BASIX (COMMITMENTS					
CERTIFICATE NO. A2 2545						
FIXTUI	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					
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)					
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 50MM)	NIL					
EXTERNAL WALL: BRICK VENEER	RI.16 (OR RI.70 INCLUDING CONSTRUCTION					
GLAZIN	NG REQUIREMENTS					
WINDOWS						
WI, W2, W3, W4, W5 \$ W6	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)					
SHADI	NG DEVICES					
WINDOWS						
WI, W3, W4, W5 \$ W6	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM					
W2	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23					

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR		
Insect Screen	Trend	Ultra black			
Gable Cladding	Haymes	mes Silverado (T			
Cover Battens	Haymes		Dune		
Barge Board	Haymes		Dune		
Wall Cladding	/all Cladding Haymes		Silverado (TBC)		
			_		

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

FLOOR: 190x45mm MIN. FLOOR JOISTS

DETAILS @ .600 CTS # PARTIAL CUT ROOF TO DETAIL

WIND LOAD W 33 N

FINISHES BRICKWORK

19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD FLOORING 50MM INSULCIAD OVER POLASTIC INSULATION CLADDING SYSTEM WITH TEXTURE COAT FINISH TO FXTFRNAL WALLS WINDOWS - TREND FRAME: PREFINISHED ALUMINIUM KEYED LOCKS (TERRAIN: 3)

COMMON BRICKWORK TO PARTY WALL

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

ROOF COVERING TERRA COTTA ROOF TILES

ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R I .5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAME INSULATION TO PARTY WALL ONLY (FIBREGLASS) R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES (EXC PARTY WALL)

DAR: FINGER JOINTED PINE

SKIRTING: Ex. 100x25 SQUARE DRESSED ARCHITRAVE: Ex. 75x25 SQUARE DRESSED

INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE "FLUSH"

STAIRCASE MDF TREADS \$ PINE RISERS

INTERNAL FIXINGS

TYPE: CLOSED TIMBER WIDTH: 900mm

RISE: 18 @ 190mm

GOING: 240mm (260mm TREAD)

FASCIA \$ BARGE BOARDS MATERIAL: PREFINISHED ZINC. FASCIA (PARTY WALL) FASCIA COLOUR: DUNE

> GUTTER COLOUR: DUNE DOWNPIPE COLOUR: SURFMIST

CONNECT TO EXISTING

HOT WATER UNIT

PAINTING - REFER TO

THE EXTENT OF WORK

SPECIFICATION FOR

GUTTERS & DOWNPIPES TYPE: QUAD

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

MATERIAL: DAR TIMBER TO REMAINDER

MATERIAL: PREFINISHED ZINCALUME

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 -\$
- ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).
- PROVIDE MAX. 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING
- INSTALL SIX (6) LIGHT FITTINGS AS SUPPLIED BY THE OWNER.
- REMOVE/REUSE EXISTING ATTIC LADDER TO NEW FIRST FLOOR ADDITION ATTIC SPACE.

WORKS BY OWNER

- REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED (INCLUDING
- NEIGHBOUR'S ANTENNA) & 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 REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM.
- SUPPLY SIX (6) LIGHT FITTINGS FOR BUILDER TO INSTALL. FIT OUT OF NEW SHELVES TO PANTRY
- FIT OUT NEW FIRST FLOOR ROBES.

FINAL CONSTRUCTION

REMOVE EXISTING ROBE FROM PROPOSED STAIR LOCATION PRIOR TO

CONSTRUCTION.

TO CONTRACTS B.D. 0-07-15 POV 16760 30-06-15 S.C. 27-02-1 BASIX ADDED AND TO COUNCIL D CONSULTANTS CHECK PLAN N.E. 26-02-15 CONSULTANTS CHECK PLAN K.B. 05-02-1 В TO CLIENT K.B. 27-01-15 TECHNICAL K.B. Α 26-01-1 No. ISSUE DRAWN DATE

DESIGN CONSULTANT: OFFICE

PROPOSED ADDITIONS & ALTERATIONS

FOR MR C & MRS S WINTER

AT 12 KURNELL STREET BOTANY NSW 2019

COUNCIL: BOTANY COUNCIL



A.B.N. 54 000 605 407

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

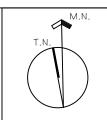
S.C.

