BASIX	COMMITMENTS						
CERTIFICATE NO. A   89985	CERTIFICATE NO. A I 89985						
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						
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)						
RAKED CEILING, PITCHED / SKILLION ROOF: FRAMED	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)						
GLAZIN	NG REQUIREMENTS						
WINDOWS							
W5, \$ W6,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)						
WI, W2, W3, W4, W7, W8, W9, WIO, WII, WI2, \$ WI3,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
SKYLIGHTS SLI, \$ SL2,	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)						
SHADING DEVICES							
WINDOWS							
WI, W2, W3, W4, W5, W6, W7, WIO,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM						
W8, W9, WII, WI2, \$ WI3,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36						
SKYLIGHTS SLI, ¢ SL2,	NONE						

## EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Soffit Lining	Dulux		Off White
Wall Cladding \$ Rendered walls	Dulux		Flooded Gum GR12

## 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: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N

## **FINISHES**

KEYED LOCKS (TERRAIN: 3)

INSECT SCREENS:

WINDOW SASHES

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

FIBREBOARD TREADS AND PINE RISERS

STAIRCASE

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

TO ALL NEW OPERABLE

BRICKWORK N/A 19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD FLOORING 50mm POLYSTYRENE WALL SHEETING WITH CLADDING APPLIED TEXTURE PAINT FINISH 7 5mm HARDITEX BASESHEET WITH APPLIED TEXTURE PAINT FINISH OVER ALUMINIUM BREATHER FOIL TO EXTERNAL WALLS OF NEW DINING ROOM FRAME: PREFINISHED ALUMINIUM WINDOWS - STEGBAR

FRAME: PREFINISHED ALUMINIUM

FLOOR EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE

SKIRTING: Ex. 75x25mm

ARCHITRAVE: Ex. 75x25mm

BEDROOMS 1,2 \$ 3

WIDTH: 900mm

TYPE: QUAD

TYPE: CLOSED TIMBER

RISE: 19 @ 189mm

GOING: 240mm (260mm TREAD)

FASCIA COLOUR: OFF WHITE

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.

MATERIAL: PREFINISHED ZINCALUME

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: EBONY DOWNPIPE COLOUR: GULLY GREY

FIRST FLOOR EXTERNAL: BY CAPE COD

PAINTING TO ALTERATION AND RENOVATION WORK

FIRST FLOOR INTERNAL: BY OWNER

TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST

PRIMED HARDBOARD HOLLOW CORE "FLUSH"

CORINTHIAN "QUICKSLIDE" TO BUILT-IN ROBES TO

MESH: FIBREGLASS

SHOWN.

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 THREE (3) DOWNLIGHT FITTINGS \$ TWO (2) 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
- CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL
- PHONE, INTERNET AND OR PAY TELEVISION CABLING.
- SUPPLY THREE (3) DOWNLIGHT FITTINGS \$ TWO (2) FAN/LIGHT/HEATER UNIT. REMOVAL AND REINSTALLATION OF ALARM SYSTEM IF REQUIRED.
- RELOCATE POINT OF ATTACHMENT (POA).
- PROVIDE SAFETY GLASS TO GROUND FLOOR STAIR AREA IF REQUIRED.
- SUPPLY AND INSTALLATION OF NEW KITCHEN CUPBOARDS INCLUDING SINK, TAPS & OUTLETS, WHITE GOODS AND SPLASHBACK. CONNECTION OF NEW KITCHEN WHITE GOOD TO "CAPPED OFF" POINTS
- SUPPLY AND INSTALLATION OF ALL SHOWER SCREENS AND MIRRORS
- SUPPLY ALL FIRST FLOOR BATHROOM AND ENSUITE, INCLUDED W.C SUITES, VANITY UNIT AND SHAVING CABINET, FREESTANDING BATH, ALL TAP SETS, TOILET ROLL HOLDERS, SOAD HOLDERS, TOWEL RAILS, FLOOR AND WALL TILES TO FIRST FLOOR BATHROOM AND ENSUITE FOR INSTALLATION BY BUILDER
- SANDING AND FINISH TO THE REPAIRED AREA OF TONGUE AND GROOVED FLOORING IN GROUND FLOOR KITCHEN AND HALLWAY.
- CLEARING OF TREES, SHRUBS AND BUSHES TO A DISTANCE OF TWO (2) METRES FROM THE WORKS.

