BASIX COMMITMENTS							
CERTIFICATE NO. A 95599_02							
FIXTURES 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: 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)						
GLAZIN	NG REQUIREMENTS						
WINDOWS							
W2, \$ W9,	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)						
WI, W3, W7, \$ WIO,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)						
W8,	STANDARD ALUMINIUM, CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)						
SHADI	ING DEVICES						
WINDOWS							
WI, W2, W7, \$ W9,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM						
W3, \$ WIO,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23						
W8,	NONE						

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Gable Cladding			Ace Of Spades
Soffit Lining			Infinity White
Wall Cladding			Ace Of Spades
Window Frame			Infinity White

SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

ROOF: ROOF TRUSSES

TO MANUFACTURERS

DETAILS @ .600 CTS

R2.4 | 2mm POLASTIC INSULATION BLANKET TO FIRST

PRIMED HARDBOARD HOLLOW CORE CORINTHIAN

IRONSTONE

PRIMED HARDBOARD SOLID CORE CORINTHIAN

WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS

FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N

FINISHES

(FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

STAIRCASE MDF TREADS \$

PINE RISERS

FASCIA & BARGE

SOAKER BOARDS

HOT WATER UNIT

CONDITIONS.

PAINTING - REFER TO

GUTTERS & DOWNPIPES

BRICKWORK	NEW COMMON BRICKWORK TO PARTY WALL WITH FINISHED MORTAR JOINTS AS PER COUNCIL CONDITION ANSO I	
FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD	
CLADDING	50mm INSULCIAD OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH. WEATHERTEX SHINGLES TO GABLE ENDS.	1.4
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR	•
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	•
ROOF COVERING	CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE.	•
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	•
INSULATION	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA	•

FLOOR EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE

SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 75x25

"STANFORD" GENERALLY.

RISE: 1 TO 10 @ 188 11 TO 20 @ 180 GOING: 240mm (260mm TREAD)

CONNECT TO EXISTING

MATERIAL: PREFINISHED ZINCALUME

BARGE SOAKER COLOUR: IRONSTONE

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: IRONSTONE DOWNPIPE COLOUR: SHALE GREY

FIRST FLOOR EXTERNAL: BY CAPE COD

FIRST FLOOR INTERNAL: BY CAPE COD

PAINTING TO ALTERATION AND RENOVATION WORK

FASCIA COLOUR: IRONSTONE

WIDTH: 900mm

BARGE COLOUR:

TYPE: QUAD

STANFORD TO BED I ONLY. TYPE: CLOSED TIMBER

SPECIFICATION FOR THE EXTENT OF WORK

DO NOT SCALE OFF DRAWINGS.

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.

TO BE BY THE OWNER

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

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 PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-
- ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA).
- AS PER THE BCA ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. CONNECT/INSTALL TWENTY THREE (23) DOWNLIGHT FITTINGS (AS SUPPLIED
- SNAP VENTS TO EAVES AT LEAST (1) PER ELEVATION.
- POWER ROOF VENTILATOR.

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.

M FINAL CONSTRUCTION

- 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.
- CONNECTION OF NEW KITCHEN WHITE GOODS TO CAPPED OFF POINTS. ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE
- DETENTION (OSD) SYSTEM IF REQUIRED BY COUNCIL. SUPPLY TWENTY THREE (23) DOWNLIGHT FITTINGS.
- R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES SUPPLY + INSTALL FLY SCREENS TO GROUND FLOOR BI-FOLD DOORS
 - FIT OUT OF PROPOSED BUILT IN ROBE INCLUDING DOORS, REVEALS \$ ARCHITRAVES.
 - MAKING GOOD TO EXISTING TONGUE \$ GROOVE FLOOR TO BEDROOM 2.
 SANDING \$ FINISHING TO NEW GROUND FLOOR TONGUE \$ GROOVE FLOORING
 - ALL WORKS ASSOCIATED WITH THE PROVISION OF TWO (2) TREES AS PER COUNCIL CONDITIONS

