BASIX	COMMITMENTS
CERTIFICATE NO. A221788	
FIXTU	IRES 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
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)
GLAZI	NG REQUIREMENTS
WINDOWS	
W1 - W3	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)
W4	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)
W5	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
SKYLIGHTS	
51	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)
SHAD	ING DEVICES
WINDOWS	
WI - W3	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM
W4	NONE
W5	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM
SKYLIGHTS	
51	NONE
FXTFRNAI PAI	INT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Window Frame			Pearl White
Soffit Lining			White
Wall Cladding	Haymes		China Doll

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 33 N

SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN \$ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY
- WITH THE BUILDING CODE OF AUSTRALIA (NCC).

 CONNECT/INSTALL EIGHT (8) DOWNLIGHT FITTINGS ¢ ONE (1) 3-IN-I FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).

FINISHES

BRICKWORK N/A

FLOORING I 9MM STRUCTURAL PARTICLEBOARD

CLADDING 75mm INSULCLAD CAVITY SYSTEM FOR RENDER AND

PAINT FINISH

WINDOWS - STEGBAR FRAME: WESTERN RED CEDAR
KEYED LOCKS FRAME: PREFINISHED ALUMINIUM

(TERRAIN: 3)

INSECT SCREENS: FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
WINDOW SASHES

ROOF COVERING CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.

ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

INSULATION

(FIBREGLASS)

R2.4 | 2mm POLASTIC TO FIRST FLOOR EXTERNAL WALL
R3.0 FIBREGLASS BATTS TO FIRST FLOOR CEILINGS
R I .5 FIBREGLASS BATTS TO FIRST FLOOR EXTERNAL
WALL

INTERNAL FIXINGS

DAR: FINGER JOINTED PINE

SKIRTING: Ex. 100x25 SQUARE (EXCLUDING WIR)
ARCHITRAVE: Ex. 75x25 SQUARE

INTERNAL DOORS

2340mm HIGH FRENCH 10-LIGHT SOLID ENGINEERED
DOORS TO BEDROOM 1 & WALK-IN-ROBE.
2040mm HIGH FRENCH 10-LIGHT SOLID ENGINEERED
DOORS TO ENSUITE.

STAIRCASE

TYPE: CLOSED TIMBER

MAPLE TREADS & RISERS
WIDTH: I OOOmm

GOING: 250mm (260mm TREAD)

FASCIA \$ MATERIAL: TIMBER

TYPE: OGEE

RISE: 5 @ 182mm

FASCIA COLOUR: WHITE

BARGE COLOUR: WHITE BARGE SOAKER COLOUR: WHITE

GUTTER COLOUR: IRONSTONE DOWNPIPE COLOUR: SURFMIST HOT WATER UNIT CONNECT TO EXISTING

PAINTING - REFER TO
SPECIFICATION FOR
THE EXTENT OF WORK

PAINTING

BARGE BOARDS

GUTTERS & DOWNPIPES

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

MATERIAL: PREFINISHED ALUMINIUM

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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WORKS BY OWNER

- SUPPLY EIGHT (8) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN- I FAN/LIGHT/HEATER UNIT.
- 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
- CONNECTION OF NEW COAXIAL CABLE "I.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL
- PHONE AND/OR DATA CABLING.
- ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM.
- FIT OUT OF WALK IN ROBE
- SUPPLY OF FLOOR TILES TO MAKE GOOD EXISTING FLOOR AFFECTED BY WALL DEMOLITION.
- ALL WORK ASSOCIATED WITH FINAL VERIFICATION SURVEY AS REQUIRED BY COUNCIL CONDITION.
- SUPPLY & INSTALLATION OF SHADING DEVICE OVER GROUND FLOOR NEW BI-FOLD DOOR AS REQUIRED.
- ALL WORKS ASSOCIATED WITH REMOVAL & REPLACEMENT OF EXTERNAL SIDE GATE, EXTERNAL LIGHT FITTINGS, GARDEN TAP, SHUTTERS & EXTERNAL AIR CONDITION UNIT TO FACILITATE THE CEMENT RENDER & PAINT WORK OF EXISTING HOUSE.

