BASIX	COMMITMENTS		
CERTIFICATE NO. A 1968 13			
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		
INSUL	ATION REQUIREMENTS		
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 50mm)	NIL		
FLAT CEILING, PITCHED ROOF	CEILING: R. 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
RAKED CEILING, PITCHED / SKILLION ROOF: FRAMED	CEILING: R 2.50 (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)		
W1, W2, W3, W7, \$ W8,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
SHAD	ING DEVICES		
WINDOWS			
WI, W2, W3, W4, W7, W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W5, \$ W6,	NONE		

EXTERNAL	PAINT	SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Barge Board	Dulux		White
Barge Soaker	Dulux		White
Fascia Board	Dulux		White
Wall Cladding	Dulux		Chalk USA
Carport Framing	Dulux		Chalk USA

SPECIFICATION SUMMARY

ROOF: ROOF TRUSSES

STRUCTURAL TIMBER - All to ASA 1684.2

WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS

TO MANUFACTURERS DETAILS @ .600 CTS

FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N

FINISHES

WINDOW SASHES

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

BRICKWORK N/A EX. 60x25 T&G MIXED HARDWOOD FLOORBOARDS FLOORING LAID OVER 19mm YELLOW TONGUE STRUCTURAL PARTICLEBOARD 50MM INSULCIAD OVER POLASTIC INSULATION CLADDING SYSTEM WITH TEXTURE COAT FINISH TO FXTFRNAL WALLS WINDOWS - TREND FRAME: PREFINISHED ALUMINIUM KEYED LOCKS (TERRAIN: 3) INSECT SCREENS: TO ALL NEW OPERABLE FRAME: PREFINISHED ALUMINIUM

MESH: FIBREGLASS

PROVIDE ALL NEW TERRA COTTA ROOF TILES TO

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

R2.4 | 2mm POLASTIC INSULATION BLANKET TO FIRST

PROPOSED FIRST FLOOR ADDITION

FLOOR EXTERNAL WALL FRAMES

WORKS BY OWNER

SPECIAL NOTES

BOARDS.

PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-

WITH THE BUILDING CODE OF AUSTRALIA (BCA).

ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

AS PER THE BCA - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.

FINE SAND AND PROVIDE OIL FINISH TO PROPOSED FIRST FLOOR FLOOR

- 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.

FINAL CONSTRUCTION

- FINE SAND AND PROVIDE OIL FINISH TO PROPOSED GROUND FLOOR FLOOR BOARDS.
- SUPPLY ONE (I) 4-IN-I FAN/LIGHT/HEATER UNIT FOR INSTALLATION BY BUII DFR
- REDIRECT KITCHEN VENTILATION TO OUTSIDE AIR.

INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 PENCIL ROUND ARCHITRAVE: Ex. 75x25 PENCIL ROUND	
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"	
STAIRCASE MAPLE TREADS & RISERS		
	WIDTH: 950mm	ı
	RISE: 18 @ 184mm	F
	GOING: 240mm (260mm TREAD)	(
FASCIA \$	MATERIAL: DAR TIMBER	F
BARGE BOARDS		E
		i _

MATERIAL: PREFINISHED ZINCALUME

FIRST FLOOR EXTERNAL: BY CAPE COD

PAINTING TO ALTERATION AND RENOVATION WORK

FIRST FLOOR INTERNAL: BY OWNER

GUTTER COLOUR: DUNE DOWNPIPE COLOUR: DUNE

CONNECT TO EXISTING

Н	CONSTRUCTION CERTIFICATE	S.M.	13-11-14
G	TO CONTRACTS	C.S.	06-11-14
F	PLAN CHECK	C.G.	03-11-14
E	AMENDED FOR COUNCIL	N.E.	08-10-14
D	BASIX ADDED \$ TO COUNCIL	N.E.	26-08-14
С	CONSULTANTS CHECK PLAN # POV 5542	N.E.	05-08-14
В	TO CLIENT		16-07-14
Α	TECHNICAL	МЈВ	18-06-14
No.	ISSUE	DRAWN	DATE
DESI	GN CONSULTANT: SCOTT MCDOUGALL		

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR M CARTER & MS D ZHAI

AT 15 FRASER ROAD, NORMANHURST NSW 2076

COUNCIL: HORNSBY

DO NOT SCALE OFF DRAWINGS.

