DACIV						
BASIX	COMMITMENTS					
CERTIFICATE NO. A260722						
FIXTU	RES 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 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED					
INSUL	ATION 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)					
GLAZII	NG 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)					
SHAD	ING DEVICES					
WINDOWS						
WI, W2, W3, W4, W6, W8, \$ W9	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM					
W5, \$ W7	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23					

	ICTION.
CONSTR	OCT
FINAL CONSTR	

SPECI	FICATION SUMMARY	SPECIAL NOTES							
STRUCTURAL TIMBER - All to ASA 1 684.2			PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN THE TWE TWE TWO TO SEE THE TWO THE						
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @	ROOF: ROOF TRUSSES .600 CTS TO MANUFACTURERS	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.							
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	W	ORKS BY OWNER						
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: N/A MESH: N/A	CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO NEW T.V. AE PHONE AND/OR DATA CABLING. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF							
ROOF COVERING	TERRA COTTA "SWISS PATTERN" ROOF TILES TO MATCHEXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE N LAUNDRY BENCH, CUPBOARDS AND APPLIANCES INCLUDING CONNECTI TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.							
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	SUPPLY NINE (9) STANDARD LIGHT FITTINGS \$ ONE (1) FAN/LIGHT/HEATE UNIT. ONE OF THE PROPERTY OF THE PROPE							
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES								
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. I 50x25 COLONIAL ARCHITRAVE: Ex. I 00x25 COLONIAL								
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "COLONIAL".								
STAIRCASE MAPLE TREADS \$ RISERS	TYPE: CLOSED TIMBER								
	WIDTH: 900mm	Н	CONSTRUCTION CERTIFICATE		5.M.	14-03-17			
	RISE: 20 @ 82mm	G	TO FINAL CONSTRUCTION		5.M.	09-03-17			
	GOING: 240mm (260mm TREAD)	F	TO CONTRACTS		N.E.	28-11-16			
FASCIA #	MATERIAL: DAR TIMBER	E	PLAN CHECK		J.E.	08-11-16			
BARGE BOARDS		D C	BASIX ADDED \$ TO COUNCIL CLIENT \$ CONSULTANT VARIATIONS		N.E. S.C.	16-09-16			
GUTTERS \$ DOWNPIPES	TYPE: MINI-LINE MATERIAL: PREFINISHED ZINCALUME	В	TO CLIENT		B.P.	28-06-16			
	GUTTER COLOUR: NIGHT SKY DOWNPIPE COLOUR: DUNE	A	TECHNICAL		B.P.	26-05-16			
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE		DRAWN	DATE			
		DES	I IGN CONSULTANT: DAREK SZYMANSKI						
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	PROPOSED ADDITIONS & ALTERATIONS FOR MR N & MRS J SYMES							
TO BE BY THE OWNER FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.		AT 16 WOODLAND STREET COOGEE NSW 2034							
DO NOT SCALE OFF DRAWINGS.			0000LL NOW 2004						
ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.		COL	JNCIL: RANDWICK		0.05-				
NO ALLOWANCE HAS BE	EN MADE FOR SHRINKAGE OR MILLING.	(apelog	A.B.N. 54 000 SUITE 41, 410 NORTH PARRAI	O CHURCH MATTA 21	STREET, 5 I			
	GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT		AUSTRALIA	PHONE: (02) 9 BUILDERS LICE					

