


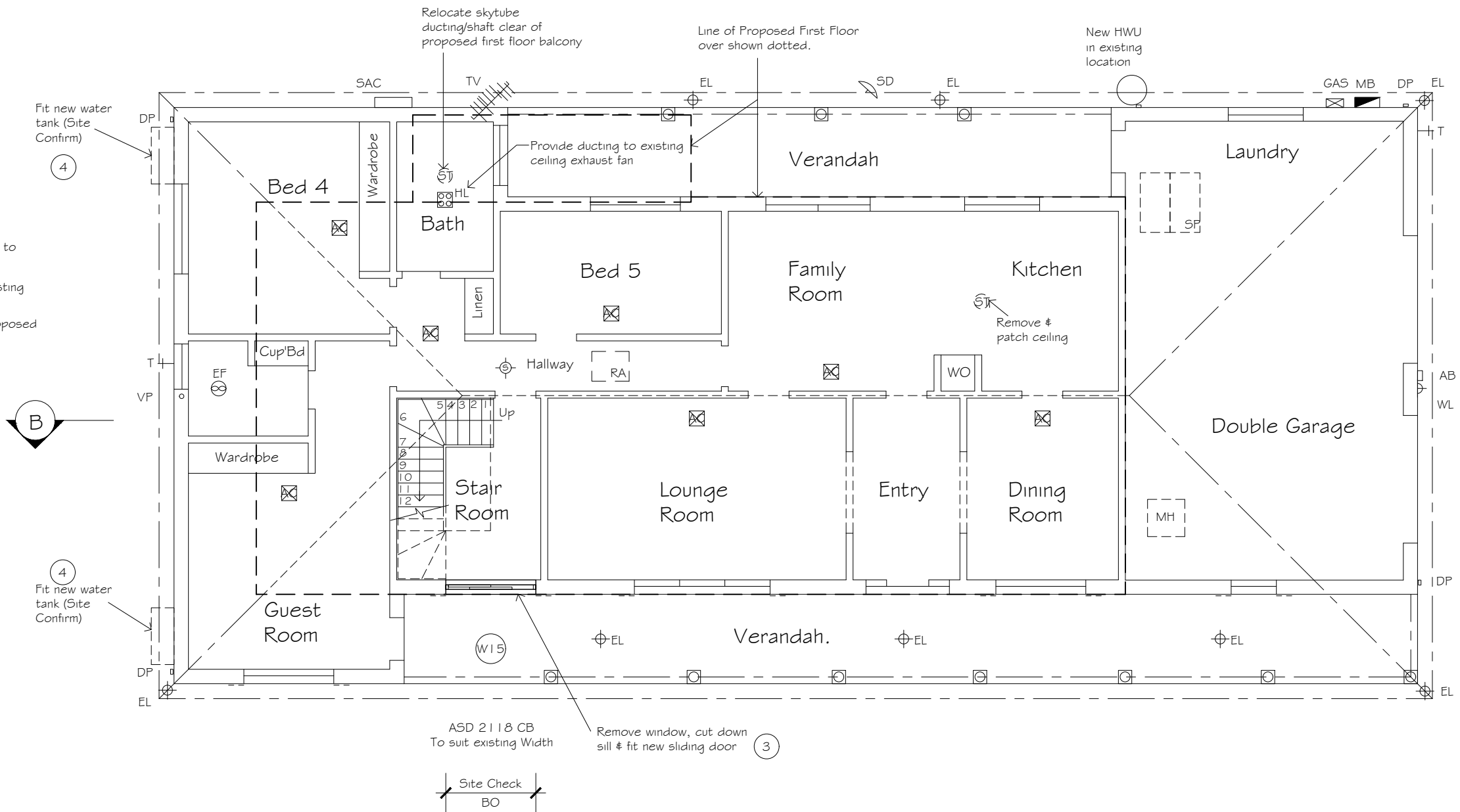
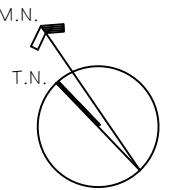
BASIX COMMITMENTS			
CERTIFICATE NO. A241478_02			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)		
GLAZING REQUIREMENTS			
WINDOWS			
W1, W2, W3, W4, W5, W6, W7 & W14	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
W8, W9, W10, W11, W12, W13 & W15	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
SHADING DEVICES			
WINDOWS			
W1, W4, W5, W6, W7, W8, W9, W10, W11, W12, W13 & W14	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W2, W3 & W15	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		

