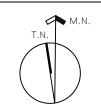
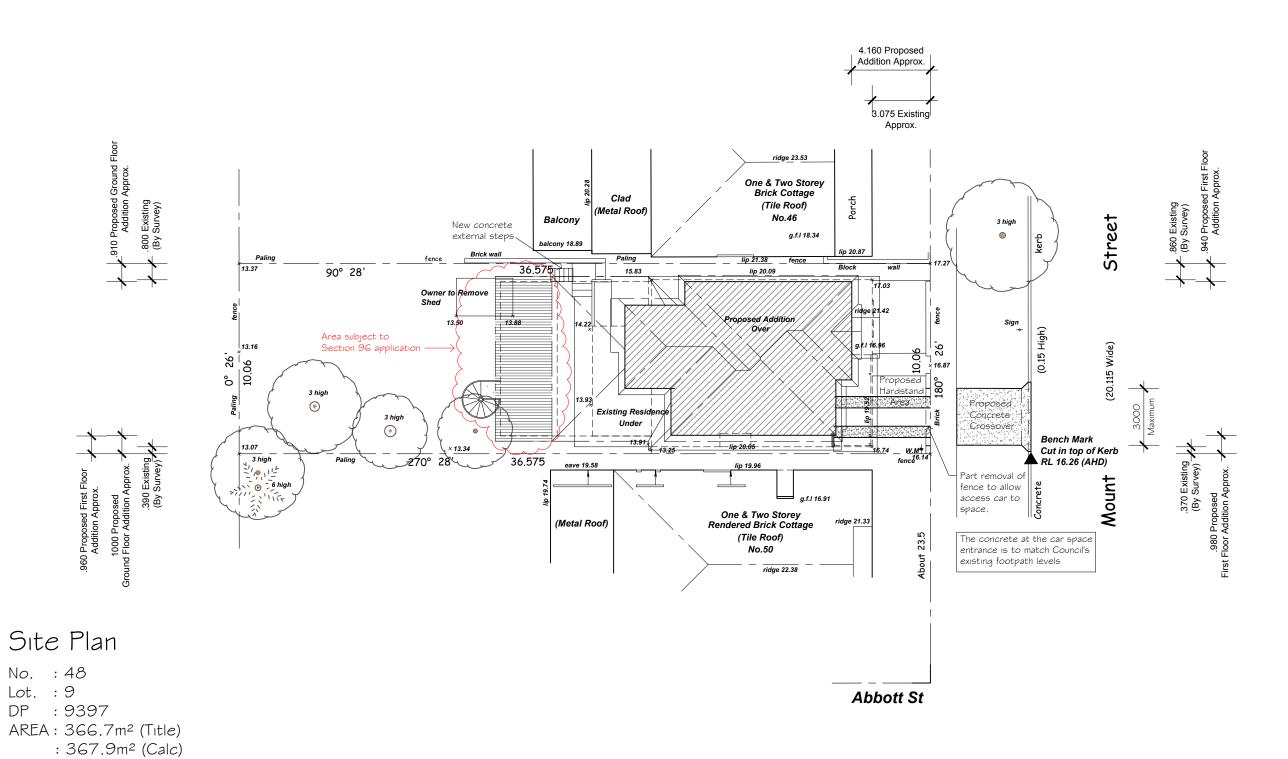
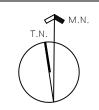
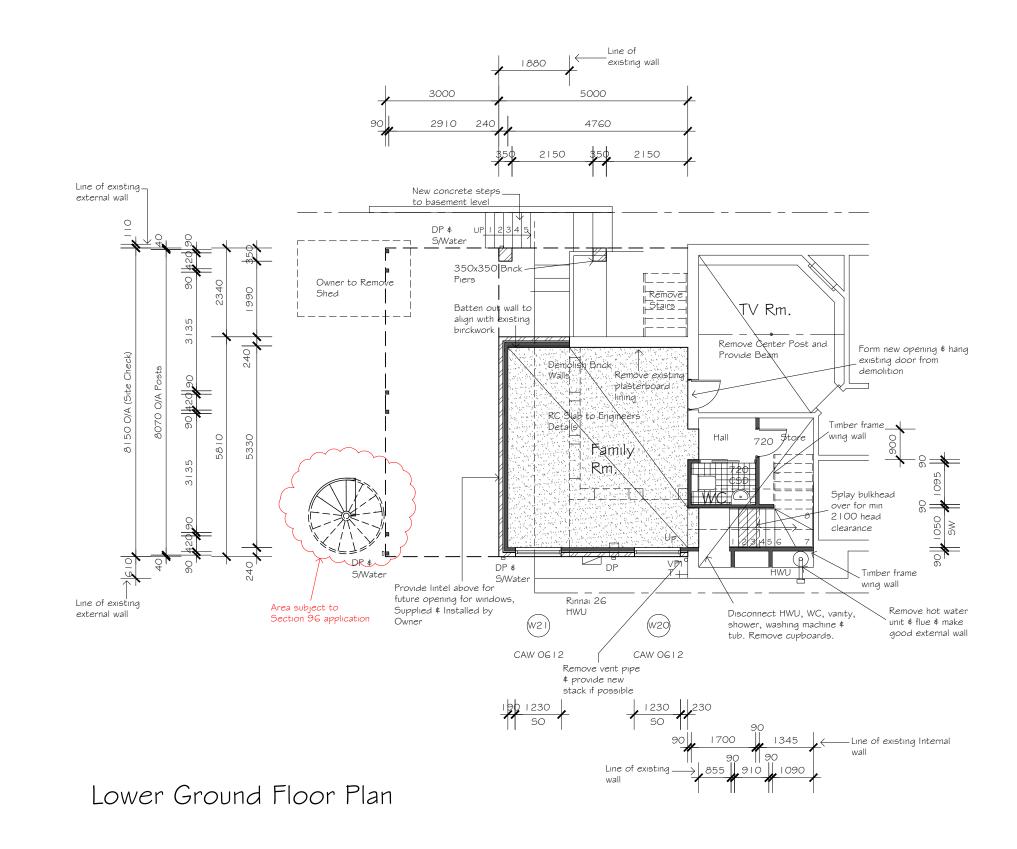
BASIX					SPEC	IFICATION SUMMARY	SPECIAL NOTES				
CERTIFICATE NO. A236064	1				STRUCTURAL TIMBER - All to ASA   684.2		PROVIDE THREE (3) SMOKE DETECTORS AS SHOWN 9     ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY				
FIXTURES AND SYSTEMS						WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES		<ul> <li>WITH THE BUILDING CODE OF AUSTRALIA (NCC).</li> <li>AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</li> <li>CONNECT/INSTALL FORTY TWO (42) DOWNLIGHT FITTINGS \$ THREE (3)</li> </ul>			
LIGHTING MIN 40% OF NEW OR ALTERED LIGHT FIXTURES						90 X 35 EXT. STUDS @ .600 CTS					
	TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS					FLOOR: 140x45mm MII	_	FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OW PROVIDE LAUNDRY CHUTE. PROVIDE TEMPORARY POWER POLE, DISCONNECT	EXISTING MA	JNS \$	
