

BASIX COMMITMENTS

CERTIFICATE NO. A2G6285

FIXTURES AND SYSTEMS

LIGHTINGMIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS

WET AREAS:  
NEW OR ALTEREDSHOWER HEADS 3 STAR RATED  
TOILETS 3 STAR RATED  
TAPS 3 STAR RATED

INSULATION REQUIREMENTS

FLOOR ABOVE EXISTING DWELLING OR BUILDINGNIL

EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)R I .30 (or R.I.70 INCLUDING CONSTRUCTION)

FLAT CEILING,  
PITCHED ROOFCEILING: R 3.00 (UP)  
ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)

GLAZING REQUIREMENTS

WINDOWS

W5, # W6STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)

W1 , W2, W3, W4, W7, # W8STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)

SHADING DEVICES

WINDOWS

W1 , W2, W3, W4, W5, W6, W7, # W8EAVE / VERANDAH / PERGOLA / BALCONY  
>= 600MM

EXTERNAL PAINT SCHEDULE

ITEM	BRAND <small>eg. WATTYL</small>	CODE	COLOUR
Wall Cladding	Haymes		China Doll

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 33 N

FINISHES

BRICKWORKN/A

FLOORING19MM STRUCTURAL PARTICLEBOARD

CLADDING230mm HARDPLANK "SMOOTH" CLADDING OVER POLYSTYRENE CORE WALL INSULATION

WINDOWS - TREND KEYED LOCKS (TERRAIN: 3 )FRAME: PREFINISHED ALUMINIUM

INSECT SCREENS:  
TO ALL NEW OPERABLE WINDOW SASHERFRAME: PREFINISHED ALUMINIUM  
MESH: FIBREGLOSS

ROOF COVERINGCONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.

ROOF SARKINGFLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

INSULATION (FIBREGLOSS)R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA  
R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES  
12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES

INTERNAL FIXINGSDAR: FINGER JOINED PINE  
SKIRTING: Ex. 75x25 BULLNOSE  
ARCHITRAVE: Ex. 75x25 BULLNOSE

INTERNAL DOORSPRIMED HARDBOARD HOLLOW CORE "FLUSH"

STAIRCASE  
MDF TREADS AND PINE RISERS  
LINED UNDER CUPBOARD UNDER TREADS

TYPE: CLOSED TIMBER  
  
WIDTH: 955mm  
  
RISE: 16 @ 184mm  
  
GOING: 240mm (260mm TREAD)

FASCIAMATERIAL: PREFINISHED ZINCALUME  
FASCIA COLOUR: DUSK

GUTTERS # DOWNPIPES

TYPE: QUAD  
MATERIAL: PREFINISHED ZINCALUME  
GUTTER COLOUR: DUSK  
DOWNPIPE COLOUR: DUSK

HOT WATER UNITCONNECT TO EXISTING

PAINING - REFER TO SPECIFICATION FOR THE EXTENT OF WORKFIRST 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.

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SPECIAL NOTES

PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN

ELECTRICIAN 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).

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

PROVIDE PRIVACY SETS TO FIRST FLOOR ADDITION BEDROOM DOORS

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.

SUPPLY ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.

E	TO FINAL CONSTRUCTION	S.M.	22-02-17
D	TO CONTRACTS	N.E.	14-02-17
C	BASIX ADDED & TO COUNCIL	N.E.	21-11-16
B	TO CLIENT	N.E.	18-10-16
A	TECHNICAL	JGI	30-09-16
No.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: MARK ALLEN

PROPOSED ADDITIONS & ALTERATIONS

FOR MR P & MRS L LAM

AT 10 WIRRAWAY PLACE  
DOONSIDE NSW 2767

COUNCIL: BLACKTOWN

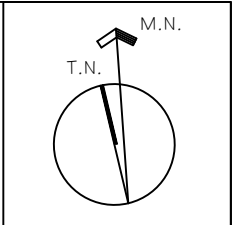
A.B.N. 54 000 605 407  
SUITE 41, 410 CHURCH STREET,  
NORTH PARRAMATTA 2151  
PHONE: (02) 9849 4444  
BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

