

BASIX COMMITMENTS

CERTIFICATE NO. A283158

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 2.5 (UP)
ROOF: FOIL/ SARKING
DARK (SOLAR ABSORPTANCE >0.70)

RAKED CEILING,
PITCHED/SKILLION ROOF:
FRAMED

CEILING: R2.50 (UP),
ROOF: FOIL/SARKING
DARK (SOLAR ABSORPTANCE >0.70)

EXTERNAL WALL: FRAMED
(WEATHERBOARD, FIBRO,
METAL CLAD)

R1.30 (or R1.70 INCLUDING CONSTRUCTION)

GLAZING REQUIREMENTS

WINDOWS

W1 - W3, W8 & W9

TIMBER or uPVC, SINGLE PYROLYTIC LOW-E,
(U-VALUE: 3.99, SHGC: 0.4)

W4 - W7

TIMBER or uPVC, SINGLE CLEAR, (U-VALUE:
5.71, SHGC: 0.66)

SHADING DEVICES

WINDOWS

W1 - W3

EAVE / VERANDAH / PERGOLA / BALCONY
>= 600MM

W4 - W9

EAVE / VERANDAH / PERGOLA / BALCONY
>= 450MM

EXTERNAL PAINT SCHEDULE

ITEM

BRAND
eg. WATTYL

CODE

COLOUR

ITEM

BRAND
eg. WATTYL

CODE

COLOUR

Wall Cladding (FC Sheet)

Dulux

Hogs Bristle
1/2 Strength

Window Architrave

Dulux

Self Destruct

Hood Brackets / Frame

Dulux

Self Destruct

Window Frame

Dulux

Self Destruct

Shading device frame

Dulux

Self Destruct

Cover Battens

Dulux

Self Destruct

Shading device battens

Self Destruct

Rafter Tails

Dulux

Hogs Bristle
1/2 Strength

Eaves Lining

Dulux

Hogs Bristle
1/2 Strength

Barge Board

Dulux

Ploughed Earth

Wall Cladding (W/board)

Dulux

Self Destruct

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 28 N

FINISHES

BRICKWORK

N/A

FLOORING

19MM STRUCTURAL PARTICLEBOARD

CLADDING

170mm PRIMELINE NEWPORT WEATHERBOARD
CLADDING & FIBRE CEMENT SHEETING WITH EX. 100 x
38mm TIMBER BATTENS

WINDOWS - STEGBAR
KEYED LOCKS
(TERRAIN: 3)

FRAME: WESTERN RED CEDAR

INSECT SCREENS:
TO ALL NEW OPERABLE
WINDOW SASHES

FRAME: PREFINISHED ALUMINIUM
MESH: FIBREGLOSS

ROOF COVERING

PROVIDE ALL NEW TERRA COTTA ROOF TILES TO
PROPOSED FIRST FLOOR ADDITION

ROOF SARKING

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

INSULATION
(FIBREGLOSS)

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 JOINED PINE
SKIRTING: Ex. 100x25mm
ARCHITRAVE: Ex. 75x25mm

INTERNAL DOORS

CORINTHIAN MODA PMOD6
(PROVIDE SOLID CORE "FLUSH" CSD TO GROUND
FLOOR & HOLLOW CORE "FLUSH" DOOR TO ROOF
ACCESS DOOR)

STAIRCASE
MAPLE TREADS & PINE
RISERS

TYPE: CLOSED TIMBER

WIDTH: 1000mm

RISE: 19 @ 188mm

GOING: 240mm (260mm TREAD)

BARGE BOARDS

MATERIAL: DAR TIMBER

GUTTERS & DOWNPIPES

TYPE: QUAD
MATERIAL: PREFINISHED ZINCALUME
GUTTER COLOUR: JASPER
DOWNPIPE COLOUR: PAPERBARK

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
GROUND 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.

