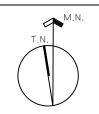
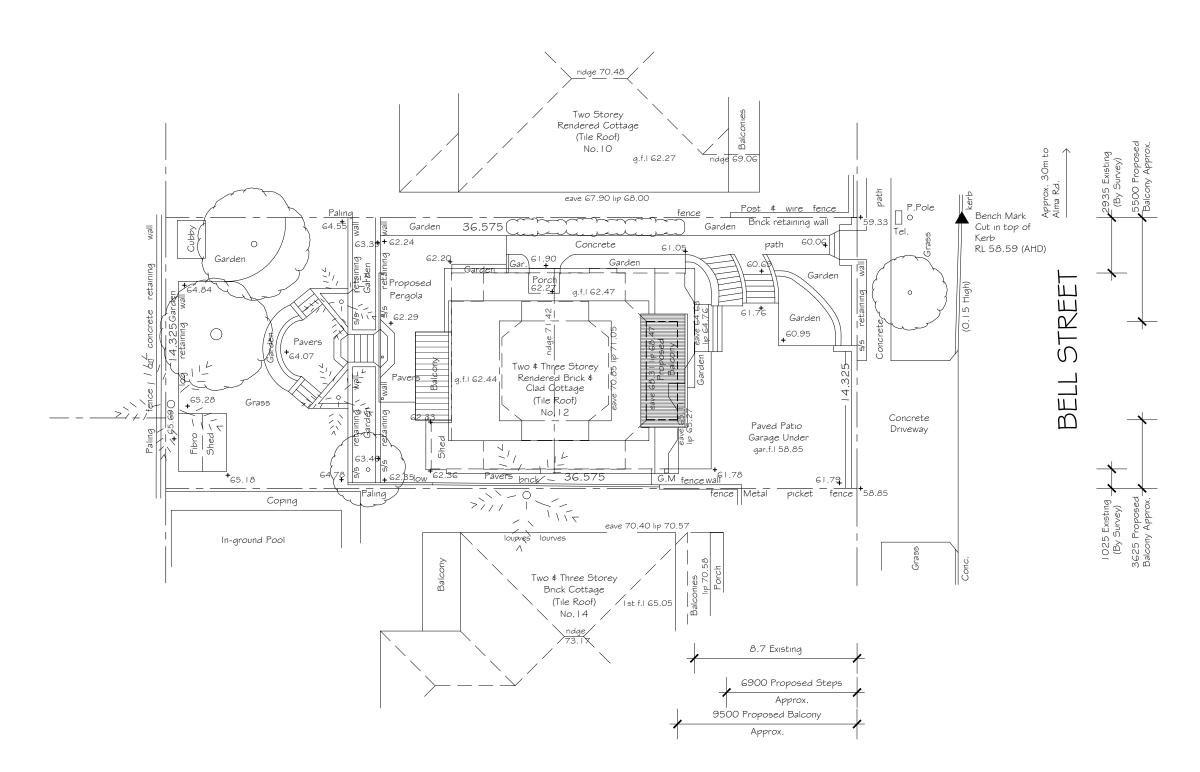
BASIX					SPEC	IFICATION SUMMARY	SPE	CIAL NOTES							
CERTIFICATE NO. A283 17		VIII I VI E I VI O	_					UCTURAL TIMBER - All to ASA 684.2	ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC). CONNECT/INSTALL THREE (3) DOWN-LIGHT FITTINGS & ONE (1)						
	(TURES AND S	/STEMS	\dashv					ROOF: ROOF TRUSSES							
LIGHTING	-	1				.600 CTS TO MANUFACTURERS .600 CTS DETAILS @ .600 CTS	FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). • MAKE GOOD TO THE EXISTING HALL WALL TRIM AFFECTED BY THE NEW								
		TED WITH FLUORESCENT, COMPACT CENT OR LIGHT-EMITTING-DIODE PS					FLOOR: 190x45mm MIN		ENSUITE. REPAINTING OF EXISTING WALL SURFACES & SKIRTINGS AFFECTED BY THE ALTERATIONS. INCLEASE WESTERN BED CEDAR ERAMED SINGLE LIGHT ERENCH DOORS W.						
WET AREAS: SHOWER HEADS 3 STAR RATED NEW OR ALTERED TOILETS 3 STAR RATED							FINISHES			"STEGBAR" WESTERN RED CEDAR FRAMED SINGLE LIGHT FRENCH DOORS W/DOUBLE HUNG SIDELIGHTS & KEYED LOCKS.					
NEW OR ALTERED TOILETS 3 STAR RATED TAPS 3 STAR RATED						BRICKWORK N/A		QUARRY TILED BALCONY W/ ALUMINIUM FRAMED, GLASS INFILL PANEL BALUSTRADE.							