FINAL CONSTRUCTION 14-09-15 S.C. TO CONTRACTS 21-08-1 S.C. D TO COUNCIL A.T. 25-06-15 С BASIX S.C. 16-06-15 В TO CLIENT N.L. 09-06-1 Α TECHNICAL. 26-05-I D.G./C.V ISSUE No. DRAWN DATE

DESIGN CONSULTANT: CHARLES TABONE

PROPOSED ADDITIONS & ALTERATIONS

FOR MR N ELLSMORE & MRS S ELLSMORE

AT 43 GORE STREET
GREENWICH NSW 2065

COUNCIL: LANE COVE MUNICIPAL



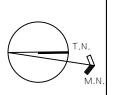
A.B.N. 54 000 605 407

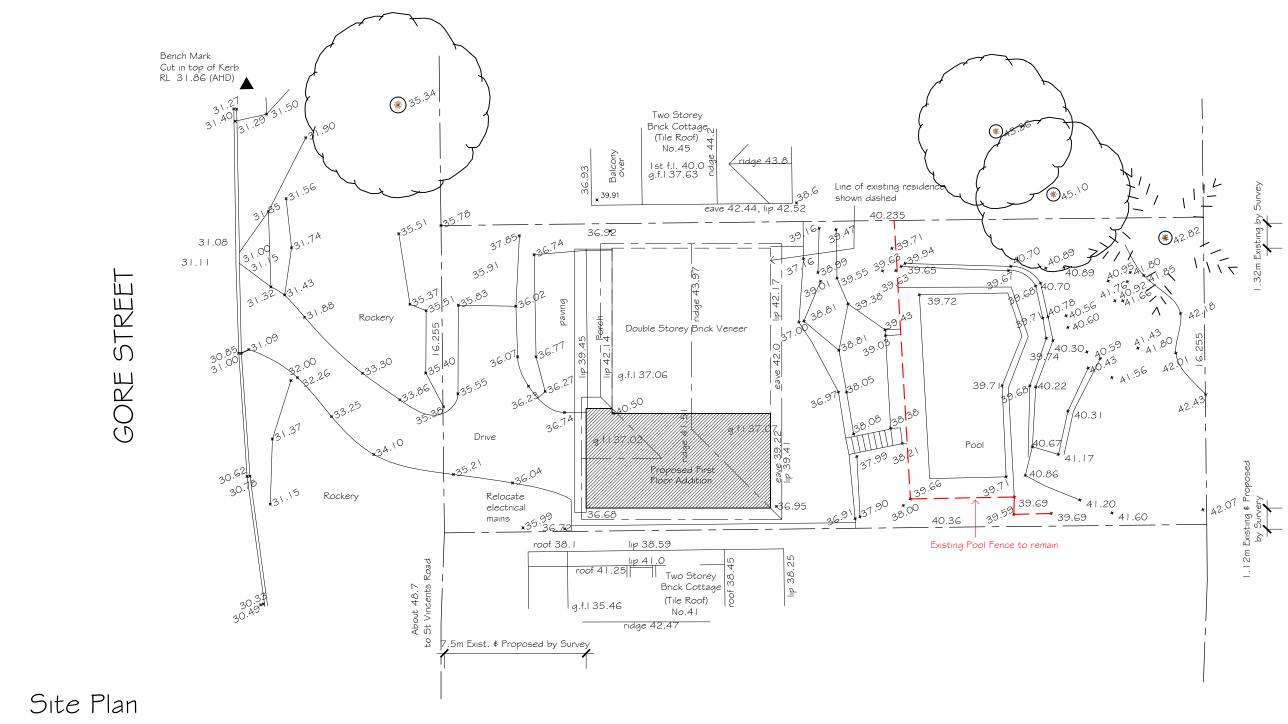
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

