BASIX	COMMITMENTS							
CERTIFICATE NO. A201104								
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	· ·							
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)							
FLAT CEILING, PITCHED ROOF	CEILING: R I .45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)							
GLAZING REQUIREMENTS								
WINDOWS								
WI, W2, W3, \$ W4,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)							
W5, W6, W7, W8, W9, W10, W11, \$ W12,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)							
SKYLIGHTS SLI,	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)							
SHAD	ING DEVICES							
WINDOWS								
W9,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM							
WI, W2, W7, \$ W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM							
W5, W6, W10, W11, \$ W12,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36							
W3, \$ W4,	NONE							
SKYLIGHTS SLI,	NONE							

## EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Hood Brackets	Dulux		Vivid White
Wall Cladding	Dulux		Milton Moon
Soffit Lining	Dulux		Vivid White

## 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: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 28 N

## **FINISHES** BRICKWORK

19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD FLOORING 230mm HARDIPLANK " WOODGRAIN" CLADDING OVER CLADDING ALUMINIUM BREATHER FOIL FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET WINDOWS - STEGBAR FRAME: PREFINISHED ALUMINIUM

KEYED LOCKS (TERRAIN: 3)

N/A

INSECT SCREENS: FRAME: PREFINISHED ALUMINIUM TO ALL NEW OPERABLE MESH: FIBREGLASS WINDOW & DOOR SASHES ROOF COVERING PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CORRUGATED

COLOUR: WINDSPRAY ROOF SARKING R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION **BLANKET** INSULATION R3.0 SOUNDSCREEN BATTS TO FIRST FLOOR

ADDITION CEILING AREA R I .5 SOUNDSCREEN BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES

INTERNAL FIXINGS DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 HALF SPLAY ARCHITRAVE: Ex. 100x25 HALF SPLAY PRIMED HARDBOARD HOLLOW CORE CORINTHIAN INTERNAL DOORS

"STANFORD"

STAIRCASE TYPE: CLOSED TIMBER MAPLE TREADS & RISERS

FASCIA #

BARGE BOARDS

GUTTERS \$ DOWNPIPES

WIDTH: 835mm

RISE: 18 @ 188mm

GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZIWITADSIRRAY

MATERIAL: PREFINISHED ZINCALUME

PAINTING TO ALTERATION AND RENOVATION WORK

FASCIA COLOUR: WINDSPRAY

BARGE COLOUR: WINDSPRAY BARGE SOAKER COLOUR:

GUTTER COLOUR: WINDSPRAY DOWNPIPE COLOUR: WINDSPRAY HOT WATER UNIT CONNECT TO EXISTING - BY OWNER FIRST FLOOR EXTERNAL: BY CAPE COD PAINTING - REFER TO SPECIFICATION FOR FIRST FLOOR INTERNAL: BY CAPE COD THE EXTENT OF WORK

TYPE: QUAD

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

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-
- REUSE EXISTING SMOKE DETECTORS IF POSSIBLE ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC
- PROVIDE ONE (1) LAYER 16mm FYR CHECK TO NEW BEDROOM CEILINGS -ONE (1) LAYER 13mm GPB ELSEWHERE
- PROVIDE TWO (2) LAYERS I 6mm FYR CHECK TO INTERNAL FACE OF NEW BEDROOM EXTERNAL WALLS - ONE (I) LAYER 13mm GPB ELSEWHERE
- AS PER THE BCA ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. CONNECT/INSTALL SIXTEEN (16) DOWNLIGHT FITTINGS \$ ONE (1) 3 IN 1
- FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).

