BASIX	COMMITMENTS
CERTIFICATE NO. A248304	
FIXT	URES 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
INSL	JLATION 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)
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)
GLAZ	ZING REQUIREMENTS
WINDOWS	
WI, \$ W2,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
SKYLIGHTS SL2,	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)
SKYLIGHTS SLI, \$ SL3,	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)
SHA	DING DEVICES
WINDOWS	
W2,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23
WI,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36
SKYLIGHTS SL1, SL2, \$ SL3,	NONE

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR				
Barge Board	Haymes		Deep Ocean				
Soffit Lining	Haymes		Marble Mist				
Rafter Tails	Haymes		Marble Mist				
Cover Battens	Haymes		Marble Mist				
Wall Cladding Above Window Line	Haymes		Spatial				
Wall Cladding Below Window Line	Haymes		Spatial				
Shingles	Haymes		Deep Brunswick Green				
Gable Cladding	Haymes		Spatial				

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

FLOOR: REFER TO STRUCTURAL LAYOUTS

ROOF: REFER TO STRUCTURAL LAYOUTS

WIND LOAD W 28 N

FINISHES

WINDOW SASHES

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

STAIRCASE MDF TREADS \$ PINE

CONDITIONS.

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

RISERS

BRICKWORK SELECT COMMON BRICKWORK TO PARTY WALL 19MM STRUCTURAL PARTICLEBOARD FLOORING CLADDING 7.5mm HARDITEX BASE SHEET WITH APPLIED TEXTURE PAINT FINISH BELOW WINDOW SILL LEVEL WHERE ALL CLADDING FIXED TO SHOWN 4.5mm FLAT FIBRE CEMENT SHEET CLADDING WITH EX. 20MM BATTING OVER OO X 25 TREATED PINE BATTENS TO GABLE END \$ POLASTIC INSULATION BLANKET REMAINING WALLS OF NEW ADDITION & WEATHERTEX SHINGLES TO EAST ELEVATION GABLE ABOVE WINDOW FRAME: WESTERN RED CEDAR WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3) INSECT SCREENS: FRAME: WESTERN RED CEDAR TO ALL NEW OPERABLE MESH: FIBREGLASS

UNGLAZED MERSIELLES RED-BROWN ROOF TILES

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

I 2MM POLASTIC INSULATION BLANKET TO FIRST

PRIMED HARDBOARD HOLLOW CORE CORINTHIAN

SKIRTING: Ex. 150x25 LAMBS TONGUE ARCHITRAVE: Ex. 100x25 LAMBS TONGUE

FLOOR EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE

TYPE: CLOSED TIMBER

"STANFORD"

WIDTH: 900mm

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.

WORKS BY OWNER

SPECIAL NOTES

FOR COMPLIANCE WITH NCC

REMOVAL \$ INSTALLATION OF T.V ANTENNA AND/OR SATELLITE DISH IF REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS.

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

REUSE EXISTING SMOKE DETECTOR/S IF POSSIBLE- ELECTRICIAN TO CHECK

CONNECT/INSTALL ONE (I) 3-IN-I FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY

REMOVE BEDROOM STRUCTURE WITHIN EXISTING GROUND FLOOR ROOF

- CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL
- PHONE AND/OR DATA CABLING IF REQUIRED.

FINAL CONSTRUCTION

CONSTRUCTION CERTIFICATE

- SUPPLY ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.
- MODIFICATION OF EXISTING SECURITY ALARM SYSTEM IF REQUIRED.
- ALL WORK ASSOCIATED WITH FIT OUT OF BED I BUILT IN ROBE AS REQUIRED

	DICE LA CALCO					
	RISE: 18 @ 190mm	Н	TO CONTRACTS			
	GOING: 240mm (260mm TREAD)	G	CHECK PLAN			
BARGE BOARDS	MATERIAL: DAR TIMBER	F	BASIX ADDED # TO COUNCIL			
		E	CONSULTANT MARKUP			
		D	RE-DESIGN FOR COUNCIL			
GUTTERS & DOWNPIPES	TYPE: QUAD	С	CONSULTANT AMENDMENTS			
	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: DEEP OCEAN	В	TO CLIENT			
	DOWNPIPE COLOUR: DEEP OCEAN	Α	TECHNICAL			
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE			
			DESIGN CONSULTANT: KEITH BOW			
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER	PROPOSED ADDITIONS & ALTERA				
	PAINTING TO ALTERATION AND RENOVATION WORK	FOR MR. Y. HU & MS				

ATIONS

LI.

