
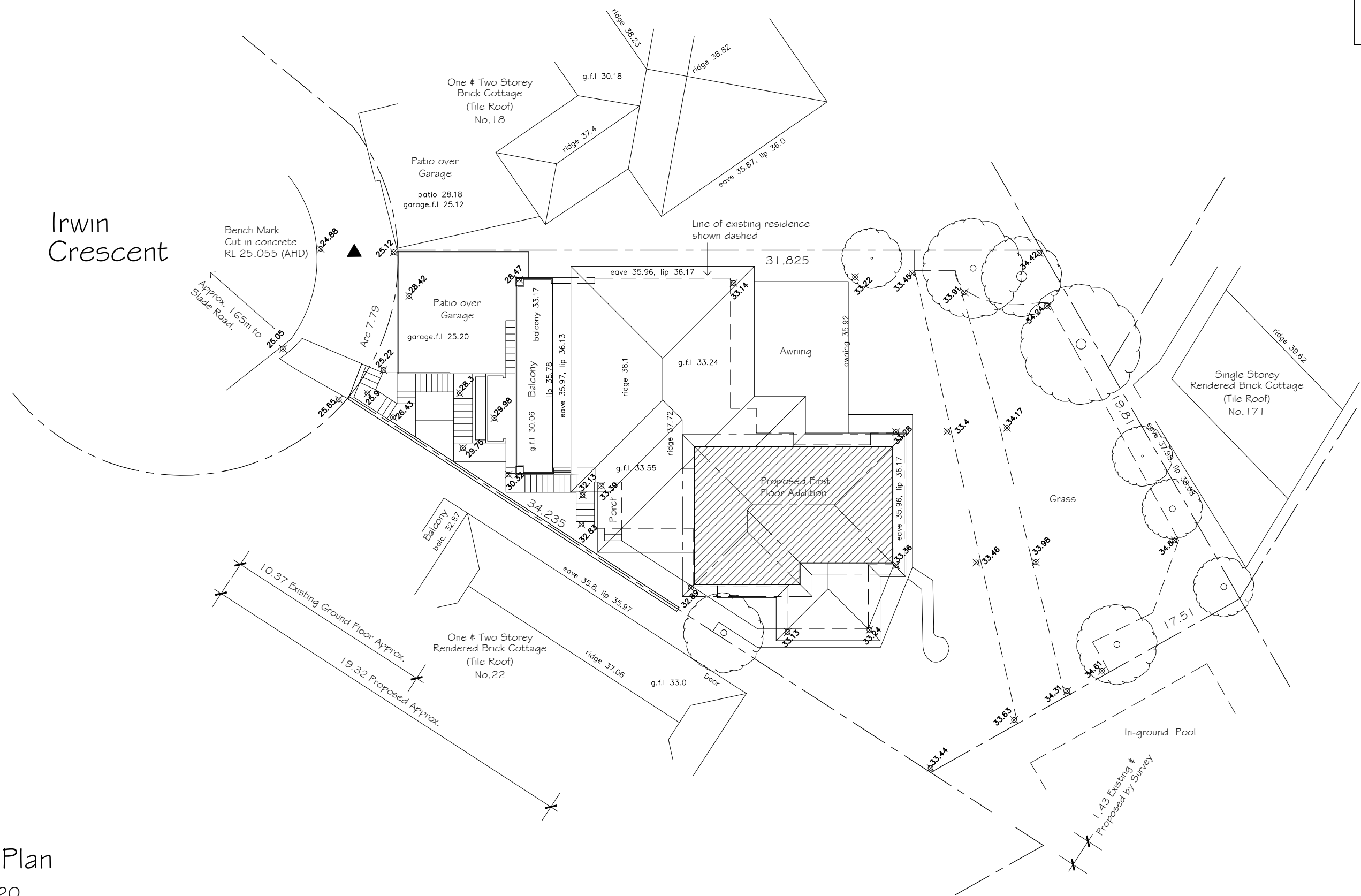
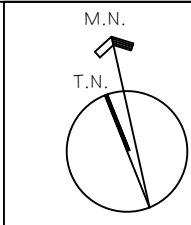


BASIX COMMITMENTS			
CERTIFICATE NO. A231759			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 110mm)	NIL		
FLAT CEILING, PITCHED ROOF	CEILING: R 2.500 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W6, W7, W8, W9,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
W1, W2, W3, W4, W5,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
SHADING DEVICES			
WINDOWS			
W9,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W1, W2, W3, W4, W5, W6, W7, & W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM		

FINAL CONSTRUCTION.

