| BASIX  | COMMITMENTS  |
|--|--|
| CERTIFICATE NO. A204569  |  |
| FIXTU  | RES AND SYSTEMS  |
| LICHTING   | MIN 40% OF NEW OR ALTERED LIGHT FIXTURES<br>TO BE FITTED WITH FLUORESCENT, COMPACT<br>FLUORESCENT OR LIGHT-EMITTING-DIODE<br>(LED) LAMPS |
| WET AREAS:<br>NEW OR ALTERED   | SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED   |
| INSUL  | ATION REQUIREMENTS   |
| FLOOR ABOVE EXISTING<br>DWELLING OR BUILDING                               | NIL  |
| EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 50mm) | NIL  |
| FLAT CEILING,<br>PITCHED ROOF  | CEILING: R I.45 (UP) ROOF: FOIL/BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)   |
| GLAZII   | NG REQUIREMENTS  |
| WINDOWS  |  |
| WI, W2, W3, W6, W7, W8,<br>W9, \$ WIO,                                     | STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)   |
| W4, \$ W5,   | STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)   |
| SHAD   | ING DEVICES  |
| WINDOWS  |  |
| WI, W2, W3, W4, W5, W6,<br>W7, W8, W9, \$ WIO,                             | EAVE / VERANDAH / PERGOLA / BALCONY<br>>= 750MM  |
|  |  |

# EXTERNAL PAINT SCHEDULE

| •                    | •                   |      |                          |
|----------------------|---------------------|------|--------------------------|
| ITEM                 | BRAND<br>eg. WATTYL | CODE | COLOUR                   |
| Window Frame         | Trend               |      | Pearl white              |
| Window Hardware      | Trend               |      | Pearl white              |
| Window Insect Screen | Trend               |      | Pearl white              |
| Wall Cladding        | Dulux               |      | Ploughed earth \$ Bogart |
| Fascia Board         | Dulux               |      | Raku                     |
| Soffit Lining        | Dulux               |      | Grey Pebble              |
|                      |                     |      |                          |
|                      |                     |      |                          |
|                      |                     |      |                          |

# SPECIFICATION SUMMARY

ROOF: ROOF TRUSSES

TO MANUFACTURERS

#### STRUCTURAL TIMBER - All to ASA 1684.2

WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS

DETAILS @ .600 CTS

FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N

## FINISHES

WINDOW SASHES

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

NTERNAL FIXINGS

INTERNAL DOORS

MAPLE TREADS \$ PINE

CUPBOARD UNDER

FASCIA \$
BARGE BOARDS

HOT WATER UNIT

PAINTING - REFER TO

THE EXTENT OF WORK

SPECIFICATION FOR

CONDITIONS

GUTTERS & DOWNPIPES TYPE: QUAD

MEASURE DURING CONSTRUCTION.

STAIRCASE

RISERS

TREADS

| BRICKWORK                                      | N/A   |
|--|---|
| FLOORING                                       | I 9MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD  |
| CLADDING                                       | 50MM INSULCLAD OVER POLASTIC INSULATION<br>SYSTEM WITH TEXTURE COAT FINISH TO<br>EXTERNAL WALLS |
| WINDOWS - TREND<br>KEYED LOCKS<br>(TERRAIN: 3) | FRAME: PREFINISHED ALUMINIUM  |
| INSECT SCREENS:<br>TO ALL NEW OPERABLE         | FRAME: PREFINISHED ALUMINIUM<br>MESH: FIBREGLASS  |

PROFILE: CUSTOM ORB

COLOUR: MONUMENT

WALLS OF ADDITION

DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 BULLNOSE ARCHITRAVE: Ex. 75x25 BULLNOSE

TYPE: CLOSED TIMBER

RISE: 18@184mm

MATERIAL: DAR TIMBER

CONNECT TO EXISTING

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.

GOING: 240mm (260mm TREAD)

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: MONUMENT DOWNPIPE COLOUR: MONUMENT

FIRST FLOOR EXTERNAL: BY CAPE COD

PAINTING TO ALTERATION AND RENOVATION WORK

FIRST FLOOR INTERNAL: BY OWNER

WIDTH: 860mm

BLANKET

PRE-FINISHED ZINCALUME ROOF SHEETING

RE-ROOF EXISTING REMAINING ROOF AREAS

R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

R3.0 BATTS TO GROUND FLOOR CEILING AREA

12mm POLASTIC INSULATION BLANKET TO FIRST

PRIMED HARDBOARD HOLLOW CORE "FLUSH"

R2.0 FIBREGLASS INSULATION BATTS TO EXTERNAL

FLOOR EXTERNAL WALL FRAMES

### SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-
- ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA).
- AS PER THE BCA ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- PROVIDE 200MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING
- REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.
- CONNECT/INSTALL SIXTEEN (16) DOWNLIGHT FITTINGS, FIVE (5) RECESSED WALL LIGHTS, TWO (2) CEILING SWEEP FANS, ONE (1) HEATED TOWEL RAIL \$ ONE (1) 4-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).

