BASIX	COMMITMENTS				
CERTIFICATE NO. A248969					
FIXTU	RES 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: 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					
W7, W10, W12, \$ W16, STANDARD ALUMINIUM, SINGLE CLEAR, (O U-VALUE: 7.63, SHGC: 0.75)					
WI, W2, W3, W4, W6, W8, WI3, WI4, \$ WI5,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				
SHAD	ING DEVICES				
WINDOWS					
WI,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM				
W3, W4, W6, W7, \$ W 2,	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM				
W2, W10, \$ W15,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM				
W8, W13, \$ W14,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23				
WIG,	NONE				

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Balcony Post	Haymes		Black
Handrail Frame	Colorbond		Night Sky
Soffit Lining			White Swan
Wall Cladding	Haymes		Paperbark
Shading Device Frame	Colorbond		Night Sky

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 28 N

FINISHES

BRICKWORK	N/A
FLOORING	22MM STRUCTURAL "RED TONGUE" PARTICLEBOARD AND I I 3X25 T&G CYPRESS PINE FLOORBOARDS LAID OVER 22mm STRUCTURAL PARTICLEBOARD TO HALL
CLADDING	75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH
WINDOWS - TREND	FRAME: PREFINISHED ALUMINIUM

KEYED LOCKS (TERRAIN: 3)

INSECT SCREENS: FRAME. PREFINISHED ALLIMINIUM TO ALL NEW OPERABLE MESH: FIBREGLASS WINDOW SASHES

ROOF COVERING PROVIDE ALL NEW "GRANITE" TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION, NEW \$ EXISTING GROUND FLOOR PITCHED ROOFS ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R I .5 FIBREGLASS INSULATION BATTS TO NEW FIRST INSULATION FLOOR EXTERNAL WALLS

I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES INTERNAL FIXINGS DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 PENCIL ROUND ARCHITRAVE: Ex. 100x25 PENCIL ROUND

TO MATCH EXISTING AS CLOSE AS POSSIBLE INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"

STAIRCASE TYPE: CLOSED TIMBER MAPLE TREADS \$ RISERS CUPBOARD UNDER TREADS 1-13

FASCIA

(FIBREGLASS)

WIDTH: 900mm

RISE: 19 @ 178mm

GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: NIGHT SKY

FIRST FLOOR INTERNAL: BY CAPE COD GROUND FLOOR INTERNAL: BY OWNER

PAINTING TO ALTERATION AND RENOVATION WORK

FASCIA COLOUR: PAPERBARK

DOWNPIPE COLOUR: PAPERBARK HOT WATER UNIT CONNECT TO EXISTING NEW GROUND FLOOR SURFACES: BY CAPE COD FIRST FLOOR EXTERNAL: BY CAPE COD PAINTING - REFER TO SPECIFICATION FOR

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

DO NOT SCALE OFF DRAWINGS

THE EXTENT OF WORK

GUTTERS & DOWNPIPES TYPE: OGEE

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

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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. CONNECT/INSTALL FOURTEEN (14) DOWNLIGHT FITTINGS \$ TWO (2) 3-IN-1
- FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). SUPPLY & INSTALL UNDER FLOOR HEATING TO FIRST FLOOR SHOWER ROOM
- # ENSUITE. NEW FASCIAS & GUTTERS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
- PROVIDE I 3mm PLASTERBOARD CEILING LININGS PROVIDE CONTROL COCK FOR SINGLE ACTION MIXER TAPS.
- NEW CORNICES, SKIRTINGS & ARCHITRAVES TO MATCH THOSE OF GROUND FLOOR DINING ROOM AS CLOSELY AS POSSIBLE.

FINAL CONSTRUCTION.

