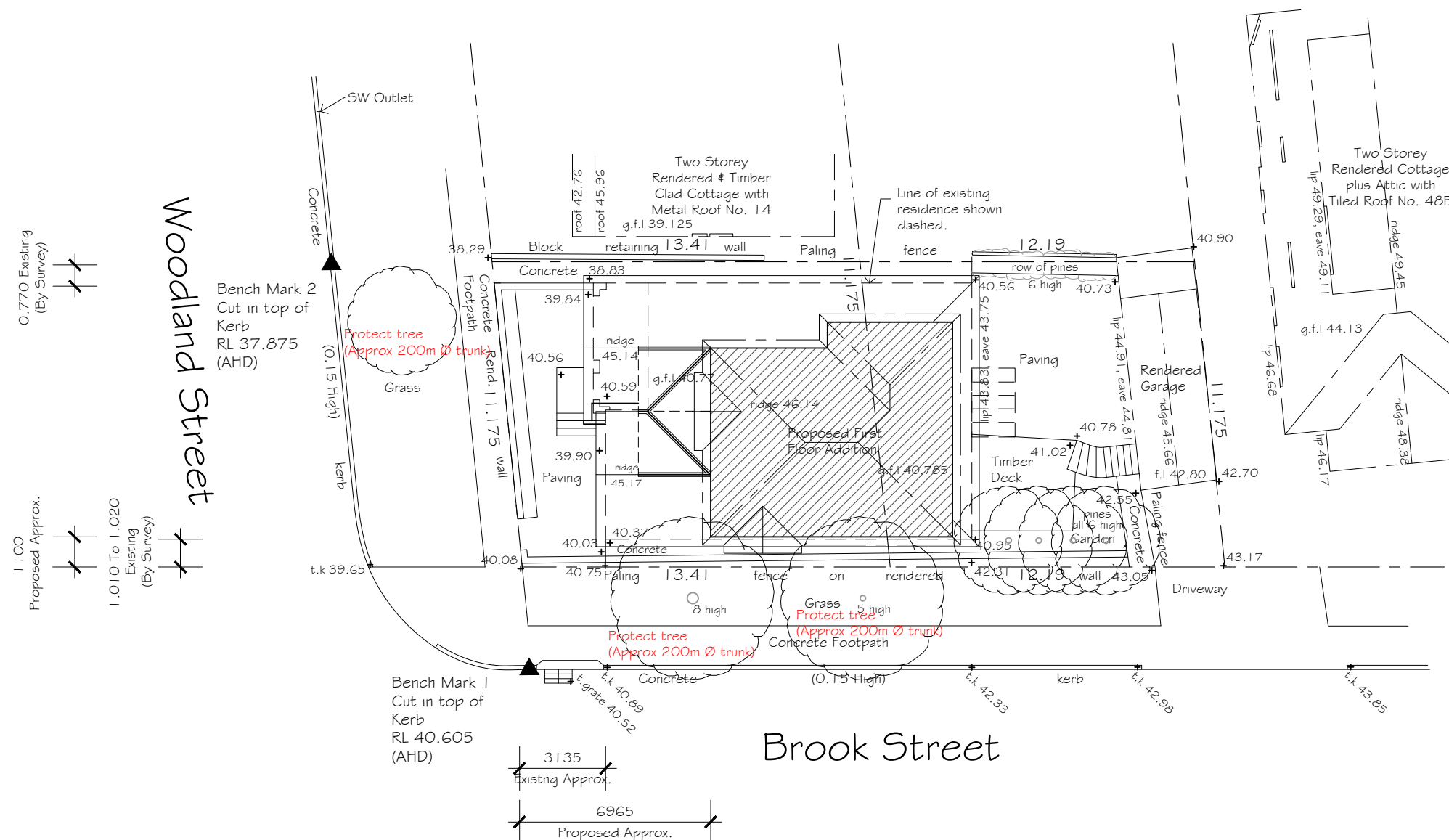
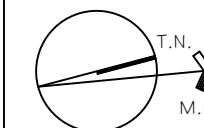


