BASIX	COMMITMENTS				
CERTIFICATE NO. A261717					
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)				
RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED	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)	N/A				
GLAZI	NG REQUIREMENTS				
WINDOWS					
WI, W2 \$ W8	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				
W3 - W7 \$ W9	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)				
SHAD	ING DEVICES				
WINDOWS					
WI - W8	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM				
W9	NONE				
	1				

FINAL CONSTRUCTION.

SPECIFICATION SUMMARY			SPECIAL NOTES						
STRUCTURAL TIMBER - All to ASA 1 684 2			PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).						
STRUCTURAL TIMBER - All to ASA 1684.2 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			AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. CONNECT/INSTALL ONE (I) 3-IN-I FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).						
FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N			RELOCATE POINT OF ATTACHMENT. REMOVE EXISTING BATTS FROM EXISTING CEILING AREA \$ VACUUM. DUCT EXISTING FAN/LIGHT/HEATER IN EXISTING BATHROOM THROUGH						
FINISHES		FLOOR SPACE TO OUTER WALL ONCE REPLACED WITH DUCTABLE MODEL.							
BRICKWORK	FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS POSSIBLE TO EAST, SOUTH \$ WEST WALLS, INCLUDING GABLE, COMMON BRICK LAID AS FACE TO PARTY WALL	IG PROVIDE MARINE GRADE BRICKS MORTAR AND TIES IN ACCORDA							
FLOORING	I 9MM STRUCTURAL PARTICLEBOARD								
CLADDING	N/A								
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM								
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: ALUMINIUM	WORKS BY OWNED							
ROOF COVERING	PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION \$ REAR GROUND FLOOR EXISTING ROOF	WORKS BY OWNER REMOVAL # INSTALLATION OF T.V ANTENNA # SATELLITE DISH IF REQUIR # CONNECTION TO							
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	NEW AND EXISTING TV POINTS. • CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND, NEW T.V. AERIAL				ND/OR			
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA AND EXISTING CEILING AREA. R I .5 FIBREGLASS INSULATION BATTS TO NEW FIRST FLOOR EXTERNAL WALLS	PHONE AND/OR DATA CABLING. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF A AIR CONDITIONING SYSTEM. SUPPLY ONE (I) 3-IN-I FAN/LIGHT/HEATER UNIT. SUPPLY & INSTALLATION OF LAUNDRY BENCH, CUPBOARDS & APPLIANC SUPPLY & INSTALLATION OF LAUNDRY TUB & TAPS. FIT OUT OF BUILT IN ROBES INCLUDING DOORS, ARCHITRAVES, SHELV HANGING RAILS.							
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. I 50x25 SPLAY ARCHITRAVE: Ex. I 00x25 SPLAY	RE-GLAZING OF EXISTING WINDOW IN THE PROPOSED LAUNDRY TO TOUGHENED GLASS AS PER NCC REQUIREMENTS.				O			
INTERNAL DOORS	TBA BY OWNER								
STAIRCASE	TYPE: CLOSED TIMBER	J	AMENDED FINAL CONSTRUCTION		5.M.	30-03-17			
MAPLE TREADS \$ RISERS LINED UNDER	WIDTH: 950mm	1	TO FINAL CONSTRUCTION		S.M.	07-03-17			
CUPBOARD UNDER TREADS 1-12	RISE: 18 @ 183mm	Н	TO CONTRACTS		S.M.	13-02-17			
	GOING: 240mm (260mm TREAD)	G F	CHECK PLAN TO COUNCIL		S.C. N.E.	31-01-17			
FASCIA #	MAATERIAL DEFENICHED TIMOALLIME	E	BASIX ADDED		5.C.	26-09-16			
BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: DEEP OCEAN BARGE COLOUR: DEEP OCEAN BARGE SOAKER COLOUR: DEEP OCEAN		POV 18359 \$ CLIENT/CONSULTANT MA	ARKIJP	5.C.	01-08-16			
			TO CLIENT	11(1(0))	5.C.	04-07-16			
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: DEEP OCEAN DOWNPIPE COLOUR: DEEP OCEAN		POV 18129		J.M.	30-06-16			
			TECHNICAL		S.C.	10-06-16			
			ISSUE		DRAWN	DATE			
HOT WATER UNIT	CONNECT TO EXISTING	DES	IGN 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		R MR J FIELD & MR J PIN	DER					
FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.		AT 19 MORRICE STREET, LANE COVE, NSW 2066							
DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE		COUNCIL: LANE COVE							
MEASURE DURING CONSTRUCTION.			A	.B.N. 54 000	0 605 40	7			
NO ALLOWANCE HAS BEI	EN MADE FOR SHRINKAGE OR MILLING.	(UITE 41, 410 ORTH PARRAN HONE: (02) 98	MATTA 21	51			
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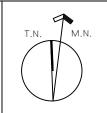
SHEET: 1 OF 8

