BASIX	COMMITMENTS								
CERTIFICATE NO. A240042									
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								
INSULATION REQUIREMENTS									
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)								
GLAZII	NG REQUIREMENTS								
WINDOWS									
W1, W2, \$ W3,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)								
W4, W5, W6, \$ W7,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)								
SKYLIGHT SLI,	ALUMINIUM, MOULDED PLASTIC SINGLE CLEAR (U-VALUE: 6.21, SHGC: 0.808)								
SHADING DEVICES									
WINDOWS									
WI, W2, W3, \$ W7,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM								
W4, W5, \$ W6,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36								
SKYLIGHT SLI,	NONE								

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Fascia Board	Haymes		To Match Existing As Close As Possible
Wall Cladding	Haymes		To Match Existing As Close As Possible
Soffit Lining	Haymes		To Match Existing As Close As Possible

FINAL CONSTRUCTION.

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: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N

FINISHES

ROOF COVERING

BRICKWORK

N/A

FLOORING

I 9MM STRUCTURAL PARTICLEBOARD

CLADDING

230mm HARDIPLANK " WOODGRAIN" CLADDING

WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)

INSECT SCREENS:
TO ALL NEW OPERABLE WINDOW SASHES

FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS

AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.

ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE

INSULATION R3.0 BATTS TO FIRST FLOOR EXTENSION CEILING AREA (FIBREGLASS) R2.5 BATTS TO FIRST FLOOR EXTENSION EXTERNAL

NTERNAL FIXINGS

DAR: FINGER JOINTED PINE
SKIRTING: Ex. 75x25 PENCIL ROUND
ARCHITRAVE: Ex. 50x25 PENCIL ROUND

WALL FRAMES

INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE "FLUSH"

STAIRCASE N/A

FASCIA BOARDS MATERIAL: DAR TIMBER

GUTTERS & DOWNPIPES TYPE: MINI-LINE

HOT WATER UNIT

CONNECT TO EXISTING

PAINTING - REFER TO

FIRST FLOOR EXTERNAL: BY CAPE COD

PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER

MATERIAL: PREFINISHED ZINCALUME

GUTTER COLOUR: CLASSIC CREAM DOWNPIPE COLOUR: CLASSIC CREAM

FIRST FLOOR INTERNAL: BY OWNER

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.

DO NOT SCALE OFF DRAWINGS.

SPECIFICATION FOR

THE EXTENT OF WORK

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

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SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9-
- 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.
- REMOVE EXISTING AC WALL UNIT TO BED | \$ 2. MAKE GOOD WALL OPENING.

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.
- SUPPLY \$ INSTALLATION OF SHOWER SCREEN \$ MIRROR
- ALL WORKS ASSOCIATED WITH THE EXTENSION OF SLOW COMBUSTION
 HEATER FLUE.
 ALL WORK ASSOCIATED WITH THE RELOCATION OF SECURITY SYSTEM.
- SUPPLY OF BATH, VANITY, WC SUITE, TAP SETS, TOILET ROLL HOLDER, SOAP DISH, TOWEL RAIL, CERAMIC FLOOR \$ WALL TILES.
- SUPPLY OF DOOR FURNITURE TO ALL NEW DOORS.

FINAL CONSTRUCTION 18-04-16 N.L. D TO CONTRACT B.P. 7-03-16 С BASIX ADDED \$ TO COUNCIL N.E. 27-01-16 В TO CLIENT 7-12-15 S.C. Α TECHNICAL A.M 07-12-1 ISSUE No. DATE DRAWN

