| BASIX C | OMMITMENTS |
|---|---|
| CERTIFICATE NO. A228808 | |
| FIXTURES | AND SYSTEMS |
| LIGHTING | MIN 40% OF NEW OR ALTERED LIGHT FIXTURE 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 |
| INSULATIO | ON REQUIREMENTS |
| FLOOR ABOVE EXISTING DWELLING OR BUILDING | NIL |
| EXTERNAL WALL: BRICK VENEER | R I.IG(OR R I.70 INCLUDING CONSTRUCTION) |
| EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM(EIFS) (FACADE PANEL: 75 MM) | NIL |
| FLAT CEILING, PITCHED ROOF | CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70) |
| GLAZING F | REQUIREMENTS |
| WINDOWS | |
| WI - W7 | STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47) |
| W8 \$ W9 | STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75) |
| WIO | TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66) |
| SHADING | DEVICES |
| WINDOWS | |
| WI - W7 | EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM |
| W8 \$ W9 | NONE |
| WIO | PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36 |
| | |

| | - | |
|-------------------|-------------|----------|
| II V I I K I\I/\I | | SCHEDULE |
| | - | |
| | 1 / (11 1 1 | |

| ITEM | BRAND eg. WATTYL | CODE | COLOUR |
|-------------------|---------------------|------|-----------|
| Window Frame | Stegbar | | |
| Wall Cladding | Dulux | | Stone |
| Window Architrave | Dulux | | Stone (½) |
| Soffit Lining | | | 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 28 N

FINISHES

BRICKWORK COMMON BRICKWORK TO PARTY WALL FOR RENDERED AND PAINT FINISH 19MM STRUCTURAL PARTICLEBOARD FLOORING 75mm INSULCIAD CAVITY SYSTEM FOR RENDER AND CLADDING PAINT FINISH FRAME: PREFINISHED ALUMINIUM WINDOWS - STEGBAR

KEYED LOCKS

(TERRAIN: 3) INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES

FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST

PRIMED HARDBOARD HOLLOW CORE CORINTHIAN

ROOF COVERING TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN. ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

FLOOR EXTERNAL WALL FRAMES

SKIRTING: Ex. 150x25 COLONIAL ARCHITRAVE: Ex. 100x25 SQUARE

DAR: FINGER JOINTED PINE

INSULATION

(FIBREGLASS)

INTERNAL FIXINGS INTERNAL DOORS

STAIRCASE MAPLE TREADS \$ RISERS STORAGE CUPBOARD

JNDER TREADS 1-13

TYPE: CLOSED TIMBER WIDTH: I OOOmm

"PMOD I"

RISE: 19@185mm

GOING: 240mm (260mm TREAD)

FASCIA # MATERIAL: DAR TIMBER BARGE BOARDS COLOUR: JASPER

GUTTERS & DOWNPIPES TYPE: QUAD

HOT WATER UNIT

PAINTING - REFER TO

THE EXTENT OF WORK

SPECIFICATION FOR

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

MATERIAL: PREFINISHED ZINCALUME

GUTTER COLOUR: JASPER DOWNPIPE COLOUR: JASPER

CONNECT TO EXISTING

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 THREE (3) SMOKE DETECTORS AS SHOWN \$
- ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).
- AS PER THE NCC ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- CONNECT/INSTALL ELEVEN (11) DOWNLIGHT FITTINGS, THREE (3) LIGHT FITTINGS, THREE (3) CEILING SWEEP FANS & ONE (1) 3-IN-ONE FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).
- PROVIDE CONTROL COCK FOR MIXER TYPE TAPS
- PROVIDE 200mm POLYSTYRENE WINDOW ARCHITRAVE'S & GABLE PLANT FOR RENDER FINISH TO SOUTH ELEVATION.

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 THREE (3) CEILING SWEEP FANS, THREE (3) LIGHT FITTINGS & ELEVEN (11) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1FAN/LIGHT/HEATER UNIT.
- SUPPLY \$ INSTALLATION OF SHOWER SCREEN \$ MIRROR. • SUPPLY OF VANITY UNITS, WC, BATH, TOWEL RAIL, PAPER HOLDER, SOAP HOLDER WALL & FLOOR TILES
- FIT OUT OF BUILD IN ROBES TO FIRST FLOOR.
- CONNECT NEW DOWNPIPES TO EXISTING STORMWATER SYSTEM.

