

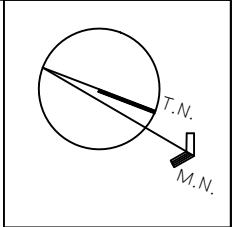
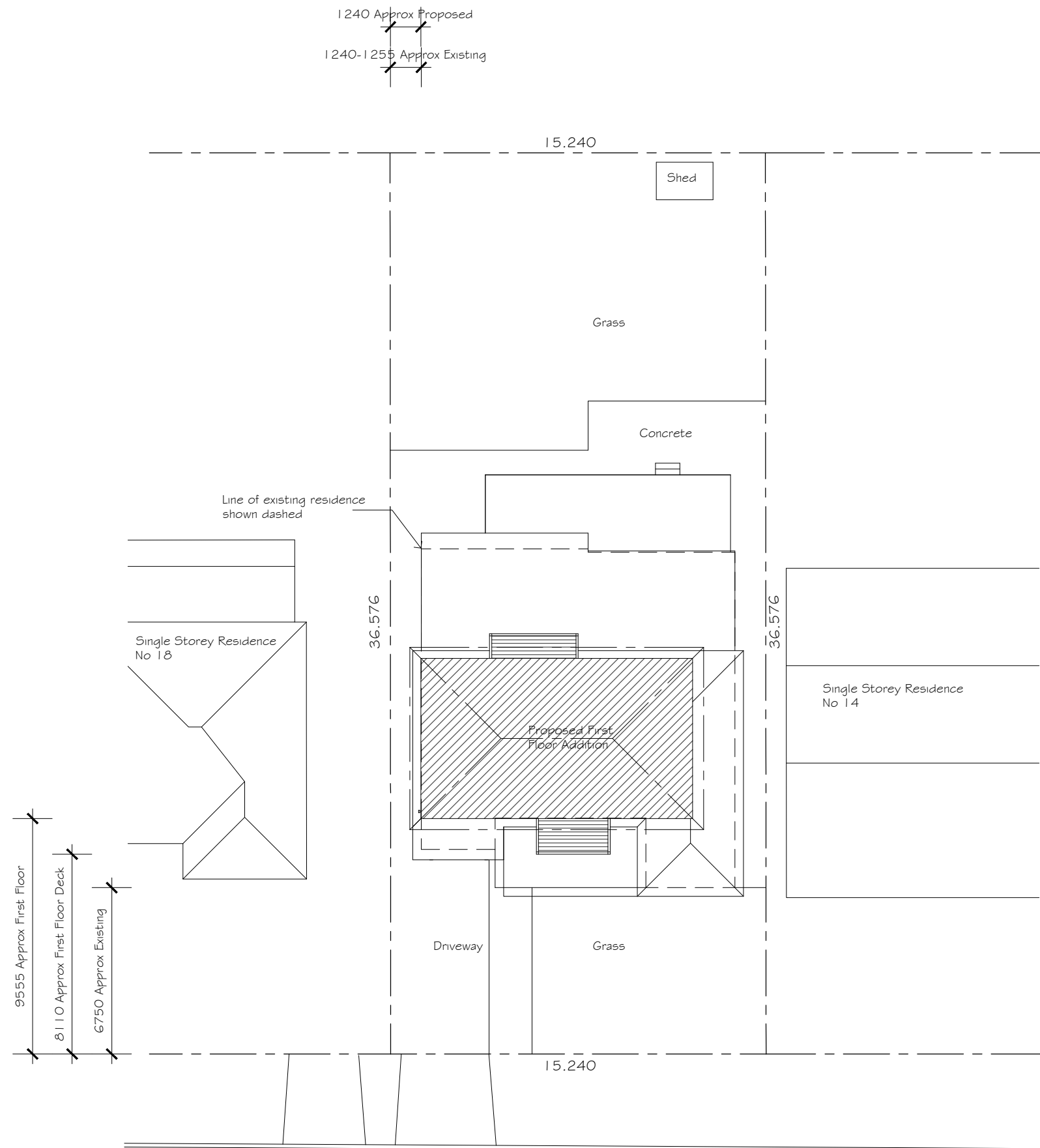


