
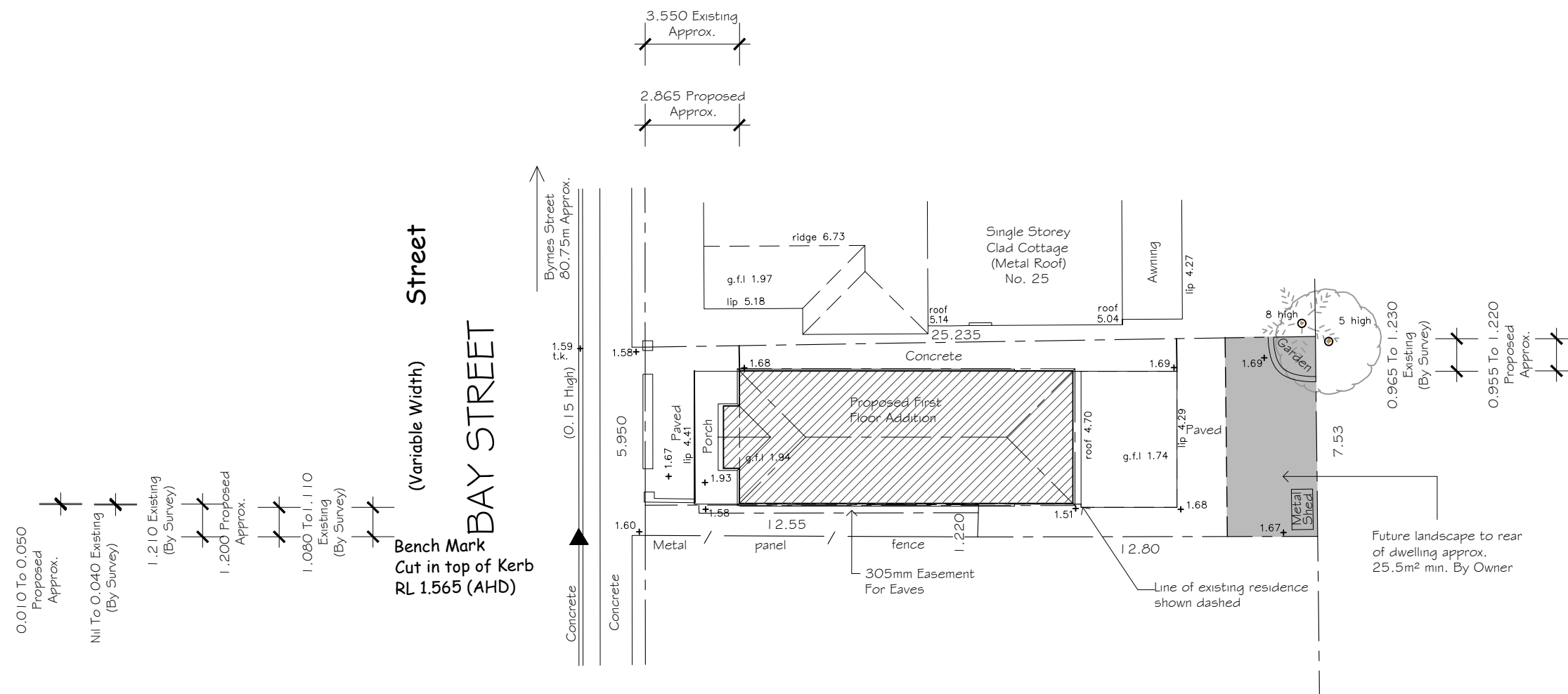
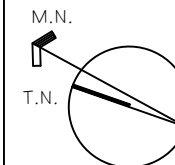