## WORKS BY OWNER

- REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS
- PHONE AND/OR DATA CABLING IF REQUIRED.
- ALL WORK ASSOCIATED WITH THE FIT OUT OF THE PROPOSED FIRST FLOOR INCLUDING ALL PLUMBING AND DRAINAGE WORKS, WALL LININGS AND WATERPROOFING, FITTINGS, TAPS & WALL & FLOOR TILES.
- ALL WORK ASSOCIATED WITH THE FIT OUT OF THE PROPOSED GROUND FLOOR LAUNDRY INCLUDING ALL PLUMBING AND DRAINAGE WORKS.
- SUPPLY & INSTALLATION OF SHOWER SCREEN & MIRROR TO FIRST FLOOR FNSUITE SUPPLY SIXTEEN (16) DOWNLIGHT FITTINGS & ONE (1) 3 IN 1
- FAN/LIGHT/HEATER UNIT.
- PROVISION OF ACOUSTIC REPORT IF REQUIRED
- RELOCATE EXISTING ELECTRICAL POA IF REQUIRED ELECTRICIAN TO CHECK CLEARANCE TO FIRST FLOOR.
- CONNECTION OF NEW DOWNPIPES TO APPROVED STORMWATER SYSTEM.
- FINAL CONSTRUCTION SC 3-04-15 TO CONTRACTS SC 3-03-15 D CHECK PLAN SC 0-03-15 SURVEY, BASIX ADDED \$ TO COUNCIL ΝE 31-10-14 В TO CLIENT NL 12-08-14 Α TECHNICAL. 30-07-14 MJB No. ISSUE DRAWN DATE

