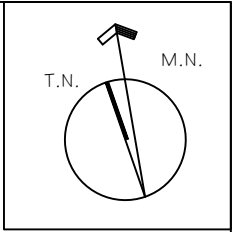


BASIX COMMITMENTS			
Certificate No. 7169655_02			
Fixtures and Systems			
Lighting	Min 40% of new or altered light fixtures to be fitted with fluorescent, compact fluorescent or light-emitting-diode (LED) lamps		
Wet Areas: New or Altered	Shower Heads	3 Star Rated	
	Toilets	3 Star Rated	
	Taps	3 Star Rated	
Insulation Requirements			
Floor above existing dwelling or building	Nil		
Flat Ceiling, Flat Roof	Timber Roof: R 3.00 Roof: Pre-finished Zincalume with foil backed blanket (55mm) Roof Colour Medium		
External Wall: Brick Veneer	R2.0		
Cavity Brick	Nil		
External Wall: Framed (Weatherboard, Fibro, Metal Clad)	R2.0		
Glazing Requirements			
Windows			
W1, W2, W3, W4, W5, W6, W7, W8, W9, & W10,	Standard Aluminium, Single Clear, (or U-Value: 6.70, SHGC: 0.70)		
Skylights, SL1,	Timber, Low E Internal/ Argon Fill/ Clear External, (U-Value: 2.5, SHGC: 0.456)		
Skylights, SL2,	Timber, Double Clear/Air Fill, (U-Value: 4.3, SHGC: 0.5)		
Shading Devices			
Windows			
W1, W2, W5, W6, W7, & W8	None		
W3, W4 & W9	Eave / Verandah / Pergola / Balcony >= 900mm		
Skylights SL1, & SL2,	None		
EXTERNAL PAINT SCHEDULE			
Item	Brand eg. Wattyl	Code	Colour
Fascia Board	Haymes		Monolith
Wall Cladding - Front	Haymes		Ironstone
Wall Cladding - Rear	Haymes		Shale Grey
Shading Device Battens	Haymes		Shale Grey
Shading Device Frame	Haymes		Shale Grey
Aluminium Infill Panel	Colorbond		Ironstone

