BASIX	COMMITMENTS					
CERTIFICATE NO. A 193744						
FIXTU	RES 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					
INSUL	ATION REQUIREMENTS					
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL					
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 50mm)	NIL					
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)					
GLAZII	NG REQUIREMENTS					
WINDOWS						
W1, W2, W3, W4, W5, \$ W14,	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)					
W6, W7, W8, W9, W10, W11, W12, W13, \$ W15,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)					
SHADI	NG DEVICES					
WINDOWS						
W2, W4, W5, W6, W7, W8, W9, W11, W13, W14, \$ W15	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM					
WIO, \$ WI2,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM					
WI, \$ W3,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43					

## **EXTERNAL PAINT SCHEDULE**

- · · · - · · · · · · · · ·			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Window Hardware	Stegbar		Offwhite
Window Insect Screen	Stegbar		Offwhite
Window Frame	Dulux		Offwhite
Gutter	Colorbond		Paperbark
Downpipe	Colorbond		Paperbark
Fascia Board	Dulux		Offwhite
Soffit Lining	Dulux		Offwhite
Wall Cladding	Dulux		Barnfloor

# SPECIFICATION SUMMARY

ROOF: ROOF TRUSSES

TO MANUFACTURERS

### STRUCTURAL TIMBER - All to ASA 1684.2

WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS

DETAILS @ .600 CTS FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N

N/A

## **FINISHES** BRICKWORK

19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD FLOORING 50MM INSULCIAD OVER POLASTIC INSULATION CLADDING SYSTEM WITH TEXTURE COAT FINISH TO FXTFRNAL WALLS WINDOWS - STEGBAR FRAME: WESTERN RED CEDAR KEYED LOCKS (TERRAIN: 3)

INSECT SCREENS: FRAME: PREFINISHED ALUMINIUM TO ALL NEW OPERABLE MESH: FIBREGLASS

#### WINDOW SASHES ROOF COVERING TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.

ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

#### R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES INSULATION (FIBREGLASS) R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES INTERNAL FIXINGS DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 Half Splay

ARCHITRAVE: Ex. 100x25 Half Splay INTERNAL DOORS BY OWNER

TYPE: CLOSED TIMBER STAIRCASE MAPLE TREADS \$ RISERS WIDTH: I OOOmm

RISE: 19@181mm

GUTTER COLOUR: COVE DOWNPIPE COLOUR: COVE

GOING: 240mm (260mm TREAD)

# FASCIA \$ BARGE BOARDS MATERIAL: DAR TIMBER

GUTTERS & DOWNPIPES TYPE: OGEE

HOT WATER UNIT CONNECT TO EXISTING PAINTING - REFER TO

SPECIFICATION FOR

THE EXTENT OF WORK

FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK

MATERIAL: PREFINISHED ZINCALUME

TO BE BY THE OWNER (EXCLUDING INTERNAL PAINT TO NEW SITTING ROOM) 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-ELECTRICIAN 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. CONNECT/INSTALL TWELVE (12) STANDARD LIGHT FITTINGS & TWO (2) 3-IN-
- FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). PROVIDE DAR TIMBER COVER BATTENS TO FIRST FLOOR EAVES.
- PROVIDE CONTROL COCK FOR SINGLE ACTION MIXER TYPE TAPS.
- PROVIDE METAL FLUE FOR EXISTING GAS HEATER.
- ALLOWANCE HAS BEEN MADE TO PAINT INTERNAL SURFACES TO SITTING ROOM ONLY.

## 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
- PHONE AND/OR DATA CABLING.
- SUPPLY WC SUITES, BATH TUB, VANITY UNITS, SHAVING CABINETS, TOWEL RAILS, PAPER HOLDERS, SOAP HOLDERS, TAPS AND OUTLETS AND WALL AND FLOOR TILES FOR CAPE COD TO INSTALL. SUPPLY AND INSTALL SHOWER SCREENS.
- SUPPLY TWELVE (12) STANDARD LIGHT FITTINGS \$ TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNITS.
- DIVERT & EXTEND EXISTING KITCHEN RANGE HOOD EXHAUST FAN IF REQUIRED.
- SUPPLY & INSTALLATION OF DOOR JAMBS, ARCHITRAVES, DOORS, DOOR FURNITURE, SHELVING & HANGING RAILS TO THE FIRST FLOOR ADDITION BUILT IN ROBES
- CLEARING OF TREES, SHRUBS & BUSHES TO A DISTANCE OF TWO (2) METRES FROM THE WORKS.

