BASIX	COMMITMENTS						
CERTIFICATE NO. A268253							
FIXTL	IRES 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						
INSULATION REQUIREMENTS							
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL						
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)						
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)						
GLAZI	GLAZING REQUIREMENTS						
WINDOWS							
W7, W8, \$ W9,	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)						
WI, W2, W3, W4, W5, W6, WIO, WII, WI2, WI5, \$ WI6	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW- E, (U-VALUE: 4.48, SHGC: 0.46)						
SHAD	ING DEVICES						
WINDOWS							
WI, W2, W3, W4, W5, W6, W7, W8, W9, WI0, WII, WI2, WI5, \$ WI6,	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM						

FINAL CONSTRUCTION.

EXTERNAL	PAINT	SCHEDULE
	1 / (11 4 1	

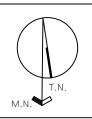
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Gable Cladding	Dulux		Champignon
Wall Cladding	Dulux		Champignon
Soffit Lining	Dulux		Sandy Day

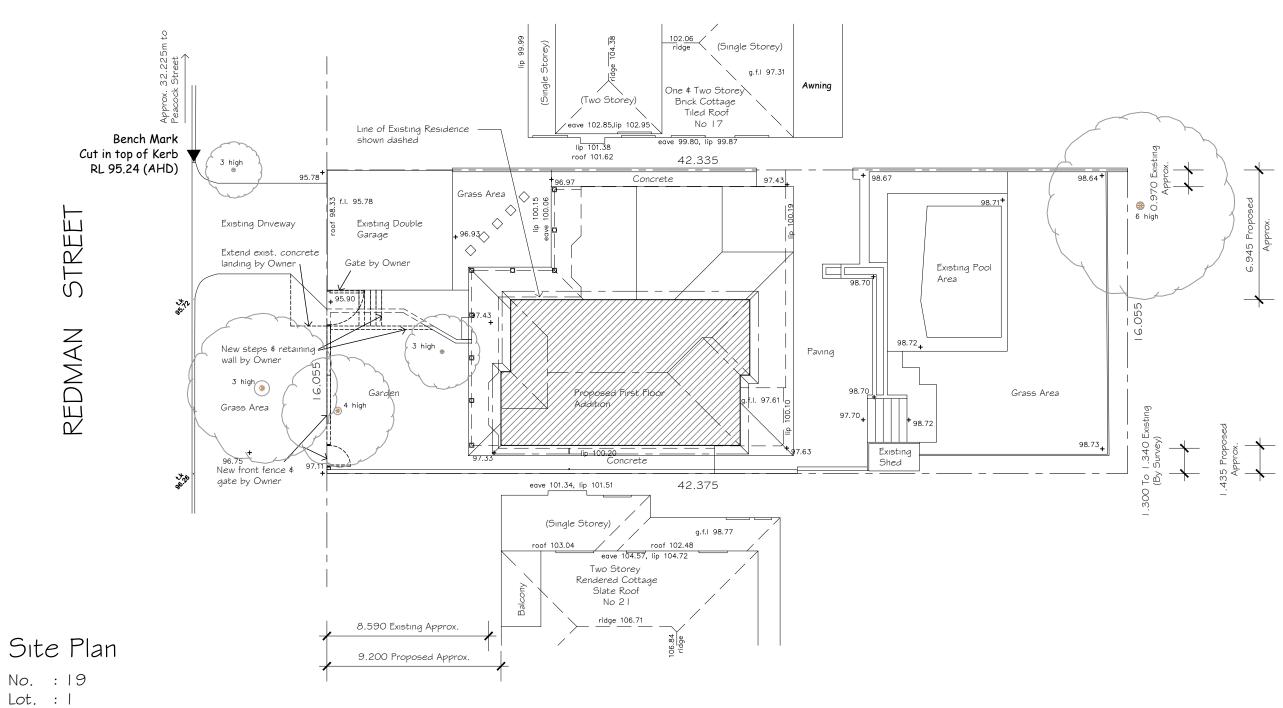
SPFCI	FICATION SUMMARY	SPECIAL NOTES						
	JCTURAL TIMBER - All to ASA 684.2	PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-						
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @	ROOF: ROOF TRUSSES .600 CTS TO MANUFACTURERS	UTILISE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE. CONNECT/INSTALL ONE (I) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). PROVIDE VENTIS DUCTED HOME VENTILATION SYSTEM TO FIRST FLOOR AS						
FLOOR: REFER TO STRU	CTURAL LAYOUTS WIND LOAD W 33 N							
FINISHES			6PECIFIED AY NEW CYPRESS PINE FLOORING OVER DINING \$ F	AMILY AREA.	NEW			
BRICKWORK	N/A		FLOORING TO BE FINISHED AT THE SAME HEIGHT AS THIS FLOOR IS APPROX. 40mm HIGHER THAN EXIST		N FLOOR.			
