


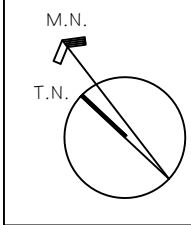
BASIX COMMITMENTS					
CERTIFICATE NO. A2G3839_02					
FIXTURES AND SYSTEMS					
LIGHTING		MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS			
WET AREAS: NEW OR ALTERED		SHOWER HEADS TOILETS TAPS		3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS					
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL			
EXTERNAL WALL: 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)			
GLAZING REQUIREMENTS					
WINDOWS					
W1, W7, W8, W9, W10, # W11,		TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)			
W2, W3, W4, W5, # W6		TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)			
SHADING DEVICES					
WINDOWS					
W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, # W11		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM			
EXTERNAL PAINT SCHEDULE					
ITEM	BRAND eg. WATTYL	CODE	COLOUR		
Window Hardware	Stegbar		Sattin Chrome		
Insect Screen	Haymes		Clear Natural		
Window Frame	Haymes		Clear Natural		
Wall Cladding	Dulux		Beige Special		
Soffit Lining	Haymes		White		
Carport Roof	Colorbond		Jasper		
Carport Gutter	Colorbond		Jasper		

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 FOUR (4) DOWNLIGHT FITTINGS (AS SUPPLIED BY THE OWNER).• INSTALL ONE (1) SHOWER MIXER TAP (AS SUPPLIED BY THE OWNER).• INSTALL ONE (1) WALL HUNG DOUBLE BOWL VANITY (AS SUPPLIED BY THE OWNER).• PROVIDE A DUCTED HOME VENTILATION SYSTEM WITH THREE (3) OUTLETS.• SUPPLY & INSTALL AN ACOUSTIC INSULATION MEMBRANE (WAVEBAR 6KG) UNDER THE FLOORING TO PROPOSED BEDROOM 3 AND RUMPU5.• PROVIDE A LUANDRY CHUTE FROM THE FIRST FLOOR WIR TO EXISTING LAUNDRY.• PROVIDE 2 OFF SINGLE TREADS TO PROPOSED ENSUITE.• REMOVAL OF EXISTING HWU.					
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CT5 70 X 35 INT. STUDS @ .600 CT5						ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CT5	
FLOOR: 190x45mm MIN. FLOOR JOISTS						WIND LOAD W 28 N	
FINISHES							
BRICKWORK	N/A	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 FOUR (4) DOWNLIGHT FITTINGS.• ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING FIREPLACE AND FLUE.• ALL WORK ASSOCIATED WITH THE FIT-OUT OF THE WALK IN ROBE.• SUPPLY ONE (1) SHOWER MIXER TAP & ONE (1) LINEAL WASTE.• SUPPLY ONE (1) WALL HUNG DOUBLE BOWL VANITY.• ALL WORKS ASSOCIATED WITH THE PROPOSED CARPORT.• RE-SIZE & REPLACEMENT OF EXISTING GROUND FLOOR BATHROOM WINDOW.• REMOVAL AND / OR RELOCATION OF EXISTING GROUND FLOOR SOLAR PANELS.• SUPPLY WALL HUNG SINGLE BOWL VANITY & TAPS.• SUPPLY BATHTUB,TAPS & WASTE.• SUPPLY FRAMELESS SHOWER SCREEN.• REMOVAL OF THE EXISTING ANTENNA FROM ROOF SPACE.• ALL WORKS ASSOCIATED WITH THE STRIP OUT OF SHOWER RECESS WITHIN THE G/FL LAUNDRY ROOM, INCLUDING THE CAPPING OFF OF EXIST. SHOWER SERVICES TO ALLOW FOR LAUNDRY CHUTE.• ALL WORKS ASSOCIATED WITH THE CAPPING OFF OF THE EXIST. FLUE.					
FLOORING	19MM STRUCTURAL PARTICLEBOARD						
CLADDING	75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH (TO MATCH EXISTING AS CLOSE AS POSSIBLE)						
WINDOWS - STEGBAR KEYPED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR						
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: WESTERN RED CEDAR MESH: FIBREGLASS						
ROOF COVERING	TERRA COTTA 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 R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES						
INTERNAL FIXINGS	DAR: PACIFIC MAPLE SKIRTING: Ex. 75x25 COLONIAL ARCHITRAVE: Ex. 100x25 COLONIAL						
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"						
STAIRCASE MAPLE TREADS & RISERS CUT STRINGERS	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 18 @ 183mm GOING: 240mm (260mm TREAD)						
FASCIA	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: JASPER						
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: JASPER DOWNPIPE COLOUR: JASPER						
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.							

