

BASIX COMMITMENTS

CERTIFICATE NO. A285393

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
TOILETS
TAPS

3 STAR RATED
3 STAR RATED
3 STAR RATED

INSULATION REQUIREMENTS

FLOOR ABOVE EXISTING DWELLING OR BUILDING

NIL

FLAT CEILING,
PITCHED ROOF

CEILING: R 2.50 (UP)
ROOF: FOIL/ SARKING
DARK (SOLAR ABSORPTANCE >0.70)

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

NIL

EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)

R1.30 (or R1.70 INCLUDING CONSTRUCTION)

GLAZING REQUIREMENTS

WINDOWS

W1 - W4
W6 - W7

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

W5

TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)

W8- W9

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

SHADING DEVICES

WINDOWS

W1 - W7

EAVE / VERANDAH / PERGOLA / BALCONY
>= 450MM

W8 - W9

EAVE / VERANDAH / PERGOLA / BALCONY
>= 900MM

EXTERNAL PAINT SCHEDULE

ITEM

BRAND
eg. WATTYL

CODE

COLOUR

Window Hardware

Stegbar

WHITE

Window Frame

Haymes

KOALA GREY

Barge Board

Haymes

KOALA GREY

Gable W/Boards

Haymes

STONEWARE

Gable Panels

Haymes

STONEWARE

Wall Cladding

Haymes

STONEWARE

Terracotta Roof Tiles

BLACK OR

CHARCOAL GREY

ITEM

BRAND
eg. WATTYL

CODE

COLOUR

Cover Battens

Haymes

KOALA GREY

Rafter Tails

Haymes

KOALA GREY

Shading Device Frame

Haymes

KOALA GREY

Pergola Beam

Haymes

KOALA GREY

Pergola Post

Haymes

KOALA GREY

Pegola Rafter

Haymes

KOALA GREY

Pergola ceiling

Haymes

OFF WHITE

Cement Render

Haymes

STONEWARE

Lining Board

Haymes

KOALA GREY

SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to AS 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 28 N

FINISHES

BRICKWORK (CHIMNEY)

COMMON BRICKWORK FOR RENDER AND PAINT FINISH

FLOORING

19MM STRUCTURAL PARTICLEBOARD

WALL CLADDING

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

GABLE CLADDING

175mm CSR CEMINTEL "SCARBOROUGH"
WEATHERBOARD AND FIBRE CEMENT SHEETING WITH
TIMBER BATTENS

WINDOWS - STEGBAR KEYED LOCKS
(TERRAIN: 3)

FRAME: WESTERN RED CEDAR

INSECT SCREENS:
TO ALL NEW OPERABLE WINDOW SASHES

FRAME: PREFINISHED ALUMINIUM
MESH: FIBREGLOSS

ROOF COVERING

PROVIDE ALL NEW TERRA COTTA MONIER NOUVEAU
TITAN ROOF TILES TO PROPOSED FIRST FLOOR.
ADDITION AND REPLACE EXISTING GROUND FLOOR
TILED ROOF AREAS

ROOF SARKING

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

INSULATION
(FIBREGLOSS)

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA
12mm POLASTIC INSULATION BLANKET TO FIRST
FLOOR EXTERNAL WALL FRAMES
R2.0 BATTS TO FIRST FLOOR EXTERNAL WALLS

INTERNAL FIXINGS

DAR: FINGER JOINTED PINE
SKIRTING: Ex. 100x25 HALF SPLAY
ARCHITRAVE: Ex. 75x25 DAR

INTERNAL DOORS

PRIMED HARDBOARD HOLLOW CORE CORINTHIAN
"ATHERTON"

STAIRCASE
MAPLE TREADS & RISERS

TYPE: CLOSED TIMBER

WIDTH: 950mm

RISE: 19 @ 184mm

GOING: 240mm (260mm TREAD)

BARGE BOARDS

MATERIAL: DAR TIMBER

GUTTERS & DOWNPIPES

TYPE: QUAD
MATERIAL: PREFINISHED ZINCALUME
GUTTER COLOUR: WINDSPRAY
DOWNPIPE COLOUR: WINDSPRAY

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 OWNER

OTHER THAN WHAT IS STATED IN THE SPEC'S,
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.

