
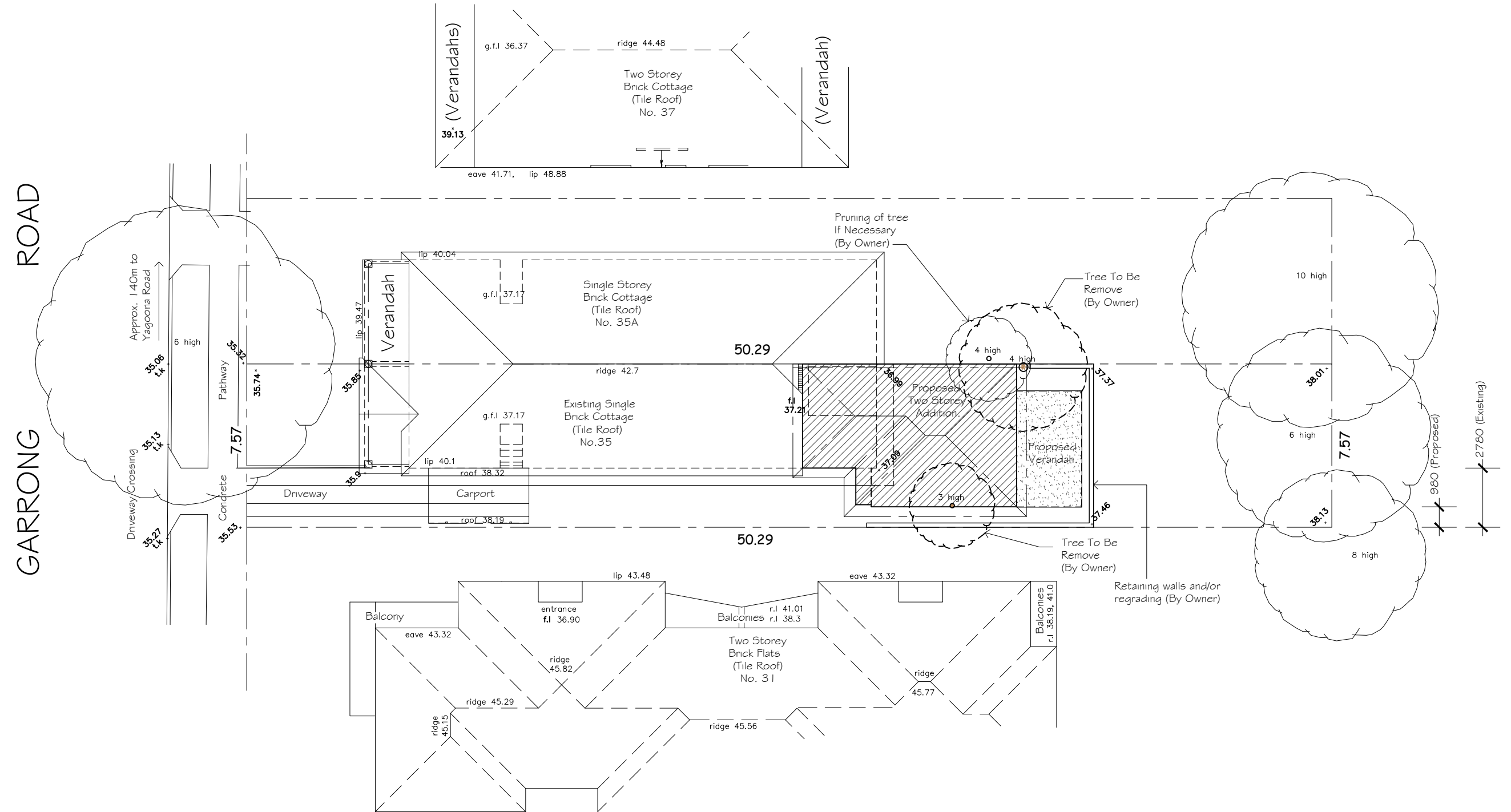
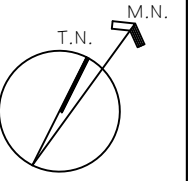


