BASIX (	COMMITMENTS								
CERTIFICATE NO. A280026									
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									
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL								
FLAT CEILING, PITCHED ROOF RAKED CEILING PITCHED / SKILLION ROOF: FRAMED	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)								
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	NIL								
GLAZII	NG REQUIREMENTS								
WINDOWS									
WI	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW- E, (U-VALUE: 4.48, SHGC: 0.46)								
W2 - W6	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)								
51	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)								
SHADI	ING DEVICES								
WINDOWS									
WI	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.29								
W2 - W6	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM								
51	NIL								

EXTERNAL PAINT SCHEDULE

eg. WATTYL

Colorbond

Taubmans

Haymes

Taubmans

Taubmans

Havmes

CODE

COLOUR

ronstone

Calm

Calm

Secret White

Secret White

Secret White

BRAND

ITEM

Barge Board

Cover Battens

Gable Cladding

Rafter Tails

Soffit Lining

Wall Cladding

	(TERRAIN: 3)	
	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 EXCLUDING FRONT ELEVATION
	ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL
TION.	INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES R1.5 BATTS TO EXTERNAL WALL FRAMES OF BED 6 ALLOW FOR 10mm SOUNDCHECK PLASTERBOARD \$ R1.7 SOUNDSCREEN ACCOUSTIC BATTS TO NW WALL OF BED 6 \$ TO BEDS 4 \$ 6 WALLS ADJOINING THE SHOWER.
FINAL CONSTRUCTION.	INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. I 50x25 SPLAYED ARCHITRAVE: Ex. I 00x25 SPLAYED
MALCOINS	INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"
Ella,	STAIRCASE MDF TREADS \$ PINE RISERS	TYPE: CLOSED TIMBER WIDTH: 950mm
		RISE: 18 @ 189mm
		GOING: 240mm (260mm TREAD)
	BARGE BOARDS	MATERIAL: DAR TIMBER
	GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: IRONSTONE DOWNPIPE COLOUR: IRONSTONE
	HOT WATER UNIT	CONNECT TO EXISTING

## SPECIAL NOTES

WORKS BY OWNER

NEW T.V. AERIAL

NEW AND EXISTING TV POINTS

PHONE AND/OR DATA CABLING.

FINAL CONSTRUCTION

POV 19352 \$ 19304

BASIX ADDED AND TO COUNCIL

TECHNICAL & SURVEY ADDED

TO CONTRACTS

PLAN CHECK

POV 19369

TO CLIENT

D

С

В

Α

No.

SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

19MM STRUCTURAL PARTICLEBOARD

FRAME: PREFINISHED ALUMINIUM

FIRST FLOOR EXTERNAL: BY CAPE COD

PAINTING TO ALTERATION AND RENOVATION WORK

FIRST FLOOR INTERNAL: BY OWNER

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.

ROOF: ROOF AS PER CAPE

WIND LOAD W 28 N

70mm POLYSTYRENE INSUCLAD WITH TEXTURE COAT

COD STRUCTURAL LAYOUTS

WALLS: F5 SOFTWOOD

**FINISHES** BRICKWORK

FLOORING

CLADDING

WINDOWS - TREND KEYED LOCKS

PAINTING - REFER TO

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

SPECIFICATION FOR THE EXTENT OF WORK

CONDITIONS.

90 X 35 EXT. STUDS @ .600 CTS

70 X 35 INT. STUDS @ .600 CTS

FLOOR: 190x45mm MIN. FLOOR JOISTS

N/A

INISH

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9
- ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).
- PROVIDE EX DAR 100 x 25 TIMBER GABLE BATTENS TO NEW FRONT GABLE. CONNECT / INSTALL TWO (2) DOWNLIGHT FITTINGS \$ ONE (1) FAN / LIGHT /
- HEATER UNIT (AS SUPPLIED BY OWNER).

REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO

CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR

• SUPPLY TWO (2) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN-1 FAN/LIGHT/HEATER

FIT OUT OF NEW FIRST FLOOR ROBES IN EXISTING ROOF SPACE.

