

BASIX COMMITMENTS			
CERTIFICATE NO. A234408			
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		
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)		
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 75 mm)	NIL		
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
RAKED CEILING, PITCHED / SKILLION ROOF: FRAMED	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W2, W4, W5, W6, & W8,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
W1, W3, W7, & W9,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
SKYLIGHTS, SL1, & SL2,	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)		
SHADING DEVICES			
WINDOWS			
W1, W2, W3, W4, W5, & W6,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		
W9,	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM		
W7,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
W8,	NONE		
SKYLIGHTS, SL1, & SL2,	NONE		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding	Dulux		Tinker
Soffit Lining	Dulux		Surfmist
Balcony Post	Dulux		Deep Ocean
Handrail Frame			Deep Ocean

FINAL CONSTRUCTION.

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	COMMON BRICKWORK TO PARTY WALL
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH OVER POLASTIC INSULATION SYSTEM
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3 )	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL
INSULATION (FIBREGLASS)	POLYESTER BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES (EXCEPT PARTY WALL) POLYESTER BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES.
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 ARCHITRAVE: Ex. 100x25
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE DOORS TO MATCH EXISTING AS CLOSE AS POSSIBLE
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER  WIDTH: 900mm  RISE: 18 @ 188mm  GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: DEEP OCEAN
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: DEEP OCEAN DOWNPIPE COLOUR: DEEP OCEAN
HOT WATER UNIT	CONNECT TO EXISTING
PAINING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD  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 THREE (3) SMOKE DETECTORS AS SHOWN
- ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).
- A5 PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- CONNECT/INSTALL LIGHT BATTEN HOLDERS, ONE (1) EXHAUST FAN, ONE (1) EXTRACTOR FAN & TWO (2) STANDARD LIGHT FITTINGS (AS SUPPLIED BY THE OWNER).
- REPLACE EXISTING REWIRABLE FUSE SWITCH BOARD WITH A CIRCUIT BREAKER SURROUND AND BREAKERS TO ALLOW FOR ADDITIONAL CIRCUITS.

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.
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF A DUCTED AIR CONDITIONING SYSTEM.
- ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM.
- SUPPLY LIGHT BATTEN HOLDERS, ONE (1) EXHAUST FAN, ONE (1) EXTRACTOR FAN & TWO (2) STANDARD LIGHT FITTINGS.
- SUPPLY OF INTERNAL DOOR FURNITURE.

H	FINAL CONSTRUCTION	S.C	22-03-16
G	PLAN CHECK	J.M/S.C	25-02-16
F	ISSUE FOR CONSTRUCTION CERTIFICATE	B.P.	22-02-16
E	BASIX ADDED & TO COUNCIL	N.E.	06-11-15
D	ADJOINING PROPERTY ADDED	B.D.	24-09-15
C	POV 17015 & 17033	S.C.	14-09-15
B	TO CLIENT	N.L.	27-08-15
A	TECHNICAL	JOHN.I	14-08-15
No.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: PETER BROWN

PROPOSED ADDITIONS & ALTERATIONS

FOR MS. D RICHMOND.

AT 14 UNION STREET,  
DULWICH HILL. NSW. 2203.

COUNCIL: MARRICKVILLE.

