

BASIX COMMITMENTS

CERTIFICATE NO. A270729_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 3 STAR RATED
TOILETS 3 STAR RATED
TAPS 3 STAR RATED

INSULATION REQUIREMENTS

FLOOR ABOVE EXISTING DWELLING OR BUILDING

NIL

FLAT CEILING,
PITCHED ROOF

CEILING: R 1.45 (UP)
ROOF: FOIL BACKED BLANKET (55mm)
DARK (SOLAR ABSORPTANCE >0.70)

RAKED CEILING,
PITCHED SKILLION ROOF:
FRAMED

CEILING: R 1.45 (UP)
ROOF: FOIL/SARKING
DARK (SOLAR ABSORPTANCE >0.70)

EXTERNAL WALL:
BRICK VENEER

R1.16 (or R1.70 INCLUDING CONSTRUCTION)

EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS) (FACADE PANEL: 75mm)

NIL

GLAZING REQUIREMENTS

WINDOWS

W1 - W7

TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)

SL1

TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)

SHADING DEVICES

WINDOWS

W1 , W2 # W7

EAVE / VERANDAH / PERGOLA / BALCONY
>= 600MM

W3 - W6

EAVE / VERANDAH / PERGOLA / BALCONY
>= 450MM

SL1

NONE

EXTERNAL PAINT SCHEDULE

ITEM

BRAND
eg. WATTYL

CODE

COLOUR

Window Hardware

Stegbar

Barge Board

Dulux

Antique White U.S.A

Rafter Tails

Dulux

Antique White U.S.A

Soffit Lining

Dulux

Antique White U.S.A

Wall Cladding

Dulux

French Blue

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: TO CAPE COD
STRUCTURAL LAYOUTS.

FLOOR: 190x45mm MIN. FLOOR JOISTS

WIND LOAD W 28 N

FINISHES

BRICKWORK

COMMON BRICKWORK LAID AS FACE TO PARTY WALL

FLOORING

19MM STRUCTURAL PARTICLEBOARD

CLADDING

75mm POLYSTYRENE WALL SHEETING OVER
POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH

WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)

FRAME: WESTERN RED CEDAR

INSECT SCREENS:
TO ALL NEW OPERABLE WINDOW SASHERS

FRAME: PREFINISHED ALUMINIUM
MESH: FIBREGLOSS

ROOF COVERING

PROVIDE ALL NEW TERRA COTTA ROOF TILES AND PRE-FINISHED ZINCALUME ROOF SHEETING TO TO PROPOSED FIRST FLOOR
PROFILE: CUSTOM ORB
COLOUR: SELECT COLOUR

ROOF SARKING

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL TO TILED ROOF AREA AND R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET TO PRE-FINISHED ZINCALUME ROOF SHEETING

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

INTERNAL FIXINGS

DAR: FINGER JOINED PINE
SKIRTING: Ex. 150x25
ARCHITRAVE: Ex. 150x25

INTERNAL DOORS

PRIMED HARDBOARD SOLID CORE "FLUSH"

STAIRCASE
MAPLE TREADS # RISERS

TYPE: CLOSED TIMBER

WIDTH: 1000mm

RISE: 20 @ 188mm

GOING: 240mm (260mm TREAD)

BARGE BOARDS

MATERIAL: DAR TIMBER

GUTTERS # DOWNPIPES

TYPE: QUAD
MATERIAL: PREFINISHED ZINCALUME
GUTTER COLOUR: SHALE GREY
DOWNPIPE COLOUR: SHALE GREY

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 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
- ELECTRICIAN 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 TWELVE (12) DOWNLIGHT FITTINGS # ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).
- FIRST FLOOR ROOF RIDGE AND GUTTER LINE TO MATCH NEIGHBOURS.
- PROVIDE CONTROL COCK TO MIXER TYPE TAPS.
- PROVIDE CONCEALED CISTERN TO WC.

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 TWELVE (12) DOWNLIGHT FITTINGS # ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.
- CARPET FINISH TO FIRST FLOOR.
- DEMOLITION OF EXISTING FIRE PLACE TO ALLOW FOR STAIRCASE.

