BASIX	COMMITMENTS
CERTIFICATE NO. A210103	
FIXTU	RES 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
INSUL	ATION REQUIREMENTS
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL
EXTERNAL WALL: FRAME (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION
FLAT CEILING, PITCHED ROOF	CEILING: R I .45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)
GLAZI	NG REQUIREMENTS
WINDOWS	
WI, W2, W3, W4, \$ W5,	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW- E, (U-VALUE: 4.48, SHGC: 0.46)
SHAD	ING DEVICES
WINDOWS	
W4,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM
WI, W2, \$ W3,	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM
W5,	NONE
	1

## EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Handrail Frame	Haymes		Jasper
Vertical Timber Rail	Haymes	Off White	
Deck Beam	Haymes		Jasper/All Taupe
Soffit Lining	Haymes		Off White
Wall Cladding	Haymes		Silver Screen

## 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

TO ALL NEW OPERABLE

WINDOWS & DOORS

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

STAIRCASE

CONDITIONS

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

BRICKWORK

N/A

FLOORING

I 9MM STRUCTURAL PARTICLEBOARD

CLADDING

7.5mm HARDITEX BASE SHEET WITH APPLIED TEXTURE PAINT FINISH OVER POLYSTYRENE CORE WALL INSULATION

WINDOWS - TREND KEYED LOCKS (TERRAIN: 3 )

INSECT SCREENS:

FRAME: PREFINISHED ALUMINIUM

PROVIDE ALL NEW TERRA COTTA ROOF TILES TO

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST

PRIMED HARDBOARD HOLLOW CORE "FLUSH"

PROPOSED FIRST FLOOR ADDITION TO MATCH

NEIGHBOURING PROPERTY NO.73.

FLOOR EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE

SKIRTING: Ex. 100x25

ARCHITRAVE: Ex. 75x25

TYPE: CLOSED TIMBER

MESH: FIBREGLASS

## WORKS BY OWNER

SPECIAL NOTES

PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-

CONNECT/INSTALL FOUR (4) DOWNLIGHT FITTINGS \$ ONE (1)

FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).

WITH THE BUILDING CODE OF AUSTRALIA (BCA).

AS3700 AS SITE IS WITHIN I KM OF OCEAN.

ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

AS PER THE BCA - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.

PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH

- REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS.

  CONNECTION OF USING CANNAL CARDS IT V POINTS TO EXISTING AND OR.

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- CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL
- PHONE AND/OR DATA CABLING.
- ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM. ICOOLUM TO ADVISE ON THE RETENTION OF THE EXISTING SYSTEM TO THE FRONT OF THE RESIDENCE.
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.
- SUPPLY FOUR (4) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT.
- SAND & FINISH REPAIRED T & G FLOORING.
- PANTRY CUPBOARD UNDER STAIRS INCLUDING DOORS & SHELVES.

MAPLE TREADS FOR WIDTH: 885mm STAIN FINISH AND PINE RISERS FOR PAINT RISE: 18@185mm FINISH GOING: 240mm (260mm TREAD) FASCIA \$ BARGE BOARDS MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: PAPERBARK BARGE COLOUR: PAPERBARK BARGE SOAKER COLOUR: JASPER GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: JASPER DOWNPIPE COLOUR: JASPER HOT WATER UNIT NEW HOT WATER SYSTEM BY OWNER FIRST FLOOR EXTERNAL: BY CAPE COD PAINTING - REFER TO SPECIFICATION FOR FIRST FLOOR INTERNAL: BY OWNER THE EXTENT OF WORK PAINTING TO ALTERATION AND RENOVATION WORK

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

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

FINAL CONSTRUCTION J.M. 02-09-15 TO CONTRACTS S.C. 05-08-1 15-05-15 POV 16539 \$ REVISED FOR COUNCIL D BASIX & SURVEY DETAILS ADDED & TO COUNCIL N.E. 30-01-15 С COLOURS ADDED JM 8-12-14 В TO CLIENT CG 0-11-14 TECHNICAL Α 28-10-14 JGI ISSUE No. DRAWN DATE

DESIGN CONSULTANT: MICHAEL RICHARDS

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MS. N. CAMPBELL.

IVIO. IV. CATVIII DEEL.

