
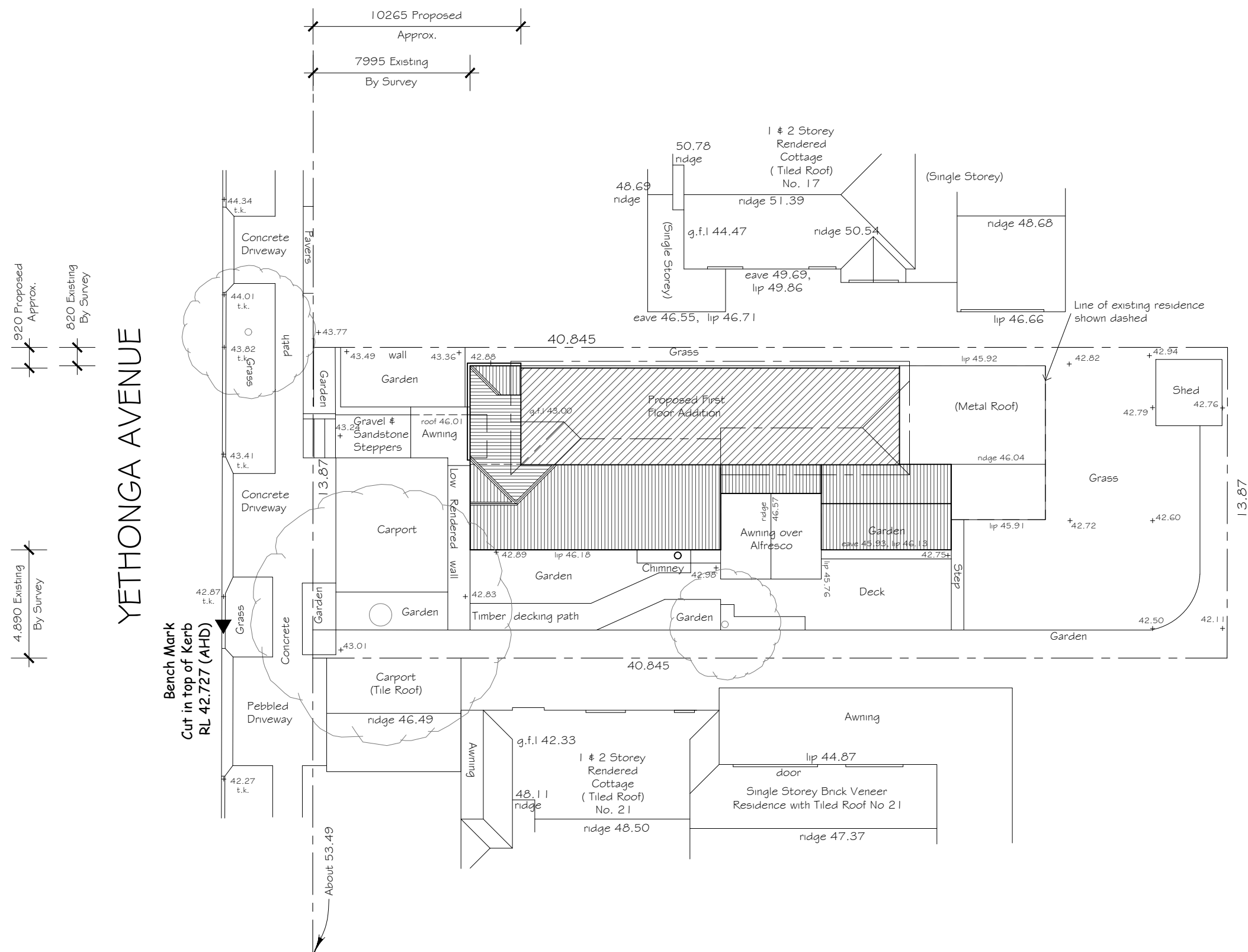


BASIX COMMITMENTS	
CERTIFICATE NO. A265181	
FIXTURES AND SYSTEMS	
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED
INSULATION REQUIREMENTS	
CONCRETE SLAB ON GROUND FLOOR	NIL
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL
EXTERNAL WALL: CAVITY BRICK	NIL
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)
FLAT CEILING, PITCHED ROOF	CEILING: R 1.45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)
RAKED CEILING PITCHED / SKILLION ROOF:FRAMED	CEILING: R 1.74 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)
GLAZING REQUIREMENTS	
WINDOWS	
W7	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)
W1, W2, W3, W4, W5, W6, W8, W9, W10, & W11	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)
SKYLIGHTS SL1, SL2, SL3, & SL4,	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 2.5, SHGC: 0.45)
SKYLIGHTS SL5 & SL6	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 2.5, SHGC: 4.5)
SHADING DEVICES	
WINDOWS	
W1, W2, W3, W4, W5, W6, & W10,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM
W7, & W8	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM
W11	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM
W9	NONE
SKYLIGHTS SL1, SL2, SL3, SL4, SL5 & SL6	NONE

