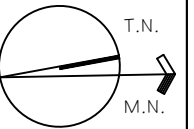
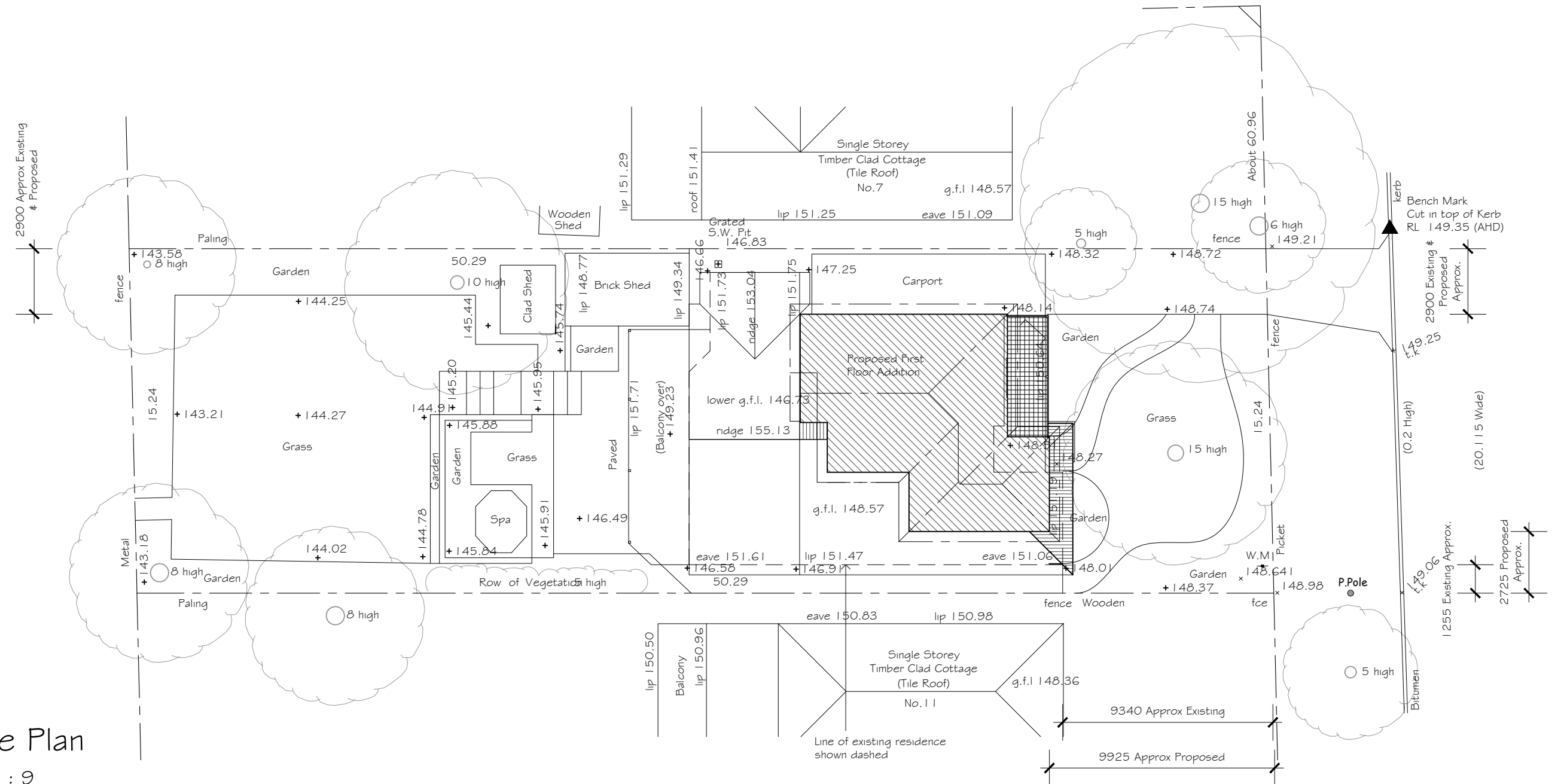


