BASIX (COMMITMENTS					
CERTIFICATE NO. A257599						
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					
FLAT CEILING, PITCHED ROOF	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)					
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 75MM)	NIL)					
GLAZII	NG REQUIREMENTS					
WINDOWS						
WI, W2, W4, W5, W6 \$ W7	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)					
W3	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)					
SHAD	ING DEVICES					
WINDOWS						
WI - W7	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM					

FINAL CONSTRUCTION.

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Soffit Lining	Haymes		Taupe Grey
Wall Cladding	Haymes		Soft Ash
			_

SPECIFICATION SUMMARY STRUCTURAL TIMBER - All to ASA 1684.2 WITH THE BUILDING CODE OF AUSTRALIA (NCC). WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES 90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS CONNECT/INSTALL & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED 70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N **FINISHES** BRICKWORK N/A 19MM STRUCTURAL PARTICLEBOARD FLOORING 75mm POLYSTYRENE WALL SHEETING OVER CLADDING POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTLIRE PAINT FINISH WINDOWS - TREND FRAME: PREFINISHED ALUMINIUM KEYED LOCKS (TERRAIN: 3) INSECT SCREENS: FRAME: PREFINISHED ALLIMINIUM TO ALL NEW OPERABLE MESH: FIBREGLASS WORKS BY OWNER WINDOW SASHES REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE ROOF COVERING NEW AND EXISTING TV POINTS AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN. CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL PHONE AND/OR DATA CABLING. ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE NSULATION PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY (FIBREGLASS) SPI ASHBACKS I 2mm POLYSTRYRENE INSULATION BLANKET TO FIRST TILING OF FLOOR OF THE PROPOSED KITCHEN RENOVATION & MAKING FLOOR EXTERNAL WALL FRAMES GOOD OF THE EXISTING KITCHEN AREA TILING. NTERNAL FIXINGS DAR: FINGER JOINTED PINE SUPPLY ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT. SKIRTING: Ex. 75x25 BULLNOSE ALL WORK ASSOCIATED WITH THE PROPOSED CEMENT RENDER TO THE ARCHITRAVE: Ex. 75x25 BULLNOSE EXISTING GROUND FLOOR EXTERNAL WALLS INCLUDING DISCONNECTION \$ RECONNECTION OF SERVICES. INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE "FLUSH" REMOVAL & REINSTALLATION OF SOLAR PANELS ON EXISTING ROOF. REMOVAL OF G/FLOOR BED \$ ROBE. ALL WORKS ASSOCIATED WITH THE SUPPLY \$ INSTALL OF UNIT TO G/FLOOR TYPE: CLOSED TIMBER STAIRCASE BED 4 FOR COURTYARD ACCESS. MAPLE TREADS WIDTH: I OOOmm PINE RISERS

RISE: 16@184mm

FASCIA

HOT WATER UNIT

PAINTING - REFER TO

THE EXTENT OF WORK

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

SPECIFICATION FOR

CONDITIONS.

GUTTERS & DOWNPIPES TYPE: QUAD

GOING: 240mm (260mm TREAD)

MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: ARMOUR GREY

MATERIAL: PREFINISHED ZINCALUME

FIRST FLOOR EXTERNAL: BY CAPE COD

PAINTING TO ALTERATION AND RENOVATION WORK

FIRST FLOOR INTERNAL: BY OWNER

GUTTER COLOUR: ARMOUR GREY DOWNPIPE COLOUR: ARMOUR GREY

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.

SPECIAL NOTES

PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN \$

ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

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

PROVIDE A DUCTED HOME VENTILATION SYSTEM WITH THREE (3) OUTLETS.

TO CONTRACTS

CDC APPLICATION & BASIX ADDED

PROPOSED ADDITIONS & ALTERATIONS

FOR MR R SHUM

DESIGN CONSULTANT: MARK ALLEN

FINAL CONSTRUCTION

PLAN CHECK

PLAN CHECK

TECHNICAL

ISSUE

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С

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No.

AT 174 NORTH LIVERPOOL ROAD GREEN VALLEY NSW 2168

COUNCIL: LIVERPOOL COUNCIL



A.B.N. 54 000 605 407

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

S.C.

N.E.

J.E.

S.C.

J.E.

J.E.