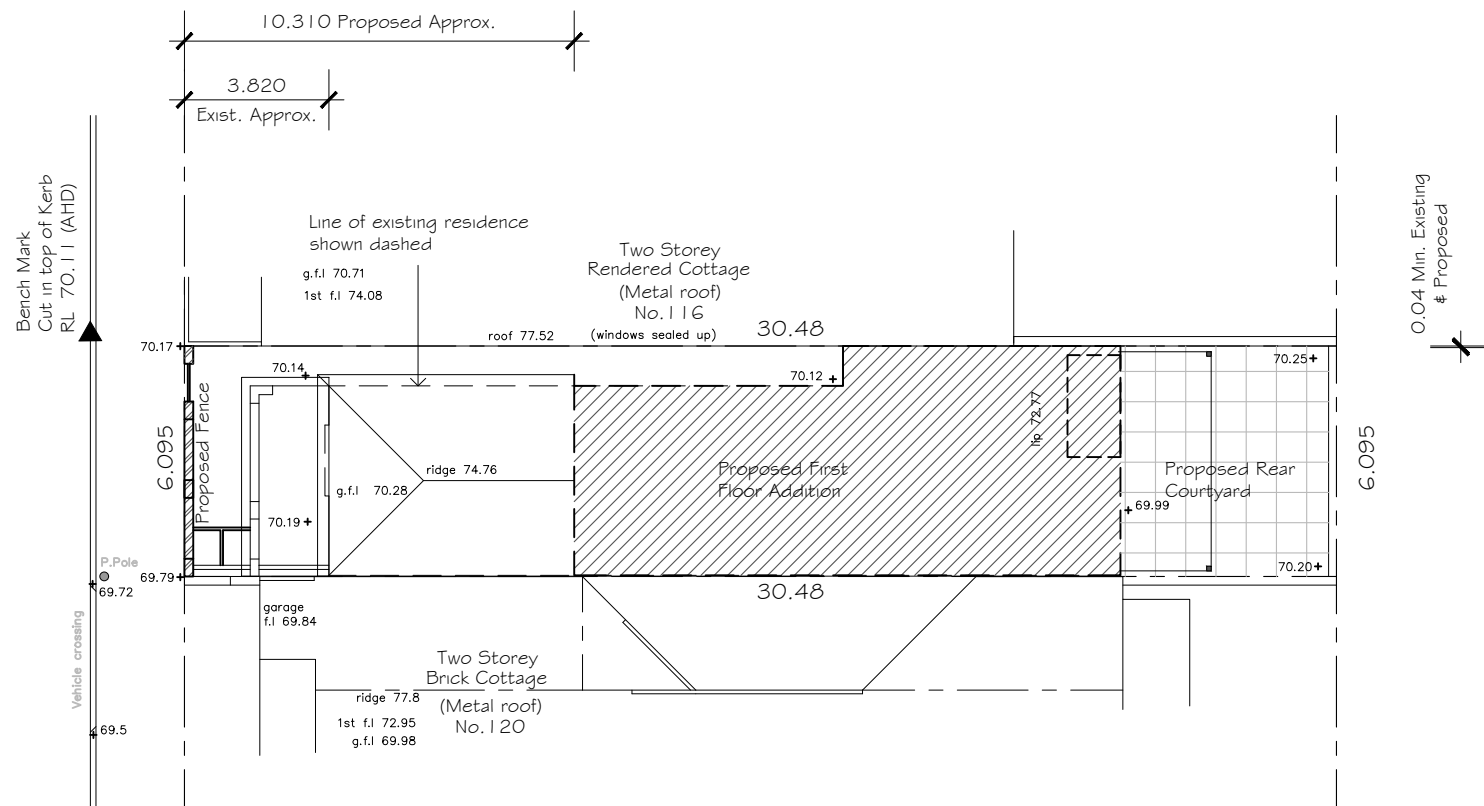
SPECIFICATION SUMMARY	
STRUCTURAL TIMBER - All to ASA 1684.2	
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS	ROOF: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 33 N
FLOOR: REFER TO STRUCTURAL LAYOUTS	
FINISHES	
BRICKWORK	COMMON TO NORTHERN & SOUTHERN WALL FACES ABUTTING BOUNDARY LINES - FACE BRICKWORK ELSEWHERE
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	CEMINTEL 170mm "HEADLAND" WEATHERBOARDS OVER ALUMINIUM BREATHER FOIL
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: QUANTUM ALUMINIUM
INSECT SCREENS:	BY OWNER
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: SPEEDDECK COLOUR: SHALE GREY
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET
INSULATION (FIBREGLOSS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA EXCLUDING THE DECK R2.0 BATTS TO FIRST FLOOR & G/FLOOR EXTERNAL EXTENSION/RENOVATION WALL FRAMES
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 BULLNOSE ARCHITRAVE: Ex. 100x25 BULLNOSE
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 19 @ 181mm GOING: 240mm (260mm TREAD)
FASCIA	MATERIAL: DAR TIMBER
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: MONOLITH DOWNPIPE COLOUR: MONOLITH
HOT WATER UNIT	NEW 'RINNAI INFINITY 2G' EXTERNAL GAS HOT WATER UNIT.
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD G/FLOOR EXTERNAL EXTENSION/RENO: BY CAPE COD G/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.	

SPECIAL NOTES			
