BASIX	COMMITMENTS				
CERTIFICATE NO. A243321_C	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				
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR FRAMED (RO.7)	RO.60 (DOWN)(or R1.30 INCLUDING CONSTRUCTION)				
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL				
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)				
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)				
FLAT CEILING, PITCHED ROOF	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)				
RAKED CEILING, PITCHED / SKILLION ROOF: FRAMED	CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)				
GLAZI	NG REQUIREMENTS				
WINDOWS					
W3, W8, W9, \$ W11,	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)				
W1, W2, W4, W5, W6, W7 W10, W12, W13, W14, \$ W15,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)				
SHADING DEVICES					
WINDOWS					
WI, W2, W3, W4, W5, W6, W7, W9, WI0, WII, WI2, WI3, \$ WI5,	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM				
W14,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36				
W8,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43				
	•				

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Window Frame	Haymes		Marble Mist (White)
Barge Board	Haymes		Woodland Grey
Fascia Board	Haymes		Woodland Grey
Shingles	Haymes		Woodland Grey
Soffit Lining	Haymes		Marble Mist (White)
Wall Cladding	Haymes		Woodland Grey

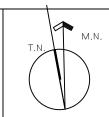
FINAL CONSTRUCTION.

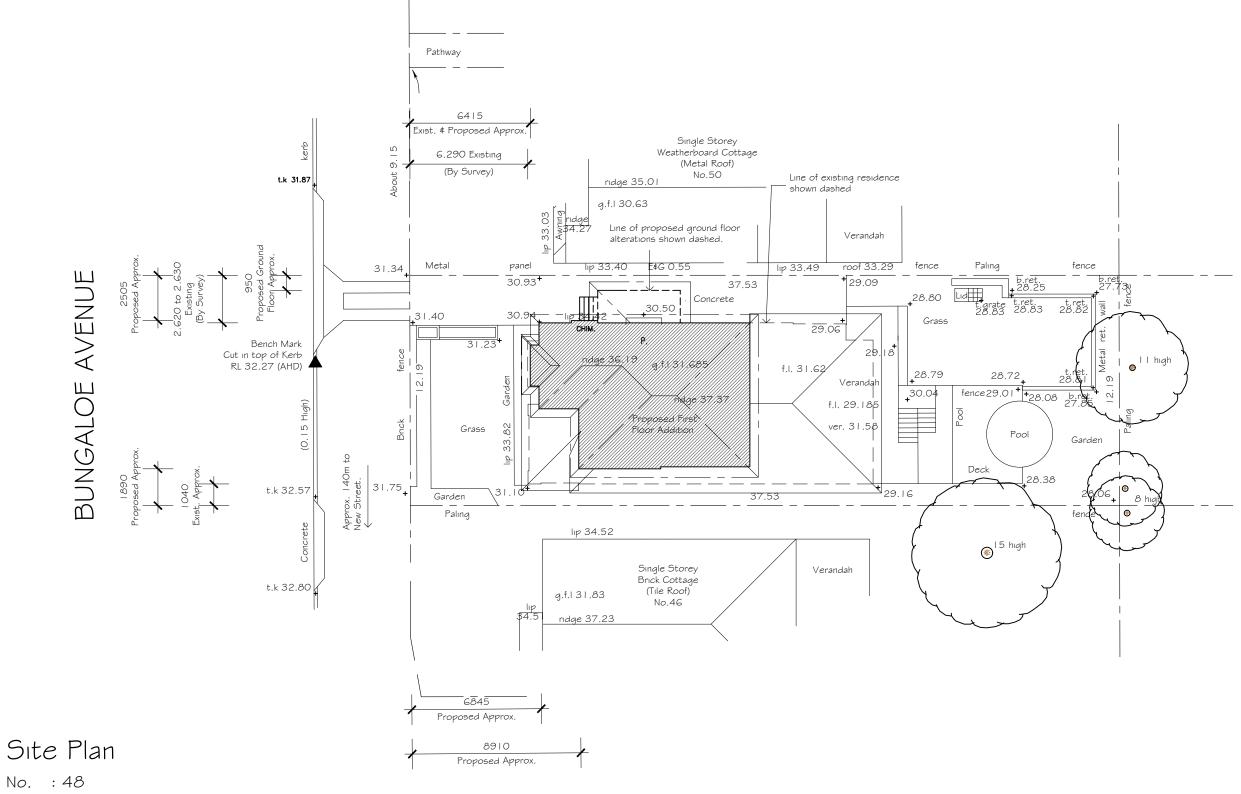
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .GOO CT5 TO MANUFACTURERS 70 X 35 INT. STUDS @ .GOO CT5 TO MANUFACTURERS FLOOR: 140x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N FINISHES BRICKWORK FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS FLOORING CLADDING FLAT FIBRE CEMENT SHEET WITH TIMBER BATTENS TO THE FAST & PART SOUTH WALL ELEVATIONS AS SHOWN WEATHERTES SHINGLES TO WALL FRAME UNDER WEST ELEVATION BAY WINDOW. FLAT FIBRE CEMENT SHEET WITH TIMBER BATTENS TO THE GF STAIR ROOM EAST ELEVATIONS TO NEW OPERABLE WINDOWS ASHES AS SHOWN IN WINDOW SCHEDULE ROOF COVERING ROOF COVERING ROOF COVERING ROOF SARKING	TECTOR	SPECIAL NOTES					
