BASIX (	COMMITMENTS
CERTIFICATE NO. A240382	
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
EXTERNAL WALL: CAVITY BRICK	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)
GLAZII	NG REQUIREMENTS
WINDOWS	
W2, W6, W7, W9, \$ W10,	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W3, W4, \$ W5,	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW- E, (U-VALUE: 4.48, SHGC: 0.46)
SHAD	ING DEVICES
WINDOWS	
W2, W6, \$ W7,	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM
W9, \$ W   O,	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM
WII,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM
W3, W4, \$ W5,,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36
	•

FINAL CONSTRUCTION.

WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @ FLOOR: I 90x45mm MIN	.600 CTS TO MANUFACTURERS .600 CTS DETAILS @ .600 CTS	• A • C • F	WITH THE BUILDING CODE OF AUSTRALIA (NCC). AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE CONNECT/INSTALL THIRTY NINE (39) DOWNLIGHT FITTIN AN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER) PROVIDE LEAF GUARDS TO ROOF GUTTERS \$ VALLEYS BALL. 40 BUSHFIRE REQUIREMENTS.	TOUGHENE NGS \$ TWO	D GLASS. (2)			
FINISHES								
BRICKWORK	N/A							
FLOORING	19MM STRUCTURAL PARTICLEBOARD							
CLADDING	50MM "QT ECO SERIES" FIRE RATED POLYSTYRENE PANELS WITH APPLIED TEXTURE COAT FINISH TO EXTERNAL WALLS	†						
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM QUANTUM EXTREME	WC	DRKS BY OWNER					
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: STAINLESS STEEL	<ul> <li>REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION NEW AND EXISTING TV POINTS.</li> <li>CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL</li> </ul>						
ROOF COVERING	PROVIDE ALL NEW MONIER "HORIZON" CONCRETE ROOF TILES TO PROPOSED FIRST FLOOR ADDITION RE-TILE EXISTING REMAINING ROOF AREAS WITH NEW MONIER "HORIZON" PROFILE TILES	PHONE AND/OR DATA CABLING. ALL WORK ASSOCIATED WITH THE REMOVAL OF EXISTING AIR CONDITIONING AND THE SUPPLY \$ INSTALLATION OF A DUCTED AIR CONDITIONING SYSTEM. SUPPLY THIRTY NINE (39) DOWNLIGHT FITTINGS \$ TWO (2)						
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	F	AN/LIGHT/HEATER UNIT. SUPPLY AND INSTALLATION OF DOORJAMB, DOOR, DO		TRAVE,			
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES \$ TO BEDROOM 3 FLOOR AREA I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES	DOOR FURNITURE, SHELVING # HANGING RAILS TO BUILT-IN-ROBES.						
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE (PRE-PRIMED) SKIRTING: Ex. 100x25 COLONIAL ARCHITRAVE: Ex. 75x25 BULLNOSE	BATHROOM & ENSUITE.  SUPPLY OF EXTERNAL QUARRY TILES.  MODIFICATION TO EXISTING AND/OR NEW SURFACE STORMWATER DRAINAGE TO THE AREA OF THE NEW ENTRY PORCH.						
INTERNAL DOORS	CORINTHIAN "CAMBRIDGE" HOLLOW CORE DOORS	• N	MAKING GOOD TO THE EXISTING SIDE PATIO TILES AFF LEMOVAL OF THE PIPE COLUMN. LEMOVAL & RE-INSTALLATION OF THE EXISTING COMBI					
STAIRCASE MAPLE TREADS AND	TYPE: CLOSED TIMBER WIDTH: 950mm	EXTENSION OF FLUE.  • REMOVAL & RE-INSTALLATION OF SOLAR PANELS.						
RISERS CUPBOARD UNDER	RISE: 18 @ 18 Imm	REPLACE ALL EXISTING GROUND FLOOR WINDOWS IF/AS REQUIRE     LANDSCAPING WORKS INCLUDING NEW DRIVEWAY & HARDSTAND						
TREADS 1-14								
	GOING: 240mm (260mm TREAD)	G	FINAL CONSTRUCTION	N.L.	09-08-16			
FASCIA \$ BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SELECT COLOUR	F	TO CONTRACTS	5.C.	24-05-16			
DARGE DUARDS	A A A A A A A A A A A A A A A A A A A	E	POV 17683	S.C.	29-02-16			
		D	BASIX ADDED \$ TO COUNCIL	N.E.	03-02-16			
GUTTERS & DOWNPIPES	,	С	POV 17511	J.M.	18-12-15			
	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SELECT COLOUR	В	TO CLIENT	5.C.	09-12-15			
	DOWNPIPE COLOUR: SELECT COLOUR	Α	TECHNICAL	JGI.	12-11-15			
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE	DRAWN	DATE			
		DES	GN CONSULTANT: SCOTT MCDOUGALL					
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER	PROPOSED ADDITIONS & ALTERATIONS						
	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	FOI		AN.				
FINISHED GROUND LEVE CONDITIONS.	LS SHOWN ON PLAN ARE SUBJECT TO SITE	AT	28 WOOD STREET, LANE COVE WEST. NSW. 20	D66.				
DO NOT SCALE OFF DRA	AWINGS.	COI	INCIL: LANE COVE.					
ALL DIMENSIONS SHOW MEASURE DURING CONS	N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION.							
NO ALLOWANCE HAS BE	EN MADE FOR SHRINKAGE OR MILLING.		A.B.N. 54 OC SUITE 41, 41					
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SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

