BASIX (COMMITMENTS						
CERTIFICATE NO. 21 1490_02	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: 50mm)	NIL						
FLAT CEILING, PITCHED ROOF	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)						
FLAT CEILING, PITCHED ROOF	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)						
GLAZII	NG REQUIREMENTS						
WINDOWS							
WI # W2	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
SKYLIGHTS SLI, SL2, SL3, SL4,	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)						
SHAD	ING DEVICES						
WINDOWS							
WI	NONE						
W2	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM						
SKYLIGHTS SL1, SL2, SL3, SL4,	NONE						

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding	Haymes		Off White
_			_

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

FLOOR: 140x45mm MIN. FLOOR JOISTS

ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS WIND LOAD W 33 N (SUBJECT TO ENGINEERS CERTIFICATE)

FINISHES

CERTIFICATE

ROOF COVERING

	BRICKWORK	N/A				
	FLOORING	EX. I 50X25 AUSTRALIANA GRADE BLACKBUTT FLOORBOARDS LAID OVER I 9mm YELLOW TONGUE STRUCTURAL PARTICLEBOARD				
	CLADDING	7mm HARDITEX OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALL				
	DOOR - STEGBAR	FRAME: PREFINISHED ALUMINIUM				

REUSE EXISTING TILES FOR MAKING GOOD

R2.5 WALL BATTS TO FIRST FLOOR SLOPING CEILING

PRIMED CORINTHIAN "PMODG" FLUSH HINGED DOORS

KEYED LOCKS (TERRAIN: 3) SUBJECT TO ENGINEERS

INSECT SCREENS: FRAME: N/A TO ALL NEW OPERABLE

MESH: N/A WINDOW SASHES

ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA INSULATION R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES (FIBREGLASS) R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL FRAMES OF CLADDED WALLS

DAR: FINGER JOINTED PINE

TYPE: CLOSED TIMBER

FASCIA COLOUR: OFF WHITE

GUTTER COLOUR: SURFMIST DOWNPIPE COLOUR: SURFMIST

CONNECT TO EXISTING

MATERIAL: PREFINISHED ZINCALUME

WIDTH: 900mm

SKIRTING: Ex. 100x25 SQUARE

ARCHITRAVE: Ex. 75x25 SQUARE

INTERNAL FIXINGS

INTERNAL DOORS

STAIRCASE BLACKBUTT TREADS \$ PINE RISERS & RAILING PLASTERBOARD LINED CUPBOARD \$ TREADS

-13

RISE: 19 @ 183.7mm GOING: 240mm (260mm TREAD)

MATERIAL: PREFINISHED ZINCALUME

GUTTERS \$ DOWNPIPES | TYPE: QUAD

FASCIA \$ BARGE BOARDS

HOT WATER UNIT

PAINTING - REFER TO EXTERNAL PAINTING TO NEW WORK: BY CAPE COD SPECIFICATION FOR NTERNAL PAINTING OF WHOLE UNIT: BY CAPE COD THE EXTENT OF WORK

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS

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 THREE (3) SMOKE DETECTORS AS SHOWN \$\text{\$}
- ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).
- CONNECT/INSTALL THIRTY THREE (33) DOWNLIGHT FITTINGS AS SUPPLIED BY
- PROVIDE "INTRAGRAIN" ULTRAGRIP SATIN FINISH TO NEW STAIR.
- PROVIDE CSR PARTY WALL SYSTEM 368.
- ALLOWANCE HAS BEEN MADE TO LAY PARTICLEBOARD SHEET FLOORING OVER EXISTING CEILING JOISTS AS NOTED FOR LIGHT STORAGE ONLY.

