BASIX (COMMITMENTS						
CERTIFICATE NO. A262 39							
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						
INSUL	ATION REQUIREMENTS						
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL						
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)						
EXTERNAL WALL: CAVITY BRICK	NIL						
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL:75mm)	NIL						
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)						
GLAZII	NG REQUIREMENTS						
WINDOWS							
WI, W2, W3, W4, W5, W6, \$ W7	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
SKYLIGHTS SLI,	ALUMINIUM, MOULDED PLASTIC SINGLE CLEAR, (U-VALUE: 6,21, SHGC: 0,808)						
SHADI	NG DEVICES						
WINDOWS							
WI, W2, \$ W3	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM						
W5, \$ W7	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM						
W4	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43						
W6	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)						
SKYLIGHTS SLI,	NONE						

EXTERNAL	PAINT	SCHEDI	IJΕ

EXTERNAL FAIRT SOFIED OLE							
ITEM	BRAND eg. WATTYL	CODE	COLOUR				
Soffit Lining	Haymes	2899	Sand Storm				
Wall Cladding	Haymes	2899	Sand Storm				
Brick Render	Haymes	2899	Sand Storm				

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 33 N

FINISHES

WINDOW SASHES

ROOF COVERING

ROOF SARKING

INSULATION

FIBREGLASS)

NTERNAL FIXINGS

INTERNAL DOORS

BRICKWORK COMMON BRICKWORK FOR RENDER AND PAINT FINISH TO PARTY WALL 19MM STRUCTURAL PARTICLEBOARD FLOORING 75mm POLYSTYRENE WALL SHEETING OVER CLADDING POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTLIRE PAINT FINISH WINDOWS - TREND FRAME: PREFINISHED ALUMINIUM KEYED LOCKS (TERRAIN: 3) INSECT SCREENS: FRAME: PREFINISHED ALUMINIUM TO ALL NEW OPERABLE MESH: FIBREGLASS

PROVIDE ALL NEW TERRA COTTA ROOF TILES TO

I 2mm POLASTIC INSULATION BLANKET TO FIRST

FLOOR EXTERNAL WALL FRAMES (EXCEPT BRICK

PRIMED HARDBOARD HOLLOW CORE CORINTHIAN

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

R I .5 FIBREGLASS INSULATION BATTS TO FIRST FLOOR

PROPOSED FIRST FLOOR ADDITION

VENEER WALL)

ADDITION EXTERNAL WALLS

DAR: FINGER JOINTED PINE

SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 100x25

SPECIAL NOTES

- 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.
- PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING
- CONNECT/INSTALL EIGHT (8) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).

WORKS BY OWNER

- 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.
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF A DUCTED AIR CONDITIONING SYSTEM.
- ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM.
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.
- SUPPLY EIGHT (8) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN-1 FAN/LIGHT/HEATER TIML
- SUPPLY \$ INSTALLATION OF INSECT SCREEN TO HINGED DOOR.
- FLOOR FINISH/CARPET TO PROPOSED FIRST FLOOR ADDITION.
- REPAIR/MAKE GOOD TO EXISTING FLOOR FINISH OR TILES.
- SUPPLY # INSTALLATION OF EXTERNAL BLIND TO WG.

	I "STANFORD"							
		J	FINAL CONSTRUCTION	B.P.	27-03-17			
STAIRCASE MAPLE TREADS & RISERS WITH STAIN FINISH	TYPE: CLOSED TIMBER	ı	TO CONTRACTS	S.C.	31-01-17			
	WIDTH: 900mm	Н	CHECK PLAN	T.P.	30-11-16			
	RISE: 18 @ 179mm	G	AMENDED FOR COUNCIL	N.E.	08-11-16			
	GOING: 240mm (260mm TREAD)	F	BASIX ADDED \$ TO COUNCIL	N.E.	07-10-16			
FASCIA \$ BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME	E	COUNCIL PREP	J.E.	16-08-16			
	FASCIA COLOUR: WOODLAND GREY	D	POV 18300	B.P.	20-07-16			
	BARGE (PARTY WALL) COLOUR: WOODLAND GREY	С	TO CLIENT \$ POV 8008	S.C.	02-06-16			
GUTTERS & DOWNPIPES	TYPE: QUAD	В	POV 17904	S.C.	13-05-16			
	MATERIAL: PREFINISHED ZINCALUME	Α	TECHNICAL	S.C.	15-04-16			
	GUTTER COLOUR: MONUMENT DOWNPIPE COLOUR: MONUMENT		ISSUE	DRAWN	DATE			
HOT WATER UNIT	CONNECT TO EXISTING	DESIGN CONSULTANT: PETER BROWN						