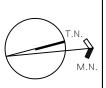
SHEET: 1 OF 8

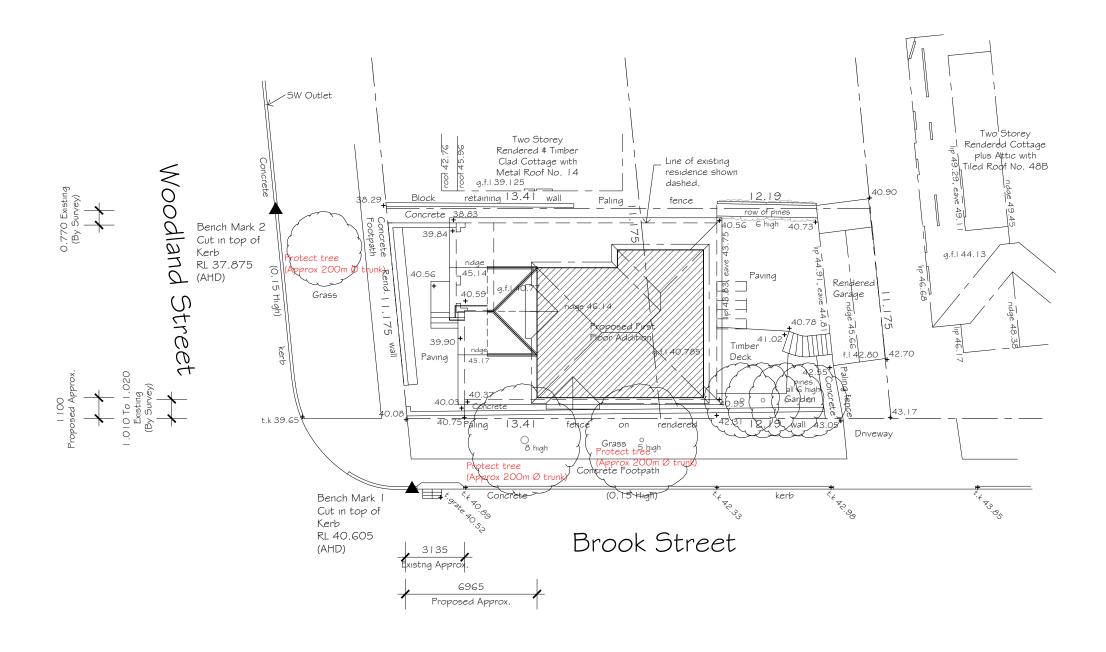
JOB NO: 7764/16

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EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Window Frame	Stegbar		Pearl White
Wall Cladding	Haymes		Taupe Stone
Gable Cladding	Haymes		Taupe Stone
Soffit Lining	Haymes		Crisp White
Barge Board	Haymes		Night Sky
Fascia Board	Haymes		Night Sky





Site Plan

No. : 16 Lot. : | \ 2 DP : 129619

AREA: 284.6m² (By Title)

Legend 0 🛮 Optus TB [] Telstra Box DP Air Conditioning SAC Compressor Air Conditioning Unit Wall Mounted Hot Water Unit Wall Mounted Heater/Light MB O SAC HWU GAS DP Electrical Manhole Meter Box - Electrical Phone AC POA GAS 🛛 Meter - Gas Porch Lounge Kıtchen Line of Proposed Satellite Dish First Floor over $\overline{\varphi_{\mathsf{EL}}}$ shown dashed. Demolish, existing hallway bulkhead. Construct new Smoke Detector - Remove Repair wall surfaces \$ | skirtings, replace ceiling | lining \$ cornices affected | by alterations. tımber framed wall to side TV Antenna -T.V. Build up, Remove by WL wing wall Cape Cod Remove face sliding door Tap - Garden New DP./ Stormwater МН connection Sewer Vent Pipe by Owner. bulkhead over shown hatched Bed 5 Bath Bed 4

