BASIX COMMITMENTS									
CERTIFICATE NO. A202160_03									
FIXTURES AND SYSTEMS									
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURE: TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS								
WET AREAS: NEW OR ALTERED	SHOWER TOILETS TAPS	HEADS	3 ST/	AR RATED AR RATED AR RATED					
INSULATION REQUIREMENTS									
CONCRETE SLAB ON GROUND FLOOR	NIL								
EXTERNAL WALL: CAVITY BRICK	NIL	NIL							
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (o	R1.30 (or R1.70 INCLUDING CONSTRUCTION)							
FLAT CEILING, PITCHED ROOF	ROOF: FO	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)							
GLAZI	ng require	EMENTS							
WINDOWS									
W4	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)								
W5	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)								
SKYLIGHT SL1, SL2, SL3, \$ SL4	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)								
SHAD	ING DEVICE	5							
WINDOWS									
W4	NONE								
W5	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM								
SKYLIGHT SL1, SL2, SL3, \$ SL4,	NONE								
EXTERNAL PA	INIT S			II F					
			.レし	T					
eg.	WATTYL	CODE		COLOUR					
Wall Cladding				Classic Cream					

Classic Cream

Classic Cream

Manor Red

Manor Red

Manor Red

Manor Red

Classic Cream

Classic Cream

Classic Cream

Gable Claddina

Cover Battens

Soffit Lining

ascia Board

Barge Board

Barge Soaker

Carport Post

arport Gable Cladding

## SPECIFICATION SUMMARY 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: REINFORCED CONCRETE SLAB WIND LOAD SELECT WINDSPEED. **FINISHES** BRICKWORK N/A FLOORING EX. 100X25 T&G CYPRESS PINE FLOORBOARDS LAID (ENCLOSED OVER 19mm YELLOW TONGUE STRUCTURAL VFRANDAH ONLY PARTICI FBOARD CLADDING 7.5mm HARDITEX BASE SHEET WITH APPLIED TEXTURE PAINT FINISH OVER ALUMINIUM BREATHER FOIL TO NEW EXTERNAL WALLS ENCLOSING FRONT VERANDAH. 230mm HARDIPLANK CLADDING OVER ALUMINIUM BREATHER FOIL TO REAR ADDITION PROFILE: T.B.A. 4.5mm FIBRE CEMENT SHEETING WITH EX 75X25mm DAR TREATED PINE BATTENS OVER ALUMINIUM BREATHER FOIL TO FRONT GABLES OF EXISTING HOUSE WINDOWS - STEGBAR FRAME: PREFINISHED ALUMINIUM KEYED LOCKS **# WESTERN RED CEDAR** (TERRAIN: 3) INSECT SCREENS: FRAME: PREFINISHED ALUMINIUM TO ALL NEW OPERABLE MESH: FIBREGLASS WINDOW SASHES ROOF COVERING PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED GROUD FLOOR EXTENSION ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL R3.0 BATTS TO GROUND FLOOR ADDITION CEILING INSULATION (FIBREGLASS) RI.5 BATTS TO GROUND FLOOR EXTERNAL WALL FRAMES INTERNAL FIXINGS DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 100x25 INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD" STAIRCASE FASCIA # MATERIAL: DAR TIMBER BARGE BOARDS GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: MANOR RED DOWNPIPE COLOUR: CLASSIC CREAM HOT WATER UNIT CONNECT TO EXISTING RELOCATED HWU PAINTING - REFER TO GROUND FLOOR EXTERNAL: BY CAPE COD SPECIFICATION FOR GROUND FLOOR INTERNAL: BY OWNER THE EXTENT OF WORK 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

MEASURE DURING CONSTRUCTION

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.