BASIX COMMITMENTS			
CERTIFICATE NO. A241250			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
CONCRETE SLAB ON GROUND FLOOR	NIL		
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)		
FLAT CEILING, PITCHED ROOF	CEILING: R 1.450 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W3, W4, W5, W9, & W11,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
W1, W2, W6, W7, & W8,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
SKYLIGHTS S1,	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)		
SHADING DEVICES			
WINDOWS			
W6, W7, & W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
W1, W2, & W5,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36		
W3, & W4,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43		
W9, & W11,	NONE		
SKYLIGHTS S1,	NONE		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Verendah Barge Board	Haymes		Marble Mist
Verendah Barge Soaker	Colorbond		Terrain
Barge Board - Party Wall	Haymes		Marble Mist
Fascia Board	Haymes		Marble Mist
Rafter Tails	Haymes		Marble Mist
Soffit Lining	Haymes		Marble Mist
Wall Cladding	Haymes		Marble Mist
Verendah Post	Haymes		Marble Mist
Verendah Beam	Haymes		Marble Mist

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: 140x45mm MIN. FLOOR JOISTS	WIND LOAD W 33 N
FINISHES	
BRICKWORK	COMMON BRICKWORK LAID AS FACE TO FIRST FLOOR & GROUND FLOOR ADDITIONS AS SHOWN.
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	230mm HARDIPLANK "SMOOTH" CLADDING AS SHOWN LAID OVER POLASTIC INSULATION BLANKET.
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3 )	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: SELECT PROFILE COLOUR: WOODLAND GREY
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO NEW BRICK VENEER EXTERNAL WALL FRAMES R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR CLADDED WALL FRAMES
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 HALF SPLAY ARCHITRAVE: Ex. 100x25 HALF SPLAY
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"
STAIRCASE STAINED MAPLE TREADS & RISERS PLASTERBOARD SOFFIT LINING	TYPE: CLOSED TIMBER  WIDTH: 900mm  RISE: 16 @ 178mm  GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TERRAIN DOWNPIPE COLOUR: TERRAIN
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"><li>PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN</li><li>ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).</li><li>AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</li><li>CONNECT/INSTALL EIGHTEEN (18) DOWNLIGHT FITTINGS &amp; TWO (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).</li><li>PROVIDE FEDERATION STYLE EAVES WITH 4.5mm F.C SOFFIT LINING.</li><li>PROVIDE INTERNAL/EXTERNAL PAINTING TO GROUND FLOOR ADDITIONS.</li><li>PROVIDE PVC OPEN GRATE DRAIN TO NEW VERENDAH AS SHOWN &amp; CONNECT TO EXISTING STORMWATER LINE.</li></ul>			
WORKS BY OWNER			
<ul style="list-style-type: none"><li>REMOVAL &amp; INSTALLATION OF T.V ANTENNA IF REQUIRED &amp; CONNECTION TO NEW AND EXISTING TV POINTS.</li><li>CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL</li><li>PHONE AND/OR DATA CABLING.</li><li>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.</li><li>ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.</li><li>SUPPLY EIGHTEEN (18) DOWNLIGHT FITTINGS &amp; ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.</li><li>ALL WORK ASSOCIATED WITH THE FLOOR FINISH TO THE NEW SLAB TO THE GROUND FLOOR ADDITION.</li><li>SUPPLY OF NEW LAUNDRY TUB, TAPS &amp; OUTLETS &amp; WM TAPS.</li><li>ALL WORK ASSOCIATED WITH THE REMOVAL AND PRUNING OF TREES.</li><li>ALL WORK ASSOCIATED WITH FLOOR FINISH TO EXISTING LOBBY.</li><li>ALL WORK ASSOCIATED WITH TILED FINISH TO NEW VERENDAH IF REQUIRED.</li><li>ALL WORK ASSOCIATED WITH BOUNDARY RETAINING WALLS AND REGRADING UP TO EXISTING REAR YARD.</li></ul>			
H	FINAL CONSTRUCTION	S.C.	07-06-16
G	TO CONTRACTS	S.C.	28-04-16
F	TO COUNCIL	N.E.	16-02-16
E	POV 17539	B.P.	05-02-16
D	COUNCIL PREPARATION	N.E.	02-02-16
C	POV 17463	C.S.	18-01-16
B	TO CLIENT	S.C.	27-11-15
A	TECHNICAL	JGI.	24-10-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: PETER BROWN			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR. J. & MRS. L. RAVULO.			
AT 35 GARRONG ROAD, LAKEMBA. NSW. 2195.			
COUNCIL: CANTERBURY			
<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 8		JOB NO: 7690/15	
		H	