DESIGN CONSULTANT: SCOTT MCDOUGALL

PROPOSED ADDITIONS & ALTERATIONS

FOR MR J & MRS S JOYCE

AT I COMBARA AVENUE

CASTLE HILL NSW 2154

COUNCIL: THE HILLS SHIRE



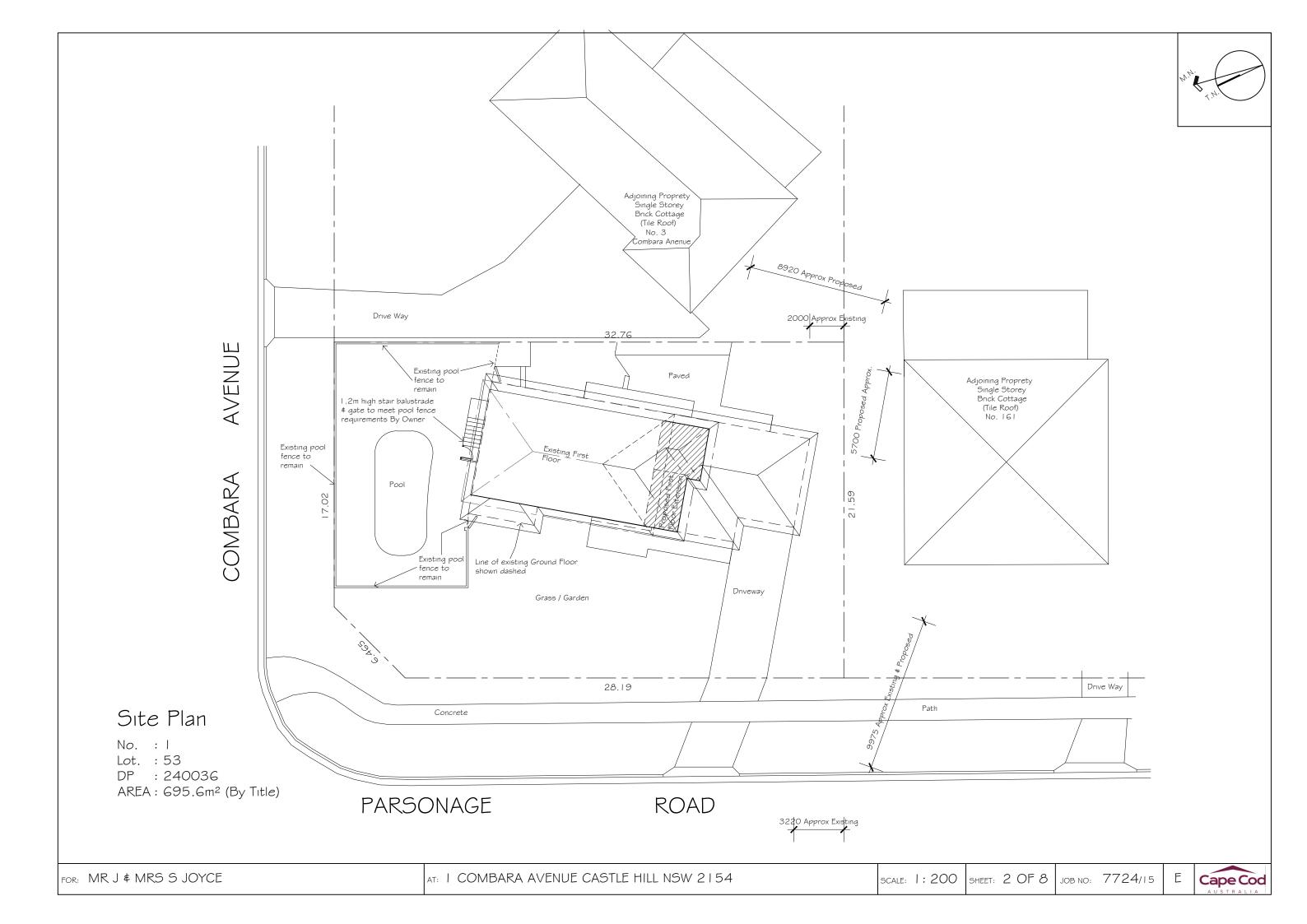
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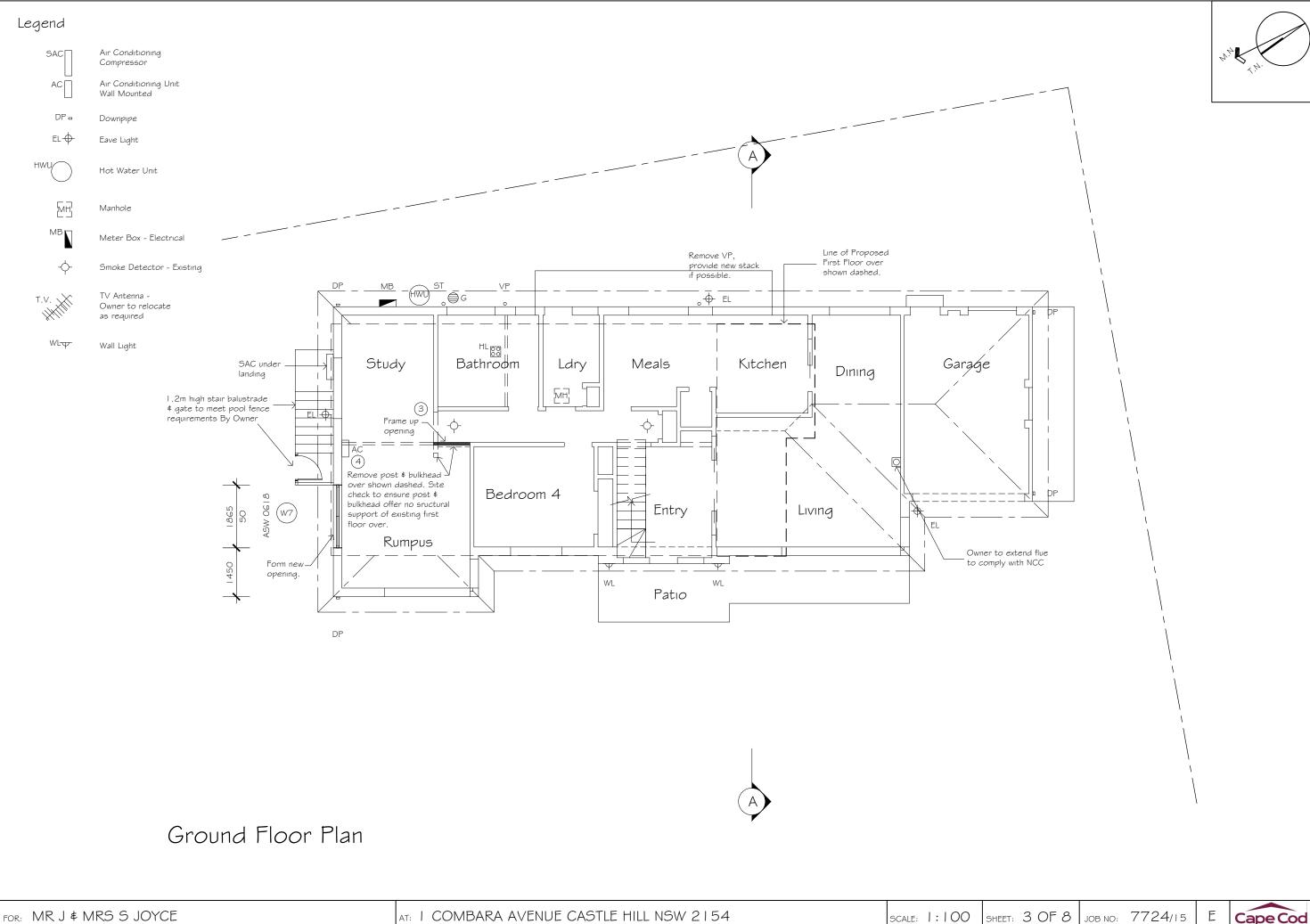
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

