
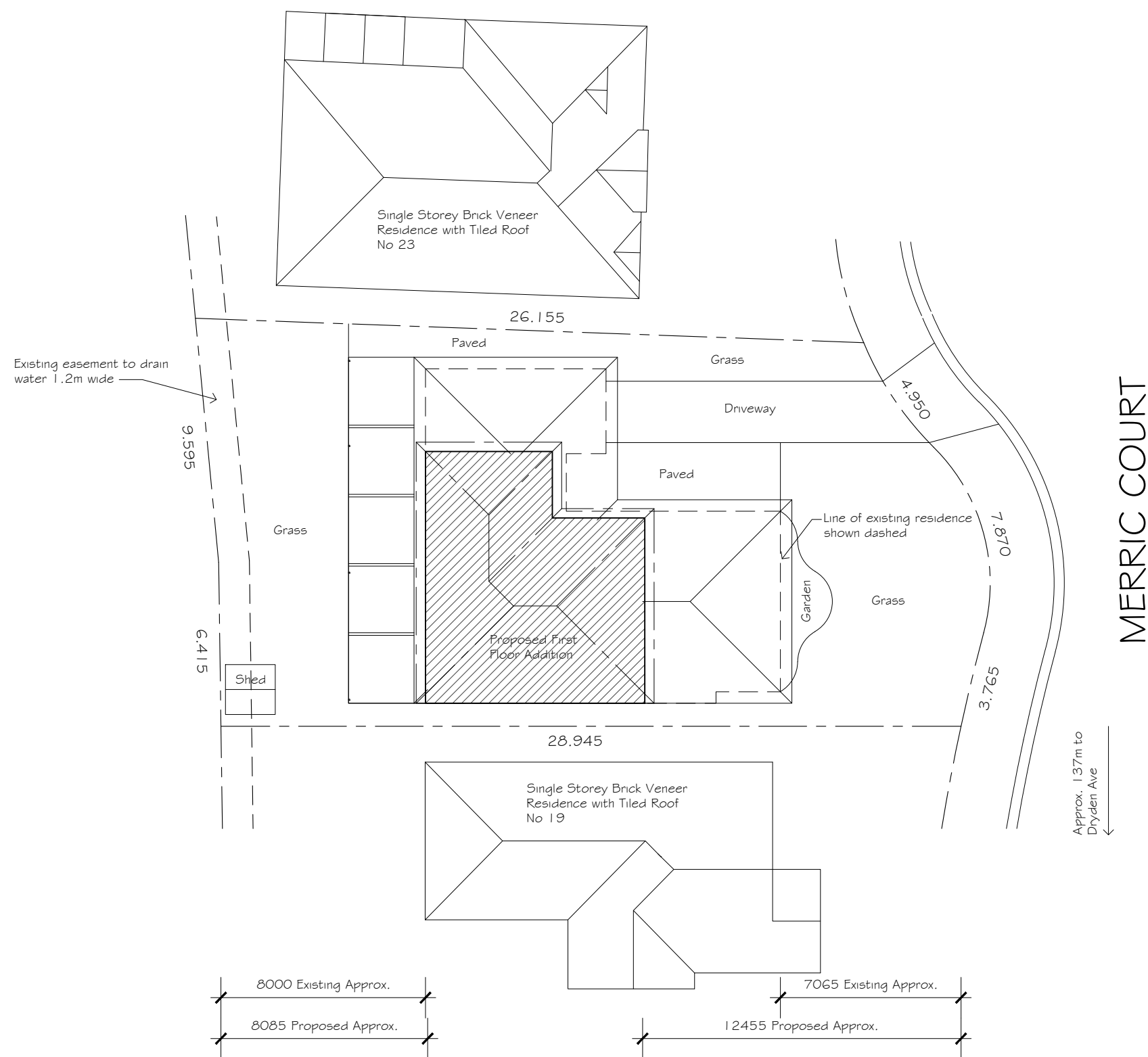
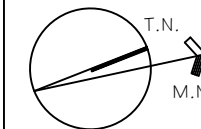


BASIX COMMITMENTS							
CERTIFICATE NO. A281776							
FIXTURES AND SYSTEMS							
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS						
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED					
INSULATION REQUIREMENTS							
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL						
FLAT CEILING, PITCHED ROOF	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)						
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)						
GLAZING REQUIREMENTS							
WINDOWS							
W1, W2 & W5	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
W3 & W4	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)						
SHADING DEVICES							
WINDOWS							
W1 - W5	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM						
EXTERNAL PAINT SCHEDULE							
				ITEM	BRAND eg. WATTYL	CODE	COLOUR
				Wall Cladding	Haymes		Primrose
				Soffit Lining	Haymes		Barely There

FINAL CONSTRUCTION.

