BASIX (COMMITMENTS					
CERTIFICATE NO. A282466						
FIXTU	RES 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					
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)					
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)					
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL 75MM)	NIL					
GLAZII	NG REQUIREMENTS					
WINDOWS						
WI - W8 # WII	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)					
WIO	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)					
SHAD	ING DEVICES					
WINDOWS						
WI	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM					
W2 \$ W1	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM					
	•					

FINAL CONSTRUCTION.

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IEXTERNAL	$P\Delta INII$	\sim $($ \square Γ $)$	
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ITEM	BRAND eg. WATTYL	CODE	COLOUR
Shading Device Frame	Colorbond		Birch
Shading Device Battens	Haymes		Bırch
Soffit Lining	Haymes		Off White
Barge Board	Haymes		Bırch
Fascia Board	Haymes		Birch
Wall Cladding	Haymes		Sand storm

SPFCI	FICATION SUNANARY	SPECIAL NOTES					
STRUCTURAL TIMBER - AII to ASA 1684.2 WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES 90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS 90 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N FINISHES BRICKWORK COMMON BRICKWORK TO PARTY WALL FLOORING 19MM STRUCTURAL PARTICLEBOARD		PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9 ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC). AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN IKM OF OCEAN. CONNECT/INSTALL THIRTY SIX (36) DOWNLIGHT FITTINGS, TWO (2) 3 -IN -I FAN/LIGHT/HEATER UNITS \$ (2) HEATED TOWEL RAILS. PROVIDE R2.0 SOUND SCREEN BATTS TO NEW FIRST FLOOR ADDITION INTERNAL WALLS TO BED 4 / BED 3, LOBBY / BED 3, BATH / BED 2, BED 2 / BED I \$ BED 2 / BED I ENSUITE. PROVIDE R2.0 SOUNDSCREEN BATTS TO NEW FIRST FLOOR ADDITION FLOOR AREA. REMOVAL OF EXISTING DUCTED A/C UNIT.					
CLADDING WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	WALL INSULATION WITH TEXTURE COAT FINISH TO EXTERNAL WALLS FRAME: PREFINISHED ALUMINIUM	_					
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	WORKS BY OWNER					
ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	INCLUDING ADDITIONAL DOWNPIPES. • SUPPLY THIRTY SIX (36) DOWNLIGHT FITTINGS, TWO (2) 3-IN-I FAN/LIGHT/HEATER UNITS \$ TWO (2) HEATED TOWEL RAILS.					
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL						
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES (EXCEPT PARTY WALL)						
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. I 50x25 ARCHITRAVE: Ex. I 00x25	 SANDING AND FINISHING TO T&G FLOORING WHERE REQUIRED. FIT-OUT OF W.I.R. RELOCATION / INSTALLATION OF NEW A/C UNIT TO FIRST FLOOR & GROIFLOOR. 					
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"	FIT OUT OF BUILT-IN ROBES INCLUDING DOORS, REVEALS & ARCHITRAV PROVIDE SHADING DEVICE OVER WII AS REQUIRED BY BASIX.					
STAIRCASE MAPLE TREADS \$ RISERS	WIDTH: I OOOmm						
	RISE: 19 @ 182mm	H FINAL CONSTRUCTION J.K. 13-11-17					
	GOING: 240mm (260mm TREAD)	G TO CONTRACTS N.L. 17-10-17					
FASCIA \$ BARGE BOARDS	MATERIAL: DAR TIMBER PRE-FINISHED ZINCALUME BARGE AT PARTY WALL	F PLAN CHECK W.A. 19-09-17 E COUNCIL AMENDMENTS B.J.P. 10-08-17					
	3,000	D BASIX ADDED \$ TO COUNCIL S.C. 02-06-17					
GUTTERS \$ DOWNPIPES	TYPE: QUAD	C TO CLIENT MP. 21-04-17					
COTTENO 4 DOWNI II LO	MATERIAL: PREFINISHED ZINCALUME	B CONSULTANT CHECK PLAN MP. 19-04-17					
	GUTTER COLOUR: BIRCH DOWNPIPE COLOUR: BIRCH	A TECHNICAL JGI. 13-03-17					
HOT WATER UNIT	CONNECT TO EXISTING	No. ISSUE DRAWN DATE					
		DESIGN CONSULTANT: DAREK SZYMANSKI					
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	PROPOSED ADDITIONS & ALTERATIONS FOR MRS L KAWALSKY					

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

CONDITIONS.