FLOORING	19MM STRUCTURAL PARTICLEBOARD TO FIRST FLOOR.	NEW RAMPS TO GROUND FLOOR SHOWN ON PLAN TO START AT I						
	EX. I I 3X25 T¢G CYPRESS PINE FLOORBOARDS LAID OVER GROUND FLOOR DINING AND FAMILY AREA.	40mm DOWN TO APPROX. HEIGHT OF 5mm. RAMPS TO HAVE A MIN. GRADIENT OF I IN IO AS PER NCC. • PROVIDE CUT PINE STRINGERS TO STAIRS.						
CLADDING	300mm PRIMELINE "CHAMFER" WEATHERBOARD CLADDING FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET TO FIRST \$ GROUND FLOOR \$ FIBRE CEMENT BASE SHEET CLADDING WITH TEXTURE COAT FINISH TO DUTCH GABLE ENDS		PROVIDE MIXER TAP TO NEW SHOWER.					
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						
STD SLIDING DOOR ROOF COVERING	CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	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. IF REQUIRED						
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL							
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES R3.0 BATTS TO NEW GROUND FLOOR CEILING AREA R2.0 BATTS TO NEW GF EXTERNAL WALL FRAMES PROVIDE R2.0 SOUNDSCREEN BATTS TO WALL BETWEEN FIRST FLOOR BEDROOMS 3 \$ 4, WALL BETWEEN RUMPUS + WC. WALL BETWEEN BEDROOM 3	SUPPLY ONE (1) FAN/LIGHT/HEATER UNIT. MAKE GOOD EXISTING FLOOR FINISHES. AS REQUIRED MAKE GOOD KITCHEN CUPBOARDS IN AREA OF DEMOLITIONS AS REQUIRED DIVERT/EXTEND KITCHEN RANGEHOOD FLUE IF REQUIRED PROVIDE INSECT SCREEN TO NEW STACKER DOOR UNIT IF REQUIRED						
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 BULLNOSE	K	FINAL CONSTRUCTION	BP	25-05-17			
	ARCHITRAVE: Ex. 75x25 BULLNOSE	J	CONSTRUCTION CERTIFICATE	SM	08-05-17			
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"	$\overline{}$	CHECK PLAN ¢ CONTRACTS	JK	24-04-17			
STAIRCASE	TYPE: CLOSED TIMBER	Н	BASIX ADDED \$ TO COUNCIL	NE	07-12-16			
CUT PINE STRINGERS MAPLE TREADS AND	WIDTH: 900mm	G	CLIENT CHECK PLAN	JE	25-11-16			
PINE RISERS	RISE: 19 @ 179mm		POV 18835	TP	14-11-16			
	GOING: 240mm (260mm TREAD)	E	POV 18656	TP	11-10-16			
	GOING. 240IIIII (280IIIII INLAU)	D	POV 18666	TP/SC	23-09-16			
FASCIA \$ BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: MONUMENT	С	CONSULTANT PLAN CHECK \$ POV 858	TP	22-09-16			
	BARGE COLOUR: MONUMENT BARGE SOAKER COLOUR: MONUMENT	В	PLAN CHECK \$ POV 18259 - TO CLIENT	TP	04-08-16			
	DARGE SUARER COLOUR: IVIOINDIVIENT	A	TECHNICAL	JGI.	19-07-16			
GUTTERS # DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME	No.	ISSUE	DRAWN	DATE			
	GUTTER COLOUR: MONUMENT	DES	I IGN CONSULTANT: ROSS ALLEN		1			
HOT WATER UNIT	DOWNPIPE COLOUR: MONUMENT CONNECT TO EXISTING	_	OPOSED ADDITIONS & ALTERATIONS					
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER GROUND FLOOR ADDITION EXTERNAL: BY CAPE COD GROUND FLOOR ADDITION INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	FOR MR. F. & MRS. S. BASTIAN. AT 19 REDMAN STREET, SEAFORTH, NSW. 2092.						
FINISHED GROUND LEVE CONDITIONS.	ILS SHOWN ON PLAN ARE SUBJECT TO SITE	COUNCIL: MANLY						
DO NOT SCALE OFF DRA	AWINGS.							