SPECIFICATION SUMMARY	
STRUCTURAL TIMBER - All to ASA 1684.2	
WALLS: F5 SOFTWOOD 90 X 35 EXT. 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	75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH OVER ALUMINIUM BREATHER FOIL
WINDOWS - STEGBAR 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)	R3.5 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.5 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. 100x25mm
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "CMB"
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 19 @ 180mm GOING: 240mm (260mm TREAD)
FASCIA BOARDS	MATERIAL: DAR TIMBER
GUTTERS & DOWNPIPES	TYPE: OGEE MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: TERRAIN DOWNPIPE COLOUR: JASPER
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 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 PORCELAIN TILED FEATURE WALL.PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.INSTALL ONE RECESSED MIRROR CABINET TO FIRST FLOOR ENSUITE AS SUPPLIED BY OWNER.PROVIDE SQUARE SET FINISH TO INTERNAL DOOR FRAMES & WINDOW FRAMES.PROVIDE CONTROL COCKS TO MIXER TYPE TAPS.PROVIDE RECESSED VANITY WITH WALL MOUNTED TAPS.INSTALL FIVE (5) DOWNLIGHTS (AS SUPPLIED BY THE OWNER).PROVIDE PRIVACY LOCKS TO BEDROOM, WC & ENSUITE DOORS.INSTALL THREE (3) FLOOR WASTES (TO BE 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. AERIALPHONE AND/OR DATA CABLING.ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM.SUPPLY TWO (2) WALL LIGHT FITTINGS, FOUR (4) PENDANT LIGHT FITTINGS, EIGHTEEN (18) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT.SUPPLY & INSTALLATION OF SHOWER SCREEN.SUPPLY OF ALL WALL TILES, WC UNIT, VANITY UNIT, BATH TUB, TAPS & OUTLETS, TOWEL RAIL, SOAP HOLDER, FLOOR WASTES, RECESSED MIRROR CABINET AND PAPER HOLDER.ALL WORKS ASSOCIATED WITH THE FITOUT OF THE WALK-IN-ROBE.SUPPLY OF THREE (3) FLOOR WASTES.ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.			
G	FINAL CONSTRUCTION	S.C.	02-03-16
F	TO CONTRACTS	S.C.	08-02-16
E	PLAN CHECK	N.E.	30-11-15
D	BASIX ADDED & TO COUNCIL	N.E.	08-10-15
C	POV 16935, 16972 & 17048	B.D/S.C	17-09-15
B	TO CLIENT	N.L.	10-08-15
A	TECHNICAL	S.M.	07-08-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: PETER BROWN			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR S & MRS P THEODOR			
AT 20 IRWIN CRESCENT BEXLEY NORTH NSW 2207			
COUNCIL: ROCKDALE			
<div><div></div><div>A.B.N. 54 000 605 407 SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519</div></div>			
SHEET: 1 OF 10		JOB NO: 7684/15	
		G	



Site Plan

No. : 20
Lot. : 1
DP : 506443
AREA : 708.20m² (By Title)

Legend

- AC

Air Conditioning Unit
Wall Mounted
- SAC

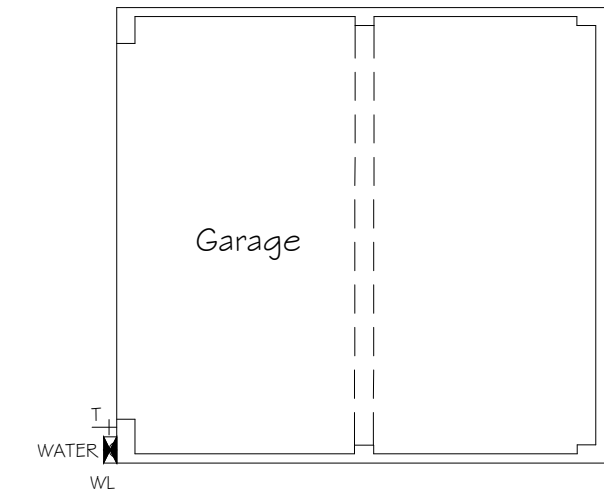
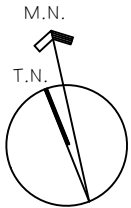
Air Conditioning
Compressor
- WATER