BASIX COMMITMENTS									
CERTIFICATE NO. A260722									
FIXTURES AND SYSTEMS									
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS								
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED							
INSULATION REQUIREMENTS									
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL								
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL:75mm)	NIL								
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)								
GLAZING REQUIREMENTS									
WINDOWS									
W6, # W7	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)								
W1, W2, W3, W4, W5, W8, # W9	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)								
SHADING DEVICES									
WINDOWS									
W1, W2, W3, W4, W6, W8, # W9	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM								
W5, # W7	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23								
FINAL CONSTRUCTION.				SPECIAL NOTES					
				• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN					
				• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).					
				• CONNECT/INSTALL NINE (9) STANDARD LIGHT FITTINGS # ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).					
				• PROVIDE A POWER ROOF VENTILATOR.					
				WORKS BY OWNER					
				• CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO NEW T.V. AERIAL					
				• PHONE AND/OR DATA CABLING.					
				• ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW LAUNDRY BENCH, CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.					
				• SUPPLY NINE (9) STANDARD LIGHT FITTINGS # ONE (1) FAN/LIGHT/HEATER UNIT.					
• FIT OUT OF BUILT IN ROBES INCLUDING SHELVING, DOORS AND ARCHITRAVES.									
• SUPPLY OF GROUND FLOOR LAUNDRY VANITY.									
				H	CONSTRUCTION CERTIFICATE		S.M.	14-03-17	
				G	TO FINAL CONSTRUCTION		S.M.	09-03-17	
				F	TO CONTRACTS		N.E.	28-11-16	
				E	PLAN CHECK		J.E.	08-11-16	
				D	BASIX ADDED # TO COUNCIL		N.E.	16-09-16	
				C	CLIENT # CONSULTANT VARIATIONS		S.C.	15-07-16	
				B	TO CLIENT		B.P.	28-06-16	
				A	TECHNICAL		B.P.	26-05-16	
				No.	ISSUE		DRAWN	DATE	
				DESIGN CONSULTANT: DAREK SZYMANSKI					
				PROPOSED ADDITIONS # ALTERATIONS					
				FOR MR N # MRS J SYMES					
				AT 16 WOODLAND STREET COOGEE NSW 2034					
				COUNCIL: RANDWICK					
				A.B.N. 54 000 605 407 Cape Cod A U S T R A L I A SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519					
				SHEET: 1 OF 8		JOB NO: 7764/16		H	

SPECIFICATION SUMMARY	
STRUCTURAL TIMBER - All to ASA 1684.2	
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CT5 70 X 35 INT. STUDS @ .600 CT5	ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CT5
FLOOR: 190x45mm MIN. FLOOR JOISTS	WIND LOAD W 33 N
FINISHES	
BRICKWORK	N/A
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH. 200mm WEATHERTEX "SMOOTH" CLADDING TO GABLE ENDS.
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: N/A MESH: N/A
ROOF COVERING	TERRA COTTA "SWISS PATTERN" ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL
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
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 COLONIAL ARCHITRAVE: Ex. 100x25 COLONIAL
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "COLONIAL".
STAIRCASE MAPLE TREADS # RISERS	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 20 @ 182mm GOING: 240mm (260mm TREAD)
FASCIA # BARGE BOARDS	MATERIAL: DAR TIMBER
GUTTERS # DOWNPIPES	TYPE: MINI-LINE MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: NIGHT SKY DOWNPIPE COLOUR: DUNE
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 CAPE COD EXTERNAL # INTERNAL PAINTING OF GROUND FLOOR ALTERATIONS 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.	
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.	

FINAL CONSTRUCTION.