### 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 IF REQUIRED, INCLUDING 3 PHASE ELECTRICAL WORKS AS PER ELECTRICAL INSPECTION REPORT S4351
- SUPPLY SIXTEEN (16) DOWNLIGHT FITTINGS, FIVE (5) RECESSED WALL LIGHTS, TWO (2) CEILING SWEEP FANS, ONE (1) HEATED TOWEL RAIL & ONE (1) 4-IN-1 FAN/LIGHT/HEATER UNIT.
  - CARPET/FLOOR FINISH TO PROPOSED FIRST FLOOR ADDITION
- SUPPLY OF ALL PC ITEMS. INCLUDING FLOOR # WALL TILES. ONE (1) WALL HUNG DOUBLE BOWL VANITY, ONE (I) WC SUITE, ONE (I) SOAP HOLDER, ONE (I) TOILET ROLL HOLDER & ONE (I) HEATED TOWEL RAIL, TWO (2) WALL MOUNTED MIXER TAPS & ONE (1) SHOWER MIXER SET WITH SHOWER HEAD.
- BUILT-IN-ROBE \$ WALK-IN-ROBE FITOUT.

| G                                  | FINAL CONSTRUCTION                        | N.L.  | 27-04-15 |  |  |  |
|------------------------------------|---|-------|----------|--|--|--|
| F                                  | TO CONTRACT                               | 5.C.  | 26-02-15 |  |  |  |
| E                                  | PLAN CHECK                                | S.C.  | 24-02-15 |  |  |  |
| D                                  | SURVEY & BASIX DETAILS ADDED & TO COUNCIL | N.E.  | 13-11-14 |  |  |  |
| С                                  | POV 15799                                 | C.S.  | 21-10-14 |  |  |  |
| В                                  | TO CLIENT                                 | C.G.  | 01-10-14 |  |  |  |
| Α                                  | TECHNICAL                                 | JGI   | 12-09-14 |  |  |  |
| No.                                | ISSUE                                     | DRAWN | DATE     |  |  |  |
| DESIGN CONSULTANT: SCOTT MCDOUGALL |   |       |          |  |  |  |

## PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR. M. & MRS. S. WU.

> 9 GRASMERE CRESCENT. COLLAROY PLATEAU. NSW. 2097.

