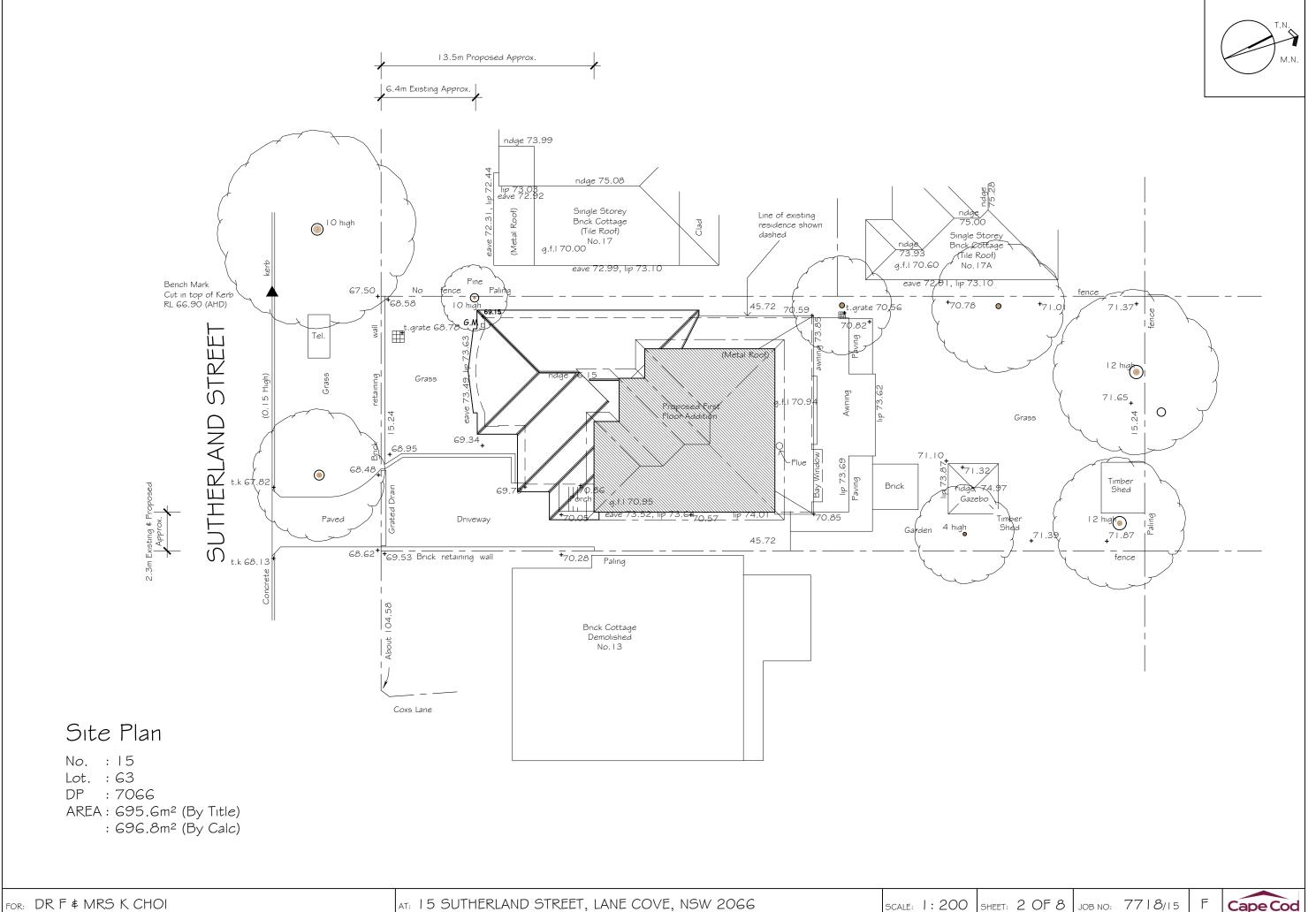
BASIX	COMMITMENTS						
CERTIFICATE NO. A242065							
FIXTURES AND SYSTEMS							
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS						
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED						
INSUL	ATION REQUIREMENTS						
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL						
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)						
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)						
EXTERNAL WALL: CAVITY BRICK	Nil						
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)						
GLAZI	NG REQUIREMENTS						
WINDOWS							
W4, W5, W6, W7, W8, \$ W12,	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)						
WI, W2, W3, W9, \$ WIO,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)						
SKYLIGHT SLI,	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)						
SHAD	VING DEVICES						
WINDOWS							
W4, W5, W6, W7, \$ W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM						
WI, # W3,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36						
W2, W9, \$ W10,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43						
WI2,	NONE						
SKYLIGHT SLI,	NONE						
	I						