TILIVI	eg. WATTYL	CODL	COLOUR
Soffit Lining	Haymes	2899	Sand Storm
Wall Cladding	Haymes	2899	Sand Storm
Brick Render	Haymes	2899	Sand Storm

TO BE BY THE OWNER FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

PAINTING TO ALTERATION AND RENOVATION WORK

FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD

G/FLOOR EXTERNAL: BY OWNER G/FLOOR INTERNAL: BY OWNER

CONDITIONS.

PAINTING - REFER TO

SPECIFICATION FOR THE EXTENT OF WORK

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.

PROPOSED ADDITIONS & ALTERATIONS

FOR MR P \$ MRS N RICH

AT 29 CLYDE STREET, CROYDON PARK, NSW 2133

COUNCIL: CANTERBURY

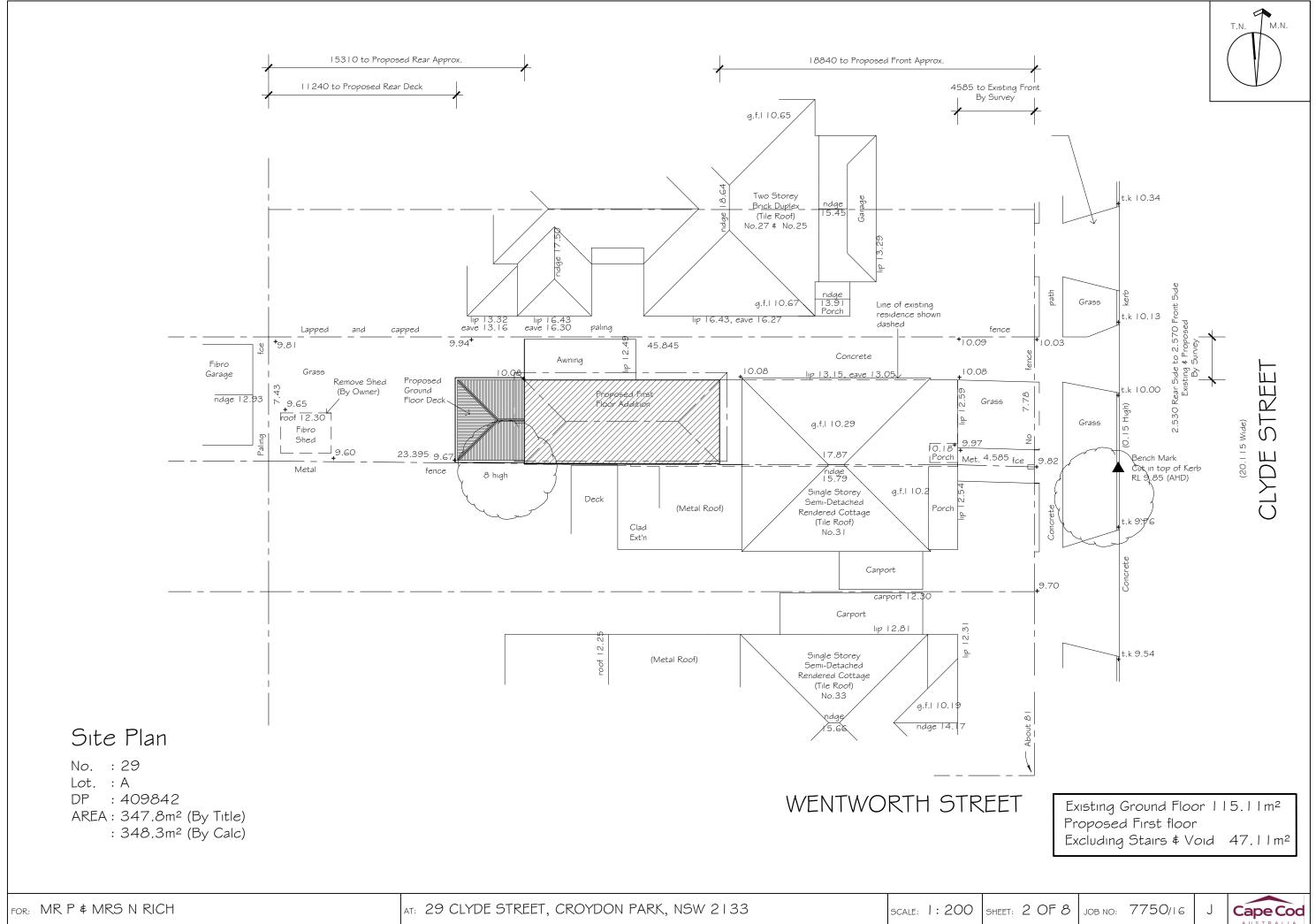


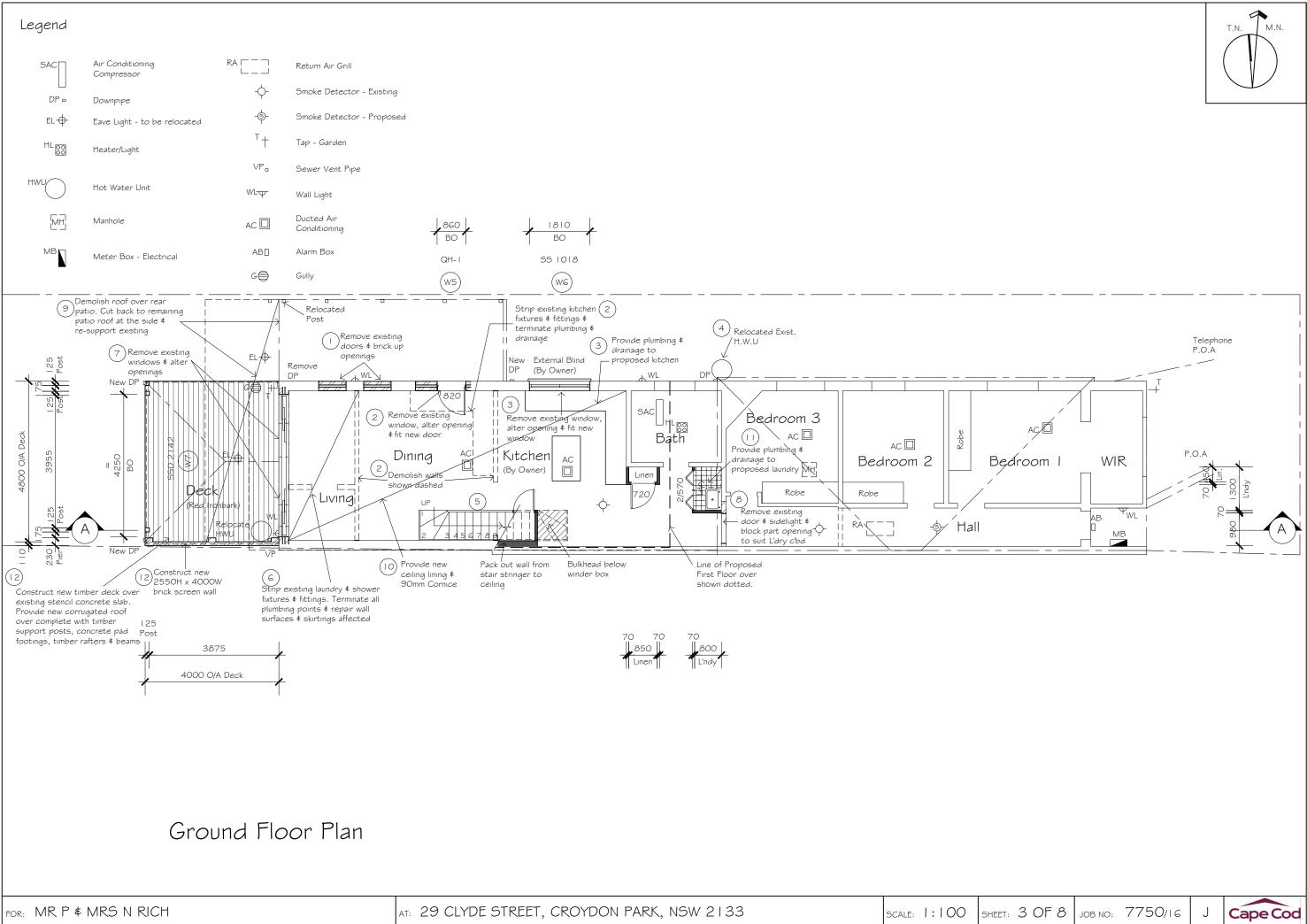
A.B.N. 54 000 605 407

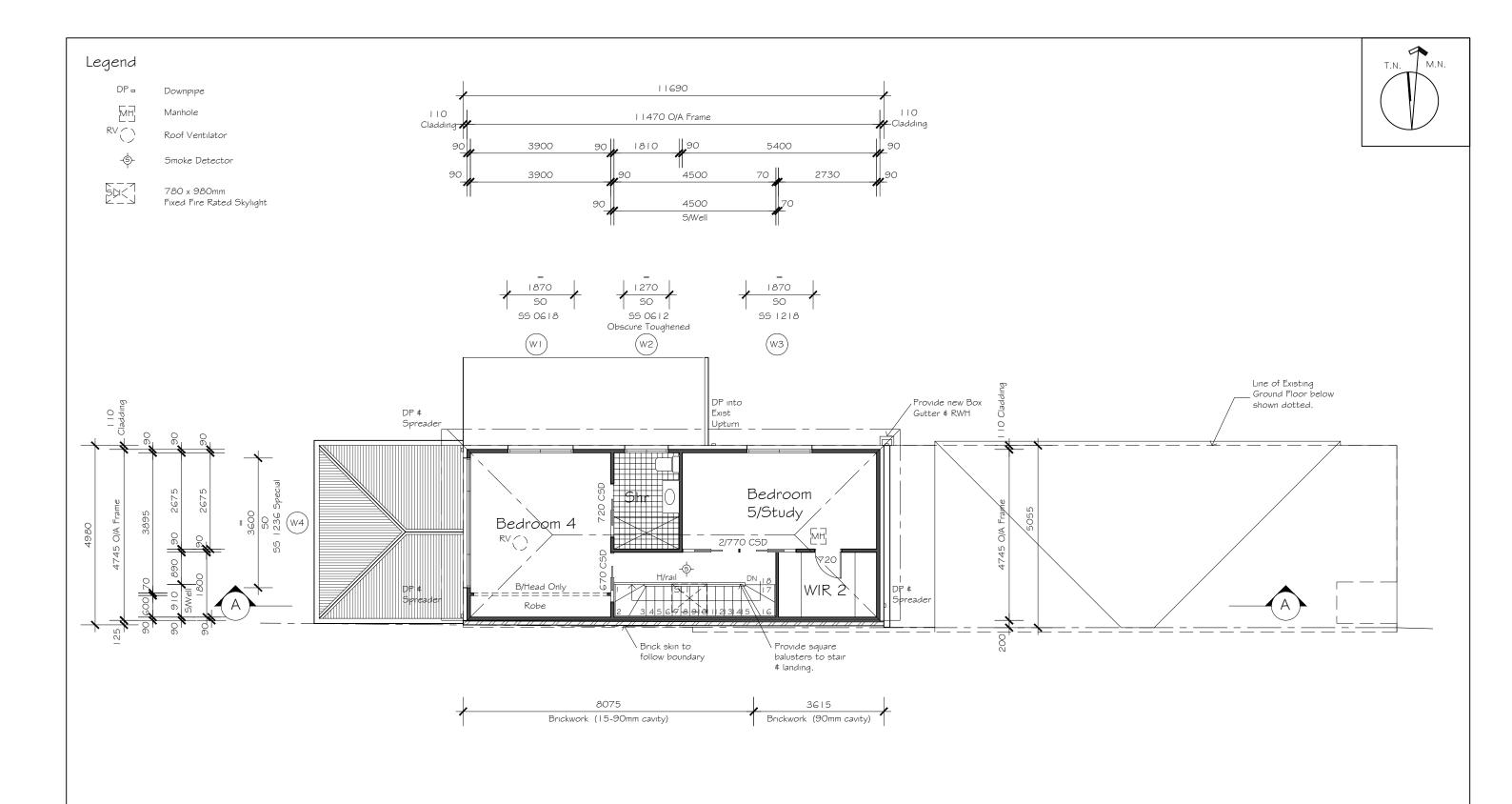
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

