BASIX	COMMITMENTS				
CERTIFICATE NO.A234633					
FIXTL	JRES 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				
INSU	LATION REQUIREMENTS				
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)(RO.40)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)				
RAKED CEILING, PITCHED / SKILLION ROOF FRAMED	CEILING: R I.74 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)				
GLAZ	ING REQUIREMENTS				
WINDOWS					
W6,	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)				
WI, W2, W4, W5, W9, \$ WIO,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)				
SHAD	DING DEVICES				
WINDOWS					
W9,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM				
WI, W2, W4, W5, \$ W6,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM				
WIO,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23				

FINAL CONSTRUCTION.

IEXTERNAL	PAINIT	SCHEDI	IIF
			ノレニ

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Handrail Frame			White Quarter Duck
Soffit Lining			White Quarter Duck
Wall Cladding			Woodland Grey
Window Frame			White Quarter Duck

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

FLOOR: 190x45mm MIN. FLOOR JOISTS

WIND LOAD SELECT WINDSPEED

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 MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN I KM OF OCEAN.
- REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.

FINISHES

(TERRAIN: 3) INSECT SCREENS:

INTERNAL DOORS

BRICKWORK COMMON BRICKWORK TO PARTY WALL EX. 150X25 AUSTRALIANA GRADE BLACKBUTT STRIP FLOORING TIMBER FLOORING LAID OVER 19mm STRUCTURAL PARTICLEBOARD I 80MM LINEA BOARD CLADDING TO THE NORTH EAST, CLADDING NORTH WEST & SOUTH WEST FLEVATIONS FRAME: WESTERN RED CEDAR WINDOWS - TREND KEYED LOCKS

BY OWNER

- TO ALL NEW OPERABLE WINDOW SASHES ROOF COVERING PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: SPEEDDECK COLOUR: WOODLAND GREY
- ROOF SARKING R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA INSULATION R2.4 | 2mm POLASTIC INSULATION BLANKET TO FIRST (FIBREGLASS) FLOOR EXTERNAL WALL FRAMES (EXCEPT PARTY WALL)

PRIMED HARDBOARD SOLID CORE "FLUSH" TO

BARGE SOAKER COLOUR: WOODLAND GREY

FIRST FLOOR INTERNAL: BY CAPE COD

NTFRNAL FIXINGS DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 ARCHITRAVE: Ex. 75x25

BEDROOM | \$ 2

- PRIMED HARDBOARD HOLLOW CORE "FLUSH" TO REMAINING NEW DOORS TYPE: CLOSED TIMBER STAIRCASE BLACKBUTT TREADS
- # RISERS WIDTH: 935mm PINE STRINGERS TO BE RISE: 19 @ 183mm CONCEALED GOING: 250mm (270mm TREAD)
- FASCIA # MATERIAL: PREFINISHED ZINCALUME BARGE BOARDS FASCIA COLOUR: WOODLAND GREY BARGE COLOUR: WOODLAND GREY
- GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: WOODLAND GREY
- HOT WATER UNIT CONNECT TO EXISTING PAINTING - REFER TO SPECIFICATION FOR FIRST FLOOR EXTERNAL: BY CAPE COD
- 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.

THE EXTENT OF WORK

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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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 THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS
- ALL SANDING & FINISHING TO STRIP FLOORING TO GROUND FLOOR.
- FINAL CONSTRUCTION N.L. 10-06-16 TO CONTRACTS N.L. 5-04-16 G PLAN CHECK 5-04-16 J.M. SECTION B-B ADDED FOR COUNCIL S.C. 21-12-15 BASIX DETAILS ADDED \$ TO COUNCIL 09-12-1 N.E. D CLIENT AMENDMENTS N.L. 6-10-15 С POV 17094 N.E. 3-10-15 В TO CLIENT 9-08-15 N.L. Α TECHNICAL. A.M. 2-08-15 DATE No. ISSUE DRAWN