G	FINAL CONSTRUCTION	N.E.	30-09-14		
F	PLAN CHECK \$ TO CONTRACTS	N.L.	25-07-14		
E	EXISTING FLOOR PLAN ADDED	5.M.	19-06-14		
D	COLOURS, BASIX ADDED # TO COUNCIL	N.E.	06-06-14		
С	POV 15255	KΒ	21-05-14		
В	TO CLIENT	NL	12-05-14		
Α	TECHNICAL \$ POV  5    \$ POV  5  3	JGI	29-04-14		
0.	ISSUE	DRAWN	DATE		

DESIGN CONSULTANT: MICHAEL RICHARDS

PROPOSED ADDITIONS & ALTERATIONS

FOR MR. M. & MRS. K. HUNTER.

23 COUNTESS STREET. AT MOSMAN, NSW, 2088.

COUNCIL: MOSMAN

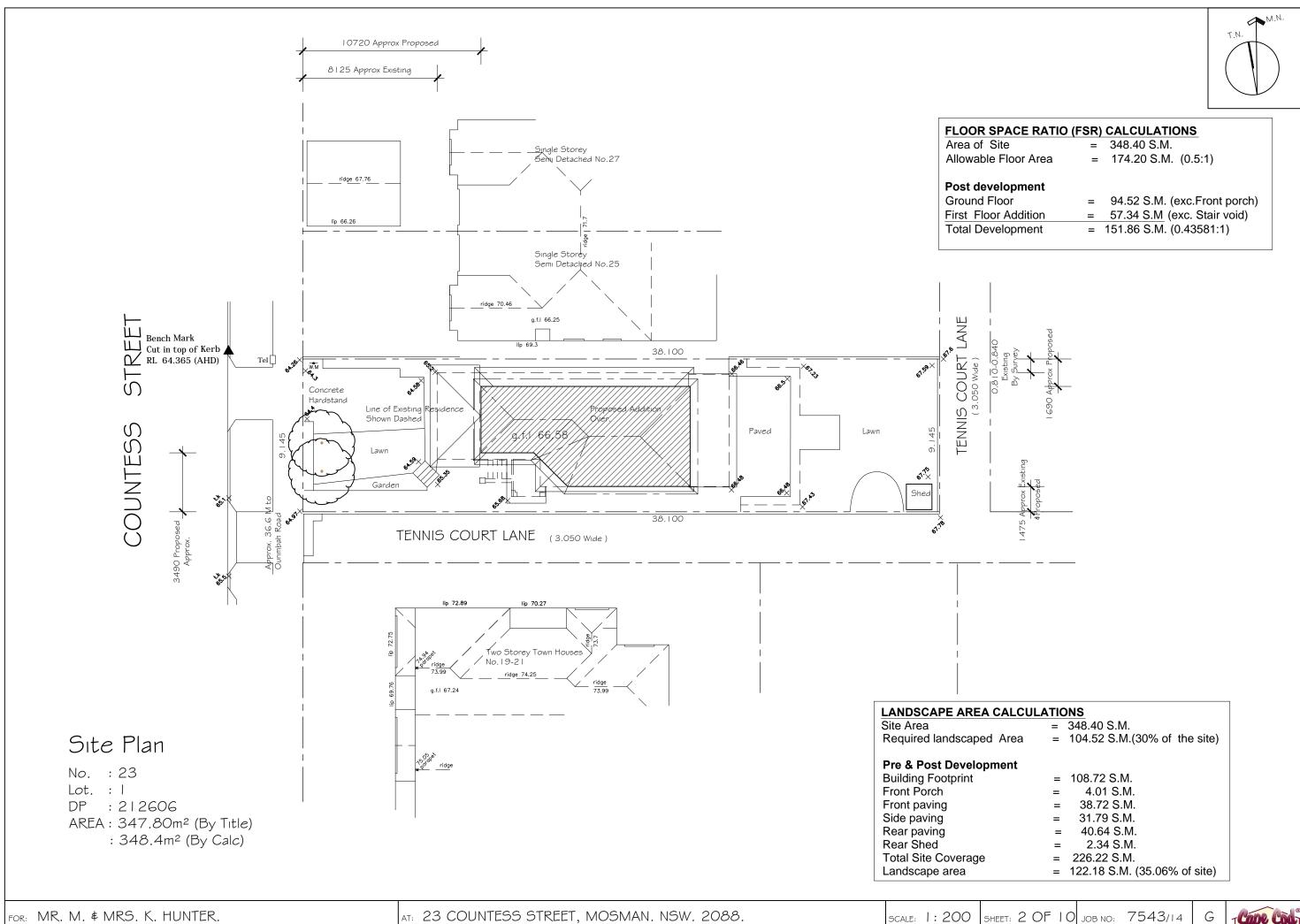
A.B.N. 54 000 605 407

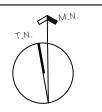
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

