	COMMITMENTS							
CERTIFICATE NO. A2 4200_0								
FIXTURES AND SYSTEMS LIGHTING MIN 40% OF NEW OR ALTERED LIGHT FIXTURES								
LIGHTING	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							
INSULATION REQUIREMENTS								
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL							
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)							
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 50mm)	NIL							
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)							
GLAZING REQUIREMENTS								
WINDOWS								
WI, W2, W3, W4, W5, \$ W6, W8, W9, WI0, WII, WI2 \$ WI3	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)							
W4,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)							
W7,	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW- E, (U-VALUE: 4.48, SHGC: 0.46)							
SHAD	ING DEVICES							
WINDOWS								
WI, W2, W3, W4, W5, W6, W7 \$ WIO	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM							
W8, W9 \$ W11	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23							
W12 \$ W13	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.29							

EXTERNAL PAINT SCHEDULE

,			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding	Haymes		Soul
Face Brick	Haymes		Soul (By Owner)
Cover Battens	Haymes		Loden
Soffit Lining	Haymes		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

SELECT COMMONS SUITABLE FOR PAINT FINISH

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

L2mm POLASTIC INSULATION BLANKET TO FIRST

FLOOR EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE

R2.0 BATTS TO NEW EXTERNAL WALLS

SKIRTING: Ex. 100x25 COLONIAL

ARCHITRAVE: Ex. 100x25 COLONIAL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

FLOOR: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 28 N

FINISHES BRICKWORK

S. W. G. W.	
FLOORING	EX. I OOX25 T&G CYPRESS PINE FLOORBOARDS LAID OVER I 9mm YELLOW TONGUE STRUCTURAL PARTICLEBOARD (INCLUDING SANDING & TUNG OIL FINISH)
CLADDING	50MM INSULCIAD FIXED TO 20mm BATTENS OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM WITH DECORATIVE HORNS TO DOUBLE HUNG WINDOWS
INSECT SCREENS:	FRAME: PREFINISHED ALUMINIUM

INSECT SCREENS: TO ALL NEW OPERABLE | MESH: FIBREGLASS

WINDOW SASHES TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE ROOF COVERING

SHOWN.

ROOF SARKING

INSULATION

INTERNAL FIXINGS

INTERNAL DOORS

PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD" EXISTING STAIRCASE

FASCIA \$
BARGE BOARDS MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SMOOTH CREAM BARGE COLOUR: SMOOTH CREAM BARGE SOAKER COLOUR: BROWN GUTTERS & DOWNPIPES TYPE: ACE- MINI-LINE

HOT WATER UNIT PAINTING - REFER TO SPECIFICATION FOR

THE EXTENT OF WORK

FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK

CONNECT TO EXISTING

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: BROWN DOWNPIPE COLOUR: BROWN

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

DO NOT SCALE OFF DRAWINGS.

CONDITIONS.

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 \$
- AS PER THE NCC ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. REUSE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.
- PROVIDE PLUMBING \$ DRAINAGE ROUGH IN ONLY FOR BAR AREA \$ WASHING MACHINE.

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 IF REQUIRED.
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW BAR SINK CUPBOARDS, BENCHES AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS
- EXTEND EXISTING CHIMNEY IF REQUIRED.
- MAKE GOOD TILING & SHAVING CABINET IN EXISTING SHOWER ROOM AFTER INSTILLATION OF NEW WINDOWS.
- INTERNAL PAINTING TO FIRST FLOOR ADDITION & EXISTING FIRST FLOOR ALTERATIONS.
- INTERNAL PAINTING TO GROUND FLOOR ALTERATIONS.
- SUPPLY & INSTALLATION OF LAUNDRY TUB, BENCH, CUPBOARDS, TO STORE ROOM IF REQUIRED.
- SUPPLY & INSTALLATION OF VENTILATION TO GROUND FLOOR SHOWER
- PAINTING BRICK WALLS TO FIRST FLOOR ADDITION

Н	FINAL CONSTRUCTION	N.L.	16-07-15
G	TO CONTRACTS	5.C.	19-06-15
F	CHECK PLAN	5.C.	17-06-15
E	POV 16427	5.C.	11-06-15
D	SURVEY, BASIX DETAILS ADDED \$ TO COUNCIL	N.E.	02-04-15
С	CLIENT & CONSULTANT CHECK PLAN	5.M.	11-03-15
В	TO CLIENT	5.M.	24-02-15
Α	TECHNICAL, POV 16064 \$ 16017	5.M.	13-02-15
10.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: CHARLES TABONE