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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 SIX (6) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).
- INSTALL CERAMIC WALL & FLOOR TILES FOR NEW FIRST FLOOR BATHROOM (AS SUPPLIED BY THE OWNER).
- CONNECT/INSTALL TOILET SUITE, VANITY UNIT, BATH, TAPS & OUTLETS, TOWEL RAIL, TOILET ROLL HOLDER & SOAP HOLDER (AS SUPPLIED BY THE OWNER).
- POLYSTYRENE FEATURE TRIMS & MOULDING TO PROJECTED WINDOW W7.
- ROOF TRUSS TO HAVE SPACE FOR FUTURE AIR CONDITIONING FAN COIL UNIT BY OWNER.

WORKS BY OWNER

- REMOVAL & INSTALLATION OF T.V ANTENNA IF REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS.
- ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING SPLIT SYSTEM AIR CONDITIONING UNIT.
- CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL
- PHONE AND/OR DATA CABLING.
- SUPPLY SIX (6) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT.
- SUPPLY OF WET AREA CERAMIC WALL & FLOOR TILES.
- ALL WORKS ASSOCIATED WITH THE REMOVAL/RELOCATION OF ABUTTING FENCES, LIGHT POINTS, AIR CONDITIONING PIPES AND HOT WATER UNIT TO ALLOW FOR THE NEW EXTERNAL RENDER AND PAINTING.
- SUPPLY AND INSTALLATION OF WALK IN ROBE SHELVING AND HANGING RAIL.
- SUPPLY OF DOOR FURNITURE.
- SUPPLY OF TOILET SUITE, VANITY UNIT, BATH, TAPS & OUTLETS, TOWEL RAIL, TOILET ROLL HOLDER AND SOAP HOLDER.
- ALL WORKS ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE SHOWER SCREEN AND MIRROR.
- ALL WORKS ASSOCIATED WITH THE MAKING GOOD TO EXISTING FLOOR FINISHES TO DEMOLISHED AREAS.
- FIT OUT OF BUILT IN ROBE TO BED 2 INCLUDING DOORS, REVEALS & ARCHITRAVES.
- MAKE GOOD TO EXISTING BATHROOM WALL TILES IF REQUIRED.
- RELOCATE CLOTHES LINE IF REQUIRED.
- RELOCATE EXISTING AIR CONDITIONING UNIT.
- AIR CONDITIONING FAN COIL UNIT.

I	FINAL CONSTRUCTION	S.C.	19-12-17
H	TO CONTRACTS	N.L.	14-11-17
G	AMENDED FOR COUNCIL	B.J.P.	08-11-17
F	PLAN CHECK	J.E.	25-10-17
E	BASIX ADDED AND TO COUNCIL	S.C.	05-07-17
D	CONSULTANTS CHECK PLAN	J.C.	22-06-17
C	POV P19713	S.C.	19-06-17
B	TO CLIENT	N.L.	25-05-17
A	TECHNICAL	C.W.	21-04-17
No.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: SCOTT MCDUGALL

