BASIX	COMMITMENTS				
CERTIFICATE NO. A 196985_0	2				
FIXTU	RES AND SYSTEMS				
LIGHTING MIN 40% OF NEW OR ALTERED LIGHT FIXTL TO BE FITTED WITH FLUORESCENT, COMPA 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				
FLAT CEILING, PITCHED ROOF	CEILING: R I.58 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)				
GLAZII	NG REQUIREMENTS				
WINDOWS					
WI, W2, W3, W4, W5, W6, W7 \$ W8	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				
51 - 53	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)				
SHAD	ING DEVICES				
WINDOWS					
WI, W6 \$ W7	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM				
W8	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM				
51 - 53	NONE				

EXTERNAL	PAINT	SCHEDULE
	1 / (11 1 1	

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Window Frame	Trend		White
Wall Cladding	Dulux		Soapstone
Soffit Lining	Trend		White
Architrave	Trend		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: 140x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N

BY OWNER

BLANKET

COLOUR: DUNE

FINISHES

WINDOWS - TREND

INSECT SCREENS:

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

MDF TREADS \$ PINE

TO LOWER FLIGHT

BARGE BOARDS

HOT WATER UNIT

CONDITIONS

PAINTING - REFER TO

THE EXTENT OF WORK

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION

SPECIFICATION FOR

GUTTERS \$ DOWNPIPES

STAIRCASE

RISERS

FASCIA #

KEYED LOCKS

(TERRAIN: 3)

BRICKWORK COMMON BRICKWORK FOR RENDER AND PAINT FINISH TO PRIVACY WALLS AND REAR CAR SPACE ROLLER DOOR WALL I 9MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD FLOORING TO FIRST FLOOR AREA WITH POLISHED CONCRETE SLAB TO GROUND FLOOR AREA. 7 5mm HARDITEX BASE SHEET WITH APPLIED TEXTURE CLADDING PAINT FINISH OVER ALLIMINIUM BREATHER FOIL TO SOUTH EAST \$ SOUTH WEST \$ NORTH EAST EXTERNAL WALLS CSR EXTERNAL & INTERNAL CLADDING SYSTEM 903 TO EXTERNAL BOUNDARY WALLS

FRAME: PREFINISHED ALUMINIUM

PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: SPEEDDECK

R3.0 BATTS TO NEW CEILING AREAS

SKIRTING: Ex. 100x25mm COLONIAL

PRIMED HARDBOARD HOLLOW CORE "FLUSH"

ARCHITRAVE: Ex. 75x25mm COLONIAL

TYPE: CLOSED TIMBER (MAIN STAIR)

EXTERNAL WALL FRAMES

903 CLADDING SYSTEM

DAR: FINGER JOINTED PINE

WIDTH: 720mm (Site Check)

GOING: 240mm (260mm TREAD)

FASCIA COLOUR: DUNE BARGE COLOUR: DUNE BARGE SOAKER COLOUR: DUNE

GUTTER COLOUR: DUNE DOWNPIPE COLOUR: DUNE

TO BE BY THE OWNER

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE

COPYRIGHT THIS DESIGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS

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

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.

