BASIX	COM	MITME	ENTS	Ļ,		
CERTIFICATE NO. A268529				┧,		
FIX	TURES AND S	SYSTEMS		٦.		
LIGHTING	TO BE FIT	ITED WITH FLU CENT OR LIGH	LTERED LIGHT FIXTURES ORESCENT, COMPACT T-EMITTING-DIODE			
WET AREAS: NEW OR ALTERED	SHOWER TOILETS TAPS	3 5	TAR RATED TAR RATED TAR RATED			
INS	ULATION REG	UIREMENTS		٦ '		
CONCRETE SLAB ON GROUND FLOOR	NIL] ;		
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL] ;		
EXTERNAL WALL: BRICK VENEER	R1.16 (c	or R1.70 INCLL	JDING CONSTRUCTION)	<u> </u>		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (a	or R1.70 INCLU	JDING CONSTRUCTION)			
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEN (EIFS)(FACADE PANEL:75mm						
FLAT CEILING, PITCHED ROOF	ROOF: FO	CEILING: R 195 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)				
GLA	ZING REQUIR	EMENTS		٦.		
WINDOWS				1		
WI, W2, WII, WI4, WI5, WI6, WI7, WI8, \$ WI9		RD ALUMINIUM : 7.63, SHGC	1, SINGLE CLEAR, (OR : 0.75)			
W5, W6, W7, W8, W12, \$ W13			1, SINGLE PYROLYTIC 5.7, SHGC:0.47)			
SHA	ADING DEVICE	5		1		
WINDOWS				1		
WI, W2, WI4, WI5, \$ WI6) ·	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM				
WI2, \$ WI3		EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM				
W6, \$ W8		PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36				
W5, \$ W7	I	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43				
WII, WI7, WI8, \$ WI9	NONE					
EXTERNAL PA	AINT S	CHEDI	JLE			
	RAND 1. WATTYL	CODE	COLOUR	1		
	,	1	 	\dashv		

ITEM	BRAND eg. WATTYL	CODE	COLOUR					
Soffit lining	Dulux		Vivid White					
Wall Cladding (Poly)	Dulux		Paving Stone					
Gable Cladding (W/board)	Dulux		Ghosting Half					
Wall Cladding (W/board)	Dulux		Ghosting Half					
Cement Render	Dulux		Paving Stone					

ORKS 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 SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.
- SUPPLY FOUR (4) CEILING SWEEP FAN/LIGHT UNITS \$ TWO (2) FAN/LIGHT/HEATER UNITS.
- SUPPLY NINETEEN (19) DOWNLIGHTS
- SUPPLY \$ INSTALLATION OF SHOWER SCREENS \$ MIRRORS.
- SUPPLY OF ALL BATHROOM, ENSUITE & WC ITEMS INCLUDING VANITY UNITS, WC SUITES, BATH TUB, TOWEL RAILS, TOILET PAPER HOLDERS, TAP SETS \$ OUTLETS, & WALL & FLOOR TILES.
- SUPPLY OF QUARRY TILES TO ALTERED PATIO AREA
- SUPPLY \$ INSTALLATION OF SHELVES \$ HANGING RAILS TO WALK IN ROBE. REMOVAL \$ REPLACEMENT OF EXISTING DUCTED AIR CONDITIONING SYSTEM
- PATCHING OF CEILING WHERE AIR CONDITIONING OUTLETS ARE REMOVED. OR RELOCATED
- FIT OUT OF WARDROBES INCLUDING DOORS, DOOR JAMBS, ARCHITRAVES. SHELVES & HANGING RAILS.
- REMOVAL OF EXISTING REAR AWNING BEFORE CONSTRUCTION COMMENCES
- REMOVAL \$/OR RELOCATION OF EXTERNAL SOUND SPEAKERS.
- ALL WORK ASSOCIATED WITH THE PROPOSED PITCH REAR AWNING.
- SUPPLY & INSTALL SHADING DEVICE OVER W17, W18 & W19
- ALL WORKS ASSOCIATED WITH THE FLOOR FINISHES TO THE G/FL
- SUPPLY & INSTALL INSECT SCREEN TO WI3
- STORMWATER CONNECTION TO REAR AWNING
- REMOVAL OF TREES \$ SHRUBS TO ALLOW FOR NEW WORKS DISCONNECTION & RECONNECTION OF ANY EXTERNAL SERVICES THAT AFFECT THE RENDERING OF THE BRICK FACES.
- SUPPLY OF WALL TILING TO WET AREAS.

FINAL CONSTRUCTION.

