BASIX (	COMMITMENTS						
CERTIFICATE NO. A2   298   _02							
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: BRICK VENEER	RI.IG (or RI.70 INCLUDING CONSTRUCTION)						
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)						
FLAT CEILING, PITCHED ROOF  CEILING: R I .45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)							
GLAZII	NG REQUIREMENTS						
WINDOWS							
WI, W2, W3, \$ W4, STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)							
SKYLIGHTS SLI, SL2 & SL3	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)						
SHAD	NG DEVICES						
WINDOWS							
WI, W2, \$ W3,	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM						
W4,	NONE						
SKYLIGHTS SL1, SL2 ¢ SL3	NONE						

IFXTFRNA	AL PAINT	SCHEDU	١F
	\L   / \		-

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Soffit Lining	Dulux		Antique White USA
Wall Cladding	Dulux		White Duck
Window Architrave			Impact

# 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: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N

N/A

## **FINISHES**

INSECT SCREENS: TO ALL NEW OPERABLE

WINDOW SASHES

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

MAPLE TREADS \$ RISERS

STAIRCASE

BRICKWORK COMMON BRICKWORK TO PARTY WALL 19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD FLOORING 7.5mm HARDITEX BASE SHEET WITH APPLIED TEXTURE CLADDING PAINT FINISH OVER ALUMINIUM BREATHER FOIL WINDOWS - STEGBAR FRAME: PREFINISHED ALUMINIUM KEYED LOCKS (TERRAIN: 3)

PROFILE: SPEEDDECK

FLOOR EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE

SKIRTING: Ex. 100x25

ARCHITRAVE: Ex. 100x25

TYPE: CLOSED TIMBER

W/IDTH. 875....

PBAL4 PANELLED SOLID CORE

COLOUR: SURFMIST

BLANKET

PRE-FINISHED ZINCALUME ROOF SHEETING

R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST

- 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 I KM OF OCEAN.
- CONNECT / INSTALL TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).
- INSTALLATION OF OWNER SUPPLIED BATH & BATH TAPS.

PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN - 9-

### WORKS BY OWNER

SPECIAL NOTES

- REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS
- 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 SPI ASHBACKS
- SUPPLY TWO (2) 3-IN- I FAN/LIGHT/HEATER UNIT.
- LAUNDRY BENCH, CUPBOARDS & APPLIANCES INCLUDING INSTALLATION. SUPPLY & INSTALLATION OF INSECT SCREENS TO ALL WINDOWS & DOORS.
- SUPPLY & INSTALLATION OF ALL NEW LED LIGHTS.
- ANY ADDITIONAL STORMWATER DRAINAGE TO SERVICE THE COURTYARD. MAKING GOOD TO EXISTING REAR DECK WHERE AFFECTED BY ALTERATIONS.
- SUPPLY OF BATH & BATH TAPS FOR INSTALLATION BY BUILDER.

	I WIDIN: 0/5mm							
		1	CONSTRUCTION CERTIFICATE	N.L.	20-08-15			
	RISE: 13 @ 186mm	Н	FINAL CONSTRUCTION	S.C.	04-08-15			
	GOING: 240mm (260mm TREAD)	G	TO CONTRACT	B.D.	14-07-15			
FASCIA \$	MATERIAL: PREFINISHED ZINCALUME	F	POVIGGIG # REVISED BASIX ADDED	5.M.	09-06-15			
BARGE BOARDS	FASCIA COLOUR: NIGHT SKY	E	SURVEY, BASIX DETAILS ADDED \$ TO COUNCIL	N.E.	05-03-15			
		D	POV 16023	J.M.	04-02-15			
GUTTERS & DOWNPIPES			POV 15998 \$ COLOURS ADDED	J.M.	18-12-14			
	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: NIGHT SKY	В	TO CLIENT	A.M.	06-11-14			
	DOWNPIPE COLOUR: NIGHT SKY	Α	TECHNICAL	A.M.	29-10-14			
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE	DRAWN	DATE			
			DESIGN CONSULTANT: PETER BROWN					
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD	PROPOSED ADDITIONS # ALTERATIONS						

TTLIVI	eg. WATTYL	CODL	COLOUR
Soffit Lining	Dulux		Antique White USA
Wall Cladding	Dulux		White Duck
Window Architrave			Impact

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

TO BE BY THE OWNER

CONDITIONS.

