


BASIX COMMITMENTS			
CERTIFICATE NO. A200472			
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			
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR: FRAMED (0.7)	R0.60 (DOWN) (or R1.30 INCLUDING CONSTRUCTION)		
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: FRAME (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)		
FLAT CEILING, PITCHED ROOF	CEILING: R 1.95 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W1, W6, W8, W9, W10, W11, W12, W17, W18, W19, W20, W21, & W22,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
W2, W3, W4, W5, W7 W13, & W14, W16	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
W15,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		
SHADING DEVICES			
WINDOWS			
W2, W4, W5, W10, W13, & W14,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.29		
W1	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36		
W3, W6, W8, & W9,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43		
W12,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W7, W15, W16, W18, W19, W20, & W21,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
W11, & W22, & W17	NONE		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding			Gnutan
Gable Cladding			Surfmist
Cover Battens			Gnutan
Roof Sheeting			Woodland grey
Balcony Beam			Surfmist
Balcony Post			Surfmist
Balusters			Surfmist

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 28 N	
FINISHES	
BRICKWORK	COMMON BRICKWORK FOR PAINT FINISH
FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD
CLADDING	WEATHERTEX 'SELFLOK MILLWOOD SMOOTH' CLADDING TO NEW AND EXISTING EXTERNAL WALLS. 4.5mm FIBRE CEMENT BASE WITH TREATED PINE COVER BATTENS TO NEW AND EXISTING GABLE ENDS
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES & SLIDING DOORS	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CORRUGATED COLOUR: SELECT COLOUR
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET
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 BULLNOSE ARCHITRAVE: Ex. 75x25 BULLNOSE
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD" TO FIRST FLOOR & PRIMED HARDBOARD FLUSH TO GROUND FLOOR
STAIRCASE MAPLE TREADS & RISERS CUPBOARD UNDER TREADS 1 TO 14	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 18 @ 183mm GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: WOODLAND GREY
HOT WATER UNIT	CONNECT TO EXISTING HOT WATER UNIT.
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER GROUND FLOOR EXTERNAL: BY CAPE COD INTERNAL PAINTING TO ALTERATION AND RENOVATION WORK: BY 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.	
