BASIX COMMITMENTS							
CERTIFICATE NO. A282356							
FIXTURES AND SYSTEMS							
LIGHTING MIN 40% OF NEW OR ALTERED LIGHT FI TO BE FITTED WITH FLUORESCENT, CON FLUORESCENT OR LIGHT-EMITTING-DIOE (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, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)						
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL:75mm)	NIL						
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)						
GLAZII	NG REQUIREMENTS						
WINDOWS							
WI, W2, W3, W4, W5, W9 \$	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
W6, W7, W8 \$ W11	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)						
SHADING DEVICES							
WINDOWS							
WI, W3, W4, W5, W6, W7, W8 ¢ W9	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM						
W2	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM						
WIO \$ WII	NONE						

FINAL CONSTRUCTION.

EXTERNAL PAINT SCHEDULE

LATERIAL FAIRT SOFILD OLL							
ITEM	BRAND eg. WATTYL	CODE	COLOUR				
Soffit Lining			Off White				
Wall Cladding			Balance				

SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 90 X 35 INT. STUDS @ .600 CTS

ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS

COMMON BRICKWORK FOR RENDER AND PAINT FINISH

FLOOR: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 28 N

FINISHES BRICKWORK

(TERRAIN: 3)

INSECT SCREENS:

WINDOW SASHES

ROOF COVERING

ROOF SARKING

SPECIFICATION FOR

THE EXTENT OF WORK

INSULATION

TO ALL NEW OPERABLE

FLOORING	STRIP EXISTING FLOOR BOARDS IN AREA OF ADDITION ONLY PLUS PROVIDE NEW EX. I I 3x25 T&G CYPRESS PINE FLOOR BOARDS TO ADDITION AREA INCLUDING FINE SANDING AND 'ESTAPOL' FINISH
CLADDING	WEATHERTEX I 70mm SMOOTH PRIMELOK FEDERATION BOARDS FIXED TO 20mm BATTENS OVER 75mm POLYSTYRENE SHEETING TO LIVING ROOM 'BUMP OUT' PLUS FRONT GABLE. 75mm POLYSTYRENE SHEETING WITH APPLIED TEXTURE COAT FINISH FIXED TO 20mm BATTENS OVER POLASTIC BLANKET TO ALL REMAINING WALLS. HARDITEX BASE SHEET WITH APPLIED TEXTURE COAT FINISH BELOW FLOOR LEVEL ON EAST ELEVATION.
WINDOWS - TREND KEYED LOCKS	FRAME: PREFINISHED ALUMINIUM

AS PER WINDOW SCHEDULE

TERRA COTTA ROOF TILES TO MATCH EXISTING AS

CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 SOUNDSCREEN BATTS TO FIRST FLOOR

R3.0 SOUNDSCREEN BATTS TO FIRST FLOOR

FRAME: PREFINISHED ALUMINIUM

MESH: FIBREGLASS

ADDITION CEILING AREA

ADDITION FLOOR AREA

SHOWN.

SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-
- PROVIDE TWO (2) LAYERS OF 13mm PLASTERBOARD TO NEW CEILINGS. REUSE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK
- FOR COMPLIANCE WITH THE NCC. AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- CONNECT/INSTALL TWO (2) DOWNLIGHT FITTINGS, EIGHT (8) LIGHT FITTINGS \$ ONE (1) 3 IN 1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).
- PROVIDE (I) SHELF \$ HANGING RAIL TO WALK IN ROBE WALLS AS SHOWN. 400x600mm SHOWER NICHE TO FIRST FLOOR BATHROOM.
- PROVIDE STORMWATER DESIGN.

WORKS BY OWNER

- REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS
- CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL IF REQUIRED.
- PHONE AND/OR DATA CABLING IF REQUIRED.
- SUPPLY TWO (2) DOWNLIGHT FITTINGS, EIGHT (8) LIGHT FITTINGS & ONE (1) 3 IN I FAN/LIGHT/HEATER UNIT.
- FITOUT OF NEW WARDROBES IN BEDROOM 2 AND BEDROOM 3 INCLUDING DOORS, JAMBS, ARCHITRAVES ETC.
- ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.

