BASIX (COMMITMENTS
CERTIFICATE NO. A239545	
FIXTUI	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: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 75mm)	NIL
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)
GLAZIN	NG REQUIREMENTS
WINDOWS	
WI, W2, W3, W4, \$ W6,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W7, \$ W8,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
SKYLIGHT SLI,	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)
SHADI	NG DEVICES
WINDOWS	
W2, W3, W4, W6, W7, \$ W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM
WI,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM
SKYLIGHT SLI,	NONE

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR					
Balcony Post	Haymes		Calm					
Balusters	Haymes		Calm					
Barge Board	Haymes		Jasper					
Barge Soaker	Haymes		Jasper					
Cover Battens	Haymes		Calm					
Fascia Board	Haymes		Jasper					
Gable Cladding	Haymes		Quiet					
Soffit Lining	Haymes		Off White					
Wall Cladding	Haymes		Quiet					
Wall Cladding - Bump Out	Haymes		Calm					
Window Architrave	Haymes		Calm					

FINAL CONSTRUCTION.

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

TO ALL NEW OPERABLE | MESH: FIBREGLASS

ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS

FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N

FINISHES

WINDOW SASHES

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

NTERNAL FIXINGS

HOT WATER UNIT

PAINTING - REFER TO

THE EXTENT OF WORK

SPECIFICATION FOR

BRICKWORK	FACE BRICKWORK TO PARTY WALL
FLOORING	I 9MM STRUCTURAL PARTICLEBOARD
CLADDING	75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH OVER ALUMINIUM BREATHER FOIL, 200mm WEATHERTEX "SMOOTH" CLADDING TO EXTERNAL WALLS AT SOUTH FACING BUMP OUT, 4.5mm FIBRE CEMENT SHEET TO SOUTH FACING GABLE & HARDITEX BASE SHEET WITH TEXTURE COAT FINISH TO WEST END OF BALCONY
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS:	FRAME: PREFINISHED ALUMINIUM

FACING BAY WINDOW ROOF

FLOOR EXTERNAL WALL FRAMES

SKIRTING: Ex. 150x25 HALF SPLAY ARCHITRAVE: Ex. 100x25 SQUARE

DAR: FINGER JOINTED PINE

TERRA COTTA ROOF TILES TO MATCH EXISTING AS

SHOWN & PRE-FINISHED METAL DECK TO SOUTH

CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

I 2mm POLASTIC INSULATION BLANKET TO FIRST

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

R2.0 SOUND SCREEN TO FIRST FLOOR, FLOOR AREA

WORKS BY OWNER

SPECIAL NOTES

PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-

FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).

WITH THE BUILDING CODE OF AUSTRALIA (NCC).

AS3700 AS SITE IS WITHIN I KM OF OCEAN.

ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.

CONNECT/INSTALL NINETEEN (19) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN-1

PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH

- 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 NINETEEN (19) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1 FAN/LIGHT/HEATER LINIT
- PAINTING OF EXISTING INTERNAL & EXTERNAL AREAS AFFECTED BY THE ADDITION & ALTERATIONS
- R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES ANY OTHER WORKS AS DESCRIBED AS WORKS BY OWNER IN THE SPECIFICATION.

		1			
INTERNAL DOORS	PRIMED HARDBOARD CORINTHIAN "PBAL4" HINGED DOOR				
STAIRCASE MAPLE TREADS \$ RISERS	TYPE: CLOSED TIMBER	1			
	WIDTH: I OOOmm	Н	AMENDED FINAL CONSTRUCTION	N.L.	16-06-16
	RISE: 19 @ 187mm	G	FINAL CONSTRUCTION	N.L.	25-05-16
		F	CONSTRUCTION CERTIFICATE	N.E.	13-05-16
	GOING: 240mm (260mm TREAD)	E	TO CONTRACT	B.P.	31-03-16
FASCIA \$ BARGE BOARDS			POV 17775	S.C.	17-03-16
		С	BASIX ADDED \$ TO COUNCIL	N.E.	20-01-16
	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: JASPER	В	TO CLIENT	5.C.	30-10-15
	DOWNPIPE COLOUR: CLASSIC CREAM	Δ	TECHNICAL	S.C.	30 09 15

No. ISSUE

DESIGN CONSULTANT: DAREK SZYMANSKI

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.

