BASI	х сом	MITME	ENTS			
CERTIFICATE NO. A21050	07_02					
F	IXTURES AND S	YSTEMS				
LIGHTING	TO BE FIT FLUORES	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	3 5					
INSULATION REQUIREMENTS						
FLOOR ABOVE EXISTING NIL DWELLING OR BUILDING						
EXTERNAL WALL: EXTERNA INSULATED FACADE SYST (EIFS)(FACADE PANEL :50	EM NIL					
FLAT CEILING, PITCHED ROOF	ROOF: FO	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)				
RAKED CEILING, PITCHED / SKILLION ROOF FRAMED	ROOF: FO	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING TO FIRST FLOOR DARK (SOLAR ABSORPTANCE >0.70)				
G	LAZING REQUIRI	EMENTS				
WINDOWS						
W2, W3, W4, \$ W7,		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)				
W5, W6, W8, W9, W10, W12, W13, W14, W15, \$ W16,	JIANDAN	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				
WI,		TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)				
SKYLIGHTS SLI,		TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)				
SHADING DEVICES						
WINDOWS						
W2, W3, W4, W5, W6, W W9, W10, W11, W12, W13, \$ W16,	2, ( \ 2 ) \ \ 2	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM				
WI,		EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM				
W7, W14, \$ W15,	NONE	NONE				
SKYLIGHTS SLI,	NONE	NONE				
EXTERNAL F	AINT S	CHEDI	JLE			
ITEM	CODE	COLOUR				
Wall Cladding	eg. WATTYL  Dulux		Regency White			

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding	Dulux		Regency White
Soffit Lining	Dulux		Lime White
Hood Brackets	Dulux		Lime White
Hood Shingles	Dulux		Jade Blue
Finial	Dulux		Lime White
Timber Fretwork	Dulux		Lime White
Handrail Post	Dulux		Jade Blue
Handrail Frame	Dulux		Jade Blue
Privacy Screen	Cabots		Natural Clear

# 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**

WINDOW SASHES

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

LINED UNDER IN

PLASTERBOARD

FASCIA \$
BARGE BOARDS

HOT WATER UNIT

PAINTING - REFER TO

THE EXTENT OF WORK

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

SPECIFICATION FOR

CONDITIONS

GUTTERS & DOWNPIPES TYPE: QUAD

STAIRCASE MAPLE TREADS AND

RISERS

BRICKWORK	N/A		
FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD		
CLADDING	50MM INSULCLAD OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS QT ECOSERIES INSULCLAD TO NORTH WEST ELEVATION FIRST FLOOR STAIR WALL AND NORTH WEST ELEVATION GROUND FLOOR FAMILY ROOM WALL		
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM FRAME: WESTERN RED CEDAR TO WINDOW I		
INSECT SCREENS: TO ALL NEW OPERABLE	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS		

PROVIDE ALL NEW TERRA COTTA ROOF TILES TO

PROPOSED FIRST FLOOR ADDITION. TO MATCH

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

\$ NEW GROUND FLOOR CEILING AREA DIRECTLY UNDER

R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST

PRIMED HARDBOARD HOLLOW CORE "FLUSH"

(SUBJECT TO FINISHED FLOORING

BARGE SOAKER COLOUR: FEDERATION GREEN

PROVIDE NEW RINNAI INFINITY 26 TO NEW FIRST

PAINTING TO ALTERATION AND RENOVATION WORK

EXISTING AS CLOSE AS POSSIBLE

NEW METAL DECK ROOFING

DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 COLONIAL ARCHITRAVE: Ex. 100x25 COLONIAL

TYPE: CLOSED TIMBER

20 @ 182mm

BY OWNER) GOING: 240mm (260mm TREAD)

MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: OFF WHITE BARGE COLOUR: OFF WHITE

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: OFF WHITE DOWNPIPE COLOUR: SMOOTH CREAM

FIRST FLOOR EXTERNAL: BY CAPE COD

FIRST FLOOR INTERNAL: BY CAPE COD

CONNECT TO EXISTING

TO BE BY THE OWNER

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE

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

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

WIDTH: 900mm

RISE:

FLOOR EXTERNAL WALL FRAMES

## 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 TWO (2) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE
- FIRST FLOOR BALCONY RAILING TO MATCH EXISTING TO REAR DECK.
- PROVIDE CONTROL COCK FOR SINGLE ACTION MIXER TAPS.
- PROVIDE R2.0 SOUND INSULATION BATTS TO INTERNAL WALLS BETWEEN BEDROOMS | \$ 2, \$ BEDROOMS 3 \$ 4.