ISSUE DESIGN CONSULTANT: KEITH BOW

FOR MR B \$ MRS M PACQUE

PROPOSED ADDITIONS \$ ALTERATIONS

AT 30 HIGHFIELD ROAD, LINDFIELD, NSW 2070

COUNCIL: KU-RING-GAI



A.B.N. 54 000 605 407

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

J.C.

S.M.

J.E

S.M.

S.C.

S.C.

S.C.

DRAWN

06-09-1

5-06-17

01-06-1

04-05-1

04-04-1

30-03-1

6-12-16

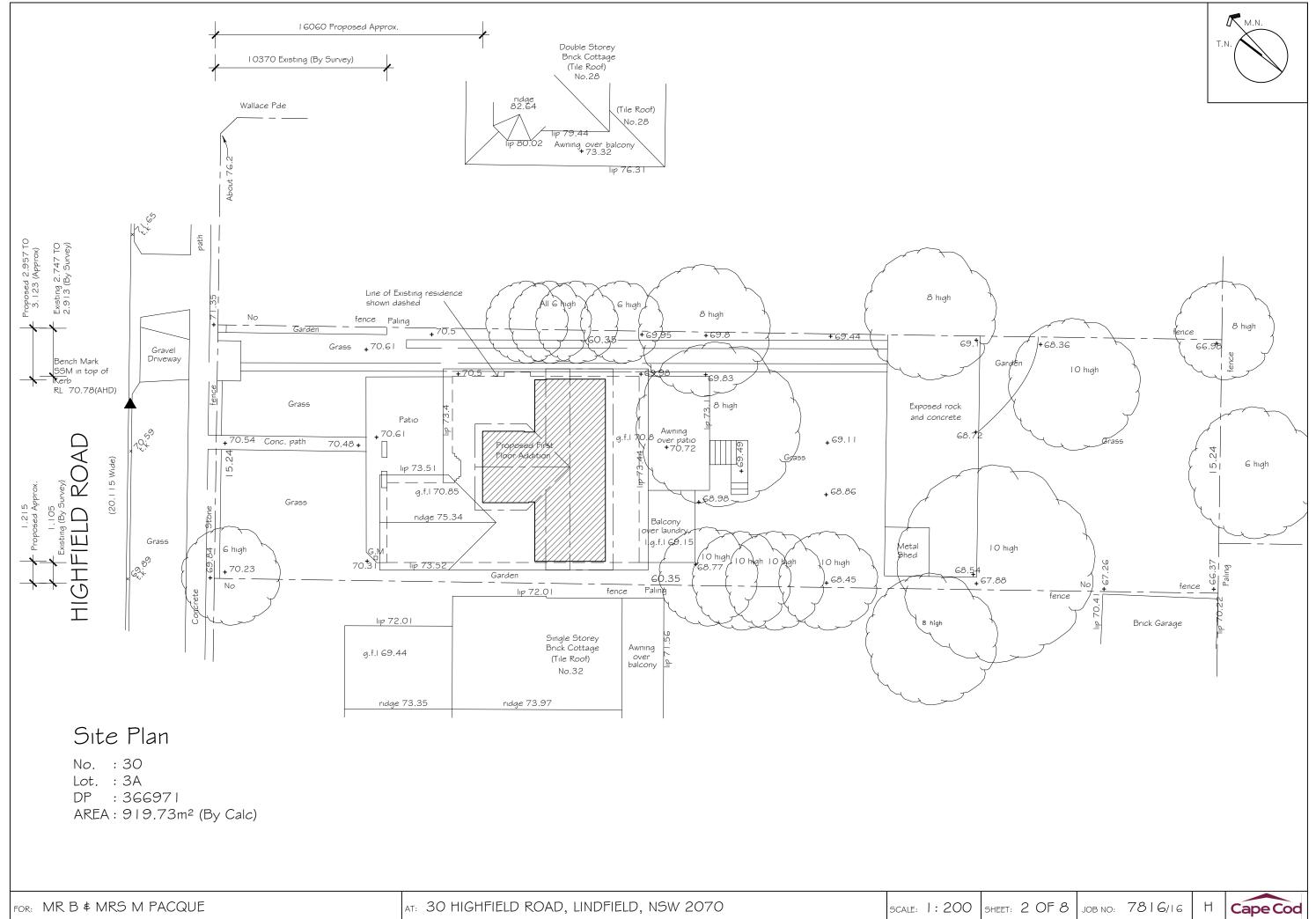
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