DRAWN

01-11-16

11-10-16

21-09-16

1-08-16

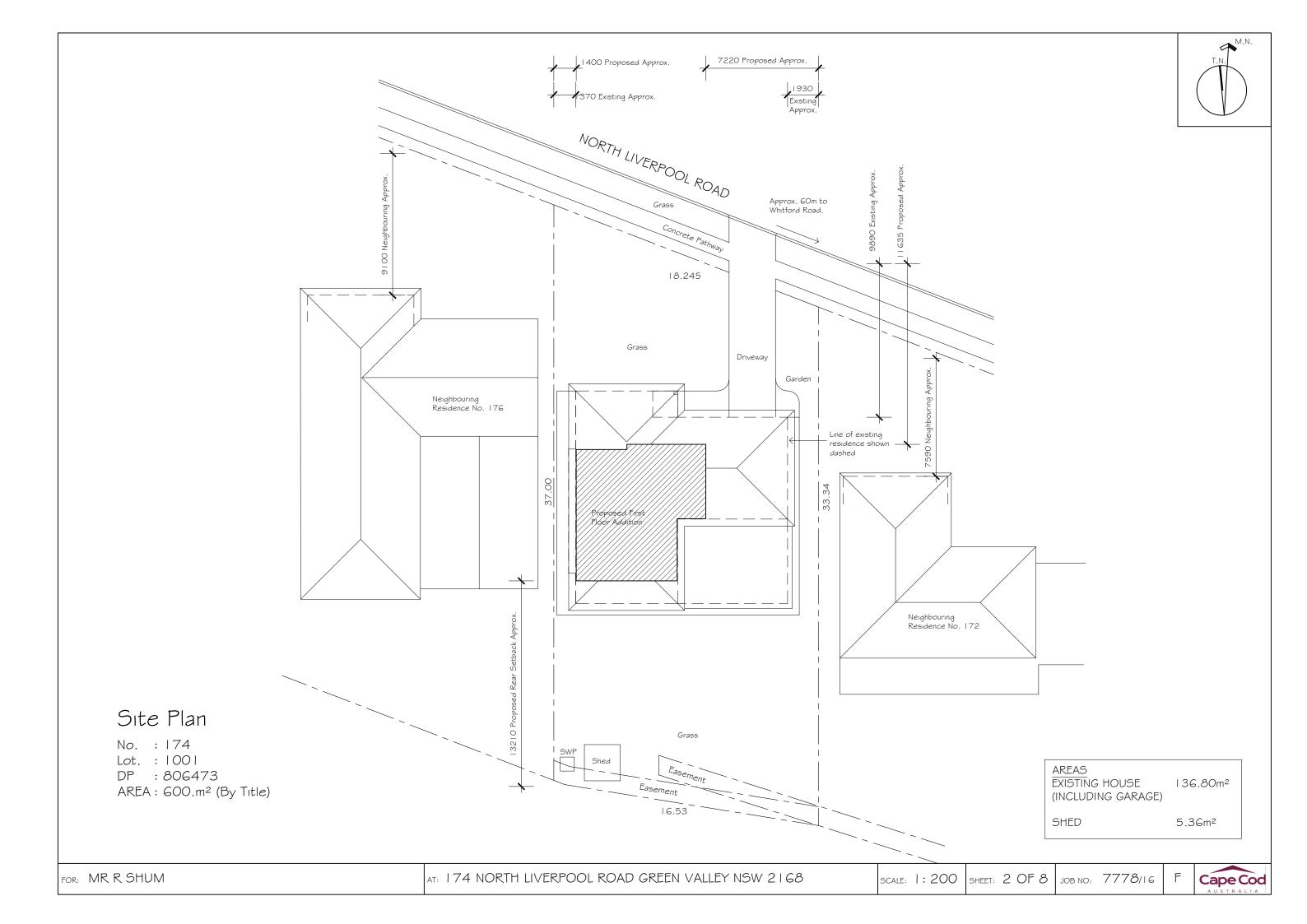
20-07-16

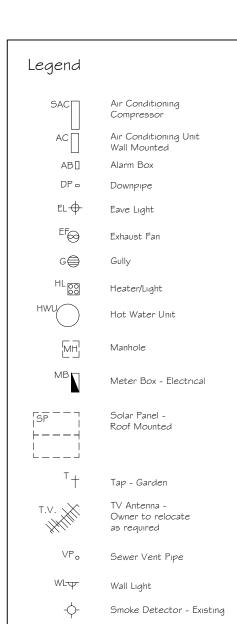
01-07-16

DATE

