BAGIV	COMMITMENTS		
	COMMINITIVILINIO		
CERTIFICATE NO. A208030			
FIXTUI	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		
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)		
GLAZIN	IG REQUIREMENTS		
WINDOWS			
W5,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
WI, W2, W3, W4, W6, \$ W7,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
SHADI	NG DEVICES		
WINDOWS			
WI, W2, W3, W4, W5, W6, \$ W7,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Soffit Lining			WHITE
Wall Cladding			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

ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS

FLOOR: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 28 N

FINISHES BRICKWORK

WINDOWS - TREND

KEYED LOCKS

ROOF COVERING

19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD FLOORING VINYL CLADDING FIXED TO 20mm BATTENS OVER CLADDING POLASTIC INSULATION BLANKET PROFILE: TBA COLOUR: TBA

FRAME: PREFINISHED ALUMINIUM

TERRA COTTA ROOF TILES TO MATCH EXISTING AS

(TERRAIN: 3) INSECT SCREENS: FRAME: PREFINISHED ALUMINIUM

TO ALL NEW OPERABLE MESH: FIBREGLASS WINDOW SASHES

N/A

CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN. ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.4 | 2mm POLASTIC INSULATION BLANKET TO FIRST INSULATION (FIBREGLASS) FLOOR EXTERNAL WALL FRAMES INTERNAL FIXINGS DAR: FINGER JOINTED PINE

SKIRTING: Ex. 75x25 HALF SPLAY

ARCHITRAVE: Ex. 75x25 HALF SPLAY INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE "FLUSH"

STAIRCASE MDF TREADS \$ PINE RISERS

TYPE: CLOSED TIMBER WIDTH: 900mm

RISE: 18 @ 184mm

GOING: 240mm (260mm TREAD)

FASCIA BOARDS MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: DEEP OCEAN

GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: DEEP OCEAN DOWNPIPE COLOUR: DEEP OCEAN

HOT WATER UNIT CONNECT TO EXISTING

FIRST FLOOR EXTERNAL: BY CAPE COD PAINTING - REFER TO FIRST FLOOR INTERNAL: BY OWNER THE EXTENT OF WORK

TO BE BY THE OWNER FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

PAINTING TO ALTERATION AND RENOVATION WORK

CONDITIONS.

DO NOT SCALE OFF DRAWINGS.

SPECIFICATION FOR

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 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 TWO (2) CEILING SWEEP FANS \$ ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).

WORKS BY OWNER

- REMOVAL \$ INSTALLATION OF T.V ANTENNA AS REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS.
- CONNECTION OF NEW COAXIAL CABLE "T.V. POINT" TO EXISTING AND/OR NEW T.V.AERIAL, IF REQUIRED.
- PHONE AND/OR DATA CABLING, IF REQUIRED.
- SUPPLY TWO (2) CEILING SWEEP FANS \$ ONE (1) FAN/LIGHT/HEATER UNIT.

G FINAL CONSTRUCTION SC 09-03-1 CS TO CONTRACTS 02-03-15 PLAN CHECK SC 27-02-1 D BASIX ADDED \$ TO COUNCIL ΝE 18-12-14 С POV 15866 CG 26-11-14 В TO CLIENT CS 0-10-14 Α TECHNICAL 6-09-14 MJB No. ISSUE DATE DRAWN