INS	BULATION REQI	JIREMENTS						I 9MM "WET AREA" STRUCTURAL PARTICLEBOARD TO NEW ENSUITE. PLYWOOD SHEET FLOORING TO NEW BALCONY.							
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL						CLADDING	300mm HARDIPLANK " SMOOTH" CLADDING TO SPANDREL WALLS OF THE NEW BALCONY. FC BASE		-					
FLAT CEILING, PITCHED ROOF	ROOF: FC	R 2.50 (UP) VIL/ SARKING LAR ABSORPTANCE >0.70)						SHEET TO FASCIA/SIDE (EAST) OF BALCONY.							
FLAT CEILING, FLAT ROOF: FRAMED	ROOF: FC	R 1.58 (UP) JL BACKED BLANKET (55mm) LAR ABSORPTANCE >0.70)	FINAL CONSTRUCTION.				WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR							
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or	RI.70 INCLUDING CONSTRUCTION)					INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	WORKS BY OWNER						
<u> </u>	GLAZING REQUIREMENTS				STKU	_	ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING		SUPPLY THREE (3) DOWN-LIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT. SUPPLY & INSTALLATION OF INSECT SCREEN DOORS TO NEW DOOR-WINDOW UNITS. MAKING GOOD TO EXISTING FLOOR FINISHES AFFECTED BY THE					
WINDOWS			COM					PROFILE: SPEEDDECK COLOUR: JASPER							
W4 - W13	I	or uPVC, SINGLE PYROLYTIC LOW-E, : 3.99, SHGC: 0.4)	FINAL				ROOF SARKING	R I .3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET	N .	ALTERATIONS. • REMOVAL OF EXISTING HEDGE TO THE AREA OF THE PROPOSED IN-SITU					
SH	SHADING DEVICES						INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. I 00x25 "COLONIAL" ARCHITRAVE: Ex. 75x25 "COLONIAL"		CONCRETE STEPS.					
WINDOWS								ARCHITRAVE: Ex. 75x25 COLONIAL							
W4 - W8															
WO WIO & WII NONE					_	INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE "FLUSH"			<u> </u>						
W9, W10 # W11	NONL						FASCIA # BARGE BOARDS	MATERIAL: DAR TIMBER							
W12 \$ W13						GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: EVENING HAZE DOWNPIPE COLOUR: SHALE GREY		-							
	_														
						HOT WATER UNIT	CONNECT TO EXISTING	F	FINAL CONSTRUCTION		J.C.	19-12-17			
								E	TO CONTRACTS		J.C.	31-07-17			
								NEW EXTERNAL \$ INTERNAL: BY CAPE COD	D	BASIX ADDED \$ TO COUNCIL		M.P.	06-06-17		
							SPECIFICATION FOR THE EXTENT OF WORK	SURFACES	С	POV 19405		5.C.	22-05-17		
								PAINTING OF EXISTING EXTERNAL AREAS AFFECTED BY	В	TO CLIENT		B.P.	27-02-17		
						THE ALTERATIONS # EXTENSIONS TO BE BY THE OWNER	₹ A	TECHNICAL		B.P.	24-02-17				
								ISSUE		DRAWN	DATE				
							DESIGN CONSULTANT: DAREK SZYMANSKI								
							PROPOSED ADDITIONS \$ ALTERATIONS								
							FOR MR C ZHENG & MRS W LI								
EXTERNAL PA	AINT S	CHEDIJIF									· vv 🗀				
ITEM B	RAND	CODE COLOUR	ITEM	BRAND	CODE	COLOUR	FINISHED GROUND LEVE CONDITIONS.	FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE		12 BELL STREET	725				
e	g. WATTYL			eg. WATTYL						MAROUBRA NSW 2035					
, and the second	aymes	Evening Haze	Window Frame Shading Device Battens	Stegbar		Off White	DO NOT SCALE OFF DR		COU	NCIL: RANDWICK					
	aymes	Evening Haze Balance	Shading Device Battens Shading Device Frame	Haymes Colorbond			ALL DIMENSIONS SHOW MEASURE DURING CON	/N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION.	<u> </u>						
,	aymes aymes	Balance Balance	Juaning Device I raffle	COIOITIONA				EEN MADE FOR SHRINKAGE OR MILLING.			A.B.N. 54 000	605 40)7		
	aymes aymes	Balance					- NELOWANGE HAD DE	E NOE TON OFTINITIVIDE ON WILLIAM.		anaCar	SUITE 41, 410 (CHURCH	STREET,		
	аутез	Balance					00=1=1=			Cape Coc	11101121 (02) 00	49 4444	4		
9							ISSUED FOR THE SOLE	IGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT	A U S T R A L I A						
	aymes	Off White						MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN PERMISSION FROM THE COMPANY.							
