BASIX	COMMITMENTS						
CERTIFICATE NO. A247775_0	2						
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: 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)						
GLAZIN	NG REQUIREMENTS						
WINDOWS							
W8, \$ W9,	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)						
WI, W2, W3, W5, W6, W7, WI0, WII, WI2 \$ WI3	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)						
SKYLIGHTS SLI	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)						
SHADI	NG DEVICES						
WINDOWS							
WI, W2, W3, W5, W6, W7, WIO, WII, WI2 \$ WI3	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM						
W8, \$ W9	NONE						
SKYLIGHTS SLI	NONE						

FINAL CONSTRUCTION.

EXTERNAL F	PAINT S	CHEDU	LE
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding	Resene	Y70-020-082	NAPA
Soffit Lining	Resene	Y70-020-082	NAPA
Fascia Board	Ace Match		Iron Grey
Barge Soaker	Ace Match		Iron Grey
Barge Board	Ace Match		Iron Grey
Cover Battens	Ace Match		Iron Grey

SPECIFICATION SUMMARY	
STRUCTURAL TIMBER - All to ASA 1684.2	

WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES 90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS 70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS

N/A

FLOOR: 140x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N

FINISHES BRICKWORK

(FIBREGLASS)

STAIRCASE

FLOORING	I 9MM STRUCTURAL PARTICLEBOARD
CLADDING	75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH TO ALL WALLS.
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: "SITELINE SERIES" WESTERN RED CEDAR (ALUMINIUM EXTERNAL FINISH)

INSECT SCREENS: FRAME: PREFINISHED ALUMINIUM TO ALL NEW OPERABLE MESH: FIBREGLASS WINDOW SASHES

ROOF COVERING PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION REPLACE REMAINING ROOF TILES TO THE GROUND FLOOR ROOF AREA WITH NEW UNGLAZED TERRA COTTA TILES. EXISTING REAR FLAT METAL ROOF TO REMAIN.

ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA INSULATION

R I .5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES INTERNAL FIXINGS DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 SPLAYED

ARCHITRAVE: Ex. 75x25 SPLAYED INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "PMOD 6".

TYPE: CLOSED TIMBER

GOING: 240mm (260mm TREAD)

MATERIAL: PREFINISHED ZINCALUME

GUTTER COLOUR: IRON GREY DOWNPIPE COLOUR: IRON GREY

MAPLE TREADS \$ RISERS WIDTH: 950mm RISE: 20 @ 184mm

FASCIA \$ MATERIAL: DAR TIMBER BARGE BOARDS

GUTTERS & DOWNPIPES TYPE: QUAD

HOT WATER UNIT CONNECT TO EXISTING

PAINTING - REFER TO

THE EXTENT OF WORK

SPECIFICATION FOR

CONDITIONS.

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

PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

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 TWO (2) 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. • PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTS.
- REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE. CONNECT/INSTALL TWO (2) DOWNLIGHT FITTINGS (AS SUPPLIED BY THE
- REMOVE T.V ANTENNA FROM ROOF SPACE.

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.
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF A DUCTED AIR CONDITIONING SYSTEM
- SUPPLY TWO (2) DOWNLIGHT FITTINGS.
- FIT OUT OF DRESSING ROOM

FINAL CONSTRUCTION

· RETILING OF AFFECTED SURFACES IN EXISTING LAUNDRY.

TO CONTRACTS M.P. 07-04-1 SECTION 96 APPLICATION T.P. 29-11-16 N.E. G POV 18904 22-11-16 TO CONTRACTS S.C. 02-08-16 PLAN CHECK J.E. 04-07-10 D BASIX ADDED \$ TO COUNCIL N.E. 29-04-16 С SC / JM POV 17671, 17786 \$ 17756 14-04-16 В TO CLIENT B.P. 6-02-16 Α B.P. TECHNICAL. 28-01-16 ISSUE DATE No. DRAWN

