
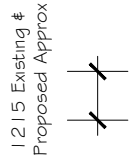
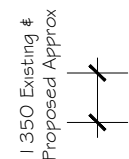
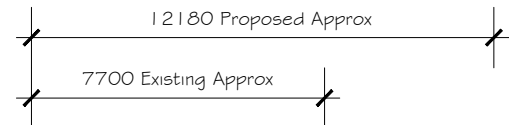
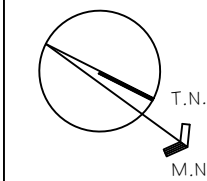


BASIX COMMITMENTS			
CERTIFICATE NO. A257841_O2			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
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 SYSTEM: 75mm	NIL		
GLAZING REQUIREMENTS			
WINDOWS			
W1 - W3 & W9	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
W4 - W8, W10 & D1	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
SHADING DEVICES			
WINDOWS			
W1 - W10	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
D1	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		

FINAL CONSTRUCTION.

SPECIFICATION SUMMARY		SPECIAL NOTES							
STRUCTURAL TIMBER - All to ASA 1684.2		<ul style="list-style-type: none">• PROVIDE THREE (3) SMOKE DETECTORS AS SHOWN• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.• PROVIDE UNDER TILE HEATING TO THE PROPOSED FIRST FLOOR BATHROOM & GROUND FLOOR ENSUITE• INSTALL FOUR (4) CEILING SWEEP FANS & EIGHT (8) DOWNLIGHTS (AS SUPPLIED BY THE OWNER).• REUSE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.• PROVIDE SHELF & HANGING RAIL TO WALLS OF WALK-IN-ROBE WHERE INDICATED.							
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: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 28 N									
FINISHES									
BRICKWORK	COMMON FOR RENDER AND PAINT FINISH								
FLOORING	19MM STRUCTURAL PARTICLEBOARD								
CLADDING	75mm POLYSTYRENE WALL WITH APPLIED TEXTURE COAT FINISH FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET. 175mm CEMINTEL 'SCARBOROUGH' WEATHERBOARD TO NEW DUTCH GABLES								
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM	<div>WORKS BY OWNER</div> <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, IF REQUIRED.• MAKING GOOD TO EXISTING FLOOR FINISHES INCLUDING PATCHING OR RETILING OF TILED FLOORS• SUPPLY & INSTALLATION OF LIGHT FITTINGS EXCLUDING ALFRESCO AREA.• SUPPLY & INSTALLATION OF BUILT IN WARDROBE DOORS, SHELVES & HANGING RAILS• SUPPLY OF ALL PRIME COST ITEMS SUCH AS CERAMIC FLOOR & WALL TILES,DOUBLE & SINGLE BOWL VANITIES,BATH,TOILET SUITES,SOAP HOLDERS,TOILET ROLL HOLDERS,TOWEL RAILS,TAPS & FITTINGS TO FIRST FLOOR BATHROOM & GROUND FLOOR ENSUITE.• SUPPLY & INSTALLATION OF SHOWER SCREENS & MIRRORS• SUPPLY FOUR (4) CEILING SWEEP FANS & EIGHT (8) DOWNLIGHTS.• CLEAR SURROUNDING AREAS OF GROUND FLOOR EXTERNAL WALLS AS REQUIRED TO MAKE WAY FOR RENDERING WORKS• RELOCATE EXISTING SKYTUBE IF REQUIRED.• REMOVE KITCHEN CABINETRY IN AREA OF DEMOLITION AS REQUIRED - INCLUDING MAKING GOOD.							
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW & DOOR SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS								
ROOF COVERING	CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.								
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL								
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 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. 75x25 PENCIL ROUND ARCHITRAVE: Ex. 50x25 PENCIL ROUND								
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"								
STAIRCASE MDF TREADS & PINE RISERS	TYPE: CLOSED TIMBER WIDTH: 1000mm RISE: 16 @ 183mm GOING: 240mm (260mm TREAD)								
FASCIA & BARGE BOARDS	DAR TIMBER								
GUTTERS & DOWNPIPES	TYPE: NU-LINE & QUAD (ALFRESCO AWNING) MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SELECT COLOUR DOWNPIPE COLOUR: SELECT COLOUR								
HOT WATER UNIT	CONNECT TO EXISTING					H	TO FINAL CONSTRUCTION	S.M.	21-02-17
PAINING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER					G	TO CONTRACTS	J.E.	15-12-16
		F	CHECK PLAN	S.C.	18-11-16				
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.		E	SURVEY DETAILS ADDED & TO COUNCIL	N.E.	08-09-16				
		D	BASIX ADDED	T.P.	17-08-16				
		C	CONSULTANT MARKUP	S.C.	15-08-16				
		B	TO CLIENT	T.P.	26-07-16				
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.		A	TECHNICAL	A.M.	30-06-16				
		No.	ISSUE	DRAWN	DATE				
		DESIGN CONSULTANT: SCOTT MCDUGALL							
		PROPOSED ADDITIONS & ALTERATIONS FOR MR M OLIVER & MS P WRIGHT AT 217A BURNS BAY ROAD LANE COVE WEST NSW 2066 COUNCIL: LANE COVE							
		<div><div></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: 7779/16					
				H					



