CERTIFICATE NO. A201829								
FIXTUI	RES AND SYSTEMS							
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTU TO BE FITTED WITH FLUORESCENT, COMPA 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	ATION REQUIREMENTS							
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL							
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)							
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)							
GLAZIN	NG REQUIREMENTS							
WINDOWS								
(W1 TO W5)	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)							
W6, W7, W8, W9, W10, W11, W12, W13, W14,	, STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)							
SHADI	NG DEVICES							
WINDOWS								
(WI, TO W4,)	NONE							
W5, W6, W7, W9, W10, W11, W12, W13, \$ W14,	, EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM							
	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM							

EXTERNAL PAINT SCHEDULE

eg. WATTYL

CODE

COLOUR

White

White

White

White

White

White

White

Silver Screen

Silver Screen

ITEM

BRAND

ITEM

Barge Board

Barge Soaker

ascia Board

offit Lining

Deck Post

Rendered Brick

tandrail Frame

Tandrail Post

Wall Claddina

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: 140x45mm MIN. FLOOR JOISTS

WIND LOAD W 33 N

FINISHES

BRICKWORK	COMMON BRICKWORK FOR RENDER AND PAINT FINISH
FLOORING	EX. I 50X25 SELECT GRADE 'BLACKBUTT' STRIP FLOORING FIXED OVER I 9mm STRUCTURAL PARTICLE FLOORING, FINE SANDED AND FINISHED WITH MODIED TUNG OIL.
CLADDING	7.5mm HARDITEX BASE SHEET WITH APPLIED TEXTURE

BALCONY WINDOWS - STEGBAR FRAME: PREFINISHED ALUMINIUM

KEYED LOCKS (TERRAIN: 3)

INSECT SCREENS: FRAME. PREFINISHED ALUMINIUM TO ALL NEW OPERABLE MESH: FIBREGLASS WINDOW SASHES

ROOF COVERING PROVIDE ALL NEW CONCRETE ROOF TILES TO PROPOSED FIRST FLOOR ADDITION

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL ROOF SARKING R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA INSULATION R2.0 BATTS TO FIRST FLOOR ADDITION EXTERNAL (FIBREGLASS)

INTERNAL FIXINGS DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 - HALFSPLAYED ARCHITRAVE: Ex. 100x25 - SQUARE DRESSED

INTERNAL DOORS PRIMED HARDBOARD SOUD CORE "FLUSH"

WALL FRAMES.

TYPE: CLOSED TIMBER STAIRCASE MAPLE TREADS & RISERS WIDTH: 950mm

N/A

RISE: 19 @ 178mm

MATERIAL: DAR TIMBER

GOING: 240mm (260mm TREAD)

FASCIA # BARGE BOARDS

GUTTERS \$ DOWNPIPES | TYPE: OGEE

HOT WATER UNIT

PAINTING - REFER TO

THE EXTENT OF WORK

SPECIFICATION FOR

EXTERNAL PAINT SCHEDULE

eg. WATTYL

CODE

COLOUR

BRAND

FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD

MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: WHITE DOWNPIPE COLOUR: WHITE

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.

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SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-
- ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (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 IKM OF OCEAN.
- CONNECT/INSTALL THIRTY (30) DOWNLIGHT FITTINGS \$ THREE (3) FAN/LIGHT/HEATER UNITS AS SUPPLIED BY THE OWNER.
- PROVIDE R2.0 SOUNDSCREEN BATTS TO F/FLOOR ADDITION \$ BALCONY FLOOR, \$ TO INT. WALL FRAMES NOTED ON PLAN.

WORKS BY OWNER

- 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.
- ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.
- SUPPLY THIRTY (30) DOWNLIGHT FITTINGS & THREE (3) FAN/LIGHT/HEATER
- SUPPLY & INSTALLATION OF DOOR JAMB, DOORS, DOOR ARCHITRAVES, DOOR FURNITURE, SHELVING AND HANGING RAILS TO BUILT-IN-ROBES WATERPROOFING OF WET AREA FLOORING AND SHOWER RECESS WALLS TO THE FIRST FLOOR ADDITION SHOWER ROOM AND ENSUITES.
- HOT AND COLD WATER PLUMBING ROUGH-IN CONNECTED TO EXISTING SERVICE LINES; DRAINAGE ROUGH-IN INCLUDING CONNECTIONS TO EXISTING SEWER LINE; SUPPLY AND FIXING OF WALL AND FLOOR TILES; SUPPLY AND FIXING OF LOW DOWN SUITES, BATH TUB, VANITY UNITS, SHOWER SCREENS, MIRRORS, TAPS & OUTLETS, TOWEL RAILS, SOAP HOLDERS AND TOILET ROLL HOLDERS TO FIRST FLOOR ADDITION SHOWER ROOM AND ENSUITES.
- OBTAINING A REPORT FROM A LICENSED PLUMBER AS THE CONDITION OF THE EXISTING PLUMBING, DRAINAGE RECOMMENDATIONS AND WATER BOARD REQUIREMENTS COLLECTION OF A CURRENT SEWER DRAINAGE DIAGRAM OF THE EXISTING DWELLING. OBTAINING SYDNEY WATER CORPORATION APPROVAL TO BUILD AND PAYMENT OF ALL STANDARD INSPECTION FEES.
- FRONT BOUNDARY FENCE