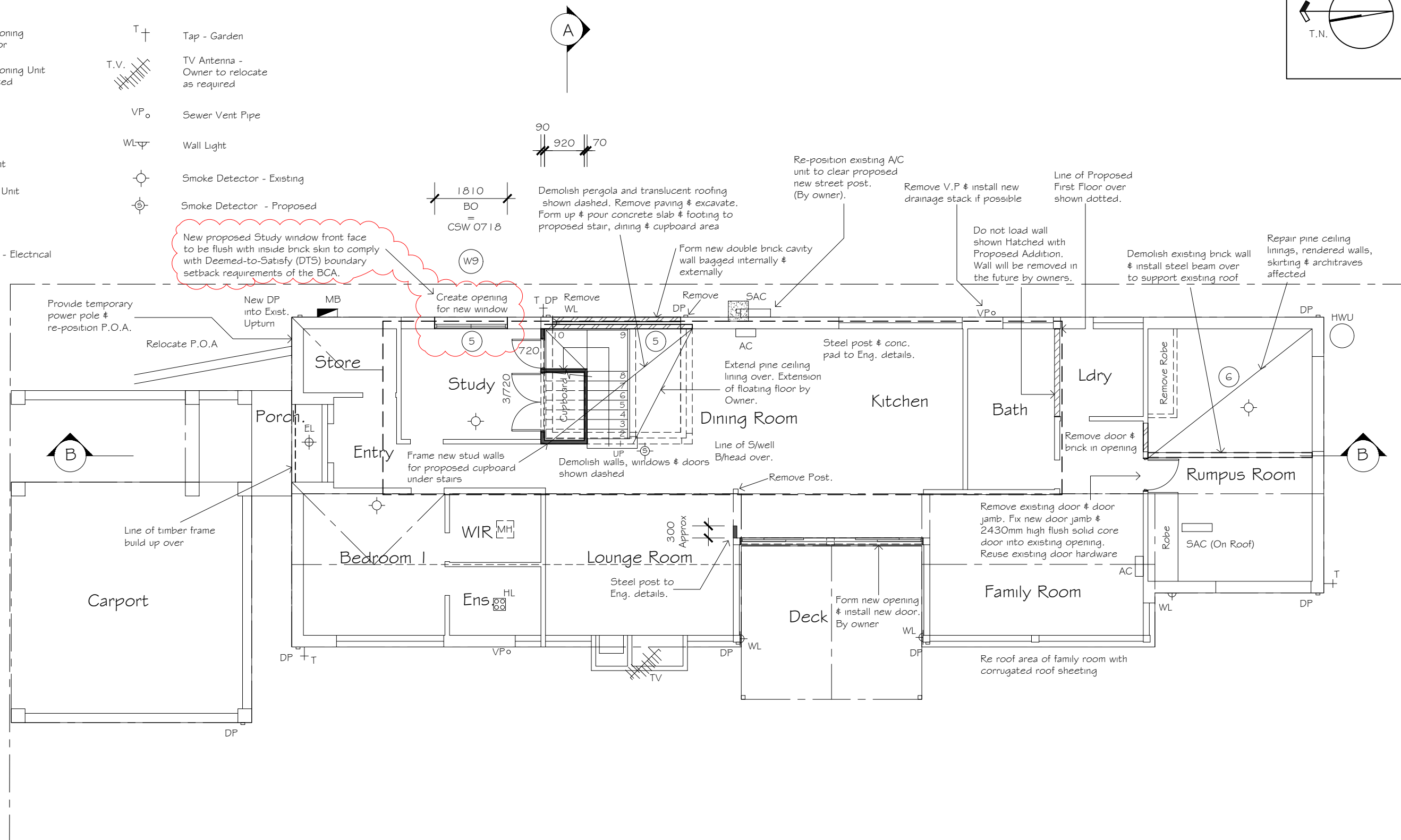
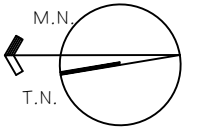
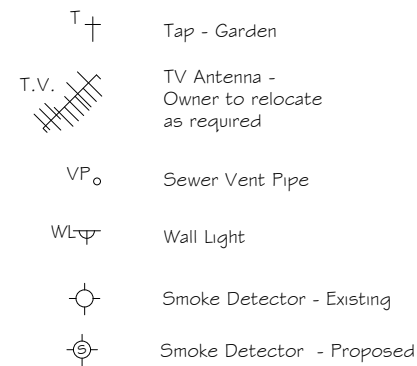
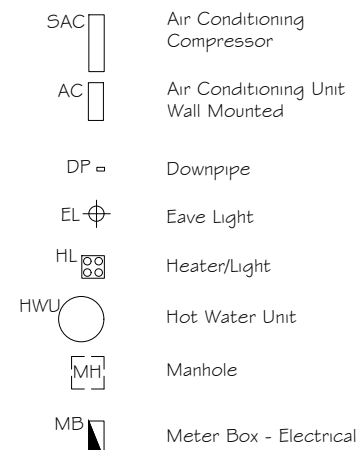
SPECIFICATION SUMMARY	
STRUCTURAL TIMBER - All to ASA 1684.2	
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS	ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS
FLOOR: 140x45mm MIN. FLOOR JOISTS	WIND LOAD W 28 N
FINISHES	
BRICKWORK	COMMON BRICKWORK FOR RENDER AND PAINT FINISH TO GROUND FLOOR ALTERATIONS
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	300mm MILLWOOD WEATHERTEX "SMOOTH" CLADDING OVER POLYSTYRENE CORE WALL INSULATION TO EXTERNAL WALLS
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3 )	FRAME: WESTERN RED CEDAR
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CORRUGATED COLOUR: SHALE GREY
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET
INSULATION (FIBREGLASS)	12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R3.0 BATTS TO FIRST FLOOR ADDITION CEILING & TO SLOPING CEILINGS TO BEDROOM 2 R2.5 GOLD BATTS TO REMAINING SLOPING CEILINGS OF F/FLOOR
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 SQUARE ARCHITRAVE: Ex. 50x12 SQUARE
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH" TO BEDROOMS & BATHROOM ONLY. "FLUSH" HOLLOW CORE DOORS TO LINEN CUPBOARD.
STAIRCASE MAPLE TREADS & RISERS NG NEW EL POST & BG BALUSTRADE	TYPE: CLOSED TIMBER  WIDTH: 1000mm  RISE: 19 @ 183mm  GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER
GUTTERS & DOWNPIPES	TYPE: "SQUARE-LINE" MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: BASALT DOWNPIPE COLOUR: TBA
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   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"><li>• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN</li><li>• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).</li><li>• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</li><li>• CONNECT/INSTALL TWENTY (20) DOWNLIGHT FITTINGS # ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).</li><li>• SUPPLY &amp; INSTALL ONE (1) OPERATING ROD ZCT300 TO SKYLIGHT 2, 5 &amp; 6 &amp; THREE (3) WITHIN REACH HANDLES ZZZ201 TO SKYLIGHTS 1, 3 &amp; 4.</li><li>• FIXING OF CERAMIC WALL TILES TO FIRST FLOOR BATHROOM AT A HEIGHT OF 1800mm (AS SUPPLIED BY THE OWNER).</li></ul>			
