BASIX	COMMITMENTS			
CERTIFICATE NO. A   93468_0	2			
FIXTU	RES 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			
INSUL	ATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL			
EXTERNAL WALL: BRICK VENEER	RI.IG(or RI.70 INCLUDING CONSTRUCTION)			
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 50mm)	NIL			
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)			
GLAZII	NG REQUIREMENTS			
WINDOWS				
W1, W2, W3, W4, W5, \$ W6	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)			
SHAD	ING DEVICES			
WINDOWS				
WI	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.29			
W2, W3, W4, W5, \$ W6	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM			

## EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR		
Wall Cladding			Highland Green		
Cover Battens			Woodland Grey		
Barge Board			Woodland Grey		
Barge Soaker			Woodland Grey		
Fascia Board			Woodland Grey		
Soffit Lining			Woodland Grey		

# 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

TERRA COTTA ROOF TILES TO MATCH EXISTING AS

CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.4 | 2mm POLASTIC INSULATION BLANKET TO FIRST

R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

PRIMED HARDBOARD CORITECH BALMORAL "PBAL4"

PAINTING TO ALTERATION AND RENOVATION WORK

FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N

#### **FINISHES**

INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

STAIRCASE

BRICKWORK	COMMON BRICKWORK TO PARTY WALL
FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD
CLADDING	50MM INSULCLAD OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS
	7.5mm HARDITEX BASE SHEET WITH APPLIED TEXTURE PAINT FINISH AND TIMBER BATTENS TO GABLES
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3 )	FRAME: PREFINISHED ALUMINIUM

MESH. FIBREGLASS

SHOWN. COLOUR: BLACK

FLOOR EXTERNAL WALL FRAMES

SKIRTING: Ex. 150x25 COLONIAL

ARCHITRAVE: Ex. 100x25 COLONIAL

DAR: FINGER JOINTED PINE

TYPE: CLOSED TIMBER

### FRAME: PREFINISHED ALUMINIUM 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.

THE PRINCIPAL CERTIFYNG AUTHORITY.

TO FINAL CONSTRUCTION

TO CONTRACTS

SPECIAL NOTES

PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-

FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). SKIRTING TO BE TACKED INTO FLOOR BOARDS.

WITH THE BUILDING CODE OF AUSTRALIA (BCA).

ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

AS PER THE BCA - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.

CONNECT/INSTALL SEVENTEEN (17) DOWNLIGHT FITTINGS \$ ONE (1)

- SUPPLY SEVENTEEN (17) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER LIMIT
- FIT OUT OF PROPOSED BUILT IN ROBE INCLUDING DOORS, REVEALS \$ ARCHITRAVES
- WINDOW TREATMENT TO EXISTING GROUND FLOOR STAIR WINDOW TO COMPLY WITH NATIONAL CONSTRUCTION CODE REQUIREMENTS COUNCIL CONDITIONS AS REFERED TO IN VARIATION TO THIS CONTRACT
- (C15782) ALL WORKS ASSOCIATED WITH VERIFICATION SURVEY (IF REQUIRED) BY
- MAPLE TREADS AND WIDTH: 900mm RISERS RISE: 20@181mm GOING: 240mm (260mm TREAD) FASC BAR GUT.

FASCIA #	MATERIAL: DAR TIMBER		TO CONTRACTS			
BARGE BOARDS		E	TO BOQ			
		D	REDESIGN FOR COUNCIL \$ AMENDED BASIX ADDED			
GUTTERS & DOWNPIPES	TYPE: QUAD		SURVEY, BASIX DETAILS ADDED \$ TO COUNCIL			
I I''	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY	В	REDESIGN \$ TO CLIENT			
	DOWNPIPE COLOUR: WOODLAND GREY	EY A TECHNICAL				
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE			
			DESIGN CONSULTANT: DAREK SZYMANSKI			
PAINTING - REFER TO SPECIFICATION FOR	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER	PRO	PROPOSED ADDITIONS & ALTERATIONS			

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

TO BE BY THE OWNER

DO NOT SCALE OFF DRAWINGS.

THE EXTENT OF WORK

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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## NS

FOR MR. M. FROST.

AT 83 YOUNG STREET, CREMORNE. NSW. 2090.

COUNCIL: NORTH SYDNEY.



