
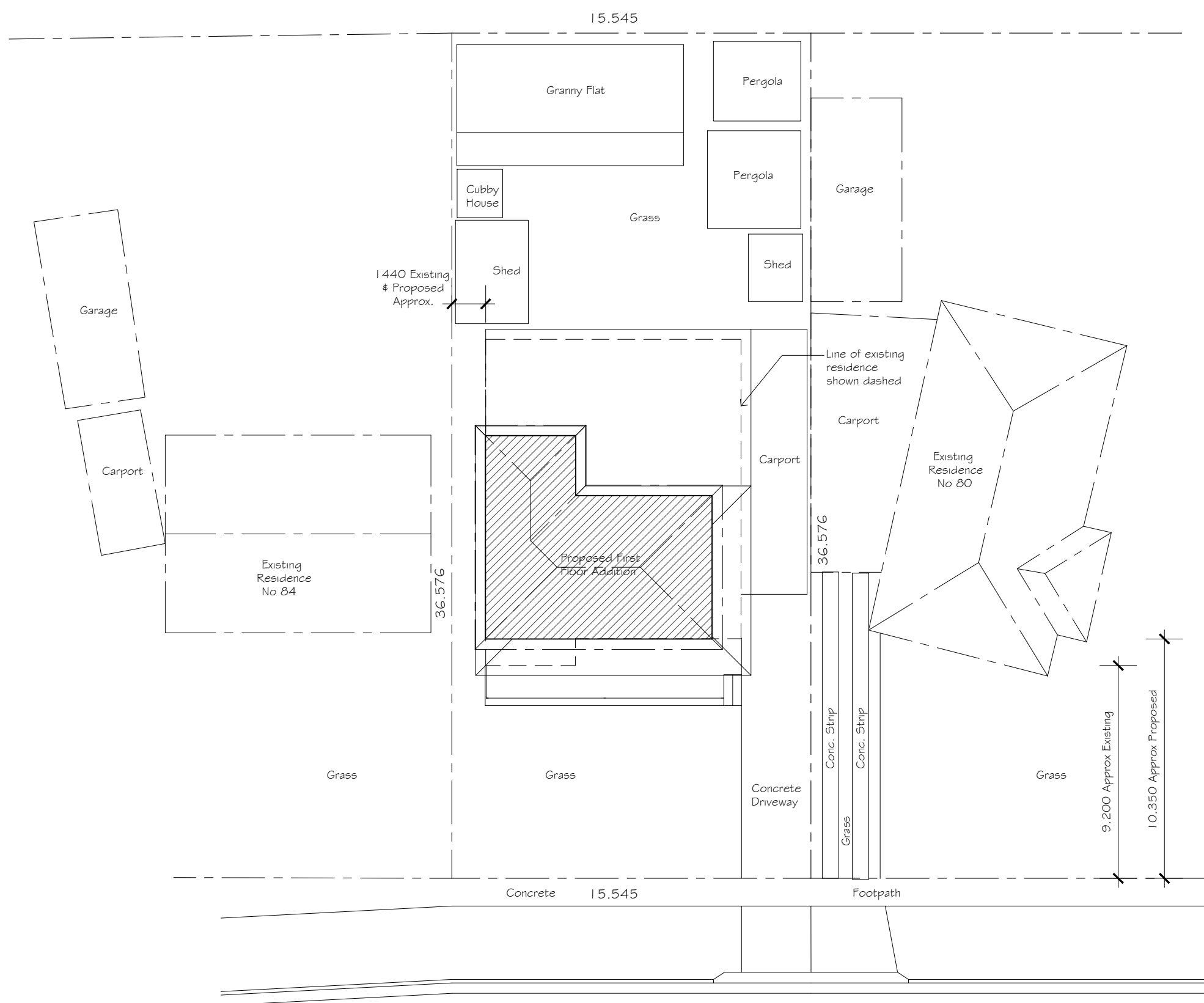
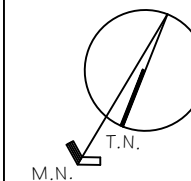