WORKS BY OWNER			
<ul style="list-style-type: none"><li>• REMOVAL &amp; INSTALLATION OF T.V ANTENNA IF REQUIRED &amp; CONNECTION TO NEW AND EXISTING TV POINTS.</li><li>• CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL</li><li>• PHONE AND/OR DATA CABLING.</li><li>• SUPPLY TWENTY (20) DOWNLIGHT FITTINGS # ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.</li><li>• SUPPLY &amp; INSTALLATION OF THE SHOWER SCREEN &amp; MIRROR.</li><li>• REMOVAL OF OUTDOOR SPA FROM COURTYARD ADJACENT TO DINING ROOM.</li><li>• SUPPLY &amp; APPLICATION OF REFLECTIVE FILM TO W1 &amp; W2.</li><li>• EXTENSION OF FLUE TO EXISTING FIREPLACE.</li><li>• SUPPLY OF BATHROOM FITTINGS &amp; FIXTURES.</li><li>• FIT OUT OF PROPOSED BUILT IN ROBES TO FIRST FLOOR ADDITION AND GROUND FLOOR STUDY.</li><li>• EXTENSION OF FLOATING FLOOR TO DINING ROOM EXTENSION.</li><li>• FLOORING &amp; FLOOR JOISTS TO EXISTING ROOF SPACE.</li><li>• SUPPLY OF CERAMIC FLOOR &amp; WALL TILES TO FIRST FLOOR BATHROOM.</li><li>• SUPPLY DOOR FURNITURE FOR NEW INT. DOORS.</li><li>• MAKE GOOD DISTURBED FLOORING TO G/FLOOR DUE TO ALTERATIONS WORKS.</li><li>• ALL WORK ASSOCIATED WITH THE PROPOSED NEW EXT. DOOR TO DECK.</li></ul>			
I	FINAL CONSTRUCTION	S.M.	03-04-17
H	CONSTRUCTION CERTIFICATE	S.M.	14-03-17
G	TO BOQ & CONTRACTS	J.E.	22-02-17
F	BASIX ADDED TO COUNCIL	N.E.	09-11-16
E	CONSULTANT CHECK PLAN	T.P.	27-10-16
D	CONSULTANT MARKUP	J.E	21-09-16
C	POV 18561 & CONSULTANT MARKUP	S.C./T.P.	08-09-16
B	TO CLIENT	S.M.	04-08-16
A	TECHNICAL	S.C.	02-08-16
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: SCOTT MCDUGALL			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR A & MRS R GORDON			
AT 19 YETHONGA AVENUE, LANE COVE WEST, NSW 2066			
COUNCIL: LANE COVE			
		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: 7787/16	
		1	



