BASIX	COMMITMENTS						
CERTIFICATE NO. A233995							
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						
INSUL	ATION REQUIREMENTS						
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL						
EXTERNAL WALL: CAVITY BRICK	NIL						
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL:50mm)	NIL						
FLAT CEILING: PITCHED ROOF	CEILING: R2.50 (UP), ROOF: FOIL / SARKING DARK (SOLAR ABSORPTANCE >0.70)						
RAKED CEILING, PITCH/SKILLION ROOF: FRAMED	CEILING: R2.50 (UP), ROOF: FOIL / SARKING DARK (SOLAR ABSORPTANCE >0.70)						
GLAZII	NG REQUIREMENTS						
WINDOWS							
WI, W2, W3, W4, W5, W6, \$ W9,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)						
W7, \$ W8,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
SKYLIGHTS SI,	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)						
SHAD	ING DEVICES						
WINDOWS							
WI, W2, W3, \$ W6,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM						
W4, W7, \$ W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM						
W5, \$ W9,	NONE						
SKYLIGHTS SI,	NONE						
	1						

FINAL CONSTRUCTION.

SPECIAL NOTES SPECIFICATION SUMMARY PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN: 9 STRUCTURAL TIMBER - All to ASA 1684.2 CONNECT/INSTALL TWENTY (20) DOWNLIGHT FITTINGS AND THREE (3) CEILING SWEEP FANS (AS SUPPLIED BY THE OWNER). WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES SUPPLY & INSTALL THREE (3) EXHAUST FANS. 90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS PROVIDE 'FEDERATION STYLE' EAVE & GABLE OVERHANGS WITH FC SHEET 70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS LININGS & FIRE RESISTING TIMBER RAFTER TAILS AT 450 CTS ROOF VENTILATOR TO BE FITTED WITH EMBER GUARD TO MEET BUSH FIRE FLOOR: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 33 N CONSTRUCTION REQUIREMENTS. **FINISHES** COMMON BRICKWORK FOR RENDER AND PAINT FINISH 19MM STRUCTURAL PARTICLEBOARD 50MM "QT ECO SERIES" FIRE RATED WALL PANELS WITH APPLIED TEXTURE COAT FINISH FIXED TO 20MM BATTENS OVER POLASTIC INSULATION BLANKET. PROVIDE DAR TREATED PINE BATTENS TO GABLE END IN CONFIGURATION TO MATCH EXISTING AS CLOSE AS POSSIBLE. BATTEN SIZE TO BE SIMILAR TO EXISTING.

BRICKWORK FLOORING CLADDING WINDOWS - TREND FRAME: PREFINISHED ALUMINIUM WORKS BY OWNER KEYED LOCKS ALL WINDOWS TO HAVE TOUGHENED GLASS WITH MIN (TERRAIN: 3) REMOVAL \$ INSTALLATION OF T.V ANTENNA AS REQUIRED \$ CONNECTION 5MM THICKNESS TO NEW AND EXISTING TV POINTS FRAME: PREFINISHED ALUMINIUM INSECT SCREENS CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR TO ALL NEW OPERABLE MESH: ALUMINIUM NEW T.V. AERIAL. WINDOW SASHES PHONE AND/OR DATA CABLING IF REQUIRED. SUPPLY TWENTY (20) DOWNLIGHT FITTINGS & THREE (3) CEILING SWEEP ROOF COVERING PROVIDE ALL NEW TERRA COTTA ROOF TILES TO FANS PROPOSED FIRST FLOOR ADDITION SUPPLY OF LAUNDRY TUB AND TAP SETS SUPPLY & INSTALLATION OF SHOWER SCREENS & MIRRORS. • SUPPLY OF CERAMIC WALL & FLOOR TILES, VANITIES, TOILET SUITES & FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL ROOF SARKING SEATS, SOAP HOLDERS, TOILET ROLL HOLDERS, TOWEL RAILS AND TAP SETS FOR NEW ENSUITE & SHOWER ROOM. R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA NSULATION SUPPLY AND INSTALLATION OF BUILT-IN-WARDROBE DOORS, DOOR JAMBS R L.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES SHELVES AND HANGING RAILS. I 2mm POLASTIC INSULATION BLANKET TO FIRST SUPPLY ALL DOOR FURNITURE. FLOOR EXTERNAL WALL FRAMES REMOVAL/RELOCATION/REPLACEMENT OF KITCHEN CUPBOARDS IF RI.5 BATTS TO PROPOSED SOFFIT OVER EXISTING REQUIRED. REAR PATIO FITOUT OF WALK IN ROBE AS REQUIRED. INTERNAL FIXINGS DAR: FINGER JOINTED PINE DIVERT/EXTEND EXISTING KITCHEN RANGEHOOD FLUR AS REQUIRED. SKIRTING: Ex. 150x25 COLONIAL • SUPPLY TILES TO PATCH PATIO IN AREA OF NEW BRICK PIER IF REQUIRED. ARCHITRAVE: Ex. 100x25 COLONIAL SANDING & FINISHING OF REPAIRED T&G FLOORING. CONNECTION OF NEW DOWNPIPE TO STORMWATER SYSTEM. INTERNAL DOORS PRIMED HARDBOARD CORITECH CORINTHIAN ALL WORK ASSOCIATED WITH REMOVAL/REPLACEMENT OF EXISTING BALMORAL "PBAL4" STAIRCASE TYPE: CLOSED TIMBER MAPLE STRINGER \$ BALUSTRADE MDF WIDTH: 950mm TREADS & PINE RISERS RISE: 20 @ 183mm FINAL CONSTRUCTION N.L. 25-02-16 GOING: 240mm (260mm TREAD) TO CONTRACTS S.C. 08-02-1 BARGE BOARDS MATERIAL: DAR TIMBER D PLAN CHECK J.M. SURVEY, BASIX ADDED \$ TO COUNCIL N.E. GUTTERS & DOWNPIPES TYPE: OGEE MATERIAL: PREFINISHED ALUMINIUM В DRAFTING AMENDMENTS B.P PROVIDE METAL LEAF GUARD TO ALL NEW GUTTERS Α TECHNICAL B.D HOT WATER UNIT CONNECT TO EXISTING No. ISSUE DRAWN DESIGN CONSULTANT: SCOTT MCDOUGALL

