
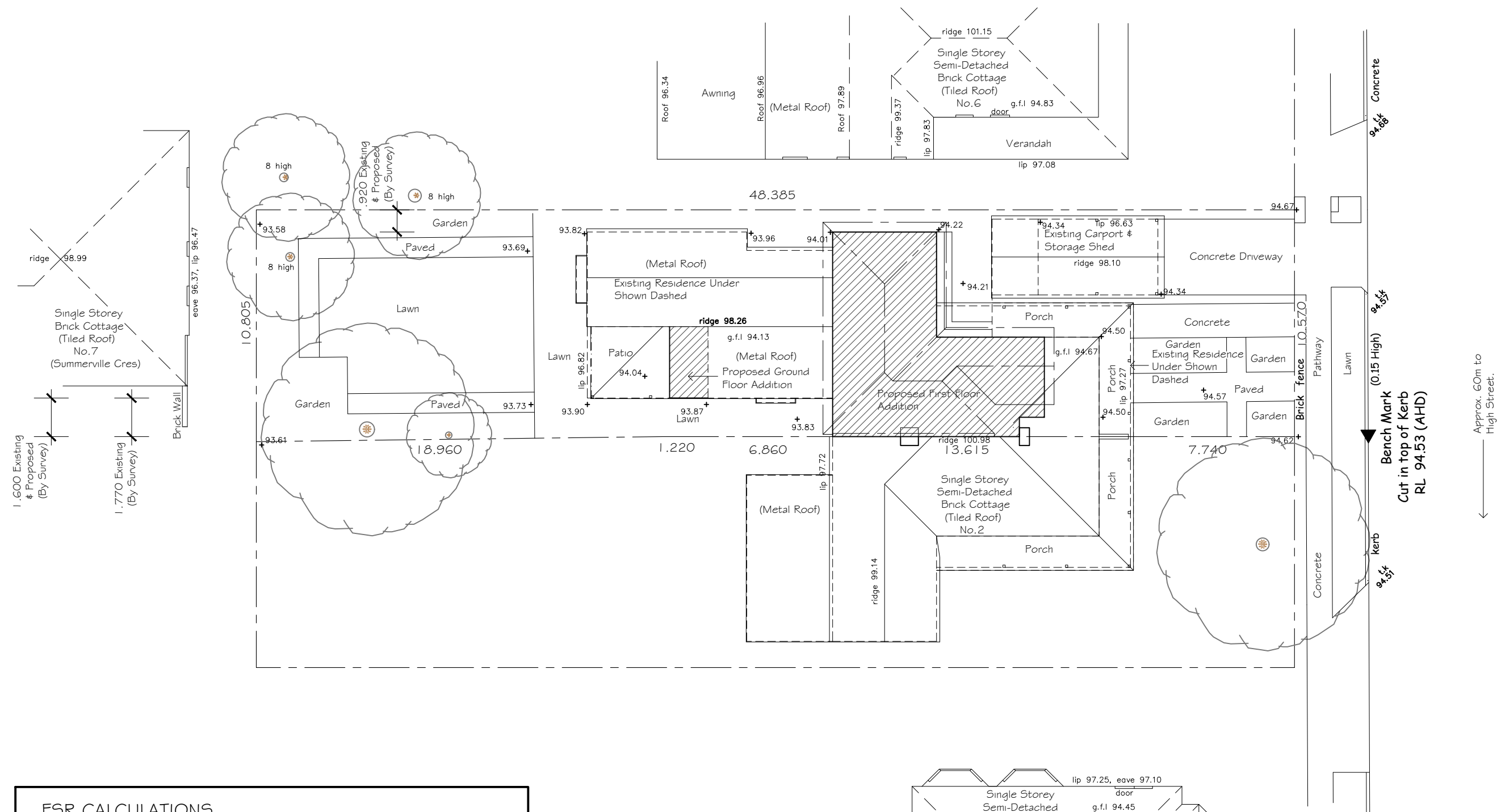
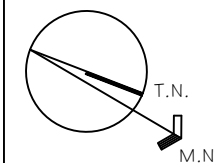