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR N & MRS A DE SILVA

AT 44 HALLAM AVENUE LANE COVE WEST NSW 2066

COUNCIL: LANE COVE



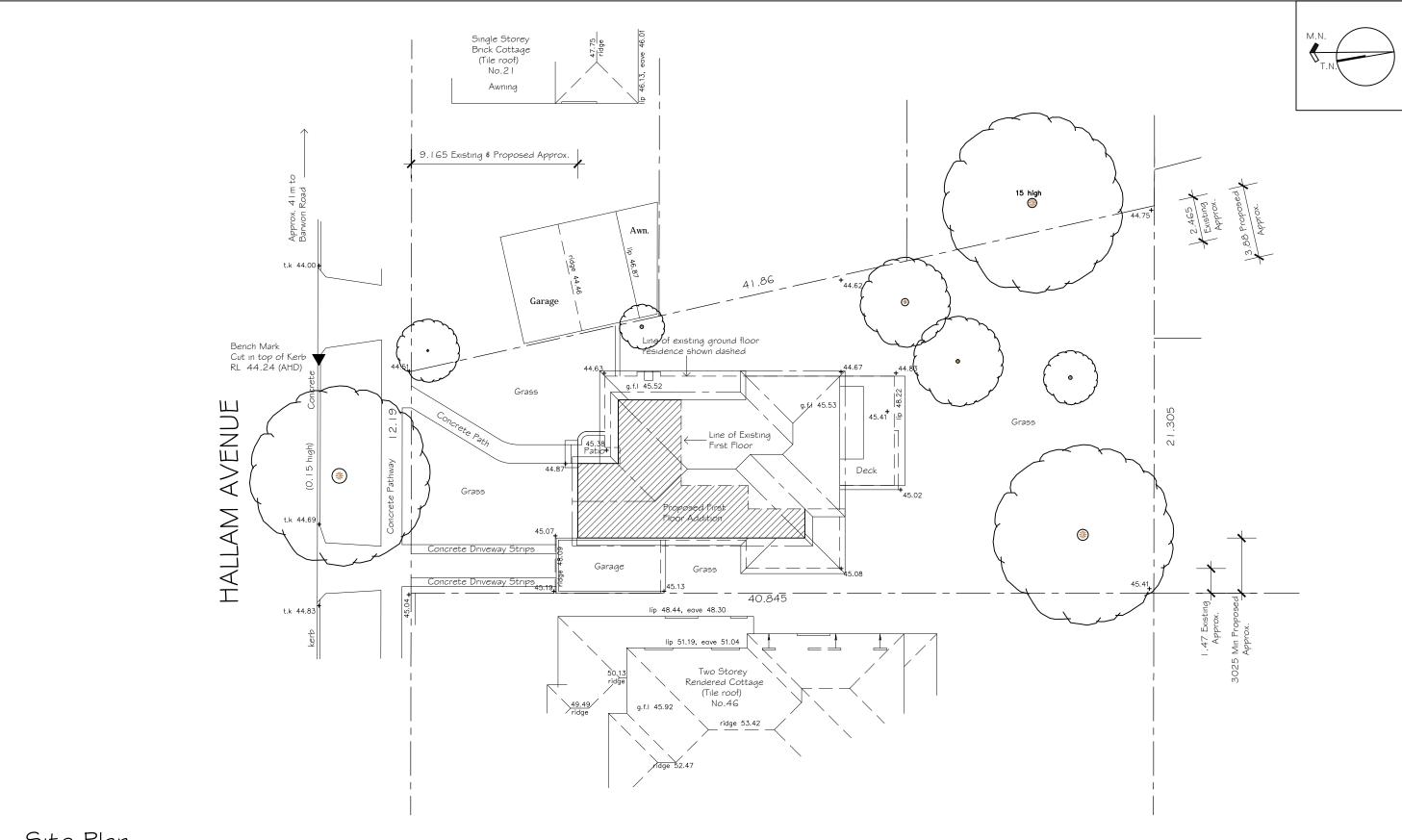
A.B.N. 54 000 605 407

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

SHEET: 1 OF 8

JOB NO: 7635/15

