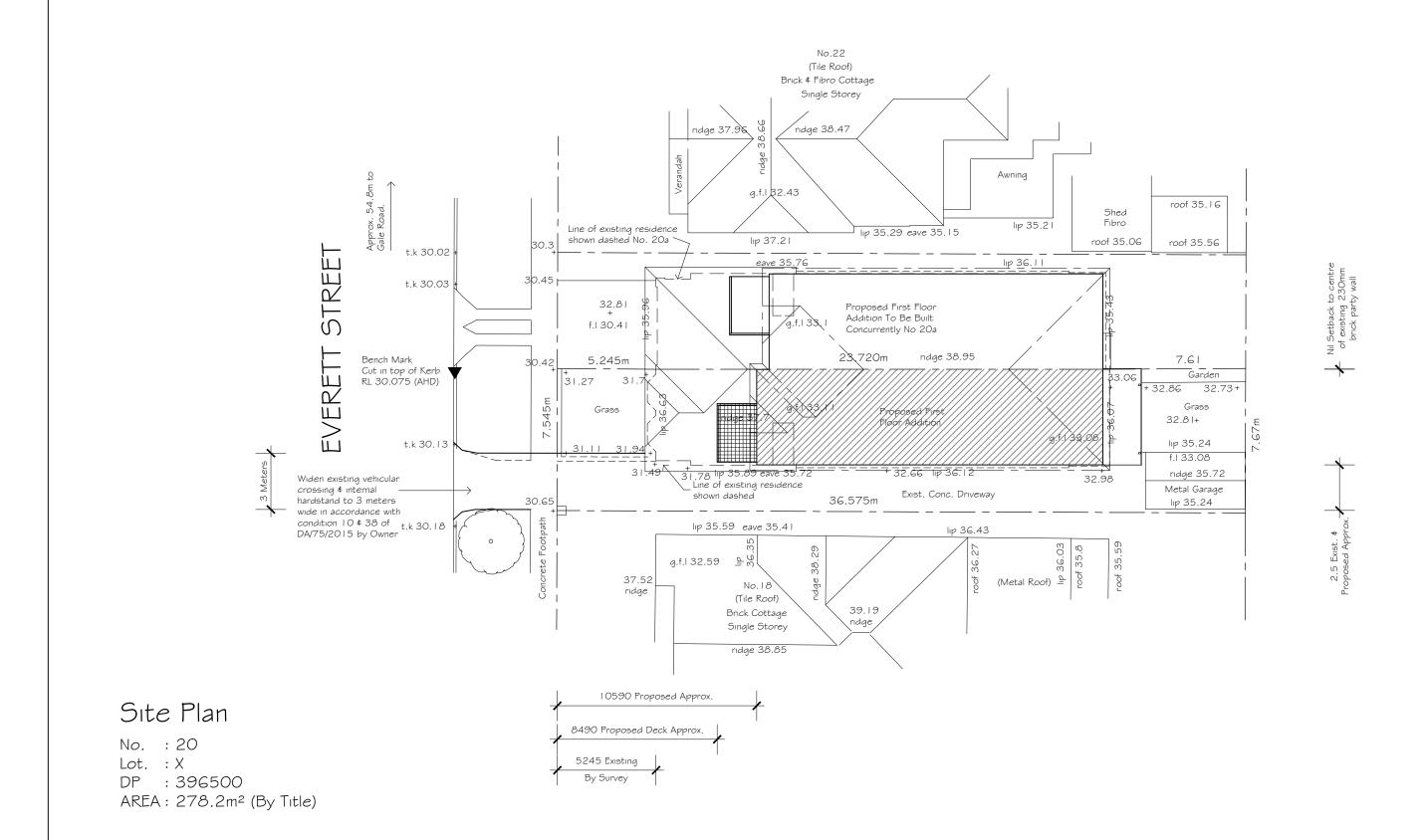
NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

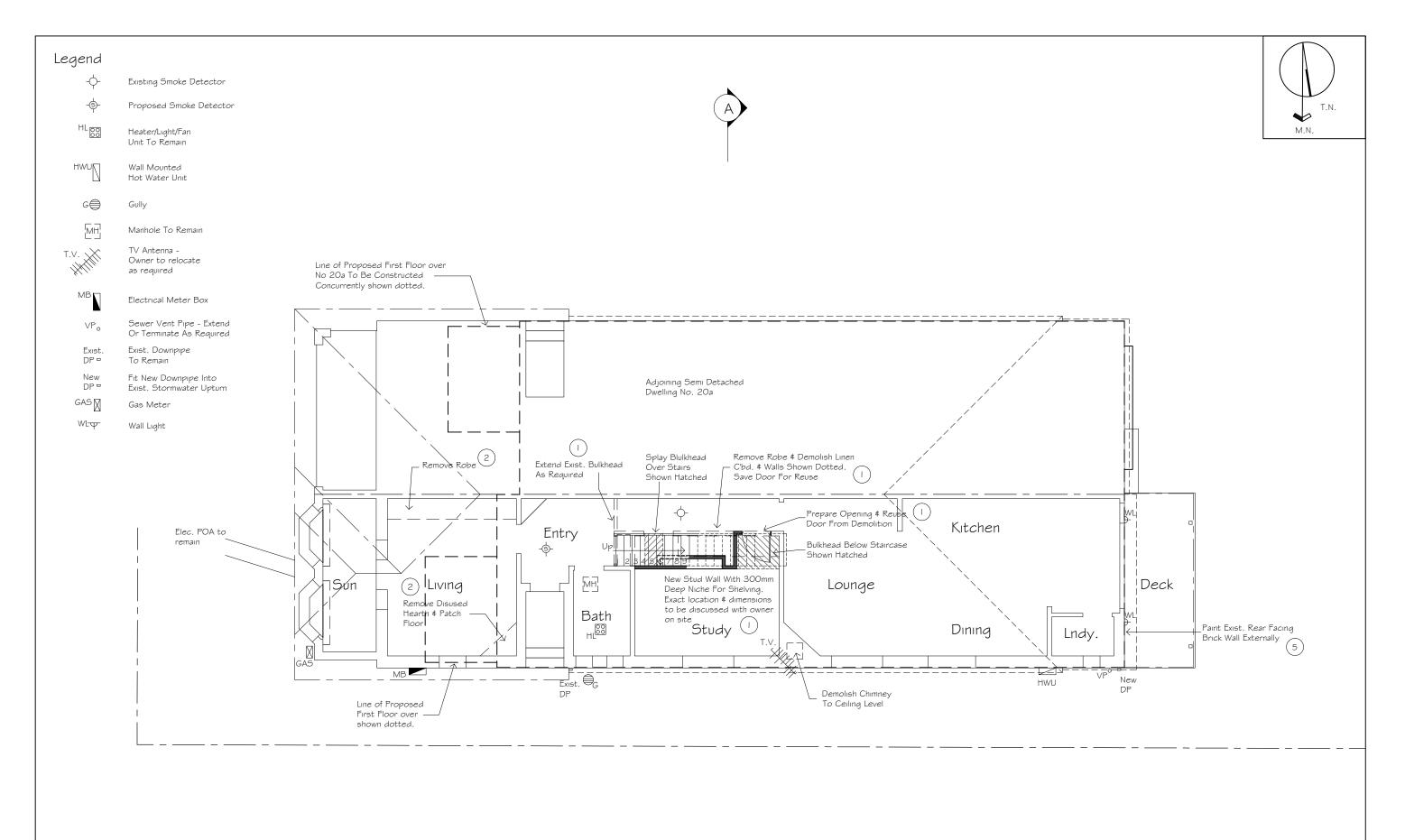
SHEET: 1 OF 8

JOB NO: 7603/14

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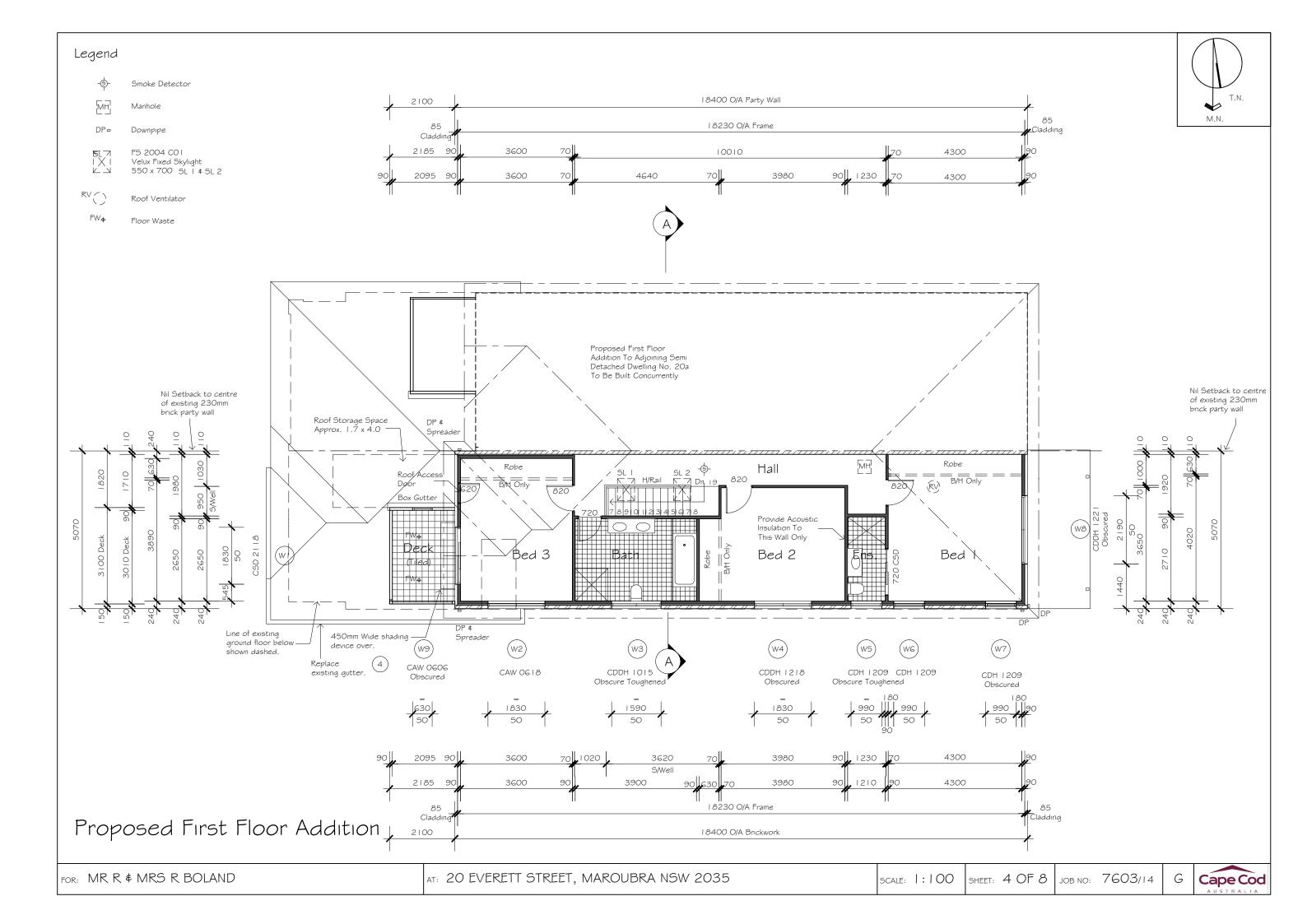


