
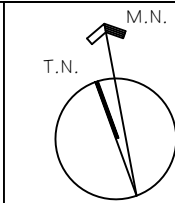
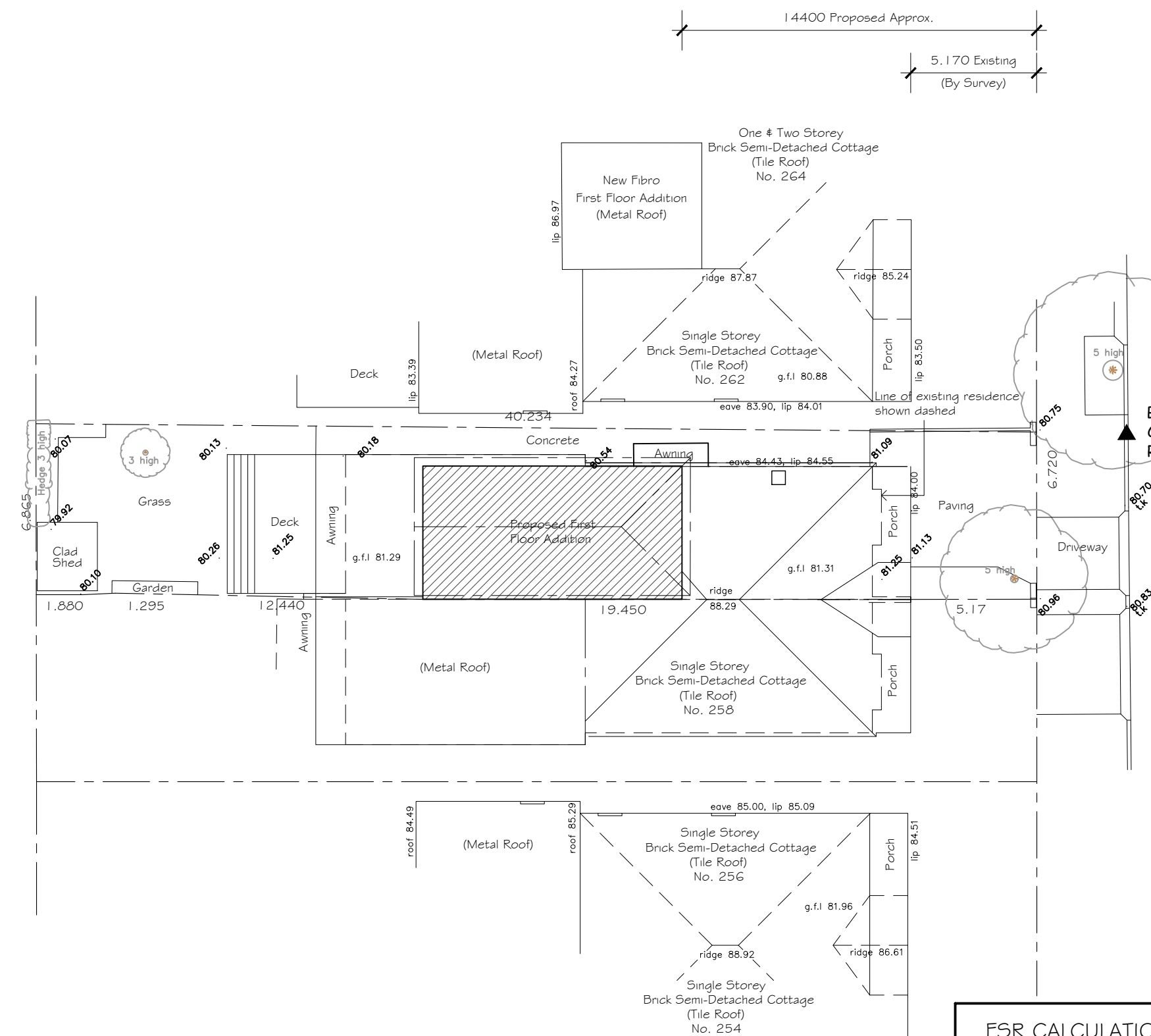


