
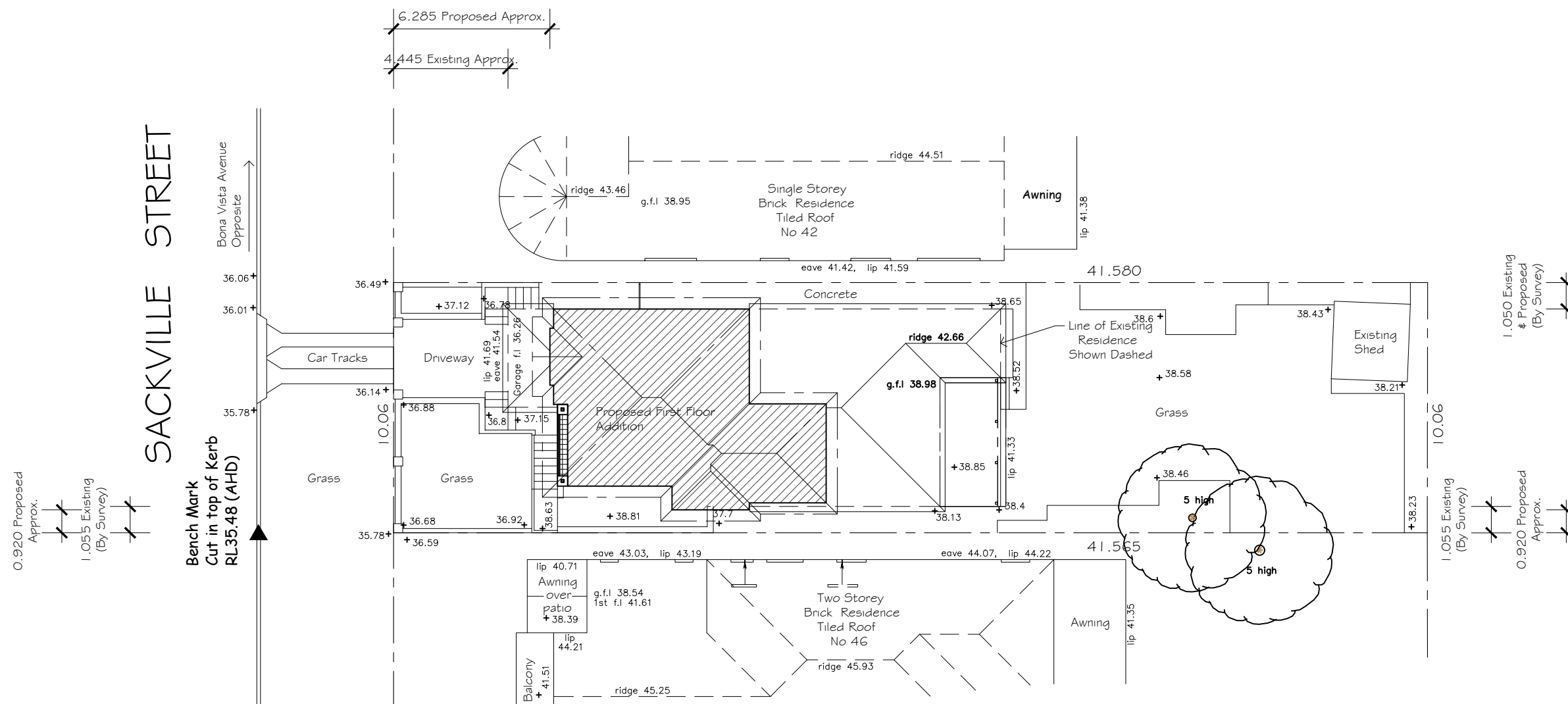
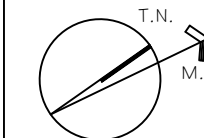


BASIX COMMITMENTS			
CERTIFICATE NO. A267199_02			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: CAVITY BRICK	NIL		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R 1.30 (or R 1.70 INCLUDING CONSTRUCTION)		
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W3, W4, W5, W6, W7, W8, & W9,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
W1, W2, & W10	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
W11	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)		
SHADING DEVICES			
WINDOWS			
W1, W2, W3, W4, W5, W6, W7, & W10	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W8	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
W9	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23		
W11	NONE		

FINAL CONSTRUCTION.

