
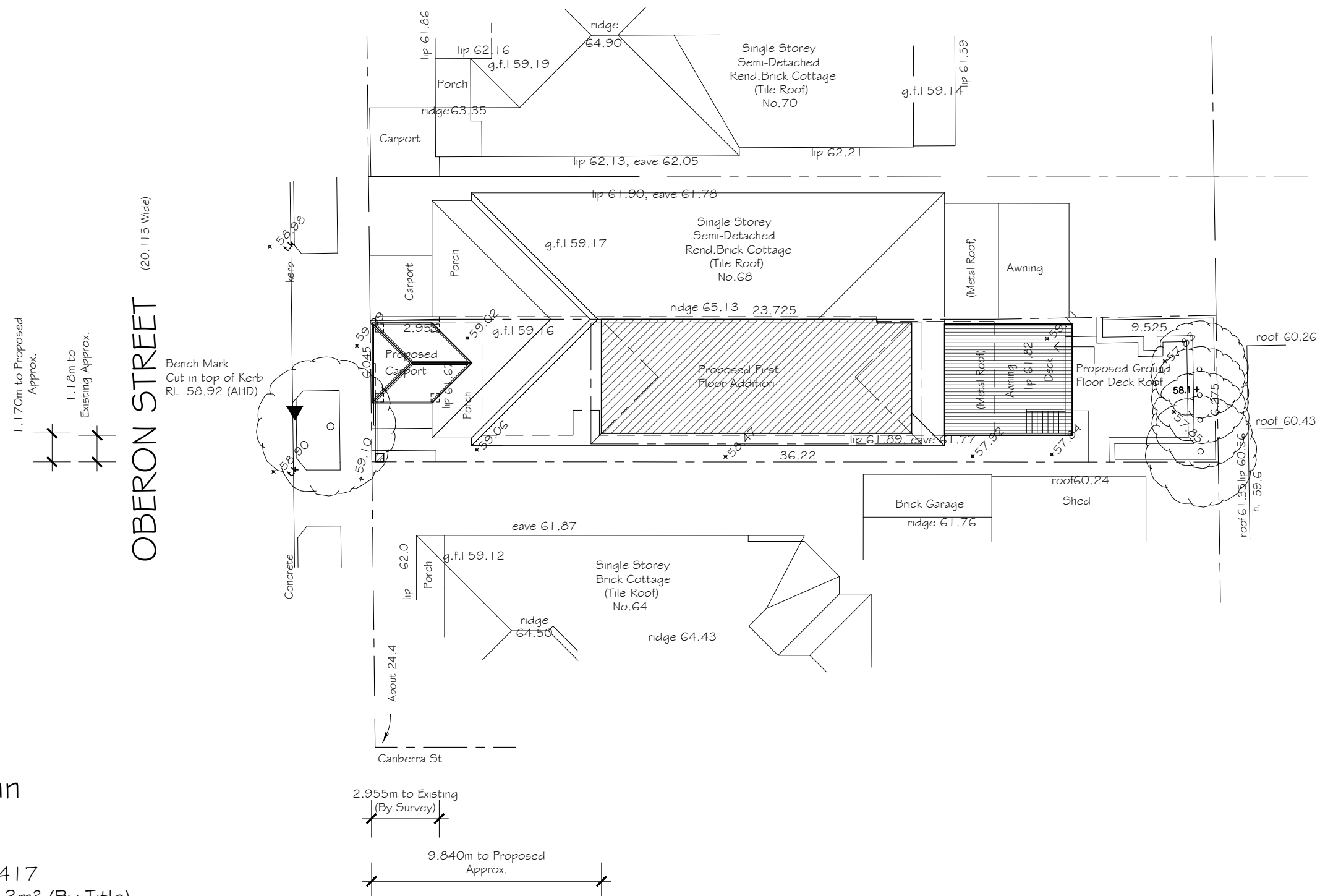
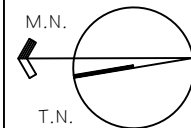


BASIX COMMITMENTS			
CERTIFICATE NO. A250832			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: BRICK VENEER	R 1.16 (or R 1.70 INCLUDING CONSTRUCTION)		
EXTERNAL WALL: CAVITY BRICK	NIL		
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL	NIL		
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL SARKING DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W1 ,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
W2, W3, W4, W5, & W8,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
W6,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		
SKYLIGHT SL1 ,	ALUMINIUM, MOULDED PLASTIC SINGLE CLEAR, (U-VALUE: 6.21 , SHGC: 0.808)		
SHADING DEVICES			
WINDOWS			
W1 , W2, W5, & W6,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W3, W4, & W8,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43		
SKYLIGHT SL1 ,	NONE		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Soffit Lining	Haymes		Marble Mist
Wall Cladding	Haymes		Marble Mist
Deck Beam	Haymes		Woodland Grey
Deck Post	Haymes		Woodland Grey
Roof Sheeting	Colorbond		Woodland Grey
Brick Pier	Haymes		Marble Mist
Metal Fence	Colorbond		Intrigue T.B.C.