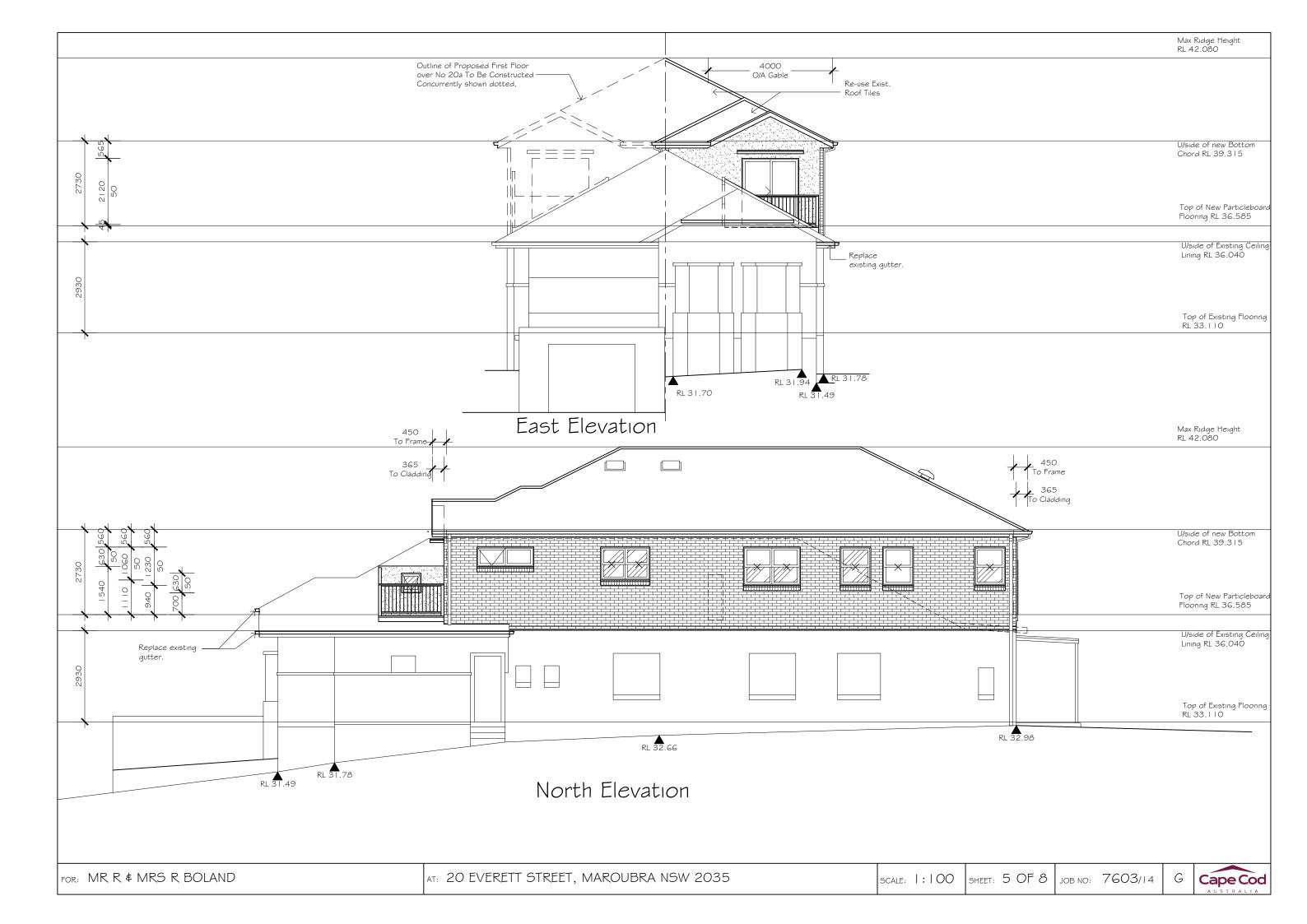


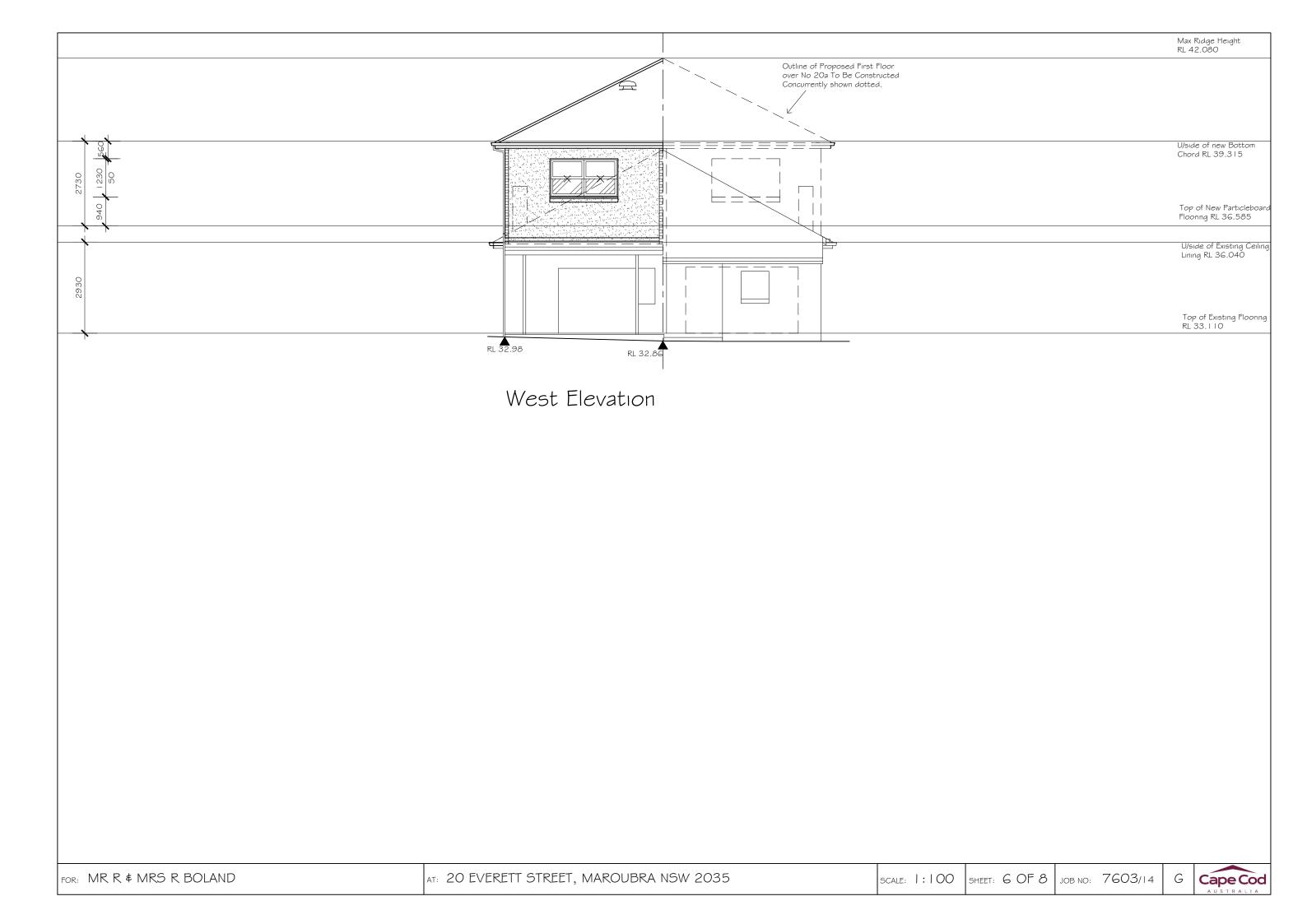


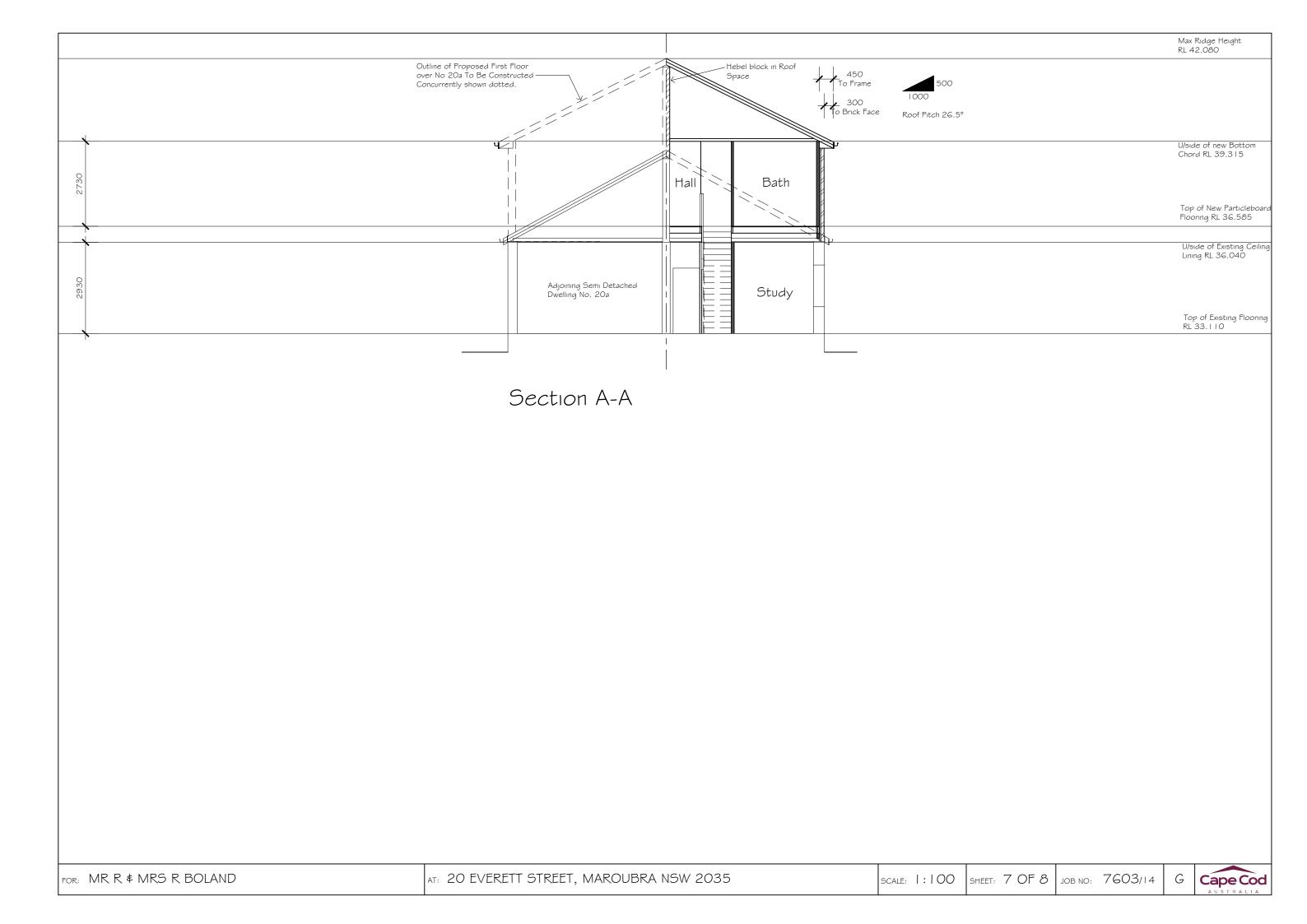












WINDOW SCHEDULE (BASIX A2     29   02)					ALUMINIUM (STEGBAR) WINE	DOWS:		TIMBER WINDOWS:				