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SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN
- ELECTRICIAN 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.
- REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.
- PROVIDE Ex.100x38mm DAR EXTERNAL ARCHITRAVES TO WINDOWS IN WEATHERBOARD CLAD WALLS.
- NEW EAVE & GABLE OVERHANGS TO BE FEDERATION STYLE WITH F.C. SHEETING.
- PROVIDE 90mm COVE CORNICES TO PROPOSED FIRST FLOOR BATHROOM & HALL / STAIRWELL AREA ONLY. PROVIDE SQUARE SET FINISH TO ALL OTHER AREAS
- WORKS NECESSARY SO THAT EXISTING ELECTRICAL WIRING WILL COMPLY TO THE REQUIREMENTS OF SAA CODES & LOCAL COUNCIL. 3 PHASE UPGRADE PLUS REWIRE EXISTING SWITCHBOARD TO ALLOW CONNECTION OF NEW CIRCUITS (TO BE COMPLETED AT SAME TIME AS RE-ROOFING FRONT OF HOUSE). WORKS AS DESCRIBED IN POV 19940

WORKS BY OWNER

- 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.
- SUPPLY & ONE (1) FAN/LIGHT/HEATER UNIT.
- SUPPLY OF TOILET SUITE, VANITY UNIT, BATH, TAPS AND OUTLETS, TOWEL RAIL, TOILET ROLL HOLDER & SOAP HOLDER.
- SUPPLY AND INSTALLATION OF SHOWER SCREEN AND MIRROR.
- SUPPLY & INSTALLATION OF AIR CONDITIONING SYSTEM (SPLIT SYSTEM).
- SUPPLY OF CERAMIC WALL & FLOOR TILES
- SUPPLY & INSTALLATION OF LIGHT FITTINGS

H

FINAL CONSTRUCTION

S.C.

25-08-17

G

CONSTRUCTION CERTIFICATE

S.M.

17-08-17

F

PLAN CHECK & TO CONTRACTS

J.C.

10-08-17

E

BASIX ADDED & TO COUNCIL

S.C.

09-06-17

D

COUNCIL PREP

J.G.

02-06-17

C

CONSULTANT MARK UP

B.J.P.

01-06-17

B

CONSULTANT CHECK PLAN & TO CLIENT

S.M.

22-05-17

A

TECHNICAL

J.E.

28-04-17

No.