SPECIFICATION SUMMARY		SPECIAL NOTES			
STRUCTURAL TIMBER - All to ASA 1684.2		<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.CONNECT/INSTALL TWENTY TWO (22) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).CONNECT/INSTALL ONE (1) WALL EXHAUST FAN (AS SUPPLIED BY THE OWNER).SUPPLY/INSTALL Ex. 100x20mm POLYSTYRENE CORBEL TRIM TO JULIET BALCONY BUILD UP & BALUSTRADE, & TO UNDERSIDE OF BALCONY BALUSTRADE CAPPING.SUPPLY/INSTALL THREE (3) SQUARE DRESSED TIMBER KNEE BRACE SUPPORTS TO THE STAIR WELL CANTILEVERED FLOOR AREA.PROVIDE CONTROL COCK TO MIXER TYPE TAPS.SUPPLY & INSTALL BAR SINK CABINET.			
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: 140x45mm MIN. FLOOR JOISTS	WIND LOAD W 33 N				
FINISHES		WORKS BY OWNER			
BRICKWORK	COMMON BRICKWORK FOR RENDER AND PAINT FINISH TO GROUND FLOOR ALTERATION	<ul style="list-style-type: none">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. AERIALPHONE AND/OR DATA CABLING.SUPPLY TWENTY TWO (22) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.SUPPLY ONE (1) WALL EXHAUST FAN.SUPPLY & FIXING OF CORNICES TO NEW GROUND FLOOR RENOVATION INTERNAL TIMBER FRAMED WALLS & THE MAKING GOOD OR THE REPLACEMENT OF EXISTING CORNICES TO THE ENTRY, HALL & FAMILY ROOM.MAKING GOOD TO EXISTING FLOOR FINISHES AFFECTED BY THE ALTERATIONS.			
FLOORING	19MM STRUCTURAL PARTICLEBOARD				
CLADDING	230mm HARDIPLANK "SMOOTH" CLADDING OVER POLYSTYRENE CORE WALL INSULATION TO FIRST FLOOR EXTERNAL WALLS & GABLE. HARDITEX CLADDING TO JULIET BALCONY				
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM	H	FINAL CONSTRUCTION	J.E.	27-03-17
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLOSS	G	CONSTRUCTION CERTIFICATE	S.M.	14-03-17
ROOF COVERING	PROVIDE ALL NEW CONCRETE "TUDOR" ROOF TILES TO PROPOSED FIRST FLOOR ADDITION	F	TO CONTRACTS	N.E.	09-03-17
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	E	PLAN CHECK	C.S.	08-10-17
INSULATION (FIBREGLOSS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES	D	BASIX ADDED & TO COUNCIL	N.E.	28-11-16
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 COLONIAL ARCHITRAVE: Ex. 100x25 COLONIAL	C	CONSULTANT MARKUP	SC	09-11-16
INTERNAL DOORS	"MODA - PMOD4"	B	TO CLIENT	BP	02-11-16
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER WIDTH: 1000mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD)	A	TECHNICAL	JGI	24-10-16
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER	No.	ISSUE	DRAWN	DATE
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: GULLY DOWNPIPE COLOUR: GULLY	DESIGN CONSULTANT: BARBARA SZYMANSKI			
HOT WATER UNIT	NEW RINNAI INFINITY 26	PROPOSED ADDITIONS & ALTERATIONS			
PAINING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	FOR MR L & MRS N TRINCA MR R & MRS M TRINCA 44 SACKVILLE STREET MAROUBRA NSW 2035			
FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.	DO NOT SCALE OFF DRAWINGS.	COUNCIL: RANDWICK			
ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.	NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.	<div><div></div><div>A.B.N. 54 000 605 407 SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519</div></div>			
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.		SHEET: 1 OF 8			
		JOB NO: 7810/16			
		H			



