BASIX	COMMITMENTS
CERTIFICATE NO. A203285	
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: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 50mm)	NIL
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)
RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)
GLAZII	NG REQUIREMENTS
WINDOWS	
W7, \$ W8,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
WI, W2, W3, W4, W5, W6, W9, \$ WIO,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
SHAD	ING DEVICES
WINDOWS	
WI, W2, W3, W4, W6, W7, W8, W9, \$ WIO,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM
W5,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Window Insect Screen	Stegbar		White
Wall Cladding	Dulux		Spring Burst Quarter
Soffit Lining			White
Handrail Frame			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

FINISHES

BRICKWORK	CEMENT RENDER AND PAINT TO EXISTING BRICK SURFACES
FLOORING	EX. 100X25 BLACKBUTT T&G FLOORBOARDS TO RUMPUS ROOM AND FF BEDROOMS LAID OVER 19mm YELLOW TONGUE STRUCTURAL PARTICLEBOARD
CLADDING	50MM INSULCLAD OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM

WIND LOAD W 33 N

R2.4 | 2mm POLASTIC INSULATION BLANKET TO FIRST

FRAME: PREFINISHED ALUMINIUM SECURITY SCREENS: TO ALL NEW OPERABLE 'SUPA SCREEN' WINDOW SASHES \$

DOORS ROOF COVERING PROVIDE ALL NEW CONCRETE ROOF TILES TO PROPOSED FIRST FLOOR ADDITION

FLOOR EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE

ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

INSULATION (FIBREGLASS) INTERNAL FIXINGS

SKIRTING: Ex. 75x25mm ARCHITRAVE: Ex. 75x25mm INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"

TYPE: CLOSED TIMBER STAIRCASE MAPLE TREADS & RISERS

WIDTH: I I OOmm RISE: 18@184mm

GOING: 240mm (260mm TREAD) FASCIA \$
BARGE BOARDS N/A

GUTTERS \$ DOWNPIPES | TYPE: NU-LINE

HOT WATER UNIT

CONDITIONS.

PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK PAINTING TO ALTERATION AND RENOVATION WORK

FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD

MATERIAL: PREFINISHED ZINCALUME

GUTTER COLOUR: WHITE DOWNPIPE COLOUR: WHITE

CONNECT TO EXISTING

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

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.

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SPECIAL NOTES

- PROVIDE THREE (3) SMOKE DETECTORS AS SHOWN-9-
- 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 ONE 3 IN I(I) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY
- REMOVAL AND RECONNECTIONS OF DOWNPIPES TO FACILITATE THE CEMENT RENDERING WORKS TO THE EXISTING WALL OF THE GROUND

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.

- PHONE AND/OR DATA CABLING.
 SUPPLY ONE (1) 3 IN 1 FAN/LIGHT/HEATER UNIT.
 INTERNAL PAINTING OF THE PROPOSED GROUND FLOOR ALTERATIONS.
 REMOVAL AND RECONNECTIONS OF TAPS, FENCES, VENT PIPES ETC TO FACILITATE THE CEMENT RENDERING WORKS TO THE EXISTING WALL OF THE GROUND FLOOR

O	FINAL CONSTRUCTION	N.L.	29-01-15
٦	TO CONTRACT	N.L.	19-12-14
П	POV 15926	J.M.	04-12-14
D	BASIX ADDED # TO COUNCIL	N.E.	27-10-14
C	POV 15732	C.G.	29-09-14
В	TO CLIENT	C.S.	18-09-14
Α	TECHNICAL	C.S.	26-08-14
lo.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: ROSS ALLEN