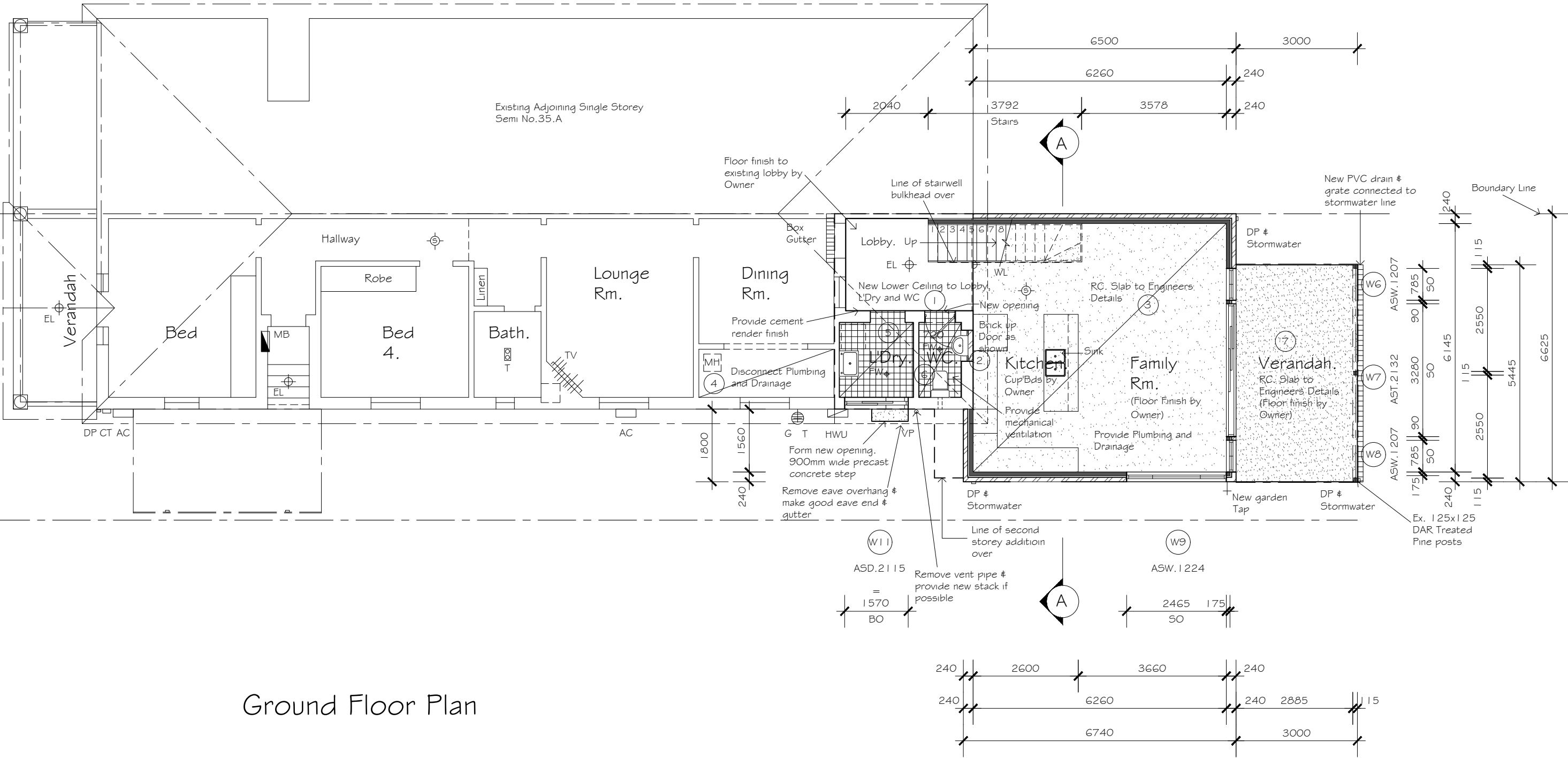
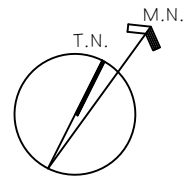
## Site Plan