MATERIAL: PREFINISHED ZINCALUME

MATERIAL: PREFINISHED ZINCALUME

FIRST FLOOR EXTERNAL: BY CAPE COD

FIRST FLOOR INTERNAL: BY OWNER

CONNECT TO EXISTING RELOCATED HOT WATER UNIT

PAINTING TO ALTERATION AND RENOVATION WORK

PROVIDE GLASS RAILING RISE: 5 @ 176mm # 12 @ 187mm

TYPE: QUAD

R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION

R2.4 | 2mm POLASTIC INSULATION BLANKET TO NEW

R2.0 SOUNDSCREEN BATTS TO EXTERNAL WALLS CSR

SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9-
- AS PER THE BCA ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- PROVIDE AGRICULTURAL DRAINAGE WHERE REQUIRED. PROVIDE 50mm HEBEL BLOCKS BETWEEN I I 0mm BRICK PARTY WALL & NEW
- TIMBER FRAME WALLS AS SHOWN ON NORTH WESTERN ELEVATION. PROVIDE CONTROL COCK FOR SINGLE ACTION MIXER TAPS TO SHOWER, VANITY UNITS & KITCHEN SINK.
- ALLOWANCE HAS BEEN MADE FOR CONCEALED CISTERNS.
- PROVIDE FOR TWO (2) WALL HUNG WC SUITES AND ONE (1) WALL HUNG VANITY UNIT
- PROVIDE EXTERNAL PAINTING TO NEW GROUND FLOOR WORKS.
- PROVIDE CLOSED TIMBER STAIRS TO FIRST FLOOR HALLWAY AS SHOWN TO MATCH MAIN STAIR.
- TO GROUND FLOOR HALLWAY PROVIDE CLOSED TIMBER STEPS WITH BRUSHBOX TREADS & RISERS.
- PROVIDE LIFT OFF HINGES TO SHOWER ROOM.

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.
- SUPPLY \$ INSTALLATION OF INSECT SCREENS TO ALL WINDOWS AND DOORS.
- SUPPLY OF TWELVE (12) DOWNLIGHT FITTINGS \$ THREE (3) BAYNET FITTINGS.
- FIT OUT INCLUDING PROVISION OF DOORS, REVEALS \$ ARCHITRAVES TO BEDROOM I BUILT-IN-ROBE.
- SUPPLY ALL REQUIRED BATHROOM FITTINGS, WC SUITES, VANITY UNITS, BATH LAUNDRY TUB TAPS & OUTLETS
- SUPPLY & FIT ALL REQUIRED SHOWER SCREENS & MIRRORS
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO "CAPPED OFF" PLUMBING AND DRAINAGE POINTS AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.
- SUPPLY ALL REQUIRED FLOOR, WALL & PATIO TILES.
- SUPPLY ALL REQUIRED DOOR FURNITURE.
- REMOVE AND/OR REPOSITION UNDER FLOOR HEATING VENTS AND INSTALLATION IF REQUIRED.

G	FINAL CONSTRUCTION	AM	02-09-14				
F	CONSTRUCTION CERTIFICATE	SM	22-08-14				
E	TO CONTRACTS	SM	20-08-14				
D	PLAN CHECK & BASIX ADDED	C5	18-08-14				
С	POV 15525	AM	01-08-14				
В	TO CLIENT	КВ	11-07-14				
Α	TECHNICAL	SM	07-07-14				
No.	ISSUE	DRAWN	DATE				
DESIGN CONSULTANT. TEPPY SMITH							

DESIGN CONSULTANT: TERRY SMITH

PROPOSED ADDITIONS & ALTERATIONS

FOR MS C PISMIRIS

AT 65A STEWART STREET PADDINGTON, NSW 2021

COUNCIL: SYDNEY

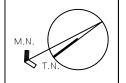
A.B.N. 54 000 605 407

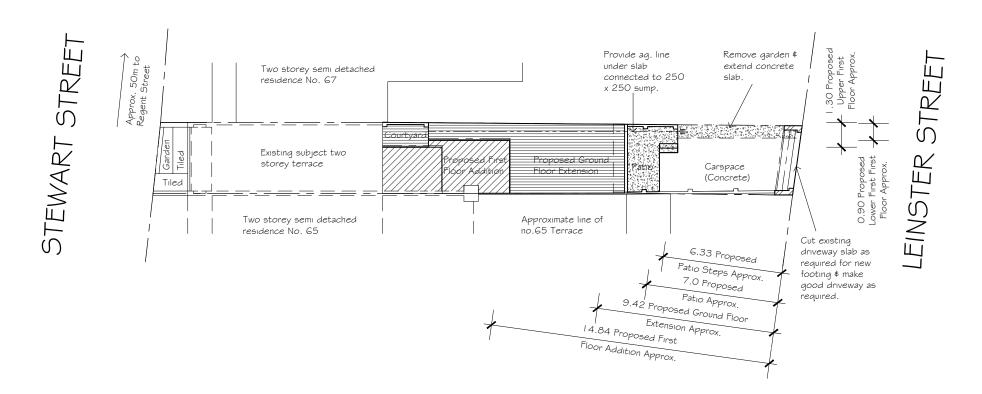
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