BASIX COMMITMENTS				BUSHFIRE SPECIFICATION		SPECIFICATION SUMMARY		SPECIAL NOTES							
CERTIFICATE NO.A258692				CLADDING		16mm THICK, 180mm LINEA WEATHERBOARD CLADDING OVER POLYSTYRENE CORE WALL INSULATION TO EXTERNAL WALLS & GABLE ENDS OVER SARKING FIRERATED UPTO BAL 40 AS PER AS 3959 2009		STRUCTURAL TIMBER - All to ASA 1684.2				<div><ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN[Ⓢ]• 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 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.• CONNECT/INSTALL THIRTEEN (13) DOWNLIGHT FITTINGS & TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).• INSTALL LINEAR GRATES SUPPLIED BY THE OWNER TO ENSUITE 1 & 2 SHOWERS• METAL LEAF GUARDS TO GUTTERS AND VALLEYS• REMOVE DISUSED HOT WATER UNIT FROM ROOF SPACE.• ALL PROPOSED WORK TO THE FIRST FLOOR TO BE IN ACCORDANCE WITH THE CONSTRUCTION RECOMMENDATIONS OF THE BUSHFIRE ASSESSMENT REPORT.• CONNECT/INSTALL HEATED TOWEL RAIL AS SUPPLIED BY OWNER.• PROVIDE CONTROL COCK FOR MIXER TYPE TAPS.• ALLOW FOR THE INSTALLATION OF ONE (1) HEATED TOWEL RAIL TO BEDROOM 2 ENSUITE AS SUPPLIED BY OWNER.</div>			
FIXTURES AND SYSTEMS															
LIGHTING		MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)		FRAME: PREFINISHED ALUMINIUM FIRE RATED UPTO BAL 40 AS PER AS 3959 2009		FLOOR: 140x45mm MIN. FLOOR JOISTS		WIND LOAD W 28 N					
WET AREAS: NEW OR ALTERED		SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES		FRAME: PREFINISHED ALUMINIUM - FIRE RATED MESH: STAINLESS STEEL - FIRE RATED UPTO BAL 40 AS PER AS 3959 2009		FINISHES							
INSULATION REQUIREMENTS				GLAZING		6.38MM PYROLYTIC GLAZING - FIRE RATED UPTO BAL 29 AS PER AS 3959 2009		BRICKWORK		N/A					
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL		ROOF COVERING		PRE-FINISHED NON-COMBUSTIBLE ZINCALUME ROOF SHEETING AS PER AS 3959 2009		FLOORING		19MM STRUCTURAL PARTICLEBOARD					
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)		R1.30 (or R1.70 INCLUDING CONSTRUCTION)		BALCONY		TILED FLOOR, FC EAVES, MERBAU STRUCTURE AS PER AS 3959 2009		CLADDING		180mm LINEA WEATHERBOARD CLADDING OVER POLYSTYRENE CORE WALL INSULATION TO EXTERNAL WALLS & GABLE ENDS					
FLAT CEILING, PITCHED ROOF		CEILING: R 1.45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)		FASCIA, BARGE, GUTTER & DOWNPIPES		NON-COMBUSTIBLE PREFINISHED ZINCALUME AS PER AS 3959 2009		WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)		FRAME: PREFINISHED ALUMINIUM					
GLAZING REQUIREMENTS				SKYLIGHTS		VELUX ELECTRIC SKYLIGHT RATED UPTO BAL 40 AS PER AS 3959 2009		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES		FRAME: PREFINISHED ALUMINIUM MESH: STAINLESS STEEL					
WINDOWS				FINAL CONSTRUCTION.		ROOF COVERING		PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CUSTOM ORB COLOUR: PAPERBANK		WORKS BY OWNER					