SHEET: 1 OF 8

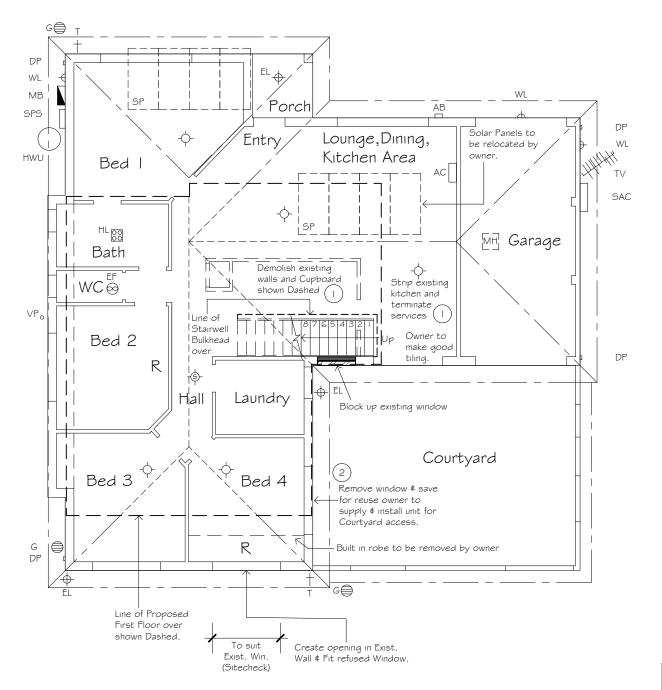
JOB NO: 7778/16





Smoke Detector

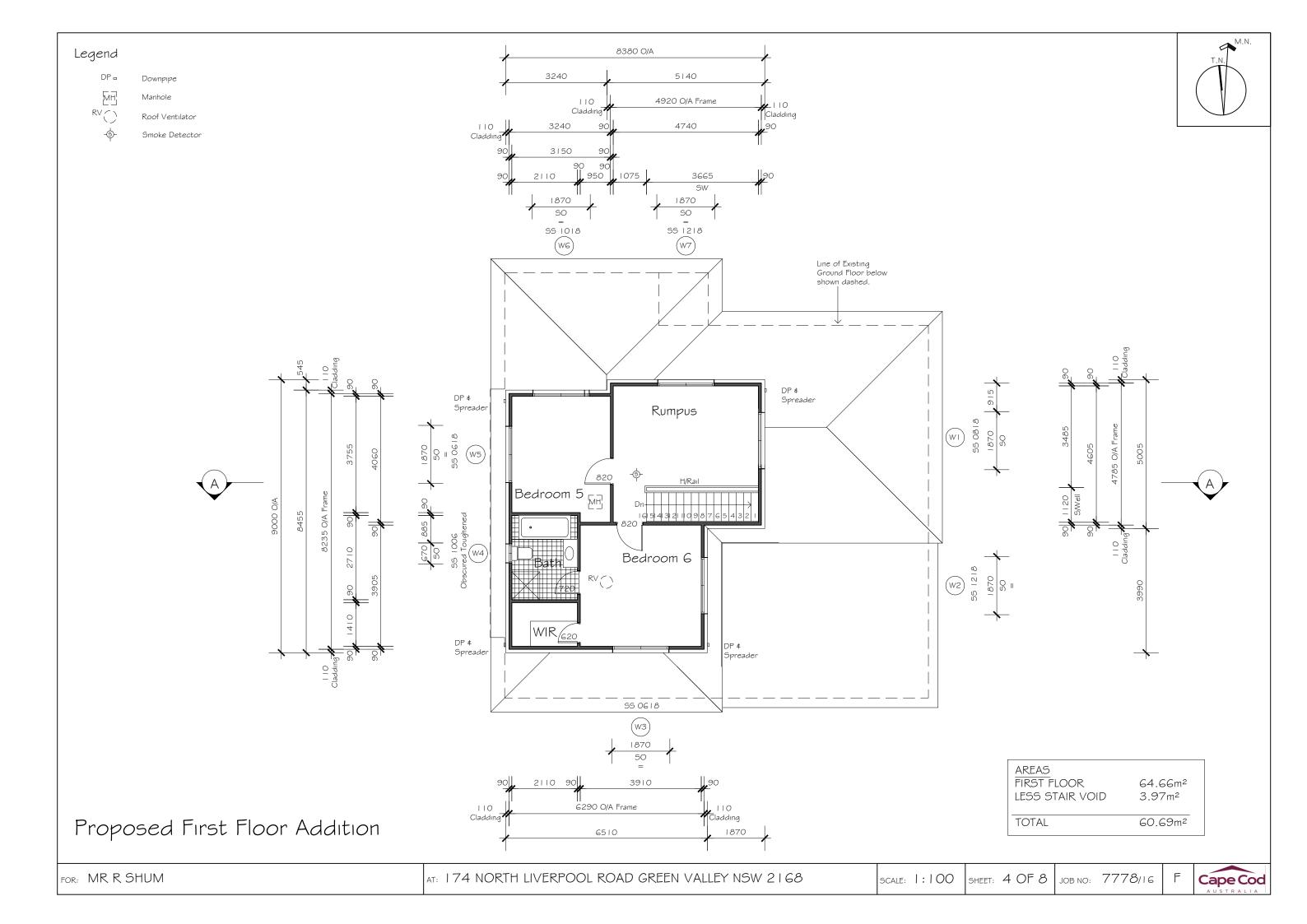
Solar Panel Service Box.

