
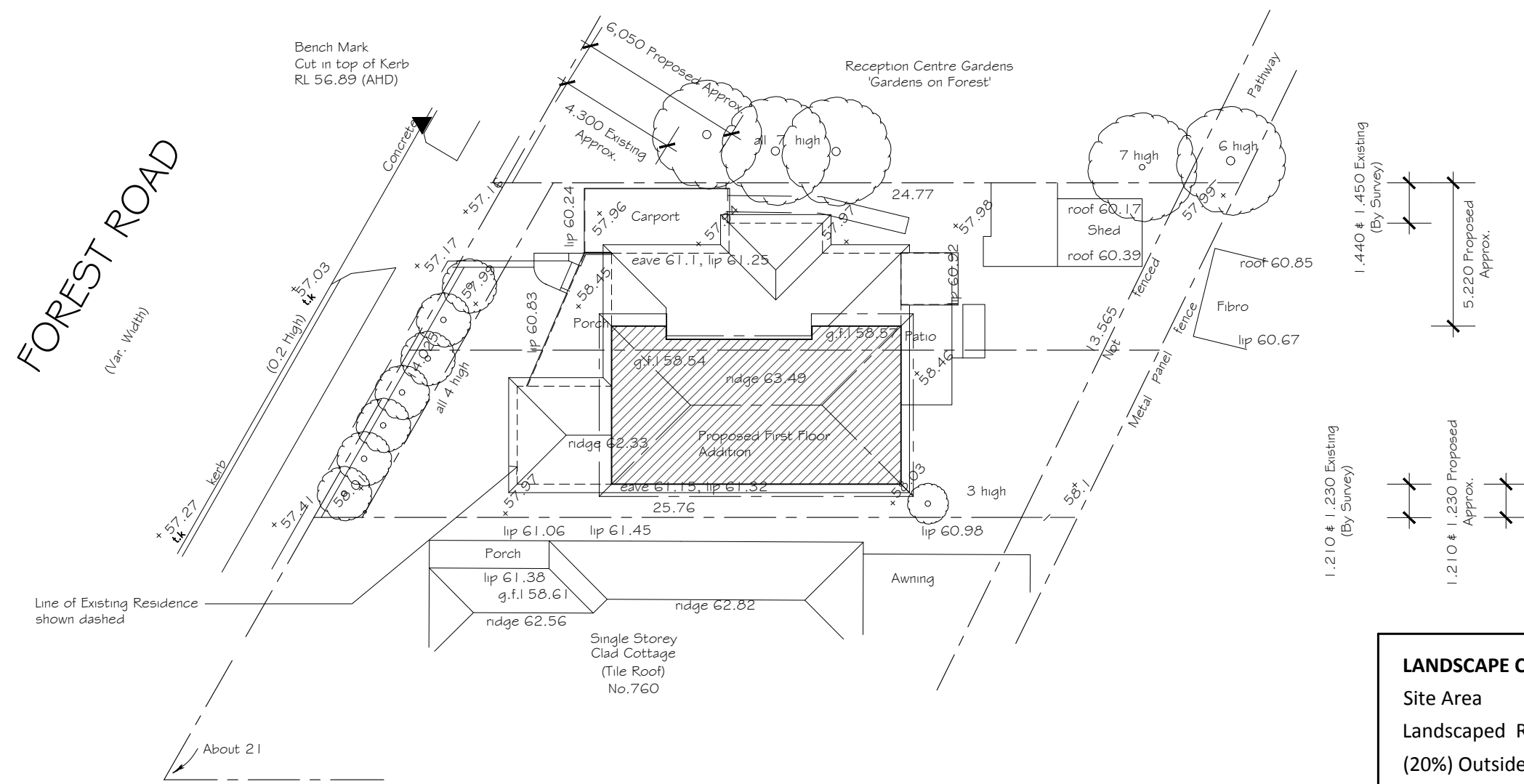
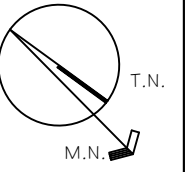


