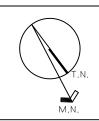
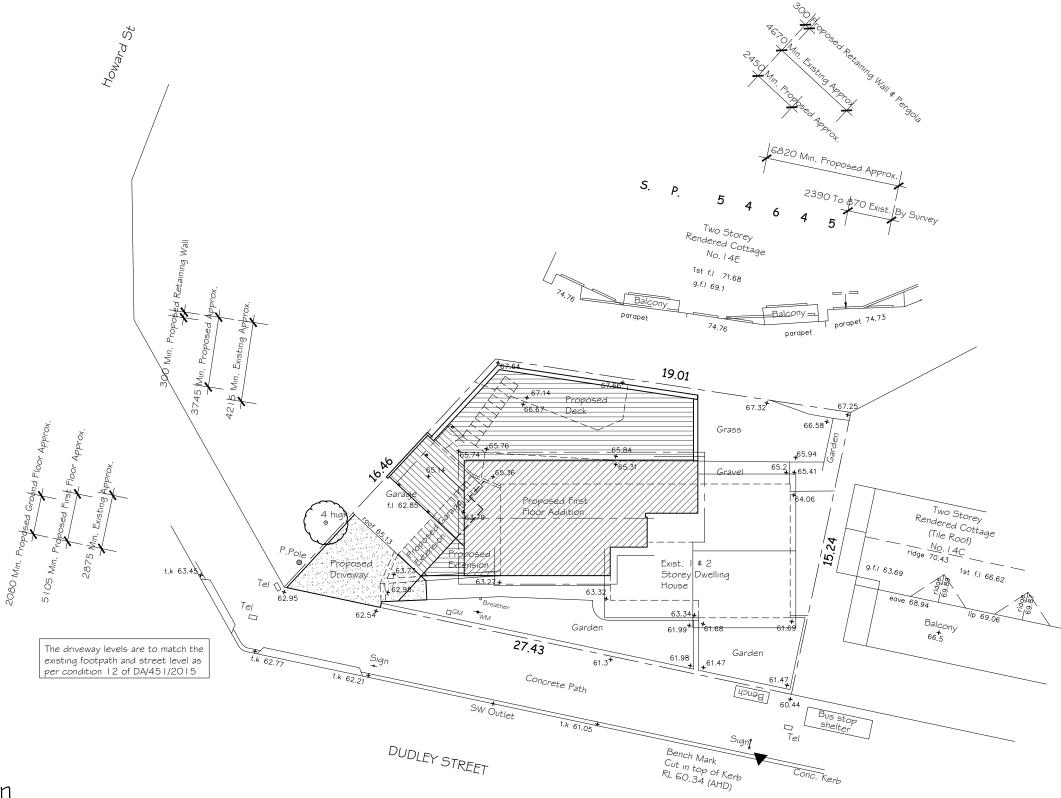
BASIX					SPEC	IFICATION SUMMARY	SPECIAL NOTES				
CERTIFICATE NO. A219652					STR	RUCTURAL TIMBER - All to ASA 1684.2	PROVIDE THREE (3) SMOKE DETECTORS AS SHOWN REUSE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK				
FIXTU		1				ROOF: REFER TO STRUCTURAL	FOR COMPLIANCE WITH NCC.				
LIGHTING MIN 40% OF NEW OR ALTERED LIGHT FIXTURES						90 X 35 EXT. STUDS @ 90 X 35 INT. STUDS @		 AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH 			
	TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE					FLOOR: REFER TO STRL		AS3700 AS SITE IS WITHIN IKM OF OCEAN. • CONNECT/INSTALL TWENTY SEVEN (27) DOWNLIGHT	ī FITTINGS (A	4S SUPPLIED	
	(LED) LAMPS					FINISHES		BY THE OWNER). • PROVIDE ELECTRICAL WIRING & CONNECTION OF A	HARD WIREC) HEATED	
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED						COMMON BRICKWORK FOR RENDER AND PAINT FINISH	TOWEL RAIL TO THE PROPOSED GROUND FLOOR ENSUITE. • ALLOW FOR THE INSTALLATION OF A RECESSED SHAVING CABINET TO THE PROPOSED GROUND FLOOR ENSUITE.			
INSULATION REQUIREMENTS			1				EX. 100X25 T#G CYPRESS PINE FLOORBOARDS SURFACE NAILED OVER 19mm YELLOW TONGUE	PROVIDE NEW DOOR FURNITURE TO FOUR (4) OFF REMAINING EXISTING INTERNAL DOORS.			
FLOOR ABOVE EXISTING	NIL NIL						STRUCTURAL PARTICLEBOARD TO FIRST FLOOR. REINFORCED CONCRETE SLABS TO GROUND FLOOR	PROVIDE ONE (1) OFF EXTERNAL GARDEN TAP (LOC	ATION TO BE	E	
DWELLING OR BUILDING	NIL					CLADDING	STUDY & GARAGE. 50MM INSULCIAD SHEETING WITH APPLIED	DETERMINED ON SITE). • RELOCATE EXISTING ELECTRICITY & GAS METERS - LOCATION TO BE DETERMINED ONSITE.			
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)					WINDOWS - STEGBAR	TEXTURE COAT FINISH FIXED TO 20MM BATTENS OVER POLASTIC INSULATION BLANKET.	- WORKS BY OWNER			
CONCRETE SLAB ON GROUND FLOOR	NIL NIL		-				FRAME: WESTERN RED CEDAR	REMOVAL \$ INSTALLATION OF T.V ANTENNA AS REC TO NEW AND EXISTING TV POINTS.			