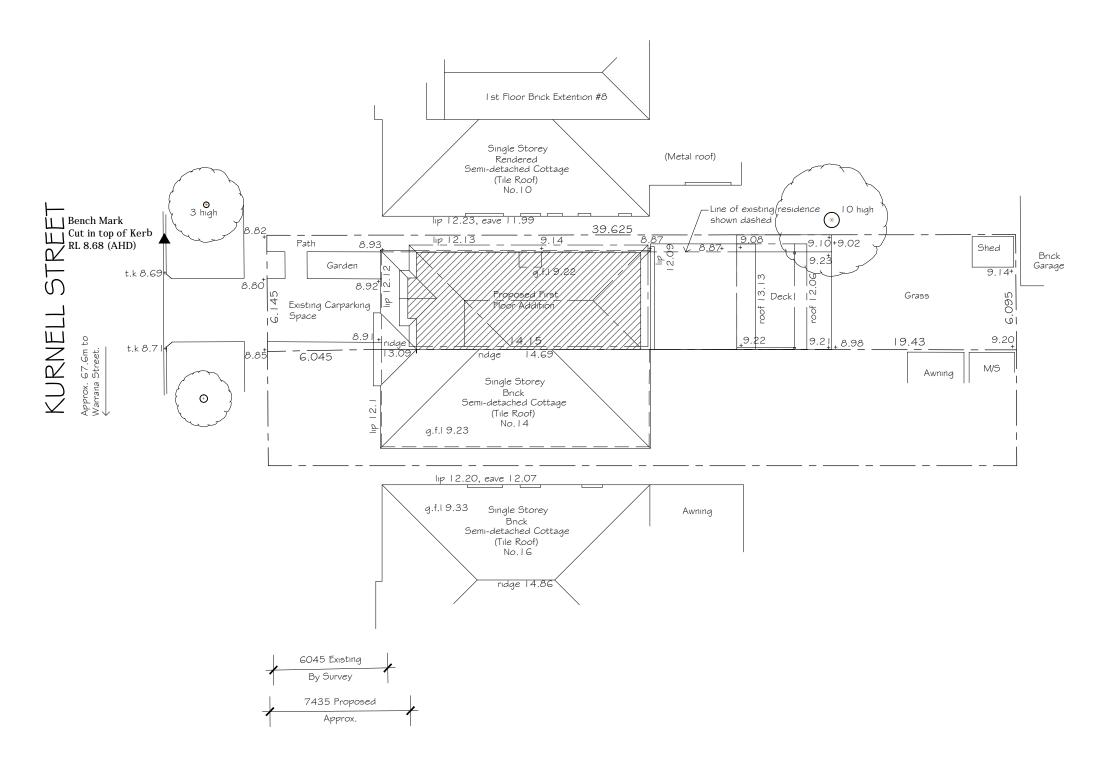
04-08-15

SHEET: 1 OF 8

JOB NO: 7625/14

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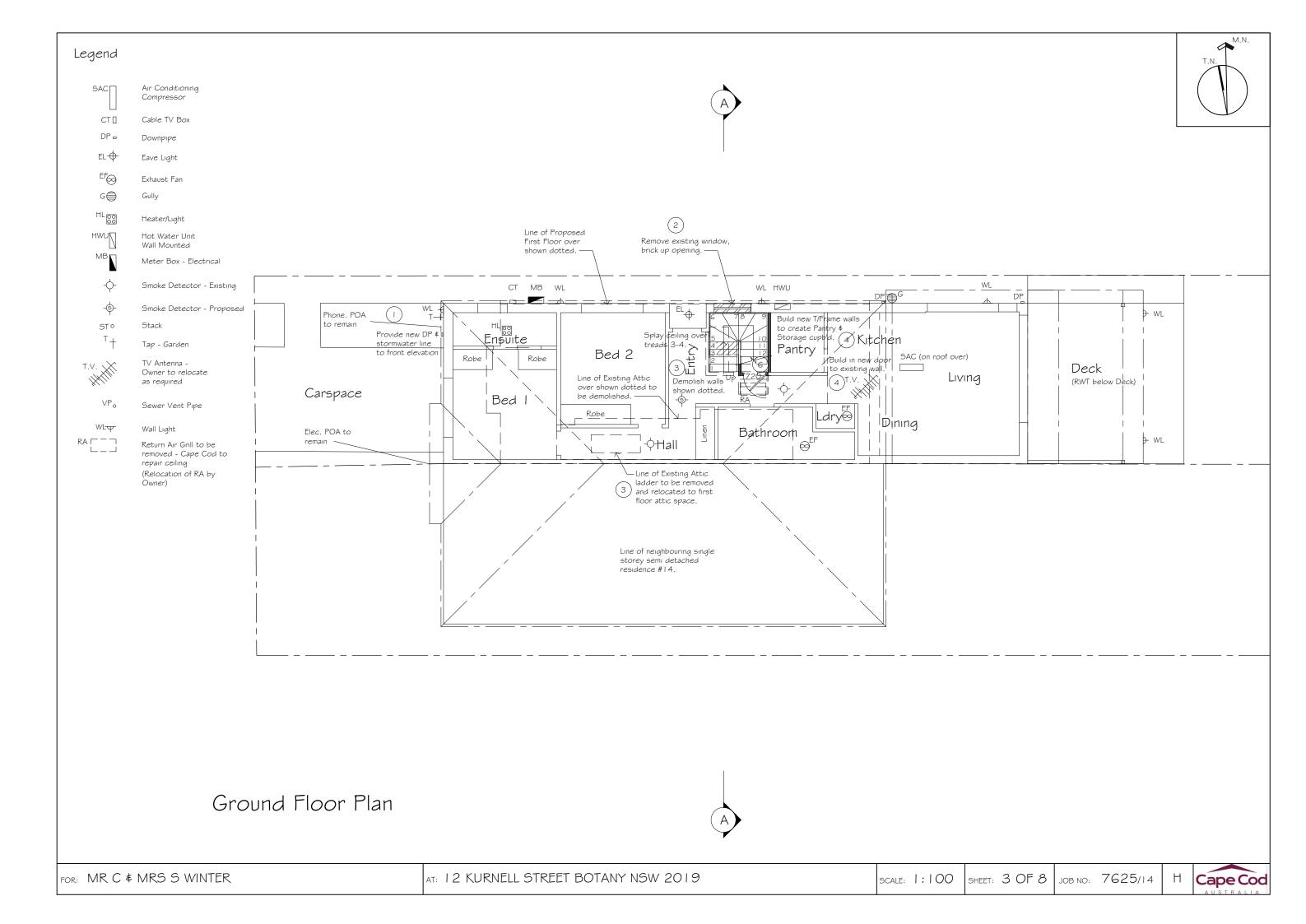


