BASIX COMMITMENTS								
CERTIFICATE NO. A2375   4								
FIXTURES 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							
INSULATION REQUIREMENTS								
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL							
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)							
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)							
RAKED CEILING PITCHED / SKILLION ROOF: FRAMED	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)							
GLAZIN	NG REQUIREMENTS							
WINDOWS								
W5,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)							
WI, W2, W3, \$ W4,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)							
W7,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)							
SKYLIGHT, SLI,	ALUMINIUM, MOULDED PLASTIC SINGLE CLEAR, (U-VALUE: 6.21, SHGC: 0.808)							
SHADING DEVICES								
WINDOWS								
WI, W2, W3, \$ W4,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM							
W5,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM							
W7,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23							
SKYLIGHT, SLI,	NONE							

## EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR					
Window Frame - GF			Lexicon					
Wall Cladding			Urban Grey					
Fascia & Barge Board			Monument To Match Existing As Close as Possible					
Soffit Lining			Lexicon					

FINAL CONSTRUCTION.

### SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

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

ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS

FLOOR: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 28 N

BY OWNER

SHOWN.

"COLONIAL"

WIDTH: 900mm RISE: 20 @ 180mm

(EXCLUSING BALCONY)

FLOOR EXTERNAL WALL FRAMES

SKIRTING: Ex. I 50x25 HALF SPLAY ARCHITRAVE: Ex. 75x25 SQUARE DRESSED

DAR: FINGER JOINTED PINE

GOING: 240mm (260mm TREAD)

MATERIAL: PREFINISHED ZINCALUME

FIRST FLOOR EXTERNAL: BY CAPE COD

PAINTING TO ALTERATION AND RENOVATION WORK

FIRST FLOOR INTERNAL: BY OWNER

GUTTER COLOUR: MONUMENT DOWNPIPE COLOUR: MONUMENT

CONNECT TO EXISTING

TO BE BY THE OWNER

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

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.

MATERIAL: DAR TIMBER

#### **FINISHES**

(TERRAIN: 3)

INSECT SCREENS:

ROOF COVERING

ROOF SARKING

NSULATION

(FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

MAPLE TREADS & RISERS

STAIRCASE

FASCIA #

BARGE BOARDS

HOT WATER UNIT

CONDITIONS.

PAINTING - REFER TO SPECIFICATION FOR

THE EXTENT OF WORK

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

GUTTERS & DOWNPIPES TYPE: QUAD

BRICKWORK SELECT COMMON BRICKWORK TO PARTY WALL FLOORING OWNER SUPPLIED \$ INSTALLED TIMBER FLOOR OVER 19mm STRUCTURAL PARTICLEBOARD. 3/3600x900 LOOSE LAID STRUCTURAL SHEET FLOORING TO FIRST FLOOR STORAGE AREA. CLADDING 75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH FIXED TO 20MM BATTENS OVER POLASTIC INSULATION BLANKET 230mm HARDIPLANK " SMOOTH" CLADDING OVER ALUMINIUM BREATHER FOIL TO SOUTH \$ EAST SIDE BALCONY EXTERNAL FACE WINDOWS - TREND FRAME: PREFINISHED ALUMINIUM KEYED LOCKS

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

R I . 5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST

PRIMED HARDBOARD HOLLOW CORE CORINTHIAN

OPEN TIMBER (TREADS | TO | 6)

CLOSED TIMBER ( REMAINING TREADS)

#### SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-\$
- CONNECT/INSTALL TEN (10) DOWNLIGHT FITTINGS, ONE (1) 2-IN-1 FAN/LIGHT UNIT & ONE (1) HEATED TOWEL RAIL (AS SUPPLIED BY THE OWNER).
- REUSE EXISTING SMOKE DETECTORS IF POSSIBLE ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.
- REPLACE MAIN SWITCH WITH CIRCUIT BREAKER.