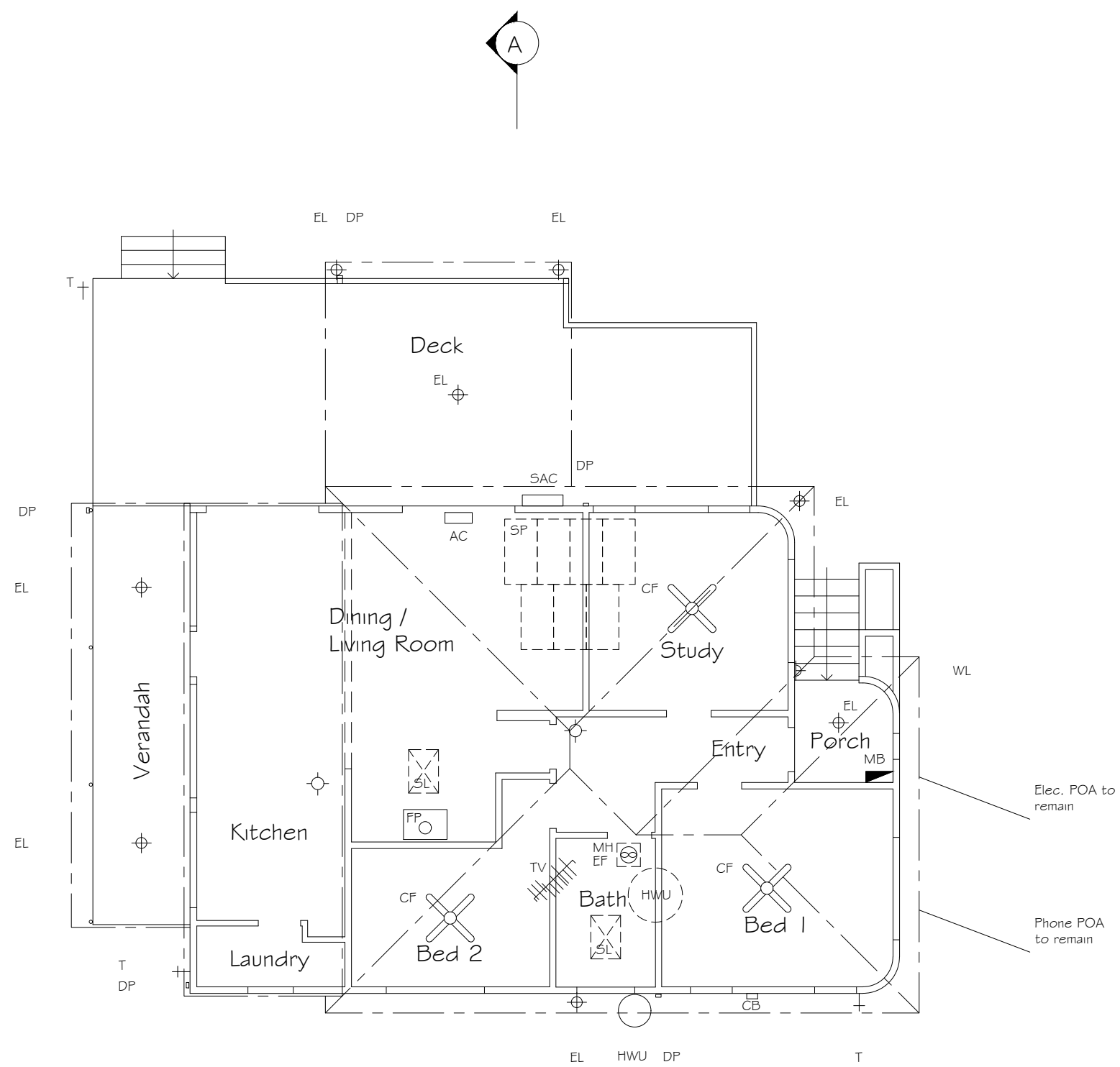
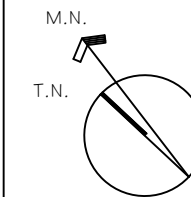
J	AMENDED FINAL CONSTRUCTION	S.M.	11-08-17
I	CONSTRUCTION CERTIFICATE AMENDED	S.C.	26-06-17
H	CONSTRUCTION CERTIFICATE	B.J.P.	14-06-17
G	FINAL CONSTRUCTION	B.P.	05-05-17
F	TO CONTRACTS	C.S.	14-03-17
E	POV 19239	C.S.	06-03-17
D	BASIX ADDED & TO COUNCIL	N.E.	27-10-16
C	CONSULTANT MARKUP & POV 18714	S.C.	29-09-16
B	TO CLIENT	T.P.	10-08-16
A	TECHNICAL	C.W.	03-08-16
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: ROSS ALLEN			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR A & MRS S PEOPLE			
AT 40 KULGOA AVENUE RYDE NSW 2112			
COUNCIL: RYDE			
		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 10		JOB NO: 7785/16	
		J	

No. : 40
Lot. : 2
DP : 592964
AREA : 580.00m² (By Title)