Site Plan

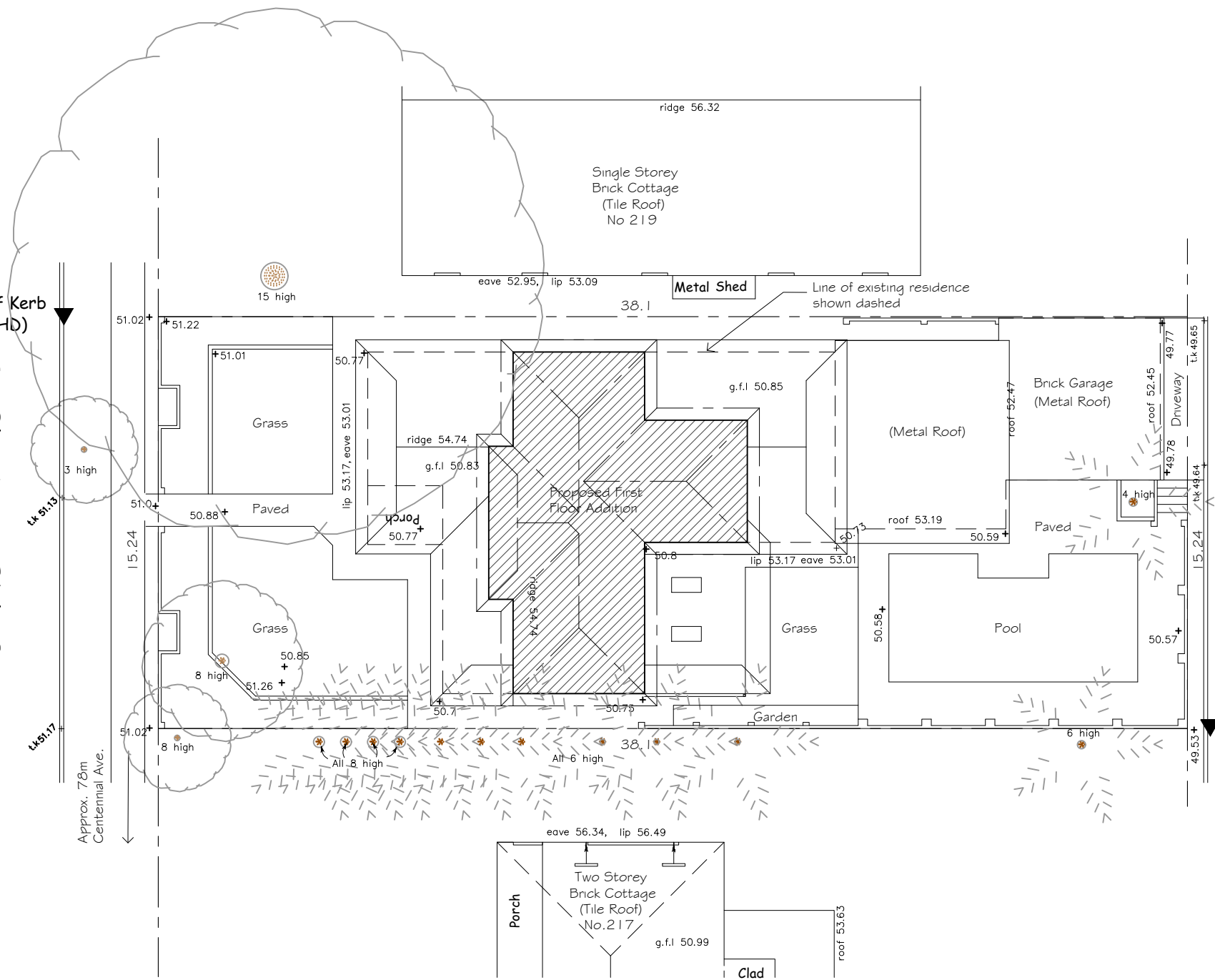
No. : 217A
Lot. : 101
DP : 595925
AREA : 580.6m² (By Title)