DESIGN CONSULTANT: TERRY SMITH

PROPOSED ADDITIONS & ALTERATIONS

FOR MEGALONG FLATS PTY LTD

AT 2/3 STREATFIELD ROAD BELLEVUE HILL NSW 2023

COUNCIL: WOOLLAHRA

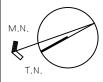


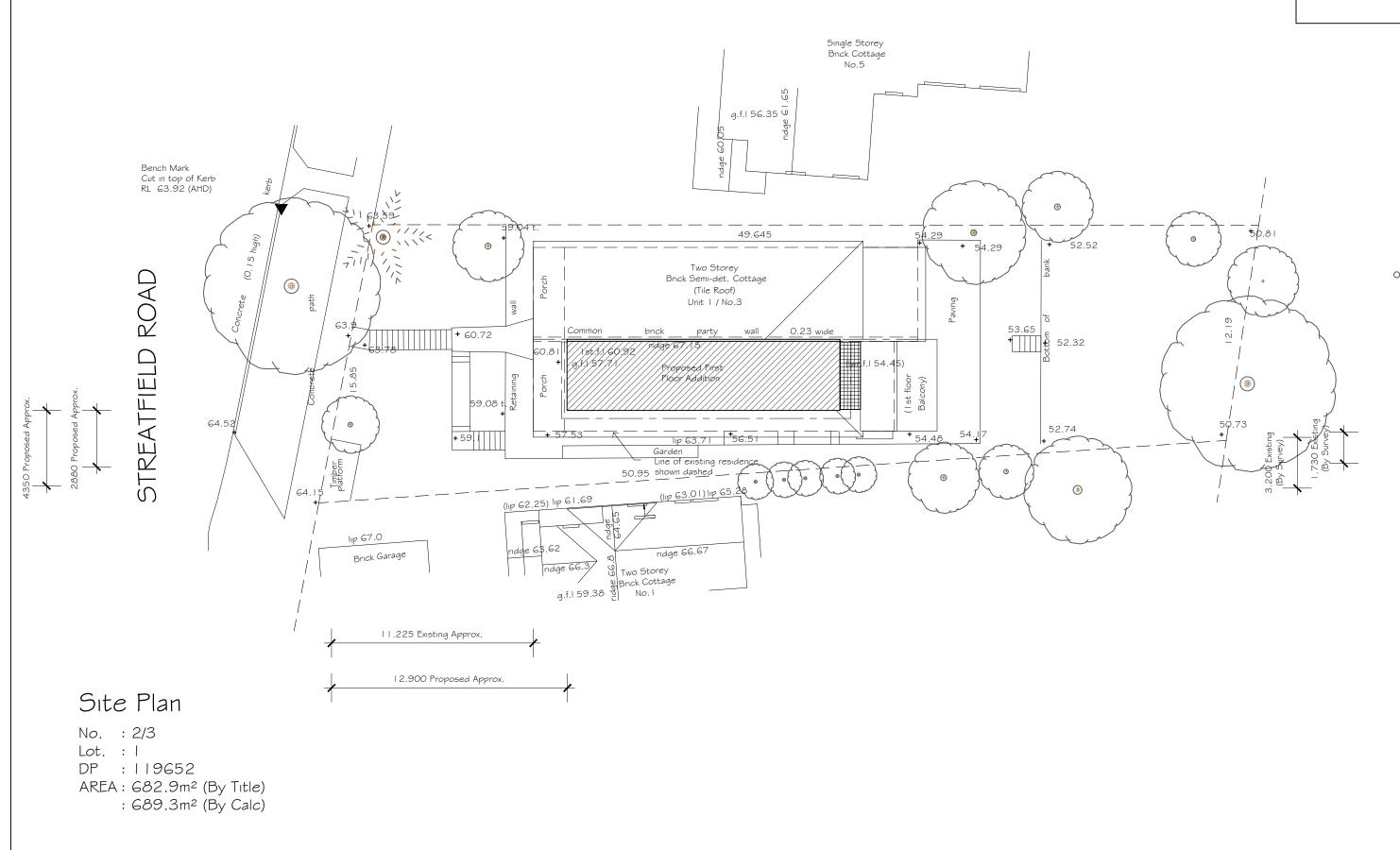
A.B.N. 54 000 605 407

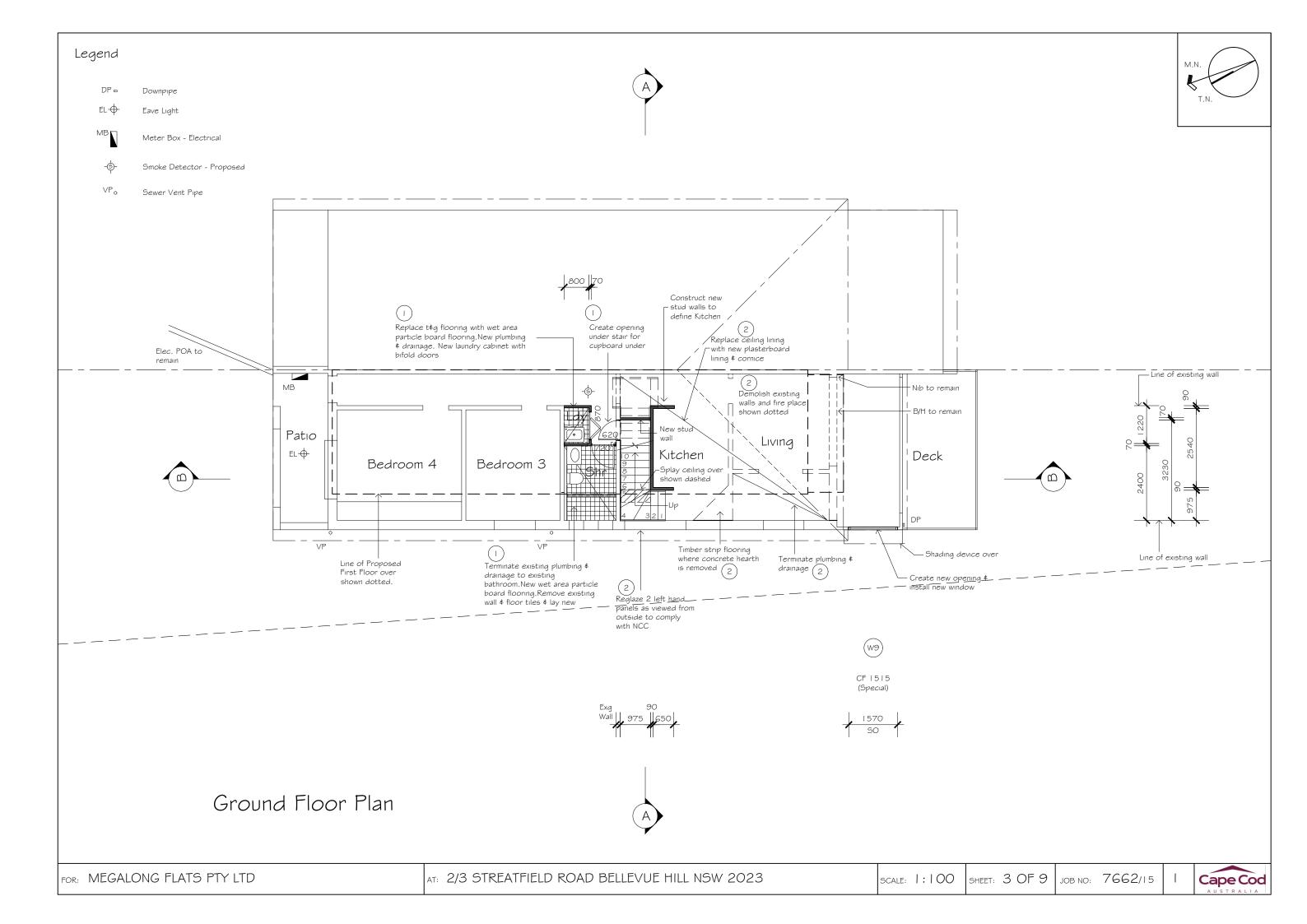
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