	R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO FIRST					
	FLOOR EXTERNAL WALL FRAMES	ı	AMENDED FINAL CONSTRUCTION	N.L.	10.10.17	
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. I 50x25mm "COLONIAL"	Н	FINAL CONSTRUCTION	J.C.	29.09.17	
	ARCHITRAVE: Ex. I OOx25mm "COLONIAL"	G	TO CONTRACTS	J.C.	13.09.17	
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"	F	PLAN CHECK	W.A.	05.09.17	
STAIRCASE	EXISTING TO REMAIN (SUBJECT TO SITE	E	ADDITIONAL INFORMATION ADDED FOR COUNCIL	5.M.	27.07.17	
FASCIA \$	INVESTIGATION)	D	ROOF AMENDED FOR COUNCIL	J.E.	15.06.17	
BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: IRONSTONE	С	BASIX ADDED \$ TO COUNCIL	M.P.	05.06.17	
	BARGE COLOUR: IRONSTONE BARGE SOAKER COLOUR: IRONSTONE	В	CONSULTANT CHECK PLAN	M.P.	03.04.17	
ITTERS \$ DOWNPIPES TYPE: QUAD		Α	TECHNICAL	5.M.	17.03.17	
	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: IRONSTONE DOWNPIPE COLOUR: SHALE GREY		ISSUE	DRAWN	DATE	
			DESIGN CONSULTANT: DAREK SZYMANSKI			
HOT WATER UNIT	CONNECT TO EXISTING	PROPOSED ADDITIONS & ALTERATIONS				
PAINTING - REFER TO	FIRST FLOOR EXTERNAL: BY CAPE COD					

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.

