

BASIX COMMITMENTS

CERTIFICATE NO. A247233

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

FLOOR ABOVE EXISTING DWELLING OR BUILDING

NIL

EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 75mm)

NIL

FLAT CEILING,
PITCHED ROOF

CEILING: R 3.00 (UP)
ROOF: FOIL/ SARKING
DARK (SOLAR ABSORPTANCE >0.70)

GLAZING REQUIREMENTS

WINDOWS

W6, W7, # W8,

STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)

W1 , W2, W3, W4, W5, W9, # W10,

STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)

SHADING DEVICES

WINDOWS

W1 , W2, W3, W4, W5, W6, W7, # W8,

EAVE / VERANDAH / PERGOLA / BALCONY
>= 600MM

W9, # W10,

PROJECTION /HEIGHT ABOVE SILL RATIO
>= 0.36

EXTERNAL PAINT SCHEDULE

ITEM

BRAND
eg. WATTYL

CODE

COLOUR

Wall Cladding

Dulux

Chickpea

Gable Cladding

Dulux

Chickpea

Soffit Lining

Dulux

Jodhpurs Quarter

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 33 N

FINISHES

BRICKWORK

N/A

FLOORING

19MM STRUCTURAL PARTICLEBOARD

CLADDING

75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH

FIBRE CEMENT BASE SHEET WITH TEXTURE COAT FINISH TO DUTCH GABLE

WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)

FRAME: PREFINISHED ALUMINIUM

INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES

FRAME: PREFINISHED ALUMINIUM
MESH: FIBREGLOSS

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 (FIBREGLOSS)

R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES
12mm POLYSTYRENE 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 CORE CORINTHIAN "COLONIAL"

STAIRCASE
MAPLE TREADS # RISERS

TYPE: CLOSED TIMBER

WIDTH: 1000mm

RISE: 17 @ 180mm

GOING: 240mm (260mm TREAD)

FASCIA #
BARGE BOARDS

MATERIAL: PREFINISHED ZINCALUME
FASCIA COLOUR: CLASSIC CREAM
BARGE COLOUR: CLASSIC CREAM
BARGE SOAKER COLOUR: MANOR RED

GUTTERS # DOWNPIPES

TYPE: QUAD
MATERIAL: PREFINISHED ZINCALUME
GUTTER COLOUR: MANOR RED
DOWNPIPE COLOUR: CLASSIC CREAM

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 CAPE COD

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.

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.
- PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.
- CONNECT/INSTALL ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).
- PROVIDE A VENTIS HOME VENTILATION SYSTEM TO THE PROPOSED ROOF SPACE.

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.
- ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM.
- SUPPLY ONE (1) FAN/LIGHT/HEATER UNIT.
- ALL WORKS ASSOCIATED WITH THE FLOOR FINISH TO THE PROPOSED FIRST FLOOR ADDITION.

H

FINAL CONSTRUCTION

N.L.

22-07-16

G

CONSTRUCTION CERTIFICATE

T.P.

05-07-16

F

TO CONTRACT

N.L.

15-06-16

E

PLAN CHECK

J.E.

03-06-16

D

BASIX ADDED & TO COUNCIL

N.E.

20-04-16

C

POV 17881

J.M.

14-04-16

B

TO CLIENT

N.L.

10-03-16

A

TECHNICAL

C.W.