DO NOT SCALE OFF DRAWINGS.

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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50 GEORGE STREET DOVER HEIGHTS NSW 2030

COUNCIL: WAVERLEY

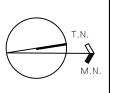


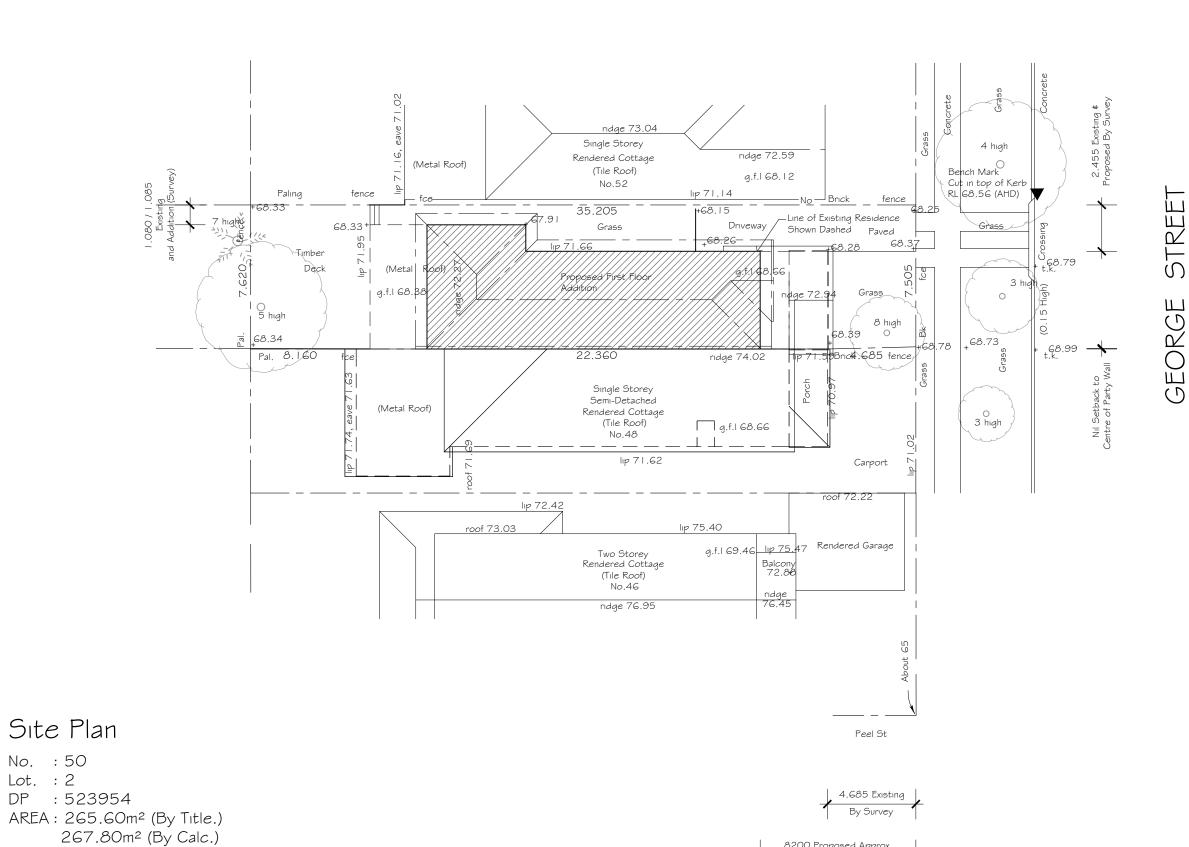
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JOB NO: 7848/17