PROPOSED ADDITIONS & ALTERATIONS

FOR MR D YEATES & MS L HALLORAN

AT 2 WALKER STREET
CANADA BAY NSW 2046

COUNCIL: CANADA BAY

Cape Cod

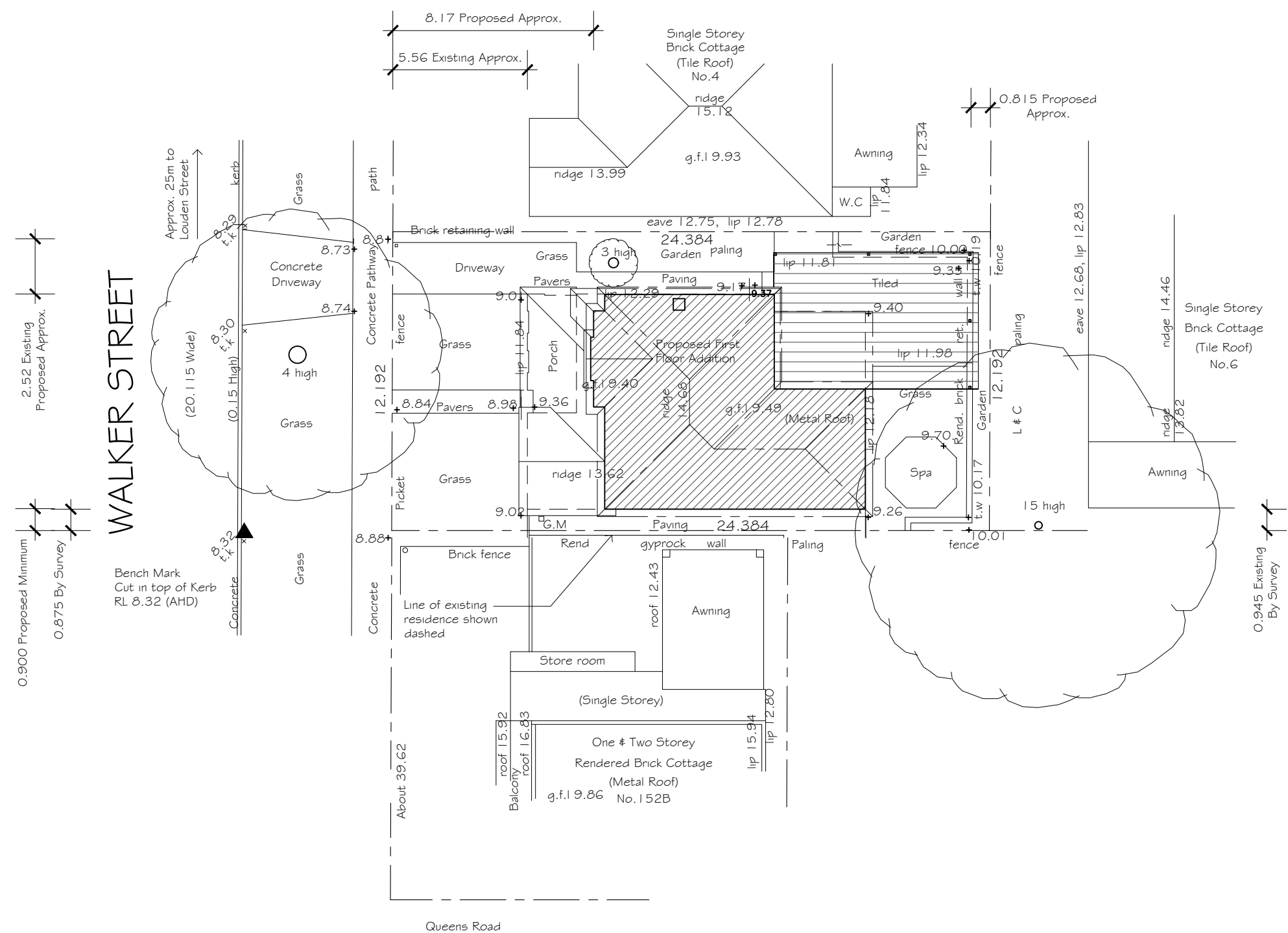
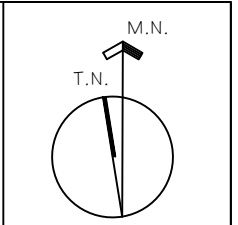
A U S T R A L I A

