BASIX	COMMITMENTS						
CERTIFICATE NO. A 99903							
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: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 50mm)	NIL						
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOILY SARKING DARK (SOLAR ABSORPTANCE >0.70)						
GLAZII	NG REQUIREMENTS						
WINDOWS							
W5, W5A, W6, \$ W7,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)						
WI, W2, W3, W4, W8, \$ W9,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
SHAD	NG DEVICES						
WINDOWS							
WI, W4, W7, W8, \$ W9,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM						
W5, W5A, \$ W6,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM						
W2, \$ W3,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23						

EXTERNAL PAINT SCHEDULE

	•			
ITEM	BRAND eg. WATTYL	CODE	COLOUR	
Wall Cladding	Dulux		Calf Skin	
Soffit Lining	Dulux		White	
Barge Board	Dulux		Woodland Grey	
Fascia Board	Dulux		Woodland Grey	
Handrail Frame			Glass	
Balcony Posts	Dulux		Woodland Grey	
Balcony Beam	Dulux		Woodland Grey	

SPECIFICATION SUMMARY

ROOF: ROOF TRUSSES

TO MANUFACTURERS

STRUCTURAL TIMBER - All to ASA 1684.2

WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS

70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS
FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N

N/A

FINISHES BRICKWORK

FLOORING

1 9MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD

CLADDING

50MM INSULCIAD OVER POLASTIC INSULATION

CLADDING

50MM INSULCLAD OVER POLASTIC INSULATION
SYSTEM WITH TEXTURE COAT FINISH TO
EXTERNAL WALLS

WINDOWS - TREND

FRAME: PREFINISHED ALUMINIUM

WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)

INSECT SCREENS: FRAME: PREFINISHED ALUMINIUM
TO ALL NEW OPERABLE MINDOW SASHES

WINDOW SASHES

ROOF COVERING PROVIDE ALL NEW CONCRETE ROOF TILES TO PROPOSED FIRST FLOOR ADDITION & GROUND FLOOR GABLE.

ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA
(FIBREGLASS)

R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

R2.4 | 2 mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES

INTERNAL FIXINGS

DAR: FINGER JOINTED PINE
SKIRTING: Ex. I 50x25
ARCHITRAVE: Ex. I 00x25

INTERNAL DOORS

PRIMED HARDBOARD SOLID CORE "FLUSH"

STAIRCASE TYPE: CLOSED TIMBER
MAPLE TREADS \$ RISERS

GUTTERS & DOWNPIPES TYPE: QUAD

HOT WATER UNIT

THE EXTENT OF WORK

WIDTH: 900mm

RISE: 19 @ 189mm

GOING: 240mm (260mm TREAD)

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY GLOSS

DOWNPIPE COLOUR: DUNE

CONNECT TO EXISTING

FASCIA \$ MATERIAL: DAR TIMBER BARGE BOARDS

PAINTING - REFER TO FIRST FLOOR EXTERNAL: BY CAPE COD SPECIFICATION FOR FIRST FLOOR INTERNAL: BY OWNER

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 (BCA).
- AS PER THE BCA ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN 1 KM OF OCEAN.
- REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.
- CONNECT/INSTALL TWENTY SIX (26) DOWNLIGHT FITTINGS \$ TWO (2) FAN/LIGHT/HEATER UNIT (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.
- SUPPLY TWENTY SIX (26) DOWNLIGHT FITTINGS \$ TWO (2) 3IN I FANLIGHT/HEATER UNITS.
- SUPPLY \$ INSTALLATION OF INSECT SCREENS TO DOUBLE DOORS TO BALCONY, IF REQUIRED
- SUPPLY OF BALUSTRADE TO FIRST FLOOR BALCONY.
- ALL WORK ASSOCIATED WITH THE SUPPLY \$ INSTALLATION OF THE NEW GROUND FLOOR SHOWER ROOM INCLUDING WALL LINING, PC ITEMS \$ PLUMBING AS REQUIRED.
- SUPPLY & INSTALLATION OF DOOR JAMBS, ARCHITRAVES, DOORS, DOOR FURNITURE, SHELVING & HANGING RAILS TO FIRST FLOOR ADDITION BUILT IN ROBES.
- SUPPLY \$ INSTALLATION OF TWO (2) MINIMUM HEIGHT I.GM PRIVACY SCREENS TO WESTERN \$ EASTERN ELEVATIONS OF FIRST FLOOR DECK TO COMPLY WITH COUNCIL CONDITIONS.
- SUPPLY \$ FIX TRANSLUCENT FILM TO WINDOWS W4 \$ W8. BOTTOM SASHES TO COMPLY WITH COUNCIL CONDITIONS.
- CONNECT ALL NEW DOWNPIPES TO EXISTING STORMWATER DRAINAGE SYSTEM.
- DEMOLITION OF GROUND FLOOR INTERNAL WALL BETWEEN DINING ROOM \$
 KITCHEN (INCLUDING CUPBOARDS) IF REQUIRED.
- DEMOLITION OF EXISTING GROUND FLOOR FIREPLACE IF REQUIRED.

