BASIX	COMMITMENTS
CERTIFICATE NO. A221956	
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
FLAT CEILING, PITCHED ROOF	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)
GLAZ	ING REQUIREMENTS
WINDOWS	
WI-WI4	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
SHAD	DING DEVICES
WINDOWS	
WI, W2, W3, W5, W6 \$ W7	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM
W4 \$ W1	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.29
W8, W9, W10, W12 ¢ W13	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM
W14	NONE
	1

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Barge Soaker	Haymes		Dream
Barge Board	Haymes		Dream
Cover Battens	Haymes		Dream
Fascia Board	Haymes		Dream
Soffit Lining			
Wall Cladding	Haymes		Granite Gray
Gable Cladding	Haymes		Granite Gray

## 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: 140x45mm MIN. FLOOR JOISTS

WIND LOAD W 33 N

#### **FINISHES** BRICKWORK COMMON BRICKWORK FOR RENDER AND PAINT FINISH TO GROUND FLOOR WORKS

#### 19MM STRUCTURAL PARTICLEBOARD FLOORING

#### 75mm POLYSTYRENE WALL SHEETING WITH APPLIED CLADDING TEXTURE PAINT FINISH OVER ALUMINIUM BREATHER

FRAME: PREFINISHED ALUMINIUM

CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR \$ GROUND FLOOR

WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)

FRAME: PREFINISHED ALUMINIUM INSECT SCREENS: TO ALL NEW OPERABLE MESH: FIBREGLASS

WINDOW SASHES ROOF COVERING TERRA COTTA ROOF TILES TO MATCH EXISTING AS

ROOF SARKING

INSULATION

(FIBREGLASS)

R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES DAR: FINGER JOINTED PINE NTERNAL FIXINGS SKIRTING: Ex. I 50x25 THREE-QUARTER SPLAY

ARCHITRAVE: Ex. 100x25 SQUARE INTERNAL DOORS PRIMED HARDBOARD CORINTHIAN 'PMODG' SUITABLE FOR PAINT FINISH

STAIRCASE MAPLE TREADS \$ MDF RISERS

FASCIA \$

BARGE BOARDS

WIDTH: I 000mm RISE: 19 @ 179mm

SHOWN.

ADDITION CELLING AREA

TYPE: CLOSED TIMBER

GOING: 240mm (260mm TREAD) MATERIAL: DAR TIMBER

GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SUREMIST DOWNPIPE COLOUR: SURFMIST

HOT WATER UNIT CONNECT TO EXISTING

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

(EXCLUDING FRONT GABLE) GROUND FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS

DO NOT SCALE OFF DRAWINGS.

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 \$
  - 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.
  - REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.
  - CONNECT/INSTALL THIRTY FIVE (35) DOWNLIGHT FITTINGS, THREE (3) EXTERNAL LIGHT POINTS, THREE (3) LIGHT POINTS \$ ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).
- REPOSITION P.O.A- TEMPORARY POWER POLE REQUIRED.

### 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 BENCH, CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE
- PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.
- SUPPLY THIRTY FIVE (35) DOWNLIGHT FITTINGS, THREE (3) EXTERNAL LIGHT FITTINGS, THREE (3) LIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT.
- ALL WORK ASSOCIATED WITH FITOUT OF FF WIR
- ALL WORKS ASSOCIATED WITH FITOUT OF GE PANTRY
- REMOVAL OF EXISTING KITCHEN CUPBOARDS.
- SUPPLY & INSTALL NEW HWU.
- SUPPLY & INSTALL TIMBER PANELLING TO ORIGINAL DOORWAY AT NEW
- PROVIDE STORMWATER UPTURNS TO NEW GROUND FLOOR DOWNPIPES \$ CONNECT TO EXISTING S/WATER SYSTEM.
- CONNECTION OF NEW COOKTOP TO "CAPPED OFF" GAS POINTS.
- CONNECTION OF NEW WASHING MACHINE, KITCHEN SINK & DISHWASHER TO "CAPPED OFF" PLUMBING POINTS.
- DEMOLITION AND REMOVAL IF THE EXISTING BRICK WALLS TO SUNROOM, SHOWER & LAUNDRY.
- SUPPLY & INSTALLATION OF INSECT SCREENS TO BI-FOLD WINDOW (W I 3) & BI-FOLD DOOR (WII).
- PROVIDE TRANSLUCENT FILM TO BOTTOM SASH OF WINDOWS NUMBERED W2, W5, W6 \$ W7.

