
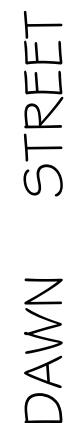


| BASIX COMMITMENTS | | | |
|---|---|--|--|
| CERTIFICATE NO. A248368 | | | |
| FIXTURES AND SYSTEMS | | | |
| LIGHTING | MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS | | |
| WET AREAS: NEW OR ALTERED | SHOWER HEADS TOILETS TAPS | 3 STAR RATED 3 STAR RATED 3 STAR RATED | |
| INSULATION REQUIREMENTS | | | |
| FLOOR ABOVE EXISTING DWELLING OR BUILDING | NIL | | |
| EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD) | R 1.30 (or R 1.70 INCLUDING CONSTRUCTION) | | |
| FLAT CEILING, PITCHED ROOF | CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70) | | |
| GLAZING REQUIREMENTS | | | |
| WINDOWS | | | |
| W3, & W6, | STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75) | | |
| W1, W2, W4, W5, W7, & W8, | STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47) | | |
| SHADING DEVICES | | | |
| WINDOWS | | | |
| W1, W2, W5, W6, W7, & W8, | EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM | | |
| W3, & W4, | EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

FINAL CONSTRUCTION.

| SPECIFICATION SUMMARY | | SPECIAL NOTES | |
|--|---|--|--|
| STRUCTURAL TIMBER - All to ASA 1684.2 | | <ul style="list-style-type: none">• 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 ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).• PROVIDE 500MM LEVEL EAVE OVERHANG TO EASTERN (FRONT) ELEVATION END ONLY.• PROVIDE A VENTIS HOME VENTILATION SYSTEM TO PROPOSED ROOF SPACE.• INSTALL ONE (1) FREE STANDING BATH & TAPWARE (AS SUPPLIED BY OWNER) | |
| 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 | N/A | | |
| FLOORING | 19MM STRUCTURAL PARTICLEBOARD | | |
| CLADDING | 300mm HARDIPLANK " WOODGRAIN" CLADDING OVER POLASTIC INSULATION BLANKET SYSTEM | | |
| 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 COLONIAL ARCHITRAVE: Ex. 75x25 COLONIAL | | |
| INTERNAL DOORS | PRIMED HARDBOARD HOLLOW HUME 'CHATEAU' HINGED & CAVITY SLIDING DOORS | | |
| STAIRCASE MDF TREADS & PINE RISERS LINED UNDER CUPBOARD UNDER TREADS | TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 16 @ 186mm GOING: 240mm (260mm TREAD) | | |
| FASCIA BOARDS | MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WHITE | | |
| GUTTERS & DOWNPIPES | TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WHITE DOWNPIPE COLOUR: WHITE | | |
| HOT WATER UNIT | CONNECT TO EXISTING | | |
| PAINING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK | FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINING 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. | | | |

