BAS	IX (	COM	MITI	MEN	NTS		
CERTIFICATE NO. A 1919	73						
	FIXTUI	RES AND S	YSTEMS				
			TED WITH CENT OR	1 FLUO	RESCENT,	HT FIXTURES COMPACT -DIODE	
		SHOWER TOILETS TAPS	HEADS	3 STA	AR RATED AR RATED AR RATED		
	INSUL	ation req	JIREMEN'	TS			
CONCRETE SLAB ON GROUND FLOOR		NIL					
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL					
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO METAL CLAD)	RI.30 (OR RI.70 INCLUDING CONSTRUCTION)						
		NIL					
		CEILING: ROOF: FO DARK (SO	DIL BACK	ED BLA			
-	GLAZIN	ng require	EMENTS				
WI, W2, W4, W5, W6, W W8, W9, W10, W11, W1 W13, W14, W15, W17, \$ W19	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
:	SHADI	NG DEVICE	5				
WI, WIO, WII, WI4, WI5 \$ WI7		NONE					
		EAVE / VE >= 600N		/ PERG	OLA / BAI	LCONY	
W4, W5, W12 & W13		EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM					
	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM						
EXTERNAL F				DU			
ITEM	BRAN eg. V	ND VATTYL	CODE		COLOUR		
Wall Cladding	Haym	e5			Resonate	e	
Cement Render	Haym				Resonate	e	
Balustrade Wall Cladding	Haym	es			Resonate	e	
Handrail Frame	Color	bond			Surfmist		

## 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

REFER TO STRUCTURAL LAYOUTS

FLOOR: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 28 N

## **FINISHES**

INTERNAL DOORS

HIGH TO GROUND

BLACKBUTT TREADS

FASCIA BOARDS

HOT WATER UNIT

PAINTING - REFER TO

SPECIFICATION FOR

CONDITIONS

THE EXTENT OF WORK

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

GUTTERS & DOWNPIPES

**FLOOR** 

STAIRCASE

¢ RISFRS

2040 HIGH DOORS TO

FIRST FLOOR \$ 2340

(MARINE GRADE)	SELECT COMMONS TO PARTY WALL				
FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD TO FIRST FLOOR. EX. 150 x 25mm "AUSTRALIANA" GRADE BLACKBUTT FLOORING OVER PARTICLEBOARD TO GROUND FLOOR KITCHEN, DINING, LOUNGE \$ HALLWAY.				
CLADDING	I 80mm SOYON 'LINEA' WEATHERBOARDS FIXED TO 20mm BATTENS OVER I 2mm POLASTIC INSULATION BLANKET HARDTTEX BASE SHEET WITH APPLIED TEXTURE COAT FINISH TO DECK 2 BALUSTRADE WALLS	•			
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM	•			
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS				
ROOF COVERING	PRE-FINISHED ZINCALUME "ULTRA" ROOF SHEETING PROFILE: SPEEDDECK COLOUR: DUNE	•			
ROOF SARKING	R I .3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET	•			
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.4   2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES	•			
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE PROFILE: SQUARE DRESSED SKIRTING: Ex. I OOx25mm (FIRST FLOOR) Ex. I 50x25mm (GROUND FLOOR) ARCHITRAVE: Ex. 75x25mm (FIRST FLOOR)				

Ex. I OOXx25 (GROUND FLOOR)

PRIMED HARDBOARD HOLLOW CORE "FLUSH" DOORS

TO LINEN, LAUNDRY, WIR, SHR ROOM \$ STAIR PRIMED HARDBOARD SOLID CORE "FLUSH" ELSEWHERE

TYPE: CLOSED TIMBER

RISE: 18 @ 183mm

GOING: 240mm (260mm TREAD)

FASCIA COLOUR: SURFMIST

GUTTER COLOUR: SURFMIST

CONNECT TO EXISTING

WORK BY CAPE COD.

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

WORK TO BE BY THE OWNER

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE

DOWNPIPE COLOUR: SURFMIST

MATERIAL: PREFINISHED ZINCALUME "ULTRA"

MATERIAL: PREFINISHED ZINCALUME "ULTRA"

FIRST FLOOR EXTERNAL: BY CAPE COD

EXTERNAL PAINTING TO ALTERATION & RENOVATION

INTERNAL PAINTING TO ALTERATION AND RENOVATION

FIRST FLOOR INTERNAL: BY OWNER

WIDTH: 970mm

TYPE: QUAD

## SPECIAL NOTES

AS PER THE BCA - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN I KM OF OCEAN.

