BAGIV	COMMITMENTS
	COMMITMENTS
CERTIFICATE NO. A265724	DEC AND GUCTENG
	RES AND SYSTEMS  MIN 40% OF NEW OR ALTERED LIGHT FIXTURES
LIGHTING	MIN 40% OF NEW OR ALIERED 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: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL:50mm)	NIL
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL:75mm)	NIL
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)
GLAZII	NG REQUIREMENTS
WINDOWS	
WI, W2, W3, W4, W5, W6, W7, W8, W9, WIO, WII, WI2, \$ WI3	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
SHAD	ING DEVICES
WINDOWS	
WI	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.29
WIO	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM
W2, W3, W4, W5, W6, W7, W8, \$ W9	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM
WI3	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM
WII, # WI2	NONE
	1

EXTERNAL	PAINIT	SCHEDI	IJΕ

EXTERNAL FAIRT COLLEGE							
ITEM	BRAND eg. WATTYL	CODE	COLOUR				
Barge Board	Haymes		Slate Grey				
Cover Battens	Haymes		Off White				
Fascia Board	Haymes		Slate Grey				
Barge Board	Haymes		Slate Grey				
Gable Cladding	Haymes		Balance				
Shading Device Battens	Haymes		Armour Grey				
Shading Device Frame	Haymes		Armour Grey				
Soffit Lining	Haymes		Off White				
Wall Cladding	Haymes		Armour Grey				

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

**FINISHES** BRICKWORK

FLOORING

CLADDING

WINDOWS - STEGBAR

TO ALL NEW OPERABLE

KEYED LOCKS (TERRAIN: 3)

INSECT SCREENS:

WINDOW SASHES

ROOF COVERING

ROOF SARKING

NSULATION

(FIBREGLASS)

NTERNAL FIXINGS

INTERNAL DOORS

MAPLE TREADS & RISERS

STAIRCASE

FASCIA #

BARGE BOARDS

HOT WATER UNIT

PAINTING - REFER TO

SPECIFICATION FOR

THE EXTENT OF WORK

GUTTERS & DOWNPIPES

ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS

FLOOR: 190x45mm MIN. FLOOR JOISTS

WIND LOAD W 33 N

COMMON BRICKWORK TO PARTY WALL LAID AS FACE

POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH TO FIRST FLOOR EXTERNAL WALLS & FIBRE CEMENT SHEET WITH TIMBER BATTENS TO GABLE END. ECO SERIES "QUICK N TUFF" TO FIRST FLOOR SOUTH EASTERN CANTILEVERED WALL. .5mm HARDITEX BASE SHEET OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH TO FIRST FLOOR WHERE INDICATED ON PLAN.

19MM STRUCTURAL PARTICLEBOARD 75mm POLYSTYRENE WALL SHEETING OVER

FRAME: PREFINISHED ALUMINIUM

FRAME: PREFINISHED ALUMINIUM

PROPOSED FIRST FLOOR ADDITION

SKIRTING: Ex. 150X25 COLONIAL

ARCHITRAVE: Ex. 100x25 COLONIAL

DAR: FINGER JOINTED PINE

TYPE: CLOSED TIMBER

ROOM, KITCHEN AND DINING ROOM.

PAINTING TO REMAINING ALTERATION AND RENOVATION WORK TO BE BY THE OWNER

NTERNAL PAINTING TO LAUNDRY/ SHOWER ROOM, HALL I SHOWER ROOM, HALL I CEILING, LOUNGE

BAL 4"

PROVIDE ALL NEW CONCRETE ROOF TILES TO

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

FLOOR EXTERNAL WALL FRAMES (EXCEPT PARTY WALL)

PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "F

2mm POLASTIC INSULATION BLANKET TO FIRST

MESH: FIBREGLASS

### SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN \$
- 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.
- PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN I KM OF OCEAN.
- CONNECT/INSTALL FORTY (40) DOWNLIGHT FITTINGS \$ TWO (2) 3-IN-I FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE 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 THE NEW KITCHEN BENCH, CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS
- SUPPLY FORTY (40) DOWNLIGHT FITTINGS \$ TWO (2) 3-IN-I FAN/LIGHT/HEATER UNITS.
- REMOVAL \$/OR RELOCATION OF THE EXISTING SOLAR PANELS.
- NEW FLOATING FLOOR TO LOUNGE ROOM, DINING ROOM \$ KITCHEN.
- SUPPLY ONE (1) DOUBLE BOWL VANITY AND TWO (2) SETS OF TAPS.
- FIT OUT OF PROPOSED BUILT IN ROBES INCLUDING DOORS, REVEALS \$ ARCHITRAVES.