	aymes	Balance							SHE	ET: 1 OF 9	JOB NO: 7829	/16	F		
		1	1	1	1	į.	į								

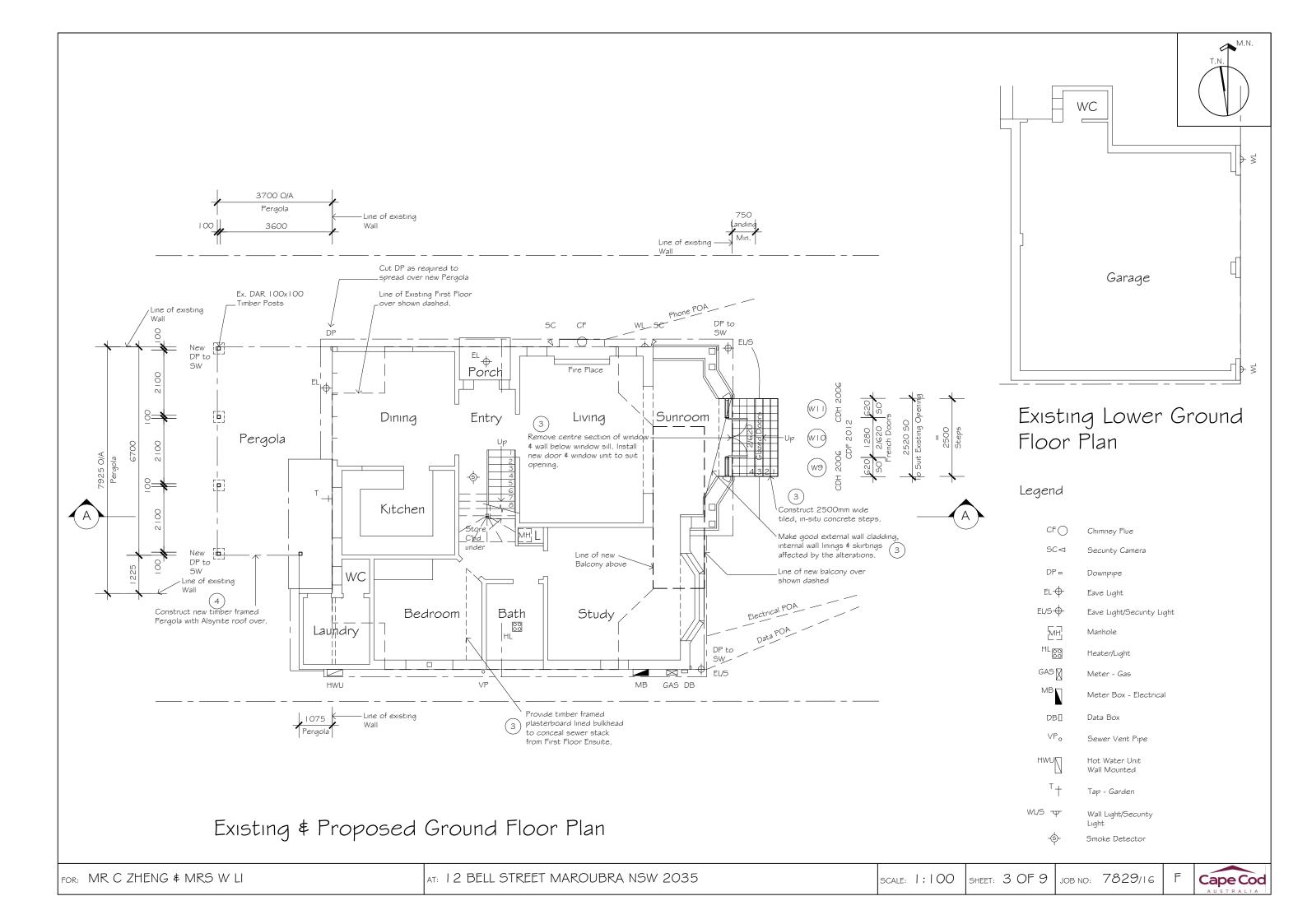


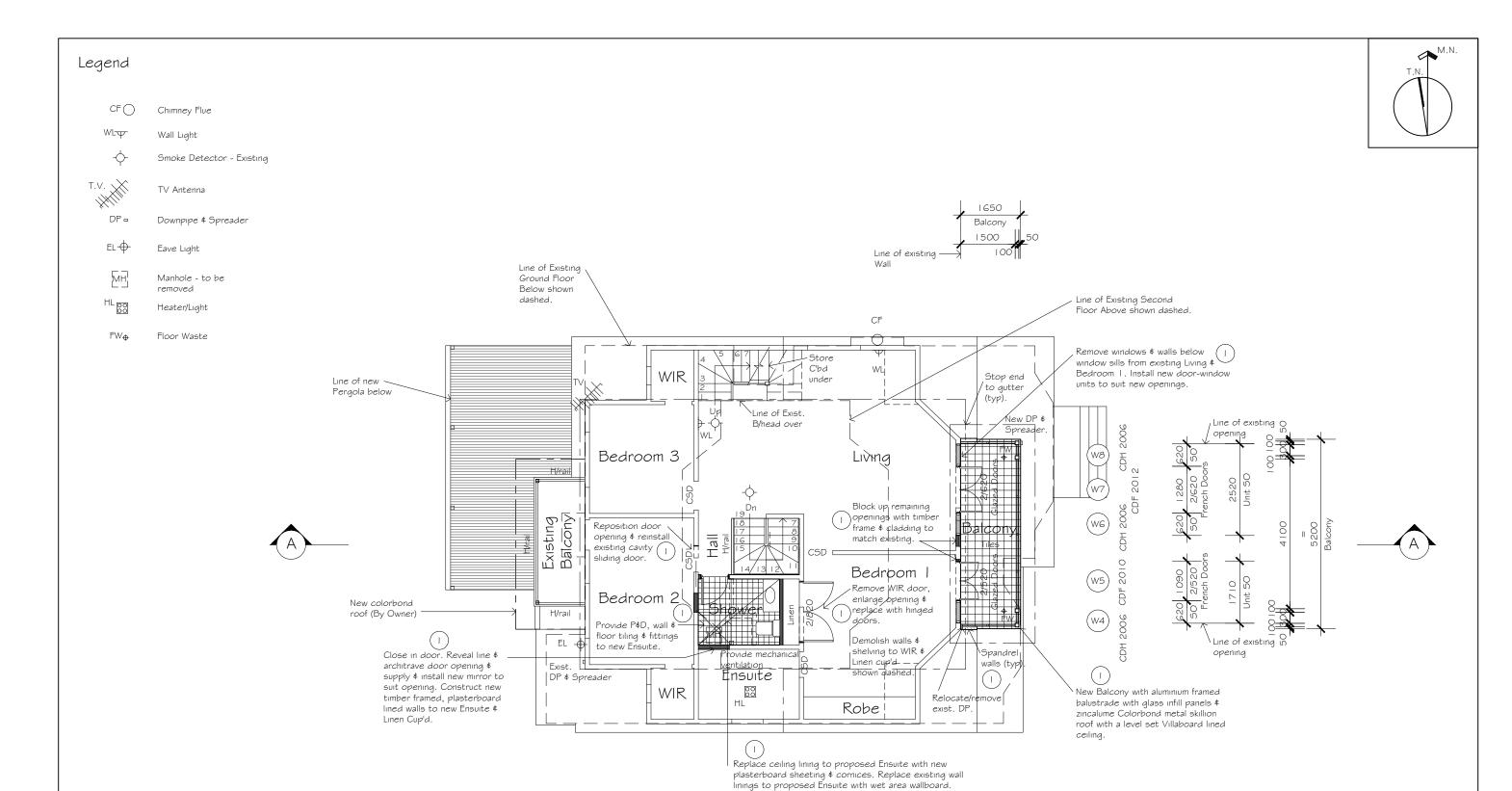


Site Plan