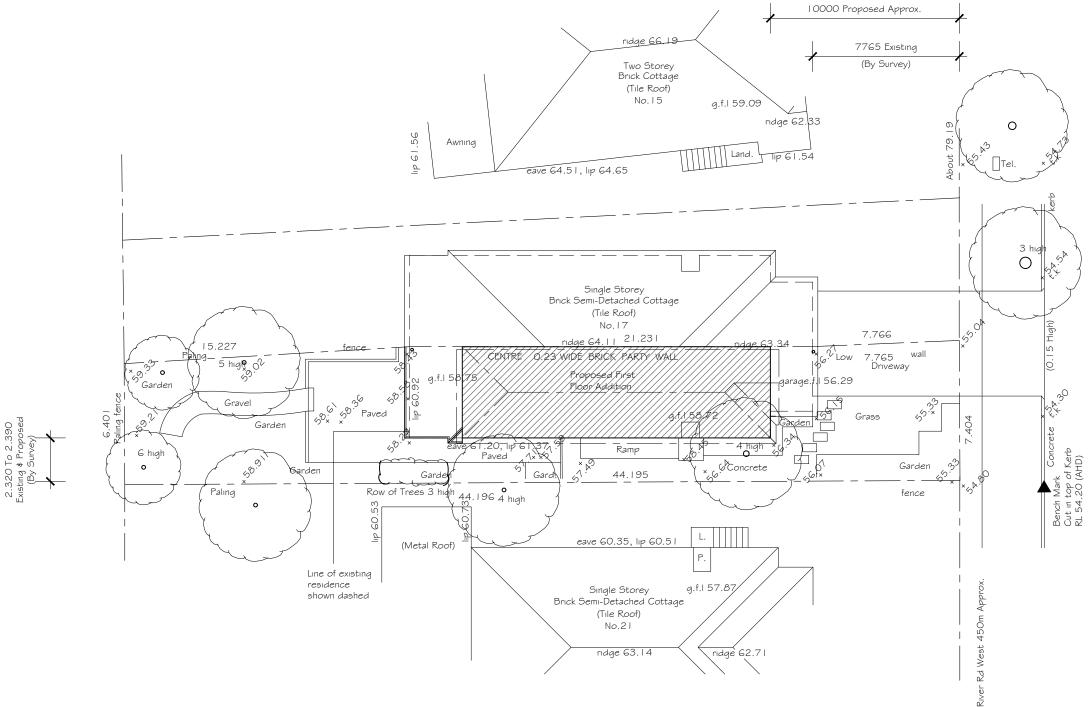
JOB NO: 7770/16

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EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Soffit Lining	Haymes		Soothe