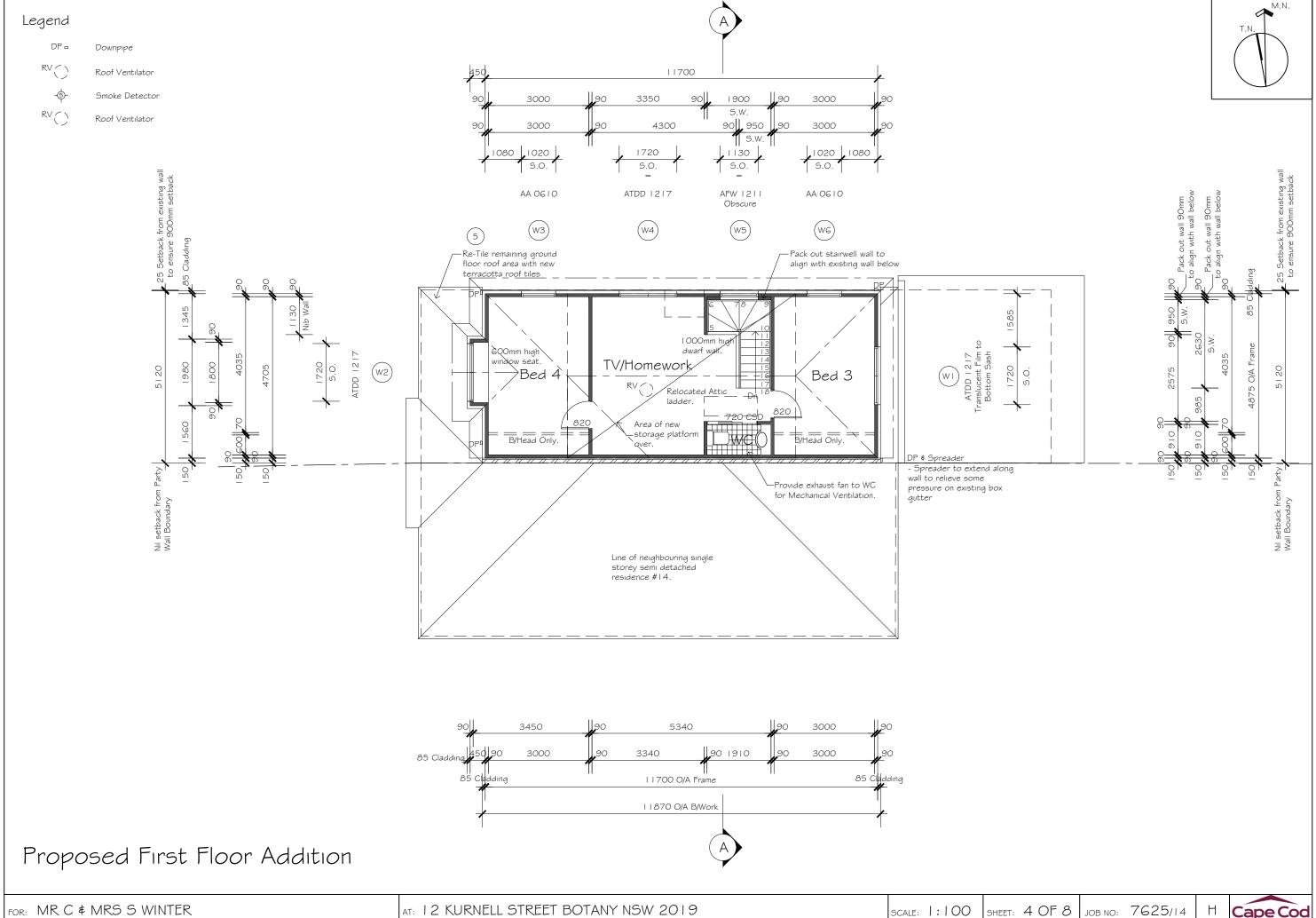
Site Plan

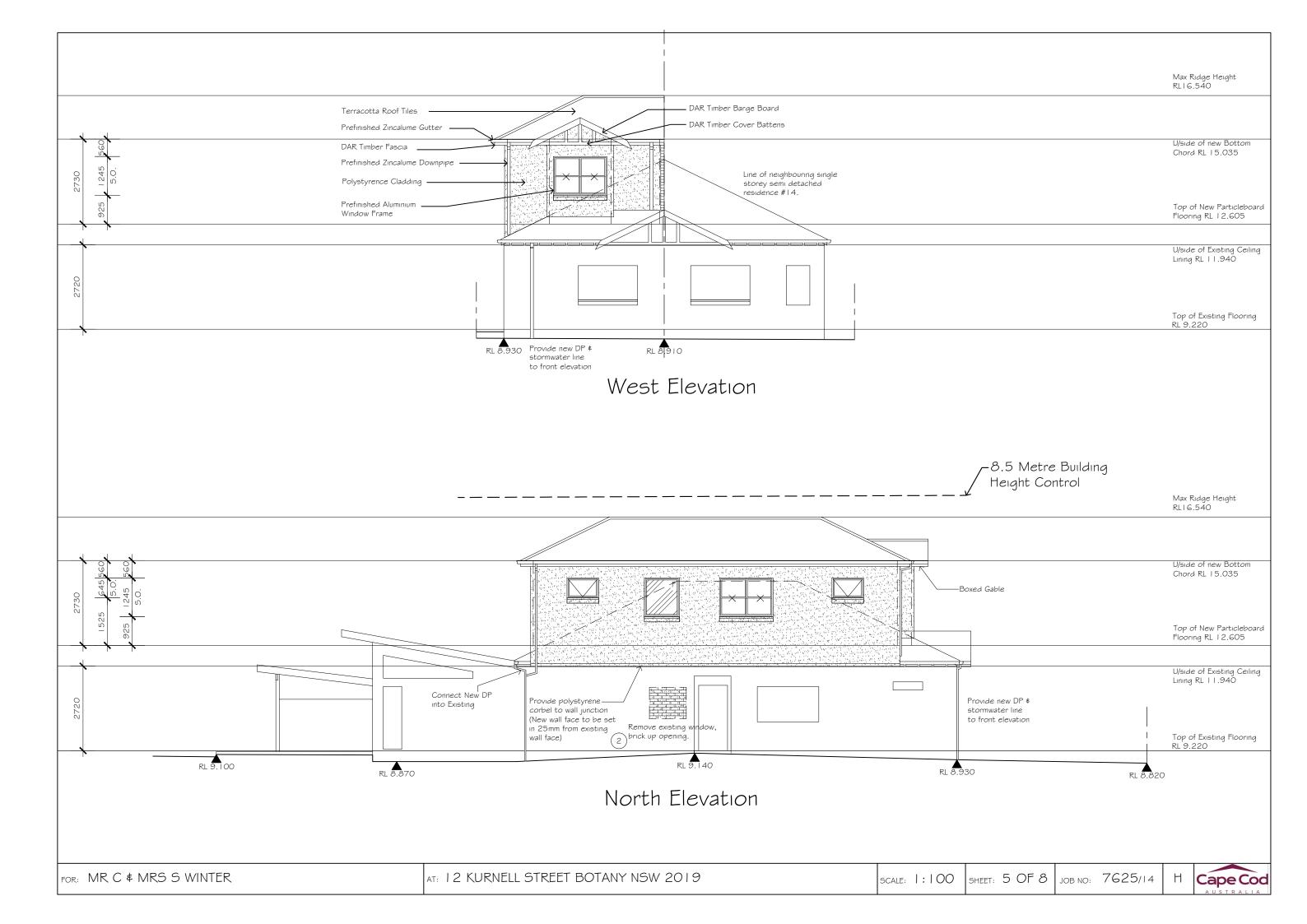