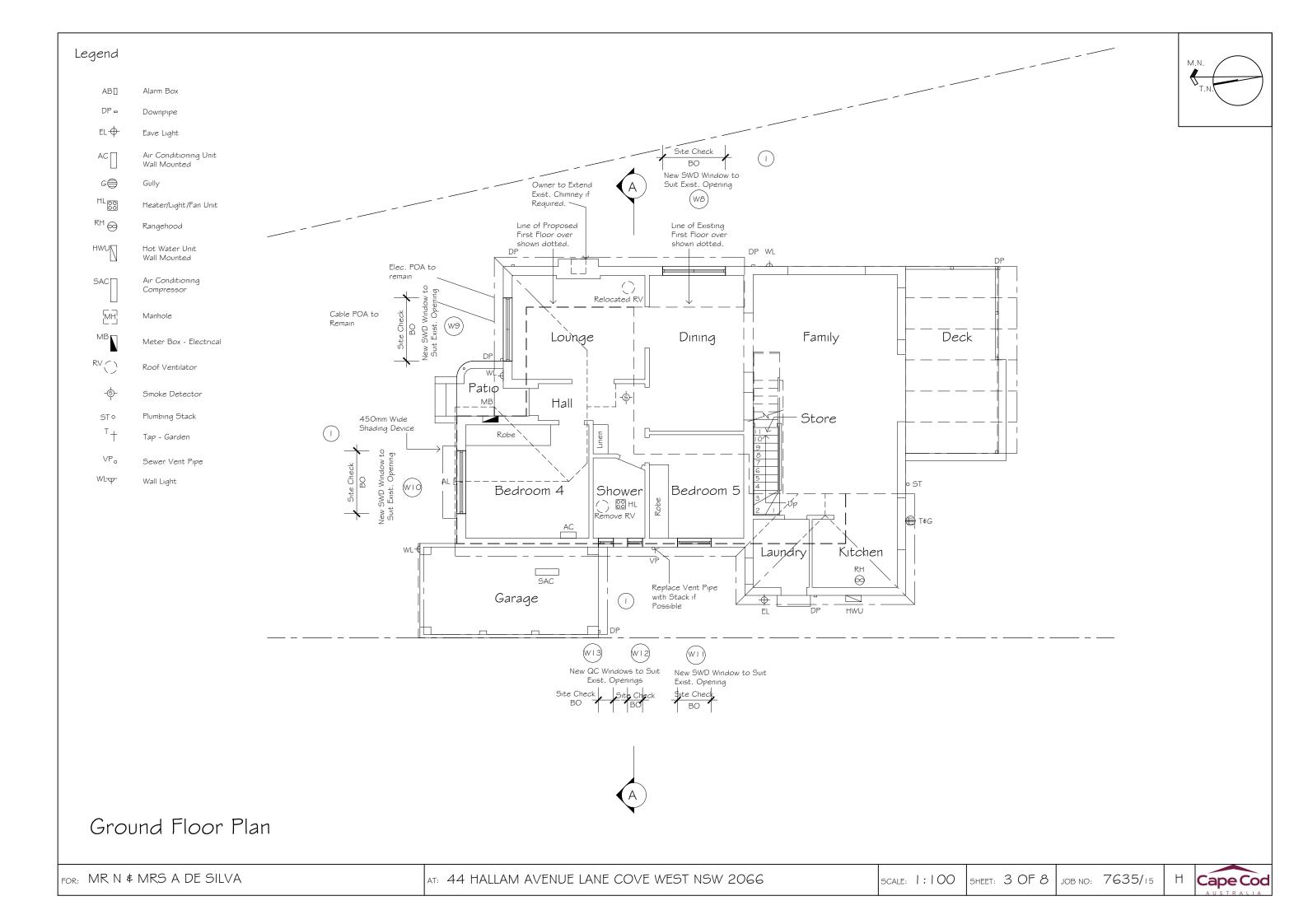
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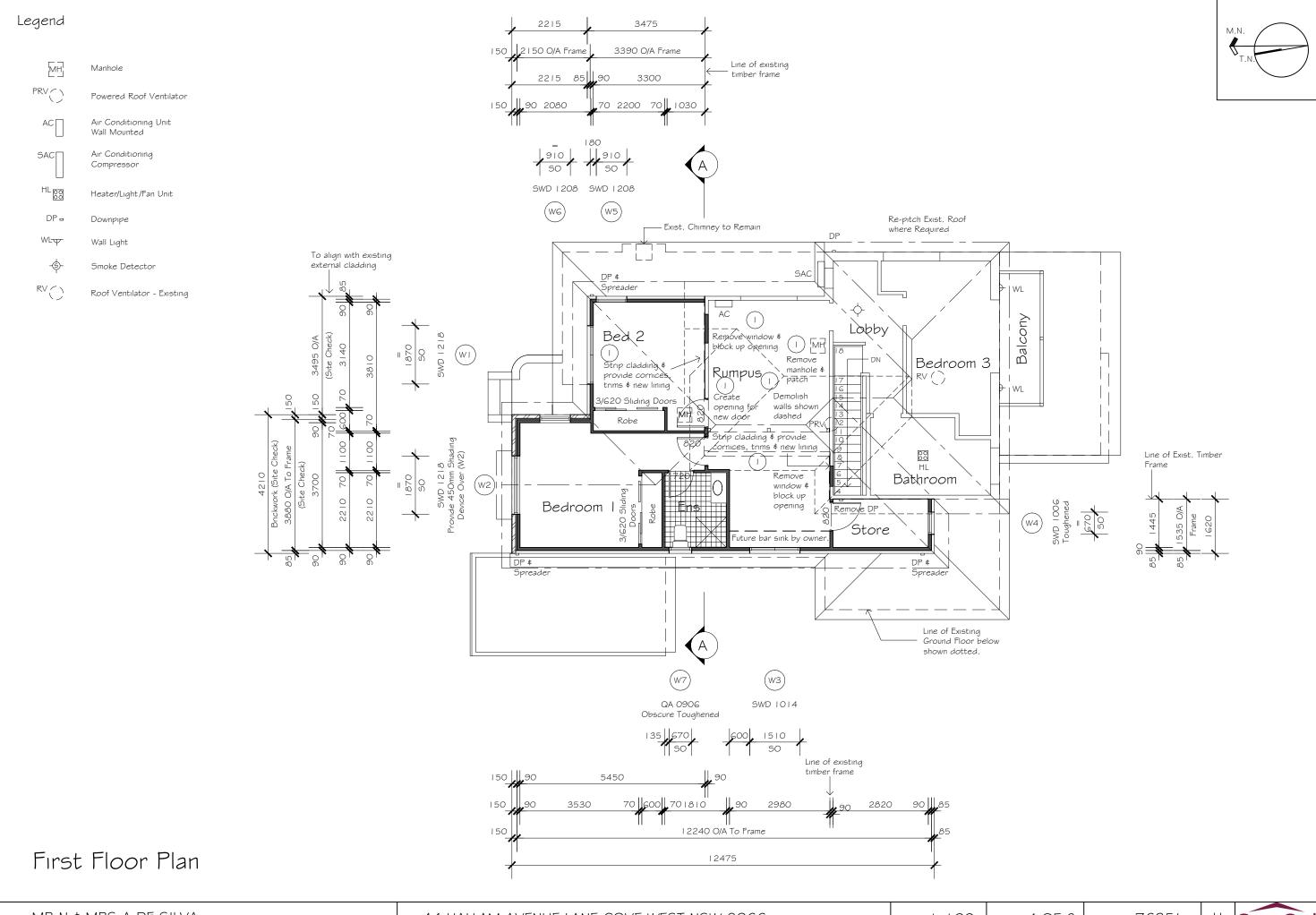