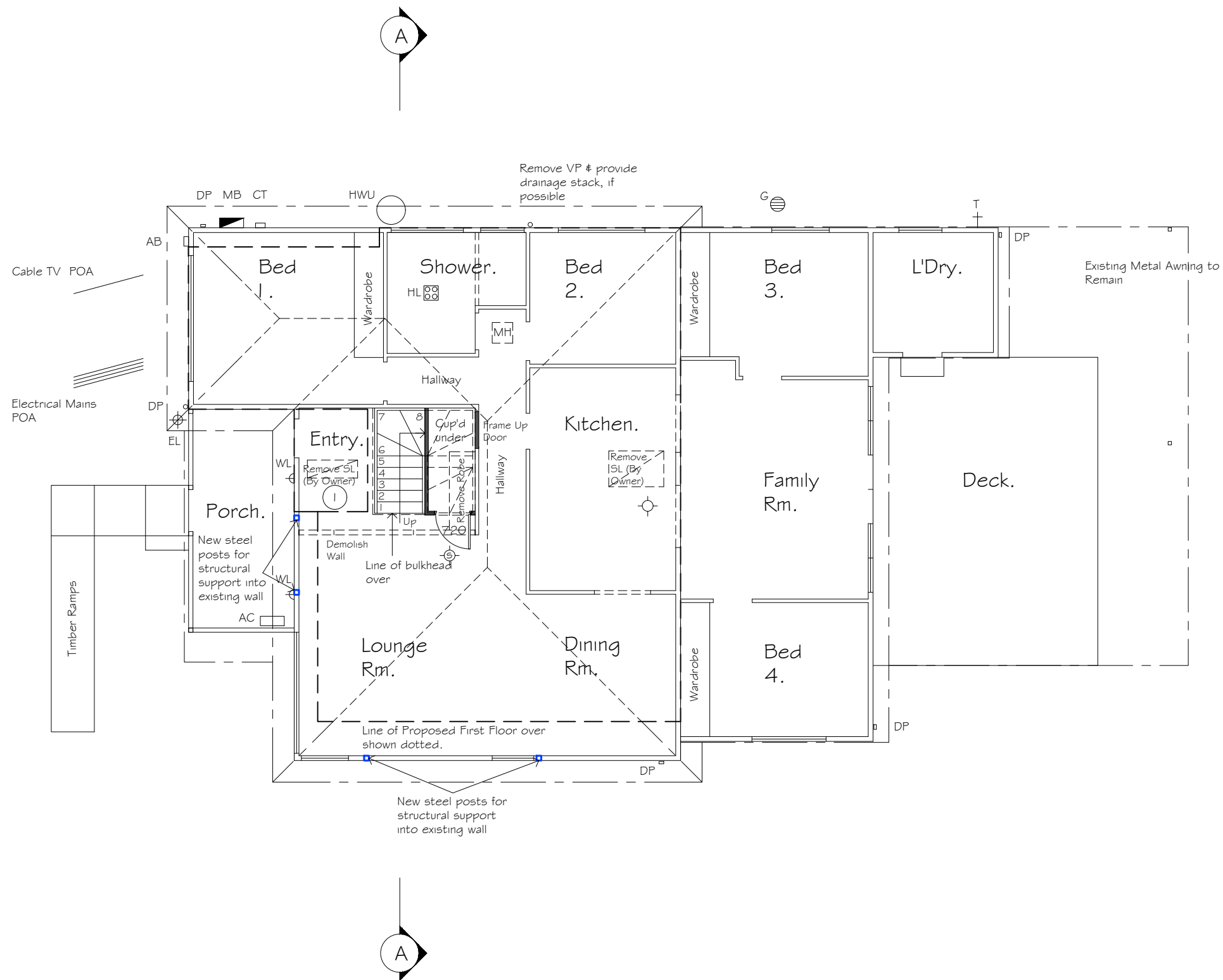
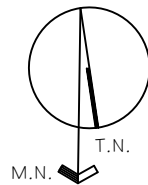
| WORKS BY OWNER | | | |
|--|--------------------------|--|----------|
| <ul style="list-style-type: none">• REMOVAL & INSTALLATION OF T.V ANTENNA IF REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS.• CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL• PHONE AND/OR DATA CABLING.• SUPPLY ONE (1) FAN/LIGHT/HEATER UNIT.• SUPPLY & INSTALLATION OF AN INSECT SCREEN TO NEW EXTERNAL DOOR.• SUPPLY (1) FREE STANDING BATH INCLUDING TAPWARE.• MAKING GOOD OF FLOATING FLOOR WHERE WALLS ARE BEING REMOVED.• REMOVAL OF GROUND FLOOR SKYLIGHTS & MAKING GOOD OF CEILING LININGS AFFECTED. | | | |
| | | | |
| G | FINAL CONSTRUCTION | N.L. | 06-06-16 |
| F | TO CONTRACTS | S.C. | 20-05-16 |
| E | NEW BASIX ADDED | N.E. | 03-05-16 |
| D | BASIX ADDED & TO COUNCIL | N.E. | 02-03-16 |
| C | POV 17531 | SC | 22-01-16 |
| B | TO CLIENT | CS | 21-12-15 |
| A | TECHNICAL | JGI, | 27-11-15 |
| No. | ISSUE | DRAWN | DATE |
| DESIGN CONSULTANT: MARK ALLEN. | | | |
| PROPOSED ADDITIONS & ALTERATIONS | | | |
| FOR MR. B. LE. & MS. M. DIEP. | | | |
| AT 95 DAWN STREET, GREYSTANES. NSW. 2145. | | | |
| COUNCIL: HOLROYD 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 8 | | JOB NO: 7722/15 | G |



