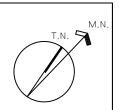
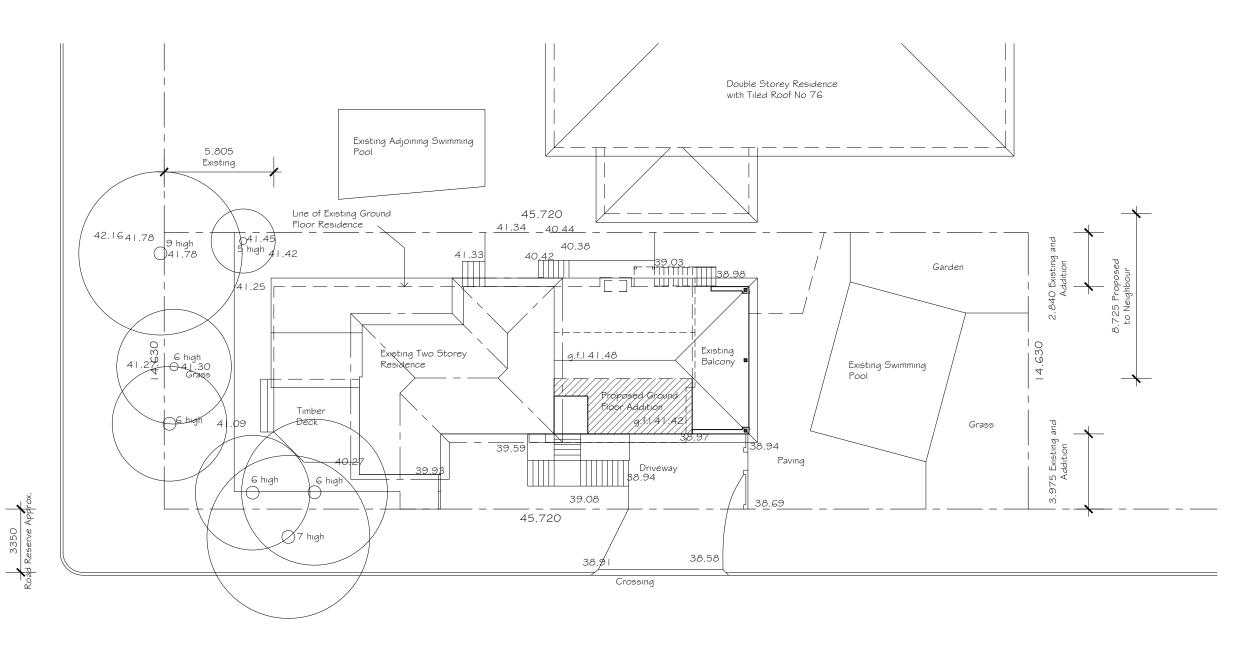
BASIX COMMITMENTS			BUSH	IFIRE SPECIFICATION	SPEC	IFICATION SUMMARY	SPECIAL NOTES		
CERTIFICATE NO. A281803 02			EXTERNAL WALLS	COMMON BRICKWORK FOR RENDER AND PAINT FINISH		UCTURAL TIMBER - All to ASA 1684.2	PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN ELECTRICIAN TO CHECKENSURE THE EXISTING SMOKE DETECTORS COMPLY		
FIXTURES AND SYSTEMS			EXTERNAL WALLS	50mm POLYSTYRENE QT ECO-SERIES	WITH THE BUILDING CODE OF AUSTRALIA (NCC).				
LIGHTING MIN 40% OF NEW OR ALTERED LIGHT FIXTURES			WINDOWS - STEGBAR	FRAME: WESTERN RED CEDAR - RATED TO BAL 40	90 X 35 EXT. STUDS @	COO CTS TO MANUFACTURERS DETAILS @ .600 CTS	 AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH 		
	TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		INSECT SCREENS:	FRAME: PREFINISHED ALUMINIUM MESH: STAINLESS STEEL	AS3700 AS SITE IS WITHIN 1KM OF OCEAN. CONNECT/INSTALL THIRTY THREE (33) DOWNLIGHT FITTINGS & TWO (2) 3-IN-1FAN/LIGHT/HEATER UNIT, ONE (1) CEILING EXHAUST FAN (AS SUPPLIED				
WET AREAS:	W OR ALTERED TOILETS 3 STAR RATED TAPS 3 STAR RATED		ROOF COVERING	TERRA COTTA ROOF TILES	FINISHES		BY THE OWNER). • PROVIDE A POWERED MAESTRO BAL 40 ROOF VENTILATOR		
			FASCIA # BARGE	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR:	BRICKWORK	COMMON BRICKWORK FOR RENDER AND PAINT FINISH	METAL LEAF SCREENER TO NEW GUTTERS AND VALLEYS PROVIDE UNPAINTED DP'S TO ALLOW TO MATCH EXT. WALL COLOUR. PROVIDE PYROTEK WAVE BAR (4KG) BLANKET INSULATION UNDER THE		
	ULATION REQUIREMENTS					EX. 100X25 T#G SPOTTED GUM FLOORBOARDS LAID	PROPOSED SPOTTED GUM T&G FLOORING. PROVIDE STAIN TO TIMBER WINDOW AND BI-FOLD DOORS.		
