BASIX	COMMITMENTS					
CERTIFICATE NO. A222139_0	2					
FIXTU	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)					
EXTERNAL WALL: BRICK VENEER	RI.IG (or RI.70 INCLUDING CONSTRUCTION)					
FLAT CEILING, PITCHED ROOF	CEILING: R I .45 (UP) ROOF: FOIL BACKED BLANKET (55MM) DARK (SOLAR ABSORPTANCE >0.70)					
GLAZIN	IG REQUIREMENTS					
WINDOWS						
W5, W6, \$ W7,	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)					
WI, W2, W3, W4, W8, \$ W9,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)					
SKYLIGHTS SLI	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)					
SHAD	ING DEVICES					
WINDOWS						
WI, W2, W3, W4, W6, W8, \$ W9,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM					
W5, # W7,	NONE					
SKYLIGHTS SLI,	NONE					

EXTERNAL PAINT SCHEDULE

eg. WATTYL

CODE

COLOUR

Quiet

Paperbark

Paperbark

Dark Admiralty Grey

Dark Admiralty Grey

Dark Admiralty Grey

Dark Admiralty Grev

BRAND

Haymes

Haymes

Haymes

Colorbond

Colorbond

Haymes

ITEM

Barge Board

ascia Board

offit Lining

Wall Cladding

Window Frame

Shading Device Frame

Wall Clad North Wall

FINAL CONSTRUCTION.

SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

WALLS: F5 SOFTWOOD 90 X 45 EXT. STUDS @ .600 CTS 70 X 45 INT. STUDS @ .600 CTS

ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS

FLOOR: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 33 N

FINISHES BRICKWORK

KEYED LOCKS (TERRAIN: 3)

INSECT SCREENS:

WINDOW SASHES

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

INTERNAL FIXINGS

FASCIA #

BARGE BOARDS GUTTERS & DOWNPIPES

HOT WATER UNIT

CONDITIONS.

PAINTING - REFER TO

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

SPECIFICATION FOR THE EXTENT OF WORK

TO ALL NEW OPERABLE

	FLOOR WALLS.
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	EX. I 50 X 25 V-JOINT TREATED PINE BOARDS FIXED VERTICALLY TO 20 mm BATTENS OVER POLASTIC INSULATION BLANKET.
WINDOWS - STEGBAR	FRAME: WESTERN RED CEDAR

FRAME: PREFINISHED ALUMINIUM

PROFILE: FIRST FLOOR - DECKING

FLOOR EXTERNAL WALL FRAMES

GROUND FLOOR PATIO.

DAR: FINGER IOINTED PINE

INTERNAL PAINTING TO

TO BE BY THE OWNER

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE

ISSUED FOR THE SOLE PURPOSE OF ENTERING INTO A BUILDING CONTRACT

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.

FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD

LAUNDRY, DINING, KITCHEN & HALL: BY CAPE COD

PAINTING TO ALTERATION AND RENOVATION WORK

COLOUR: WOODLAND GREY

PRE-FINISHED ZINCALUME ROOF SHEETING

VERANDAH - CORRUGATED

R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

R2.0 BATTS TO FLOOR SOFFIT OF FIRST FLOOR OVER

I 2mm POLASTIC INSULATION BLANKET TO FIRST

MESH: FIBREGLASS

BLANKET

SELECT COMMONS TO NORTH ELEVATION FIRST

SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN TO FIRST FLOOR -AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- CONNECT/INSTALL THIRTY FIVE (35) DOWNLIGHT FITTINGS & TWO (2) 3-IN-I FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).
- PROVIDE ex. 75 x 25 DAR TREATED PINE EXTERNAL ARCHITRAVES TO NEW

