BASIX (COMMITI	MENTS			
CERTIFICATE NO. A230062					
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 TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED			
INSUL	ATION REQUIREMEN	TS			
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: BRICK VINEER	R RI.IG (OR RI.70 INCLUDING CONSTRUCTION)				
GLAZIN	NG REQUIREMENTS				
WINDOWS					
W1 - W5	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				
SHADI	NG DEVICES				
WINDOWS					
WI - W5	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM				

FINAL CONSTRUCTION.

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Fascia Board			Marble Mist
Soffit Lining			Marble Mist

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

WINDOW SASHES

ROOF COVERING

ROOF SARKING

NSULATION

FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

FASCIA BOARDS

CONDITIONS.

MAPLE TREADS \$ RISERS

STAIRCASE

BRICKWORK FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS POSSIBLE EX. 100X25 T&G CYPRESS PINE FLOORBOARDS LAID FLOORING OVER 19mm STRUCTURAL PARTICLEBOARD CLADDING N/A WINDOWS - TREND FRAME: PREFINISHED ALUMINIUM KEYED LOCKS (TERRAIN: 3)

INSECT SCREENS: FRAME: PREFINISHED ALUMINIUM TO ALL NEW OPERABLE MESH: FIBREGLASS WORKS BY OWNER

PROVIDE ALL NEW TERRA COTTA ROOF TILES TO

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

RI.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

PRIMED HARDBOARD HOLLOW CORE "FLUSH"

PROPOSED FIRST FLOOR ADDITION

DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 BULLNOSE ARCHITRAVE: Ex. 100x25 BULLNOSE

TYPE: CLOSED TIMBER

MATERIAL: DAR TIMBER

GOING: 240mm (260mm TREAD)

WIDTH: I OOOmm RISE: 18@187mm

- 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.

FINAL CONSTRUCTION

BASIX ADDED \$ TO COUNCIL

TO CONTRACTS

CHECK PLAN

POV 17058

TO CLIENT

TECHNICAL.

ISSUE

D

- SUPPLY \$ INSTALLATION OF TWO SUNSHADE DEVICES TO FRONT WINDOWS (IF REQUIRED).
- FIT OUT OF WALK IN ROBE

SPECIAL NOTES

- SUPPLY & INSTALLATION OF SHELVES & HANGING RAILS TO STORE ROOM IF REQUIRED
- SAND # FINISH TO NEW TONGUE # GROOVE FLOORING

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

WITH THE BUILDING CODE OF AUSTRALIA (NCC).

AS3700 AS SITE IS WITHIN I KM OF OCEAN.

ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

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

PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH

С GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME В GUTTER COLOUR: MANOR RED DOWNPIPE COLOUR: MANOR RED HOT WATER UNIT CONNECT TO NEW RINNAI INFINITY 26 HOT WATER UNIT No. DESIGN CONSULTANT: KEITH BOW PAINTING - REFER TO FIRST FLOOR EXTERNAL: BY CAPE COD SPECIFICATION FOR FIRST FLOOR INTERNAL: BY OWNER THE EXTENT OF WORK PAINTING TO ALTERATION AND RENOVATION WORK

TO BE BY THE OWNER FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

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 MRS A ZAJKOWSKI

AT 227 GALE ROAD MAROUBRA NSW 2035

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

N.L.

S.C.

N.E.

B.D.

S.C.

N.L.

