BASIX (	COMMITMENTS						
CERTIFICATE NO. A259790							
FIXTU	RES 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: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)						
FLAT CEILING, PITCHED ROOF	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)						
GLAZII	NG REQUIREMENTS						
WINDOWS							
W4, W5, \$ W6	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)						
WI, W2, \$ W3	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
SHADI	ING DEVICES						
WINDOWS							
WI, W2, W4, W5, \$ W6	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM						
W3	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43						

FINAL CONSTRUCTION.

# EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR							
Vinyl Wall Cladding	VPI		River Gum							

# 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 28 N

## **FINISHES**

BRICKWORK N/A 19mm STRUCTURAL PARTICLEBOARD FLOORING FLOORING VINYL CLADDING OVER ALUMINIUM BREATHER FOIL TO CLADDING EXTERNAL WALLS. "WOODGRAIN" HARDIPLANK TO GABLE ENDS. PROFILE : TBA COLOUR : TBA FRAME: PREFINISHED ALUMINIUM WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)

INSECT SCREENS: FRAME: PREFINISHED ALUMINIUM TO ALL NEW OPERABLE MESH: FIBREGLASS WINDOW SASHES

CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE ROOF COVERING AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.

ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA I 2mm POLASTIC INSULATION BLANKET TO FIRST INSULATION (FIBREGLASS) FLOOR EXTERNAL WALL FRAMES NTERNAL FIXINGS DAR: FINGER JOINTED PINE

SKIRTING: Ex. 75x25 BULLNOSE

ARCHITRAVE: Ex. 75x25 BULLNOSE INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE "FLUSH"

TYPE: CLOSED TIMBER STAIRCASE MAPLE TREADS AND WIDTH: 1025mm PINE RISERS

RISE: 16@188mm

BARGE COLOUR: DUNE

GOING: 240mm (260mm TREAD)

FASCIA \$ BARGE BOARDS MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: DUNE

GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: DUNE

DOWNPIPE COLOUR: DUNE 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.

#### 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 ONE (I) 3 IN I FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY
- PROVIDE A HOME VENTILATION SYSTEM WITH FOUR (4) OUTLETS 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.
- SUPPLY ONE (1) 3 IN 1 FAN/LIGHT/HEATER UNIT.

TO FINAL CONSTRUCTION 17-01-17 D TO CONTRACTS T.P/S.C 04-11-16 С BASIX ADDED \$ TO COUNCIL N.E. 2-09-16 В TO CLIENT 2-08-16 N.E. Α TECHNICAL 09-08-16 JGI. ISSUE DATE No. DRAWN

DESIGN CONSULTANT: MARK ALLEN

PROPOSED ADDITIONS \$ ALTERATIONS

MR T & MRS L VALLIS FOR

9 HILDA ROAD, AT BAULKHAM HILLS. NSW. 2153.

COUNCIL: THE HILLS



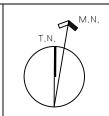
A.B.N. 54 000 605 407

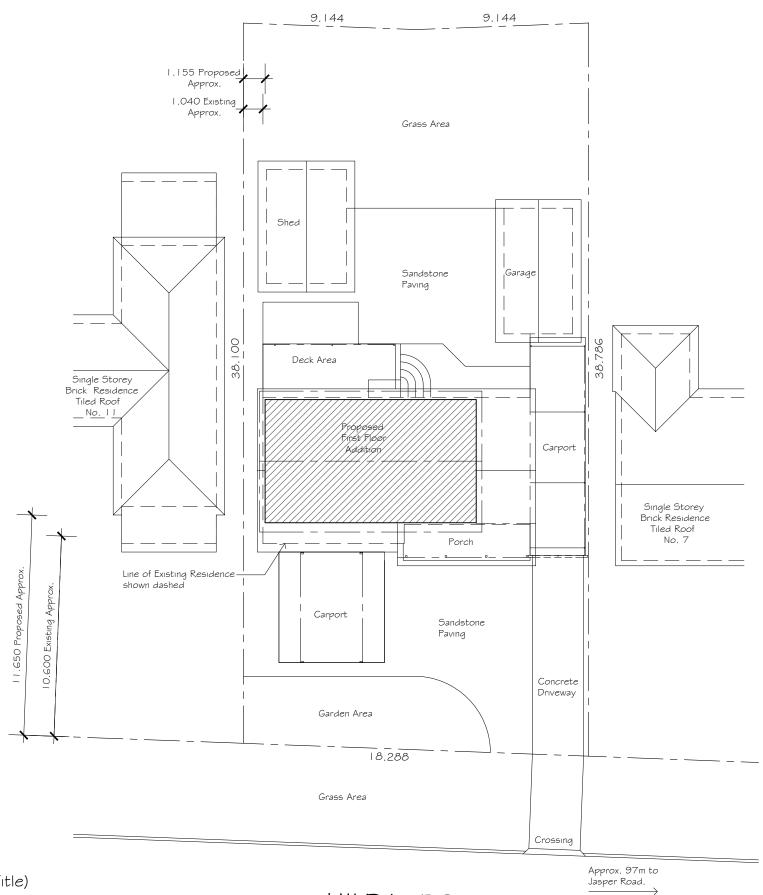
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