## ORKS BY OWNER

- REMOVAL \$ INSTALLATION OF T.V ANTENNA \$ SATELLITE DISH AS REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS.
- PHONE, PAY TELEVISION CABLING AND/OR DATA CABLING IF REQUIRED SUPPLY OF DOOR FURNITURE, WC SUITES, VANITY UNITS, BATH, TOWEL RAILS, PAPER AND SOAP HOLDERS, TAPS AND OUTLETS, BATH & LAUNDRY TUB & CABINET FOR CAPE COD TO INSTALL.
- SUPPLY AND FIT PROPOSED SHOWER SCREENS, SHAVING CABINETS \$ MIRRORS.
- THE REMOVAL AND DISPOSAL OF EXISTING KITCHEN CABINETS & FITTINGS. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.
- SUPPLY AND FIT INSECT SCREENS TO PROPOSED STACKER DOOR UNITS \$ ENTRY DOOR.
- ALL ELECTRICAL WORKS INCLUDING SUPPLY AND INSTALLATION OF SMOKE DETECTORS & ELECTRICAL FITTINGS, RELOCATION OF METER BOX.
- FIT OUT OF THE PROPOSED WALK IN AND BUILT IN ROBES.
- SANDING & FINISHING TO NEW TONGUE & GROOVE FLOORING.
- SUPPLY ALL FLOOR & WALL TILES AS REQUIRED
- CONSTRUCTION OF CARPORT AS PER DA-159/2009
- CARPET FINISH TO G/FLOOR BEDROOM | \$ W.I.R. THE REMOVAL AND DISPOSAL OF THE KITCHEN CUPBOARDS \$ FITTINGS PRIOR TO CONSTRUCTION COMMENCEMENT.

FINAL CONSTRUCTION CG 13-10-14 TO CONTRACTS CS 03-10-14 CG 6-09-14 CHECK PLAN 2-08-14 REDESIGN FOR COUNCIL CS D POV 15346, BASIX ADDED \$ TO COUNCIL SM 24-06-14 CONSULTANTS & CLIENT CHECK PLAN SM 7-06-14 SM В TO CLIENT 27-05-14 TECHNICAL & POV 15138 Α 08-05-14 MJB No. ISSUE DRAWN DATE

DESIGN CONSULTANT: TERRY SMITH

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR M & MRS S CONNOLLY

AT 75 TORRINGTON ROAD. MAROUBRA NSW 2035

COUNCIL: RANDWICK



A.B.N. 54 000 605 407

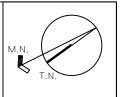
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

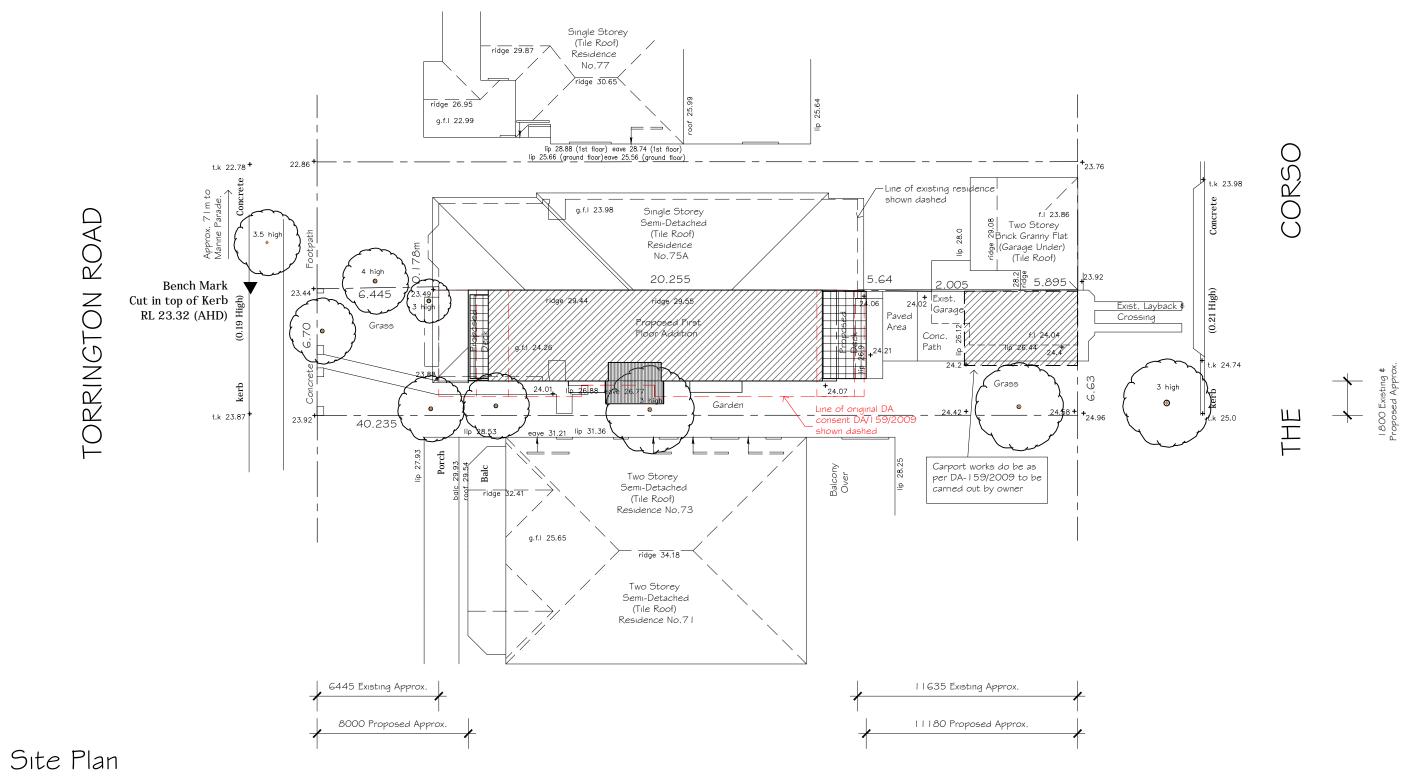
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SHEET: 1 OF 8