EXTERNAL	PAINT	SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Insect Screen	Stegbar		Surfmist
Window Frame	Taubmans Resene		Half Parchment
Barge Board	Taubmans Resene		Half Parchment
Cover Battens	Taubmans Resene		Half Parchment
Fascia Board	Taubmans Resene		Half Parchment
Soffit Lining	Taubmans Resene		Half Parchment
Wall Cladding	Taubmans Resene		Triple Parchment
Roof Tiles	Monier Marseille		Granite

FINAL CONSTRUCTION.

SPFCI	FICATION SUMMARY	SPE	ECIAL NOTES						
			PROVIDE TWO (2) SMOKE DETECTO						
WALLS: F5 SOFTWOOD	JCTURAL TIMBER - All to ASA 684.2 ROOF: ROOF TRUSSES	\	ELECTRICIAN TO CHECK/ENSURE TI WITH THE BUILDING CODE OF AUS	TRALIA (NCC).					
90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @	.600 CTS TO MANUFACTURERS	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 I KM OF OCEAN. CONNECT/INSTALL THIRTEEN (I 3) DOWNLIGHT FITTINGS, THREE (3) CEILING							
FLOOR: 190x45mm MIN	. FLOOR JOISTS WIND LOAD W 28 N	9	CONNECT/INSTALL THIRTEEN (13) [SWEEP FANS WITH LIGHTS \$ TWO SUPPLIED BY THE OWNER).						
FINISHES		• 5	BUPPLY & INSTALL ONE (I) FRAMEI MIRRORS.	ESS SHOWER SCRE	EN \$ TWO (2	2) VANITY			
BRICKWORK	FACE BRICKWORK TO EAST ELEVATION \$ SOUTH ELEVATION BEDROOM 5 EXTERNAL WALL TO MATCH EXISTING AS CLOSE AS POSSIBLE	• (VIINNOROS. CONNECT/INSTALL TWO (2) WALL H DNE (1) TOILET ROLL HOLDER, TWO HOLDER & WALL & FLOOR TILES FO	O (2) TOWEL RAILS, (ONE (1) SO	AP			
FLOORING	19MM STRUCTURAL PARTICLEBOARD	• \	POWDER ROOM (AS SUPPLIED BY WORKS AS PER ELECTRICAL INSPE	CTION REPORT - 3 P					
CLADDING	4.5mm BASE SHEET WITH TIMBER BATTENS TO NORTH \$ WEST ELEVATION \$ SOUTH ELEVATION SHOWER ROOM EXTERNAL WALL	1	REPLACE OVERHEAD SERVICES. C METERING. UPGRADE EARTHING. L BWITCHBOARD TO COMPLY WITH I	OWER SWITCHBOARI NEW AUSTRALIAN ST	D. REWIRE ANDARDS.	į			
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR		REMOVE	ALRIAL ON EXISTING	KOOI.				
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	14/0	ORKS BY OWNER						
ROOF COVERING	PROVIDE ALL NEW TERRA COTTA ROOF TILES TO		NSTALLATION OF T.V ANTENNA IF	REQUIRED # CONNEC					
	PROPOSED FIRST FLOOR ADDITION & EXISTING GROUND FLOOR (EXCLUDING REAR CORRUGATED ROOF)	• (NEW AND EXISTING TV POINTS. CONNECTION OF NEW COAXIAL CA NEW T.V. AERIAL			ND/OR			
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	• F	3) CEILING S	SWEEP					
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES	• 5	FANS WITH LIGHTS & TWO (2) 3-IN BUPPLY ONE (1) WC SUITE, ONE (1 HOLDER, TWO (2) TOWEL RAILS, TV B FLOOR TILES FOR PROPOSED SH	ER, ONE (1) ANITY UNIT VDER ROOM	S \$ WALL				
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. I 50x25 HALF SPLAY ARCHITRAVE: Ex. I 00x25 HALF SPLAY	• 5	BUPPLY DOOR FURNITURE TO ALL	NEW INTERNAL DOOF	₹5.				
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"								
STAIRCASE MAPLE TREADS \$ RISERS	TYPE: CLOSED TIMBER WIDTH: 1015mm								
	RISE: 19 @ 183.15mm		<u> </u>		1 1				
	GOING: 240mm (2G0mm TREAD)								
FASCIA \$	MATERIAL: DAR TIMBER	F	FINAL CONSTRUCTION		N.L.	21-07-16			
BARGE BOARDS		E	TO CONTRACT		N.L.	06-05-16			
		D	BASIX ADDED \$ TO COUNCIL		N.E.	23-02-16			
GUTTERS & DOWNPIPES		С	CONSULTANTS AMENDMENTS		C.5.	20-01-16			
	MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: IRONSTONE	В	TO CLIENT		5.C.	10-12-15			
	DOWNPIPE COLOUR: IRONSTONE	Α	TECHNICAL		5.C.	12-11-15			
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE		DRAWN	DATE			
		DES	IGN CONSULTANT: SCOTT MCDOI	JGALL					
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER		OPOSED ADDITIONS & A						
	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER		R DR F # MRS K CH						
FINISHED GROUND LEVE CONDITIONS.	LS SHOWN ON PLAN ARE SUBJECT TO SITE	AT	15 SUTHERLAND S LANE COVE, NSW	•					
DO NOT SCALE OFF DRAWINGS.									
ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.		COL	JNCIL: LANE COVE			_			
NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.				A.B.N. 54 00					
COPYRIGHT THIS DESI	GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS		Cape Co	BUILDERS LICE	MATTA 215 9849 4444	5 I }			
ISSUED FOR THE SOLE	PURPOSE OF ENTERING INTO A BUILDING CONTRACT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN		AUSTRALIA						
PART WITHOUT WRITTEN	I PERMISSION FROM THE COMPANY.	SHI	EET: 1 OF 8	JOB NO: 77	8/15	F			