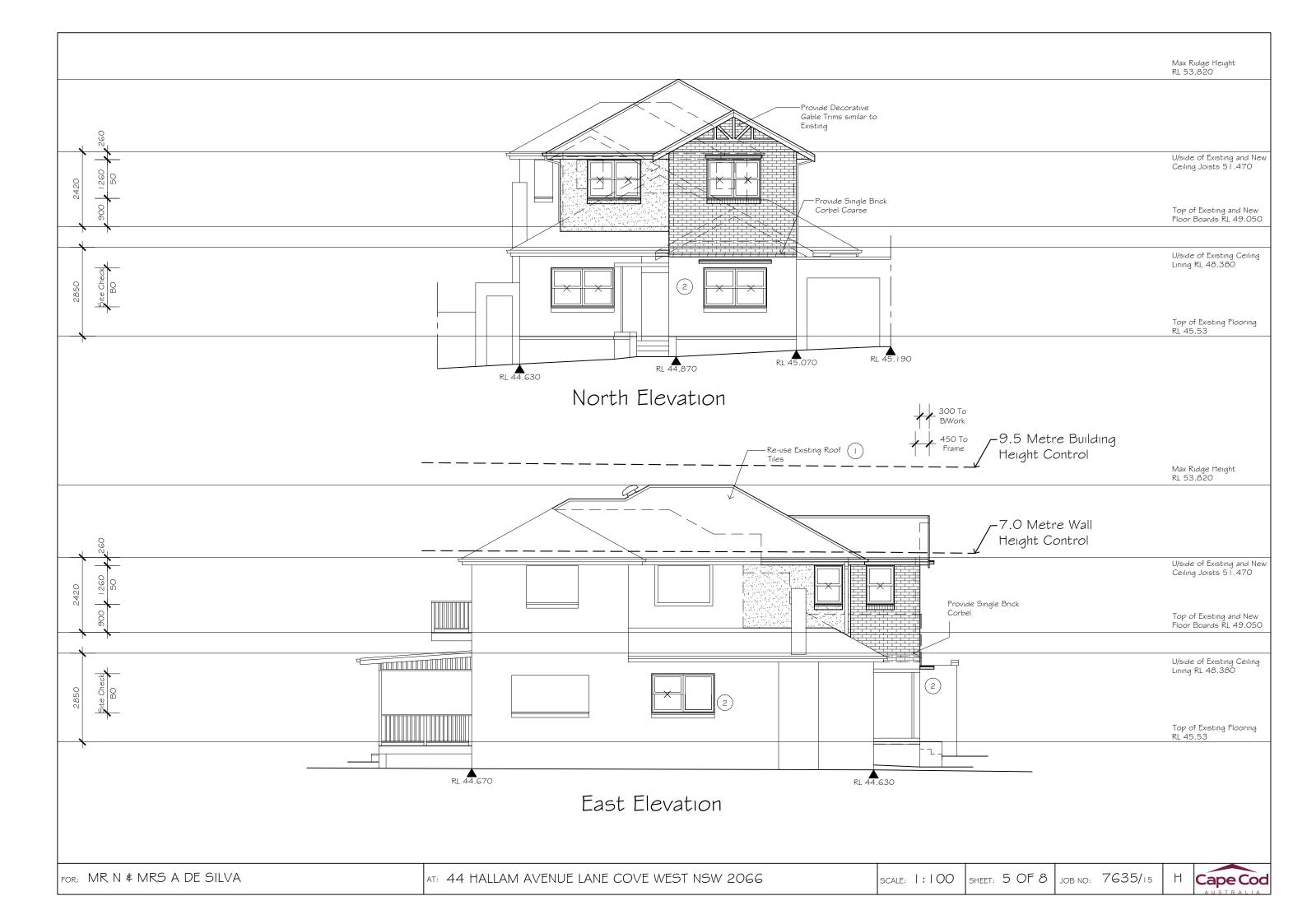
Site Plan

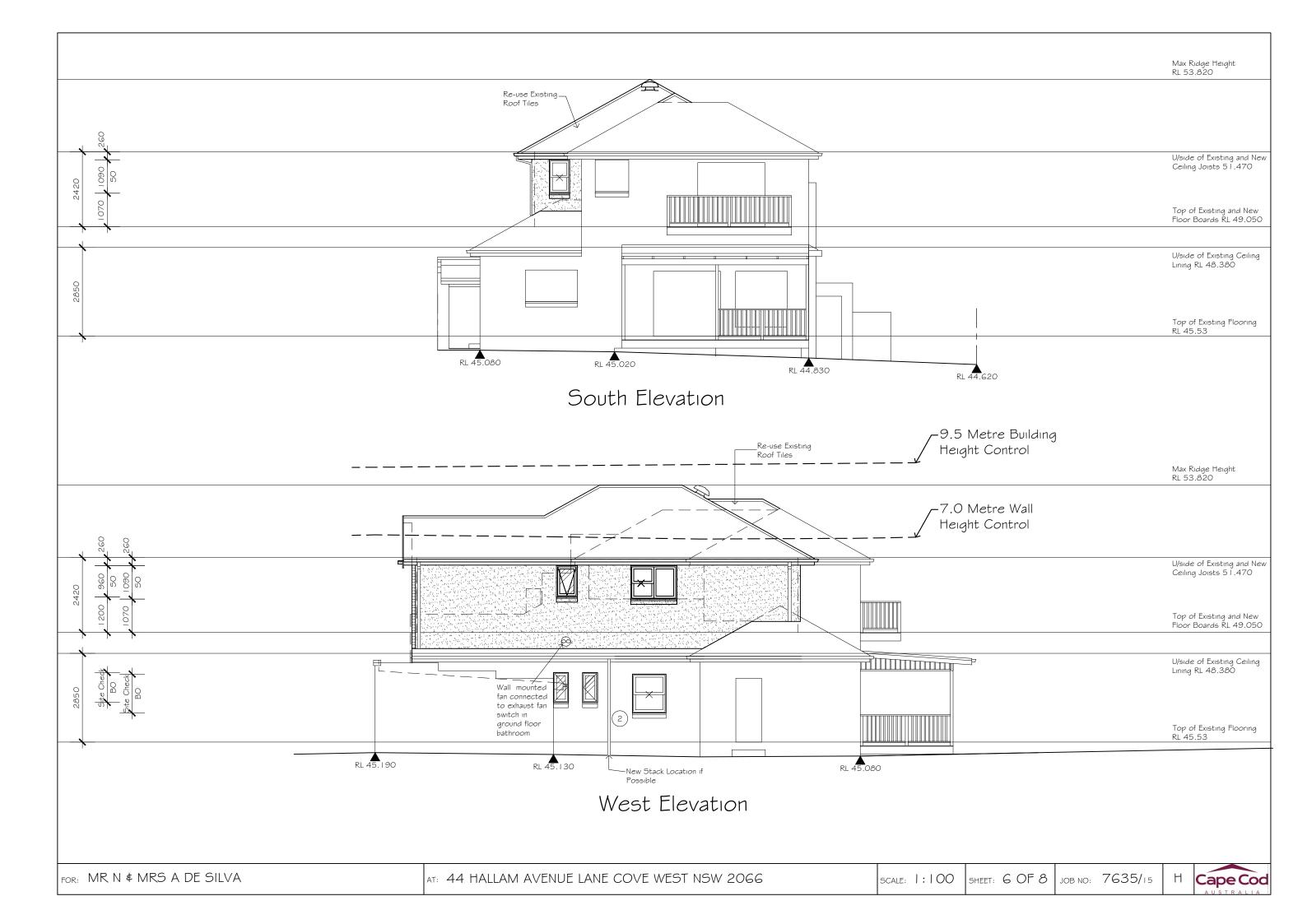
No. : 44 Lot. : 46 : 16189