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	250mm VINYL THERMALBOARD CLADDING OVER POLYSTYRENE CORE WALL INSULATION
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	REUSE EXISTING CONCRETE ROOF TILES.
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 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 50x25 ARCHITRAVE: Ex. 50x25
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"
STAIRCASE MDF TREADS & PINE RISERS	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 16 @ 184mm GOING: 240mm (260mm TREAD)
FASCIA	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SMOOTH CREAM
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: HERITAGE RED DOWNPIPE COLOUR: HERITAGE RED
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			
<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.PROVIDE DUCTED HOME VENTILATION SYSTEM WITH FOUR (4) OUTLETS.CONNECT/INSTALL ONE (1) 4 IN 1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY OWNER)COLONIAL BARS TO WINDOWS ON FRONT ELEVATION ONLY.			
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.SUPPLY & INSTALL DECORATIVE LOUVRES, IF REQUIRED.SUPPLY ONE (1) 4 IN 1 FAN/LIGHT/HEATER UNIT			
G	FINAL CONSTRUCTION	J.E.	16-08-17
F	CONSTRUCTION CERTIFICATE	S.M.	14-08-17
E	TO CONTRACTS	J.C.	21-06-17
D	PLAN CHECK	J.C.	20-06-17
C	BASIX ADDED & TO COUNCIL	S.C.	22-05-17
B	TO CLIENT	M.P.	30-03-17
A	TECHNICAL	C.W.	23-03-17
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: ANDREW ROTHERY			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR M & MRS S STARR & MR N & MRS K JARVIS			
AT 21 MERRIC COURT OAKHURST NSW 2761			
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: 7839/17	
		G	

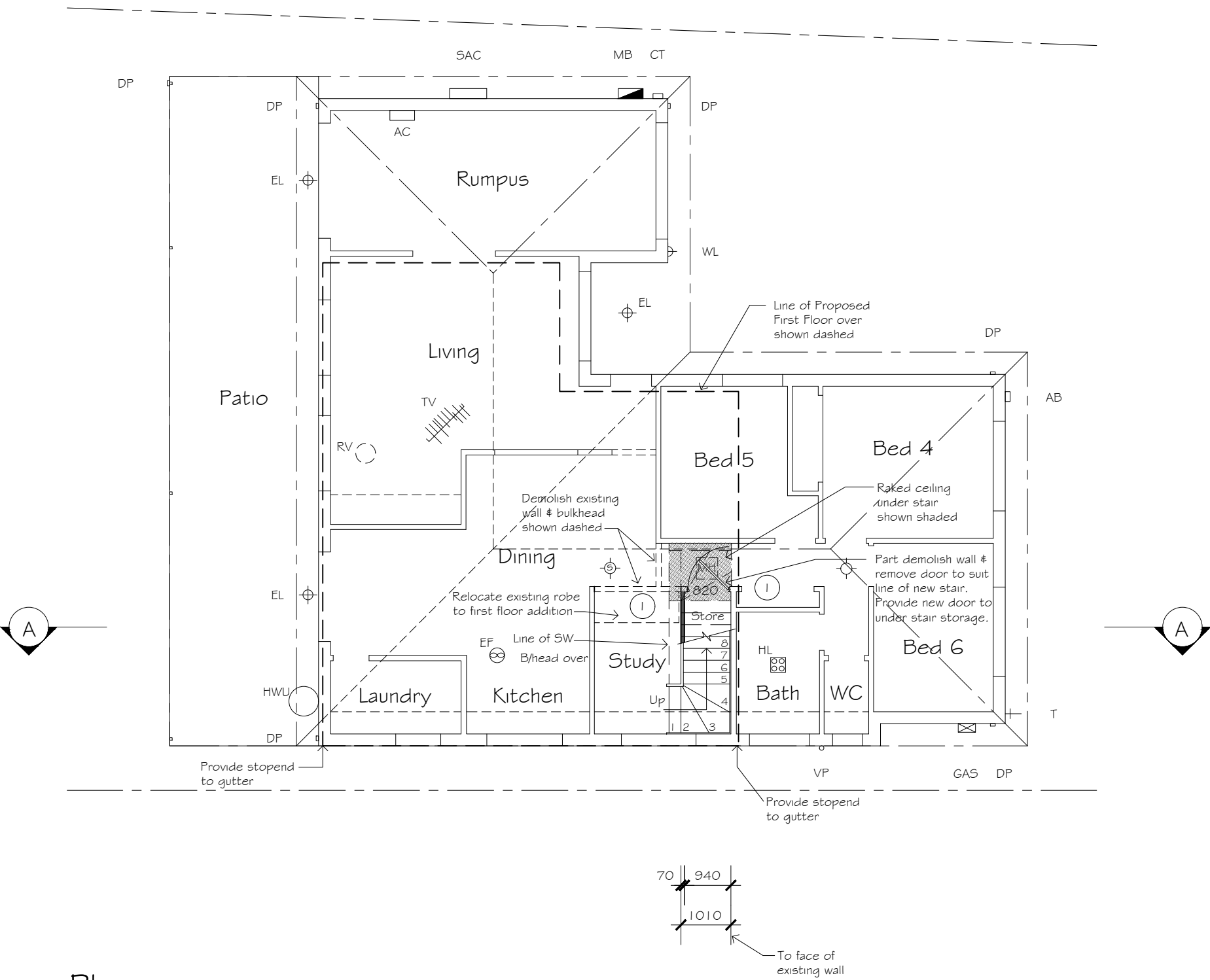
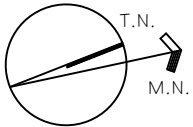