Н	FINAL CONSTRUCTION	N.L.	27-08-15
G	CONSTRUCTION CERTIFICATE	B.D.	24-08-15
F	TO CONTRACTS	5.C.	03-08-15
E	PLAN CHECK	B.D.	28-07-15
D	TO COUNCIL	S.C.	25-06-15
С	POV 16522	N.L.	03-06-15
В	TO CLIENT	C.S.	07-05-15
Α	TECHNICAL	C.S.	27-04-15
No.	ISSUE	DRAWN	DATE

#### DESIGN CONSULTANT: DAREK SZYMANSKI

### PROPOSED ADDITIONS \$ ALTERATIONS

### FOR MR I KENNEDY & MS N GENDERS

AT 17 FREDERICK STREET, COOGEE, NSW 2034

COUNCIL: RANDWICK



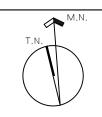
A.B.N. 54 000 605 407

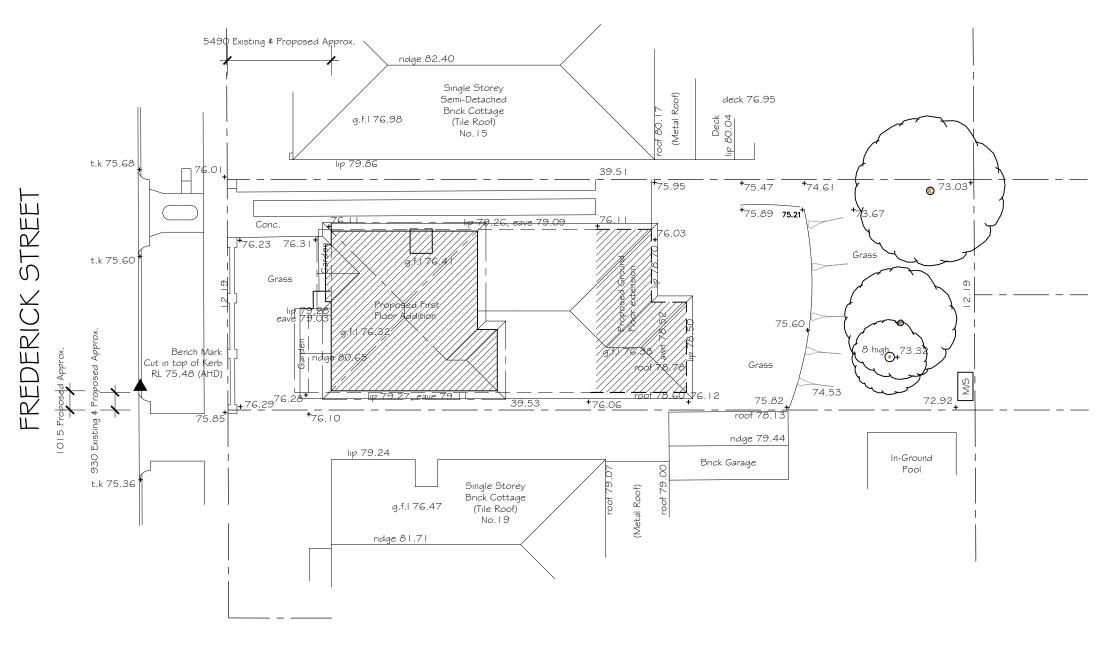
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