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: 7854/17

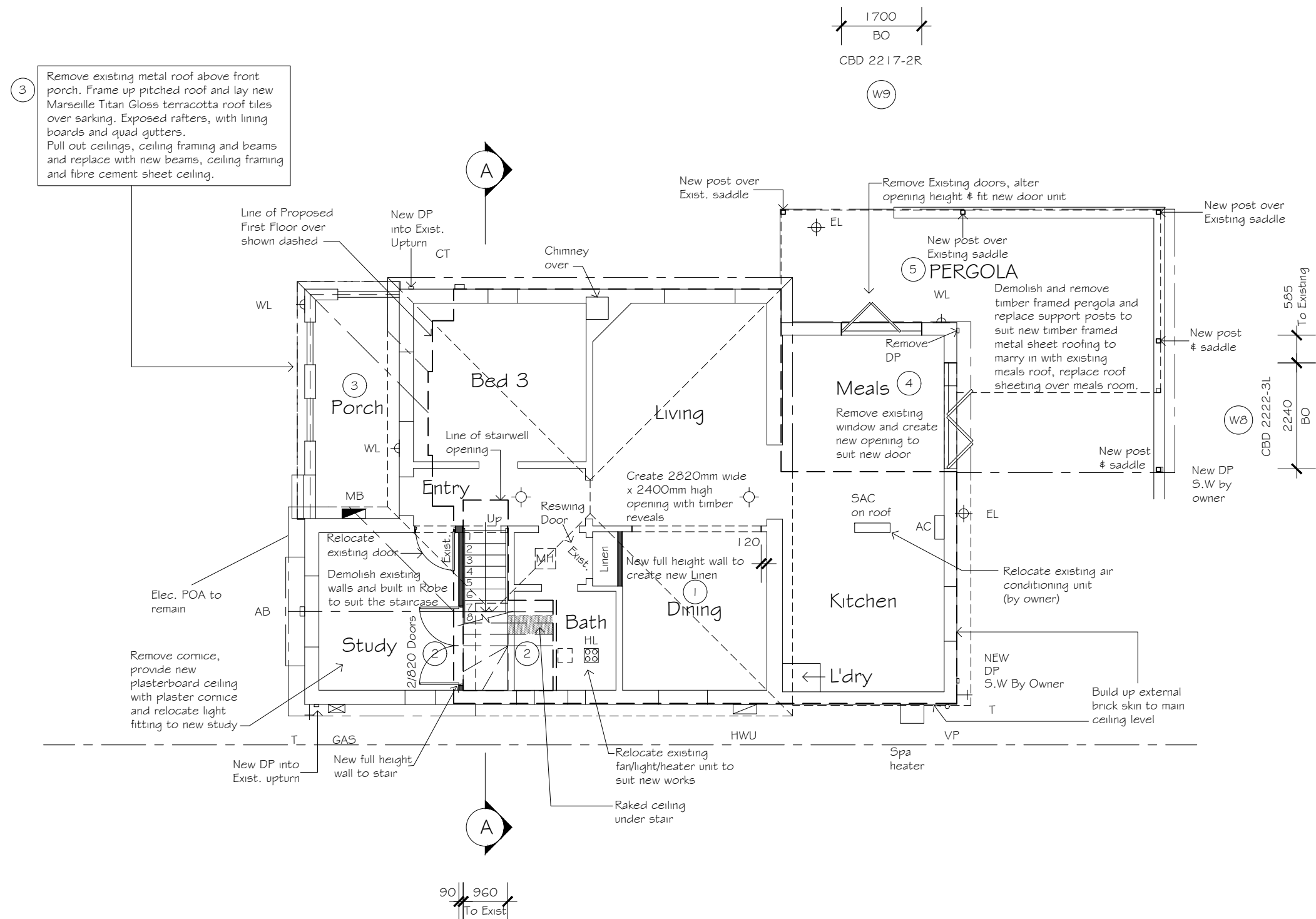
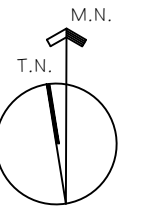
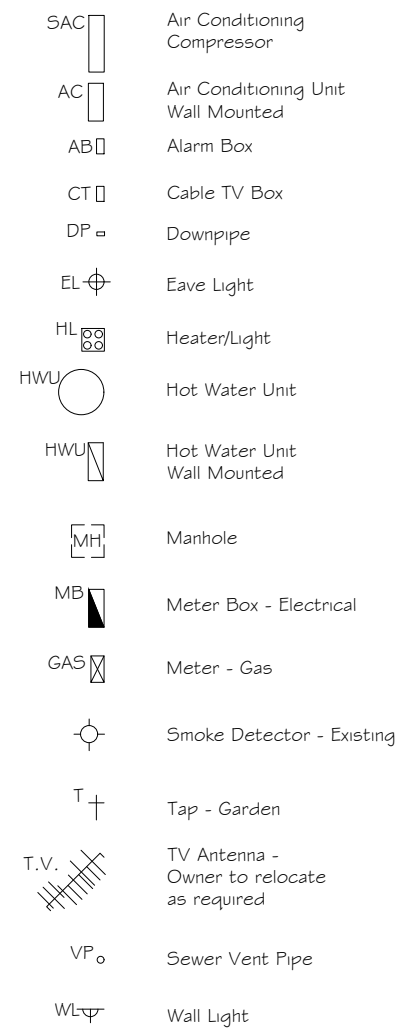
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Site Plan

No. : 2
Lot. : 2
DP : 325502
AREA : 297.20m² (By Title)