EXTERNAL WALL: EXTERNAL	NIL					INSECT SCREENS: TO ALL NEW OPERABLE	WINDOWS: FRAME: PREFINISHED ALUMINIUM	CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL			
INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 50MM)	NIL					SASHES (excluding hinged door)	MESH: FIBREGLASS STACKER DOORS: FRAME: WESTERN RED CEDAR MESH: ALUMINIUM	PHONE AND/OR DATA CABLING IF REQUIRED. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSKITCHEN CUPBOARDS AND APPLIANCES INCLUDING			
EXTERNAL WALL: BRICK	R1.16 (OR R1.70 INCLUDING CONSTRUCTION	N)					PRE-FINISHED ZINCALUME ROOF SHEETING TO FIRST	PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.			
VENEER		_					FLOOR PROFILE: COLOUR: SELECT COLOUR	ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF AN ON SITE DETENTION (OSD) SYSTEM IF REQUIRED BY COUNCIL. ALL WORKS ASSOCIATED WITH ALTERATION, RELOCATION OR REMOVAL OF			
GLAZ	ING REQUIREMENTS				- 51		RE-USE EXISTING TERRA COTTA TILES TO RE-PITCHED ROOF AREAS				
WINDOWS			CTION.				R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET UNDER ZINCLAUME & FLAME RETARDENT	SUFFLE TWENTE SEVEN (27) DOWNLIGHT HITTINGS FOR CAFE COD TO			
WI, W2, WIO, WII, WI2, WI3, WI4 # WI6	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		- 51	STRU	J ()		DOUBLE SIDED ALUMINUM FOIL UNDER TILES	INSTALL.SUPPLY A HEATED TOWEL RAIL FOR THE PROPOSED ENSUITE.) GROUND FI	LOOR	
W3, W6, W7, W8, W9 \$ W15	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)		COM			INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES				
SHAL	FINA	FINAL CONSTRUCTION.				I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES (where cladded with Insulclad only))	CEMENT RENDER & PAINT EXISTING GF EXTERNAL BR PROVIDE ACCESS TO NEW MEZZANINE LEVEL.	RICK WALLS.			
WINDOWS						INTERNAL FIXINGS	DAR: FINGER JOINTED PINE	L AMENDED FINAL CONSTRUCTION	CS	14-07-17	
	EAVE / VERANDAH / PERGOLA / BALCONY						SKIRTING: Ex. 1 00x25 BULLNOSE ARCHITRAVE: Ex. 75x25 BULLNOSE	K FINAL CONSTRUCTION	SC	19-10-16	
WI, W3, W6, W7, W12, W13, W15 # W16	>= 600MM						PRIMED HARDBOARD SOLID CORE "FLUSH"	J TO CONTRACTS	NL	22-07-16	
						INTERNAL DOORS STAIRCASE	TYPE: CLOSED TIMBER	I CHECK PLAN	SC	16-05-16	
W2, W8, W9 \$ W10	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM							H DESIGN REVISED FOR COUNCIL	SC	10 12 10	
							WIDTH: 915mm	G PLAN CHECK	JM	02-09-15	
WII	EAVE / VERANDAH / PERGOLA / BALCONY						RISE: 13 @ 186mm	F REVISED OVERALL HEIGHT FOR COUNCIL	AT	07-07-15	
	>= 430IVIIVI						GOING: 240mm (260mm TREAD)	E TO COUNCIL, BASIX ADDED # P.O.V 16614	RS	03-07-15	
W14	NONE					FASCIA # BARGE BOARDS	MATERIAL: DAR TIMBER	D P.O.V 16452	JM	30-04-15	
								C P.O.V 16258, 16259 \$ 16260	SC/JM		
						GUTTERS & DOWNPIPES	TYPE: OGEE MATERIAL: PREFINISHED ALUMINIUM	B TO CLIENT	KB	22-12-14	
							GUTTER COLOUR: SELECT COLOUR DOWNPIPE COLOUR: SELECT COLOUR	A TECHNICAL	MJB	1	
								No. ISSUE	DRAWN	N DATE	
							REMOVE EXISTING & FIT NEW RINNAI INFINITY 26 INSTANTANEOUS GAS HWU & CONNECT TO NEW & EXISTING FITTINGS.	PROPOSED ADDITIONS & ALTERATIONS			
						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	FOR MRJ & MRS K SNEDDON			
EXTERNAL PA	INT SCHEDULE					50.000.55	TO BE BY THE OWNER	AT 14D DUDLEY STREET,			
ITEM BRA	AND CODE COLOUR WATTYL	ITEM	BRAND eg. WATTYL	CODE	COLOUR	CONDITIONS.	ELS SHOWN ON PLAN ARE SUBJECT TO SITE	RANDWICK NSW 2031			
Window Hardware N/A		Garage Door	Colorbond		Monument	DO NOT SCALE OFF DR	AWINGS.				
Insect Screen N/A		Louvre Privacy Screen	Dulux		Western Myall	ALL DIMENSIONS SHOW	VN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE	COUNCIL: RANDWICK CITY			
Window Frame Dulu	x Lexicon					MEASURE DURING CON		ARM 54	000 605 4	407	
Wall Cladding Dulu	x Nile Clay					NO ALLOWANCE HAS BE	EEN MADE FOR SHRINKAGE OR MILLING.	CUITE AL	410 011110	CU CEDEET	
Gable Cladding Dulu	x Lexicon							- Cape Cod NORTH PAI PHONE: (0	, 410 CHURC RRAMATTA 2	2151	
Cover Battens Dulu	x Western Myall					COPYRIGHT THIS DES	IGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS	BUILDERS)2) 9849 44 LICENCE NO.		