JOB NO: 7660/15

Н





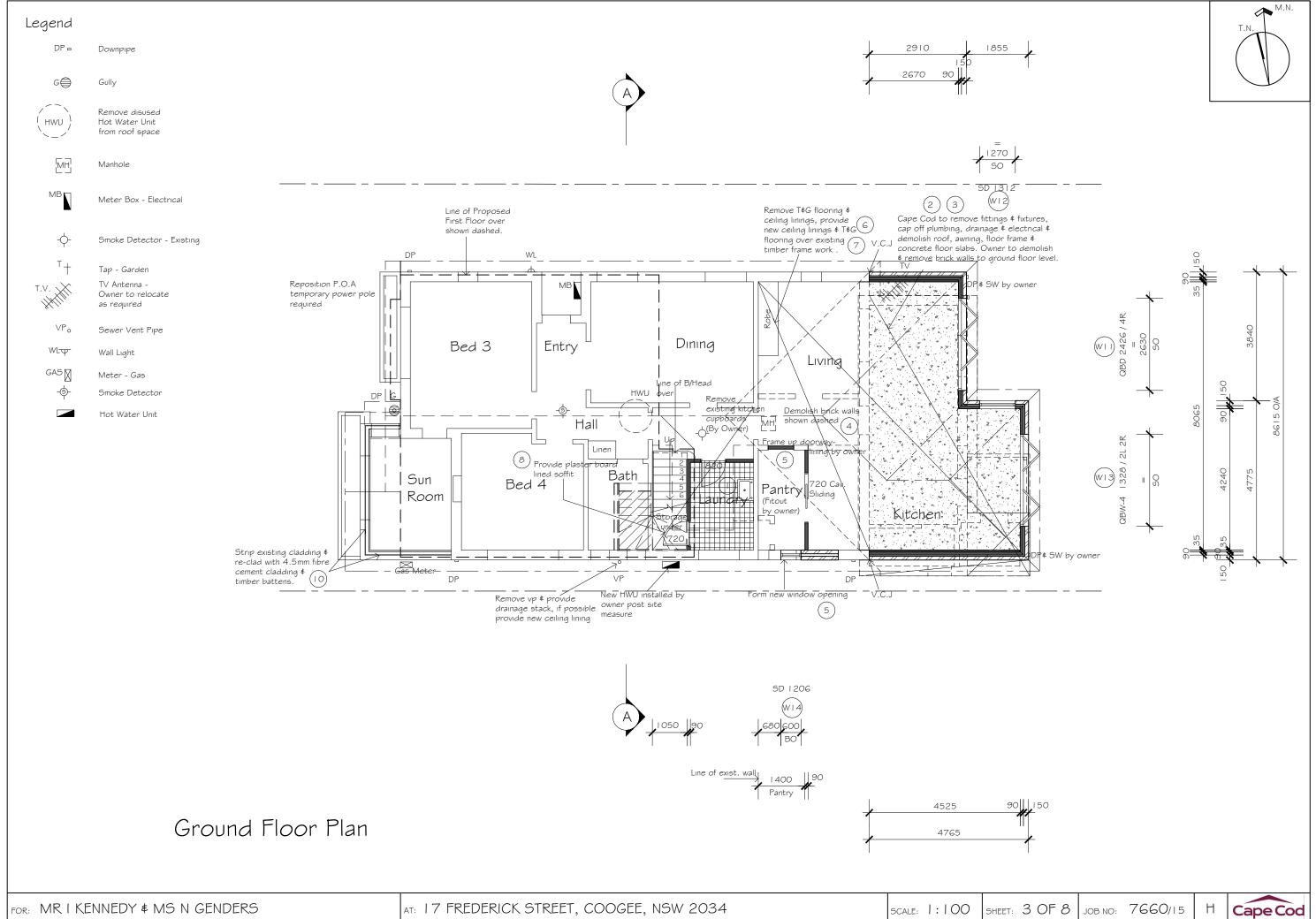
# **OBERON STREET**