CONSTRUCTION CERTIFICATE B.P. 08-12-15 26-11-1 FINAL CONSTRUCTION S.C. D TO CONTRACT N.E. 29-10-15 С BASIX ADDED \$ TO COUNCIL B.D. 03-09-1 В TO CLIENT J.M. 7-07-15 Α TECHNICAL. 23-06-1 D.G. DATE ISSUE No. DRAWN

DESIGN CONSULTANT: DAREK SZYMANSKI

PROPOSED ADDITIONS & ALTERATIONS

FOR MR W & MS T WILLMOT

AT 34 HOLMES STREET MAROUBRA NSW 2035

COUNCIL: RANDWICK CITY COUNCIL

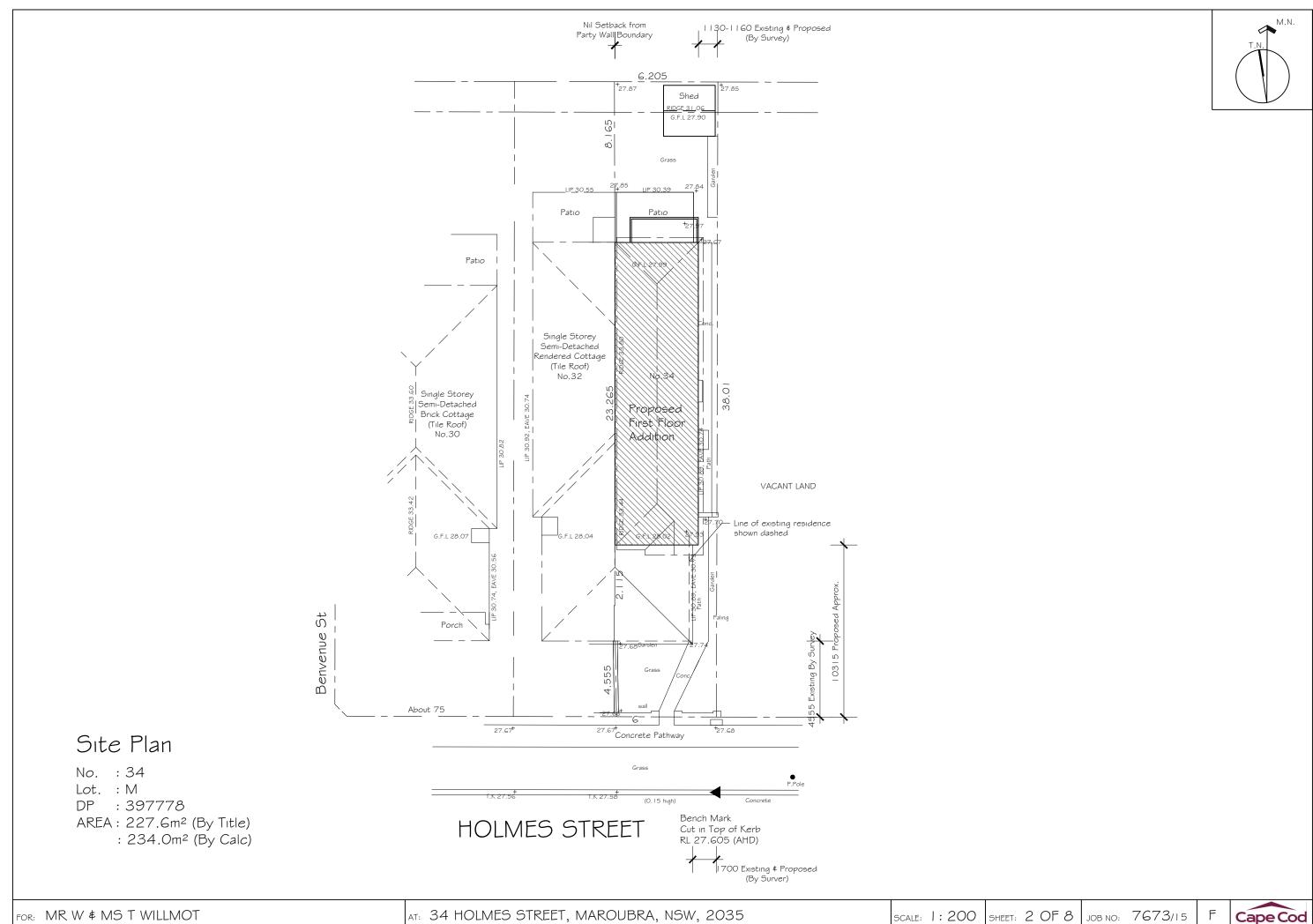


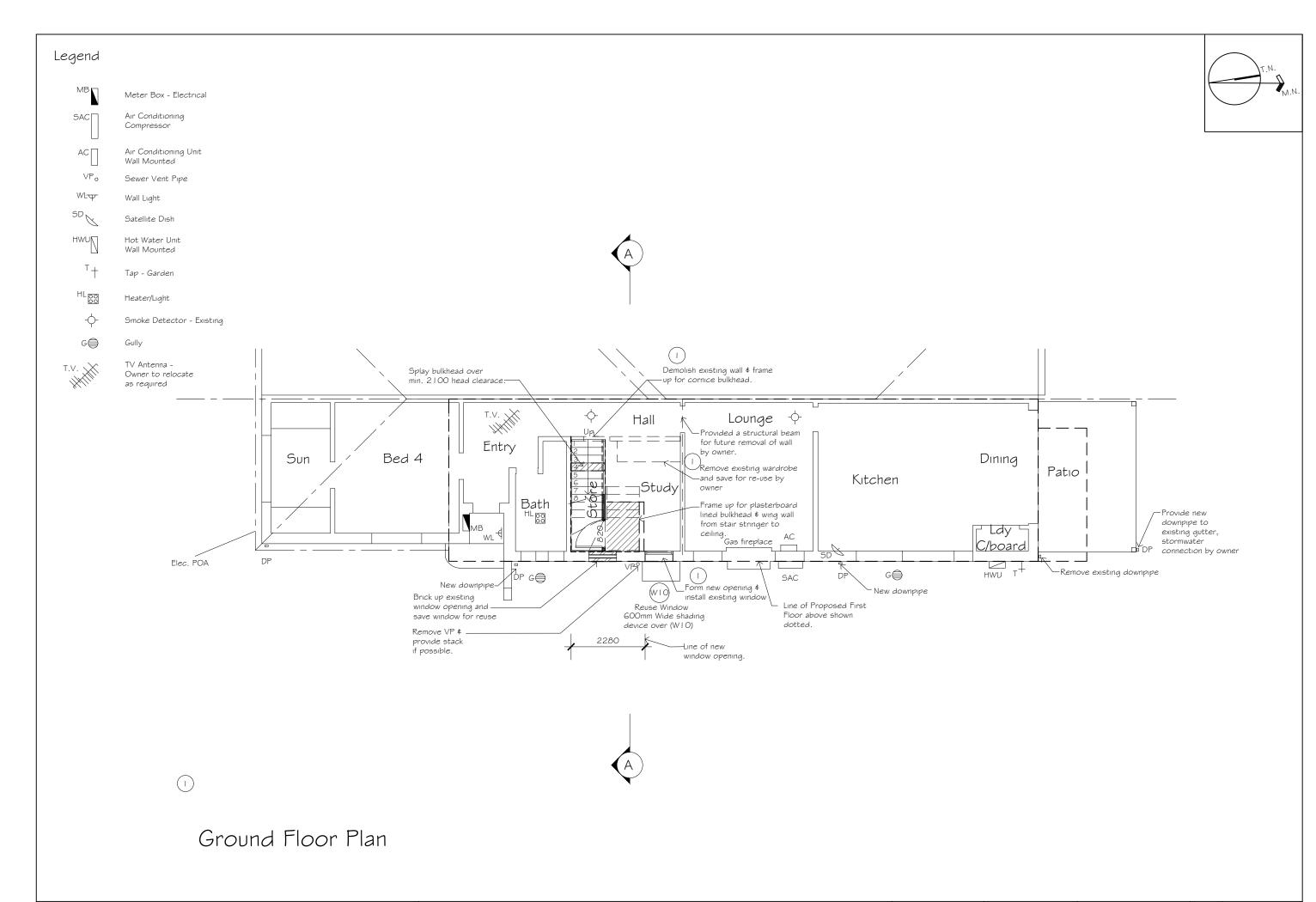
A.B.N. 54 000 605 407

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

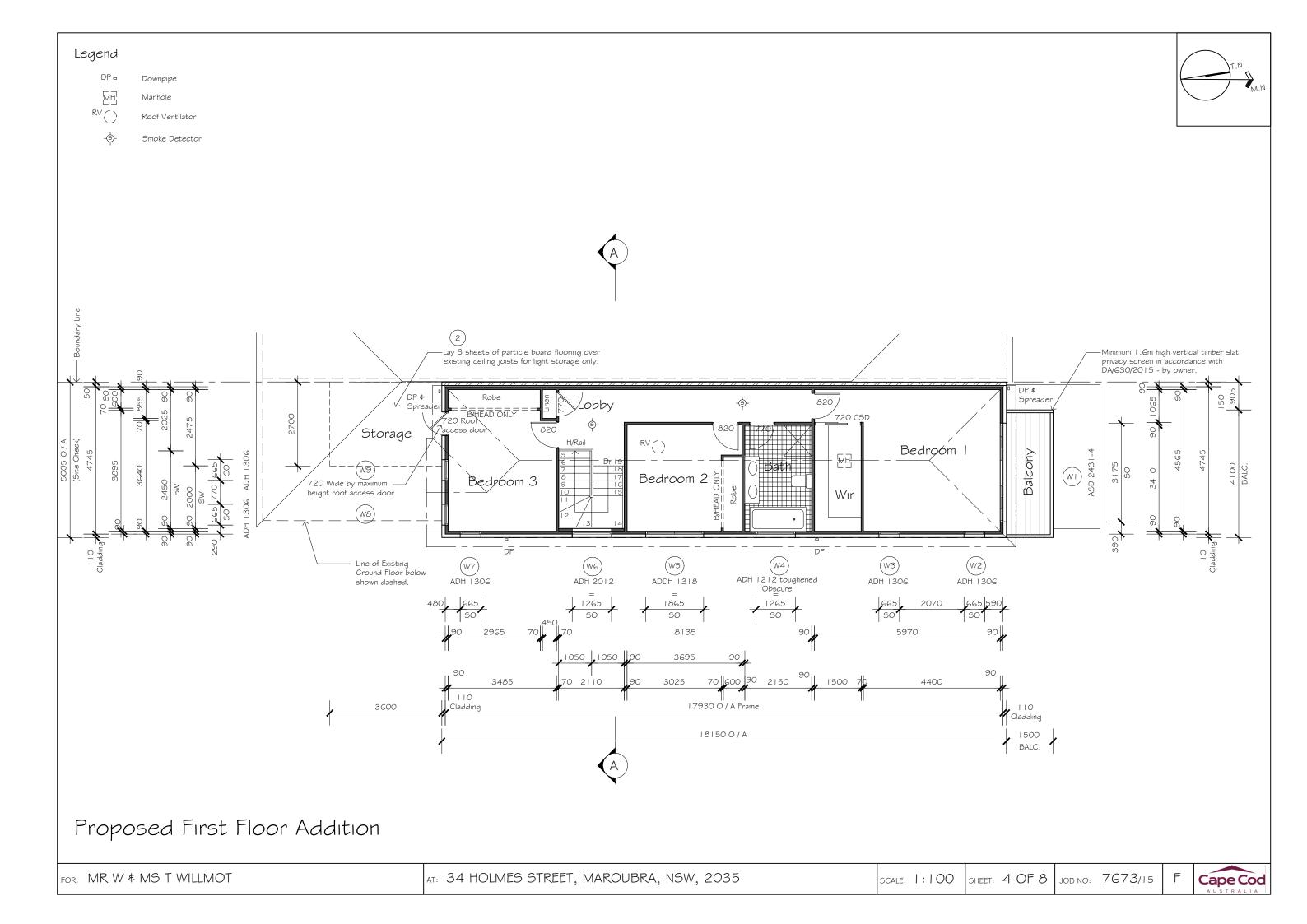
SHEET: 1 OF 8

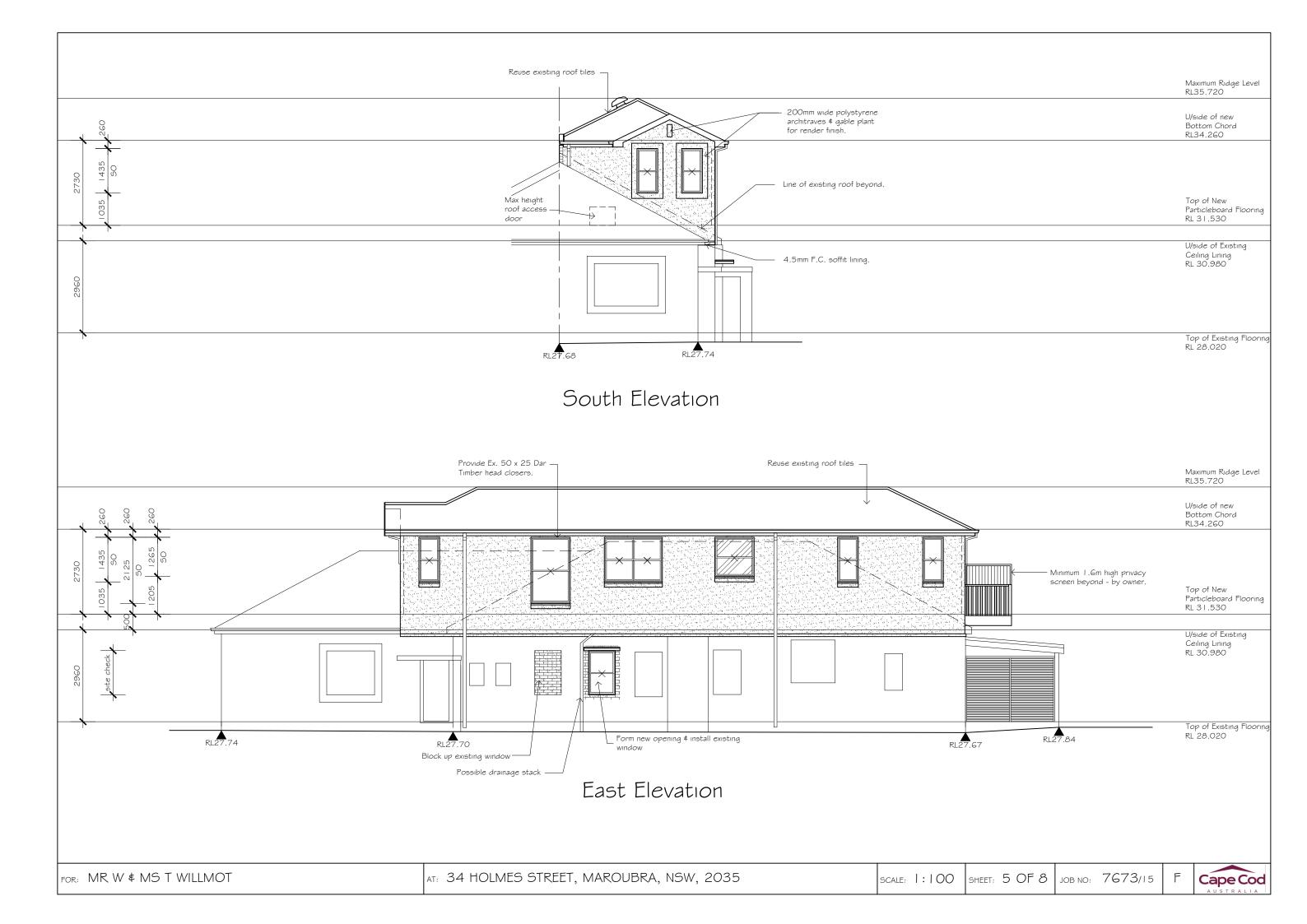
JOB NO: 7673/15

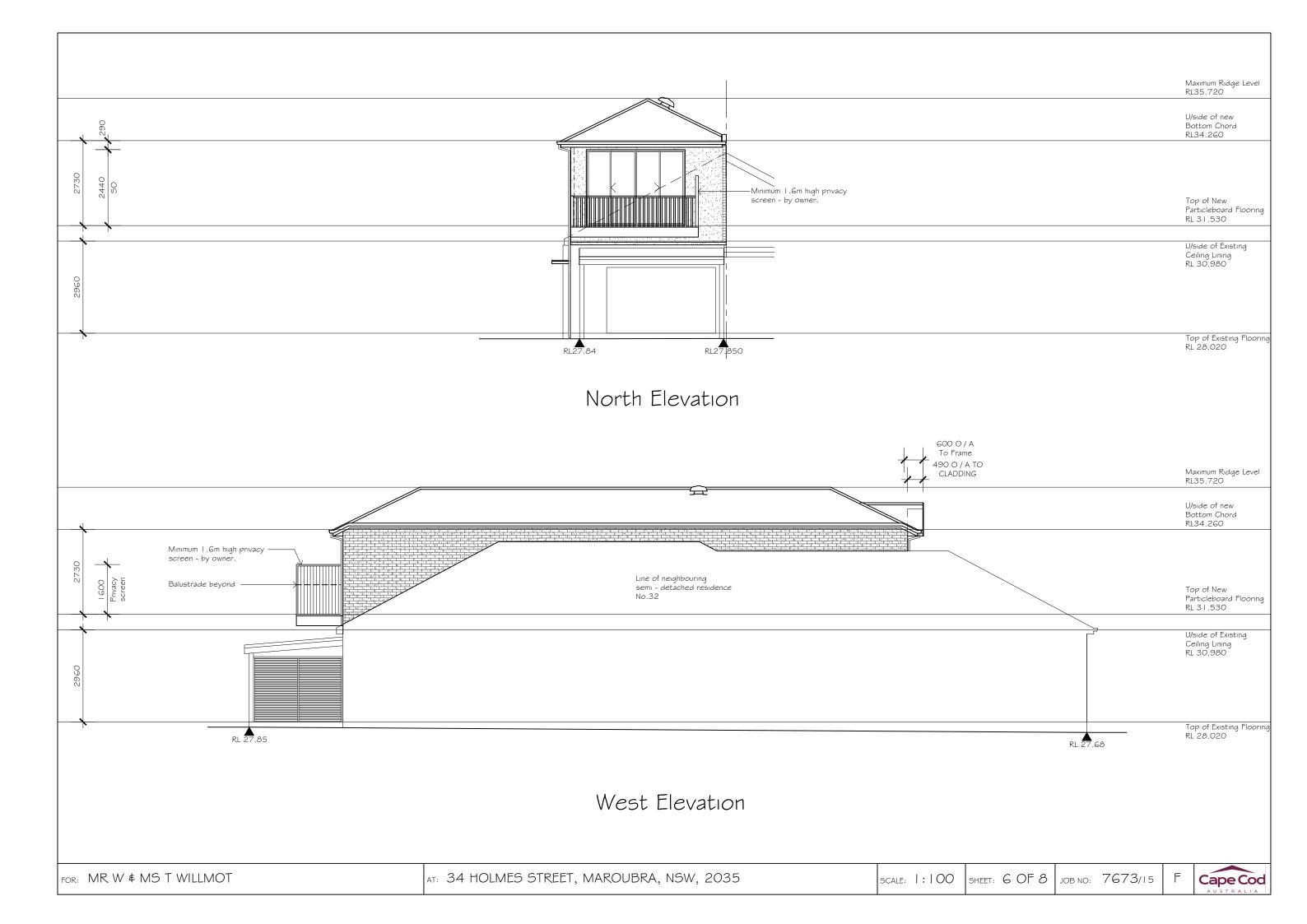


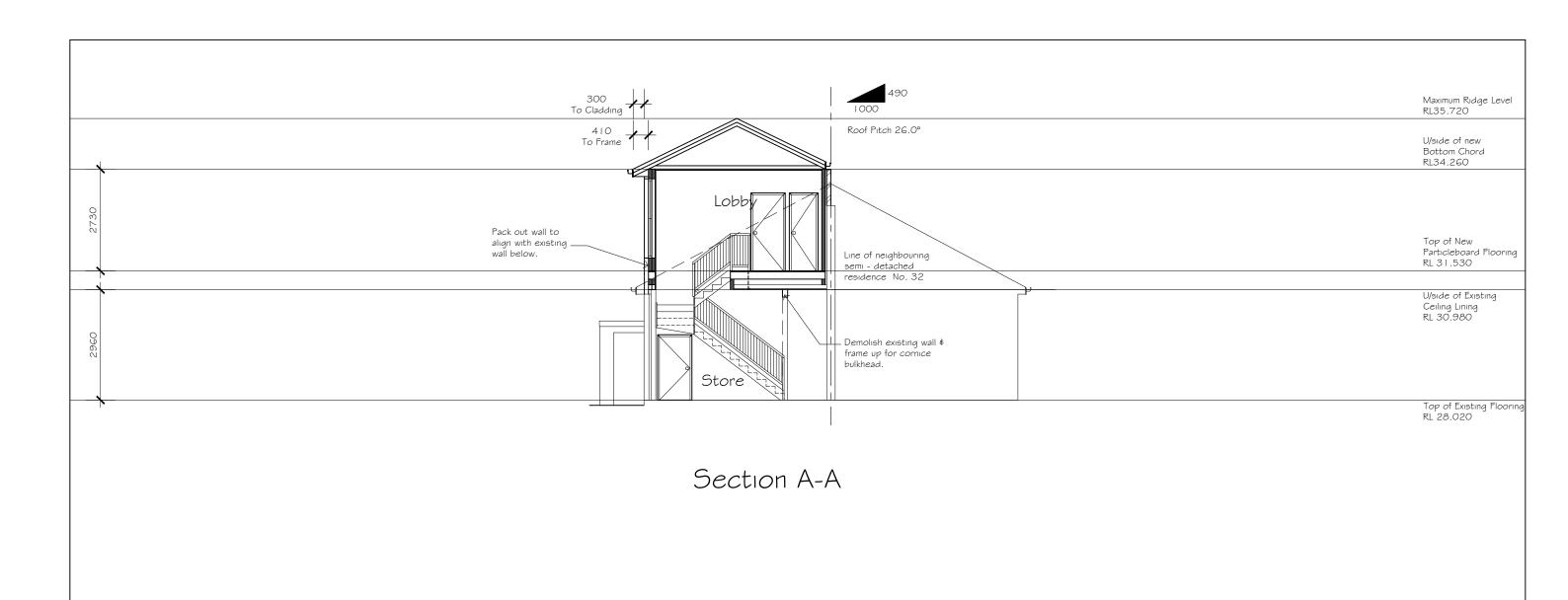












FOR: MR W & MS T WILLMOT