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.• PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.• REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.• CONNECT/INSTALL TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER).• METAL LEAF GUARD TO GUTTERS.• FOUR (4) PAIRS PVC WINDOW SHUTTERS TO FRONT SOUTH WEST ELEVATION.• CLEAN EXISTING ROOF TILES PRIOR TO CONSTRUCTION.• PROVIDE TWO (2) RAINWATER TANKS WITH OVERFLOW.• REPLACE ASBESTOS METER PANEL & REWIRE SWITCHBOARD TO HAVE ALL EXISTING CIRCUITS REPLACED WITH SEPERATE CIRCUIT BREAKERS WITH RCD PROTECTION AS REQUIRED.• REPLACE MAIN SWITCH WITH LOAD LIMITING CIRCUIT BREAKER. INSTALL NEW EARTH STACKS.• REMOVE EXISTING SOLAR ELECTRIC HOT WATER UNIT.					
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	FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS POSSIBLE TO SOUTH WEST & PART SOUTH EAST AS SHOWN						
FLOORING	19MM STRUCTURAL PARTICLEBOARD						
CLADDING	7.5mm HARDITEX BASE SHEET WITH APPLIED TEXTURE PAINT FINISH TO SOUTH EAST, NORTH WEST & PART NORTH EAST AS SHOWN						
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM						
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: ALUMINIUM						
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 R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL CLADDED WALL FRAMES R2.0 SOUND SCREEN BATTS TO INTERNAL WALLS						
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE CHAMFERED SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 75x25						
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"						
STAIRCASE MDF TREADS AND PINE RISERS	TYPE: CLOSED TIMBER WIDTH: 950mm RISE: 18 @ 186mm GOING: 240mm (260mm TREAD)						
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WHITE BARGE COLOUR: SELECT COLOUR BARGE SOAKER COLOUR: SELECT COLOUR						
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: JASPER DOWNPIPE COLOUR: JASPER						
HOT WATER UNIT	"RINNAI INFINITY 26" TO SERVICE FIRST FLOOR ONLY						
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.		PROPOSED ADDITIONS & ALTERATIONS FOR MR. P. & MRS. K. BURY. AT 3 WARRAGAL ROAD, TURRAMURRA. NSW. 2074. COUNCIL: KU-RING-GAI					
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.		<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: 7702/15		K			