Window Hardware	Colorbond		Pearl White

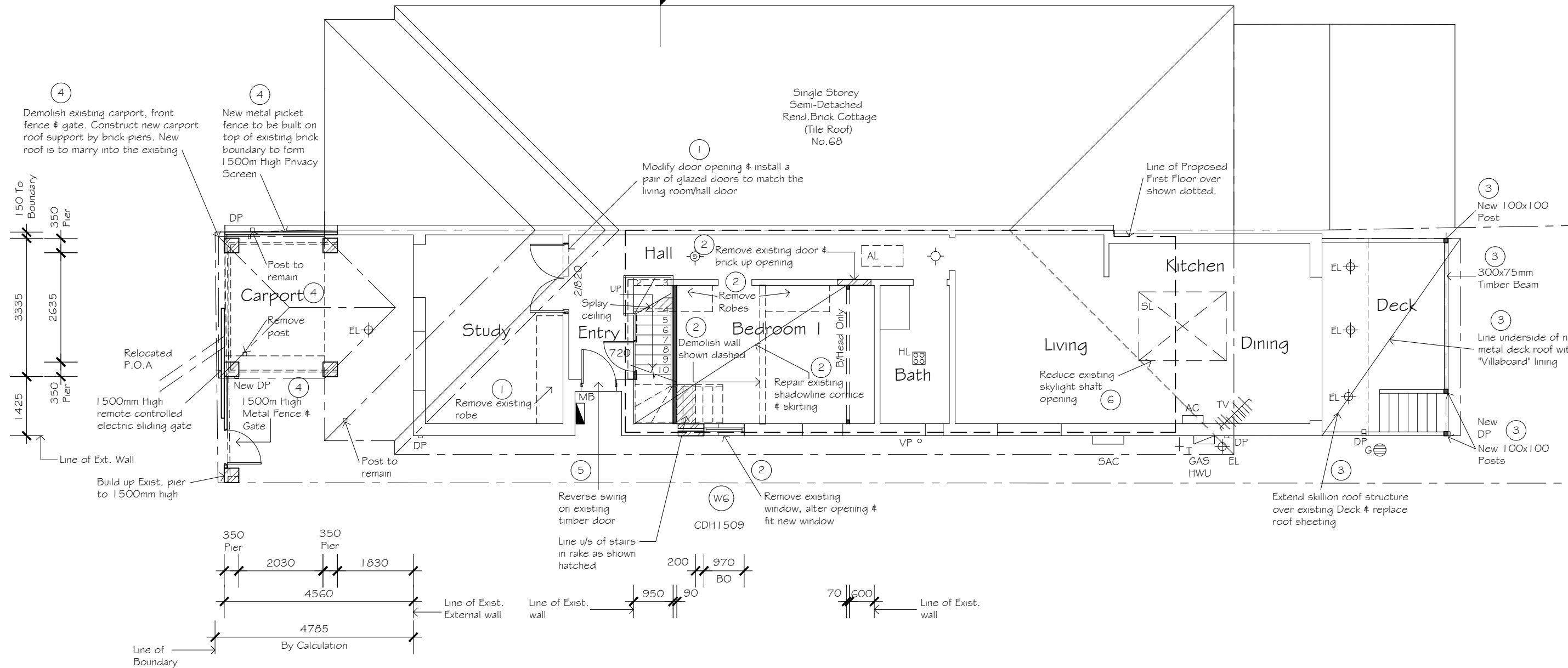
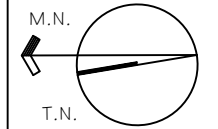
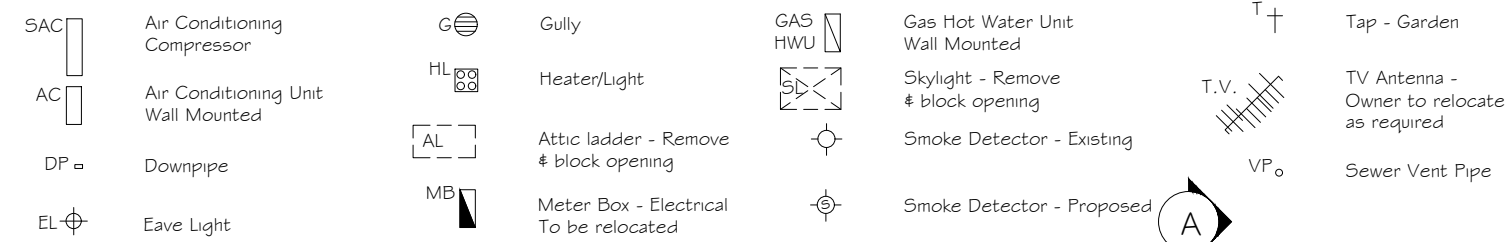
SPECIFICATION SUMMARY		SPECIAL NOTES					
STRUCTURAL TIMBER - All to AS 1684.2		<ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.• CONNECT/INSTALL TWENTY FIVE (25) DOWNLIGHT FITTINGS (AS SUPPLIED BY THE OWNER).• CONSTRUCT A LIGHT WEIGHT STORAGE AREA WITHIN EXISTING ROOF SPACE INCLUDING PARTICLEBOARD FLOORING & 10MM PLASTERBOARD LINING TO WALLS, PARTY WALL & RAFTERS.• RELOCATE EXISTING POINT OF ATTACHMENT.• REMOVAL OR MAKING GOOD TO EXISTING GROUND FLOOR SKYLIGHT IF REQUIRED.• PROVIDE TERMITE TREATED MATERIAL FOR THE FIRST FLOOR PREFABRICATED FRAMES, ROOF TRUSSES AND ANCILLARIES.• ANY ADDITIONAL COST FOR THE SUPPLY OF TERMITE TREATED MATERIAL FOR THE NEW CARPORT AND DECK ROOF IS TO BE COSTED AND CHARGED AS A SITE VARIATION.					
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 28 N	
FINISHES							
BRICKWORK						COMMON BRICKWORK TO PARTY WALL & COMMON BRICKWORK FOR RENDERED & PAINT FINISH TO CARPORT PIERS	
FLOORING		19MM STRUCTURAL PARTICLEBOARD					
CLADDING		75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH					
WINDOWS - STEGBAR KEYS LOCKS (TERRAIN: 3)		FRAME: PREFINISHED ALUMINIUM & WESTERN RED CEDAR					
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES		FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS					
ROOF COVERING		TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE TO FIRST FLOOR & GROUND FLOOR CARPORT. REUSE EXISTING TILES WHERE SHOWN. PRE-FINISHED ALUMINIUM COLORBOND SHEETING TO REAR GROUND FLOOR DECK ROOF					
ROOF SARKING		FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL TO TILED ROOF AREAS & R1.5 "ANTICON" INSULATION TO GROUND FLOOR METAL DECK ROOF.					
