BASIX (	COMMITMENTS					
CERTIFICATE NO. A243673						
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: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 75mm	NIL					
FLAT CEILING, PITCHED ROOF	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)					
GLAZII	NG REQUIREMENTS					
WINDOWS						
W5, W6, W7, \$ W12,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)					
WI, W2, W3, W4, W8, W9, WIO, \$ WII,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)					
SHADI	ING DEVICES					
WINDOWS						
WI, W5, \$ W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM					
W2, W3, W4, W6, W7, \$ W 2,	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM					
W9, \$ WIO,	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM					
WII,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM					
	1					

FINAL CONSTRUCTION.

FXTFRNAI	PAINT	SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR				
Cover Battens			Windspray				
Soffit Lining			White				
Wall Cladding			Windspray				
Gable Cladding			Windspray				
Fascia			White				

# 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: 140x45mm MIN. FLOOR JOISTS

WIND LOAD W 28 N

### SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-\$
- 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. INSTALL 'VENTIS' VENTILATION SYSTEM WITHIN PROPOSED ROOF SPACE.
- PROVIDE PLUMBING AND DRAINAGE TO NEW FF SHOWER ROOM.
- SQUARE UP EXISTING BRICK SILLS READY FOR RENDER.

#### **FINISHES**

INSECT SCREENS:

WINDOW SASHES

ROOF COVERING

ROOF SARKING

NSULATION

FIBREGLASS)

NTERNAL FIXINGS

INTERNAL DOORS

SQUARE DRESSED

FASCIA \$
BARGE BOARDS

HOT WATER UNIT

PAINTING - REFER TO

THE EXTENT OF WORK

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

SPECIFICATION FOR

CONDITIONS.

GUTTERS & DOWNPIPES

MAPLE TREADS & RISERS

STAIRCASE

TO ALL NEW OPERABLE

BRICKWORK PROVIDE CEMENT RENDER TO EXISTING EXTERNAL BRICK FACES FOR PAINT FINISH 19MM STRUCTURAL PARTICLEBOARD FLOORING 75mm POLYSTYRENE WALL SHEETING WITH APPLIED CLADDING TEXTURE PAINT FINISH OVER POLASTIC INSULATION SYSTEM. FIBRE CEMENT SHEET WITH TREATED PINE BATTENS TO NEW GABLE ENDS. FRAME: PREFINISHED ALUMINIUM WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)

FRAME: PREFINISHED ALUMINIUM

FLOOR EXTERNAL WALL FRAMES

SKIRTING: Ex. 75x25 COLONIAL

ARCHITRAVE: Ex. 75x25 COLONIAL

PRIMED HARDBOARD HOLLOW CORE "FLUSH"

DAR: FINGER JOINTED PINE

TYPE: CLOSED TIMBER

RISE: 16@186mm

WIDTH: 900mm

TYPE: NU-LINE

CONNECT TO EXISTING

G/FLOOR EXTERNAL: G/FLOOR INTERNAL:

TO BE BY THE OWNER

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

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

FIRST FLOOR EXTERNAL: BY CAPE COD

BY OWNER

BY OWNER

PAINTING TO ALTERATION AND RENOVATION WORK

FIRST FLOOR INTERNAL: BY OWNER

CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE

AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST

MESH: FIBREGLASS

## WORKS BY OWNER

- 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 ELECTRICAL WORKS, INCLUDING ADJUSTMENT OF EXISTING TO FACILITATE FOR NEW WORKS
- ALL WORKS ASSOCIATED WITH THE MAKING GOOD OF EXISTING KITCHEN CUPBOARDS, PLUMBING & DRAINAGE AS REQUIRED.
- DEMOLITION OF GF WALL BETWEEN BED 1 \$ 3 (INCLUDING ROBES AS REQUIRED)
- SUPPLY & INSTALLATION OF ALL SHOWER ROOM FIXTURES & FITTINGS.
- ALL WORKS ASSOCIATED WITH THE WATERPROOFING OF NEW FF SHOWER

FINAL CONSTRUCTION N.L 06-06-16 GOING: 240mm (260mm TREAD) G TO CONTRACTS 1.L/S.C 20-05-16 BASIX ADDED \$ TO COUNCIL N.E. 6-03-16 MATERIAL: PREFINISHED ZINCALUME BARGE COLOUR: WOODLAND GREY 7-02-16 POV 17543 J.M BARGE SOAKER COLOUR: SELECT COLOUR D POV 17485 S.C. 22-01-16 С POV 17346 S.C. 25-11-15 MATERIAL: PREFINISHED ZINCALUME В TO CLIENT 28-10-15 C.S. GUTTER COLOUR: MONUMENT DOWNPIPE COLOUR: MONUMENT Α TECHNICAL. 13-10-15 C.S