CONNECT TO EXISTING

FIRST FLOOR EXTERNAL: BY CAPE COD

FIRST FLOOR INTERNAL: BY CAPE COD

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.

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR V CASSIMATIS & MS M BRENAC

AT 11 TOWNS ROAD, VAUCLUSE, NSW 2030

COUNCIL: WOOLLHARA



A.B.N. 54 OOO 605 407

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

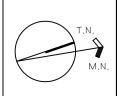
SHEET: 1 OF 8

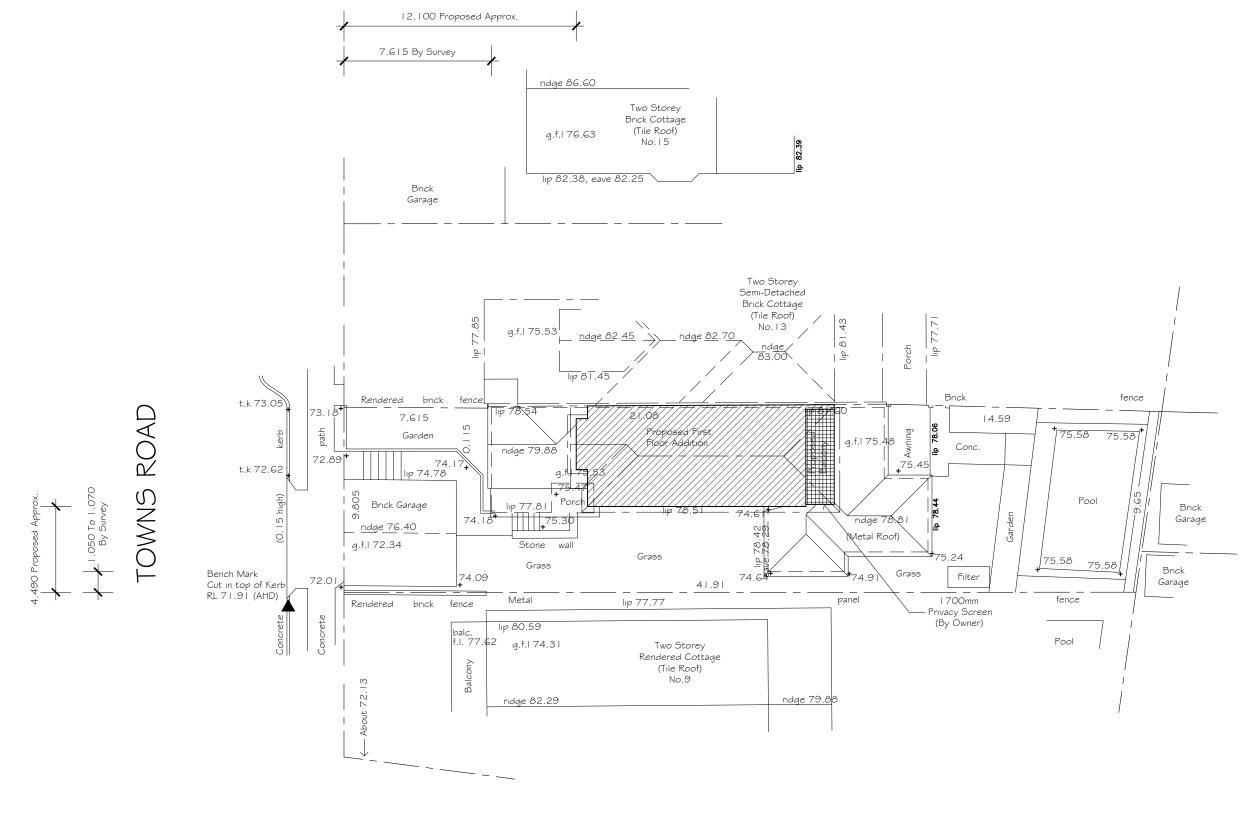