WIDTH: I OOOmm								
RISE: 20 @ 184mm	G	TO FINAL CONSTRUCTION	S.M.	07-04-17				
GOING: 240mm (260mm TREAD)		TO CONTRACTS # POV 19216	A.M./S.M.	16-03-17				
MATERIAL: PREFINISHED ZINCALUME	E	BASIX ADDED # TO COUNCIL	N.E.	16-11-16				
COLOUR:		POV 18808	B.P./S.C.	03-11-16				
TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SLATE GREY	С	CONSULTANT MARKUP	S.C.	20-10-16				
	В	TO CLIENT	J.E.	22-09-16				
DOWNPIPE COLOUR: ARMOUR GREY		TECHNICAL	5.C.	13-09-16				
CONNECT TO EXISTING	No.	ISSUE	DRAWN	DATE				
FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD	DESIGN CONSULTANT: DAREK SZYMANSKI							
GROUND FLOOR SPECIFIC: CAPE COD TO CARRY OUT		PROPOSED ADDITIONS + ALTERATIONS						

ITEM	BRAND eg. WATTYL	CODE	COLOUR		
Barge Board	Haymes		Slate Grey		
Cover Battens	Haymes		Off White		
Fascia Board	Haymes		Slate Grey		
Barge Board	Haymes		Slate Grey		
Gable Cladding	Haymes		Balance		
Shading Device Battens	Haymes		Armour Grey		
Shading Device Frame	Haymes		Armour Grey		
Soffit Lining	Haymes		Off White		
Wall Claddina	Havmes		Armour Grey		

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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PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR F & MRS M PASSICOT