DO NOT SCALE OFF DRAWINGS.

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.

PAINTING TO ALTERATION AND RENOVATION WORK

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

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FOR MS K HARRIS

AT 130 WIGRAM ROAD FOREST LODGE NSW 2037

COUNCIL: SYDNEY CITY

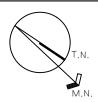


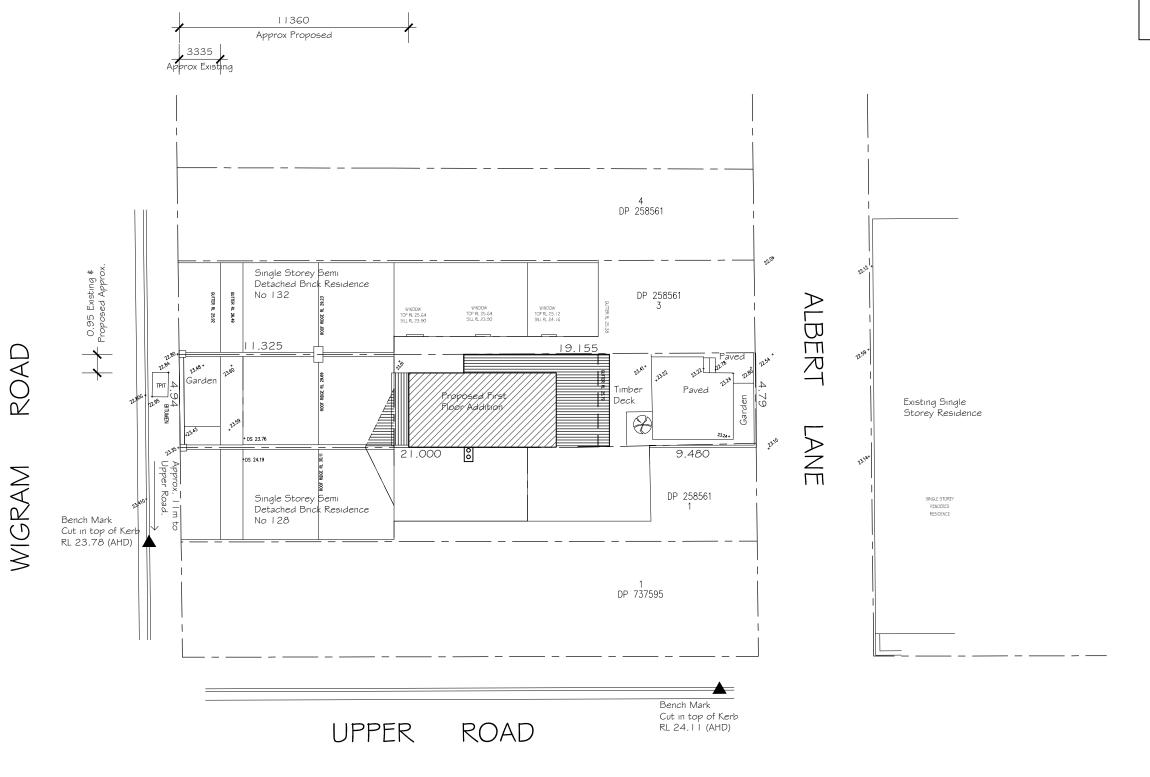
A.B.N. 54 000 605 407