### 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.
- 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 SPI ASHBACKS
- SUPPLY TWO (2) FAN/LIGHT/HEATER UNIT.
- CONNECT DOWN PIPE TO STORMWATER DRAINAGE SYSTEM.
- PROVIDE SURVEY DETAILS IF REQUIRED.

1	FINAL CONSTRUCTION	SC	22-06-15
Н	TO CONTRACTS	SC	26-05-15
G	SURVEY & BASIX DETAILS ADDED & TO COUNCIL	NE	06-02-15
F	POV 15967	JM	17-12-14
D	DRAFTING AMENDMENTS	SM	03-12-14
С	POV 15915	AM	28-11-14
В	TO CLIENT	JGI	20-10-14
Α	TECHNICAL	JGI	26-09-14
No.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: PETER BROWN

# PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR. J. & MRS. X. ALEXANDER.

AT 8 WESTON ROAD, HURSTVILLE. NSW. 2220.

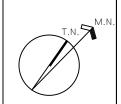
COUNCIL: HURSTVILLE

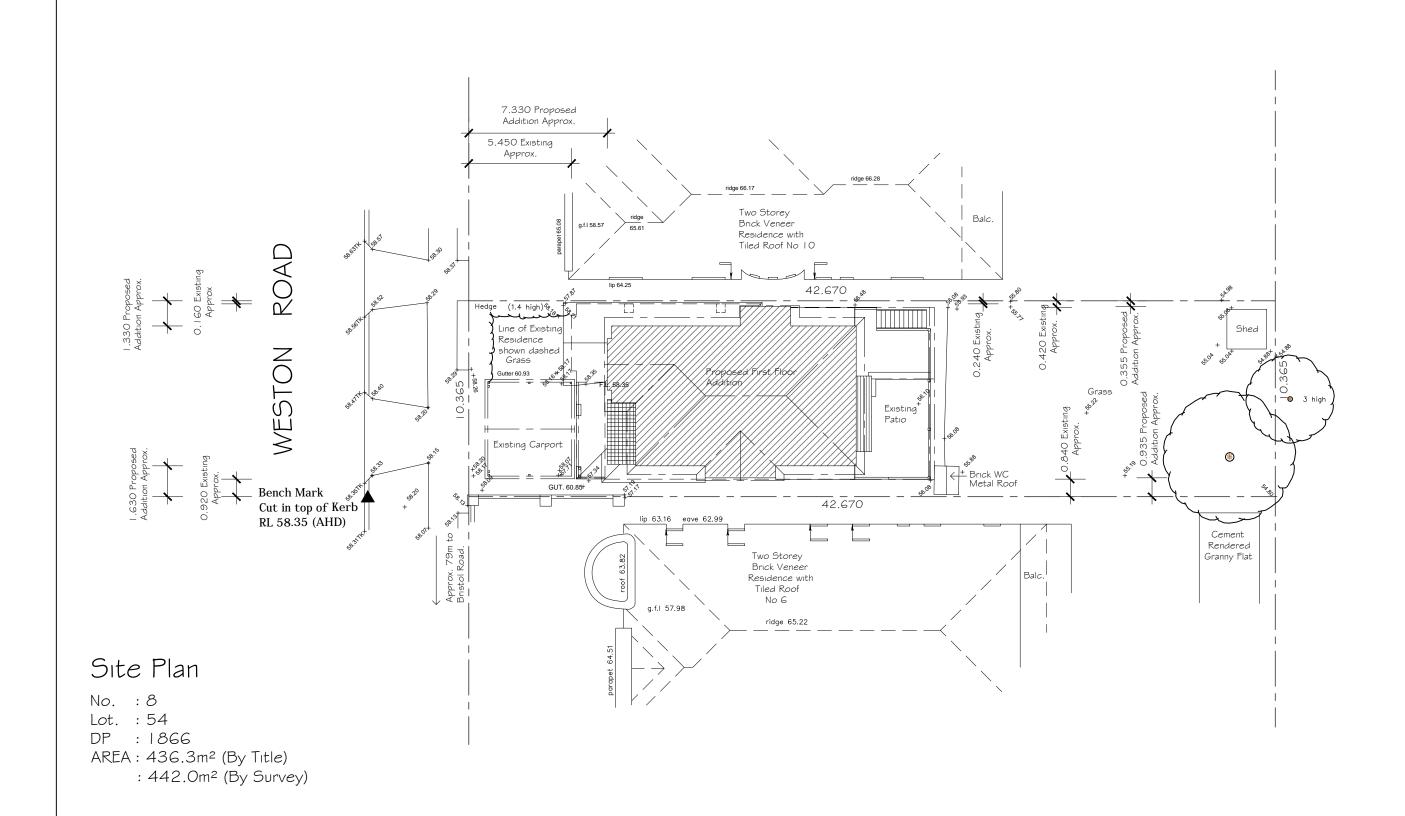
A.B.N. 54 000 605 407

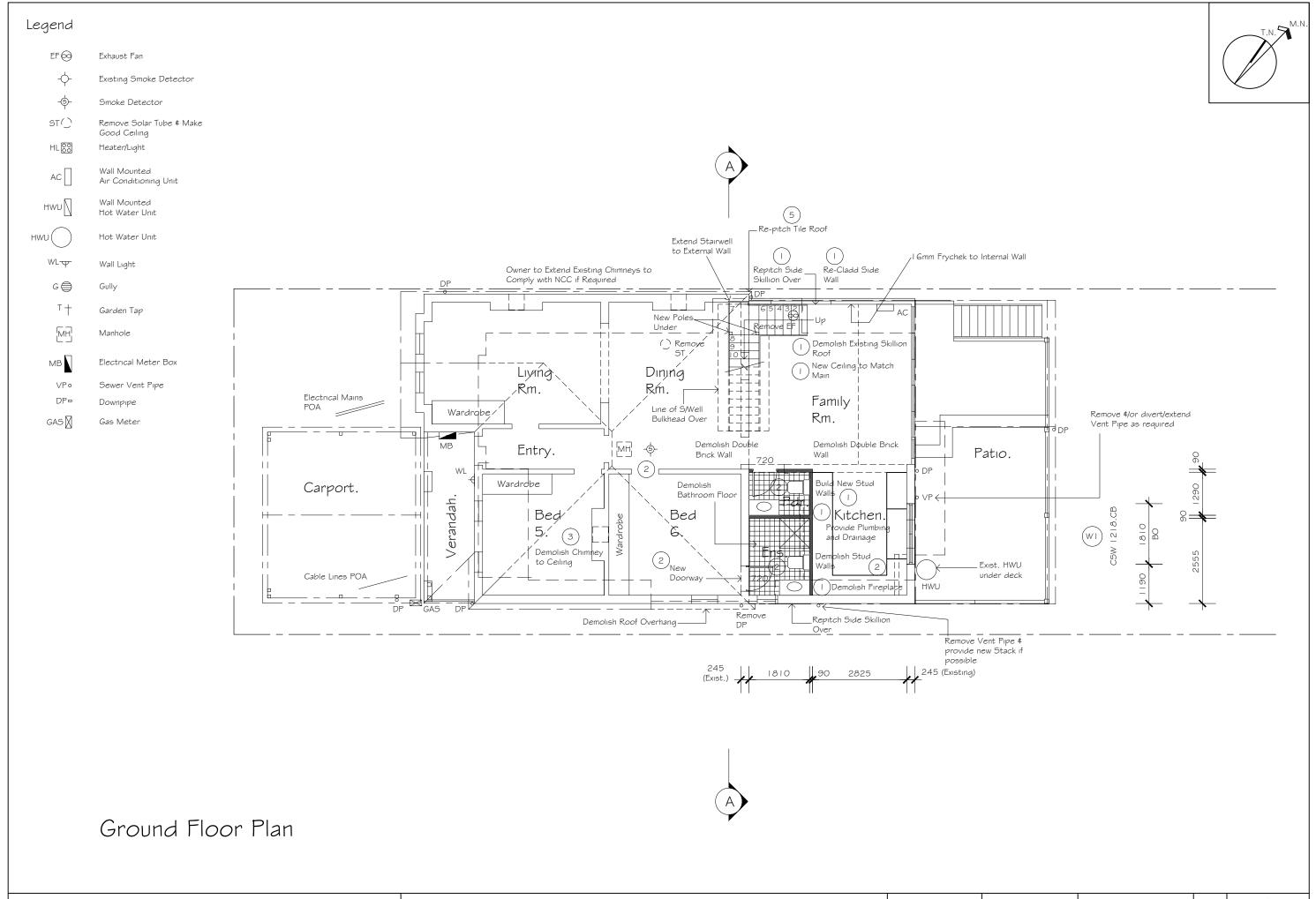
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

