BASIX (COMMITMENTS								
CERTIFICATE NO. A236732									
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								
INSULATION REQUIREMENTS									
SUSPENDED FLOOR ABOVE GARAGE: FRAMED (RO.7)	NIL								
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 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)								
GLAZIN	NG REQUIREMENTS								
WINDOWS									
W5, W6, \$ W7,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)								
WI, W2, W3, W4, \$ W8,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)								
SHADI	NG DEVICES								
WINDOWS									
WI, W2, W3, W5, W6, \$ W7,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM								
W4, \$ W8,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23								

FINAL CONSTRUCTION.

FINISHES BRICKWORK N/A 19MM STRUCTURAL PARTICLEBOARD FLOORING 230mm " SMOOTH" HARDIE PLANK OVER ALUMINIUM CLADDING BREATHER FOIL FRAME: PREFINISHED ALUMINIUM WINDOWS - TREND KEYED LOCKS (TERRAIN: 3) INSECT SCREENS: TO ALL NEW OPERABLE FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS WORKS BY OWNER WINDOW SASHES REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE ROOF COVERING NEW AND EXISTING TV POINTS AS POSSIBLE. REUSE EXISTING TILES WHERE SHOWN. CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL PHONE AND/OR DATA CABLING. ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM. R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES INSULATION SUPPLY ONE (1) 3-IN-1FAN/LIGHT/HEATER UNIT. (FIBREGLASS) R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES INTERNAL FIXINGS DAR: FINGER JOINTED PINE SKIRTING: Ex. 50x25 PENCIL ROUND ARCHITRAVE: Ex. 50x25 PENCIL ROUND INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE "FLUSH" TYPE: CLOSED TIMBER STAIRCASE MDF TREADS \$ PINE WIDTH: 900mm RISERS RISE: 17 @ 180mm GOING: 240mm (260mm TREAD) FINAL CONSTRUCTION FASCIA \$ BARGE BOARDS MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST TO CONTRACTS BARGE SOAKER COLOUR: SURFMIST D CHECK PLAN С BASIX ADDED \$ TO COUNCIL GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME В TO CLIENT GUTTER COLOUR: CLASSIC CREAM DOWNPIPE COLOUR: CLASSIC CREAM Α TECHNICAL. HOT WATER UNIT CONNECT TO EXISTING No. ISSUE DESIGN CONSULTANT: ROSS ALLEN FIRST FLOOR EXTERNAL: BY CAPE COD PAINTING - REFER TO PROPOSED ADDITIONS & ALTERATIONS SPECIFICATION FOR FIRST FLOOR INTERNAL: BY OWNER THE EXTENT OF WORK FOR MR J BATE PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER AT 32 WELLESLEY CRESCENT FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS. KINGS PARK NSW 2148

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE

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

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

ROOF: ROOF TRUSSES

TO MANUFACTURERS

DETAILS @ .600 CTS

WIND LOAD W 28 N

WALLS: F5 SOFTWOOD

90 X 35 EXT. STUDS @ .600 CTS

70 X 35 INT. STUDS @ .600 CTS

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

FLOOR: 140x45mm MIN. FLOOR JOISTS

SPECIAL NOTES

COUNCIL: BLACKTOWN

SHEET: 1 OF 8

AUSTRALIA

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

WITH THE BUILDING CODE OF AUSTRALIA (NCC).

PROVIDE VENTIS HOME VENTILATION SYSTEM.

ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.

• INSTALLATION OF ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT, AS SUPPLIED BY

8-03-16

24-02-16

22-02-16

08-12-1

12-11-15

15-10-15

DATE

N.L.

N.L.

S.C.

N.E.

B.P.

B.P.