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

SHEET: 1 OF 8

JOB NO: 7606/14



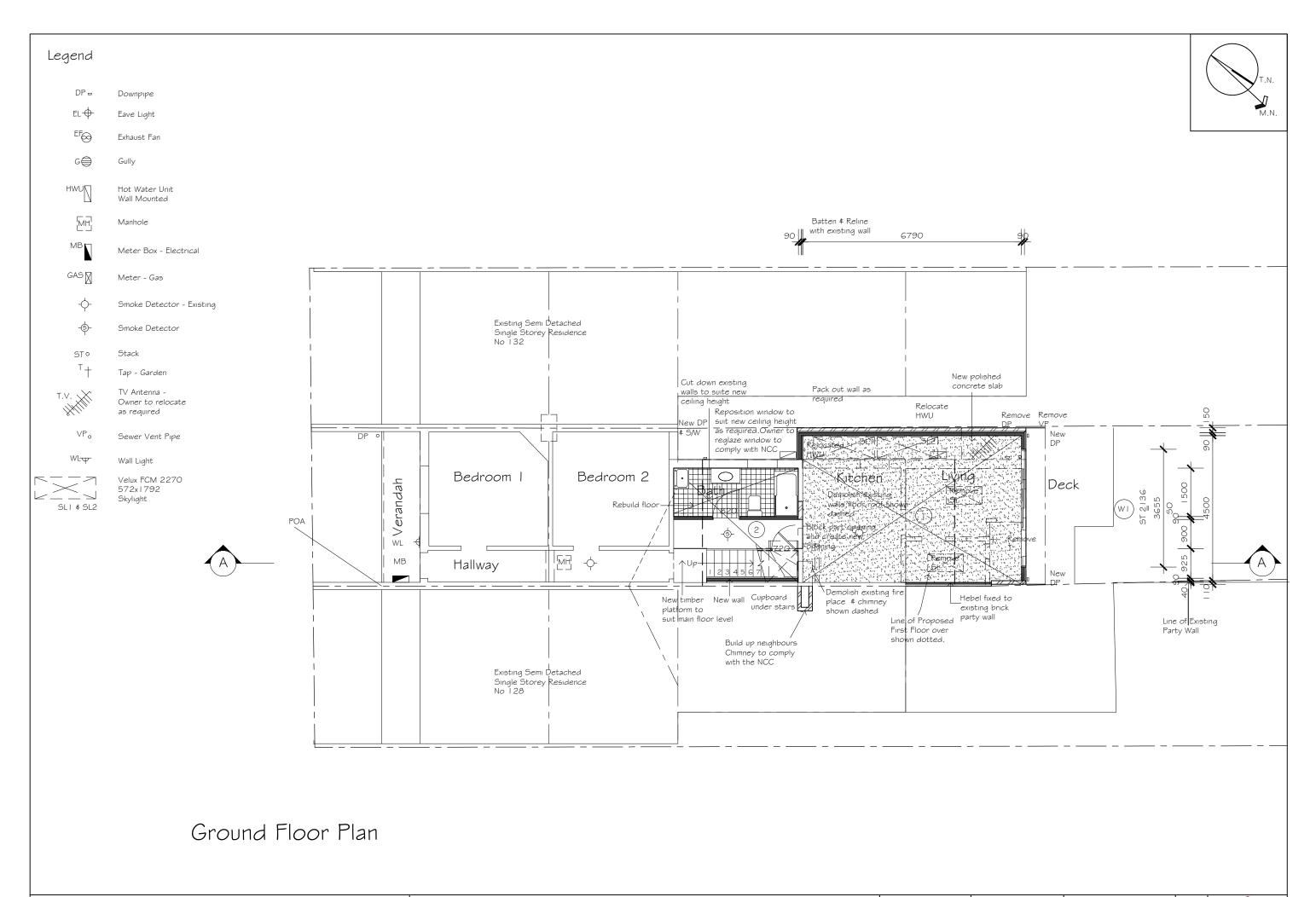


Site Plan

No. : 130 Lot. : 2

DP : 258561

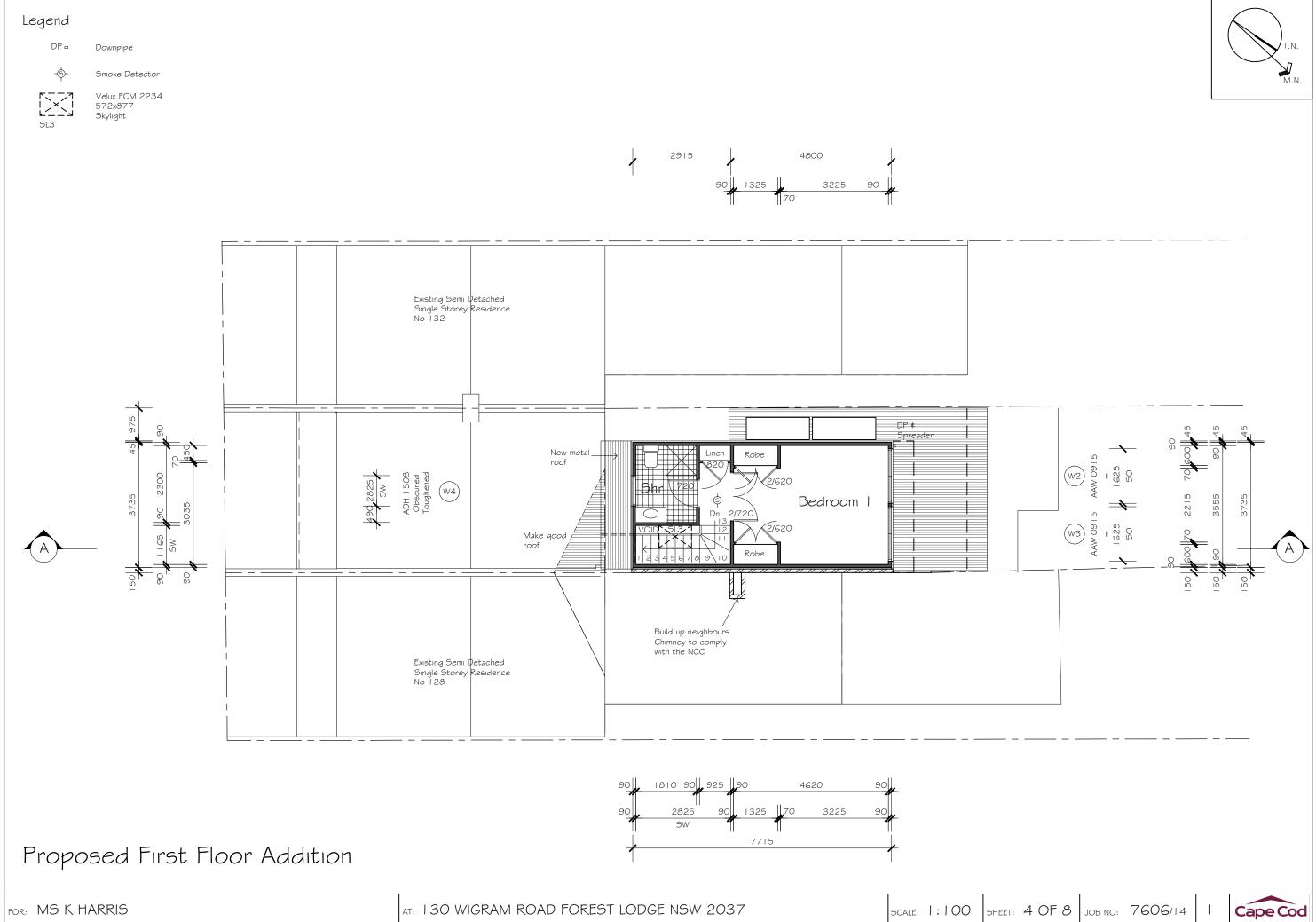
AREA: 151.5m² (By Title)