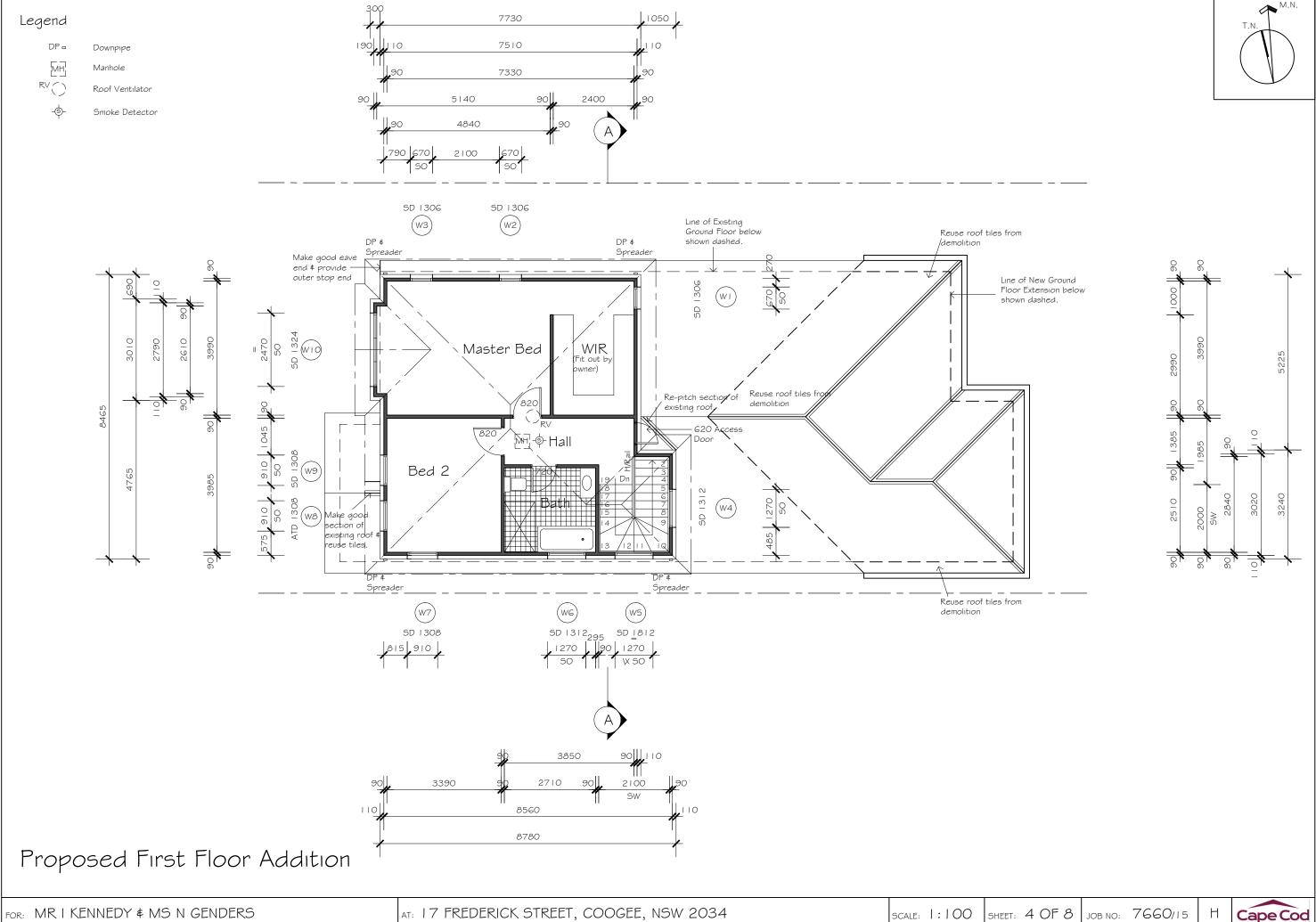
# Site Plan

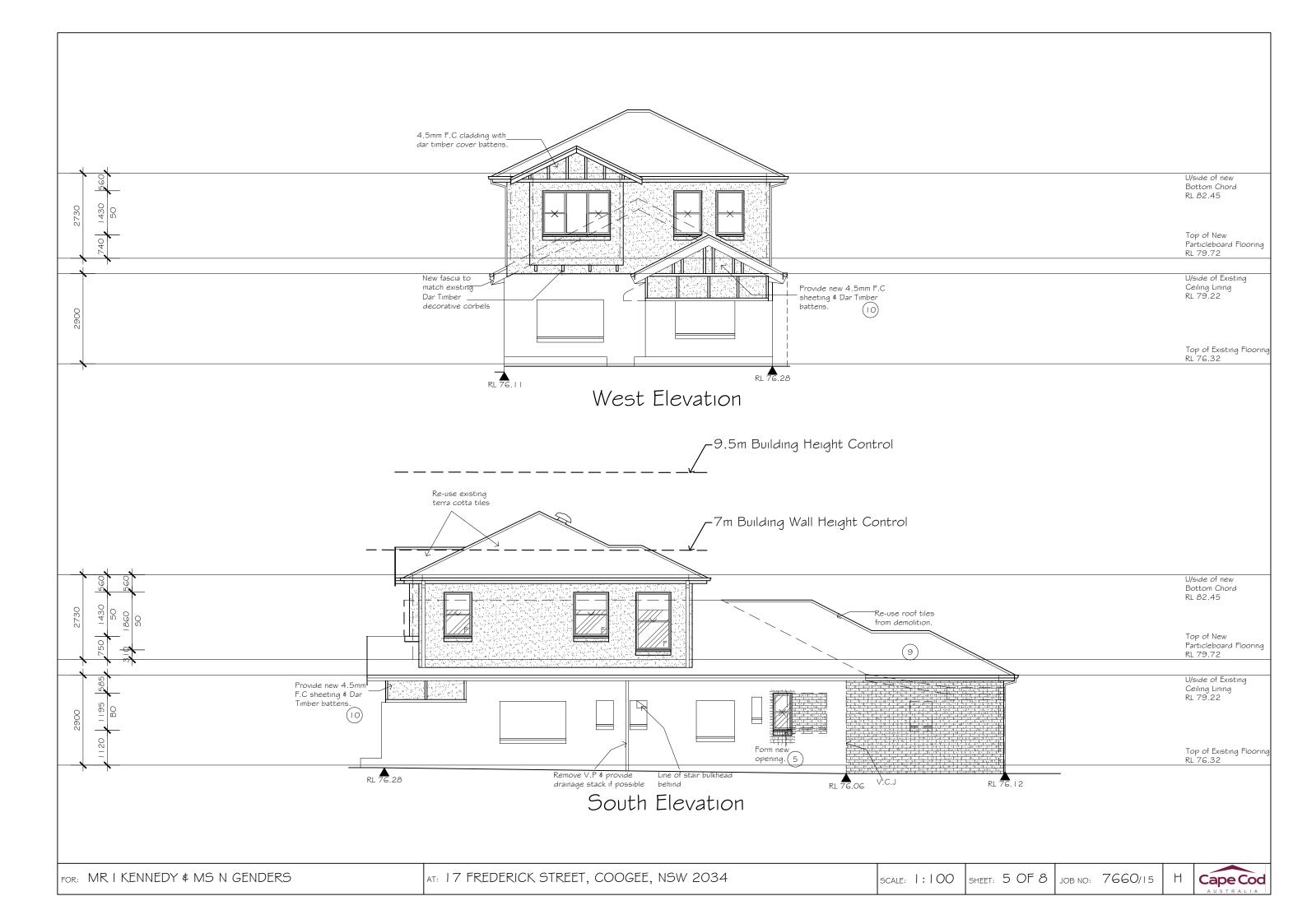