## Site Plan

Legend

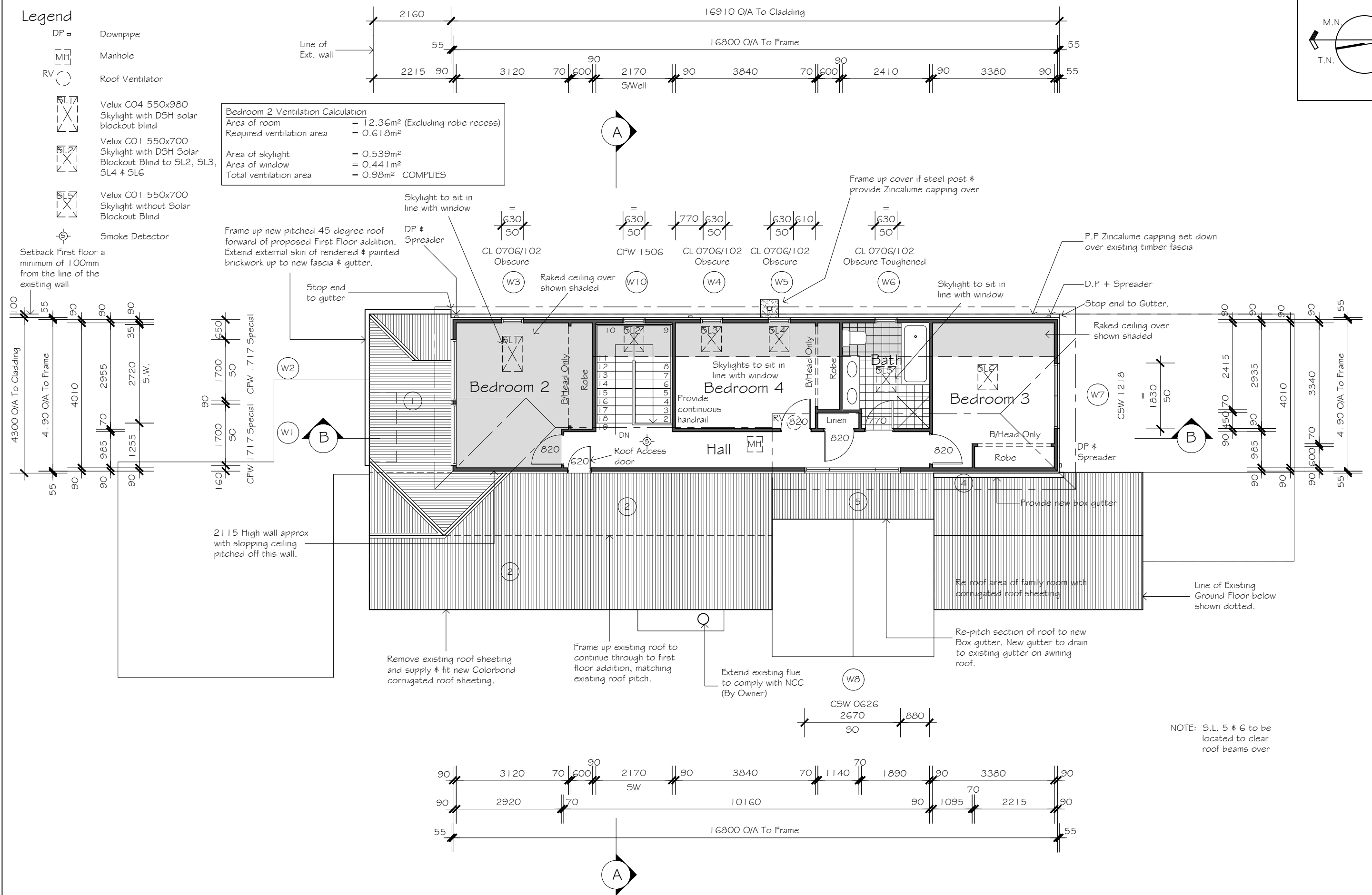


## Ground Floor Plan

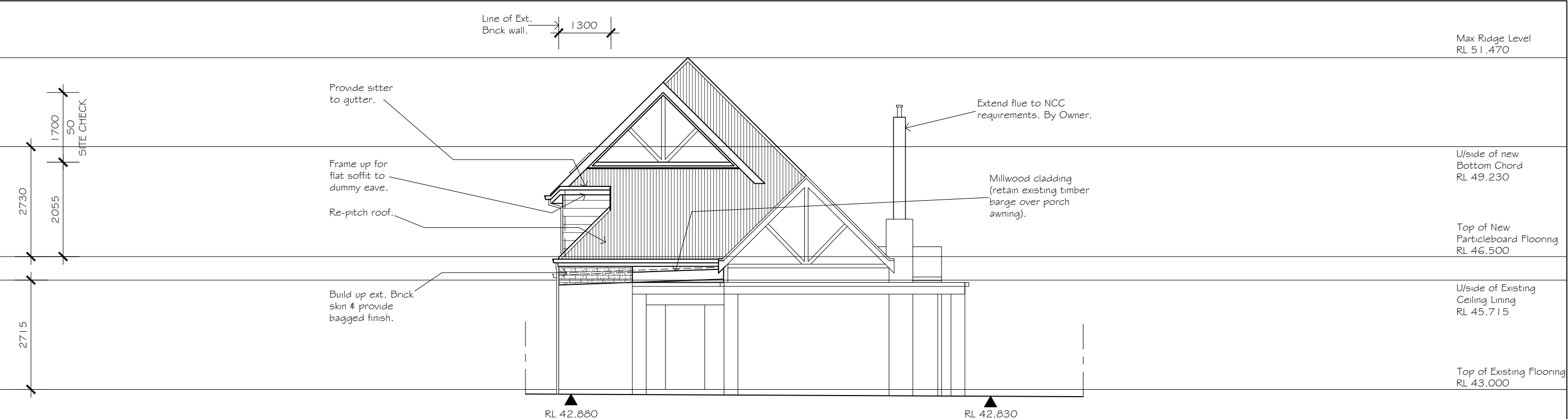
## Legend

- DP = Downpipe  
 MH = Manhole  
 RV = Roof Ventilator  
 SL1 = Velux CO4 550x980 Skylight with DSH solar blackout blind  
 SL2 = Velux CO1 550x700 Skylight with DSH Solar Blackout Blind to SL2, SL3, SL4 & SL6  