Bench Mark
Cut in top of Kerb
RL 51.07 (AHD)




















BURNS BAY ROAD

ELOORA LANE

Bench Mark
Cut in top of Kerb
RL 49.48 (AHD)

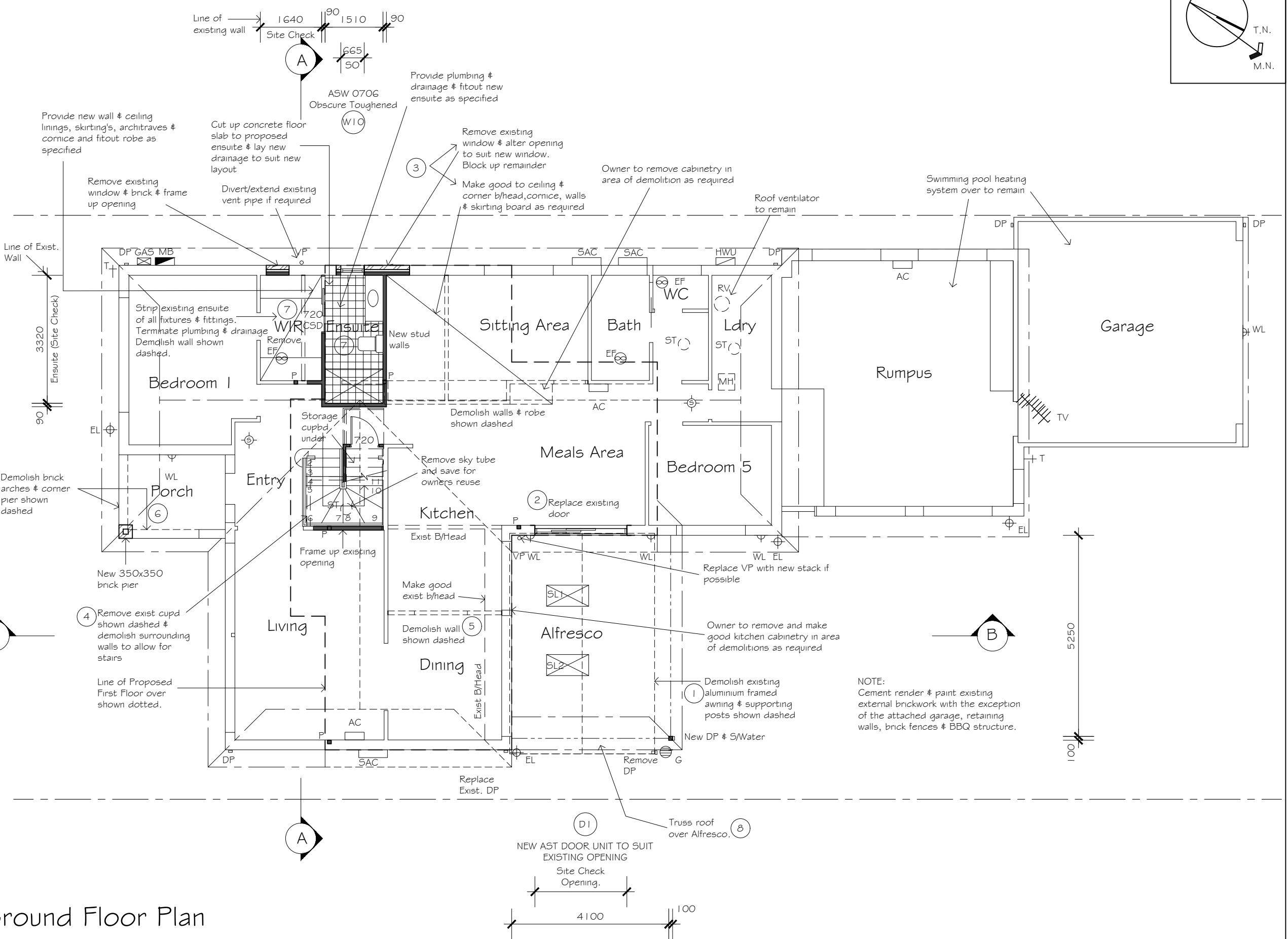


Legend

- SAC  Air Conditioning Compressor
- AC  Air Conditioning Unit Wall Mounted
- DP  Downpipe
- EL  Eave Light
- EF  Exhaust Fan
- HWU  Hot Water Unit Wall Mounted
- MH  Manhole
- MB  Meter Box - Electrical
- GAS  Meter - Gas
- RV  Roof Ventilator
-  Smoke Detector
- ST  Solar Tube
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate if required
- VP  Sewer Vent Pipe
- WL  Wall Light
- SL1 & SL2  Acrylic Skylight 550mm x 1100mm
- G  Gully
- P  New Structural Post

