BASIX	COMMITMENTS					
CERTIFICATE NO.A275339						
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: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)					
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)					
GLAZII	NG REQUIREMENTS					
WINDOWS						
W7, W8, \$ W9,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)					
WI, W2, W3, W5, W6, W10, WII, W12, \$ W13	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)					
SHADING DEVICES						
WINDOWS						
WI, W2, W3, W5, W6, WIO, WII, \$ WI2	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM					
WI3	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM					
W7, W8, \$ W9	NONE					

EXTERNAL PAINT SCHEDULE

eg. WATTYL

CODE

COLOUR

Dune

Dune

BRAND

Haymes

ITEM

Soffit Lining

Wall Cladding

FIN

	FLOOR: 190x45mm MIN	I. FLOOR JOISTS WIND LOAD W 33 N	CONNECT/INSTALL TEN (IO) DOWNLIGHT FITTINGS & ONE (I) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).				
	FINISHES		1				
NAL CONSTRUCTION.	BRICKWORK	FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS POSSIBLE (GROUND FLOOR ALTERATIONS)					
	FLOORING	I 9MM STRUCTURAL PARTICLEBOARD	-				
	CLADDING	75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH					
	WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM					
	INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	WORKS BY OWNER				
	ROOF COVERING	CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	REMOVAL & INSTALLATION OF T.V ANTENNA IF REQUIR NEW AND EXISTING TV POINTS. CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO NEW T.V. AERIAL				
MAL	ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	PHONE AND/OR DATA CABLING. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTAL	LLATION OF	A DUCTED		
	INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES	AIR CONDITIONING SYSTEM.				
	INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 ARCHITRAVE: Ex. 75x25					
	INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"					
	STAIRCASE MAPLE TREADS \$ RISER:	STAIRCASE TYPE: CLOSED TIMBER MAPLE TREADS \$ RISERS WIDTH: 975mm					
		RISE: 17 @ 183mm					
		GOING: 240mm (260mm TREAD)					
		GOING: 240IIIII (260IIIII INLAD)	G FINAL CONSTRUCTION	NL	14-07-17		
	FASCIA \$ BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: MONUMENT	F TO CONTRACTS	BP JG	19-05-17		
		BARGE COLOUR: MONUMENT	E PLAN CHECK D BASIX ADDED \$ TO COUNCIL		12-05-17		
	GUTTERS & DOWNPIPES	TVPE COUADE LINE	C POV 19148		13-02-17		
	GUTTERS & DOWNT II ES	MATERIAL: PREFINISHED ZINCALUME	B TO CLIENT	+ +	20-01-17		
		GUTTER COLOUR: MONUMENT DOWNPIPE COLOUR: DUNE	A TECHNICAL	+ +	21-12-16		
	HOT WATER UNIT	CONNECT TO EXISTING	No. ISSUE	DRAWN	DATE		
			DESIGN CONSULTANT: ROSS ALLEN				
	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	FOR MR S MUNRO & MS M MAC	GUIRE			
	FINISHED GROUND LEVE CONDITIONS.	ELS SHOWN ON PLAN ARE SUBJECT TO SITE	AT 55 CHURCHILL DRIVE WINSTON HILLS NSW 2153	,			
	DO NOT SCALE OFF DR	AWINGS.	COUNCIL: PARRAMATTA				
	ALL DIMENSIONS SHOW	N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE	COUNCIL: FARRAMATIA				

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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.

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

MEASURE DURING CONSTRUCTION.

SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

ROOF: ROOF TRUSSES

TO MANUFACTURERS

DETAILS @ .600 CTS

WALLS: F5 SOFTWOOD

90 X 35 EXT. STUDS @ .600 CTS

70 X 35 INT. STUDS @ .600 CTS

SPECIAL NOTES

PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9-

WITH THE BUILDING CODE OF AUSTRALIA (NCC).

ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

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

A.B.N. 54 000 605 407

BUILDERS LICENCE NO. 5519

JOB NO: 7820/16

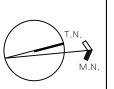
Cape Cod Suite 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444

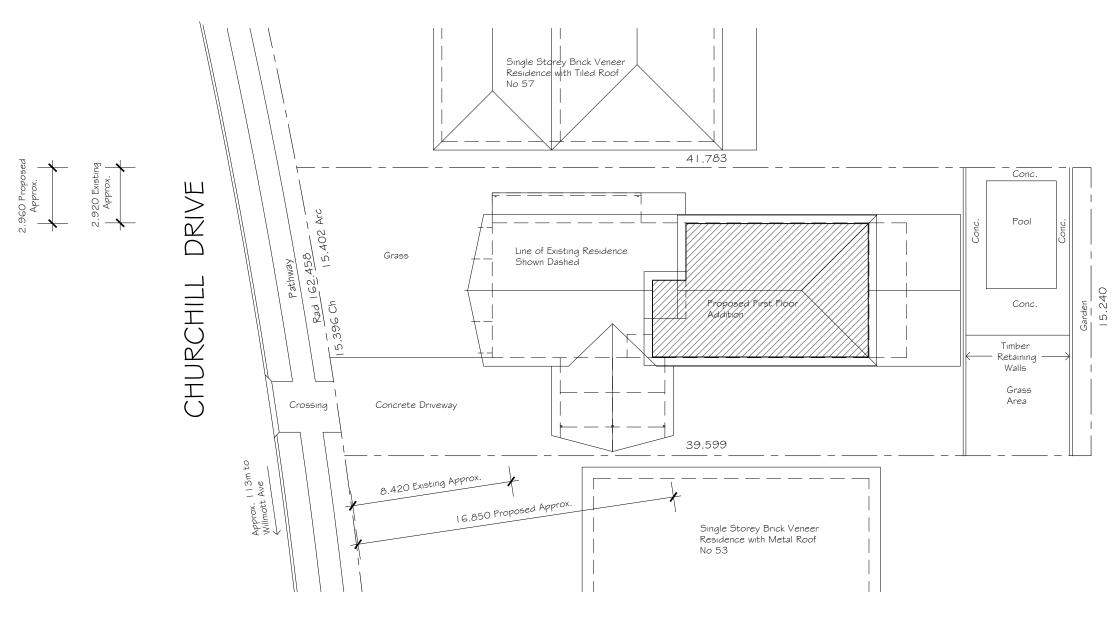
AUSTRALIA

SHEET: 1 OF 8

G

PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING

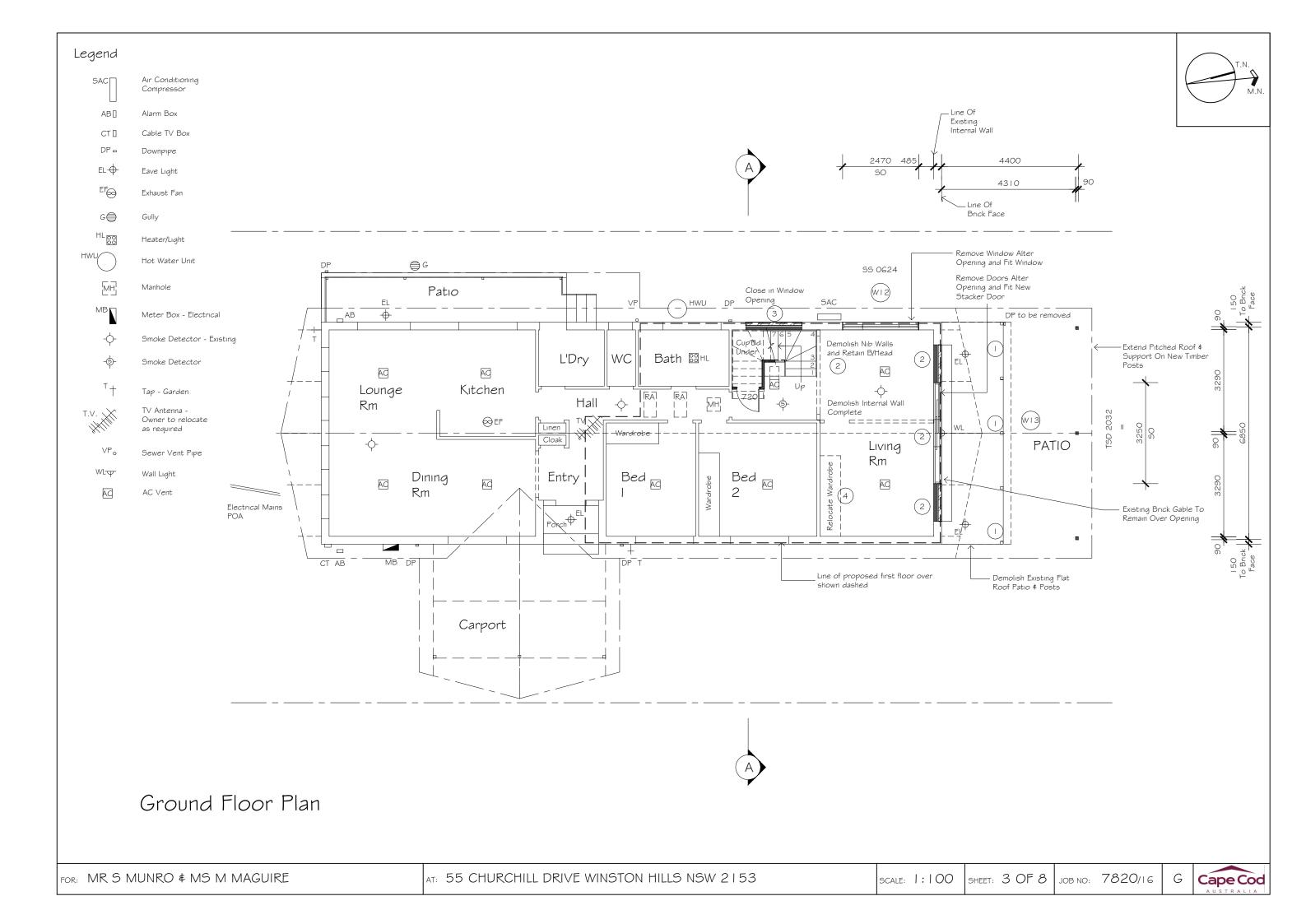


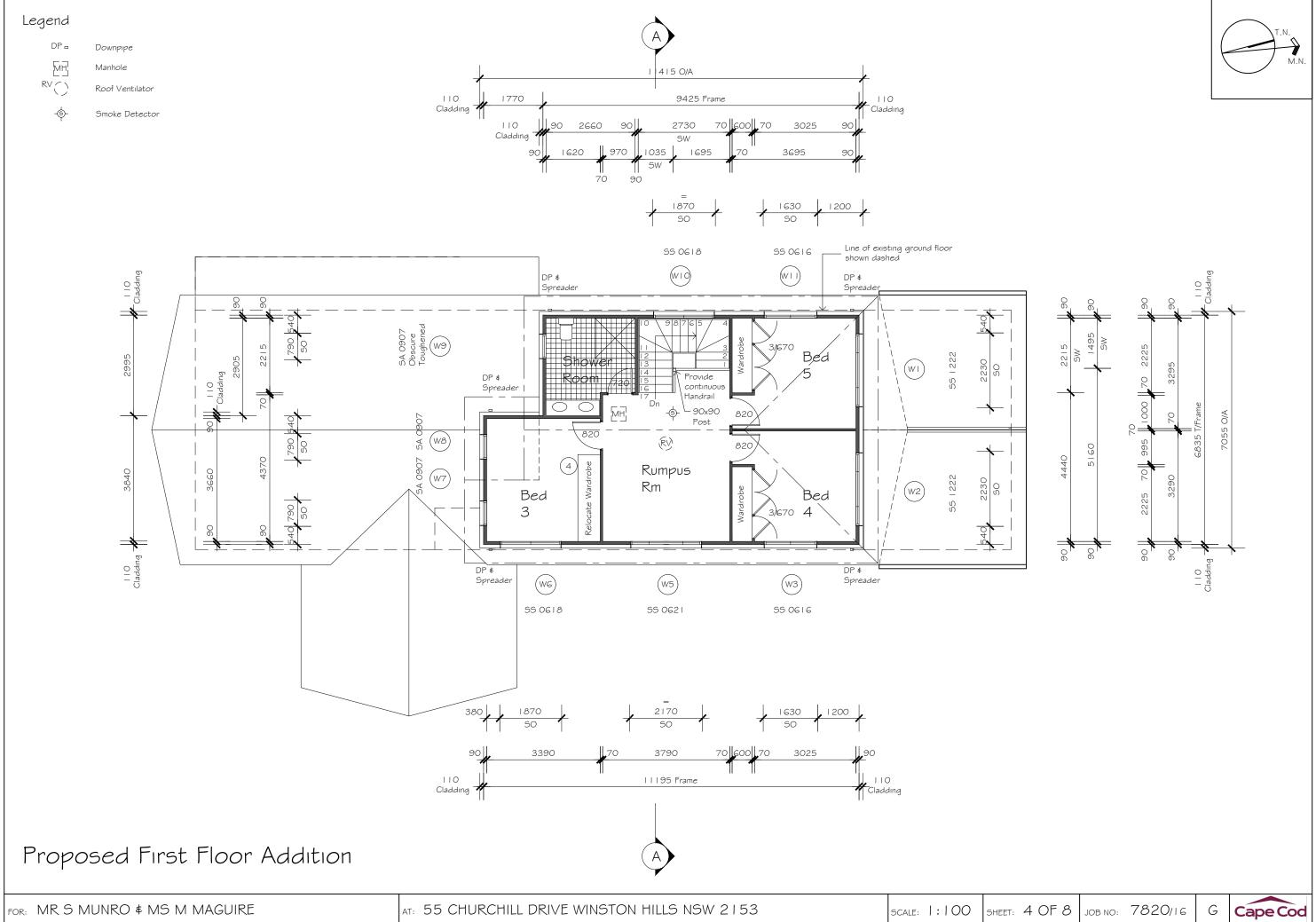


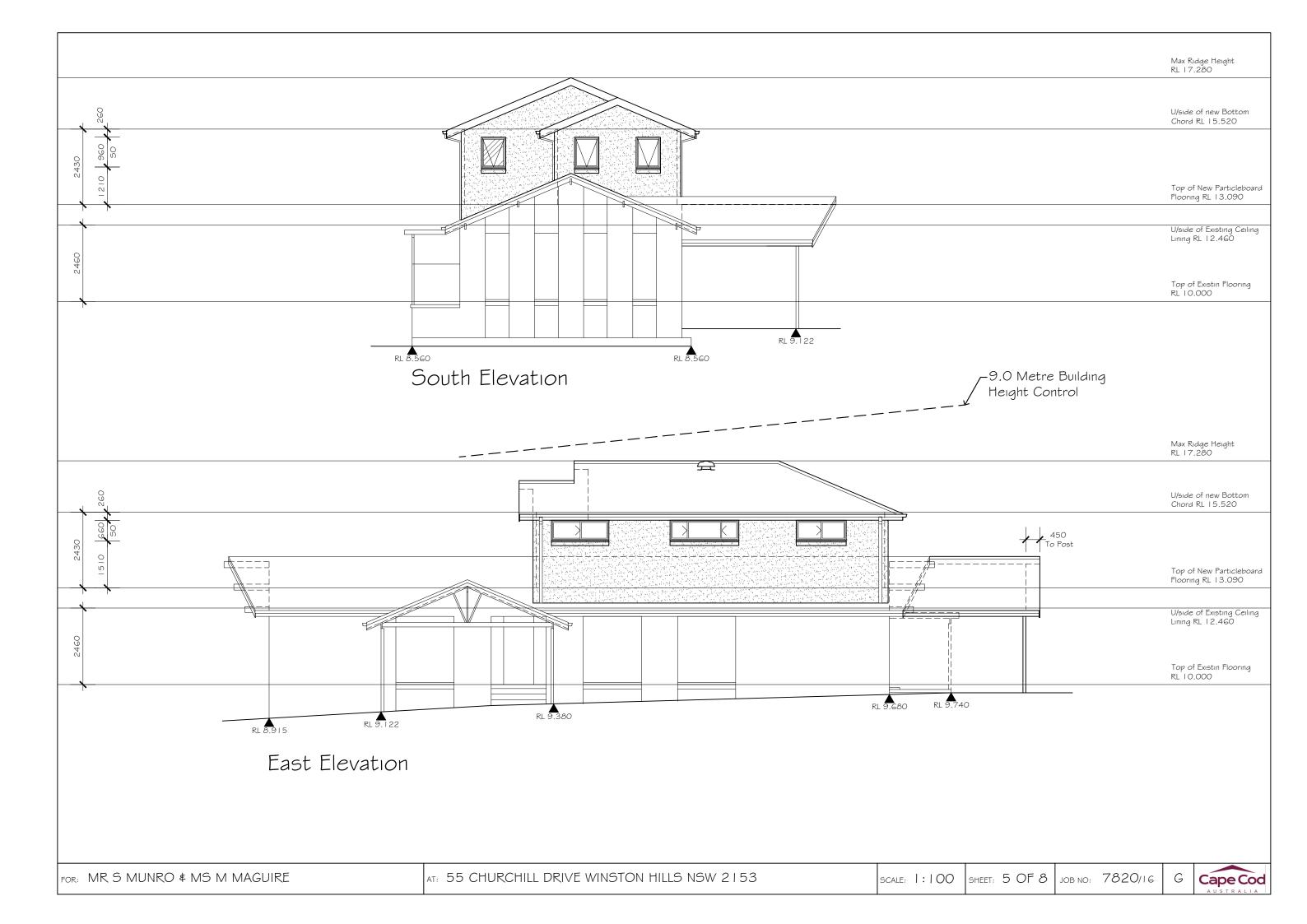
Site Plan