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ARCHITRAVE: Ex. 100x25 HALF SPLAYED PROVIDE NEW ELECTRICAL METER BOX IF EXISTING FOUND	SUPPLY & INSTALL REQUIRED SHOWER SCREENS & MIRRORS. SUPPLY & INSTALL FLOOR TILES TO PORCH LANDING & STEPS. PROVIDE NEW ELECTRICAL METER BOX IF EXISTING FOUND TO BE UNSUTABLE FOR RE-USE.						
INTERNAL DOORS PRIMED HARDBOARD SOLID CORE "FLUSH"							
STAIRCASE TYPE: CLOSED TIMBER MAPLE TREADS \$							
RISERS WIDTH: I OOOmm CUPBOARD UNDER							
TREADS 1-9 RISE: 19 @ 184mm							
Collid. 2-folial (250min 14270)	N.L.	18-07-16					
FASCIA \$ MATERIAL: DAR TIMBER	5.C.	25-05-16					
	N.E.	09-03-16					
MATERIAL: PREFINISHED ALUMINIUM B TO CUENT	C.S.	18-12-15					
GUTTER COLOUR: WOODLAND GREY	C.5.	18-12-15					
HOT WATER UNIT CONNECT TO EXISTING No. ISSUE DI	DRAWN	DATE					
DESIGN CONSULTANT: SCOTT MCDOUGALL							