JOB NO: 7549/14

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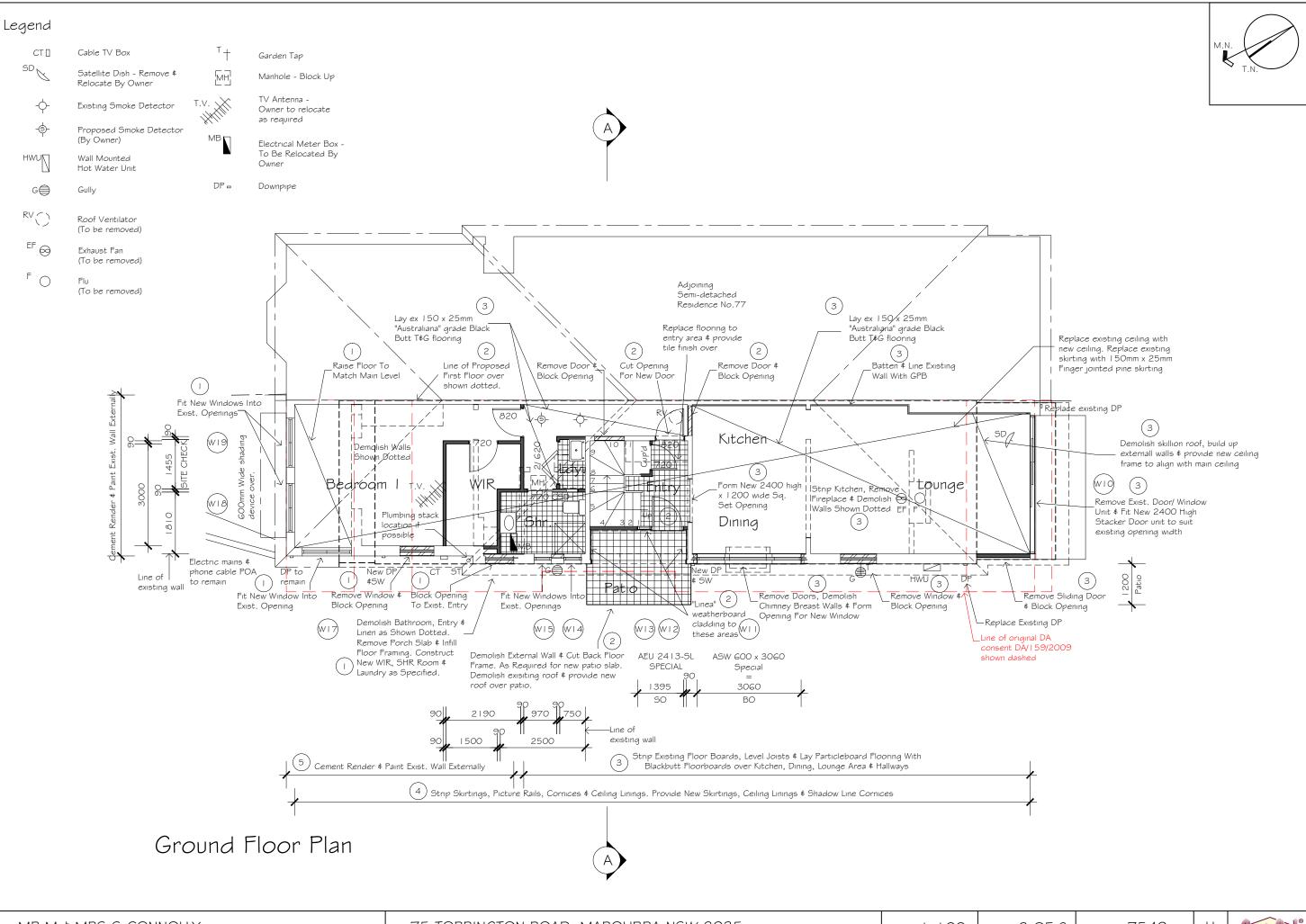