No. : 35  
Lot. : 2  
DP : 206364  
AREA : 379.3m<sup>2</sup> (By Title)  
: 380.6m<sup>2</sup> (By Calc)

Existing Ground Floor 81.72m<sup>2</sup>  
Ground Floor Extension 45.47m<sup>2</sup>  
Proposed First floor  
Excluding Stairs 50.33m<sup>2</sup>






Legend

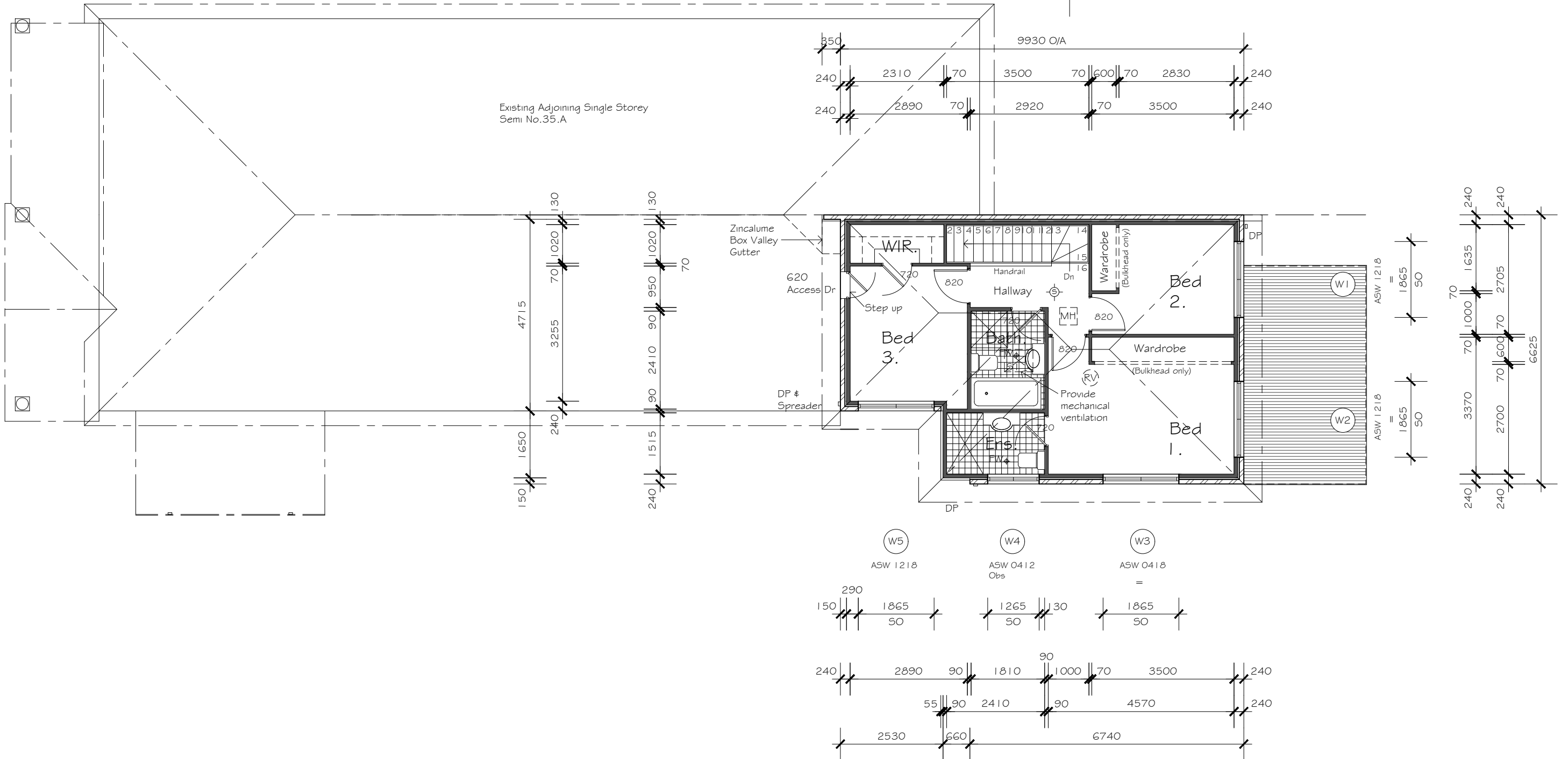
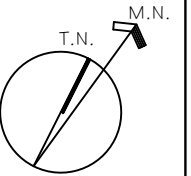
AC	Air Conditioning Unit Wall Mounted	G	Gully	MB	Meter Box - Electrical	VP	Sewer Vent Pipe
CT	Cable TV Box	HL	Heater/Light	RV	Roof Ventilator	WL	Wall Light
DP	Downpipe	HWU	Hot Water Unit Wall Mounted	SD	Smoke Detector	T.V.	TV Antenna - Owner to relocate as required
EL	Eave Light	MH	Manhole	T	Tap - Garden	FW	Floor Waste



