BASIX	COMMITMENTS							
CERTIFICATE NO. A203692								
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							
INSULATION REQUIREMENTS								
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL							
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)							
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)							
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)							
GLAZII	NG REQUIREMENTS							
WINDOWS								
WI \$ W2	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)							
W3	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)							
W4	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)							
SKYLIGHTS								
SLI	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)							
SHAD	ING DEVICE							
WINDOWS								
WI, W2 \$ W3	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM							
W4	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23							
SKYLIGHTS								
SLI	NO SHADING							

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding			Lime White
Soffit Lining			White
Handrail			Jasper
Screen Frame			Stained (Not Painted)

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: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 28 N

FINISHES

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

FASCIA BOARDS

HOT WATER UNIT

CONDITIONS.

PAINTING - REFER TO SPECIFICATION FOR

THE EXTENT OF WORK

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

GUTTERS & DOWNPIPES TYPE: QUAD

STAIRCASE MDF TREADS & PINE

RISERS LINED UNDER

BRICKWORK	FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS POSSIBLE COMMON BRICKWORK TO PARTY WALL
FLOORING	I 9MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD
CLADDING	TIMBER WEATHERBOARDS TO MATCH THE WEATHERBOARDS OF THE ADJOINING SEMI DETACHED RESIDENCE FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR WINDOWS AND PREFINISHED ALUMINIUM SLIDING DOOR
INSECT SCREENS:	BY OWNER

SHOWN.

VENEER WALLS

WIDTH: 900mm

DAR: FINGER JOINTED PINE

TYPE: CLOSED TIMBER

RISE: 18 @ 179mm

GOING: 240mm (260mm TREAD)

MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: JASPER

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: JASPER DOWNPIPE COLOUR: JASPER

FIRST FLOOR EXTERNAL: BY CAPE COD

PAINTING TO ALTERATION AND RENOVATION WORK

FIRST FLOOR INTERNAL: BY OWNER

CONNECT TO EXISTING

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 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.

SKIRTING: Ex. 100x25mm COLONIAL

ARCHITRAVE: Ex. 75x25mm COLONIAL

PRIMED HARDBOARD HOLLOW CORE "FLUSH"

TERRA COTTA ROOF TILES TO MATCH EXISTING AS

CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST

FLOOR EXTERNAL WALL FRAMES - EXCLUDING BRICK

SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9 PROVIDE PREFINISHED METAL GUTTER GUARDS TO THE FIRST FLOOR
- ADDITION PERIMETER GUTTERS. FIT OWNER SUPPLIED TERRA COTTA CHIMNEY POT TO THE EXTENDED FRONT
- REUSE EXISTING SMOKE DETECTORS IF POSSIBLE. ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.

WORKS BY OWNER

- REMOVAL & INSTALLATION OF T.V ANTENNAYS AS REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS.
- PHONE AND/OR DATA CABLING IF REQUIRED.
- SUPPLY TEN (10) DOWNLIGHT FITTINGS.
 SUPPLY OF TERRACOTTA CHIMNEY POT FOR THE EXTENDED FRONT CHIMNEY
- SUPPLY \$ INSTALLATION OF NEW DOOR AND FANLIGHT TO BEDROOM 4 AT THE BOTTOM OF THE STAIRS.
- FIT OUT OF LINEN CUPBOARD AS REQUIRED.
- SUPPLY & INSTALLATION OF INSECT SCREENS TO WINDOWS & SLIDING DOOR
- FIT OUT OF BUILT-IN-ROBES.
- REMOVAL # INSTALLATION OF NEW # EXISTING FLOORS AS NECESSARY.
- MAKE GOOD TO EXISTING FLOOR FINISHES.
- REMOVAL, RE-INSTALLATION & REPOSITIONING ANY CLOTHES HOIST.
- PAYMENT OF ALL APPLICABLE COUNCIL FEES \$ SECURITY DEPOSITS.
- PAYMENT OF SECTION 94A CONTRIBUTIONS.