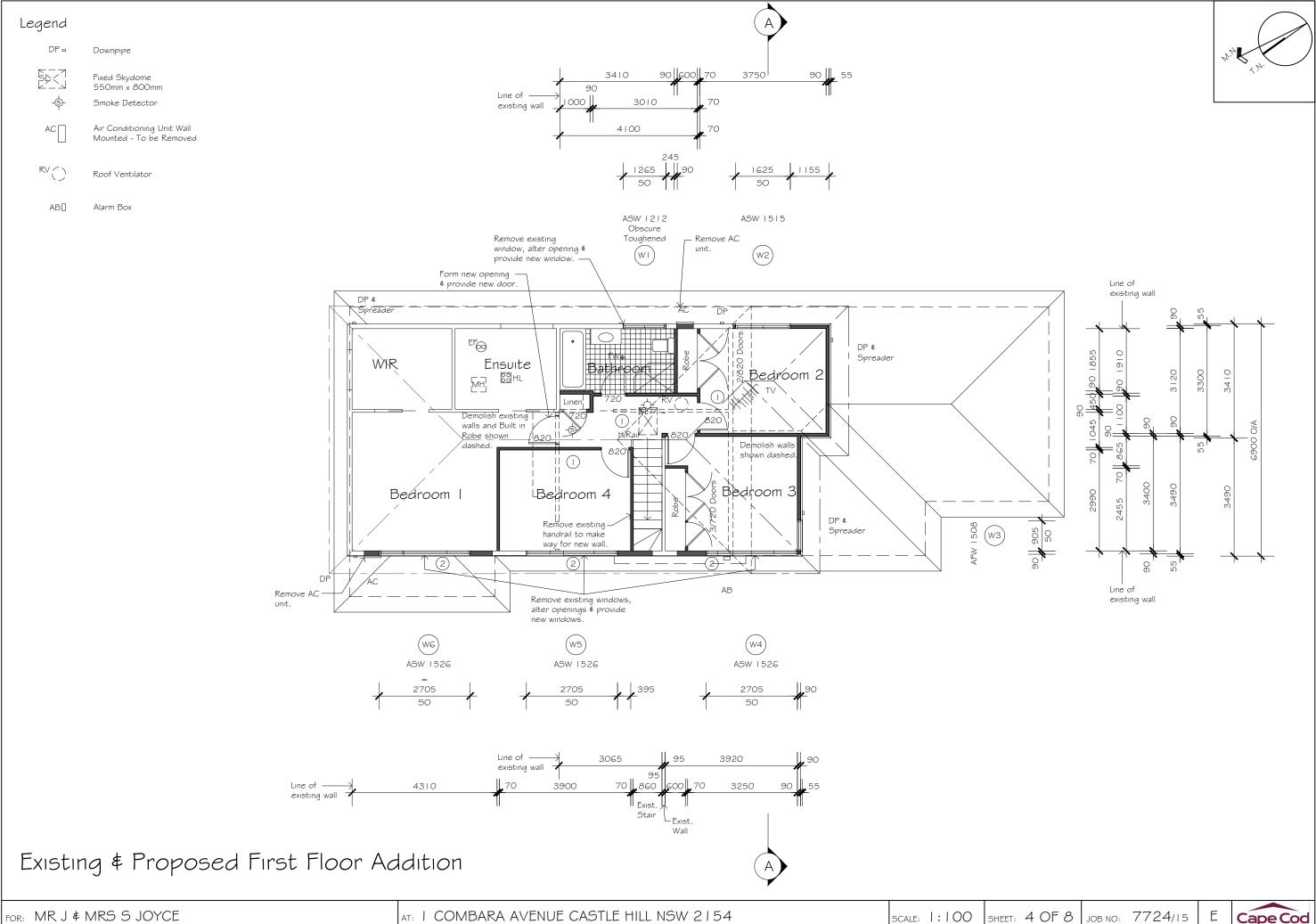
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