BASIX (	COMMITMENTS
CERTIFICATE NO. A292688_0	02
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
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)
GLAZII	NG REQUIREMENTS
WINDOWS	
WI, W4, W5, W7, WII, WI3, WI5	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W2, W3, W6, W8, W9, W10, W12, W14, W16	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
SHADI	ING DEVICES
WINDOWS	
WI, W2, W3, W4, W5, W7, WIO, WII, WI3, WI5	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM
W6, W8, W9, W12, W14	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36
WI6	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM

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ONSTRU	
FINAL CONSTRUCTION	

	90 X 35 EXT, STUDS @ 70 X 35 INT, STUDS @ FLOOR: I 40x45mm MIN	.600 CTS DETAILS @ .600 CTS	PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.  REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.  CONNECT/INSTALL TWENTY THREE (23) DOWNLIGHT FITTINGS \$ ONE (1) 3 IN I FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).						
	FINISHES			DE A DUCTED HOME VENTILATION SYSTEM WITH DE "TEMPO" CORNICES	FOUR (4)	OUTLETS			
	BRICKWORK	N/A	PROVIDE BUSHFIRE RATED ROOF VENTILATOR. PROVIDE ONE (I) METAL EAVE VENT PER ELEVATION. PROVIDE METAL LEAF GUTTER/VALLEY GUARDS TO NEW ROOFS						
	FLOORING	19MM STRUCTURAL PARTICLEBOARD	DE NEW METAL STACK DE WALL MOUNTED VANITY UNIT. ECT EXTERNAL HOT WATER UNIT, AS SUPPLIED B . TO BUSHFIRE REPORT)						
	CLADDING	230mm HARDIPLANK "WOODGRAIN" CLADDING OVER POLYSTYRENE CORE WALL INSULATION	- (KLILK	(10 BUSHIIRL REPORT)					
	WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM							
	INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: STAINLESS STEEL		6 BY OWNER					
	ROOF COVERING	CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	NEW AN	/AL & INSTALLATION OF T.V ANTENNA IF REQUIR ND EXISTING TV POINTS. ECTION OF NEW COAXIAL CABLE "T.V.POINT" TO V. AERIAL					
TION.	ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	PHONE     ALL WC	LATION OF	A DUCTED				
VAL CONSTRUCTION.	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.  • ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED AIR CONDITIONING SYSTEM.  • SUPPLY TWENTY THREE (23) DOWNLIGHT FITTINGS \$ ONE (1) 3 IN 1 FAN/LIGHT/HEATER UNIT.						
	INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 HALF SPLAYED ARCHITRAVE: Ex. 75x25 HALF SPLAYED	SUPPLY     PROVIE	OLITION W	LITION WORKS.				
	INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "DECO 25"							
	STAIRCASE MAPLE TREADS AND RISERS.	TYPE: CLOSED TIMBER WIDTH: 900mm							
	PROVIDE PLASTERBOARD LINED	RISE: 17 @ 182mm			1				
	SOLID HANDRAIL.			AL CONSTRUCTION	NL	20-12-17			
		GOING: 240mm (260mm TREAD)	G CO	NSTRUCTION CERTIFICATE	NL	13-12-17			
	FASCIA	MATERIAL: PREFINISHED ZINCALUME	F TO	CONTRACTS	SC	12-12-17			
		FASCIA COLOUR: TBA	E PLA	AN CHECK	BJP	8-11-17			
			D BAS	SIX ADDED \$ TO COUNCIL	BJP	26-09-17			
	GUTTERS & DOWNPIPES	11121110	C SU	RVEY ADDED	JC	05-09-17			
		MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: IRONSTONE	в то	CLIENT	JGI	24-08-17			
		DOWNPIPE COLOUR: IRONSTONE	A TEC	CHNICAL	JGI	09-08-17			
	HOT WATER UNIT	CONNECT TO EXISTING HOT WATER UNIT	No. ISSL	JE	DRAWN	DATE			
			DESIGN CO	ONSULTANT: ROSS ALLEN	· I				
	PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER		SED ADDITIONS \$ ALTERATIONS					
		PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	FOR MR W # MRS C RADLEY						
	FINISHED GROUND LEVE CONDITIONS.	LS SHOWN ON PLAN ARE SUBJECT TO SITE	AT I O GWANDALAN CRESCENT BEROWRA NSW 2081						
	DO NOT SCALE OFF DRA		_ COUNCIL: HORNSBY						
	MEASURE DURING CONS	N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION.	A.B.N. 54 000 605 407						
	NO ALLOWANCE HAS BE	EN MADE FOR SHRINKAGE OR MILLING.	SUITE 41, 410 CHURCH STREET.						