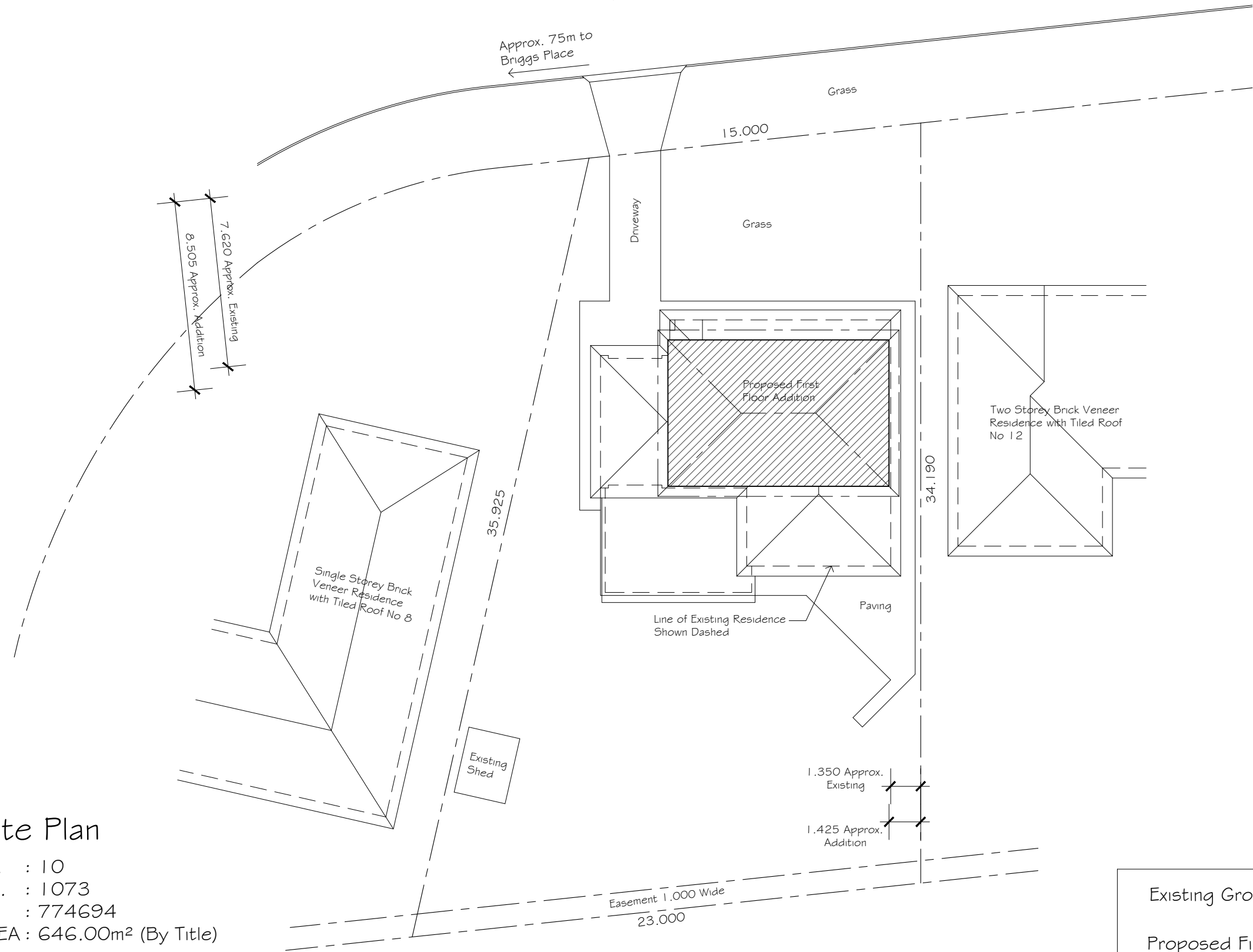
JOB NO: 7807/16

E

FINAL CONSTRUCTION.