BASIX COMMITMENTS				FINAL CONSTRUCTION.				SPECIFICATION SUMMARY				SPECIAL NOTES							
CERTIFICATE NO. A271516								STRUCTURAL TIMBER - All to ASA 1684.2				<div><div><div>• PROVIDE THREE (3) SMOKE DETECTORS AS SHOWN </div><div>• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).</div><div>• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</div><div>• PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN 1KM OF OCEAN.</div><div>• CONNECT/INSTALL ONE 4-IN-1 (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).</div></div></div>							
FIXTURES AND SYSTEMS								WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS											
LIGHTING		MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS						ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS											
WET AREAS: NEW OR ALTERED		SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED						FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N											
INSULATION REQUIREMENTS								FINISHES											
BRICKWORK		BRICK VENEER PARTY WALL (SMOOTH FACE BRICKS)																	
FLOORING		19MM STRUCTURAL PARTICLEBOARD																	
CLADDING		75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH																	
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3 )		FRAME: PREFINISHED ALUMINIUM WIDESTYLE																	
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES		FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS																	
ROOF COVERING		PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION COLOUR: TERRACOTTA (ORANGE/BROWN)																	
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 (EXCEPT PARTY WALL)																	
INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 SPLAYED ARCHITRAVE: Ex. 75x25 SPLAYED																	
INTERNAL DOORS		PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"																	
STAIRCASE MAPLE TREADS & RISERS		TYPE: OPEN TIMBER 1-16 & CLOSED TIMBER 16-20  WIDTH: 900mm  RISE: 20 @ 184mm  GOING: 240mm (260mm TREAD)																	
FASCIA & BARGE BOARDS		MATERIAL: DAR TIMBER (PREFINISHED ZINCALUME TO PARTY WALL COLOUR: )																	
GUTTERS & DOWNPIPES		TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: EBONY DOWNPIPE COLOUR:EBONY																	
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																	
EXTERNAL PAINT SCHEDULE								FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.				WORKS BY OWNER <div><div><div>• REMOVAL &amp; INSTALLATION OF T.V ANTENNA IF REQUIRED &amp; CONNECTION TO NEW AND EXISTING TV POINTS.</div><div>• CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL</div><div>• PHONE AND/OR DATA CABLING.</div><div>• SUPPLY ONE (1) 4-IN-1 FAN/LIGHT/HEATER UNIT.</div><div>• ALL WORKS ASSOCIATED WITH THE EXTENSION OF THE EXISTING FRONT CHIMNEY TO COMPLY WITH NCC, IF REQUIRED.</div><div>• SUPPLY SHAVING CABINET FOR CAPE COD TO INSTALL.</div><div>• FIT OUT OF BUILT-IN ROBES TO BEDROOM 1 &amp; 2 MAYBE.</div></div></div>							
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.																			























