BASIX	COMMITMENTS				
CERTIFICATE NO. A280348					
FIXTL	IRES 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	LATION REQUIREMENTS				
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL				
FLAT CEILING, PITCHED ROOF	CEILING: R I .45 (UP) ROOF: FOIL-BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)				
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)				
GLAZI	NG REQUIREMENTS				
WINDOWS & SKYLIGHTS					
W1, W2, W3, W4 \$ W6	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)				
W5	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)				
SLI \$ SL2	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)				
SHAD	DING DEVICES				
WINDOWS & SKYLIGHTS					
WI, W3, W4 \$ W6	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM				
W2	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM				
W5	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23				
5L1 \$ SL2	NONE				

FXTERNAL PAINT SCHEDULE

EXTERNAL FAIRT SOFIED OLE						
ITEM	BRAND eg. WATTYL	CODE	COLOUR			
Fascia Board			Off White			
Soffit Lining			Off White			
Wall Cladding			Off White			
Window Architrave			Off White			
Window Frame			Off White			

FINAL CONSTRUCTION.

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 W 33 N

FINISHES

TO ALL NEW OPERABLE

WINDOW SASHES

ROOF COVERING

ROOF SARKING

INSULATION

FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

FASCIA \$ BARGE BOARDS

HOT WATER UNIT

PAINTING - REFER TO

THE EXTENT OF WORK

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

SPECIFICATION FOR

CONDITIONS.

GUTTERS & DOWNPIPES TYPE: QUAD

STAIRCASE

BRICKWORK	N/A
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	I 70mm WEATHERTEX "SMOOTH" CLADDING OVER POLYSTYRENE CORE WALL INSULATION TO EXTERNAL WALLS
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR
INSECT SCREENS:	FRAME: PREFINISHED ALUMINIUM

PRE-FINISHED ZINCALUME ROOF SHEETING

R3.0 BATTS TO NEW & EXISTING FIRST FLOOR

R2.0 BATTS TO UNDERSIDE OF FIRST FLOOR

R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION

I 2mm POLASTIC INSULATION BLANKET TO NEW FIRST

R2.0 SOUND SCREEN BATTS TO NEW FIST FLOOR

ADDITION NEW EXTERNAL \$ INTERNAL WALLS AS

SOLID CORE CORINTHIAN BALMORAL 'PBAL4'

MESH: FIBREGLASS

PROFILE: SPEEDDECK

COLOUR: MONUMENT

ADDITION CEILING AREA

FLOOR EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE

SKIRTING: Ex. 150x25

ARCHITRAVE: Ex. 100x25

NOT APPLICABLE

MATERIAL: DAR TIMBER

CONNECT TO EXISTING

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

ISSUED FOR THE SOLE PURPOSE OF ENTERING INTO A BUILDING CONTRACT WITH THE COMPANY. IT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: OFF WHITE DOWNPIPE COLOUR: OFF WHITE

FIRST FLOOR EXTERNAL: BY CAPE COD

FIRST FLOOR INTERNAL: BY CAPE COD

PAINTING TO ALTERATION AND RENOVATION WORK

TO BE BY THE OWNER UNLESS SPECIFIED OTHERWISE

OVERHANG

SHOWN

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. CONNECT/INSTALL TWENTY EIGHT (28) DOWNLIGHT FITTINGS, TWO (2) FAN/LIGHT/HEATER UNIT & FOUR (4) CEILING SWEEP FANS (AS SUPPLIED BY
- Ex 100x25 DAR PINE EXTERNAL ARCHITRAVES TO NEW WINDOWS. PROVISION FOR 400x600mm TILED NICHE TO EACH OF THE SHOWER
- SET SOFFIT LINING TO UNDERSIDE OF FIRST FLOOR OVERHANG. RE-DIVERT & EXTEND COMBUSTION HEATER FLUE THROUGH FIRST FLOOR W.I.R ENGAGE WITHIN WALL FRAME AS SHOWN ON PLAN.