# WIRRAWAY PLACE



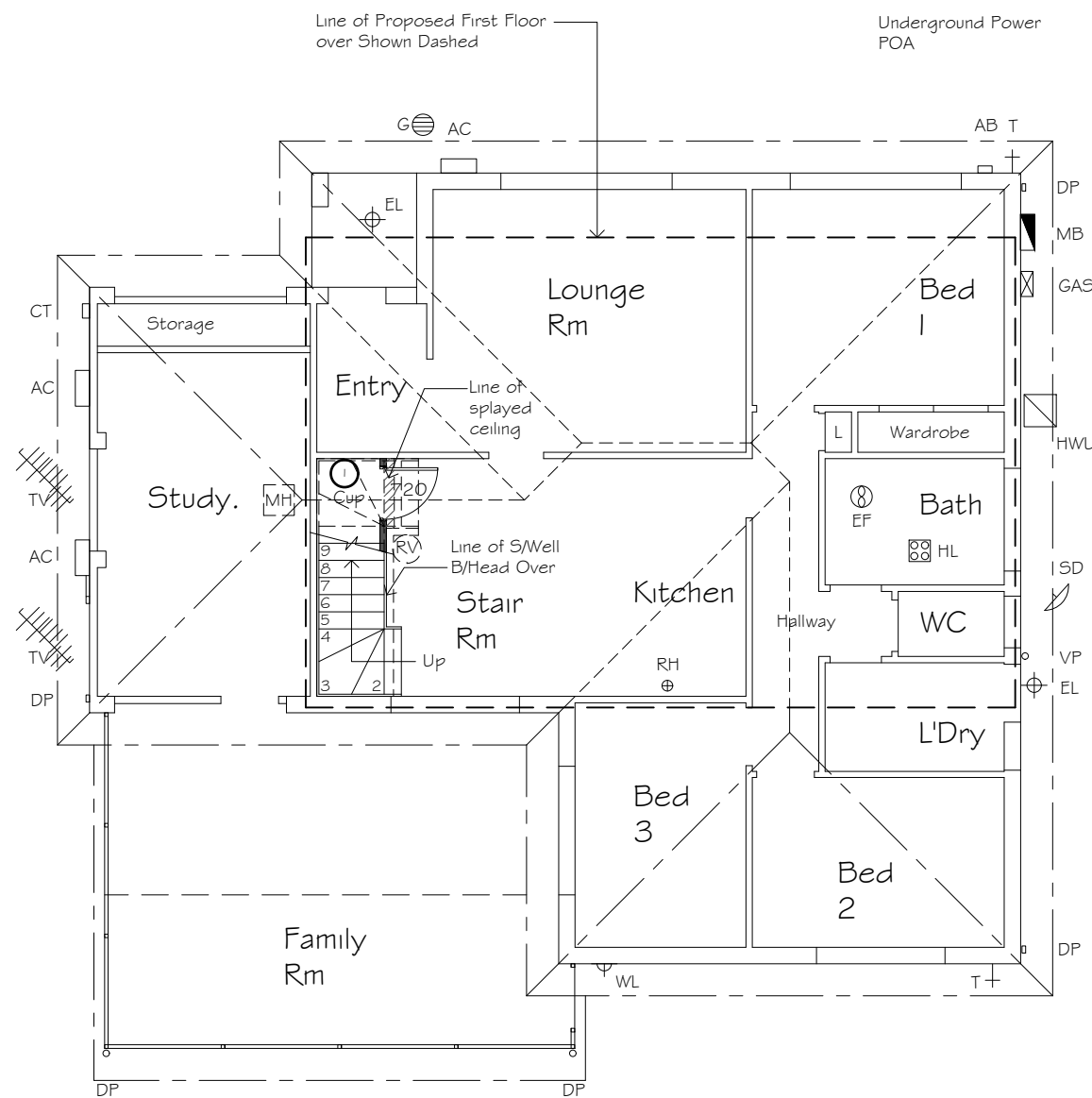
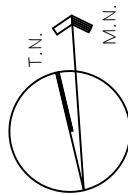
## Site Plan