FIRST FLOOR INTERNAL: BY CAPE COD

PAINTING TO ALTERATION AND RENOVATION WORK

TO BE BY THE OWNER UNLESS SPECIFIED OTHERWISE

FOR MR R WILLS

AT 2 LANGER STREET BANKSIA NSW 2216

COUNCIL: BAYSIDE

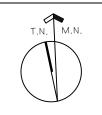


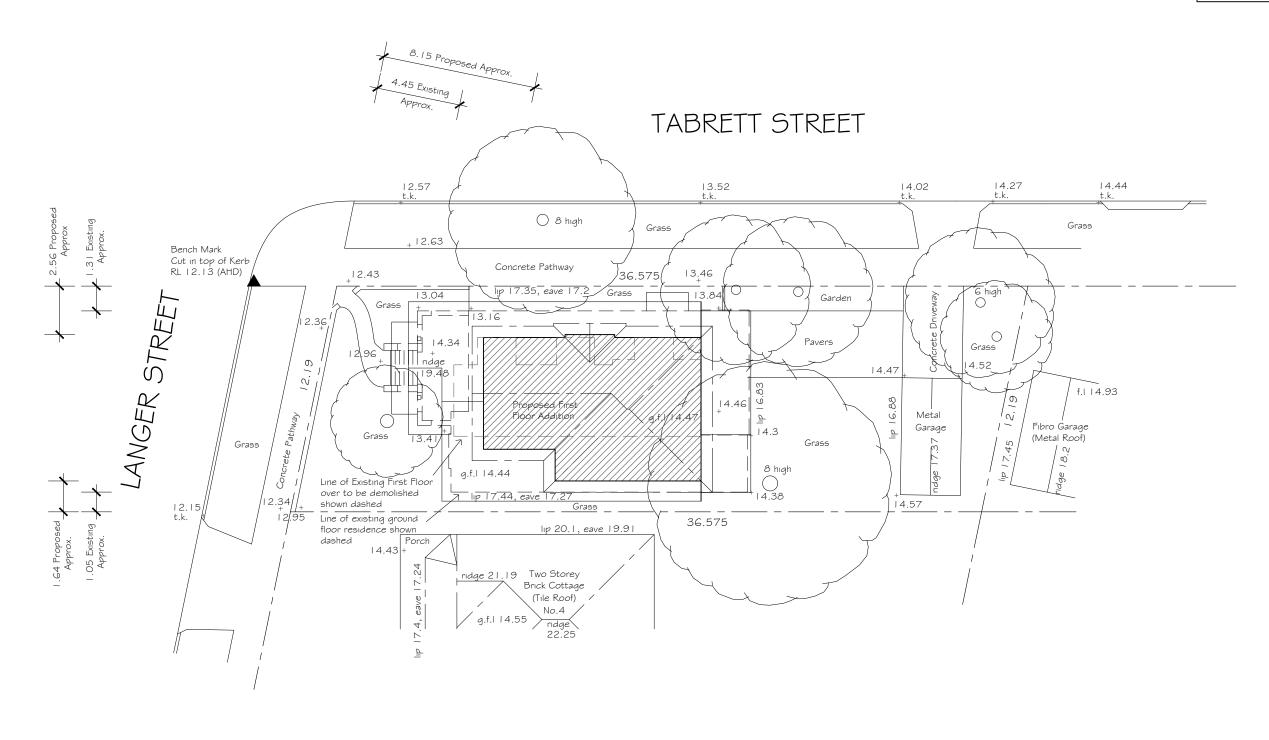
A.B.N. 54 000 605 407

SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

JOB NO: 7843/17





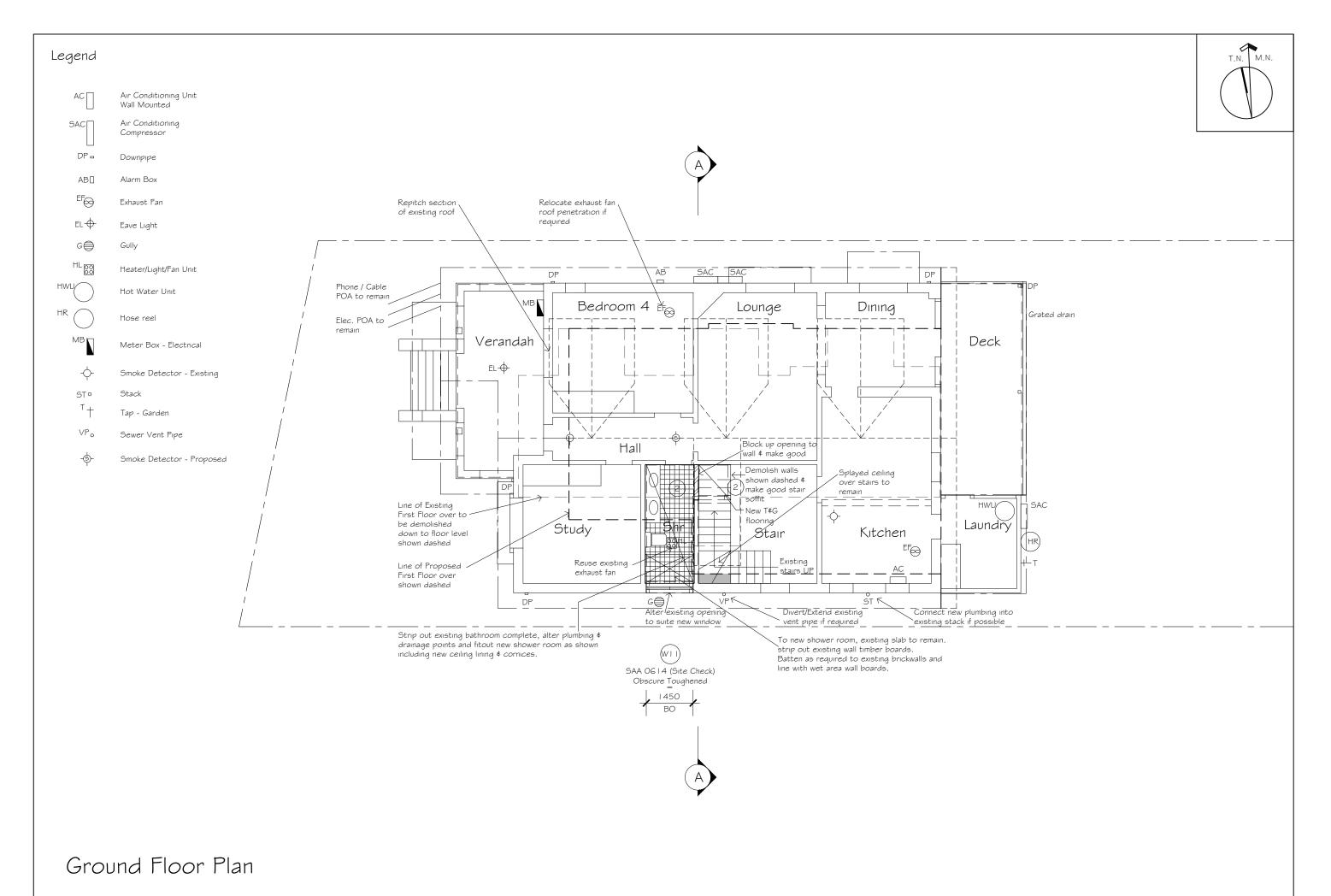
Site Plan

No. : 2 Lot. : 27 DP : 10039

AREA: 436.3m² (By Title) 436.8m² (By Calc)