HL

VP

Remove existing door \$

close in opening. Construct

new door opening \$ reuse



Remove existing timber

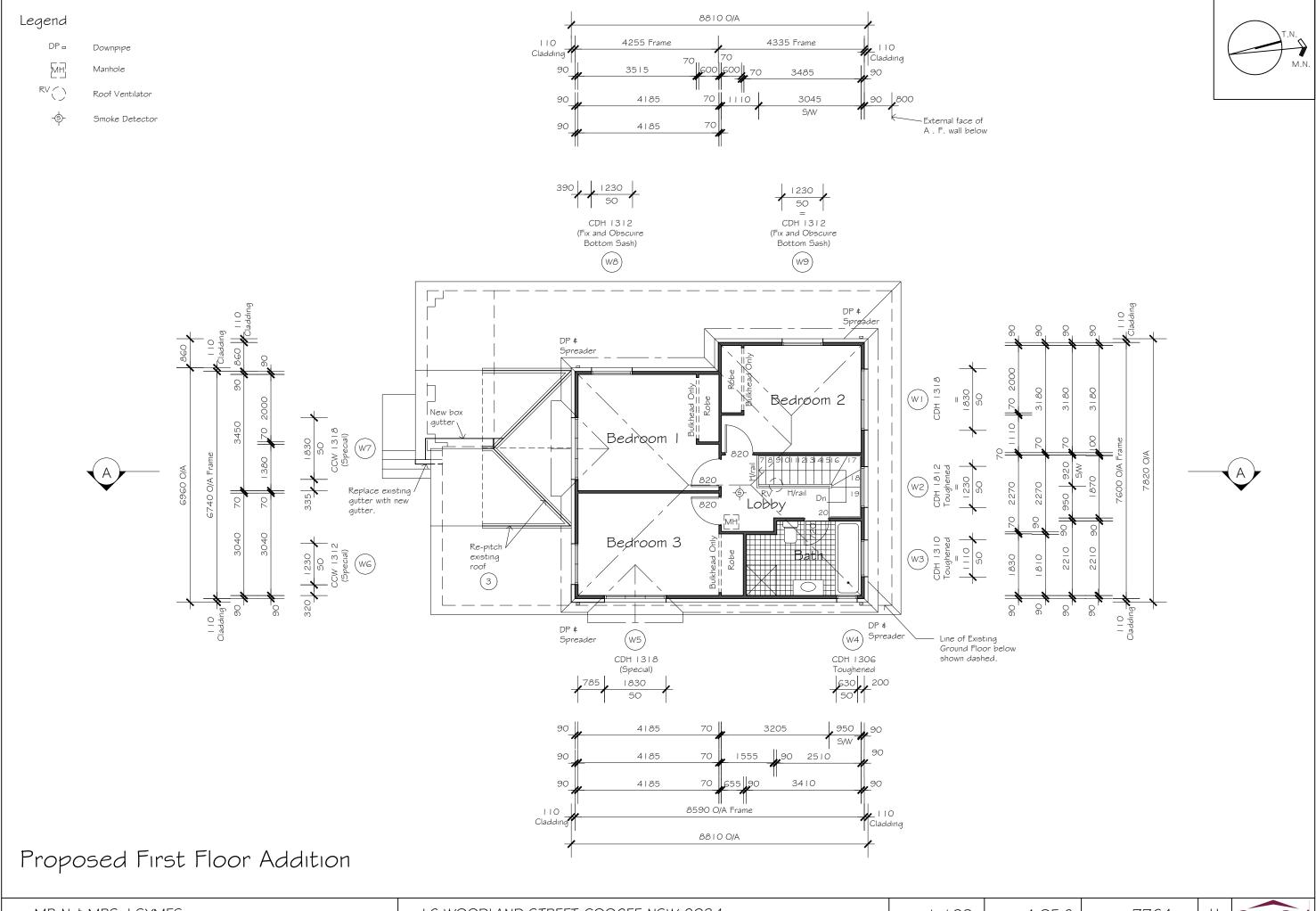