GUTTERS & DOWNPIPES TYPE: QUAD

HOT WATER UNIT

PAINTING - REFER TO

THE EXTENT OF WORK

SPECIFICATION FOR

CONDITIONS.

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.

TO BE BY THE OWNER

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

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A.B.N. 54 OOO 605 407

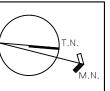
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

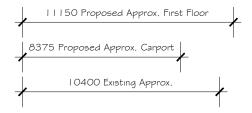
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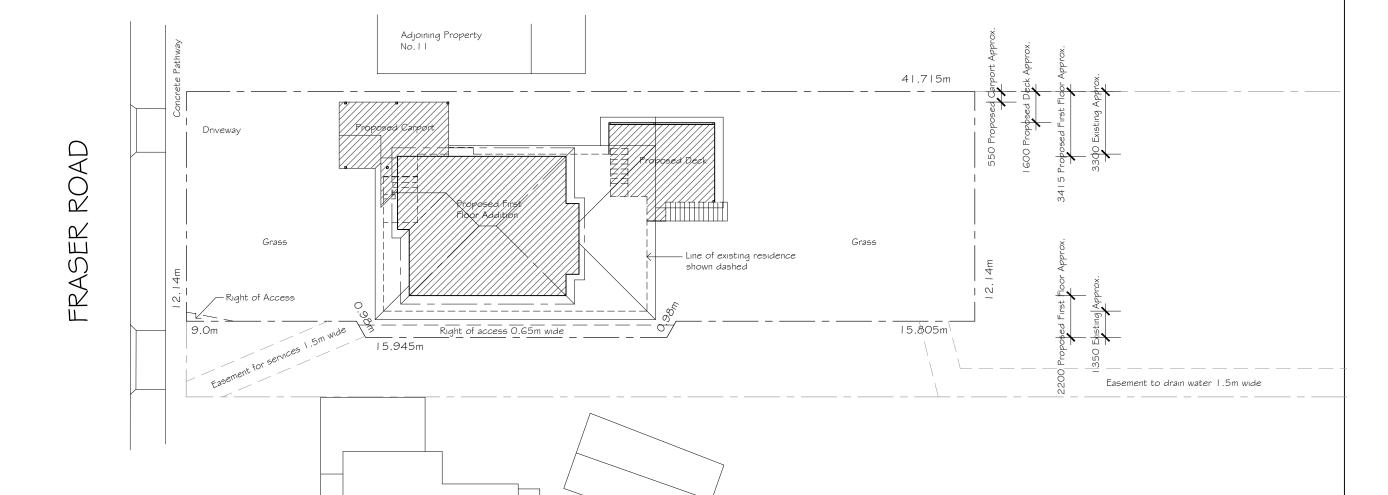
JOB NO: 7564/14

J.M.