Legend

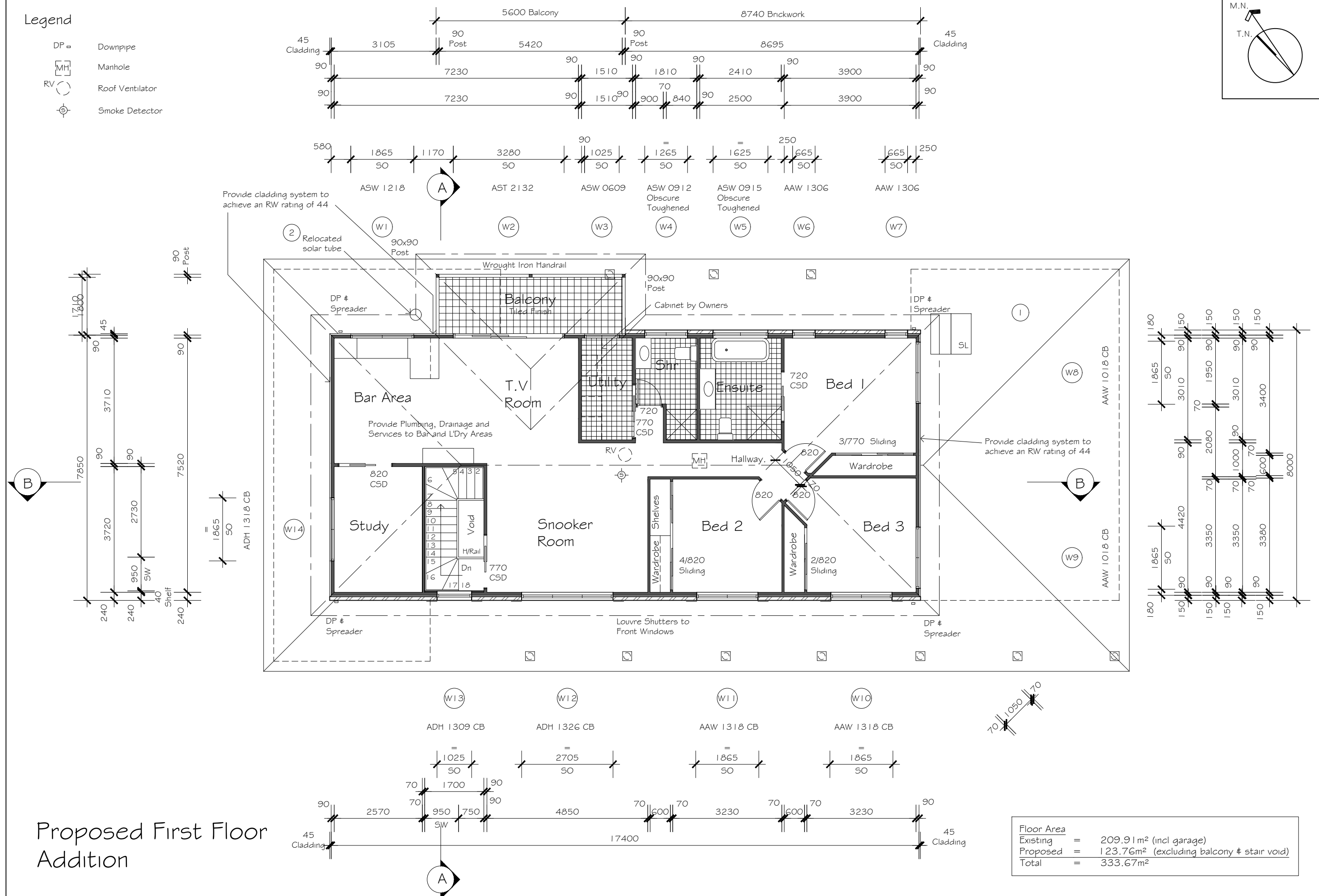
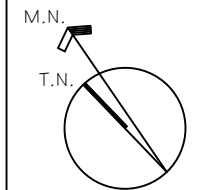
SAC	Air Conditioning Compressor
DP	Downpipe
EL	Eave Light
EF	Exhaust Fan
HL	Heater/Light
HWU	Rinnai Infinity 26 Hot Water Unit
HWU	Remove disused Hot Water Unit from roof space
MH	Manhole
MB	Meter Box - Electrical
GAS	Meter - Gas
RA	Return Air Grill
SD	Satellite Dish - Owner to relocate if required
	Smoke Detector - Existing
	Smoke Detector - Proposed
SP	Solar Panel - Roof Mounted, Owner to relocate if required
ST	Solar Tube
T	Tap - Garden
T.V.	TV Antenna - Owner to relocate as required
VP	Sewer Vent Pipe
AB	Alarm Box
WL	Wall Light