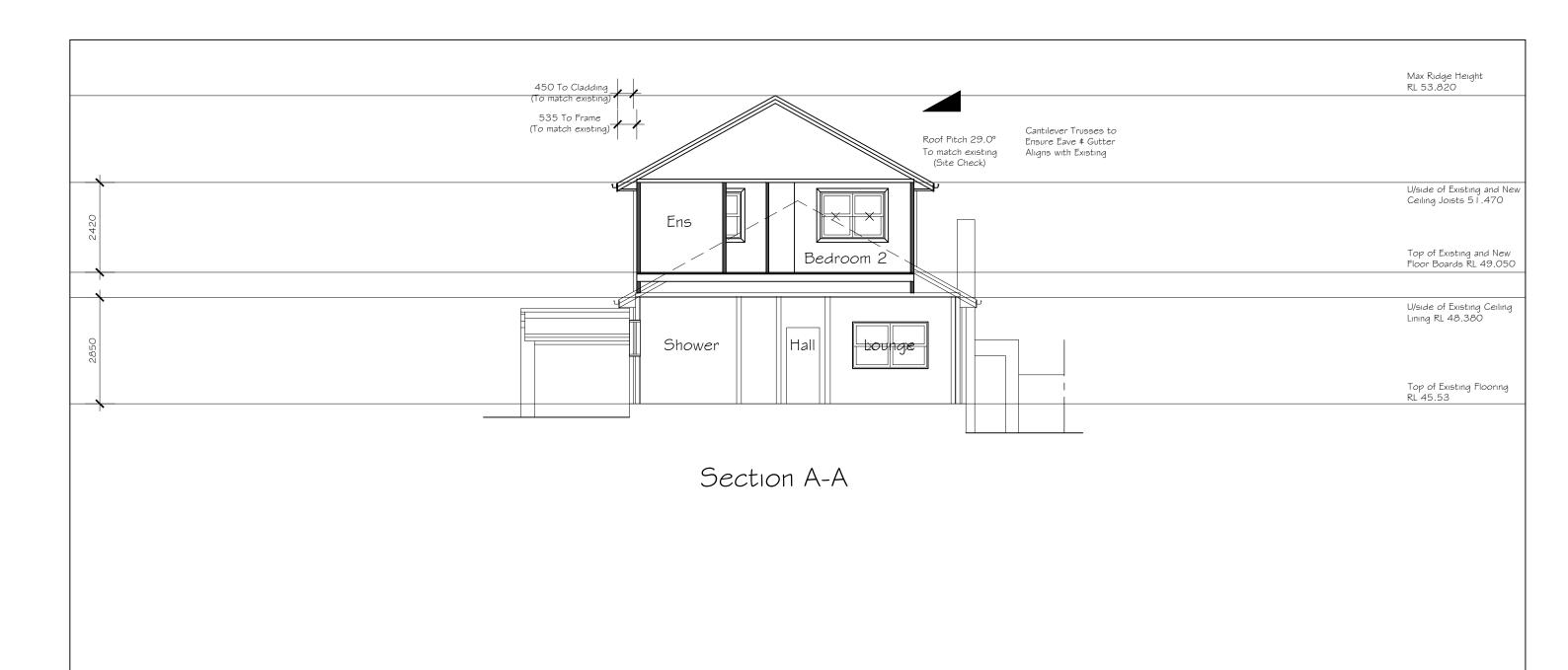
AREA: 682.9m² (By Title) : 683.9m² (By Calc)