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
- PHONE AND/OR DATA CABLING IF REQUIRED.
- ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE STORMWATER DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL INCLUDING CONNECTION OF NEW & EXISTING DOWNPIPES TO SYSTEM. SUPPLY OF TWO (2) 3 - IN - I FAN/LIGHT/HEATER UNITS AND THIRTY FIVE
- (35) DOWNLIGHT FITTINGS. SUPPLY FLOOR TILES AS REQUIRED TO MAKE GOOD KITCHEN FLOOR.
- FIX OUT OF WALK IN ROBE
- FIX OUT OF BUILT IN ROBES INCLUDING DOORS, FRAMES \$ SHELVING. DIVERSION / EXTENSION OF EXISTING FLUES OVER KITCHEN # BATHROOM IF REQUIRED
- RELOCATE EXISTING SOLAR PANELS IF REQUIRED
- ALL WORK ASSOCIATED WITH FUTURE DEMOLITION OF WALLS BETWEEN KITCHEN / DINING & PATIO AREA.
- SUPPLY OF TWO (2) WRC WINDOWS AND ONE (1) WRC BI-FOLD DOOR TO
- REENS TO GROUND FLOOR IEN AND DINING AREA
- PATIO AREA

INTERNAL FIXINGS	SKIRTING: Ex. 150x25 SQUARE ARCHITRAVE: Ex. 100x25 SQUARE	• 5	GROUND FLOOR KITCHEN & DINING AREA. SUPPLY & INSTALLATION OF INSECT SCREENS TO WINDOWS AND BI-FOLD DOOR IN KITCHEN AND I			
INTERNAL DOORS	PRIMED HARDBOARD CORINTHIAN "PBAL4" DOORS		SUPPLY STACKER DOOR UNITS TO THE PATIO ARE SUPPLY STONE TILE FINISH TO PATIO AREA			
STAIRCASE	TYPE: CLOSED TIMBER		T			
MAPLE TREADS \$ RISERS	WIDTH: I OOOmm		RE-FINAL CONSTRUCTION - COLOUR CHANGE			
			RE-FINAL CONSTRUCTION			

WIDTH: I OOOmm	G	RE-FINAL CONSTRUCTION	C.5.	06-03-17		
RISE: 19 @ 183mm	F	FINAL CONSTRUCTION	N.E.	03-03-17		
GOING: 240mm (260mm TREAD)	E	TO CONTRACTS \$ POV 16493	S.C.\$ N.E.	24-11-16		
MATERIAL: DAR TIMBER	D	CHECK PLAN	T.P.	10-11-16		
	С	BASIX ADDED & COUNCIL	N.E.	16-05-16		
TYPE: QUAD	В	TO CLIENT	N.L.	23-03-16		
MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY	Α	TECHNICAL - SCHEME 2	J.M.	10-03-16		
DOWNPIPE COLOUR: WOODLAND GREY	No.	ISSUE	DRAWN	DATE		
CONNECT TO EXISTING	DESI	SIGN CONSULTANT: DAREK SZYMANSKI				

PROPOSED ADDITIONS & ALTERATIONS FOR MR S & MRS M CARSON

AT 99 RUTHVEN STREET. **BONDI JUNCTION NSW 2022**

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

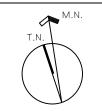
C.S.