	F	FINAL CONSTRUCTION	A.M.	- - 4			
	E	TO CONTRACTS	C.S.	30-10-14			
	D	BASIX ADDED	5.M.	29-10-14			
	С	CHECK PLAN	C.G.	27-10-14			
	В	TO CLIENT WITH AMENDED BULKHEAD	S.M.	16-09-14			
	Α	TECHNICAL \$ POV 5580 \$ 558	S.M.	29-08-14			
	No.	ISSUE	DRAWN	DATE			
DESIGN CONSULTANT: TERRY SMITH							

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR S & MRS F CONGDON

AT 8 BURTON STREET, RANDWICK, NSW 2031.

COUNCIL: RANDWICK

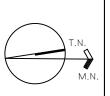


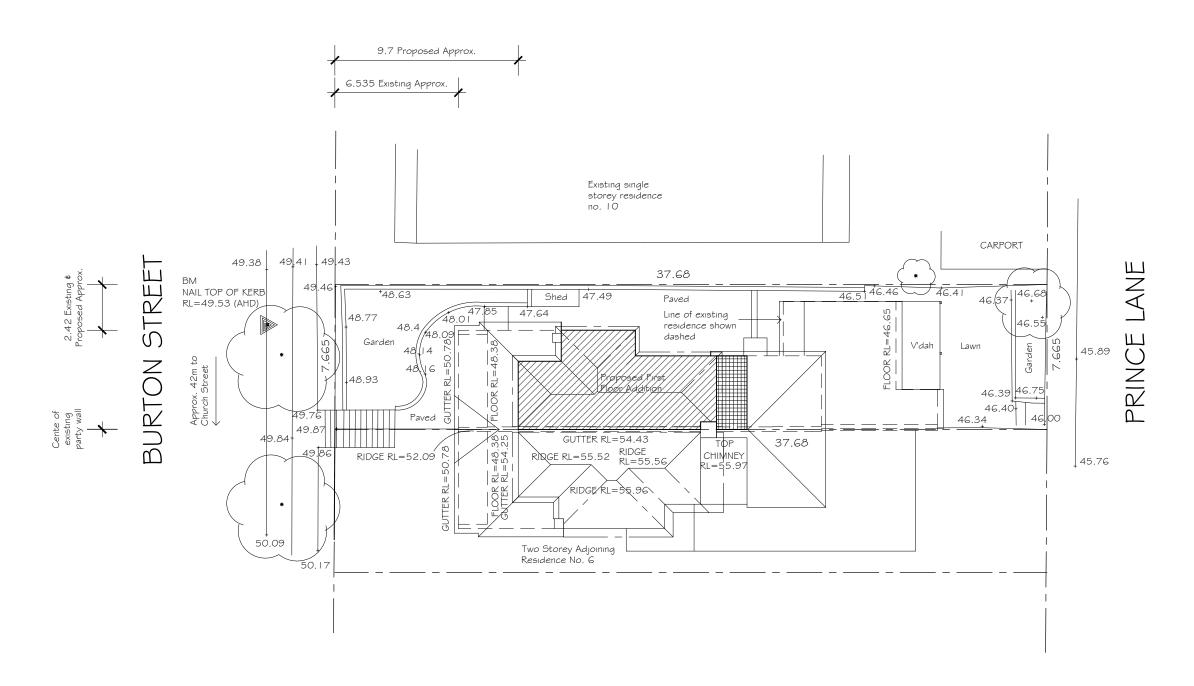
A.B.N. 54 OOO 605 407

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

SHEET: 1 OF 8

JOB NO: 7587/14