AT 79 CLOVELLY ROAD, RANDWICK, NSW 2031

COUNCIL: RANDWICK



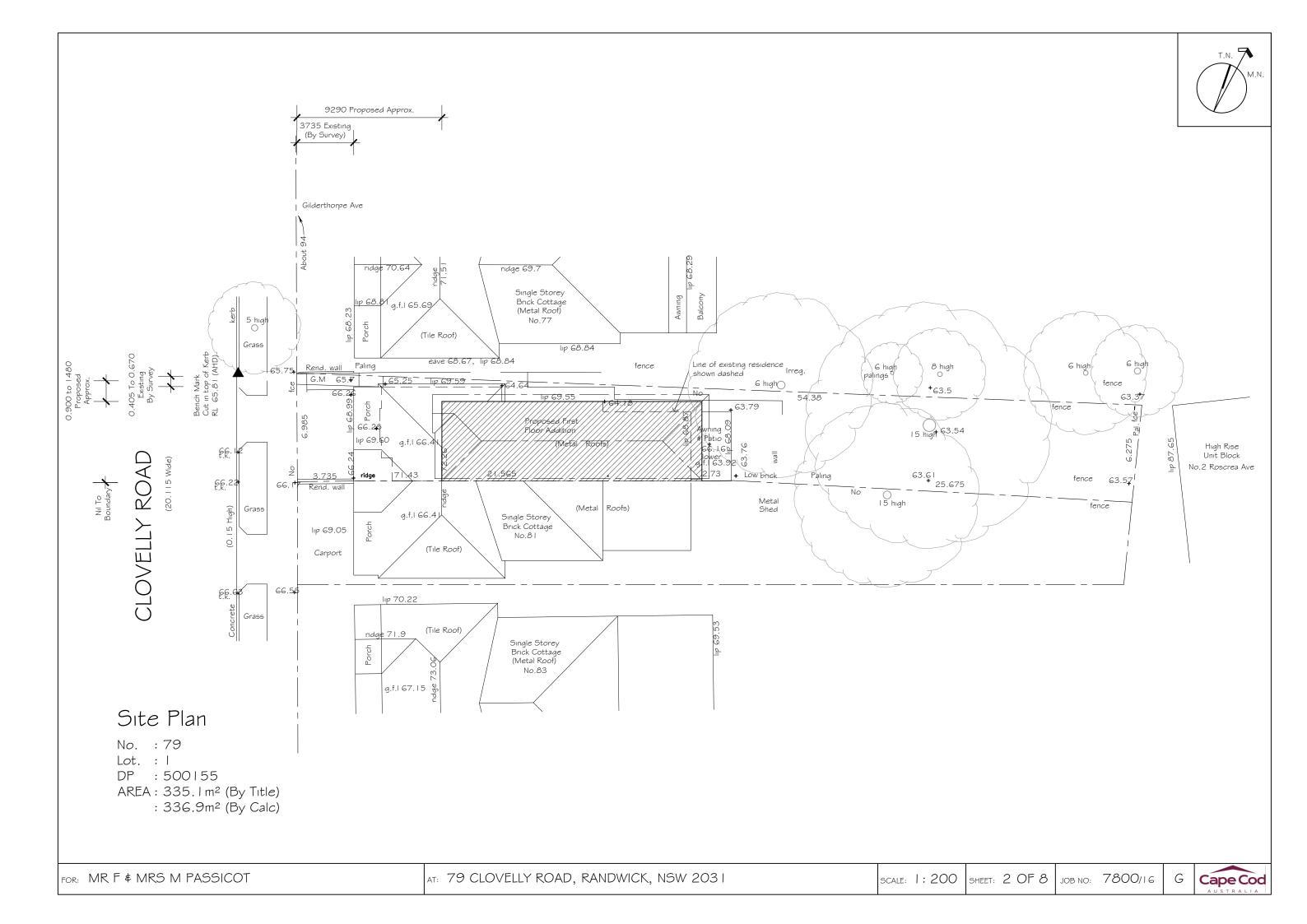
