


BASIX COMMITMENTS			
CERTIFICATE NO. A280377			
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 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL 75mm)	NIL		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R 1.30 (or R 1.70 INCLUDING CONSTRUCTION)		
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR: CONCRETE (R0.6)	R0.70 (DOWN) (or R 1.70 INCLUDING CONSTRUCTION)		
FLAT CEILING, FLAT ROOF: FRAMED	CEILING: R 2.08 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS & SKYLIGHTS			
W1 , W2, W3, W4, W5, W6, W11, W12 & W13	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
W7 & W8	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71 , SHGC: 0.66)		
W9 & W10	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
SL1	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)		
SHADING DEVICES			
WINDOWS & SKYLIGHTS			
W1 , W2, W3, W4, W5, W6, W9 & W10	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W7, W8 & W13	NONE		
W11 & W12	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
SL1	NONE		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Window Frame Timber	Resene		Eighth Thorndon Cream
Window Architrave	Resene		Eighth Thorndon Cream
Wall Cladding FF	Dulux		Dulux Gnu Tan
Wall Cladding GF	Dulux		Dulux Gnu Tan
Gable Cladding	Dulux		Dulux Gnu Tan
Cover Battens	Resene		Eighth Thorndon Cream
Roof Sheeting	Colorbond		Dune
Soffit Lining	Resene		Eighth Thorndon Cream
External Bulkhead	Dulux		Dulux Gnu Tan

FINAL CONSTRUCTION.





