A.M

DRAWN

26-02-16

29-01-16

27-11-15

29-09-15

6-09-15

12-08-15

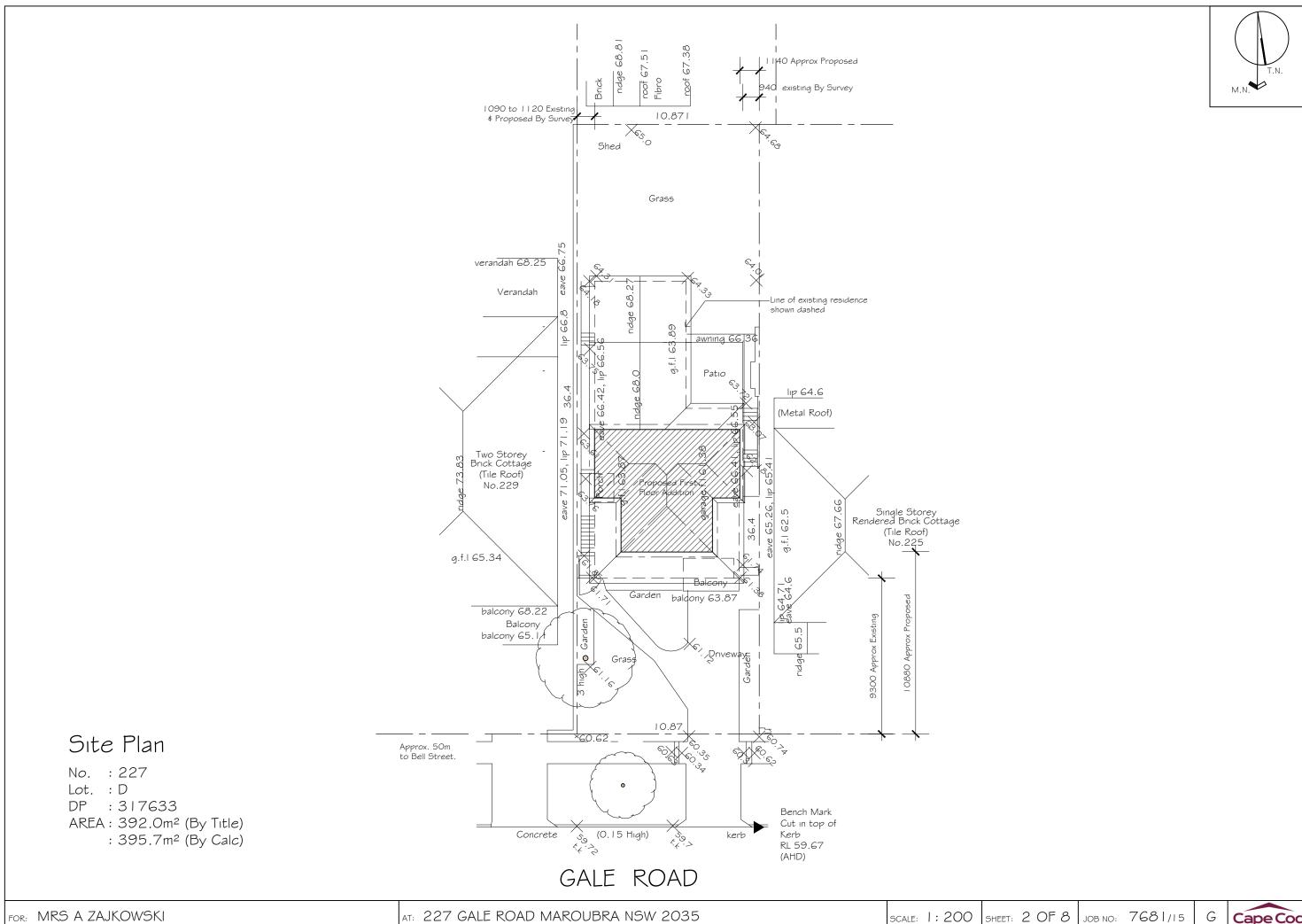
