BASIX (	COMMITMENTS					
CERTIFICATE NO. A241478_0	2					
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: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)					
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)					
GLAZII	NG REQUIREMENTS					
WINDOWS						
WI, W2, W3, W4, W5, W6, W7 \$ WI4	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)					
W8, W9, W10, W11, W12, W13 \$ W15	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)					
SHAD	ING DEVICES					
WINDOWS						
WI, W4, W5, W6, W7, W8, W9, WIO, WII, WI2, WI3 \$ WI4	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM					
W2, W3 \$ W15	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM					

	WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES 90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS 70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS  FLOOR: I 90x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N  FINISHES			<ul> <li>WITH THE BUILDING CODE OF AUSTRALIA (NCC).</li> <li>AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</li> <li>PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.</li> <li>REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.</li> <li>CONNECT/INSTALL TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER).</li> <li>METAL LEAF GUARD TO GUTTERS.</li> </ul>				
	BRICKWORK	FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS	• F(	OUR (4) PAIRS PVC WINDOW SHUTTERS TO FRON	SOUTH WES	iΤ		
	BROKWORK	POSSIBLE TO SOUTH WEST & PART SOUTH EAST AS SHOWN		ELEVATION.  CLEAN EXISTING ROOF TILES PRIOR TO CONSTRUCTION.  PROVIDE TWO (2) RAINWATER TANKS WITH OVERFLOW.				
	FLOORING	19MM STRUCTURAL PARTICLEBOARD	REPLACE ASBESTOS METER PANEL & REWIRE SWITCHBOARD TO HAVE ALL EXISTING CIRCUITS REPLACED WITH SEPERATE CIRCUIT BREAKERS WITH RCD PROTECTION AS REQUIRED.     REPLACE MAIN SWITCH WITH LOAD LIMITING CIRCUIT BREAKER. INSTALL NEW EARTH STACKS.     REMOVE EXISTING SOLAR ELECTRIC HOT WATER UNIT.					
	CLADDING	7.5mm HARDITEX BASE SHEET WITH APPLIED TEXTURE PAINT FINISH TO SOUTH EAST, NORTH WEST & PART NORTH EAST AS SHOWN						
	WINDOWS - STEGBAR FRAME: PREFINISHED ALUMINIUM KEYED LOCKS (TERRAIN: 3 )			WORKS BY OWNER				
	INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: ALUMINIUM	REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNEW AND EXISTING TV POINTS.     CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING NEW T.V. AERIAL     PHONE AND/OR DATA CABLING.     ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTEITHE EXISTING DUCTED AIR CONDITIONING SYSTEM.     ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION (BAR BENCH, CUPBOARDS AND APPLIANCES INCLUDING CONNE					
	ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.				ERATION OF		
··ON·	ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL						
CONSTRUCTION.	INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.4   2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL CLADDED WALL FRAMES R2.0 SOUND SCREEN BATTS TO INTERNAL WALLS	5 • 5 • A	THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.  SUPPLY TWO (2) 3-IN- I FAN/LIGHT/HEATER UNITS.  ALL WORKS REQUIRED TO SUPPLY GAS TO THE PROPERTY.  ALL WORKS ASSOCIATED WITH UPGRADING/RELOCATION OF EXISTING				
	INTERNAL FIXINGS	DAR: FINGER JOINTED PINE CHAMFERED SKIRTING: Ex. I 00x25 ARCHITRAVE: Ex. 75x25	ELECTRICAL MAINS. SUPPLY & INSTALLATION OF FLOATING TIMBER FLOOR TO NEW FIRST FLOOR ADDITION. ALL WORKS ASSOCIATED WITH SANDING & FINISHING TO NEW TONGUE & GROOVE FLOORING.					
	INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"						
	STAIRCASE	TYPE: CLOSED TIMBER	K	CONSTRUCTION CERTIFICATE	TP	15-09-16		
	MDF TREADS AND PINE RISERS	WIDTH: 950mm	J	AMENDED FINAL CONSTRUCTION	TP	02-09-16		
		RISE: 18 @ 186mm	Н	FINAL CONSTRUCTION	NE	23-08-16		
		GOING: 240mm (260mm TREAD)  MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WHITE BARGE COLOUR: SELECT COLOUR BARGE SOAKER COLOUR: SELECT COLOUR		CONSTRUCTION CERTIFICATE  TO CONTRACTS	SC SC	15-08-16		
				BASIX ADDED \$ TO COUNCIL	5C SM	16-05-16		
	FASCIA \$ BARGE BOARDS			EAVES EXTENDED	BP	12-02-16		
				CONSULTANT AMENDMENTS	SC	27-01-16		
	GUTTERS & DOWNPIPES	TYPE, OLIAD	D C	POV 17439 \$17482	JM	17-12-15		
	GOTTERS & DOWNTHES	MATERIAL: PREFINISHED ZINCALUME	В	TO CLIENT	NL	02-11-15		
		GUTTER COLOUR: JASPER DOWNPIPE COLOUR: JASPER  "RINNAI INFINITY 26" TO SERVICE FIRST FLOOR ONLY		TECHNICAL	JGI	09-10-15		
	HOT WATER UNIT			ISSUE	DRAWN	DATE		
				No. ISSUE DRAWN DATE  DESIGN CONSULTANT: CHARLES TABONE				
	PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER	PROPOSED ADDITIONS & ALTERATIONS					
		PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER		FOR MR. P. \$ MRS. K. BURY.				
	FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.			AT 3 WARRAGAL ROAD, TURRAMURRA. NSW. 2074.				
	DO NOT SCALE OFF DRAWINGS.  ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE		COUNCIL: KU-RING-GAI					
	MEASURE DURING CONSTRUCTION.  NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.				000 605 40	H STREET,		
		IGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT	-	PHONE: (O	RRAMATTA 2 2) 9849 444 LICENCE NO.	14		

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 PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

SPECIAL NOTES

PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-\$-

WITH THE BUILDING CODE OF AUSTRALIA (NCC).

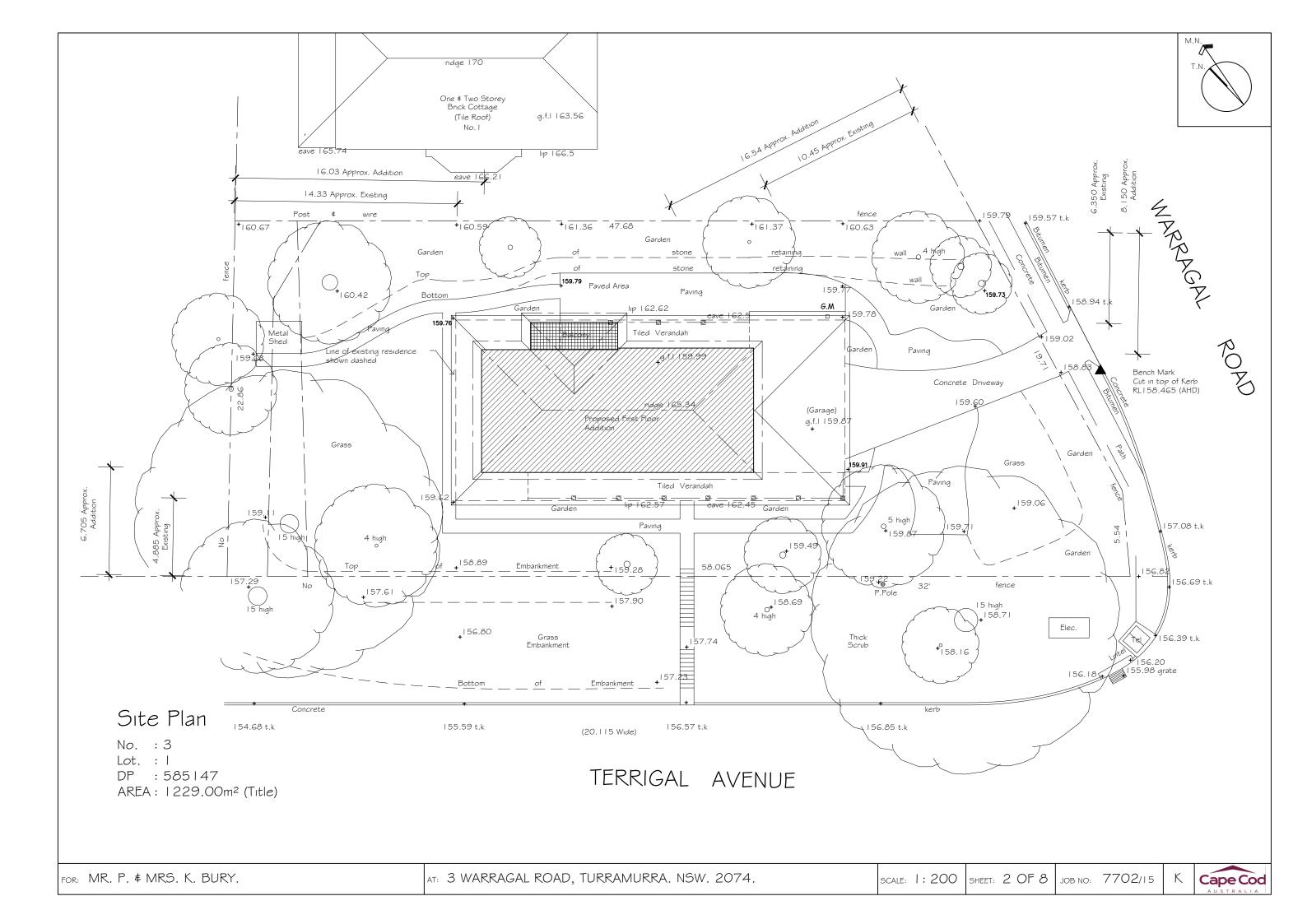
SHEET: 1 OF 8

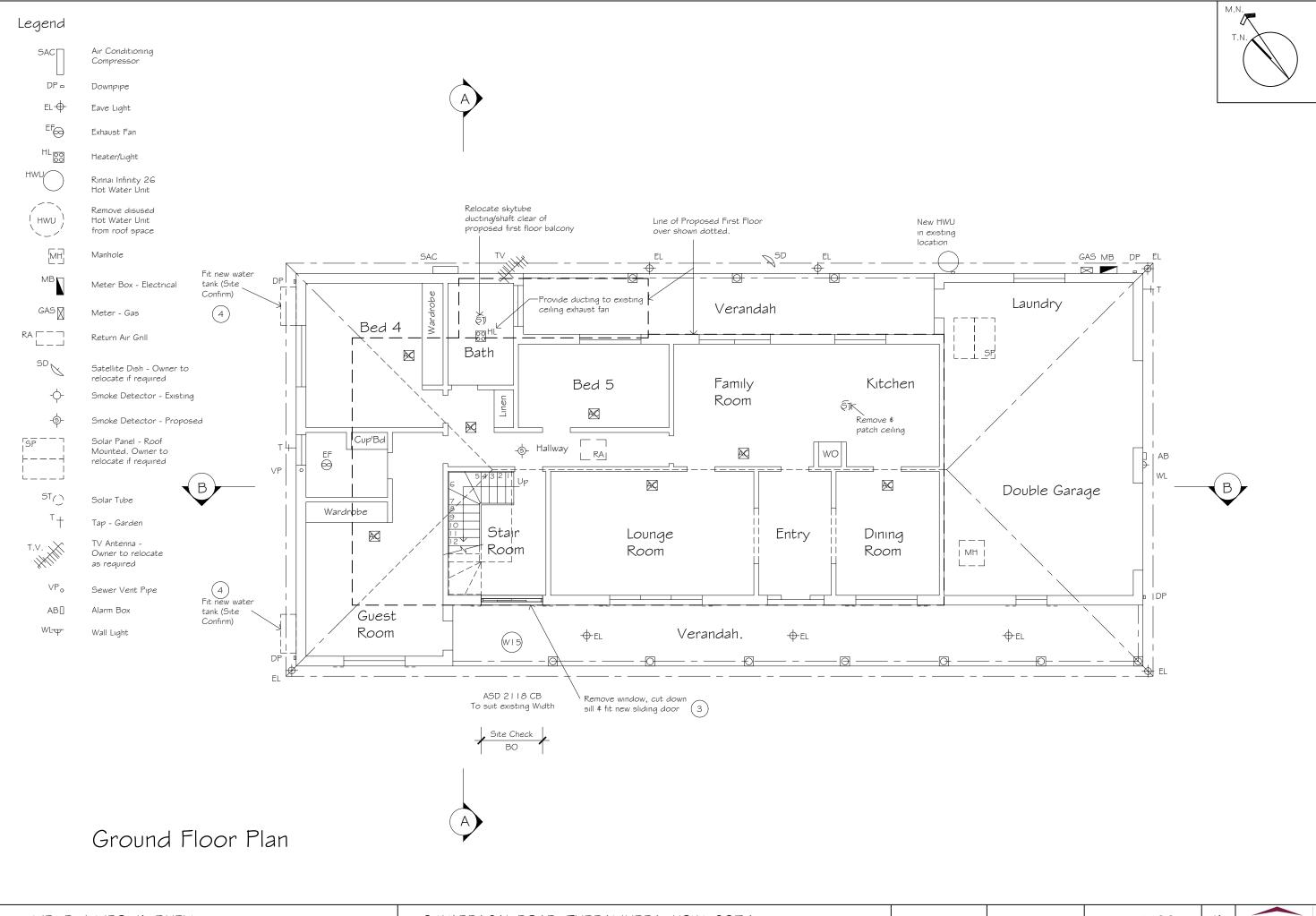
JOB NO: 7702/15

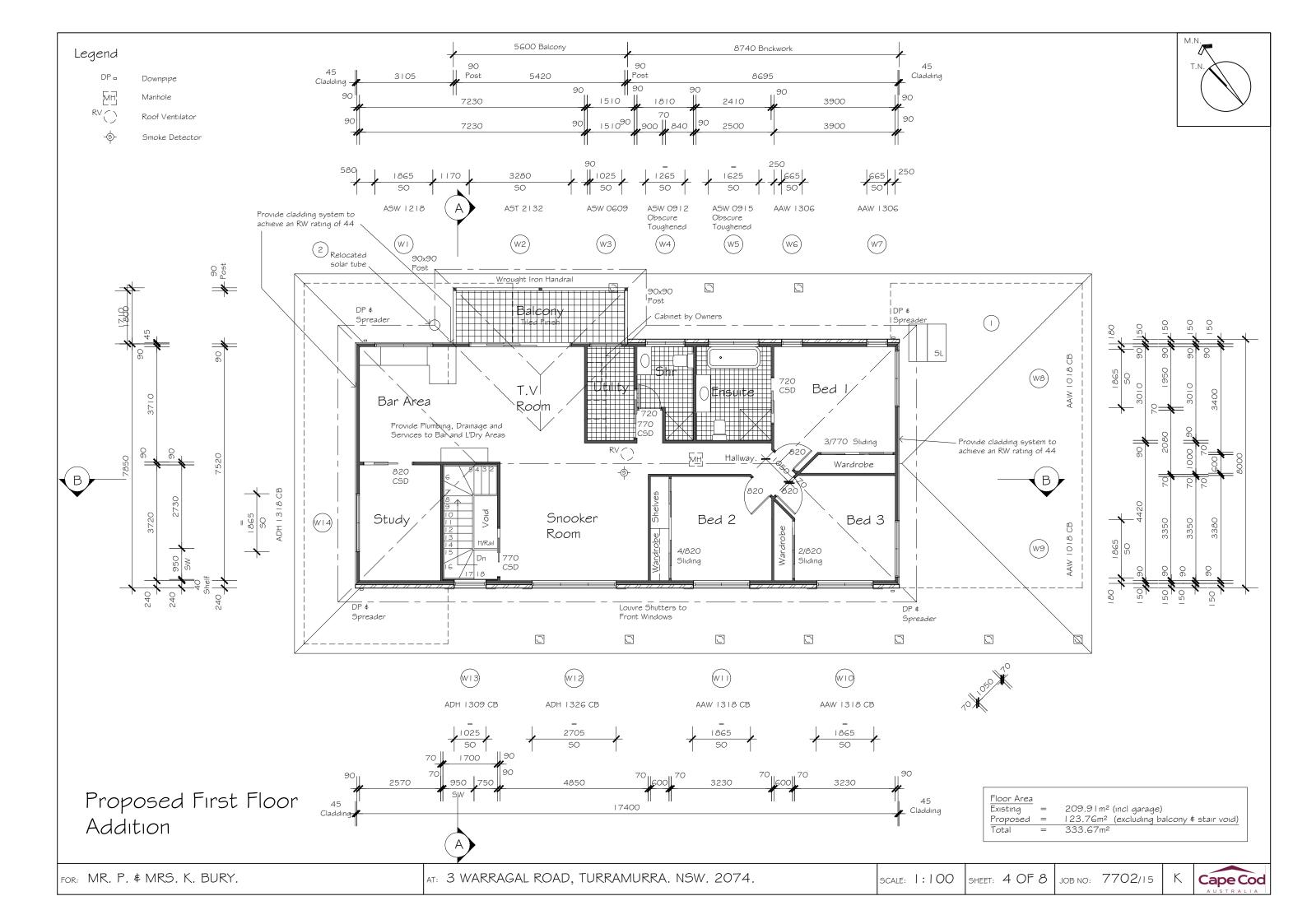
ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

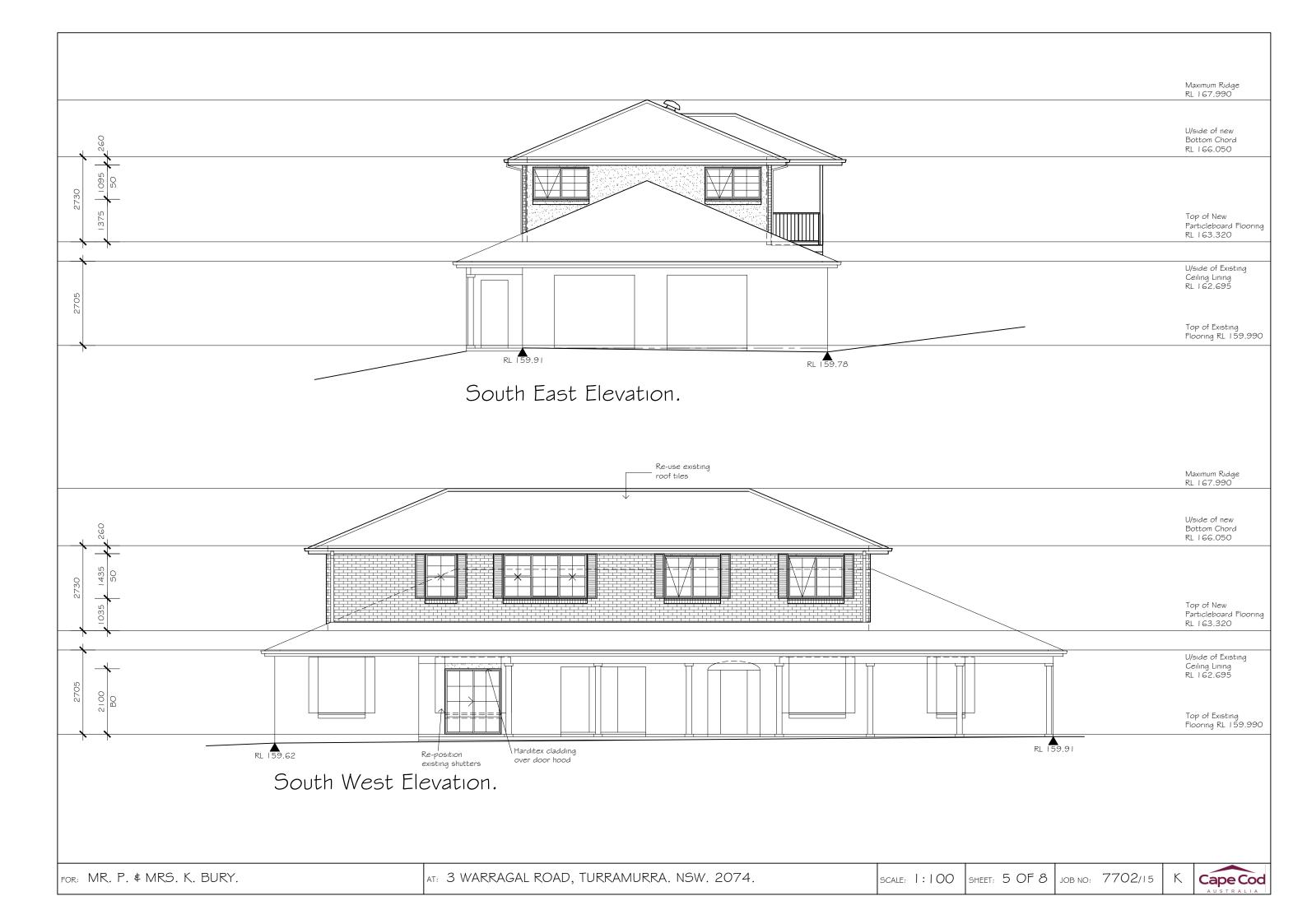
## EXTERNAL PAINT SCHEDULE

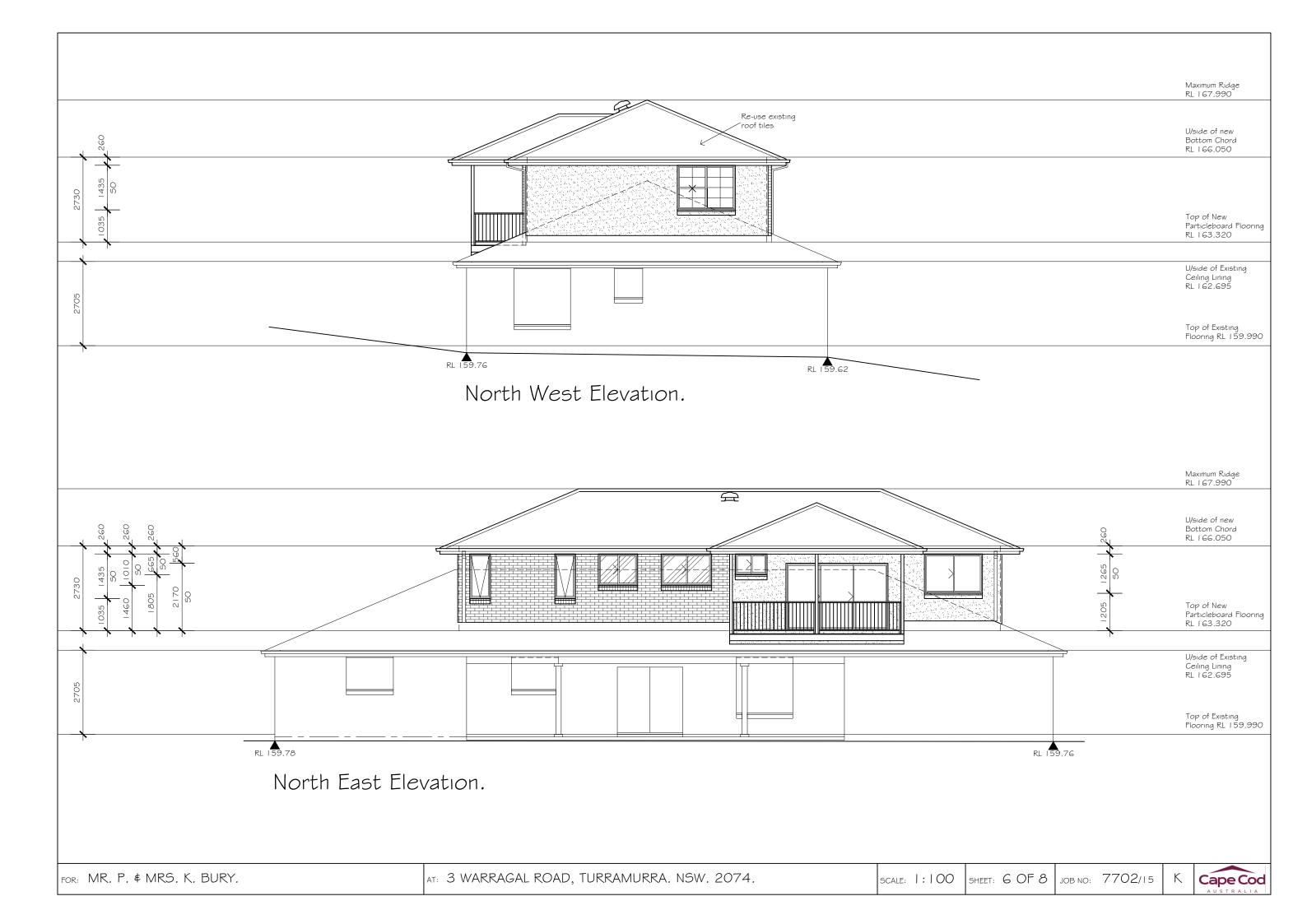
