BASIX	COMMITMENTS						
CERTIFICATE NO. A   9859							
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						
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 I .45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE > 0.70)						
RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED	CEILING: R I .74 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)						
FLAT CEILING, FLAT ROOF: FRAMED	CEILING: R I .58 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)						
GLAZ	ING REQUIREMENTS						
WINDOWS							
WI, W2, W3, W4, W7, W8, W9, WIO # WII	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
W5 \$ W6	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)						
SHAI	DING DEVICES						
WINDOWS							
WI	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.29						
W2	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM						
W3, W4, W7, W8, W9, W10 \$ W11	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM						
W5 \$ W6	NONE						
EXTERNAL PA	INT SCHEDULE						
ITEM BRA							

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding	Haymes		Balance

## 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: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 28 N

Ν/Δ

WALLS

ONLY

INTERNAL WALLS

WIDTH: 900mm

#### **FINISHES** BRICKWORK

INSULATION

(FIBREGLASS)

NTERNAL FIXINGS

INTERNAL DOORS

MDF TREADS & PINE

STAIRCASE

RISERS

FASCIA

HOT WATER UNIT

PAINTING - REFER TO

SPECIFICATION FOR

DRICKWORK	N/A				
FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD				
CLADDING	I 80mm SCYON LINEA WEATHERBOARDS FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET \$ I 6mm FIRE RESISTANT PLASTERBOARD				
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: XTREME QUANTUM PREFINISHED ALUMINIUM				
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: STAINLESS STEEL				
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING				
	PROFILE: CUSTOM ORB COLOUR: WOODLAND GREY				
	ROOF SHEETING TO BE FIXED TO 40mm STEEL BATTENS OVER MIN. I 5mm PLYWOOD SHEETS OVER RAFTERS				
ROOF SARKING	MINIMUM 80mm FOIL BACKED "ANTICON" INSULATION	ĺ			

FLOOR EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE

TYPE: CLOSED TIMBER

RISE: 16@187mm

GOING: 240mm (260mm TREAD)

MATERIAL: PREFINISHED ZINCALUME COLOUR: WOODLAND GREY

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: WOODLAND GREY

FIRST FLOOR EXTERNAL: BY CAPE COD

FIRST FLOOR INTERNAL: BY OWNER

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

R I .5 BATTS TO NEW FIRST FLOOR WALLS EXTERNAL

R2.4 | 2mm POLASTIC INSULATION BLANKET TO FIRST

R2.0 SOUNDSCREEN BATTS TO FLOOR BENEATH BED

R2.0 SOUNDSCREEN BATTS TO BED 1, BED 2 \$ BED 3

SKIRTING: Ex. 50x25mm PENCIL ROUND ARCHITRAVE: Ex. 50x25mm PENCIL ROUND

PRIMED HARDBOARD HOLLOW CORE "FLUSH"

#### SPECIAL NOTES

- PROVIDE ONE (1) SMOKE DETECTOR AS SHOWN 9-
- ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC).
- AS PER THE NCC ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- PROVIDE LAUNDRY CHUTE TO FIRST FLOOR LINEN CUPBOARD. PROVIDE METAL LEAF GUARD TO ALL NEW & EXISTING GUTTERS
- PROVIDE 10mm SOUNDSTOP GPB TO INTERNAL FACE OF BED 1, BED 2 \$ BED 3 INTERNAL WALLS.
- PROVIDE ENCLOSED PLUMBING STACK LOCATION TO BE DETERMINED ON
- PROVIDE WALL MOUNTED EXHAUST FAN TO NEW SHOWER ROOM WITH STEEL MESH EXTERNAL SCREEN AS REQUIRED.
- PROVIDE BAL FZ CONSTRUCTION REQUIREMENTS TO ALL NEW WORKS SEE DETAIL 'A' FOR FURTHER DETAIL
- INSTALL ONE (I) LAUNDRY CHUTE LOCK SUPPLIED BY OWNER.

