
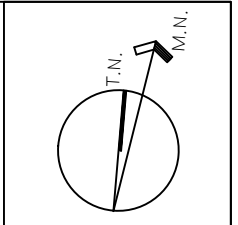


BASIX COMMITMENTS			
CERTIFICATE NO. A204924 # A204933			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
CONCRETE SLAB ON GROUND FLOOR	NIL		
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)		
EXTERNAL WALL; CAVITY BRICK	NIL		
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/SARKING DARK (SOLAR ABSORPTANCE >0.70)		
RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED	CEILING: R 2.50 (UP) ROOF: FOIL/SARKING DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W4, # W5,	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)		
W1, W2, W3, # W6,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		
SKYLIGHTS SL1, SL2, SL3, SL4, SL5, 7 SL6,	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)		
SHADING DEVICES			
WINDOWS			
W1, W2, # W3,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
W4, W5, # W6,	NONE		
SKYLIGHTS SL1, SL2, SL3, SL4, SL5, 7 SL6,	NONE		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Handrail Frame	Colorbond		Monument
Window Frame			String Low Sheen
Wall Cladding			String Low Sheen

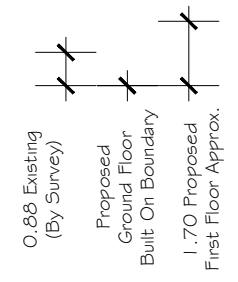
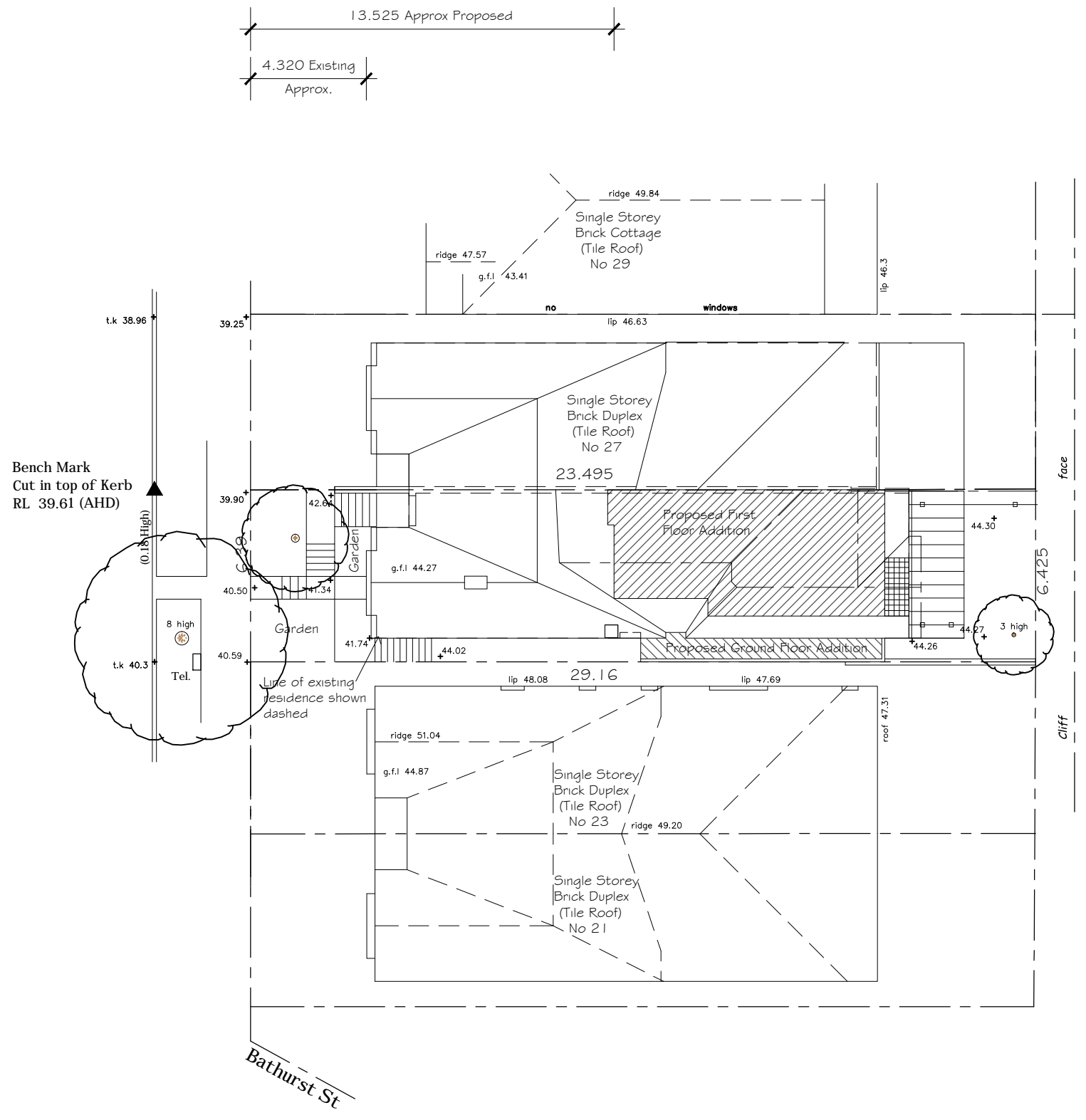
SPECIFICATION SUMMARY	
STRUCTURAL TIMBER - All to ASA 1684.2	
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS	ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS
FLOOR: 140x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N	
FINISHES	
BRICKWORK	COMMON BRICKWORK TO PARTY WALL LAID AS FACE COMMON BRICKWORK FOR PAINT FINISH TO RENDERED
FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD
CLADDING	7mm 'HARDITEX' LAID OVER PERFORATED SISALATION FOIL # WITH APPLIED TEXTURE PAINT FINISH.
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR
INSECT SCREENS:	FRAME: MESH:
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: KLIPLOK AND CUSTOM ORB COLOUR:MONUMENT PROVIDE NEW TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION PITCHED ROOF AS SHOWN
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET TO METAL ROOFS FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL TO TILED ROOFS