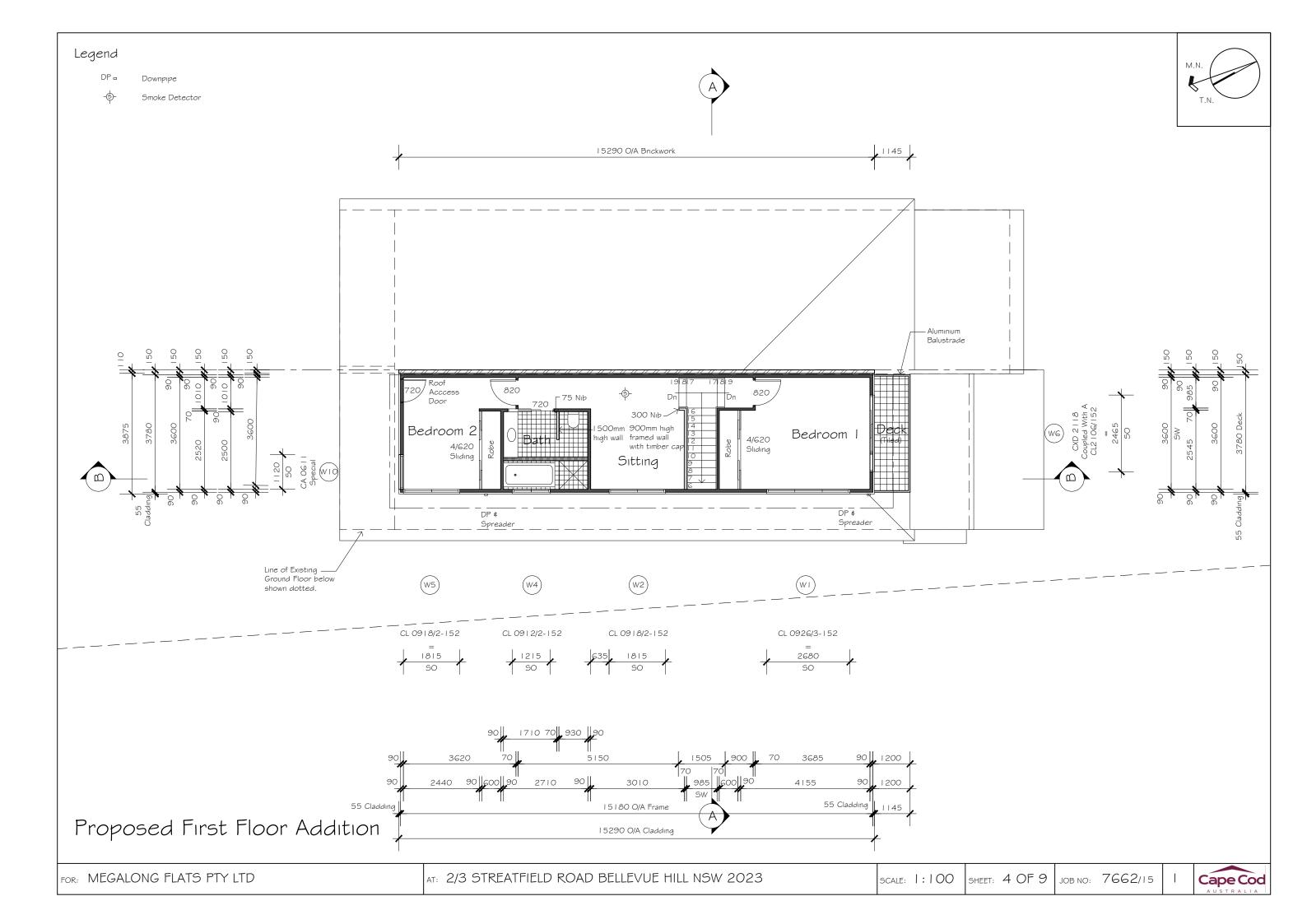
SHEET: 1 OF 9

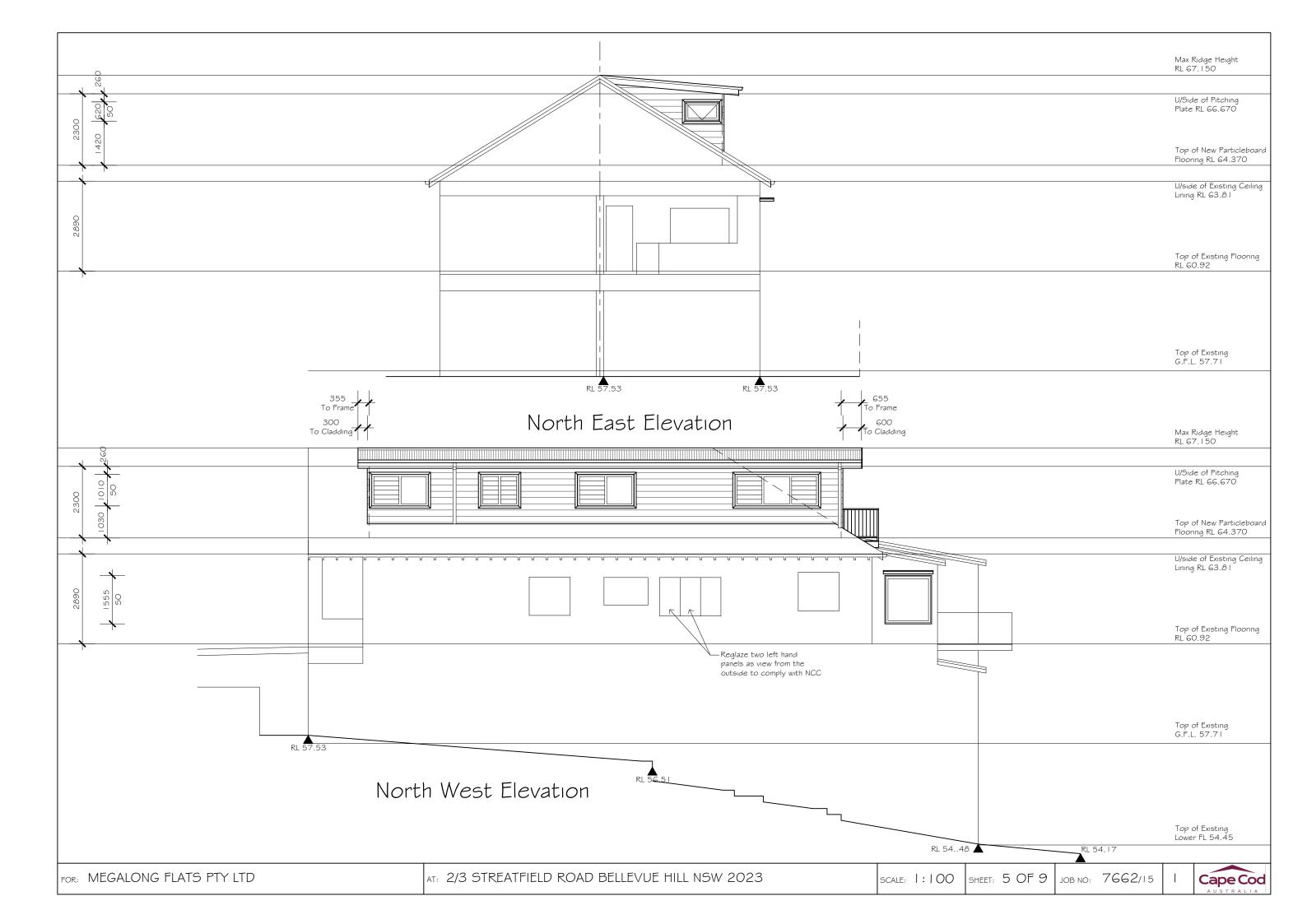