BASIX COMMITMENTS					
CERTIFICATE NO. A273552					
FIXTURES AND SYSTEMS					
LIGHTING		MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS			
WET AREAS: NEW OR ALTERED		SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED			
INSULATION REQUIREMENTS					
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL			
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)		R I .30 (or R I .70 INCLUDING CONSTRUCTION)			
FLAT CEILING, PITCHED ROOF		CEILING: R I .45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)			
GLAZING REQUIREMENTS					
WINDOWS					
W4		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)			
W1 , W2, W3, & W9		STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)			
SKYLIGHTS SL1		ALUMINIUM, MOULDED PLASTIC SINGLE CLEAR, (U-VALUE: 6.21 , SHGC: 0.808)			
SHADING DEVICES					
WINDOWS					
W2, W3, W4, & W9		PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23			
W1		EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM			
SKYLIGHTS SL1		NONE			
EXTERNAL PAINT SCHEDULE					
ITEM	BRAND eg. WATTYL	CODE	COLOUR		
Window Architrave	Haymes		Marble Mist		
Hood Brackets	Colorbond		Dune		
Shading Device Battens	Haymes		Marble Mist		
Shading Device Frame	Ace		White		
Soffit Lining	Haymes		Marble		
Wall Cladding	Haymes		Balance		
Wall Cladding -Bump Out	Haymes		Balance		

SPECIFICATION SUMMARY		SPECIAL NOTES	
STRUCTURAL TIMBER - All to ASA 1684.2		<ul style="list-style-type: none">• 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 TEN (10) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).• SUPPLY TWO (2) LAYERS OF 13mm SOUNDCEK TO FIRST FLOOR ADDITION CEILING AREA & ONE (1) LAYER OF 13mm SOUNDCEK TO THE INSIDE OF EXTERNAL WALLS & ONE (1) LAYER OF 16mm PYRCHECK TO THE OUTSIDE OF THE EXTERNAL WALL FRAMES OF THE WEST ELEVATION.• REMOVE METAL FLUE (TO BE RE-INSTALLED BY THE OWNER).• RELOCATE EXISTING POINT OF ATTACHMENT & PROVIDE TEMPORARY POWER POINT• ALLOWANCE HAS BEEN MADE FOR CONCEALED CISTERN TO SHOWER ROOM W.C.• PROVIDE METAL SLATS TO W1 AWNING.• PROVIDE ACOUSTIC SEALS AND LAMINATED GLASS TO NEW WINDOWS.	
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 28 N			
FINISHES			
BRICKWORK	N/A	WORKS BY OWNER	
FLOORING	19MM STRUCTURAL PARTICLEBOARD		
CLADDING	JAMES HARDIE PRIMELINE SUMMIT CLADDING OVER POLYSTYRENE CORE WALL INSULATION TO EXTERNAL WALLS AND FIBRE CEMENT BASE SHEETS WITH TEXTURE COAT FINISH TO BUMP OUT EXTERNAL WALLS		
WINDOWS - TREND KEYS LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM		
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS		
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CORRUGATED COLOUR: COVE	<ul style="list-style-type: none">• 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 REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM.• SUPPLY TEN (10) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.• REINSTALLATION OF EXISTING METAL FLUE, IF REQUIRED.• REMOVE &/OR RELOCATE EXISTING SATELLITE DISH.• MAKE GOOD CEILING DUE TO REMOVAL OF A/C CEILING DUCTS.• MAKE GOOD FLOOR TILES TO GROUND FLOOR HALL DUE TO RENOVATION WORKS.• REMOVE AND RE-POSITION EXISTING SERVICE PIPES IF REQUIRED FOR RENOVATION WORKS.• FUTURE LANDSCAPING TO REAR OF THE DWELLING AS PER COUNCIL CONDITION.	
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET		
INSULATION (FIBREGLASS)	R3.0 SOUND SCREEN BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 SOUND SCREEN BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES		
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 SQUARE ARCHITRAVE: Ex. 100x25 SQUARE		
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"		
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 20 @ 185mm 240mm (260mm TREAD) GOING:	H AMENDED FINAL CONSTRUCTION S.M. 10-11-17	
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WHITE BARGE COLOUR: WHITE BARGE SOAKER COLOUR: WHITE	G FINAL CONSTRUCTION S.C. 18-10-17	
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: DUNE	F PLAN CHECK J.G. 16-05-17	
HOT WATER UNIT	CONNECT TO EXISTING	E SURVEY, BASIX DETAILS ADDED & TO COUNCIL N.E. 14-03-17	
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD	D CONSULTANT / CLIENT CHECK PLAN J.E. 30-01-17	
	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	C POV 19010 S.C. 19-12-16	
FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.		B TO CLIENT, POV 18905 & 18593 S.C. 30-11-16	
DO NOT SCALE OFF DRAWINGS.		A TECHNICAL S.C. 22-11-16	
ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.		No. ISSUE DRAWN DATE	
NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.		DESIGN CONSULTANT: PETER BROWN	
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 M JONES & MRS R CRITCHARD-JONES	
		AT 23 BAY STREET, BOTANY, NSW 2019	
		COUNCIL: BOTANY	
		<div><div>A.B.N. 54 000 605 407 SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519</div></div>	
		SHEET: 1 OF 8	JOB NO: 7813/16
			H