<ul style="list-style-type: none"> PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. CONNECT/INSTALL TWENTY FOUR (24) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). PROVIDE FINE SANDING & MODIFIED TUNG OIL APPLICATION TO NEW T&G CYPRESS PINE STRIP FLOORING. PROVIDE SINGLE SHELF & HANGING RAIL TO WALK IN ROBE WALLS WHERE SHOWN PROVIDE PLUMBING & DRAINAGE ROUGH IN FOR NEW KITCHEN FIT OUT BY OWNER 			
WORKS BY OWNER			
REMOVAL & INSTALLATION OF T.V ANTENNA AS REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS. <ul style="list-style-type: none"> CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL PHONE AND/OR DATA CABLING IF REQUIRED. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS. ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL INCLUDING CONNECTION OF EXISTING DOWNPIPE. SUPPLY TWENTY FOUR (24) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT. SUPPLY & INSTALL BI-FOLD DOORS TO PROPOSED PANTRY & LAUNDRY. SUPPLY & INSTALL INSECT SCREENS TO WINDOWS & DOORS IF REQUIRED. SUPPLY & INSTALL OF SHELVING TO NEW PANTRY. ALL WORKS ASSOCIATED WITH THE FIT OUT OF THE BUILT-IN-ROBES. 			
F	FINAL CONSTRUCTION	J.E.	20-09-16
E	TO CONTRACTS	N.E.	25-08-16
D	CHECK PLAN	T.P.	01-08-16
C	BASIX ADDED, POV 17829 & TO COUNCIL	N.E.	07-04-16
B	TO CLIENT	C.S.	26-02-16
A	TECHNICAL	C.S.	16-02-16
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: KEITH BOW			
PROPOSED ADDITIONS & ALTERATIONS FOR MR R & MRS H DYSON AT 118 MILL HILL ROAD, BONDI JUNCTION, NSW 2022 COUNCIL: WAVERLEY			
		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: 7733/15	
		F	