I PARADISE AVENUE. ROSEVILLE, NSW. 2069.

COUNCIL: WILLOUGHBY.

AT

Cape Cod

A.B.N. 54 OOO 605 407

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

B.P.

S.C.

N.E.

N.E.

S.C. S.C.

S.C.

JGI.

JGI.

DRAWN

30-09-16

23-09-16

3-09-16 30-08-16

7-05-16

20-04-16

1-04-16

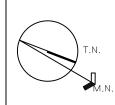
6-09-15

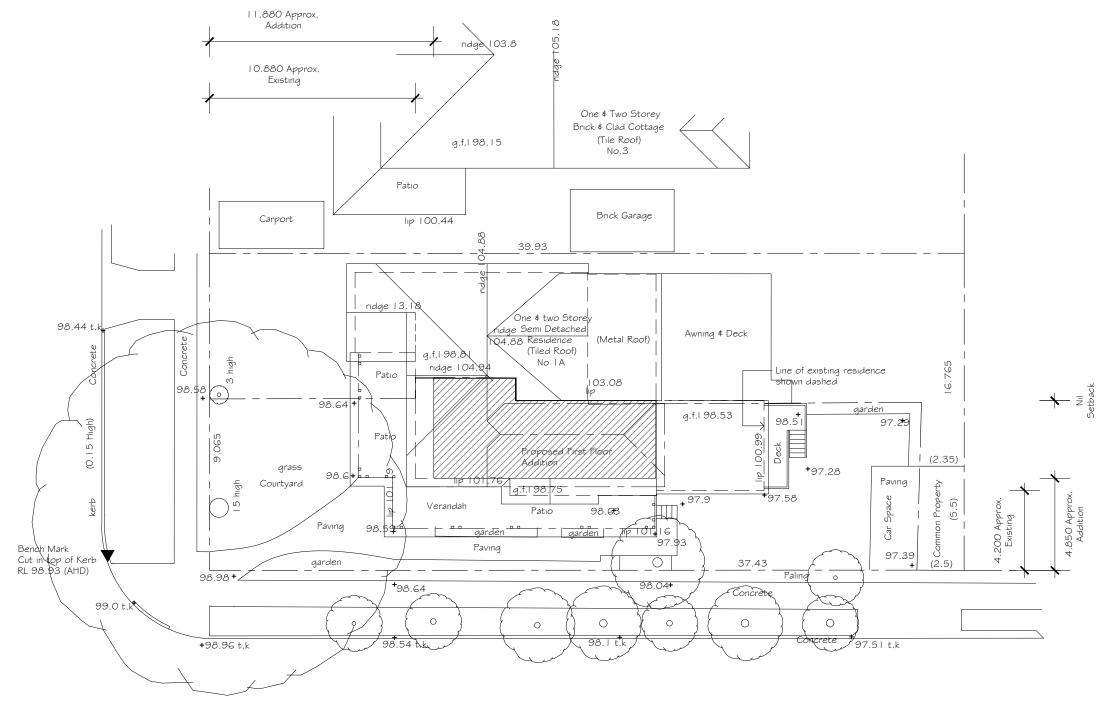
02-06-15 9-05-15

DATE

SHEET: 1 OF 8

JOB NO: 7664/15





DARLING STREET

Site Plan

No. : I. Lot. : 2.

DP : SP44630

AREA: 342.00m² (Title)