AMENDED FINAL CONSTRUCTION

REMOVE STUDY WINDOW SECURITY GRILLE & PROVIDE NEW ON COMPLETION IF REQUIRED.

'	AMENDED FINAL CONSTRUCTION	IV.L.	01-07-15
Н	FINAL CONSTRUCTION	5.C.	24-06-15
G	LEVELS AMENDED FOR COUNCIL	5.C.	04-05-15
F	TO CONTRACTS	J.M.	07-04-15
E	CONTRACT PLAN CHECK	5.C.	09-02-15
D	SURVEY, BASIX ADDED \$ TO COUNCIL	N.E.	16-10-14
С	POV 15738	C.S.	29-09-14
В	TO CLIENT	C.S.	05-09-14
Α	TECHNICAL	C.S.	04-08-14
lo.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: DAREK SZYMANSKI

PROPOSED ADDITIONS & ALTERATIONS

FOR MR M & MRS E FELDMAN

AT 255 MILITARY ROAD. DOVER HEIGHTS, NSW 2030

COUNCIL: WAVERLEY



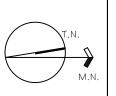
A.B.N. 54 000 605 407

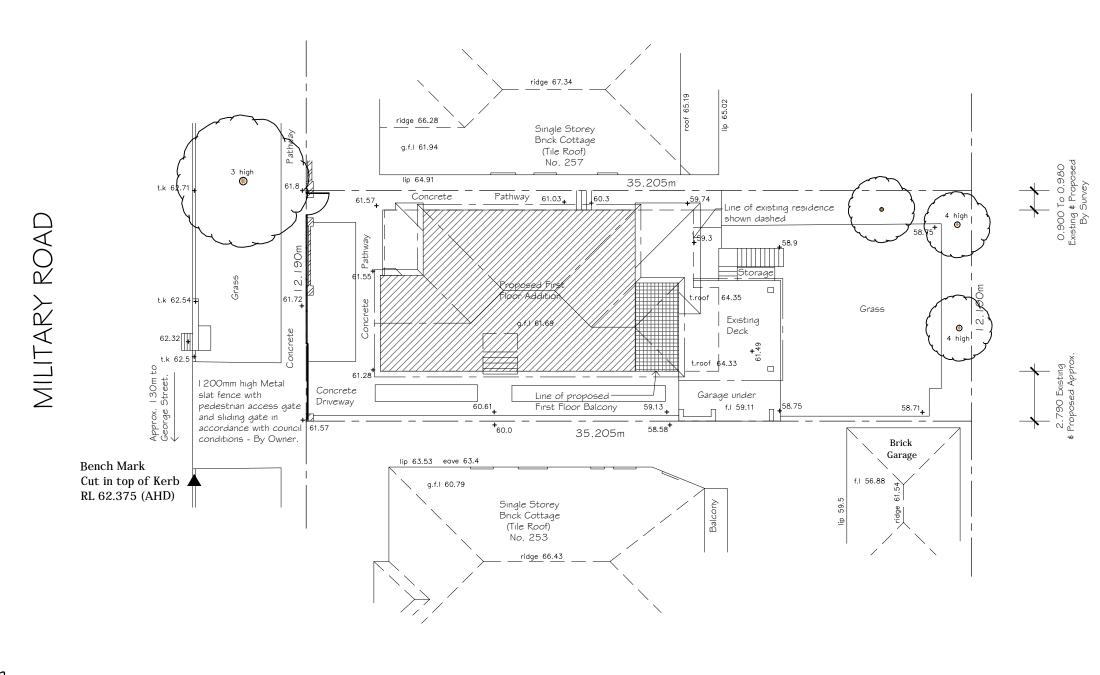
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

