BASIX COMMITMENTS			ENTS	WORKS BY OWNER	SPECIFICATION SUMMARY			
CERTIFICATE NO. A225510				REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS.	STRUCTURAL TIMBER - All to ASA 1684.2			
FIXTURES AND SYSTEMS				CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL	WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES			
LIGHTING	TO BE F	FITTED WITH FL SCENT OR LIG	ALTERED LIGHT FIXTURES JUORESCENT, COMPACT HT-EMITTING-DIODE	PHONE AND/OR DATA CABLING. SUPPLY OF SANDSTONE FACING TO DECK SUPPORT PIERS. SUPPLY OF GROUND FLOOR CORNICES IF APPLICABLE. MAKING GOOD OF EXISTING FLOOR FINISHES AFFECTED BY THE ALTERATIONS.	90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS DETAILS @ .600 CTS FLOOR: I 40x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N			
WET AREAS:			STAR RATED	SUPPLY & FIXING OF DOOR JAMB, DOORS, DOOR ARCHITRAVE, DOOR	FINISHES			
NEW OR ALTERED	TOILETS TAPS	_	STAR RATED STAR RATED	FURNITURE, SHELVING \$ HANGING RAILS TO FIRST FLOOR ADDITION BUILT IN ROBES.	BRICKWORK COMMON BRICKWORK FOR PAINT FINISH			
IN	ISULATION RE	EQUIREMENTS		ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.	FLOORING	I 9MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD		
FLOOR ABOVE EXISTING NI DWELLING OR BUILDING				SUPPLY NINETEEN (19) DOWNLIGHT FITTINGS, TWO (2) FAN/LIGHT/HEATER UNITS & EIGHT (8) EXTERNAL LIGHT FITTINGS. ALL WORKS ASSOCIATED WITH THE REMOVAL/PRUNING OF EXISTING VEGETATION & TREES FOR THE CONSTRUCTION THE THE NEW GROUND.	CLADDING	50MM INSULCLAD OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS AS SHOWN ON PLAN 7.5mm HARDITEX BASE SHEET WITH APPLIED TEXTURE		
EXTERNAL WALL: BRICK VENEER	R1.16	(OR R1.70 INC	CLUDING CONSTRUCTION)	FLOOR DECK • UPGRADE OF RECYCLED WINDOW NUMBERED W5 TO COMPLY WITH THE NCC.	WINDOWS - STEGBAR	PAINT FINISH OVER ALUMINIUM BREATHER FOIL TO FRONT BALCONY PIERS & APRON FRAME: WESTERN RED CEDAR		
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTE (EIFS) (FACADE PANEL: 50n				SUPPLY OF TWO (2) HARD WIRED TOWEL RAILS. SUPPLY INSECT SCREENS TO NEW EXTERNAL HINGED DOORS AND TO KITCHEN WINDOW (W18).	KEYED LOCKS (TERRAIN: 3)			
EXTERNAL WALL:FRAMED (WEATHERBOARD,FIBRO METAL CLAD	R1.30	(OR R1.70 INC	CLUDING CONSTRUCTION)	REMOVE OVERHEAD KITCHEN CUPBOARDS AND GLASS SPLASHBACK TO FACILITATE INSTALLATION OF NEW WINDOW & RE-INSTATE ON COMPLETION. ALL WORK ASSOCIATED WITH REPLACING FAULTY LINTELS AS DESCRIBED IN ENGINEERING CERTIFICATE DATED 18.02.2015.	INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: WESTERN RED CEDAR MESH: FIBREGLASS		
FLAT CEILING, PITCHED ROOF	ROOF: DARK (CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		ALL WORK ASSOCIATED WITH INSTALLATION OF ATTIC LADDER TO FIRST FLOOR ROOF. SUPPLY EXTERNAL TILES FOR DINING & FAMILY ROOM THRESHOLDS. MAKE GOOF INTERNAL/EXTERNA FLOOR TILES TO LAUNDRY/DINING ROOM	ROOF COVERING	PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION PRE-FINISHED ZINCALUME ROOF SHEETING TO BEDROOM I BUMP OUT & GROUND FLOOR ROOF		
	LAZING REQU	IREMENTS		ADDITIONS/ALTERATIONS.		PROFILE: SELECT PROFILE COLOUR: SURFMIST		
WI,W2, W7,W9 - WI7		TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		USTRUCTION	ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL TO TILED ROOF R I .3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET TO METAL ROOF OVER BEDROOM I BUMP		
W5 ,W6 ,W18 # W19		TIMBER or uPVC, SINGLE CLEAR, (U-5.71, SHGC: 0.66)			INSULATION	OUT \$ GROUND FLOOR ROOF R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA		
SKYLIGHTS SLI	TIMBER, LOW E INTERNAL/ ARGOI EXTERNAL, (U-VALUE: 2.5, SHGC			-INAL CONS	(FIBREGLASS)	R2.0 BATTS TO FIRST FLOOR & GROUND FLOOR BRICK VENEER EXTERNAL WALL FRAMES R2.4 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR INSULCLAD EXTERNAL WALL FRAMES		
5	HADING DEVI	CES		- File	INTERNAL FIXINGS	DAR: FINGER JOINTED PINE		
WINDOWS						SKIRTING: Ex. 150x25 COLONIAL ARCHITRAVE: Ex. 100x25 COLONIAL		
WI,W2,W7,WI0,WI2, PROJECT >= 0.2			ABOVE SILL RATIO		INTERNAL DOORS STAIRCASE	CORINTHIAN "BALMORAL - P.B.A.L.4" TYPE: CLOSED TIMBER		
WII	PROJE(>= 0.4		ABOVE SILL RATIO		PINE STAIR & RAIL WITH MAPLE MOULDED CAPPING	WIDTH: 960mm		
W5, W6 ,W9 , W14	EAVE / >= 90		ERGOLA / BALCONY		CALLING	RISE: 20 @ 89mm GOING: 240mm (260mm TREAD)		
WI3	EAVE / >= 60		ERGOLA / BALCONY		BARGE BOARDS	MATERIAL: DAR TIMBER		
W8,WI8\$WI9	NONE				GUTTERS & DOWNPIPES			
SKYLIGHTS SLI	NO SHA	ADING				MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SURFMIST DOWNPIPE COLOUR: DEEP OCEAN		
					HOT WATER UNIT	RE-POSITION EXISTING UNIT TO CLEAR NEW KITCHEN WINDOW		
EXTERNAL P	AINIT	3CHFD	 		PAINTING - REFER TO SPECIFICATION FOR	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD		
ITEM	BRAND eg. WATTYL	CODE	COLOUR		THE EXTENT OF WORK	GROUND FLOOR INTERNAL: BY OWNER GROUND FLOOR EXTERNAL (NEW WORK ONLY): BY OWNER		
Insect Screen N	J/A					PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER		
	I/A		Natural White	-		LS SHOWN ON PLAN ARE SUBJECT TO SITE		
Rafter Tails			Surfmist	1	CONDITIONS. DO NOT SCALE OFF DRA			
Soffit Lining			Natural White	1	ALL DIMENSIONS SHOW MEASURE DURING CONS	N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION.		
Barge Board			Surfmist	1		EN MADE FOR SHRINKAGE OR MILLING.		
Cover Battens			Surfmist	1				
Wall Cladding	Dulux		Blue Sou'wester	1	COPYRICHT THIS DESI	CNI AND PRINT IS THE PROPERTY OF CAPE COD AND IS		
Balcony Beam			Surfmist	-		GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT		