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.
- SUPPLY THIRTY THREE (33) DOWNLIGHT FITTINGS.
 ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.
- FIT OUT BEDROOM 3 BUILT-IN ROBE.
- SUPPLY AND INSTALL INSECT SCREENS TO NEW EXTERNAL DOORS \$ SKYLIGHTS
- SUPPLY & INSTALL NEW HOT WATER UNIT IF REQUIRED.
- SUPPLY \$ INSTALL CEILING INSULATION TO EXISTING CEILING IF REQUIRED.
- FINAL CONSTRUCTION S.C. 21-12-15 TO CONTRACTS S.C. 22-10-15 CEILING HEIGHT INFO ADD FOR COUNCIL S.M. 21-08-15 REVISED FOR COUNCIL C.S. 01-07-1 PRIVACY SCREEN REMOVED R.S. 04-05-15 RE-DESIGN FOR COUNCIL 15-04-15 S.C. D BASIX DETAILS ADDED \$ TO COUNCIL N.E. 7-02-15 С STAIR AMENDMENTS POV 16055 J.M. 8-12-14 В TO CLIENT 01-11-14 C.S. Α TECHNICAL 20-11-14 C.S

DESIGN CONSULTANT: TERRY SMITH

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MS H PAYNE

AT 5/59 GOULD STREET, BONDI BEACH, NSW 2026

COUNCIL: WAVERLY

ISSUE

No.



A.B.N. 54 000 605 407

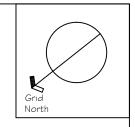
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