19-11-14







Site Plan

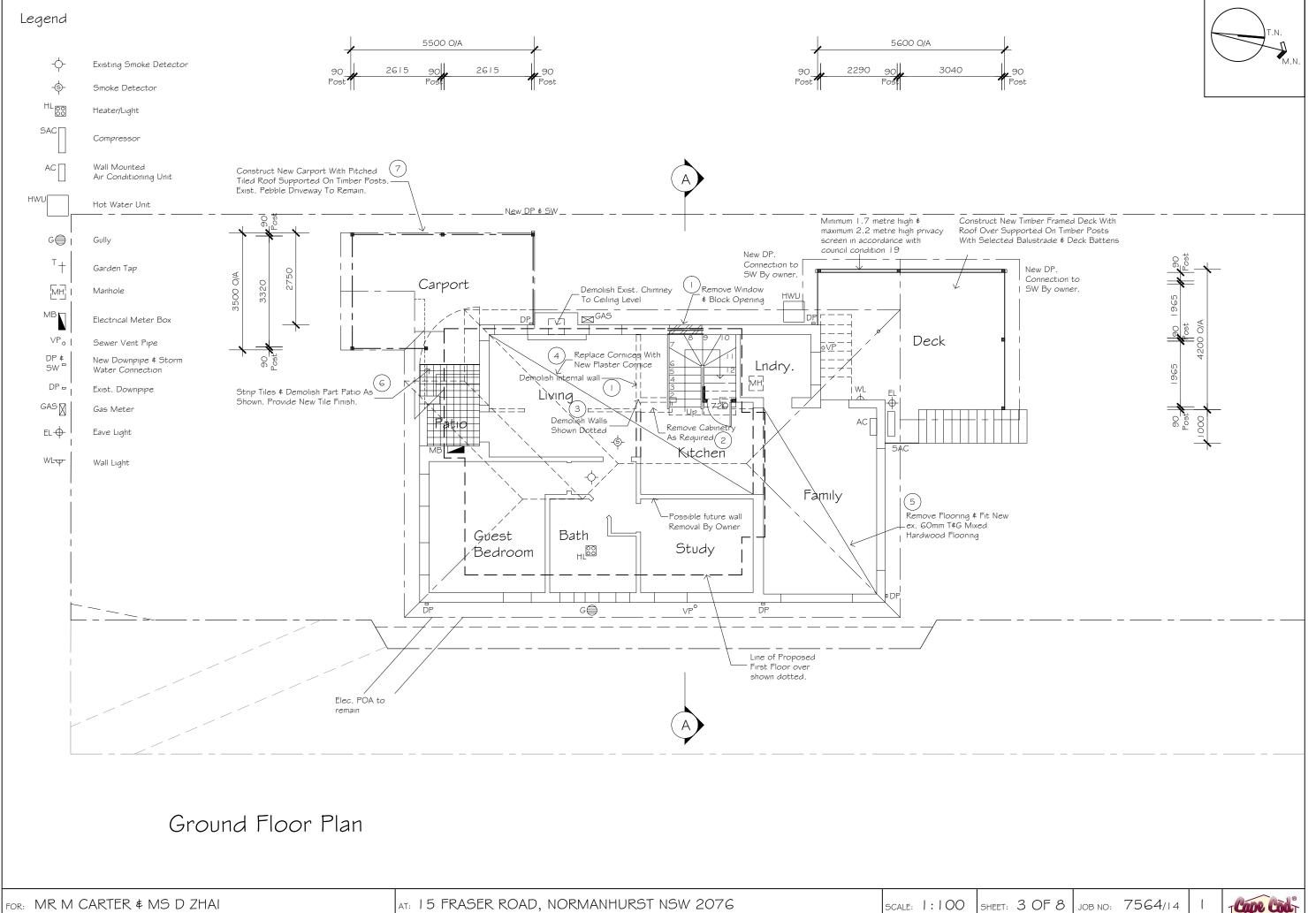