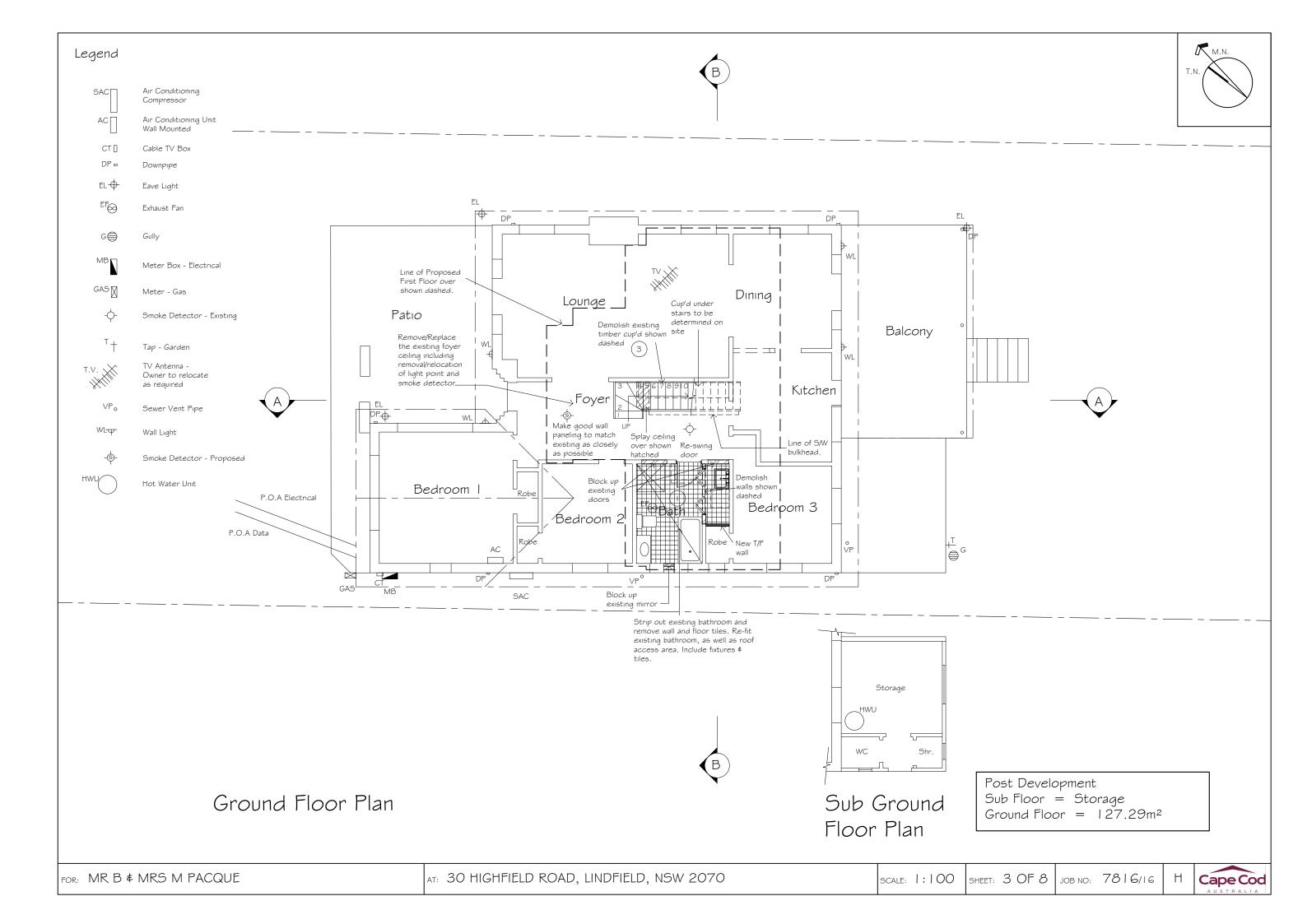
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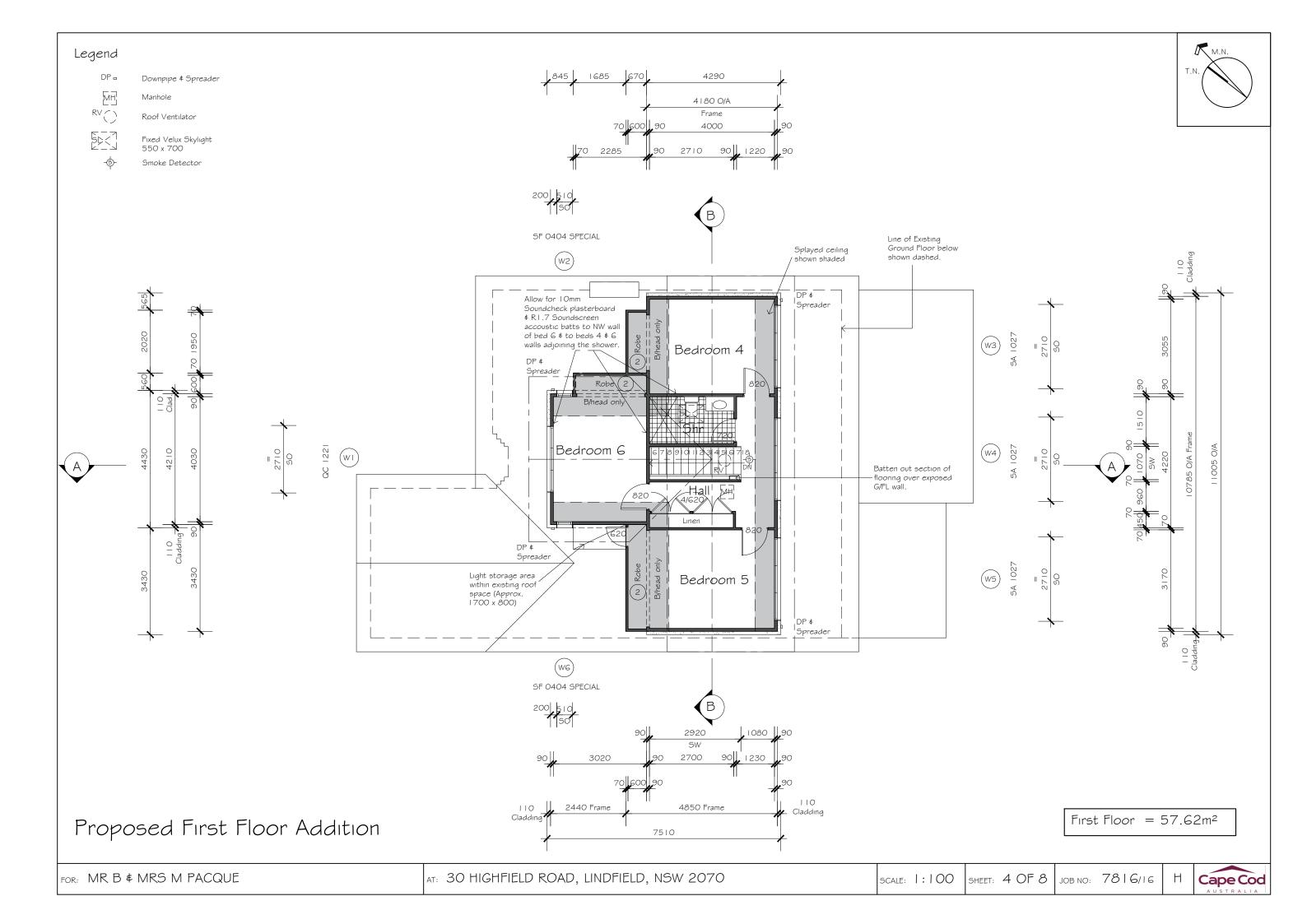