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: 140x45mm MIN. FLOOR JOISTS	WIND LOAD W 28 N
FINISHES	
FLOORING	19MM STRUCTURAL PARTICLEBOARD TO FIRST FLOOR. EX. 113X25 T&G CYPRESS PINE FLOORBOARDS LAID OVER 19mm STRUCTURAL PARTICLEBOARD TO GROUND FLOOR ADDITION
CLADDING	75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH TO FIRST FLOOR. 230mm HARDPLANK "WOODGRAIN" CLADDING OVER POLYSTYRENE CORE WALL INSULATION TO GROUND FLOOR.
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3 )	FRAME: PREFINISHED ALUMINIUM WESTERN RED CEDAR
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION, GROUND FLOOR PORCH AND REMAINING ROOF OVER BED 4. PRE-FINISHED ZINCALUME ROOF SHEETING (as noted) PROFILE: SPEEDDECK COLOUR: GULLY
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL TO U/SIDE OF ROOF TILES R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET TO U/SIDE OF METAL ROOFING
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA AND NEW FAMILY/EATING & KITCHEN CEILINGS 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES R2.0 BATTS TO NEW FIRST FLOOR & GROUND FLOOR EXT. WALL FRAMES
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 BULLNOSE ARCHITRAVE: Ex. 100x25 BULLNOSE
INTERNAL DOORS	PRIMED SOLID CORE CORINTHIAN "BALMORAL PBAL4" TO BEDROOMS 1, 2 & 3 OFF GALLERY PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD" TO REMAINDER OF F/FLOOR CORINTHIAN DOORS "PMOD6" TO BEDROOM 5 & HALL (GROUND FLOOR)
STAIRCASE MDF TREADS & PINE RISERS	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 19 @ 187mm GOING: 239mm (259mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: IRONSTONE BARGE COLOUR: IRONSTONE BARGE SOAKER COLOUR: IRONSTONE
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: IRONSTONE DOWNPIPE COLOUR: GNU TAN
HOT WATER UNIT	CONNECT TO EXISTING
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD GROUND FLOOR EXTENSION EXTERNAL: BY CAPE COD PAINTING TO INTERNAL ALTERATION AND RENOVATION WORK TO BE DONE BY THE OWNER INCLUDING ALL INTERNAL GROUND FLOOR PAINTING
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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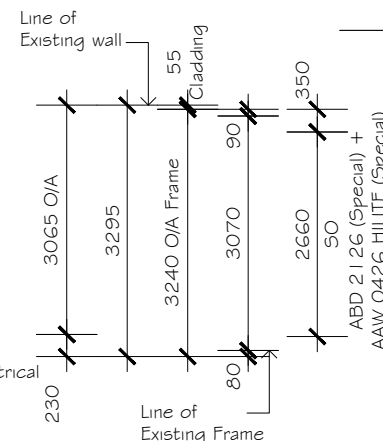
SPECIAL NOTES			