DESIGN CONSULTANT: ROSS ALLEN

PROPOSED ADDITIONS & ALTERATIONS

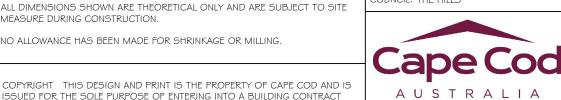
FOR MR C GUNNER & MS R WILLIAMS

AT 5 CONISTON PLACE. CASTLE HILL, NSW 2154

COUNCIL: THE HILLS

No.

ISSUE



A.B.N. 54 000 605 407

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

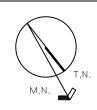
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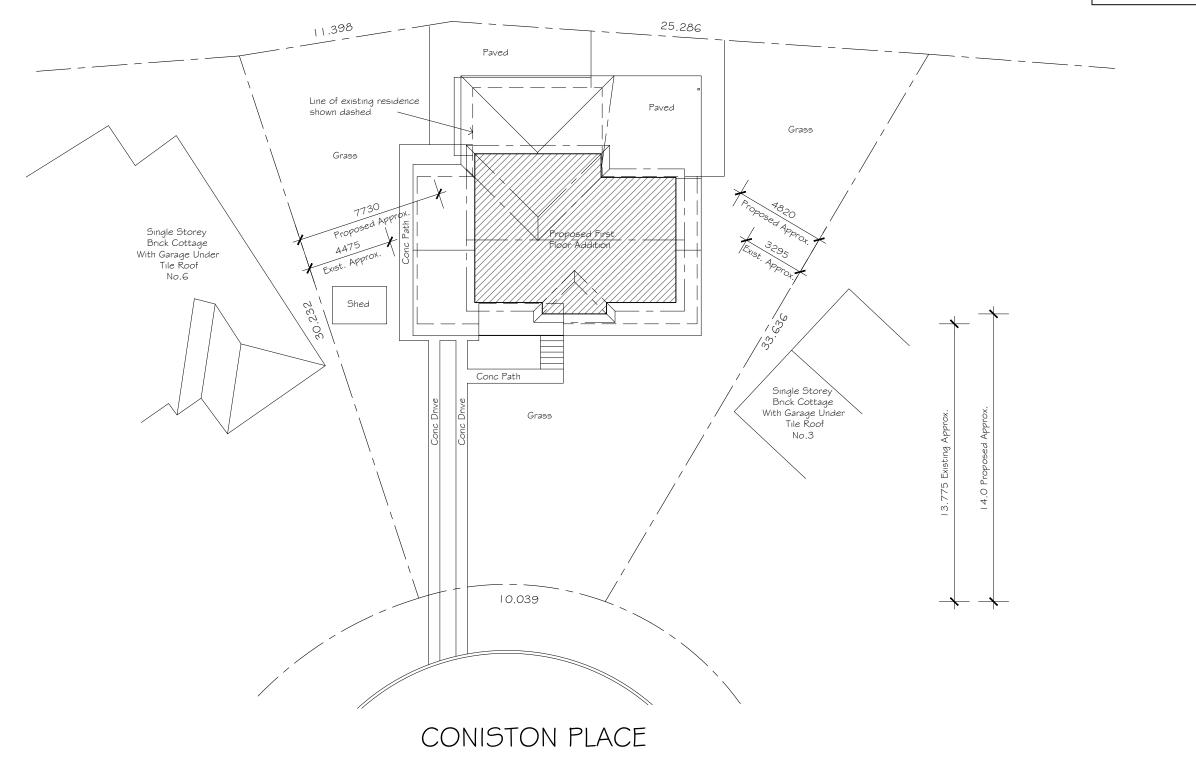
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DRAWN

