
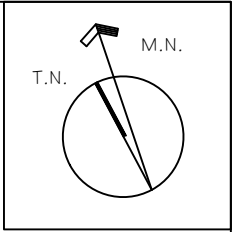


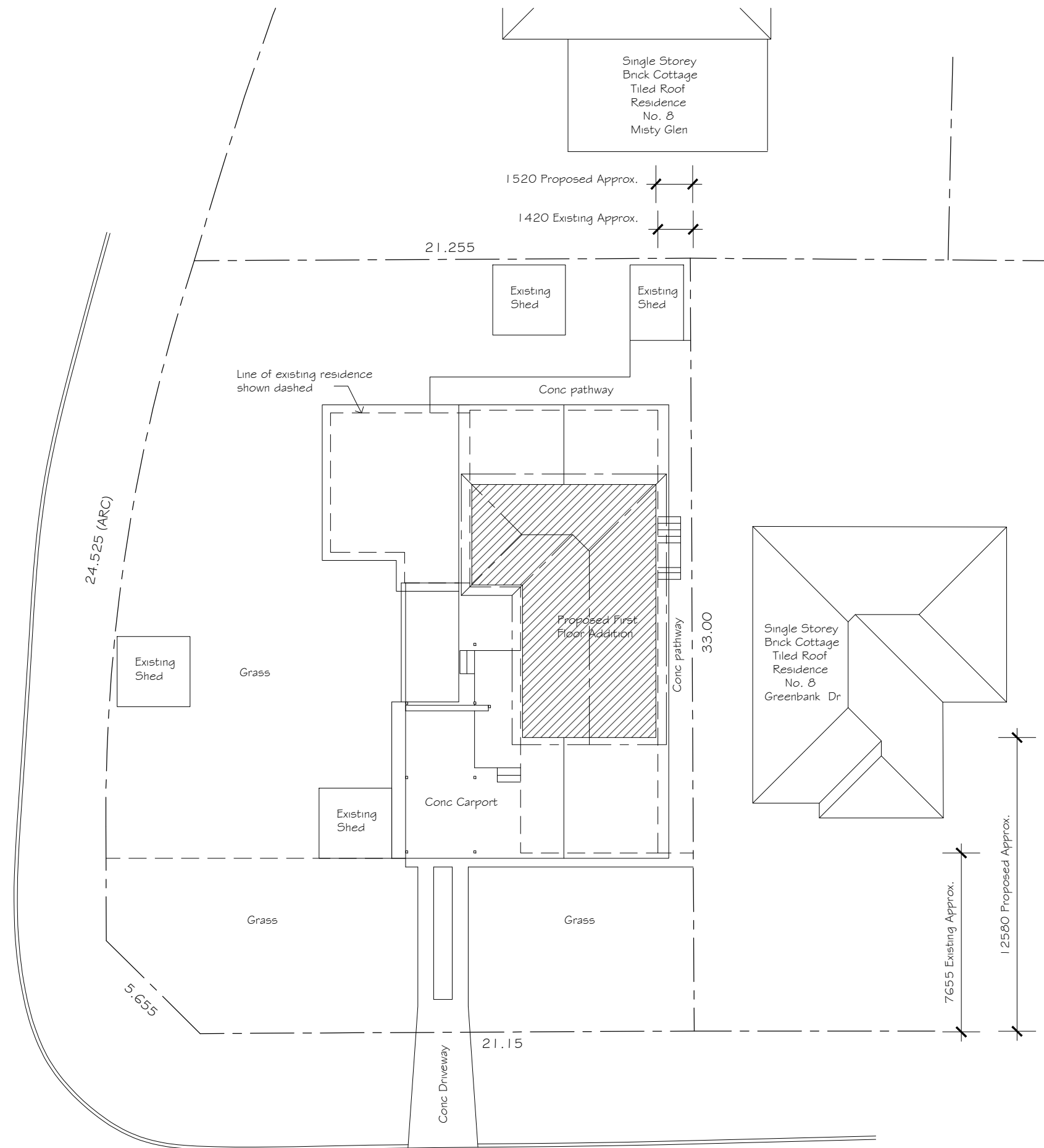
BASIX COMMITMENTS			
CERTIFICATE NO. A214288			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED		
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			
W5, & W6,	NONE		
W1, W2, W3, W4, W7, & W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Barge Board			Terrain
Fascia Board			Terrain
Soffit Lining			White
Wall Cladding	Haymes		Soul
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			
BRICKWORK	N/A		
FLOORING	19MM STRUCTURAL PARTICLEBOARD		
CLADDING	230mm HARDIPLANK "SMOOTH" CLADDING OVER POLASTIC CAVITY SYSTEM		
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM		
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS		
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 R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES		
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 40x25 ARCHITRAVE: Ex. 40x25		
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"		
STAIRCASE MDF TREADS & PINE RISERS	TYPE: CLOSED TIMBER WIDTH: 880mm RISE: 16 @ 186mm GOING: 240mm (260mm TREAD)		
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER		
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TERRAIN DOWNPIPE COLOUR: TERRAIN		
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		
	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			
• 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 FIFTEEN (15) DOWNLIGHT FITTINGS & ONE (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.			
• SUPPLY FIFTEEN (15) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT.			
F	FINAL CONSTRUCTION	S.C.	24-06-15
E	TO CONTRACTS	S.C.	12-06-15
D	BASIX DETAILS & TO COUNCIL	N.E.	09-04-15
C	CLIENT CHECK PLAN	S.C.	10-03-15
B	TO CLIENT	C.S.	05-03-15
A	TECHNICAL	C.S.	02-03-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: ROSS ALLEN			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR T JACKETT & MS K GARDENER & MRS V JACKET			
AT 1 GATEHOUSE CIRCUIT, WERRINGTON DOWNS, NSW 2747			
COUNCIL: PENRITH			
		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: 7642/15	
		F	