Site Plan

No. : 21
Lot. : 28
DP : 849293
AREA : 446.6m² (By Title)

Legend

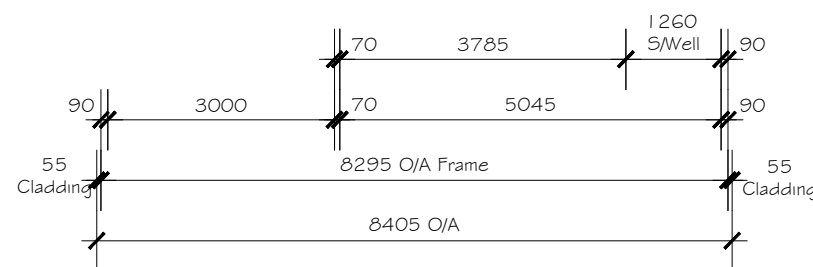
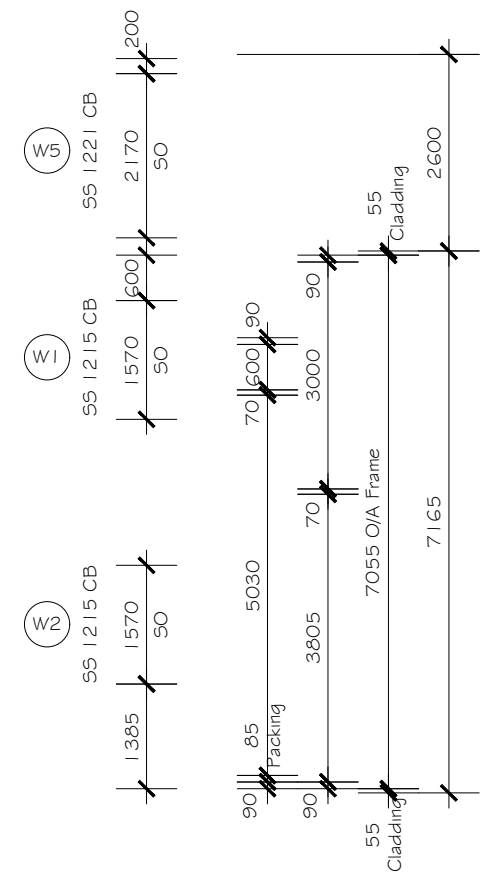
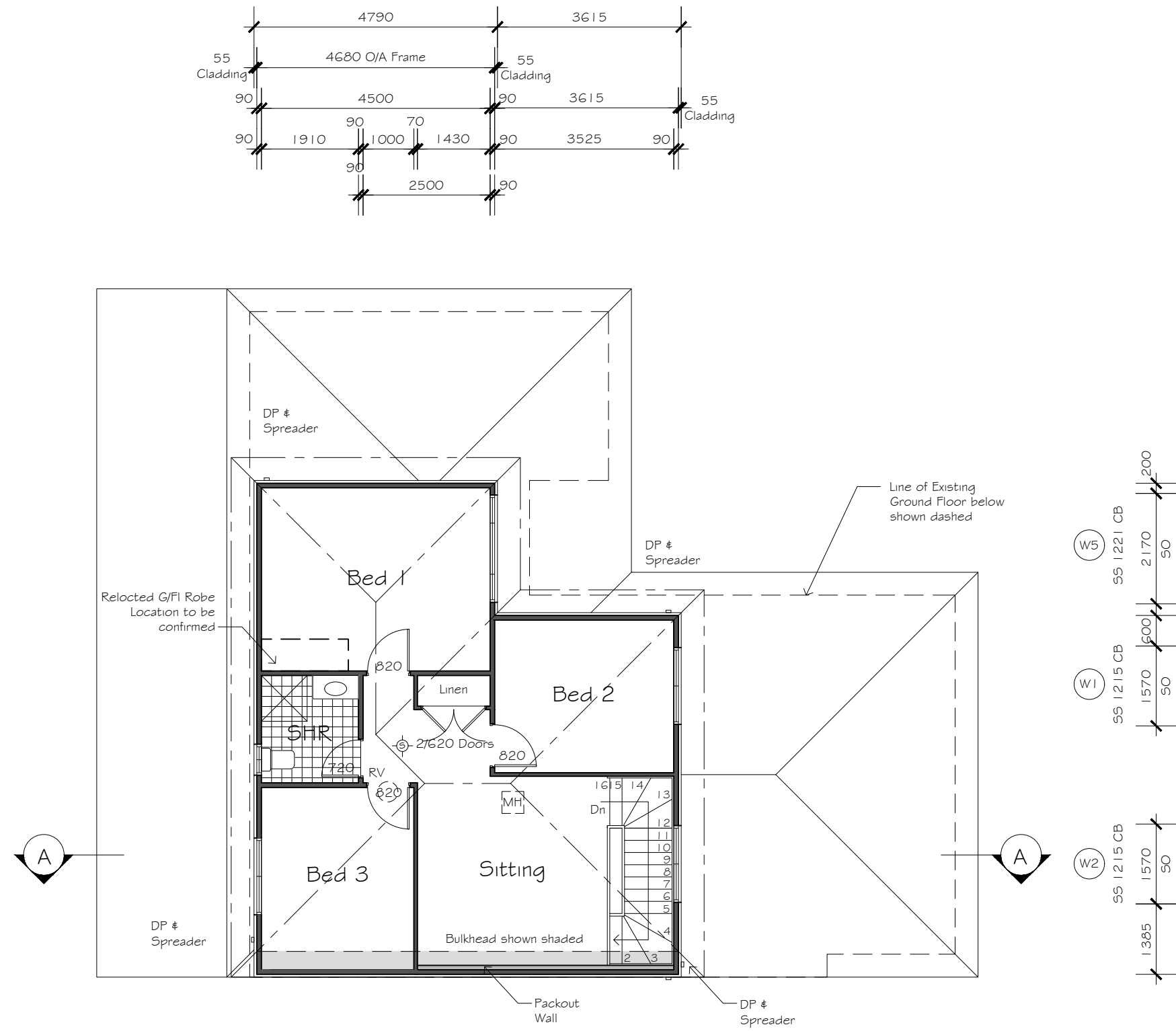
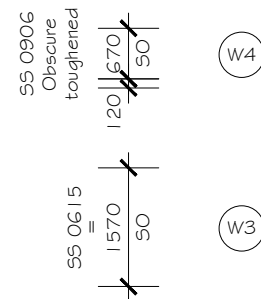
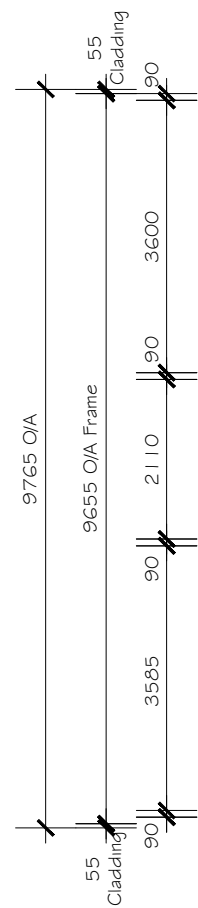
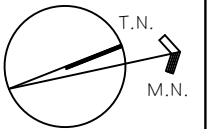
- SAC  Air Conditioning Compressor
- AC  Air Conditioning Unit Wall Mounted
- AB  Alarm Box
- CT  Cable TV Box
- DP  Downpipe
- EL  Eave Light
- EF  Exhaust Fan
- HL  Heater/Light
- HWU  Hot Water Unit
- MH  Manhole
- MB  Meter Box - Electrical
- GAS  Meter - Gas
-  Smoke Detector - Existing
-  Smoke Detector
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- VP  Sewer Vent Pipe
- WL  Wall Light
- RV  Roof Ventilator-Existing To be removed



