BASIX	COMMITMENTS						
CERTIFICATE NO. A231386_0	2						
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: BRICK VENEER	R 1.16 (OR R 1.70 INCLUDING CONSTRUCTION)						
FLAT CEILING, PITCHED ROOF DARK SOLAR ABSORPTANCE > 0.7)	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING						
GLAZIN	NG REQUIREMENTS						
WINDOWS							
WI - W6, W9	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)						
W7, W8 \$ W10	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)						
SHADI	ING DEVICES						
WINDOWS							
WI	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM						
W2- W7	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM						
W8- W10	NONE						

FINAL CONSTRUCTION.

EXTERNAL	PAINT	SCHEDULE

2, (, 2, (, (, (,	. , ,,, ,	020	
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Barge Board	Haymes		Blue Mosaic
Barge Soaker	Haymes		Blue Mosaic
Fascia Board	Haymes		Blue Mosaic
Gable Cladding	Haymes		50% Rupunzel
Cover Battens	Haymes		Blue Mosaic
Deck Post	Haymes		Blue Mosaic
Soffit Lining	Haymes		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: 190x45mm MIN. FLOOR JOISTS

WIND LOAD W 33 N

FINISHES

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

NTERNAL FIXINGS

INTERNAL DOORS

PAINTING - REFER TO SPECIFICATION FOR

CONDITIONS.

THE EXTENT OF WORK

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

STAIRCASE

111101120		
BRICKWORK	FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS POSSIBLE COMMON BRICKWORK TO PARTY WALL	
FLOORING	EX. I 50X25 T#G CYPRESS PINE FLOORBOARDS LAID OVER I 9mm STRUCTURAL PARTICLEBOARD	
CLADDING	N/A	
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 2.5)	FRAME: PREFINISHED ALUMINIUM	
INSECT SCREENS:	FRAME: PREFINISHED ALUMINIUM	
TO ALL NEW OPERABLE WINDOW SASHES	MESH: FIBREGLASS	WORKS BY OWNER

DAR: FINGER JOINTED PINE

SKIRTING: Ex. 175x25

ARCHITRAVE: Ex. 100x25

TYPE: CLOSED TIMBER

PRIMED HARDBOARD SOLID CORE "PBAL4"

FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD

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

ISSUED FOR THE SOLE PURPOSE OF ENTERING INTO A BUILDING CONTRACT WITH THE COMPANY, IT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN

TERRA COTTA ROOF TILES TO MATCH EXISTING AS

CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

CONNECT/INSTALL FORTY THREE (43) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN-I

SPECIAL NOTES

PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN I KM OF OCEAN. REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.

ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

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

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

FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).

WITH THE BUILDING CODE OF AUSTRALIA (NCC).

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 CUPBOARDS AND APPLIANCES.
- ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.
- SUPPLY FORTY THREE (43) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1 FAN/LIGHT/HEATER LINIT
- FIT OUT OF WALK IN ROBE.
- FIT OUT OF BEDROOM 2 BUILT IN ROBE INCLUDING DOORS & ARCHITRAVES.

MAPLE TREADS \$ RISERS	WIDTH: LOOOmm							
		1	FINAL CONSTRUCTION	N.L.	06-06-16			
	RISE: 21 @ 189mm	Н	CONSTRUCTION CERTIFICATE	N.E.	13-05-16			
	GOING: 240mm (260mm TREAD)	G	REVISED FOR COUNCIL	S.C.	02-03-16			
FASCIA # BARGE BOARDS	MATERIAL: DAR TIMBER MATERIAL: PREFINISHED ZINCALUME - TO PARTY WALL	F	PLAN CHECK	S.C.	16-02-16			
	BARGE COLOUR: DEEP OCEAN	E	RE-DESIGN FOR COUNCIL	S.C.	22-01-16			
		D	TO COUNCIL # BASIX ADDED	B.P.	01-10-15			
GUTTERS & DOWNPIPES		С	POV 17031	S.C.	10-09-15			
	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: DEEP OCEAN	В	TO CLIENT	N.L.	14-08-15			
	DOWNPIPE COLOUR: DEEP OCEAN	Α	TECHNICAL	JGI.	06-08-15			
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE	DRAWN	DATE			
		DESIGN CONSULTANT: DAREK SZYMANSKI						

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR. L. & MRS. A. STEWART.