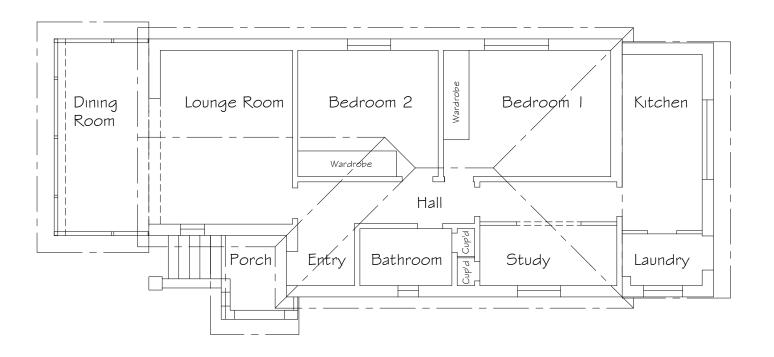
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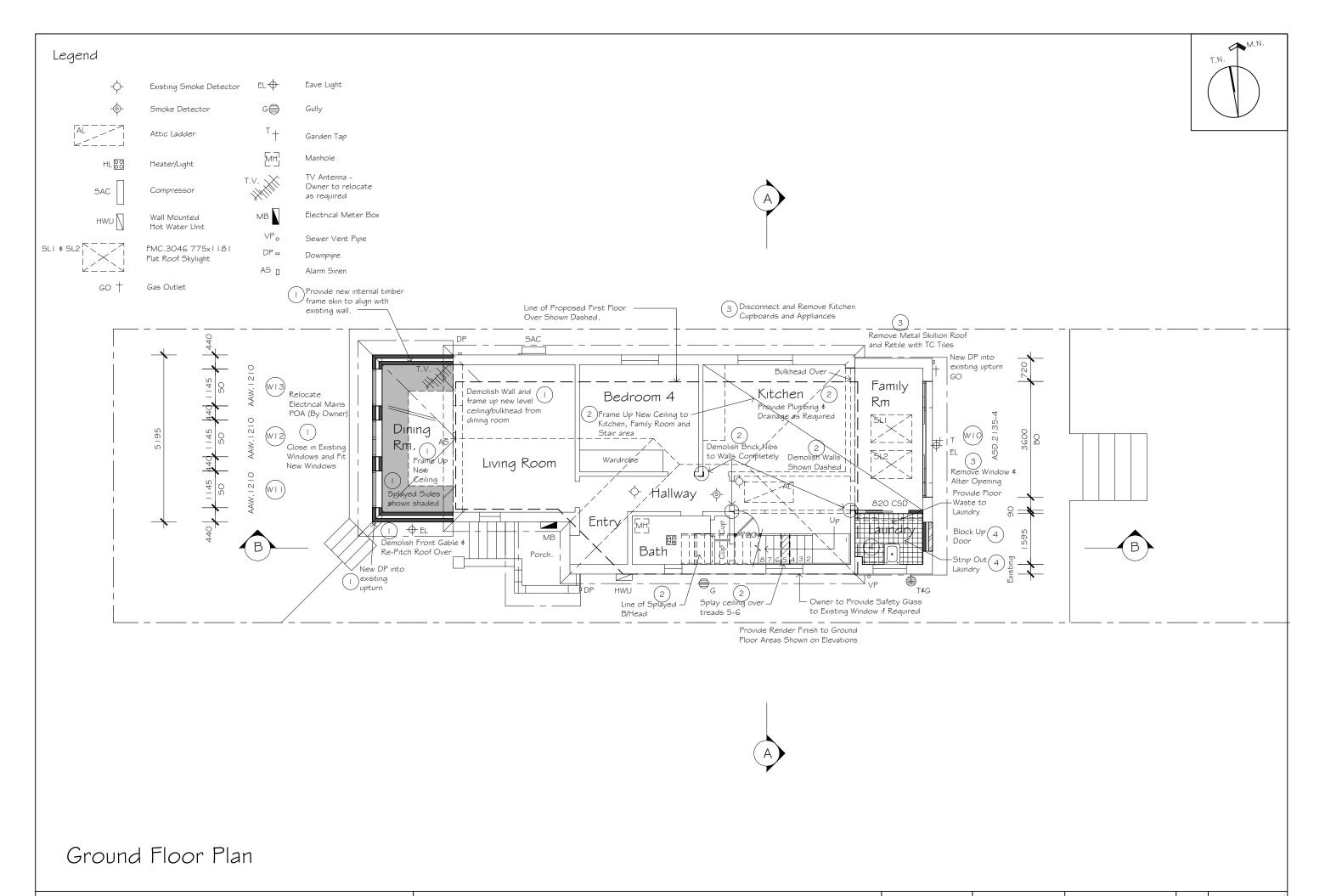
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Existing Floor Layout