COUNCIL: WARRINGAH

AT

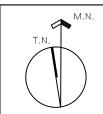
Cape Cod

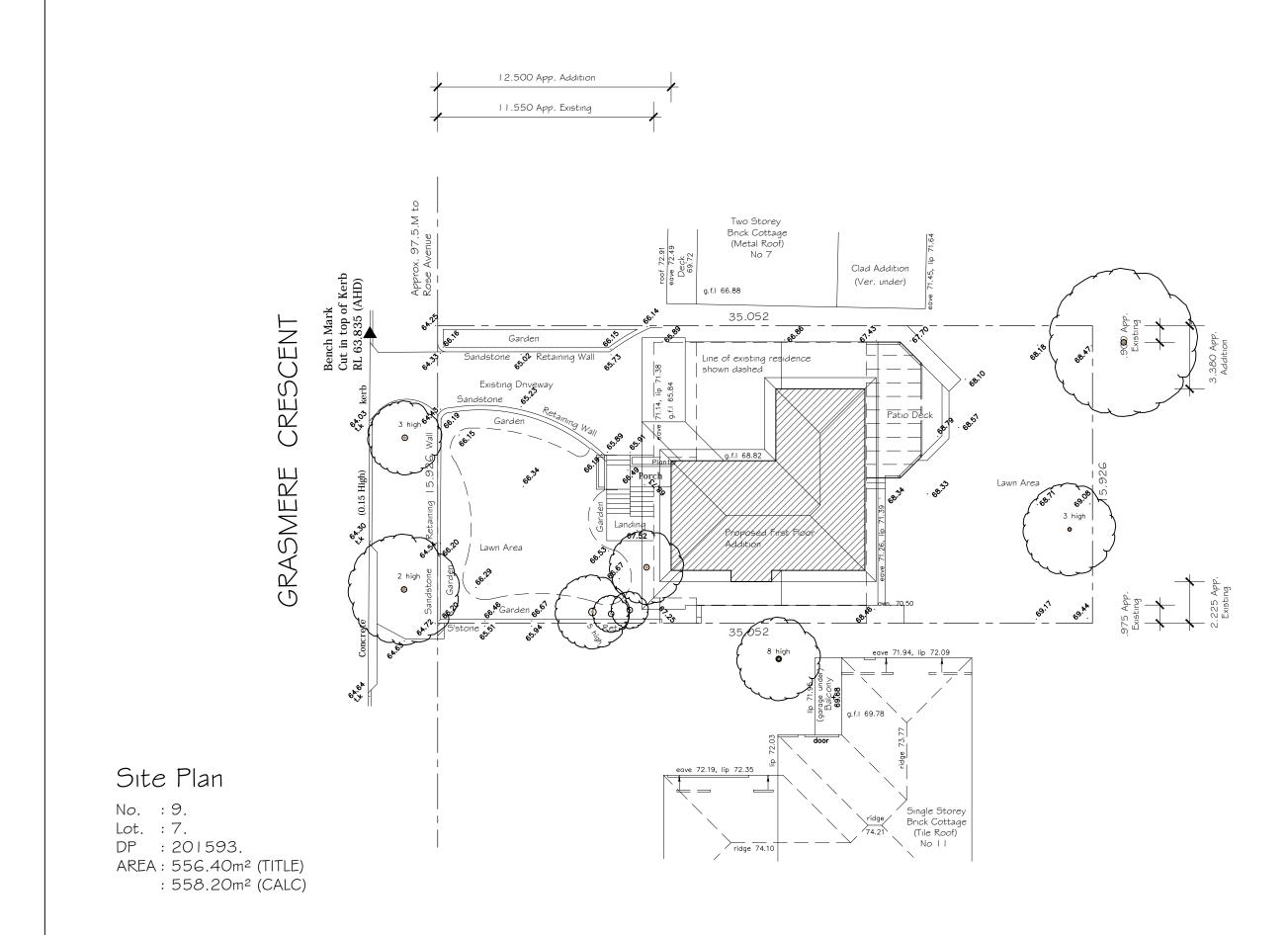
A.B.N. 54 000 605 407

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