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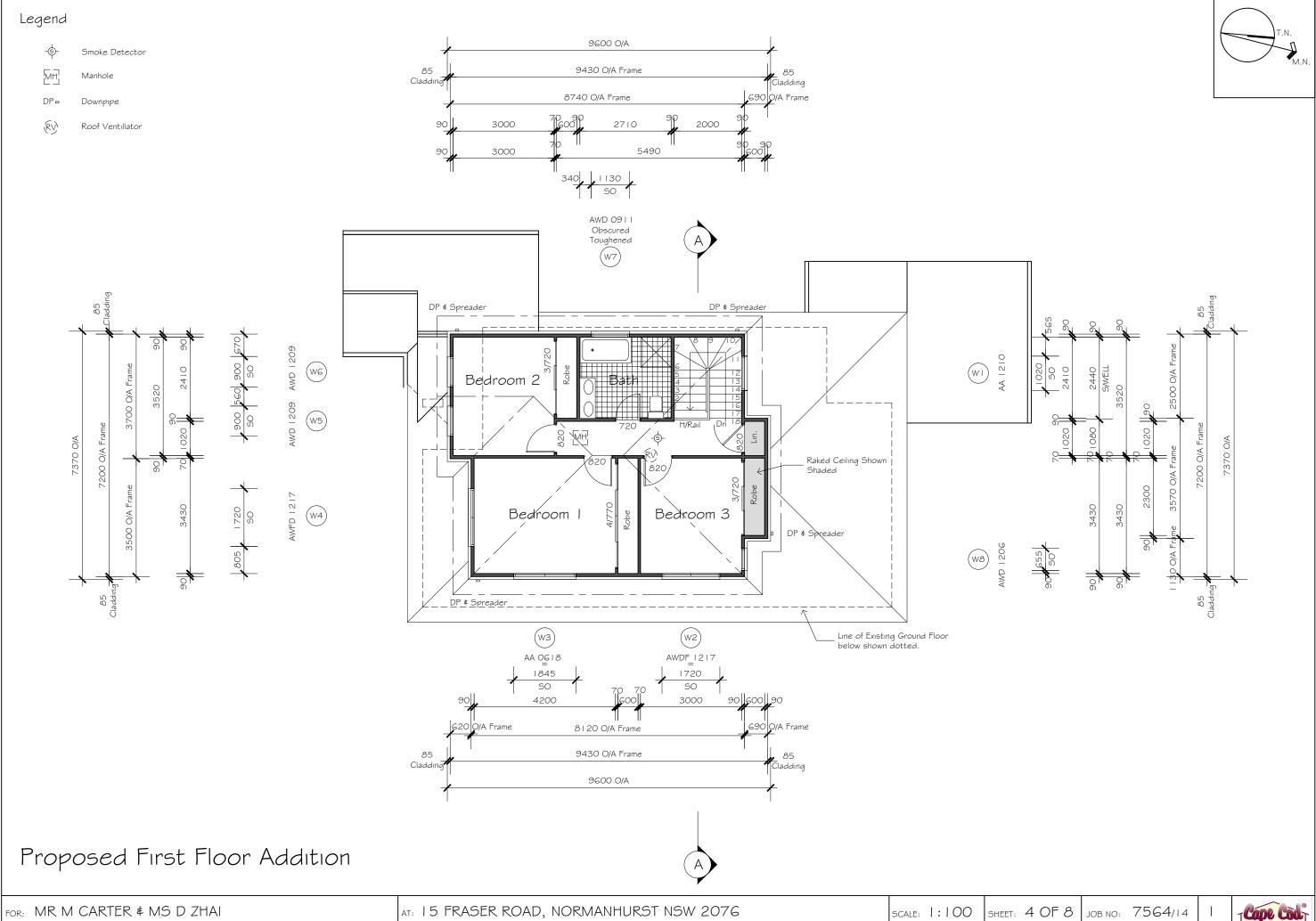
DP : 1133267