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 A DUCTED AIR CONDITIONING SYSTEM
- ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM.
- SUPPLY OF TOILET SUITES, VANITY UNITS, BATH, TAPS \$ OUTLETS, TOWEL RAILS, TOILET ROLL HOLDERS, SOAP HOLDERS & WALL & FLOOR TILES. SUPPLY \$ INSTALLATION OF SHOWER SCREENS \$ MIRRORS
- FIT OUTS TO BUILT IN ROBES \$ WIR
- FLOOR FINISH / CARPET TO FIRST FLOOR ADDITION
- PAINTING OF EXISTING INTERNAL & EXTERNAL AREAS AFFECTED BY THE ADDITION & ALTERATIONS, OTHER THAN SPECIFIED
- SUPPLY TWENTY EIGHT (28) DOWNLIGHT FITTINGS, TWO (2) FAN/LIGHT/HEATER UNIT & FOUR (4) CEILING SWEEP FANS

	FINAL CONSTRUCTION	J.E.	16-08-17
Н	CONSTRUCTION CERTIFICATE	5.M.	10-08-17
G	TO CONTRACTS	J.C.	25-07-17
F	SECTION A-A COLOURING ADDED FOR COUNCIL	S.M.	14-07-17
E	PLAN CHECK	S.C.	19-06-17
D	BASIX ADDED \$ TO COUNCIL	S.M.	09-05-17
С	CONSULTANT CHECK PLAN	M.P.	21-04-17
В	TO CLIENT	5.M.	03-04-17
Α	TECHNICAL	A.M.	23-03-17

DESIGN CONSULTANT: DAREK SZYMANSKI

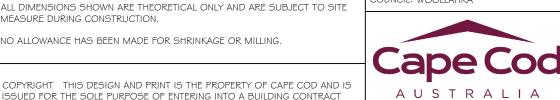
PROPOSED ADDITIONS & ALTERATIONS

FOR MR M & MRS V CONFOS

AT 22 FITZWILLIAM ROAD VAUCLUSE NSW 2030

COUNCIL: WOOLLAHRA

No. ISSUE



A.B.N. 54 000 605 407

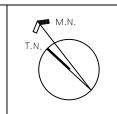
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