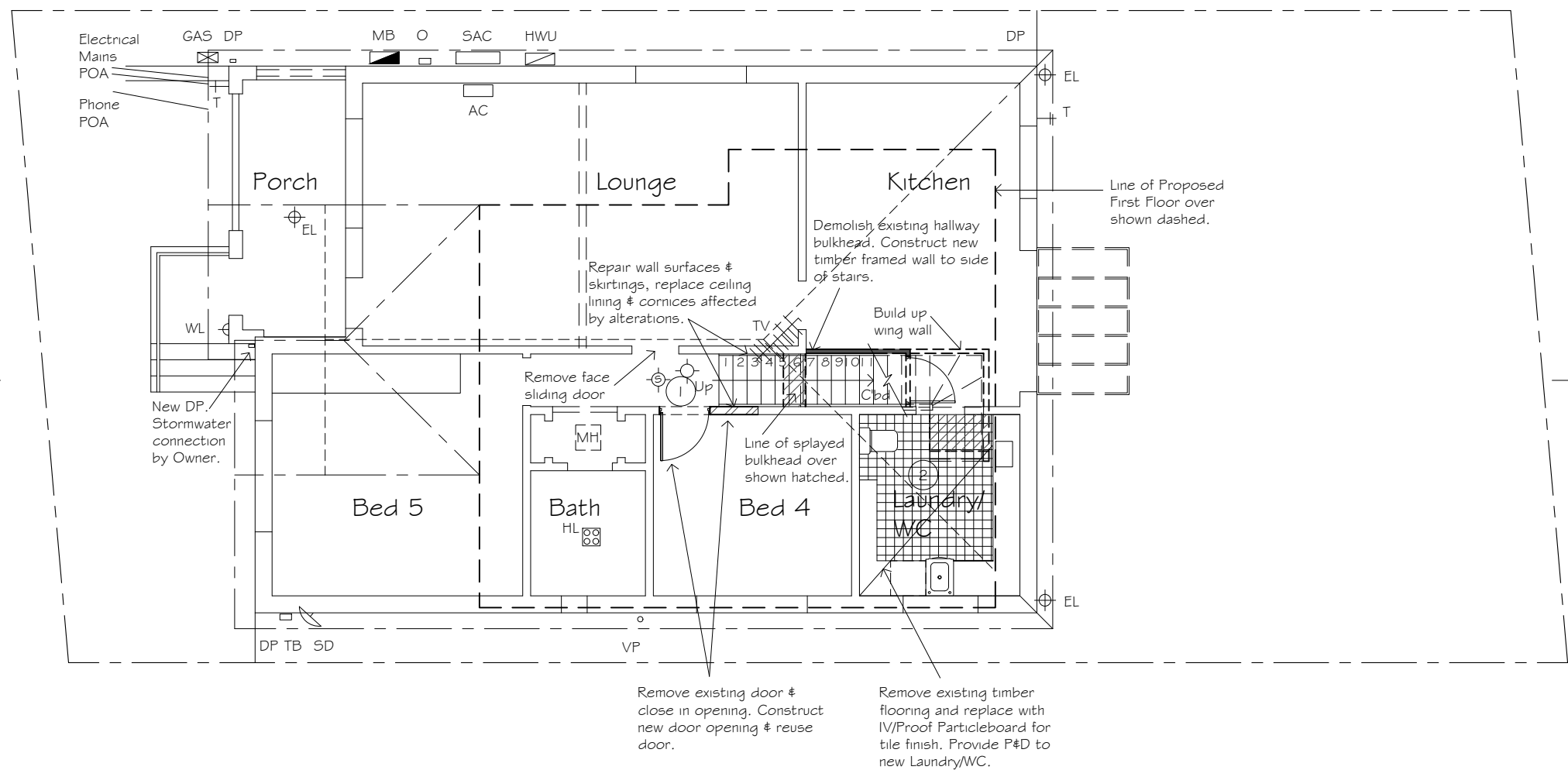
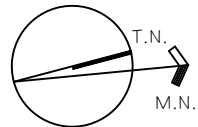


Site Plan

No. : 16
Lot. : 1 & 2
DP : 129619
AREA : 284.6m² (By Title)