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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 -6-

ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

JOB NO: 77 | 4/15

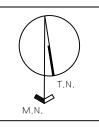
AUSTRALIA

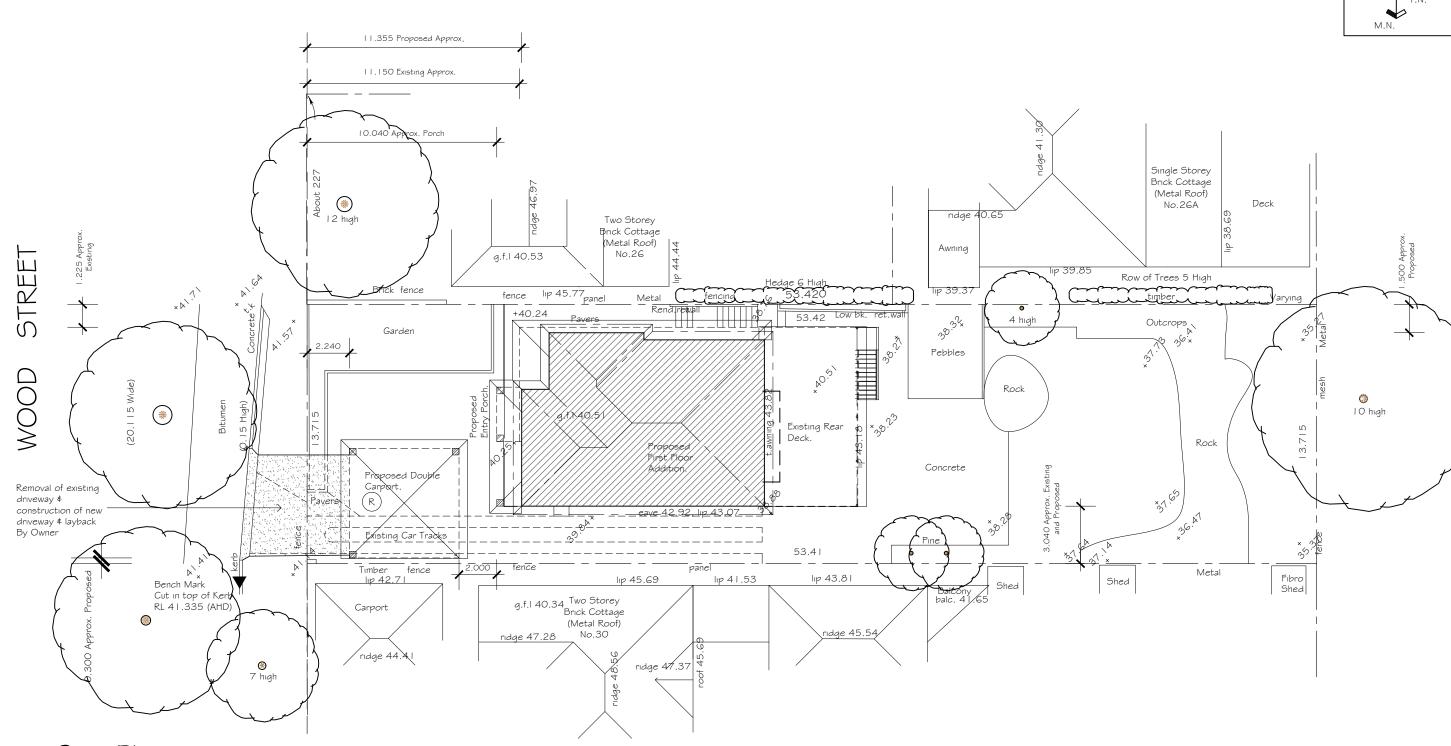
SHEET: 1 OF 9

G

## EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Balusters	Colorbond		
Downpipe	Colorbond		
Fascia Board	Colorbond		
Gutter	Colorbond		
Soffit Lining	Haymes		
Wall Cladding	Haymes		