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SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

ROOF: ROOF TRUSSES

TO MANUFACTURERS

WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS

SPECIAL NOTES

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

Η

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

JOB NO: 7887/17

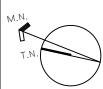
AUSTRALIA

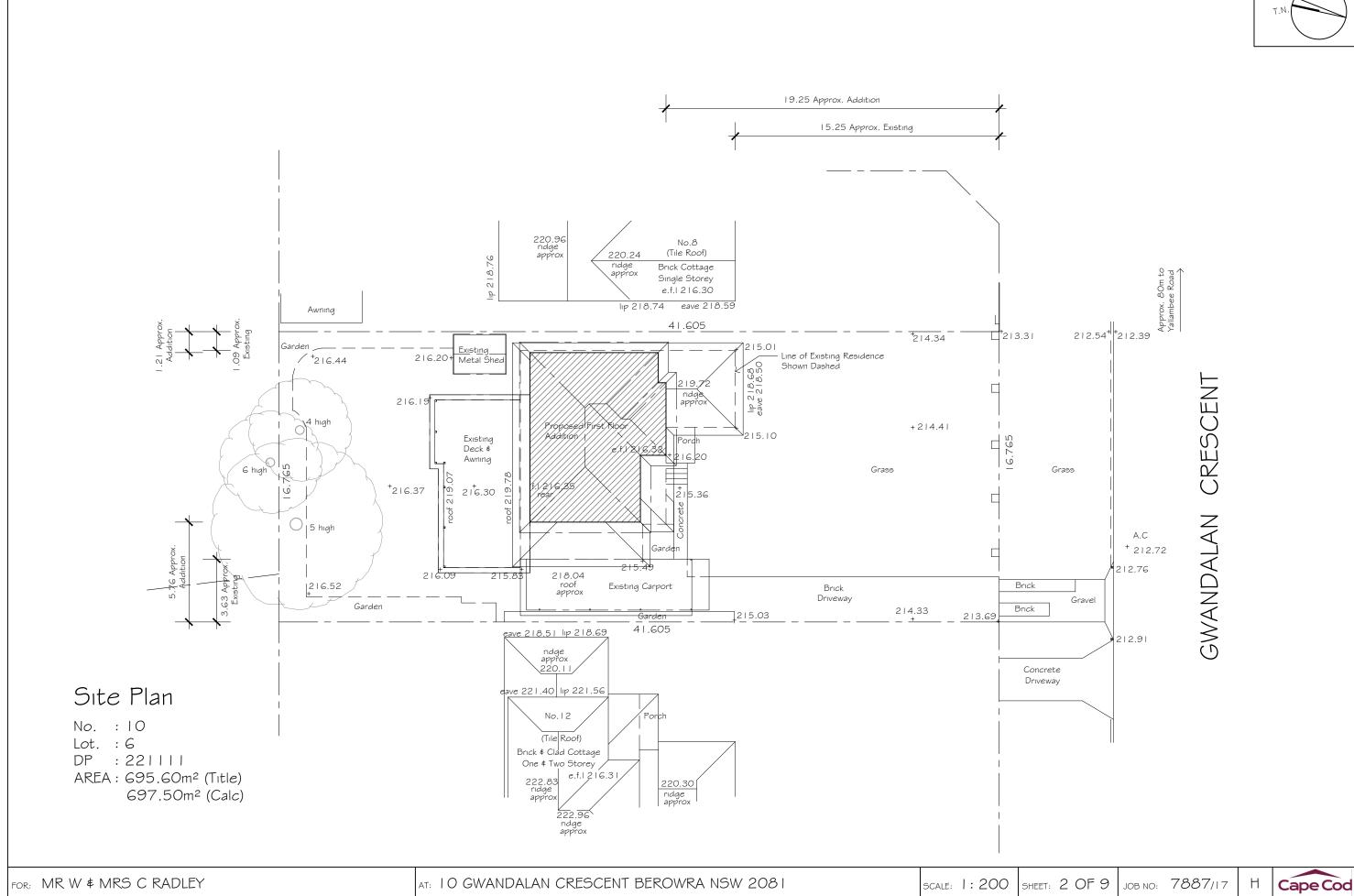
SHEET: 1 OF 9

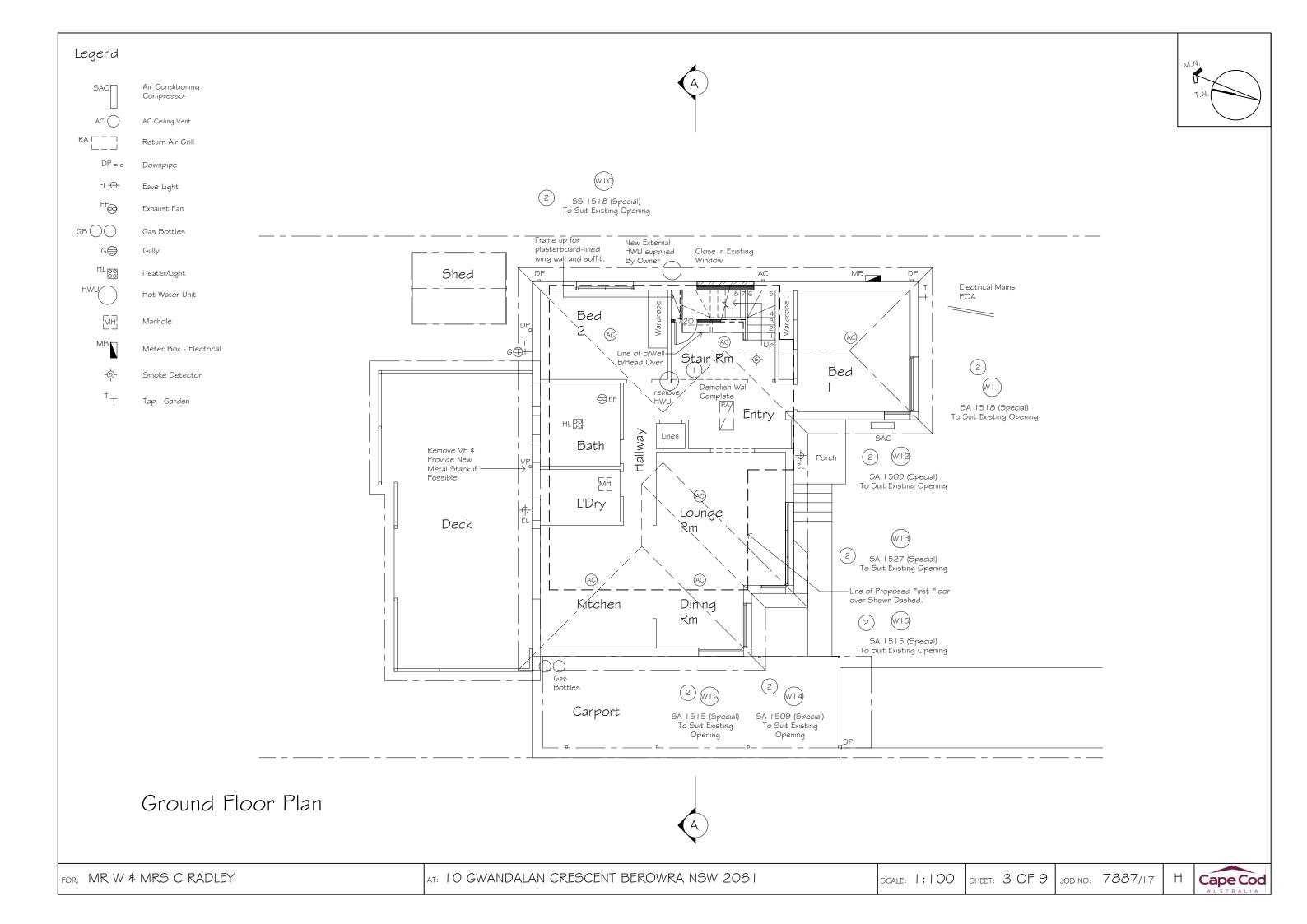
WITH THE BUILDING CODE OF AUSTRALIA (NCC).