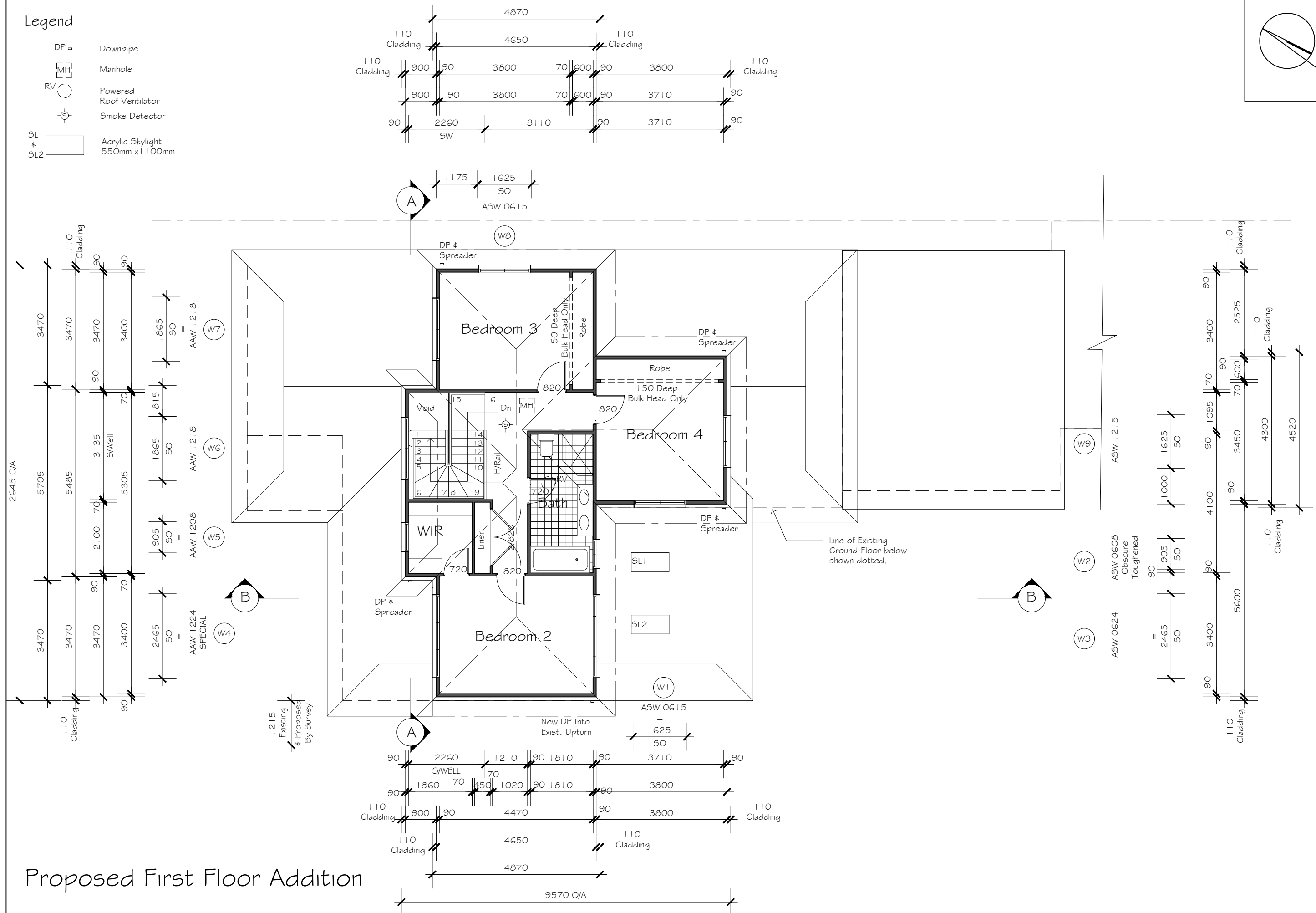
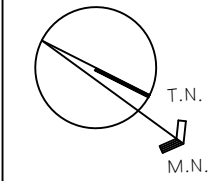