No. : 95
Lot. : 19
DP : 231679
AREA: 556.4m² (By Title)
: 560.6m² (By Calc)

Legend

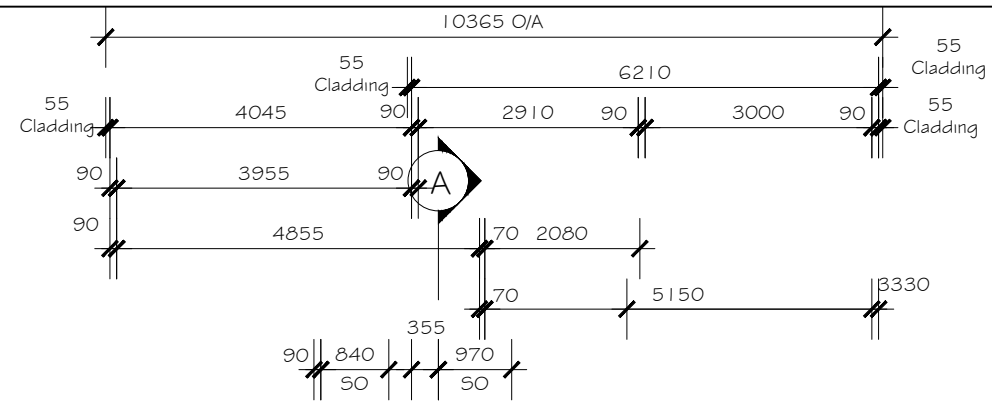
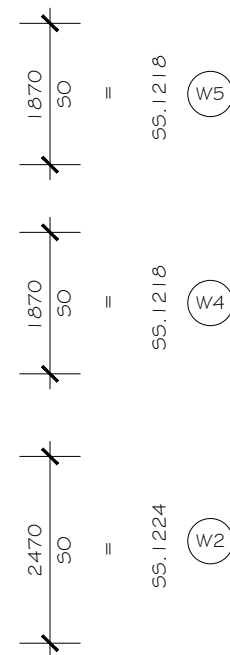
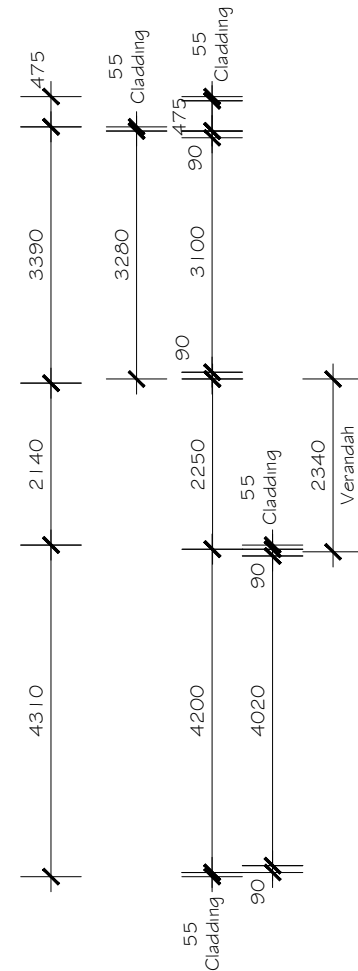
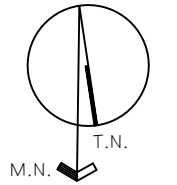
- AC Air Conditioning Unit
Wall Mounted
- AB Alarm Box
- CT Cable TV Box
- DP Downpipe
- EL Eave Light
- G Gully
- HL Heater/Light
- HWU Hot Water Unit
- MH Manhole
- MB Meter Box - Electrical
- SL Skylight - To be removed by Owner
- SD Smoke Detector - Existing
- SD Smoke Detector
- T Tap - Garden
- VP Sewer Vent Pipe
- WL Wall Light