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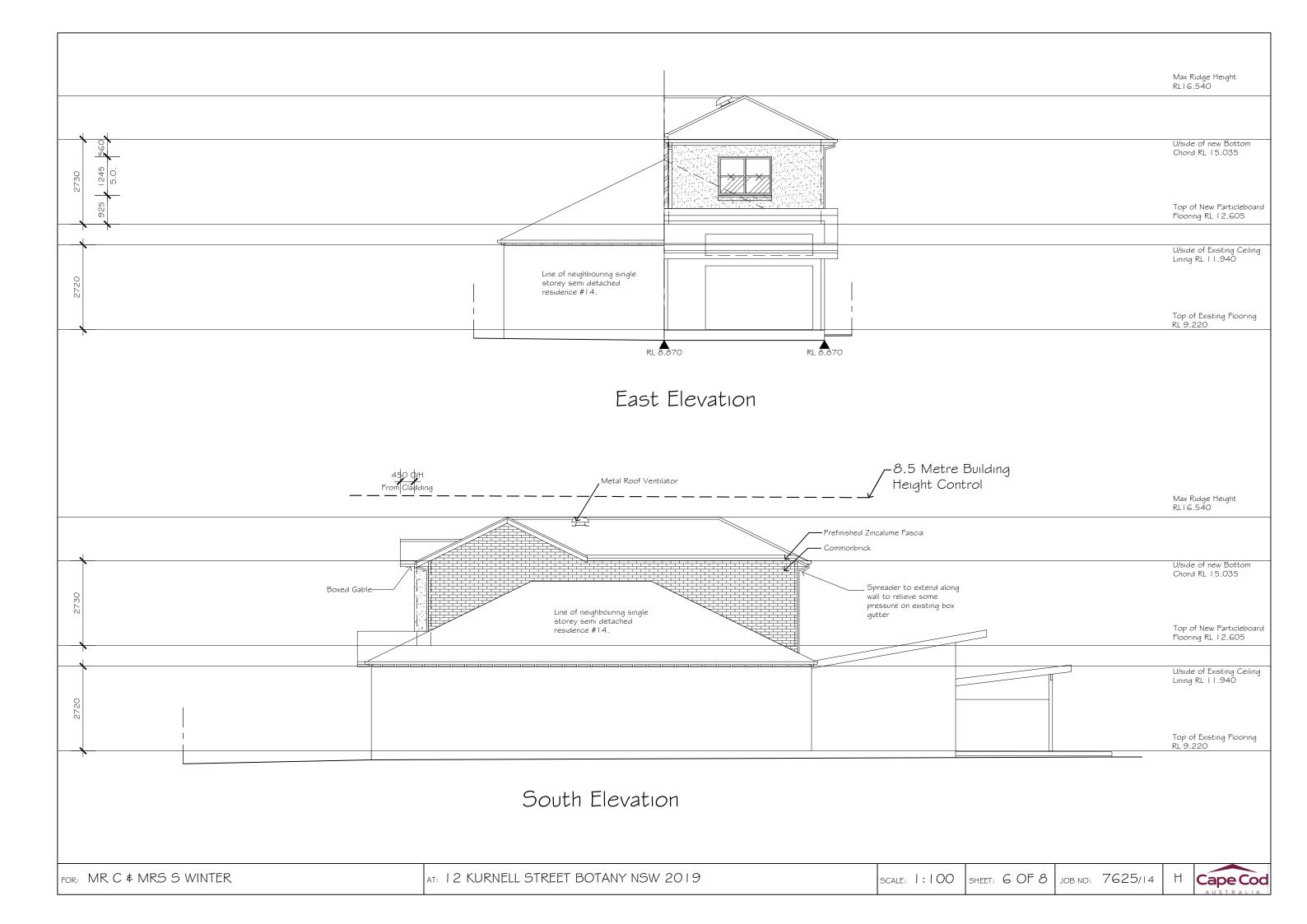
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