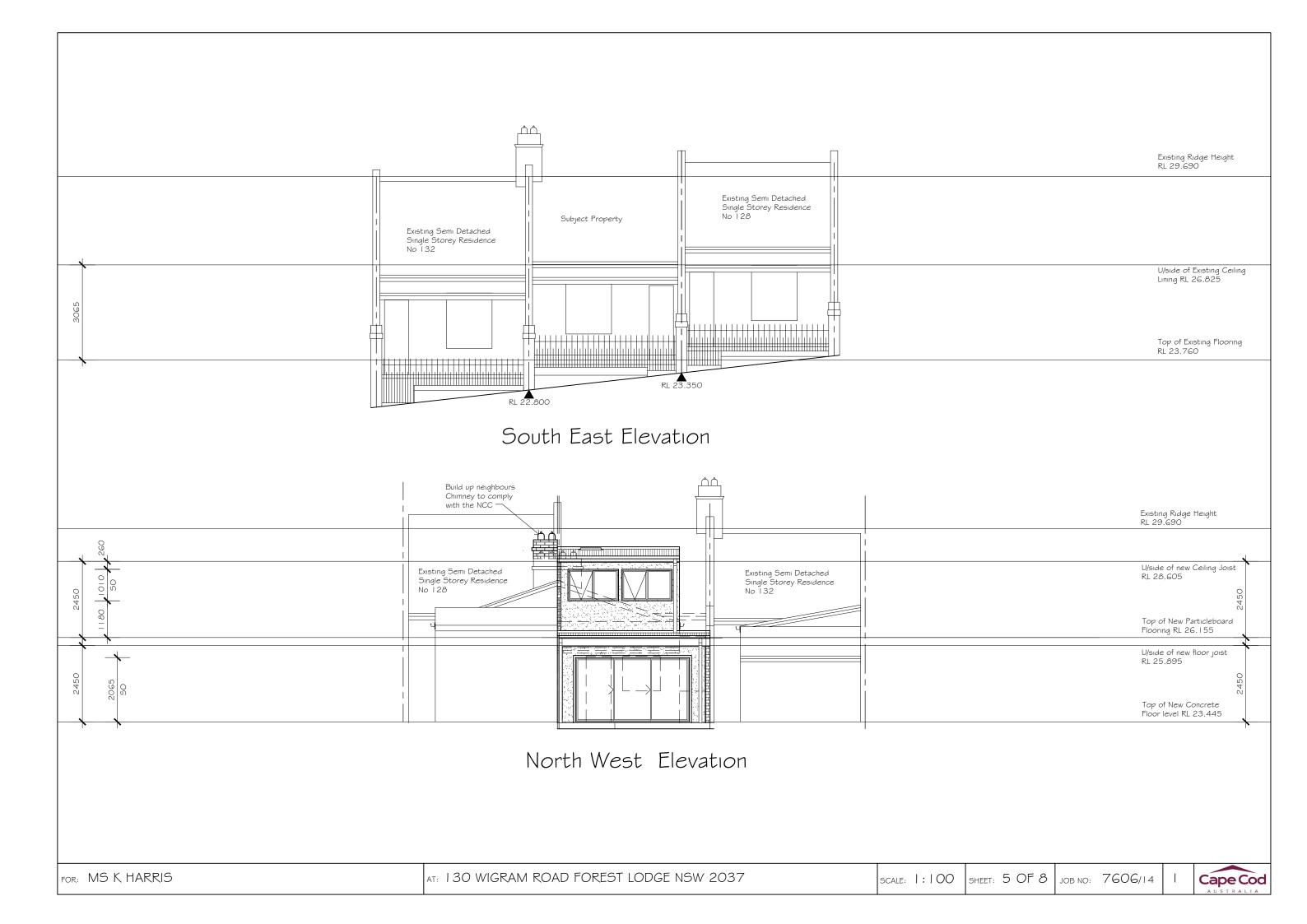


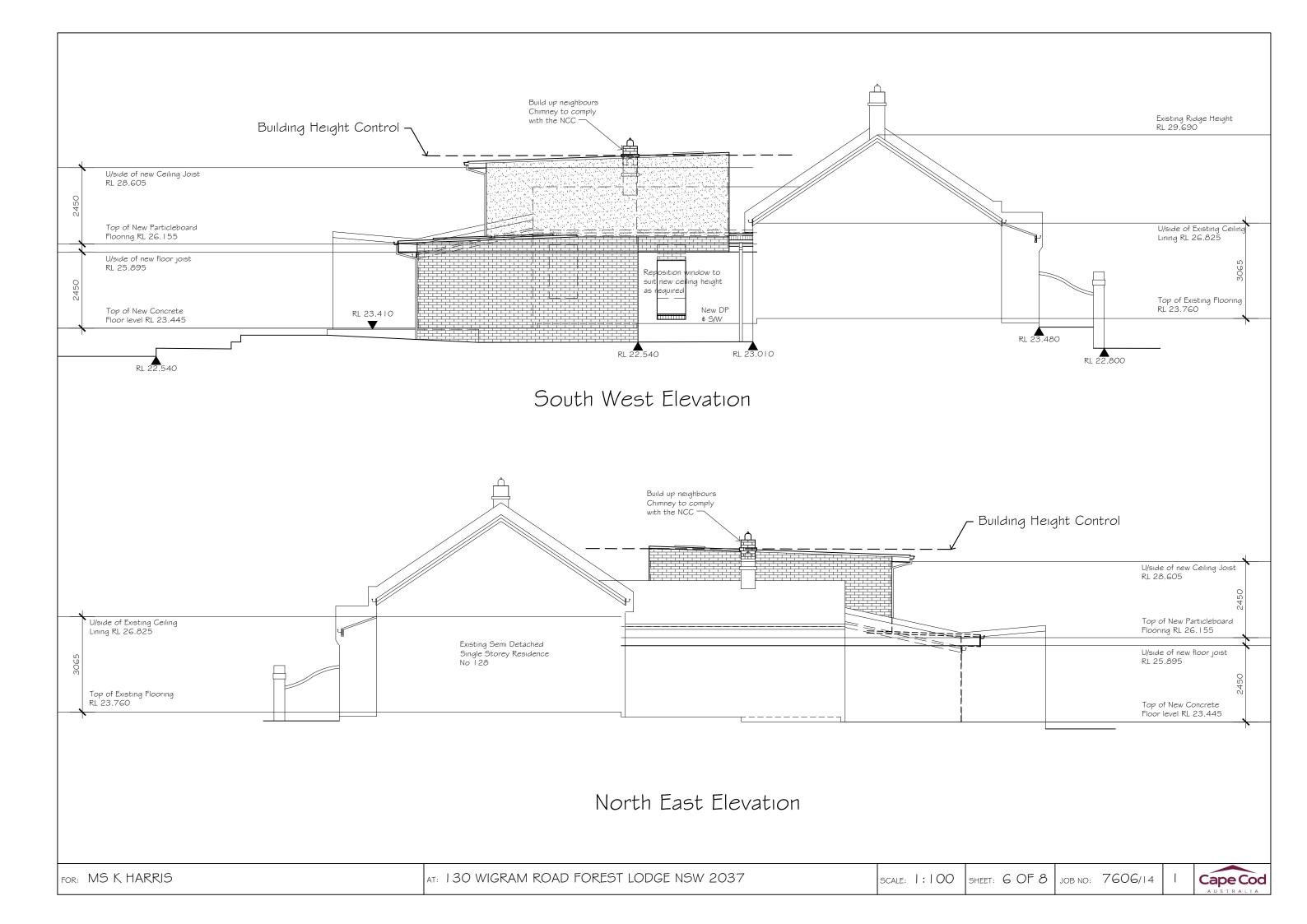


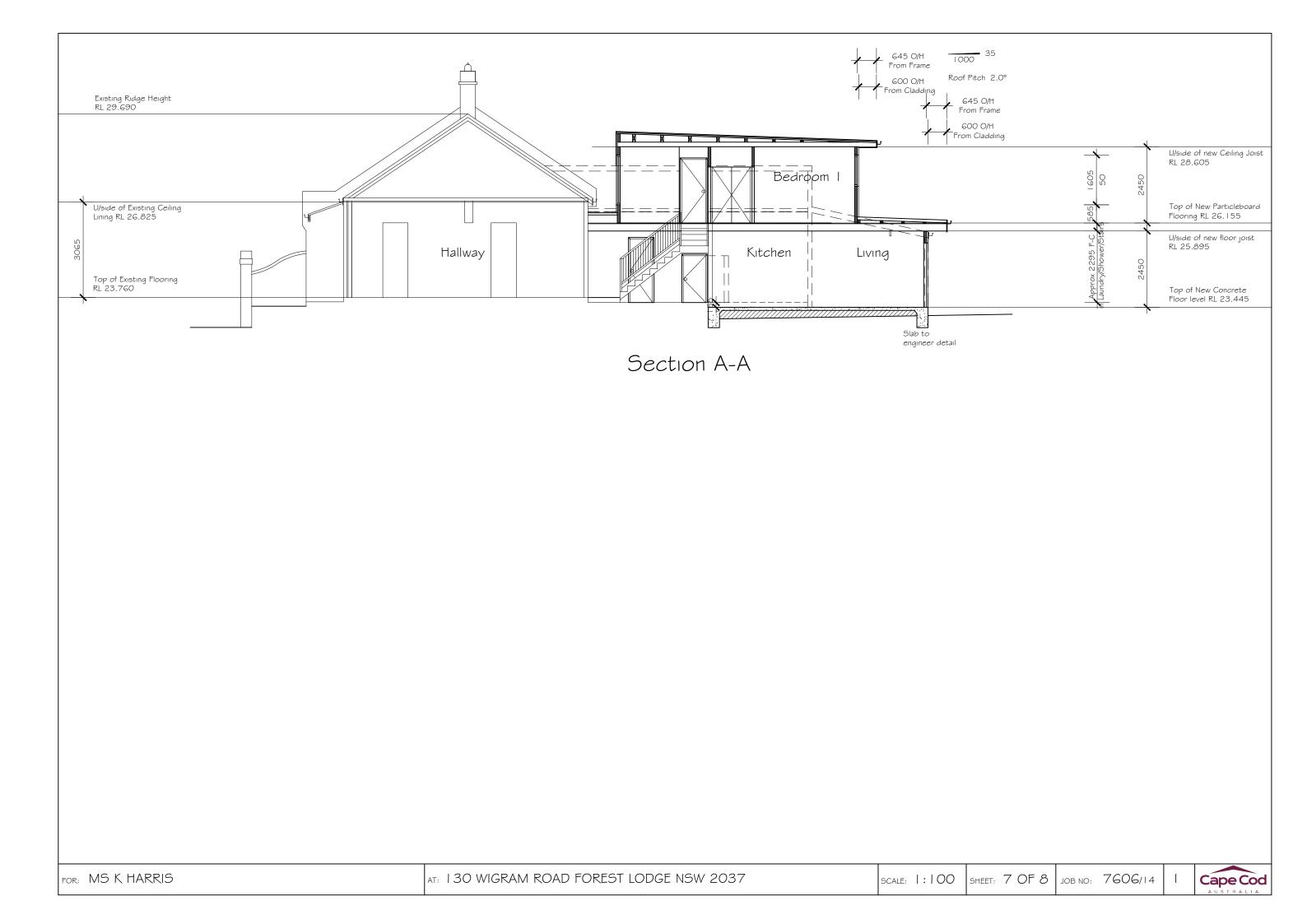
FOR: MS K HARRIS

SCALE: 1:100









WINDOW SCHED	ULE (BASIX A2 I 29	981)		CLIENT:						
STANDARD NOTES:										
WINDOWS AND DOORS     ALL WINDOWS COME WINDOWS	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:						
WINDOW OPENINGS NOT	TED "R" HAVE RESTRICTED OPEI	NINGS TO COMPLY WIT	'H THE	BUILDER: .	DATE:			TERRAIN O	WWD 1 OAD 144 00 M	
NCC 3.9.2.5		COLOUR	GLAZING		SPECIAL NOTES			TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) AST 2136 SPECIAL	PEARL WHITE	SINGLE PYR	OLYTIC	SELCIAL NOTES					