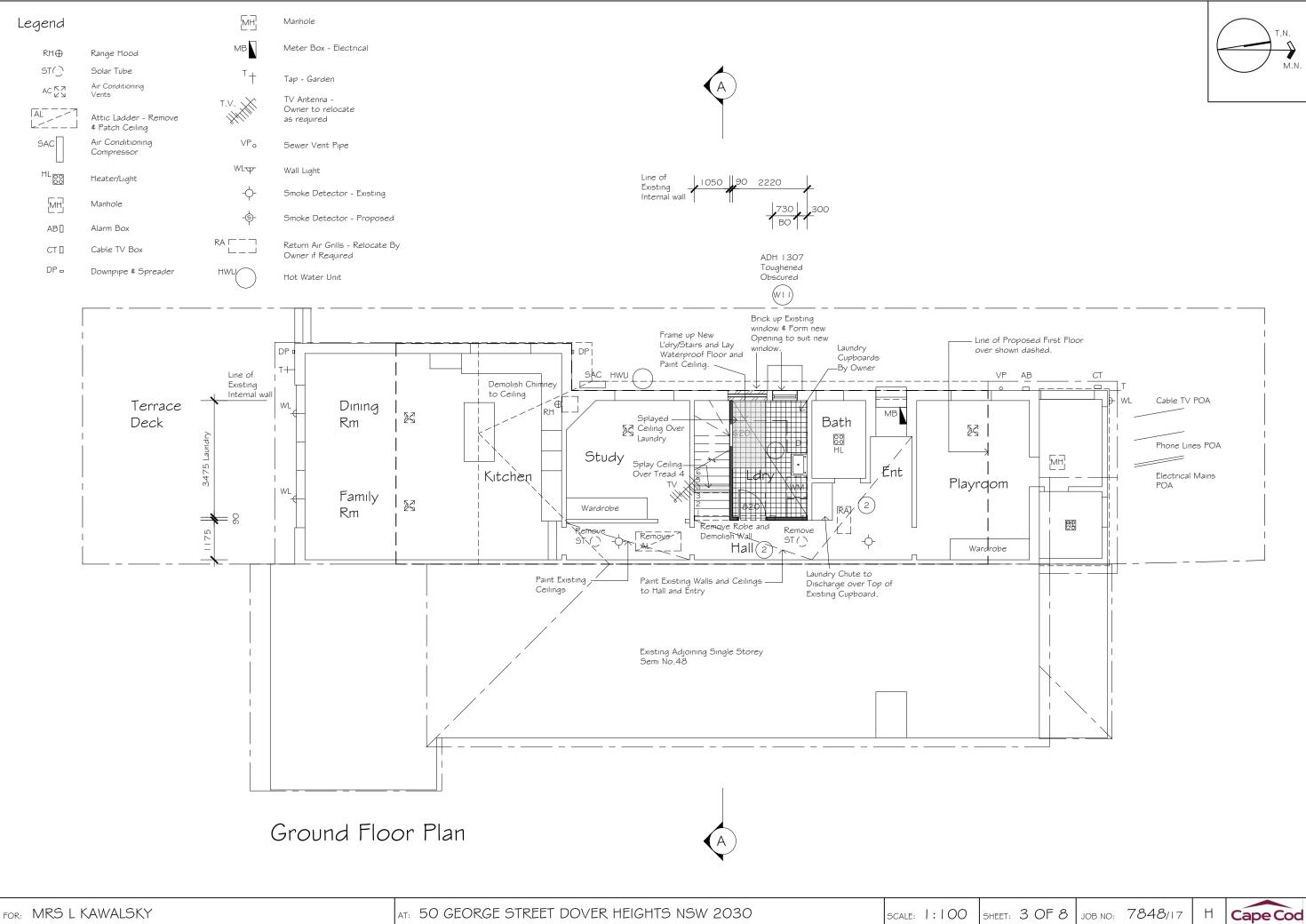
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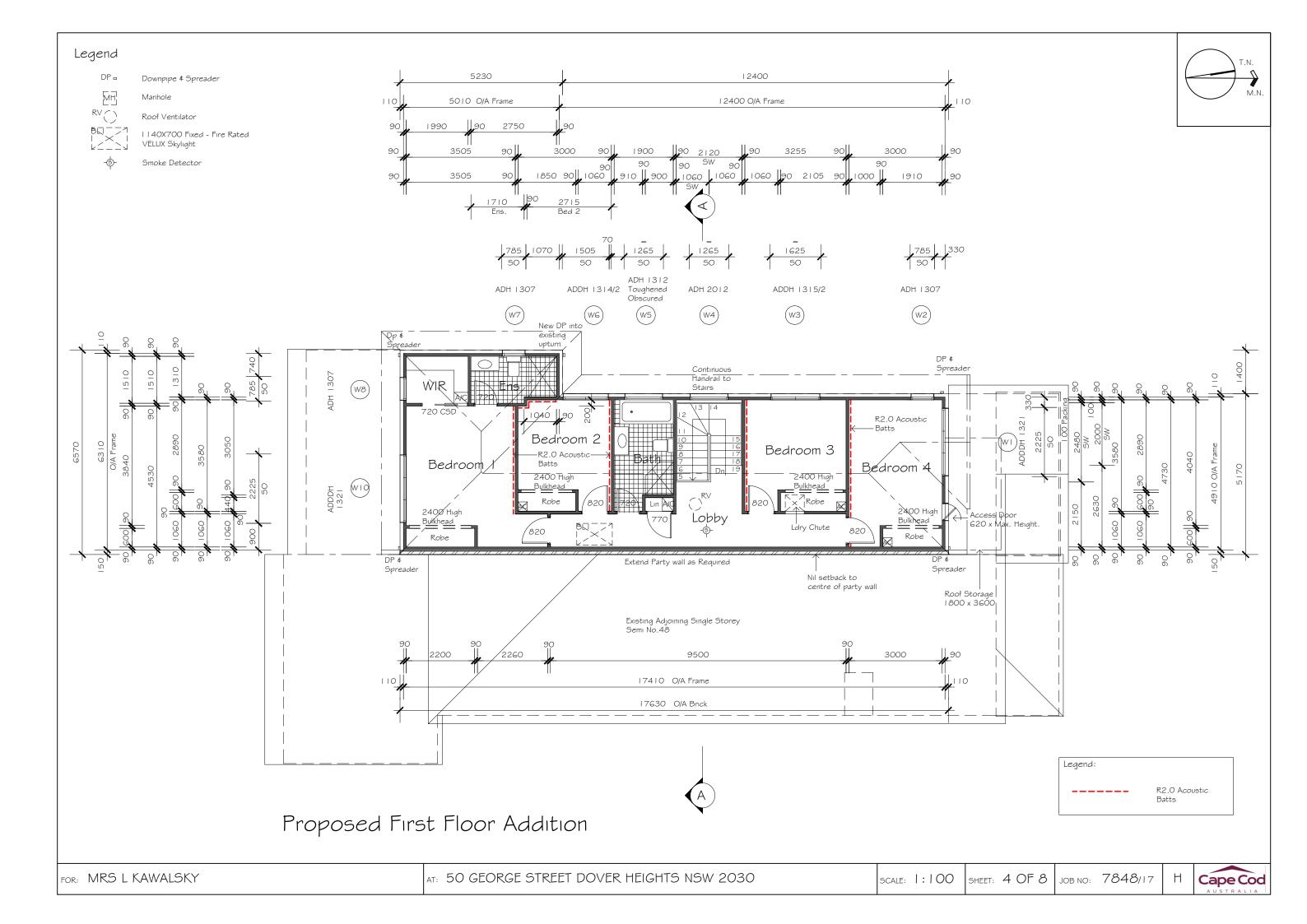


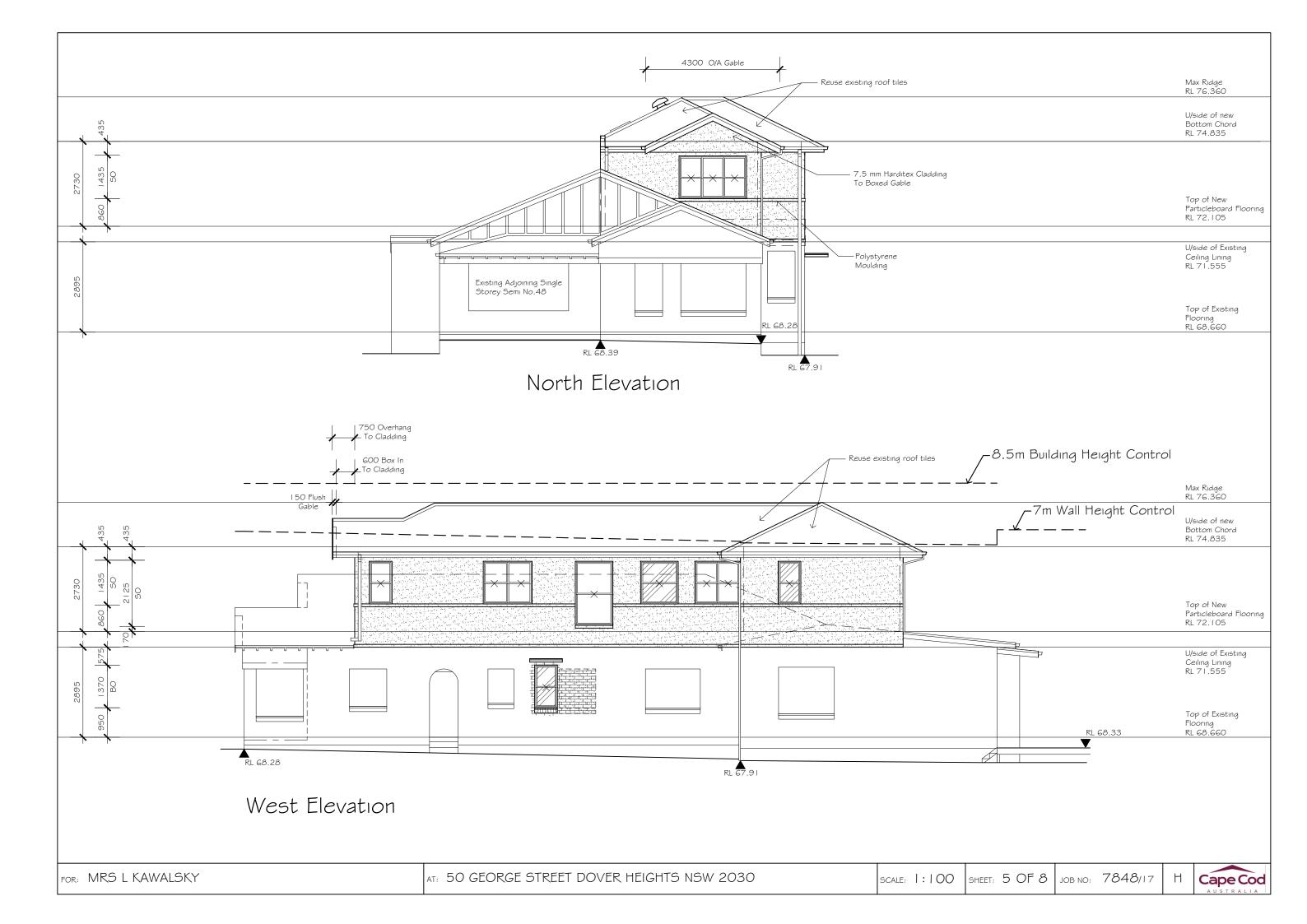


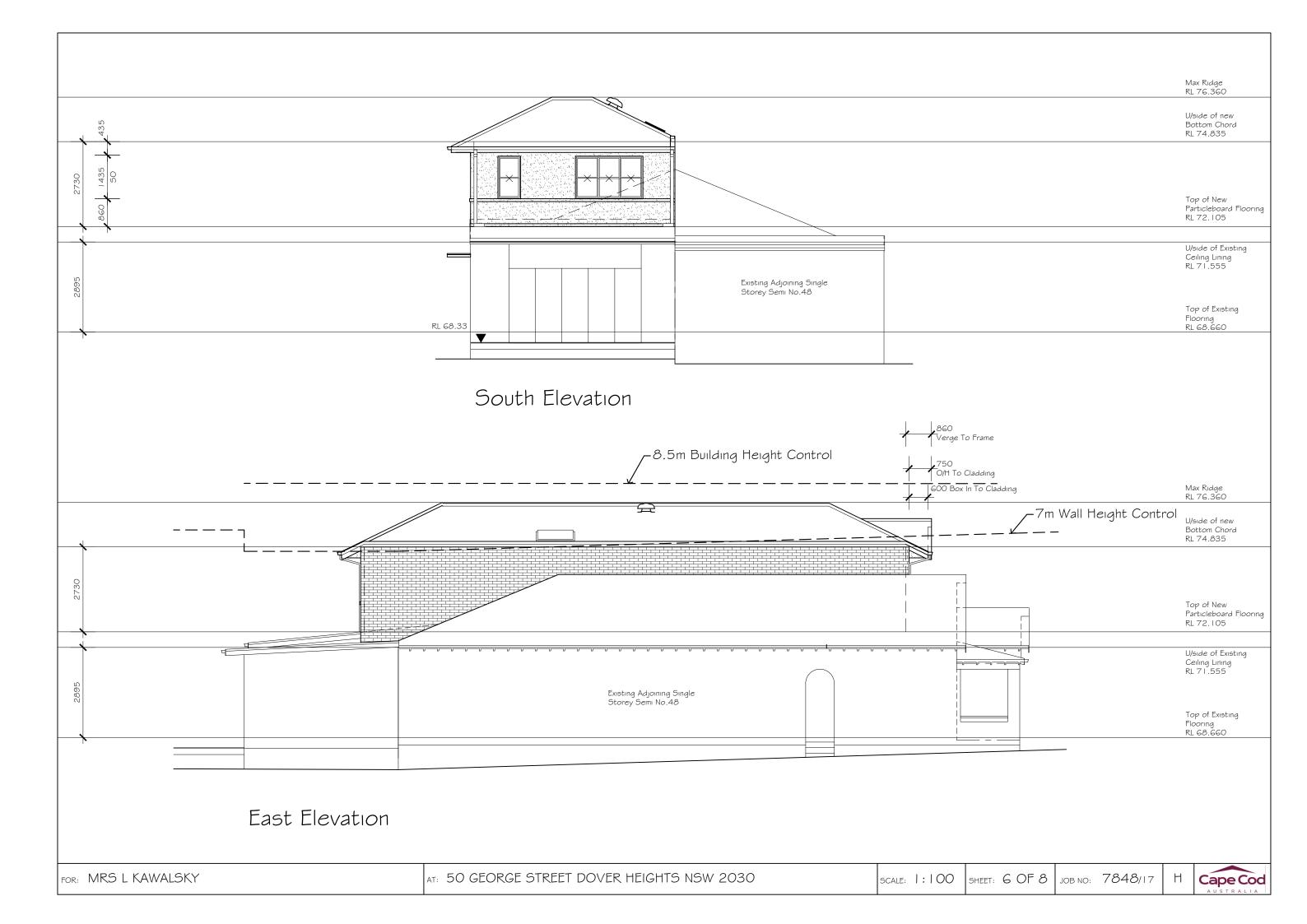
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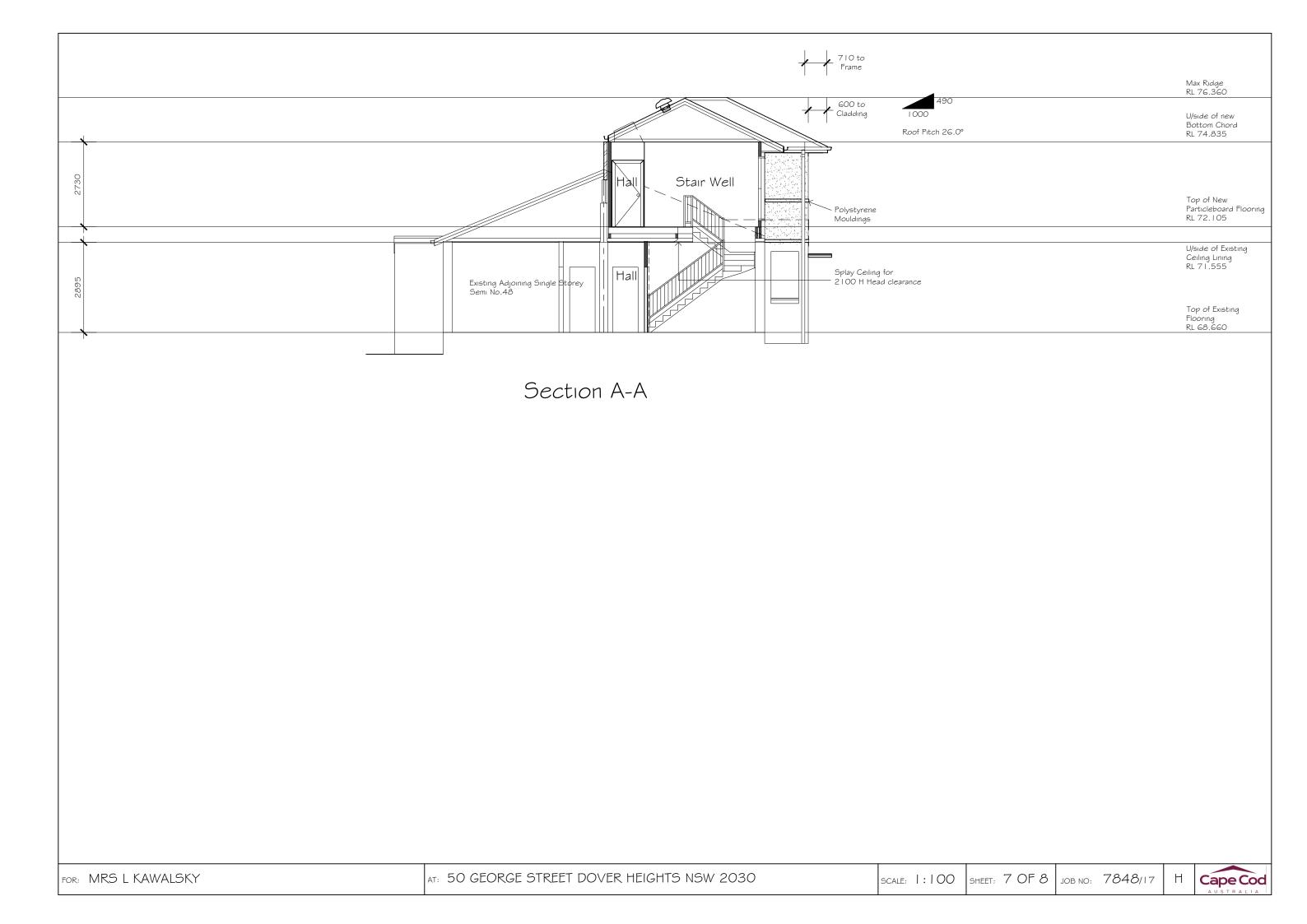
8200 Proposed Approx.











