


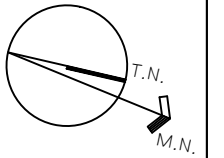
BASIX COMMITMENTS			
CERTIFICATE NO. A238521			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)		
FLAT CEILING, PITCHED ROOF	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W1 - W6	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
W7-10	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		
SHADING DEVICES			
WINDOWS			
W1, W2, W3, W4, & W6,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		
W7, W8, W9, & W10,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
W5,	NONE		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Roof Sheeting	Colorbond		Monument
Lining Boards	Haymes		Dune

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
FLOOR: 140x45mm MIN. FLOOR JOISTS	WIND LOAD W 28 N
FINISHES	
BRICKWORK	FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS POSSIBLE
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	4.5 F.C. SHEETING WITH DAR TIMBER COVER BATTENS TO DECK GABLE & SPANDREL.
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM TO FIRST FLOOR. WRC TO GROUND FLOOR.
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 NEW FIRST FLOOR & GROUND FLOOR ADDITION CEILING AREAS R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 COLONIAL ARCHITRAVE: Ex. 50x25 COLONIAL
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"
STAIRCASE	NA
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: DEEP OCEAN BARGE COLOUR: DEEP OCEAN BARGE SOAKER COLOUR: DEEP OCEAN
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: DEEP OCEAN DOWNPIPE COLOUR: DEEP OCEAN
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 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.	

