BASIX	COMMITMENTS				
CERTIFICATE NO. A237300					
FIXTU	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: BRICK VENEER	R1.16(or R1.70 INCLUDING CONSTRUCTION)				
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 75mm)	NIL				
FLAT CEILING, PITCHED ROOF	CEILING: R I .45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)				
GLAZII	NG REQUIREMENTS				
WINDOWS					
W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, \$ W12,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)				
SHAD	ING DEVICES				
WINDOWS					
W1,W2, W3, \$ W4,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM				
W5, W6, \$ W7,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM				
WIO, WII, \$ WI2	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.29				
W8, \$ W9,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36				

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR	
Fascia Board			Woodland Grey	
Window Frame			White	
Wall Cladding			Pale Stone	
Balcony Post			Pale Stone	
Soffit Lining			Off White	

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: I 40x45mm MIN. FLOOR JOISTS WIND LOAD TBA

FINISHES

INTERNAL FIXINGS

INTERNAL DOORS

STAIRCASE MAPLE TREADS

RISERS

FASCIA #

BARGE BOARDS GUTTERS & DOWNPIPES

HOT WATER UNIT

PAINTING - REFER TO

SPECIFICATION FOR

CONDITIONS.

THE EXTENT OF WORK

DO NOT SCALE OFF DRAWINGS

MEASURE DURING CONSTRUCTION.

BRICKWORK	COMMON BRICKWORK FOR RENDER AND PAINT FINISH TO NEW GROUND FLOOR STAIR EXTENSION		
FLOORING	I 9MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD		
CLADDING	75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH OVER POLASTIC INSULATION		
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3) TBA	FRAME: WESTERN RED CEDAR	FINALC	
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	FILE	
INSECT SCREEN: TO NEW STACKER	FRAME: WESTERN RED CEDAR MESH: FIBREGLASS		
DOOR		WORKS BY OWNER	
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: SPEEDDECK COLOUR: WOODLAND GREY	REMOVAL \$ INSTALLATION TO NEW AND EXISTING TV. CONNECTION OF NEW CONEW T.V. AERIAL PHONE AND/OR DATA CAL SUPPLY \$ INSTALLATION OF HINGED DOORS. ALL WORK ASSOCIATED VER ALL W	
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET		
INSULATION (FIBREGLASS)	R3.0 ROCKWOOL BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 ROCKWOOL BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES		

ADDITION EXTERNAL WALLS

DAR: FINGER JOINTED PINE

CORINTHIAN "BALMORAL-BALI TYPE: CLOSED TIMBER

GOING: 240mm (260mm TREAD)

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

FIRST FLOOR EXTERNAL: BY CAPE COD

FIRST FLOOR INTERNAL: BY CAPE COD

SUPPLY & INSTALL NEW "RINNAI INFINITY 26" EXTERNAL

PAINTING TO ALTERATION WORK, RENOVATION WORK

\$ INTERNAL PAINTING OF THE NEW WORKS TO THE SITTING ROOM & LAUNDRY TO BE BY THE OWNER

WIDTH: 950mm

TYPE: QUAD

RISE: 19 @ 184.5mm

MATERIAL: DAR TIMBER

GAS HOT WATER UNIT

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE

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F/FLOOR EXT.WALLS

R1.5 MINERALWOOL BATTS TO GROUND FLOOR

R2.4 I 2MM POLASTIC INSULATION BLANKET TO

INSULATION BLANKET TO FIRST FLOOR ADDITION

R2.0 ROCKWOOL BATTS \$ 4KG WAVE BAR

SKIRTING: Ex. I 50x25mm "HALF SPLAYED"

ARCHITRAVE: Ex. 100x25mm "SQUARE DRESSED"

FLOOR AREA INCLUDING BALCONY

SPECIAL NOTES

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

PROVIDE FRAMELESS GLASS BALUSTRADE TO BALCONY.

PROVIDE SHADOWLINE TO ENSUITE WINDOW REVEALS.

AS3700 AS SITE IS WITHIN IKM OF OCEAN.

PROVIDE CONTROL COCK FOR SINGLE ACTION MIXER TAPS.

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

INSTALL THIRTY THREE (33) DOWNLIGHT FITTINGS AS SUPPLIED BY OWNER

PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH

REMOVAL \$ INSTALLATION OF T.V ANTENNA AS REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS

FINAL CONSTRUCTION.

- CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL
- PHONE AND/OR DATA CABLING.
- SUPPLY & INSTALLATION OF INSECT SCREEN DOORS TO THE NEW EXTERNAL HINGED DOORS
- ALL WORK ASSOCIATED WITH THE REMOVAL AND/OR RELOCATION OF THE ROOF CISTERN IF REQUIRED.
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW BAR. LAUNDRY & KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS AND/OR SKIRTING TILES.
- SUPPLY OF THIRTY THREE (33) LIGHT FITTINGS.
- ALL WORK ASSOCIATED WITH THE SUPPLY INSTALLATION OF DOORS. JAMBS, ARCHITRAVES, SHELVING & HANGING RAILS TO BUILT-IN CUPBOARDS.
- MAKE GOOD FLOOR TILES TO G/FLOOR LAUNDRY DUE TO THE ALTERATIONS.
- ALL WORK ASSOCIATED WITH NEW OPENING BETWEEN STAIRWELL AND SITTING ROOM