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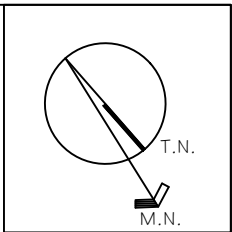
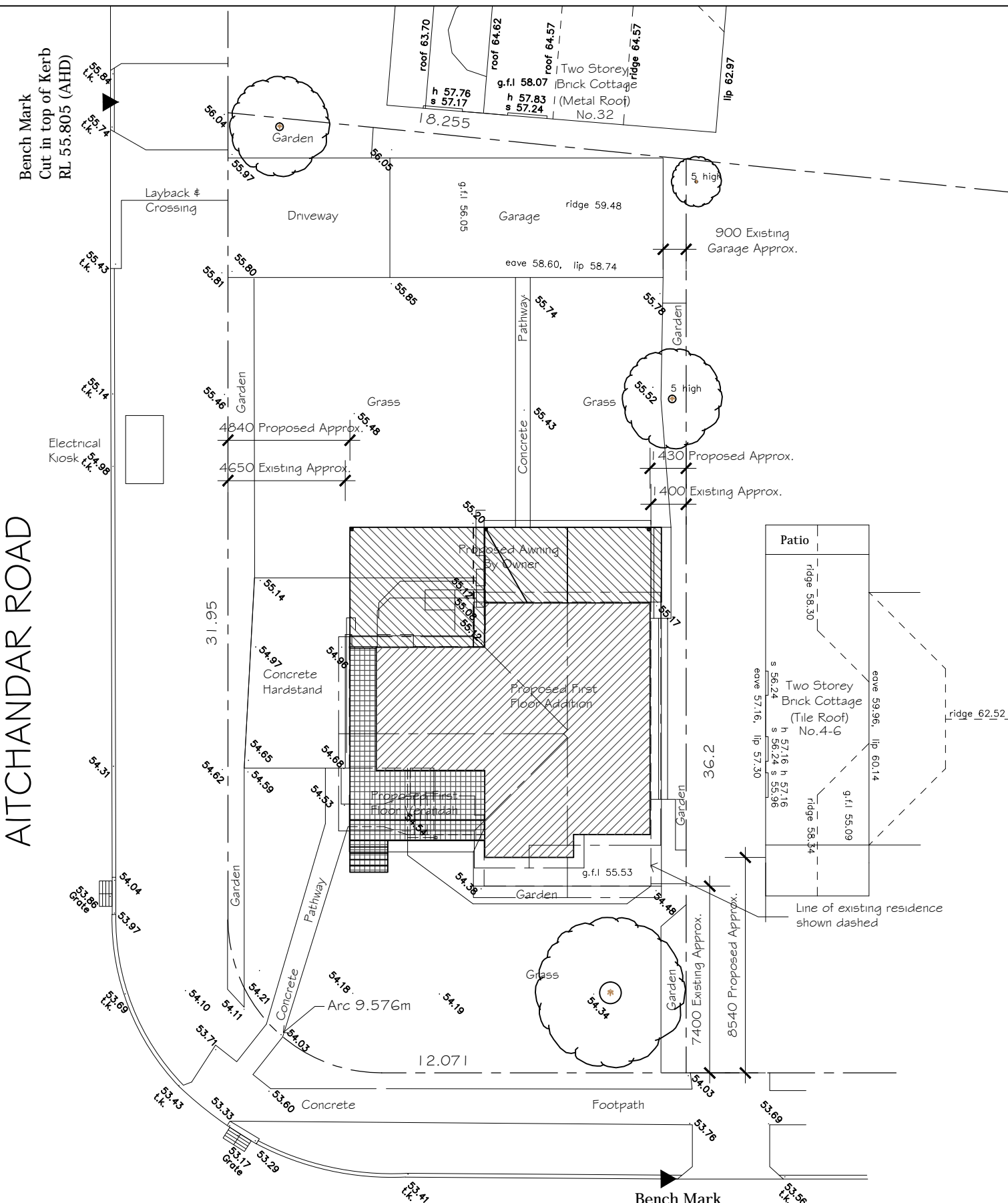
SPECIAL NOTES			
<ul style="list-style-type: none">AS PER THE BCA - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.BATHROOM SHOWER RECESS 1200 x 900mm.SHOWER SCREEN 2100mm HIGH.PROVIDE R2.0 BATTS TO NEW G/FLOOR EXTENSION WALLS.PROVIDE R3.0 BATTS TO G/FLOOR EXTENSION CEILING.PROVIDE R2.0 "EXPOL" BATTS TO G/FLOOR EXTENSION FLOOR.			
WORKS BY OWNER			
<ul style="list-style-type: none">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. AERIALPHONE AND/OR DATA CABLING.ALL ELECTRICAL WORK INCLUDING INSTALLATION OF SMOKE DETECTORS TO COMPLY IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC)ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.ALL WORKS ASSOCIATED WITH STRIPING THE EXISTING KITCHEN, DEMOLITION OF THE EXISTING FIREPLACE, CHIMNEY AND HEARTH AND DEMOLITION OF EXISTING INTERNAL/EXTERNAL WALLS AS NOTED ON THE GROUND FLOOR PLAN INCLUDING SAFE REMOVAL OF ASBESTOS LININGS.BLOCK INTERNAL OPENINGS AND CONSTRUCT STUD WALL AS NOTED ON THE GROUND FLOOR PLAN.RAISE THE FLOOR IN THE REAR PART OF THE LIVING AREA TO MATCH THE MAIN GROUND FLOOR LEVEL.SUPPLY & LAY CYPRESS PINE FLOORING TO GROUND FLOOR EXCLUDING LAUNDRY & BATHROOM.CONSTRUCT REAR PATIO STRUCTURE COMPLETE WITH NEW STORMWATER.SUPPLY ENTRY DOOR WITH SIDELIGHTS & DOOR FURNITURE.SUPPLY & INSTALLATION OF NEW FIREPLACE & FWE.SUPPLY WALL INSULATION TO EXISTING GROUND FLOOR EXTERNAL WALLS (IF REQUIRED).MAKE GOOD TO NEW AND DISTURBED INTERNAL SURFACES TO EXISTING GROUND FLOOR WITH THE EXCEPTION OF THE NEW WALLS TO STAIRWELL & STAIR CUPBOARD.			
L	FINAL CONSTRUCTION	S.C.	09-02-15
K	CONSTRUCTION CERTIFICATE	S.M.	29-01-15
J	TO BOQ & CONTRACTS	C.S.	28-01-15
I	TO COUNCIL	N.E.	05-11-14
G	CLIENT/CONSULTANT CHECK PLAN POV 15805	K.B.	13-10-14
F	BASIX & SURVEY ADDED & TO COUNCIL	N.E.	25-09-14
E	POV. 15642	C.S.	16-09-14
D	POV. 15538	C.S.	12-08-14
C	POV. 15230 & 15357	N.E.	30-06-14
B	TO CLIENT	N.L.	28-04-14
A	TECHNICAL	MJB	04-04-14
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: ROSS ALLEN			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR D TOMASIC			
AT 2 NANBAREE ROAD RYDE NSW 2112			
COUNCIL: RYDE CITY			
		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 9		JOB NO: 7539/14	
		L	

Site Plan

No. : 2
Lot. : 33
DP : 35796
AREA : 638.6m² (By Title)
: 666.2m² (By Calc)