Meter - Water
- T

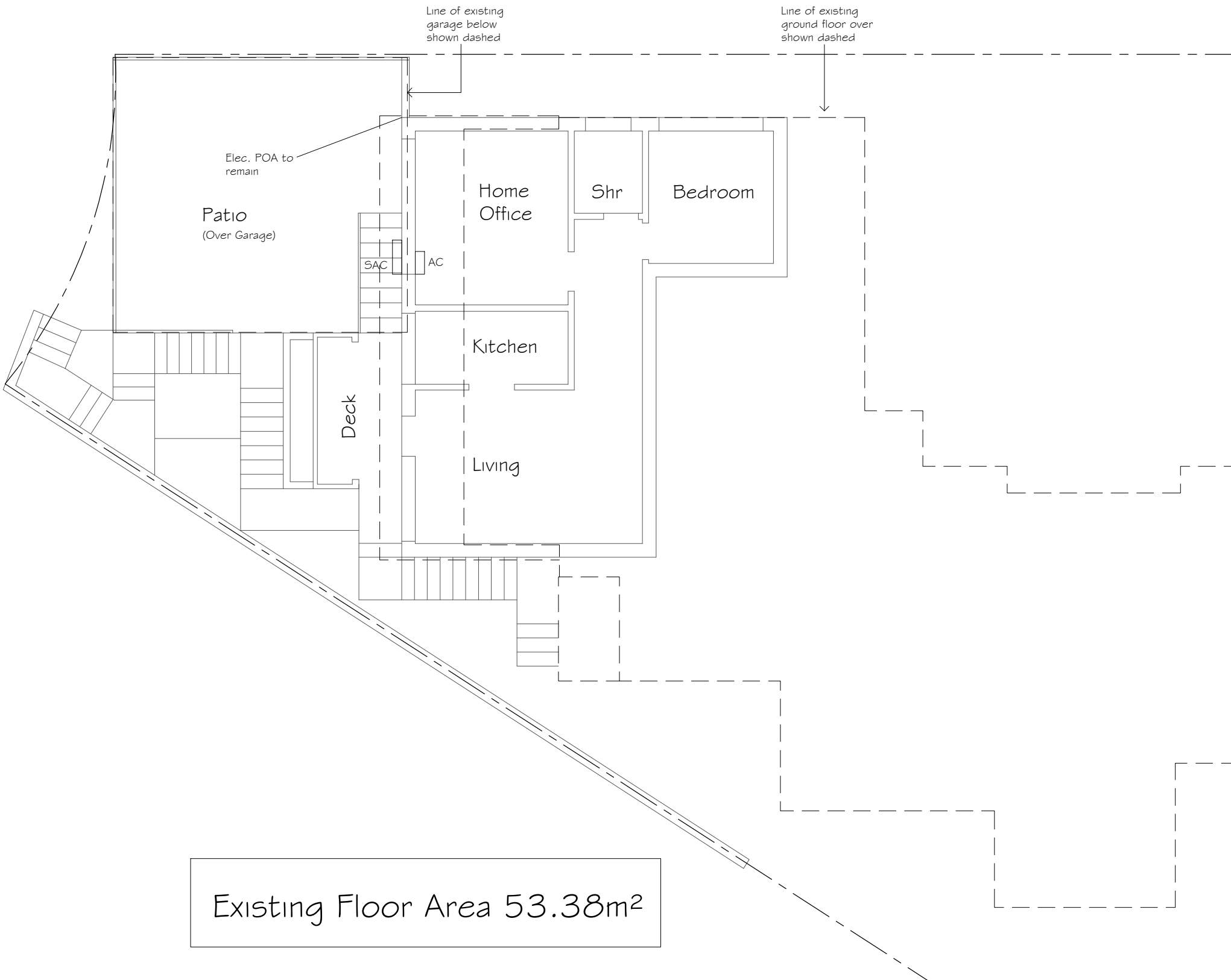
+

Tap - Garden
- WL

Wall Light

























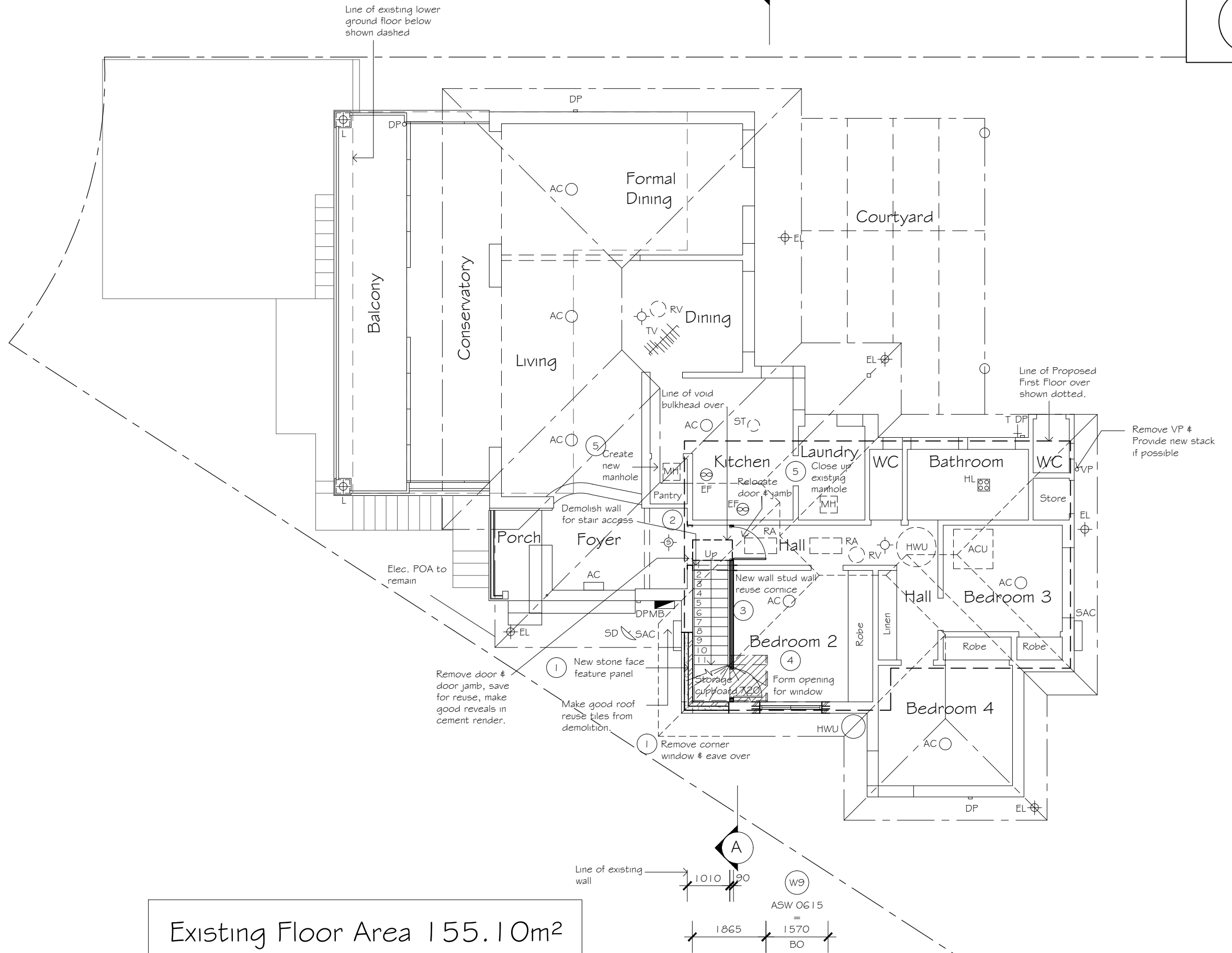
Garage Floor Plan
(To remain unchanged)