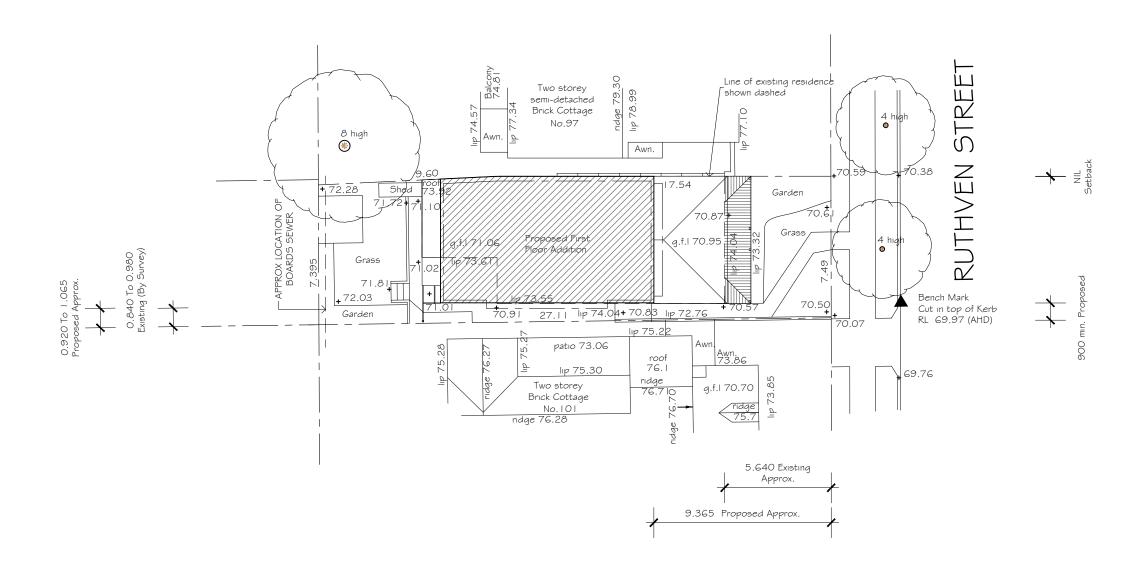
06-03-1

SHEET: 1 OF 8

JOB NO: 7663/15

Н



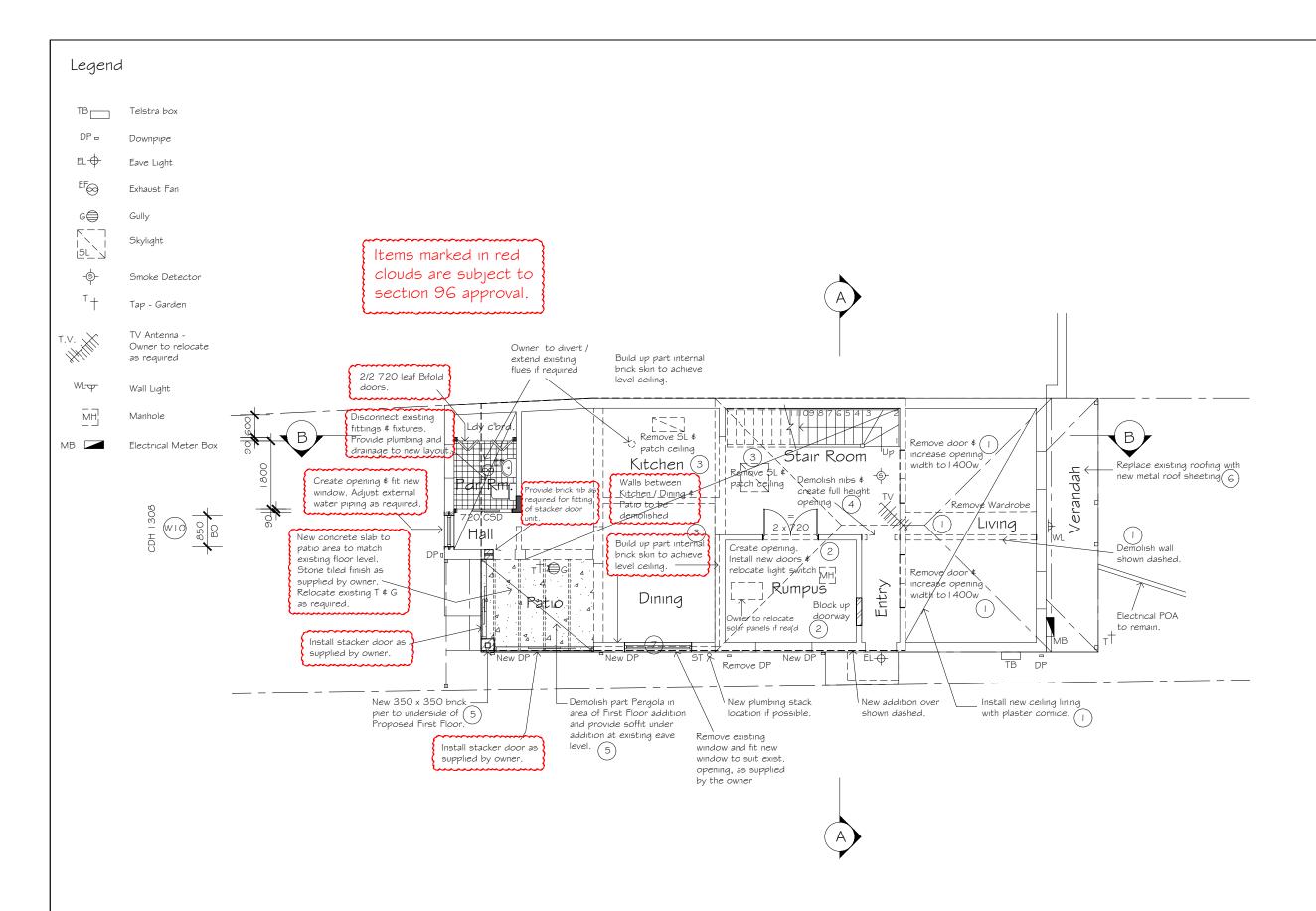