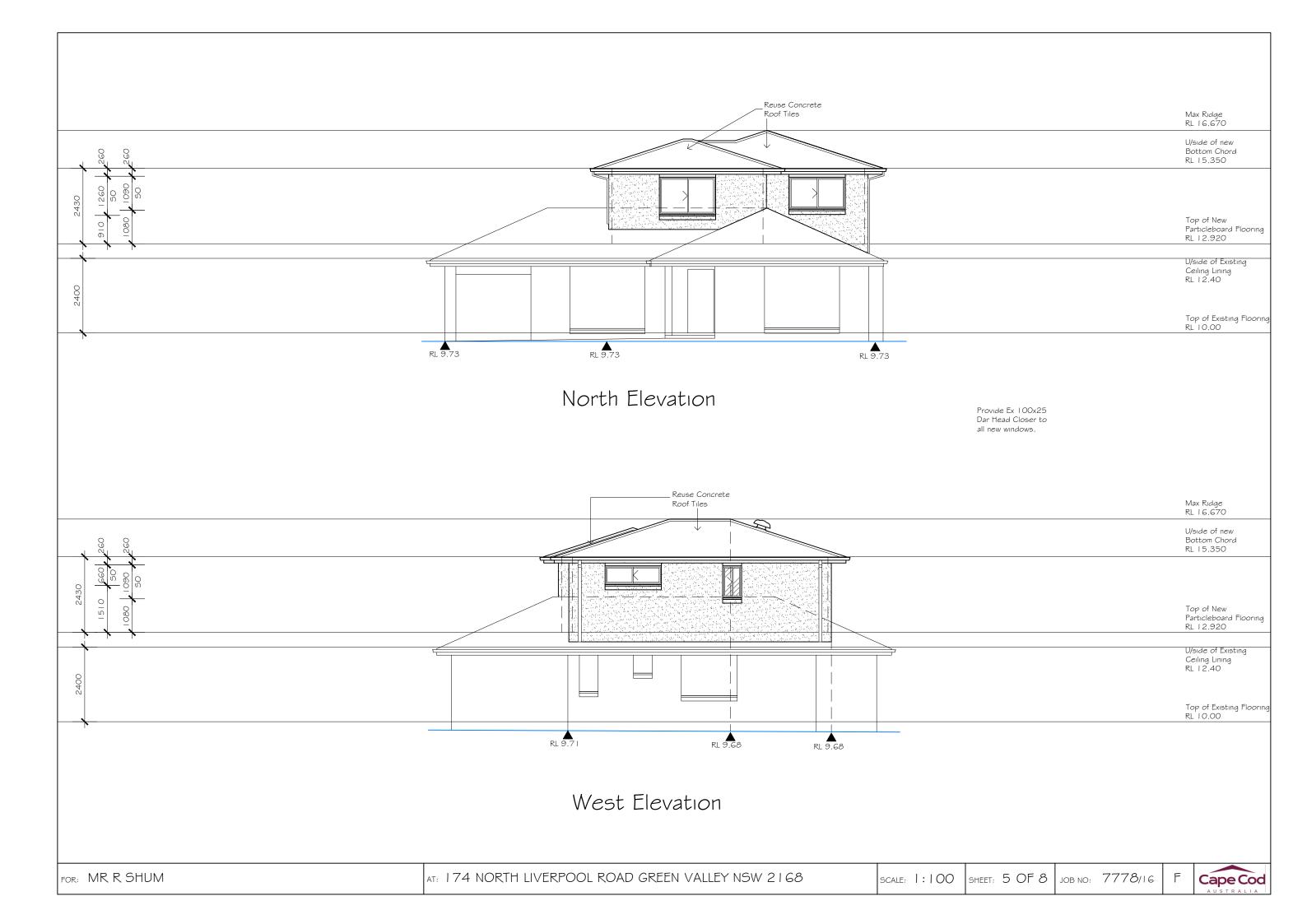