FOR: MR N \$ MRS A DE SILVA

WINDOW SCHEE	DULE (BASIX A2 42	200 02)		CLIENT		ALUMI	INIUM TREN	D WINDO	WS:				
STANDARD NOTES:	· · · · · · · · · · · · · · · · · · ·	_ ′		CLIENT:			DARD ALUN		LOURS: RL WHITE GLOSS, DUNE, STONI	BEIGE MONUMENT			
WINDOWS AND DOORS	3 ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:					DIC NATURAL MATT, WOODLAN				
	MITH "KEYED ALIKE" LOCKS OTED "R" HAVE RESTRICTED OPEN	HAICS TO COMPLY WIT	'H THE	BUUDED	DATE	DESIG	NER'S COL	DURS AVA	AILABLE: WHITE BIRCH, PRIMRO	OSE GLOSS, BROWN,			
NCC 3.9.2.5	JILD K HAVE RESTRICTED OF ER	NINGS TO COMILET WITH	II IIIL	DUILDER:	DATE:		D SILVER PE COAL, IRON		P OCEAN, SURF MIST, JASPER	TREND METALLIC	TERRAIN: 3	WIND LOAD: W 28 N	
	(1)	COLOUR	GLAZING		SPECIAL NOTES		, , ,		W10 SWD 1250 x 2025	COLOUR	GLAZING	SPECIAL NOTES	
	(W1) SWD 1218	CREAM (TBC)	SINGLE PYF		RESTRICT BOTTOM SASHES OPENING TO 1 25mm TO COMPLY WITH NCC.				SPECIAL	CREAM (TBC)	SINGLE PYROLYTIC LOW-E, (OR	SITE CHECK SIZE	
R R	N ELEVATION / BEDROOM 2	INSECT SCREEN	LOW-E, (U- 5.7, SHGC		125mm TO COMPLY WITH NCC.				N ELEVATION / BEDROOM 4	INSECT SCREEN	U-VALUE: 3.99,		
R R	ALUMINIUM	ALUMINIUM			RESTRICT TOP SASHES OPENING TO NO LESS THAN				ALUMINIUM	ALUMINIUM	SHGC: 0.4)		
	DOUBLE HUNG	FIBREGLASS MESH CREAM (TBC)	REVEAL		1700mm ABOVE FLOOR TO COMPLY WITH NCC.		<u> </u>		WIDE DOUBLE HUNG	FIBREGLASS MESH CREAM (TBC)	REVEAL 140mm		
	OPEN / OPEN		I 40mm						OPEN / OPEN				
	(W2) SWD 1218	COLOUR CREAM (TBC)	GLAZING SINGLE PYR	POLYTIC	SPECIAL NOTES RESTRICT BOTTOM SASHES OPENING TO	1			WII) SWD 1250 x 1080 SPECIAL	COLOUR CREAM (TBC)	GLAZING SINGLE PYROLYTIC	SPECIAL NOTES SITE CHECK SIZE	
	N ELEVATION / BEDROOM I		LOW-E, (U-	VALUE:	I 25mm TO COMPLY WITH NCC.				W ELEVATION / BEDROOM 5	, , ,	LOW-E, (OR	STE STEON SIZE	
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	::0.47)	RESTRICT TOP SASHES OPENING TO NO LESS THAN		X	1	ALUMINIUM	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)		
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		I 700mm ABOVE FLOOR TO COMPLY WITH NCC.				WIDE DOUBLE HUNG		REVEAL		
	OPEN / OPEN	CREAM (TBC)	1 40mm						OPEN	CREAM (TBC)	I 40mm		
	(W3) SWD 1014	COLOUR	GLAZING		SPECIAL NOTES				W12 QC 955 x 485	COLOUR	GLAZING	SPECIAL NOTES	
	W 3WD 1014	CREAM (TBC)	SINGLE PYF						SPECIAL	_	SINGLE PYROLYTIC LOW-E, (OR	SITE CHECK SIZE TRANSLUCENT FILM BY BUIL	DER
	W ELEVATION / LIVING-DINING	INSECT SCREEN	5.7, SHGC						W ELEVATION / GF SHOWER	INSECT SCREEN	U-VALUE: 3.99,	TOUGHENED GLASS	LULIV.
	ALUMINIUM	ALUMINIUM	DEV.541						ALUMINIUM	ALUMINIUM	SHGC: 0.4)		
	DOUBLE HUNG OPEN / FIXED	FIBREGLASS MESH CREAM (TBC)	REVEAL 140mm		_				CASEMENT OPEN	FIBREGLASS MESH CREAM (TBC)	REVEAL	_	