No. : 10  
Lot. : 1073  
DP : 774694  
AREA : 646.00m<sup>2</sup> (By Title)

Existing Ground Floor 135.68m<sup>2</sup>  
Proposed First floor  
Excluding Stairs 57.04m<sup>2</sup>

Legend

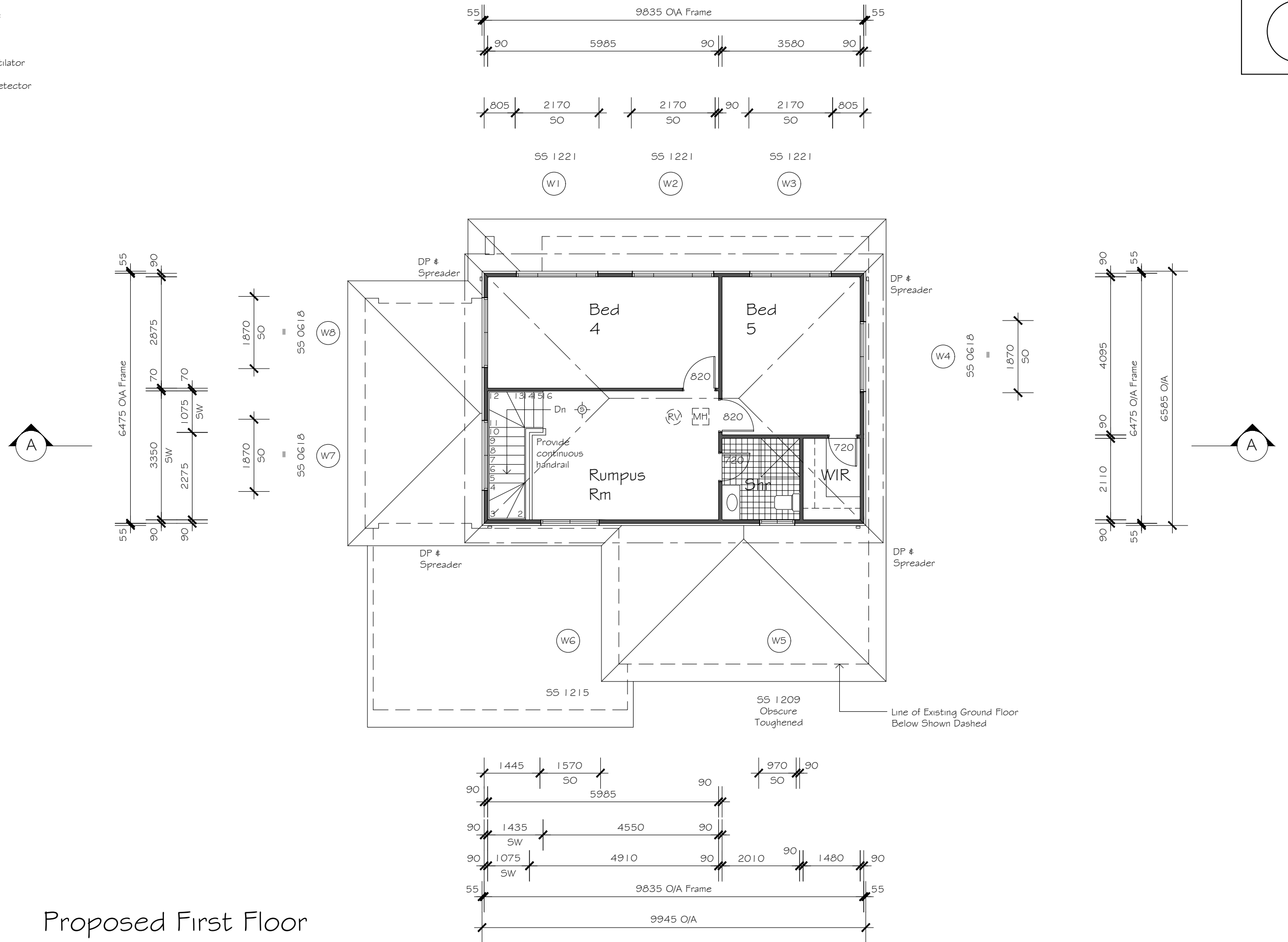
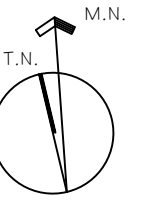
- AC Air Conditioning Unit Wall Mounted
- AB Alarm Box
- DP Downpipe
- EL Eave Light
- EF Exhaust Fan
- HL Heater/Light
- HWU Hot Water Unit
- MH Manhole
- GAS Meter - Gas
- RV Roof Ventilator
- SD Satellite Dish
- Smoke Detector - Existing
- Smoke Detector
- RH Range Hood Flue
- T Tap - Garden
- T.V. TV Antenna - Owner to relocate as required
- VP Sewer Vent Pipe
- G Gully
- WL Wall Light