W1 , & W2		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)				ROOF SARKING		R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET							
W3, W4, & W5		STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				INSULATION (FIBREGLASS)		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 R2.0 SOUND SCREEN BATTS TO NEW FIRST FLOOR ADDITION INTERNAL WALLS EXCEPT WALLS ALONG THE CAVITY SLIDING DOORS							
SKYLIGHTS SL1 , & SL2		TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)				INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 BULLNOSE ARCHITRAVE: Ex. 75x25 BULLNOSE							
SHADING DEVICES						INTERNAL DOORS		PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD" 2040 HIGH & 2340 HIGH FLUSH DOORS TO BUILT-INS & LINEN C/D.							
WINDOWS						STAIRCASE MAPLE TREADS & PINE RISERS CUPBOARD UNDER TREADS 4-14		TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 18 @ 186mm							
W1 , W2, W3, W4, & W5		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM				SAWTOOTH STRINGER TBC (SITE CHECK)		GOING: 240mm (260mm TREAD)							
SKYLIGHTS SL1 , & SL2		NONE				FASCIA & BARGE BOARDS		MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: PAPERBARK BARGE COLOUR: PAPERBARK BARGE SOAKER COLOUR: PAPERBARK							
						GUTTERS & DOWNPIPES		TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SELECT COLOUR DOWNPIPE COLOUR: SELECT COLOUR							
						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 G/FLOOR EXTERNAL: BY CAPE COD G/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.											
EXTERNAL PAINT SCHEDULE				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.		DESIGN CONSULTANT: CHARLES TABONE					
ITEM		BRAND eg. WATTYL	CODE	COLOUR	FOR MR L FLATTERS-WRIGHT & MS C MORRIS		AT 9 CATHERINE STREET ST IVES NSW 2075		COUNCIL: KU-RING-GAI		A.B.N. 54 000 605 407				
Soffit Lining		Dulux		Self Destruct	COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519				
Wall Cladding		Dulux		Self Destruct	COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI				
Balcony Post		Dulux		Irrigation	COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI				
Balusters		Dulux		Self Destruct	COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI				
Balcony Beam		Dulux		Self Destruct	COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI				
Trim & Doors		Dulux		Hog Bristle Half	COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI				
handrail Verandah		Dulux		Irrigation	COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI				
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					COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI		COUNCIL: KU-RING-GAI				
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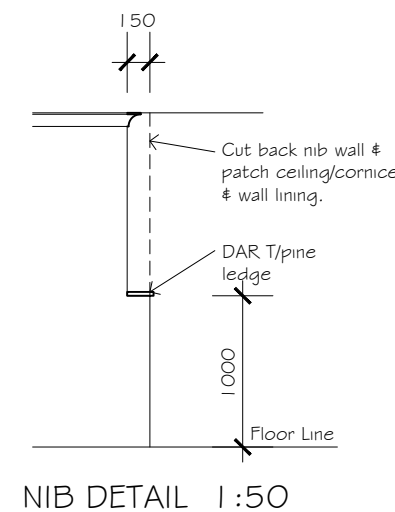
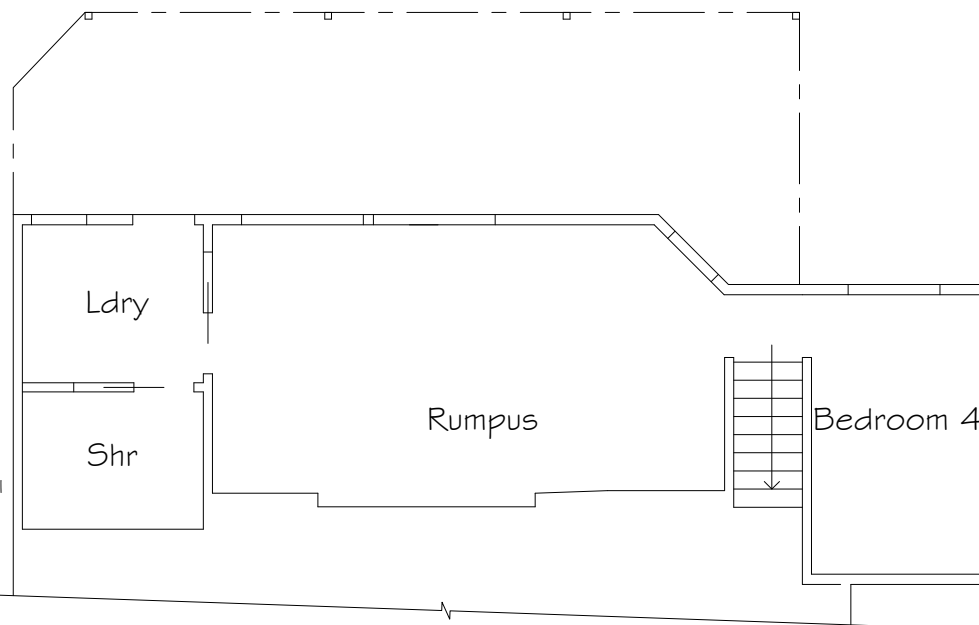