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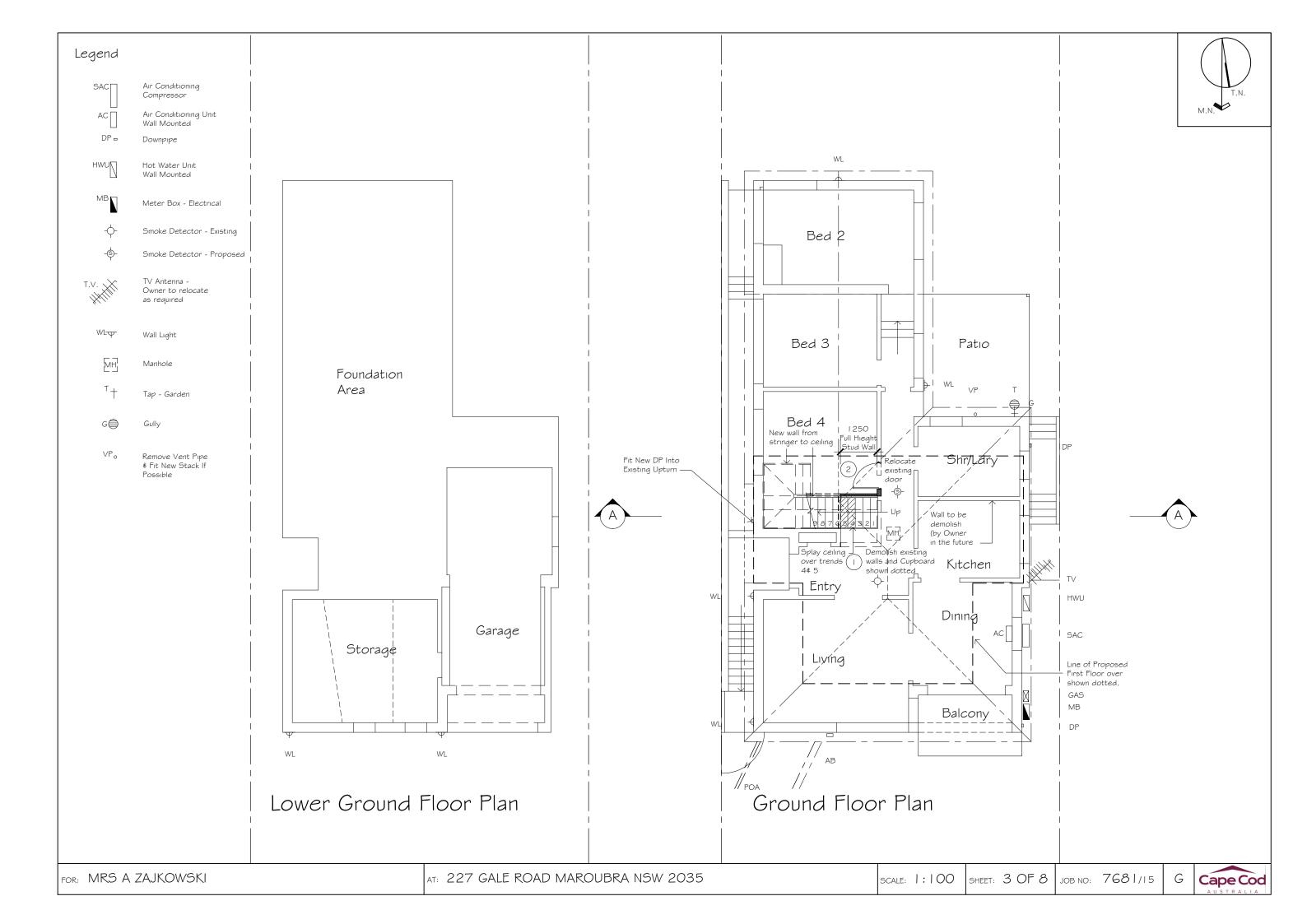
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