BASIX COMMITMENTS										
CERTIFICATE NO. A258010_0	2									
FIXTURES AND SYSTEMS										
IGHTING  MIN 40% OF NEW OR ALTERED LIGHT FIXTU TO BE FITTED WITH FLUORESCENT, COMPA- 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: CAVITY BRICK	NIL									
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS) (FACADE PANEL: 75mm)	NIL									
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)									
RAKED CEILING, PITCHED / SKILLION ROOF: FRAMED	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)									
GLAZIN	NG REQUIREMENTS									
WINDOWS										
W8, W9, W10,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)									
WI, W2, W3, W4, W5, W6, W7, WII, \$ WI3	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)									
WI2	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)									
SKYLIGHTS SLI	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)									
SHADI	NG DEVICES									
WINDOWS										
WII, WI2, # WI3	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM									
W1, W2, W3, W4, W5, W6, W7, W8, \$ W9	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM									
WIO	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36									

## EXTERNAL PAINT SCHEDULE

BRAND		
eg. WATTYL	CODE	COLOUR
Dulux	GR7	WAYWARD GREY
Dulux	GR7	WAYWARD GREY
	eg. WATTYL Dulux	eg. WATTYL  Dulux  GR7

FINAL CONSTRUCTION.

## 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

TO MANUFACTURERS

FLOOR: 190x45mm MIN. FLOOR JOISTS

N/A

ROOF: ROOF TRUSSES DETAILS @ .600 CTS \$ AS PER CAPE COD STRUCTUAL LAYOUTS WIND LOAD W 33 N

CONNECT/INSTALL THIRTY ONE (31) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).

PROVIDE CONTROL COCKS TO MIXER TYPE TAPS

WITH THE BUILDING CODE OF AUSTRALIA (NCC).

PROVIDE FOUR (4) SMOKE DETECTORS AS SHOWN - \$

PROVIDE CONCEALED CISTERN TO FIRST FLOOR BATHROOM.

**FINISHES** BRICKWORK

> I 9MM STRUCTURAL PARTICLEBOARD TO FIRST FLOOR FLOORING \$ | | 3x25mm TONGUE \$ GROOVE CYPRESS PINE FLOORING TO GROUND FLOOR.

> > FRAMF: PREFINISHED ALUMINIUM

75mm POLYSTYRENE WALL SHEETING OVER CLADDING POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTLIRE PAINT FINISH

WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)

FRAME: PREFINISHED ALUMINIUM INSECT SCREENS: TO ALL NEW OPERABLE MESH: FIBREGLASS WINDOW SASHES

ROOF COVERING ALL NEW RED "MARSEILLE" TERRA COTTA ROOF TILES

ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES INSULATION (FIBREGLASS) I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES

NTERNAL FIXINGS DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 100x25

INTERNAL DOORS PRIMED HARDBOARD CORE CORINTHIAN STANFORD

> MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: NIGHT SKY

BARGE COLOUR: NIGHT SKY BARGE SOAKER COLOUR: NIGHT SKY

CONNECT TO EXISTING

TYPE: CLOSED TIMBER WITH SQUARE BALUSTRADE

MAPLE TREADS \$ RISERS WIDTH: 900mm RISE: 19 @ 188mm

GOING: 240mm (260mm TREAD)

GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: NIGHT SKY DOWNPIPE COLOUR: NIGHT SKY

STAIRCASE

FASCIA \$
BARGE BOARDS

HOT WATER UNIT

CONDITIONS

PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK

FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL. BY CAPE COD G/FLOOR EXTERNAL & INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK

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

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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## WORKS BY OWNER

SPECIAL NOTES

REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS

ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.

- CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL
- PHONE AND/OR DATA CABLING.
- 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 THIRTY ONE (31) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.
- CONNECTION OF KITCHEN SINK, DISHWASHER \$ WHITE GOODS TO TERMINATED POINTS PROVIDED BY THE BUILDER IF THE OWNER IS UNABLE TO ARRANGE FOR THE INSTALLATION OF KITCHEN CUPBOARDS OR DELIVERY OF THE WHITE GOODS WITHIN BUILDERS CONSTRUCTION PERIOD. SANDING & FINISHING TO NEW TONGUE & GROOVES FLOORING TO
- PROPOSED NEW KITCHEN & PANTRY UPGRADE EXISTING WINDOWS IN PROPOSED GROUND FLOOR READING
- ROOM TO SAFETY GLASS. BATHROOM TO BE TOUGHENED GLASS, AS PER EXTENSION OF EXISTING CHIMNEY TO COMPLY WITH THE NCC IF REQUIRED. APPLY FROSTED FILM TO REQUIRED WINDOWS.
- PROVIDE INSECT TO PROPOSED LAUNDRY DOOR.
- SUPPLY FROSTED FILM TO FFA. W2 & W9 IN ACCORDANCE WITH THE COUNCIL CONDITION APPROVAL.

