BASIX	COMMITMENTS					
CERTIFICATE NO. A267781						
FIXTU	RES 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					
CONCRETE SLAB ON GROUND FLOOR	NIL					
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL					
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)					
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)					
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)FACADE PANEL 75mm)	NIL					
FLAT CEILING, PITCHED ROOF	CEILING: R 1.45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)					
RAKED CEILING PITCHED / SKILLION ROOF: FRAMED	CEILING: R 1.74 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)					
GLAZI	NG REQUIREMENTS					
WINDOWS						
WI, W2, W5, \$ W7	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)					
W3, \$ W4	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)					
W6,	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)					
SKYLIGHTS SLI, SL4, SL5, SL6, \$ SL7,	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)					
SHAD	ING DEVICES					
WINDOWS						
WI, W2, W5, W6, # W7	NONE					
W3, \$ W4,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM					
SKYLIGHTS SLI, SL4, SL5, SL6, \$ SL7,	NONE					
EXTERNAL PAI	NT SCHEDULE					
ITEM BBA	ND CODE COLOUR					

ITEM	BRAND eg. WATTYL	CODE	COLOUR						
Window Frame	Stegbar		White						
Wall Cladding			To Match Existing						
Rendered Brick			To Match Existing						

FINAL CONSTRUCTION.

SPECIAL NOTES SPECIFICATION SUMMARY PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN \$ STRUCTURAL TIMBER - All to ASA 1684.2 ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC). WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. 90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS REPLACE FRONT GATE & FURNITURE. 70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS • INSTALL 26 DOWNLIGHT FITTINGS AS SUPPLIED BY OWNER. PROVIDE CONTROL COCK FOR SINGLE ACTION MIXER TAPS WIND LOAD W 28 N FLOOR: 140x45mm MIN. FLOOR JOISTS ALLOWANCE HAS BEEN MADE FOR CONCEALED CISTERN AND WALL HUNG W.C. AND VANITY UNITS. **FINISHES** VACCUMN EXISTING ROOF SPACE. WORK TO EXISTING POWER LINES INCLUDING ADJUSTING EXISTING AND BRICKWORK COMMON BRICKWORK FOR RENDER AND PAINT FINISH PROVIDING NEW TIGER TAILS AS PER AUSGRID. 19MM STRUCTURAL PARTICLEBOARD FLOORING CLADDING 75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH TO THE SOUTH \$ WEST SIDES OF THE ENSUITE 180mm SCYON "LINEA" CLADDING TO EXTERNAL WALL WORKS BY OWNER OF BEDROOM I AND KITCHEN. REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS FRAME: PREFINISHED ALUMINIUM FOLDING DOOR WINDOWS - STEGBAR CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR ≰ TREND WESTERN RED CEDAR WINDOWS NEW