### 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 IF REQUIRED.
- SUPPLY TEN (10) DOWNLIGHT FITTINGS, ONE (1) 2-IN-1 FAN/LIGHT UNIT \$ ONE (1) HEATED TOWEL RAIL
- INSECT SCREENS TO ALL WINDOWS ¢ DOORS
- SUPPLY OF ALL FLOOR # WALL TILES FOR ENSUITE.
- SAND & FINISH TO NEW FIRST FLOOR TONGUE & GROOVE FLOORING
- FIT OUT OF WALK IN ROBE AS REQUIRED INCLUDING SHELVES, HANGING RAILS & DRAWERS
- ALL WORK ASSOCIATED WITH MODIFICATION/MAKING GOOD OF KITCHEN CUPBOARDS, BENCH TOPS & SPLASHBACKS IN AREA OF DEMOLISHED
- SUPPLY # INSTALLATION OF ENGINEERED TIMBER FLOOR TO FIRST FLOOR.

Н	FINAL CONSTRUCTION	N.L.	21-07-16
G	CONSTRUCTION CERTIFICATE	5.M.	09-06-16
F	TO CONTRACTS	N.L.	13-04-16
E	PLAN CHECK. POV 17791 \$ 17779	J.M.	06-04-16
D	BASIX ADDED # TO COUNCIL	N.E.	14-12-15
С	POV 17375 \$ 17344	5.C.	01-12-15
В	TO CLIENT	N.L.	20-10-15
Α	TECHNICAL	B.D	02-10-15

DESIGN CONSULTANT: MEETA GOEL

No.

