
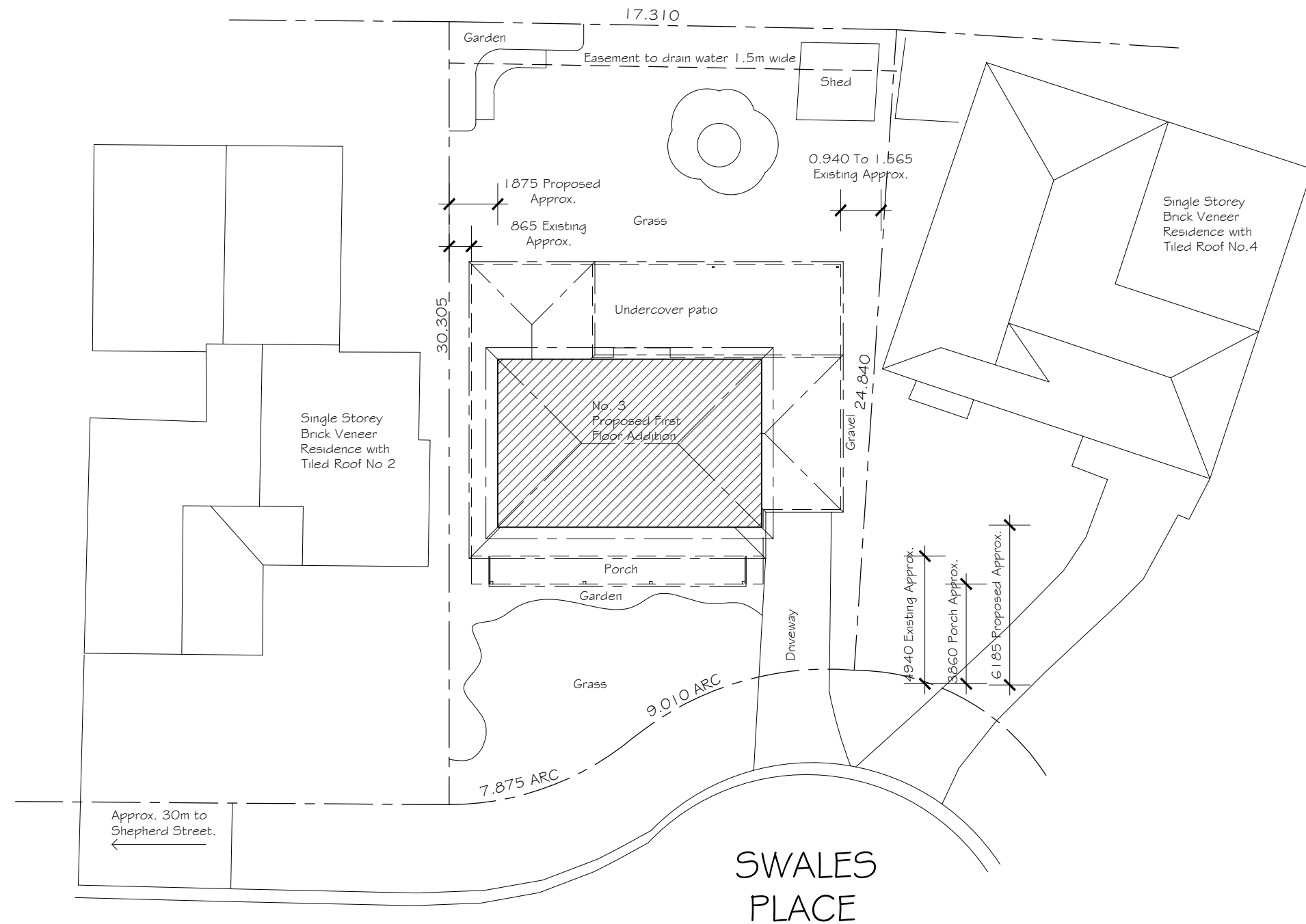
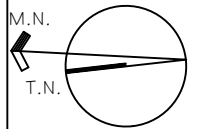