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding	Haymes		Cream - TBC
Balcony Post			White
Balcony Beam			White
Handrail Post			Grey
Soffit Lining	Haymes		White
Window Shutter	Haymes		White

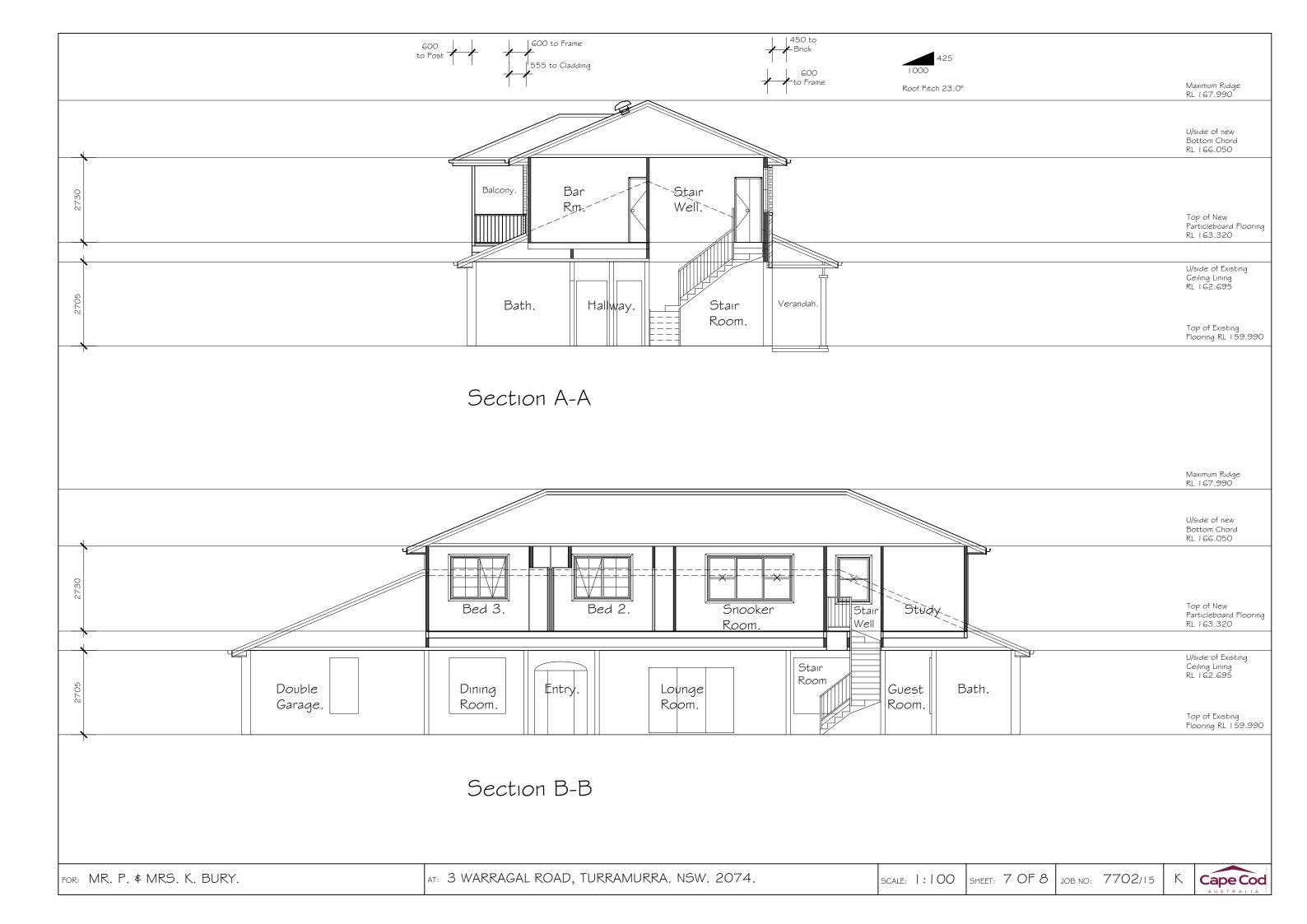












WINDOW SCHEE	DULE (BASIX A2414	178 02)		CLIENT:		ALUMINIUM (STEGBAR) WIN	NDOWS:				
STANDARD NOTES:		<u> </u>					DLOURS: ANODISED CLEAR, AP STONE BEIGE, SURFMIST, WHI		,		
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		GREY.	STONE BEIGE, SON MIST, WITH	TE BIRCH, WOODE IND			