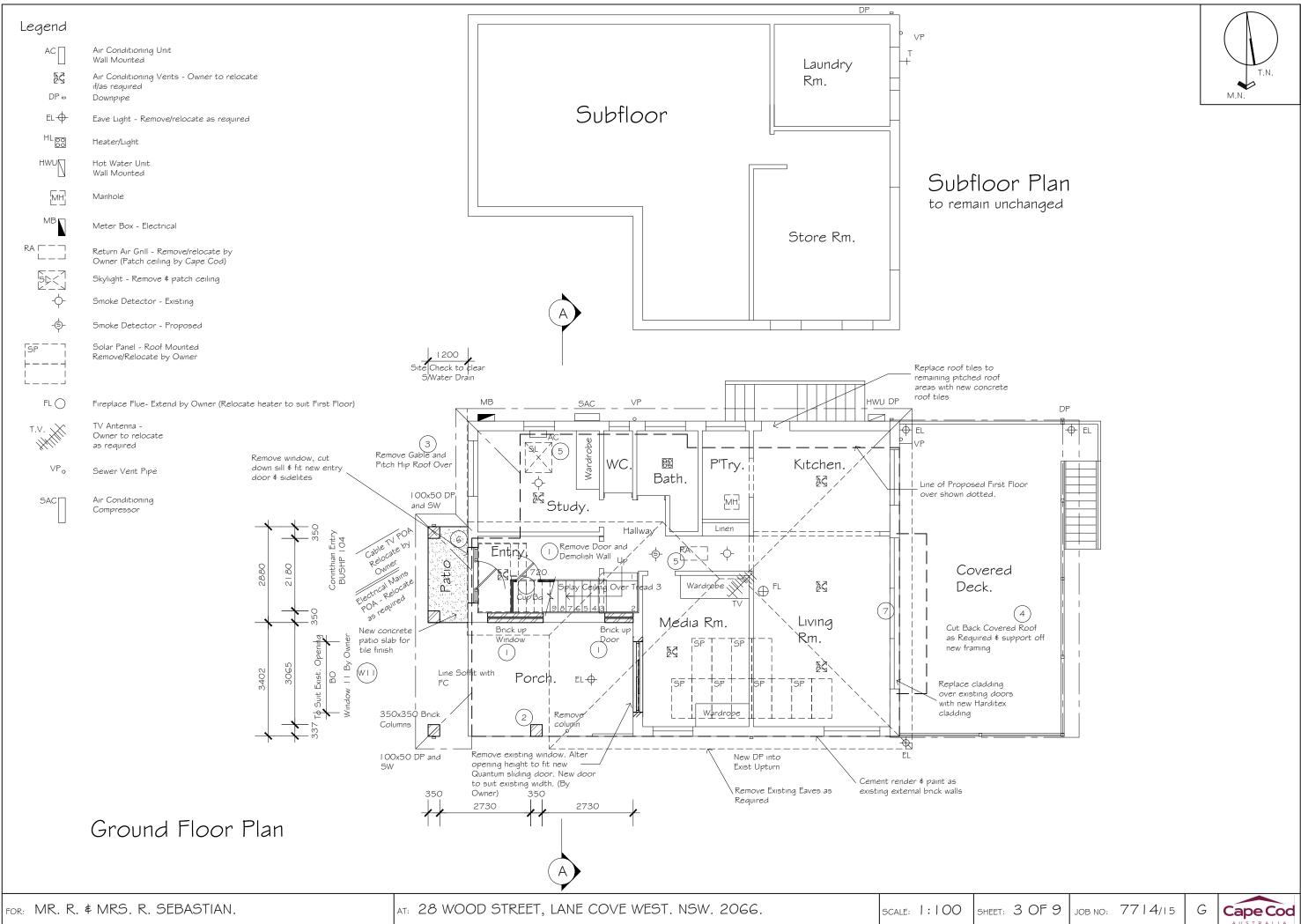