F	FINAL CONSTRUCTION	N.L.	20-01-15
E	CHECK PLAN \$ TO CONTRACTS	J.M.	14-11-14
D	BASIX, SURVEY ADDED \$ TO COUNCIL	N.E.	25-09-14
С	POV 15605 \$ 15543	J.M.	03-09-14
В	TO CLIENT	N.L.	29-07-14
Α	TECHNICAL	JGI.	04-07-14
Vo.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: DAREK SZYMANSKI

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR.B.CARR & MRS.N.SHEPHERD.

AT 99 RAINBOW STREET, KINGSFORD. NSW. 2032.

COUNCIL: RANDWICK



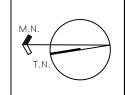
A.B.N. 54 000 605 407

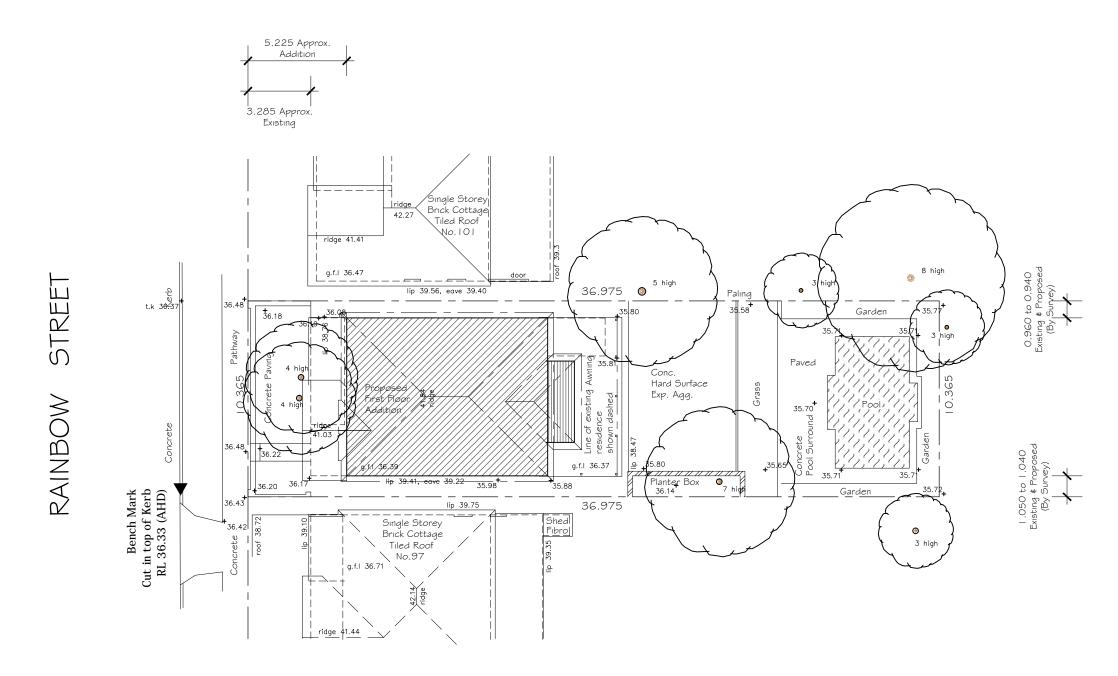
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

