BASIX	COMMITMENTS				
CERTIFICATE NO. A205414					
FIXTL	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				
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)				
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)				
GLAZI	NG REQUIREMENTS				
WINDOWS					
WI, W2, W3, W4, W5, W6, W7, W8, \$ W9,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				
WIO, \$ WII,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)				
SHAD	VING DEVICES				
WINDOWS					
WI, W2, W3, W4, W5, W6, W7, W8, W9, WIO, \$ WII,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM				
	1				

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding	Haymes	Heritage	Bolance
Soffit Lining	Haymes	Heritage	Smoothe
Deck Beam	Haymes	Heritage	ıntrıgıe
Handrail Frame	Haymes	Heritage	ıntrıgıe
Handrail Post	Haymes	Heritage	Smoothe

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

FRAMES: PREFINISHED ALUMINIUM WINDOWS \$
WESTERN RED CEDAR DOOR UNITS

TERRA COTTA ROOF TILES TO MATCH EXISTING AS

CLOSE AS POSSIBLE - REUSE TILES TO NEW GROUND

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL \$

1 2mm POLASTIC INSULATION BLANKET \$ R2.0 BATTS

TO FIRST FLOOR & NEW GROUND FLOOR EXTERNAL

PRIMED HARDBOARD HOLLOW CORE CORINTHIAN

PAINTING TO ALTERATION AND RENOVATION WORK

R3.0 BATTS TO FIRST FLOOR \$ GROUND FLOOR

FLOOR: REFER TO STRUCTURE LAYOUTS WIND LOAD W 28 N

N/A

FINISHES BRICKWORK

WINDOWS - TREND

KEYED LOCKS (TERRAIN: 3)

INSECT SCREENS:

WINDOW SASHES

ROOF COVERING

ROOF SARKING

NTERNAL FIXINGS

INTERNAL DOORS

MAPLE TREADS \$ RISERS

STAIRCASE

INSULATION

TO ALL NEW OPERABLE

	, ,
FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD
CLADDING	7.5mm BASE SHEET WITH APPLIED TEXTURE PAINT FINISH FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET

FRAME: PREFINISHED ALUMINIUM

MESH: FIBREGLASS

FLOOR ROOF AREAS

ADDITION CEILING AREA

DAR: FINGER JOINTED PINE

TYPE: CLOSED TIMBER

SKIRTING: Ex. 75x25 HALF SPLAY

ARCHITRAVE: Ex. 75x25 HALF SPLAY

GROUND FLOOR

WALL FRAMES

"STANFORD"

SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-
- AS PER THE BCA ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE. CONNECT/INSTALL ONE (I) DOWNLIGHT FITTING & ONE (I) 3-IN-I
- FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). PROVIDE PLUMBING AND DRAINAGE ROUGH IN ONLY FOR BAR SINK REUSE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK
- PROVIDE EX 75x25 DAR TREATED PINE EXTERNAL ARCHITRAVES TO NEW WINDOWS/DOOR UNITS
- ALL WORKS ASSOCIATED WITH THE DESIGN AND PREPARATION OF THE STORMWATER DRAINAGE SYSTEM AS REQUIRED BY COUNCIL.

WORKS BY OWNER

FOR COMPLIANCE WITH NCC

- 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.
- SUPPLY ONE (I) DOWNLIGHT FITTING & ONE (I) 3-IN-I FAN/LIGHT/HEATER LIMIT
- FLOOR FINISH TO NEW GROUND FLOOR ENTRY.
- REMOVAL AND/OR RELOCATION OF EXISTING SOLAR PANELS EXTEND EXISTING CHIMNEY/FLUE AS REQUIRED
- SUPPLY & INSTALLATION OF INSECT SCREENS TO EXTERNAL DOORS IF REQUIRED
- FIT OUT OF FIRST FLOOR BUIT-IN ROBES.
- SUPPLY \$ INSTALLATION OF NEW BAR CUPBOARDS INCLUDING SINK, TAPS \$ OUTLETS & SPLASHBACK
- CONNECTION OF BAR SINK, TAPS & OUTLETS TO "CAPPED OFF" POINTS. PROVIDE 800mm LATTICE PRIVACY SCREEN TO TOP OF BALCONY HANDRAIL TO ACHIEVE I 800mm HIGH PRIVACY MEASURE IN ACCORDANCE WITH COUNCIL CONDITIONS TO BOTH ENDS OF THE BALCONY.
- ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE STORMWATER DRAINAGE SYSTEM AS REQUIRED BY COUNCIL.