DESIGN CONSULTANT: KEITH BOW

PROPOSED ADDITIONS & ALTERATIONS

FOR MR A & MRS A BLAIKIE

AT 93 DAVIDSON AVENUE CONCORD NSW 2137

COUNCIL: CANADA BAY



A.B.N. 54 000 605 407

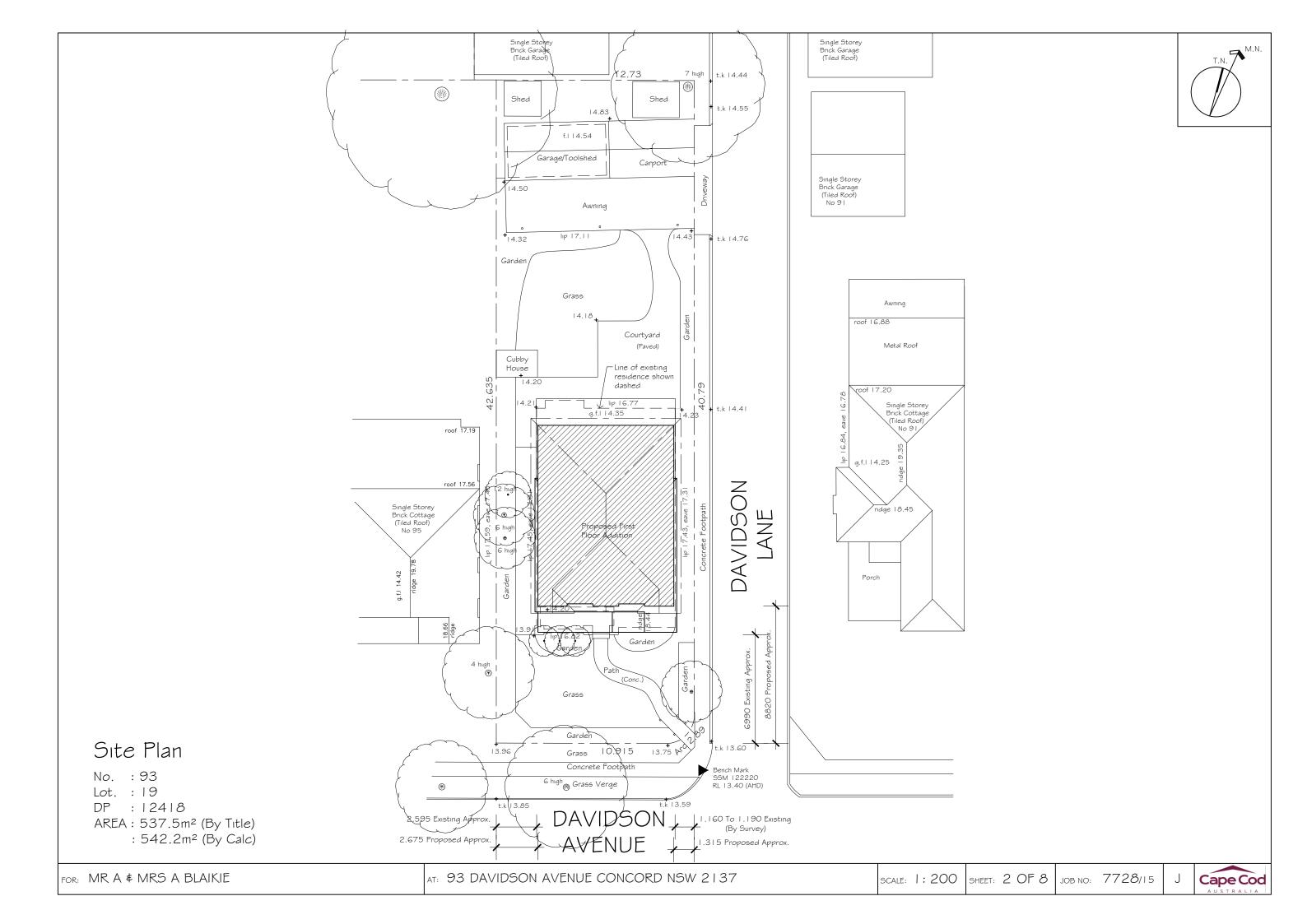
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