35 PARK PARADE. ΑT BONDI. NSW. 2026.

COUNCIL: WAVERLEY.

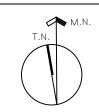


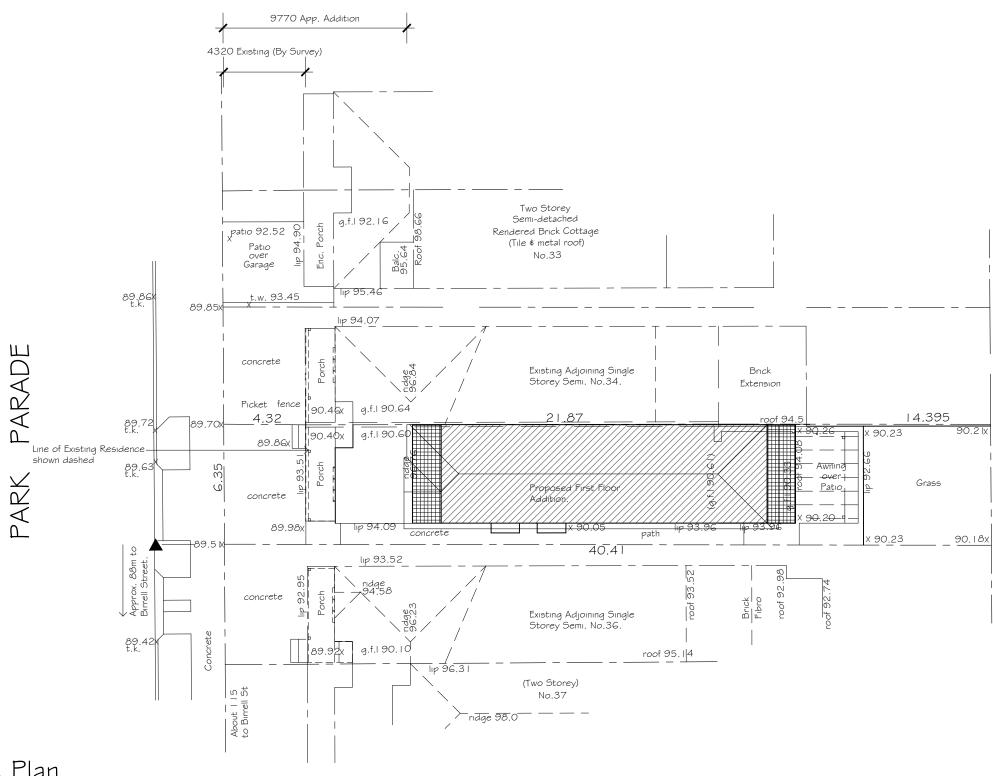
A.B.N. 54 OOO 605 407

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