28-01-16 02-10-1 15-10-15 23-09-1 DATE PAINTING - REFER TO FIRST FLOOR EXTERNAL: BY CAPE COD PROPOSED ADDITIONS \$ ALTERATIONS SPECIFICATION FOR FIRST FLOOR INTERNAL: BY OWNER

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS

DO NOT SCALE OFF DRAWINGS.

THE EXTENT OF WORK

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

PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER UNLESS NOTED OTHERWISE

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

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FOR MR C AND MRS L THOMPSON

AT 307 BURNS BAY ROAD LANE COVE WEST NSW 2066

COUNCIL: LANE COVE COUNCIL

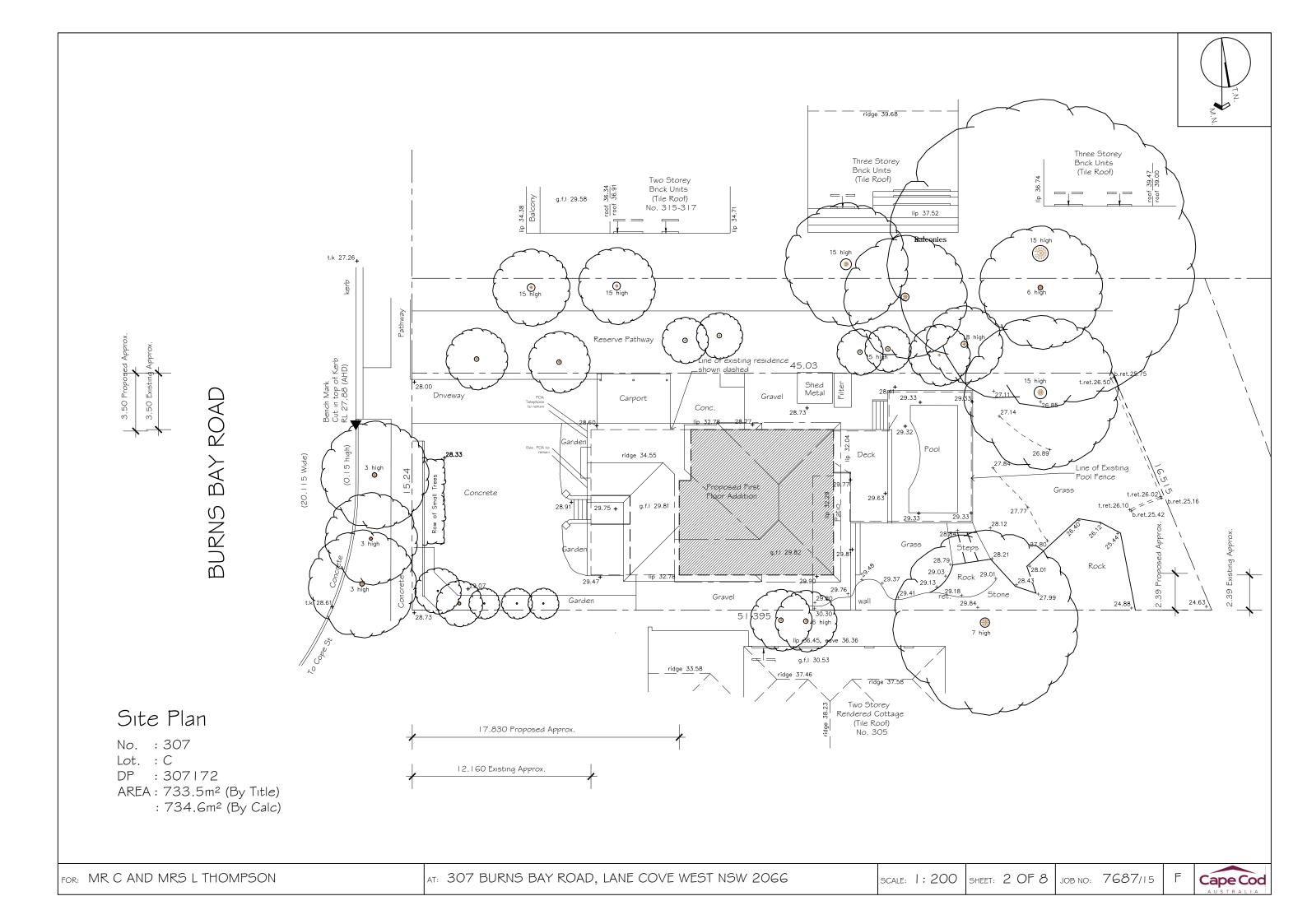