AMENDED FINAL CONSTRUCTION 12-12-16 FINAL CONSTRUCTION T.P. 05-12-16 CONTRACTS N.E. 11-11-16 PLAN CHECK J.E. 04-11-16 G POV 18764 J.E. 01-11-16 CONSTRUCTION CERTIFICATE S.C. 8-10-16 20-09-16 POV 18466 T.P. D BASIX ADDED N.E. 23-08-16 С POV 18389 \$ 18390 J.E. 09-08-16 В TO CLIENT .P/S.C 20-07-16 Α TECHNICAL. 9-07-16 T.P/S.C ISSUE DATE No. DRAWN

DESIGN CONSULTANT: PETER BROWN

PROPOSED ADDITIONS & ALTERATIONS

FOR MR D DI FRANCESCO \$ MS A HEMMINGS

AT 5 | EASTERN AVENUE, KINGSFORD, NSW 2032

COUNCIL: RANDWICK



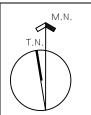
A.B.N. 54 000 605 407

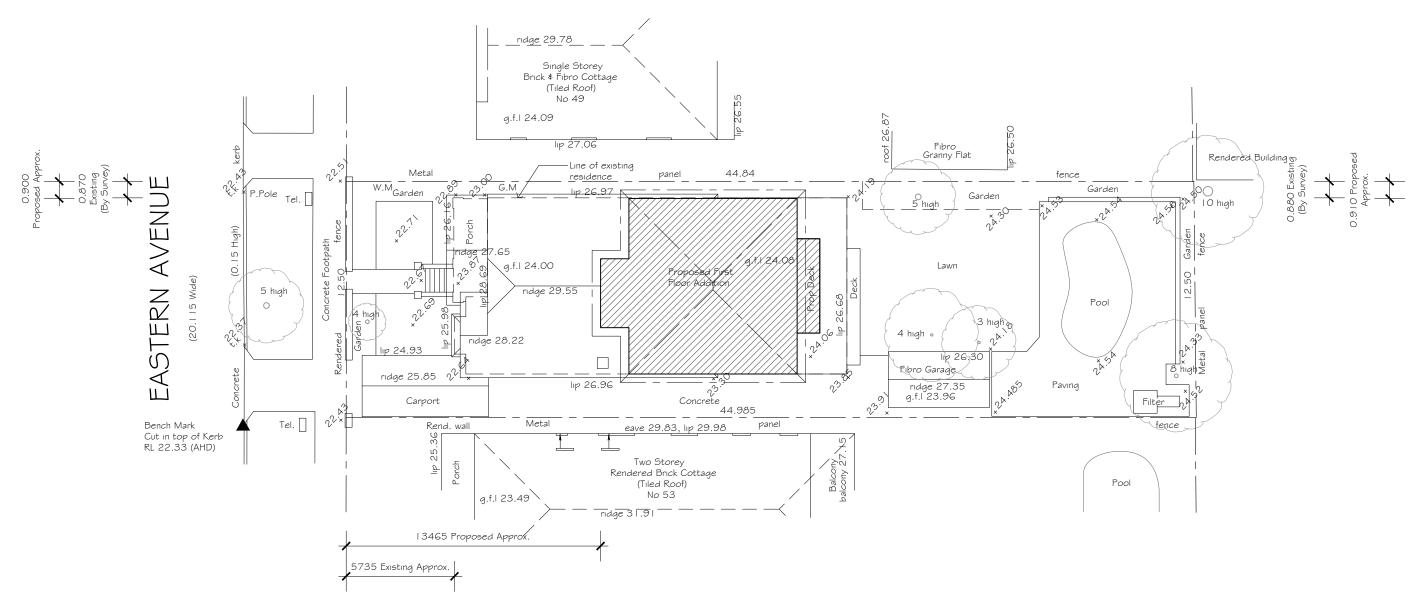
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

T.P.