## Site Plan

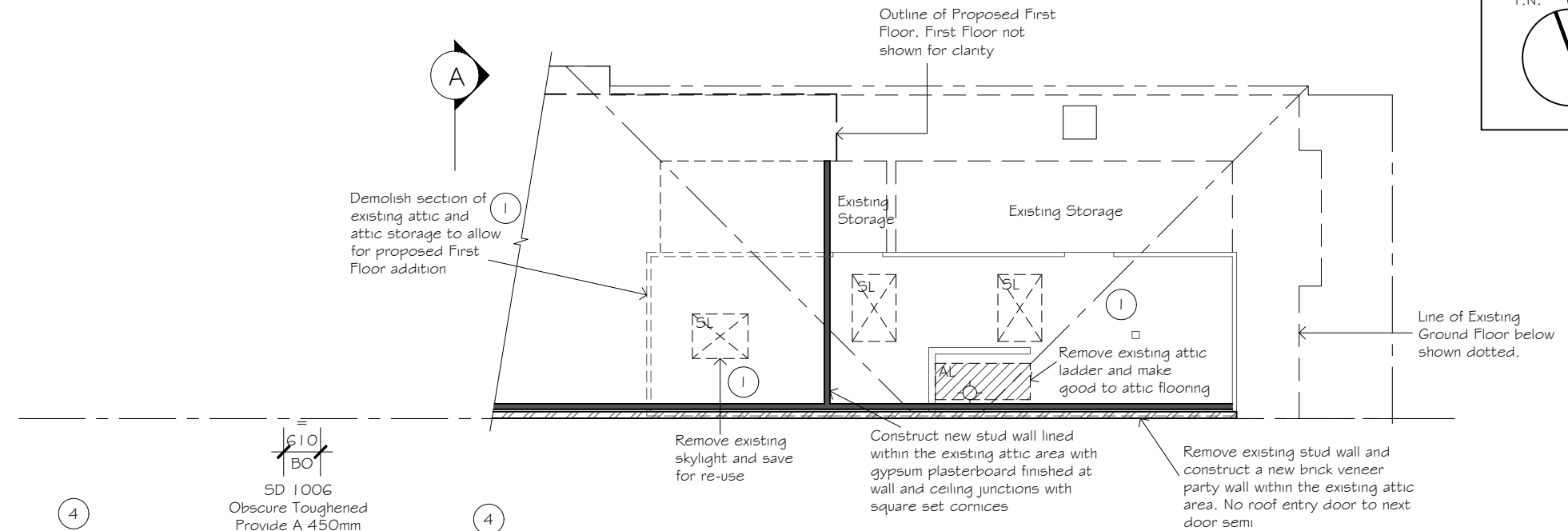
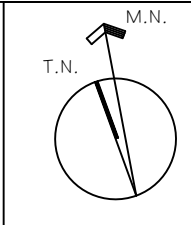
No. : 260  
Lot. : C  
DP : 437453  
AREA : 271.9m<sup>2</sup> (By Title)  
: 275.1m<sup>2</sup> (By Calc)



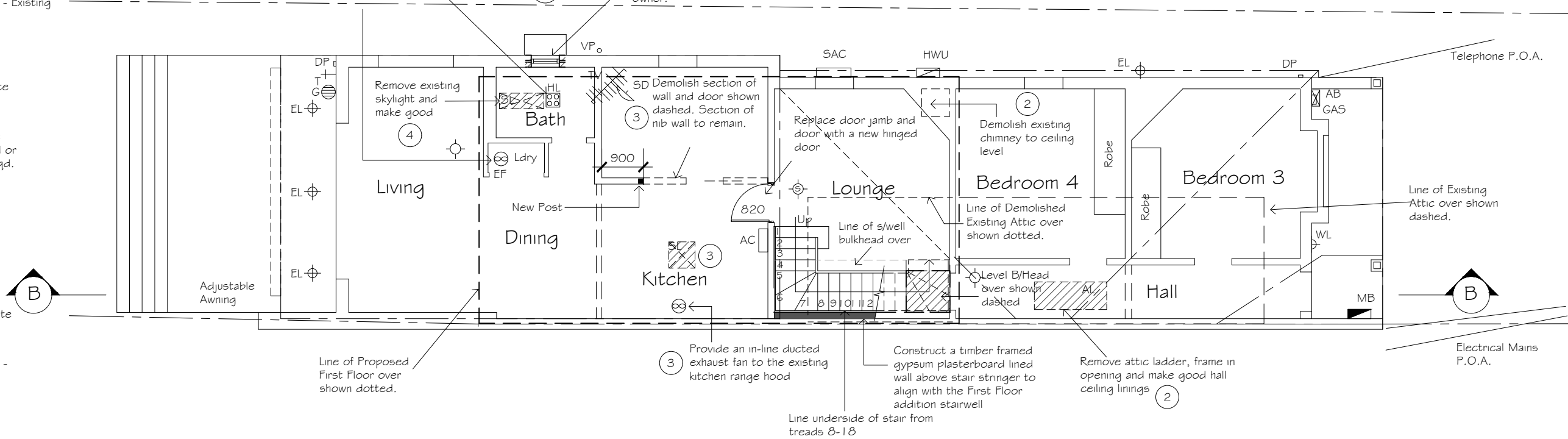
FSR CALCULATIONS	
Area of Site	= 275.1m <sup>2</sup> By Title
Allowable F.S.R	= 151.30m <sup>2</sup> (0.55:1)
Ground Floor	= 105.28m <sup>2</sup> (Entry Porch)
Proposed First Floor	= 44.80m <sup>2</sup> (Excluding Stairs)
TOTAL G.F.A	= 150.08m <sup>2</sup>