T.V. AERIAL KEYED LOCKS PHONE AND/OR DATA CABLING. (TERRAIN: 3) ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING INSTALLATION FITOUT OF THE WALK-IN-ROBE & ENSUITE LINEN CUPBOARD INSECT SCREENS: FRAME: BY OWNER SUPPLY \$ INSTALLATION OF INSECT SCREENS TO ALL WINDOWS AND TO ALL NEW OPERABLE EXTERNAL DOORS WINDOW SASHES SUPPLY OF DOWNLIGHT FITTINGS FITOUT PANTRY ROOF COVERING PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CORRUGATED SUPPLY OF 26 DOWNLIGHTS SUPPLY LAUNDRY TUB COLOUR: SURFMIST PROVIDE LAUNDRY STEP IF REQUIRED ROOF SARKING R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION REMOVE AND REPOSITION ENTRY SECURITY SCREEN IF REQUIRED **BI ANKET** CEMENT RENDER & PAINT EXISTING BRICK BOUNDARY FENCES IF REQUIRED R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA INSULATION SUPPLY AND INSTALL SHELVING TO ENSUITE LINEN CUPBOARD \$ THE GROUND FLOOR CEILING NOT COVERED BY THE (FIBREGLASS) PROVIDE GAS SERVICE AND METER TO SITE AND EXTEND GAS LINE TO NEW FIRST FLOOR ADDITION. H.W.U. 1.2mm POLASTIC INSULATION BLANKET TO GROUND \$ FIRST FLOOR EXTERNAL CLADDED WALLS R2.0 BATTS TO GROUND FLOOR BRICK VENEER WALL М FINAL CONSTRUCTION S.C. 19-12-17 FRAMES CONSTRUCTION CERTIFICATE S.M. 1-08-17 NTERNAL FIXINGS DAR: FINGER JOINTED PINE TO CONTRACTS J.K. 1-05-17 SKIRTING: Ex. I 50x25mm COLONIAL ARCHITRAVE: Ex. 100x25mm COLONIAL PLAN CHECK B.J.P 03-04-17 NTERNAL DOORS PRIMED HARDBOARD PBAL4 & PBAL4 BF4G BI-FOLDS ROOF PLAN ADDED FOR COUNCIL N.E. 06-02-1 SECTION ADDED FOR COUNCIL S.C. 7-01-17 EXISTING STAIRCASE BASIX ADDED \$ TO COUNCIL N.E. 05-12-16 HERITAGE NOTES ADDED S.C. 26-09-16 FASCIA & MATERIAL: PREFINISHED ZINCALUME BARGE BOARDS FASCIA COLOUR: SURFMIST 07-09-16 POV 18447 S.C. BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: SURFMIST D POV 18414 T.P. 31-08-16 С POV 18382 S.C. 02-08-16 GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME В TO CLIENT S.M. 2-05-16 GUTTER COLOUR: SURFMIST DOWNPIPE COLOUR: SURFMIST Α TECHNICAL. 0-05-16 S.M HOT WATER UNIT NEW RINNAI INFINITY 26 ISSUE DATE No. DRAWN DESIGN CONSULTANT: TERRY SMITH PAINTING - REFER TO F/F \$ G/FLOOR EXTERNAL: BY CAPE COD PROPOSED ADDITIONS & ALTERATIONS BY CAPE COD SPECIFICATION FOR F/F & G/FI.OOR INTERNAL: THE EXTENT OF WORK BY CAPE COD **FXISTING INTERNAL:** FOR MS J PARK & MR S WARNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER AT 53 GIPPS STREET FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS. PADDINGTON NSW 2021 DO NOT SCALE OFF DRAWINGS. COUNCIL: WOOLLAHRA ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION A.B.N. 54 000 605 407 NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING. SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444