Fascia Board Dulu	x Western Myall					ISSUED FOR THE SOLE	PURPOSE OF ENTERING INTO A BUILDING CONTRACT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN	AUSTRALIA			
Deck Post Dulu	x Western Myall						N PERMISSION FROM THE COMPANY.	CUEET I OF IO	^		
Soffit Lining Dulu	x Lexicon							SHEET: OF O JOB NO: 76	o I O/14		



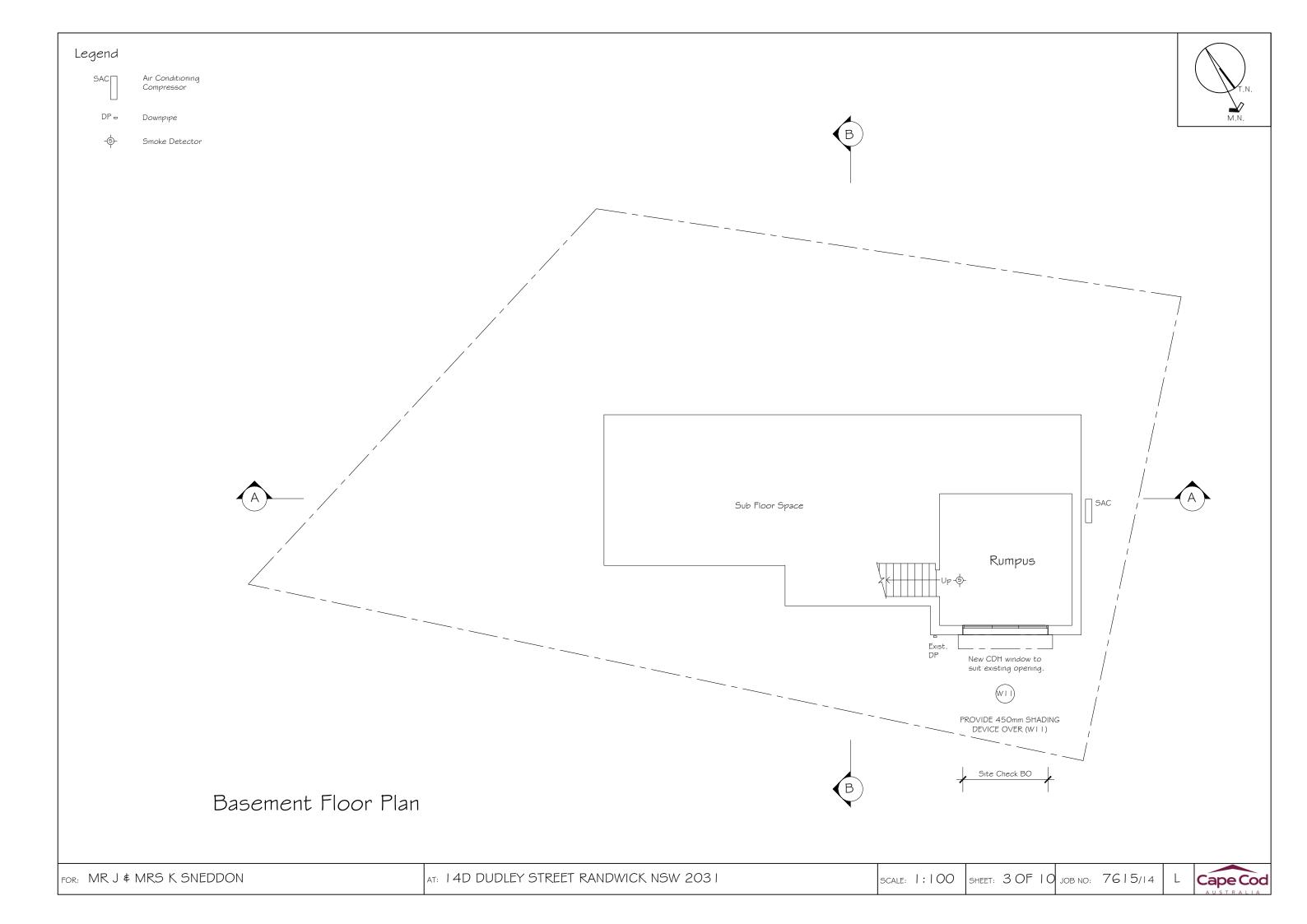


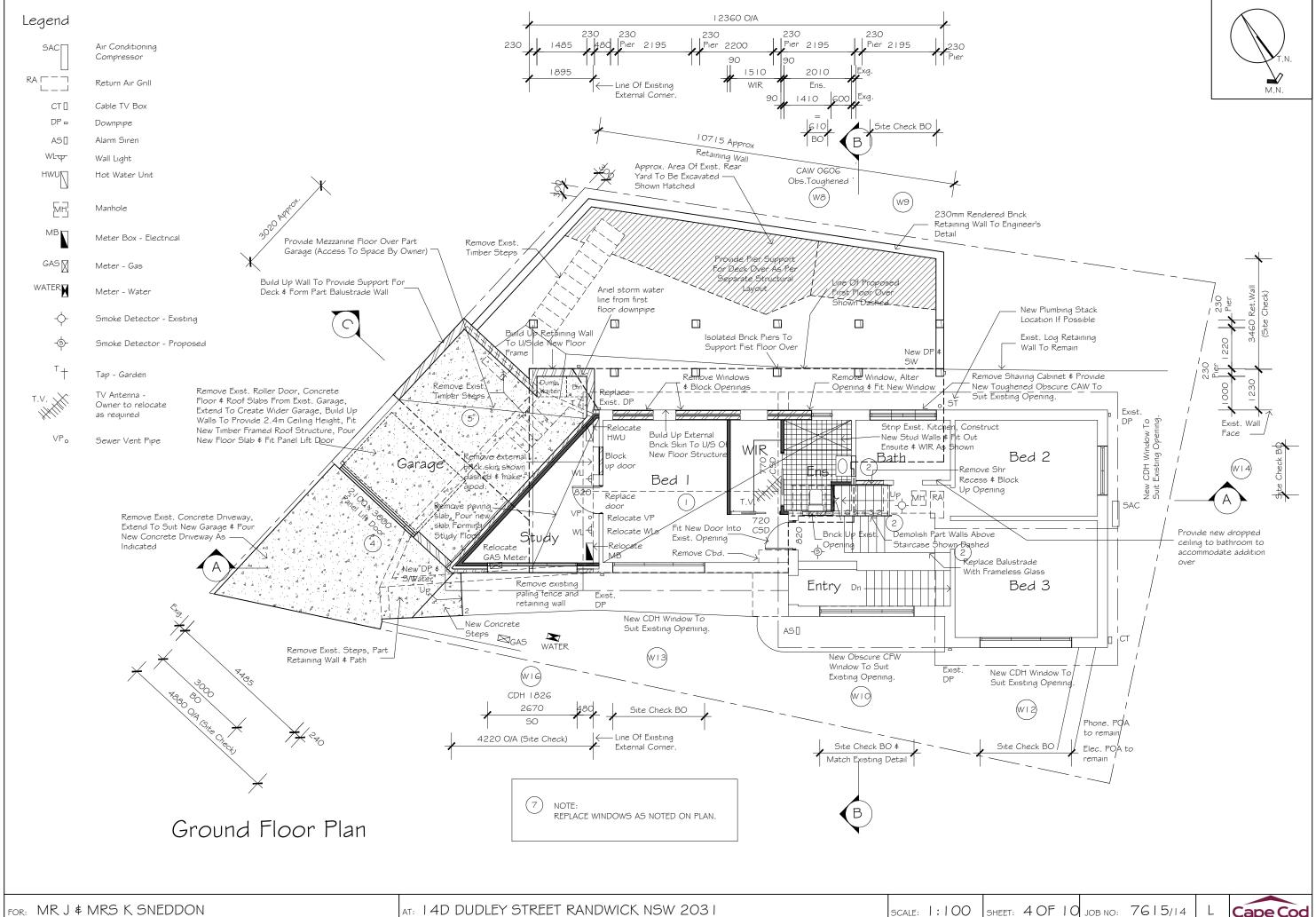
Site Plan

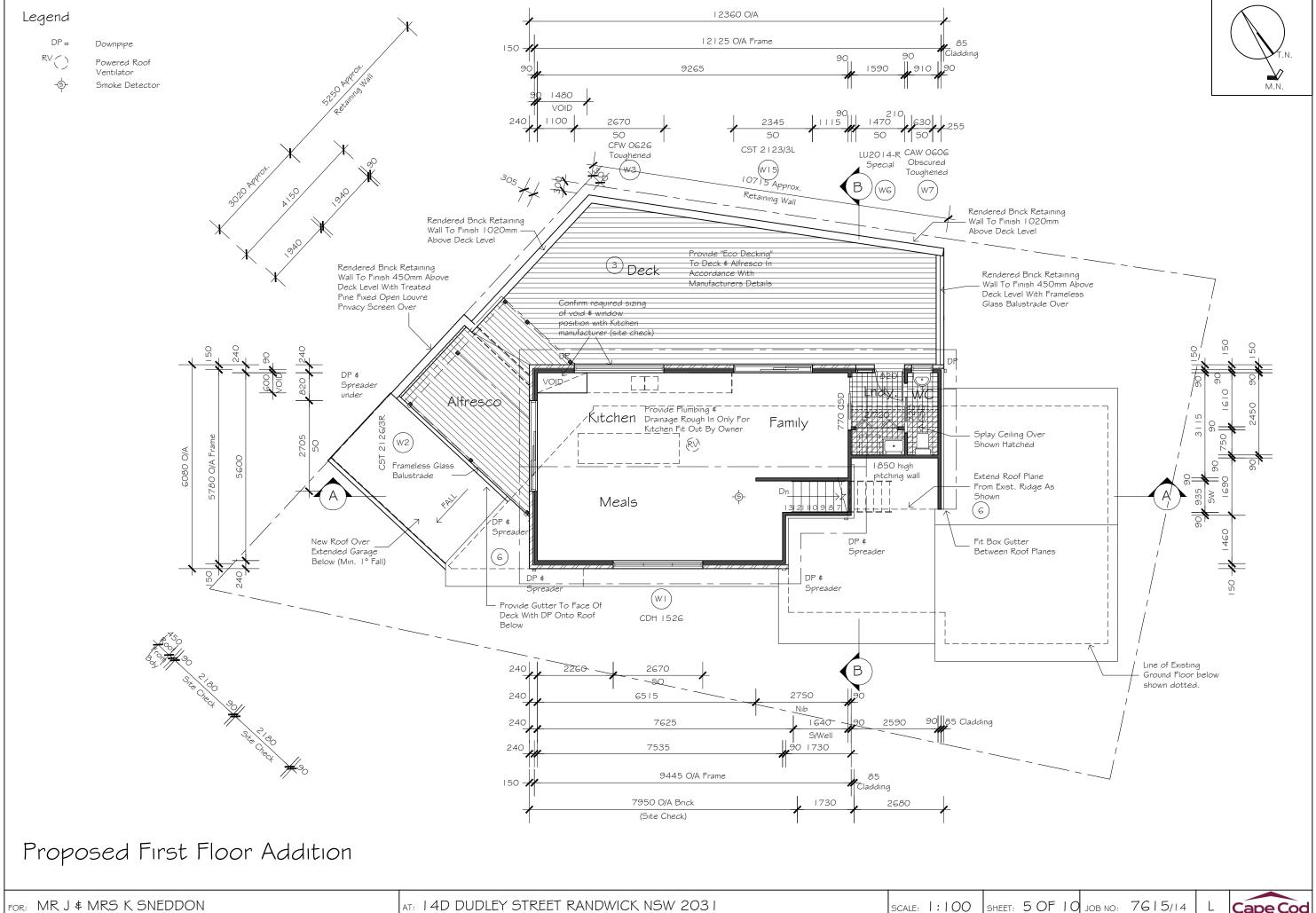