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

## SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-\$-

- ELECTRICIAN TO CHECKENSURE ANY EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA).
- CONNECT/INSTALL ONE (I) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER)
- REPLACE EXISTING ABOVE GROUND STORMWATER LINE WITH A BELOW GROUND STORMWATER LINE

REMOVAL \$ INSTALLATION OF T.V ANTENNA \$ SATELLITE DISH AS REQUIRED

## WORKS BY OWNER

- \$ 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.
  REMOVAL AND REPLACEMENT OF EXISTING LIGHT FITTINGS AFFECTED BY
  THE WORKS AND INSTALLATION OF ALL LIGHT FITTINGS TO THE WORKS.
  - REMOVAL AND REPLACEMENT OF EXISTING SECURITY ALARMS, WIRING, DOOR BELLS, ETC INCLUDING ANY ALTERATIONS REQUIRED.
  - FLOOR FINISHES TO NEW AND EXISTING FLOORS AS NECESSARY.
     ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS, SINK, TAPS & OUTLETS INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.
  - CONNECTION OF NEW KITCHEN WHITE GOODS TO TERMINATED POINTS.
  - INSTALLATION OF ADDITIONAL SMOKE DETECTORS IF REQUIRED.
  - SUPPLY ONE (1) (3-IN-1) FAN/LIGHT/HEATER UNIT.
  - ALL WORKS ASSOCIATED WITH CHECK SURVEY TO ENSURE THE
    CONSTRUCTION IS COMPLIANT WITH THE APPROVED PLANS AS REQUIRED
    BY COUNCIL CONDITIONS.

    ALL WORK ASSOCIATED WITH THE REMOVAL OF EXISTING ACCUMULATED
  - DUST IN CEILING \$ WALL SPACE BY INDUSTRIAL VACUUM, AS REQUIRED BY COUNCIL CONDITIONS.

     PAYMENT OF SECTION 94A CONTRIBUTION TO COUNCIL AS PER COUNCIL
  - CONDITIONS.

     SAND ¢ FINISH OF NEW TONGUE ¢ GROOVE FLOORING.
  - FLOOR TILING TO PROPOSED REAR VERANDAH, IF REQUIRED.
  - SUPPLY \$ INSTALLATION OF A STORAGE CUPBOARD ALONG THE RIGHT HAND SIDE OF THE BATHROOM WITH SLIDING DOOR TO ENCLOSE LAUNDRY AREA, AS REQUIRED.
  - SUPPLY \$ INSTALLATION OF ANY CUPBOARD WITHIN THE PROPOSED BATHROOM TO CREATE A SEPARATE LAUNDRY.

DESI			
No.	ISSUE	DRAWN	DATE
Α	TECHNICAL	B.L.	23-06-14
В	TO CLIENT	N.L.	21-07-14
С	POV 15617 \$ 15641	J.M.	10-09-14
D	POV 15722	K.B.	26-09-14
Ц	BASIX, SURVEY DETAILS ADDED \$ TO COUNCIL	N.L.	21-10-14

PROPOSED ADDITIONS & ALTERATIONS

POV 1595 | \$ AMENDED BASIX ADDED

FOR MR C & MRS D CHUNG

FINAL CONSTRUCTION

TO CONTRACTS

AT 111 ELIZABETH STREET ASHFIELD NSW 2131

COUNCIL: ASHFIELD COUNCIL



A.B.N. 54 000 605 407

SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

S.C.

C.S

S.M.