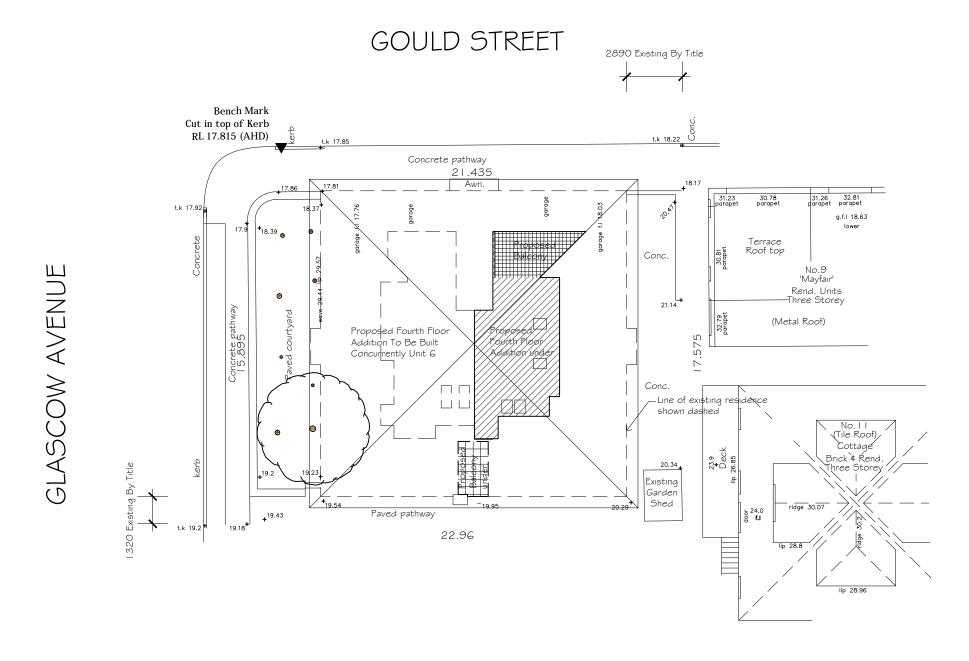
DATE

DRAWN

SHEET: | OF 10

JOB NO: 76 | 1/14