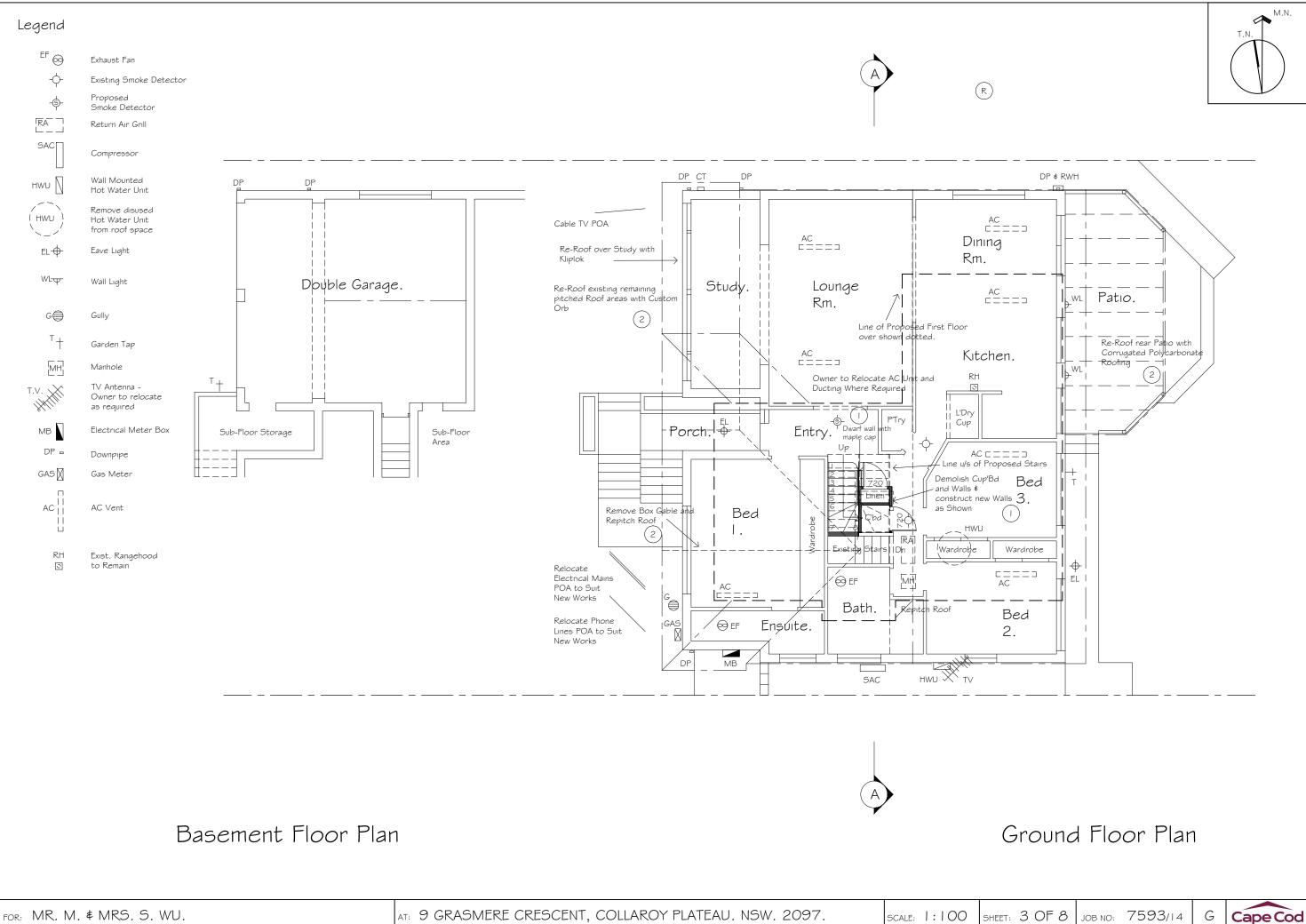
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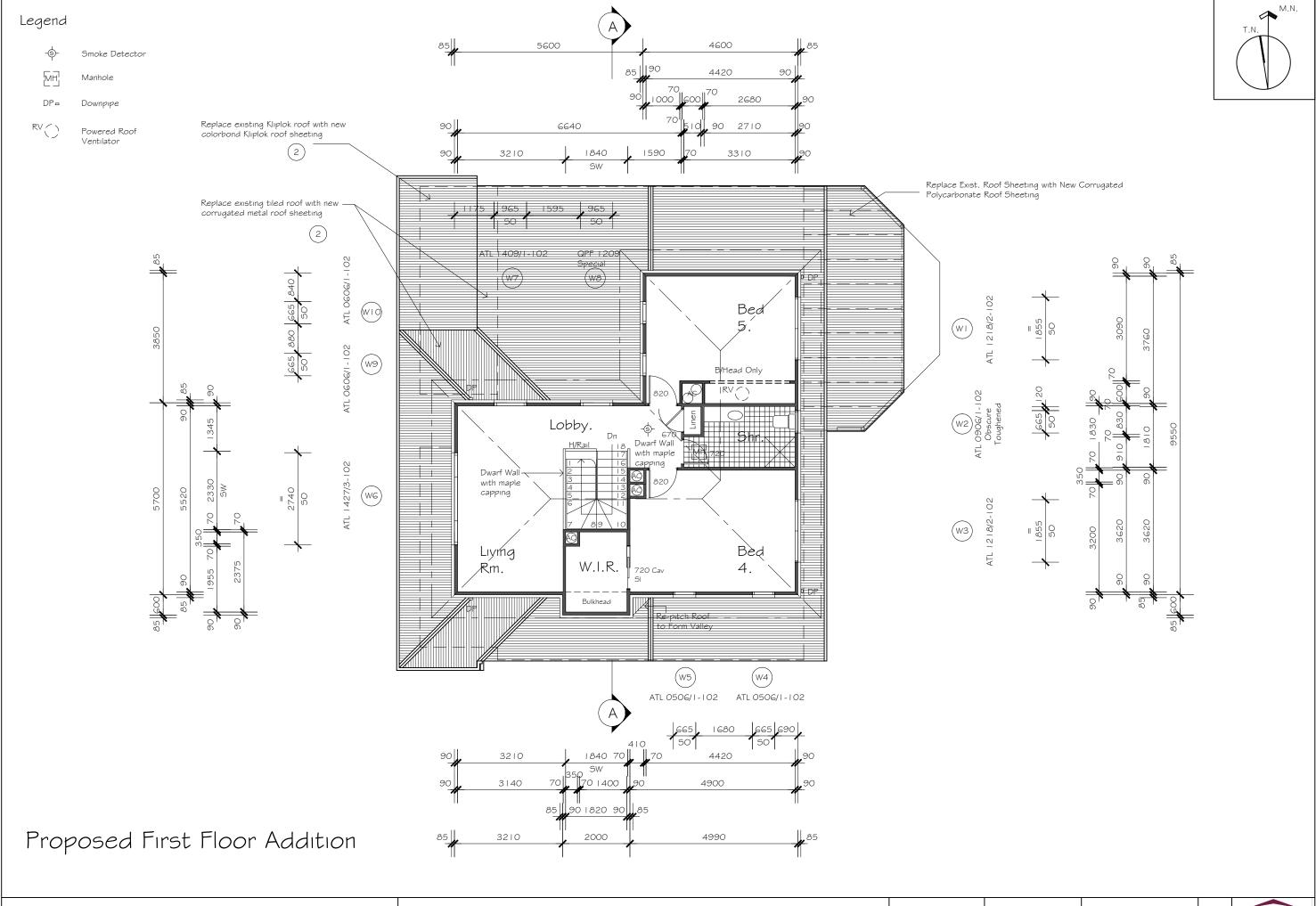
JOB NO: 7593/14