JOB NO: 7786/16

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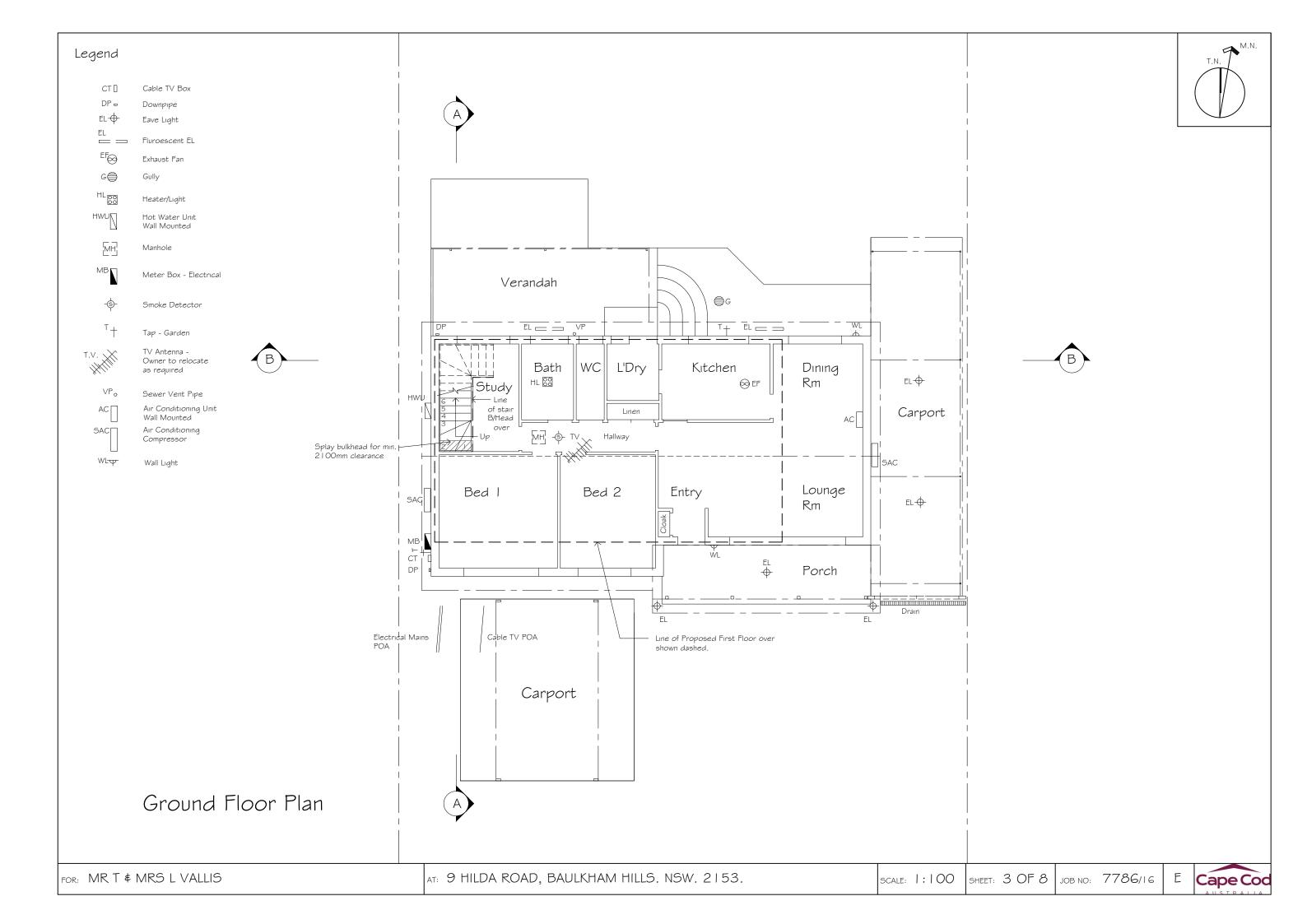
Site Plan

