BASIX COMMITMENTS						
CERTIFICATE NO. A2 6047_0	4					
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: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R 1.30 (or R1.70 INCLUDING CONSTRUCTION)					
EXTERNAL WALL: BRICK VENEER	R 1.30 (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						
W3, W4, \$ W5,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)					
WI, W2,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)					
SHAD	NG DEVICES					
WINDOWS						
W4,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM					
W3, \$ W5,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM					
WI, \$ W2,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23					

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Soffit Lining			White
Wall Cladding			Autumn Leaf

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 FACE BRICKWORK TO EASTERN ELEVATION ONLY MATCH EXISTING AS CLOSE AS POSSIBLE

19MM STRUCTURAL PARTICLEBOARD FLOORING

75mm POLYSTYRENE WALL SHEETING WITH APPLIED CLADDING TEXTURE PAINT FINISH OVER ALUMINIUM BREATHER WINDOWS - TREND FRAME: PREFINISHED ALUMINIUM

KEYED LOCKS (TERRAIN: 3)

WINDOW SASHES

INSULATION

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

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

ARCHITRAVE: Ex. 50x25

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES (FIBREGLASS) R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES INTERNAL FIXINGS DAR: PACIFIC MAPLE SKIRTING: Ex. 50x25

INTERNAL DOORS SLICED PACIFIC MAPLE HOLLOW CORE "FLUSH" STAIRCASE

MAPLE TREADS AND

HOT WATER UNIT

RISERS

TYPE: CLOSED TIMBER WIDTH: 915mm

RISE: 9@169mm

GOING: 240mm (260mm TREAD)

FASCIA \$
BARGE BOARDS MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: BROWN BARGE COLOUR: SMOOTH CREAM BARGE SOAKER COLOUR: BROWN GUTTERS & DOWNPIPES TYPE: OGEE MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: BROWN DOWNPIPE COLOUR: BROWN

FIRST FLOOR EXTERNAL: BY CAPE COD PAINTING - REFER TO SPECIFICATION FOR FIRST FLOOR INTERNAL: BY CAPE COD THE EXTENT OF WORK

CONNECT TO EXISTING

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.

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SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9-
- 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.
- BUILDER TO INSTALL WALL & FLOOR TILES, SUPPLIED BY OWNER.

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.
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF A DUCTED AIR CONDITIONING SYSTEM.
- ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM.
- RELOCATE EXISTING FLUE IF REQUIRED.
- SUPPLY OF WALL # FLOOR TILES FOR INSTALLATION BY BUILDER.

G	FINAL CONSTRUCTION	SC	03-07-15
F	CONSTRUCTION CERTIFICATE	NL	22-06-15
E	TO CONTRACTS	SC	10-06-15
D	POV 16324, BASIX REVISED \$ TO COUNCIL	NE	16-04-15
С	BASIX DETAILS ADDED	NE	15-04-15
В	TO CLIENT	JGI	05-03-15
Α	TECHNICAL	JGI	16-02-15
No.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: ROSS ALLEN

PROPOSED ADDITIONS \$ ALTERATIONS

FOR DR. A. IBOYAN & MS. N. OUSOEVA.

AT 18 BEVAN PLACE, CARLINGFORD, NSW, 2118.