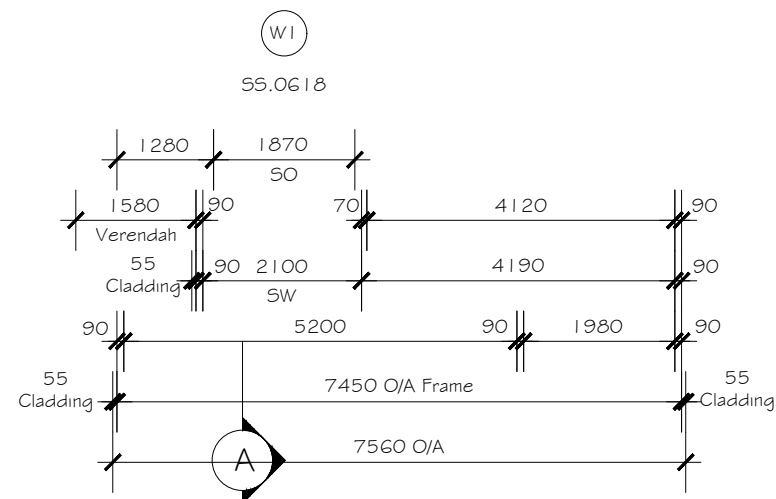
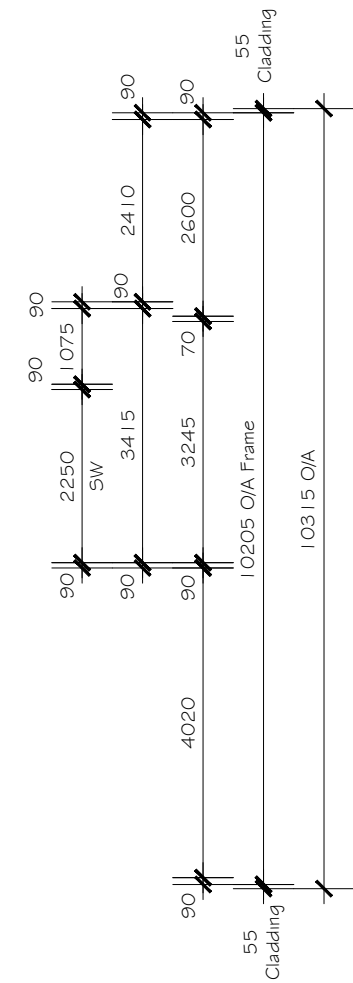