BASIX COMMITMENTS			
CERTIFICATE NO. A203571			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED		
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL 50mm)	NIL		
FLAT CEILING, PITCHED ROOF	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W1, W2, W3, W4, W5, W6, & W7	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
SHADING DEVICES			
WINDOWS			
W1, W2, W3, & W4	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W5, W6, & W7	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding			Sugar Cookie
Soffit Lining			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: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N	
FINISHES	
BRICKWORK	N/A
FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD
CLADDING	50mm INSULCLAD OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	CONCRETE 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 R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 ARCHITRAVE: Ex. 75x25
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"
STAIRCASE MAPLE TREADS & RISERS LINED UNDER	TYPE: CLOSED TIMBER WIDTH: 1000mm RISE: 17 @ 179mm GOING: 240mm (260mm TREAD)
FASCIA BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: MANOR RED
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: MANOR RED DOWNPIPE COLOUR: MANOR RED
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			
<ul style="list-style-type: none">PROVIDE TWO (2) SMOKE DETECTORS AS SHOWNELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA).AS PER THE BCA - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORKINSTALLATION OF DOORS, ONE (1) TO WALK-IN-ROBE AND FOUR (4) TO BUILT IN ROBES AS SUPPLIED BY OWNER			
WORKS BY OWNER			
<ul style="list-style-type: none">REMOVAL & REINSTALLATION 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. AERIALPHONE AND/OR DATA CABLING.ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM.SUPPLY NEW HOLLOW CORE DOORS TO THE PROPOSED WALK IN ROBE & BUILT IN ROBES FOR CAPE COD TO INSTALL.PROVIDE STEP IN EXISTING GARAGE ADJACENT TO NEW DOOR IF REQUIRED.FLOOR FINISHES/COVERINGS TO NEW FLOORS AS NECESSARY.MAKING GOOD TO EXISTING FLOOR FINISHES.			
G	FINAL CONSTRUCTION	N.L.	02-02-15
F	TO CONTRACTS	C.S.	22-01-15
E	PLAN CHECK	J.M.	12-12-14
D	WINDOW W3 AMENDED FOR COUNCIL POV 7588	N.E.	02-12-14
C	BASIX ADDED & TO COUNCIL	N.E.	03-10-14
B	TO CLIENT	C.G.	22-09-14
A	TECHNICAL	B.L.	16-09-14
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: ROSS ALLEN			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR C & MRS A GRIGG			
AT 3 SWALES PLACE COLYTON NSW 2760			
COUNCIL: PENRITH			
		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: 7588/14	
		G	