MILL HILL ROAD

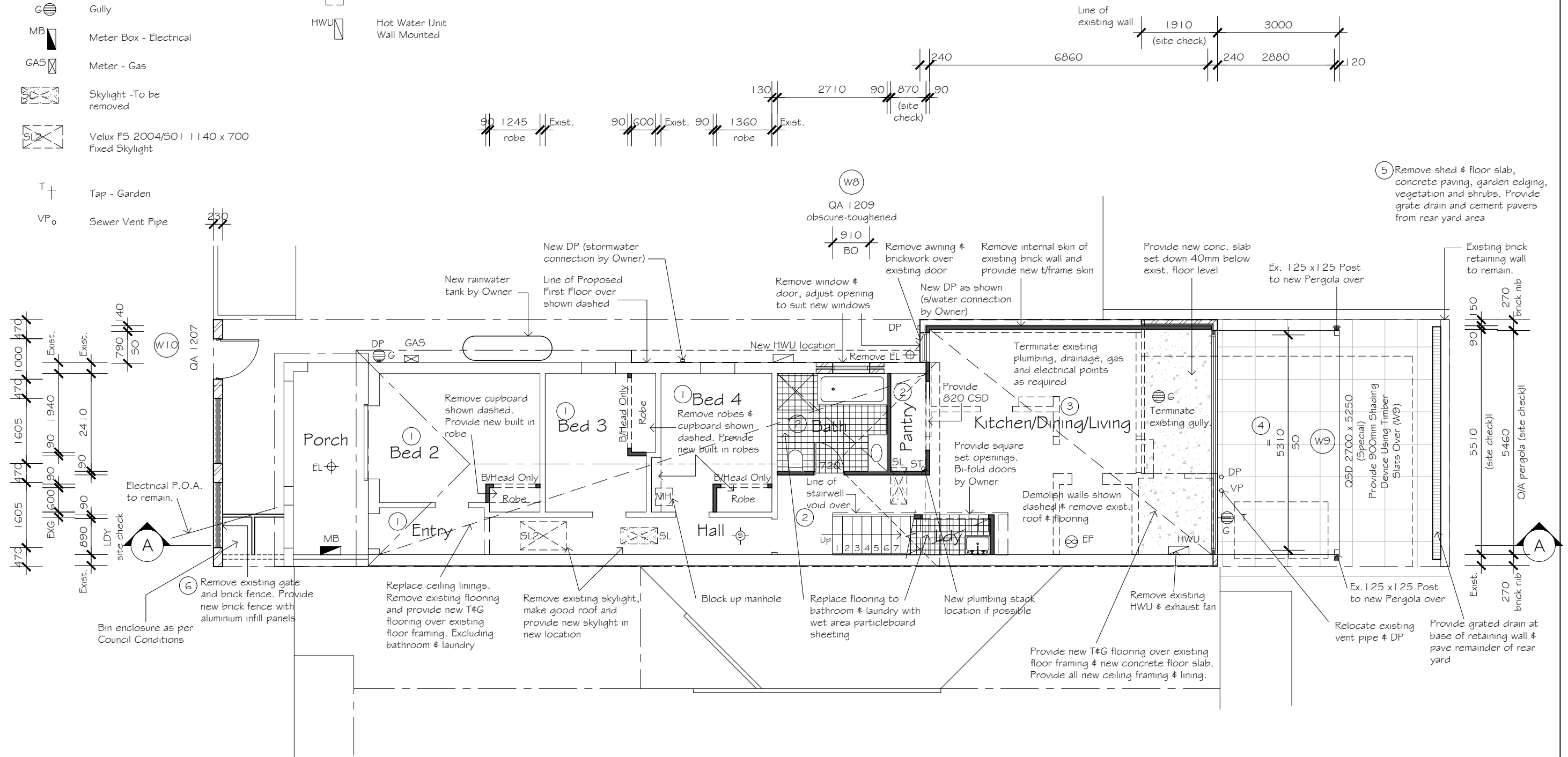
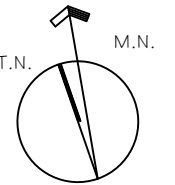
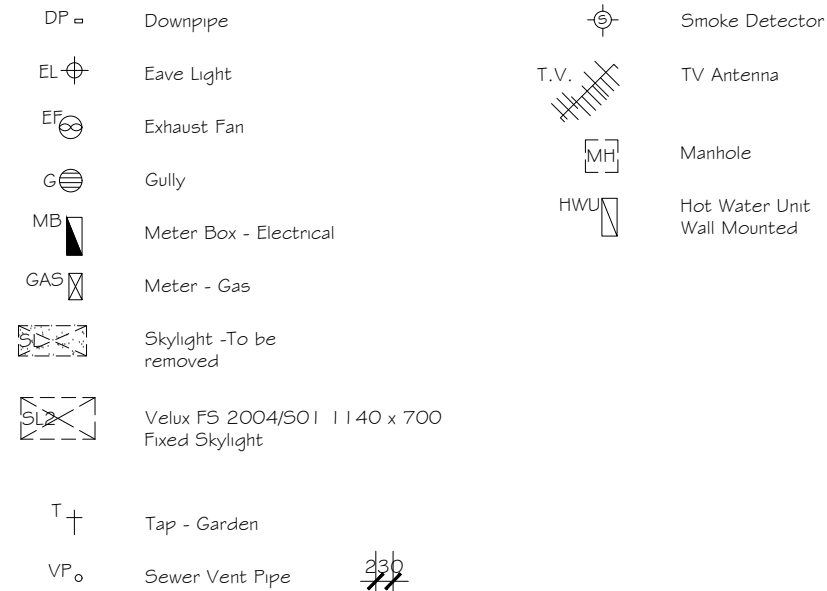
0.05 to 0.080
Existing & Proposed
(By Survey)