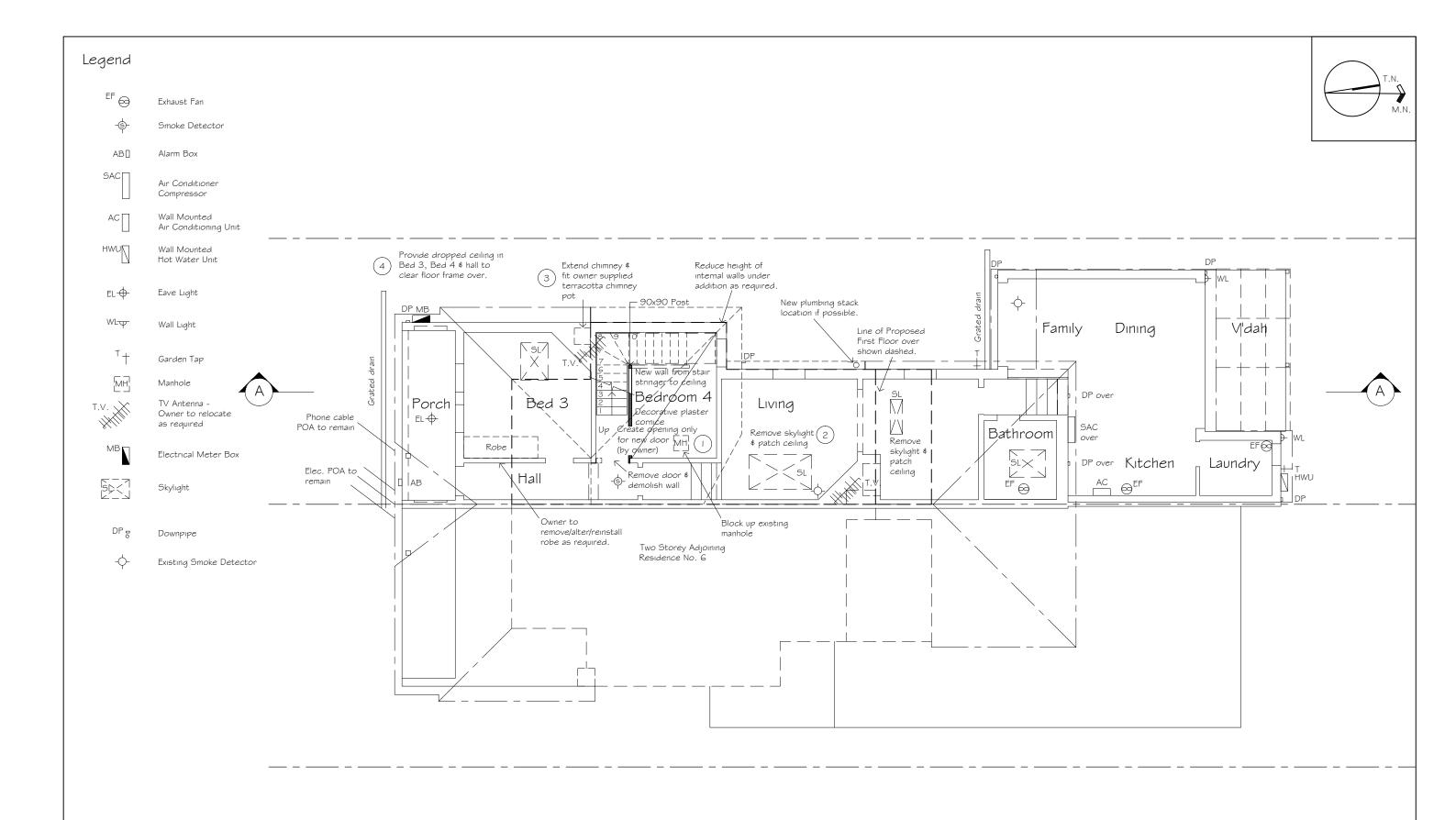


Site Plan

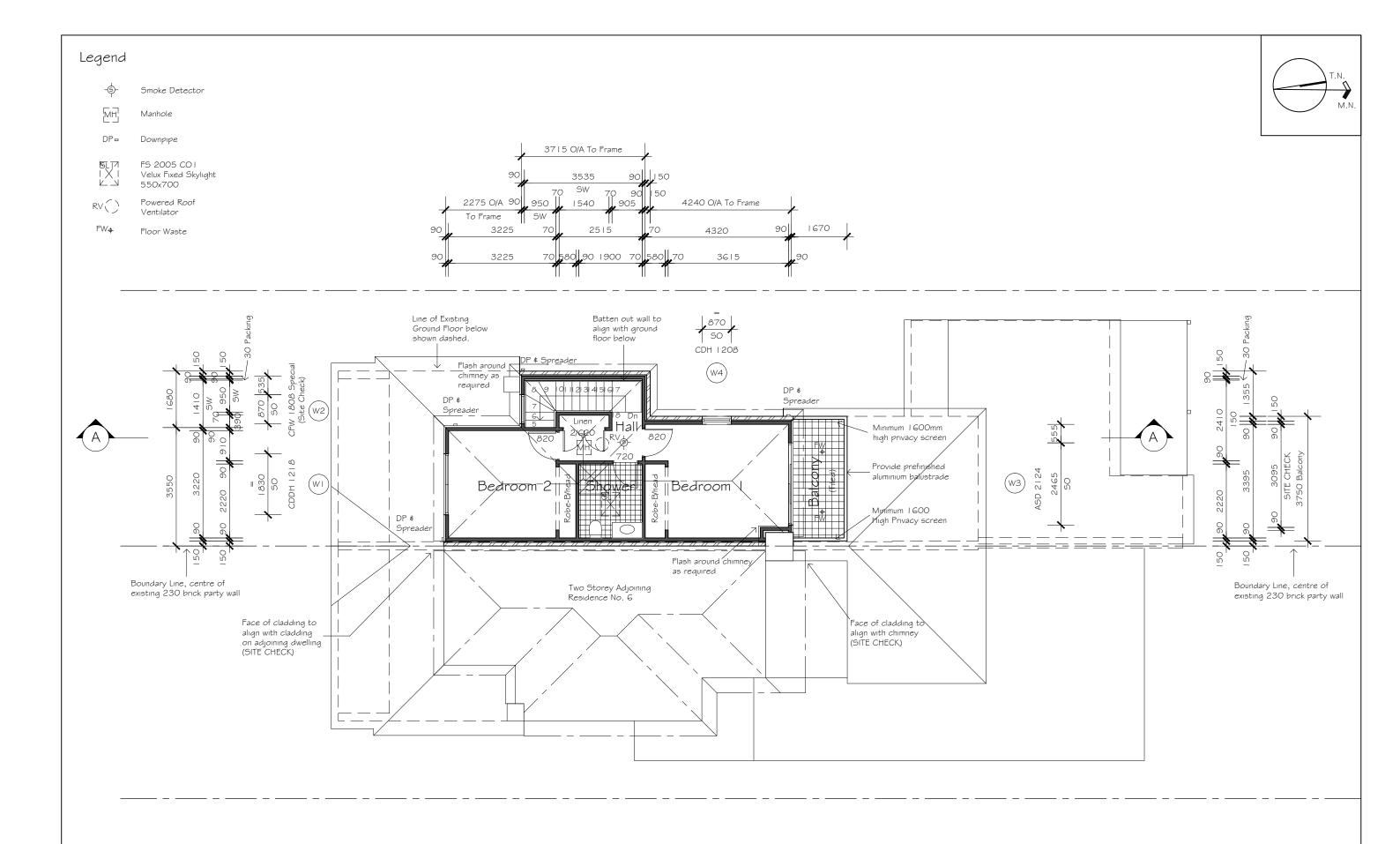
No. : 8 Lot. : A

DP : 435794

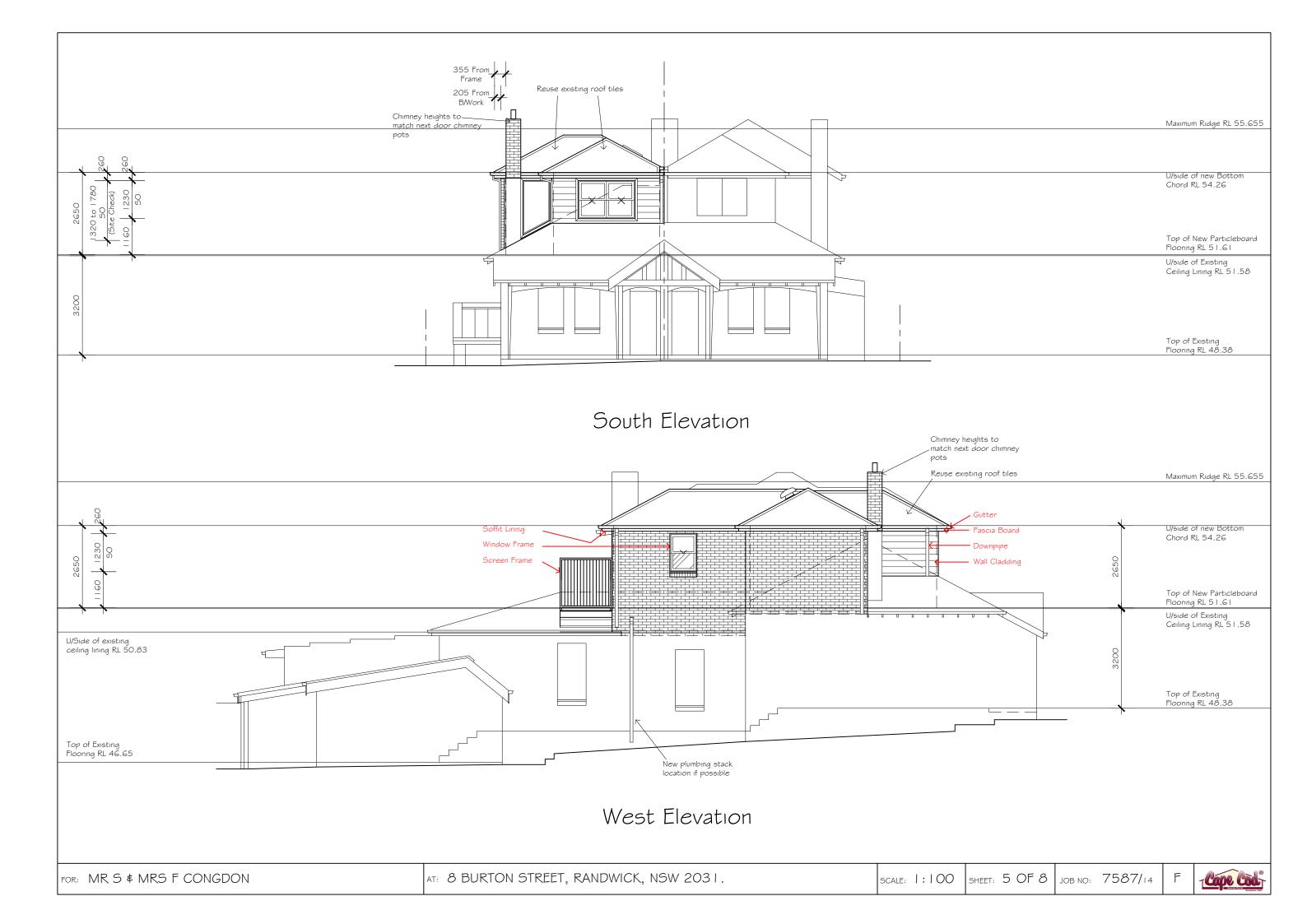
AREA: 284.5m² (By Title) 288.8m² (By Survey)