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED	]				FINISHES		<ul> <li>INSTALL NEW METRE BOX, POA &amp; SINGLE PHASED N</li> <li>PROVIDE EX. I OO X 25mm BLACKBUTT T&amp;G FLOORI</li> </ul>	ING TO FIRST		
NEW OR ALTERED	TAPS 3 STAR RATED					BRICKWORK	COMMON BRICKWORK FOR RENDER AND PAINT FINISH	• RE.O SOUNDSCREEN DATES TO INTERNAL FIRST TE			
INSULATION REQUIREMENTS									R2.0 FIBREGLASS BATTS TO NEW GROUND FLOOR OUTSIDE LINE OF FAMILY		
FLOOR ABOVE EXISTING DWELLING OR BUILDING						FLOORING	I 9MM STRUCTURAL PARTICLEBOARD TO FIRST FLOOR ¢ GROUND FLOOR ADDITIONS	ROOM.			
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)	FINAL CONSTRUCTION.				CLADDING WINDOWS - STEGBAR	75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH FRAME: WESTERN RED CEDAR AND	WORKS BY OWNER			
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)					KEYED LOCKS (TERRAIN: 3)	PREFINISHED ALUMINIUM	SUPPLY/INSTALLATION OF ANY SPLASHBACKS.  SUPPLY FORTY TWO (42) DOWNLIGHT FITTINGS \$ THREE (3) FAN/LIGHT/HEATER UNITS.  REMOVAL OF REAR SHED AND CLOTHES DRIER.			