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

PRE-FINISHED ZINCALUME ROOF SHEETING TO FIRST

FLOOR: L90x45mm MIN FLOOR JOISTS

WIND LOAD W 28 N

FINISHES

BRICKWORK	COMMON BRICKWORK FOR RENDER AND PAINT FINISH TO GROUND FLOOR ALTERATIONS.
FLOORING	I 9MM STRUCTURAL PARTICLEBOARD
CLADDING	75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH TO FIRST FLOOR EXTERNAL WALLS. CEMINTEL I 75mm SCARBOROUGH WEATHERBOARDS TO F/FLOOR GABLE & GROUND FLOOR GABLE ENDS WHERE REPLACED
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS

FLOOR ROOF \$ REMAINING GROUND FLOOR ROOF PROFILE: CUSTOM ORB COLOUR: WOODLAND GREY R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION ROOF SARKING BLANKET TO NEW & REMAINING G/FL ROOF R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA INSULATION 2mm POLASTIC INSULATION BLANKET TO FIRST (FIBREGLASS) FLOOR EXTERNAL WALL FRAMES R2.0 FIBREGLASS INSULATION BATTS TO PROPOSED WEATHERBOARD CLAD WALLS

INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 HALF SPLAY ARCHITRAVE: Ex. 50x25 HALF SPLAY
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"

STAIRCASE
MDF TREADS \$ PINE
STAIRCASE MDF TREADS & PINE RISERS WITH CUPB
UNDER

ROOF COVERING

WIDTH: I OOOmm

TYPE: CLOSED TIMBER

RISE: 16@186mm GOING: 240mm (260mm TREAD)

BARGE CAPPING COLOUR: WOODLAND GREY

FASCIA # MATERIAL: PREFINISHED ZINCALUME BARGE BOARDS FASCIA COLOUR: WHITE BARGE COLOUR: WHITE

GUTTERS & DOWNPIPES TYPF: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SLATE GREY DOWNPIPE COLOUR: SLATE GREY

HOT WATER UNIT CONNECT NEW INSTANT HWS FIRST FLOOR EXTERNAL: BY CAPE COD PAINTING - REFER TO SPECIFICATION FOR FIRST FLOOR INTERNAL: BY OWNER THE EXTENT OF WORK G/FL EXT. RENDER: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS

TO BE BY THE OWNER

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 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) CEILING SWEEP FAN/LIGHT UNITS \$ TWO (2) FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER)
- CONNECT/INSTALL NINETEEN (19) DOWNLIGHTS (AS SUPPLIED BY THE OWNER) TO GROUND FLOOR
- PROVIDE NEW ROOF SHEETING, FASCIA, BARGE, GUTTERS & DPS TO REMAINING G/FL ROOF.
- INSTALL FIRST FLOOR BATHROOM, ENSUITE & WC ITEMS AS SUPPLIED BY OWNER
- PROVIDE CEMENT RENDER TO G/FL EXTERNAL BRICK SKIN.
- PROVIDE Ex 100x25mm DAR TIMBER WINDOW ARCHITRAVES TO W1 \$ W2
- PROVIDE Ex 50x25mm DAR TIMBER HEAD CLOSERS TO ALL FFA WINDOWS.
- RECONFIGURE SWITCHBOARD AND UPGRADE FARTHING
- PROVIDE SQUARE SET FINISH TO ENSUITE. BATHROOM & LAUNDRY
- PROVIDE COVE CORNICE TO VANITY ROOM \$ WC

ı	AMENDED FINAL CONSTRUCTION	J.E.	08-06-17
Н	FINAL CONSTRUCTION	S.C.	26-05-17
G	TO CONTRACTS	A.M./S.M.	20-03-17
F	BASIX ADDED \$ TO COUNCIL	N.E.	09-12-16
Е	POV 18875	J.E.	22-11-16
D	POV 18779	T.P.	04-11-16
С	CONSULTANT'S CHECK PLAN	T.P.	08-09-16
В	TO CLIENT	B.P.	23-08-15
Α	TECHNICAL	A.M.	17-08-15
No.	ISSUE	DRAWN	DATE
	•		