N.I. O. 07 15

SHEET: 1 OF 8

JOB NO: 7580/14





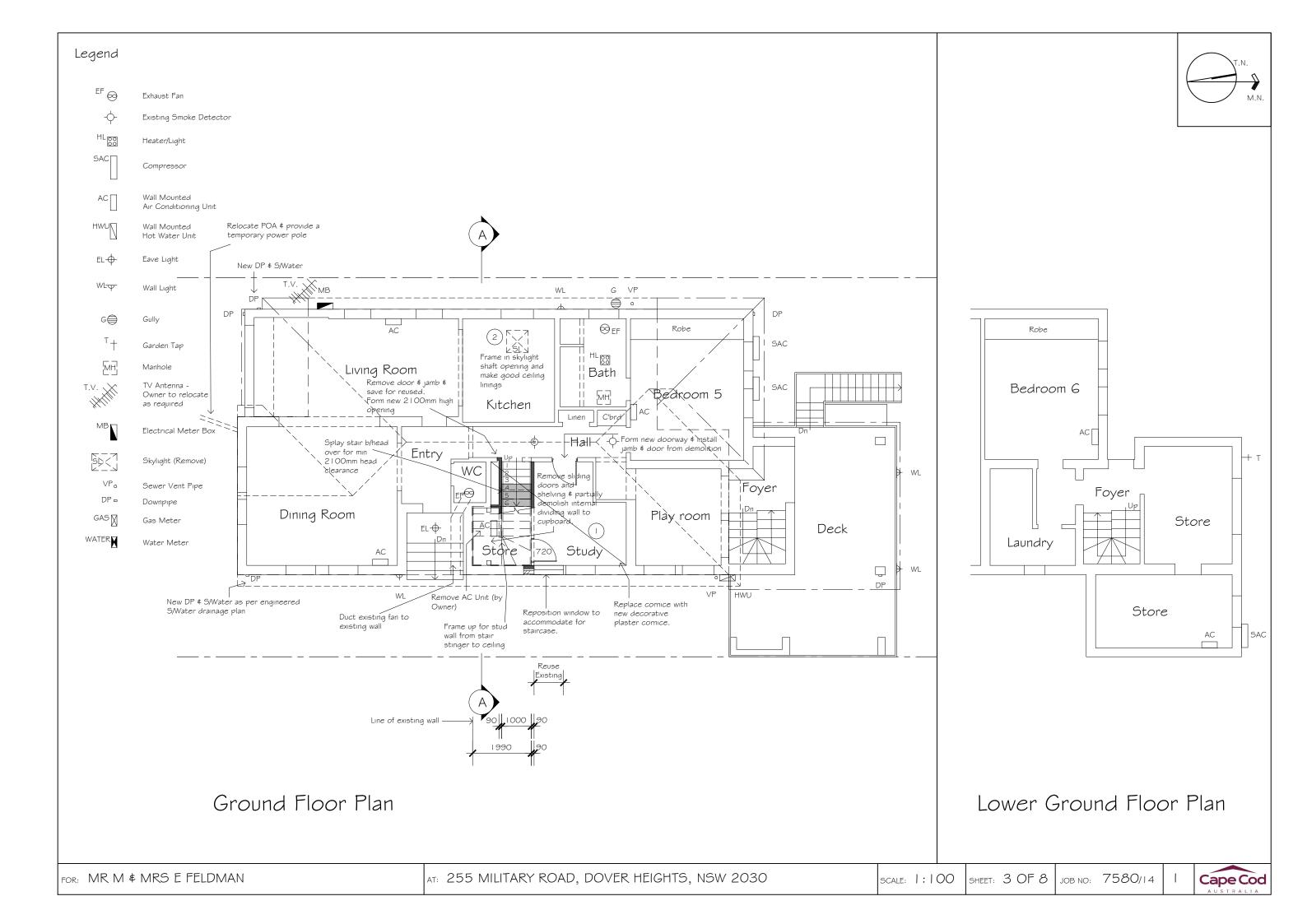