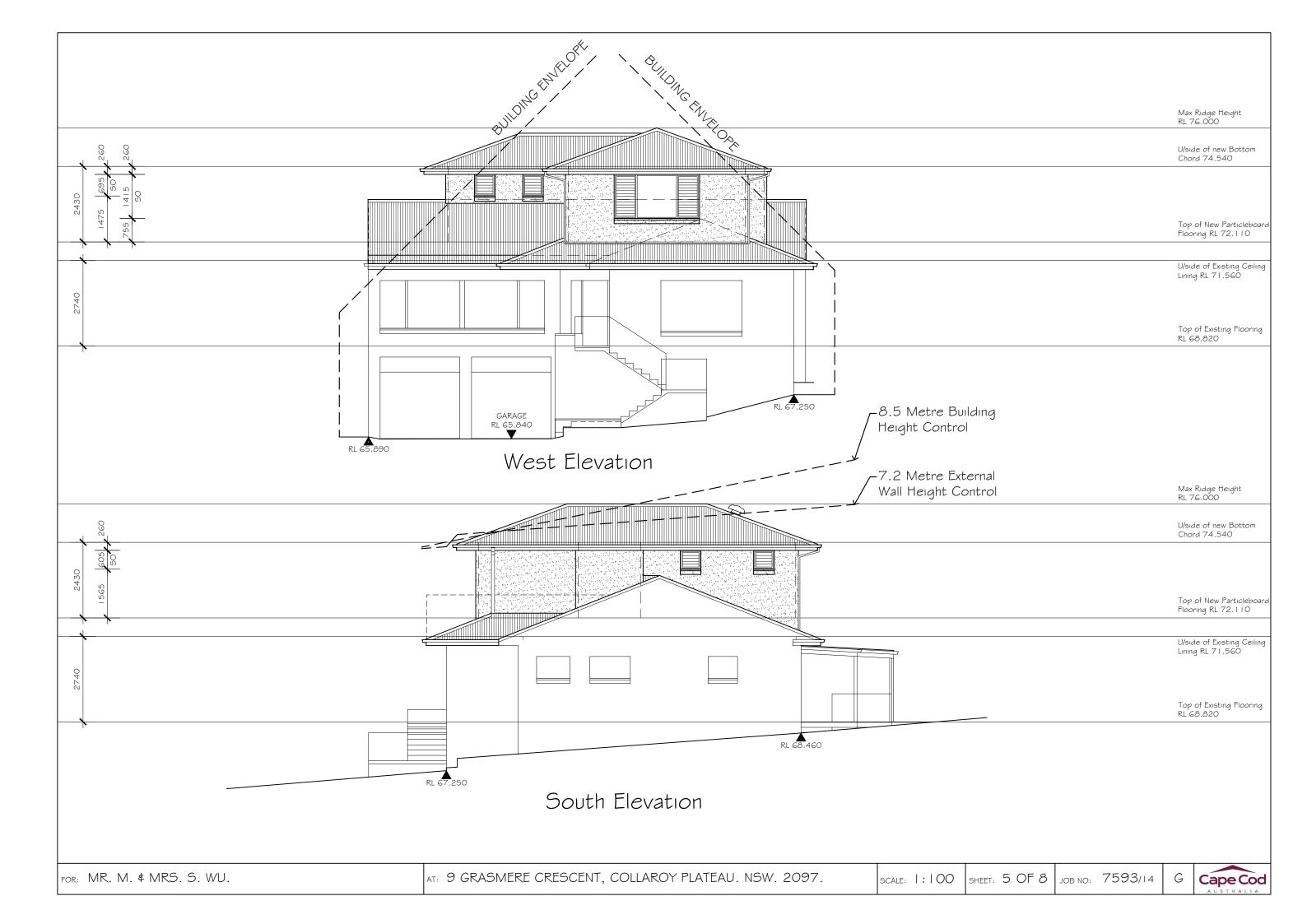


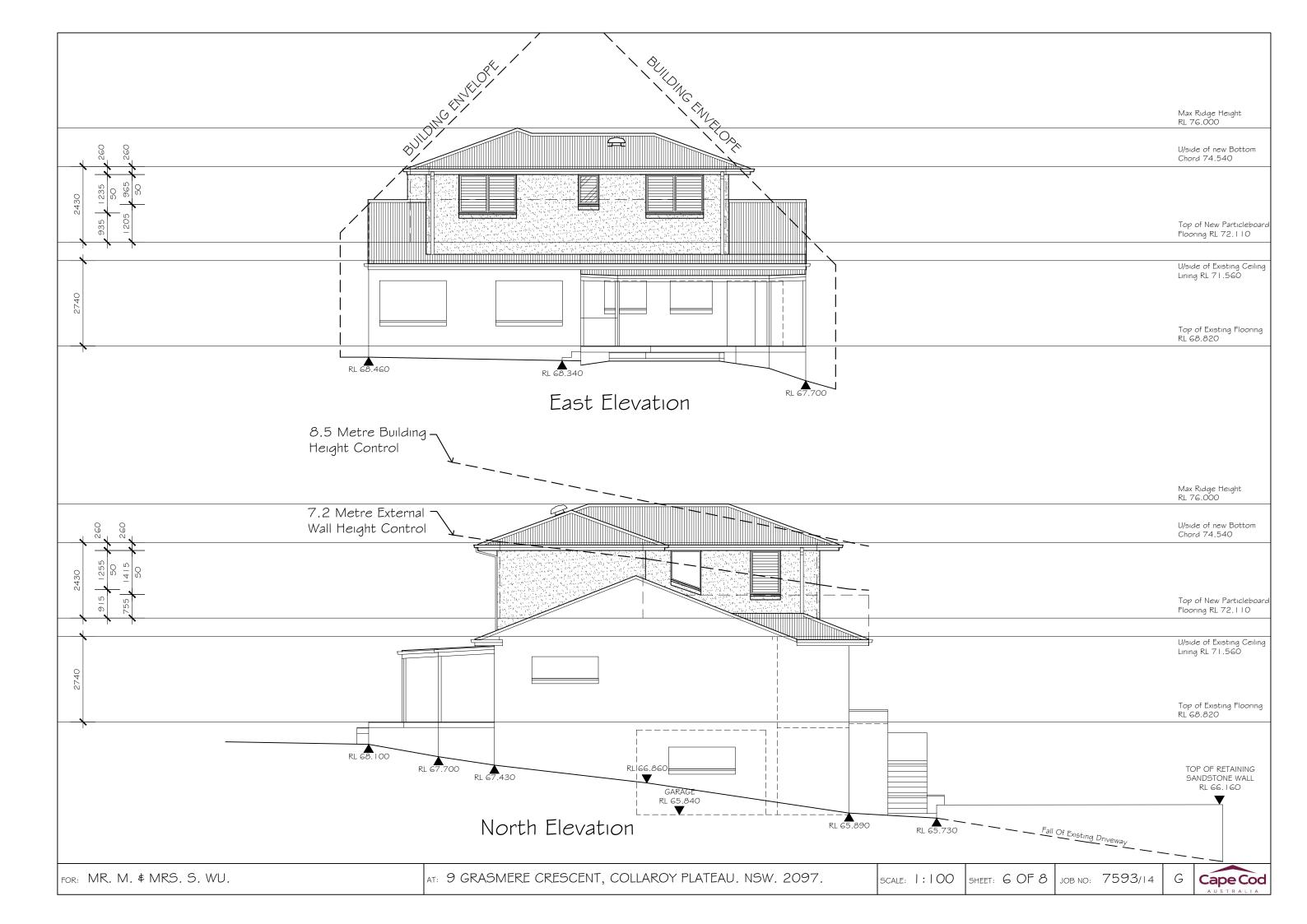


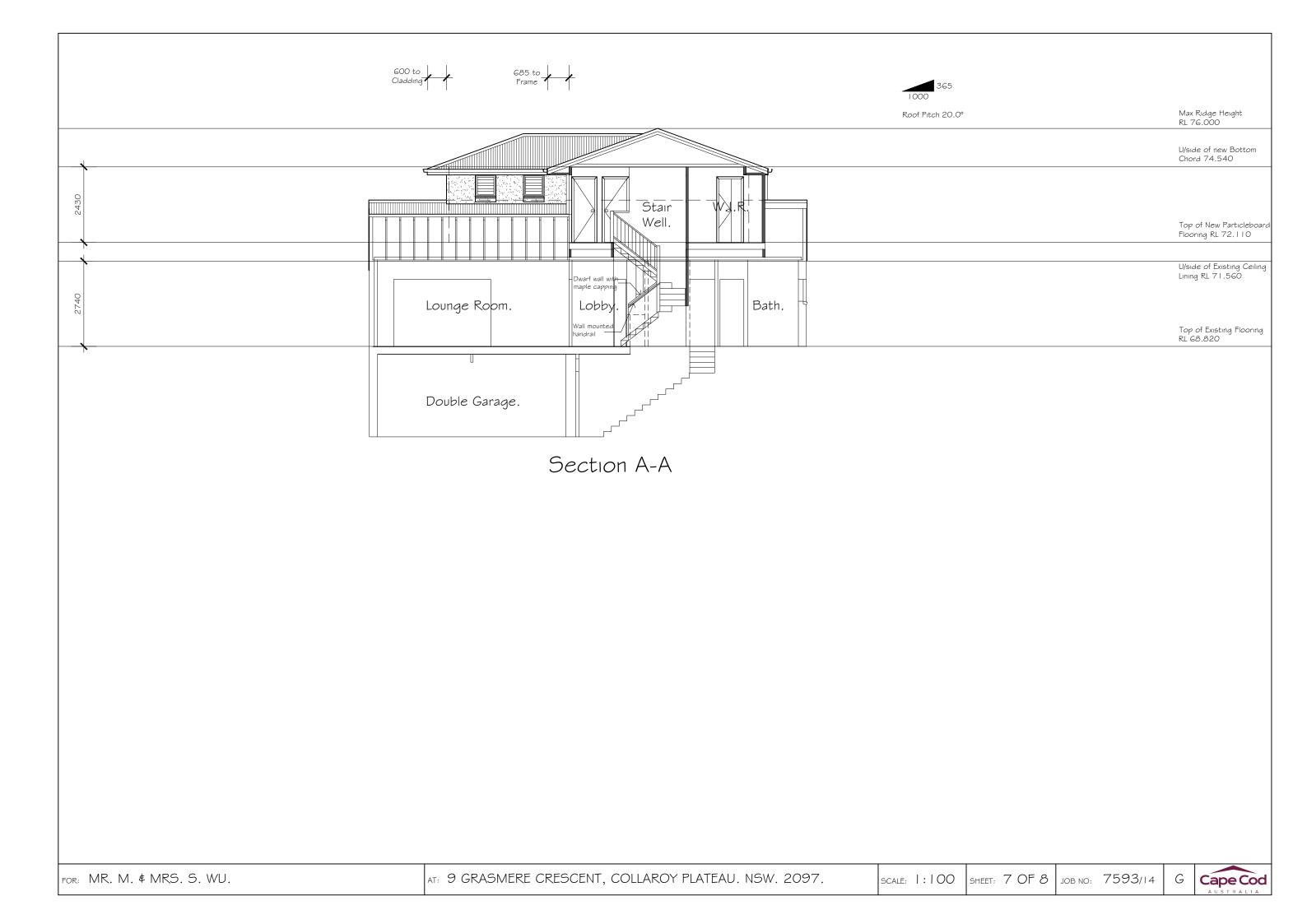
Cape Cod











| WINDOW SCI                            | HEDULE (BASI                 | X A20456                     | 59) <sub>(115</sub>              | ENT:                                     | ALUMINIUM TREND WINDOV                          | V5:   |                          |                                    |                   |            |
|---------------------------------------|------------------------------|------------------------------|----------------------------------|--|---|---|--------------------------|------------------------------------|-------------------|------------|
| STANDARD NOTES:                       | ,                            |                              | CLIL                             | EN1:                                     | STANDARD ALUMINUM COL<br>FX-STOCK COLOURS: PEAR | LOURS:<br>RL WHITE GLOSS, WHITE BIRCH,                    | ANODIC OFF WHITE         |                                    |                   |            |
|                                       | ARE DRAWN AS VIEWED FROM     | OUTSIDE                      | CLIE                             | ENT:                                     | PRIMROSE GLOSS, ANODIC                          | C NATURAL MATT, STONE BEIGE                               |                          |                                    |                   |            |
| ALL WINDOWS COME WIT                  | TH "KEYED ALIKE" LOCKS       |                              | 1 7115                           | 2.17                                     | ULTRA BLACK.                                    |   |                          |                                    |                   |            |
| WINDOW OPENINGS NOT     B.C.A 3.9.2.5 | TED "R" HAVE RESTRICTED OPEN | NINGS TO COMPLY WITE         | J INC   BUI                      | LDER: DATE:                              | DESIGNER'S COLOURS AVA                          | NLABLE: DUNE, JASPER, HAMME<br>N, SURF MIST, MONUMENT, TR | ERSLEY BROWN, TREND      | TERRAIN: 3 V                       | VIND LOAD: W 33 N |            |
|                                       |                              | COLOUR                       | GLAZING                          | SPECIAL NOTES                            | SIEVER PER VICE, DEEP OOET II                   |   |                          | · L<br>GLAZING                     |                   |            |
|                                       | (WI) ATL 1218/2-102          | PEARL WHITE                  | SINGLE PYROLY                    | TIC                                      |   | (W10) ATL 0606/1-102                                      | PEARL WHITE              | SINGLE PYROLYTIC                   |                   |            |
|                                       | E ELEVATION / BEDROOM 5      | INSECT SCREEN                | LOW-E, (U-VALU<br>5.7, SHGC:0.47 |  |   | W ELEVATION / BEDROOM 5                                   |                          | OW-E, (U-VALUE:<br>5.7, SHGC:0.47) |                   |            |
|                                       | ALUMINIUM                    | ALUMINIUM                    | 3.7, 31186.0.4                   | ,,                                       |   | ALUMINIUM   | INSECT SCREEN  ALUMINIUM | 7.7, 31190.0.47)                   |                   |            |
|                                       | LOUVRE                       | FIBREGLASS MESH              | REVEAL                           |  |   | LOUVRE  |                          | EVEAL                              |                   |            |
|                                       | OPEN / OPEN                  |                              | I 40mm                           |  |   | OPEN  | Ī                        | 40mm                               |                   |            |