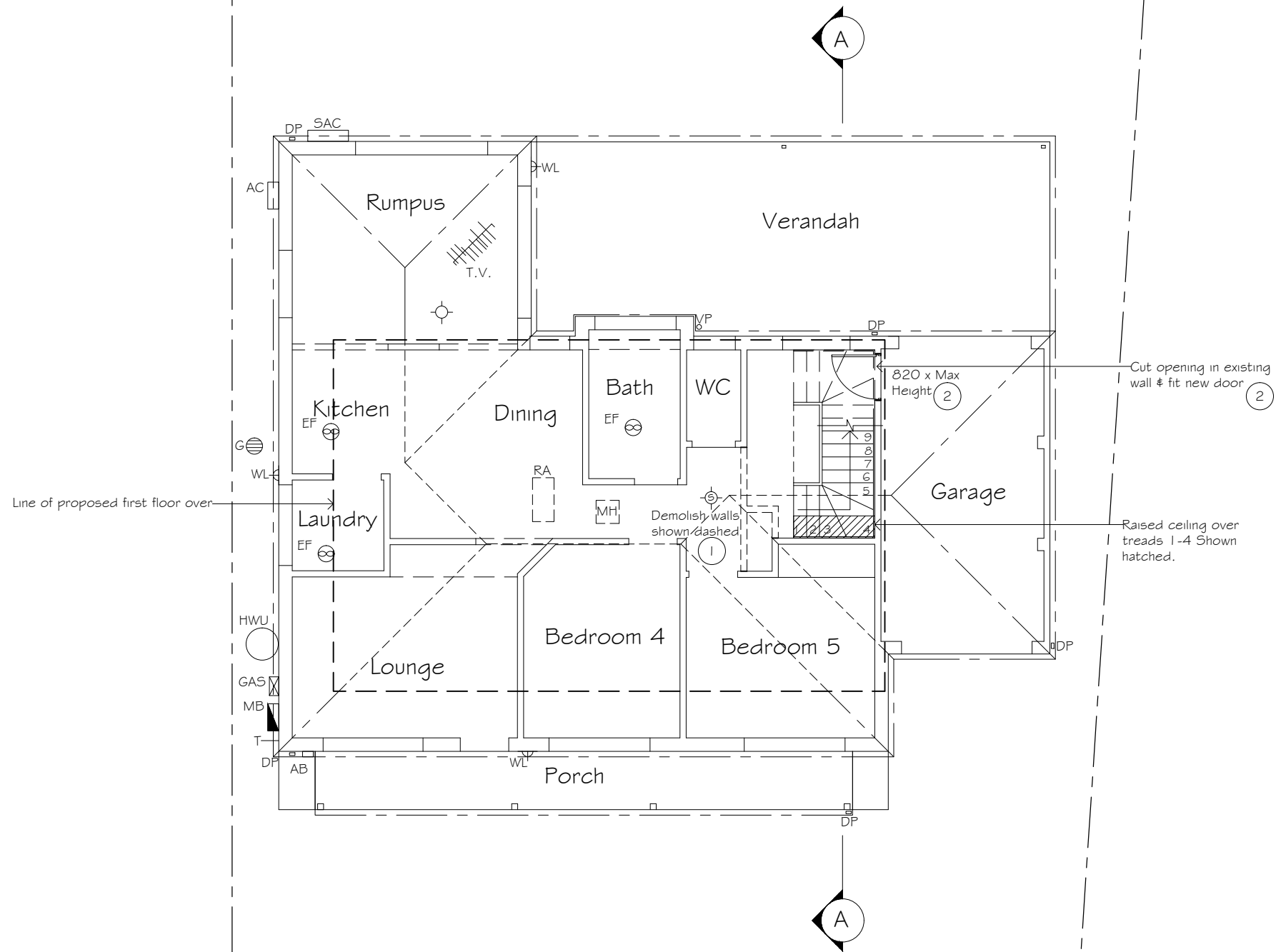
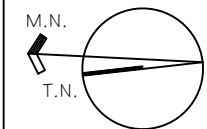


Site Plan

No. : 3
Lot. : 9
DP : 854875
AREA : 450m² (By Title)