Cape Cod

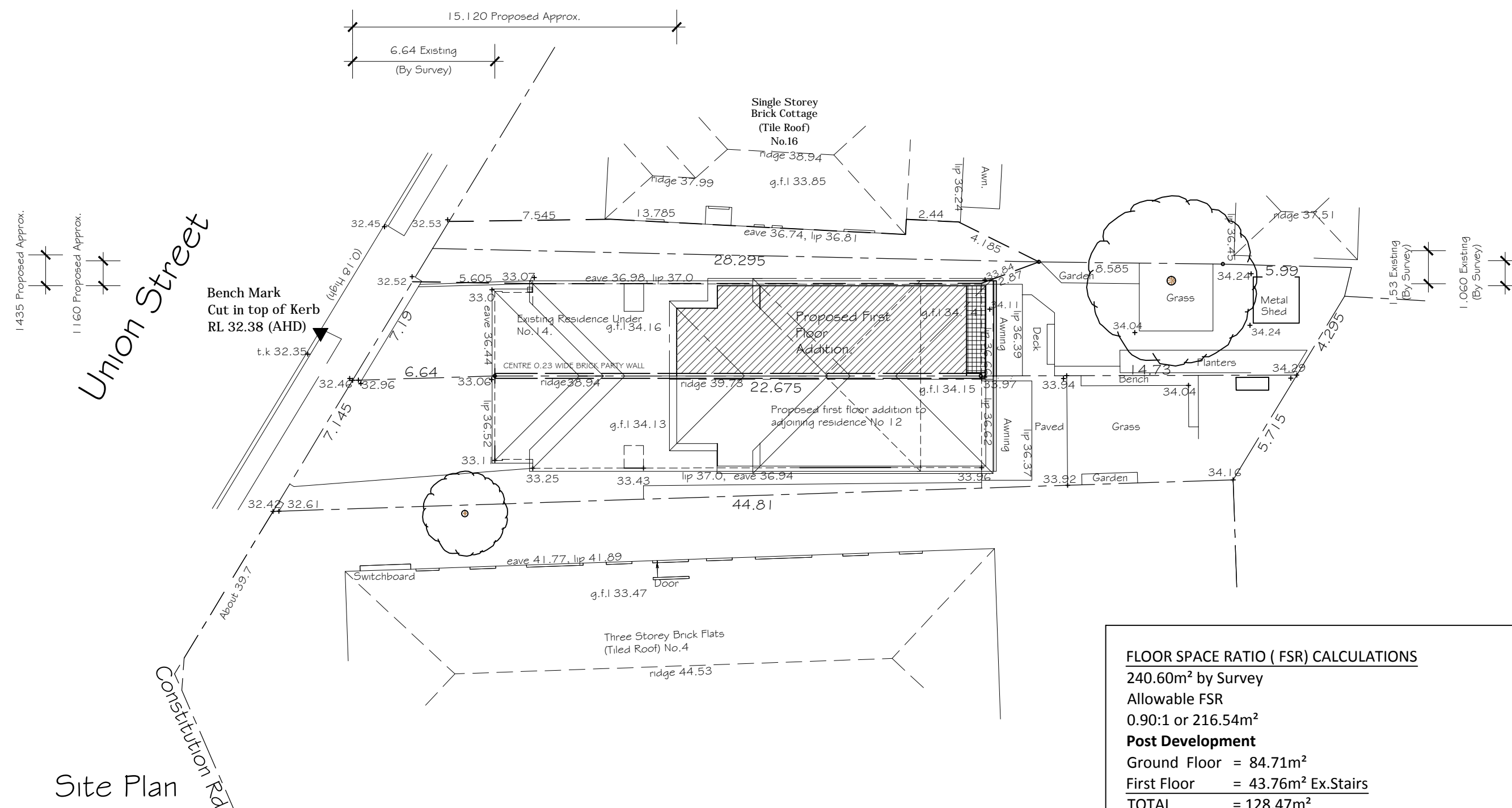
A U S T R A L I A

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