Site Plan

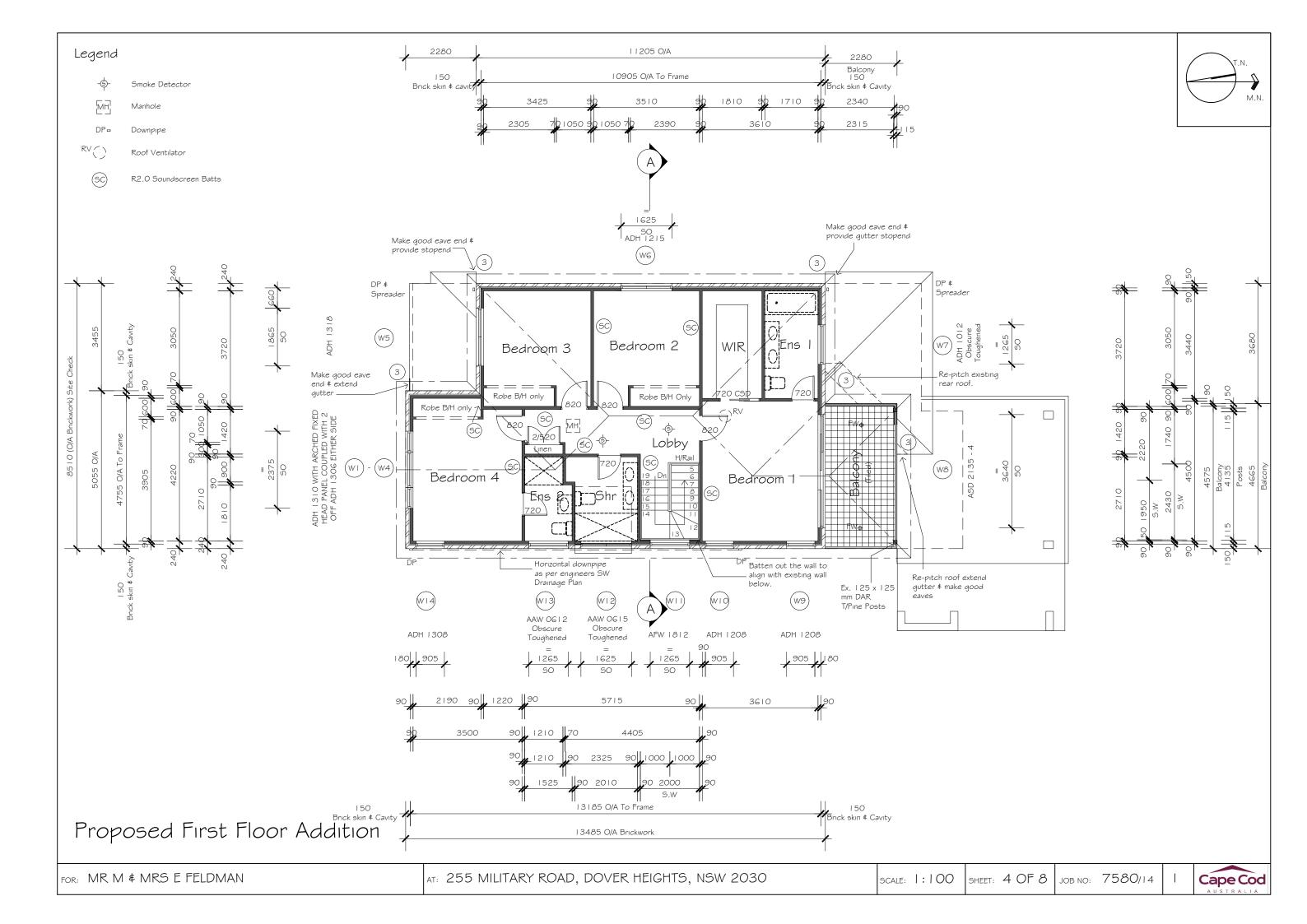
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