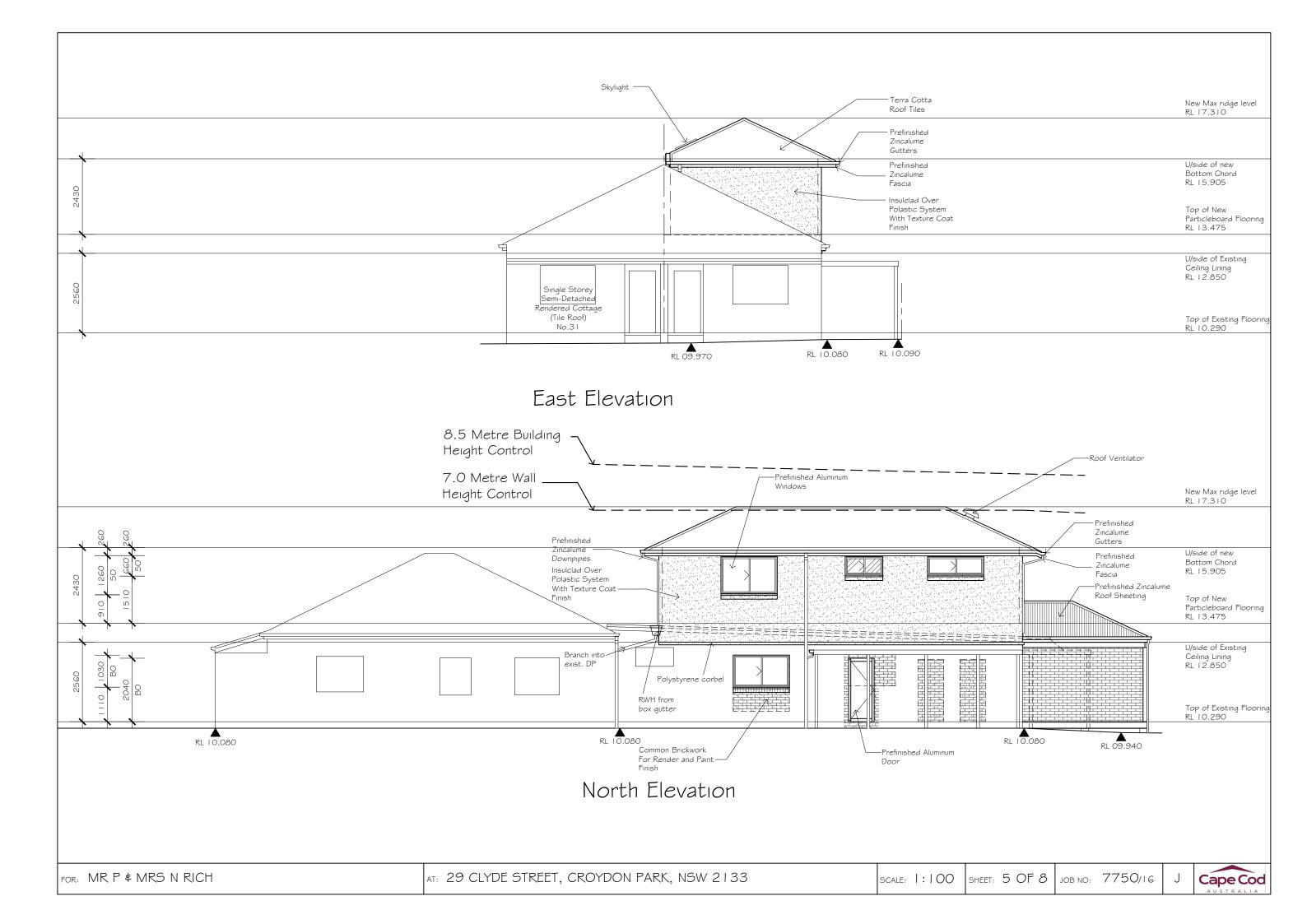
JOB NO: 7750/16

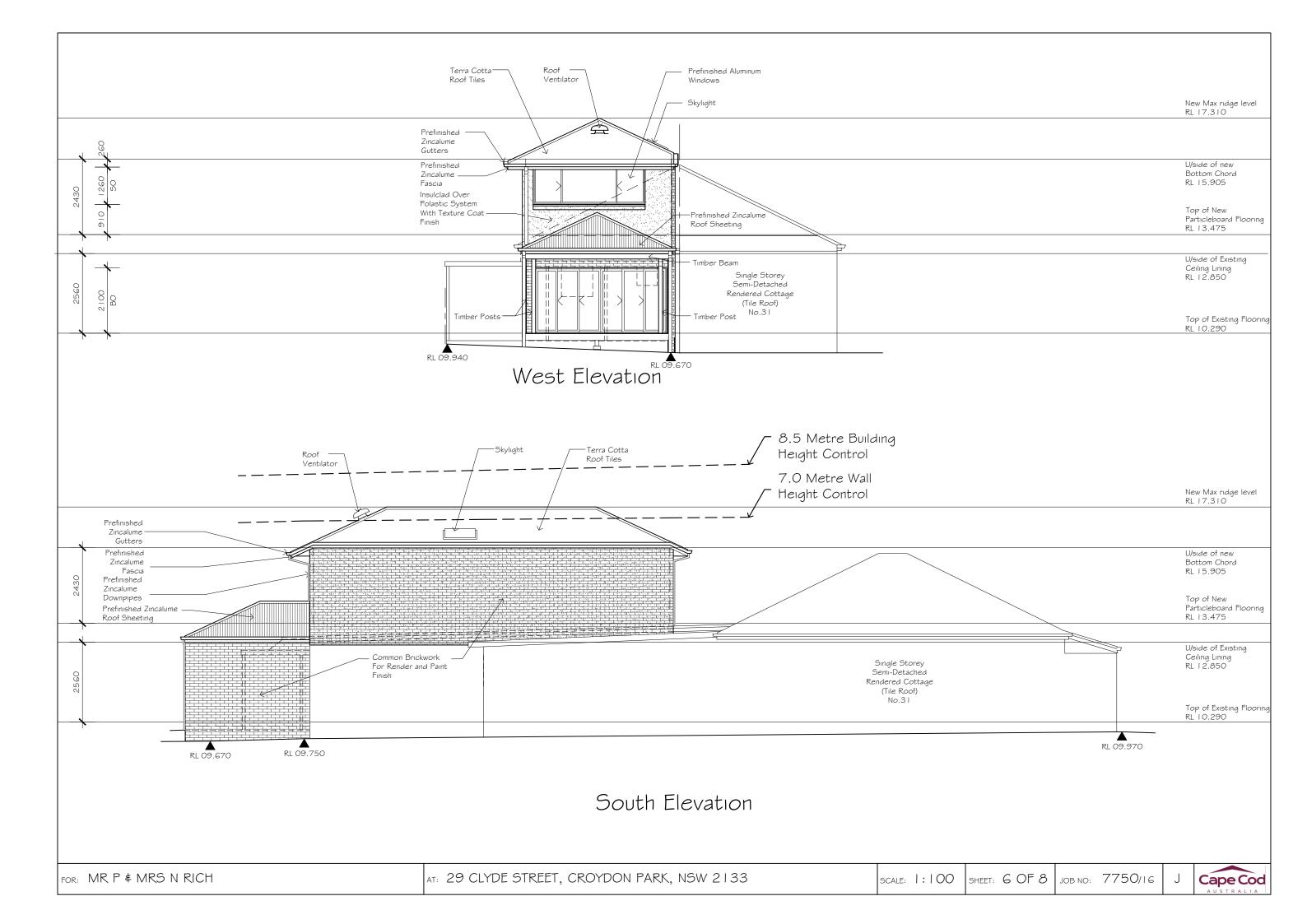


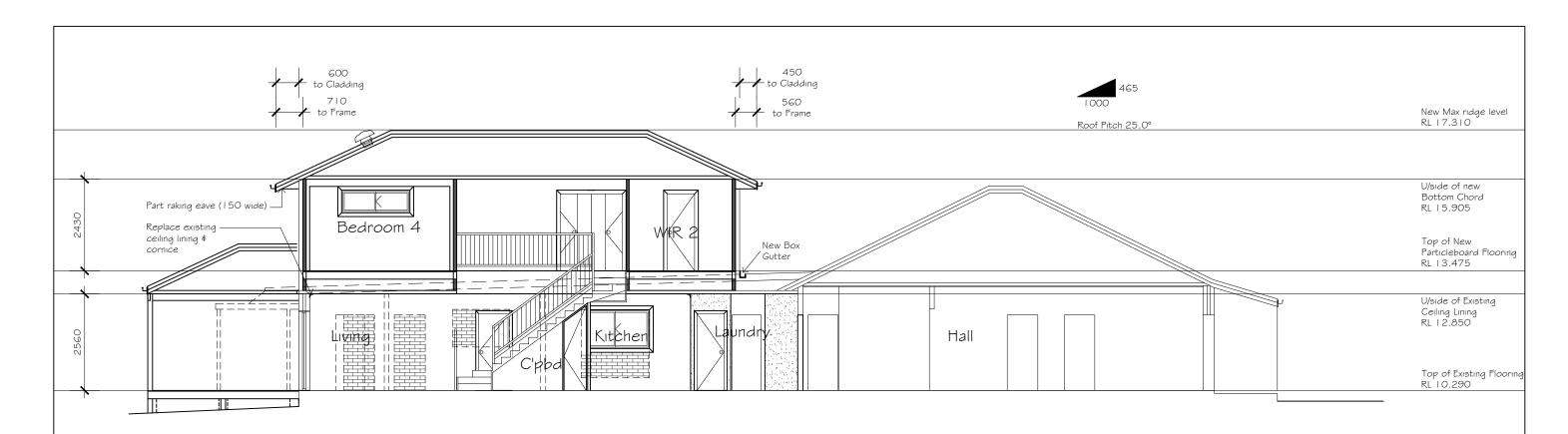




Proposed First Floor Addition







Section A-A

SCALE: 1:100

WINDOW SCHEE	DULE (BASIX A262)	139)		CLIENT:		ALUMINIUM TREND WINDOW	 -				
STANDARD NOTES:		· · · · · · · · · · · · · · · · · · ·		CLILINI		STANDARD ALUMINUM COL EX-STOCK COLOURS: PEAR	OURS: L WHITE GLOSS, DUNE, STONE	BEIGE, MONUMENT,			
WINDOWS AND DOORS	3 ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		ANODIC OFF WHITE, ANOD	PIC NATURAL MATT, WOODLANE	GREY, ULTRA BLACK.			
	VITH "KEYED ALIKE" LOCKS OTED "R" HAVE RESTRICTED OPEI	NINGS TO COMPLY WIT	TH THE	BIIII DER:	DATE:		ILABLE: WHITE BIRCH, PRIMRO				
NCC 3.9.2.5		10 00 21		DOILDLIN.		CHARCOAL, IRONSTONE.	ARL, DEEP OCEAN, SURF MIST	, JASPER, TREND METALLIC	TERRAIN: 3 W	IND LOAD: W 33 N	