DRAWN

A.B.N. 54 000 605 407

SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444

BUILDERS LICENCE NO. 5519

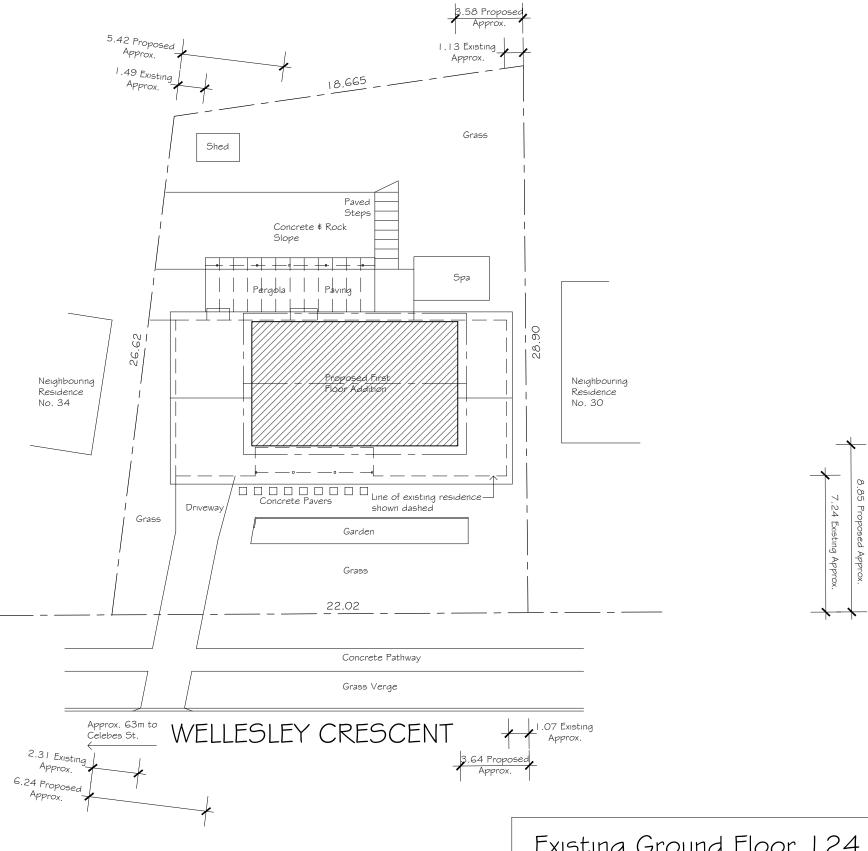
JOB NO: 7703/15

PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Soffit Lining	Haymes		Surfmist
Wall Cladding	Haymes		Classic Cream
_			