G	FINAL CONSTRUCTION	NL	16-12-14
F	TO CONTRACT	JM	21-11-14
E	TO BOQ	CG	04-11-14
D	BASIX ADDED # TO COUNCIL	N.E.	09-07-14
С	ROOF PLAN AND LEVELS ADDED	AM	26-06-14
В	TO CLIENT	NL	18-06-14
Α	TECHNICAL	MJB	05-06-14
lo.	ISSUE	DRAWN	DATE
	-		

DESIGN CONSULTANT: DAREK SZYMANSKI

## PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR N & MRS K WALKER

AT 25 KILLARNEY STREET. MOSMAN NSW 2088

COUNCIL: MOSMAN



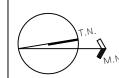
A.B.N. 54 000 605 407

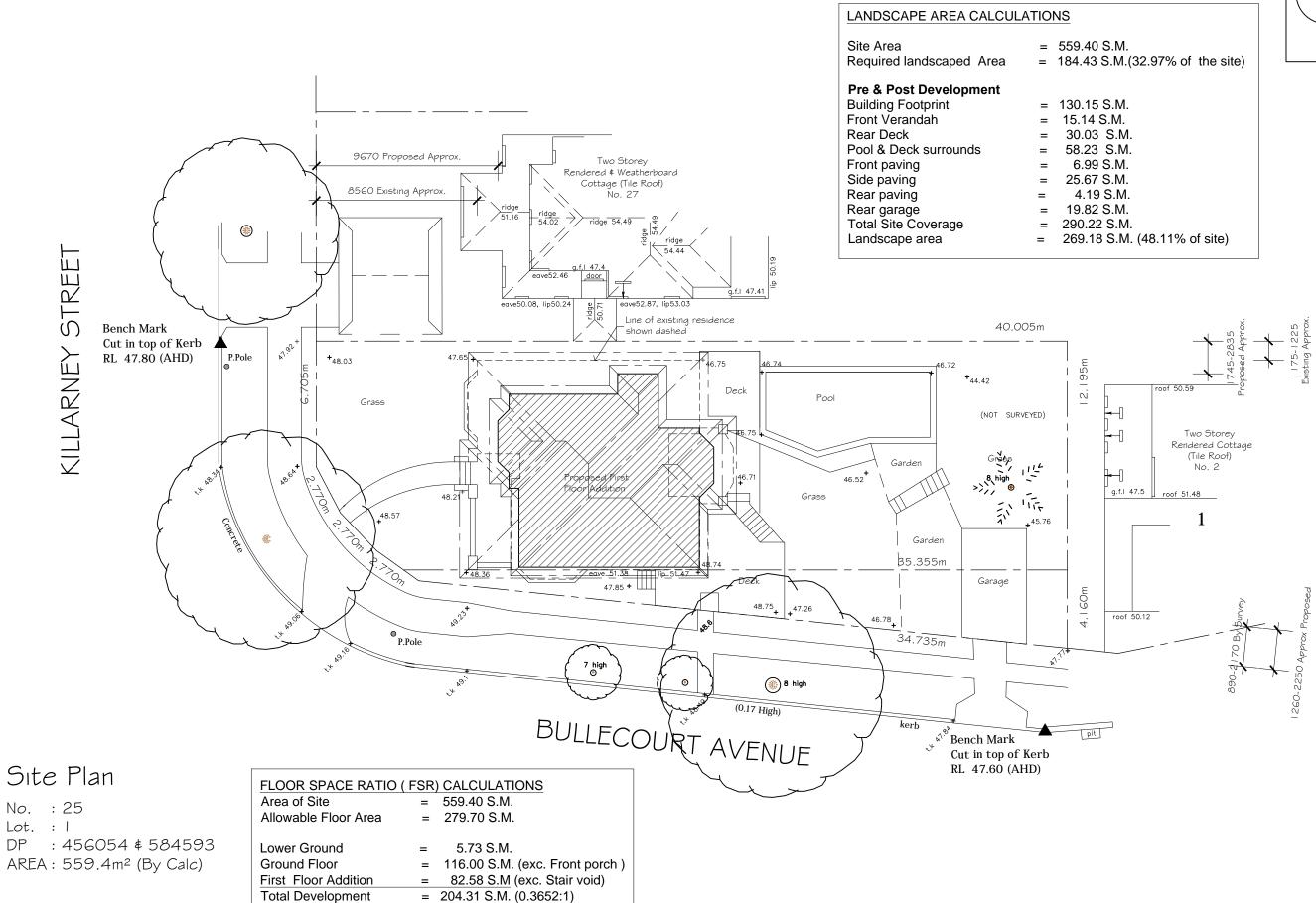
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: | OF 10