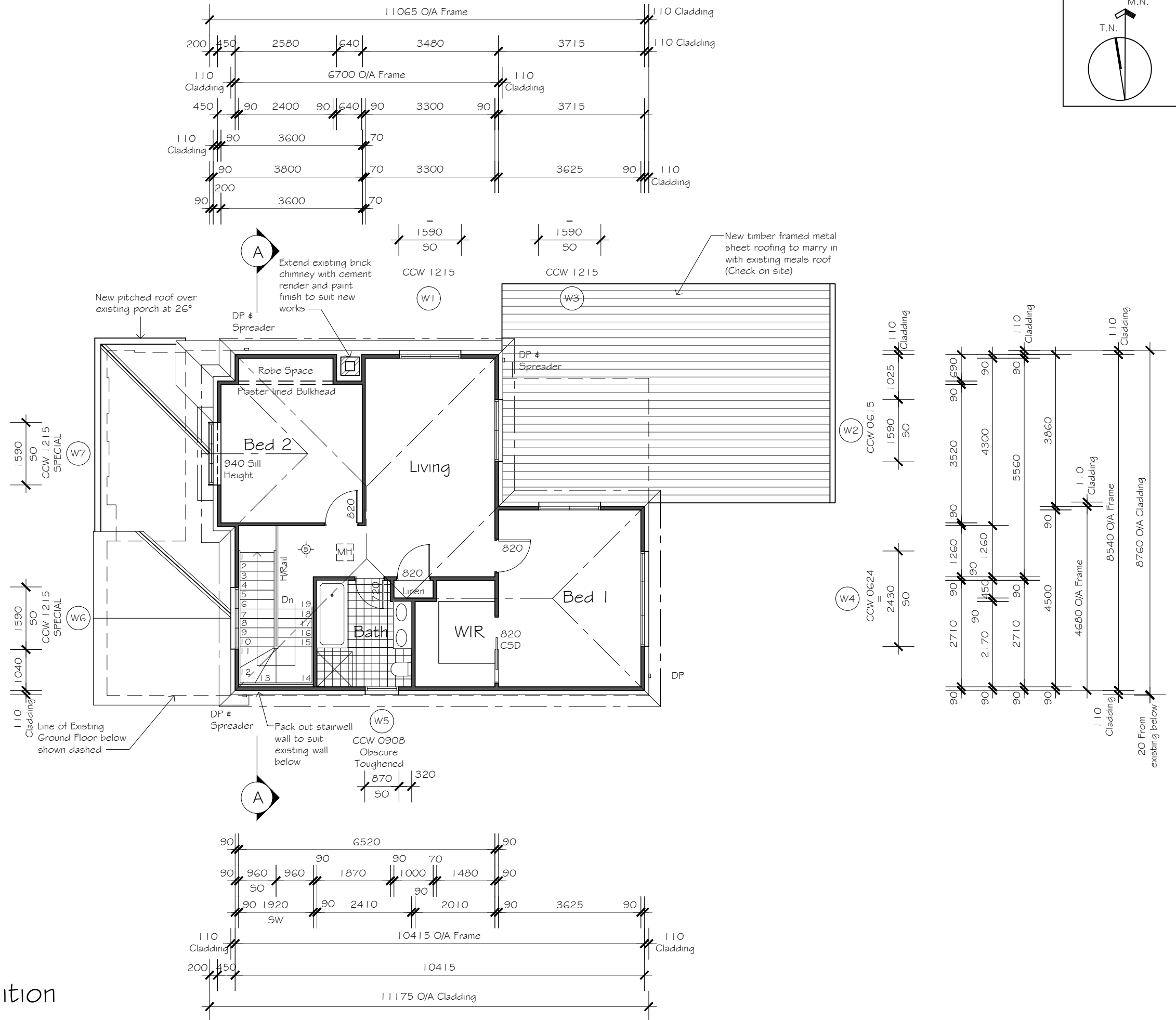
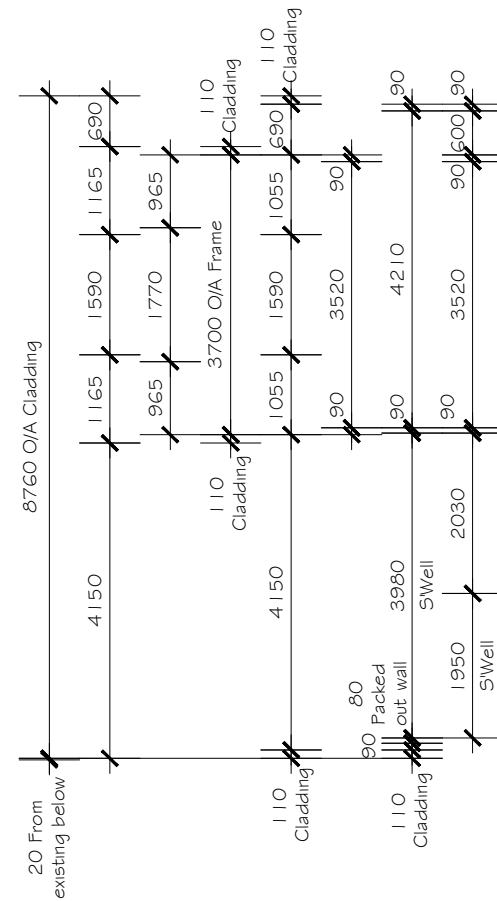
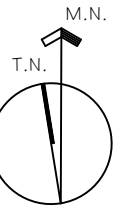
Legend



