BASIX (COMMITMENTS					
CERTIFICATE NO. A207044_0	2					
FIXTU	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: 50mm)	NIL					
FLAT CEILING, PITCHED ROOF	CEILING: R I .45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)					
GLAZII	NG REQUIREMENTS					
WINDOWS						
WI, W2, W3, W4, W5, W6, W7, W8, W9 \$ WIO	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)					
WII	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)					
SHAD	ING DEVICES					
WINDOWS						
WI, W3, W4, W5, W6, W7 ¢ W9	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM					
W2, W8 \$ W10	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM					
WII	NONE					

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Barge Soaker			White
Barge Board			White
Fascia Board			White
Soffit Lining			White
Rafter Tails			White
Balcony Post			White
Balcony Beam			White
Handrail Frame			White
Gable Cladding			Light Charcoal
Hood Brackets			White
Wall Cladding			Light Charcoal
Freize			White

SPECIAL NOTES SPECIFICATION SUMMARY PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-STRUCTURAL TIMBER - All to ASA 1684.2 ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA). WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES AS PER THE BCA - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. 90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH 70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS AS3700 AS SITE IS WITHIN I KM OF OCEAN. PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N DUCTWORK. REMOVE THE EXISTING DISCUSSED HOT WATER UNIT FROM ROOF SPACE. **FINISHES** CONNECT/INSTALL TWENTY (20) DOWNLIGHT FITTINGS \$ ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). BRICKWORK COMMON BRICKWORK FOR RENDER AND PAINT FINISH CEILING LINING TO BE 13mm SOUNDSTOP (EXCEPT WET AREAS). INTERNAL FACE OF EXTERNAL WALL FRAMES TO BE LINED WITH 13mm 19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD FLOORING SOUNDSTOP (EXCEPT WET AREAS). 50MM INSULCIAD OVER POLASTIC INSULATION CLADDING SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS PRIMELOCK WEATHERTEX TO GAMBREL & GABLE ENDS # BALCONY EDGE FRAME: WESTERN RED CEDAR WINDOWS - STEGBAR WORKS BY OWNER KEYED LOCKS (TERRAIN: 3) REMOVAL \$ INSTALLATION OF T.V ANTENNA \$/OR SATELLITE DISH AS REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS. FRAME: PREFINISHED ALUMINIUM INSECT SCREENS: CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR MESH: FIBREGLASS TO ALL NEW OPERABLE NFW T V AFRIAL WINDOW SASHES PHONE AND/OR DATA CABLING. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF A DUCTED ROOF COVERING PRE-FINISHED ZINCALUME ROOF SHEETING AIR CONDITIONING SYSTEM PROFILE: CORRUGATED ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF COLOUR: WOODLAND GREY THE EXISTING DUCTED AIR CONDITIONING SYSTEM. SUPPLY TWENTY (20) DOWNLIGHT FITTINGS \$ TWO (2) 4-IN-I ROOF SARKING R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION FAN/LIGHT/HEATER UNIT. RELOCATION OF PAY T.V CABLE POINT OF ATTACHMENT TO SUIT NEW R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES INSULATION WORKS. NEW FLOATING FLOOR TO EXISTING MEALS, KITCHEN & FAMILY. (FIBREGLASS) R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST SOUNDSCRÉEN) SUPPLY AND INSTALLATION OF INSECT SCREENS TO DOOR (W8 \$ W10). FLOOR EXTERNAL WALL FRAMES SUPPLY AND INSTALLATION OF NEW KITCHEN BENCH, CUPBOARDS, INTERNAL FIXINGS DAR: FINGER JOINTED PINE INCLUDING SINK, TAPS & OUTLETS, WHITE GOODS & SPASHBACK. CONNECTION OF NEW KITCHEN SINK & DISHWASHER TO "CAPPED OFF" SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 75x25 PLUMBING POINTS CONNECTION OF NEW COOK TOP AND WALL OVER TO "CAPPED OFF" GAS INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE CORINTHIAN POINTS. "STANFORD" TYPE: CLOSED TIMBER STAIRCASE MDF TREADS \$ PINE FINAL CONSTRUCTION S.C. 05-05-15 WIDTH: 870mm RISERS CONSTRUCTION CERTIFICATE 27-04-15 S.C. RISE: 21@181mm TO CONTRACTS S.C. 20-04-15 GOING: 240mm (260mm TREAD) 14-04-15 G TO B.O.Q S.C. REDESIGN FOR COUNCIL & AMENDED BASIX ADDED S.M. 09-03-15 FASCIA # MATERIAL: DAR TIMBER BARGE BOARDS REVISED FOR COUNCIL S.C. 26-02-1