A.B.N. 54 OOO 605 407

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

CS

AM

MB

AM / NE

NL

JGI

DRAWN

30-10-14

7-10-14

02-10-14

9-08-14

08-07-14

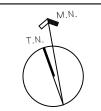
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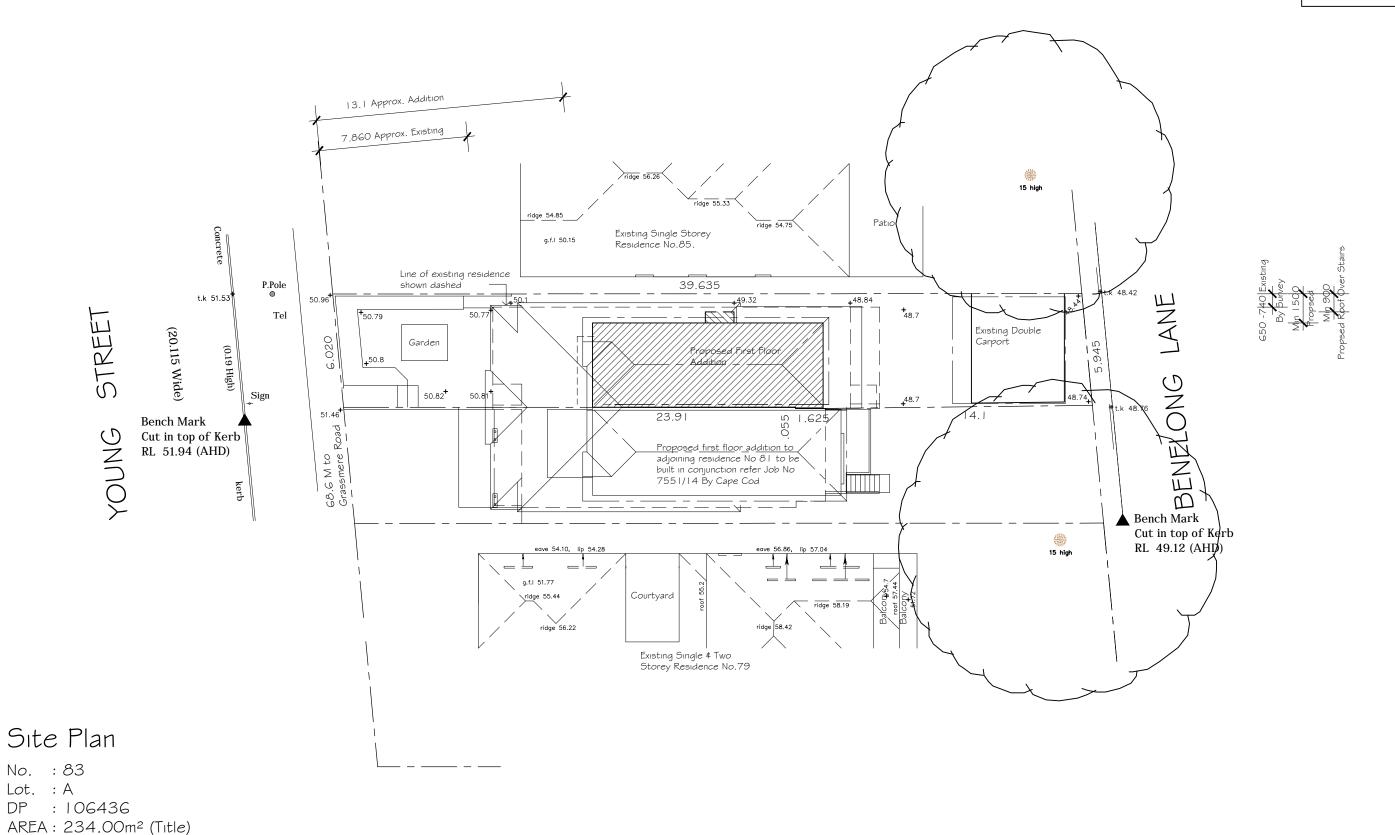
DATE