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION LEVEL CEILING AREA # TO NEW GROUND FLOOR CEILING AREA OUTSIDE LINE OF NEW FIRST FLOOR. R2.0 BATTS TO FIRST FLOOR # GROUND FLOOR EXTERNAL WALL FRAMES R2.5 WALL BATTS TO FIRST FLOOR EXT. INCLINED WALLS.
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 COLONIAL ARCHITRAVE: Ex. 100x25 COLONIAL
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"
STAIRCASE MAPLE TREADS # RISERS	TYPE: CLOSED TIMBER WIDTH: 850mm RISE: 16 @ 179mm GOING: 240mm (260mm TREAD)
FASCIA # BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: JASPER BARGE COLOUR: JASPER BARGE SOAKER COLOUR: JASPER
GUTTERS # DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: JASPER. DOWNPIPE COLOUR: JASPER.
HOT WATER UNIT	CONNECT TO EXISTING
PAINING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINING 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 IF REQUIRED AS SHOWNELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA).AS PER THE BCA - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.PROVIDE CONTROL COCKS FOR SINGLE ACTION MIXER TAPS.PROVIDE LOOSE LAID PARTICLEBOARD SHEETING OVER NEW # EXISTING CEILING JOISTS TO EXISTING ROOF AS SHOWN FOR LIGHT STORAGE.PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN 1KM OF OCEAN.INSTALL 36 DOWNLIGHTS AS SUPPLIED BY OWNER.			
WORKS BY OWNER			
<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.REMOVE # REPOSITION GAS HWU CLEAR OF NEW WORKS PRIOR TO CONSTRUCTION.ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.SUPPLY # INSTALL INSECT SCREENS TO NEW WINDOWS # EXT. DOORS IF REQUIRED.ALL WORK ASSOCIATED WITH BUILT-IN WARDROBESUPPLY 23 DOWNLIGHT FITTINGS.PROVIDE NEW FLOOR FINISH/FLOORING TO RENOVATED AREAS OF KITCHEN # GROUND FLOOR ADDITION.			
O	FINAL CONSTRUCTION	S.C.	17-11-15
N	TO CONTRACTS	S.C.	14-05-15
M	PLAN CHECK	S.M.	01-04-15
L	BASIX ADDED # TO COUNCIL	N.E.	01-12-14
K	TO CLIENT	S.M.	07-11-14
J	TECHNICAL	S.M.	16-10-14
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: OFFICE			
PROPOSED ADDITIONS # ALTERATIONS			
FOR MR G HAMPTON # MR A GRULICH			
AT 25 BATHURST STREET WOOLLAHRA NSW 2025			
COUNCIL: WOOLLAHRA			
		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 9		JOB NO: 7477/13	
		O	