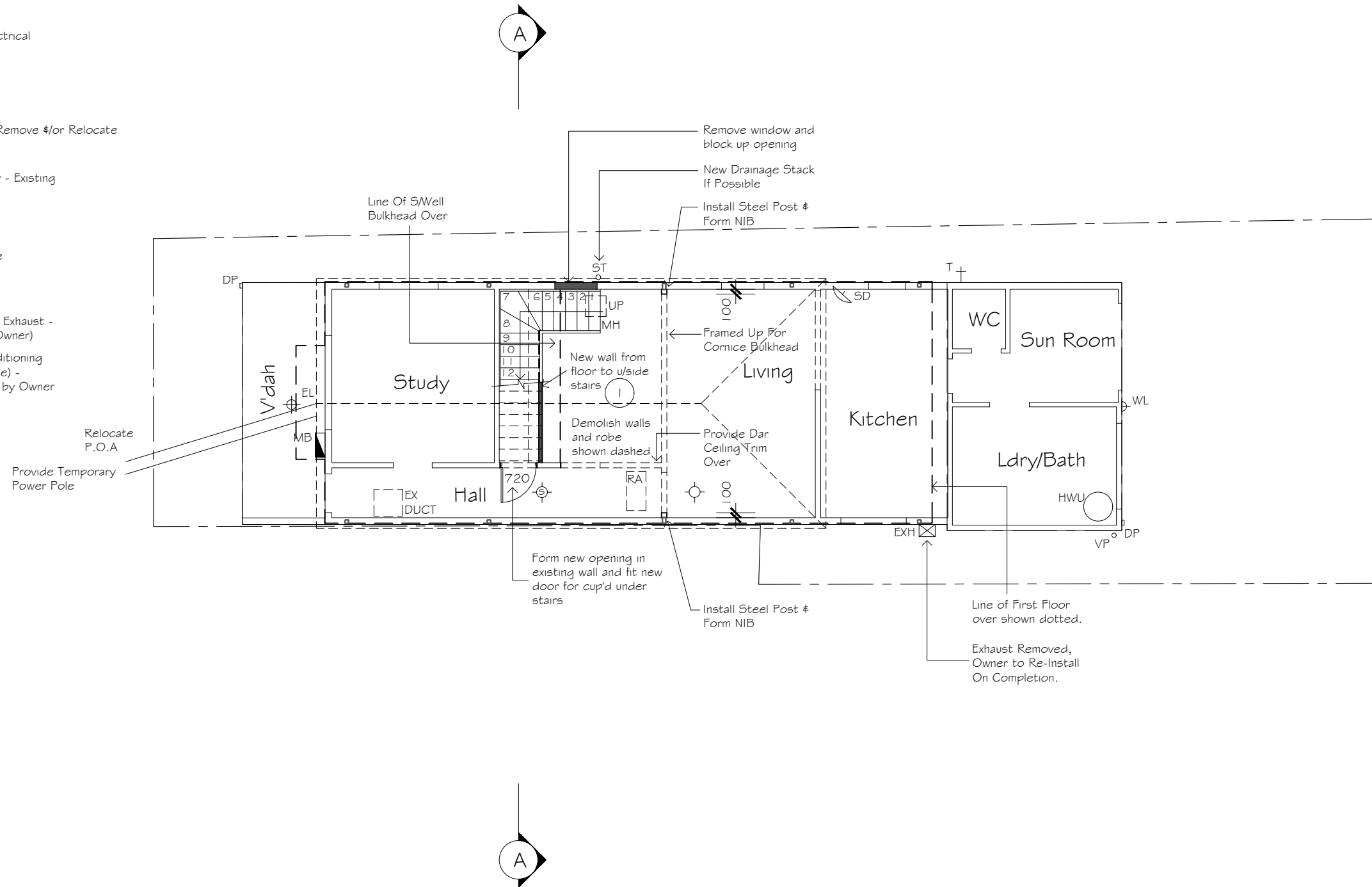
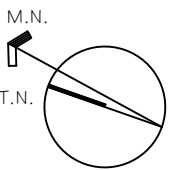
Site Plan