### WORKS BY OWNER

- REMOVAL \$ INSTALLATION OF T.V ANTENNA AS REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS.
- PHONE AND/OR DATA CABLING, IF REQUIRED.
- SUPPLY FOUR (4) DOWNLIGHT FITTINGS.
  SUPPLY \$ INSTALLATION OF FIRE RATED WINDOW SHUTTERS IF REQUIRED.
- DEMOLITION OF GROUND FLOOR CUPBOARD, AS SHOWN ON PLAN.
- ALL WORK ASSOCIATED WITH NEW ROOF OVER PATIO INCLUDING CONNECTION TO STORMWATER SYSTEM.
- ALL WORK ASSOCIATED WITH DEMOLITION OF WALL BETWEEN UTILITY ROOM & LAUNDRY
- CLEARING OF TRESS. SHRUBS & BUSHES TO A DISTANCE OF TWO (2)
- METRES FROM THE WORKS
- PROVIDE ONE (1) ONE LAUNDRY CHUTE LOCK FOR INSTALLATION BY CAPE

	G	TO FINAL CONSTRUCTION	J.M.	18-12-14				
	F	TO CONTRACTS	C.S.	07-11-14				
	E	CHECK PLAN	5.5.	17-10-14				
	D	TO COUNCIL & BASIX ADDED	5.M.	04-09-14				
	С	CONSULTANT CHECK PLAN \$ POV	5.M.	08-08-14				
	В	TO CLIENT	5.M.	01-07-14				
	Α	TECHNICAL, POV 15327 \$ 15384	5.M.	28-06-14				
	No.	ISSUE	DRAWN	DATE				
1	DESI	ICNI CONGLILITANT, MICHAEL PICHAPDS						

DESIGN CONSULTANT: MICHAEL RICHARDS

THE EXTENT OF WORK PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER

CONNECT TO EXISTING

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.

GUTTERS \$ DOWNPIPES | TYPE: MINI-LINE

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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PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR J PRICE & MS M CARRUTHERS