Ground Floor Plan

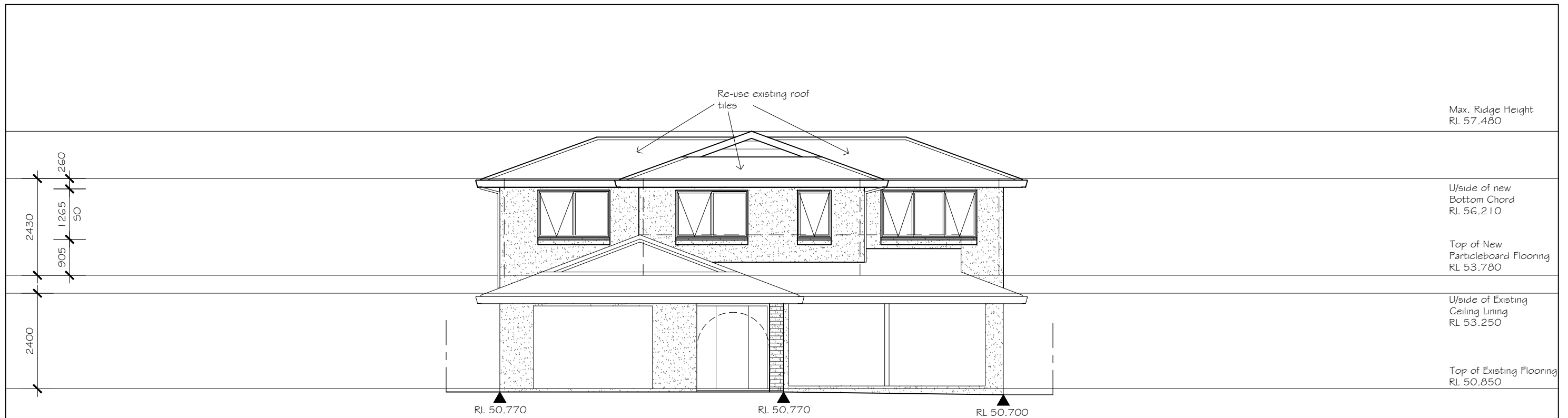


Legend

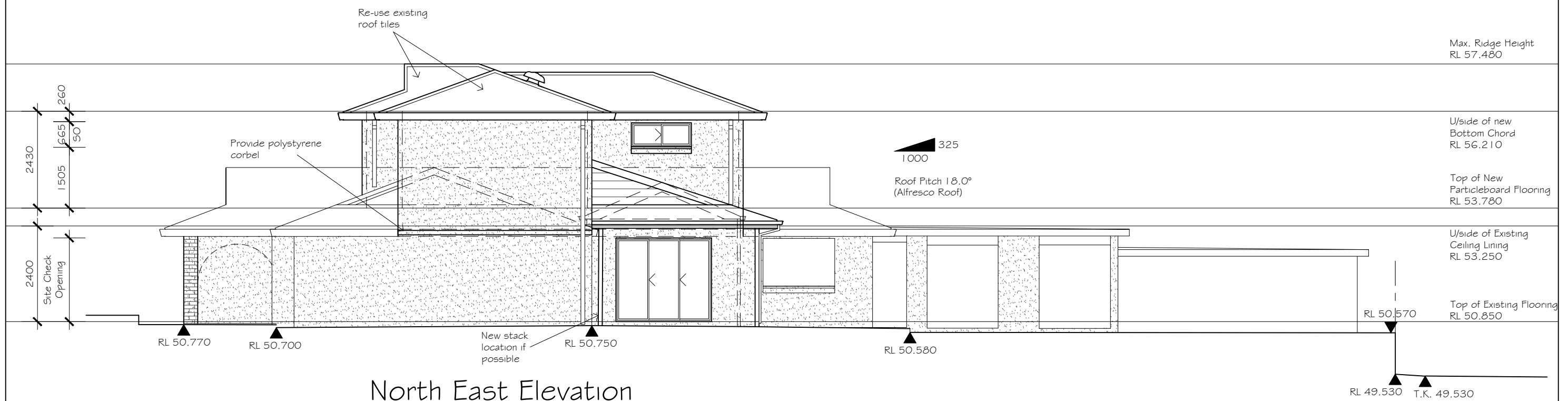
- DP # Downpipe
- MH Manhole
- RV Powered Roof Ventilator
- Smoke Detector
- SL1 Acrylic Skylight 550mm x 1100mm
- SL2