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL				FLOORING	OVER PYROTEK WAVE BAR INSULATION BLANKET TO ENTIRE GFL AREA EXCLUDING ENS, WC & LDY.			
FLAT CEILING, PITCHED ROOF	CEILING: R 2,50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTA	ANCE >0.70)		No.	CLADDING	50mm POLYSTYRENE QT ECO-SERIES WITH APPLIED TEXTURE PAINT FINISH TO PORCH OVER POLASTIC INSULATION BLANKET.			
EXTERNAL WALL: BRICK VENEER	RI.16 (or RI.70 INCLUE	DING CONSTRUCTION)		CTRUCTIO!	WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR			
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 50mm)			cON		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: STAINLESS STEEL	WORKS BY OWNER		
(CIFS)(FACADE FANEL: 50mm) GLAZING REQUIREMENTS		FINA		ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS	REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CO NEW AND EXISTING TV POINTS.	NNECTION TO		
WINDOWS			1			CLOSE AS POSSIBLE, (TO ADDITION ONLY)	CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING	AND/OR	
	TIMBER or uPVC, SINGLE	E PYROLYTIC LOW-E,	1		ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	NEW T.V. AERIAL PHONE AND/OR DATA CABLING. ALL WORK ASSOCIATED WITH THE REPLACEMENT OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS. SUPPLY THIRTY THREE (33) DOWNLIGHT FITTINGS \$ TWO (2) 3-IN-I FAN/LIGHT/HEATER UNIT AND ONE (1) CEILING EXHAUST FAN. REMOVE AND RELOCATE POOL HEATING STRIPS FROM ROOF		
W1, W2, W6 - W8 \$ W10	(U-VALUE: 3.99, SHGC	,	_		INSULATION (FIBREGLASS)	R3.0 BATTS TO NEW GROUND FLOOR ADDITION CEILING AREA R2.0 BATTS TO NEW GROUND FLOOR LIVING / ENTRY EXTERNAL WALL FRAMES I 2mm POLASTIC INSULATION BLANKET TO NEW GROUND FLOOR CLADDED EXTERNAL WALL FRAMES BRADFORD R2.0 SOUNDSCREEN BATTS TO NEW WALLS OF ENSUITE, WC \$ LDY.			
W3 - W3 4 W11	5.71, SHGC: 0.66)		_						
SHA	DING DEVICES						FIT OUT OF WIR. ALL WORKS ASSOCIATED WITH THE PAINTING OF THE EXIST. HIS	OUGE	
WINDOWS FAVE AVERAVRALL (PERSONAL ARALGON)				INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 HALF SPLAY	SUPPLY \$ INSTALL OF INSECT SCREENS TO BI-FOLD DOORS.			
WI - W4, W6 - W8 \$ WIO	>= 600MM	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM			INTERNAL DOORS	ARCHITRAVE: Ex. 75x25 HALF SPLAY PRIMED SOLID CORE CORINTHIAN STANFORD FOUR PANEL DOORS			
W5 \$ W11	EAVE / VERANDAH / PERG	EAVE / VERANDAH / PERGOLA / BALCONY				NOT APPLICABLE			
	>= 900MM						G AMENDED FINAL CONSTRUCTION N.L.		
]		FASCIA # BARGE	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: MONUMENT	F FINAL CONSTRUCTION S.C		
						Well to be a second with the s	E TO CONTRACTS J.E./B.J		
							D TO COUNCIL S.C.		
				GUTTERS \$ DOWNPIPES	MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: MONOLITH	C POV 19353 ¢ CONSULTANT CHECK PLAN S.C.			
						B TO CLIENT S.C.			
					DOWNPIPE COLOUR: MONOLITH	A TECHNICAL JGI	04-02-17		
				HOT WATER UNIT	CONNECT TO EXISTING	No. ISSUE DRAW	N DATE		
						DESIGN CONSULTANT: SCOTT MCDOUGALL			
					PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	GROUND FLOOR EXTERNAL: BY CAPE COD GROUND FLOOR INTERNAL: BY CAPE COD	PROPOSED ADDITIONS # ALTERATIONS		
EXTERNAL PAINT SCHEDULE		_		PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER		FOR MR R # MRS M WILLCOCK			
ITEM BR	BRAND CODE COLOUR		1		FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.		AT 78 BARONS CRESCENT		
Window Frame	. WATTYL	Clear finish/Stain	-		DO NOT SCALE OFF DR	AWINGS	HUNTERS HILL NSW 2110		
ow mane		Cical IIIIISII/Otalii	+				COUNCIL: HUNTERS HILL		
Soffit Lining Duli	lux PI4AIQ	Vanilla quake	1		ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.				