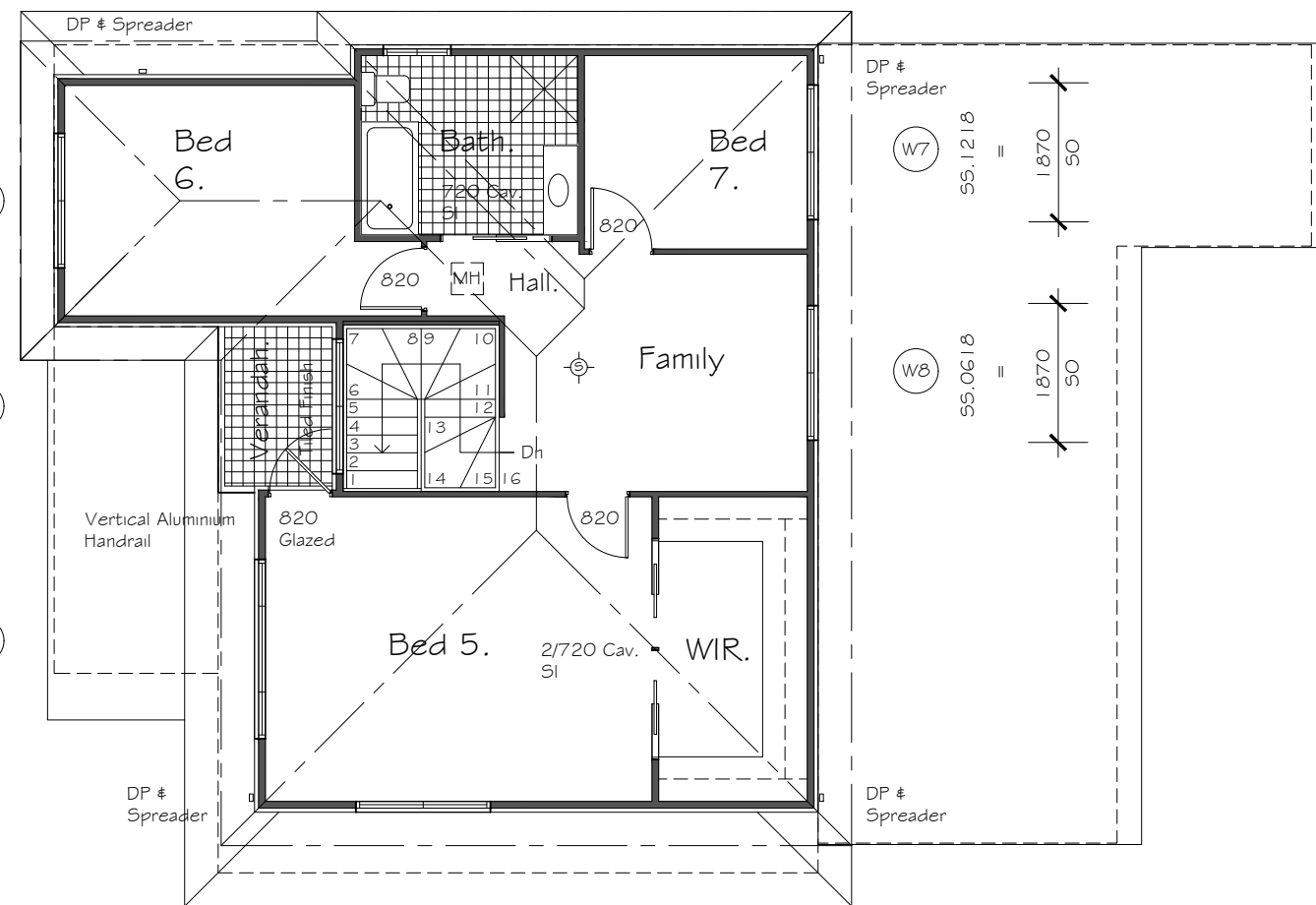
Ground Floor Plan