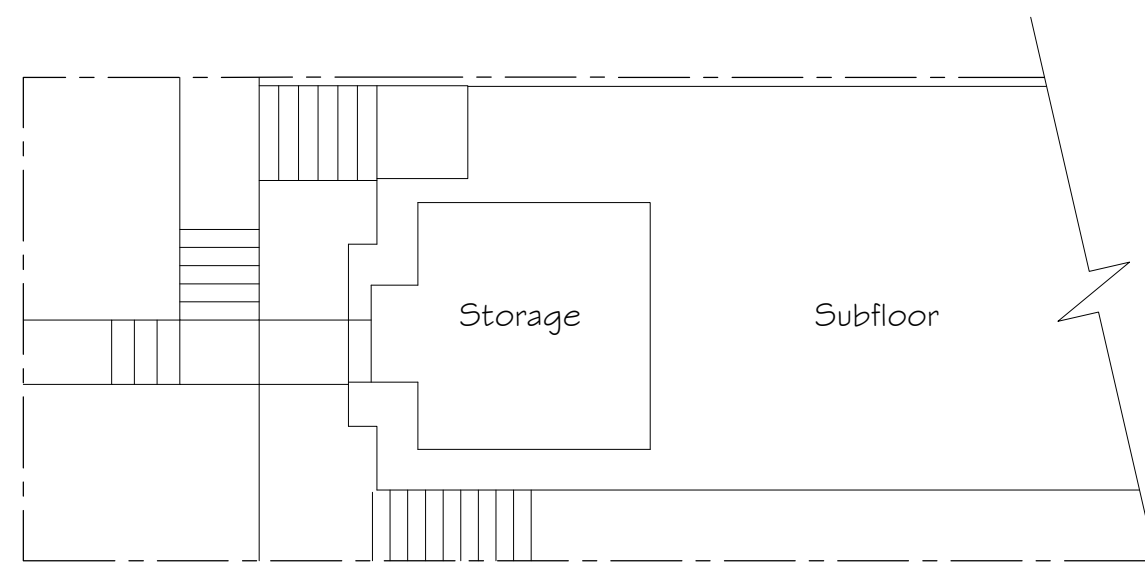
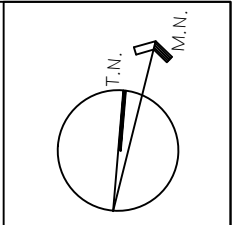
BATHURST STREET