Surfmist

Surfmist

Surfmist

Balcony Beam

Balcony Post

Balusters

CATION SUMMARY

ISSUED FOR THE SOLE PURPOSE OF ENTERING INTO A BUILDING CONTRACT

PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

WITH THE COMPANY. IT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN

111101120	
BRICKWORK	COMMON BRICKWORK FOR PAINT FINISH
FLOORING	I 9MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD
CLADDING	50MM INSULCLAD OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS AS SHOWN ON PLAN 7.5mm HARDITEX BASE SHEET WITH APPLIED TEXTURE PAINT FINISH OVER ALUMINIUM BREATHER FOIL TO FRONT BALCONY PIERS \$ APRON
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: WESTERN RED CEDAR MESH: FIBREGLASS
POOF COVERING	PROVIDE ALL NEW TERRA COTTA POOE TILES TO

SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9-
- 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 IKM OF OCEAN. CONNECT/INSTALL NINETEEN (19) DOWNLIGHT FITTINGS, TWO (2) FAN/LIGHT/HEATER UNITS & EIGHT (8) EXTERNAL LIGHT FITTINGS (AS
- SUPPLIED BY THE OWNER). CONNECT/INSTAL HARD WIRED TOWEL RAIL TO FIRST FLOOR ENSUITE \$
- SHOWER ROOM (AS SUPPLIED BY THE OWNER). PROVIDE FEDERATION EAVE TO FIRST FLOOR & GROUND FLOOR ADDITION. BALCONY POST BRACKETS & DECK/BALCONY RAILING TO MATCH EXISTING