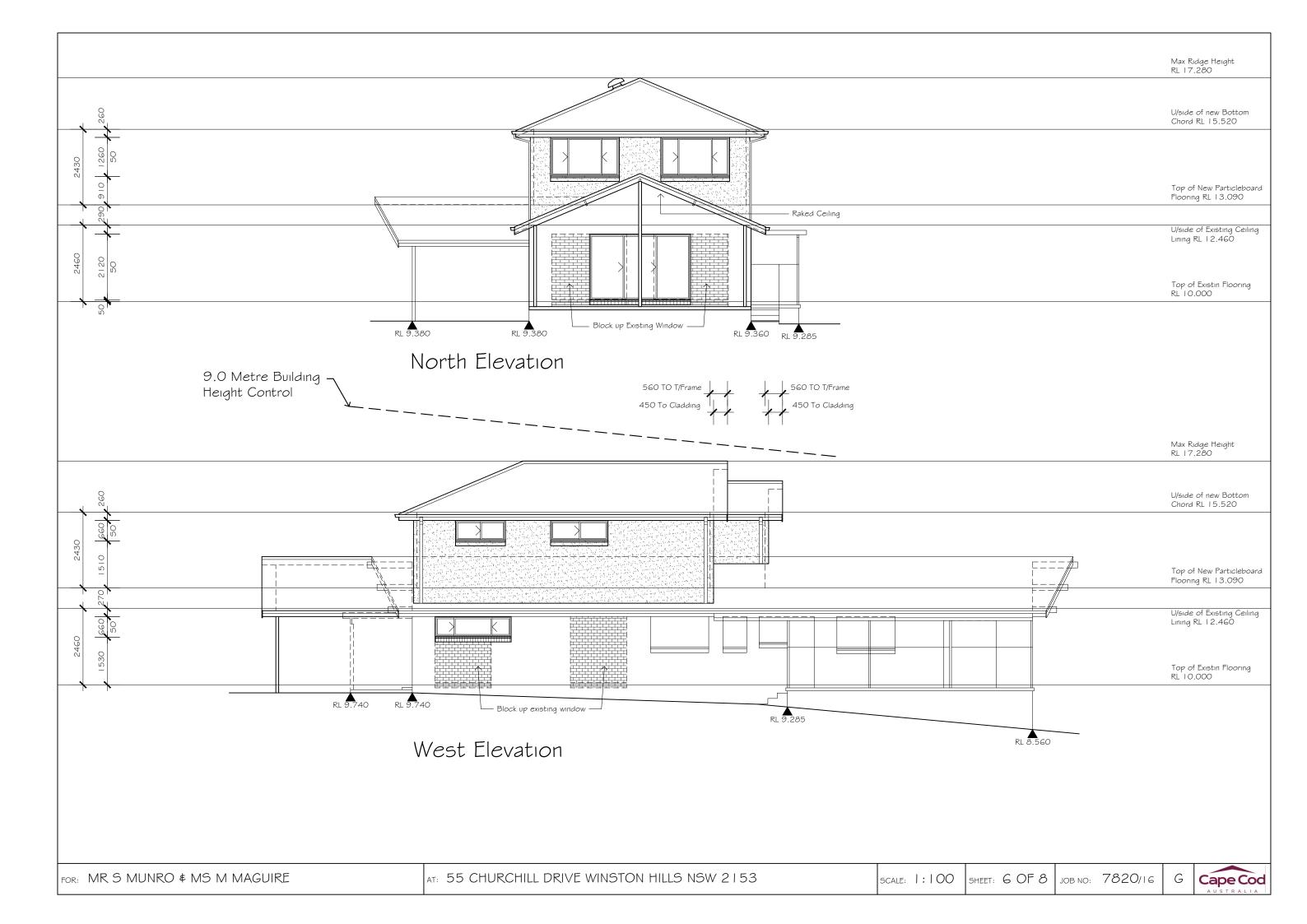
No. : 55 Lot. : 587 DP : 228561

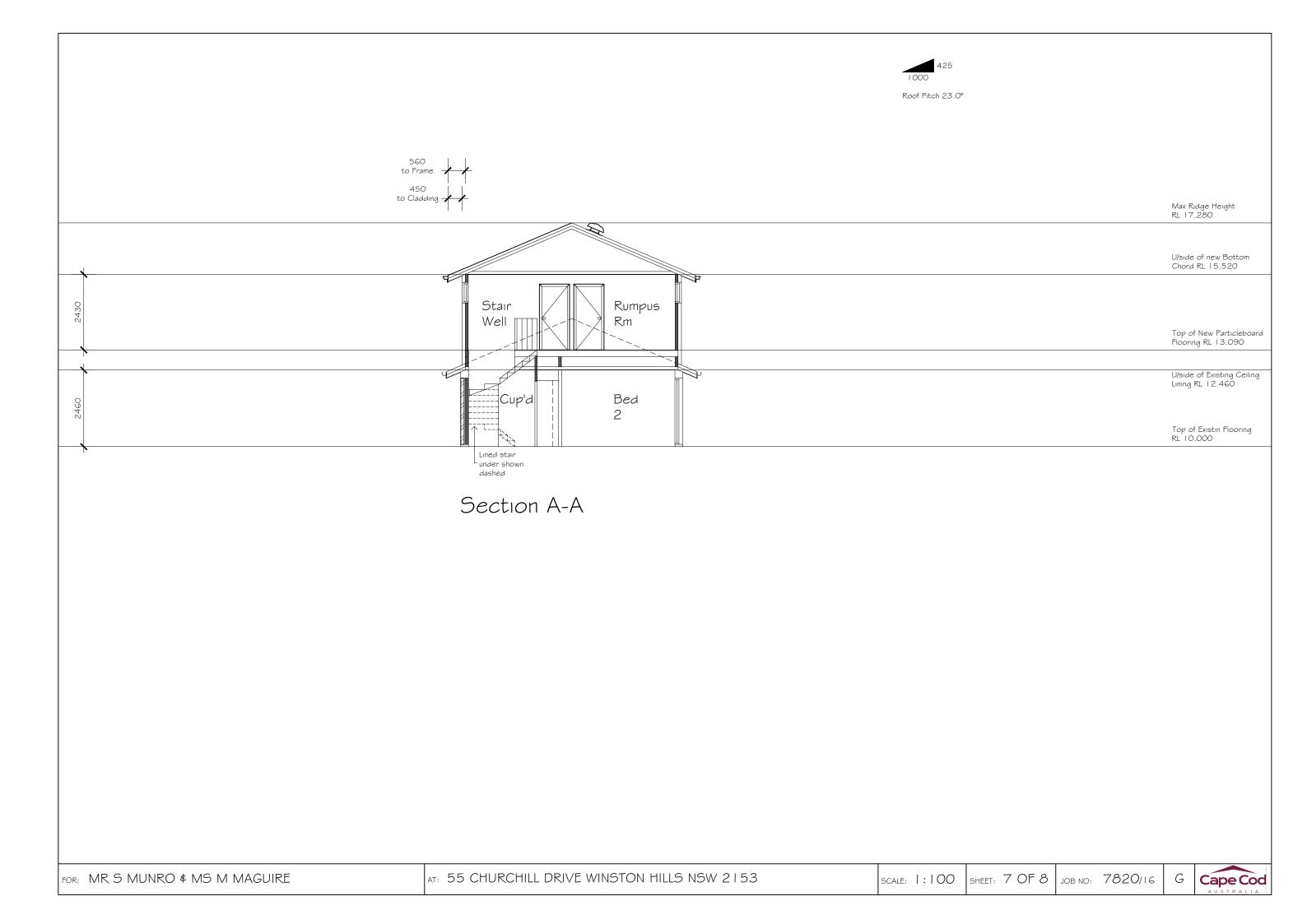
AREA: 613.40m² (By Title)











