BASIX	COMMITMENTS				
CERTIFICATE NO. A235279					
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				
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METEL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTIO				
FLAT CEILING, PITCH ROOF	CEILING: R3.00 (UP) ROOF: FOIL / SARKING DARK (SOLAR ABSORPTANCE > 0.70)				
GLAZII	NG REQUIREMENTS				
WINDOWS					
W5,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)				
WI, W2, W3, W4, W6, \$ W7,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				
SHAD	ING DEVICES				
WINDOWS					
WI, W2, W3, W4, W5, W6, \$ W7,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM				
	<u> </u>				

EXTERNAL PAINT SCHEDULE

BRAND eg. WATTYL

Haymes

CODE

ITEM

Soffit Lining

Wall Cladding

ascia Board

FINAL CONSTRUCTION.

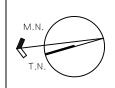
LE	
COLOUR	
Smooth Cream	
Sand Storm	
Smooth Cream	

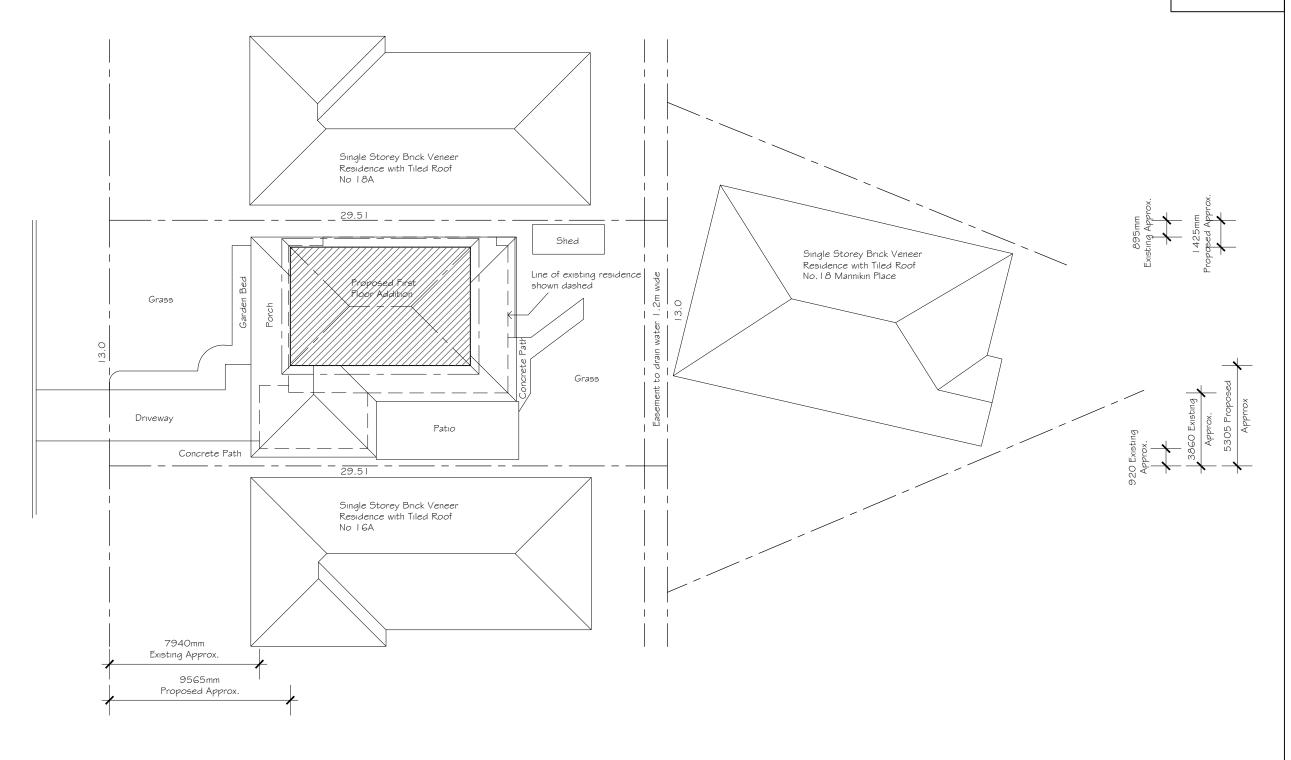
SPECIFICATION SUMMARY		SPECIAL NOTES						
			PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9 ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC). AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. CONNECT/INSTALL ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).					
STRUCTURAL TIMBER - All to ASA 1684.2 WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES 90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS 70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS								
FLOOR: 190x45mm MIN	N. FLOOR JOISTS WIND LOAD W 28 N							
FINISHES								
BRICKWORK	N/A							
FLOORING	19MM STRUCTURAL PARTICLEBOARD							
CLADDING	300mm HARDIPLANK " WOODGRAIN" CLADDING							
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM							
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS		DRKS BY OWNER					
ROOF COVERING	CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	TIETY THE EXISTING IT I GITTIS.						