ISSUE

DRAWN

DATE

DESIGN CONSULTANT: SCOTT MCDOUGALL

PROPOSED ADDITIONS & ALTERATIONS

FOR MR D CARDEW & MS K LEMON

AT 15 HALDANE CRESCENT,
LANE COVE NSW 2066

COUNCIL: LANE COVE COUNCIL

Cape Cod

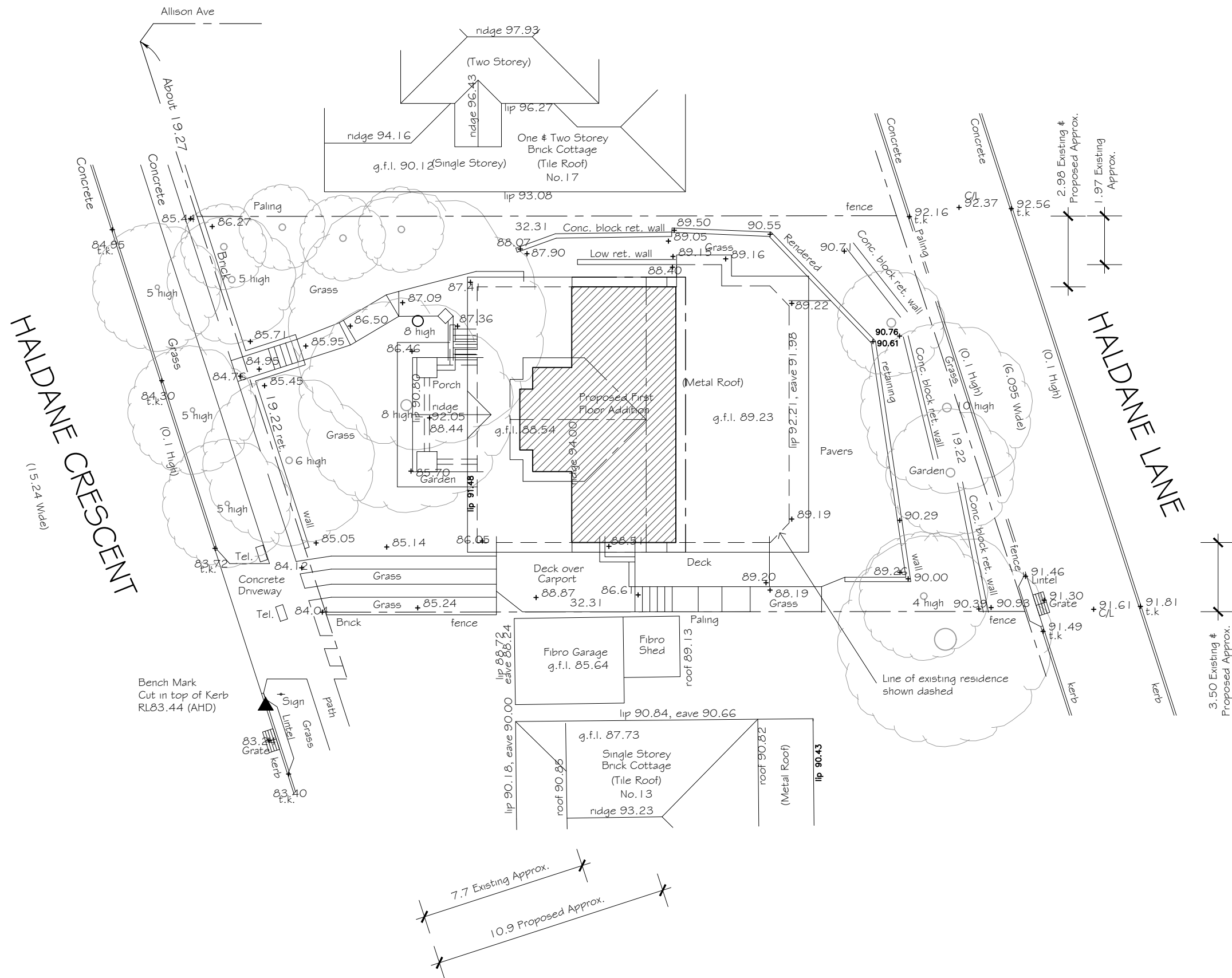
A U S T R A L I A

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: 7856/17

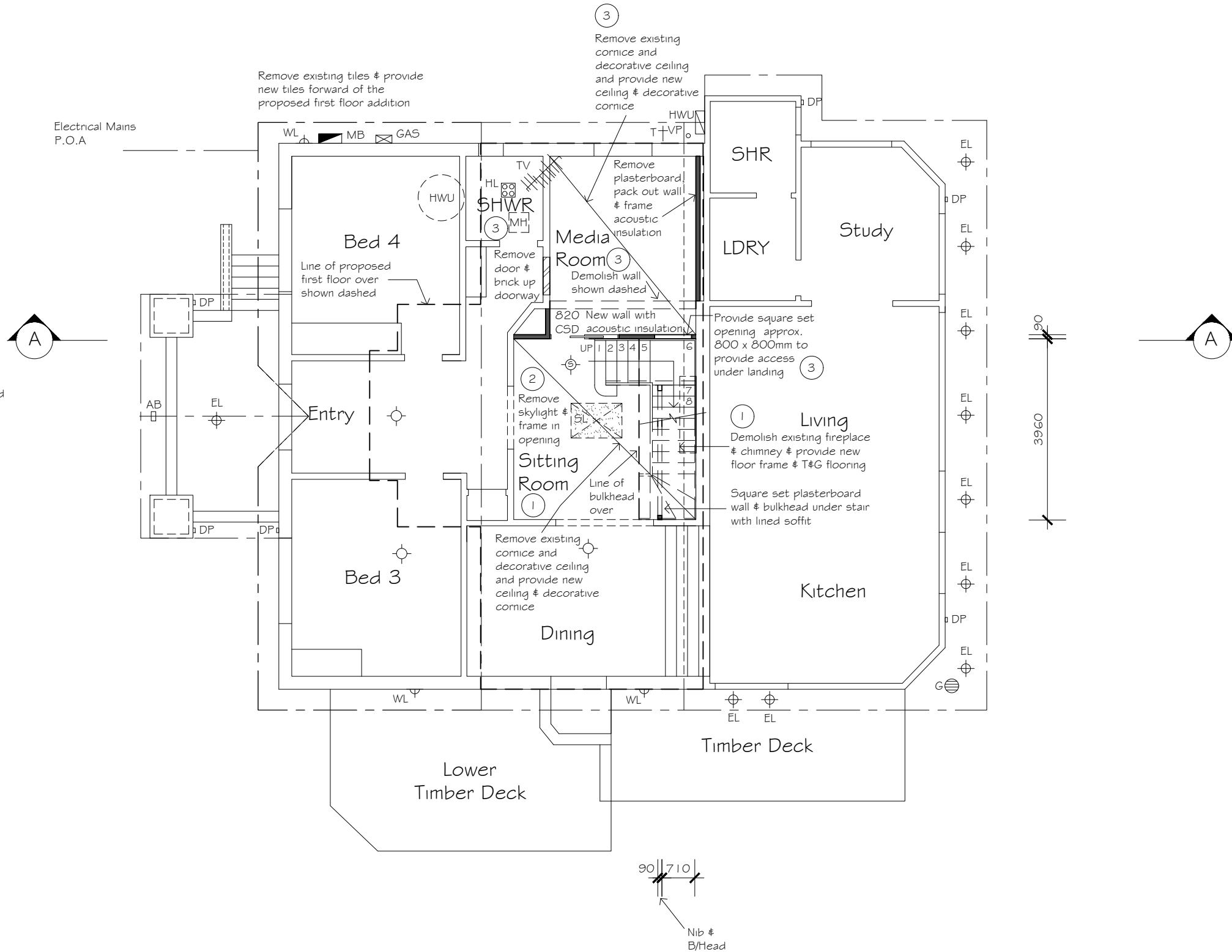
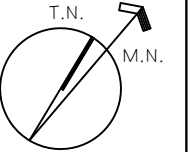
H