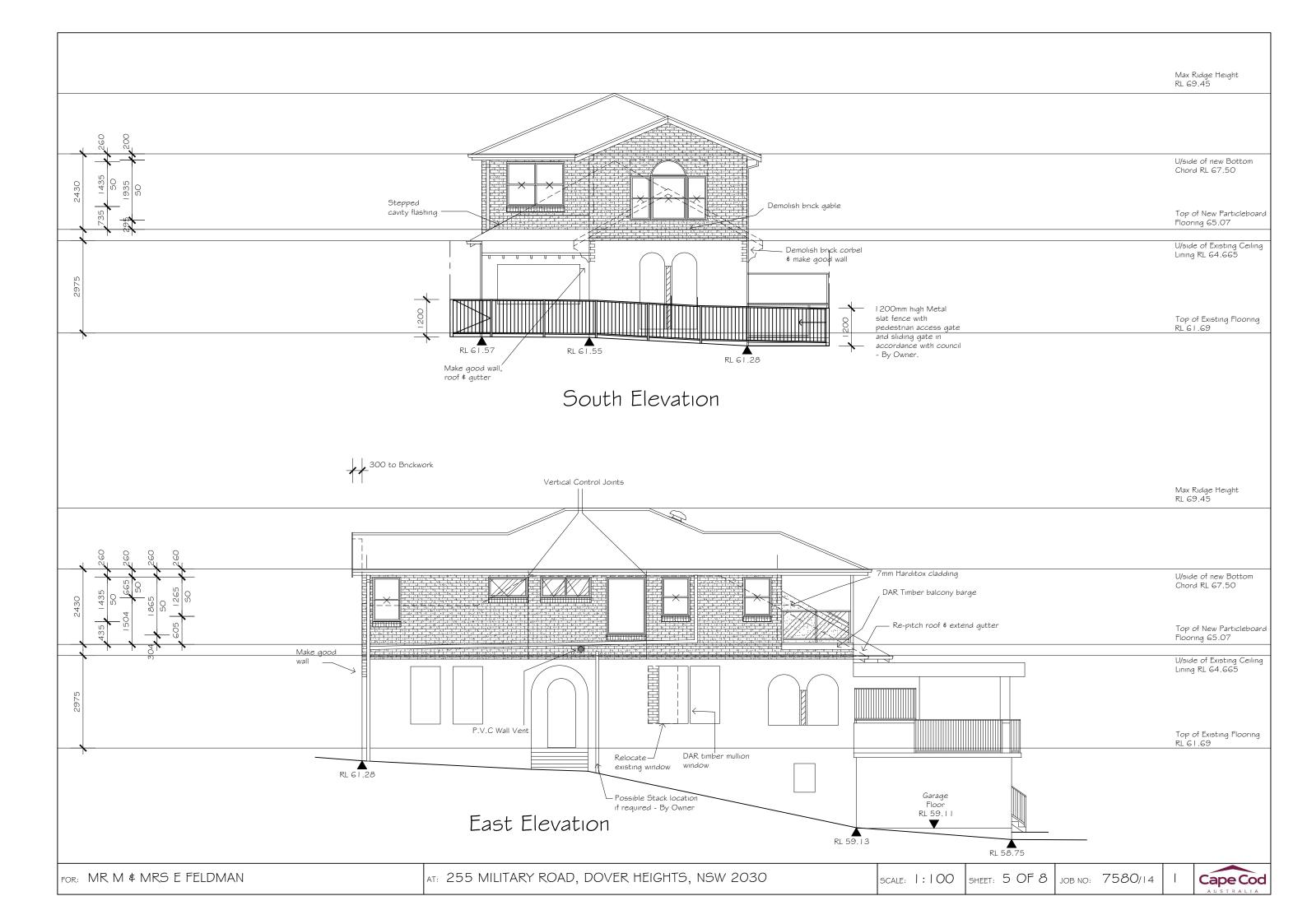
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