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	PHONE AND/OR DATA CABLING. SUPPLY ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.						
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 FIBREGLASS INSULATION BATTS TO NEW FIRST FLOOR ADDITION EXTERNAL WALLS R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES							
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 COLONIAL ARCHITRAVE: Ex. 75x25 COLONIAL							
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"							
STAIRCASE MAPLE TREADS \$ RISER:	TYPE: CLOSED TIMBER							
IMAI EL TREADO 4 RISER	WIDTH: 900mm							
	RISE: 16 @ 184mm							
	GOING: 240mm (260mm TREAD)	_	FINAL CONSTRUCTION		15.00.10			
FASCIA	MATERIAL: DAR TIMBER	F	FINAL CONSTRUCTION TO CONTRACTS	N.L. S.C.	04-02-16			
		D	BASIX ADDED \$ TO COUNCIL	N.E.	17-11-15			
GUTTERS & DOWNPIPES	TYPE: QUAD	С	POV 17148	N.E.	21-10-15			
	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TUSCAN RED	В	TO CLIENT	5.C.	25-09-15			
	DOWNPIPE COLOUR: TUSCAN RED	Α	TECHNICAL	S.C.	25-08-15			
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE	DRAWN	DATE			
		DES	GN CONSULTANT: ROSS ALLEN					
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER	PR	DPOSED ADDITIONS \$ ALTERATION:	5				
	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER		R MR J FELIZARDO \$ MS M P	INEDA				
FINISHED GROUND LEVE CONDITIONS.	ELS SHOWN ON PLAN ARE SUBJECT TO SITE	AT	I 6B O'BRIEN STREET, MOUNT DRUITT, NSW 2770	Э				
DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE		COL	NCIL: BLACKTOWN					
MEASURE DURING CON			A.B.N. 54	4 000 605 40	7			
NO ALLOWANCE HAS BE	EEN MADE FOR SHRINKAGE OR MILLING.	(Sape Cod Suite 41	, 410 CHURCH ARRAMATTA 21	STREET, 51			
	IGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT			(02) 9849 444 5 LICENCE NO. 5				