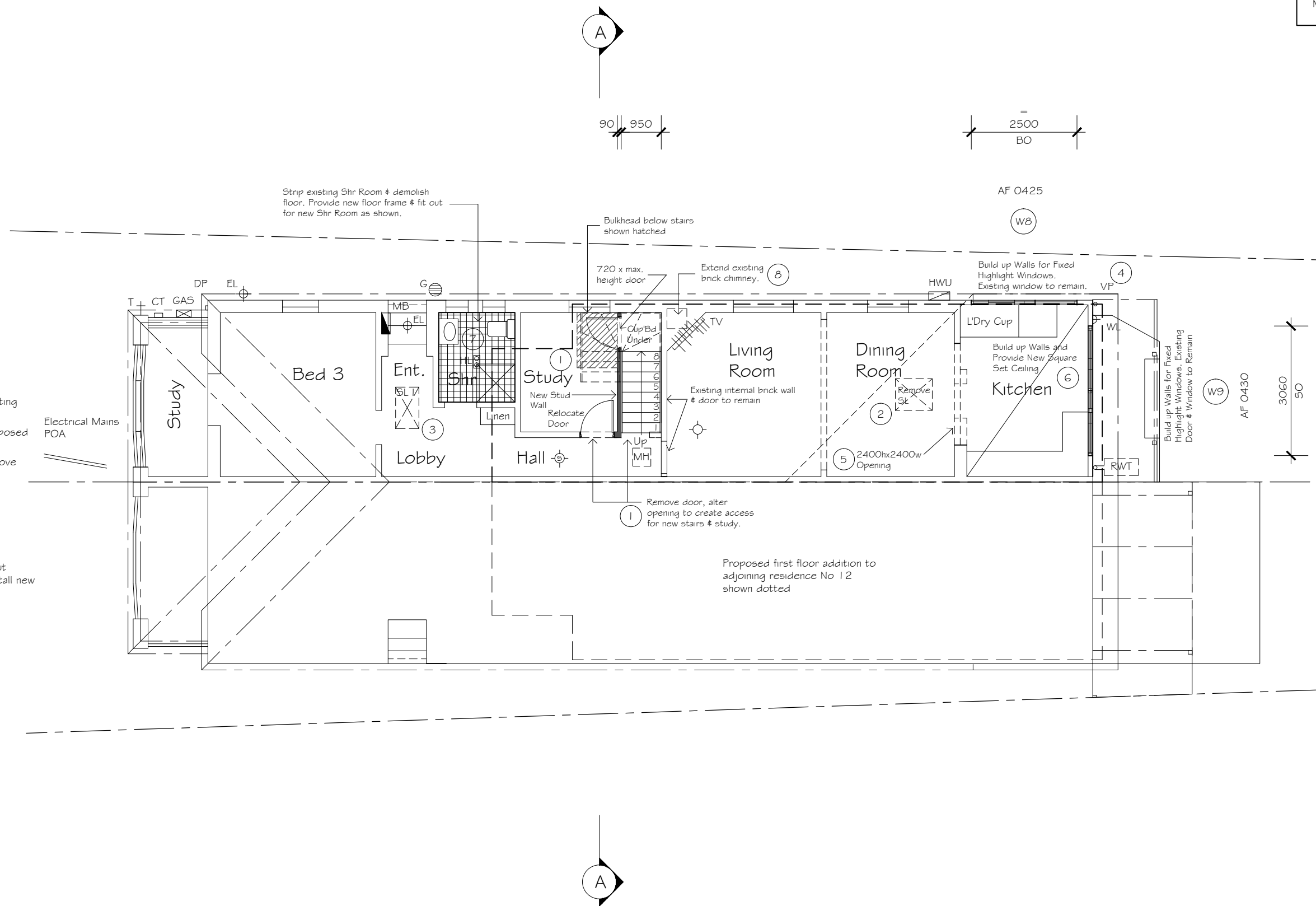
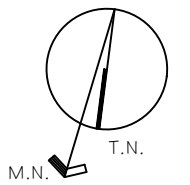
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# Legend