| WINDOW SCHED | ULE (BASIX A2288 | 308) | | CLIENT. | | ALUMINIUM (STEGBAR) WINE | DOWS: | | | | | |
|---------------------|---|--------------------------------|--------------------------|--|---|--------------------------|--|----------------------|---------------|-------------------|--------|-----|
| STANDARD NOTES: | | , | | CLIENT: | | | OURS: ANODISED CLEAR, APO TONE BEIGE, SURFMIST, WHI | | | | | |
| WINDOWS AND DOORS | ARE DRAWN AS VIEWED FROM | OUTSIDE | | CLIENT: | | GREY. | TONL BLIGE, SURTIVITST, WITH | IL BIRCH, WOODLAND | | | | |
| ALL WINDOWS COME W | | | H THE | BUILDED | DATE: | CUSTOM COLOURS AVAILAE | BLE: DEEP OCEAN, HAMERSLE | Y BROWN, NOTRE DAME, | | | | |
| NCC 3.9.2.5 | TILD K HAVE RESTRICTED OF EI | NINGS TO COMILE WITH | II IIIL | DUILDLK: | DATE: | POTTERY. | | | TERRAIN: 3 W | /IND LOAD: W 28 N | | |
| FIF | | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | | |
| | (WI) ASD 2431-4 | PEARL WHITE | SINGLE PY | | | | | | | | | |
| | N ELEVATION / BEDROOM I | INSECT SCREEN | LOW-E, (U- 5.7, SHGC | | | | | | | | | |
| | ALUMINIUM | ALUMINIUM | | | | | | | | | | |
| | SLIDING DOOR FIXED / OPEN / OPEN / FIXED | FIBREGLASS MESH PEARL WHITE | REVEAL I 40mm | | 4 | | | | | | | |
| | TIXLD / OF LN / OF LN / TIXLD | | | | CPECIAL NOTES | | | | | | | |
| | (W2) ADH 1306 | COLOUR PEARL WHITE | GLAZING SINGLE PYR | ROLYTIC | SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm | - | | | | | | |
| | E ELEVATION / BEDROOM 1 | _ | LOW-E, (U- | VALUE: | TO COMPLY WITH NCC. | | | | | | | |
| | ALUMINIUM | INSECT SCREEN | 5.7, SHGC | .:0.47) | | | | | | | | |
| R | DOUBLE HUNG | ALUMINIUM FIBREGLASS MESH | REVEAL | | | | | - | | 1 | | |
| | OPEN | PEARL WHITE | I 40mm | | | | | | | | | |