SHEET: 1 OF 8

JOB NO: 7689/15

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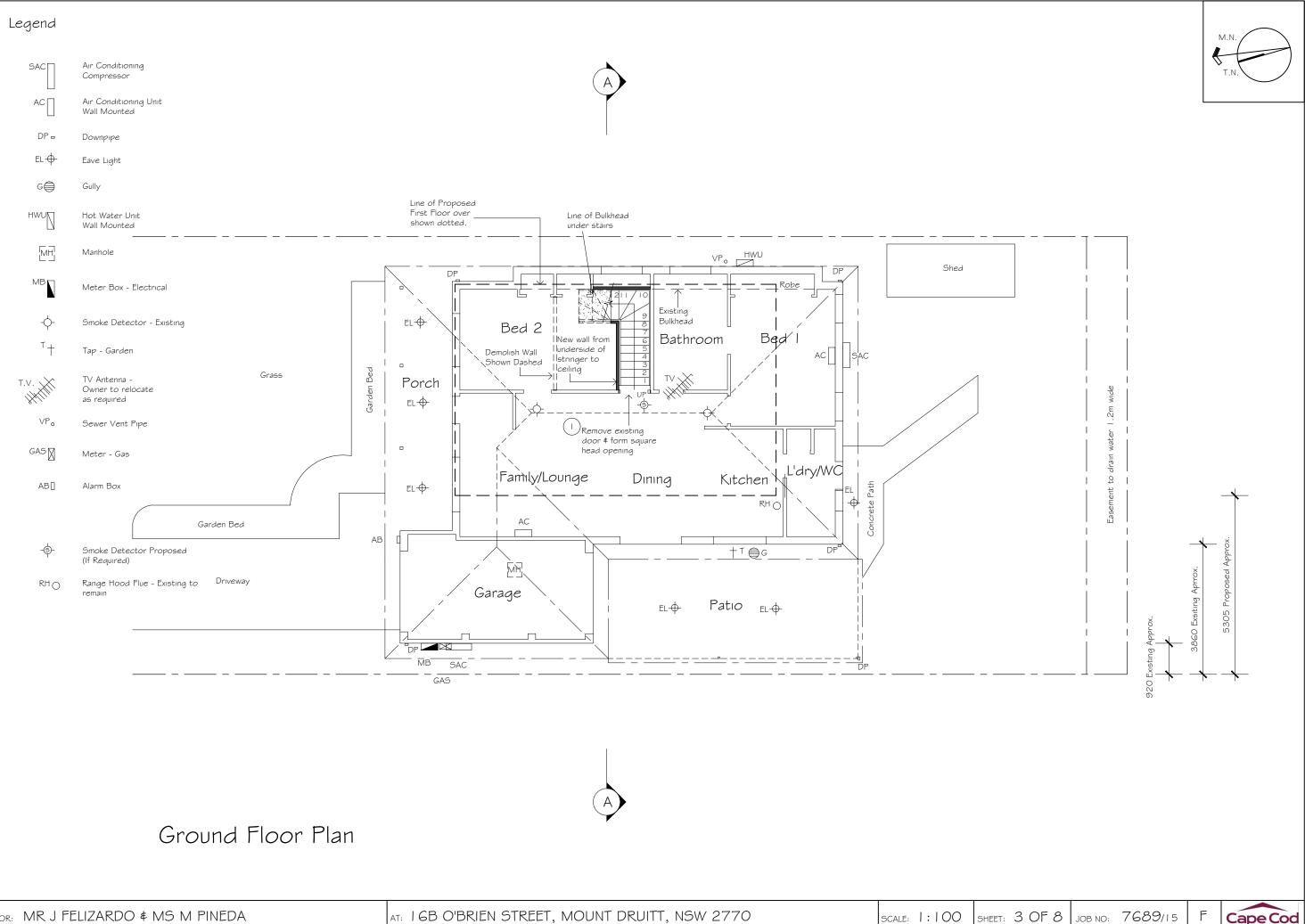
Site Plan