# Legend

- SAC  Air Conditioning Compressor
- AC  Air Conditioning Unit Wall Mounted
- AB  Alarm Box
- DP  Downpipe
- EL  Eave Light
- G  Gully
- HL  Heater/Light
- HWU  Hot Water Unit Wall Mounted
- MB  Meter Box - Electrical
- GAS  Meter - Gas
-  Skylight
-  Smoke Detector - Existing
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- VP  Sewer Vent Pipe Relocate, Extend or Terminate as Req'd.
- WL  Wall Light
-  Attic Ladder To Be Removed.
- SD  Satellite Dish Owner to Relocate as Req'd.
-  Smoke Detector - Proposed
- EF  Exhaust Fan



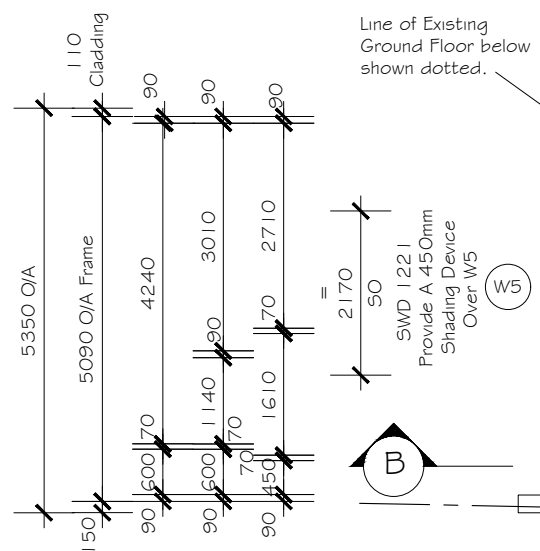
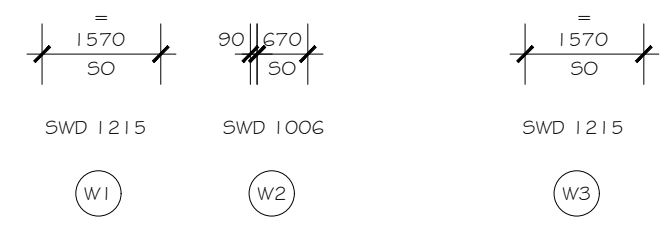
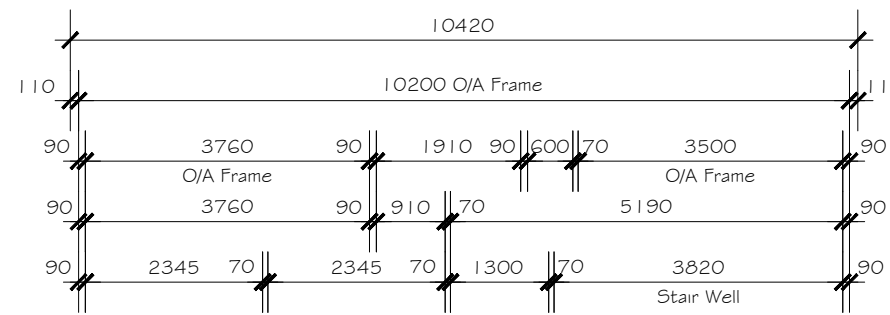
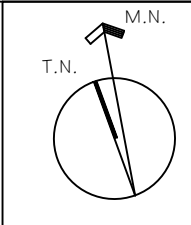
## Attic Floor Plan