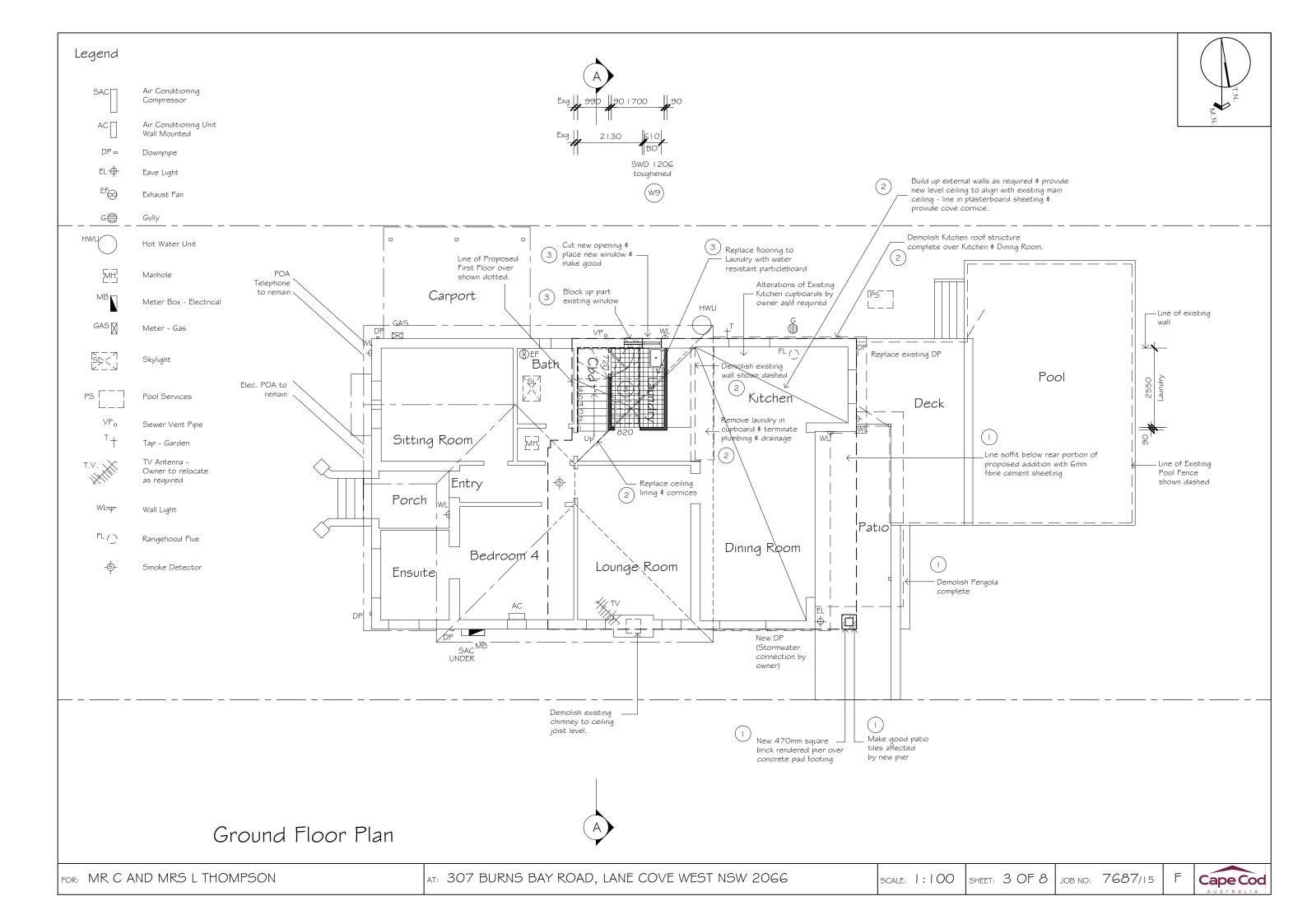
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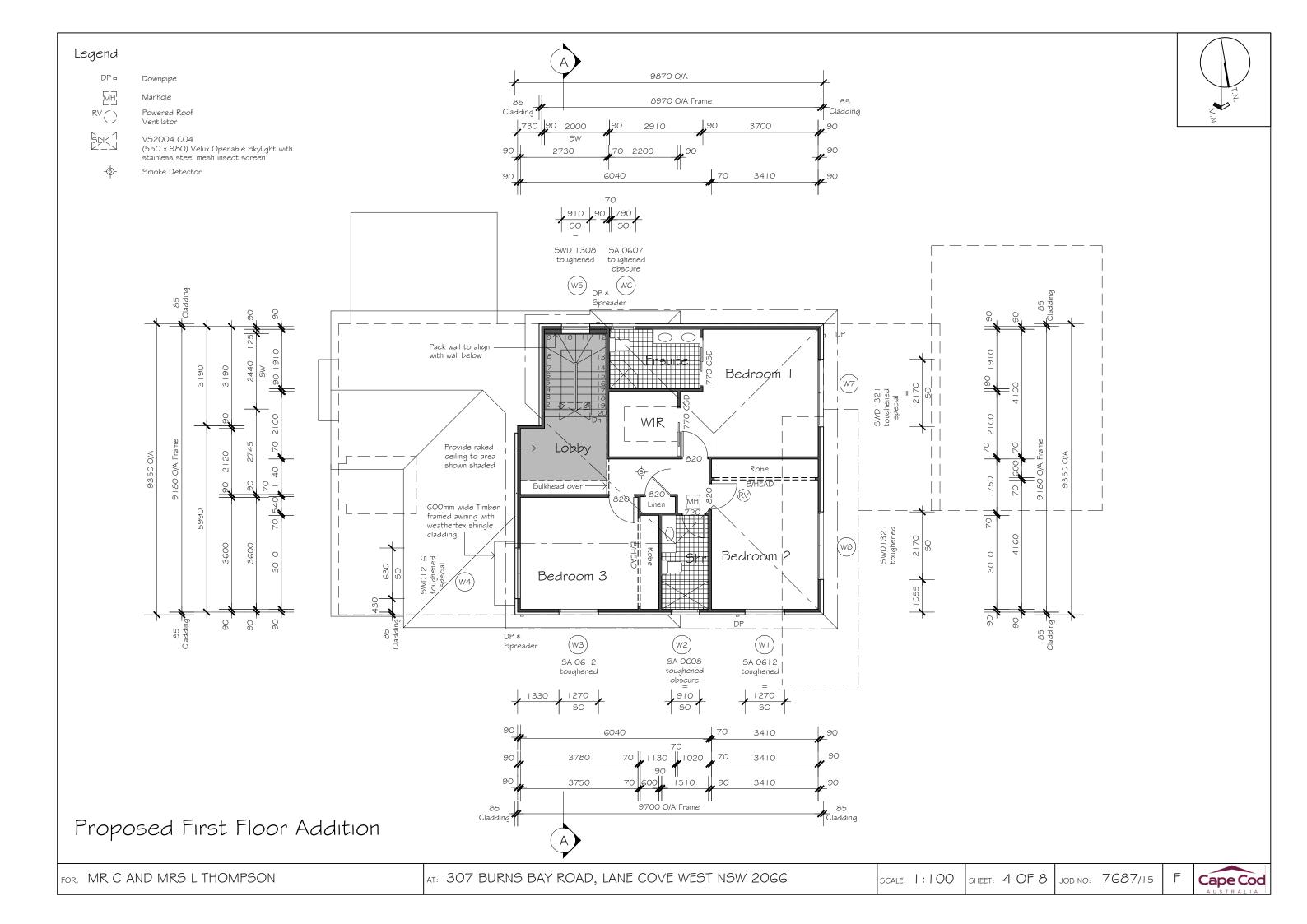
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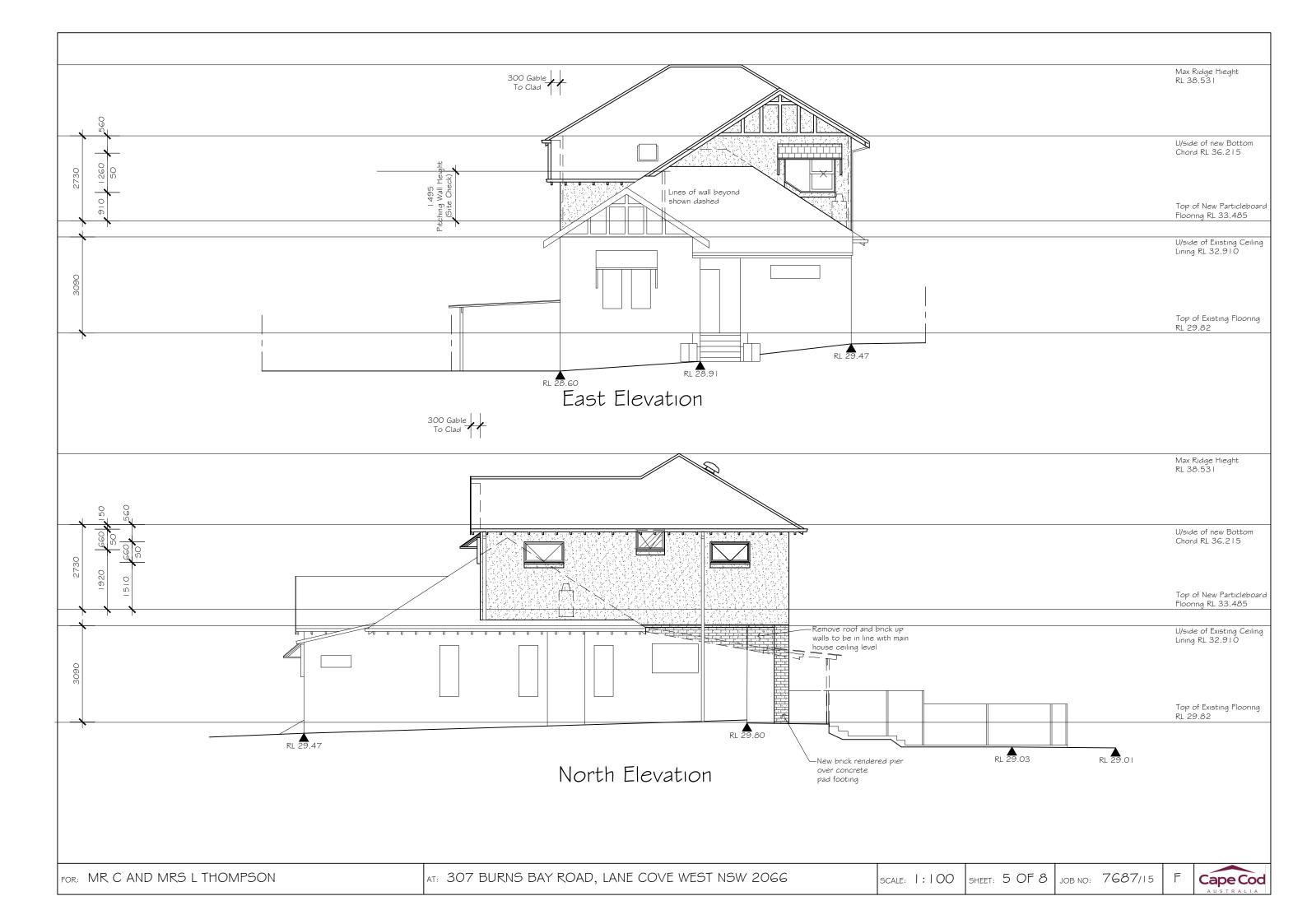