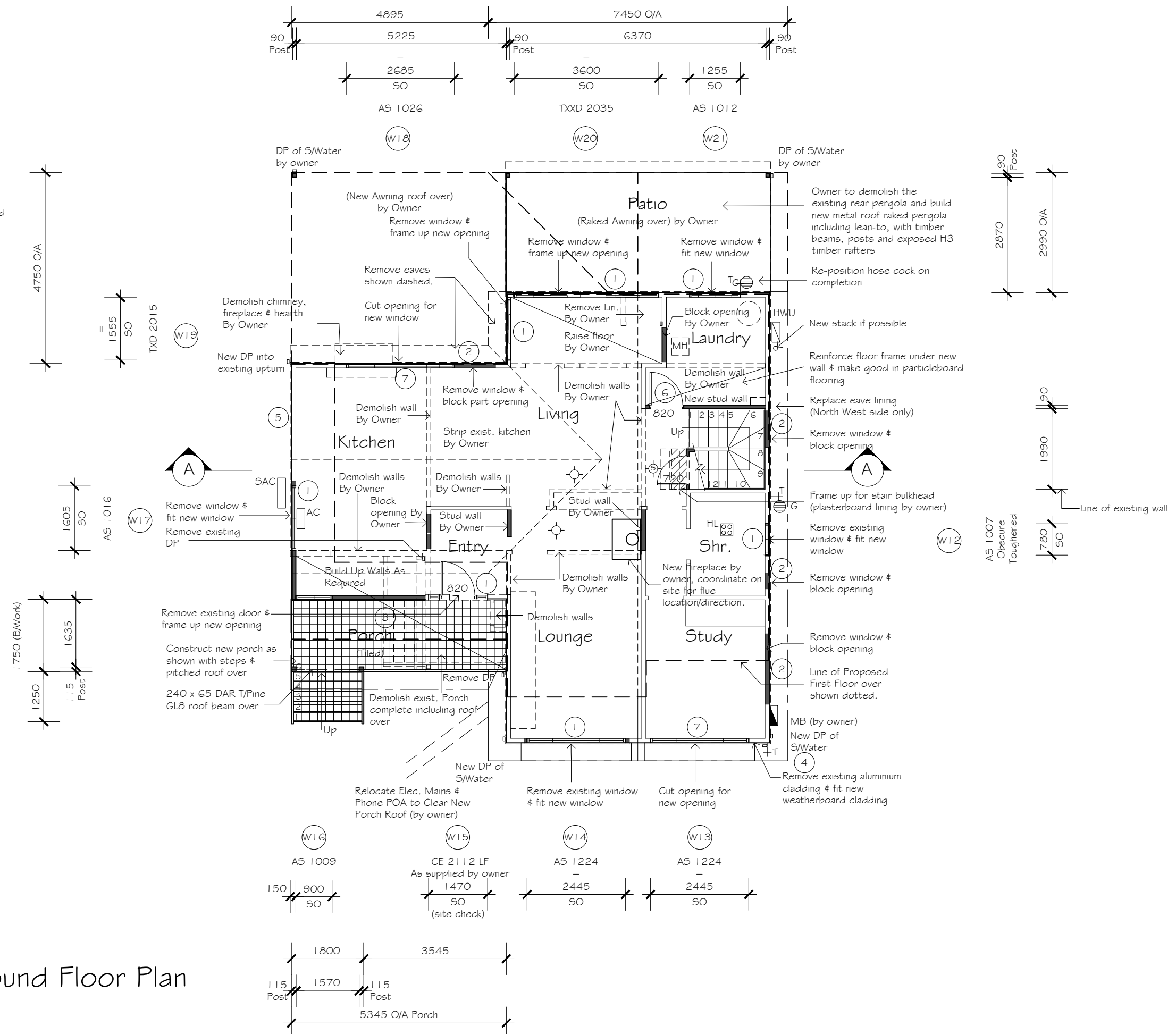
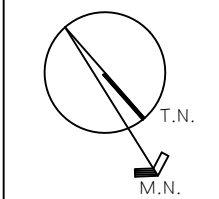
AITCHANDAR ROAD

