BASIX	COMMITMENTS					
CERTIFICATE NO. A202567_0	2					
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: 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						
W4, W5, W6, \$ W19,	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)					
W1, W2, W3, W7, W8, W9, W10, W11, W12, W13, W14, W15, W16, W17, \$ W18,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)					
SHADI	ING DEVICES					
WINDOWS						
WI, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W13, W14, \$ W15,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM					
WIG, WI7, \$ WI8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM					
WI2,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM					
W19,	NONE					

EXTERNAL PAINT SCHEDULE

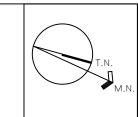
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Barge Board			White
Fascia Board			White
Window Frame	Stegbar		White
Soffit Lining			White
Wall Cladding			Grey
Timber Finial			White

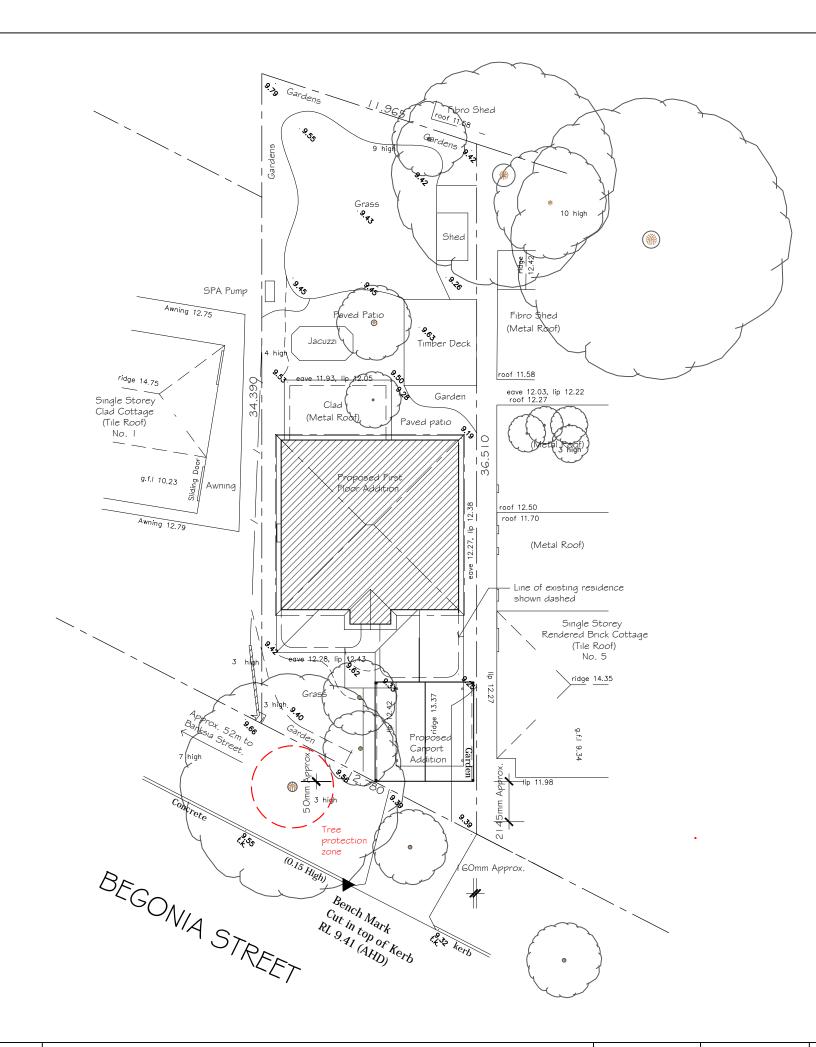
SPECI	FICATION SUMMARY	SPECIAL NOTES						
	UCTURAL TIMBER - All to ASA 1684.2		PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN- ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA). AS PER THE BCA - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE. CONNECT/INSTALL THIRTY EIGHT (38) DOWNLIGHT FITTINGS & TWO (2) FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER). PROVIDE TRIO' GYPROCK CORNICES TO WALL & CEILING JUNCTION.					
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @	ROOF: ROOF TRUSSES .600 CTS TO MANUFACTURERS	• A • R • C						
FINISHES			ENDER & PAINT EXISTING EXTERNAL BI		9 30110110			
BRICKWORK	N/A	-						
5.05.00								
FLOORING	I 9MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD							
CLADDING	50MM INSULCLAD OVER POLASTIC INSULATION CAVITY SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS							
WINDOWS - STEGBAR KEYED LOCKS	FRAME: WESTERN RED CEDAR	WC	RKS BY OWNER					
(TERRAIN: 3)			EMOVAL & INSTALLATION OF T.V ANT	ENNA IF REQUIRE	ED & CONN	ECTION TO		
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	 NEW AND EXISTING TV POINTS. CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND NEW T.V. AERIAL PHONE AND/OR DATA CABLING. 						
ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	 ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE N KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS. 						
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	SUPPLY THIRTY EIGHT (38) DOWNLIGHT FITTINGS \$ TWO (2) 4 IN I FANVLIGHT/HEATER UNITS.						
INSULATION (FIBREGLASS)	R3.0 SOUND SCREEN BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 SOUND SCREEN BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.4 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES	SUPPLY \$ INSTILLATION OF INSECT SCREENS TO NEW BI-FOLD DOOR UNIT TO MEAL AREAS, AND TO NEW HINGED EXTERNAL DOORS, IF REQUIRED. REMOVAL OF VEGETATION \$ OBSTRUCTIONS TO FACILITATE THE ERECTION OF SCAFFOLDING \$ THE CEMENT RENDERING \$ PAINTING OF EXISTING BRICKWORK. ALL WORKS ASSOCIATED WITH ELECTRICAL INSPECTION REPORT \$4333						
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. I OOx25 Splay ARCHITRAVE: Ex. I OOx25 Splay	• E.	T OUT OF PROPOSED PANTRY CUPBO KTERNAL STEP TO NEW LAUNDRY DOC EMOVE \$/OR RELOCATE EXISTING AIR	OR AS REQUIRED				
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"	K	FINAL CONSTRUCTION		N.L	29-10-1		
STAIRCASE	TYPE: CLOSED TIMBER	J	CARPORT AMENDED FOR COUNCIL		N.E.	30-09-1		
MDF TREADS & PINE RISERS	WIDTH: 950mm	1	CARPORT ADDED		SC	22-06-1		
	RISE: 18 @ 184mm	Н	FINAL CONSTRUCTION		NL	08-04-1		
	GOING: 240mm (260mm TREAD)	G	TO CONTRACTS	SC	13-03-1			
	, ,	F	TO BOQ	SC	29-01-1			