DESIGN CONSULTANT: PETER BROWN

PROPOSED ADDITIONS & ALTERATIONS

FOR MR P & MRS K KEOGH

AT 68 KING STREET, EASTLAKES NSW 2018

COUNCIL: BOTANY BAY

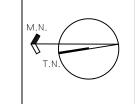


A.B.N. 54 000 605 407

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

SHEET: 1 OF 8

JOB NO: 7563/14

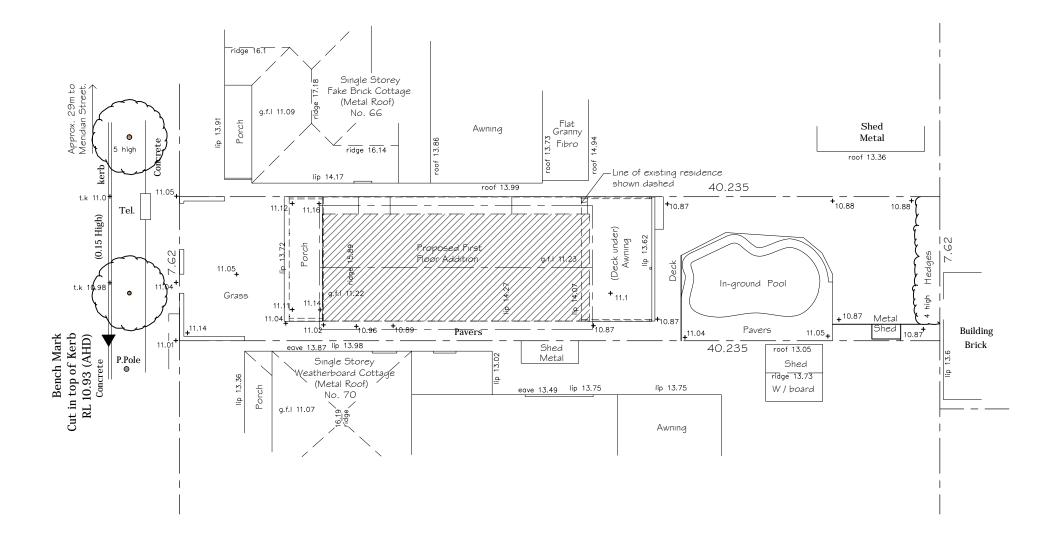


