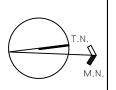
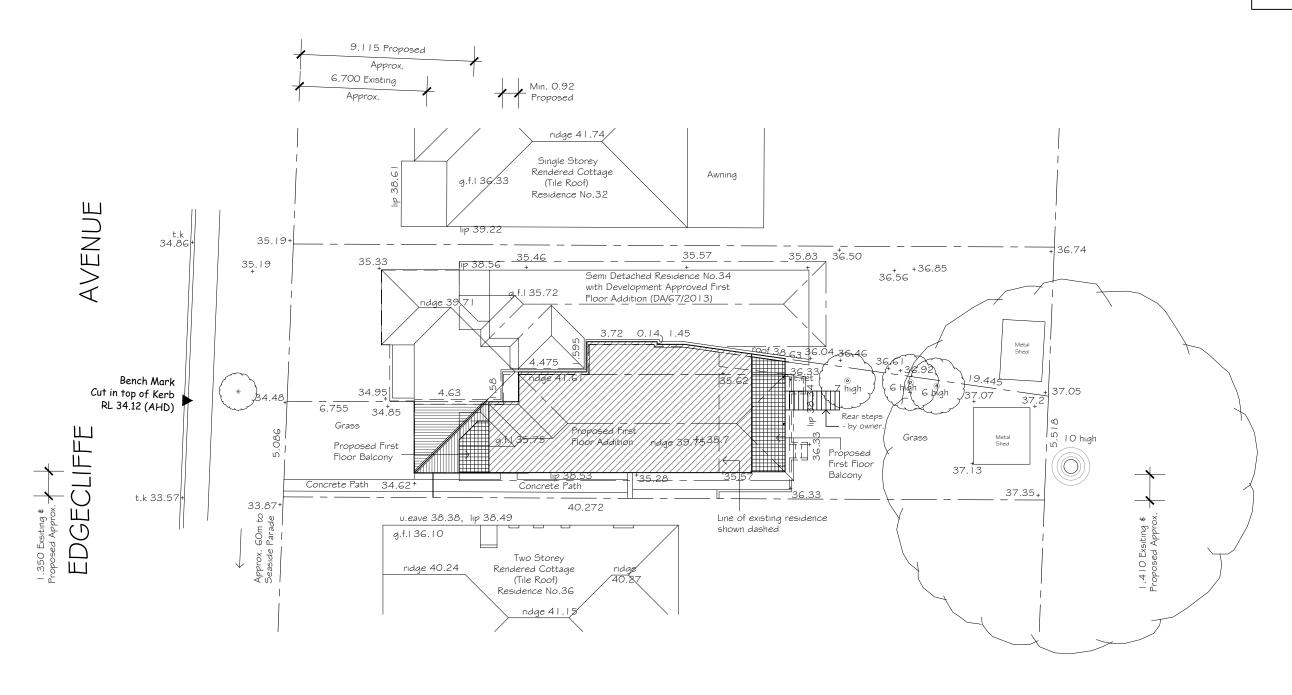
BASIX	COMMITME	NTS					SPEC	IFICATION SUMMARY	SPECIAL NOTES					
CERTIFICATE NO. A290641			-					UCTURAL TIMBER - All to ASA 1684.2	PROVIDE FOUR (4) SMOKE DETECTORS AS SHOWN ELECTRICIAN TO CHECK ENGLISE THE EVISTING SMOKE DETECTORS COMPLY					
FIXTURES AND SYSTEMS							WALLS: F5 SOFTWOOD		ELECTRICIAN 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. REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE. CONNECT/INSTALL THIRTY ONE (3 I) DOWNLIGHT FITTINGS, TWO (2) EXTERNAL LIGHT FITTINGS, TWO (2) FAN/LIGHT/HEATER UNITS \$ ONE (I) LIGHT FITTING (AS SUPPLIED BY THE OWNER). WORK NECESSARY SO THAT THE EXISTING ELECTRICAL WIRING WILL COMPLY WITH S.S.A CODES \$ COUNCIL REQUIREMENTS					
LIGHTING MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT							90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @	.600 CTS TO MANUFACTURERS						
	FLOOR: 140x45mm MIN	<u> </u>												
WET AREAS: SHOWER HEADS 3 STAR RATED NEW OR ALTERED TOILETS 3 STAR RATED							FINISHES							
NEW OR ALTERED TOILETS 3 STAR RATED TAPS 3 STAR RATED							BRICKWORK	FACE BRICK VENEER WALL TO EXPOSED SECTION						
INSULATION REQUIREMENTS								ALONG PARTY WALL. REMAINING SECTION OF BRICK PARTY WALL SHALL BE BRICK COMMONS.						