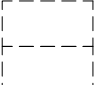







Legend

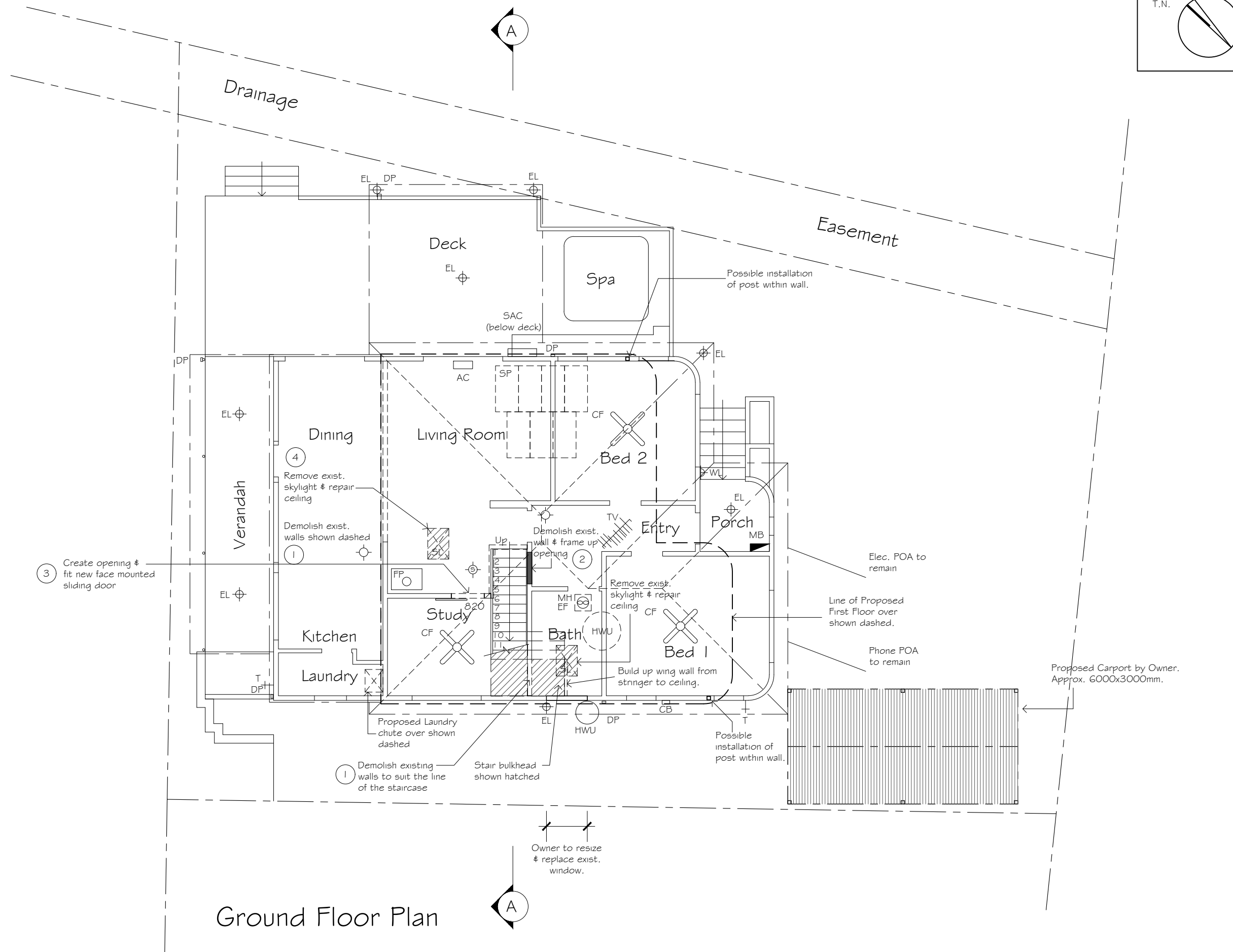
- SAC  Air Conditioning Compressor
- AC  Air Conditioning Unit Wall Mounted
- DP  Downpipe
- EL  Eave Light
- EF  Exhaust Fan
- HWU  Hot Water Unit - External
-  Remove disused Hot Water Unit from roof space
- MH  Manhole
- MB  Meter Box - Electrical
- SL  Skylight
-  Smoke Detector - Existing
-  Solar Panel - Roof Mounted
Remove and/or relocate by Owner
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- WL  Wall Light
-  Ceiling Fan
- FP  Fire Place Cap off by Owner
- CB  Cable TV Box



Existing Ground Floor Plan

Legend