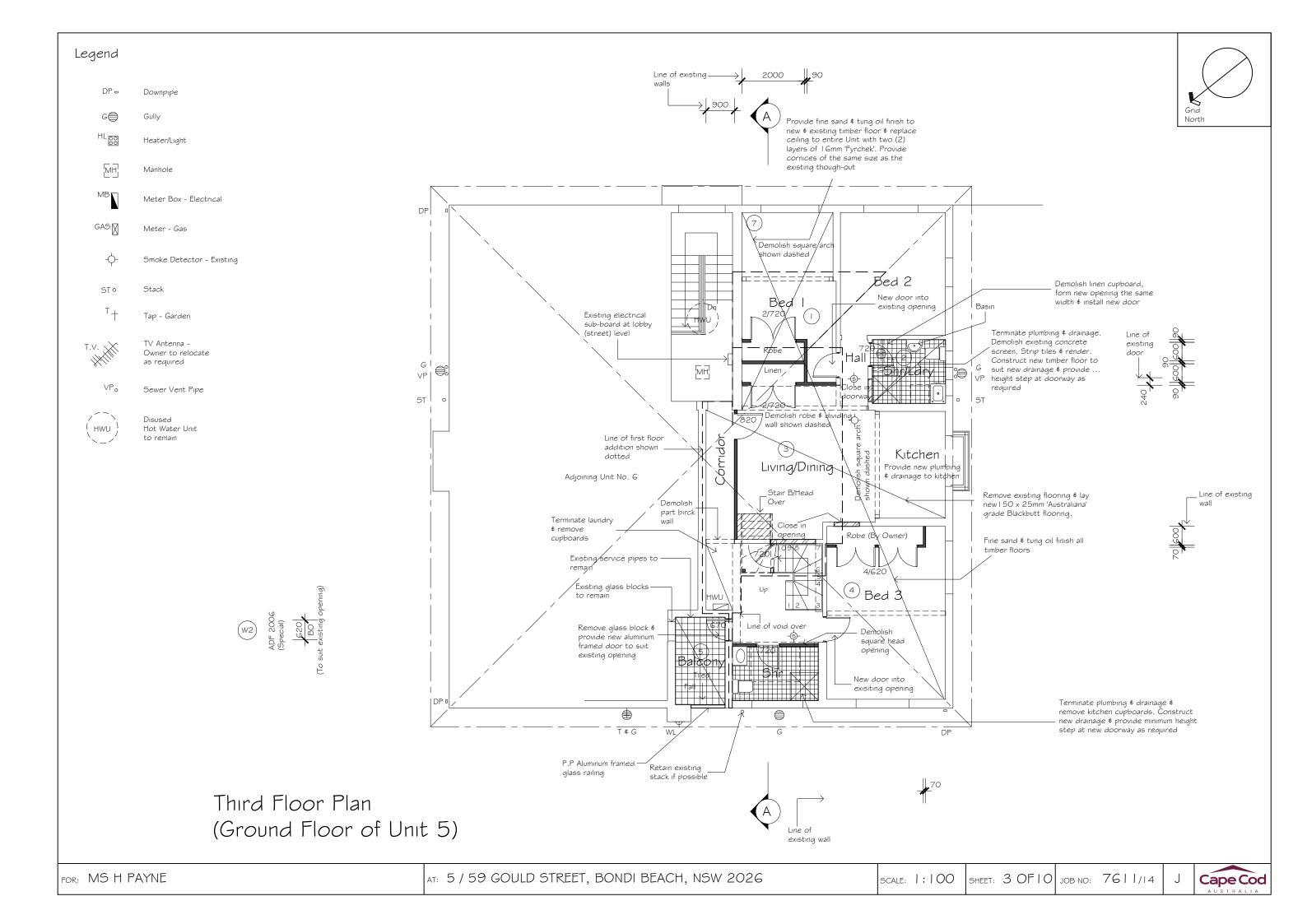
Site Plan

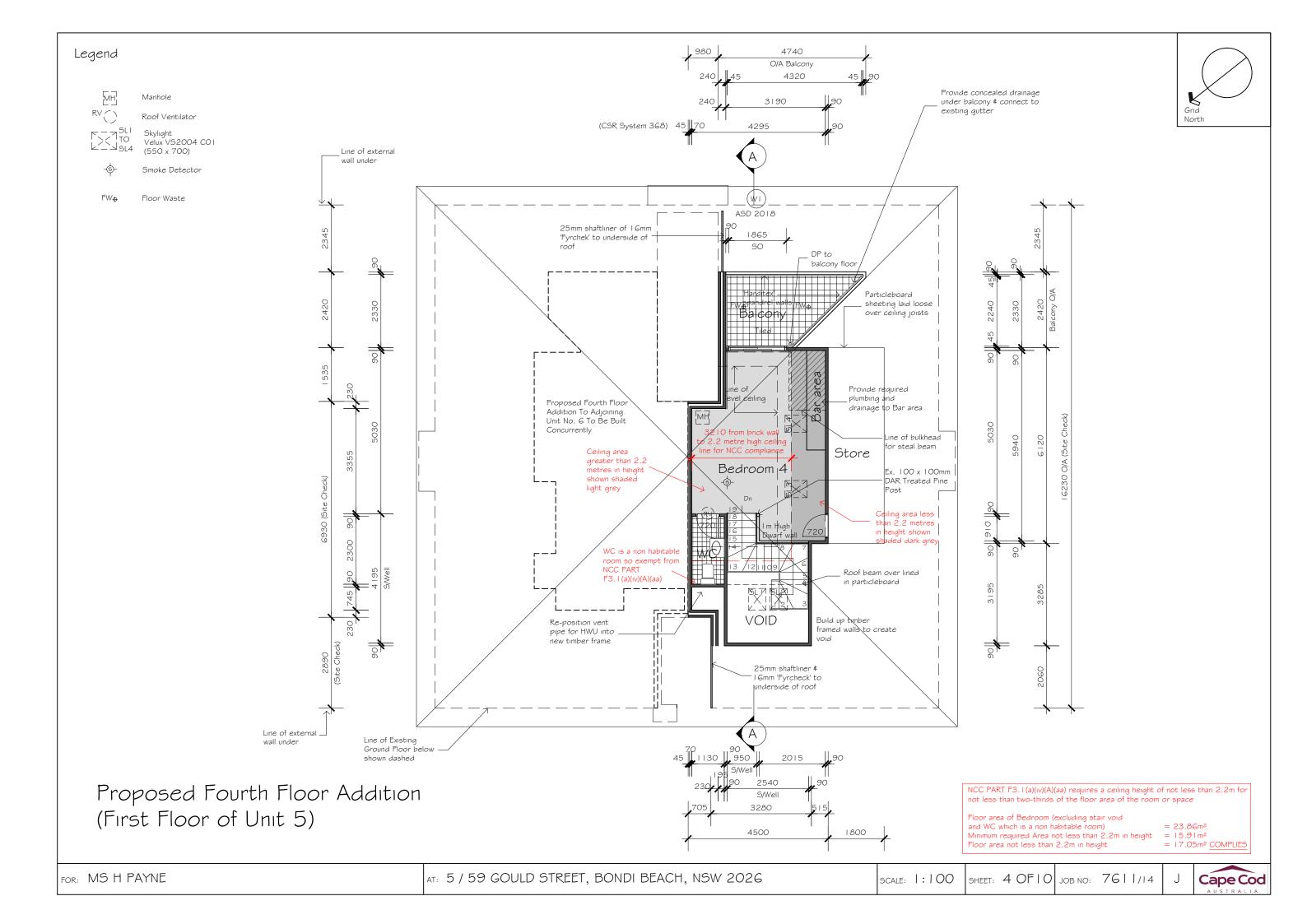
No. : 5 / 59 Lot. : 5