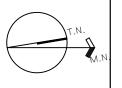
JOB NO: 7554/14

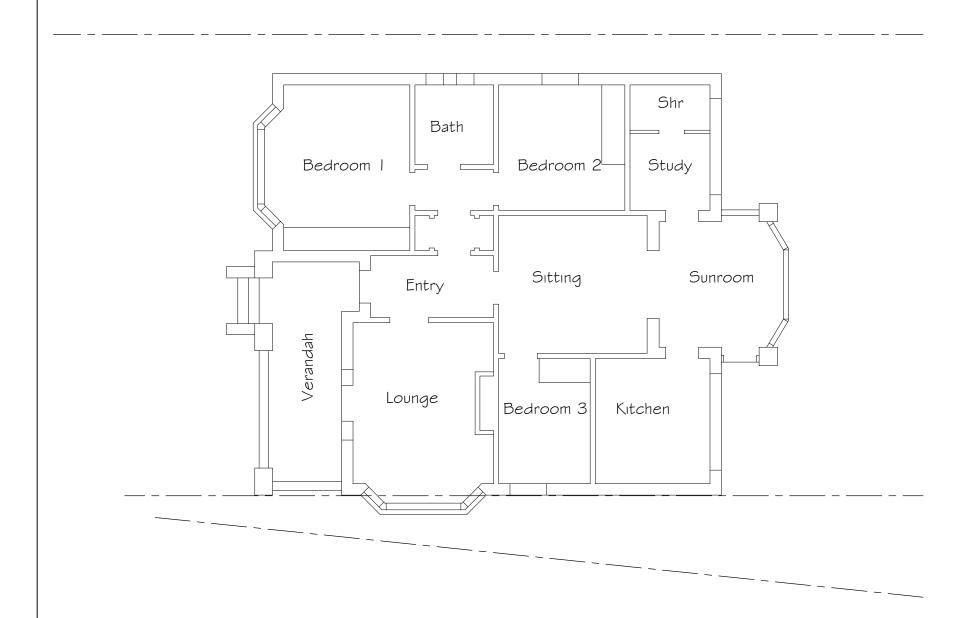
G

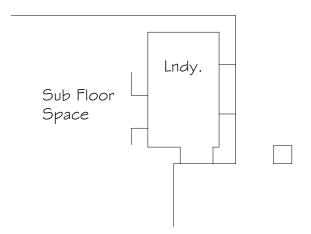






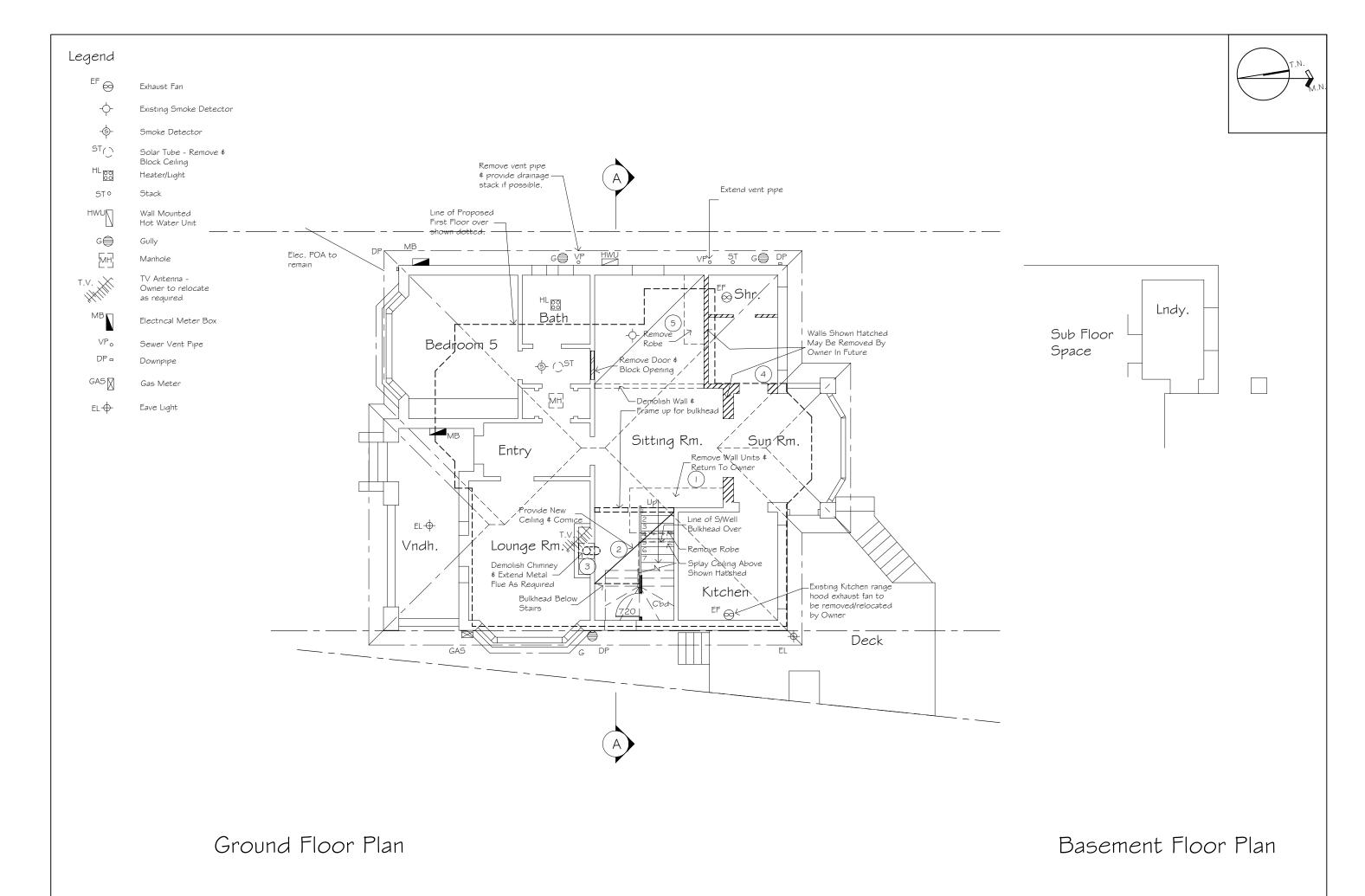


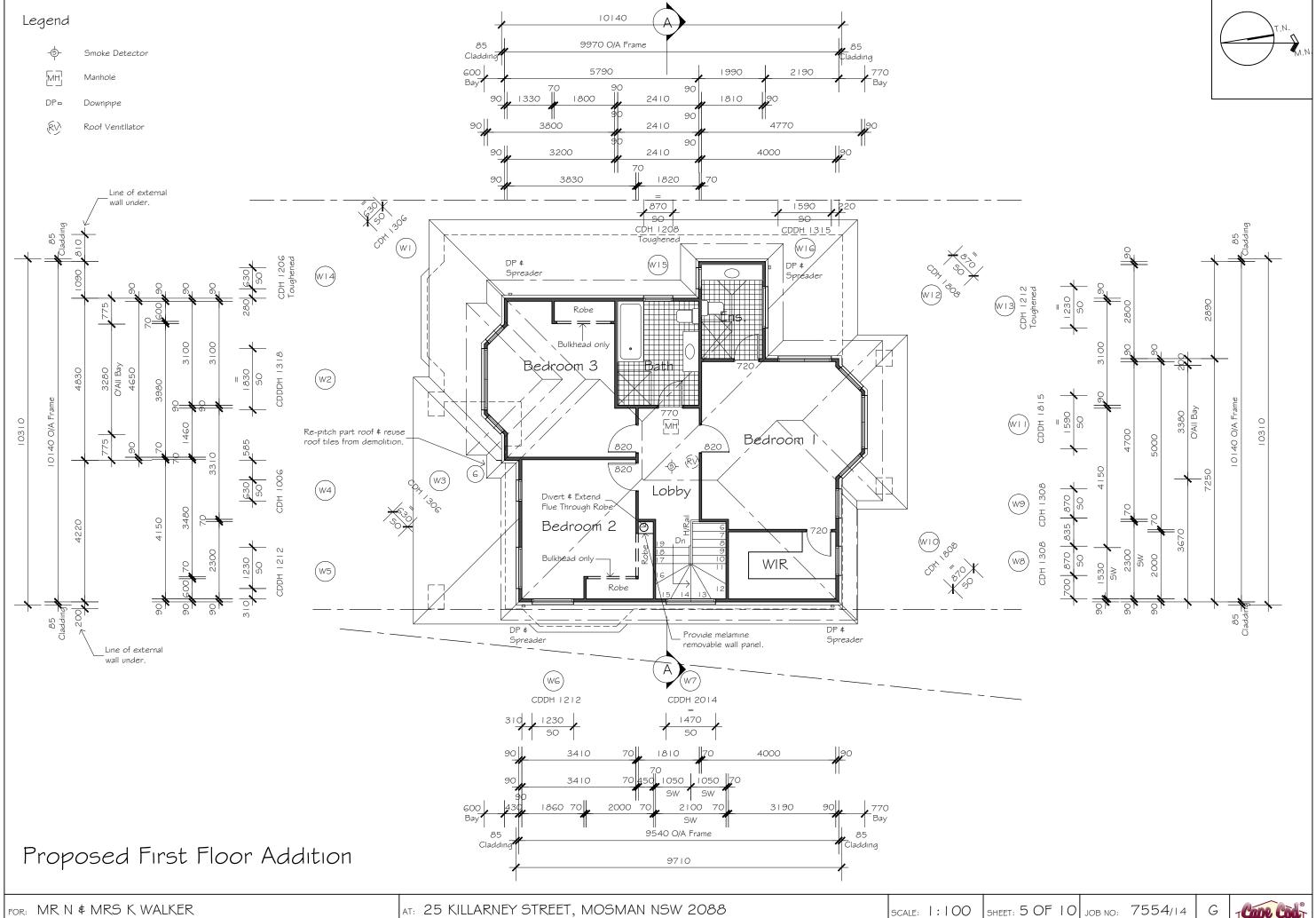


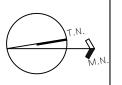


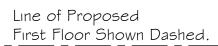
Existing Ground Floor Plan

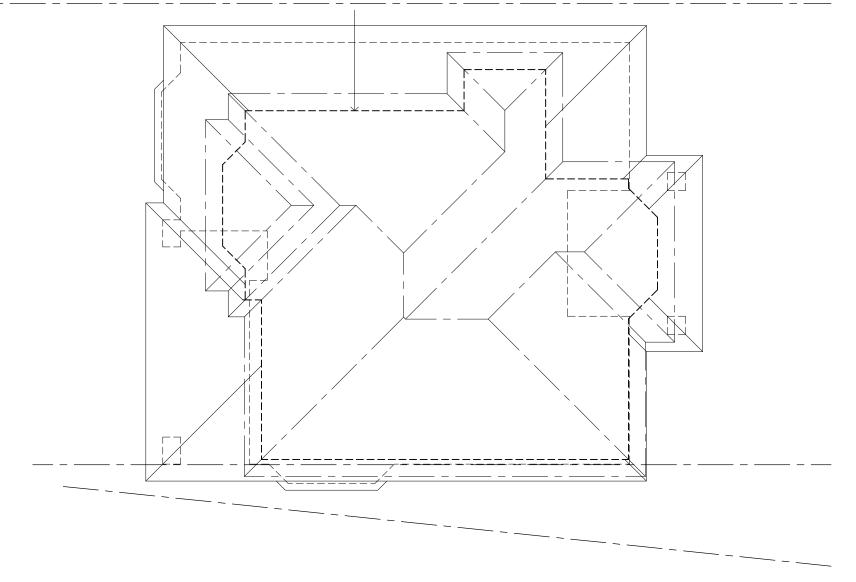
Basement Floor Plan



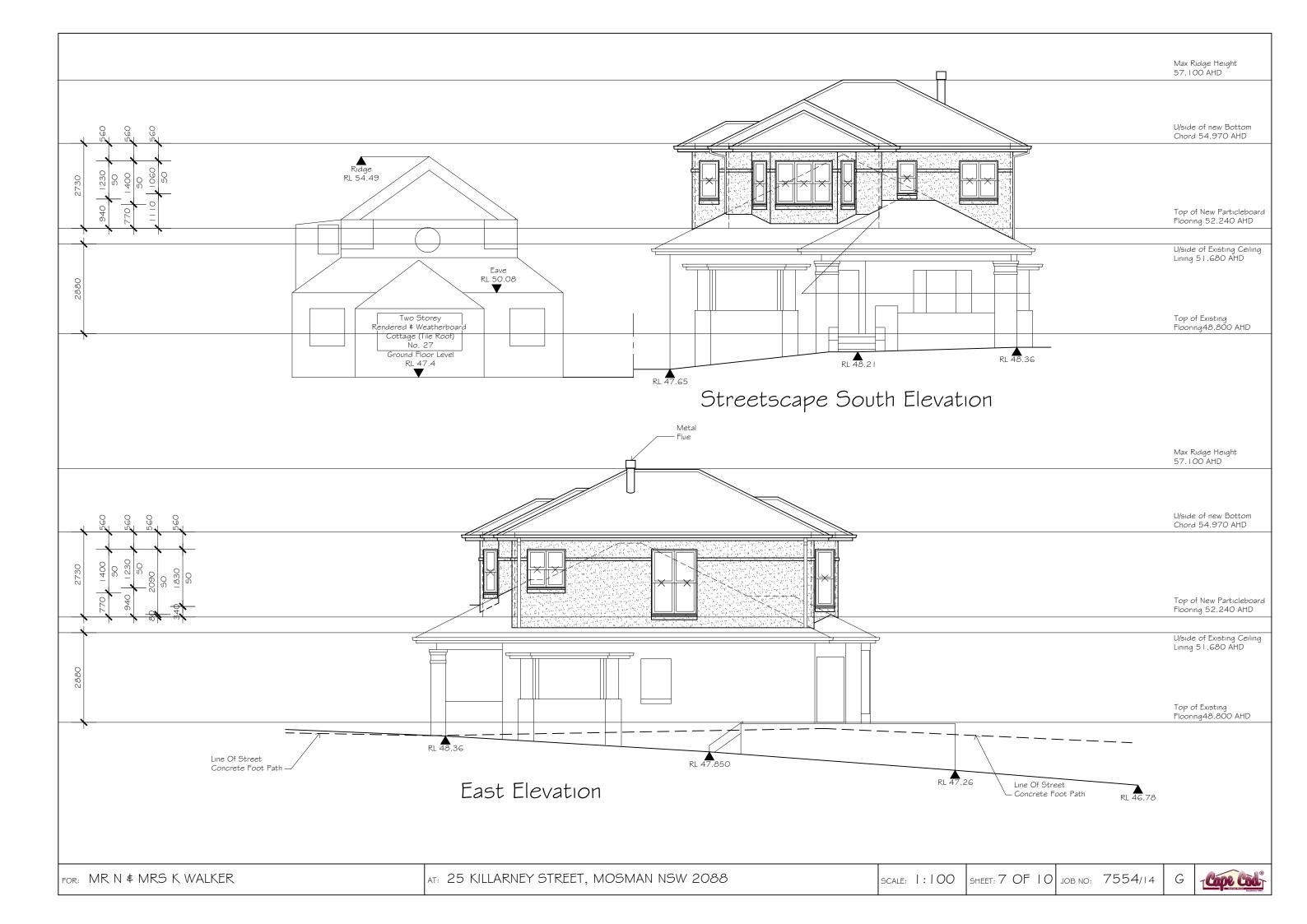


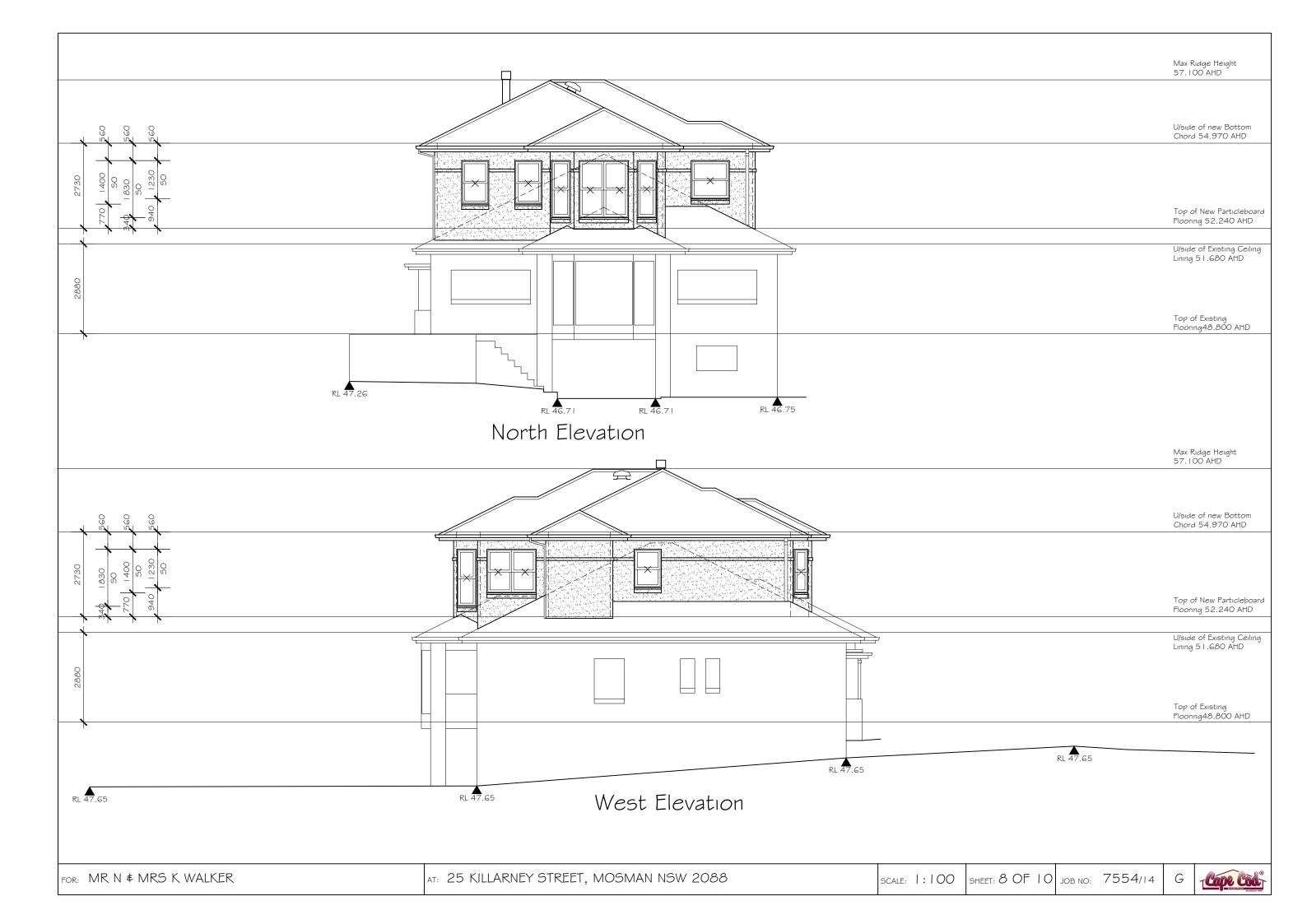


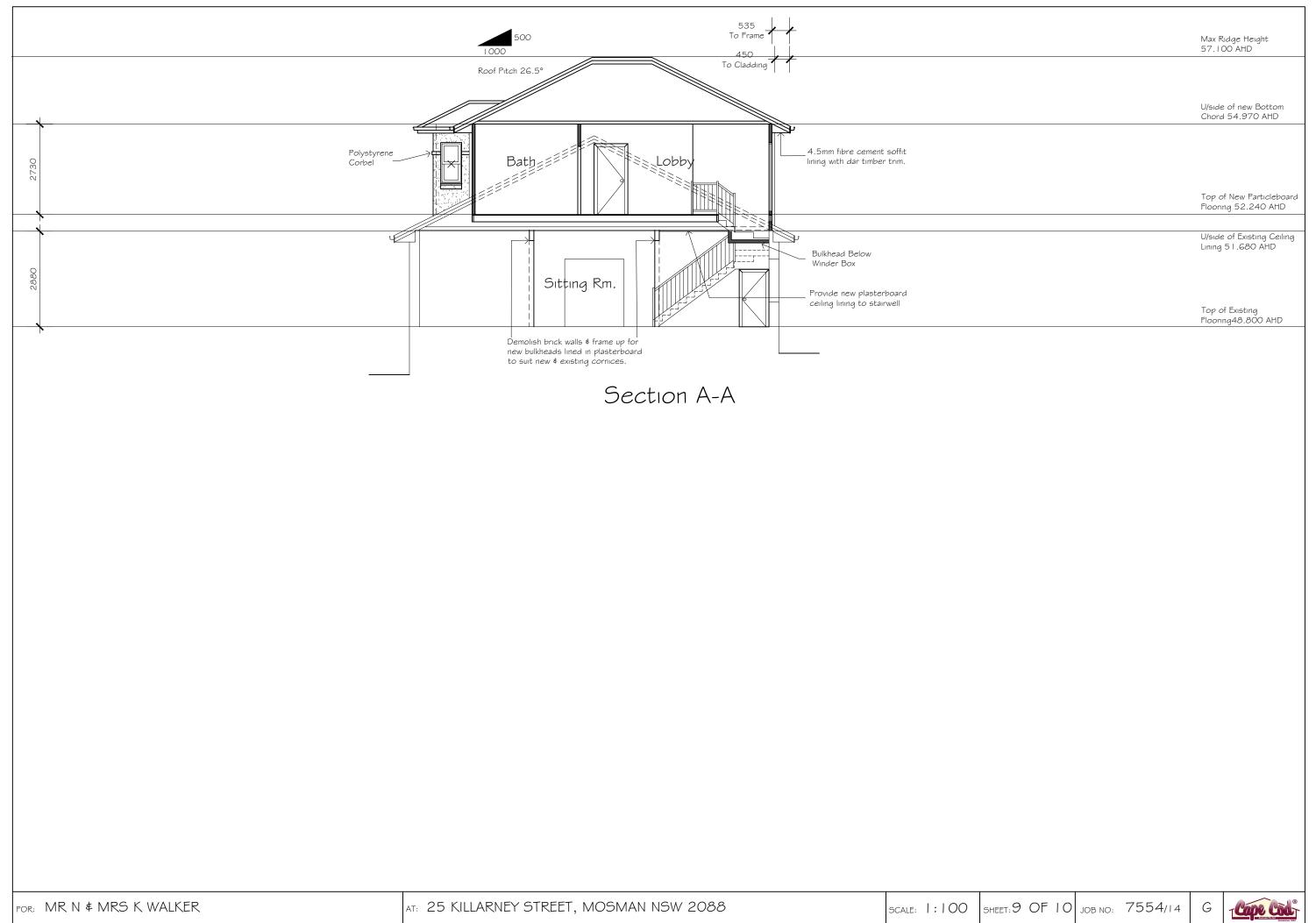




Roof Plan







WINDOW SC	HEDULE (BASI	X A I 9374	14)   <sub>Cuent</sub>					TIMBER WINDOWS:	
STANDARD NOTES:	(2.02		CEIEINI	:					DOOR FRAMES AND DOORS ARE TO BE SUPPLIED DE AND OUT FOR A PAINT/STAINED FINISH.