SHEET: 1 OF 8

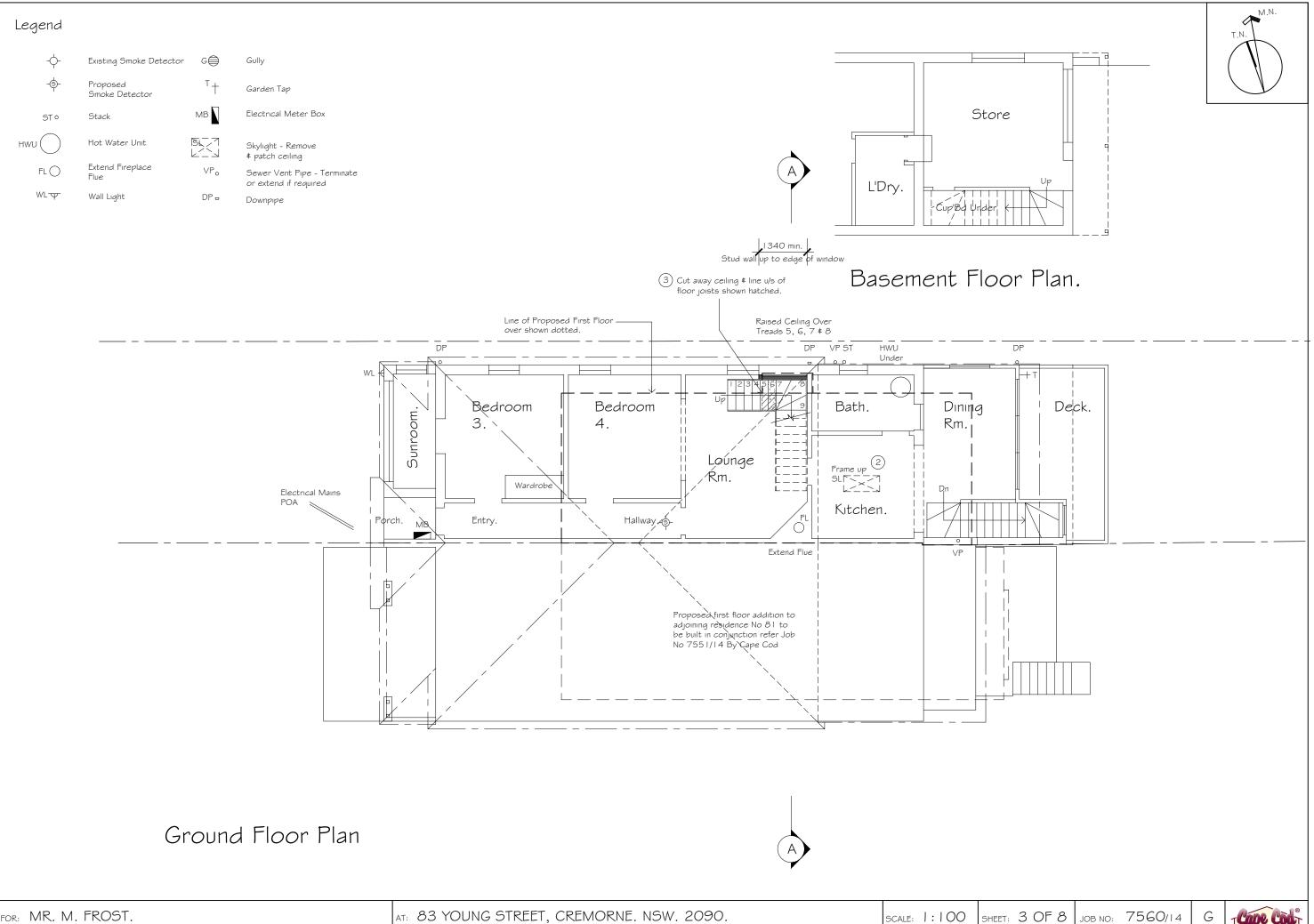