7 I CARTER STREET, CAMMERAY. NSW. 2062.

COUNCIL: NORTH SYDNEY

AT

Cape Cod

A.B.N. 54 000 605 407

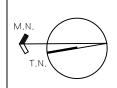
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

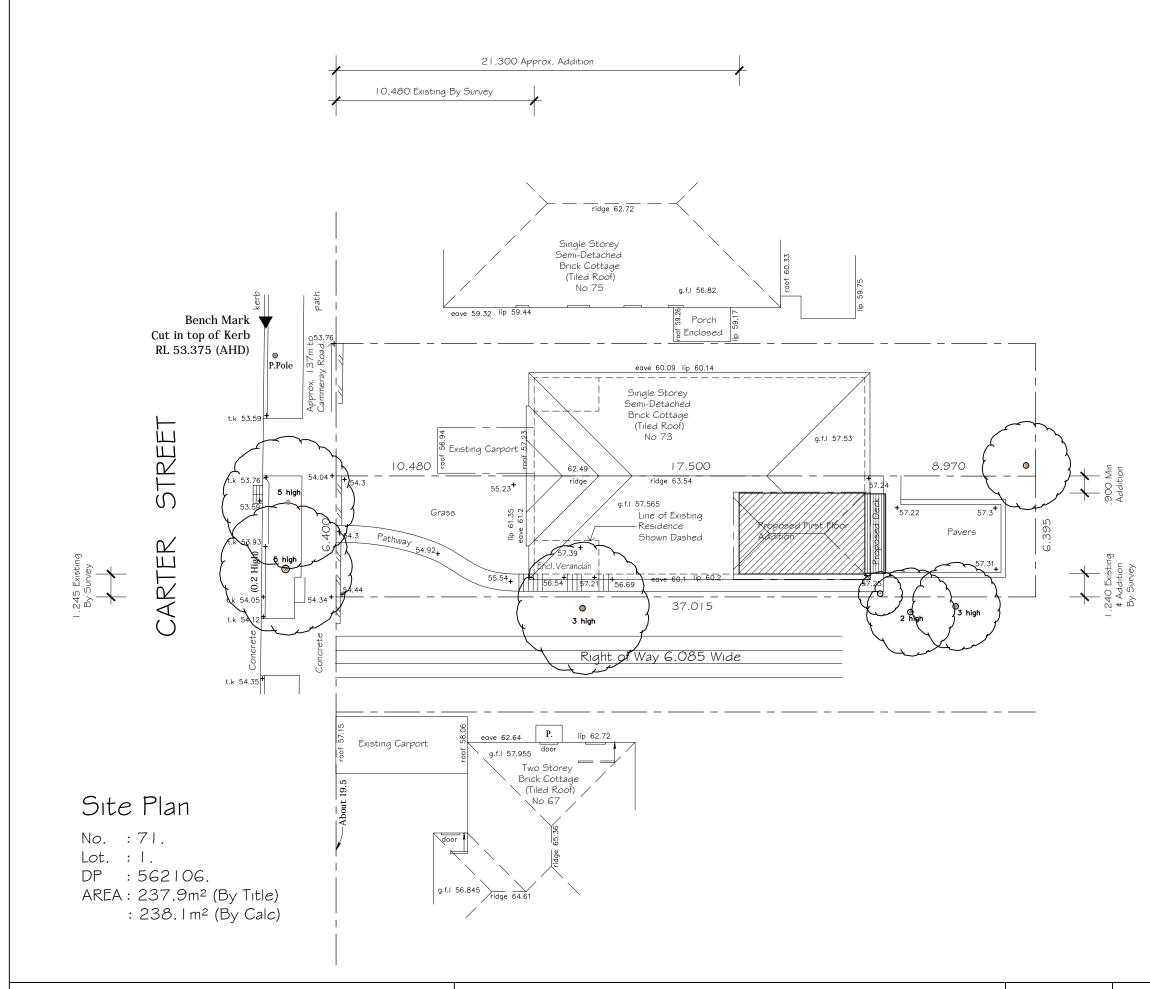
ISSUED FOR THE SOLE PURPOSE OF ENTERING INTO A BUILDING CONTRACT WITH THE COMPANY. IT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