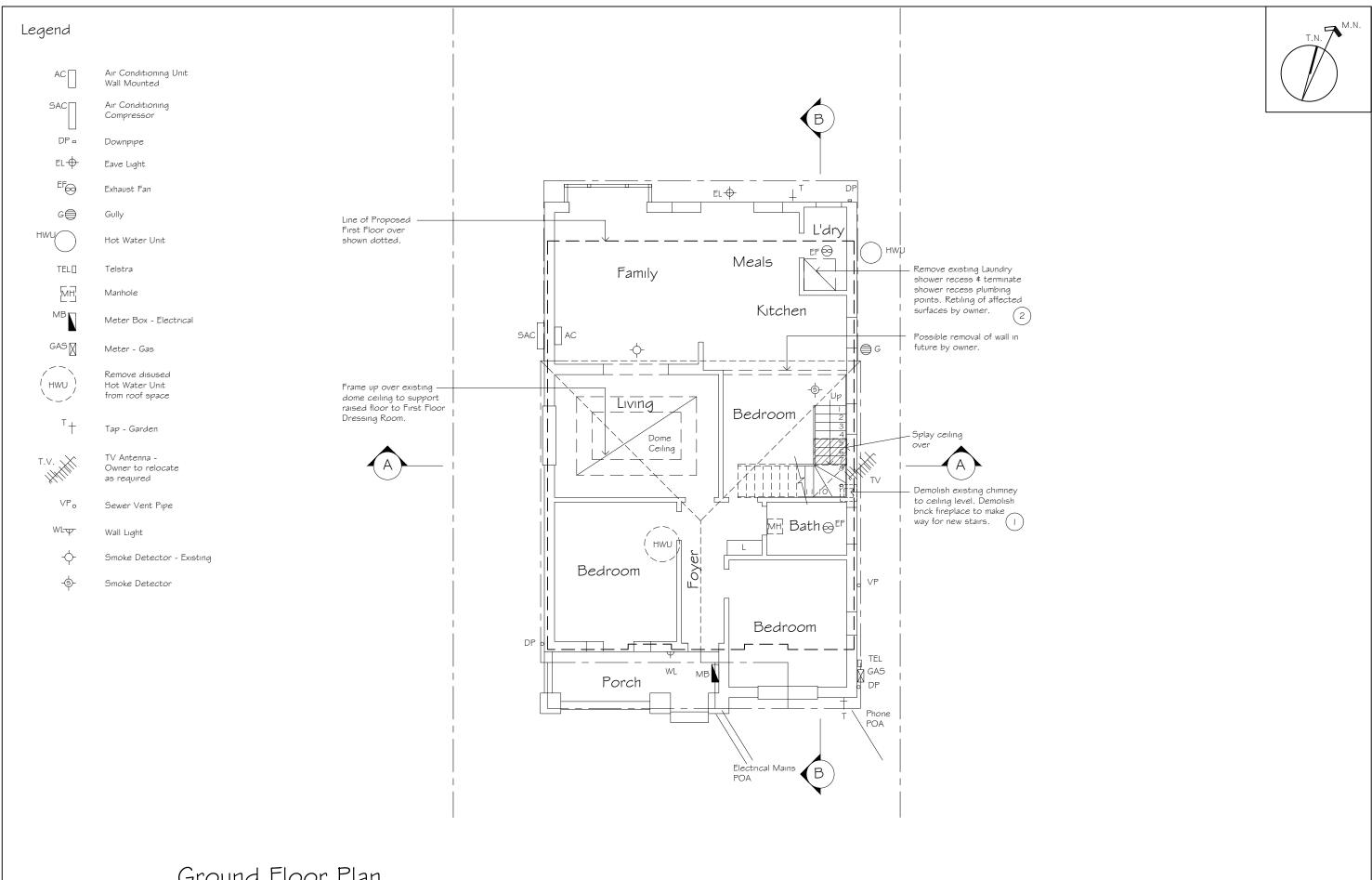
J.E.