G	FINAL CONSTRUCTION	SC	23.05.17
F	PLAN CHECK # TO CONTRACTS	MP	19.04.17
E	BASIX ADDED # TO COUNCIL	N.E/S.C	18.01.17
D	POV 18728 #18906	S.C.	30.11.16
C	POV 18552	S.C.	24.10.16
B	TO CLIENT	S.C.	10.10.16
A	TECHNICAL	S.C.	10.10.16
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: ROCCO RASO			

PROPOSED ADDITIONS # ALTERATIONS

FOR MR C GRAY # MS L JOHNSON

AT 4 RALEIGH STREET,
COOGEE, NSW 2034

COUNCIL: RANDWICK

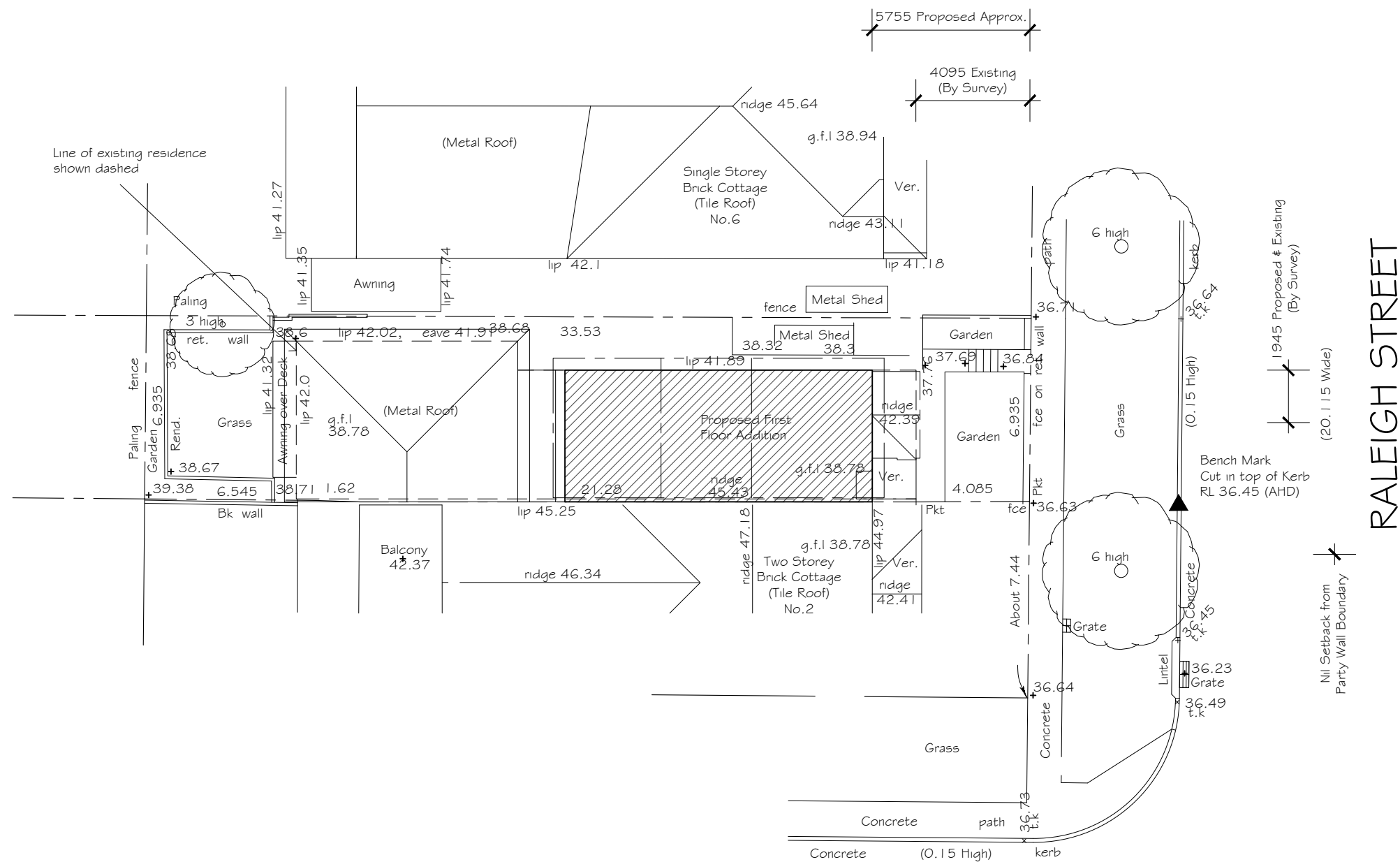
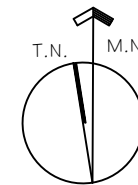
A.B.N. 54 000 605 407
SUITE 41, 410 CHURCH STREET,
NORTH PARRAMATTA 2151
PHONE: (02) 9849 4444
BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

JOB NO: 7802/16

G

FINAL CONSTRUCTION.