F	FINAL CONSTRUCTION	T.P.	31-08-16	
Е	TO CONTRACTS	5.C.	19-07-16	
D	PLAN CHECK	J.E.	21-06-16	
С	BASIX ADDED # TO COUNCIL	N.E.	16-12-15	
В	TO CLIENT & CONSULTANT CHECK PLAN	S.M.	19-12-13	
Α	TECHNICAL # POV 14762	S.M.	28-11-13	
10.	ISSUE	DRAWN	DATE	
DESIGN CONSULTANT: DAREK SZYMANSKI				

PROPOSED ADDITIONS & ALTERATIONS

FOR MR J & MRS T GALEA

AT 6 DUDLEY STREET RANDWICK NSW 2031

COUNCIL: RANDWICK

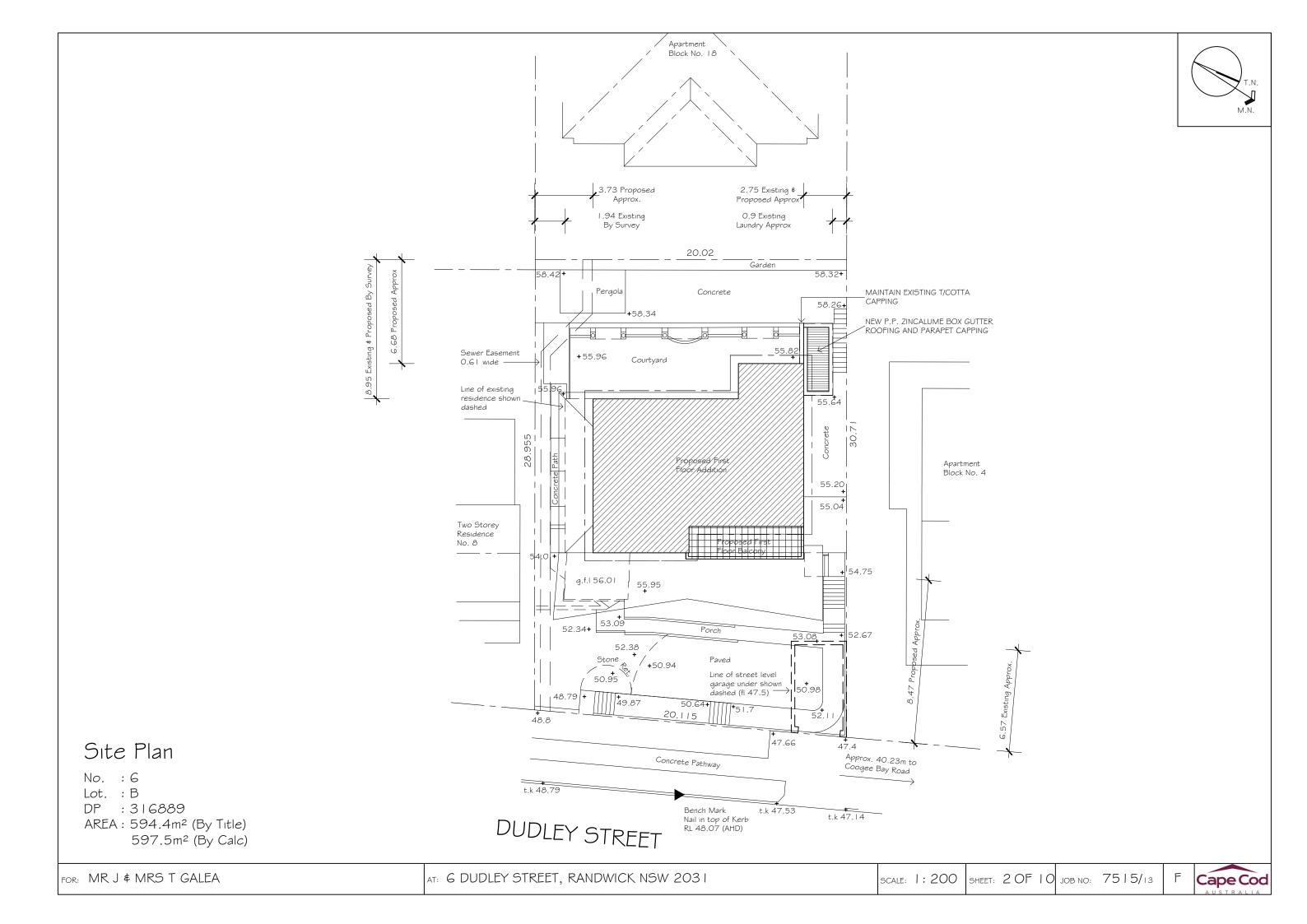


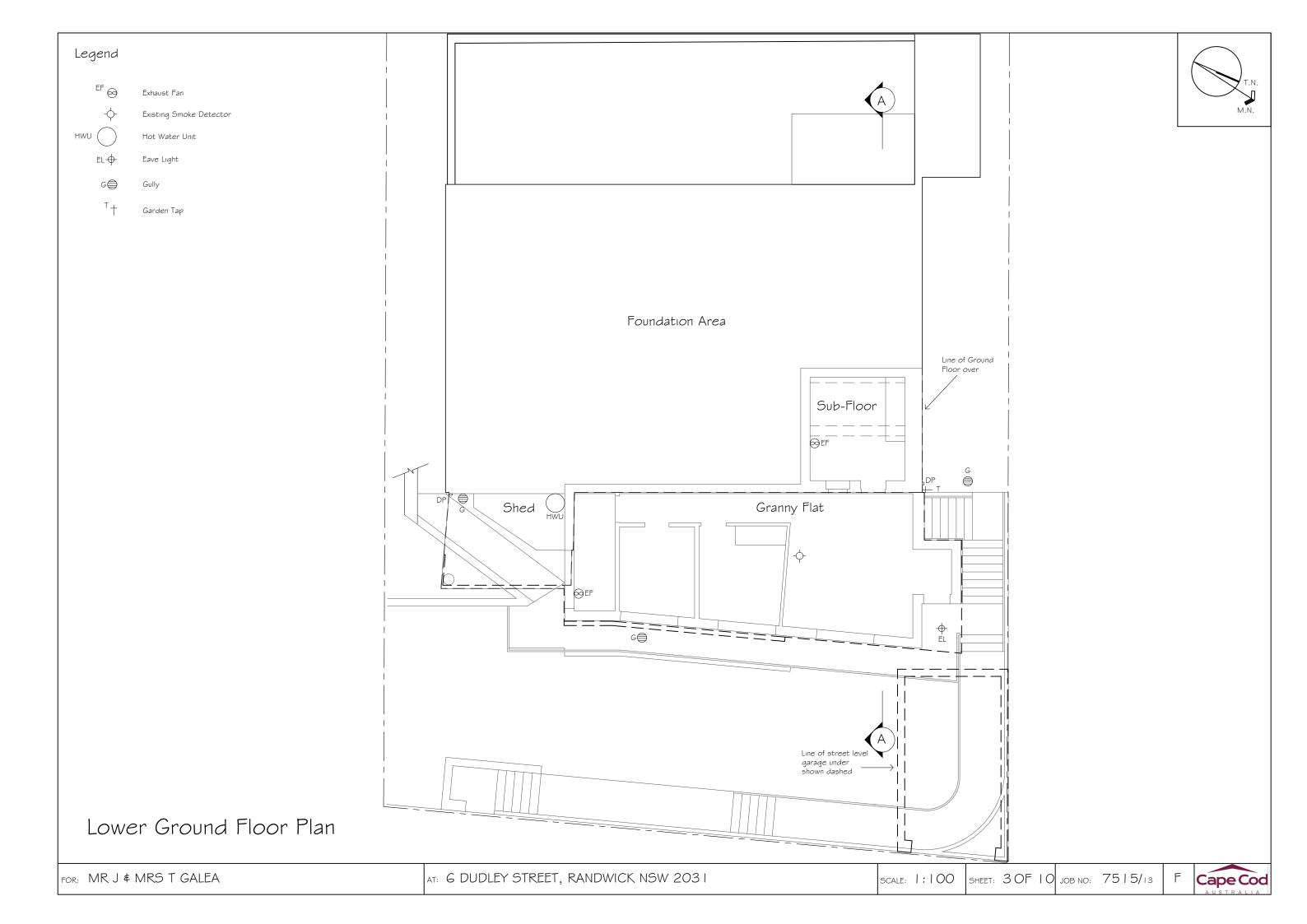
A.B.N. 54 000 605 407

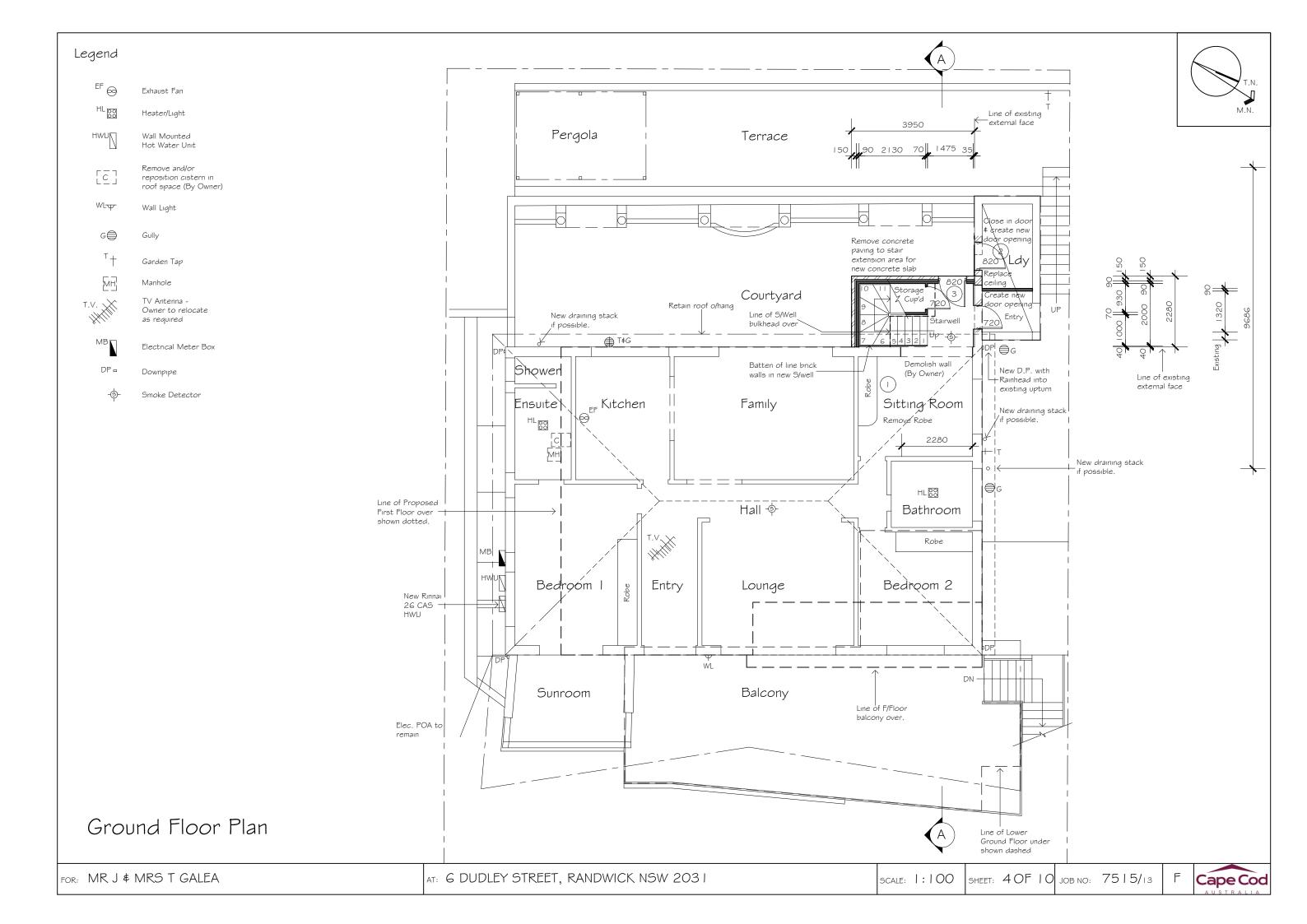
SUITE 41, 410 CHURCH STREET, PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