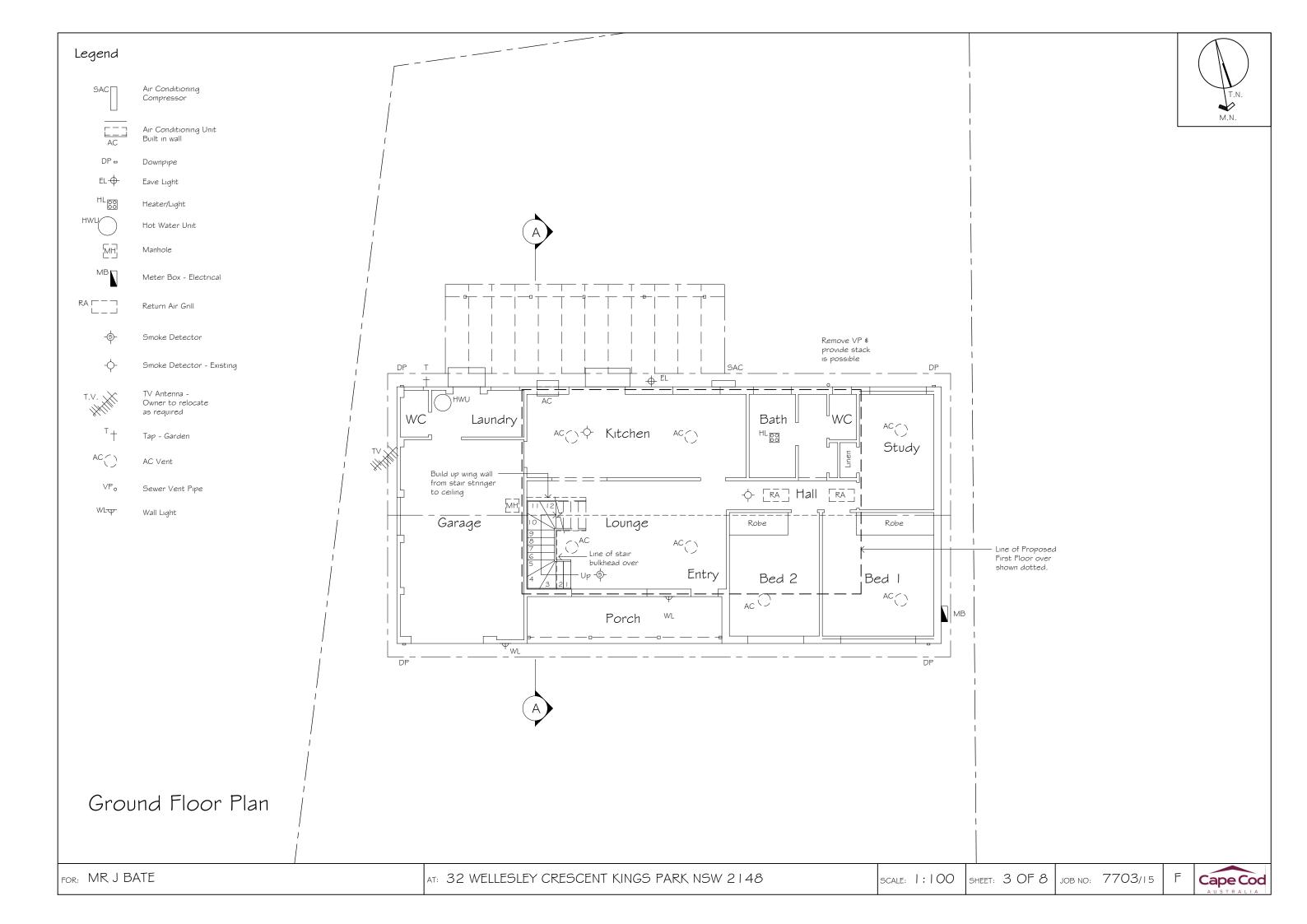
Site Plan

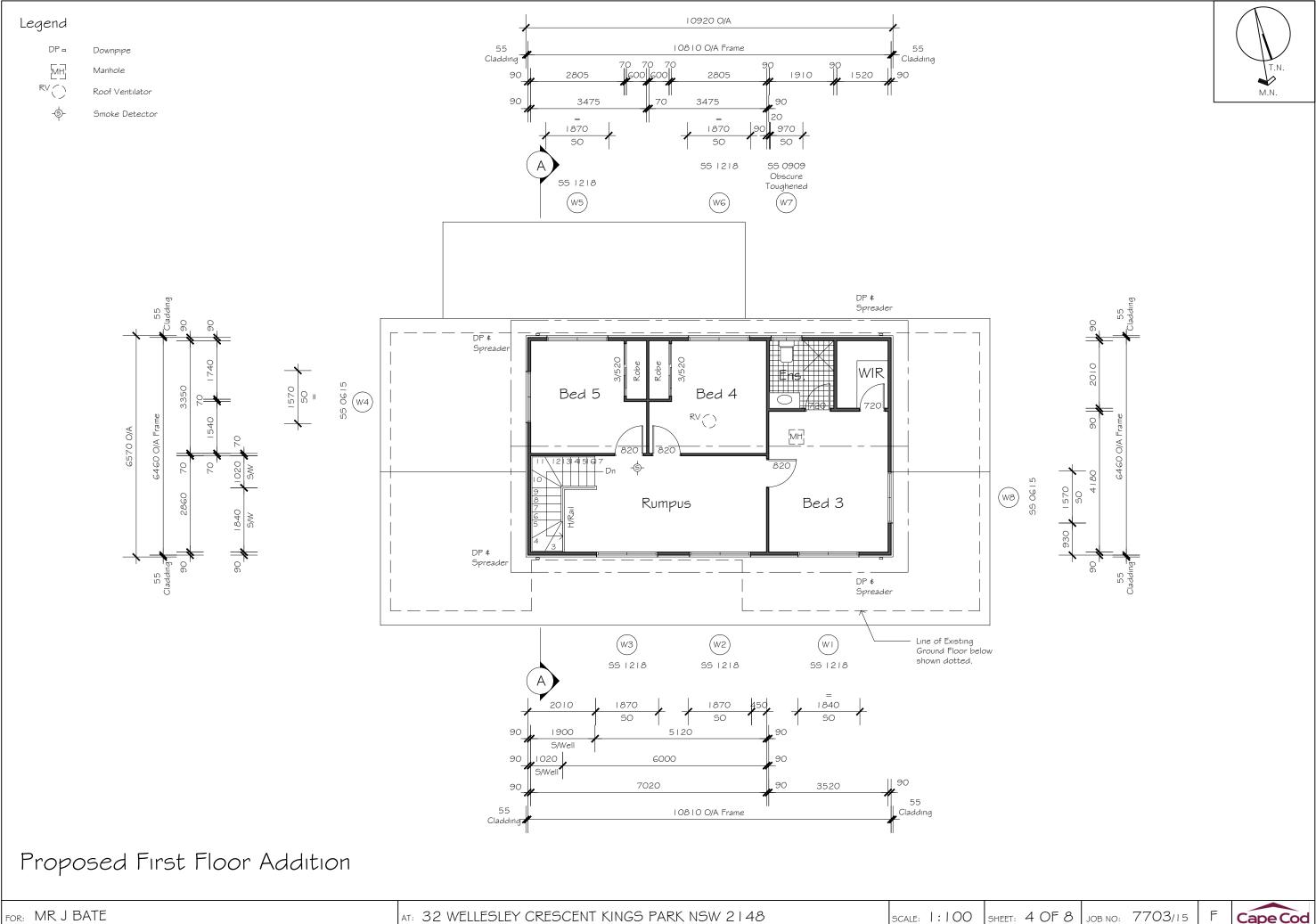
