BASIX	COMMITMENTS
CERTIFICATE NO. A233504	
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: BRICK VENEER	R1.16(or R1.70 INCLUDING CONSTRUTION
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 I.74 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)
GLAZI	NG REQUIREMENTS
WINDOWS	
WI, W2, W3, W4, W5, W6, W7, W8, W9, \$ W10,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
SHAD	ING DEVICES
WINDOWS	
W6, W7, \$ W8,	NONE
WI, W2, W3, W4, W5, W9, \$ WIO,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM
	1

FINAL CONSTRUCTION.

EXTERNAL PAINT SCHEDULE							
ITEM	BRAND eg. WATTYL	CODE	COLOUR				
Wall Cladding	Haymes		China Doll				
Soffit Lining	Haymes		China Doll				
Privacy Screen			Paperbark				

SPECI	FICATION SUMMARY	SPECIAL NOTES						
	JCTURAL TIMBER - All to ASA 1684.2	PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9 ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMP						
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @ FLOOR: I 90x45mm MIN	.600 CTS TO MANUFACTURERS .600 CTS DETAILS @ .600 CTS	with the Building Code of Australia (NCC). • AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. • FIT ONE (I) 3-IN- I FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). • PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WI ASW3700 AS SITE IS WITHIN IKM OF OCEAN.						
FINISHES								
BRICKWORK	COMMON BRICKWORK TO PARTY WALL							
FLOORING	I 9MM STRUCTURAL PARTICLEBOARD							
CLADDING	75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH							
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM							
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES \$ STACKER DOORS	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS							
ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	WORKS BY OWNER • REMOVAL # INSTALLATION OF T.V ANTENNA IF REQUIRED # CONNECTION TO NEW AND EXISTING TV POINTS.						
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL						
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES AT PARTY WALL ONLY R2.4 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES	PHONE AND/OR DATA CABLING. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NE						
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 100x25							
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "CAMBRIDGE" SMOOTH SKIN							
STAIRCASE MAPLE TREADS \$	TYPE: CLOSED TIMBER							
RISERS	WIDTH: 900mm							
	RISE: 18 @ 184mm							
	2000 242 (222 77547)							

PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD	PROP		
	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	FOR		
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.				

GOING: 240mm (260mm TREAD)

MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: IRONSTONE BARGE COLOUR: IRONSTONE

BARGE SOAKER COLOUR: IRONSTONE

MATERIAL: PREFINISHED ZINCALUME

GUTTER COLOUR: IRONSTONE DOWNPIPE COLOUR: PAPERBARK

CONNECT TO EXISTING

FASCIA # BARGE BOARDS

HOT WATER UNIT

GUTTERS \$ DOWNPIPES TYPE: QUAD

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NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

OPOSED ADDITIONS & ALTERATIONS

BASIX, SURVEY DETAILS ADDED \$ TO COUNCIL

FOR MR. C. SMITH & MS. C. PAOLONI.

AT 109 HAIG STREET, MAROUBRA. NSW. 2035.

COUNCIL: RANDWICK

FINAL CONSTRUCTION

POV 16862 \$ 16827

DESIGN CONSULTANT: PETER BROWN

TO CONTRACTS

POV 17457

TO CLIENT

TECHNICAL

ISSUE

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С

В

Α

No.



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.

N.E.

6.C./N.L

S.C.

J.I.