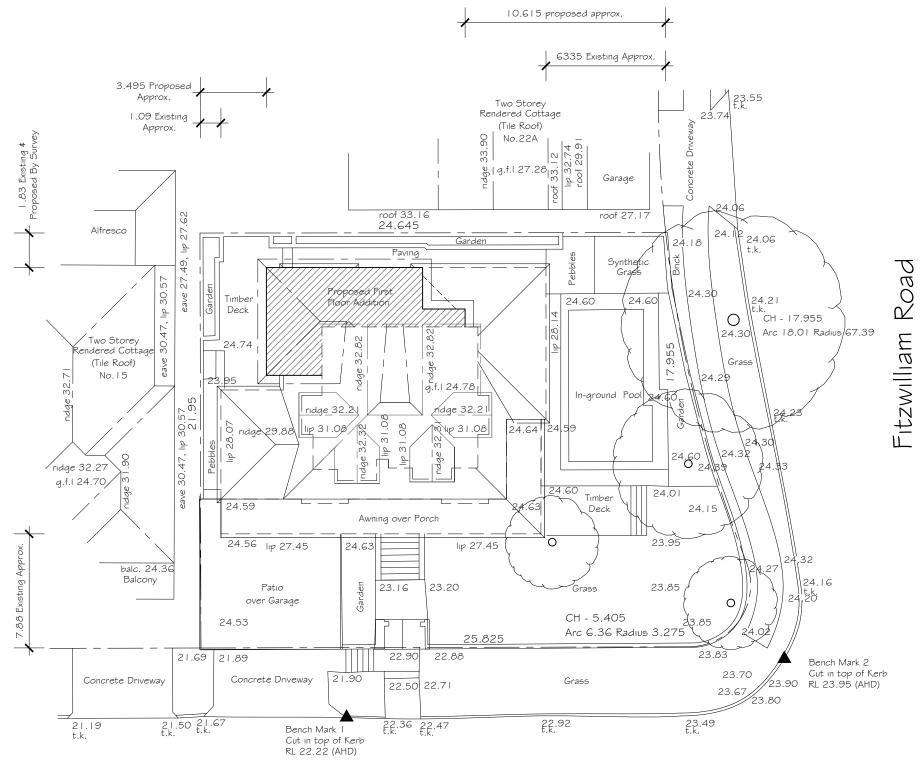
DATE

DRAWN

SHEET: 1 OF 8

JOB NO: 7846/17





