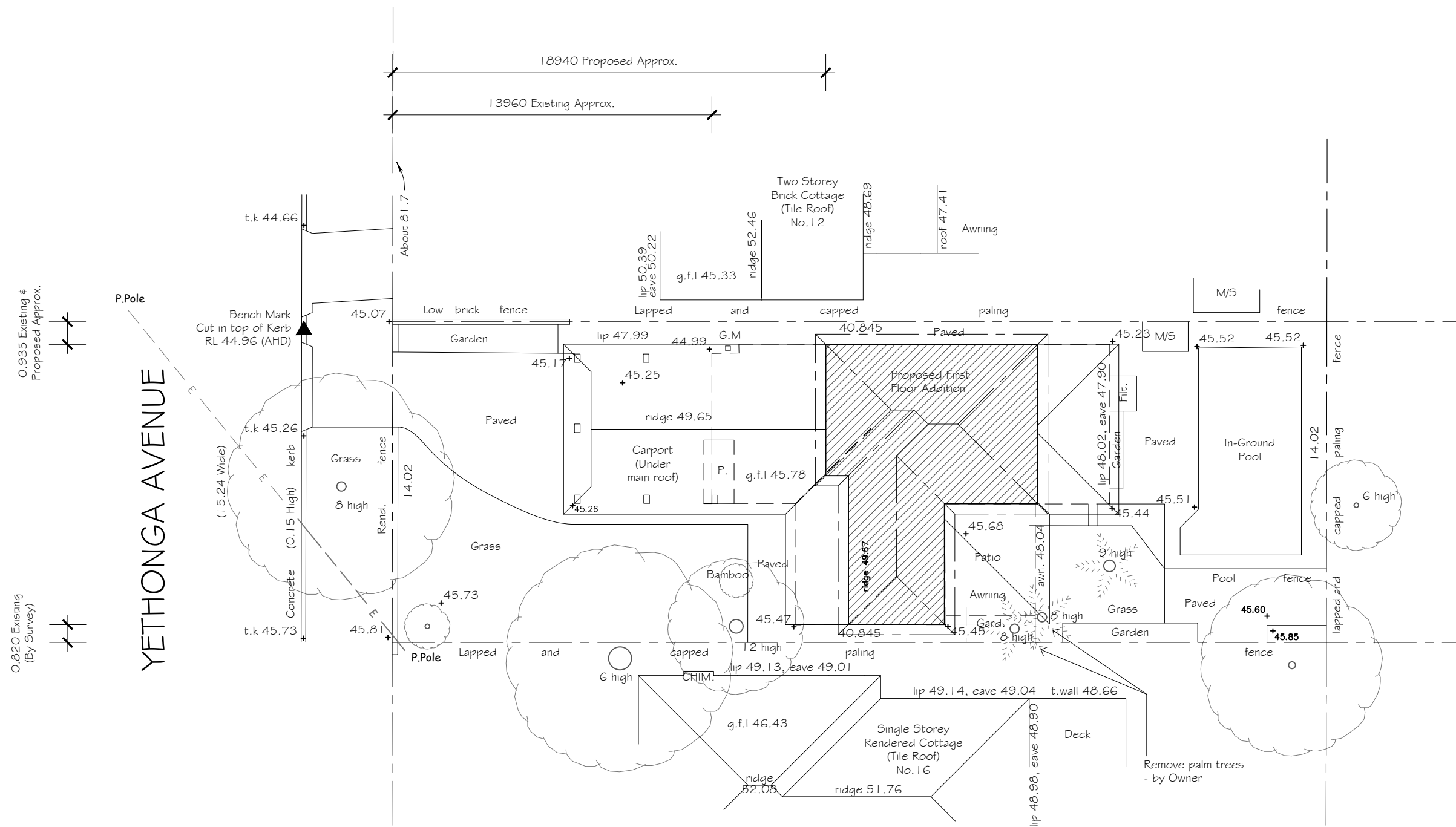
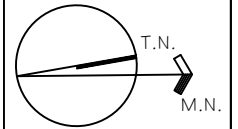





