D

	GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: LIGHT CHARCOAL	В	TO CLIENT		
		Α	TECHNICAL		
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE		
		DESI	GN CONSULTANT: COLIN TAYLOR		
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD	PRO	ROPOSED ADDITIONS \$ AL		
	PAINTING TO ALTERATION AND RENOVATION WORK	FOR	R MR. M. & MRS.		
	TO BE BY THE OWNER		2 IDVINE CTREE		

MATERIAL PREFINISHED ZINCALLIME

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.

DO NOT SCALE OFF DRAWINGS.

GUTTERS & DOWNPIPES TYPE: QUAD

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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ADDITIONS & ALTERATIONS

SURVEY, BASIX DETAILS ADDED \$ TO COUNCIL

M. & MRS. S. WEEDING.

3 IRVINE STREET, KINGSFORD. NSW. 2032.

COUNCIL: RANDWICK

POV 15852



A.B.N. 54 000 605 407

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

N.E.

CG

CS.

JGI. DRAWN 09-12-14

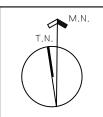
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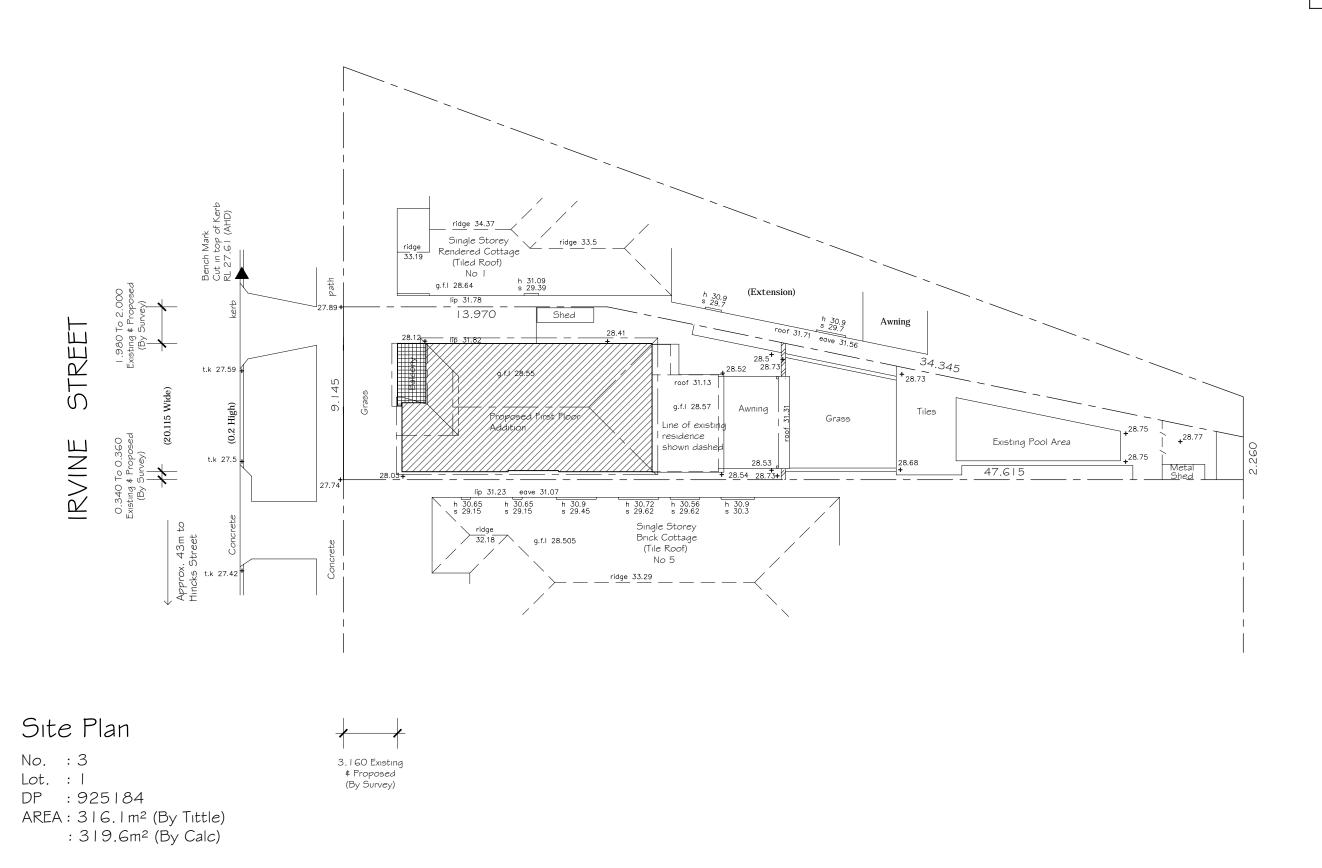
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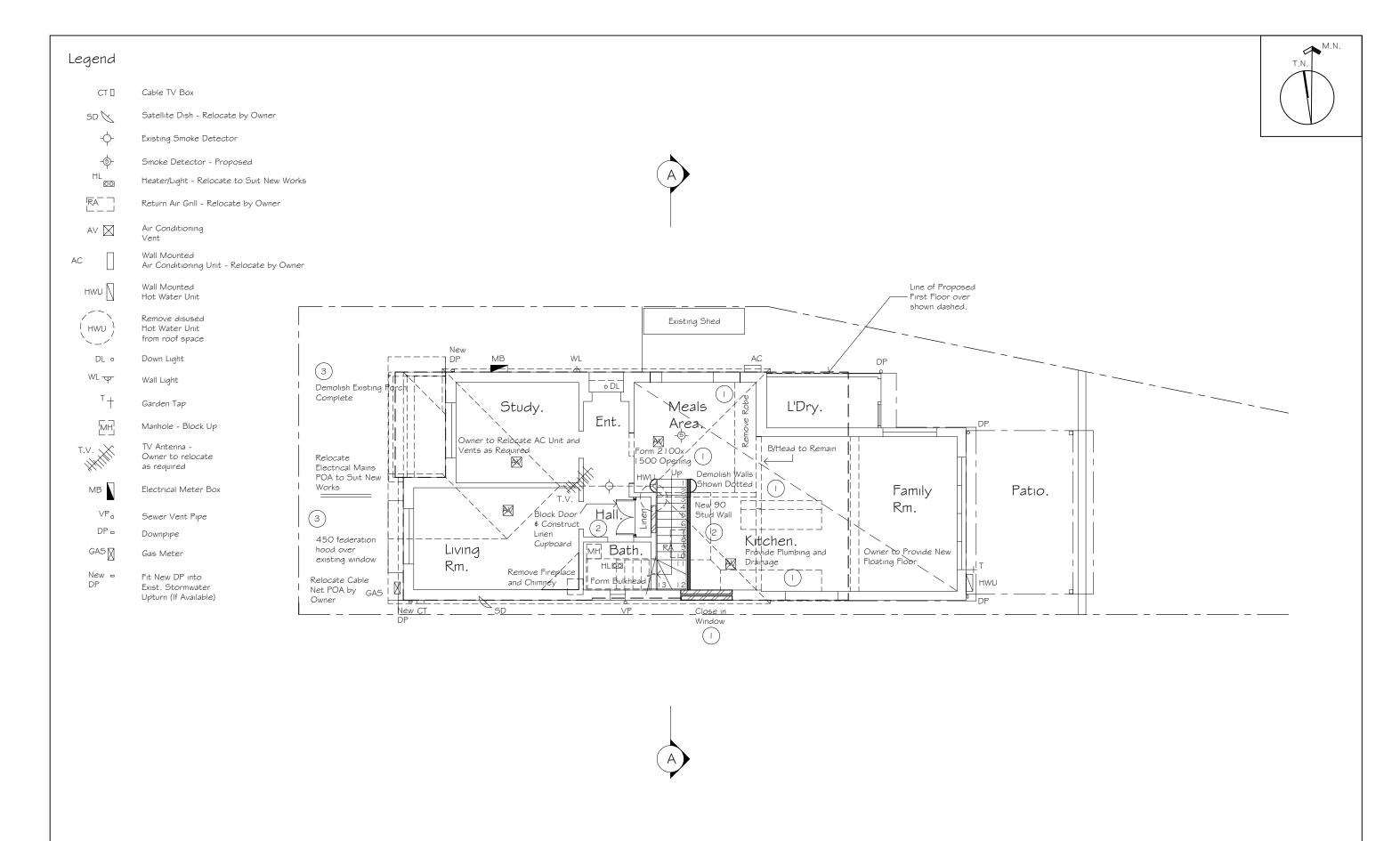
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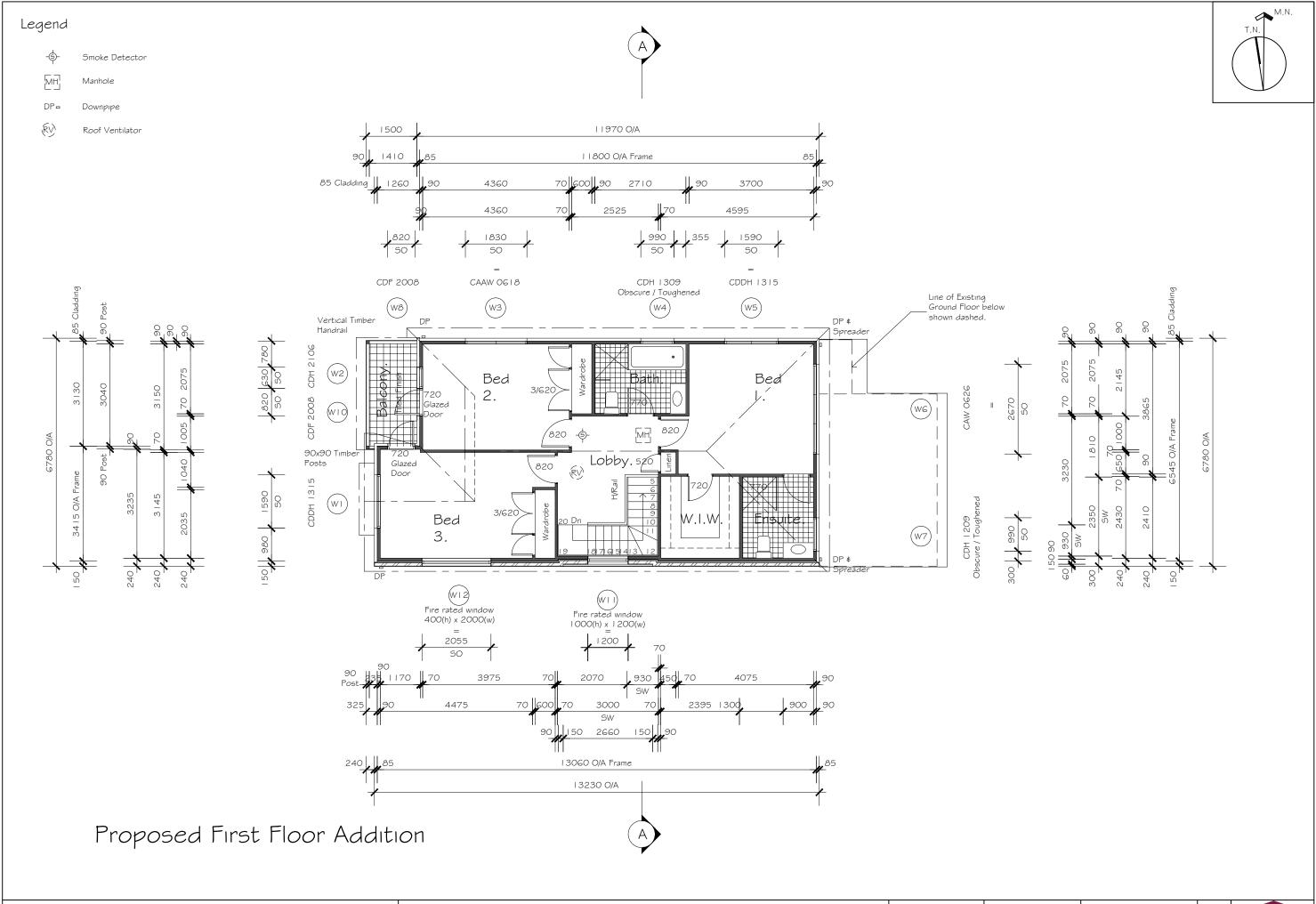
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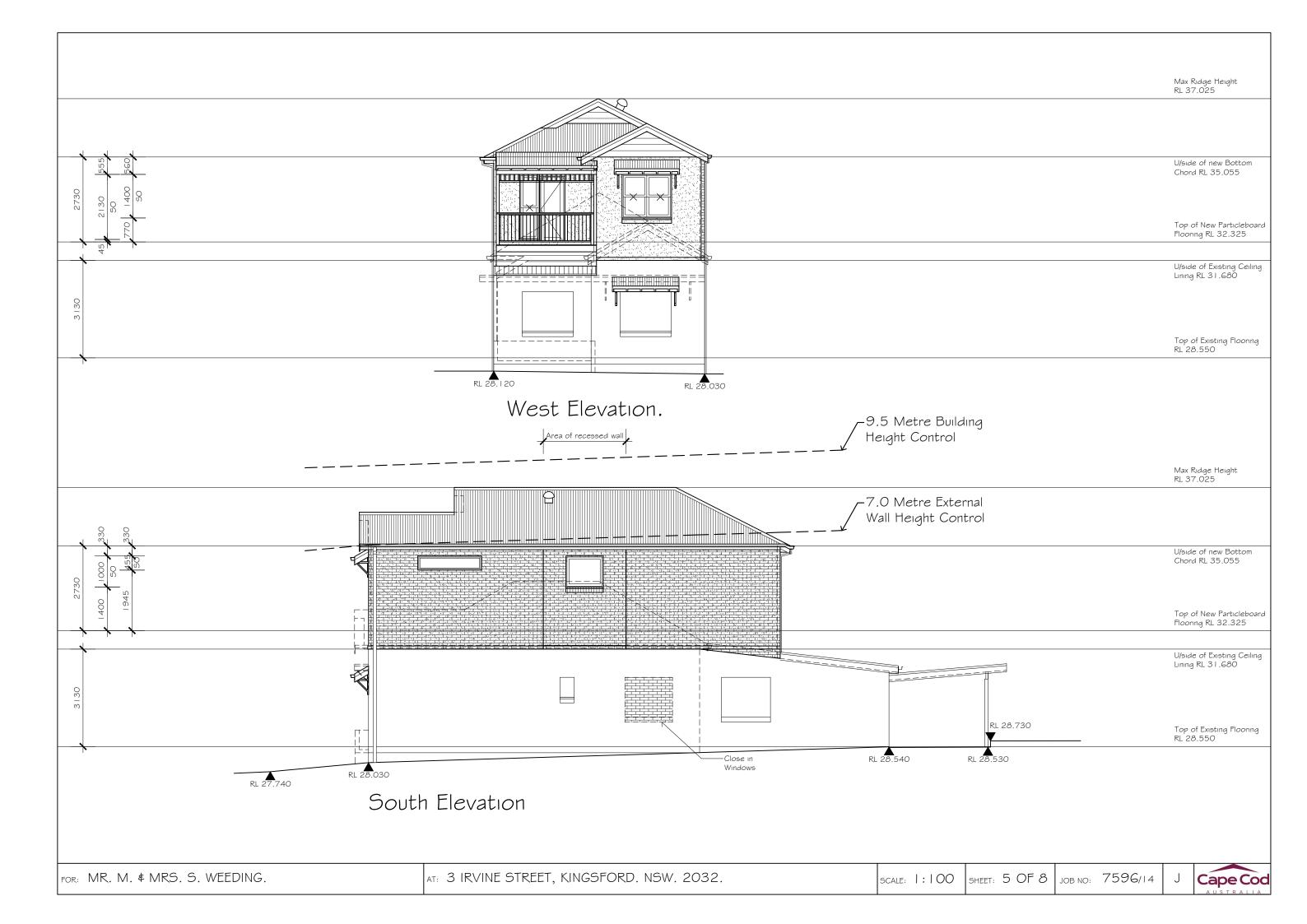