Legend

- | | |
|----|-----------------|
| DP | Downpipe |
| | Manhole |
| RV | Roof Ventilator |
| | Smoke Detector |



QH 2107 55.0609
Obs & Toughened



Proposed First Floor Addition

9.0 Metre Building
Height Control

Re-use existing concrete roof
tiles

Max Ridge Height
RL 81.920

U/side of new Bottom
Chord RL 80.220

Top of New Particleboard
Flooring RL 77.790

U/side of Existing Ceiling
Lining RL 77.270

Top of Existing Flooring
RL 74.840

East Elevation.

500 O/H
to Cladding

500 O/H
to Cladding

450 O/H
to Cladding

Re-use existing roof
tiles

Max Ridge Height
RL 81.920

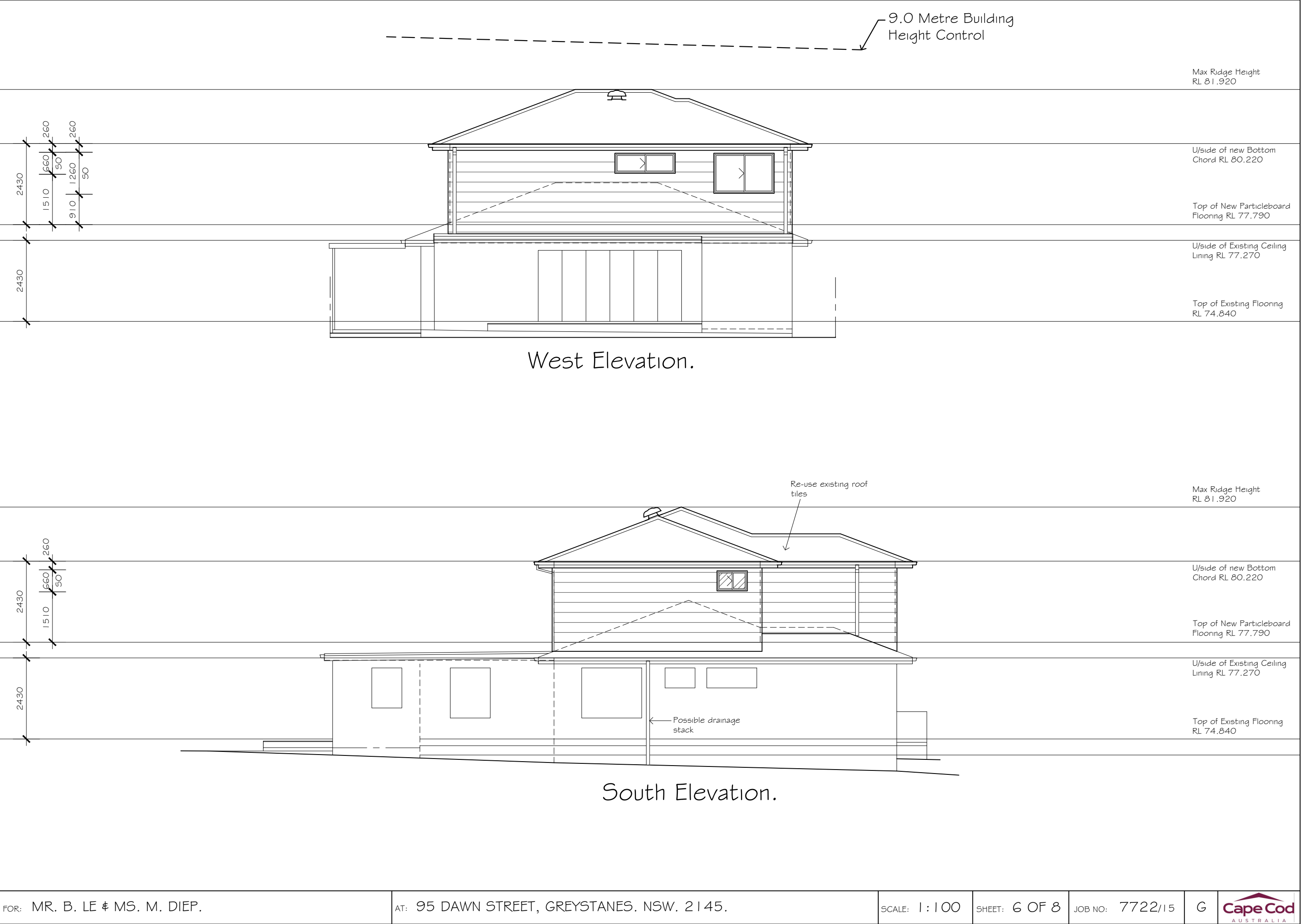
U/side of new Bottom
Chord RL 80.220

Top of New Particleboard
Flooring RL 77.790

U/side of Existing Ceiling
Lining RL 77.270

Top of Existing Flooring
RL 74.840

North Elevation.