ALL DIMENSIONS SHOW MEASURE DURING CONS	N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION.		A.B.N. 54 (Suite 41), NORTH PAR PHONE: (OZ	000 605 40 410 CHURCH				
	EN MADE FOR SHRINKAGE OR MILLING.		A U S T R A L I A	RAMATTA 21 2) 9849 444 LICENCE NO. !	4 5519			

SHEET: 1 OF 8

JOB NO: 7782/16

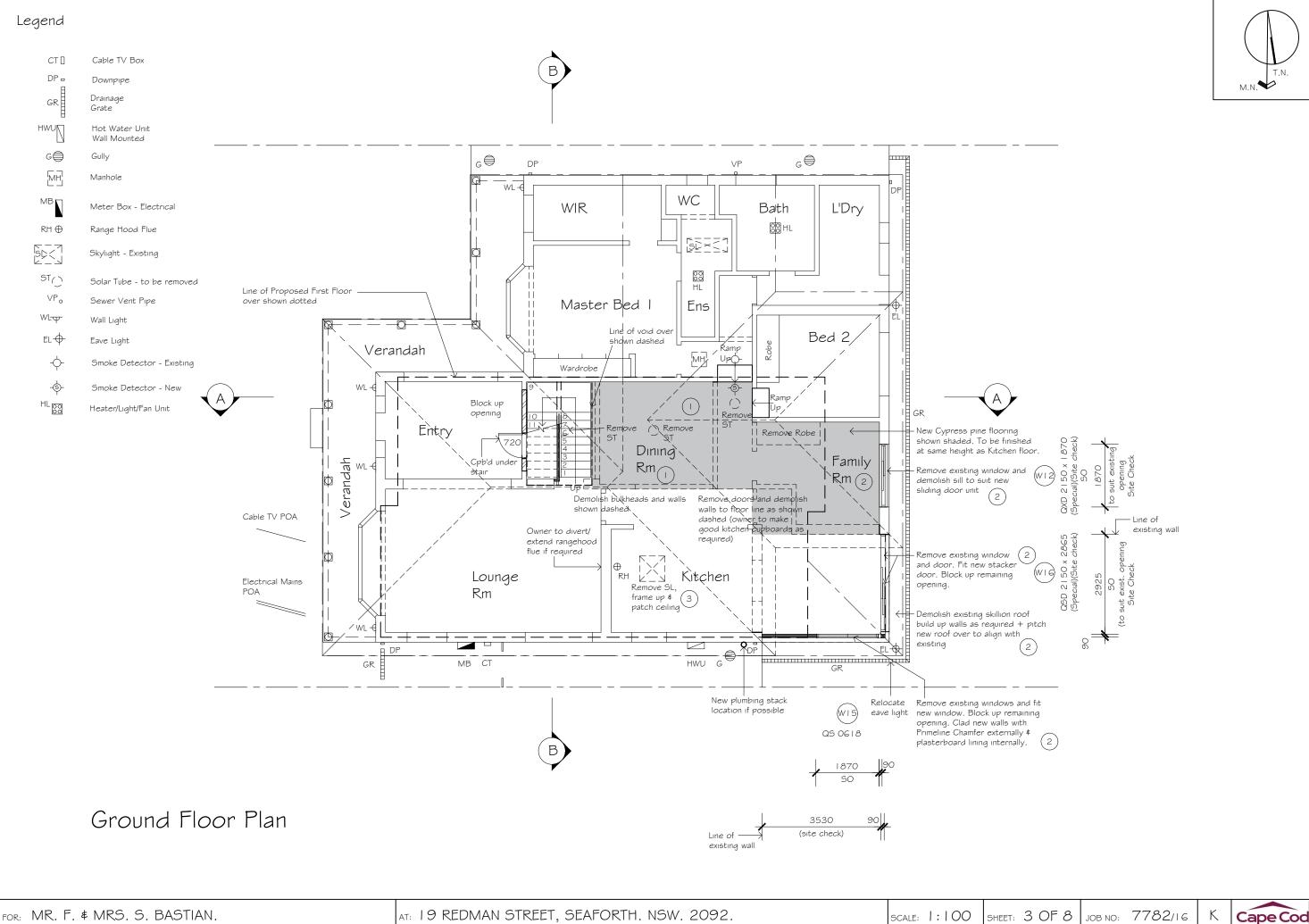
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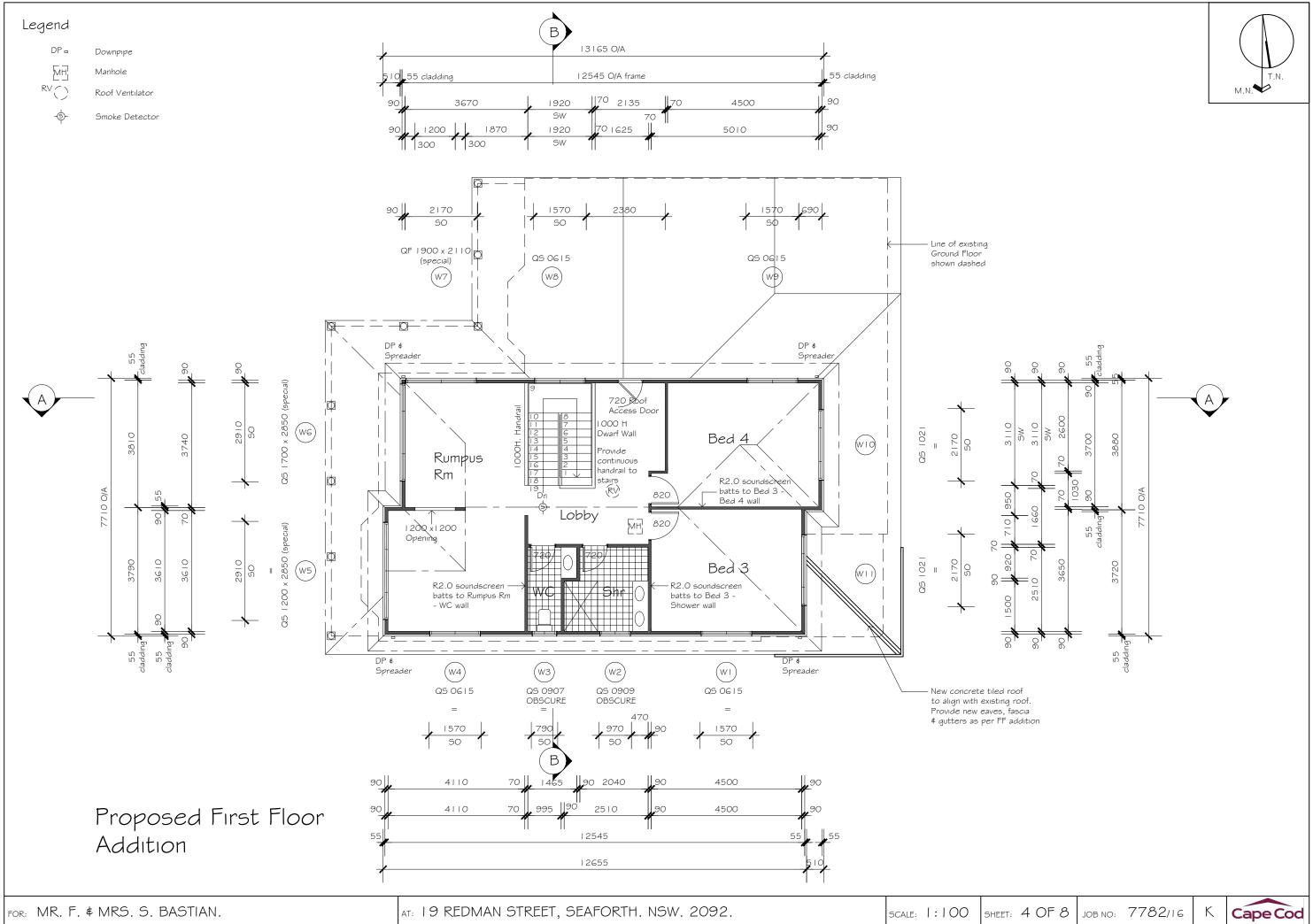