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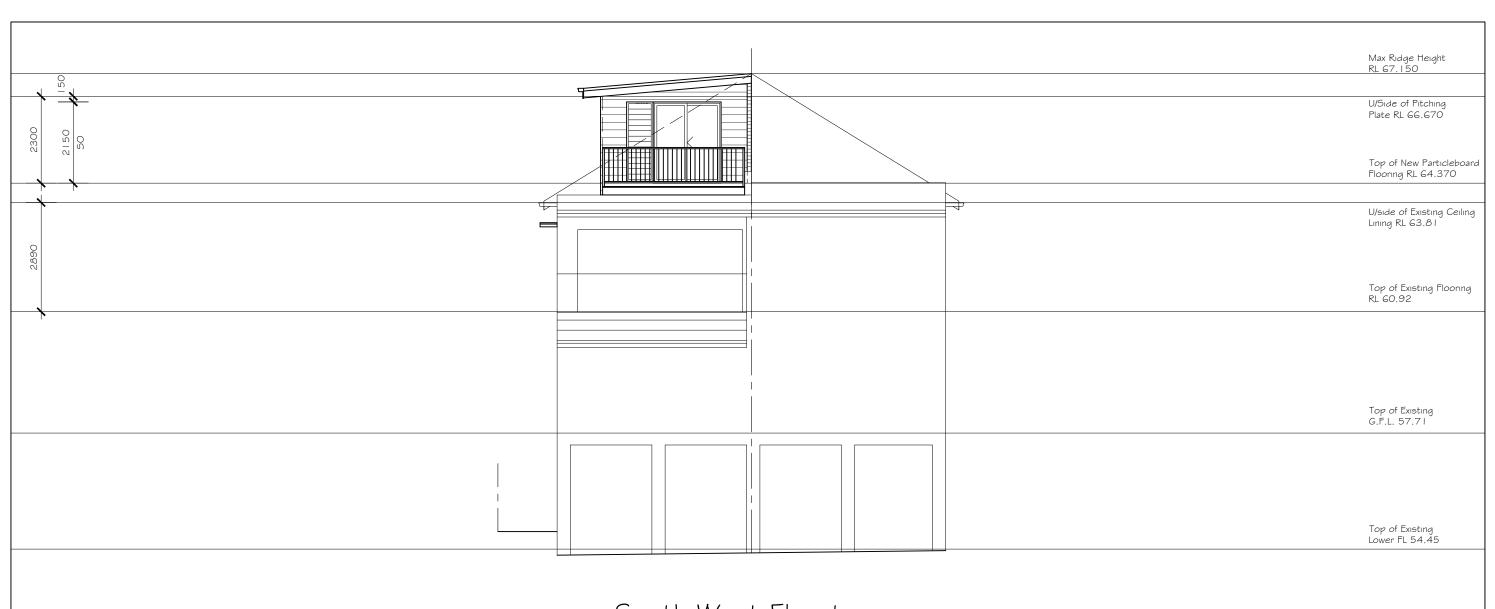