BASIX COMMITMENTS				WORKS BY OWNER	SPECIFICATION SUMMARY	SPECIAL NOTES						
CERTIFICATE NO. A251199				<div>WORKS BY OWNER</div> <div>REMOVAL & INSTALLATION OF T.V ANTENNA IF REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS.</div> <div>CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL</div> <div>PHONE AND/OR DATA CABLING.</div> <div>ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF A DUCTED AIR CONDITIONING SYSTEM.</div> <div>ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM.</div> <div>ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.</div> <div>ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING SOLAR POOL HEATING SYSTEM.</div> <div>ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF SHELVING & RAILS TO NEW LINEN & ROBES.</div> <div>AIR CONDITIONING SYSTEM.</div> <div>SUPPLY TWO (2) FAN/LIGHT/HEATER UNIT & FOURTEEN (14) DOWNLIGHT FITTINGS.</div> <div>ALL WORKS ASSOCIATED WITH THE SUPPLY & INSTALLATION OF BAR SINK & CUPBOARDS.</div> <div>EXTEND THE EXISTING PATIO SLAB OR PAVING AS REQUIRED.</div> <div>SUPPLY & INSTALL ADDITIONAL GAS HOT WATER UNIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.</div> <div>REMOVE TWO (2) PALM TREES PRIOR TO PATIO CONSTRUCTION.</div> <div>SUPPLY TWO (2) VANITY UNITS & TWO (2) RECESSED SHAVING CABINETS.</div> <div>SUPPLY TAPS AND OUTLETS TO VANITY UNITS, SHOWER SET, TOWEL RAIL, ROLL HOLDER & SOAP HOLDER TO FIRST FLOOR SHOWER & AND GROUND FLOOR ENSUITE.</div> <div>FINAL CONSTRUCTION.</div>	STRUCTURAL TIMBER - All to ASA 1684.2		<div>SPECIAL NOTES</div> <div>PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN</div> <div>ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).</div> <div>AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</div> <div>PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.</div> <div>REMOVE THE EXISTING SOLAR PANEL HOT WATER UNIT FROM ROOF.</div> <div>CONNECT/INSTALL TWO (2) FAN/LIGHT/HEATER UNIT & FOURTEEN (14) DOWNLIGHT FITTINGS (AS SUPPLIED BY THE OWNER).</div> <div>PROVIDE METAL LEAF GUTTER GUARD TO NEW FIRST FLOOR ADDITION.</div> <div>PROVIDE CONTROL COCK FOR SINGLE ACTION MIXER TAPS.</div> <div>PROVIDE 300mm HIGH x 500mm WIDE NICHES TO NEW SHOWER RECESSES.</div> <div>RECONFIGURE SWITCHBOARD TO BE ABLE TO INSTALL NEW CIRCUITS, AS PER THE REQUIREMENTS OF THE S.A.A. COES AND LOCAL COUNCIL.</div> <div>FIVE (5) KITCHEN CIRCUITS TO BE RUN PRIOR TO THE CONSTRUCTION OF FIRST FLOOR ADDITION & TWO (2) EXISTING IXL'S TO THE GROUND FLOOR TO BE REPLACED WITH DUCTED UNITS.</div> <div>SUPPLY & INSTALL A STAINLESS STEEL MESH INSECT SCREEN TO STACKER DOOR (WIO) STACKER DOOR IN LIEU OF FIBREGLASS MESH.</div> <div>INSTALL TWO (2) VANITY UNITS & TWO (2) RECESSED SHAVING CABINETS (AS SUPPLIED BY THE OWNER).</div>					
FIXTURES AND SYSTEMS					WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS						ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS	