NANBAREE ROAD



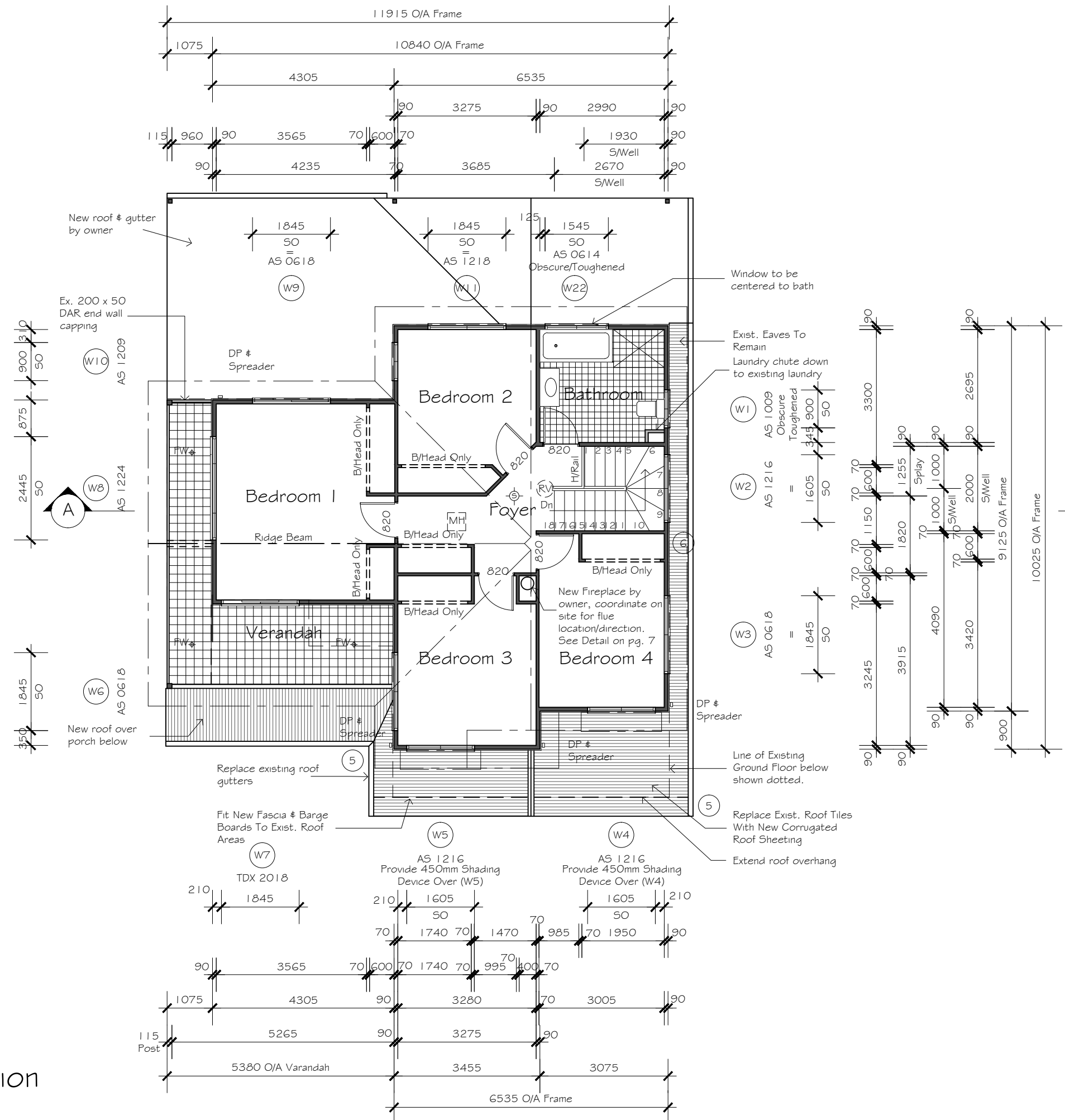
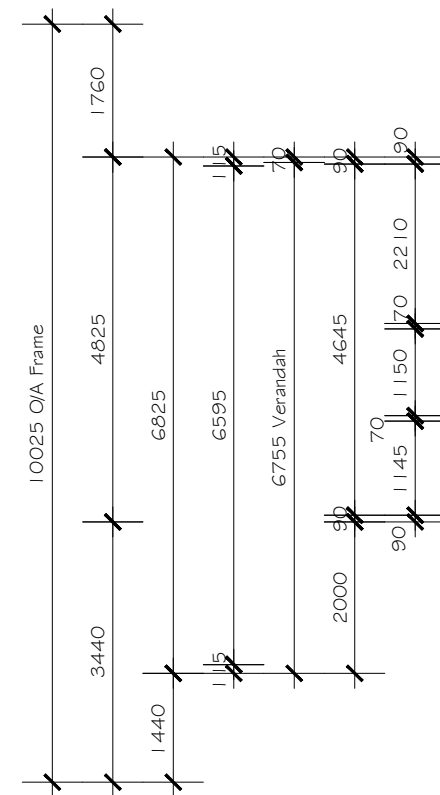
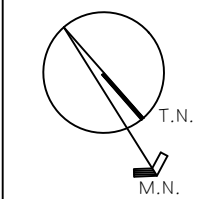
Legend

- Existing Smoke Detector
- Proposed Smoke Detector By Owner
- Exist. Heater/Light
- Compressor
- Wall Mounted Air Conditioning Unit - Relocate By Owner If Required
- Proposed Wall Mounted Hot Water Unit Location
- Remove Exist. HWU
- Gully
- Garden Tap
- Manhole
- TV Antenna - Owner to relocate as required
- Proposed Electrical Meter Box Location
- New Downpipe - Connect Into Exist. Stormwater Upturn
- Exist. Downpipe - No Stormwater Connection