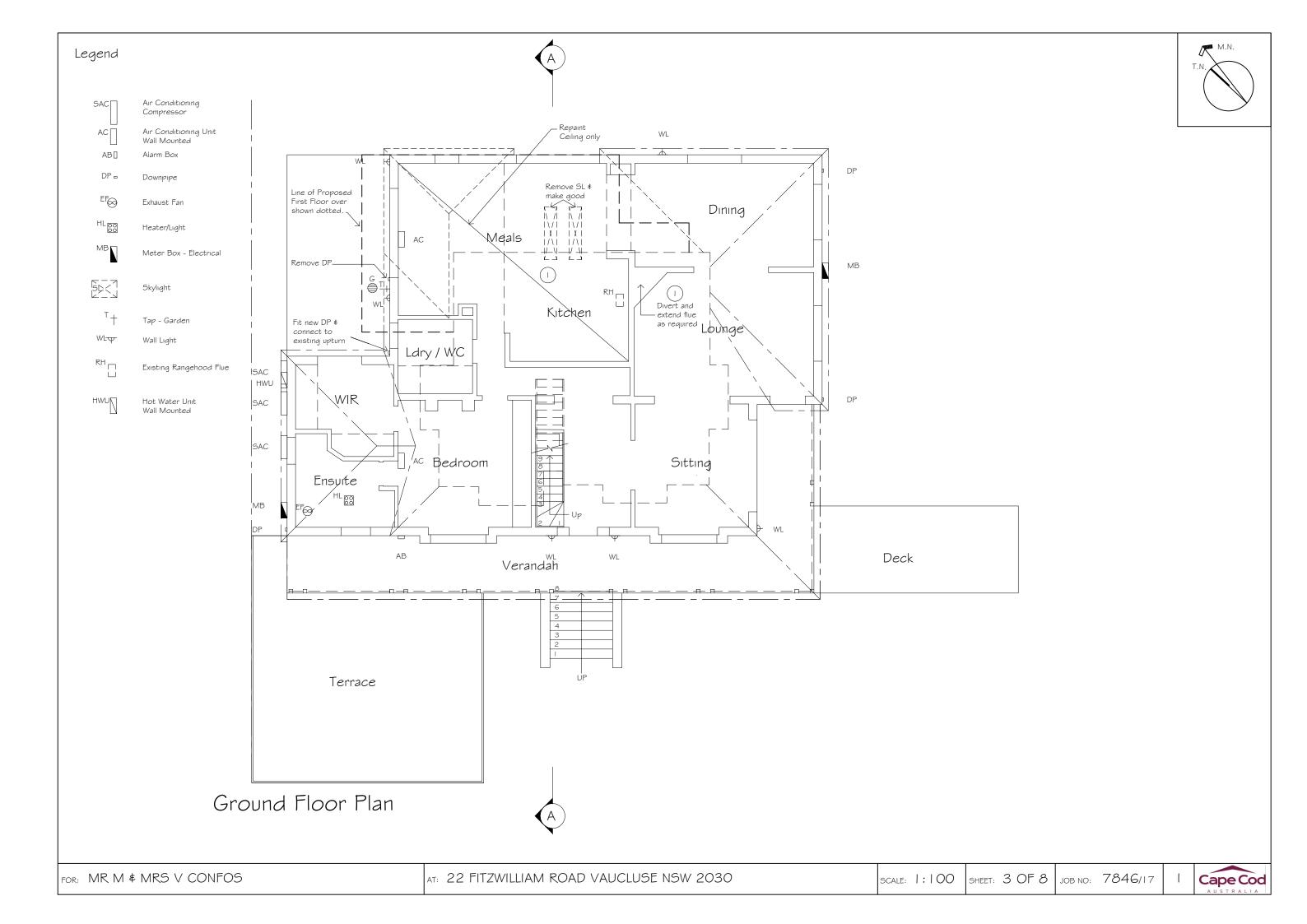
Chapel Road

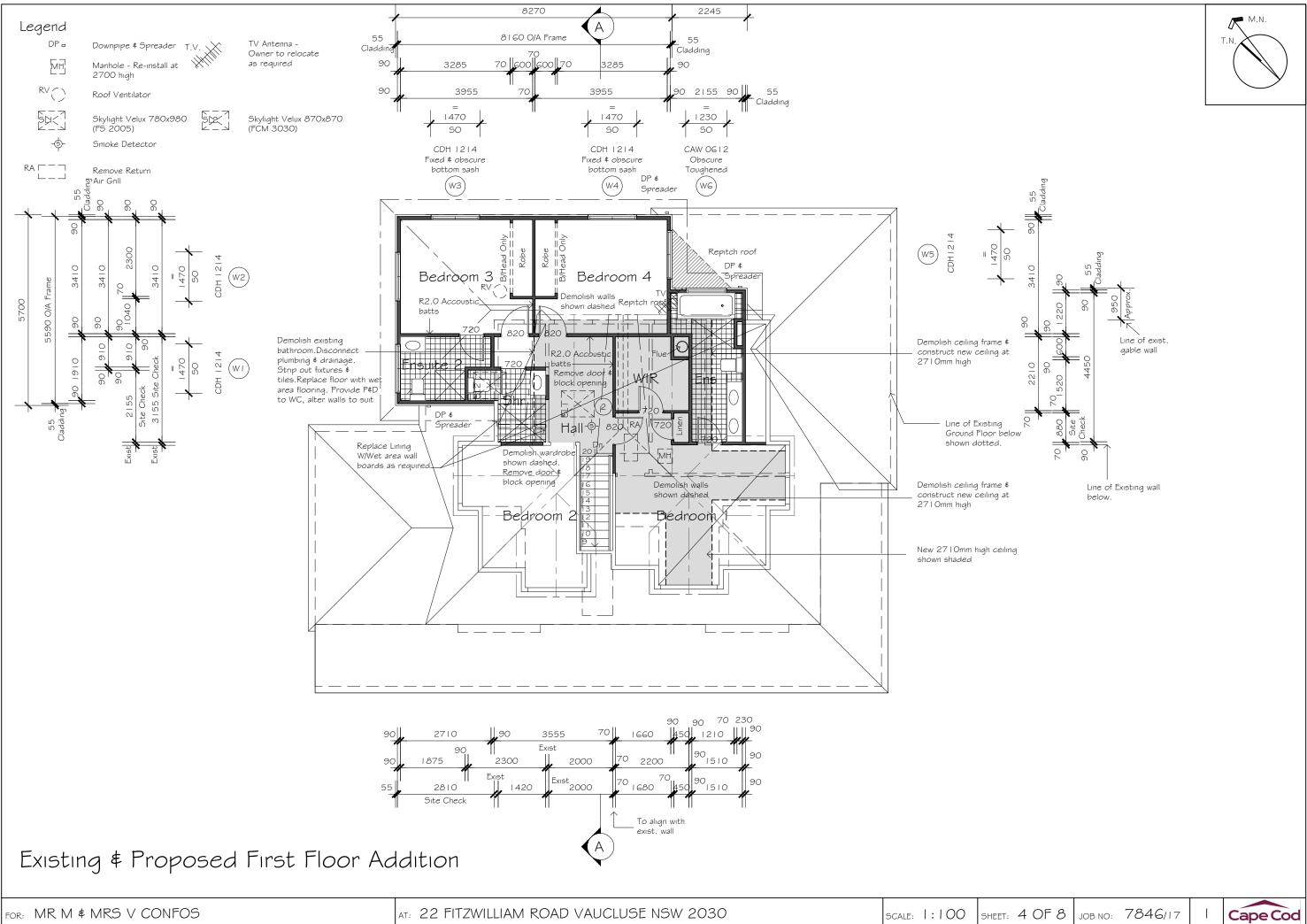