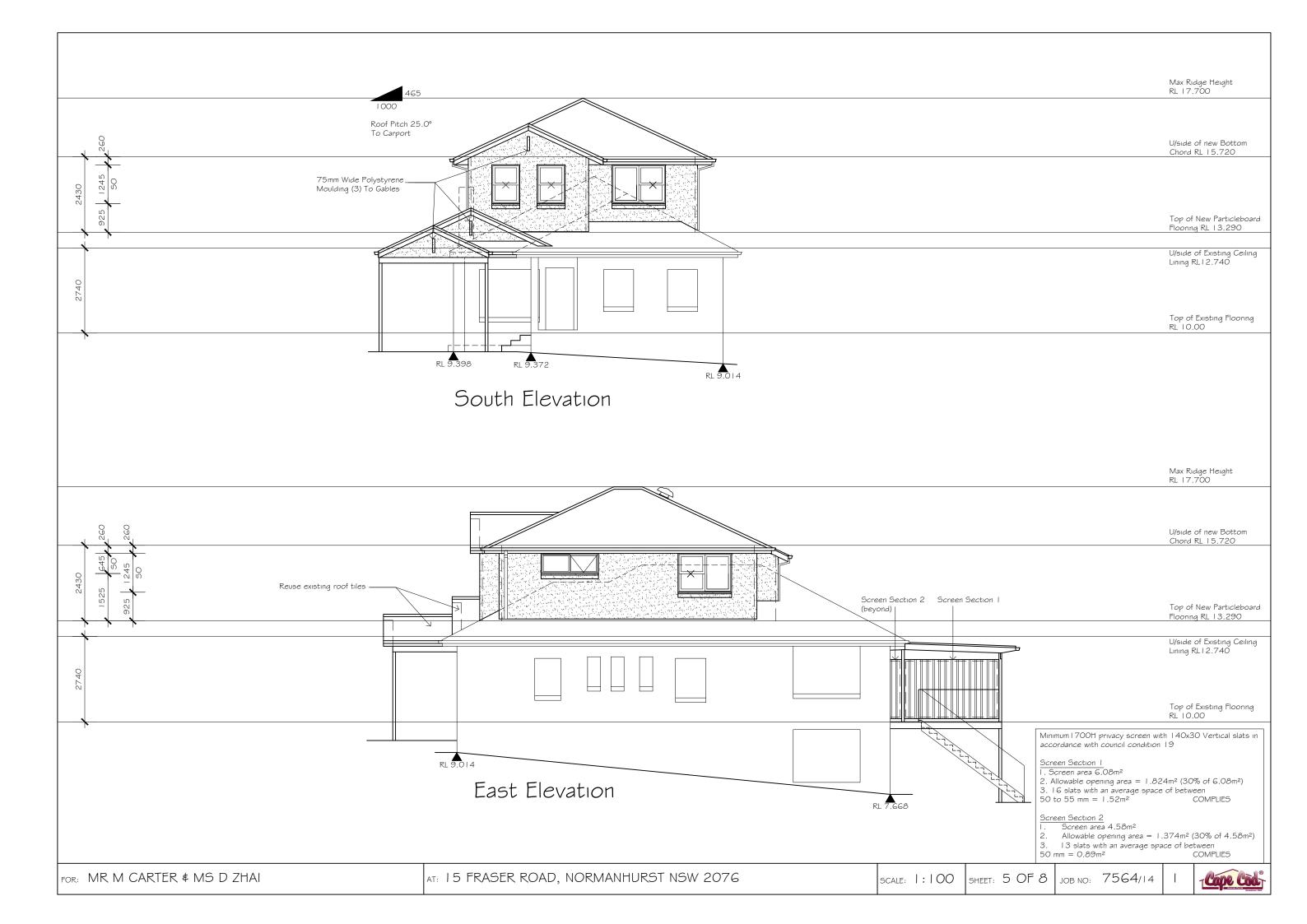
AREA: 520.3m² (By DP)