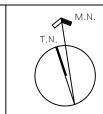
Site Plan

No. : 99 Lot. : 71

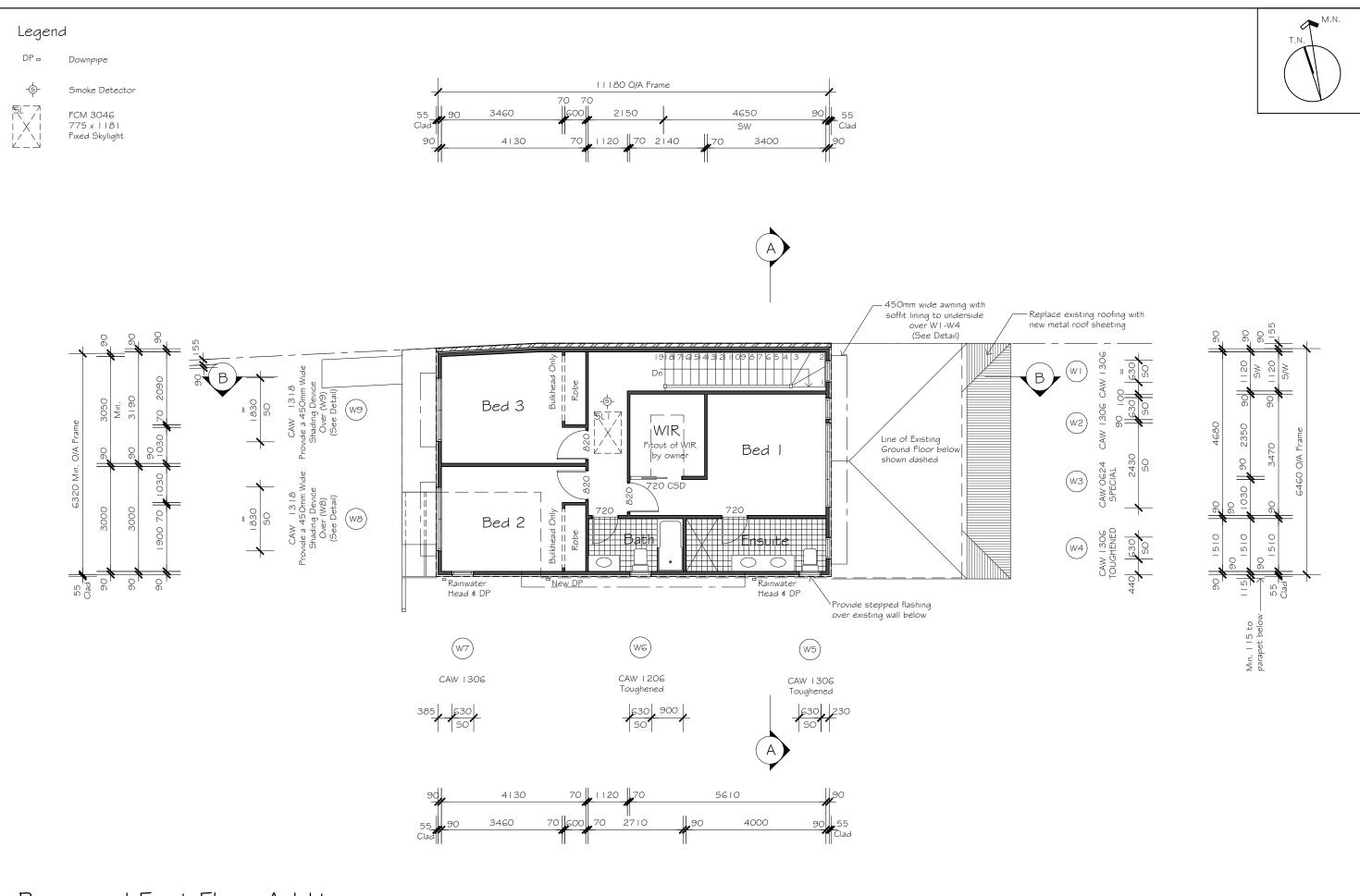
: 252259

AREA: 205.9m² (By Title)