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK THE EXTENT OF WORK FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER G/FLOOR INTERNAL: BY OWNER G/FLOOR EXTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER PROPOSED ADDITIONS & ALTERATIONS FOR MR D & MRS N LAWSON	PROPOSED ADDITIONS & ALTERATIONS FOR MR D & MRS N LAWSON						
FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS. AT 48 BUNGALOE AVENUE, BALGOWLAH NSW 2093	· · · · · · · · · · · · · · · · · · ·						
DO NOT SCALE OFF DRAWINGS. COUNCIL: MANLY							
ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION. A.B.N. 54 000 6							
NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING. SUITE 41, 410 CI NORTH PARRAMA' PHONE: (02) 984 BUILDERS LICENCI ISSUED FOR THE SOLE PURPOSE OF ENTERING INTO A BUILDING CONTRACT A U S T R A L I A	605 40	17					

SHEET: 1 OF 8

JOB NO: 7730/15

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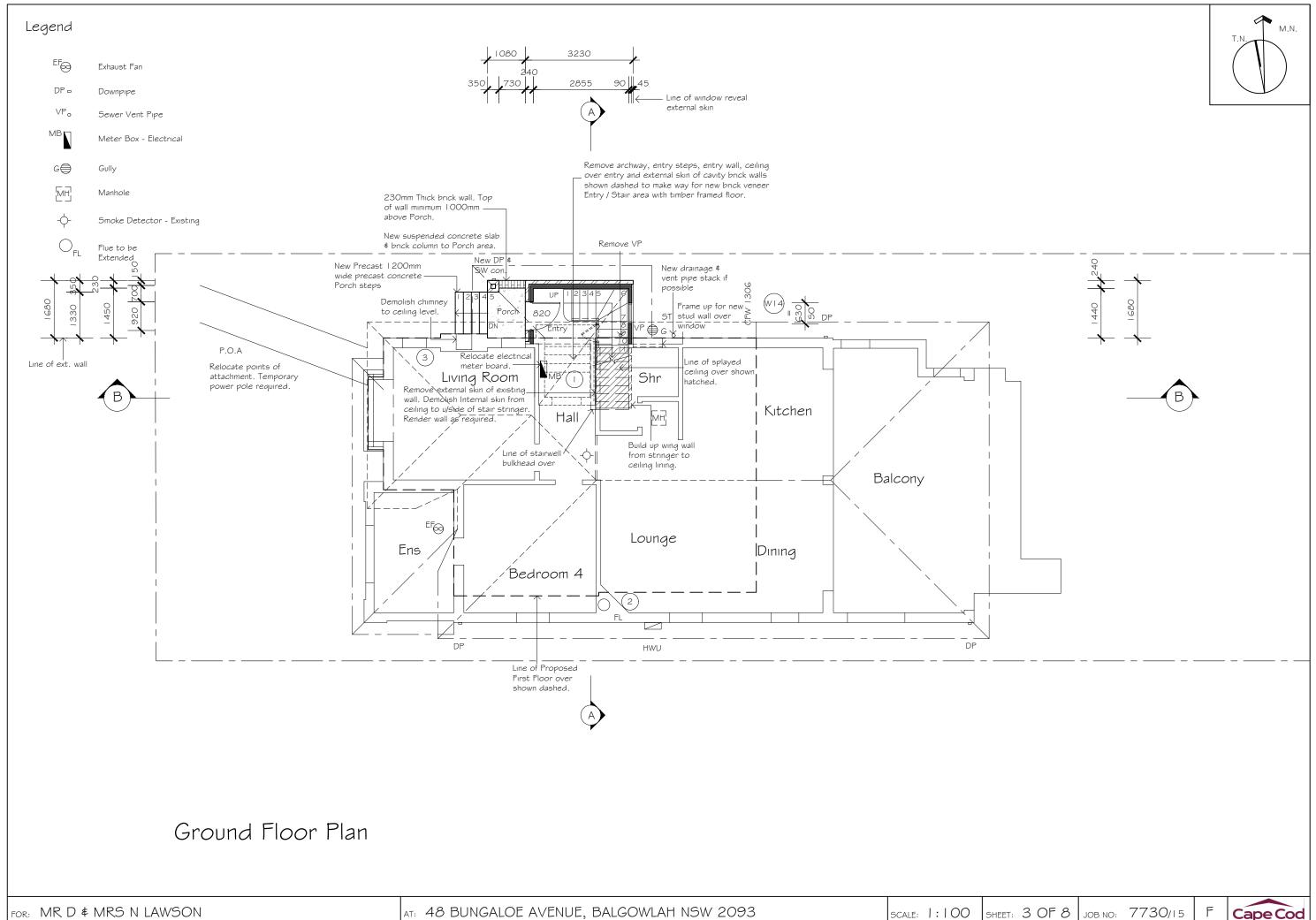


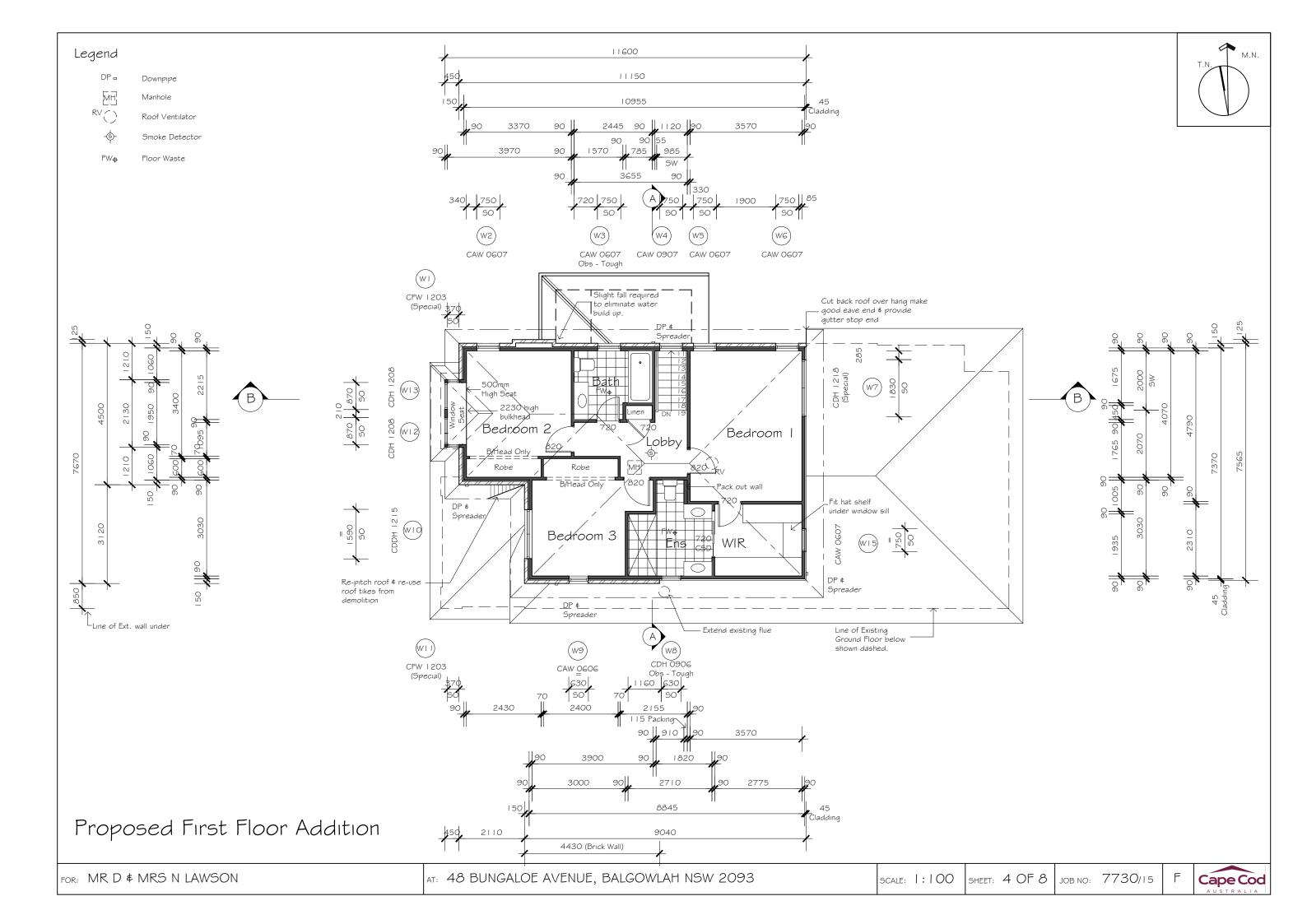


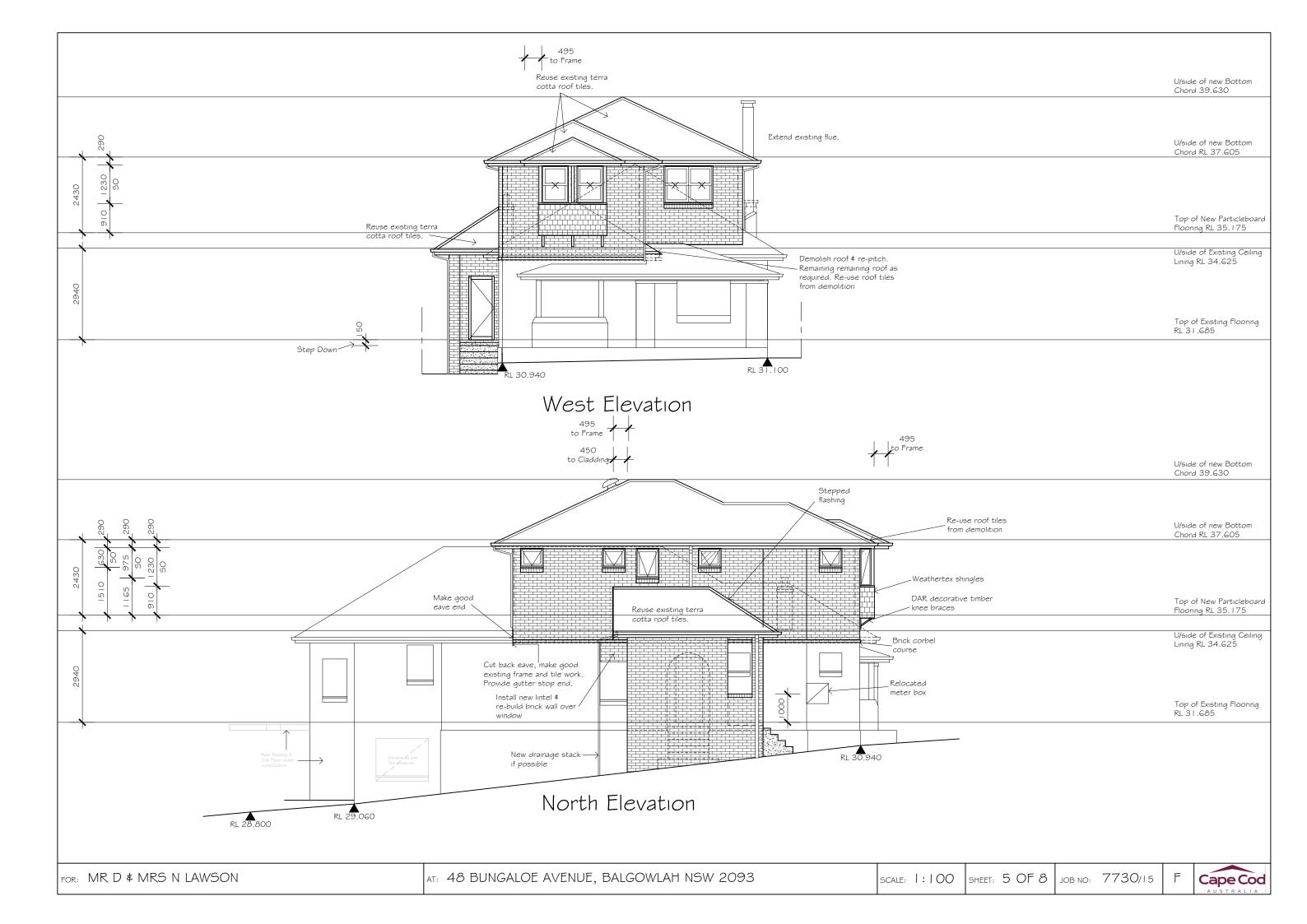
No. : 48 Lot. : 20 DP : 11430