13-02-16

No. ISSUE

DRAWN DATE

DESIGN CONSULTANT: ROSS ALLEN

PROPOSED ADDITIONS & ALTERATIONS

FOR MR G & MRS L ANDREWS

AT 18 ELLERSTONE COURT
KELLYVILLE NSW 2155

COUNCIL: The Hills Shire

Cape Cod

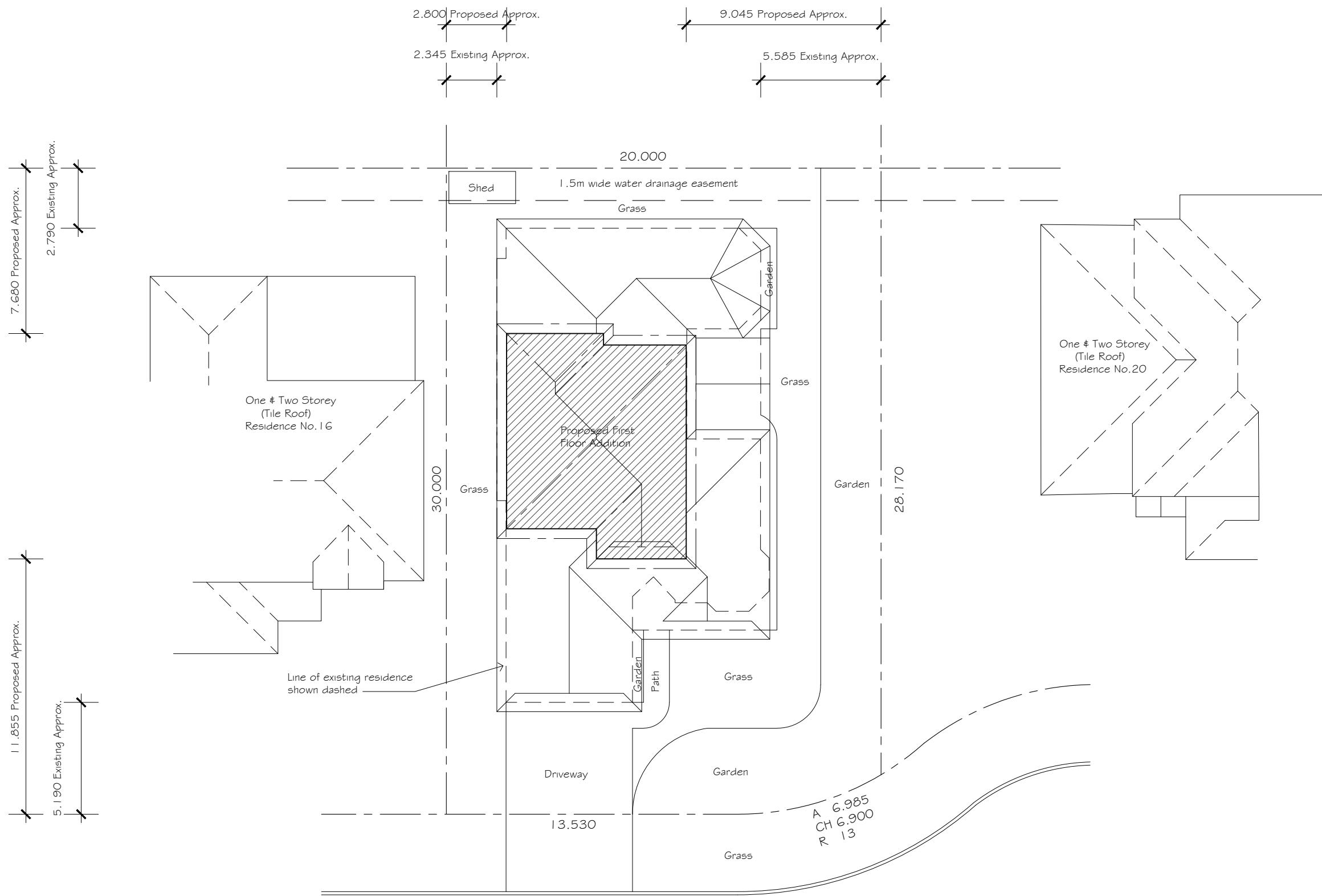
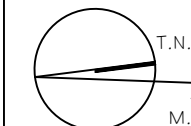
A U S T R A L I A