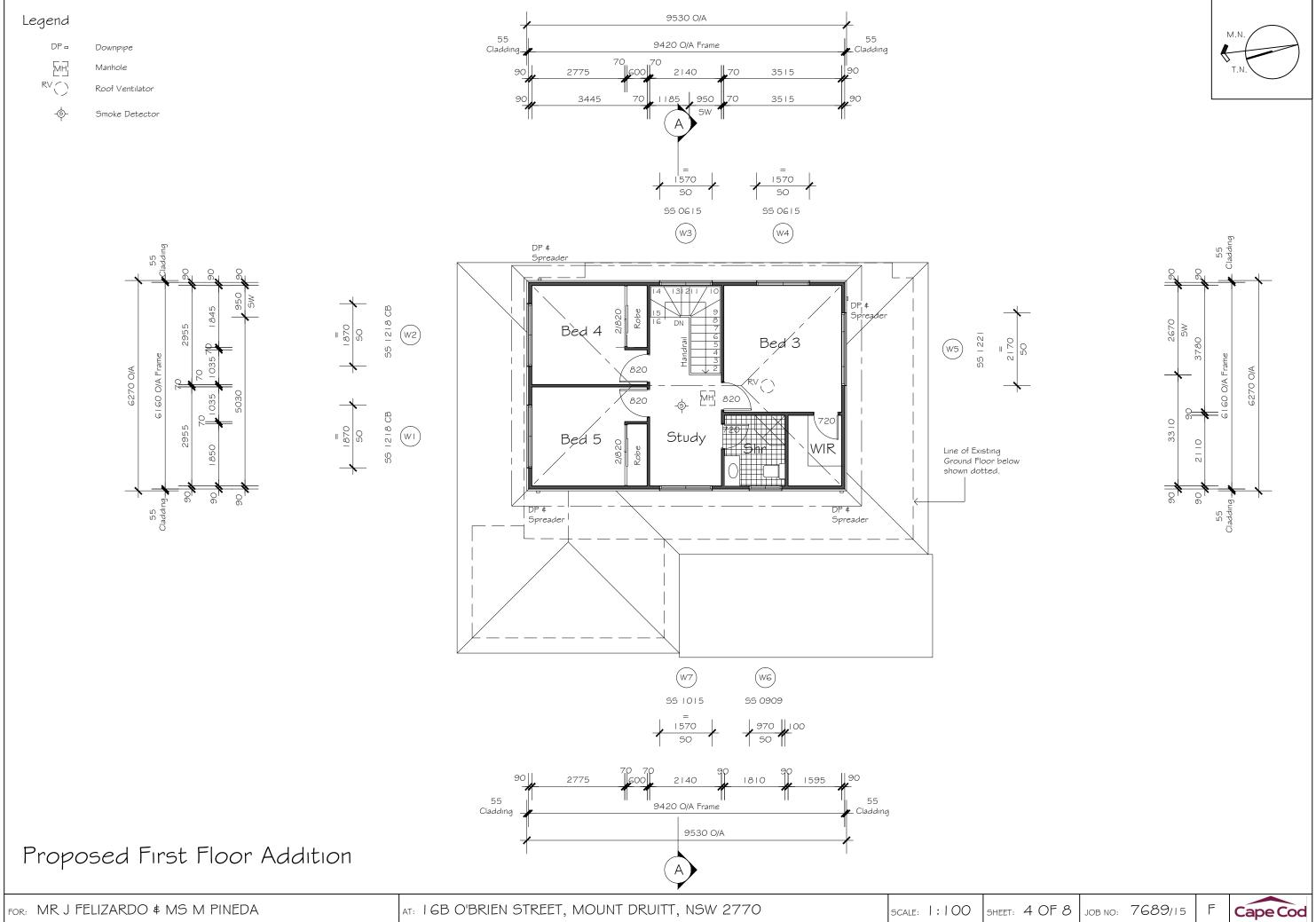
O'BRIEN STREET

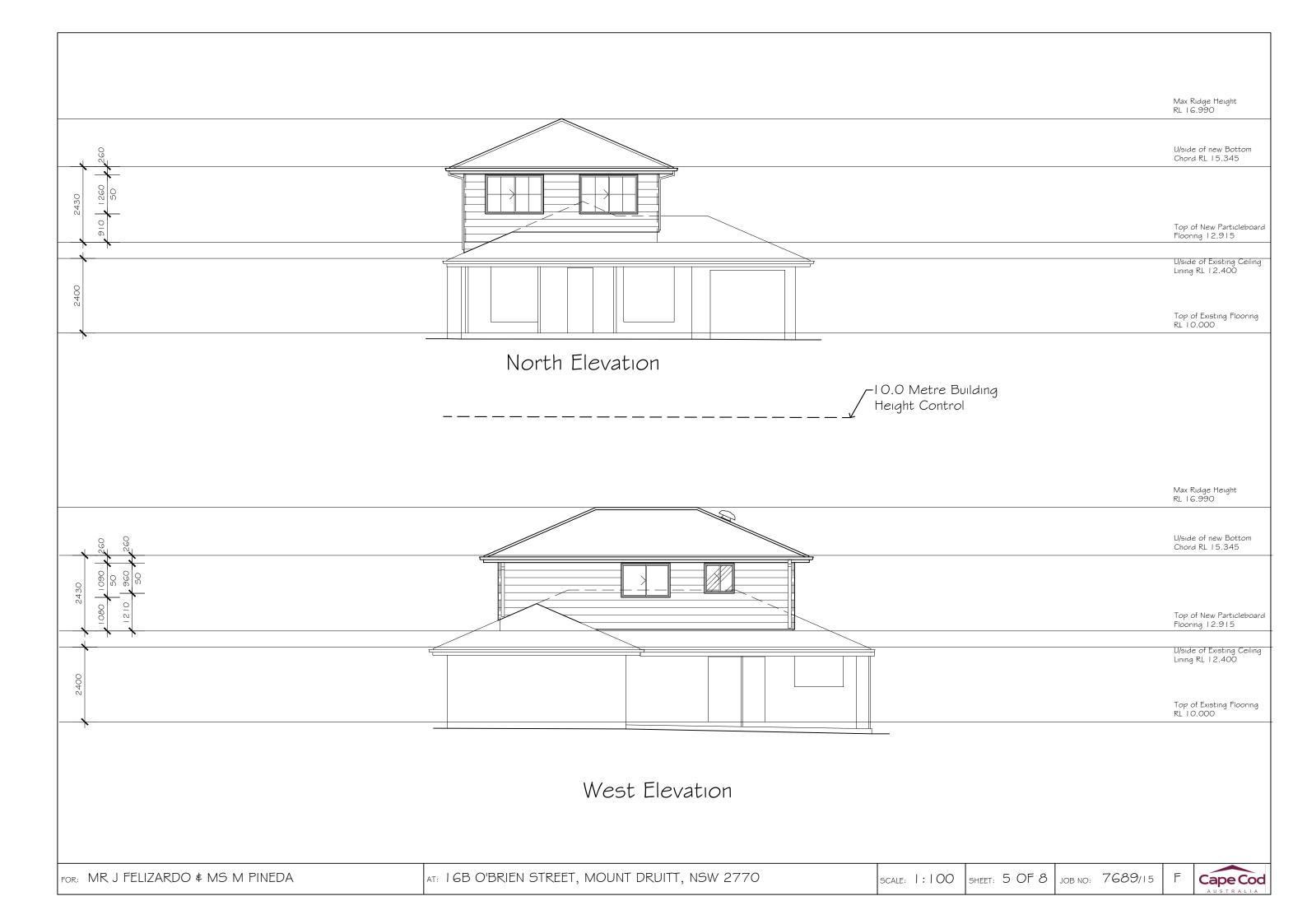