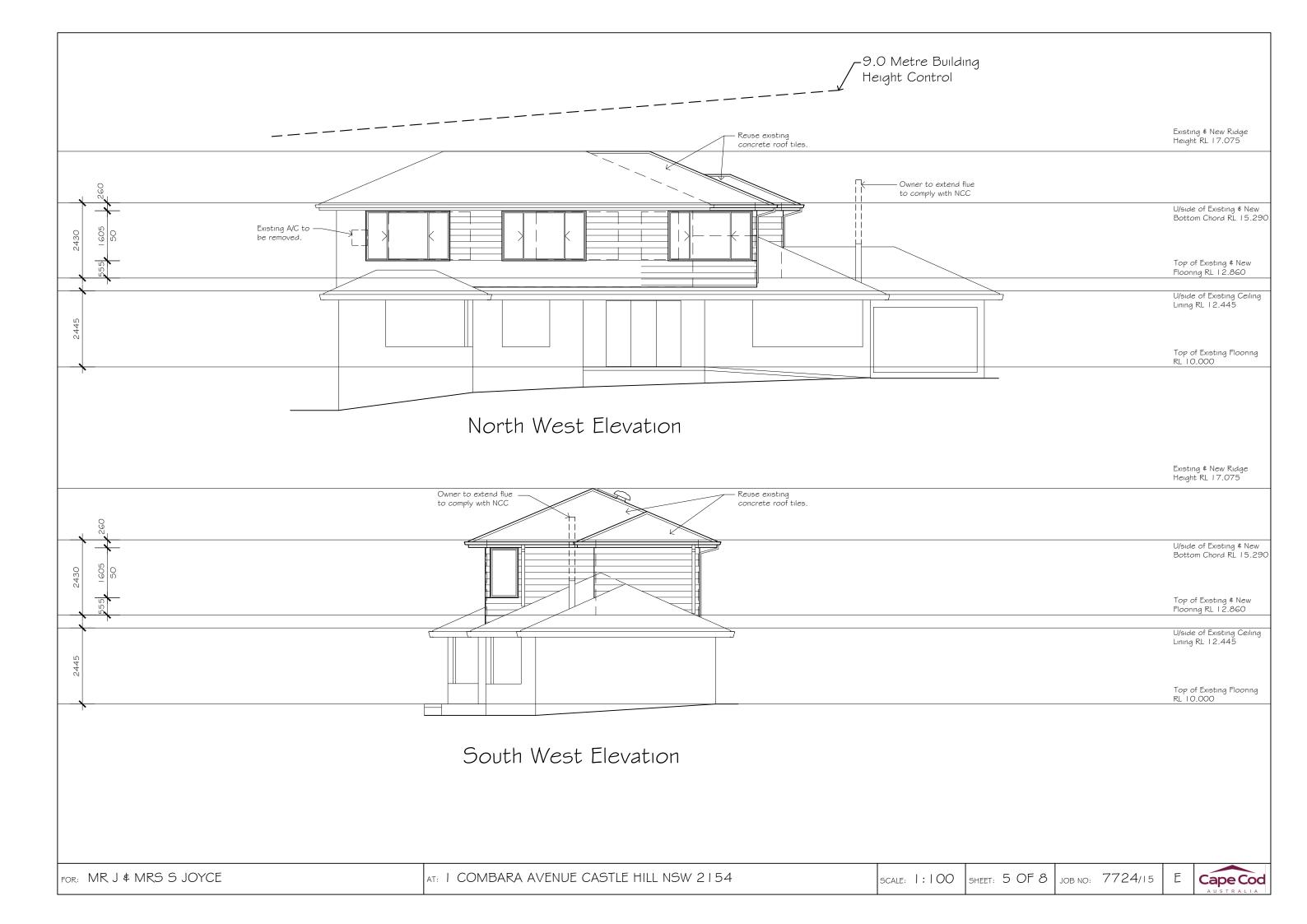
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