SHEET: 1 OF 8

JOB NO: 7677/15



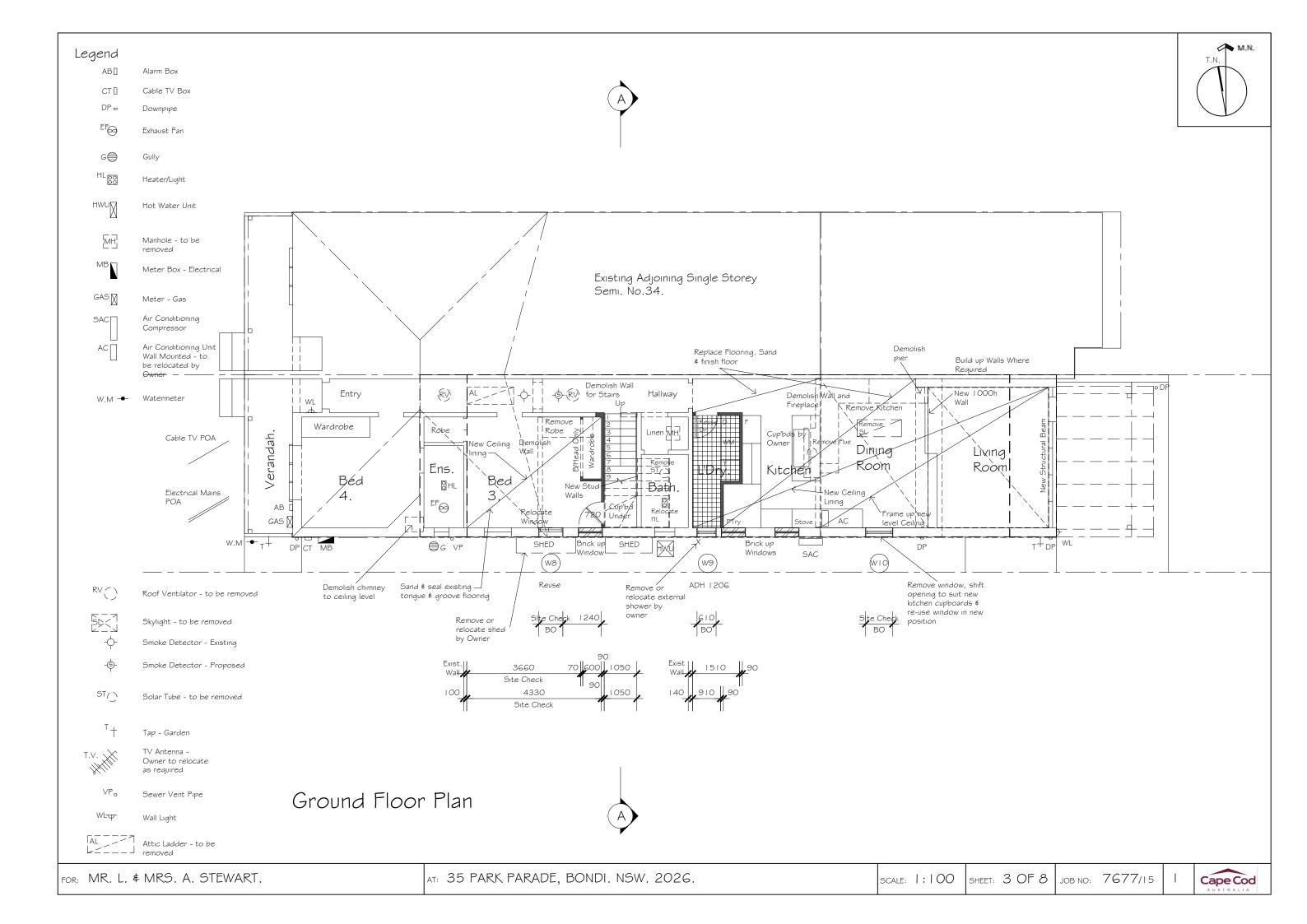