SHEET: 1 OF 8

JOB NO: 7697/15





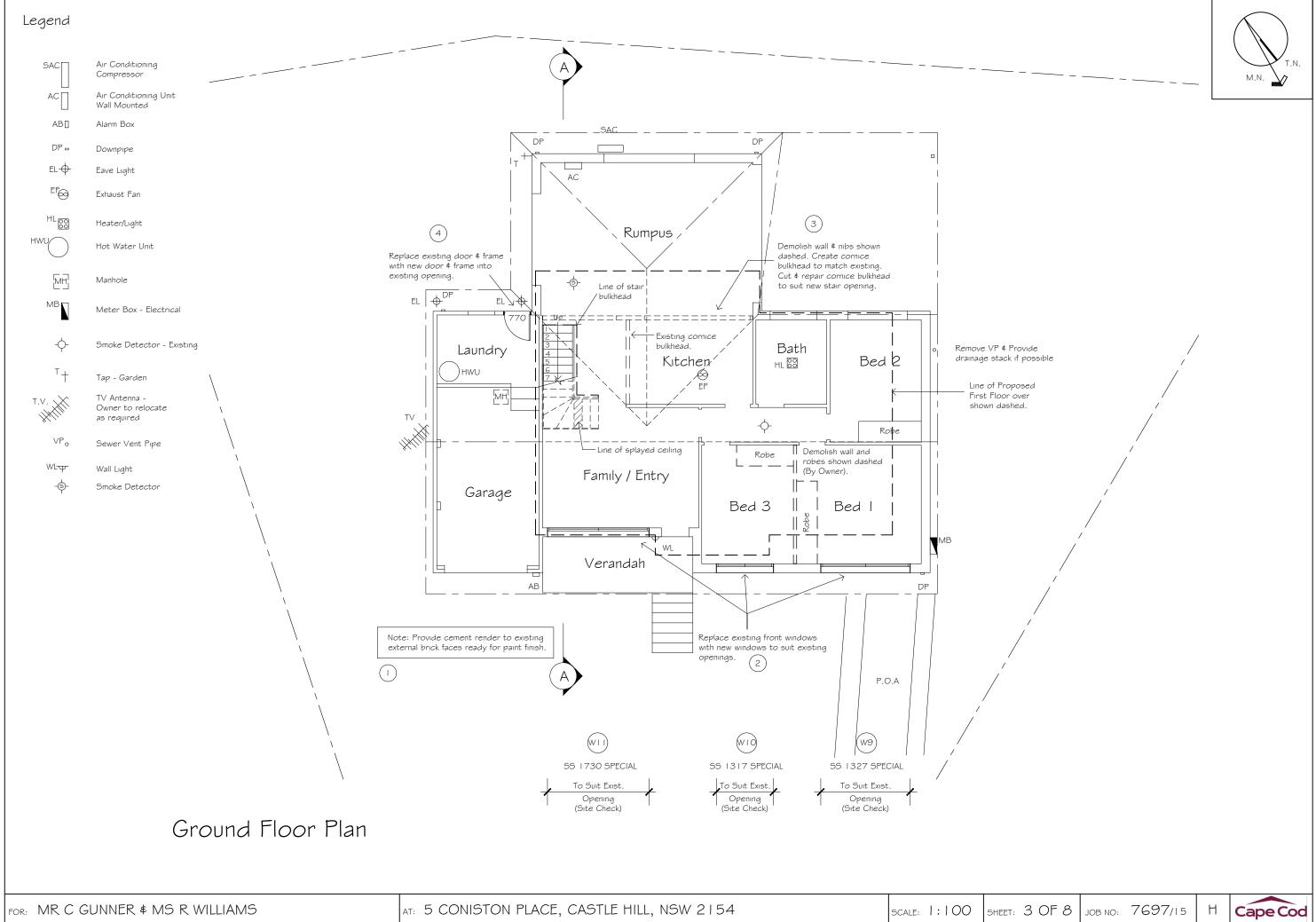
Site Plan

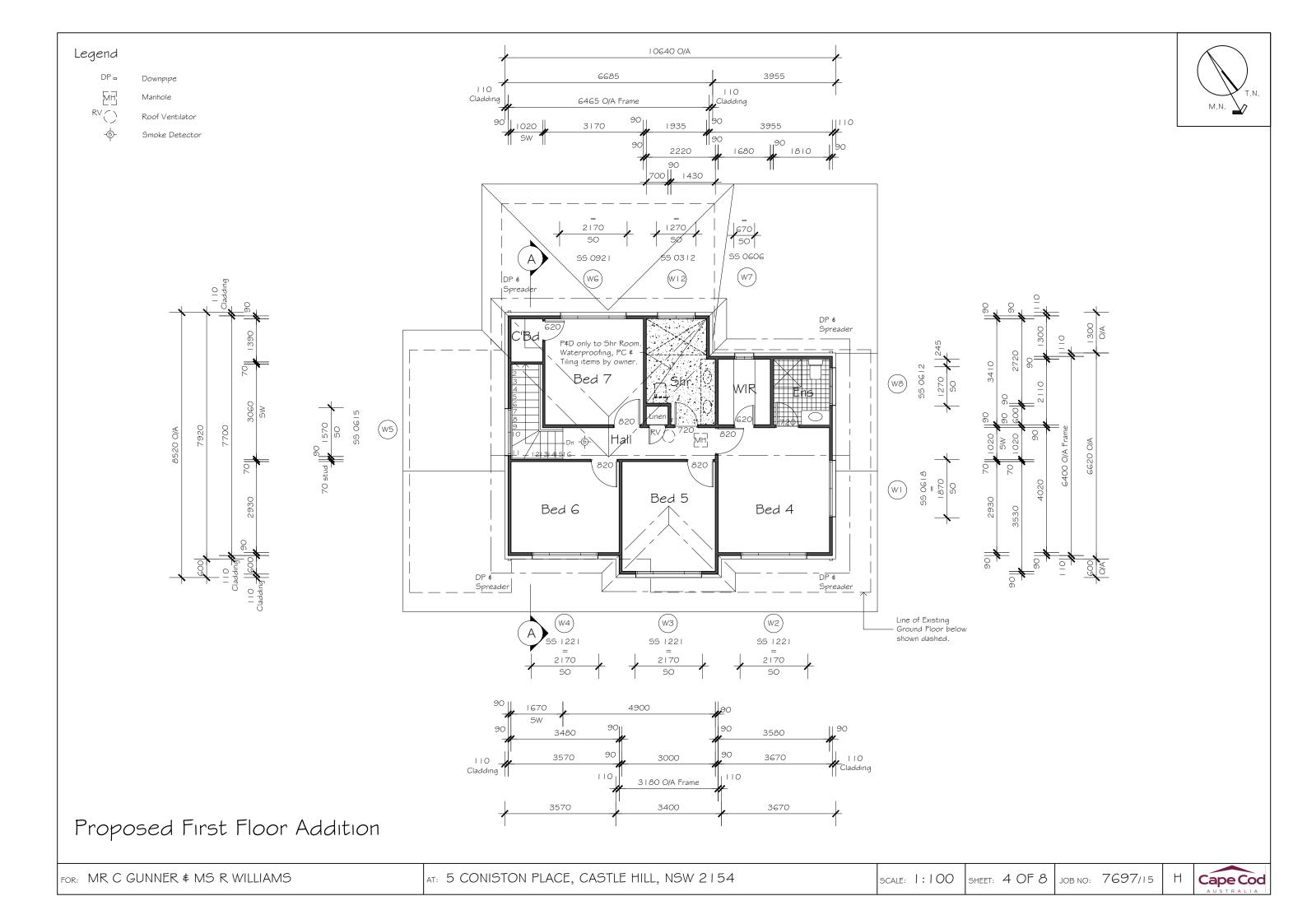