STANDARD NOTES:						STANDARD ALUMINIUM COLOURS: WHITE BIRCH, PRIMROSE, APO GREY, PEARL WHITE, STONE BEIGE, CUSTOM BLACK, WOODLAND GREY (SLATE GREY), SURFMIST			TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.			
<ul> <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</li> </ul>			BUILDER: DATE:		(BOND OFF WHITE), DEEP OCEAN (MOUNTAIN BLUE)  CUSTOM COLOURS AVAILABLE: HAMMERSLEY BROWN, NOTRE DAME, POTTERY.			STANDARD HARDWARE COLOURS: SATIN CHROME, CHROME. GOLD, MAHOGANY BRONZE & WHITE.				
B.C.A 3.9.2.5									TERRAIN: 3	WIND LOAD: W 28 N		
	(WI) CSD 2118	HARDWARE COLOUR	GLAZING		SPECIAL NOTES							
F	(WI) CSD 2118	WHITE	SINGLE PYRC	DLYTIC								
	E ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.9	99.								
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)	,								
	SLIDING DOOR	FIBREGLASS MESH			1			<b>-</b>				
	OPEN / FIXED	WHITE			1							
	(140)	HARDWARE COLOUR	GLAZING		SPECIAL NOTES							
	(W2) CAW 0618	WHITE	SINGLE PYRC	DLYTIC	RESTRICT OPENING TO 125mm TO COMPLY							
	N ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.9	99.	WITH NCC.							