WINDOW SCHEDI	ULE (BASIX A2753	339)		CLIENT		ALUMINIUM TREND WINDOV	WS:				
STANDARD NOTES:	·	,		CLILINI:		STANDARD ALUMINUM COL EX-STOCK COLOURS: PEAR	LOURS: RL WHITE GLOSS, DUNE, STONE	BEIGE, MONUMENT,			
WINDOWS AND DOORS A	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		ANODIC OFF WHITE, ANOD	DIC NATURAL MATT, WOODLANI	O GREY, ULTRA BLACK.			
 ALL WINDOWS COME WI' WINDOW OPENINGS NOT 	TH "KEYED ALIKE" LOCKS "ED "R" HAVE RESTRICTED OPEN	JINGS TO COMPLY WITH	H THE	BUII DFR:	DATE:		AILABLE: WHITE BIRCH, PRIMRO EARL, DEEP OCEAN, SURF MIST				
NCC 3.9.2.5						CHARCOAL, IRONSTONE.	ARL, DELF OCLAN, SURI MIST	, JASELK, IKLIND MILTALLI	TERRAIN: 3 W	IND LOAD: W 33 N	
	(WI) 55 1222	COLOUR	GLAZING		SPECIAL NOTES		W10) 55 0618		GLAZING	SPECIAL NOTES	
F		ANODIC OFF WHITE	SINGLE PYF LOW-E, (U-		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.				GINGLE PYROLYTIC OW-E, (U-VALUE:		
	N ELEVATION / BEDROOM 5	INSECT SCREEN	5.7, SHGC			F	W ELEVATION / STAIRWELL		5.7, SHGC:0.47)		
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEL/EAL				ALUMINIUM	ALUMINIUM FIBREGLASS MESH		_	
<u> </u>	SLIDING OPEN / FIXED / OPEN	ANODIC OFF WHITE	REVEAL I 40mm		_		SLIDING OPEN / FIXED	Laurania arrivate	AOmm	-	
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES	
	(W2) 55 1222	ANODIC OFF WHITE	SINGLE PYF		RESTRICT OPENING TO 125mm TO COMPLY		(WII) 55 0616	ANODIC OFF WHITE	SINGLE PYROLYTIC	RESTRICT OPENING TO 12	5mm TO COMPLY
F	N ELEVATION / BEDROOM 4	INSECT SCREEN	LOW-E, (U- 5.7, SHGC		WITH NCC.	F	W ELEVATION / BEDROOM 5		OW-E, (U-VALUE: 5.7, SHGC:0.47)	WITH NCC.	
	ALUMINIUM	ALUMINIUM	3.7, 31100	.017)			ALUMINIUM	ALUMINIUM	5.7, 31100.017)		
	SLIDING	FIBREGLASS MESH	REVEAL				SLIDING	FIBREGLASS MESH	REVEAL		
	OPEN / FIXED / OPEN	ANODIC OFF WHITE	I 40mm				OPEN / FIXED	ANODIC OFF WHITE	40mm		
	(W3) 55 0616	COLOUR ANODIC OFF WHITE	GLAZING		SPECIAL NOTES	-	W12) 55 0624		GLAZING	SPECIAL NOTES	
		ANODIC OIT WITTE	SINGLE PYF LOW-E, (U-		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.				GINGLE PYROLYTIC OW-E, (U-VALUE:		
F	E ELEVATION / BEDROOM 4 ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)		F	W ELEVATION / LIVING RM ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)		
		ALUMINIUM FIBREGLASS MESH	REVEAL		-			ALUMINIUM FIBREGLASS MESH	REVEAL	_	