|                                       | (W2) ATL 0906/1-102          | COLOUR                       | GLAZING                          |  |   |   |                          |                                    |                   |            |
|                                       | <u> </u>                     | PEARL WHITE                  | SINGLE PYROLYI                   |  |   |   | <u> </u>                 |                                    |                   |            |
|                                       | E ELEVATION / SHOWER RM      | INSECT SCREEN                | 5.7, SHGC:0.47                   |  |   |   |                          |                                    |                   |            |
|                                       | ALUMINIUM                    | ALUMINIUM                    |                                  |  |   |   |                          |                                    |                   |            |
| _                                     | LOUVRE<br>OPEN               | FIBREGLASS MESH              | REVEAL<br>I 40mm                 |  |   |   |                          |                                    | _                 |            |
|                                       | OFLIN                        |                              |                                  |  |   |   |                          |                                    |                   |            |
|                                       | (W3) ATL 1218/2-102          | COLOUR<br>PEARL WHITE        | GLAZING SINGLE PYROLY            | TIC                                      | _   |   |                          |                                    |                   |            |
|                                       | E ELEVATION / BEDROOM 4      | 1                            | LOW-E, (U-VALU                   | JE:                                      |   |   | -                        |                                    |                   |            |
|                                       | ALUMINIUM                    | INSECT SCREEN                | 5.7, SHGC:0.47                   | 7)                                       |   |   |                          |                                    |                   |            |
|                                       |                              | ALUMINIUM<br>FIBREGLASS MESH | REVEAL                           |  |   |   | -                        |                                    |                   |            |
|                                       | LOUVRE<br>OPEN / OPEN        |                              | 1 40mm                           |  |   |   |                          |                                    |                   |            |
|                                       |                              | COLOUR                       | GLAZING                          |  |   |   |                          |                                    |                   |            |
|                                       | (W4) ATL 0506/1-102          | PEARL WHITE                  | SINGLE CLEAR,                    |  |   |   |                          |                                    |                   |            |
|                                       | S ELEVATION / BEDROOM 4      | INSECT SCREEN                | (U-VALUE: 7.63<br>SHGC: 0.75)    | 3,                                       |   |   | Ī                        |                                    |                   |            |
|                                       | ALUMINIUM                    | ALUMINIUM                    | -                                |  |   |   | _                        |                                    |                   |            |