SHEET: 1 OF 8

JOB NO: 778 1/16

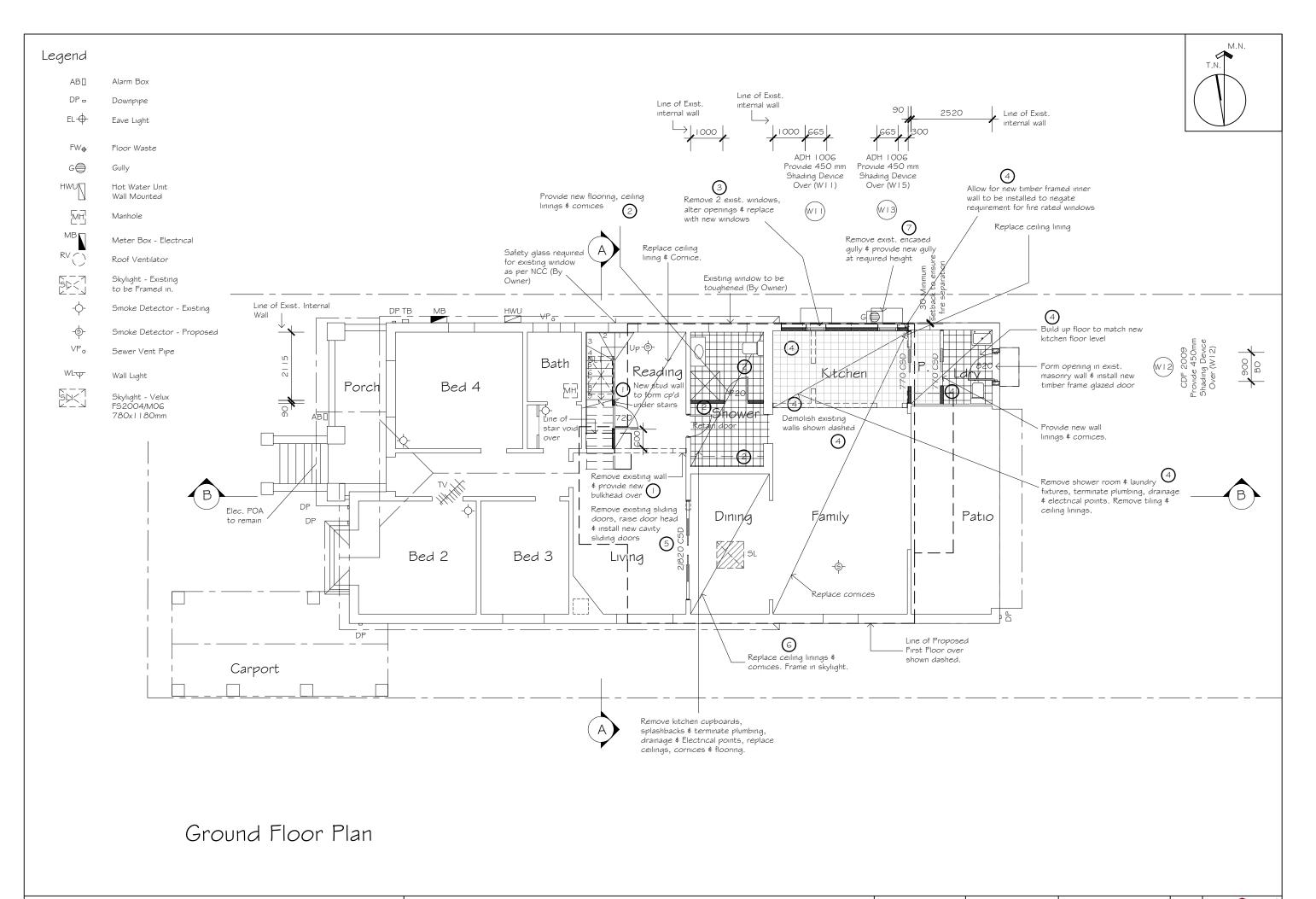