920 Proposed
Min. (Site Check)

970 To 1110 Proposed Approx.

950 To 1110 Existing By Survey





STREET KING

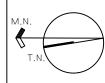
Site Plan

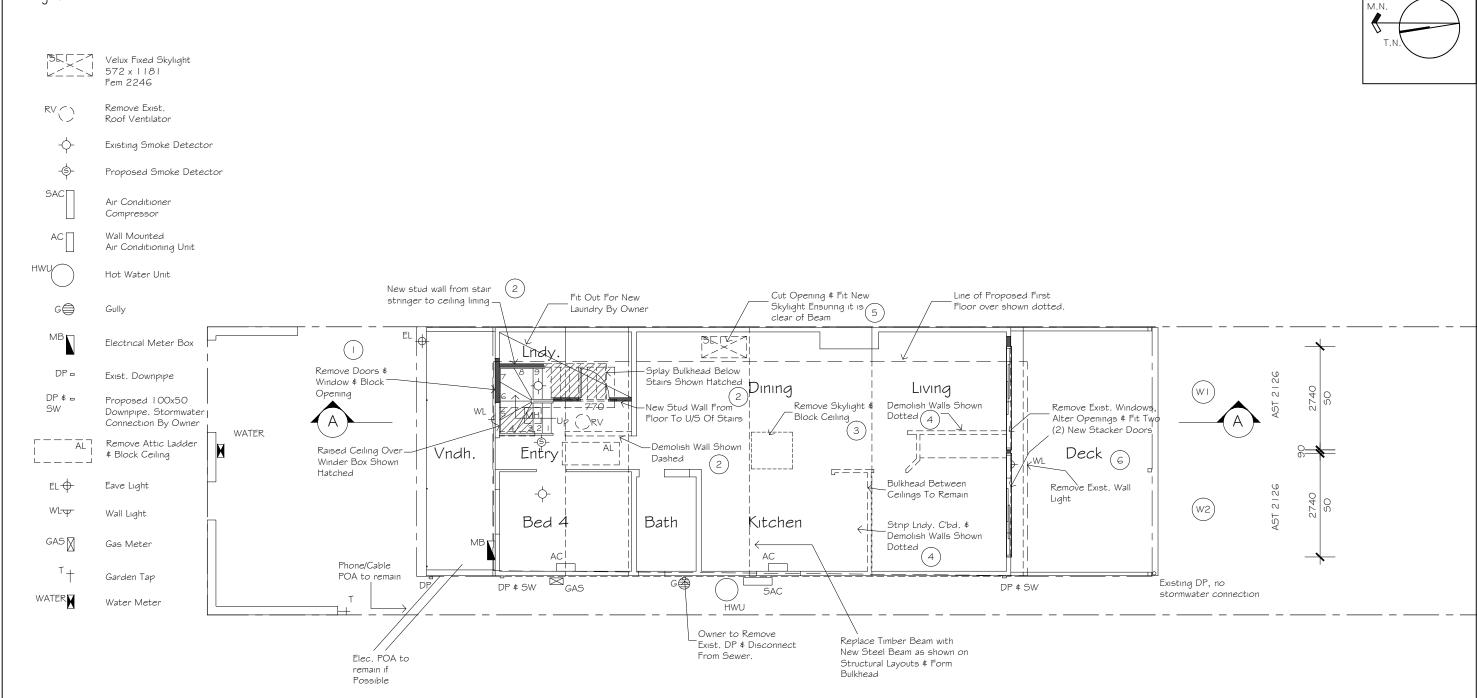
No. : 68 Lot. : I

DP : 923096

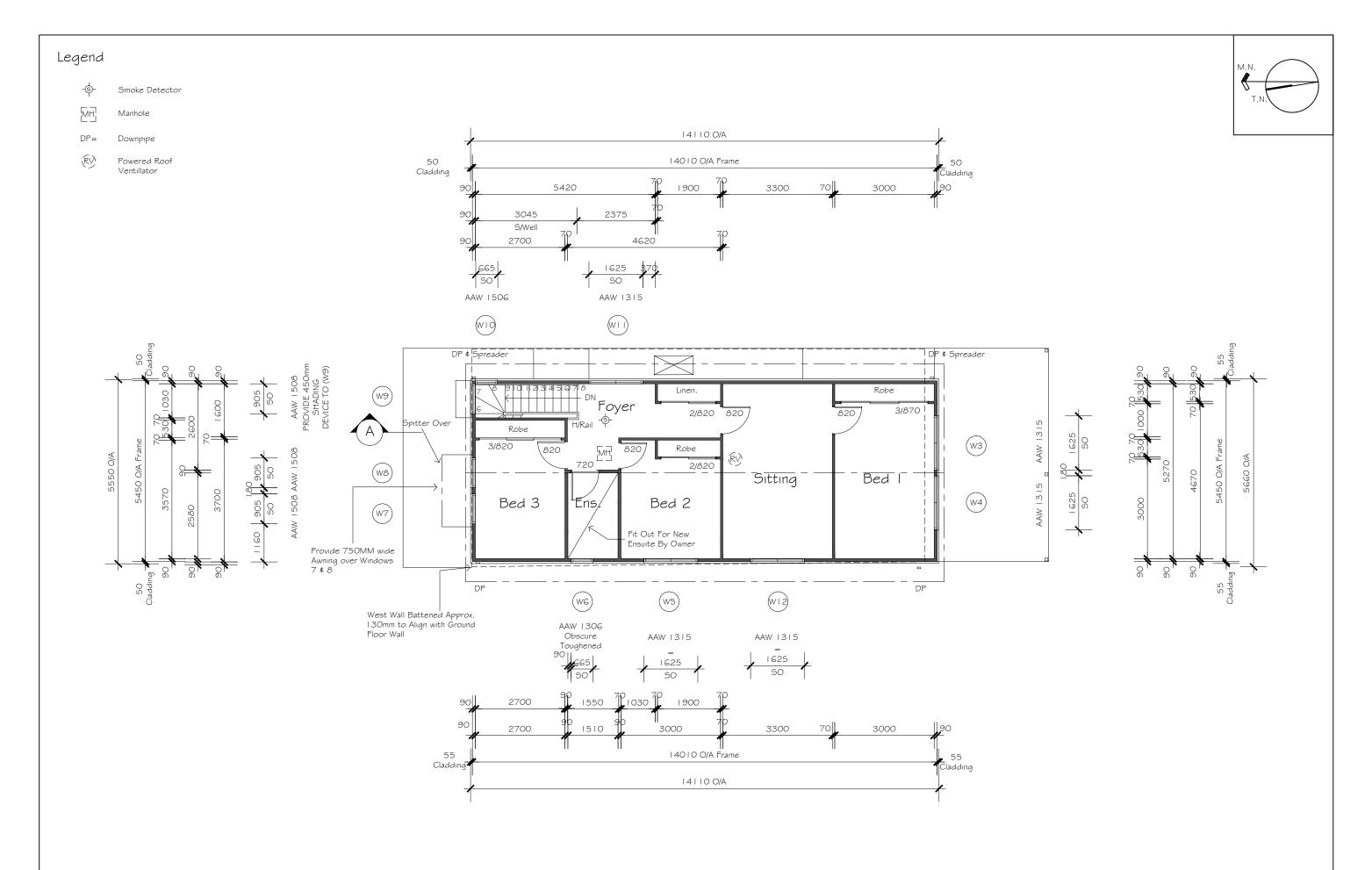
AREA: 303.5m² (By Title) : 306.5m² (By Calc)