COUNCIL: THE HILLS



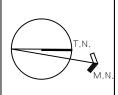
A.B.N. 54 000 605 407

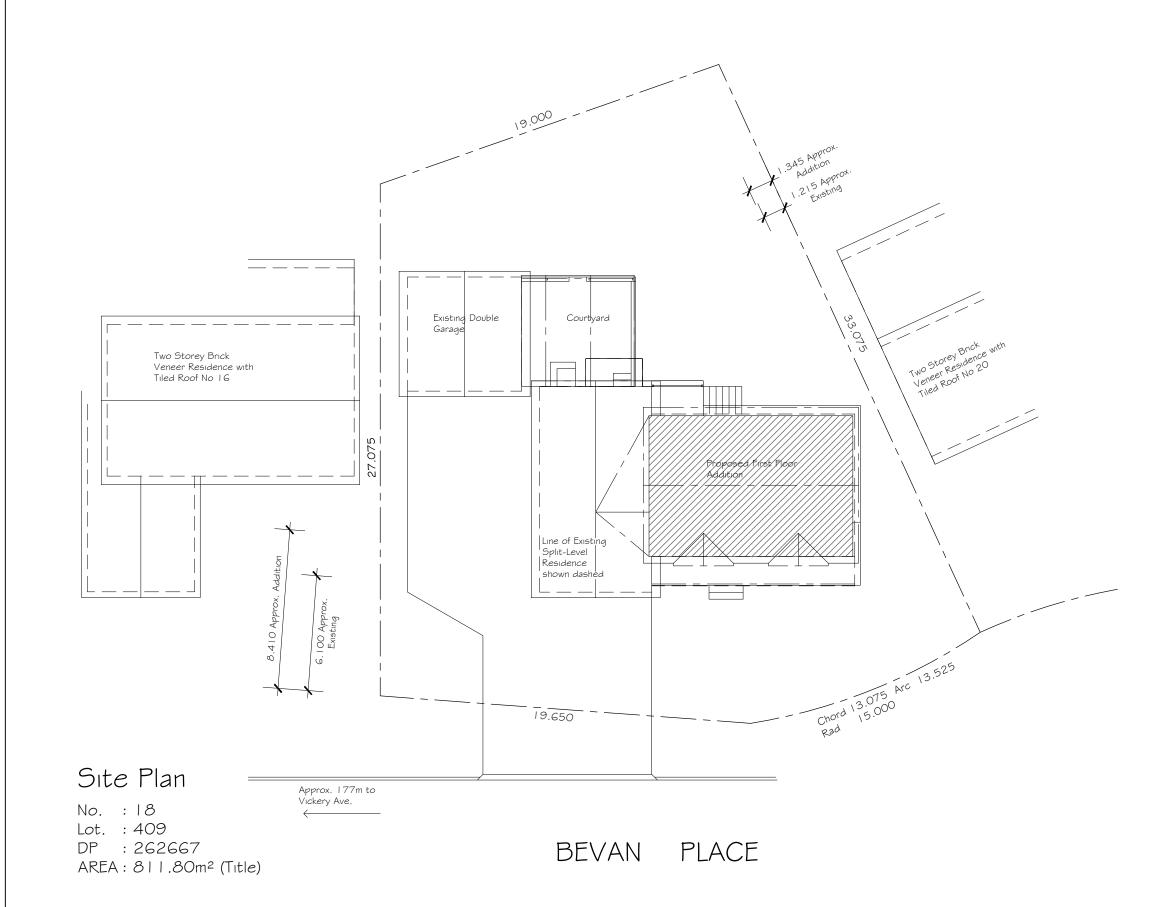
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