| | (W3) ADH 1306 | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | | |
| | | PEARL WHITE | SINGLE PYF LOW-E, (U- | | RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC. | | | _ | | | | |
| | E ELEVATION / BEDROOM I | INSECT SCREEN | 5.7, SHGC | | | | | | | | | |
| R | ALUMINIUM | ALUMINIUM FIBREGLASS MESH | DEV/EAT | | 4 | | | _ | | | | |
| | DOUBLE HUNG OPEN | PEARL WHITE | REVEAL I 40mm | | | | | - | | - | | |
| | | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | | |
| | (W4) ADH 1212 | PEARL WHITE | SINGLE PYR | | TOUGHENED GLASS. | | | | | | | |
| | E ELEVATION / BATHROOM | INSECT SCREEN | LOW-E, (U- 5.7, SHGC | | TRANSLUCENT FILM BY BUILDER. | | | | | | | |
| | ALUMINIUM | ALUMINIUM | 13.7, 51100 | | | | | | | | | |
| | DOUBLE HUNG | FIBREGLASS MESH PEARL WHITE | REVEAL | | | | | | | | | |
| | OPEN | | I 40mm | | | | | | | | | |
| | (W5) ADDH 1318 | COLOUR PEARL WHITE | GLAZING | 2017 | SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm | - | | | | | | |
| | E ELEVATION / BEDDOOM O | - LAKE WITTE | SINGLE PYF LOW-E, (U- | | TO COMPLY WITH NCC. | | | _ | | | | |
| \times | E ELEVATION / BEDROOM 2 ALUMINIUM | INSECT SCREEN | 5.7, SHGC | :0.47) | | | | | | | | |
| R R | DOUBLE HUNG | ALUMINIUM FIBREGLASS MESH | REVEAL | | - | | | - | | | | |
| | OPEN / OPEN | PEARL WHITE | I 40mm | | 7 | | | | | | | |
| | (11/4) | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | | |
| | (W6) ADH 2012 | PEARL WHITE | SINGLE PY | | | | | | | | | |
| | E ELEVATION / LOBBY | INSECT SCREEN | LOW-E, (U- 5.7, SHGC | | | | | | | | | |
| | ALUMINIUM | ALUMINIUM | | | | | | | | | | |