AS CLOSELY AS POSSIBLE. • PROVIDE TOW (2) SHOWER ROSES TO ENSUITE SHOWER RECESS. PROVIDE CONTROL COCKS FOR MIXER TYPE TAPS. INSTALL SANDSTONE FACING TO DECK SUPPORT PIERS AS SUPPLIED BY OWNER OVIDE ALL NEW TERRA COTTA ROOF TILES TO ROPOSED FIRST FLOOR ADDITION RE-FINISHED ZINCALUME ROOF SHEETING TO EDROOM I BUMP OUT & GROUND FLOOR ROOF ROFILE: SELECT PROFILE OLOUR: SURFMIST AME RETARDANT DOUBLE SIDED ALUMINIUM FOIL TO I ,3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION LANKET TO METAL ROOF OVER BEDROOM I BUMP UT & GROUND FLOOR ROOF .O BATTS TO FIRST FLOOR ADDITION CEILING AREA O BATTS TO FIRST FLOOR & GROUND FLOOR BRICK ENEER EXTERNAL WALL FRAMES 2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST 7-02-16 SECTION 96 S.C. OOR INSULCIAD EXTERNAL WALL FRAMES AR: FINGER JOINTED PINE KIRTING: Ex. 150x25 COLONIAL RCHITRAVE: Ex. 100x25 COLONIAL FINAL CONSTRUCTION N.L. 28-01-16 CONSTRUCTION CERTIFICATE S.C. 09-12-15 TO CONTRACTS S.C. 17-11-15 DRINTHIAN "BALMORAL - P.B.A.L.4" BASIX ADDED \$ TO COUNCIL A.T. 12-08-15 PE: CLOSED TIMBER G CLIENT AMENDMENTS S.C. 22-07-15 DTH: 960mm CONSULTANTS AMENDMENTS N.L. 9-06-15 SE: 20 @ 189mm S.C. 04-06.1 POV 16668 DING: 240mm (260mm TREAD) D POV 16564, 16565, 16563 S.C. 25-05-15 С POV 16308 C.S/J.M 27-03-1 TERIAL: DAR TIMBER В TO CLIENT S.M. 09-02-15 PE: QUAD ATERIAL: PREFINISHED ZINCALUME

JTTER COLOUR: SURFMIST Α TECHNICAL S.M 08-02-1 OWNPIPE COLOUR: DEEP OCEAN ISSUE DRAWN DATE -POSITION EXISTING UNIT TO CLEAR NEW KITCHEN DESIGN CONSULTANT: DAREK SZYMANSKI NDOW PROPOSED ADDITIONS \$ ALTERATIONS RST FLOOR EXTERNAL: BY CAPE COD RST FLOOR INTERNAL: BY CAPE COD