JOB NO: 7572/14

| F



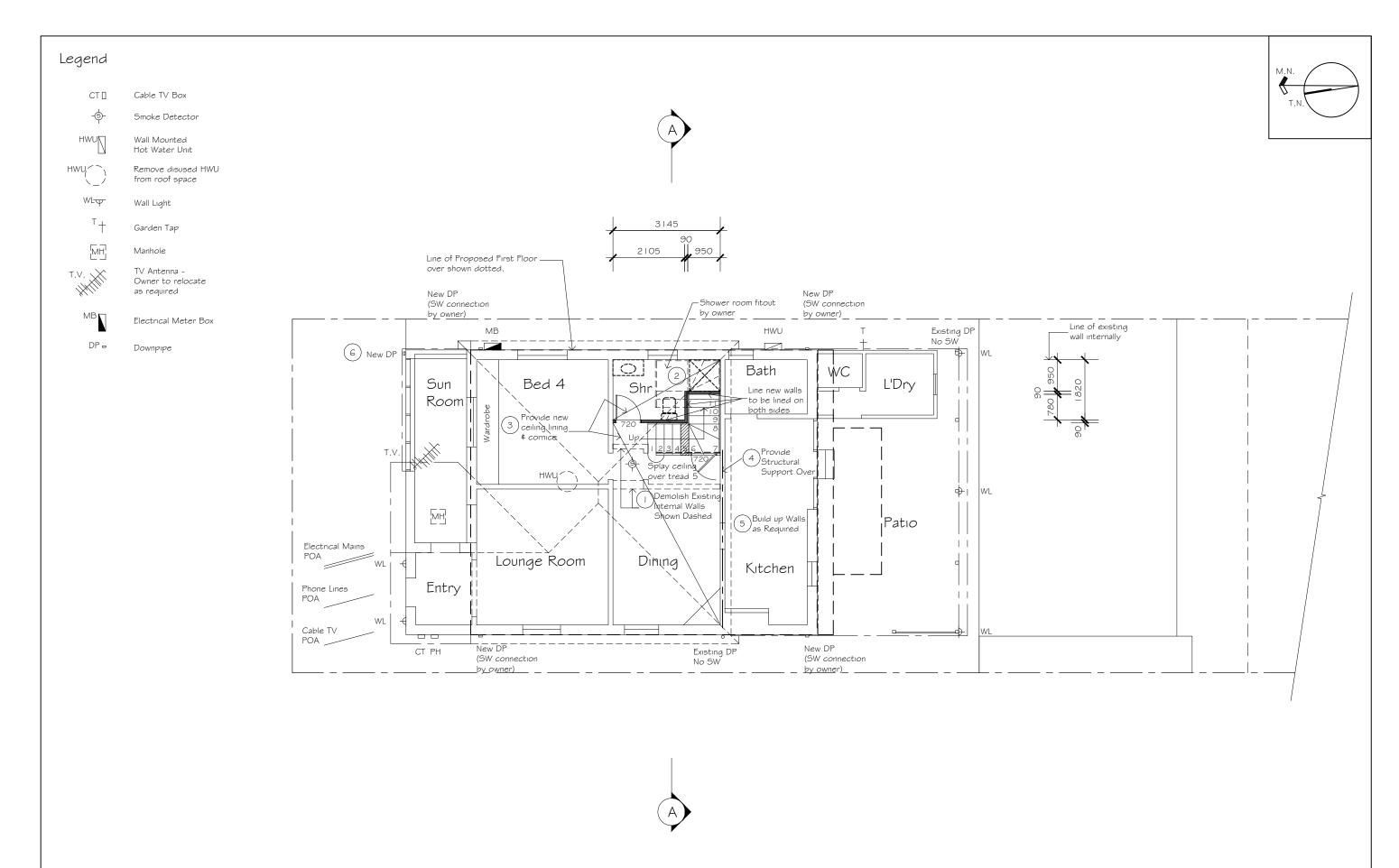


Site Plan

No. : 99. Lot. : 1. DP :8617.