L	TO CONTRACTS	C.S.	09-10-14
K	PLAN CHECK \$ TO BOQ	C.S.	08-10-14
J	CONSTRUCTION CERTIFICATE	5.M.	24-09-14
1	REVISED FOR COUNCIL	N.E.	14-08-14
G	CONSULTANT CHECK, BASIX REVISED, TO COUNCIL	N.E.	31-07-14
F	REDESIGN FOR COUNCIL	A.M.	30-07-14
E	REVISED DRAWING	A.M.	20-05-14
D	TO COUNCIL	N.E.	25-03-14
С	SURVEY & BASIX ADDED & POV 14960 & 14954	N.E.	17-03-14
В	TO CLIENT	A.M.	16-12-13
Α	TECHNICAL	J.I.	10-12-13
No.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: TERRY SMITH

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR. R. & MRS. C. RITCHIE.

> 94 CONDAMINE STREET. BALGOWLAH. NSW. 2093.

COUNCIL: MANLY

ΑT



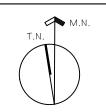
A.B.N. 54 000 605 407

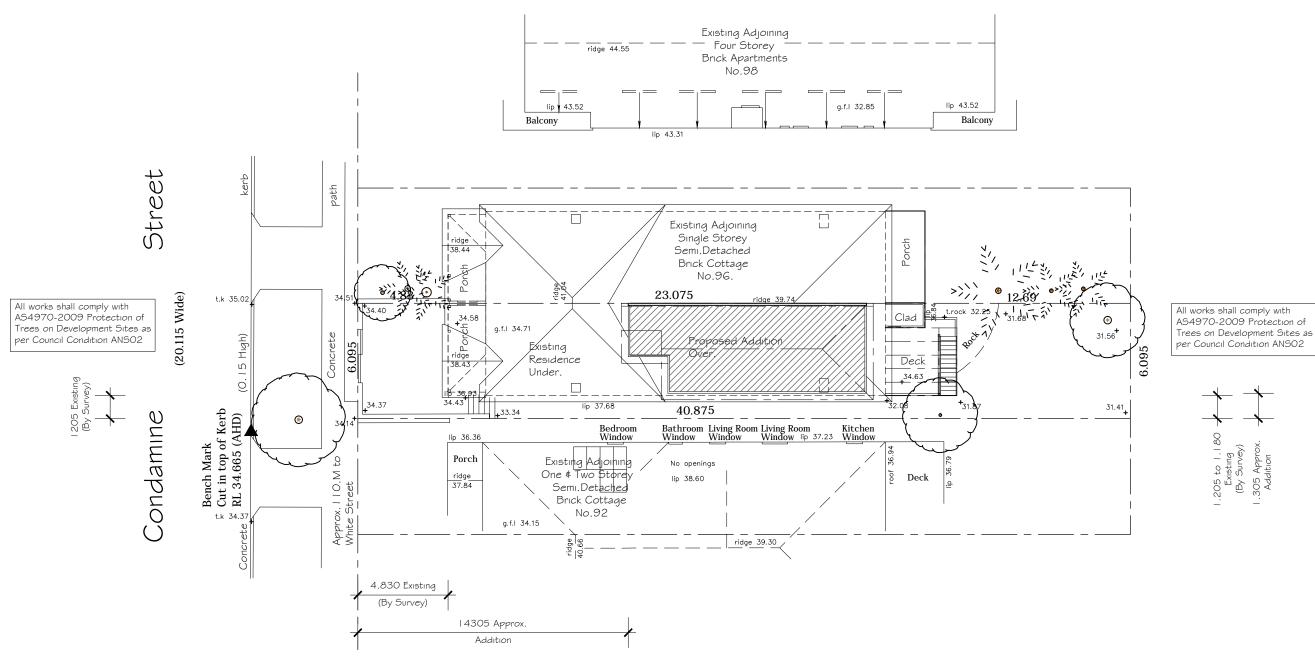
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