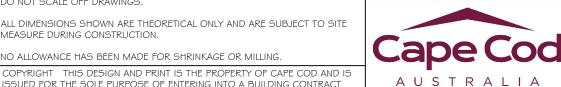
ISSUE

PROPOSED ADDITIONS & ALTERATIONS

FOR MR S & MS M BUTCHER

AT 213 SYDNEY ROAD. FAIRLIGHT NSW 2094

COUNCIL: MANLY COUNCIL



A.B.N. 54 000 605 407

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

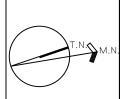
DATE

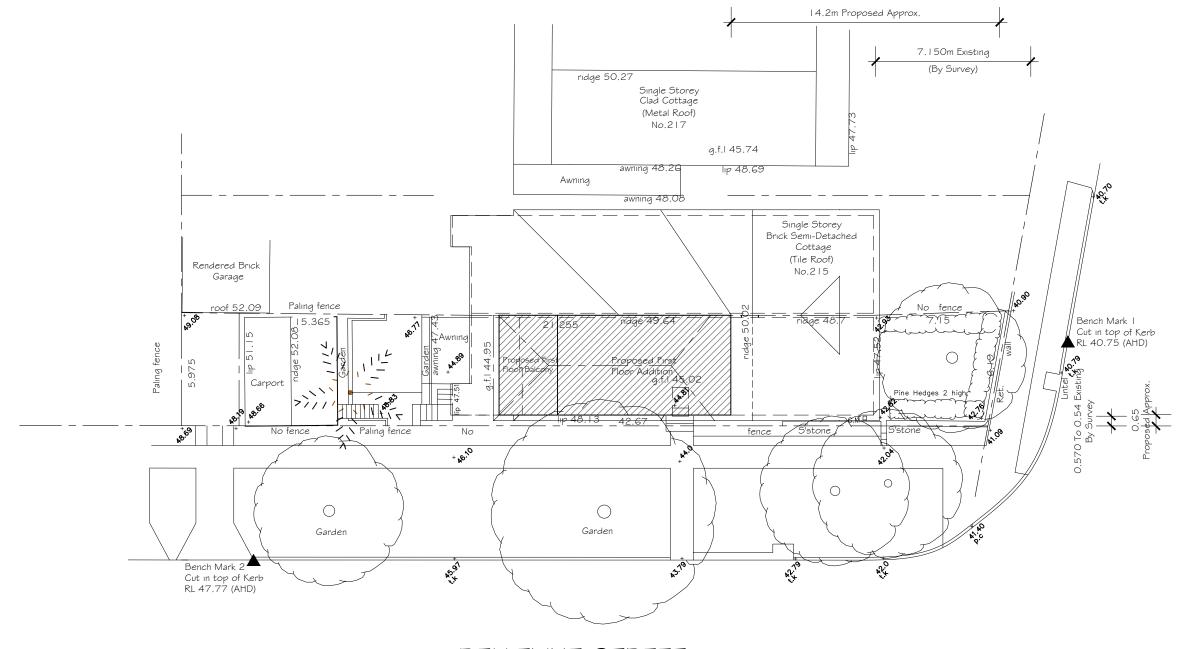
Н