FASCIA \$ BARGE BOARDS	MATERIAL: DAR TIMBER	E	POV 15808		N.E.	23-10-1		
		D C		VEY, BASIX DETAILS ADDED \$ TO COUNCIL				
CLITTEDS & DOWNIDIDES	TOPE OCEE			SULTANT CHECK PLAN				
GUTTERS \$ DOWNPIPES REMOVE \$ REPLACE	MATERIAL: PREFINISHED ALUMINIUM		TO CLIENT # POV 15532 # 15533			22-09-1		
EXISTING GROUND FLOOR DP'S	GUTTER COLOUR: LIGHT CHARCOAL DOWNPIPE COLOUR: LIGHT CHARCOAL	A	TECHNICAL		B.L.	19-08-14		
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE		DRAWN	DATE		
			GN CONSULTANT: COLIN TAYLOR					
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD	PROPOSED ADDITIONS & ALTERATIONS FOR MR C & MRS N FORMAN						
FINISHED GROUND LEVE	ILS SHOWN ON PLAN ARE SUBJECT TO SITE	AT	3 BEGONIA STREET, PAGEWOOD NSW 20)35				
CONDITIONS.	333325. 13 3112							
DO NOT SCALE OFF DRA	AWINGS.	COU	NCIL: BOTANY COUNCIL					
ALL DIMENSIONS SHOW MEASURE DURING CONS	N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION.			A.B.N. 54 00	0 605 40	7		
NO ALLOWANCE HAS BE	EN MADE FOR SHRINKAGE OR MILLING.	(Cape Cod	SUITE 41, 410 NORTH PARRA	MATTA 21	51		
	GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT		AUSTRALIA	PHONE: (02) S BUILDERS LICE				

JOB NO: 7582/14

SHEET: 1 OF 9

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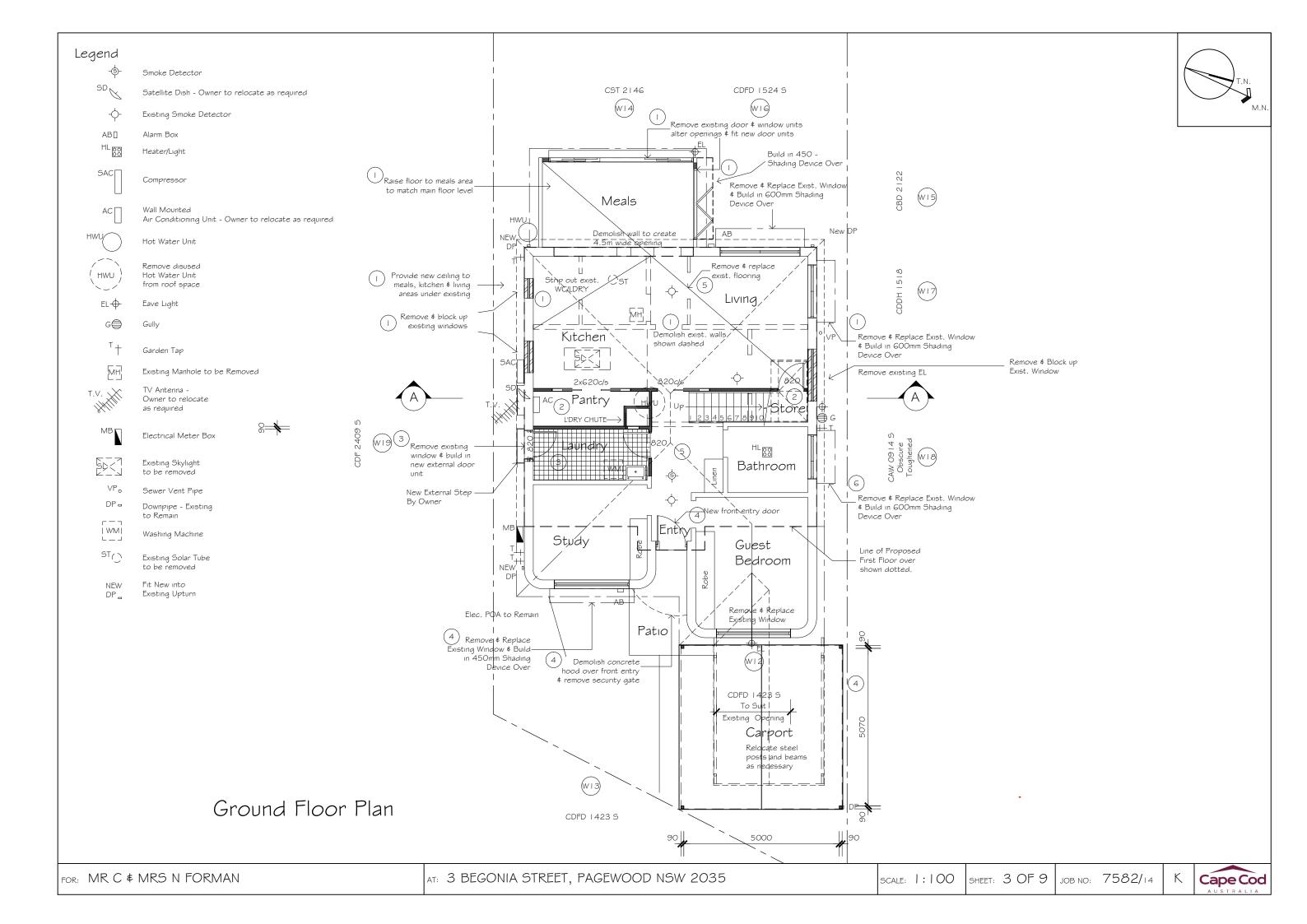


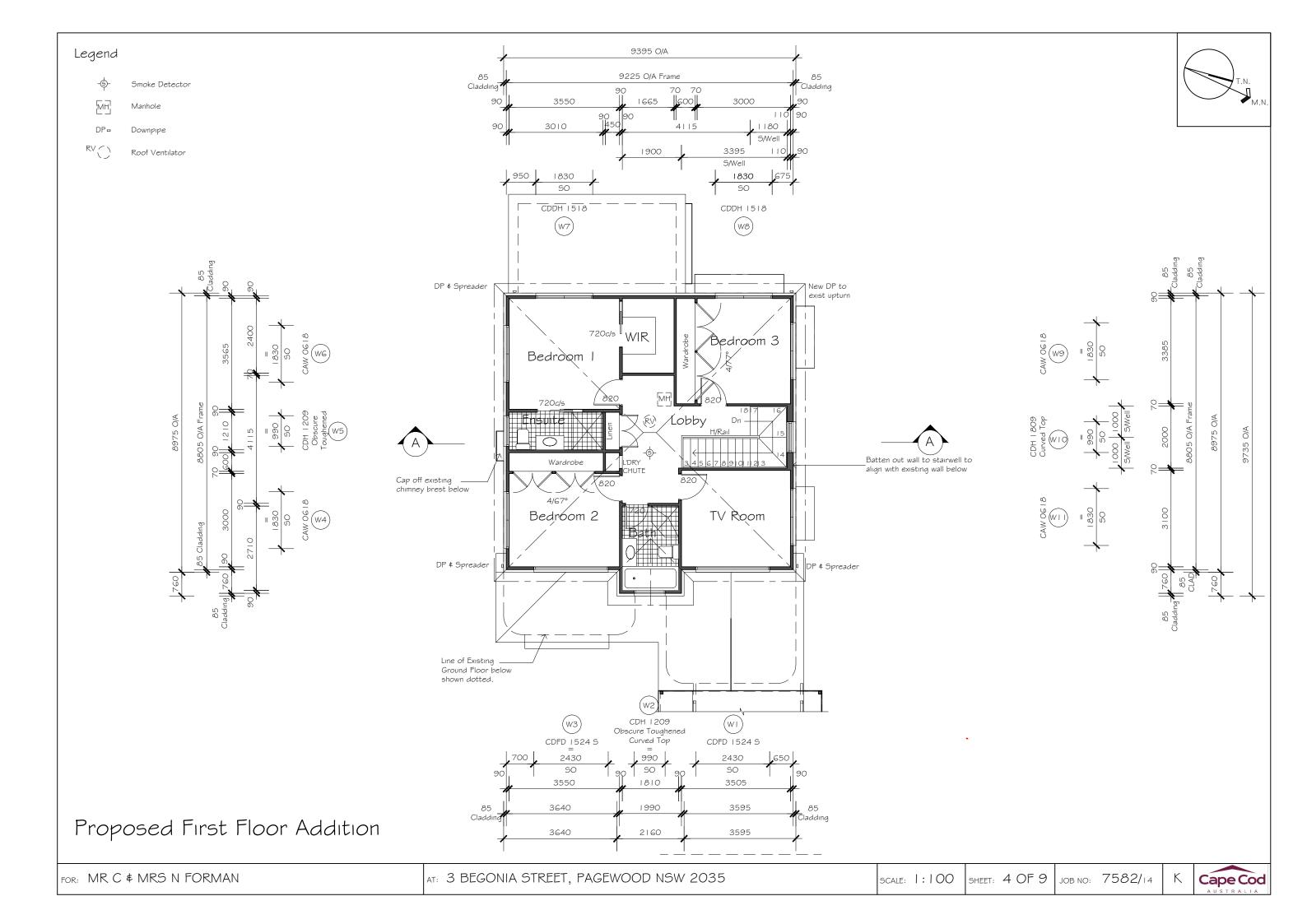
Site Plan

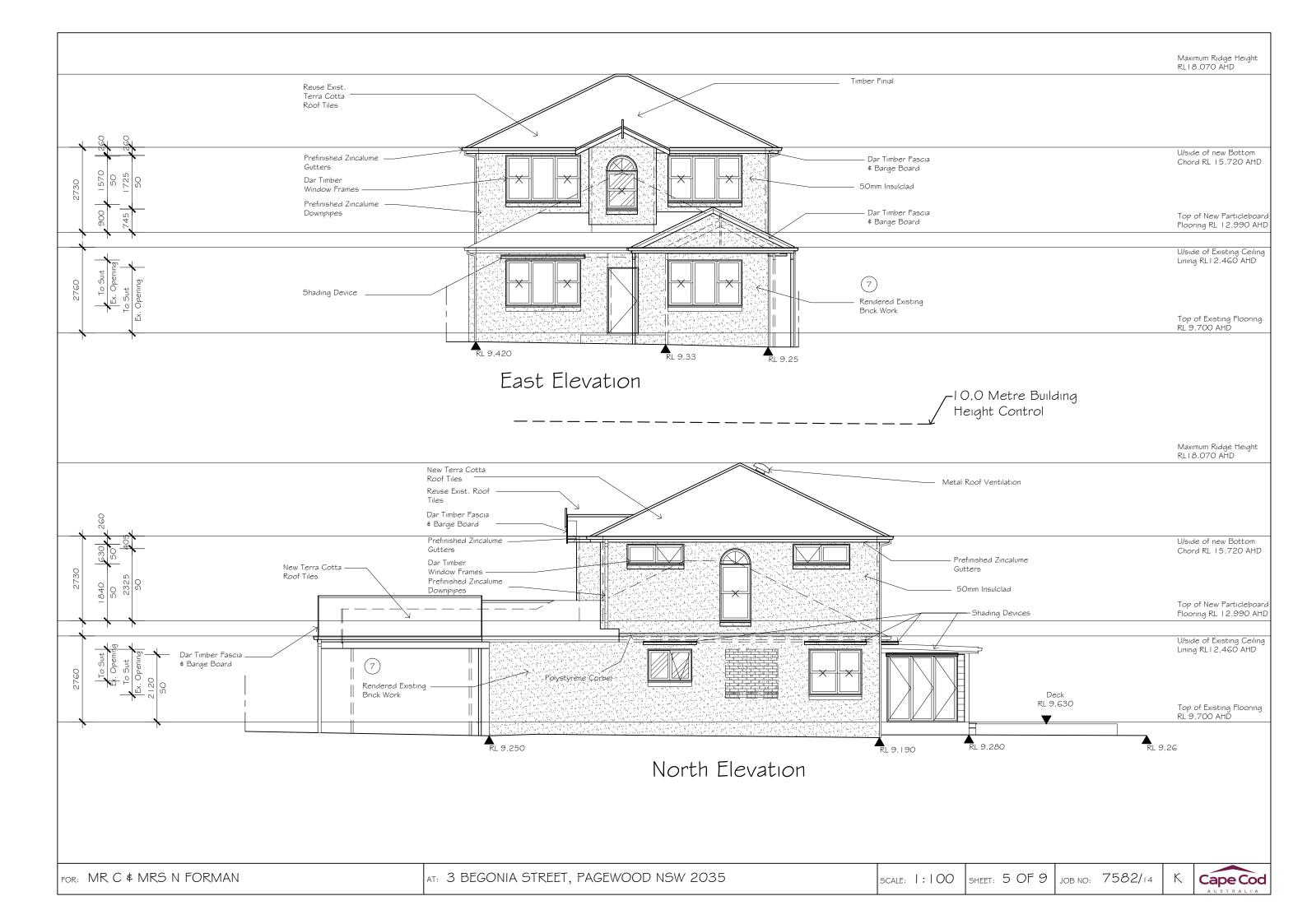
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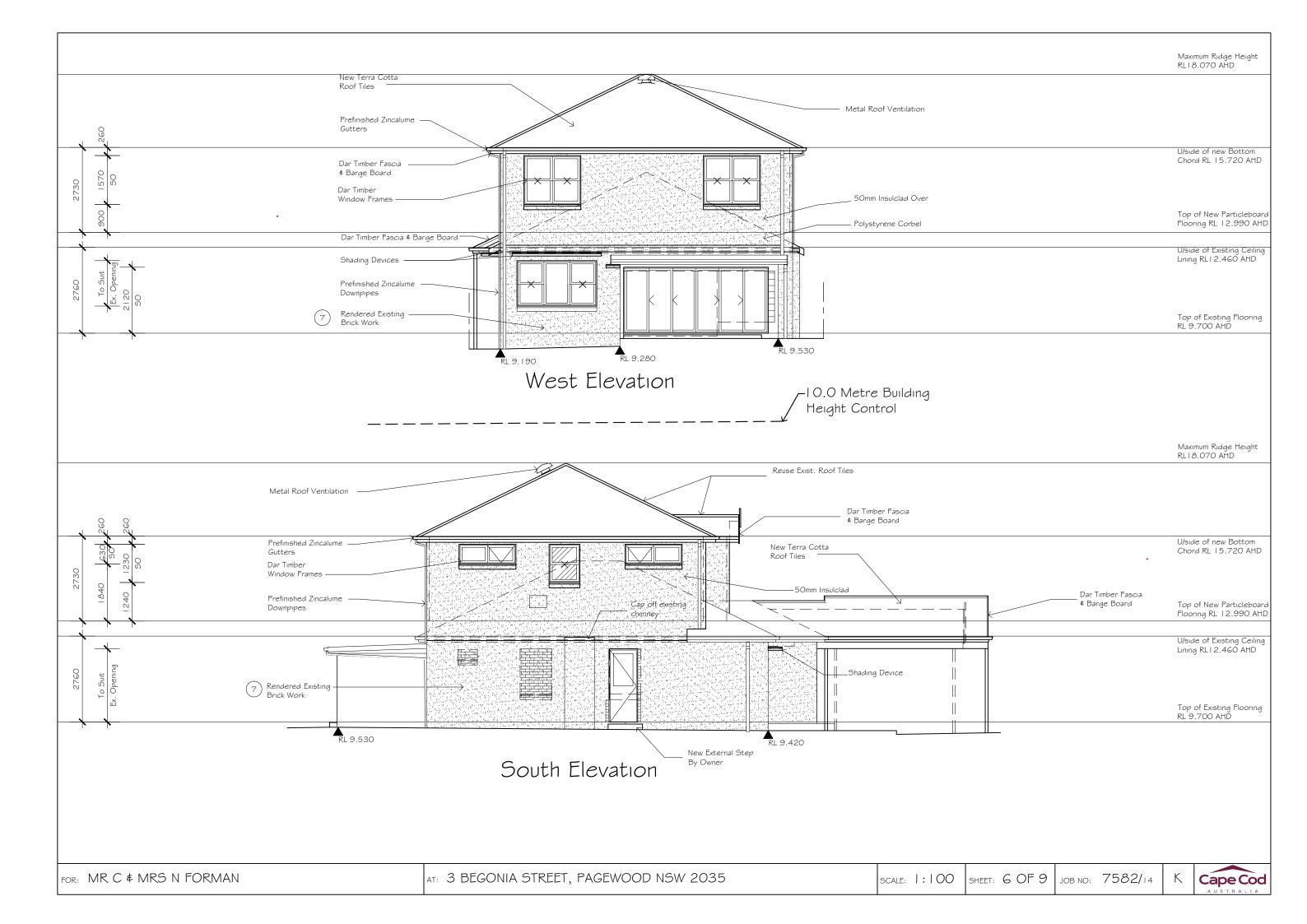