BASIX COMMITMENTS			
CERTIFICATE NO. A204439			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED		
INSULATION REQUIREMENTS			
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 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W1, W2, W3, W4, W5, W6, W7, W8, & W9,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
SHADING DEVICES			
WINDOWS			
W1, W2, W32, W4, W5, W6, W7, W8, & W9,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Soffit Lining			White
Wall Cladding			White
External Handrail			White
Balustrade			White
External Beams			White
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: REFER TO STRUCTURAL LAYOUTS		WIND LOAD W 28 N	
FINISHES			
BRICKWORK	N/A		
FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD		
CLADDING	VINYL CLADDING TO MATCH EXISTING AS CLOSE AS POSSIBLE FIXED TO 20MM BATTENS OVER POLASTIC INSULATION BLANKET		
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM		
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW & SLIDING DOOR 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)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES		
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 BULLNOSE ARCHITRAVE: Ex. 75x25 BULLNOSE		
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"		
STAIRCASE MDF TREADS & PINE RISERS LINED UNDER	TYPE: CLOSED TIMBER WIDTH: 960 mm RISE: 181 mm GOING: 240mm (260mm TREAD)		
FASCIA	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WHITE		
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: MANOR RED DOWNPIPE COLOUR: 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 OWNER		
	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			
• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-  • CONNECT/INSTALL ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). • PROVIDE PLUMBING & DRAINAGE ROUGH IN ONLY FOR BAR SINK/DISHWASHER & WASHING MACHINE BY OWNER • REMOVE ROOF VENTILATORS & SAVE FOR OWNERS USE. • DISCONNECT & REMOVE DISUSED HOT WATER UNIT FROM ROOF SPACE.			
WORKS BY OWNER			
• 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. • SUPPLY ONE (1) 3 IN 1 FAN/LIGHT/HEATER UNIT. • INSECT SCREEN TO NEW HINGED DOOR • BAR BENCH,CUPBOARDS, BAR SINK & APPLIANCES INCLUDING INSTALLATION TO NEW BAR • CONNECTION OF NEW BAR SINK DISHWASHER & WASHING MACHINE TO CAPPED OFF POINTS. • REMOVE DISUSED HOT WATER UNIT FROM EXISTING ROOF SPACE. • REMOVAL & INSULATION OF TV SATELLITE DISH IF REQUIRED & CONNECTION TO NEW & EXISTING TV POINTS. • ALL WORK ASSOCIATED WITH REMOVAL/RELOCATION OF EXISTING AIR CONDITIONING UNIT IN AREA OF NEW STAIRCASE. • ALL WORK ASSOCIATED WITH REMOVAL OF EXISTING SOLAR TUBE OVER LAUNDRY. • ALTERATIONS TO EXISTING BUILT IN ROBE IN AREA OF STAIR AS/IF REQUIRED.			
F	FINAL CONSTRUCTION	S.C.	26-02-15
E	TO CONTRACTS	S.C.	09-02-15
D	CHECK PLAN	S.C.	02-02-15
C	BASIX ADDED & TO COUNCIL	N.E.	07-11-14
B	TO CLIENT	A.M.	10-10-14
A	TECHNICAL	A.M.	09-10-14
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: ROSS ALLEN			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MS A RAJU			
AT 16 HAYES AVENUE, NORTHMEAD NSW 2152			
COUNCIL: PARRAMATTA			
		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: 7595/14	
		F	





















Site Plan

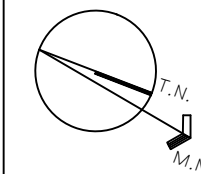
No. : 16
Lot. : 9
DP : 25982
AREA : 556.4m² (By Title)