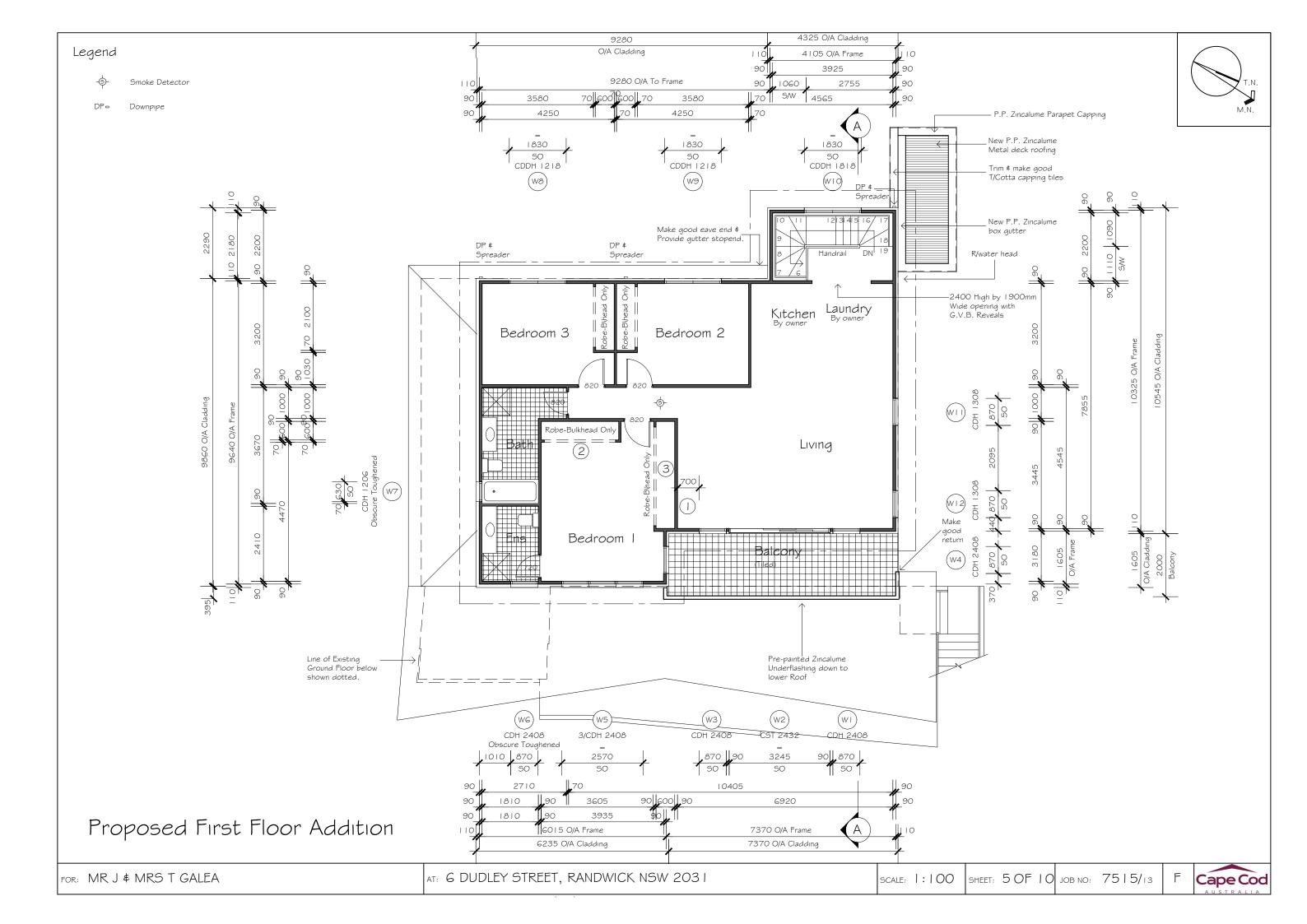
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