No. : 32 Lot. : 156

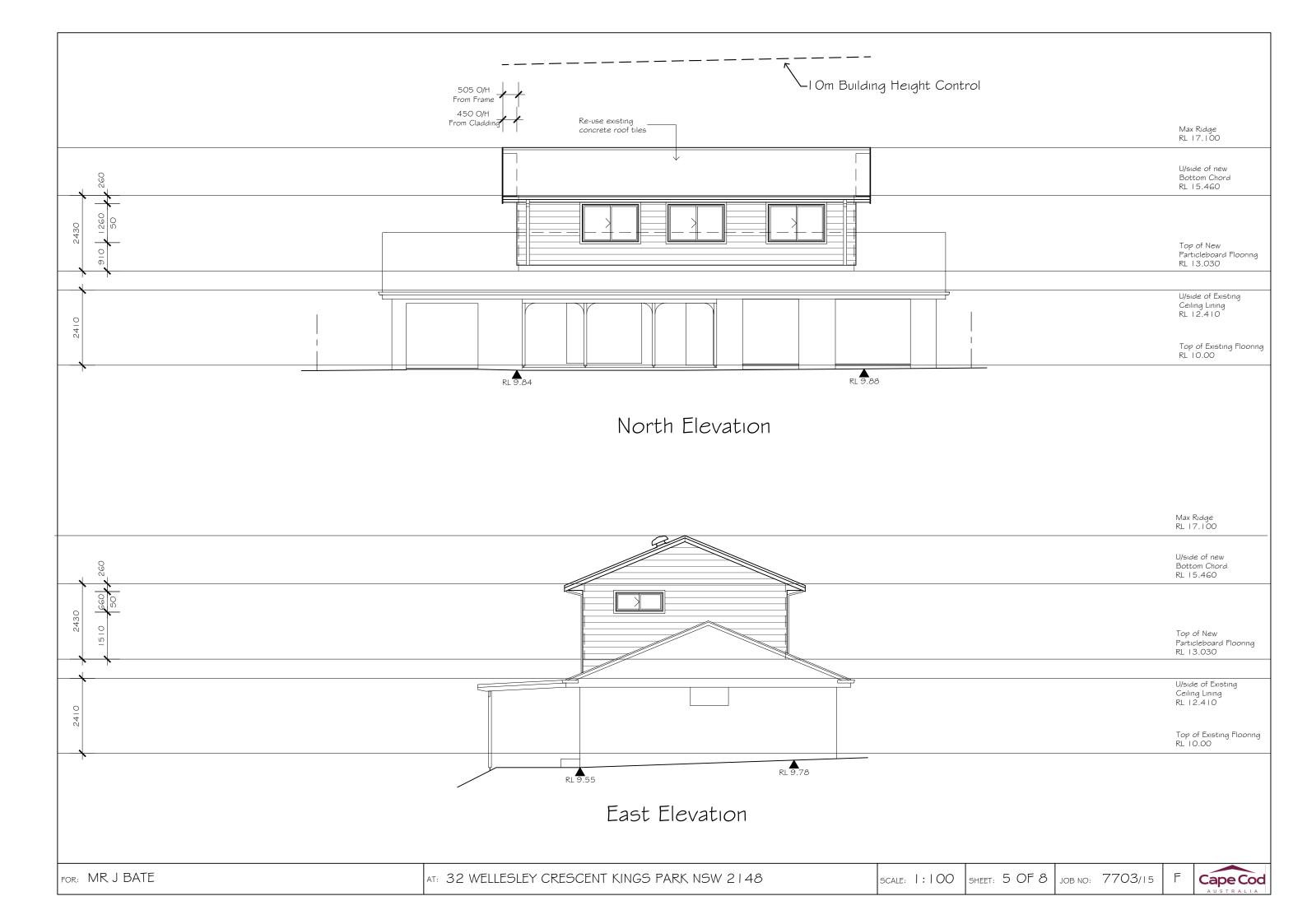