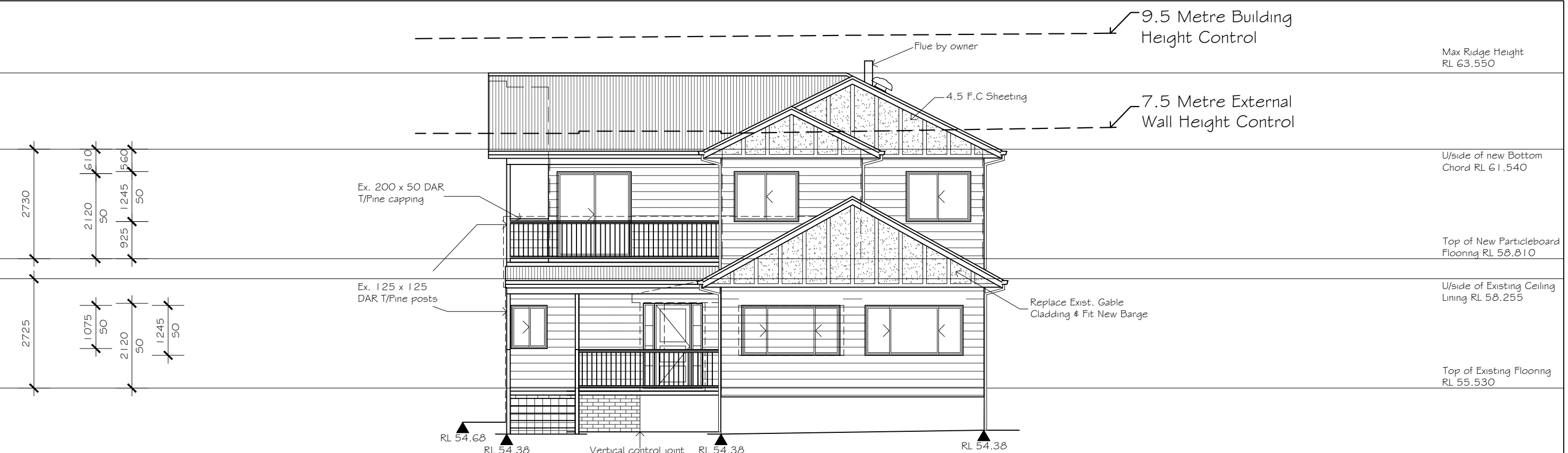


Legend

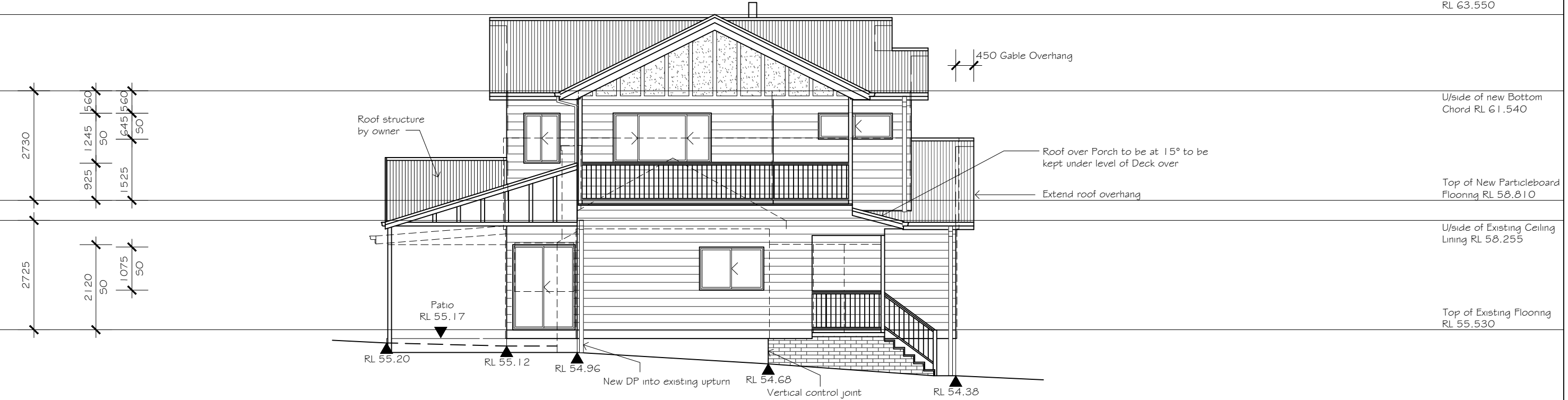
- Smoke Detector
- Manhole
- Downpipe
- Power Roof Ventilator
- Floor Waste