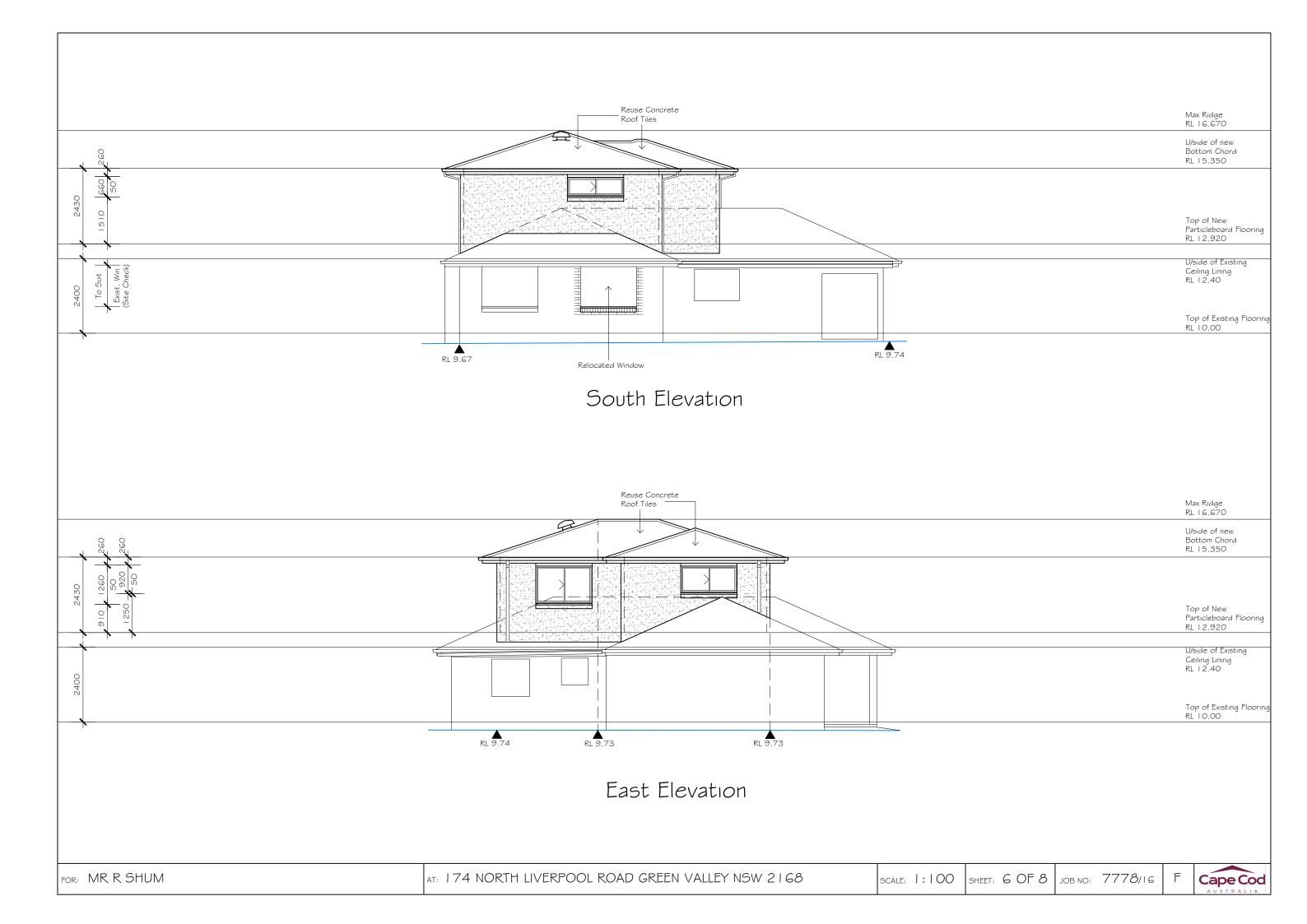
Ground Floor Plan