17-03-15

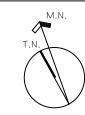
05-03-1

27-11-14

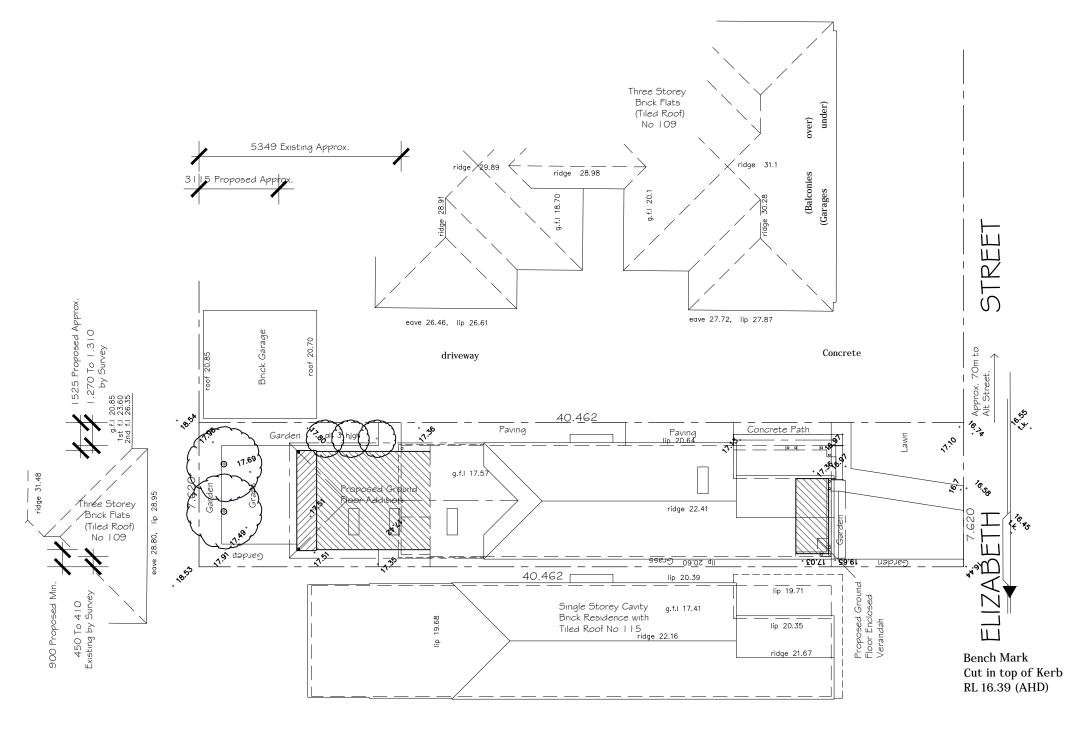