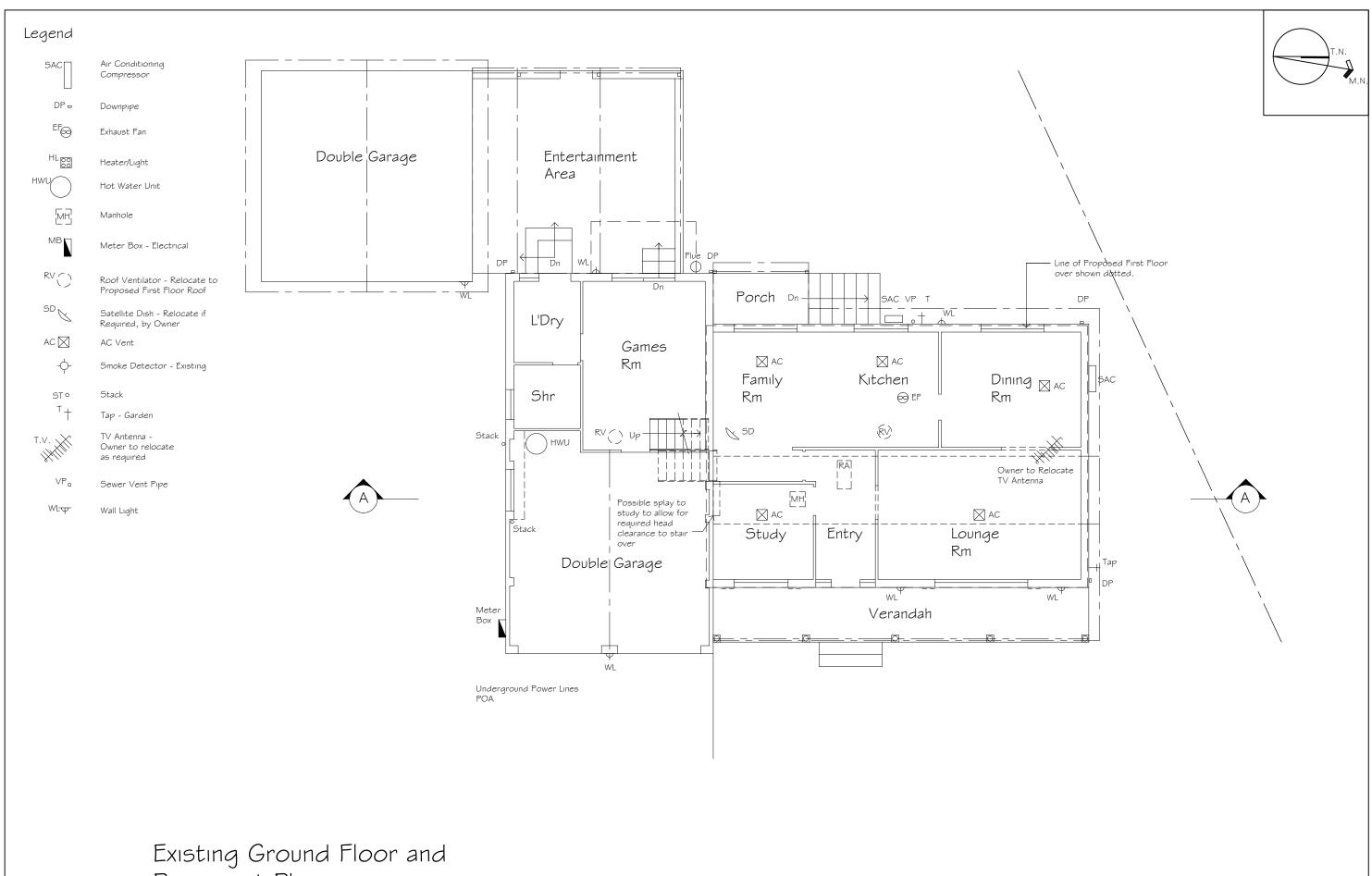
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