## Ground Floor Plan

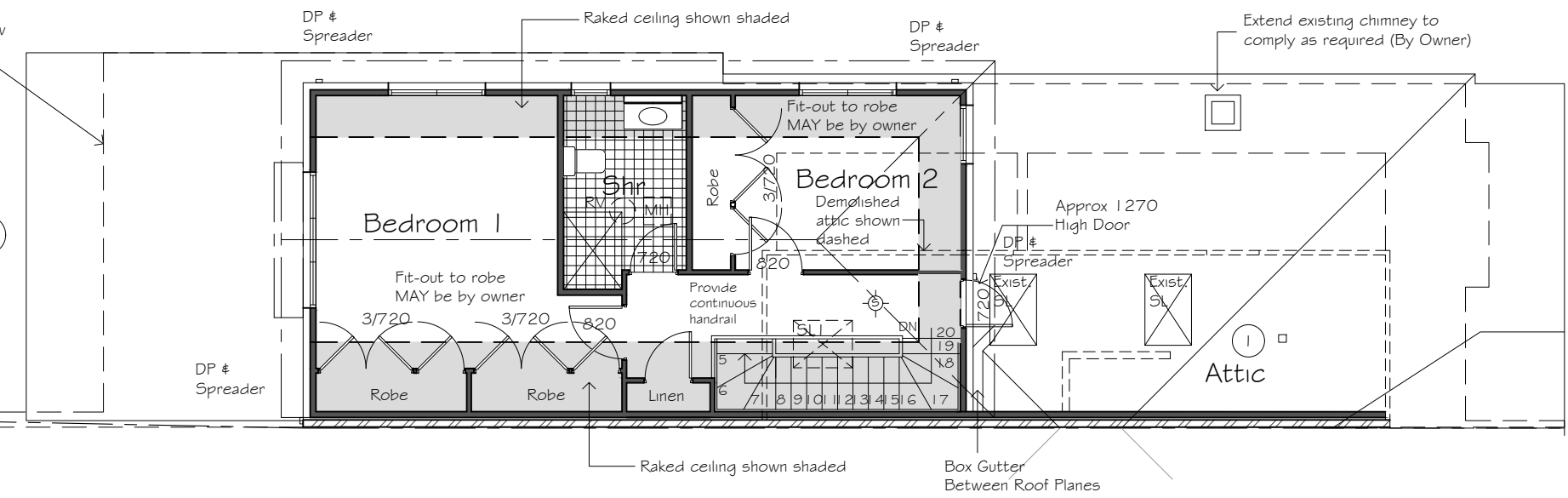
# Legend

- DP = Downpipe & Spreader
- MH Manhole
- RV Roof Ventilator
- SL Relocated Existing Velux Skylight
- Smoke Detector

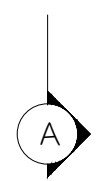
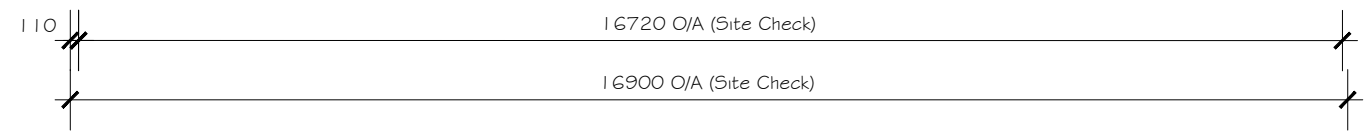
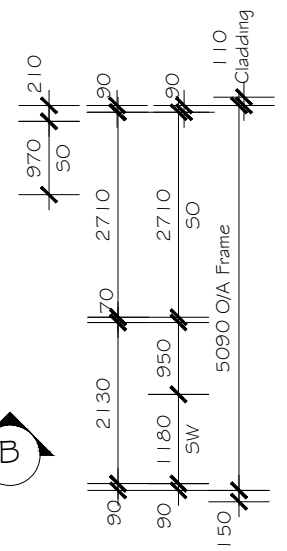


Line of Existing Ground Floor below shown dotted.