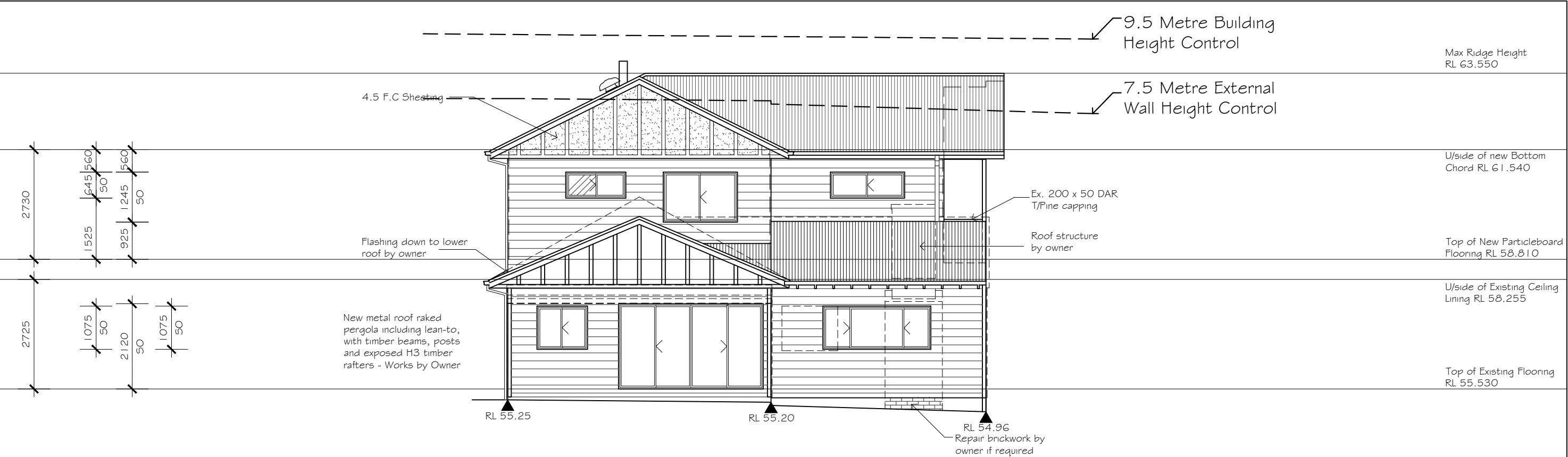
Proposed First Floor Addition



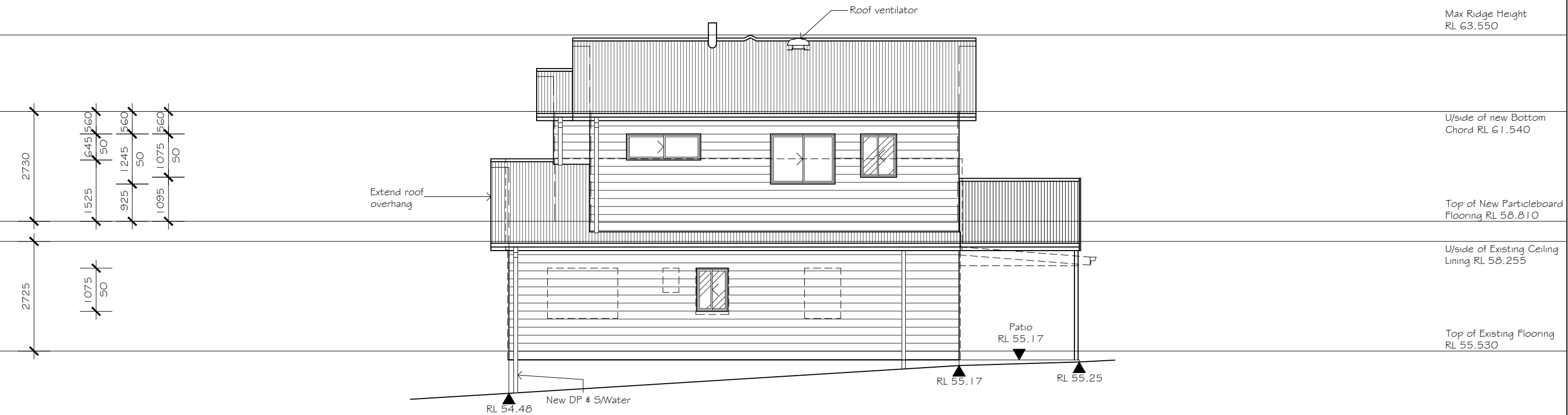
North East Elevation



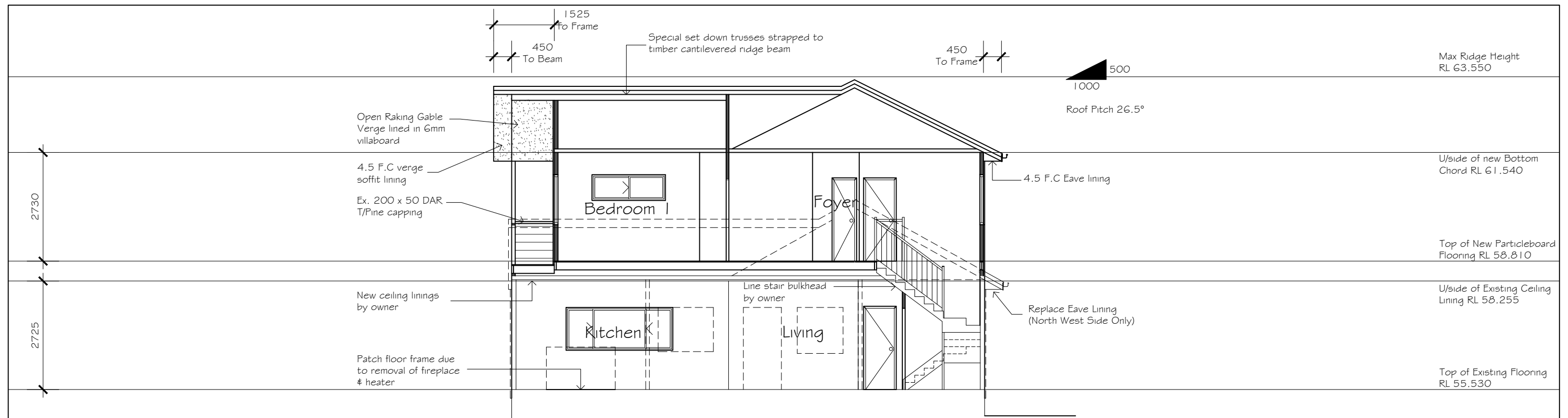
South East Elevation



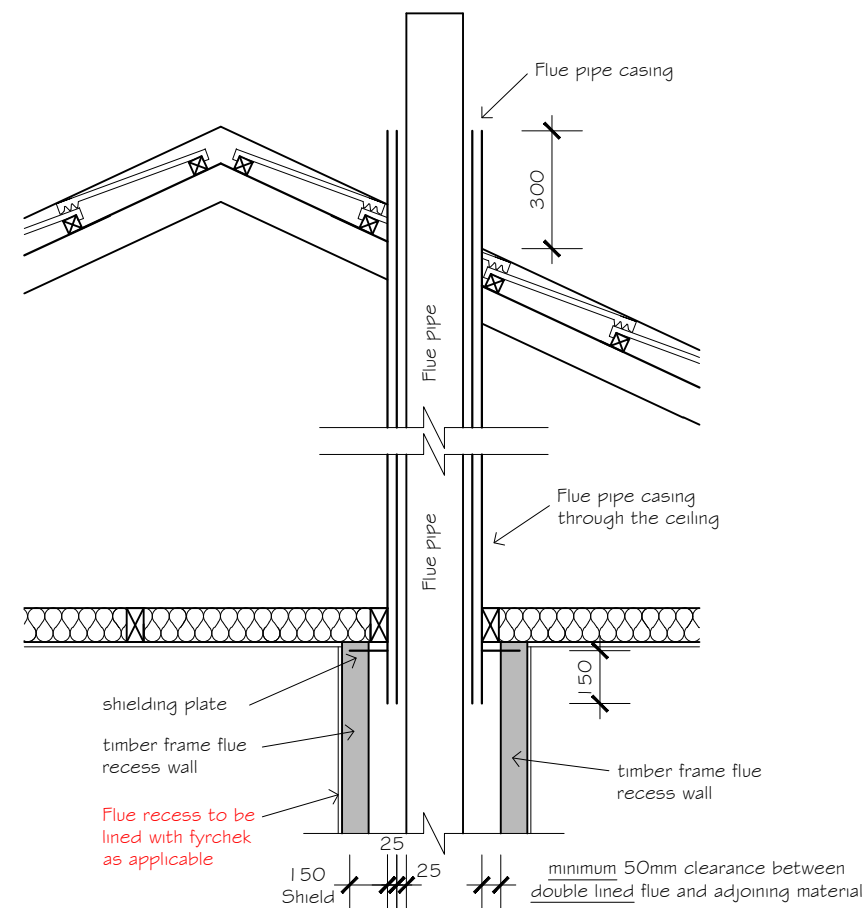
South West Elevation



North West Elevation



Section A-A



Flue construction concept detail

Scale 1:20 as per NCC 3.7.3

WINDOW SCHEDULE (BASIX A200472)				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.									
				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 1009	COLOUR	GLAZING	SPECIAL NOTES			W10 AS 1209	COLOUR	GLAZING	SPECIAL NOTES					
	NW ELEVATION / BATHROOM	SURFMIST	OBSCURED TOUGHENED, (OR U-VALUE: 7.63, SHGC: 0.75)				SE ELEVATION / BED 2	SURFMIST	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.					
	ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN							
	SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL				SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL						
			140mm						140mm						
	W2 AS 1216	COLOUR	GLAZING	SPECIAL NOTES			W11 AS 1218	COLOUR	GLAZING	SPECIAL NOTES					
	NW ELEVATION / STAIR WELL	SURFMIST	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)				SW ELEVATION / BED 2	SURFMIST	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.					
	ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN							
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL				SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL						
			140mm						140mm						
	W3 AS 0618	COLOUR	GLAZING	SPECIAL NOTES			W12 AS 1007	COLOUR	GLAZING	SPECIAL NOTES					
	NW ELEVATION / BED 4	SURFMIST	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.			NW ELEVATION / SHOWER RM	SURFMIST	OBSCURED TOUGHENED, (OR U-VALUE: 7.63, SHGC: 0.75)						
	ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN							
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL				SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL						
			140mm						140mm						
	W4 AS 1216	COLOUR	GLAZING	SPECIAL NOTES			W13 AS 1224	COLOUR	GLAZING	SPECIAL NOTES					
	NE ELEVATION / BED 4	SURFMIST	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.			NE ELEVATION / STUDY	SURFMIST	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)						
	ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN							
	SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL				SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL						
			140mm						140mm						
	W5 AS 1216	COLOUR	GLAZING	SPECIAL NOTES			W14 AS 1224	COLOUR	GLAZING	SPECIAL NOTES					
	NE ELEVATION / BED 3	SURFMIST	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.			NE ELEVATION / LOUNGE	SURFMIST	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)						
	ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN							
	SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL				SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL						
			140mm						140mm						
	W6 AS 0618	COLOUR	GLAZING	SPECIAL NOTES			W15 CE 2112LF As supplied by owner	COLOUR	GLAZING	SPECIAL NOTES					
	SE ELEVATION / BED 3	SURFMIST	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.			NE ELEVATION / ENTRY	SURFMIST	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)						
	ALUMINIUM	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN							
	SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL				HINGED DOOR/ FIXED SIDELIGHT	N/A	REVEAL						
			140mm												
	W7 TDX 2018	COLOUR	GLAZING	SPECIAL NOTES			W16 AS 1009	COLOUR	GLAZING	SPECIAL NOTES					
	NE ELEVATION / BED 1	SURFMIST	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)				NE ELEVATION / KITCHEN	SURFMIST	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)						
	ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN							
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL				SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL						
			140mm						140mm						
	W8 AS 1224	COLOUR	GLAZING	SPECIAL NOTES			W17 AS 1016	COLOUR	GLAZING	SPECIAL NOTES					
	SE ELEVATION / BED 1	SURFMIST	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)				SE ELEVATION / KITCHEN	SURFMIST	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)						
	ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN							
	SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL				SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL						
			140mm						140mm						
	W9 AS 0618	COLOUR	GLAZING	SPECIAL NOTES			W18 AS 1026	COLOUR	GLAZING	SPECIAL NOTES					