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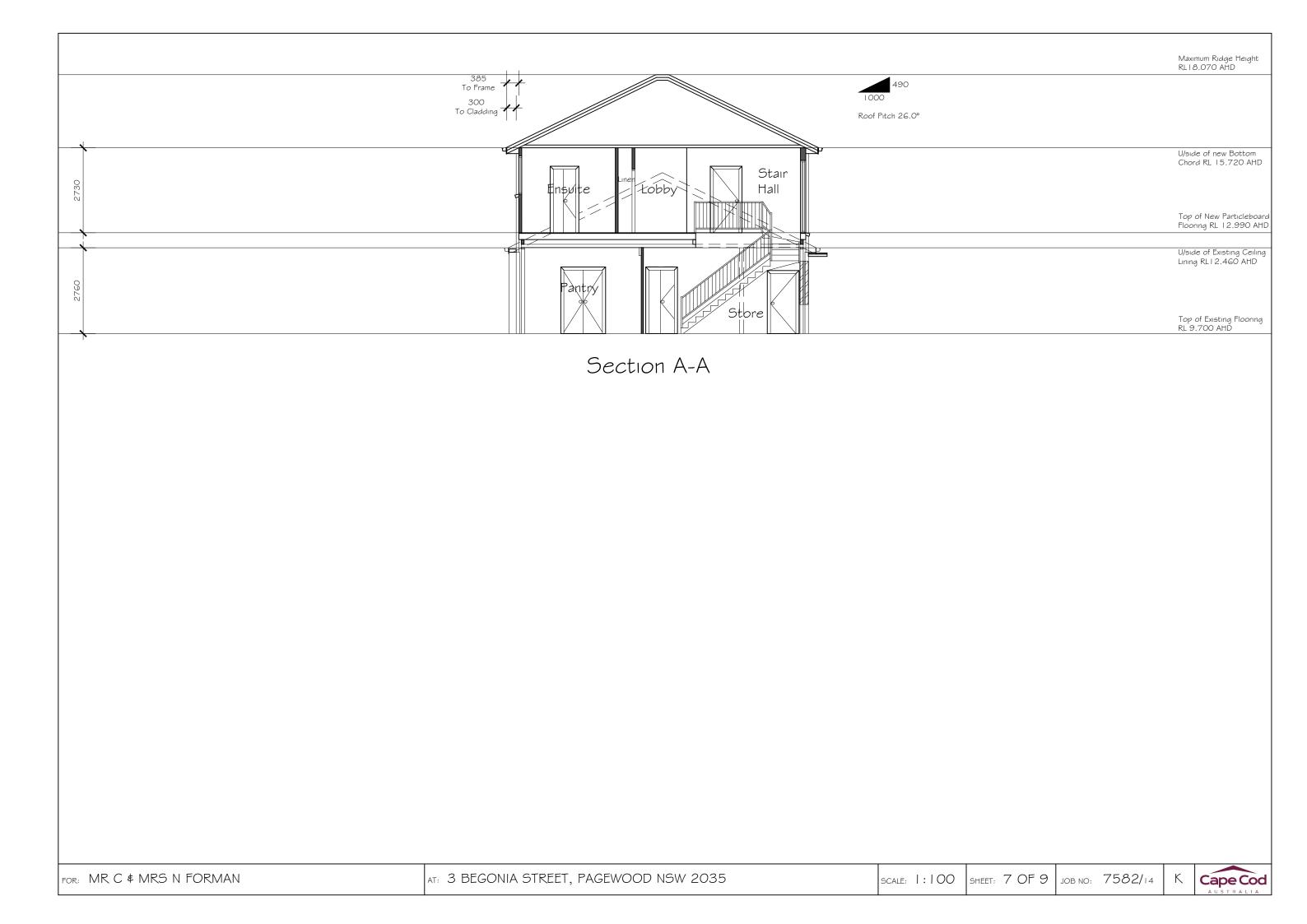
AREA: 398.40m² (By Title) : 403m² (By Calc)











WINDOW SCH	IEDULE BASIX	A202567	7-02 CHENT:		ALUMINUM (STEGBAR) FLYS	SCREENS .		TIMBER WINDOWS:			
STANDARD NOTES:	RE DRAWN AS VIEWED FROM (02.2			LOURS: WHITE BIRCH, PRIMROS TOM BLACK, WOODLAND GREY DCEAN (MOUNTAIN BLUE)		CLEAR PRIMED INSIDI	OOOR FRAMES AND DOORS ARE TO BE SUPPLIED E AND OUT FOR A PAINT/STAINED FINISH.		
ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE B.C.A 3.9.2.5			H THE BUILDER:	DATE:	CUSTOM COLOURS AVAILABLE: HAMMERSLEY BROWN, NOTRE DAME, POTTERY.			MAHOGANY BRONZE	STANDARD HARDWARE COLOURS: SATIN CHROME, CHROME. GOLD, MAHOGANY BRONZE & WHITE.		