BASIX COMMITMENTS	
CERTIFICATE NO. A236661	
FIXTURES AND SYSTEMS	
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED
INSULATION 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 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)
GLAZING REQUIREMENTS	
WINDOWS	
W4, & W5,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W1, W2, & W6,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
SHADING DEVICES	
WINDOWS	
W1, W2, W4, & W5,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM
W6,	NONE

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	230mm HARDIPLANK " SMOOTH" CLADDING
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	TERRA COTTA 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. 75x25 ARCHITRAVE: Ex. 75x25
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"
STAIRCASE MDF TREADS & PINE RISERS	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 18 @ 184mm GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SELECT COLOUR BARGE COLOUR: SELECT COLOUR BARGE SOAKER COLOUR: SELECT COLOUR
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SELECT COLOUR DOWNPIPE COLOUR: SELECT COLOUR
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 CAPE COD 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 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.• INSTALL ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).			
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. AERIAL• PHONE AND/OR DATA CABLING.• SUPPLY OF ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT FOR INSTALLATION BY BUILDER.			
I	FINAL CONSTRUCTION	N.L.	29-06-16
H	LANDSCAPE CALCULATIONS ADDED FOR COUNCIL	A.T.	20-05-16
G	TO CONTRACTS	N.L.	10-03-16
F	CHECK PLAN	S.C.	07-03-16
E	BASIX ADDED & TO COUNCIL	N.E.	03-11-15
D	POV 17163	N.E.	21-10-15
C	CONSULTANT ROOF AMENDMENTS	S.C.	17-09-15
B	TO CLIENT	N.L.	27-08-15
A	TECHNICAL	JGI.	31-07-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: PETER BROWN			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MRS. L DODD.			
AT 760A FOREST ROAD, PEAKHURST. NSW. 2210.			
COUNCIL: HURSTVILLE			
		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: 7680/15	1

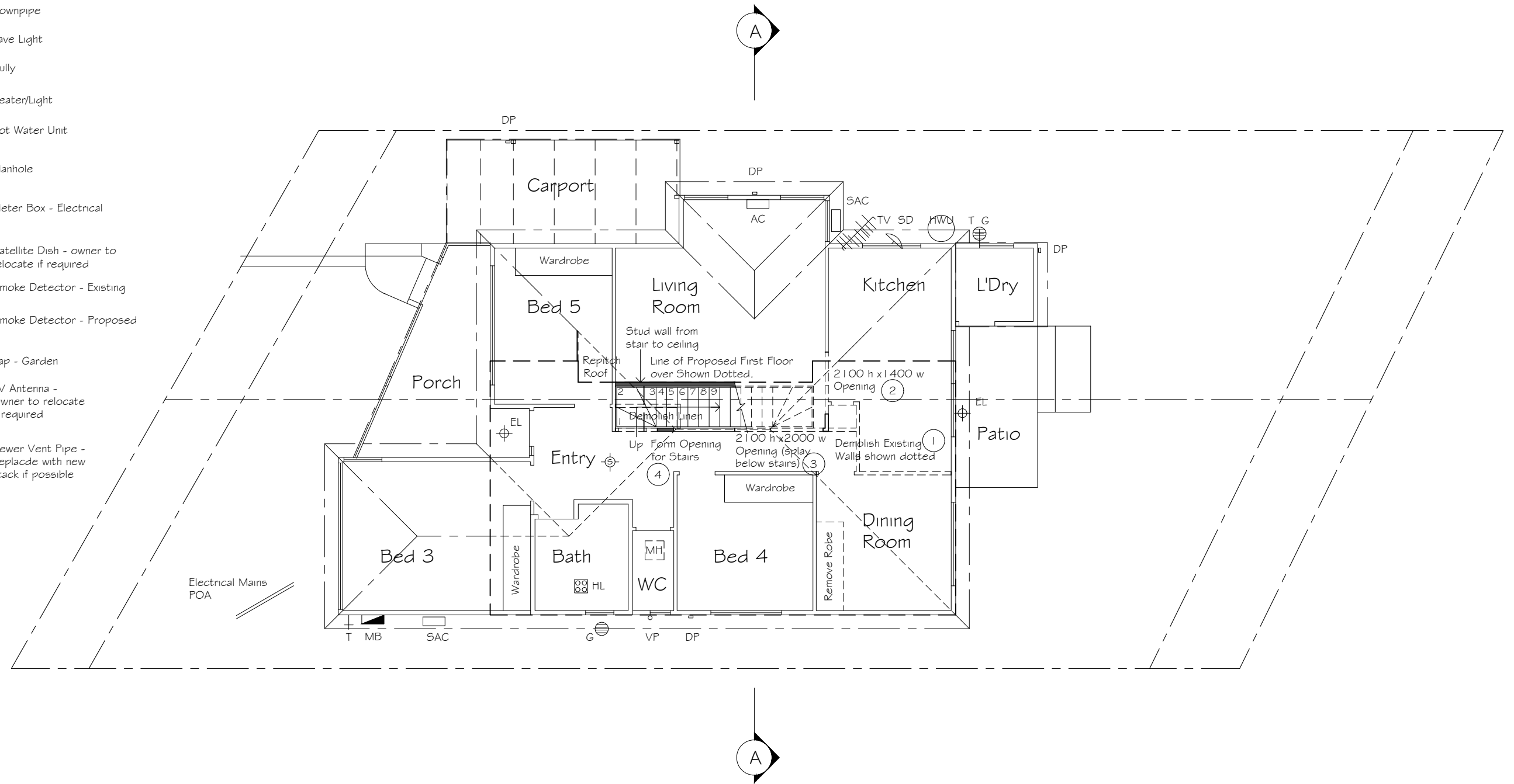
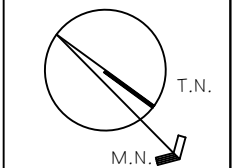