BATHURST LANE



Site Plan

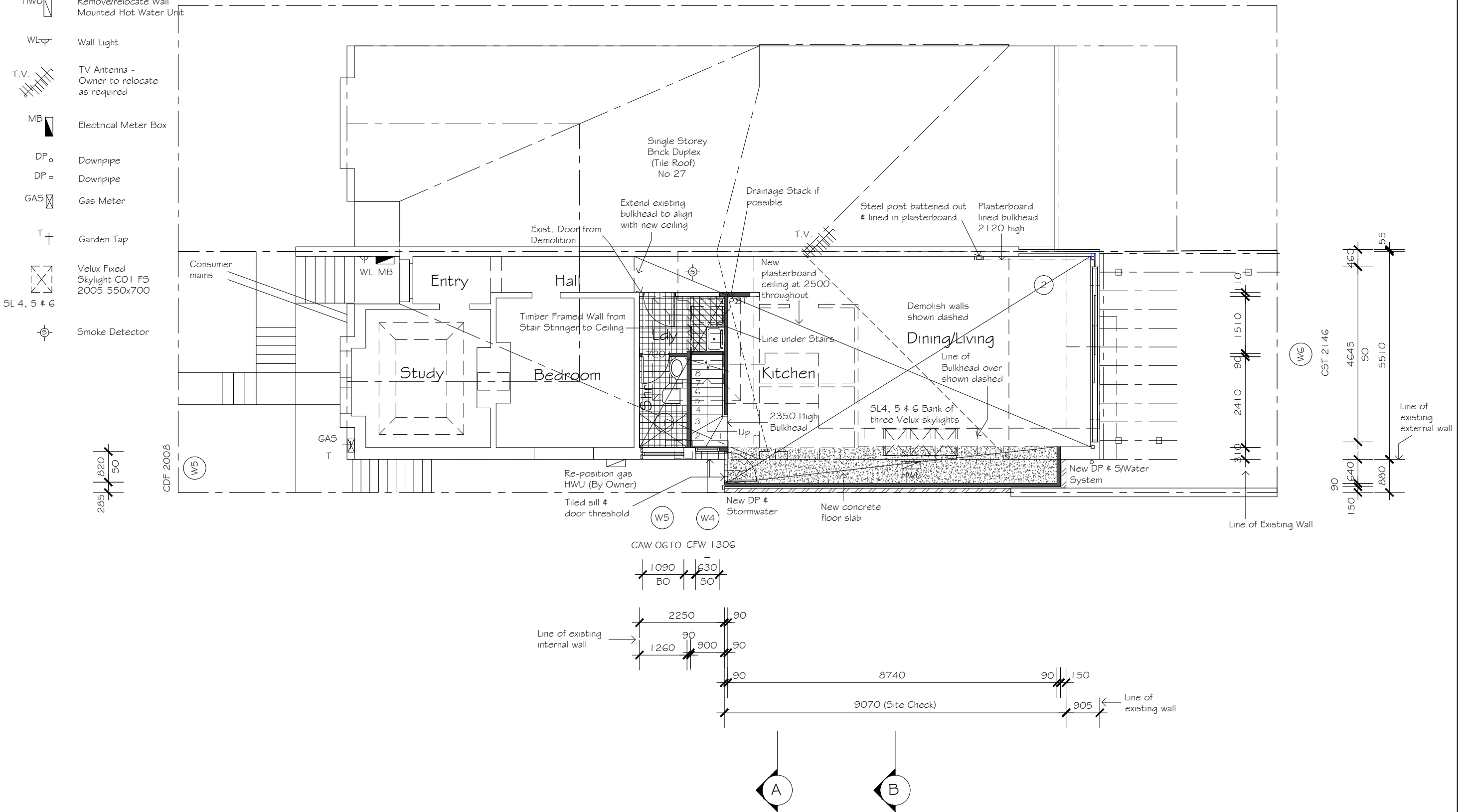
No. : 25
Lot. : 1
DP : 900392
AREA : 1 83.4m² (By Title)
: 1 86.4m² (By Calculation)



