
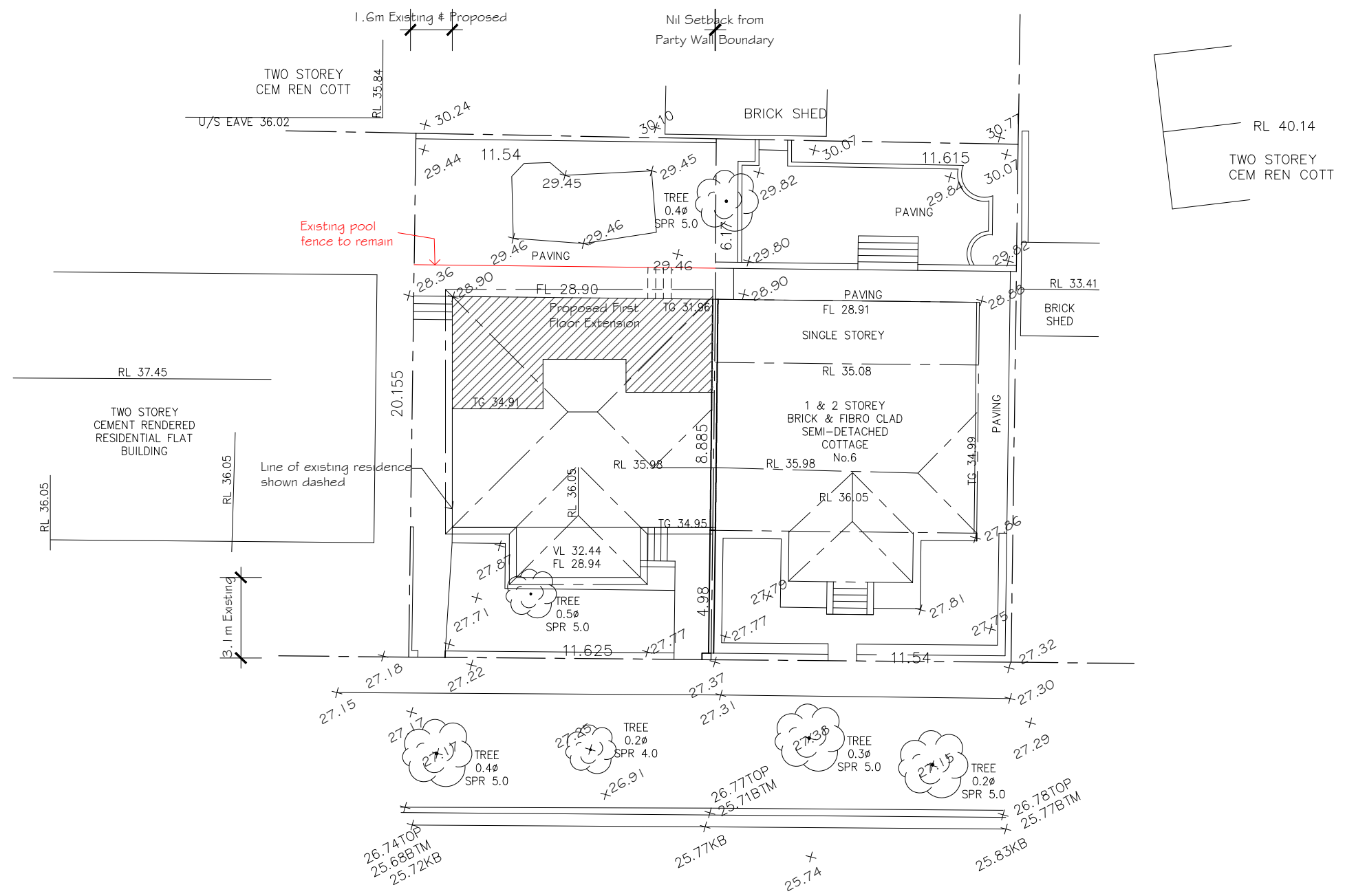
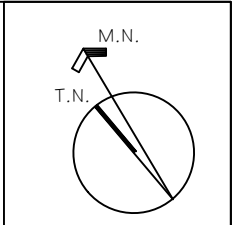