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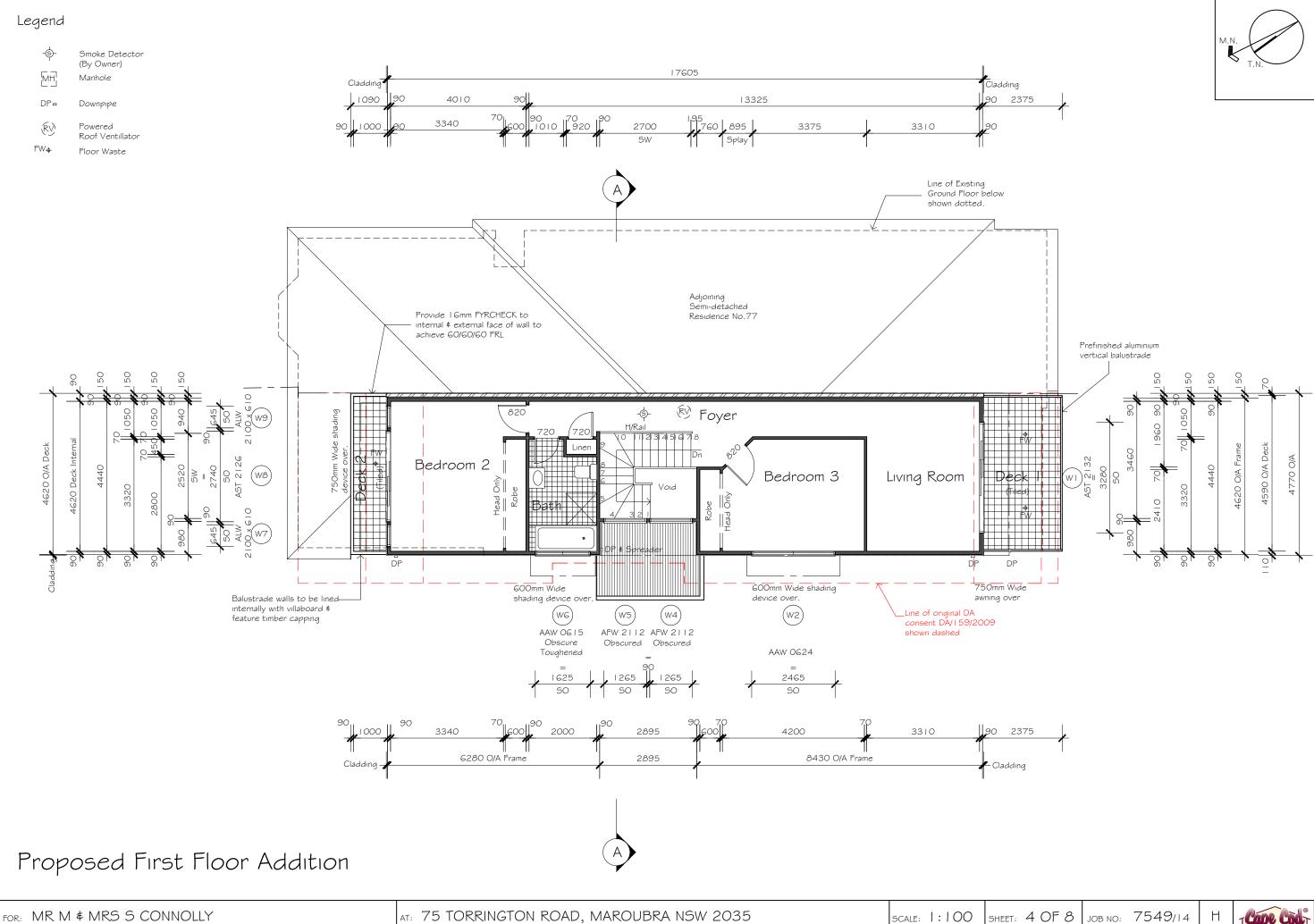
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