Legend



Air Conditioning



Air Conditioning Unit Wall Mounted



Downpipe



G⊜

HL 00

Heater/Light

Eave Light

HWU∏

Hot Water Unit Wall Mounted



Manhole



Meter Box - Electrical



Skylight - Existing



Smoke Detector - Existing



Sewer Vent Pipe

Wall Light



WLΨ

Return Air Grill

STO Stack



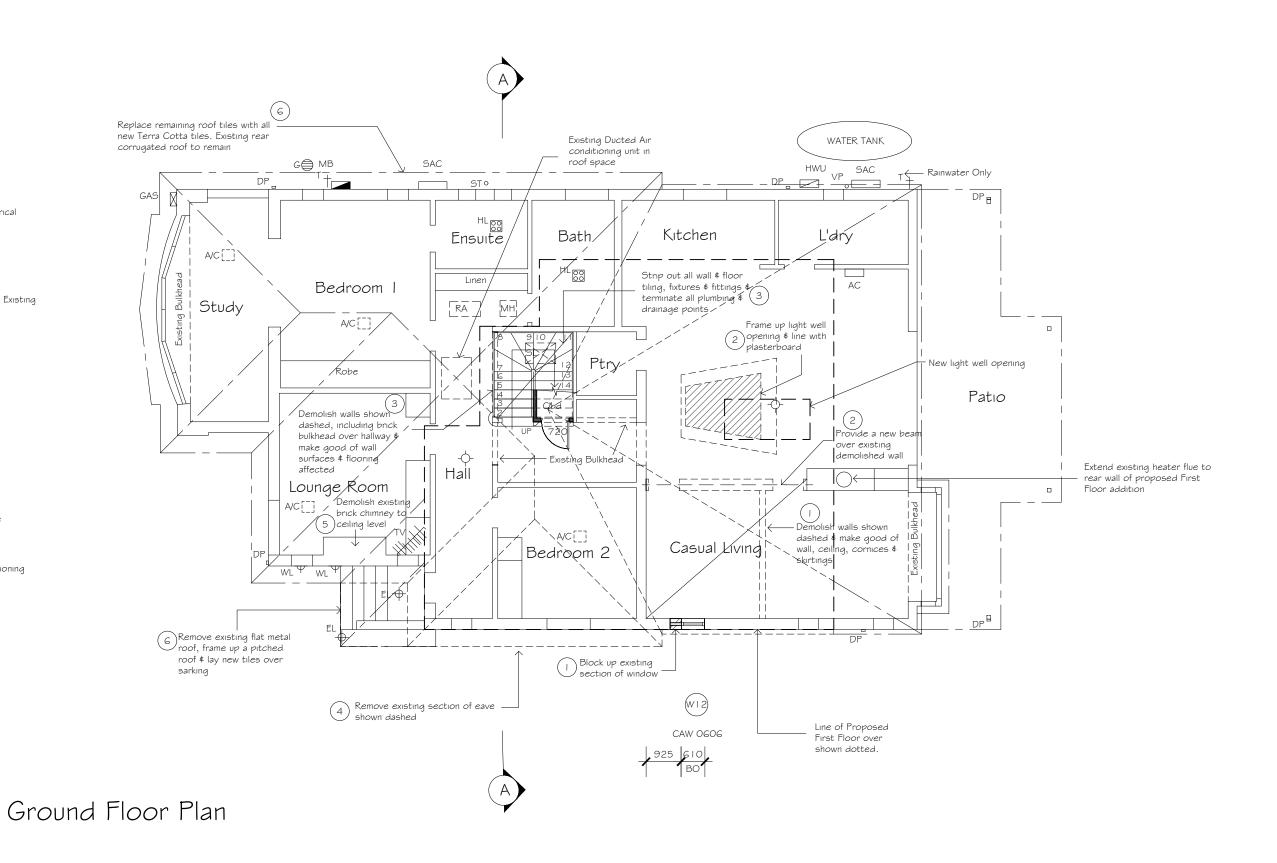
TV Antenna -Owner to relocate as required