BASIX COMMITMENTS			
CERTIFICATE NO. A223960_02			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50(UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R 1.30 (OR R 1.70 INCLUDING CONSTRUCTION)		
GLAZING REQUIREMENTS			
WINDOWS			
W1 - W4	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
W5, W6 & W8	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)		
W7	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		
SHADING DEVICES			
WINDOWS			
W1 & W3	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.29		
W2 & W4	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W5 - W8	NONE		
SKYLIGHT REQUIREMENTS			
SKYLIGHTS			
S1 & S2	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456) (NO SHADING)		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND <i>eg. WATTYL</i>	CODE	COLOUR
Barge Board - Party Wall			White on White
Wall Cladding			Milton Moon
Fascia Board	Dulux		White on White
Soffit Lining			White on White
Window Architrave			White on White

SPECIFICATION SUMMARY	
STRUCTURAL TIMBER - All to ASA 1684.2	
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
FLOOR: 190x45mm MIN. FLOOR JOISTS	WIND LOAD W 28 N
FINISHES	
BRICKWORK	COMMON BRICKWORK TO PARTY WALL
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	200mm WEATHERTEX "CLASSIC","RUFF X" OR "RUFFSAWN" CLADDING TO EXTERNAL WALLS
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	PROVIDE ALL NEW MONIER "GRANITE" TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR EXTENSION AND ALL REMAINING EXISTING PITCHED ROOF AREAS
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL TO ALL NEW ROOFS
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR EXTENSION ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTENSION EXTERNAL WALL FRAMES
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 FULL SPLAYED ARCHITRAVE: Ex. 50x25 FULL SPLAYED
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "DECO -4D"
STAIRCASE	NOT APPLICABLE
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SHALE GREY DOWNPIPE COLOUR: SHALE GREY
HOT WATER UNIT	CONNECT TO EXISTING
PAINING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTENSION EXTERNAL: BY CAPE COD FIRST FLOOR EXTERNSION 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 SHOWNELECTRICIAN 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.PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN 1KM OF OCEAN.CONNECT/INSTALL FIFTEEN (15) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).			
WORKS BY OWNER			
<ul style="list-style-type: none">REMOVAL & INSTALLATION OF T.V ANTENNA & SATELLITE DISH IF REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS.CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIALPHONE AND/OR DATA CABLING.SUPPLY & FIXING OF SHELVING & HANGING RAILS TO THE WALK IN ROBE.SUPPLY & FIXING OF SHELVING TO WALK IN LINEN CUPBOARDSUPPLY & FIXING OF DOOR JAMB, DOORS,DOOR ARCHITRAVE,DOOR FURNITURE,SHELVING & HANGING RAILS TO THE BEDROOM 3 BUILT IN ROBESUPPLY FIFTEEN (15) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT FOR INSTALLATION BY CAPE COD.RELOCATE/ REMOVE OR ALTER EXISTING ROOF MOUNTED POOL HEATING SYSTEM AS REQUIREDFIT OUT OF BUILT-IN ROBE TO BEDROOM 2.ALL WORKS ASSOCIATED WITH THE RE-DIRECTION OF THE EXISTING KITCHEN RANGE HOOD FLUE TO OUTSIDE AIR.CONNECTION OF NEW DOWNPIPES TO EXISTING STORMWATER DRAINAGE SYSTEM.			
G	FINAL CONSTRUCTION	N.L.	15-10-15
F	TO CONTRACT	N.L.	28-09-15
E	POV & TO BOQ	MJB	16-09-15
D	BASIX ADDED & TO COUNCIL	S.M.	24-07-15
C	CLIENT/CONSULTANT MARKUP	S.C.	19-06-15
B	TO CLIENT	N.L.	20-05-15
A	TECHNICAL	A.M.	25-04-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: DAREK SZYMANSKI			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR D & MRS S FRANCE			
AT 4 SURFSIDE AVENUE CLOVELLY 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: 7655/15	
		G	