flooring and replace with

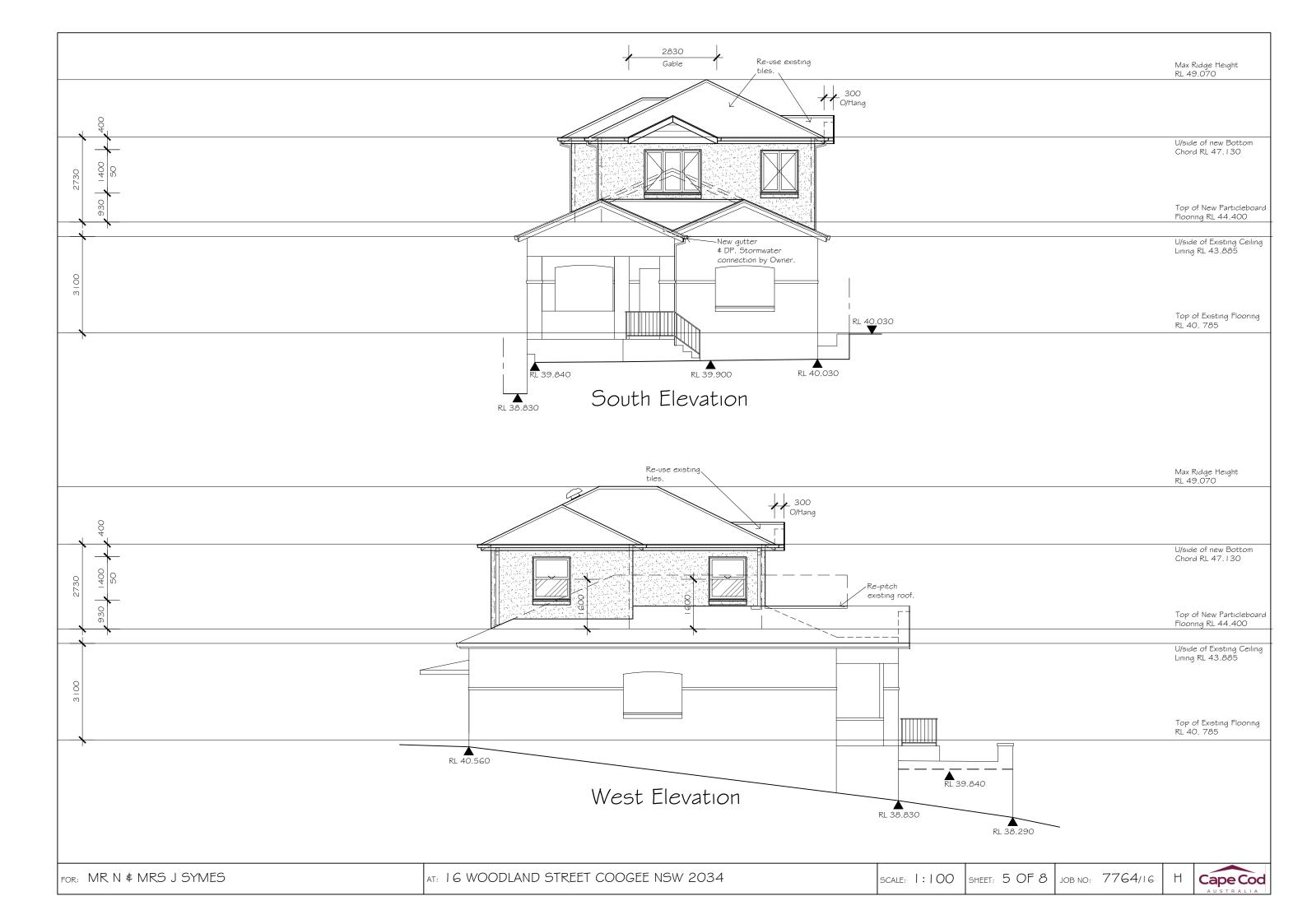
IV/Proof Particleboard for tile finish. Provide P\$D to new Laundry/WC.