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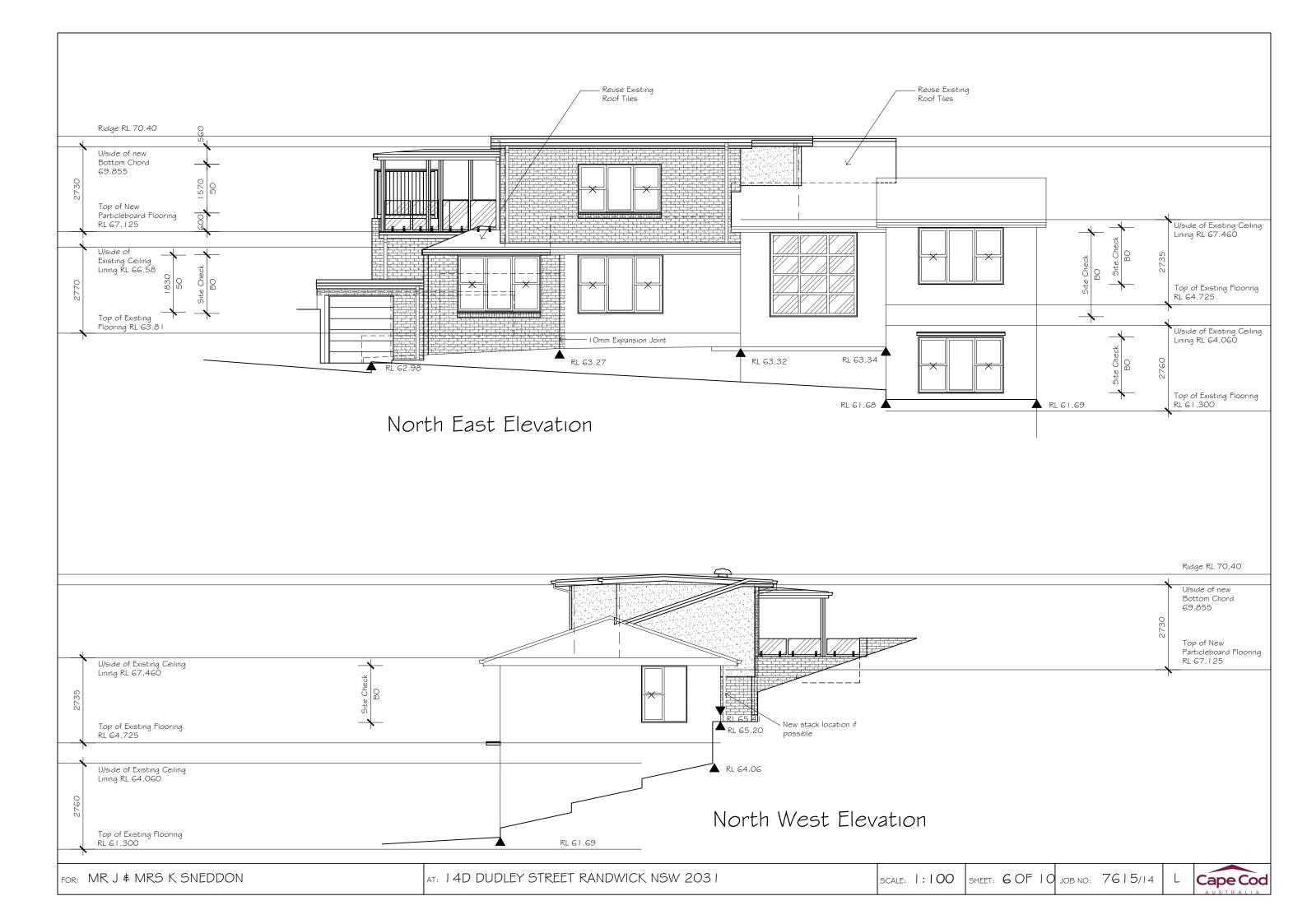
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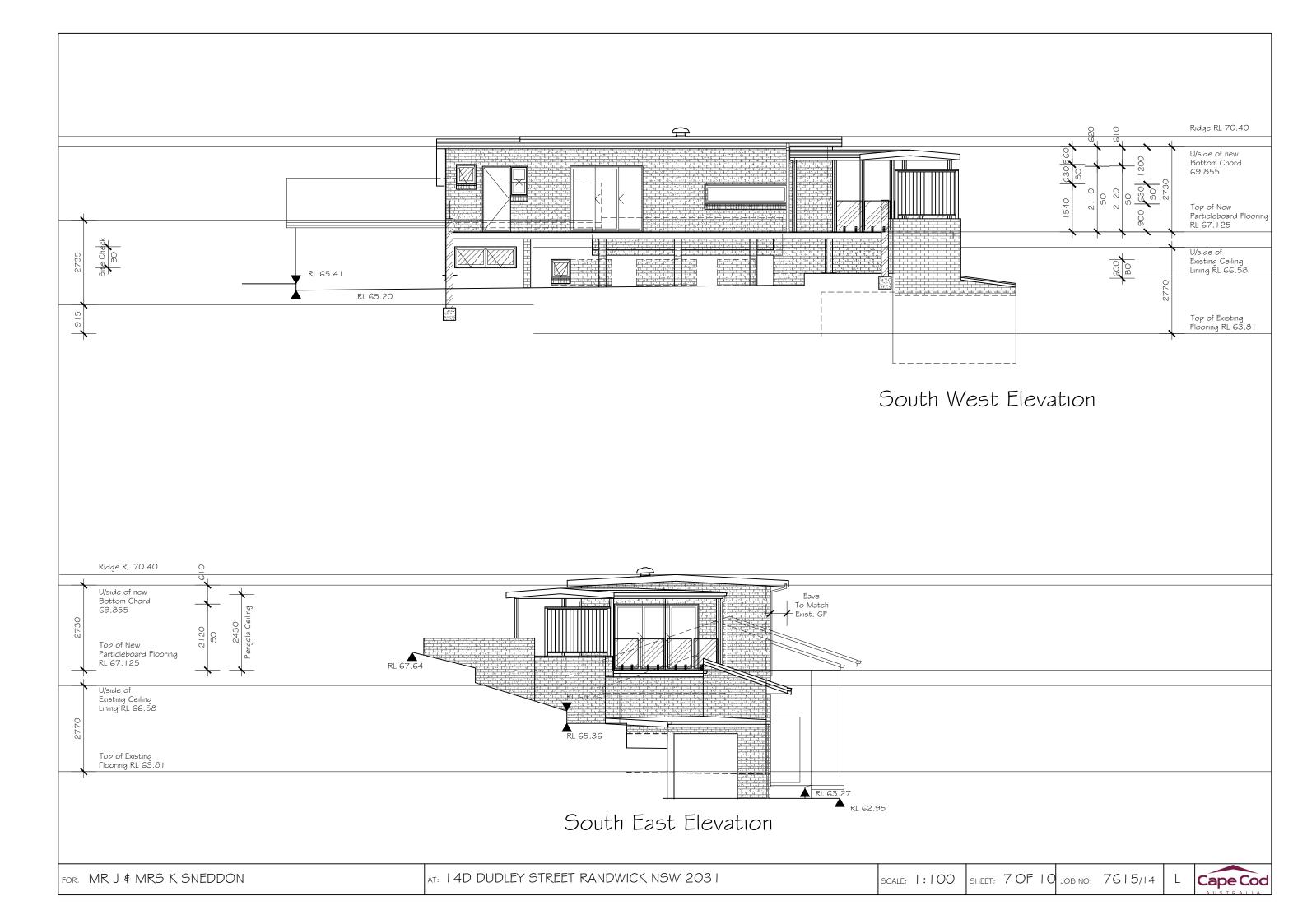
AREA: 335.1 m² (By Title) 338.3m² (By Calc.)