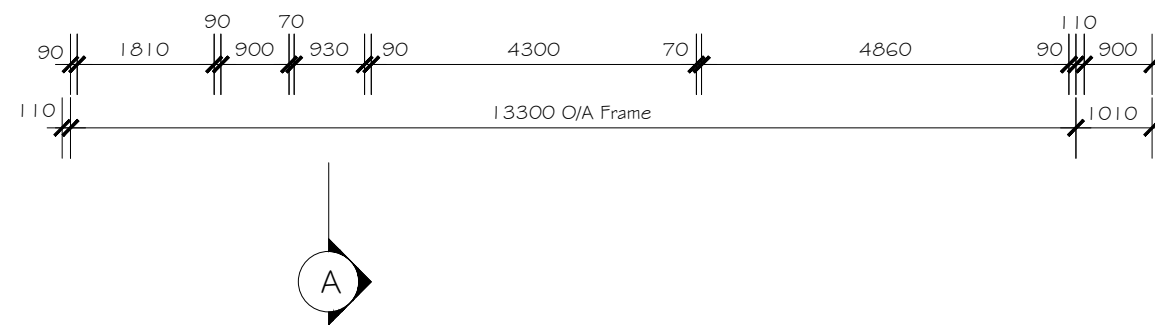
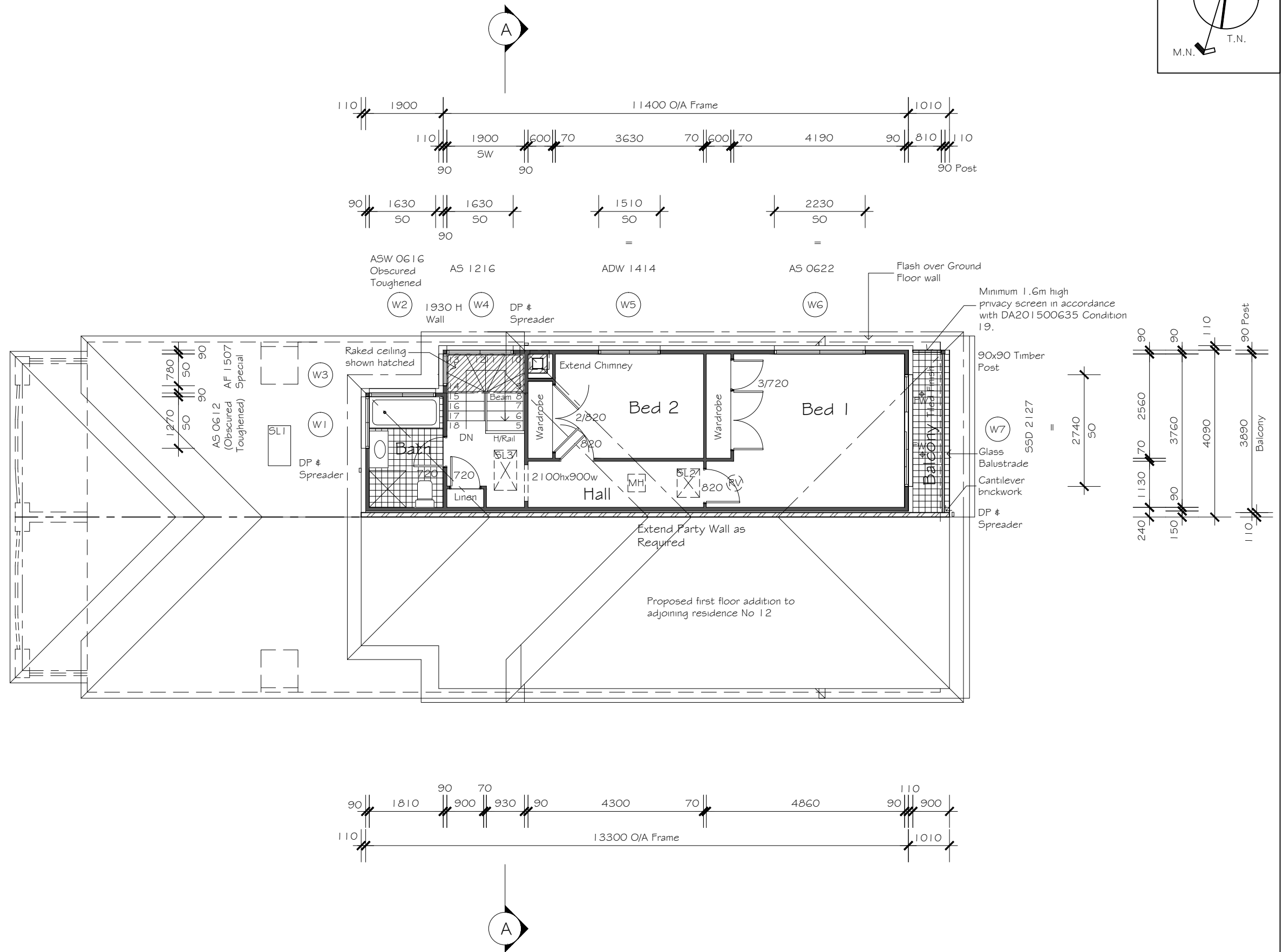
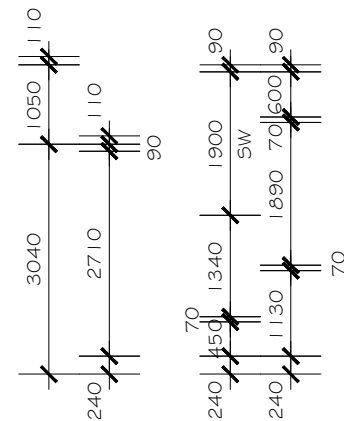
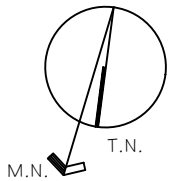
- CT □ Cable TV Box
- DP □ Downpipe
- EL ⊕ Eave Light
- G ⊕ Gully
- HWU □ Hot Water Unit Wall Mounted
- MB □ Meter Box - Electrical
- GAS ⊠ Meter - Gas
- T ⊕ Tap - Garden
- VP ○ Sewer Vent Pipe
- WL ⊖ Wall Light
- HL ⊠ Heater/Light
- MH □ Manhole
- ⊙ Smoke Detector - Existing
- ⊙ Smoke Detector - Proposed
- ⊠ Existing Skylight - Remove and patch ceiling
- T.V. ⊠ TV Antenna - Owner to relocate as required
- ⊠ Proposed Skylight - Cut opening in ceiling & install new CO4 550 x 980 Fixed Skylight