ALL WINDOWS COME WITH	ARE DRAWN AS VIEWED FROM TH "KEYED ALIKE" LOCKS "ED "R" HAVE RESTRICTED OPEN			:				STANDARD HARDWA	RE COLOURS: SATIN CHROME, GOLD, BROWN \$
B.C.A 3.9.2.5	ED K HAVE RESTRICTED OF ER	NINGS TO COMILE WITH	THE DOILDE	N:DAIL:				TERRAIN: 3 V	VIND LOAD: W 33 N
R		HARDWARE COLOUR	GLAZING	SPECIAL NOTES			HARDWARE COLOUR	GLAZING	
	WI) CDH 1306  SW ELEVATION / BEDROOM 3  WESTERN RED CEDAR  DOUBLE HUNG OPEN	SATIN CHROME  INSECT SCREEN  ALUMINIUM FIBREGLASS MESH	6.38mm SINGLE CLEAR, (OR U-VALUE: 5.7   SHGC: 0.66) REVEAL	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.	R	S ELEVATION / BEDROOM I WESTERN RED CEDAR DOUBLE HUNG OPEN	SATIN CHROME  INSECT SCREEN  ALUMINIUM FIBREGLASS MESH	6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.
		HARDWARE COLOUR	GLAZING				HARDWARE COLOUR	GLAZING	