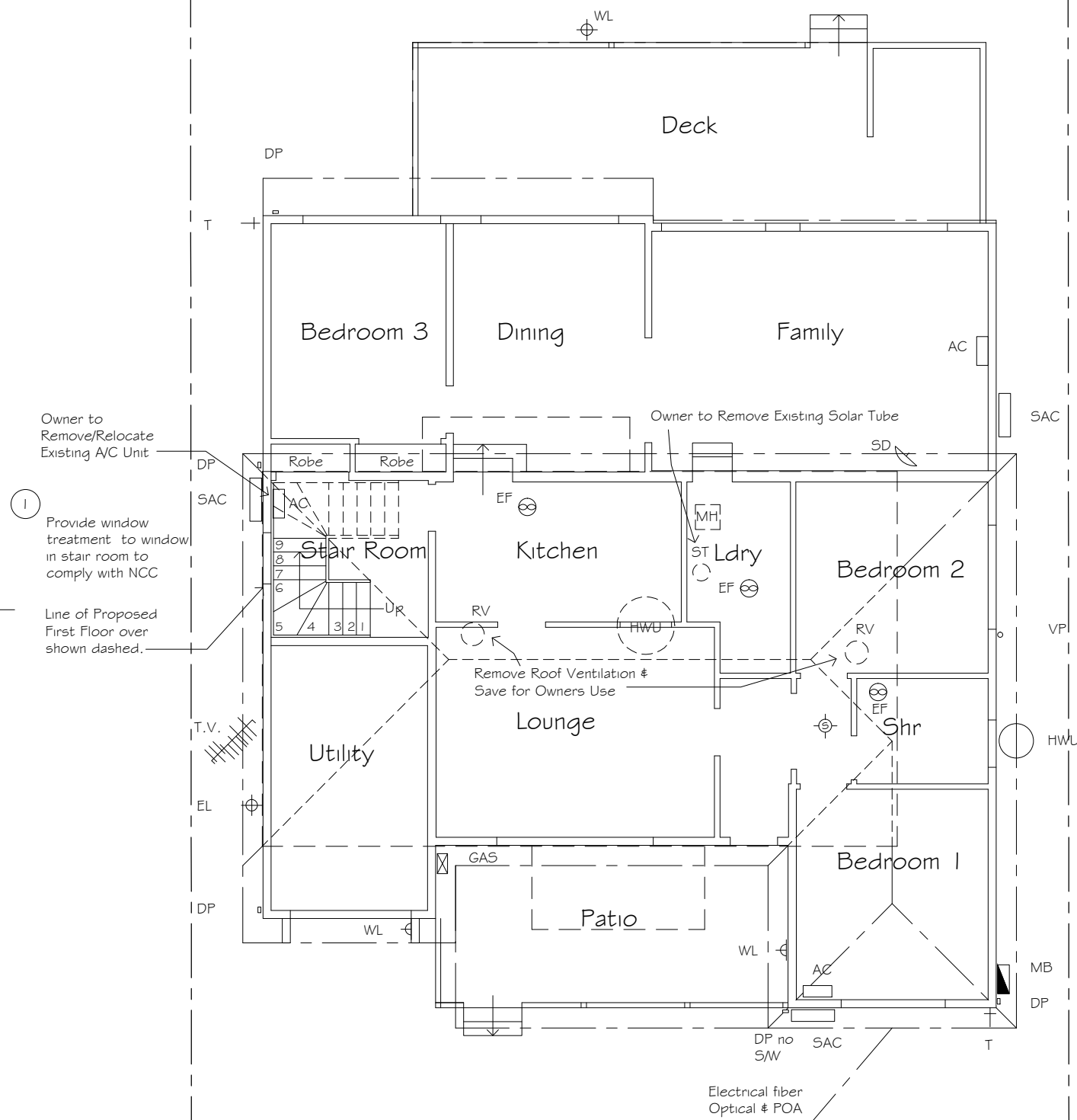
HAYES AVENUE

Legend

- RV  Roof Ventilator
- SD  Satellite Dish - Owner to Relocate if Required
- EF  Exhaust Fan
- SAC  Air Conditioner Compressor
- AC  Wall Mounted Air Conditioning Unit
- HWU  Hot Water Unit
-  Disused Hot Water Unit
- WL  Wall Light
- T  Garden Tap
- MH  Manhole
- T.V.  TV Antenna - Owner to relocate as required
- MB  Electrical Meter Box
- VP  Sewer Vent Pipe
- DP  Downpipe
- GAS  Gas Meter
-  Smoke Detector
- EL  Eave Light
- ST  Solar Tube