Ground Floor Plan

Legend

- DP = Downpipe & Spreader
- MH = Manhole
- ⊙ = Smoke Detector

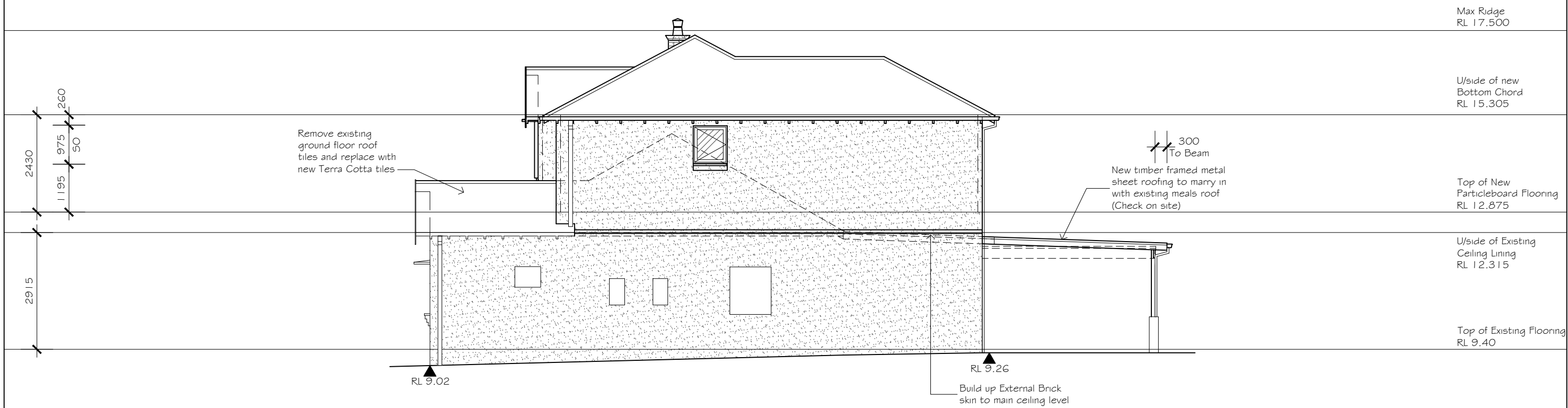


Proposed First Floor Addition

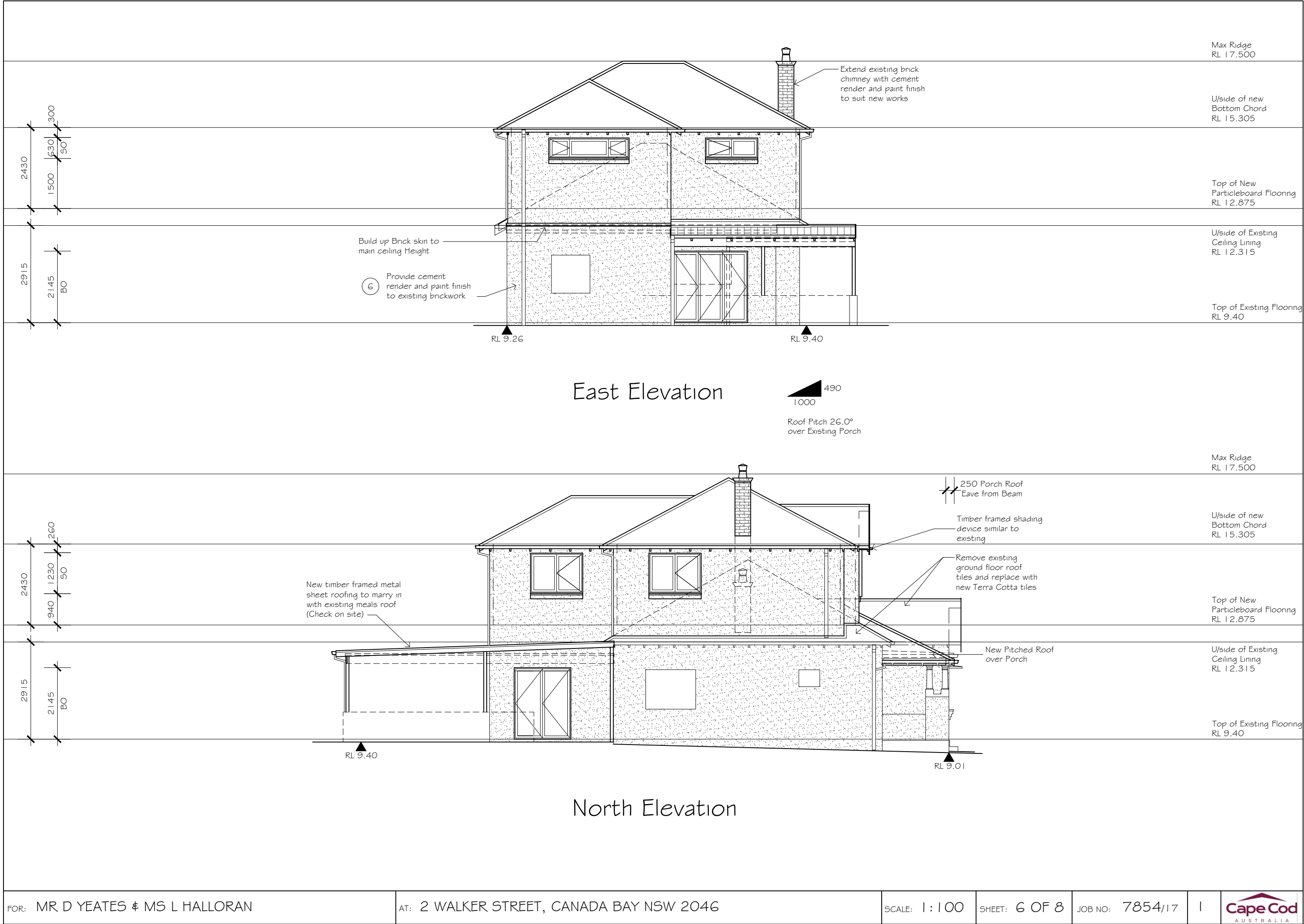


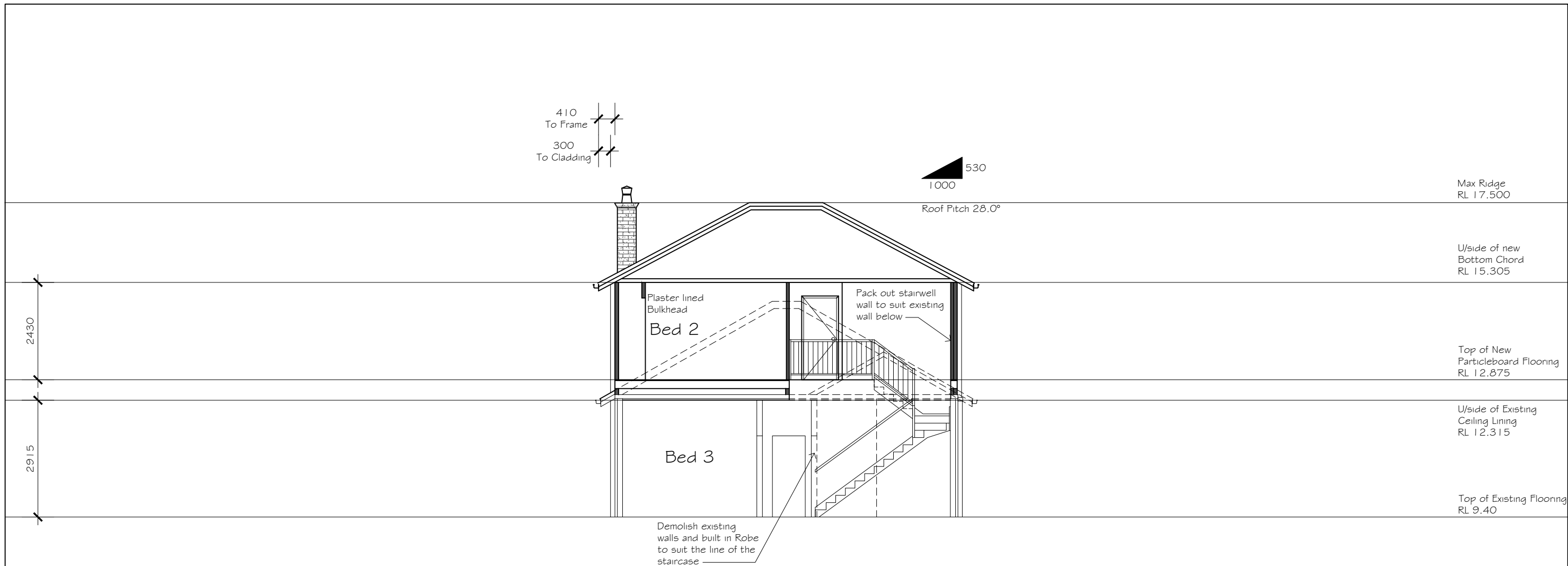
West Elevation

410
To Frame
300
To Cladding

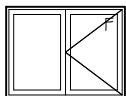

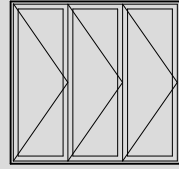
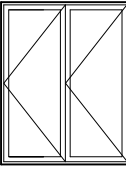


South Elevation





Section A-A

WINDOW SCHEDULE (BASIX A285393)				CLIENT:		ALUMINIUM (STEGBAR) WINDOWS:		TIMBER WINDOWS:	
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				CLIENT:		STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.		TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.	
				BUILDER:DATE:		CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.		STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.	
						TERRAIN: 3		WIND LOAD: W 28 N	
	(W1) CCW 1215	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES					
	N ELEVATION / LIVING	INSECT SCREEN							
	WESTERN RED CEDAR	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL						
	CASEMENT FIXED / OPEN								