03-05-17

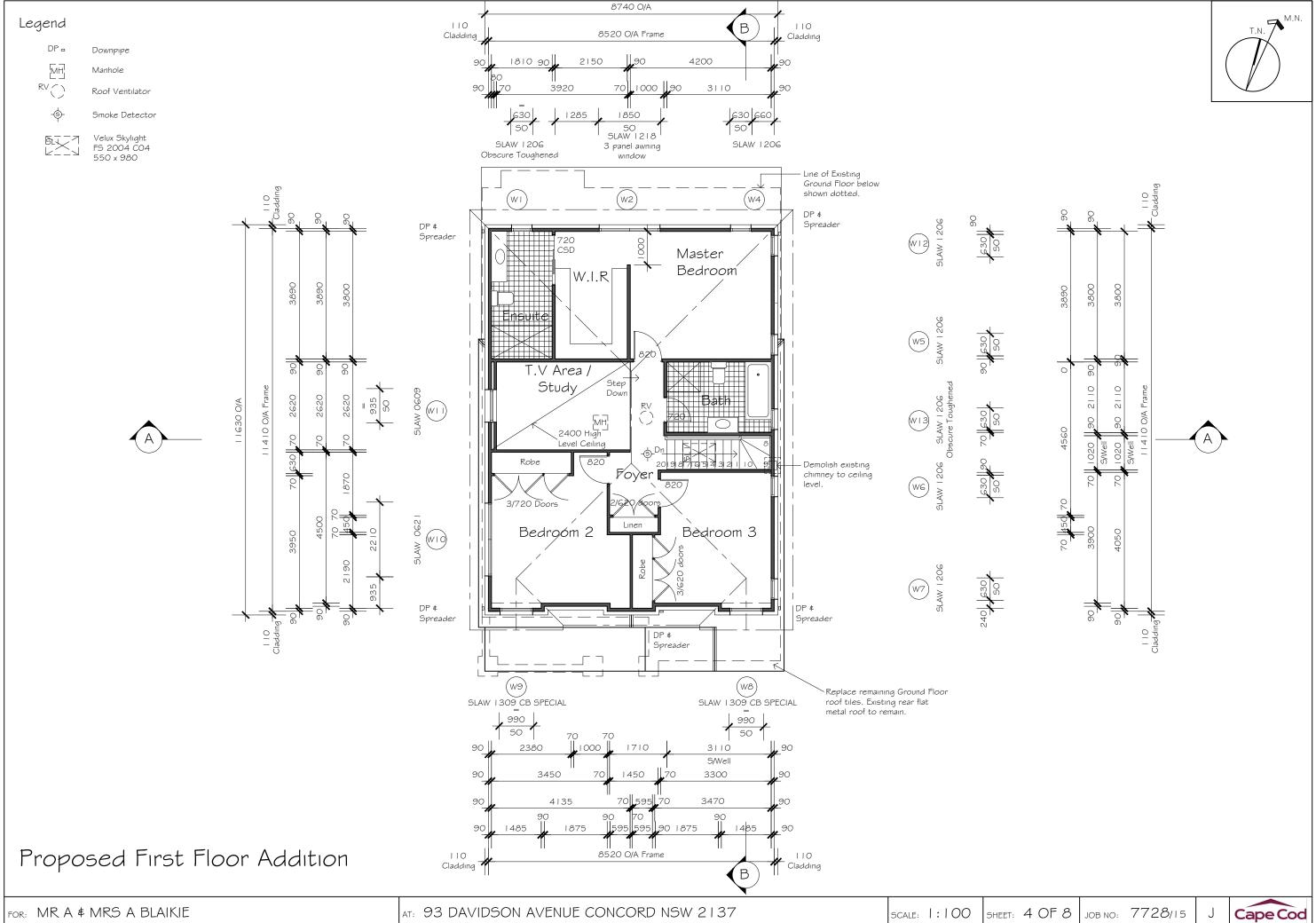
SHEET: 1 OF 8

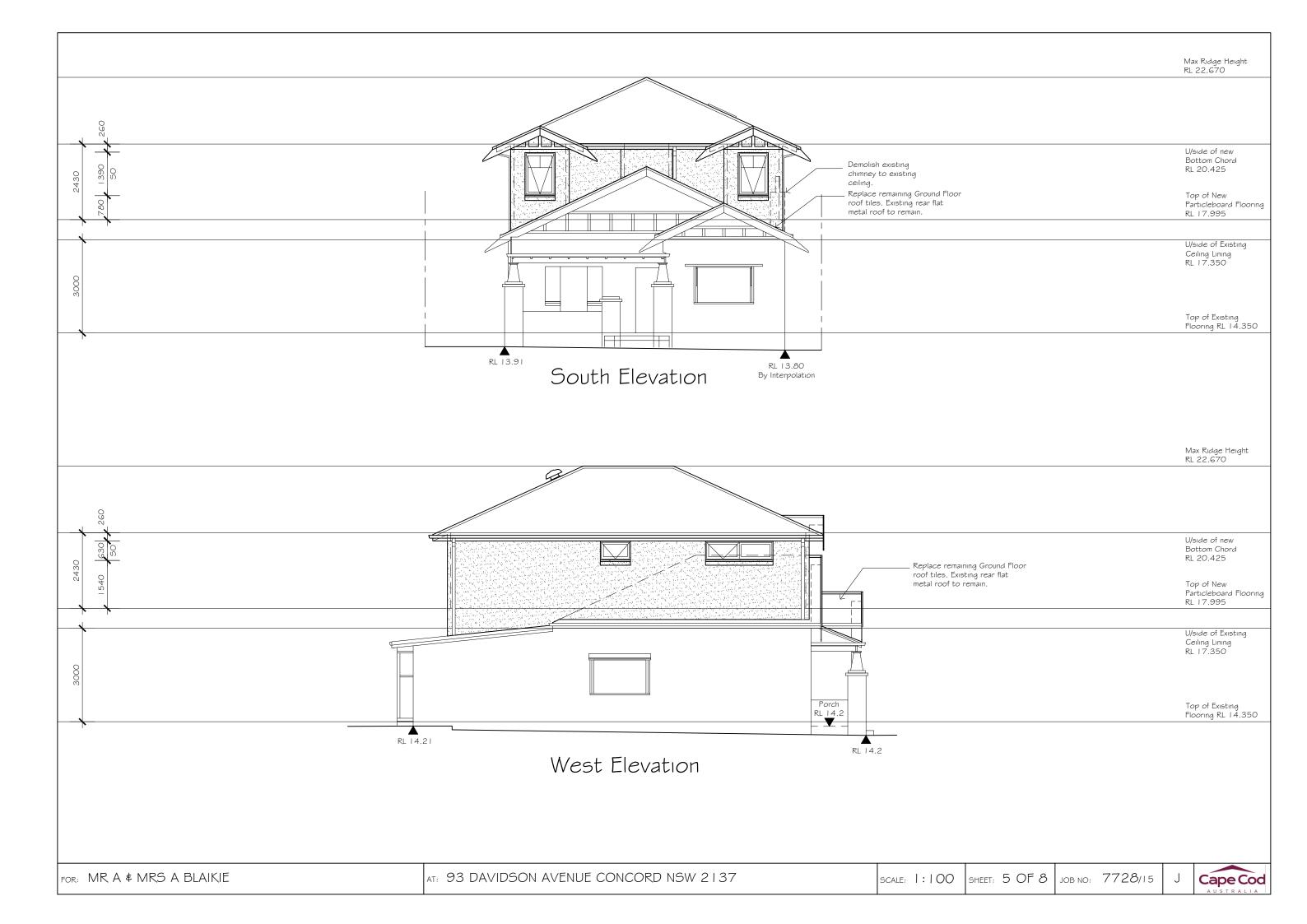