No. : 12 Lot. : 25 DP : 5686

AREA: 518.5m² (By Title)





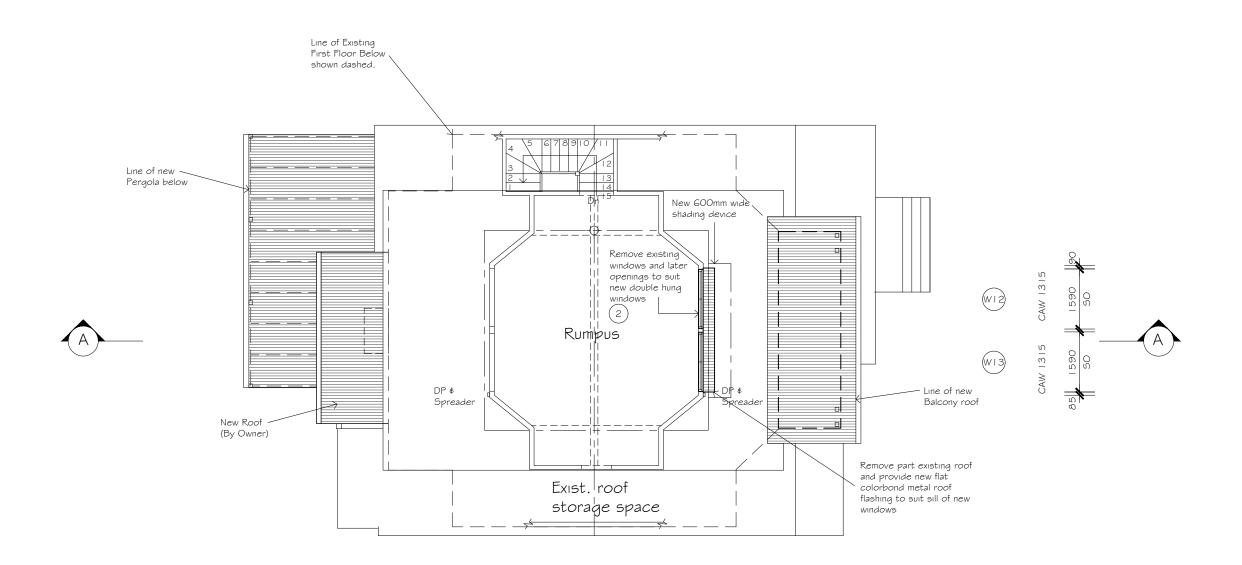
Replace flooring with wet area particleboard sheet

Existing & Proposed First Floor Plan