No. : 23
Lot. : 2
DP : 201192
AREA : 164.4m² (By Title)
: 170.4m² (By Calc)

FSR CALCULATIONS	
164.4m ² BY TITLE	
170.4m ² BY CALCULATION	
Allowable FSR	
1.5:1 or 259.95m ²	
Post Development	
Ground Floor	= 77.17m ²
First Floor	= 54.11m ² Ex.Stairs & void
TOTAL	= 131.28m ²
FSR	= 0.7704:1

Legend

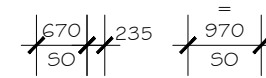
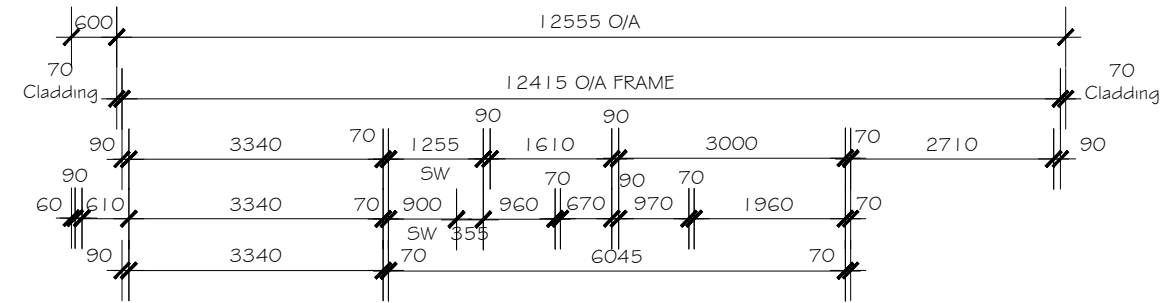
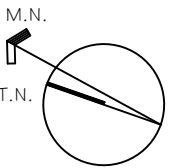
- DP □ Downpipe # Spreader
- EL ⊕ Eave Light
- HWU ○ Hot Water Unit
- MH □ Manhole
- MB ▴ Meter Box - Electrical
- RA □ Return Air Grill
- SD ↘ Satellite Dish - Remove #/or Relocate by Owner
- ⊙ Smoke Detector - Existing
- T ⊕ Tap - Garden
- VP ○ Sewer Vent Pipe
- WL ⊕ Wall Light
- EXH ⊗ Remove External Exhaust - (Reinstalled by Owner)
- EX DUCT □ External Air-conditioning Duct (Roof Space) - remove/relocate by Owner