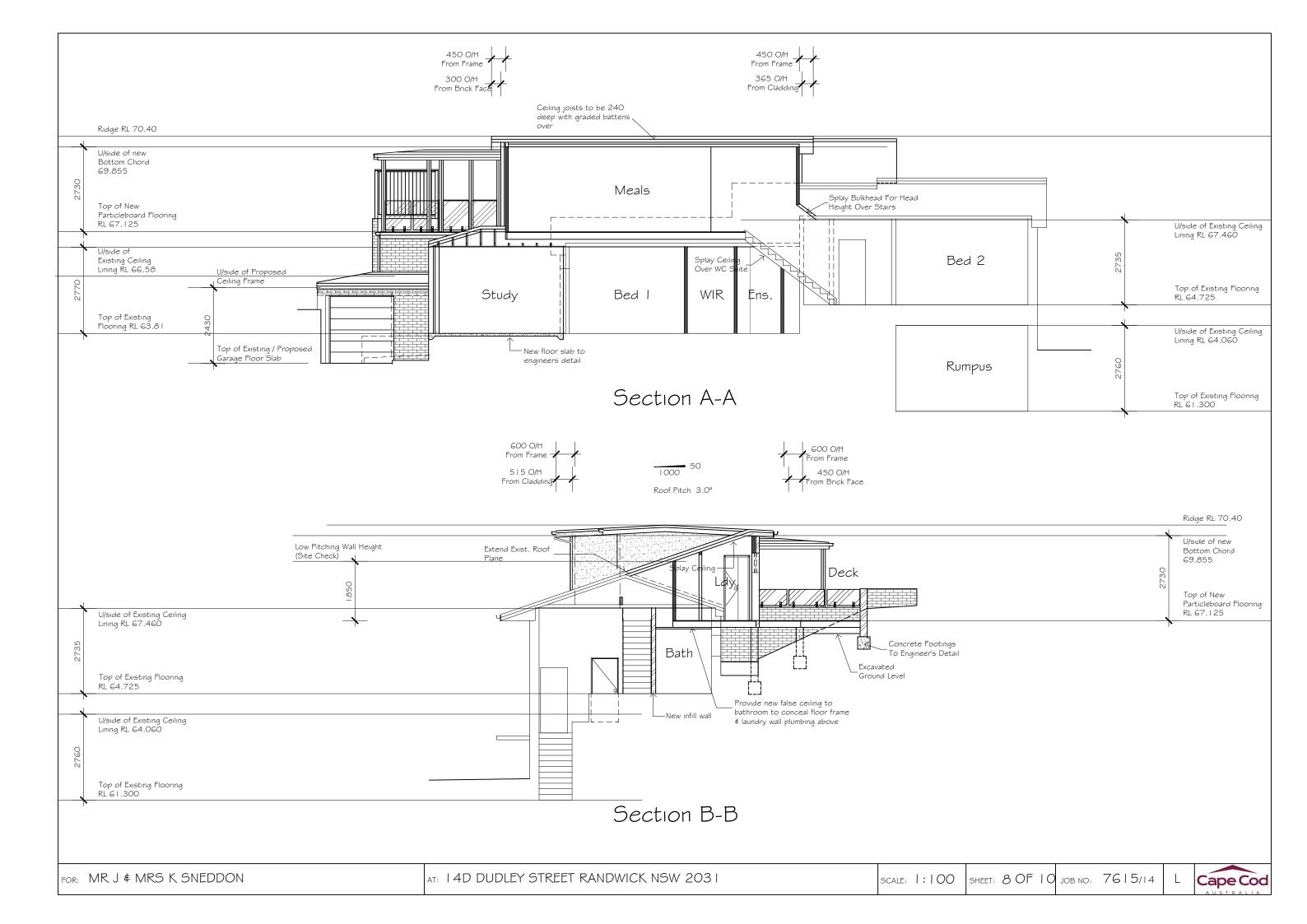


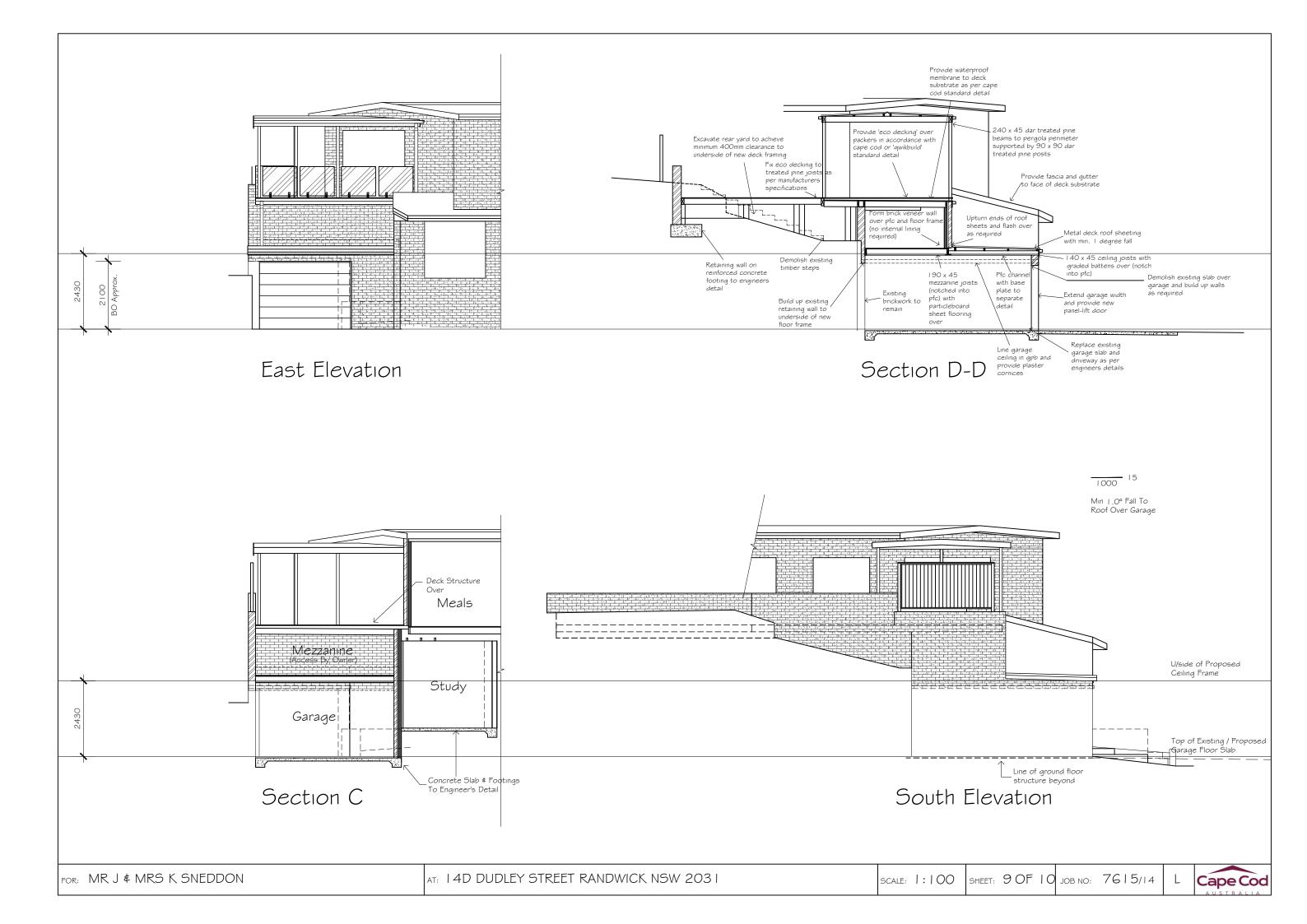












WINDOW SCHEDI	JLE (BASIX A2196	G52)		CLIENT:						TIMBER WINDOWS:			
STANDARD NOTES:					CLIENT:					TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.			
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE					CLIENT:						STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY		
ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE					BUILDER:DATE:					BRONZE \$ WHITE.			
NCC 3.9.2.5		_						•			WIND LOAD: W 33 N		
	(WI) CDH 1526	HARDWARE COLOUR	GLAZING	2011 510	SPECIAL NOTES		/// F	CFW 2810 x 2710 TO SUIT EXIST. OPENING	HARDWARE COLOUR	GLAZING CINCLE POPULATION	SPECIAL NOTES		
F			SINGLE PYF		RESTRICT BOTTOM SASHES OPENING TO 125mm TO COMPLY WITH NCC.				7	SINGLE PYROLYTIC LOW-E, (OR	TRANSLUCENT FILM BY BUILDER.		
	NE ELEVATION / MEALS	INSECT SCREEN	U-VALÚÈ: 3	3.99,				NE ELEVATION / ENTRY	INSECT SCREEN	U-VALÚÈ: 3.99,	TO SUIT EXISTING OPENING (SITE CHECK).		
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4	-)				WESTERN RED CEDAR		SHGC: 0.4)			
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL		_			FIXED		REVEAL	SPECIAL GLAZING BAR CONFIGURATION TO MATCH EXISTING WINDOW.		
	OPEN / FIXED / OPEN		N/A							N/A			
	(W2) CST 2126/3R	HARDWARE COLOUR	GLAZING		SPECIAL NOTES			CDH 1800 X 2735	HARDWARE COLOUR	GLAZING	SPECIAL NOTES		
The state of the s	03 / 2 / 2 d/3 / X		SINGLE PYF LOW-E, (OF			∥ ∥ F∥		TO SUIT EXIST. OF ENTING	7	SINGLE PYROLYTIC LOW-E, (OR	TO SUIT EXISTING OPENING (SITE CHECK).		