 SL5 = Velux CO1 550x700 Skylight without Solar Blackout Blind  
 SD = Smoke Detector

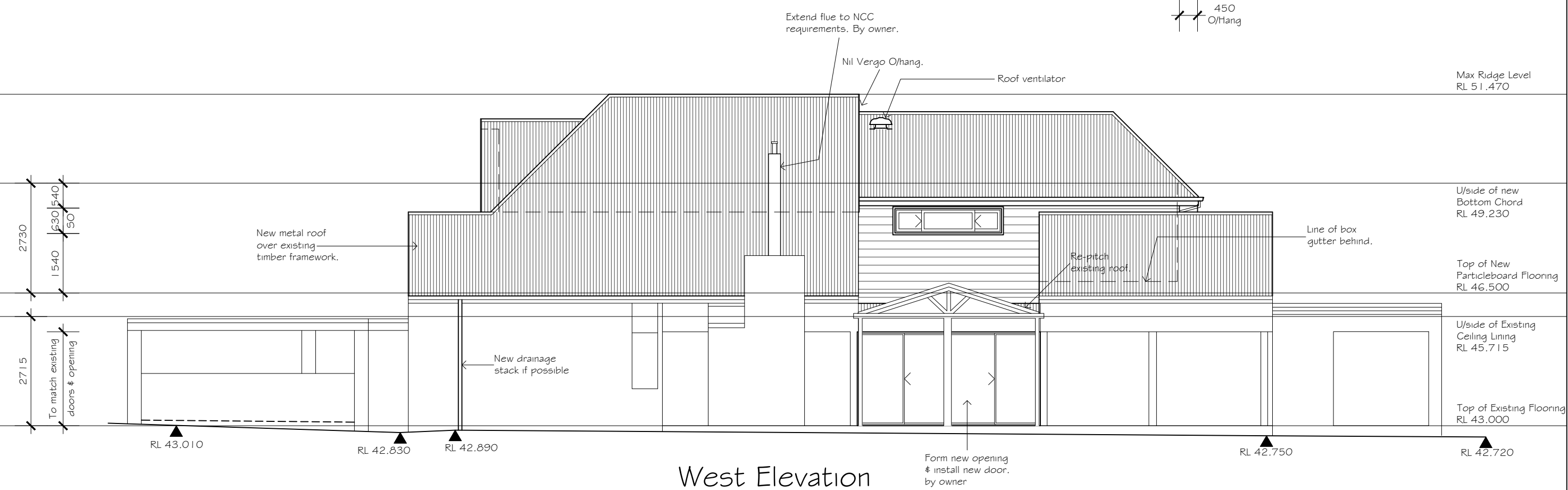
Bedroom 2 Ventilation Calculation	
Area of room	= 12.36m <sup>2</sup> (Excluding robe recess)
Required ventilation area	= 0.618m <sup>2</sup>
Area of skylight	= 0.539m <sup>2</sup>
Area of window	= 0.441m <sup>2</sup>
Total ventilation area	= 0.98m <sup>2</sup> COMPLIES