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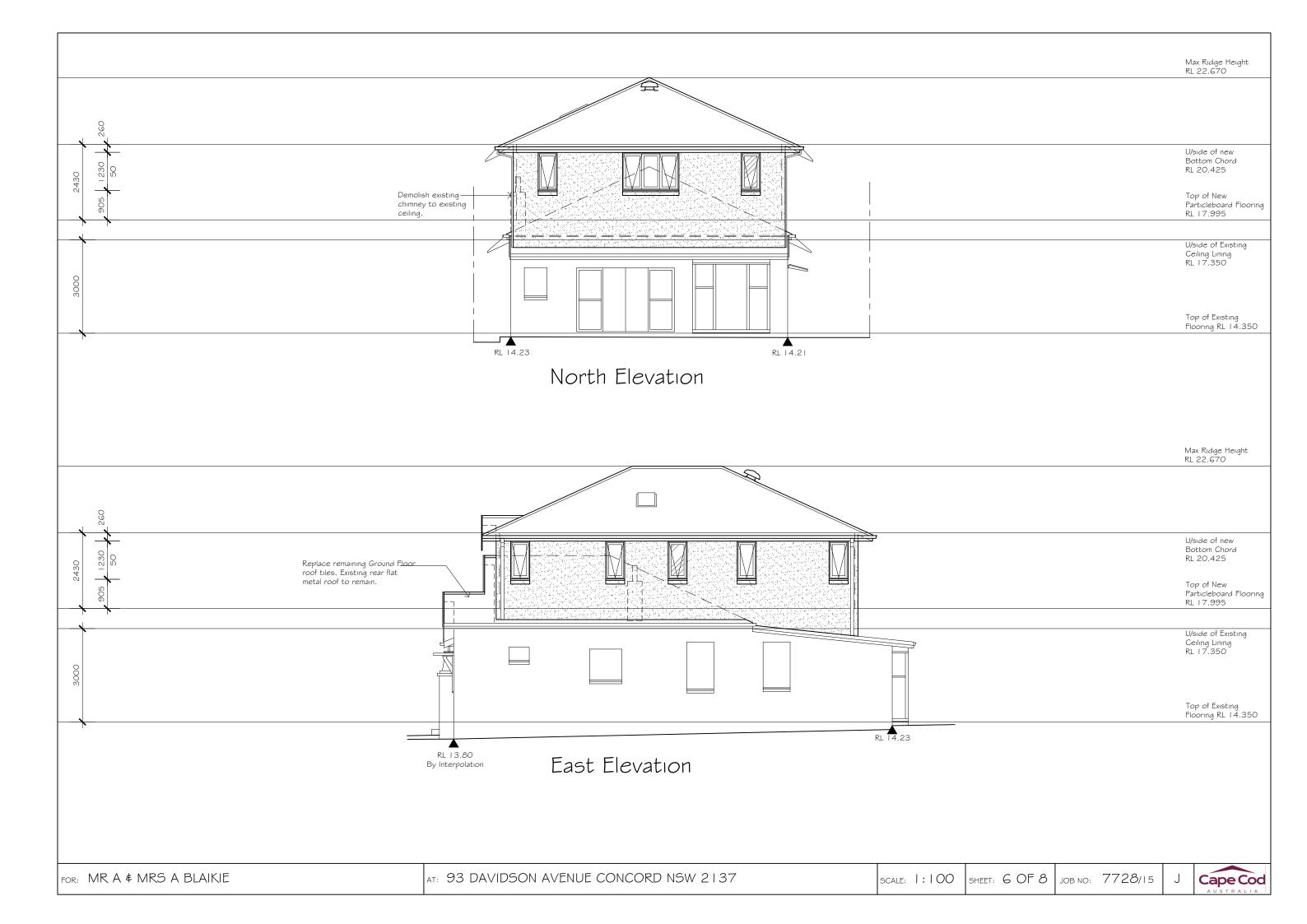