JOB NO: 7558/14

G



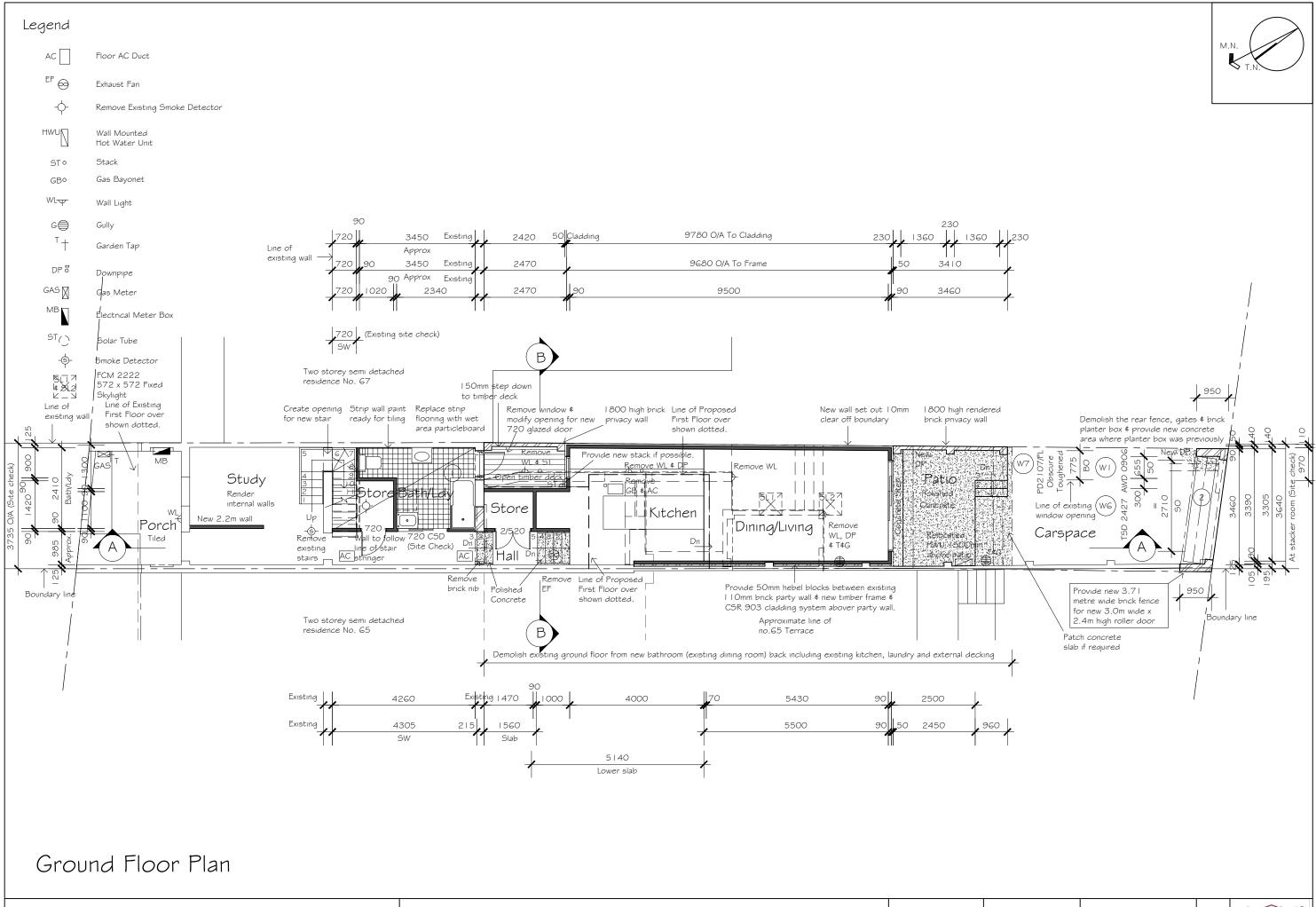