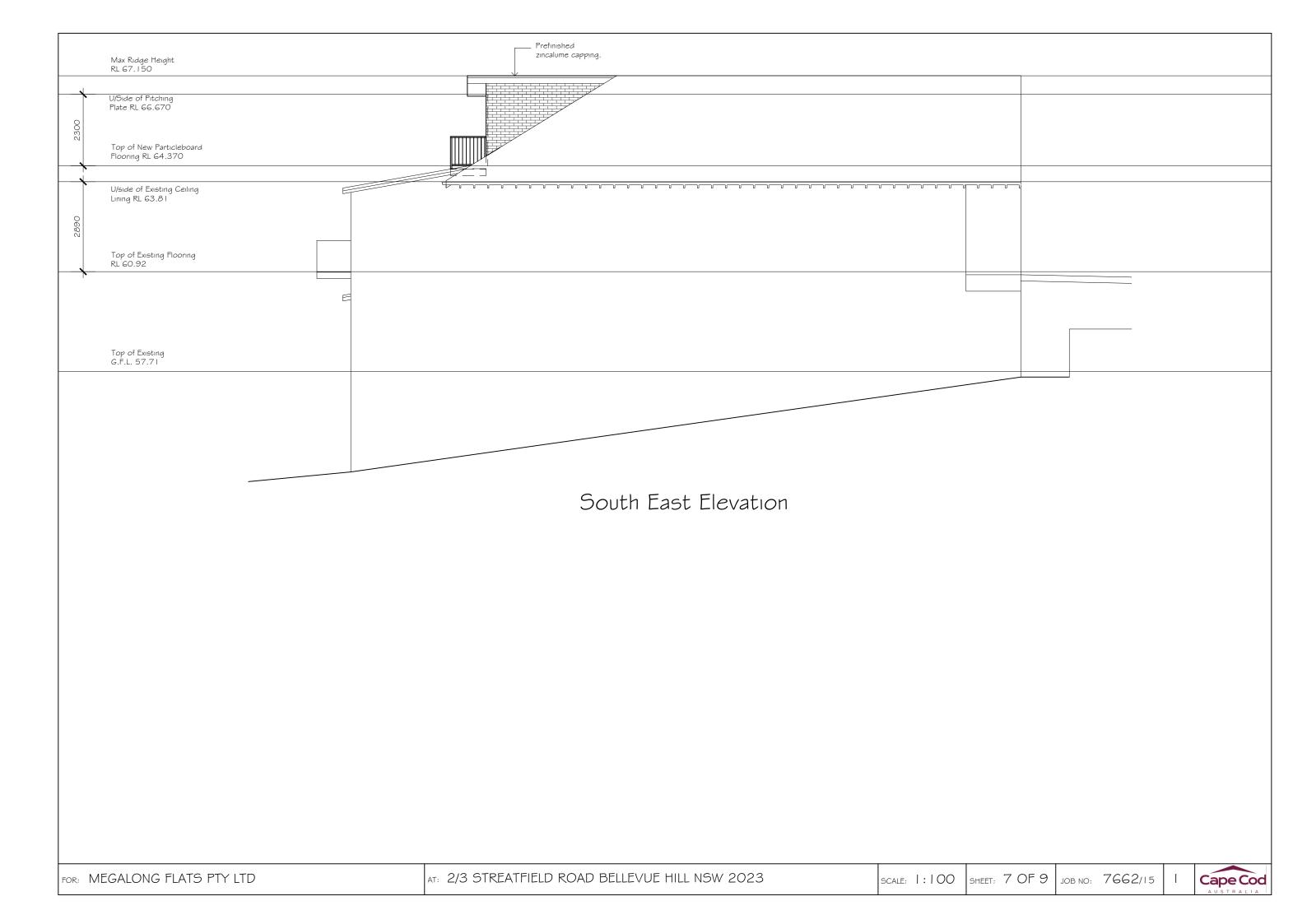


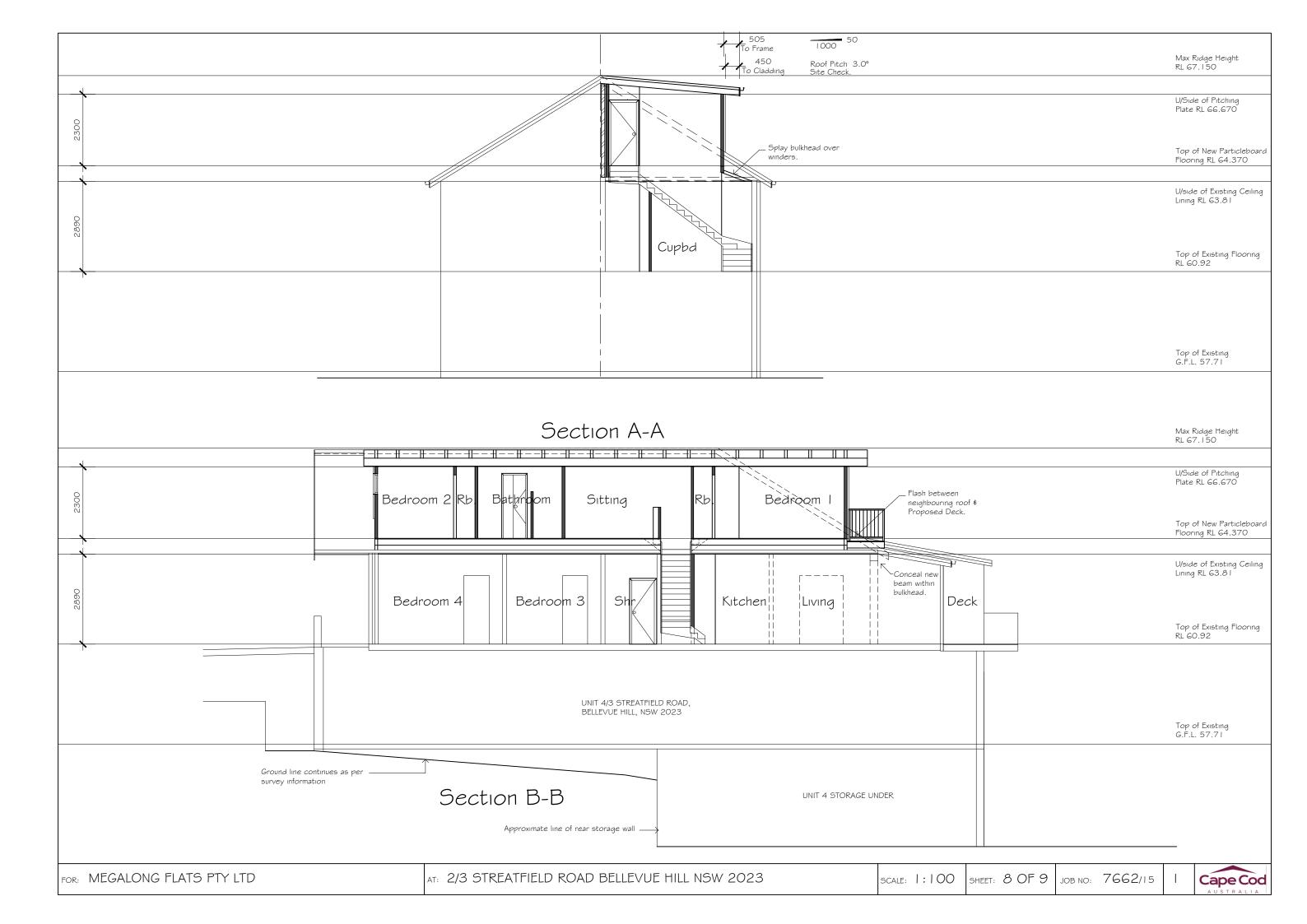




South West Elevation

FOR: MEGALONG FLATS PTY LTD





THE REPORT OF THE PARTY OF THE	WINDOW SCHEDI	JLE (BASIX A2346	G33)	CLIENT					TIMBER WINDOWS:	
The control of the	STANDARD NOTES:									
Process Proc			OUTSIDE	CLIENT:						
Column C	 WINDOW OPENINGS NOT 		NINGS TO COMPLY WITH	H THE BUILDER: .	DATE:				BRONZE & WHITE.	
March Marc	NCC 3.9.2.5		HARDWARE COLOUR	CLAZING	CDECIAL NOTEC				TERRAIN: 3 W	/IND LOAD: W 33 N
Compared		(WI) CL 0926/3-152				_	WIO CA OGII SPECIAL		SINGLE PYROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY
Section Sect	F	NW ELEVATION / BEDROOM	LINGS OF CORES	LOW-E, (OR			NE ELEVATION / BEDROOM :		LOW-E, (OR	
Case	R					R	WESTERN RED CEDAR		SHGC: 0.4)	
## CAS (1904-190) ## CAS (190				REVEAL			AWING			4
Column C		OPEN / FIXED / OPEN	LIARDIVARE COLOUR	0.470.0			OPEN			
March Marc		(W2) CL 0918/2-152				1				+
March Marc	F	NW ELEVATION / SITTING	INCECT CODEEN	LOW-E, (OR						
Political Pol		WESTERN RED CEDAR		SHGC: 0.4)						
### Control of Control Control of Control Control of Control Control of Control Control of Control Control of Control Control of Control Control of Control Control of Control Control of Control C				REVEAL						_
(a) CLOS 22-150 MARCH 2015 MARCH		OPEN / FIXED								
Microsoft County	DELETED									
Microsoft County				_						
March Marc	(W3)			+						
March Marc										4
March Marc			HARDWARE COLOUR	CLAZING						
Work Control Section Control		(W4) CL 0912/2-152				-				