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.
- SUPPLY FOURTEEN (14) DOWNLIGHT FITTINGS \$ TWO (2) 3-IN-1 FAN/LIGHT/HEATER LINIT
- SUPPLY & INSTALLATAION OF THE GLASS RAILING & WELL RAILS TO STAIR. SUPPLY & INSTALLATION OF A INSECT SCREEN TO THE PROPOSED FIRST
- FLOOR BALCONY HINGED DOOR.
- FIT OUT OF PROPOSED WALK-IN-ROBE.
- FIT OUT OF PROPOSED ROBES, INCLUDING ALL SHELVING, DOORS \$ ARCHITRAVES.
- REMOVAL & RE-FITTING OF ALL DOWNPIPES, TAPS, WALL LIGHTS & OTHER SERVICES, TO FACILITATE THE CEMENT RENDERING WORKS TO EXTERNAL BRICK WALLS.
- REMOVAL OF THE EXISTING ROBE IN GROUND FLOOR BEDROOM 6.
- ALL WORKS ASSOCIATED WITH ALTERATIONS TO EXISTING KITCHEN **CUPBOARDS**
- ALL WORK ASSOCIATED WITH MAKING GOOD FLOATING FLOOR TO GROUND FLOOR DUE TO ALTERATIONS.

Η	FINAL CONSTRUCTION	T.P.	05-09-16
G	TO CONTRACT	N.E.	08-08-16
F	PLAN CHECK	T.P/S.C	21-07-16
E	BASIX ADDED # TO COUNCIL	N.E.	11-05-16
D	DRAFTING AMENDMENTS	N.L.	18-03-16
С	POV 17658	5.C.	07-03-16
В	TO CLIENT	5.C.	17-12-15
Α	TECHNICAL	5.C.	08-12-15
No.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: PETER BROWN

PROPOSED ADDITIONS & ALTERATIONS

FOR MR A ANTONOPOULOS \$ MS S SELIM

AT 15 EULABAH AVENUE. EARLWOOD, NSW 2206

COUNCIL: CANTERBURY



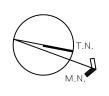
A.B.N. 54 000 605 407

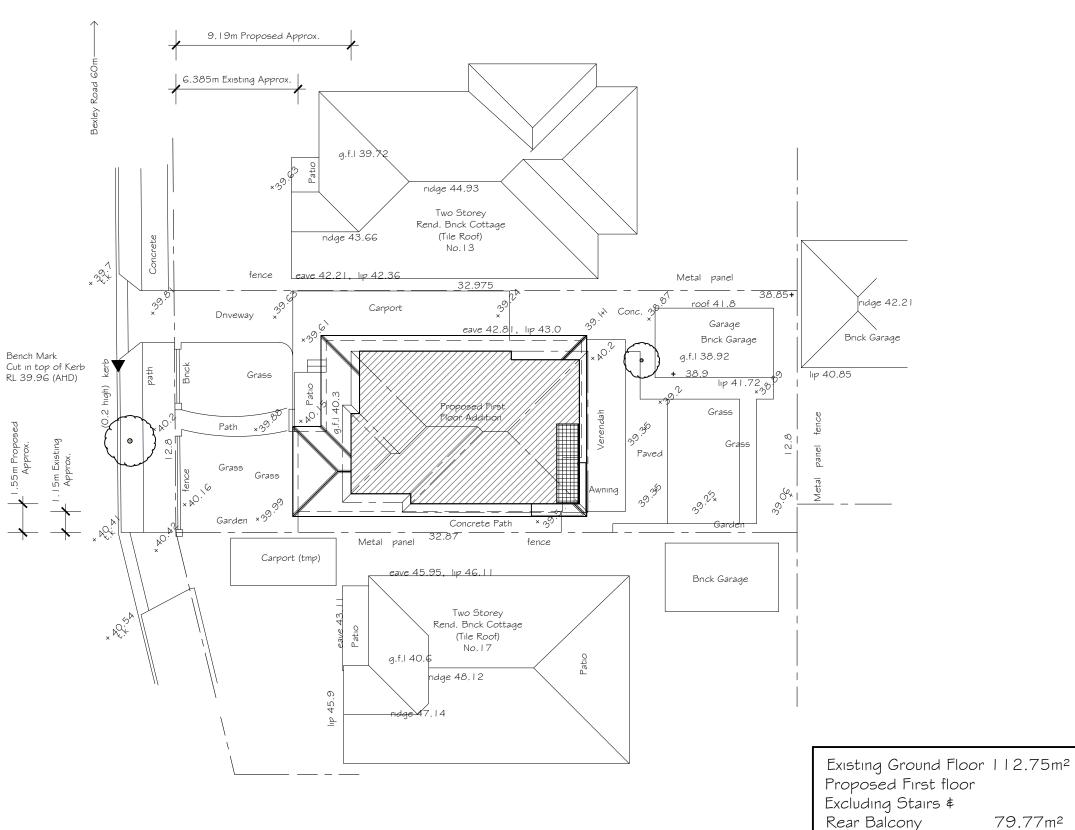
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