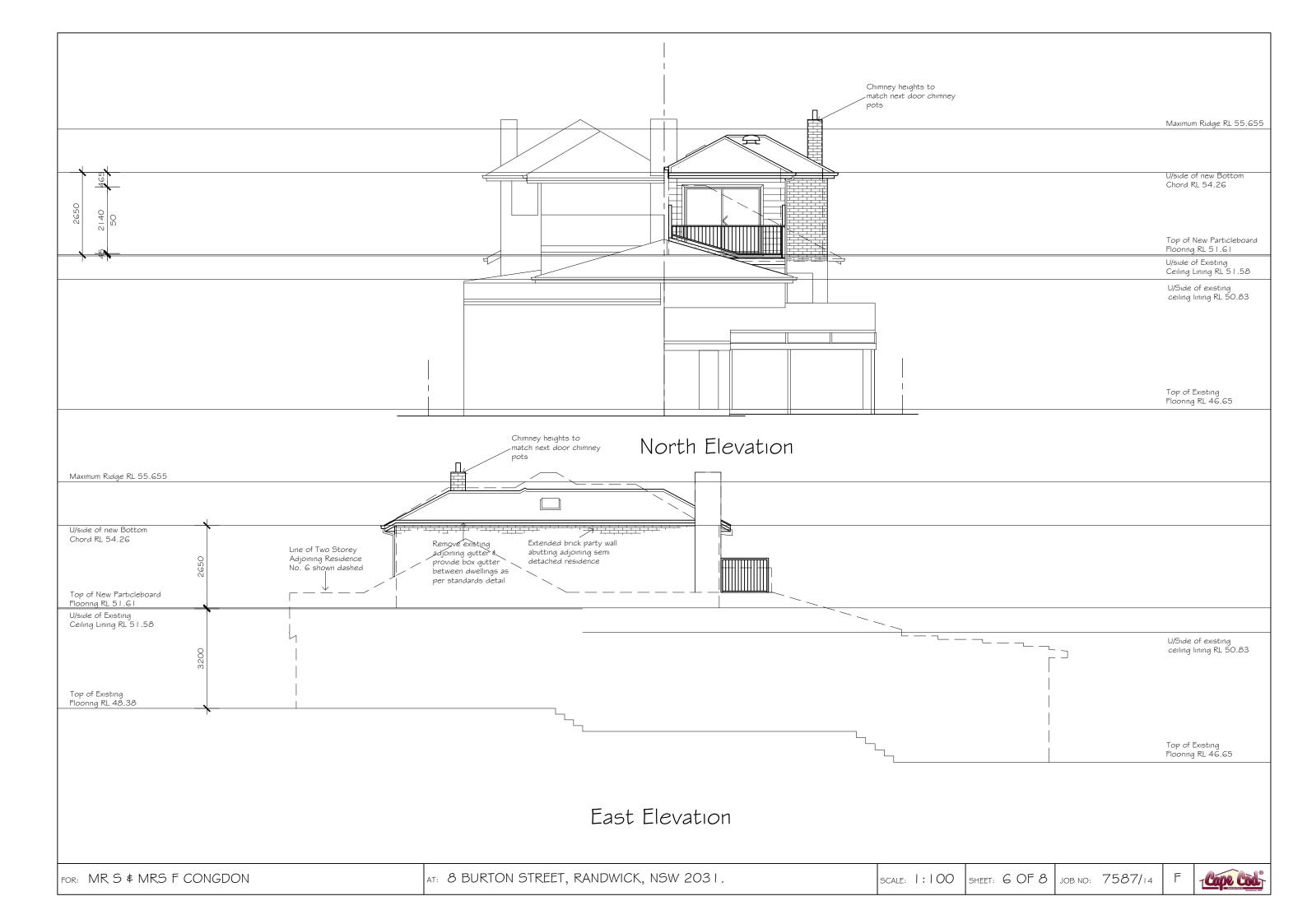


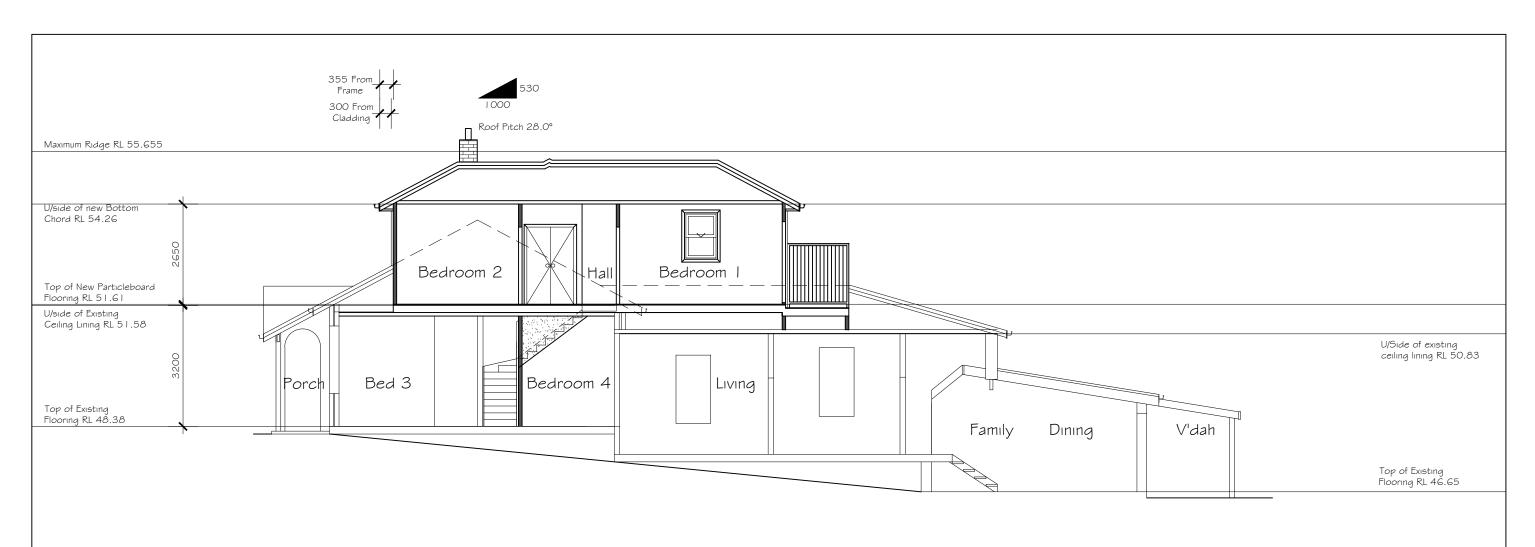
Ground Floor Plan



Proposed First Floor Addition







Section A-A

WINDOW SCHEDI	JLE (BASIX A2036	92)	CLIENT		ALUMINIUM (STEGBAR) WINE	DOWS:					
STANDARD NOTES:					STANDARD ALUMINIUM COL WHITE, STONE BEIGE, CUST (BOND OFF WHITE), DEEP O	OURS: WHITE BIRCH, PRIMROS OM BLACK, WOODLAND GREY (CEAN (MOUNTAIN BLUE)	E, APO GREY, PEARL SLATE GREY), SURFMIST				
 WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE 			THE BUILDER:	DATE:	CUSTOM COLOURS AVAILABLE: HAMMERSLEY BROWN, NOTRE DAME, POTTERY.			TERRAIN 2	THE LOAD IN CO. N.		
B.C.A 3.9.2.5		1						TERRAIN: 3 W	IND LOAD: W 28 N		
	(WI) CDDH 1218	COLOUR WHITE	GLAZING SINGLE PYROLYTIC	SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm	_						
		HARDWARE COLOUR	LOW-E, (OR	TO COMPLY WITH NCC.							
	S ELEVATION / BEDROOM 2	WHITE	U-VALUE: 3.99,								
	WESTERN RED CEDAR		SHGC: 0.4)				_				
	DOUBLE HUNG		REVEAL								
	OPEN / OPEN	BY OWNER	I 40mm								
	(W2) CFW 808 Special		GLAZING	SPECIAL NOTES							