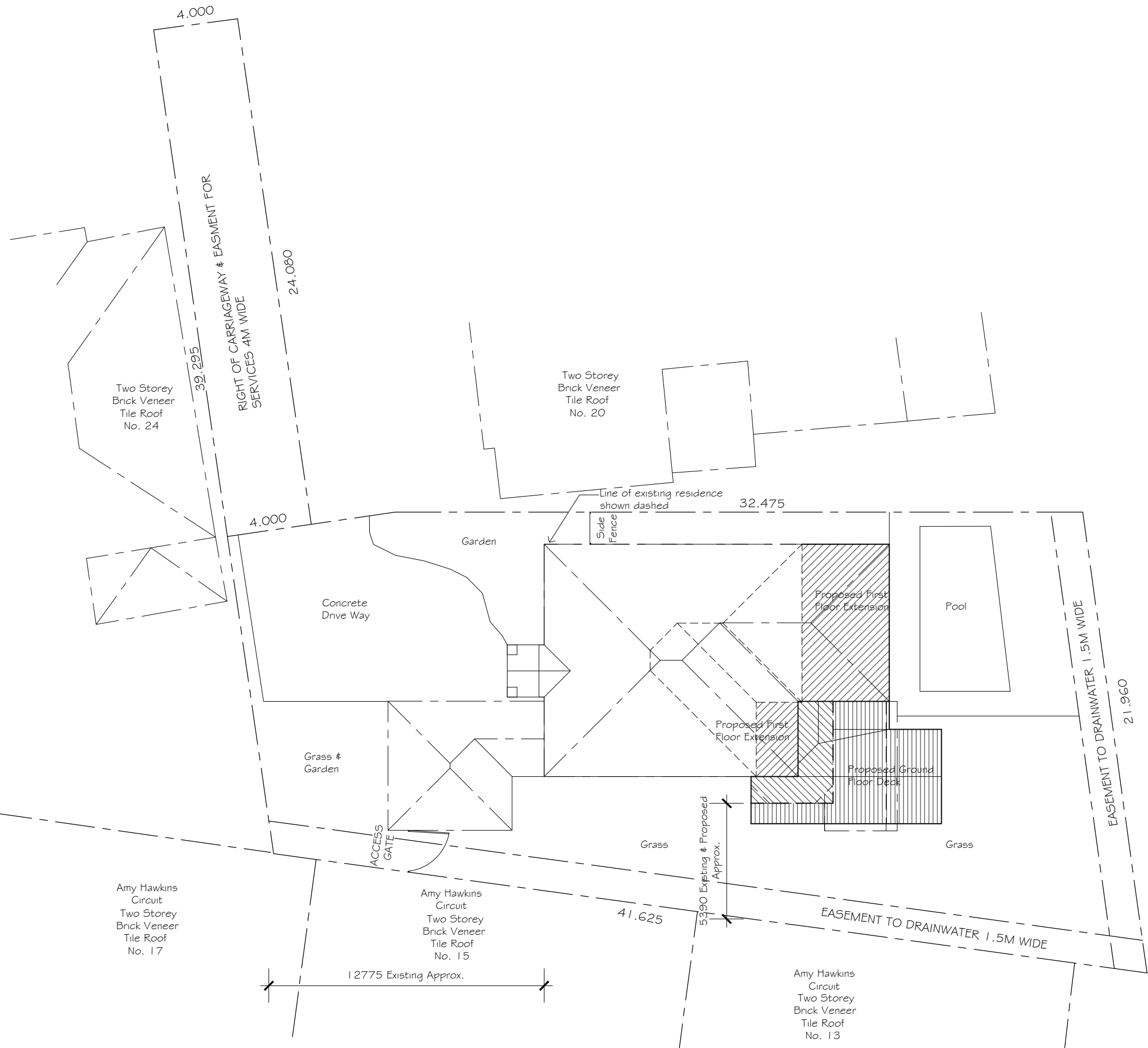
SPECIAL NOTES			
<ul style="list-style-type: none">ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.CONNECT/INSTALL THIRTEEN (13) DOWNLIGHT FITTINGS & THREE (3) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).PROVIDE CONTROL COCKS FOR SINGLE ACTION MIXER TAPS.INTERNAL & EXTERNAL PAINTING TO GROUND FLOOR ADDITIONS & ALTERATIONS.INTERNAL PAINTING TO FIRST FLOOR AREAS AFFECTED BY THE FIRST FLOOR ALTERATIONS.PROVIDE SPOTTED GUM TONGUE & GROOVE FLOORING TO MATCH EXISTING, IN LIEU OF MERBAU.INSTALL FREESTANDING BATH IN LIEU OF STANDARD KHOLER PATIO BATH (AS SUPPLIED BY OWNER)			
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.SUPPLY THIRTEEN (13) DOWNLIGHT FITTINGS & THREE (3) 3-IN-1 FAN/LIGHT/HEATER UNIT.GAS BAYONET POINT TO NEW DECKSUPPLY , INSTALLATION & CONNECTION OF DECK BAR UNIT.SUPPLY & INSTALLATION OF SCREEN DOORS TO NEW BI FOLD DOORSMAKE GOOD FLOORING TO MEALS ROOM EXTENSION.REMOVE, RE-POSITION AND/OR ALTER EXISTING POOL FENCE TO SUIT PROPOSED WORKS IF REQUIRED.ALL WORK ASSOCIATED WITH THE REMOVAL AND/OR RELOCATION OF THE EXISTING AIR CONDITIONING INSTALLATIONS.			
E	FINAL CONSTRUCTION	S.C.	29-03-16
D	TO CONTRACT	B.P.	02-03-16
C	BASIX DETAILS ADDED & TO COUNCIL	N.E.	21-12-15
B	TO CLIENT	S.C.	12-11-15
A	TECHNICAL	A.M.	28-10-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: ROSS ALLEN			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR A & MRS S PATHER			
AT 22 KINNARD WAY KELLYVILLE NSW 2155			
COUNCIL: THE HILLS			
<div><div></div><div>A.B.N. 54 000 605 407 SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519</div></div>			
SHEET: 1 OF 8		JOB NO: 7704/15	
		E	

KINNARD WAY



Site Plan
















No. : 22
 Lot. : 920
 DP : 877787
 AREA : 858.8m² (By Title)