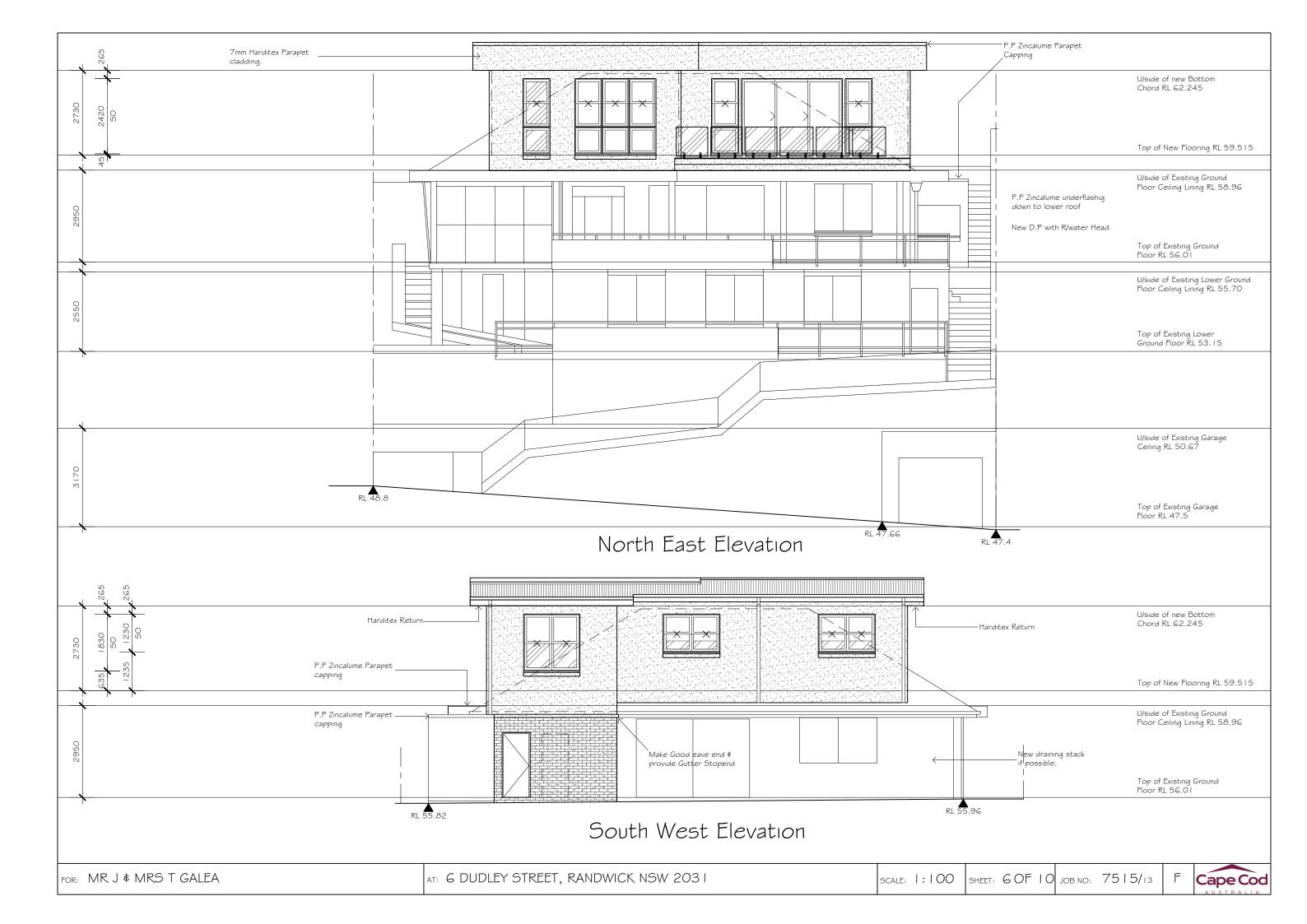
SHEET: | OF 10