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR D PERERA

AT 18 HIGHLAND AVENUE, TOONGABBIE, NSW 2146

COUNCIL: PARRAMATTA



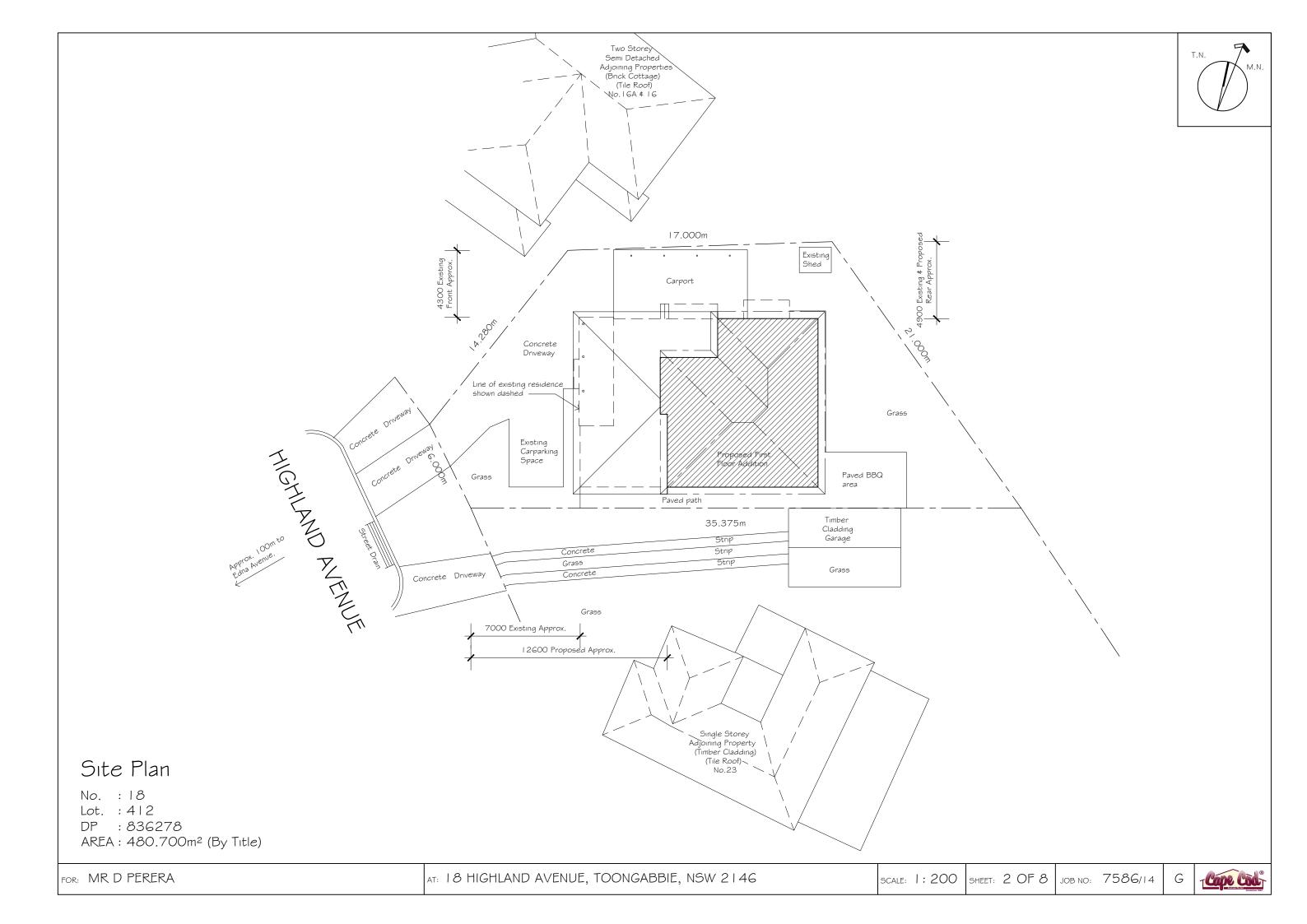
A.B.N. 54 000 605 407

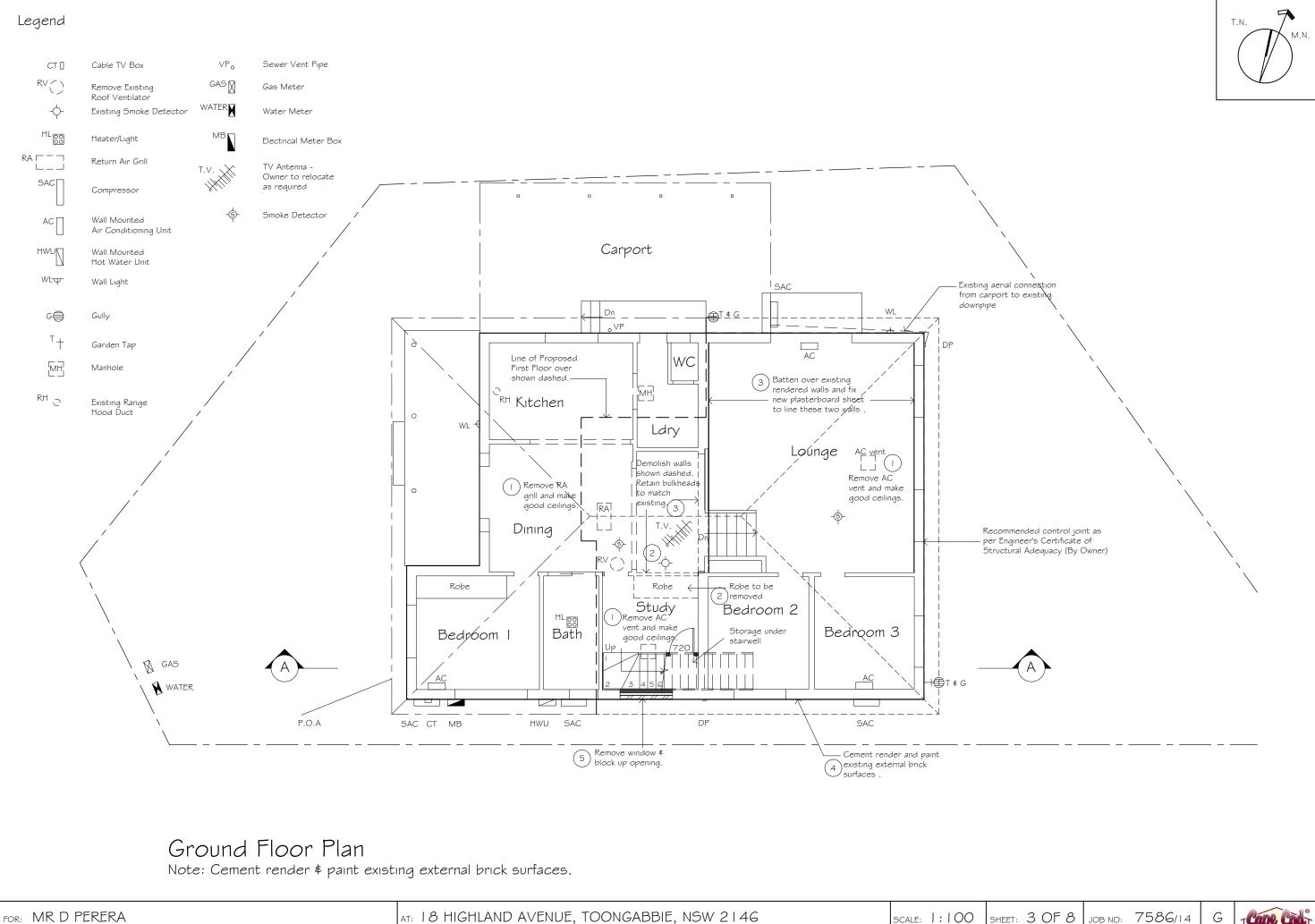
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