DRAWN

10-03-16

25-01-16

18-12-15

28-10-15

24-08-15

26-06-15

05-06-15

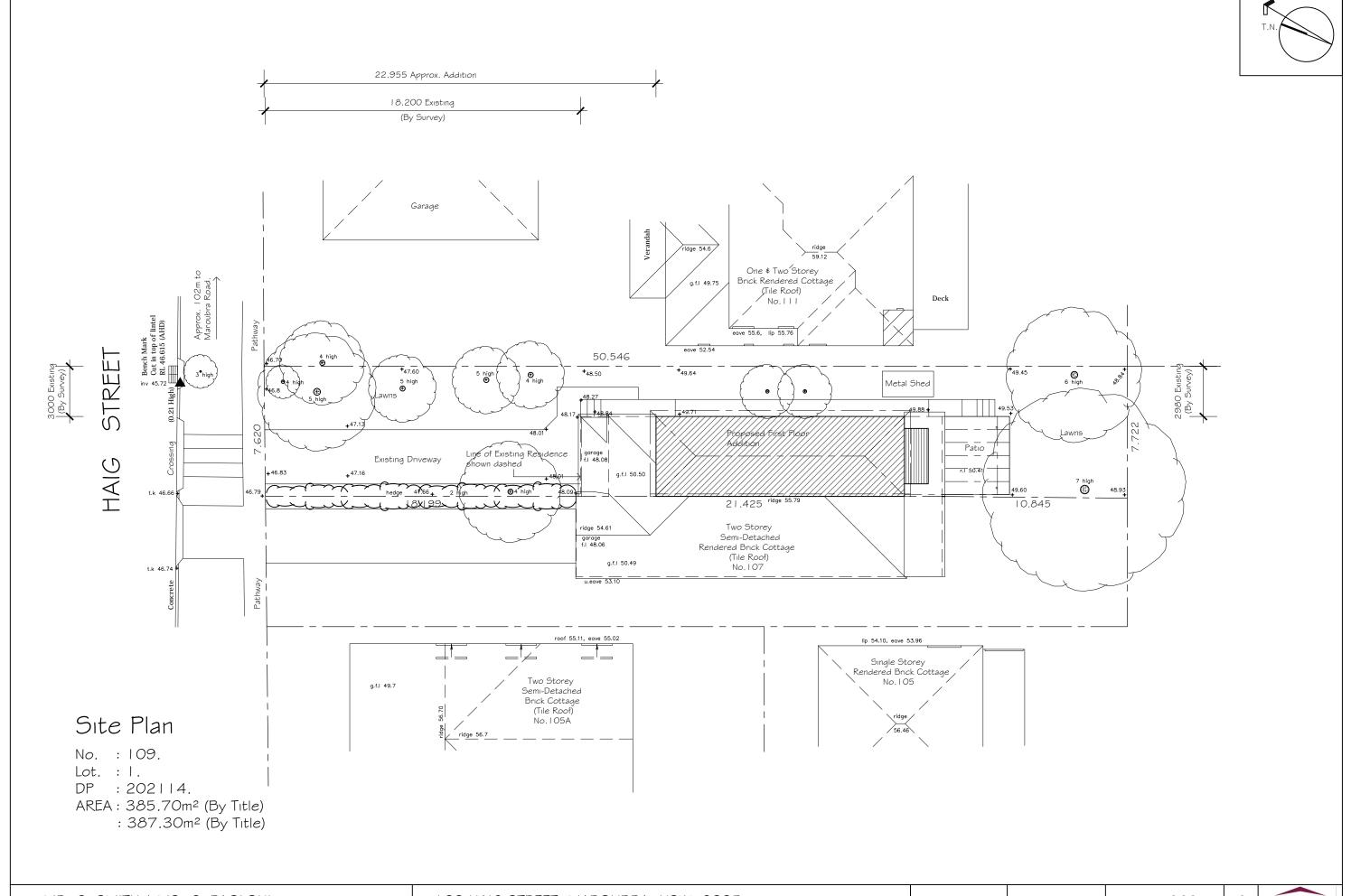