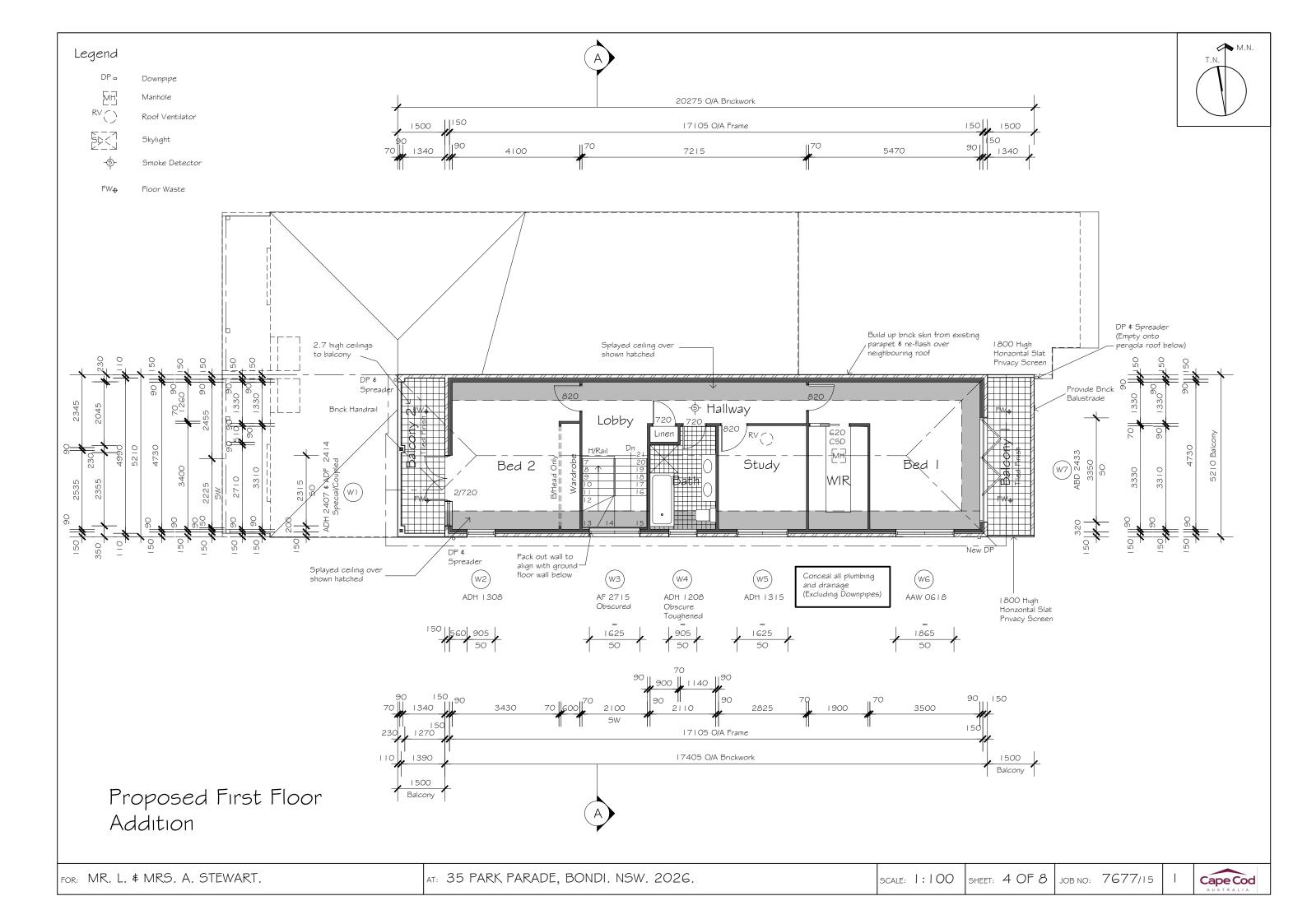
Site Plan

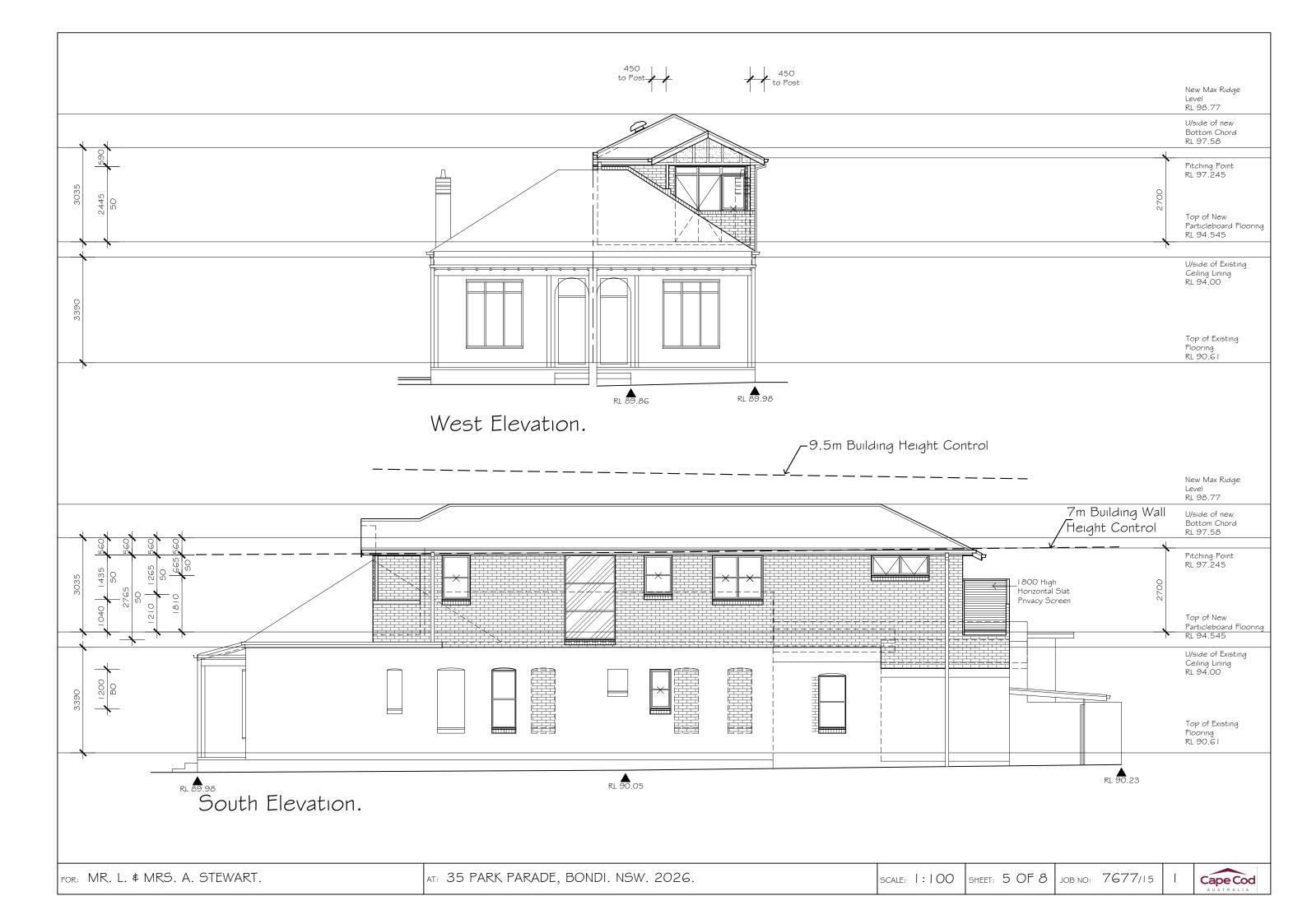