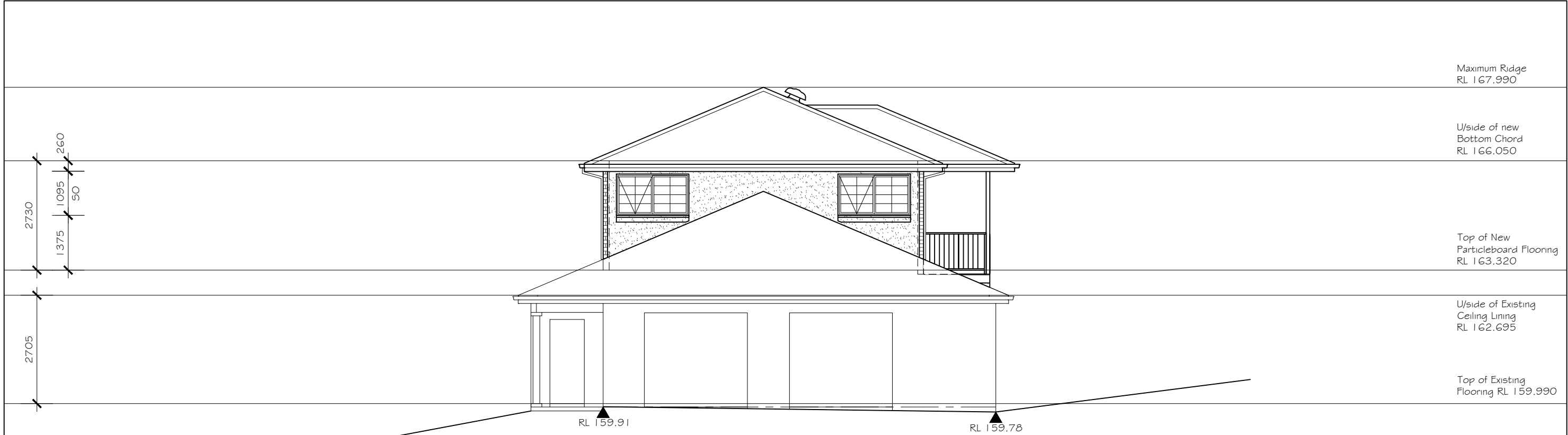


Ground Floor Plan

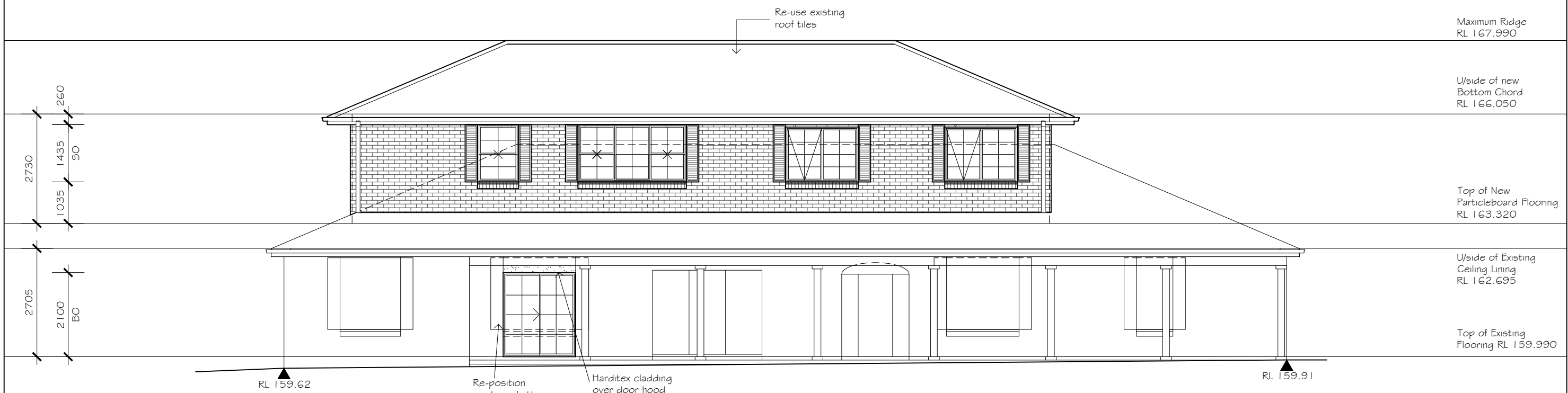
Legend

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

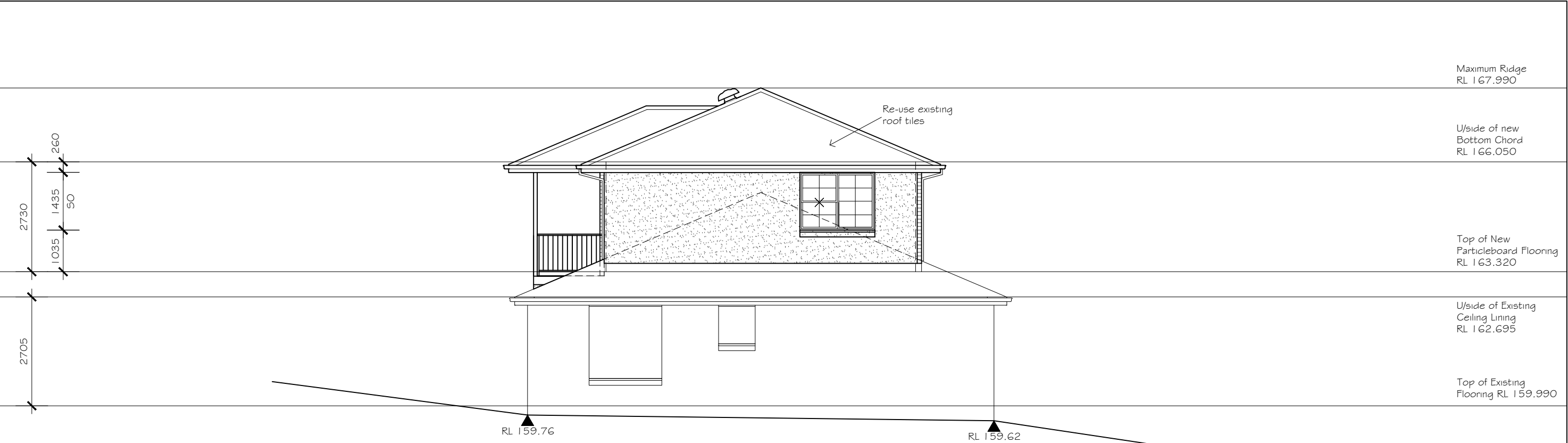




South East Elevation.



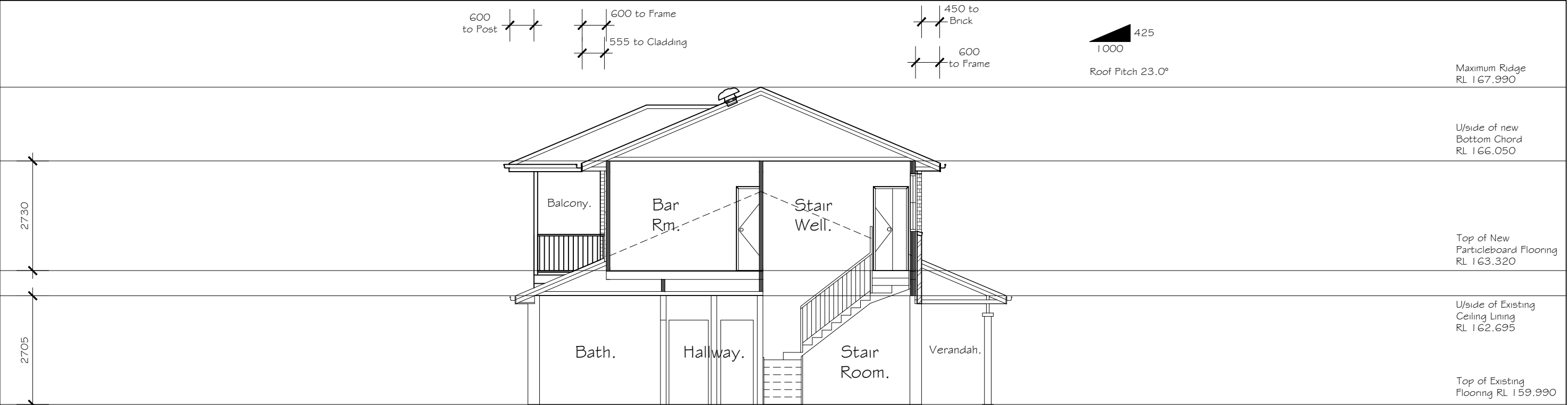
South West Elevation.



North West Elevation.



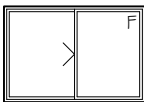
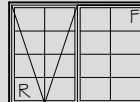
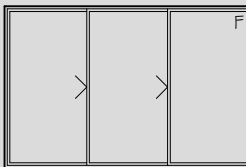
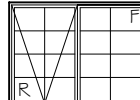

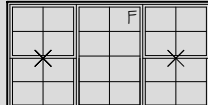
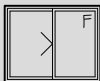
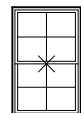
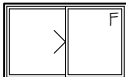
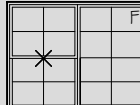
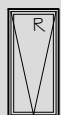
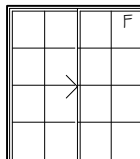
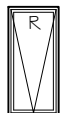
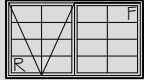
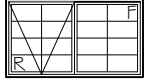
North East Elevation.