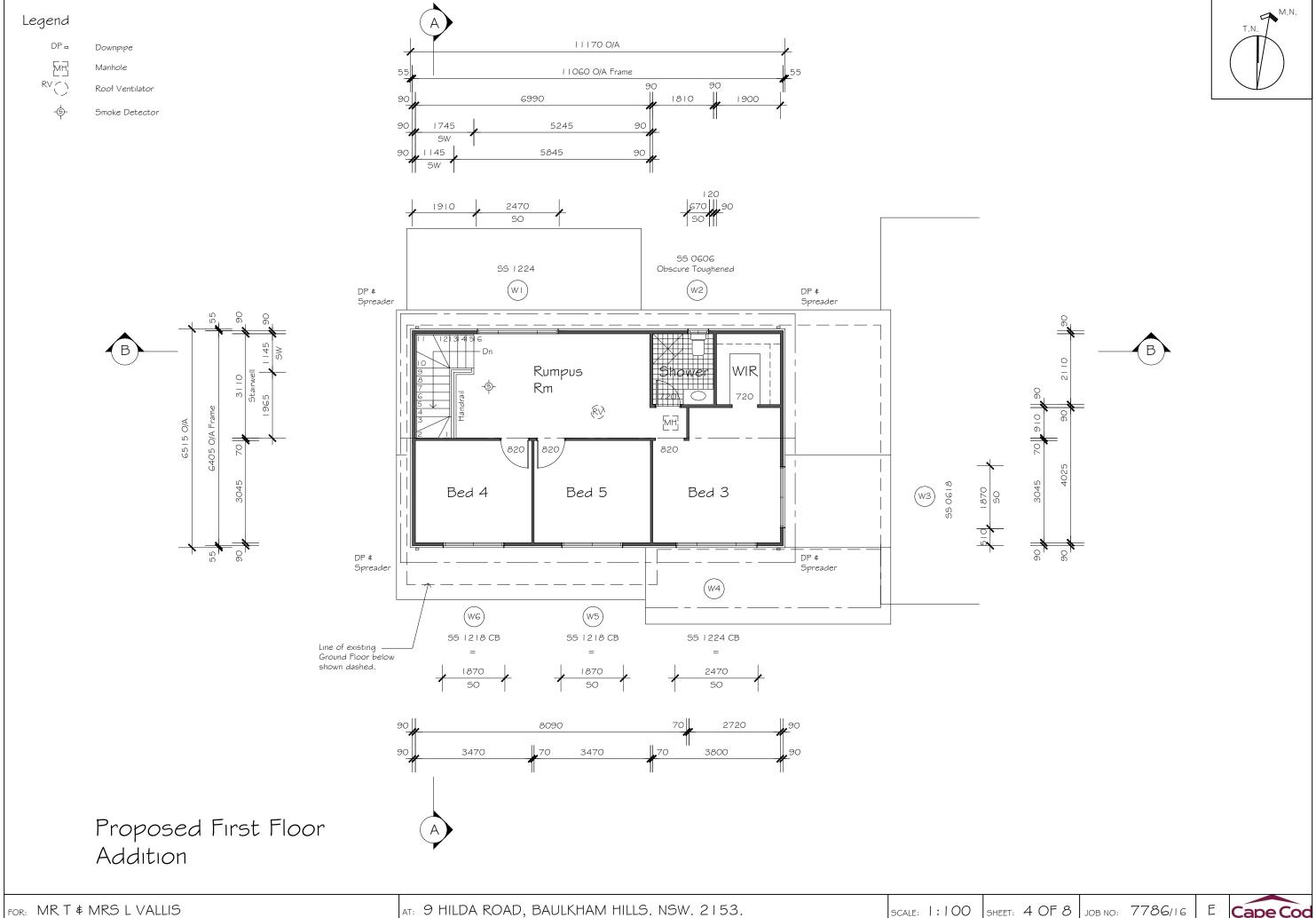
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