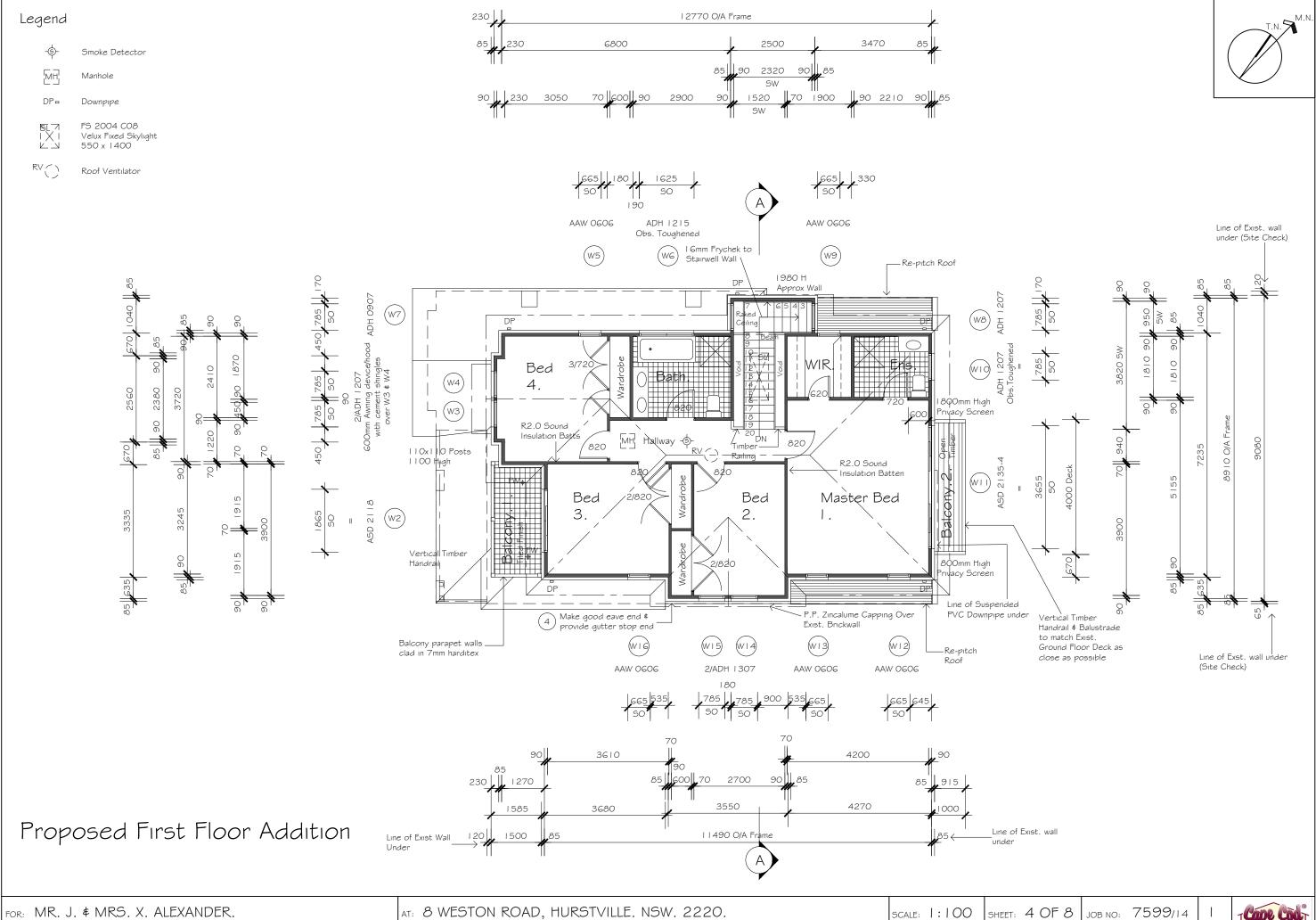
JOB NO: 7599/14

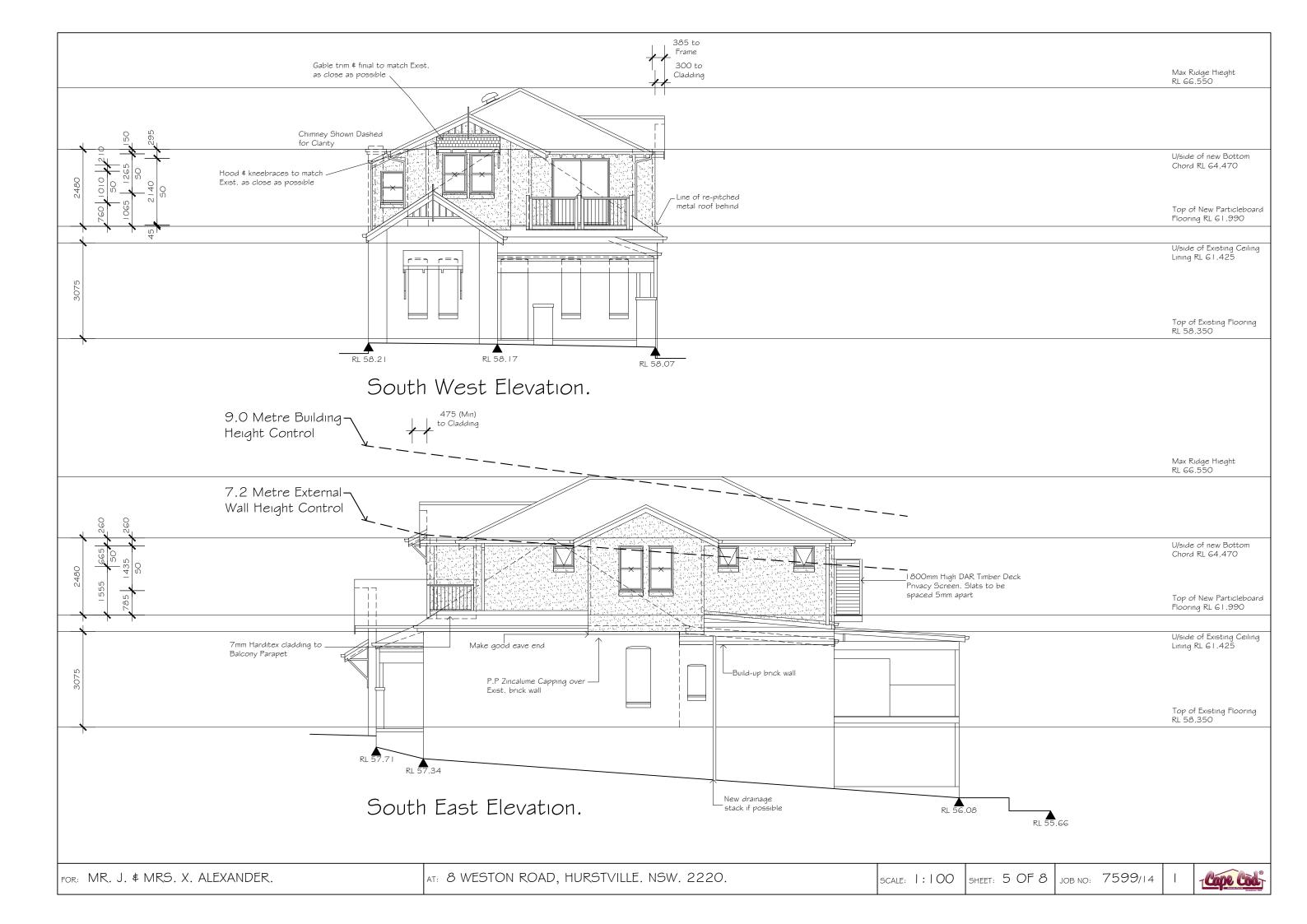


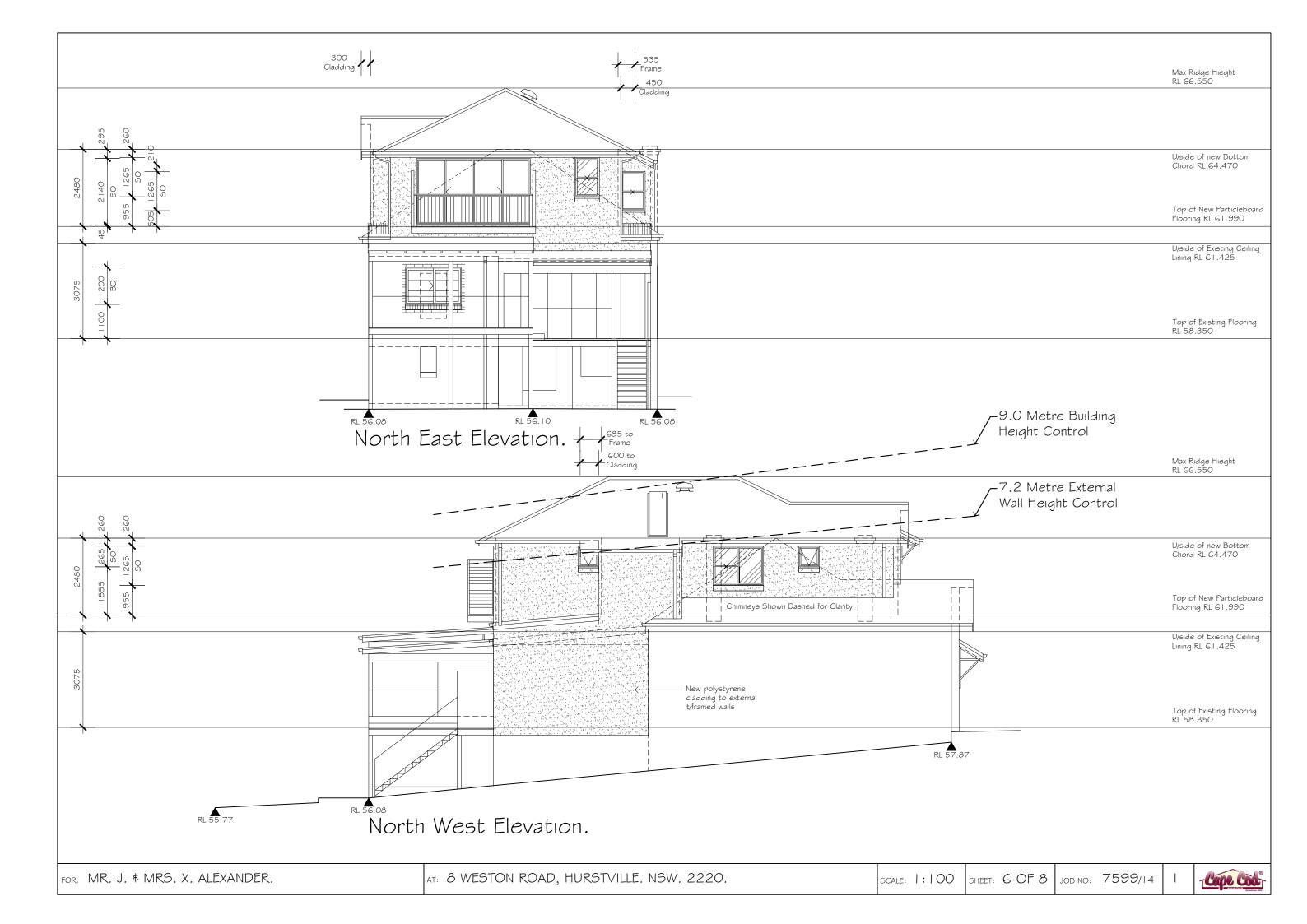


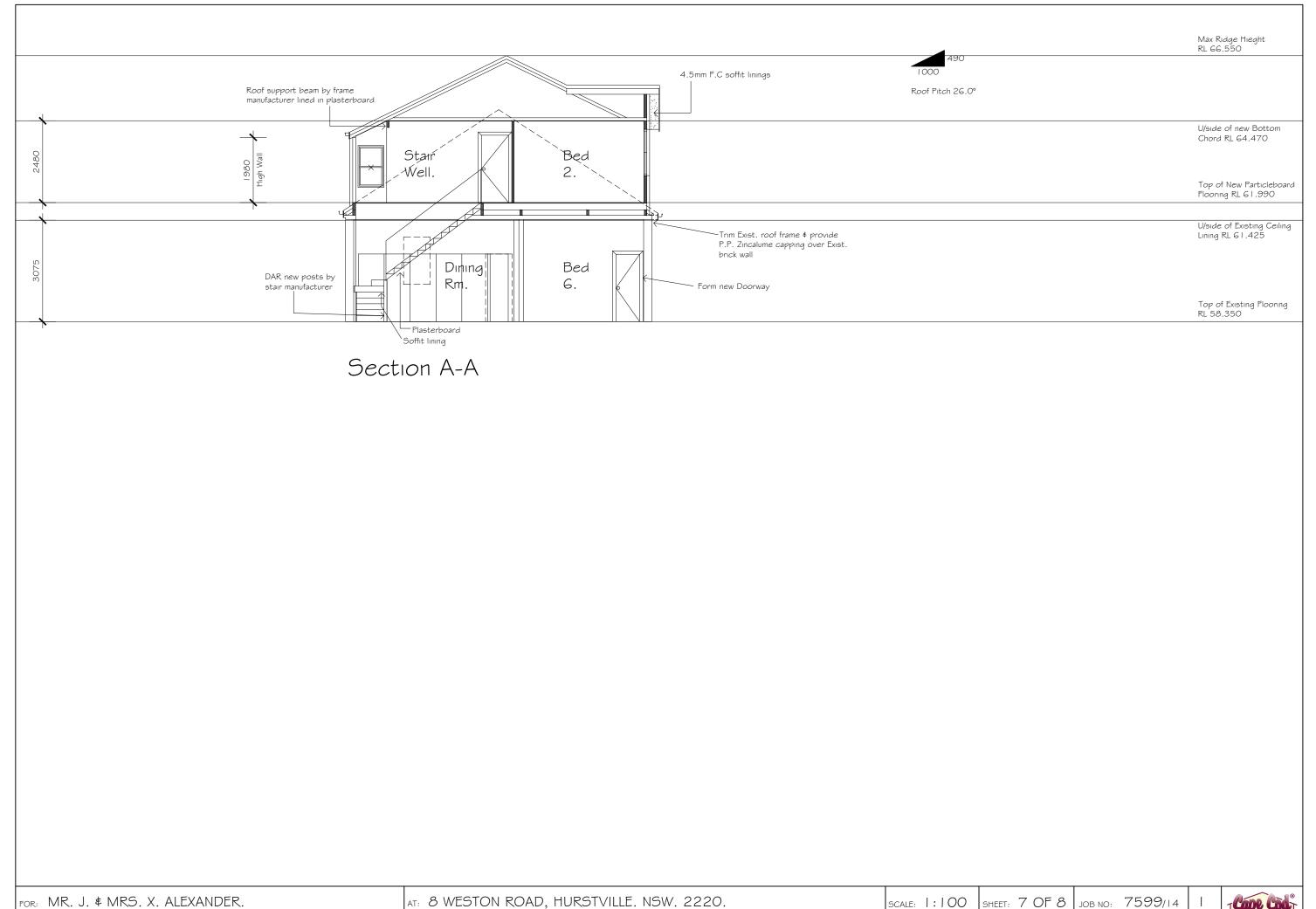












WINDOW SCI	HEDULE BASIX	( A210501	7 02	CLIENT:		ALUMINIUM (STEGBAR) WIN	IDOWS:		TIMBER WINDOWS:	
STANDARD NOTES:							LOURS: WHITE BIRCH, PRIMROS			DOOR FRAMES AND DOORS ARE TO BE SUPPLIED DE AND OUT FOR A PAINT/STAINED FINISH.
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE     ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS     WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE B.C.A 3.9.2.5				BUILDER: DATE:		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.			STANDARD HARDWARE COLOURS: SATIN CHROME, CHROME. GOLD, MAHOGANY BRONZE & WHITE.	
			H THE							VIND LOAD: W 33 N
		COLOUR # HARDWAR	F GLAZING		SPECIAL NOTES			COLOUR	<b>_</b> GLAZING	
	(WI) CSW 1218	COLOUR	SINGLE PYR	OLYTIC	COLONIAL BARS COLOUR TO MATCH		(WI) ADH 1207	WALLETE DID CLI	SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.