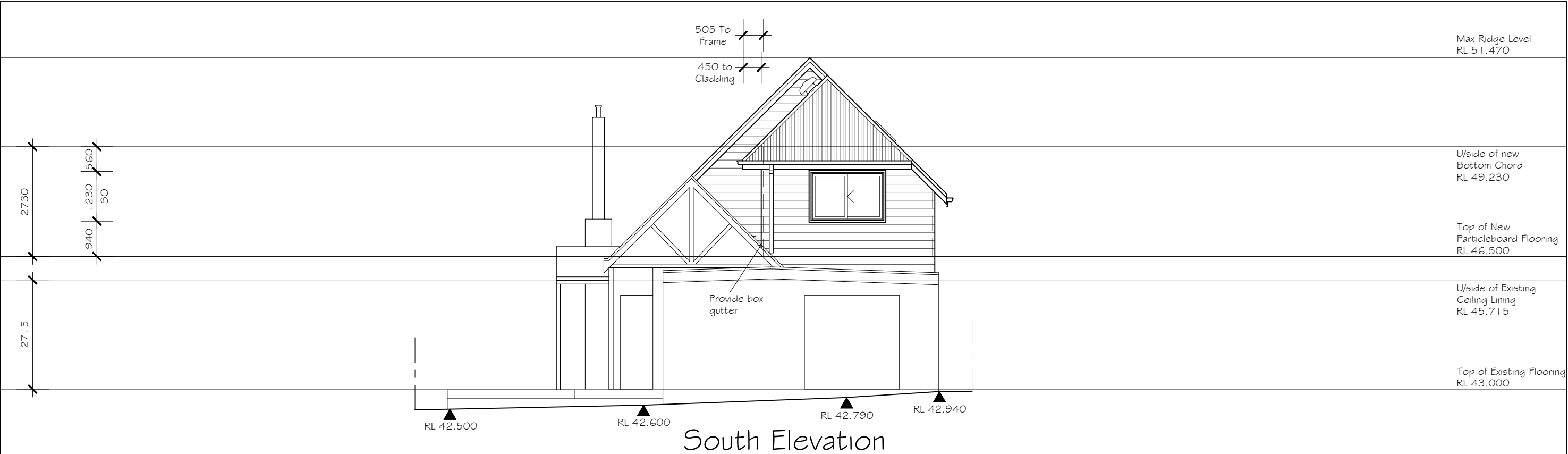
## Proposed First Floor Addition



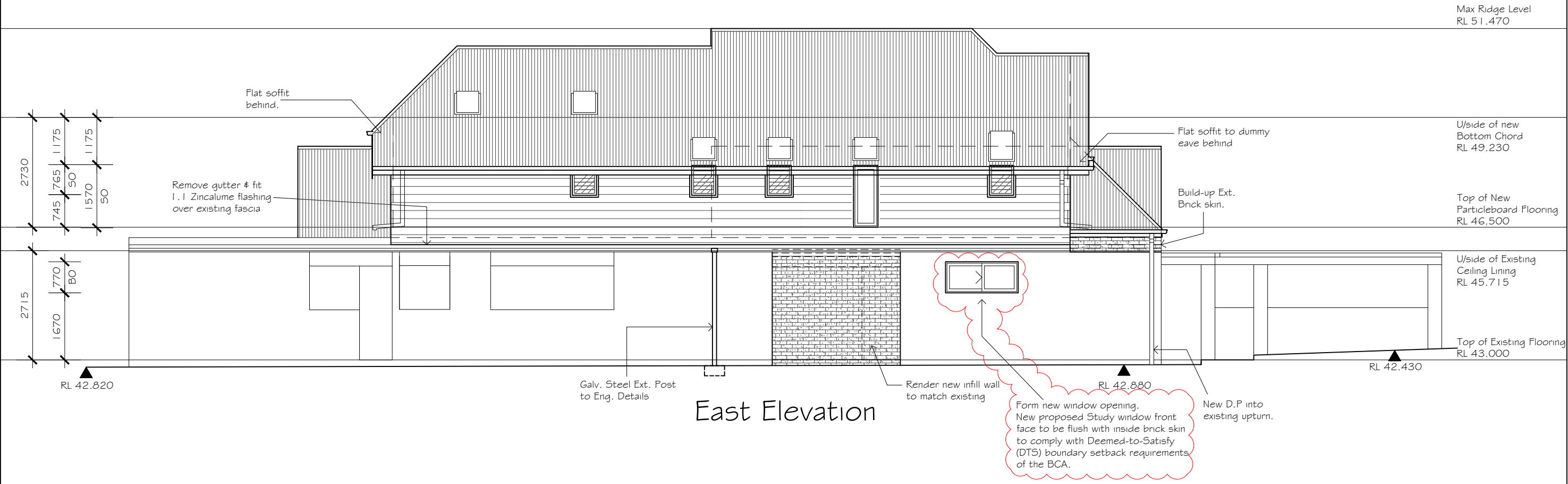