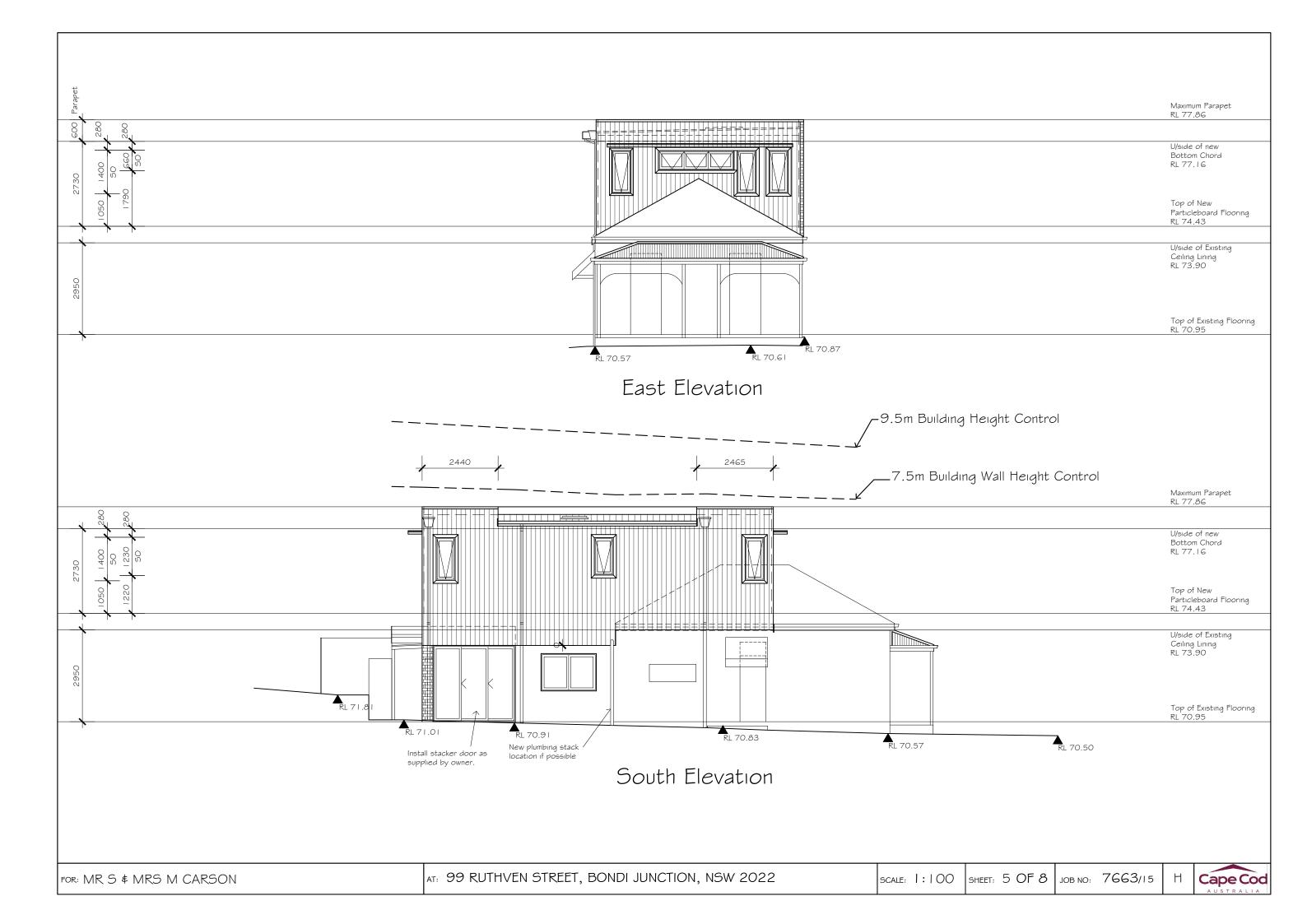


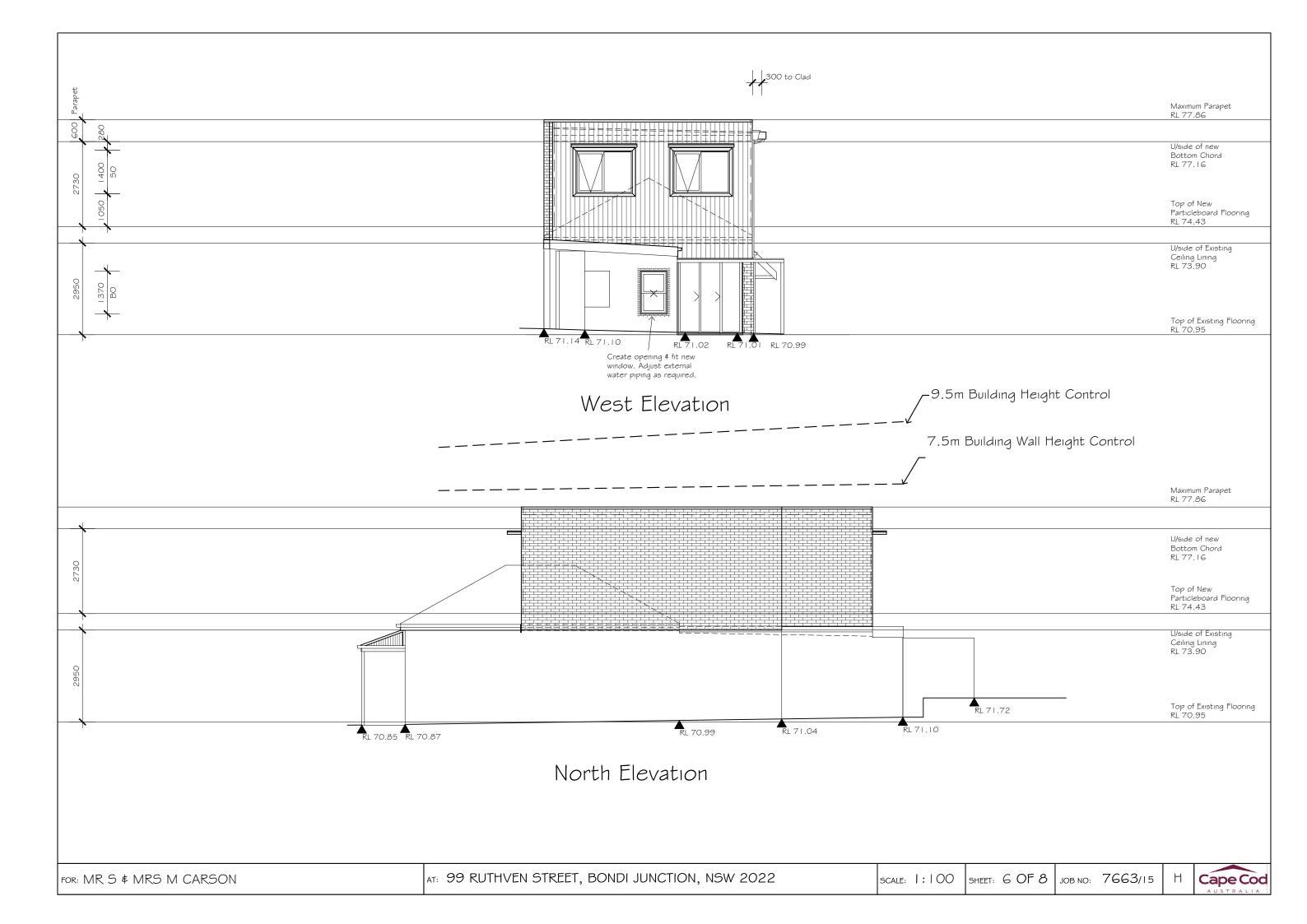


Ground Floor Plan



Proposed First Floor Addition







WINDOW SCHED	ULE (BASIX A2221	39 ()2)							TIMBER WINDOWS):	-
STANDARD NOTES:	OLL (DNOIN NELL I									6, DOOR FRAMES AND DOO! SIDE AND OUT FOR A PAINT!	
WINDOWS AND DOORS ALL WINDOWS COME W	ARE DRAWN AS VIEWED FROM TH "KEYED ALIKE" LOCKS	OUTSIDE		CLIENT:					STANDARD HARDV BRONZE & WHITE.	WARE COLOURS: SATIN CHR	KOME, GOLD, MAHOGANY
WINDOW OPENINGS NOT B.C.A 3.9.2.5	TED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	H THE	BUILDER: .	DATE:					WIND LOAD: W 33 N	
	Τ	LIARDIA ARE COLOUR	10147110		CDECIAL MOTEC			HARDWARE COLOUR			
	(WI) CAW 1306	HARDWARE COLOUR SATIN CHROME		2011 510	SPECIAL NOTES		(WIO) CDH 1308		GLAZING	SPECIAL NOTES	
		JATIN CITROWL	SINGLE PYF LOW-E, (OF						SINGLE PYROLYTIC LOW-E, (OR		
\	E ELEVATION / STAIRWELL	INSECT SCREEN	U-VALUE: 3				W ELEVATION / GFL HALL	INSECT SCREEN	U-VALUE: 3.99,		
\ /	WESTERN RED CEDAR		SHGC: 0.4				WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.4)		
		ALUMINIUM FIBREGLASS MESH	REVEAL		_			ALUMINIUM FIBREGLASS MESH	REVEAL	_	