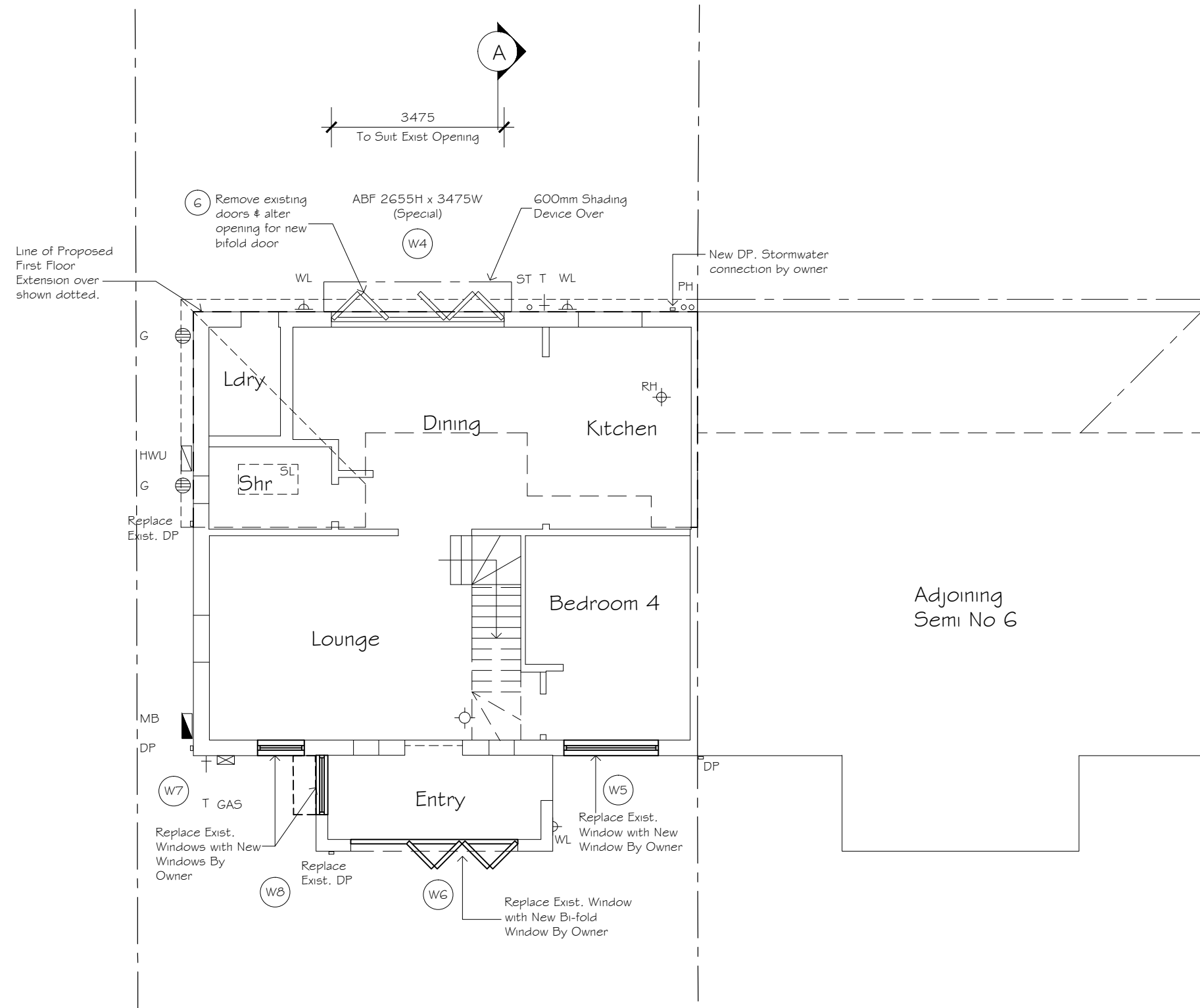
Site Plan

No. : 4
Lot. : 22
DP : 530536
AREA : 227.6m² (By Title)
: 233.2M² (By Calc)

SURFSIDE AVENUE






Legend

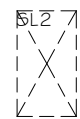
- DP □ Downpipe
- G ⊗ Gully
- HWU ▮ Hot Water Unit
Wall Mounted
- MB ▮ Meter Box - Electrical
- GAS ⊠ Meter - Gas
- ⊙ Smoke Detector - Existing
- T + Tap - Garden
- WL ▮ Wall Light
- PH ○ Pool Heating System - Relocate By
Owner
- RH ⊕ Range Hood Flue - Redirect If
Required
- ST ○ Exist. Sewer Stack To Remain
- [--- SL ---] Remove Exist. Skylight & Block
Ceiling