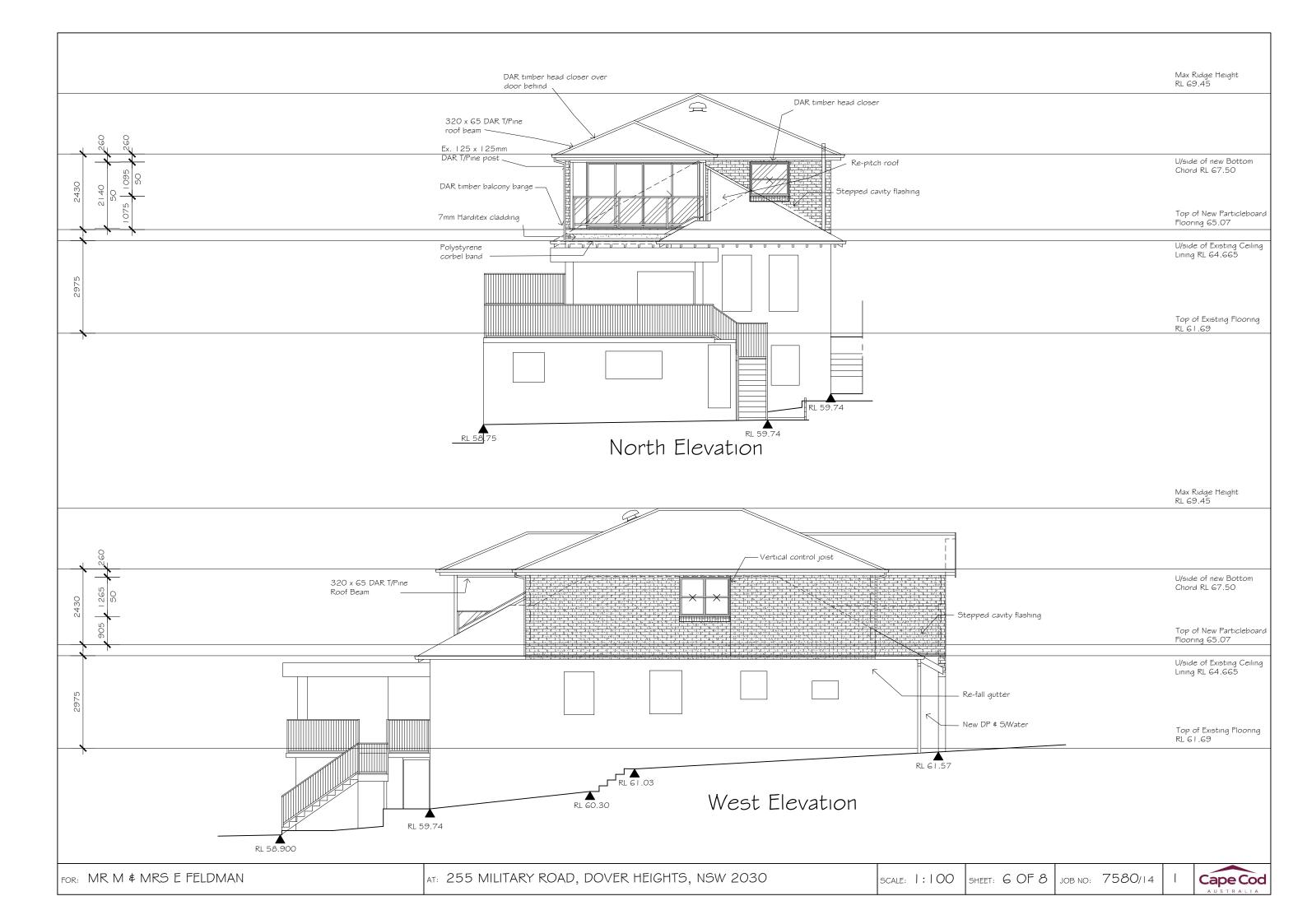
AREA: 417.4m² (By Title) : 429.2m² (By Calc)