# Legend

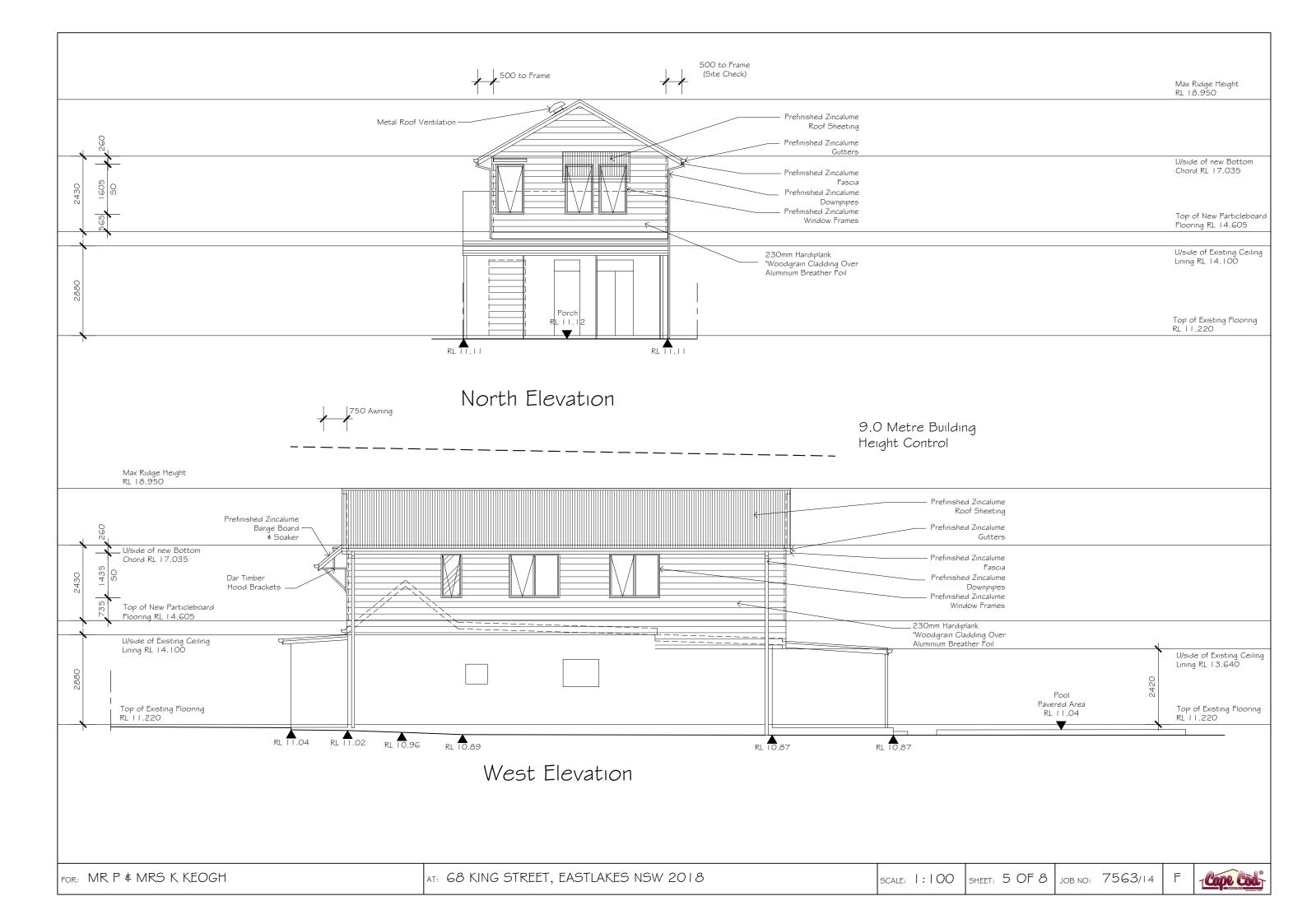


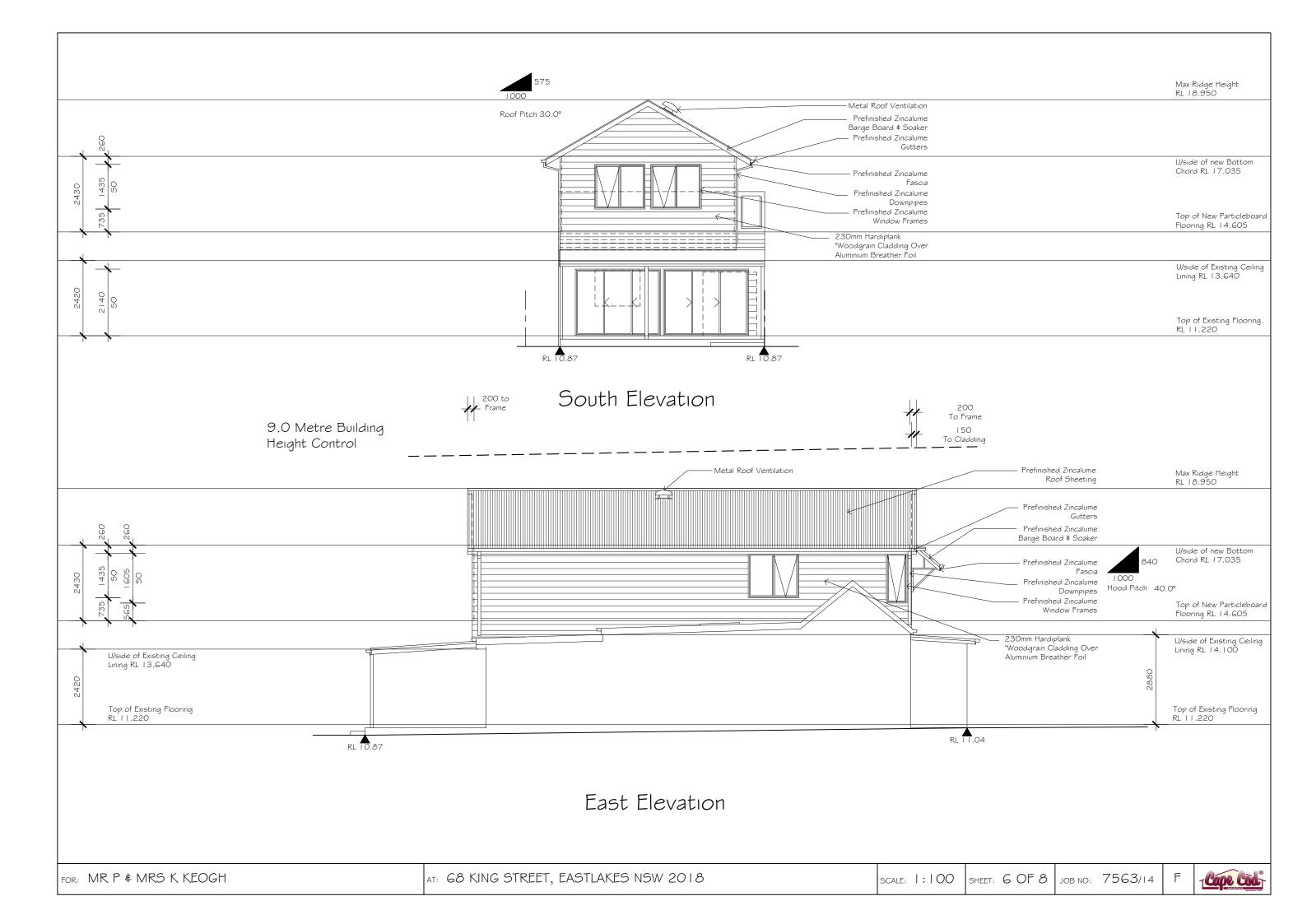


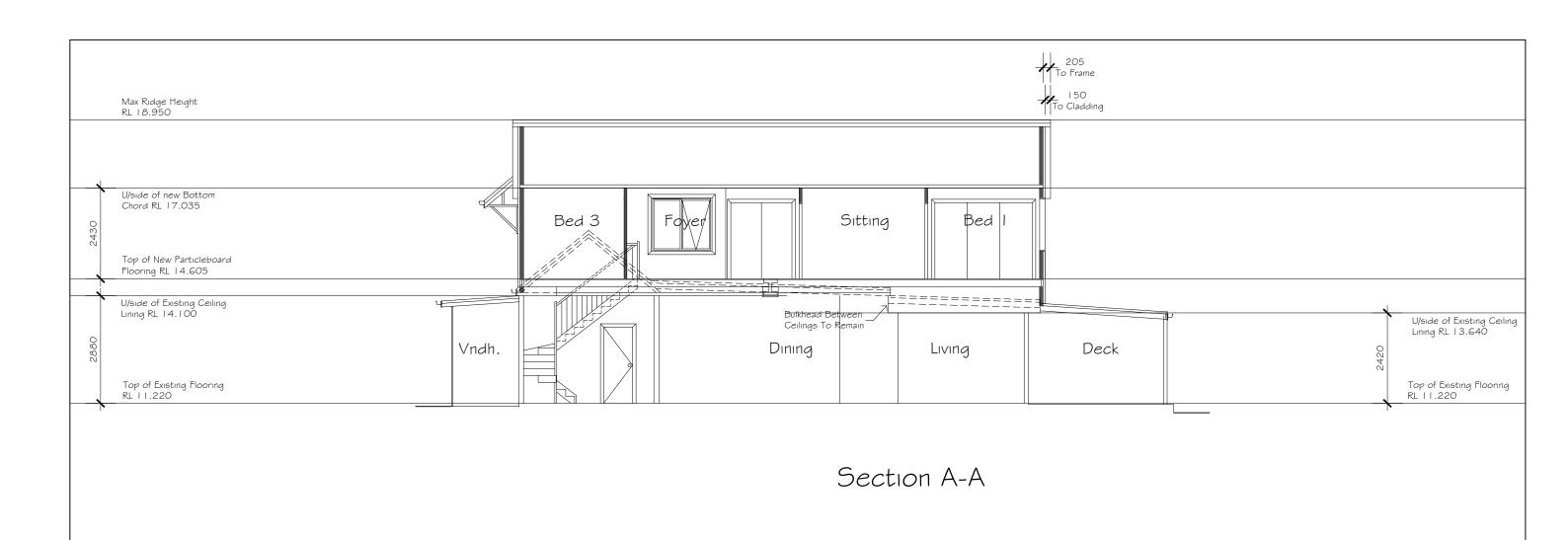
# Ground Floor Plan



Proposed First Floor Addition







FOR: MR P & MRS K KEOGH

WINDOW SO	CHEDULE (BAS	IX A20110	O4)	CLIENT:		ALUMINIUM (STEGBAR)	WINDOWS:			
STANDARD NOTES:		,	-			COLOURS: WHITE BIRCH, PRIMR		ST		
WINDOWS AND DOORS	3 ARE DRAWN AS VIEWED FROM	I OUTSIDE		CLIENT:		, , ,	EP OCEAN (MOUNTAIN BLUE)	LI (SLAIL GREI), SURIVII	31	
	VITH "KEYED ALIKE" LOCKS OTED "R" HAVE RESTRICTED OPE	NINGS TO COMPLY WIT	'H THE	BIIII DED.	DATE:	CUSTOM COLOURS AV	AILABLE: HAMMERSLEY BROWN,	NOTRE DAME, POTTERY.		
B.C.A 3.9.2.5	STED IN TIAVE RESTRICTED OF E	MINGS TO COMILE WIT	11 11112	DUILDEN: .	DATE:				TERRAIN: 3	WIND LOAD: W 28 N
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES
F	(WI) AST 2126	WHITE SATIN	SINGLE CLE		10.38mm LAMINATED CLEAR GLASS		W10 AAW 1506	WHITE SATIN	SINGLE PYROLYTIC	0.38mm LAMINATED GLASS AND ACOUSTIC SEALS
	S ELEVATION / LIVING	INSECT SCREEN	(U-VALUE: 1 SHGC: 0.7		AND ACOUSTIC SEALS		E ELEVATION / STAIRWELL	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	
	ALUMINIUM	ALUMINIUM	+	-,		/	ALUMINIUM	ALUMINIUM	3.7, 31190.0.47)	