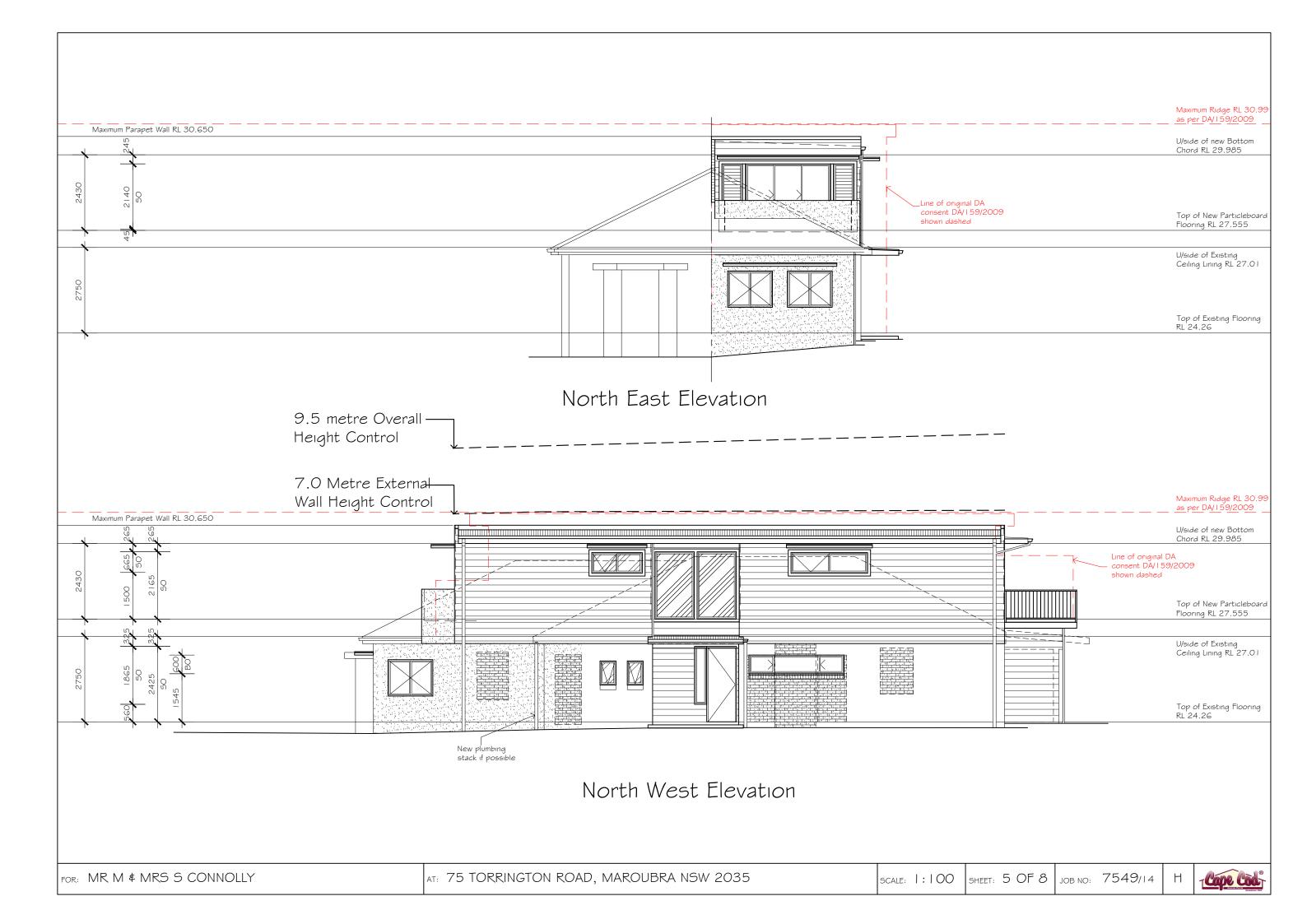
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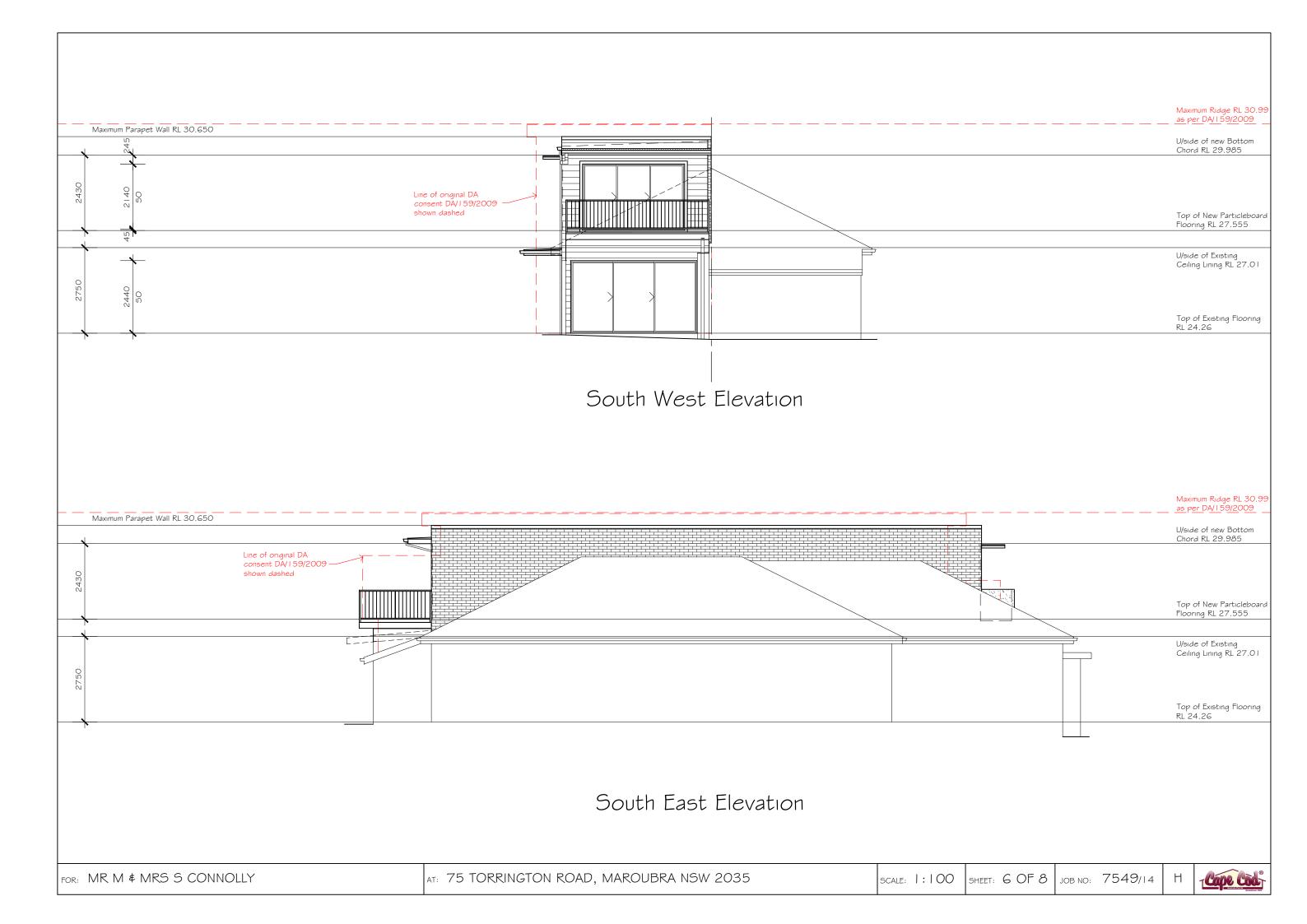
AREA: 265.6m² (By Title)