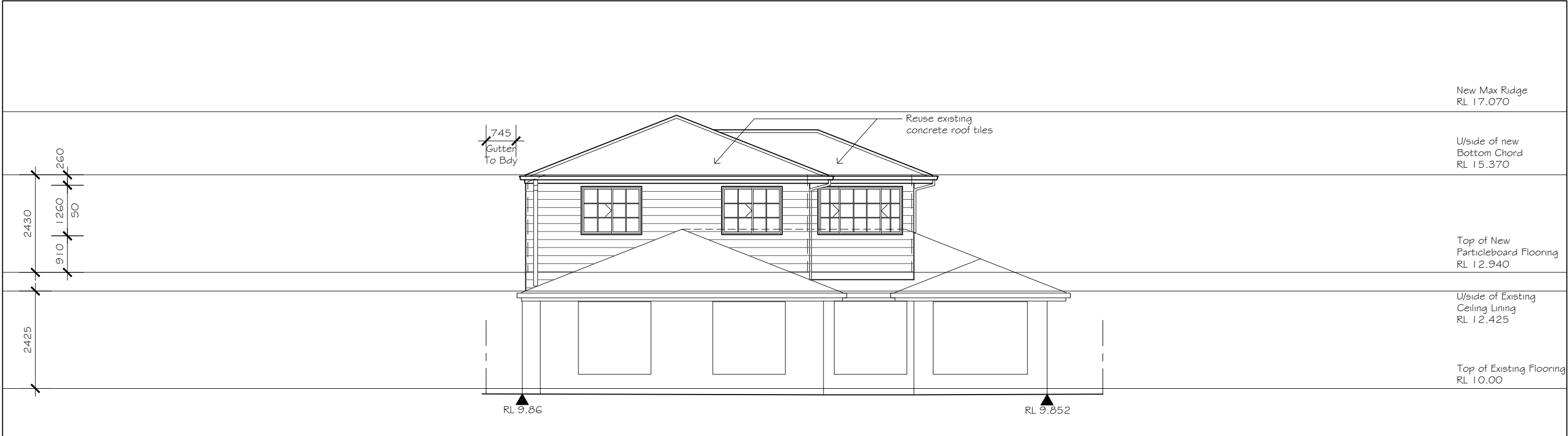
Ground Floor Plan

Legend

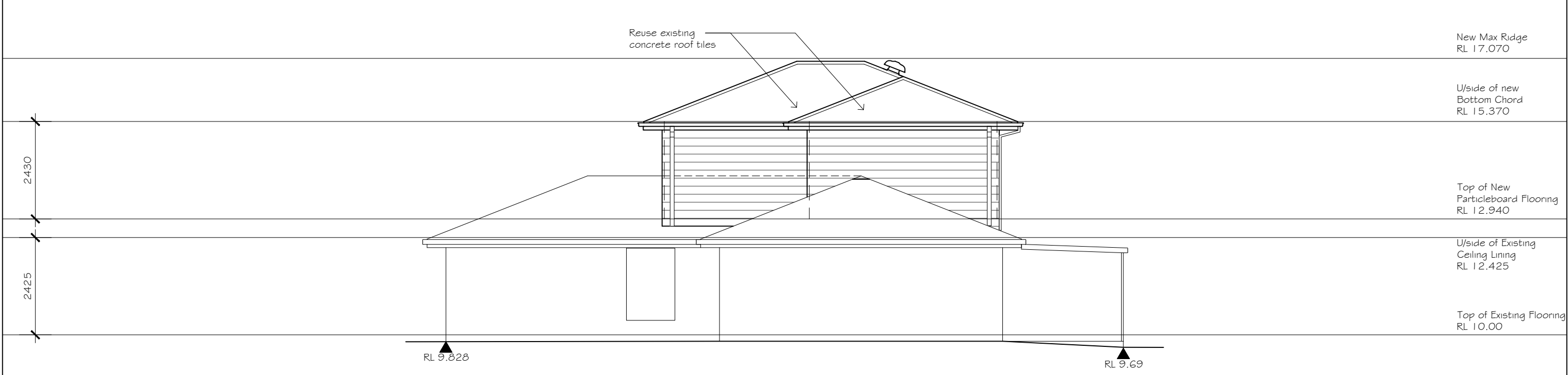
- DP □ Downpipe & Spreader
- MH □ Manhole
- RV ○ Roof Ventilator
- ⊙ Smoke Detector