Lower Ground Floor Plan








Legend

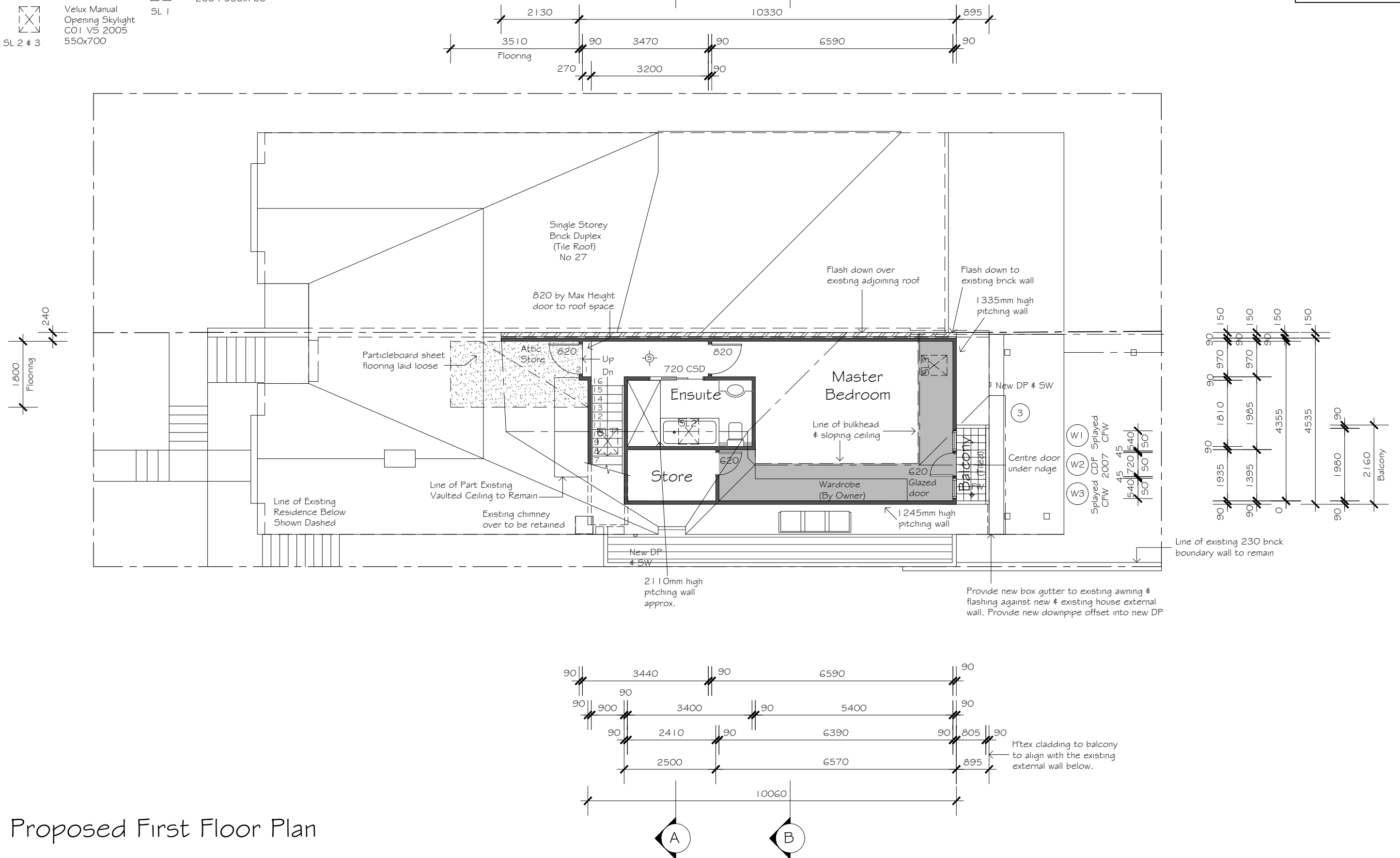
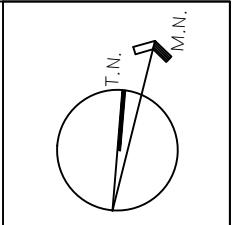
- EF Exhaust Fan
- Remove/relocate Existing Smoke Detector
- HWU Remove/relocate Wall Mounted Hot Water Unit
- WL Wall Light
- T.V. TV Antenna - Owner to relocate as required
- MB Electrical Meter Box
- DP Downpipe