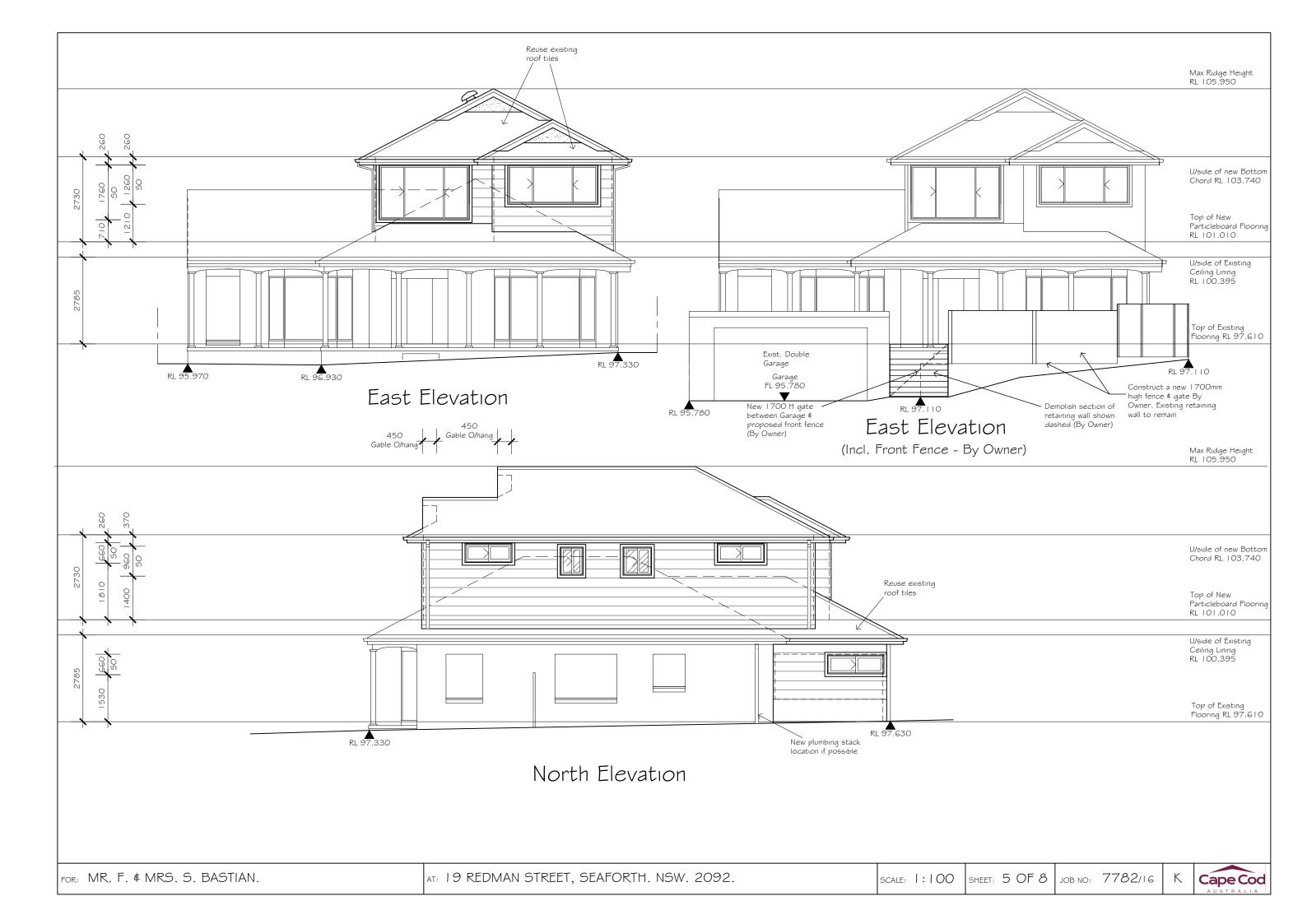


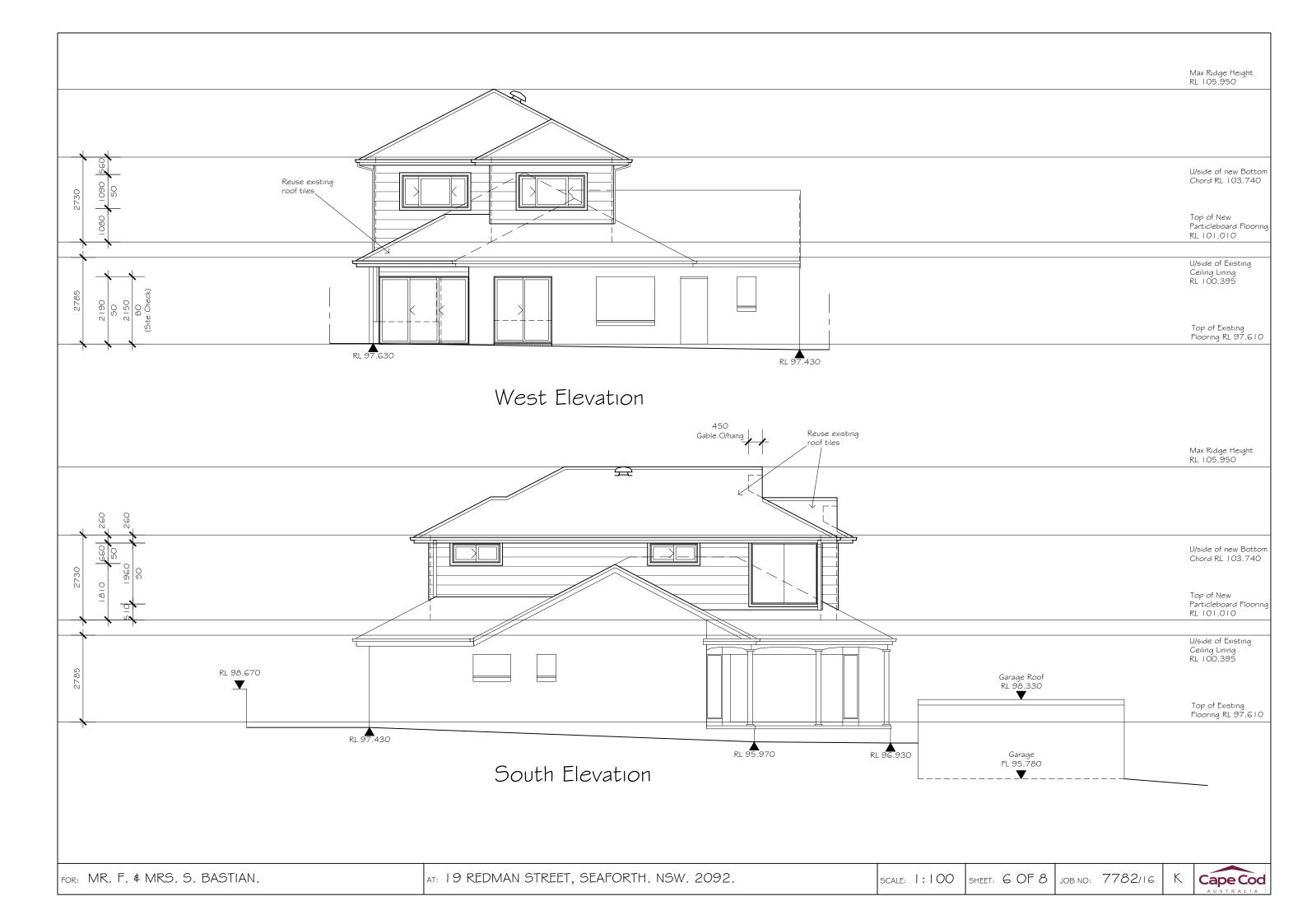
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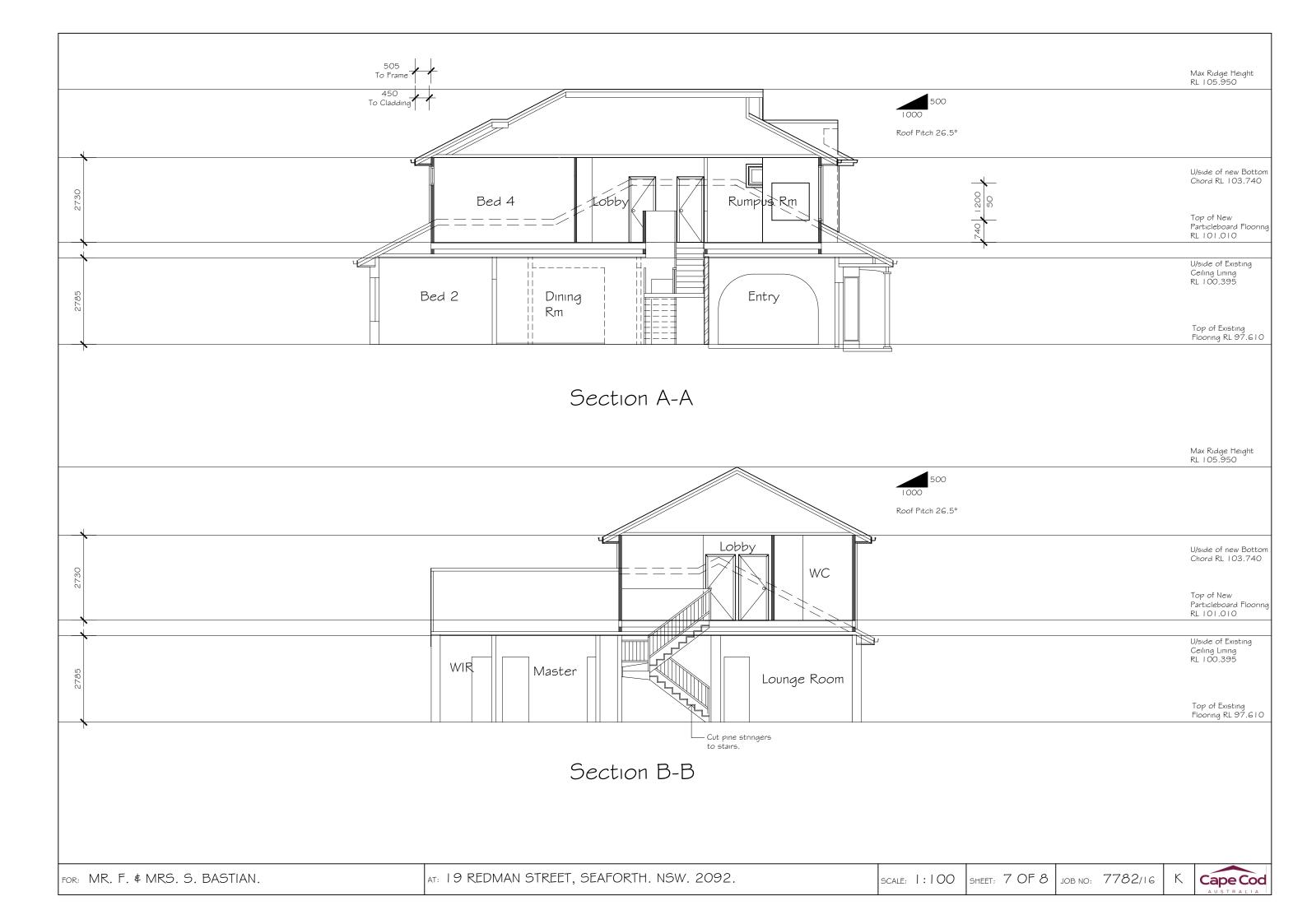
AREA: 676.60m² (By Title) : 680.2m² (By Calc)











WINDOW SCHED	DULE (BASIX A2682	253)		CLIENT:		ALUMINIUM TREND WINDOW					
STANDARD NOTES:						STANDARD ALUMINUM COI EX-STOCK COLOURS: PEAR	LOURS: RL WHITE GLOSS, DUNE, STON	IE BEIGE, MONUMENT,			