	NE ELEVATION / KITCHEN	NATURAL STAINED	LOW-E, (OR		NATURAL STAINED FRAME		NE ELEVATION / ENSUITE		LOW-E, (U-VALUE:	
	NE ELEVATION / KITCHEN	INSECT SCREEN	U-VALUE: 3 SHGC: 0.4)						5.7, SHGC:0.47)	
	WESTERN RED CEDAR	ALUMINIUM		/			ALUMINIUM	ALUMINIUM		
	SLIDING	FIBREGLASS MESH	REVEAL		  -		DOUBLE HUNG	FIBREGLASS MESH WHITE BIRCH	REVEAL	
	OPEN / FIXED	TBC					OPEN	WITTE DINCIT	I 40mm	
	(W2) ASD 2118	COLOUR	GLAZING				(WII) ASD 2135-4	COLOUR	GLAZING	
	WZ) A3D 2118	WHITE BIRCH	SINGLE CLE	AR,			ASD 2135-4	WHITE BIRCH	SINGLE PYROLYTIC	
	SW ELEVATION / BED 3	INSECT SCREEN	(U-VALUE: 7 SHGC: 0.75				NE ELEVATION / BED I	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	
	ALUMINIUM	ALUMINIUM		2)			ALUMINIUM	ALUMINIUM	3.7, 31100.0.17)	
	SLIDING DOOR	FIBREGLASS MESH	REVEAL				SLIDING DOOR		REVEAL	
	OPEN / FIXED	WHITE BIRCH	I 40mm				FIXED / OPEN / OPEN / FIXED	WHITE BIRCH	140mm	
		COLOUR	GLAZING					COLOUR	GLAZING	
	(W3) ADH 1207	WHITE BIRCH	SINGLE CLE	A D			(W12) AAW 0606	WHITE BIRCH	SINGLE PYROLYTIC	