FLOOR ABOVE EXISTING NIL DWELLING OR BUILDING							FLOORING	19MM STRUCTURAL PARTICLEBOARD						
FLAT CEILING, PITCHED ROOF	CEILING: R 1.45 (UP) ROOF: FOIL BACKED BL DARK (SOLAR ABSORPT						CLADDING	9.5mm WEATHERTEX "WEATHER GROOVE SMOOTH" PANELS OVER POLYSTYRENE CORE WALL TO REMAINING EXTERNAL WALLS OF NEW ADDITION.						
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLU		_				WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM						
EXTERNAL WALL: FRAMED	R1.30 (or R1.70 INCLU	DING CONSTRUCTION)	_				INSECT SCREENS: TO ALL NEW OPERABLE	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS						
(WEATHERBOARD, FIBRO, METAL CLAD)							WINDOW SASHES	WEST. HEREGEAGS	WORKS BY OWNER					
GLA	ZING REQUIREMENTS						ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CUSTOM ORB	REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS.					
WINDOWS								PROFILE: SPEED DECK (TO FLAT ROOF) COLOUR: SELECT COLOUR	CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL					
WI & WI3 STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		JON.					AND METAL DECK SHEETING FOR FLAT ROOF	PHONE AND/OR DATA CABLING. ALL WORK ACCOUNTED WITH THE CURRING AND INCTALLATION OF THE NEW.						
		0.75)	CTION				ROOF SARKING	R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET	KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.					
W2 - W12	W2 - W12 STANDARD ALUMINIUM, SINGLE PYROLYTIC			METRUS				R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES						
LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		CONS				(FIBREGLASS)	AND IN SOFFIT LINING OF COURTYARD I 2mm POLASTIC INSULATION BLANKET TO FIRST	SUPPLY THIRTY ONE (31) DOWNLIGHT FITTINGS, TWO (2) EXTERNAL LIGHT FITTINGS, TWO (2) FAN/LIGHT/HEATER UNITS \$ ONE (1) LIGHT FITTING.						
SLI \$ SL2	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)		-INAL O					FLOOR EXTERNAL WALL FRAMES R2 INSULATION TO UNDERSIDE OF REAR FLOOR	CARPET FLOOR FINISH TO FIRST FLOOR ADDITION REMOVE AND CLEAR COURTYARD OF ORNAMENTAL FIXTURES TO MAKE					
SHADING DEVICES			FINAL CONSTRUCTION.				WITEDIAL ENGLIS		WAY FOR BRICK COLUMNS IF REQUALL WORKS INCLUDING RELATED FE		CT OF GAS	S SERVICE		
WINDOWS							INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. I 50x25	TO STREET MAIN. REMOVAL OF REQUIRED WALLS TO FORM NEW G/FL KITCHEN & LIVING, INSTALLATION OF NEW STACKER DOOR & WINDOW UNITS & INSTALLATION OF NEW REAR STEPS TO GARDEN FROM FIRST FLOOR BALCONY. MAKING GOOD OF EXIST. CARPET AND/OR TILES					
							ARCHITRAVE: Ex. 100x25							
WI, W7-WIO EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM						INTERNAL DOORS	PRIMED HARDBOARD CORITECH CORE CORINTHIAN "P-BALI" HINGED DOORS							
			_					TYPE: CLOSED TIMBER				1		
W2 - W6 EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM						MAPLE TREADS \$ RISER:	WIDTH: I OOOmm	G POV 20442 \$ FINAL CONSTRUC	TION	B.J.P.	11-11-17			
SLI \$ SL2 NONE							RISE: 18 @ 185mm	F TO CONTRACT	51161V	N.L.	27-10-17			
							GOING: 240mm (260mm TREAD)	E PLAN CHECK J.			09-10-17			
						FASCIA \$	MATERIAL: DAR TIMBER	D TO COUNCIL S.C. 3						
						BARGE BOARDS	WITH ZINCALUME FASCIA TO PARTY WALL	C POV 19959		W.A.	10-08-17			
						GUTTERS # DOWNPIPE	TYPE: QUAD GUTTER AND BOX GUTTER	B TO CLIENT		C.5	23-07-17			
							MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA	A TECHNICAL		B.J.P	27-06-17			
							DOWNPIPE COLOUR: TBA	No. ISSUE		DRAWN	DATE			
					HOT WATER UNIT	REPLACE EXISTING WITH NEW "RINNAI INFINITY 26"	DESIGN CONSULTANT: DAREK SZYMANSKI							
							PAINTING - REFER TO	EXTERNAL GAS HOT WATER UNIT FIRST FLOOR EXTERNAL: BY CAPE COD	PROPOSED ADDITIONS \$ AL	TERATIONS				
							SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR INTERNAL: BY CAPE COD	TOD AND A CARDINED					
EVTEDNIAL D	VIVIT COLIEDI					THE EXTENT OF WORK		FOR MR A GARDINER						
EXTERNAL PA		JLC						PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	AT 34A EDGECLIFFE A	VENUE,				
	RAND CODE g. WATTYL	COLOUR	ITEM	BRAND eg. WATTYL	CODE	COLOUR	FINISHED GROUND LEVE	ELS SHOWN ON PLAN ARE SUBJECT TO SITE	SOUTH COOGEE N	SW 2034				
Window Hardware N/	Α		Handrail Frame	Haymes			CONDITIONS.							