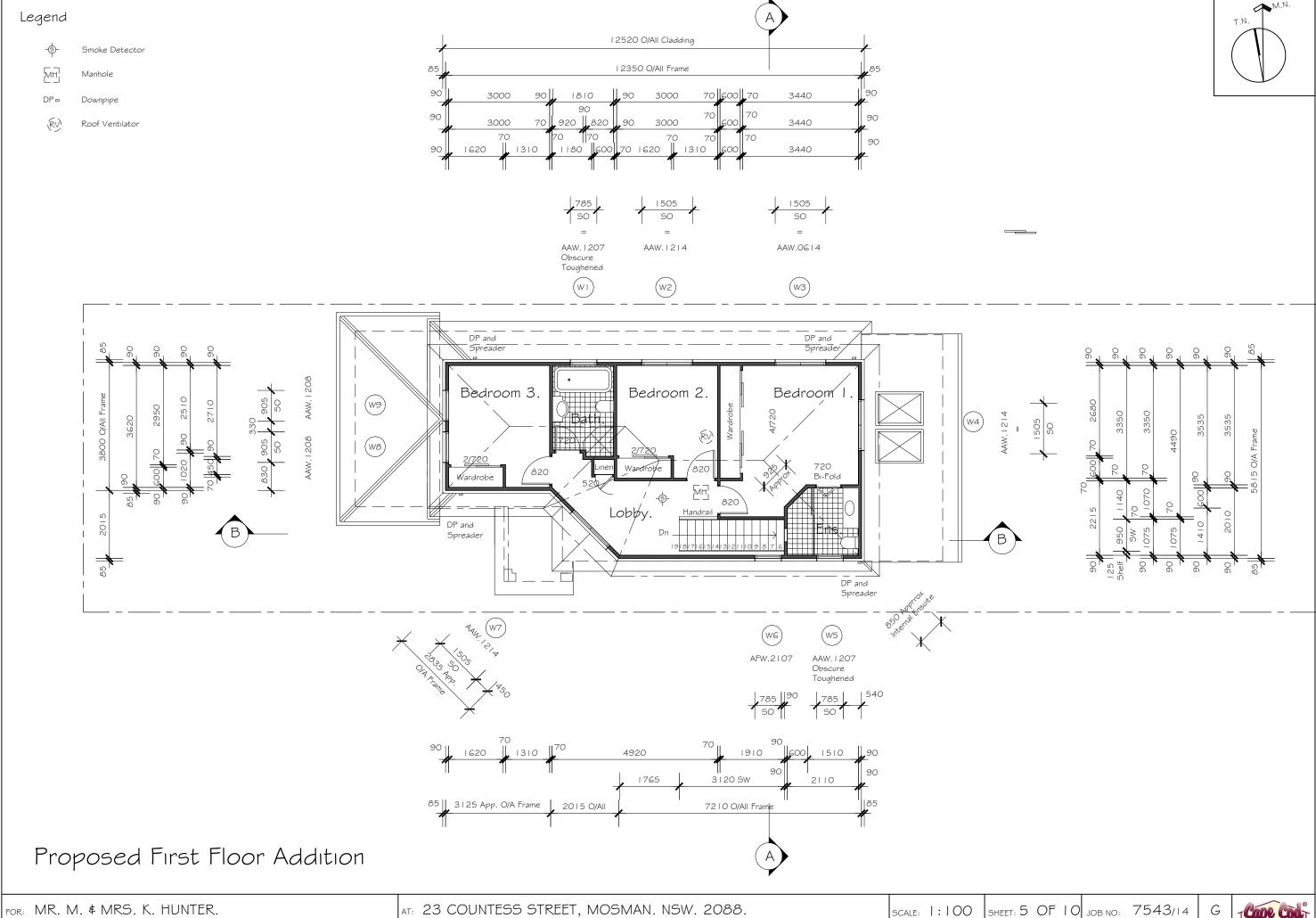


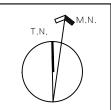
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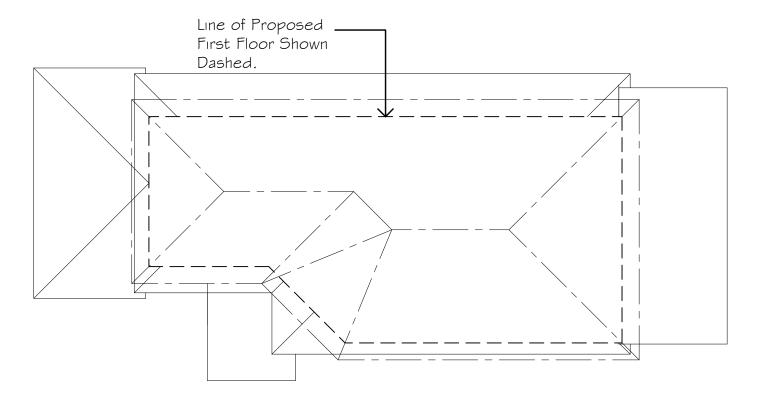
Cape Code