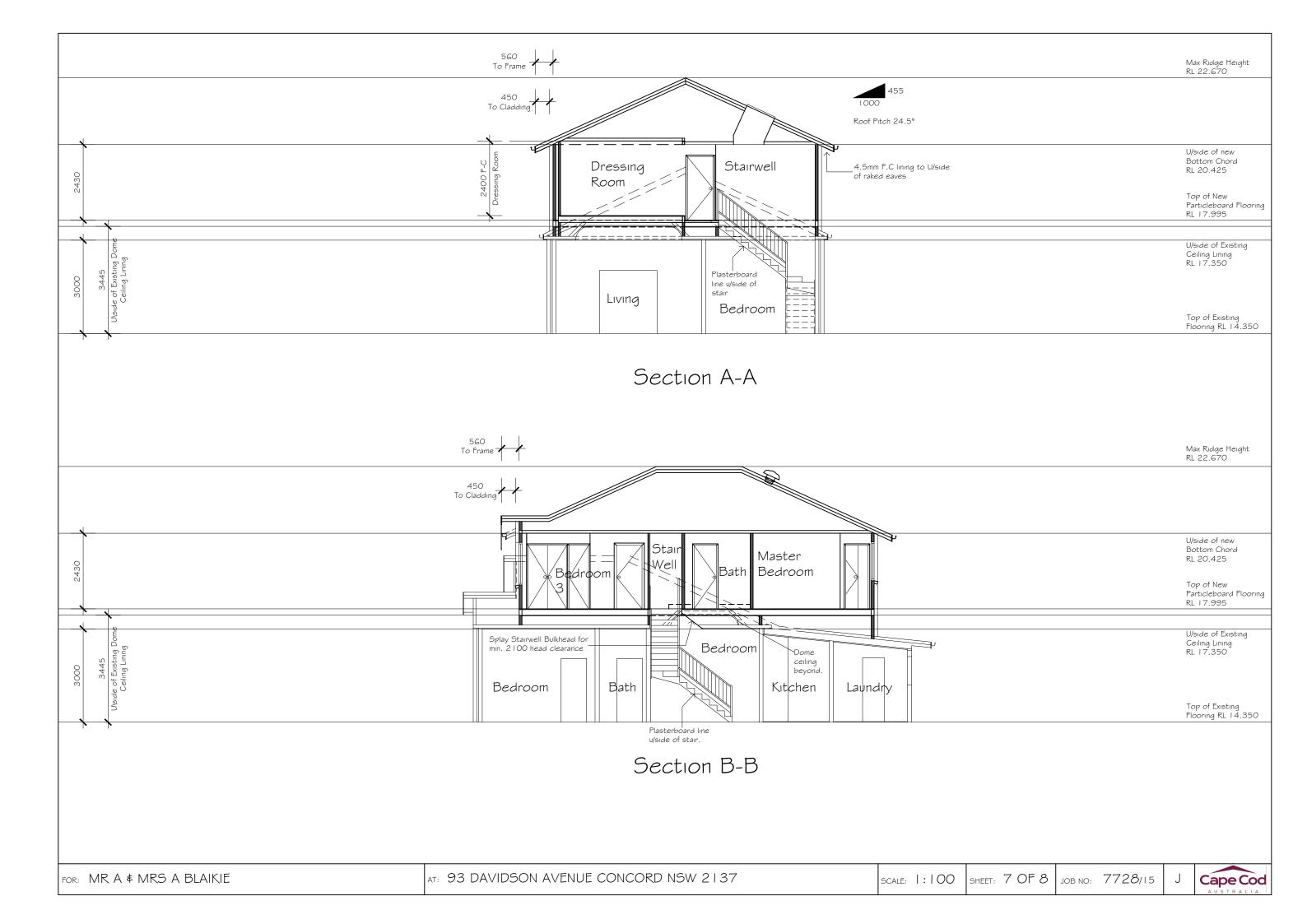












WINDOW SCHED	ULE (BASIX A2477	775 ()2)				ALUMINIUM (STEGBAR) WIN	IDOWS:			
STANDARD NOTES:		, , _ , _ ,		CLIENT:		STANDARD ALUMINIUM COI	LOURS: ANODISED CLEAR, APC	GREY, CUSTOM BLACK,		
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		PEARL WHITE, PRIMROSE, S GREY.	STONE BEIGE, SURFMIST, WHIT	E BIRCH, WOODLAND		
ALL WINDOWS COME W	ITH "KEYED ALIKE" LOCKS					CUSTOM COLOURS AVAILA	ABLE: DEEP OCEAN, HAMERSLE	BROWN NOTRE DAME		
 WINDOW OPENINGS NOT NCC 3.9.2.5 	TED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	H THE	BUILDER:	DATE:	POTTERY.	DELI OCEAN, HAMEIOLE	DROWN, NOTRE DAINE,	TERRAIN: 3	WIND LOAD: W 28 N
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	 GLAZING	SPECIAL NOTES
	(WI) SLAW 1206	SURFMIST	SINGLE P		NOTE: SITELINE SERIES.	-	(W10) SLAW 0621	SURFMIST	SINGLE PYROLYTIC	NOTE: SITELINE SERIES.
	N ELEVATION / ENSUITE		LOW-E, (C U-VALUE:		TRANSLUCENT FILM BY BUILDER.		W ELEVATION / BEDROOM 2 WESTERN RED CEDAR		LOW-E, (OR U-VALUE: 3.99,	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.
	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	SHGC: 0.			R F		INSECT SCREEN	SHGC: 0.4)	WITH NCC.
	ALUMINIUM EXTERNAL FINISH AWNING	FIBREGLASS MESH	REVEAL		1		ALUMINIUM EXTERNAL FINISI AWNING	ALUMINIUM FIBREGLASS MESH	REVEAL	
	OPEN	SURFMIST					OPEN / FIXED	SURFMIST		
	(1/2)	COLOUR	GLAZING		SPECIAL NOTES		(4/1)		GLAZING	SPECIAL NOTES
	N ELEVATION / MASTER BED	INSECT SCREEN	SINGLE PYROLYTIC		SITELINE SERIES.		WII) SLAW 0609	SURFMIST	SINGLE PYROLYTIC	NOTE: SITELINE SERIES.
			LOW-E, (OR U-VALUE: 3.99 SHGC: 0.4)	3.99,	SPECIAL 3 SASH WINDOW. RESTRICT OPENING TO 125mm TO COMPLY		W ELEVATION / DRESSING WESTERN RED CEDAR ALUMINIUM EXTERNAL FINISH	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99,	