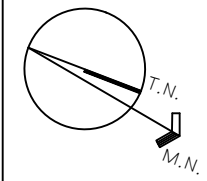


Ground Floor Plan

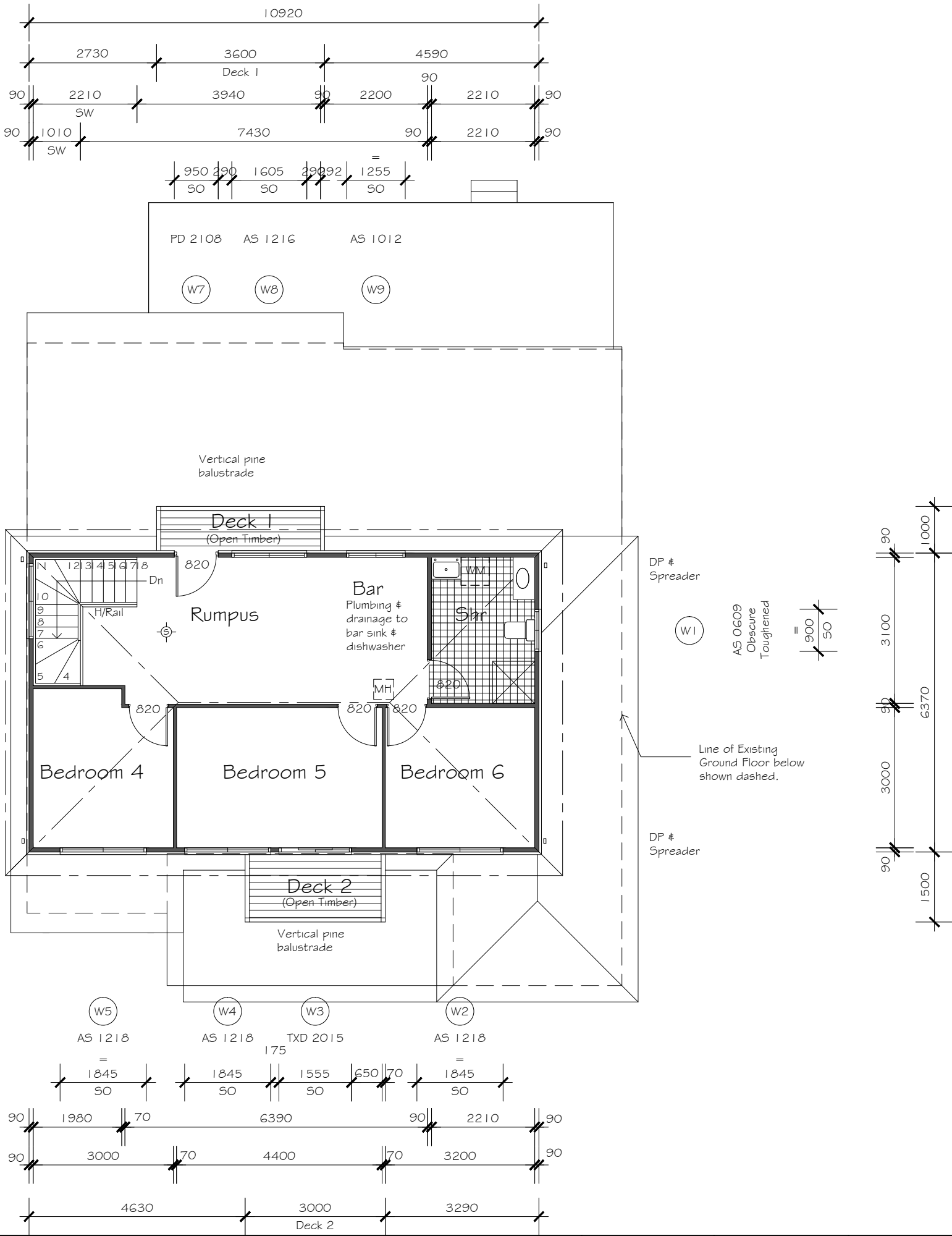


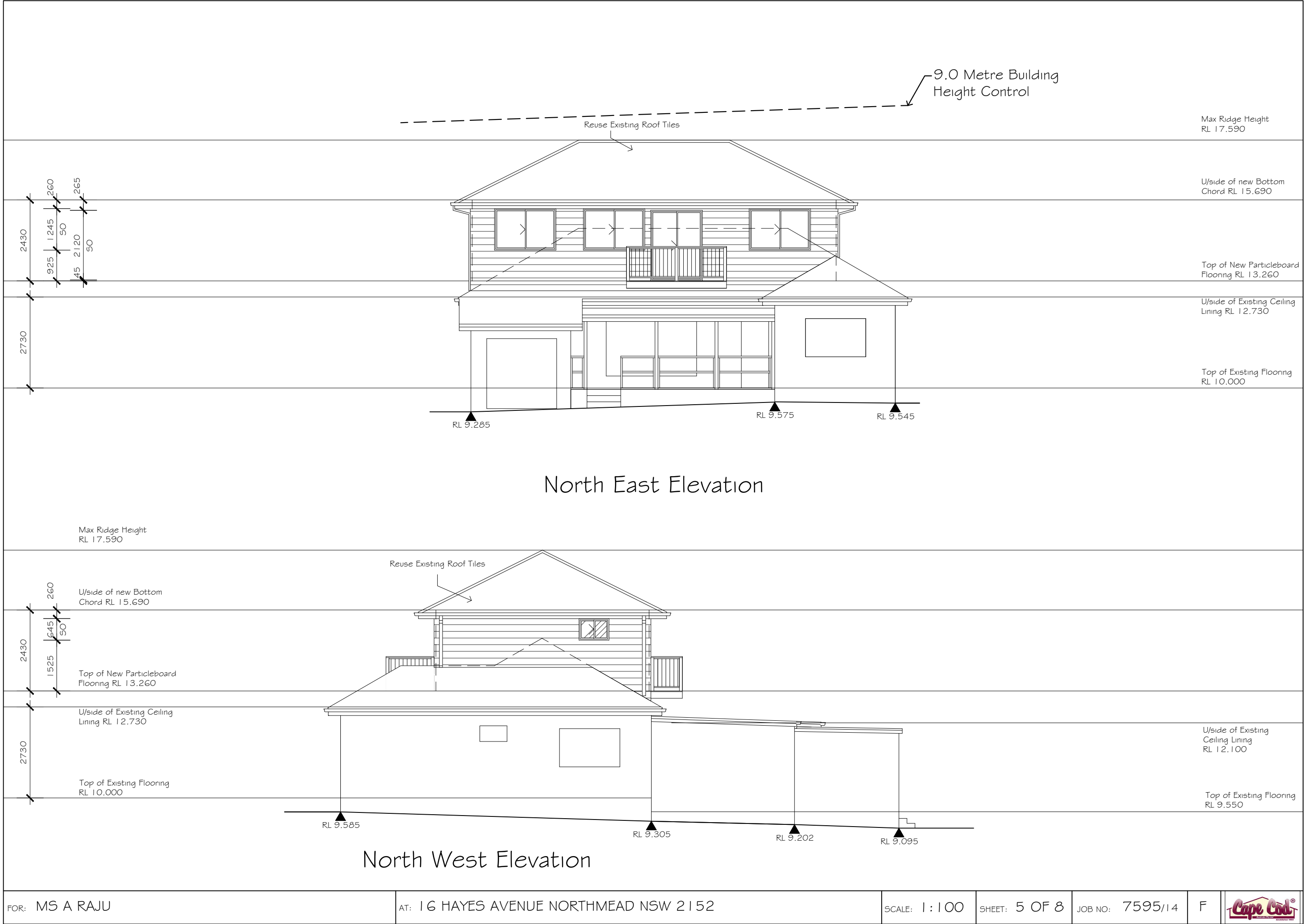
Legend