Site Plan

No. : 118
Lot. : 1
DP : 577146
AREA : 185.7m² (By Survey)

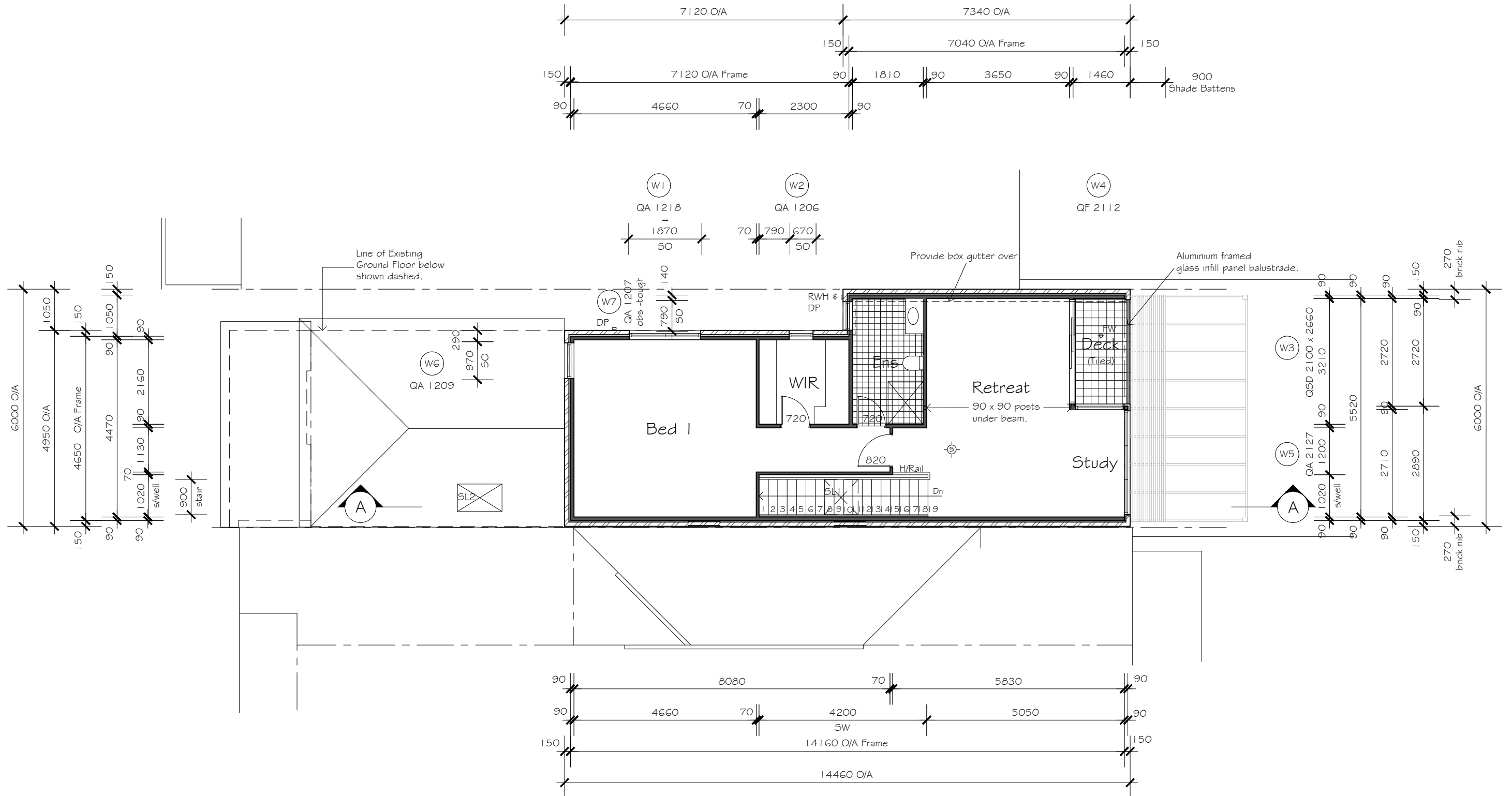
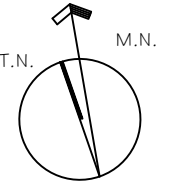
Legend