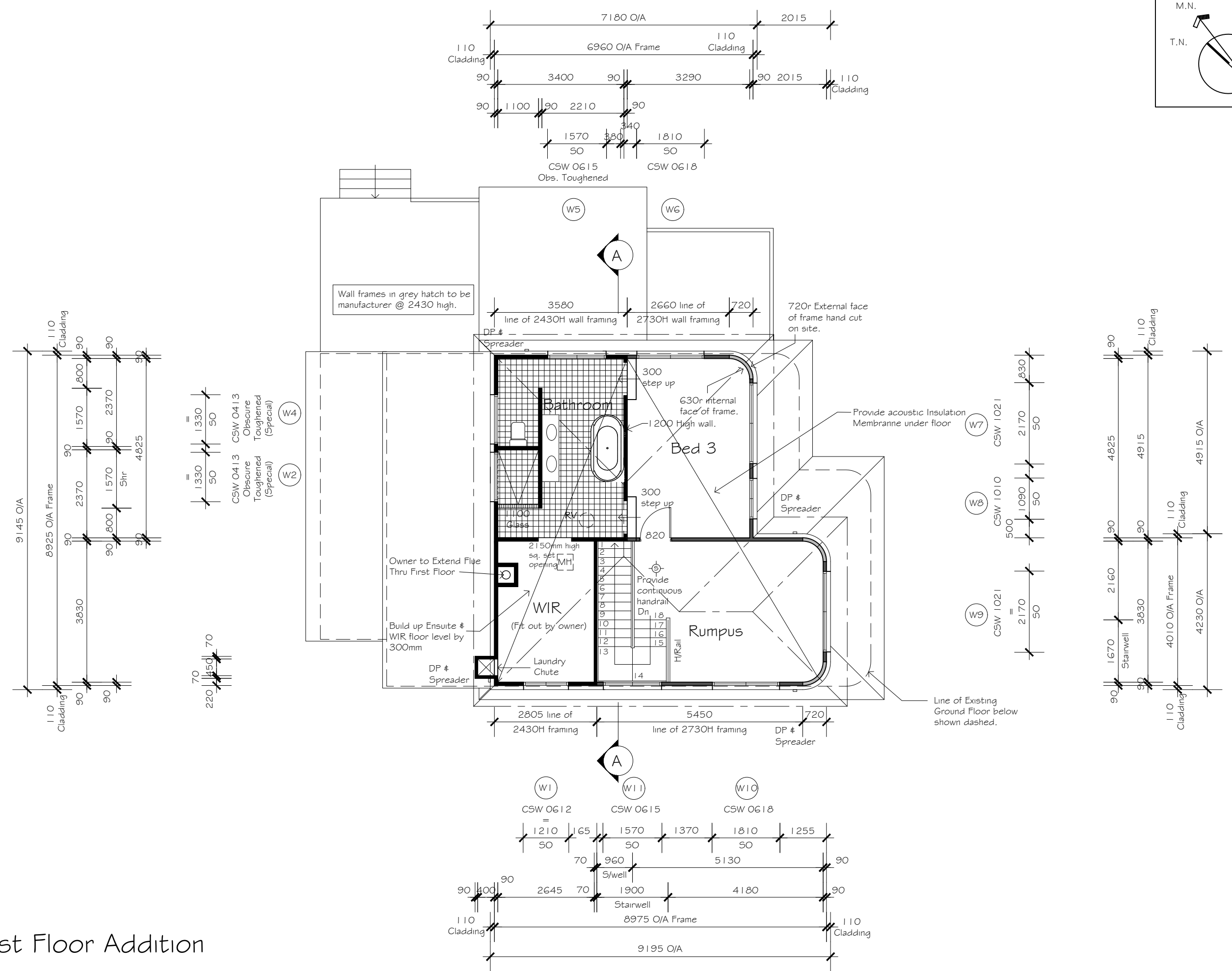
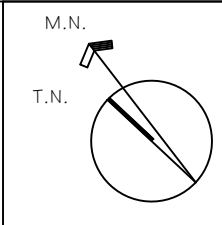
- SAC  Air Conditioning Compressor
- AC  Air Conditioning Unit Wall Mounted
- DP  Downpipe
- EL  Eave Light
- EF  Exhaust Fan
- HWU  Hot Water Unit - External
-  Remove disused Hot Water Unit from roof space
- MH  Manhole
- MB  Meter Box - Electrical
-  Exist. Skylight to be frame in
-  Smoke Detector - Existing
-  Solar Panel - Roof Mounted Remove and/or relocate by Owner
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- WL  Wall Light
-  Ceiling Fan
- FP  Fire Place Cap off by owner.
-  Smoke Detector - Proposed
- CB  Cable TV Box