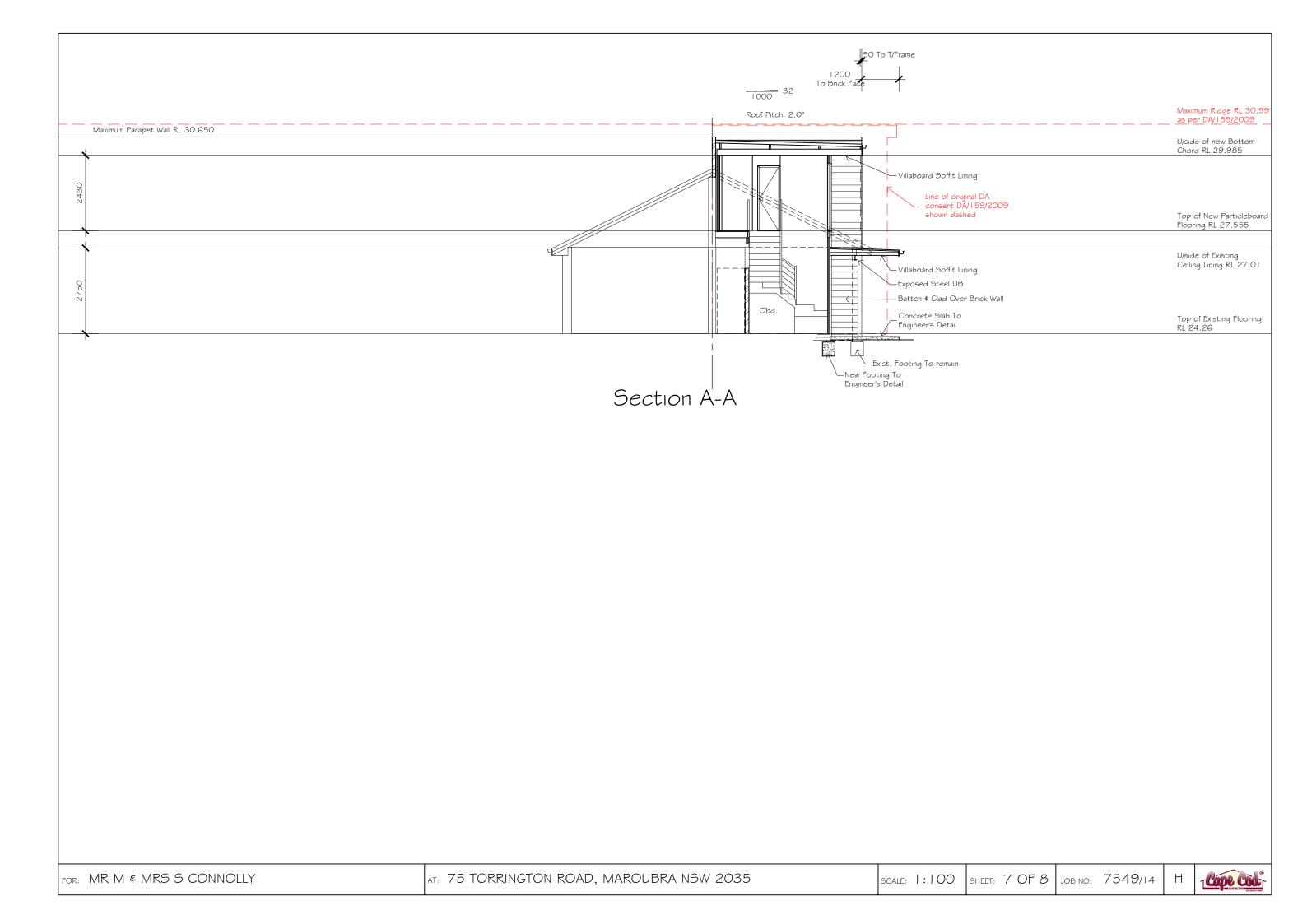












WINDOW SC	HEDULE (BASI	IX A I 9 I 97	73)	CLIENT:		ALUMINIUM (STEGBAR) WIN	NDOWS:				
STANDARD NOTES:  WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE							DLOURS: WHITE BIRCH, PRIMRC STOM BLACK, WOODLAND GREY OCEAN (MOUNTAIN BLUE)		Т		
<ul> <li>ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS</li> <li>WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE B.C.A 3.9.2.5</li> </ul>			H THE	BUILDER:DATE:		CUSTOM COLOURS AVAILA	ABLE: HAMMERSLEY BROWN, N	OTRE DAME, POTTERY.	TERRAIN: 3 WIND LOAD: W 28 N		
		COLOUR	GLAZING		SPECIAL NOTES		M/ I) ASW 600x3060	COLOUR	GLAZING		
F	(WI) AST 2132	PEARL WHITE	SINGLE CLEA	AR,			SPECIAL SPECIAL	PEARL WHITE	SINGLE PYROLYTIC	TO SUIT EXISTING OPENING.	
	S ELEVATION / LIVING		(U-VALUE: 7				W ELEVATION / DINING		OW-E, (U-VALUE:		
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75	)		F C	ALUMINIUM	1110201 001(221)	5.7, SHGC:0.47)		
	•	BY OWNER	REVEAL		_			ALUMINIUM FIBREGLASS MESH F	REVEAL	_	
	STACKING OPEN / OPEN / FIXED		I 40mm		_		SLIDING OPEN / FIXED / OPEN	IDEADL MAUTE	70mm	_	
	OI EN / OI EN / TIXED						OI LIN / TIXLD / OI LIN	'			
	(W2) AAW 0624	COLOUR PEARL WHITE	GLAZING				W12 AEF 2409		GLAZING		
		- FLAKE WITTE	SINGLE PYRO LOW-E, (U-V		RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.				SINGLE CLEAR, U-VALUE: 7.63,		
F	W ELEVATION / BEDROOM 3	INSECT SCREEN	5.7, SHGC:				W ELEVATION / ENTRY		6HGC: 0.75)		
	ALUMINIUM	ALUMINIUM	-				ALUMINIUM	BY OWNER			
	AWNING	FIBREGLASS MESH	REVEAL				DOOR	1	REVEAL		
	OPEN / FIXED	PEARL WHITE	I 40mm				HINGED	Ī	40mm		
		COLOUR	GLAZING			1		COLOUR	GLAZING		
	(W4) AFW 2112	PEARL WHITE	SINGLE PYRO	OLYTIC	OBSCURED, METHOD TBC.	F	W13) AFW 1804		SINGLE CLEAR,		