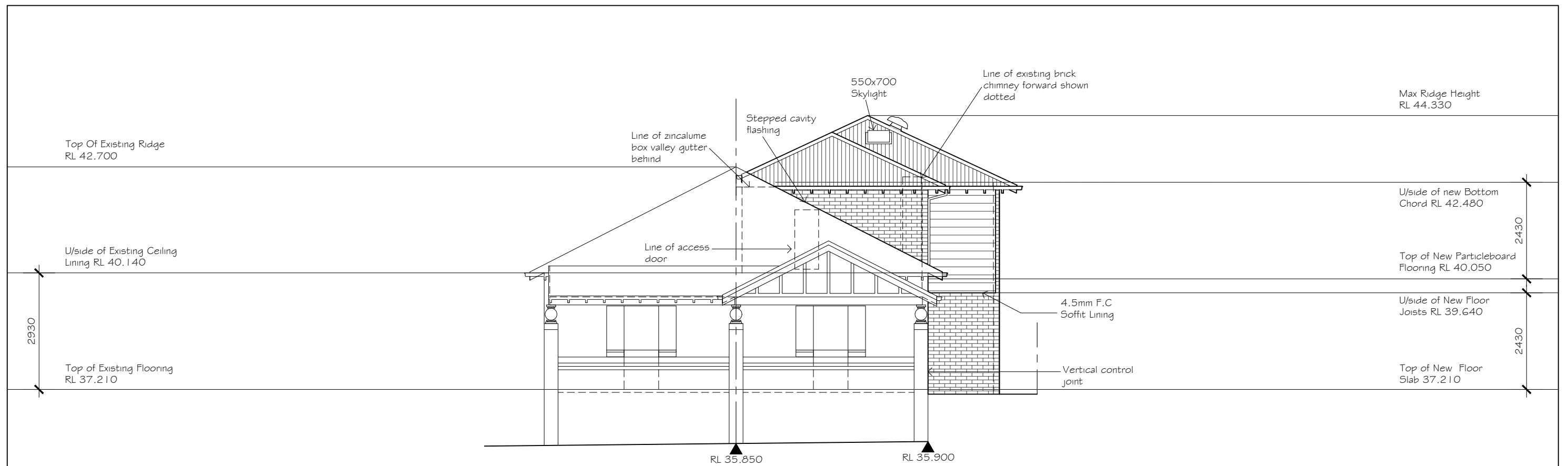
Ground Floor Plan

# Legend

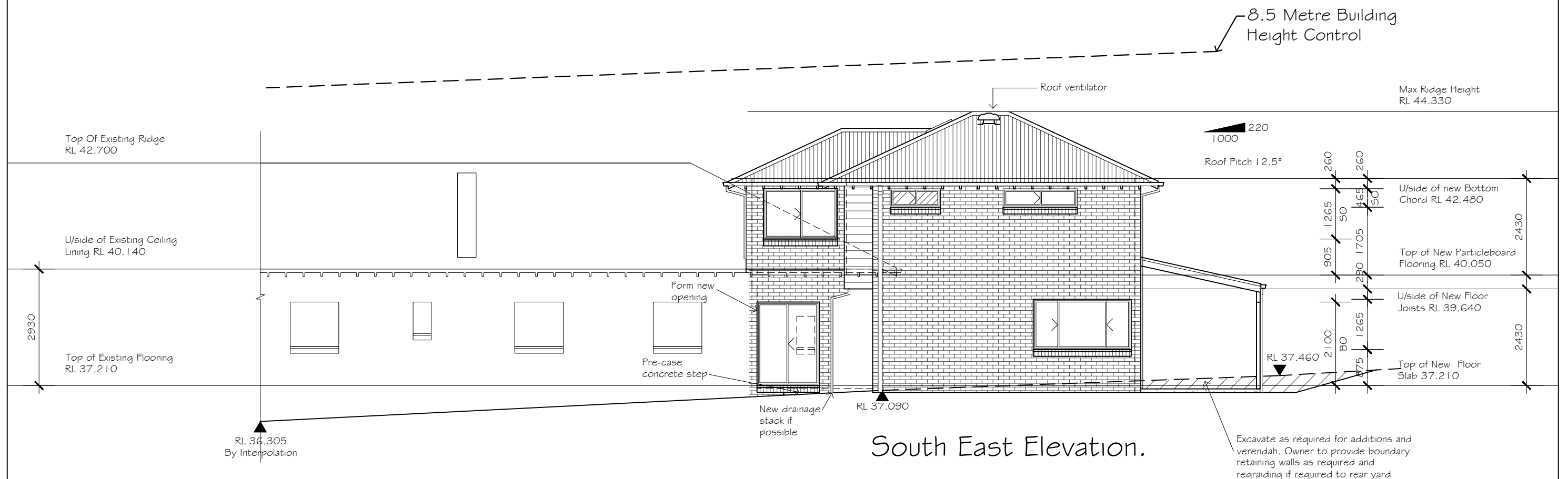
DP □	Downpipe		550 X 700 Fixed Velux Skylight