<ul style="list-style-type: none"><li>PROVIDE THREE (3) SMOKE DETECTORS AS SHOWN</li><li>ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).</li><li>AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</li><li>REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.</li><li>CONNECT/INSTALL THIRTY FIVE (35) DOWNLIGHT FITTINGS &amp; TWO (2) FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER).</li><li>REPLACE CEILING LINING AND CORNICE TO GROUND FLOOR ENTRY, DINING, LOUNGE, HALL, BED 4 AND BED 5 WITH 10mm PLASTERBOARD LINING AND SELECTED CORNICE.</li><li>SUPPLY &amp; INSTALL UNDERFLOOR HEATING TO NEW SHOWER ROOM AND ENSUITE.</li><li>PROVIDE P.V.C. LEAF GUARD TO ALL FIRST FLOOR &amp; GROUND FLOOR ROOF GUTTERS AND VALLEYS.</li><li>CARRY OUT RECTIFICATION WORKS DESCRIBED IN THE KNEEBONE &amp; BERETTA CONSULTING REPORT DATED 3rd AUGUST 2016 TO THE WEST WALL ONLY.</li><li>PROVIDE WATERPROOFED &amp; TILED RECESSED SHELF AREAS TO ENSUITE &amp; SHOWER ROOM WALLS. (POSITIONS TO BE CONFIRMED BY OWNERS)</li><li>SUPPLY &amp; INSTALL 900mm LONG LINEAR FLOOR GRATES TO NEW SHOWER RECESSES.</li><li>PROVIDE SELECTED ATTIC LADDER WITH THREE (3) SHEETS OF LOOSE-LAID PARTICLEBOARD FLOORING OVER BOTTOM CHORD OF TRUSSES FOR LIGHT STORAGE ONLY</li><li>PROVIDE CONTROL COCK FOR MIXER TYPE TAPS</li></ul>			
WORKS BY OWNER			
<ul style="list-style-type: none"><li>REMOVAL &amp; INSTALLATION OF T.V ANTENNA IF REQUIRED &amp; CONNECTION TO NEW AND EXISTING TV POINTS.</li><li>CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL</li><li>PHONE AND/OR DATA CABLING.</li><li>ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.</li><li>SUPPLY THIRTY FIVE (35) DOWNLIGHT FITTINGS &amp; TWO (2) FAN/LIGHT/HEATER UNITS.</li><li>FIT OUT BUILT-IN ROBES &amp; STORE TO F/FLOOR.</li><li>PROVIDE INSECT SCREEN TO EXT. FOLDING DOOR IF REQUIRED.</li><li>PROVIDE EXT. AWNING TO W13 IF REQUIRED.</li><li>PROVIDE BALUSTRADE BETWEEN FAMILY ROOM &amp; EATING AREA IF REQUIRED</li><li>RENEW LOWER GROUND HAND RAIL IF REQUIRED</li><li>ALL NEW WORK ASSOCIATED WITH ITEMS 1-6 OF ENGINEER'S REPORT DATED 3RD AUG. 2016.</li><li>REMOVE ROBE TO BEDROOM 5</li></ul>			
I	FINAL CONSTRUCTION	J.E.	09-08-17
H	TO CONTRACTS & BOQ	J.C.	12-07-17
G	BASIX ADDED & TO COUNCIL	S.C.	10-05-17
F	POV 19343 & 19299	S.M.	28-03-17
E	CLIENT CHECK PLAN	S.M.	13-03-17
D	POV 19213	N.E.	03-03-17
C	RE-DESIGN CONSULTANTS CHECK PLAN	N.E.	16-02-17
B	TO CLIENT	T.P.	30-11-16
A	TECHNICAL	C.W.	21-11-16
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: TERRY SMITH			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR S HOARE & MS J WILLEMSSEN			
AT 15 ALLISON AVENUE LANE COVE NSW 2066			
COUNCIL: LANE COVE			
<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></div>			
SHEET: 1 OF 8		JOB NO: 7799/16	
		1	