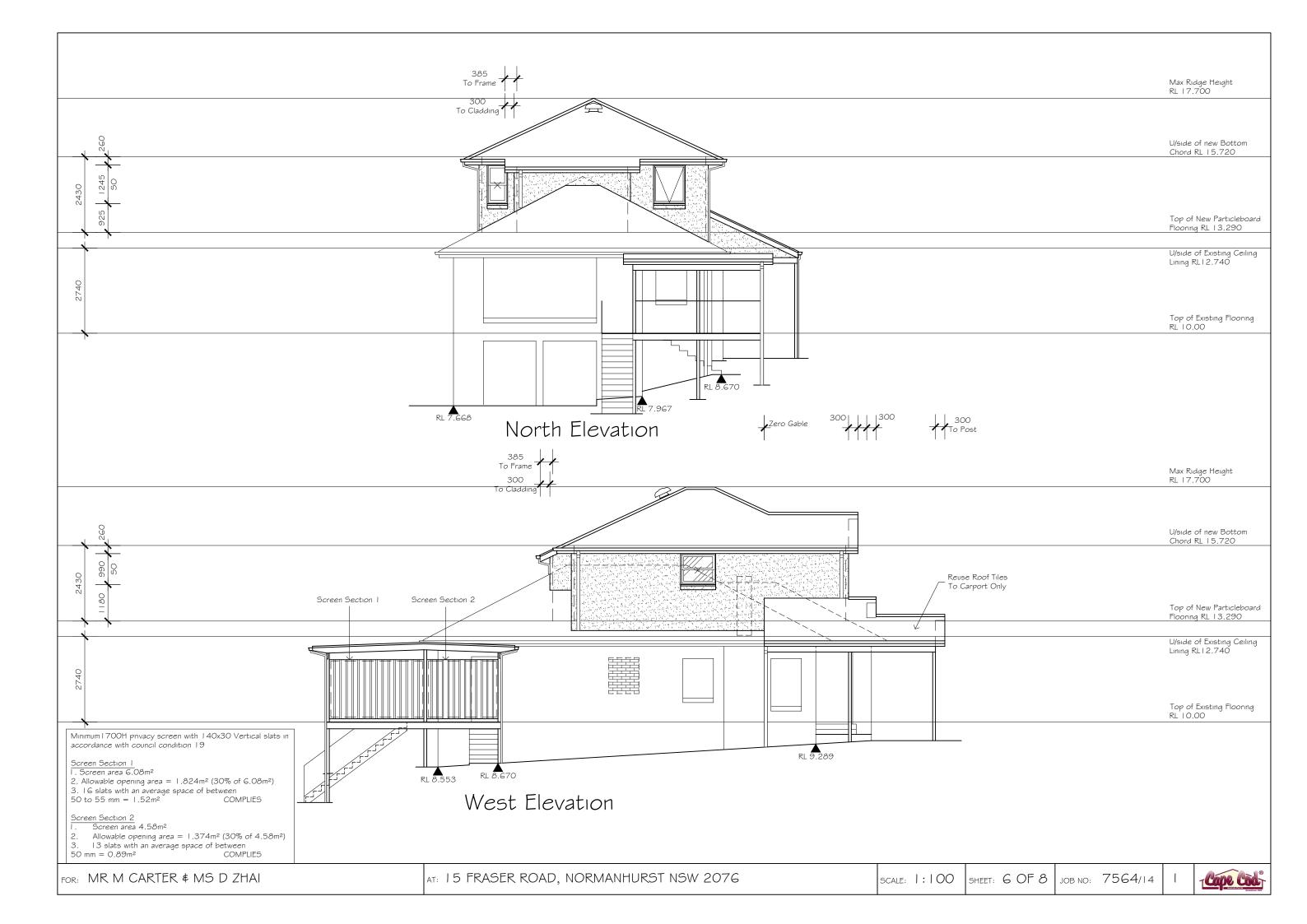
Cape Cod

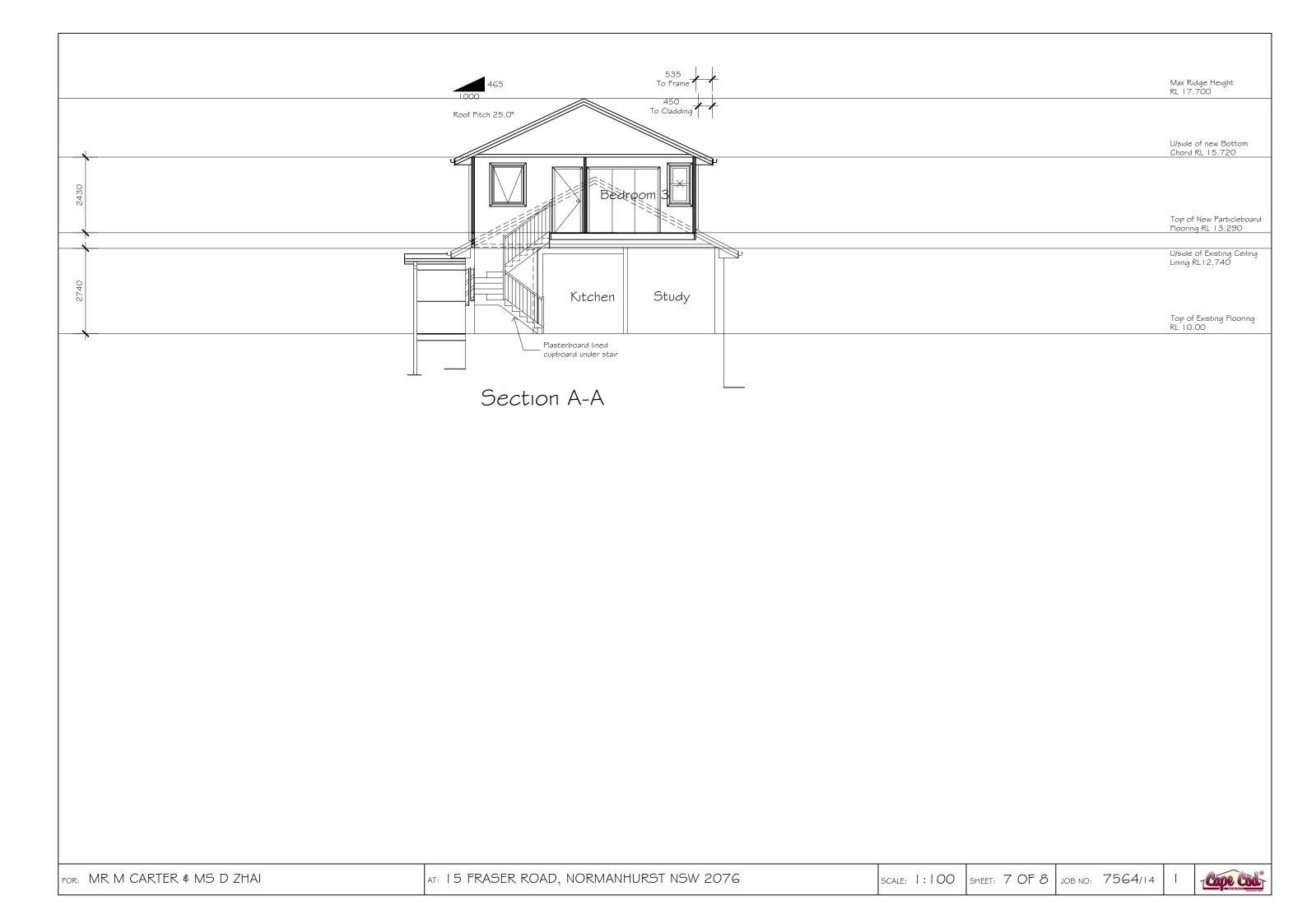
Adjoining Property No.17











WINDOW SO	CHEDULE (BASI	X A 1 9 6 8	13) CHENT	· · · · · · · · · · · · · · · · · · ·	ALUMINIUM TREND WINDOWS:	
STANDARD NOTES:	`		CLIENT	· · · · · · · · · · · · · · · · · · ·	STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, WHITE BIRCH, ANODIC OFF WHITE,	
WINDOWS AND DOORS	3 ARE DRAWN AS VIEWED FROM	OUTSIDE	CLIENT	ī:	PRIMROSE GLOSS, ANODIC NATURAL MATT, STONE BEIGE, WOODLAND GREY, ULTRA BLACK.	
 ALL WINDOWS COME V WINDOW OPENINGS NO 	VITH "KEYED ALIKE" LOCKS DTED "R" HAVE RESTRICTED OPEN	JINGS TO COMPLY WIT	H THE BUILDI	ER:DATE:		
B.C.A 3.9.2.5	STED IN TIME RESTRICTED OF ER	WINGS TO COMMENTED WIT	Doledi	-N	DESIGNER'S COLOURS AVAILABLE: DUNE, JASPER, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, MONUMENT, TREND METALLIC CHARCOAL. TERRAIN: 3 WIND LOAD: W 28 N	
	(WI) AA 1210	COLOUR	GLAZING	SPECIAL NOTES		
		PEARL WHITE	SINGLE PYROLYTIC LOW-E. (U-VALUE:			
	N ELEVATION / STAIRWELL	INSECT SCREEN	5.7, SHGC:0.47)			
	ALUMINIUM	ALUMINIUM				
	AWNING	FIBREGLASS MESH PEARL WHITE	REVEAL			
	OPEN		I 40mm			