BUILDERS LICENCE NO. 5519

Μ

JOB NO: 7752/15

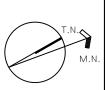
AUSTRALIA

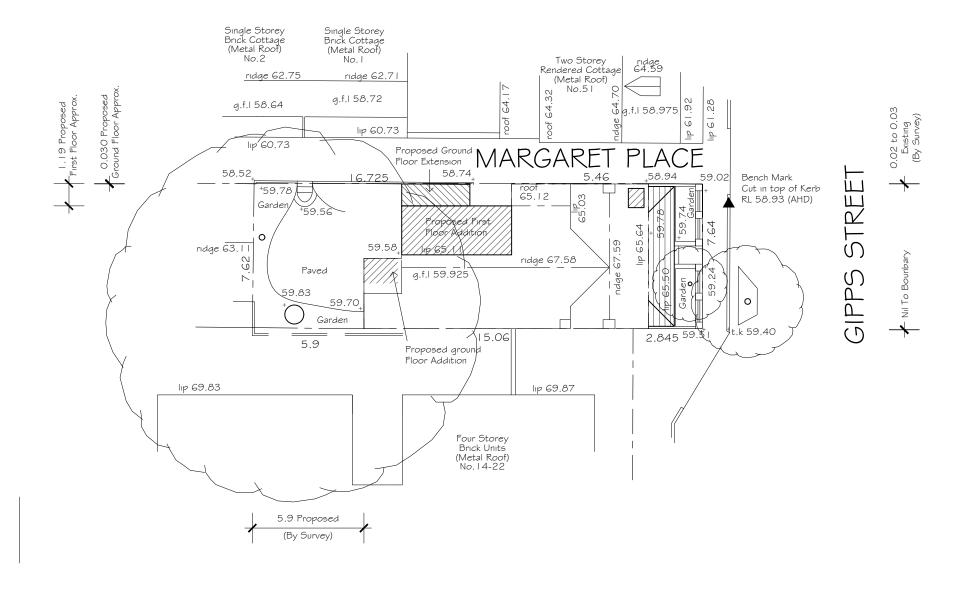
SHEET: 1 OF 9

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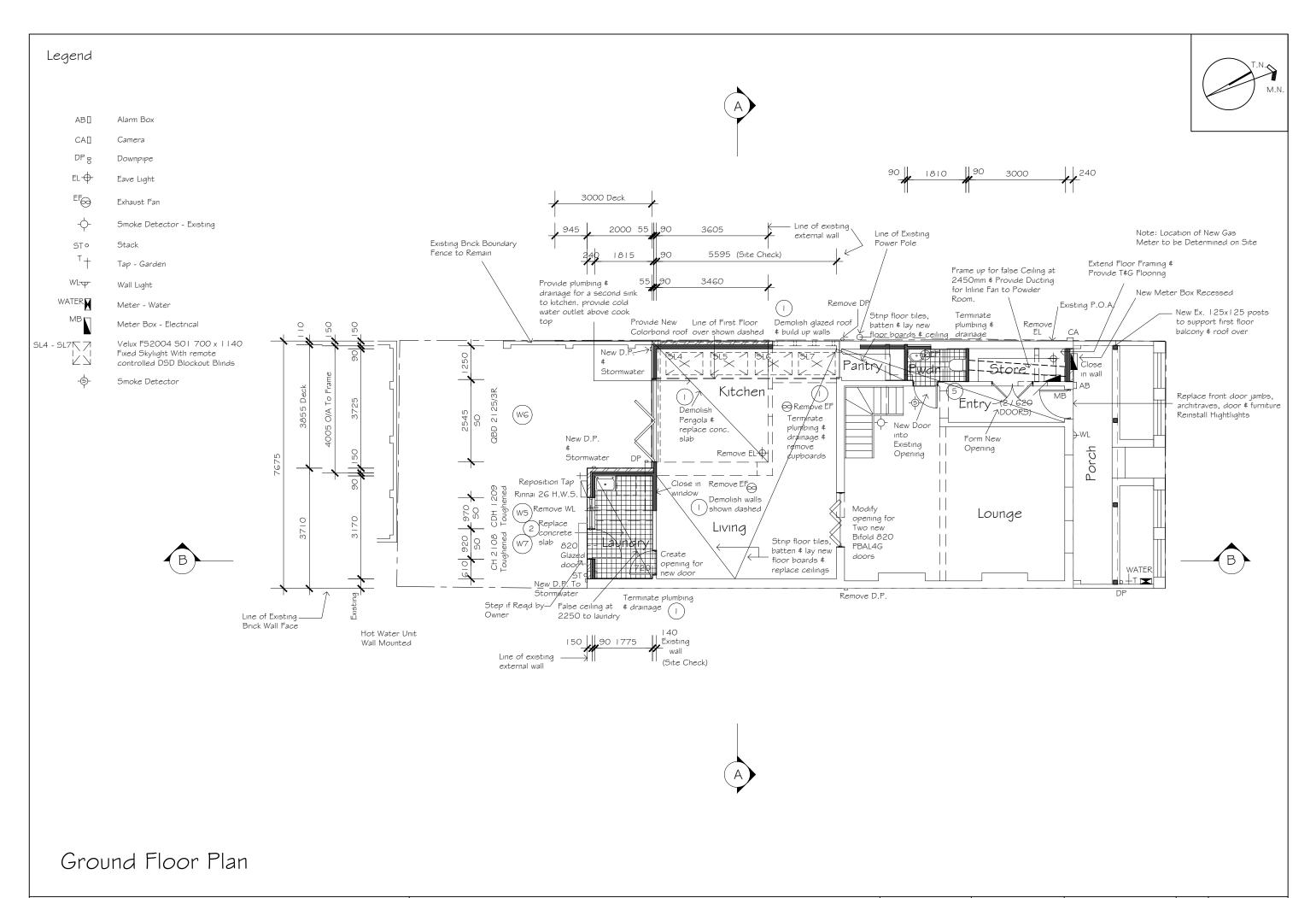
Site Plan