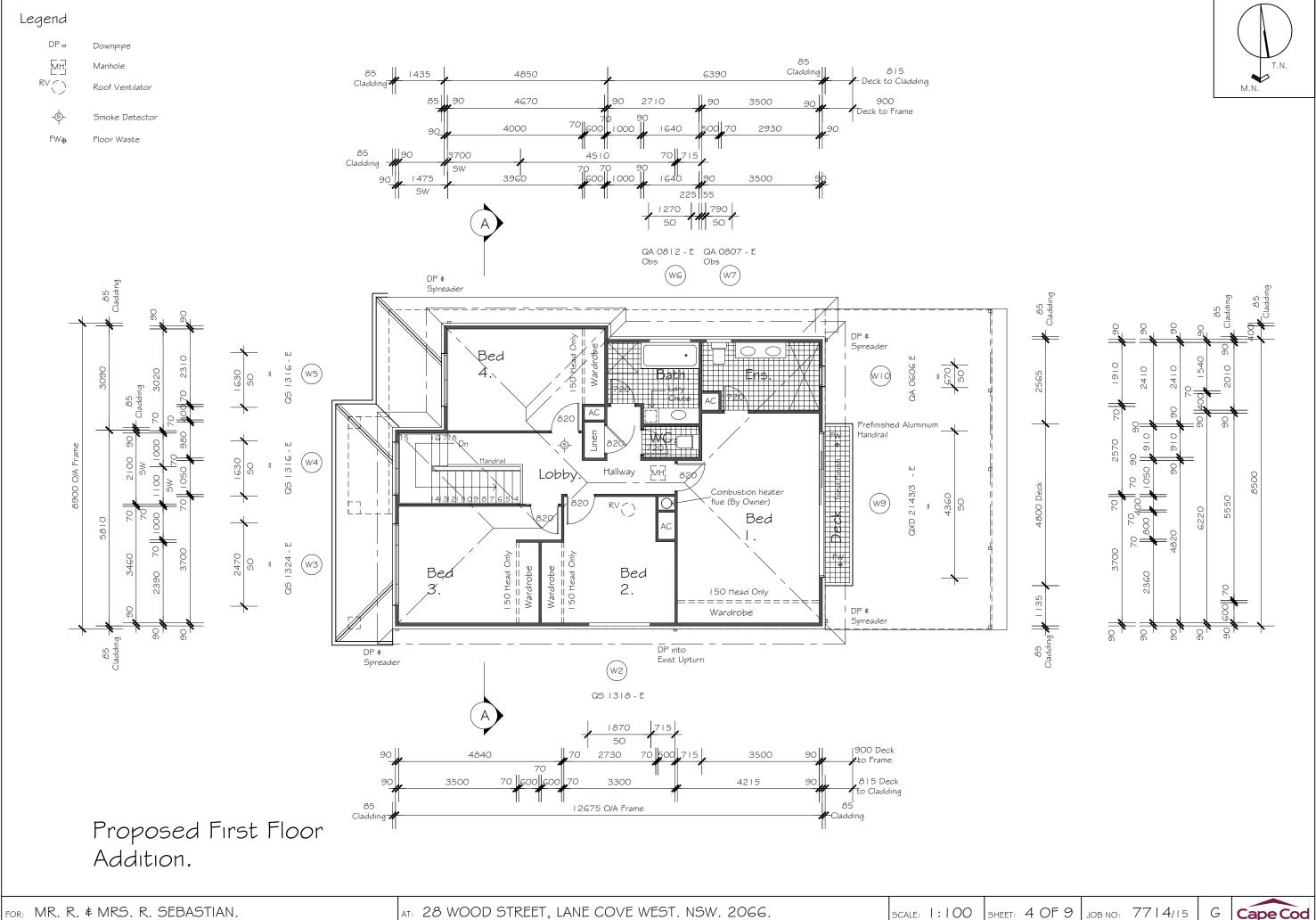


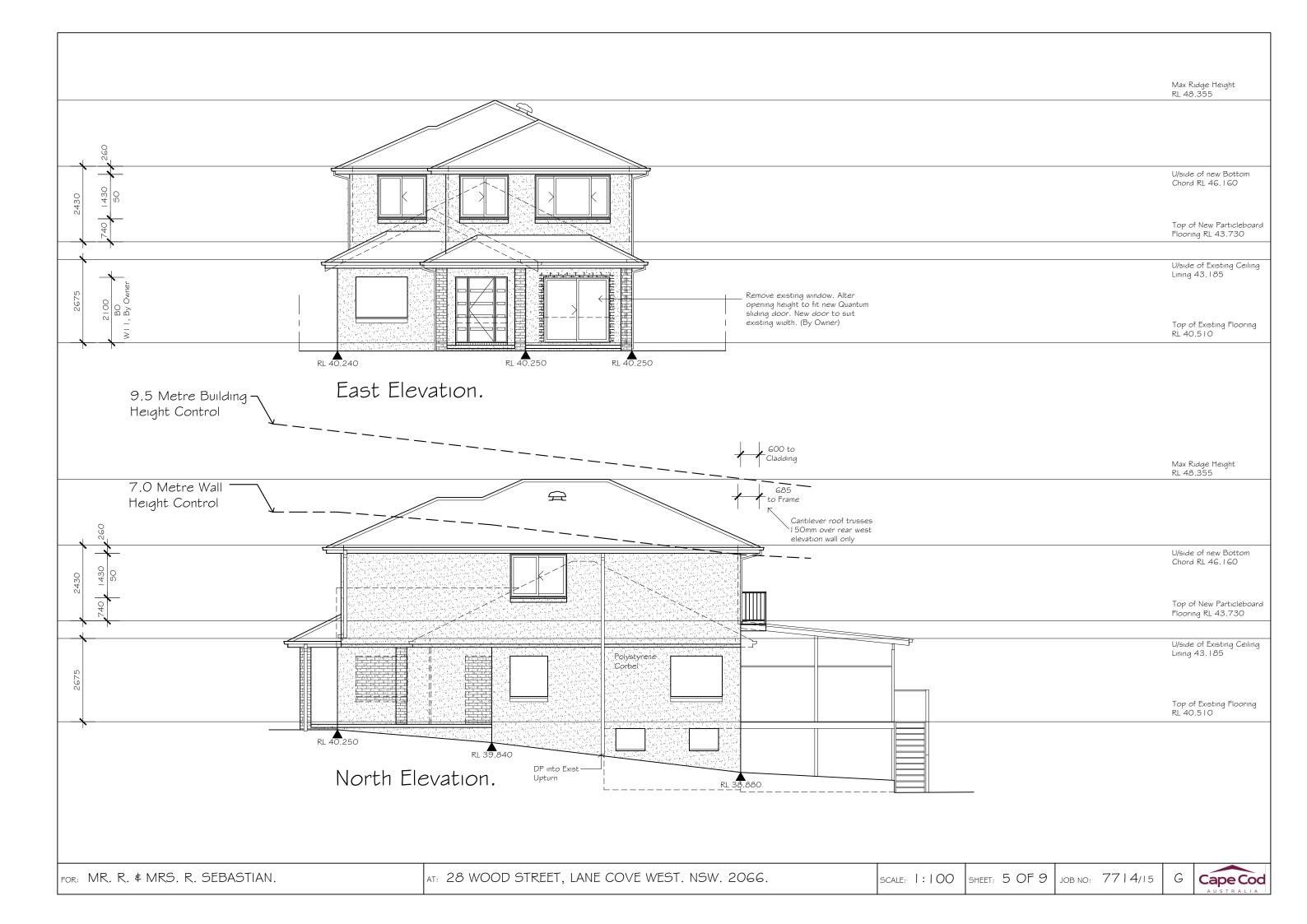