	W ELEVATION / STAIR WELL		LOW-E, (U-V	ALUE:			W ELEVATION / ENTRY	<del>-</del>	U-VALUE: 7.63,		
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:	0.47)			ALUMINIUM	INSECT SCREEN	3HGC: 0.75)		
	ALUMINIUM	N/A	55.51				ALDIVIINIDIVI	N/A	25.45.4	_	
	FIXED		REVEAL				FIXED		REVEAL	_	
	FIXED		I 40mm				FIXED		40mm		
V ///E	(W5) AFW 2112	COLOUR	GLAZING				(W14) AAW 500 W x		GLAZING		
	AIW ZITZ	PEARL WHITE	SINGLE PYRO		OBSCURED, METHOD TBC.		780 H		SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.	
	W ELEVATION / STAIR WELL	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:				W ELEVATION / ENSUITE		OW-E, (U-VALUE: 5.7, SHGC:0.47)	TO SUIT EXISTING OPENING.	
	ALUMINIUM	N/A	-	, ,			ALUMINIUM		TOUGHENED		
	FIXED		REVEAL				AWNING	ALUMINIUM L	REVEAL		
	FIXED		I 40mm				OPEN	PEARL WHITE	70mm		
		COLOUR	GLAZING					COLOUR	GLAZING		
	(W6) AAW 0615	PEARL WHITE	SINGLE PYRO	OI YTIC	TRANSLUCENT FILM BY BUILDER.	_	W15 AAW 500 W x 780 H		SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.	
	W ELEVATION / BATHROOM		LOW-E, (U-V		THE WOLLD LIVE OF BUILDING			1	LOW-E, (U-VALUE:	TO SUIT EXISTING OPENING.	
F	,,,	INSECT SCREEN	5.7, SHGC:				W ELEVATION / ENSUITE	INSECT SCREEN	5.7, SHGC:0.47) TOUGHENED		
	ALUMINIUM	ALUMINIUM	TOUGHENED	)			ALUMINIUM	ALUMINIUM		_	
	AWNING	FIBREGLASS MESH PEARL WHITE	REVEAL				AWNING	DEADL WILLIE	REVEAL		
	OPEN / FIXED	I LAKE WITTE	I 40mm				OPEN	I LAKE WITTE	70mm		
	(W7) ALW 2100x610	COLOUR	GLAZING				W17) ACW 1435 W x		GLAZING		
	ALW 2100x610	PEARL WHITE	SINGLE PYRO				1160 H		CLEAR/ AIR GAP/	TO SUIT EXISTING OPENING.	
	N ELEVATION / BEDROOM 2	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:				W ELEVATION / BEDROOM		CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	WINDOW TO BE SUPPLIED DOUBLE GLAZED	
	ALUMINIUM	ALUMINIUM	-	3.17)			ALUMINIUM	ALUMINIUM	3.0 1, 01100. 0.07,		