DRAWN

SHEET: 1 OF 8

JOB NO: 7699/15





# BELLEVUE STREET

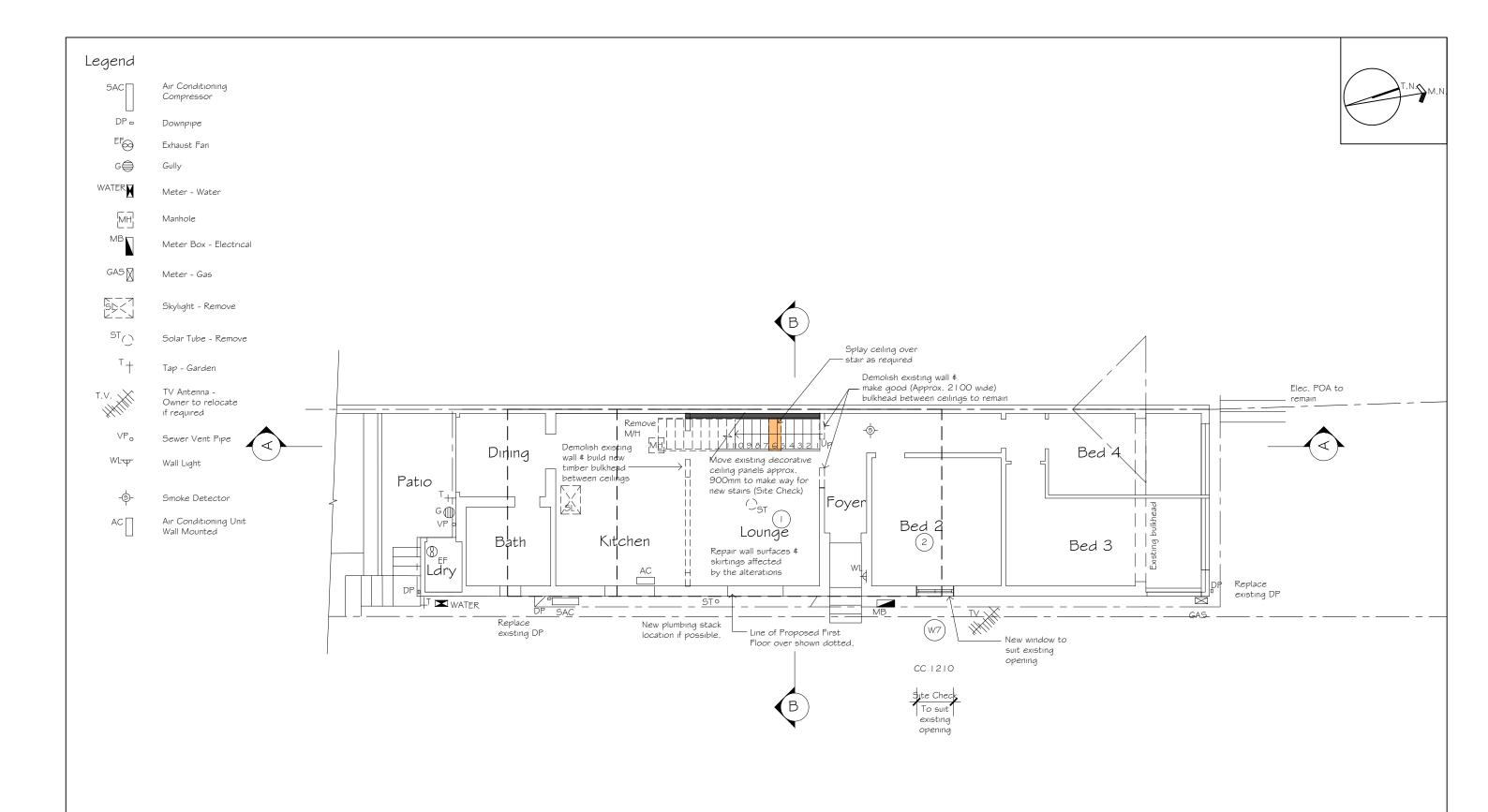
## Site Plan

No. : 213 Lot. : B

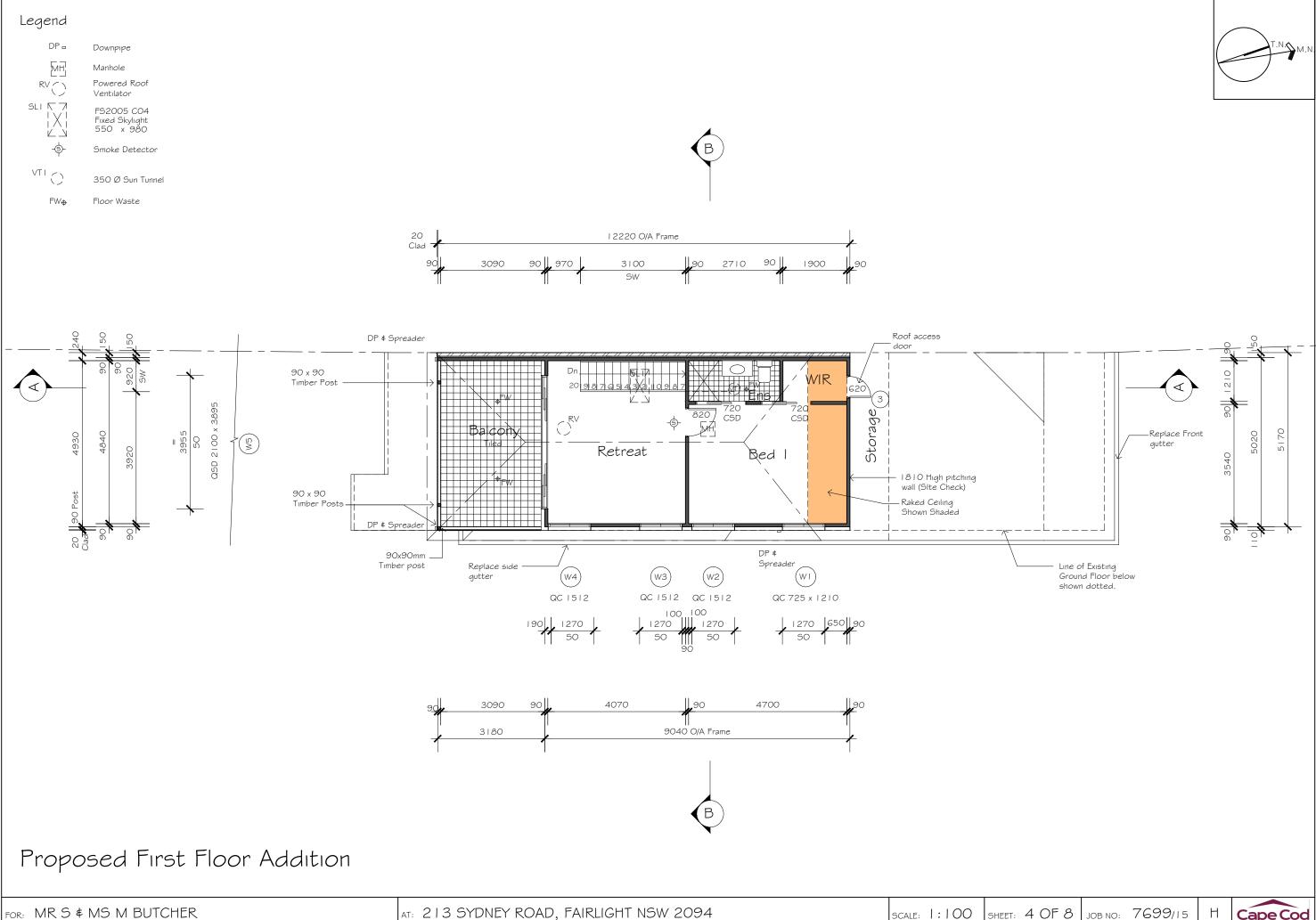