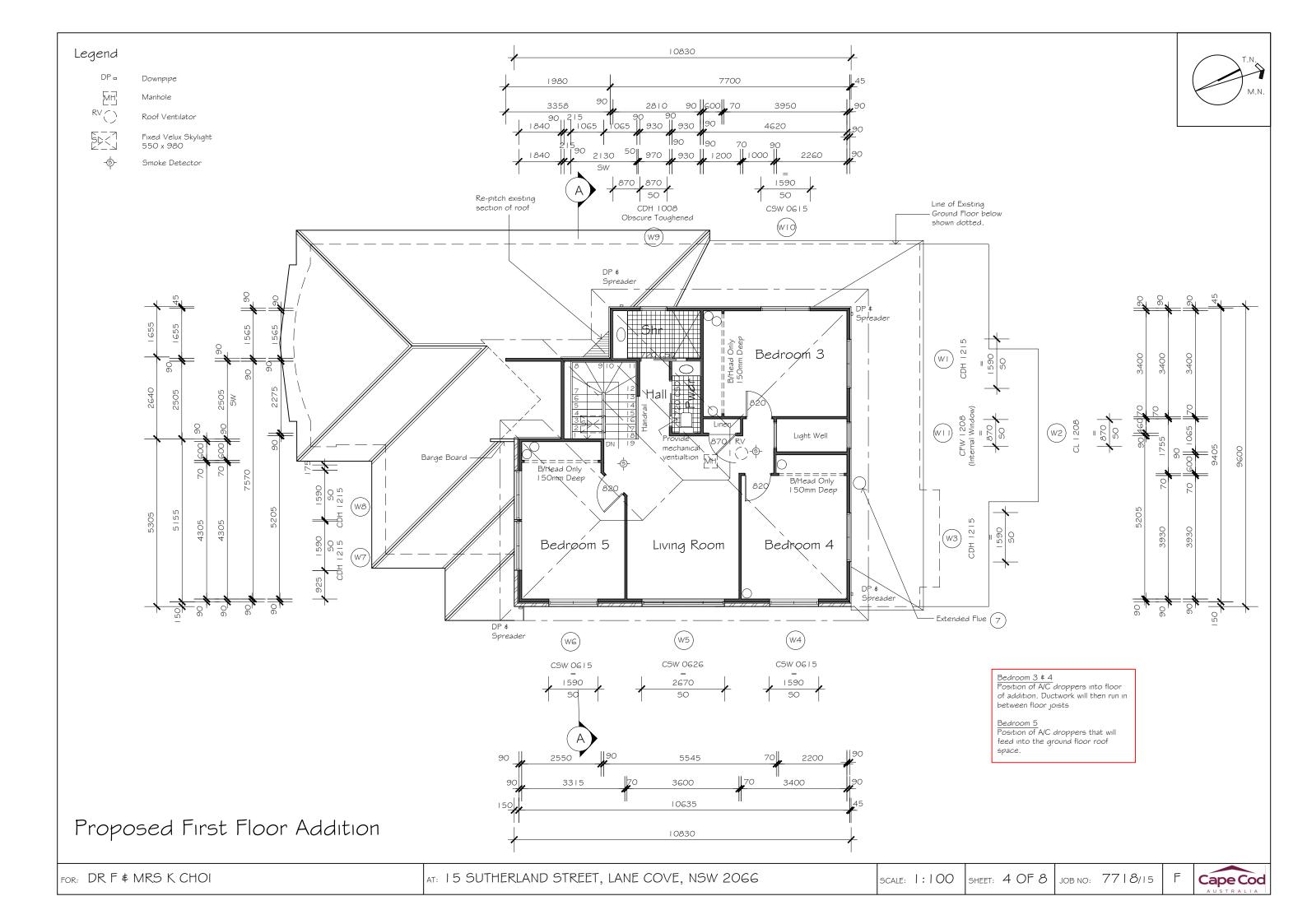
Ducted Air Conditioning

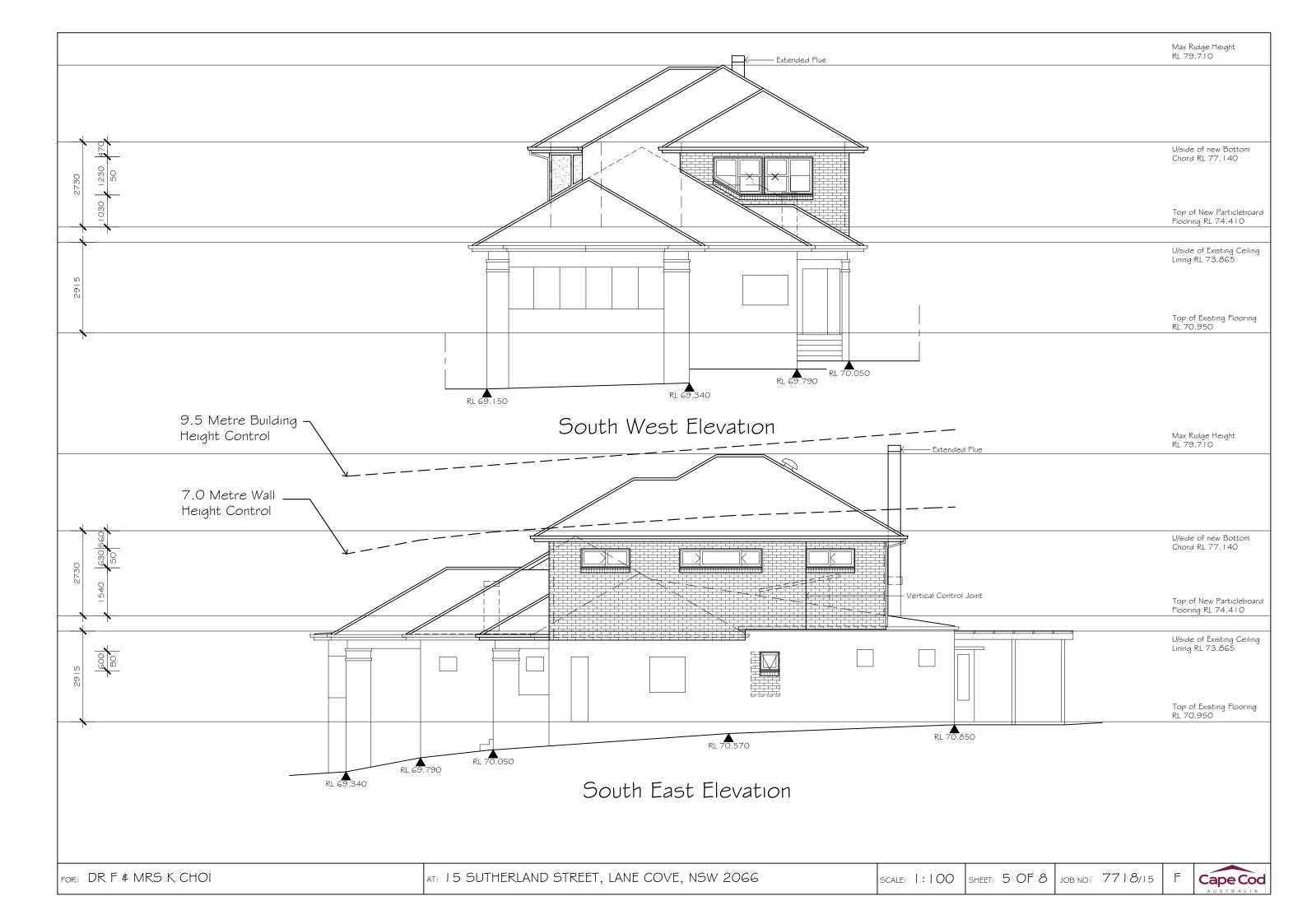
GAS

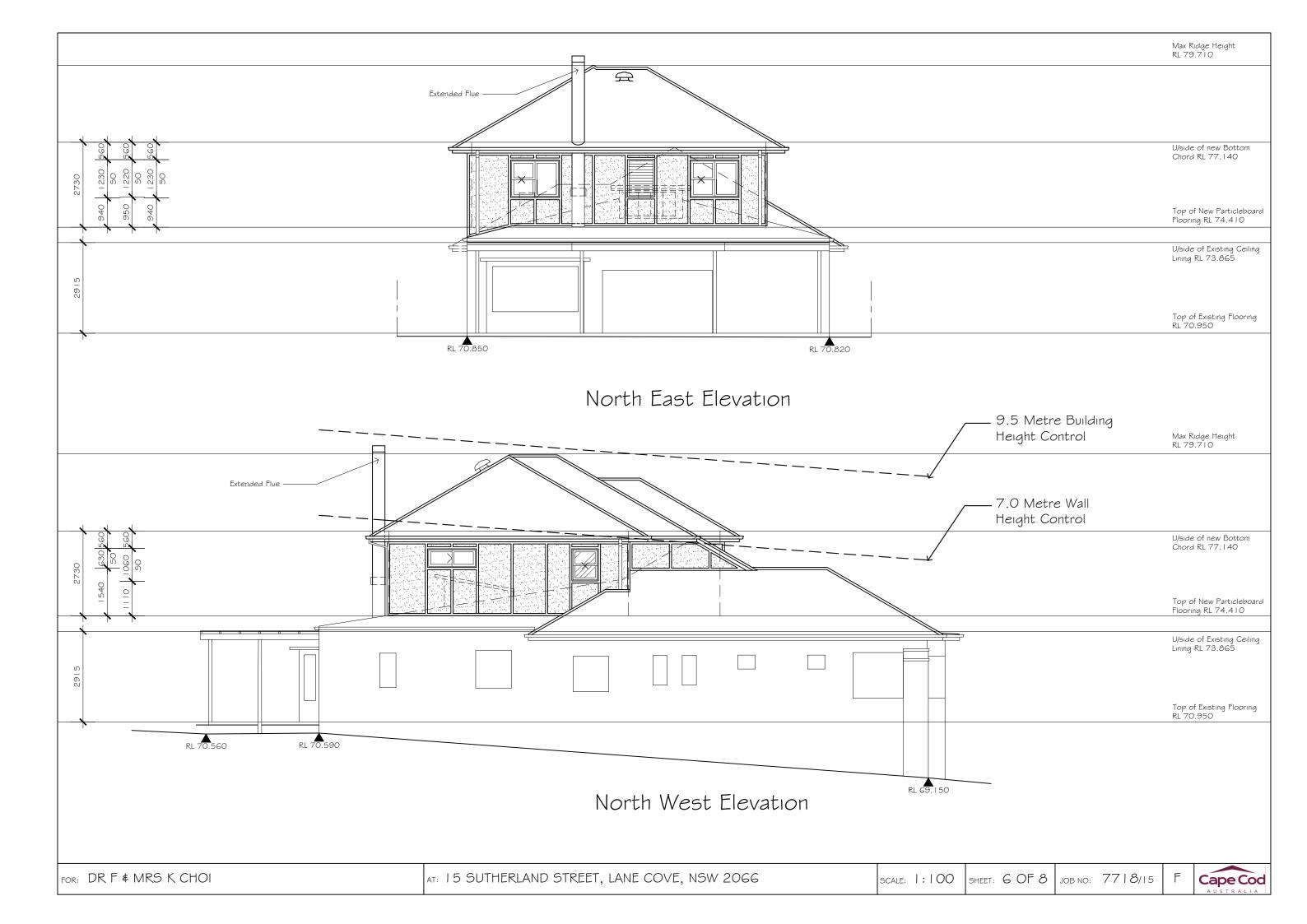
Meter - Gas

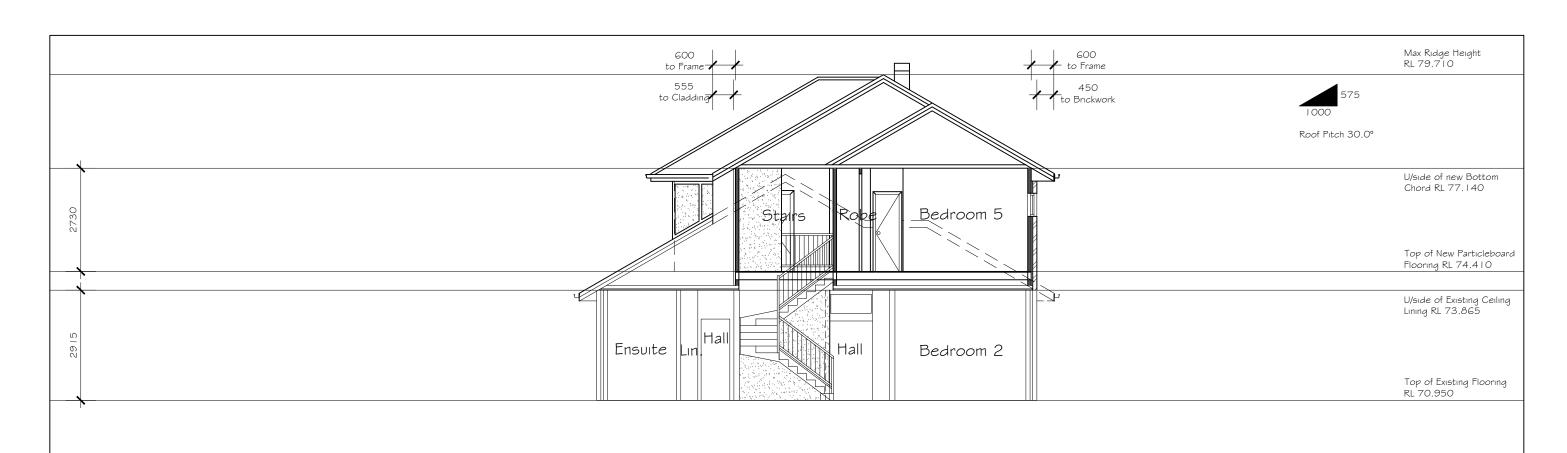














FOR: DR F & MRS K CHOI

WINDOW SCHEDULE (BASIX A242065)			CI	LIENIT.					TIMBER WINDOWS:					
STANDARD NOTES:	·	, 							TIMBER WINDOWS CLEAR PRIMED INS	, DOOR FRAMES AN				
	ARE DRAWN AS VIEWED FROM	OUTSIDE	Cl	LIENT:					STANDARD HARDW	'ARE COLOURS: SA'	TIN CHROME, GO	DLD, MAHOGANY		
	VITH "REYED ALIKE" LOCKS DTED "R" HAVE RESTRICTED OPEI	NINGS TO COMPLY WITH	H THE BU	JILDER:	DATE:				BRONZE & WHITE.					
NCC 3.9.2.5										WIND LOAD: W 28				
	(WI) CDH 1215	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE PYROL		SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm		(WIO) CSW 0615	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE PYROLYTIC	SPECIAL NOTES		DE TO		
		JATIN CIRCIVIL	LOW-E, (OR		TO COMPLY WITH NCC.				LOW-E, (OR	COMPLY WITH N	I OPENING TO 12 NCC.	25mm 10		