JOB NO: 7669/15

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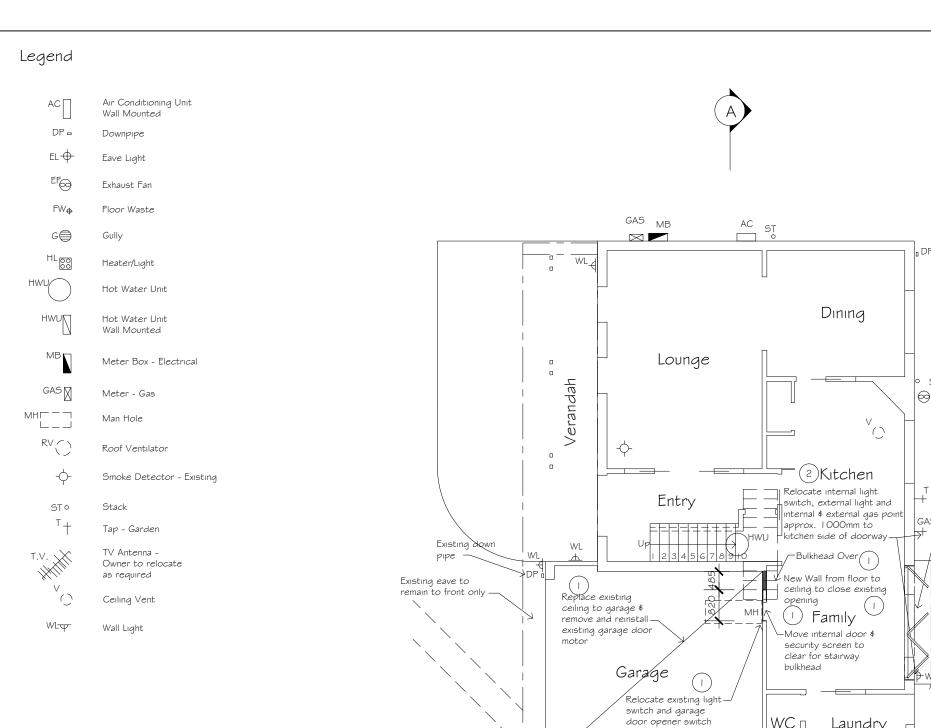


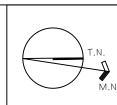


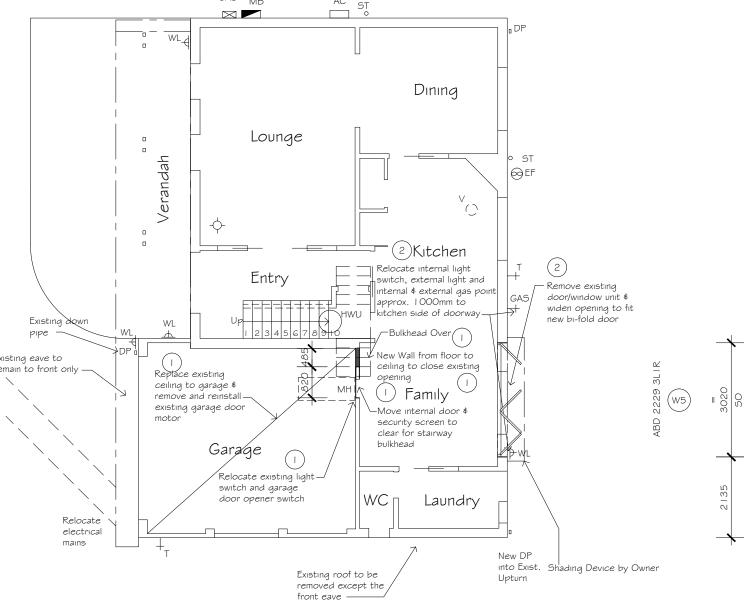
No. : 43 Lot. : 6

DP : 30794

AREA: 651.3m² (By Title) : 655.8m² (By Calc)