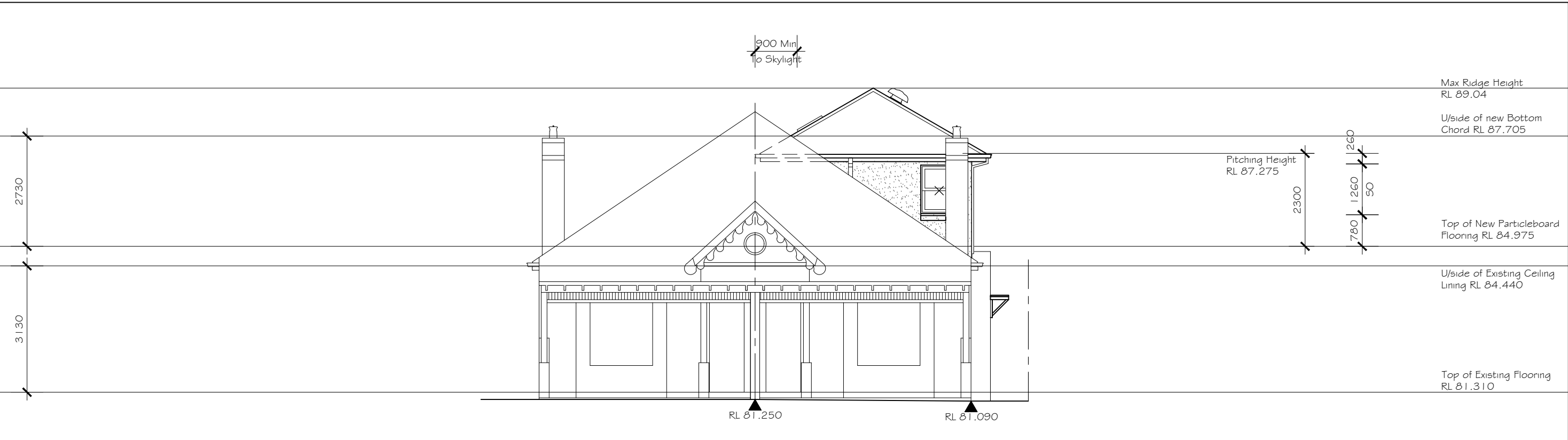
SWD 1221  
Provide A 450mm  
Shading Device  
Over W5



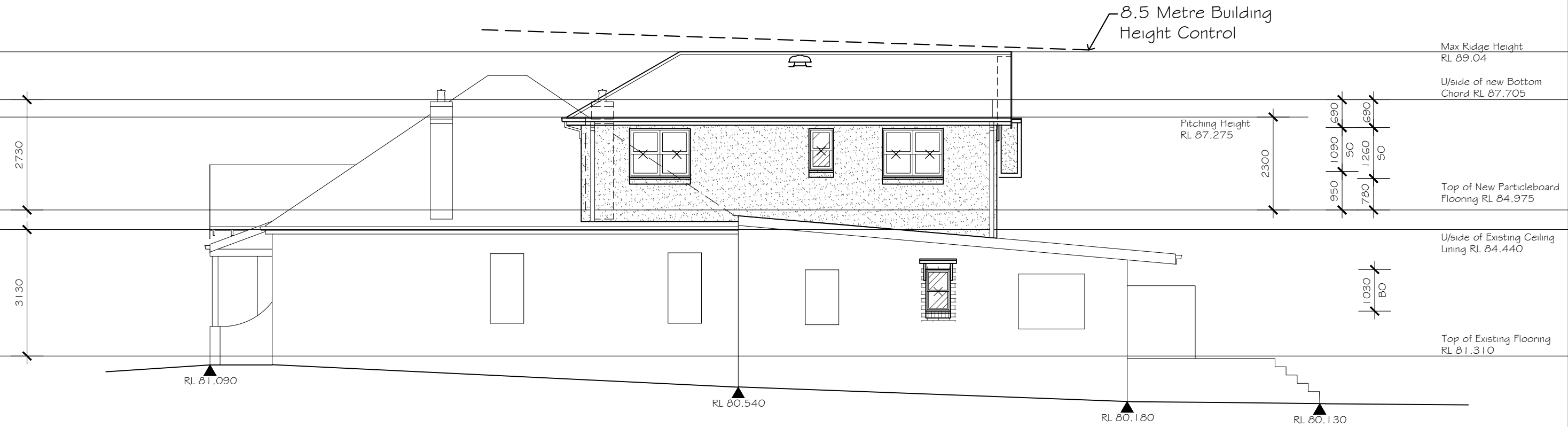
W4  
SWD 1209  
Provide A 450mm  
Shading Device  
Over W4