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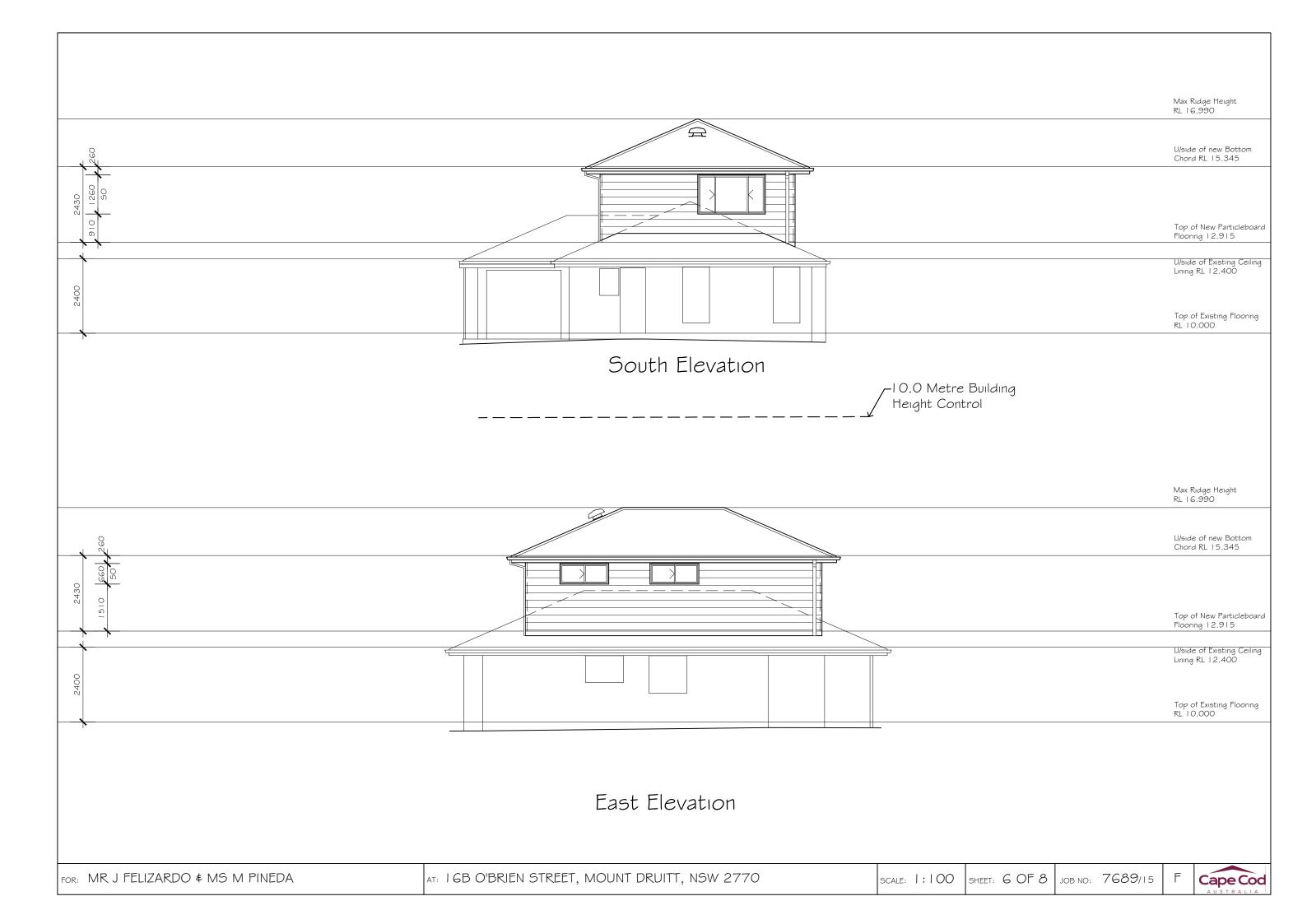