JOB NO: 7698/15

Η

DATE

DRAWN





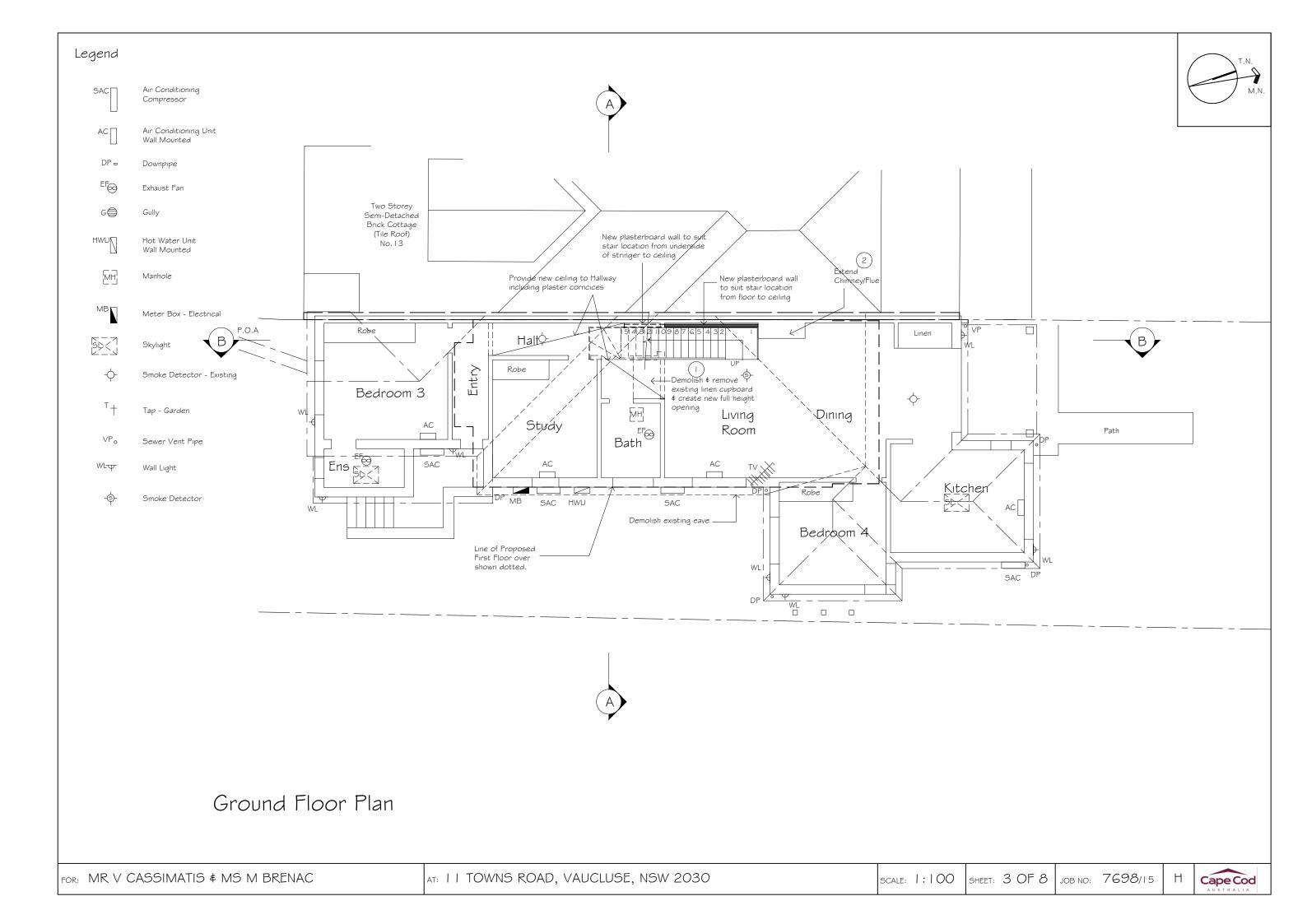
Site Plan

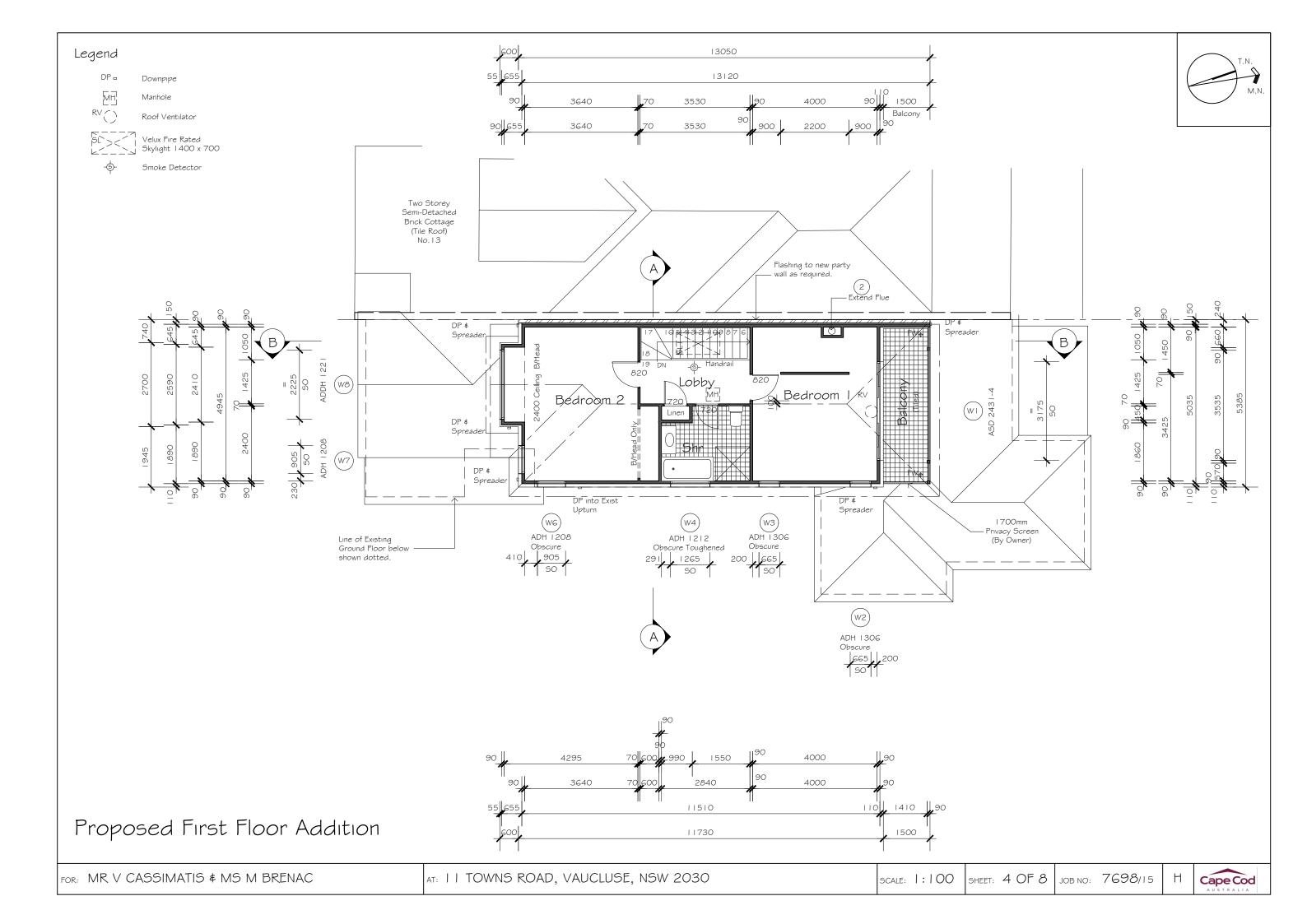