Site Plan

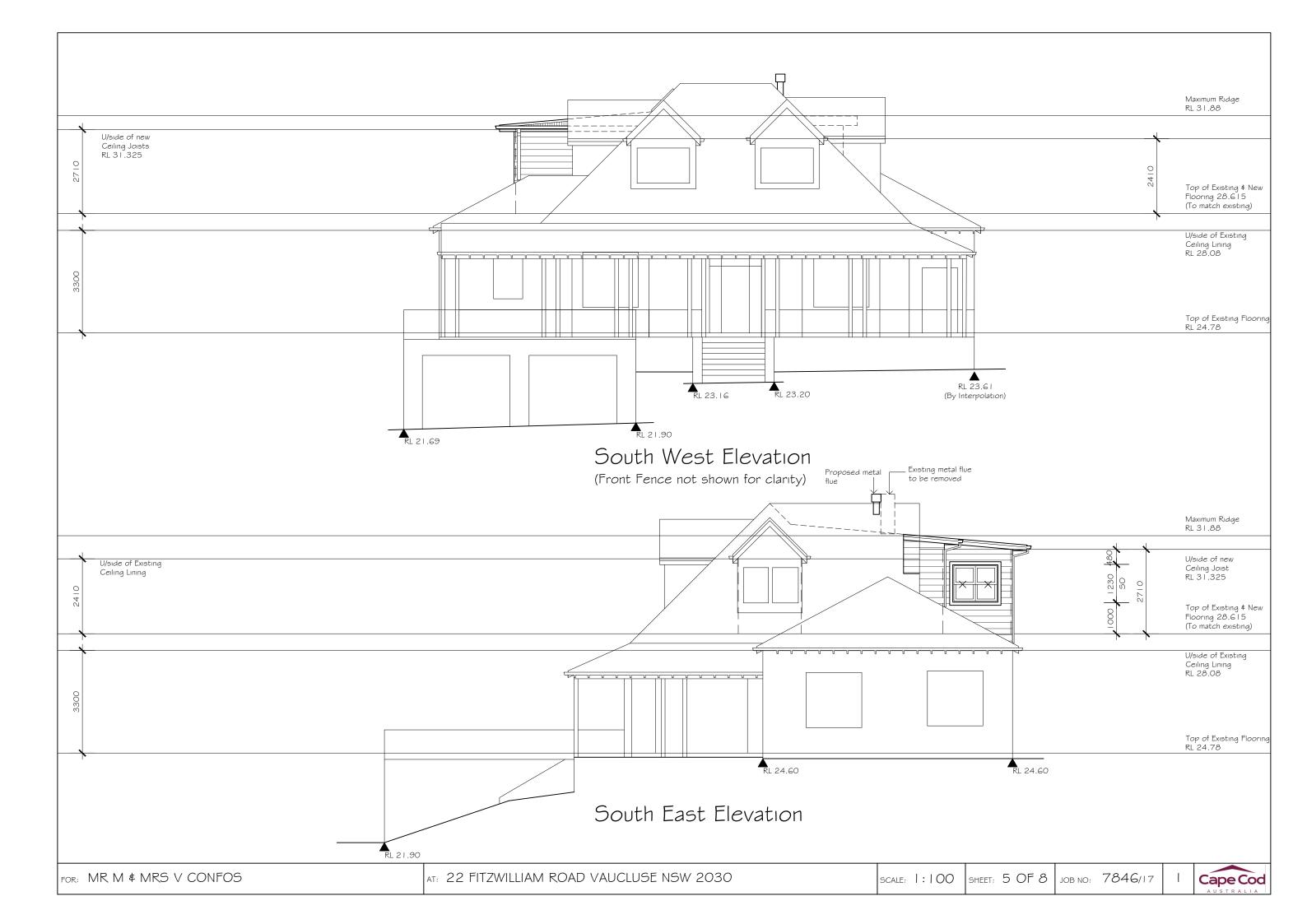