RALEIGH STREET

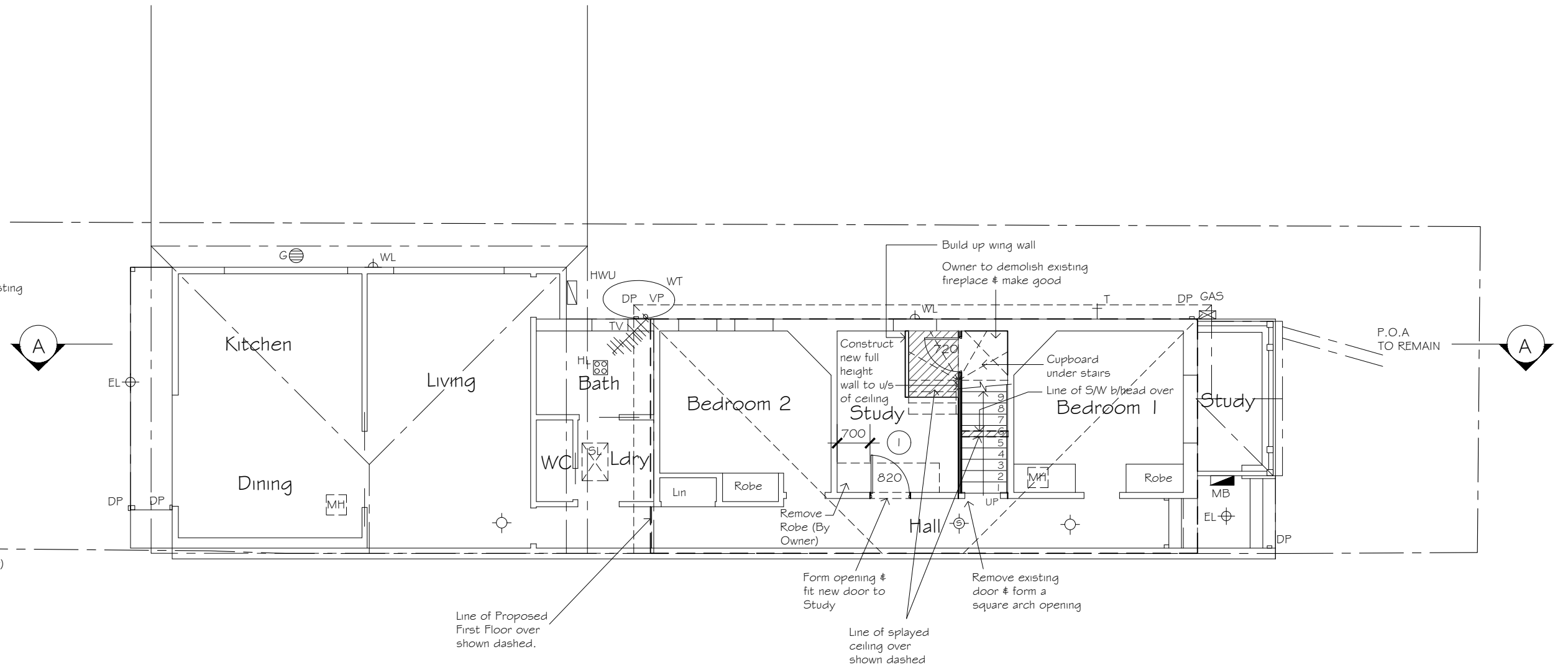
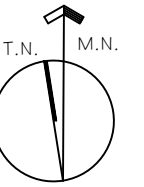
ALISON ROAD

Site Plan

No. : 4
Lot. : A
DP : 386490
AREA : 234m² (By Title)