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: 7738/16

H



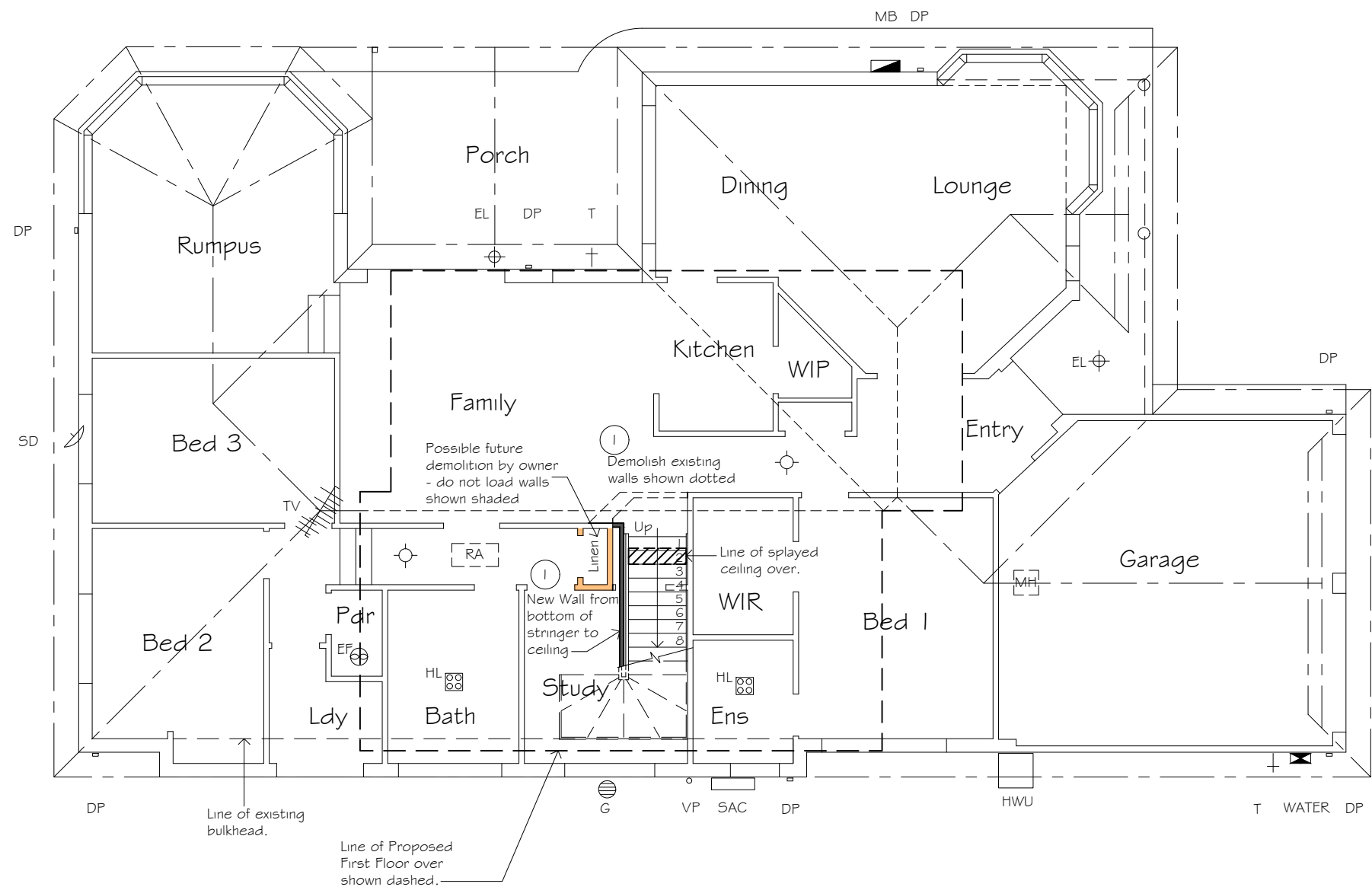
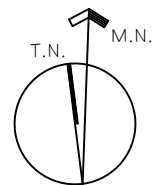
Site Plan

No. : 18
Lot. : 120
DP : 1027898
AREA : 601.7m² (By Title)