Wall Cladding Duli		Champignon	-		NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.		A.B.N. 54 000 605 407		
- J	lorbond	Monument	+			·	- Cape Cod Suite 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444		
3			+						
	P I 4 A4 Champignon		+			IGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT	AUSTRALIA BUILDERS LICENCE NO. 5519		
1.1			+		WITH THE COMPANY. IT	MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN			
Dull Dull			-		PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.		SHEET: 1 OF 9 JOB NO: 7827/1	7 G	



CRESCENT BARONS



Site Plan

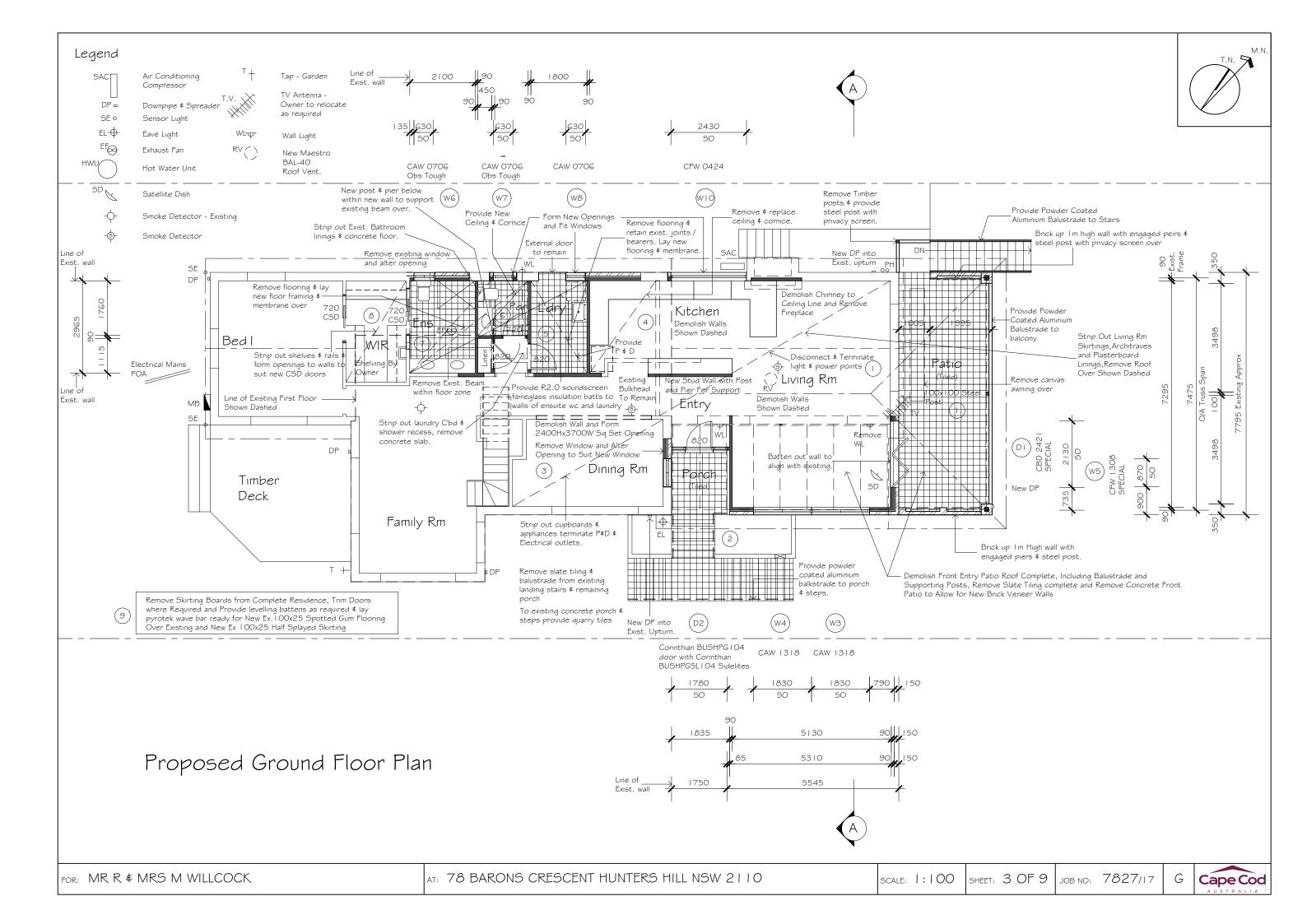
No. : 78 Lot. : 4

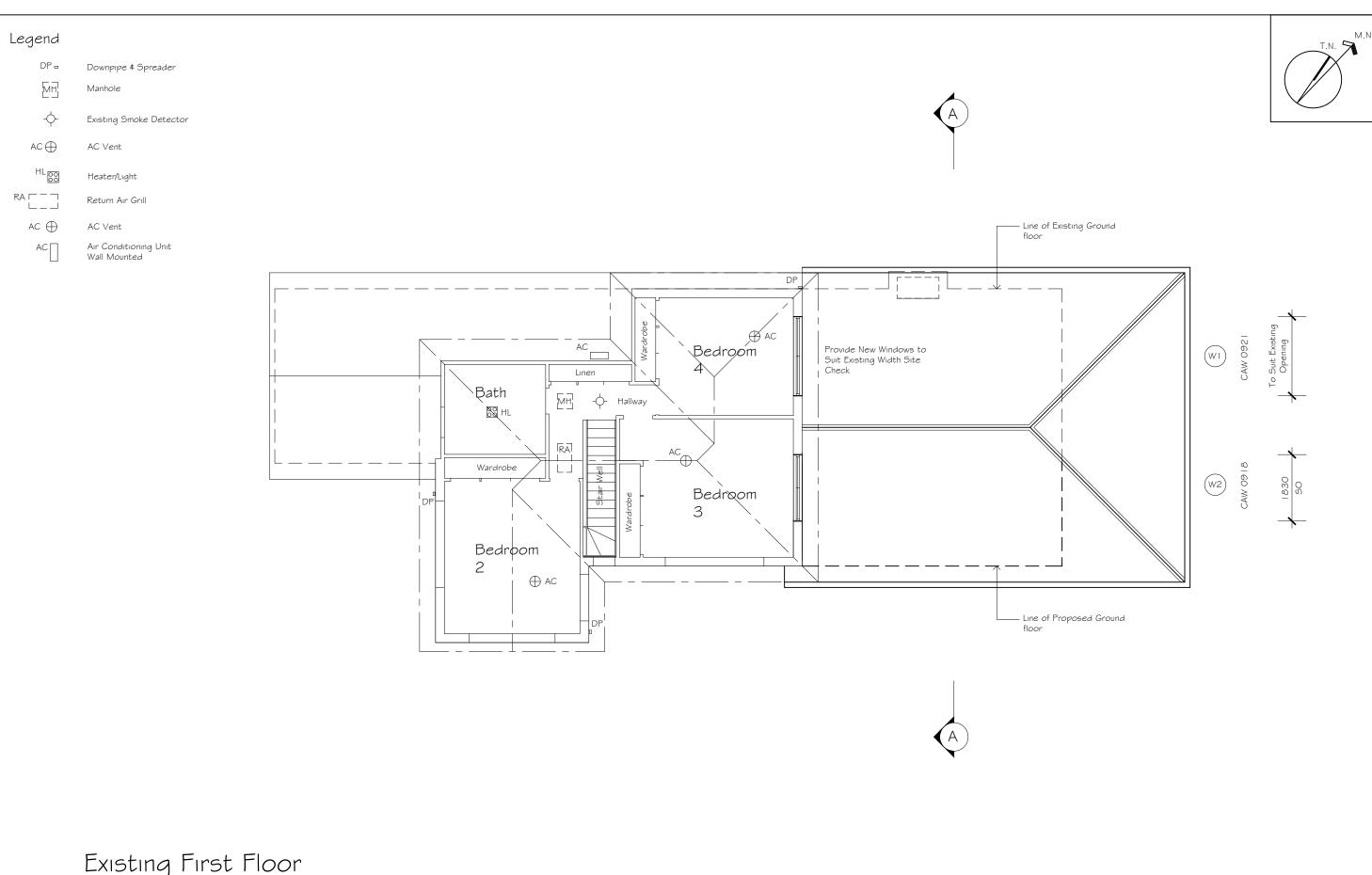
DP : 19075