BASIX COMMITMENTS			
CERTIFICATE NO. A254601			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR: FRAMED (R0.7)	R0.60 (DOWN) (or R1.30 INCLUDING CONSTRUCTION)		
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)		
FLAT CEILING, PITCHED ROOF	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
RAKED CEILING, PITCHED / SKILLION ROOF: FRAMED	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W2 W6 & W10	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)		
W1 W3 W4 W5 W7 W8 & W9	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		
SHADING DEVICES			
WINDOWS			
W2 W3 W4 W5 W6 W7 & W8	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		
W10	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
W1	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23		
W9	NONE		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Window Frame	Stegbar		Berkshire White
Rafter Tails	Haymes		Berkshire White
Barge Board	Haymes		Aubusson
Barge Soaker	Haymes		Woodland Grey
Wall Cladding	Haymes		Aubusson

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: REFER TO STRUCTURAL LAYOUTS	WIND LOAD W 28 N
FINISHES	
BRICKWORK	SELECT COMMON BRICKWORK TO PARTY WALL
FLOORING	19mm STRUCTURAL PARTICLEBOARD
CLADDING	EX. 200 x 25 RUSTICATED DAR TREATED PINE WEATHERBOARD FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	BY OWNER
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)	R4.0 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 JOINTED PINE SKIRTING: Ex. 150x25 HALF SPLAY ARCHITRAVE: Ex. 100x25 HALF SPLAY
INTERNAL DOORS	PRIMED HARDBOARD CORINTHIAN " PBAL2 " INTERNAL DOORS
STAIRCASE MDF TREADS AND PINE RISERS LINED UNDER	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 20 @ 186mm GOING: 240mm (260mm TREAD)
FASCIAS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SELECT COLOUR
BARGE BOARDS	MATERIAL: DAR TIMBER
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: WOODLAND GREY
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 GROUND FLOOR EXTERNAL: 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.	
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 PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.	

SPECIAL NOTES			
<ul style="list-style-type: none">PROVIDE THREE (3) SMOKE DETECTORS AS SHOWNRE-USE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.PROVIDE 300MM BUILD UP TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.CONNECT/INSTALL TWENTY FIVE (25) DOWNLIGHT FITTINGS & ONE (1) 3-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).PROVIDE UNDER FLOOR HEATING TO FIRST FLOOR SHR ROOM.SUPPLY & INSTALL A "VENTIS" DUCTED HOME VENTILATION SYSTEM AS SPECIFIED TO FIRST FLOOR ADDITION.EXPOSED 'FEDERATION STYLE' EAVE AND GABLE OVERHANGS WITH EXPOSED RAFTER TAILS AT 450 CTS AND TIMBER SOFFIT LINING BOARDS.NEW WARDROBES TO FEATURE SINGLE SHELF AND HANGING RAIL.NEW LINEN CUPBOARD TO FEATURE FIVE (5) CPF SHELVES.			
WORKS BY OWNER			
<ul style="list-style-type: none">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. AERIALPHONE AND/OR DATA CABLING IF REQUIRED.ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM IF/AS REQUIRED.SUPPLY TWENTY FIVE (25) DOWNLIGHT FITTINGS & ONE (1) 3-1 FAN/LIGHT/HEATER UNIT.RELOCATE WIRING ATTACHED TO EXISTING CHIMNEY IF REQUIRED.SUPPLY AND INSTALLATION OF INSECT SCREENS TO WINDOWS IF REQUIRED.LAMINATE FINISH TO STAIRS.SANDING AND FINISHING OF NEW TOUNGE AND GROOVE FLOORING TO GROUND FLOOR.EXTEND EXISTING HEATER FLUE IF REQUIRED.			
G	FINAL CONSTRUCTION	S.M.	06-12-16
F	TO CONTRACTS	S.C.	21-10-16
E	POV 18282	J.E.	19-07-16
D	BASIX ADDED & TO COUNCIL	N.E.	12-07-16
C	POV 18160	J.M.	29-06-16
B	TO CLIENT	S.C.	27-05-16
A	TECHNICAL	J.GI.	19-04-16
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: ROSS ALLEN			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR S & MRS V ELLIOTT			
AT 4 CRABBES AVENUE, NORTH WILLOUGHBY, NSW. 2068.			
COUNCIL: WILLOUGHBY.			
<div><div></div><div>A.B.N. 54 000 605 407 SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519</div></div>			
SHEET: 1 OF 8		JOB NO: 7760/16	
		G	