R R R	W2) CDDDH 1318  S ELEVATION / BEDROOM 3  WESTERN RED CEDAR  DOUBLE HUNG OPEN/OPEN/OPEN	SATIN CHROME  INSECT SCREEN  ALUMINIUM	6.38mm SINGLE CLEAR, (OR U-VALUE: 5.7 I SHGC: 0.66) REVEAL	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.	R R	N ELEVATION / BEDROOM I WESTERN RED CEDAR DOUBLE HUNG OPEN / OPEN	SATIN CHROME  INSECT SCREEN  ALUMINIUM FIBREGLASS MESH	G.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.
R	W3 CDH 1306  SE ELEVATION / BEDROOM 3  WESTERN RED CEDAR  DOUBLE HUNG OPEN	SATIN CHROME  INSECT SCREEN  ALUMINIUM	GLAZING  6.38mm SINGLE CLEAR, (OR U-VALUE: 5.7) SHGC: 0.66)  REVEAL	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.	R	N ELEVATION / BEDROOM I WESTERN RED CEDAR DOUBLE HUNG OPEN	HARDWARE COLOUR SATIN CHROME  INSECT SCREEN  ALUMINIUM FIBREGLASS MESH	GLAZING  6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)  REVEAL	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.
		HARDWARE COLOUR	GLAZING				HARDWARE COLOUR	GLAZING	
R	(W4) CDH 1006  S ELEVATION / BEDROOM 2  WESTERN RED CEDAR  DOUBLE HUNG OPEN	SATIN CHROME  INSECT SCREEN  ALUMINIUM	6.38mm SINGLE CLEAR, (OR U-VALUE: 5.7 SHGC: 0.66) REVEAL	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.		N ELEVATION / ENSUITE WESTERN RED CEDAR DOUBLE HUNG OPEN	SATIN CHROME  INSECT SCREEN  ALUMINIUM FIBREGLASS MESH	G.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL	
		HARDWARE COLOUR	GLAZING				HARDWARE COLOUR	GLAZING	
R R	(W5) CDDH 1212  S ELEVATION / BEDROOM 2  WESTERN RED CEDAR  DOUBLE HUNG OPEN/OPEN	SATIN CHROME  INSECT SCREEN  ALUMINIUM FIBREGLASS MESH	6.38mm SINGLE CLEAR, (OR U-VALUE: 5.7   SHGC: 0.66) REVEAL	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.		