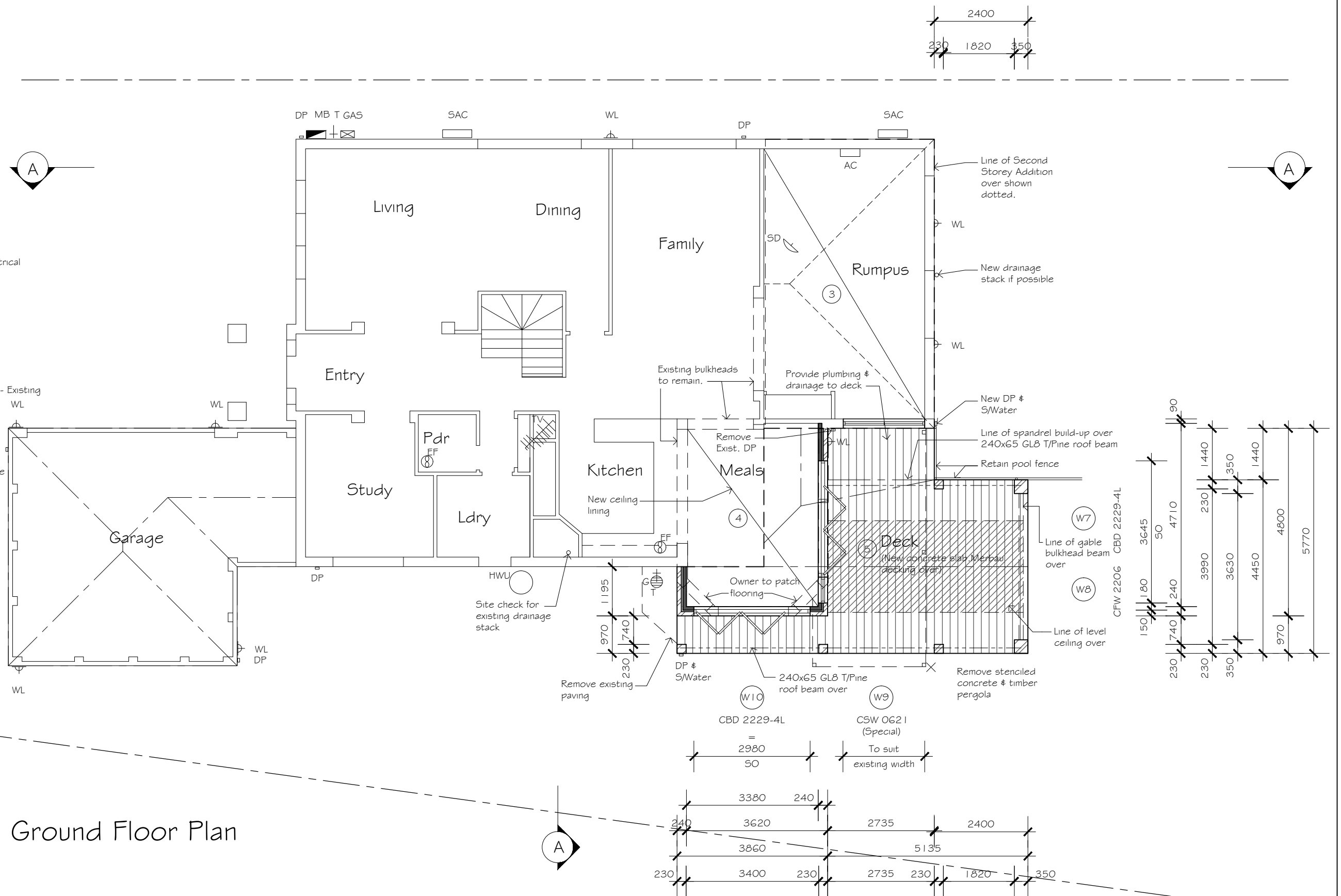
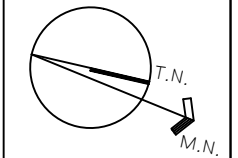