D.C.A 3.3.2.3		Tuanduane colour	T a. 4 = 14 a	Taprau varra	_	-	LIABBUARE COLOUR		IND LOAD: W 28 N		
	(WI) CDFD 1524 S	HARDWARE COLOUR	GLAZING SINGLE PYROLYTIC	SPECIAL NOTES		WIO CDH 1809	HARDWARE COLOUR WHITE		SPECIAL NOTES		
F		WHITE	LOW-E, (OR			0 00111000	- WHITE	SINGLE PYROLYTIC LOW-E, (OR			
	E ELEVATION / TV ROOM	INSECT SCREEN	U-VALUE: 3.99,	RESTRICT BOTTOM SASH OPENING TO 125mm		N ELEVATION / STAIR WELL	INSECT SCREEN	U-VALUE: 3.99,	RESTRICT BOTTOM SASH OPENING TO 125mm		
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)	TO COMPLY WITH BCA.		WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)	TO COMPLY WITH BCA.		
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL			DOUBLE HUNG	FIBREGLASS MESH	REVEAL			
	OPEN / FIXED / OPEN	WHITE				OPEN + CURVED TOP	WHITE				
	(W2) 0511 1000	HARDWARE COLOUR	GLAZING	SPECIAL NOTES		(WII) CAW OG 18	HARDWARE COLOUR	GLAZING	SPECIAL NOTES		
	(W2) CDH 1209	WHITE	SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.		(WII) CAW 0618	WHITE	SINGLE PYROLYTIC			
	E ELEVATION / BATHROOM	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99,	RESTRICT BOTTOM SASH OPENING TO 125mm		N ELEVATION / TV ROOM	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99,			
7	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)	TO COMPLY WITH BCA.		WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)			
R_//4	DOUBLE HUNG	FIBREGLASS MESH	REVEAL			AWNING		REVEAL	1		
	OPEN + CURVED TOP	WHITE				FIXED / OPEN	WHITE		1		
		HARDWARE COLOUR	GLAZING	SPECIAL NOTES							
	(W3) CDFD 15245	WHITE	SINGLE PYROLYTIC	37.23 N.2 N.3 N.3							
F	E ELEVATION / BEDROOM 2		LOW-E, (OR								
	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.							
R H R		ALUMINIUM FIBREGLASS MESH	REVEAL	- TO COMPLET WITH BOA.			_				
	DOUBLE HUNG OPEN / FIXED / OPEN	WHITE	NLVLAL	-							
	OTEN TIMES TOTEN	HARDWARE COLOUR	GLAZING	SPECIAL NOTES							
	(W4) CAW 0618	WHITE	SINGLE CLEAR, (OR	SI ECIAL NOTES	-				+		
	C ELEVATION / BEDDOOM O	-	U-VALUE: 5.71,				-				
F	S ELEVATION / BEDROOM 2 WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.66)								
		ALUMINIUM	DEV/EAL						4		
	AWNING OPEN / FIXED	FIBREGLASS MESH WHITE	REVEAL	_					-		
	OI LN / TIXLD										
	(W5) CDH 1209	HARDWARE COLOUR	GLAZING SINGLE CLEAR	SPECIAL NOTES	_						
		WHITE	TRANSLUCENT	TRANSLUCENT FILM BY BUILDER			_				
	S ELEVATION / ENSUITE	INSECT SCREEN	FILM BY BUNDER, (OR) U-VALUE: 5.71								
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.66								
	DOUBLE HUNG	FIBREGLASS MESH WHITE	REVEAL								
	OPEN / OPEN	WITTE									
	(W6) CAW 0618	HARDWARE COLOUR	GLAZING	SPECIAL NOTES							
	<u> </u>	WHITE	SINGLE CLEAR, (OR U-VALUE: 5.71,								
F	S ELEVATION / BEDROOM I	INSECT SCREEN	SHGC: 0.66)								
	WESTERN RED CEDAR	ALUMINIUM									
	AWNING	FIBREGLASS MESH	REVEAL								
	FIXED / OPEN	WHITE									
	(W7) CDDH 1518	HARDWARE COLOUR	GLAZING	SPECIAL NOTES							
	W7) CDDH 1518	WHITE	SINGLE PYROLYTIC LOW-E, (OR								
	W ELEVATION / BEDROOM I	INSECT SCREEN	U-VALUE: 3.99,	RESTRICT BOTTOM SASH OPENING TO 125mm							
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)	TO COMPLY WITH BCA.							