Ground Floor Plan

# Legend

- DP = Downpipe
- MH Manhole
- RV Roof Ventilator
- SL1 Fixed Skylight  
C04  
550 x 980
- SL2 Fixed Skylight  
C01  
550 x 700
- Smoke Detector
- SL3 Fixed Skylight  
C04  
550 x 980
- FW Floor Waste



## Proposed First Floor Addition

				Max Ridge Height RL 42.620	
			U/side of new Bottom Chord RL 39.945  Top of New Particleboard Flooring RL 37.515  U/side of Existing Ceiling Lining RL 36.965  Top of Existing Flooring RL 34.160		
	RL 33.00      RL 33.06      RL 33.11		450 to Cladding 560 to Frame		
	East Elevation				
					Max Ridge Height RL 42.620
			U/side of new Bottom Chord RL 39.945  Top of New Particleboard Flooring RL 37.515  U/side of Existing Ceiling Lining RL 36.965  Top of Existing Flooring RL 34.160		
	RL 33.84      RL 33.07      RL 33.00		Line of stair bulkhead behind window		
	South Elevation.				
FOR: MS. D RICHMOND.		AT: 14 UNION STREET, DULWICH HILL. NSW. 2203.		SCALE: 1:100	SHEET: 5 OF 8
				JOB NO: 7683/15	H

FOR: MS. D RICHMOND.

AT: 14 UNION STREET, DULWICH HILL. NSW. 2203.