No. : 11 Lot. : 2

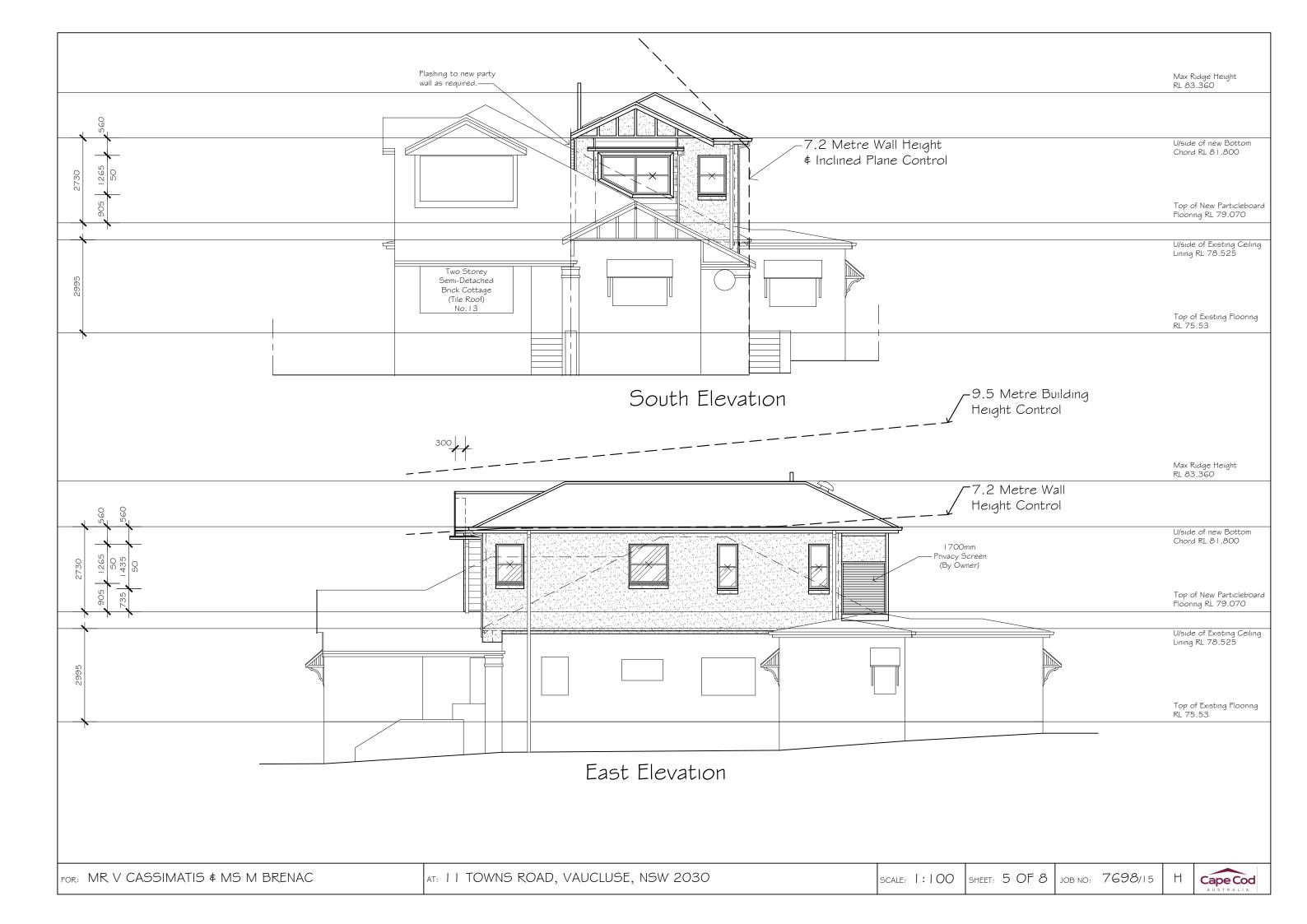
DP :211812

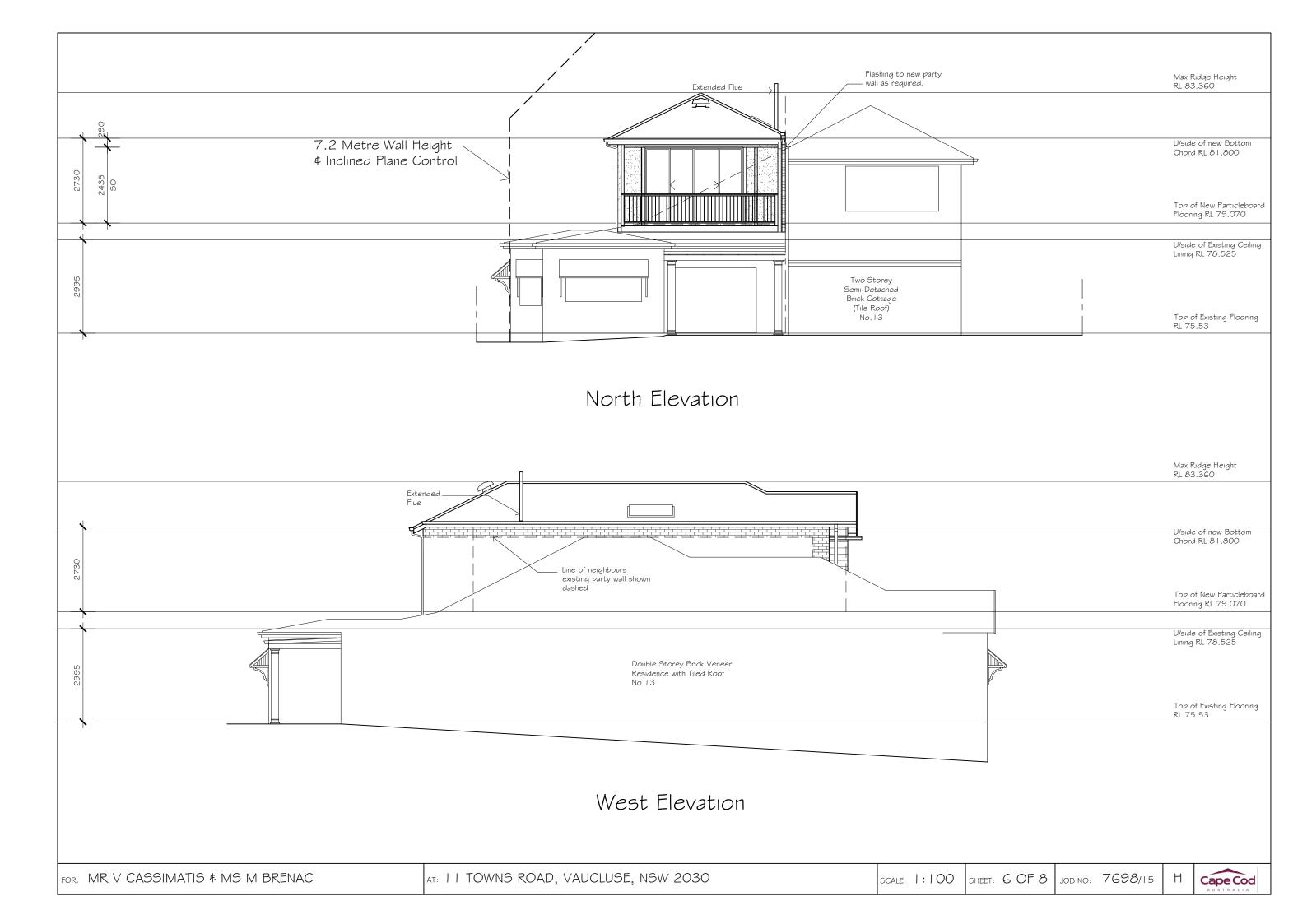
AREA: 417.3m² (By Title) : 419.1 m² (By Calc)