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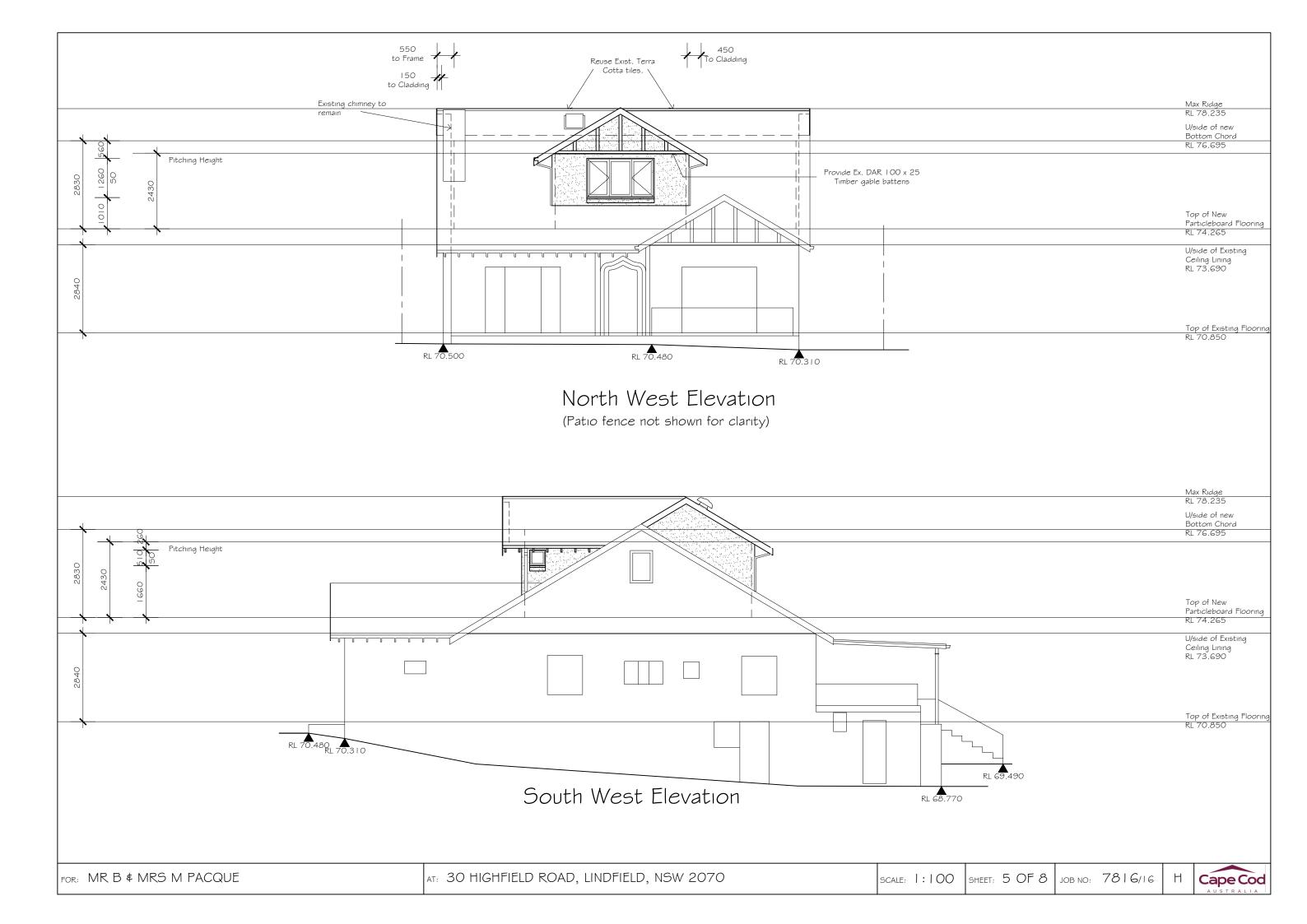
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