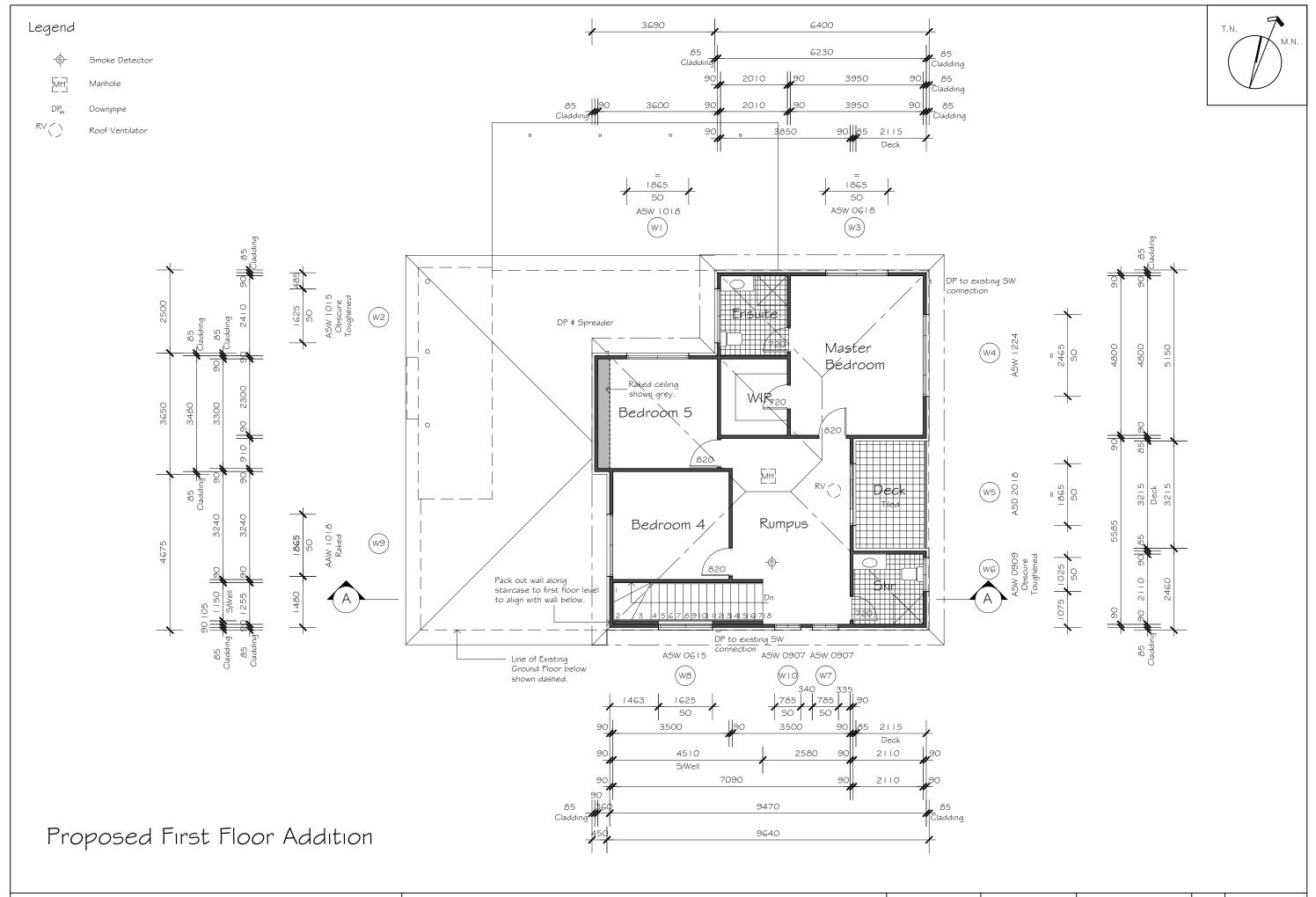
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