	WESTERN RED CEDAR ALUMINIUM EXTERNAL FINISH			4)	WITH NCC.				SHGC: 0.4)	
	AWNING	FIBREGLASS MESH SURFMIST	REVEAL				AWNING		REVEAL	
	OPEN / FIXED / OPEN	JUNI MIJI					OPEN			
	(W3) DELETED				SPECIAL NOTES	-	W12) SLAW 1206		GLAZING	SPECIAL NOTES
		4						4	SINGLE PYROLYTIC LOW-E, (OR	NOTE: SITELINE SERIES. RESTRICT OPENING TO 125mm TO COMPLY
			1				E ELEVATION / MASTER BED WESTERN RED CEDAR	TINSECT SCREEN I	U-VALUE: 3.99,	WITH NCC.
			—		_		ALUMINIUM EXTERNAL FINISI	- ALUMINIUM	SHGC: 0.4)	
		1			4		AWNING OPEN	FIBREGLASS MESH SURFMIST	REVEAL	_
		COLOUR	01.47010		COPPORT NOTES		OILIN		01.4.70.10	
	(W4) SLAW 1206	COLOUR SURFMIST	GLAZING SINGLE PY	YROLYTIC	SPECIAL NOTES NOTE: SITELINE SERIES.	-	(W13) SLAW 1206		GLAZING SINGLE PYROLYTIC	NOTE: SITELINE SERIES.
	N ELEVATION / MASTER BED	-	LOW-E, (C)R	RESTRICT OPENING TO 125mm TO COMPLY		E ELEVATION / BATHROOM		LOW-E, (OR	TRANSLUCENT FILM BY BUILDER.
	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: SHGC: 0.		WITH NCC.		WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)	
	ALUMINIUM EXTERNAL FINISH	ALUMINIUM FIBREGLASS MESH	REVEAL				ALUMINIUM EXTERNAL FINISI	ALUMINIUM FIBREGLASS MESH	REVEAL	_
	AWNING OPEN	SURFMIST	1/2 / 2/ /2		-		AWNING OPEN	SURFMIST	NEVER NE	
		COLOUR	GLAZING		SPECIAL NOTES					
	(W5) SLAW 1206	SURFMIST	SINGLE P		NOTE: SITELINE SERIES.	-				
	E ELEVATION / MASTER BED	WOEGT COREEN	LOW-E, (C U-VALUE:		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.					
	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	SHGC: 0.		Will Noc.					
	ALUMINIUM EXTERNAL FINISH AWNING	FIBREGLASS MESH	REVEAL		7					