ELLERSTONE COURT

Legend

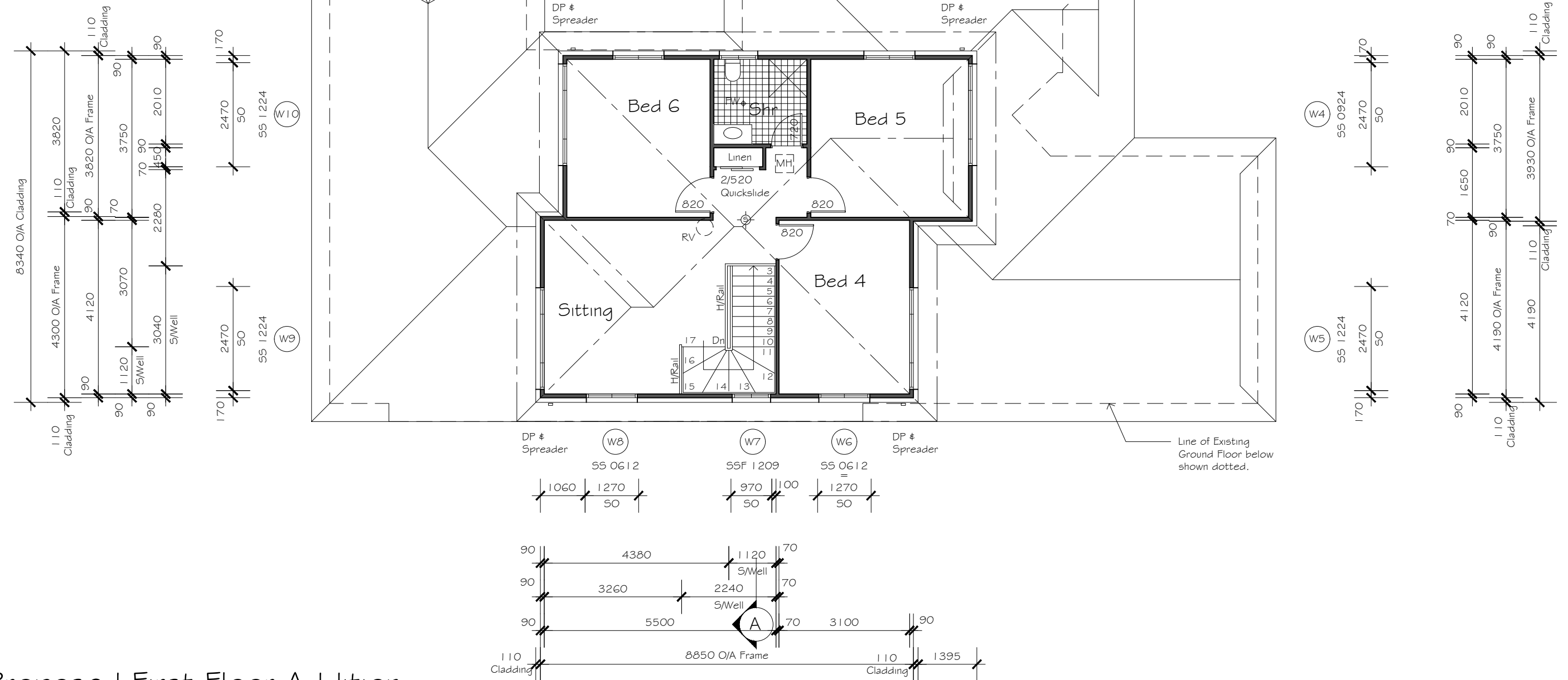
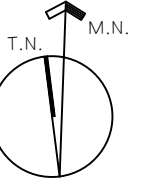
SAC	Air Conditioning Compressor
DP	Downpipe
EL	Eave Light
EF	Exhaust Fan
G	Gully
HL	Heater/Light
HWU	Hot Water Unit
MH	Manhole
MB	Meter Box - Electrical
WATER	Meter - Water
RA	Return Air Grill
SD	Satellite Dish
⊙	Smoke Detector - Existing
T	Tap - Garden
T.V.	TV Antenna - Owner to relocate as required
VP	Sewer Vent Pipe