	Manhole		Smoke Detector
RV 	Roof Ventilator	FW 	Floor Waste



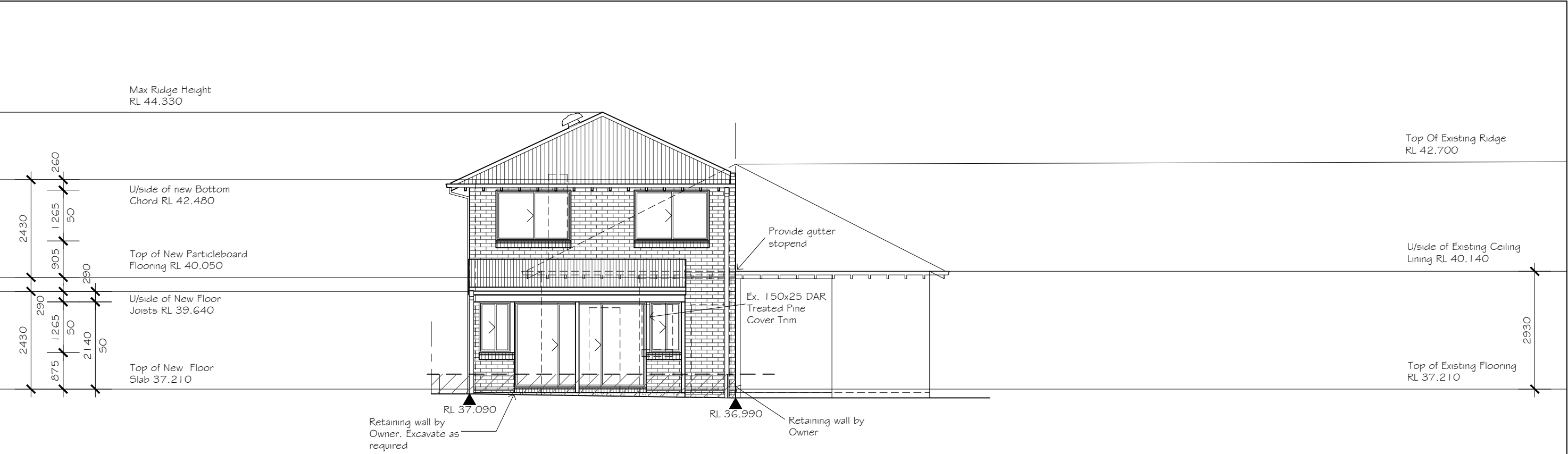
Proposed First Floor Addition



South West Elevation.