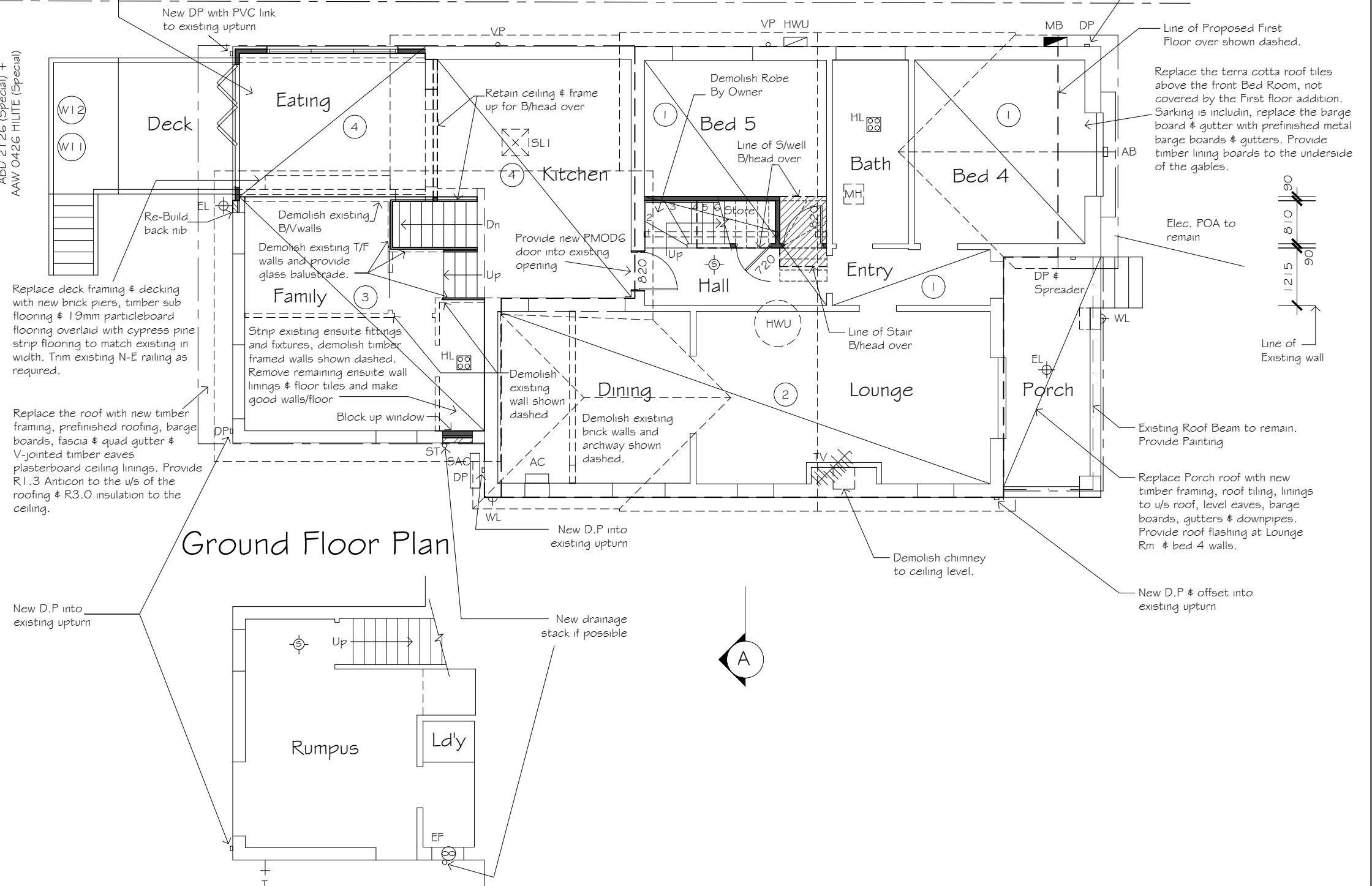
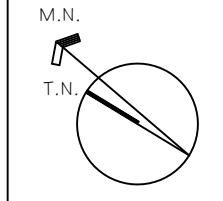
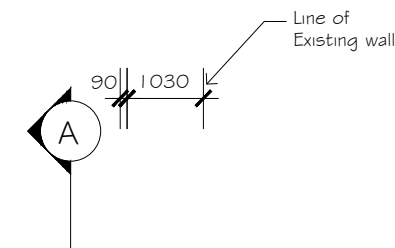
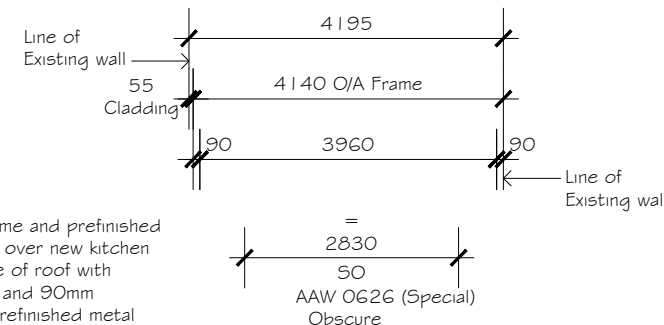
No. : 15  
Lot. : 40  
DP : 11416  
AREA: 556.4m<sup>2</sup> (By Title)  
: 560.2m<sup>2</sup> (By Calc)