No. : 15
Lot. : 83
DP : 11416
AREA: 588.1m² (By Title)
590.8m² (By Survey)

Legend

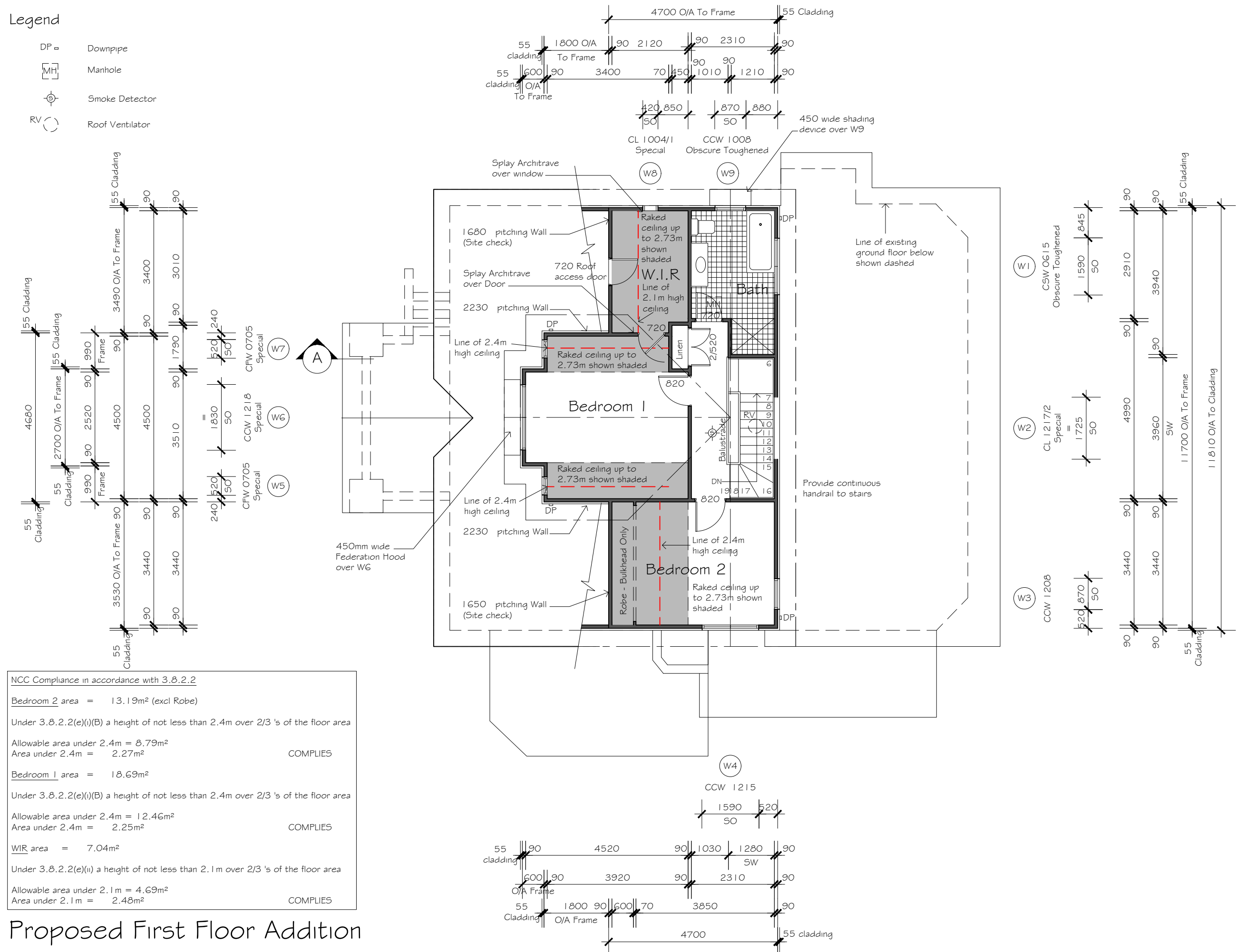
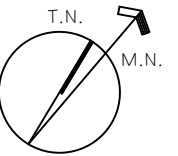
- AB □ Alarm Box
- DP □ Downpipe
- EL ⊕ Eave Light
- G ⊕ Gully
- HL ⊕ Heater/Light
- HWU ⊕ Remove disused Hot Water Unit from roof space
- MH ⊕ Manhole
- WATER ⊕ Meter - Water
- SL ⊕ Skylight
- ⊕ Smoke Detector - Existing
- ⊕ Smoke Detector - proposed
- T ⊕ Tap - Garden
- T.V. ⊕ TV Antenna - Owner to remove & relocate as required
- VP ⊕ Sewer Vent Pipe
- WL ⊕ Wall Light