SHEET: I OF 7

JOB NO: 7559/14

Η







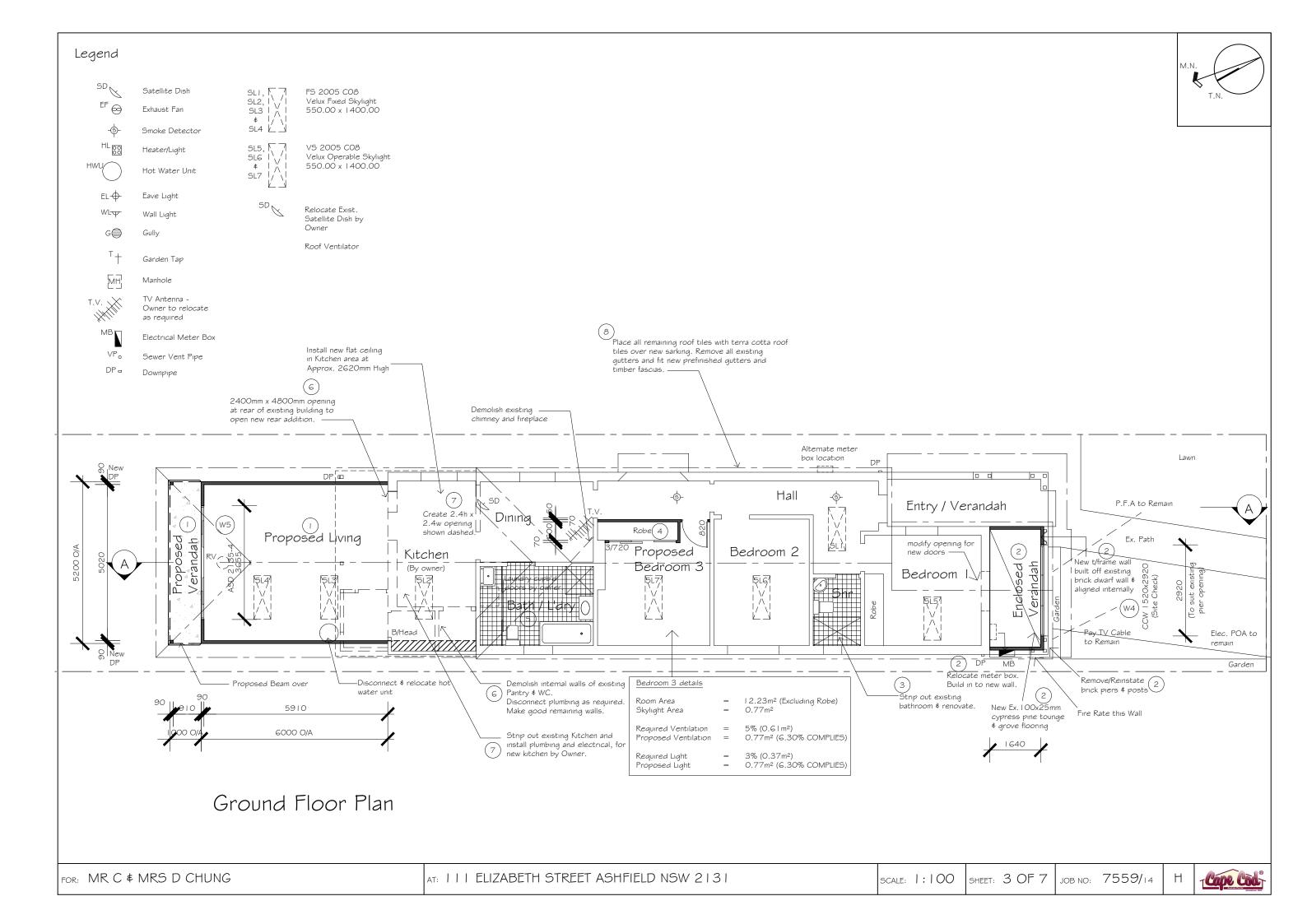