Ground Floor Plan

Legend

- | | |
|--|---------------------------|
| DP  | Downpipe |
|  | Manhole |
| RV  | Roof Ventilator |
|  | Smoke Detector - Existing |
|  | Smoke Detector - Proposed |



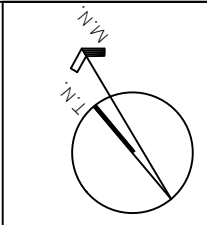
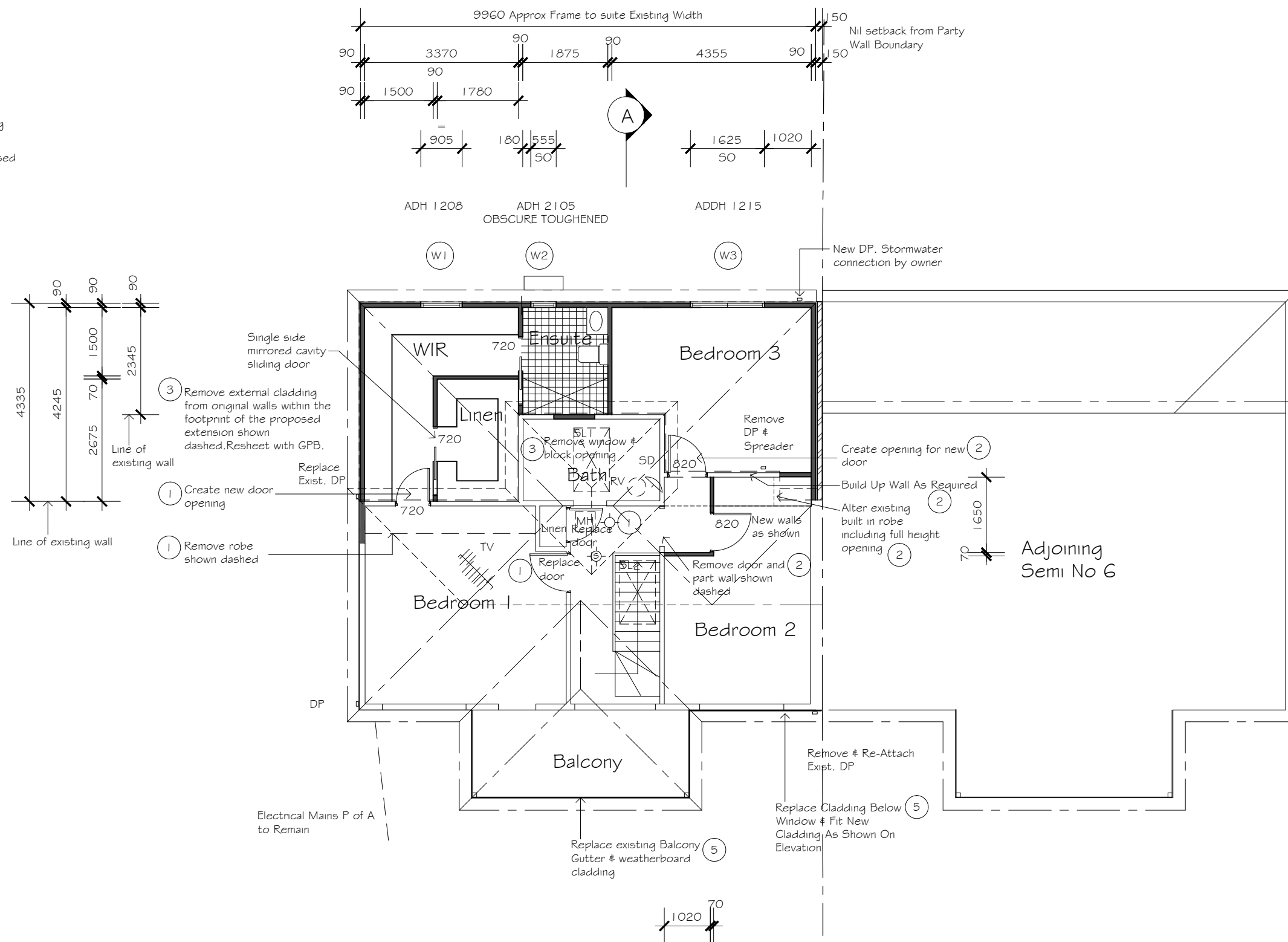
FS 2004 MO8 Fixed
Skylight 1400x780