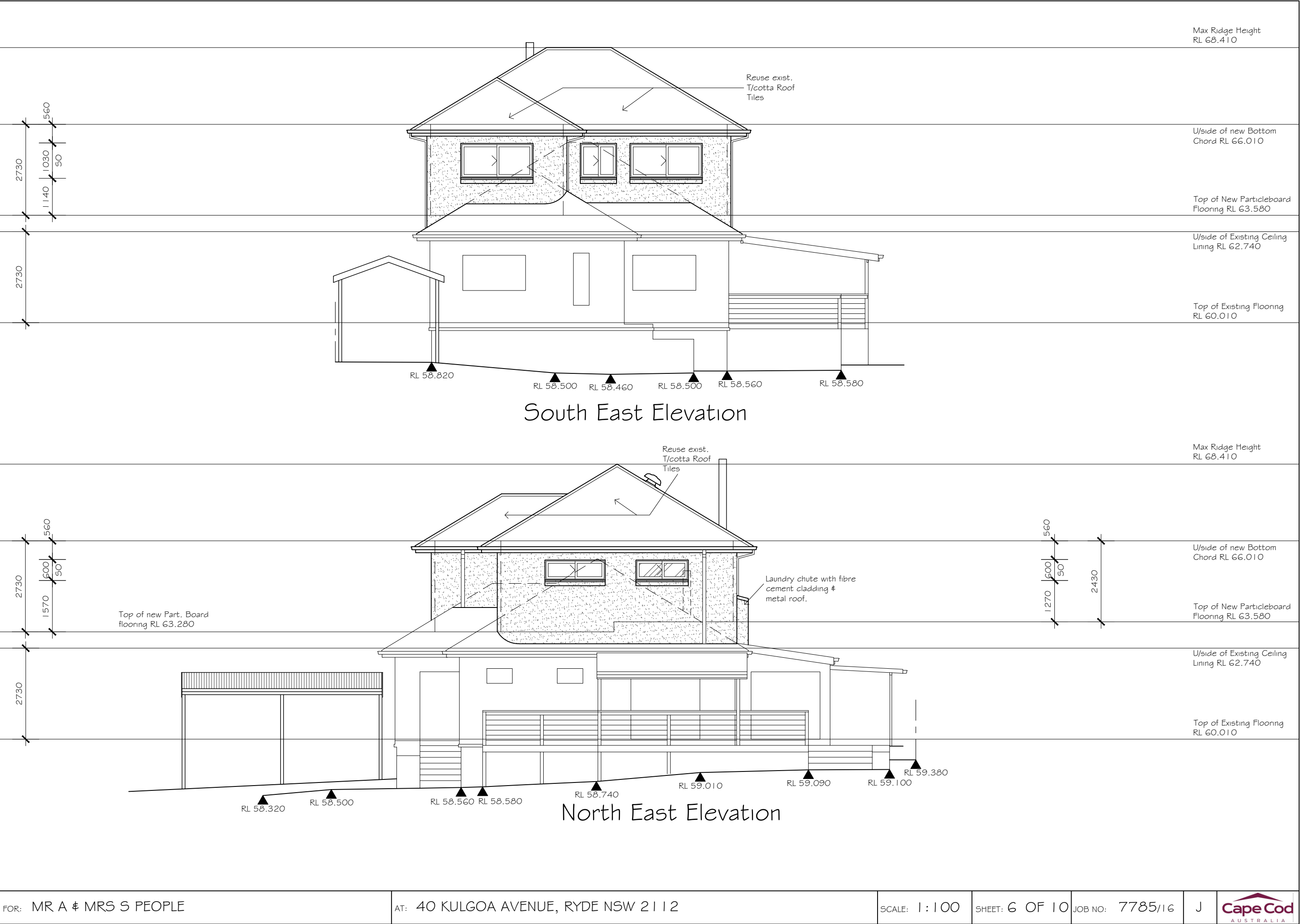
Ground Floor Plan

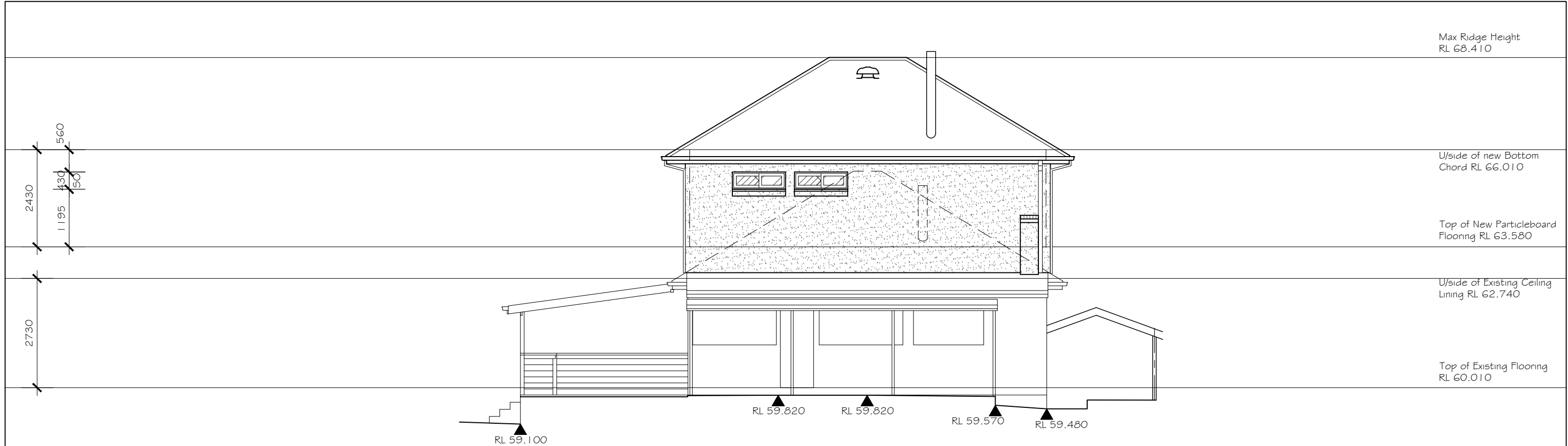
Legend

- DP = Downpipe
MH = Manhole
RV = Roof Ventilator
Smoke Detector

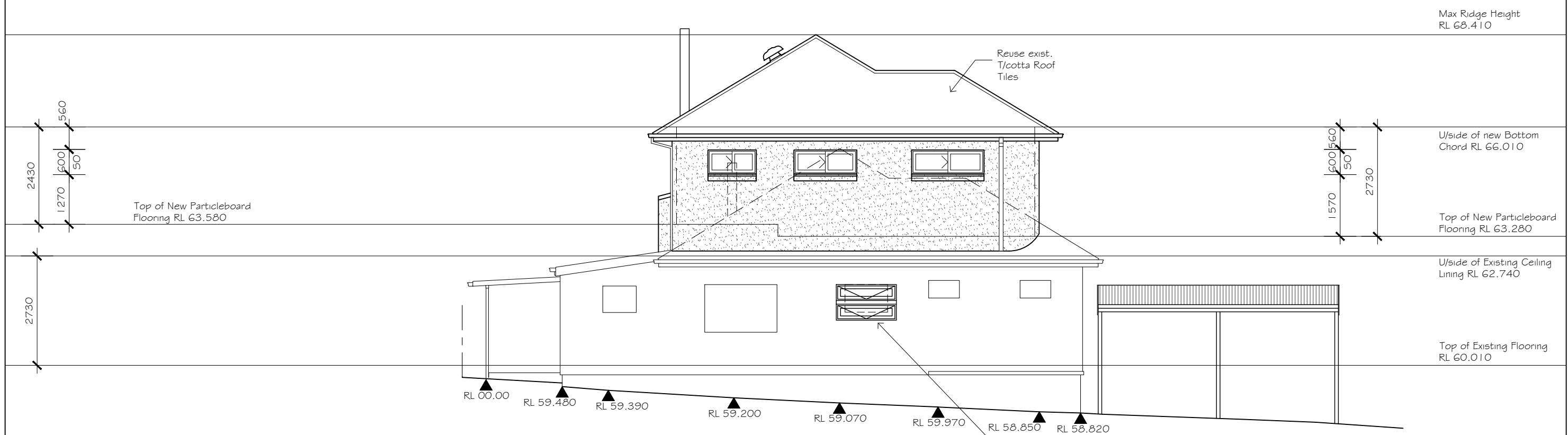


Proposed First Floor Addition

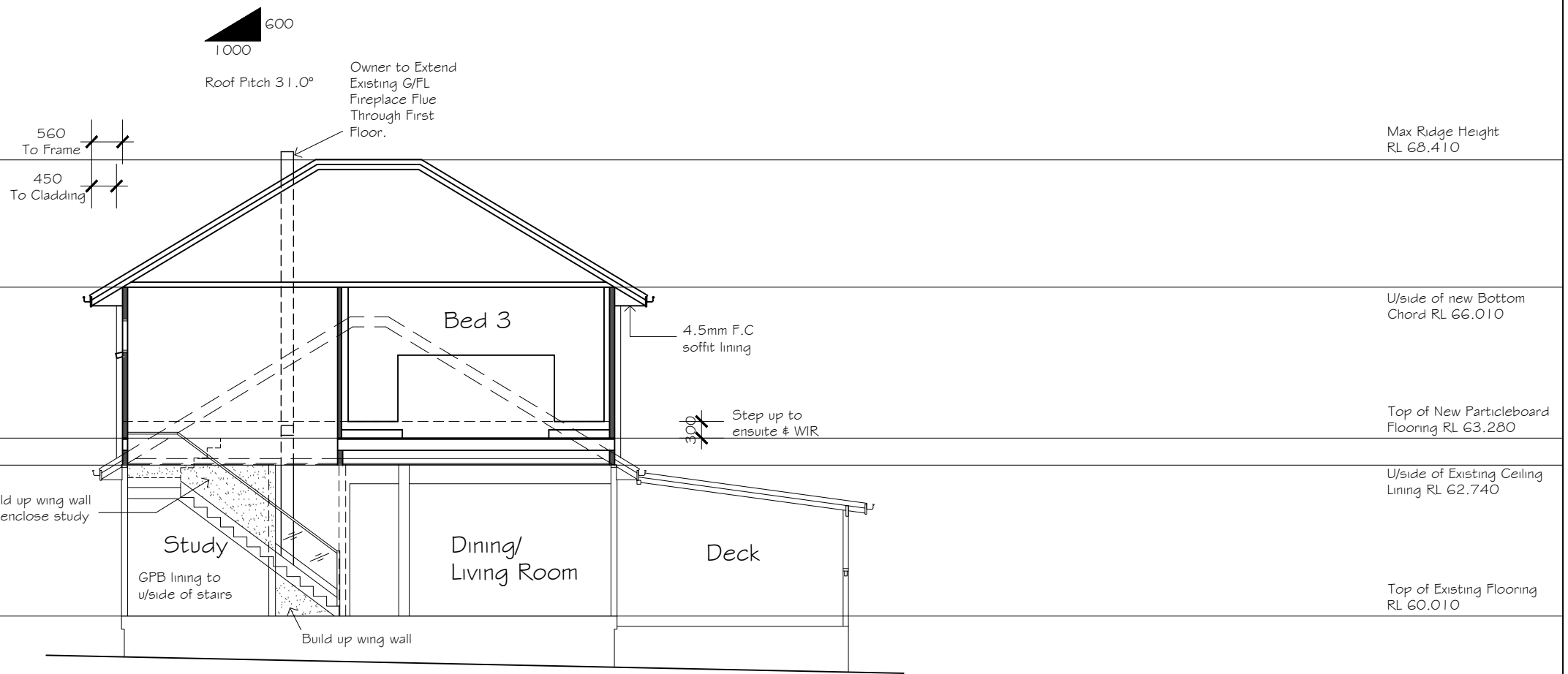




North West Elevation

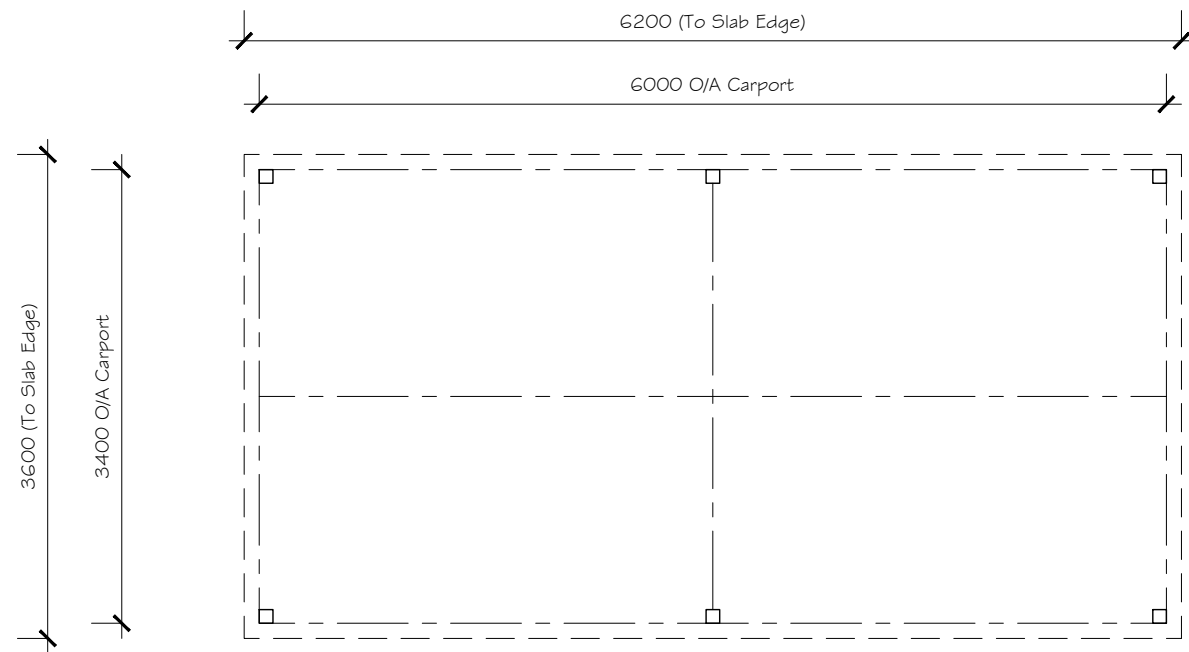


South West Elevation

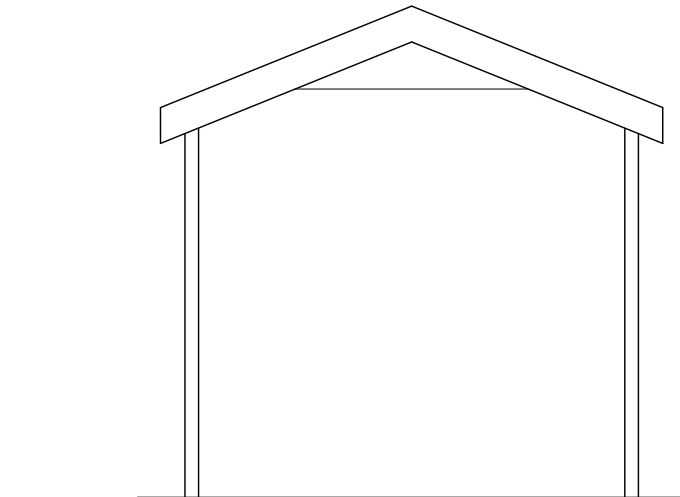


Section A-A

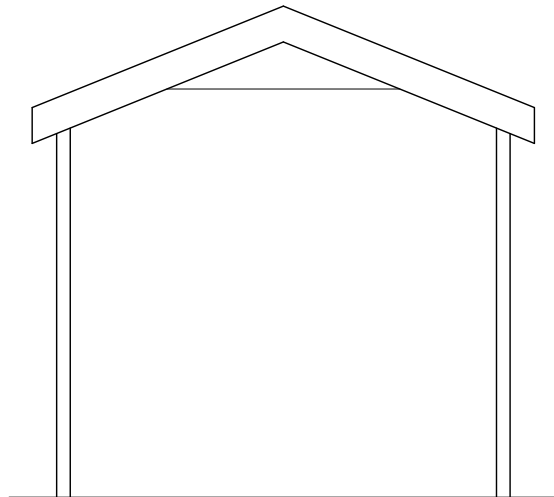
WINDOW SCHEDULE (BASIX A263839_02)					<div>CLIENT:</div> <div>CLIENT:</div> <div>BUILDER:DATE:</div>					TIMBER WINDOWS:									
STANDARD NOTES:										TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.									
• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE										STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.									
• ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS										TERRAIN: 3 WIND LOAD: W 28 N									
• WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5																			
	(W1) CSW 0612	COLOUR	GLAZING	SPECIAL NOTES		(W10) CSW 0618	COLOUR	GLAZING	SPECIAL NOTES										
	SW ELEVATION / WIR	INSECT SCREEN	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)			SW ELEVATION / RUMPUS	INSECT SCREEN	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)											