# Legend

- SAC  Air Conditioning Compressor
- AC  Air Conditioning Unit Wall Mounted
- AB  Alarm Box
- DP  Downpipe
- EL  Eave Light
- HL  Heater/Light
- HWU  Hot Water Unit Wall Mounted
- HWU  Remove disused Hot Water Unit from roof space
- MH  Manhole
- MB  Meter Box - Electrical
- ST  Stack
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- VP  Sewer Vent Pipe
- WL  Wall Light
-  Smoke Detector
- EL  Eave Light
- EF  Exhaust Fan
- SLI  Velux FCM 2222 572mm x 572mm fixed skylight set over kitchen bench & centered to lights
-  Glass balustrade



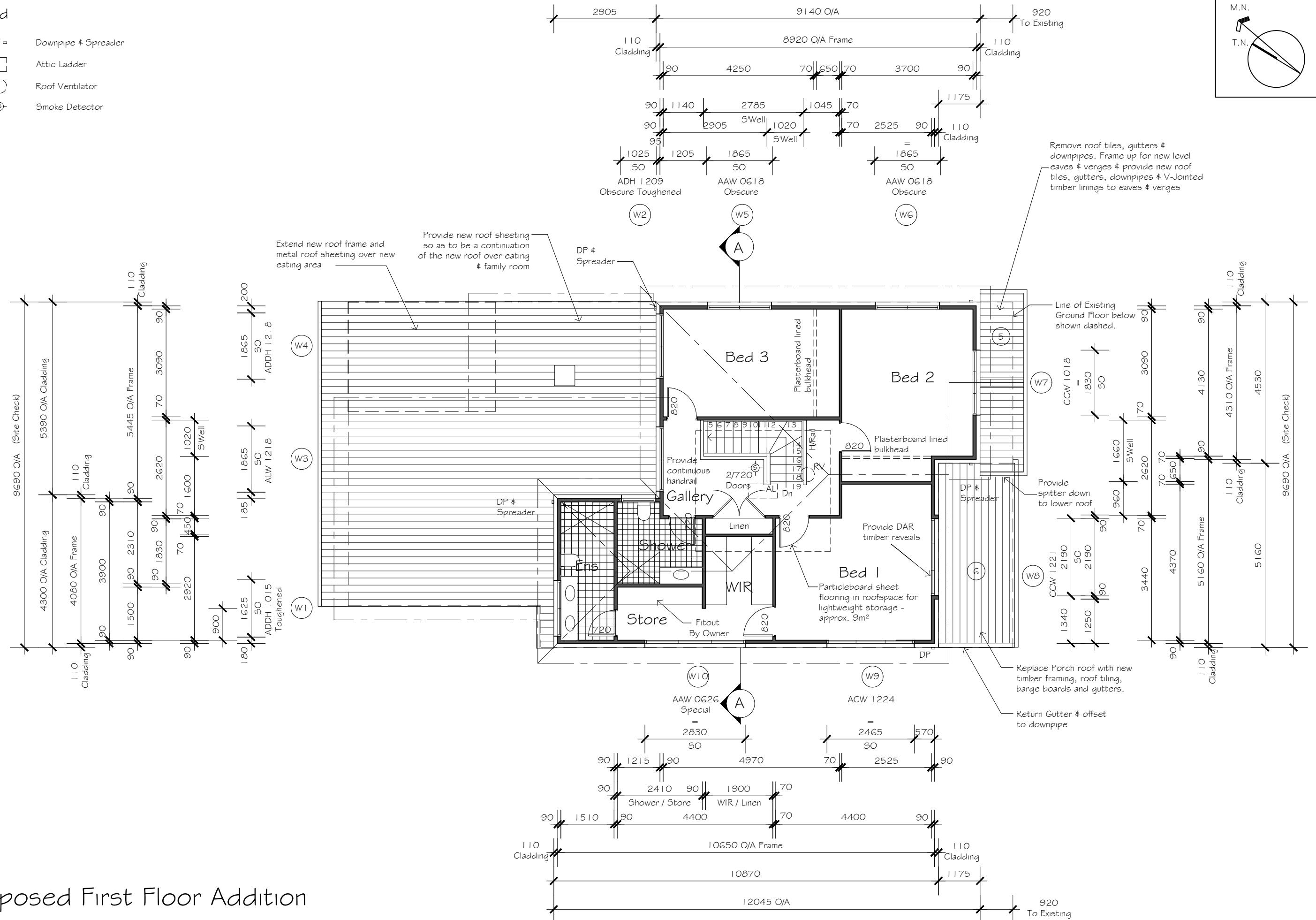
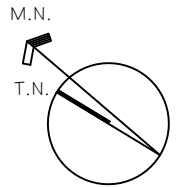
Extend new roof frame and prefinished metal roof sheeting over new kitchen area. Line underside of roof with 10mm plasterboard and 90mm cornices. Provide prefinished metal barge boards, fascia, quad guttering and downpipes (to stormwater).



Ground Floor Plan

Lower Ground Floor Plan

DP □	Downpipe & Spreader
[AL]	Attic Ladder
RV ( )	Roof Ventilator
⊙	Smoke Detector