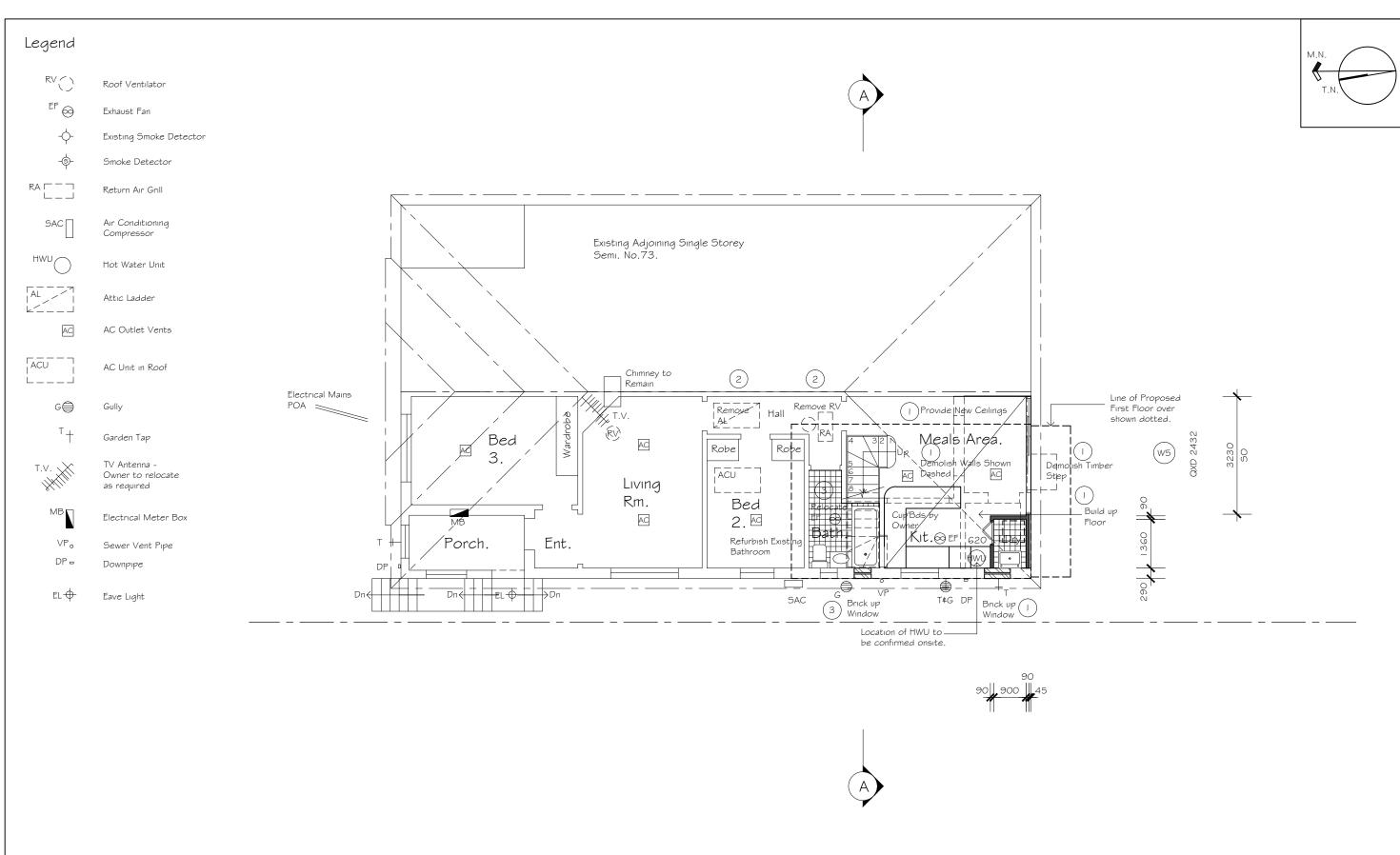
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