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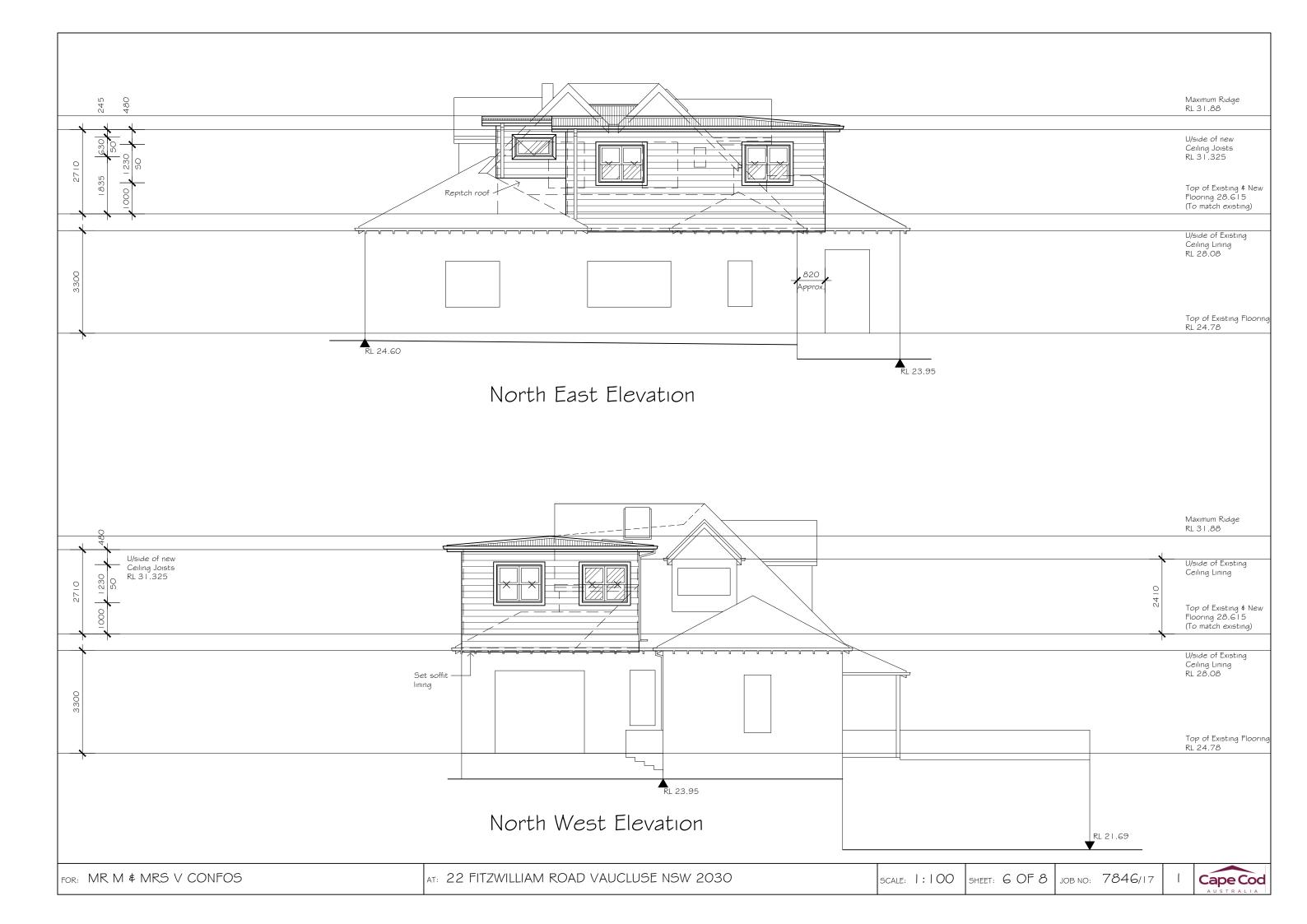
DP : 1095021