INSULATION (FIBREGLASS)		R3.0 SOUNDSCREEN BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 SOUND SCREEN BATTS TO EXTERNAL TO FIRST FLOOR EXTERNAL WALL FRAMES (EXCEPT PARTY WALL) R1.5 BATTS TO FIRST FLOOR PARTY WALL FRAME					
INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 75x25					
INTERNAL DOORS		PRIMED HARDBOARD HOLLOW CORE "FLUSH"					
STAIRCASE BLACKBUTT TREADS & RISERS LINED UNDER TREADS 15-17		TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 20 @ 179mm GOING: 240mm (260mm TREAD)					
FASCIA & BARGE BOARDS		MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WOODLAND GREY BARGE COLOUR: WOODLAND GREY BARGE SOAKER COLOUR: WOODLAND GREY					
GUTTERS & DOWNPIPES		TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: TBA					
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.							
WORKS BY OWNER							
		<ul style="list-style-type: none">• REMOVAL & INSTALLATION OF T.V ANTENNA IF REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS.• CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL• PHONE AND/OR DATA CABLING.• SUPPLY TWENTY FIVE (25) DOWNLIGHT FITTINGS.• FIT OUT OF ROBES TO GROUND FLOOR BEDROOM 1 & FIRST FLOOR BEDROOMS.					