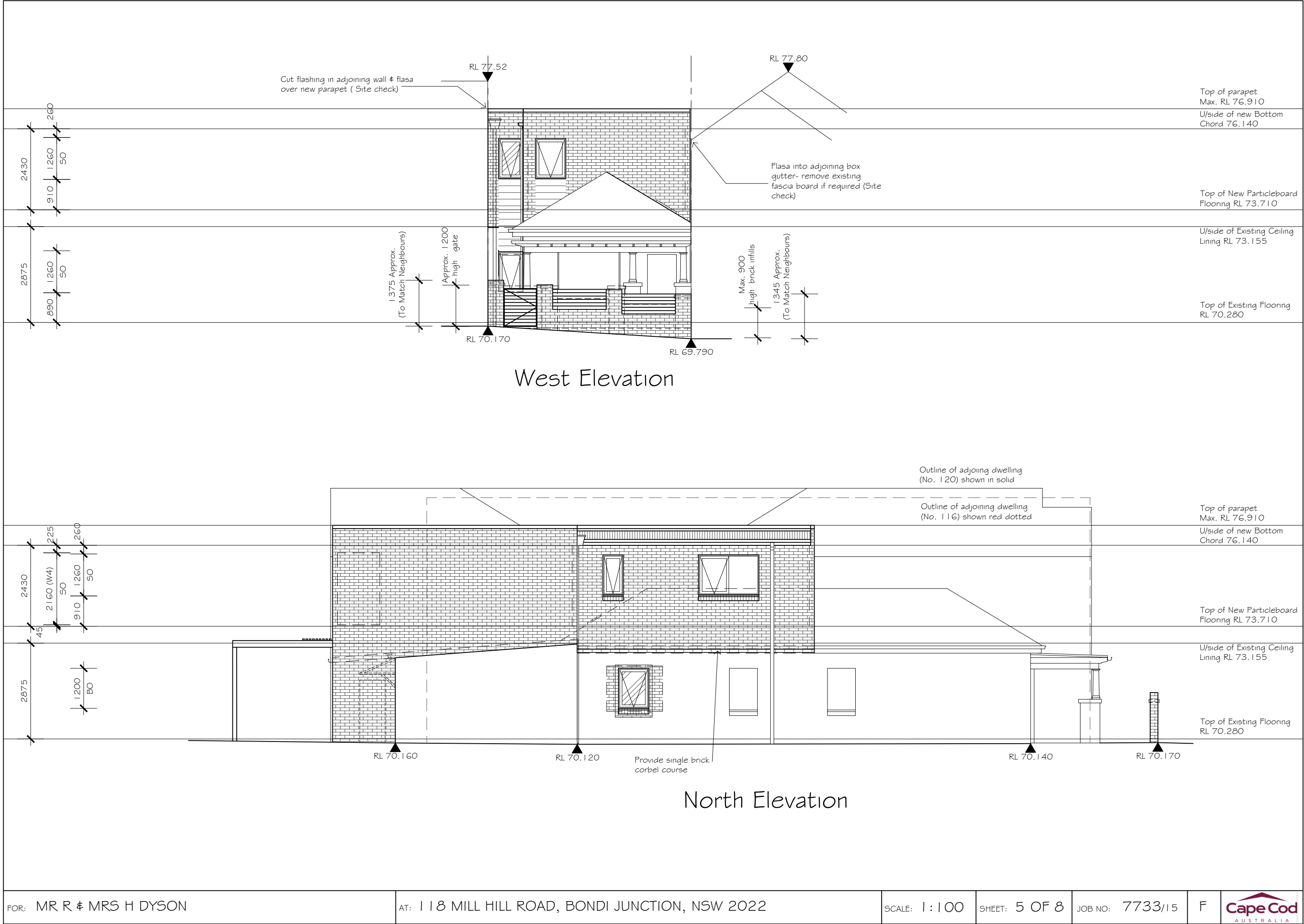
Ground Floor Plan

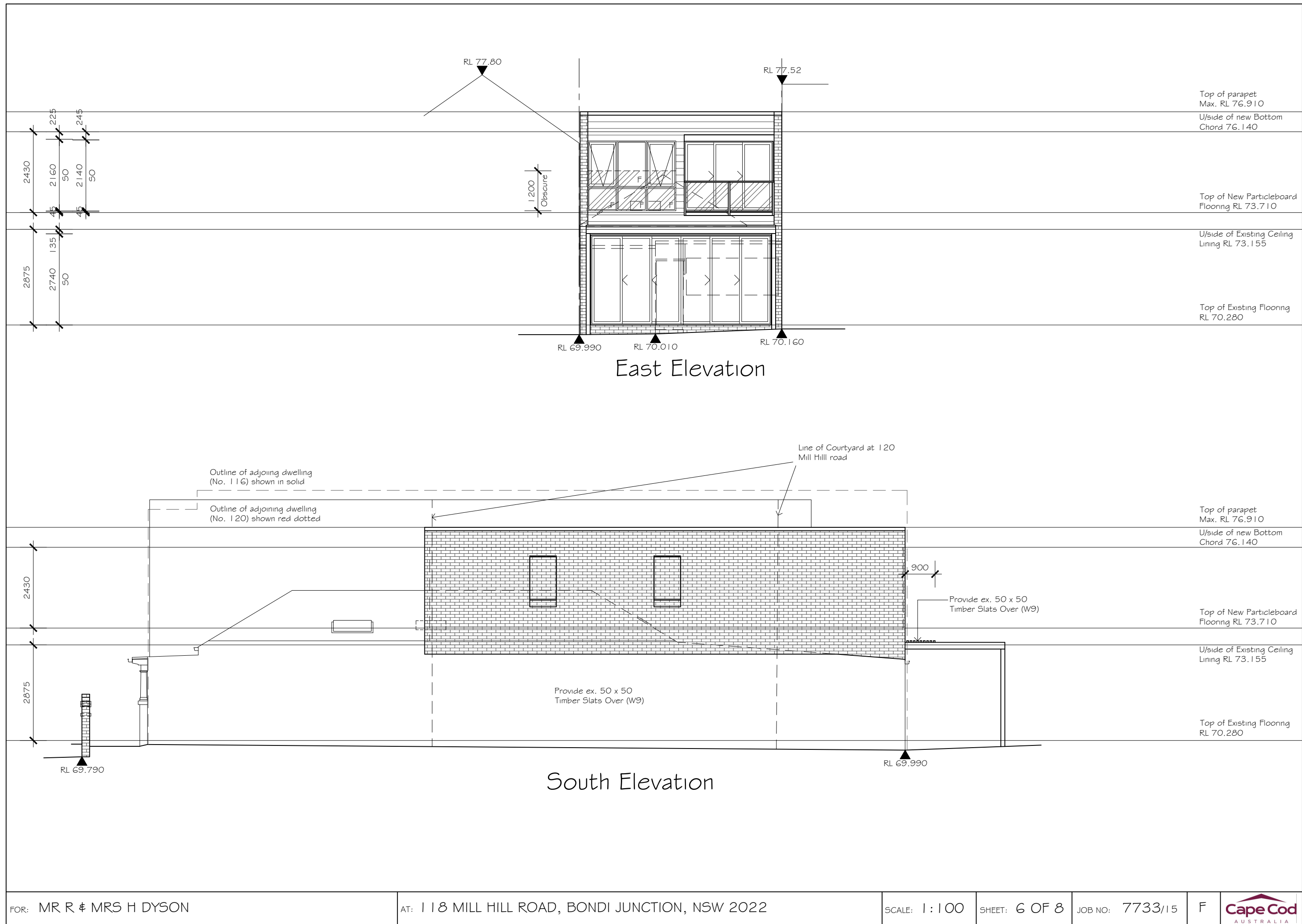
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