YARRABUNG ROAD

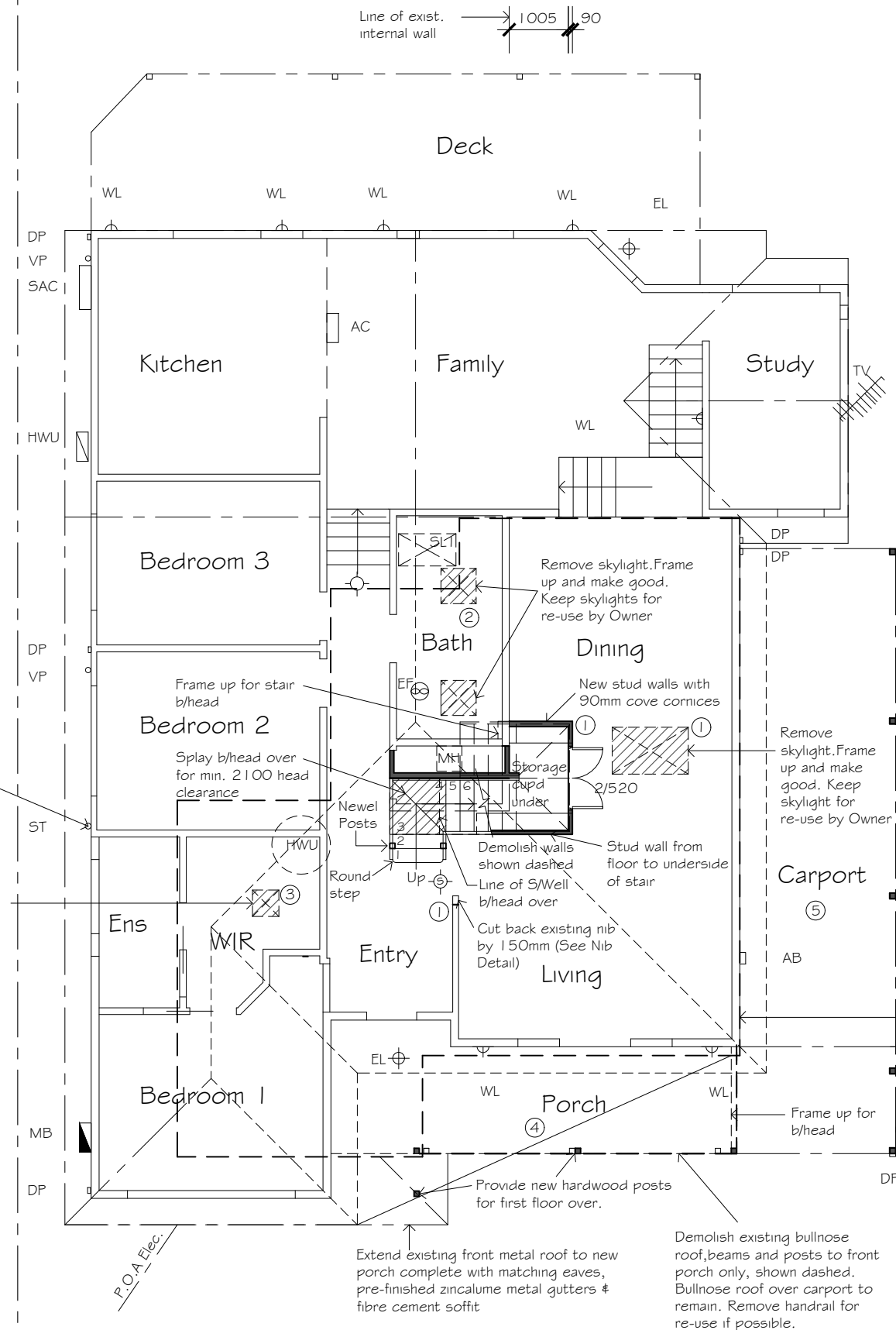


Legend

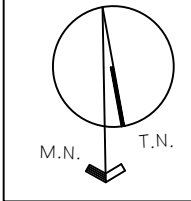
SAC	Air Conditioning Compressor
AC	Air Conditioning Unit Wall Mounted
AB	Alarm Box
CT	Cable TV Box
DP	Downpipe
EL	Eave Light
EF	Exhaust Fan
HWU	Hot Water Unit Wall Mounted
MH	Manhole
MB	Meter Box - Electrical
GAS	Meter - Gas
WATER	Meter - Water
SL	Skylight
⊙	Smoke Detector - Existing
⊙	Smoke Detector
ST	Solar Tube
ST	Stack
T	Tap - Garden
T.V.	TV Antenna
VP	Sewer Vent Pipe
WL	Wall Light
SL	New Velux Electric 550x980mm C04 Openable Skylight & Electric Blockout
HWU	Remove disused Hot Water Unit from roof space