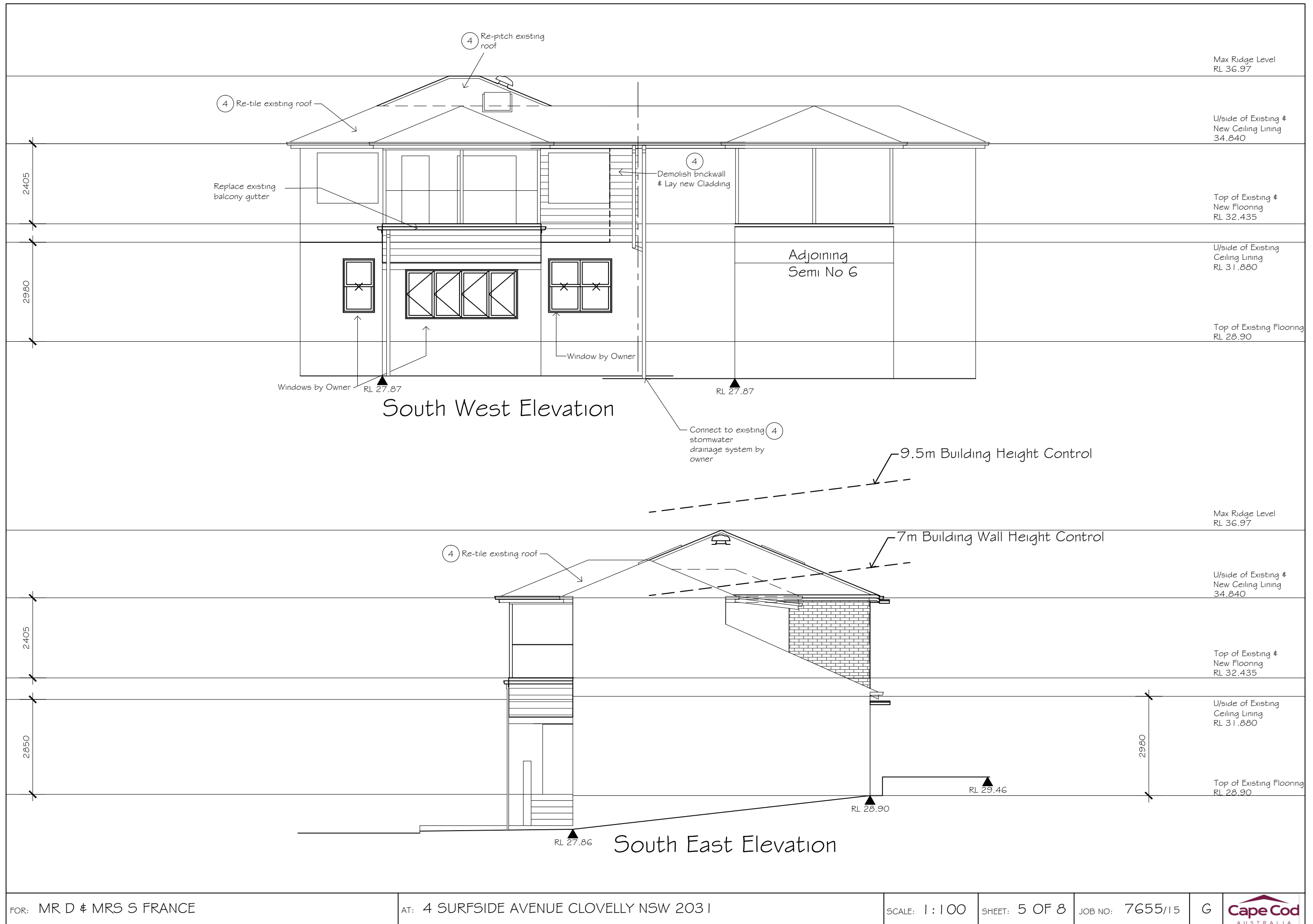
TV Antenna -
Owner to relocate
as required