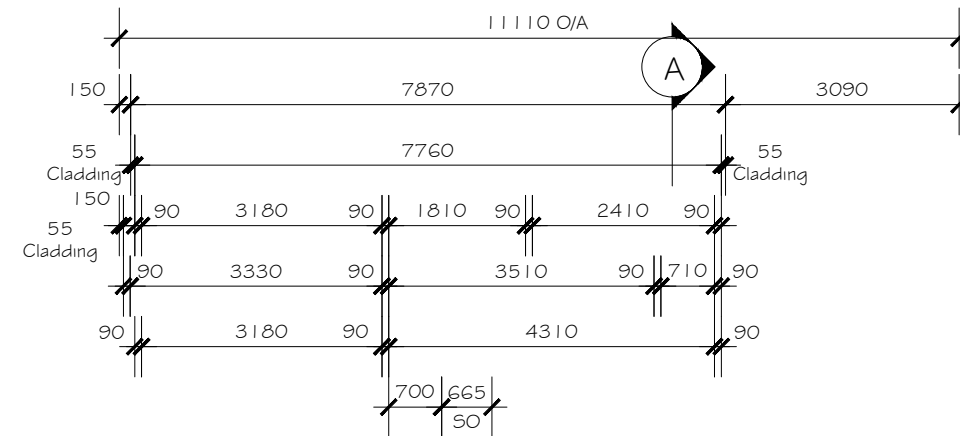
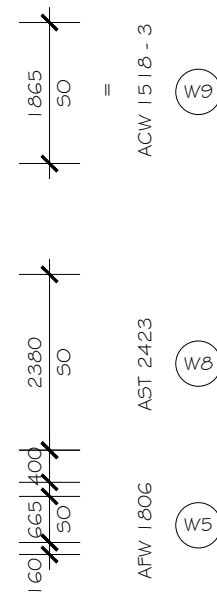
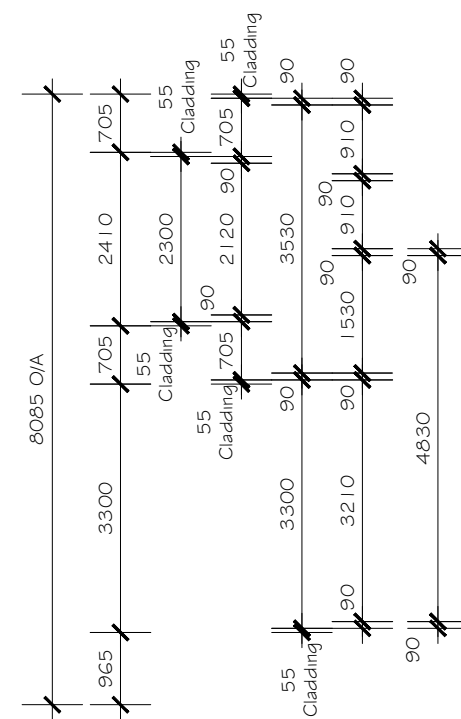
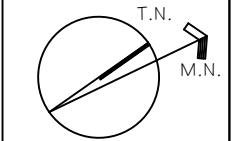
Site Plan

No. : 44
Lot. : A
DP : 402063
AREA : 417.30m² (By Title)
: 418.2m² (By Calc)