		+	(U-VALUE: 7					-	LOW-E, (U-VALUE:	
	SW ELEVATION / BED 4	INSECT SCREEN	SHGC: 0.75	5)			SE ELEVATION / BED I	INSECT SCREEN	5.7, SHGC:0.47)	
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM		
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL				AWNING		REVEAL	
	OPEN	WHITE BIRCH	I 40mm				OPEN	WHITE BIRCH	140mm	
	(1/4)	COLOUR	GLAZING				W13) AAW 0606	COLOUR	GLAZING	
	(W4) ADH 1207	WHITE BIRCH	SINGLE CLE				(W13) AAW 0606	WHITE BIRCH	SINGLE PYROLYTIC	
	SW ELEVATION / BED 4		(U-VALUE: 7				SE ELEVATION / BED I		LOW-E, (U-VALUE:	
×	ALUMINIUM	INSECT SCREEN	SHGC: 0.75	) )			ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)	
		ALUMINIUM FIBREGLASS MESH	REVEAL		-			ALUMINIUM FIBREGLASS MESH	REVEAL	-
	DOUBLE HUNG OPEN	WHITE BIRCH	I 40mm		1		AWNING OPEN	WHITE BIRCH	140mm	-
	OT EIN						OT EIV			
	(W5) AAW 0606	COLOUR WHITE BIRCH	GLAZING				(W14) ADH 1307	COLOUR WHITE BIRCH	GLAZING	
		WIIIL BIRCII	SINGLE PYR					WIIIL DIRCII	SINGLE PYROLYTIC LOW-E. (U-VALUE:	