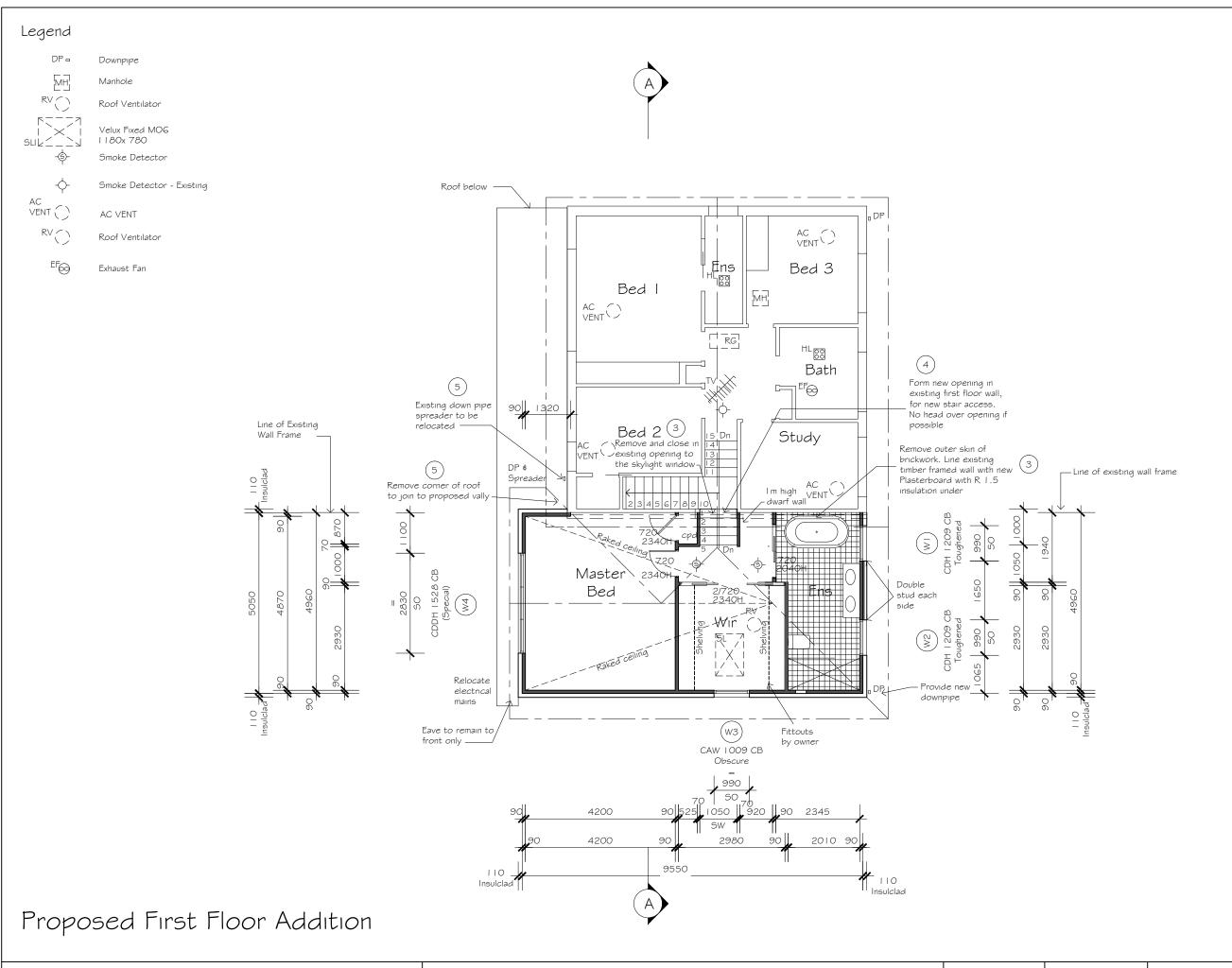


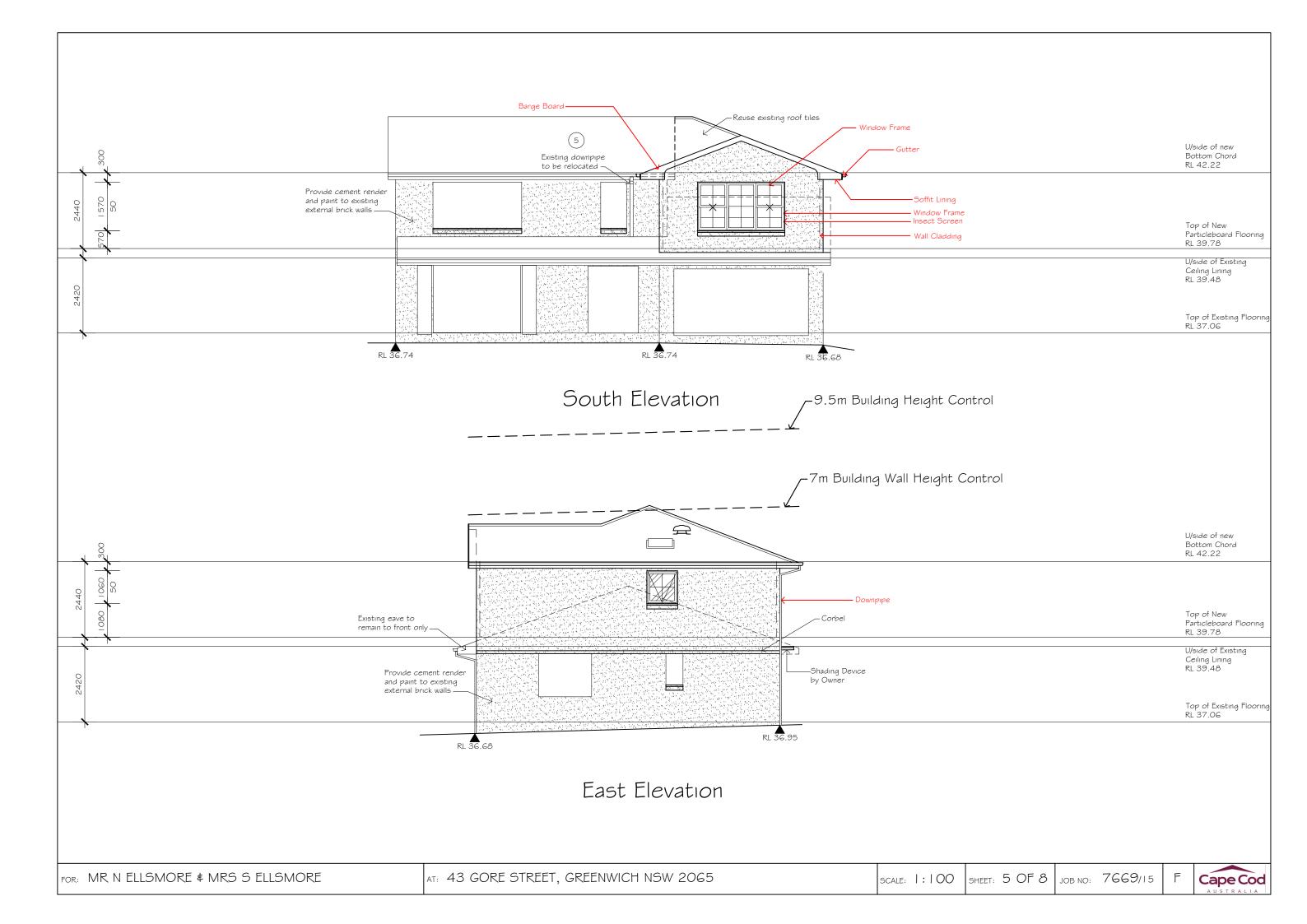


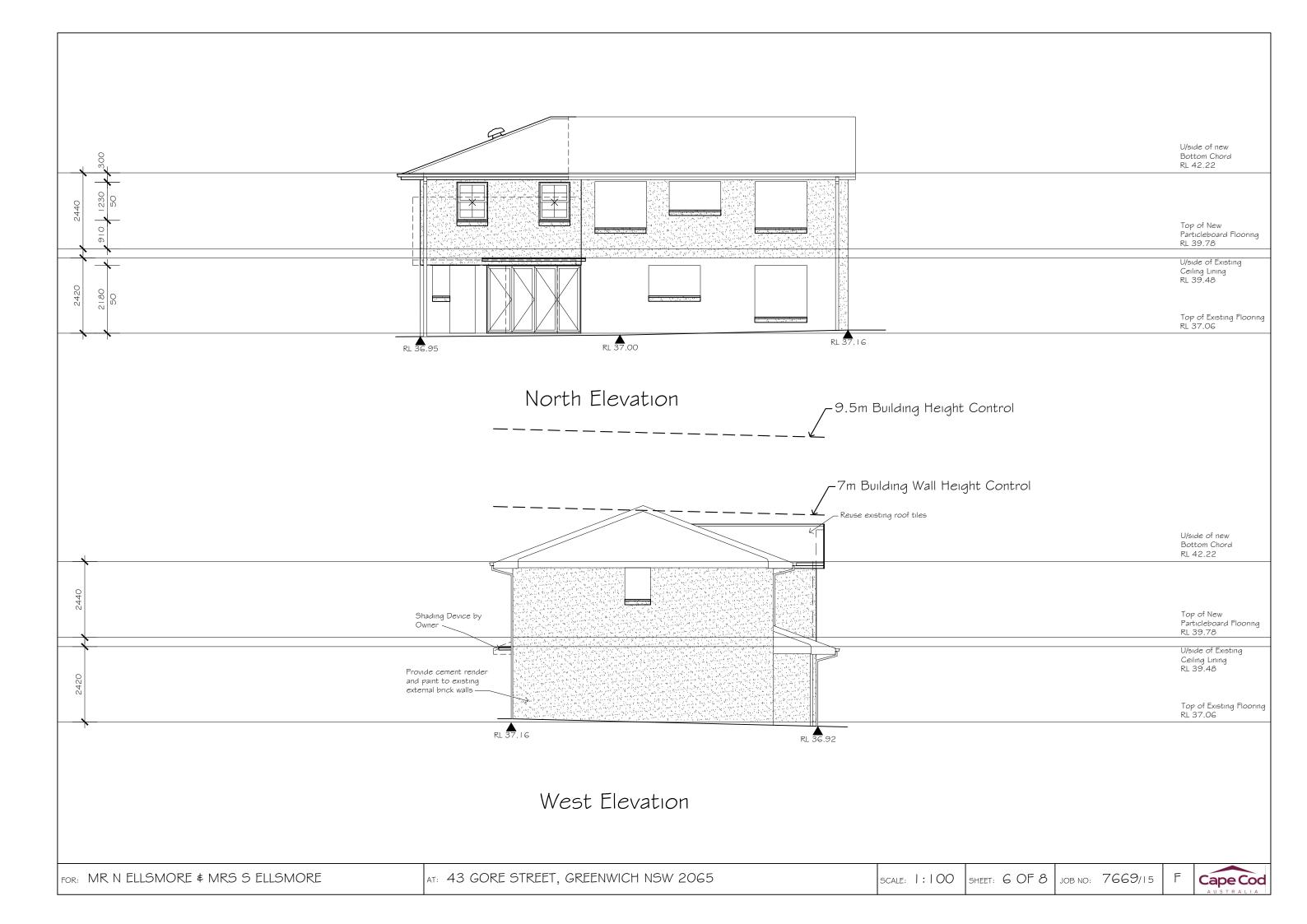


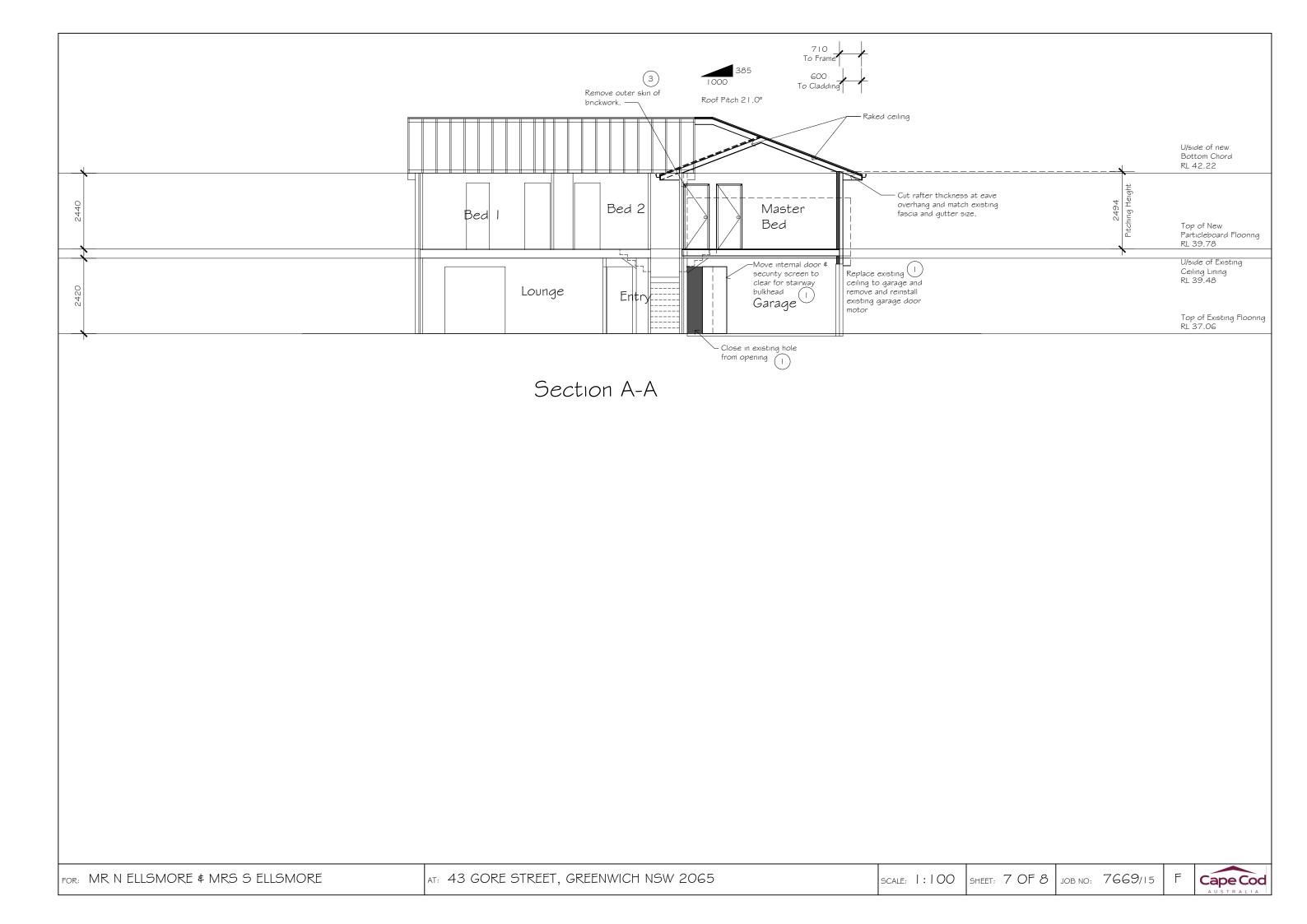
Ground Floor Plan











WINDOW SCHEDI	JLE (BASIX A2217	788)	CLI	JENT:									
STANDARD NOTES:													
	ARE DRAWN AS VIEWED FROM	OUTSIDE	CLI	.IENT:									
	IH "KEYED ALIKE" LOCKS ED "R" HAVE RESTRICTED OPE	NINGS TO COMPLY WITH	H THE BU	JILDER:	DATE:								
NCC 3.9.2.5							-		TERRAIN: 3	WIND LOAD: W	′ 33 N		
	(WI) CDH I 209 CB	HARDWARE COLOUR WHITE	GLAZING SINGLE PYROLY		SPECIAL NOTES TOUGHENED GLASS								