S ELEVATION / ENSUITE WESTERN RED CEDAR DOUBLE HUNG OPEN	SATIN CHROME  INSECT SCREEN  ALUMINIUM FIBREGLASS MESH	6.38mm SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66) REVEAL	
R R	WG CDDH 1212  E ELEVATION / BEDROOM 2  WESTERN RED CEDAR  DOUBLE HUNG OPEN/OPEN	SATIN CHROME  INSECT SCREEN  ALUMINIUM	GLAZING  6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99 SHGC: 0.4)  REVEAL I 40mm	TO COMPLY WITH BCA.		W ELEVATION / BATHROOM WESTERN RED CEDAR DOUBLE HUNG OPEN	HARDWARE COLOUR SATIN CHROME  INSECT SCREEN ALUMINIUM FIBREGLASS MESH	GLAZING G.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL I 40mm	
	E ELEVATION / STAIRWELL WESTERN RED CEDAR DOUBLE HUNG OPEN / OPEN	SATIN CHROME  INSECT SCREEN  ALUMINIUM	GLAZING  6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99 SHGC: 0.4)  REVEAL I 40mm		R R	WIG CDDH 1315  W ELEVATION / BEDROOM WESTERN RED CEDAR  DOUBLE HUNG OPEN / OPEN	HARDWARE COLOUR SATIN CHROME  INSECT SCREEN ALUMINIUM FIBREGLASS MESH	GLAZING G.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL I 40mm	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.
R	N ELEVATION / WIR WESTERN RED CEDAR DOUBLE HUNG OPEN	SATIN CHROME  INSECT SCREEN  ALUMINIUM	GLAZING  6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99 SHGC: 0.4)  REVEAL I 40mm	TO COMPLY WITH BCA.					
R	W9 CDH 1308  N ELEVATION / BEDROOM 1  WESTERN RED CEDAR  DOUBLE HUNG  OPEN	SATIN CHROME  INSECT SCREEN  ALUMINIUM	GLAZING  6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99 SHGC: O.4)  REVEAL I 40mm	TO COMPLY WITH BCA.					
FOR: MR N & MRS	K WALKER		AT:	25 KILLARNEY STREET, MOSMAN NS	5W 2088		scale: 1: NTS	SHEET: OOF 10	юв NO: 7554/14 G 1000 CM