
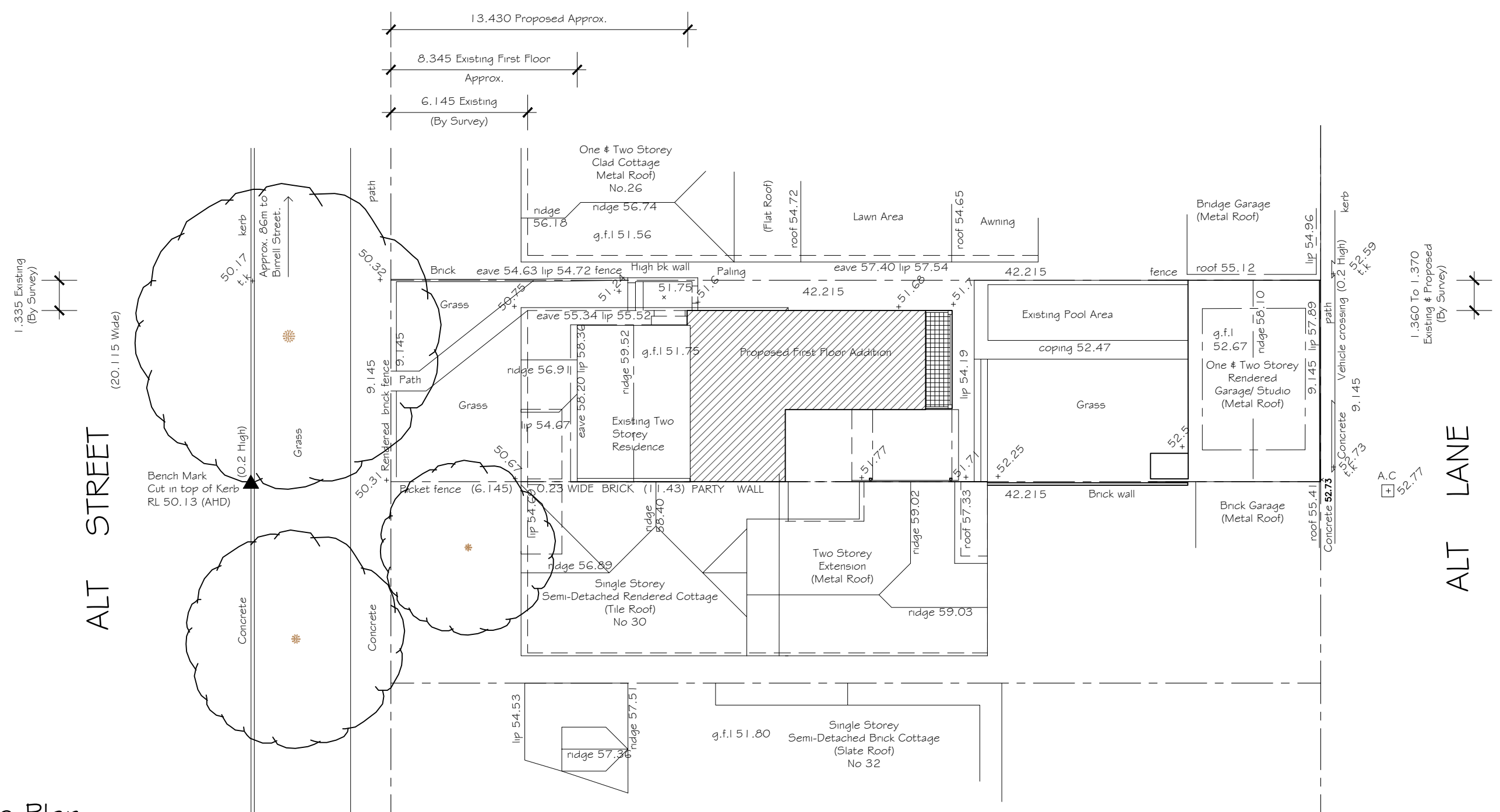
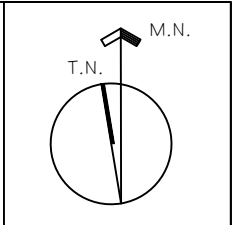