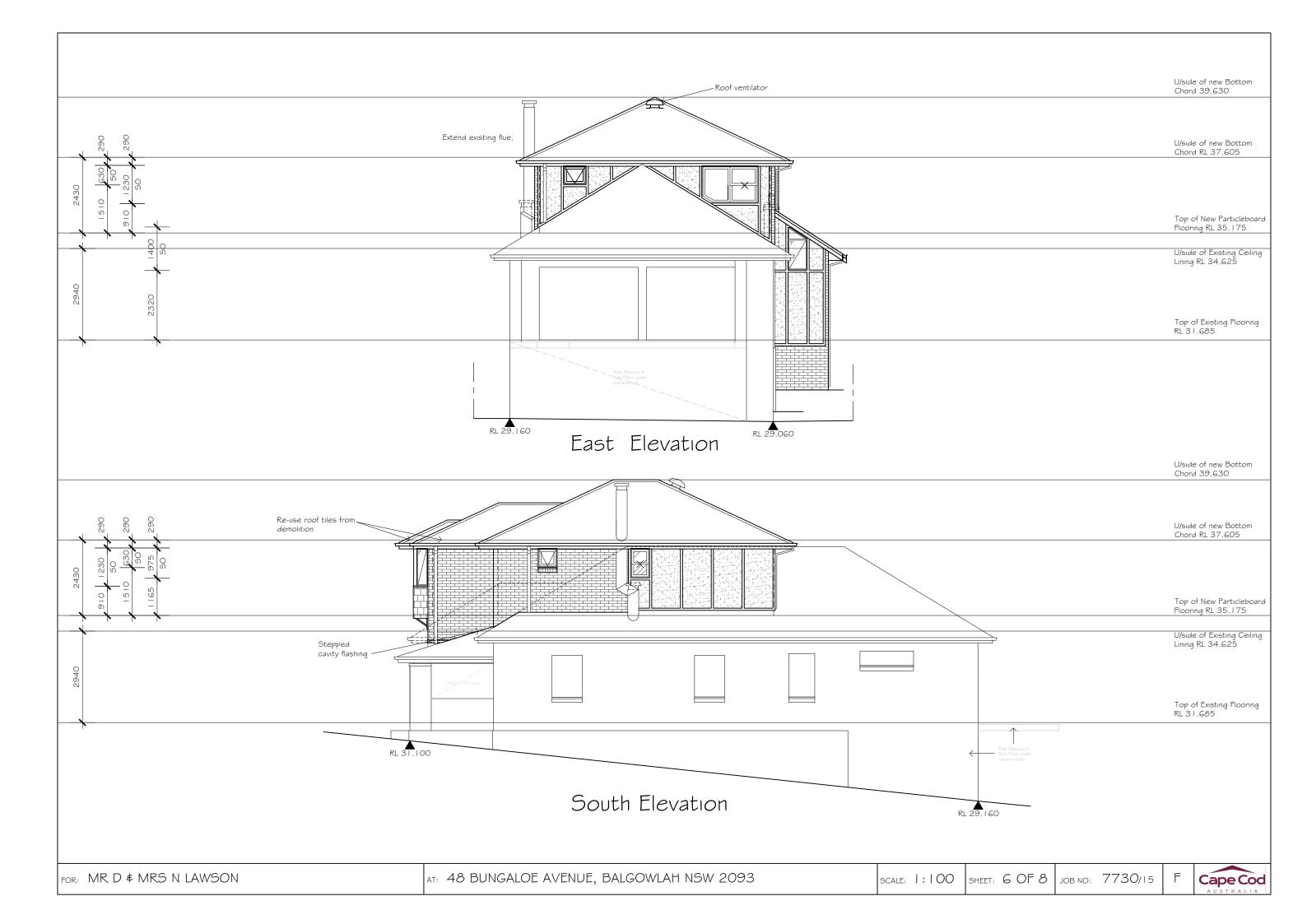
AREA: 455.3m² (By Title)

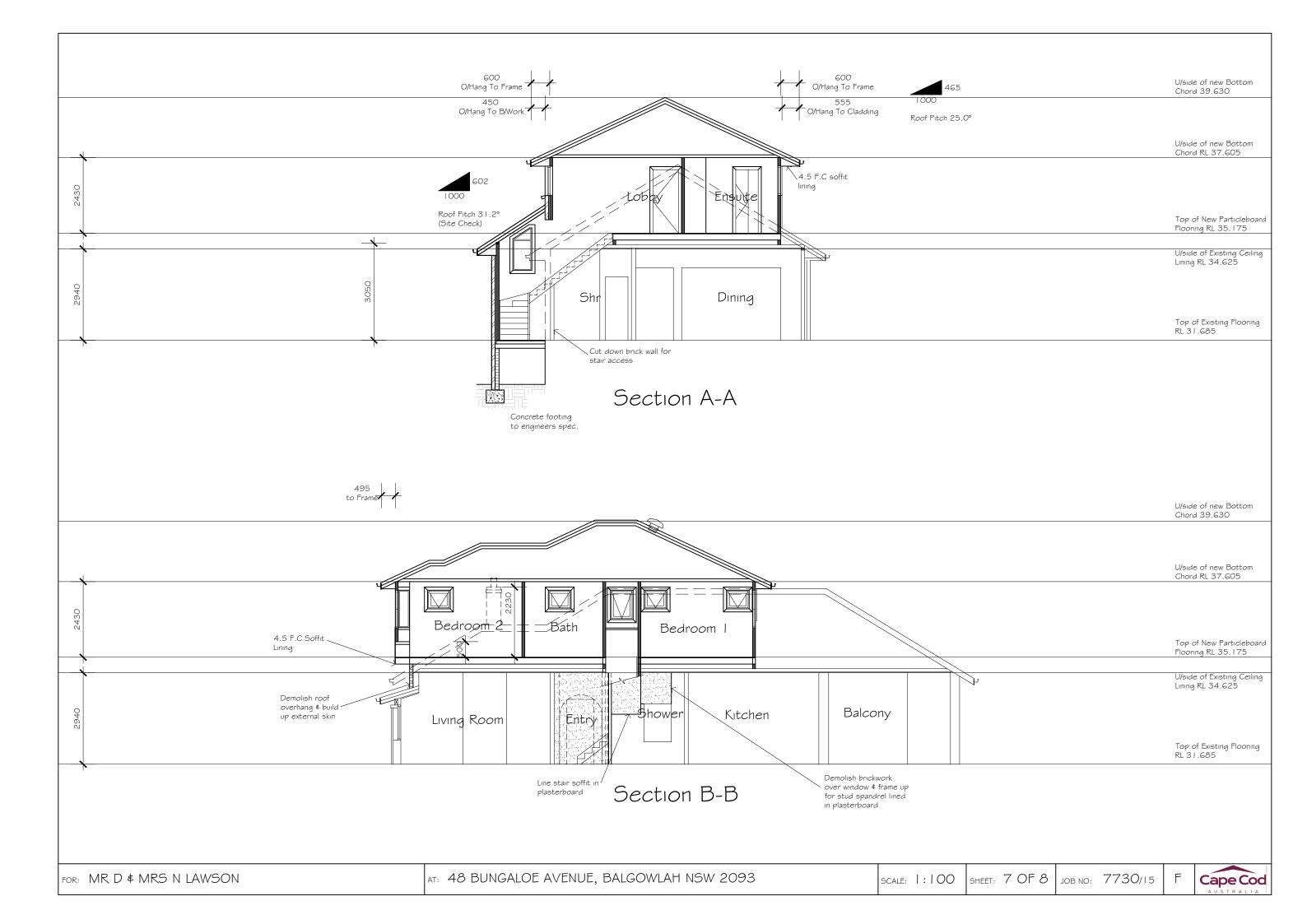
: 457.5m² (By Calc)











WINDOW SCHE	DULE (BASIX A2433	321_02)	CLIE	NT:				TIMBER WINDOWS:	<u>:</u>	
STANDARD NOTES:									, DOOR FRAMES AND DOOR SIDE AND OUT FOR A PAINT/S	
ALL WINDOWS COME	RS ARE DRAWN AS VIEWED FROM WITH "KEYED ALIKE" LOCKS NOTED "R" HAVE RESTRICTED OPEN			.NT:				STANDARD HARDW BRONZE & WHITE.	/ARE COLOURS: SATIN CHRC)ME, GOLD, MAHOGANY
NCC 3.9.2.5								TERRAIN: 3	WIND LOAD: W 33 N	
	(WI) CFW I 203 (Special)	HARDWARE COLOUR		SPECIAL NOTES		(WIO) CDDH 1215	HARDWARE COLOUR	GLAZING	SPECIAL NOTES	
F	N ELEVATION / BEDROOM 2 WESTERN RED CEDAR	INSECT SCREEN	SINGLE PYROLY LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)		X	W ELEVATION / BEDROOM 3 WESTERN RED CEDAR	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASI	H OPENING TO 125mm
	FIXED	N/A	REVEAL I 40mm			DOUBLE HUNG OPEN / OPEN	N/A	REVEAL I 40mm		
		HARDWARE COLOUR	GLAZING	SPECIAL NOTES			HARDWARE COLOUR	GLAZING	SPECIAL NOTES	