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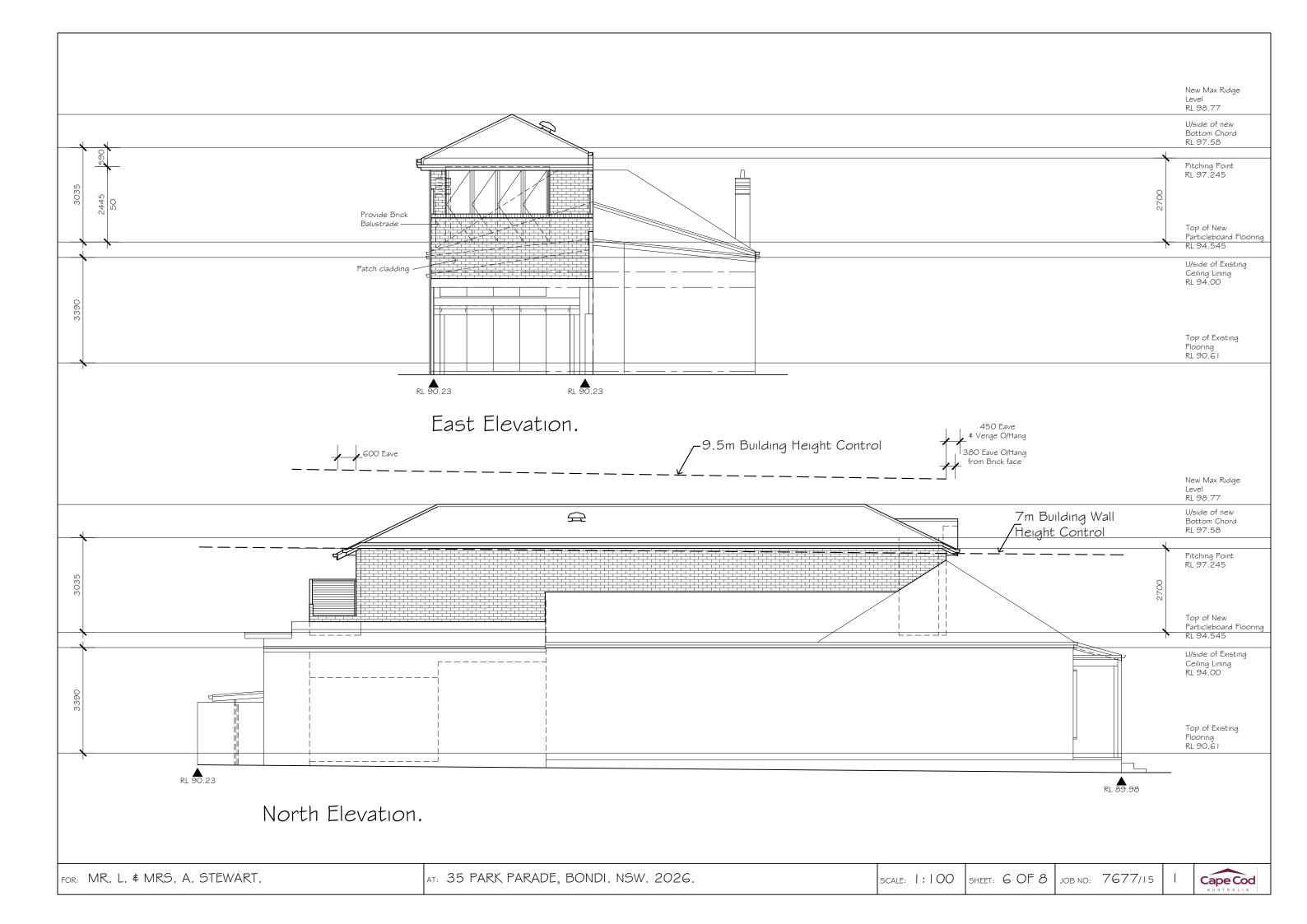
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