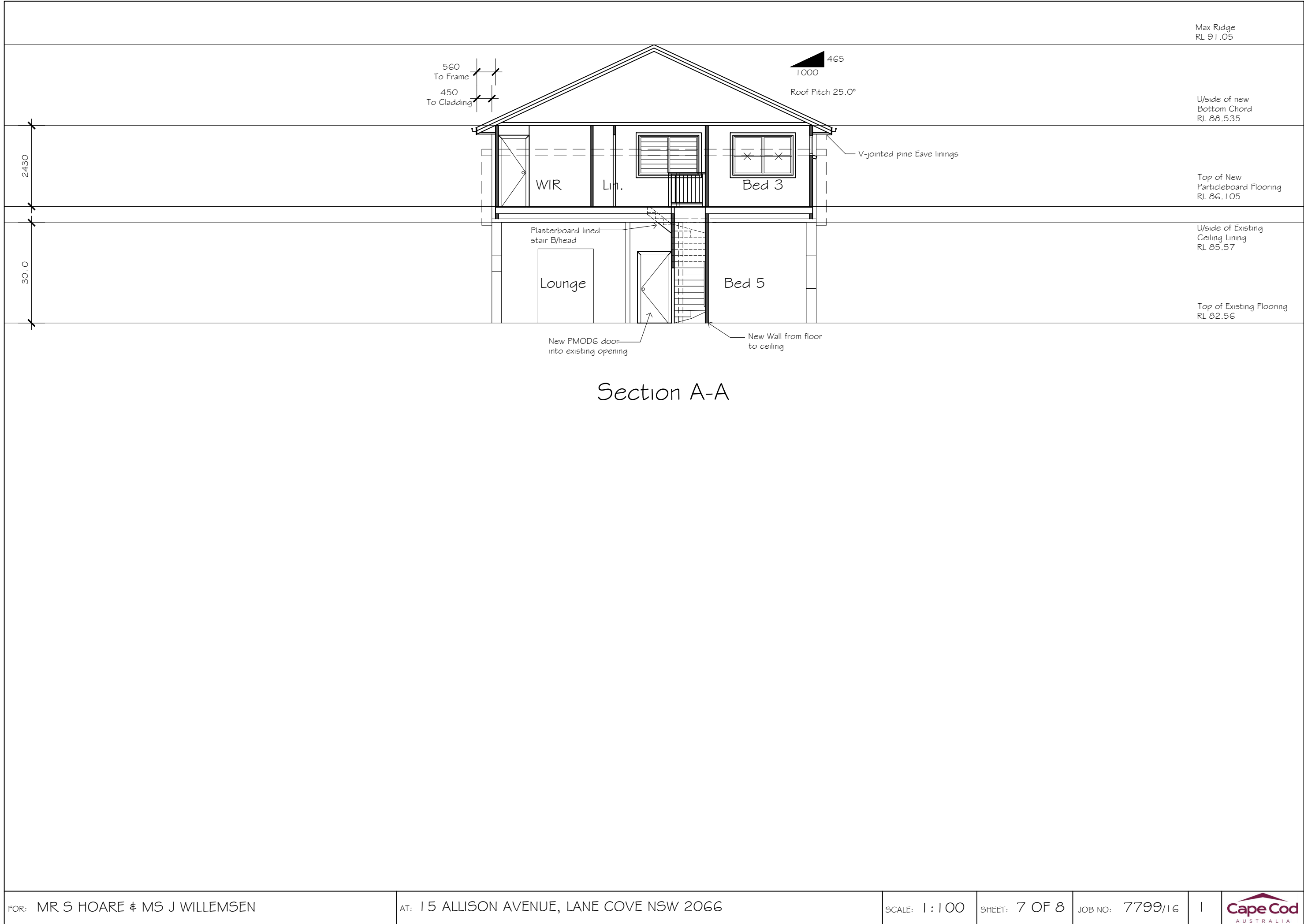


## Proposed First Floor Addition









WINDOW SCHEDULE (BASIX A280377)					CLIENT: .....					ALUMINIUM (STEGBAR) WINDOWS:					TIMBER WINDOWS:									
<div>STANDARD NOTES:</div> <div><ul style="list-style-type: none"><li>WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE</li><li>ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS</li><li>WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5</li></ul></div>					CLIENT: .....					STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.					TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.									
															BUILDER: .....DATE: .....					STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.				
																				TERRAIN: 3 WIND LOAD: W 28 N				
	W1 ADDH 1015	COLOUR	GLAZING	SPECIAL NOTES		W10 AAW 0626 SPECIAL	COLOUR	GLAZING	SPECIAL NOTES															
	NW ELEVATION / ENSUITE	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			SW ELEVATION / STORE-WIR	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)																
	ALUMINIUM	INSECT SCREEN	REVEAL			ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN / OPEN / OPEN / OPEN	ALUMINIUM FIBREGLASS MESH	140mm			AWNING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH	140mm																
	W2 ADH 1209	COLOUR	GLAZING	SPECIAL NOTES		W11 ABD 2126 (SPECIAL)	COLOUR	GLAZING	4 DOOR LEFT  THIS WINDOW TO ALIGN WITH ITEM 12															
	NE ELEVATION / SHOWER	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	NW ELEVATION / KITCHEN		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																	
	ALUMINIUM	INSECT SCREEN	REVEAL	ALUMINIUM		INSECT SCREEN																		
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH	140mm	BY OWNER		REVEAL																		
	W3 ALW 1218	COLOUR	GLAZING	SPECIAL NOTES		W12 AAW 0426 (SPECIAL)	COLOUR	GLAZING	THIS WINDOW TO ALIGN WITH ITEM 11  SITE CHECK HEIGHT															
	NW ELEVATION / STAIRWELL	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	NW ELEVATION / KITCHEN		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																	
	ALUMINIUM	INSECT SCREEN	REVEAL	ALUMINIUM		INSECT SCREEN																		
	LOUVRE OPEN / OPEN	ALUMINIUM FIBREGLASS MESH	140mm	AWNING OPEN / FIXED / OPEN		ALUMINIUM FIBREGLASS MESH	140mm																	