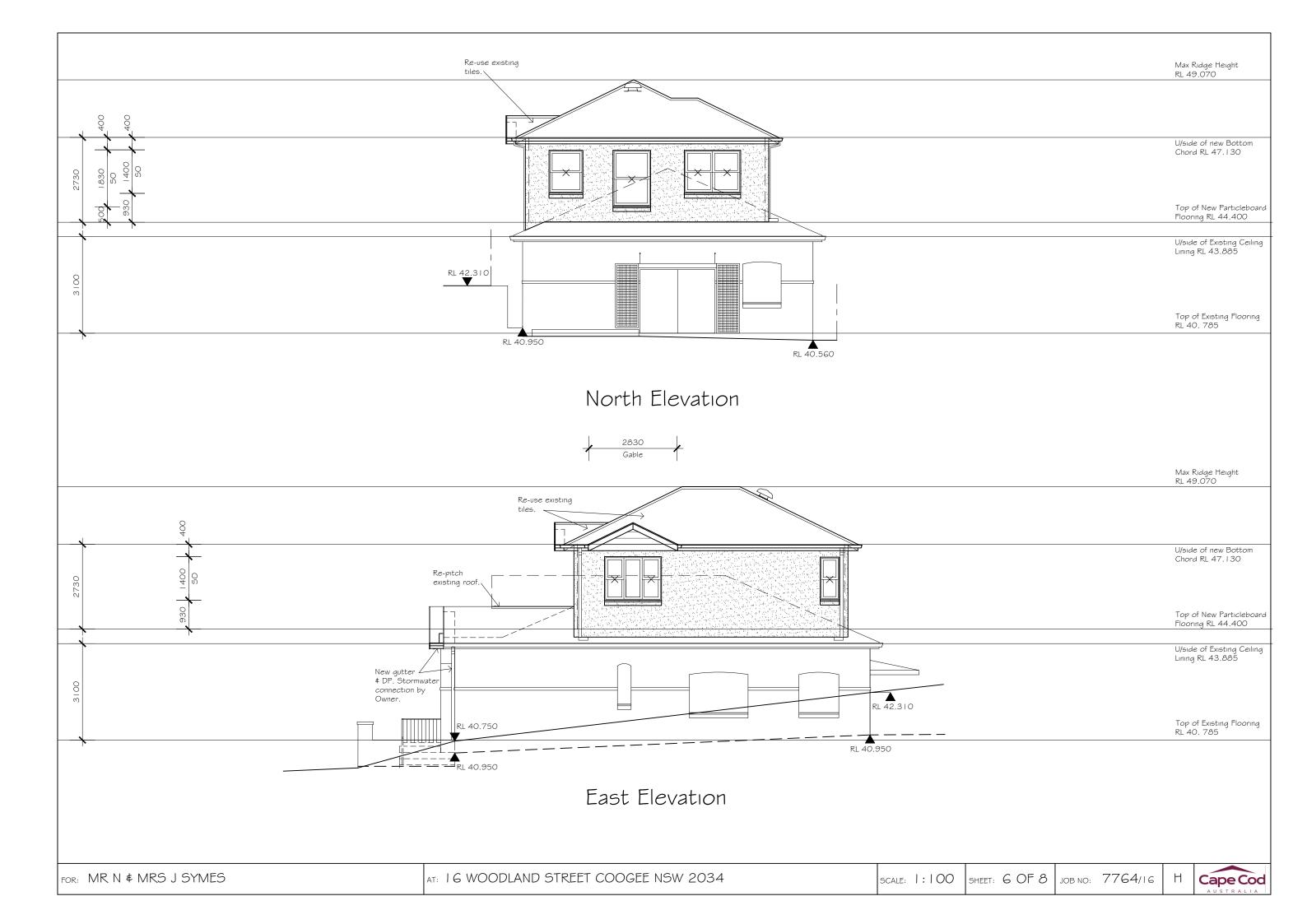
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