	ARE DRAWN AS VIEWED FROM	OUTSIDE	(CLIENT:		ANODIC OFF WHITE, ANOI	DIC NATURAL MATT, WOODLAI	ND GREY, ULTRA BLACK.			
ALL WINDOWS COME WWINDOW OPENINGS NO	/ITH "KEYED ALIKE" LOCKS DTED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	H THE	BUILDER:	DATE:		AILABLE: WHITE BIRCH, PRIMR EARL, DEEP OCEAN, SURF MIS				
NCC 3.9.2.5						CHARCOAL, IRONSTONE.	ARL, DELI OCLAN, JURI IVIIJ	T, JAJI LK, TKLND WILTALI	TERRAIN: 3	WIND LOAD: W 33 N	
	(WI) QS 0615	COLOUR	GLAZING		SPECIAL NOTES		W10) Q5 1021	COLOUR	GLAZING		
	<u> </u>	PEARL WHITE	SINGLE PYRO LOW- E, (U-V					PEARL WHITE	SINGLE PYROLYTIC LOW- E, (U-VALUE:	RESTRICT OPENINGS T WITH NCC.	O 125mm TO COMPLY
RF	N ELEVATION / BEDROOM 3	INSECT SCREEN	4.48, SHGC				W ELEVATION / BEDROOM	4 INSECT SCREEN	4.48, SHGC: 0.46)		
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	REVEAL		-		ALUMINIUM	ALUMINIUM FIBREGLASS MESH	REVEAL		
	SLIDING OPEN / FIXED	I IDREGLASS WEST	I 40mm		1		SLIDING OPEN / FIXED / OPEN	I IBREGLASS WEST	I 40mm	_	
		COLOUR	GLAZING					COLOUR	GLAZING		
	(W2) Q5 0909	PEARL WHITE	SINGLE PYRO		TRANSLUCENT FILM BY BUILDER.		(WII) Q5 1021	PEARL WHITE	SINGLE PYROLYTIC		O 125mm TO COMPLY
	N ELEVATION / SHOWER	INSECT SCREEN	LOW- E, (U-V 4.48, SHGC			RFR	W ELEVATION / BEDROOM	3 INSECT SCREEN	LOW- E, (U-VALUE: 4.48, SHGC: 0.46)	WITH NCC.	