AT 122 OLD BEROWRA ROAD HORNSBY NSW 2077

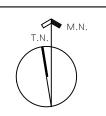
COUNCIL: HORNSBY

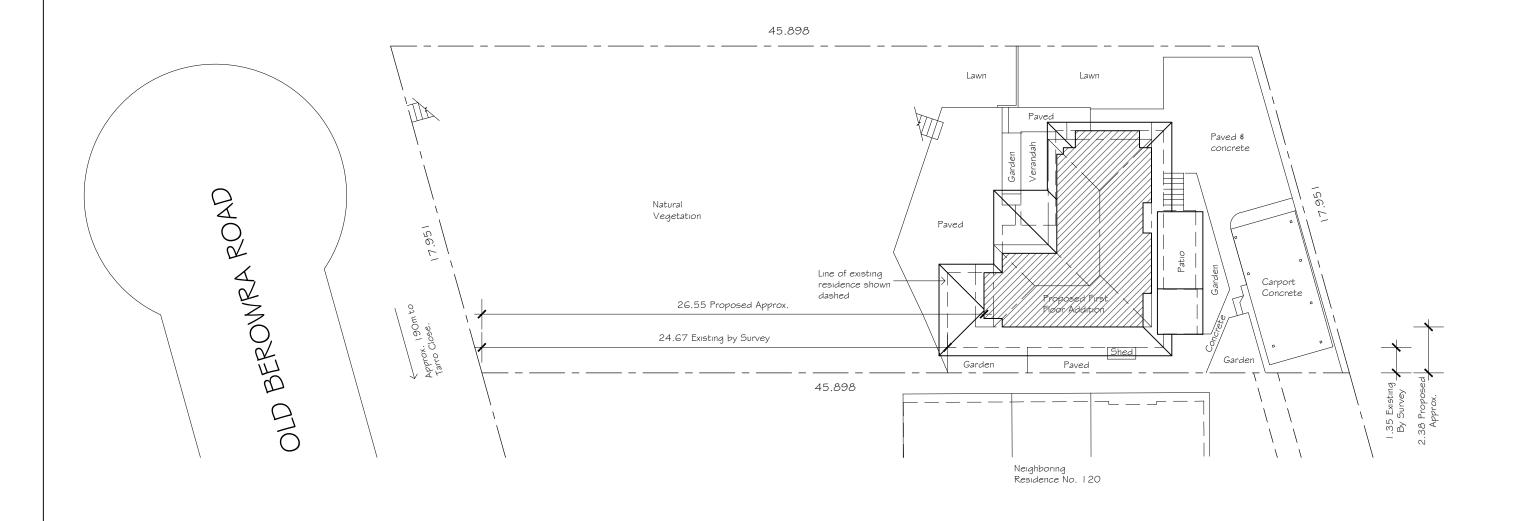


A.B.N. 54 000 605 407

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