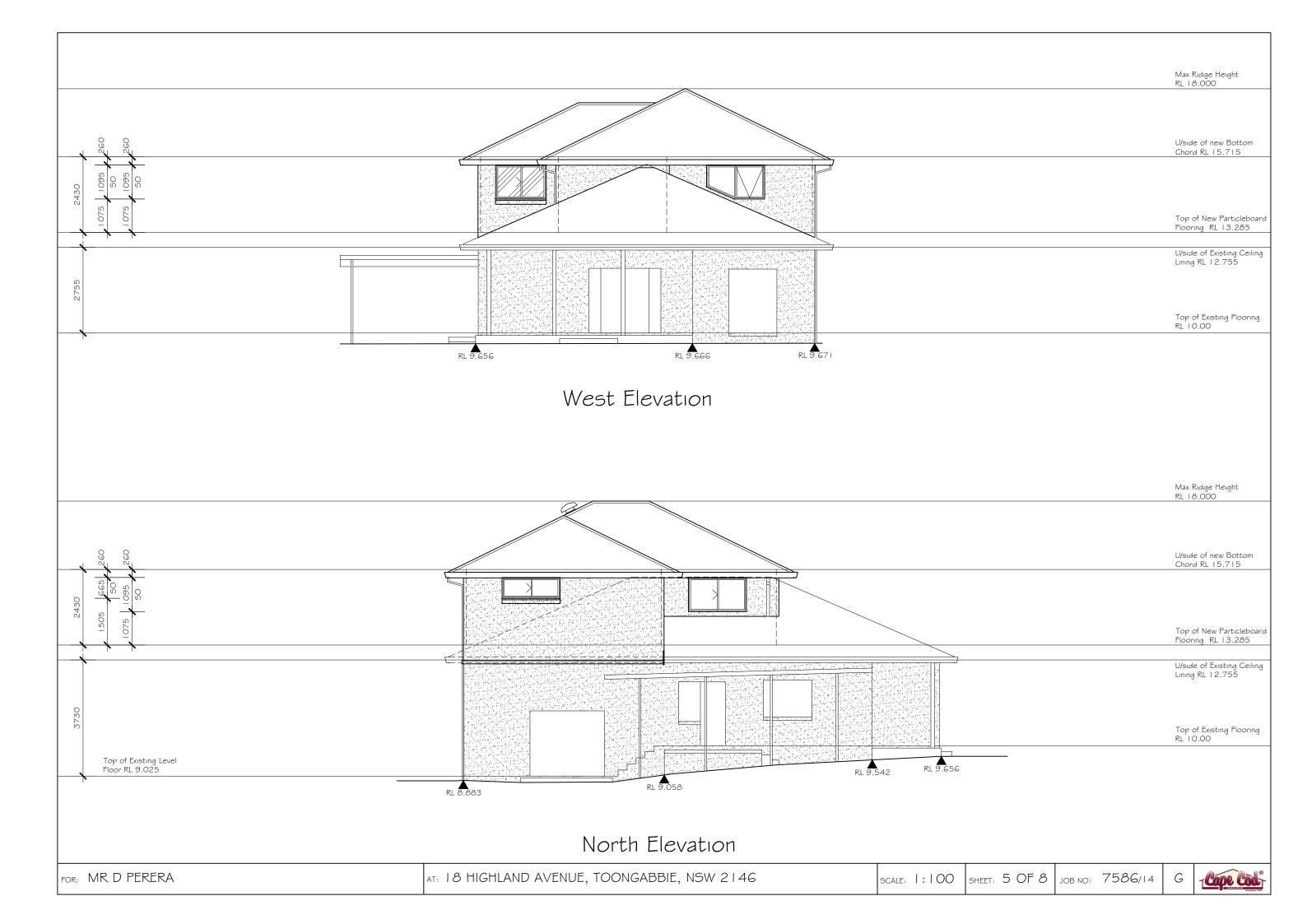