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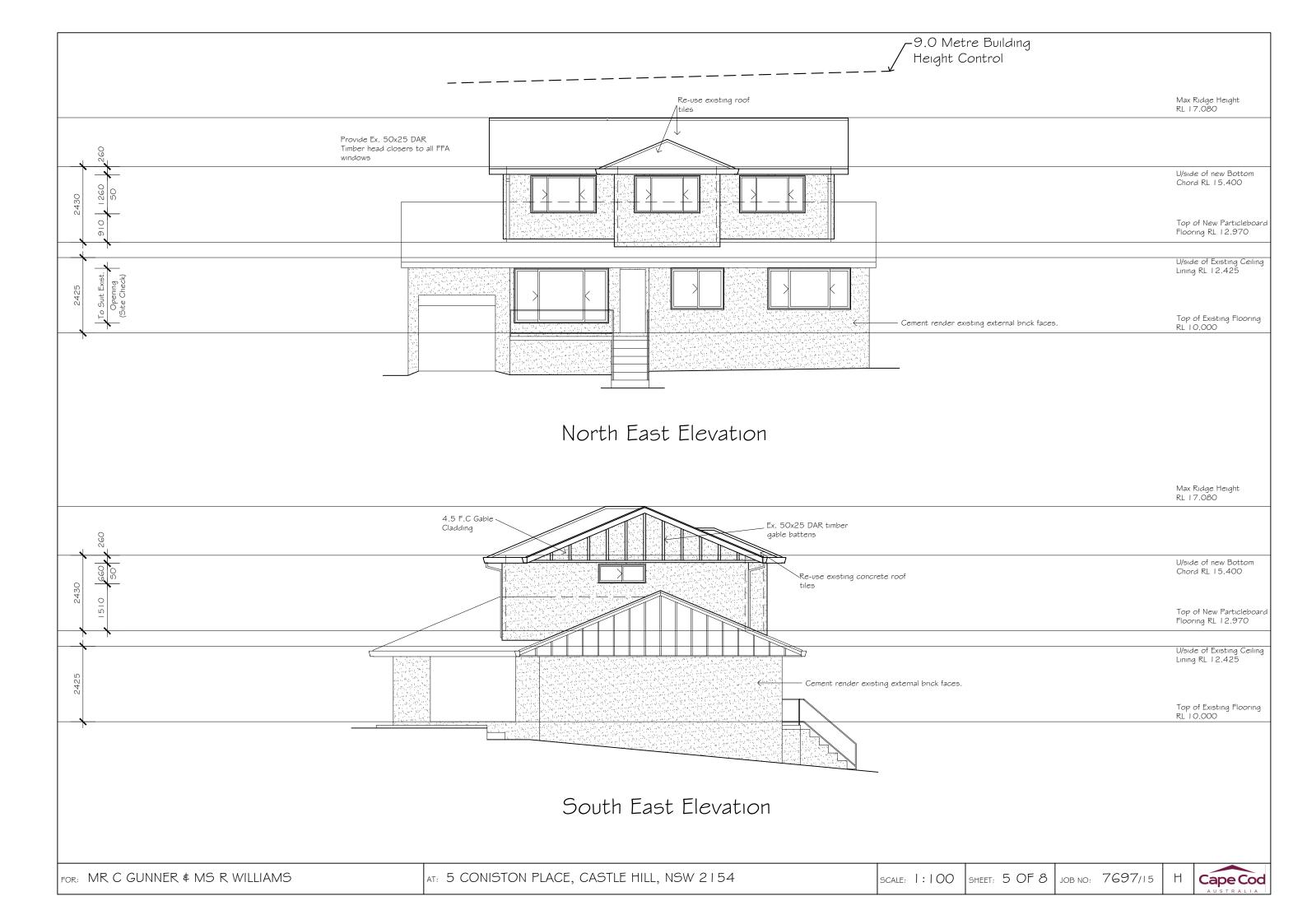