BASIX COMMITMENTS			
CERTIFICATE NO. A25927 I			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
CONCRETE SLAB ON GROUND FLOOR	NIL		
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: BRICK VENEER	R 1.16 (or R 1.70 INCLUDING CONSTRUCTION)		
EXTERNAL WALL: CAVITY BRICK	NIL		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R 1.30 (or R 1.70 INCLUDING CONSTRUCTION)		
FLAT CEILING, FLAT ROOF: FRAMED	CEILING: R 1.58 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W2	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
W6, W7, W10, & W11	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)		
W1, W3, W4, W5, W8, W9, & W12	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		
SKYLIGHTS SL1	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)		
SHADING DEVICES			
WINDOWS			
W1, W3, & W4	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		
W6, W7, W8 & W10	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W5, & W11	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
W2, W9, & W12	NONE		
SKYLIGHTS SL1			
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Window Frames			Off White
Window Architrave			Off White
Wall Cladding			Impact
Barge Board			Woodland Grey
Barge Soaker			Woodland Grey
Fascia Board			Woodland Grey

FINAL CONSTRUCTION.

SPECIFICATION SUMMARY		SPECIAL NOTES					
STRUCTURAL TIMBER - All to ASA 1684.2		<ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.• CONNECT AND INSTALL FORTY NINE (49) DOWNLIGHTS AND FITTINGS, THREE (3) EXTERNAL LIGHTS AND ONE (1) 3-IN-1 FAN/LIGHT/HEATER (AS SUPPLIED BY THE OWNER).• PROVIDE EX. 100 X 25 DAR TREATED PINE EXTERNAL ARCHITRAVES TO NEW WINDOWS & DOORS.					
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS						ROOF: REFER TO STRUCTURAL LAYOUTS	
FLOOR: REFER TO STRUCTURAL LAYOUTS						WIND LOAD W 28 N	
FINISHES							
BRICKWORK	SELECT COMMONS - (LAID AS FACE)						
FLOORING	19MM STRUCTURAL PARTICLEBOARD WITH EX. 113X25 T&G CYPRESS PINE FLOORBOARDS LAID OVER TO BED 1 & FIRST FLOOR HALL - FLOOR BOARDS TO BE SANDED & LIME WASH FINISHED						
CLADDING	200mm WEATHERTEX "SMOOTH" CLADDING FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET						
WINDOWS - STEGBAR KEYS LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR PREFINISHED ALUMINIUM - EN SUITE ONLY						
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW & DOOR SASHES - EXCLUDING BI-FOLD WINDOW	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS						
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: SPEEDDECK COLOUR: WOODLAND GREY						
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET						
INSULATION	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO NEW EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO NEW EXTERNAL WALL FRAMES R2.0 ACOUSTIC BATTS TO GROUND FLOOR BATHROOM FRAME ABUTTING PARTY WALL						
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 COLONIAL ARCHITRAVE: Ex. 100x25 COLONIAL						
INTERNAL DOORS	PRIMED HARDBOARD CORINTHIAN " PBAL 4 " DOORS						
STAIRCASE	EXISTING						
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER						
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: OFF WHITE						
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 NEW GROUND FLOOR EXTERNAL: 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.							
		WORKS BY OWNER					
		<ul style="list-style-type: none">• REMOVAL & INSTALLATION OF T.V ANTENNA AS 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 IF REQUIRED.• 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.• ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL INCLUDING CONNECTION OF NEW & EXISTING DOWNPIPES.• REMOVAL AND/OR RELOCATION OF EXISTING A/C SYSTEM.• FITOUT OF BUILT-IN ROBES INCLUDING DOOR JAMBS, ARCHITRAVES, SHELVING AND HANGING RAILS.• SUPPLY (49) FORTY NINE DOWNLIGHTS, (3) THREE EXTERNAL LIGHTS & (1) ONE 3-IN-1 FAN/LIGHT/HEATER UNIT.• PROVISION OF INSECT SCREEN TO NEW BI-FOLD WINDOW IF REQUIRED.					
I	CONSTRUCTION CERTIFICATE		S.M.	13-03-17			
H	TO FINAL CONSTRUCTION		S.M.	06-03-17			
G	TO CONTRACTS		S.C.	03-02-17			
F	CHECK PLAN		T.P.	09-12-16			
E	BASIX ADDED & TO COUNCIL		N.E.	08-09-16			
D	POV 18494		S.C.	24-08-16			
C	SURVEY ADDED		J.E.	26-07-16			
B	TO CLIENT		T.P.	21-07-16			
A	TECHNICAL		JGI.	21-06-16			
No.	ISSUE		DRAWN	DATE			
DESIGN CONSULTANT: DAREK SZYMAŃSKI							
PROPOSED ADDITIONS & ALTERATIONS							
FOR MR A & MRS A MCEVOY							
AT 28 ALT STREET, QUEENS PARK. NSW. 2022.							
COUNCIL: WAVERLEY							
		<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>					
SHEET: 1 OF 8		JOB NO: 7777/16		1			