DESIGN CONSULTANT: SCOTT MCDOUGALL

PROPOSED ADDITIONS & ALTERATIONS

FOR MR A & MRS K FOLEY

AT 16 KANERUKA PLACE BAULKHAM HILLS NSW 2153

COUNCIL: THE HILLS

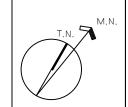


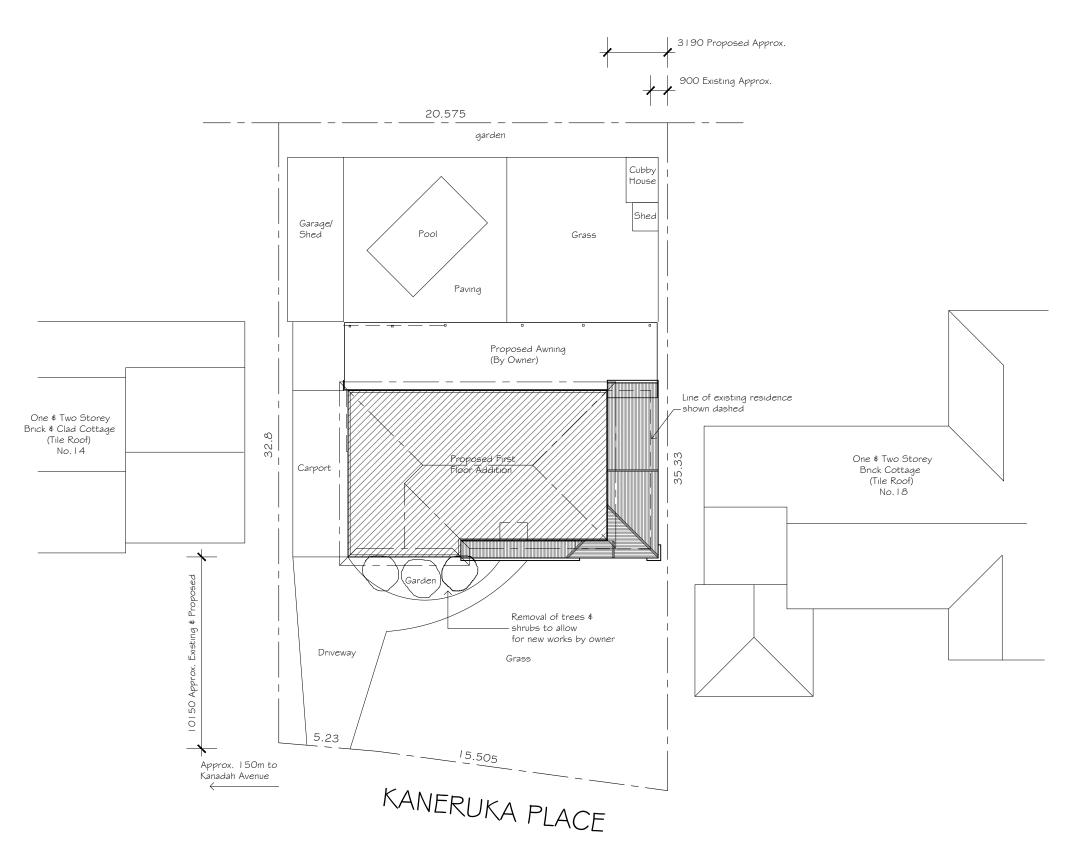
A.B.N. 54 000 605 407

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

SHEET: 1 OF 9