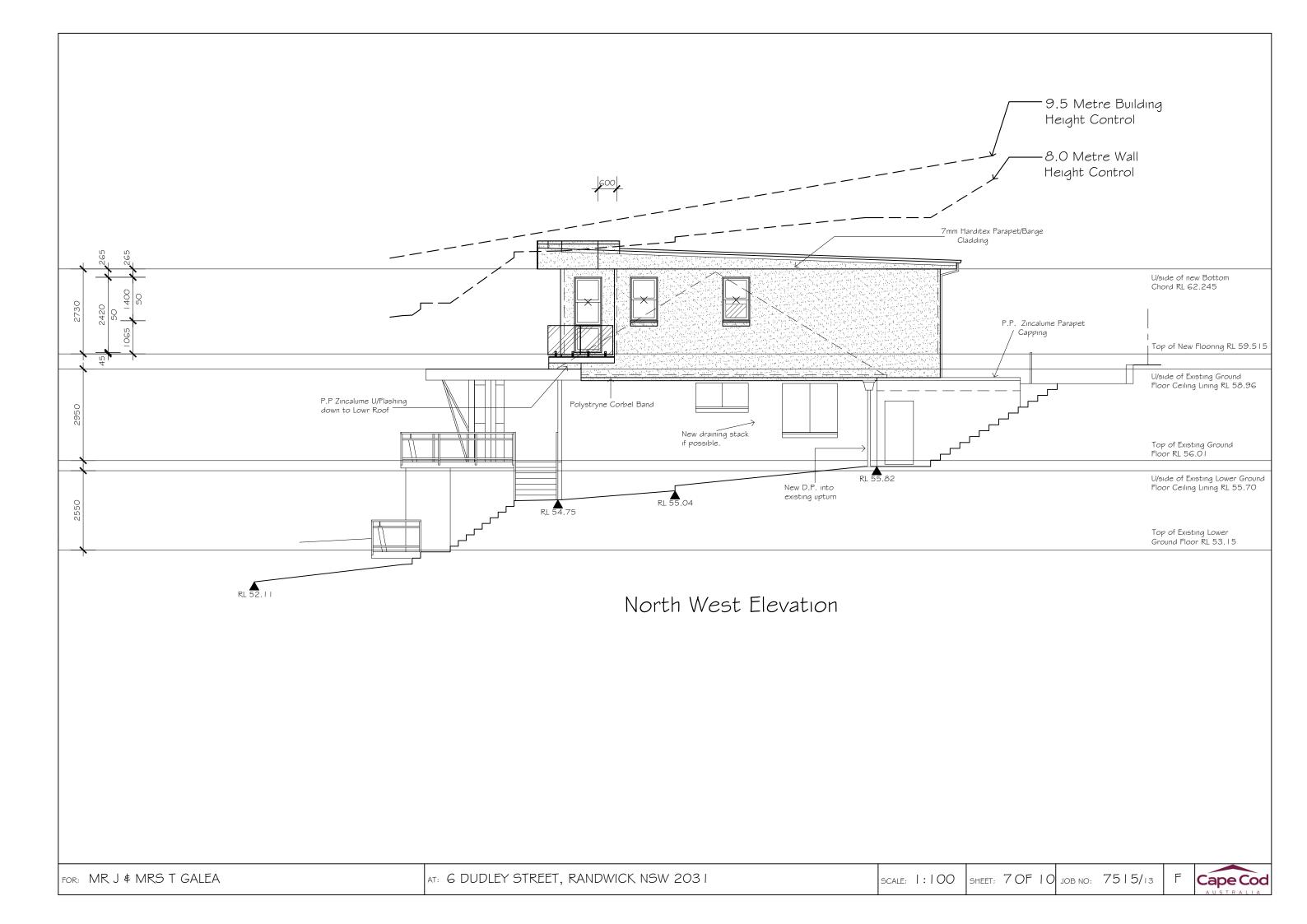


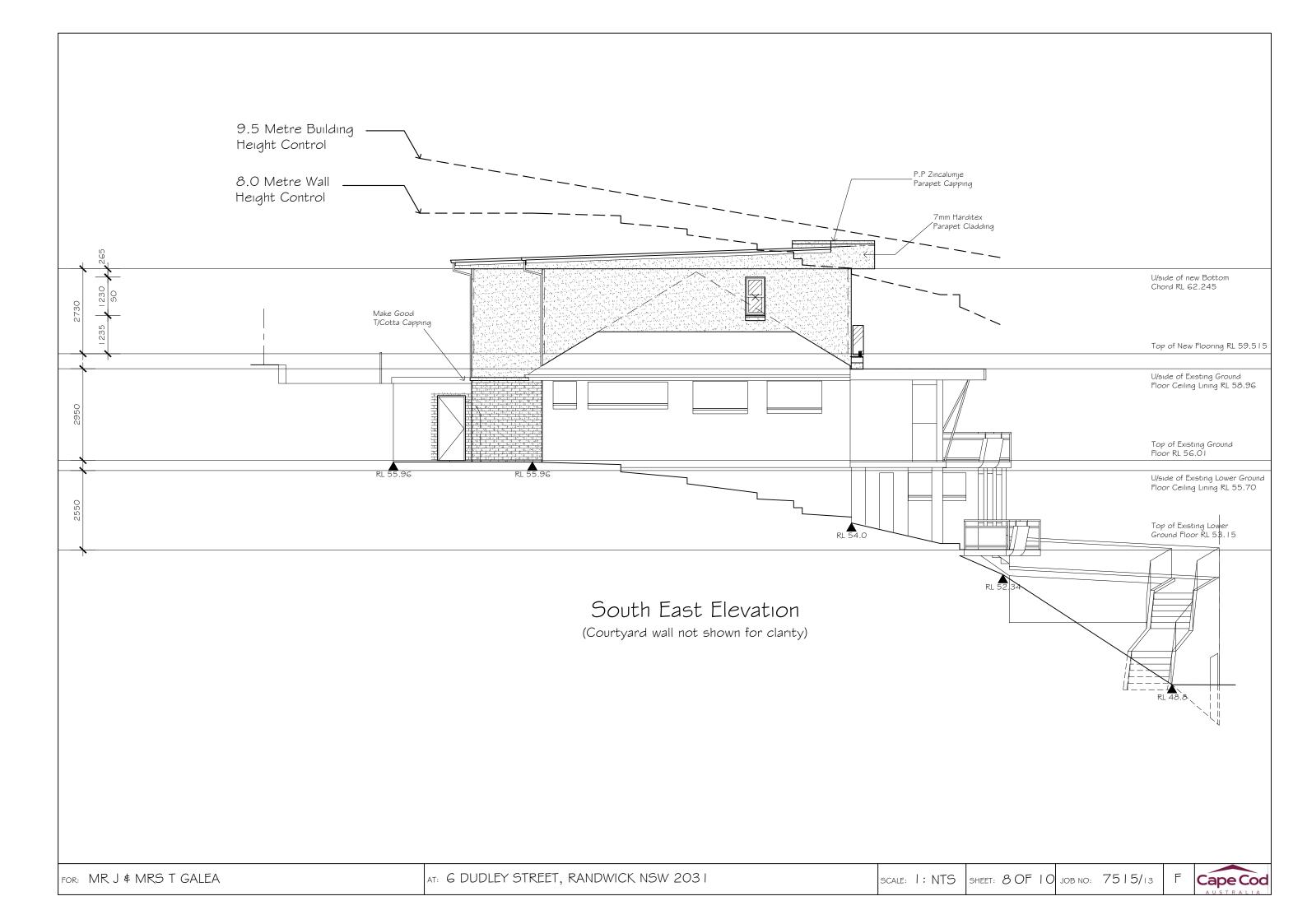


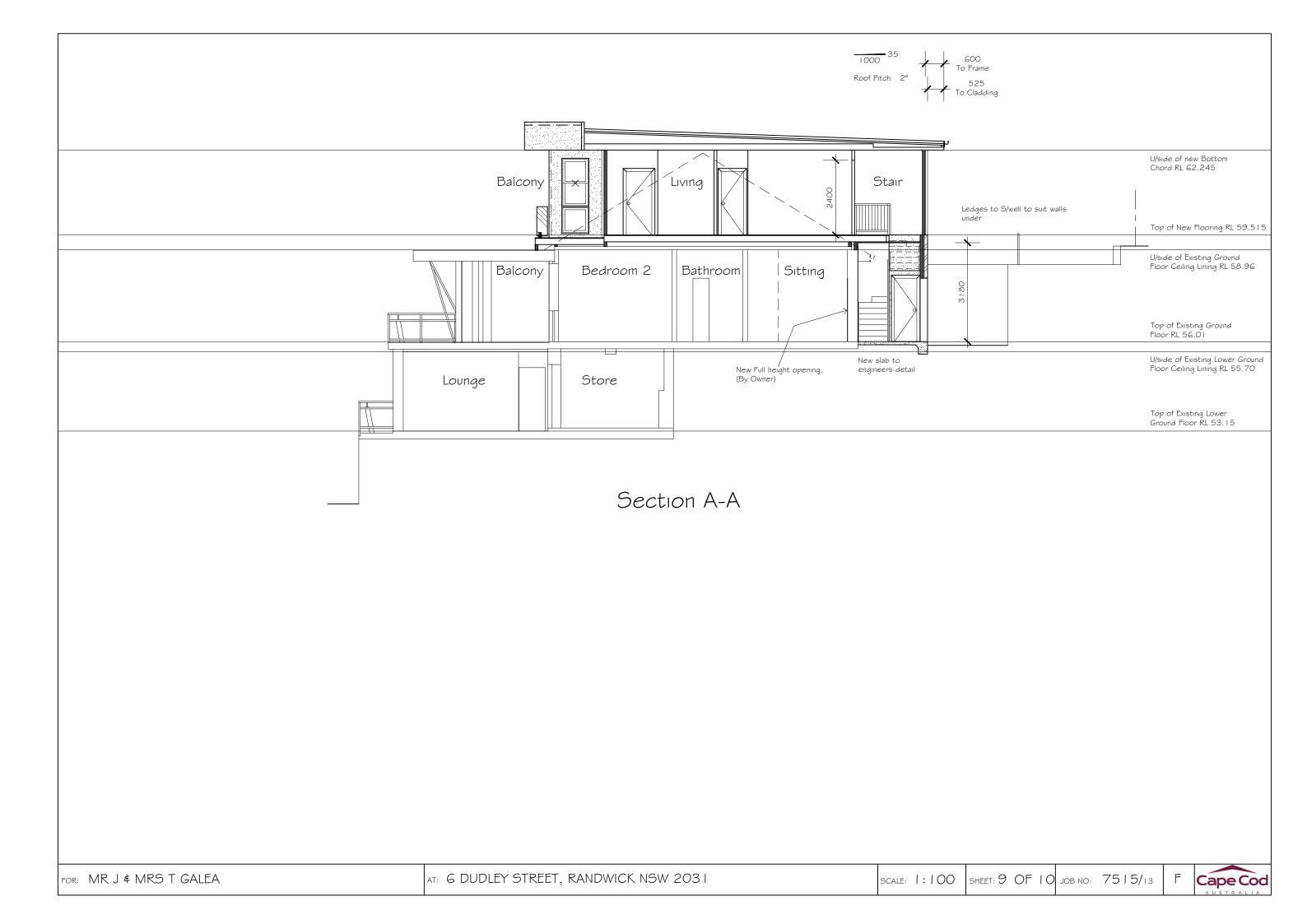












WINDOW SCHEDULE (BASIX A237300)	CLIENT:	ALUMINIUM (STEGBAR) WINDOWS:		TIMBER WINDOWS:	
STANDARD NOTES: • WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE	CUENT	STANDARD ALUMINIUM COLOURS: WHITE BIRCH, PRIMROS WHITE, STONE BEIGE, CUSTOM BLACK, WOODLAND GREY (BOND OFF WHITE), DEEP OCEAN (MOUNTAIN BLUE)	SE, APO GREY, PEARL (SLATE GREY), SURFMIST	TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.	
ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE B.C.A 3.9.2.5	BUILDER:DATE:	CUSTOM COLOURS AVAILABLE: HAMMERSLEY BROWN, NOTRE DAME, POTTERY.		STANDARD HARDWARE COLOURS: SATIN CHROME, CHROME. GOLD, MAHOGANY BRONZE & WHITE.	
				TERRAIN: 3 WIND LOAD: W 33 N	
NE ELEVATION / LIVING INSECT SCREEN U-VA	ZING SPECIAL NOTES GLE PYROLYTIC '-E, (OR ALUE: 3.99, GC: 0.4)	WIO CDDH 1818 SW ELEVATION / STAIR WESTERN RED