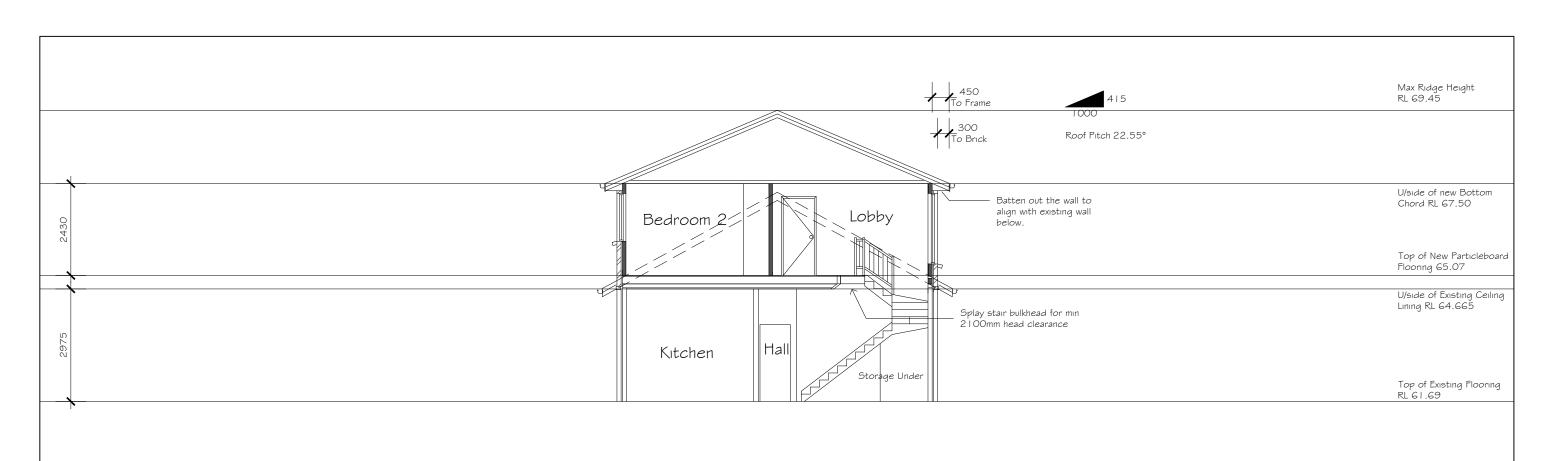














WINDOW SCHEDL	JLE (BASIX A2018	29)	CLIENT:		ALUMINIUM (STEGBAR) WI	NDOWS:			
STANDARD NOTES:					STANDARD ALUMINIUM COLOURS: WHITE BIRCH, PRIMROSE, APO GREY, PEARL WHITE, STONE BEIGE, CUSTOM BLACK, WOODLAND GREY (SLATE GREY), SURFMIST			IST	
WINDOWS AND DOORS A ALL WINDOWS COME WIT	ARE DRAWN AS VIEWED FROM	OUTSIDE	CLIENT: .		(BOND OFF WHITE), DEEP	OCEAN (MOUNTAIN BLUE)			
			THE BUILDER:	DATE:	CUSTOM COLOURS AVAILABLE: HAMMERSLEY BROWN, NOTRE DAME, POTTERY.		TERRAIN: 3	WIND LOAD: W 33 N	
	ADH 1310 ARCHED	COLOUR	GLAZING	SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES
	ADH 1310 ARCHED W1 TO W4 FIXED HEAD PANEL COUPLED W/ 2 OFF	PEARL WHITE	SINGLE CLEAR,	JI EGIAL NOTES		(W13) AAW 0612	PEARL WHITE	SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.
	1306 EITHER SIDE		(U-VALUE: 7.63,				_	LOW-E, (U-VALUE:	THO MOLOGENT FILM OF BOILDER.
	S ELEVATION / BEDROOM 4	INSECT SCREEN	SHGC: 0.75)	RESTRICT BOTTOM SASH OPENING TO 125mm		W ELEVATION / ENSUITE 2	INSECT SCREEN	5.7, SHGC:0.47)	
\times	ALUMINIUM	ALUMINIUM		TO COMPLY WITH NCC.		ALUMINIUM	ALUMINIUM		
R R R	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL			DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL	
	OPEN / OPEN / OPEN	FLARL WITTL	I 40mm			OPEN	FLARL WITTL	I 40mm	
	(W5) ADH 1318	COLOUR	GLAZING	SPECIAL NOTES		(W14) ADH 1308	COLOUR	GLAZING	SPECIAL NOTES
	(W5) ADH 1318	PEARL WHITE	SINGLE CLEAR,			W14 ADH 1308	PEARL WHITE	SINGLE PYROLYTIC	
	S ELEVATION / BEDROOM 3	NOTOT COREN	(U-VALUE: 7.63, SHGC: 0.75)	DESTRICT BOTTOM SASH OPENING TO 1 25		W ELEVATION / BEDROOM	4	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	DESTRICT BOTTOM SASH OPENING TO 1 25
X	ALUMINIUM	INSECT SCREEN	JIIGC: 0.75)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.		ALUMINIUM	INSECT SCREEN	5.7, 51160:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.
R R	DOUBLE HING	ALUMINIUM FIBREGLASS MESH	REVEAL		R	DOUBLE LUNIO	ALUMINIUM FIBREGLASS MESH	REVEAL	-
	DOUBLE HUNG OPEN / FIXED	PEARL WHITE	I 40mm	_		DOUBLE HUNG OPEN	PEARL WHITE	I 40mm	-
		COLOUR	GLAZING	SPECIAL NOTES			COLOUR	GLAZING	
	(W6) ADH 1215	PEARL WHITE	SINGLE PYROLYTIC	JI EGIAE NOTES		(W15) ADH 1815	PEARL WHITE	SINGLE PYROLYTIC	
	5 5 5 4 4 5 10 11 4 5 5 5 5 6 6 4 6		LOW-E, (U-VALUE:			V 515,415,00,450,50		LOW-E, (U-VALUE:	
	E ELEVATION / BEDROOM 3	INSECT SCREEN	5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm		N ELEVATION / FOYER	INSECT SCREEN	5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm
R R	ALUMINIUM	ALUMINIUM		TO COMPLY WITH NCC.		ALUMINIUM			TO COMPLY WITH NCC.
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL			DOUBLE HUNG	PEARL WHITE	REVEAL	
	OPEN / FIXED	FLARL WITTL	I 40mm			OPEN	FLARL WITTL	I 40mm	
	(W7) ADH 1012	COLOUR	GLAZING	SPECIAL NOTES		W16 ADH 1020	COLOUR	GLAZING	
	(W7) ADH 1012	PEARL WHITE	SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.		(W16) ADH 1020	PEARL WHITE	SINGLE PYROLYTIC	