		COLOUR	GLAZING		SPECIAL NOTES					COLOUR	GLAZING	SPECIAL NOTES	
	(W4) SWD 1006	CREAM (TBC)	SINGLE CLE	EAR,	TOUGHENED GLASS	1			W13 QC 955 x 485 SPECIAL	CREAM (TBC)	SINGLE PYROLYTIC	SITE CHECK SIZE	
	S ELEVATION / LAUNDRY	INSECT SCREEN	(U-VALUE: SHGC: 0.7						W ELEVATION / GF SHOWER	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99,	TRANSLUCENT FILM BY BUIL TOUGHENED GLASS	LDER.
	ALUMINIUM	ALUMINIUM		3)					ALUMINIUM	ALUMINIUM	SHGC: 0.4)	TOUCHENED OF OR	
	DOUBLE HUNG	FIBREGLASS MESH CREAM (TBC)	REVEAL						CASEMENT		REVEAL		
	OPEN		I 40mm						OPEN	CKLAW (IDC)			
	(W5) SWD 1208	COLOUR CREAM (TBC)	GLAZING		SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm	-							
	E ELEVATION / BEDBOOM 2	- CKEAWI (TBC)	SINGLE PYF LOW-E, (U-	VALUE:	TO COMPLY WITH NCC.					_			
	E ELEVATION / BEDROOM 2 ALUMINIUM	INSECT SCREEN	5.7, SHGC	::0.47)	RESTRICT TOP SASH OPENING TO NO LESS THAN								
R	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		1700mm ABOVE FLOOR TO COMPLY WITH NCC.					-			
	OPEN OPEN	CREAM (TBC)	I 40mm		7								
	(WG) AWD 1208	COLOUR	GLAZING		SPECIAL NOTES								
	(W6) AWD 1208	CREAM (TBC)	SINGLE PYF		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.								
R	E ELEVATION / BEDROOM I	INSECT SCREEN	5.7, SHGC		TO GENTLE WITH NGS.								
R	ALUMINIUM	ALUMINIUM			RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.								
	DOUBLE HUNG OPEN	FIBREGLASS MESH CREAM (TBC)	REVEAL 140mm		Tree min ribe veries of the country with the c.							_	
		COLOUR	GLAZING		SPECIAL NOTES								
	(W7) QA 0906	CREAM (TBC)	SINGLE PYR	ROLYTIC	TRANSLUCENT FILM BY BUILDER.								
	W ELEVATION / ENSUITE	INSECT SCREEN	LOW- E, (U-4.48, SHG		TOUGHENED GLASS								
	ALUMINIUM	ALUMINIUM			I GOOTENED OF CO								
	AWNING	FIBREGLASS MESH CREAM (TBC)	REVEAL										
	OPEN		I 40mm										
	W8 SWD 1255 x 2020 SPECIAL	COLOUR CREAM (TBC)	GLAZING SINGLE PY	POLYTIC	SPECIAL NOTES SITE CHECK SIZE	1							
	E ELEVATION / DINING	101(2711111 (1750)	LOW-E, (OF	R	SITE CITEOR SIZE					_			
	ALUMINIUM	INSECT SCREEN	U-VALUE: 3 SHGC: 0.4										
	WIDE DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL							-			
	OPEN / FIXED	CREAM (TBC)	I 40mm										
	(w9) CWD 1250 x 2025	COLOUR	GLAZING		SPECIAL NOTES								
	SPECIAL	CREAM (TBC)	SINGLE PYI		SITE CHECK SIZE								
	N ELEVATION / LOUNGE	INSECT SCREEN	U-VALÚÈ: 3	3.99,									
	ALUMINIUM	ALUMINIUM FIRDECLASS MESH	SHGC: 0.4	+)	4								
	WIDE DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH CREAM (TBC)	REVEAL I 40mm		\dashv								
	,	1	1										
OR: MR N & MRS	S A DE SILVA			AT: 4	4 HALLAM AVENUE LANE COVE W	/EST	NSW 2	2066		BCALE: 1: NTS S	HEET: 8 OF 8 .	JOB NO: 7635/15	H Cape Coo