CEDAR DOUBLE HUNG OPEN / OPEN	TBA SI LC INSECT SCREEN U-	AZING SPECIAL NOTES NGLE PYROLYTIC W-E, (OR VALUE: 3.99, 1GC: 0.4) SPECIAL NOTES TRANSLUCENT FILM BY BUILDER (TO 1 600mm AFFL).	
		OT EN / OT EN			
NE ELEVATION / LIVING INSECT SCREEN U-VA	SPECIAL NOTES GLE PYROLYTIC Y-E, (OR ALUE: 3.99, GC: 0.4)	NW ELEVATION / LIVING WESTERN RED CEDAR DOUBLE HUNG OPEN / OPEN	TBA SI	AZING SPECIAL NOTES NGLE PYROLYTIC DW-E, (OR VALUE: 3.99, HGC: 0.4) SPECIAL NOTES TRANSLUCENT FILM BY BUILDER (TO 1 600mm AFFL).	
NE ELEVATION / LIVING INSECT SCREEN U-VA	ZING SPECIAL NOTES GLE PYROLYTIC E, (OR ALUE: 3.99, GC: 0.4)	NW ELEVATION / LIVING WESTERN RED CEDAR DOUBLE HUNG OPEN / OPEN	TBA SI LC INSECT SCREEN	AZING SPECIAL NOTES NGLE PYROLYTIC W-E, (OR VALUE: 3.99, HGC: 0.4)	
(W4) CDH 2408 COLOUR GLAZI	ZING SPECIAL NOTES			SPECIAL NOTES	
NW ELEVATION / BEDROOM I INSECT SCREEN U-VA	GLE PYROLYTIC Y-E, (OR ALUE: 3.99, IG: 0.4)				
COLOUR GLAZI	ZING SPECIAL NOTES				