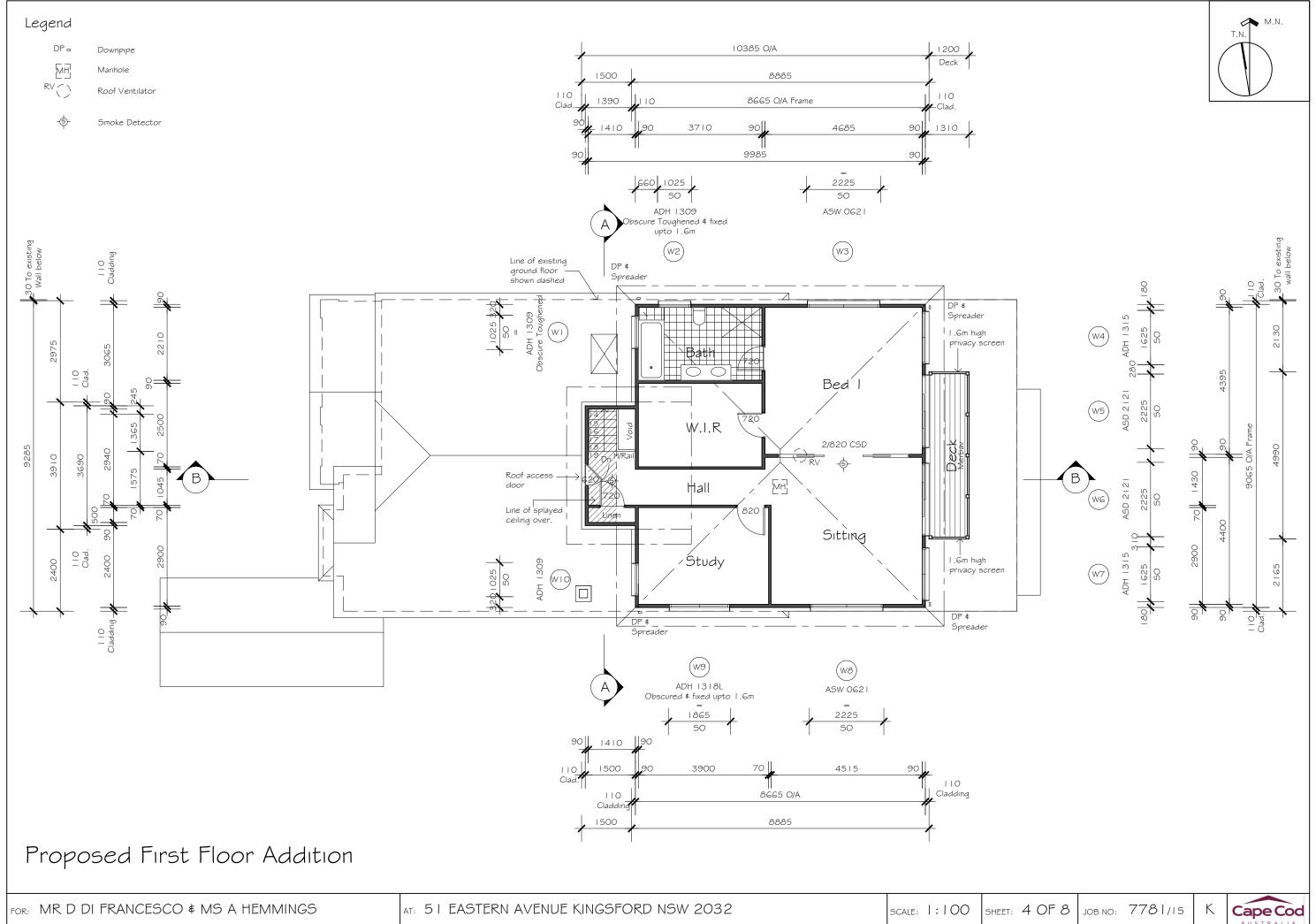


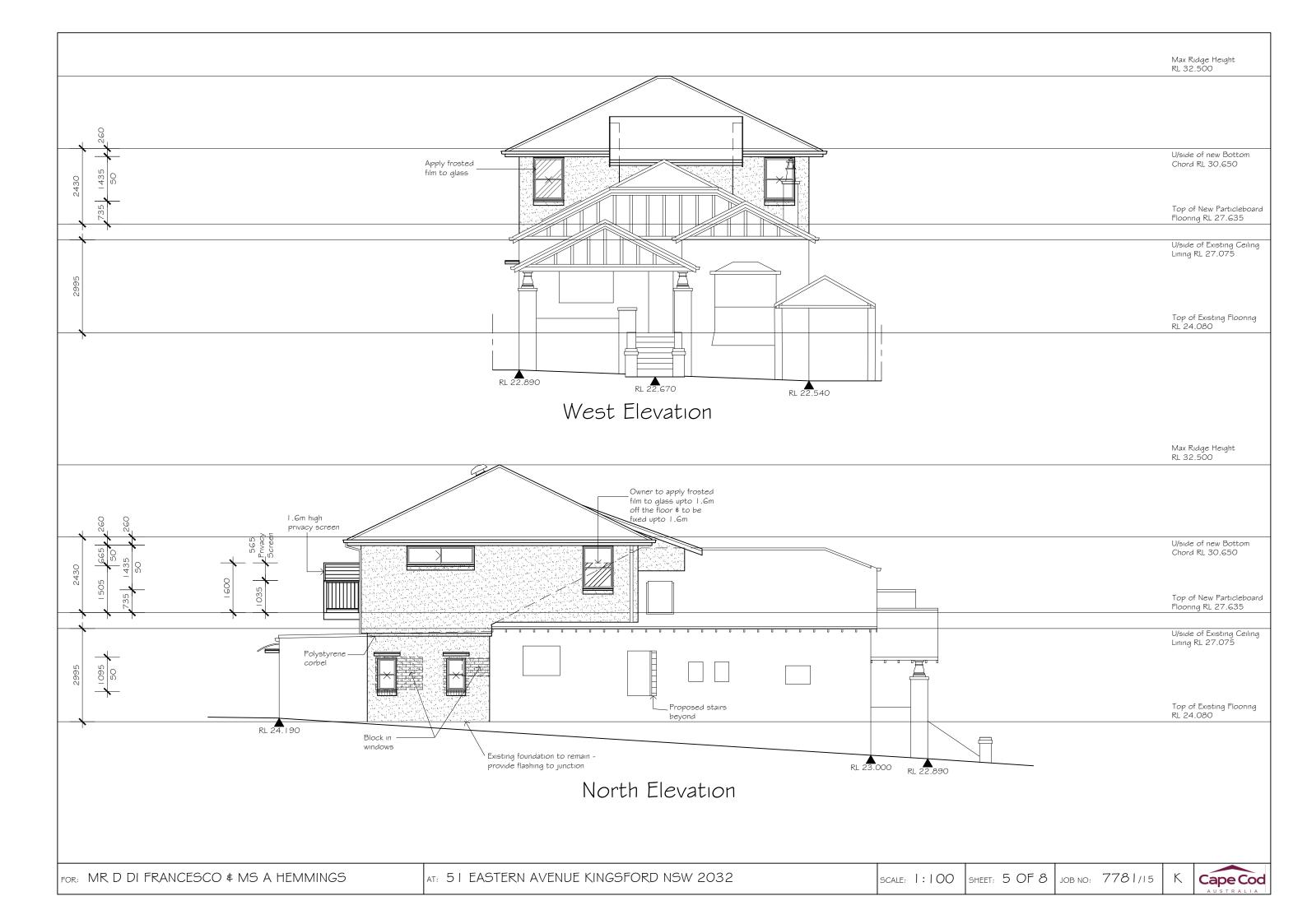