JOB NO: 7720/15

Н





EULABAH AVENUE

Site Plan

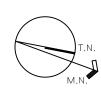
No. : 15 Lot. : 8

DP : 20467

AREA: 417.3m² (By Title) : 421.4m² (By Calc)

 $79.77m^2$

Legend Air Conditioning Air Conditioning Unit Wall Mounted Eave Light Exhaust Fan G⊜ Gully Heater/Light Remove corner windows \$ block up openings Carport Demolish existing МН Manhole chimney to ceiling Meter Box - Electrical Relocate to east side of building Form opening for -GAS 🛛 Owner to remove new window existing built-in robe EL+ Dining HWU Remove the existing hallway \$ bedroom doors to form a 2100W x 2100H opening Hot Water Unit Bedroom 6 Wall Mounted Patio Verandah Living Line of Proposed H.W.U First Floor over Smoke Detector - Existing shown dotted. Remove MB ≰ # install glass brick up opening Hall handrail Owner to relocate as required Line of existing awning to Demolish walls shown dashed Sewer Vent Pipe Bedroom 5 WLΨ Wall Light Bath Kitchen EF⊗ Storaae Cupboard EL+ Demolish existing laundry skillion Remove existing roof. Build up external walls \$ Remove buil window & provide frame up for new roof over as ın robe new window into P.O.A \bowtie GAS Remove V.P. \$ Remove existing beam \$ post \$ provide new stack



celling

if possible

Frame up for stair bulkhead

lined in plasterboard \$ build

up side walls up to existing

external wall

Re-locate

metre box

Remove existing windows

55 1014

1450

alter openings

1450 ВО

Remove aluminium

downpipe into exist.