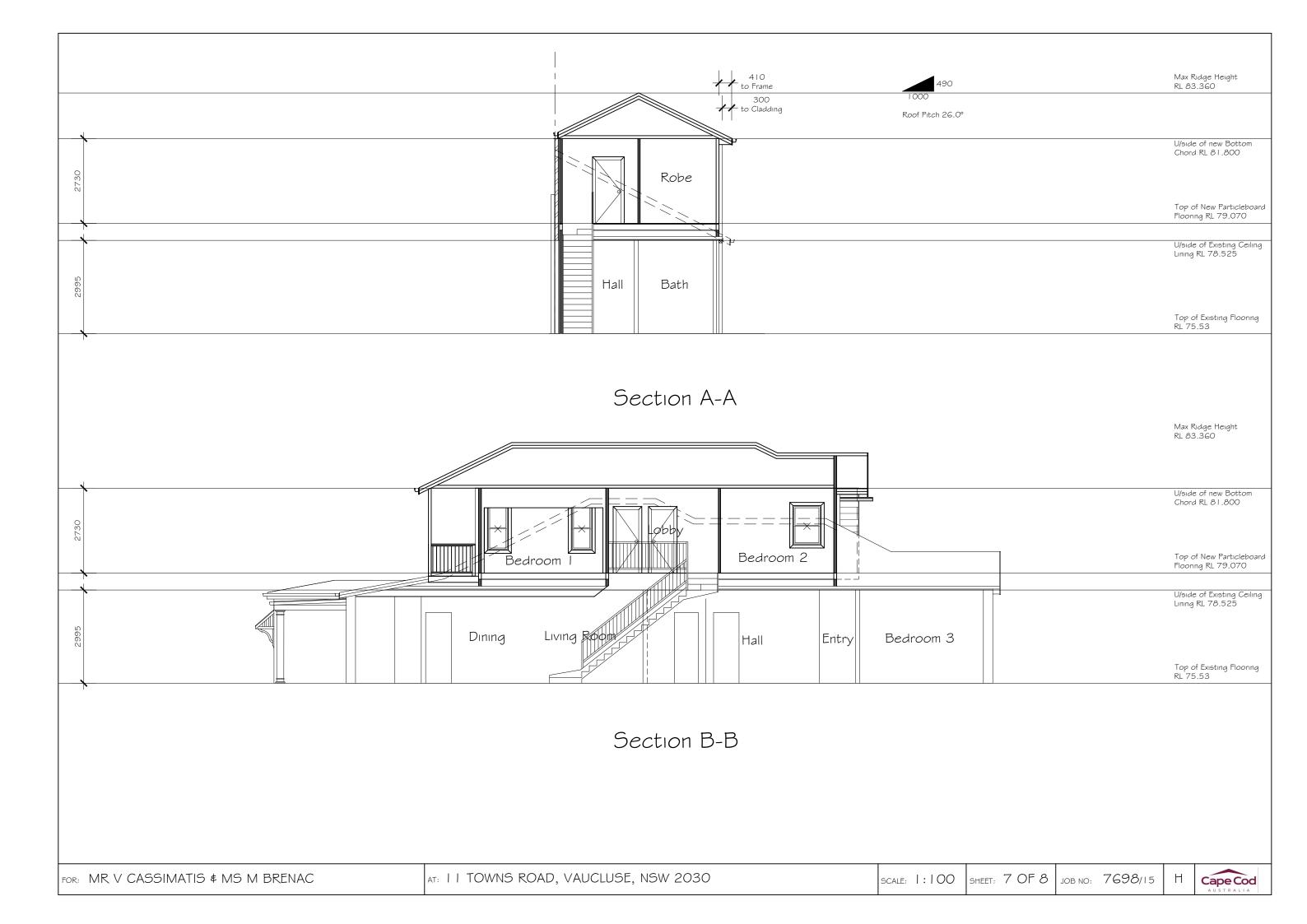
OLD SOUTH HEAD ROAD











WINDOW SCHEDI	ULE (BASIX A2395	545)		CLIENT:		ALUMINIUM (STEGBAR) WINE	DOWS:						
STANDARD NOTES:				STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND									
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		GREY.	TONE BEICE, SON MIST, WIT	TE BIRGH, WOODE IND					
 ALL WINDOWS COME WIT WINDOW OPENINGS NOT 	TH "KEYED ALIKE" LOCKS "ED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITI	H THE	BUILDER:	DATE:	CUSTOM COLOURS AVAILAE	BLE: DEEP OCEAN, HAMERSLE	EY BROWN, NOTRE DAME,					
NCC 3.9.2.5						POTTERY.			TERRAIN: 3	WIND LOA	AD: W 28 N		
	(WI) ASD 2431-4	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES								
	N ELEVATION / BEDROOM I	T LAKE WITTE	SINGLE PYR LOW-E, (U-'					_					
	ALUMINIUM	INSECT SCREEN	5.7, SHGC										
		ALUMINIUM FIBREGLASS MESH	REVEAL		-			-					
	SLIDING FIXED / OPEN / OPEN / FIXED	PEARL WHITE	I 40mm		-								
	(Wa)	COLOUR	GLAZING		SPECIAL NOTES								
	(W2) ADH 1306	PEARL WHITE	SINGLE PYR		FIXED BOTTOM SASH TRANSLUCENT FILM BY OWNER TO BOTTOM SASH								
	E ELEVATION / BEDROOM I	INSECT SCREEN	LOW-E, (U-' 5.7, SHGC		ONLY.								
	ALUMINIUM	ALUMINIUM											
	DOUBLE HUNG OPEN / FIXED	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm		_			-					
		COLOUR	GLAZING		SPECIAL NOTES								
	(W3) ADH 1306	PEARL WHITE	SINGLE PYR	ROLYTIC	FIXED BOTTOM SASH								
	E ELEVATION / BEDROOM I	INICECT CODEEN	LOW-E, (U-' 5.7, SHGC		TRANSLUCENT FILM BY OWNER TO BOTTOM SASH ONLY.								
	ALUMINIUM	INSECT SCREEN ALUMINIUM	3.7, 31180	.0.47)	ONET.								
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL										
	OPEN / FIXED	PEARL WHITE	I 40mm										