## Site Plan

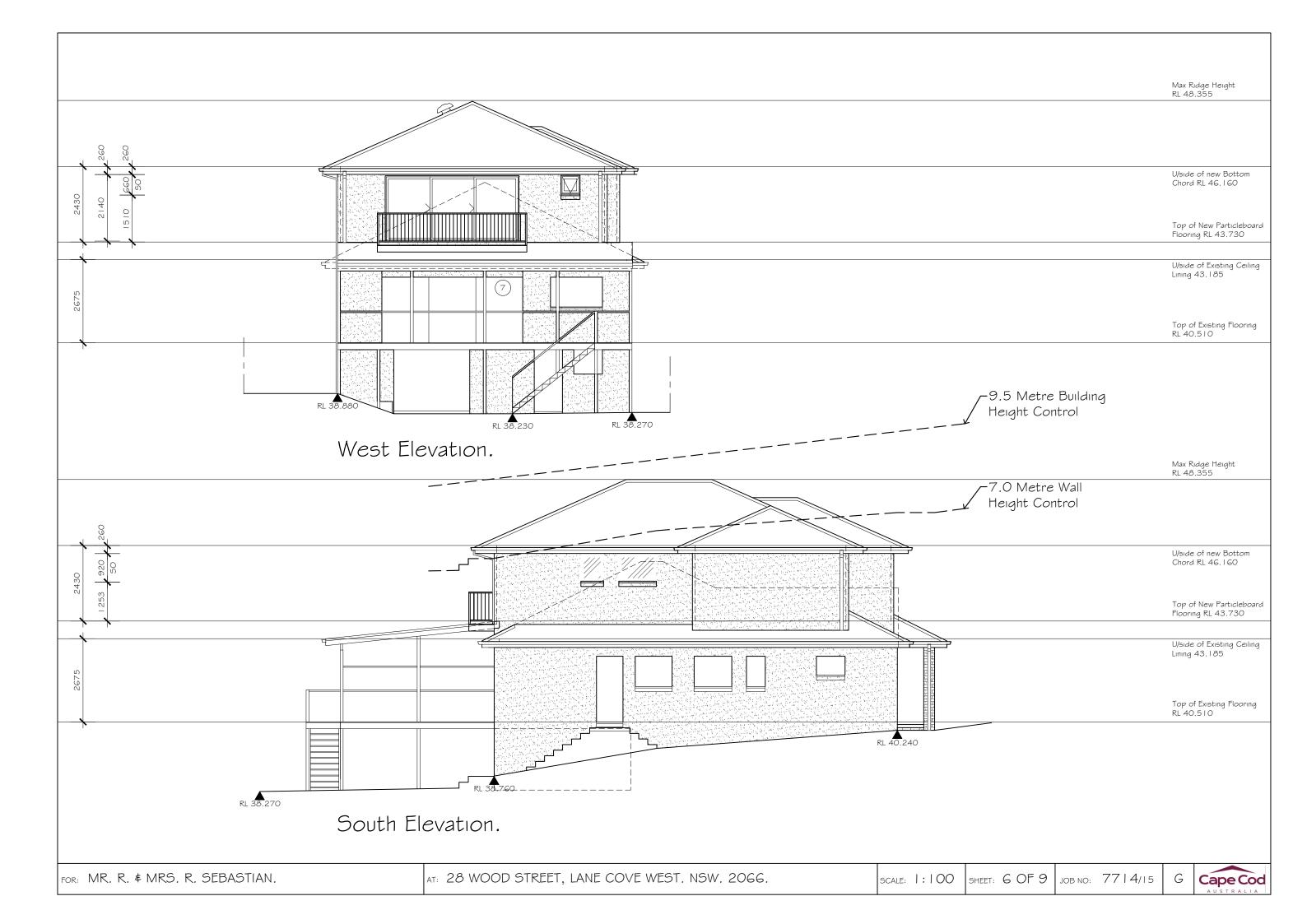
No. : 28. Lot. : 56. DP : 16048.