	W2 CAW 0607 N ELEVATION / BEDROOM 2 WESTERN RED CEDAR AWNING OPEN	SATIN CHROME INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	SINGLE PYROLY LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL I 40mm		F	S ELEVATION / BEDROOM 2 WESTERN RED CEDAR FIXED	N/A INSECT SCREEN N/A	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66) REVEAL		
		HARDWARE COLOUR	GLAZING	SPECIAL NOTES			HARDWARE COLOUR	GLAZING	SPECIAL NOTES	
	N ELEVATION / BATH WESTERN RED CEDAR AWNING OPEN	SATIN CHROME INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	SINGLE CLEAR, U-VALUE: 5.7 I SHGC: 0.66) REVEAL			W ELEVATION / BEDROOM 2 WESTERN RED CEDAR DOUBLE HUNG OPEN	SATIN CHROME INSECT SCREEN N/A	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL	RESTRICT BOTTOM SASI TO COMPLY WITH NCC.	1 OPENING TO 125mm
	(W4) CAW 0907	HARDWARE COLOUR	GLAZING	SPECIAL NOTES		W13 CDU 1000	HARDWARE COLOUR	GLAZING	SPECIAL NOTES	
	N ELEVATION / STAIR WESTERN RED CEDAR AWNING OPEN	SATIN CHROME INSECT SCREEN N/A	SINGLE PYROLY LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL			W ELEVATION / BEDROOM 2 WESTERN RED CEDAR DOUBLE HUNG OPEN	SATIN CHROME INSECT SCREEN N/A	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL	RESTRICT BOTTOM SASI TO COMPLY WITH NCC.	1 OPENING TO 125mm
	(W5) CAW 0607	HARDWARE COLOUR	GLAZING	SPECIAL NOTES		W14) CFW 1306 SPECIAL	HARDWARE COLOUR	GLAZING	SPECIAL NOTES	
	N ELEVATION / BEDROOM I WESTERN RED CEDAR AWNING OPEN	SATIN CHROME INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	SINGLE PYROLY LOW-E, (OR U-VALUE: 3.99 SHGC: 0.4) REVEAL		F	E ELEVATION / STAIR WESTERN RED CEDAR FIXED / FIXED	N/A INSECT SCREEN N/A	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL	WITH RAKED HEAD	
	(W6) CAW 0607	HARDWARE COLOUR	GLAZING	SPECIAL NOTES		W15) CAW 0607	HARDWARE COLOUR	GLAZING	SPECIAL NOTES	
	N ELEVATION / BEDROOM I WESTERN RED CEDAR AWNING OPEN	SATIN CHROME INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	SINGLE PYROLY LOW-E, (OR U-VALUE: 3.99, 5HGC: 0.4) REVEAL I 40mm			E ELEVATION / WIR WESTERN RED CEDAR AWNING OPEN	SATIN CHROME INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL		
		HARDWARE COLOUR	GLAZING	SPECIAL NOTES						
F	W7) CDH 1218 (Special) E ELEVATION / BEDROOM I WESTERN RED CEDAR DOUBLE HUNG FIXED / OPEN	SATIN CHROME INSECT SCREEN N/A	SINGLE PYROLY LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) REVEAL	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.						
	(W8) CDH 0906	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES						
	S ELEVATION / ENSUITE WESTERN RED CEDAR DOUBLE HUNG OPEN	INSECT SCREEN ALUMINIUM	SINGLE CLEAR, U-VALUE: 5.71, SHGC: 0.66) REVEAL							
	(W9) CAW 0606	HARDWARE COLOUR	GLAZING	SPECIAL NOTES						
	S ELEVATION / BEDROOM 3 WESTERN RED CEDAR AWNING OPEN	SATIN CHROME INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	SINGLE CLEAR, U-VALUE: 5.71 SHGC: 0.66)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
for: MR D \$ MR	RS N LAWSON		,	at: 48 BUNGALOE AVENUE, BALGOWL	AH NSW 2093		GCALE: 1: NTS	SHEET: 8 OF 8	JOB NO: 7730/15	F Cape Cod