Ground Floor Plan

# Legend

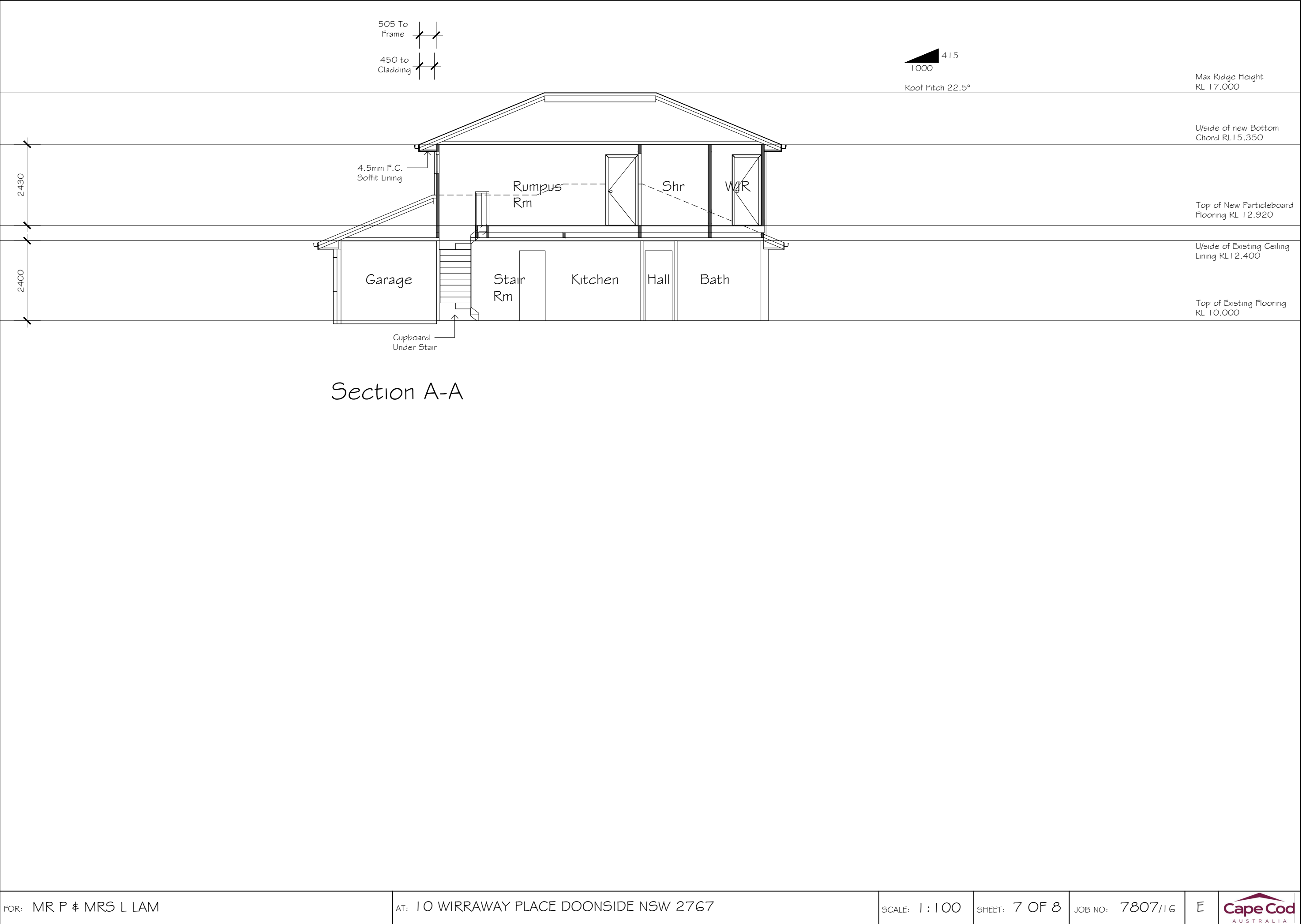
- DP □ Downpipe
- MH □ Manhole
- RV □ Roof Ventilator
- ⊙ Smoke Detector