DP : 252086

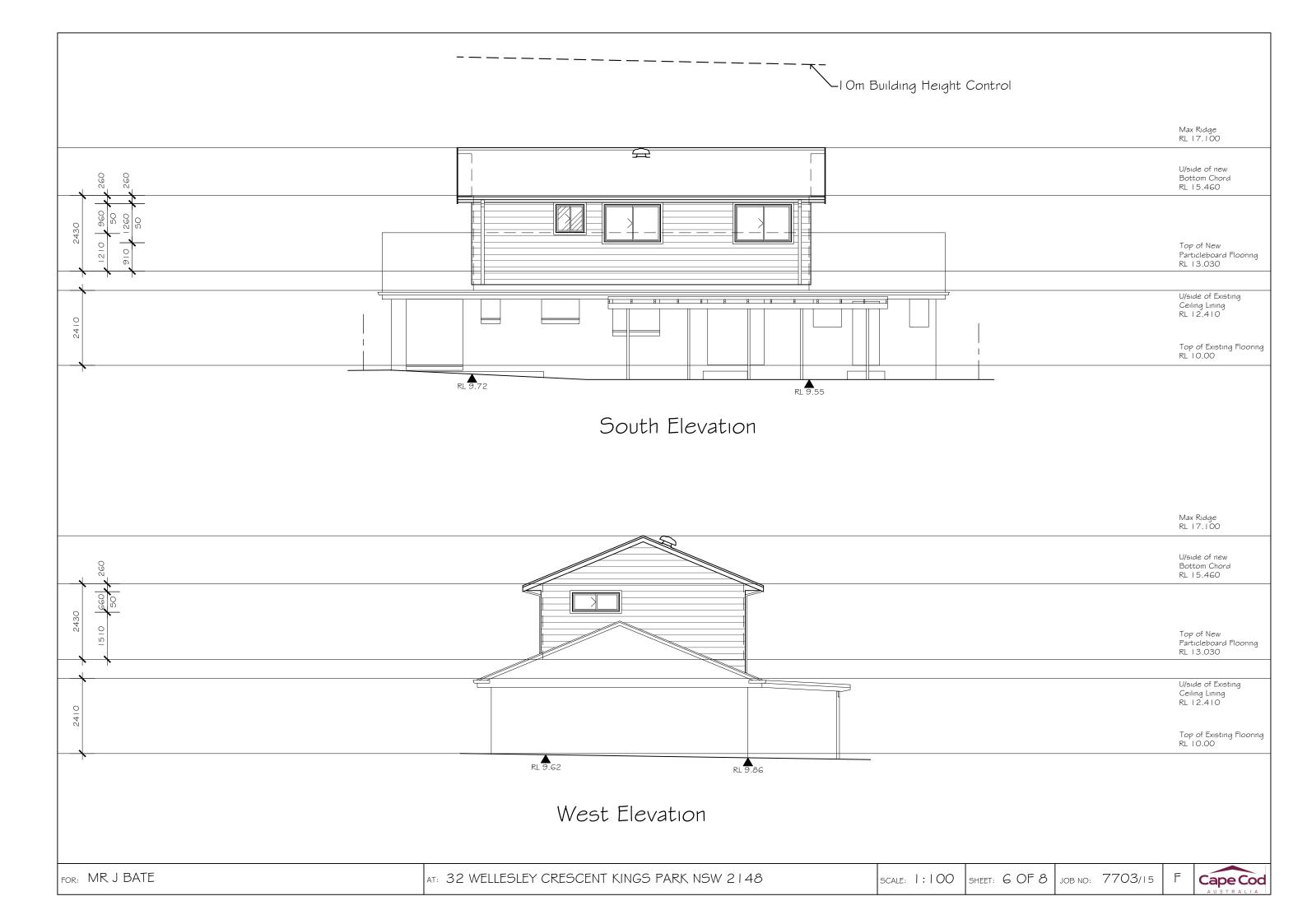
AREA: 557.70m² (By Title)