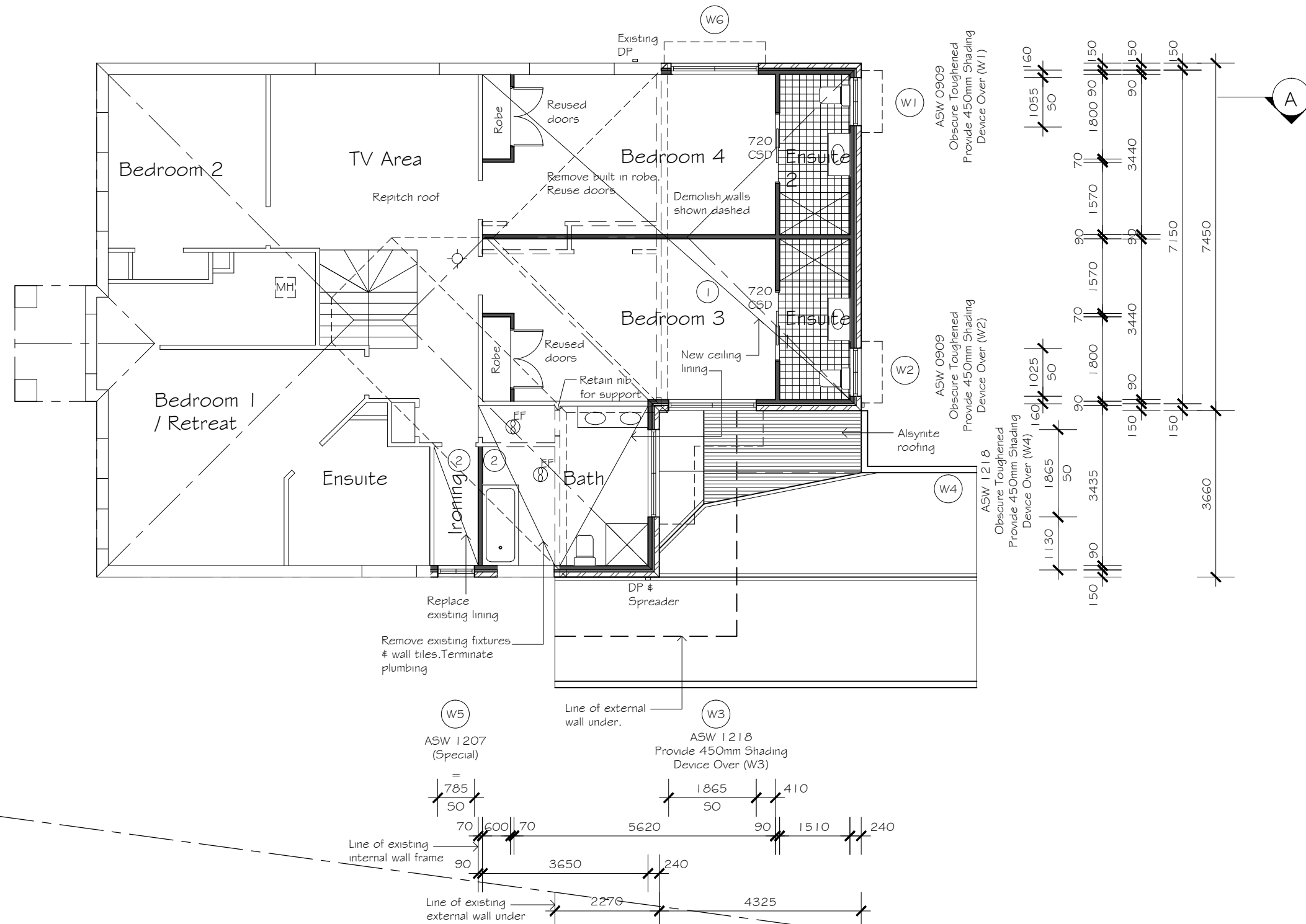
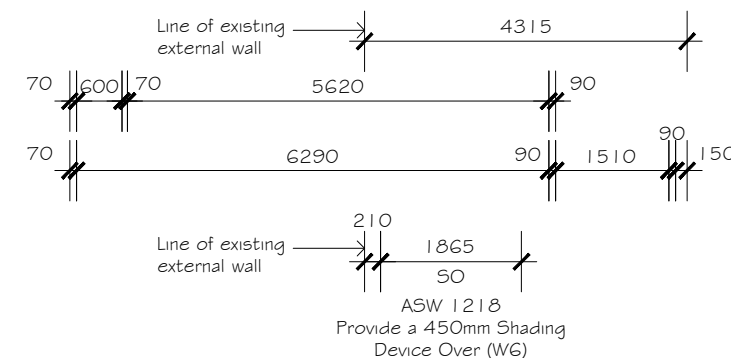
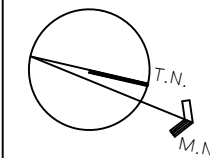
1520 Existing & Proposed Approx.