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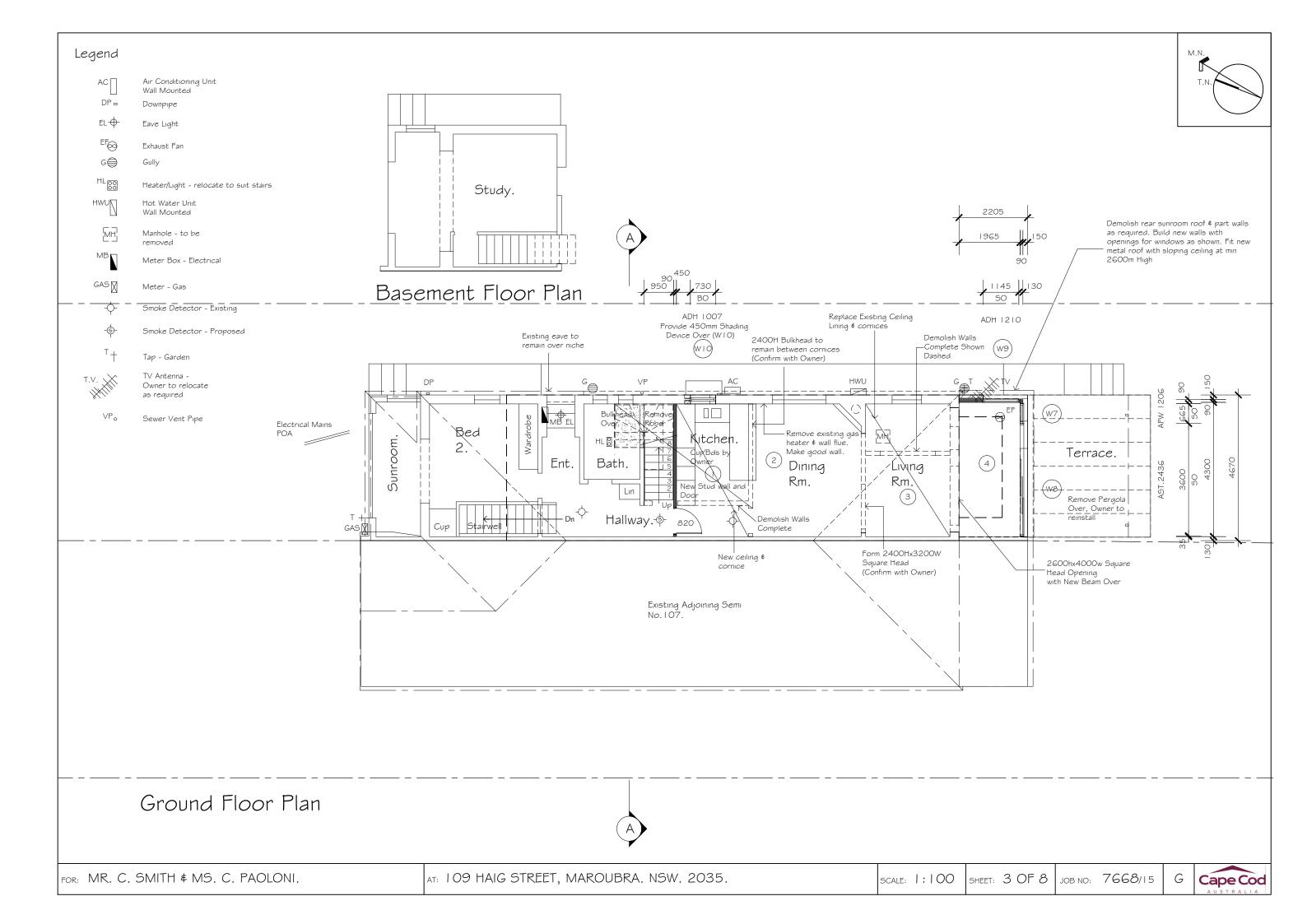