## Site Plan

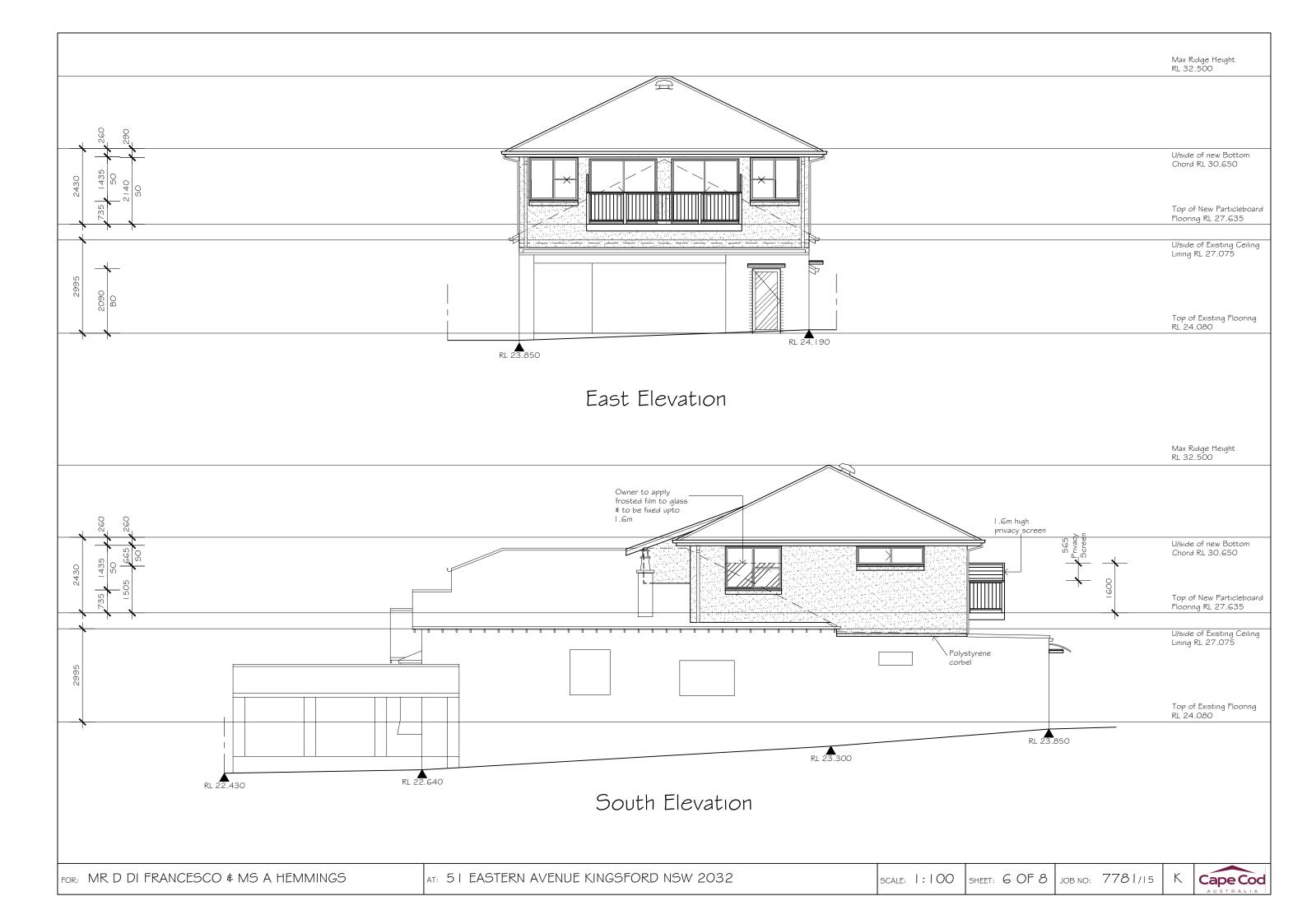
No. :51 Lot. : 160 DP : 12382