Legend

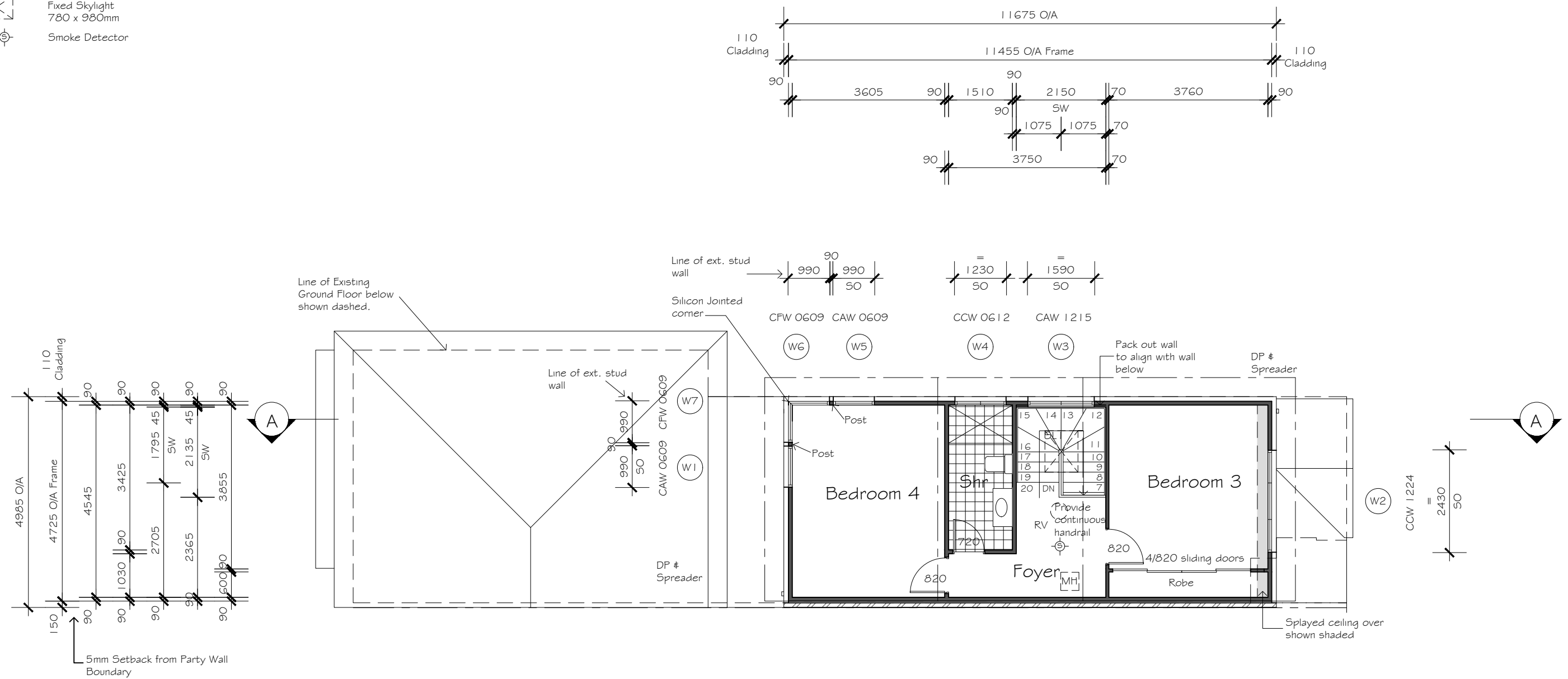
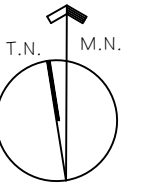
- DP □ Downpipe
- EL ⊕ Eave Light
- G ⊗ Gully
- HL ⊞ Heater/Light
- HWU ▮ Hot Water Unit Wall Mounted
- MH □ Manhole
- MB ▮ Meter Box - Electrical
- GAS ⊞ Meter - Gas
- SK ⊞ Skylight
- ⊙ Smoke Detector - Existing
- ⊙ Smoke Detector (New)
- T.V. ⊞ TV Antenna - Owner to relocate as required
- VP ○ Sewer Vent Pipe
- WL ⊞ Wall Light
- WT ○ Rain Water Tank
- ⊙ Tap - Garden