No. : 17 Lot. : 5

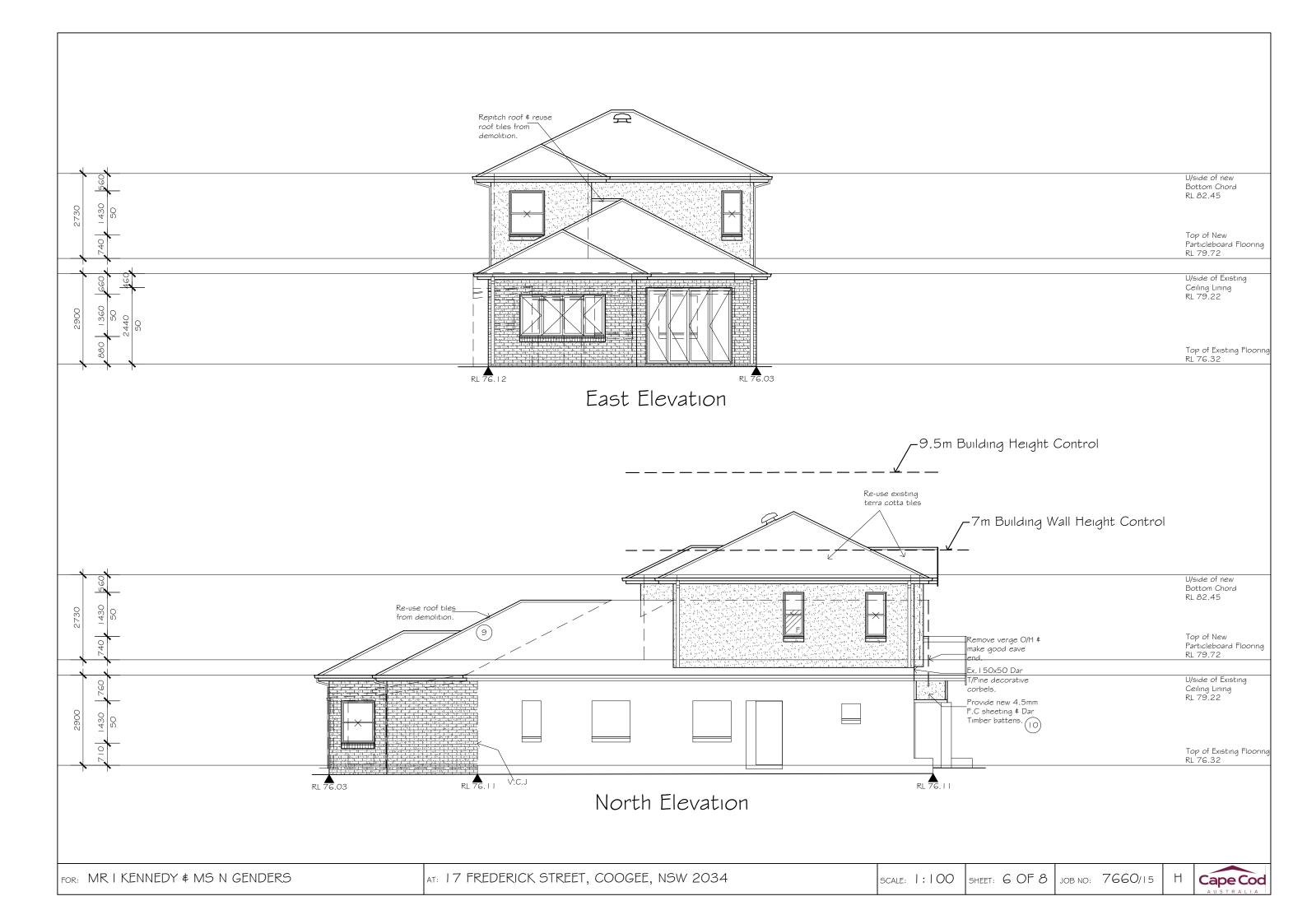
DP : 12004