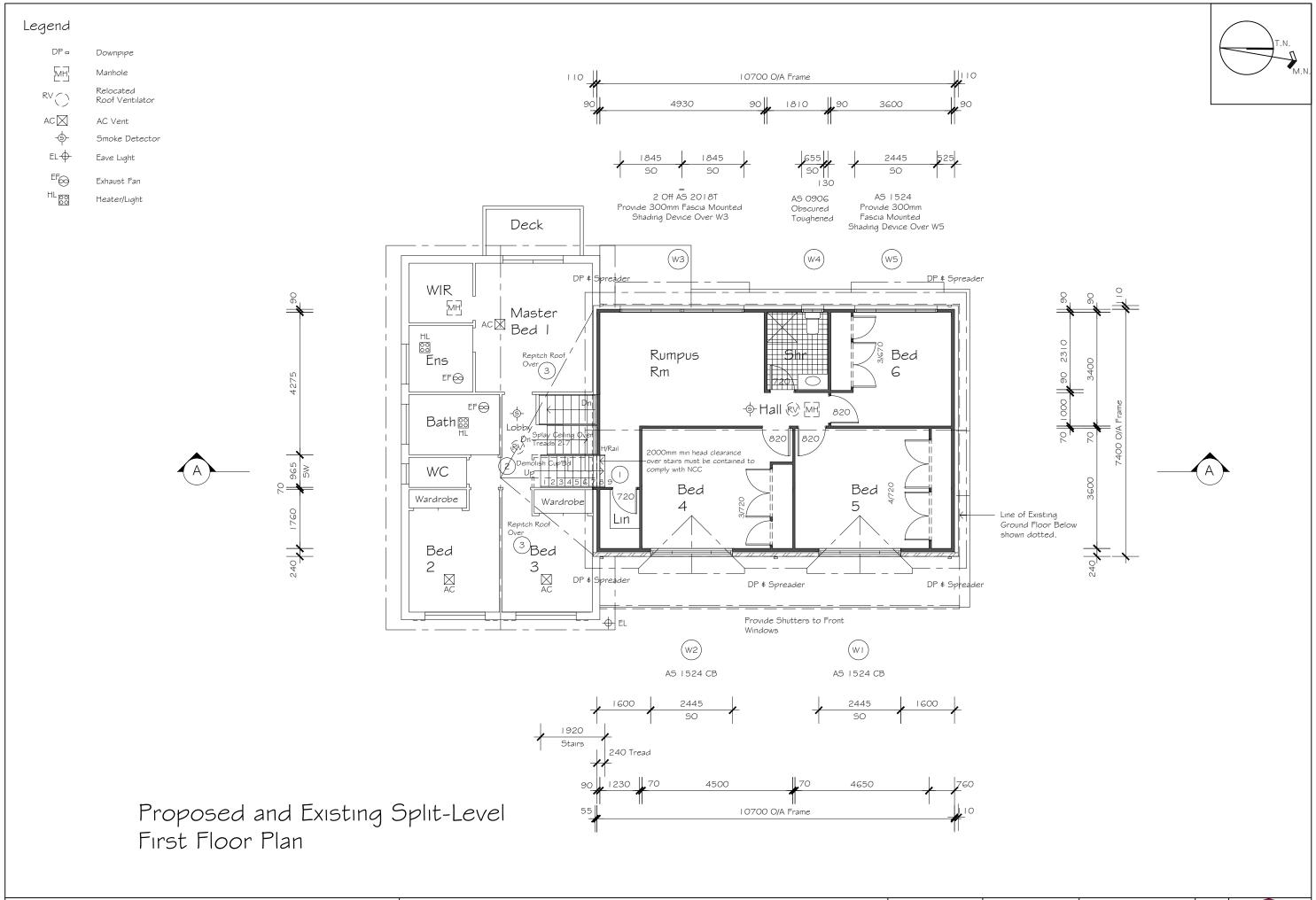