DP : SP 57990

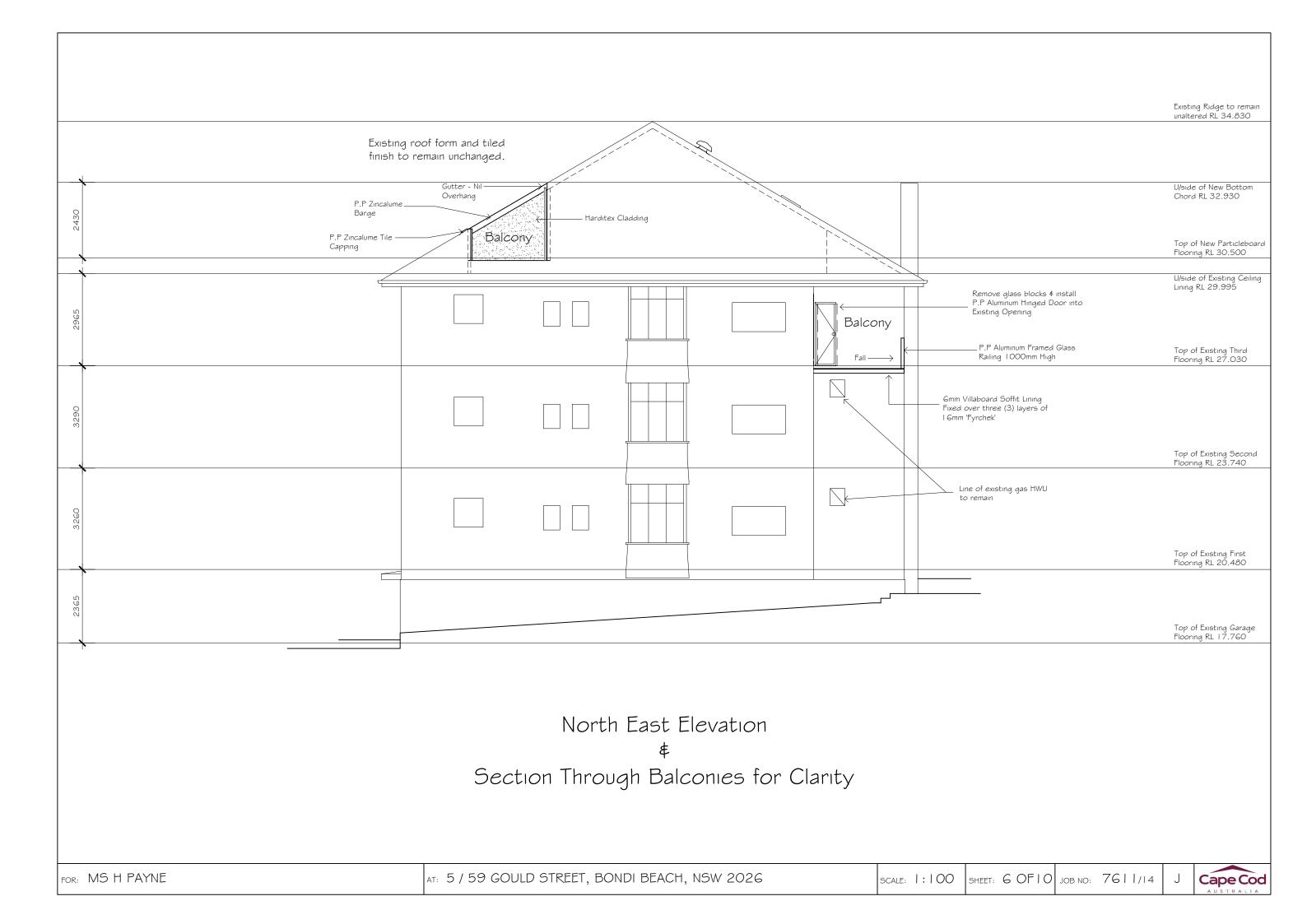
AREA: Lot 5 - 129.00m² (By Title Including Garage)