WIDTH: 900mm		I	FINAL CONSTRUCTION	J.M.	25-02-15		
	RISE: 18 @ 181mm GOING: 240mm (260mm TREAD)		CONSTRUCTION CERTIFICATE	5.C.	17-02-15		
			TO CONTRACTS	N.L.	11-02-15		
		F	CHECK PLAN	5.C.	06-02-15		
	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: T.B.A	E	POV 16010	J.M.	11-12-14		
		D	BASIX ADDED \$ TO COUNCIL	N.E.	24-11-14		
GUTTERS \$ DOWNPIPES TYPE: QUAD	С	POV 15807	C.S.	31-10-14			
	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: NIGHTSKY	В	TO CLIENT	C.G.	01-10-14		
	DOWNPIPE COLOUR: NIGHTSKY	Α	TECHNICAL	J.I.	09-09-14		
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE	DRAWN	DATE		
		DESIGN CONSULTANT:					
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER	PROPOSED ADDITIONS # ALTERATIONS					

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS

TO BE BY THE OWNER

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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FOR MR. K. LITTLE & MS. L. McCARRON.

17 TALBOT STREET. AT RIVERWOOD. NSW 2210.

COUNCIL: HURSTVILLE

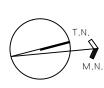


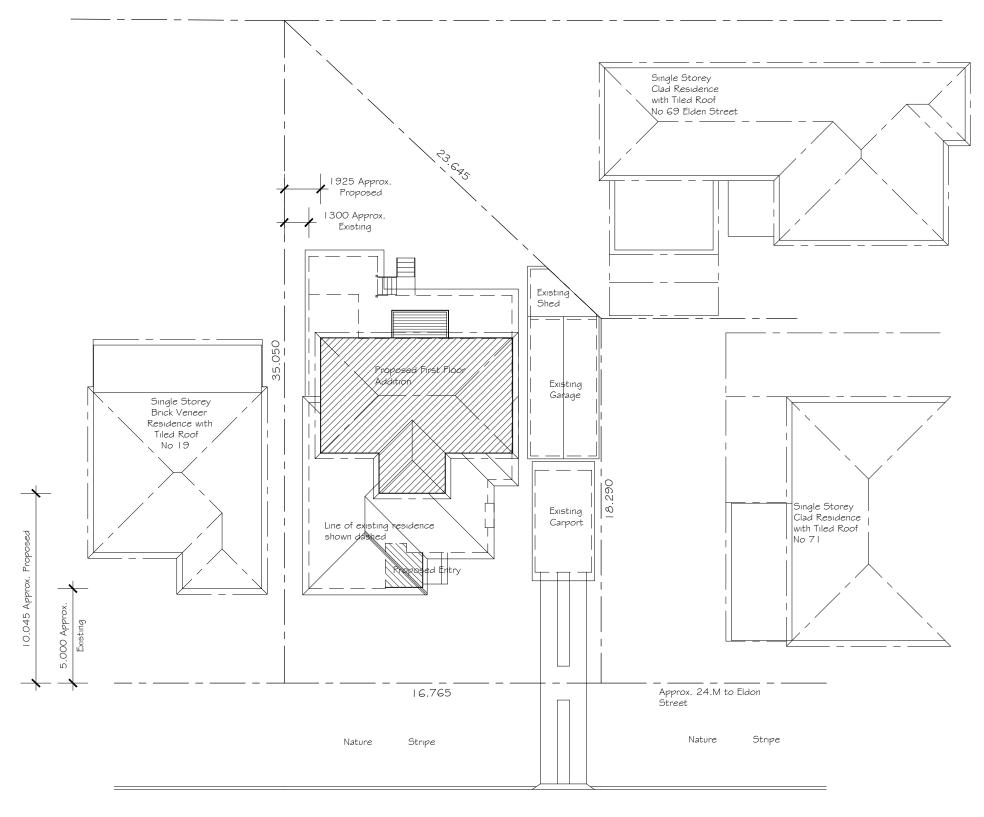
A.B.N. 54 000 605 407

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

SHEET: 1 OF 8

JOB NO: 7590/14





Site Plan

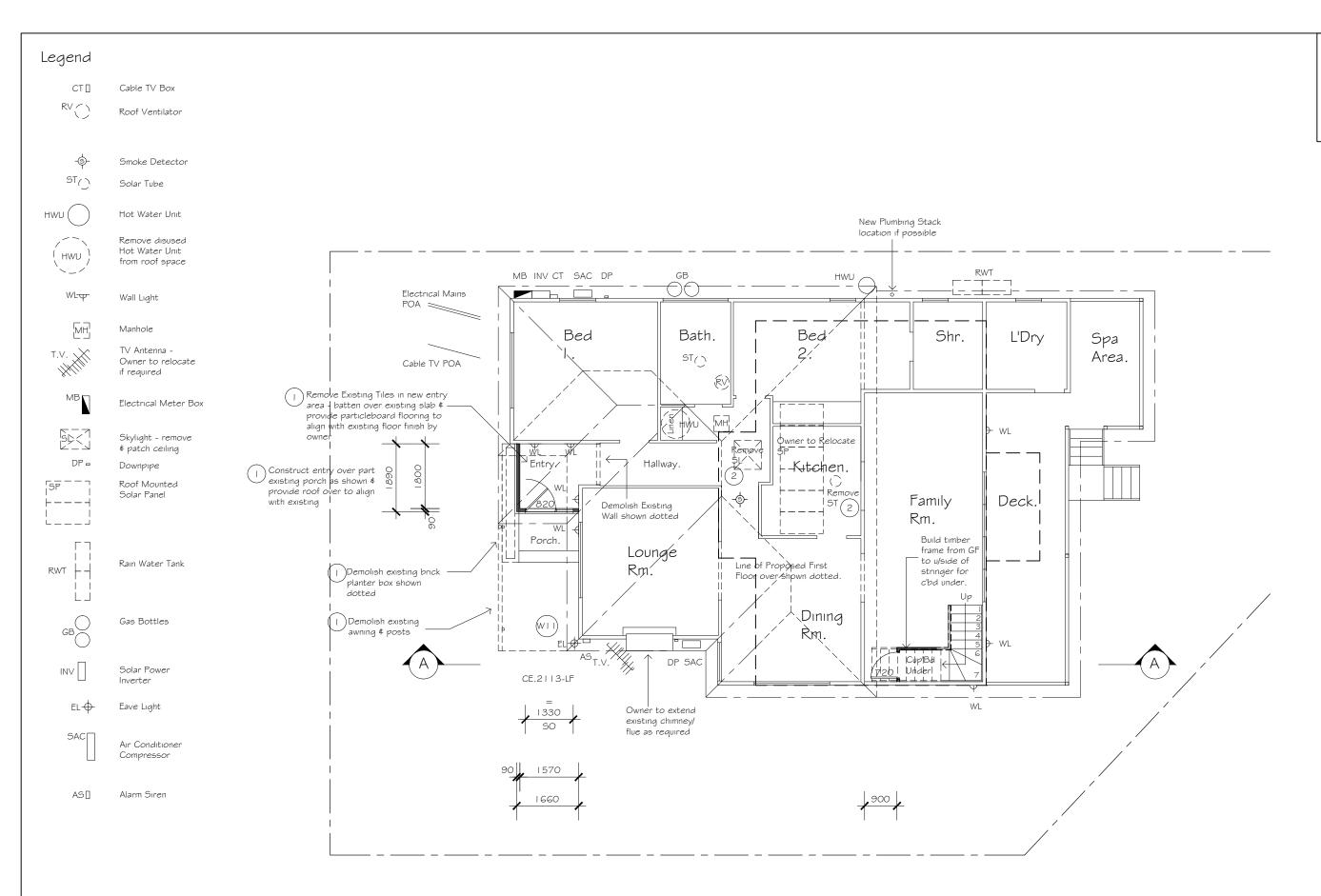
No. : 17. Lot. : 8.

DP : 20375.

AREA: 442.60m² (Title)