BASIX COMMITMENTS							
CERTIFICATE NO.A 245514							
FIXTURES AND SYSTEMS							
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS						
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED					
INSULATION REQUIREMENTS							
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL						
EXTERNAL WALL: 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)						
GLAZING REQUIREMENTS							
WINDOWS							
W5, W6, & W8,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)						
W1, W2, W3, W4, & W7,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
SHADING DEVICES							
WINDOWS							
W1, W2, W3, W4, W5, W6, W7, & W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM						
FINAL CONSTRUCTION.							
				EXTERNAL PAINT SCHEDULE			
				ITEM	BRAND eg. WATTYL	CODE	COLOUR
				Soffit Lining	VPI		Grey
				Wall Cladding	VPI		Grey

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	N/A
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	VINYL CLADDING OVER 4.5mm FLAT FIBRE CEMENT SHEETING PROFILE : TBA COLOUR : VPI GREY
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: ALUMINIUM
ROOF COVERING	CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 PENCIL ROUND ARCHITRAVE: Ex. 75x25 PENCIL ROUND
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"
STAIRCASE MDF TREADS & PINE RISERS	TYPE: CLOSED TIMBER WIDTH: 970mm RISE: 16 @ 188mm GOING: 240mm (260mm TREAD)
FASCIA BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WALLAROO
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WALLAROO DOWNPIPE COLOUR: GULL GREY
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 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 TWO (2) SMOKE DETECTORS AS SHOWNELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.CONNECT/INSTALL ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).SUPPLY & INSTALL VENTIS HOME VENTILATION SYSTEM			
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.ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW BAR SINK CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.SUPPLY ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.REMOVAL & RELOCATION OF EXISTING SOLAR PANELS			
F	FINAL CONSTRUCTION	N.L.	11-07-16
E	TO CONTRACTS	S.M.	06-06-16
D	PLAN CHECK	J.E.	31-05-16
C	POV 17883, BASIX ADDED & TO COUNCIL	N.E.	13-04-16
B	TO CLIENT	N.L.	11-03-16
A	TECHNICAL	A.M.	24-02-16
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: MARK ALLEN			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MS V WHYTE			
AT 82 WILLAN DRIVE CARTWRIGHT NSW 2168			
COUNCIL: LIVERPOOL			
		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		JOB NO: 7743/16	
		F	



Site Plan

No. : 82
Lot. : 59
DP : 235104
AREA : 562.8m² (By Title)

WILLAN DRIVE

Legend

- SAC

Air Conditioning
Compressor
- DP

Downpipe
- EL

Eave Light
- HWU

Hot Water Unit
- MH

Manhole
- MB

Meter Box - Electrical
- RV

Roof Ventilator
- SD

Satellite Dish
- Smoke Detector - Existing
- SP

Solar Panel -
Roof Mounted
- T.V.

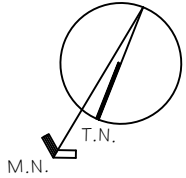
TV Antenna -
Owner to relocate
as required
- WL