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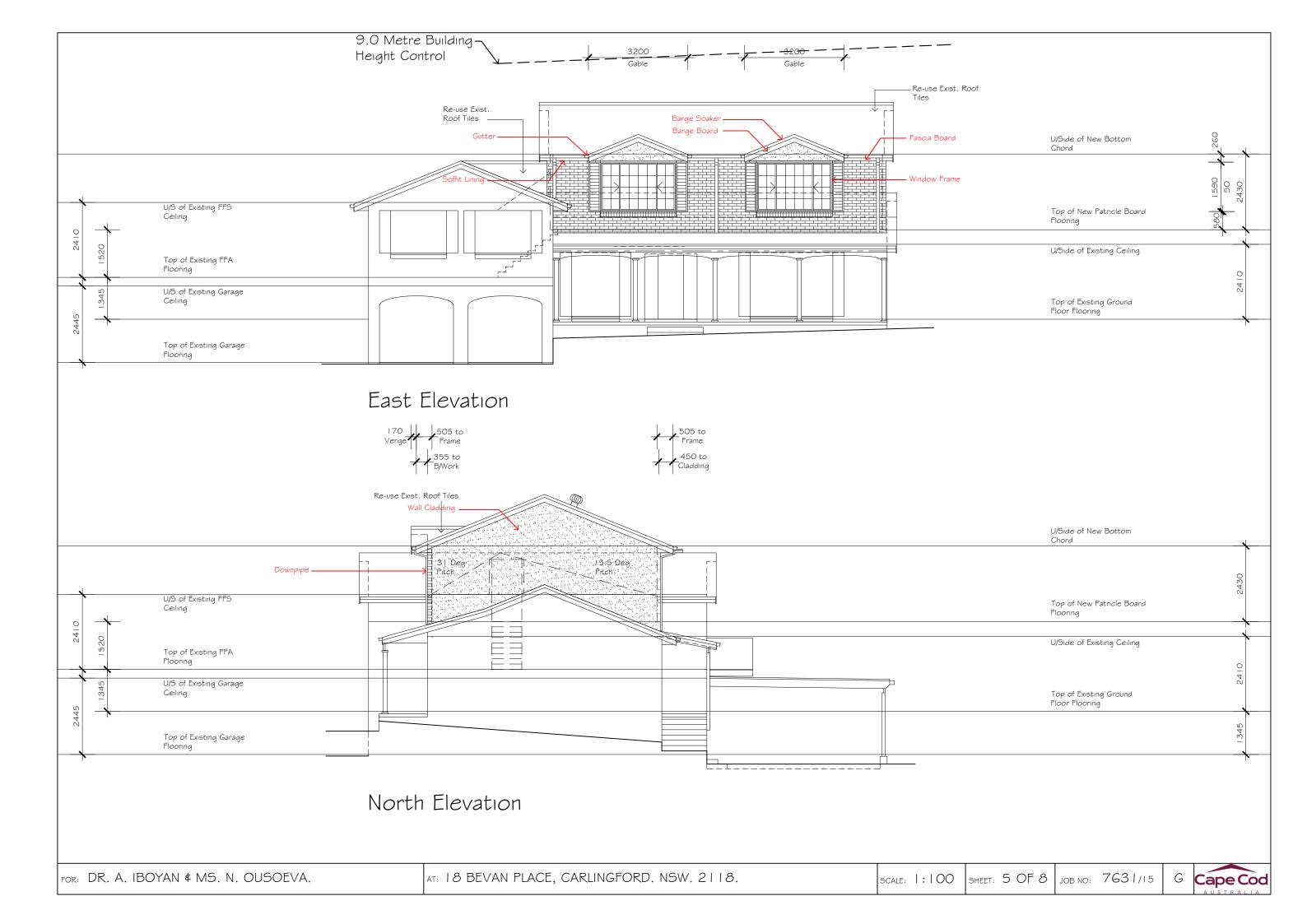