SHEET: 1 OF 8 JOB NO: 7569/14



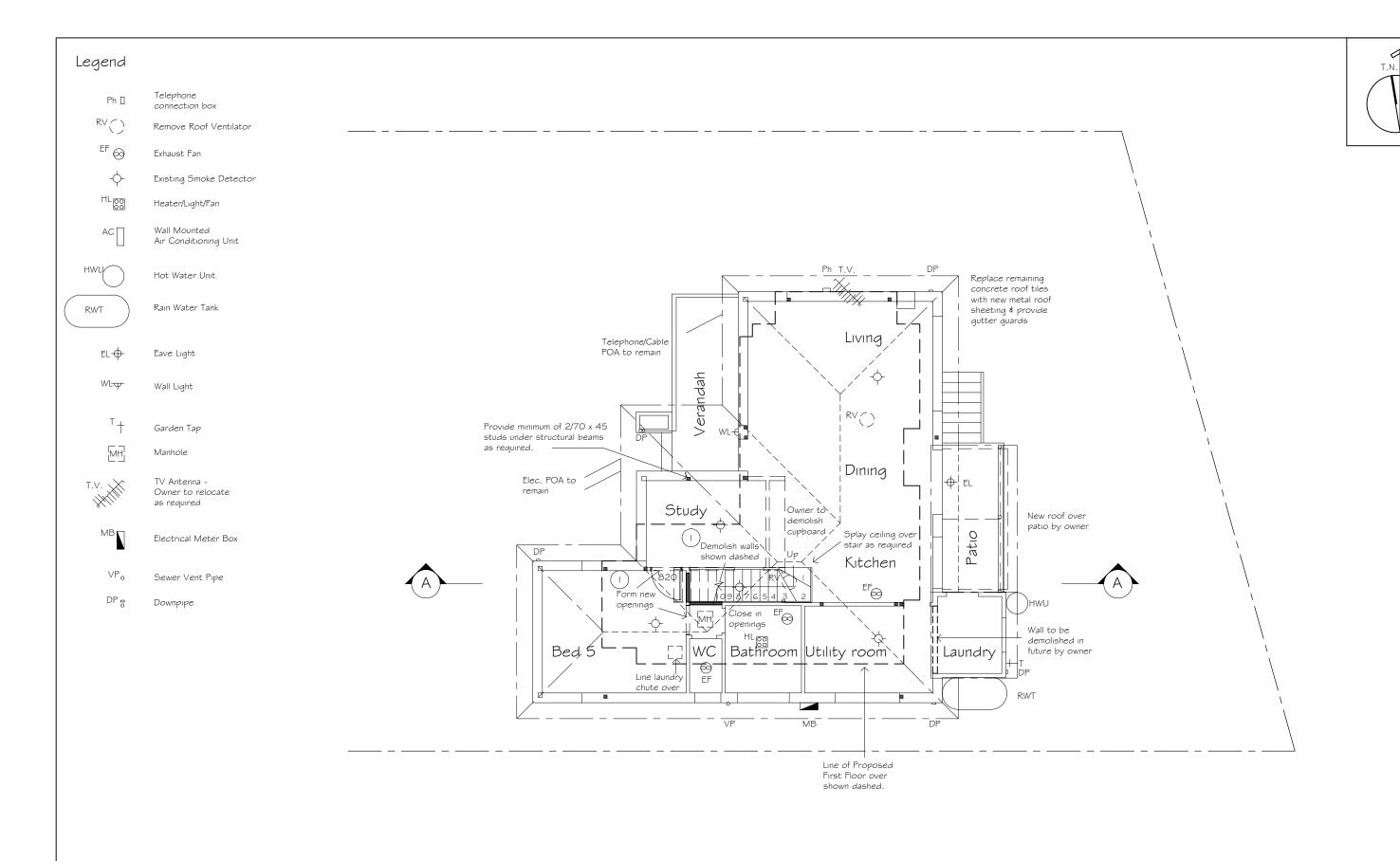


# Site Plan

No. : 122 Lot. : 7

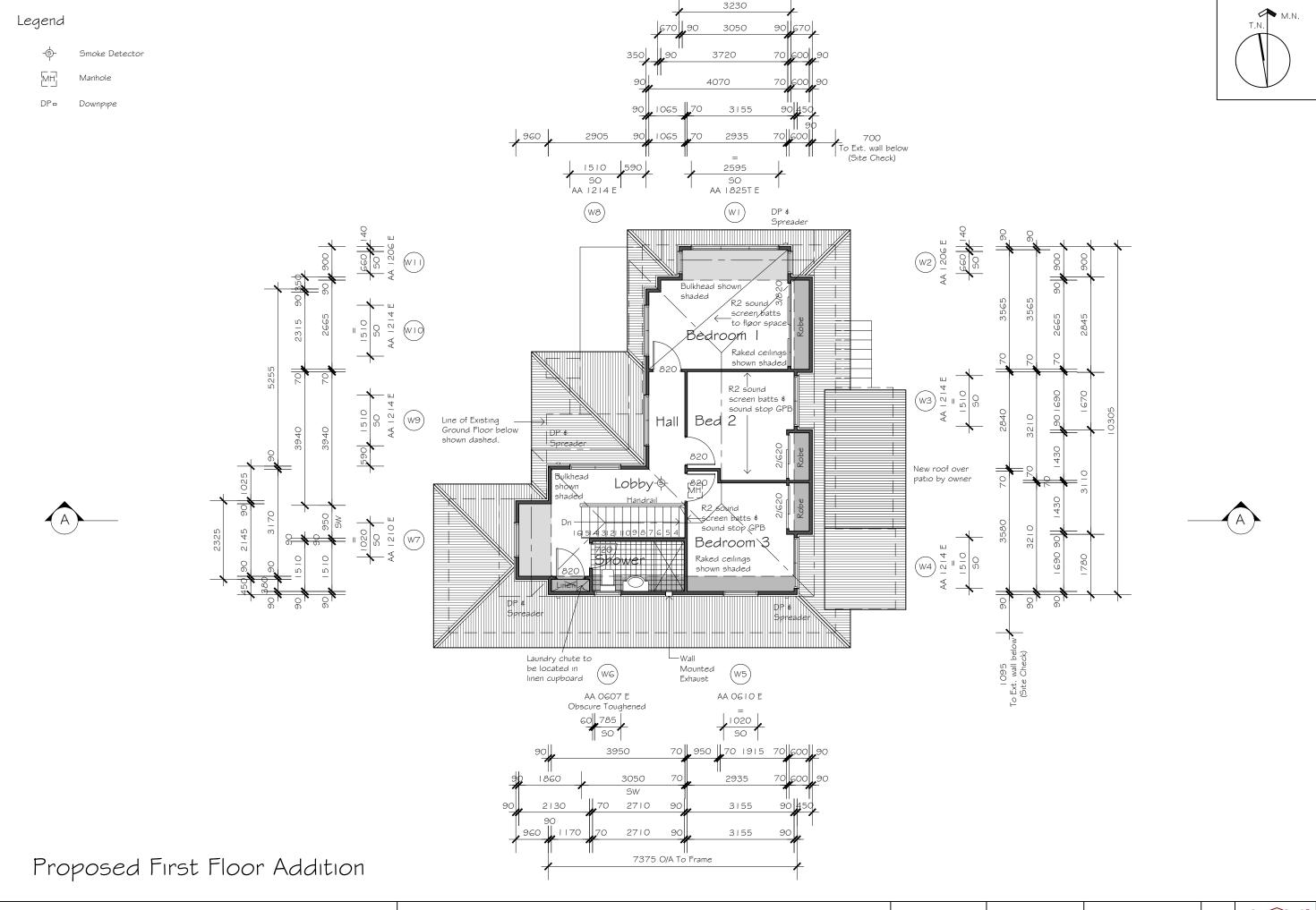
DP : 230800

AREA: 777.80m² (By Title)