Backetor Press

Backetor

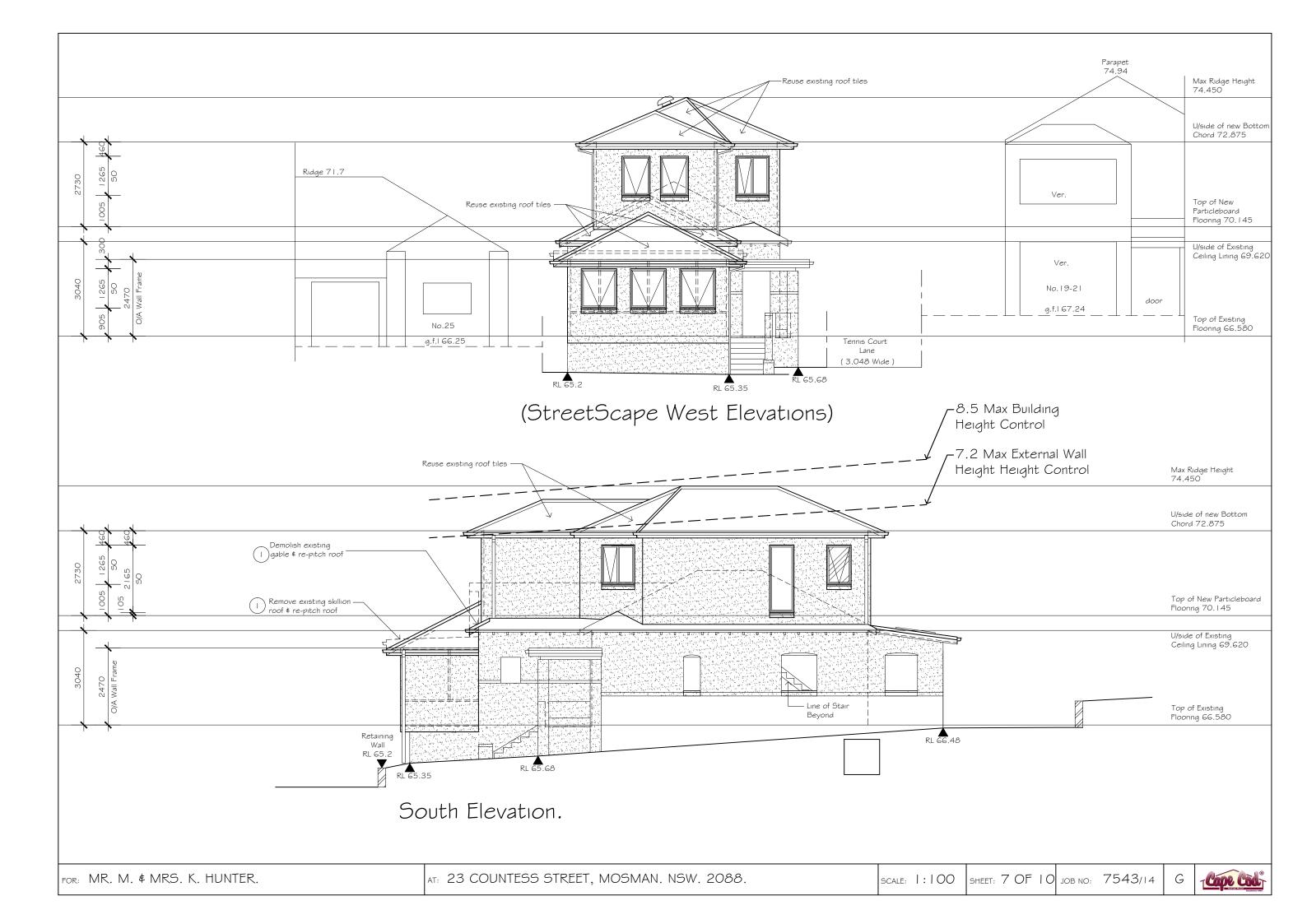