Insect Screen N/	Α		Rafter Tails	Haymes			DO NOT SCALE OFF DRAWINGS.		COUNCIL: RANDWICK					
Window Frame			Roof Sheeting Colorbond				/N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE	A.B.N. 54 000 605 407 Suite 41, 410 Church Street, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519						
,			Soffit Lining Haymes			MEASURE DURING CON:								
	·		Gable Cladding	,		NO ALLOWANCE HAS BE	EN MADE FOR SHRINKAGE OR MILLING.							
	Barge Board Haymes		Cover Battens	Cover Battens Haymes		COPYPICHT THIS DEC	ICN AND PRINT IS THE PROPERTY OF CARE COD AND IS							
Downpipe Colorbond						ISSUED FOR THE SOLE	IGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT							
	,							MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN PERMISSION FROM THE COMPANY.	SHEET: OF 8 JOB NO: 7877/17 G			G		
Gutter Colorbond											-			





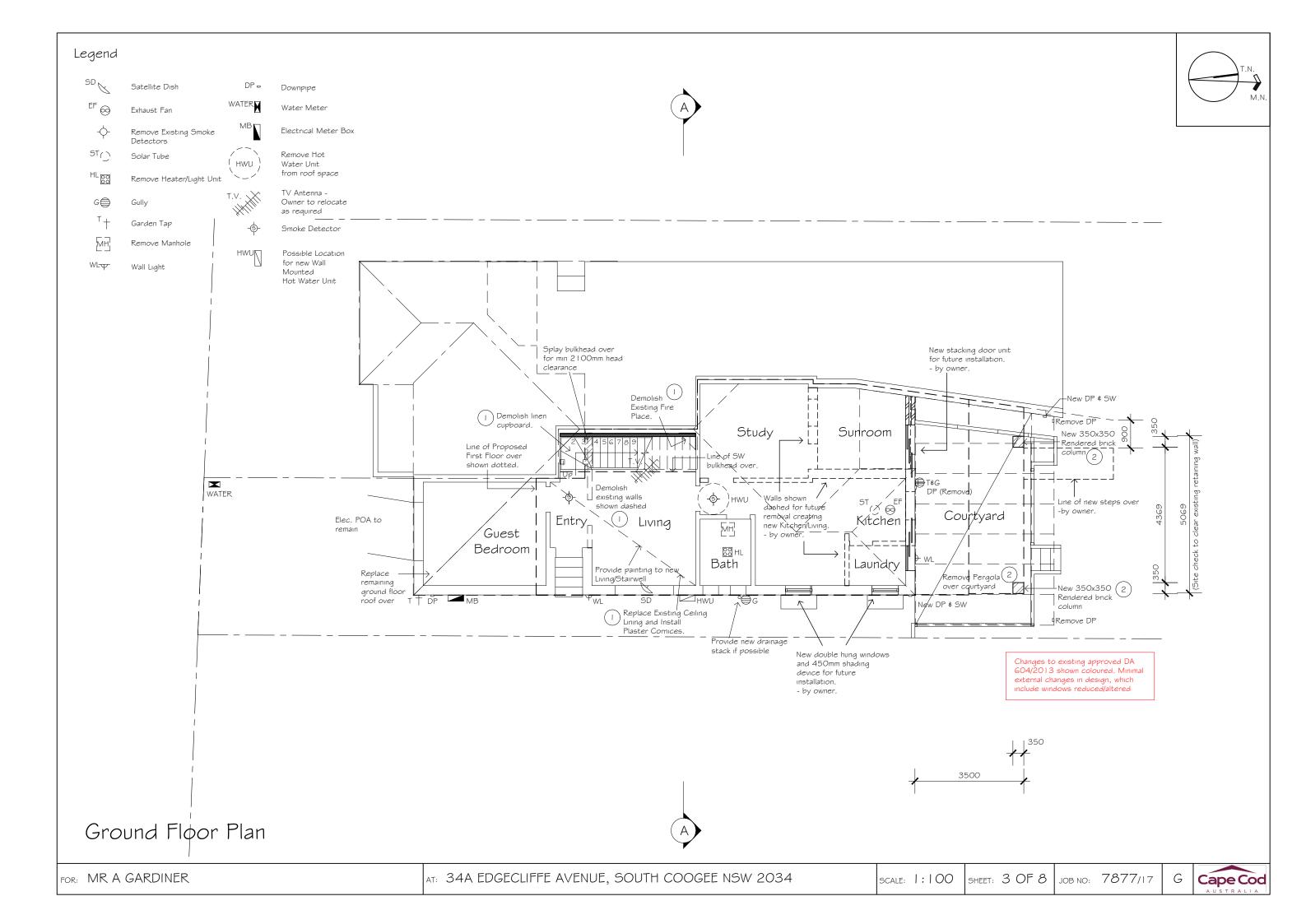
Site Plan

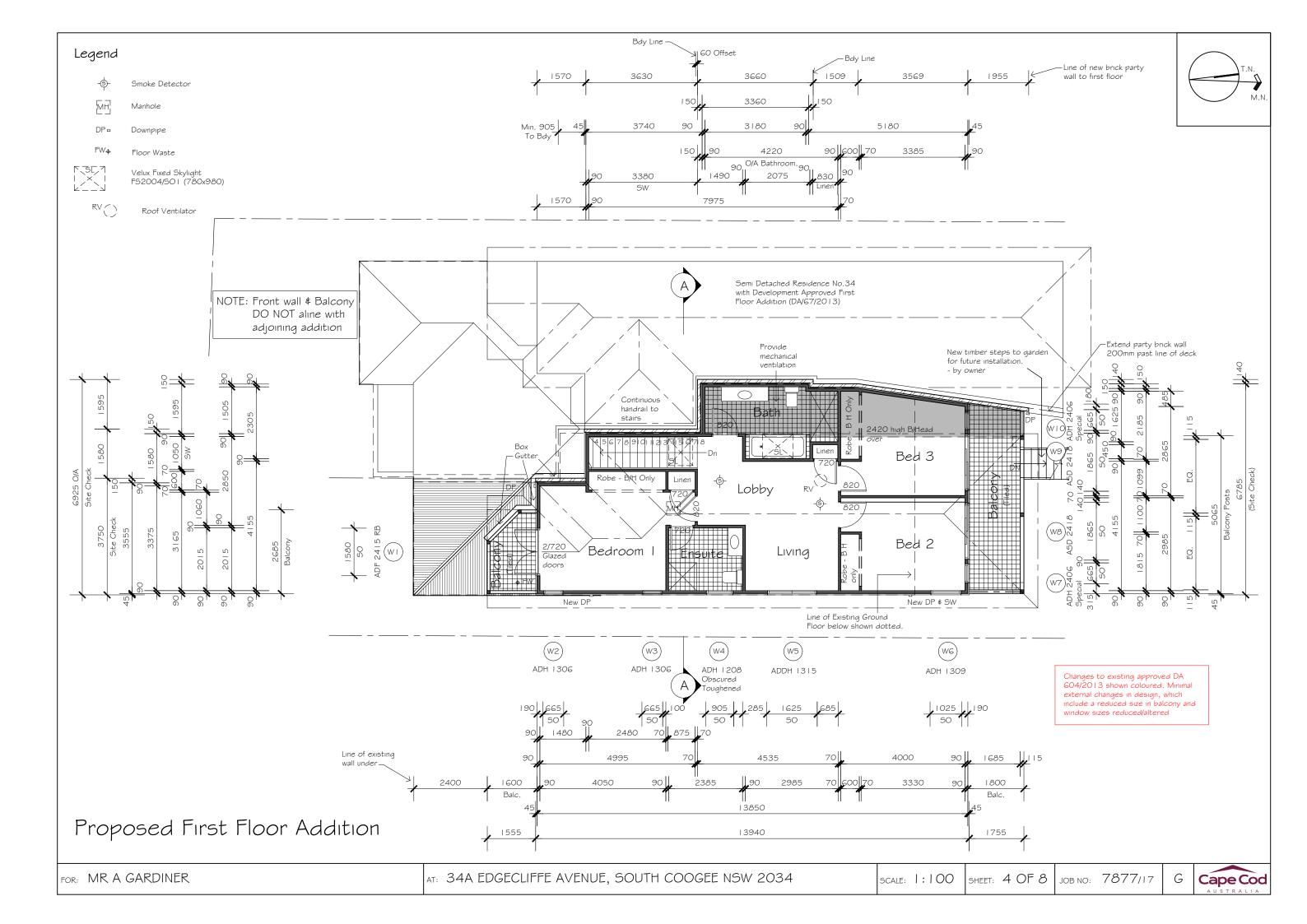
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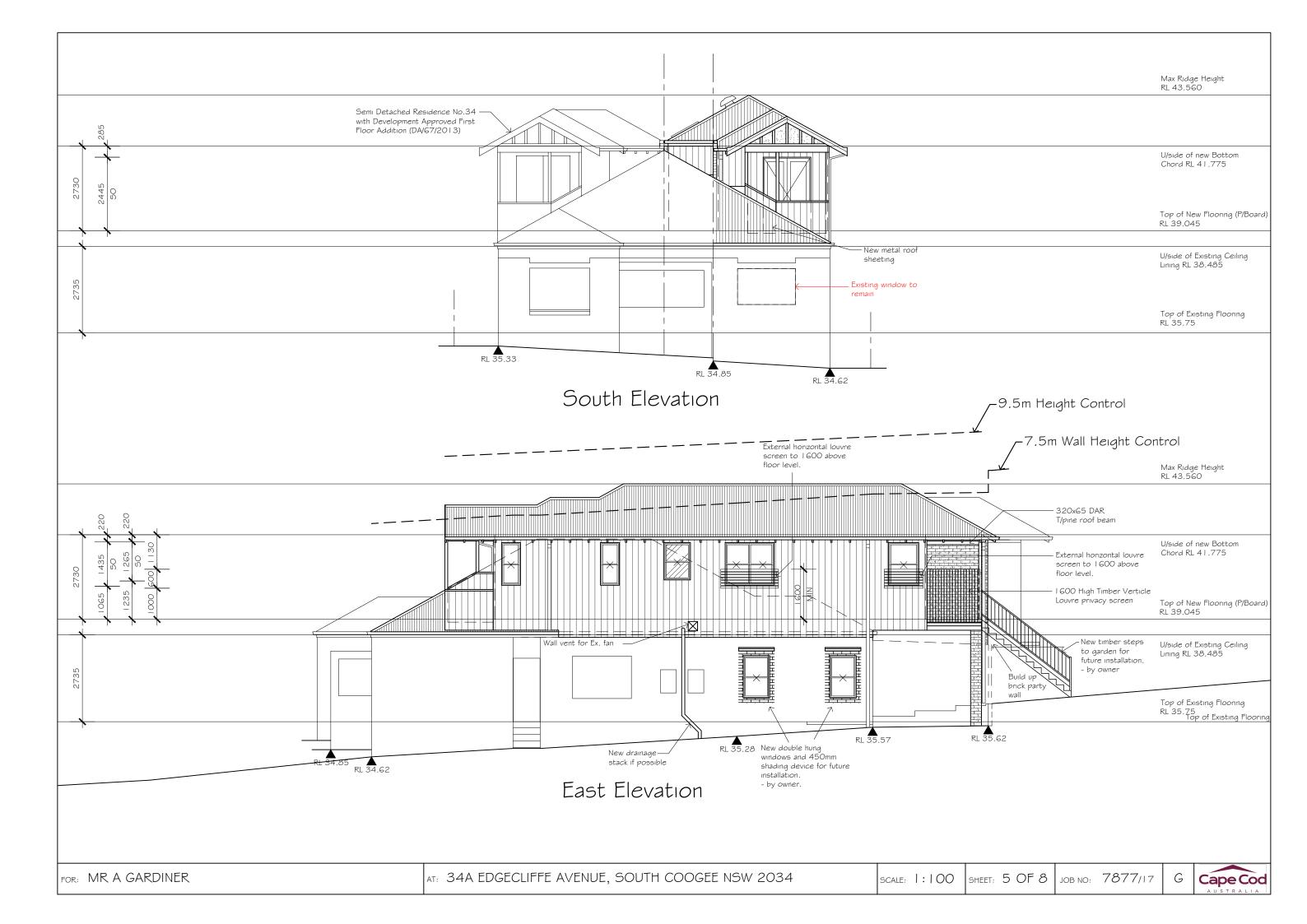
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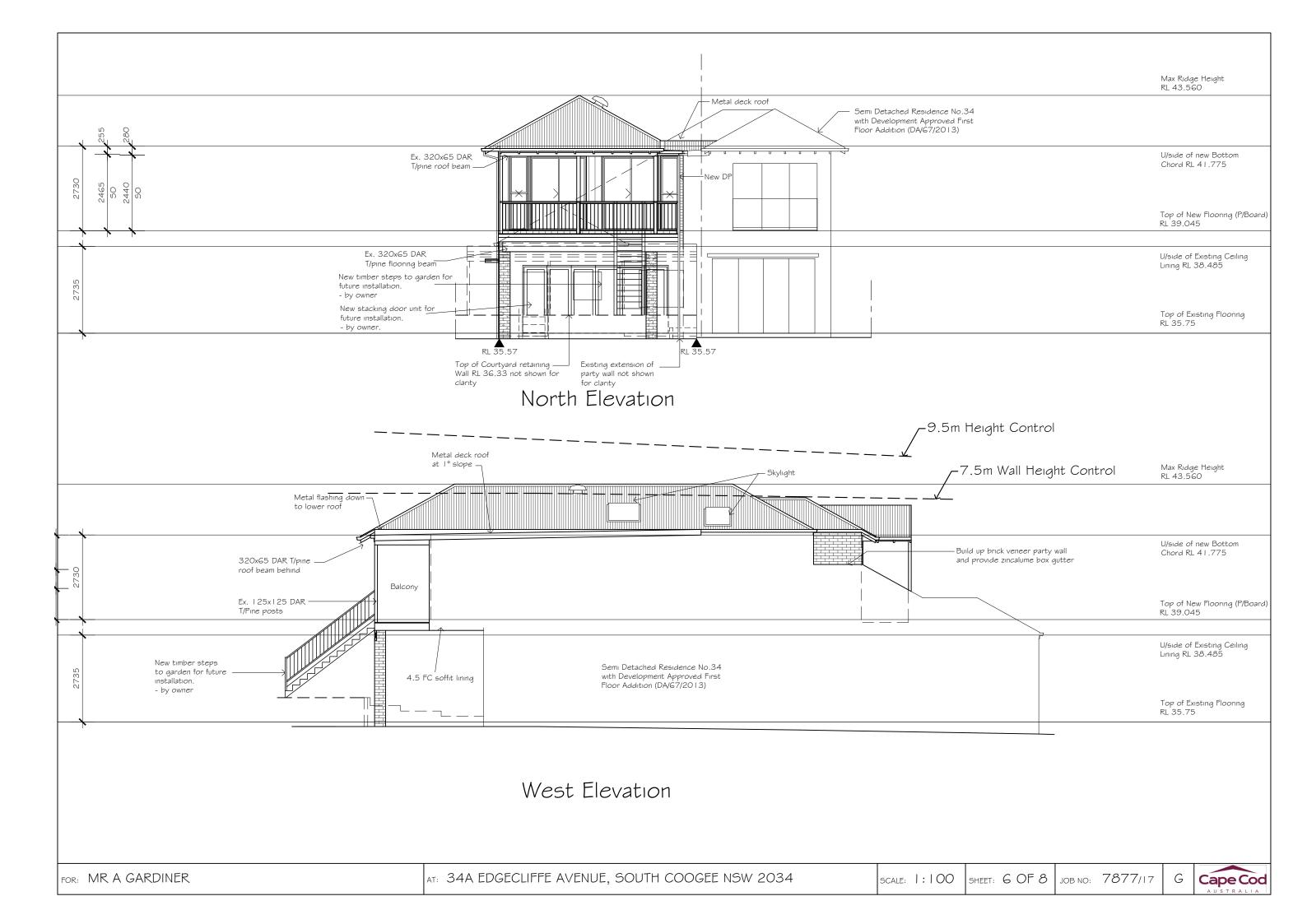
AREA: 259.3m² (By Title) : 262.3m² (By Calc) Changes to existing approved DA 604/2013 shown coloured. Minimal external changes in design, which include windows reduced/altered

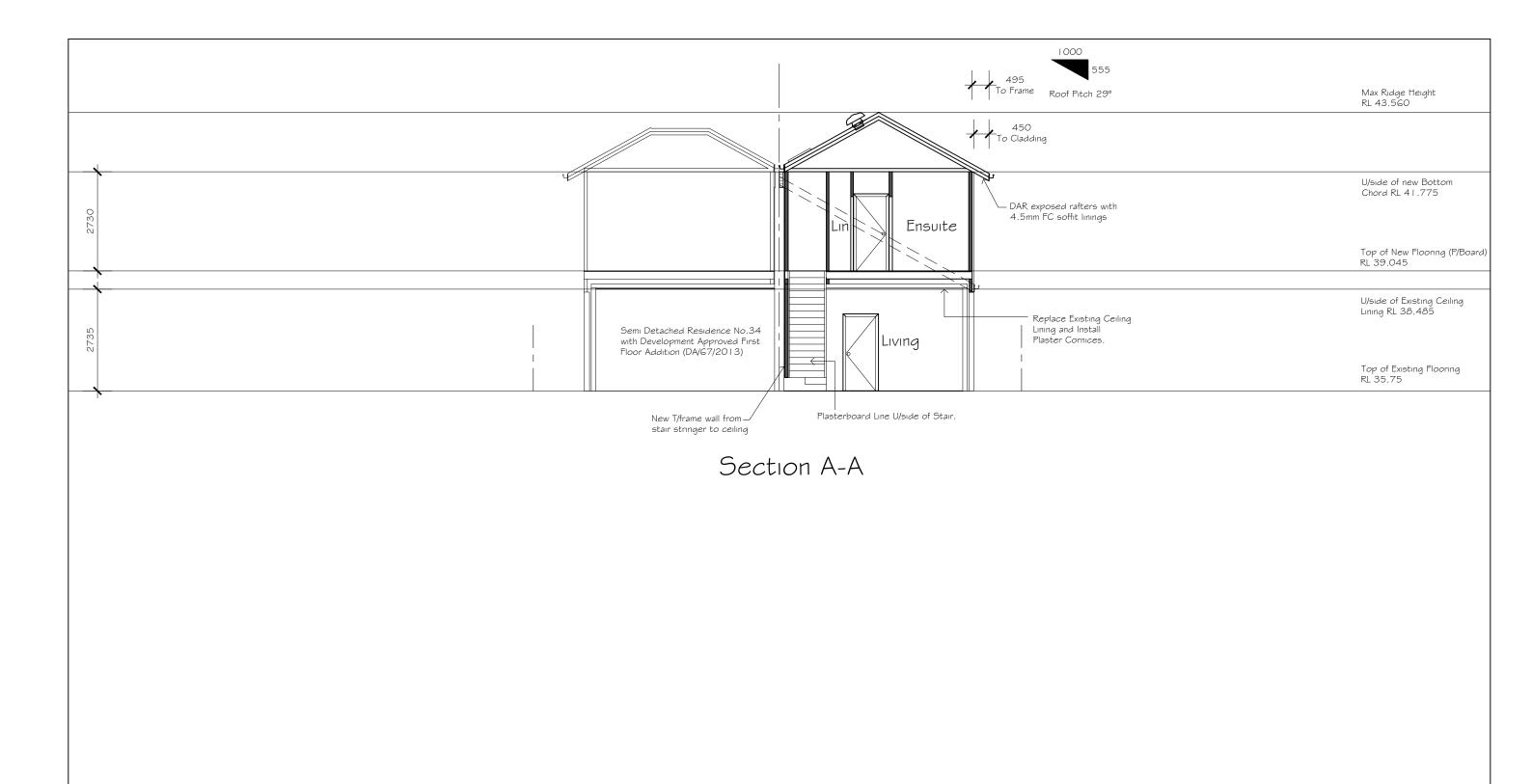












WINDOW SCHE	DULE (BASIX A2906	641 02)	CI	I IFNT:		ALUMINIUM	(STEGBAR) WINI	DOWS:					
STANDARD NOTES:				CLILIVI:			ALUMINIUM COL	OURS: ANODISED CLEAR, APO TONE BEIGE, SURFMIST, WHITE					
	RS ARE DRAWN AS VIEWED FROM	OUTSIDE	CL	LIENT:		GREY.	L, I KINKOSL, S	TONE DEIGE, SON MIST, WHITE	DIRCH, WOODLAND				