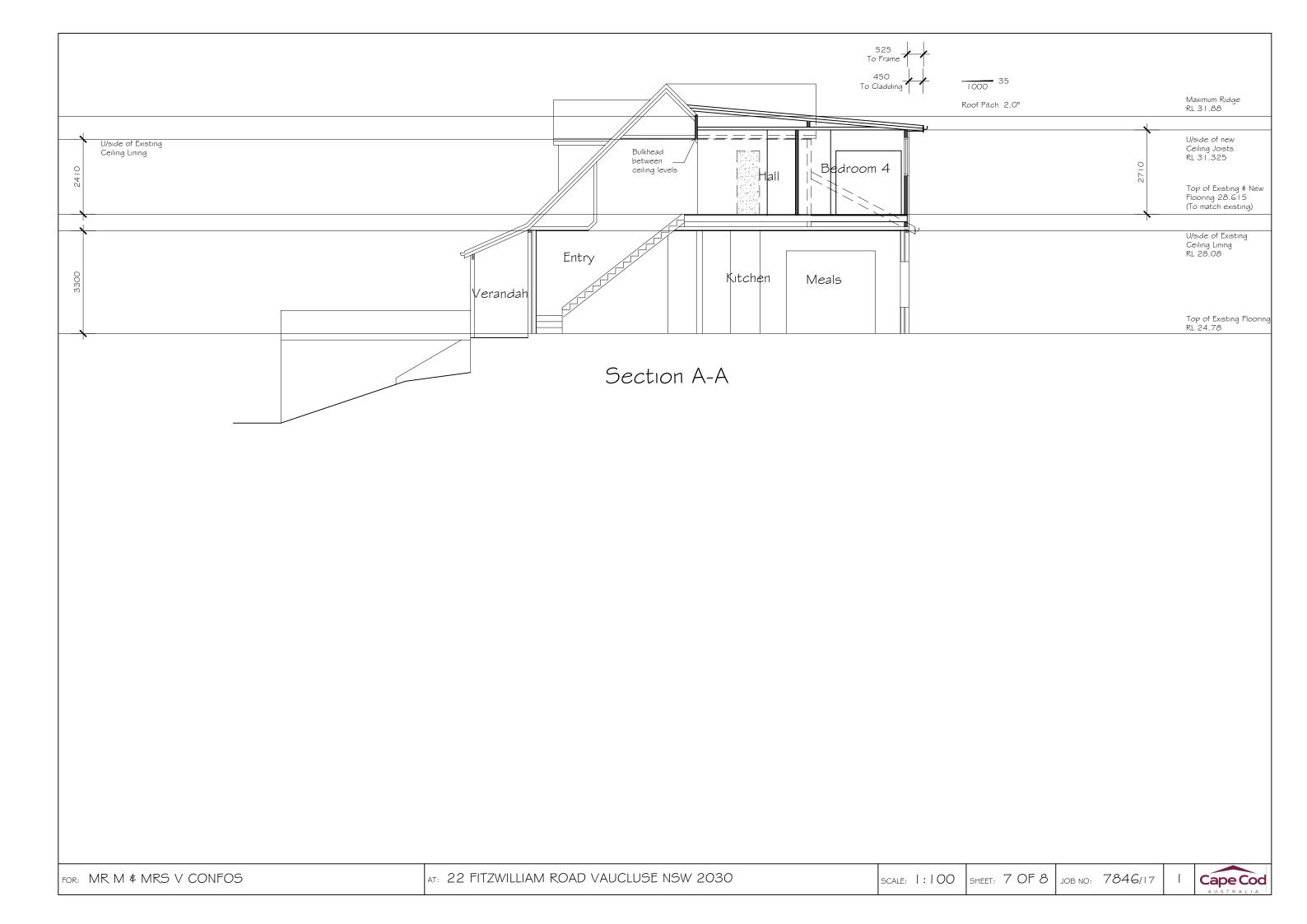
AREA: 587.7m² (By Title)