9275 Existing & Proposed Approx.

Legend

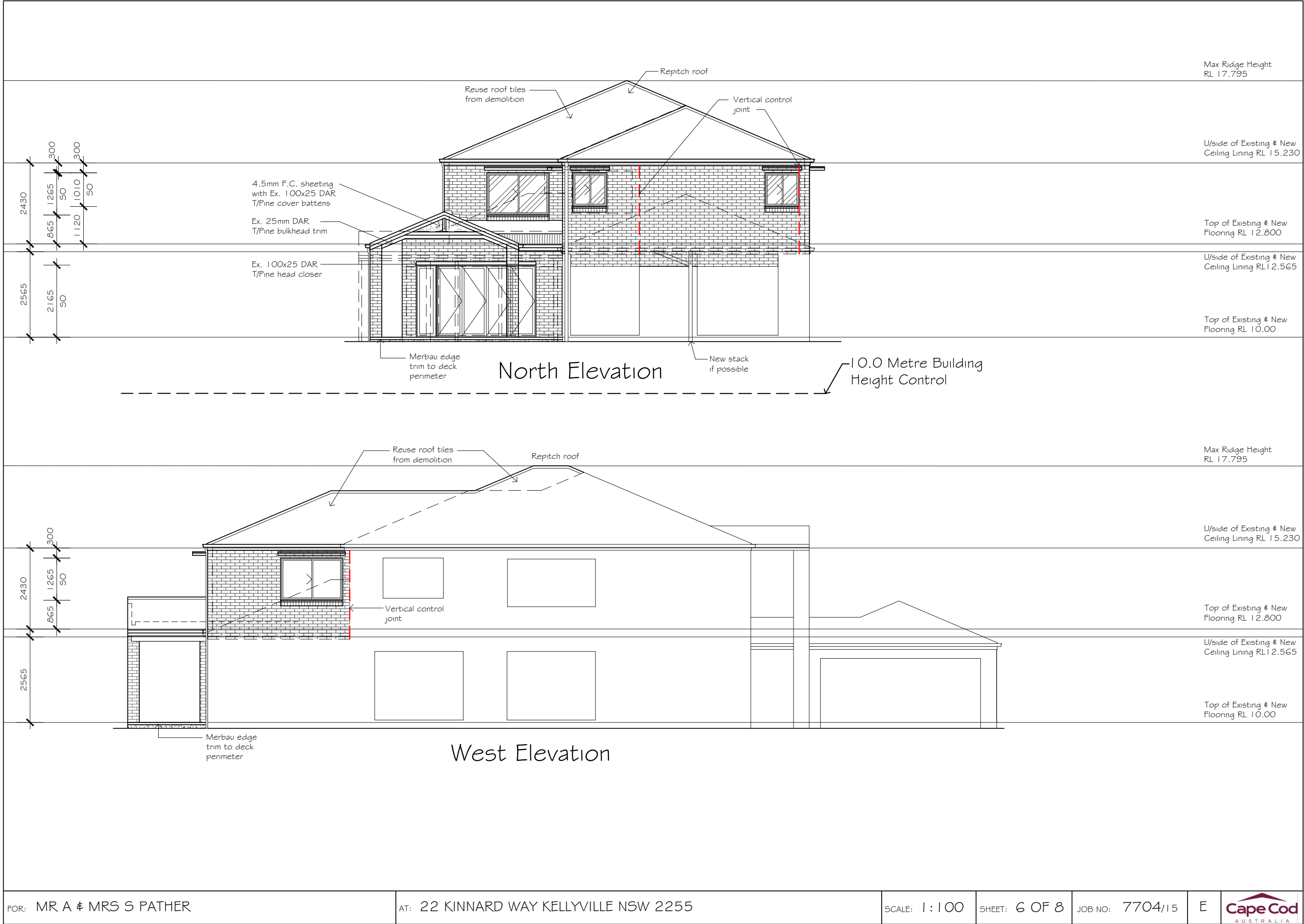
- SAC  Air Conditioning Compressor
- AC  Air Conditioning Unit Wall Mounted
- DP  Downpipe
- EF  Exhaust Fan
- G  Gully
- HWU  Hot Water Unit
- MH  Manhole
- MB  Meter Box - Electrical
- GAS  Meter - Gas
- WATER  Meter - Water
- RA  Return Air Grill
-  Smoke Detector - Existing
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- WL  Wall Light