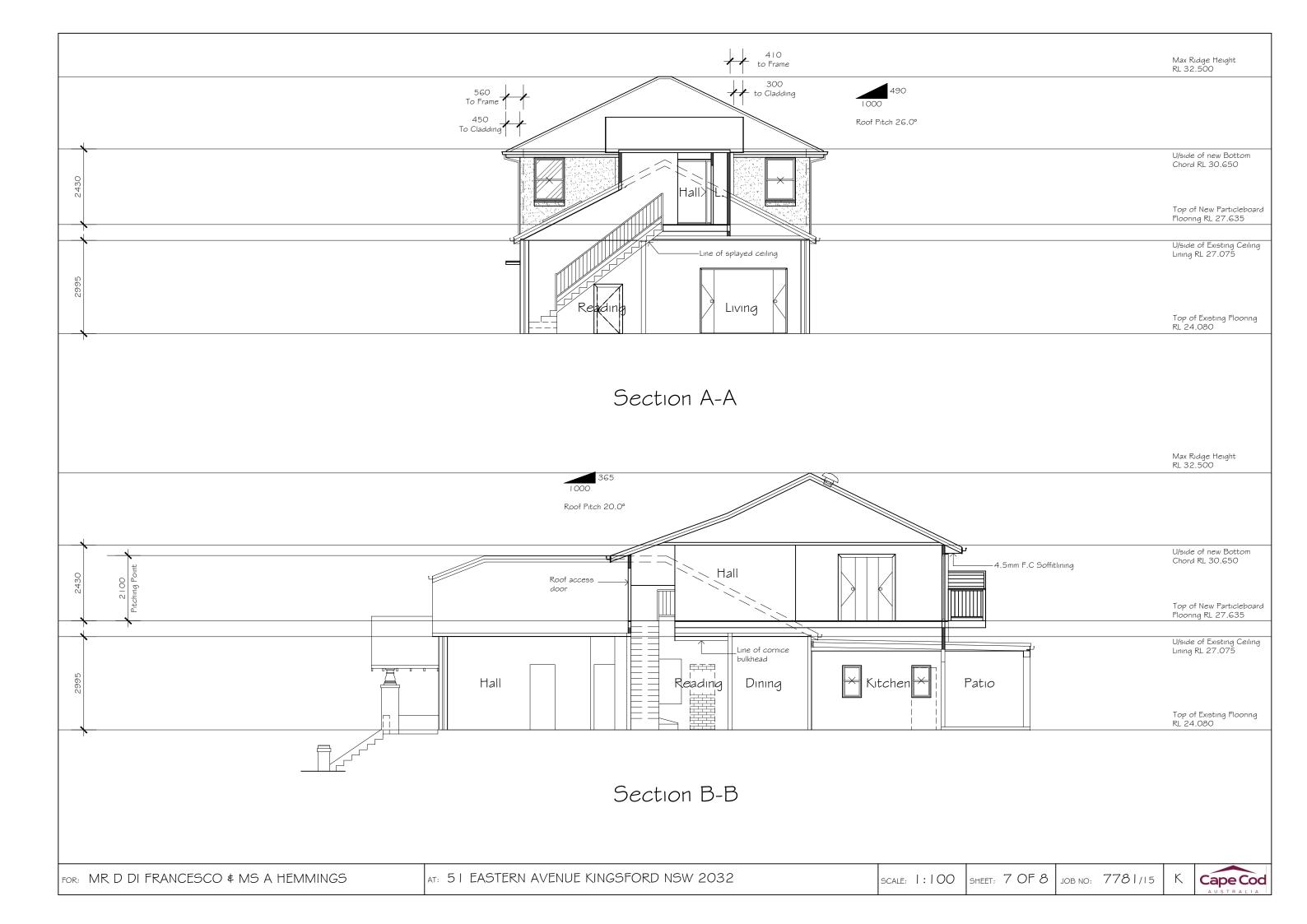
AREA: 556.4m² (By Title) : 561.24m² (By Calc)