I	CONSTRUCTION CERTIFICATE & AMENDED F/C	S.M.	15-09-16				
H	FINAL CONSTRUCTION	N.E.	09-09-16				
G	TO CONTRACT	N.E.	04-08-16				
F	PLAN CHECK	B.P.	27-07-16				
E	BASIX ADDED & TO COUNCIL	N.E.	3-06-16				
D	POV 18064 & DRAFTING AMENDMENTS	N.E.	26-05-16				
C	POV 17944	J.M.	05-05-16				
B	TO CLIENT	S.C.	22-04-16				
A	TECHNICAL	S.C.	14-04-16				
No.	ISSUE	DRAWN	DATE				
DESIGN CONSULTANT: TERRY SMITH							
PROPOSED ADDITIONS & ALTERATIONS							
FOR MR T & MRS A SMITH							
AT 66 OBERON STREET, RANDWICK, NSW 2031							
COUNCIL: RANDWICK							
		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: 7731/16		1			



Site Plan

No. : 66
Lot. : 2
DP : 505417
AREA: 221.3m² (By Title)

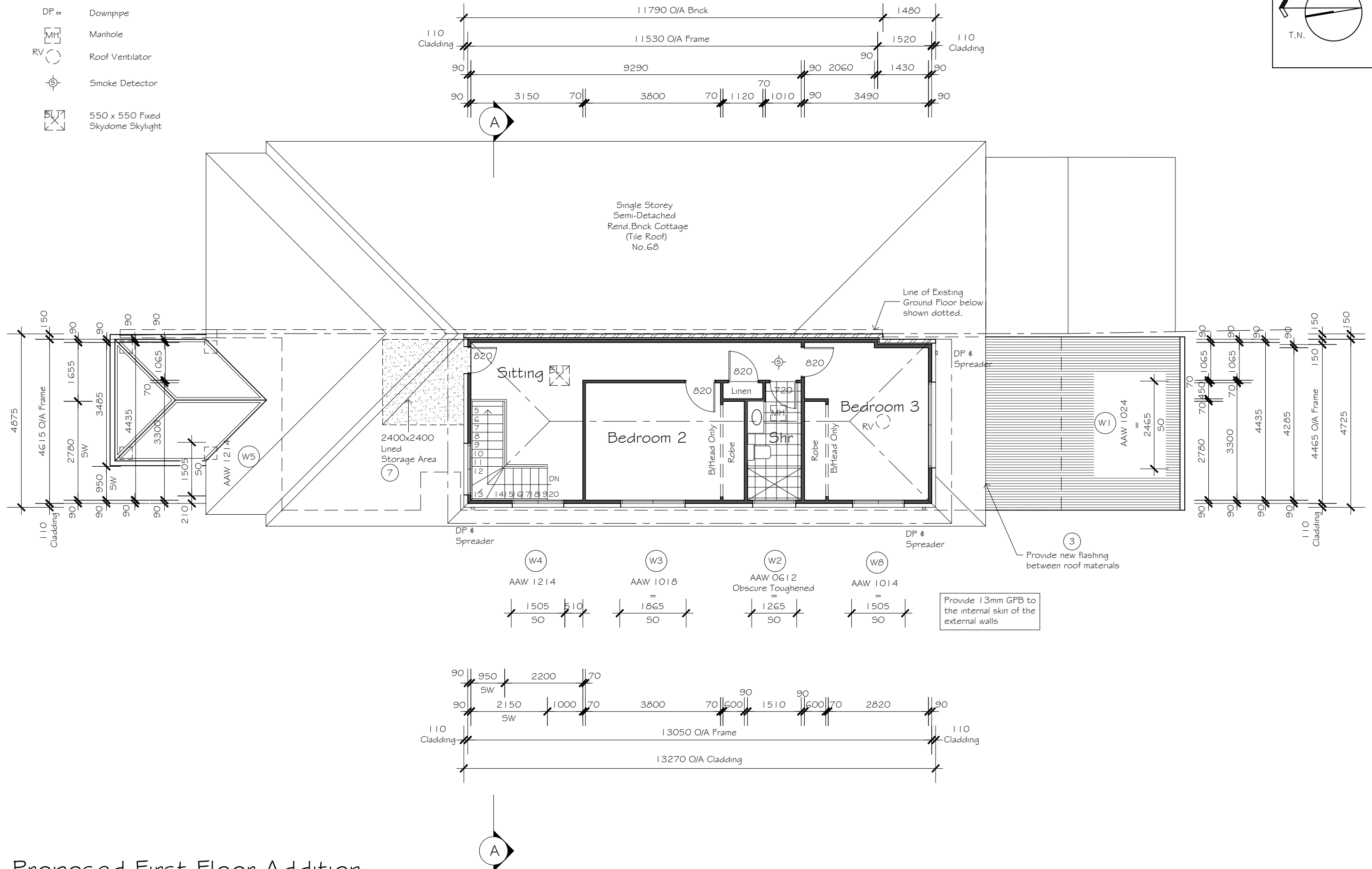
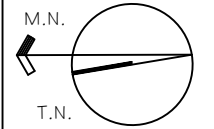
Legend



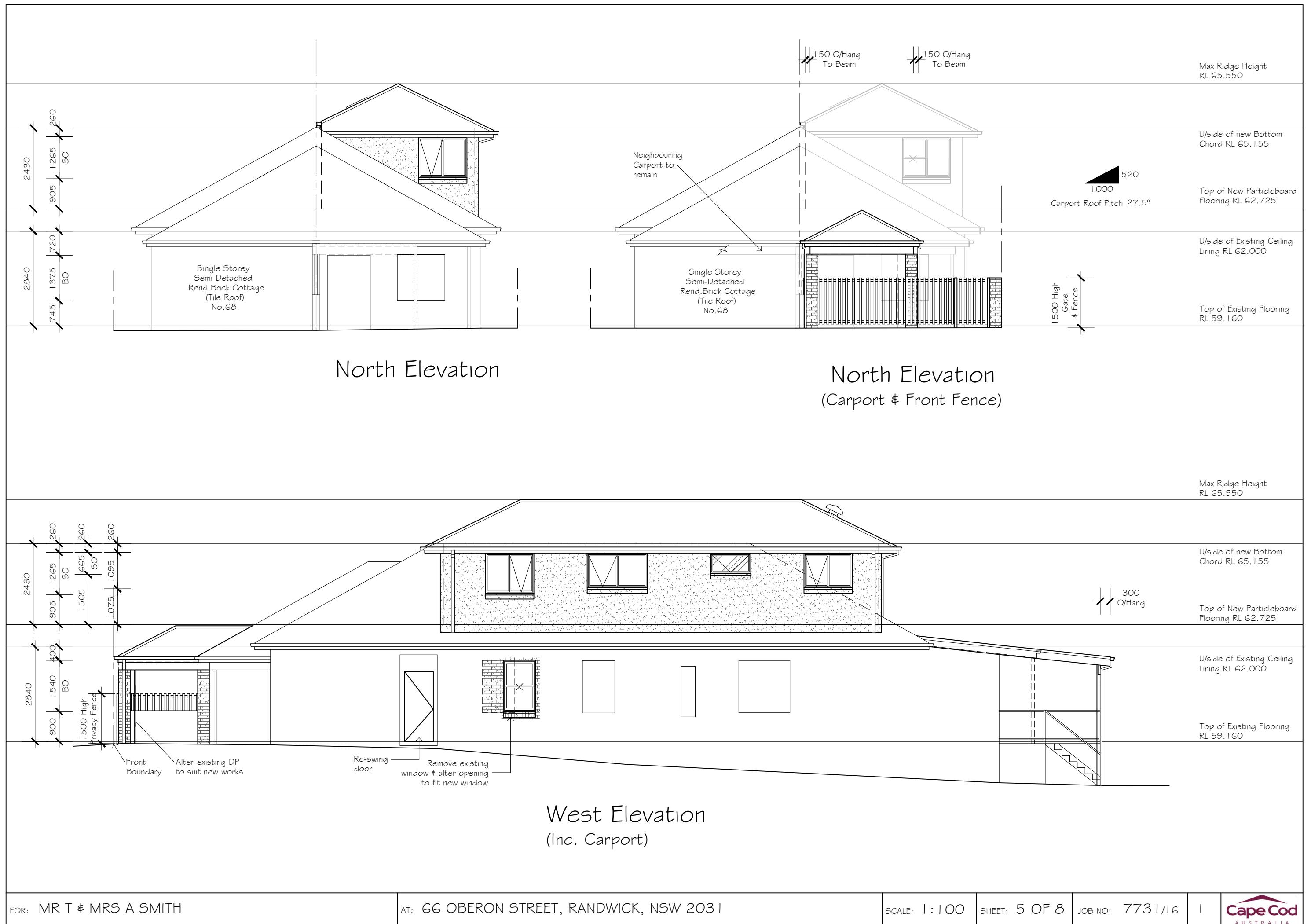
Ground Floor Plan

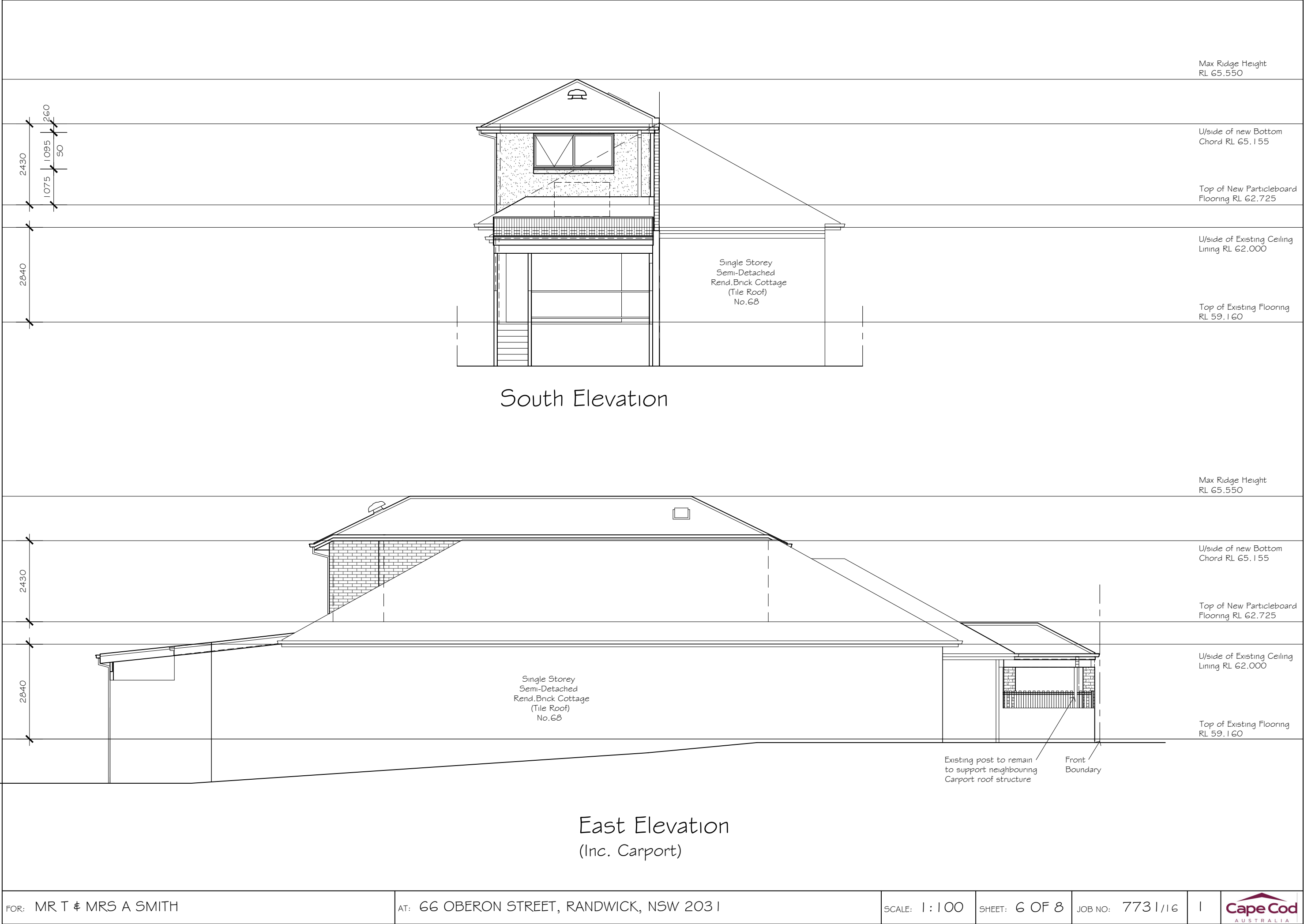
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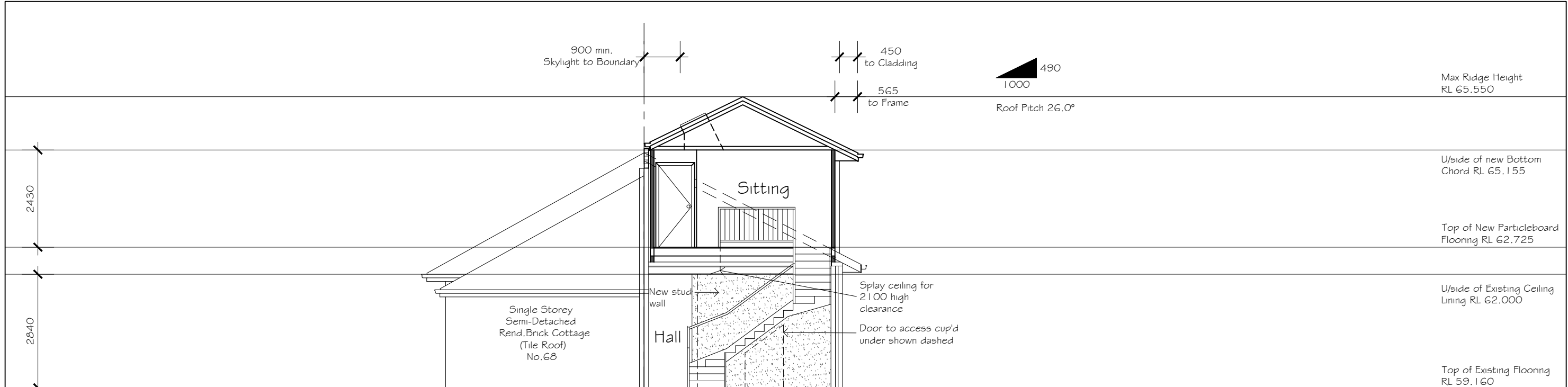
- DP = Downpipe
- MH = Manhole
- RV = Roof Ventilator
- Smoke Detector
- 550 x 550 Fixed Skydome Skylight



Proposed First Floor Addition







Section A-A