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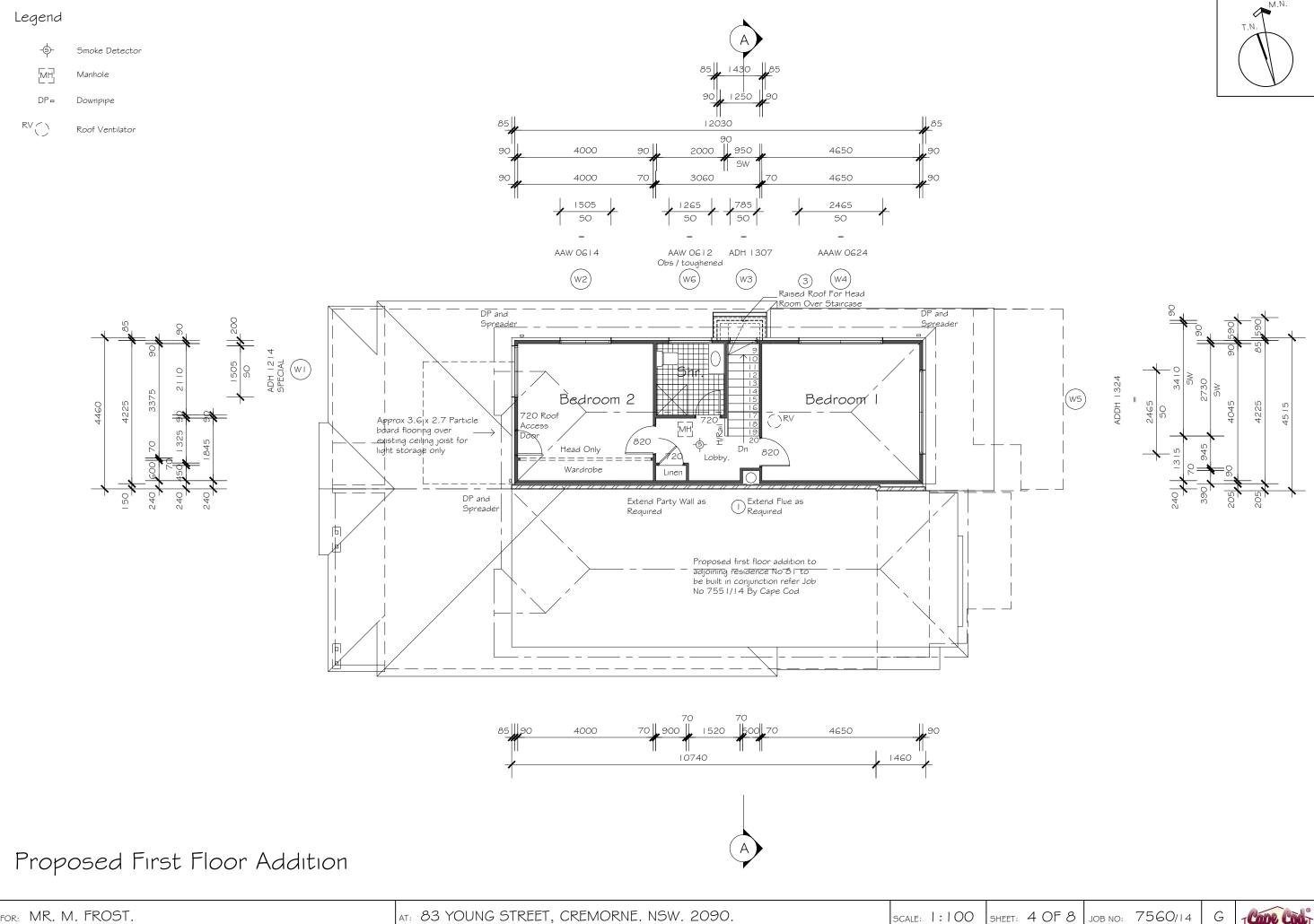