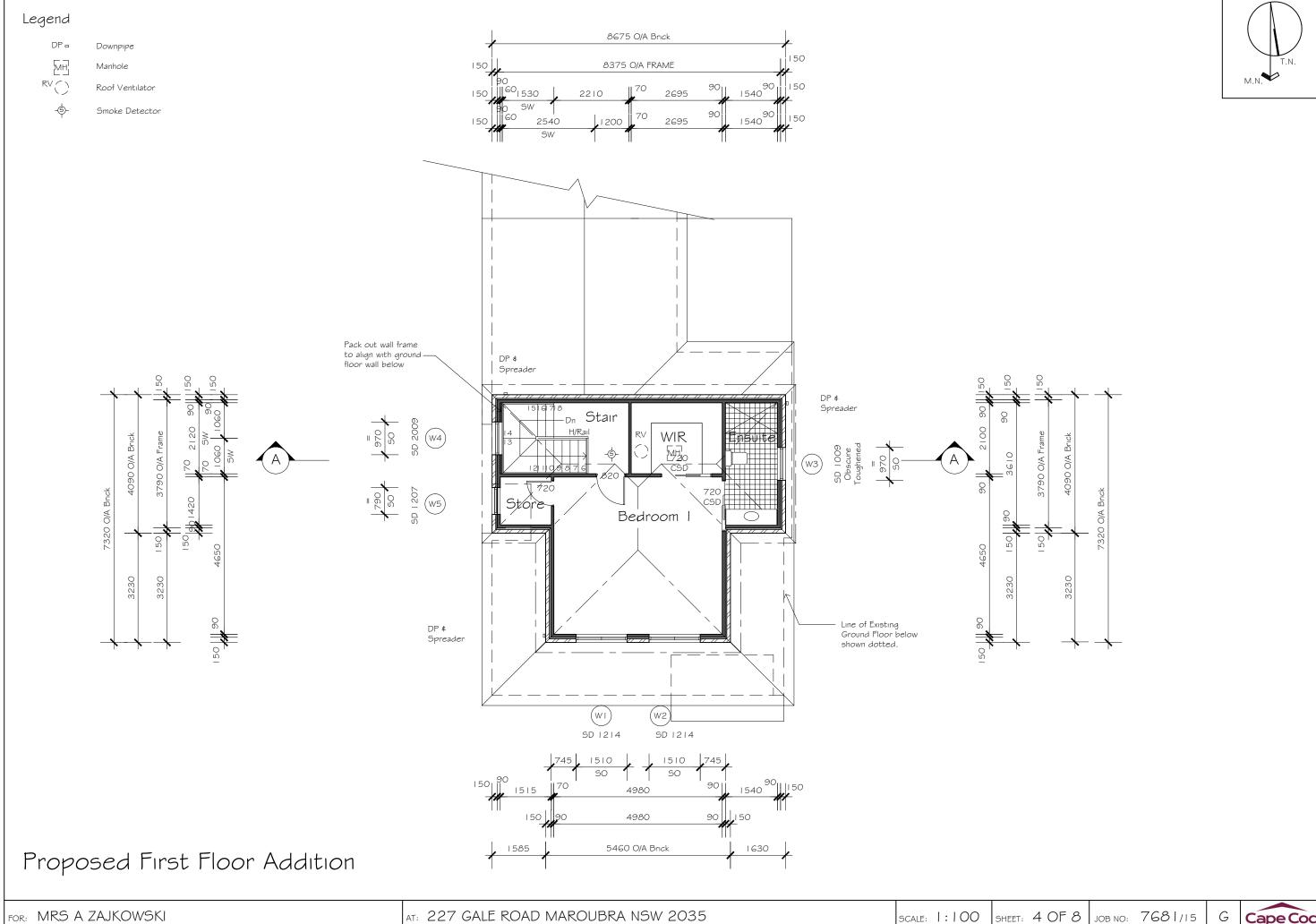
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