JOB NO: 7521/13 SHEET: 1 OF 8

M

C.S. 22-10-14



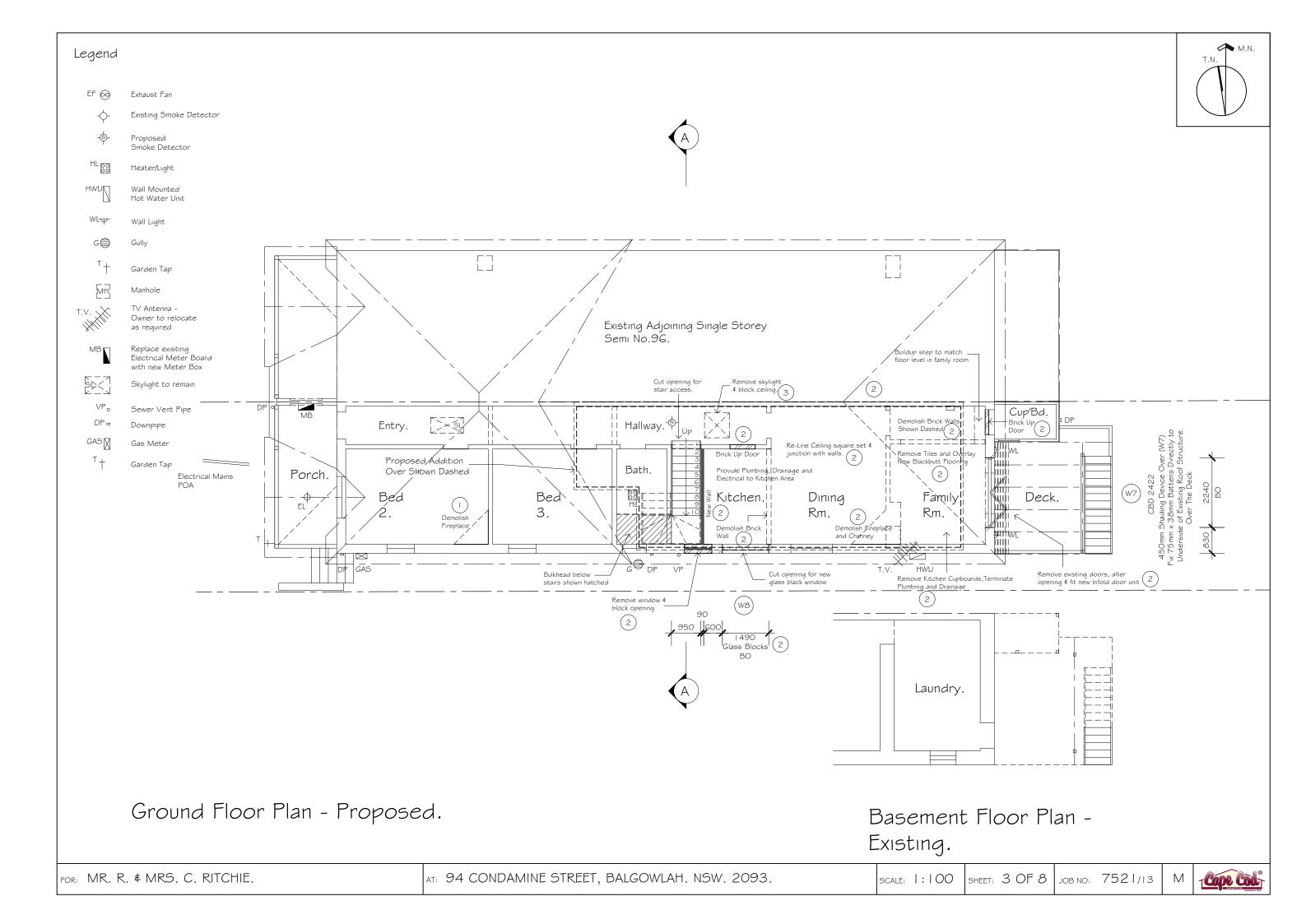