SCALE: 1 : 100

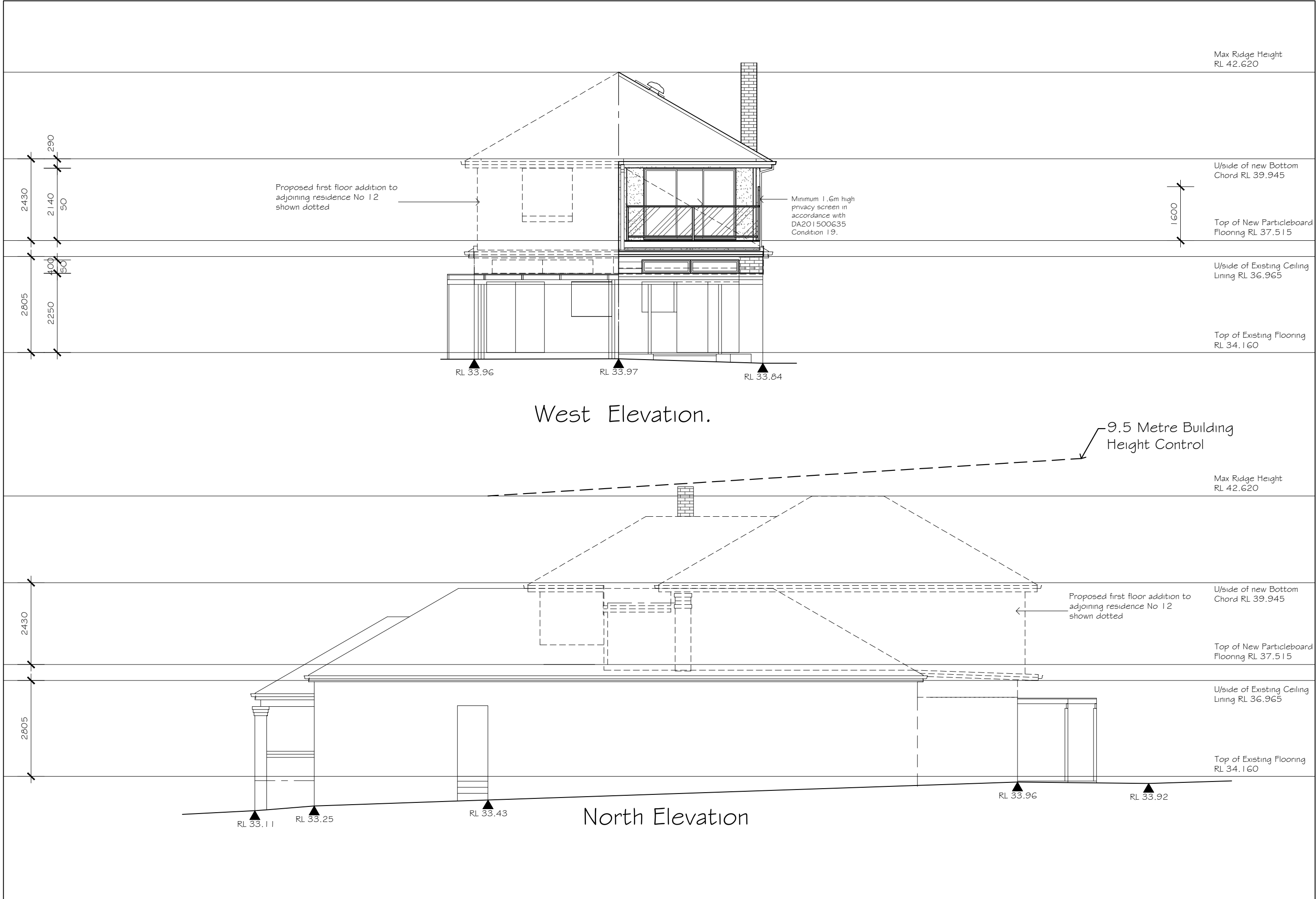
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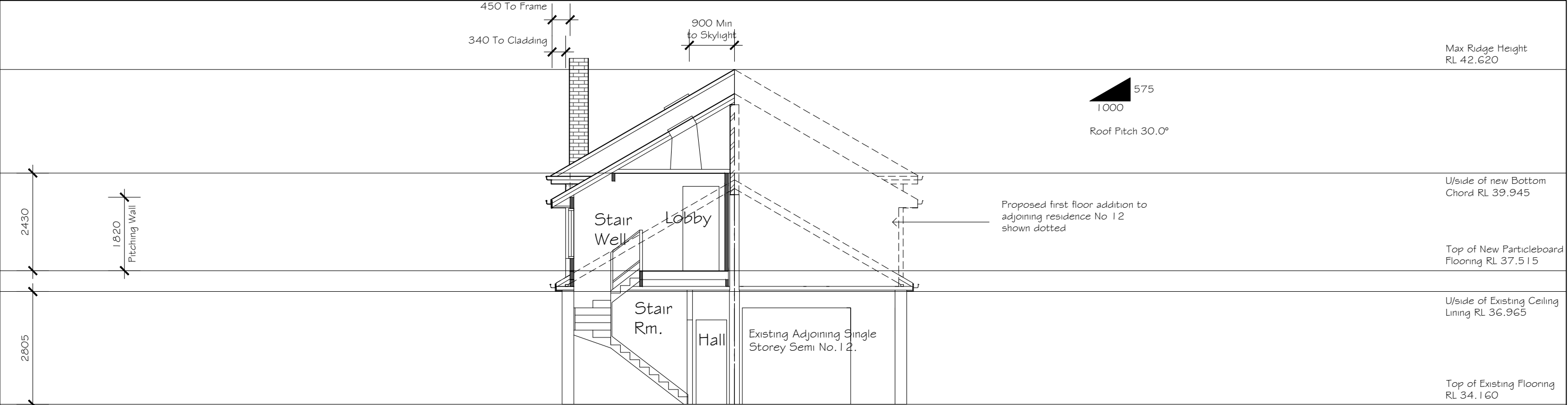
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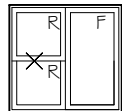
**Cape Cod**  
AUSTRALIA