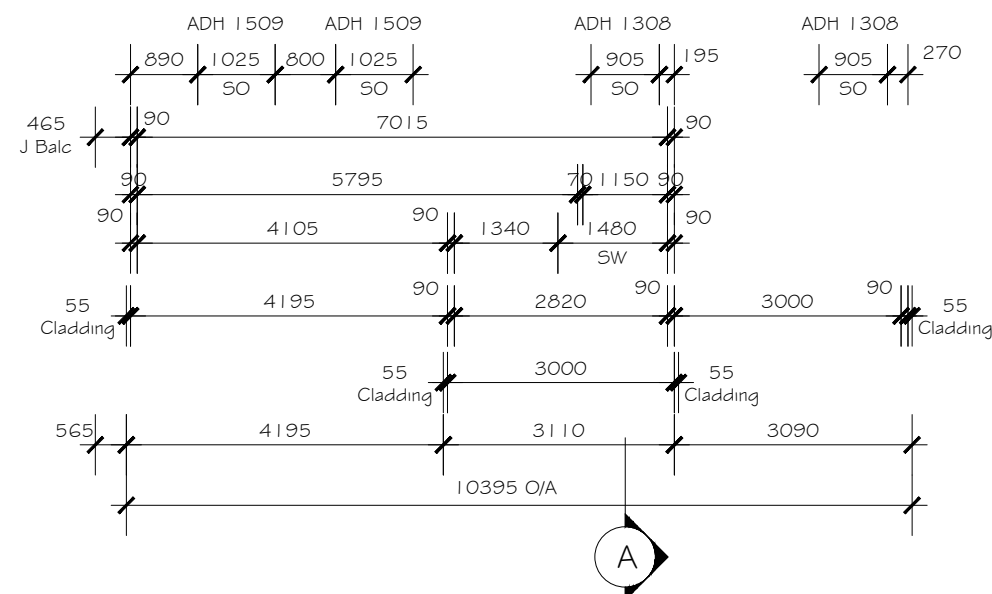
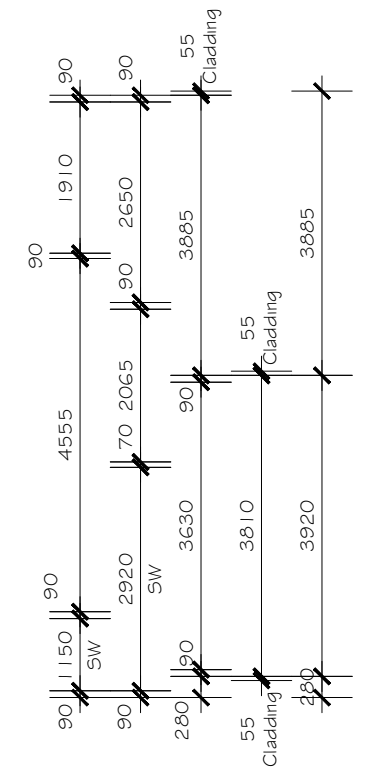
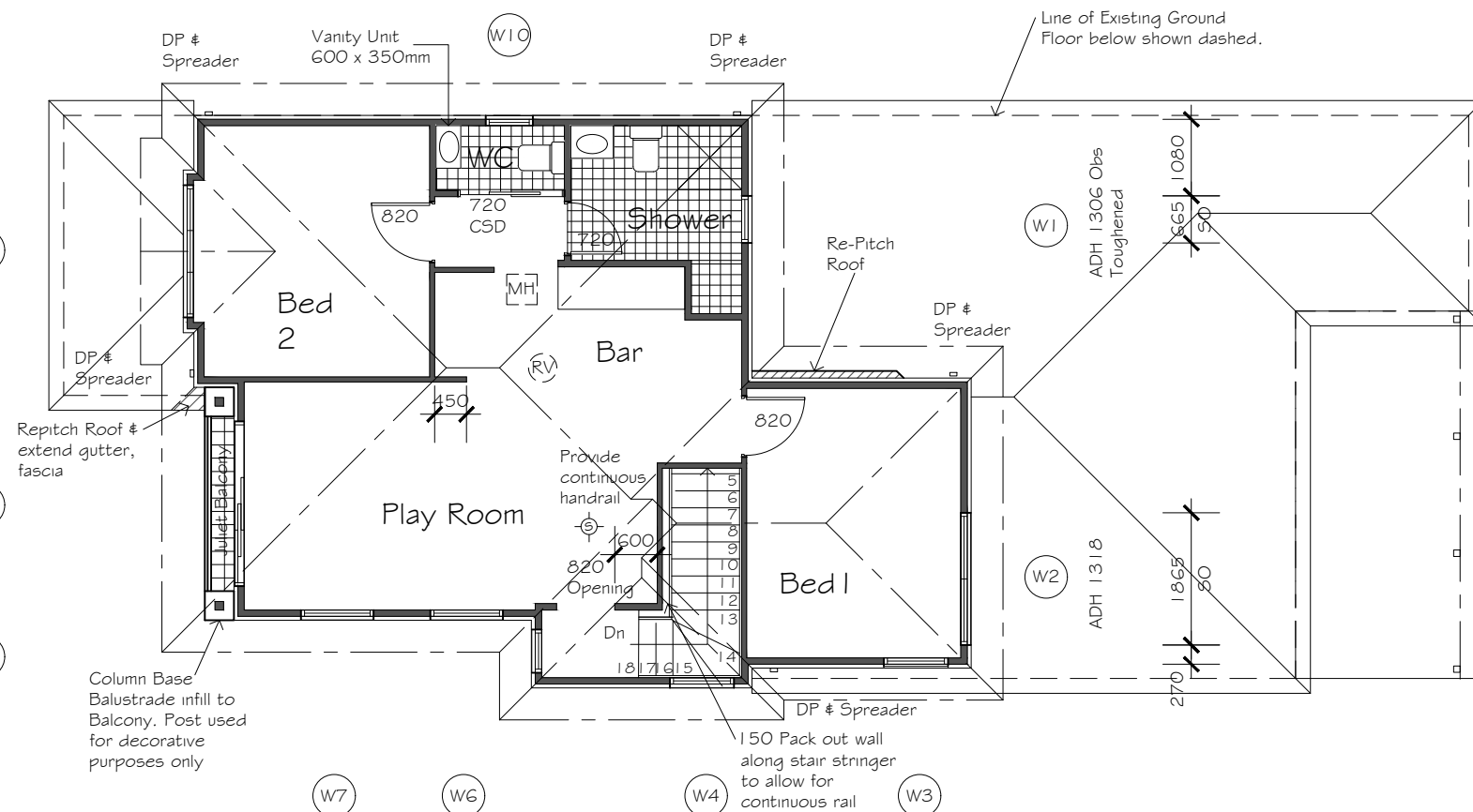
A diagram showing a circle with a shaded sector. A line segment extends from the center of the circle to a point labeled 'M.N.' outside the circle. A tangent line segment is drawn from 'M.N.' to the circle, touching it at a point labeled 'T.N.'. The sector formed by the center and the point of tangency is shaded.