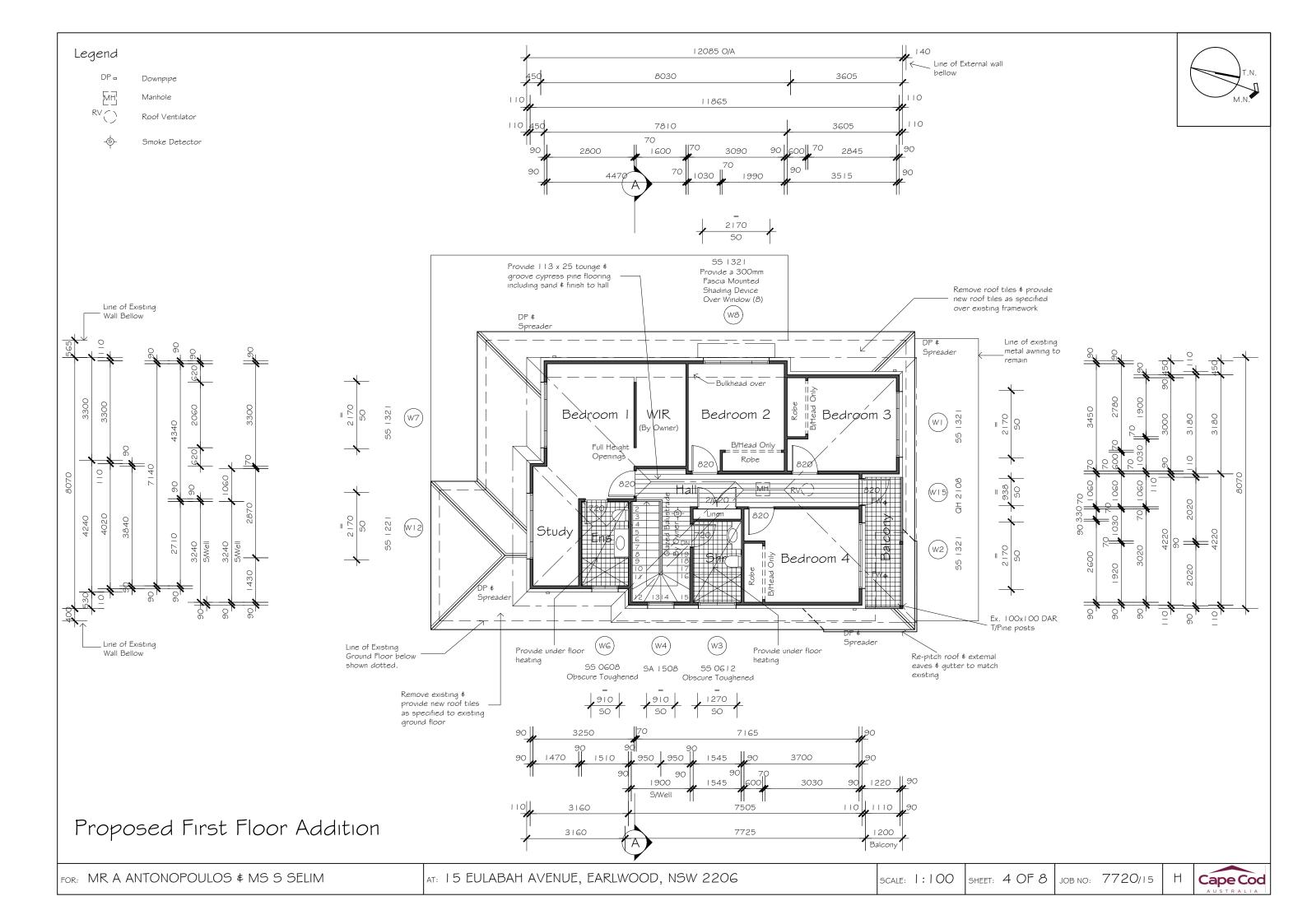
downpipe \$ provide new

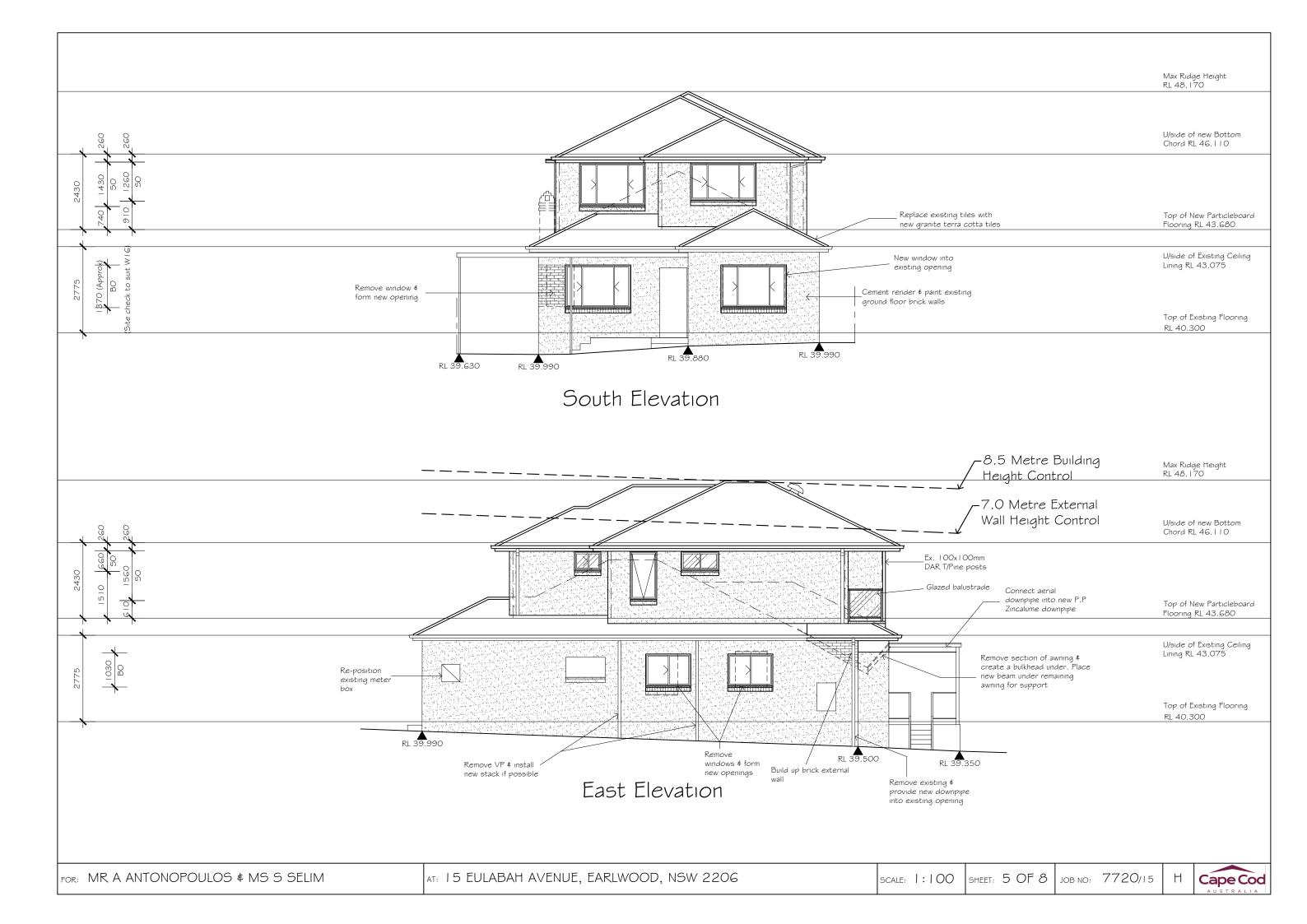
install a new beam to support

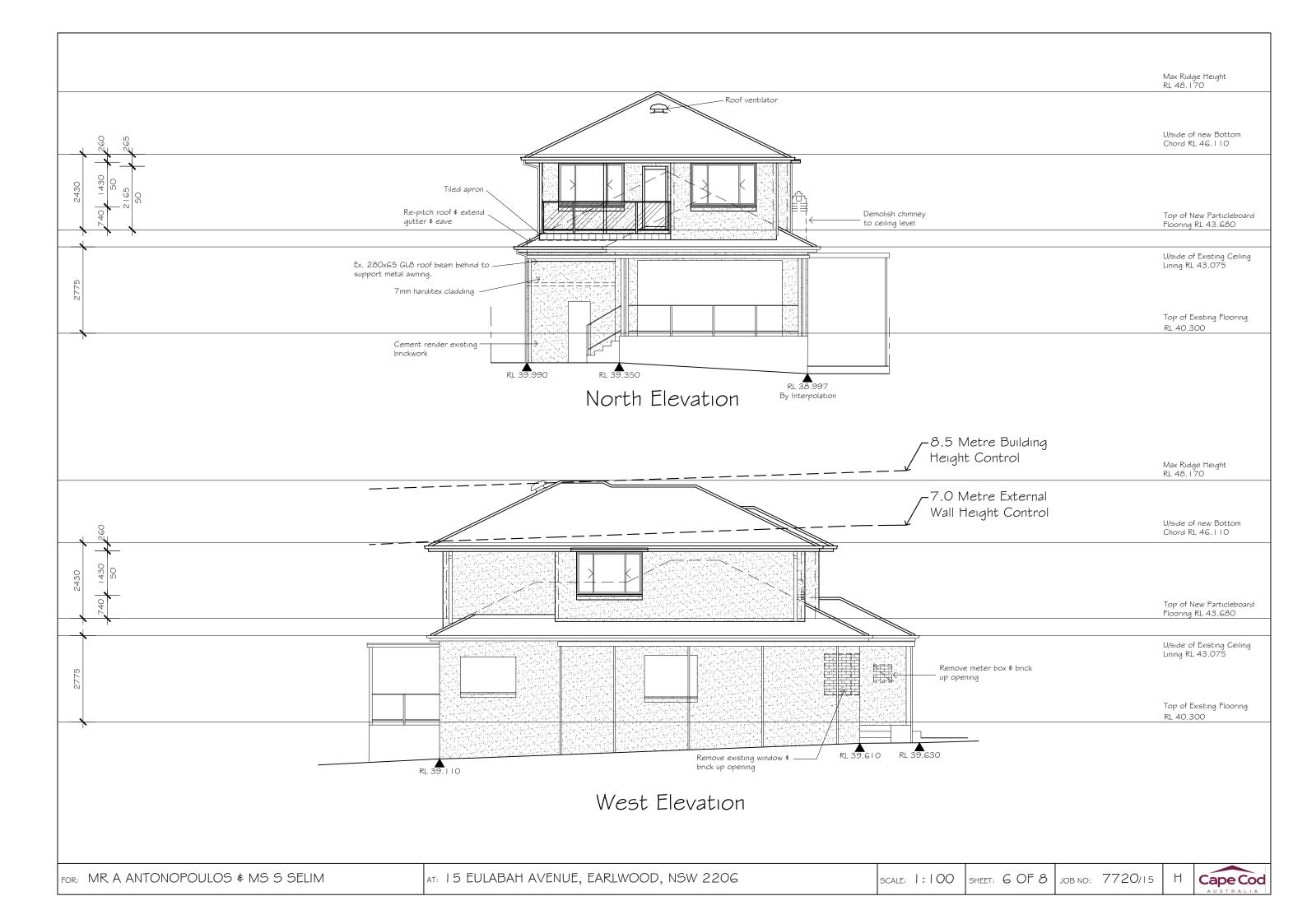
downpipe as required

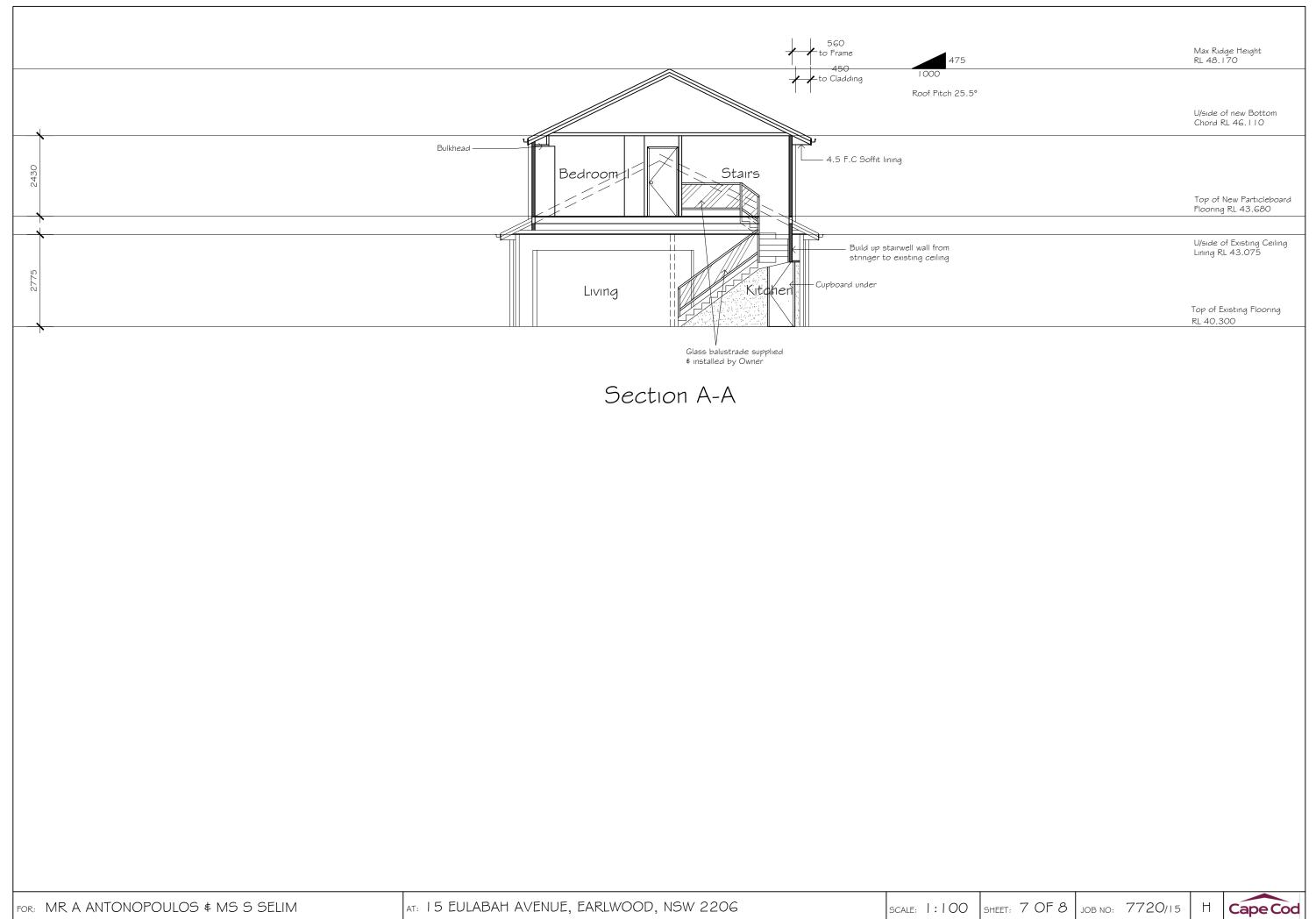
existing awning. Divert new PVC

Ground Floor Plan









WINDOW SCHEE	DULE (BASIX A2489	969)		CLIENT:		ALUMINIUM TREND WINDO						
STANDARD NOTES:				-		STANDARD ALUMINUM CO	STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT,					
WINDOWS AND DOORS	3 ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		ANODIC OFF WHITE, ANO	DIC NATURAL MATT, WOODLAND	GREY, ULTRA BLACK.				
ALL WINDOWS COME V WINDOW OPENINGS NO	VITH "KEYED ALIKE" LOCKS OTED "R" HAVE RESTRICTED OPEN	JINGS TO COMPLY WITH	H THE	BIJII DER:	DATE:		AILABLE: WHITE BIRCH, PRIMRO					
NCC 3.9.2.5				DOILD LIV.		CHARCOAL, IRONSTONE.	EARL, DEEP OCEAN, SURF MIST,	JASPER, IREND META	TERRAIN: 3	WIND LOAD: W 28 N		
	(WI) 55 1321	COLOUR	GLAZING		SPECIAL NOTES		W10 55 1321 (Special)	COLOUR	GLAZING	SPECIAL NOTES		