LANDSCAPE CALCULATIONS	
Site Area	= 307.70m ²
Landscaped Req'd	= 61.54m ²
(20%) Outside Scenic Areas	
Pre & Post Development	
Dwelling Footprint	= 106.99m ²
Front Porch	= 10.76m ²
Carport	= 12.13m ²
Shed	= 7.57m ²
Front paving	= 12.26m ²
Rear Patio & stairs	= 9.12m ²
Side yard areas	= 23.17m ² less than 2m
Rear Paving	= 9.60m ²
Developed Area	= 191.60m ²
Total landscape	= 116.10m² (37.73%)

Site Plan
No. : 760A
Lot. : 4 & 5
DP : 12997
AREA : 307.7m² (By Calc)

Legend

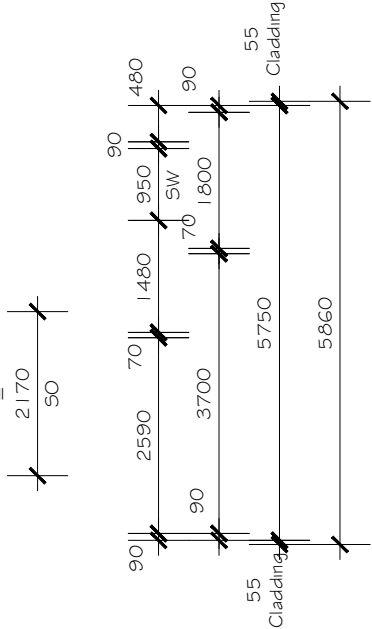
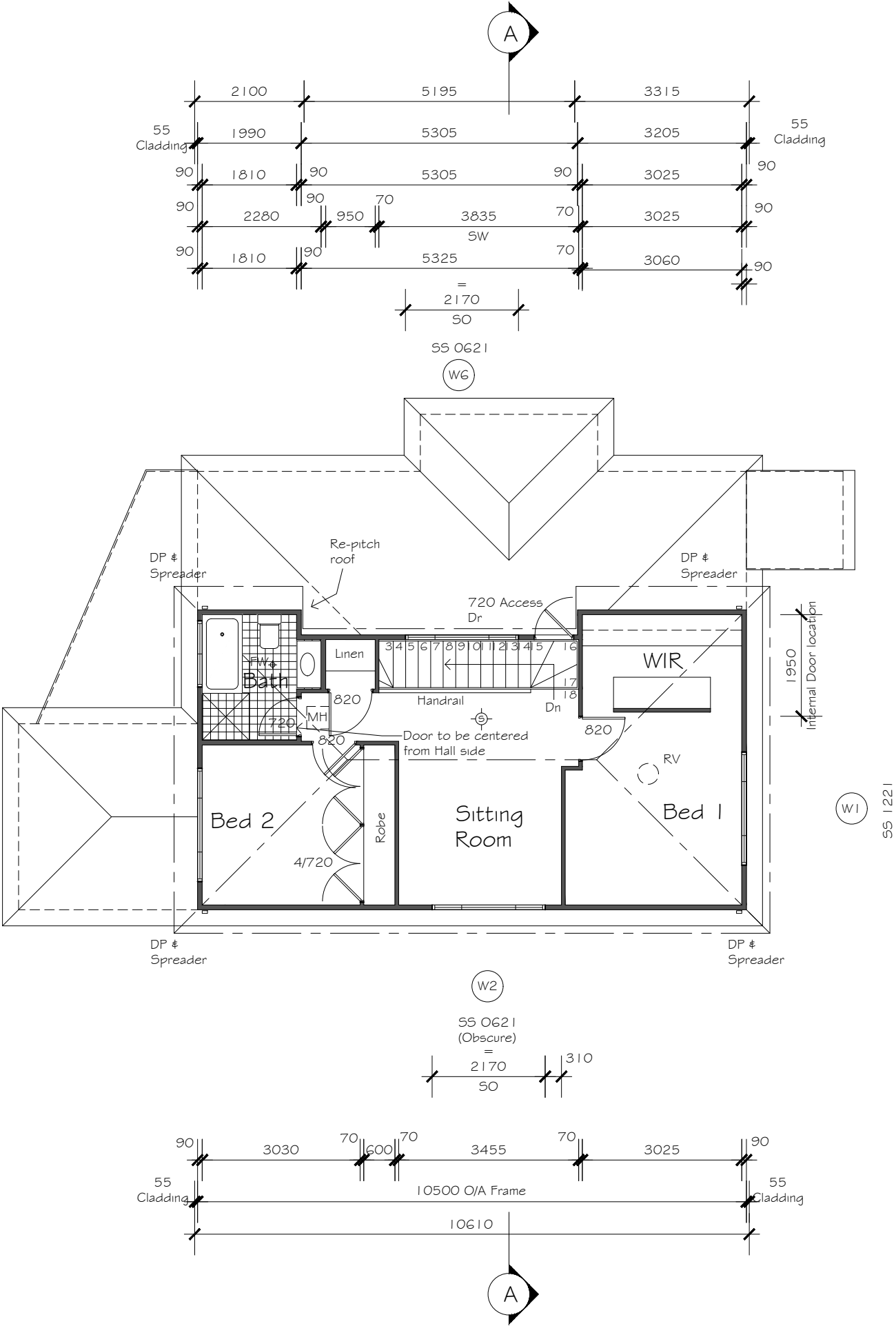