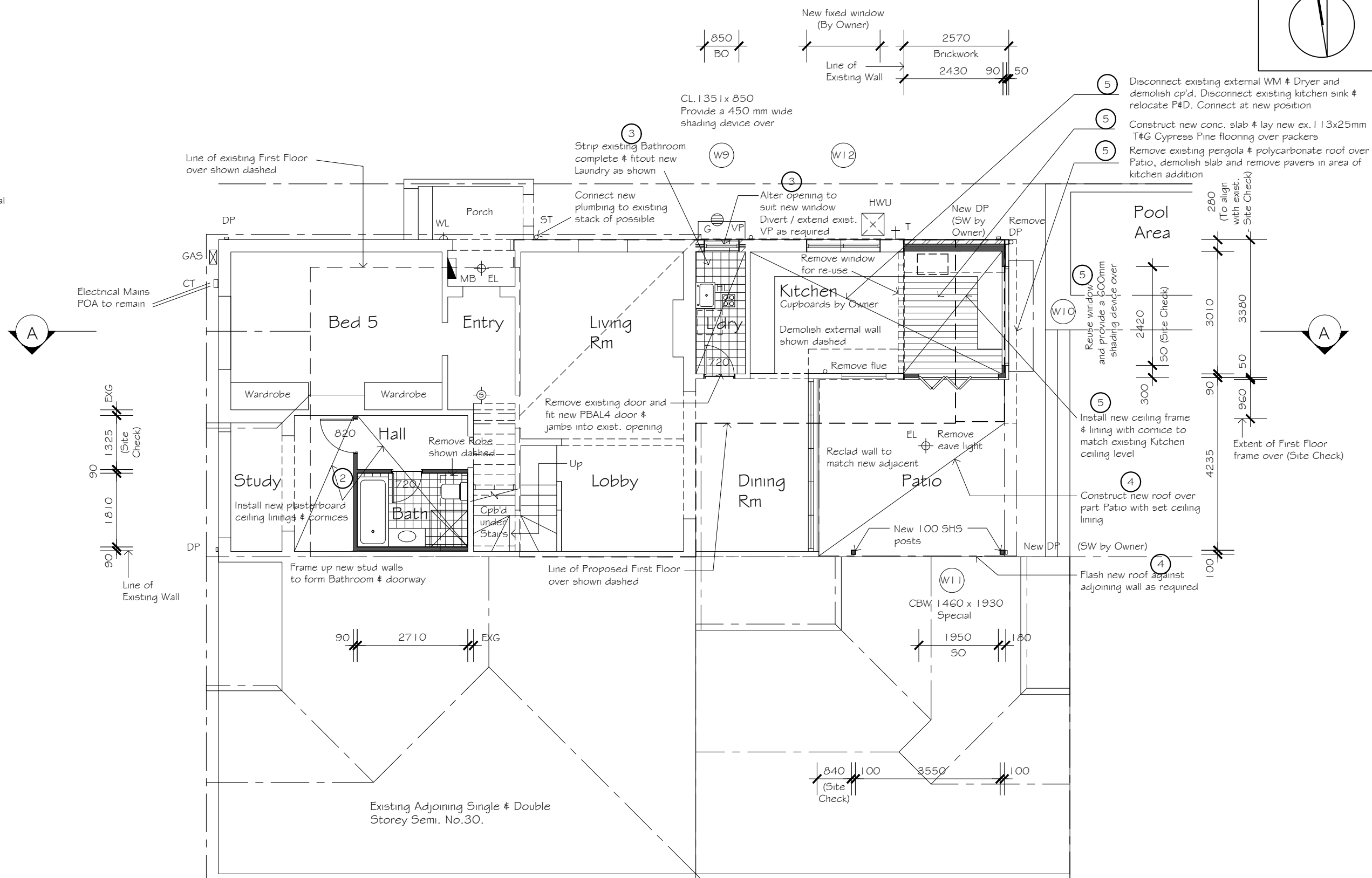
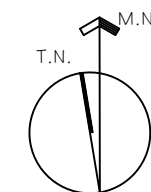