AREA: 663.90m² (By Title)

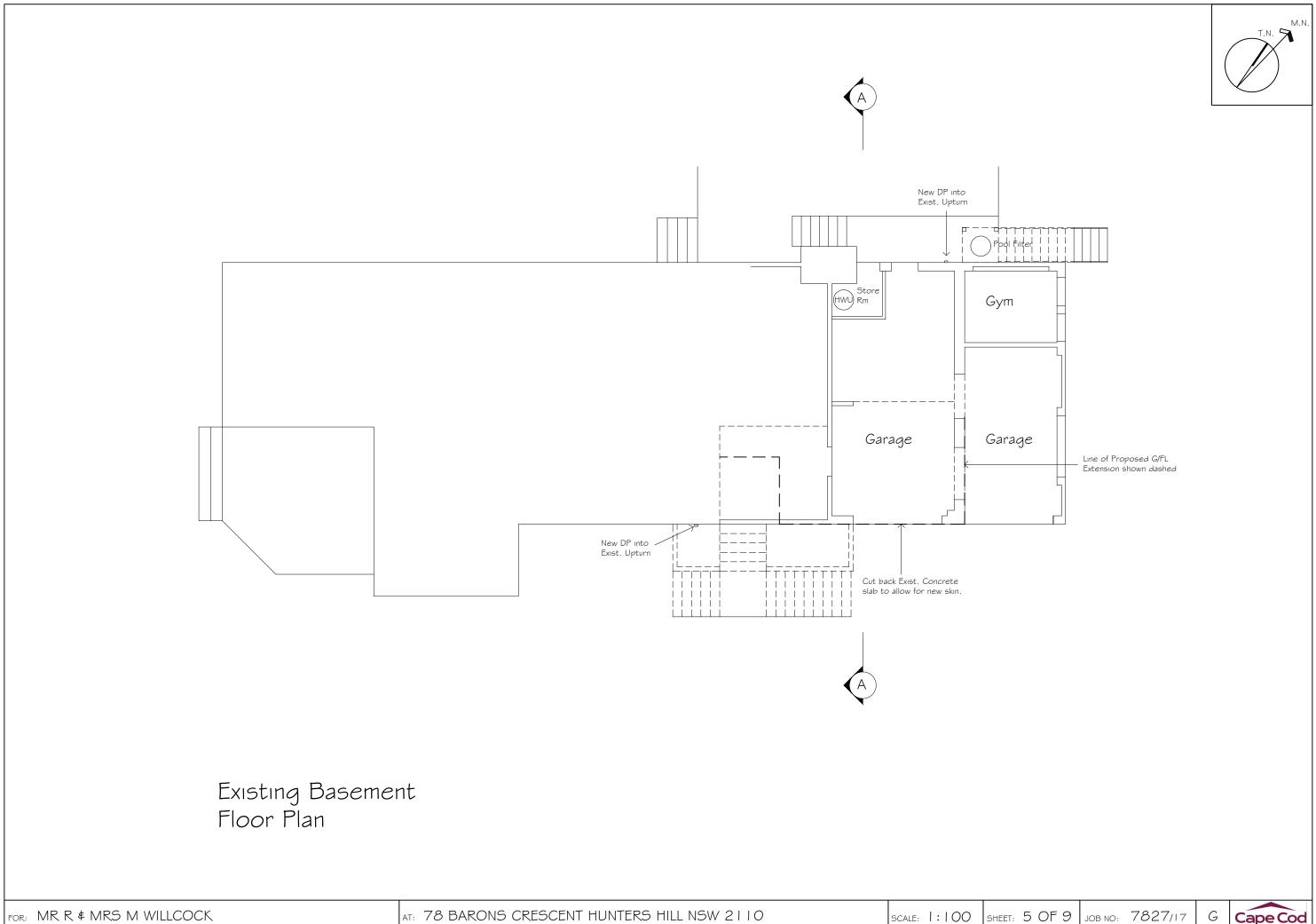
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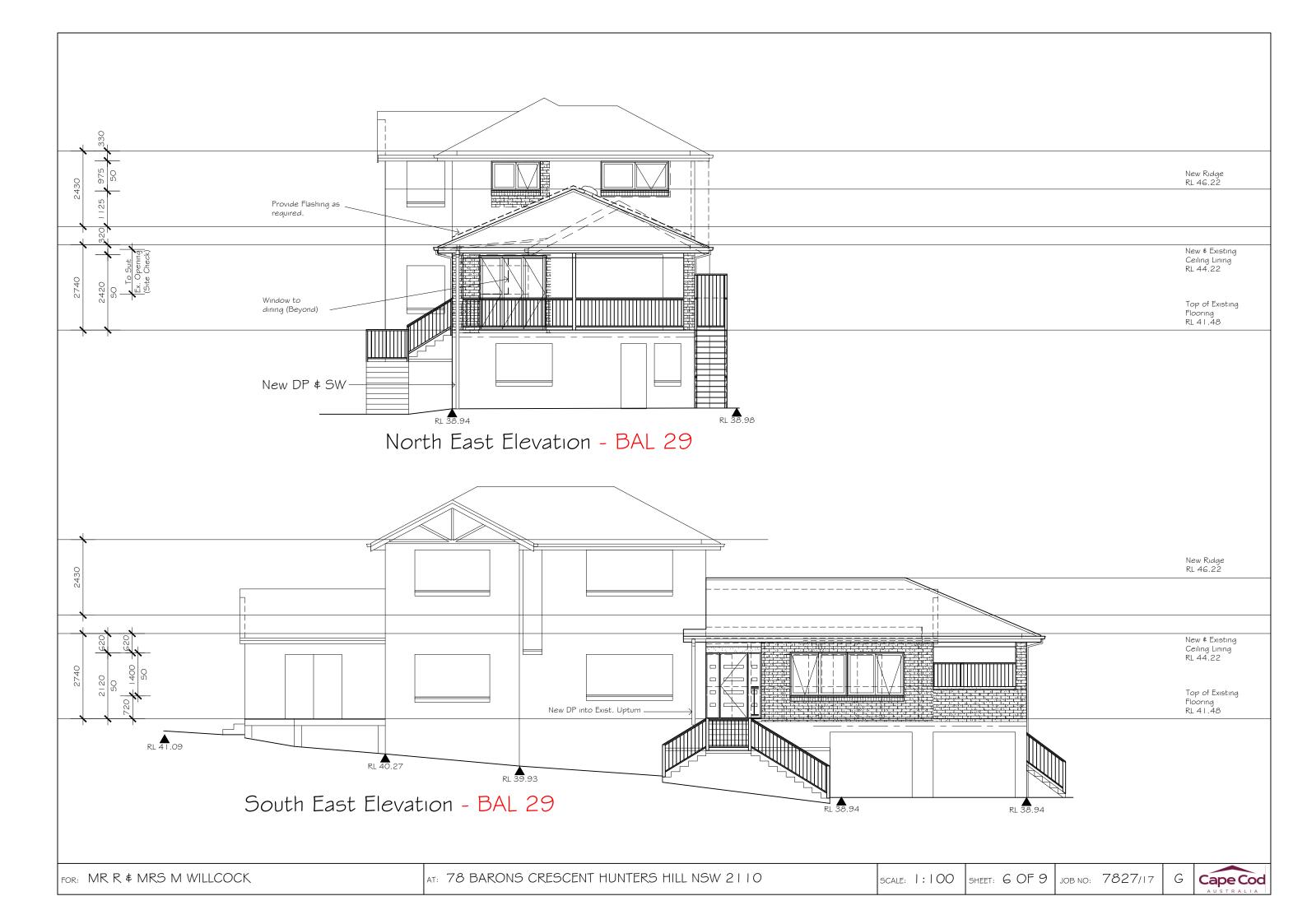


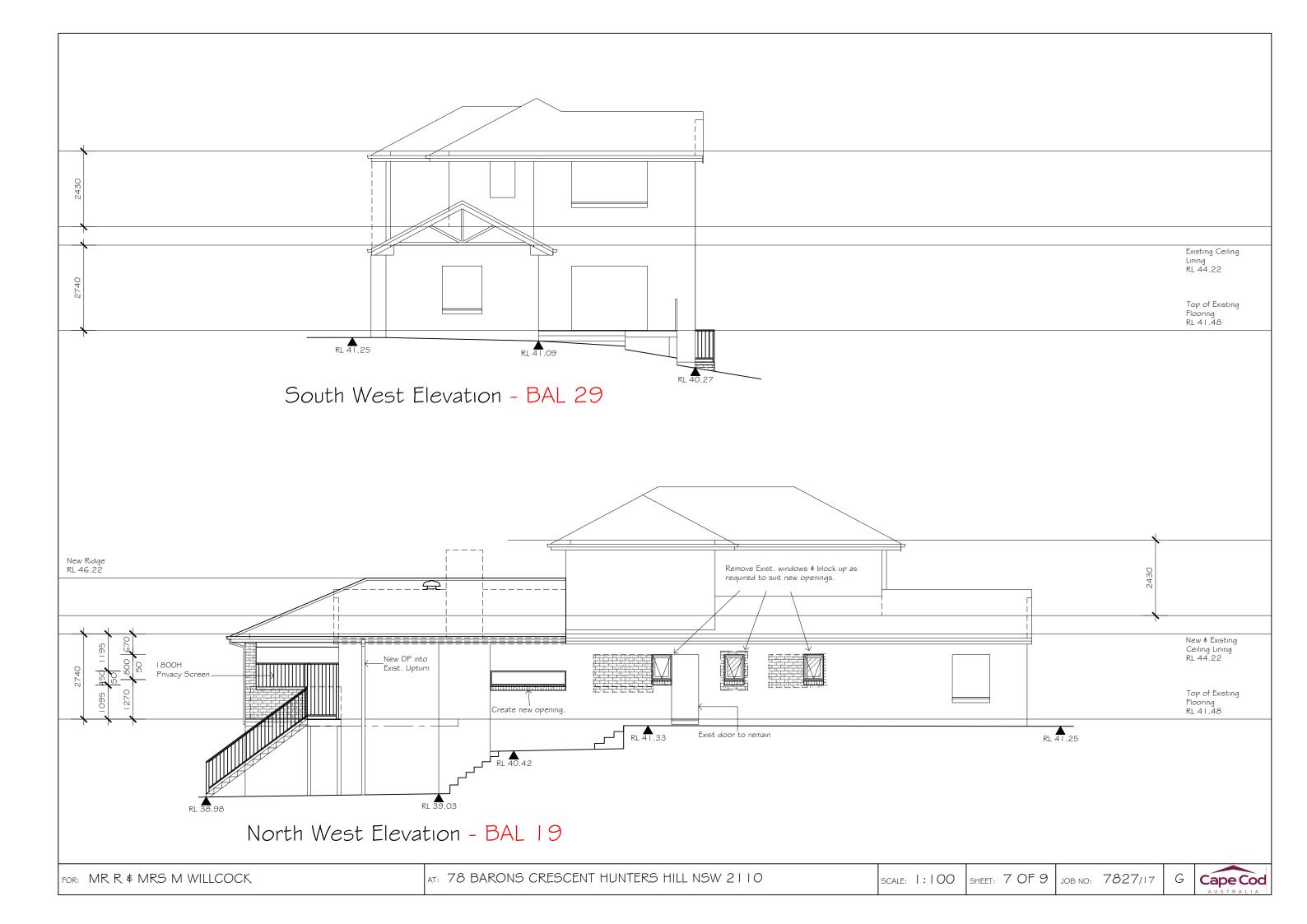


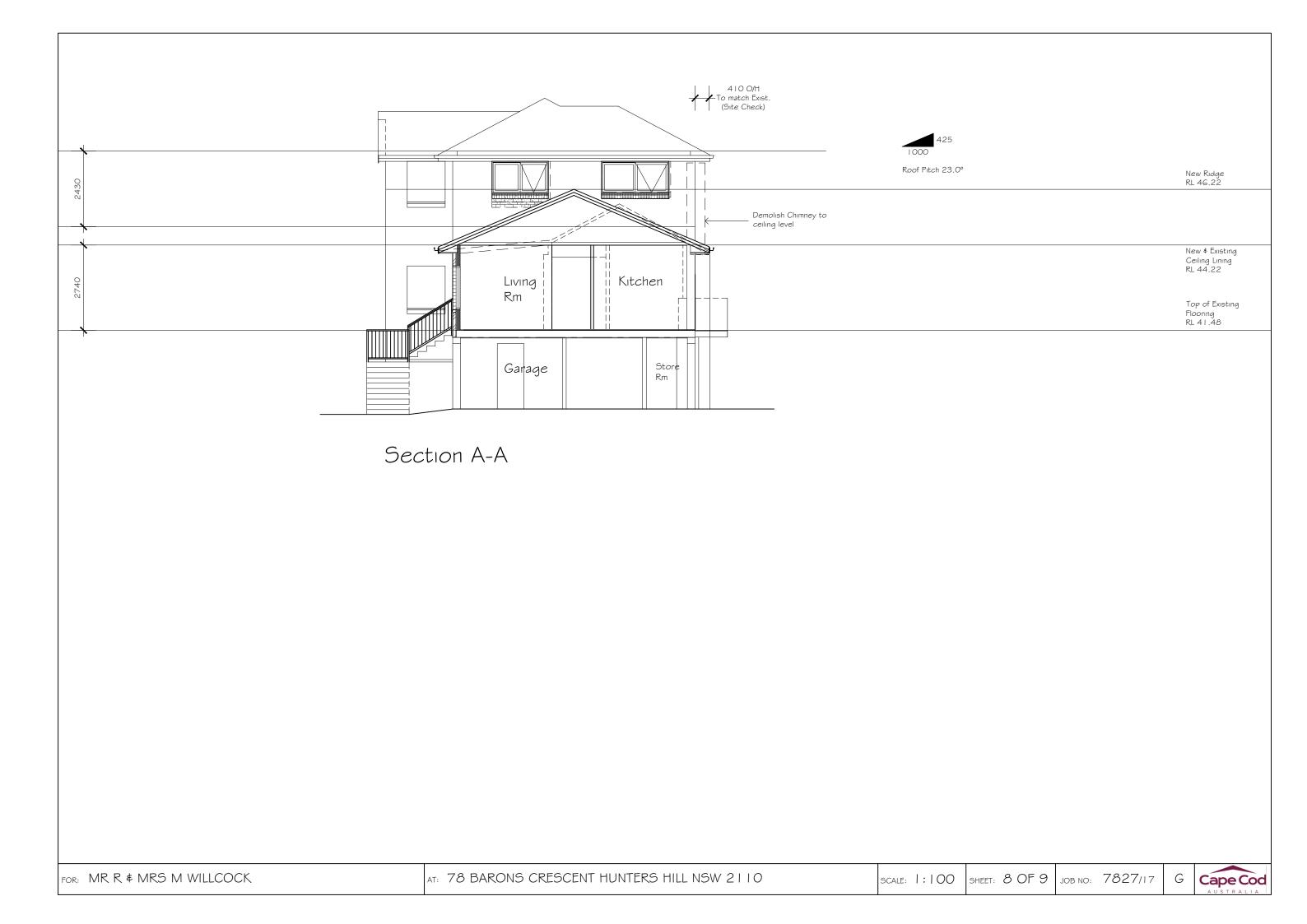
Existing First Floor











WINDOW SCHEDULE (BASIX A28 803 02)				NT:				TIMBER WINDOWS: TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH. STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE \$ WHITE.		