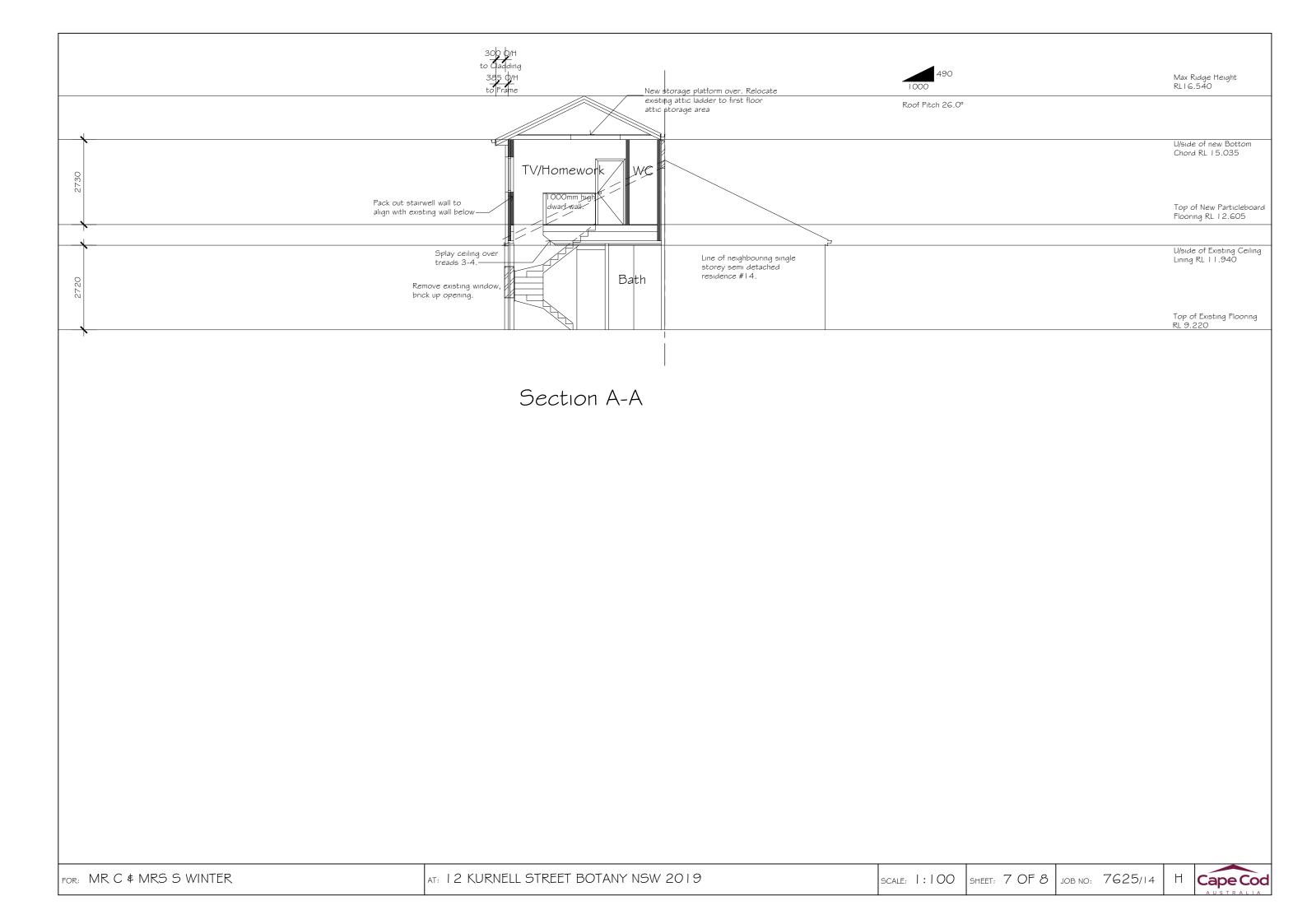
AREA: 240.3m² (By Title)











