
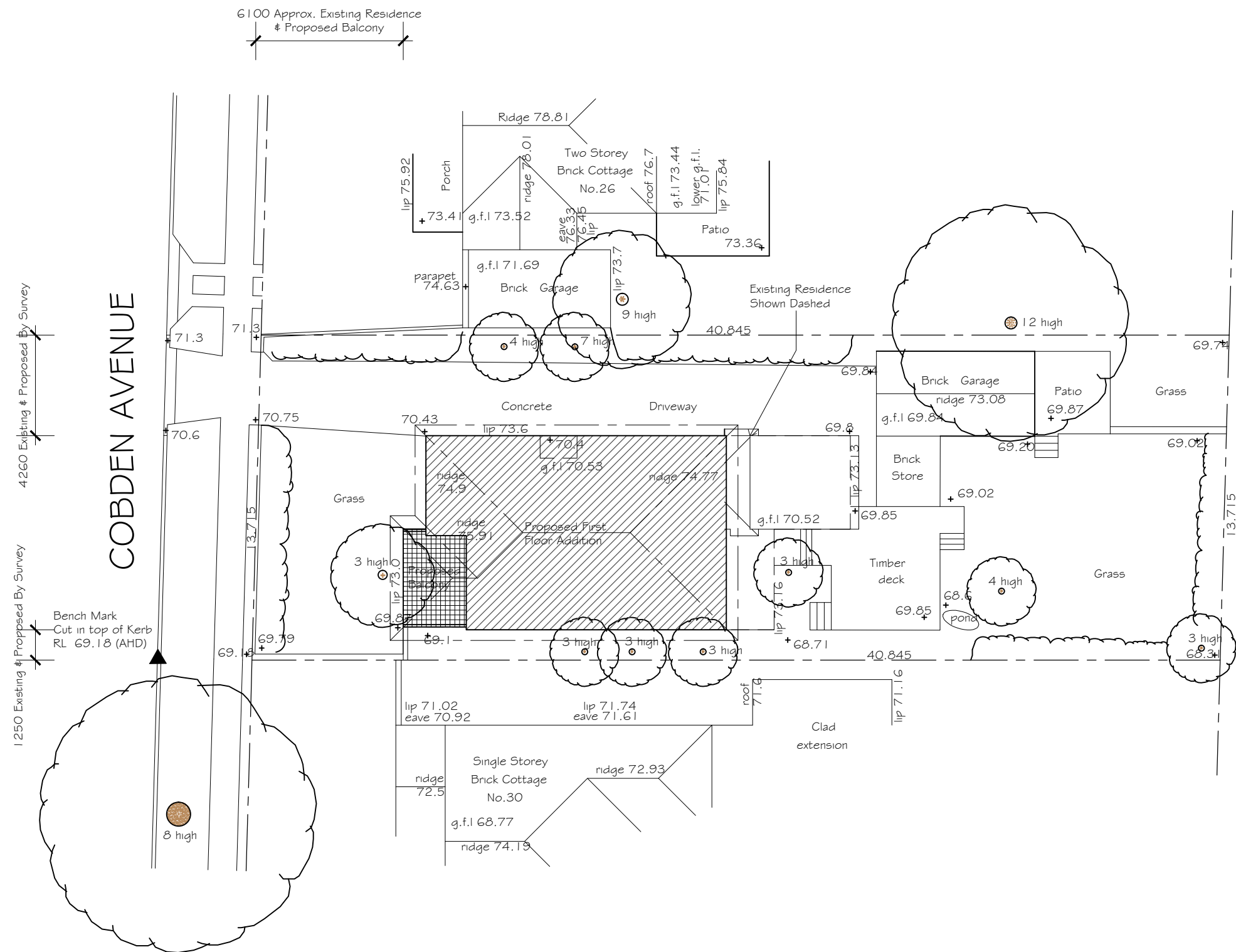
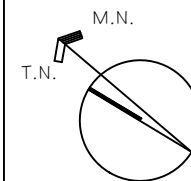


BASIX COMMITMENTS			
CERTIFICATE NO. A229132			
FIXTURES AND SYSTEMS			
LIGHTING		MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS	
WET AREAS: NEW OR ALTERED		SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED	
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL	
EXTERNAL WALL: BRICK VENEER		R1.16 (or R1.70 INCLUDING CONSTRUCTION)	
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS) (FACADE PANEL: 75 MM)		NIL	
FLAT CEILING, PITCHED ROOF		CEILING: R 2.50 (UP) ROOF: FOIL SARKING DARK (SOLAR ABSORPTANCE >0.70)	
GLAZING REQUIREMENTS			
WINDOWS			
W1 - W13		TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)	
SHADING DEVICES			
WINDOWS			
W1, W13		EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM	
W2- W11		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM	
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Render Cladding			Deep Ocean
Soffit Lining			Off White
Wall Cladding			Surfmist
Fascia Board			Deep Ocean