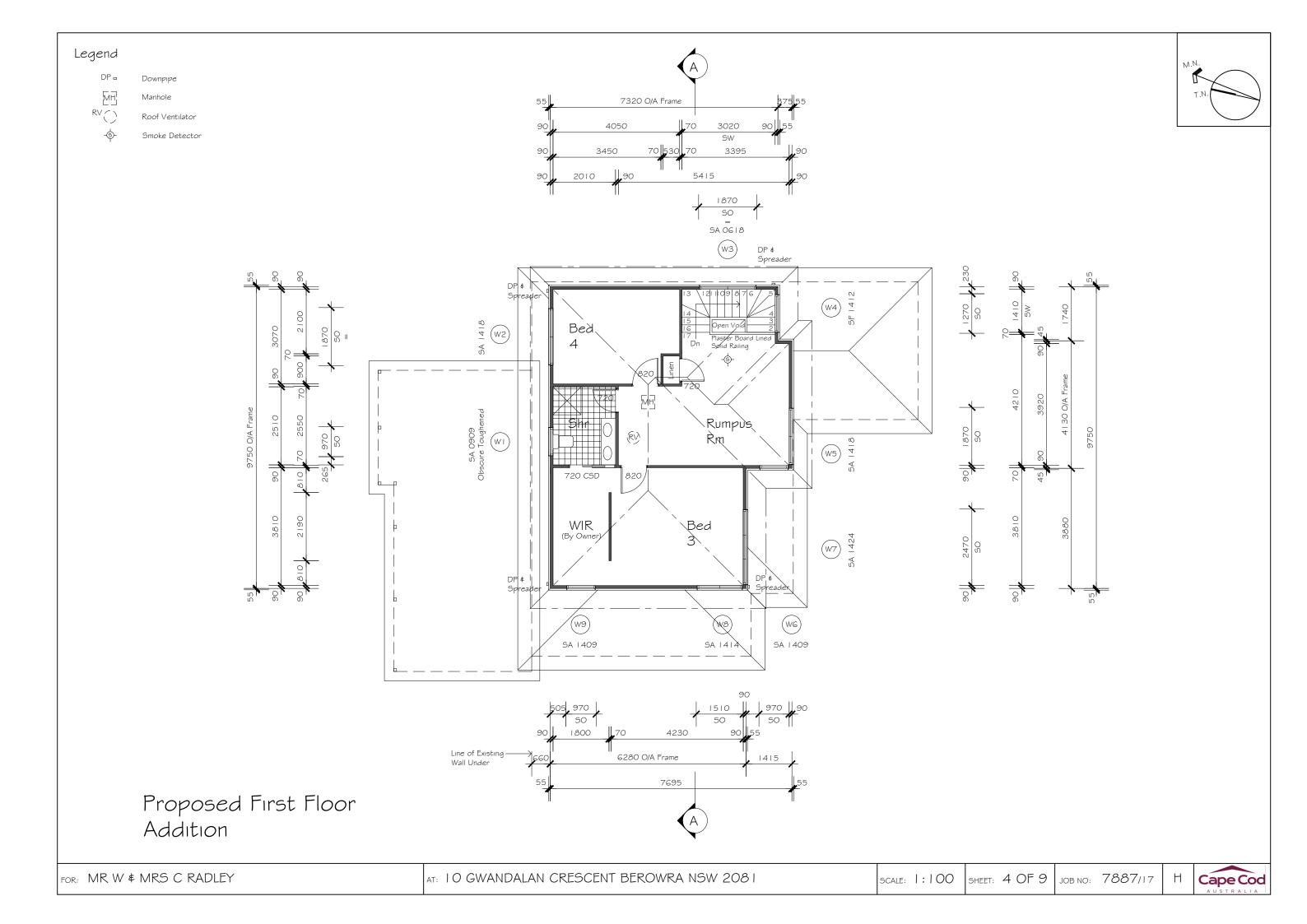
## EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding	Colorbond		Surfmist
Soffit Lining	Taubmans		Elusive White