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM						INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES					
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE > 0.70)				TION.	ROOF COVERING	PROVIDE ALL NEW SHINGLE CONCRETE ROOF TILES TO PROPOSED FIRST FLOOR ADDITION & GROUND FLOOR ADDITION & TO REMAINING GROUND FLOOR ROOF.  TO BALCONY ROOF PROVIDE PRE-FINISHED ZINCALUME ROOF SHEETING.				
GLA	AZING REQUIREMENTS		CONS	) <b>,</b> ,			PROFILE: SPPEDECK COLOUR:	<ul> <li>SUPPLY AND INSTALLATION OF FLOORING TO TV RO</li> <li>FITTING OUT OF FIRST FLOOR BUILT-IN-ROBES.</li> </ul>	,		
WINDOWS		1 MAL CO				ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL \$	COLDONIA TO SOLL EVOLUTIONES.			
W9, W10, \$ W12,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	FILM	Ellar				R I .3 ALUMINIUM FOIL BACKED ANTICON INSUALTION BLANKET UNDER METAL ROOFING.	ALL WORK ASSOCIATED WITH EXCAVATION AND/OR PROVISION OF RETAINING WALLS TO EXISTING AREA UNDER THE PROPOSED BALCONY.  SUPPLY & INSTALL INSECT SCREENS TO BALCONY FOLDING EXTERNAL DOOR.			
WI, W2, W3, W4, \$ WII,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)					INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR & GROUND FLOOR CEILINGS R2.0 BATTS TO FIRST FLOOR, GROUND FLOOR &	IF REQUIRED.  ALL WORK ASSOCIATED WITH ALL REQUIRED LANDSCAPING.  ALL WORK ASSOCIATED WITH THE SUPPLY & INSTALLATION OF W22, W23 & W24 AND ASSOCIATED EXTERNAL STEP TO FAMILY POOM.			
W2O, W2I,	5.71, SAGC: 0.66)						LOWER GROUND FLOOR EXTERNAL WALL FRAMES R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR CLADDED WALLS	W24 AND ASSOCIATED EXTERNAL STEP TO FAMILY ROOM.  SUPPLY & INSTALLATION OF SPIRAL EXTERNAL STAIR TO BALCONY. SUPPLY & INSTALLATION OF DESK SHELVING TO BEDROOM I. SUPPLY & INSTALLATION OF SHOWER CURTAIN TO SHOWER ROOM.			
W6, W8, W13, W14, W15, W16, W17, W22, W23, \$ (U-VALUE: 3.99, SHGC: 0.4)						INTERNAL FIXINGS					
SHADING DEVICES						INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"	H FINAL CONSTRUCTION	NL	19-05-16	
WINDOWS						STAIRCASE	TYPE: CLOSED TIMBER	G TO CONTRACTS	SC	07-04-16	
W3, W4, W8, W9, W10, \$ W12,	EAVE / VERANDAH / PERGOLA / BALCONY					MAPLE TREADS & RISER LINED UNDER	WIDTH: I OOOmm	F SECTION 96 APPLICATION \$ POV 17790	SC	29-03-16	
WI, WI3, WI4, W22,	>= GOOMM  EAVE / VERANDAH / PERGOLA / BALCONY	-					RISE: 20 @ I 83mm (FIRST FLOOR)	E FAMILY ROOM LEVEL ADDED FOR COUNCIL	SM	25-01-16	
W23, \$ W24,	>= 900MM						15 @ 184mm (GROUND FLOOR)	D BASIX ADDED # TO COUNCIL	NE	01-12-15	
W6,	PROJECTION /HEIGHT ABOVE SILL RATIO	1					GOING: 240mm (260mm TREAD)	C POV 17279 \$ 17280	SC	5-11-15	
	>= 0.23	_				FASCIA \$	MATERIAL: DAR TIMBER	B TO CLIENT	CS	14-10-15	
W15, \$ W16,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.29					BARGE BOARDS  GUTTERS # DOWNPIPES	TYPF- QUAD	A TECHNICAL	JGI	1-9-15	
W/2 + W/	PROJECTION /HEIGHT ABOVE SILL RATIO					001121@ 1 20WW II 20	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WALLABY DOWNPIPE COLOUR: SURFMIST	No. ISSUE	DRAWN	DATE	
W2, \$ W11,	>= 0.36							DESIGN CONSULTANT: DAREK SZYMANSKI			
W17, W20, \$ W21,	NONE					HOT WATER UNIT	REPLACE EXISTING WITH NEW "RINNAI INFINITY 26"	PROPOSED ADDITIONS & ALTERATIONS	ò		
EXTERNAL PAINT SCHEDULE						PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK	FOR MRT, MRS M & MRR TANNER			
						FINISHED GROUND LEV	TO BE BY CAPE COD  ELS SHOWN ON PLAN ARE SUBJECT TO SITE	AT 48 MOUNT STREET,			
	RAND CODE COLOUR 3. WATTYL	ITEM	BRAND eg. WATTYL	CODE	COLOUR	CONDITIONS.		COOGEE. NSW. 2034.			