SPECIFICATION SUMMARY	
STRUCTURAL TIMBER - All to ASA 1684.2	
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 90 X 35 INT. STUDS @ .600 CTS	ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS
FLOOR: REFER TO STRUCTURAL LAYOUTS	WIND LOAD W 28 N
FINISHES	
BRICKWORK	FACE BRICK QUOINING TO FRONT CORNERS OF BED 2, BALCONY BUILD UP # CORBEL COURSE. COMMON BRICKS FOR RENDER # PAINT FINISH ELSEWHERE.
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE COAT FINISH FIXED TO 20mm BATTENS OVER 12mm POLASTIC INSULATION BLANKET.
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR
INSECT SCREENS:	BY OWNER
ROOF COVERING	PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA EXCLUDING BALCONY R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.0 SOUNDSCREEN BATTS BENEATH ADDITION FLOOR AREA , INCLUDING BALCONY.
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 'SQUARE DRESSED' ARCHITRAVE: Ex. 100x25 'SQUARE DRESSED'
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"
STAIRCASE MAPLE TREADS # RISERS	TYPE: CLOSED TIMBER WIDTH: 950mm RISE: 20 @ 182mm GOING: 240mm (260mm TREAD)
FASCIA BOARDS	MATERIAL: DAR TIMBER
GUTTERS # DOWNPIPES	TYPE: OGEE MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: DEEP OCEAN DOWNPIPE COLOUR: DEEP OCEAN
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 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.	
















SPECIAL NOTES			
<ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN• A5 PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.• CONNECT/INSTALL ELEVEN (11) DOWNLIGHT FITTINGS & TWO (2) FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER).• OVER ENTRY DOORS TO EACH OF THE PROPOSED FFA BEDROOMS SUPPLY & INSTALL A 400MM HIGH HAND OPERATED OPERABLE LOUVRE HIGHLIGHT.• PROVIDE EX. 100x23 DAR TREATED PINE DECORATIVE BATTEN TREATMENT BELOW BED 2 NW WINDOW AS SHOWN.• RELOCATE ELECTRICAL MAINS POINT OF ATTACHMENT - PROVIDE TEMPORARY POWER POLE DURING CONSTRUCTION.			
WORKS BY OWNER			
<ul style="list-style-type: none">• REMOVAL & INSTALLATION OF T.V ANTENNA AS REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS.• SUPPLY ELEVEN (11) DOWNLIGHT FITTINGS & TWO (2) FAN/LIGHT/HEATER UNITS.• CONNECTION OF NEW COAXIAL 'T.V POINTS' TO EXISTING AND/OR NEW TV AERIAL.• PHONE AND/OR DATA CABLING IF REQUIRED.• SUPPLY & FITTING OF DOOR TO FIRST FLOOR LINEN CUPBOARD.• SUPPLY & FITTING OF INSECT SCREENS TO NEW WINDOWS, EXTERNAL HINGED & STACKER DOORS IF REQUIRED.• ALL WORK ASSOCIATED WITH ALTERATION/EXTENSION OF EXISTING ALARM SYSTEM.• ALL WORK ASSOCIATED WITH ROBES TO BEDROOMS AS REQUIRED.			
I	FINAL CONSTRUCTION	N.L.	04-03-16
H	CONSTRUCTION CERTIFICATE	S.C.	01-03-16
G	TO CONTRACTS	S.C.	12-02-16
F	PLAN CHECK	B.P.	24-11-15
E	MAX RIDGE HEIGHT SECTION FOR COUNCIL	N.E.	27-10-15
D	BASIX ADDED #TO COUNCIL	B.D	08-09-15
C	POV 16905	S.C	20-08-15
B	TO CLIENT	C.S/S.C	25-06-15
A	TECHNICAL	C.S.	25-05-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: DAREK SZYMANSKI			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR R KINGSMILL & MS M POWER			
AT 28 COBDEN AVENUE, LANE COVE, NSW 2066			
COUNCIL: LANE COVE			
		A.B.N. 54 000 605 407 SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519	
SHEET: 1 OF 8		JOB NO: 7665/15	
		I	