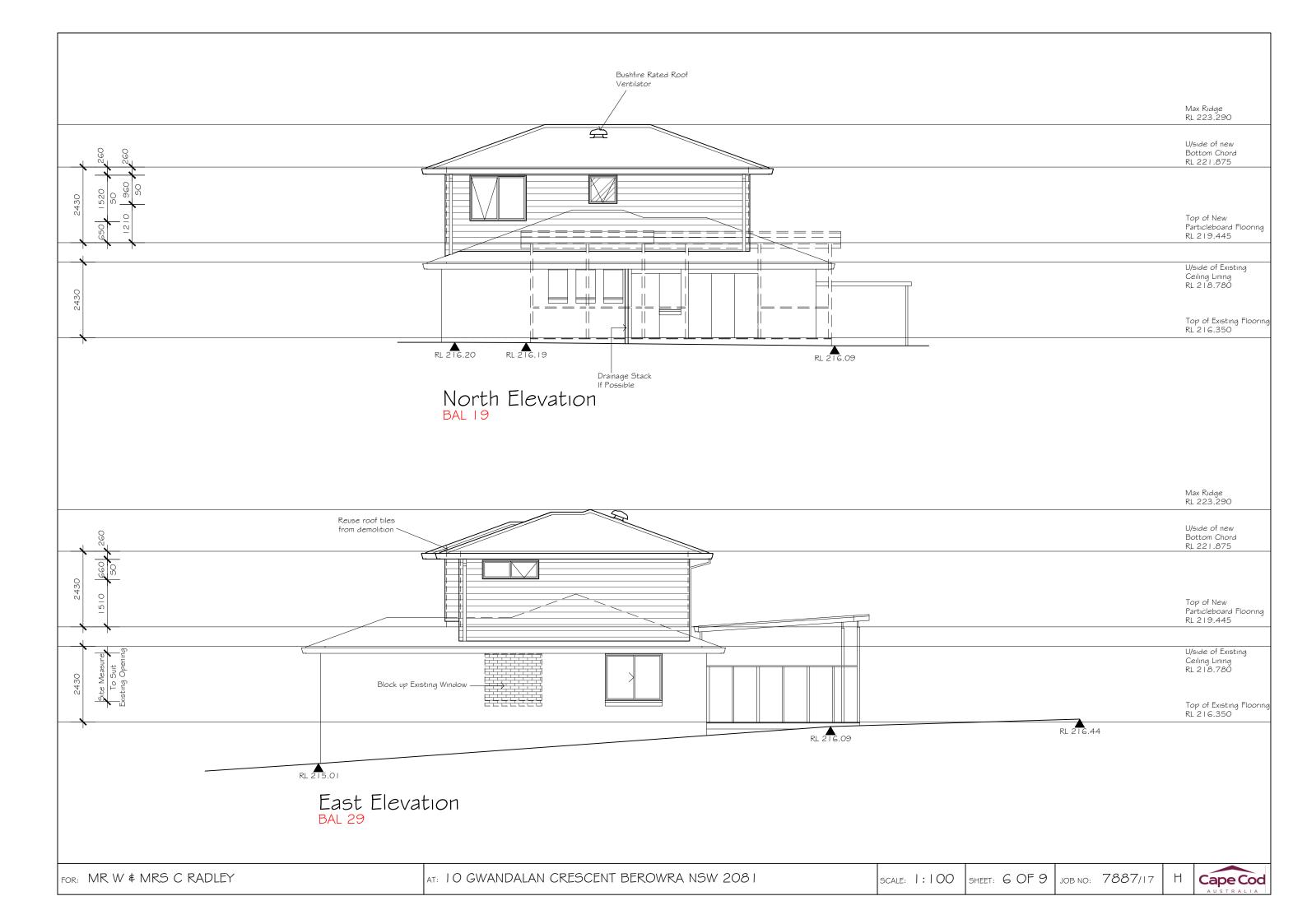


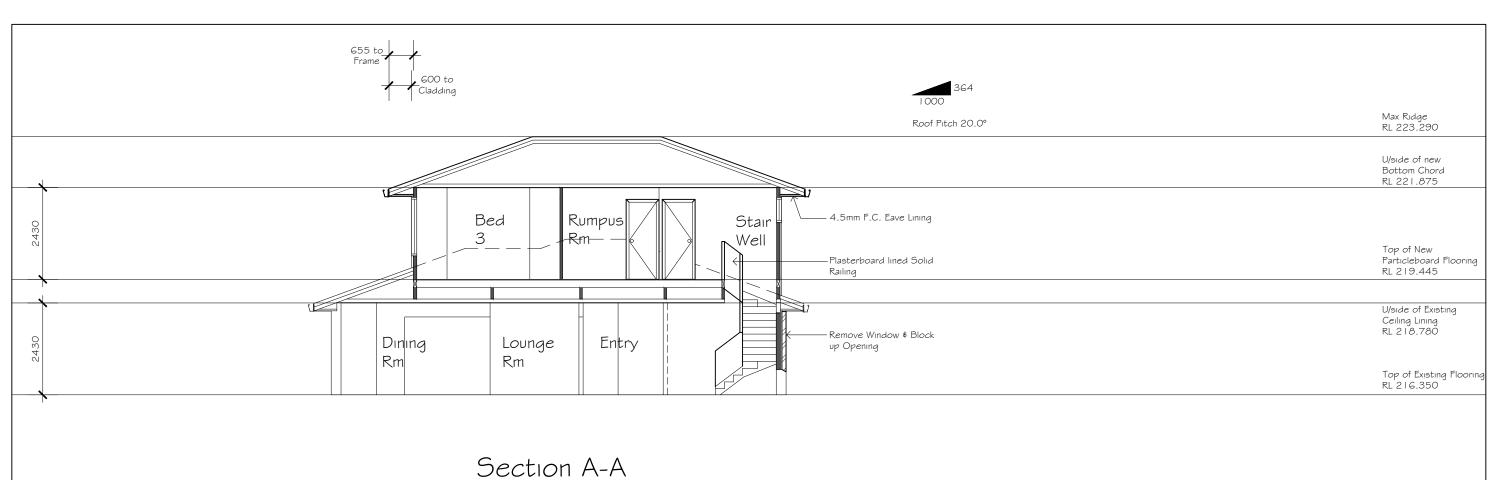












FOR: MR W & MRS C RADLEY

WINDOW SCHED	ULE (BASIX A2926	S88 02)		CLIENT:		ALUMINIUM TREND WINDOW	_					
STANDARD NOTES:				CLILIVI		STANDARD ALUMINUM COLO EX-STOCK COLOURS: PEARL		E BEIGE, MONUMENT,				
WINDOWS AND DOORS	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		ANODIC OFF WHITE, ANODI	IC NATURAL MATT, WOODLAN	ID GREY, ULTRA BLACK.				
<ul> <li>ALL WINDOWS COME WINDOW OPENINGS NO</li> </ul>	ITH "KEYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPEN	JINGS TO COMPLY WITE	H THE	BI III DER:	DATE:	DESIGNER'S COLOURS AVAIL						
NCC 3.9.2.5	TED IN TIME RESTRICTED OF ER	WINGS TO COMITE! WITH		DOILDLIN		BROWN, TREND SILVER PEA CHARCOAL, IRONSTONE.	ARL, DEEP OCEAN, SURF MIS	I, JASPER, IREND METALLIC	TERRAIN: 3	WIND LOAD: W 28 N		
	(WI) SA 0909	COLOUR	GLAZING		SPECIAL NOTES				1			
<u></u>	W1) 5A 0909	TREND SILVER PEARL (DESIGNER)	OBSCURED TOUGHENED	) (OB								
	N ELEVATION / SHOWER RM	INSECT SCREEN	U-VALUE: 7.	.63,								
	ALUMINIUM	ALUMINIUM	SHGC: 0.75	5)								
	AWNING	S/LESS STEEL MESH TREND SILVER PEARL	REVEAL					_				
	OPEN	(DESIGNER)										
	(W2) SA 1418	COLOUR TREND SILVER PEARL	GLAZING	017416	RESTRICT OPENING TO 125mm TO COMPLY	-						