Legend

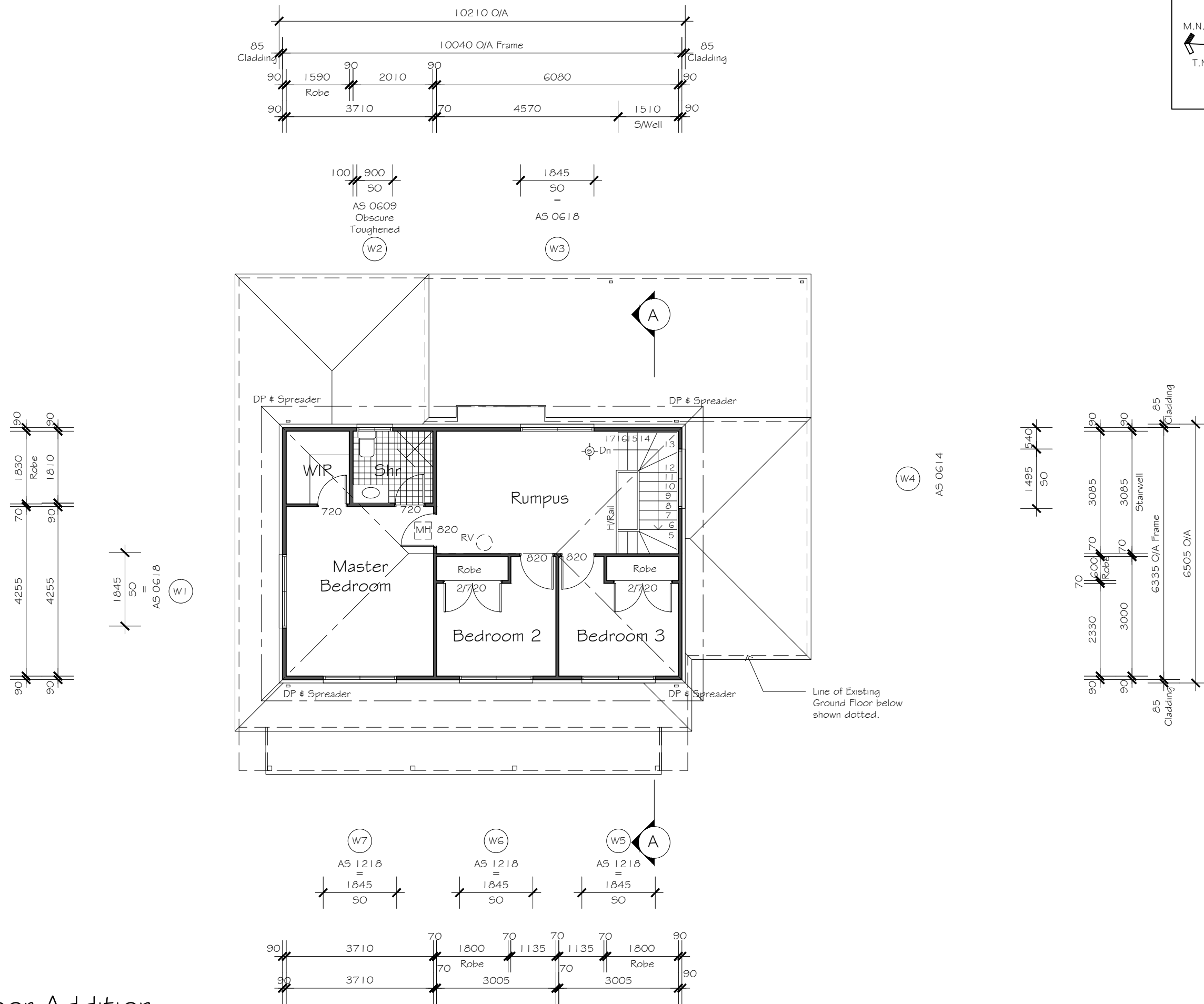
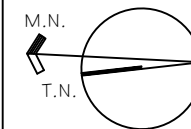
- EF Exhaust Fan
- Existing Smoke Detector
- AB Alarm Box
- RA Return Air Grill
- SAC Compressor
- AC Wall Mounted Air Conditioning Unit
- HWU Hot Water Unit
- WL Wall Light
- G Gully
- T Garden Tap
- MH Manhole
- T.V. TV Antenna - Owner to relocate if required
- MB Electrical Meter Box
- VP Remove Sewer Vent Pipe & fit new stack if possible
- DP Downpipe
- GAS Gas Meter
- Proposed Smoke Detector