	NW ELEVATION / BED 4	INSECT SCREEN	5.7, SHGC:				SE ELEVATION / BED 2	INSECT SCREEN	5.7, SHGC:0.47)	
	ALUMINIUM	ALUMINIUM	┪			^	ALUMINIUM	ALUMINIUM		
	AWNING	FIBREGLASS MESH	REVEAL				DOUBLE HUNG	FIBREGLASS MESH	REVEAL	
	OPEN	WHITE BIRCH	I 40mm		1		OPEN	WHITE BIRCH	I OOmm	
		COLOUR	GLAZING					COLOUR	GLAZING	
	(W6) ADH 1215	WHITE BIRCH	SINGLE PYR	OLYTIC	TRANSLUCENT FILM BY BUILDER.		W15 ADH 1307	WHITE BIRCH	SINGLE PYROLYTIC	
	SW ELEVATION / BATHROOM	1	LOW-E, (U-V				SE ELEVATION / BED 2		LOW-E, (U-VALUE:	
<del>///</del> ///	ALUMINIUM	INSECT SCREEN	5.7, SHGC:	0.47)			ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)	
		ALUMINIUM FIBREGLASS MESH	REVEAL		-			ALUMINIUM FIBREGLASS MESH	REVEAL	_
	DOUBLE HUNG OPEN / FIXED	WHITE BIRCH	I 40mm		-		DOUBLE HUNG OPEN	WHITE BIRCH	140mm	-
	CT ENT TIMES						OT EIV	221212		
	(W7) ADH 0907	COLOUR WHITE BIRCH	GLAZING	A.D.			(W16) AAW 0606	COLOUR WHITE BIRCH	GLAZING CINCLE FOR COLOTIC	
		- WITTE DINCIT	SINGLE CLE (U-VALUE: 7	AK, 7.63.				WITTE DINCIT	SINGLE PYROLYTIC LOW-E, (U-VALUE:	