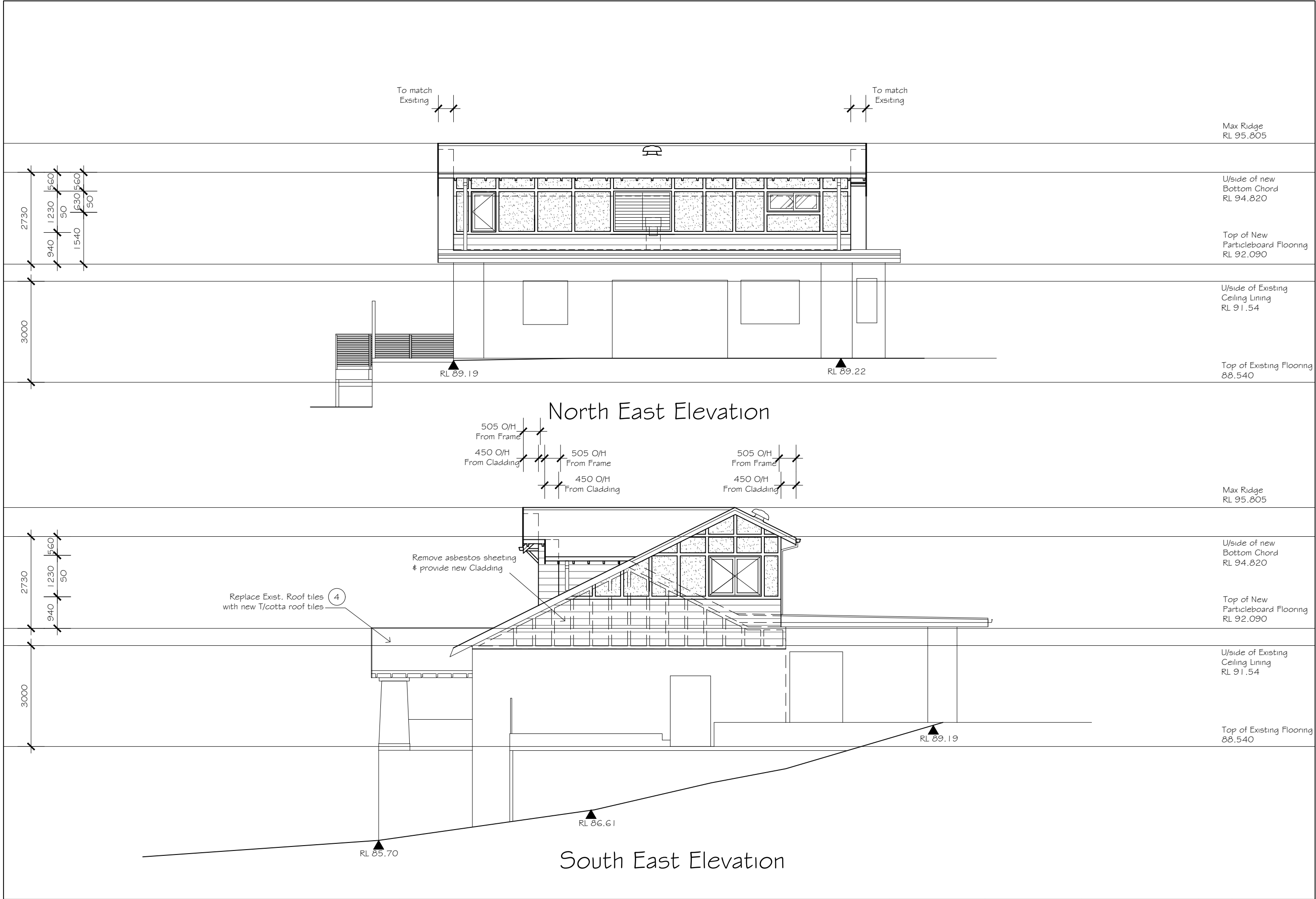
Ground Floor Plan

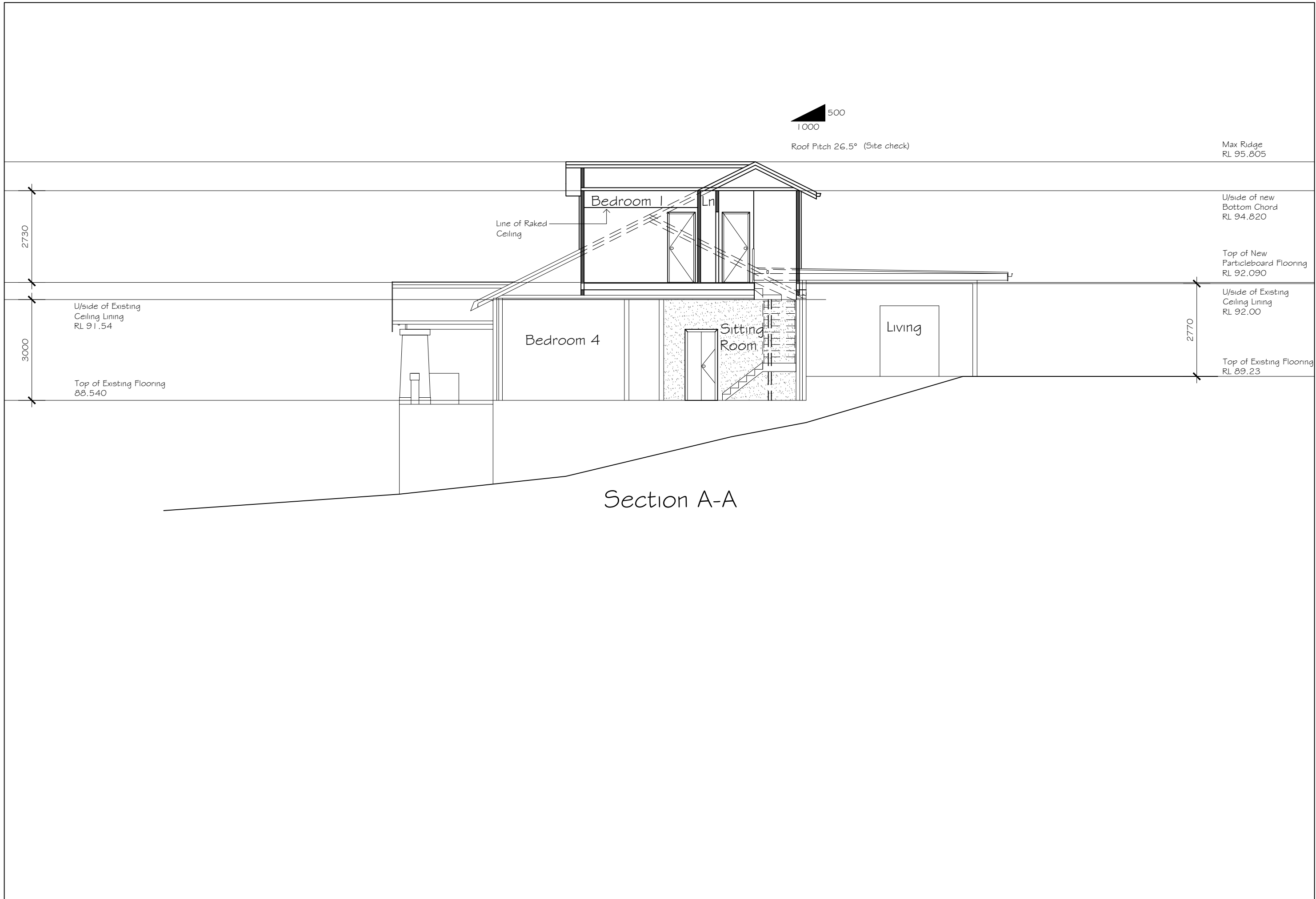
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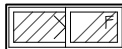
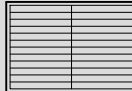