Site Plan

No. : 28
Lot. : 10
Section: 2
DP : 4753
AREA : 385.70m² (TITLE)
386.00m² (CALCULATION)

Legend

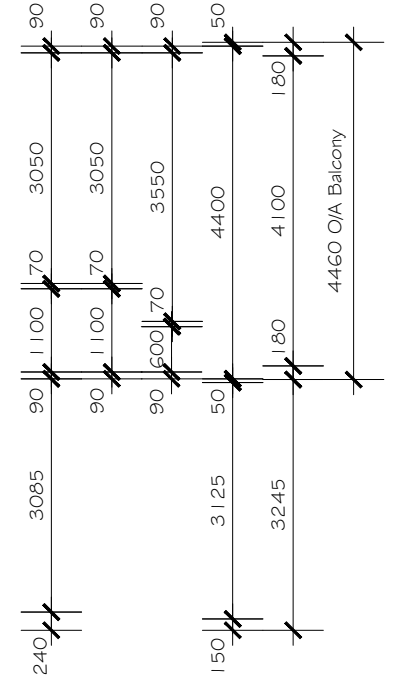
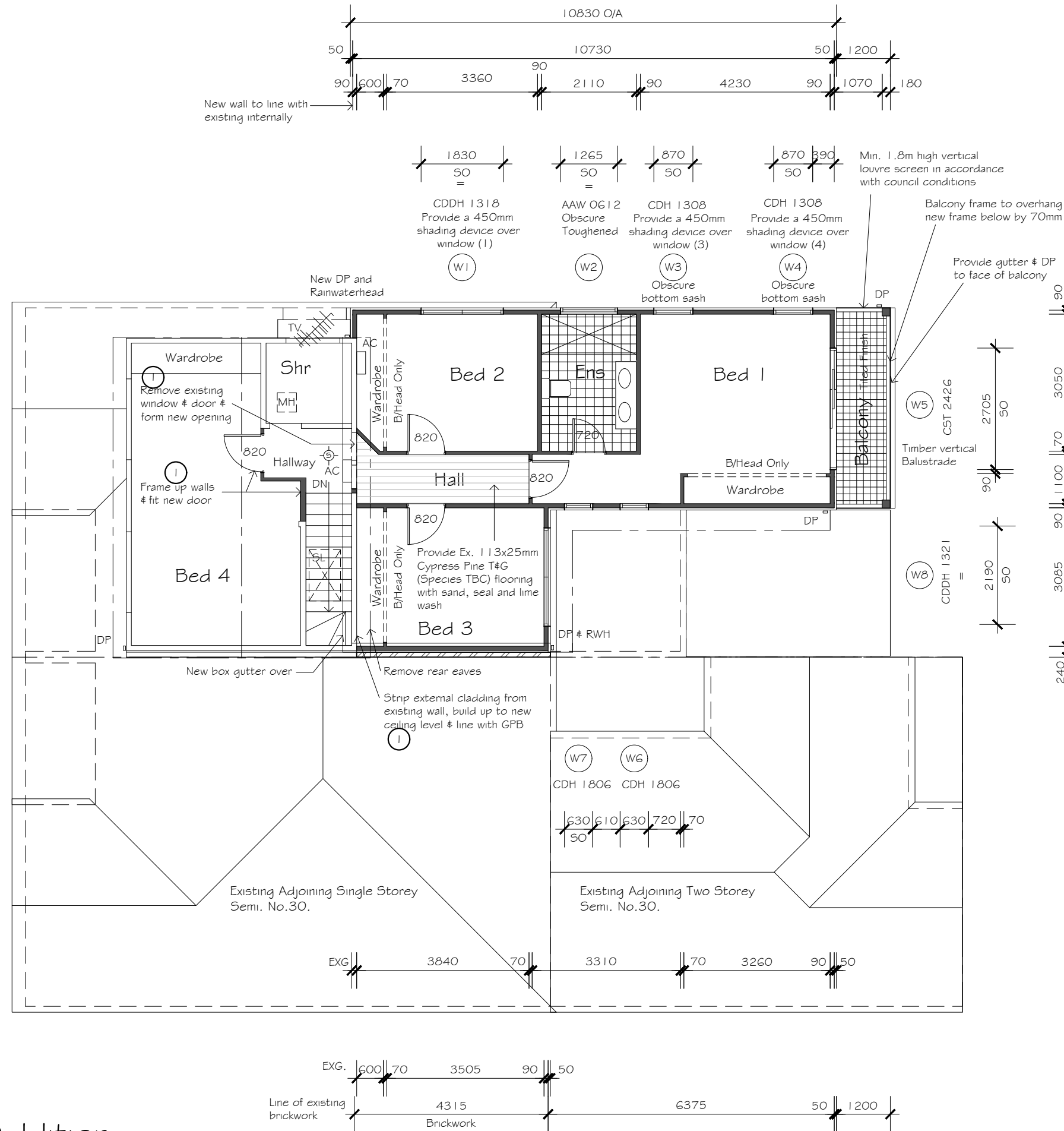
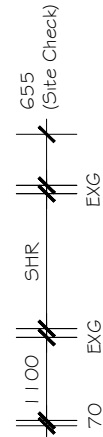
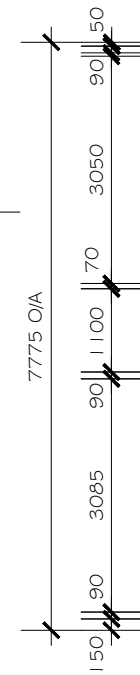
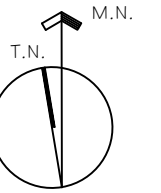
- CT □ Cable TV Box
- DP □ Downpipe
- EL ⊕ Eave Light
- G ⊗ Gully
- HWU □ Hot Water Unit
- ⊙ Smoke Detector
- T + Tap - Garden
- MB ▬ Meter Box - Electrical
- GAS ⊠ Meter - Gas
- VP ○ Sewer Vent Pipe
- ST ○ Plumbing Stack
- HL ⊞ Heater/Light/Fan Unit
- WL ⊞ Wall Light