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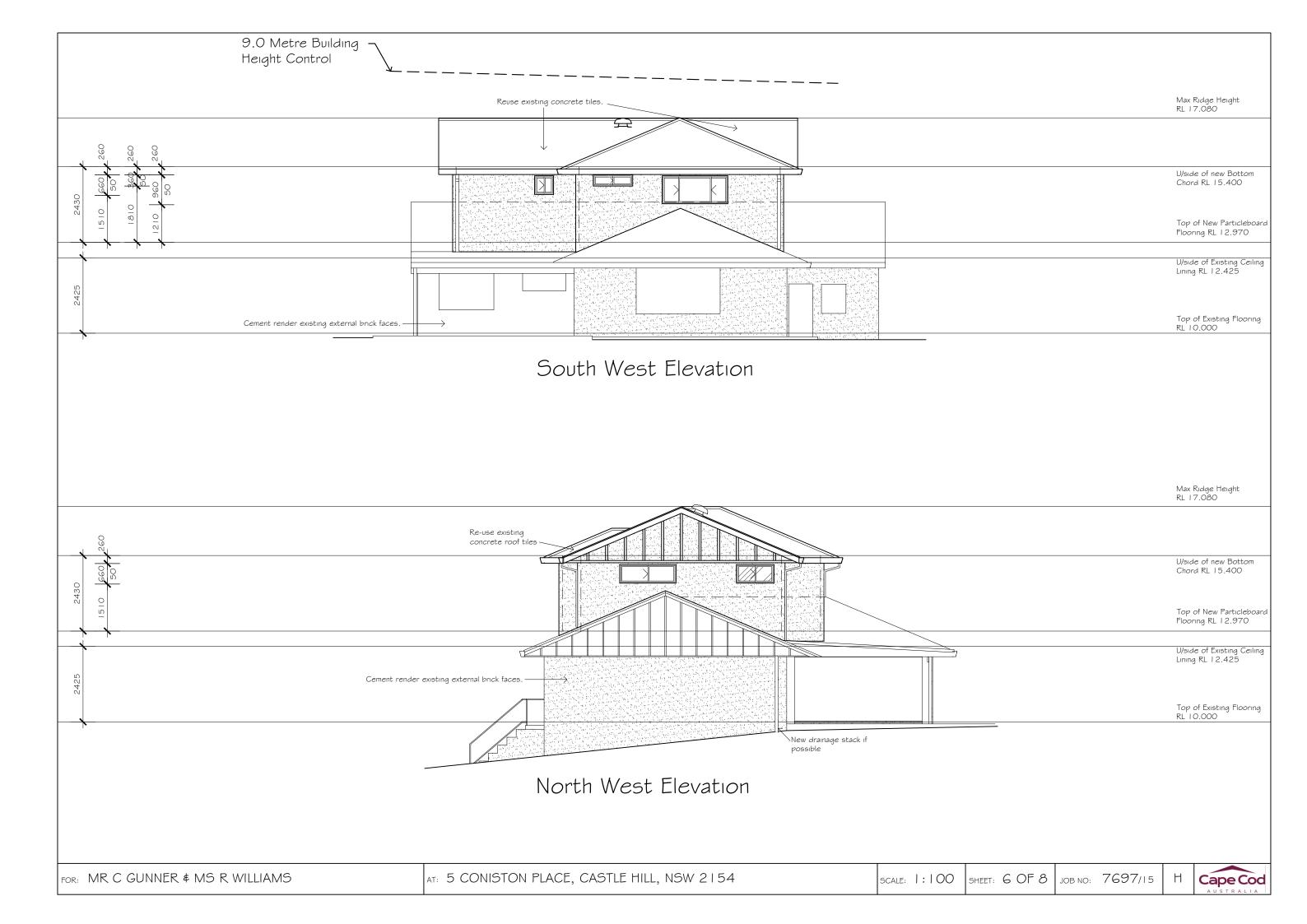
FOR: MR C GUNNER & MS R WILLIAMS