Site Plan

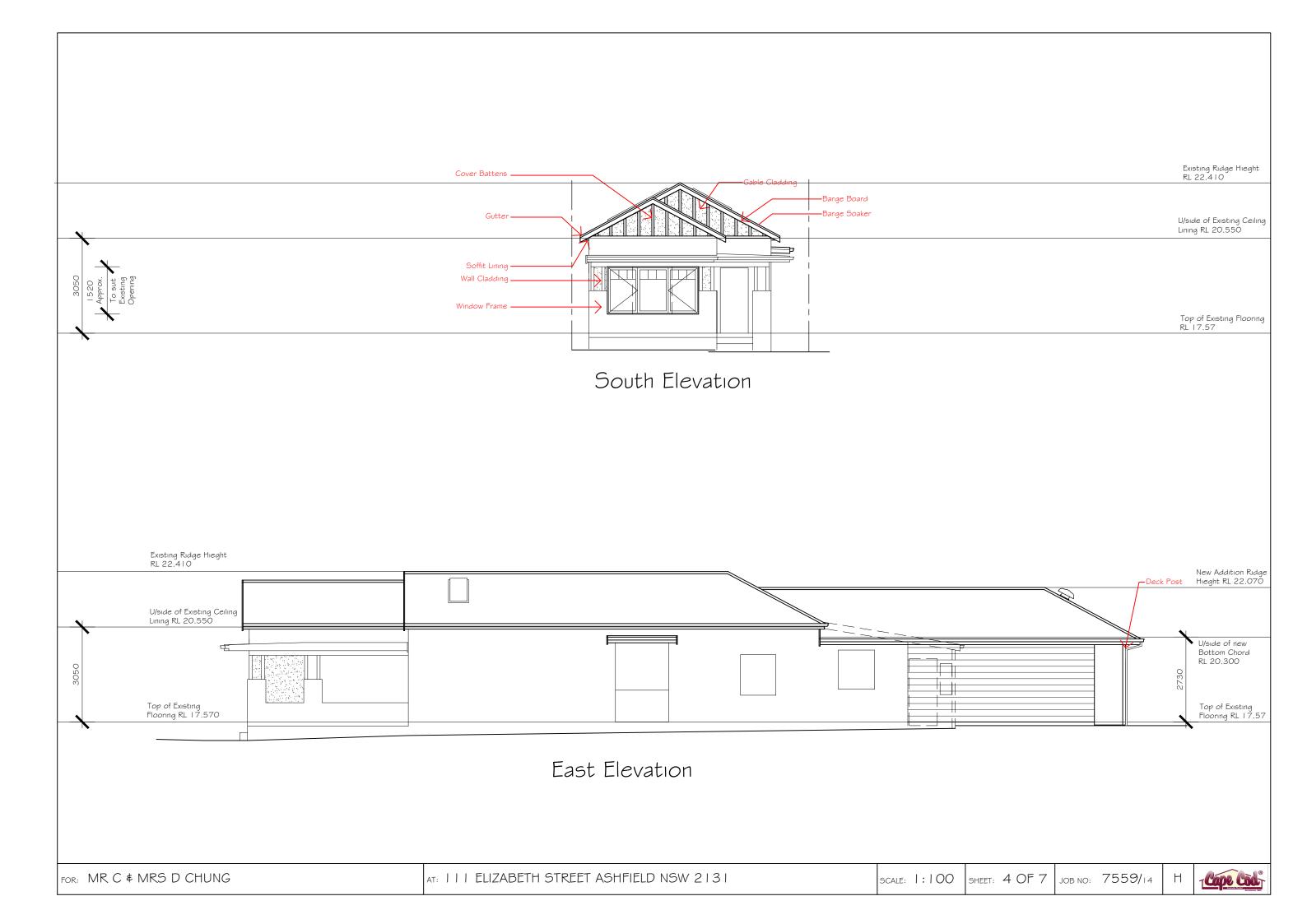
No. : | | | Lot. : B

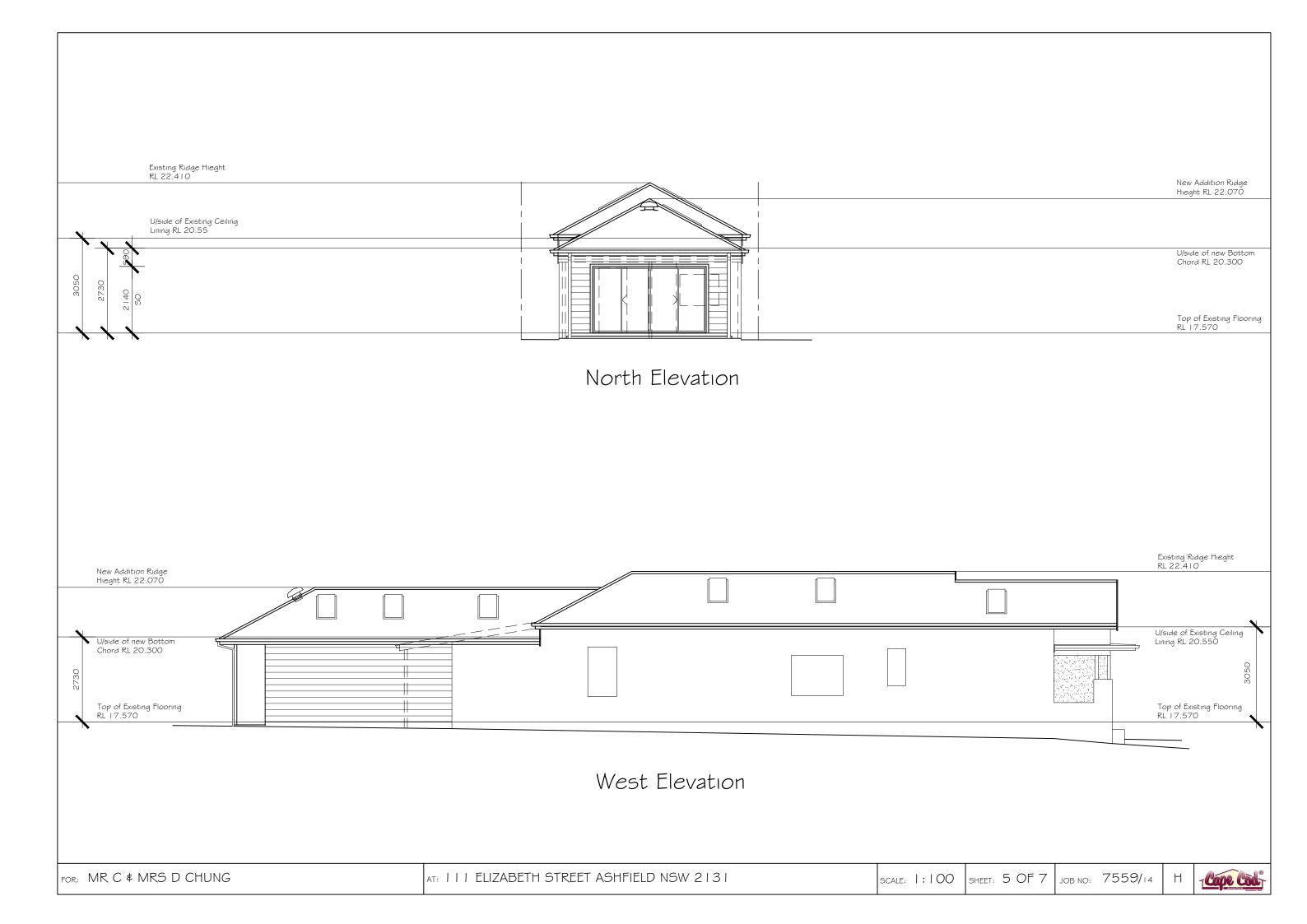