JOB NO: 7788/16

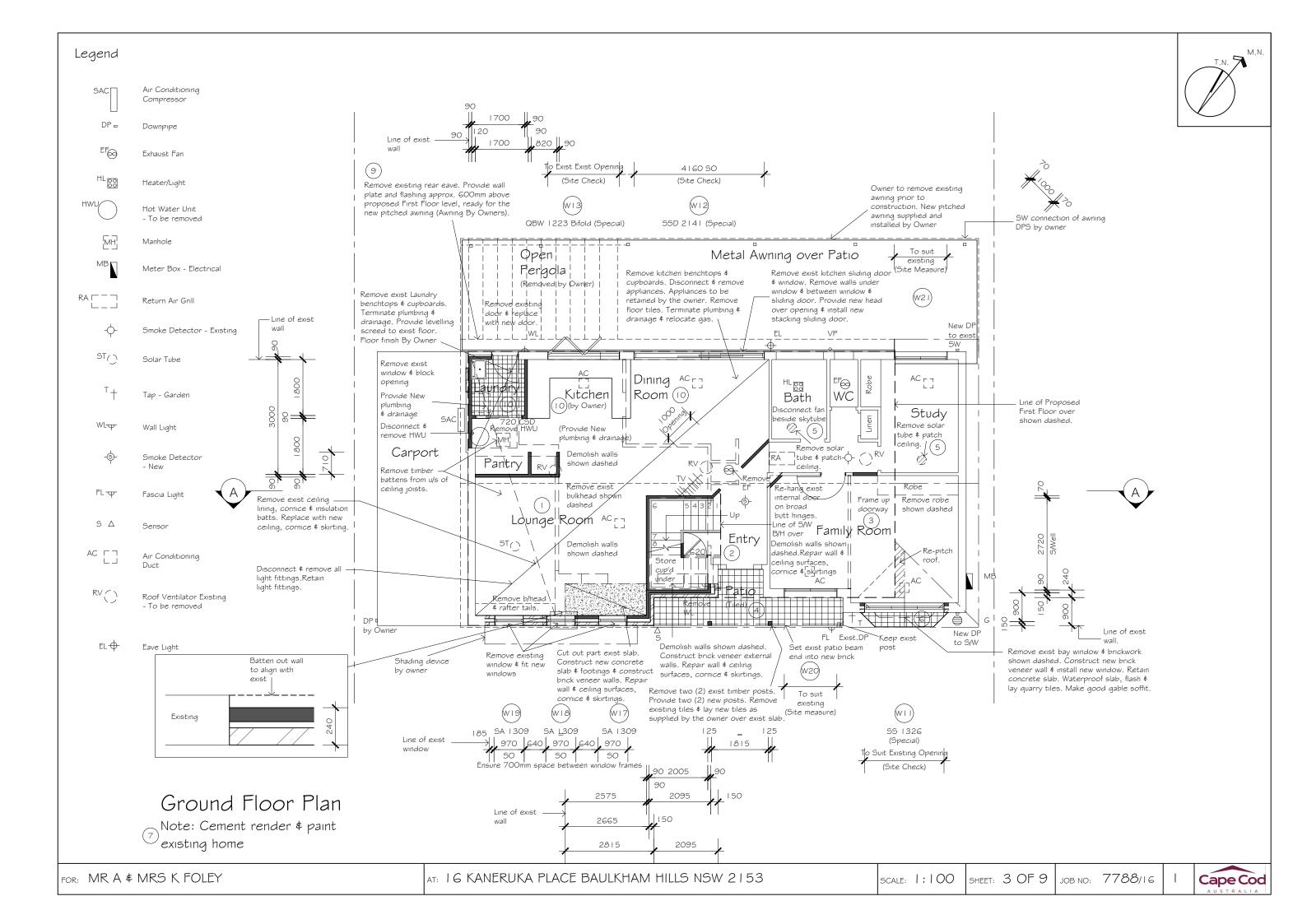


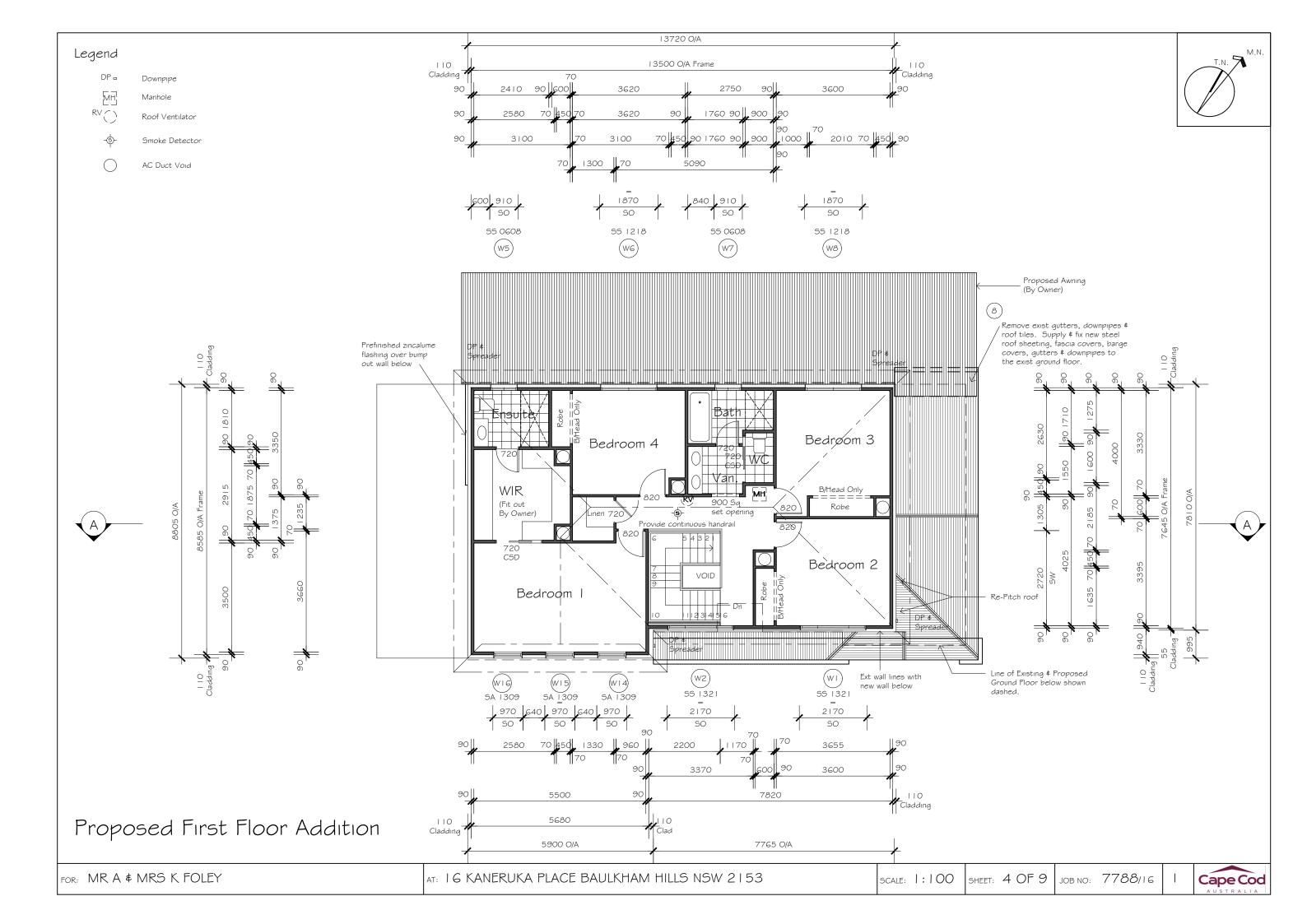


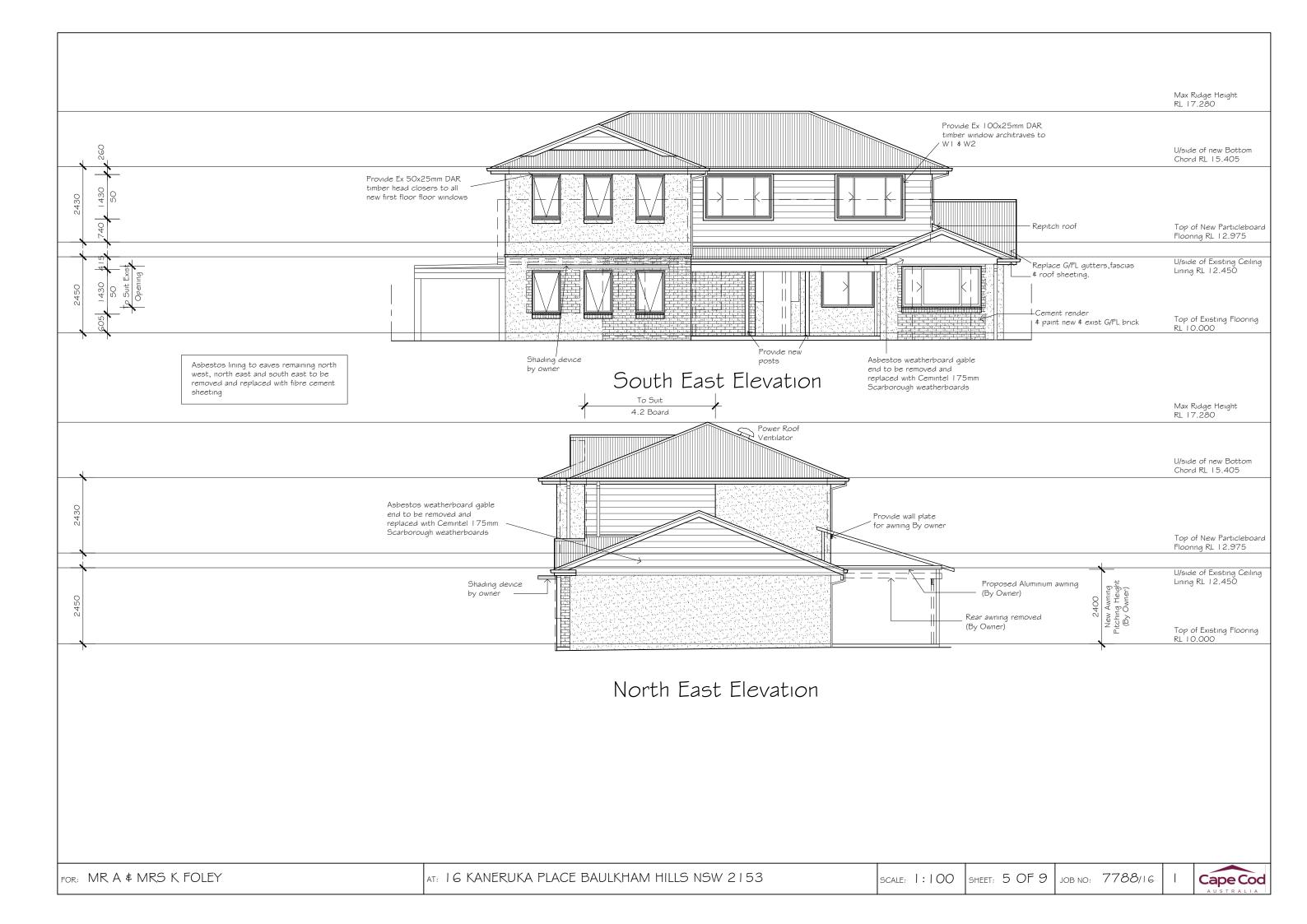
Site Plan