	W4) ADH 1212	COLOUR PEARL WHITE	GLAZING	2011 510	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.								
	E ELEVATION / SHOWER	- I LAKE WITTE	SINGLE PYR LOW-E, (U-	VALUE:	TRANSLUCENT FILM BY BUILDER.								
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)									
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		-			\dashv					
	OPEN / FIXED	PEARL WHITE	I 40mm		_								
	(W5)												
		1						_					
DELETED			1										
					4			_					
					-								
	(WG)	COLOUR	GLAZING		SPECIAL NOTES								
	(W6) ADH 1208	PEARL WHITE	SINGLE PYR		FIXED BOTTOM SASH								
	E ELEVATION / BEDROOM 2	INSECT SCREEN	LOW-E, (U-\ 5.7, SHGC:		TRANSLUCENT FILM BY OWNER TO BOTTOM SASH ONLY.								
	ALUMINIUM	ALUMINIUM											
DOUBLE HUNG OPEN / FIXED		FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm										
		COLOUR	GLAZING		SPECIAL NOTES								
	(W7) ADH 1208	PEARL WHITE	SINGLE CLE	EAR,	RESTRICT BOTTOM SASH OPENING TO 125mm								
	S ELEVATION / BEDROOM 2	INSECT SCREEN	(U-VALUE: SHGC: 0.7	7.63,	TO COMPLY WITH NCC.								
	ALUMINIUM	ALUMINIUM		<i></i>									
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL		4								
	OPEN / FIXED		1 40mm		CRECIAL MOTES								
	(W8) ADH 1221	COLOUR PEARL WHITE	GLAZING SINGLE CLE	FAR	SPECIAL NOTES RESTRICT BOTTOM SASH OPENINGS TO					+			
	S ELEVATION / BEDROOM I	(U-VALUI		7.63,	I 25mm TO COMPLY WITH NCC.								
\leftarrow	ALUMINIUM	INSECT SCREEN ALUMINIUM	SHGC: 0.7	۵)				— ———					
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL					┦ ├					
	FIXED / OPEN	PEARL WHITE	1 40mm										
		-						_					
		†			†								
					7								
or: MR V CASSII	MATIS \$ MS M BR	ENAC	,	AT:	TOWNS ROAD, VAUCLUSE, NSV	V 2030		SCALE: 1: NTS SH	HEET: 8 OF 8	JOB NO:	7698/15	Н	Cape Cod
		=				= = = =				JUD NO.			Cape Cod