DP : 301246

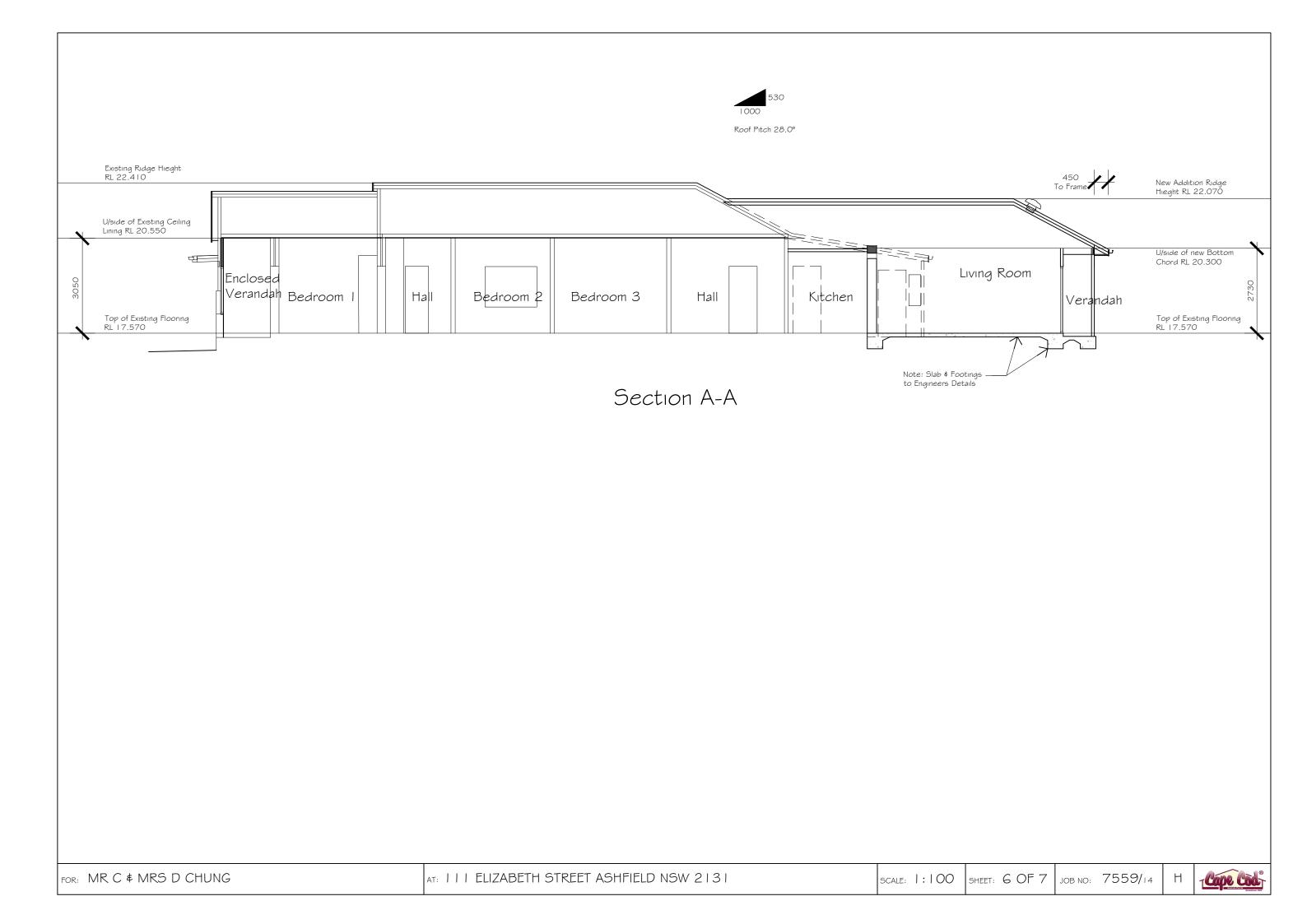
AREA: 303.5m² (By Title)