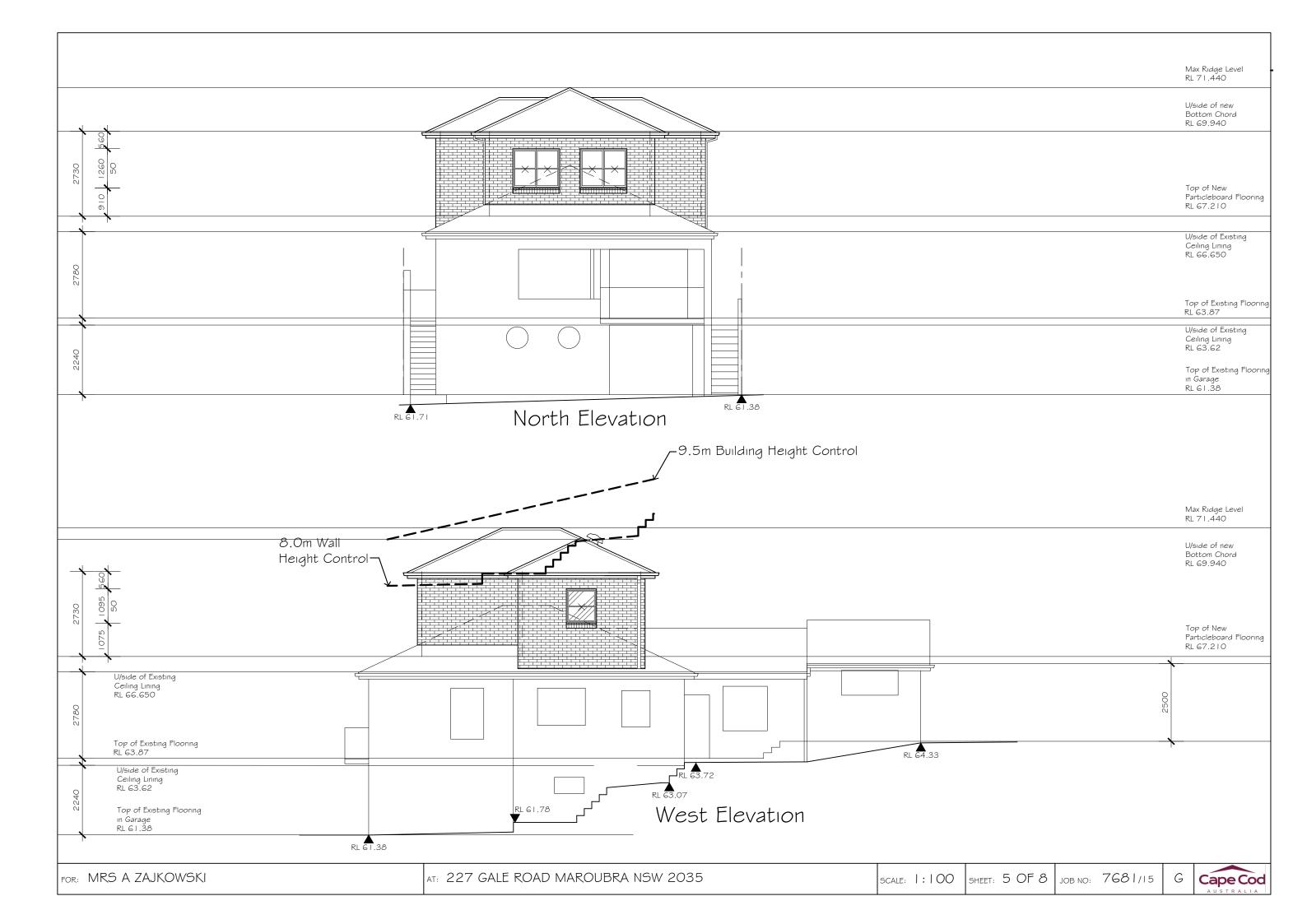
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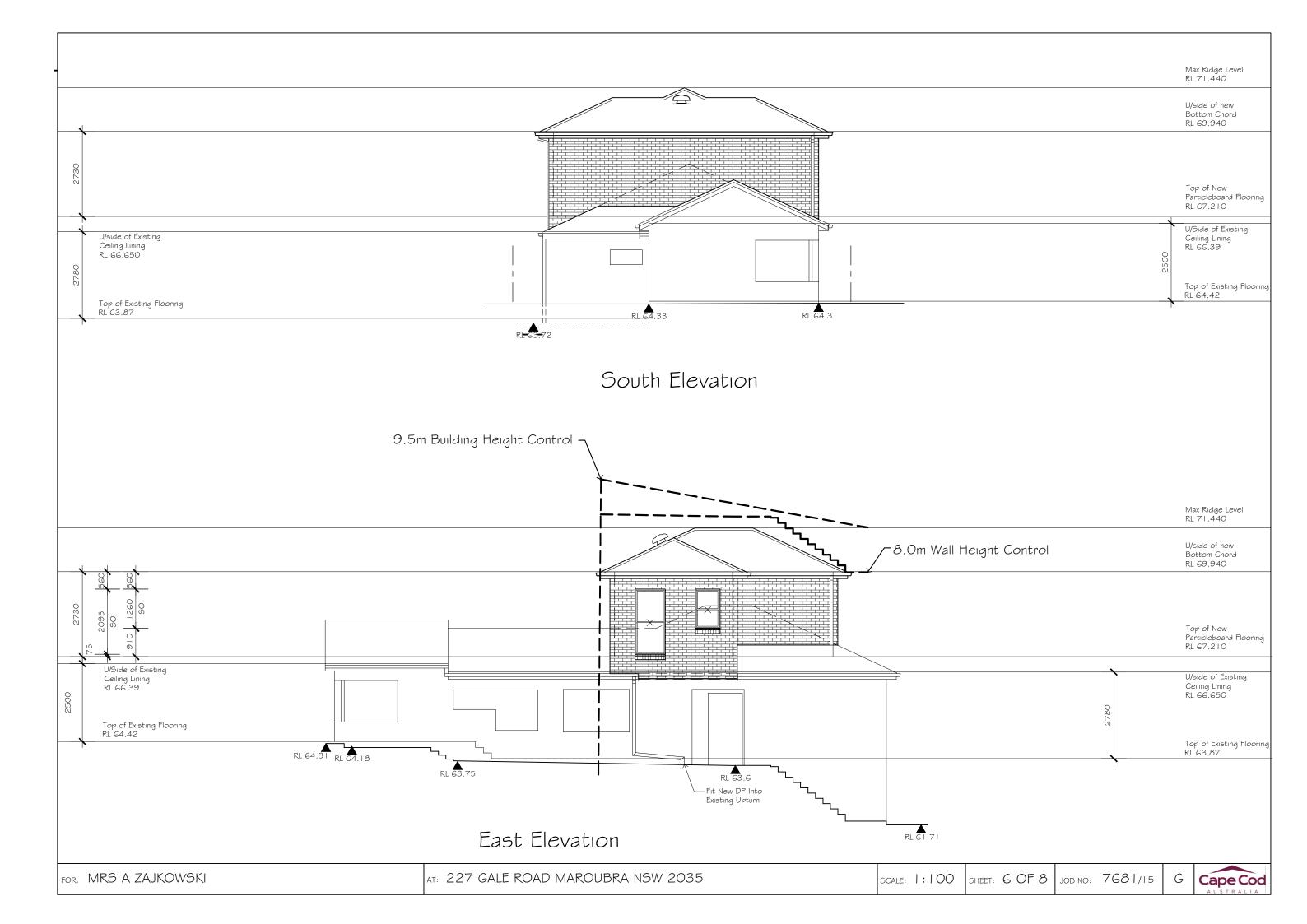