	NE ELEVATION / BEDROOM 3	INSECT SCREEN	U-VALÚE: 3.9	9,			NW ELEVATION / BEDROOM	INSECT SCREEN	U-VALUE: 3.99,					
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)				WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)					
	DOUBLE HUNG OPEN / FIXED	FIBREGLASS MESH SURFMIST	REVEAL				SLIDING OPEN / FIXED	FIBREGLASS MESH SURFMIST	REVEAL					
	OF LIN / TIXLD						OF LIN / TIXLD							
	(W2) CL 1208	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE PYROL		SPECIAL NOTES TELESCOPIC ROD TO LOUVRE		WII) CFW 1208	HARDWARE COLOUR		SPECIAL NOTES)			
		- SATIN CHIRCHIE	LOW-E, (OR		LOW SET RING HANDLE CONTROL		VI 5:5:47:00 (110) 7:45	. 	SINGLE CLEAR, (OR U-VALUE: 5.71,					
	NE ELEVATION / LIGHT WELL	INSECT SCREEN	U-VALUE: 3.9 SHGC: 0.4)	9,			NE ELEVATION / LIGHT WEL	INSECT SCREEN	SHGC: 0.66)					
	WESTERN RED CEDAR	ALUMINIUM					WESTERN RED CEDAR	N/A	55,/54					
	LOUVRE OPEN	FIBREGLASS MESH SURFMIST	REVEAL				FIXED		REVEAL	_				
	OT EN	HARDWARE COLOUR	CLAZING		CDECIAL MOTEC			HARDWARE COLOUR	CLAZING	SPECIAL NOTES				