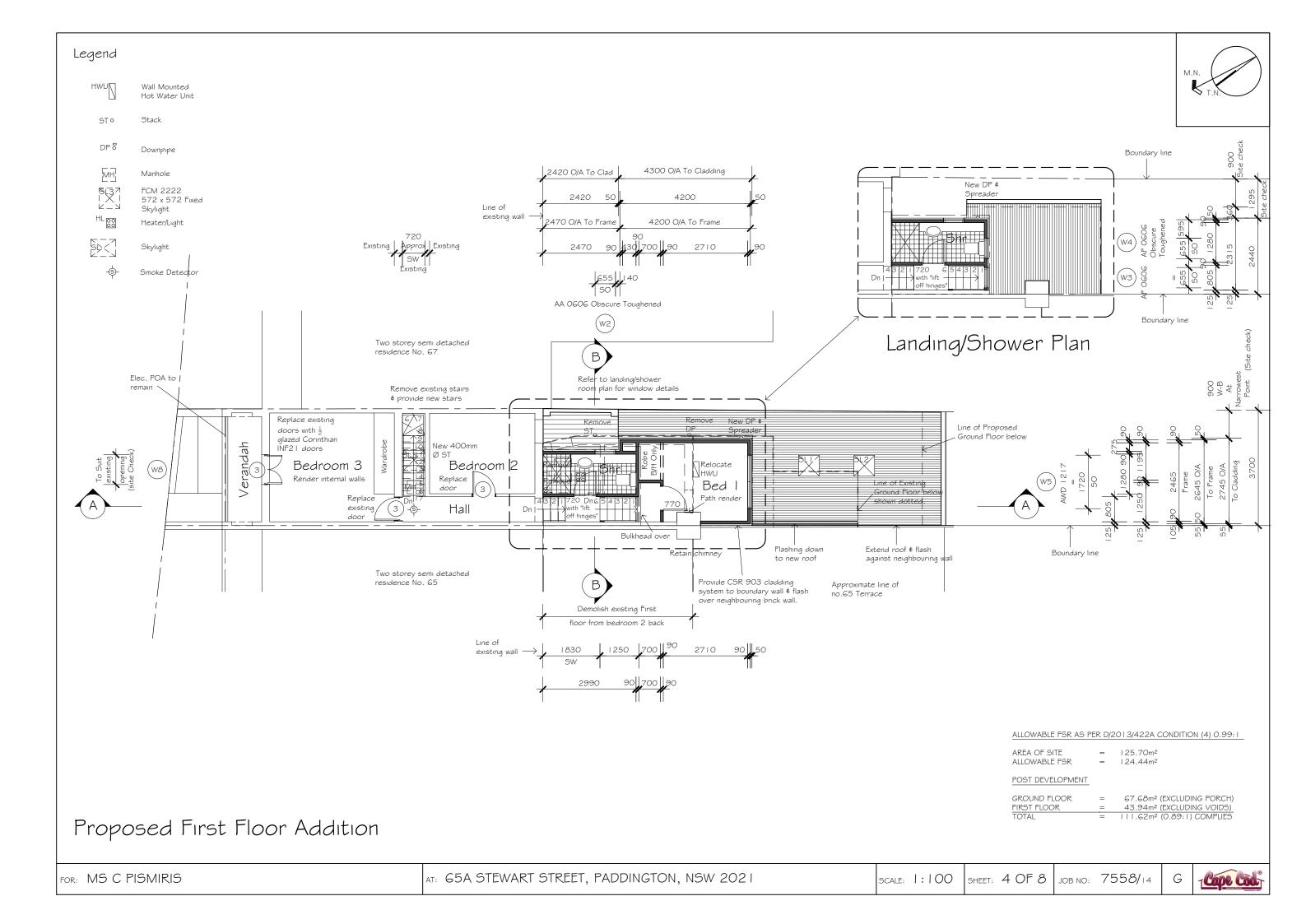
Site Plan

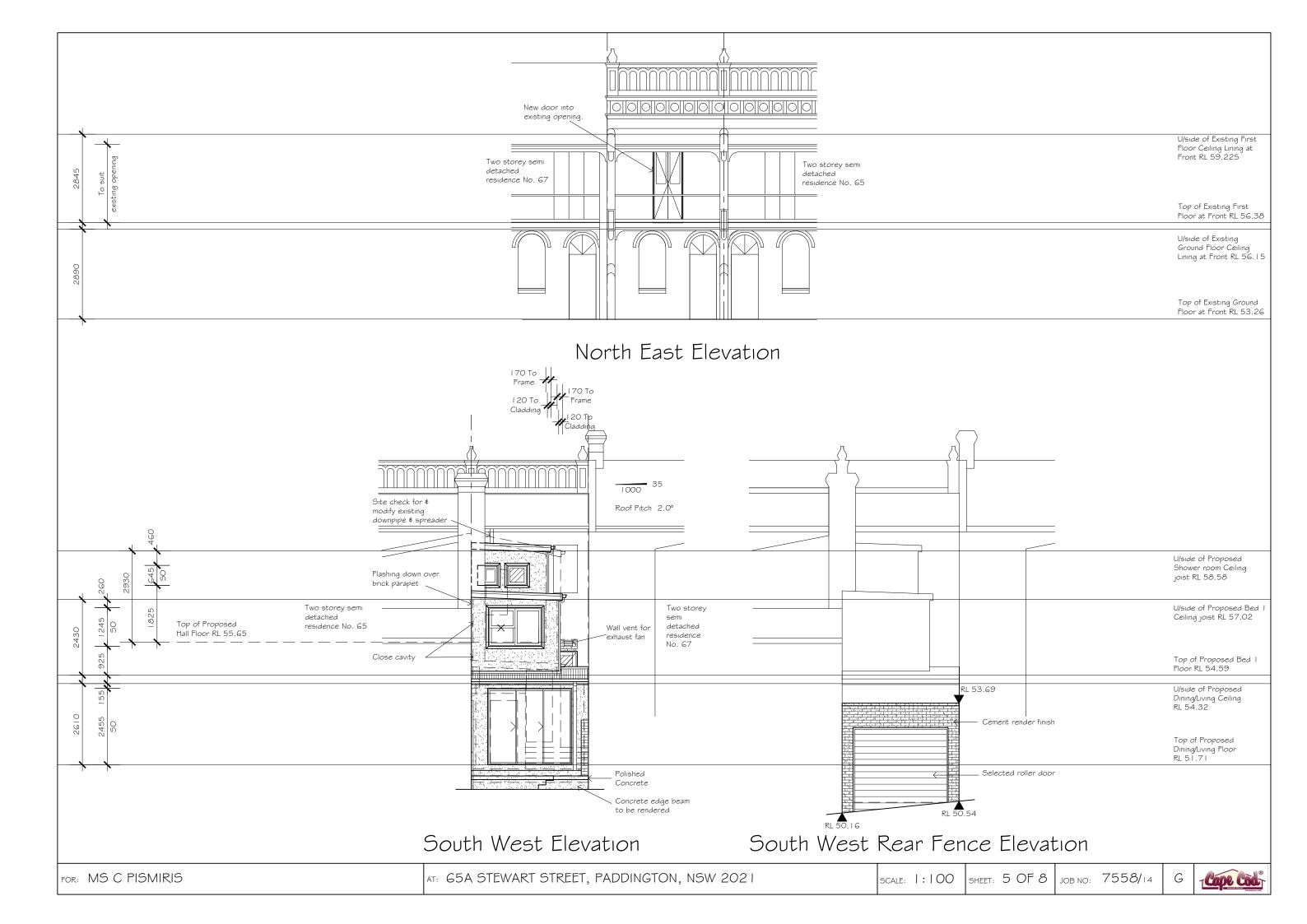