DESIGN CONSULTANT: ROSS ALLEN

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR G & MRS A HENMAN

AT 24 GAMMELL STREET RYDALMERE NSW 2116

COUNCIL: PARRAMATTA CITY



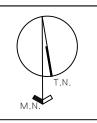
A.B.N. 54 000 605 407

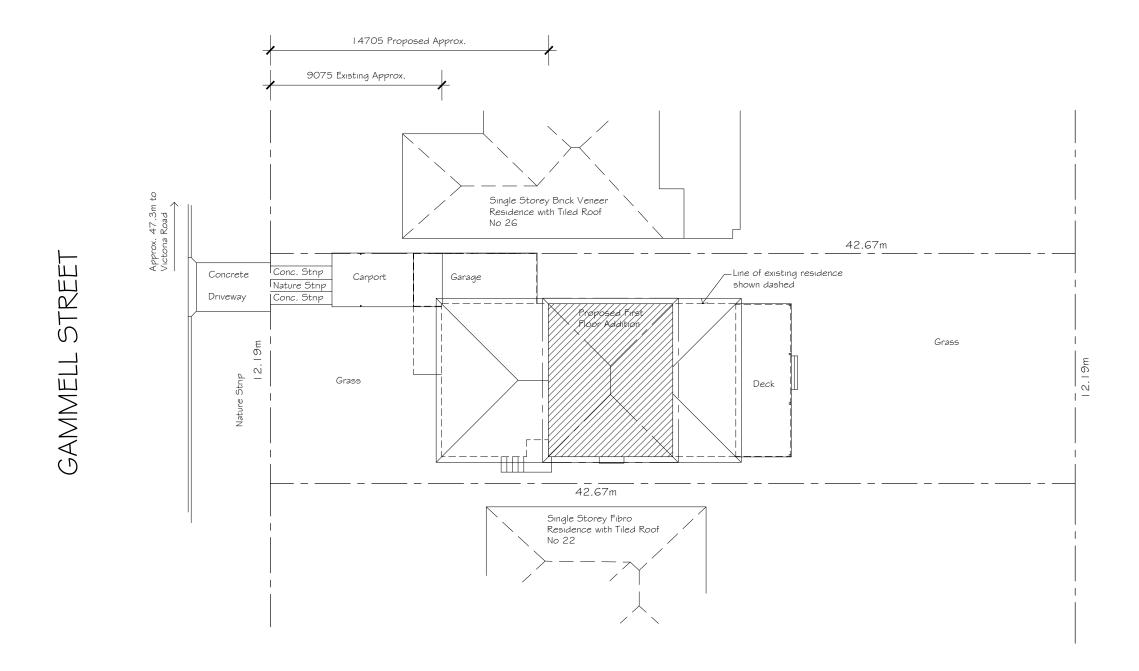
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

JOB NO: 759 1/14

G





Site Plan

No. : 24 Lot. : 232 DP : 15173

AREA: 520. I 4m² (By Calc)