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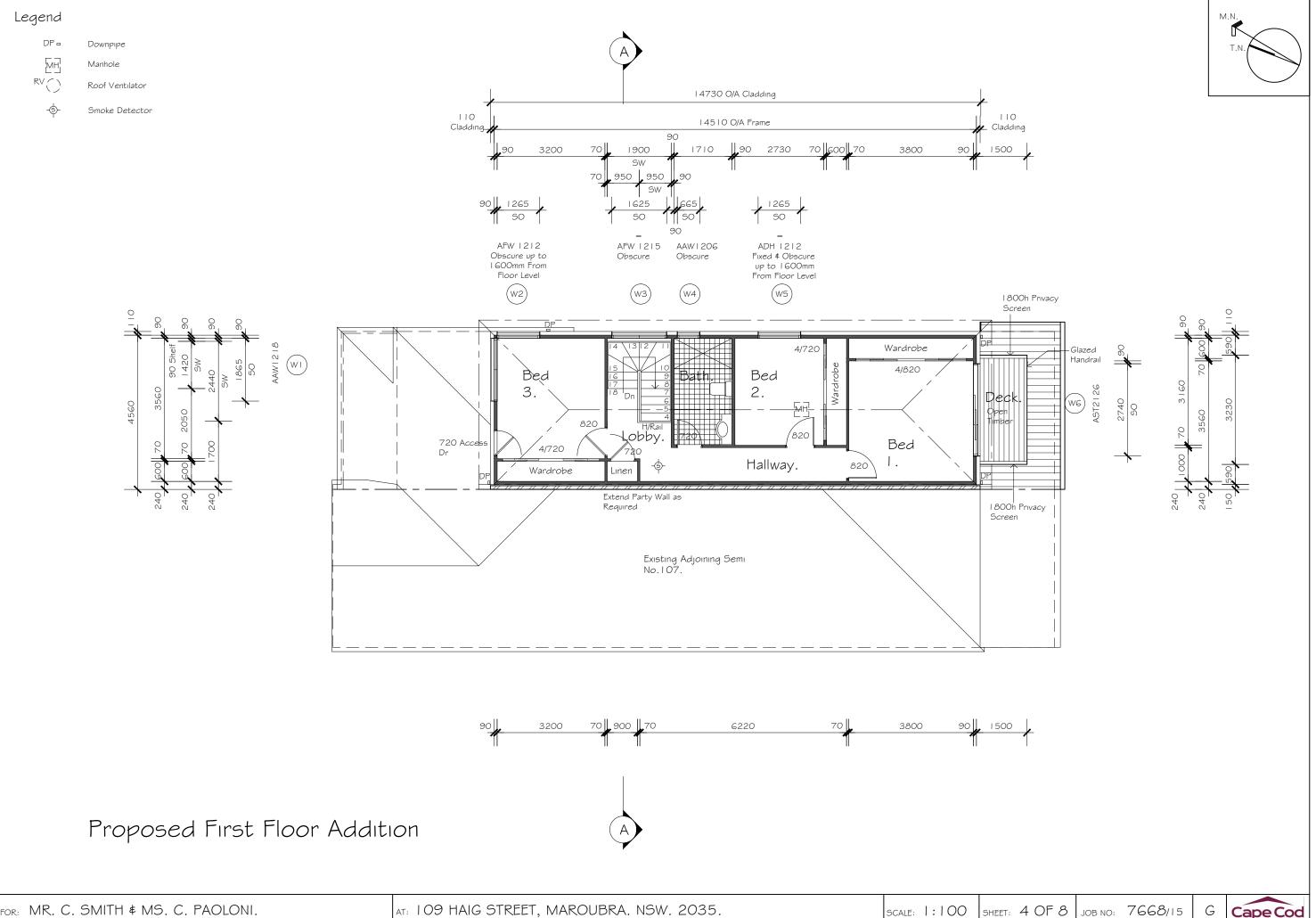