	(W3) CDH 1215	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE PYROL	YTIC	SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm		(W12) CAW 0606	SATIN CHROME	GLAZING SINGLE CLEAR, (OR	SPECIAL NOTES)			
	NE ELEVATION / BEDROOM 4	4	LOW-E, (OR		TO COMPLY WITH NCC.		GE ELEVATION / CE LIVING		U-VALUE: 5.71,					
	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.9 SHGC: 0.4)	9,			SE ELEVATION / GF LIVING WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.66)					
		ALUMINIUM FIBREGLASS MESH	REVEAL					ALUMINIUM FIBREGLASS MESH	REVEAL					
	DOUBLE HUNG OPEN / FIXED	SURFMIST	REVEAL				AWNING OPEN	SURFMIST	NLVLAL					
		HARDWARE COLOUR	GLAZING		SPECIAL NOTES									
	(W4) CSW 0615	SATIN CHROME	SINGLE CLEAR	c. (OR	RESTRICT SASH OPENING TO 125mm TO									
	SE ELEVATION / BEDROOM 4	4	U-VALUE: 5.7		COMPLY WITH NCC.									
	WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.66)											
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL											
	OPEN / FIXED	SURFMIST												
		HARDWARE COLOUR	GLAZING		SPECIAL NOTES									
	(W5) CSW 0626	SATIN CHROME	SINGLE CLEAR											