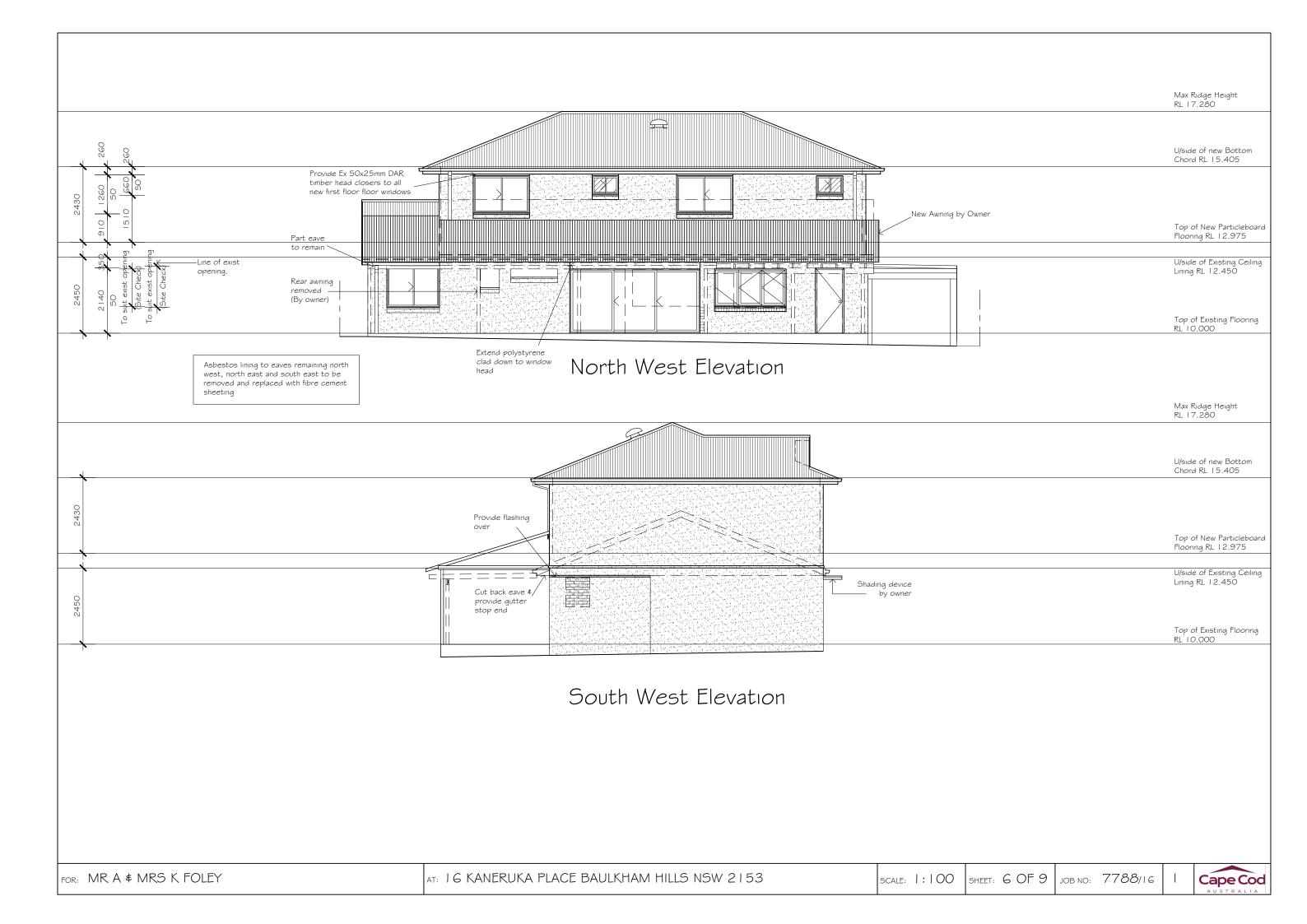
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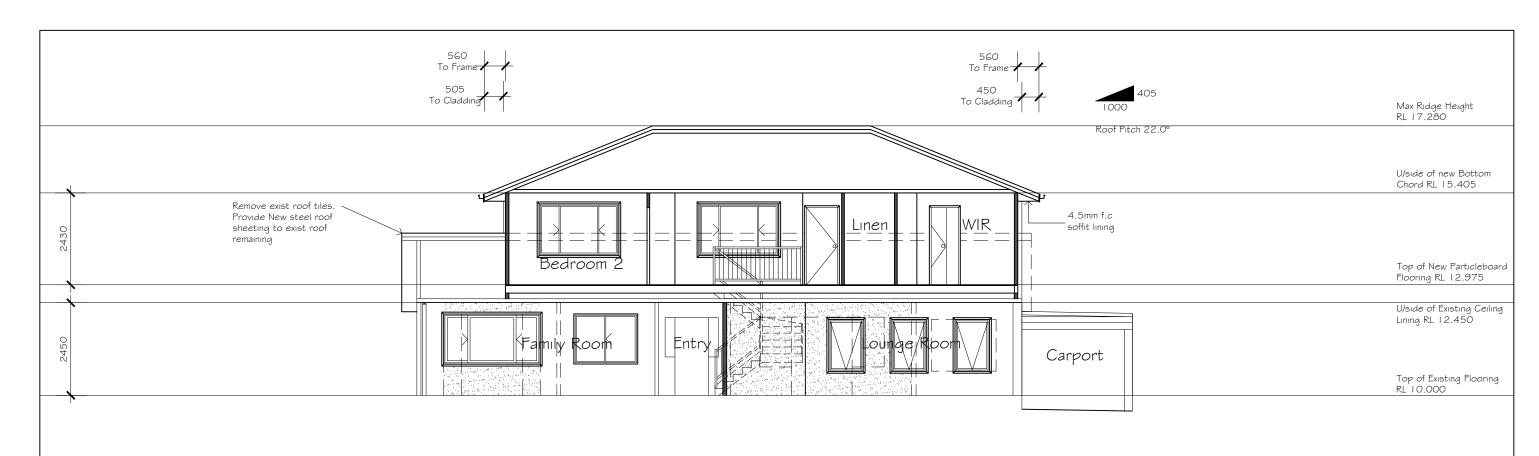
AREA: 698m² (By Title)