A.B.N. 54 000 605 407

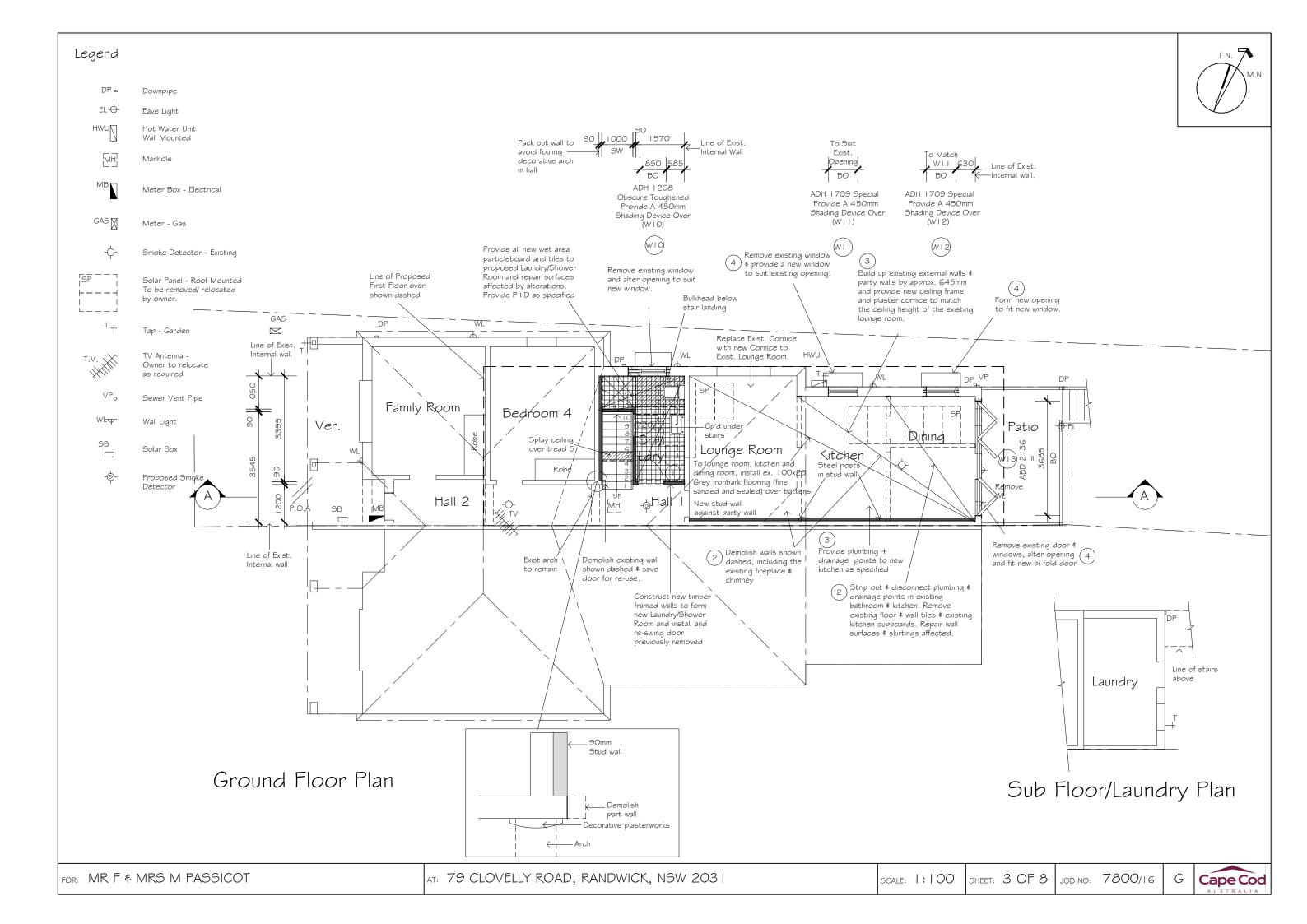
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