Proposed First Floor Addition



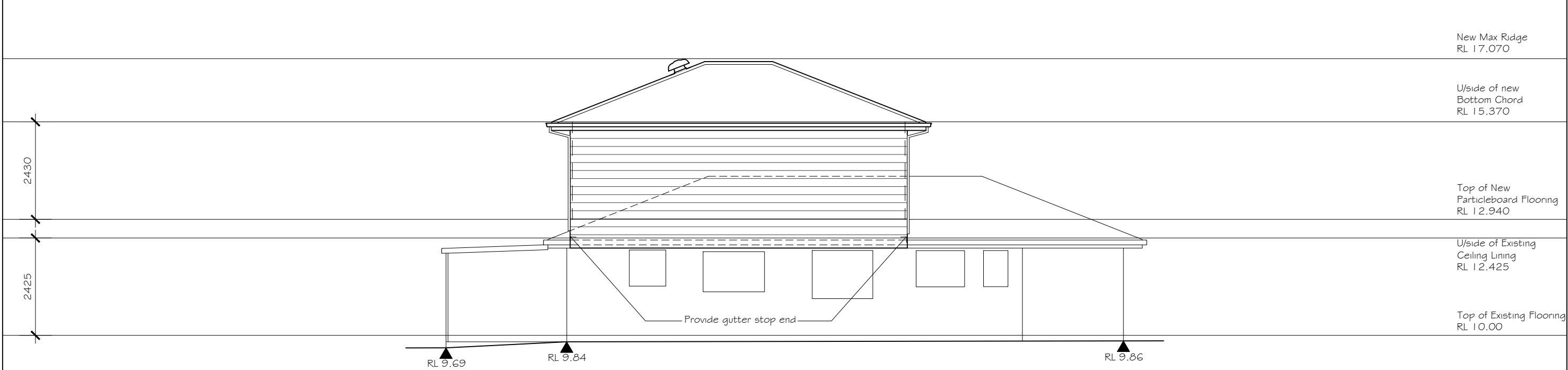
North Elevation



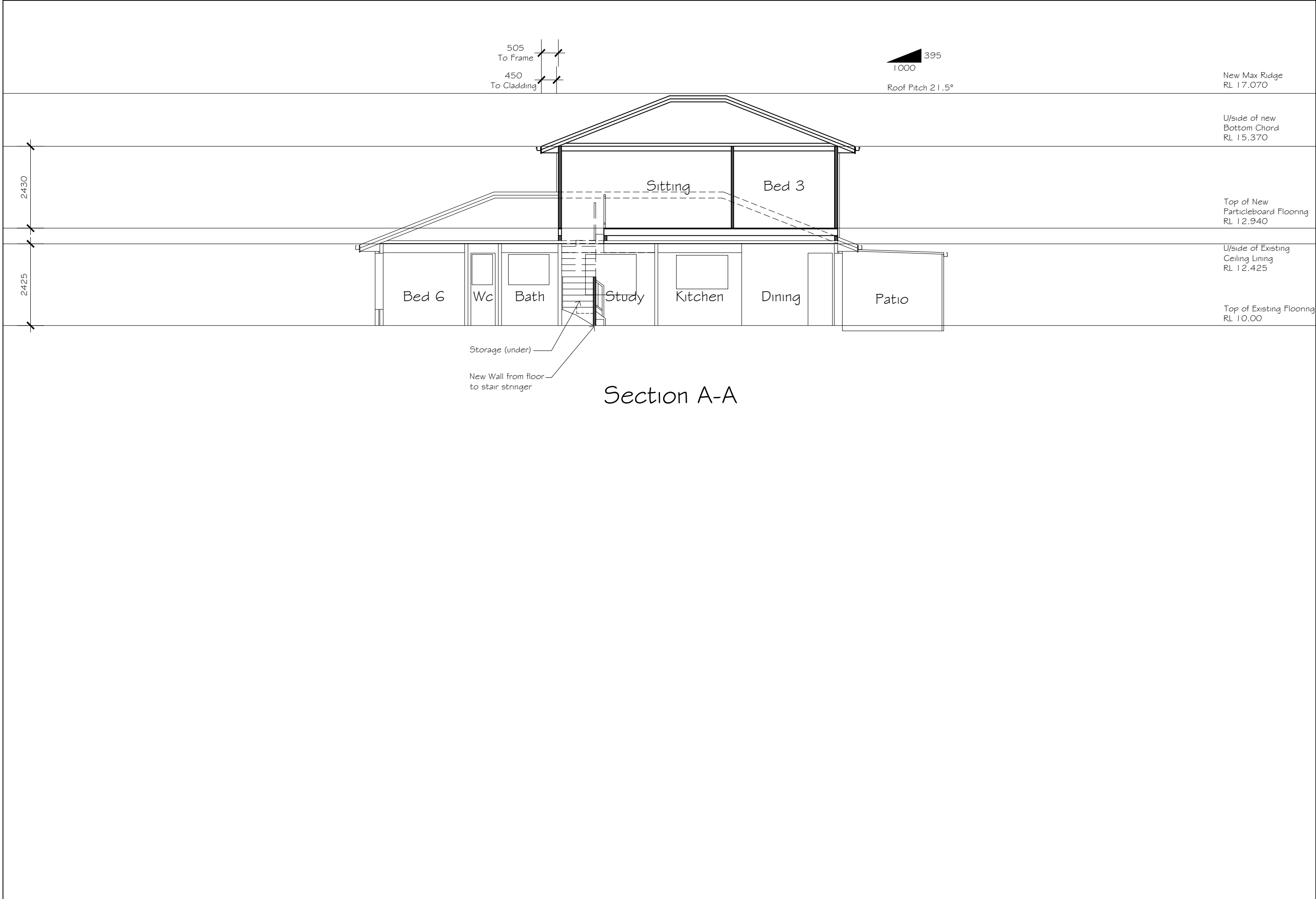
West Elevation



South Elevation



East Elevation



WINDOW SCHEDULE (BASIX A281776)				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 1215 CB	COLOUR	GLAZING	SPECIAL NOTES						
	N ELEVATION / BED 2	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
	ALUMINIUM	INSECT SCREEN		COLONIAL GLAZING BARS						
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH	REVEAL							
		PRIMROSE (DESIGNER)	140mm							
	W2 SS 1215 CB	COLOUR	GLAZING	SPECIAL NOTES						
	N ELEVATION / STAIRWELL	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	COLONIAL GLAZING BARS						
	ALUMINIUM	INSECT SCREEN								
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH								
		PRIMROSE (DESIGNER)	140mm							
	W3 SS 0615	COLOUR	GLAZING	SPECIAL NOTES						
	S ELEVATION / BED 3	PRIMROSE (DESIGNER)	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
	ALUMINIUM	INSECT SCREEN								
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH								
		PRIMROSE (DESIGNER)	140mm							
	W4 SS 0906	COLOUR	GLAZING	SPECIAL NOTES						
	S ELEVATION / SHOWER	PRIMROSE (DESIGNER)	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	TRANSLUCENT FILM BY BUILDER						
	ALUMINIUM	INSECT SCREEN								
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH								
		PRIMROSE (DESIGNER)	140mm							
	W5 SS 1221 CB	COLOUR	GLAZING	SPECIAL NOTES						
	N ELEVATION / BED 1	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
	ALUMINIUM	INSECT SCREEN		COLONIAL GLAZING BARS						
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH								
		PRIMROSE (DESIGNER)	140mm							