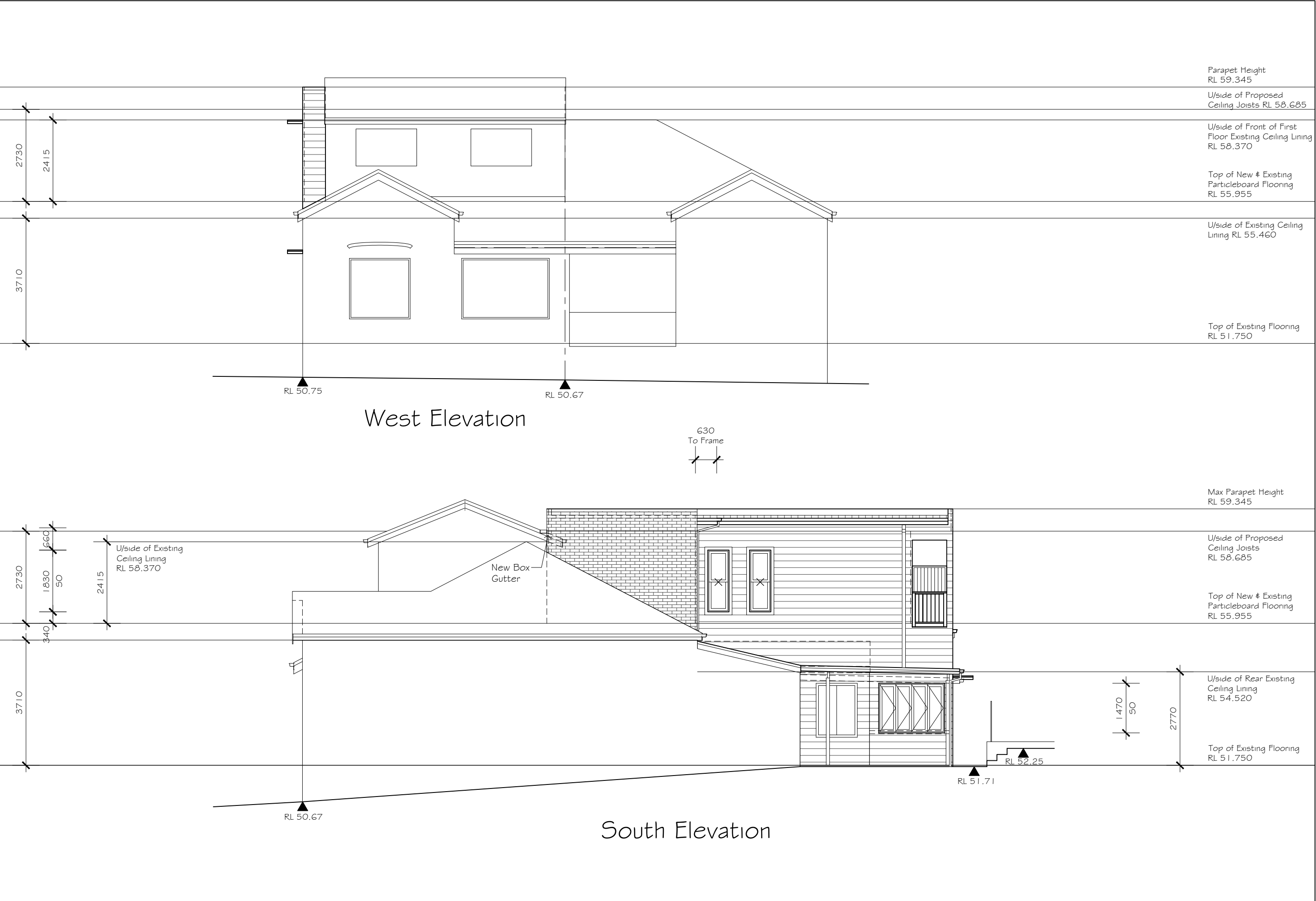
Proposed Ground Floor Plan

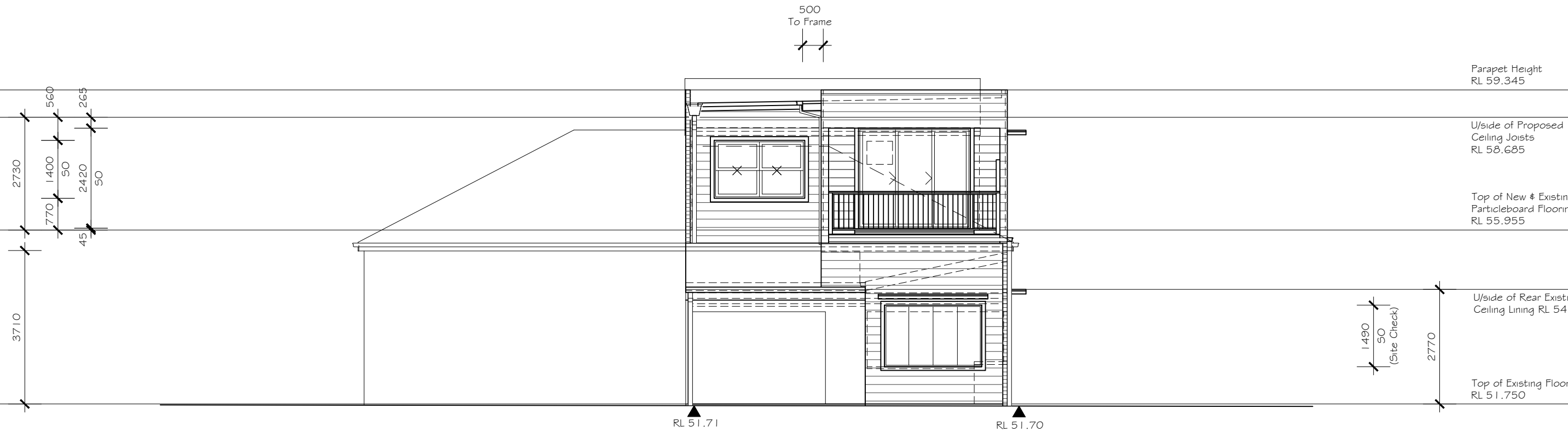
Legend

- DP = Downpipe
- MH = Manhole (Existing)
- 1140 x 700 Fixed FS 2004 Velux Skylight 501
- Smoke Detector
- AC = Wall mounted AC Unit - Owner to remove and relocate as required
- T.V. = TV Antenna - Owner to relocate as required