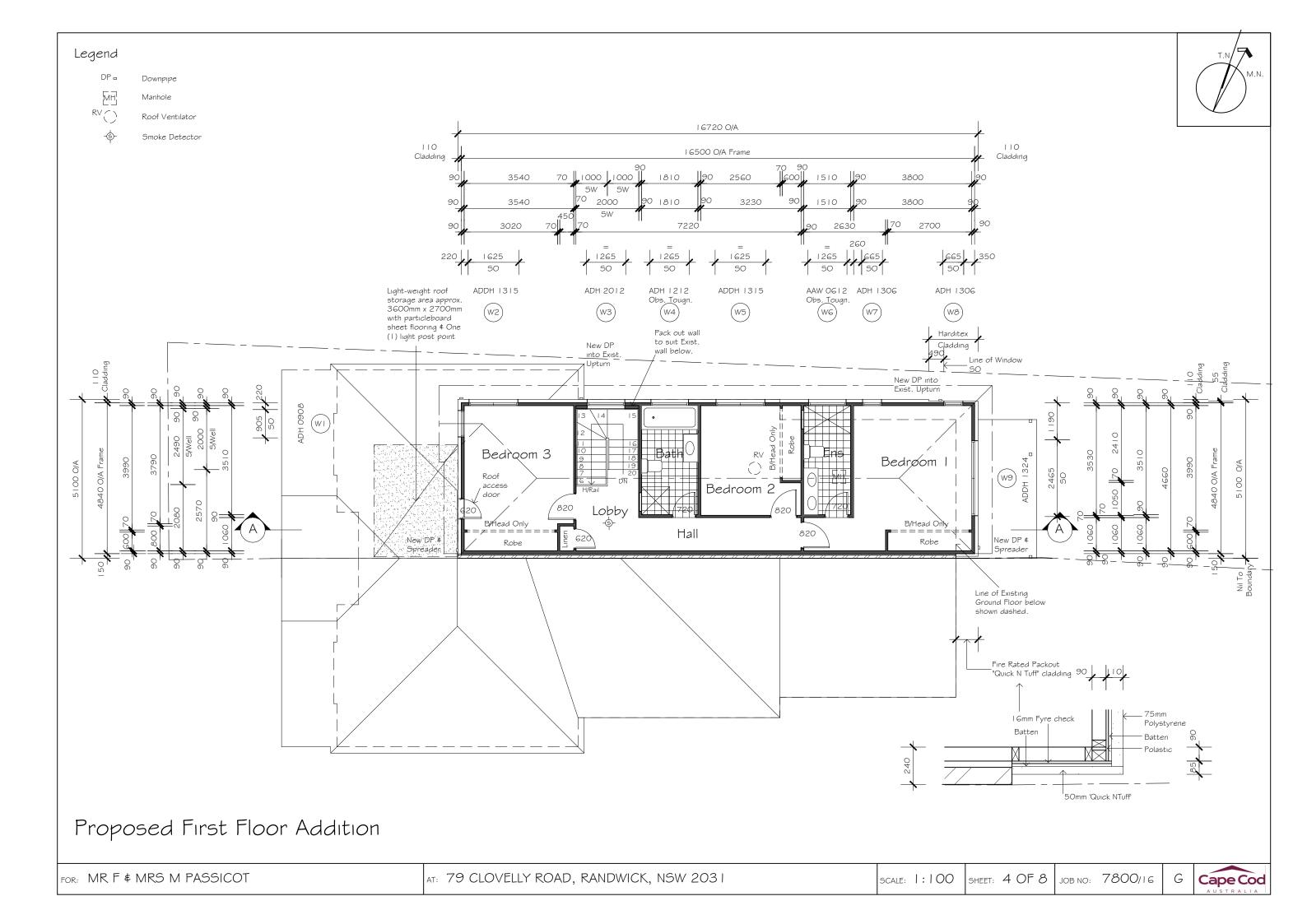
SHEET: 1 OF 8

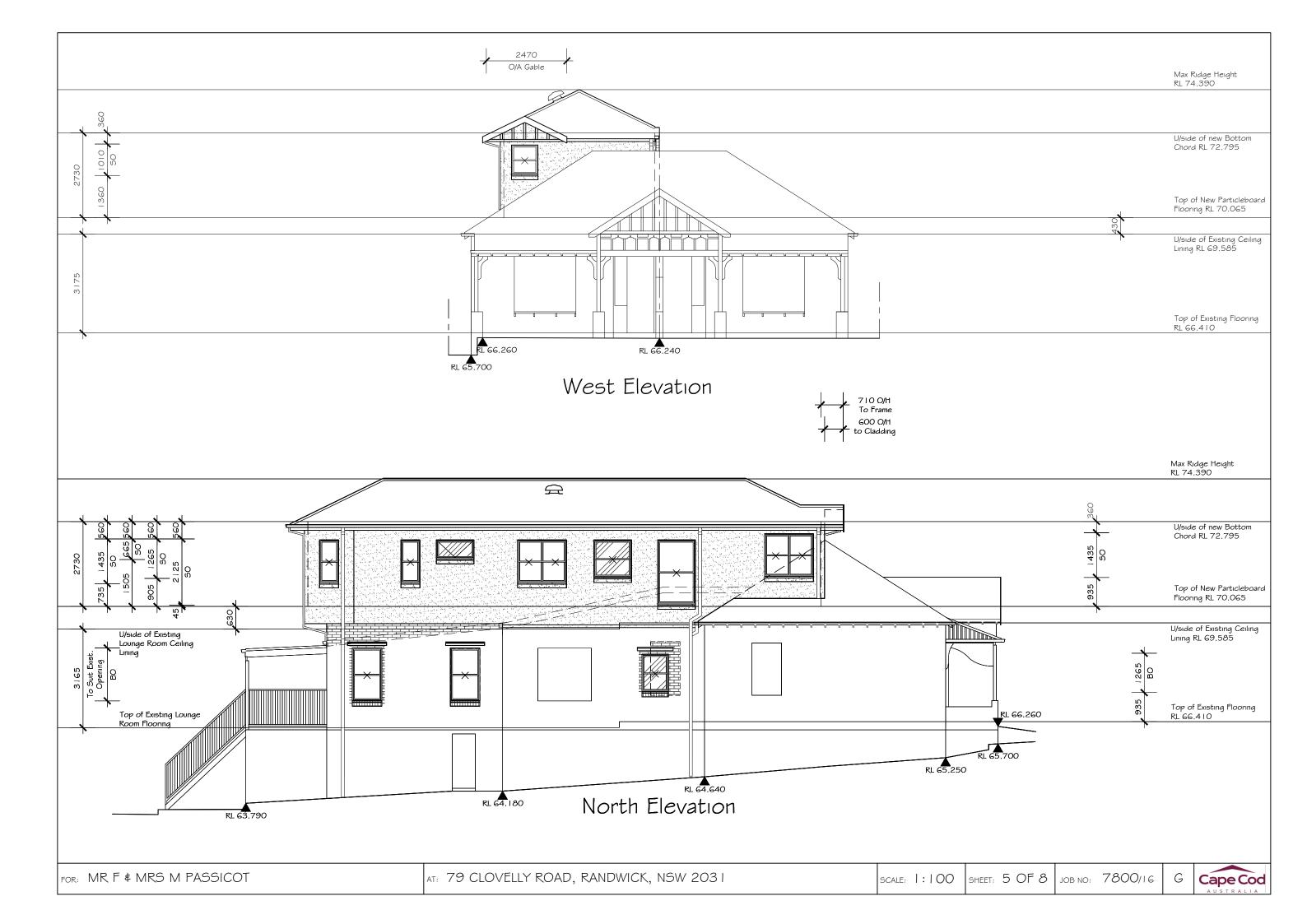