	(W2) AWDF 1217	COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC	RESTRICT BOTTOM SASH OPENING TO 125mm		
F	E ELEVATION / BEDROOM 3	-	LOW-E, (U-VALUE:	TO COMPLY WITH BCA.		
R	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)			
		ALUMINIUM FIBREGLASS MESH	REVEAL			
	DOUBLE HUNG OPEN / FIXED	PEARL WHITE	I 40mm			
		COLOUR	GLAZING			
	(W3) AA 0618	PEARL WHITE	SINGLE PYROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY		
F	E ELEVATION / BEDROOM I	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	WITH BCA.		
F	ALUMINIUM	ALUMINIUM	9.7, 3HGC:0.47)			
	AWNING	FIBREGLASS MESH	REVEAL			
	FIXED / OPEN	PEARL WHITE	I 40mm			
	(W4) AWFD 1217	COLOUR	GLAZING			
	AWID 1217	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63,	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.		
	S ELEVATION / BEDROOM I	INSECT SCREEN	SHGC: 0.75)	TO GOWN ET WITH BOX.		
R	ALUMINIUM	ALUMINIUM				
	DOUBLE HUNG FIXED / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm			
	TIXED / OI LIN	COLOUR				
	(W5) AWD 1209	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR,	RESTRICT BOTTOM SASH OPENING TO 125mm		
	S ELEVATION / BEDROOM 2	_	(U-VALUE: 7.63,	TO COMPLY WITH BCA.		