WINDOW SCHED	DULE (BASIX A2824	166)		CLIENT:		ALUMINIUM (STEGBAR) WI	NDOWS:				
STANDARD NOTES:						STANDARD ALUMINIUM CO	DLOURS: ANODISED CLEAR, AP STONE BEIGE, SURFMIST, WHI	O GREY, CUSTOM BLACK TE BIRCH WOODLAND	,		
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		GREY.	STONE BEIDE, SON MIST, WITH	TE BIROTI, WOODE IND			
 ALL WINDOWS COME W WINDOW OPENINGS NO 	/ITH "KEYED ALIKE" LOCKS)TED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	H THE	BUILDER:	DATE:		ABLE: DEEP OCEAN, HAMERSLE	EY BROWN, NOTRE DAME			
NCC 3.9.2.5				20122210 ;;		POTTERY.			TERRAIN: 3 V	VIND LOAD: W 33 N	
	(WI) ADDDH 1321	COLOUR	GLAZING		SPECIAL NOTES		WIO ADDH 1321	COLOUR	GLAZING	SPECIAL NOTES	
	7,000111021	PEARL WHITE	SINGLE PYROLOW-E, (U-V		RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.			PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63,		
\times	N ELEVATION / BEDROOM 4	INSECT SCREEN	5.7, SHGC:		RESTRICT TOP SASH OPENING TO NO LESS THAN		S ELEVATION / BEDROOM	INSECT SCREEN	SHGC: 0.75)		
	ALUMINIUM	ALUMINIUM	DE) (5.11		1700mm ABOVE FLOOR TO COMPLY WITH NCC.		ALUMINIUM	ALUMINIUM FIBREGLASS MESH	25.45.4	_	
	DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL 140mm		-		DOUBLE HUNG OPEN / OPEN	PEARL WHITE	REVEAL 140mm	-	
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES	
	(W2) ADH 1307	PEARL WHITE	SINGLE PYRO	OLYTIC	RESTRICT BOTTOM SASH OPENINGS TO		(WII) ADH 1307	PEARL WHITE	SINGLE PYROLYTIC	TRANSLUCENT FILM BY BL	JILDER.