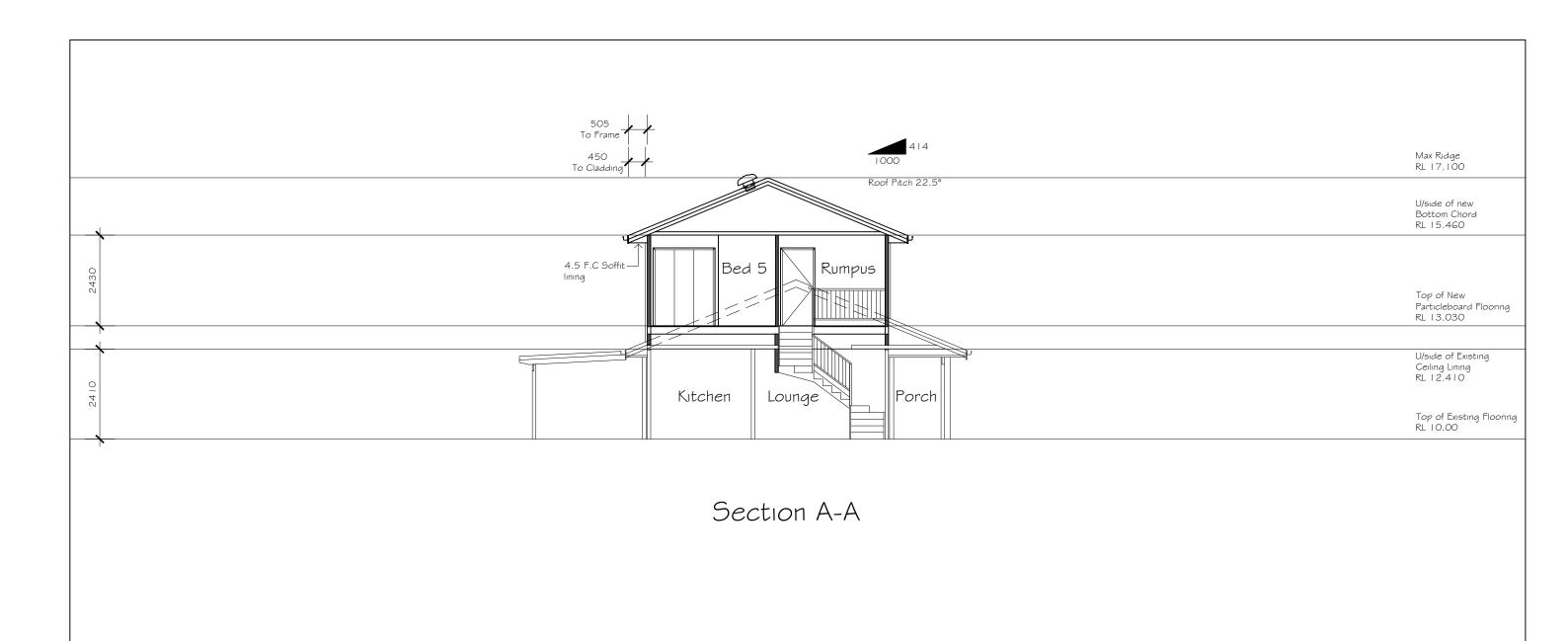
Existing Ground Floor 124.33m² Proposed First floor 66.33m²