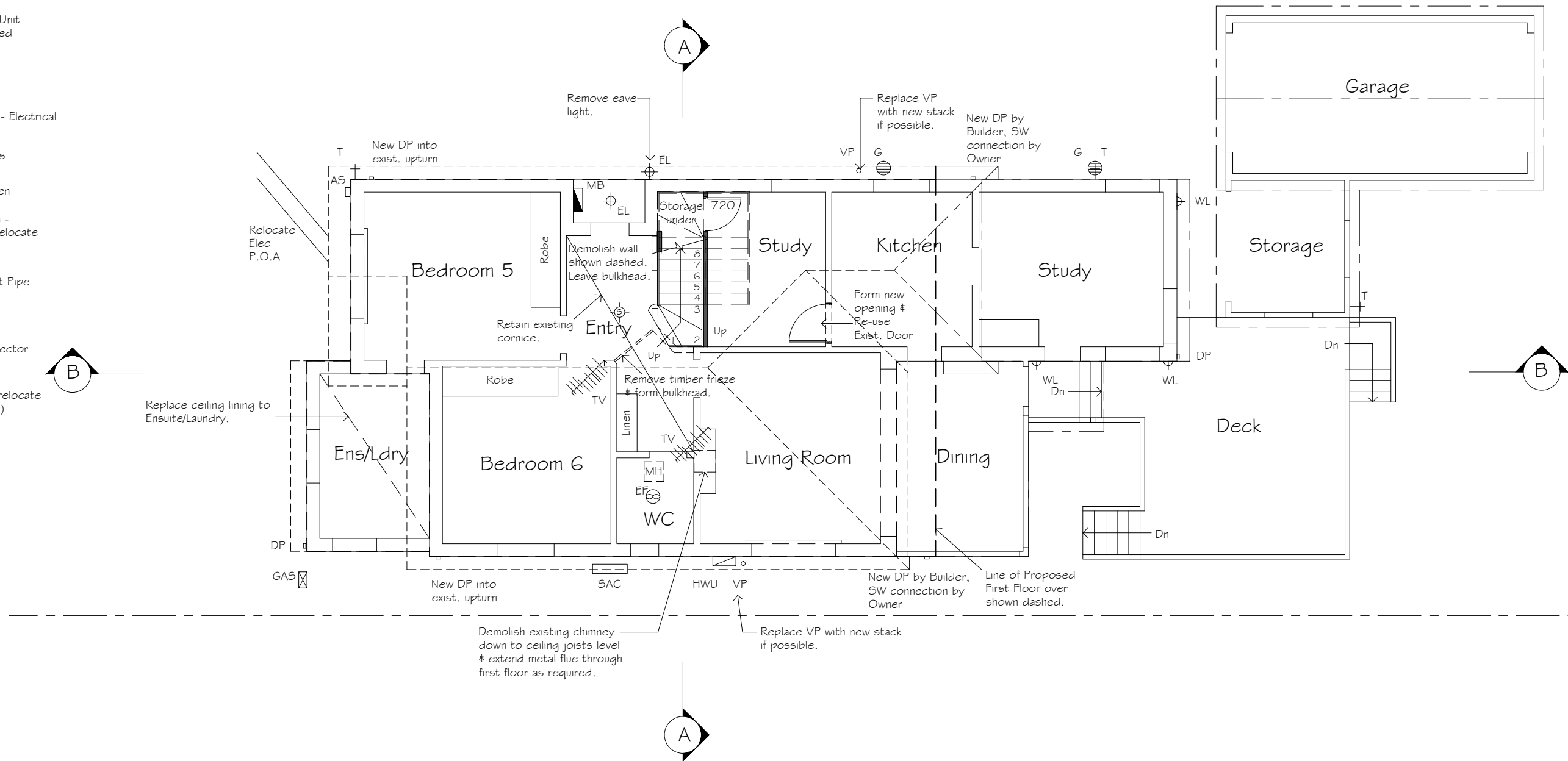
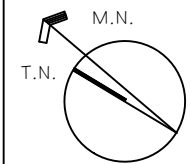


Site Plan

No. : 28
Lot. : 14
DP : 11342
AREA : 556.4m² (By Title)
: 560m² (By Calc)

