


BASIX COMMITMENTS			
CERTIFICATE NO. A256625_03			
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		
EXTERNAL WALL: BRICK VENEER	R1.16 (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)		
GLAZING REQUIREMENTS			
WINDOWS			
W7, # W8	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
W3, W4, W6, # W9	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
SHADING DEVICES			
WINDOWS			
W9	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23		
W3, W4, W6, W7, # W8	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Barge Board	Dulux		Domino
Fascia Board	Dulux		Domino
Barge Board - Party Wall	Dulux		Domino
Soffit Lining	Haymes		Off White
Gable Cladding	Haymes		Off White
Wall Cladding	Colorbond		Dune

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	ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS
FLOOR: 190x45mm MIN. FLOOR JOISTS	WIND LOAD W 33 N
FINISHES	
BRICKWORK	COMMON BRICKWORK TO PARTY WALL (LAID AS FACE ABOVE NEIGHBOURS ROOF LINE)
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH TO FIRST FLOOR & TIMBER WEATHERBOARD CLADDING TO NEW ADDITION GABLE
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	TERRA COTTA 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. 150x25 BULLNOSE ARCHITRAVE: Ex. 100x25 BULLNOSE
INTERNAL DOORS	CORINTHIAN "BALMORAL-PBAL4"
STAIRCASE MDF TREADS & PINE RISERS MAPLE STRINGERS.	TYPE: CLOSED TIMBER WIDTH: 950mm RISE: 18 @ 182mm GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: DUNE DOWNPIPE COLOUR: MONOLITH
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 G/FLOOR INTERNAL: BY OWNER 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.	
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.	

SPECIAL NOTES <ul style="list-style-type: none">PROVIDE TWO (2) SMOKE DETECTORS AS SHOWNELECTRICIAN 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.PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN 1 KM OF OCEAN.CONNECT/INSTALL TWENTY TWO (22) DOWNLIGHT FITTINGS, ONE (1) HEATED TOWEL RAIL & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).PROVIDE B/HEADS ONLY TO FIRST FLOOR ROBES.PROVIDE CONTROL COCK TO MIXER TYPE TAPS.			
WORKS BY OWNER <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. AERIALPHONE AND/OR DATA CABLING.SUPPLY TWENTY TWO (22) DOWNLIGHT FITTINGS, ONE (1) HEATED TOWEL RAIL & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.ALL WORKS ASSOCIATED WITH THE EXTENSION OF THE EXISTING GROUND FLOOR DECK.REMOVAL OF GROUND FLOOR BEDROOM SHELVES TO ALLOW FOR PROPOSED W.I.R.ALL WORKS ASSOCIATED WITH THE REMOVAL OF THE EXISTING HWU IN ROOF SPACE.			
H	FINAL CONSTRUCTION	N.E.	03-03-17
G	TO CONTRACTS	S.M.	09-02-17
F	PLAN CHECK	J.E.	30-11-16
E	RE-DESIGN FOR COUNCIL	N.E.	26-10-16
D	BASIX ADDED & TO COUNCIL	N.E.	09-08-16
C	CONSULTANTS CHECK PLAN	N.E.	27-07-16
B	TO CLIENT	S.C.	15-07-16
A	TECHNICAL	S.C.	30-06-16
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: DAREK SZYMANSKI			
PROPOSED ADDITIONS & ALTERATIONS FOR MR C HOWELLS & MS E BYRON AT 49 YOUNG STREET, CREMORNE, NSW 2090 COUNCIL: NORTH SYDNEY			
		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: 7775/16	
		H	



8120 Proposed Approx.

5.240 Existing
By Survey

(20.115 Wide)

950 Existing
By Survey

No. : 49
Lot. : B
DP : 33208
AREA : 243.4m² (By Title)
 : 247.9m² (By Calc)