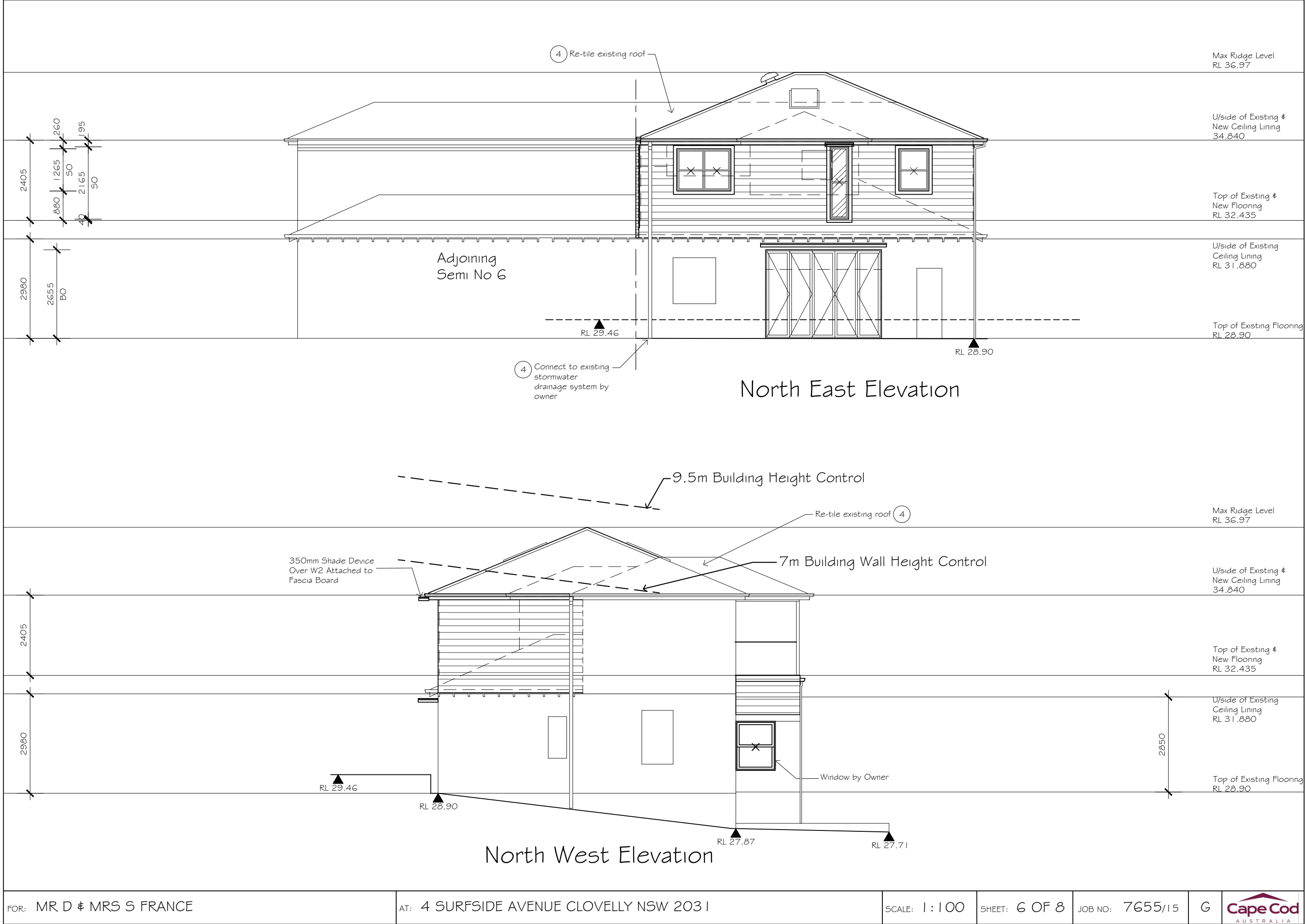


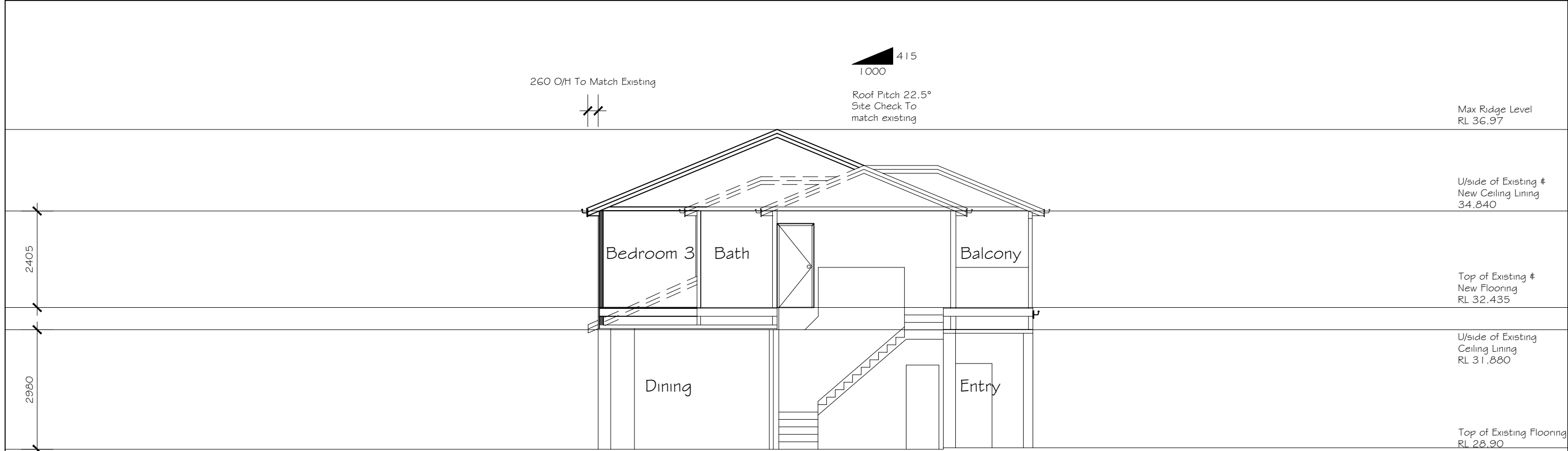
Satellite Dish - Owner to relocate as required



Proposed First Floor Addition







Section A-A

WINDOW SCHEDULE (BASIX A223960_02)				CLIENT:		ALUMINIUM (STEGBAR) WINDOWS:			
<div>STANDARD NOTES:</div> <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: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.			
				BUILDER:DATE:		CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.		TERRAIN: 3 WIND LOAD: W 28 N	
	W1 ADH 1208	COLOUR	GLAZING	SPECIAL NOTES					
	N ELEVATION / WIR	PEARL WHITE	SINGLE PYROLYTIC						
	ALUMINIUM	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)						
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm						
	W2 ADH 2105	COLOUR	GLAZING	SPECIAL NOTES					
	N ELEVATION / ENSUITE	PEARL WHITE	SINGLE PYROLYTIC						
	ALUMINIUM	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)						
	DOUBLE HUNG OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm						
	W3 ADDH 1215	COLOUR	GLAZING	SPECIAL NOTES					
	N ELEVATION / BEDROOM 3	PEARL WHITE	SINGLE PYROLYTIC						
	ALUMINIUM	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)						
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm						
	W4 ABF 2650H x 3475W	COLOUR	GLAZING	SPECIAL NOTES					
	N ELEVATION / DINING	PEARL WHITE	SINGLE PYROLYTIC						
	ALUMINIUM	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)						
	BIFOLD OPEN	NA	REVEAL 170mm						

FOR: MR D & MRS S FRANCE

AT: 4 SURFSIDE AVENUE CLOVELLY NSW 2031

SCALE: 1 : NTS

SHEET: 8 OF 8

JOB NO: 7655/15

G