	SE ELEVATION / MEALS	INSECT SCREEN	U-VALUE: 3	3.99,			\times	NE ELEVATION / RUMPUS	INSECT SCREEN	U-VALÚĚ: 3.99,			
	WESTERN RED CEDAR	WESTERN RED CEDAR	SHGC: 0.4	·)				WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)			
	STACKING	ALUMINIUM MESH	REVEAL					OPEN / FIXED / OPEN	FIBREGLASS MESH	REVEAL			
	OPEN / OPEN / FIXED		N/A							N/A			
	(W3) CFW 0626	HARDWARE COLOUR	+		SPECIAL NOTES			CDH 1800 X 2735	HARDWARE COLOUR	GLAZING	SPECIAL NOTES		
		_	SINGLE CLI U-VALUE: 5		TOUGHENED GLASS.		R	W12 TO SUIT EXIST. OPENING	3	SINGLE PYROLYTIC LOW-E, (OR	RESTRICT BOTTOM SASHES OPENING TO I 25mm TO COMPLY WITH NCC.		
F	SW ELEVATION / KITCHEN	INSECT SCREEN	SHGC: 0.6				\times	NE ELEVATION / BED 3	INSECT SCREEN	U-VALUE: 3.99,	RESTRICT TOP SASHES OPENING TO NO LESS THAN		
	WESTERN RED CEDAR				_			WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)	1700mm ABOVE FLOOR TO COMPLY WITH NCC.		
	FIXED		REVEAL		4		R	OPEN / FIXED / OPEN	FIBREGLASS MESH	REVEAL	TO SUIT EXISTING OPENING (SITE CHECK).		
			N/A							N/A			
	(W4) DELETED							CDH 1800 X 2735 TO SUIT EXIST. OPENING	HARDWARE COLOUR	GLAZING	SPECIAL NOTES		
		_							7	SINGLE PYROLYTIC LOW-E, (OR	TO SUIT EXISTING OPENING (SITE CHECK).		
							\times	NE ELEVATION / BED I	INSECT SCREEN	U-VALUE: 3.99,			
								WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)			
					_			OPEN / FIXED / OPEN	FIBREGLASS MESH	REVEAL	_		
										N/A			
	(W5) DELETED				SPECIAL NOTES		-	CDH 1460 X 1820 TO SUIT EXIST. OPENING	HARDWARE COLOUR	GLAZING SINGLE PYROLYTIC	SPECIAL NOTES TO SUIT EXISTING OPENING (SITE CHECK).		
		-						NW ELEVATION / BED 2	1	LOW-E, (OR	TO JUIT EXISTING OF ENTING (SITE CITECTY).		
								WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)			
		-			-			WESTERWINED SESTIN	ALUMINIUM FIBREGLASS MESH	REVEAL	_		
					-			OPEN / FIXED	TIDICEGEASS WEST	N/A	4		
		HARDWARE COLOUR	GLAZING		SPECIAL NOTES				HARDWARE COLOUR	GLAZING	SPECIAL NOTES		
	W6 LU20 I 4-R SPECIAL	TIARDWARE COLOUR	SINGLE CLE	FAR (OR	DOUBLE HUNG SASH INFIL WITH FLUSH PRIMED	F		(W15) CST 2123/3L		SINGLE CLEAR, (OR			
	SW ELEVATION / LAUNDRY		U-VALUE: 5	5.7 ĺ ,	HARDBOARD SOLID CORE HINGED DOOR.			SW ELEVATION / FAMILY		U-VALUE: 5.71,			
	WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.6	(6)	TOUGHENED GLASS.			WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.66)			
		ALUMINIUM FIBREGLASS MESH	REVEAL		TOOGNENED CENCO.			STACKER	WESTERN RED CEDAR ALUMINIUM MESH	REVEAL	+		
	DOUBLE HUNG OPEN	TO HANDOW ONLY	N/A					FIXED / OPEN / OPEN		N/A			
		HARDWARE COLOUR	GLAZING		SPECIAL NOTES				HARDWARE COLOUR	GLAZING	SPECIAL NOTES		
	(W7) CAW 0606		SINGLE CLEAR,		TRANSLUCENT FILM BY BUILDER.	FI		(W16) CDH 1826		SINGLE PYROLYTIC			
	SW ELEVATION / WC	WOEGT COSST:	U-VALUE: 5	5.71,	TOUGHENED OLAGG			NE ELEVATION / STUDY	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99,			
	WESTERN RED CEDAR	INSECT SCREEN	31160: 0.6	·b)	TOUGHENED GLASS.		\rightarrow	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)			
	AWNING	ALUMINIUM FIBREGLASS MESH	REVEAL		1			DOUBLE HUNG	FIBREGLASS MESH	REVEAL			
	OPEN		N/A		1			OPEN / FIXED / OPEN		N/A			
		HARDWARE COLOUR	GLAZING		SPECIAL NOTES								
	(W8) CAW 0606		SINGLE CLE		TRANSLUCENT FILM BY BUILDER.								
	SW ELEVATION / ENSUITE	INSECT SCREEN	U-VALUE: 5 SHGC: 0.6		TOUGHENED GLASS.								
	WESTERN RED CEDAR	ALUMINIUM	1	,									
	AWNING		REVEAL										
	OPEN		N/A										
	(W9) CAW	HARDWARE COLOUR	GLAZING		SPECIAL NOTES								
	JAW JAW	4	SINGLE CLE U-VALUE: 5		TRANSLUCENT FILM BY BUILDER.								
	SW ELEVATION / BATHROOM	INSECT SCREEN	SHGC: 0.6		TOUGHENED GLASS.								
	WESTERN RED CEDAR	ALUMINIUM			TO SHIT EVISTING OPENING (SITE CHECK)								
	AWNING	FIBREGLASS MESH	REVEAL		TO SUIT EXISTING OPENING (SITE CHECK).								
	OPEN / OPEN		N/A										
FOR: MRJ&MRS	K SNEDDON			AT: 4	4D DUDLEY STREET RANDWICK NS	W 2031		50	CALE: 1: NTS	SHEET: 100F 10	JOB NO: 76 5/14 L Cape Cod		