	W4 ADDH 1218	COLOUR	GLAZING	SPECIAL NOTES		W13 AAW 0626 SPECAIL	COLOUR	GLAZING	THREE (3) EQUAL MULLION TRANSLUCENT FILM BY BUILDER.															
	NW ELEVATION / BED 3	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	NE ELEVATION / EATING		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																	
	ALUMINIUM	INSECT SCREEN	REVEAL	ALUMINIUM		INSECT SCREEN																		
	DOUBLE HUNG OPEN / OPEN / OPEN / OPEN	ALUMINIUM FIBREGLASS MESH	140mm	AWNING OPEN / FIXED / OPEN		ALUMINIUM FIBREGLASS MESH	140mm																	
	W5 AAW 0618	COLOUR	GLAZING	SPECIAL NOTES																				
	NE ELEVATION / BED 3	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.  TRANSLUCENT FILM BY BUILDER.																				
	ALUMINIUM	INSECT SCREEN																						
	AWNING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH	140mm																					
	W6 AAW 0618	COLOUR	GLAZING	SPECIAL NOTES																				
	NE ELEVATION / BED 2	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.  TRANSLUCENT FILM BY BUILDER.																				
	ALUMINIUM	INSECT SCREEN																						
	AWNING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH	140mm																					
	W7 CCW 1018	COLOUR	GLAZING	SPECIAL NOTES																				
	SE ELEVATION / BED 2	EIGHTH THORNDON CREAM	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC. THREE (3) EQUAL MULLION																				
	WESTERN RED CEDAR	INSECT SCREEN																						
	CASEMENT OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL																					
	W8 CCW 1221	COLOUR	GLAZING	SPECIAL NOTES																				
	SE ELEVATION / BED 1	EIGHTH THORNDON CREAM	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC. THREE (3) EQUAL MULLION																				
	WESTERN RED CEDAR	INSECT SCREEN																						
	CASEMENT OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL																					
	W9 ACW 1224	COLOUR	GLAZING	SPECIAL NOTES																				
	SW ELEVATION / BED 1	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC. THREE (3) EQUAL MULLION																				
	ALUMINIUM	INSECT SCREEN																						
	CASEMENT OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL																					
FOR: MR S HOARE & MS J WILLEMSSEN					AT: 15 ALLISON AVENUE, LANE COVE NSW 2066					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7799/16		I								