	(WI) 55 1321	ULTRA BLACK	SINGLE PYR		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		(W19) 55 1321 (Special)	ULTRA BLACK	SINGLE CLEAR,	SPECIAL SIZE TO MATCH W I 6		
	N ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (U-\ 5.7, SHGC		WITTINGS.		S ELEVATION / BEDROOM 6	INSECT SCREEN	(U-VALUE: 7.63, SHGC: 0.75)			
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM				
	SLIDING	FIBREGLASS MESH ULTRA BLACK	REVEAL				SLIDING	FIBREGLASS MESH ULTRA BLACK	REVEAL			
	OPEN / FIXED / OPEN		I 40mm				OPEN / FIXED / OPEN	DETRA DEACK	170mm			
	(W2) 55 1321	COLOUR ULTRA BLACK	GLAZING		SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY		(WII)					
		- DETRA BLACK	SINGLE PYR LOW-E, (U-V		WITH NCC.			_				
	N ELEVATION / BEDROOM 4 ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)		DELETED						
		ALUMINIUM FIBREGLASS MESH	REVEAL		_	3 222 1 2 3		_		_		
	SLIDING OPEN / FIXED / OPEN	ULTRA BLACK	140mm		-							
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES		
	(W3) 55 0612	ULTRA BLACK	SINGLE PYR	ROLYTIC	TRANSLUCENT FILM BY BUILDER.		W12) 55 1221	ULTRA BLACK	SINGLE CLEAR.	RESTRICT OPENING TO 125mm TO COMPLY		
	E ELEVATION / SHOWER		LOW-E, (U-V	/ALUE:			S ELEVATION / STUDY		(U-VALUE: 7.63,	WITH NCC.		
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)			ALUMINIUM	INSECT SCREEN	SHGC: 0.75)			
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL		-		SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL			
	OPEN / FIXED	ULTRA BLACK	I 40mm		7		OPEN / FIXED / OPEN	ULTRA BLACK	I 40mm			
		(1)	(W4) SA 1508	COLOUR	GLAZING		SPECIAL NOTES		W13 66 1014	COLOUR	GLAZING	SPECIAL NOTES
	(W4) SA 1508	ULTRA BLACK	SINGLE PYR				W13) 55 1014	ULTRA BLACK	SINGLE PYROLYTIC			
	E ELEVATION / STAIRS	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC				E ELEVATION / KITCHEN	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)			
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM				
	AWNING	FIBREGLASS MESH ULTRA BLACK	REVEAL				SLIDING	FIBREGLASS MESH ULTRA BLACK	REVEAL			