	WITH "KEYED ALIKE" LOCKS NOTED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITE	H THE BI	BUILDER:DATE:		CUSTOM C	OLOURS AVAILAI	BLE: DEEP OCEAN, HAMERSLEY					
NCC 3.9.2.5	10125 11 11112 125 1110 125 012			0120210		POTTERY.			TERRAIN: 3 WIND LOAD: W 33 N				
	(WI) ADF 2415 RB	COLOUR	GLAZING		SPECIAL NOTES			WIO ADH 2406 Special	COLOUR	GLAZING			
	WT) ADF 2415 RB		SINGLE CLEAR, (U-VALUE: 7.6							SINGLE CLEAR, 'U-VALUE: 7.63,			
	S ELEVATION / BEDROOM I	INSECT SCREEN	SHGC: 0.75)					N ELEVATION / BED 3		0-VALUL: 7.65, SHGC: 0.75)			
	ALUMINIUM							ALUMINIUM	ALUMINIUM				
	FRENCH DOORS		REVEAL					DOUBLE HUNG		REVEAL			
	OPEN / OPEN		I 40mm			Į.		OPEN		40mm			
	(W2) ADH 1306	COLOUR	GLAZING		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.	-							
	E ELEVATION / BEDROOM 1	4	SINGLE CLEAR, (U-VALUE: 7.6	s, 63,					-				
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)										
		ALUMINIUM FIBREGLASS MESH	REVEAL						 		-		
	DOUBLE HUNG OPEN	TIBICEGE (GG WIEGIT	I 40mm								-		
		COLOUR	GLAZING										
	(W3) ADH 1306		SINGLE PYROL		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.								
	E ELEVATION / BEDROOM I	INSECT SCREEN	LOW-E, (U-VAL 5.7, SHGC:0.4										
	ALUMINIUM	ALUMINIUM	- 3.7, 31100.0.5	17)									
	DOUBLE HUNG		REVEAL						1 [
	OPEN		I 40mm										
	(W4) ADH 1208	COLOUR	GLAZING										
		_	SINGLE PYROL' LOW-E, (U-VAL		TRANSLUCENT FILM BY BUILDER.				1				
	E ELEVATION / ENSUITE	INSECT SCREEN	5.7, SHGC:0.4										
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	REVEAL						-				