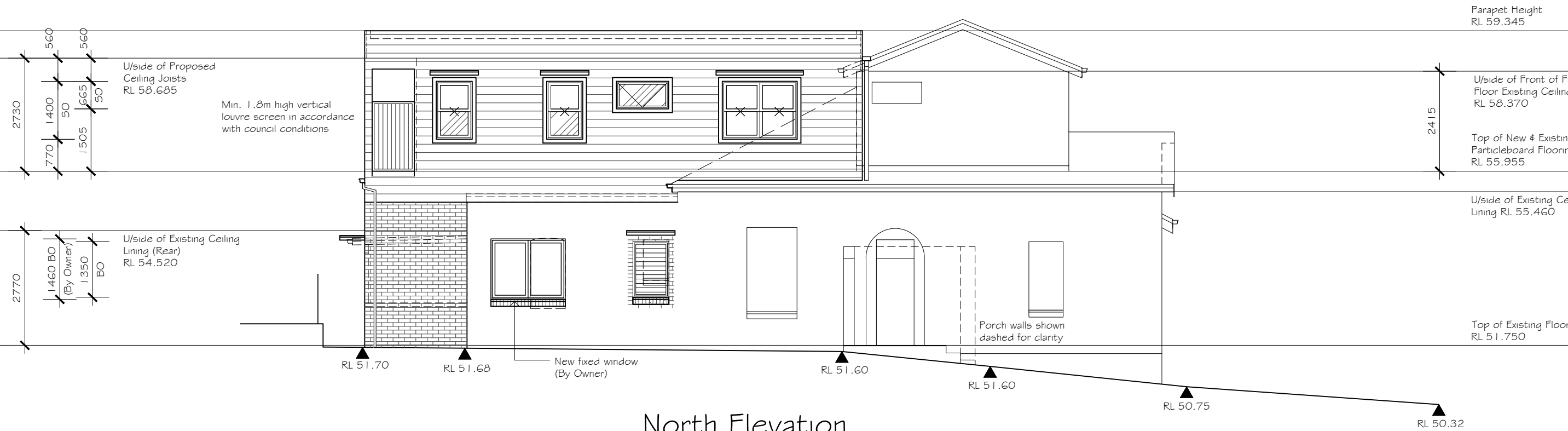


Proposed First Floor Addition

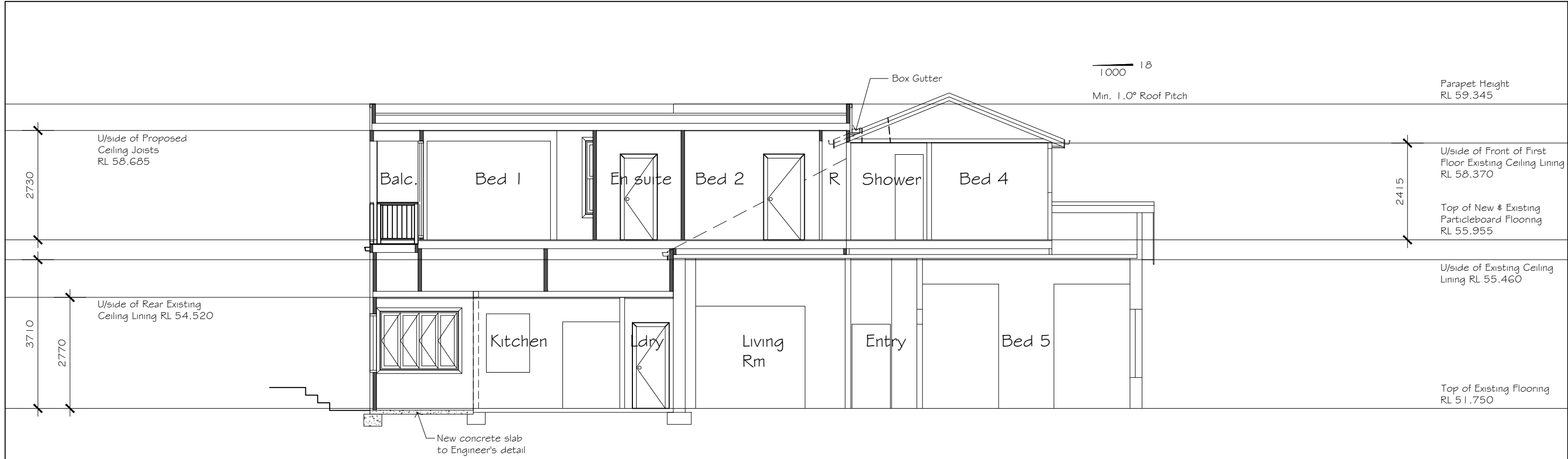




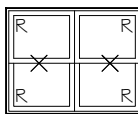

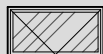
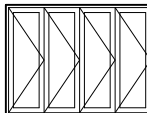
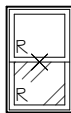

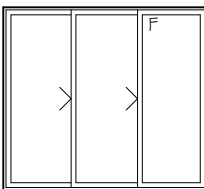




East Elevation



North Elevation



Section A-A

WINDOW SCHEDULE (BASIX A259271)				CLIENT:		ALUMINIUM (STEGBAR) WINDOWS:		TIMBER WINDOWS:									
<div>STANDARD NOTES:</div> <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:		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.		TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.									
				BUILDER:DATE:				STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.									
								TERRAIN: 3 WIND LOAD: W 28 N									
	W1 CDDH 1318	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			W10 Reuse BW 1324	COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / BEDROOM 2	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.			E ELEVATION / KITCHEN	NOT APPLICABLE	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	SITE MEASURE							
	WESTERN RED CEDAR	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.			REUSE EXISTING	INSECT SCREEN									
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH OFF WHITE	REVEAL				BI-FOLD WINDOW OPEN / OPEN / OPEN / OPEN	NOT APPLICABLE	REVEAL								
	W2 AAW 0612	COLOUR	GLAZING				W11 CBW 1460 x 1930 SPECIAL	HARDWARE COLOUR									
	N ELEVATION / ENSUITE	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.			S ELEVATION / KITCHEN	SATIN CHROME	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)								
	ALUMINIUM	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN									
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH OFF WHITE	REVEAL	140mm			BI-FOLD WINDOW OPEN / OPEN / OPEN / OPEN	BY OWNER	REVEAL								
	W3 CDH 1308	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	N ELEVATION / BEDROOM 1	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.													