Proposed First Floor Addition



				Max Ridge Height RL 17.000				
<div><div>2430</div><div><div>910</div><div>1260</div><div>50</div></div><div>260</div></div>				U/side of new Bottom Chord RL15.350				
				Top of New Particleboard Flooring RL 12.920				
				U/side of Existing Ceiling Lining RL 2.400				
				Top of Existing Flooring RL 10.000				
South Elevation								
				Max Ridge Height RL 17.000				
<div><div>2430</div><div><div>1510</div><div>660</div><div>50</div></div><div>260</div></div>				U/side of new Bottom Chord RL15.350				
				Top of New Particleboard Flooring RL 12.920				
							U/side of Existing Ceiling Lining RL 2.400	
							Top of Existing Flooring RL 10.000	
East Elevation								
FOR: MR P & MRS L LAM		AT: 10 WIRRAWAY PLACE DOONSWIDE NSW 2767		SCALE: 1:100	SHEET: 6 OF 8	JOB NO: 7807/16	E	



FOR: MR P & MRS L LAM

AT: 10 WIRRAWAY PLACE DOONSDALE NSW 2767

SCALE: 1:100

SHEET: 7 OF 8

JOB NO: 7807/16

E

Cape Cod

AUSTRALIA

WINDOW SCHEDULE (BASIX A266285)				CLIENT: .....		ALUMINIUM TREND WINDOWS:						
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: .....		STANDARD ALUMINIUM 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 33 N				
	W1	SS 1221	COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / BEDROOM 4	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.								
	ALUMINIUM	INSECT SCREEN										
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	W2	SS 1221	COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / BEDROOM 4	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.								
	ALUMINIUM	INSECT SCREEN										
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	W3	SS 1221	COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / BEDROOM 5	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.								
	ALUMINIUM	INSECT SCREEN										
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	W4	SS 0618	COLOUR	GLAZING	SPECIAL NOTES							
	E ELEVATION / BEDROOM 5	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.								
	ALUMINIUM	INSECT SCREEN										
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	W5	SS 1209	COLOUR	GLAZING	SPECIAL NOTES							
	S ELEVATION / SHOWER	PEARL WHITE	OBSCURED TOUGHENED, (OR U-VALUE: 7.63, SHGC: 0.75)									
	ALUMINIUM	INSECT SCREEN										
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	W6	SS 1215	COLOUR	GLAZING	SPECIAL NOTES							
	S ELEVATION / RUMPUS RM	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)									
	ALUMINIUM	INSECT SCREEN										
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	W7	SS 0618	COLOUR	GLAZING	SPECIAL NOTES							
	W ELEVATION / STAIR WELL	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)									
	ALUMINIUM	INSECT SCREEN										
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	W8	SS 0618	COLOUR	GLAZING	SPECIAL NOTES							
	W ELEVATION / BEDROOM 4	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.								
	ALUMINIUM	INSECT SCREEN										
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
FOR: MR P & MRS L LAM				AT: 10 WIRRAWAY PLACE DOONSIDE NSW 2767				SCALE: 1 : NTS	SHEET: 8 OF 8	JOB NO: 7807/16	E	