	WESTERN RED CEDAR	WESTERN RED CEDAR FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR	WESTERN RED CEDAR FIBREGLASS MESH	REVEAL											
	SLIDING OPEN / FIXED																		
	(W2) CSW 0413 (Special)	COLOUR	GLAZING	SPECIAL NOTES		(W11) CSW 0615	COLOUR	GLAZING	SPECIAL NOTES										
	NW ELEVATION / ENSUITE	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.		SW ELEVATION / STAIR	INSECT SCREEN	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)											
	WESTERN RED CEDAR	WESTERN RED CEDAR FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR	WESTERN RED CEDAR FIBREGLASS MESH	REVEAL											
	SLIDING OPEN / FIXED																		
	(W3) DELETED																		
	(W4) CSW 0413 (Special)	COLOUR	GLAZING	SPECIAL NOTES															
	NW ELEVATION / ENSUITE	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.															
	WESTERN RED CEDAR	WESTERN RED CEDAR FIBREGLASS MESH	REVEAL																
	SLIDING OPEN / FIXED																		
	(W5) CSW 0615	COLOUR	GLAZING	SPECIAL NOTES															
	NE ELEVATION / ENSUITE	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.															
	WESTERN RED CEDAR	WESTERN RED CEDAR FIBREGLASS MESH	REVEAL																