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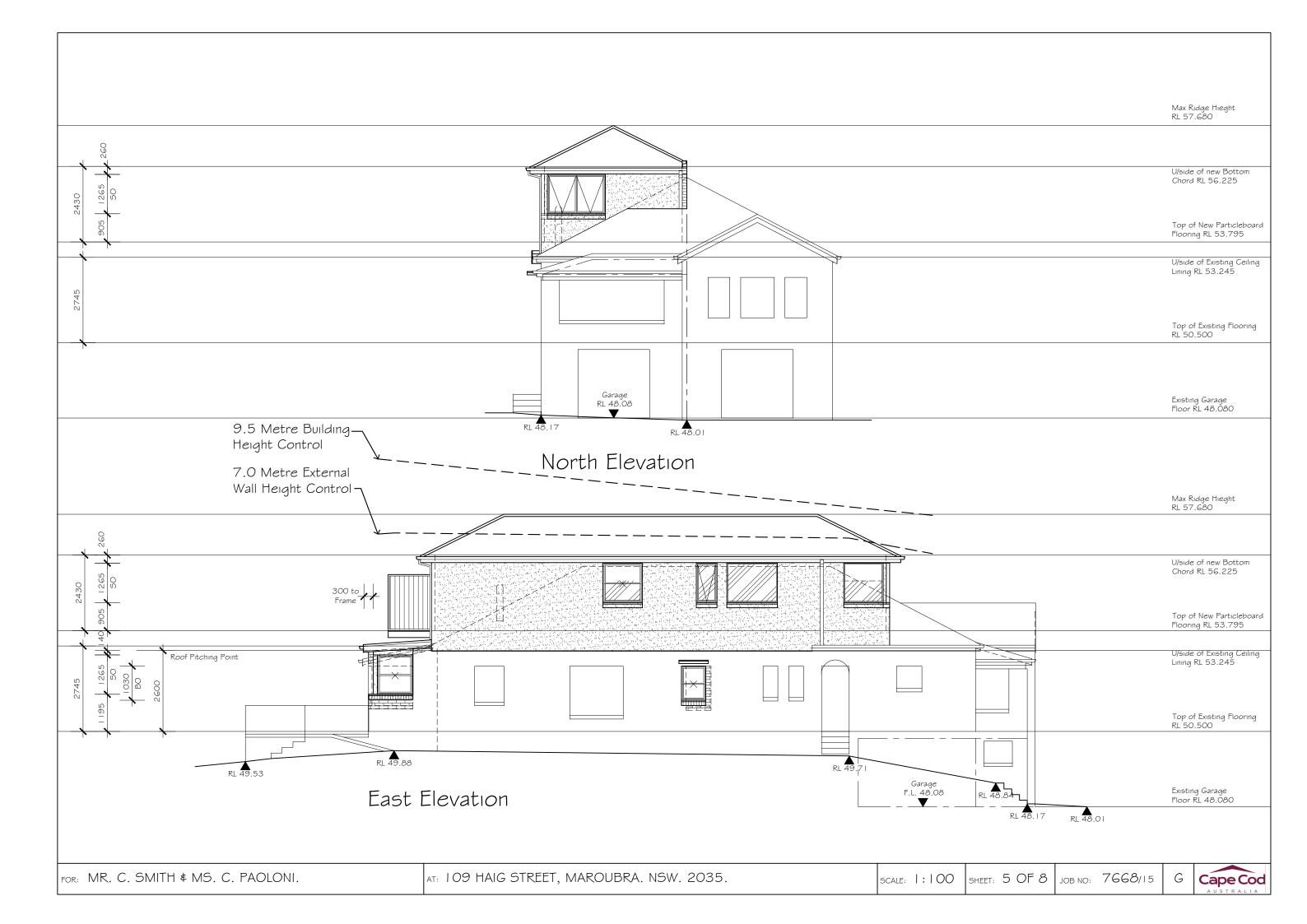
1 OF 8 JOB NO: 7668/15