Soffit Lining Ha	lymes Off White	Fascia Board	Colorbond		Wallaby	DO NOT SCALE OFF DR	AWINGS.				
Wall Shingles Ha	lymes Aura	Wall Cladding	Haymes		Aura	ALL DIMENSIONS SHOW	VN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE	COUNCIL: RANDWICK			
Cover Battens Ha	lymes Off White	Hood Brackets	Haymes		Aura	MEASURE DURING CON	ISTRUCTION.	A.B.N. 54	000 605 4	107	
Barge Board Ha	symes Soft Ash	Hood Roof Shingles	Haymes		Soft Ash	NO ALLOWANCE HAS B	EEN MADE FOR SHRINKAGE OR MILLING.	CUITE 41	410 CHURC		
	lymes Aura	Hood Roof Shingles	Haymes		Soft Ash			NORTH PA	RRAMATTA 2 (2) 9849 44	2151	
	lymes Off White						SIGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS	BUILDERS	12) 9849 44. LICENCE NO.		
Balcony Beam Haymes Off White							PURPOSE OF ENTERING INTO A BUILDING CONTRACT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN	AUSTRALIA			
Balcony Post Ha	lymes Off White						N PERMISSION FROM THE COMPANY.	SHEET:   OF   O JOB NO: 7	7692/15	,   H	
Handrail Frame Ha	lymes Off White							3.1221.   O    O			





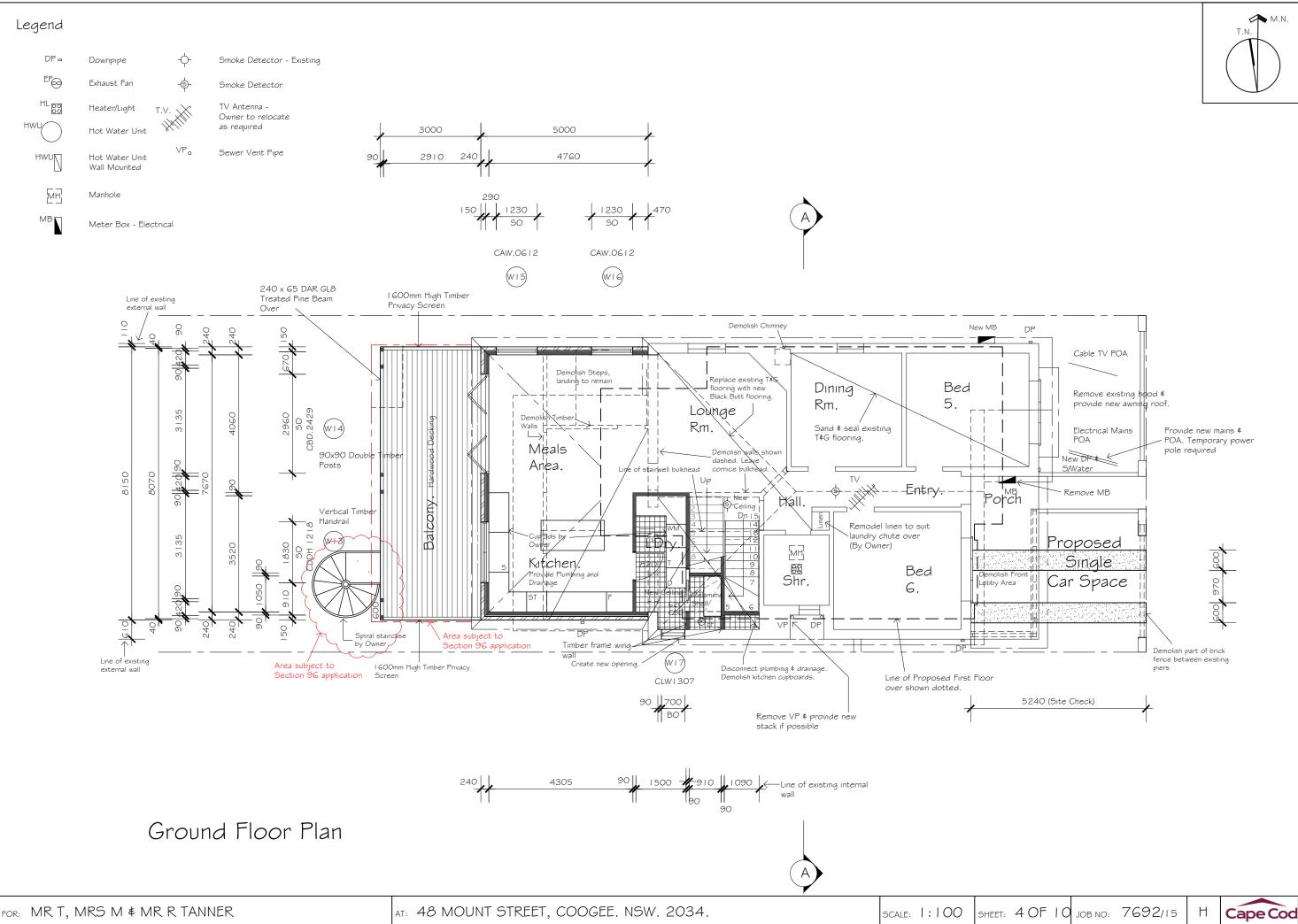
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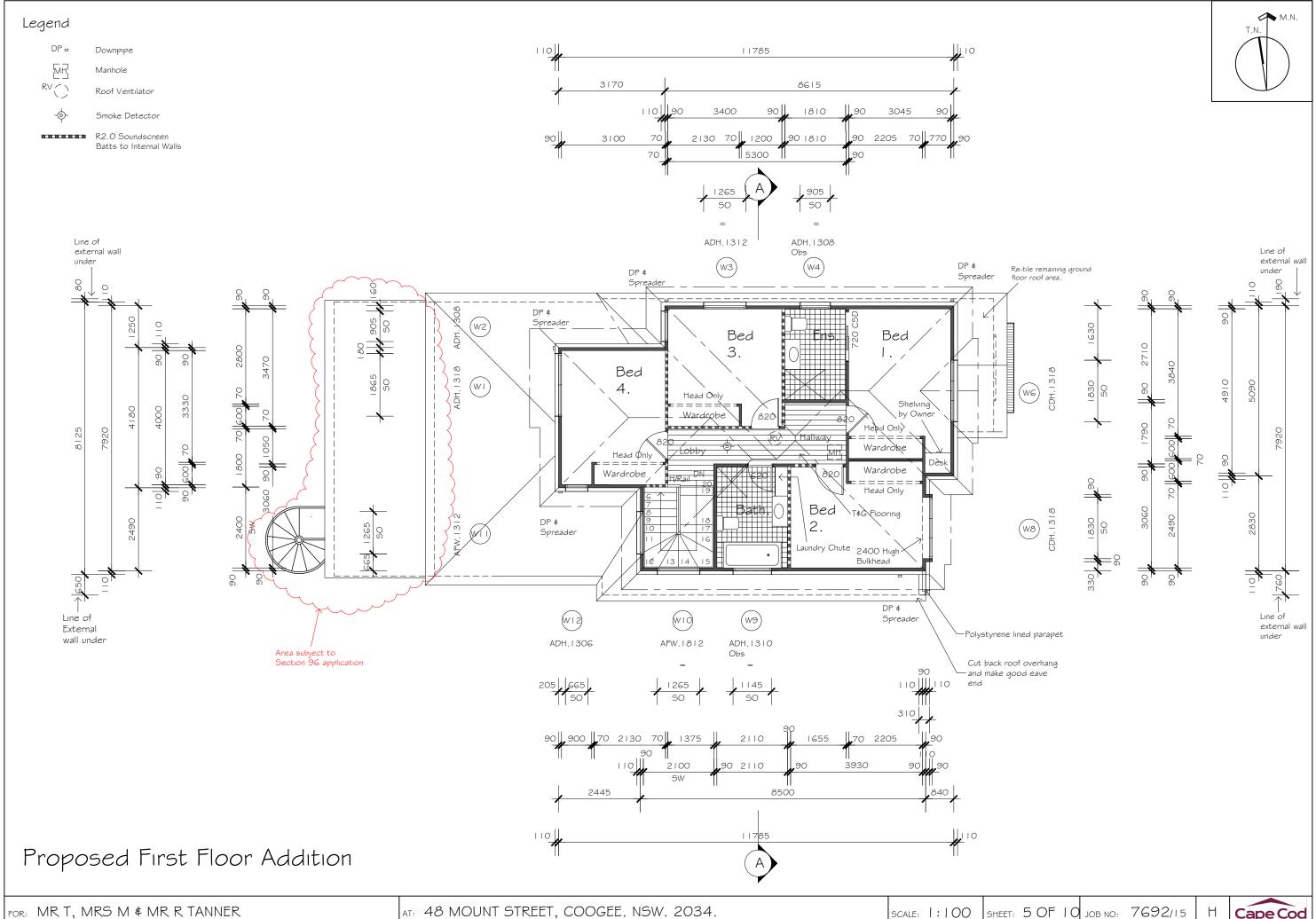