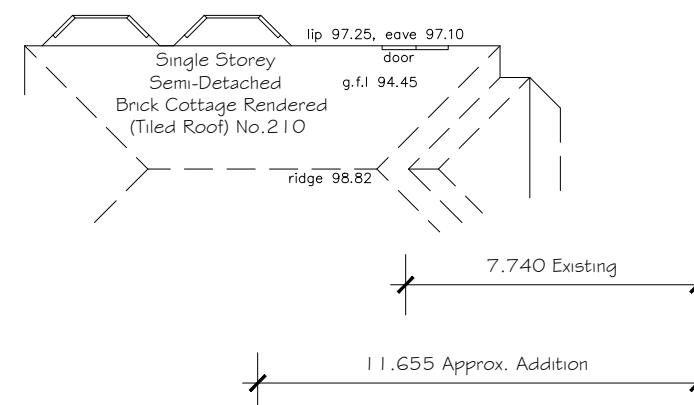


FSR CALCULATIONS

Area of Site = 509.40m² By Title
Allowable F.S.R = 203.76m² (0.4:1)

Ground Floor = 144.39m² (Excluding Patio)
Proposed First Floor = 57.08m² (Excluding Stairs)

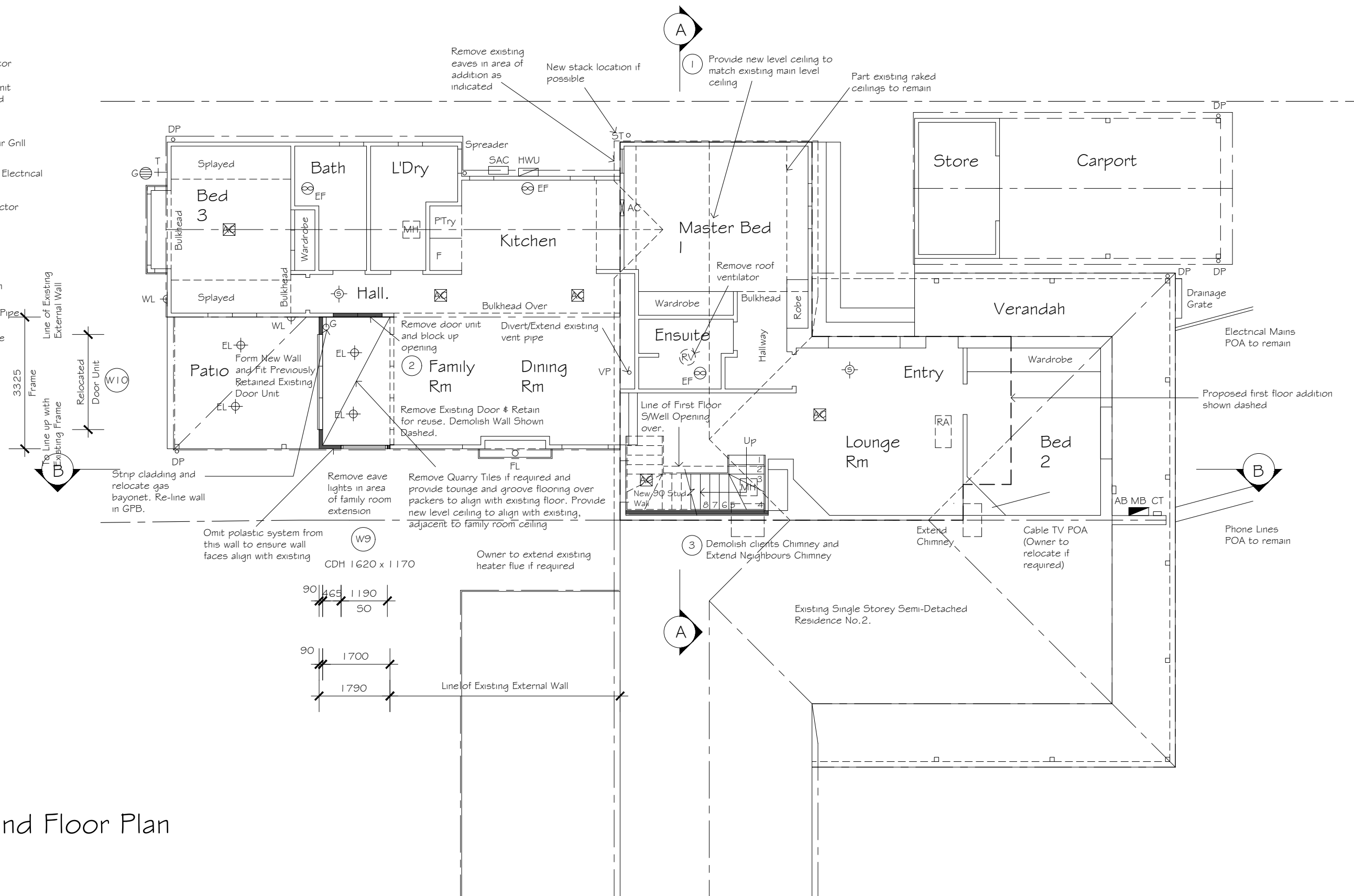
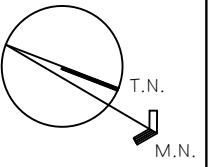
TOTAL G.F.A = 201.47m²