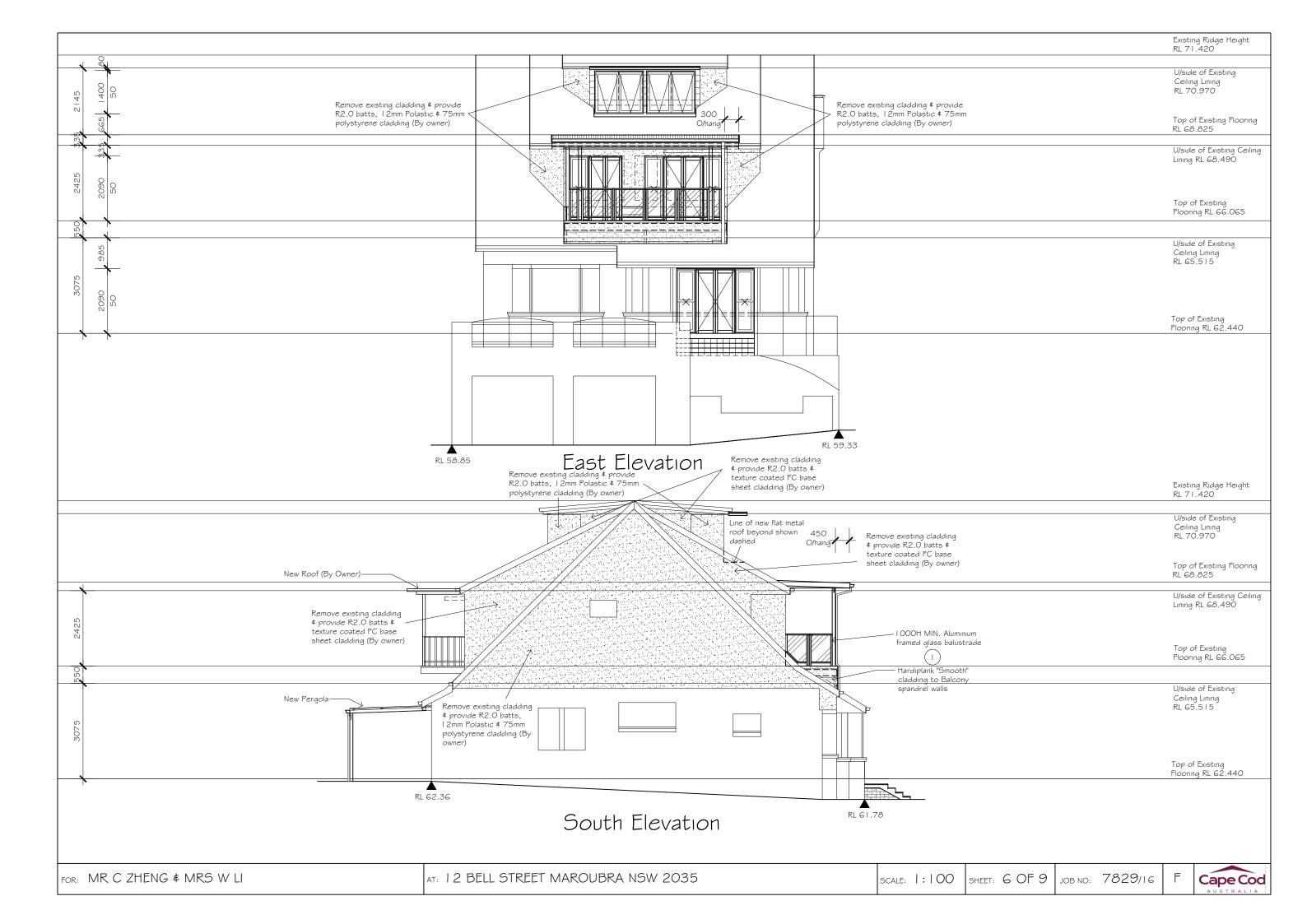
Legend

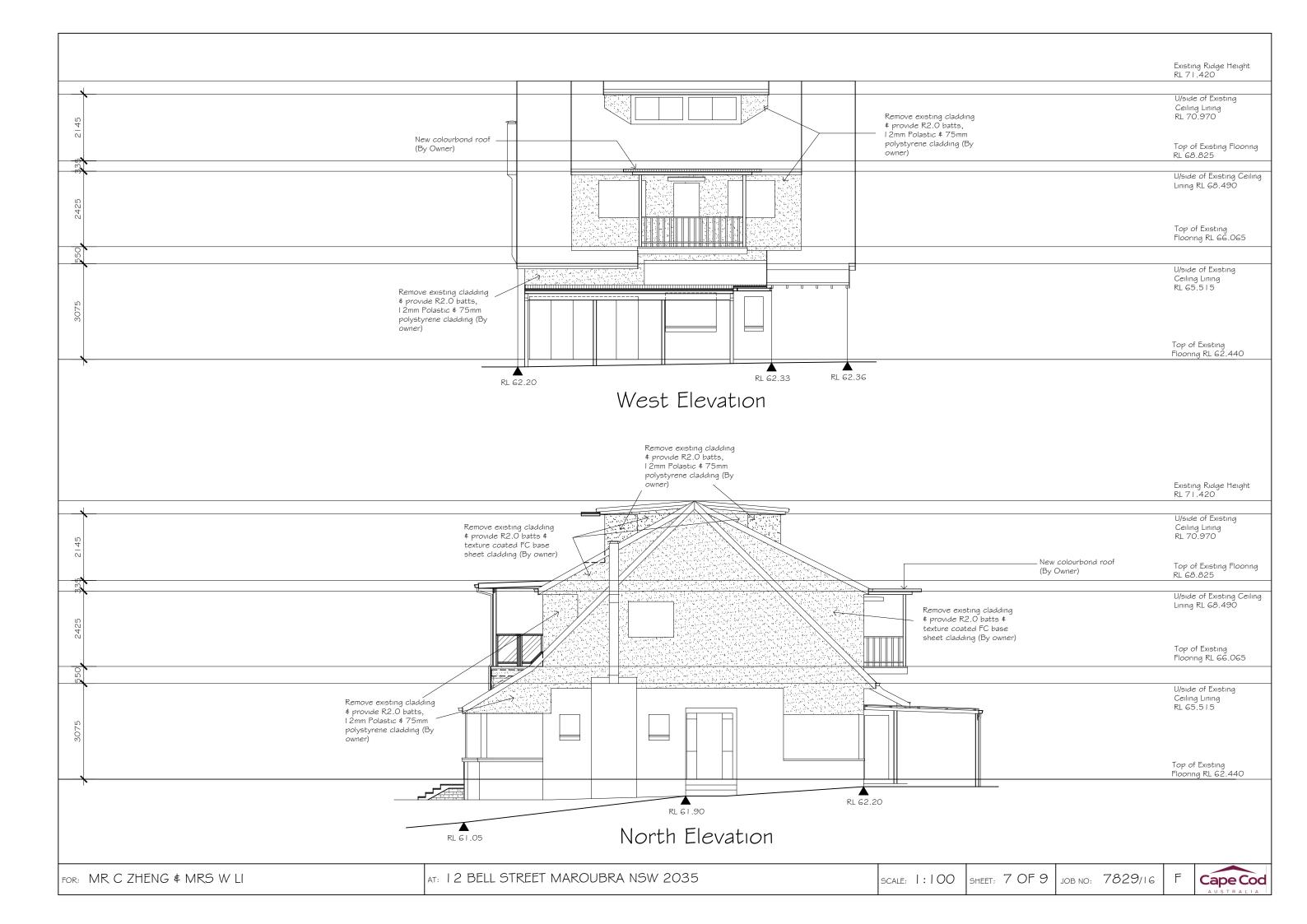
Downpipe & Spreader

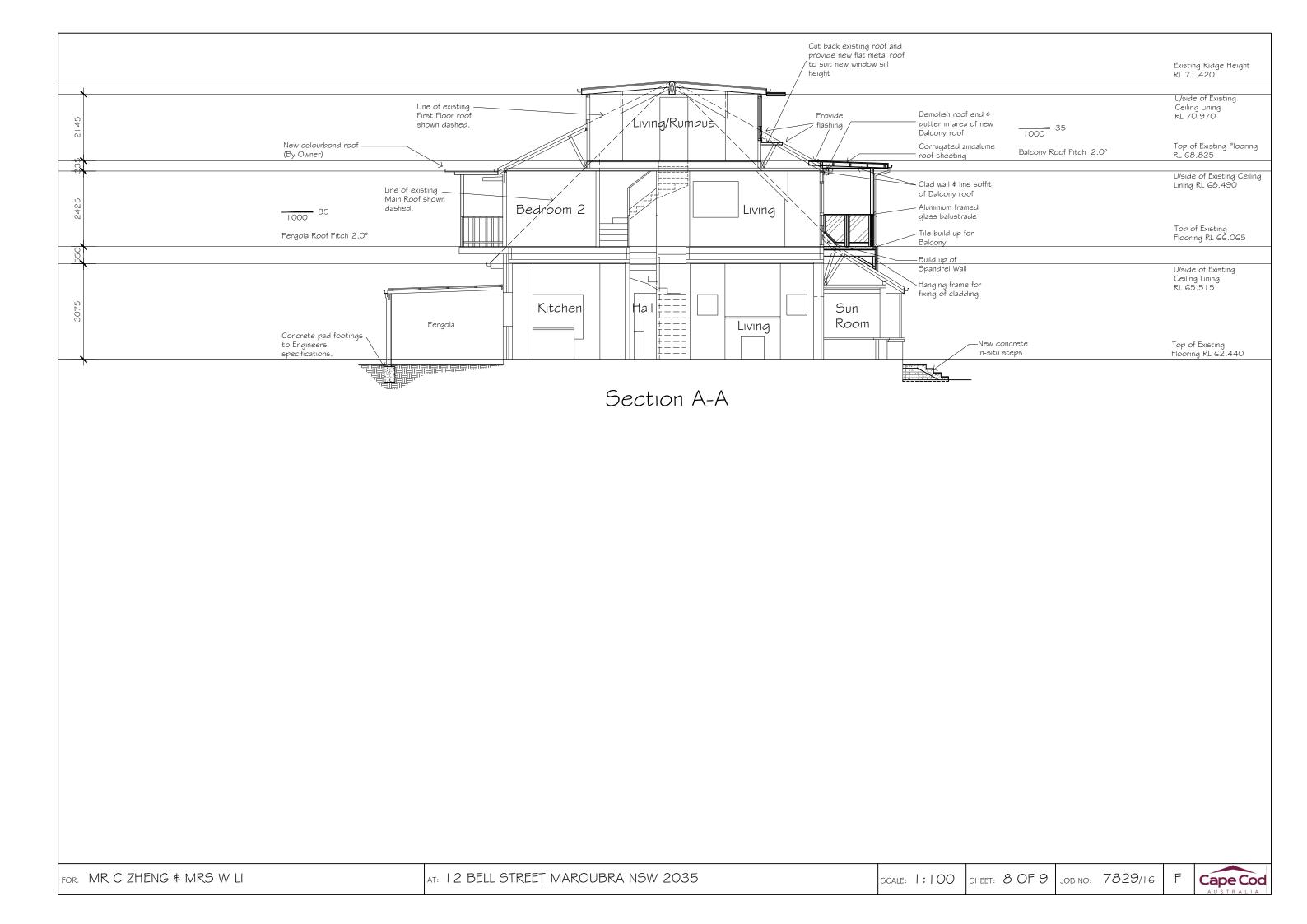
Smoke Detector - Existing



Existing Second Floor Plan







WINDOW SCHE	DULE (BASIX A283 I	117)		CLIENT					TIMBER WINDOWS:			
STANDARD NOTES:	·	,								DOOR FRAMES AND DE AND OUT FOR A PA		
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE												
 ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE 					DATE:		STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.					