Ground Floor Plan

Legend

-  Smoke Detector
-  Manhole
-  Downpipe
-  Roof Ventilator



Proposed First Floor Addition





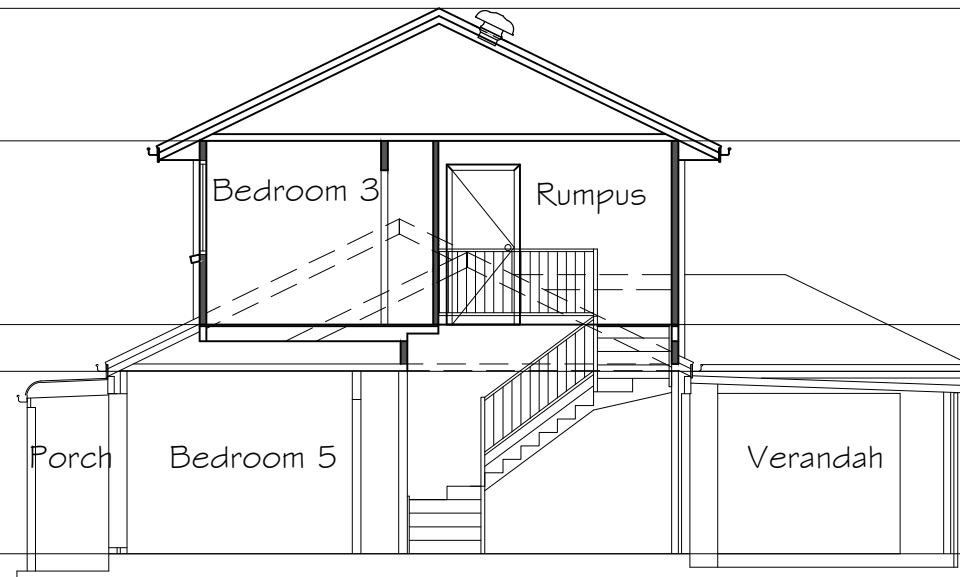
535
To Frame
450
To Cladding

490
1000
Roof Pitch 26.0°

Max Ridge Height
RL 17.300

2430

2410




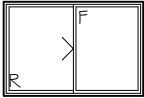
U/side of new Bottom
Chord RL 15.460

Top of New Particleboard
Flooring RL 13.030

U/side of Existing Ceiling
Lining RL 12.410

Top of Existing Flooring
RL 10.000

Section A-A

WINDOW SCHEDULE (BASIX A203571)					CLIENT:			ALUMINIUM TREND WINDOWS:				
STANDARD NOTES: <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 B.C.A 3.9.2.5					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.				
					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 33 N	
	W1 AS 0618	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES								
	N ELEVATION / MASTER BED	INSECT SCREEN	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.									
	ALUMINIUM	ALUMINIUM										
	SLIDING WINDOW OPEN/FIXED	FIBREGLASS MESHED PRIMROSE										
		W2 AS 0609		COLOUR PRIMROSE							GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES
E ELEVATION / SHR		INSECT SCREEN	TRANSLUCENT FILM BY BUILDER.									
ALUMINIUM		ALUMINIUM										
SLIDING WINDOW OPEN/FIXED		FIBREGLASS MESHED PRIMROSE										
		W3 AS 0618		COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES						
	E ELEVATION / RUMPUS	INSECT SCREEN										
	ALUMINIUM	ALUMINIUM										
	SLIDING WINDOW OPEN/FIXED	FIBREGLASS MESHED PRIMROSE										
		W4 AS 0614		COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES						
S ELEVATION / STAIRWELL		INSECT SCREEN										
ALUMINIUM		ALUMINIUM										
SLIDING WINDOW OPEN/FIXED		FIBREGLASS MESHED PRIMROSE										
		W5 AS 1218		COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES						
	W ELEVATION / BEDROOM 3	INSECT SCREEN	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.									
	ALUMINIUM	ALUMINIUM										
	SLIDING WINDOW OPEN/FIXED	FIBREGLASS MESHED PRIMROSE										
		W6 AS 1218		COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES						
W ELEVATION / BEDROOM 2		INSECT SCREEN	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.									
ALUMINIUM		ALUMINIUM										
SLIDING WINDOW OPEN/FIXED		FIBREGLASS MESHED PRIMROSE										
		W7 AS 1218		COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES						
	W ELEVATION / MASTER BED	INSECT SCREEN	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.									
	ALUMINIUM	ALUMINIUM										
	SLIDING WINDOW OPEN/FIXED	FIBREGLASS MESHED PRIMROSE										

FOR: MR C & MRS A GRIGG

AT: 3 SWALES PLACE COLYTON NSW 2760

SCALE: 1 : NTS

SHEET: 8 OF 8

JOB NO: 7588/14

G