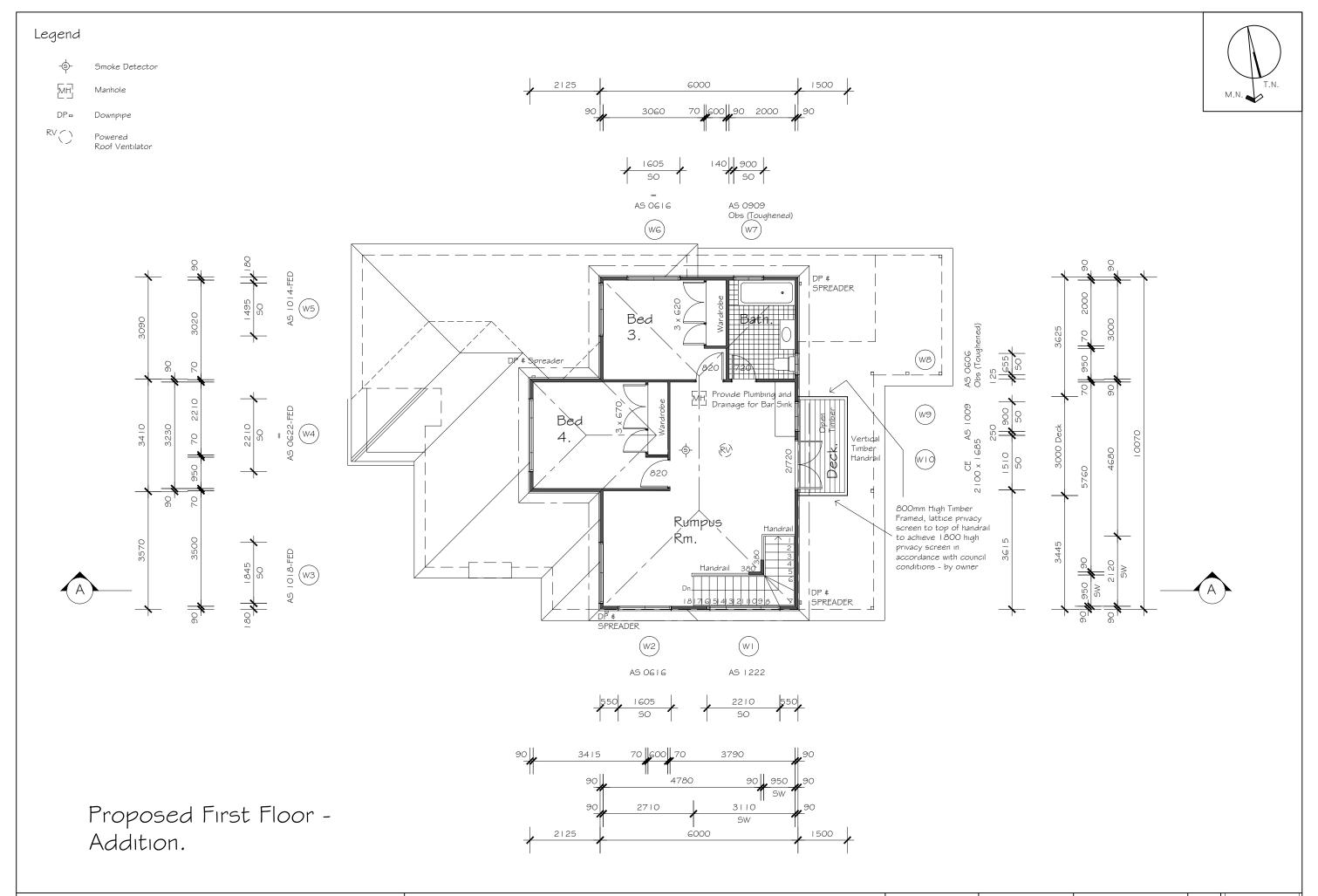
TALBOT STREET





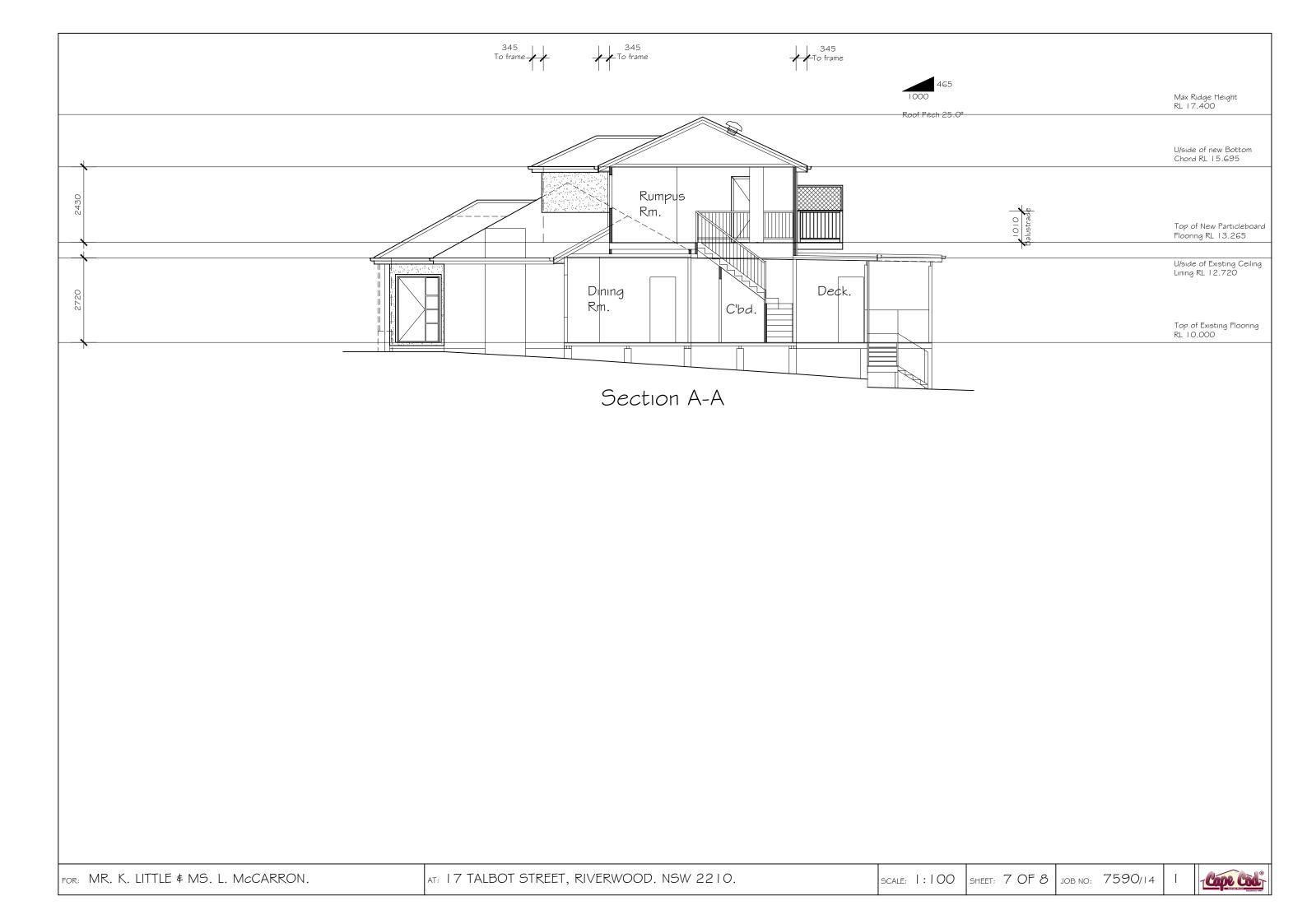












WINDOW SCH	HEDULE (BASI	X A2054 I	4) CLIENT:		ALUMINIUM TREND WINDO			TIMBER WINDOWS:		
STANDARD NOTES:					STANDARD ALUMINUM CO EX-STOCK COLOURS: PEA	RL WHITE GLOSS, WHITE BIRCH,	ANODIC OFF WHITE,		OOR FRAMES AND DOORS ARE T E AND OUT FOR A PAINT/STAINED	
	ARE DRAWN AS VIEWED FROM	OUTSIDE	CLIENT:		PRIMROSE GLOSS, ANODI ULTRA BLACK.	IC NATURAL MATT, STONE BEIGE	E, WOODLAND GREY,	STANDARD HARDWAR	RE COLOURS: SATIN CHROME, CH	HROME GOLD
ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE BUILDER: DATE:			DATE:				MAHOGANY BRONZE		THOME. OCED,	
B.C.A 3.9.2.5						AN, SURF MIST, MONUMENT, TR		L. TERRAIN: 3 WI	IND LOAD: W 28 N	
	(WI) AS 1222	COLOUR	GLAZING	SPECIAL NOTES		WIO CE 2100 X 1685		GLAZING		
	\bigcirc	ULTRA BLACK MATT	SINGLE PYROLYTIC LOW-E, (U-VALUE:			(119 CL 2100 X 1605		SINGLE PYROLYTIC LOW-E, (OR	SPECIAL.	
	N ELEVATION / STAIRWELL	INSECT SCREEN	5.7, SHGC:0.47)			W ELEVATION / RUMPUS RM	INSECT SCREEN	U-VALUE: 3.99,		
	ALUMINIUM	ALUMINIUM				WESTERN RED CEDAR		SHGC: 0.4)		
	SLIDING	FIBREGLASS MESH	REVEAL			FRENCH DOUBLE DOORS	_ I	REVEAL		
	OPEN / FIXED / OPEN	TBA	I 40mm			OPEN / OPEN		I 40mm		
	(W2) AS 0616	COLOUR	GLAZING			(WII) CE 2113 LF		GLAZING		