- DP Downpipe
- GAS Gas Meter
- T Garden Tap
- Velux Fixed Skylight CO1 FS 2005 550x700
- SL 4, 5 & 6 Smoke Detector



Ground Floor Plan

Legend

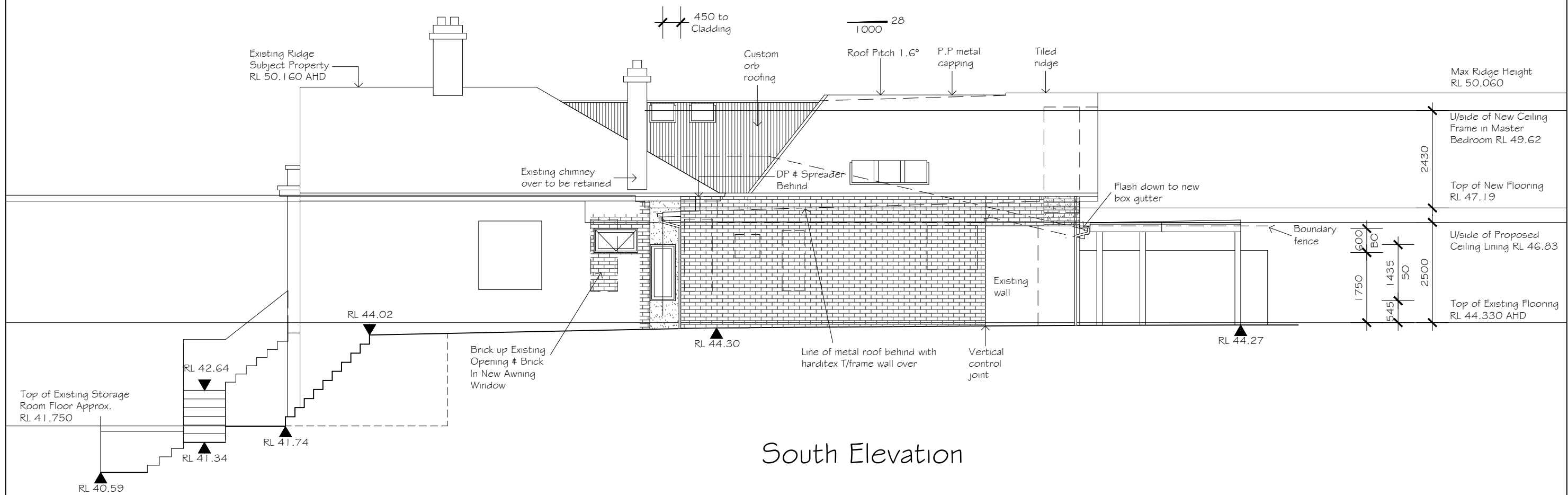
	Smoke Detector		Floor Waste
	Downpipe		Velux Fixed Skylight CO1 FS 2004 550x700
	Velux Manual Opening Skylight CO1 VS 2005 550x700		SL 1
	SL 2 & 3		