LIGHTING		MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS			FLOOR: 190x45mm MIN. FLOOR JOISTS						WIND LOAD W 28 N	
WET AREAS: NEW OR ALTERED		SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED			FINISHES							
INSULATION REQUIREMENTS					BRICKWORK						N/A	
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL			FLOORING						19MM STRUCTURAL PARTICLEBOARD	
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL:75mm)		NIL			CLADDING						75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH PROVIDE "QT" SERIES POLYSTYRENE WALL CLADDING TO THE EAST ELEVATION RUMPUS ROOM WALL IN LIEU OF STANDARD POLYSTYRENE WALL SHEETING	
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL:50mm)		NIL			WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)						FRAME: PREFINISHED ALUMINIUM	
EXTERNAL WALL: BRICK VENEER		R1.16 (or R1.70 INCLUDING CONSTRUCTION)			INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES						FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS MESH: STAINLESS STEEL TO WIO.	
FLAT CEILING, PITCHED ROOF		CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)			ROOF COVERING						CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	
GLAZING REQUIREMENTS					ROOF SARKING						FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	
WINDOWS					INSULATION (FIBREGLASS)						R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES	
W5, W6, W7, & W8,		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)			INTERNAL FIXINGS						DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 BULLNOSE ARCHITRAVE: Ex. 75x25 BULLNOSE	
W1, W2, W3, W4, W9, W10, & W11,		STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)			INTERNAL DOORS						PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"	
SHADING DEVICES					STAIRCASE BLUEGUM TREADS & HANDRAIL PINE STRINGERS, RISERS & BALUSTERS						TYPE: CLOSED TIMBER WIDTH: 1000mm RISE: 17 @ 178mm GOING: 240mm (260mm TREAD)	
WINDOWS					FASCIA & BARGE BOARDS						MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: MONUMENT BARGE COLOUR: NA BARGE SOAKER COLOUR: NA	
W1, W2, W3, W4, W5, W6, W7, W8, W9, & W10,		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM			GUTTERS & DOWNPIPES						TYPE: OGEE MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: MONUMENT DOWNPIPE COLOUR: SMOOTH CREAM	
W11,		EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM			HOT WATER UNIT						CONNECT TO ADDITIONAL EXISTING HOT WATER UNIT SUPPLIED AND INSTALLED BY OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.	
EXTERNAL PAINT SCHEDULE					PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK						FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER 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.							
					ITEM				BRAND eg. WATTYL	CODE	COLOUR	
					Wall Cladding		Dulux	VW P14D3	Self Destruct			
					Soffit Lining		Dulux	12W	Whisper White			