Legend

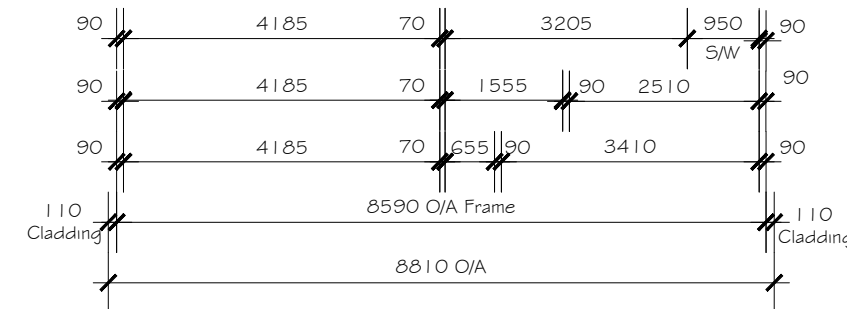
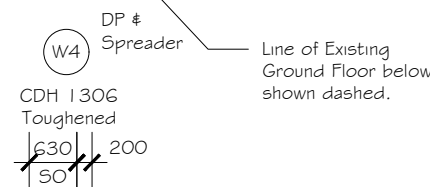
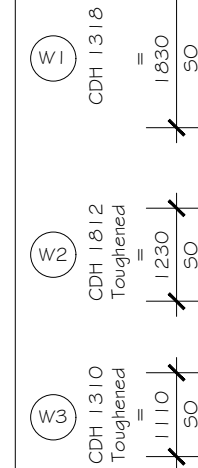
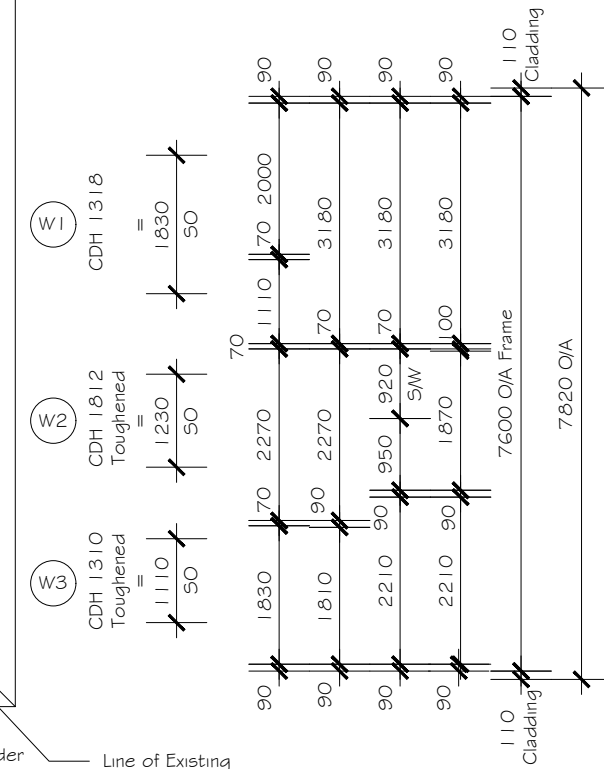
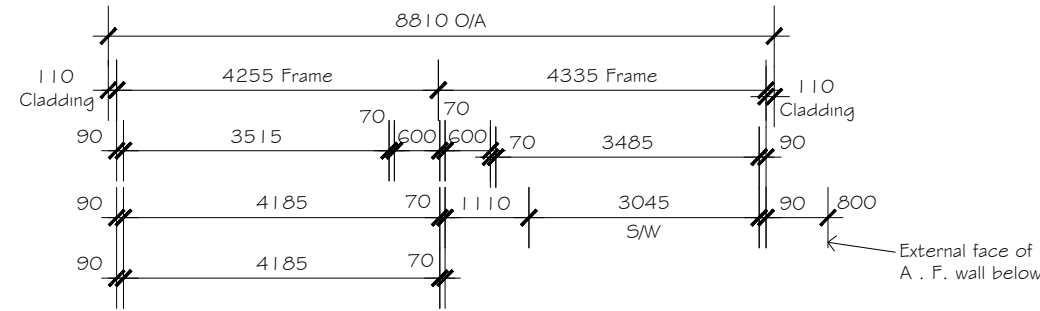
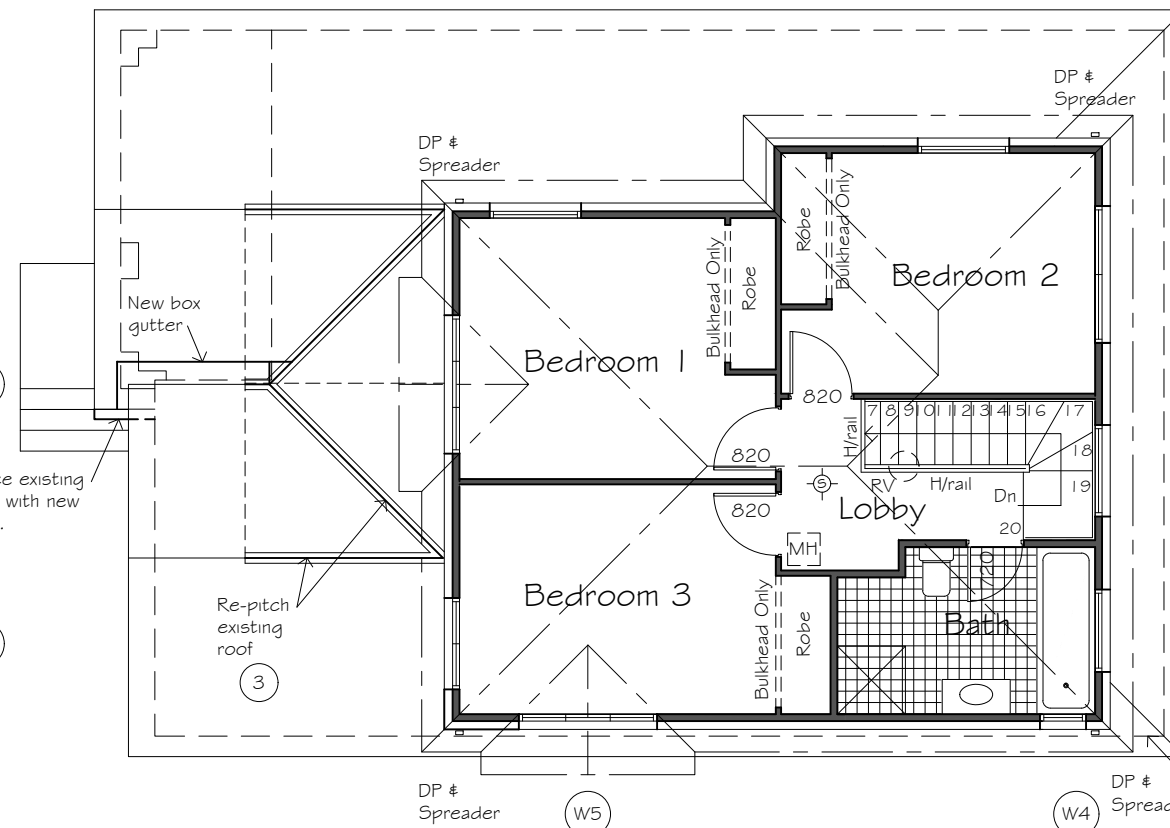
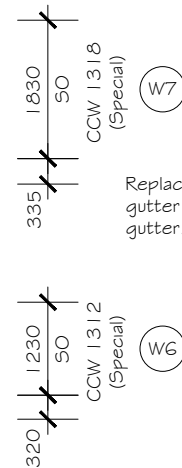
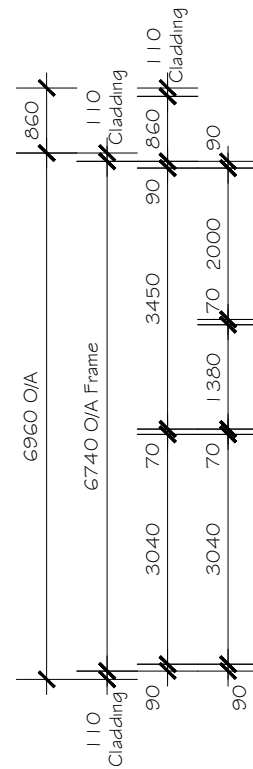
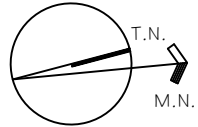
- Optus
- Telstra Box
- Downpipe
- Eave Light
- Air Conditioning Compressor
- Air Conditioning Unit Wall Mounted
- Hot Water Unit Wall Mounted
- Heater/Light
- Manhole
- Meter Box - Electrical
- Meter - Gas
- Satellite Dish
- Smoke Detector - Remove Existing
- TV Antenna - Remove by Cape Cod
- Tap - Garden
- Sewer Vent Pipe
- Wall Light
- Smoke Detector - Proposed