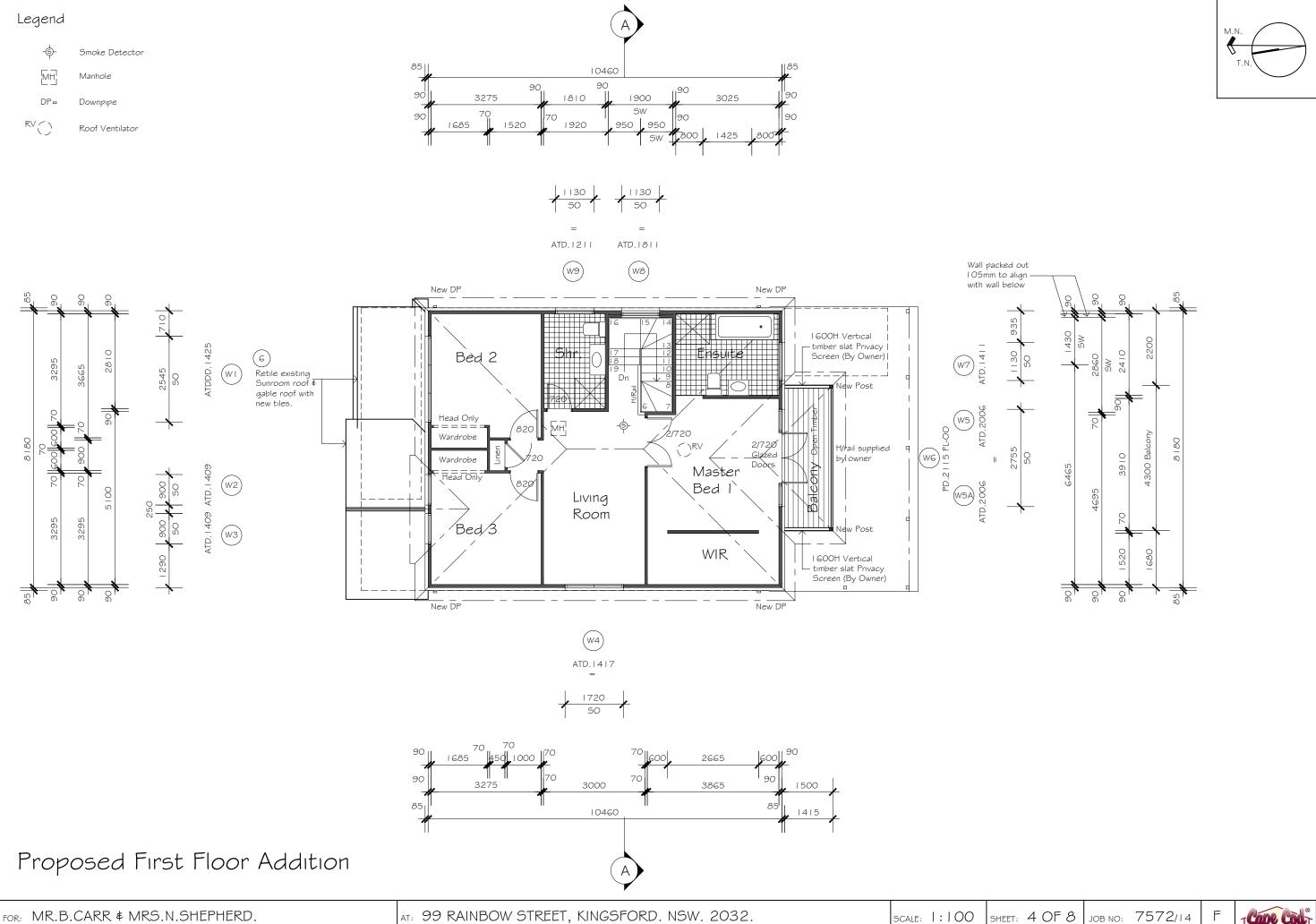
AREA: 373.1 m² (By Title)