WINDOW SCHED	ULE (BASIX A2803	348)		CLIENT		ALUMINIUM (STEGBAR) WINI	DOWS:		TIMBER WINDOWS:		
STANDARD NOTES:				CLIENT:		STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE PRIMROSE STONE BEIGE SUREMIST, WHITE BIRCH, WOODLAND			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			CLIENT:		GREY.			STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY			
 ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE 			H THE	BUILDER:	DATE:	CUSTOM COLOURS AVAILAI	BLE: DEEP OCEAN, HAMERSLEY	BROWN, NOTRE DAME,	BRONZE & WHITE.		, 5525, 177 117 57 111
NCC 3.9.2.5						FOILKT.			TERRAIN: 3 W	ND LOAD: W 33 N	
	(WI) CDH 1214	COLOUR	GLAZING SINGLE PYR	POLYTIC	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.						
	NW ELEVATION / ENSUITE 2	_	LOW-E, (OR		TRANSLUCENT TILIVI DI BUILDER.			-			
	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3 SHGC: 0.4)								
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL	<u>'</u>	_			-		-	
	OPEN / OPEN	PEARL WHITE	1,2,7,2,7,2					-			
	(W2) CDH 1214	COLOUR	GLAZING		SPECIAL NOTES						
	(W2) CDH 1214		SINGLE PYR LOW-E, (OR		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.						
	NW ELEVATION / BEDROOM 3	INSECT SCREEN	U-VALUE: 3	.99,	RESTRICT BOTTOM SASH OPENING TO 125mm						
RR	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4))	TO COMPLY WITH NCC.						
	DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL		_					-	
	OT EIN / OT EIN	COLOUR	GLAZING		SPECIAL NOTES						
	(W3) CDH 1214	COLOBK	SINGLE PYR	COLYTIC	RESTRICT TOP SASH OPENING TO NO LESS THAN	_					
RR	NE ELEVATION / BEDROOM 3		LOW-E, (OR U-VALUE: 3		1700mm ABOVE FLOOR TO COMPLY WITH NCC.						
	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	SHGC: 0.4)		SCREW FIX BOTTOM SASH BY BUILDER TRANSLUCENT FILM BY BUILDER.						
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL					1 [
	OPEN / OPEN	PEARL WHITE									
	(W4) CDH 1214	COLOUR	GLAZING SINGLE PYR	OLATIC	SPECIAL NOTES						
			LOW-E, (OR		RESTRICT TOP SASH OPENING TO NO LESS THAN I 700mm ABOVE FLOOR TO COMPLY WITH NCC.			_			
X	NE ELEVATION / BEDROOM 4 WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3 SHGC: 0.4)		CODEW ENV POTTOM CACH BY BUILDED						
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		SCREW FIX BOTTOM SASH BY BUILDER					-	
	OPEN / OPEN	PEARL WHITE								•	
CV-15	(W5) CDH 1214	COLOUR	GLAZING		SPECIAL NOTES						
			SINGLE CLE U-VALUE: 5		RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.						
	SE ELEVATION / BEDROOM 4	INSECT SCREEN	SHGC: 0.60		RESTRICT BOTTOM SASH OPENING TO 125mm						
L'R L'R	WESTERN RED CEDAR	ALUMINIUM			TO COMPLY WITH NCC.						
	DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL		_			-			
		COLOUR	GLAZING								
	(W6) CAW 0612		SINGLE PYR		TRANSLUCENT FILM BY BUILDER.						
X 777	NE ELEVATION / ENSUITE I	INSECT SCREEN	LOW-E, (OR U-VALUE: 3								
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4))							
	AWNING	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OPEN	TEME WITHE									
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FOR: MR M & MRS	5 V CONFOS			AT: 2	2 FITZWILLIAM ROAD VAUCLUSE	NSW 2030		CALE: 1: NTS SE	FET. 8 OF 8 10	DB NO: 7846/17	Cane Cod