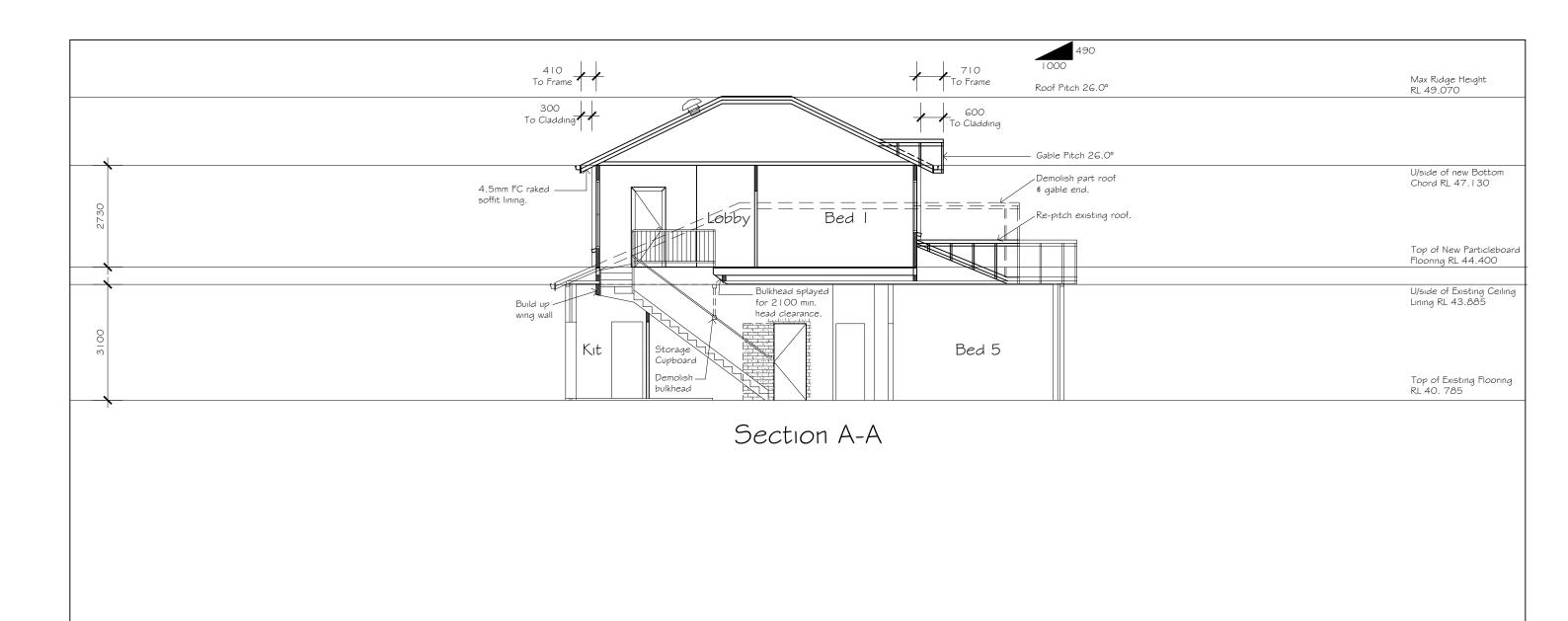
Smoke Detector -Proposed