	(W2) CCW 0615	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES					
	E ELEVATION / LIVING	INSECT SCREEN							
	WESTERN RED CEDAR	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL						
	CASEMENT OPEN / FIXED								
	(W3) CCW 1215	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES					
	N ELEVATION / BED 1	INSECT SCREEN		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.					
	WESTERN RED CEDAR	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL						
	CASEMENT FIXED / OPEN								
	(W4) CCW 0624	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES					
	E ELEVATION / BED 1	INSECT SCREEN		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.					
	WESTERN RED CEDAR	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL						
	CASEMENT OPEN / FIXED / OPEN								
	(W5) CCW 0908	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	SPECIAL NOTES					
	S ELEVATION / BATH	INSECT SCREEN		TOUGHENED GLASS TRANSLUCENT FILM BY BUILDER					
	WESTERN RED CEDAR	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL						
	CASEMENT OPEN								
	(W6) CCW 1215	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES					
	W ELEVATION / STAIR	INSECT SCREEN		SPECIAL CONFIGURATION					
	WESTERN RED CEDAR	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL						
	CASEMENT OPEN / FIXED / OPEN								
	(W7) CCW 1215	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES					
	W ELEVATION / BED 2	INSECT SCREEN		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.					
	WESTERN RED CEDAR	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL	SPECIAL CONFIGURATION					
	CASEMENT OPEN / FIXED / OPEN								
	(W8) CBD 2222-3L	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES					
	E ELEVATION / MEALS	INSECT SCREEN							
	WESTERN RED CEDAR	N/A	REVEAL						
	BI-FOLD DOOR OPEN / OPEN / OPEN								
	(W9) CBD 2217-2R	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES					
	N ELEVATION / MEALS	INSECT SCREEN							
	WESTERN RED CEDAR	N/A	REVEAL						
	BI-FOLD DOOR OPEN / OPEN								
FOR: MR D YEATES & MS L HALLORAN				AT: 2 WALKER STREET, CANADA BAY NSW 2046				SCALE: 1 : NTS	
								SHEET: 8 OF 8	
								JOB NO: 7854/17	
								I	
								Cape Cod AUSTRALIA	