<ul> <li>ALL WINDOWS COME W</li> <li>WINDOW OPENINGS NO</li> </ul>	VITH "KEYED ALIKE" LOCKS OTED "R" HAVE RESTRICTED OPEI	NINGS TO COMPLY WITH	H THE   F	BUILDER:	DATE:	CUSTOM COLOURS AVAIL	ABLE: DEEP OCEAN, HAMERSLE	EY BROWN, NOTRE DAME	,		
NCC 3.9.2.5						POTTERY.			TERRAIN: 3	WIND LOAD: W 33 N	
	(WI) ASW 1218	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES		WIO AAWI318 CB	COLOUR PEARL WHITE	GLAZING	0.545 50404545	D 01400 D41 00 D47110
F		- FLARL WITTL	SINGLE CLEA (U-VALUE: 7.	,	Gmm TOUGHENED GLASS WITH LOW-E COATING - BAL 19 RATING	F		- FLARL WITTL	SINGLE CLEAR, (U-VALUE: 7.63,	TOMM CLEAR TOUGHENE	D GLASS - BAL 29 RATING
	NE ELEVATION / BAR RM	INSECT SCREEN	SHGC: 0.75)				SW ELEVATION / BED 3 ALUMINIUM	INSECT SCREEN	SHGC: 0.75)	RESTRICT OPENING TO	125mm TO COMPLY
	ALUMINIUM	ALUMINIUM ALUMINIUM MESH	REVEAL			R		ALUMINIUM ALUMINIUM MESH	REVEAL	WITH NCC.	
	SLIDING OPEN / FIXED	PEARL WHITE	I 40mm				AWNING OPEN / FIXED	PEARL WHITE	I 40mm	ACOUSTIC SEALS.	
	-	COLOUR	GLAZING					COLOUR	GLAZING		
F	(W2) AST 2132	PEARL WHITE	SINGLE CLEA		Gmm TOUGHENED GLASS WITH LOW-E COATING -		WII) AAW 1318 CB	PEARL WHITE	SINGLE CLEAR,	I Omm CLEAR TOUGHENE	D GLASS - BAL 29 RATING
	NE ELEVATION / DINING RM	INSECT SCREEN	(U-VALUE: 7. SHGC: 0.75)		BAL 19 RATING		SW ELEVATION / BED 2	INSECT SCREEN	(U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO	125mm TO COMPLY
	ALUMINIUM	ALUMINIUM				P	ALUMINIUM	ALUMINIUM		WITH NCC.	
	STACKER DOOR	ALUMINIUM MESH PEARL WHITE	REVEAL				AWNING	ALUMINIUM MESH PEARL WHITE	REVEAL	ACOUSTIC SEALS.	