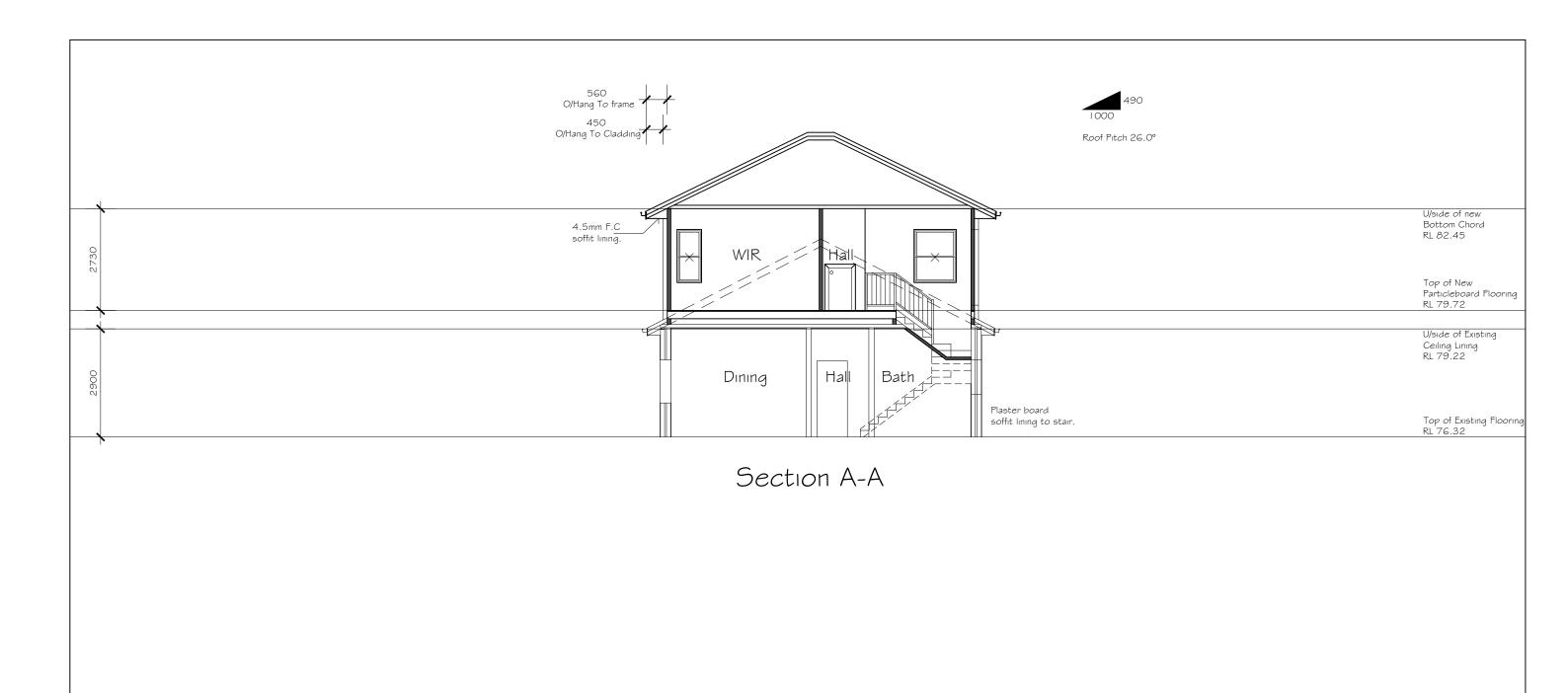
AREA: 481.1 m² (By Calc) : 480.6m² (By Title)