Site Plan

No. : 1
Lot. : 4071
DP : 260391
AREA : 790.9m² (By Title)

GATEHOUSE CIRCUIT



GREENBANK DRIVE

Legend

- SAC

Air Conditioning
Compressor
- AC

Air Conditioning Unit
Wall Mounted
- DP

Downpipe
- EL

Eave Light
- EF

Exhaust Fan
- G

Gully
- HWU

Hot Water Unit
- MH

Manhole
- MB

Meter Box - Electrical
- RV

Roof Ventilator - Remove Where Required
- SD

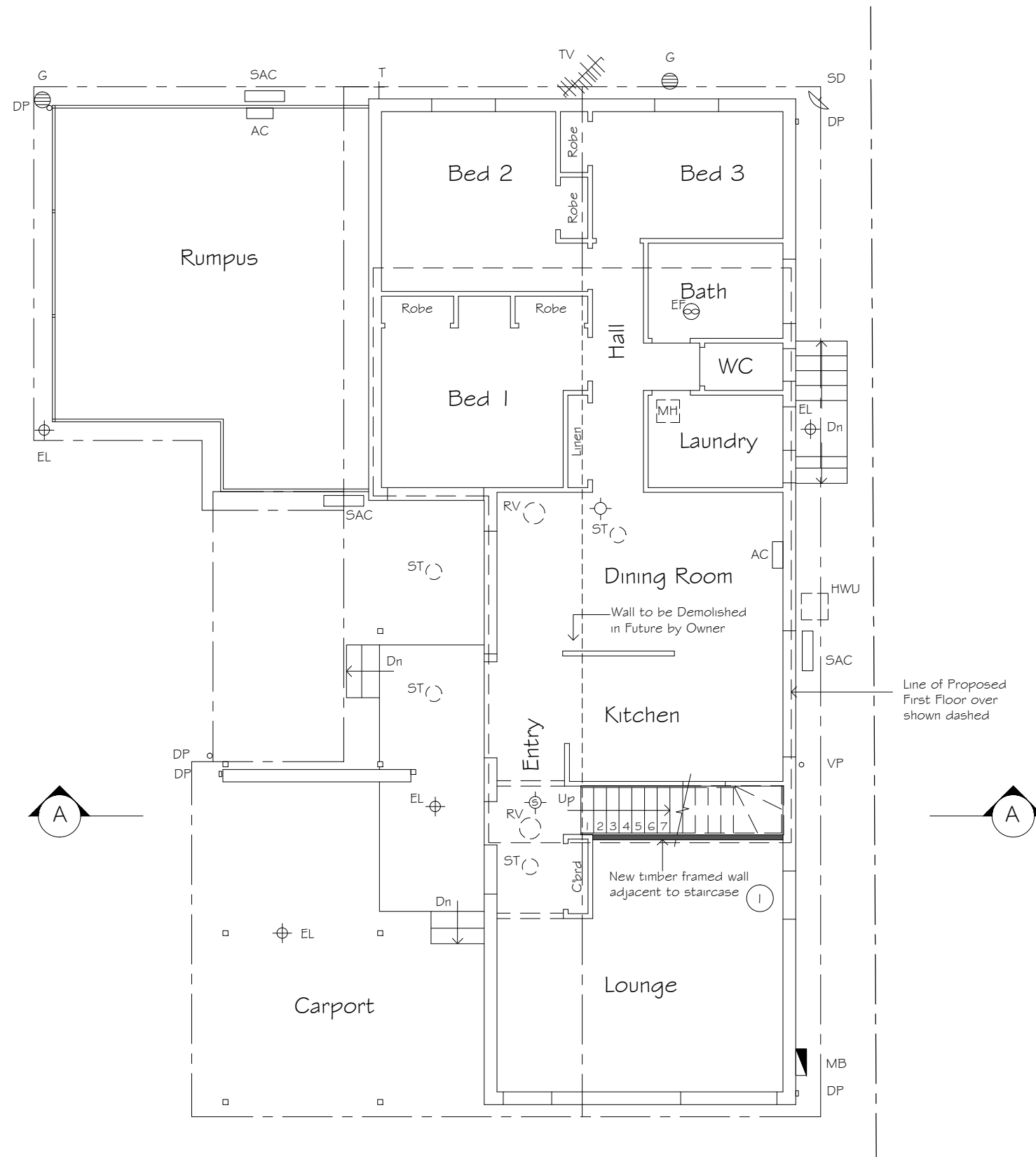
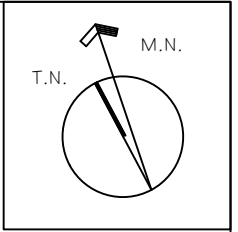
Satellite Dish
- Smoke Detector - Existing
- ST

Solar Tube - Remove Where Required
- T

Tap - Garden
- T.V.