	N ELEVATION / ENSUITE I		LOW-E, (U-VALUE: 5.7, SHGC:0.47)	DESTRICT BOTTOM SASH OPENING TO 1 25		W ELEVATION / KITCHEN	INCECT COREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	DESTRICT BOTTOM SASH OPENING TO LOS
	ALUMINIUM	INSECT SCREEN	3.7, 31180.0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.		ALUMINIUM	INSECT SCREEN	3.7, 31180.0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.
<u> </u>	DOUBLE HING	ALUMINIUM FIBREGLASS MESH	REVEAL			DOUBLE LUNIO	\dashv	REVEAL	
	DOUBLE HUNG OPEN	PEARL WHITE	1 40mm	_		DOUBLE HUNG OPEN	PEARL WHITE	140mm	_
		COLOUR		CDECIAL NOTEC			COLOLIB	GLAZING	
	(W8) ASD 2135 - 3	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES		(W17) ADH 1509	COLOUR PEARL WHITE		
			SINGLE PYROLYTIC LOW-E, (U-VALUE:					SINGLE PYROLYTIC LOW-E, (U-VALUE:	
	N ELEVATION / BEDROOM I	INSECT SCREEN	5.7, SHGC:0.47)			W ELEVATION / KITCHEN	INSECT SCREEN	5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm
	ALUMINIUM	ALUMINIUM				ALUMINIUM			TO COMPLY WITH NCC.
	SLIDING DOOR	FIBREGLASS MESH	REVEAL			DOUBLE HUNG	DEADL WALITE	REVEAL	
F F	FIXED / OPEN / FIXED	PEARL WHITE	1 40mm			OPEN	PEARL WHITE	140mm	
	(W9) ADH 1208	COLOUR	GLAZING	SPECIAL NOTES		W18 ADH 1509	COLOUR	GLAZING	
	(W9) ADH 1208	PEARL WHITE	SINGLE PYROLYTIC			W19 ADH 1509	PEARL WHITE	SINGLE PYROLYTIC	
	W ELEVATION / BEDROOM I		LOW-E, (U-VALUE: 5.7, SHGC:0.47)	DESCRIPTION CACH OBENING TO LOS		W ELEVATION / KITCHEN		LOW-E, (U-VALUE: 5.7, SHGC:0.47)	DECEDICT DOTTOM CACIL OBENING TO LOS
	ALUMINIUM	INSECT SCREEN	5.7, 5HGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.		ALUMINIUM	INSECT SCREEN	5.7, JIIGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.
R		ALUMINIUM FIBREGLASS MESH	REVEAL					REVEAL	_
	DOUBLE HUNG OPEN	PEARL WHITE	I 40mm	_		DOUBLE HUNG OPEN	PEARL WHITE	140mm	
		COLOUR		CDECIAL NOTEC					
	(WIO) ADH 1208	COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC	SPECIAL NOTES					
			LOW-E, (U-VALUE:						
	W ELEVATION / BEDROOM I	INSECT SCREEN	5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm					
R	ALUMINIUM	ALUMINIUM]	TO COMPLY WITH NCC.					
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL	_					
	OPEN	I LAKE WITTE	I 40mm						
	WII) AFW 1812	COLOUR	GLAZING	SPECIAL NOTES					
	AIW 1812	PEARL WHITE	SINGLE PYROLYTIC						
	W ELEVATION / STAIR	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)					_	
	ALUMINIUM	INDLOT JUNELIN	, 5.155.5.77)					-	
F			REVEAL						
	FIXED		I 40mm						
		COLOUR	GLAZING	SPECIAL NOTES					
	IWI2) AAW OC 15	SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.						
	WAY EL EVATION A CHOUSE	-	LOW-E, (U-VALUE:						
	W ELEVATION / SHOWER	INSECT SCREEN	5.7, SHGC:0.47)						
	ALUMINIUM	ALUMINIUM		_					
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL	_					
	OPEN / FIXED	. GOVERNME	I 40mm						
FOR: MR M \$ MRS	E FELDMAN		AT: A	255 MILITARY ROAD, DOVER HEIG	HTS, NSW 2030)	scale: 1: NTS	SHEET: 8 OF 8	JOB NO: 7580/14 Cape Cod