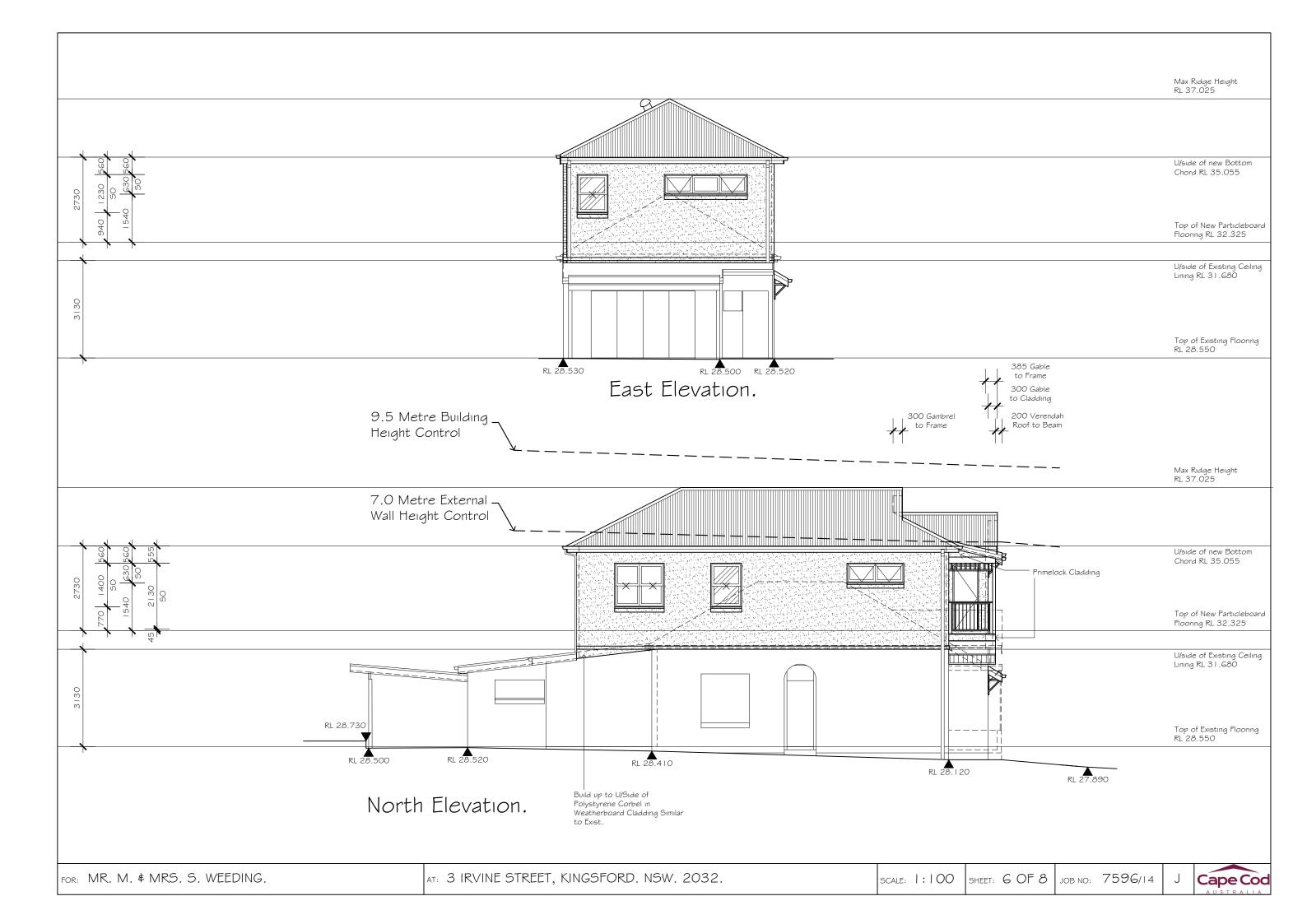


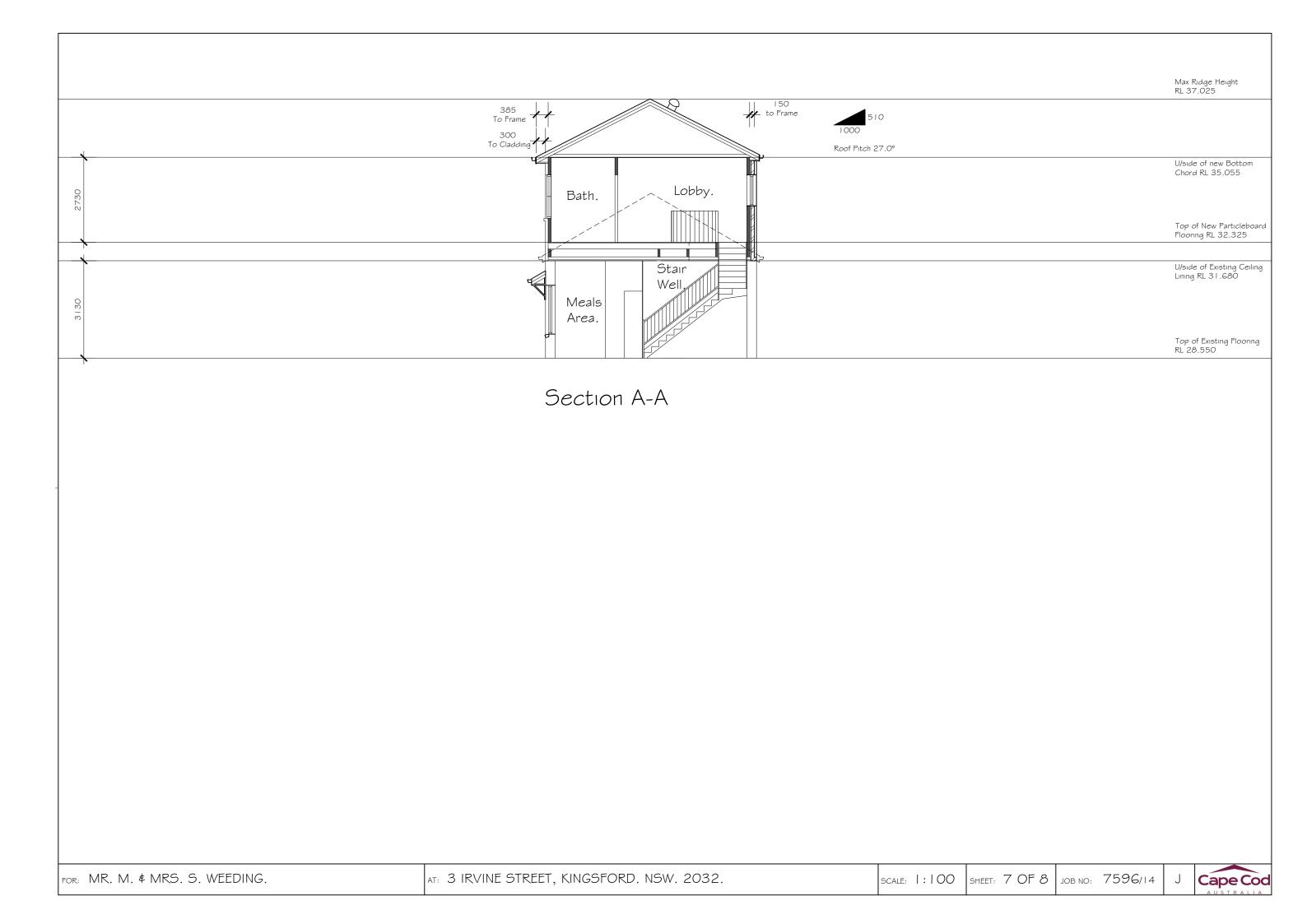


Ground Floor Plan









WINDOW SCH	EDULE (BASIX A	207044 0	2) CHENT					TIMBER WINDOWS:	
STANDARD NOTES:	·		CLIENT:						DOOR FRAMES AND DOORS ARE TO BE SUPPLIED DE AND OUT FOR A PAINT/STAINED FINISH.
	ARE DRAWN AS VIEWED FROM (OUTSIDE	CLIENT:						
ALL WINDOWS COME WI WINDOW OPENINGS NOT	TH "KEYED ALIKE" LOCKS FED "R" HAVE RESTRICTED OPEN	UNICS TO COMPLY WITH	THE BUILDED	DATE:				MAHOGANY BRONZI	ARE COLOURS: SATIN CHROME, CHROME. GOLD, E & WHITE.
B.C.A 3.9.2.5	ILD K HAVE RESTRICTED OF EN	IIINGS TO COMILE WITH	DUILDLE:	DAIL:				TERRAIN: 3	WIND LOAD: W 33 N
		COLOUR	GLAZING	SPECIAL NOTES		WI CONTRACTOR	COLOUR	GLAZING	
	(WI) CDDH 1315	WHITE	SINGLE PYROLYTIC	RESTRICT BOTTOM SASH OPENING TO 125mm		(W10) CDF 2008	WHITE	SINGLE PYROLYTIC	OPEN OUT WITH SILL
	W ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99,	TO COMPLY WITH BCA. RESTRICT TOP SASH OPENING TO NO LESS		W ELEVATION / BED 2	INISECT SCREEN	LOW-E, (OR U-VALUE: 3.99,	
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)	THAN I 700mm HEIGHT ABOVE FLOOR.		WESTERN RED CEDAR	- INSECT SCREEN	SHGC: 0.4)	
	DOUBLE HUNG	FIBREGLASS MESH WHITE				GLAZED 720 DOOR			
	OPEN / OPEN	WITTL				OPEN			
	(W2) CDH 2106	COLOUR WHITE	GLAZING			WII) Fire rated window	COLOUR	GLAZING	
		WHILE	SINGLE PYROLYTIC LOW-E, (OR			1000(h) x 1200(w)		SINGLE CLEAR, (U-VALUE: 7.63,	