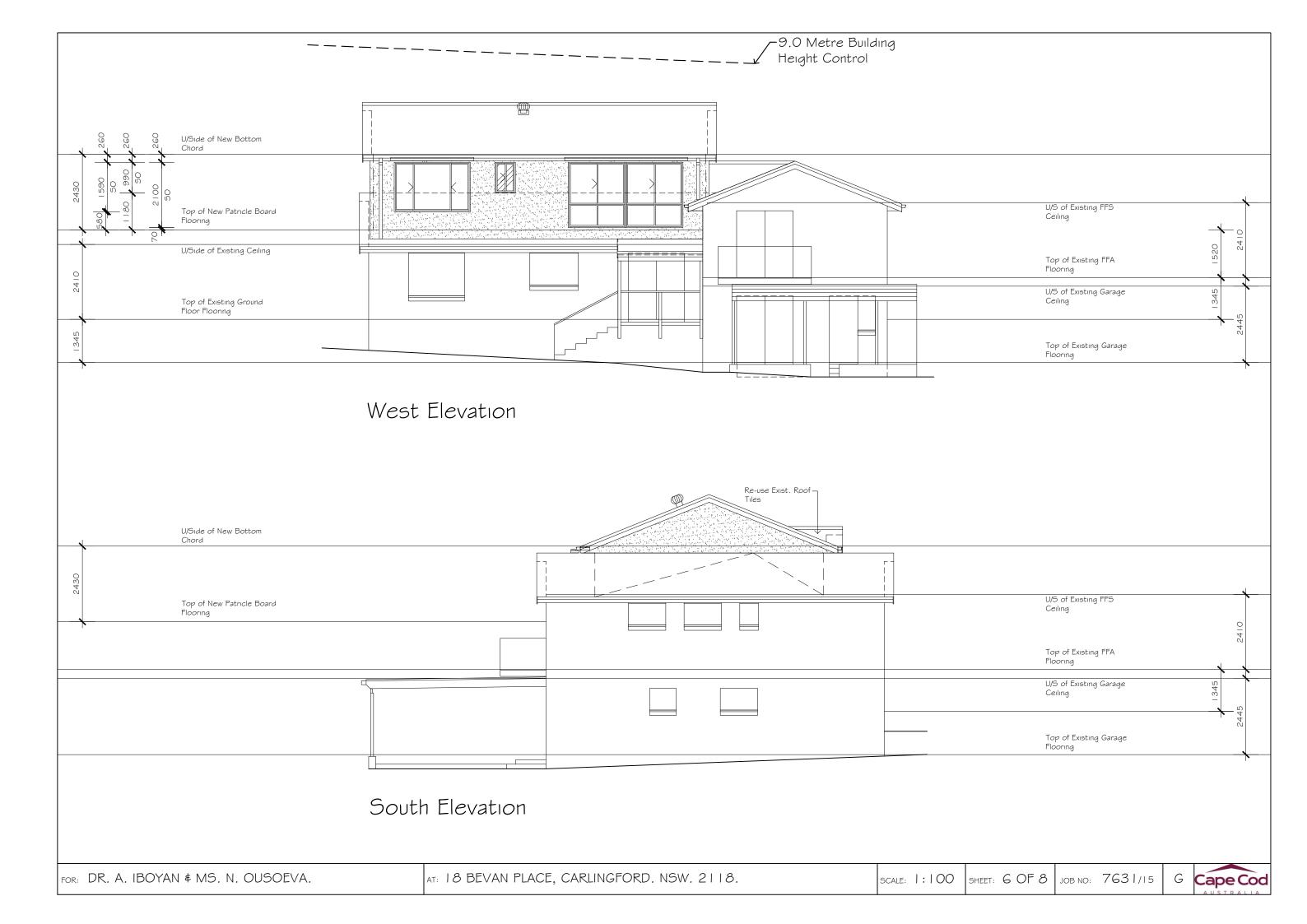


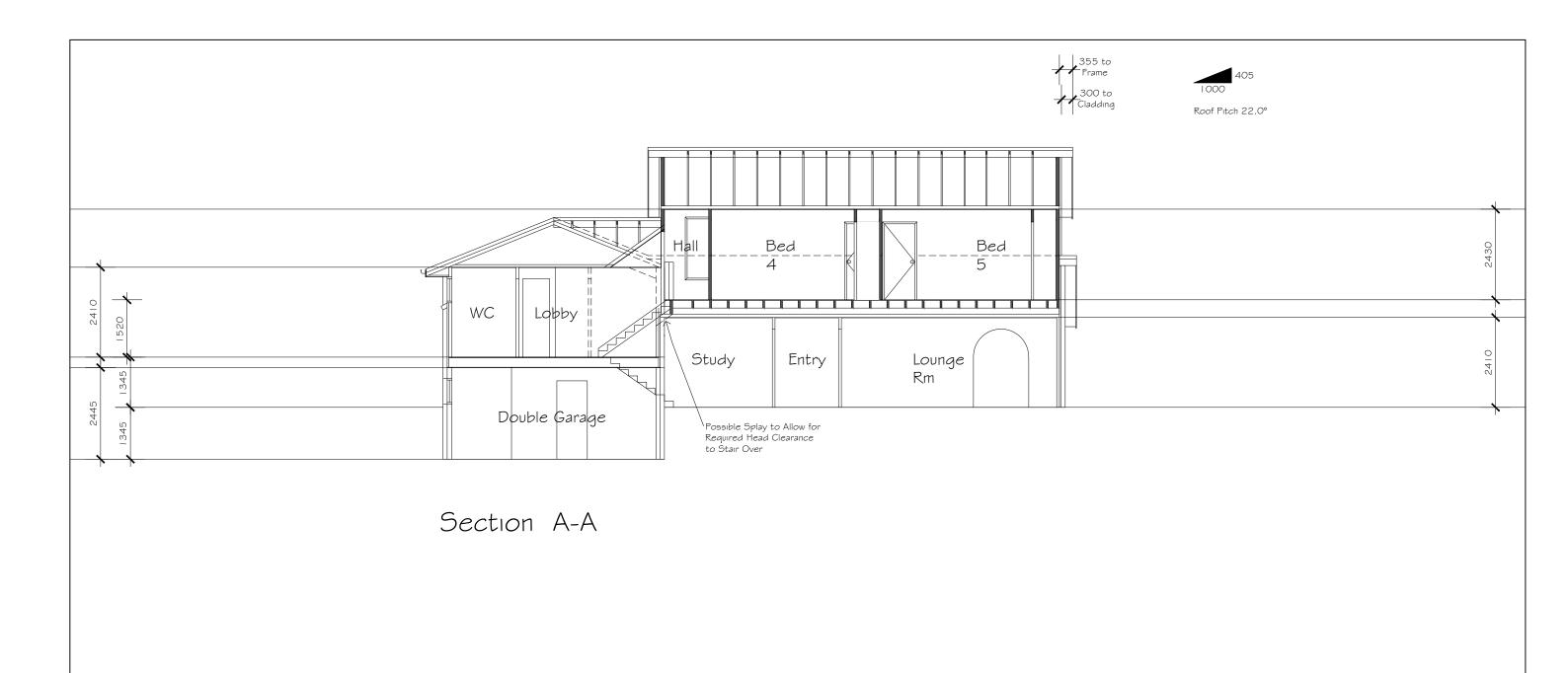
FOR: DR. A. IBOYAN & MS. N. OUSOEVA.