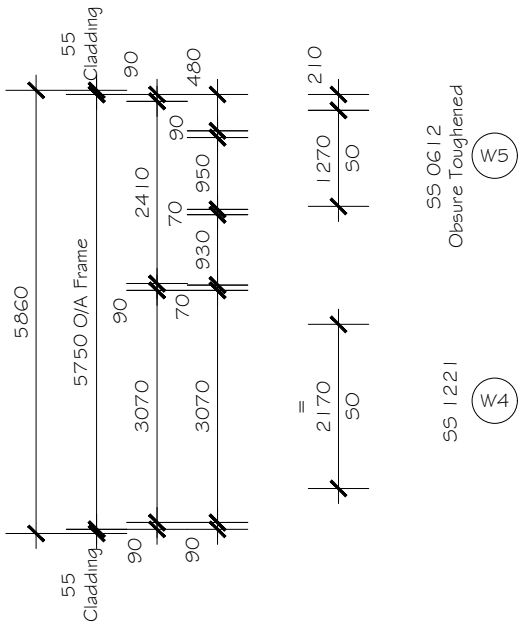
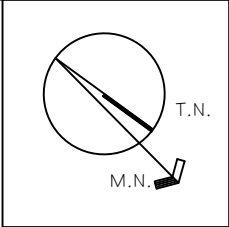
- SAC  Air Conditioning Compressor
- AC  Air Conditioning Unit Wall Mounted
- DP  Downpipe
- EL  Eave Light
- G  Gully
- HL  Heater/Light
- HWU  Hot Water Unit
- MH  Manhole
- MB  Meter Box - Electrical
- SD  Satellite Dish - owner to relocate if required
-  Smoke Detector - Existing
-  Smoke Detector - Proposed
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate if required
- VP  Sewer Vent Pipe - Replace with new stack if possible