Site Plan

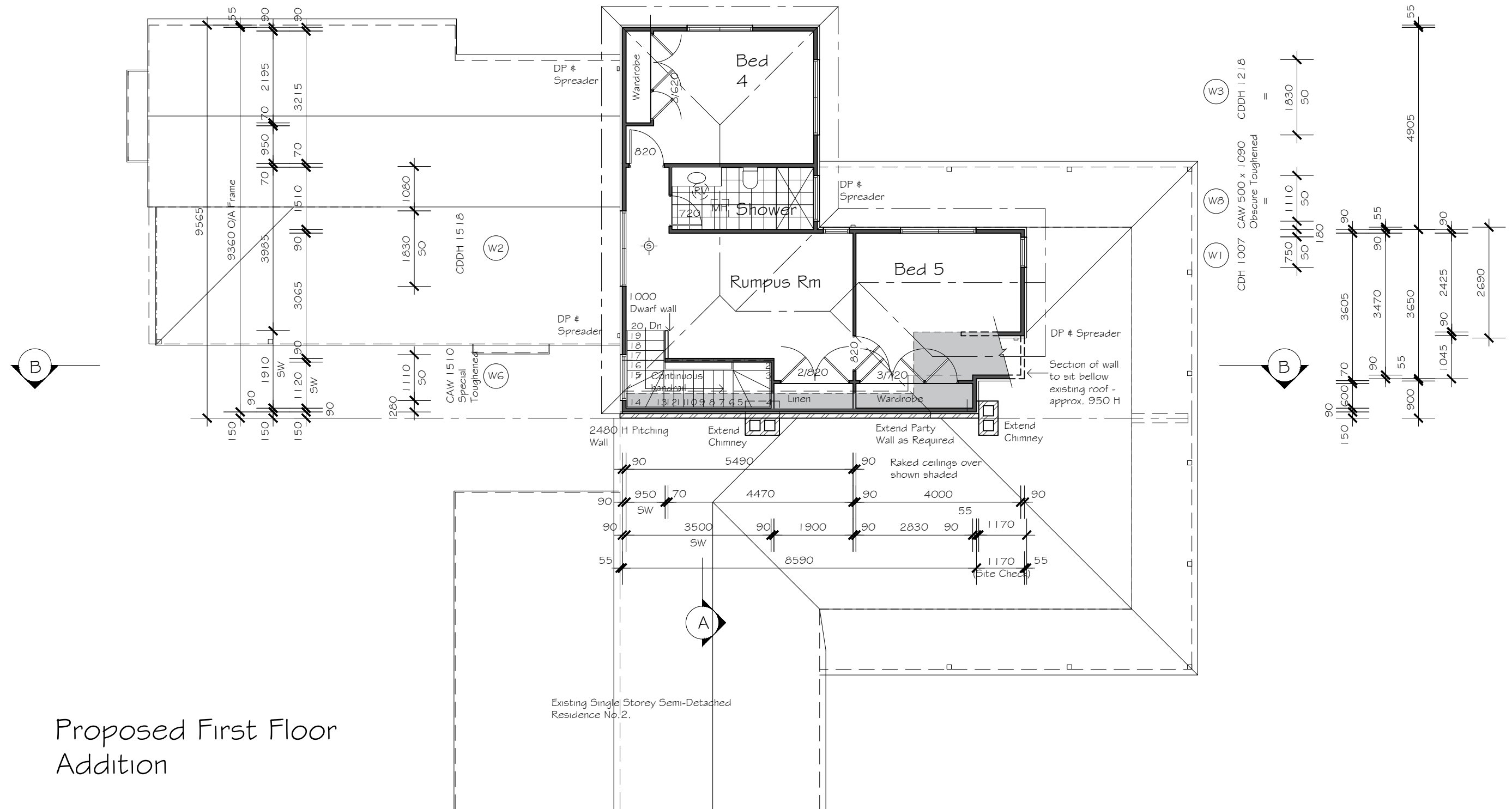
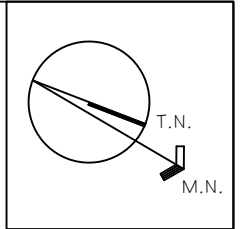
No. : 4
Lot. : 12
DP : 605213
AREA : 509.40m² (By Title)
: 509.40m² (By Clac)