	(WI) 55 0618	COLOUR	GLAZING		SPECIAL NOTES						
	<u> </u>	WOODLAND GREY	SINGLE PYI LOW-E, (U-					_			
	N ELEVATION / BEDROOM 4	INSECT SCREEN	5.7, SHGC								
	ALUMINIUM	ALUMINIUM			_						
	SLIDING OPEN / FIXED	FIBREGLASS MESH WOODLAND GREY	REVEAL I 40mm		-			-		-	
		COLOUR	GLAZING		SPECIAL NOTES						
	(W2) 55 0612	WOODLAND GREY	SINGLE PY	ROLYTIC	TRANSLUCENT FILM BY BUILDER.						
	N ELEVATION / SHOWER	INSECT SCREEN	LOW-E, (U- 5.7, SHGC								
	ALUMINIUM	ALUMINIUM	3.7, 31160	2.0.47)							
	SLIDING	FIBREGLASS MESH	REVEAL					1 [
	OPEN / FIXED	WOODLAND GREY	I 40mm								
	(W3) 55 1218	COLOUR WOODLAND GREY	GLAZING		SPECIAL NOTES	_					
		4	SINGLE PYI LOW-E, (U-		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			-			
	N ELEVATION / BED 5/STUDY ALUMINIUM	INSECT SCREEN] 5.7, SHGC	0:0.47)							