AVENUE

PARADISE

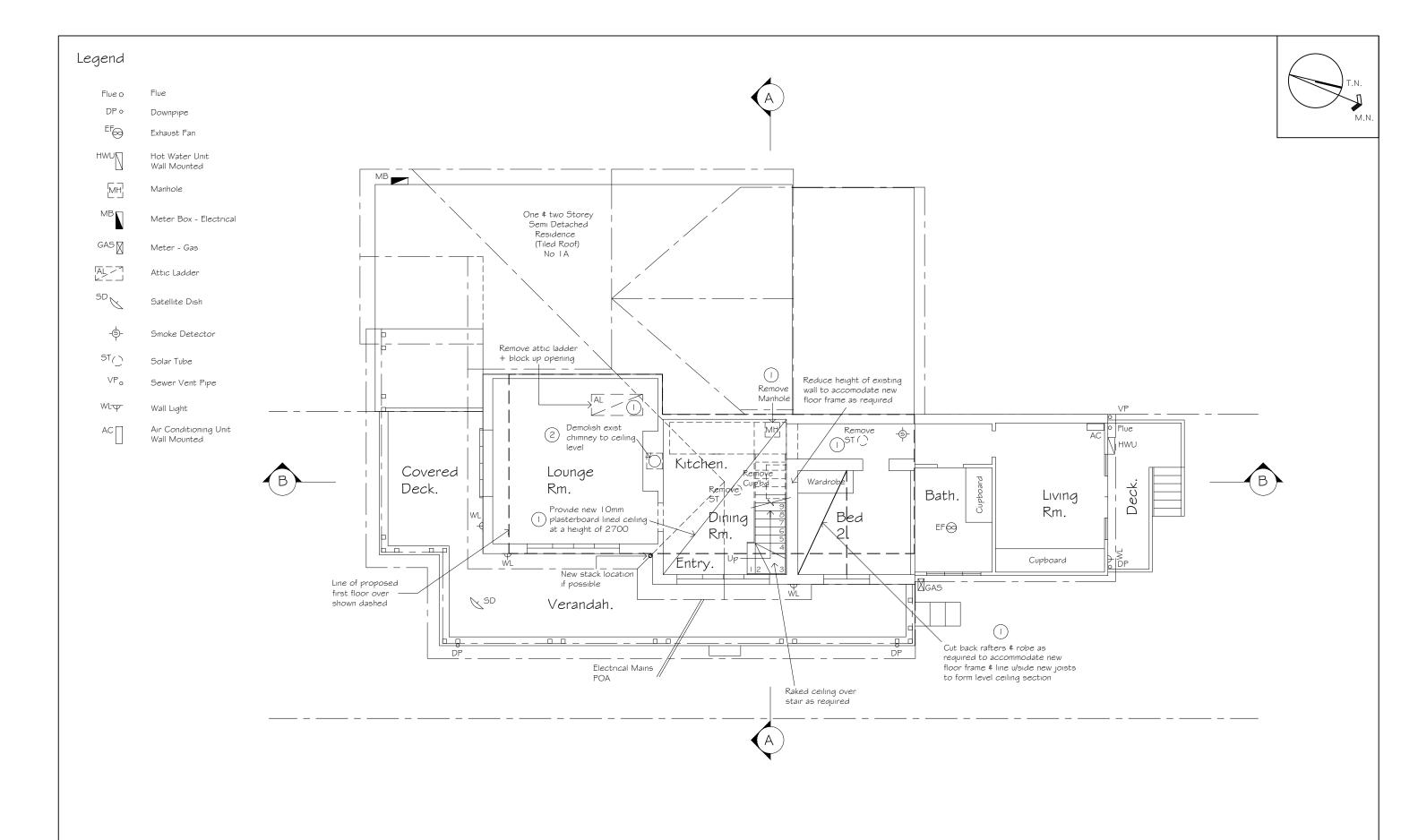
FSR CALCULATIONS

= 342.00m² By Title Area of