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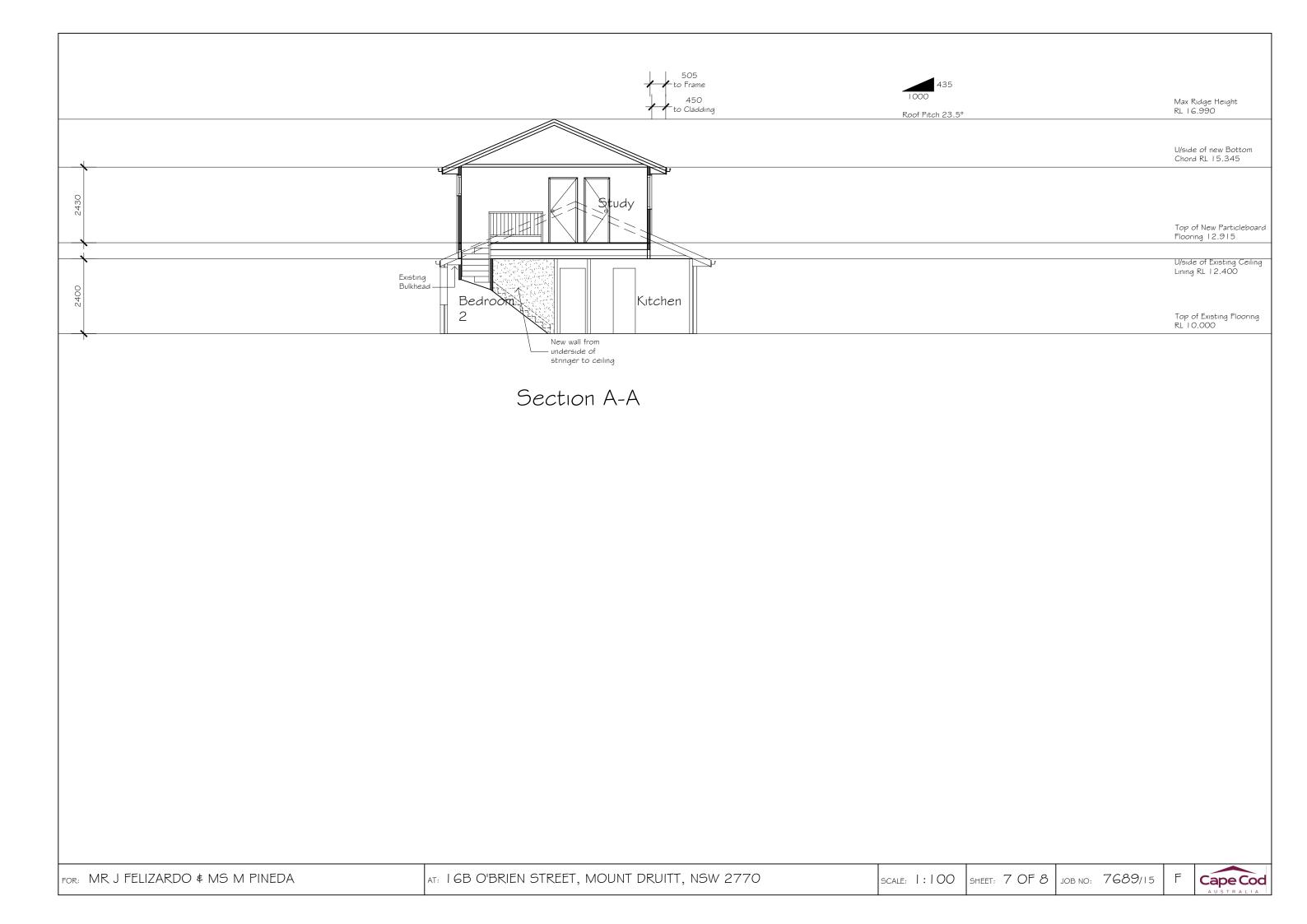
AREA: 383.6m² (By Title)