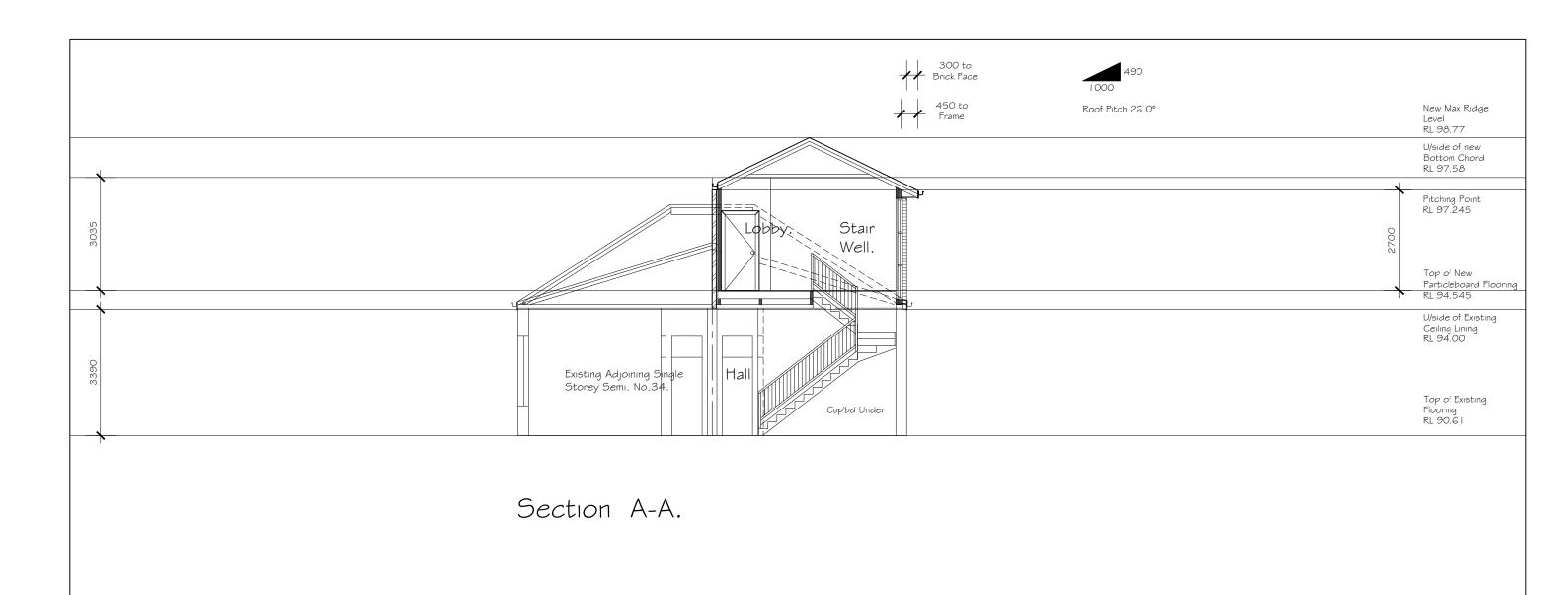
AREA: 259.20m² (By Title)