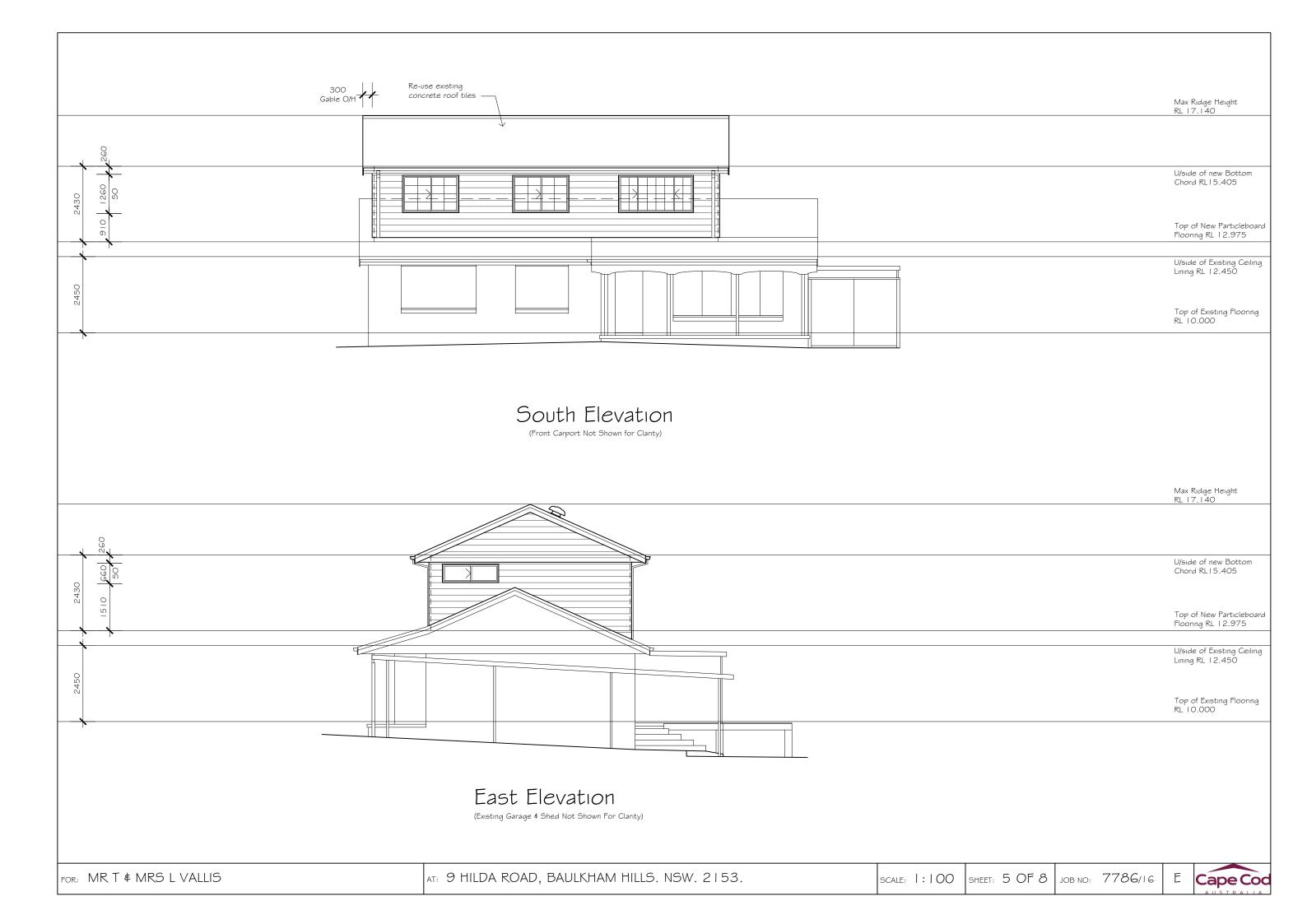
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