Wall Light
- AC

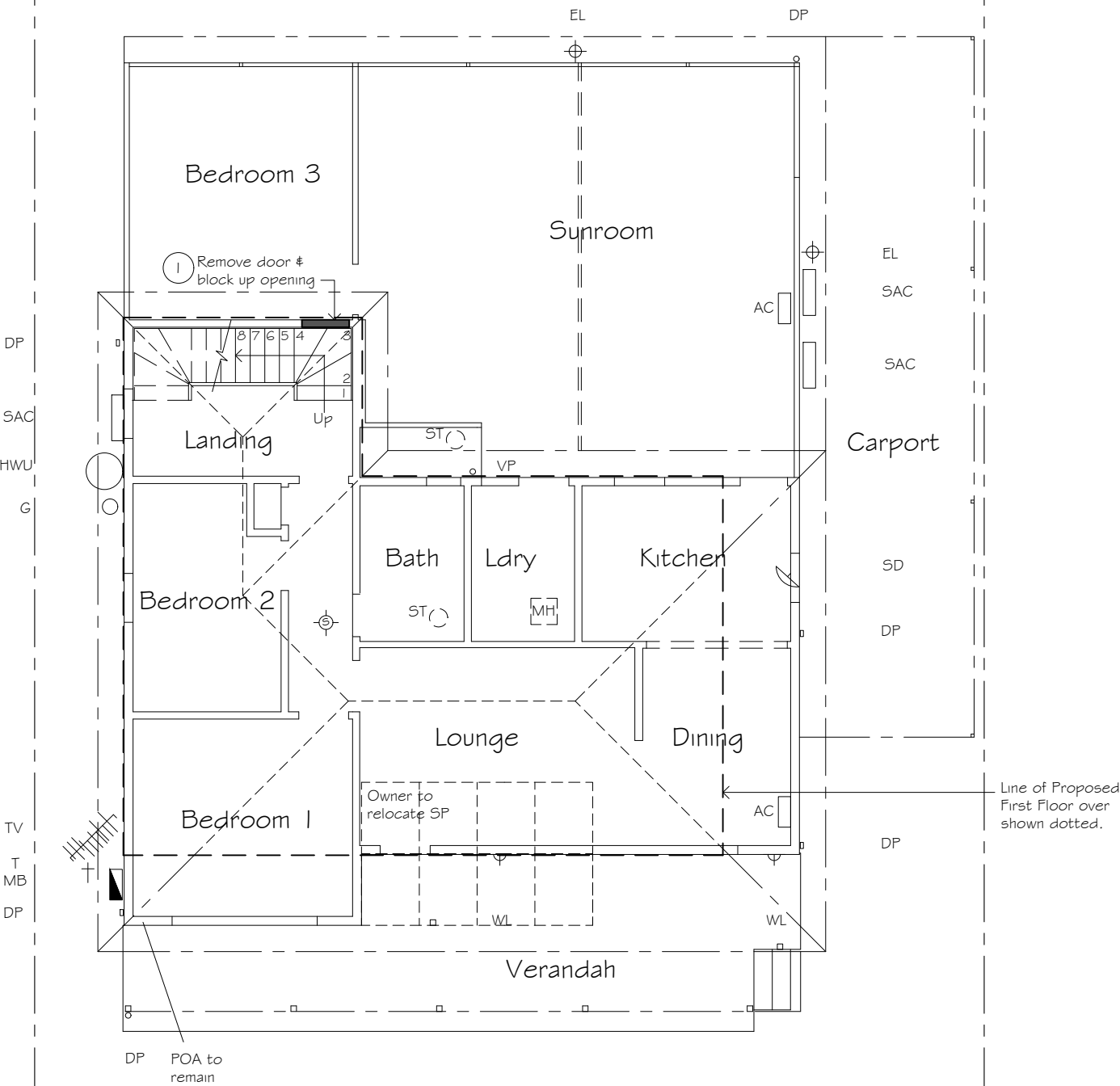
Air Conditioning Unit
Wall Mounted
- T

Tap - Garden
- G

Gas Bottle

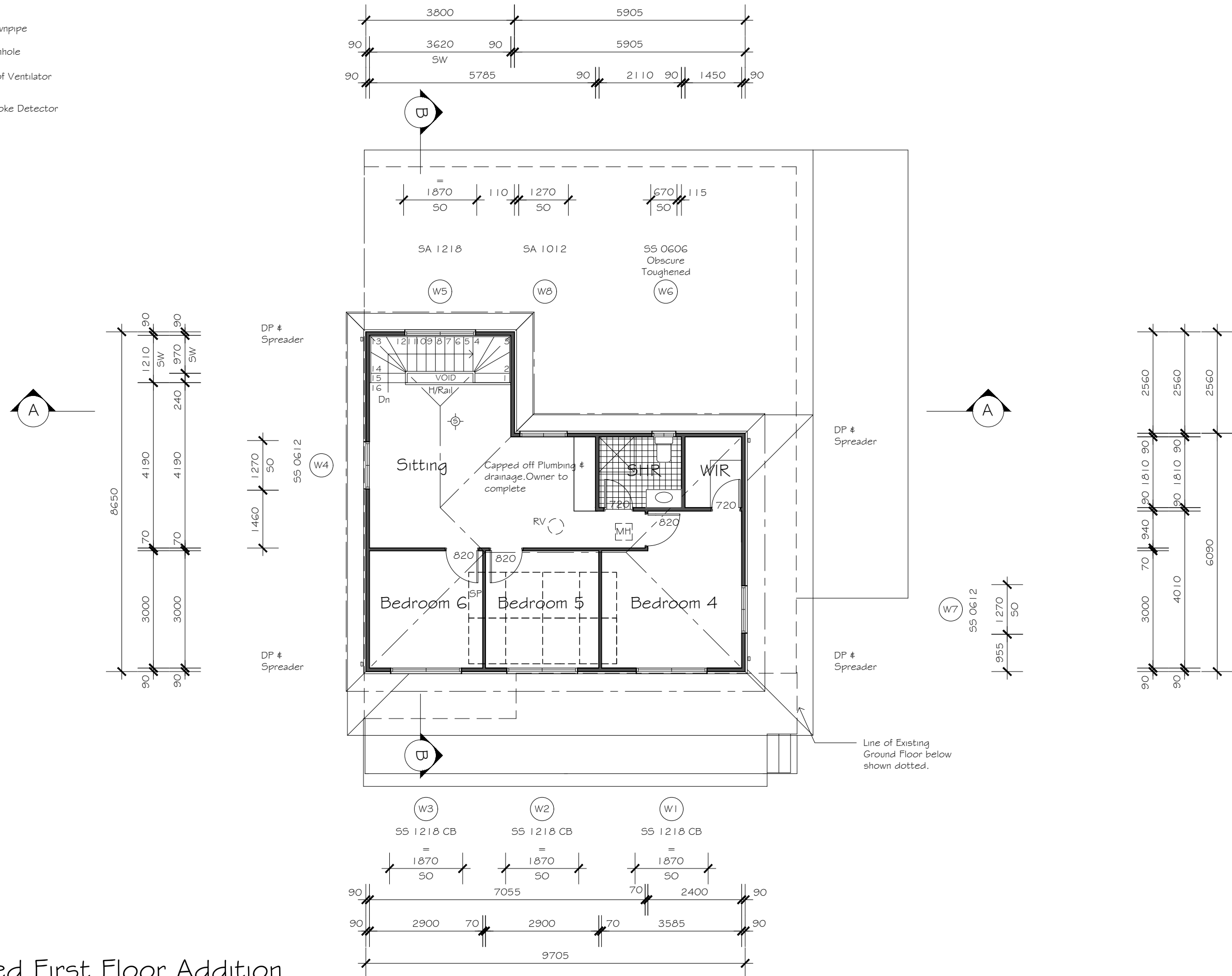