Lower Ground Floor Plan
(To remain unchanged)

Legend

- AC  Air Conditioning Unit Wall Mounted
- SAC  Air Conditioning Compressor
- EL  Eave Light
- DP  Downpipe
- EF  Exhaust Fan
- L  Light
- HL  Heater/Light
- HWU  Hot Water Unit
- ACU  AC unit in roof space
- HWU  Remove disused Hot Water Unit from roof space
- MH  Manhole
- MB  Meter Box - Electrical
- RA  Return Air Grill
- RV  Roof Ventilator
- SD  Satellite Dish
-  Smoke Detector - Existing
- T  Tap - Garden
- AC  AC Duct
- ST  Solar Tube
- VP  Sewer Vent Pipe
- T.V.  TV Antenna - Owner to relocate as required
-  Smoke Detector

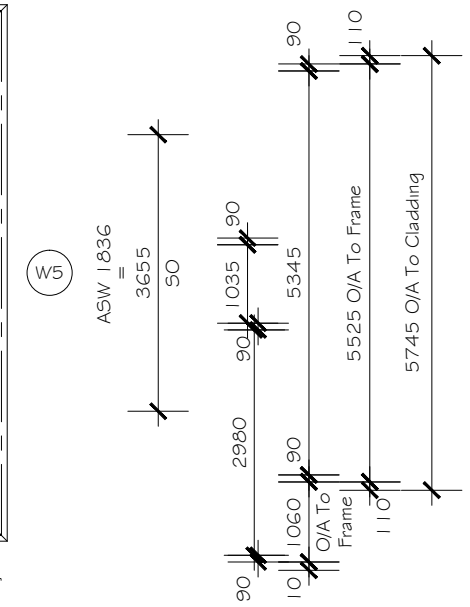
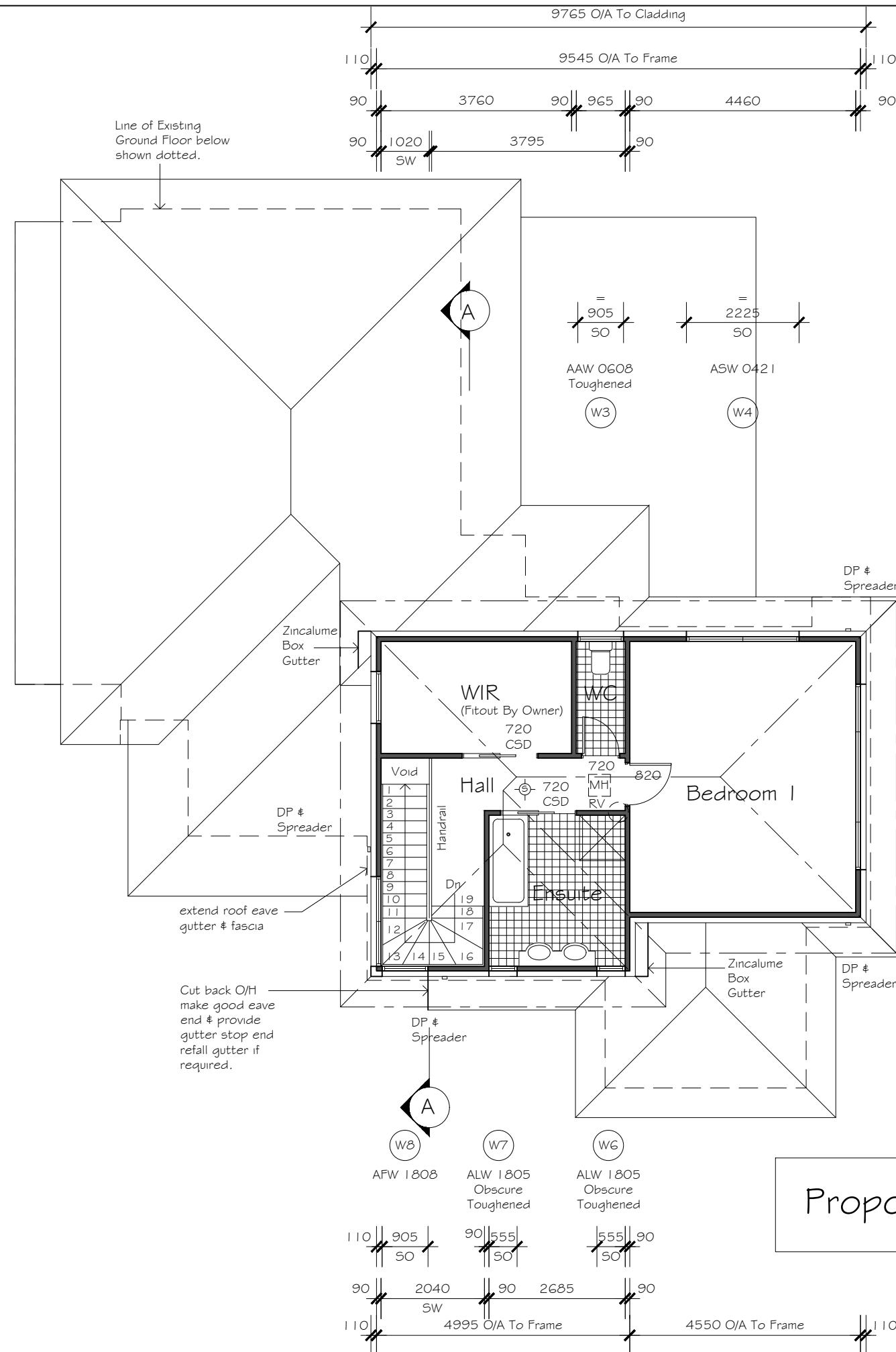
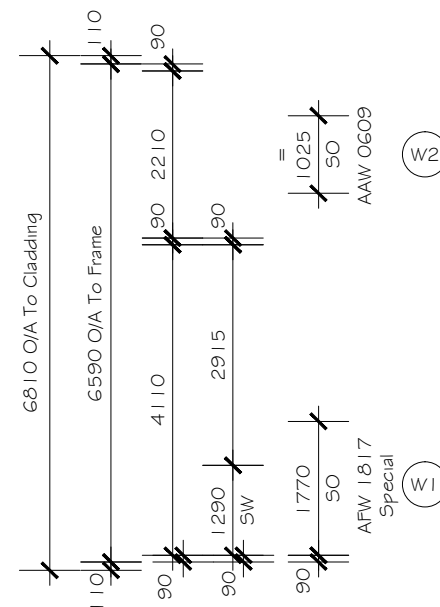