WINDOW SCHEDI	ULE (BASIX A2219	956)				ALUMINIUM TREND WINDOW	<u>VS:</u>				
STANDARD NOTES:				CLIENT:		STANDARD ALUMINUM COL	OURS: L WHITE GLOSS, DUNE, STONE	DEICE MACMILIMAENT			
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		ANODIC OFF WHITE, ANOD	IL WHITE GLOSS, DUNE, STONE DIC NATURAL MATT, WOODLAND	GREY, ULTRA BLACK.			
ALL WINDOWS COME WITH	TH "KEYED ALIKE" LOCKS					DESIGNER'S COLOURS AVA	ILABLE: WHITE BIRCH, PRIMROS	SEGLOSS BROWN			
<ul> <li>WINDOW OPENINGS NOT NCC 3.9.2.5</li> </ul>	ED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	H THE	BUILDER:	DATE:	TREND SILVER PEARL, DEEP CHARCOAL, IRONSTONE.	OCEAN, SURF MIST, JASPER,	TREND METALLIC	TERRAIN: 3 W	VIND LOAD: W 33 N	
		COLOUR	GLAZING		SPECIAL NOTES	CHARCOAL, IRONSTONE.		COLOUR	GLAZING	SPECIAL NOTES	
	(WI) SD 1306	ULTRA BLACK	SINGLE PY	ROLYTIC	or gowner not see		W10 ATD 1324		SINGLE PYROLYTIC	0. 20% (E.10.120	
	E ELEVATION / WIR		LOW-E, (U-5.7, SHG(		RESTRICT BOTTOM SASH OPENING TO 125mm		W ELEVATION / MASTER BED	L	OW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 1	٥٦
$\times$	ALUMINIUM	INSECT SCREEN ALUMINIUM	3.7, 31160	5:0.47)	TO COMPLY WITH NCC.		ALUMINIUM	INSECT SCREEN 5	).7, JHGC:0.47)	TO COMPLY WITH NCC.	25mm
R	DOUBLE HUNG	FIBREGLASS MESH	REVEAL			R F R	DOUBLE HUNG	FIBREGLASS MESH R	EVEAL		
	OPEN / FIXED	ULTRA BLACK					OPEN / FIXED / OPEN	ULTRA BLACK			
	(W2) 5D 1306	COLOUR	GLAZING		SPECIAL NOTES BOTTOM SASH TO BE SCREW FIXED ON SITE.		(WII) QBD 2426 / 4R		GLAZING	SPECIAL NOTES	
	90 1306	ULTRA BLACK	SINGLE PY LOW-E, (U	E PYROLYTIC			(11) QDD 242674K		OINGLE PYROLYTIC OW-E, (U-VALUE:		
	N ELEVATION / MASTER BED	INSECT SCREEN	5.7, SHG		TRANSLUCENT FILM TO BOTTOM SASH BY OWNER.		E ELEVATION / LIVING		5.7, SHGC:0.47)		
/ <sub>F</sub>	ALUMINIUM	ALUMINIUM					ALUMINIUM	BY OWNER			
	DOUBLE HUNG	FIBREGLASS MESH ULTRA BLACK	REVEAL		_		BIFOLD	R	REVEAL		
	OPEN / FIXED						OPEN / OPEN / OPEN / OPEN				
	(W3) SD 1306	COLOUR ULTRA BLACK	GLAZING SINGLE PY	701VTIC	SPECIAL NOTES		W12 SD 1312		GLAZING BINGLE PYROLYTIC	SPECIAL NOTES	
	N ELEVATION / MASTER BED		LOW-E, (U				N ELEVATION / KITCHEN		OW-E, (U-VALUE:		
	ALUMINIUM	INSECT SCREEN	5.7, SHG0	C:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.	$\longrightarrow$	ALUMINIUM	INSECT SCREEN 5	5.7, SHGC:0.47)		
R		ALUMINIUM FIBREGLASS MESH	REVEAL		- TO COMILET WITH NGC.			ALUMINIUM FIBREGLASS MESH R	EVEAL	-	
	DOUBLE HUNG OPEN / FIXED	ULTRA BLACK	KLVLAL		_		DOUBLE HUNG OPEN / FIXED	ULTRA BLACK	LVLAL	-	
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES	
	(W4) SD 1312	ULTRA BLACK	SINGLE PY	ROLYTIC			W13) QBW- 4 1328/2L 2R	ULTRA BLACK	SINGLE PYROLYTIC		