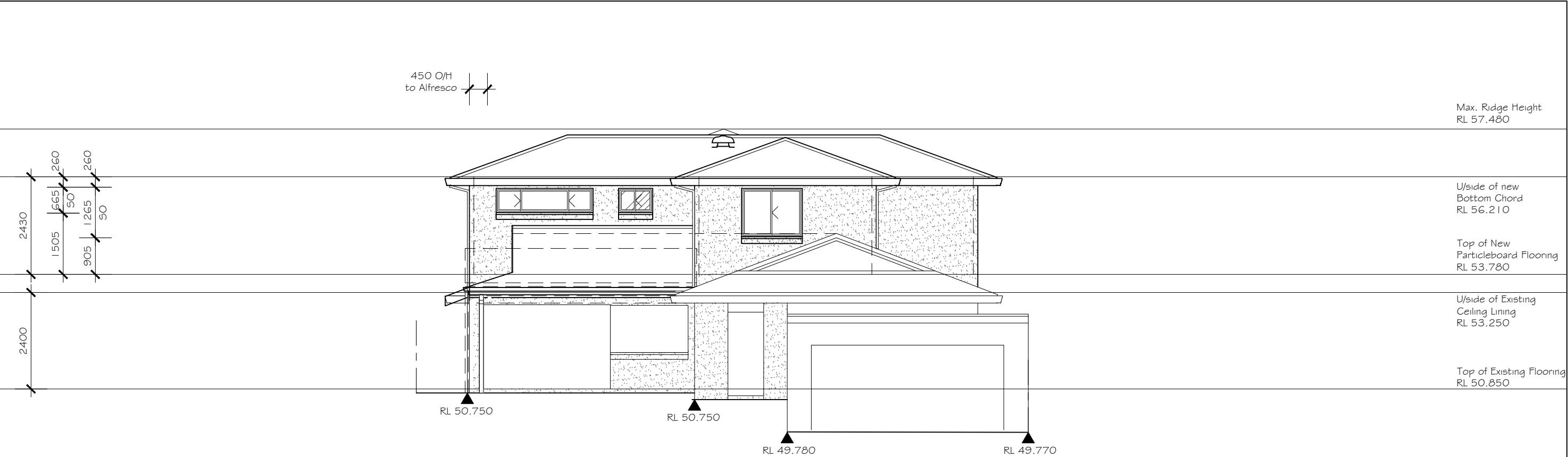
Proposed First Floor Addition



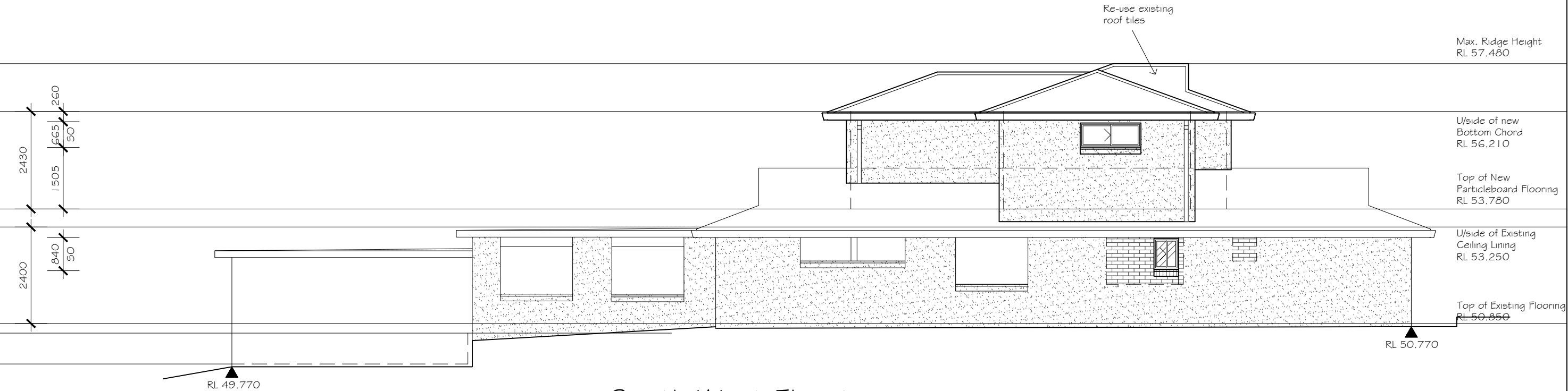
South East Elevation



North East Elevation



North West Elevation

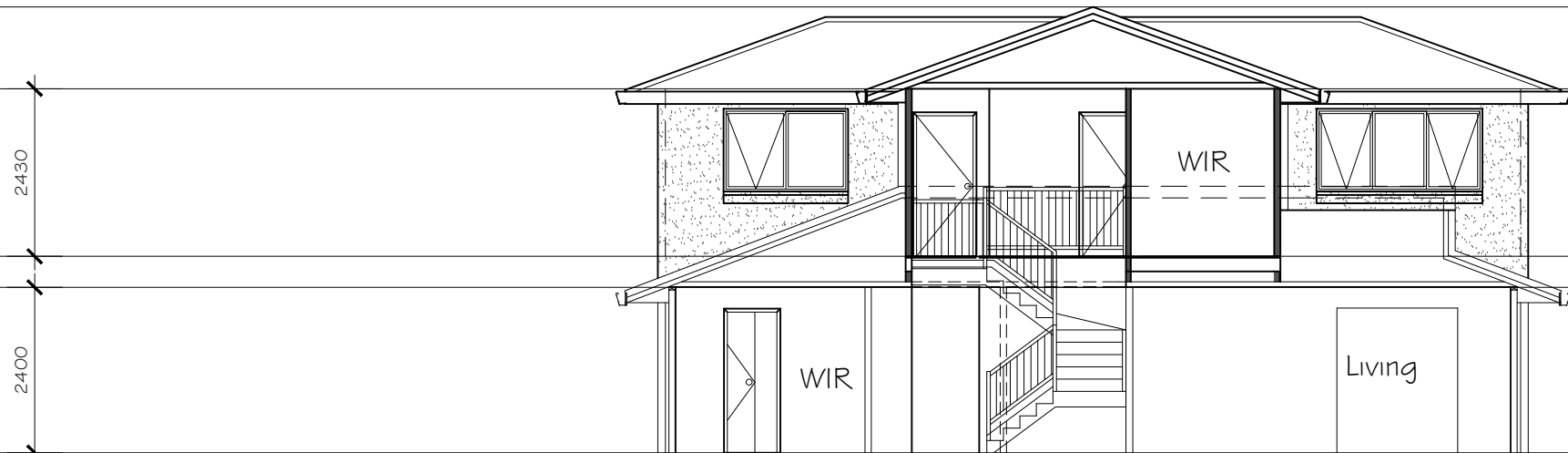


South West Elevation

560
To Frame
450
To Cladding

365
1000
Roof Pitch 20.0°

Max. Ridge Height
RL 57.480



U/side of new
Bottom Chord
RL 56.210

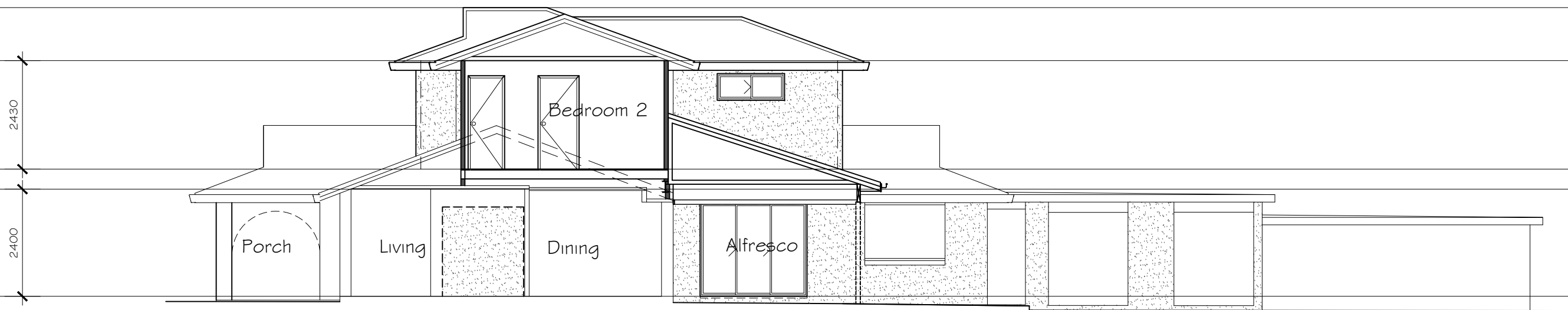
Top of New
Particleboard Flooring
RL 53.780

U/side of Existing
Ceiling Lining
RL 53.250

Top of Existing Flooring
RL 50.850

Section A-A

Max. Ridge Height
RL 57.480



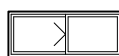


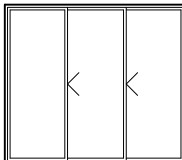



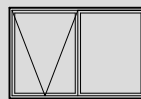
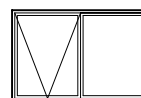
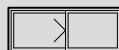
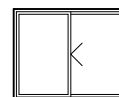
U/side of new
Bottom Chord
RL 56.210