Legend

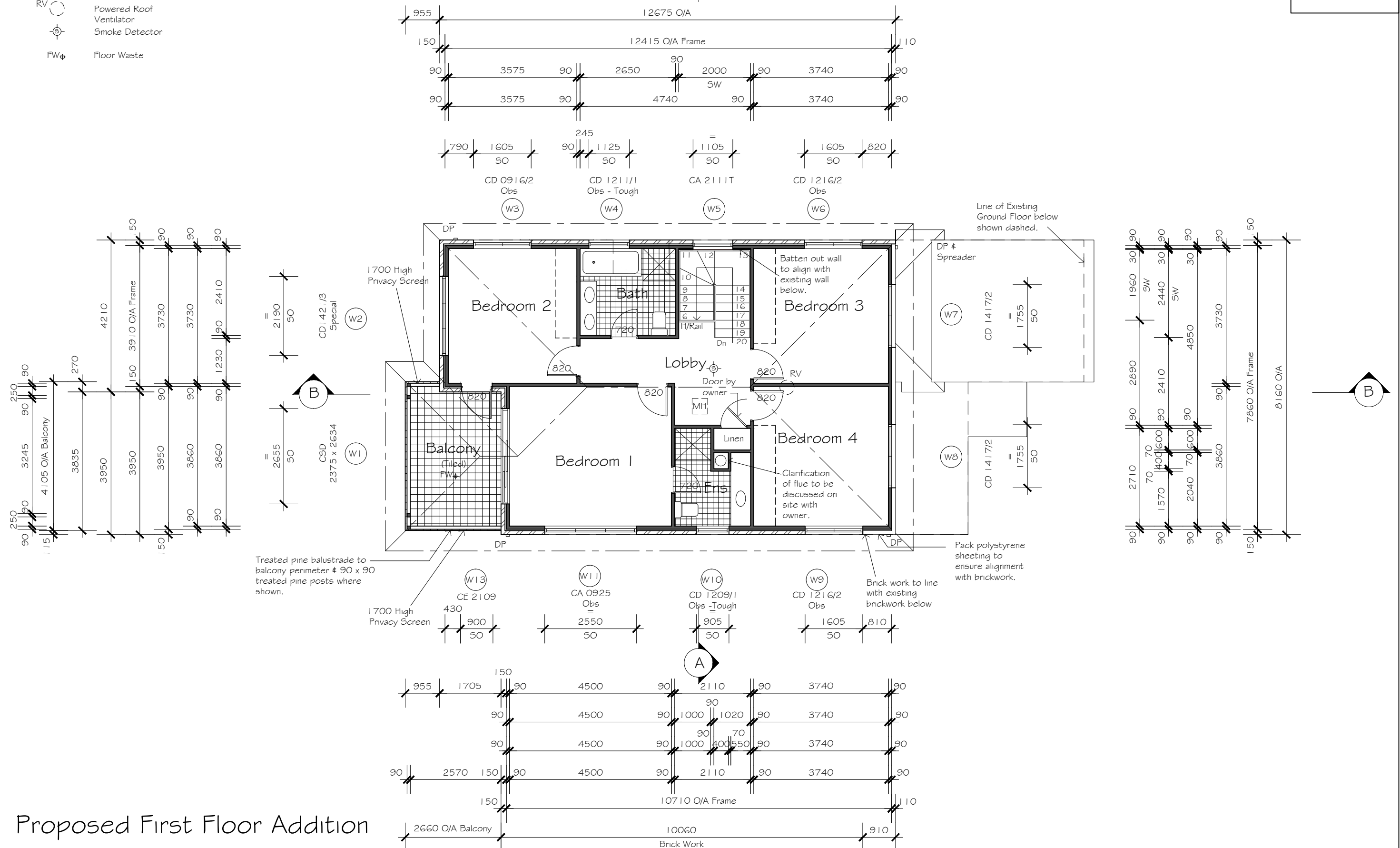
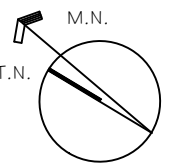
- SAC  Air Conditioning Compressor
- DP  Downpipe
- EL  Eave Light
- EF  Exhaust Fan
- G  Gully
- HWU  Hot Water Unit Wall Mounted
- MH  Manhole
- MB  Meter Box - Electrical
- GAS  Meter - Gas
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- VP  Sewer Vent Pipe
- WL  Wall Light
-  Smoke Detector
- AS  Alarm Siren (Owner to relocate as required)