CT [] Cable TV Box

EF ⊗

Exhaust Fan



Existing Smoke Detector Proposed Smoke Detector



Heater/Light/PKN Unit



Wall Mounted Air Conditioning Unit



Wall Mounted Hot Water Unit



Remove disused from roof space



Gully





Manhole



TV Antenna -Owner to relocate as required



Electrical Meter Box

 VP_{o} Sewer Vent Pipe DP 🕳 Downpipe

GAS 🛛

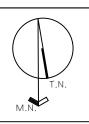
Gas Meter

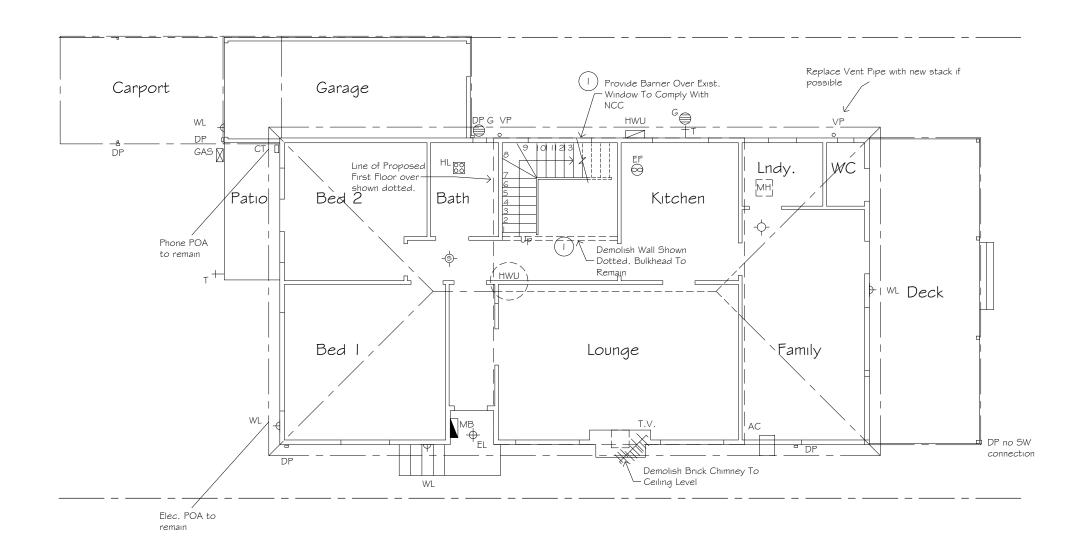
WLy

EL+

Eave Light







Ground Floor Plan





Smoke Detector