TV Antenna -
Owner to relocate
as required
- VP

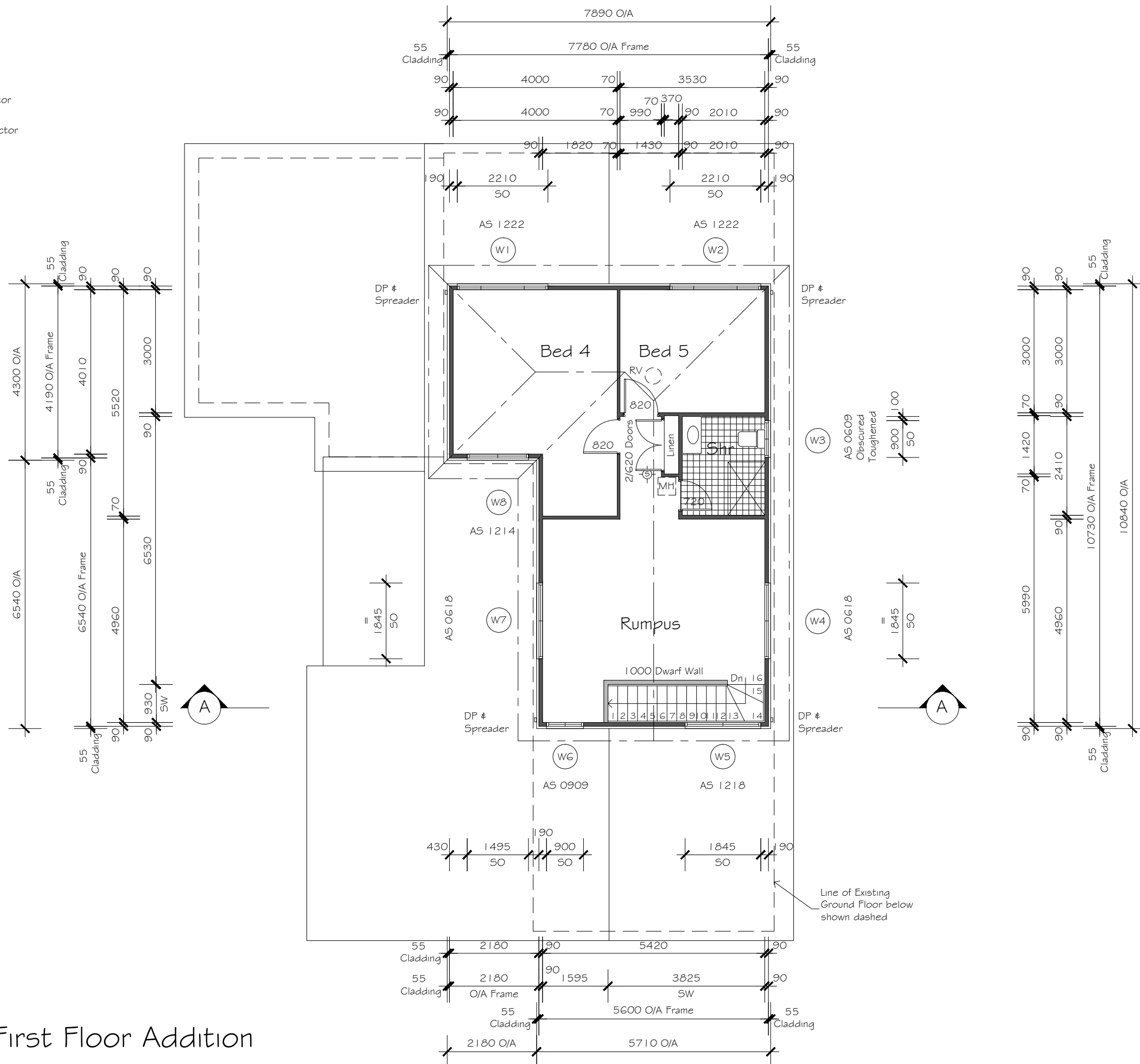
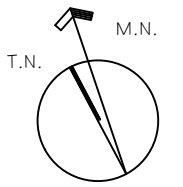
Sewer Vent Pipe
- Smoke Detector - Proposed