Section A-A



WINDOW SCHEDULE (BASIX A234408)				CLIENT: .....		ALUMINIUM TREND WINDOWS: STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.  DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.						
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: .....					TERRAIN: 3 WIND LOAD: W 28 N			
	(W1) AS 0612	COLOUR	GLAZING	SPECIAL NOTES								
	E ELEVATION / BATHROOM	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.								
	ALUMINIUM	INSECT SCREEN										
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	(W2) AS 0616	COLOUR	GLAZING	SPECIAL NOTES								
	S ELEVATION / BATHROOM	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	TRANSLUCENT FILM BY BUILDER.								
	ALUMINIUM	INSECT SCREEN										
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	(W3) AF 1507	COLOUR	GLAZING	SPECIAL NOTES								
	E ELEVATION / STAIRWELL	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SITE CHECK.								
	ALUMINIUM	INSECT SCREEN										
	SPECIAL FIXED WITH RAKING HEAD AND SILL		REVEAL 140mm									
	(W4) AS 1216	COLOUR	GLAZING	SPECIAL NOTES								
	S ELEVATION / STAIRWELL	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)									
	ALUMINIUM	INSECT SCREEN										
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	(W5) ATD 1414	COLOUR	GLAZING	SPECIAL NOTES								
	S ELEVATION / BED 2	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT BOTTOM SASH TO 125mm TO COMPLY WITH NCC.								
	ALUMINIUM	INSECT SCREEN		RESTRICT TOP SASH OPENING NO LESS THAN 1700MM ABOVE FLOOR TO COMPLY WITH NCC								
	DOUBLE HUNG OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	(W6) AS 0622	COLOUR	GLAZING	SPECIAL NOTES								
	S ELEVATION / BED 1	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.								
	ALUMINIUM	INSECT SCREEN										
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	(W7) SSD 2127	COLOUR	GLAZING	SPECIAL NOTES								
	W ELEVATION / BED 1	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)									
	ALUMINIUM	INSECT SCREEN										
	STACKING DOOR OPEN / OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	(W8) AF 0425	COLOUR	GLAZING	SPECIAL NOTES								
	S ELEVATION / KITCHEN	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	SITE CHECK								
	ALUMINIUM	INSECT SCREEN										
	SPECIAL FIXED FIXED / FIXED		REVEAL									
	(W9) AF 0430	COLOUR	GLAZING	SPECIAL NOTES								
	W ELEVATION / KITCHEN	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SITE CHECK								
	ALUMINIUM	INSECT SCREEN										
	SPECIAL FIXED FIXED / FIXED		REVEAL									
FOR: MS. D RICHMOND.				AT: 14 UNION STREET, DULWICH HILL. NSW. 2203.				SCALE: 1 : NTS	SHEET: 8 OF 8	JOB NO: 7683/15	H	