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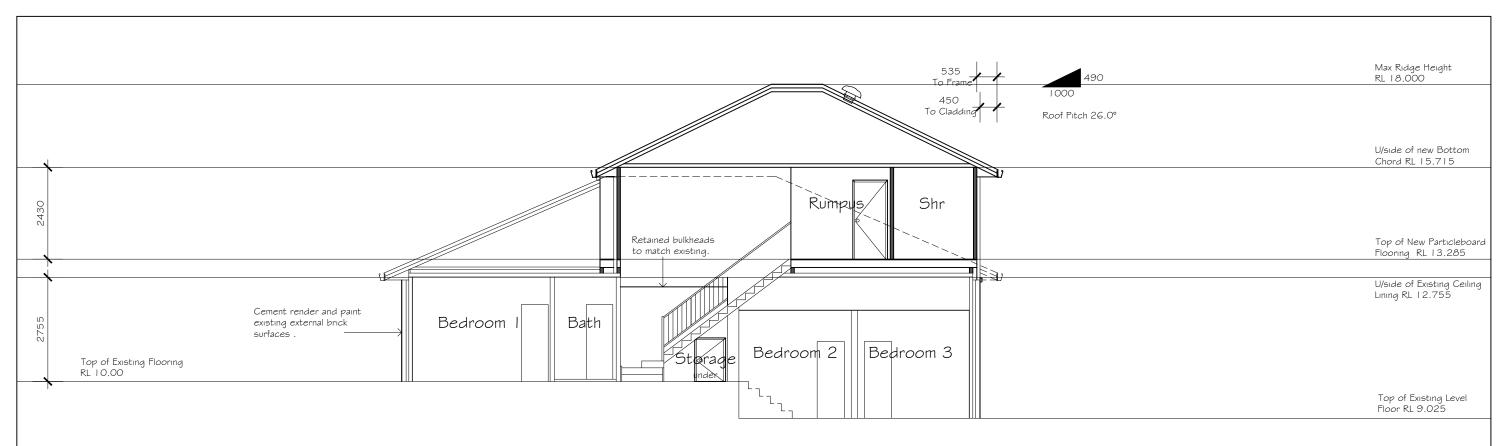