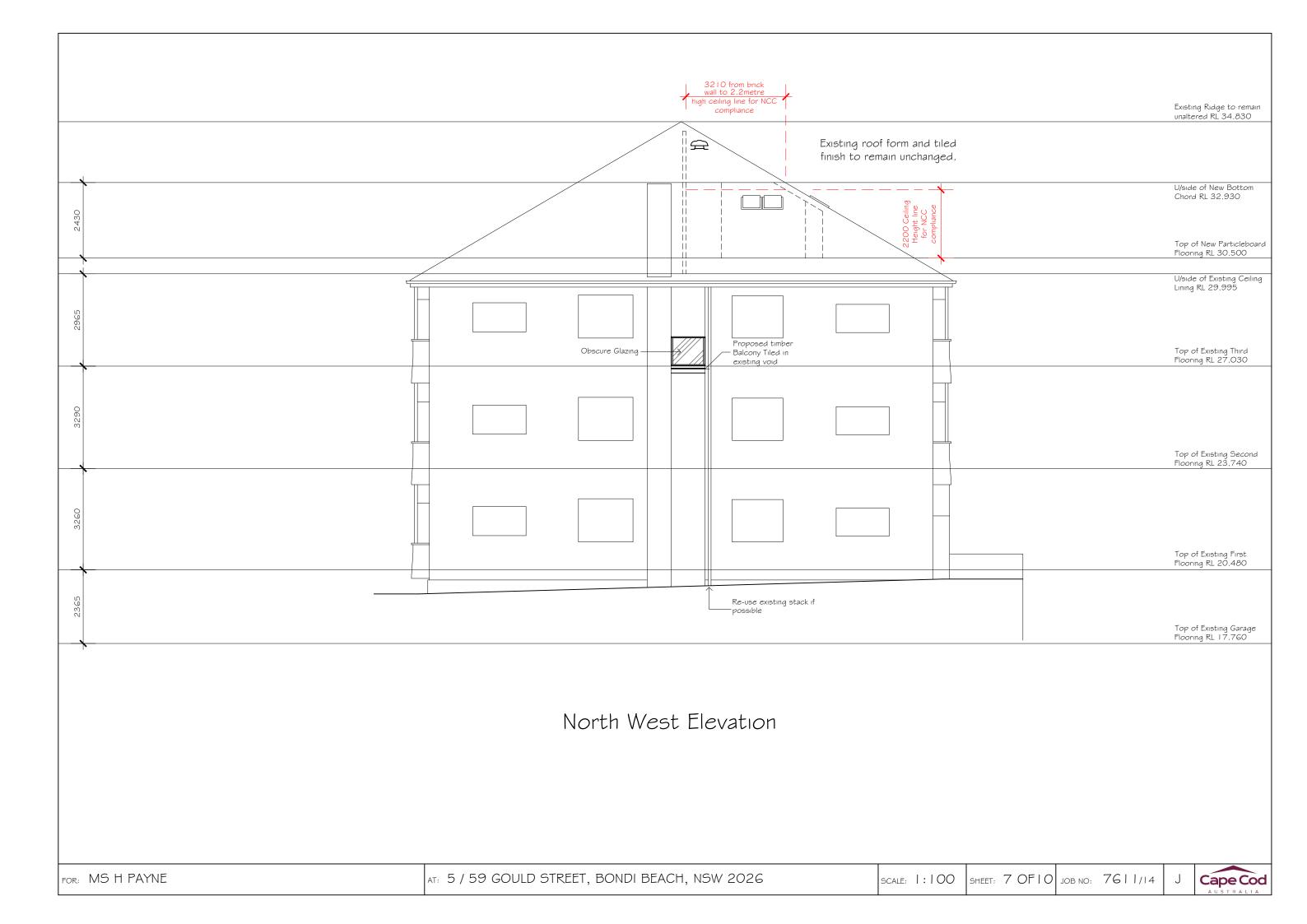
: Site Area - 401.2m² (By Survey)