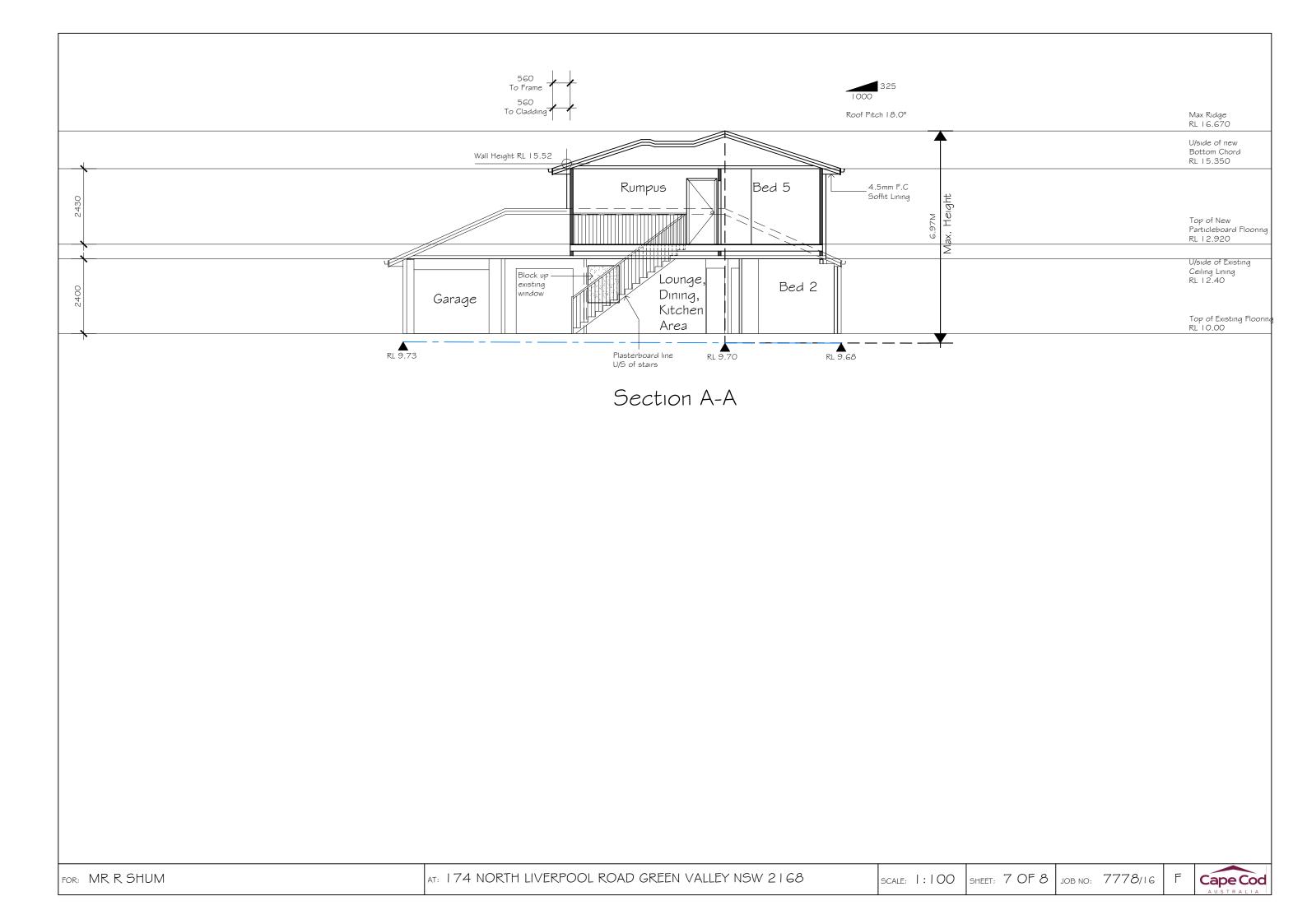
AREAS EXISTING HOUSE (INCLUDING GARAGE)