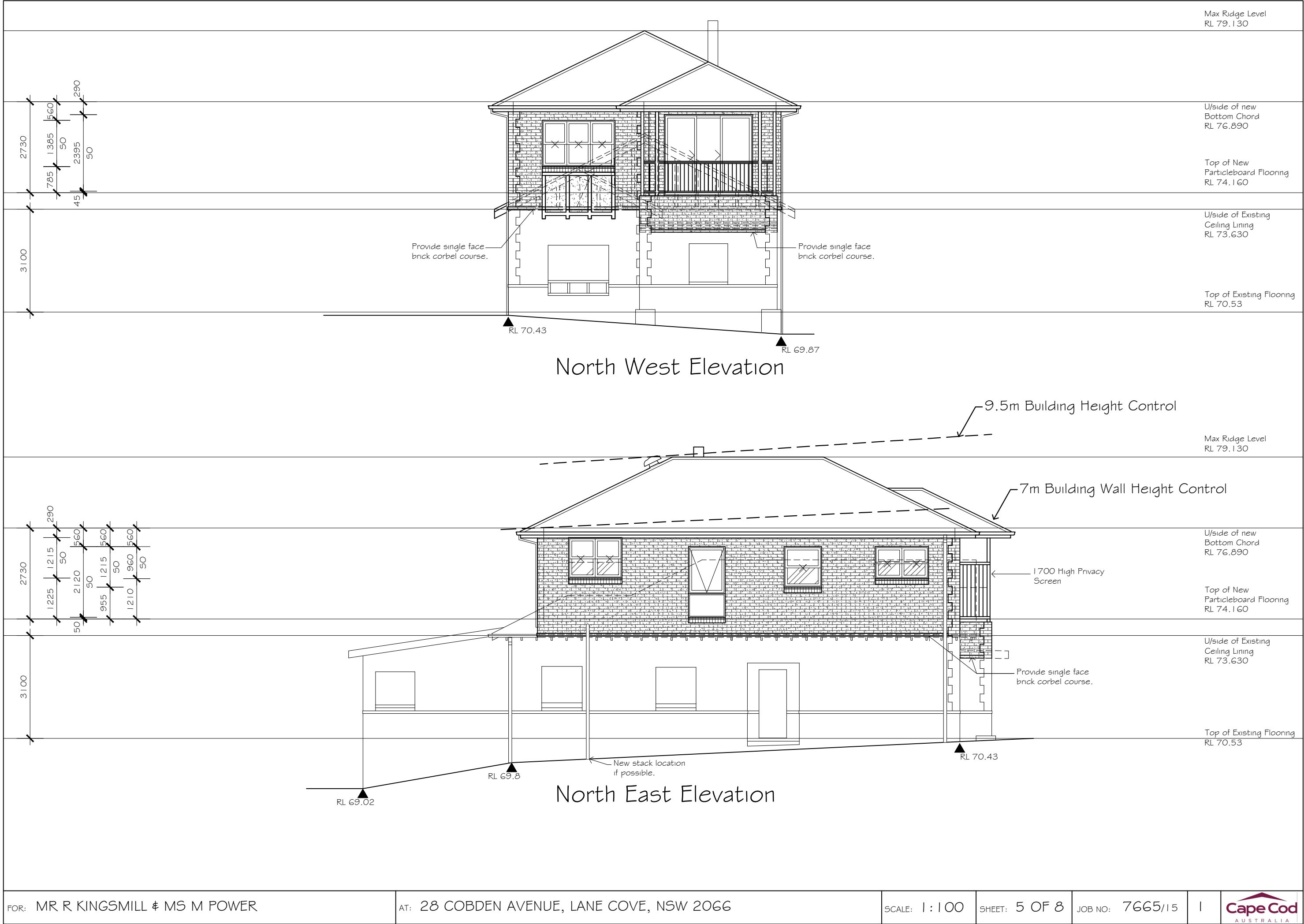


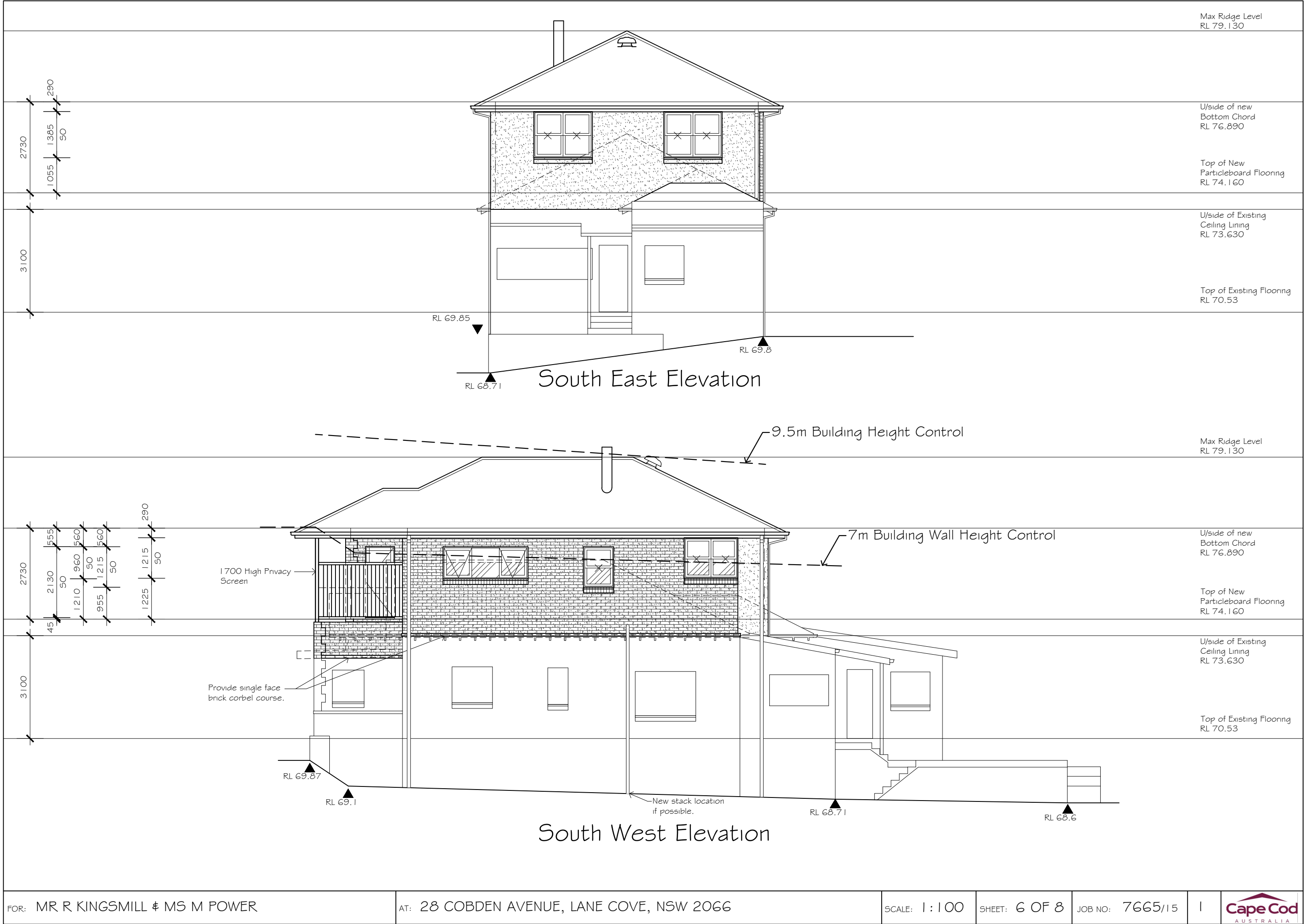
Ground Floor Plan

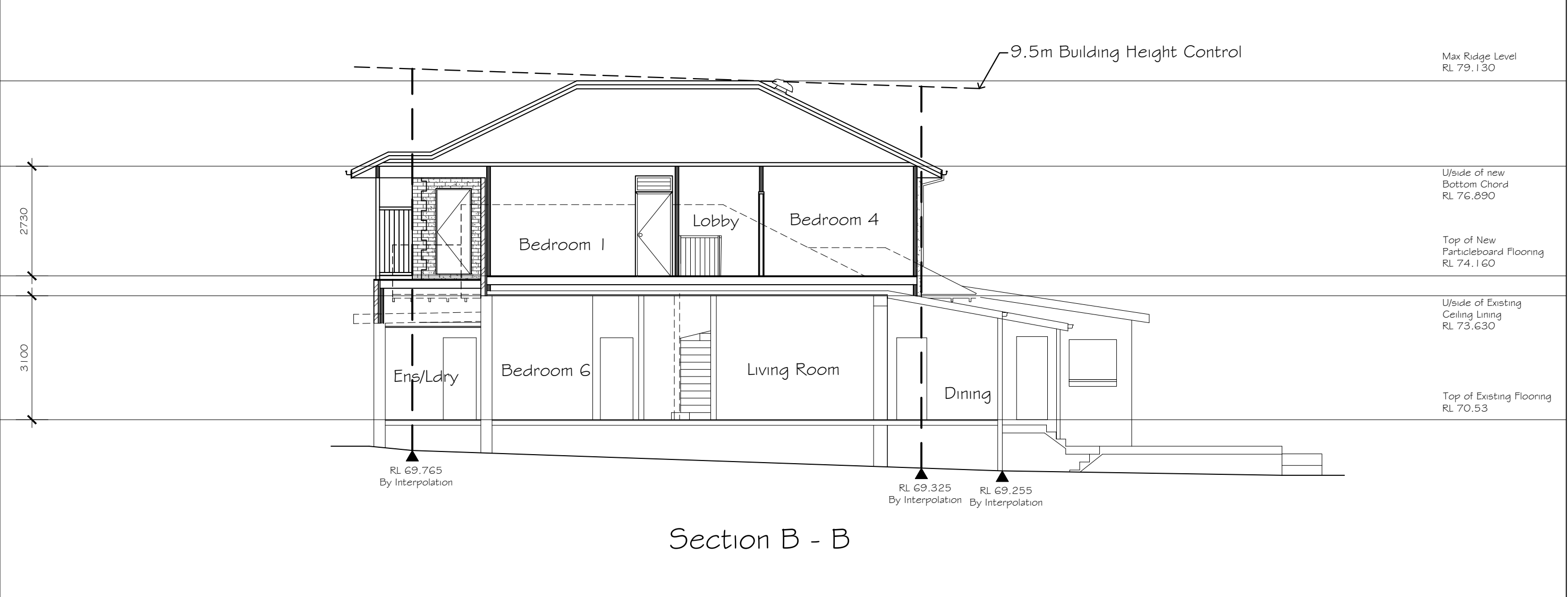
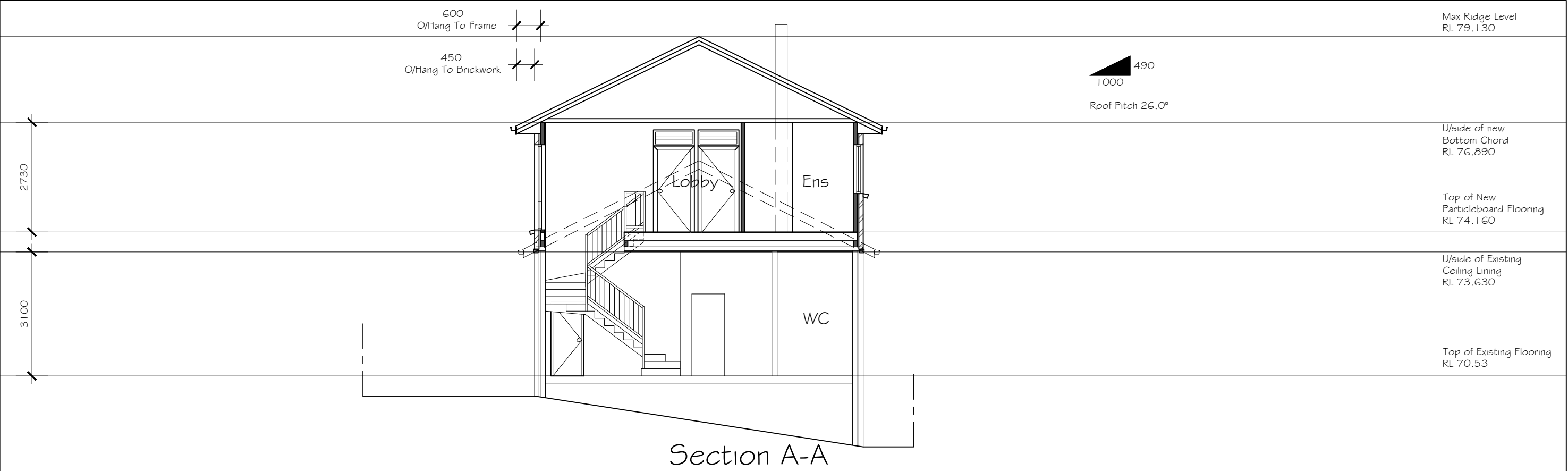
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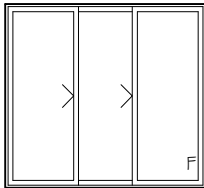

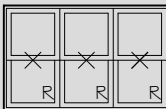
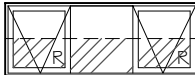
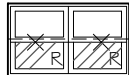

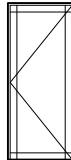
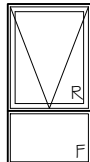
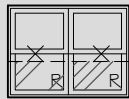
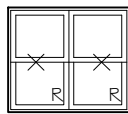
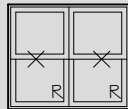
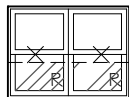
- DP = Downpipe
- MH = Manhole
- RV = Powered Roof Ventilator
- ⊙ = Smoke Detector
- FW = Floor Waste