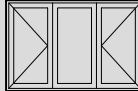


- DP = Downpipe
 [MH] = Manhole
 [S] = Smoke Detector
 RV = Roof Ventilator



Proposed First Floor Addition





WINDOW SCHEDULE (BASIX A283158)				CLIENT:		ALUMINIUM (STEGBAR) WINDOWS:				TIMBER WINDOWS:					
<div>STANDARD NOTES:</div> <div><div>• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE</div><div>• ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS</div><div>• WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5</div></div>				CLIENT:		STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.				TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.					
				BUILDER:DATE:		CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.				STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.					
						TERRAIN: 3 WIND LOAD: W 28 N									
	W1	CSW 0615	COLOUR	GLAZING	SPECIAL NOTES										
		NE ELEVATION / BATHROOM		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.										
		WESTERN RED CEDAR	INSECT SCREEN		INTERNAL FLYSCREENS										
		SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL											
	W2	CL 1217/2	COLOUR	GLAZING	SPECIAL NOTES										
		NE ELEVATION / STAIRS		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	PROVIDE ROD TO OPEN/CLOSE OUT OF REACH LOUVRE										
		WESTERN RED CEDAR	INSECT SCREEN		EXTERNAL FLYSCREENS										
		LOUVRE OPEN / OPEN	ALUMINIUM FIBREGLASS MESH STONE BEIGE	REVEAL											
	W3	CCW 1208	COLOUR	GLAZING	SPECIAL NOTES										
		NE ELEVATION / BEDROOM 2		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	INTERNAL FLYSCREENS										
		WESTERN RED CEDAR	INSECT SCREEN												
		CASEMENT OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL											
	W4	CCW 1215	COLOUR	GLAZING	SPECIAL NOTES										
		SE ELEVATION / BEDROOM 2		SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.										
		WESTERN RED CEDAR	INSECT SCREEN		INTERNAL FLYSCREENS										
		CASEMENT OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL											
	W5	CFW 0705	COLOUR	GLAZING	SPECIAL NOTES										
		SW ELEVATION / BEDROOM 1		SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	SPECIAL SIZE										
		WESTERN RED CEDAR	INSECT SCREEN												
		FIXED	NOT APPLICABLE	REVEAL											
	W6	CCW 1218	COLOUR	GLAZING	SPECIAL NOTES										
		SW ELEVATION / BEDROOM 1		SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	SPECIAL CONFIGURATION CASEMENT / FIXED / CASEMENT										
		WESTERN RED CEDAR	INSECT SCREEN		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.										
		CASEMENT OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL	INTERNAL FLYSCREENS										
	W7	CFW 0705	COLOUR	GLAZING	SPECIAL NOTES										
		SW ELEVATION / BEDROOM 1		SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	SPECIAL SIZE										
		WESTERN RED CEDAR	INSECT SCREEN		INTERNAL FLYSCREENS										
		FIXED	NOT APPLICABLE	REVEAL											
	W8	CL 1004/1	COLOUR	GLAZING	SPECIAL NOTES										
		NW ELEVATION / WIR		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL SIZE										
		WESTERN RED CEDAR	INSECT SCREEN		EXTERNAL FLYSCREENS										
		LOUVRE OPEN	ALUMINIUM FIBREGLASS MESH STONE BEIGE	REVEAL											
	W9	CCW 1008	COLOUR	GLAZING	SPECIAL NOTES										
		NW ELEVATION / BATHROOM		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.										
		WESTERN RED CEDAR	INSECT SCREEN		INTERNAL FLYSCREENS										
		CASEMENT OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL											
FOR: MR D CARDEW & MS K LEMON				AT: 15 HALDANE CRESCENT LANE COVE NSW 2066				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7856/17		H	