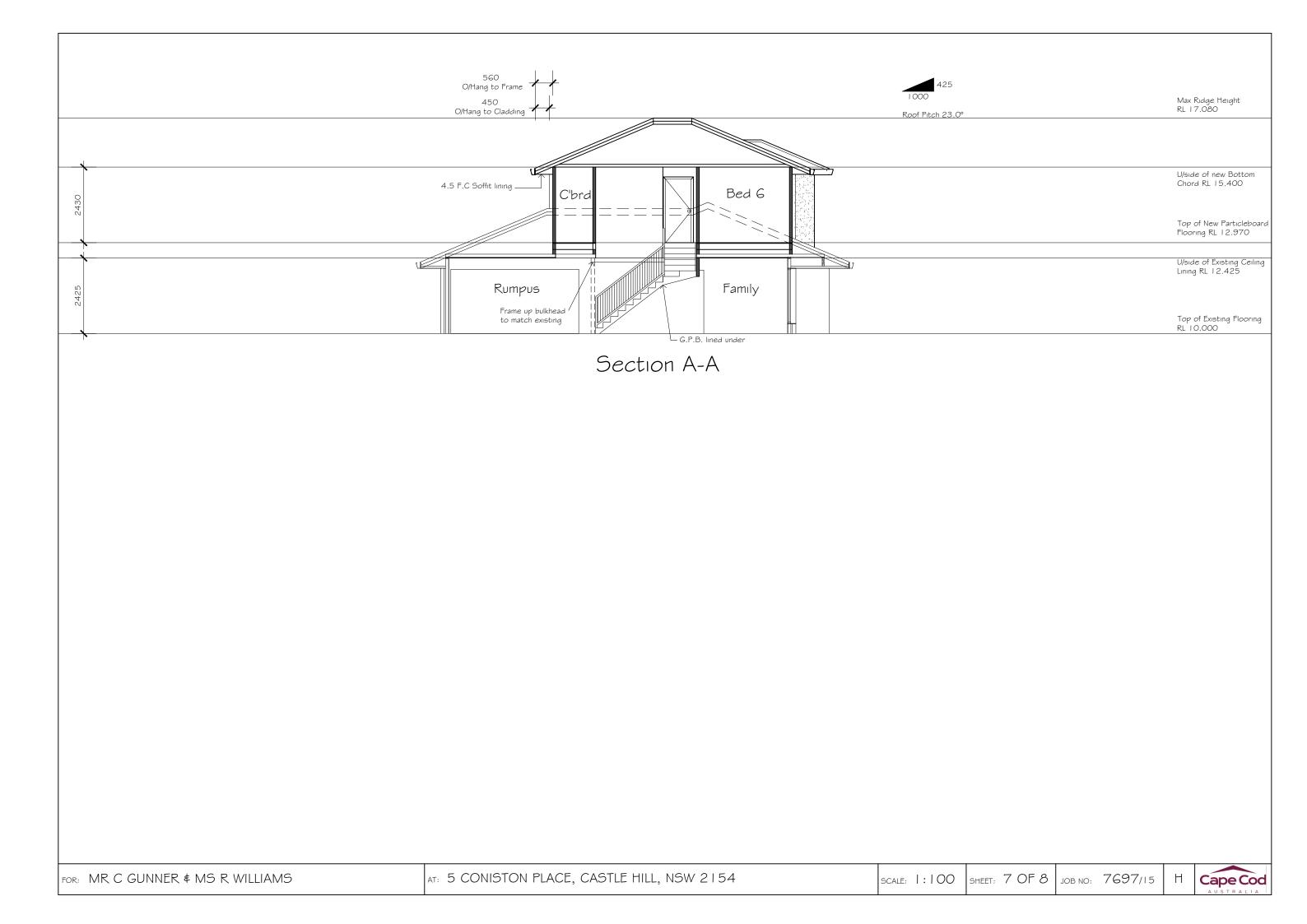
AREA: 695.6m² (By Title)