	LOUVRE	FIBREGLASS MESH	REVEAL				CASEMENT		REVEAL		
	OPEN	PEARL WHITE	I 40mm				OPEN / OPEN	PEARL WHITE	70mm		
		COLOUR	GLAZING					COLOUR	GLAZING		
F	(W8) AST 2126	PEARL WHITE	SINGLE PYRO	OLYTIC			W18 ACW 1410 W x		CLEAR/ AIR GAP/	TO SUIT EXISTING OPENING.	
	N ELEVATION / BEDROOM 2		LOW-E, (U-V	ALUE:			N ELEVATION / BEDROOM I		CLEAR, (U-VALUE:	WINDOW TO BE SUPPLIED DOUBLE GLAZED	
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:	0.47)			ALUMINIUM	INSECT SCREEN	5.34, SHGC: 0.67)		
	ALUMINIUM	BY OWNER					ALUIVIINIUIVI	ALUMINIUM			
	STACKING OPEN / OPEN / FIXED		REVEAL 140mm		_		CASEMENT OPEN / OPEN	IDEADL MAUTE	70mm	_	
	OF LIN / OF LIN / FIXED		140mm				OFLN / OFLN				
	(W9) ALW 2100x610	COLOUR	GLAZING				W19 ACW 1430 W x		GLAZING		
	7/20/2100/010	PEARL WHITE	SINGLE PYRO				1160 H		CLEAR/ AIR GAP/	TO SUIT EXISTING OPENING. WINDOW TO BE SUPPLIED DOUBLE GLAZED	
	N ELEVATION / BEDROOM 2	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:				N ELEVATION / BEDROOM I		CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	REVEAL TO SUIT 230mm BUK	
	ALUMINIUM	ALUMINIUM	1				ALUMINIUM	ALUMINIUM	,		
	LOUVRE	FIBREGLASS MESH	REVEAL				CASEMENT	FIBREGLASS MESH	REVEAL		
	OPEN	PEARL WHITE	I 40mm				OPEN / OPEN	PEARL WHITE	70mm		
	ACT 0440 4000	COLOUR	GLAZING								
, ,	WIO AST 2440 x 4060	PEARL WHITE	SINGLE PYRO	OLYTIC	TO SUIT EXISTING OPENING.	W3 WIG	DELETED WINDOWS				
	S ELEVATION / LOUNGE		LOW-E, (U-V	ALUE:							
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:	J.47)							
		BY OWNER	REVEAL		_						
	STACKING OPEN / OPEN / FIXED		I OOmm		-						
	J. LIV, OI LIV, IIALD		1.00,,,,,,						ı		
FOR: MR M & MRS	S S CONNOLLY			AT: 7	75 TORRINGTON ROAD, MAROUB	RA NSW 2035		scale: 1: NTS   sh	IEET: 8 OF 8	JOB NO: 7549/14 H	