	STACKING	FIBREGLASS MESH	REVEAL				AWNING	FIBREGLASS MESH	REVEAL	
	OPEN / OPEN / FIXED	WHITE SATIN	I OOmm				OPEN	WHITE SATIN	135mm	
F	(W2) AST 2126	COLOUR	GLAZING		SPECIAL NOTES		WII) AAW 1315	COLOUR	GLAZING	SPECIAL NOTES
	A31 2126	WHITE SATIN	SINGLE CLE (U-VALUE:		10.38mm LAMINATED CLEAR GLASS AND ACOUSTIC SEALS			WHITE SATIN	SINGLE PYROLYTIC LOW-E, (U-VALUE:	10.38mm LAMINATED GLASS AND ACOUSTIC SEALS
	S ELEVATION / LIVING	INSECT SCREEN	SHGC: 0.7		7 115 7 15 5 5 1 1 5 2 7 2 5		E ELEVATION / FOYER	INSECT SCREEN	5.7, SHGC:0.47)	
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM		
	STACKING	FIBREGLASS MESH WHITE SATIN	REVEAL		_		AWNING	FIBREGLASS MESH WHITE SATIN	REVEAL	
	FIXED / OPEN / OPEN		I OOmm				OPEN / FIXED		135mm	
	(W3) AAW 1315	COLOUR WHITE SATIN	GLAZING		SPECIAL NOTES  10.38mm LAMINATED CLEAR GLASS		W12 AAW 1315	COLOUR WHITE SATIN	GLAZING	SPECIAL NOTES  6.38mm LAMINATED GLASS AND ACOUSTIC SEALS
		- WHILL SAIIN	SINGLE CLE		AND ACOUSTIC SEALS			- WHILL SAIIN	SINGLE PYROLYTIC LOW-E, (U-VALUE:	6.30mm LAMINATED GLASS AND ACOUSTIC SEALS
	S ELEVATION / BEDROOM I	INSECT SCREEN	SHGC: 0.7	5)			W ELEVATION / SITTING	INSECT SCREEN	5.7, SHGC:0.47)	