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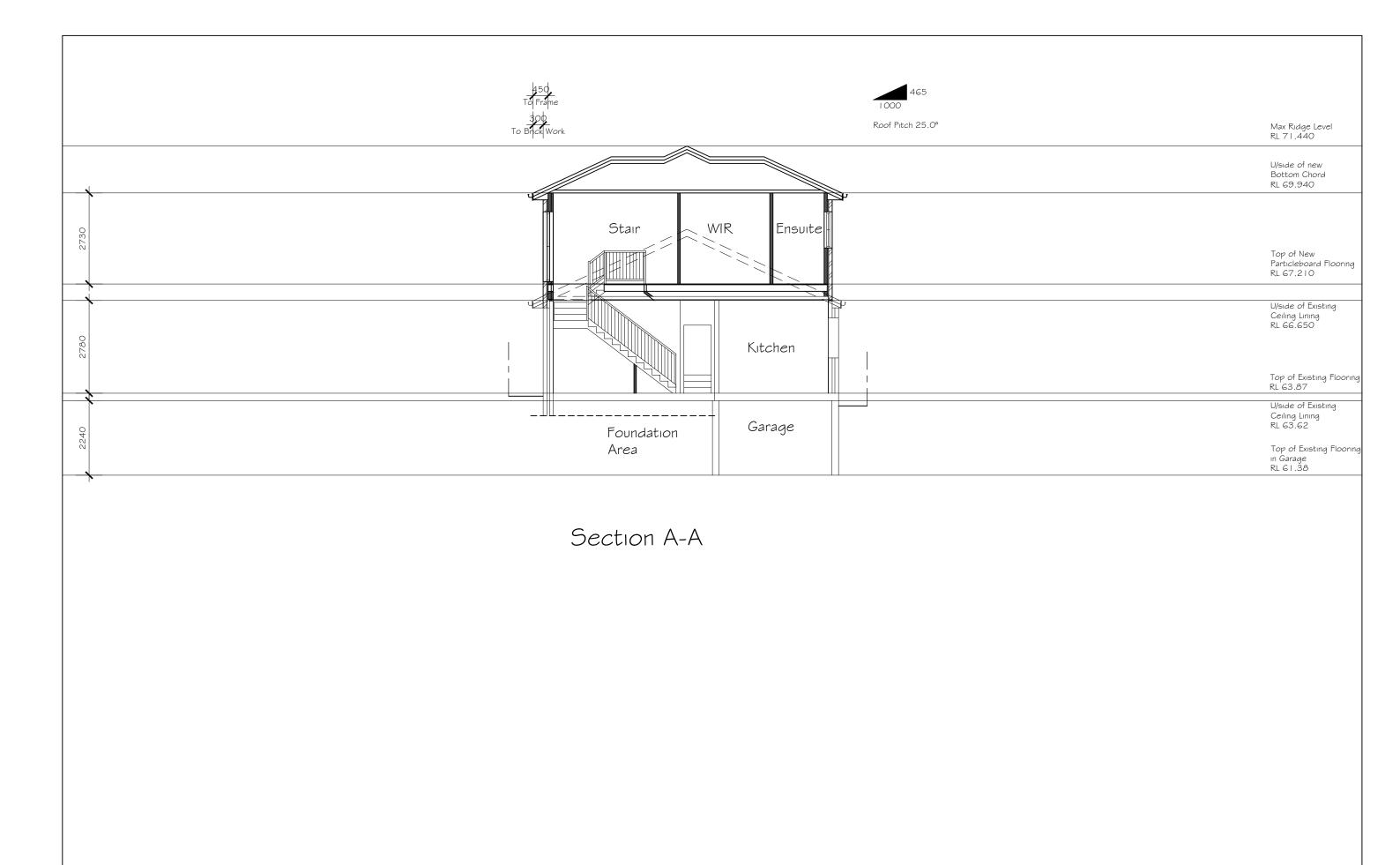