Section A-A

FOR: MR A & MRS K FOLEY

FIRST FLOOR WIN	NDOW SCHEDULE (E	3ASIX A26852	29)	CLIENT		ALUMINIUM TREND WINDOW				
STANDARD NOTES:							RL WHITE GLOSS, DUNE, STON			
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:			DIC NATURAL MATT, WOODLAN			
	/ITH "KEYED ALIKE" LOCKS DTED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WIT	H THE	BUILDER:	DATE:		AILABLE: WHITE BIRCH, PRIMRI EARL, DEEP OCEAN, SURF MIS			
NCC 3.9.2.5	.					CHARCOAL, IRONSTONE.	LINE, DELI COLAN, JUNI MIJ	<u> </u>	TERRAIN: 3	MIND LOAD: W 28 N
	(WI) 55 1321	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES		W15) SA 1309		GLAZING	SPECIAL NOTES
		PEARL WHITE	SINGLE CLE (U-VALUE:		RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.				SINGLE CLEAR, (U-VALUE: 7.63,	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.
	SE ELEVATION / BEDROOM 2	INSECT SCREEN	SHGC: 0.7				SE ELEVATION / BEDROOM		SHGC: 0.75)	910 FRAME SIZE
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEV/EAT		_		ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEVEAT	
	SLIDING OPEN / FIXED / OPEN	PEARL WHITE	REVEAL I 40mm		+		AWNING OPEN	DEADL WANTE	REVEAL I 40mm	
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES
	(W2) 55 32	PEARL WHITE	SINGLE CLE	EAR,	C. 2011/2 110 120		W16 5A 1309	PEARL WHITE	SINGLE CLEAR,	RESTRICT OPENING TO 125mm TO COMPLY
	SE ELEVATION / STAIRWELL	INSECT SCREEN	(U-VALUE: SHGC: 0.7				SE ELEVATION / BEDROOM		(U-VALUE: 7.63, SHGC: 0.75)	WITH NCC. 910 FRAME SIZE
	ALUMINIUM	ALUMINIUM	31100.0.7	9)			ALUMINIUM	ALUMINIUM	31100. 0.7 3)	O TO THE SIZE
	SLIDING	FIBREGLASS MESH	REVEAL				AWNING	FIBREGLASS MESH	REVEAL	
	OPEN / FIXED / OPEN	PEARL WHITE	I 40mm				OPEN	PEARL WHITE	I 40mm	
	(W3) DELETED									
		-						_		
					_					
					+			-		-
	(W4) DELETED									
			-							
	(W5) SS 0608	COLOUR	GLAZING		SPECIAL NOTES					
		PEARL WHITE	SINGLE PYF LOW-E, (U-		TRANSLUCENT FILM BY BUILDER.					
	NW ELEVATION / ENSUITE	INSECT SCREEN	5.7, SHGC							
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEV/EAT		_					
	SLIDING OPEN / FIXED	PEARL WHITE	REVEAL I 40mm		\dashv			-		-
		COLOUR	GLAZING		SPECIAL NOTES					
	(W6) 55 1218	PEARL WHITE	SINGLE PY	ROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY					
	NW ELEVATION / BEDROOM	4	LOW-E, (U- 5.7, SHGC		WITH NCC.					
	ALUMINIUM	ALUMINIUM	3.7, 31160							
K	SLIDING	FIBREGLASS MESH	REVEAL							
	FIXED / OPEN	PEARL WHITE	I 40mm							
	(W7) 55 0608	COLOUR	GLAZING		SPECIAL NOTES					
		PEARL WHITE	SINGLE PYF LOW-E, (U-		TRANSLUCENT FILM BY BUILDER.					
	NW ELEVATION / BATHROOM	INSECT SCREEN	5.7, SHGC							
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEV/EAT		4					
	SLIDING OPEN / FIXED	PEARL WHITE	REVEAL I 40mm		\dashv					
		COLOUR	GLAZING		SPECIAL NOTES					
	(W8) 55 1218	PEARL WHITE	SINGLE PYR	ROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY	1				
	NW ELEVATION / BEDROOM :	3	LOW-E, (U- 5.7, SHGC	VALUE:	WITH NCC.					
B	ALUMINIUM	INSECT SCREEN ALUMINIUM	3.7, 31160							
K	SLIDING	FIBREGLASS MESH	REVEAL					7		
	OPEN / FIXED	PEARL WHITE	I 40mm							
	(W14) SA 1309	COLOUR	GLAZING		SPECIAL NOTES					
		PEARL WHITE	SINGLE CLE (U-VALUE:		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.					
	SE ELEVATION / BEDROOM	INSECT SCREEN	SHGC: 0.7		910 FRAME SIZE					
\	ALUMINIUM	ALUMINIUM	1		_					
<u> </u>	AWNING OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm		\dashv					
	OI LIN		1. 10111111						T	
FOR: MR A & MRS	5 K FOLEY			AT: (6 KANERUKA PLACE BAULKHAM H	HILLS NSW 2153		scale: 1: NTS si	HEET: 8 OF 9 .	JOB NO: 7788/16 Cape Coc