FOR: MR S & MS M BUTCHER

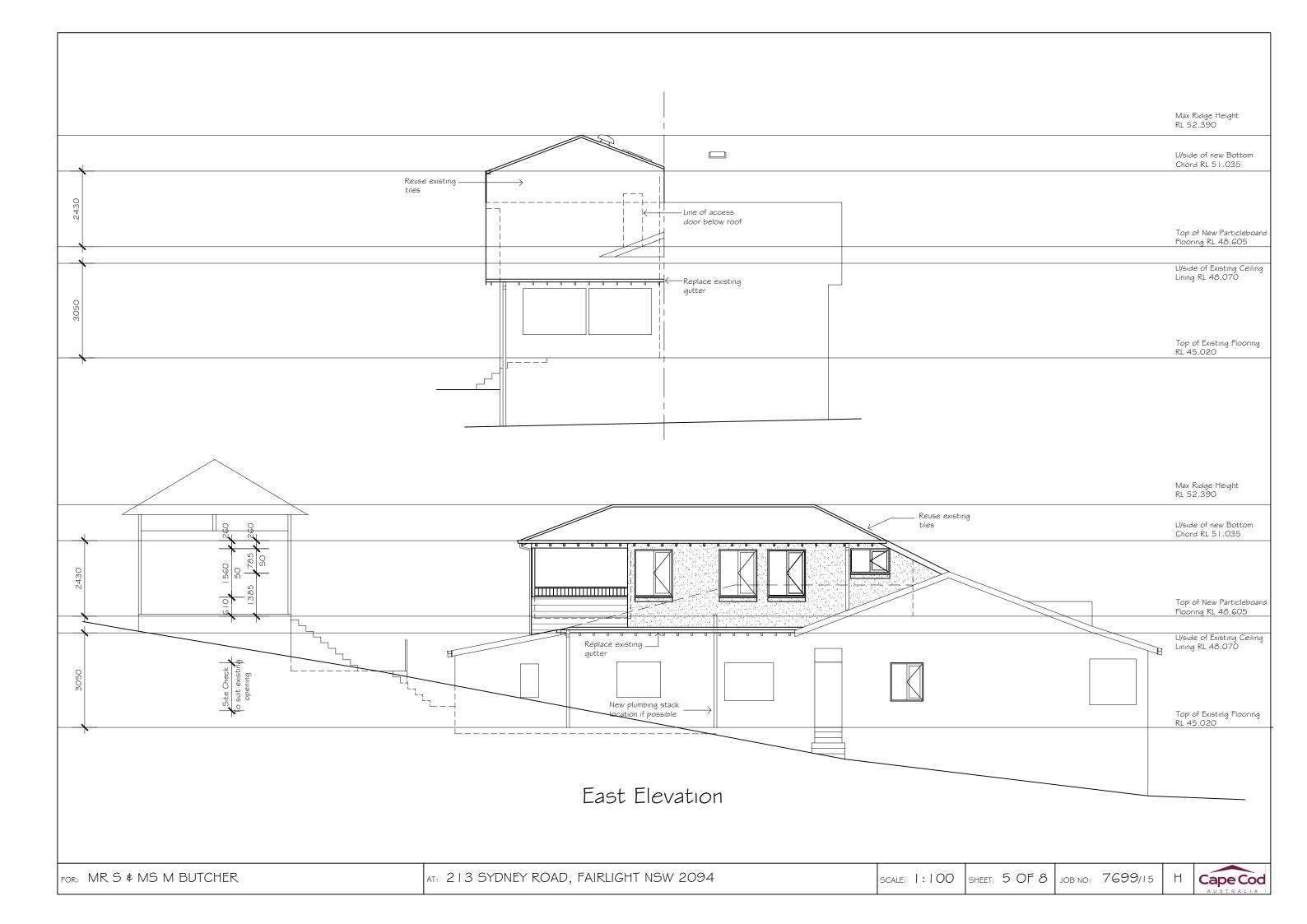
DP : 105482

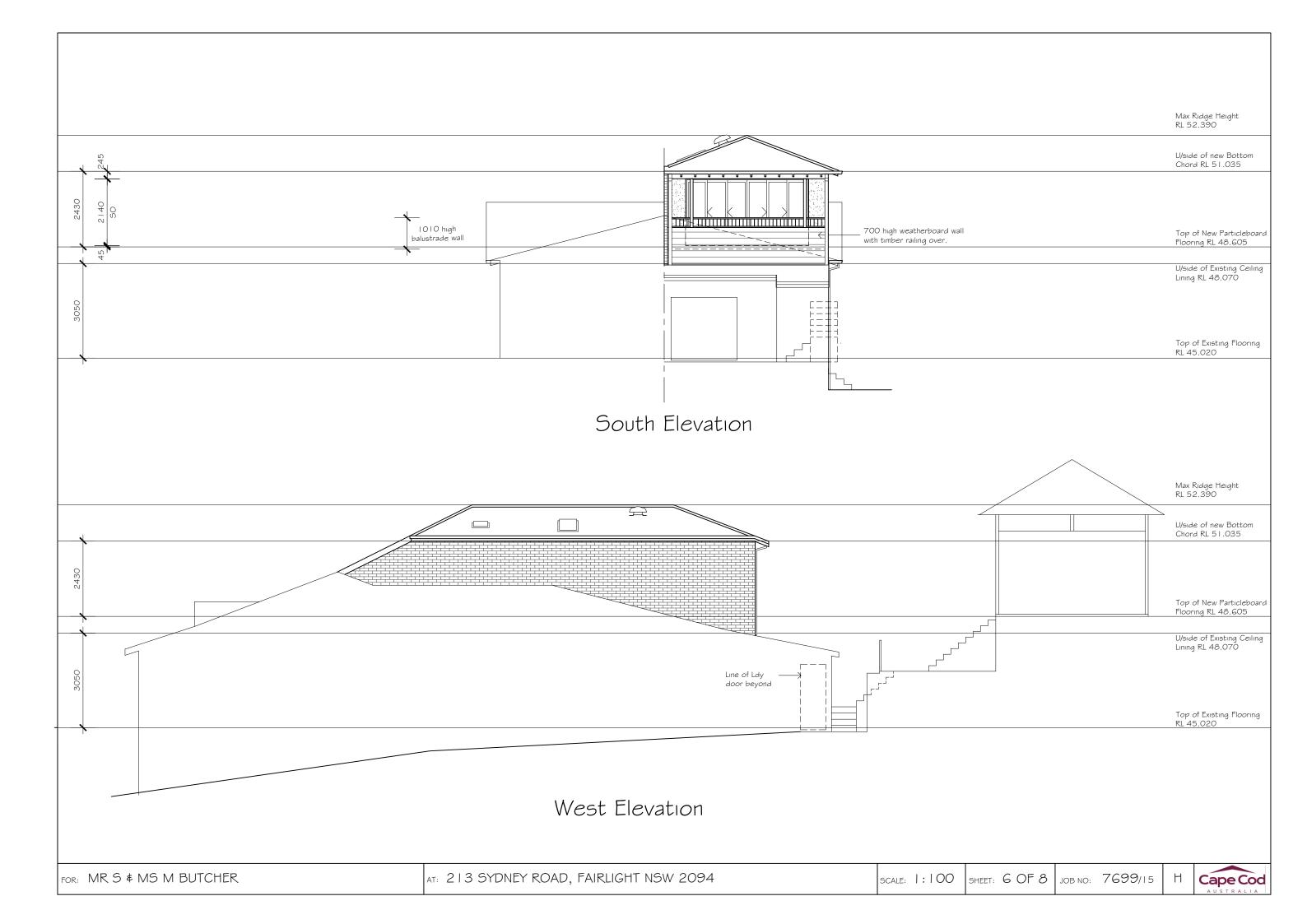
AREA: 254.6m² (By Calc) : 259.3m² (By Title)