WINDOW SCHED	ULE (BASIX A2367	732)		CLIENT:		ALUMINIUM TREND WINDOW					
STANDARD NOTES:				CLILINI		STANDARD ALUMINUM COL	.OURS: L WHITE GLOSS, DUNE, STONE	BEIGE, MONUMENT,			
WINDOWS AND DOORS	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		ANODIC OFF WHITE, ANOD	DIC NATURAL MATT, WOODLAND	O GREY, ULTRA BLACK.			
 ALL WINDOWS COME W WINDOW OPENINGS NO 	'ITH "KEYED ALIKE" LOCKS ITED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WIT	'H THE	BIIII DER:	DATE:		ILABLE: WHITE BIRCH, PRIMRO				
NCC 3.9.2.5	125 17 17 12 12 5 11 5 12 5 12 1			DOILDLIN.		CHARCOAL, IRONSTONE.	ARL, DEEP OCEAN, SURF MIST	, JASPER, TREND METALLIC	TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) 55 1218	COLOUR	GLAZING		SPECIAL NOTES						
	(WI) 55 1218	PEARL WHITE	SINGLE PY		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
R F	N ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (U- 5.7, SHGC		WITH NCC.						
	ALUMINIUM	ALUMINIUM									
	SLIDING	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OPEN / FIXED		I 40mm								
	(W2) 55 1218	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES						
F		FEARL WHILE	SINGLE PYI LOW-E, (U-								
	N ELEVATION / RUMPUS	INSECT SCREEN	5.7, SHGC								
	ALUMINIUM	ALUMINIUM						_			
<u></u>	SLIDING OPEN / FIXED	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm		_			<u> </u>			
	GI EN / TIXED	COLOUR			CRECIAL MOTES						
	(W3) SS 1218	COLOUR PEARL WHITE	GLAZING SINGLE PY	POLYTIC	SPECIAL NOTES						
F	N ELEVATION / RUMPUS	-	LOW-E, (U-	VALUE:							
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)							
		ALUMINIUM FIBREGLASS MESH	REVEAL		_					_	
	SLIDING OPEN / FIXED	PEARL WHITE	I 40mm					_		_	
		COLOUR	GLAZING		SPECIAL NOTES						
(W4) 55 06 15	(W4) 55 06 15	PEARL WHITE	SINGLE PY	ROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY						
	E ELEVATION / BED 5		LOW-E, (U- 5.7, SHGC		WITH NCC.						
	ALUMINIUM	ALUMINIUM	9.7, 51160	.:0.47)							
	SLIDING	FIBREGLASS MESH	REVEAL					1			
	OPEN / FIXED	PEARL WHITE	I 40mm								
	(WE) CC 1010	COLOUR	GLAZING		SPECIAL NOTES						
	(W5) 55 1218	PEARL WHITE	SINGLE CLI		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
R F	S ELEVATION / BED 5	INSECT SCREEN	(U-VALUE: SHGC: 0.7		WITH NCC.						
1 1	ALUMINIUM	ALUMINIUM									
	SLIDING	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OPEN / FIXED		I 40mm								
	(W6) 55 1218	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES						
RF		- FLARL WITTL	SINGLE CLI (U-VALUE:	EAR, 7.63.	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			_			
	S ELEVATION / BED 4	INSECT SCREEN	SHGC: 0.7								
	ALUMINIUM	ALUMINIUM	DEL/EAL					_			
	SLIDING OPEN / FIXED	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm					<u> </u>			
	01211/11/125	COLOUR	GLAZING		SPECIAL NOTES						
	(W7) 55 0909	PEARL WHITE	SINGLE CLI	EAR.	TRANSLUCENT FILM BY BUILDER.						
	S ELEVATION / ENSUITE		(U-VALUE:	7.63,							
	ALUMINIUM	INSECT SCREEN	SHGC: 0.7	5)							
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL		\dashv			1			
OPEN / FIXED PEARL WHI	PEARL WHITE	I 40mm									
		GLAZING		SPECIAL NOTES							
(W8) 55 0615	wo) 55 0615	PEARL WHITE	SINGLE PY		RESTRICT OPENING TO 125mm TO COMPLY						
R \ F	W ELEVATION / BED 3	INSECT SCREEN	LOW-E, (U- 5.7, SHGC		WITH NCC.						
	ALUMINIUM	ALUMINIUM						_			
	SLIDING	FIBREGLASS MESH	REVEAL								
	OPEN / FIXED	PEARL WHITE	I 40mm								
			1								
		4	1					-			
			₫								
		-			_			-			
					\dashv						
			1								
FOR: MR J BATE				AT: .2	32 WELLESLEY CRESCENT KINGS	PARK NSW 2148		SCALE: 1: NTS SH	FFT: 8 OF 8	IOB NO: 7703/15	F Cane Coc