136.80m²









WINDOW SCHED	DULE (BASIX A2575	599)		CLIENT:		ALUMINIUM TREND WINDOV					
STANDARD NOTES:						EX-STOCK COLOURS: PEAR	L WHITE GLOSS, DUNE, STONE				
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:			DIC NATURAL MATT, WOODLAND				
ALL WINDOWS COME WWINDOW OPENINGS NO	'ITH "KEYED ALIKE" LOCKS)TED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	H THE	BUILDER:	DATE:		NLABLE: WHITE BIRCH, PRIMRCE FARL, DEEP OCEAN, SURF MIST,				
NCC 3.9.2.5						CHARCOAL, IRONSTONE.		JASI EK, TKEND WETALLK	TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) 55 08 18	COLOUR	GLAZING		SPECIAL NOTES						
		ULTRA BLACK	SINGLE PYR LOW-E, (U-V					_			
F	E ELEVATION / RUMPUS	INSECT SCREEN	5.7, SHGC	:0.47)							
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEL/EAL		4						
	SLIDING OPEN / FIXED	ULTRA BLACK	REVEAL 140mm		-			 			
		COLOUR	GLAZING		SPECIAL NOTES						
	(W2) 55 1218	ULTRA BLACK	SINGLE PYR		RESTRICT OPENING TO 125mm TO COMPLY						
F	E ELEVATION / BEDROOM 6	INICECT COREEN	LOW-E, (U-V 5.7, SHGC		WITH NCC.						
	ALUMINIUM	INSECT SCREEN ALUMINIUM	3.7, 31160	.0.47)							
	SLIDING	FIBREGLASS MESH	REVEAL					1 [
	OPEN / FIXED	ULTRA BLACK	I 40mm								
	(W3) 55 0618	COLOUR	GLAZING		SPECIAL NOTES						
		ULTRA BLACK	SINGLE CLE (U-VALUE: 1		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			_			
F	S ELEVATION / BEDROOM 6	INSECT SCREEN	SHGC: 0.7	5)							
	ALUMINIUM	ALUMINIUM	DEL/EAL					-		_	
	SLIDING OPEN / FIXED	FIBREGLASS MESH ULTRA BLACK	REVEAL I 40mm		\dashv			F		_	
	0,2,1,1,1,2	COLOUR	GLAZING		SPECIAL NOTES						
	(W4) 55 1006	ULTRA BLACK	SINGLE PYR	ROLYTIC	TRANSLUCENT FILM BY BUILDER.						
	W ELEVATION / BATHROOM		LOW-E, (U-V 5.7, SHGC	VALUE:							
	ALUMINIUM	INSECT SCREEN ALUMINIUM	3.7, 31160	:0.47)				<u> </u>			
	SLIDING	FIBREGLASS MESH	REVEAL					1 🗆			
	OPEN / FIXED	ULTRA BLACK	I 40mm								
	(W5) 55 06 18	COLOUR	GLAZING		SPECIAL NOTES						
		ULTRA BLACK	SINGLE PYR LOW-E, (U-V		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			_			
F	W ELEVATION / BEDROOM 5	INSECT SCREEN	5.7, SHGC								
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	REVEAL		_			-			
	SLIDING OPEN / FIXED	ULTRA BLACK	I 40mm		\dashv			F			
		COLOUR	GLAZING		SPECIAL NOTES						
	(W6) 55 1018	ULTRA BLACK	SINGLE PYR	ROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY						
F	N ELEVATION / BEDROOM 5	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC		WITH NCC.						
	ALUMINIUM	ALUMINIUM	3.7, 31190	.0.47)							
	SLIDING	FIBREGLASS MESH	REVEAL					1 [
	OPEN / FIXED	ULTRA BLACK	I 40mm								
	(W7) 55 1218	COLOUR	GLAZING		SPECIAL NOTES						
		ULTRA BLACK	SINGLE PYR LOW-E, (U-V								
	N ELEVATION / RUMPUS ALUMINIUM	INSECT SCREEN	5.7, SHGC								
		ALUMINIUM FIBREGLASS MESH	REVEAL		_			-		_	
	SLIDING OPEN / FIXED	ULTRA BLACK	I 40mm		7			l F		_	
			-								
			+								
		-									
		†			-			-			
					7						
for: MR R SHIJM	1	•		1	74 NORTH LIVERPOOL ROAD GE	DEENLY/ALLEY NGW/	2168	L NITC	0 05 0	10B NO: 7778/16	E C
FUR. IVIN N =)				I Δ1. I	, ← NUN 111 11V1 N 1 U/U N N N N N N N N N N N N N N N N N N	VIIN VALLITINDW/		CALE, I'NII'N ICH	FET, A LIE A L	108 NO. / / / O/1/	