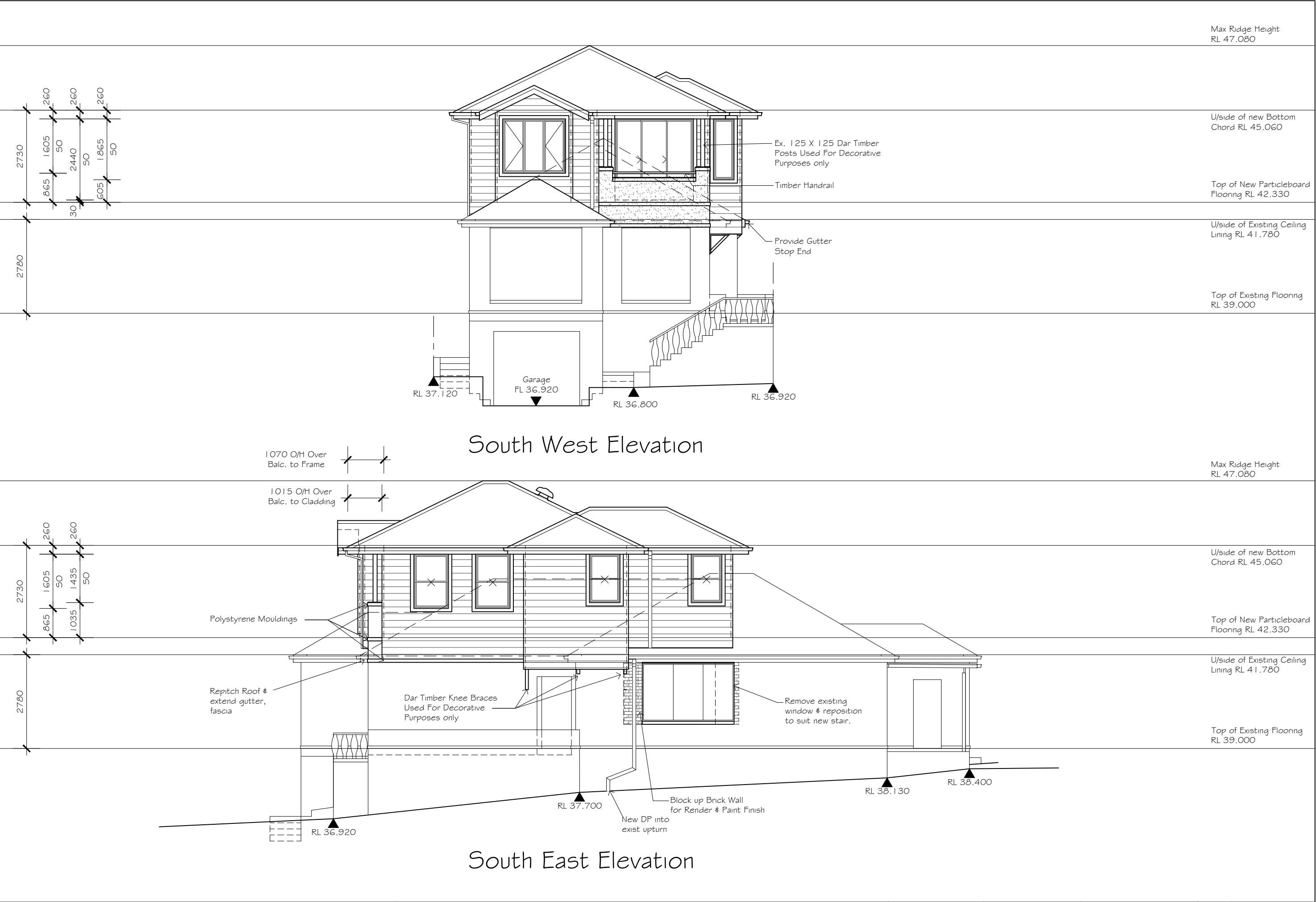
DP	Downpipe
MH	Manhole
RV	Roof Ventilator
⊕	Smoke Detector