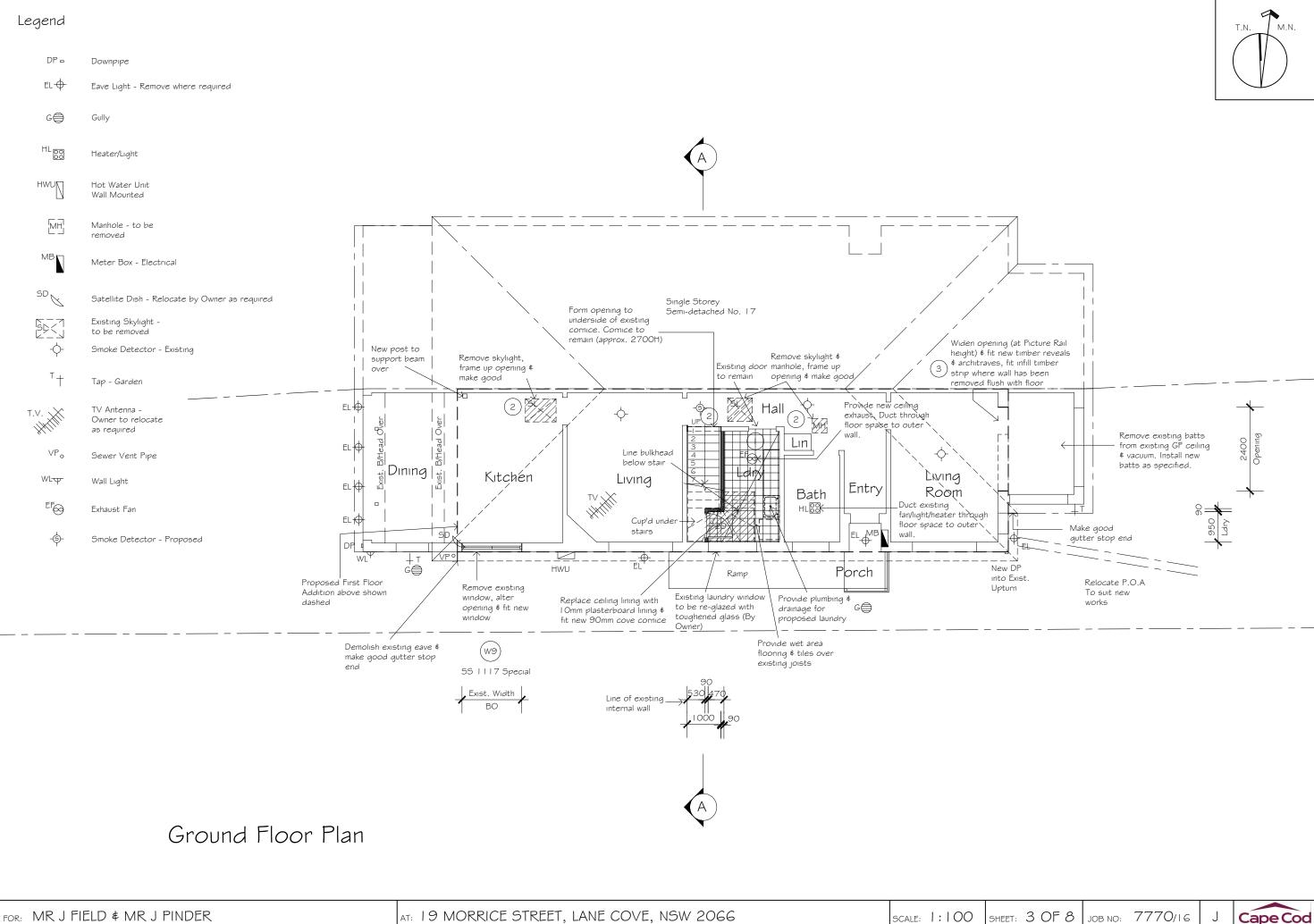
MORRICE STREET

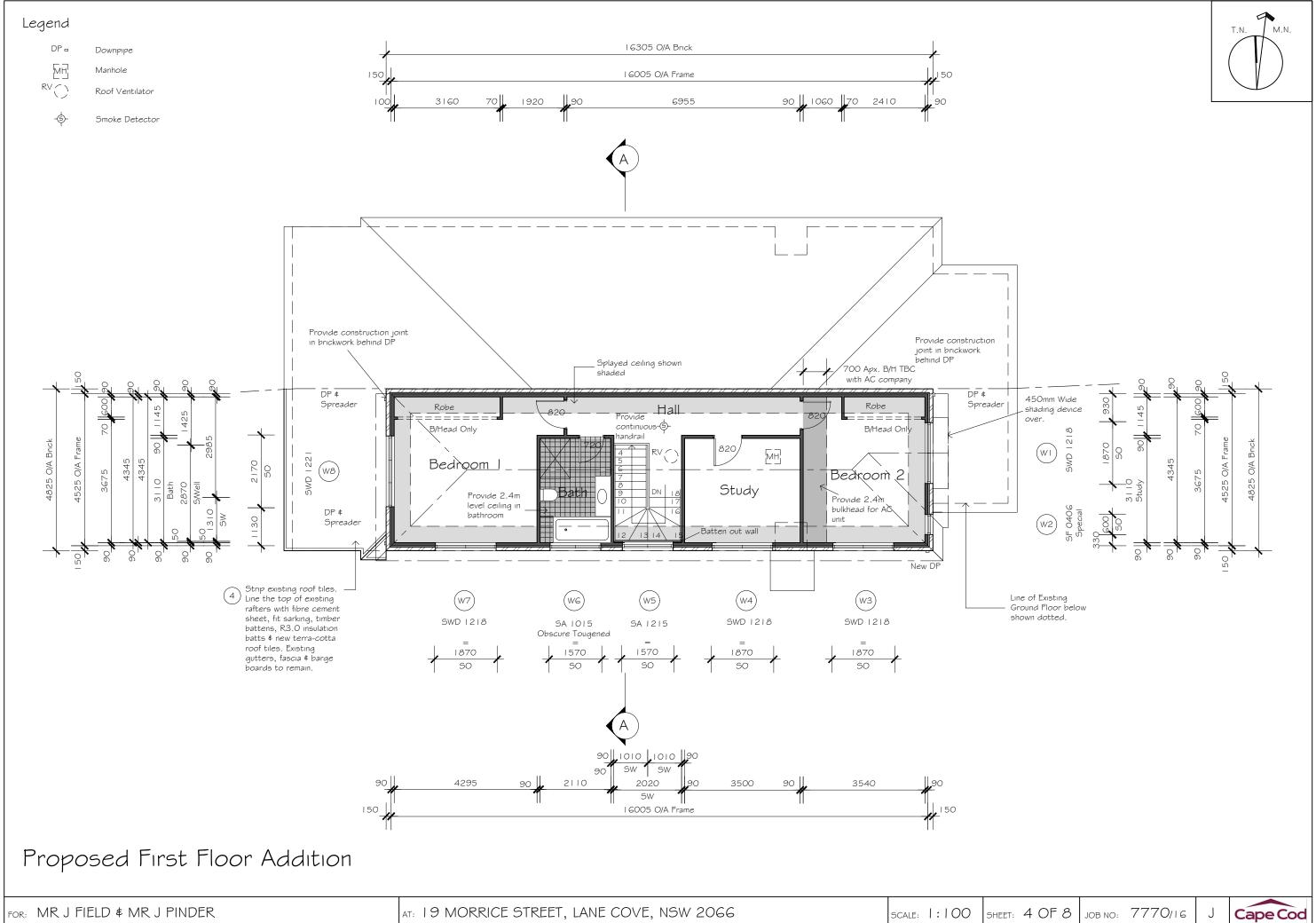