SCALE: 1 : 200

SHEET: 2 OF 8

















JOB NO: 7775/16

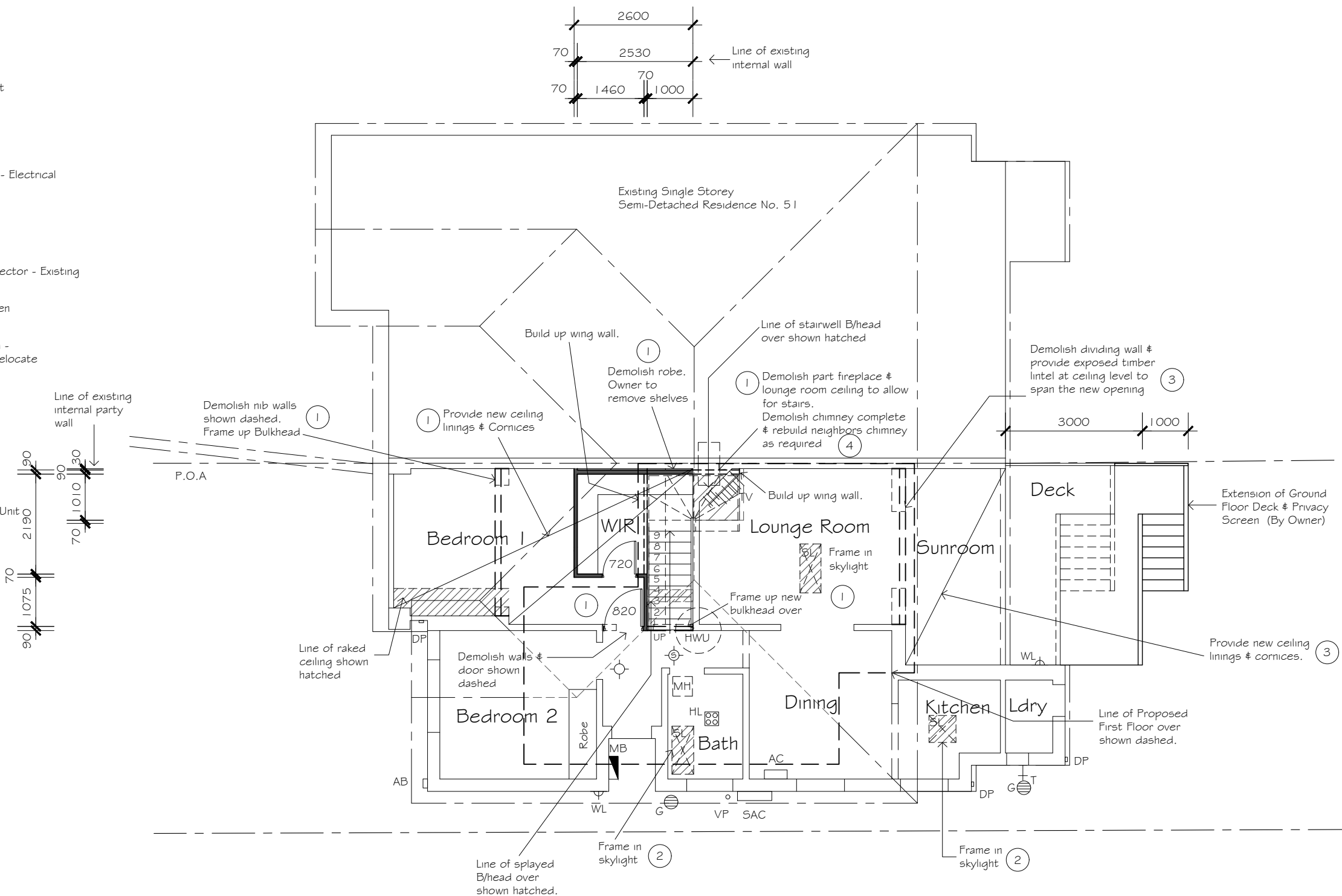
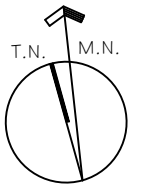
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Cape Cod
AUSTRALIA