No. : 65a Lot. : | |

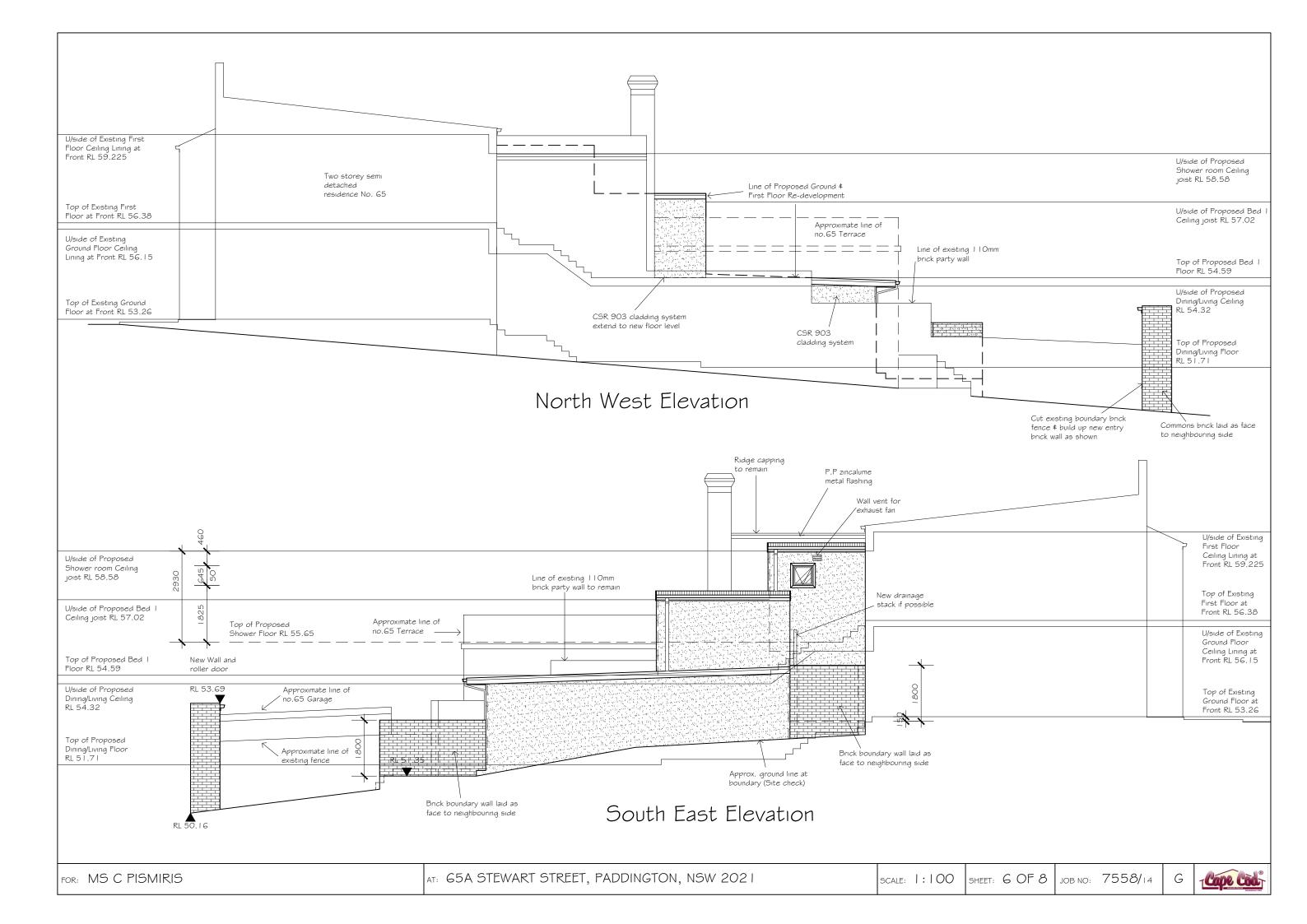