### DOUBLE DOUB		NW ELEVATION / BATHROOM	INGECT CODEEN							
Machine Mach		WESTERN RED CEDAR								
ACTION PROJECT PROJE				REVEAL						_
More Participation Colored Co			HARDWARE COLOUR	GI AZING						
### ELEVATION RECORDING PROPERTY #### ELEVATION PROPERTY ##### ELEVATION PROPERTY ####################################		(W5) CL 0918/2-152		SINGLE PYROLYTIC						
COLORED COLO	F	NW ELEVATION / BEDROOM 2	2 INSECT SCREEN		WITH NCC.					
OPINI PRICE WE SURVIVE A CIZ LOG 102 SWEED AND THE SOUTH SEED CORES. WITH A CIZ LOG 102 SWEED AND THE SOUTH SEED CORES. WITH A CIZ LOG 102 SWEED AND THE SOUTH SEED CORES. WITH A CIZ LOG 102 SWEED AND THE SOUTH SEED CORES. WITH A CIZ LOG 102 SWEED AND THE SOUTH SEED CORES. WITH A CIZ LOG 102 SWEED AND THE SOUTH SEED CORES. WITH A CIZ LOG 102 SWEED AND THE SOUTH SEED CORES. WITH A CIZ LOG 102 SWEED AND THE SEED CORES. SWEED AND THE SE	R	WESTERN RED CEDAR		SHGC: 0.4)						
COUNTS COUNTS WESTERN RED CEDAR BY CLEVATION I PERSON WESTERN RED CEDAR BY COUNTS FOR FIT D COLOUR COLO				REVEAL	_			-		4
FULL TEACH OF 15 2. BACK. SING ELEVATION J PERSON ON THE COLOR DAY OF SERVER. SING ELEVATION J PERSON OF SERVER. SING ELEVATION J PERSO		0.47.01.10.001.71.75	HARDWARE COLOUR	GLAZING						
DELETED W COLOUR GAZING DELETED W COLOUR GAZING COLOUR	F	W6 WITH A CL2106/152	BLACK	SINGLE CLEAR, (OR		1				
MESTERN RED CEDAR SUDVE OFEN UDIVE OFEN COLOUR GAZING FENCAL FENC			INSECT SCREEN	U-VALUE: 5.71, SHGC: 0.66)]		
DELETED WS CF 19 15 NEVEAL REVEAL										
DELETED ORDER REVEAL REVEAL ORDER ORDER				REVEAL				-		-