	SE ELEVATION / LIVING ROO	INSECT SCREEN	U-VALUE: 5.7 SHGC: 0.66)	١,										
	WESTERN RED CEDAR	ALUMINIUM	3/100. 0.00)											
	SLIDING	FIBREGLASS MESH	REVEAL											
	OPEN / FIXED / OPEN	SURFMIST												
	(W6) CSW 0615	HARDWARE COLOUR	GLAZING		SPECIAL NOTES									
	0 00 00.10	SATIN CHROME	SINGLE CLEAR U-VALUE: 5.7		RESTRICT SASH OPENING TO 125mm TO COMPLY WITH NCC.									
	SE ELEVATION / BEDROOM 5	INSECT SCREEN	SHGC: 0.66)	',										
	WESTERN RED CEDAR	ALUMINIUM												
	SLIDING OPEN / FIXED	FIBREGLASS MESH SURFMIST	REVEAL											
	OI EN / TIXED													
	(W7) CDH 1215	HARDWARE COLOUR SATIN CHROME	GLAZING		SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm									
		5/(TIN OFFICOIVIE	SINGLE CLEAR U-VALUE: 5.7	19 (TO COMPLY WITH NCC.			_						
	SW ELEVATION / BEDROOM WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.66)		CLAZINIC BAD TO FIVED LITE									
		ALUMINIUM FIBREGLASS MESH	DEV/EAL		GLAZING BAR TO FIXED LITE.			_						
	DOUBLE HUNG OPEN / FIXED	SURFMIST	REVEAL											