F	N ELEVATION / BEDROOM 4	(DESIGNER)	LOW- E, (U-V	/ALUE:	WITH NCC.							
	ALUMINIUM	INSECT SCREEN	4.48, SHGC	C: 0.46)								
		ALUMINIUM S/LESS STEEL MESH	PE\/ΕΔΙ							_		
	AWNING OPEN / FIXED	TREND SILVER PEARL	140mm		1			<u> </u>		_		
		(DESIGNER) COLOUR	GLAZING									
	(W3) SA 0618	TREND SILVER PEARL	- SINGLE PYRO	OLYTIC								
	E ELEVATION / STAIRWELL	(DESIGNER)	LOW- E, (U-V 4.48, SHGC									
	ALUMINIUM	INSECT SCREEN ALUMINIUM	4.40, 51160	O.46)								
	AWNING	S/LESS STEEL MESH	REVEAL									
	FIXED / OPEN	TREND SILVER PEARL (DESIGNER)	1 40mm									
	(W4) SF 1412	COLOUR	GLAZING									
F		TREND SILVER PEARL (DESIGNER)	SINGLE CLEA (U-VALUE: 7.									
	S ELEVATION / STAIRWELL	INSECT SCREEN	SHGC: 0.75									
	ALUMINIUM											
	FIXED		REVEAL I 40mm		4			<u> </u>		_		
		COLOUR	GLAZING									
	(W5) SA 1418	COLOUR TREND SILVER PEARL	- SINGLE CLEA	AR								
F	S ELEVATION / RUMPUS RM	(DESIGNER)	(U-VALUE: 7.	.63,								
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75	)								
	AWNING	ALUMINIUM S/LESS STEEL MESH	REVEAL		-							
	OPEN / FIXED	TREND SILVER PEARL (DESIGNER)	I 40mm		1							
	(WG) SA 1409	COLOUR	GLAZING									
	(W6) SA 1409	TREND SILVER PEARL (DESIGNER)	SINGLE PYRO	OLYTIC								
	W ELEVATION / RUMPUS RM	INSECT SCREEN	LOW- E, (U-V 4.48, SHGC									