Site Allowable F.S.R $= 136.8m^2 (0.4:1)$

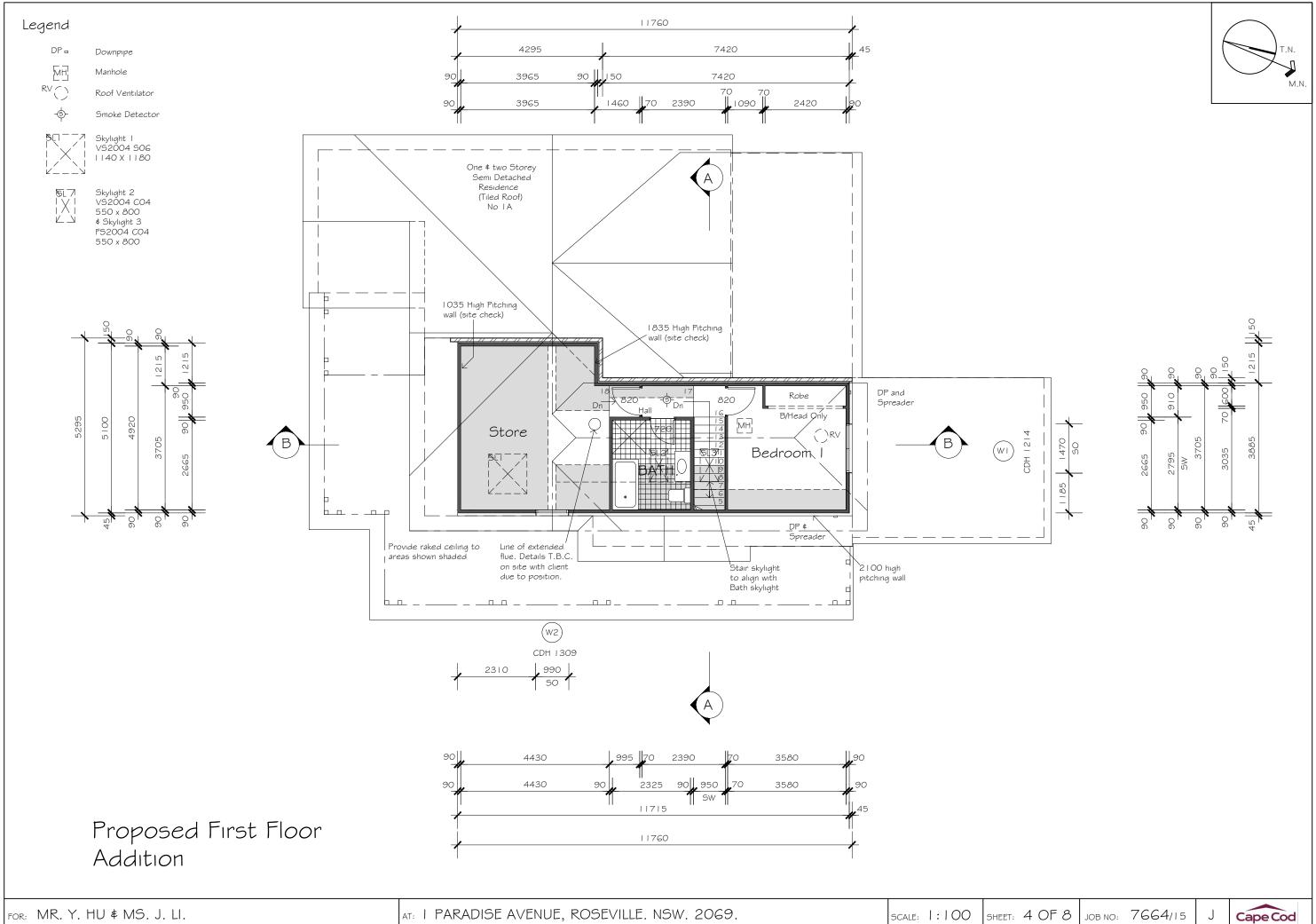
Ground Floor = 88.57m²