Section A-A



Section B-B

WINDOW SCHEDULE (BASIX A241478_02)					ALUMINIUM (STEGBAR) 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:				
					CLIENT:				
					BUILDER:DATE:				
					STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.				
					CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.				
					TERRAIN: 3 WIND LOAD: W 33 N				
	W1 ASW 1218	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS WITH LOW-E COATING - BAL 19 RATING		W10 AAW1318 CB	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	10mm CLEAR TOUGHENED GLASS - BAL 29 RATING RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. ACOUSTIC SEALS.
	NE ELEVATION / BAR RM	INSECT SCREEN				SW ELEVATION / BED 3	INSECT SCREEN		
	ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL			ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL	
	SLIDING OPEN / FIXED		140mm			AWNING OPEN / FIXED		140mm	
	W2 AST 2132	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	6mm TOUGHENED GLASS WITH LOW-E COATING - BAL 19 RATING		W11 AAW 1318 CB	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	10mm CLEAR TOUGHENED GLASS - BAL 29 RATING RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. ACOUSTIC SEALS.
	NE ELEVATION / DINING RM	INSECT SCREEN				SW ELEVATION / BED 2	INSECT SCREEN		
	ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL			ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL	
	STACKER DOOR OPEN / OPEN / FIXED		140mm			AWNING OPEN / FIXED		140mm	
	W3 ASW 0609	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	6mm TOUGHENED GLASS WITH LOW-E COATING - BAL 19 RATING		W12 ADH 1326 CB	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	6mm TOUGHENED GLASS - BAL 29 RATING
	NE ELEVATION / LAUNDRY	INSECT SCREEN				SW ELEVATION / RUMPUS	INSECT SCREEN		
	ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL			ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL	
	SLIDING OPEN / FIXED		140mm			DOUBLE HUNG OPEN / FIXED / OPEN		140mm	
	W4 ASW 0912	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	6mm TOUGHENED GLASS WITH LOW-E COATING - BAL 19 RATING		W13 ADH 1309 CB	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	6mm TOUGHENED GLASS - BAL 29 RATING
	NE ELEVATION / SHR RM	INSECT SCREEN				SW ELEVATION / STAIRWELL	INSECT SCREEN		
	ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL			ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL	
	SLIDING OPEN / FIXED		140mm			DOUBLE HUNG OPEN		140mm	
	W5 ASW 0915	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	6mm TOUGHENED GLASS WITH LOW-E COATING - BAL 19 RATING		W14 ADH 1318 CB	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	6mm TOUGHENED GLASS WITH LOW-E COATING - BAL 19 RATING
	NE ELEVATION / ENSUITE	INSECT SCREEN				NW ELEVATION / STUDY	INSECT SCREEN		
	ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL			ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL	
	SLIDING OPEN / FIXED		140mm			DOUBLE HUNG OPEN / FIXED		140mm	
	W6 AAW 1306	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	10mm CLEAR TOUGHENED GLASS WITH LOW-E COATING - BAL 19 RATING RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. ACOUSTIC SEALS.		W15 ASD 2118 CB	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	6mm TOUGHENED GLASS - BAL 29 RATING SITE CHECK WIDTH
	NE ELEVATION / BED 1	INSECT SCREEN				SW ELEVATION / STAIR RM	INSECT SCREEN		
	ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL			ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL	
	AWNING OPEN		140mm			SLIDING DOOR OPEN / FIXED		170mm	
	W7 AAW 1306	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	10mm CLEAR TOUGHENED GLASS WITH LOW-E COATING - BAL 19 RATING RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. ACOUSTIC SEALS.					
	NE ELEVATION / BED 1	INSECT SCREEN							
	ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL						
	AWNING OPEN		140mm						
	W8 AAW 1018 CB	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	10mm CLEAR TOUGHENED GLASS - BAL 29 RATING RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. ACOUSTIC SEALS.					
	SE ELEVATION / BED 1	INSECT SCREEN							
	ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL						
	AWNING OPEN / FIXED		140mm						
	W9 AAW 1018 CB	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	10mm CLEAR TOUGHENED GLASS - BAL 29 RATING RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. ACOUSTIC SEALS.					
	SE ELEVATION / BED 3	INSECT SCREEN							
	ALUMINIUM	ALUMINIUM ALUMINIUM MESH PEARL WHITE	REVEAL						
	AWNING OPEN / FIXED		140mm						
FOR: MR. P. & MRS. K. BURY.					AT: 3 WARRAGAL ROAD, TURRAMURRA. NSW. 2074.				
					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7702/15
							K		