WINDOW SCHED	ULE (BASIX A2436	573)		CLIENT:		ALUMINIUM TREND WINDOW					
STANDARD NOTES:	,	,		CLILINI:		STANDARD ALUMINUM COL EX-STOCK COLOURS: PEAR	LOURS: RL WHITE GLOSS, DUNE, STONE	BEIGE, MONUMENT,			
WINDOWS AND DOORS	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		ANODIC OFF WHITE, ANOD	DIC NATURAL MATT, WOODLAND	GREY, ULTRA BLACK.			
<ul> <li>ALL WINDOWS COME WI</li> <li>WINDOW OPENINGS NO</li> </ul>	ITH "KEYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPEN	JINGS TO COMPLY WITH	H THE	BIJII DER:	DATE:		AILABLE: WHITE BIRCH, PRIMRO				
NCC 3.9.2.5				DOILDER		CHARCOAL, IRONSTONE.	EARL, DEEP OCEAN, SURF MIST	JASPER, IREND METALLI	TERRAIN: 3 W	IND LOAD: W 28 N	
	(WI) 55 0618	COLOUR	GLAZING		SPECIAL NOTES		WIO SSI317 SPECIAL		GLAZING	SPECIAL NOTES	
	35 0610	WHITE	SINGLE PYR				W19 551517 SFLCIAL		SINGLE PYROLYTIC OW-E, (U-VALUE:	TO SUIT EXISTING OPENIN	G. (SITE CHECK)
	NW ELEVATION / BEDROOM 4	INSECT SCREEN	5.7, SHGC:		RESTRICT OPENING TO 125mm TO COMPLY		NE ELEVATION / BEDROOM 3		5.7, SHGC:0.47)		
<u> </u>	ALUMINIUM	ALUMINIUM			WITH NCC.	F	ALUMINIUM	ALUMINIUM			
	SLIDING OPEN / FIXED	FIBREGLASS MESH WHITE	REVEAL I 40mm		_		SLIDING OPEN / FIXED		AOmm		
	OI EN / TIXED	COLOUR	GLAZING		SPECIAL NOTES		OI EN / TIXED		GLAZING	SPECIAL NOTES	
	(W2) 55 1221	WHITE	SINGLE PYR	OLYTIC	SECURE NOTES		(WII) SS 1730 SPECIAL		GINGLE PYROLYTIC	TO SUIT EXISTING OPENIN	G. (SITE CHECK)
	NE ELEVATION / BEDROOM 4		LOW-E, (U-V	/ALUE:			NE ELEVATION / FAMILY	<u> </u>	OW-E, (U-VALUE:		
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:	0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		ALUMINIUM	mozor sortazir	5.7, SHGC:0.47)		
R F R	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL			F	SLIDING		REVEAL	†	
	OPEN / FIXED / OPEN	WHITE	I 40mm				OPEN / FIXED / OPEN	WHITE	40mm		
	(W3) 55   22	COLOUR	GLAZING		SPECIAL NOTES		W12) 55 03 12 (SPECIAL)		GLAZING	SPECIAL NOTES	
		WHITE	SINGLE PYRI LOW-E, (U-V				W12 33 0312 (31 LCIAL)		SINGLE CLEAR, U-VALUE: 7.63,	CUSTOM SIZE.	
	NE ELEVATION / BEDROOM 5	INSECT SCREEN	5.7, SHGC:		RESTRICT OPENING TO 125mm TO COMPLY		SW ELEVATION / SHOWER RI		6HGC: 0.75)		
R F R	ALUMINIUM	ALUMINIUM			WITH NCC.		ALUMINIUM	ALUMINIUM			