FOR: MRS A ZAJKOWSKI

WINDOW SCHED	ULE (BASIX A2300	062)		CLIENT.		ALUMINIUM (STEGBAR) WINE	DOWS:				
STANDARD NOTES:	•	,		CLIENT:		STANDARD ALUMINIUM COL	OURS: ANODISED CLEAR, APC TONE BEIGE, SURFMIST, WHIT	GREY, CUSTOM BLACK,			
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		GREY.	TONE BEIGE, SURFMIST, WHIT	E DIRCH, WOODLAND			
ALL WINDOWS COME WI			J TUE	DI III DED	DATE	CUSTOM COLOURS AVAILAB	BLE: DEEP OCEAN, HAMERSLE	/ BROWN. NOTRE DAME.			
NCC 3.9.2.5	TED K HAVE RESTRICTED OF ER	IINGS TO COMILIT WITH	I IIIL	DUILDER: .	DATE:	POTTERY.			TERRAIN: 3	WIND LOAD: W 33 N	
		COLOUR	GLAZING		SPECIAL NOTES						
	(WI) SD 1214	PEARL WHITE	SINGLE PY	YROLYTIC	RESTRICT BOTTOM SASH OPENING TO 125mm						
	N ELEVATION / BEDROOM I	INSECT SCREEN	LOW-E, (U 5.7, SHG	J-VALUE: C:0.47)	TO COMPLY WITH NCC.						
	ALUMINIUM	ALUMINIUM									
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OPEN / OPEN		I 40mm								
	W2 SD 1214	COLOUR PEARL WHITE	GLAZING	AONAIC.	SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm	-					
	N ELEVATION / BEDROOM I		LOW-E, (U	U-VALUE: TO COMPLY V	TO COMPLY WITH NCC.						
X	ALUMINIUM	INSECT SCREEN	5.7, SHG	C:0.47)							
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		_			+			
	OPEN / OPEN	PEARL WHITE	1 40mm								
		COLOUR	GLAZING		SPECIAL NOTES						
	(W3) SD 1009	PEARL WHITE	SINGLE PY		TRANSLUCENT FILM BY BUILDER.						
	W ELEVATION / ENSUITE	INSECT SCREEN	LOW-E, (U 5.7, SHG								
	ALUMINIUM	ALUMINIUM		•							
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OPEN		I 40mm								
	(W4) SD 2009	COLOUR PEARL WHITE	GLAZING SINGLE PY	AONAIC.	SPECIAL NOTES	-					
	E ELEVATION / STAIRWELL	- CANCE WITHE	LOW-E, (U	J-VALUE:				-			
\rightarrow	ALUMINIUM	INSECT SCREEN	5.7, SHG	C:0.47)							
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		_			+ -			
	OPEN OPEN	PEARL WHITE	I 40mm								
	(4/5)	COLOUR	GLAZING								
	(W5) SD 207	PEARL WHITE	SINGLE PY								
	E ELEVATION / STORE AREA	INSECT SCREEN	LOW-E, (U 5.7, SHG								
	ALUMINIUM	ALUMINIUM	1								
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL					_			
	OPEN	TENICE WITHE	I 40mm								
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OR MRS A 7A.IK	()M/SKI			I AT. 2	27 GALE ROAD MAROUBRA NSW	/ 2035		CALE I. NITS GHI	== 2 OF 2	JOB NO. 7681/15	G Cana Car