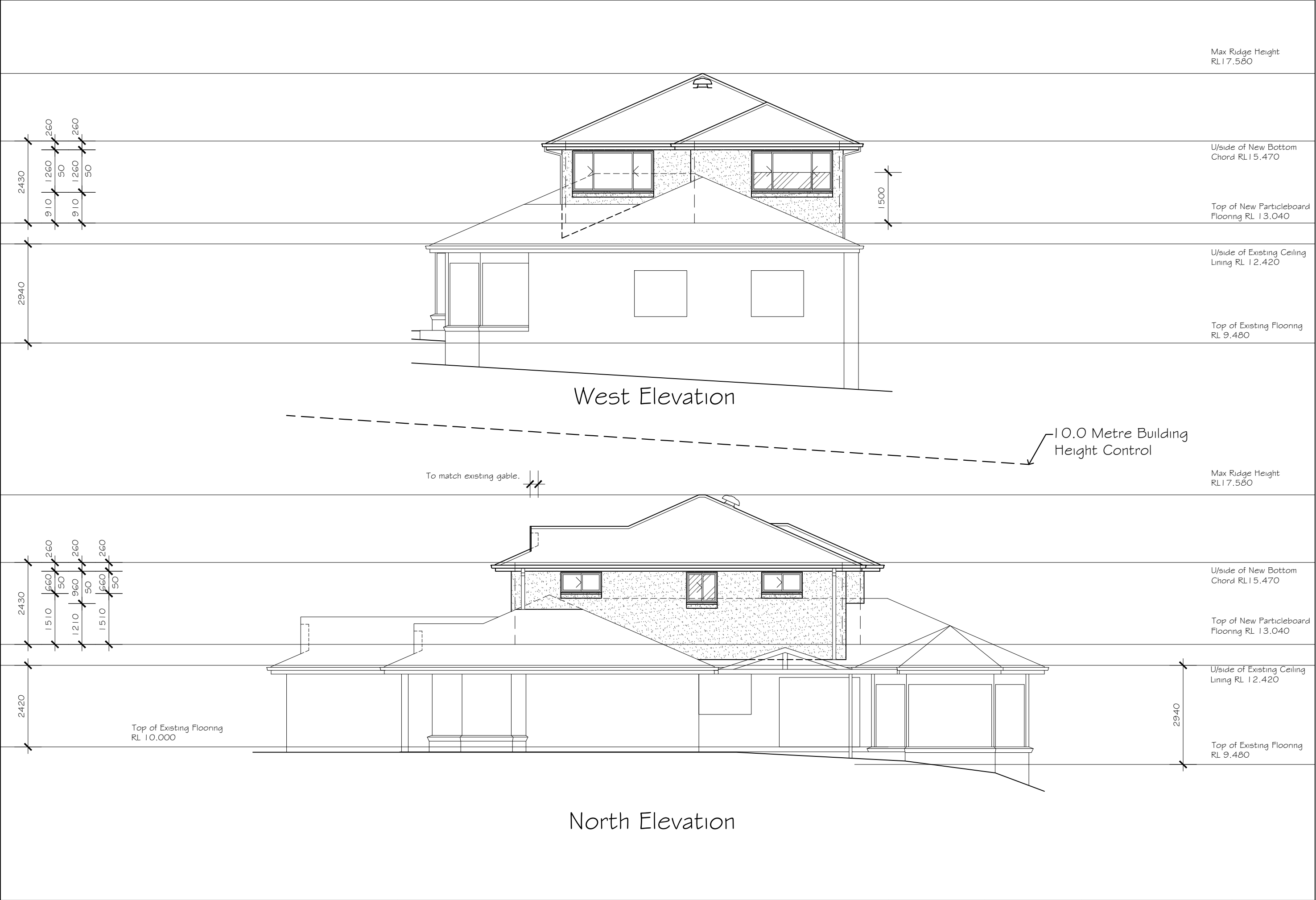
Ground Floor Plan

Legend


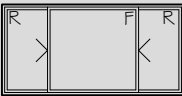
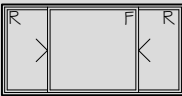






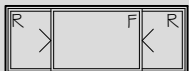
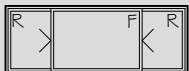
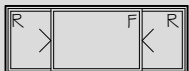
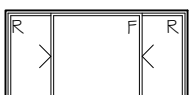
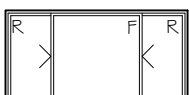
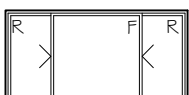









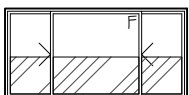
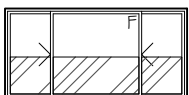
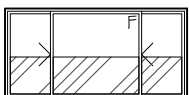
- DP □ Downpipe
- MH □ Manhole
- RV ○ Roof Ventilator
- ⊙ Smoke Detector
- FW ⊕ Floor Waste