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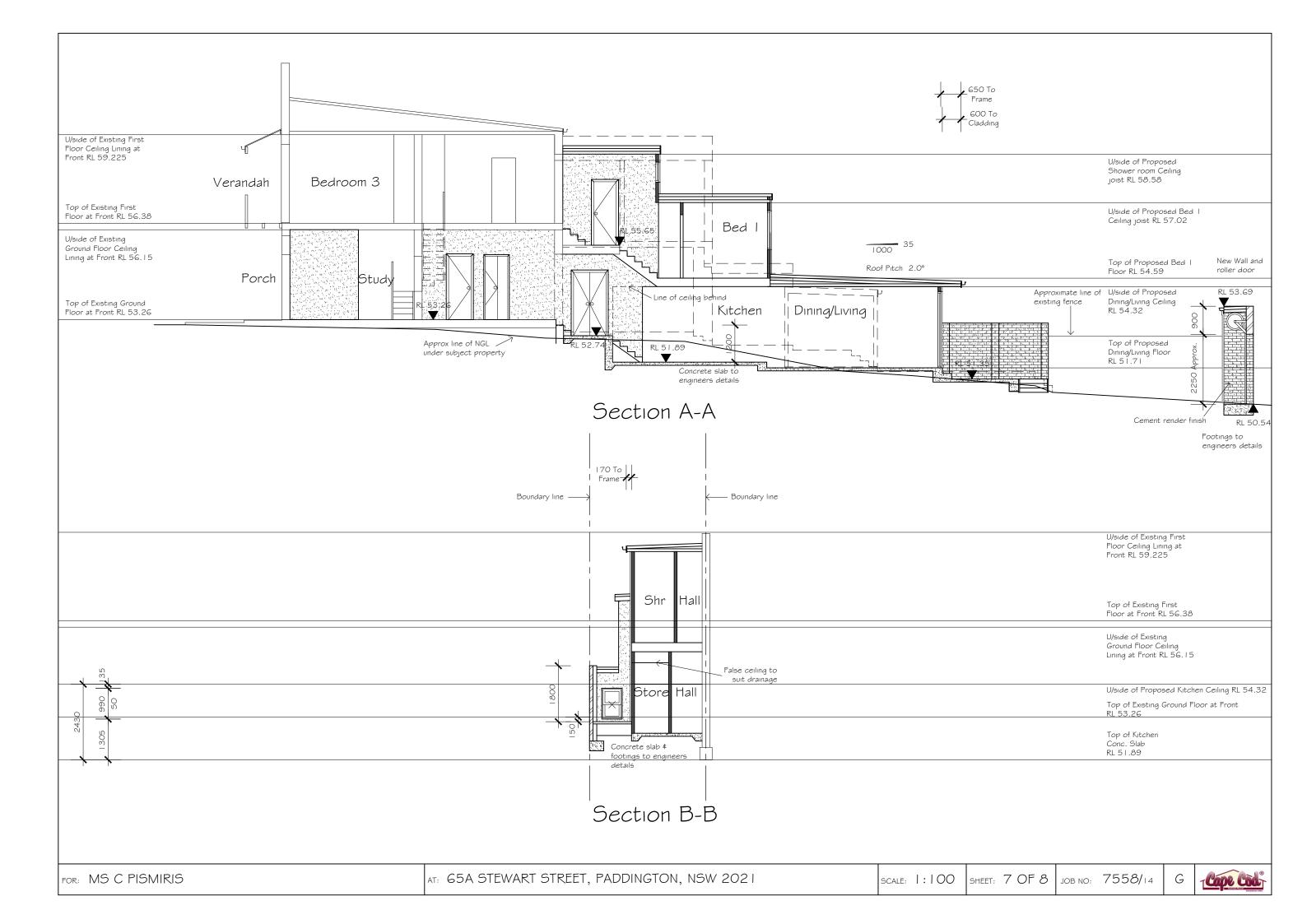
AREA: 125.70m² (By Title)