	SLIDING OPEN / FIXED	ANODIC OFF WHITE	I 40mm		-		SLIDING OPEN / FIXED / OPEN	L	40mm	-	
							-	COLOUR	GLAZING	SPECIAL NOTES	
	(W4) DELETED					F	W13) TSD 2032	ANODIC OFF WHITE	BINGLE PYROLYTIC		
			-				N ELEVATION / LIVING RM		OW-E, (U-VALUE: 5.7, SHGC:0.47)		
			1				ALUMINIUM	ALUMINIUM	,,		
							SLIDING STACKER DOOR	FIBREGLASS MESH	REVEAL		
							OPEN / OPEN / FIXED	ANODIC OIT WITTE	40mm		
	(W5) 55 062 I	COLOUR ANODIC OFF WHITE	GLAZING	NOLVÆIC	SPECIAL NOTES	_					
	E ELEVATION / PLINAPLIC PNA	- ANODIC OIT WITE	SINGLE PYF LOW-E, (U-					-			
F	E ELEVATION / RUMPUS RM ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)							
		ALUMINIUM FIBREGLASS MESH	REVEAL		-			-			
	SLIDING OPEN / FIXED / OPEN	ANODIC OFF WHITE	I 40mm								
	(WG)	COLOUR	GLAZING		SPECIAL NOTES						
	(W6) 55 0618	ANODIC OFF WHITE	SINGLE PYF		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
F	E ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (U- 5.7, SHGC		WITH NCC.						
	ALUMINIUM	ALUMINIUM									
	SLIDING OPEN / FIXED	FIBREGLASS MESH ANODIC OFF WHITE	REVEAL								
	OF LIN / TIXLD		1 40mm		ODESIA VOTES						
	(W7) SA 0907	COLOUR ANODIC OFF WHITE	GLAZING SINGLE CLE	AR.	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY						
	S ELEVATION / BEDROOM 3		(U-VALUE:	7.63,	WITH NCC.						
	ALUMINIUM	INSECT SCREEN ALUMINIUM	SHGC: 0.7	၁)							
	AWNING	FIBREGLASS MESH	REVEAL					† h			
	OPEN	ANODIC OFF WHITE	I 40mm								
	(W8) SA 0907	COLOUR	GLAZING		SPECIAL NOTES						
		ANODIC OFF WHITE	SINGLE CLE (U-VALUE:		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			_			
	S ELEVATION / BEDROOM 3	INSECT SCREEN	SHGC: 0.7								
	ALUMINIUM	ALUMINIUM FIRRECLASS MESH	DEVEAL					_			
	AWNING OPEN	FIBREGLASS MESH ANODIC OFF WHITE	REVEAL I 40mm							-	
		COLOUR	GLAZING		SPECIAL NOTES						
_	(W9) SA 0907	ANODIC OFF WHITE	SINGLE CLE		TRANSLUCENT FILM BY BUILDER.						
	S ELEVATION / SHOWER RM	INSECT SCREEN	(U-VALUE: SHGC: 0.7								
	ALUMINIUM	ALUMINIUM									
	AWNING	FIBREGLASS MESH ANODIC OFF WHITE	REVEAL								
	OPEN	T. MODIO OIT WITH	I 40mm								
OR: MR S MUNRO	O & MS M MAGUIR	E		AT: 5	5 CHURCHILL DRIVE WINSTON HI	LLS NSW 2153	6	SCALE: 1: NTS SH	IEET: 8 OF 8 J	OB NO: 7820/16	G Cape Coc