	OPEN	JEHV BEKOK	I 40mm				OPEN / FIXED		170mm			
	(W5)						W14) SS 1014	COLOUR	GLAZING	SPECIAL NOTES		
		-					E ELEVATION (KITCHEN	4	SINGLE PYROLYTIC LOW-E, (U-VALUE:			
DELETED							E ELEVATION / KITCHEN ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)			
		-			-			ALUMINIUM FIBREGLASS MESH	REVEAL			
					+		SLIDING OPEN / FIXED	ULTRA BLACK	170mm			
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES		
	(W6) 55 0608	ULTRA BLACK	SINGLE PYR	OLYTIC	TRANSLUCENT FILM BY BUILDER.		W15) QH 2108	ULTRA BLACK	SINGLE PYROLYTIC			
	E ELEVATION / ENSUITE		LOW-E, (U-	/ALUE:			N ELEVATION / HALL	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)			
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)			ALUMINIUM	BY OWNER	3.7, 31100.017)			
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL				HINGED	DI OWNER	REVEAL			
	OPEN / FIXED	ULTRA BLACK	I 40mm				OPEN		I 40mm			
	(W7) 55 1321	COLOUR	GLAZING		SPECIAL NOTES		WIG SS 1321 (SPECIAL)	COLOUR	GLAZING	SPECIAL NOTES		