	SW ELEVATION / BED 1	SURFMIST	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.			SW ELEVATION / KITCHEN	SURFMIST	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)						
	ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN							
	SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL				SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL						
			140mm						140mm						
FOR: MR D TOMASIC				AT: 2 NANBAREE ROAD, RYDE. NSW 2112				SCALE: 1 : NTS		SHEET: 8 OF 9		JOB NO: 7539/14		L	

WINDOW SCHEDULE (BASIX A200472)				CLIENT:		ALUMINIUM TREND 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 B.C.A 3.9.2.5				CLIENT:		STANDARD ALUMINIUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, WHITE BIRCH, ANODIC OFF WHITE, PRIMROSE GLOSS, ANODIC NATURAL MATT, STONE BEIGE, WOODLAND GREY, ULTRA BLACK. DESIGNER'S COLOURS AVAILABLE: DUNE, JASPER, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, MONUMENT, TREND METALLIC CHARCOAL.				
				BUILDER:DATE:					TERRAIN: 3 WIND LOAD: W 28 N	
	W19 TXD 2015	COLOUR SURFMIST	GLAZING	SPECIAL NOTES						
	SE ELEVATION / LIVING	INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)							
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL							
	SLIDING FIXED / OPEN		140mm							
	W20 TXXD 2035	COLOUR SURFMIST	GLAZING	SPECIAL NOTES						
	SW ELEVATION / LIVING	INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)							
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL							
	SLIDING FIXED / OPEN / OPEN / FIXED		140mm							
	W21 AS 1012	COLOUR SURFMIST	GLAZING	SPECIAL NOTES						
	SW ELEVATION / LAUNDRY	INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)							
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL							
	SLIDING FIXED / OPEN		140mm							
	W22 AS 0614	COLOUR SURFMIST	GLAZING	SPECIAL NOTES						
	SW ELEVATION / BATHROOM	INSECT SCREEN	OBSCURED TOUGHENED, (OR U-VALUE: 7.63, SHGC: 0.75)							
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL							
	SLIDING OPEN / FIXED		140mm							

FOR: MR D TOMASIC

AT: 2 NANBAREE ROAD, RYDE. NSW 2112

SCALE: 1 : NTS

SHEET: 9 OF 9

JOB NO: 7539/14

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