Ground Floor Plan

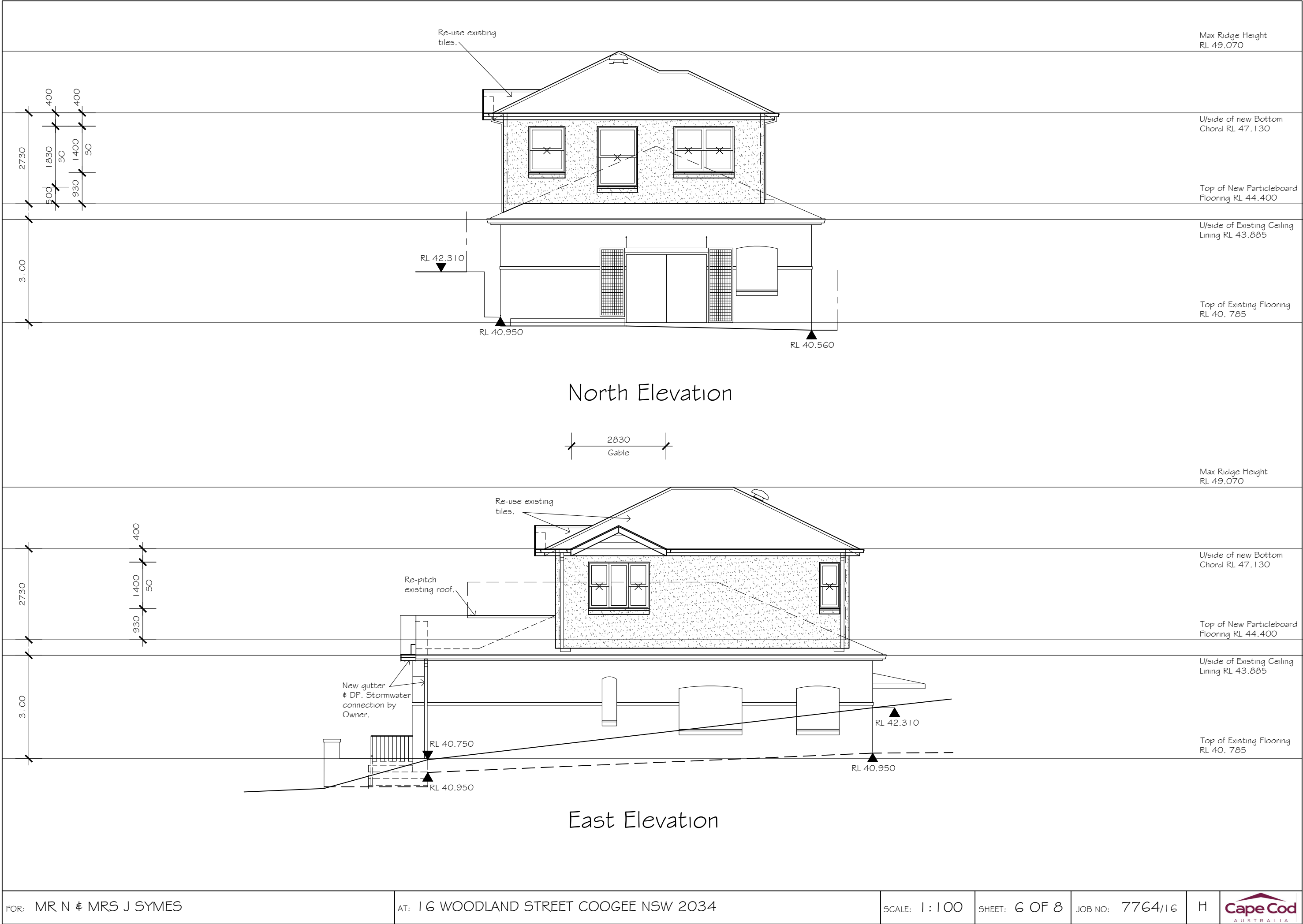
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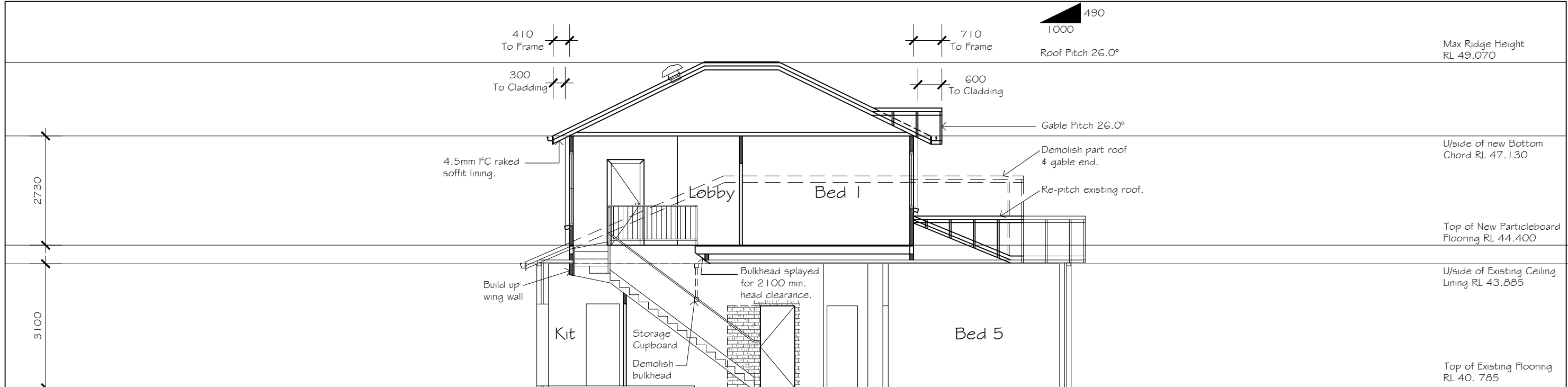
- DP □ Downpipe
MH □ Manhole
RV ○ Roof Ventilator
⊙ Smoke Detector