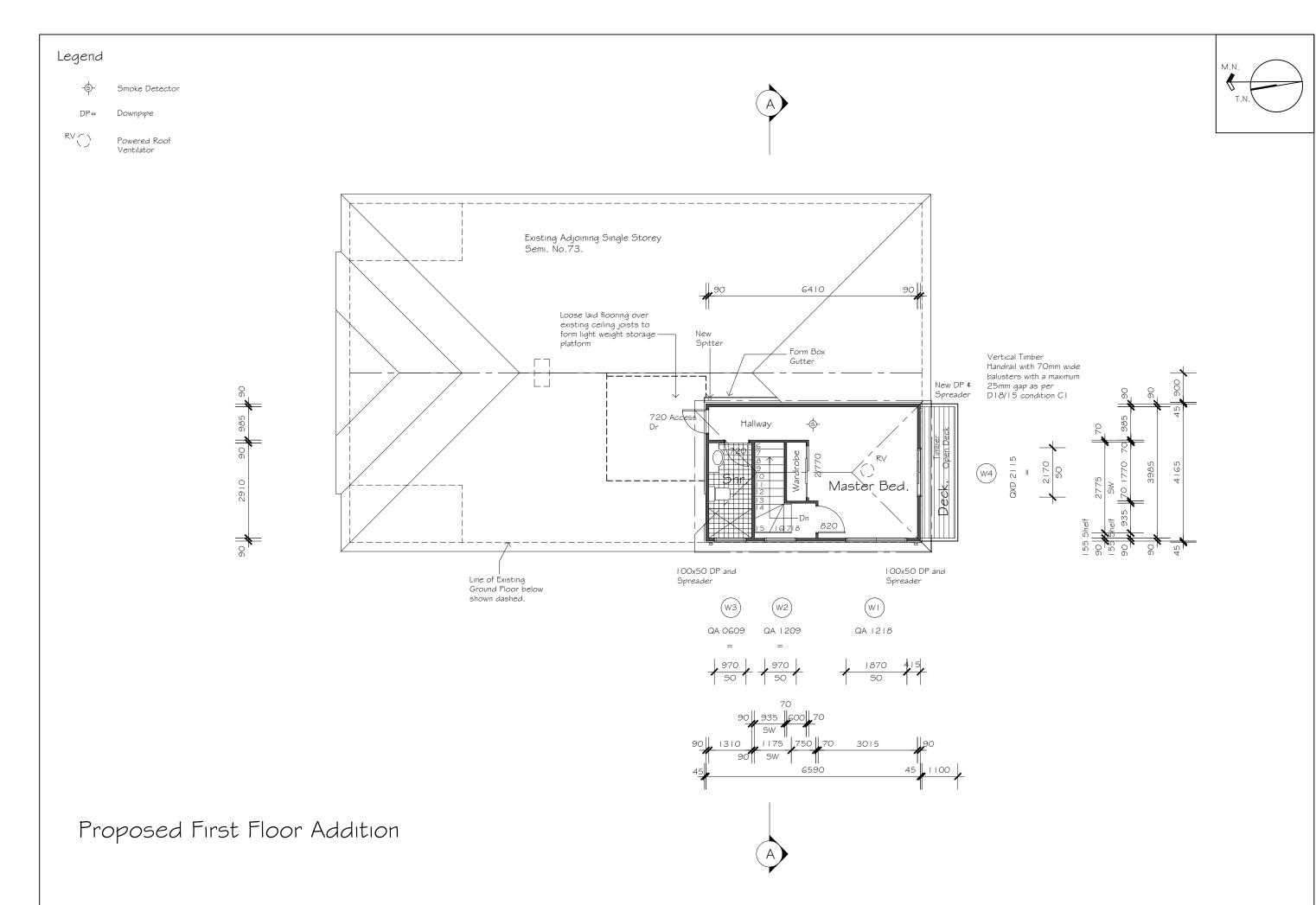