WINDOW SCHEDULE (BASIX A229132)				CLIENT:				TERRAIN: 3 WIND LOAD: W 28 N			
STANDARD NOTES:				CLIENT:				TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.			
• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE								STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.			
• ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS											
• WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5				BUILDER:DATE:							
	(W1)	C5D 2375 x 2634	HARDWARE COLOUR	GLAZING	SPECIAL NOTES		(W10)	CD 1209/1	HARDWARE COLOUR	GLAZING	TRANSLUCENT FILM TO BOTTOM SASH BY BUILDER.
	NW ELEVATION / BEDROOM 1		SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)			SW ELEVATION / ENSUITE		SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	
	WESTERN RED CEDAR		INSECT SCREEN				WESTERN RED CEDAR		INSECT SCREEN		
	SLIDING OPEN / OPEN / FIXED			REVEAL			DOUBLE HUNG OPEN			REVEAL	
				140mm					140mm		
	(W2)	CD 1421/3 SPECIAL	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASHES OPENING TO 125mm TO COMPLY WITH NCC. TOP SASHES TO OPEN NO LOWER THAN 1700mm ABOVE FLOOR LEVEL.		(W11)	CA 0925	HARDWARE COLOUR	GLAZING	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC. TRANSLUCENT FILM BY OWNER, 1700 HIGH FROM FIRST FLOOR LEVEL
	NW ELEVATION / BEDROOM 2		SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)			SW ELEVATION / BEDROOM 1		SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	
	WESTERN RED CEDAR		INSECT SCREEN				WESTERN RED CEDAR		INSECT SCREEN		
	DOUBLE HUNG OPEN / OPEN / OPEN			REVEAL			AWNING OPEN / FIXED / OPEN			REVEAL	
				140mm					140mm		
	(W3)	CD 0916/2	HARDWARE COLOUR	GLAZING	TRANSLUCENT FILM BY OWNER, 1700 HIGH FROM FIRST FLOOR LEVEL RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.	DELETED	(W12)				
	NE ELEVATION / BEDROOM 2		SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)							
	WESTERN RED CEDAR		INSECT SCREEN								
	DOUBLE HUNG OPEN / OPEN			REVEAL							
				140mm							
	(W4)	CD 1211/1	HARDWARE COLOUR	GLAZING	TRANSLUCENT FILM TO BOTTOM SASH BY BUILDER.		(W13)	CE 2109	HARDWARE COLOUR	GLAZING	
	NE ELEVATION / BATHROOM		SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)			SW ELEVATION / BEDROOM 2		SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	
	WESTERN RED CEDAR		INSECT SCREEN				WESTERN RED CEDAR		INSECT SCREEN		
	DOUBLE HUNG OPEN			REVEAL			HINGED OPEN			REVEAL	
				140mm					140mm		
	(W5)	CA 2111T	HARDWARE COLOUR	GLAZING							
	NE ELEVATION / STAIRWELL		SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)							
	WESTERN RED CEDAR		INSECT SCREEN								
	AWNING OPEN / FIXED			REVEAL							
				140mm							
	(W6)	CD 1216/2	HARDWARE COLOUR	GLAZING	TRANSLUCENT FILM BY OWNER, 1700 HIGH FROM FIRST FLOOR LEVEL RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.						
	NE ELEVATION / BEDROOM 3		SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)							
	WESTERN RED CEDAR		INSECT SCREEN								
	DOUBLE HUNG OPEN / OPEN			REVEAL							
				140mm							
	(W7)	CD 1417/2	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.						
	SE ELEVATION / BEDROOM 3		SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)							
	WESTERN RED CEDAR		INSECT SCREEN								
	DOUBLE HUNG OPEN / OPEN			REVEAL							
				140mm							
	(W8)	CD 1417/2	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.						
	SE ELEVATION / BEDROOM 4		SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)							
	WESTERN RED CEDAR		INSECT SCREEN								
	DOUBLE HUNG OPEN / OPEN			REVEAL							
				140mm							
	(W9)	CD 1216/2	HARDWARE COLOUR	GLAZING	TRANSLUCENT FILM BY OWNER, 1700 HIGH FROM FIRST FLOOR LEVEL RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.						
	SW ELEVATION / BEDROOM 4		SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)							
	WESTERN RED CEDAR		INSECT SCREEN								
	DOUBLE HUNG OPEN / OPEN			REVEAL							
			140mm								

FOR: MR R KINGSMILL & MS M POWER		AT: 28 COBDEN AVENUE, LANE COVE, NSW 2066				SCALE: 1 : NTS	SHEET: 8 OF 8	JOB NO: 7665/15	1	
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