GROUND FLOOR	WINDOW SCHEDUL	E (BASIX A26	8529)	NT:	ALUMINIUM TREND WINDO					
STANDARD NOTES:			CLIEI	NI.	STANDARD ALUMINUM CO	STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT,				
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE			CLIEN	NT:	ANODIC OFF WHITE, ANO	DIC NATURAL MATT, WOODLANI				
ALL WINDOWS COME W WINDOW OPENINGS NO	VITH "KEYED ALIKE" LOCKS DTED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITE	H THE BUILT	DER:DATE:	DESIGNER'S COLOURS AV	AILABLE: WHITE BIRCH, PRIMRO	OSE GLOSS, HAMMERSL	EY		
NCC 3.9.2.5	5125 K 111 W 2 K 25 1 K 3 1 Z 1		2012		CHARCOAL, IRONSTONE.	EARL, DEEP OCEAN, SURF MIST	, JASPER, TREND METAL	TERRAIN: 3	WIND LOAD: W 28 N	
	(W9) DELETED					(W21) SS 1613 SPECIAL	COLOUR	GLAZING	SPECIAL NOTES	
	(W9) DELETED					(SITE CHECK)	PEARL WHITE	SINGLE CLEAR,	TO SUIT EXISTING OPENING. SITE CHECK.	
			+			NW ELEVATION / STUDY	INSECT SCREEN	(U-VALUE: 7.63, SHGC: 0.75)	SIL CILCK.	
						ALUMINIUM	ALUMINIUM			
						SLIDING OREN (EIVED	FIBREGLASS MESH PEARL WHITE	REVEAL	_	
						OPEN / FIXED		I 40mm		
	(WIO) DELETED									
		_	_							
		+								
	(WII) 55 1326 (Special)	COLOUR	GLAZING	SPECIAL NOTES						
	(W11) 55 1326 (Special)	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63,	TO SUIT EXISTING OPENING. SITE CHECK.						
	SE ELEVATION / FAMILY	INSECT SCREEN	SHGC: 0.75)	SITE CITEOR.						
	ALUMINIUM	ALUMINIUM								
	SLIDING OPEN / FIXED / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm							
	OF LIN / TIXLD / OF LIN			CRECIAL NOTES						
	(W12) SSD 2141 (Special)	COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTI	SPECIAL NOTES						
	NW ELEVATION / DINING		LOW-E, (U-VALUE	SITE CHECK.						
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)	3 PANEL						
	SLIDING STACKER DOOR		REVEAL							
	FIXED / OPEN / OPEN	PEARL WHITE	I 40mm							
	W13) QBW 1223 (Special)	COLOUR	GLAZING	SPECIAL NOTES						
		PEARL WHITE	SINGLE PYROLYTI LOW-E, (U-VALUE							
	NW ELEVATION / KITCHEN	INSECT SCREEN	5.7, SHGC:0.47							
	ALUMINIUM	BY OWNER							_	
	BIFOLD OPEN / OPEN / OPEN		REVEAL I 40mm	FLYSCREEN BY OWNER.					_	
		COLOUR	GLAZING	SPECIAL NOTES						
	(W17) SA 1309	PEARL WHITE	SINGLE CLEAR,	STECIAL NOTES						
	SE ELEVATION / LOUNGE RM		(U-VALUE: 7.63, SHGC: 0.75)							
	ALUMINIUM	INSECT SCREEN ALUMINIUM	3116C: 0.75)							
	AWNING	FIBREGLASS MESH	REVEAL							
	OPEN	PEARL WHITE	I 40mm							
	W18) SA 1309	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES						
		4	SINGLE CLEAR, (U-VALUE: 7.63,				4			
	SE ELEVATION / LOUNGE RM ALUMINIUM	INSECT SCREEN	SHGC: 0.75)							
		ALUMINIUM FIBREGLASS MESH	REVEAL				-			
	AWNING OPEN	PEARL WHITE	I 40mm							
		COLOUR	GLAZING	SPECIAL NOTES						
	(W19) 5A 1309	PEARL WHITE	SINGLE CLEAR,							
	SE ELEVATION / LOUNGE RM	INSECT SCREEN	(U-VALUE: 7.63, SHGC: 0.75)							
	ALUMINIUM	ALUMINIUM								
	AWNING		REVEAL						_	
	OPEN		I 40mm							
	(SITE CHECK)	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES TO SUIT EXISTING OPENING.						
	SE ELEVATION / FAMILY RM	-	SINGLE CLEAR, (U-VALUE: 7.63,							
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)							
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL				1			
	OPEN / FIXED	PEARL WHITE	I 40mm							
		1		- I C KANEDIIKA BI ACE DALIIKI	AAAA HILLG NGW OLEO		1 1170	0.050	7700	Cape Cod
FOR: MR A & MRS	J N I ULLĬ		I A	II: 16 KANERUKA PLACE BAULKH	IAIVI IILLJ NJW ZISS	0	SCALE: 1: NIS Ta	SHEET: DUT DI	IOB NO: 7788/16	CapeCod