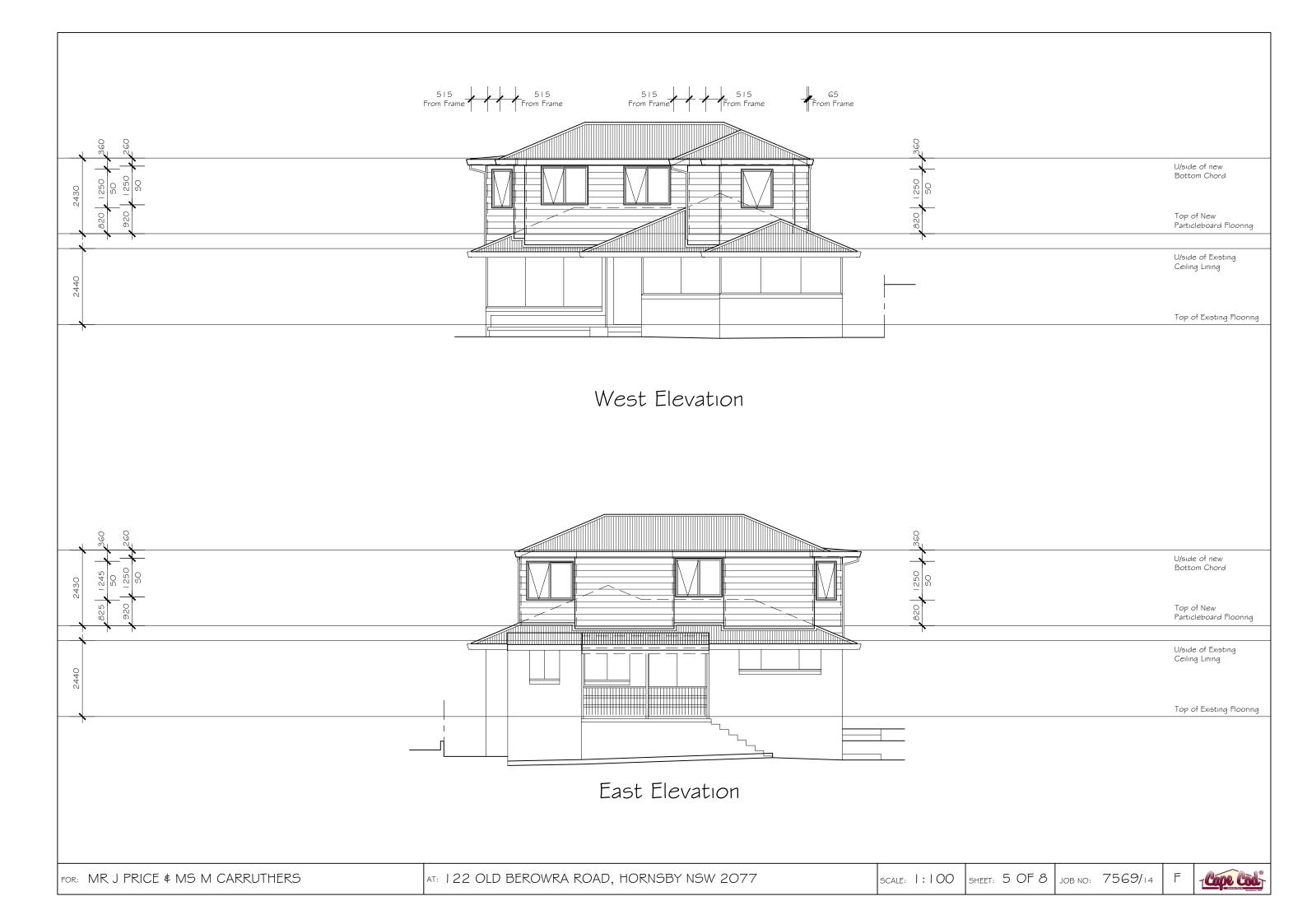


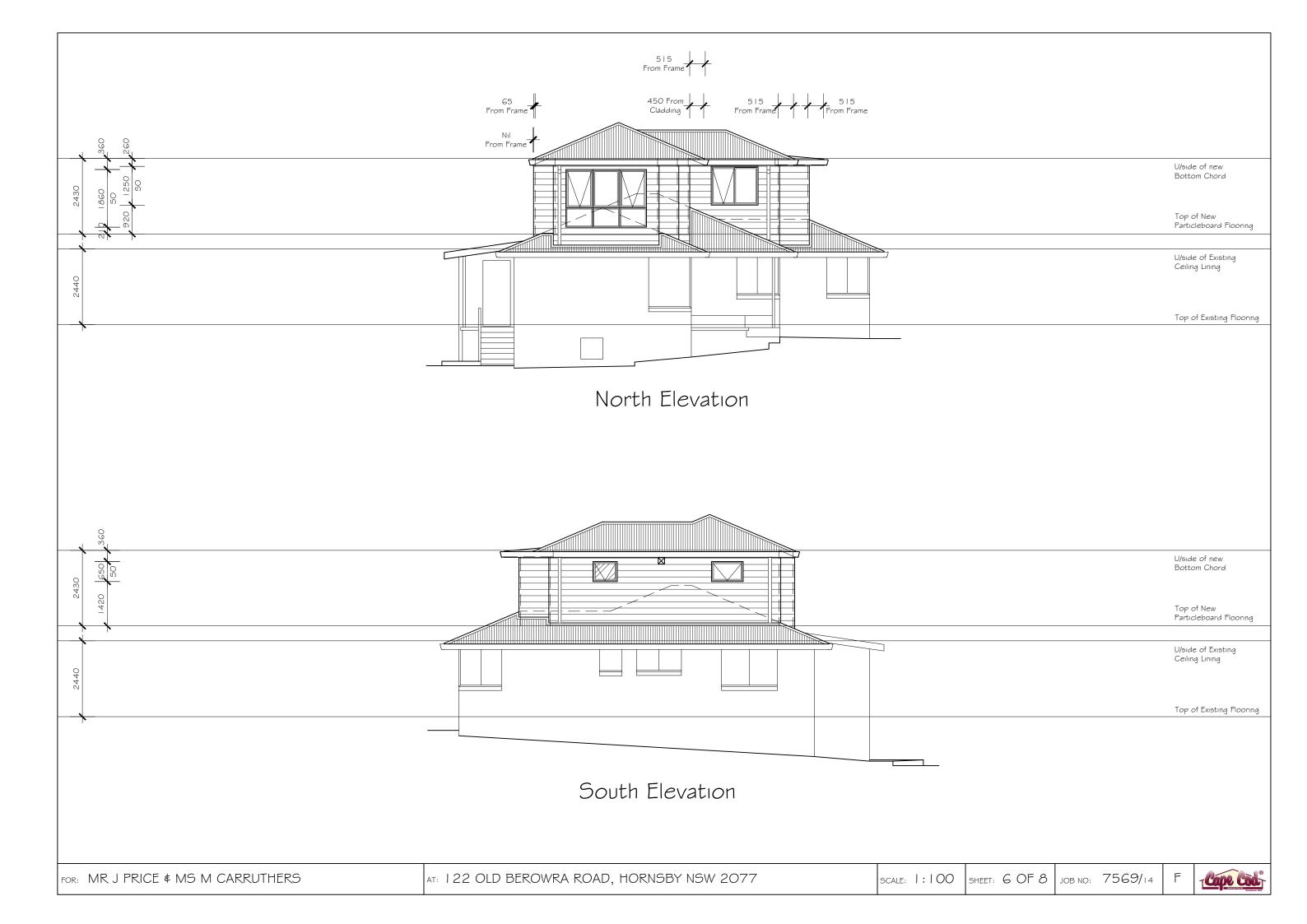


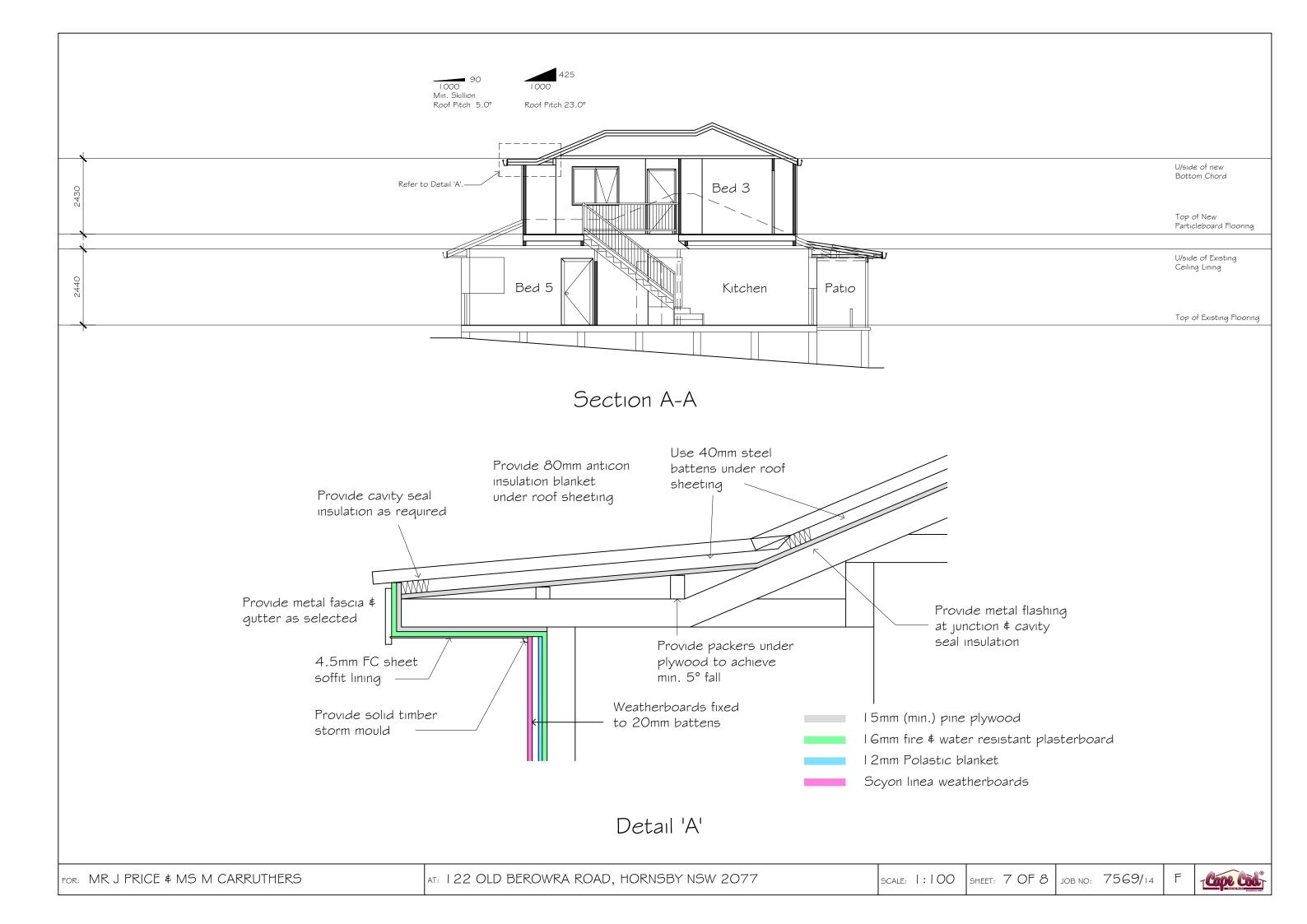




SCALE: 1:100







WINDOW SCHEDL	JLE (BASIX A I 985	91)	CLIE	ENT:	ALUMINIUM TREND WINDC	<del></del>				
STANDARD NOTES:					STANDARD ALUMINUM CC EX-STOCK COLOURS: PEA	RL WHITE GLOSS, WHITE BIRCH	, ANODIC OFF WHITE,			
	ARE DRAWN AS VIEWED FROM	OUTSIDE	CLIE	ENT:	PRIMROSE GLOSS, ANOD ULTRA BLACK.	IC NATURAL MATT, STONE BEIG	E, WOODLAND GREY,			
<ul> <li>ALL WINDOWS COME WIT</li> <li>WINDOW OPENINGS NOTE</li> </ul>	TH "KEYED ALIKE" LOCKS ED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	H THE BUIL	ILDER:DATE:		AILABLE: DUNE, JASPER, HAMM	IFPGLEV BROWN TREND			
B.C.A 3.9.2.5						AN, SURF MIST, MONUMENT, TR		AL. TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) AA 1825T E		GLAZING	SPECIAL NOTES		(WIO) AA 1214 E	COLOUR	GLAZING	SPECIAL NOTES	
		PEARL WHITE	SMARTGLASS S				PEARL WHITE	SMARTGLASS SPIO CLEAR TOUGHENED	RESTRICT OPENING TO 125 WITH NCC.	5mm TO COMPLY
	N ELEVATION / BEDROOM I	INSECT SCREEN	GLASS			W ELEVATION / BEDROOM	INSECT SCREEN	GLASS		