	W ELEVATION / BEDROOM 2	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)			S ELEVATION / LOBBY		SHGC: 0.75)	
	WESTERN RED CEDAR	ALUMINIUM FIBREGLASS MESH	311GC: 0.4)			ALUMINIUM			
	2/ 720 GLAZED DOORS	WHITE		_					_
		COLOUB	CLAZINIC				COLOUR	CLATING.	
	(W3) CAAW 0618	COLOUR WHITE	GLAZING SINGLE PYROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY		W12 Fire rated window 400(h) x 2000(w)		GLAZING SINGLE CLEAR,	
	N ELEVATION / BEDROOM 2	-	LOW-E, (OR	WITH BCA.		S BEDROOM 3		(U-VALUE: 7.63,	
	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)			ALUMINIUM	INSECT SCREEN	SHGC: 0.75)	
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH		-			_		
	OPEN / OPEN	WHITE							
		COLOUR	GLAZING						
	(W4) CDH 1309	WHITE	SINGLE PYROLYTIC						
	N ELEVATION / BATHROOM	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99,						
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.					
	DOUBLE HUNG	FIBREGLASS MESH					7		
	OPEN	WHITE							
	(W5) CDDH 1315	COLOUR	GLAZING						
RICRI	CDDIT 1313	WHITE	SINGLE PYROLYTIC LOW-E, (OR	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.					
	N ELEVATION / BEDROOM I	INSECT SCREEN	U-VALUE: 3.99,	RESTRICT TOP SASH OPENING TO NO LESS					
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)	THAN 1700mm HEIGHT ABOVE FLOOR.					
	DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH WHITE							_
	OFLN / OFLN								
	(W6) CAW 0626	COLOUR WHITE	GLAZING SINGLE PYROLYTIC						