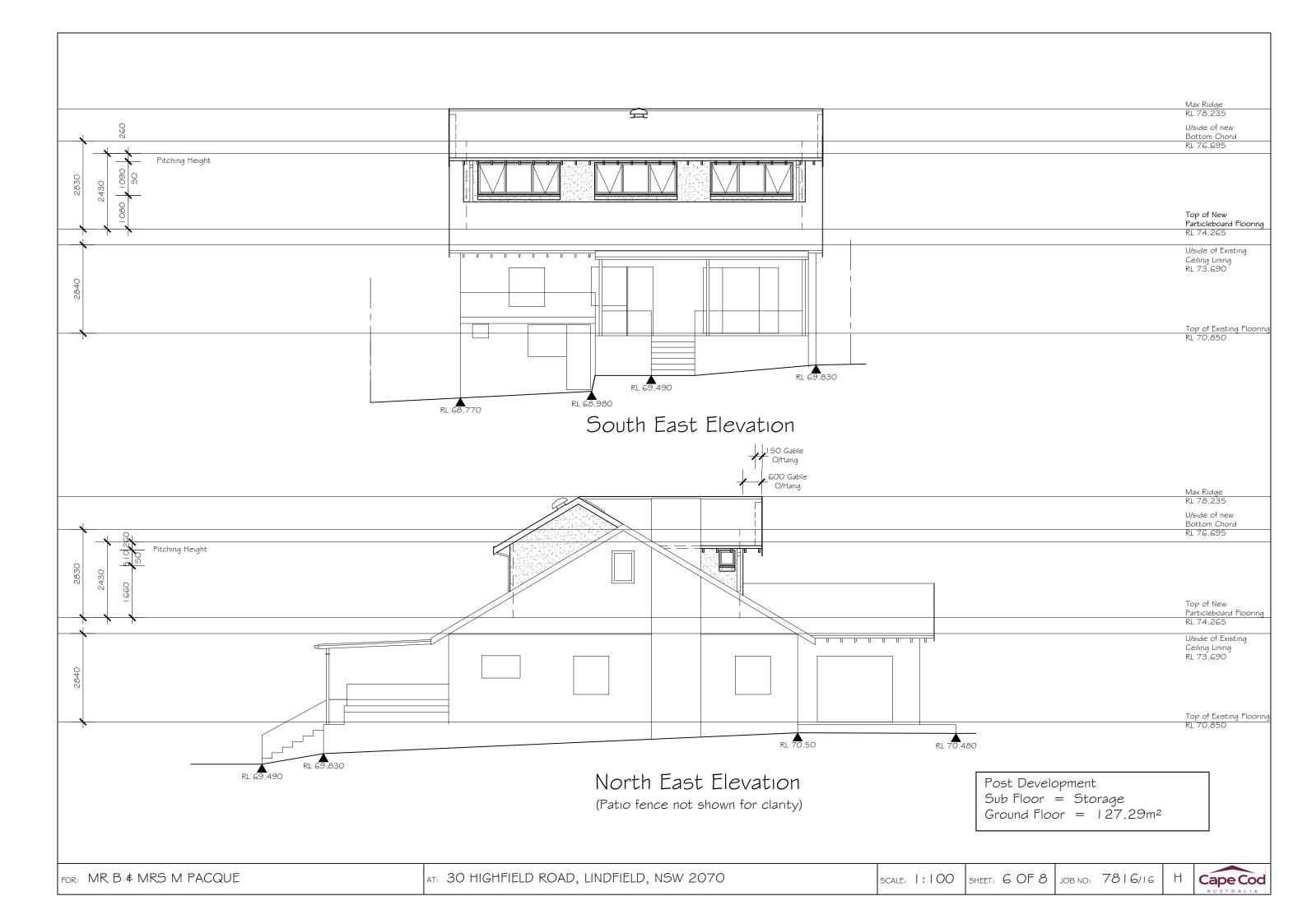
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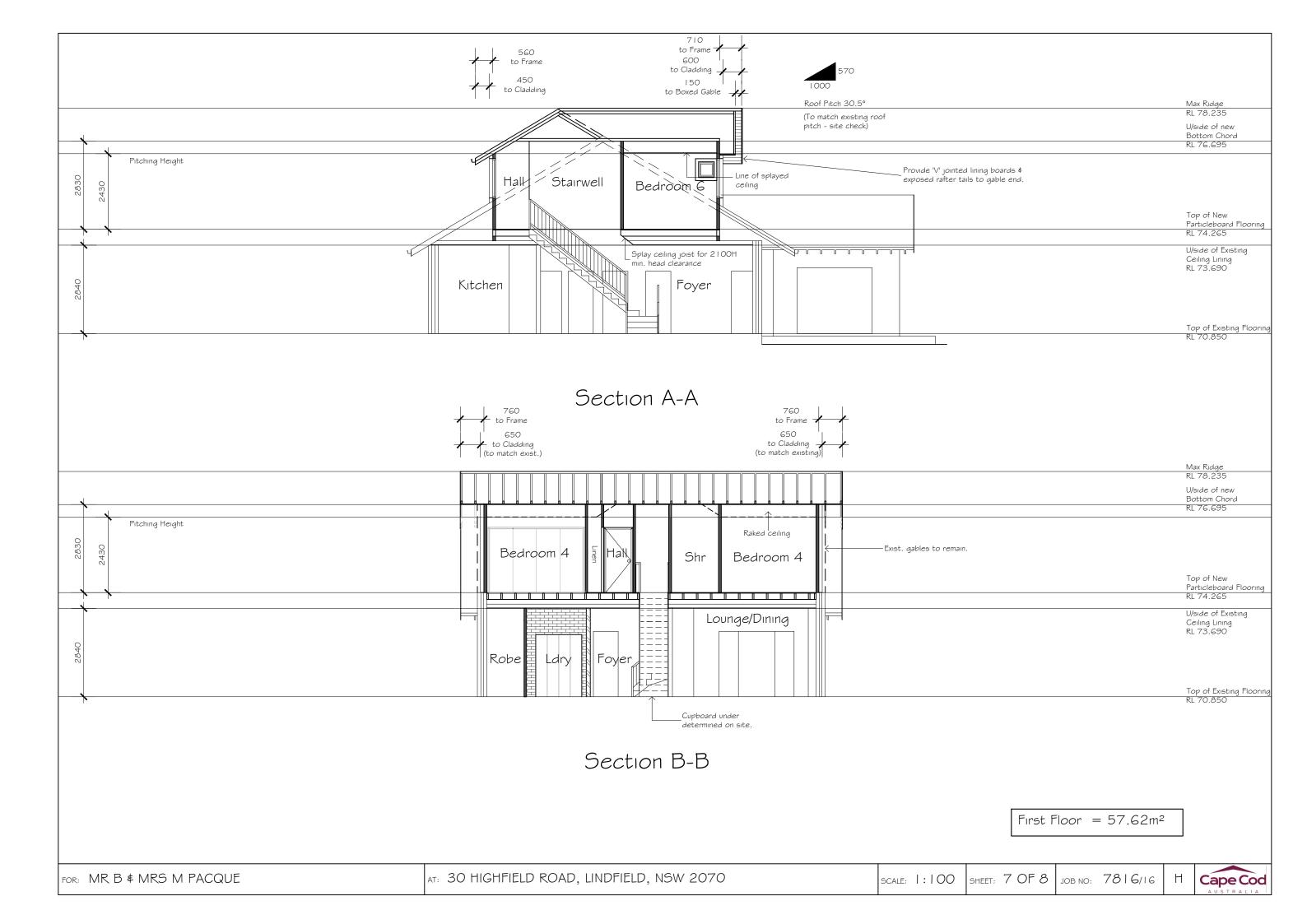