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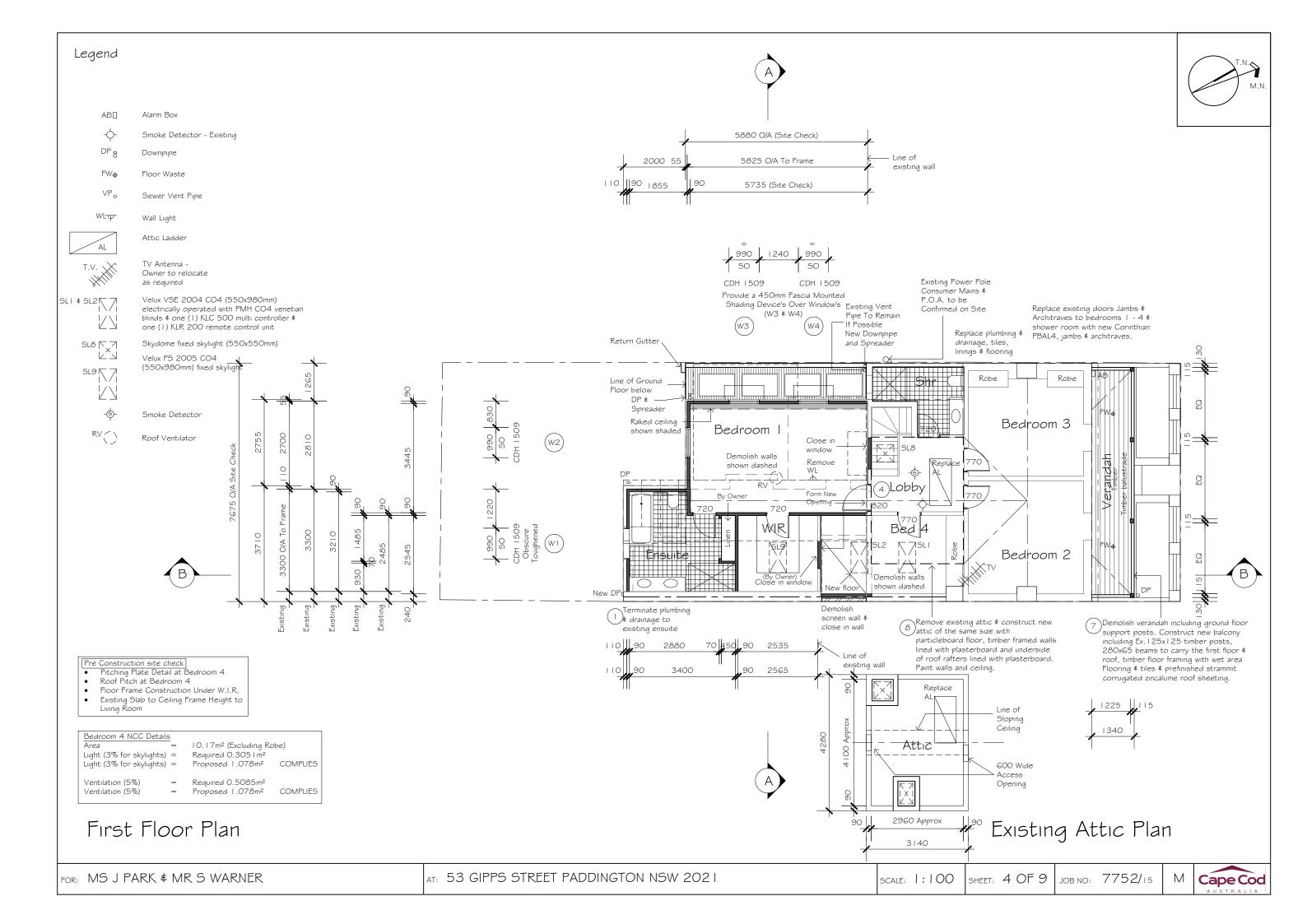
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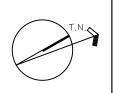
AREA: 177.10m² (By Title) 182.50m² (By Calc)