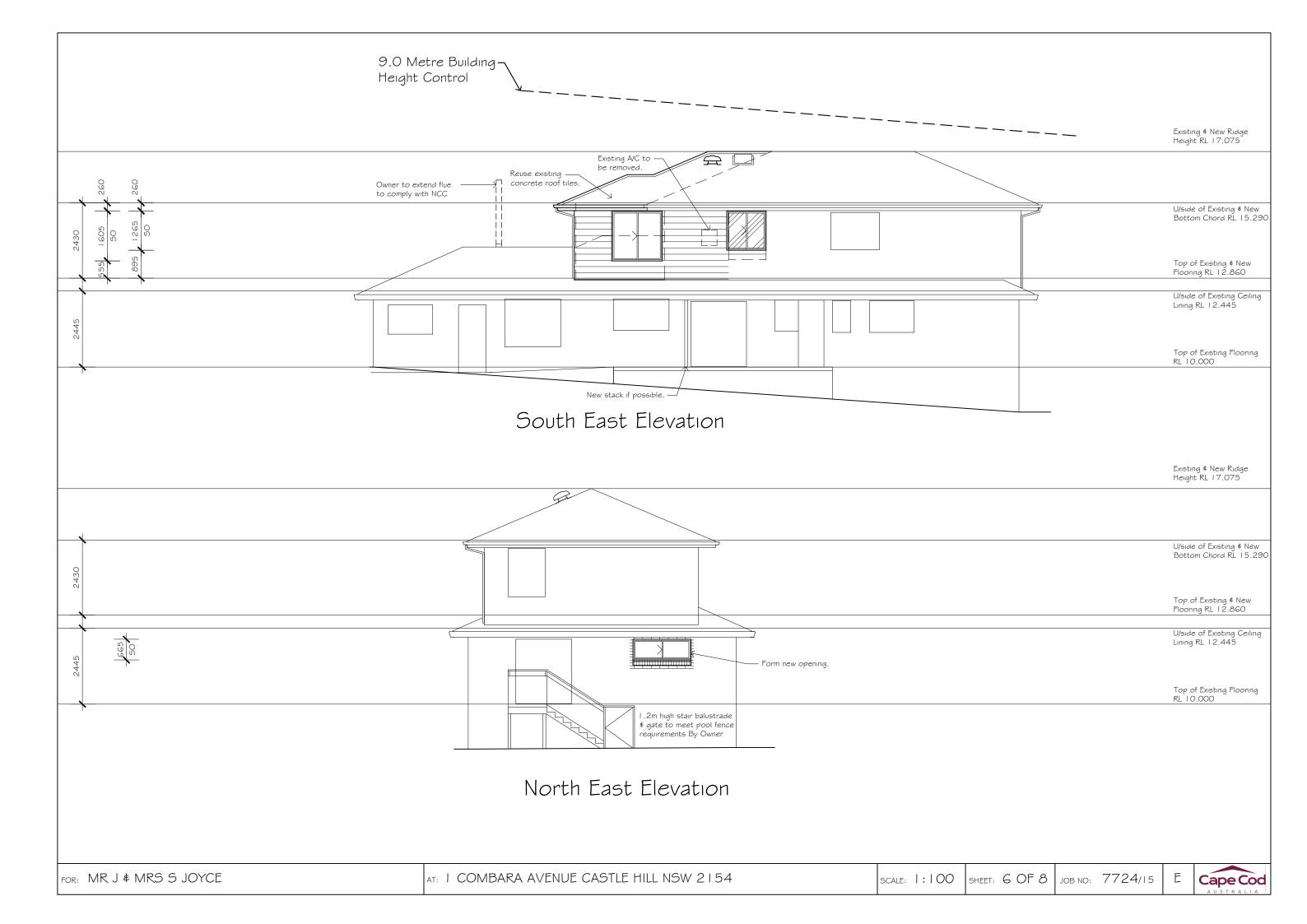