	ALUMINIUM	ALUMINIUM	85,454	WINDOWS TO COMPLY WITH BAL 40 CONSTRUCTION	R√ F	ALUMINIUM	ALUMINIUM S/LESS STEEL MESH	55.45.4	WINDOWS TO COMPLY WIT CONSTRUCTION	H BAL 40
F F F	AWNING OPEN / FIXED / OPEN	S/LESS STEEL MESH PEARL WHITE	REVEAL I OOmm			AWNING OPEN / FIXED	PEARL WHITE	REVEAL I OOmm		
		COLOUR	GLAZING	SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES	
	(W2) AA 1206 E	PEARL WHITE	SMARTGLASS S			WII) AA 1206 E	PEARL WHITE	SMARTGLASS SPIO	RESTRICT OPENING TO 125	5mm TO COMPLY
	E ELEVATION / BEDROOM I		CLEAR TOUGHEN	NED WITH NCC.		W ELEVATION / BEDROOM	1	CLEAR TOUGHENED	WITH NCC.	
	ALUMINIUM	INSECT SCREEN ALUMINIUM	J GLASS	WINDOWS TO COMPLY WITH BAL 40		ALUMINIUM	INSECT SCREEN ALUMINIUM	GLASS	WINDOWS TO COMPLY WIT	H BAL 40
RV	AWNING	S/LESS STEEL MESH	REVEAL	CONSTRUCTION	<u>RV</u>	AWNING	S/LESS STEEL MESH	REVEAL	CONSTRUCTION	
	OPEN	PEARL WHITE	I OOmm			OPEN	PEARL WHITE	I OOmm		
	(W3) AA 1214 E		GLAZING	SPECIAL NOTES						
		PEARL WHITE	SMARTGLASS S				_			
	E ELEVATION / BEDROOM 2	INSECT SCREEN	GLASS							