	SLIDING OPEN / FIXED																		
	(W6) CSW 0618	COLOUR	GLAZING	SPECIAL NOTES															
	NE ELEVATION / BED 3	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.															
	WESTERN RED CEDAR	WESTERN RED CEDAR FIBREGLASS MESH	REVEAL																
	SLIDING OPEN / FIXED																		
	(W7) CSW 1021	COLOUR	GLAZING	SPECIAL NOTES															
	SE ELEVATION / BED 3	INSECT SCREEN	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.															
	WESTERN RED CEDAR	WESTERN RED CEDAR FIBREGLASS MESH	REVEAL																
	SLIDING OPEN / FIXED																		
	(W8) CSW 1010	COLOUR	GLAZING	SPECIAL NOTES															
	SE ELEVATION / BED 3	INSECT SCREEN	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.															
	WESTERN RED CEDAR	WESTERN RED CEDAR FIBREGLASS MESH	REVEAL																
	SLIDING OPEN / FIXED																		
	(W9) CSW 1021	COLOUR	GLAZING	SPECIAL NOTES															
	SE ELEVATION / RUMPUS	INSECT SCREEN	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)																
	WESTERN RED CEDAR	WESTERN RED CEDAR FIBREGLASS MESH	REVEAL																
	SLIDING OPEN / FIXED																		
FOR: MRS S PEOPLE					AT: 40 KULGOA AVENUE, RYDE NSW 2112					SCALE: NTS		SHEET: 9 OF 9		JOB NO: 7785/16		H			