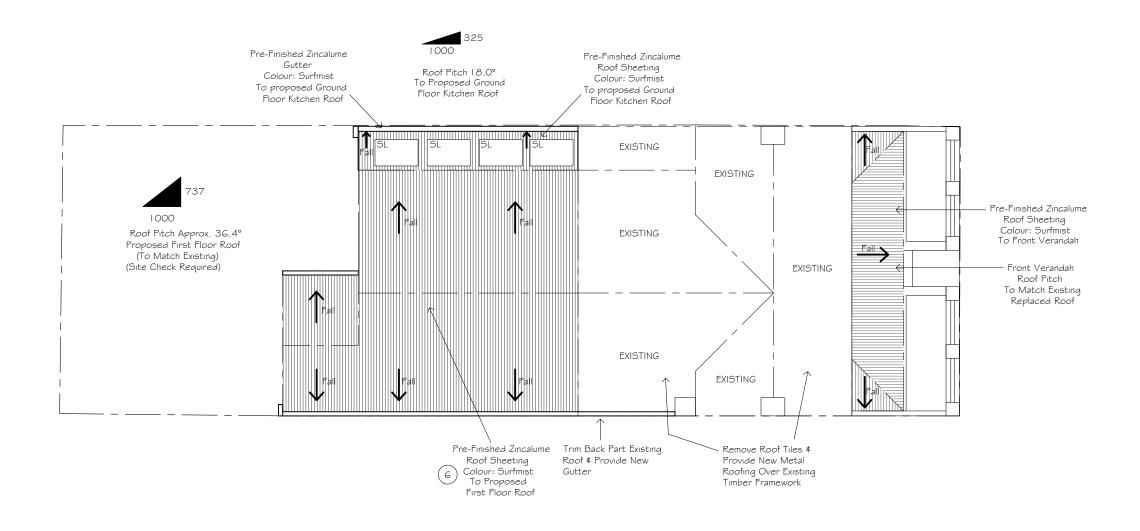
Cape Cod



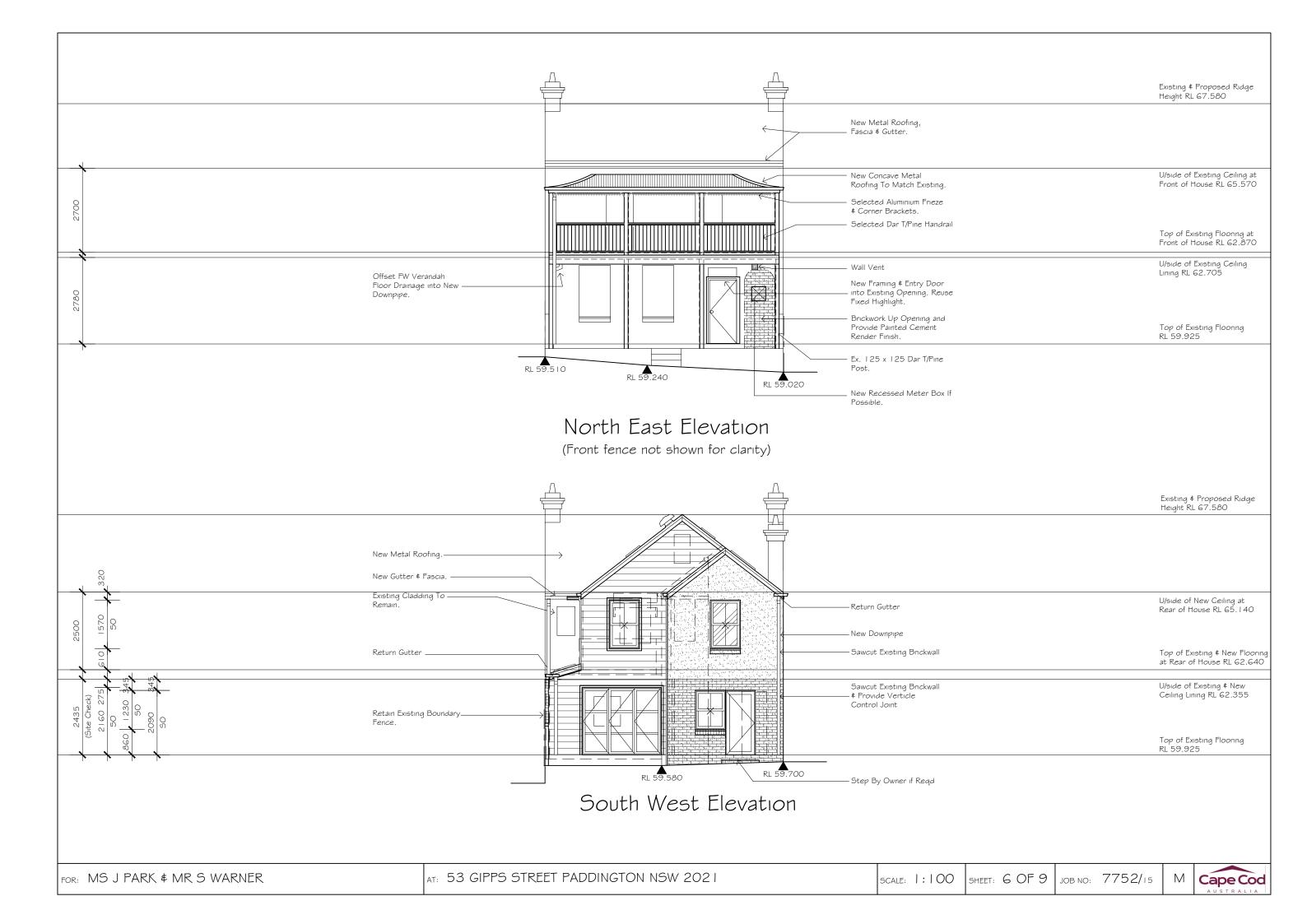


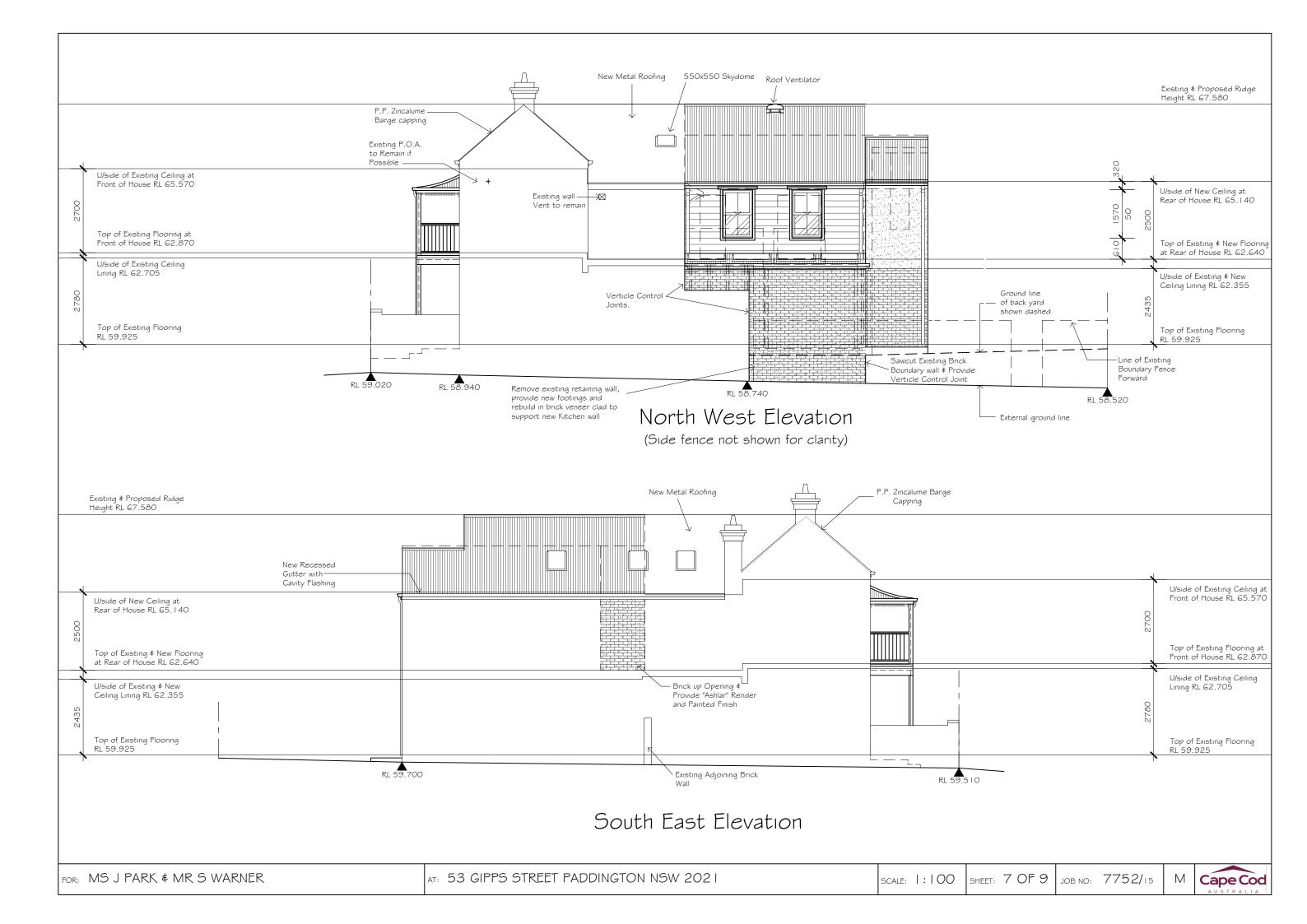


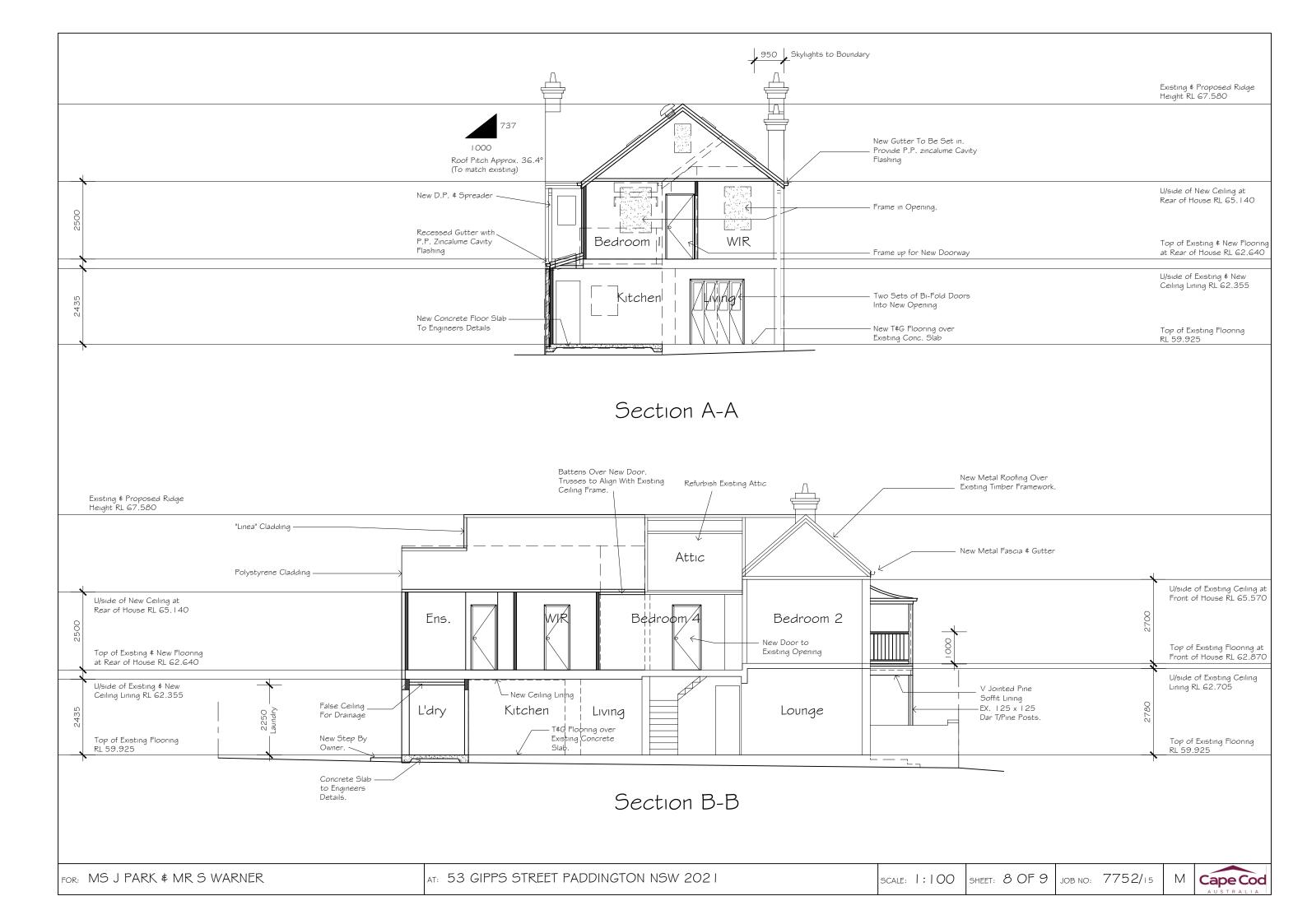




Roof Plan Existing & Proposed







WINDOW SCHED	ULE (BASIX A2677	<i>'</i> 81)	CLIF	NT:	ALUMINIUM TREND WINDOV			TIMBER WINDOWS:			
STANDARD NOTES:				EX-STOCK COLOURS: PEAR	STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT,			TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.			
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE		CLIE	NT:	ANODIC OFF WHITE, ANOD	ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.						
ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE		H THE BUIL	DER: DATE:		DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC						
NCC 3.9.2.5					CHARCOAL, IRONSTONE.	ARL, DLLF OCLAN, SURI MIST,	JASELR, IRLIND MILIALLIC	TERRAIN: 3	WIND LOAD: W 28 N		