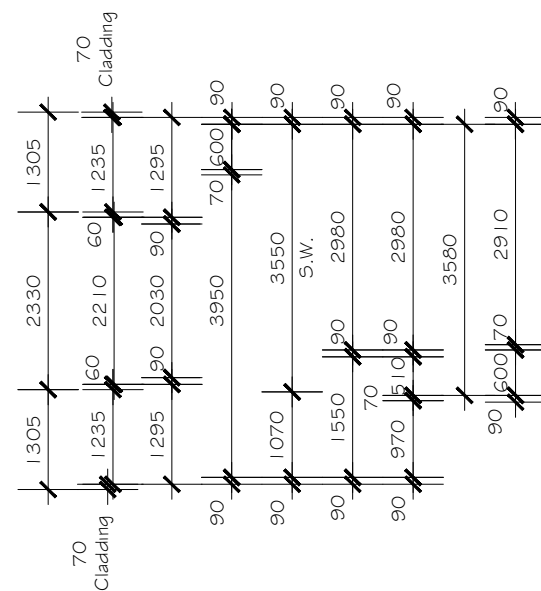
Ground Floor Plan

Legend

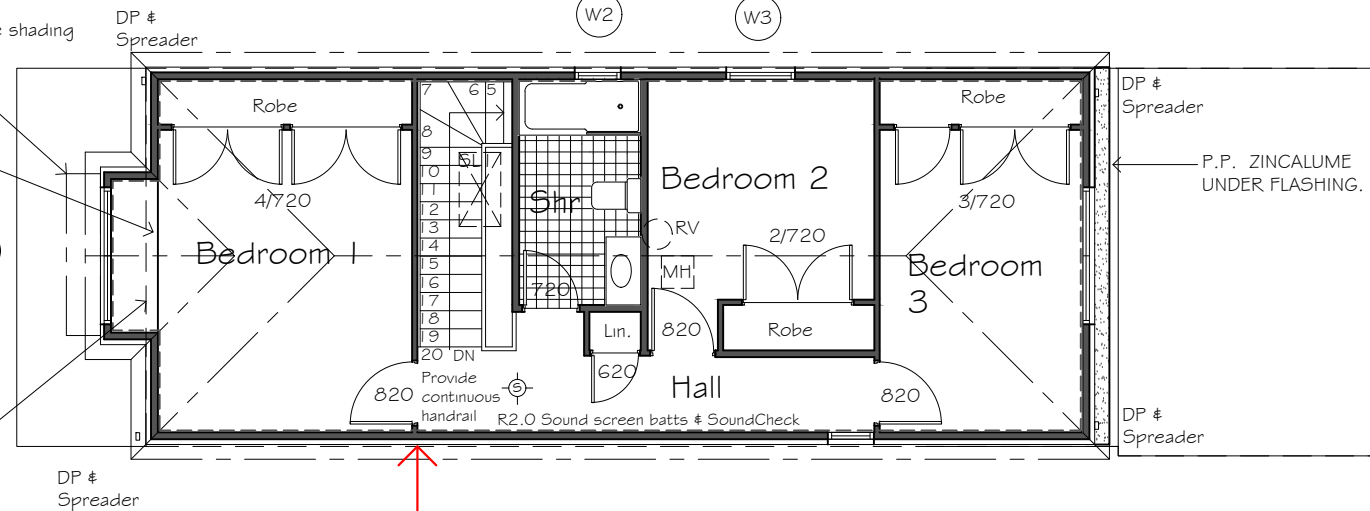
- DP = Downpipe & Spreader
- MH Manhole
- RV Roof Ventilator
- SL 17 Velux Fixed Skylight FS 2005 550 x 980mm
- Smoke Detector



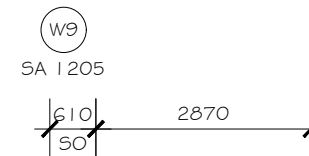
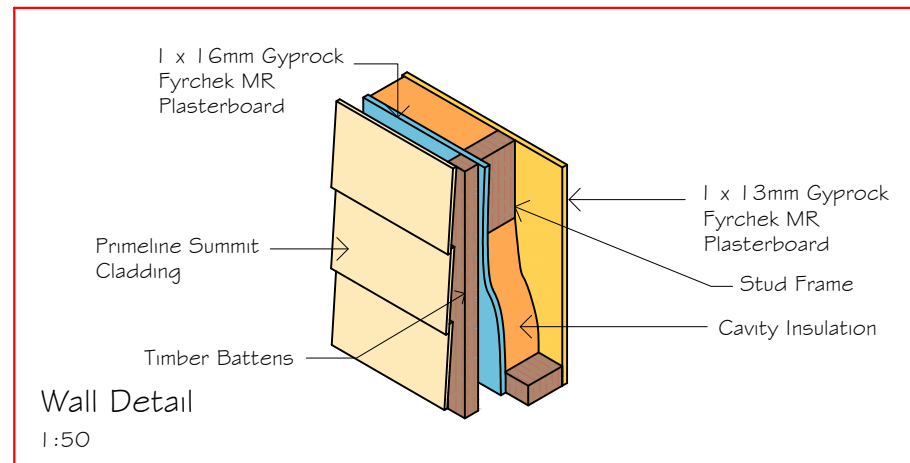
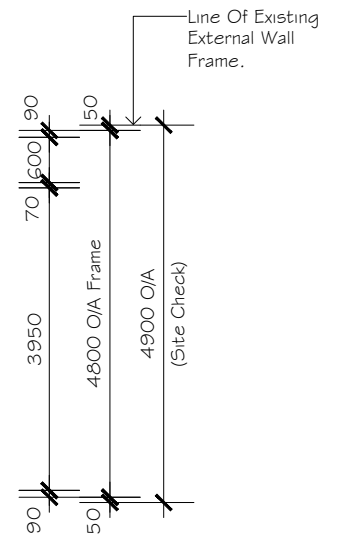
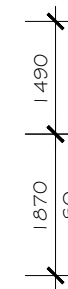
SA 1206 Obs Toughened SA 1209