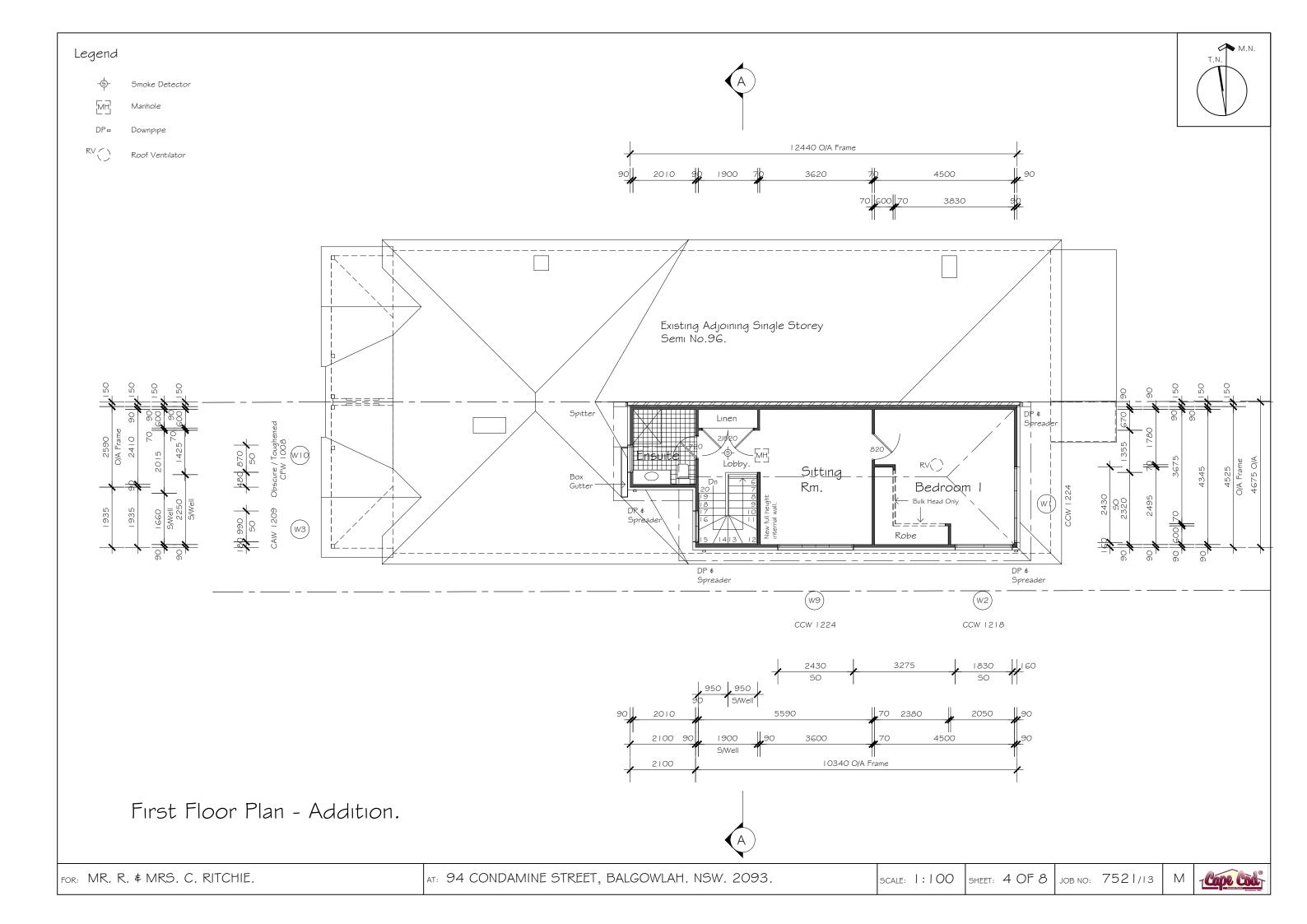
Site Plan