		ULTRA BLACK	SINGLE CLE		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			ULTRA BLACK	SINGLE CLEAR, (U-VALUE: 7.63,	SITE CHECK TO SUIT EXISTING OPENING		
	S ELEVATION / BEDROOM I	INSECT SCREEN	SHGC: 0.7				S ELEVATION / BEDROOM 5	INSECT SCREEN	SHGC: 0.75)			
	ALUMINIUM	ALUMINIUM EIRRECLACC MECH			_		ALUMINIUM	ALUMINIUM FIBREGLASS MESH	B51/54/			
	SLIDING OPEN / FIXED / OPEN	FIBREGLASS MESH ULTRA BLACK	REVEAL I 40mm		-		SLIDING OPEN / FIXED / OPEN	ULTRA BLACK	REVEAL 140mm			
	OTEN TIMES TOTEN	COLOUR	GLAZING		SPECIAL NOTES		OTEN TIMES TOTEN		1 1011111			
	(W8) 55 1321	ULTRA BLACK	SINGLE PYR	COLYTIC	RESTRICT OPENING TO 125mm TO COMPLY							
	W ELEVATION / BEDROOM 2		LOW-E, (U-	/ALUE:	WITH NCC.							
	ALUMINIUM	ALUMINIUM	5.7, SHGC	:0.47)					-			
	SLIDING	FIBREGLASS MESH	REVEAL					1				
	OPEN / FIXED / OPEN	ULTRA BLACK	I 40mm									
	(w9)											
DELETED			-									
					4							
					-							
FOR: MR A ANTO	NOPOULOS & MS S	SELIM		AT: !	5 EULABAH AVENUE. EARLWOOI	D. NSW 2206		CALE: 1: NTS	SHEET: 8 OF 8	JOB NO: 7720/15 H Cape Cod		