		ULTRA BLACK MATT	SINGLE PYROLYTIC LOW-E, (U-VALUE:			WTY CL 2113 LI		SINGLE PYROLYTIC LOW-E, (OR		
	N ELEVATION / RUMPUS RM	INSECT SCREEN	5.7, SHGC:0.47)			N ELEVATION / ENTRY	INSECT SCREEN	U-VALUE: 3.99,		
	ALUMINIUM	ALUMINIUM				WESTERN RED CEDAR		SHGC: 0.4)		
	SLIDING	FIBREGLASS MESH	REVEAL		$ / \square $	ENTRY DOOR WINDOW		REVEAL]	
	OPEN / FIXED	TBA	1 40mm			UNIT OPEN / FIXED		140mm		
	(W3) AS 1018-FED	COLOUR	GLAZING							
	(W3) AS 1018-FED	ULTRA BLACK MATT	SINGLE PYROLYTIC							
	E ELEVATION / RUMPUS RM	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)							
	ALUMINIUM	ALUMINIUM								
	SLIDING	FIBREGLASS MESH	REVEAL							
	OPEN / FIXED	TBA	I 40mm							
	(W4) AS 0622-FED	COLOUR	GLAZING							
	(W4) AS 0622-FED	ULTRA BLACK MATT	SINGLE PYROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY						
	E ELEVATION / BED 4	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	WITH BCA.						
	ALUMINIUM	ALUMINIUM	, ,							
	SLIDING	FIBREGLASS MESH	REVEAL				1]	
	OPEN / FIXED / OPEN	TBA	I 40mm							
	(W5) AS 1014-FED	COLOUR	GLAZING							
	W5) AS 1014-FED	ULTRA BLACK MATT	SINGLE PYROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY						
	E ELEVATION / BED 3	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	WITH BCA.						
	ALUMINIUM	ALUMINIUM								
	SLIDING	FIBREGLASS MESH	REVEAL							
	OPEN / FIXED	TBA	I 40mm							