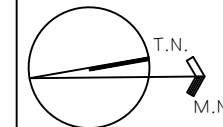


Site Plan

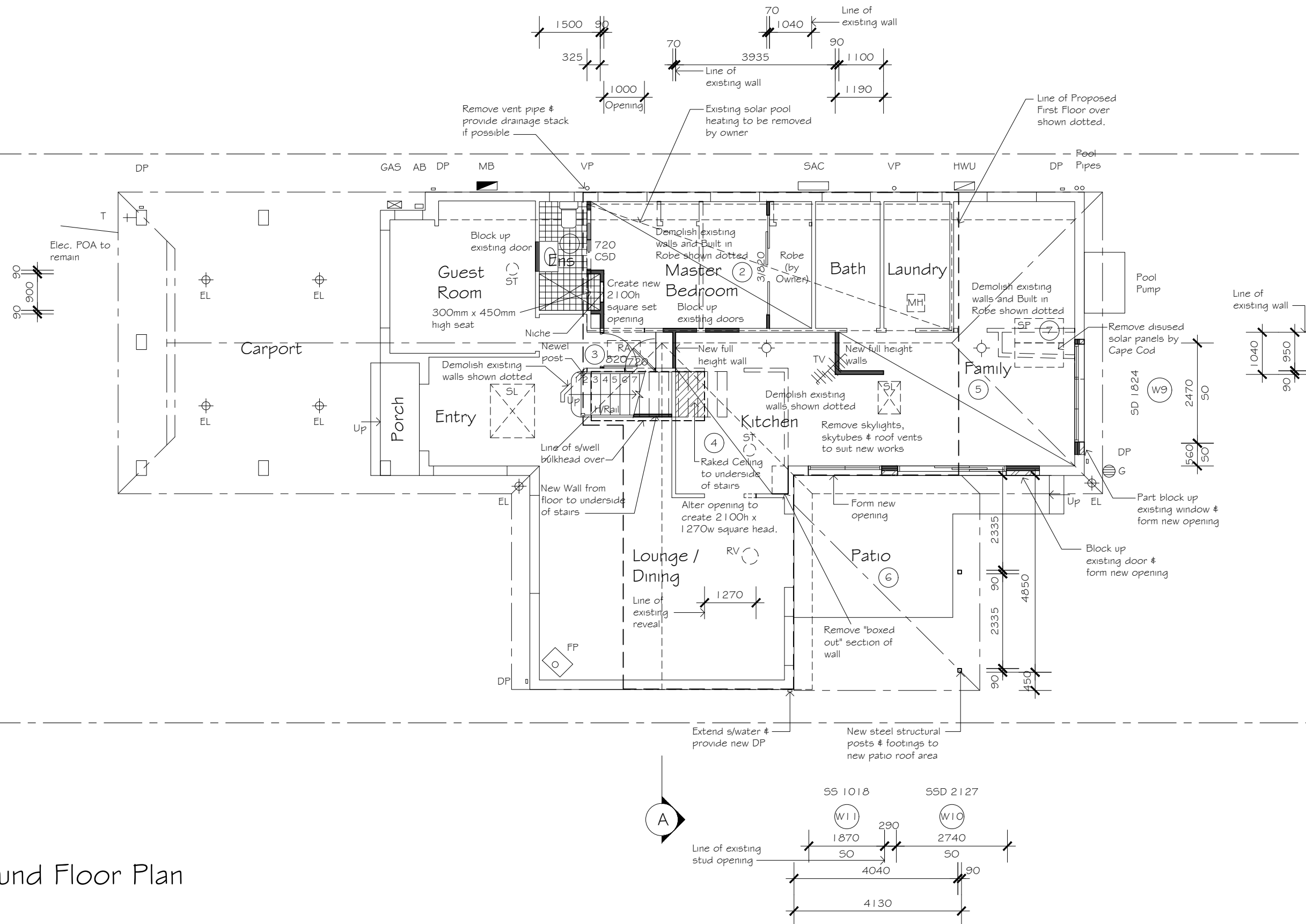
No. : 14
Lot. : 64
DP : 16189
AREA : 569.1m² (By Title)
: 572.6m² (By Calc)

Legend






- SAC  Air Conditioning Compressor
- AB  Alarm Box
- DP  Downpipe
- EL  Eave Light
- G  Gully
- HWU  Hot Water Unit Wall Mounted
- MH  Manhole
- MB  Meter Box - Electrical
- GAS  Meter - Gas
- RA  Return Air Grille
- RV  Remove Roof Ventilator
- SL  Skylight
-  Smoke Detector - Existing
- SP  Solar Panel - Roof Mounted
- ST  Solar Tube
- STO  Stack
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- VP  Sewer Vent Pipe