DELETED WB TINSECT SCREEN REVEAL	2515752		COLOUR	GLAZING						
DELETED (WB) (PEVEAL (WB) (NSECT SCREEN (NSECT										
DELETED We CF 1515 NW ELEVATION / LIVING WESTERN RED CEDAR PIXED FIXED FIX	W/)		INSECT SCREEN	-						
DELETED We CF 1515 NW ELEVATION / LIVING WESTERN RED CEDAR PIXED FIXED FIX			-	PEV/EAL	_					_
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INSECT SCREEN REVEAL COLOUR GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) FIXED FIX	DELETED		COLOUR	GLAZING						
INSECT SCREEN REVEAL REVEAL REVEAL COLOUR GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALIJE: 3.99, SHGC: 0.4) FIXED FIXE			_					_		
COLOUR GLAZING SINGLE PYROLYTIC LOW-E, (OR DISTRICT SCREEN SHGC: 0.4) WESTERN RED CEDAR FIXED REVEAL REVEAL			INSECT SCREEN	1						
COLOUR GLAZING NW ELEVATION / LIVING WESTERN RED CEDAR FIXED COLOUR GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3,99, SHGC: 0.4) N/A REVEAL			-	REVEAL				-		-
FIXED FIXED FIXED SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, 9HGC: 0.4) REVEAL REVEAL										1
NW ELEVATION / LIVING WESTERN RED CEDAR FIXED FI		(W9) CF 1515	COLOUR							
NW ELEVATION / LIVING WESTERN RED CEDAR N/A FIXED FIX	F		-	LOW-E, (OR						
FIXED FIXED REVEAL				U-VALUE: 3.99, SHGC: 0.4)						
FIXED			N/A		+			-		
FOR: MEGALONG FLATS PTY LTD AT: 2/3 STREATFIELD ROAD BELLEVUE HILL NSW 2023 SCALE: 1: NTS SHEET: 9 OF 9 JOB NO: 7662/15 1 Cape Co		FIXED								
	FOR: MEGALONG	ELATS PTY LTD		AT: 2	/3 STREATFIELD ROAD BELLEVUE	HILL NSW 2023		ocale: 1: NTS s	HEET: 9 OF 9 J	юв NO: 7662/15 I Саре Со