		ALUMINIUM FIBREGLASS MESH	REVEAL		4			-		-	
	SLIDING OPEN / FIXED	WOODLAND GREY	I 40mm		+					-	
		COLOUR	GLAZING		SPECIAL NOTES						
	(W4) 55 236 SPECIAL	WOODLAND GREY	SINGLE PY		RESTRICT OPENINGS TO 125mm TO COMPLY						
	W ELEVATION / BED 4	INSECT SCREEN	LOW-E, (U- 5.7, SHGC		WITH NCC.						
	ALUMINIUM	ALUMINIUM		,							
	SLIDING	FIBREGLASS MESH WOODLAND GREY	REVEAL		_						
	OPEN / FIXED / OPEN		1 40mm		APPROVI MOTES						
	(W5) QH-I	COLOUR WOODLAND GREY	GLAZING SINGLE PY	POLYTIC	SPECIAL NOTES WITH 820 GLAZED DOOR OPENING INWARDS.	_					
	N ELEVATION / LIVING		LOW-E, (U-	-VALUE:							
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	0:0.47)	SCREEN DOOR (OPENING OUT) BY OWNER.						
	HINGED	BY OWNER	REVEAL		7			1			
	OPEN		l 70mm		7						
	(W6) 55 1018	COLOUR	GLAZING								