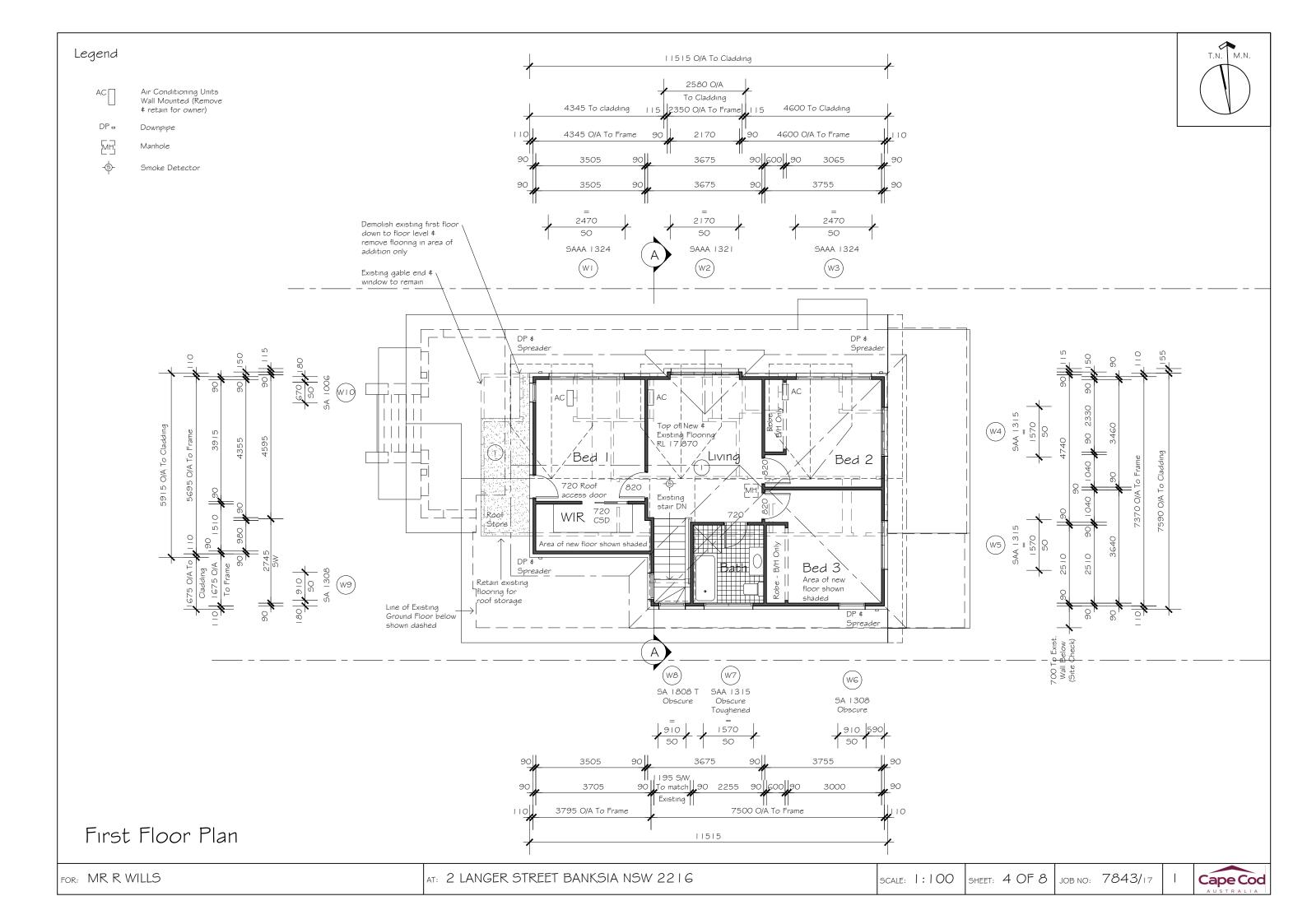
Post Development

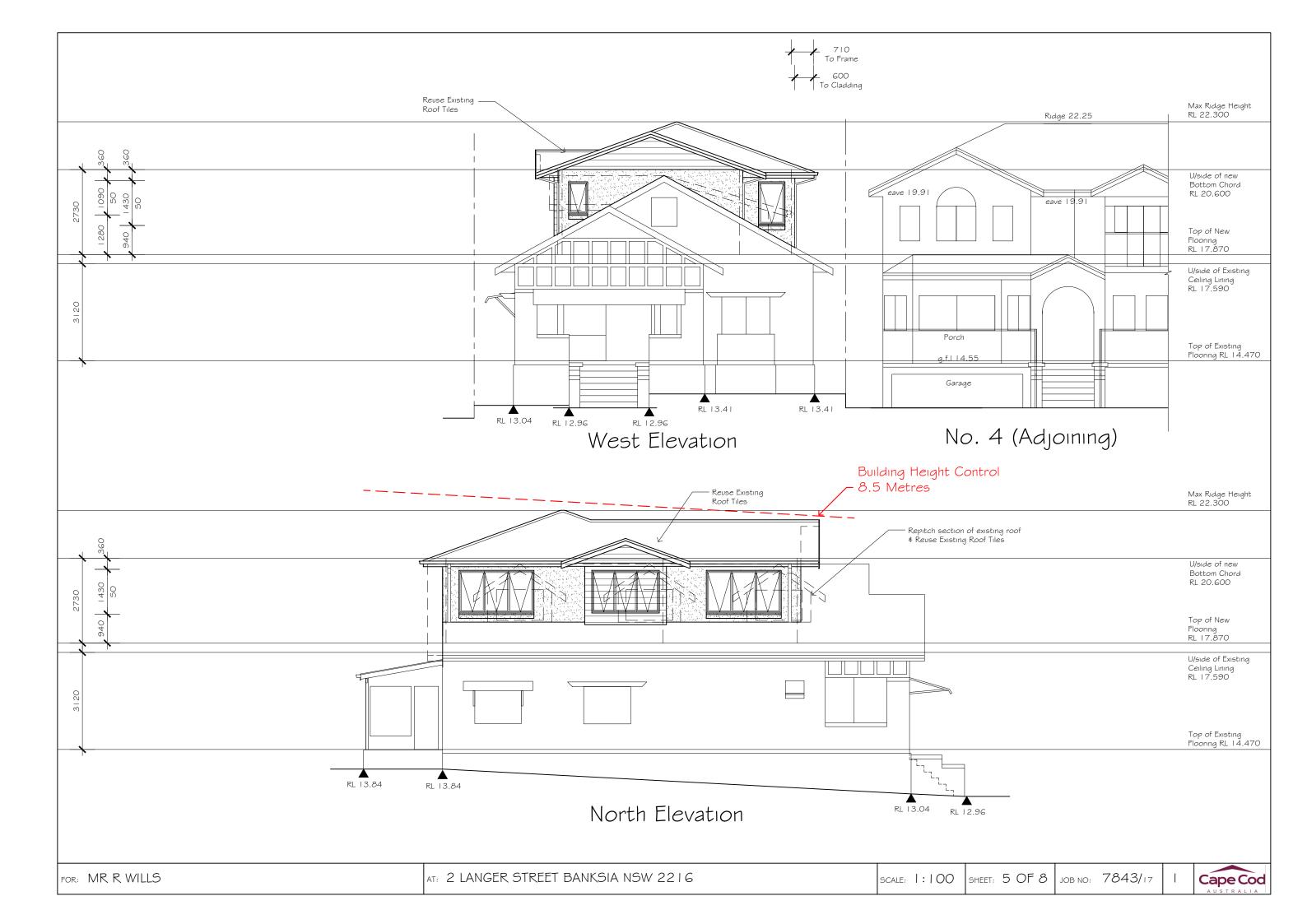
Ground Floor $= 116.40 \text{m}^2$ First Floor = 70.70m² Ex.Stairs TOTAL $= 187.10 m^2$ FSR = 0.4283:1