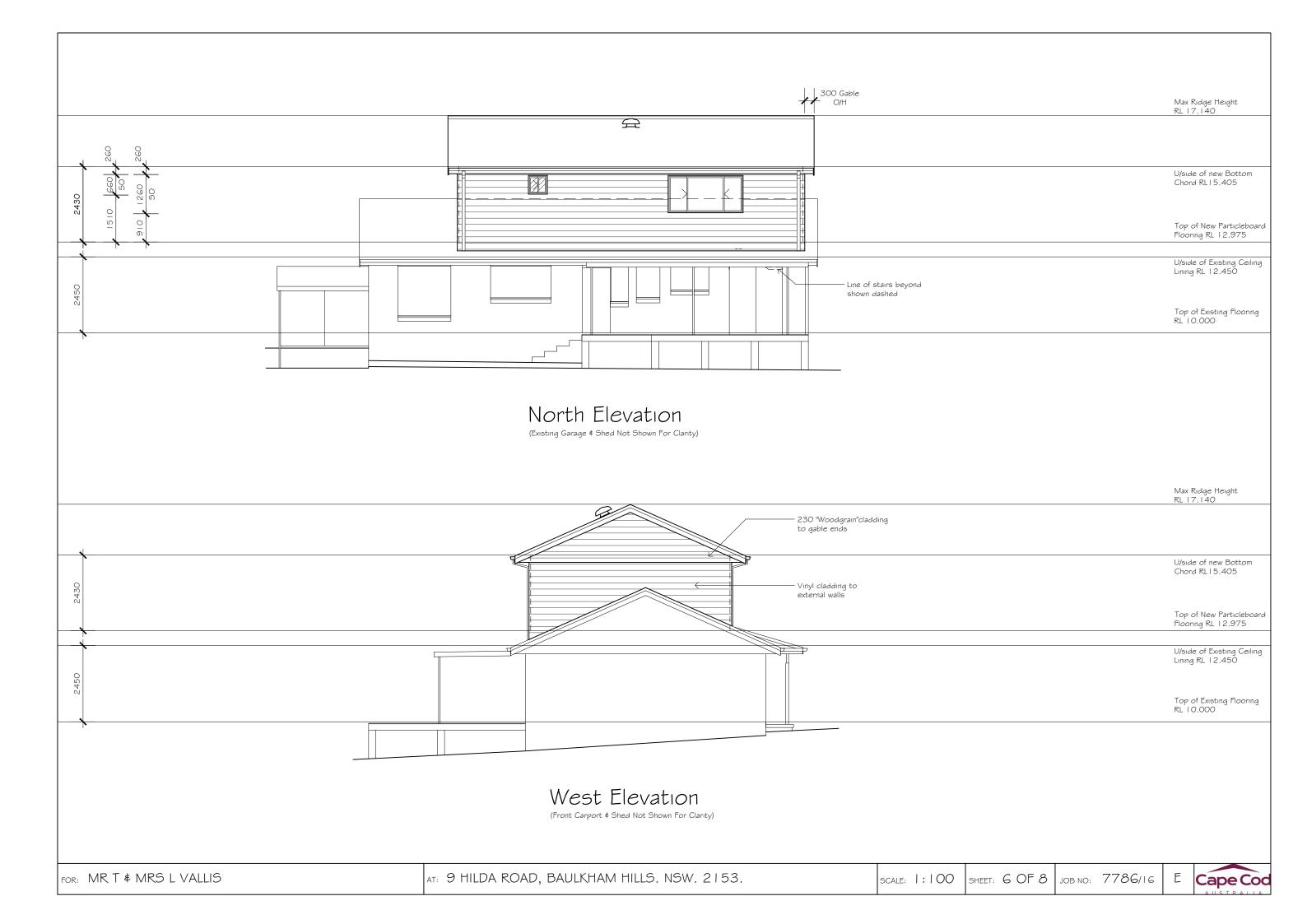
AREA: 695.60m² (By Title)