WINDOW SCHEDL	JLE (BASIX A2313	386 02)		CLIENT:		ALUMINIUM (S	TEGBAR) WINI	DOWS:				
STANDARD NOTES:		_		CLILINI		STANDARD ALL	JMINIUM COL	OURS: ANODISED CLEAR, APO TONE BEIGE, SURFMIST, WHITE	GREY, CUSTOM BLACK,			
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		GREY.	TRIVINGUE, E	TONE DEIGE, SOIL WIST, WHITE	BIRCH, WOODE NVD			
 ALL WINDOWS COME WIT WINDOW OPENINGS NOTE 	'H "KEYED ALIKE" LOCKS ED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	1 THE	BUILDER:	DATE:	CUSTOM COLO	DURS AVAILA	BLE: DEEP OCEAN, HAMERSLEY	BROWN, NOTRE DAME,			
NCC 3.9.2.5						POTTERY.				TERRAIN: 2.5 WI	ND LOAD: W 33 N	
	WI ADE 2414 County I	COLOUR	GLAZING		SPECIAL NOTES			WIO ADHIGO8 Reuse		LAZING		
	ADF 2414 Coupled	PEARL WHITE	SINGLE CLE (U-VALUE: 7				7	ADITIOO REUSE		INGLE CLEAR, (OR -VALUE: 5.71,		
	W ELEVATION / BEDROOM 2	INSECT SCREEN	SHGC: 0.7					S ELEVATION / DINING RM	INSECT SCREEN	HGC: 0.66)		
	ALUMINIUM	ALUMINIUM						EXISTING TIMBER				
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL						RI	EVEAL		
	OPEN + 2 / 720 Drs	(WINDOW ONLY)	I 40mm									
	(W2) ADH 1308	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm	4						
		- I LAKE WITTE	SINGLE CLE (U-VALUE: 7	:AK, 7.63,	TO COMPLY WITH NCC.				4			
	S ELEVATION / BEDROOM 2 ALUMINIUM	INSECT SCREEN	SHGC: 0.7	5)								
R		ALUMINIUM FIBREGLASS MESH	REVEAL						 			
	DOUBLE HUNG OPEN	PEARL WHITE	I 40mm									
反 ///		COLOUR	GLAZING		SPECIAL NOTES							
	(W3) AF 2715	PEARL WHITE	OBSCURED).	PROVIDE 6.38mm LAMINATED TRANSLUCENT	-						
[//////	S ELEVATION / STAIR WELL		(U-VALUE: 7	7.63,	GLASS							
	ALUMINIUM	INSECT SCREEN	SHGC: 0.7	5)								
€// ////	FIXED	†	REVEAL									
	FIXED		I 40mm									
	(WA) ABULLOOG	COLOUR	GLAZING									
	(W4) ADH 1208	PEARL WHITE	SINGLE CLE		TRANSLUCENT FILM BY BUILDER.							
	S ELEVATION / BATHROOM	INSECT SCREEN	(U-VALUE: 7									
	ALUMINIUM	ALUMINIUM										
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL									
	OPEN		1 40mm									
	(W5) ADH 1315	COLOUR PEARL WHITE	GLAZING		RESTRICT BOTTOM SASH OPENING TO 125mm	-						
		- I LAKE WITTE	SINGLE CLE (U-VALUE: 7		TO COMPLY WITH NCC.				-			
\times	S ELEVATION / STUDY ALUMINIUM	INSECT SCREEN	SHGC: 0.7	5)								
R R		ALUMINIUM FIBREGLASS MESH	REVEAL		-				-			
	DOUBLE HUNG OPEN / OPEN	PEARL WHITE	I 40mm		-				_			
		COLOUR	GLAZING									
	(W6) AAW 0618	PEARL WHITE	SINGLE CLE									
	S ELEVATION / BEDROOM I	NICECT CODEEN	(U-VALUE: 7									
	ALUMINIUM	INSECT SCREEN ALUMINIUM	31190. 0,7	<i>J</i>)								
	AWNING	FIBREGLASS MESH	REVEAL						1 🗆			
	OPEN / OPEN	PEARL WHITE	I 40mm									
	(W7) ABD 2433-4	COLOUR	GLAZING									
/ / / /		PEARL WHITE	SINGLE CLE									
	E ELEVATION / BEDROOM I	INSECT SCREEN	SHGC: 0.7	,								
	ALUMINIUM	-	DEV.5		_				_			
	BIFOLD DOORS OPEN / OPEN / OPEN /		REVEAL I 40mm		-							
	OF ENTY OF ENTY OF ENTY	COLOUB										
	(W8) ADH 1807 Reuse	COLOUR PEARL WHITE	GLAZING SINGLE CLE	FAR (OR								
	S ELEVATION / BEDROOM 3		U-VALUE: 5	5.71,					-			
	EXISTING TIMBER	INSECT SCREEN	SHGC: 0.6	(6)								
		1	REVEAL						†		1	
											1	
	(W9) ADH 1206	COLOUR	GLAZING									
	(W9) ADH 1206	PEARL WHITE	SINGLE CLE									
	S ELEVATION / LAUNDRY	INSECT SCREEN	(U-VALUE: 7									
	ALUMINIUM	ALUMINIUM	_									
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL		_							
	OPEN		170mm									
FOR MR I & MRS	S A STEWART			ΔТ. З	5 PARK PARADE BONDI NSW 2	026			CALE. I. NITS	= 8 OF 8 10	DB NO. 7677/15	CapaCad