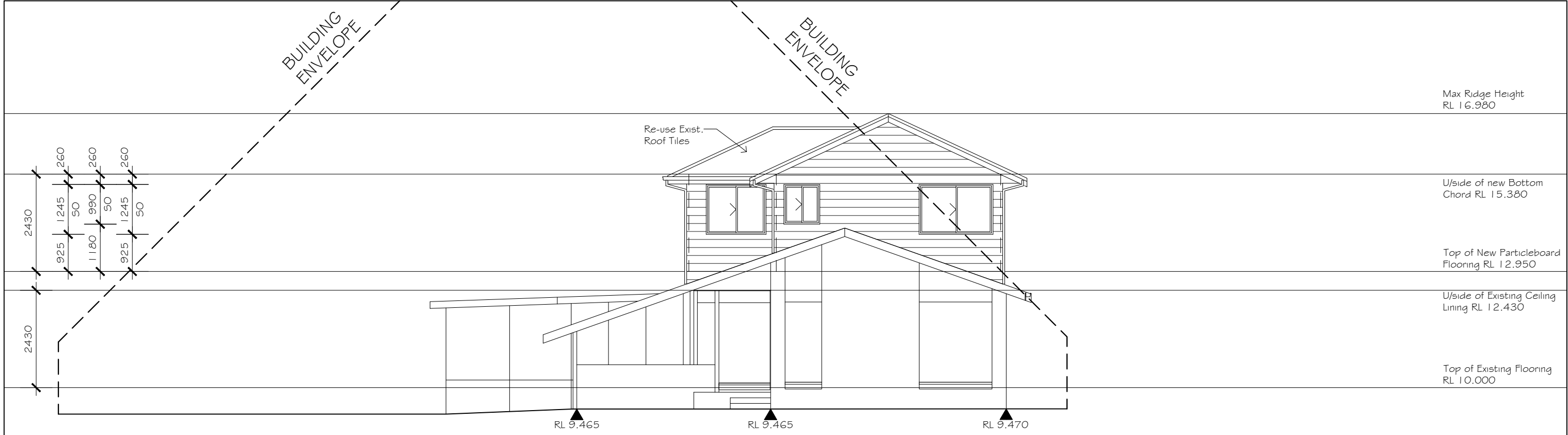
Ground Floor Plan

Legend

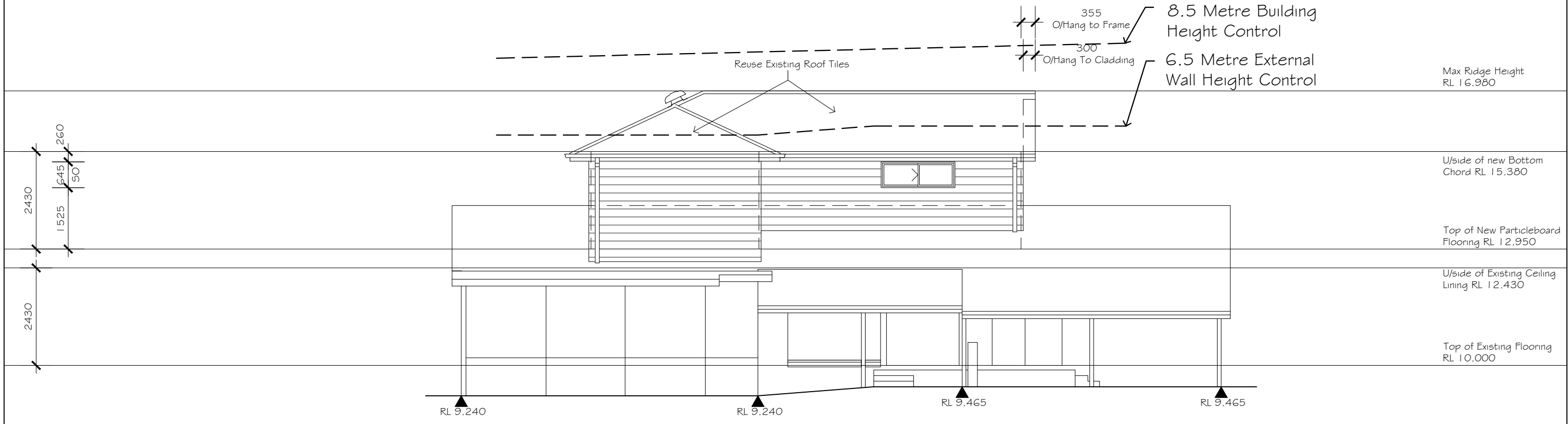
- DP □ Downpipe
- MH □ Manhole
- RV ○ Roof Ventilator
- ⊙ Smoke Detector