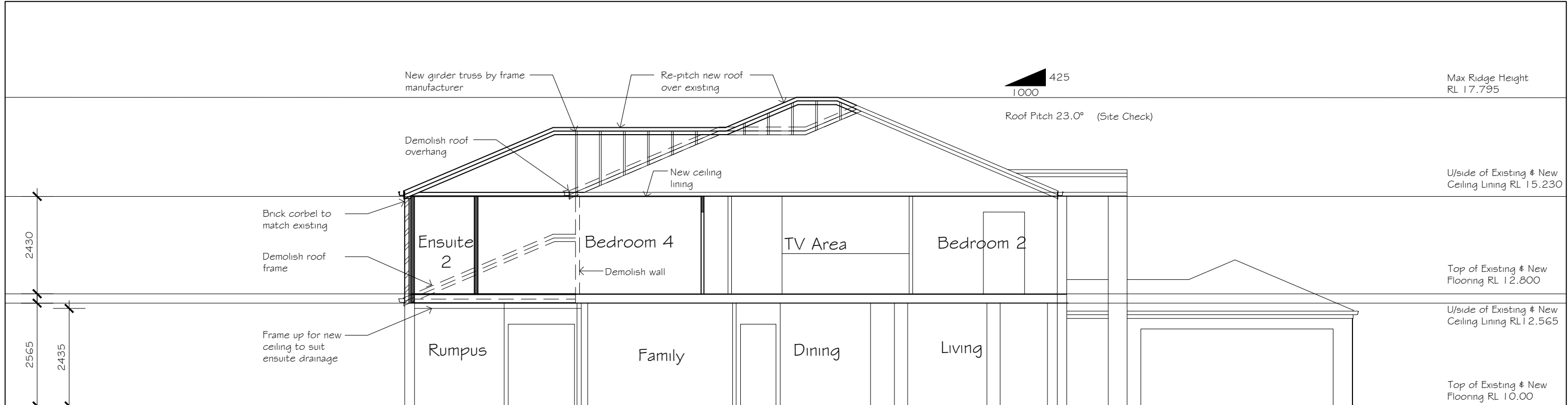





Note:
Site check location of existing girder trusses to avoid nib to bathroom.

Proposed First Floor Extension





Section A-A

WINDOW SCHEDULE (BASIX A23852 I)				CLIENT:		ALUMINIUM (STEGBAR) WINDOWS:			TIMBER 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: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.			TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.			
				BUILDER:DATE:		CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.			STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.			
						TERRAIN: 3			WIND LOAD: W 28 N			
	W1 ASW 0909	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.			W10 CBD 2229-4L	HARDWARE COLOUR	GLAZING			
	N ELEVATION / ENSUITE 2	INSECT SCREEN					E ELEVATION / RUMPUS	INSECT SCREEN BY OWNER	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)			
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE	REVEAL				WESTERN RED CEDAR		REVEAL			
	SLIDING OPEN / FIXED		140mm				BIFOLD OPEN / OPEN / OPEN / OPEN					
	W2 ASW 0909	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.								
	N ELEVATION / ENSUITE 3	INSECT SCREEN										
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE	REVEAL									
	SLIDING OPEN / FIXED		140mm									
	W3 ASW 1218	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.								
	E ELEVATION / BEDROOM 3	INSECT SCREEN										
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE	REVEAL									
	SLIDING OPEN / FIXED		140mm									
	W4 ASW 1218	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.								
	N ELEVATION / BATHROOM	INSECT SCREEN										
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE	REVEAL									
	SLIDING OPEN / FIXED		140mm									
	W5 ASW 1207 (Special)	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)									
	E ELEVATION / IRONING	INSECT SCREEN										
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE	REVEAL									
	SLIDING OPEN / FIXED		140mm									
	W6 ASW 1218	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.								
	W ELEVATION / BEDROOM 4	INSECT SCREEN										
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE	REVEAL									
	SLIDING OPEN / FIXED		140mm									
	W7 CBD 2229-4L	HARDWARE COLOUR	GLAZING									
	N ELEVATION / MEALS	N/A	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)									
	WESTERN RED CEDAR	INSECT SCREEN										
	BIFOLD OPEN / OPEN / OPEN / OPEN	BY OWNER	REVEAL									
	W8 CFW 2206	HARDWARE COLOUR	GLAZING									
	N ELEVATION / MEALS	N/A	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)									
	WESTERN RED CEDAR											
	FIXED		REVEAL									
	W9 CSW 0621 (Special)	HARDWARE COLOUR	GLAZING	SITE CHECK WIDTH TO MATCH EXISTING OPENING								
	E ELEVATION / RUMPUS	PRIMROSE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)									
	WESTERN RED CEDAR	INSECT SCREEN										
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PRIMROSE	REVEAL									
FOR: MR A & MRS S PATHER				AT: 22 KINNARD WAY KELLYVILLE NSW 2255			SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7704/15	
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