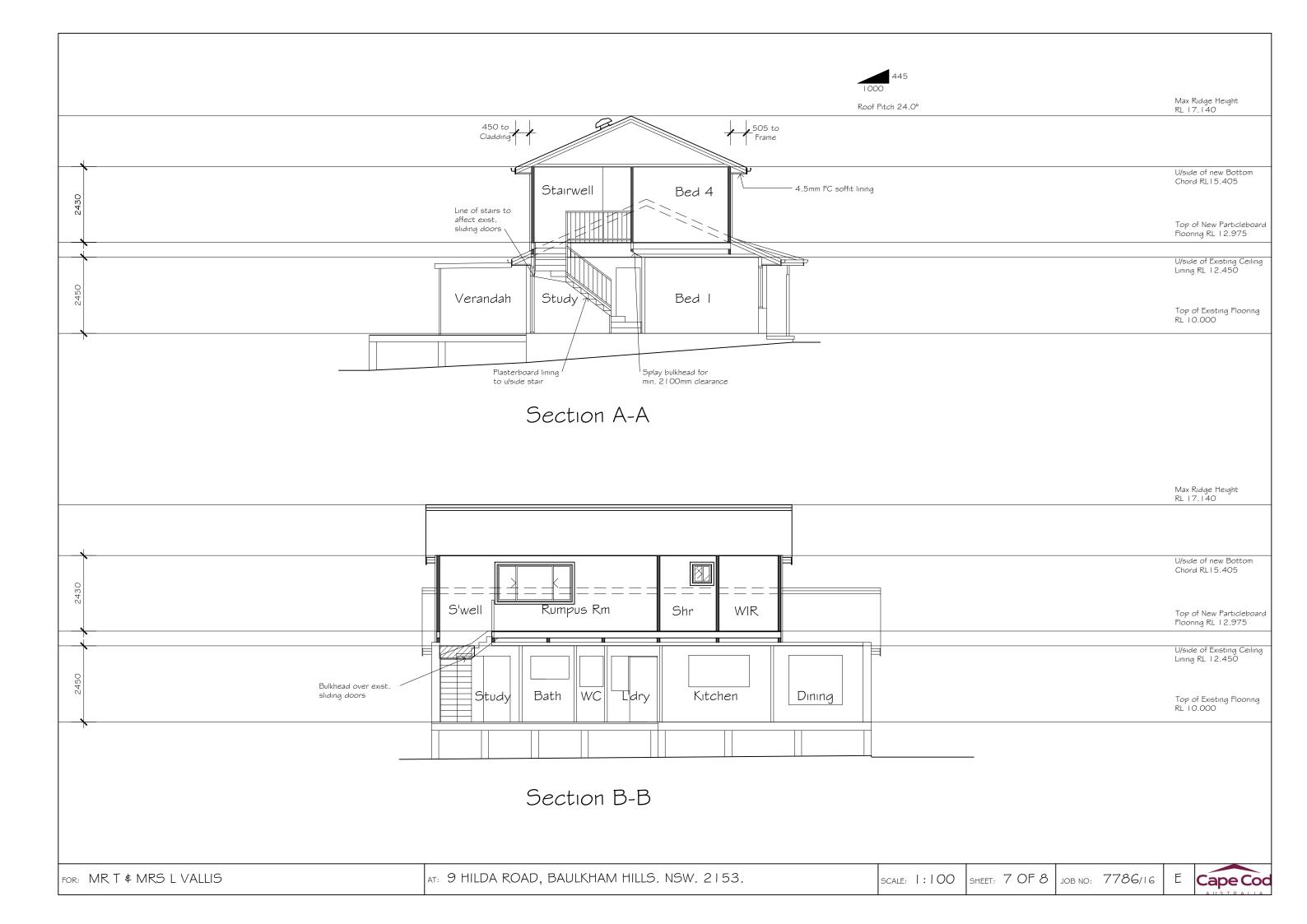
HILDA ROAD











WINDOW SCHED	ULE (BASIX A2597	'90)	CLIENT:		ALUMINIUM TREND WINDOW	<del></del>				
STANDARD NOTES:			EX-STOCK COLOURS: PEAR							
WINDOWS AND DOORS     ALL WINDOWS COME WI	ARE DRAWN AS VIEWED FROM	OUTSIDE	CLIEN1:			DIC NATURAL MATT, WOODLAND				
<ul> <li>WINDOW OPENINGS NOT</li> </ul>	ED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	THE BUILDE	R:DATE:	<ul> <li>TREND SILVER PEARL, DEEP</li> </ul>	DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC			(ND 104D 14404 N	
NCC 3.9.2.5		COLOUR	GLAZING	SPECIAL NOTES	CHARCOAL, IRONSTONE.			TERRAIN: 3 W	IND LOAD: W 28 N	
	(WI) 55   224	DUNE SATIN	SINGLE PYROLYTIC	JI LUIAL NOTES						
F	N ELEVATION / RUMPUS RM		LOW-E, (U-VALUE: 5.7, SHGC:0.47)							
	ALUMINIUM	ALUMINIUM								
	SLIDING OPEN / FIXED / OPEN	FIBREGLASS MESH DUNE SATIN	REVEAL 140mm							
		COLOUR	GLAZING							
	(W2) 55 0606	DUNE SATIN	SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.						
	N ELEVATION / SHOWER RM		LOW-E, (U-VALUE: 5.7, SHGC:0.47)							
	ALUMINIUM	ALUMINIUM								
	SLIDING OPEN / FIXED	FIBREGLASS MESH DUNE SATIN	REVEAL I 40mm							
	OF LIN / TIXLD		GLAZING							
	(W3) 55 0618		SINGLE PYROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY						