NCC 3.9.2.5										WIND LOAD: W 41 N		
	(W4) CDH 2006	COLOUR	GLAZING		SPECIAL NOTES		(W13) CAW 1315	COLOUR	GLAZING	SPECIAL NOTES		
	CDIT 2006	OFF WHITE	SINGLE PYRI LOW-E, (OR				CAW 1313	OFF WHITE	CLEAR/AIR GAP/ CLEAR, (U-VALUE:			
	E ELEVATION / BEDROOM I	INSECT SCREEN	U-VALUE: 3				E ELEVATION / RUMPUS	INSECT SCREEN	3.67, SHGC: 0.59)			
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)				WESTERN RED CEDAR	ALUMINIUM				
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL				AWNING OPEN / OPEN		REVEAL			
	OPEN	PEARL WHITE						PEARL WHITE				
		COLOUR	GLAZING		SPECIAL NOTES							
	(W5) CDF 2010	OFF WHITE	SINGLE PYR	OLYTIC	FULLY GLAZED							
	E ELEVATION / BEDROOM I		LOW-E, (OR	, (OR								
	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3. SHGC: 0.4)									
		_	REVEAL		_			_		_		
	FRENCH DOORS OPEN / OPEN		RLVLAL		-					\dashv		
	OTEN, OTEN	0010110	0.470.0		OPERAL MOTES							
	(W6) CDH 2006	COLOUR OFF WHITE	GLAZING SINGLE PYRI	ONTIC	SPECIAL NOTES							
		- OIT WINE	LOW-E, (OR					_				
	E ELEVATION / LIVING	INSECT SCREEN	U-VALUE: 3	.99,								
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)									
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL									
	OPEN	PEARL WHITE										
N III A	(W7) CDF 2012	COLOUR	GLAZING		SPECIAL NOTES							
	W7) CDF 2012	OFF WHITE	SINGLE PYR		FULLY GLAZED							
	E ELEVATION / LIVING	INSECT SCREEN	LOW-E, (OR U-VALUE: 3									
	WESTERN RED CEDAR	INDLCT DUNLLIN	SHGC: 0.4)									
	FRENCH DOORS		REVEAL							=		
	OPEN / OPEN									7		
		COLOUR	GLAZING		SPECIAL NOTES							
	(W8) CDH 2006	OFF WHITE	SINGLE PYR	OLYTIC								
	E ELEVATION / LIVING		LOW-E, (OR	00								
\times	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3 SHGC: 0.4)	.99,								
		ALUMINIUM FIBREGLASS MESH	REVEAL		_			_		_		
	DOUBLE HUNG OPEN	PEARL WHITE	RLVLAL		- 					-		
		COLOUR	CLAZINIC		CRECIAL MOTEC							
	(W9) CDH 2006	COLOUR OFF WHITE	GLAZING SINGLE PYRI	OLYTIC	SPECIAL NOTES SITE CHECK,							
			LOW-E, (OR		TO SUIT EXISTING OPENING.			_				
	E ELEVATION / SUNROOM	INSECT SCREEN	U-VALUE: 3. SHGC: 0.4)									
	WESTERN RED CEDAR	ALUMINIUM		•								
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL		_							
	OPEN											
N—II—II	(WIO) CDF 2012	COLOUR	GLAZING		SPECIAL NOTES							
	0 33. 23.2	OFF WHITE	SINGLE PYRI LOW-E, (OR		SITE CHECK. TO SUIT EXISTING OPENING.							
	E ELEVATION / SUNROOM	INSECT SCREEN	U-VALUE: 3	.99,	FULLY GLAZED							
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)									
	FRENCH DOORS	FIBREGLASS MESH	REVEAL									
	OPEN / OPEN	PEARL WHITE										
	(MII) ODIVIGORO	COLOUR	GLAZING		SPECIAL NOTES							
	WII) CDH 2006	OFF WHITE	SINGLE PYR		SITE CHECK.							
	E ELEVATION / SUNROOM	INSECT SCREEN	LOW-E, (OR U-VALUE: 3		TO SUIT EXISTING OPENING.							
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)									
	DOUBLE HUNG	FIBREGLASS MESH										
	OPEN	PEARL WHITE										
		COLOUR GLAZING			SPECIAL NOTES							
	(W12) CAW 1315	OFF WHITE CLEAR/A										
	E ELEVATION / RUMPUS	1	CLEAR, (U-V									
	WESTERN RED CEDAR	INSECT SCREEN	3.67, SHG	U.00)								
		ALUMINIUM FIBREGLASS MESH	REVEAL		- 							
	AWNING OPEN / OPEN	PEARL WHITE	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		 							
		1									 	
FOR: MR C ZHENG \$ MRS W LI					2 BELL STREET MAROUBRA NSW 2	2035		SCALE: 1: NTS	HEET: 9 OF 9	JOB NO: 7829/	16 F C	ape Cod