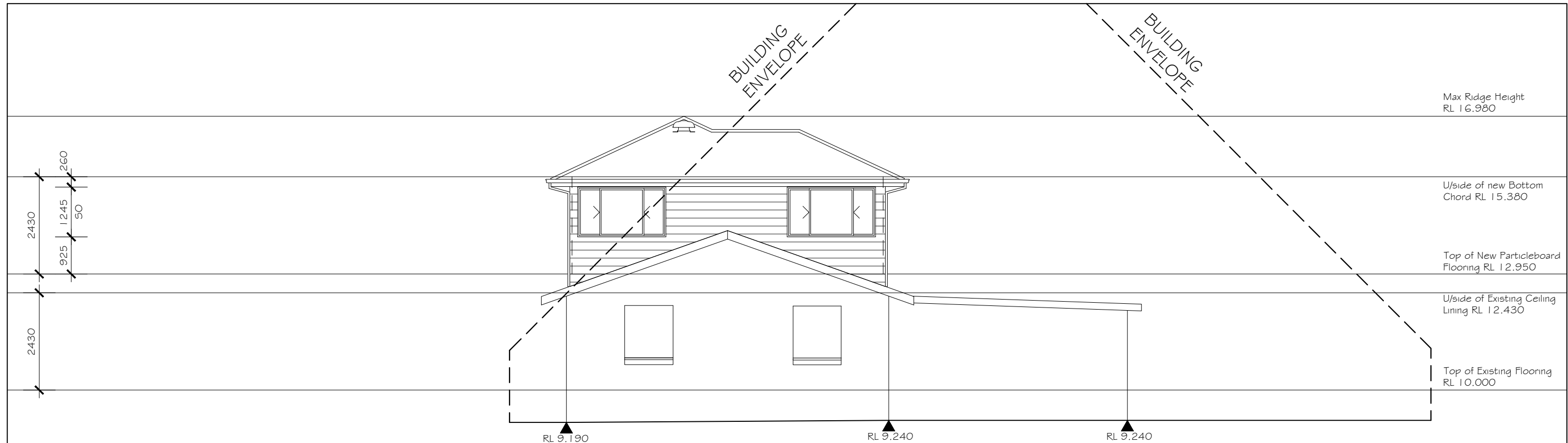
Proposed First Floor Addition



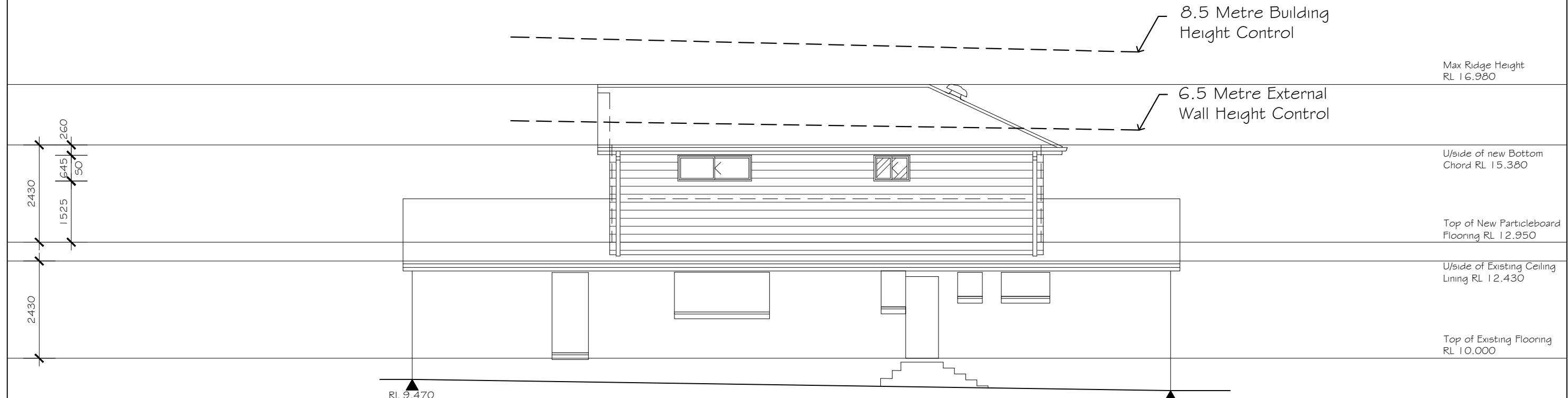
South Elevation



West Elevation



North Elevation



East Elevation

505
O/Hang To Frame

450
O/Hang To Cladding

465
1000

Roof Pitch 25.0°

Max Ridge Height
RL 16.980

2430

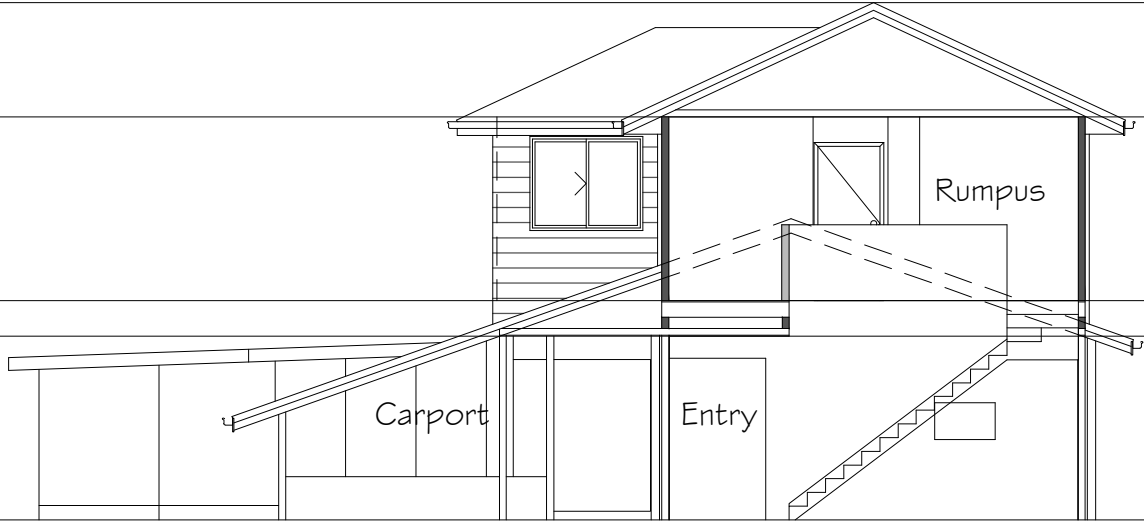
2430

U/side of new Bottom
Chord RL 15.380

Top of New Particleboard
Flooring RL 12.950

U/side of Existing Ceiling
Lining RL 12.430

Top of Existing Flooring
RL 10.000



Section A-A

WINDOW SCHEDULE (BASIX A2 I 4288)				CLIENT:		ALUMINIUM TREND WINDOWS:									
STANDARD NOTES:				CLIENT:		STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.									
• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE • ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS • WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5				BUILDER:DATE:		DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.			TERRAIN: 3 WIND LOAD: W 33 N						
	W1 AS I 222	COLOUR	GLAZING	SPECIAL NOTES											
	NE ELEVATION / BEDROOM 4	PEARL 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 / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm												
	W2 AS I 222	COLOUR	GLAZING	SPECIAL NOTES											
	NE ELEVATION / BEDROOM 5	PEARL 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 / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm												
	W3 AS O609	COLOUR	GLAZING	SPECIAL NOTES											
	SE ELEVATION / SHOWER	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm												
	W4 AS O6 I 8	COLOUR	GLAZING	SPECIAL NOTES											
	SE ELEVATION / RUMPUS	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 I 40mm												
	W5 AS I 2 I 8	COLOUR	GLAZING	SPECIAL NOTES											
	SW ELEVATION / RUMPUS	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)												
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm												
	W6 AS O909	COLOUR	GLAZING	SPECIAL NOTES											
	SW ELEVATION / RUMPUS	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)												
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm												
	W7 AS O6 I 8	COLOUR	GLAZING	SPECIAL NOTES											
	NW ELEVATION / RUMPUS	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 I 40mm												
	W8 AS I 2 I 4	COLOUR	GLAZING	SPECIAL NOTES											
	SW ELEVATION / BEDROOM 4	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO I 25mm TO COMPLY WITH NCC.											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL												
FOR: MR T JACKETT & MS K GARDNER & MRS V JACKETT				AT: I GATEHOUSE CIRCUIT, WERRINGTON DOWNS, NSW 2747			SCALE: I : NTS	SHEET: 8 OF 8	JOB NO: 7642/I 5	F					