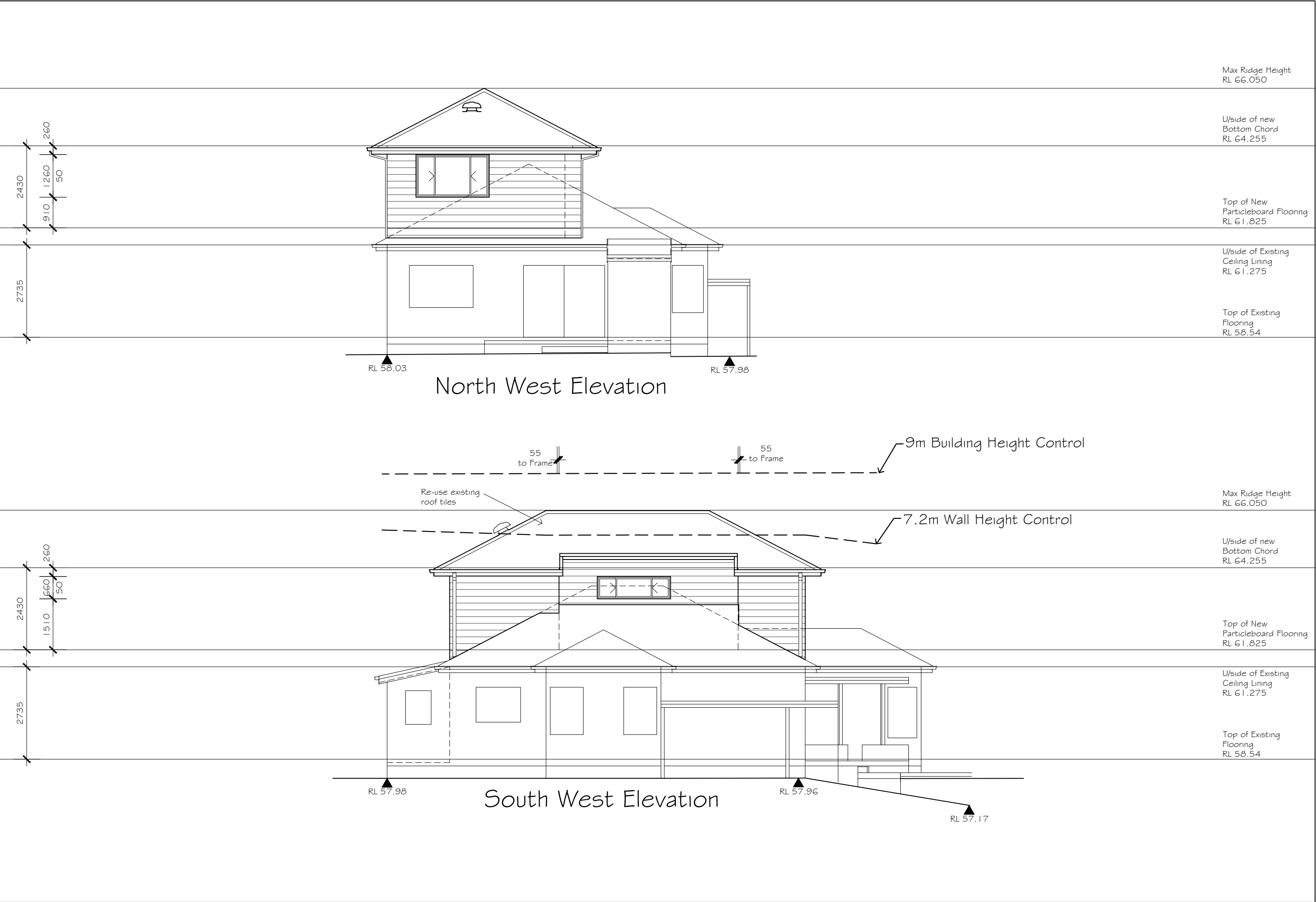
Ground Floor Plan.