|                                       | LOUVRE                       | FIBREGLASS MESH              | REVEAL                           |  |   |   | T [                      |                                    |                   |            |
|                                       | OPEN                         |                              | I 40mm                           |  |   |   |                          |                                    |                   |            |
|                                       | (W5) ATL 0506/1-102          | COLOUR                       | GLAZING                          |  |   |   |                          |                                    |                   |            |
|                                       |                              | PEARL WHITE                  | SINGLE CLEAR,<br>(U-VALUE: 7.63  |  |   |   | 4                        |                                    |                   |            |
|                                       | S ELEVATION / BEDROOM 4      | INSECT SCREEN                | SHGC: 0.75)                      | ,  |   |   |                          |                                    |                   |            |
|                                       | ALUMINIUM                    | ALUMINIUM<br>EIRRECLAGG MEGH | DEL/EAL                          |  |   |   |                          |                                    |                   |            |
|                                       | LOUVRE<br>OPEN               | FIBREGLASS MESH              | REVEAL<br>I 40mm                 |  |   |   | - F                      |                                    | _                 |            |
|                                       | OT EN                        | COLOUR                       | GLAZING                          |  |   |   |                          |                                    |                   |            |
|                                       | (W6) ATL 1427/3-102          | PEARL WHITE                  | SINGLE PYROLY                    | TIC SPECIAL CONFIGURATION                | +   |   |                          |                                    |                   |            |
| F                                     | W ELEVATION / LIVING RM      |                              | LOW-E, (U-VALU                   | JE: FIXED CENTRE PANEL TO BE 1300mm WIDE |   |   |                          |                                    |                   |            |
|                                       | ALUMINIUM                    | INSECT SCREEN                | 5.7, SHGC:0.47                   | <sup>/)</sup>                            |   |   |                          |                                    |                   |            |
|                                       | LOUVRE                       | ALUMINIUM<br>FIBREGLASS MESH | REVEAL                           |  |   |   | ┪ ┝                      |                                    |                   |            |
|                                       | OPEN / FIXED / OPEN          |                              | I 40mm                           |  |   |   |                          |                                    |                   |            |
|                                       | (W7) ATL 1409/1-102          | COLOUR                       | GLAZING                          |  |   |   |                          |                                    |                   |            |
|                                       |                              | PEARL WHITE                  | SINGLE PYROLYI<br>LOW-E, (U-VALU |  |   |   |                          |                                    |                   |            |
|                                       | N ELEVATION / LIVING RM      | INSECT SCREEN                | 5.7, SHGC:0.47                   |  |   |   |                          |                                    |                   |            |