	E ELEVATION / STAIRWELL	INSECT SCREEN	LOW-E, (U-5.7, SHG(				E ELEVATION / KITCHEN		OW-E, (U-VALUE: 5.7, SHGC:0.47)		
	ALUMINIUM	ALUMINIUM	3.7, 31100	3.017)			ALUMINIUM	BY OWNER	7.7, 3HOO.O17)		
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL				BIFOLD		EVEAL		
	OPEN / FIXED	ULTRA BLACK					OPEN / OPEN / OPEN / OPEN				
	(W5) SD 1812	COLOUR	GLAZING		SPECIAL NOTES		W14) 5D 1206		GLAZING	SPECIAL NOTES	
		ULTRA BLACK	SINGLE PY LOW-E, (U		BOTTOM SASH TO BE SCREW FIXED ON SITE.				DINGLE PYROLYTIC OW-E. (U-VALUE:		
	S ELEVATION / STAIRWELL	INSECT SCREEN	5.7, SHG		TRANSLUCENT FILM TO BOTTOM SASH BY OWNER.		S ELEVATION / PANTRY		5.7, SHGC:0.47)		
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEV.EAT				ALUMINIUM	ALUMINIUM EIRRECLAGG MEGH	DEL/EAT		
<u>////</u> F	DOUBLE HUNG OPEN / FIXED	ULTRA BLACK	REVEAL		_		DOUBLE HUNG OPEN / FIXED	FIBREGLASS MESH RULTRA BLACK	REVEAL	-	
		COLOUR	GLAZING		SPECIAL NOTES		0.2.1, 1.7.25				
	(W6) 5D 1312	ULTRA BLACK	SINGLE PY	ROLYTIC	BOTTOM SASH TO BE SCREW FIXED ON SITE.						
	S ELEVATION / BATHROOM		LOW-E, (U	-VALUE:	TRANSLUCENT FUM TO ROTTOM CACH BY OWNER						
	ALUMINIUM	ALUMINIUM	5.7, SHGC:0.47)		TRANSLUCENT FILM TO BOTTOM SASH BY OWNER.			1			
<u>/// 5</u>	DOUBLE HUNG	FIBREGLASS MESH	REVEAL					1 -		7	
	OPEN / FIXED	ULTRA BLACK									
	(W7) SD 1308	COLOUR	GLAZING		SPECIAL NOTES						
		ULTRA BLACK	SINGLE PY LOW-E, (U		BOTTOM SASH TO BE SCREW FIXED ON SITE.						
	S ELEVATION / BEDROOM 2	INSECT SCREEN	5.7, SHG		TRANSLUCENT FILM TO BOTTOM SASH BY OWNER.						
	ALUMINIUM	ALUMINIUM	DE 15.		_						
الككك	DOUBLE HUNG OPEN / FIXED	FIBREGLASS MESH ULTRA BLACK	REVEAL		-						
	5, 21, 1, 1, 1, 1, 2	COLOUR	GLAZING		SPECIAL NOTES						
	(W8) SD 1308	ULTRA BLACK	SINGLE PY	ROLYTIC	SI LGIAL NOTES						
	W ELEVATION / BEDROOM 2		LOW-E, (U	-VALUE:							
$\rightarrow$	ALUMINIUM	INSECT SCREEN	5.7, SHG0	J:U.4/)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.			<del> </del>			
R	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL					1 -		7	
	OPEN / FIXED	ULTRA BLACK								1	
	(W9) SD 1308	COLOUR	GLAZING		SPECIAL NOTES						
	SD 1308	ULTRA BLACK	SINGLE PY								
	W ELEVATION / BEDROOM 2	INSECT SCREEN	LOW-E, (U- 5.7, SHG(		RESTRICT BOTTOM SASH OPENING TO 125mm						
R	ALUMINIUM	ALUMINIUM			TO COMPLY WITH NCC.						
	DOUBLE HUNG OPEN / FIXED	FIBREGLASS MESH ULTRA BLACK	REVEAL		4						
	OT LIN / TIXLU										
OR: MR I KENNED	DY & MS N GENDER	25		AT: 17	7 FREDERICK STREET, COOGEE, N	ISW 2034	5	cale: 1: NTS sh	EET: 8 OF 8 J	юв NO: 7660/15 H Car	oe Coc