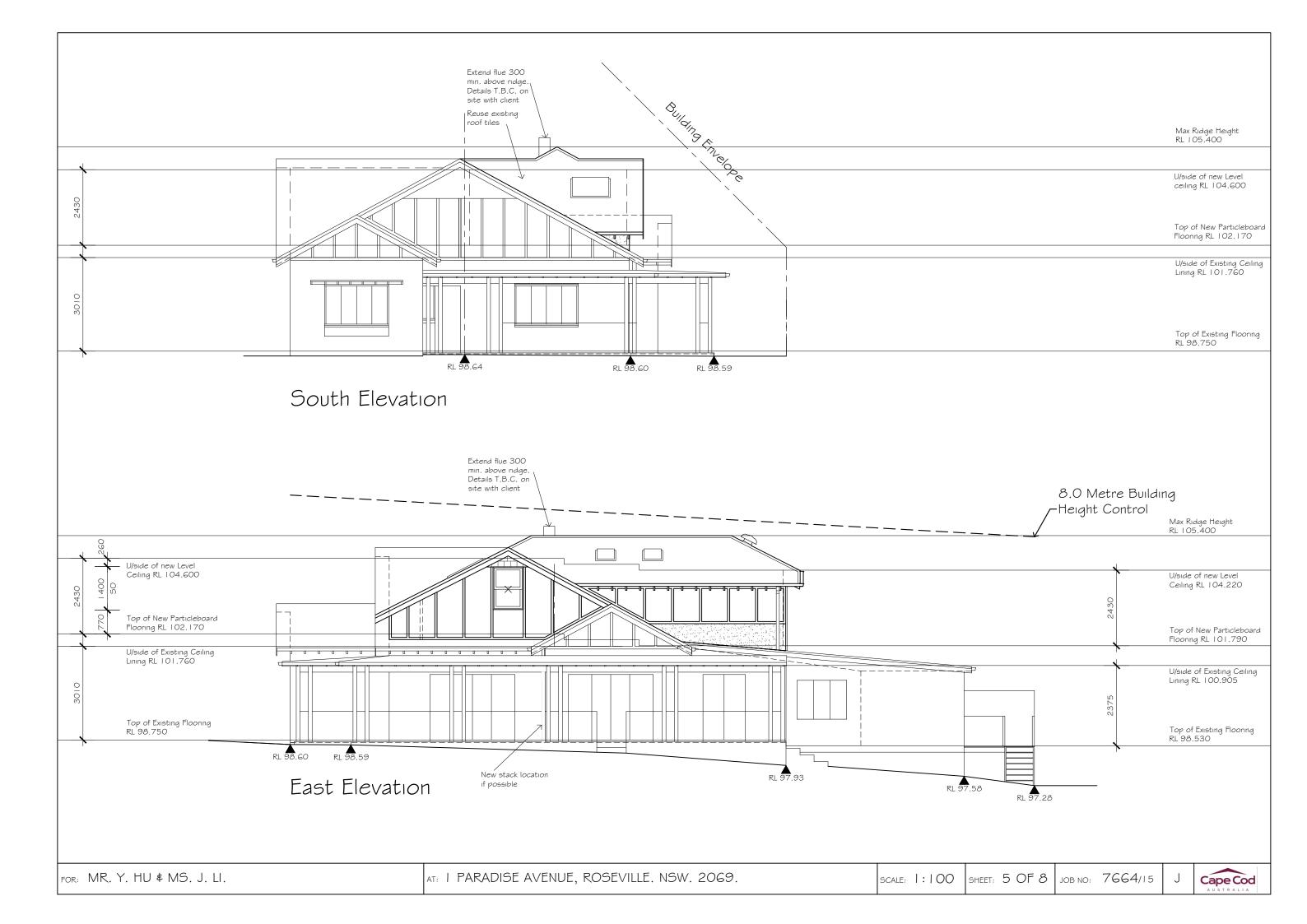
= 22.48m² (Excluding Store Room \$ Stairs) Proposed First Floor