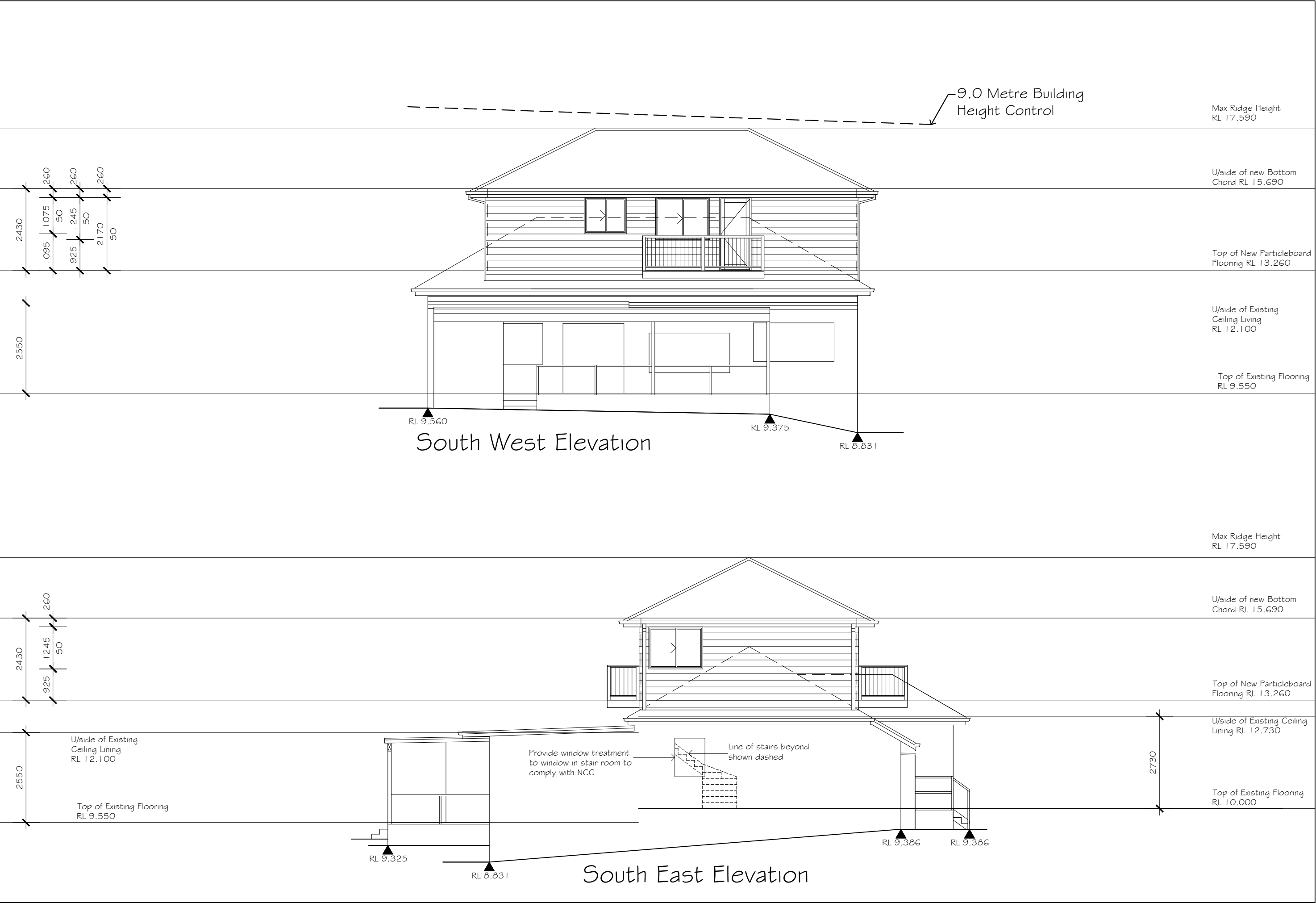
- ⊙ Smoke Detector
MH Manhole
DP Downpipe