RV F	ALUMINIUM	ALUMINIUM S/LESS STEEL MESH	REVEAL	WINDOWS TO COMPLY WITH BAL 40 CONSTRUCTION						
	AWNING OPEN / FIXED	PEARL WHITE	I OOmm							
		COLOUR	GLAZING	SPECIAL NOTES						
	(W4) AA 1214 E	PEARL WHITE	SMARTGLASS S	RESTRICT OPENING TO 125mm TO COMPLY						
	E ELEVATION / BEDROOM 3	INSECT SCREEN	CLEAR TOUGHEN	NED WITH NCC.						
	ALUMINIUM	ALUMINIUM	1	WINDOWS TO COMPLY WITH BAL 40						
	AWNING	S/LESS STEEL MESH PEARL WHITE	REVEAL	CONSTRUCTION						
	OPEN / FIXED		I OOmm							
	(W5) AA OG I O E	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES  RESTRICT OPENING TO 125mm TO COMPLY						
		- LAKE WITTE	SMARTGLASS S CLEAR TOUGHEN	31 1 U			_			
R	S ELEVATION / BEDROOM 3 ALUMINIUM	INSECT SCREEN	GLASS	WINDOWS TO COMPLY WITH BAL 40						
		ALUMINIUM S/LESS STEEL MESH	REVEAL	CONSTRUCTION			-			
	AWNING OPEN	PEARL WHITE	I OOmm							
	(1)	COLOUR	GLAZING	SPECIAL NOTES						
	(WG) AA 0607 E	PEARL WHITE	SATIN LITE	A.T.W.O.						
	S ELEVATION / SHOWER	INSECT SCREEN	TOUGHENED GL	AZING						
	ALUMINIUM	ALUMINIUM		WINDOWS TO COMPLY WITH BAL 40 CONSTRUCTION						