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM			
	SLIDING	FIBREGLASS MESH	REVEAL		<u> </u>		SLIDING	FIBREGLASS MESH	REVEAL		
	OPEN / FIXED	COLOUR	1 40mm				OPEN / FIXED / OPEN	COLOUR	140mm		
	(W3) QS 0907	COLOUR PEARL WHITE	GLAZING SINGLE PYRO	DLYTIC	TRANSLUCENT FILM BY BUILDER.	F	(SITE CHECK)	COLOUR MONUMENT	GLAZING SINGLE PYROLYTIC	- SUIT EXISTING O	PENING
	N ELEVATION / WC		LOW- E, (U-V	/ALUE:			W ELEVATION / FAMILY RM	_	LOW- E, (U-VALUE:	- SITE CHECK	
	ALUMINIUM	INSECT SCREEN ALUMINIUM	4.48, SHGC	: 0.46)			ALUMINIUM	INSECT SCREEN ALUMINIUM	4.48, SHGC: 0.46)		
القط قطا	SLIDING	FIBREGLASS MESH	REVEAL		1		SLIDING		REVEAL		
	OPEN / FIXED		I 40mm				OPEN / FIXED		I 40mm		
	(W4) Q5 0615	COLOUR	GLAZING				W13) DELETED	COLOUR	GLAZING		
		PEARL WHITE	SINGLE PYRO LOW- E, (U-V					_			
F	N ELEVATION / RUMPUS RM ALUMINIUM	INSECT SCREEN	4.48, ŚĤGC					INSECT SCREEN			
		ALUMINIUM FIBREGLASS MESH	REVEAL		-			-	REVEAL		
	SLIDING OPEN / FIXED	TIBICEOD (OS IVIESTI	140mm		-				TCC V E/ (E		
	(W5) Q5 200 x 2850	COLOUR	GLAZING				(44)	COLOUR	GLAZING		
	(special)	PEARL WHITE	SINGLE PYRO				(W14) DELETED				
	E ELEVATION / RUMPUS RM	INSECT SCREEN	LOW- E, (U-V 4.48, SHGC					INSECT SCREEN			
	ALUMINIUM	ALUMINIUM									
	SLIDING SPECIAL OPEN / FIXED / OPEN	FIBREGLASS MESH	REVEAL 140mm		-				REVEAL	_	
		COLOUR	GLAZING					COLOUR	GLAZING		
F	(w6) Q5 1700 x 2850 (special)	PEARL WHITE	SINGLE PYRO		SITE CHECK		W15) Q5 0618	PEARL WHITE	SINGLE PYROLYTIC		
	E ELEVATION / RUMPUS RM	INSECT SCREEN	LOW- E, (U-V 4.48, SHGC				N ELEVATION / FAMILY RM	INSECT SCREEN	LOW- E, (U-VALUE: 4.48, SHGC: 0.46)		
	ALUMINIUM	ALUMINIUM	10, 555				ALUMINIUM	ALUMINIUM			
	SLIDING - SPECIAL	FIBREGLASS MESH	REVEAL				SLIDING	FIBREGLASS MESH	REVEAL		
	OPEN / FIXED / OPEN	001.0110	1 40mm				OPEN / FIXED	0010110	I OOmm		
FF	W7) QF 1900 x 2110 (special)	COLOUR PEARL WHITE	GLAZING SINGLE CLEA	.R	SITE CHECK		QSD 2150 X 2865 (SITE CHECK)	COLOUR MONUMENT	GLAZING SINGLE PYROLYTIC	- OWNER TO SUPF	PLY & INSTALL FLYSCREEN
	S ELEVATION / RUMPUS RM	_	(U-VALUE: 6.	.44,	2 GLASS PANES WITH SILICONE JOIN		W ELEVATION / FAMILY RM		LOW- E, (U-VALUE:	- SITE MEASURE	
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)			ALUMINIUM	INSECT SCREEN N/A	4.48, SHGC: 0.46)		
	SLIDING - SPECIAL		REVEAL				STACKER DOOR		REVEAL		
	FIXED / FIXED		I 40mm				FIXED / OPEN / OPEN		I OOmm		
	(W8) QS 0615	COLOUR PEARL WHITE	GLAZING								
	S ELEVATION / STAIRWELL	- LAKE WITTE	SINGLE CLEA (U-VALUE: 6.					_			
F	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)							
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL		-			-			
	OPEN / FIXED		I 40mm		1						
	(W9) Q5 0615	COLOUR	GLAZING								
		PEARL WHITE	SINGLE CLEA (U-VALUE: 6.								
R	S ELEVATION / BEDROOM 4	INSECT SCREEN	SHGC: 0.75								
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	REVEAL		-						
	SLIDING OPEN / FIXED	, IDICEOLASS IVILSII	I 40mm		1						
		l	1		DED. M. CTREET CELECOTIC	NOW COOC		.			
for: MR. F. & MR	(5. 5. BASTIAN.			AT: 18	REDMAN STREET, SEAFORTH.	NSW. 2092.		scale: 1: NTS s	HEET: 8 OF 8	JOB NO: 7782/16	Cape Cod