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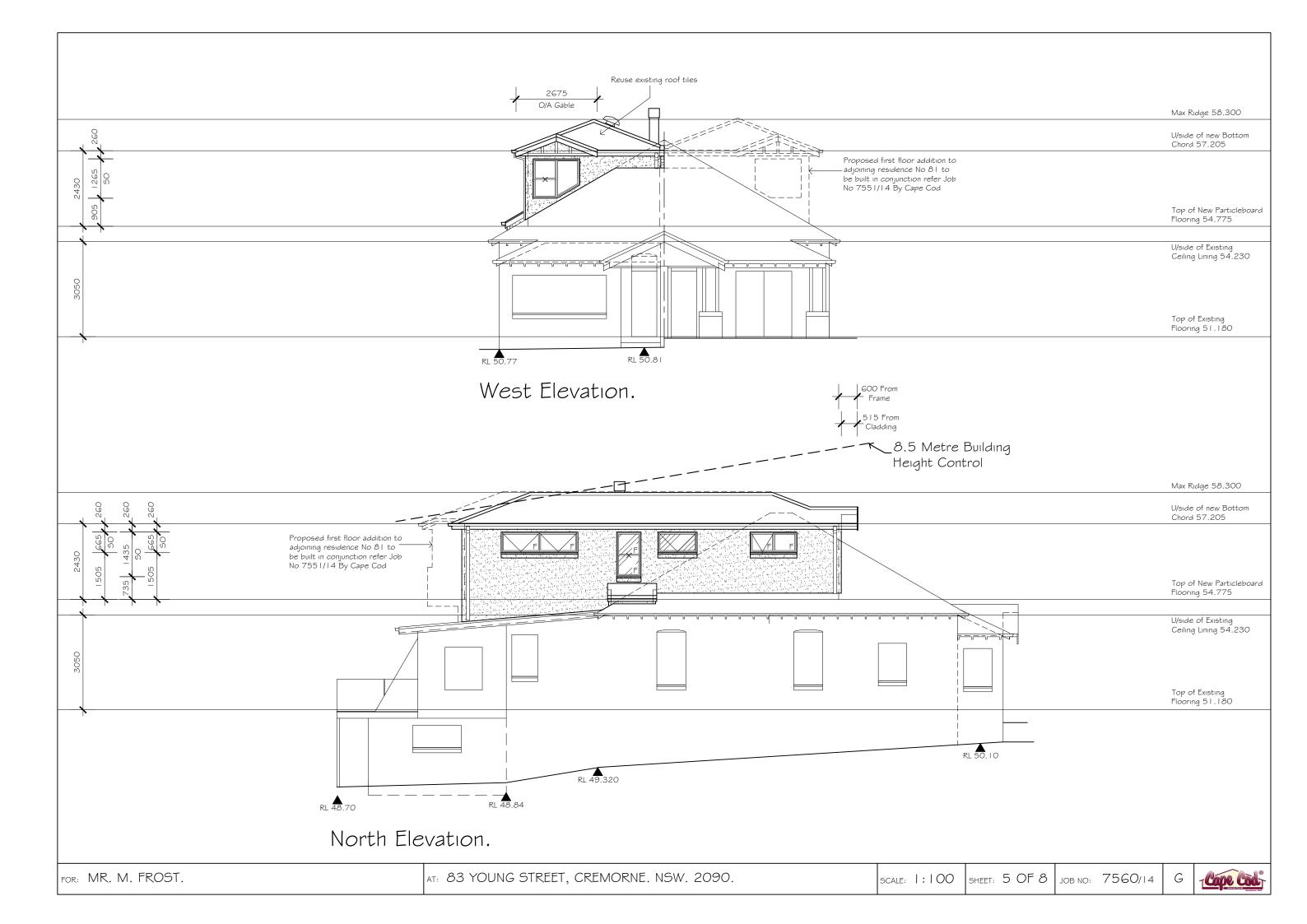