R\/	ALUMINIUM	ALUMINIUM FIRRECLACC MECH	DEVEAL.			R\/   F	ALUMINIUM	ALUMINIUM FIRRECLACC MECH	DEL/EAL	_
	AWNING OPEN / FIXED	FIBREGLASS MESH WHITE SATIN	REVEAL 150mm				AWNING OPEN / FIXED	FIBREGLASS MESH WHITE SATIN	REVEAL	_
	CT ENT TIMES	COLOUR	GLAZING		SPECIAL NOTES		OT EIV / TINED		135mm	
	(W4) AAW 1315	WHITE SATIN	SINGLE CLE	· AR	10.38mm LAMINATED CLEAR GLASS					
	S ELEVATION / BEDROOM 1		(U-VALUE:	7.63,	AND ACOUSTIC SEALS					
	ALUMINIUM	INSECT SCREEN	SHGC: 0.7	5)						
RV F	AWNING	ALUMINIUM FIBREGLASS MESH	REVEAL							
	OPEN / FIXED	WHITE SATIN	1 (2 7 2) (2							
		COLOUR	GLAZING		SPECIAL NOTES					
	(W5) AAW 1315	WHITE SATIN	SINGLE PYR	ROLYTIC	10.38mm LAMINATED GLASS AND ACOUSTIC SEALS					
	W ELEVATION / BEDROOM 2	LUCECT CORES	LOW-E, (U-' 5.7, SHGC							
	ALUMINIUM	INSECT SCREEN ALUMINIUM	1 3.7, 31190	.0.47)						
RV F	AWNING	FIBREGLASS MESH	REVEAL							
	OPEN / FIXED	WHITE SATIN	I 50mm							
	(WG) AAW 1306	COLOUR	GLAZING		SPECIAL NOTES					
	W6) AAW 1306	WHITE SATIN	SINGLE PYR		10.38mm LAMINATED GLASS AND ACOUSTIC SEALS					
<b>N</b> /	W ELEVATION / ENSUITE	INSECT SCREEN	LOW-E, (U-' 5.7, SHGC		TRANSLUCENT FILM BY BUILDER.					
	ALUMINIUM	ALUMINIUM								