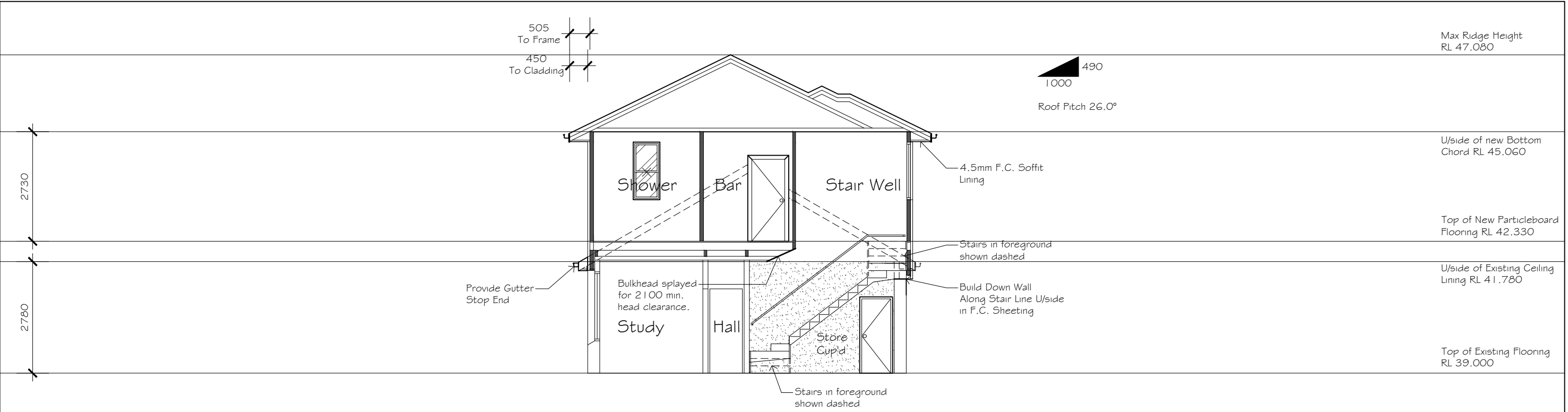


ADH 1306 Obscure
Toughened & fixed bottom sash


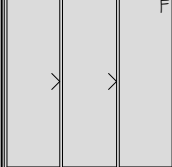
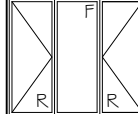


Proposed First Floor Addition





Section AA

WINDOW SCHEDULE (BASIX A267199_02)				CLIENT:		ALUMINIUM (STEGBAR) WINDOWS:									
STANDARD NOTES:				CLIENT:		STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.									
• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE				BUILDER:DATE:		CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.				TERRAIN: 3 WIND LOAD: W 33 N					
	W1	ADH 1306	COLOUR	GLAZING	SPECIAL NOTES			W10	ADH 1306	COLOUR	GLAZING				
	NE ELEVATION / SHOWER RM		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.			NW ELEVATION / WC		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER. SCREW FIXED ON SITE WITH OBSCURE FILM TO BOTTOM SASH			
	ALUMINIUM		INSECT SCREEN	ALUMINIUM				INSECT SCREEN							
	DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL				DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL				
				140mm							140mm				
	W2	ADH 1318	COLOUR	GLAZING	SPECIAL NOTES										
	NE ELEVATION / BEDROOM 1		PEARL WHITE	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 / FIXED		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL											
				140mm											
	W3	ADH 1308	COLOUR	GLAZING	SPECIAL NOTES										
	SE ELEVATION / BEDROOM 1		PEARL WHITE	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		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL											
				140mm											
	W4	ADH 1308	COLOUR	GLAZING											
	SE ELEVATION / STAIRWELL		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)											
	ALUMINIUM		INSECT SCREEN												
	DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL											
				140mm											
	W5	AFW 1806	COLOUR	GLAZING											
	SW ELEVATION / STAIRWELL		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)											
	ALUMINIUM		INSECT SCREEN												
	FIXED			REVEAL											
				140mm											
	W6	ADH 1509	COLOUR	GLAZING											
	SE ELEVATION / PLAY ROOM		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)											
	ALUMINIUM		INSECT SCREEN												
	DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL											
				140mm											
	W7	ADH 1509	COLOUR	GLAZING											
	SE ELEVATION / PLAY ROOM		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)											
	ALUMINIUM		INSECT SCREEN												
	DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL											
				140mm											
	W8	AST 2423	COLOUR	GLAZING											
	SW ELEVATION / PLAY ROOM		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)											
	ALUMINIUM		INSECT SCREEN												
	STACKER DOOR OPEN / OPEN / FIXED		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL											
				140mm											
	W9	ACW 1518 -3	COLOUR	GLAZING	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.										
	SW ELEVATION / BED 2		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)											
	ALUMINIUM		INSECT SCREEN												
	CASEMENT OPEN / FIXED / OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL											
				140mm											
FOR: MR L & MRS N TRINCA, MR R & MRS M TRINCA				AT: 44 SACKVILLE STREET MAROUBRA NSW 2035				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 781016		H	