	AWNING OPEN	S/LESS STEEL MESH PEARL WHITE	REVEAL	CONSTRUCTION						
	OPEN		1 00mm	CDECIM NOTES						
	(W7) AA 1210 E	COLOUR PEARL WHITE	GLAZING SMARTGLASS S	SPECIAL NOTES						
	W ELEVATION / LOBBY		CLEAR TOUGHEN							
	ALUMINIUM	INSECT SCREEN ALUMINIUM	GLASS	WINDOWS TO COMPLY WITH BAL 40						
	AWNING	S/LESS STEEL MESH	REVEAL	CONSTRUCTION						
	OPEN	PEARL WHITE	I OOmm							
	(W8) AA 1214 E	COLOUR	GLAZING	SPECIAL NOTES						
		PEARL WHITE	SMARTGLASS S CLEAR TOUGHEN				4			
	N ELEVATION / LOBBY	INSECT SCREEN	GLASS					]		
<u>F</u>	ALUMINIUM	ALUMINIUM S/LESS STEEL MESH	REVEAL	WINDOWS TO COMPLY WITH BAL 40 CONSTRUCTION						
	AWNING OPEN / FIXED	PEARL WHITE	I OOmm						+	
		COLOUR	GLAZING	SPECIAL NOTES						
	(W9) AA 1214 E	PEARL WHITE	SMARTGLASS S	SP10						
	W ELEVATION / HALL	INSECT SCREEN	CLEAR TOUGHEN	NED						
	ALUMINIUM	ALUMINIUM		WINDOWS TO COMPLY WITH BAL 40						
	AWNING		REVEAL	CONSTRUCTION						
	OPEN / FIXED	- Crace Willie	I OOmm							
FOR: MR J PRICE &	MS M CARRUTHE	FRS		AT: 122 OLD BEROWRA ROAD, HORNS	5BY NSW 2077		SCALE: 1. NTS	SHEET: 8 OF 8	IOB NO: 7569/14	F Cong. Cast®