	AWNING OPEN	WOODLAND GREY	RLVLAL		_		DOUBLE HUNG OPEN / OPEN	WOODLAND GREY	NLVLAL	_	
	OI LIN						OI EIN / OI EIN				
	(W2) CAW 1306		GLAZING		SPECIAL NOTES						
	(WZ) CAW 1306	SATIN CHROME	SINGLE PY		RESTRICT OPENING TO 125mm TO COMPLY						
	E ELEVATION / BED I		LOW-E, (OF U-VALUE: 3		WITH NCC.						
\ /	WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.4).55,							
	WESTERN RED CEDAR	ALUMINIUM		<u></u>	_			- -			
	AWNING	FIBREGLASS MESH WOODLAND GREY	REVEAL		_					_	
	OPEN	WOODE/ IND CITE!									
	(W3) CAW 0624 SPECIAL	HARDWARE COLOUR	GLAZING		SPECIAL NOTES						
	(W3) CAW 0624 SPECIAL	SATIN CHROME	SINGLE PYF								
	E ELEVATION / BED I	1	LOW-E, (OF U-VALUE: 3	< R 99							
	WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.4								
	WESTERN RED CEDAR	ALUMINIUM		<u>'</u>	_			- -		_	
	AWNING	FIBREGLASS MESH WOODLAND GREY	REVEAL							_	
	OPEN / OPEN / OPEN										
	(W4) CAW 1306	HARDWARE COLOUR	GLAZING		SPECIAL NOTES						
	CAW 1306	SATIN CHROME	SINGLE PYF								
	E ELEVATION / ENSUITE		LOW-E, (OF U-VALUE: 3								
	WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.4)							