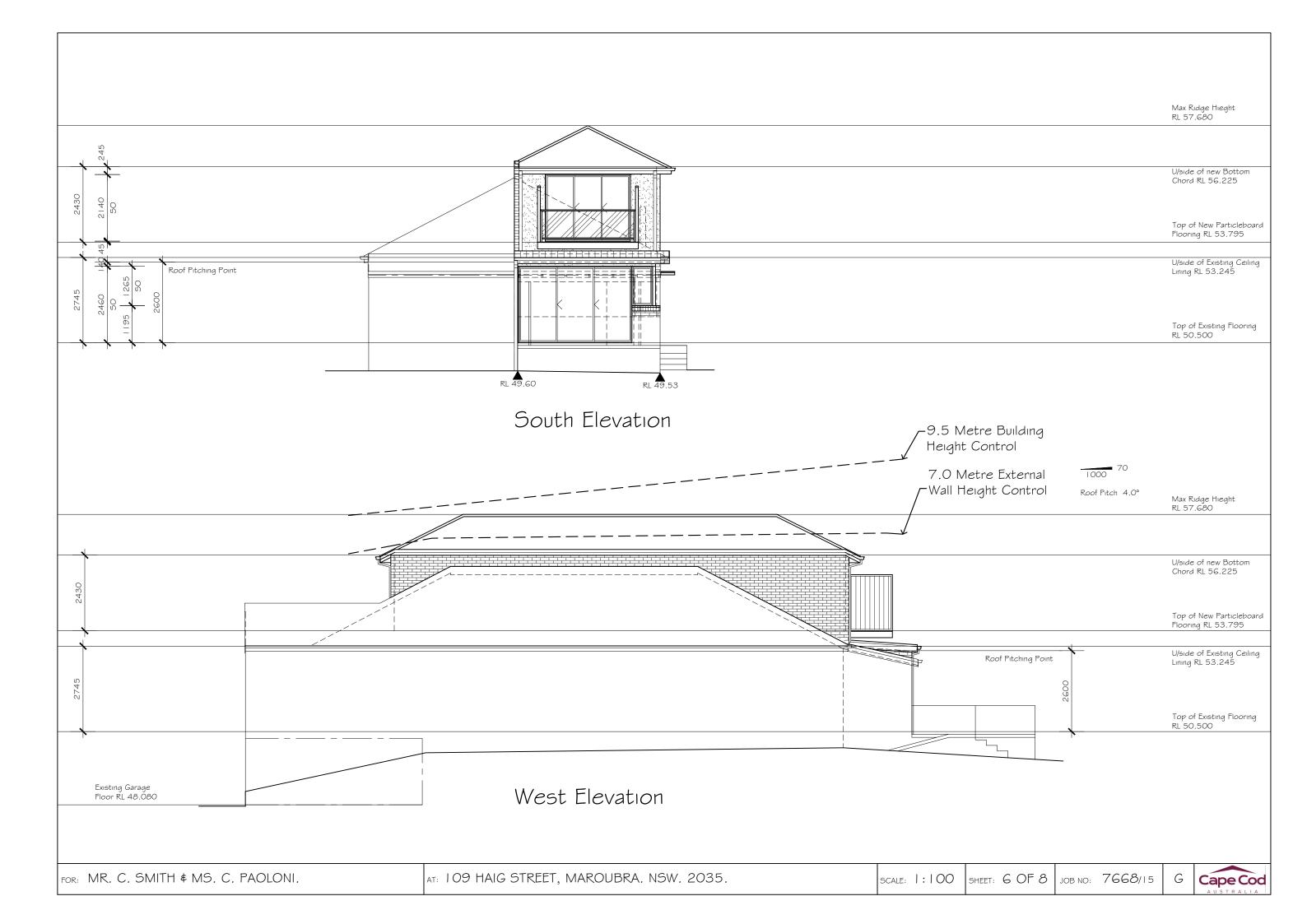