WINDOW SCHED	ULE (BASIX A2 I 25	45)	CLIENT:		ALUMINIUM TREND WINDOW	_				
STANDARD NOTES:					STANDARD ALUMINUM COLO EX-STOCK COLOURS: PEARL	WHITE GLOSS, DUNE, STONE	BEIGE, MONUMENT,			
WINDOWS AND DOORS ALL WINDOWS COME W	ARE DRAWN AS VIEWED FROM	OUTSIDE	CLIENT:			C NATURAL MÁTT, WÓODLANI				
 WINDOW OPENINGS NO 	TED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	THE BUILDER:	DATE:	TREND SILVER PEARL, DEEP	LABLE: WHITE BIRCH, PRIMRO OCEAN, SURF MIST, JASPER,	SE GLOSS, BROWN, TREND METALLIC			
NCC 3.9.2.5	T 🔾	Icoroup.	01.4.7.11.0	Length Hotel	CHARCOAL, IRONSTONE.			TERRAIN: 3 W	IND LOAD: W 33 N	
	(WI) ATDD 1217		GLAZING SINGLE PYROLYTIC	SPECIAL NOTES TRANSLUCENT FILM TO BOTTOM SASH BY BUILDER.	-					
	E ELEVATION / BEDROOM 3	-	LOW-E, (U-VALUE:	THE WOLDSEN FILM TO BOTTOM STONE DE BOLLDEN.						
 	ALUMINIUM		5.7, SHGC:0.47)							
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL				1			
	OPEN / OPEN	ULTRA BLACK	I 40mm							
	(W2) ATDD 1217		GLAZING							
R	(W2) ATDD 1217		SINGLE PYROLYTIC LOW-E, (U-VALUE:	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.			_			
	W ELEVATION / BEDROOM 4		5.7, SHGC:0.47)							
R R	ALUMINIUM	ALUMINIUM EIRRECLAGG MEGH		RESTRICT TOP SASH OPENING TO 400MM TO COMPANY WITH NCC			_			
	DOUBLE HUNG OPEN / OPEN	I	REVEAL I 40mm	COMI ANT WITH NEC			-		+	
			GLAZING							
	(W3) AA 0610		SINGLE PYROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY						
	N ELEVATION / BEDROOM 4	 	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	WITH NCC.						
R	ALUMINIUM	ALUMINIUM	5.7, 51190.0.47)							
	AWNING	FIBREGLASS MESH	REVEAL							
	OPEN	ULTRA BLACK	I 40mm							
	W4) ATDD 1217		GLAZING							
			SINGLE PYROLYTIC LOW-E, (U-VALUE:				4			
	N ELEVATION / TV ROOM ALUMINIUM		5.7, SHGC:0.47)				_			
		ALUMINIUM FIBREGLASS MESH	REVEAL				-		-	
	DOUBLE HUNG OPEN / OPEN	I	I 40mm						-	
	COLOUR	GLAZING								
(W5) AFW 1211	(W5) AFW 1211	ULTRA BLACK	SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.						
F///	N ELEVATION / STAIR		LOW-E, (U-VALUE: 5.7, SHGC:0.47)							
	ALUMINIUM	N/A	_,,,_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							
<u> </u>	FIXED	I –	REVEAL							
	FIXED		I 40mm							
	(W6) AA 0610		GLAZING SINGLE PYROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY						
	N ELEVATION / BEDROOM 3	-	LOW-E, (U-VALUE:	WITH NCC.			-			
R	ALUMINIUM		5.7, SHGC:0.47)							
	AWNING	ALUMINIUM FIBREGLASS MESH	REVEAL				+		-	
	OPEN	L. 1. T. D. A. D. A. D. C.	I 40mm							
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NAD C + NADC	: G WINTED		,	O VIIDNELL CIDEET DOTANGAROU	2010		1	0.050	7005	
or: MR C \$ MRS) U VVIINILK		AT: I	2 KURNELL STREET BOTANY NSW	2013		SCALE: I: NIS S	HEET: OUT O	DB NO: 7625/14	H Cape Cod