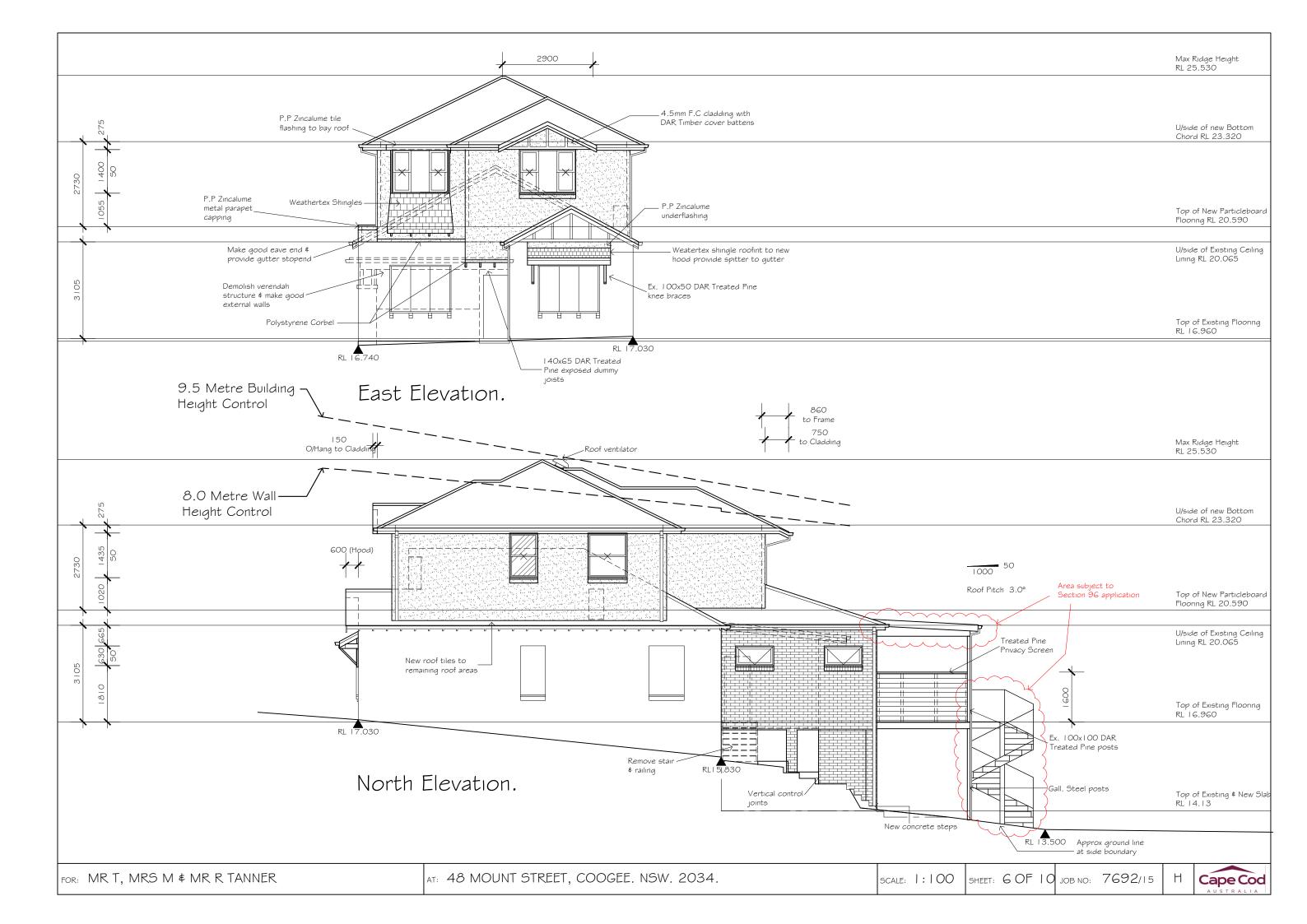


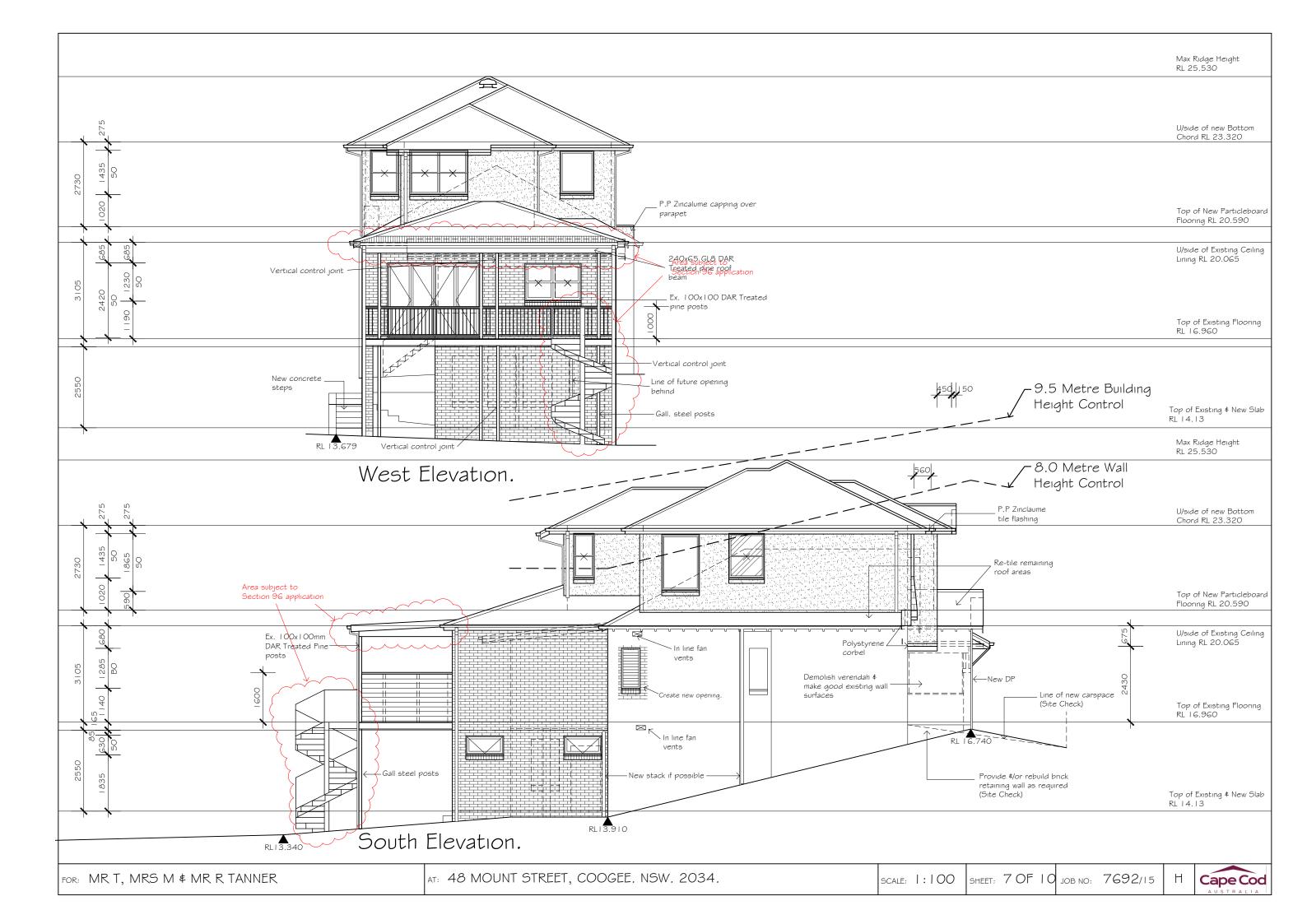
FOR: MR T, MRS M & MR R TANNER

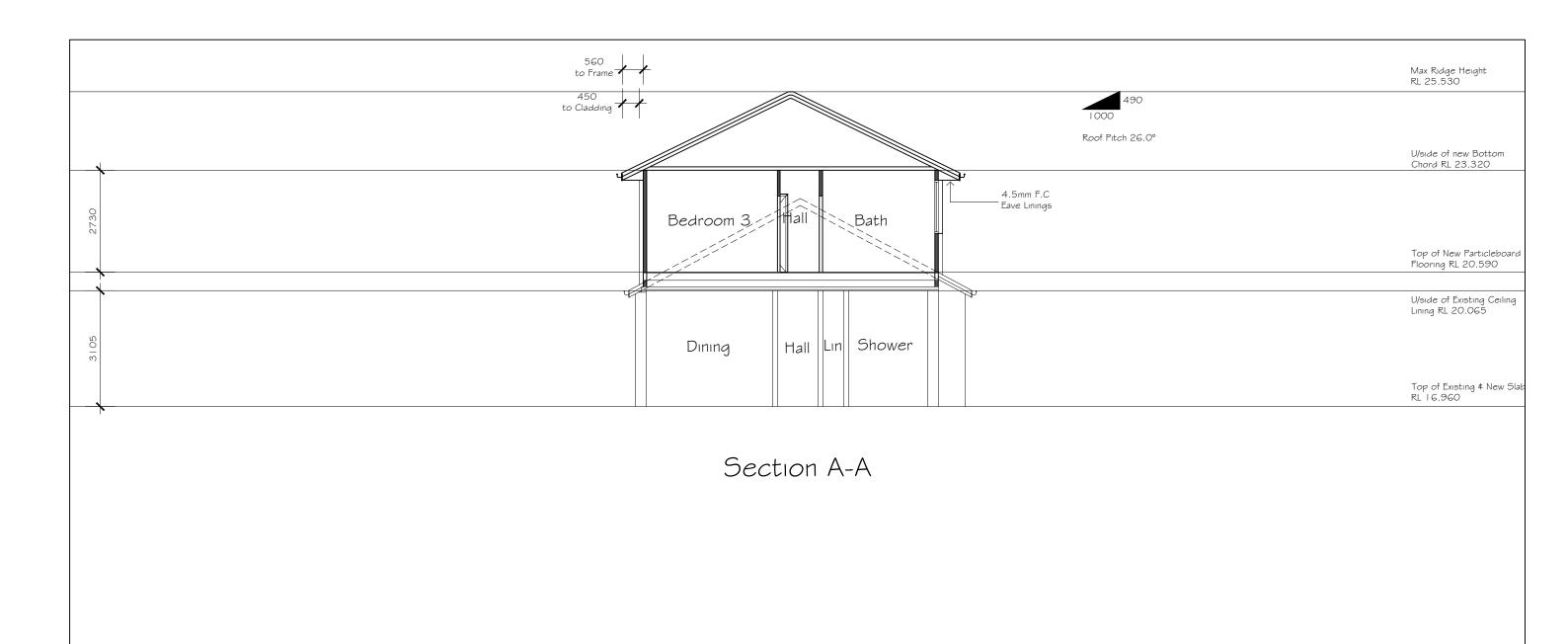
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FOR: MR T, MRS M & MR R TANNER