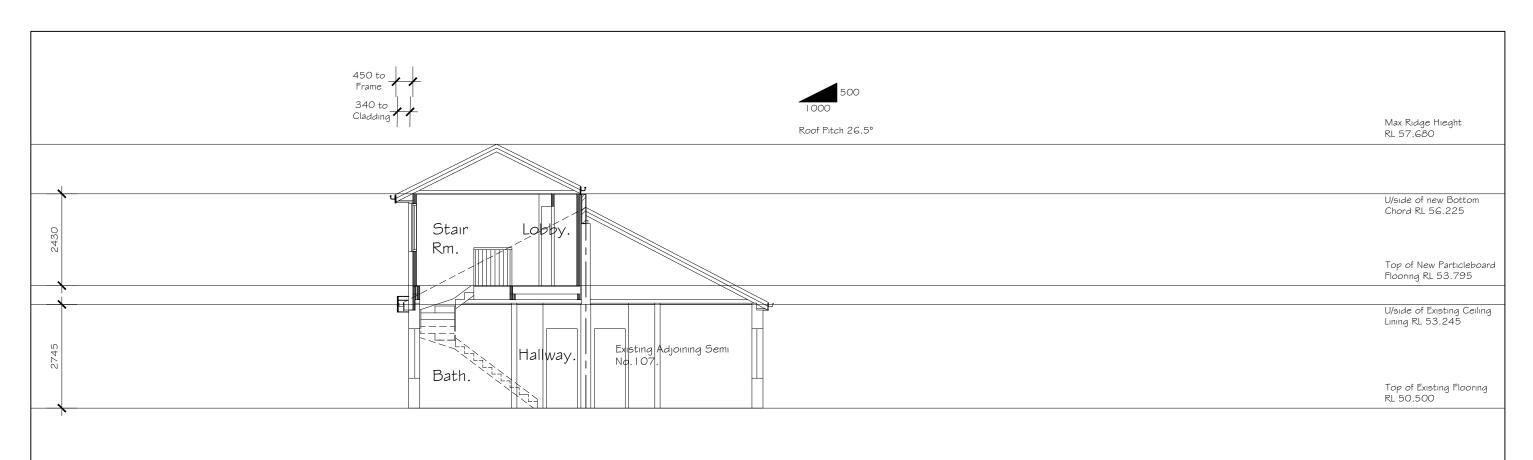












Section AA.