FOR MR B \$ MRS M MOLONEY

AT 12 BROWN STREET **BRONTE NSW 2024**

COUNCIL: WAVERLEY



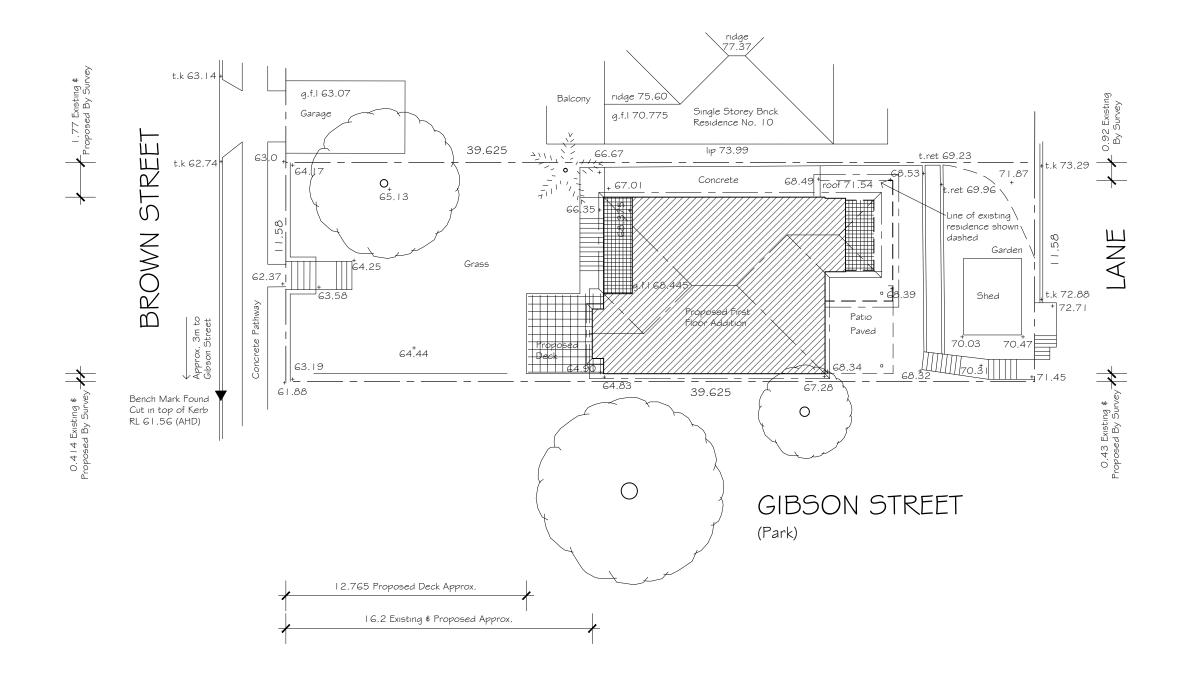
A.B.N. 54 000 605 407