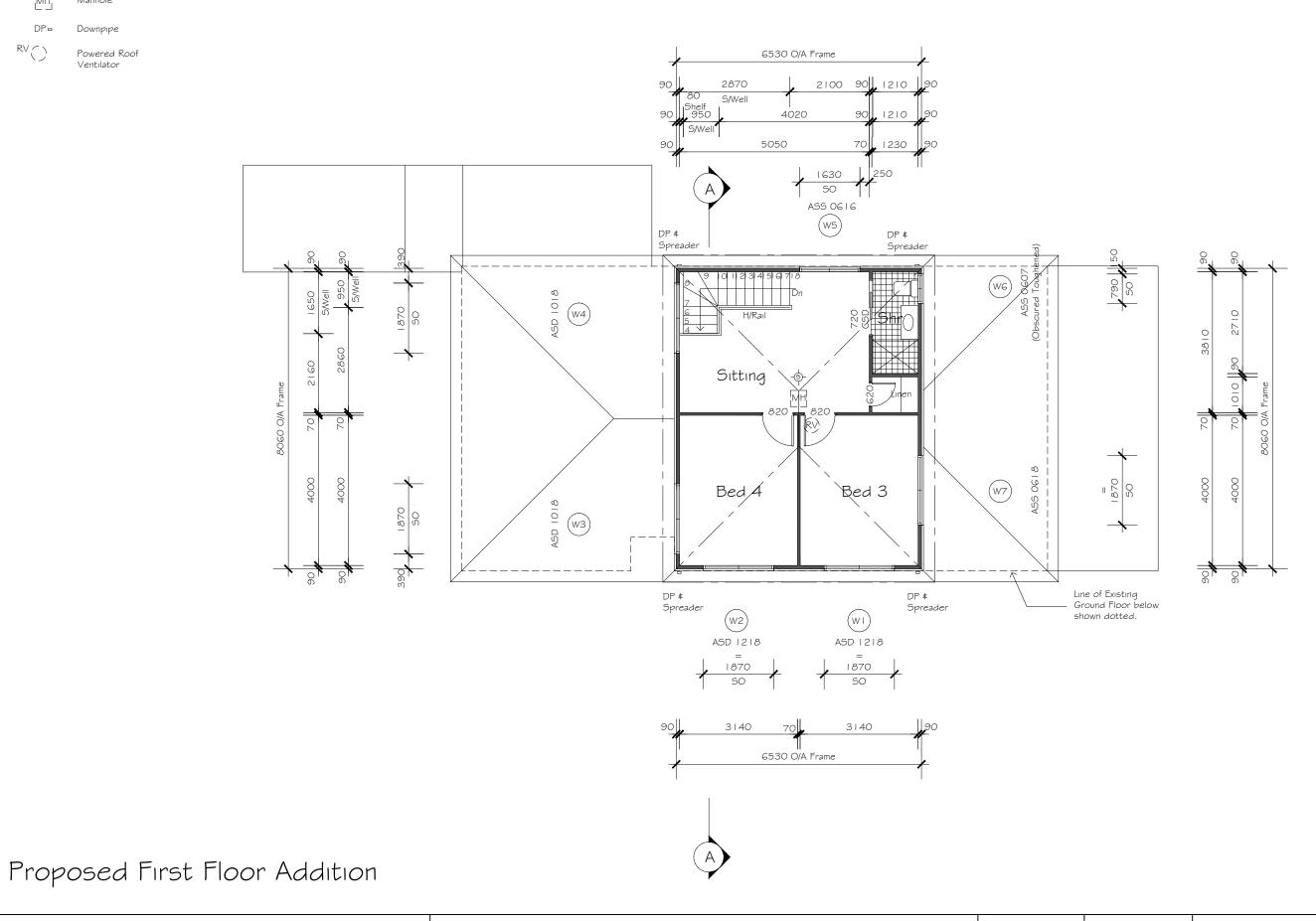
Manhole

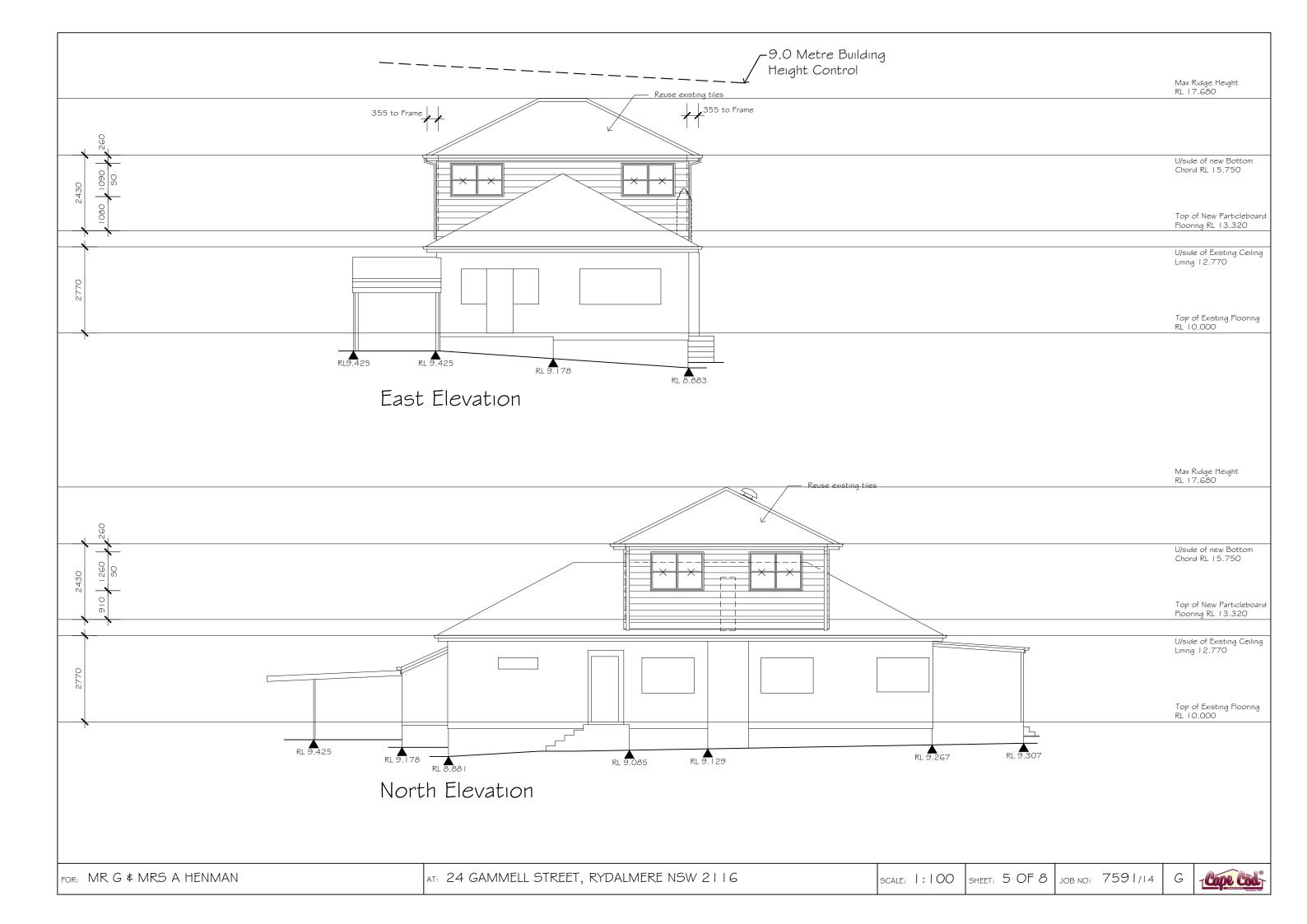
DP-

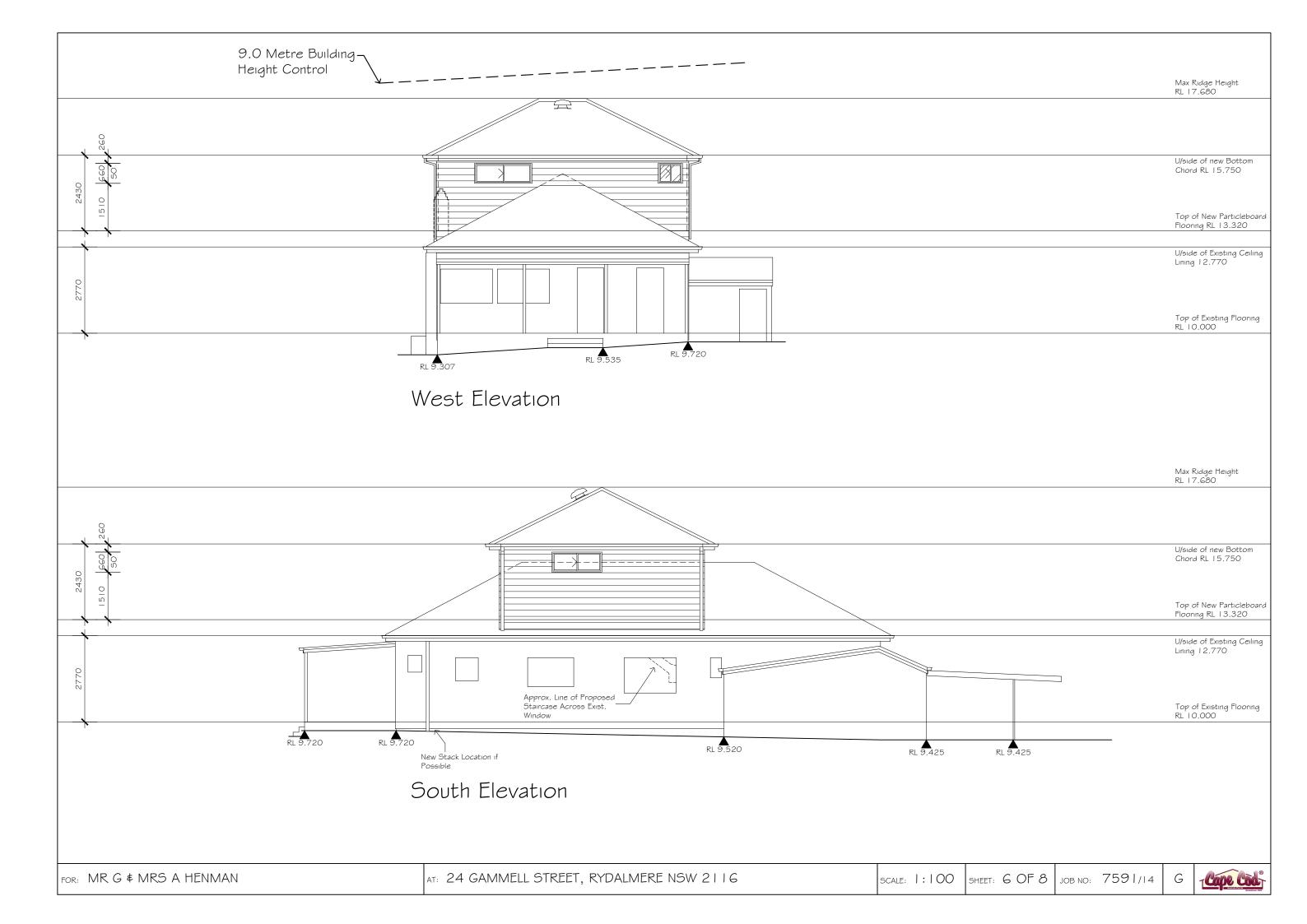
Downpipe

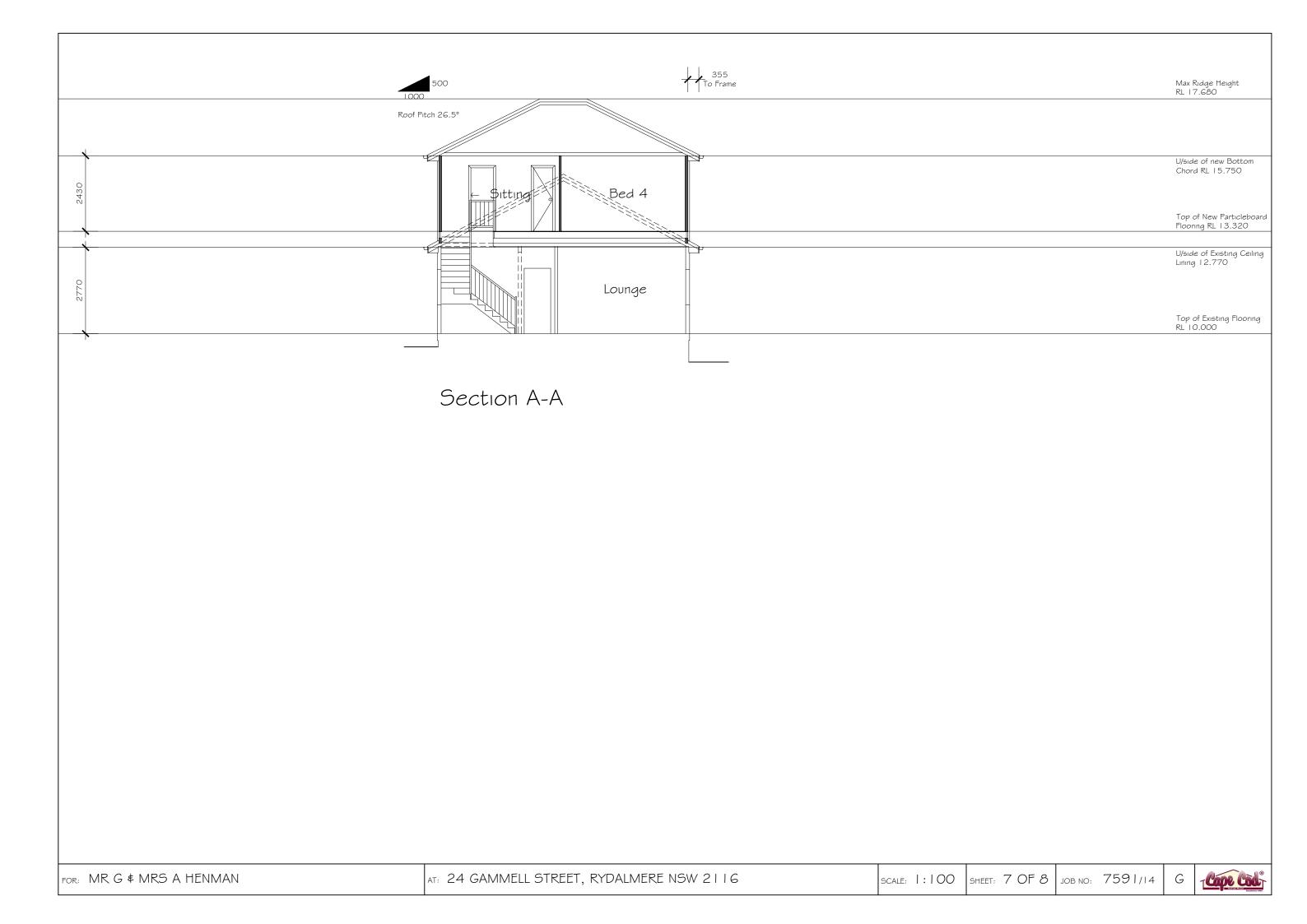
RV ()