	(W6) A5 0616	COLOUR	GLAZING							
	W6) A5 0616	ULTRA BLACK MATT	SINGLE PYROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.			_			
	S ELEVATION / BED 3	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	WITH DCA.						
	ALUMINIUM	ALUMINIUM								
	SLIDING	FIBREGLASS MESH	REVEAL]	
	OPEN / FIXED	TBA	I 40mm							
	(W7) AS 0909	COLOUR	GLAZING							
	~ AD 0303	ULTRA BLACK MATT	SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.						
	S ELEVATION / BATH	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)							
	ALUMINIUM	ALUMINIUM								
	SLIDING	FIBREGLASS MESH TBA	REVEAL							
	OPEN / FIXED	IDA	I 40mm							
	(W8) AS 0606	COLOUR	GLAZING							
	7,5 0000	ULTRA BLACK MATT	SINGLE PYROLYTIC LOW-E, (U-VALUE:	TRANSLUCENT FILM BY BUILDER.			_			
	W ELEVATION / BATH	INSECT SCREEN	5.7, SHGC:0.47)							
	ALUMINIUM	ALUMINIUM								
	SLIDING	FIBREGLASS MESH TBA	REVEAL						_	
	OPEN / FIXED		I 40mm							
	(W9) AS 1009	COLOUR	GLAZING							
		ULTRA BLACK MATT	SINGLE PYROLYTIC LOW-E, (U-VALUE:							
	W ELEVATION / RUMPUS RM	INSECT SCREEN	5.7, SHGC:0.47)							
	ALUMINIUM	ALUMINIUM		_						
	SLIDING	FIBREGLASS MESH TBA	REVEAL	\dashv						
	OPEN / FIXED		I 40mm							
FOR: MR. K. LITTLE	E & MS. L. McCARF	RON.	 AT:	7 TALBOT STREET, RIVERWOOD.	NSW 2210.	a	CALE: 1: NTS S	HEET: 8 OF 8 1	DB NO: 7590/14 1	Pano. Pad.