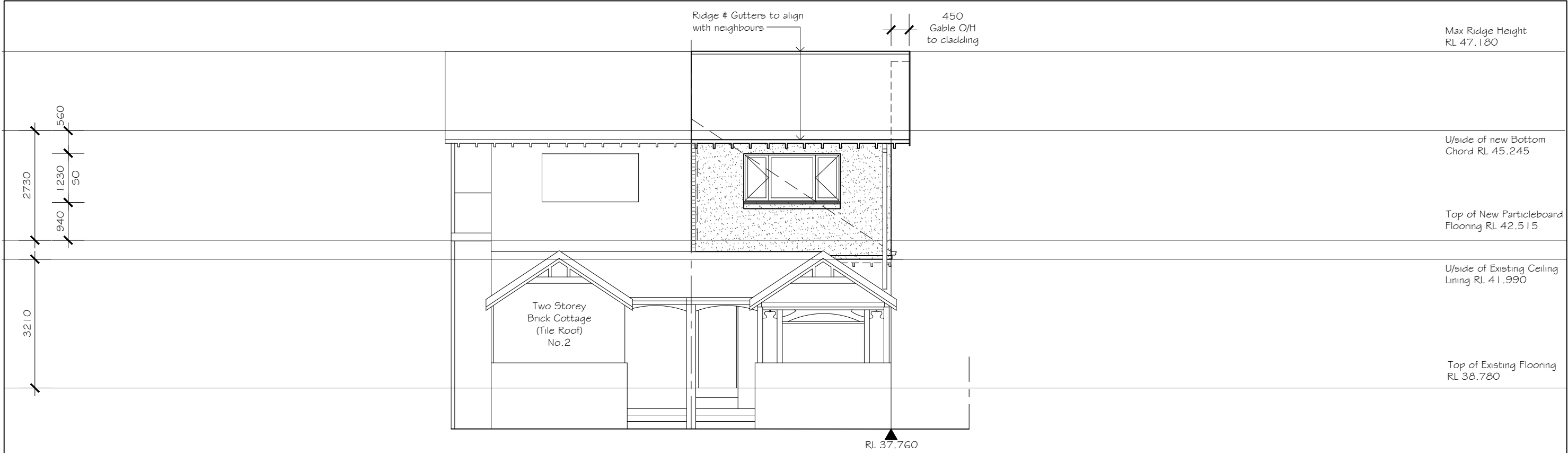
Ground Floor Plan

Legend

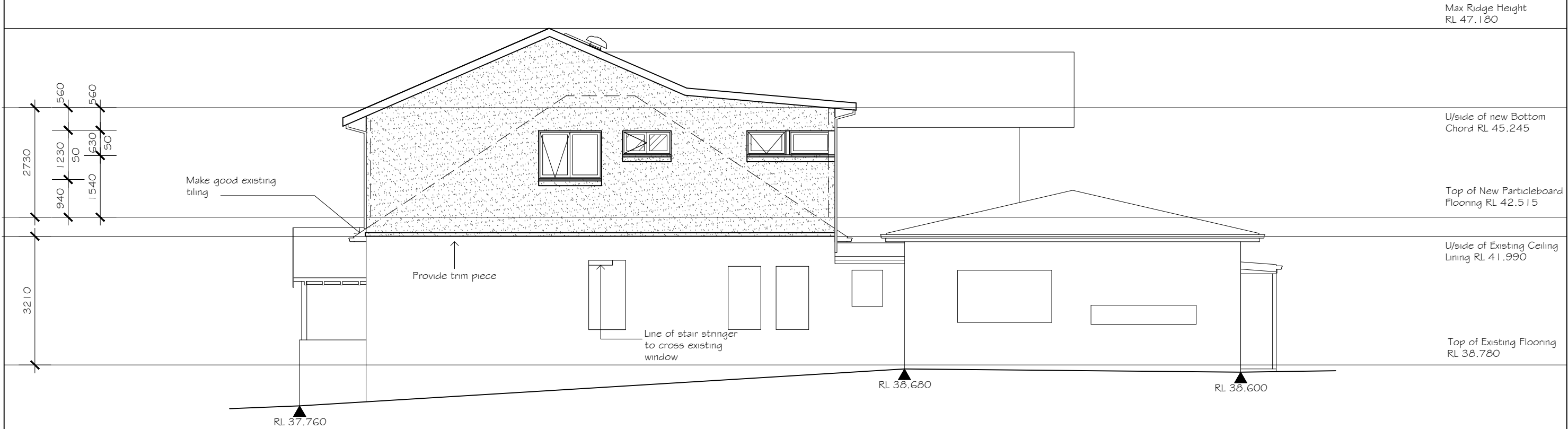
- | | |
|--|-------------------------------|
| DP  | Downpipe |
|  | Manhole |
| RV  | Roof Ventilator |
|  | Fixed Skylight
780 x 980mm |
|  | Smoke Detector |