STANDARD NOTES:										
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				NT:						
				DER:DATE:						
NCC 3.9.2.5	T 🙃	LIARDWARE COLOUR	101.471110	CONTRACTOR OF THE CONTRACTOR O			HARDWARE COLOUR		WIND LOAD:	
	(WI) CAW 0921	HARDWARE COLOUR BROWN	GLAZING SINGLE PYROLYT	SPECIAL NOTES TIC SITE CHECK FOR EXACT WIDTH	_	W10 CFW 0424	HARDWARE COLOUR BROWN	GLAZING SINGLE PYROLYTIC	BAL 19	
	NE ELEVATION / BEDROOM 4	1	LOW-E, (OR	BAL 29		NW ELEVATION / KITCHEN		LOW-E, (OR		
	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)	RESTRICT OPENING TO 125MM TO COMPLY WITH NCC		WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)		
	AWNING	ALUMINIUM S/LESS STEEL MESH	REVEAL					REVEAL		
	FIXED / OPEN	HAMERSLEY BROWN (CUSTOM)				FIXED				
	(W2) CAW 0918	HARDWARE COLOUR	GLAZING	SPECIAL NOTES		(DI) CBD 2421 SPECIAL	HARDWARE COLOUR	GLAZING		
	(W2) CAW 0918	BROWN	SINGLE PYROLYT LOW-E, (OR	TIC BAL 29 RESTRICT OPENING TO 125MM TO COMPLY WITH		(DI) CBD 2421 SPECIAL	- BROWN	SINGLE CLEAR, (OR	BAL 29 TO MATCH LEAF SIZE OF ADJOINING EXISTING	
	NE ELEVATION / BEDROOM 3	INSECT SCREEN	U-VALUE: 3.99,	NCC		NE ELEVATION / LIVING RM	INSECT SCREEN	U-VALUE: 5.71, SHGC: 0.66)	BI-FOLD DOOR	
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)			WESTERN RED CEDAR	BY OWNER	_	(SITE CHECK)	
	AWNING FIXED / OPEN	S/LESS STEEL MESH HAMERSLEY BROWN	REVEAL			BI-FOLD DOOR UNIT OPEN		REVEAL	_	
	TIXED / OI EN	(CUSTOM) HARDWARE COLOUR	GLAZING	SPECIAL NOTES		OI LIN				
	(W3) CAW 1318	BROWN	SINGLE CLEAR, (
	SE ELEVATION / LIVING RM		U-VALUE: 5.71,							
	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	SHGC: 0.66)					4		
	AWNING	S/LESS STEEL MESH	REVEAL							
	FIXED / OPEN	HAMERSLEY BROWN (CUSTOM)								
	(W4) CAW 1318	HARDWARE COLOUR	GLAZING	SPECIAL NOTES						
	CAW 1318	BROWN	SINGLE CLEAR, (U-VALUE: 5.71,							
	SE ELEVATION / LIVING RM	INSECT SCREEN	SHGC: 0.66)							
	WESTERN RED CEDAR	ALUMINIUM S/LESS STEEL MESH	DEL/EAL							
	AWNING OPEN / FIXED	HAMERSLEY BROWN	REVEAL						-	
		(CUSTOM) HARDWARE COLOUR	GLAZING							
	(W5) CFW 1308 SPECIAL	BROWN	SINGLE CLEAR, (OR BAL 29						
	NE ELEVATION / DINING RM	INSECT SCREEN	U-VALUE: 5.71, SHGC: 0.66)	SITE CHECK FOR EXACT HEIGHT				_		
	WESTERN RED CEDAR	N/A	31190. 0.66)					-		
	FIXED		REVEAL							
	TIXLD									
	(W6) CAW 0706	HARDWARE COLOUR BROWN	GLAZING SINGLE PYROLYT	TIC TRANSLUCENT FILM						
	NILL ELEVATION LENGUITE	- BROWN	LOW-E, (OR	BAL 19						
	NW ELEVATION / ENSUITE WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)							
		ALUMINIUM S/LESS STEEL MESH							-	
	AWNING OPEN		1,42,42						1	
	(W7) 0	HARDWARE COLOUR								
	(W7) CAW 0706	BROWN	SINGLE PYROLYT LOW-E, (OR	TIC TRANSLUCENT FILM BAL 19						
	NW ELEVATION / WC	INSECT SCREEN	U-VALUE: 3.99,							
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)							
	AWNING OPEN	S/LESS STEEL MESH HAMERSLEY BROWN	REVEAL						_	
	OTEN	(CUSTOM) HARDWARE COLOUR	GLAZING							
	(W8) CAW 0706	BROWN	SINGLE PYROLYT	TIC BAL 19						
	NW ELEVATION / LAUNDRY		LOW-E, (OR U-VALUE: 3.99,					_		
	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	SHGC: 0.4)					-		
	AWNING	S/LESS STEEL MESH	REVEAL							
	OPEN	HAMERSLEY BROWN (CUSTOM)								
	(W9) DELETED									
		_								
for: MR R & MR		ı	<u>'</u>	AT: 78 BARONS CRESCENT HUNTERS	HIII NGW OLLO		1 1:0	0.05.0	IOB NO: 7827/17 G Cape Cod	
FOR: IVIK K & IVIK	J IVI VVILLUUUN		I A	AI: 70 DANUND UNLDULNI FIUNIEKS	THEL NOW ZITO		SCALE: III NIIS I	SHEET 9 (JE 9)	IOB NO: /()///////// (7 Cana Cod	