		HARDWARE COLOUR	GLAZING		SPECIAL NOTES									
	(W8) CDH 1215 SPECIAL	SATIN CHROME	SINGLE CLEAR		RESTRICT BOTTOM SASH OPENING TO 125mm									
	SW ELEVATION / BEDROOM		U-VALUE: 5.7	·, (O.\	TO COMPLY WITH NCC.									
	WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.66)		GLAZING BAR TO FIXED LITE.									
		ALUMINIUM FIBREGLASS MESH	REVEAL		GLAZING DAK TO TIALD LITE.			_						
	DOUBLE HUNG FIXED / OPEN	SURFMIST			SITE MEASURE.									
		HARDWARE COLOUR	GLAZING		SPECIAL NOTES									
	(W9) CDH 1008	SATIN CHROME	SINGLE PYROL		TRANSLUCENT FILM BY BUILDER.									
	NW ELEVATION / SHOWER	INSECT SCREEN	LOW-E, (U-VAL 5.7, SHGC:0.4											
	WESTERN RED CEDAR	ALUMINIUM	10.7, 01100.0.	.,,										
السخشا	DOUBLE HUNG	FIBREGLASS MESH	REVEAL											
	OPEN	SURFMIST												
FOR: DR F & MRS				AT. 15	SUTHERLAND STREET, LANE CO	VF NSW 2066		SCALE: 1: NTS	SHEET: 8 OF 8	10B NO 77 I	8/15 F	Cape Cod		
ON: DIX I + IVIIVO				AI: 13	COTTLENE (IND CITALITY, LAINE CO	v L, INOVV 2000		JUALL: I. IVIU	DILLEI: O OI O	JUD NU: // I		AUSTRALIA		