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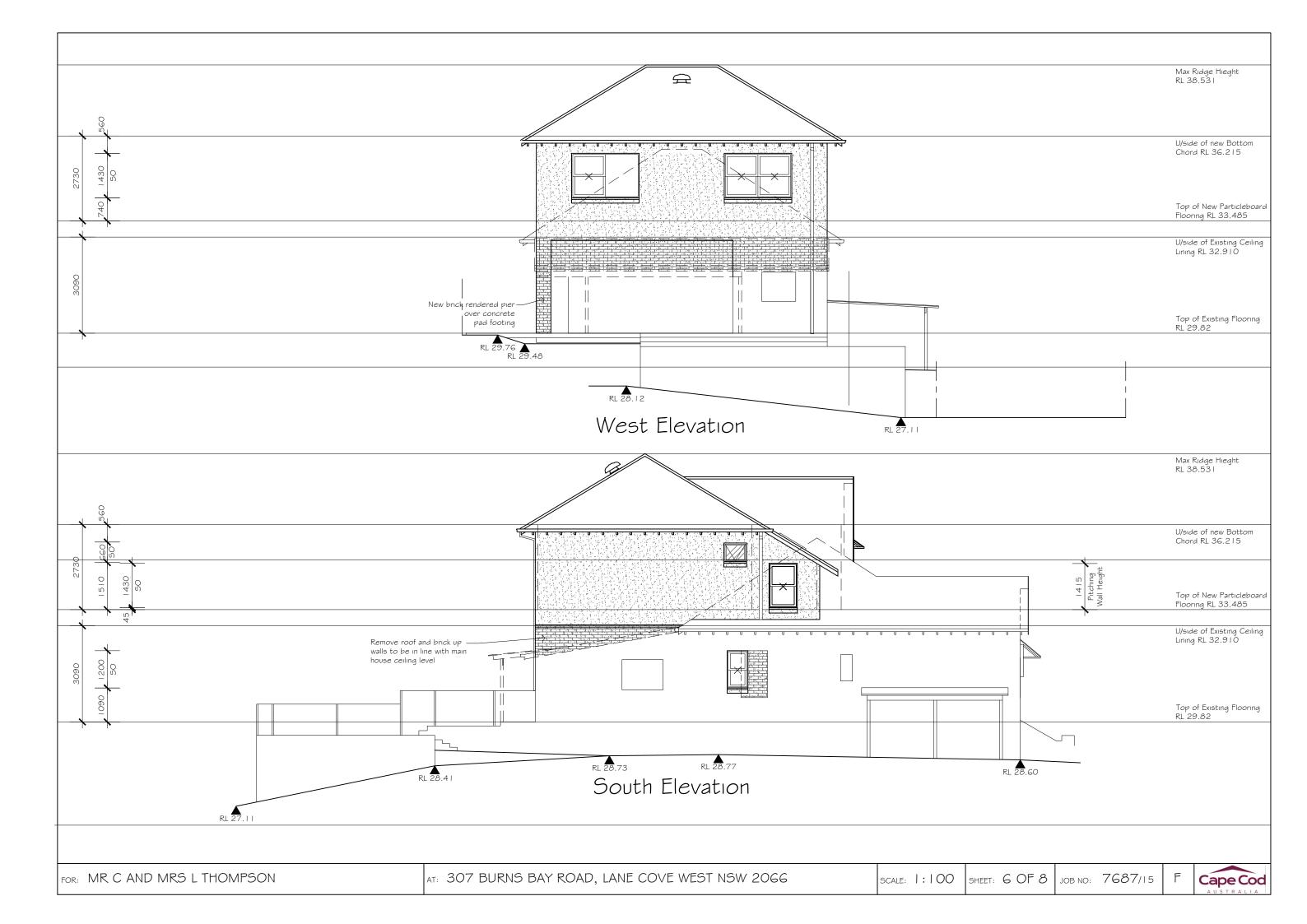
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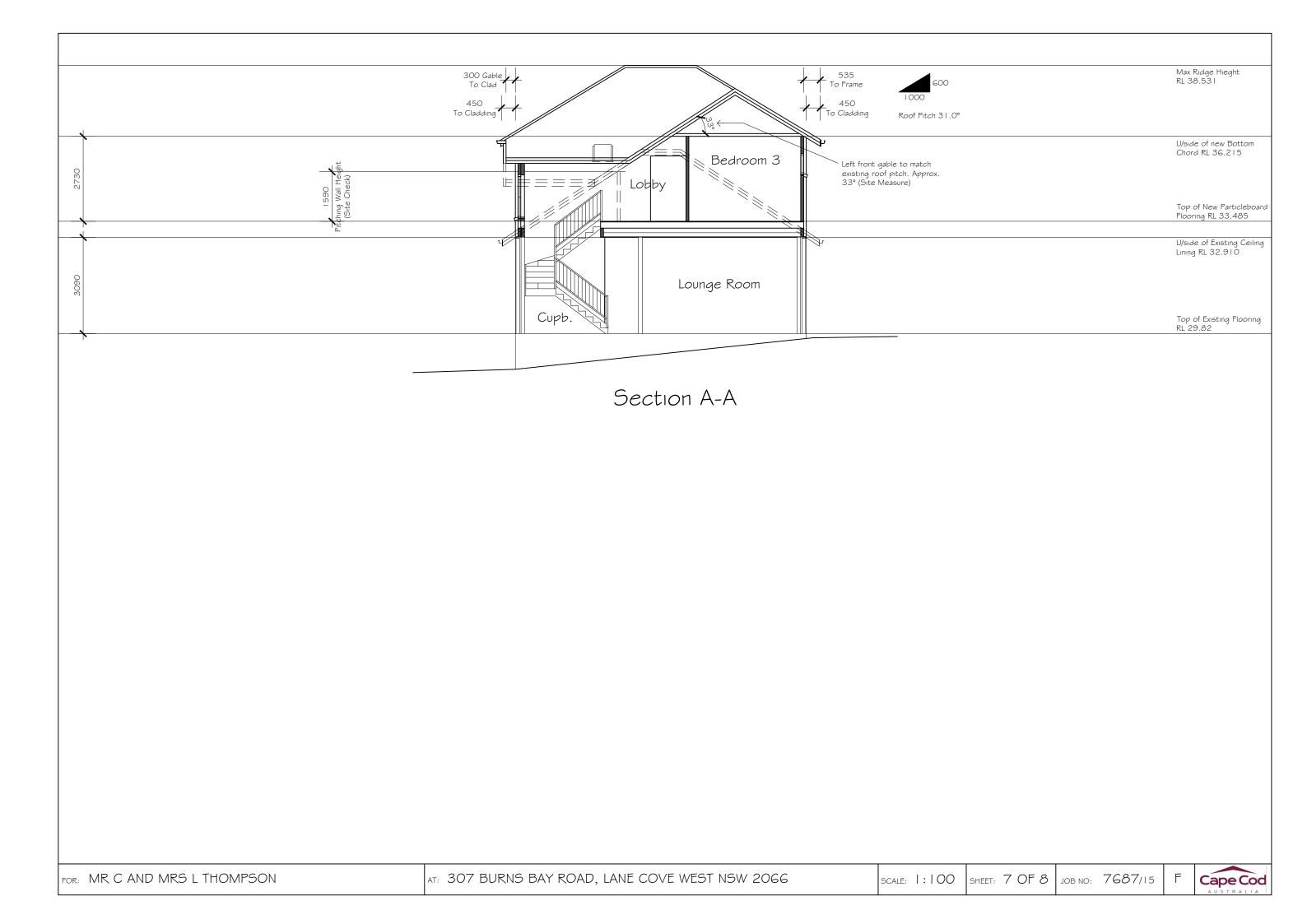