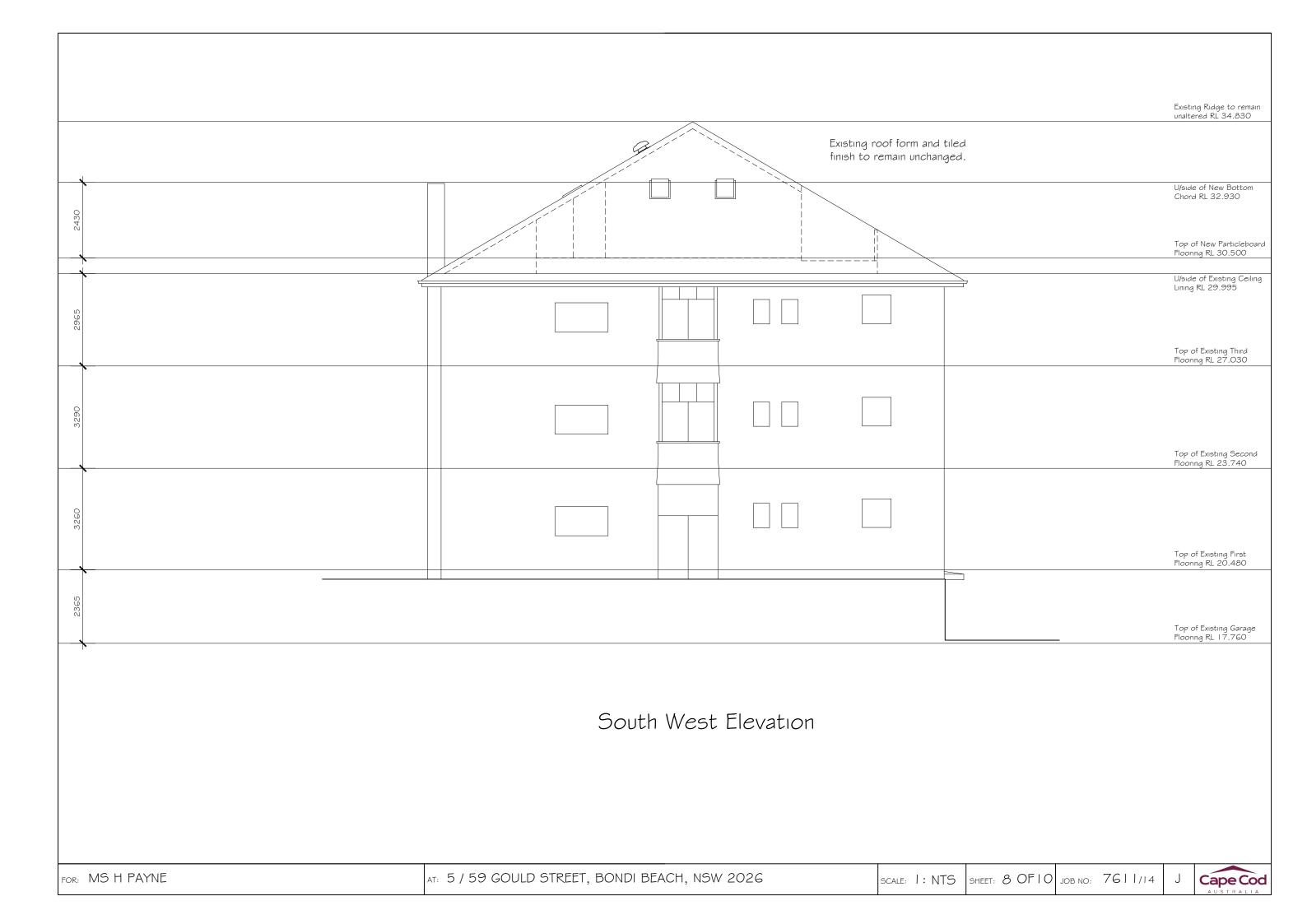


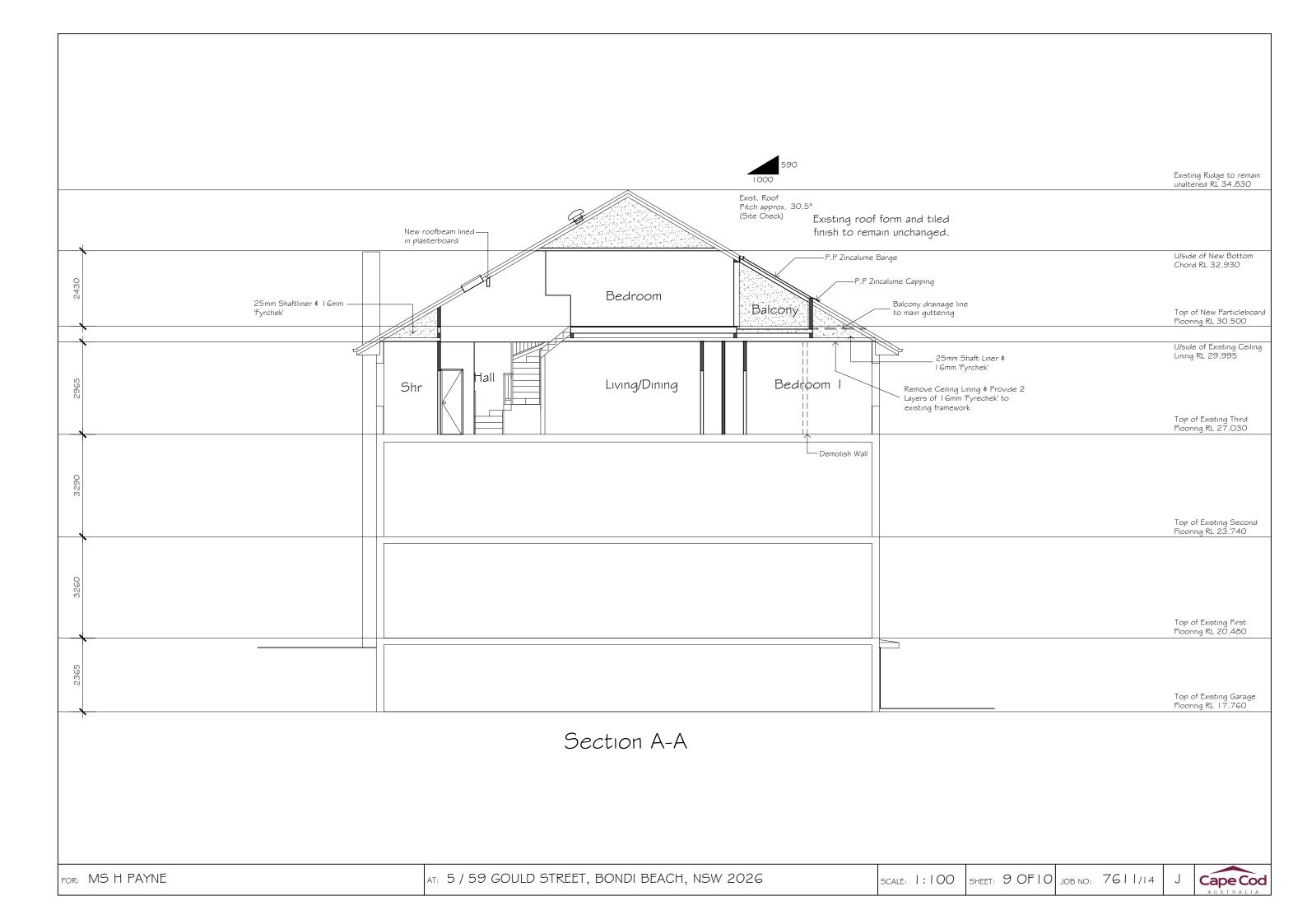












WINDOW SCHED	ULE (BASIX A2114	490 02)		CLIENT		ALUMINIUM (STEGBAR) WINI	DOWS:				
STANDARD NOTES: • WINDOWS AND DOORS	ARE DRAWN AS VIEWED FROM					STANDARD ALUMINIUM COL WHITE, STONE BEIGE, CUST (BOND OFF WHITE), DEEP O	<u>.OURS</u> : WHITE BIRCH, PRIMRO FOM BLACK, WOODLAND GREY CEAN (MOUNTAIN BLUE)	SE, APO GREY, PEARL (SLATE GREY), SURFMIST			
 ALL WINDOWS COME W WINDOW OPENINGS NO NCC 3.9.2.5 	ITH "KEYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPE	NINGS TO COMPLY WIT	TH THE E	BUILDER:	DATE:	CUSTOM COLOURS AVAILA	BLE: BROWN, NOTRE DAME, P	OTTERY.	TERRAIN: 3 WIN	ND LOAD: W 33 N	
	Τ	COLOUR	GLAZING		SPECIAL NOTES				121444111.0	10 20/10: W 00 IV	
F	(WI) ASD 2018	PEARL WHITE	SINGLE PYRO	NATIC .	SPECIAL NOTES	_					
			LOW-E, (U-VA	ALUE:							
	SE ELEVATION / BEDROOM	INSECT SCREEN	5.7, SHGC:0).47)							
	ALUMINIUM	N/A									
	SLIDING		REVEAL								
	OPEN / FIXED		I 40mm								
	(W2) ADF 2006	COLOUR	GLAZING		SPECIAL NOTES						
	WZ) ADF 2006	PEARL WHITE	OBSCURED,		SITE CHECK TO SUIT EXISTING OPENING						
	NE ELEVATION / BALCONY	INSECT SCREEN	(U-VALUE: 7. SHGC: 0.75)	63, 1							
 €	ALUMINIUM	N/A	- 31100: 0.73)	/							
	HINGED WITH FRAME - NO	IN/A	REVEAL								
	SILL		I 70mm		1						
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