W5 3/CDH 2408 TBA SING LOW- NE ELEVATION / BEDROOM INSECT SCREEN U-VA	CLE PYROLYTIC PESTRICT BOTTOM SASH OPENING OF THE DOUBLE HUNG PART OF WINDOW TO 125mm TO COMPLY WITH BCA.				
(WG) CDH 2408 COLOUR GLAZI					
NE ELEVATION / ENSUITE INSECT SCREEN U-VA	GLE PYROLYTIC '-E, (OR ALUE: 3.99, IC: 0.4)				
(W7) CDH 1206 COLOUR GLAZI					
SE ELEVATION / BATHROOM INSECT SCREEN U-VA	GLE PYROLYTIC -E, (OR ALUE: 3.99, GC: 0.4)				
(W8) CDDH 1218 COLOUR GLAZI					
SW ELEVATION / BEDROOM 3 INSECT SCREEN U-VA	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA. ALUE: 3.99, IC: 0.4) TRANSLUCENT FILM BY BUILDER (TO 1600mm AFFL).				
COLOUR GLAZI	ZING SPECIAL NOTES				
SW ELEVATION / BEDROOM 2 INSECT SCREEN U-VA	GLE PYROLYTIC -E, (OR ALUE: 3.99, GC: 0.4) RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA. TRANSLUCENT FILM BY BUILDER (TO 1 GOOmm AFFL).				
FOR: MR J & MRS T GALEA	AT: 6 DUDLEY STREET, RANDWICK NSW	2031	CALE: 1:100 SHEE	ET: 100F 10 JOB NO: 7515/13 F Cape Cod	