	SLIDING OPEN / FIXED / OPEN	FIBREGLASS MESH WHITE	REVEAL I 40mm		_		SLIDING OPEN / FIXED		40mm		
	OTEN / TIXED / OTEN	COLOUR	GLAZING		SPECIAL NOTES		OI LIN / TIXLD		4011111		
	(W4) 55 1221	WHITE	SINGLE PYR	OLYTIC	SELCIAL NOTES						
	NE ELEVATION / BEDROOM 6	5	LOW-E, (U-V	/ALUE:							
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:	0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
R F R	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL					†		†	
	OPEN / FIXED / OPEN	WHITE	I 40mm							]	
	(W5) SS 0615	COLOUR	GLAZING		SPECIAL NOTES						
	35 0815	WHITE	SINGLE CLE	AR,							
F	SE ELEVATION / STAIR	INSECT SCREEN	SHGC: 0.75								
	ALUMINIUM	ALUMINIUM	DELIE L		<u> </u>						
	SLIDING OPEN / FIXED	FIBREGLASS MESH WHITE	REVEAL I 40mm		_					-	
		COLOUR	GLAZING		SPECIAL NOTES						
	(W6) 55 0921	WHITE	SINGLE CLEA	AR.	STECIAL NOTES						
	SW ELEVATION / BED 7		(U-VALUE: 7 SHGC: 0.75								
F	ALUMINIUM	ALUMINIUM	31160.0.73	)							
	SLIDING	FIBREGLASS MESH	REVEAL					1 [			
	OPEN / FIXED / OPEN	WHITE	I 40mm								
	(W7) 55 0606	COLOUR WHITE	GLAZING		SPECIAL NOTES	-					
			SINGLE CLE (U-VALUE: 7	7.63,							
F	SW ELEVATION / WIR ALUMINIUM	INSECT SCREEN	SHGC: 0.75	5)							
		ALUMINIUM FIBREGLASS MESH	REVEAL		$\dashv$			-		-	
	SLIDING OPEN / FIXED	WHITE	I 40mm		7						
		COLOUR	GLAZING		SPECIAL NOTES						
	(W8) 55 0612	WHITE	SINGLE PYR		TRANSLUCENT FILM BY BUILDER.	1					
	NW ELEVATION / ENSUITE	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:					]			
	ALUMINIUM	ALUMINIUM		ĺ							
	SLIDING	FIBREGLASS MESH WHITE	REVEAL							4	
	OPEN / FIXED		I 40mm								
	(W9) SS 1327 SPECIAL	COLOUR WHITE	GLAZING SINGLE PYR	OLYTIC	SPECIAL NOTES  TO SUIT EXISTING OPENING. (SITE CHECK)	-					
	NE ELEVATION / BEDROOM I	_	LOW-E, (U-V	/ALUE:	TO SOIT ENDTING OF ENING. (SITE OFFICIAL)						
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:	0.47)							
F		ALUMINIUM FIBREGLASS MESH	REVEAL		$\dashv$			-			
_	SLIDING OPEN / FIXED / OPEN	WHITE	140mm		7						
NAD C CLININI		1. 1.G	1		CONICTON DIACE CACTIELIUI	NGW OLF 4		1 11-0	0.05.0	7.007	
FOR: IVIK U GUNNI	ER & MS R WILLIAM	ا <i>پ</i>		IAT: 5	CONISTON PLACE, CASTLE HILL,	NUW 2154	le le	CALE: 1: NIS ISH	IEET: Ö UF Ö lu	OB NO: 7697/15	□□□ Cape Cod