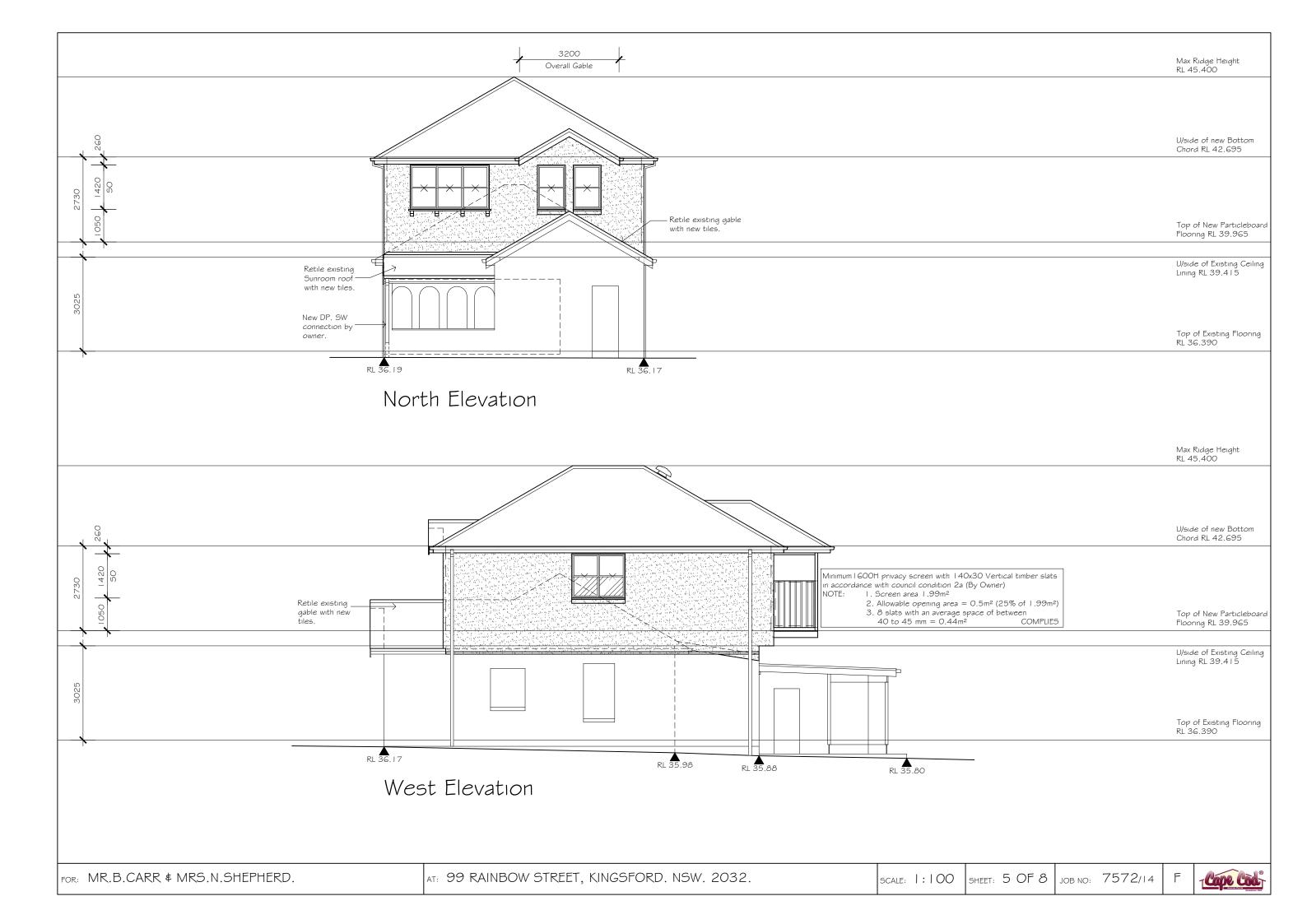
383.2m² (By Calc)