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

SHEET: 1 OF 8

JOB NO: 7632/14

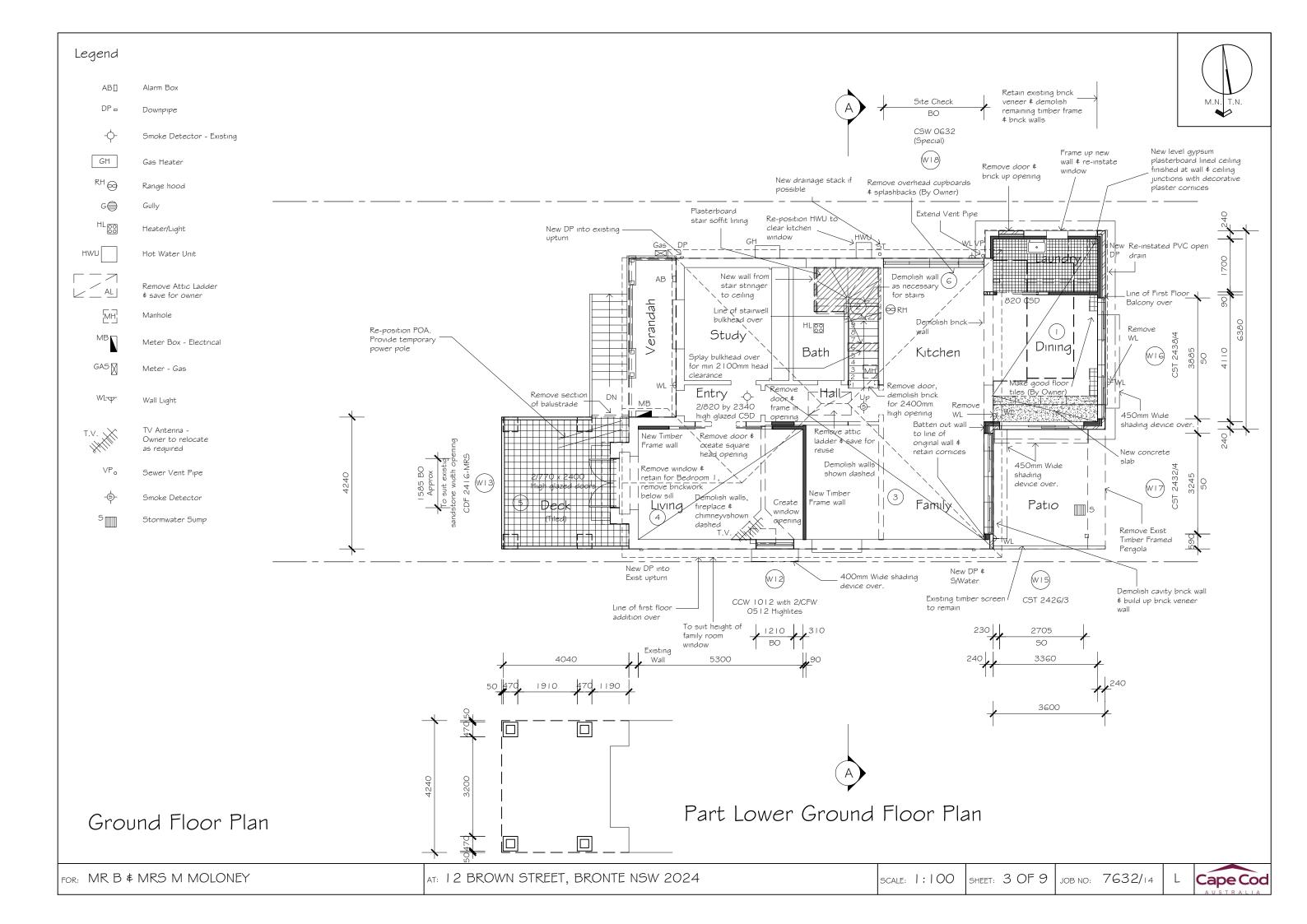