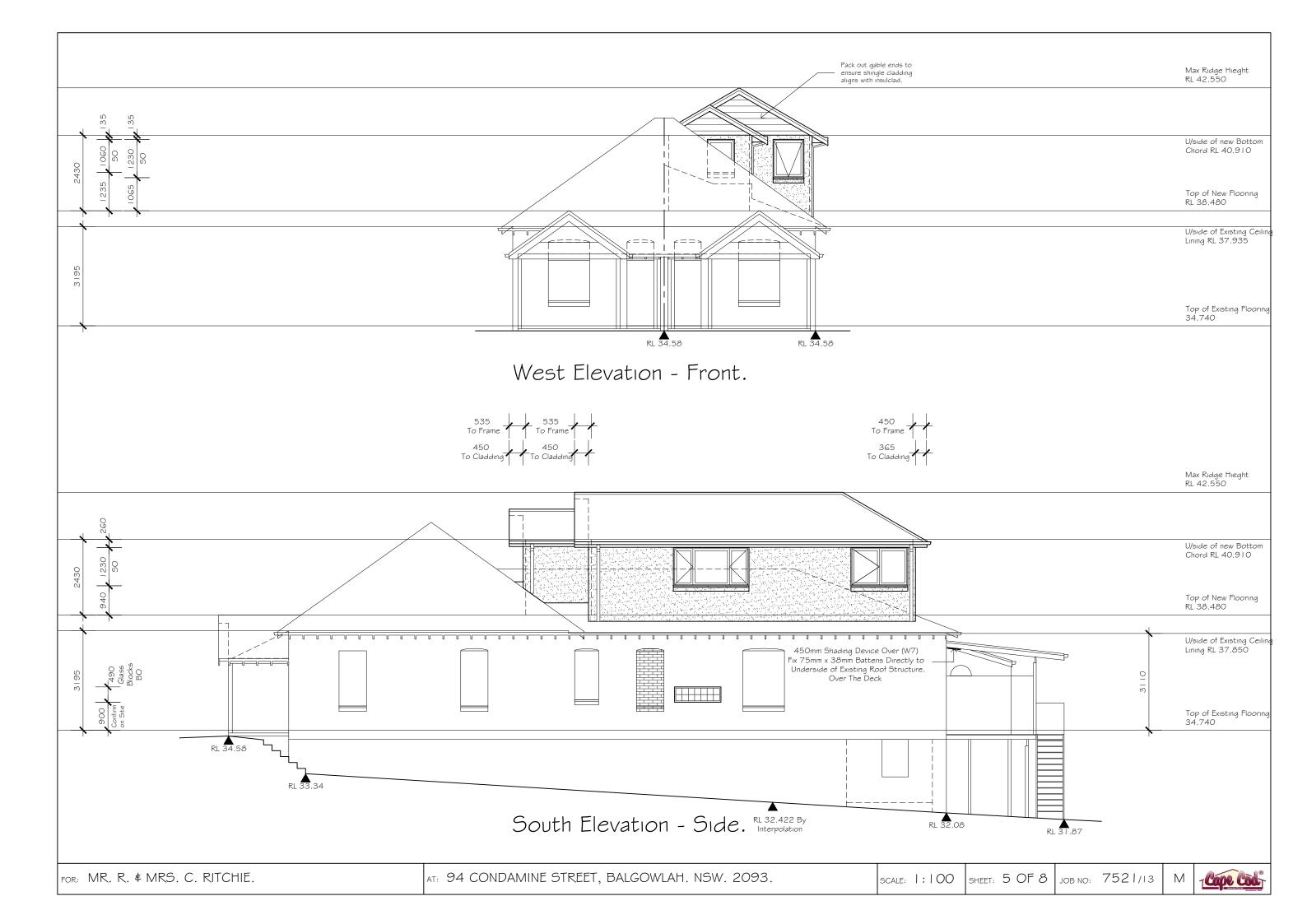
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