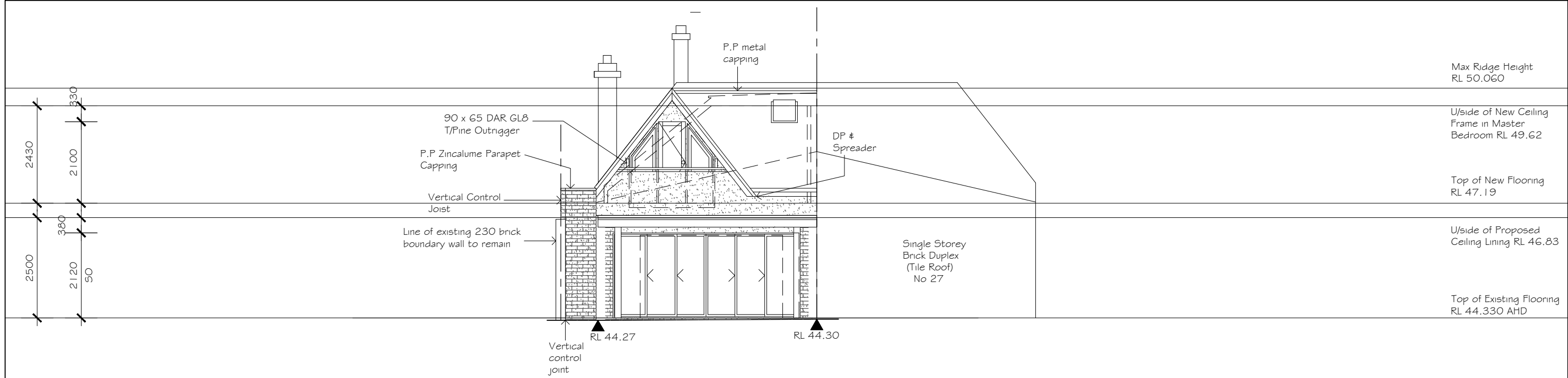
Proposed First Floor Plan



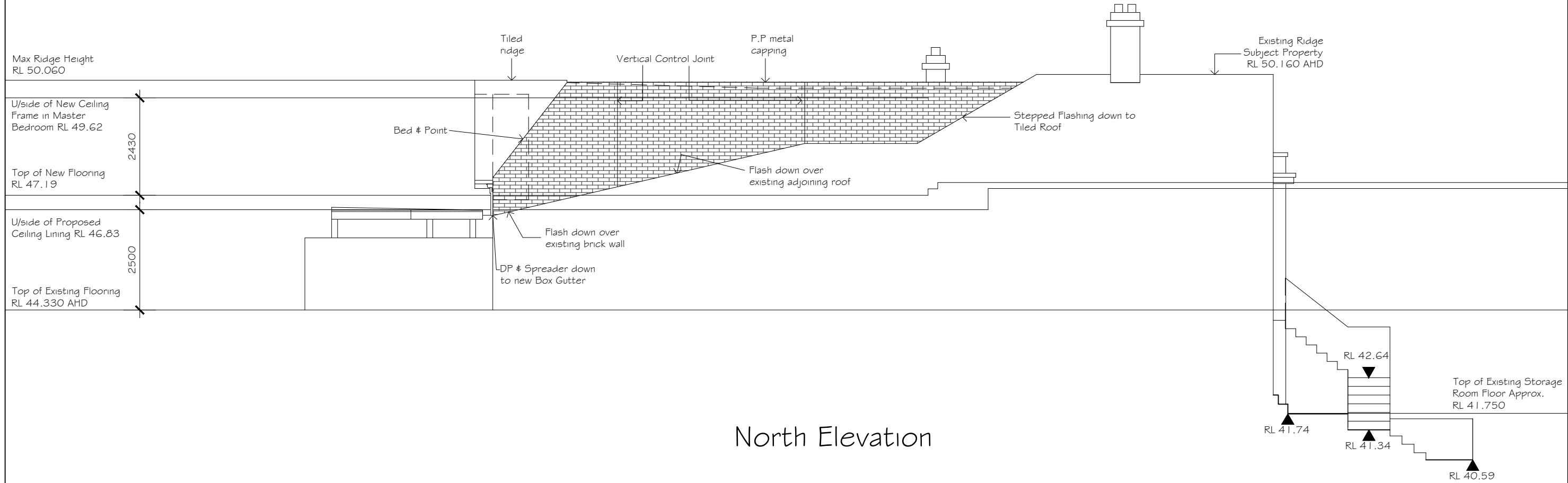
West Elevation



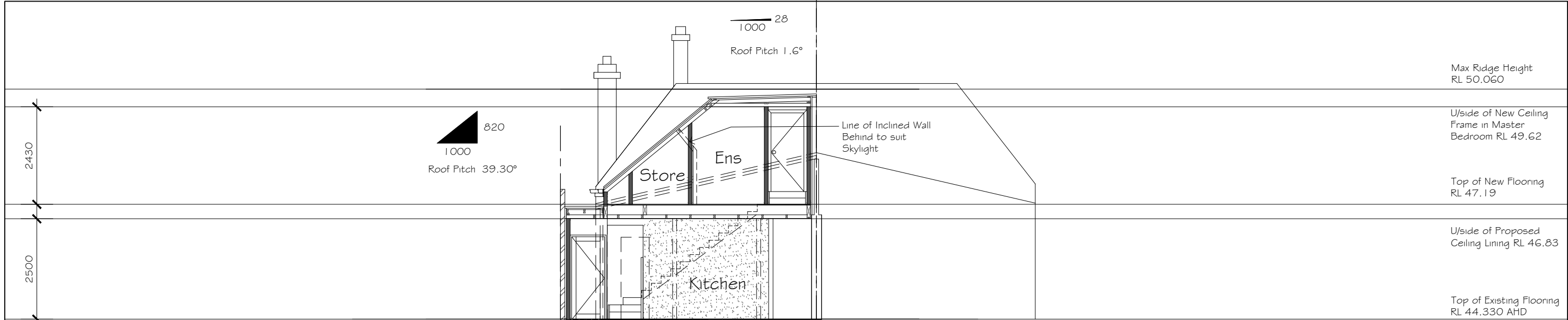
South Elevation



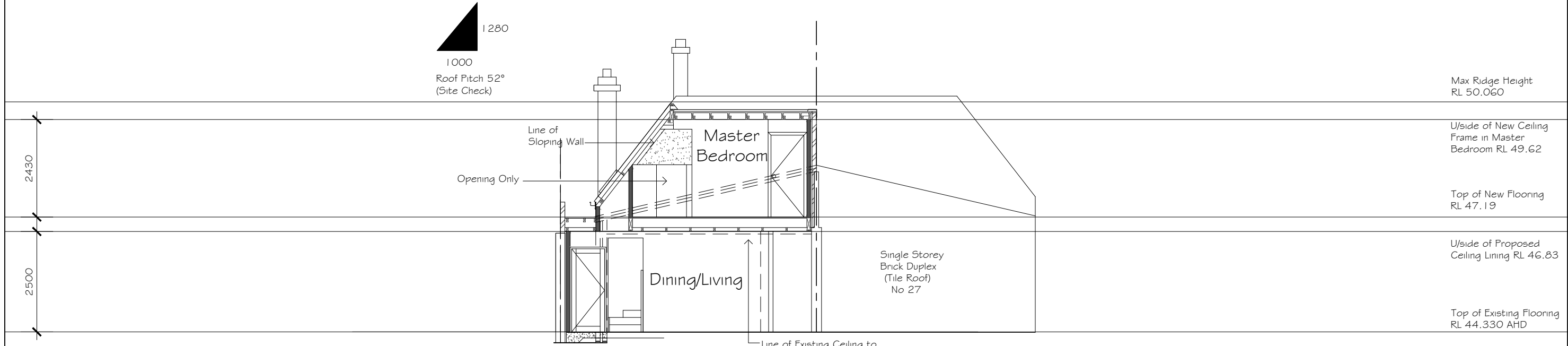
East Elevation



North Elevation



Section A-A



Section B-B

WINDOW SCHEDULE (BASIX A204924 & A204933)													
<div>STANDARD NOTES:</div> <ul style="list-style-type: none">WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDEALL WINDOWS COME WITH "KEYED ALIKE" LOCKS			<div>ALUMINIUM (STEGBAR) WINDOWS:</div> <div>SPECIAL NOTES</div> <ul style="list-style-type: none">STANDARD ALUMINIUM COLOURS: WHITE BIRCH, PRIMROSE, APO GREY, PEARL WHITE, STONE BEIGE, CUSTOM BLACK, WOODLAND GREY (SLATE GREY), SURFMIST (BOND OFF WHITE), DEEP OCEAN (MOUNTAIN BLUE)CUSTOM COLOURS AVAILABLE: HAMMERSLEY BROWN, NOTRE DAME, POTTERY.			<div>TIMBER WINDOWS:</div> <ul style="list-style-type: none">TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.STANDARD HARDWARE COLOURS: SATIN CHROME, CHROME, GOLD, MAHOGANY BRONZE & WHITE.			<div>CLIENT:</div> <div>CLIENT:</div> <div>BUILDER: DATE:</div>				
						<div>TERRAIN & WIND SPEED:</div> <div>TERRAIN: 3 WIND LOAD: W 33 N</div>							
IMAGE	DETAILS & LOCATION		MATERIAL	GLAZING	FLYSCREENS	SPECIAL NOTES	IMAGE	DETAILS & LOCATION		MATERIAL	GLAZING	FLYSCREENS	SPECIAL NOTES
<div>W1</div>	CFW 1905 <i>Special</i>		WESTERN RED CEDAR	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)		SITE MEASURE							