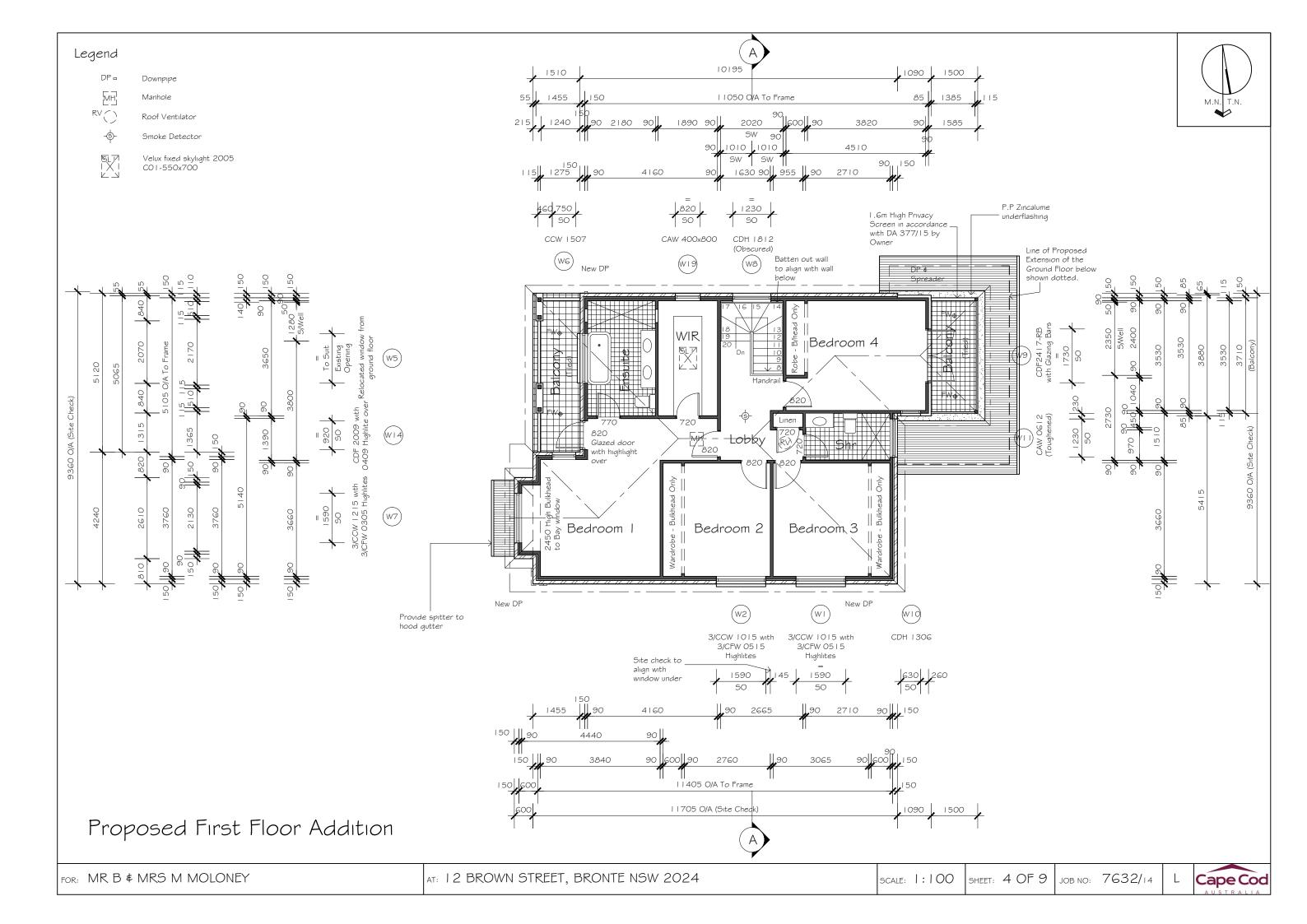


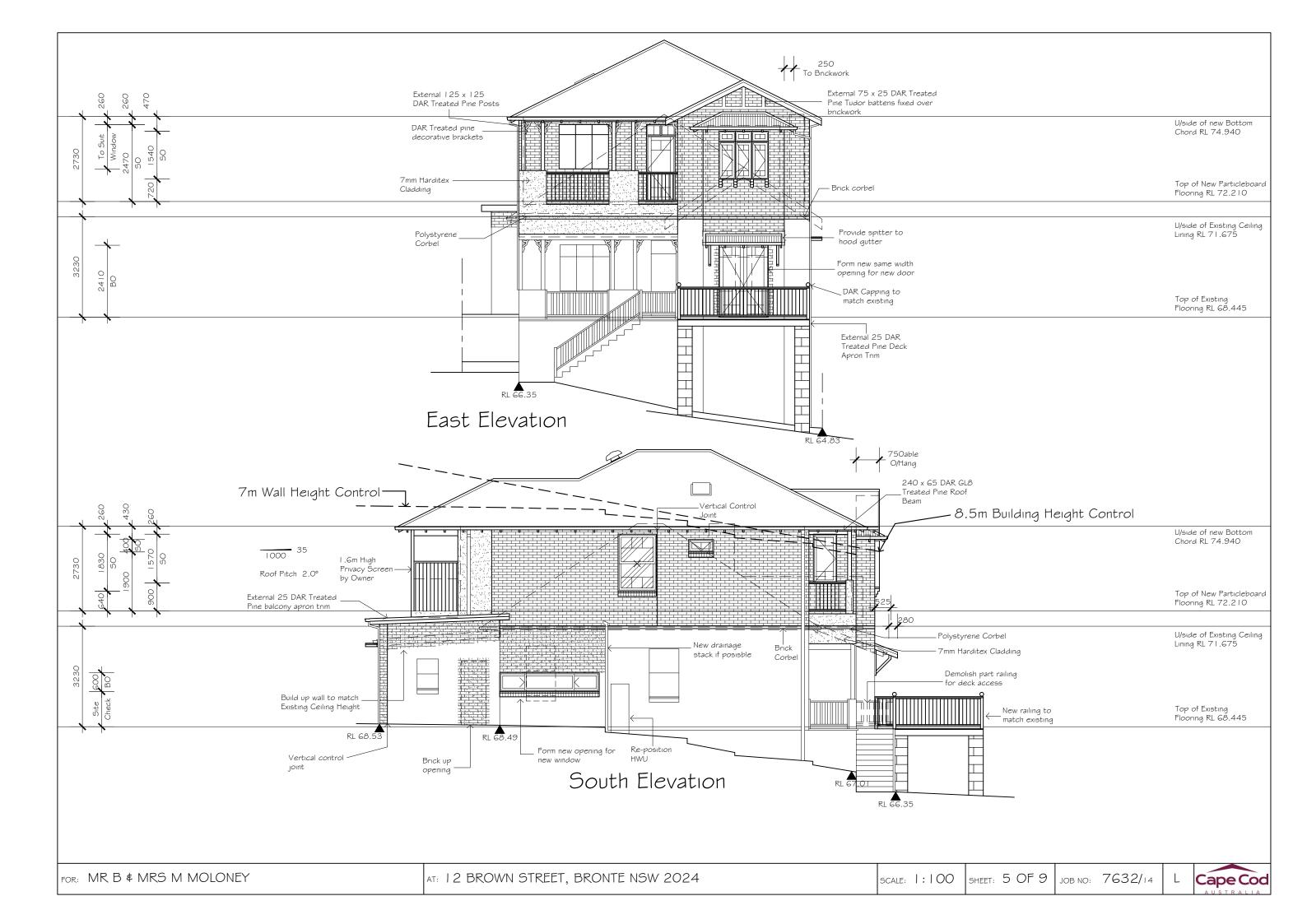
Site Plan

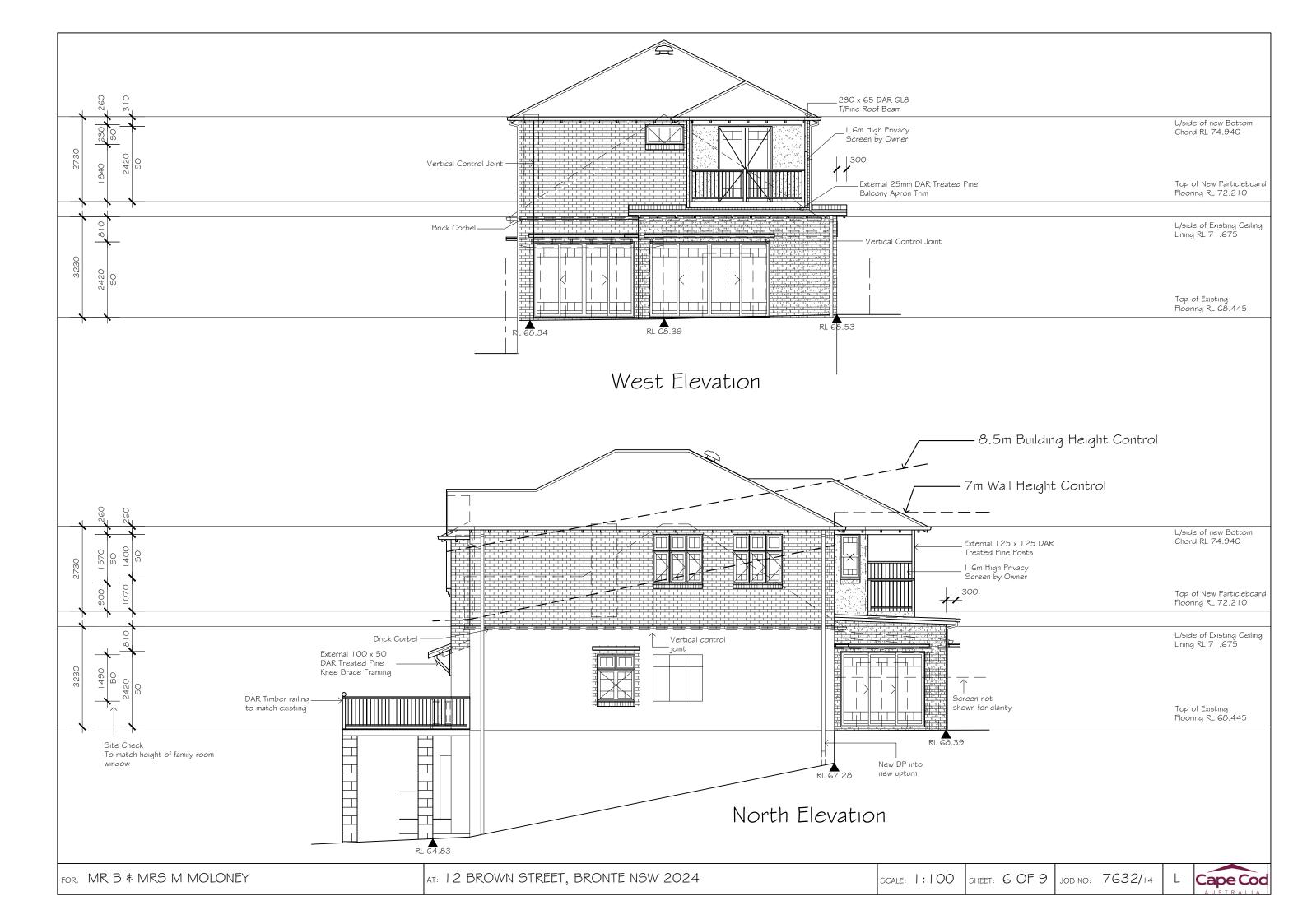