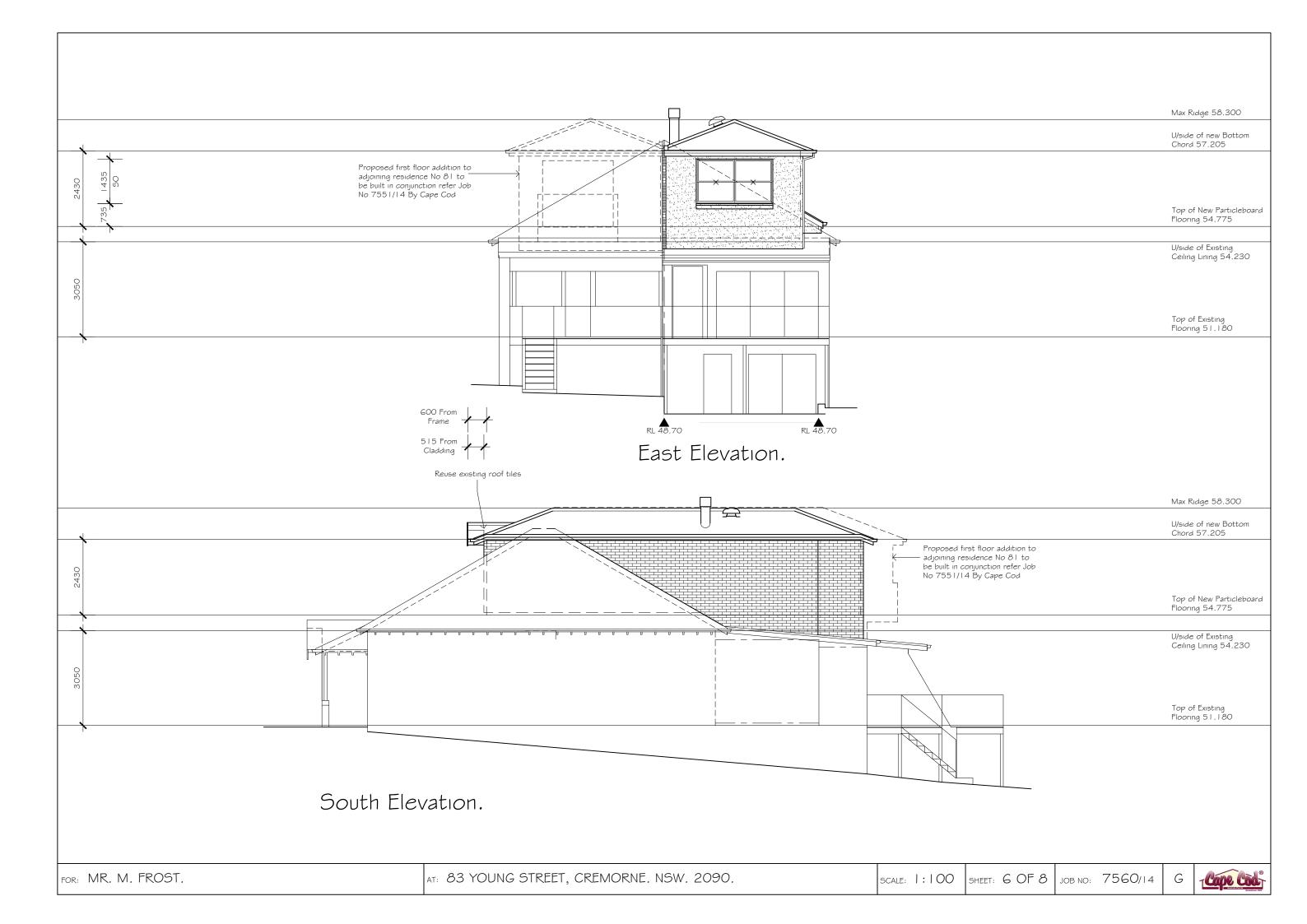


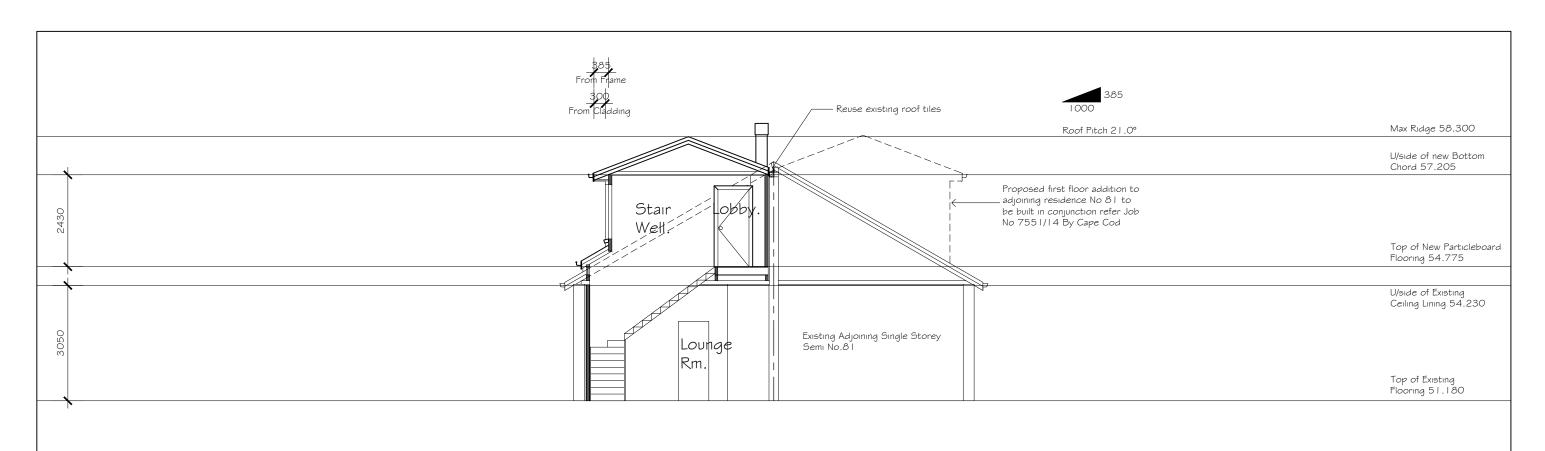
: 237.7m² (By Survey)