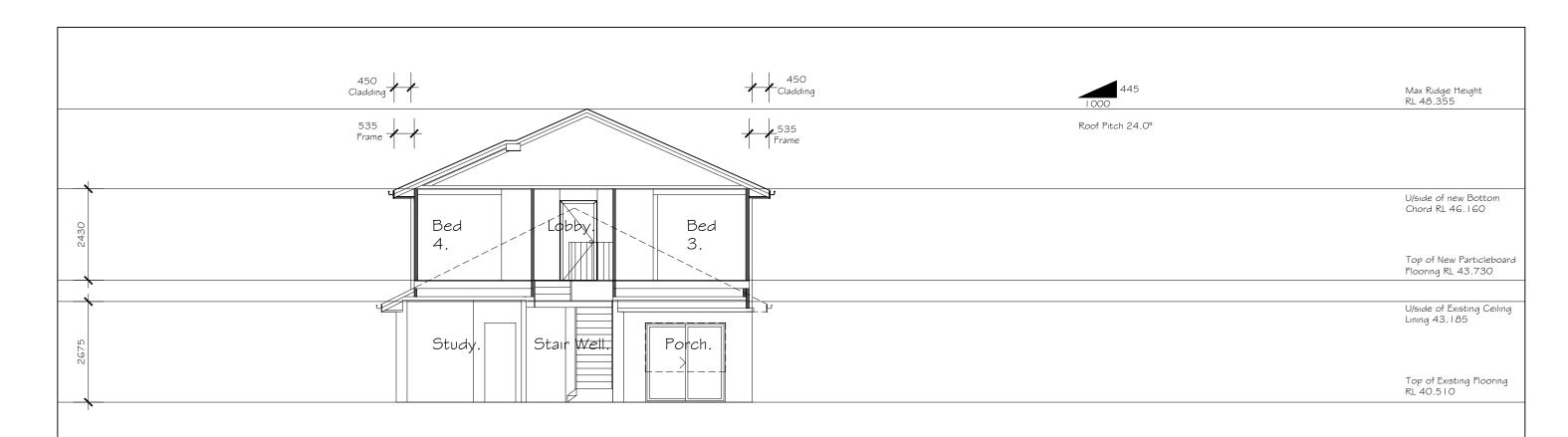
AREA: 727.20m² (By Title) : 732.60m² (By Calc)











Section A-A

FOR: MR. R. & MRS. R. SEBASTIAN.