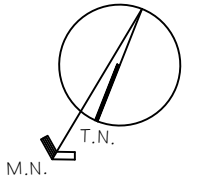


Ground Floor Plan

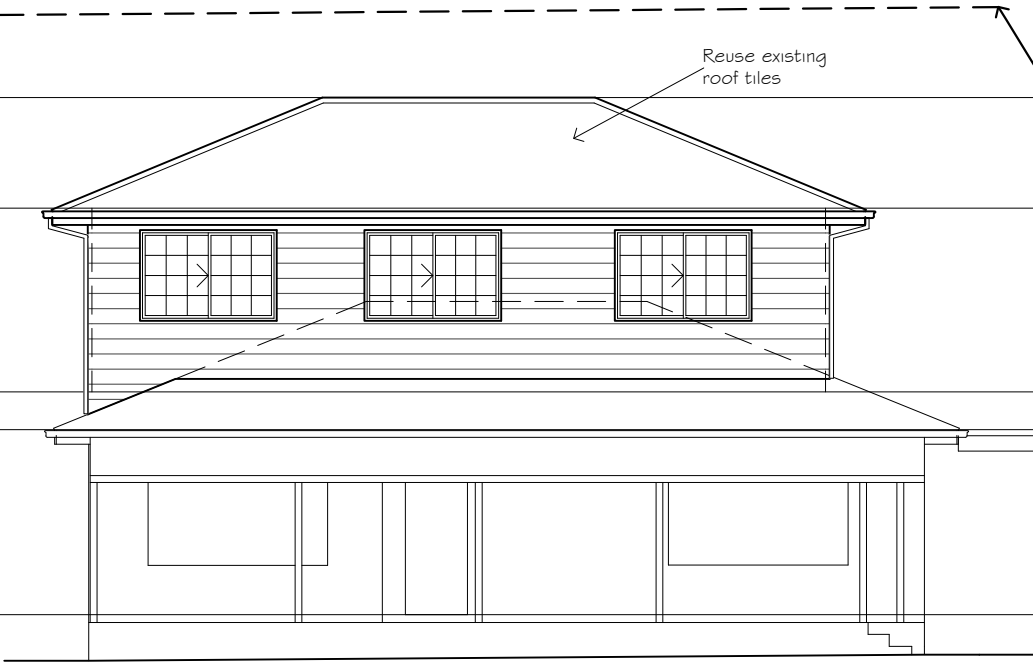
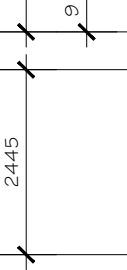
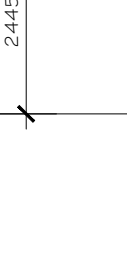