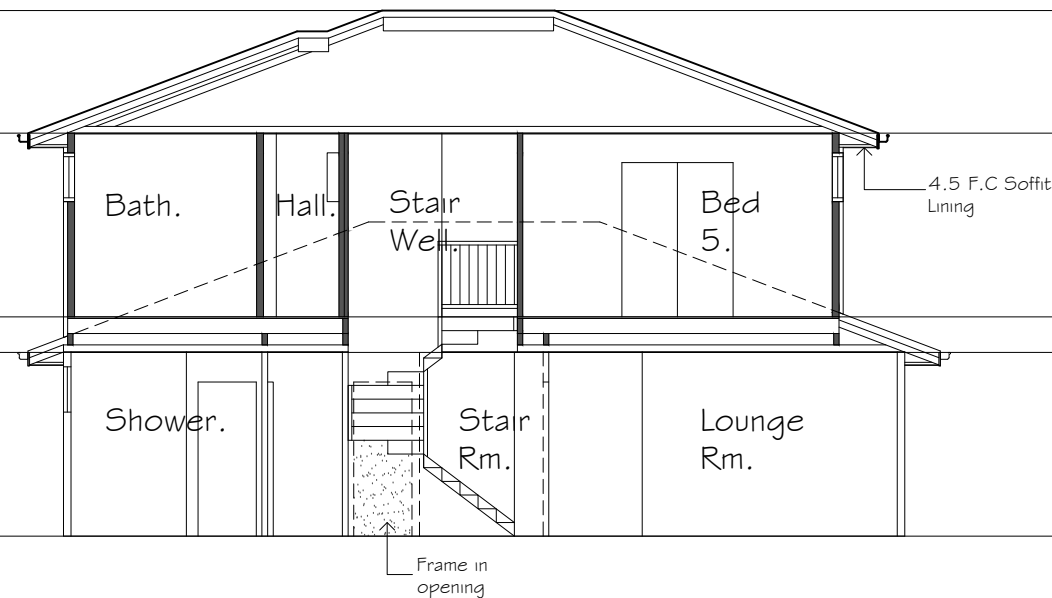
505 O/H
to Frame
450 O/H
to Cladding

375
1000

Roof Pitch 20.5°

Max Ridge Height
RL 81.920

2430



U/side of new Bottom
Chord RL 80.220

Top of New Particleboard
Flooring RL 77.790

U/side of Existing Ceiling
Lining RL 77.270

Top of Existing Flooring
RL 74.840

Section A-A

| WINDOW SCHEDULE (BASIX A248368) | | | | CLIENT: | | ALUMINIUM TREND WINDOWS: | | | | | | | | | |
|---|-----------------------------|---------------------------|---|---|---------------|---|--|----------------|--|------------------------------|--|-----------------|--|---|--|
| STANDARD NOTES: | | | | CLIENT: | | STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, 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 NCC 3.9.2.5 | | | | BUILDER:DATE: | | DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE. | | | | TERRAIN: 3 WIND LOAD: W 28 N | | | | | |
| | W1 | SS 0618 | COLOUR | GLAZING | SPECIAL NOTES | | | | | | | | | | |
| | N 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 | REVEAL | | | | | | | | | | | | |
| | | N/A | 140mm | | | | | | | | | | | | |
| | W2 | SS 1224 | COLOUR | GLAZING | SPECIAL NOTES | | | | | | | | | | |
| | E 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 / OPEN | ALUMINIUM FIBREGLASS MESH | REVEAL | | | | | | | | | | | | |
| | | N/A | 140mm | | | | | | | | | | | | |
| | W3 | QH 2107 | COLOUR | GLAZING | | | | | | | | | | | |
| | S ELEVATION / BEDROOM 5 | PEARL WHITE | SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) | | | | | | | | | | | | |
| | ALUMINIUM | INSECT SCREEN | | | | | | | | | | | | | |
| | HINGED OPEN | BY OWNER | | | | | | | | | | | | | |
| | | | REVEAL | | | | | | | | | | | | |
| | | 140mm | | | | | | | | | | | | | |
| | W4 | SS 1218 | COLOUR | GLAZING | | | | | | | | | | | |
| | E ELEVATION / STAIRWELL | PEARL WHITE | SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) | | | | | | | | | | | | |
| | ALUMINIUM | INSECT SCREEN | | | | | | | | | | | | | |
| | SLIDING OPEN / FIXED | ALUMINIUM FIBREGLASS MESH | REVEAL | | | | | | | | | | | | |
| | | N/A | 140mm | | | | | | | | | | | | |
| | W5 | SS 1218 | COLOUR | GLAZING | | | | | | | | | | | |
| | E 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 | REVEAL | | | | | | | | | | | | |
| | | N/A | 140mm | | | | | | | | | | | | |
| | W6 | SS 0609 | COLOUR | GLAZING | | | | | | | | | | | |
| | S ELEVATION / BATHROOM | PEARL WHITE | SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) | OBSCURE FILM BY BUILDER. | | | | | | | | | | | |
| | ALUMINIUM | INSECT SCREEN | | | | | | | | | | | | | |
| | SLIDING OPEN / FIXED | ALUMINIUM FIBREGLASS MESH | REVEAL | | | | | | | | | | | | |
| | | N/A | 140mm | | | | | | | | | | | | |
| | W7 | SS 1218 | COLOUR | GLAZING | | | | | | | | | | | |
| | W ELEVATION / BEDROOM 7 | 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 | REVEAL | | | | | | | | | | | | |
| | | N/A | 140mm | | | | | | | | | | | | |
| | W8 | SS 0618 | COLOUR | GLAZING | | | | | | | | | | | |
| | W ELEVATION / FAMILY RM | PEARL WHITE | SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) | | | | | | | | | | | | |
| | ALUMINIUM | INSECT SCREEN | | | | | | | | | | | | | |
| | SLIDING OPEN / FIXED | ALUMINIUM FIBREGLASS MESH | REVEAL | | | | | | | | | | | | |
| | | | 140mm | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| FOR: MR. B. LE & MS. M. DIEP. | | | | AT: 95 DAWN STREET, GREYSTANES. NSW. 2145. | | | | SCALE: 1 : NTS | | SHEET: 8 OF 8 | | JOB NO: 7722/15 | | G | |