WINDOW SCHED	OULE (BASIX A2580	010 02)		CLIENT:		ALUMINIUM (STEGBAR) W	INDOWS:					
STANDARD NOTES:						STANDARD ALUMINIUM C PEARL WHITE. PRIMROSE.	OLOURS: ANODISED CLEAR, AF , STONE BEIGE, SURFMIST, WH	PO GREY, CUSTOM BLACK IITE BIRCH. WOODLAND	,			
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		GREY.	, 5.0.12 22.02, 65.1. 11.6.1, 11.1.	Sintern, Weeds Sinte				
<ul><li>ALL WINDOWS COME W</li><li>WINDOW OPENINGS NC</li></ul>	/ITH "KEYED ALIKE" LOCKS )TED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	H THE E	BUILDER:	DATE:	CUSTOM COLOURS AVAIL	ABLE: DEEP OCEAN, HAMERSL	EY BROWN, NOTRE DAME,				
NCC 3.9.2.5						POTTERY.			TERRAIN: 3	WIND LOAD: W 33 N		
	(WI) ADH 1309	COLOUR CUSTOM BLACK	GLAZING		SPECIAL NOTES		W10 ADH 1309	COLOUR CUSTOM BLACK	GLAZING			
		CUSTOM BLACK	SINGLE PYRO LOW-E, (U-VA		FROSTED FILM BY BUILDER			CUSTOM BLACK	SINGLE CLEAR, (U-VALUE: 7.63,			
	W ELEVATION / BATHROOM	INSECT SCREEN	5.7, SHGC:0				W ELEVATION / STUDY	INSECT SCREEN	SHGC: 0.75)			
	ALUMINIUM	ALUMINIUM				/	ALUMINIUM	ALUMINIUM				
	DOUBLE HUNG OPEN	FIBREGLASS MESH CUSTOM BLACK	REVEAL I 40mm		-		DOUBLE HUNG OPEN	FIBREGLASS MESH CUSTOM BLACK	REVEAL 140mm	4		
	OI EN	COLOUR					OI EN	COLOUR				
	(W2) ADH 1309	CUSTOM BLACK	GLAZING SINGLE PYRO	DIYTIC	OWNER TO APPLY FROSTED FILM UP TO 1.6M FROM		(WII) ADH 1006	COLOUR CUSTOM BLACK	GLAZING SINGLE PYROLYTIC			
	N ELEVATION / BATHROOM		LOW-E, (U-VA	ALUE:	FIRST FLOOR LEVEL.		N ELEVATION / KITCHEN		LOW-E, (U-VALUE:			
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0	).47)	FIX THE BOTTOM SASH AND RESTRICT THE TOP SAH	$\times$	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)			
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		TO PREVENT IT OPENING LOWER THAN I.GM FROM THE FLOOR LEVEL		DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL	$\dashv$		
	OPEN	CUSTOM BLACK	I 40mm		THE FEOOR LEVEL		OPEN	CUSTOM BLACK	I 40mm			
	(W2)	COLOUR	GLAZING				W12) CDF 2009	COLOUR	GLAZING			
	(W3) ASW 0621	CUSTOM BLACK	SINGLE PYRO		RESTRICT OPENING TO 125mm TO COMPLY		W12) CDF 2009		SINGLE PYROLYTIC			
F	N ELEVATION / BED I	INSECT SCREEN	LOW-E, (U-VA 5.7, SHGC:0		WITH NCC.		E ELEVATION / LAUNDRY	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)			
	ALUMINIUM	ALUMINIUM		·			WESTERN RED CEDAR	BY OWNER				
	SLIDING	FIBREGLASS MESH CUSTOM BLACK	REVEAL				HINGED		REVEAL			