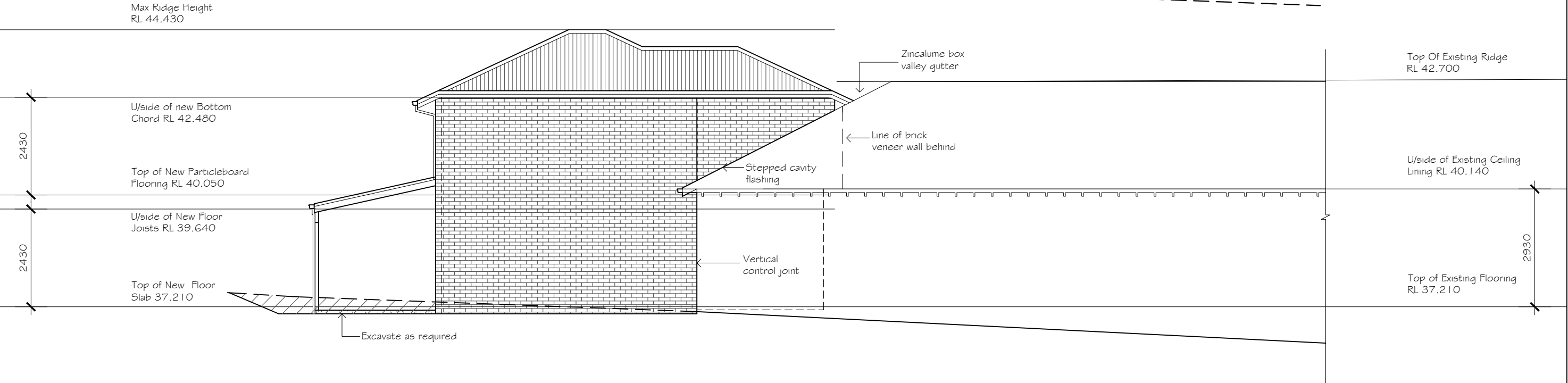


South East Elevation.



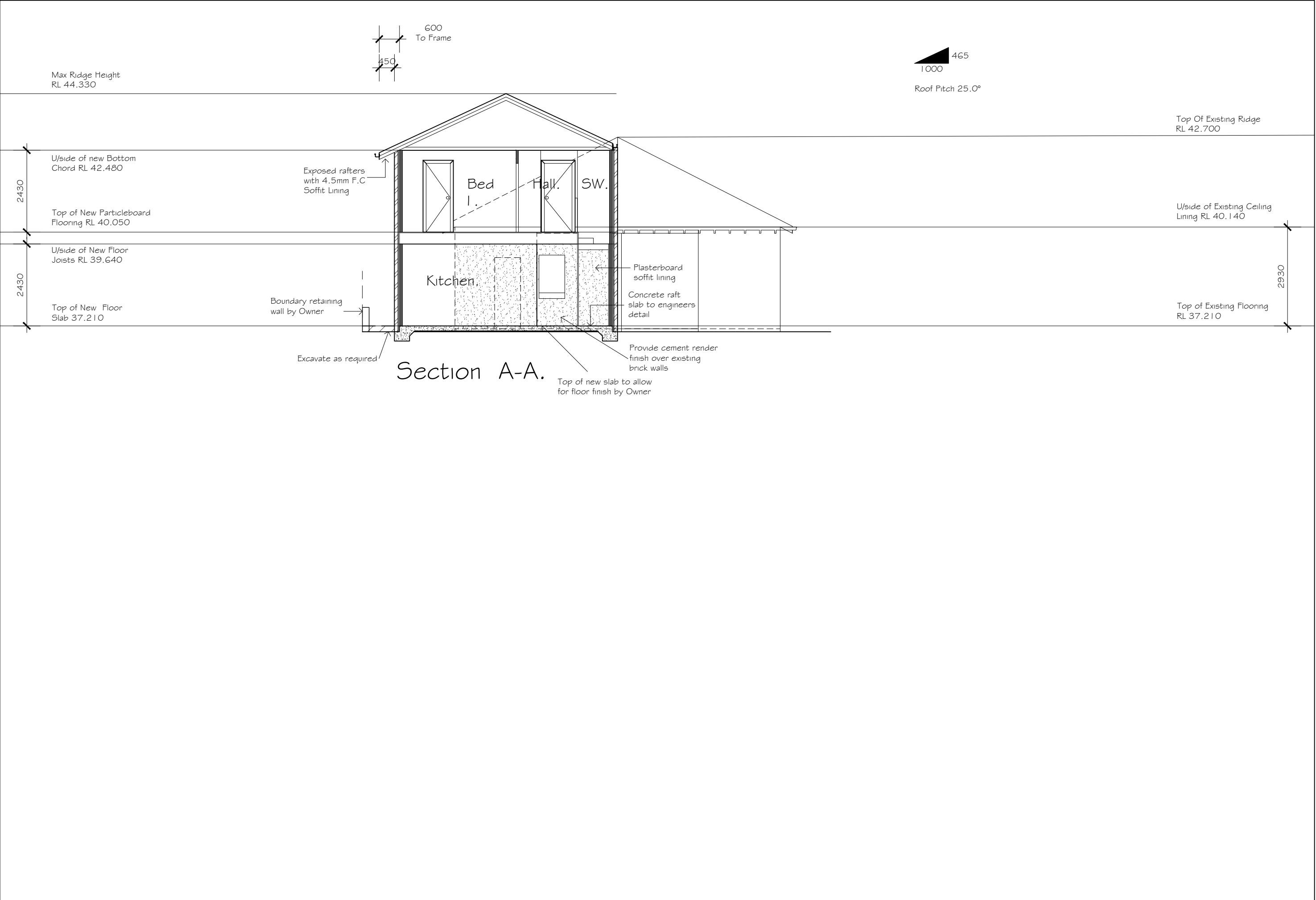
North East Elevation.