WINDOW SCHED	ULE (BASIX A2800	)26)		CLIENT:		ALUMINIUM TREND WINDOW					
STANDARD NOTES:						STANDARD ALUMINUM COLO EX-STOCK COLOURS: PEARL	WHITE GLOSS, DUNE, STONE	BEIGE, MONUMENT,			
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:			IC NATURAL MATT, WOODLAND				
	TH "REYED ALIRE" LOCKS TED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	H THE	BUILDER:	DATE:		LABLE: WHITE BIRCH, PRIMROS ARL, DEEP OCEAN, SURF MIST,		<u> </u>		
NCC 3.9.2.5	T -	Table 2015				CHARCOAL, IRONSTONE.	1		TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) QC 1221	COLOUR PEARL WHITE	GLAZING SINGLE PY	POLYTIC	SPECIAL NOTES  RESTRICT OPENING TO 125mm TO COMPLY	_					
	NW ELEVATION / BEDROOM 6	_	LOW- E, (U	I-VALUE:	WITH NCC.						
	ALUMINIUM	INSECT SCREEN	4.48, SHG	3C: 0.46)							
	CASEMENT	ALUMINIUM FIBREGLASS MESH	REVEAL		7			1			
	OPEN / FIXED / OPEN	PEARL WHITE	I 40mm								
	(W2) SF 0404 SPECIAL	COLOUR	GLAZING		SPECIAL NOTES						
		PEARL WHITE	SINGLE PYI LOW-E, (U-					1			
	NE ELEVATION / BEDROOM 6 ALUMINIUM	INSECT SCREEN	5.7, SHGC								
	ALOMINION		REVEAL		-			+ +			
	FIXED		1 40mm								
	(W2)	COLOUR	GLAZING		SPECIAL NOTES						
	(W3) 5A 1027	PEARL WHITE	SINGLE CLI	EAR,	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
	SE ELEVATION / BEDROOM 4	INSECT SCREEN	(U-VALUE: SHGC: 0.7	7.63, 75)	WITH NCC.						
	ALUMINIUM	ALUMINIUM									
	AWNING OPEN / FIXED / OPEN	FIBREGLASS MESH	REVEAL I 40mm		_						
		COLOUR	GLAZING		SPECIAL NOTES						
	(W4) SA 1027	PEARL WHITE	SINGLE CLI	EAR,	STEGINE NOTES						
	SE ELEVATION / HALL	INSECT SCREEN	(U-VALUE: SHGC: 0.7	7.63,				1			
	ALUMINIUM	ALUMINIUM		<i>-</i> ,				]———			
	AWNING	FIBREGLASS MESH	REVEAL								
	OPEN / FIXED / OPEN	0010110	1 40mm		aprout vorse						
(W5) SA 102	(W5) SA 1027	COLOUR PEARL WHITE	GLAZING SINGLE CLI	FΛP	SPECIAL NOTES  RESTRICT OPENING TO 125mm TO COMPLY	_					
	SE ELEVATION / BEDROOM 5		(U-VALUE:	7.63,	WITH NCC.						
	ALUMINIUM	INSECT SCREEN ALUMINIUM	SHGC: 0.7	(5)							
	AWNING	FIBREGLASS MESH	REVEAL					1 🗀			
	OPEN / FIXED / OPEN		I 40mm								
	(W6) SF 0404 SPECIAL	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES						
		- LAKE WITTE	SINGLE CLI (U-VALUE:	7.63,				-			
	SW ELEVATION / BEDROOM &	INSECT SCREEN	SHGC: 0.7	75)							
_		-	REVEAL					† -			
	FIXED		I 40mm								
		_						-			
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			1						T		
FOR: MR B & MRS	M PACOLIF			I <sub>ΛΤ</sub> , 3	O HIGHFIFLD ROAD LINDFIFLD N	ISW 2070	l <sub>e</sub> .	CALE. I. NITS LOL	EET. A OF A	10B NO. 7816/16	H Capa Cod