	E ELEVATION / BEDROOM I		LOW-E, (OR				_		
F	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)						
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH					-		\dashv
	OPEN / FIXED / OPEN	WHITE							-
		COLOUR	GLAZING						
	(W7) CDH 1209	WHITE	SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.					
	E ELEVATION / ENSUITE	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99,						
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)						
	DOUBLE HUNG	FIBREGLASS MESH WHITE							
	OPEN								
	(W8) CDF 2008	COLOUR WHITE	GLAZING	OPEN OUT WITH OU					
		WITTL	SINGLE PYROLYTIC LOW-E, (OR	OPEN OUT WITH SILL			_		
	N ELEVATION / BEDROOM 3	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)						
	WESTERN RED CEDAR		31180. 0.4)						4
	GLAZED 720 DOOR OPEN								\dashv
		COLOUR	GLAZING						
	(W9) CDH 1526	WHITE	SINGLE PYROLYTIC						
	N ELEVATION / MEALS AREA	1	LOW-E, (OR U-VALUE: 3.99,						
	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	SHGC: 0.4)						
F	DOUBLE HUNG	FIBREGLASS MESH		1					
	OPEN / FIXED / OPEN	WHITE							
FOR: MR. M. & MR	PS S M/FFDIMA	•	0	IRVINE STREET, KINGSFORD. NSI	W 2022		1 NITC	0 OE 0	JOB NO: 7596/14 J Саре Со
IFUK: IVIIN, IVI, 4 IVIN	$\langle \cup, \cup, \vee \vee \vdash \vdash \cup \sqcap \lor \cup .$		AI: 3	INVINE DINCELL, NINGOLUND. NO	vv. <u>८</u> ७७८.	I:	SCALE: I: NIS IS	HEET: O OT O I.	JOB NO: / JJ06/14 J [Cape Co