WINDOW SCHED	ULE (BASIX A2352	79)	CHENT		ALUMINIUM TREND WINDOW						
STANDARD NOTES:	,				EX-STOCK COLOURS: PEAR	L WHITE GLOSS, DUNE, STON	E BEIGE, MONUMENT,				
	ARE DRAWN AS VIEWED FROM	OUTSIDE	CLIENT:		ANODIC OFF WHITE, ANOD	IC NATURAL MATT, WOODLAN	ND GREY, ULTRA BLACK.				
 ALL WINDOWS COME WI WINDOW OPENINGS NO 	TH "KEYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPEN	INGS TO COMPLY WITH	H THE BUILDER:	DATE:	DESIGNER'S COLOURS AVA	LABLE: WHITE BIRCH, PRIMR ARL, DEEP OCEAN, SURF MIS	OSE GLOSS, HAMMERSLE' T. JASPER. TREND METALLI	c 			
NCC 3.9.2.5	_				CHARCOAL, IRONSTONE.		, or	TERRAIN: 3	WIND LOAD: W 28 N		
	(WI) 55 1218 CB		GLAZING	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY							
			SINGLE PYROLYTIC LOW-E, (U-VALUE:	WITH NCC.			_				
	N ELEVATION / BEDROOM 5		5.7, SHGC:0.47)								
R F	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEL/EAL	4							
	SLIDING OPEN / FIXED	MONUMENT	REVEAL I 40mm	-			-		_		
		COLOUR	GLAZING	SPECIAL NOTES							
	(W2) 55 1218 CB		SINGLE PYROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY							
	N ELEVATION / BEDROOM 4		LOW-E, (U-VALUE:	WITH NCC.							
	ALUMINIUM		5.7, SHGC:0.47)								
R F	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL				-				
	OPEN / FIXED	MONUMENT	I 40mm	7							
	(4/2)	COLOUR	GLAZING	SPECIAL NOTES							
	(W3) 55 06 15		SINGLE PYROLYTIC								
	E ELEVATION / STAIRS	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
F	ALUMINIUM	ALUMINIUM	1								
	SLIDING	FIBREGLASS MESH MONUMENT	REVEAL								
	OPEN / FIXED		I 40mm								
	(W4) SS 0615		GLAZING	SPECIAL NOTES							
			SINGLE PYROLYTIC LOW-E, (U-VALUE:	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
P F	E ELEVATION / BEDROOM 3		5.7, SHGC:0.47)								
	ALUMINIUM	ALUMINIUM	DE (5.4)								
	SLIDING OPEN / FIXED	FIBREGLASS MESH MONUMENT	REVEAL I 40mm	-							
	OI EN / TIXED	COLOUR		CRECIAL NOTEC							
	(W5) 55 1221		GLAZING SINGLE CLEAR,	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY							
	S ELEVATION / BEDROOM 3	-	(U-VALUE: 7.63,	WITH NCC.							
	ALUMINIUM		SHGC: 0.75)								
R F R	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL	┧			- h				
	OPEN / FIXED / OPEN	MONUMENT	I 40mm	7							
		COLOUR	GLAZING	SPECIAL NOTES							
	(W6) 55 0909	PRIMROSE	SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.							
	W ELEVATION / SHOWER	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM	ALUMINIUM	1								
	SLIDING	FIBREGLASS MESH	REVEAL								
	OPEN / FIXED	MONUMENT	I 40mm								
	W7 55 1015		GLAZING	SPECIAL NOTES	_						
		PRIMROSE	SINGLE PYROLYTIC LOW-E, (U-VALUE:				_				
	W ELEVATION / STUDY ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)								
F		ALUMINIUM FIBREGLASS MESH	REVEAL	4							
	SLIDING OPEN / FIXED	MONUMENT	I 40mm	-			-				
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			1	_							
				4							
								T		1	
or: MR J FELIZAI	RDO & MS M PINED	PΑ	AT: (GB O'BRIEN STREET, MOUNT DRI	UITT, NSW 2770		SCALE: 1: NTS SH	IEET: 8 OF 8	JOB NO: 7689/15	F Ca	pe Cod
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