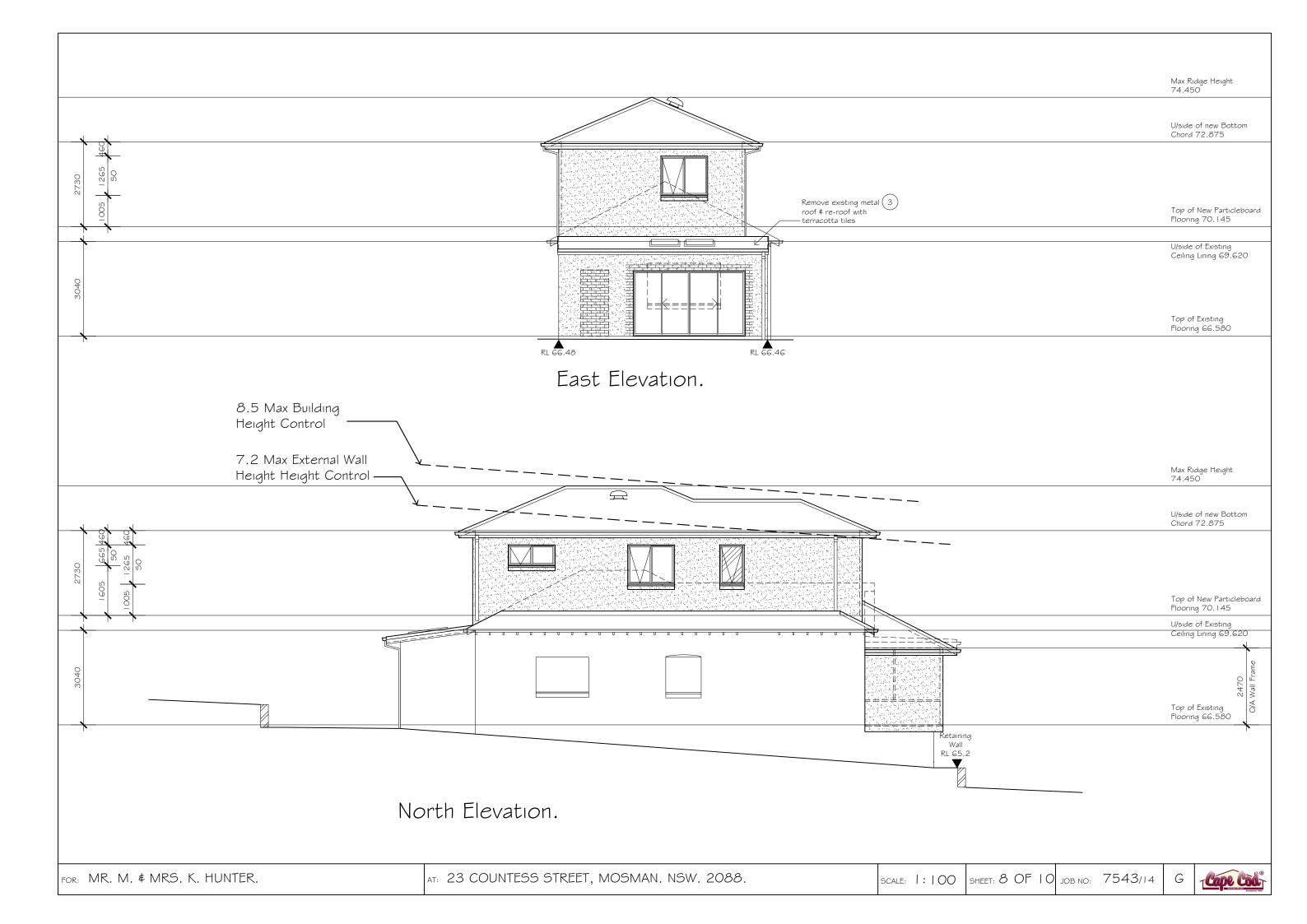


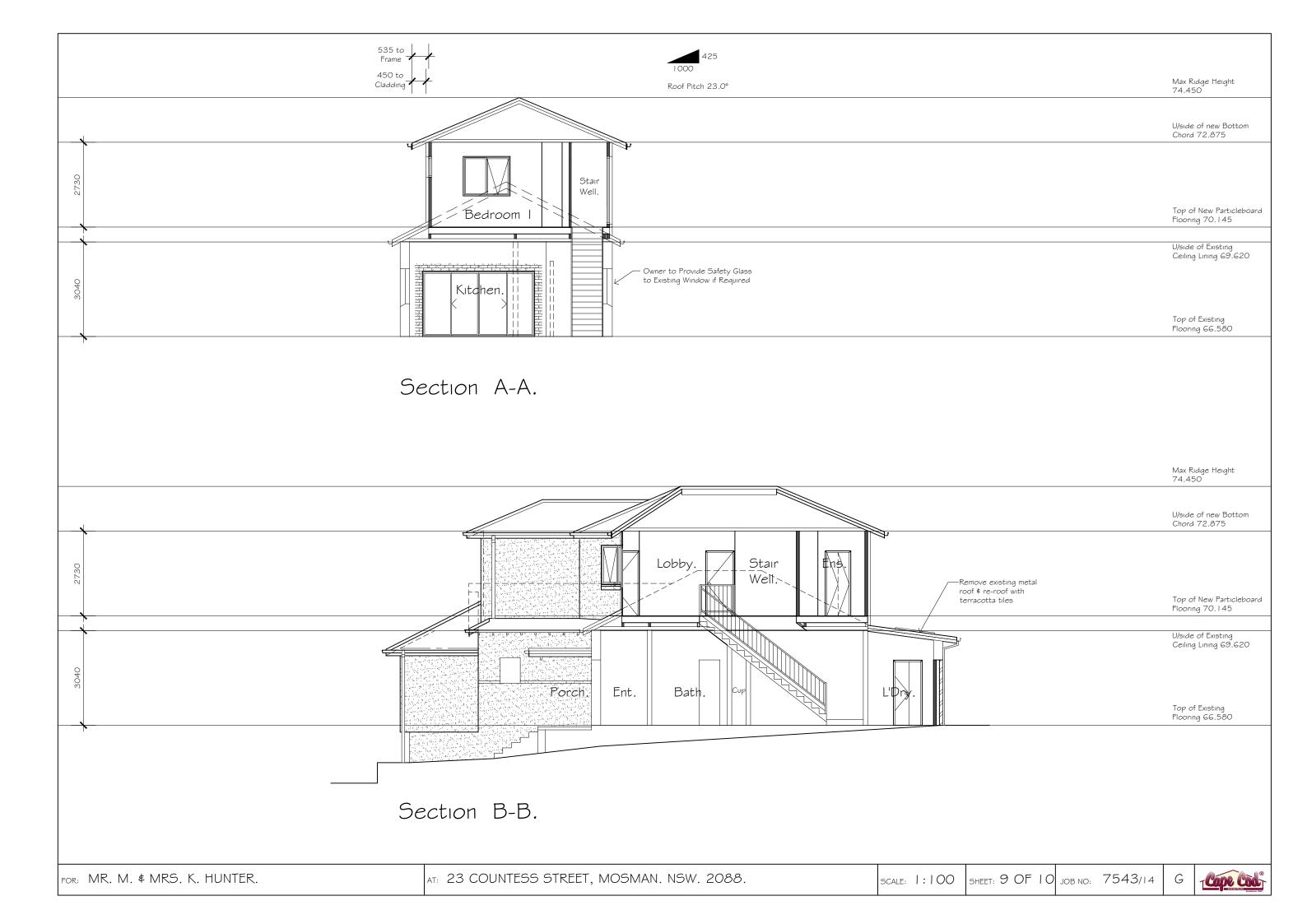


Roof Plan

FOR: MR. M. & MRS. K. HUNTER.