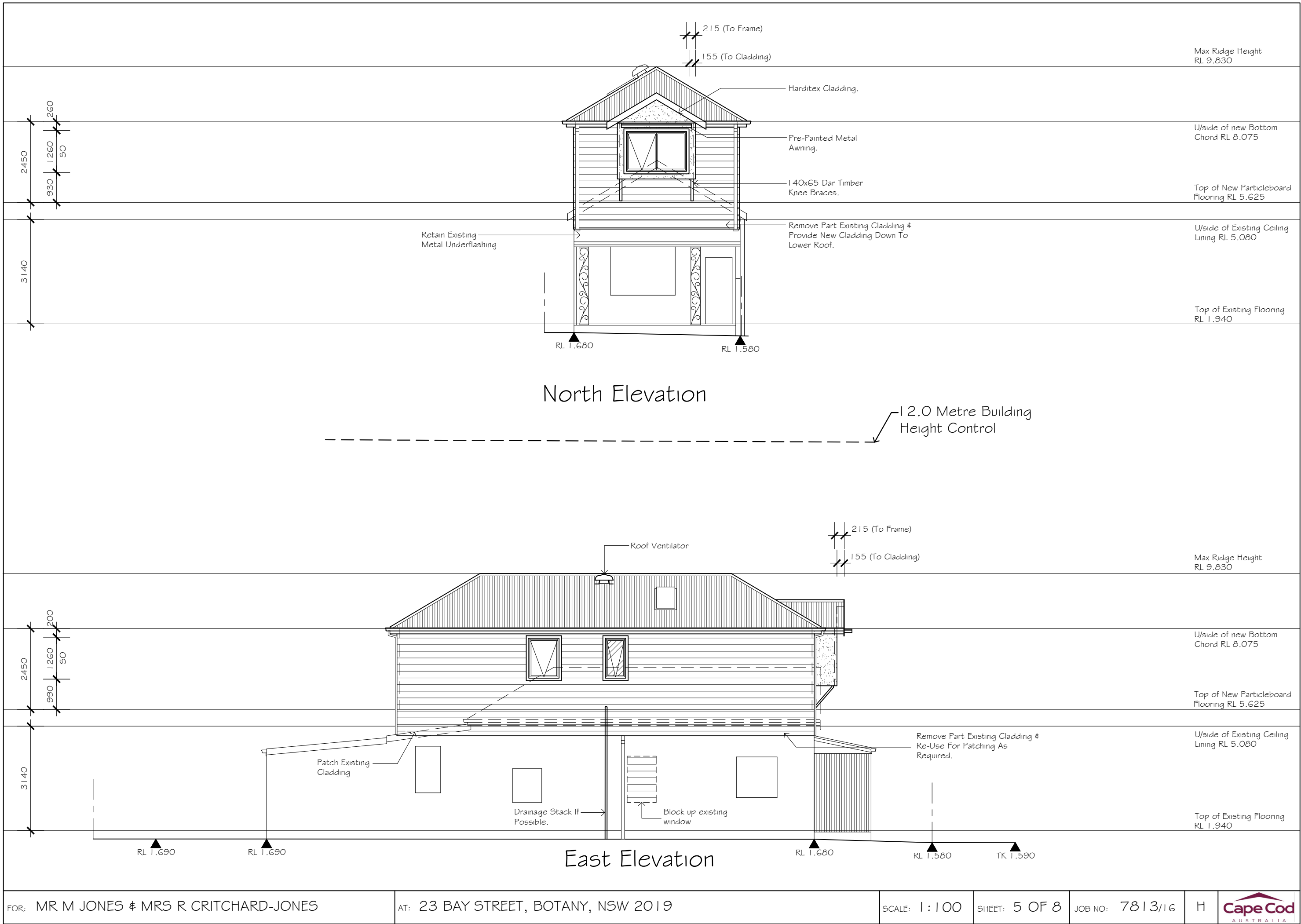
450mm Wide shading device over.
820 High Ledge.
SA 1218
Line of Existing Ground Floor below shown dotted.