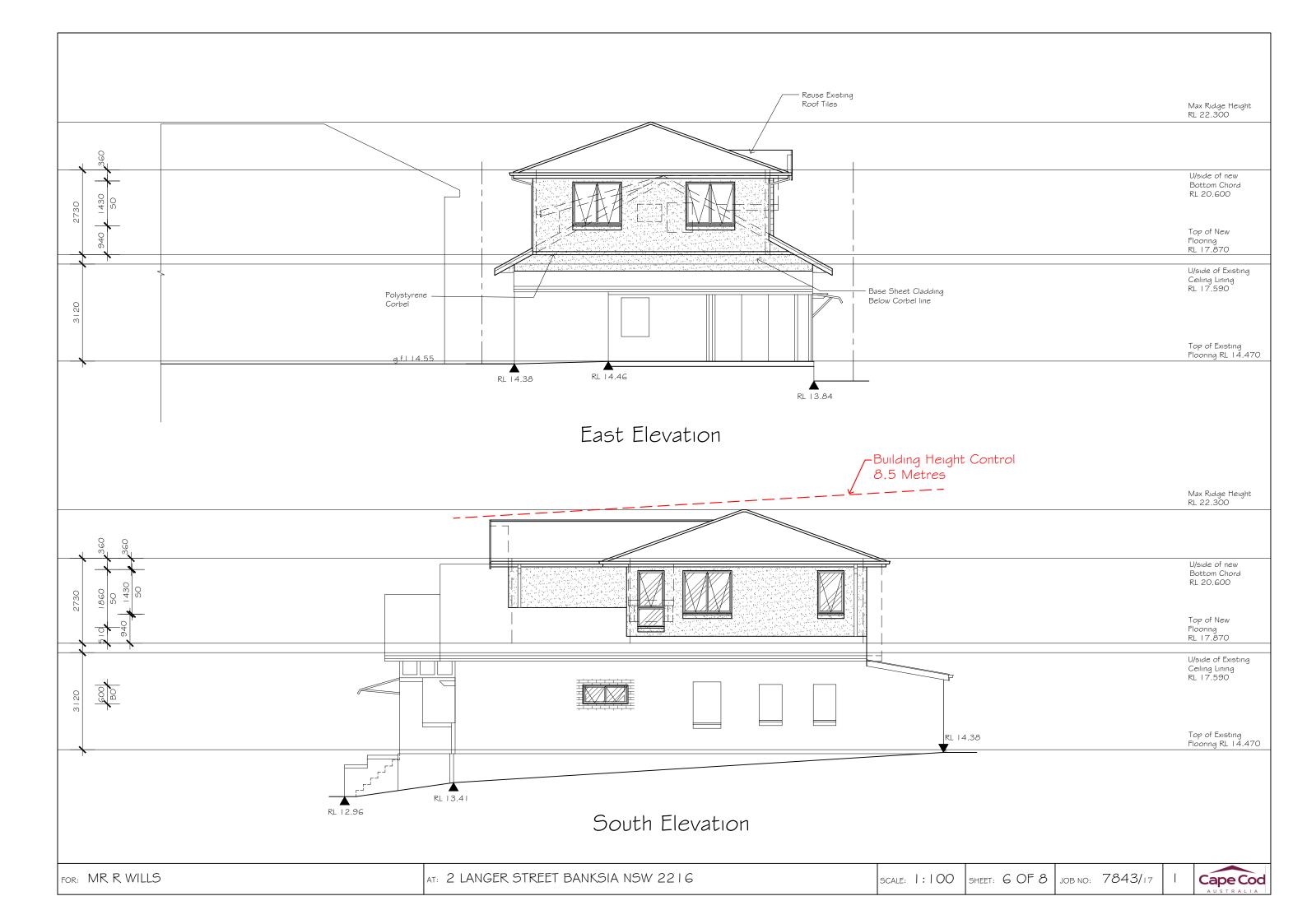


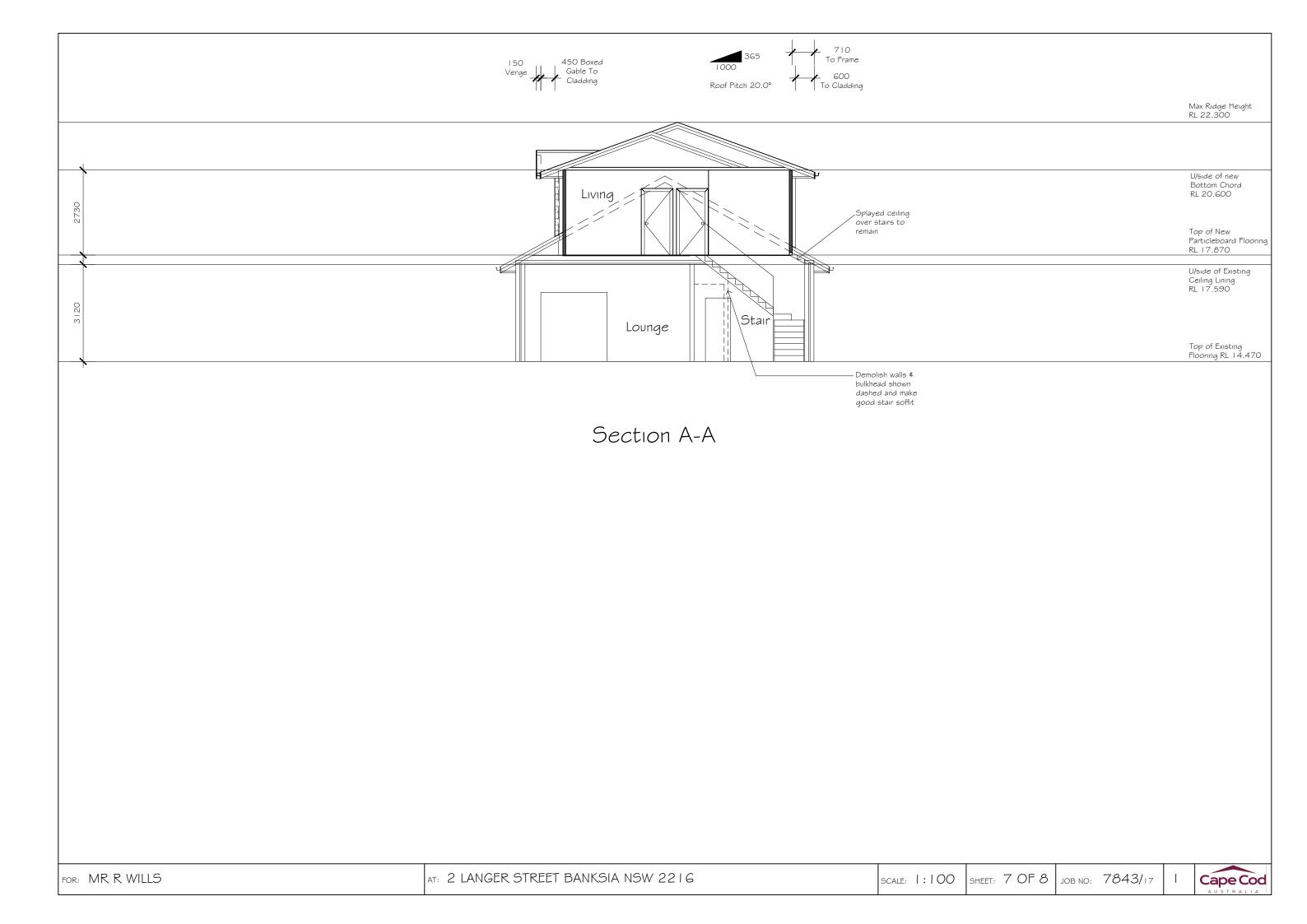
Cape Cod

SCALE: 1:100









WINDOW SCHEDI	ULE (BASIX A2823	356)		TIENT.		ALUMINIUM TREND WINDOV				
STANDARD NOTES:				CLIENT:			RL WHITE GLOSS, DUNE, STONE			
WINDOWS AND DOORS A ALL WINDOWS COME WITH	ARE DRAWN AS VIEWED FROM	OUTSIDE		JLIENI:			DIC NATURAL MATT, WOODLAN	, , , , , , , , , , , , , , , , , , , ,		
 WINDOW OPENINGS NOT 	THE REFERENCE ALIKE LOCKS ED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	H THE B	BUILDER:	DATE:		NLABLE: WHITE BIRCH, PRIMRO FARL, DEEP OCEAN, SURF MIST		c 	
NCC 3.9.2.5	1	_				CHARCOAL, IRONSTONE.			TERRAIN: 3 W	IND LOAD: W 28 N
	(WI) SAAA 1324	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES	-	WIO SA 1007		GLAZING	SPECIAL NOTES
		FLARL WITTL	12.38mm SM. GLASS CLR LA		RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.				2.38mm SMART GLASS CLR LAMINATED	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.
	N ELEVATION / BEDROOM I	INSECT SCREEN					W ELEVATION / BEDROOM	INSECT SCREEN		
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM		
	AWNING OPEN / OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL 140mm		-		AWNING OPEN	DEADL MAUTE	REVEAL 40mm	
	OPEN / OPEN / OPEN				ACOUSTIC SEALS		OFLIN	<u> </u>		ACOUSTIC SEALS
	(W2) SAAA 1321	COLOUR PEARL WHITE	GLAZING	4.57	SPECIAL NOTES		WII) SAA 0614	COLOUR (GLAZING	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.