		WOODLAND GREY	SINGLE PYI LOW-E, (U-					_			
	N ELEVATION / KITCHEN	INSECT SCREEN	5.7, SHGC								
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEV/EAL		_			_			
	SLIDING OPEN / FIXED	WOODLAND GREY	REVEAL I 70mm		-					_	
		COLOUR	GLAZING								
	W7) SSD 2142	MONUMENT	SINGLE PY		6 PANEL SLIDING, STACKING DOOR OPENING IN						
	W ELEVATION / KITCHEN	INSECT SCREEN	LOW-E, (U- 5.7, SHGC		MIDDLE.						
	ALUMINIUM	ALUMINIUM		,							
	STACKER DOOR CLOSED / OPEN / OPEN /	FIBREGLASS MESH MONUMENT	REVEAL								
	OPEN / OPEN / CLOSED	IVIOIVIEIVI	170mm								
						-					
			_								
		1						†		_	
								<u> </u>			
		4						-			
		+			\dashv			-		-	
					\dashv						
NAD D NAD		1				NCW 0100			2 25 2	7750	
FOR: MRP & MRS	O N KIUT			IAT: 2	9 CLYDE STREET. CROYDON PAR	\sim NOW 2133	C	CALE 1: NTS ISH	FFT: X () F X I 1	OB NO: 7750/16	J Cane Cod