WINDOW SCHED	ULE (BASIX A2339	95)				ALUMINIUM TREND WINDOW	<u>′S:</u>						
STANDARD NOTES:			(CLIEN1:		STANDARD ALUMINUM COLO	DURS: LWHITE GLOSS, DUNE, STON	E BEICE MONIMENT					
	ARE DRAWN AS VIEWED FROM	OUTSIDE	(CLIENT:		ANODIC OFF WHITE, ANODI	I WITTE GLOSS, DUNE, STON IC NATURAL MATT, WOODLAN	ID GREY, ULTRA BLACK.					
ALL WINDOWS COME W	ITH "KEYED ALIKE" LOCKS					DESIGNER'S COLOURS AVAIL	LABLE: WHITE BIRCH, PRIMR	OSE GLOSS, HAMMERSLI	EY				
 WINDOW OPENINGS NOT NCC 3.9.2.5 	TED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	1 THE	BUILDER:	DATE:		ARL, DEEP OCEAN, SURF MIS			WIND	LOAD: W 33 N		
		COLOUR	GLAZING		SPECIAL NOTES	CHARCOAL, IRONSTONL.			121,00,011	711113	20,01,00		
	(WI) SA 0612	DEEP OCEAN	SINGLE CLEA		RESTRICT SASH OPENING TO 125mm TO								
	N ELEVATION / BEDROOM 2	(DESIGNER)	(U-VALUE: 7.	.63,	COMPLY WITH NCC.								
R	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)	TOUGHENED GLASS								
	AWNING	ALUMINIUM S/LESS STEEL MESH	REVEAL		1								
	OPEN	DEEP OCEAN (DESIGNER)	I 40mm										
	(WO)	COLOUR	GLAZING		SPECIAL NOTES								
	(W2) 5A 0608	DEEP OCEAN (DESIGNER)	SINGLE CLEA	IR,	5MM TOUGHENED GLASS								
	N ELEVATION / SHR ROOM	INSECT SCREEN	(U-VALUE: 7. SHGC: 0.75		TRANSLUCENT FILM BY BUILDER.								
	ALUMINIUM	ALUMINIUM											
	AWNING	ALUMINIUM MESH DEEP OCEAN	REVEAL										
	OPEN	(DESIGNER)	I 40mm										
	(W3) SA 0612	COLOUR DEEP OCEAN	GLAZING		SPECIAL NOTES								
		(DESIGNER)	SINGLE CLEA (U-VALUE: 7.		RESTRICT SASH OPENING TO 125mm TO COMPLY WITH NCC.								
P	N ELEVATION / BEDROOM 3	INSECT SCREEN	SHGC: 0.75		5MM TOUGHENED GLASS								
	ALUMINIUM	ALUMINIUM S/LESS STEEL MESH	DEVEAT										
	AWNING OPEN	DEEP OCEAN	I 40mm		1								
OI EN		(DESIGNER) COLOUR	GLAZING		SPECIAL NOTES								
F	(W4) SWD 1216 (special)	DEEP OCEAN	SINGLE CLEA		RESTRICT BOTTOM SASH OPENING TO 125mm								
	E ELEVATION / BEDROOM 3	(DESIGNER)	(U-VALUE: 7.	.63,	TO COMPLY WITH NCC.								
	· ·	INSECT SCREEN	SHGC: 0.75)	RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.								
	WIDE STYLE DOUBLE HUNG	ALUMINIUM S/LESS STEEL MESH	REVEAL		5MM TOUGHENED GLASS								
		DEEP OCEAN (DESIGNER)	I 40mm		RAKED SILL (SITE CHECK)								