WINDOW SCHED	ULE (BASIX A2403	382)	CI	LIENT:	ALUMINIUM TREND WINDC	<del></del>				
STANDARD NOTES:					EX-STOCK COLOURS: PEA	RL WHITE GLOSS, DUNE, STON				
	ARE DRAWN AS VIEWED FROM	OUTSIDE	CL	LIENT:	ANODIC OFF WHITE, AND	DDIC NATURAL MATT, WOODLA	ND GREY, ULTRA BLACK.			
<ul><li>ALL WINDOWS COME WI</li><li>WINDOW OPENINGS NO</li></ul>	TH "KEYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	H THE BL	UILDER:DATE:		'AILABLE: WHITE BIRCH, PRIME 'EARL, DEEP OCEAN, SURF MIS				
NCC 3.9.2.5					CHARCOAL, IRONSTONE.	LAKE, DEEL OCEAN, SON WIL		TERRAIN: 3	WIND LOAD: W 33 N	
	(WI)					(WIO) QA 0606 - E	COLOUR	GLAZING	SPECIAL NOTES	
						(1.79) QA 0606 - L	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 6.44,	6mm TOUGHENED GLAS	6S.
DELETED			1			W ELEVATION / ENSUITE	INSECT SCREEN	SHGC: 0.75)	SATIN CHROME HARDW	/ARE
522.25						ALUMINIUM	ALUMINIUM			
						AWNING OPEN	S/LESS STEEL MESH PEARL WHITE	REVEAL 140mm		
		COLOUR	01.470.40	005000 00550		OI LIN		14011111		
	(W2) Q5  3 8 - E	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR	SPECIAL NOTES  RESTRICT OPENING TO 125mm TO COMPLY		(WII) BY OWNER				
FR	N ELEVATION / BEDROOM 2	-	(U-VALUE: 6.4							
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)	6mm TOUGHENED GLASS.						
		ALUMINIUM S/LESS STEEL MESH	PE\/ΕΔΙ	SATIN CHROME HARDWARE						
	SLIDING FIXED / OPEN	PEARL WHITE	I 40mm							
		COLOUR	GLAZING	SPECIAL NOTES						
	(W3) Q5   324 - E	PEARL WHITE	SINGLE PYROL							
R F R	E ELEVATION / BEDROOM 3		LOW-E, (U-VAL 5.7, SHGC:0.4							
	ALUMINIUM	INSECT SCREEN ALUMINIUM	5.7, JIIGC:0.2	47) 5mm TOUGHENED GLASS.						
	SLIDING	S/LESS STEEL MESH	REVEAL	SATIN CHROME HARDWARE						
	OPEN / FIXED / OPEN	PEARL WHITE	I 40mm							
	(W4) QS 1316 - E	COLOUR	GLAZING	SPECIAL NOTES						
	W4) Q5 1316 - E	PEARL WHITE	SINGLE PYROL							
	E ELEVATION / STAIRWELL	INSECT SCREEN	LOW- E, (U-VA) 4.48, SHGC: (							
	ALUMINIUM	ALUMINIUM								
	SLIDING	S/LESS STEEL MESH PEARL WHITE	REVEAL							
	OPEN / FIXED		I 40mm							
	(W5) QS 1316 - E	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES						
FR		TLARL WITTL	SINGLE PYROL' LOW-E, (U-VAL							
	E ELEVATION / BEDROOM 4	INSECT SCREEN	5.7, SHGC:0.4							
	ALUMINIUM	ALUMINIUM S/LESS STEEL MESH	REVEAL	SATIN CHROME HARDWARE					_	
	SLIDING FIXED / OPEN	PEARL WHITE	I 40mm						-	
		COLOUR	GLAZING	SPECIAL NOTES						
	(W6) QA 0812 - E	PEARL WHITE	SINGLE CLEAR							
'/// /.	S ELEVATION / BATHROOM		(U-VALUE: 6.4	4, 6mm TOUGHENED GLASS.						
·// ///	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)	SATIN CHROME HARDWARE						
,,,,	AWNING	ALUMINIUM S/LESS STEEL MESH	REVEAL							
	OPEN	PEARL WHITE	I 40mm							
	(4/7) 24 2227 5	COLOUR	GLAZING	SPECIAL NOTES						
	(W7) QA 0807 - E	PEARL WHITE	SINGLE CLEAR	TRANSLUCENT FILM BY BUILDER.						
<i>″</i> /,	S ELEVATION / ENSUITE	INSECT SCREEN	(U-VALUE: 6.4 SHGC: 0.75)	64, Gmm TOUGHENED GLASS.						
///	ALUMINIUM	ALUMINIUM		SATIN CHROME HARDWARE						
	AWNING	S/LESS STEEL MESH PEARL WHITE	REVEAL							
	OPEN	T E/ ((E WITTE	I 40mm							
	(W8)			SPECIAL NOTES						
		_								
DELETED			]							
									_	
		COLOUR	GLAZING							
F	(W9) QXD 2143/3 - E	PEARL WHITE	SINGLE CLEAR							
	W ELEVATION / BEDROOM I	INSECT SCREEN	(U-VALUE: 6.4 SHGC: 0.75)							
	ALUMINIUM	ALUMINIUM	-	SATIN CHROWE HARDWARE						
	SLIDING STACKER DOOR	S/LESS STEEL MESH	REVEAL							
	OPEN / OPEN / FIXED	PEARL WHITE	I 40mm							
	S. R. SEBASTIAN.			AT: 28 WOOD STREET, LANE CO'	V/F W/FST NISW/ 2000		COME L. NITC	a OF a	JOB NO: 7714/15	G Cape Cod
IUK: IVII I 4 IVII\	O. N. JLDAJIAN.			A: 20 WOOD STREET, LAINE CO	V L VV LUI. NUVV. 2066	•	scale: 1: NTS s	PREEL: O OI J	JUB NU: // 14/15	G Cape Cod