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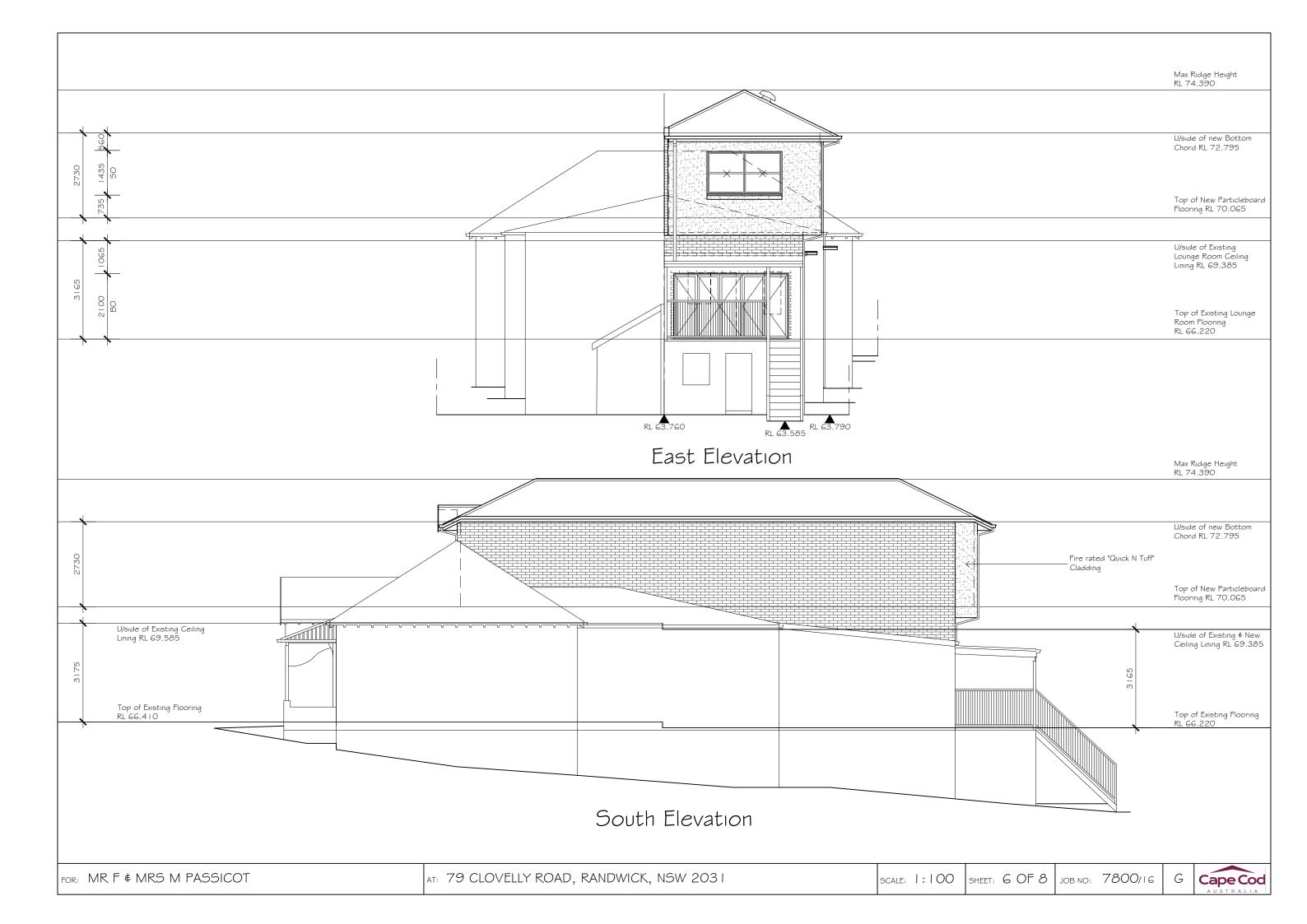