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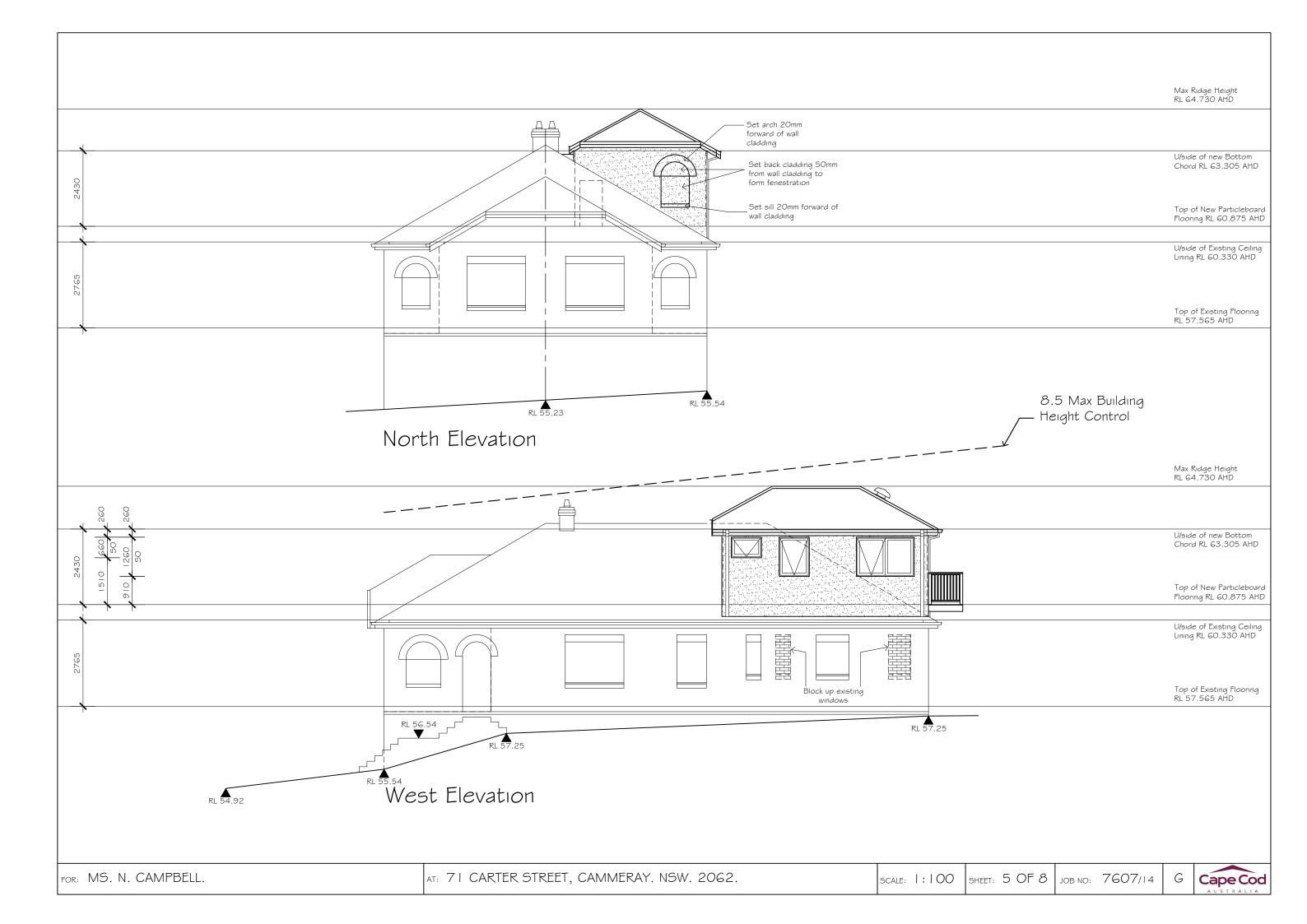