Lower Ground Floor Plan

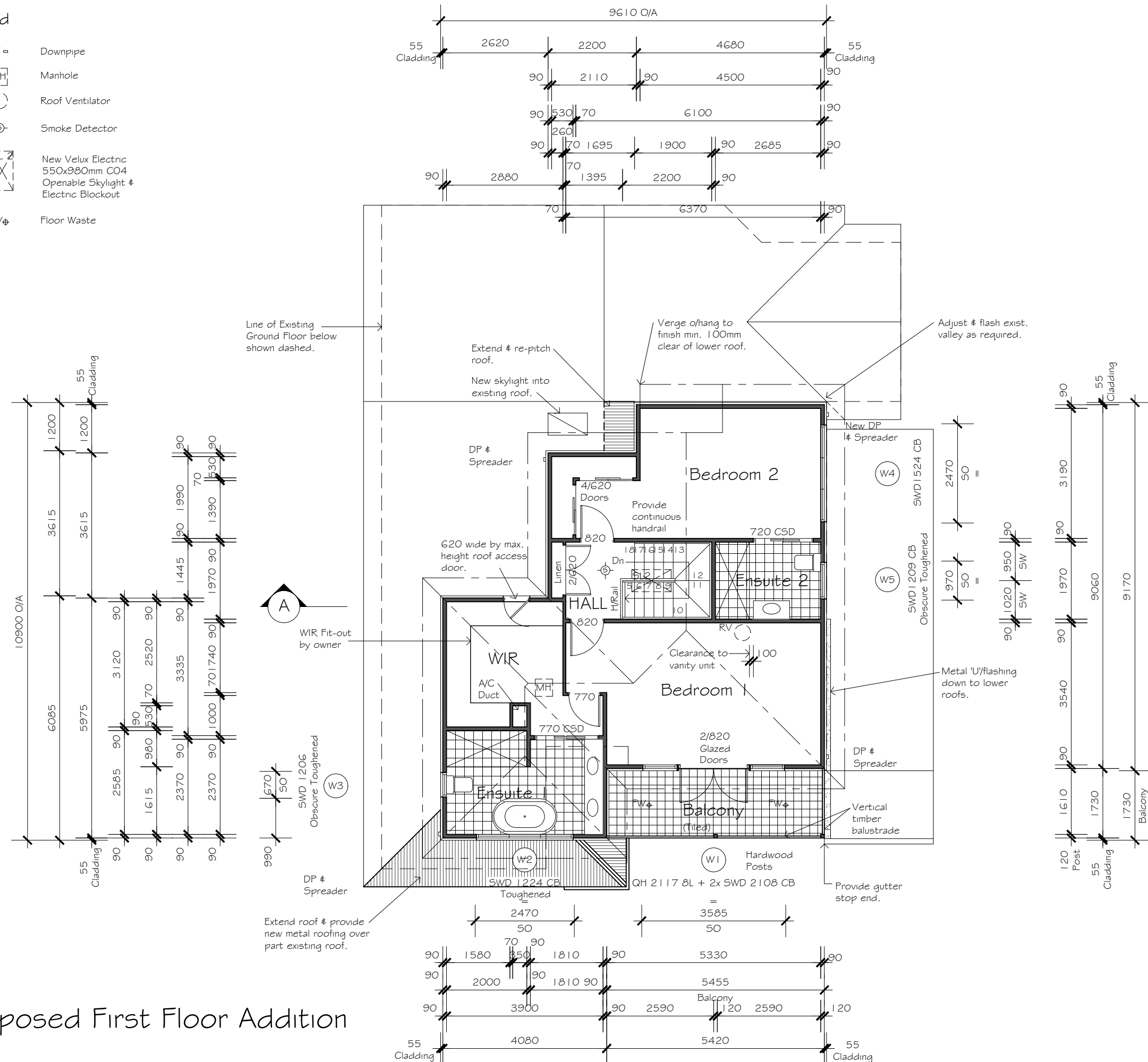
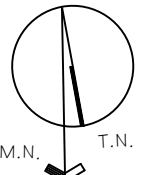