Powered Roof









WINDOW SCHEDULE (BASIX A208030) ALUMINIUM TREND WINDOWS: CLIENT: STANDARD ALUMINUM COLOURS: STANDARD NOTES: EX-STOCK COLOURS: PEARL WHITE GLOSS, WHITE BIRCH, ANODIC OFF WHITE, PRIMROSE GLOSS, ANODIC NATURAL MATT, STONE BEIGE, WOODLAND GREY, CLIENT: WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE ULTRA BLACK. ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE BUILDER: .DATE: DESIGNER'S COLOURS AVAILABLE: DUNE, JASPER, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, MONUMENT, TREND METALLIC CHARCOAL. B.C.A 3.9.2.5 TERRAIN: 3 WIND LOAD: W 28 N COLOUR SPECIAL NOTES (WI) ATDD 1218 PEARL WHITE RESTRICT BOTTOM SASH OPENING TO 125mm SINGLE PYROLYTIC TO COMPLY WITH BCA. OW-E, (U-VALUE: N ELEVATION / BEDROOM 3 5.7, SHGC:0.47) ISECT SCREEN ALUMINIUM MUHAIMALIA FIBREGLASS MESH REVEAL DOUBLE HUNG PEARL WHITE OPEN / OPEN 40mm COLOUR GLAZING (W2) ATDD 1218 RESTRICT BOTTOM SASH OPENING TO 125mm SINGLE PYROLYTIC TO COMPLY WITH BCA. OW-E, (U-VALUE: N ELEVATION / BEDROOM 4 SECT SCREEN 5.7, SHGC:0.47) ALUMINIUM ALUMINIUM FIBREGLASS MESH REVEAL DOUBLE HUNG PEARL WHITE OPEN / OPEN 40mm COLOUR GI AZING (W3) ATDD 1018 PEARL WHITE RESTRICT BOTTOM SASH OPENING TO 125mm SINGLE PYROLYTIC TO COMPLY WITH BCA. LOW-E, (U-VALUE: E ELEVATION / BEDROOM 4 SECT SCREEN 5.7, SHGC:0.47) ALUMINIUM ALUMINIUM FIBREGLASS MESH REVEAL DOUBLE HUNG PEARL WHITE OPEN / OPEN 40mm COLOUR GLAZING (W4) ATDD 1018 SINGLE PYROLYTIC OW-E, (U-VALUE: E ELEVATION / SITTING NSECT SCREEN 5.7, SHGC:0.47) ALUMINIUM ALUMINIUM FIBREGLASS MESH REVEAL DOUBLE HUNG PEARL WHITE OPEN / OPEN 40mm COLOUR GLAZING (W5) AS 0616 PEARL WHITE SINGLE CLEAR, U-VALUE: 7.63, S ELEVATION / SITTING SHGC: 0.75) NSECT SCREEN ALUMINIUM ALUMINIUM FIBREGLASS MESH REVEAL SLIDING PEARL WHITE OPEN / FIXED 40mm COLOUR GLAZING (W6) AS 0607 TRANSLUCENT FILM BY BUILDER SINGLE PYROLYTIC LOW-E, (U-VALUE: W ELEVATION / SHOWER RM. NSECT SCREEN 5.7, SHGC:0.47) ALUMINIUM ALUMINIUM IBREGLASS MESH REVEAL SLIDING PEARL WHITE OPEN / FIXED 40mm COLOUR GLAZING (W7) AS 0618 PEARL WHITE RESTRICT OPENING TO 125mm TO COMPLY SINGLE PYROLYTIC WITH BCA. LOW-E, (U-VALUE: W ELEVATION / BEDROOM 3 5.7, SHGC:0.47) SECT SCREEN ALUMINIUM ALUMINIUM IBREGLASS MESH REVEAL SLIDING PEARL WHITE OPEN / FIXED l 40mm FOR: MR G & MRS A HENMAN AT: 24 GAMMELL STREET, RYDALMERE NSW 2116 SHEET: 8 OF 8 JOB NO: 759 1/14 G SCALE: 1: NTS