	(WI) CDH 1509	COLOUR	GLAZING	SPECIAL NOTES							
	WT) CDH 1509		SINGLE CLEAR, (OR TRANSLUCENT FILM BY BUILDER.							
	SW ELEVATION / ENSUITE	INSECT SCREEN	U-VALUE: 5.71, SHGC: 0.66)								
	WESTERN RED CEDAR	BY OWNER	1								
	DOUBLE HUNG		REVEAL								
	OPEN / OPEN										
	(W2) CDH 1509	COLOUR	GLAZING	SPECIAL NOTES							
			SINGLE CLEAR, (IU-VALUE: 5.71,	OR RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.			_				
	SW ELEVATION / BEDROOM	INSECT SCREEN	SHGC: 0.66)								
	WESTERN RED CEDAR	BY OWNER		RESTRICT TOP SASH OPENING TO NO LESS THA I 700mm ABOVE FLOOR TO COMPLY WITH NCC.	N						
	DOUBLE HUNG		REVEAL	1700mm Above Floor To Commen with Nece.							
	OPEN / OPEN										
	(W3) CDH 1509	COLOUR	GLAZING SINGLE PYROLYT	SPECIAL NOTES							
		1	LOW-E, (OR	IC FIXED BOTTOM SASH			4				
	NW ELEVATION / BEDROOM	INSECT SCREEN	U-VALUE: 3.99,	TRANSLUCENT FILM BY BUILDER							
	WESTERN RED CEDAR	BY OWNER	SHGC: 0.4)	RESTRICT TOP SASH OPENING TO NO LESS THA	N		_				
	DOUBLE HUNG OPEN / OPEN		REVEAL	1700mm ABOVE FLOOR TO COMPLY WITH NCC.	N		_				
	OF LIN / OF LIN	221211									
	(W4) CDH 1509	COLOUR	GLAZING SINGLE PYROLYT	SPECIAL NOTES IC FIXED BOTTOM SASH							
		-	LOW-E, (OR	TIXLU BUTTUM SASTI			-				
	NW ELEVATION / BEDROOM WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER							
		BY OWNER	REVEAL	RESTRICT TOP SASH OPENING TO NO LESS THA	N		_				
	DOUBLE HUNG OPEN / OPEN		RLVLAL	1700mm ABOVE FLOOR TO COMPLY WITH NCC.			 				
		COLOUR	GLAZING	SPECIAL NOTES							
	(W5) CDH 1209	COLOGIC	SINGLE CLEAR, (
	SW ELEVATION / LAUNDRY		U-VALUE: 5.71,								
	WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.66)								