SAC		Air Conditioning Compressor
AB		Alarm Box
CT		Cable TV Box
DP		Downpipe
EF		Exhaust Fan
		AC Register
RV		Roof Ventilator
HWU		Hot Water Unit Wall Mounted
		Manhole
RA		AC Return Air Grill
MB		Meter Box - Electrical
		Smoke Detector
WL		Wall Light
G		Gully
T		Tap - Garden
VP		Sewer Vent Pipe
FL		Fireplace Flue
G		Gas Bayonet
EL		Eave Light

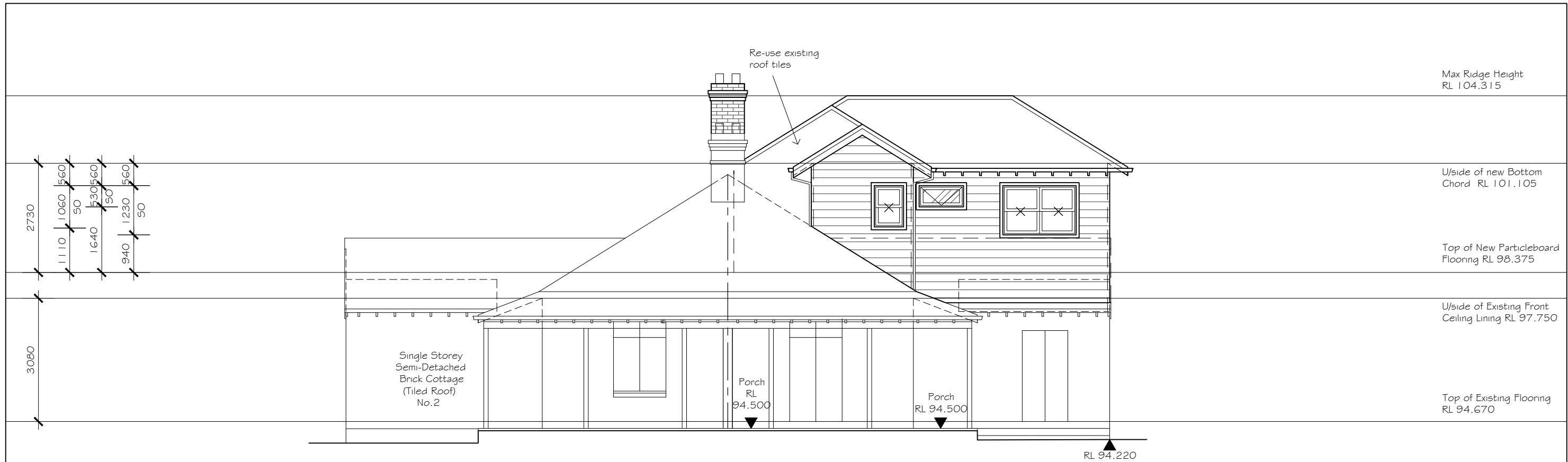


Ground Floor Plan

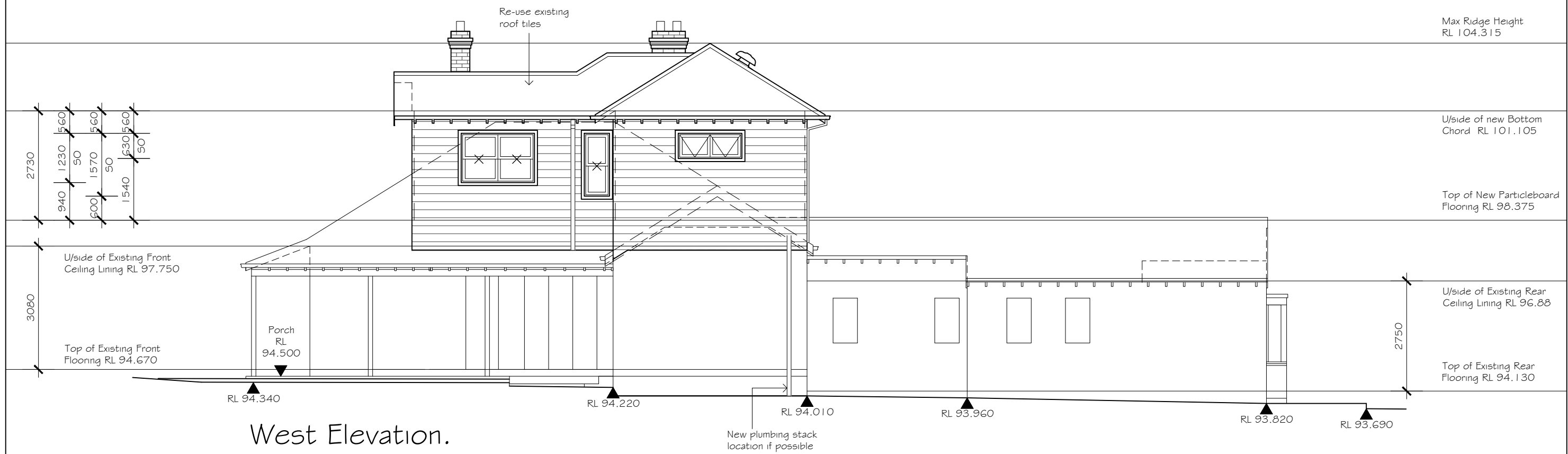
DP	Downpipe
	Manhole
RV	Roof Ventilator
	Smoke Detector



Proposed First Floor Addition



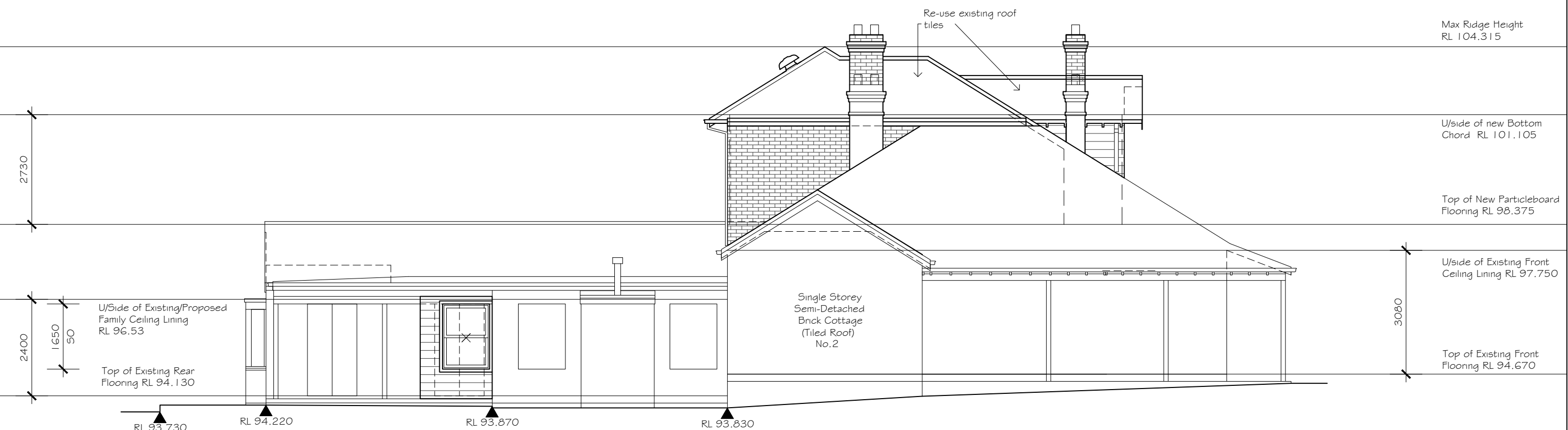
North Elevation.