Proposed First Floor Addition







Section A-A

WINDOW SCHEDULE (BASIX A260722)				CLIENT:				TERRAIN: 3 WIND LOAD: W 33 N									
STANDARD NOTES:				CLIENT:													
• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE				BUILDER:DATE:													
• ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS																	
• WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5																	
	(W1) CDH 1318	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	N ELEVATION / BEDROOM 2		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR	INSECT SCREEN		DOUBLE OPENING OPERATION.													
	DOUBLE HUNG OPEN / OPEN	N/A	REVEAL	RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.													
	(W2) CDH 1812	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	N ELEVATION / STAIRWELL		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TOUGHENED GLASS													
	WESTERN RED CEDAR	INSECT SCREEN															
	DOUBLE HUNG OPEN	N/A	REVEAL														
	(W3) CDH 1310	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	N ELEVATION / BATH		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TOUGHENED GLASS													
	WESTERN RED CEDAR	INSECT SCREEN															
	DOUBLE HUNG OPEN	N/A	REVEAL														
	(W4) CDH 1306	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	E ELEVATION / BATH		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TOUGHENED GLASS													
	WESTERN RED CEDAR	INSECT SCREEN															
	DOUBLE HUNG OPEN	N/A	REVEAL														
	(W5) CDH 1318 (Special)	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	E ELEVATION / BEDROOM 3		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.													
	DOUBLE HUNG OPEN / FIXED / OPEN	N/A	REVEAL	OPEN / FIXED / OPEN OPERATION (NON-STANDARD)													
	(W6) CCW 1312 (Special)	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	S ELEVATION / BEDROOM 3		SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR	INSECT SCREEN		DOUBLE OPENING OPERATION (NON-STANDARD)													
	CASEMENT OPEN / OPEN	N/A	REVEAL														
	(W7) CCW 1318 (Special)	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	S ELEVATION / BEDROOM 1		SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR	INSECT SCREEN		OPEN. FIXED. OPEN OPERATION (NON-STANDARD)													
	CASEMENT OPEN / FIXED / OPEN	N/A	REVEAL														
	(W8) CDH 1312	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	W ELEVATION / BEDROOM 1		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	FIX CLOSED BOTTOM SASH AND THE BUILDER TO PROVIDE TRANSLUCENT FILM TO BOTTOM SASH													
	WESTERN RED CEDAR	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.													
	DOUBLE HUNG OPEN	N/A	REVEAL														
	(W9) CDH 1312	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	W ELEVATION / BEDROOM 2		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	FIX CLOSED BOTTOM SASH AND THE BUILDER TO PROVIDE TRANSLUCENT FILM TO BOTTOM SASH													
	WESTERN RED CEDAR	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.													
	DOUBLE HUNG OPEN	N/A	REVEAL														
FOR: MR N & MRS J SYMES				AT: 16 WOODLAND STREET COOGEE NSW 2034				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7764/16		H			