Legend

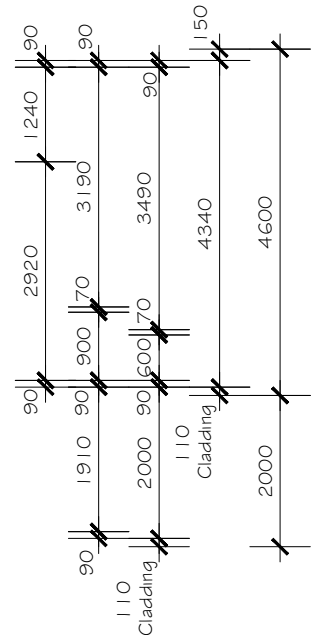
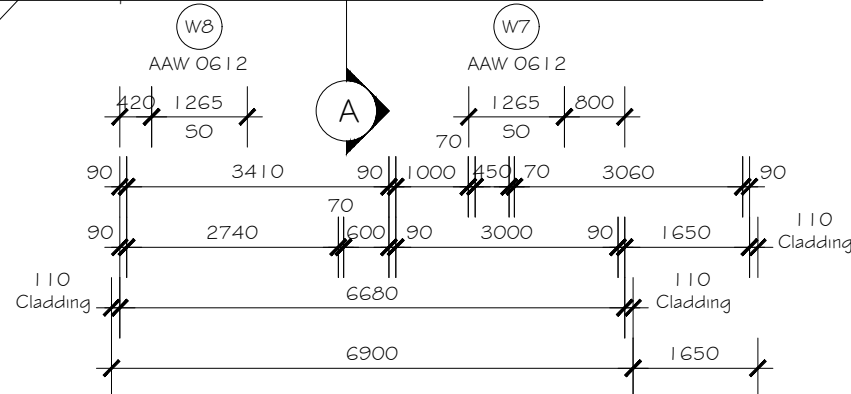
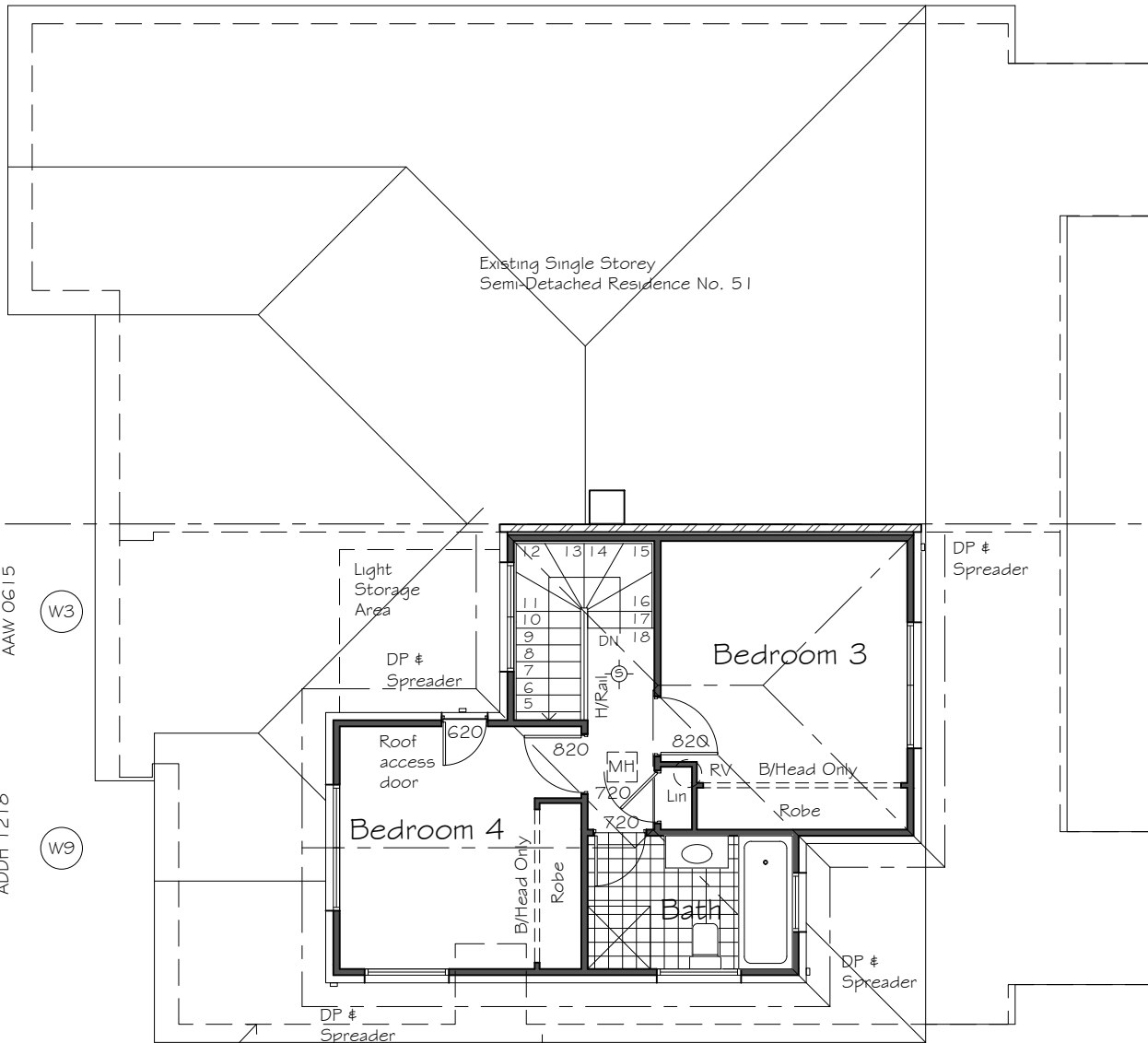
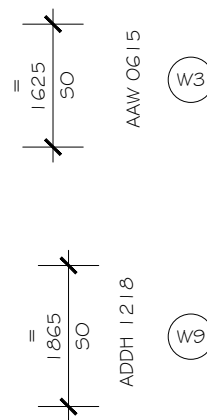
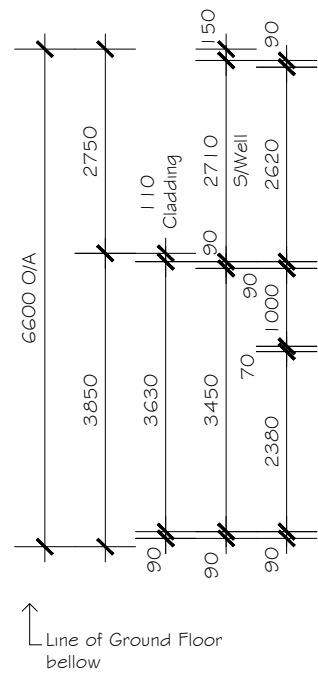
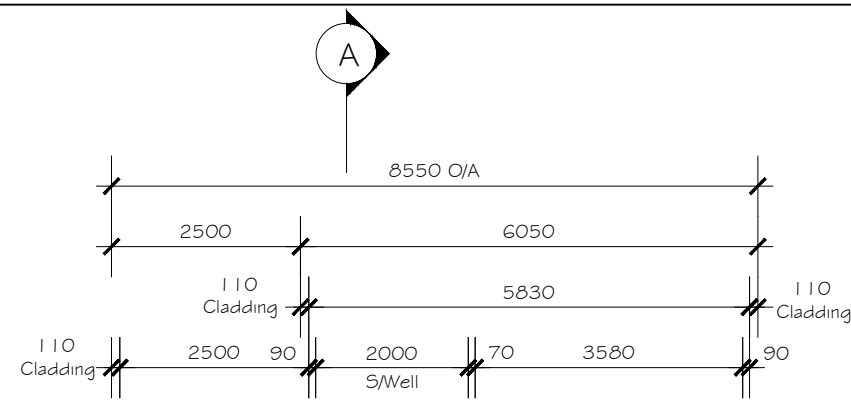
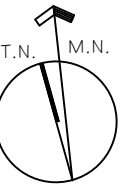
- SAC  Air Conditioning Compressor
- AC  Air Conditioning Unit Wall Mounted
- DP  Downpipe
- G  Gully
- HL  Heater/Light
- MH  Manhole
- MB  Meter Box - Electrical
-  Skylight
-  Smoke Detector - Existing
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- WL  Wall Light
- AB  Alarm Box
- HWU  Remove disused Hot Water Unit from roof space (By Owner)
-  Smoke Detector
- VP  Sewer Vent Pipe