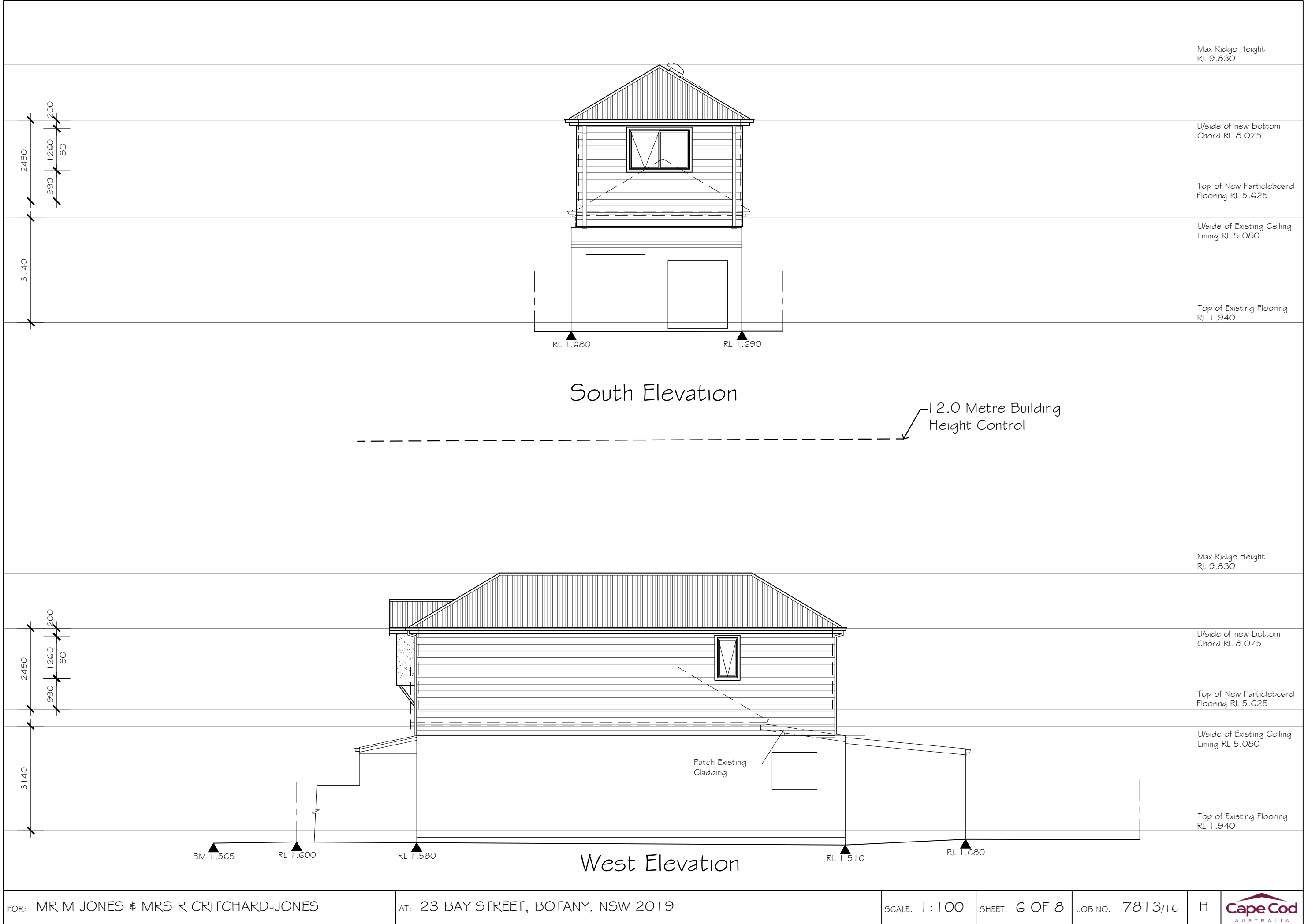


SA 1218



Proposed First Floor Addition





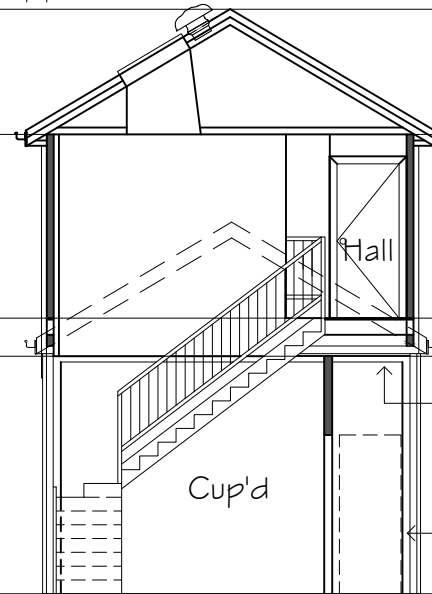
145
to Cladding
215
to Frame

577
1000
Roof Pitch 30.0°

Max Ridge Height
RL 9.830

2450

3140



U/side of new Bottom
Chord RL 8.075

Top of New Particleboard
Flooring RL 5.625

U/side of Existing Ceiling
Lining RL 5.080

Top of Existing Flooring
RL 1.940

Demolish Wall Behind &
Framing Up For Bulkhead
to Suit Existing Cornice.

Demolish Dividing Wall
Behind & Framing Up For
100mm NIB.

Section A-A

WINDOW SCHEDULE (BASIX A273552)					CLIENT:		ALUMINIUM TREND 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 ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.				
					BUILDER:DATE:		DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.			TERRAIN: 3 WIND LOAD: W 28 N	
	W1 SA 1218	COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / BEDROOM 1	SURFMIST	SINGLE PYROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY							
	ALUMINIUM	LOW-E, (U-VALUE:	WITH NCC.								
	AWNING	5.7, SHGC:0.47)	10.38 LAMINATED								
OPEN / FIXED	INSECT SCREEN	ACOUSTIC SEALS									
		ALUMINIUM	REVEAL								
		FIBREGLASS MESH	140mm								
		ANODIC NATURAL									
	W2 SA 1206	COLOUR	GLAZING	SPECIAL NOTES							
	E ELEVATION / SHOWER	SURFMIST	SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.							
	ALUMINIUM	LOW-E, (U-VALUE:	10.38 LAMINATED								
	AWNING	5.7, SHGC:0.47)	ACOUSTIC SEALS								
OPEN	INSECT SCREEN										