| | DOUBLE HUNG OPEN | FIBREGLASS MESH PEARL WHITE | REVEAL I 40mm | | _ | | | | | 4 | | |
| | OT EN | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | | |
| (W7) ADH 1306 | (W7) ADH 1306 | PEARL WHITE | SINGLE PY | ROLYTIC | RESTRICT BOTTOM SASH OPENING TO 125mm | - | | | | | | |
| | E ELEVATION / BEDROOM 3 | INSECT SCREEN | LOW-E, (U- 5.7, SHGC | VALUE: | TO COMPLY WITH NCC. | | | | | | | |
| | ALUMINIUM | ALUMINIUM | 1, 51160 | | | | | | | | | |
| DOUBLE HUNG OPEN | FIBREGLASS MESH PEARL WHITE | REVEAL | | | | | | | | | | |
| | | I 40mm | | | | | | | | | | |
| (W8) ADH 1306 | COLOUR PEARL WHITE | GLAZING | -4.5 | SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm | 4 | | | | | | | |
| | C SUSTINIA LIBERDOOM O | - LAKE WITTE | SINGLE CLE (U-VALUE: | | TO COMPLY WITH NCC. | | | - | | | | |
| \rightarrow | S ELEVATION / BEDROOM 3 ALUMINIUM | INSECT SCREEN | SHGC: 0.7 | | | | | | | | | |
| R | | ALUMINIUM FIBREGLASS MESH | REVEAL | | | | | - | | - | | |
| DOUBLE HUNG OPEN | | PEARL WHITE | | | | | | | | 1 | | |
| ew | (W9) ADI 1300 | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | | |
| | (W9) ADH 1306 | PEARL WHITE | SINGLE CLE (U-VALUE: | | RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC. | | | | | | | |
| | S ELEVATION / BEDROOM 3 | INSECT SCREEN | SHGC: 0.7 | | | | | | | | | |
| <u>^</u> ` | ALUMINIUM | ALUMINIUM | DEVEN | | \dashv | | | | | | | |
| | DOUBLE HUNG OPEN | FIBREGLASS MESH PEARL WHITE | REVEAL I 40mm | | \dashv | | | | | | | |
| | | 1 | 1 | | | | | | | | | |
| OR: MRW & MS | T WILLMOT | | | AT: 3 | 34 HOLMES STREET, MAROUBRA, | NSW, 2035 | | SCALE: 1: NTS SH | EET: 8 OF 8 J | OB NO: 7673/15 | F Cape | Cor |