	AWNING	FIBREGLASS MESH WHITE SATIN	REVEAL							
	OPEN		135mm							
	(W7) AAW 1508	COLOUR WHITE SATIN	GLAZING	OLVEIC	SPECIAL NOTES  10.38mm LAMINATED GLASS AND ACOUSTIC SEALS					
	WITH SATIN	SINGLE PYF LOW-E, (U-'		TO. SOTHIN LAWINATED GLASS AND ACCUSTIC SEALS						
\ /	N ELEVATION / BEDROOM 3	INSECT SCREEN	5.7, SHGC							
R\/	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	REVEAL		_					
	AWNING OPEN	WHITE SATIN	I 50mm							_
		COLOUR	GLAZING		SPECIAL NOTES					
	(W8) AAW 1508	WHITE SATIN	SINGLE PYR	ROLYTIC	10.38mm LAMINATED GLASS AND ACOUSTIC SEALS					
	N ELEVATION / BEDROOM 3		LOW-E, (U-	VALUE:						
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.					
R\/_	AWNING	ALUMINIUM FIBREGLASS MESH	REVEAL							_
<u></u>	OPEN	WHITE SATIN	I 50mm							
	(WQ)	COLOUR	GLAZING		SPECIAL NOTES					
	(W9) AAW 1508	WHITE SATIN	SINGLE PYR		10.38mm LAMINATED GLASS AND ACOUSTIC SEALS					
	N ELEVATION / STAIRWELL	INSECT SCREEN	LOW-E, (U-' 5.7, SHGC							
$\  \setminus / \ $	ALUMINIUM	ALUMINIUM	+	,						
	AWNING	FIBREGLASS MESH	REVEAL							
	OPEN	WHITE SATIN	135mm							
or: MRP&MRS	5 K KEOGH			AT: 6	S8 KING STREET, EASTLAKES NSW	2018		SCALE: 1: NITS	SHEET: 8 OF 8	JOB NO: 7563/14 F
				1 -	,			,		