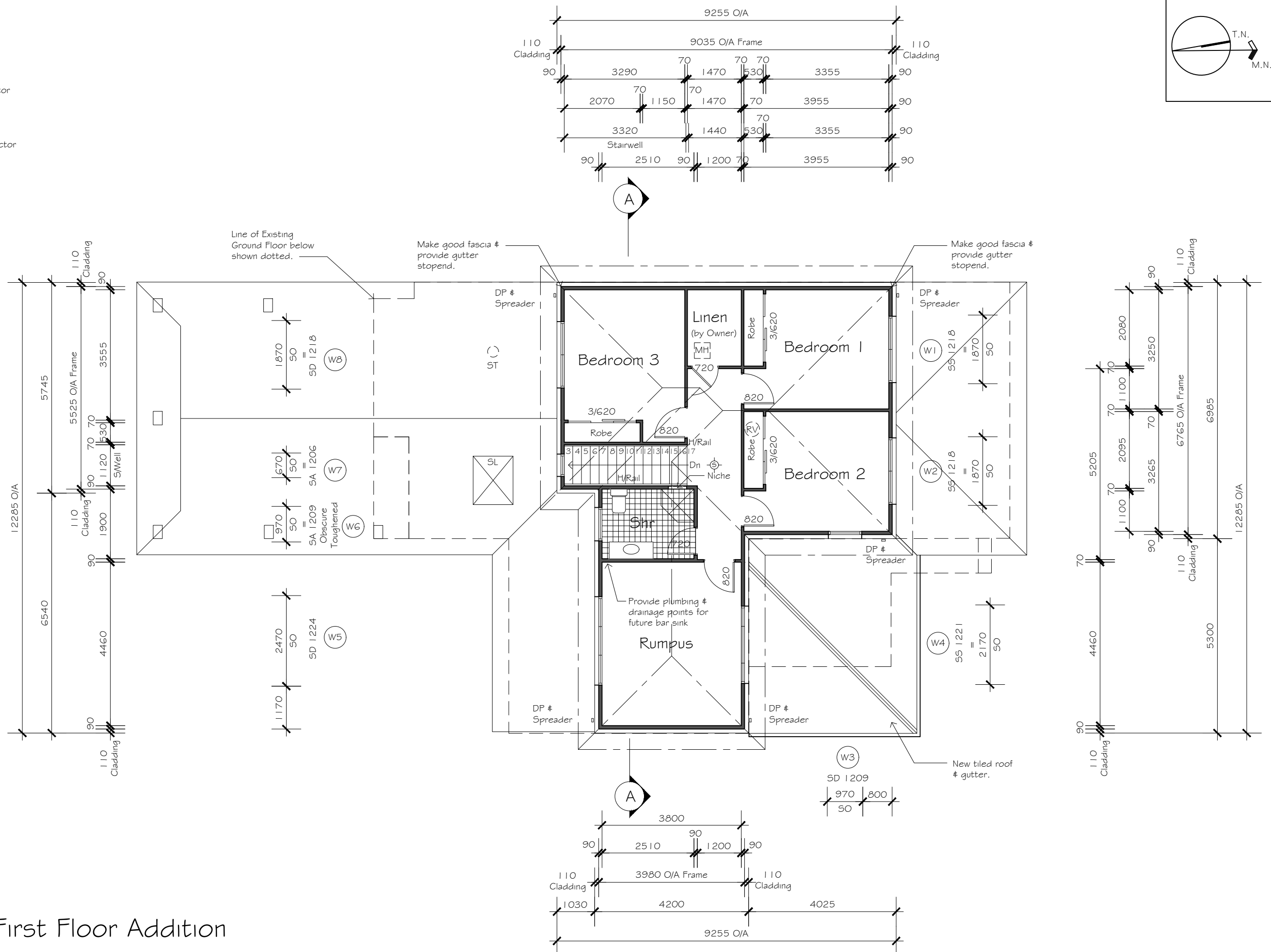
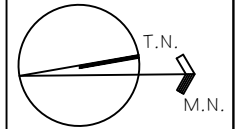