West Elevation.



South Elevation.



East Elevation

WINDOW SCHEDULE (BASIX A254601)				CLIENT:		TERRAIN: 3 WIND LOAD: W 28 N											
STANDARD NOTES:				CLIENT:													
<ul style="list-style-type: none">WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDEALL WINDOWS COME WITH "KEYED ALIKE" LOCKSWINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5				BUILDER:DATE:													
	(W1) CDH 1007	COLOUR	GLAZING	SPECIAL NOTES													
	N ELEVATION / BEDROOM 5	INSECT SCREEN N/A	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR																
	DOUBLE HUNG OPEN																
	(W2) CDDH 1518	COLOUR	GLAZING	SPECIAL NOTES													
	S ELEVATION / RUMPUS RM	INSECT SCREEN BY OWNER	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)														
	WESTERN RED CEDAR																
	DOUBLE HUNG OPEN / OPEN																
	(W3) CDDH 1218	COLOUR	GLAZING	SPECIAL NOTES													
	N ELEVATION / BEDROOM 4	INSECT SCREEN BY OWNER	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR																
	DOUBLE HUNG OPEN / OPEN																
	(W4) CDH 1506	COLOUR	GLAZING	SPECIAL NOTES													
	W ELEVATION / RUMPUS RM	INSECT SCREEN BY OWNER	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)														
	WESTERN RED CEDAR																
	DOUBLE HUNG OPEN																
	(W5) CDDH 1218	COLOUR	GLAZING	SPECIAL NOTES													
	W ELEVATION / BEDROOM 5	INSECT SCREEN BY OWNER	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR																
	DOUBLE HUNG OPEN / OPEN																
	(W6) CAW 1510	COLOUR	GLAZING	SPECIAL NOTES													
	S ELEVATION / STAIRWELL	INSECT SCREEN BY OWNER	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	SPECIAL OPEN/FIXED TOP SECTION FIXED/ OPEN BOTTOM SECTION													
	WESTERN RED CEDAR																
	AWNING SPECIAL OPEN / FIXED - OPEN / FIXED																
	(W7) CAAW 0615	COLOUR	GLAZING	SPECIAL NOTES													
	W ELEVATION / BEDROOM 4	INSECT SCREEN BY OWNER	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR																
	AWNING OPEN / OPEN																
	(W8) CAW 500 x 1090	COLOUR	GLAZING	SPECIAL NOTES													
	N ELEVATION / SHOWER RM	INSECT SCREEN BY OWNER	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.													
	WESTERN RED CEDAR																
	AWNING OPEN																
	(W9) CDH 1620 x 1170	COLOUR	GLAZING	SPECIAL NOTES													
	E ELEVATION / FAMILY ROOM	INSECT SCREEN BY OWNER	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SITE CHECK - WINDOW TO MATCH SIZE AND STYLE OF EXISTING FAMILY ROOM WINDOW AS CLOSE AS POSSIBLE													
	WESTERN RED CEDAR																
	DOUBLE HUNG OPEN																
FOR: MR S & MRS V ELLIOTT				AT: 4 CRABBES AVENUE, NORTH WILLOUGHBY NSW 2068				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7760/1 G		G			