	DOUBLE HUNG	BY OWNER	REVEAL				1				
	OPEN / OPEN										
		COLOUR	GLAZING	SPECIAL NOTES							
	(W6) QBD 2125/3R	WHITE	SINGLE CLEAR,	EACH PANEL OF THE DOOR IS TO HAVE THREE							
	SW ELEVATION / KITCHEN		(U-VALUE: 6.44, SHGC: 0.75)	(3) EQUAL PANES OF 6.38mm COMFORT PLUS GLASS.							
	STEEL FRAME	INSECT SCREEN BY OWNER	31186. 0.73)								
	BIFOLD DOORS		REVEAL	DOORS TO HAVE DRAINABLE SUB-SILL			1				
	OPEN / OPEN / OPEN										
	(W7) CH 2108	COLOUR	GLAZING	SPECIAL NOTES							
	GIT 2 100		SINGLE CLEAR, (IU-VALUE: 5.71,								
	SW ELEVATION / LAUNDRY	INSECT SCREEN	SHGC: 0.66)								
	WESTERN RED CEDAR	BY OWNER	_								
	HINGED		REVEAL				_				
#V	OPEN										
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FOR MS IPARK &	MIR S MARNER		I .	T. 53 GIPPS STREET PADDINICTON	LNSM/2021		CALE I. NITG I CLIE	$a \cap F \cap A$	7752/15	MICOROCON	