Plan

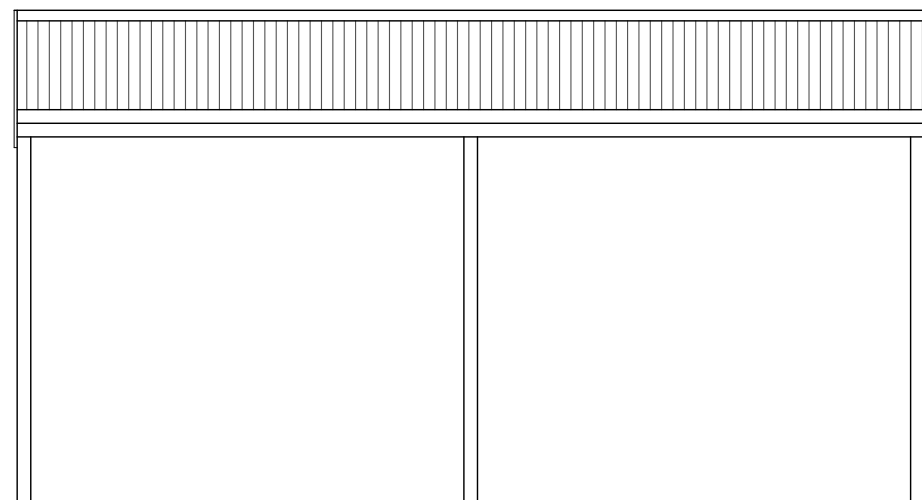


South East Elevation

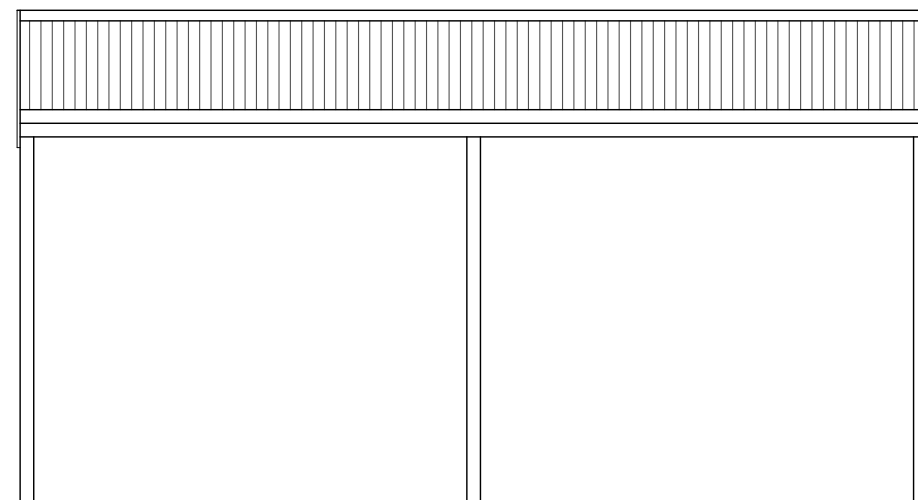


North West Elevation

Line of new Carport
Slab Floor



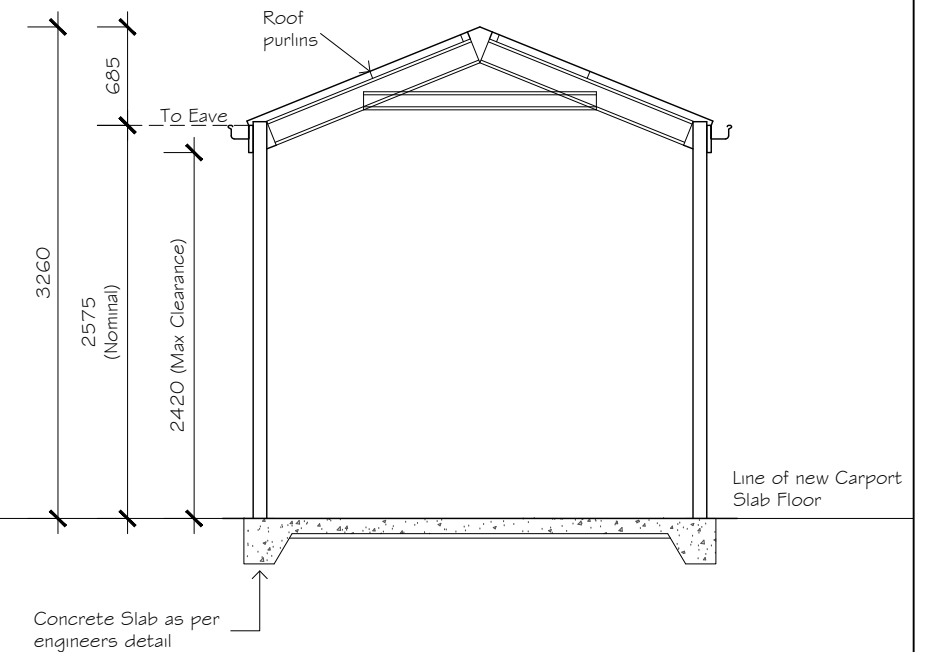
South West Elevation



North East Elevation

Nil O/Hang

405
1000
Roof Pitch 22.0°



Proposed Carport (By Owner)