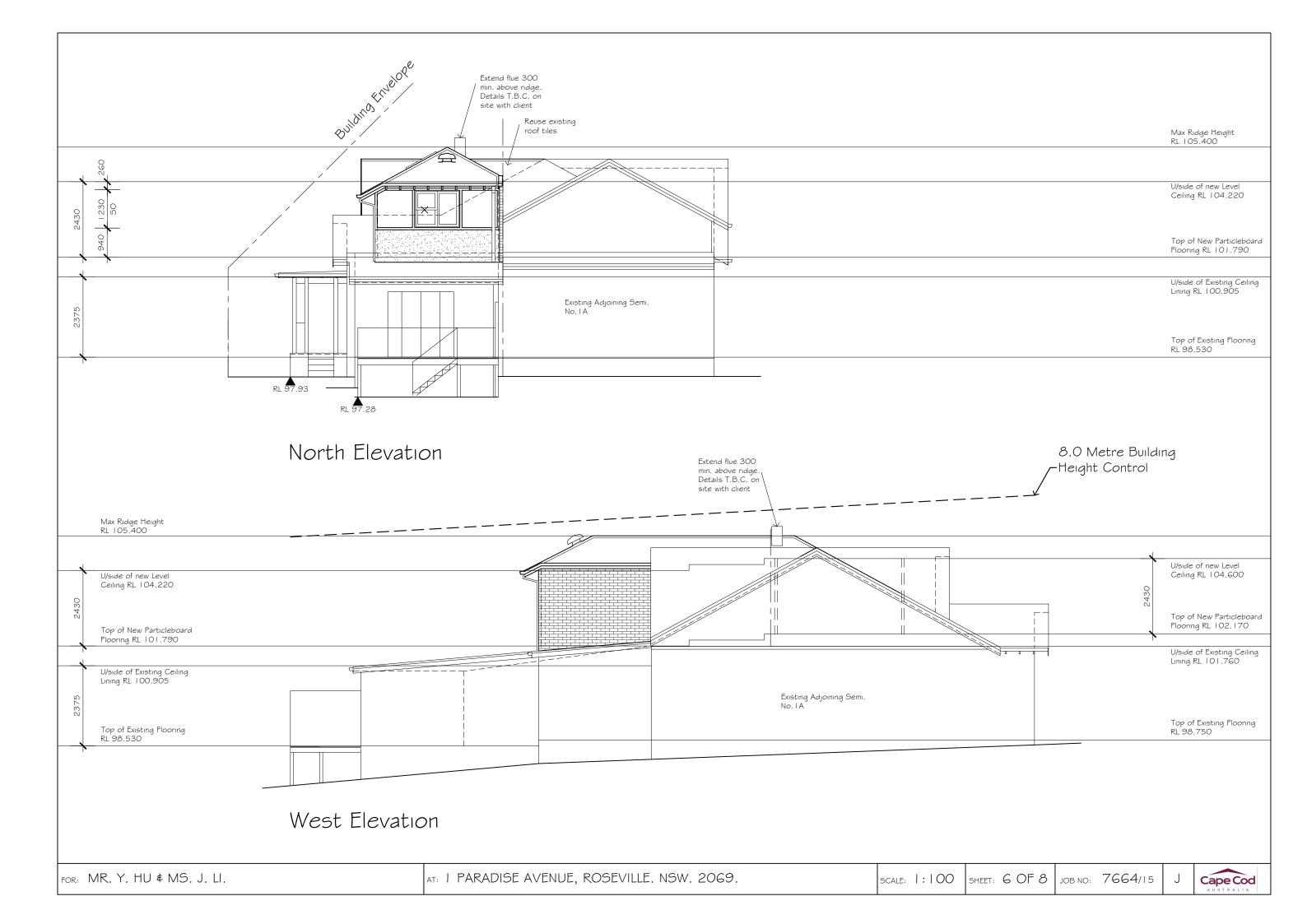
TOTAL G.F.A = 105.05m²

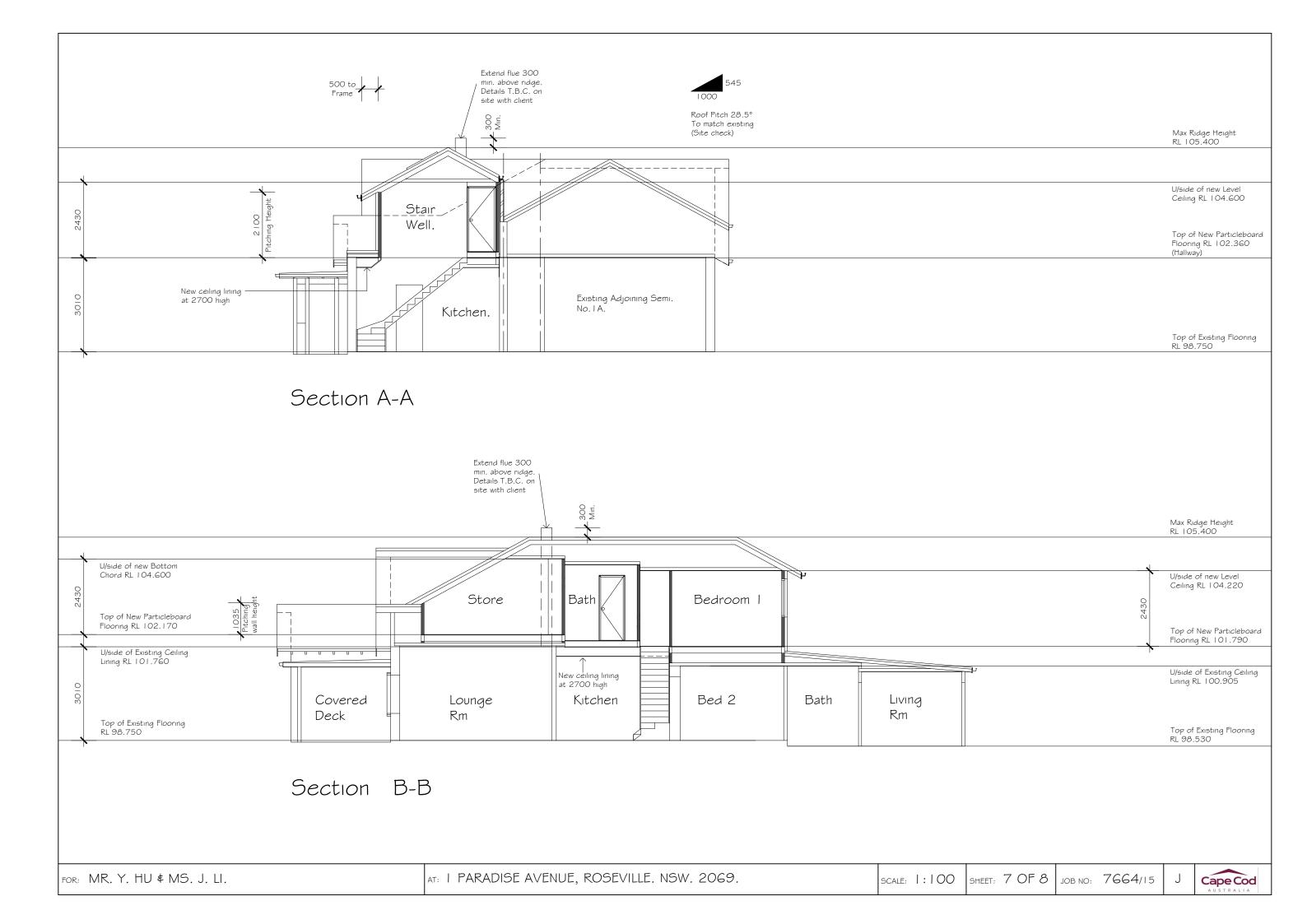


Ground Floor Plan









WINDOW SCHED	ULE (BASIX A2483	304)		31.EV.=				TIMBER WINDOWS:			
STANDARD NOTES:		.,		CLIENT:					DOOR FRAMES AND DOODE AND OUT FOR A PAIN		
	ARE DRAWN AS VIEWED FROM	OUTSIDE	C	CLIENT:							
ALL WINDOWS COME WITH			THE B	RIJII DED.	DATE:			BRONZE & WHITE.	ARE COLOURS: SATIN CH	ROME, GOL	D, MAHOGANY
NCC 3.9.2.5	ILD K HAVE RESTRICTED OF EI	NINGS TO COMILE WITH		DUILDLK:	DAIL:			TERRAIN: 3	WIND LOAD: W 28 N		
	(WI) CDH 1214	COLOUR	GLAZING		SPECIAL NOTES						
		PEARL WHITE	SINGLE PYRO LOW-E, (U-VA	LYTIC	RESTRICT BOTTOM SASH TO 125mm TO COMPLY WITH NCC.						
	N ELEVATION / BEDROOM I	INSECT SCREEN	5.7, SHGC:0	.47)	RESTRICT TOP SASH OPENING TO NO LESS THAN			1			
	WESTERN RED CEDAR	WESTERN RED CEDAR			I 700mm ABOVE FLOOR TO COMPLY WITH NCC.						
	DOUBLE HUNG OPEN / FIXED	FIBREGLASS MESH PEARL WHITE	REVEAL		-				_		
		COLOUR	GLAZING		SPECIAL NOTES						
	(W2) CDH 1309	PEARL WHITE	SINGLE PYRO	LYTIC	RESTRICT BOTTOM SASH TO 125mm TO						
	E ELEVATION / STORE	INSECT SCREEN	LOW-E, (U-VA 5.7, SHGC:0	LUE: .47)	COMPLY WITH NCC. RESTRICT TOP SASH OPENING TO NO LESS THAN			_			
	WESTERN RED CEDAR	WESTERN RED CEDAR	2		1700mm ABOVE FLOOR TO COMPLY WITH NCC.						
	DOUBLE HUNG OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OFLIN										
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FOR: MR. Y. HU \$	MS. J. LI.	ALUMINIUM		AT: I	PARADISE AVENUE, ROSEVILLE. I	NSW. 2069.	SCALE: 1: NTS	SHEET: 8 OF 8	JOB NO: 7664/15	5 J	Cape Cod