8.5 Metre Building  
Height Control



North West Elevation.





WINDOW SCHEDULE (BASIX A24 I 250)					CLIENT: .....														
STANDARD NOTES: <ul style="list-style-type: none"><li>WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE</li><li>ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS</li><li>WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5</li></ul>					CLIENT: .....														
					BUILDER: .....DATE: .....					TERRAIN: 3 WIND LOAD: W 33 N									
	W1 ASW 1218	COLOUR	GLAZING	SPECIAL NOTES			W10 DELETED	COLOUR	GLAZING										
	NE ELEVATION / BEDROOM 2	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	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL																
			140mm					REVEAL											
	W2 ASW 1218	COLOUR	GLAZING	SPECIAL NOTES			W11 ASD 2115	COLOUR	GLAZING										
	NE ELEVATION / BEDROOM 1	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			SE ELEVATION / LAUNDRY	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)										
	ALUMINIUM	INSECT SCREEN					INSECT SCREEN												
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL					ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL										
			140mm					170mm											
	W3 ASW 0418	COLOUR	GLAZING																
	SE ELEVATION / BEDROOM 1	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)																
	ALUMINIUM	INSECT SCREEN																	
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL																
			140mm																
	W4 ASW 0412	COLOUR	GLAZING																
	SE ELEVATION / ENSUITE	PEARL WHITE	OBSCURED TOUGHENED, (OR U-VALUE: 7.63, SHGC: 0.75)																
	ALUMINIUM	INSECT SCREEN																	
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL																
			140mm																
	W5 ASW 1218	COLOUR	GLAZING	SPECIAL NOTES															
	SE ELEVATION / BEDROOM 3	PEARL WHITE	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 PEARL WHITE	REVEAL																
			140mm																
	W6 ASW 1207	COLOUR	GLAZING																
	NE ELEVATION / FAMILY RM	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																
	W7 AST 2132	COLOUR	GLAZING																
	NE ELEVATION / FAMILY RM	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																
	ALUMINIUM	INSECT SCREEN																	
	STACKER DOOR OPEN / OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL																
			140mm																
	W8 ASW 1207	COLOUR	GLAZING																
	NE ELEVATION / FAMILY RM	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																
	W9 ASW 1224	COLOUR	GLAZING																
	SE ELEVATION / FAMILY RM	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)																
	ALUMINIUM	INSECT SCREEN																	
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL																
			140mm																
FOR: MR. J. & MRS. L. RAVULO.					AT: 35 GARRONG ROAD, LAKEMBA. NSW. 2195.					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7690/15		H			