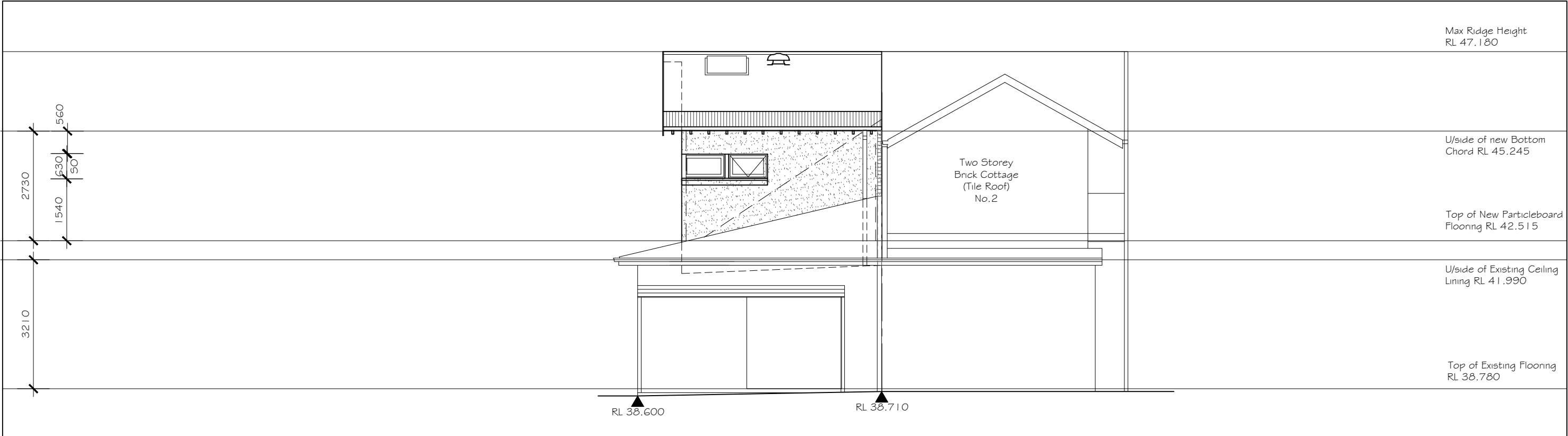
Proposed First Floor Addition



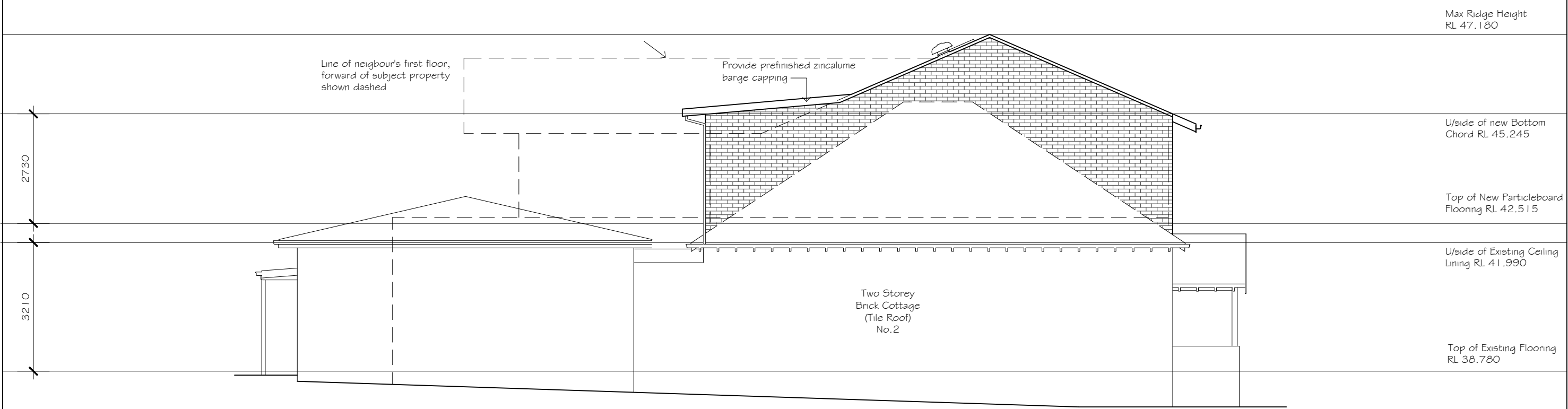
East Elevation



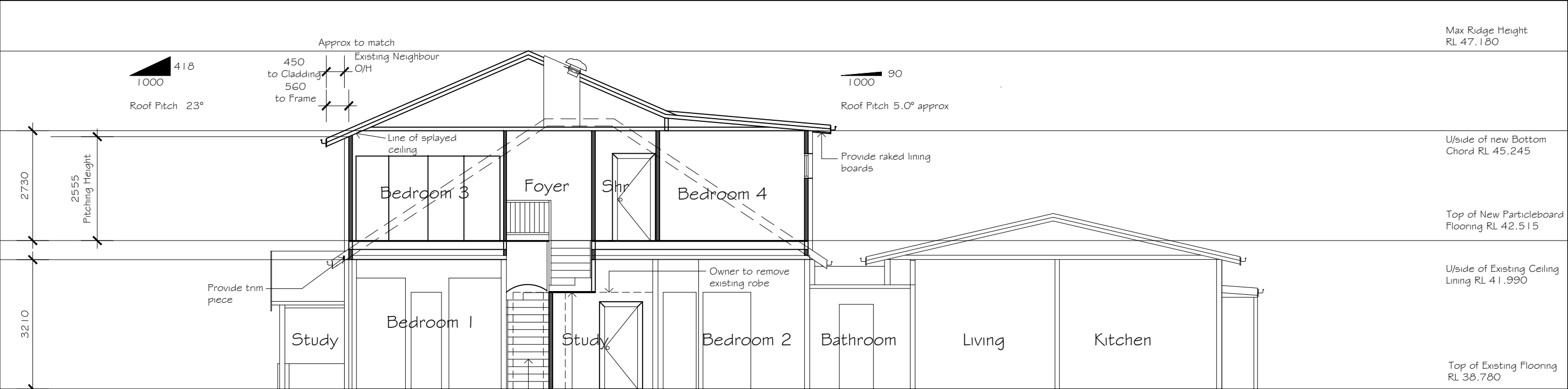
North Elevation



West Elevation



South Elevation



Section A-A

WINDOW SCHEDULE (BASIX A270729_02)					CLIENT: CLIENT: BUILDER:DATE:		TERRAIN: 3 WIND LOAD: W 28 N			
STANDARD NOTES: <ul style="list-style-type: none">• 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 NCC 3.9.2.5										
TIMBER WINDOWS: 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, GOLD, MAHOGANY BRONZE & WHITE.										
	W1	CAW 0609	COLOUR ANTIQUE WHITE U.S.A	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.					
	W ELEVATION / BEDROOM 4		INSECT SCREEN	REVEAL						
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH							
	AWNING OPEN									
	W2	CCW 1224	COLOUR ANTIQUE WHITE U.S.A	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.					
	E ELEVATION / BEDROOM 3		INSECT SCREEN	REVEAL						
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH							
	CASEMENT OPEN / FIXED / OPEN									
	W3	CAW 1215	COLOUR ANTIQUE WHITE U.S.A	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES					
	N ELEVATION / STAIRS		INSECT SCREEN	REVEAL						
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH							
	AWNING OPEN / FIXED									
	W4	CCW 0612	COLOUR ANTIQUE WHITE U.S.A	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.					
	N ELEVATION / SHOWER		INSECT SCREEN	REVEAL						
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH							
	CASEMENT OPEN / FIXED									
	W5	CAW 0609	COLOUR ANTIQUE WHITE U.S.A	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.					
	N ELEVATION / BEDROOM 4		INSECT SCREEN	REVEAL						
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH							
	AWNING OPEN									
	W6	CFW 0609 SPECIAL	COLOUR ANTIQUE WHITE U.S.A	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES CORNER WINDOW					
	N ELEVATION / BEDROOM 4		INSECT SCREEN	REVEAL						
	WESTERN RED CEDAR									
	FIXED									
	W7	CFW 0609 SPECIAL	COLOUR ANTIQUE WHITE U.S.A	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES CORNER WINDOW					
	W ELEVATION / BEDROOM 4		INSECT SCREEN	REVEAL						
	WESTERN RED CEDAR									
	FIXED									