Section A-A

FOR: MR D PERERA

WINDOW SCHEDL	JLE (BASIX A2032	85)		CLIENT:		ALUMINIUM (STEGBAR) WIN					
STANDARD NOTES:					STANDARD ALUMINIUM COLOURS: WHITE BIRCH, PRIMROSE, APO GREY, WHITE, STONE BEIGE, CUSTOM BLACK, WOODLAND GREY (SLATE GREY),			DSE, APO GREY, PEARL Y (SLATE GREY). SURFMIST			
	ARE DRAWN AS VIEWED FROM	OUTSIDE	C	CLIENT:		(BOND OFF WHITE), DEEP C		. (02.112.01,21), 001, 1110.			
ALL WINDOWS COME WITWINDOW OPENINGS NOTI	TH "KEYED ALIKE" LOCKS ED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	H THE B	BUILDER:	DATE:	CUSTOM COLOURS AVAILA	BLE: HAMMERSLEY BROWN, N	IOTRE DAME, POTTERY.			
B.C.A 3.9.2.5									TERRAIN: 3 W	IND LOAD: W 33 N	
	(WI) ASW 1018	COLOUR WHITE	GLAZING		SPECIAL NOTES	-	WIO ASW 0907		GLAZING	SPECIAL NOTES	
			SINGLE PYRO LOW-E, (U-VA						OW-E, (U-VALUE:		
	N ELEVATION / BEDROOM 5 ALUMINIUM	INSECT SCREEN	5.7, SHGC:0).47)	RESTRICT OPENING TO 1 25mm TO COMPLY WITH NCC.		S ELEVATION / RUMPUS ALUMINIUM	INSECT SCREEN 5	.7, SHGC:0.47)		
R F		ALUMINIUM	REVEAL		WITT NCC.	LF		ALUMINIUM	EVEAL		
	SLIDING OPEN / FIXED	WHITE	I 40mm		-		SLIDING OPEN / FIXED		40mm	1	
		COLOUR	GLAZING		SPECIAL NOTES						
	(W2) ASW 1015	WHITE	SINGLE PYRO		TRANSLUCENT FILM BY BUILDER.	1					
	W ELEVATION / ENSUITE	INSECT SCREEN	LOW-E, (U-VA 5.7, SHGC:0								
	ALUMINIUM	ALUMINIUM									
	SLIDING	WHITE	REVEAL					_		-	
	OPEN / FIXED		I 40mm								
	(W3) ASW 0618	COLOUR WHITE	GLAZING SINGLE PYRO	NINTIC	SPECIAL NOTES RESTRICT OPENING TO 1 25mm TO COMPLY	-					
	N ELEVATION / MASTER BED		LOW-E, (U-VA	ALUE:	WITH NCC.						
R F	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0	0.47)							
	SLIDING	ALUMINIUM	REVEAL		1						
	OPEN / FIXED	WHITE	I 40mm								
	(W4) ASW 1224	COLOUR	GLAZING		SPECIAL NOTES						
		WHITE	SINGLE PYRO LOW-E, (U-VA								
	E ELEVATION / MASTER B	INSECT SCREEN	5.7, SHGC:0		RESTRICT OPENING TO 125mm TO COMPLY						
R F R	ALUMINIUM	ALUMINIUM	DEVEAL		WITH NCC.					-	
	SLIDING OPEN / FIXED / OPEN	WHITE	REVEAL 140mm					-		-	
		COLOUR	GLAZING		SPECIAL NOTES						
	(W5) ASD 2018	WHITE	SINGLE PYRO	LYTIC		_					
	E ELEVATION / RUMPUS	INSECT SCREEN	LOW-E, (U-VA 5.7, SHGC:0								
	ALUMINIUM	ALUMINIUM	-	, ,							
F	SLDING	WHITE	REVEAL								
	OPEN / FIXED		I 40mm								
	(W6) ASW 0909	COLOUR WHITE	GLAZING SINGLE PYRO	NI VTIC	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.	-					
	E ELEVATION / SHOWER		LOW-E, (U-VA	ALUE:	THO HOLD CENT FIELD BY BOILD EN.						
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0	0.47)							
	SLIDING	ALUMINIUM	REVEAL					-		-	
	OPEN / FIXED	WHITE	I 40mm								
	(W7) ASW 0907	COLOUR	GLAZING		SPECIAL NOTES						
		WHITE	SINGLE CLEAR (U-VALUE: 7.0								
	S ELEVATION / RUMPUS	INSECT SCREEN	SHGC: 0.75)								
LLF	ALUMINIUM	ALUMINIUM	REVEAL		-			_		-	
	SLIDING OPEN / FIXED	WHITE	I 40mm		-					-	
		COLOUR	GLAZING		SPECIAL NOTES						
	(W8) ASW 0615	WHITE	SINGLE CLEAF			1					
	S ELEVATION / STAIRWELL	INSECT SCREEN	(U-VALUE: 7.6 SHGC: 0.75)								
F	ALUMINIUM	ALUMINIUM									
	SLIDING OPEN / FIXED	WHITE	REVEAL 140mm							-	
		COLOUR	GLAZING		SPECIAL NOTES						
	(W9) AAW 1018 Raked sill to fixed panel	WHITE	SINGLE PYRO	PLYTIC	SITE MEASURE.						
	W ELEVATION / BEDROOM 4	INIGECT CODES	LOW-E, (U-VA 5.7, SHGC:0	ALUE:	RESTRICT BOTTOM SASH OPENING TO 125mm						
F R	ALUMINIUM	INSECT SCREEN ALUMINIUM	J . / , J 16C:0	·-T/)	TO COMPLY WITH NCC.						
	AWNING		REVEAL]						
	FIXED / OPEN	WHITE	I 40mm								
FOR: MR D PERERA	4			AT: 18	HIGHLAND AVENUE. TOONGABE	3IE. NSW 2146		SCALE: 1: NTS SH	FET. 8 OF 8 1	DB NO: 7586/14	G Pana Pan