Ground Floor Plan



Legend

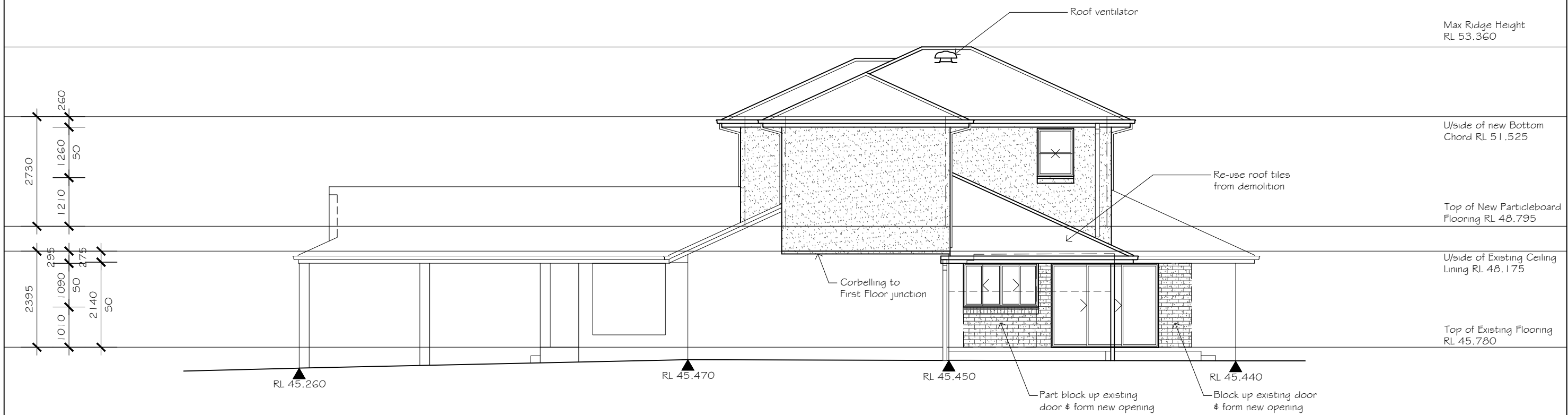
- | | |
|--|-----------------|
| DP  | Downpipe |
|  | Manhole |
| RV  | Roof Ventilator |
|  | Skylight |
|  | Smoke Detector |