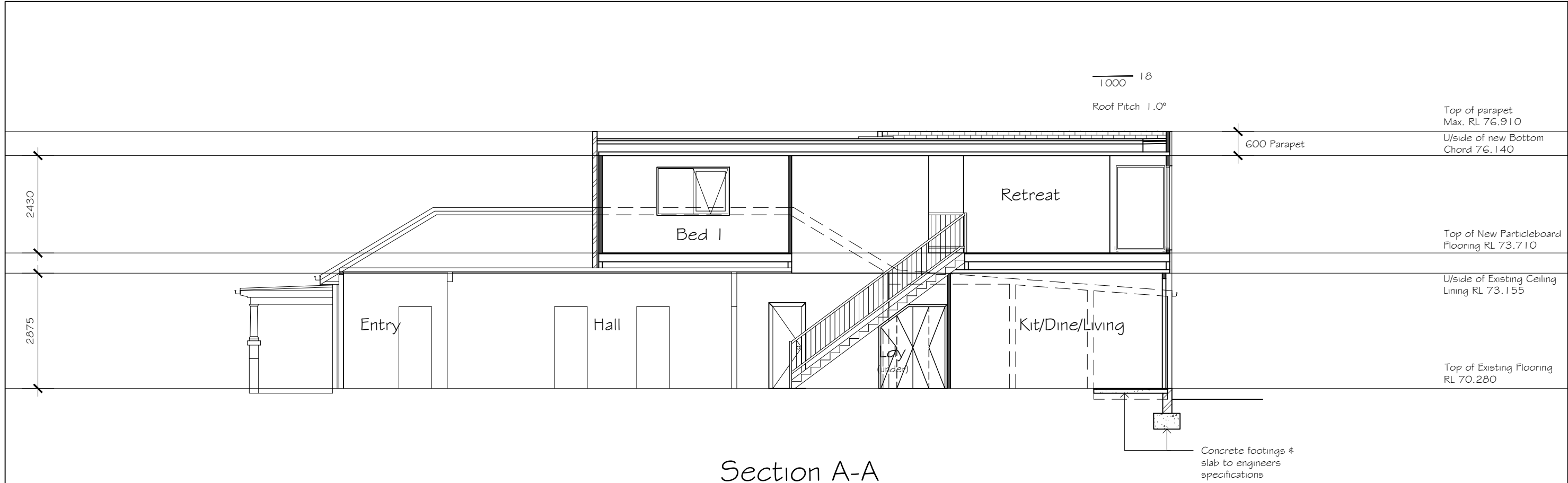
- DP □ Downpipe
- ⊙ Smoke Detector
- SLX Velux FCM 3030 Fixed Skylight (870x870)
- FW ⊕ Floor Waste