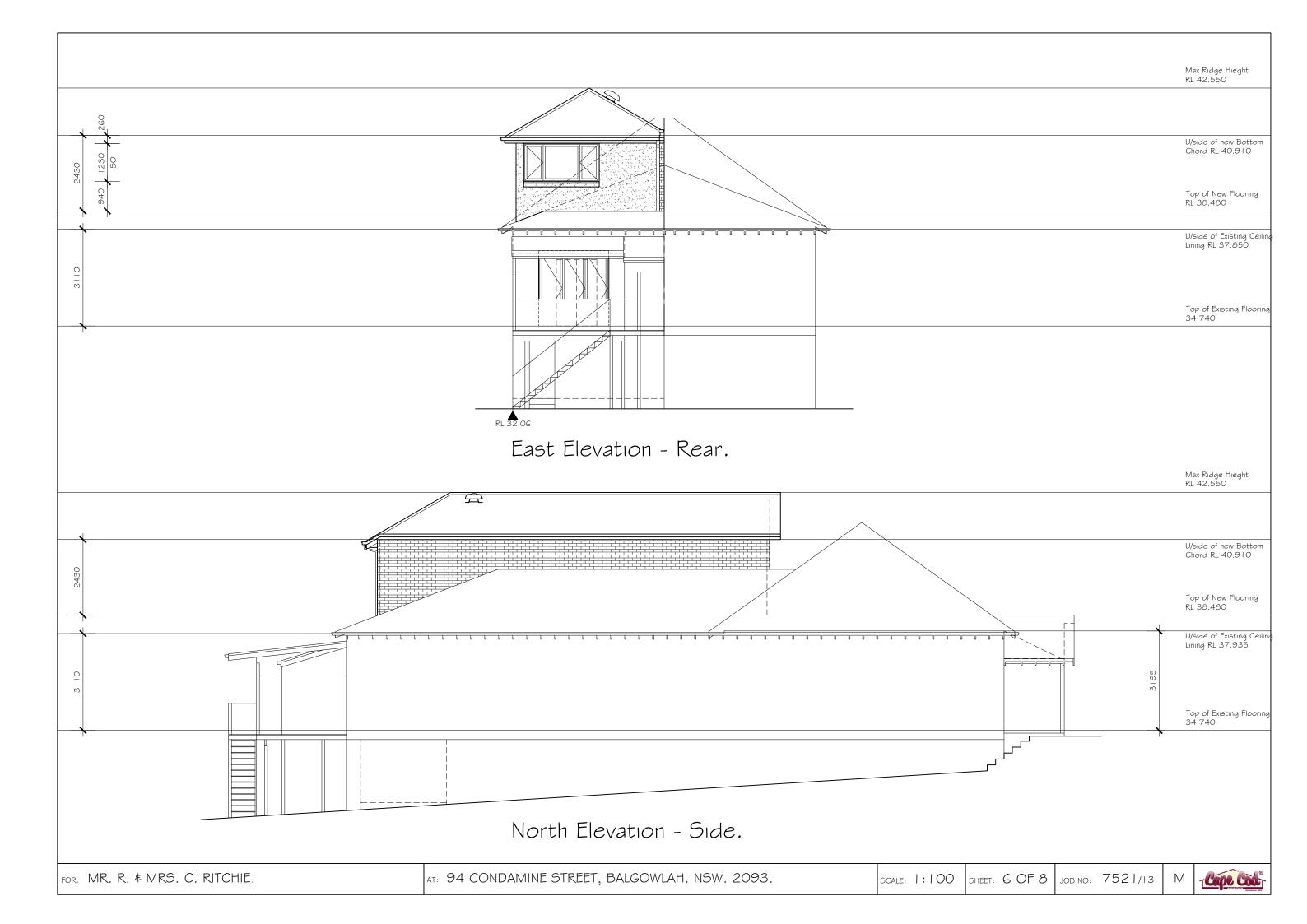
DP : 437691