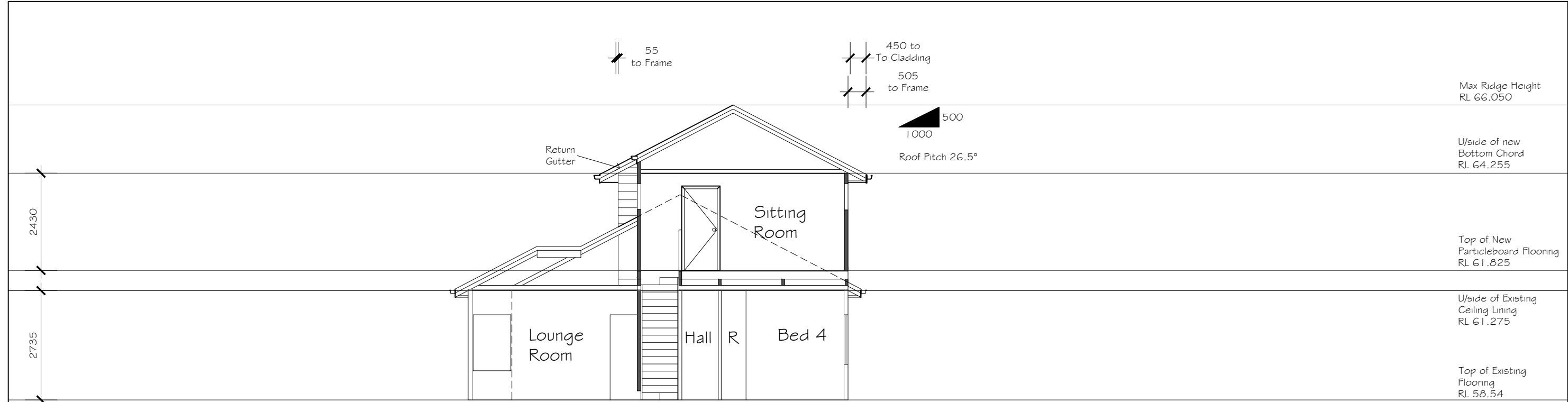
Legend

- DP □ Downpipe
- MH □ Manhole
- RV □ Roof Ventilator
- ⊙ Smoke Detector
- FW ⊕ Floor Waste



Proposed First Floor Addition





Section A-A

WINDOW SCHEDULE (BASIX A23666 I)				CLIENT:		ALUMINIUM TREND WINDOWS:									
STANDARD NOTES: <ul style="list-style-type: none">• 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				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 122 I	COLOUR	GLAZING	SPECIAL NOTES										
	NW ELEVATION / BEDROOM 1	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 ALUMINIUM MESH	REVEAL 140mm												
	W2	SS 062 I	COLOUR	GLAZING	SPECIAL NOTES										
	NE ELEVATION / SITTING RM	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM ALUMINIUM MESH	REVEAL 140mm												
DELETED	W3														
	W4	SS 122 I	COLOUR	GLAZING	SPECIAL NOTES										
	SE ELEVATION / BEDROOM 2	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM ALUMINIUM MESH	REVEAL 140mm												
	W5	SS 061 2	COLOUR	GLAZING	SPECIAL NOTES										
	SE ELEVATION / BATHROOM	PEARL WHITE	OBSCURED, (U-VALUE: 7.63, SHGC: 0.75)												
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH	REVEAL 140mm												
	W6	SS 062 I	COLOUR	GLAZING	SPECIAL NOTES										
	SW ELEVATION / STAIR	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)												
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM ALUMINIUM MESH	REVEAL 140mm												
FOR: MRS. L DODD.		AT: 760 A FOREST ROAD, PEAKHURST. NSW. 2210.				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7680/15		I			