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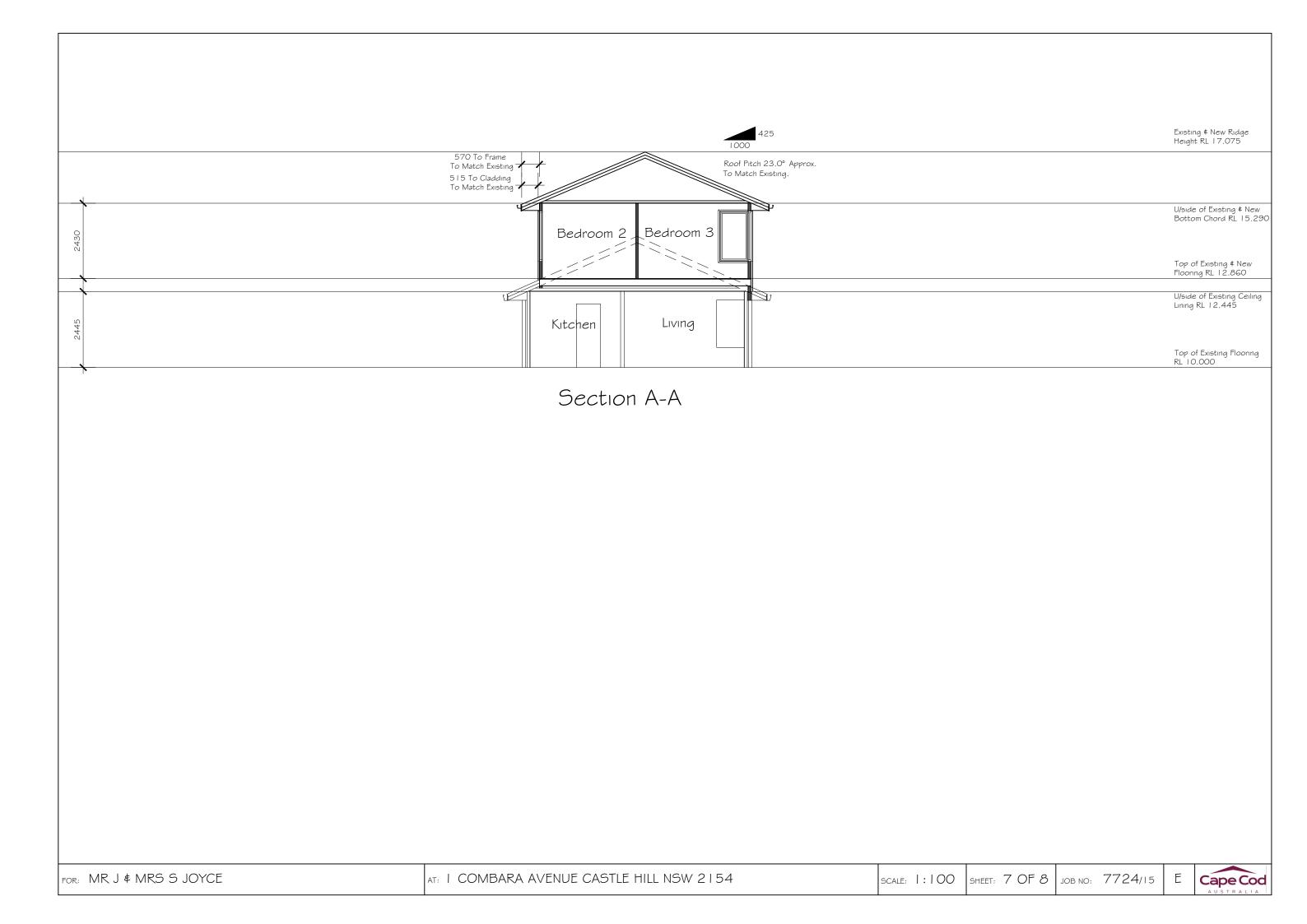