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)			
R	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL			
	OPEN OPEN	PEARL WHITE	I 40mm			
	(WG) AWD 1209	COLOUR	GLAZING			
	(W6) AWD 1209	PEARL WHITE	SINGLE CLEAR,	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.		
	S ELEVATION / BEDROOM 2	INSECT SCREEN	(U-VALUE: 7.63, SHGC: 0.75)	TO COMPLY WITH BCA.		
R	ALUMINIUM	ALUMINIUM				
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL			
	OPEN		I 40mm			
	(W7) AWD 0911	COLOUR PEARL WHITE	GLAZING	TRANSLUCENT FILM BY BUILDER.		
	W ELEVATION / BATHROOM		SINGLE PYROLYTIC LOW-E, (U-VALUE:	TIV WOLDOLINI FILIVI DI DOILDEN.		
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)			
		ALUMINIUM FIBREGLASS MESH	REVEAL			
	DOUBLE HUNG OPEN	PEARL WHITE	I 40mm	 		
		COLOUR	GLAZING			
	(W8) AWD 1206	PEARL WHITE	SINGLE PYROLYTIC			
	N ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TO COMPLY WITH BCA.		
	ALUMINIUM	ALUMINIUM				
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL			
	OPEN	LAINE WITTE	I 40mm			
		-				
		1		 		
		1	1			000
for: MK M CART	ER & MS D ZHAI		AT:	15 FRASER ROAD. NORMANHURS	ST NSW 2076 GCALE: 1: NTS 9HEFT: 8 OF 8 10B NO: 7564/14 1	Pano Pane