Ground Floor Plan



Legend

- DP = Downpipe
- MH = Manhole
- RV = Roof Ventilator
- ⊙ = Smoke Detector
- SL 2 = New Velux Electric 550x980mm CO4 Openable Skylight & Electric Blockout
- FW = Floor Waste



Proposed First Floor Addition

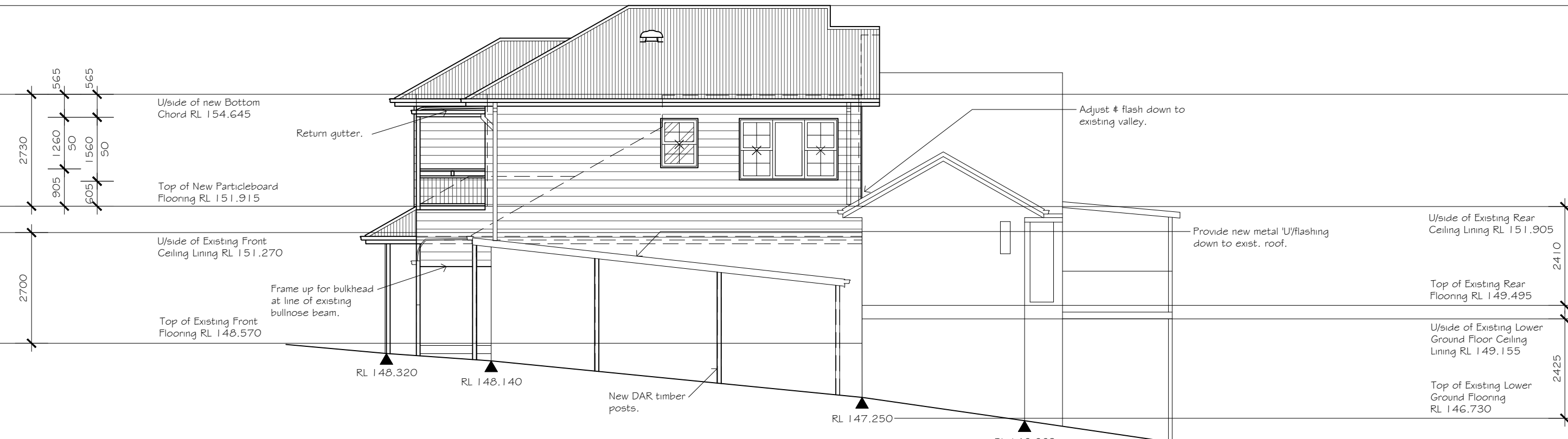
Max Ridge Height
RL 156.890



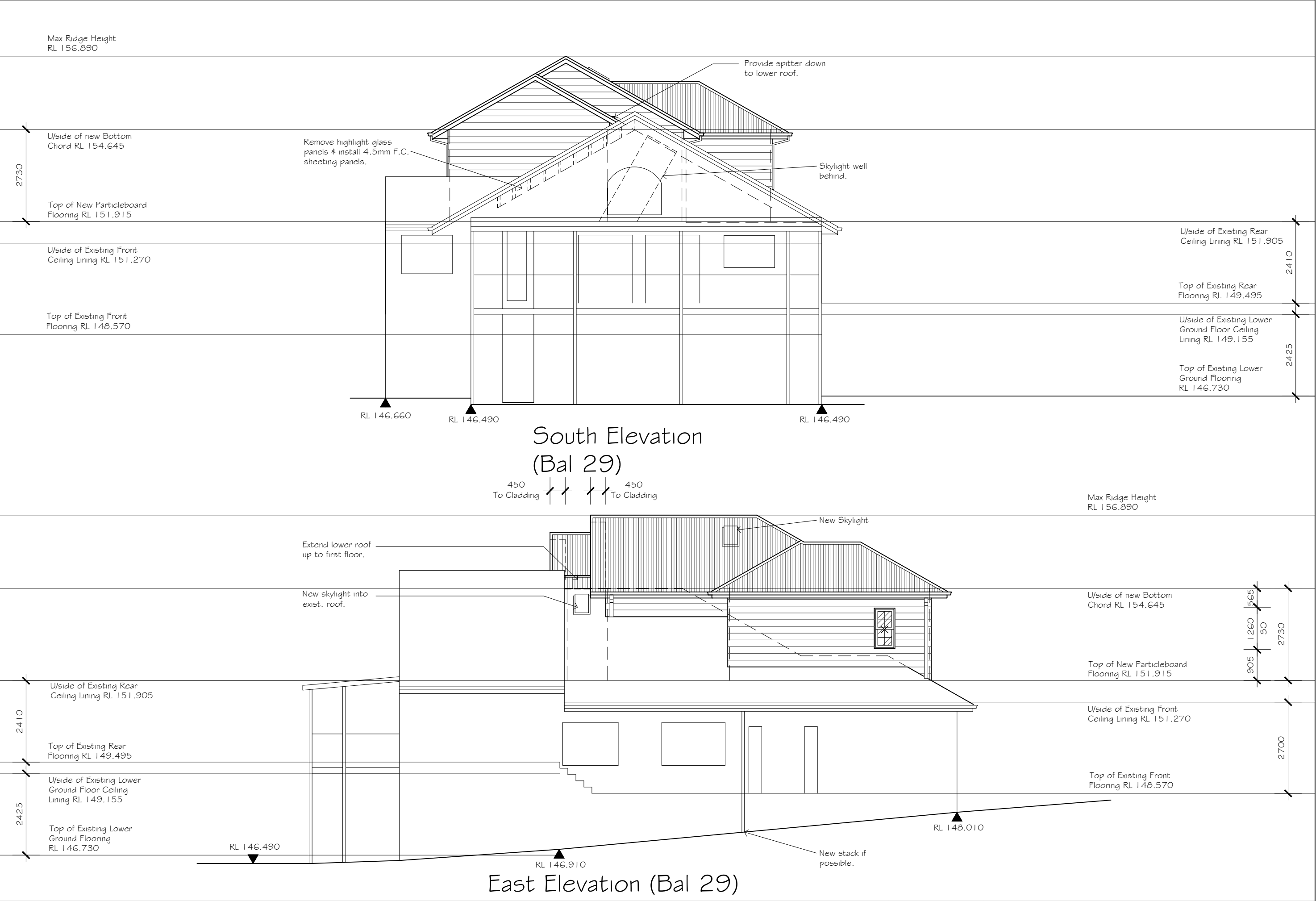
North Elevation
(BAL 19)