WINDOW SCHED	ULE:BASIX A24004	42		CLIENT:							
STANDARD NOTES:											
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE			CLIENT:								
 ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE 		H THE E	BUILDER:DATE:								
NCC 3.9,2.5						_	TERRAIN: 3	WIND LOAD: W 33 N			
	(WI) ASW 1212	COLOUR ANNODISED CLEAR	GLAZING SINGLE CLEA	D.	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.	_					
	SE ELEVATION / BATHROOM	-	(U-VALUE: 7.	63,	TRANSLUCENT FILM DT BOILDER.			_			
AL	ALUMINIUM	INSECT SCREEN	SHGC: 0.75))							
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL					_			
	OPEN / FIXED	ANNODISED CLEAR	I 40mm								
	(W2) ASW 1515	COLOUR	GLAZING		SPECIAL NOTES						
	WZ) ASW 1515	ANNODISED CLEAR	SINGLE CLEAR (U-VALUE: 7.	R,	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
	SE ELEVATION / BEDROOM 2	INSECT SCREEN	SHGC: 0.75)		willing.				†		
/	ALUMINIUM	ALUMINIUM FIBREGLASS MESH									
	SLIDING OPEN / FIXED	ANNODISED CLEAR	REVEAL I 40mm		_						
		COLOUR	GLAZING		SPECIAL NOTES						
	(W3) AFW 1508	ANNODISED CLEAR	SINGLE CLEA		0. 20. 12 No. 120	_					
	SW ELEVATION / BEDROOM 3	3	(U-VALUE: 7. SHGC: 0.75)	63,)							
	ALUMINIUM	N/A	1 311331 3,737	'							
F	FIXED		REVEAL								
			I 40mm								
	(W4) ASW 1526	COLOUR ANNODISED CLEAR	GLAZING SINGLE PYRO	NATIC	SPECIAL NOTES RESTRICT OPENINGS TO 125mm TO COMPLY	-					
	NW ELEVATION / BEDROOM 3	,	LOW-E, (U-VA	ALUE:	WITH NCC.						
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0	0.47)				_	_		
R F R	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL								
	OPEN / FIXED / OPEN	ANNODISED CLEAR	I 40mm								
WE	(W5) ASW 1526	COLOUR	GLAZING		SPECIAL NOTES						
		ANNODISED CLEAR	SINGLE PYRO LOW-E, (U-VA		RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.						
R F R	NW ELEVATION / BEDROOM 4 ALUMINIUM	INSECT SCREEN	5.7, SHGC:0								
		ALUMINIUM FIBREGLASS MESH	REVEAL		_			_			
	SLIDING OPEN / FIXED / OPEN	ANNODISED CLEAR	I 40mm								
	(WG) ASW 1526	COLOUR	GLAZING		SPECIAL NOTES						
	(W6) ASW 1526	ANNODISED CLEAR	SINGLE PYRO LOW-E, (U-VA	DLYTIC	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.						
	NW ELEVATION / BEDROOM I	INSECT SCREEN	5.7, SHGC:0	(LUL: 0.47)					†		
	ALUMINIUM	ALUMINIUM	BE1/541								
	SLIDING OPEN / FIXED / OPEN	FIBREGLASS MESH ANNODISED CLEAR	REVEAL I 40mm		_						
		COLOUR	GLAZING		SPECIAL NOTES						
	(W7) ASW 0618	ANNODISED CLEAR	SINGLE PYRO								
	NE ELEVATION / RUMPUS	INSECT SCREEN	LOW-E, (U-VA 5.7, SHGC:0	ALUE: 0.47)							
F	ALUMINIUM	ALUMINIUM									
	SLIDING OPEN / FIXED	FIBREGLASS MESH ANNODISED CLEAR	REVEAL I 40mm								
	OI EN / TIXED		140mm								
						1					
									-		
						-					
		†			1						
FOR MARIANARA	S IOYCF		-	_{лт}	COMBARA AVENUE CASTLE HILL	NSW 2154		COME L. NITG	a OF a	JOB NO: 7724/15	E Cape Cod
FOR: MR J & MRS S JOYCE			AI: I	- OCIVIDATOR ON CASTLE HILL NOW 2104			SUALE: 1: NID S	ONCEI: O OI O	JUB NU: // 4/15	E Cape Cod	