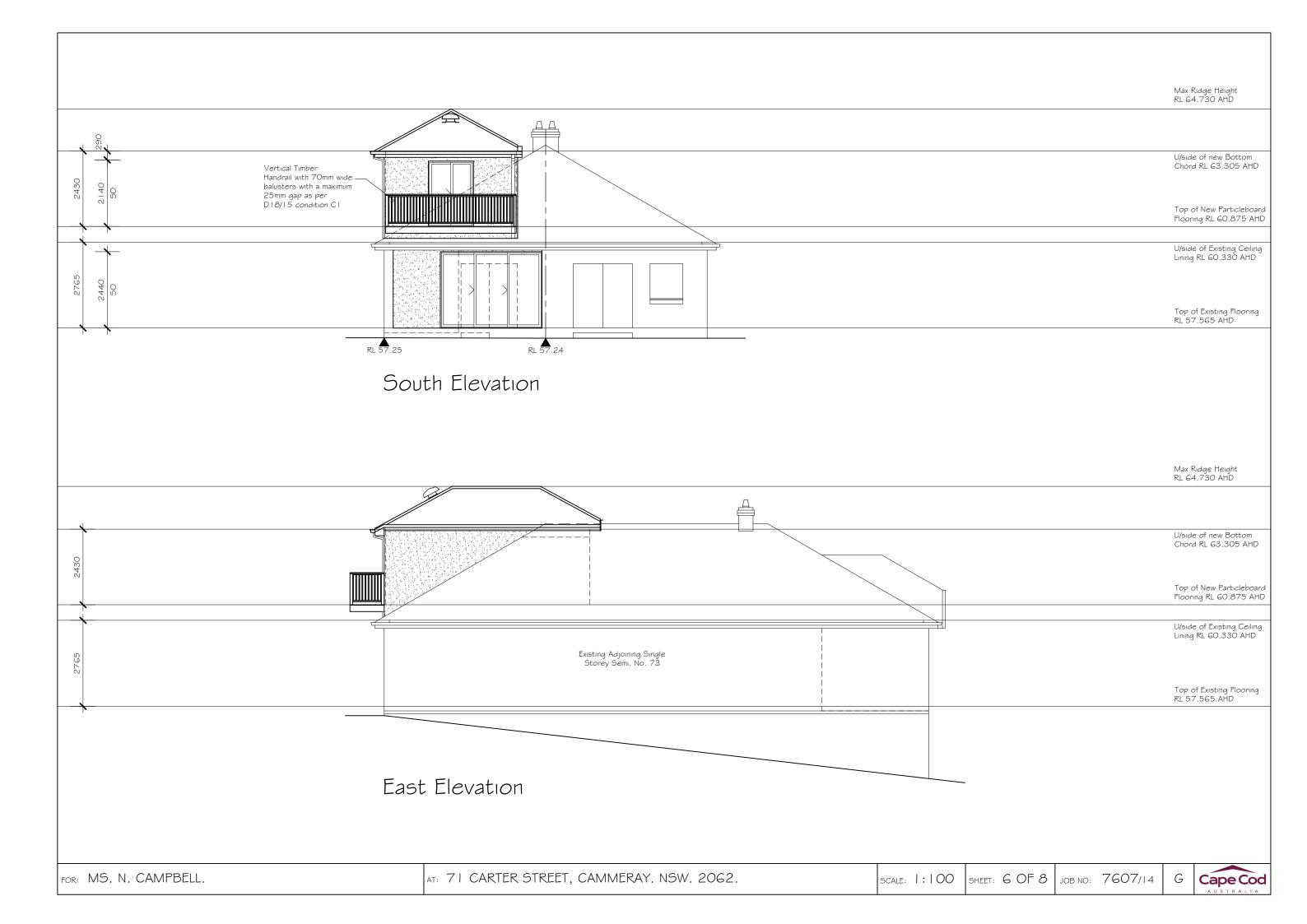


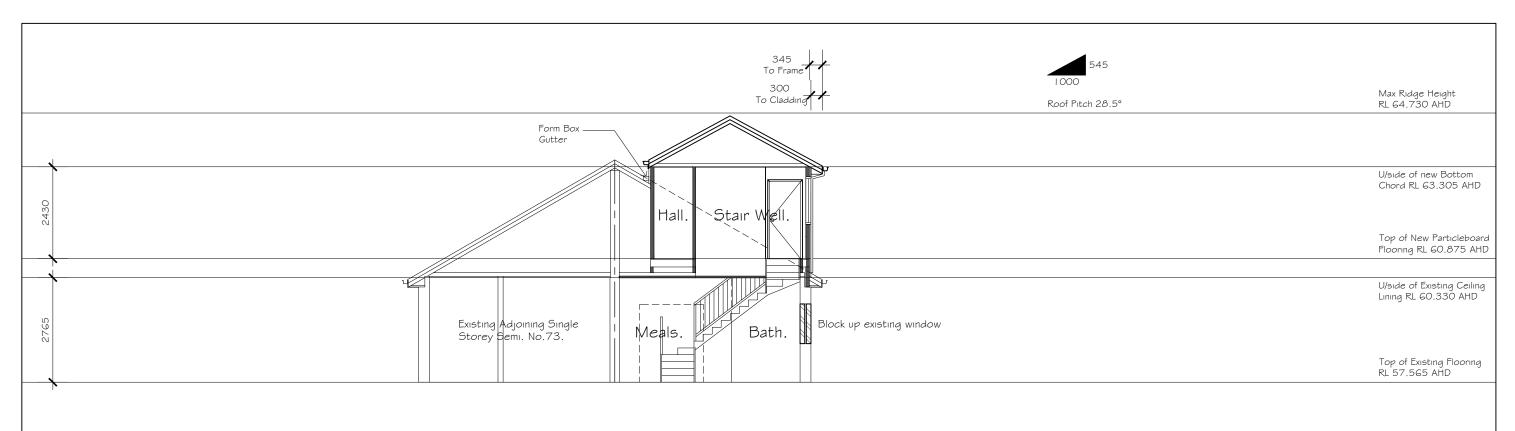
Ground Floor Plan











Section A-A

FOR: MS. N. CAMPBELL.