	W ELEVATION / BEDROOM 4	INCECT CODEEN	LOW-E, (U-V 5.7, SHGC:		125mm TO COMPLY WITH NCC. RESTRICT TOP SASH OPENING TO NO LESS THAN		W ELEVATION / LAUNDRY	INCECT COREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)		
\times	ALUMINIUM	ALUMINIUM	3.7, 51160.0	0.47)	1700mm ABOVE FLOOR TO COMPLY WITH NCC.		ALUMINIUM	INSECT SCREEN ALUMINIUM	3.7, 31160.0.47)		
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL				DOUBLE HUNG	FIBREGLASS MESH	REVEAL		
	OPEN	PEARL WHITE	I 40mm				OPEN	PEARL WHITE	I 40mm		
	(W3) ADDH 1315/2	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES						
		PEARL WHILE	SINGLE PYROLOW-E, (U-V		RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.						
	W ELEVATION / BEDROOM 3 ALUMINIUM	INSECT SCREEN	5.7, SHGC:		RESTRICT TOP SASH OPENING TO NO LESS THAN						
		ALUMINIUM FIBREGLASS MESH			1700mm ABOVE FLOOR TO COMPLY WITH NCC.			_		-	
<u></u>	DOUBLE HUNG OPEN	PEARL WHITE			-						
		COLOUR	GLAZING		SPECIAL NOTES						
	(W4) ADH 2012	PEARL WHITE	SINGLE PYR	OLYTIC		1					
	W ELEVATION / STAIRWELL	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:								
	ALUMINIUM	ALUMINIUM		J. 17,							
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OPEN		I 40mm								
	(W5) ADH 1312	COLOUR PEARL WHITE	GLAZING	01.510	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.						
	W. ELEVATION / BATHROOM	- IT LAKE WITHE	SINGLE PYRO LOW-E, (U-V		TRANSLOCENT TIEN BY BUILDER.			_			
	W ELEVATION / BATHROOM ALUMINIUM	INSECT SCREEN	5.7, SHGC:	0.47)							
		ALUMINIUM FIBREGLASS MESH	REVEAL		-			_			
	DOUBLE HUNG OPEN	PEARL WHITE	I 40mm								
	(110) 15511101110	COLOUR	GLAZING		SPECIAL NOTES						
	(WG) ADDH 1314/2	PEARL WHITE	SINGLE PYRO		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.						
	W ELEVATION / BEDROOM 2	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:		RESTRICT TOP SASH OPENING TO NO LESS THAN						
	ALUMINIUM	ALUMINIUM			I 700mm ABOVE FLOOR TO COMPLY WITH NCC.						
	DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL 140mm							4	
	OI EN / OI EN	COLOUR			GDECIAL NOTEG						
	(W7) ADH 1307	PEARL WHITE	GLAZING SINGLE PYR	OLYTIC	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.						
	W ELEVATION / ENSUITE	NICEOT COSETY	LOW-E, (U-V 5.7, SHGC:	/ALUE:							
	ALUMINIUM	INSECT SCREEN ALUMINIUM	J . / , JI 16C:	U.4/)							
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL								
	OPEN	PEARL WHITE	I 40mm								
	(W8) ADH 1307	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES						
		LAKE WITTE	SINGLE CLEA (U-VALUE: 7	7.63,				_			
	S ELEVATION / W.I.R. ALUMINIUM	INSECT SCREEN	SHGC: 0.75								
		ALUMINIUM FIBREGLASS MESH	REVEAL					_		\dashv	
	DOUBLE HUNG OPEN	PEARL WHITE	I 40mm							1	
	(W9) DELETED										
	(W9) DELETED										
			-								
					_						
					+						
FOR: MRS L KAWA	ALSKY			I _{AT:} 50	O GEORGE STREET DOVER HEIGH	TS NSW 2030		SCALE: 1: NTS G	SHEET: 8 OF 8	IOB NO: 7848/17	H Cane Cod