		- CANCE WITHE	10.38mm SM. GLASS CLR LA					- I LANCE WITH L		TRANSLUCENT FILINI DI BUILDER.
	N ELEVATION / LIVING	INSECT SCREEN					S ELEVATION / SHOWER	INSECT SCREEN		SITE MEASURE.
	ALUMINIUM	ALUMINIUM	55.454				ALUMINIUM	ALUMINIUM	NEW (EA)	_
	AWNING OPEN / OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL 140mm		4		AWNING OPEN / OPEN		70mm	-
	OI EN / OI EN / OI EN				ACOUSTIC SEALS		OI LIN / OI LIN		7011111	6.38mm LAMINATED GLASS
	(W3) SAAA 1324	COLOUR PEARL WHITE	GLAZING I 2.38mm SM	ADT	SPECIAL NOTES RESTRICT OPENINGS TO 125mm TO COMPLY	_				
	N ELEVATION / DECCO		GLASS CLR LA		WITH NCC.			-		
	N ELEVATION / BEDROOM 2 ALUMINIUM	INSECT SCREEN								
		ALUMINIUM FIBREGLASS MESH	DEL/EAL		-					
	AWNING OPEN / OPEN / OPEN	PEARL WHITE	REVEAL I 40mm		-			-		
	OTEN OTEN	COLOUR	GLAZING		ACOUSTIC SEALS SPECIAL NOTES					
	(W4) SAA 1315	PEARL WHITE	I 2.38mm SM	IAPT	RESTRICT OPENINGS TO 125mm TO COMPLY	-				
ALL	E ELEVATION / BEDROOM 2		GLASS CLR LA		WITH NCC.					
	ALUMINIUM	INSECT SCREEN								
	AWNING	ALUMINIUM FIBREGLASS MESH	REVEAL					┥ ├		-
	OPEN / OPEN	PEARL WHITE	I 40mm		ACOUSTIC SEALS					
		COLOUR	GLAZING		SPECIAL NOTES					
	(W5) SAA 1315	PEARL WHITE	12.38mm SM.	ART	RESTRICT OPENINGS TO 125mm TO COMPLY	-				
	E ELEVATION / BEDROOM 3	INSECT SCREEN	GLASS CLR LA	AMINATED	WITH NCC.					
	ALUMINIUM	ALUMINIUM	\dashv							
	AWNING	FIBREGLASS MESH	REVEAL					-		
	OPEN / OPEN	PEARL WHITE	I 40mm		ACOUSTIC SEALS					