WINDOW SCHED	ULE (BASIX A2335	504)		CLIENT:		ALUMINIUM (STEGBAR)	WINDOWS:					
STANDARD NOTES:							COLOURS: ANODISED CLEAR, A					
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		GREY.	or, otone beloe, obly lyllot, wi	IIIE BIRGH, WOODE ND				
 ALL WINDOWS COME W WINDOW OPENINGS NO 	(ITH "KEYED ALIKE" LOCKS OTED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	H THE	BUILDER:	DATE:	CUSTOM COLOURS AV	AILABLE: DEEP OCEAN, HAMERSI	EY BROWN, NOTRE DAME,				
NCC 3.9.2.5				DOLDEN.		POTTERY.	POTTERY.			IND LOAD: W 28 N		
(WI) A	(WI) AAW 1218	COLOUR	GLAZING		SPECIAL NOTES		(WIO) ADH 1007		GLAZING	SPECIAL NOTES		
		PEARL WHITE	SINGLE PYROLOW-E, (U-V		10.38 GLAZING RESTRICT OPENING TO 125mm TO COMPLY				SINGLE PYROLYTIC LOW-E, (U-VALUE:			
	N ELEVATION / BEDROOM 3	INSECT SCREEN	5.7, SHGC:		WITH NCC.		E ELEVATION / KITCHEN		5.7, SHGC:0.47)			
R\/ R\/	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM SIRPEGLA ACC MECH				
	AWNING OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL 140mm		_		DOUBLE HUNG OPEN		REVEAL I 70mm			
		COLOUR	GLAZING		SPECIAL NOTES		OT EN		7 7 6 11 11 1			
N	W2) AFW 1212	PEARL WHITE	SINGLE PYRO	OLYTIC	10.38 GLAZING							
	N ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:		TRANSLUCENT FILM BY OWNER UP TO 1600mm FROM FLOOR LEVEL							
	ALUMINIUM	INSLCT SCRLLN	3.7, 31100.	017)								
<u>V/_///</u>	FIXED		REVEAL					\neg				
	FIXED		I 40mm									
	(W3) AFW 1215	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES	_						
		- LAKE WHILE	SINGLE PYROLOW-E, (U-V		TRANSLUCENT FILM BY BUILDER.							
	E ELEVATION / STAIRWELL ALUMINIUM	INSECT SCREEN	5.7, SHGC:	0.47)								
F////		-	REVEAL		-					-		
	FIXED FIXED		I 40mm							_		
		COLOUR	GLAZING		SPECIAL NOTES							
	(W4) AAW 1206	PEARL WHITE	SINGLE PYRO		TRANSLUCENT FILM BY BUILDER.							
	E ELEVATION / BATHROOM	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:									
	ALUMINIUM	ALUMINIUM										
	AWNING OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL 140mm									
	OFLIN				SPECIAL NOTES							_
	(W5) ADH 1212	COLOUR PEARL WHITE	GLAZING SINGLE PYRO	OLYTIC	RESTRICT TOP SASH OPENING TO NO LESS THAN							
	E ELEVATION / BEDROOM 2	_	LOW-E, (U-V	/ALUE:	1700mm ABOVE FLOOR TO COMPLY WITH NCC.							
<u> </u>	ALUMINIUM	INSECT SCREEN ALUMINIUM	5.7, SHGC:	0.47)	FIXED BOTTOM SASH.							
7///_/	DOUBLE HUNG	FIBREGLASS MESH	REVEAL		TRANSLUCENT FILM BY OWNER UP TO 1 600mm FROM FLOOR LEVEL							
	FIXED / OPEN	PEARL WHITE	I 40mm		TROWTLOOK LEVEL							
F	(WG) AST 2126	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES I 0.38mm GLAZING	4						
		T LAKE WITTE	SINGLE PYROLOW-E, (U-V		I U.SOIIIII GLAZING							
	S ELEVATION / BEDROOM I	INSECT SCREEN	5.7, SHGC:	0.47)								
	STACKER	ALUMINIUM FIBREGLASS MESH	REVEAL					- 				
	FIXED / OPEN / OPEN	PEARL WHITE	I 40mm									
	(W7) AFW1206	COLOUR	GLAZING		SPECIAL NOTES							
	(W7) AFW1206	PEARL WHITE	SINGLE PYROLOW-E, (U-V									
'	S ELEVATION / LIVING RM	INSECT SCREEN	5.7, SHGC:									
	ALUMINIUM		DEL/EAL							_		
FIXED	FIXED		REVEAL 140mm		-			-		-		
		COLOUR	GLAZING		SPECIAL NOTES							
	(W8) AST 2436	PEARL WHITE	SINGLE PYR		0, 20% E.NO 120							
	S ELEVATION / LIVING RM	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:									
	ALUMINIUM	ALUMINIUM		,								
	STACKER	FIBREGLASS MESH PEARL WHITE	REVEAL							4		
	FIXED / OPEN / OPEN		1 40mm									
	(W9) ADH 1210	COLOUR PEARL WHITE	GLAZING SINGLE PYRO	OLYTIC	SPECIAL NOTES	_						
	E ELEVATION / LIVING RM	_	LOW-E, (U-V	/ALUE:								
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:	0.47)								
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		†							
	OPEN	PEARL WHITE	I 40mm									
-OR. MR C. SMIT	TH & MS. C. PAOLC]NI		ΔΤ. Ι (D9 HAIG STREET. MAROUBRA. N	SW 2035		SCALE I NITO	JEET, A OF A	OB NO: 7668/15	G Capoc	2
UN. IVIII. U. UIVIII	1 1 1 1 1VIO. O. 1 / N./I.V.	< 1 1 1 a		17/11/		\smile $^{\prime\prime}$		LRUALLY I NIL 1 IS	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	713 NIL 2* / C3C3C3(1)		4 100