		ALUMINIUM FIBREGLASS MESH	REVEAL		_			┥ ├		\dashv	
	AWNING OPEN	WOODLAND GREY	KLVLAL		_					$\overline{}$	
	OI EIN										
	(W5) CAW 1306		GLAZING		SPECIAL NOTES						
	(N) 6/W 1300	SATIN CHROME	SINGLE CLE		TOUGHENED GLASS.						
\	S ELEVATION / ENSUITE	INSECT SCREEN	U-VALUE: 5 SHGC: 0.6								
\ /	WESTERN RED CEDAR		1	9)							
	AMAUNIC	ALUMINIUM FIBREGLASS MESH	REVEAL		-						
	AWNING OPEN	WOODLAND GREY	1/2 / 2/ /2		-						
		LIADDIVADE COLOUD	01.471110		CDECIAL MOTEC						
	(W6) CAW 1206	HARDWARE COLOUR SATIN CHROME			SPECIAL NOTES						
		JATIN CHRONIL	SINGLE CLE U-VALUE: 5		TOUGHENED GLASS.						
\	S ELEVATION / BATHROOM	INSECT SCREEN	SHGC: 0.6								
	WESTERN RED CEDAR	ALUMINIUM	1								
	AWNING		REVEAL					1			
	OPEN	WOODLAND GREY									
		HARDWARE COLOUR	GLAZING		SPECIAL NOTES						
	(W7) CAW 1306	SATIN CHROME	SINGLE CLE	FAR (OP	RESTRICT OPENING TO 125mm TO COMPLY						
			U-VALUE: 5		WITH NCC.						
\	S ELEVATION / BED 2	INSECT SCREEN	SHGC: 0.6								
$\ \stackrel{\wedge}{\mathbb{A}} / \ \ $	WESTERN RED CEDAR	ALUMINIUM	<u> </u>								