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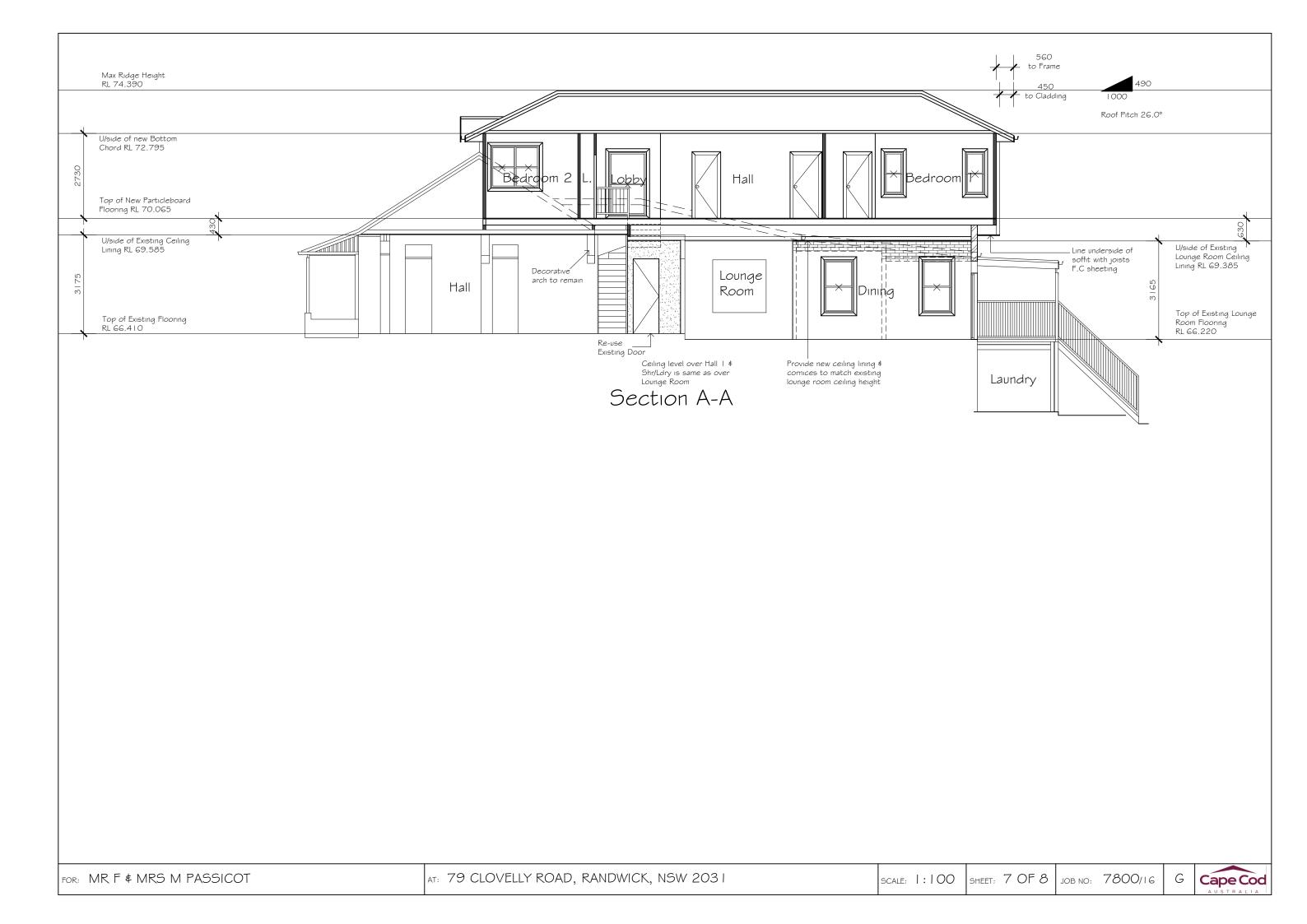