	(W6) SA 1308	COLOUR	GLAZING		SPECIAL NOTES					
	W6) 5A 1500	PEARL WHITE	12.38mm SM. GLASS CLR LA		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.					
X //	S ELEVATION / BEDROOM 3	INSECT SCREEN	GLASS CLR LA	AMINATLU	TRANSLUCENT FILM BY BUILDER.					
	ALUMINIUM	ALUMINIUM								
	AWNING	FIBREGLASS MESH PEARL WHITE	REVEAL							
	OPEN		I 40mm		ACOUSTIC SEALS					
	(W7) SAA 1315	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES	-				
		I LINE WITH	SINGLE CLEAR (U-VALUE: 7.0		TRANSLUCENT FILM BY BUILDER.					
	S ELEVATION / BATHROOM	INSECT SCREEN	SHGC: 0.75)	*						
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEV/EAT		-					
الشهدات المساورة	AWNING OPEN / OPEN	PEARL WHITE	REVEAL 140mm		1					
	,	COLOUR	GLAZING		6.38mm LAMINATED GLASS SPECIAL NOTES					
	(W8) SA 1808 T	PEARL WHITE	I O.38mm SM	IART	TRANSLUCENT FILM BY BUILDER.	1				
	S ELEVATION / STAIR		GLASS CLR LA							
	ALUMINIUM	INSECT SCREEN						— ———		
	AWNING	ALUMINIUM FIBREGLASS MESH	REVEAL					┥ ├		1
<i>V///</i>	OPEN	PEARL WHITE	I 40mm		ACOUSTIC SEALS					1
	(WQ) ca i sass	COLOUR	GLAZING		SPECIAL NOTES					
	(W9) 5A 1308	PEARL WHITE	10.38mm SM							
	W ELEVATION / STAIR	INSECT SCREEN	GLASS CLR LA	AMINATED						
	ALUMINIUM	ALUMINIUM								
	AWNING	FIBREGLASS MESH PEARL WHITE	REVEAL		_					
	OPEN	I LINC WILLE	I 40mm		ACOUSTIC SEALS				,	
or: MR R WILLS				AT: 2	LANGER STREET BANKSIA NSW 2	2216		SCALE: 1: NTS SH	IEET: 8 OF 8	DB NO: 7843/17 Cape Coo