Top of New
Particleboard Flooring
RL 53.780

U/side of Existing
Ceiling Lining
RL 53.250

Top of Existing Flooring
RL 50.850

Section B-B

WINDOW SCHEDULE (BASIX A) 257841_02				CLIENT:		ALUMINIUM (STEGBAR) WINDOWS:											
STANDARD NOTES: <ul style="list-style-type: none">WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDEALL WINDOWS COME WITH "KEYED ALIKE" LOCKSWINDOW 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. CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.											
				BUILDER:DATE:				TERRAIN: 3 WIND LOAD: W 28 N									
	W1 ASW 0615	COLOUR	GLAZING	SPECIAL NOTES			W10 ASW 0706	COLOUR	GLAZING	SPECIAL NOTES							
	NE ELEVATION / BEDROOM 4	SHOJI WHITE SATIN DULUX POWDER COAT	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			SW ELEVATION / ENSUITE	SHOJI WHITE SATIN DULUX POWDER COAT	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)								
	ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN									
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH SHOJI WHITE SATIN DULUX POWDER COAT	REVEAL				SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH SHOJI WHITE SATIN DULUX POWDER COAT	REVEAL								
		140mm					140mm										
	W2 ASW 0608	COLOUR	GLAZING	SPECIAL NOTES			WD1 AST TO SUIT EXIST. OPENING	COLOUR	GLAZING	SPECIAL NOTES							
	NW ELEVATION / BATHROOM	SHOJI WHITE SATIN DULUX POWDER COAT	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM APPLIED BY BUILDER			NE ELEVATION / MEALS	SHOJI WHITE SATIN DULUX POWDER COAT	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	MADE TO SUIT EXISTING BRICK OPENING (SITE CHECK)							
	ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN									
	SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SHOJI WHITE SATIN DULUX POWDER COAT	REVEAL				STACKING FIXED / OPEN / OPEN	ALUMINIUM FIBREGLASS MESH SHOJI WHITE SATIN DULUX POWDER COAT	REVEAL								
		140mm					140mm										
	W3 ASW 0624	COLOUR	GLAZING	SPECIAL NOTES													
	NW ELEVATION / BEDROOM 2	SHOJI WHITE SATIN DULUX POWDER COAT	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN															
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SHOJI WHITE SATIN DULUX POWDER COAT	REVEAL														
		140mm															
	W4 AAW 1224 SPECIAL	COLOUR	GLAZING	SPECIAL NOTES													
	SE ELEVATION / BEDROOM 2	SHOJI WHITE SATIN DULUX POWDER COAT	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	LAMINATED GLAZING RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN															
	AWNING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SHOJI WHITE SATIN DULUX POWDER COAT	REVEAL														
		140mm															
	W5 AAW 1208	COLOUR	GLAZING	SPECIAL NOTES													
	SE ELEVATION / WIR	SHOJI WHITE SATIN DULUX POWDER COAT	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	LAMINATED GLAZING													
	ALUMINIUM	INSECT SCREEN															
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH SHOJI WHITE SATIN DULUX POWDER COAT	REVEAL														
		140mm															
	W6 AAW 1218	COLOUR	GLAZING	SPECIAL NOTES													
	SE ELEVATION / STAIR	SHOJI WHITE SATIN DULUX POWDER COAT	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	LAMINATED GLAZING													
	ALUMINIUM	INSECT SCREEN															
	AWNING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH SHOJI WHITE SATIN DULUX POWDER COAT	REVEAL														
		140mm															
	W7 AAW 1218	COLOUR	GLAZING	SPECIAL NOTES													
	SE ELEVATION / BEDROOM 3	SHOJI WHITE SATIN DULUX POWDER COAT	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	LAMINATED GLAZING RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN															
	AWNING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH SHOJI WHITE SATIN DULUX POWDER COAT	REVEAL														
		140mm															
	W8 ASW 0615	COLOUR	GLAZING	SPECIAL NOTES													
	SW ELEVATION / BEDROOM 3	SHOJI WHITE SATIN DULUX POWDER COAT	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN															
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH SHOJI WHITE SATIN DULUX POWDER COAT	REVEAL														
		140mm															
	W9 ASW 1215	COLOUR	GLAZING	SPECIAL NOTES													
	NW ELEVATION / BEDROOM 4	SHOJI WHITE SATIN DULUX POWDER COAT	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.													
	ALUMINIUM	INSECT SCREEN															
	SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SHOJI WHITE SATIN DULUX POWDER COAT	REVEAL														
		140mm															
FOR: MR M OLIVER & MS P WRIGHT				AT: 217A BURNS BAY ROAD LANE COVE WEST NSW 2066				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7779/16		H		