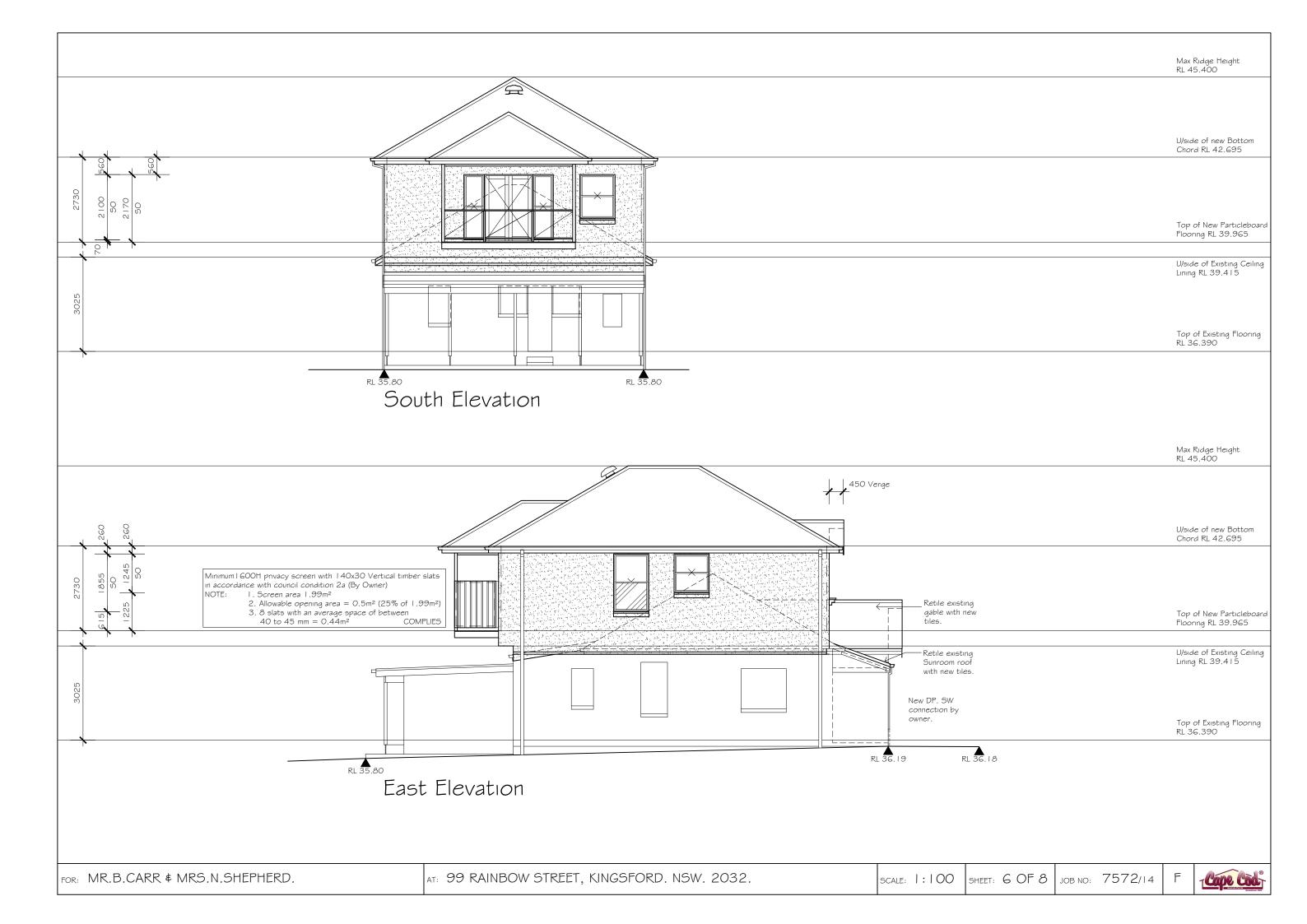


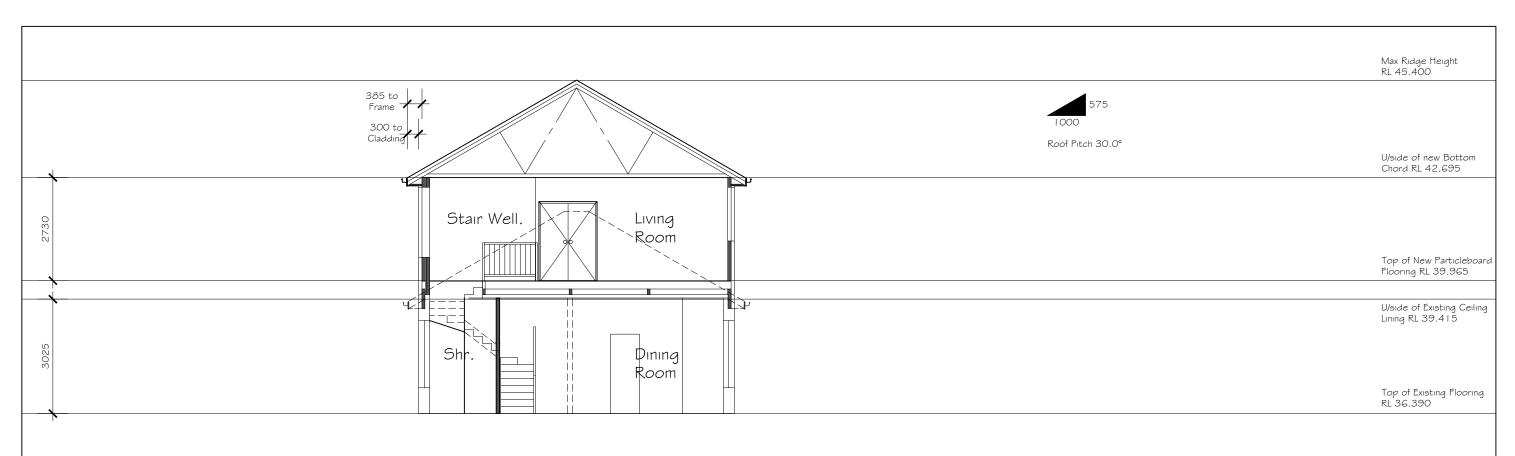












Section A-A

FOR: MR.B.CARR & MRS.N.SHEPHERD.