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL								
	OPEN / OPEN	WHITE									
	(W8) CDDH 1518		GLAZING	SPECIAL NOTES							
	(W8) CDDH 1518	WHITE	SINGLE PYROLYTIC LOW-E, (OR								
	W ELEVATION / BEDROOM 3	INSECT SCREEN	U-VALUE: 3.99,	RESTRICT BOTTOM SASH OPENING TO 125mm							
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)	TO COMPLY WITH BCA.							
R R	DOUBLE HUNG	FIBREGLASS MESH	REVEAL						1		
	OPEN / OPEN	WHITE									
	(W9) CALLEGE	HARDWARE COLOUR	GLAZING	SPECIAL NOTES							
	(W9) CAW 0618	WHITE	SINGLE PYROLYTIC								
	N ELEVATION / BEDROOM 3	NICECT CORES	LOW-E, (OR U-VALUE: 3.99,								
	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	SHGC: 0.4)								
	AWNING	FIBREGLASS MESH	REVEAL	1							
	OPEN / FIXED	WHITE									
		1	'		101110000						
FOR: MR C & MRS	N FORMAN		1 _{AT:} 3	BEGONIA STREET. PAGEWOOD I	NSW 2035		SCALE: 1. NTS	HEET. 8 OF 9 1 10	OB NO: 7582/14 K Cape Co		

WINDOW SCH	HEDULE BASIX	A202567	7 02 CHENT.		ALUMINUM (STEGBAR) FLYSCI	REENS		TIMBER WINDOWS:		
STANDARD NOTES:					STANDARD ALUMINUM COLOI WHITE, STONE BEIGE, CUSTO (BOND OFF WHITE), DEEP OC	M BLACK, WOODLAND GREY,	E, APO GREY, PEARL, (SLATE GREY), SURFMIST		DOOR FRAMES AND DOORS ARE DE AND OUT FOR A PAINT/STAINED	
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS				DATE:	CUSTOM COLOURS AVAILABLE HANNERS DE PROMAL NOTRE BANE POTTERV			STANDARD HARDWARE COLOURS: SATIN CHROME, CHROME. GOLD, MAHOGANY BRONZE & WHITE.		
B.C.A 3.9.2.5			33.23214					TERRAIN: 3 V	WIND LOAD: W 28 N	
	CDFD 1423 S E ELEVATION / GUEST BED WESTERN RED CEDAR DOUBLE HUNG OPEN / FIXED / OPEN	HARDWARE COLOUR WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL	SPECIAL NOTES SITE MEASURE EXISTING OPENING						
	OTEN TIMED TOTEN	HARDWARE COLOUR	GLAZING	SPECIAL NOTES						
	W13 CDFD 1423 S E ELEVATION / STUDY WESTERN RED CEDAR DOUBLE HUNG OPEN / FIXED / OPEN	WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SITE MEASURE EXISTING OPENING						
		HARDWARE COLOUR	GLAZING	SPECIAL NOTES						
F	W ELEVATION / MEALS WESTERN RED CEDAR SLIDING STACKER FIXED / OPEN / OPEN	WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL	_	_					
		HARDWARE COLOUR	GLAZING	SPECIAL NOTES						
	N ELEVATION / MEALS WESTERN RED CEDAR BI-FOLD DOOR OPEN	WHITE INSECT SCREEN NOT INCLUDED	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)							
		HARDWARE COLOUR	GLAZING	SPECIAL NOTES						
F	W ELEVATION / LIVING WESTERN RED CEDAR DOUBLE HUNG OPEN / FIXED / OPEN	WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL	SITE MEASURE EXISTING OPENING	_					
		HARDWARE COLOUR	GLAZING	SPECIAL NOTES						
	N ELEVATION / LIVING WESTERN RED CEDAR DOUBLE HUNG OPEN / OPEN	WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SITE MEASURE EXISTING OPENING						
		HARDWARE COLOUR	GLAZING	SPECIAL NOTES						
	N ELEVATION / BATHROOM WESTERN RED CEDAR AWNING FIXED / OPEN	WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER. SITE MEASURE EXISTING OPENING						
	W19) CDF 2409	HARDWARE COLOUR	GLAZING	SPECIAL NOTES						
	S ELEVATION / LAUNDRY WESTERN RED CEDAR HALF GLAZED DOOR	WHITE INSECT SCREEN NOT APPLICABLE	SINGLE CLEAR, (OR U-VALUE: 5.7 I , SHGC: 0.66)	SITE MEASURE EXISTING OPENING HEIGHT						
FOR: MR C & MRS	N FORMAN	-	AT. 3	BEGONIA STREET, PAGEWOOD 1	NSW 2035		CALE L. NITS	eet 9 0F 9	JOB NO: 7582/14 K	Cape Coo
FUK: IVIN C 4 IVINS	IN I CINIVIAIN		AI: 3	DEGUNIA DINLLI, I AGENVUUD I	1011 2000	[S	CALE: I: NID SH	EE1: D OI D J	JOR NO: 1 205/14 V	- Lape Cor