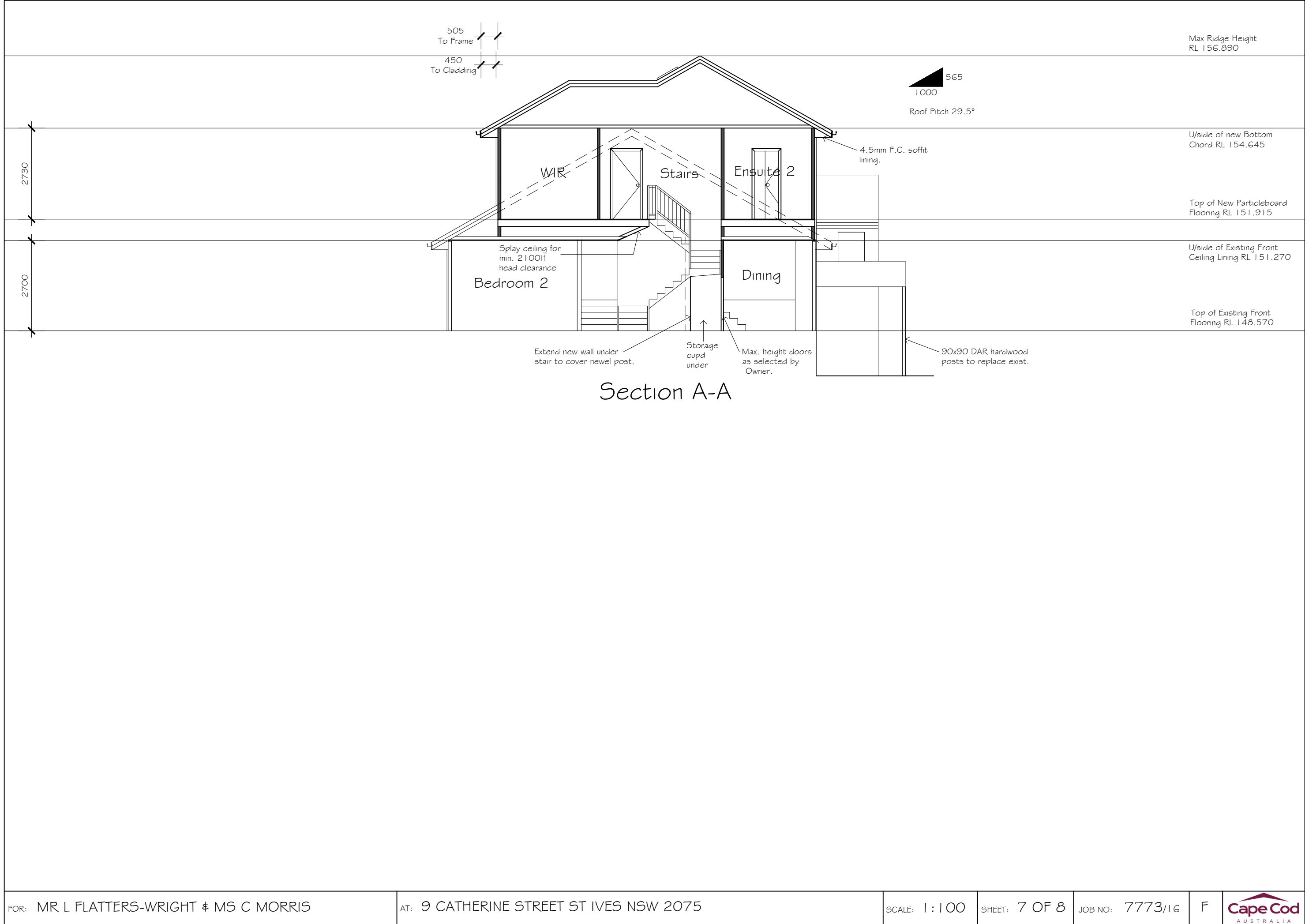
Max Ridge Height
RL 156.890

450
To Cladding



West Elevation (Bal 29)





WINDOW SCHEDULE (BASIX A258692)				CLIENT:		ALUMINIUM TREND WINDOWS:				
STANDARD NOTES:				CLIENT:		STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.				
• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE • ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS • WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5				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 28 N	
	W1	QH 2117 8L + 2 x SWD 2108 CB	COLOUR ANODIC OFF WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES INSECT SCREEN TO DOOR BY OWNER QH 2117 8L (8 PANEL FRENCH DOORS) 2 x SWD 2108T					
	W ELEVATION / BEDROOM 3		INSECT SCREEN							
	ALUMINIUM		ALUMINIUM S/LESS STEEL MESH	REVEAL						
	DOUBLE HUNG / HINGED OPEN / FIXED / OPEN / OPEN / OPEN / FIXED		ANODIC OFF WHITE	140mm						
	W2	SWD 1224 CB	COLOUR ANODIC OFF WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES					
	N ELEVATION / ENSUITE 1		INSECT SCREEN							
	ALUMINIUM		ALUMINIUM S/LESS STEEL MESH	REVEAL						
	DOUBLE HUNG OPEN / FIXED / OPEN		ANODIC OFF WHITE	140mm						
	W3	SWD 1206	COLOUR ANODIC OFF WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER					
	E ELEVATION / ENSUITE 1		INSECT SCREEN							
	ALUMINIUM		ALUMINIUM S/LESS STEEL MESH	REVEAL						
	DOUBLE HUNG OPEN		ANODIC OFF WHITE	140mm						
	W4	SWD 1524	COLOUR ANODIC OFF WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC SWD 1524 NO BARS CENTRE PANEL					
	W ELEVATION / BEDROOM 2		INSECT SCREEN							
	ALUMINIUM		ALUMINIUM S/LESS STEEL MESH	REVEAL						
	DOUBLE HUNG OPEN / FIX / OPEN		ANODIC OFF WHITE	140mm						
	W5	SWD 1209	COLOUR ANODIC OFF WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER					
	W ELEVATION / ENSUITE 2		INSECT SCREEN							
	ALUMINIUM		ALUMINIUM S/LESS STEEL MESH	REVEAL						
	DOUBLE HUNG OPEN		ANODIC OFF WHITE	140mm						