	OPEN / FIXED		I 40mm				OPEN		170mm			
	(W4) ADH 1315	COLOUR CUSTOM BLACK	GLAZING				W13) ADH 1006	COLOUR CUSTOM BLACK	00005 7 7000 50			
F	E ELEVATION / PED 1	- COSTONI BLACK	SINGLE PYRO LOW-E, (U-VA				N ELEVATION / KITCHEN	- COSTONI DLACK	SINGLE PYROLYTIC LOW-E, (U-VALUE:			
	E ELEVATION / BED I ALUMINIUM	INSECT SCREEN	5.7, SHGC:0	).47)		$\times$	N ELEVATION / KITCHEN ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)			
		ALUMINIUM FIBREGLASS MESH	REVEAL					ALUMINIUM FIBREGLASS MESH	REVEAL	$\dashv$		
	DOUBLE HUNG OPEN / FIXED	CUSTOM BLACK	I 40mm				DOUBLE HUNG OPEN	TIBICEOLI (SS IVIESTI	I 40mm	$\dashv$		
		COLOUR	GLAZING									
	(W5) ASD 2121	CUSTOM BLACK	SINGLE PYRO									
	E ELEVATION / BED I	INSECT SCREEN	LOW-E, (U-VA 5.7, SHGC:0									
	ALUMINIUM	ALUMINIUM	1	,								
	SLIDING	FIBREGLASS MESH CUSTOM BLACK	REVEAL									
	FIXED / OPEN		I 40mm									
F	(W6) ASD 2121	COLOUR CUSTOM BLACK	GLAZING									
		- COSTONI BLACK	SINGLE PYRO LOW-E, (U-VA									
	E ELEVATION / SITTING ALUMINIUM	INSECT SCREEN	5.7, SHGC:0	).47)								
		ALUMINIUM FIBREGLASS MESH	REVEAL							$\dashv$		
	SLIDING OPEN / FIXED	CUSTOM BLACK	1 40mm							$\dashv$		
		COLOUR	GLAZING									
	(W7) ADH 1315	CUSTOM BLACK	SINGLE PYRO									
F	E ELEVATION / SITTING	INSECT SCREEN	LOW-E, (U-VA 5.7, SHGC:0									
	ALUMINIUM	ALUMINIUM	1	,								
	DOUBLE HUNG	FIBREGLASS MESH CUSTOM BLACK	REVEAL									
	FIXED / OPEN		I 40mm									
	(W8) ASW 0621	COLOUR CUSTOM BLACK	GLAZING	D.								
	C 51 51 /ATION / CITTING	- COSTONI DEACK	SINGLE CLEAR (U-VALUE: 7.					_				
F	S ELEVATION / SITTING ALUMINIUM	INSECT SCREEN	SHGC: 0.75)	)								
		ALUMINIUM FIBREGLASS MESH	REVEAL							$\dashv$		
	SLIDING OPEN / FIXED	CUSTOM BLACK	1 40mm							$\dashv$		
	(up)	COLOUR	GLAZING									
	(W9) ADH 1318	CUSTOM BLACK	SINGLE CLEA	R,	OWNER TO APPLY FROSTED FILM UP TO 1,6M FROM							
	S ELEVATION / STUDY	INSECT SCREEN	(U-VALUE: 7.) SHGC: 0.75)		FIRST FLOOR LEVEL.							
	ALUMINIUM	ALUMINIUM	<u> </u>		FIX THE BOTTOM SASH AND RESTRICT THE TOP SAH TO PREVENT IT OPENING LOWER THAN 1.6M FROM							
	DOUBLE HUNG	FIBREGLASS MESH CUSTOM BLACK	REVEAL		THE FLOOR LEVEL							
	FIXED / OPEN	COSTOINI DLACK	I 40mm						,			
for: MR D DI FRA	ANCESCO # MS A H	HEMMINGS		AT: 5	I EASTERN AVENUE KINGSFORD I	NSW 2032		SCALE: 1: NTS S	HEET: 8 OF 8	JOB NO: 7781/	115 K	Cape Cod