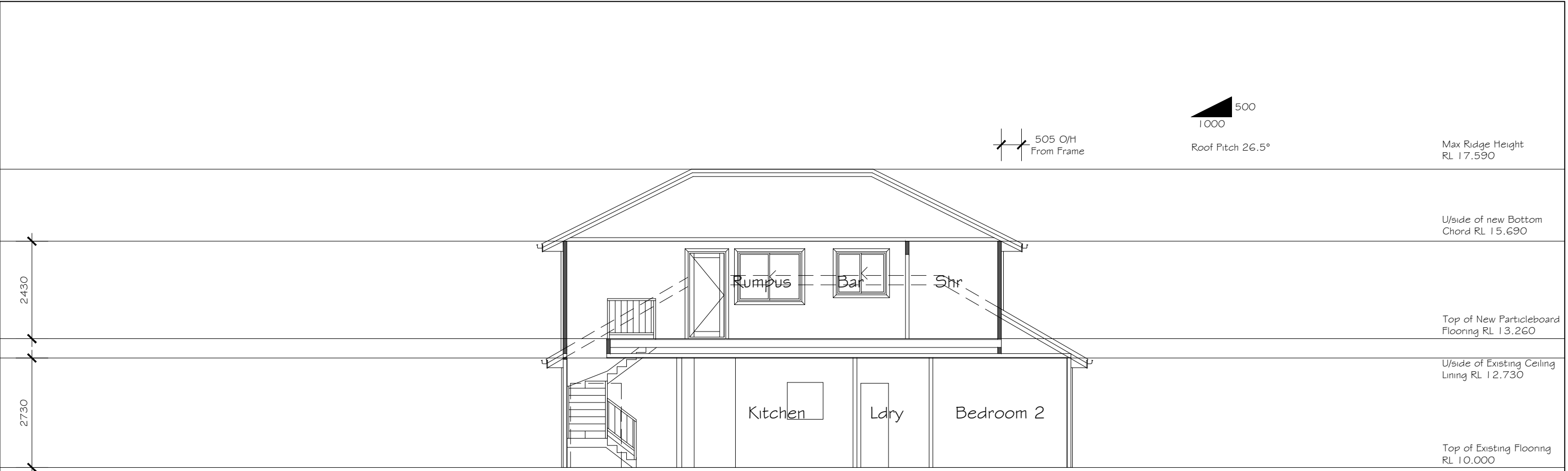


Proposed First Floor Addition









Section A-A

WINDOW SCHEDULE (BASIX A204439)				CLIENT:		ALUMINIUM TREND WINDOWS:											
STANDARD NOTES:				CLIENT:		STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, WHITE BIRCH, ANODIC OFF WHITE, PRIMROSE GLOSS, ANODIC NATURAL MATT, STONE BEIGE, WOODLAND GREY, ULTRA BLACK.											
• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE • ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS • WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE B.C.A 3.9.2.5				BUILDER:DATE:		DESIGNER'S COLOURS AVAILABLE: DUNE, JASPER, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, MONUMENT, TREND METALLIC CHARCOAL.				TERRAIN: 3 WIND LOAD: W 28 N							
	(W1) AS 0609	COLOUR	GLAZING	SPECIAL NOTES													
	NW ELEVATION / SHR	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.													
	ALUMINIUM	INSECT SCREEN															
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ?	REVEAL 100mm														
	(W2) AS 1218	COLOUR	GLAZING	SPECIAL NOTES													
	NE ELEVATION / BEDROOM 6	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 TBA	REVEAL 100mm														
	(W3) TXD 2015	COLOUR	GLAZING	SPECIAL NOTES													
	NE ELEVATION / BEDROOM 5	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)														
	ALUMINIUM	INSECT SCREEN															
	SLIDING DOOR OPEN / FIXED	ALUMINIUM FIBREGLASS MESH TBA	REVEAL 100mm														
	(W4) AS 1218	COLOUR	GLAZING	SPECIAL NOTES													
	NE ELEVATION / BEDROOM 5	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 TBA	REVEAL 100mm														
	(W5) AS 1218	COLOUR	GLAZING	SPECIAL NOTES													
	NE ELEVATION / BEDROOM 5	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 TBA	REVEAL 100mm														
	(W6) AS 1216	COLOUR	GLAZING	SPECIAL NOTES													
	SE ELEVATION / STAIRWELL	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)														
	ALUMINIUM	INSECT SCREEN															
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH TBA	REVEAL 100mm														
	(W7) PD 2108	COLOUR	GLAZING	SPECIAL NOTES													
	SW ELEVATION / RUMPUS	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)														
	ALUMINIUM	INSECT SCREEN															
	GLAZED DOOR OPEN		REVEAL 100mm														
	(W8) AS 1216	COLOUR	GLAZING	SPECIAL NOTES													
	SW ELEVATION / RUMPUS	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)														
	ALUMINIUM	INSECT SCREEN															
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH TBA	REVEAL 100mm														
	(W9) AS 1012	COLOUR	GLAZING	SPECIAL NOTES													
	SW ELEVATION / SHR	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)														
	ALUMINIUM	INSECT SCREEN															
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH TBA	REVEAL 100mm														
FOR: MS A RAJU				AT: 16 HAYES AVENUE NORTHMEAD NSW 2152				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7595/14		F			