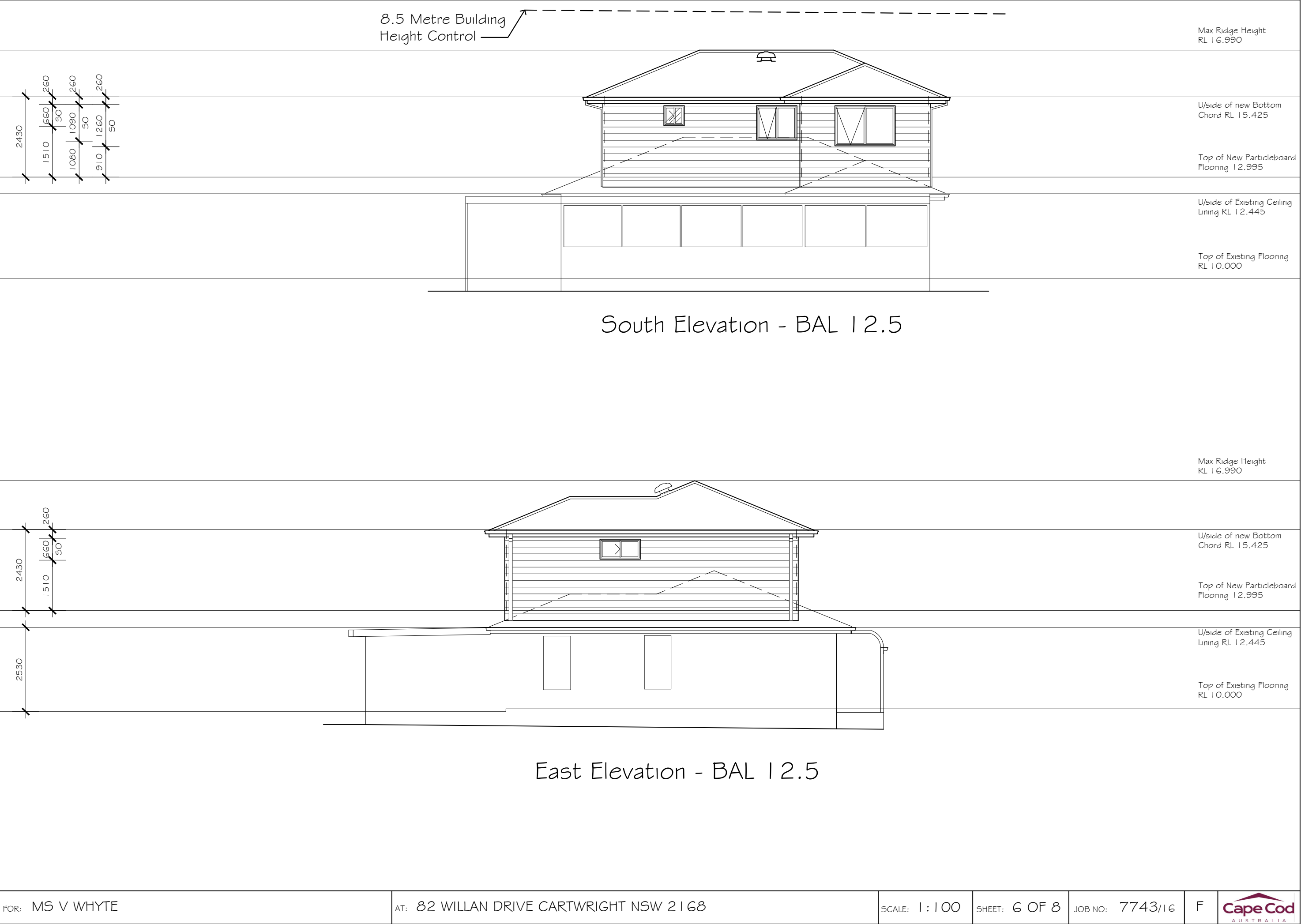
Legend

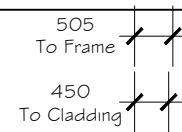
- DP □ Downpipe
- MH □ Manhole
- RV ○ Roof Ventilator
- ⊙ Smoke Detector