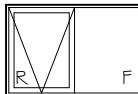


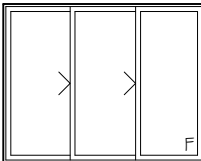

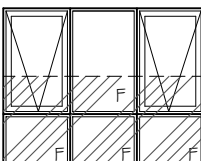



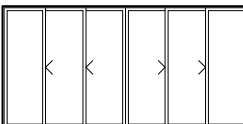


Proposed First Floor Addition







WINDOW SCHEDULE (BASIX 7169655_02)			CLIENT:			ALUMINIUM TREND WINDOWS:						
STANDARD NOTES:			CLIENT:			STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.						
			BUILDER:DATE:			DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.			TERRAIN: 3 WIND LOAD: W 33 N			
	W1	QA 1218	COLOUR	GLAZING	SPECIAL NOTES		W10	QA 1207	COLOUR	GLAZING	SPECIAL NOTES	
	N ELEVATION / BEDROOM 1		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 6.70, SHGC: 0.70)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W ELEVATION / KIT-DINE-LIV		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 6.70, SHGC: 0.70)		
	ALUMINIUM		INSECT SCREEN	BY OWNER			REVEAL	ALUMINIUM		INSECT SCREEN		BY OWNER
	AWNING OPEN / FIXED			REVEAL			ALUMINIUM		BY OWNER	REVEAL		
			140mm						100mm			
	W2	QA 1206	COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / WIR		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 6.70, SHGC: 0.70)								
	ALUMINIUM		INSECT SCREEN	BY OWNER								
	AWNING OPEN			REVEAL								
			140mm									
	W3	QSD 2100 x 2660	COLOUR	GLAZING	SPECIAL NOTES							
	E ELEVATION / RETREAT		IRONSTONE (DESIGNER)	SINGLE CLEAR, (U-VALUE: 6.70, SHGC: 0.70)								
	ALUMINIUM		INSECT SCREEN	BY OWNER								
	STACKER OPEN / OPEN / FIXED			REVEAL								
			100mm									
	W4	QF 2112	COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / STUDY		IRONSTONE (DESIGNER)	SINGLE CLEAR, (U-VALUE: 6.70, SHGC: 0.70)	TOUGHENED GLASS							
	ALUMINIUM		INSECT SCREEN	N/A								
	FIXED			REVEAL								
			100mm									
	W5	QA 2127T	COLOUR	GLAZING	SPECIAL NOTES							
	E ELEVATION / STUDY		IRONSTONE (DESIGNER)	SINGLE PYROLYTIC LOW- E, (U-VALUE: 4.48, SHGC: 0.46)	TRANSLUCENT FILM UP TO 1.2M FROM THE FLOOR BY BUILDER BY BUILDER.							
	ALUMINIUM		INSECT SCREEN	BY OWNER								
	AWNING OPEN / FIXED / OPEN FIXED / FIXED / FIXED			REVEAL								
			100mm									
	W6	QA 1209	COLOUR	GLAZING	SPECIAL NOTES							
	W ELEVATION / BEDROOM 1		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 6.70, SHGC: 0.70)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	ALUMINIUM		INSECT SCREEN	BY OWNER								
	AWNING OPEN			REVEAL								
			100mm									
	W7	QA 1207	COLOUR	GLAZING	SPECIAL NOTES							
	W ELEVATION / ENSUITE		PEARL WHITE	OBSCURED TOUGHENED, (OR U-VALUE: 6.70, SHGC: 0.70)	TRANSLUCENT FILM APPLIED BY BUILDER							
	ALUMINIUM		INSECT SCREEN	BY OWNER								
	AWNING OPEN			REVEAL								
			100mm									
	W8	QA 1209	COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / BATH		PEARL WHITE	OBSCURED TOUGHENED, (OR U-VALUE: 6.70, SHGC: 0.70)	TRANSLUCENT FILM APPLIED BY BUILDER							
	ALUMINIUM		INSECT SCREEN	BY OWNER								
	AWNING OPEN			REVEAL								
			170mm									
	W9	QSD 2700 X 5250	COLOUR	GLAZING	SPECIAL NOTES							
	E ELEVATION / KIT-DINE-LIV		IRONSTONE (DESIGNER)	SINGLE PYROLYTIC LOW- E, (U-VALUE: 4.48, SHGC: 0.46)								
	ALUMINIUM		INSECT SCREEN	BY OWNER								
	STACKER - FIXED / OPEN / OPEN / OPEN / OPEN / FIXED			REVEAL								
			100mm									
FOR: MR R & MRS H DYSON			AT: 118 MILL HILL ROAD, BONDI JUNCTION, NSW 2022			SCALE: 1 : NTS			SHEET: 8 OF 8			
						JOB NO: 7733/15			F			
									Cape Cod AUSTRALIA			