	NW ELEVATION / LIVING	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:	ALUE:						
	ALUMINIUM	BY OWNER	- 3.7, 31100.	017)						
	STACKER		REVEAL							
	OPEN / OPEN / FIXED	COLOUR	1 40mm							
	W2 AAW 0915	COLOUR PEARL WHITE	GLAZING I 0.38 LAMI	NATE						
	NW ELEVATION / BEDROOM	I WEST CODES	WITH U-VAL	UE: 5.7						
	ALUMINIUM	INSECT SCREEN BY OWNER	# 5HGC : 0	.47						
<u> </u>	AWNING	7	REVEAL							
	OPEN / FIXED	COLOUR	I 40mm							
	(W3) AAW 0915	COLOUR PEARL WHITE	GLAZING I 0.38 LAMI	NIATE	+	-				
	NW ELEVATION / BEDROOM	1	WITH U-VAL	UE: 5.7						
	ALUMINIUM	INSECT SCREEN BY OWNER	\$ SHGC : 0	.47						
	AWNING		REVEAL							
	OPEN / FIXED	22.2	I 40mm							
	(W4) ADH 1508	COLOUR PEARL WHITE	GLAZING SINGLE PYR	OLYTIC	TRANSLUCENT FILM BY BUILDER.	-				
	SE ELEVATION /SHOWER		LOW-E, (U-V 5.7, SHGC:	/ALUE:						
	ALUMINIUM	INSECT SCREEN BY OWNER	3.7, 31160.	0.47)						
	DOUBLE HUNG	7	REVEAL							
	OPEN		I 40mm							
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FOR: MS K HARRI	J			AT: I	30 WIGRAM ROAD FOREST LODG	L NJW ZUJ/	scale: 1: NTS s	HEET: 8 UF 8	JOB NO: /606/14	Cape Cod