Proposed First Floor Addition





WINDOW SCHEDULE (BASIX A247233)					CLIENT:					ALUMINIUM TREND WINDOWS:											
STANDARD NOTES: <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 NCC 3.9.2.5					CLIENT:					STANDARD ALUMINIUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.											
					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 33 N						
	W1 SS 0612	COLOUR	GLAZING	SPECIAL NOTES		W10 SS1224	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W10 SS1224	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	N ELEVATION / BEDROOM 6	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	REVEAL 140mm		W ELEVATION / BEDROOM 6	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			W ELEVATION / BEDROOM 6	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM	INSECT SCREEN	ALUMINIUM			INSECT SCREEN	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED / OPEN			ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED / OPEN	ALUMINIUM ALUMINIUM MESH PRIMROSE													
	W2 SS 0909	COLOUR	GLAZING	TRANSLUCENT FILM BY BUILDER.		W2 SS 0909	COLOUR	GLAZING	TRANSLUCENT FILM BY BUILDER.		W2 SS 0909	COLOUR	GLAZING	TRANSLUCENT FILM BY BUILDER.							
	N ELEVATION / SHR	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			N ELEVATION / SHR	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			N ELEVATION / SHR	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM	INSECT SCREEN	ALUMINIUM			INSECT SCREEN	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED			ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH PRIMROSE													
	W3 SS 0612	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W3 SS 0612	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W3 SS 0612	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	N ELEVATION / BEDROOM 5	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			N ELEVATION / BEDROOM 5	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			N ELEVATION / BEDROOM 5	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM	INSECT SCREEN	ALUMINIUM			INSECT SCREEN	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED			ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH PRIMROSE													
	W4 SS 0924	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W4 SS 0924	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W4 SS 0924	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	E ELEVATION / BEDROOM 5	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			E ELEVATION / BEDROOM 5	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			E ELEVATION / BEDROOM 5	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM	INSECT SCREEN	ALUMINIUM			INSECT SCREEN	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED / OPEN			ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED / OPEN	ALUMINIUM ALUMINIUM MESH PRIMROSE													
	W5 SS 1224	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W5 SS 1224	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W5 SS 1224	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	E ELEVATION / BEDROOM 4	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			E ELEVATION / BEDROOM 4	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			E ELEVATION / BEDROOM 4	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM	INSECT SCREEN	ALUMINIUM			INSECT SCREEN	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED / OPEN			ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED / OPEN	ALUMINIUM ALUMINIUM MESH PRIMROSE													
	W6 SS 0612	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W6 SS 0612	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W6 SS 0612	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	S ELEVATION / BEDROOM 4	PRIMROSE (DESIGNER)	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)			S ELEVATION / BEDROOM 4	PRIMROSE (DESIGNER)	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)			S ELEVATION / BEDROOM 4	PRIMROSE (DESIGNER)	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)								
	ALUMINIUM	INSECT SCREEN	ALUMINIUM			INSECT SCREEN	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED			ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH PRIMROSE													
	W7 SSF 1209	COLOUR	GLAZING			W7 SSF 1209	COLOUR	GLAZING			W7 SSF 1209	COLOUR	GLAZING								
	S ELEVATION / STAIR	PRIMROSE (DESIGNER)	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)			S ELEVATION / STAIR	PRIMROSE (DESIGNER)	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)			S ELEVATION / STAIR	PRIMROSE (DESIGNER)	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)								
	ALUMINIUM	INSECT SCREEN	ALUMINIUM			INSECT SCREEN	ALUMINIUM	INSECT SCREEN													
	FIXED	N/A	FIXED			N/A	FIXED	N/A													
	W8 SS 0612	COLOUR	GLAZING			W8 SS 0612	COLOUR	GLAZING			W8 SS 0612	COLOUR	GLAZING								
	S ELEVATION / SITTING	PRIMROSE (DESIGNER)	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)			S ELEVATION / SITTING	PRIMROSE (DESIGNER)	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)			S ELEVATION / SITTING	PRIMROSE (DESIGNER)	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)								
	ALUMINIUM	INSECT SCREEN	ALUMINIUM			INSECT SCREEN	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED			ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED	ALUMINIUM ALUMINIUM MESH PRIMROSE													
	W9 SS1224	COLOUR	GLAZING	SPECIAL NOTE		W9 SS1224	COLOUR	GLAZING	TRANSLUCENT FILM BY BUILDER UP TO 1.5M FROM THE FLOOR LEVEL		W9 SS1224	COLOUR	GLAZING	TRANSLUCENT FILM BY BUILDER UP TO 1.5M FROM THE FLOOR LEVEL							
	W ELEVATION / SITTING	PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	W ELEVATION / SITTING		PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	W ELEVATION / SITTING			PRIMROSE (DESIGNER)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)									
	ALUMINIUM	INSECT SCREEN	ALUMINIUM	INSECT SCREEN		ALUMINIUM	INSECT SCREEN														
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM ALUMINIUM MESH PRIMROSE	SLIDING OPEN / FIXED / OPEN	ALUMINIUM ALUMINIUM MESH PRIMROSE		SLIDING OPEN / FIXED / OPEN	ALUMINIUM ALUMINIUM MESH PRIMROSE														
FOR: MR G & MRS L ANDREWS					AT: 18 ELLERSTONE COURT, KELLYVILLE NSW 2155					SCALE: 1 : NTS					SHEET: 8 OF 8						
															JOB NO: 7738/16						
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															Cape Cod AUSTRALIA						