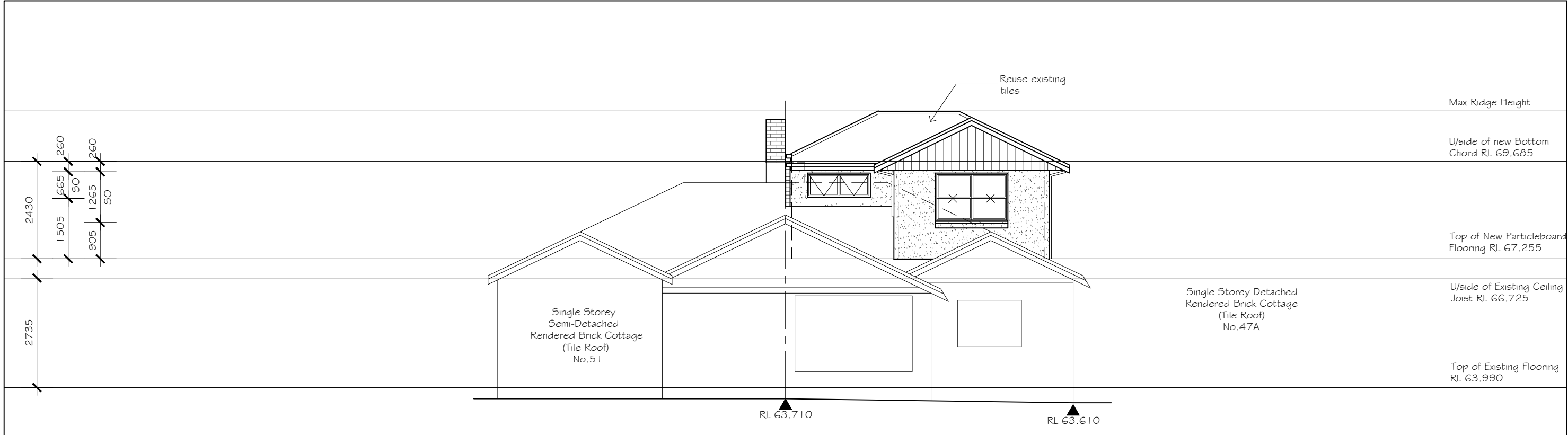
Ground Floor Plan

Legend

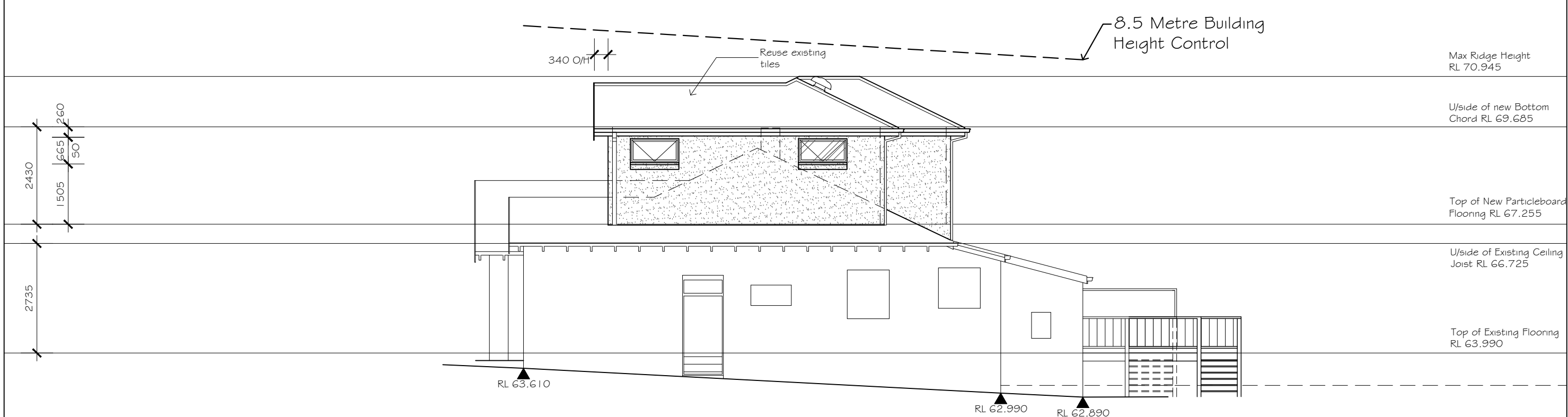
- DP □ Downpipe
- MH □ Manhole
- RV □ Roof Ventilator
- ⊙ Smoke Detector