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)	•								
	AWNING	FIBREGLASS MESH						7				
	OPEN / FIXED	WHITE										
	(W3) CDDH 1015	HARDWARE COLOUR	GLAZING		SPECIAL NOTES							
	(W3) CDDH 1015	WHITE	SINGLE PYRC	DLYTIC	TRANSLUCENT FILM BY BUILDER.							
	N ELEVATION / BATHROOM	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.9	99,								
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)									
	DOUBLE HUNG	FIBREGLASS MESH										
	OPEN / OPEN	WHITE										
(WA)	(W4) CDDH 1218	HARDWARE COLOUR			SPECIAL NOTES							
	CDDIT 1210	WHITE	SINGLE PYRC LOW-E, (OR	DLYTIC	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.							
	N ELEVATION / BEDROOM 2	INSECT SCREEN	U-VALUE: 3.9	99,	FIXED BOTTOM TRANSLUCENT SASH.							
F // /F	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)									
	DOUBLE HUNG	FIBREGLASS MESH WHITE										
	OPEN / OPEN	WITTL										
	(W5) CDH 1209	HARDWARE COLOUR WHITE	GLAZING SINGLE PYRC	21.00	SPECIAL NOTES	-						
		WITTL	LOW-E, (OR	JLYTIC	TRANSLUCENT FILM BY BUILDER.			_				
	N ELEVATION / ENSUITE	INSECT SCREEN	U-VALUE: 3.9 SHGC: 0.4)	99,								
/// Ŕ	WESTERN RED CEDAR	ALUMINIUM	JIIGC: 0.4)		1			_				
	DOUBLE HUNG OPEN	FIBREGLASS MESH WHITE			-			-		_		
	OT EIV	HARDWARE COLOUR	GLAZING		SPECIAL NOTES							
	(W6) CDH 1209	WHITE	SINGLE PYRC	DLYTIC	RESTRICT BOTTOM SASH OPENING TO 125mm	1						
	N ELEVATION / BEDROOM I		LOW-E, (OR U-VALUE: 3.9		TO COMPLY WITH NCC.							
<del>  X  </del>	WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.4)	55,								
R	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH						┥ ト				
	OPEN OPEN	WHITE										
		HARDWARE COLOUR	GLAZING		SPECIAL NOTES							
	(W7) CDH 1209	WHITE	SINGLE PYRC	DLYTIC	RESTRICT BOTTOM SASH OPENING TO 125mm							
	N ELEVATION / BEDROOM I	INCECT CODEEN	LOW-E, (OR U-VALUE: 3.9	99.	TO COMPLY WITH NCC. FIXED BOTTOM TRANSLUCENT SASH.							
	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	SHGC: 0.4)		TALE BOTTOW HANDLOOLINT SASH.							
	DOUBLE HUNG	FIBREGLASS MESH			1							
OPEN		WHITE			1							
	(W8) CDDH 1221	HARDWARE COLOUR			SPECIAL NOTES							
	WO) CDDITT221	WHITE	SINGLE PYRC LOW-E, (OR	DLYTIC	FIXED BOTTOM TRANSLUCENT SASH							
	W ELEVATION / BEDROOM I	INSECT SCREEN	U-VALUE: 3.9	99,								
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)									
	DOUBLE HUNG	FIBREGLASS MESH WHITE										
	OPEN / OPEN											
	(W9) CAW 0606	HARDWARE COLOUR WHITE	GLAZING SINGLE PYRC	NATIC	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.	-						
	N ELEVATION / OTOS: OF	-	LOW-E, (OR		TIMINOLUCLINI FILINI DI DUILULE.							
	N ELEVATION / STORAGE WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.9 SHGC: 0.4)	99,								
		ALUMINIUM FIBREGLASS MESH	51,00. 0.4)		-							
	AWNING OPEN	WHITE			-							
									ı			
for: MR R \$ MRS	R BOLAND			AT: 20	D EVERETT STREET, MAROUBRA	NSW 2035		SCALE: 1: NTS SH	IEET: 8 OF 8	JOB NO: 7603/14	G Cape Cod	