	ALUMINIUM	ALUMINIUM										
	AWNING	S/LESS STEEL MESH TREND SILVER PEARL	REVEAL		_							
	OPEN	(DESIGNER)										
	W7) SA 1424	COLOUR TREND SILVER PEARL	GLAZING - SINGLE CLEA	/ P	RESTRICT OPENING TO 125mm TO COMPLY	-						
F	S ELEVATION / BEDROOM 3	(DESIGNER)	(U-VALUE: 7.	.63,	WITH NCC.							
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75	5)								
	AWNING	ALUMINIUM S/LESS STEEL MESH	REVEAL		1			-				
	OPEN / FIXED / OPEN	TREND SILVER PEARL (DESIGNER)	140mm		1							
		COLOUR	GLAZING									
	(W8) SA 1414	TREND SILVER PEARL	SINGLE PYRO		RESTRICT OPENING TO 125mm TO COMPLY							
	W ELEVATION / BEDROOM 3	(DESIGNER) INSECT SCREEN	LOW- E, (U-V 4.48, SHGC		WITH NCC.							
	ALUMINIUM	ALUMINIUM		· ,								
	AWNING		REVEAL									
	OPEN / FIXED	(DESIGNER)	1-1011111									_
	(W9) SA 1409	COLOUR TREND SILVER PEARL	GLAZING	OLVELO	RESTRICT OPENING TO 125mm TO COMPLY							
	IA/ ELEVATION / 14/5	(DESIGNER)	SINGLE PYRO LOW- E, (U-V	/ALUE:	WITH NCC.							
\	W ELEVATION / WIR ALUMINIUM	INSECT SCREEN	4.48, SHGC	0.46)								
		ALUMINIUM S/LESS STEEL MESH	REVEAL		-			-				
	AWNING OPEN	TREND SILVER PEARL	140mm		†							
		(DESIGNER)	1							_		
OR: MR W & MRS	O KADLEY			AT: IC	) GWANDALAN CRESCENT BEROV	VKA NSW 2081		SCALE: 1: NTS   SH	eet: 8 OF 9	JOB NO: 7887/17	Cape (	COC