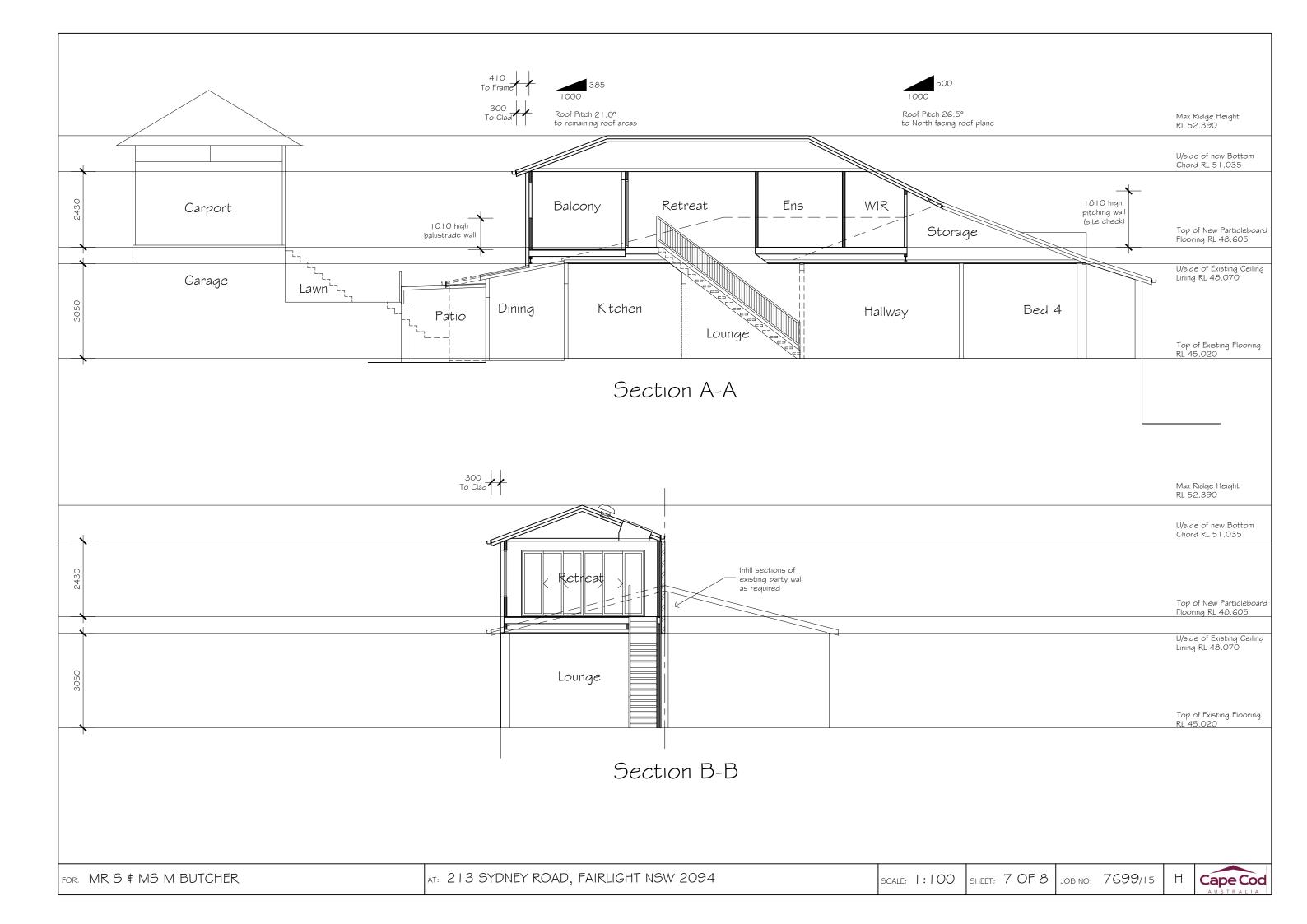












WINDOW SCHED	ULE (BASIX A237	514)		CLIENT		ALUMINIUM TREND WINDOW	<u>vS:</u>				
STANDARD NOTES:		, , , , , , , , , , , , , , , , , , ,				EX-STOCK COLOURS: PEAR	L WHITE GLOSS, DUNE, STON				
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:			DIC NATURAL MATT, WOODLAN				
<ul> <li>ALL WINDOWS COME W</li> <li>WINDOW OPENINGS NO NCC 3.9.2.5</li> </ul>	TITH "REYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPE	NINGS TO COMPLY W	VITH THE	BUILDER:	DATE:		ILABLE: WHITE BIRCH, PRIMR ARL, DEEP OCEAN, SURF MIS		î <b></b>	WIND LOAD: W 28 N	
		COLOUR	GLAZING		SPECIAL NOTES	CHARCOAL, IRONSTONE.					
	(WI) QC 725 x 1210	PEARL WHITE	SINGLE PY	ROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY						
F	E ELEVATION / BEDROOM I	INSECT SCREEN	LOW-E, (U- 5.7, SHG(	-VALUE: C:0.47)	WITH NCC.						
	ALUMINIUM	BY OWNER									
	CASEMENT FIXED / OPEN		REVEAL 140mm								
		COLOUR	GLAZING		SPECIAL NOTES						
	(W2) QC 1512	PEARL WHITE	SINGLE PY	ROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY						
	E ELEVATION / BEDROOM I	INGECT COREM	LOW-E, (U- 5.7, SHG(		WITH NCC.						
	ALUMINIUM	BY OWNER	3.7, 31190	5.0.47)							
	CASEMENT		REVEAL					$\neg$			
	FIXED / OPEN		I 40mm								