5 ELEVATION ALUMINIUM	W/E CHE LOGG	COLOUR	GLAZING		SPECIAL NOTES								
	(W5) SWD 1308	DEEP OCEAN (DESIGNER)	SINGLE CLEA		5MM TOUGHENED GLASS								
	S ELEVATION / STAIRWELL	INSECT SCREEN	(U-VALUE: 7. SHGC: 0.75										
	ALUMINIUM	ALUMINIUM	1	,									
	WIDE STYLE DOUBLE HUNG		REVEAL										
	OPEN	(DESIGNER)	265mm										
	(W6) SA 0607	COLOUR	GLAZING		SPECIAL NOTES								
		DEEP OCEAN (DESIGNER)	SINGLE CLEA (U-VALUE: 7.	.R, .63.	5MM TOUGHENED GLASS			_					
	S ELEVATION / ENSUITE	INSECT SCREEN	SHGC: 0.75		TRANSLUCENT FILM BY BUILDER.								
	ALUMINIUM	ALUMINIUM S/LESS STEEL MESH	DEVEAT										
	AWNING OPEN	DEEP OCEAN	REVEAL 140mm										
		(DESIGNER) COLOUR	GLAZING		SPECIAL NOTES								
RRR	(W7) SWD 1321 (Special)	DEEP OCEAN	SINGLE PYRO	DLYTIC	RESTRICT BOTTOM SASHES OPENING TO								
	W ELEVATION / BEDROOM I	(DESIGNER)	LOW-E, (U-VA	ALUE:	125mm TO COMPLY WITH NCC.								
	ALUMINIUM	INSECT SCREEN ALUMINIUM	5.7, SHGC:0). 4 /)	RESTRICT TOP SASHES OPENING TO NO LESS THAN I 700mm ABOVE FLOOR TO COMPLY WITH NCC.								
	WIDE STYLE DOUBLE HUNG	S/LESS STEEL MESH	REVEAL		ENAM TOLICHENED CLASS								
	OPEN / OPEN	DEEP OCEAN (DESIGNER)	1 40mm		5MM TOUGHENED GLASS								
R F	(W8) SWD 1321	COLOUR	GLAZING		SPECIAL NOTES								
	WO) 5WD 1321	DEEP OCEAN (DESIGNER)	SINGLE PYRO		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.								
	W ELEVATION / BEDROOM 2	INSECT SCREEN	LOW-E, (U-VA 5.7, SHGC:C		RESTRICT TOP SASH OPENING TO NO LESS THAN								
	ALUMINIUM	ALUMINIUM			I 700mm ABOVE FLOOR TO COMPLY WITH NCC.								
	WIDE STYLE DOUBLE HUNG	S/LESS STEEL MESH DEEP OCEAN	REVEAL		5MM TOUGHENED GLASS								
	OPEN / FIXED	(DESIGNER)	140mm		CDECIAL MOTES								
	(W9) SWD 1206	COLOUR DEEP OCEAN	GLAZING SINGLE CLEA	.P	SPECIAL NOTES 5MM TOUGHENED GLASS								
	S ELEVATION / LAUNDRY	(DESIGNER)	(U-VALUE: 7.	.63,	SIMIN TODOTIENED GENOO								
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)									
		ALUMINIUM S/LESS STEEL MESH	REVEAL		1								
	WIDE STYLE DOUBLE HUNG OPEN	DEEP OCEAN	I 40mm		1								
	1	(DESIGNER)	İ									Т	
for: MR C AND N	MRS L THOMPSON			AT: 30	07 BURNS BAY ROAD, LANE COV	/E WEST NSW 200	66	SCALE: 1: NTS	SHEET: 8 OF	8 JOB N	NO: 7687/15	F	Cape Cod