WINDOW SC	HEDULE (BASI	IX A I 9990	03)	CLIENT:		-	IIUM TREND WINDO						
STANDARD NOTES:	·		· · · · · ·	OLILINI			ARD ALUMINUM CC CK COLOURS: PEA	DLOURS: ARL WHITE GLOSS, WHITE BIRG	CH, ANODIC OFF WHITE,				
WINDOWS AND DOORS .	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:			DSE GLOSS, ANOD	PIC NATURAL MATT, STONE BE					
ALL WINDOWS COME WITH WANDOW ORENINGS NOT		NINGS TO COMPLY WITH	U TUE	D D	2.55								
WINDOW OPENINGS NOT B.C.A 3.9.2.5	TED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	n inc	BUILDER:	DATE:	DESIGN SILVER	PEARL DEEP OCE	'AILABLE: DUNE, JASPER, HAN AN, SURF MIST, MONUMENT,	MERSLEY BROWN, TRENI TREND METALLIC CHARC	OAI TERRAIN: 3	WIND LOAD: W 28 N		
		COLOUR	GLAZING		SPECIAL NOTES	SILVEIX	TENTE, DEEL COL		COLOUR	GLAZING			
	(WI) ATDDD 1425	PEARL WHITE	SINGLE PY	ROLYTIC	0.20%2.10.20	_		(W9) ATD 1211	PEARL WHITE	SINGLE PYROLYTIC			
	N ELEVATION / BEDROOM 2		LOW-E, (U-		DESTRUCT DOTTON CASH OPENING TO LOS			E ELEVATION / SHOWER R	RM	LOW-E, (U-VALUE:			
XXX	ALUMINIUM	ALUMINIUM	5.7, SHGC	.:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.			ALUMINIUM	INSECT SCREEN ALUMINIUM	5.7, SHGC:0.47)			
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL					DOUBLE HUNG	FIBREGLASS MESH	REVEAL			
	OPEN / OPEN / OPEN	PEARL WHITE	I 40mm		7			OPEN	PEARL WHITE	I 40mm			
	(140)	COLOUR	GLAZING										
	(W2) ATD 1409	PEARL WHITE	SINGLE PY										
	N ELEVATION / BEDROOM 3			W-E, (U-VALUE: 7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm								
	ALUMINIUM	ALUMINIUM	301(2211		TO COMPLY WITH BCA.								
	DOUBLE HUNG OPEN	FIBREGLASS MESH	REVEAL										
		PEARL WHITE	1 40mm										
	W3) ATD 1409	COLOUR	GLAZING										
		PEARL WHITE	SINGLE PYI LOW-E. (U-										
	N ELEVATION / BEDROOM 3	INSECT SCREEN	5.7, SHGC		RESTRICT BOTTOM SASH OPENING TO 125mm					_			
	ALUMINIUM	ALUMINIUM			TO COMPLY WITH BCA.								
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL										
	OPEN		I 40mm										
	(W4) ATD 1417	COLOUR PEARL WHITE	GLAZING	DOLVEIC	FIXED BOTTOM SASH.								
	WAS IS VATIONAL AND THE BOOK	1 E/ (ICE WITH E	SINGLE PYI LOW-E, (U-		TRANSLUCENT FILM BY BUILDER.								
	W ELEVATION / LIVING ROOM ALUMINIUM	INSECT SCREEN	5.7, SHGC	0:0.47)									
₽// F//		ALUMINIUM FIBREGLASS MESH	REVEAL		_								
	DOUBLE HUNG OPEN / OPEN	PEARL WHITE	I 40mm		-								
		COLOUR	GLAZING										
	(W5) ATD 2006	PEARL WHITE	SINGLE CLI	EAR.									
	S ELEVATION / BEDROOM I		(U-VALUE:	7.63,									
\times	ALUMINIUM	INSECT SCREEN	SHGC: 0.7	(5)									
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		7								
	OPEN	PEARL WHITE	I 40mm										
	(W5A) ATD 2006	COLOUR	GLAZING										
	(W5A) ATD 2006	PEARL WHITE	SINGLE CLI										
	S ELEVATION / BEDROOM I	INSECT SCREEN	(U-VALUE: SHGC: 0.7										
	ALUMINIUM	ALUMINIUM	-	,									
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL										
	OPEN	FLARL WITTL	I 40mm										
	(W6) PD.2115 FL-00	COLOUR	GLAZING										
		PEARL WHITE	SINGLE CLI (U-VALUE:										
	S ELEVATION / BEDROOM I	INSECT SCREEN	SHGC: 0.7										
	ALUMINIUM	_	DEL/EAT		4								
	GLAZED DOORS OPEN/OPEN		REVEAL 140mm		-								
		COLOUR	GLAZING										
	(W7) ATD 1411	PEARL WHITE	SINGLE CLI	EAR.									
	S ELEVATION / ENSUITE		(U-VALUE:	7.63,									
\rightarrow	ALUMINIUM	INSECT SCREEN	SHGC: 0.7	75)									
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL										
	OPEN OPEN	PEARL WHITE	140mm										
	(Wa)	COLOUR	GLAZING										
	(W8) ATD 1811	PEARL WHITE	SINGLE PY		FIXED BOTTOM SASH.								
	E ELEVATION / STAIRWELL	INSECT SCREEN	LOW-E, (U- 5.7, SHGC		TRANSLUCENT FILM BY BUILDER.								
	ALUMINIUM	ALUMINIUM											
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL										
-	OPEN	PEARL WHITE	I 40mm										
OR: MR.B.CARR	# MRS.N.SHEPHER	RD.		AT: 9	9 RAINBOW STREET, KINGSFORI	D. NSM	/. 2032		SCALE: 1. NITS	SHEET. A OF A	JOB NO: 7572/14	F	PAL®
		·- ·		,,,,,					IOUALL I I IVII		1 JUD NO. 1 0 1 1 1 1		Control of the last of the las