	AWNING	FIBREGLASS MESH	REVEAL								
	OPEN	WOODLAND GREY									
		HARDWARE COLOUR	GLAZING		SPECIAL NOTES						
	(W8) CAW 1318	SATIN CHROME	SINGLE PYF	ROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY						
F	W ELEVATION / BED 2		LOW-E, (OF		WITH NCC.			_			
	· ·	INSECT SCREEN	U-VALUE: 3 SHGC: 0.4								
$\ \mathbb{R} \setminus \mathbb{R}$	WESTERN RED CEDAR	ALUMINIUM		,							
	AWNING	FIBREGLASS MESH WOODLAND GREY	REVEAL					<u> </u>		_	
	OPEN / FIXED	WOODLAND GRLT									
	(Wa)	HARDWARE COLOUR	GLAZING		SPECIAL NOTES						
	(W9) CAW 1318	SATIN CHROME	SINGLE PYF		RESTRICT OPENING TO 125mm TO COMPLY						
F	W ELEVATION / BED 3		LOW-E, (OF		WITH NCC.						
 \	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3 SHGC: 0.4								
R\/	WLJILNN NLD CLDAR	ALUMINIUM		,	_						
L—————————————————————————————————————	AWNING	FIBREGLASS MESH WOODLAND GREY	REVEAL		4						
	OPEN / FIXED	OODD (ND GIVET			<u> </u>						
					AQ DITHI/EN CTDEET DONDI IIIN	TION NGW 200		1 1.5	0 050	7000	
FOR: MR S & MRS	IVI CAKSON			IAT: 9	99 RUTHVEN STREET, BONDI JUNC	TION, NOW 202	-	SCALE: 1: NIS SI	HEET: Ø Ur Ø	JOB NO: /663/15	H Cape Coc