North Elevation



West Elevation

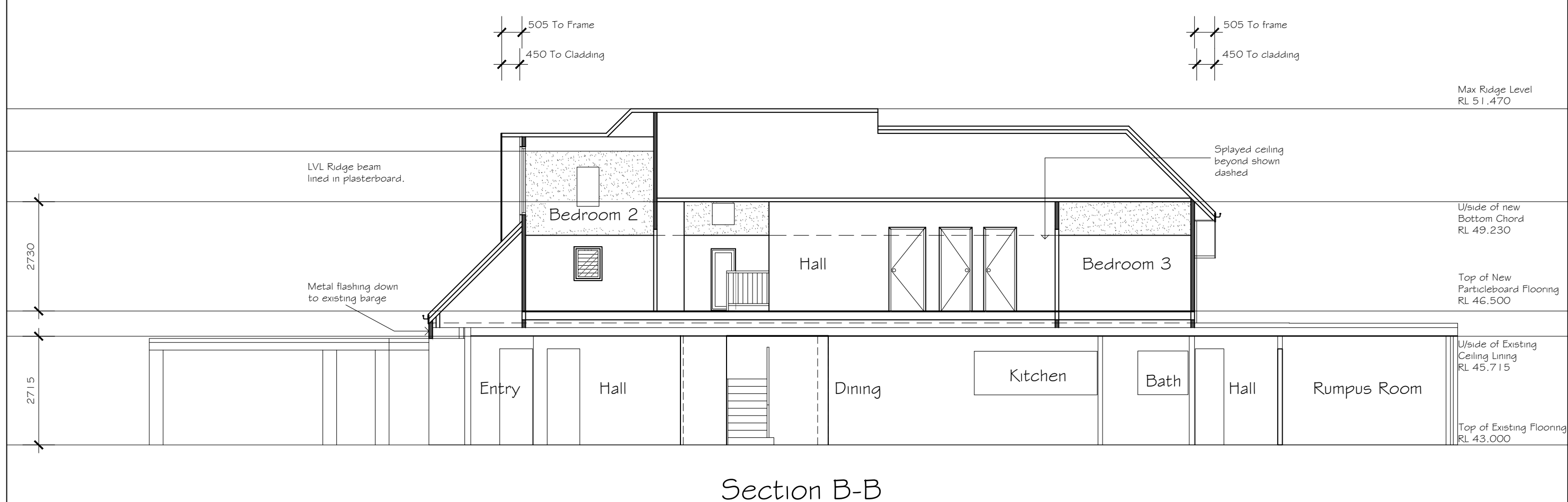
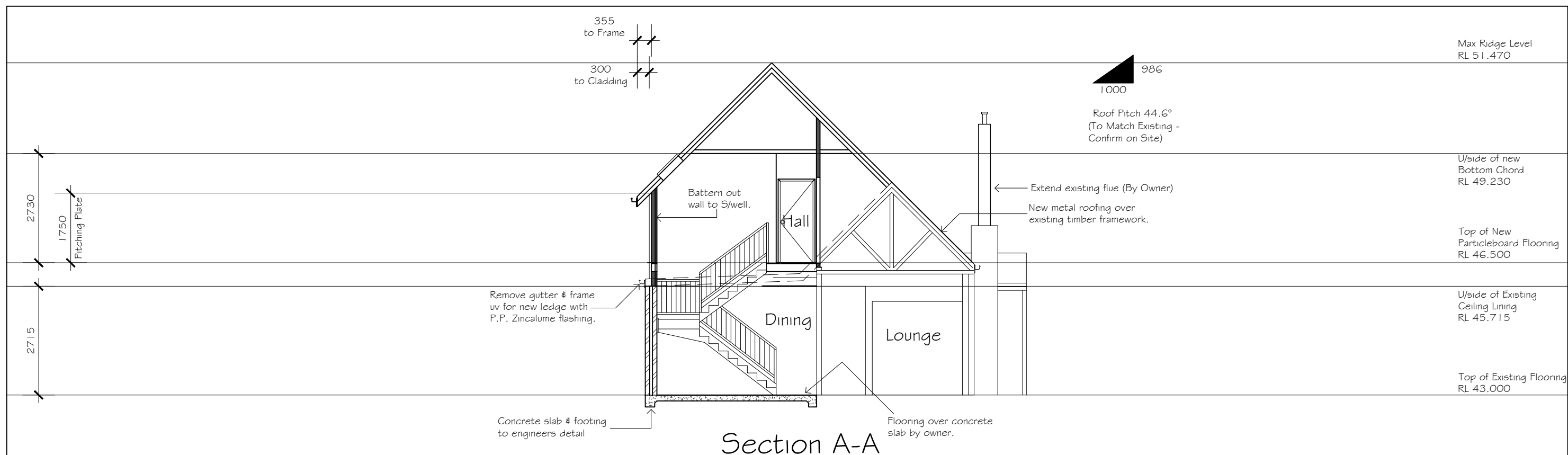