		ALUMINIUM	REVEAL								
		FIBREGLASS MESH	140mm								
		ANODIC NATURAL									
	W3 SA 1209	COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / BEDROOM 2	SURFMIST	SINGLE PYROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY							
	ALUMINIUM	LOW-E, (U-VALUE:	WITH NCC.								
	AWNING	5.7, SHGC:0.47)	10.38 LAMINATED								
OPEN	INSECT SCREEN	ACOUSTIC SEALS									
		ALUMINIUM	REVEAL								
		FIBREGLASS MESH	140mm								
		ANODIC NATURAL									
	W4 SA 1218	COLOUR	GLAZING	SPECIAL NOTES							
	S ELEVATION / BEDROOM 3	SURFMIST	SINGLE CLEAR,	RESTRICT OPENING TO 125mm TO COMPLY							
	ALUMINIUM	(U-VALUE: 7.63,	WITH NCC.								
	AWNING	SHGC: 0.75)	10.38 LAMINATED								
OPEN / FIXED	INSECT SCREEN	ACOUSTIC SEALS									
		ALUMINIUM	REVEAL								
		FIBREGLASS MESH	140mm								
		ANODIC NATURAL									
	W5 DELETED										
	W6 DELETED										
	W7 DELETED										
	W8 DELETED										
	W9 SA 1205 SPECIAL	COLOUR	GLAZING	SPECIAL NOTES							
	W ELEVATION / HALL	SURFMIST	SINGLE PYROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY							
	ALUMINIUM	LOW-E, (U-VALUE:	WITH NCC.								
	AWNING	5.7, SHGC:0.47)	10.38 LAMINATED								
OPEN	INSECT SCREEN	ACOUSTIC SEALS									
		ALUMINIUM	REVEAL								
		FIBREGLASS MESH	140mm								
		ANODIC NATURAL									
FOR: MR M JONES & MRS R CRITCHARD-JONES					AT: 23 BAY STREET, BOTANY, NSW 2019			SCALE: 1 : NTS		SHEET: 8 OF 8	
								JOB NO: 7813/16		H Cape Cod AUSTRALIA	