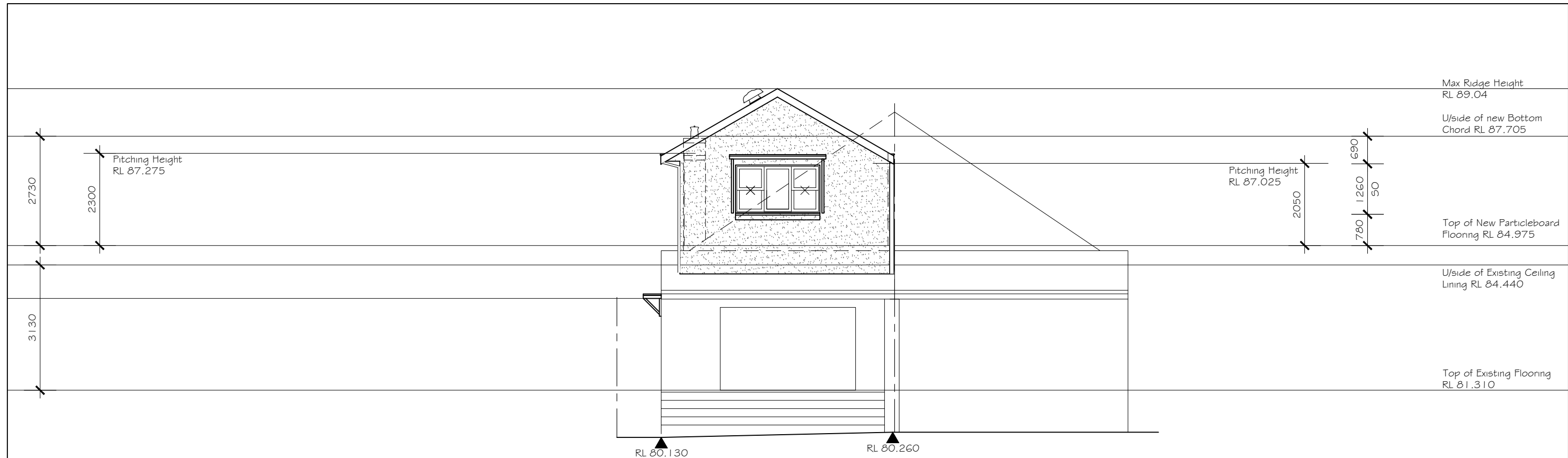
## Proposed First Floor Addition



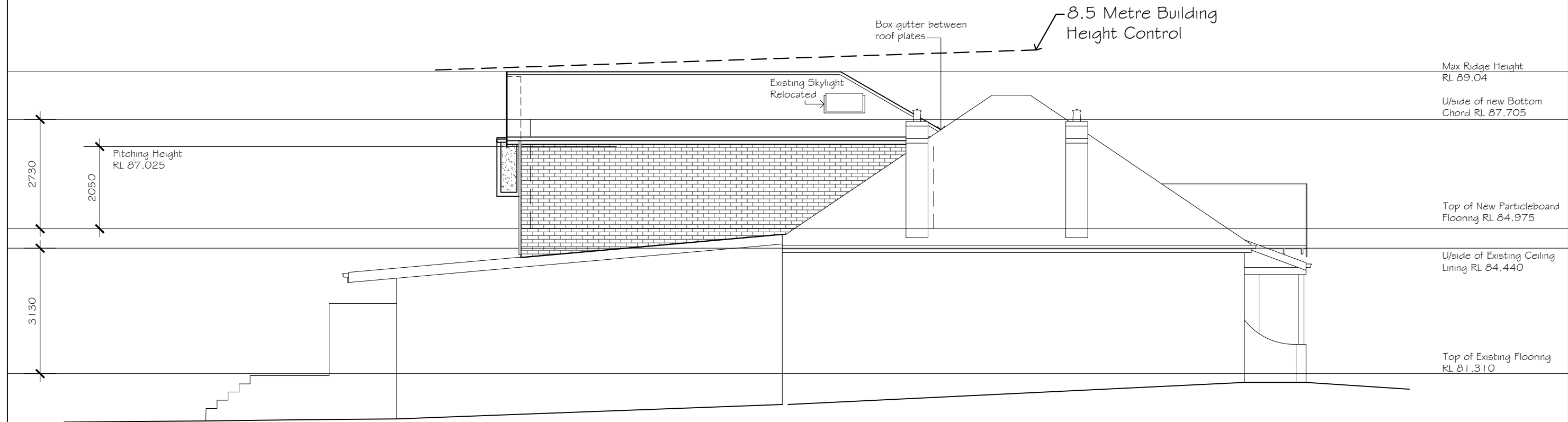
East Elevation



North Elevation



West Elevation



South Elevation





WINDOW SCHEDULE (BASIX A271516)					CLIENT: .....					ALUMINIUM TREND WIDESTYLE WINDOWS:									
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: .....					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 SWD 1215	COLOUR	GLAZING	SPECIAL NOTES															
	N ELEVATION / BEDROOM 1	PEARL WHITE	4mm/10mm AIR GAP/4mm DOUBLE GLAZING	RESTRICT TOP & BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.															
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm																
	W2 SWD 1006	COLOUR	GLAZING	SPECIAL NOTES															
	N ELEVATION / SHOWER	PEARL WHITE	4mm/10mm AIR GAP/4mm DOUBLE GLAZING	TRANSLUCENT FILM BY BUILDER.															
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm																
	W3 SWD 1215	COLOUR	GLAZING	SPECIAL NOTES															
	N ELEVATION / BEDROOM 2	PEARL WHITE	4mm/10mm AIR GAP/4mm DOUBLE GLAZING	RESTRICT TOP & BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.															
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm																
	W4 SWD 1209	COLOUR	GLAZING	SPECIAL NOTES															
	E ELEVATION / BEDROOM 2	PEARL WHITE	4mm/10mm AIR GAP/4mm DOUBLE GLAZING	RESTRICT TOP & BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.															
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm																
	W5 SWD 1221	COLOUR	GLAZING	SPECIAL NOTES															
	W ELEVATION / BEDROOM 1	PEARL WHITE	4mm/10mm AIR GAP/4mm DOUBLE GLAZING																
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm																
	W6 SWD 1006	COLOUR	GLAZING	SPECIAL NOTES															
	N ELEVATION / BATHROOM	PEARL WHITE	4mm/10mm AIR GAP/4mm DOUBLE GLAZING	TRANSLUCENT FILM BY BUILDER.															
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 170mm																
FOR: MRS I KERR					AT: 260 WILLOUGHBY ROAD, NAREMBURN, NSW 2065					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7811/16		G			