DP TB SD









SCALE: 1:100

WINDOW SCHE	DULE (BASIX A2607	722)	CIII	IFNT:								
STANDARD NOTES:												
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS		CLI	CLIENT:									
WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE		THE BUI	BUILDER:DATE:									
NCC 3.9.2.5		HARDWARE COLOUR	CLAZING		DECIM MOTEC			TERRAIN: 3	WIND LOAD:	W 33 N		
	(WI) CDH 1318	HARDWARE COLOUR	GLAZING SINGLE PYROLY		PECIAL NOTES ESTRICT BOTTOM SASH OPENING TO 125mm							
	N ELEVATION / BEDROOM 2		LOW-E, (OR	TO	O COMPLY WITH NCC.							
 X X 	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99 SHGC: 0.4)	. 10.	OUBLE OPENING OPERATION. ESTRICT TOP SASH OPENING TO NO LESS THAN							
R R	DOUBLE HUNG	N/A	REVEAL		700mm ABOVE FLOOR TO COMPLY WITH NCC.		_					
	OPEN / OPEN											
	(W2)	HARDWARE COLOUR	GLAZING	SI	PECIAL NOTES							
	(W2) CDH 1812		SINGLE PYROLY	YTIC T	OUGHENED GLASS							
	N ELEVATION / STAIRWELL	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99	∍,								
	WESTERN RED CEDAR	N/A	SHGC: 0.4)									
	DOUBLE HUNG		REVEAL						_			
	OPEN		0.470.0		PERMITTEE AND ADDRESS OF THE PERMITTEE AND AD							
	(W3) CDH 1310	HARDWARE COLOUR	GLAZING SINGLE PYROLY		PECIAL NOTES OUGHENED GLASS				_			
	N ELEVATION / BATH	_	LOW-E, (OR									
	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99 SHGC: 0.4)	ð,								
	DOUBLE HUNG	N/A	REVEAL									
	OPEN OPEN											
	(H)	HARDWARE COLOUR	GLAZING	SI	PECIAL NOTES							
	(W4) CDH 1306		SINGLE PYROLY	YTIC T	OUGHENED GLASS							
	E ELEVATION / BATH	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99	∍,								
	WESTERN RED CEDAR	N/A	SHGC: 0.4)									
	DOUBLE HUNG		REVEAL						_			
	OPEN		01.470.0		DEGIN MOTES							
(W5) CDH 1318 (Special)	HARDWARE COLOUR	GLAZING SINGLE PYROLY		PECIAL NOTES ESTRICT BOTTOM SASH OPENING TO 125mm				_				
	E ELEVATION / BEDROOM 3	_	LOW-E, (OR	TO	O COMPLY WITH NCC.							
	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99 SHGC: 0.4)		ESTRICT TOP SASH OPENING TO NO LESS THAN 700mm ABOVE FLOOR TO COMPLY WITH NCC.							
RFR	DOUBLE HUNG	N/A	REVEAL		PEN / FIXED / OPEN OPERATION (NON.STANDARD)							
	OPEN / FIXED / OPEN											
	(W6) CCW 1312 (Special)	HARDWARE COLOUR	GLAZING		PECIAL NOTES							
	(W6) CCW 1312 (Special)		SINGLE CLEAR,		ESTRICT OPENING TO 125mm TO COMPLY //TH NCC.							
	S ELEVATION / BEDROOM 3	INSECT SCREEN	U-VALUE: 5.71 SHGC: 0.66)	' ,	OUBLE OPENING OPERATION							
RR	WESTERN RED CEDAR	N/A		(N	NON-STANDARD)							
	CASEMENT OPEN / OPEN		REVEAL									
	OI EN / OI EN	LIARDWARE COLOUR	CLATING		DECIAL NOTEC							
	(W7) CCW 1318 (Special)	HARDWARE COLOUR	SINGLE CLEAR,		PECIAL NOTES ESTRICT OPENING TO 125mm TO COMPLY							
	S ELEVATION / BEDROOM I	_	U-VALUE: 5.71	i, w	/ITH NCC.							
	WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.66)		PEN. FIXED. OPEN OPERATION NON-STANDARD)							
RFR	CASEMENT	N/A	REVEAL									
	OPEN / FIXED / OPEN											
	(W8) CDH 1312	HARDWARE COLOUR	GLAZING		PECIAL NOTES							
	(WO) CDIT 1312		SINGLE PYROLY LOW-E, (OR		X CLOSED BOTTOM SASH AND THE BUILDER TO ROVIDE TRANSLUCENT FILM TO BOTTOM SASH							
	W ELEVATION / BEDROOM I	INSECT SCREEN	U-VALUE: 3.99	_	ESTRICT TOP SASH OPENING TO NO LESS THAN							
	WESTERN RED CEDAR	N/A	SHGC: 0.4)	17	700mm ABOVE FLOOR TO COMPLY WITH NCC.							
	DOUBLE HUNG OPEN		REVEAL						_			
		HARDWARE COLOUR	GLAZING		PECIAL NOTES							
	(W9) CDH 1312	TIANDWANL COLOUR	SINGLE PYROLY		X CLOSED BOTTOM SASH AND THE BUILDER TO							
	W ELEVATION / BEDROOM 2	-	LOW-E, (OR U-VALUE: 3.99	PR	ROVIDE TRANSLUCENT FILM TO BOTTOM SASH							
	WESTERN RED CEDAR	INSECT SCREEN N/A	SHGC: 0.4)		ESTRICT TOP SASH OPENING TO NO LESS THAN 700mm ABOVE FLOOR TO COMPLY WITH NCC.							
	DOUBLE HUNG		REVEAL									
	OPEN											
for: MR N & MR	 PS 1 SYN/FS			AT. 1 C 1/	WOODLAND STREET COOGEE N	SW 2034	SCALE: 1: NTS	SHEET: 8 OF 8	IOR NG	776446	Н	Tapa Cad
IUK: IVIIN IN 4 IVIN	U U UTIVILU			AI: 16 V	WOODLAND STREET COOGLE N	J V L C D 4	S CIN : I SALE:	PREEL: O OI O	JORNO: /	104/16	, '' '	Cape Cod