WINDOW SCHED	ULE (BASIX A 1969	85_02)		CLIENT:		ALUMINIUM TREND WINDO					
STANDARD NOTES:				CLILINI		EX-STOCK COLOURS: PEA	RL WHITE GLOSS, WHITE BIRCH,	ANODIC OFF WHITE,			
WINDOWS AND DOOR:	S ARE DRAWN AS VIEWED FROM	1 OUTSIDE		CLIENT:		PRIMROSE GLOSS, ANODI ULTRA BLACK.	IC NATURAL MATT, STONE BEIGÉ,	WOODLAND GREY,			
	MITH "KEYED ALIKE" LOCKS OTED "R" HAVE RESTRICTED OPE	NUNCS TO COMPLY WA	ITH THE	BUILDEB	DATE						
B.C.A 3.9.2.5	STED K HAVE RESTRICTED OF E	ININGS TO COMILIT WI	IIII IIIL	DUILDLK:	DATE:		AILABLE: DUNE, JASPER, HAMME AN, SURF MIST, MONUMENT, TRE	RSLEY BROWN, TREND ND METALLIC CHARCOAI	TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) AWD 0906	COLOUR	GLAZING		SPECIAL NOTES						
	(WI) AWD 0906	PEARL WHITE	SINGLE PYR	OLYTIC							
	NE ELEVATION / KITCHEN	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:								
	ALUMINIUM	BY OWNER		·							
	DOUBLE HUNG		REVEAL								
	OPEN / OPEN		I 40mm								
	(W2) AA 0606	COLOUR PEARL WHITE	GLAZING SINGLE PYR	01.50	TRANSLUCENT FILM BY BUILDER.						
		- I E/ ((C WITTE	LOW-E, (U-V	/ALUE:	TRANSLUCENT FILM BY BUILDER.			-			
	SE ELEVATION / SHOWER ALUMINIUM	INSECT SCREEN	5.7, SHGC:	0.47)							
		BY OWNER	REVEAL		_			-			
	AWNING OPEN		I 40mm		_						
		COLOUR	GLAZING								
	(W3) AF 0606	PEARL WHITE	SINGLE PYR								
	SW ELEVATION / LANDING	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:	(ALUE: 0.47)							
	ALUMINIUM	NOT APPLICABLE	-	-,,							
	FIXED		REVEAL								
	FIXED		I 40mm								
	(W4) AF 0606	COLOUR PEARL WHITE	GLAZING		TRANSLUGENT FILM BY BUILDED						
<u></u>		- LANE WITTE	SINGLE PYR LOW-E, (U-V		TRANSLUCENT FILM BY BUILDER.			_			
	SW ELEVATION / SHOWER ALUMINIUM	INSECT SCREEN	5.7, SHGC:	0.47)							
		NOT APPLICABLE	REVEAL		_			-			
	FIXED FIXED		I 40mm		_						
		COLOUR	GLAZING								
	(W5) AWD 1217	PEARL WHITE	SINGLE PYR								
	SW ELEVATION / BEDROOM	I INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:								
	ALUMINIUM	BY OWNER		J. 17,							
	DOUBLE HUNG		REVEAL								
	OPEN / FIXED		I 40mm								
	(W6) TSD 2427	COLOUR PEARL WHITE	GLAZING								
			SINGLE PYR LOW-E, (U-V	OLYTIC /ALUE:				-			
	SW ELEVATION/DINING/LIVIN	INSECT SCREEN	5.7, SHGC:	0.47)				_			
		BY OWNER	REVEAL		_			-			
	STACKER OPEN / OPEN / FIXED		140mm								
	(UZ)	COLOUR	GLAZING								
	(W7) PD 2107/FL	PEARL WHITE	SINGLE PYR		TRANSLUCENT FILM BY BUILDER.						
	SW ELEVATION / BATH/LDY	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:								
	ALUMINIUM	BY OWNER			_						
	HINGED		REVEAL								
	OPEN		I 70mm								
		_						_			
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					1						
FOR: MS C PISM	IRIS			AT: 6	5A STEWART STREET, PADDING	STON NSW 2021		CALE: I NITS G	SHEET, 8 OF 8	IOB NO: 7558/14	G Pana Pal®