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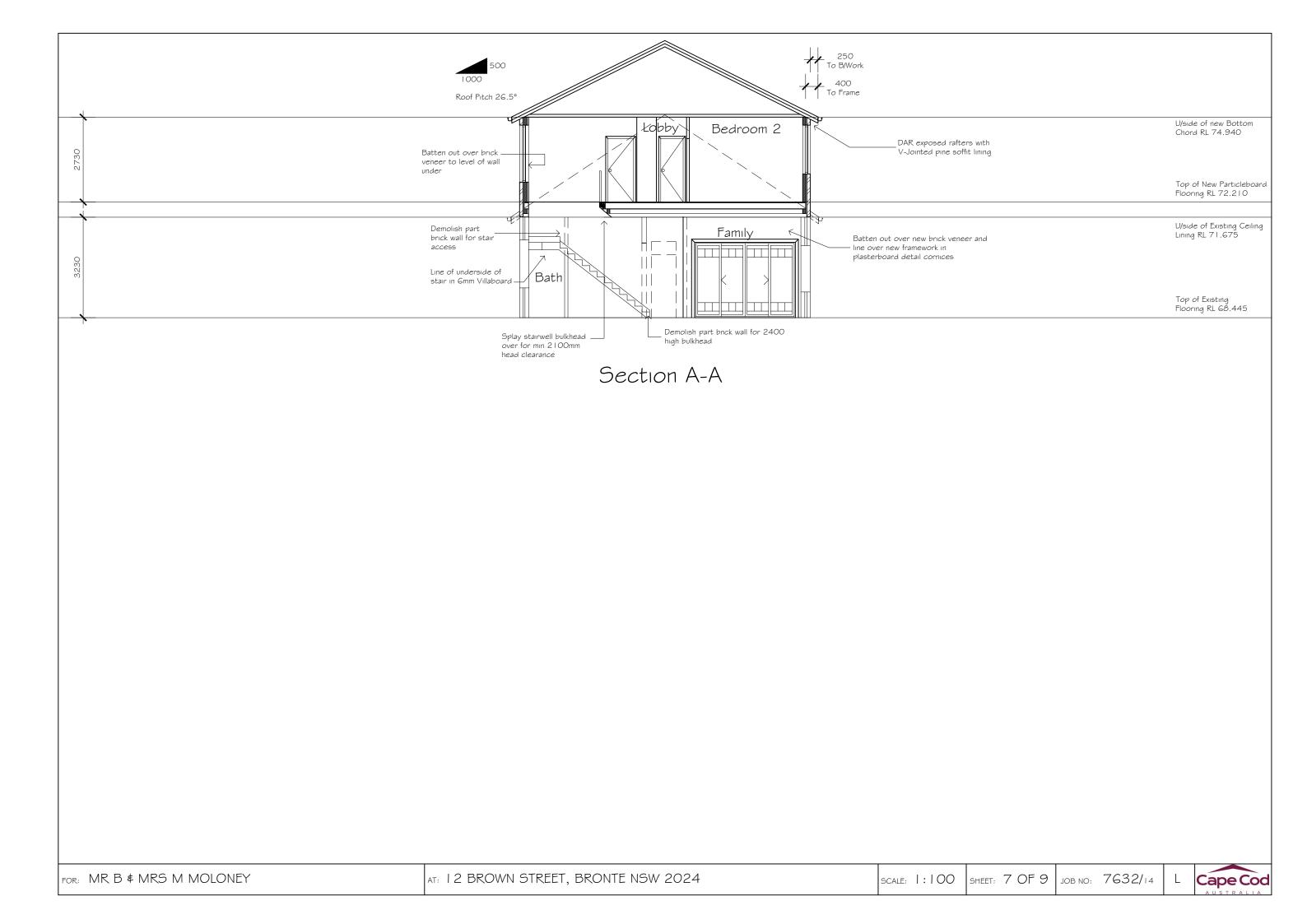
AREA: 455.30m² (By Title) 458,80m² (By Calc.)