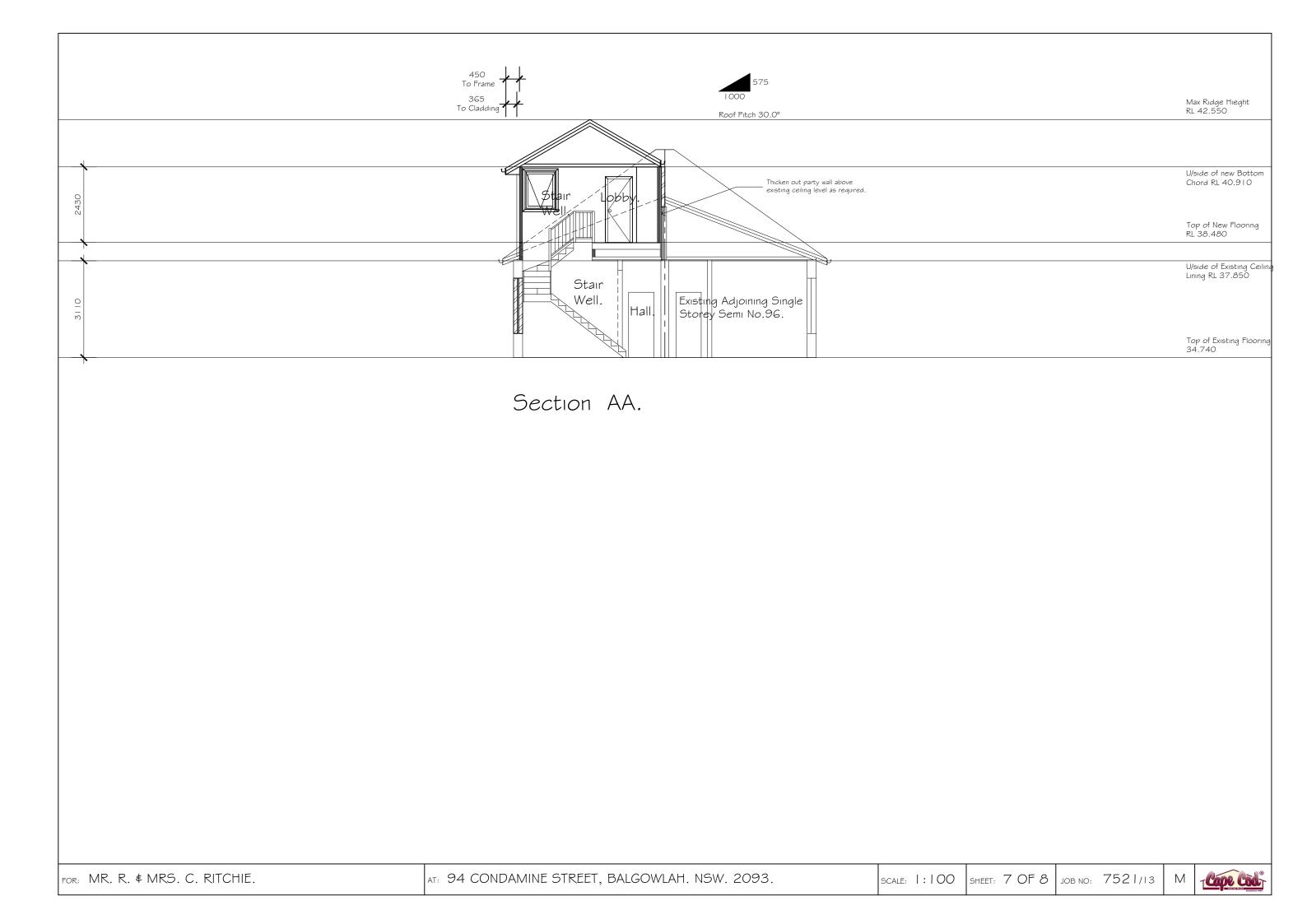
AREA: 246.60m² (By Title) : 248.7m² (By Calc)