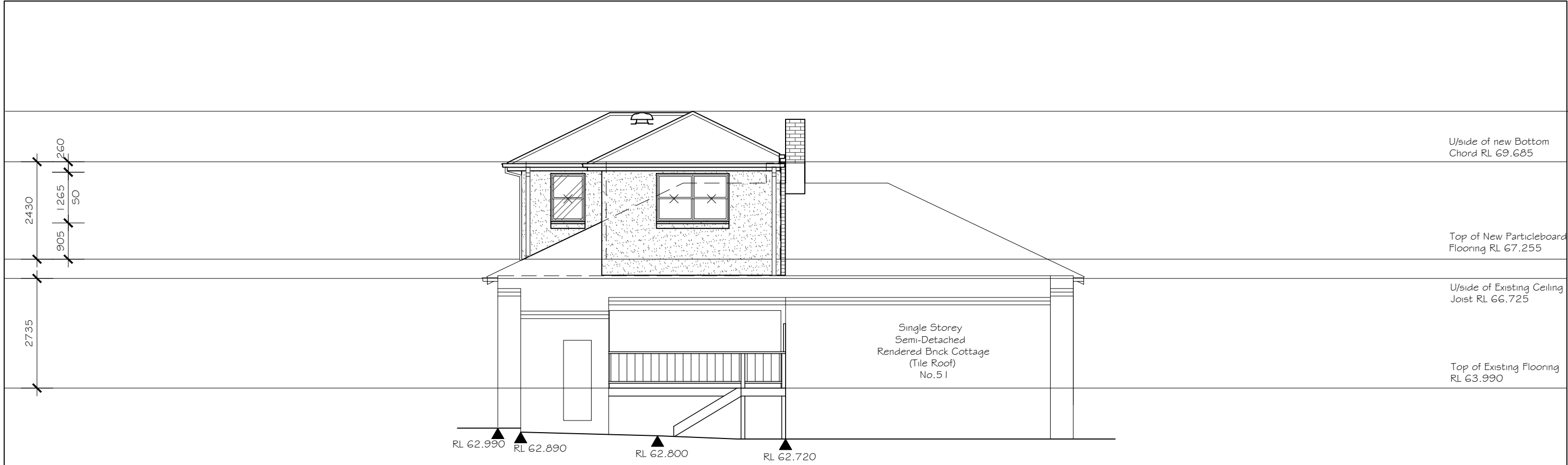
Proposed First Floor Addition



West Elevation

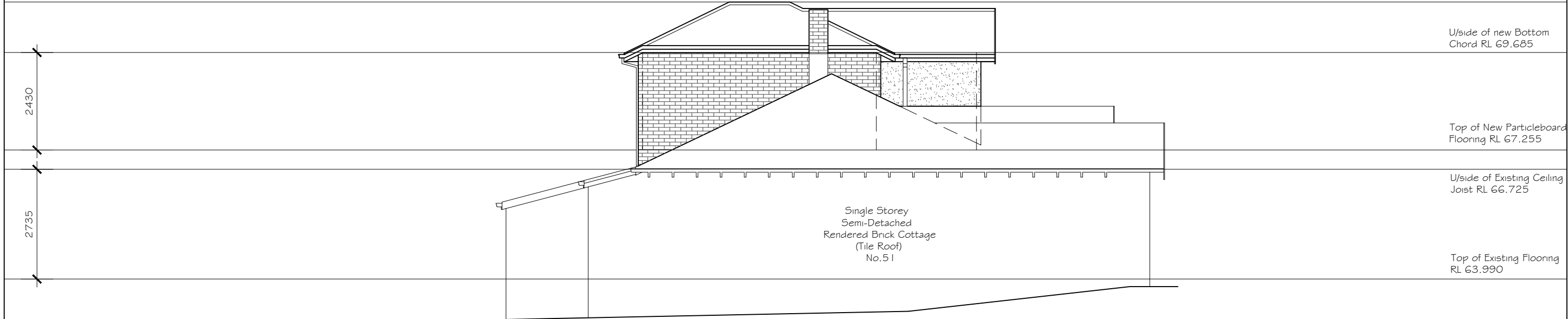


South Elevation

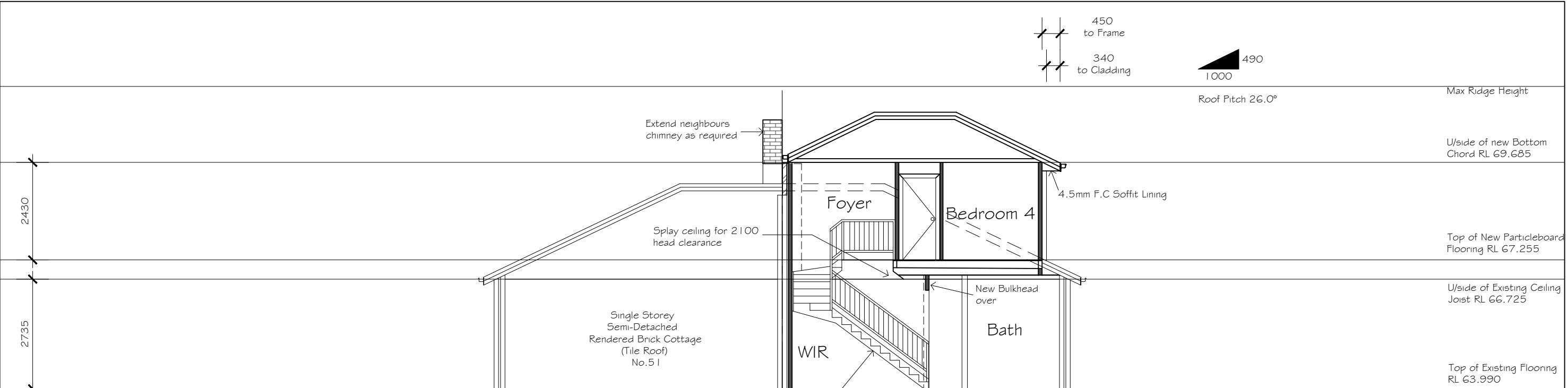


East Elevation

8.5 Metre Building Height Control



North Elevation



Section A-A

WINDOW SCHEDULE (BASIX A256625_03)					CLIENT:						
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:						
					BUILDER:DATE:				TERRAIN: 3 WIND LOAD: W 33 N		
	(W1) DELETED										
	(W2) DELETED										
	(W3) AAW 0615	COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES							
	W ELEVATION / STAIRS	INSECT SCREEN									
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm								
	AWNING OPEN / OPEN										
	(W4) ADDH 1218	COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.							
	E ELEVATION / BEDROOM 3	INSECT SCREEN									
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm								
	DOUBLE HUNG OPEN / OPEN										
	(W5) DELETED										
	(W6) ADH 1208	COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 4.48, SHGC: 0.46)	TRANSLUCENT FILM BY BUILDER.							
	E ELEVATION / BATH	INSECT SCREEN									
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm								
	DOUBLE HUNG OPEN										
	(W7) AAW 0612	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	TRANSLUCENT FILM BY BUILDER.							
	S ELEVATION / BATH	INSECT SCREEN									
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm								
	AWNING OPEN										
	(W8) AAW 0612	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	S ELEVATION / BEDROOM 4	INSECT SCREEN									
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm								
	AWNING OPEN										
	(W9) ADDH 1218	COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.							
	W ELEVATION / BEDROOM 4	INSECT SCREEN									
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm								
	DOUBLE HUNG OPEN / OPEN										
FOR: MR C HOWELLS & MS E BYRON					AT: 49 YOUNG STREET, CREMORNE, NSW 2090					SCALE: 1 : NTS	
										SHEET: 8 OF 8	
										JOB NO: 7775/16	
										H	