WINDOW SCHEDI	ULE (BASIX A2926	S88 02)	CI	IFNIT:		ALUMINIUM TREND WINDOW	<del></del>						
STANDARD NOTES:		_				STANDARD ALUMINUM COLO EX-STOCK COLOURS: PEARL	WHITE GLOSS, DUNE, STON	E BEIGE, MONUMENT,					
	ARE DRAWN AS VIEWED FROM	OUTSIDE	CL	LIENT:		ANODIC OFF WHITE, ANOD	IC NATURAL MATT, WOODLAN	ID GREY, ULTRA BLACK.					
<ul><li>ALL WINDOWS COME WI'</li><li>WINDOW OPENINGS NOT</li></ul>	TH "KEYED ALIKE" LOCKS "ED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	THE BL	JILDER:	DATE:		LABLE: WHITE BIRCH, PRIMR ARL, DEEP OCEAN, SURF MIS						
NCC 3.9.2.5						CHARCOAL, IRONSTONE.	, DELI OCEAN, SON MIS	T, SASTER, TREND WILTHELE	TERRAIN: 3	WIND LOAD:	: W 28 N		
	S5 1830 x 1500	COLOUR	GLAZING		SPECIAL NOTES								
F	9FECIAL (SITE CHECK)	TREND SILVER PEARL (DESIGNER)	SINGLE PYROL' LOW- E, (U-VA	YTIC LLIF:	TO SUIT EXISTING OPENING.								
	E ELEVATION / BEDROOM 2	INSECT SCREEN	4.48, SHGC: 0										
	ALUMINIUM	ALUMINIUM											
	SLIDING OPEN / FIXED	ALUMINIUM MESH TREND SILVER PEARL	REVEAL		-			_					
	· ·	(DESIGNER)											
	WII) SA 1840 x 1500 SPECIAL (SITE CHECK)		GLAZING SINGLE CLEAR	° (OR	TO SUIT EXISTING OPENING.	-							
F	S ELEVATION / BEDROOM I	(DESIGNER)	U-VALUE: 5.7	Ι,									
	ALUMINIUM	INSECT SCREEN	SHGC: 0.66)										
	AWNING	ALUMINIUM ALUMINIUM MESH	REVEAL					<del>-</del>		$\dashv$			
	FIXED / OPEN	TREND SILVER PEARL (DESIGNER)	I 40mm										
	SA 915 x 1500	COLOUR	GLAZING										
	W12) SPECIAL (SITE CHECK)	TREND SILVER PEARL			TO SUIT EXISTING OPENING.								
	W ELEVATION / BEDROOM I	(DESIGNER) INSECT SCREEN	LOW- E, (U-VA 4.48, SHGC: (										
	ALUMINIUM	ALUMINIUM	1, 10, 011001	0.10,									
	AWNING	ALUMINIUM MESH	REVEAL		]								
	OPEN	TREND SILVER PEARL (DESIGNER)	I 40mm										
	W13) SA 2750 x 1500		GLAZING										
F	SPECIAL (SITE CHECK)	TREND SILVER PEARL (DESIGNER)	SINGLE CLEAR U-VALUE: 5.7		TO SUIT EXISTING OPENING.								
	S ELEVATION / LOUNGE	INSECT SCREEN	SHGC: 0.66)	',									
	ALUMINIUM	ALUMINIUM								_			
	AWNING OPEN / FIXED / OPEN	TREND SILVER PEARL	REVEAL		-					_			
		(DESIGNER)	GLAZING										
	SA 915 x 1500 SPECIAL (SITE CHECK)	COLOUR TREND SILVER PEARL		YTIC	TO SUIT EXISTING OPENING.								
	W ELEVATION / LOUNGE	(DESIGNER)	LOW- E, (U-VA	LUE:									
	ALUMINIUM	INSECT SCREEN	4.48, SHGC: (	0.46)									
	AWNING	ALUMINIUM ALUMINIUM MESH	REVEAL		1								
	OPEN	TREND SILVER PEARL	I 40mm		1								
	WI5) SA 1520 x 1500	(DESIGNER) COLOUR	GLAZING										
	SPECIAL (SITE CHECK)	TREND SILVER PEARL (DESIGNER)	SINGLE CLEAR	R, (OR	TO SUIT EXISTING OPENING.								
	S ELEVATION / DINING	INSECT SCREEN	U-VALUE: 5.7 SHGC: 0.66)	١,									
	ALUMINIUM	ALUMINIUM	ŕ										
	AWNING		REVEAL										
	OPEN / FIXED	(DESIGNER)											
	WIG SA 1525 x 1500 SPECIAL (SITE CHECK)	COLOUR TREND SILVER PEARL	GLAZING		TO SUIT EXISTING OPENING.								
F		(DESIGNER)	SINGLE PYROL' LOW- E, (U-VA		TO JUIT EXISTING OF ENTING.			_					
	W ELEVATION / DINING ALUMINIUM	INSECT SCREEN	4.48, SHGC: (	0.46)									
		ALUMINIUM ALUMINIUM MESH	REVEAL		-			-		4			
	AWNING OPEN / FIXED	TREND SILVER PEARL	140mm		1								
		(DESIGNER)											
		-											
		-			-			_					
					1								
FOR: MR W & MRS	C RADLEY			AT: IC	) GWANDALAN CRESCENT BEROV	VKA NSW 2081		scale: 1:100 sh	1EET: 9 OF 9	JOB NO:	7887/17	Н	Cape Cod