	(W3) QC 1512	COLOUR PEARL WHITE	GLAZING SINGLE PY	DOLLAIC	SPECIAL NOTES						
F	E ELEVATION / RETREAT	-	LOW-E, (U	-VALUE:							
	ALUMINIUM	INSECT SCREEN	5.7, SHG0	C:0.47)							
		BY OWNER	REVEAL					- h			
	FIXED / OPEN		I 40mm								
	(W4) QC 1512	COLOUR	GLAZING		SPECIAL NOTES						
F		PEARL WHITE	SINGLE PY LOW-E, (U					_			
	E ELEVATION / RETREAT ALUMINIUM	INSECT SCREEN	5.7, SHG(								
	CASEMENT	BY OWNER	REVEAL					-			
	FIXED / OPEN		I 40mm								
	(W5) QSD 2100 x 3895	COLOUR	GLAZING		SPECIAL NOTES						
F		PEARL WHITE	SINGLE CL (U-VALUE:	EAR, 7.63				_			
	S ELEVATION / RETREAT	INSECT SCREEN	SHGC: 0.1								
	ALUMINIUM	BY OWNER	REVEAL		_			_			
	SLIDING DOOR OPEN / OPEN / SLIDING		I 40mm								
	(WG) DELETED										
	(WG) DELETED										
		_						_			
					_					_	
		COLOUR	GLAZING		SPECIAL NOTES						
	(W7) CC1210		SINGLE CI	EAR, (OR	TO SUIT EXISTING OPENING.						
	E ELEVATION / BEDROOM 2	INSECT SCREEN	U-VALUE: SHGC: 0.	5.71, 66)	CONFIRM WITH CLIENT CASEMENT OPERATION						
	WESTERN RED CEDAR	BY OWNER	REVEAL					_			
	CASEMENT CONFIRM OPERATION		KLVLAL							_	
										$\dashv$	
			$\dashv$								
		_									
					_						
NAD 0 1 110	NA DUTOUED	ı						,		7000	
FOR: MRS & MS	INI BUTCHEK			AT: Z	213 SYDNEY ROAD, FAIRLIGHT N	5W 2094		SCALE: 1: NTS  SH	EET: 8 OF 8	JOB NO: 7699/15	