[	OPEN / OPEN / FIXED		1 40mm				OPEN / FIXED		1 40mm		
	(W3) ASW 0609	COLOUR PEARL WHITE	GLAZING SINGLE CLEA	P	Gmm TOUGHENED GLASS WITH LOW-E COATING -		(W12) ADH 1326 CB	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR,	6mm TOUGHENED GLASS	S - BAL 29 RATING
F	NE ELEVATION / LAUNDRY	-	(U-VALUE: 7.	.63,	BAL 19 RATING	F	SW ELEVATION / RUMPUS		(U-VALUE: 7.63,	Chilli 1000HENED CENC	5
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)	)			ALUMINIUM	INSECT SCREEN	SHGC: 0.75)		
	SLIDING	ALUMINIUM ALUMINIUM MESH	REVEAL				DOUBLE HUNG	ALUMINIUM ALUMINIUM MESH	REVEAL		
	OPEN / FIXED	PEARL WHITE	I 40mm				OPEN / FIXED / OPEN	PEARL WHITE	I 40mm		
	(W4) ASW 0912	COLOUR	GLAZING				W13) ADH 1309 CB	COLOUR	GLAZING		
	A3W 0912	PEARL WHITE	SINGLE CLEA (U-VALUE: 7.		Gmm TOUGHENED GLASS WITH LOW-E COATING - BAL 19 RATING		W 19 ADIT 1309 CD	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63,	6mm TOUGHENED GLASS	6 - BAL 29 RATING
F	NE ELEVATION / SHR RM	INSECT SCREEN	SHGC: 0.75)		BAL 10 IVIIII		SW ELEVATION / STAIRWEL	INSECT SCREEN	SHGC: 0.75)		
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM	DE (E)		
	SLIDING OPEN / FIXED	ALUMINIUM MESH PEARL WHITE	REVEAL I 40mm				DOUBLE HUNG OPEN	ALUMINIUM MESH PEARL WHITE	REVEAL 140mm		
		COLOUR	GLAZING					COLOUR	GLAZING		
	(W5) ASW 0915	PEARL WHITE	SINGLE CLEA	.R,	Gmm TOUGHENED GLASS WITH LOW-E COATING -		W14) ADH 1318 CB	PEARL WHITE	SINGLE CLEAR,		6 WITH LOW-E COATING -
F	NE ELEVATION / ENSUITE	INSECT SCREEN	(U-VALUE: 7. SHGC: 0.75)	,	BAL 19 RATING	F	NW ELEVATION / STUDY	INSECT SCREEN	(U-VALUE: 7.63, SHGC: 0.75)	BAL 19 RATING	
	ALUMINIUM	ALUMINIUM	131100: 0:73)	,		<b>*</b>	ALUMINIUM	ALUMINIUM	31100. 0.73)		
	SLIDING	ALUMINIUM MESH PEARL WHITE	REVEAL				DOUBLE HUNG	ALUMINIUM MESH PEARL WHITE	REVEAL		
	OPEN / FIXED		I 40mm				OPEN / FIXED		I 40mm		
	(W6) AAW 1306	COLOUR PEARL WHITE	GLAZING		I Omm CLEAR TOUGHENED GLASS WITH LOW-E		(W15) ASD 2118 CB	COLOUR PEARL WHITE	GLAZING	6mm TOUGHENED GLASS	2 BALOO BATINO
R	NE ELEVATION / BED	- LAKE WHITE	SINGLE CLEA (U-VALUE: 7.		COATING - BAL 19 RATING		GIA/ ELEVATION / STAIR RM		SINGLE CLEAR, (U-VALUE: 7.63,	6mm TOUGHLNLD GLAS:	D - DAL 29 KATING
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)	)	RESTRICT OPENING TO 125mm TO COMPLY		SW ELEVATION / STAIR RM ALUMINIUM	INSECT SCREEN	SHGC: 0.75)	SITE CHECK WIDTH	
	AWNING	ALUMINIUM ALUMINIUM MESH	REVEAL		WITH NCC.		SLIDING DOOR	ALUMINIUM ALUMINIUM MESH	REVEAL	_	
	OPEN	PEARL WHITE	I 40mm		ACOUSTIC SEALS.		OPEN / FIXED	PEARL WHITE	170mm		
	(W7) AAW 1306	COLOUR	GLAZING								
R	(W7) AAW 1306	PEARL WHITE	SINGLE CLEA (U-VALUE: 7.		I Omm CLEAR TOUGHENED GLASS WITH LOW-E COATING - BAL 19 RATING						
	NE ELEVATION / BED I	INSECT SCREEN	SHGC: 0.75)						1		
	ALUMINIUM	ALUMINIUM ALUMINIUM MESH	DEL/EAL		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
	AWNING OPEN	PEARL WHITE	REVEAL 140mm								
		COLOUR	GLAZING		ACOUSTIC SEALS.						
	(W8) AAW 1018 CB	PEARL WHITE	SINGLE CLEA		I Omm CLEAR TOUGHENED GLASS - BAL 29 RATING						
	SE ELEVATION / BED I	INSECT SCREEN	(U-VALUE: 7. SHGC: 0.75)		RESTRICT OPENING TO 125mm TO COMPLY				_		
R	ALUMINIUM	ALUMINIUM		,	WITH NCC.				_		
	AWNING	ALUMINIUM MESH PEARL WHITE	REVEAL		ACOUSTIC SEALS.						
	OPEN / FIXED		I 40mm								
	(W9) AAW 1018 CB	COLOUR PEARL WHITE	GLAZING SINGLE CLEA	P	I Omm CLEAR TOUGHENED GLASS - BAL 29 RATING						
	SE ELEVATION / BED 3		(U-VALUE: 7.	.63,							
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
	AWNING	ALUMINIUM ALUMINIUM MESH	REVEAL								
	OPEN / FIXED	PEARL WHITE	I 40mm		ACOUSTIC SEALS.						
NAD D + NAF	DG K BIIDV	•	•	2	MANDER CAL POAD TUDE ANALISE.	NSW 2074		l NITO	0.050	7700	K and a
for: MR.P. & MR	W. N. DURT.			AT: 3	WARRAGAL ROAD, TURRAMURRA	1. NUVV. 2U/4.		SCALE: 1: NTS	SHEET: Ø UF Ø	JOB NO: 7702/15	K Cape Cod