Section A-A.

FOR: MR. M. FROST.

VINDOW SC	HEDULE BASIX	(A19346	8_02 <sub>CLIENT:</sub>		ALUMINIUM (STEGBAR) WINDOWS:				
STANDARD NOTES:  • WINDOWS AND DOORS	ARE DRAWN AS VIEWED FROM				STANDARD ALUMINIUM COLOURS: WHITE WHITE, STONE BEIGE, CUSTOM BLACK, (BOND OFF WHITE), DEEP OCEAN (MOUN	WOODLAND GREY (SLATE GREY), SURFMIS	Т		
<ul> <li>ALL WINDOWS COME W</li> <li>WINDOW OPENINGS NO B.C.A 3.9.2.5</li> </ul>	VITH "REYED ALIKE" LOCKS DTED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WIT	H THE BUILDER: .	DATE:	CUSTOM COLOURS AVAILABLE: HAMMER	RSLEY BROWN, NOTRE DAME, POTTERY.	TERRAIN: 3	WIND LOAD: W 33 N	
D.O.N. 3.0.2.3	T	COLOUR	GLAZING	SPECIAL NOTES			TEIQOIN: 5	WIND LOAD. W 33 N	
F	WI) ADH 1214  W ELEVATION / BEDROOM 2  ALUMINIUM	WOODLAND GREY  INSECT SCREEN  ALUMINIUM	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SITE MEASURE.  RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.					
	DOUBLE HUNG OPEN / FIXED	FIBREGLASS MESH WOODLAND GREY	REVEAL I 30mm						
	(W2) AAW 0614	COLOUR	GLAZING						
F	N ELEVATION / BEDROOM 2 ALUMINIUM AWNING	WOODLAND GREY  INSECT SCREEN  ALUMINIUM FIBREGLASS MESH WOODLAND GREY	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	FIXED.					
	OPEN / FIXED	WOODLAND GRET	130mm						
	N ELEVATION / STAIRWELL ALUMINIUM DOUBLE HUNG OPEN	COLOUR WOODLAND GREY  INSECT SCREEN ALUMINIUM FIBREGLASS MESH WOODLAND GREY	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)  REVEAL I 30mm	FIXED.  TRANSLUCENT FILM BY BUILDER - CONFIRM WITH OWNER.					
	(W4) AAAW 0624	COLOUR	GLAZING						
	N ELEVATION / BEDROOM I	WOODLAND GREY  INSECT SCREEN  ALUMINIUM FIBREGLASS MESH	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	FIXED.					
	AWNING OPEN / OPEN	WOODLAND GREY	130mm	_					
RR	W5 ADDH 1324  E ELEVATION / BEDROOM 1	COLOUR WOODLAND GREY	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE:						
X X	ALUMINIUM  DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH WOODLAND GREY	5.7, SHGC:0.47)  REVEAL 130mm	RESTRICT TOP \$ BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.					
		COLOUR	GLAZING						
	N ELEVATION / SHOWER RM ALUMINIUM	WOODLAND GREY  INSECT SCREEN ALUMINIUM	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER - CONFIRM WITH OWNER.					
	AWNING	FIBREGLASS MESH WOODLAND GREY	REVEAL						
	OPEN	WOODLAND GRET	I 30mm						
			_						
				=					
or: MR. M. FRC	 )ST.	ı	AT: 8		15W. 2090.	SCALE: 1: NTS SE	1FFT: 8 OF 8	JOB NO: 7560/14	G Pring Pal