WINDOW SCHED	ULE (BASIX A 2255	510)	CLII	ENT:					TIMBER WINDOWS:	
STANDARD NOTES:										DOOR FRAMES AND DOORS ARE TO BE SUPPLIED E AND OUT FOR A PAINT/STAINED FINISH.
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE					DATE				STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.	
NCC 3.9.2.5	ILD K HAVE RESTRICTED OF EN	NINGS TO COMILET WITH	TIL DUI	LDLR:	DATE:				TERRAIN: 3 W	/IND LOAD: W 33 N
	(W) 3/CCW 1005 with		GLAZING	SPECIA	L NOTES		W10 000 1000	HARDWARE COLOUR	GLAZING	SPECIAL NOTES
	3/CFW 0505 Highlites N ELEVATION / BEDROOM 3 WESTERN RED CEDAR CASEMENT OPEN / OPEN / OPEN		SINGLE CLEAR, U-VALUE: 5.7 I SHGC: 0.66)	, WITH N	CT OPENING TO 125mm TO COMPLY CC. LAWLEY STYLE GLAZING BARS		N ELEVATION / BEDROOM 4 WESTERN RED CEDAR DOUBLE HUNG OPEN / OPEN	1	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	MOUNT LAWLEY STYLE GLAZING BARS RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.
	(W2) 3/CCW 1005 with	HARDWARE COLOUR	GLAZING	SPECIA	L NOTES			HARDWARE COLOUR	GLAZING	SPECIAL NOTES
	W2 3/CCW 1005 with 3/CFW 0505 Highlites N ELEVATION / BEDROOM 2 WESTERN RED CEDAR CASEMENT OPEN / OPEN / OPEN	SATIN CHROME	SINGLE CLEAR, U-VALUE: 5.71 SHGC: 0.66)	(OR RESTRIC WITH N	CT OPENING TO 125mm TO COMPLY		W ELEVATION / SHOWER WESTERN RED CEDAR AWNING OPEN	SATIN CHROME INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH	TOUGHENED, (OR U-VALUE: 5.71, SHGC: 0.66)	MOUNT LAWLEY STYLE GLAZING BARS
	(W3) DELETED						CCW 1012 with	HARDWARE COLOUR	GLAZING	SPECIAL NOTES
	(W3) DELETED	-					VI 2/CFW 0506 Highlites (SPECIAL) N ELEVATION / LIVING WESTERN RED CEDAR CASEMENT OPEN / OPEN	INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH		MOUNT LAWLEY STYLE GLAZING BARS SITE CHECK HEIGHT TO MATCH FAMILY ROOM WINDOW
	(W4) DELETED						W13 CDF 2416 MRS	HARDWARE COLOUR	GLAZING	SPECIAL NOTES
							(SPECIAL) E ELEVATION / LIVING WESTERN RED CEDAR HINGED OPEN / OPEN	SATIN CHROME	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	MOUNT LAWLEY STYLE GLAZING BARS SITE CHECK WIDTH
	(W5) RECYCLED WINDOW	COLOUR	GLAZING	SPECIA	L NOTES		(W 4) CDF 2009 with 0409	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES
	E ELEVATION / ENSUITE	INSECT SCREEN					E ELEVATION / BEDROOM I WESTERN RED CEDAR HINGED OPEN	SATIN CIRCUME	SINGLE CLEAR, (OR U-VALUE: 5.7 I , SHGC: 0.66)	MOUNT LAWLEY STYLE GLAZING BARS
	(W6) CCW 1507		GLAZING	SPECIA	L NOTES		WIE CCT 040C/2	HARDWARE COLOUR	GLAZING	SPECIAL NOTES
	S ELEVATION / BEDROOM I WESTERN RED CEDAR CASEMENT OPEN		SINGLE CLEAR, U-VALUE: 5.7 I SHGC: 0.66)	(01)	T LAWLEY STYLE GLAZING BARS		N ELEVATION / DINING WESTERN RED CEDAR STACKER OPEN / OPEN / FIXED	SATIN CHROME INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	MOUNT LAWLEY STYLE GLAZING BARS
	(W7) 3/CCW 205 with		GLAZING		AL NOTES		W16 CST 2438/4			SPECIAL NOTES
	3/CFW 0305 Highlites E ELEVATION / BED I WESTERN RED CEDAR CASEMENT OPEN / OPEN / OPEN		SINGLE CLEAR, U-VALUE: 5.71 SHGC: 0.66)	, RESTR	T LAWLEY STYLE GLAZING BARS ICT OPENING TO 125mm TO COMPLY 'HE NCC		E ELEVATION / DINING WESTERN RED CEDAR STACKER FIXED / OPEN / OPEN / FIXED	SATIN CHROME INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH	SINGLE CLEAR, (OR U-VALUE: 5.7 I, SHGC: 0.66)	MOUNT LAWLEY STYLE GLAZING BARS SITE CHECK/MEASURE WIDTH
	(W8) CDH 1812		GLAZING		L NOTES		W17 CST 2432/4	HARDWARE COLOUR	GLAZING	SPECIAL NOTES
	S ELEVATION / LOBBY WESTERN RED CEDAR DOUBLE HUNG OPEN	INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH		,	T LAWLEY STYLE GLAZING BARS		E ELEVATION / FAMILY WESTERN RED CEDAR STACKER FIXED / OPEN / OPEN / FIXED	SATIN CHROME INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH		MOUNT LAWLEY STYLE GLAZING BARS SITE CHECK/MEASURE WIDTH
	(W9) CDF2417-RB		GLAZING		AL NOTES		W18 CSW 0632 (SPECIAL)			SPECIAL NOTES
	W ELEVATION / BEDROOM 4 WESTERN RED CEDAR HINGED OPEN / OPEN		SINGLE CLEAR, U-VALUE: 5.71 SHGC: 0.66)	(0.1	T LAWLEY STYLE GLAZING BARS		S ELEVATION / KITCHEN WESTERN RED CEDAR SLIDING OPEN / FIXED / OPEN	SATIN CHROME	SINGLE CLEAR, (OR U-VALUE: 5.7 I, SHGC: 0.66)	SITE CHECK WIDTH
FOR: MR B & MRS M MOLONEY AT: 12 BROWN STREET, BRONTE NS						2024	5	cale: I: NTS	энеет: 8 OF 9 J	OB NO: 7632/14 L Cape Cod