|                                       | ALUMINIUM                    | ALUMINIUM                    |                                  |  |   |   |                          |                                    |                   |            |
|                                       | LOUVRE<br>OPEN               | FIBREGLASS MESH              | REVEAL<br>I 40mm                 |  |   |   |                          |                                    |                   |            |
|                                       | OFLIN                        | COLOUR                       |                                  |  |   |   |                          |                                    |                   |            |
|                                       | (W8) QPF 1209                | COLOUR PEARL WHITE           | GLAZING SINGLE PYROLY            | TIC SITE CHECK.                          | -   |   |                          |                                    |                   |            |
| F                                     | N ELEVATION / LOBBY          |                              | LOW-E, (U-VALU                   | JE:                                      |   |   |                          |                                    |                   |            |
|                                       | ALUMINIUM                    | INSECT SCREEN                | 5.7, SHGC:0.47                   | 7)                                       |   |   |                          |                                    |                   |            |
|                                       |                              | -                            | REVEAL                           |  |   |   | <del> </del>             |                                    |                   |            |
| 7                                     | FIXED                        |                              | I 40mm                           |  |   |   |                          |                                    | 7                 |            |
|                                       | (Wa)                         | COLOUR                       | GLAZING                          |  |   |   |                          |                                    |                   |            |
|                                       | (W9) ATL 0606/1-102          | PEARL WHITE                  | SINGLE PYROLY                    |  |   |   |                          |                                    |                   |            |
|                                       | W ELEVATION / BEDROOM 5      | INSECT SCREEN                | LOW-E, (U-VALU<br>5.7, SHGC:0.47 |  |   |   |                          |                                    |                   |            |
|                                       | ALUMINIUM                    | ALUMINIUM                    | · ·                              |  |   |   |                          |                                    |                   |            |
|                                       | LOUVRE                       | FIBREGLASS MESH              | REVEAL                           |  |   |   |                          |                                    |                   |            |
|                                       | OPEN                         |                              | I 40mm                           |  |   |   |                          | 1                                  |                   |            |
| or: MR. M. & MR                       | RS. S. WU.                   |                              |                                  | AT: 9 GRASMERE CRESCENT, COLLAR          | OY PLATEAU. NSW                                 | /. 2097.  | GCALE: 1: NTS SH         | EET: 8 OF 8                        | IOB NO: 7593/14   | G Cape Coc |