		WHITE	SINGLE PYROLYTIC LOW-E, (OR	SITE MEASURE							
	S ELEVATION / STAIRS	INSECT SCREEN	U-VALUE: 3.99,								
	WESTERN RED CEDAR	BY OWNER	SHGC: 0.4)								
	FIXED		REVEAL				_				
	FIXED		I 40mm								
	(W3) ASD 2124	COLOUR	GLAZING	SPECIAL NOTES							
	(110) ADD 2124	ANODISED 20UM CLEAR	SINGLE PYROLYTIC								
	N ELEVATION / BEDROOM I	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM	BY OWNER									
	SLIDING		REVEAL								
	FIXED / OPEN		I 40mm								
	(WA) CDH 1008	COLOUR	GLAZING	SPECIAL NOTES							
	(W4) CDH 208	WHITE	SINGLE PYROLYTIC	FIXED & OBSCURE BOTTOM SASH TO COMPLY							
	W ELEVATION / BEDROOM I	HARDWARE COLOUR	LOW-E, (OR U-VALUE: 3.99,	WITH COUNCIL CONDITIONS							
	WESTERN RED CEDAR	WHITE	SHGC: 0.4)								
	DOUBLE HUNG	INSECT SCREEN	REVEAL								
	OPEN / FIXED	BY OWNER	I 40mm								
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	F CONCDON		a	BLIPTON STREET DANDWARD NO	SW 2021		L NITO	a OE a	75071	F	@ 1 s
or: MR S & MRS	I CONGDON		A1: O	BURTON STREET, RANDWICK, NS	JVV 2U31.	50	CALE: I: NID SHI	EET: O UI O J	DB NO: 7587/14	F L	pe Cod