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH OFF WHITE	REVEAL														
				OBSCURE BOTTOM SASH BY BUILDER													
	W4 CDH 1308	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	N ELEVATION / BEDROOM 1	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.													
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH OFF WHITE	REVEAL														
				OBSCURE BOTTOM SASH BY BUILDER													
	W5 CST 2426	HARDWARE COLOUR	GLAZING														
	E ELEVATION / BEDROOM 1	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)														
	WESTERN RED CEDAR	INSECT SCREEN															
	STACKER DOOR OPEN / OPEN / FIXED	ALUMINIUM FIBREGLASS MESH OFF WHITE	REVEAL														
	W6 CDH 1806	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	S ELEVATION / BED 1 HALL	SATIN CHROME	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.													
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH OFF WHITE	REVEAL														
	W7 CDH 1806	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	S ELEVATION / BED 1 HALL	SATIN CHROME	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.													
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH OFF WHITE	REVEAL														
	W8 CDDH 1321	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	E ELEVATION / BEDROOM 3	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR	INSECT SCREEN		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.													
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH OFF WHITE	REVEAL														
	W9 1351 x 850	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	N ELEVATION / LAUNDRY	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)														
	WESTERN RED CEDAR	INSECT SCREEN															
	LOUVRE 102 BLADES	ALUMINIUM FIBREGLASS MESH OFF WHITE	REVEAL														
FOR: MR A & MRS A MCEVOY				AT: 28 ALT STREET, QUEENS PARK. NSW. 2022.				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7777/16		I		