F	E ELEVATION / BEDROOM 3	1	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	WITH NCC.						
	ALUMINIUM	ALUMINIUM	3.7, 31100.017)							
	SLIDING	FIBREGLASS MESH DUNE SATIN	REVEAL							
	OPEN / FIXED		1 40mm							
	(W4) 55   224 CB		GLAZING SINGLE CLEAR,	RESTRICT OPENING TO 125mm TO COMPLY						
F	S ELEVATION / BEDROOM 3		(U-VALUE: 7.63,	WITH NCC.			_			
	ALUMINIUM	INSECT SCREEN ALUMINIUM	SHGC: 0.75)	COLONIAL BARS.						
	SLIDING	FIBREGLASS MESH	REVEAL				1			
	OPEN / FIXED / OPEN		I 40mm							
	(W5) 55 1218 CB		GLAZING SINGLE CLEAR,	RESTRICT OPENING TO 125mm TO COMPLY						
F	S ELEVATION / BEDROOM 5		(U-VALUE: 7.63,	WITH NCC.			_			
	ALUMINIUM	INSECT SCREEN ALUMINIUM	SHGC: 0.75)	COLONIAL BARS.						
	SLIDING	FIBREGLASS MESH	REVEAL							
	OPEN / FIXED	DUNE SATIN	I 40mm							
	(W6) 55 1218 CB		GLAZING	RESTRICT OPENING TO 125mm TO COMPLY						
F	5 ELEVATION / BEDROOM 4	_	SINGLE CLEAR, (U-VALUE: 7.63,	WITH NCC.						
	ALUMINIUM		SHGC: 0.75)							
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL				1			
	OPEN / FIXED	DUNE SATIN	I 40mm							
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OR: MR T & MRS	L VALUS		ΔΤ.	9 HILDA ROAD, BAULKHAM HILLS	5. NSW. 2153		CAIF. I. NITS I	SHEET: 8 OF 8 1	ов no: 7786/16	E Cape Cod
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