Proposed First Floor Addition



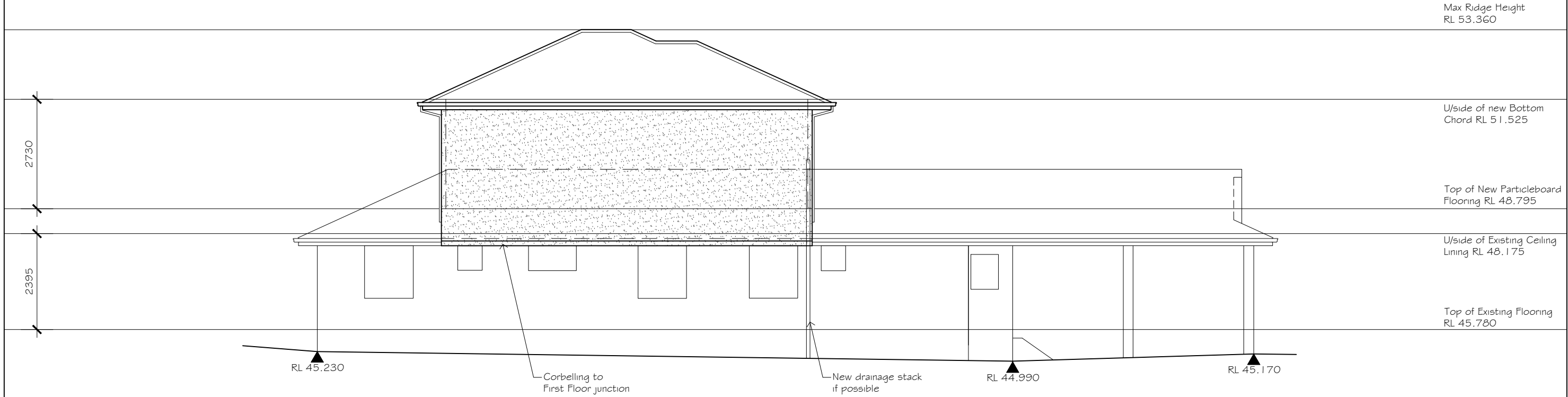
South Elevation



East Elevation



North Elevation



West Elevation

560
To Frame
450
To Cladding

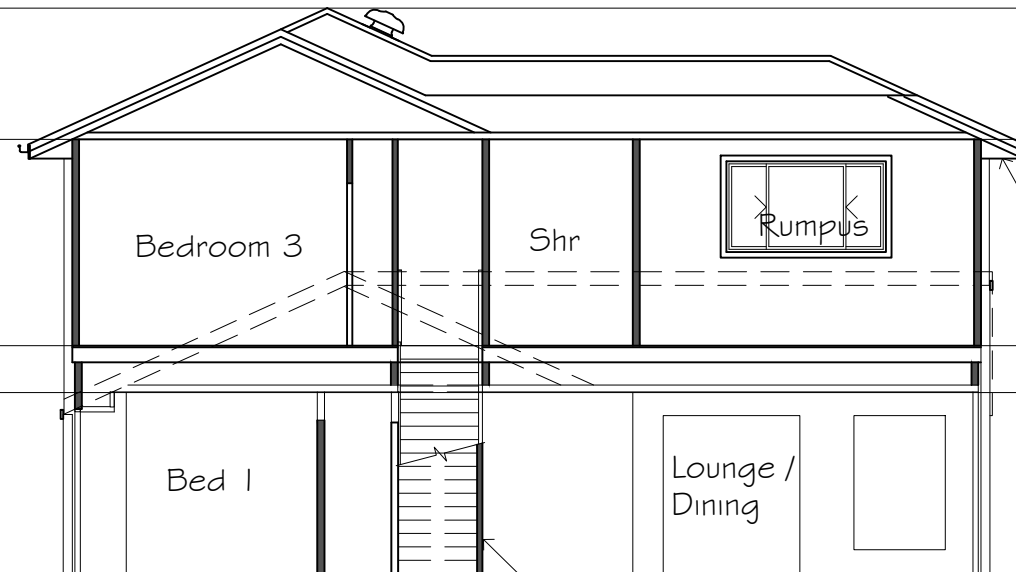
455
1000

Roof Pitch 24.5°

Max Ridge Height
RL 53.360

2730

2395



4.5mm FC
eave linings.

U/side of new Bottom
Chord RL 51.525

Top of New Particleboard
Flooring RL 48.795

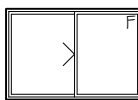
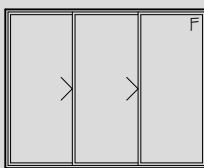
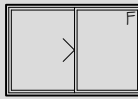
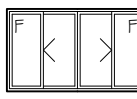



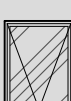


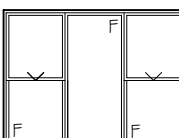
U/side of Existing Ceiling
Lining RL 48.175