	DOUBLE HUNG OPEN	I IDREGLASS MEST	I 40mm								-		
		COLOUR	GLAZING										
	(W5) ADDH 1315	0020010	SINGLE PYROL	LYTIC		_							
	E ELEVATION / LIVING	NICECT COREEN	LOW-E, (U-VAL 5.7, SHGC:0.4										
	ALUMINIUM	INSECT SCREEN ALUMINIUM	- 3.7, 31190.0.5	.47)									
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL						1 [
	OPEN / OPEN		I 40mm										
	(WG) ADH 1309	COLOUR	GLAZING										
		4	SINGLE PYROL' LOW-E, (U-VAL		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.				1				
	E ELEVATION / BED 2	INSECT SCREEN	5.7, SHGC:0.4										
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEVEAL.						-		_		
	DOUBLE HUNG OPEN	TIDICEGLASS IVILSIT	REVEAL I 40mm								1		
		COLOUR	GLAZING										
	(W7) ADH 2406 Special		SINGLE CLEAR.	₹,									
	N ELEVATION / BED 2	INSECT SCREEN	(U-VALUE: 7.6. SHGC: 0.75)										
	ALUMINIUM	ALUMINIUM											
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL										
	OPEN		I 40mm										
F >	(W8) ASD 2418	GLAZING	,		-								
			SINGLE CLEAR, (U-VALUE: 7.6	63,					<u>-</u>				
	N ELEVATION / BED 2 ALUMINIUM	INSECT SCREEN	SHGC: 0.75)						-				
	SLIDING DOOR	ALUMINIUM FIBREGLASS MESH	REVEAL						 		+		
	OPEN / FIXED		140mm								1		
F >	(W9)	COLOUR	GLAZING										
	(W9) ASD 2418		SINGLE CLEAR,										
	N ELEVATION / BED 3	INSECT SCREEN	(U-VALUE: 7.6. SHGC: 0.75)										
	ALUMINIUM	ALUMINIUM											
	SLIDING DOOR OPEN / FIXED	FIBREGLASS MESH	REVEAL I 40mm										
	OI LIN / I IXLU		I TOMM										
FOR: MR A GARE	DINER			AT: 34	A EDGECLIFFE AVENUE. SOUTH	COOGE	E NSW 20)34	CALE: 1: NTS SE	HEET. 8 OF 8	OB NO: 7877/17	G	ane Cod