FOR: DR. A. IBOYAN & MS. N. OUSOEVA.

SCALE: 1:100

WINDOW SCHED	DULE (BASIX A2 I 60	047_04)	CLIEN	ΙΤ :	ALUMINIUM TREND WINDOV					
STANDARD NOTES:		_			EX-STOCK COLOURS: PEAR	L WHITE GLOSS, DUNE, STON	IE BEIGE, MONUMENT,			
	ARE DRAWN AS VIEWED FROM	OUTSIDE	CLIEN	/T:		DIC NATURAL MATT, WOODLAN				
	OTED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	THE BUILD	DER:DATE:	DESIGNER'S COLOURS AVA TREND SILVER PEARL, DEEF	ILABLE: WHITE BIRCH, PRIME POCEAN, SURF MIST, JASPER	OSE GLOSS, BROWN, R. TREND METALLIC			
NCC 3.9.2.5		Toolous	1		CHARCOAL, IRONSTONE.	1		TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) AS 1524 CB	COLOUR HAMERSLEY BROWN	GLAZING SINGLE PYROLYTIC	SPECIAL NOTES C RESTRICT OPENING TO 125mm TO COMPLY						
	E ELEVATION / BEDROOM 5	_	LOW-E, (U-VALUE:	: WITH NCC.						
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47))						
R	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL				-			
	OPEN / FIXED / OPEN		I 40mm							
	(W2) 40 450 4 0D	COLOUR	GLAZING							
	(W2) A5 1524 CB	HAMERSLEY BROWN	SINGLE PYROLYTIC	C RESTRICT OPENING TO 125mm TO COMPLY						
	E ELEVATION / BEDROOM 4	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)							
	ALUMINIUM	ALUMINIUM								
RIIIIR	SLIDING OPEN / FIXED / OPEN		REVEAL I 40mm							
	OFLN / TIXLD / OFLN									
	(W3) AS 2018 - 2 OFF	COLOUR HAMERSLEY BROWN	GLAZING SINGLE CLEAR,							
	W ELEVATION / RUMPUS RM	+	(U-VALUE: 7.63,							
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)							
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL				-			
	OPEN / FIXED	HAMERSLEY BROWN	I 40mm							
		COLOUR	GLAZING							
	(W4) AS 0906	HAMERSLEY BROWN	OBSCURED							
	W ELEVATION / SHOWER RM	INSECT SCREEN	TOUGHENED, (OR U-VALUE: 7.63,	₹						
	ALUMINIUM	ALUMINIUM	SHGC: 0.75)							
	SLIDING		REVEAL							
	OPEN / FIXED		I 40mm							
	(W5) AS 1524	COLOUR HAMERSLEY BROWN	GLAZING	DESCRIPTION OF THE COMPLY						
		4	SINGLE CLEAR, (U-VALUE: 7.63,	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			_			
	W ELEVATION / BEDROOM 6 ALUMINIUM	INSECT SCREEN	SHGC: 0.75)							
R R		ALUMINIUM FIBREGLASS MESH	REVEAL				_			
	SLIDING OPEN / FIXED / OPEN	HAMERSLEY BROWN	I 40mm				-		-	
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FOR: UK. A. IBOY	AN \$ MS. N. OUSC	JEVA.	TA	T: 18 BEVAN PLACE, CARLINGFORD	J. NSW. 2118.		SCALE: 1: NTS S	HEET: 8 OF 8	JOB NO: 763 1/15	G Cape Cod
										AUSTRALIA