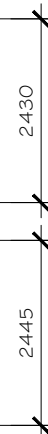
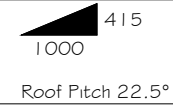
Proposed First Floor Addition

		Max Ridge Height RL 16.990
		U/side of new Bottom Chord RL 15.425
		Top of New Particleboard Flooring 12.995
		U/side of Existing Ceiling Lining RL 12.445
		Top of Existing Flooring RL 10.000
North Elevation - BAL 12.5		
		U/side of new Bottom Chord RL 15.425
		Top of New Particleboard Flooring 12.995
		U/side of Existing Ceiling Lining RL 12.445
		Top of Existing Flooring RL 10.000
West Elevation - BAL 12.5		





Max Ridge Height
RL 16.990



U/side of new Bottom
Chord RL 15.425

Top of New Particleboard
Flooring 12.995

U/side of Existing Ceiling
Lining RL 12.445

Top of Existing Flooring
RL 10.000

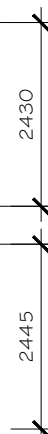
Section A-A



505
To Frame

450
To Cladding

Max Ridge Height
RL 16.990



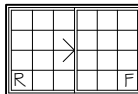

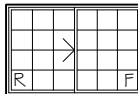

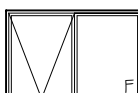



U/side of new Bottom
Chord RL 15.425

Top of New Particleboard
Flooring 12.995

U/side of Existing Ceiling
Lining RL 12.445

Top of Existing Flooring
RL 10.000

Section B-B

WINDOW SCHEDULE (BASIX A2455 I 4)				CLIENT:		ALUMINIUM TREND WINDOWS:					
STANDARD NOTES: <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				CLIENT:		STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.					
				BUILDER:DATE:		DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.			TERRAIN: 3 WIND LOAD: W 28 N		
	W1 SS I 2 I 8 CB	COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / BEDROOM 4	WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	COLONIAL BARS							
	ALUMINIUM	INSECT SCREEN		RESTRICT OPENING TO I 25mm TO COMPLY WITH NCC.							
	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH WHITE	REVEAL I 40mm								
	W2 SS I 2 I 8 CB	COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / BEDROOM 5	WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	COLONIAL BARS							
	ALUMINIUM	INSECT SCREEN		RESTRICT OPENING TO I 25mm TO COMPLY WITH NCC.							
	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH WHITE	REVEAL I 40mm								
	W3 SS I 2 I 8 CB	COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / BEDROOM 6	WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	COLONIAL BARS							
	ALUMINIUM	INSECT SCREEN		RESTRICT OPENING TO I 25mm TO COMPLY WITH NCC.							
	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH WHITE	REVEAL I 40mm								
	W4 SS 06 I 2	COLOUR	GLAZING	SPECIAL NOTES							
	E ELEVATION / SITTING	WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM	INSECT SCREEN									
	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH WHITE	REVEAL I 40mm								
	W5 SA I 2 I 8	COLOUR	GLAZING	SPECIAL NOTES							
	S ELEVATION / STAIR WELL	WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	ACOUSTIC SEALS							
	ALUMINIUM	INSECT SCREEN									
	AWNING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH WHITE	REVEAL I 40mm								
	W6 SS 0606	COLOUR	GLAZING	SPECIAL NOTES							
	S ELEVATION / SHOWER	WHITE	OBSCURED TOUGHENED, (OR U-VALUE: 7.63, SHGC: 0.75)								
	ALUMINIUM	INSECT SCREEN									
	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH WHITE	REVEAL I 40mm								
	W7 SS 06 I 2	COLOUR	GLAZING	SPECIAL NOTES							
	W ELEVATION / BEDROOM 4	WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO I 25mm TO COMPLY WITH NCC.							
	ALUMINIUM	INSECT SCREEN									
	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH WHITE	REVEAL I 40mm								
	W8 SA I 0 I 2	COLOUR	GLAZING	SPECIAL NOTES							
	S ELEVATION / SITTING	WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	ACOUSTIC SEALS							
	ALUMINIUM	INSECT SCREEN									
	AWNING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH WHITE	REVEAL I 40mm								
FOR: MS V WHYTE				AT: 82 WILLAN DRIVE CARTWRIGHT NSW 2 I 68			SCALE: I : NTS	SHEET: 8 OF 8	JOB NO: 7743/I 6	F	