WINDOW SCHED	ULE (BASIX A2657	724)		CLIENT:		ALUMINIUM (STEGBAR) WIN	NDOWS:				
STANDARD NOTES:	·	·		CLILINI		STANDARD ALUMINIUM CO	DLOURS: ANODISED CLEAR, APO STONE BEIGE, SURFMIST, WHI	GREY, CUSTOM BLACK,			
WINDOWS AND DOORS	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		GREY.	STONE DEIGE, SON MIST, WITE	L DIRCH, WOODLAND			
ALL WINDOWS COME W     WINDOW OPENINGS NO	'ITH "KEYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPEN	JINGS TO COMPLY WIT	H THE	BIIII DEP.	DATE:	CUSTOM COLOURS AVAILA	ABLE: DEEP OCEAN, HAMERSLE	Y BROWN, NOTRE DAME,			
NCC 3.9.2.5	TED K HAVE KESTRICTED OF ER	NINGS TO COMILET WIT	11 1116	DUILDLK	DATE:	POTTERY.			TERRAIN: 3 W	/IND LOAD: W 33 N	
	(WI) ADH 0908	COLOUR	GLAZING		SPECIAL NOTES		WIO ADH 1208		GLAZING		
	(WI) ADH 0908	PEARL WHITE	SINGLE PY		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.		W10) ADH 1208		SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUI	LDER.
	W ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (U- 5.7, SHGC		TO COMPLY WITH NCC.		N ELEVATION / SHR/LDRY		OW-E, (U-VALUE: 5.7, SHGC:0.47)		
R	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM			
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL		_		DOUBLE HUNG	DEADL MANTE	REVEAL		
	OPEN		I 40mm				OPEN		70mm		
	(W2) ADDH 1315	COLOUR PEARL WHITE	GLAZING SINGLE PY	BOLVEIC	RESTRICT BOTTOM SASH OPENINGS TO		WII) ADH 1709 SPECIAL	DEADL WANTE	GLAZING SINGLE PYROLYTIC	TO SUIT EXISTING OPENING	:
RR	N ELEVATION / BEDROOM 3		LOW-E, (U-	VALUE:	1 25mm TO COMPLY WITH NCC.		N ELEVATION / DINING	<b>-</b>	OW-E, (U-VALUE:	SITE CHECK.	·•
$\times$	ALUMINIUM	INSECT SCREEN	5.7, SHGC	::0.47)	DH/DH		ALUMINIUM		5.7, SHGC:0.47)		
R R	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		RESTRICT TOP SASH OPENINGS TO NO LOWER		DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL	-	
	OPEN / OPEN	PEARL WHITE	I 40mm		THAN 1700MM FROM FLOOR LEVEL		OPEN OPEN		70mm	-	
	(W2)	COLOUR	GLAZING				(4)	COLOUR	GLAZING		
	(W3) ADH 2012	PEARL WHITE	SINGLE PY				W12 ADH 1709 SPECIAL		SINGLE PYROLYTIC	TO MATCH WINDOW I I	
	N ELEVATION / STAIRS	INSECT SCREEN	LOW-E, (U- 5.7, SHGC				N ELEVATION / DINING		OW-E, (U-VALUE: 5.7, SHGC:0.47)		
×	ALUMINIUM	ALUMINIUM	1	,			ALUMINIUM	ALUMINIUM	,		
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL				DOUBLE HUNG	DEADL WALITE	REVEAL		
	OPEN		I 40mm				OPEN		70mm		
	(W4) ADH 1212	COLOUR PEARL WHITE	GLAZING	2017616	TRANSLUCENT FILM BY BUILDER.		MI3) ABD 2136		GLAZING	2 LEFT \$ 3 RIGHT	
	N ELEVATION / BATHROOM	- LAKE WITTE	SINGLE PY LOW-E, (U-		TRANSLUCENT FILM BY BUILDER.		E ELEVATION / DINING	1.	BINGLE PYROLYTIC LOW-E, (U-VALUE:	Z LLI I & 3 NIGITI	
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)			ALUMINIUM		5.7, SHGC:0.47)		
		ALUMINIUM FIBREGLASS MESH	REVEAL		-			BY OWNER	REVEAL	_	
	DOUBLE HUNG OPEN	PEARL WHITE	1 40mm		_		BI-FOLD OPEN	· · · · · · · · · · · · · · · · · · ·	70mm		
		COLOUR	GLAZING								
	(W5) ADDH 1315	PEARL WHITE	SINGLE PY		RESTRICT TOP \$ BOTTOM SASH OPENING TO	-					
R R	N ELEVATION / BEDROOM 2	INSECT SCREEN	LOW-E, (U- 5.7, SHGC		I 25mm TO COMPLY WITH NCC.						
	ALUMINIUM	ALUMINIUM	-		DH/DH						
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OPEN / OPEN		I 40mm								
	(W6) AAW 0612	COLOUR PEARL WHITE	GLAZING	2011 510	TRANSLUCENT FILM BY BUILDER.						
	N. ELEVATION / ENCLUTE	-	SINGLE PY LOW-E, (U-		TRANSLOCENT FILM DI BUILDER.			-			
	N ELEVATION / ENSUITE ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)							
		ALUMINIUM FIBREGLASS MESH	REVEAL					┥ ├		_	
	AWNING OPEN	PEARL WHITE	1 40mm							1	
	(4/7)	COLOUR	GLAZING								
R	(W7) ADH 1306	PEARL WHITE	SINGLE PY		RESTRICT TOP # BOTTOM SASH OPENING TO						
	N ELEVATION / BEDROOM I	INSECT SCREEN	LOW-E, (U- 5.7, SHGC		7.23mm 10.00mm Et WITH INCC.						
	ALUMINIUM	ALUMINIUM			_						
	DOUBLE HUNG OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm		_			-		-	
	OFLIN	COLOUR									
	(W8) ADH 1306	COLOUR PEARL WHITE	GLAZING SINGLE PY	ROLYTIC	RESTRICT TOP \$ BOTTOM SASH OPENING TO						
R	N ELEVATION / BEDROOM I		LOW-E, (U-	VALUE:	I 25mm TO COMPLY WITH NCC.						
$\rightarrow$	ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)							
R	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL					┪ ┝			
	OPEN OPEN	PEARL WHITE	I 40mm							1	
	(W9) ADDH 1324	COLOUR	GLAZING								
		PEARL WHITE	SINGLE PY LOW-E, (U-								
	E ELEVATION / BEDROOM I	INSECT SCREEN	5.7, SHGC								
	ALUMINIUM	ALUMINIUM	1		DH/DH						
	DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm		-						
	<u>'</u>		1	1					I		
FOR: MR F & MRS	M PASSICOT			AT: 7	'9 CLOVELLY ROAD, RANDWICK, N	NSW 203 I		SCALE: 1: NTS SH	1EET: 8 OF 8 J	OB NO: 7800/16	G Cape Coc