Existing Floor Area 155.10m²

Ground Floor Plan

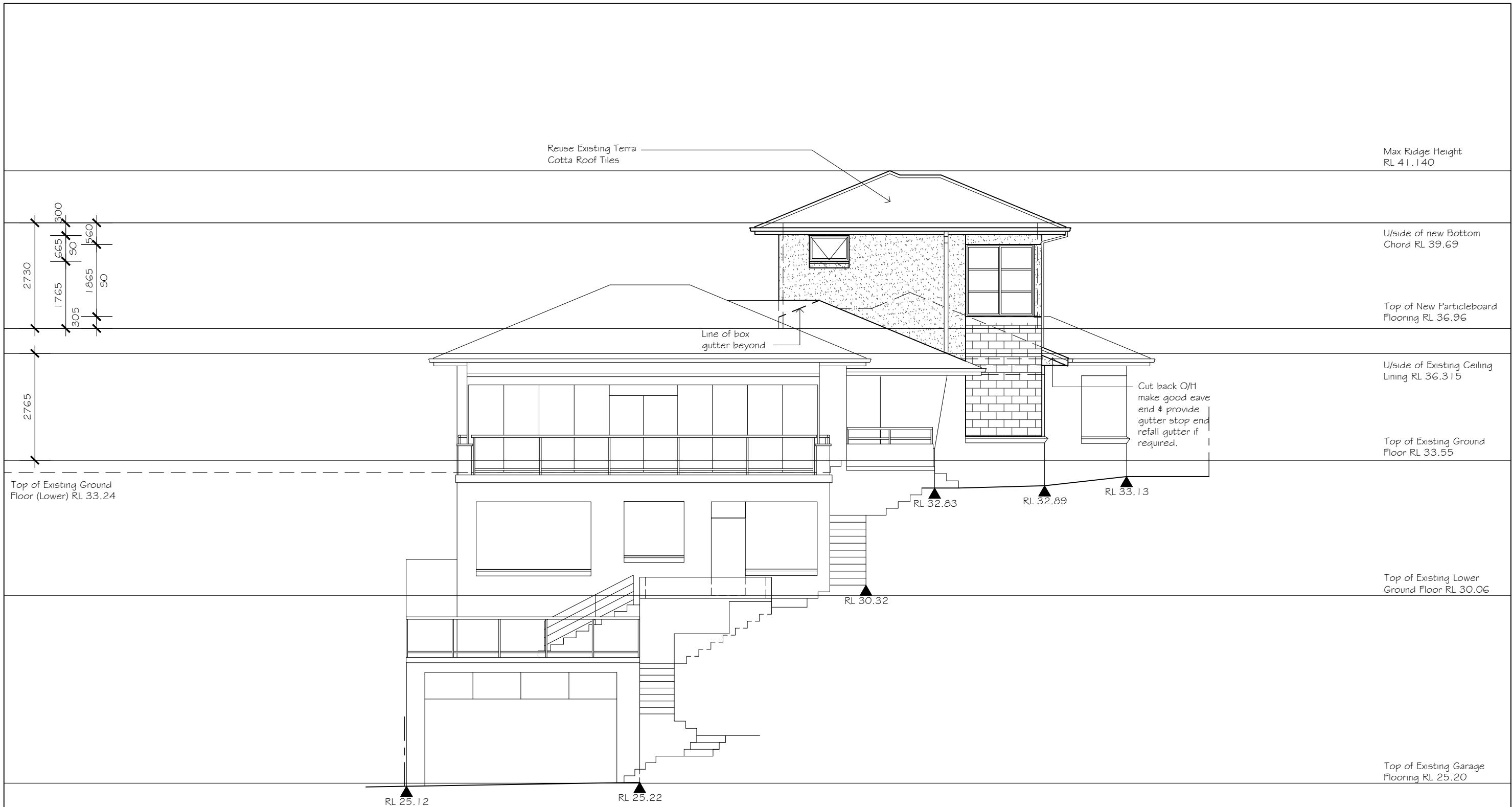
Legend

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

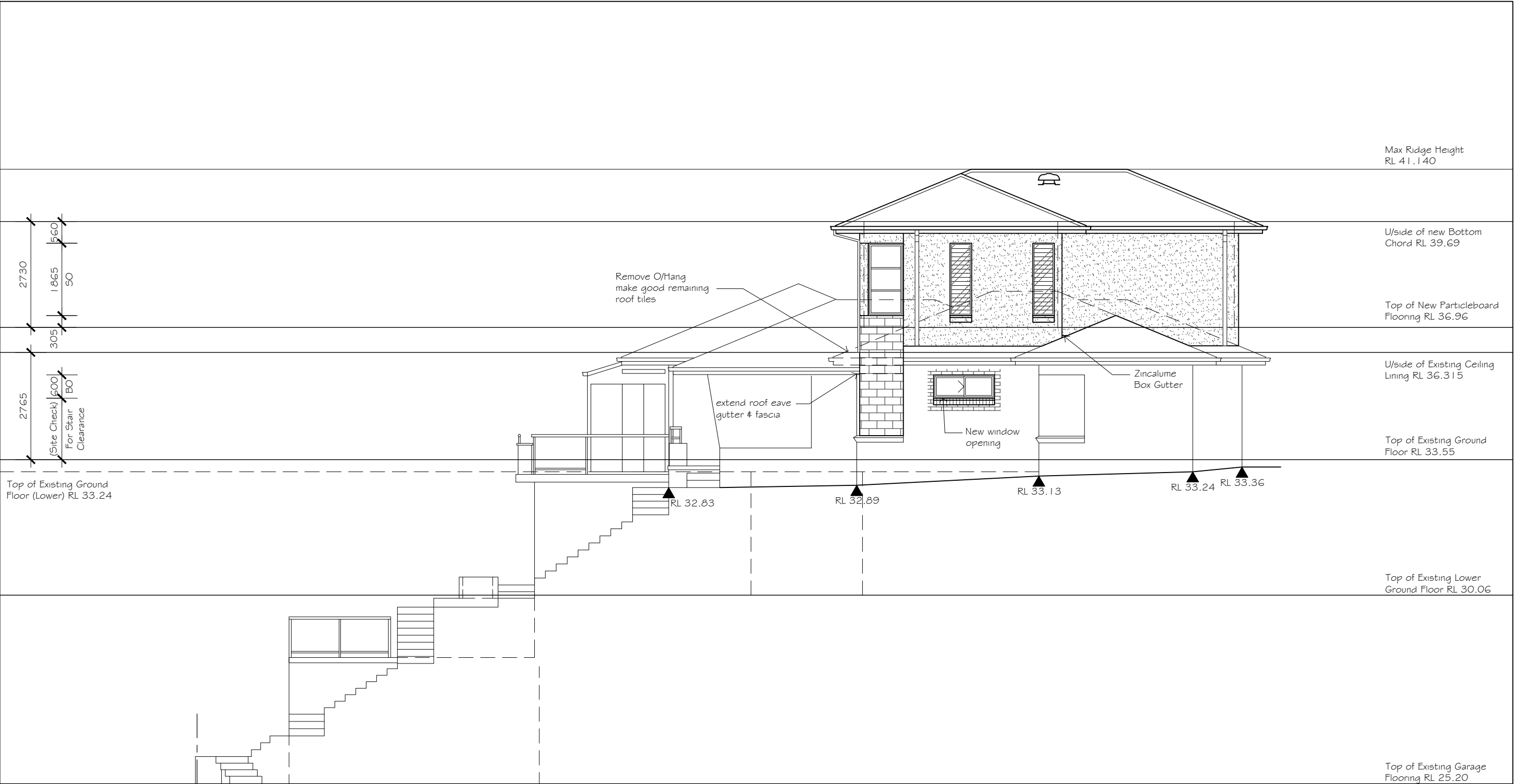


Proposed Floor Area 49.96m²

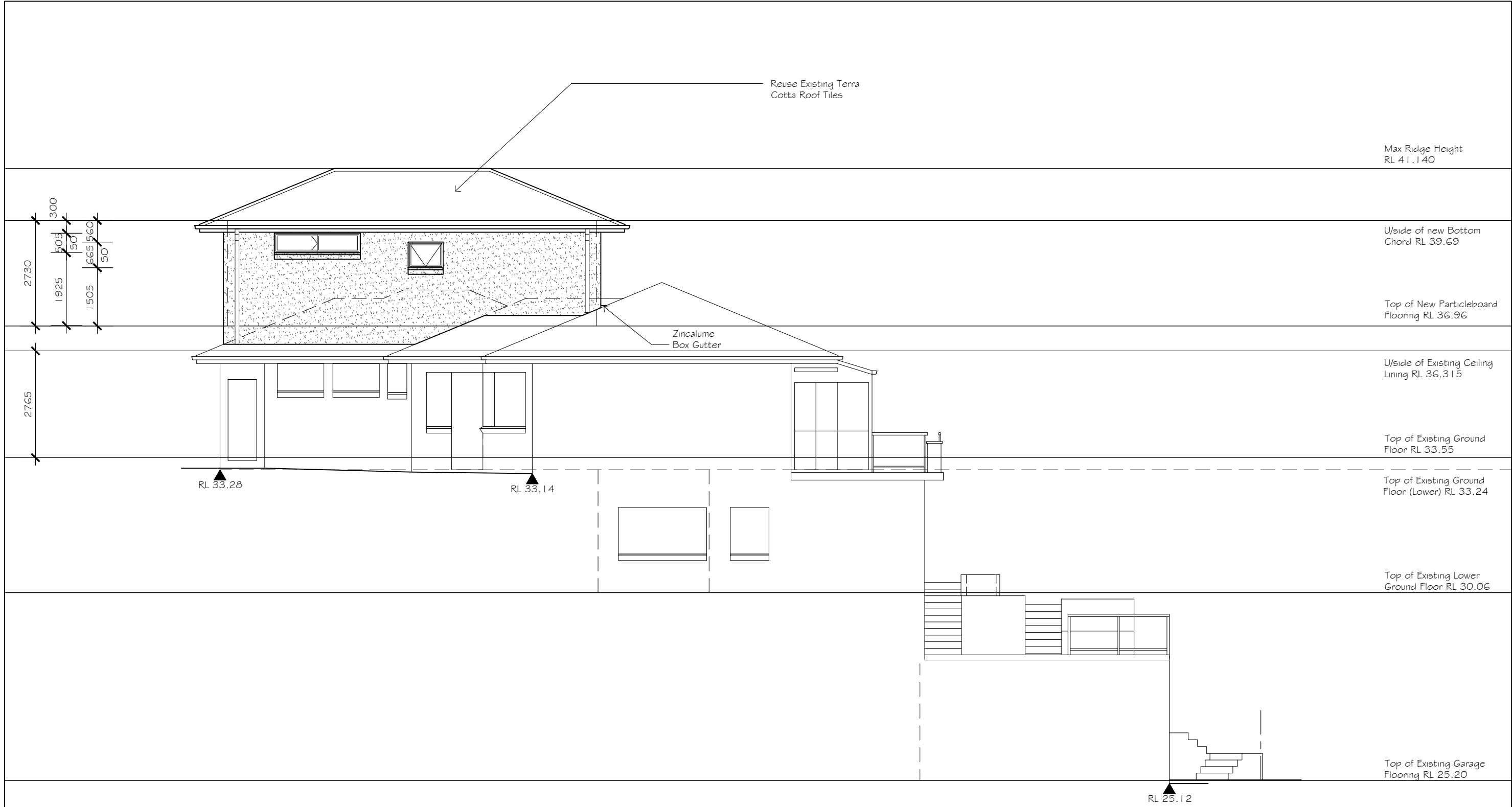
Proposed First Floor Addition



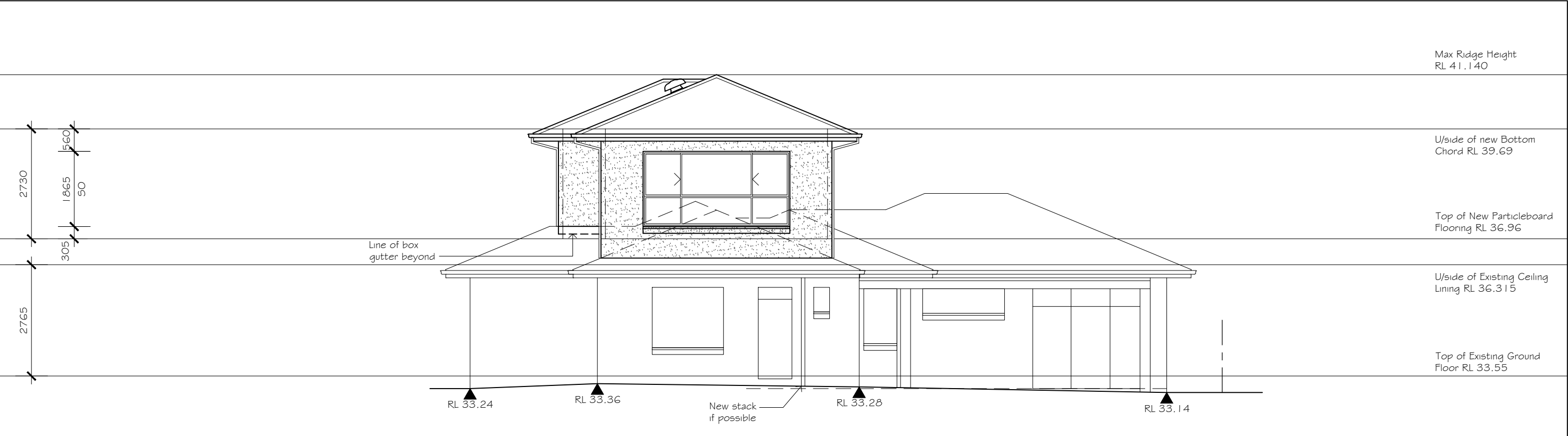
West Elevation



South Elevation



North Elevation

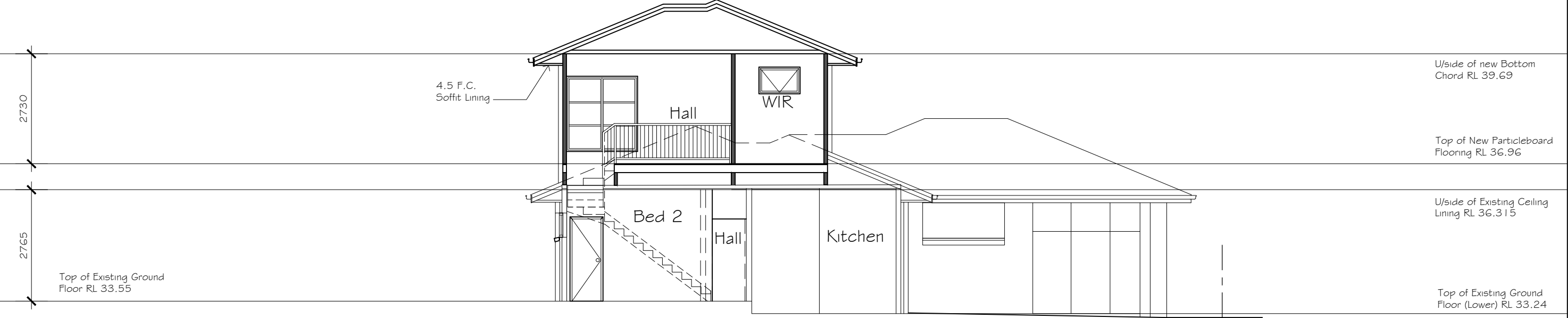


East Elevation

710
To Frame
600
To Cladding

415
1000
Roof Pitch 22.5°

Max Ridge Height
RL 41.140



Section A-A

WINDOW SCHEDULE (BASIX A23 I 759)				CLIENT:		ALUMINIUM (STEGBAR) WINDOWS: STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY. CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.		TERRAIN: 3 WIND LOAD: W 33 N				