	SW ELEVATION / STAIRWELL	INSECT SCREEN	SHGC: 0.75				SE ELEVATION / BED 3	INSECT SCREEN	5.7, SHGC:0.47)	
	ALUMINIUM	ALUMINIUM	1		_		ALUMINIUM	ALUMINIUM		
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL				AWNING		REVEAL	
	OPEN	WHITE BIRCH	I 40mm				OPEN	WHITE BIRCH	1 40mm	
	(W8) 450 1005	COLOUR	GLAZING							
	(W8) ADH 1207	WHITE BIRCH	SINGLE PYR							
		LOW-E, (U-V 5.7, SHGC:					<b> </b>			
<b> </b>	ALUMINIUM	INSECT SCREEN	3.7, 51160:	0.77)				1		
		ALUMINIUM FIBREGLASS MESH	REVEAL					† †		┥
	DOUBLE HUNG OPEN	WHITE BIRCH	140mm							╡
		COLOUR	GLAZING							
	(W9) AAW 0606	AW 0606	SINGLE PYR	OLYTIC						
	10%	LOW-E, (U-V							TRANSLUCENT FILM BY BUILDER.	
	NW ELEVATION / W/IN ROBE	INSECT SCREEN	5.7, SHGC:							RESTRICT BOTTOM SASH OPENING TO 125mm
	ALUMINIUM	ALUMINIUM			_					TO COMPLY WITH BCA.
	AWNING	FIBREGLASS MESH WHITE BIRCH	REVEAL		_					
	OPEN	WITTE DINCIT	I 40mm							
FOR: MR. J. \$ MR.	S. X. ALEXANDER.			AT: 8	WESTON ROAD, HURSTVILLE. NS	5W. 2220.	5	cale: I: NTS s	HEET: 8 OF 8	ов NO: 7599/14 I