WINDOW SCHEDULE (BASIX A | 95599_02)

STANDARD NOTES:

- WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE
- ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS

ALUMINIUM (STEGBAR) FLYSCREEN FRAMES:

- STANDARD ALUMINIUM COLOURS: WHITE BIRCH, PRIMROSE, APO GREY, PEARL WHITE, STONE BEIGE, CUSTOM BLACK, WOODLAND GREY (SLATE GREY), SURFMIST (BOND OFF WHITE), DEEP OCEAN (MOUNTAIN BLUE)
- CUSTOM COLOURS AVAILABLE: HAMMERSLEY BROWN, NOTRE DAME, POTTERY.

TIMBER WINDOWS:

- TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.

 STANDARD HARDWARE COLOURS: SATIN CHROME, CHROME. GOLD, MAHOGANY BRONZE & WHITE.

CLIENT:	 	 	 	 	•••
CLIENT:	 	 	 	 	

TERRAIN \$ WIND SPEED:

. DATE: BUILDER:

					TERRAIN: 5 WIND LOAD: W 33 N						
IMAGE	DETAILS & LOCATION	MATERIAL	GLAZING	FLYSCREENS	SPECIAL NOTES	IMAGE	DETAILS \$ LOCATION	MATERIAL	GLAZING	FLYSCREENS	SPECIAL NOTES
(WI)	CCW 224	WESTERN RED CEDAR	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99,	ALUMINIUM MESH:	RESTRICT OPENING TO I 25mm TO COMPLY WITH BCA		CFW 1008	WESTERN RED CEDAR	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99,		TRANSLUCENT FILM BY BUILDER
R	E ELEVATION BED I	HARDWARE COLOUR	SHGC: 0.4)	FIBREGLASS COLOUR:	COIVII ET WITTI DEA	l l	W ELEVATION ENSUITE	HARDWARE COLOUR	SHGC: 0.4)		
	CASEMENT OPEN / FIXED / OPEN	SELECT COLOUR		SELECT COLOUR		التحديد	FIXED	SELECT COLOUR			
(W2)	CCW 1218	WESTERN RED CEDAR	SINGLE CLEAR, (OR U-VALUE: 5.71,	ALUMINIUM MESH:	RESTRICT OPENING TO I 25mm TO COMPLY WITH BCA						
R	S ELEVATION BEDROOM I	HARDWARE COLOUR	SHGC: 0.66)	FIBREGLASS COLOUR:	COMILI WIIII DEA						
	CASEMENT OPEN / FIXED	SELECT COLOUR		SELECT COLOUR							
W3	CAW 1209	WESTERN RED CEDAR	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99,	ALUMINIUM MESH:							
	W ELEVATION STAIR WELL	HARDWARE COLOUR	SHGC: 0.4)	FIBREGLASS COLOUR:							
	AWNING OPEN	SELECT COLOUR		SELECT COLOUR							
(W4)											
DELETED											
(W5)											
DELETED											
WG											
DELETED											
W7 N	CBD 2422	WESTERN RED CEDAR	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99,	ALUMINIUM MESH:							
	E ELEVATION FAMILY ROOM	HARDWARE COLOUR	SHGC: 0.4)	FIBREGLASS COLOUR:							
	BI-FOLD DOOR OPEN / OPEN / OPEN	SELECT COLOUR		SELECT COLOUR							
(W8)	GLASS BLOCKS	WESTERN RED CEDAR	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	N/A							
	S ELEVATION KITCHEN	HARDWARE COLOUR									
	ALUMINIUM FRAME & GLASS BLOCKS FIXED	SELECT COLOUR			REVEAL SIZE						
(w9)	CCW 224	WESTERN RED CEDAR	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	ALUMINIUM MESH:							
F	S ELEVATION SITTING ROOM	HARDWARE COLOUR	311007 0.00)	FIBREGLASS COLOUR:							
<u></u>	CASEMENT OPEN / FIXED / OPEN	SELECT COLOUR		SELECT COLOUR							
FOR MR R & MRS	C. RITCHIF		AT. 94 CONDA	MINE STRE	FT BALGOW	IAH NSW 2093	GCALE 1.	NITS SHEET, A OF	8 IORNO 75	21/13 1/1	Dana Pal®