Top of Existing Flooring
RL 45.780

Block up existing
opening

New Wall under
Stairs

Section A-A

WINDOW SCHEDULE (BASIX A25 199)					ALUMINIUM TREND WINDOWS:														
STANDARD NOTES: <ul style="list-style-type: none">WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDEALL WINDOWS COME WITH "KEYED ALIKE" LOCKSWINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5					CLIENT:					STANDARD ALUMINIUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK. DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.									
					CLIENT:														
					BUILDER:DATE:														
					TERRAIN: 3					WIND LOAD: W 28 N									
	W1	SS 1218	COLOUR	GLAZING	SPECIAL NOTES		W10	SSD 2127	COLOUR	GLAZING	SPECIAL NOTES								
	N ELEVATION / BEDROOM 1		MONUMENT	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		E ELEVATION / FAMILY		MONUMENT	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)									
	ALUMINIUM		INSECT SCREEN				ALUMINIUM		INSECT SCREEN										
	SLIDING OPEN / FIXED		ALUMINIUM FIBREGLASS MESH MONUMENT	REVEAL			STACKER SLIDING OPEN / OPEN / FIXED		ALUMINIUM 5/LESS STEEL MESH MONUMENT	REVEAL									
			140mm				140mm												
	W2	SS 1218	COLOUR	GLAZING	SPECIAL NOTES		W11	SS 1018	COLOUR	GLAZING	SPECIAL NOTES								
	N ELEVATION / BEDROOM 2		MONUMENT	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		E ELEVATION / KITCHEN		MONUMENT	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SERVERY WINDOW								
	ALUMINIUM		INSECT SCREEN				ALUMINIUM		INSECT SCREEN										
	SLIDING OPEN / FIXED		ALUMINIUM FIBREGLASS MESH MONUMENT	REVEAL			SLIDING FIXED / OPEN / OPEN / FIXED		ALUMINIUM FIBREGLASS MESH MONUMENT	REVEAL									
			140mm				140mm												
	W3	SD 1209	COLOUR	GLAZING	SPECIAL NOTES														
	E ELEVATION / BEDROOM 2		MONUMENT	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.														
	ALUMINIUM		INSECT SCREEN																
	DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH MONUMENT	REVEAL															
			140mm																
	W4	SS 1221	COLOUR	GLAZING	SPECIAL NOTES														
	N ELEVATION / RUMPUS		MONUMENT	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)															
	ALUMINIUM		INSECT SCREEN																
	SLIDING OPEN / FIXED / OPEN		ALUMINIUM FIBREGLASS MESH MONUMENT	REVEAL															
			140mm																
	W5	SD 1224	COLOUR	GLAZING	SPECIAL NOTES														
	S ELEVATION / RUMPUS		MONUMENT	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)															
	ALUMINIUM		INSECT SCREEN																
	DOUBLE HUNG OPEN / FIXED / OPEN		ALUMINIUM FIBREGLASS MESH MONUMENT	REVEAL															
			140mm																
	W6	SA 1209	COLOUR	GLAZING	SPECIAL NOTES														
	S ELEVATION / SHOWER		MONUMENT	OBSCURED, (U-VALUE: 7.63, SHGC: 0.75)	TOUGHENED GLAZING														
	ALUMINIUM		INSECT SCREEN																
	AWNING OPEN		ALUMINIUM FIBREGLASS MESH MONUMENT	REVEAL															
			140mm																
	W7	SA 1206	COLOUR	GLAZING	SPECIAL NOTES														
	S ELEVATION / STAIRWELL		MONUMENT	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)															
	ALUMINIUM		INSECT SCREEN																
	AWNING OPEN		ALUMINIUM FIBREGLASS MESH MONUMENT	REVEAL															
			140mm																
	W8	SD 1218	COLOUR	GLAZING	SPECIAL NOTES														
	S ELEVATION / BEDROOM 1		MONUMENT	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.														
	ALUMINIUM		INSECT SCREEN																
	DOUBLE HUNG OPEN / FIXED		ALUMINIUM FIBREGLASS MESH MONUMENT	REVEAL															
			140mm																
	W9	SD 1824	COLOUR	GLAZING	SPECIAL NOTES														
	N ELEVATION / FAMILY		MONUMENT	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	FIXED BOTTOM SASH TO COMPLY WITH 1200MM POOL HEIGHT RESTRICTION														
	ALUMINIUM		INSECT SCREEN																
	DOUBLE HUNG OPEN / FIXED / OPEN		ALUMINIUM FIBREGLASS MESH MONUMENT	REVEAL															
			140mm																
FOR: MR P & MRS J LEVETT					AT: 14 YETHONGA AVENUE, LANE COVE WEST NSW 2066					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7744/16		G		