WINDOW SO	HEDULE (BASI	X A21010	731			ALUMINIUM TREND WINDOW	NS:				
STANDARD NOTES:	1120022 (07.01	X	,	CLIENT:		STANDARD ALUMINUM COL		ANODIC OFF WHITE			
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		PRIMROSE GLOSS, ANODIC	RL WHITE GLOSS, WHITE BIRCH C NATURAL MATT, STONE BEIG	E, WOODLAND GREY,			
ALL WINDOWS COME W	/ITH "KEYED ALIKE" LOCKS					ULTRA BLACK.					
<ul> <li>WINDOW OPENINGS NO B.C.A 3.9.2.5</li> </ul>	OTED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	H THE	BUILDER:	DATE:	DESIGNER'S COLOURS AVA	ILABLE: DUNE, JASPER, HAMM	ERSLEY BROWN, TREND	TERRAIN: 3	WIND LOAD: W 28 N	
D.C.A 3.3.2.3		COLOUB	CLAZING		CRECIAL NOTEC	SILVER PEARL, DEEP OCEAN	N, SURF MIST, MONUMENT, TR	REND METALLIC CHARCOA	L. ILRNAIN: 5	WIND LOAD: W 20 N	
	(WI) QA 1218	COLOUR PEARL WHITE	GLAZING SINGLE PY	POINTIC	SPECIAL NOTES						
	W ELEVATION / MASTER BED	1	LOW- E, (L	U-VALUE:	RESTRICT OPENING TO 125mm TO COMPLY			-			
	ALUMINIUM	INSECT SCREEN	4.48, SH	GC: 0.46)	WITH BCA.						
RV F		ALUMINIUM FIBREGLASS MESH	REVEAL		_						
	AWNING OPEN / FIXED	PEARL WHITE	I 40mm		$\dashv$						
		COLOUR	GLAZING								
	(W2) QA 1209	PEARL WHITE	SINGLE PY	ROLYTIC							
	W ELEVATION / STAIR WELL		LOW- E, (L	J-VALUE:							
	ALUMINIUM	INSECT SCREEN	4.48, SH	GC: 0.46)							
	AWNING	ALUMINIUM FIBREGLASS MESH	REVEAL					┥ ト			
	OPEN	PEARL WHITE	I 40mm								
		COLOUR	GLAZING								
	(W3) QA 0609	PEARL WHITE	SINGLE PY								
	W ELEVATION / SHOWER RM	INSECT SCREEN	LOW- E, (L 4.48, SH								
	ALUMINIUM	ALUMINIUM	4.40, 511	30. 0.46)							
	AWNING	FIBREGLASS MESH	REVEAL								
	OPEN	PEARL WHITE	I 40mm								
	(W4) QXD 2115	COLOUR	GLAZING								
F	W-1) QXD 2115	PEARL WHITE	SINGLE PY LOW- E, (L	ROLYTIC							
	S ELEVATION / MASTER BED	INSECT SCREEN	4.48, SH								
	ALUMINIUM	ALUMINIUM									
	SLIDING	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OPEN / FIXED		I 40mm								
	(W5) QXD 2432	COLOUR PEARL WHITE	GLAZING SINGLE PY	# POLYTIC	_						
		-	LOW- E, (L					_			
	S ELEVATION / MEALS AREA ALUMINIUM	INSECT SCREEN	4.48, SH	GC: 0.46)							
	1	ALUMINIUM FIBREGLASS MESH	REVEAL		_						
	STACKER OPEN / OPEN / FIXED	PEARL WHITE	I 40mm		$\dashv$						
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FOR: MS. N. CAM	1PBELL.			AT: 7	I CARTER STREET, CAMMERAY.	NSW. 2062.	5	SCALE: 1: NTS SI	HEET: 8 OF 8	JOB NO: 7607/14	G Cape Coo