WINDOW SC	CHEDULE (BASI	X A I 8998	35)   <sub>CLIENT:</sub>		ALUMINIUM (STEGBAR) WIN	DOWS:				
STANDARD NOTES:						LOURS : WHITE BIRCH, PRIMROS TOM BLACK. WOODLAND GREY (		5T		
	ARE DRAWN AS VIEWED FROM	OUTSIDE	CLIENT:		(BOND OFF WHITE), DEEP C		22.1.2 3.1.2.7, 33.1.1.1.1			
<ul> <li>ALL WINDOWS COME W</li> <li>WINDOW OPENINGS NC</li> </ul>	/ITH "KEYED ALIKE" LOCKS DTED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	THE BUILDER	R: DATE:	CUSTOM COLOURS AVAILA	BLE: HAMMERSLEY BROWN, NO	TRE DAME, POTTERY.			
B.C.A 3.9.2.5								TERRAIN: 3	WIND LOAD: W 33 N	
	(WI) AAW 1207	COLOUR	GLAZING	SPECIAL NOTES		WIO ASD 2135-4	COLOUR	GLAZING		
	AAW 1207	SURFMIST	SINGLE PYROLYTIC LOW-E, (U-VALUE:	TRANSLUCENT FILM BY BUILDER.		A3D 2133-4	SURFMIST	SINGLE PYROLYTIC LOW-E, (U-VALUE:		
	N ELEVATION / BATH	INSECT SCREEN	5.7, SHGC:0.47)			E ELEVATION / FAMILY	INSECT SCREEN	5.7, SHGC:0.47)		
	ALUMINIUM	ALUMINIUM				ALUMINIUM	ALUMINIUM			
	AWNING	FIBREGLASS MESH SURFMIST	REVEAL			SLIDING	FIBREGLASS MESH SURFMIST	REVEAL		
	OPEN		I 40mm			FIXED / OPEN / OPEN / FIXED		170mm		
	(W2) AAW 1214	COLOUR SURFMIST	GLAZING			WII) AAW 1210	COLOUR SURFMIST	GLAZING		
	N ELEVATION / DEDDOOM O		SINGLE PYROLYTIC LOW-E, (U-VALUE:	RESTRICT OPENING TO 125mm TO COMPLY		WELEVATION CONTROL		SINGLE PYROLYTIC LOW-E, (U-VALUE:		
	N ELEVATION / BEDROOM 2  ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)	WITH BCA.		W ELEVATION / DINING RM ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)		
RV .		ALUMINIUM FIBREGLASS MESH	REVEAL				ALUMINIUM FIBREGLASS MESH	REVEAL		
	AWNING OPEN / FIXED	SURFMIST	I 40mm			AWNING OPEN	SURFMIST	170mm		
		COLOUR	GLAZING				COLOUR	GLAZING		
	(W3) AAW 0614	SURFMIST	SINGLE PYROLYTIC			W12 AAW 1210	SURFMIST	SINGLE PYROLYTIC		
	N ELEVATION / BEDROOM I		LOW-E, (U-VALUE:	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.		W ELEVATION / DINING RM		LOW-E, (U-VALUE:		
R	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)			ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)		
	AWNING	ALUMINIUM FIBREGLASS MESH	REVEAL			AWNING	ALUMINIUM FIBREGLASS MESH	REVEAL		
	OPEN / FIXED	SURFMIST	I 40mm			OPEN	SURFMIST	I 70mm		
		COLOUR	GLAZING				COLOUR	GLAZING		
	(W4) AAW 1214	SURFMIST	SINGLE PYROLYTIC			W13) AAW 1210	SURFMIST	SINGLE PYROLYTIC		
	E ELEVATION / BEDROOM I	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)			W ELEVATION / DINING RM	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)		
	ALUMINIUM	ALUMINIUM	-			ALUMINIUM	ALUMINIUM	-		
	AWNING	FIBREGLASS MESH	REVEAL			AWNING	FIBREGLASS MESH	REVEAL		
	OPEN / FIXED	SURFMIST	140mm			OPEN	SURFMIST	170mm		
	(W5) AAW 1207	COLOUR	GLAZING							
	(13) AAW 1207	SURFMIST	SINGLE PYROLYTIC LOW-E, (U-VALUE:	TRANSLUCENT FILM BY BUILDER.						
	S ELEVATION / ENSUITE	INSECT SCREEN	5.7, SHGC:0.47)							
	ALUMINIUM	ALUMINIUM								
	AWNING	FIBREGLASS MESH SURFMIST	REVEAL							
	OPEN		I 40mm							
	(W6) AFW 2107	COLOUR SURFMIST	GLAZING SINGLE CLEAR,		-					
	C ELEVATION / CTAIRWELL	-	(U-VALUE: 7.63,				-			
	S ELEVATION / STAIRWELL ALUMINIUM	INSECT SCREEN	SHGC: 0.75)							
		-	REVEAL				-			
	AWNING FIXED	SURFMIST	140mm	_						
		COLOUR	GLAZING							
	(W7) AAW 1214	SURFMIST	SINGLE PYROLYTIC							
	SW ELEVATION / LOBBY	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)							
	ALUMINIUM	ALUMINIUM						-		
	AWNING	FIBREGLASS MESH	REVEAL							
	OPEN / FIXED	SURFMIST	I 40mm							
	(W8) AAW 1208	COLOUR	GLAZING							
	AAW 1200	SURFMIST	SINGLE PYROLYTIC LOW-E, (U-VALUE:	RESTRICT OPENING TO 125mm TO COMPLY						
	W ELEVATION / BEDROOM 3	INSECT SCREEN	5.7, SHGC:0.47)	WITH BCA.						
$\mathbb{R}^{\setminus /}$	ALUMINIUM	ALUMINIUM								
	AWNING	FIBREGLASS MESH SURFMIST	REVEAL							
	OPEN		140mm							
R	(W9) AAW 1208	COLOUR SURFMIST	GLAZING SINGLE PYROLYTIC							
	IN ELEVATION / BEDDOOM'S		LOW-E, (U-VALUE:	RESTRICT OPENING TO 125mm TO COMPLY						
	W ELEVATION / BEDROOM 3  ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)	WITH BCA.						
		ALUMINIUM FIBREGLASS MESH	REVEAL	<del> </del>			1			
	AWNING OPEN	SURFMIST	I 40mm	<del> </del>						
		1	<del> </del>		_				T	
or: MR. M. & M	RS. K. HUNTER.		AT:	23 COUNTESS STREET, MOSMAN	. NSW. 2088.	5	CALE: 1: NTS	SHEET ! O OF 10	JOB NO: 7543/14	G Trans. Can