308.3m<sup>2</sup> (By Calc)









WINDOW SCH	HEDULE BASIX	A202160	0_03  c	CLIENT:		ALUMINIUM (STEGBAR) WIND			TIMBER WINDOWS	_		
STANDARD NOTES:			STANDARD ALUMINIUM COLOURS: WHITE BIRCH, PRIMROSE, WHITE, STONE BEIGE, CUSTOM BLACK, WOODLAND GREY (S			OSE, APO GREY, PEARL EY (SLATE GREY), SURFMIS	SE, APO GREY, PEARL TIMBER WINDOWS, DOOR FRAMES (SLATE GREY), SURFMIST CLEAR PRIMED INSIDE AND OUT FO			BE SUPPLIED IISH.		
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE     ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS					(BOND OFF WHITE), DEEP OCEAN (MOUNTAIN BLUE)			STANDARD HARDWARE COLOURS: SATIN CHROME, CHROME. GOLD, MAHOGANY BRONZE & WHITE.				
<ul> <li>WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE B.C.A 3.9.2.5</li> </ul>			IUC R	BUILDER:	DATE:			WIND LOAD: W 33 N				
	(WI) DELETED	COLOUR	GLAZING		SPECIAL NOTES							
	WI) DELETED	_										
		INSECT SCREEN										
		-	REVEAL					_				
	(W2) DELETED	COLOUR	GLAZING		SPECIAL NOTES							
		-						_				
		INSECT SCREEN										
			REVEAL									
	(W3) DELETED	COLOUR	GLAZING		SPECIAL NOTES							
		INSECT SCREEN										
		1	REVEAL									
	(Site Check)	HARDWARE COLOUR	GLAZING SINGLE CLEAF		SPECIAL NOTES SUPPLY WITH GLAZING BARS AS	-						
	SW ELEVATION / VERANDAH		U-VALUE: 5.7 SHGC: 0.66)	7 ,	SHOWN							
	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	31160. 0.66)									
	CASEMENT	FIBERGLASS MESH WHITE BIRCH	REVEAL									
	OPEN / FIXED / OPEN		GLAZING		CDECIAL NOTEC							
F	(W5) ASD 2135-4	COLOUR WHITE BIRCH	SINGLE CLEAR	₹,	SPECIAL NOTES	_						
	NE ELEVATION / LIVING	INSECT SCREEN	(U-VALUE: 7.6 SHGC: 0.75)	63,								
	ALUMINIUM	ALUMINIUM	011001 0,73)									
	SLIDING FIXED / OPEN / OPEN / FIXED	FIBERGLASS MESH WHITE BIRCH	REVEAL I OOmm									
		COLOUR	GLAZING		SPECIAL NOTES							
	W6 DELETED	COLOUR	OD ZINO		ST EGINE NOTES							
		INSECT SCREEN										
			REVEAL							<del> </del>		
								_		_		
		_						_				
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		1										
FOR: MR C \$ MRS	D CHUNG			AT:	I ELIZABETH STREET ASHFIELD I	NSW 2131		SCALE: 1: NTS SH	1EET: 7 OF 7	JOB NO: 7559/14	H 1	Cape Cod