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:							BUILDER:DATE:	
	(W1) AFW 1817	COLOUR	GLAZING	SPECIAL NOTES								
	W ELEVATION / STAIR	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	HORIZONTAL BARS								
	ALUMINIUM	INSECT SCREEN		SPECIAL								
	FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	(W2) AAW 0609	COLOUR	GLAZING	SPECIAL NOTES								
	W ELEVATION / WIR	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)									
	ALUMINIUM	INSECT SCREEN										
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	(W3) AAW 0608	COLOUR	GLAZING	SPECIAL NOTES								
	N ELEVATION / WC	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)									
	ALUMINIUM	INSECT SCREEN										
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	(W4) ASW 0421	COLOUR	GLAZING	SPECIAL NOTES								
	N ELEVATION / BEDROOM 1	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 140mm									
	(W5) ASW 1836	COLOUR	GLAZING	SPECIAL NOTES								
	E 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 FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	(W6) ALW 1805	COLOUR	GLAZING	SPECIAL NOTES								
	S ELEVATION / ENSUITE	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	TRANSLUCENT FILM BY BUILDER.								
	ALUMINIUM	INSECT SCREEN										
	LOUVRE OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	(W7) ALW 1805	COLOUR	GLAZING	SPECIAL NOTES								
	S ELEVATION / ENSUITE	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	TRANSLUCENT FILM BY BUILDER.								
	ALUMINIUM	INSECT SCREEN										
	LOUVRE OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	(W8) AFW 1808	COLOUR	GLAZING	SPECIAL NOTES								
	S ELEVATION / STAIRS	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	HORIZONTAL BARS								
	ALUMINIUM	INSECT SCREEN										
	FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	(W9) ASW 0615	COLOUR	GLAZING	SPECIAL NOTES								
	S ELEVATION / BEDROOM 2	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)									
	ALUMINIUM	INSECT SCREEN										
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 170mm									
FOR: MR S & MRS P THEODOR				AT: 20 IRWIN CRESCENT BEXLEY NORTH NSW 2207				SCALE: 1:100	SHEET:10 OF 10	JOB NO: 7684/15	G	