	E ELEVATION MASTER BEDROOM		HARDWARE COLOUR										
	FIXED		N/A										
<div>W2</div>	CDF 2007 <i>Special</i> (to suit 620 single lite door)		WESTERN RED CEDAR	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)									
	E ELEVATION MASTER BEDROOM		HARDWARE COLOUR										
	OPEN		SATIN CHROME										
<div>W3</div>	CFW 1905 <i>Special</i>		WESTERN RED CEDAR	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)		SITE MEASURE							
	E ELEVATION MASTER BEDROOM		HARDWARE COLOUR										
	FIXED		N/A										
<div>W4</div>	CFW 1306		WESTERN RED CEDAR	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)		TOUGHENED							
	S ELEVATION STAIR		HARDWARE COLOUR										
	FIXED FIXED		N/A										
<div>W5</div>	CAW 0610		WESTERN RED CEDAR	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)		TOUGHENED TRANSLUCENT FILM BY BUILDER							
	S ELEVATION SHOWER		HARDWARE COLOUR										
	FIXED FIXED		SATIN CHROME										
<div>W6</div>	CST 2146		WESTERN RED CEDAR	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)									
	E ELEVATION DINING/LIVING		HARDWARE COLOUR										
	FIXED / OPEN / OPEN OPEN / OPEN / FIXED		SATIN CHROME										
<div>W7</div>	CDF 2008 TO SUIT 720 DOOR		WESTERN RED CEDAR	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)									
	W ELEVATION KITCHEN		HARDWARE COLOUR										
	OPEN		SATIN CHROME										
FOR: MR G HAMPTON & MR A GRULICH				AT: 25 BATHURST STREET WOOLLAHRA NSW 2025				SCALE: 1:100	SHEET: 9 OF 9	JOB NO: 7477/13	O	<div>Cape Cod AUSTRALIA</div>	