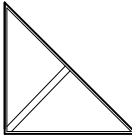

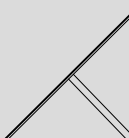




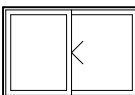
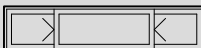
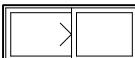
South Elevation



East Elevation





WINDOW SCHEDULE (BASIX A2G5181)					<div>TIMBER WINDOWS: TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.  HARDWARE COLOUR: WHITE  TERRAIN: 3      WIND LOAD: W 28 N</div>														
STANDARD NOTES:																			
<ul style="list-style-type: none"><li>WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE</li><li>ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS</li><li>WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5</li></ul>																			
CLIENT: .....  CLIENT: .....  BUILDER: .....DATE: .....																			
	W1	CFW 1717 (SPECIAL)	HARDWARE COLOUR	GLAZING	SPECIAL NOTES		W10	CFW 1506	HARDWARE COLOUR	GLAZING	SPECIAL NOTES								
	N ELEVATION / BEDROOM 2	WESTERN RED CEDAR	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL SIZE # SHAPE. SITE CHECK. DETAIL "BAR" TO MATCH EXISTING GROUND FLOOR		E ELEVATION / STAIRWELL	WESTERN RED CEDAR	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)									
	FIXED		INSECT SCREEN	REFLECTIVE FILM BY OWNER				INSECT SCREEN											
			N/A					N/A	REVEAL										
	W2	CFW 1717 (SPECIAL)	HARDWARE COLOUR	GLAZING	SPECIAL NOTES														
	N ELEVATION / BEDROOM 2	WESTERN RED CEDAR	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL SIZE # SHAPE. SITE CHECK. DETAIL "BAR" TO MATCH EXISTING GROUND FLOOR														
	FIXED		INSECT SCREEN	REFLECTIVE FILM BY OWNER															
			N/A																
	W3	CL 0706 / 102	HARDWARE COLOUR	GLAZING	SPECIAL NOTES														
	E ELEVATION / BEDROOM 2	WESTERN RED CEDAR	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.														
	LOUVRE		INSECT SCREEN																
			ALUMINIUM FIBREGLASS MESH	REVEAL															
	W4	CL 0706 / 102	HARDWARE COLOUR	GLAZING	SPECIAL NOTES														
	E ELEVATION / BEDROOM 4	WESTERN RED CEDAR	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.														
	LOUVRE		INSECT SCREEN																
			ALUMINIUM FIBREGLASS MESH	REVEAL															
	W5	CL 0706 / 102	HARDWARE COLOUR	GLAZING	SPECIAL NOTES														
	E ELEVATION / BEDROOM 4	WESTERN RED CEDAR	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.														
	LOUVRE		INSECT SCREEN																
			ALUMINIUM FIBREGLASS MESH	REVEAL															
	W6	CL 0706 / 102	HARDWARE COLOUR	GLAZING	SPECIAL NOTES														
	E ELEVATION / BATHROOM	WESTERN RED CEDAR	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TOUGHENED GLASS TRANSLUCENT FILM BY BUILDER.														
	LOUVRE		INSECT SCREEN																
			ALUMINIUM FIBREGLASS MESH	REVEAL															
	W7	CSW 1218	HARDWARE COLOUR	GLAZING	SPECIAL NOTES														
	S ELEVATION / BEDROOM 3	WESTERN RED CEDAR	WHITE	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.														
	SLIDING		INSECT SCREEN																
	FIXED / OPEN		ALUMINIUM FIBREGLASS MESH	REVEAL															
	W8	CSW 0626	HARDWARE COLOUR	GLAZING	SPECIAL NOTES														
	W ELEVATION / HALL	WESTERN RED CEDAR	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)															
	SLIDING		INSECT SCREEN																
	OPEN / FIXED / OPEN		ALUMINIUM FIBREGLASS MESH	REVEAL															
	W9	CSW 0718	HARDWARE COLOUR	GLAZING	SPECIAL NOTES														
	E ELEVATION / STUDY	WESTERN RED CEDAR	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)															
	SLIDING		INSECT SCREEN																
	OPEN / FIXED		ALUMINIUM FIBREGLASS MESH	REVEAL															
FOR: MR A & MRS R GORDON					AT: 19 YETHONGA AVENUE, LANE COVE WEST, NSW 2066					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7787/16		1		