	N ELEVATION / ENS		LOW-E, (OR		TOUGHENED GLASS			_					
	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99 SHGC: 0.4)	9,									
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL										
	OPEN OPEN	PEARL WHITE	1/2 / 2/12										
		HARDWARE COLOUR	GLAZING										
	(W2) CDH 1209 CB	WHITE	SINGLE PYROLY	YTIC	TOUGHENED GLASS								
	N ELEVATION / ENS	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99	Э,									
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)										
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL										
	OPEN												
	(W3) CAW 1009 CB	HARDWARE COLOUR WHITE	GLAZING SINGLE PYROLY	VTIC	OBSCURE FILM BY BUILDER								
	E ELEVATION / WIR	-	LOW-E, (OR		OBSCURE FIELD BY BUILDER								
	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99 SHGC: 0.4)	9,									
	AWNING	ALUMINIUM FIBREGLASS MESH	REVEAL					_					
	OPEN	PEARL WHITE											
	(1)	HARDWARE COLOUR	GLAZING										
	(W4) CDDH 1528 CB	WHITE	SINGLE CLEAR,		SPECIAL CONFIGURATION								
	S ELEVATION / MASTER	INSECT SCREEN	U-VALUE: 5.7 I SHGC: 0.66)	Ι,	RESTRICT BOTTOM SASHES								
	WESTERN RED CEDAR	ALUMINIUM											
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL										
	OPEN/FIXED/OPEN		01.47110										
	(W5) ABD 2229 3L IR	COLOUR PEARL WHITE	GLAZING SINGLE PYROLY	YTIC									
	N ELEVATION / FAMILY	_	LOW-E, (U-VALL	UE:									
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.4	47)				_					
	BI-FOLD	ALUMINIUM FIBREGLASS MESH	REVEAL										
	OPEN/OPEN/OPEN/OPEN	PEARL WHITE	I 40mm										
			1										
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for: MR N ELLSM	ORE \$ MRS S ELLS	SMORE		AT: 43	3 GORE STREET, GREENWICH NS	W 2065		scale: 1: NTS	SHEET: 8 OF 8	JOB NO: 76	669/15	F	Cape Cod