	OPEN	SURFMIST								
	(W6) SLAW 1206	COLOUR	GLAZING		SPECIAL NOTES					
	W6) SLAW 1206	SURFMIST	SINGLE PY LOW-E, (C		NOTE: SITELINE SERIES. RESTRICT OPENING TO 125mm TO COMPLY					
	E ELEVATION / BEDROOM 3	INSECT SCREEN	U-VALÚÈ:	3.99,	WITH NCC.					
	WESTERN RED CEDAR ALUMINIUM EXTERNAL FINISH	ALUMINIUM	SHGC: 0.	4)						
	AWNING	FIBREGLASS MESH SURFMIST	REVEAL							
	OPEN									
	E ELEVATION / BEDROOM 3 WESTERN RED CEDAR	COLOUR SURFMIST	GLAZING SINGLE P	/ROLYTIC	SPECIAL NOTES NOTE: SITELINE SERIES.	-				
)R	RESTRICT OPENING TO 125mm TO COMPLY					
N / L		INSECT SCREEN	U-VALUE: SHGC: 0.		WITH NCC.					
	ALUMINIUM EXTERNAL FINISH	ALUMINIUM FIBREGLASS MESH	REVEAL	•	\dashv			+		
	AWNING OPEN	SURFMIST	1 \L V L/\L		╡					
	SLAW 1309 CB	COLOUR	GLAZING		SPECIAL NOTES					
	(W8) SPECIAL	SURFMIST	SINGLE CI		NOTE: SITELINE SERIES.	1				
	S ELEVATION / BEDROOM 3	NOTOT COREN	U-VALUE: SHGC: 0.		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.					
	WESTERN RED CEDAR	INSECT SCREEN	-	00)	TWO (2) x BARS AS SHOWN					
LVR	AWNING	EXTERNAL FINISH ALUMINIUM FIBREGLASS MESH REV						7 [
	OPEN	SURFMIST						<u> </u>		
R	(W9) SLAW 1309 CB	COLOUR	GLAZING		SPECIAL NOTES					
	O 37 2017 (2	SURFMIST	MIST SINGLE CLEAR U-VALUE: 5.7	JLL/ (1 (O1\	NOTE: SITELINE SERIES. RESTRICT OPENING TO 125mm TO COMPLY					
	S ELEVATION / BEDROOM 2	INSECT SCREEN	SHGC: 0.		WITH NCC.					
	WESTERN RED CEDAR ALUMINIUM EXTERNAL FINISH	ALUMINIUM	—		TWO (2) x BARS AS SHOWN					
	AWNING	FIBREGLASS MESH SURFMIST	REVEAL		4					
	OPEN									
or: MR A \$ MRS	A BLAIKIE			AT: 9	3 DAVIDSON AVENUE CONCORD	NSW 2137	6	SCALE: 1: NTS S	HEET: 8 OF 8	JOB NO: 7728/15 J Cape Cod