Site Plan

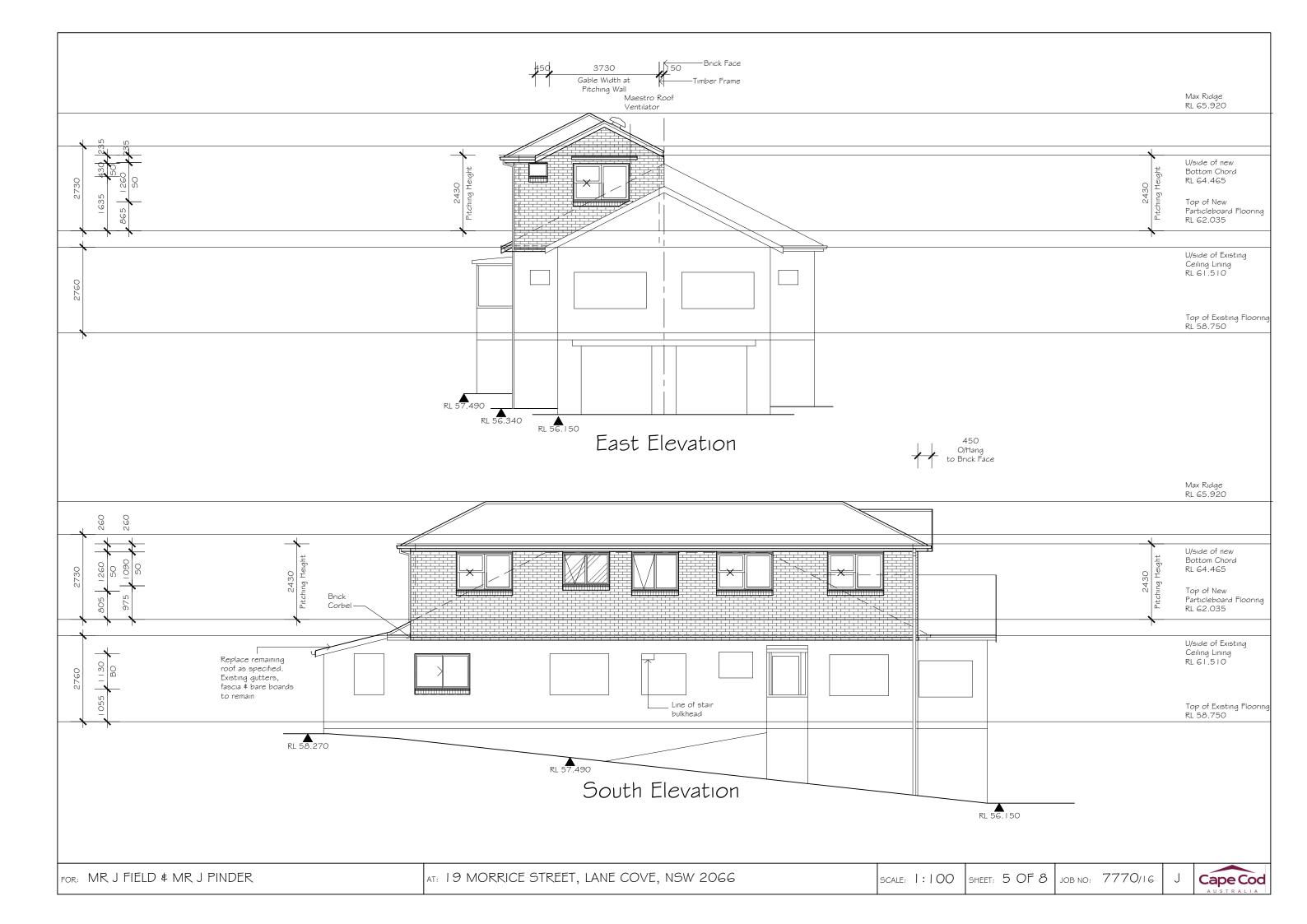
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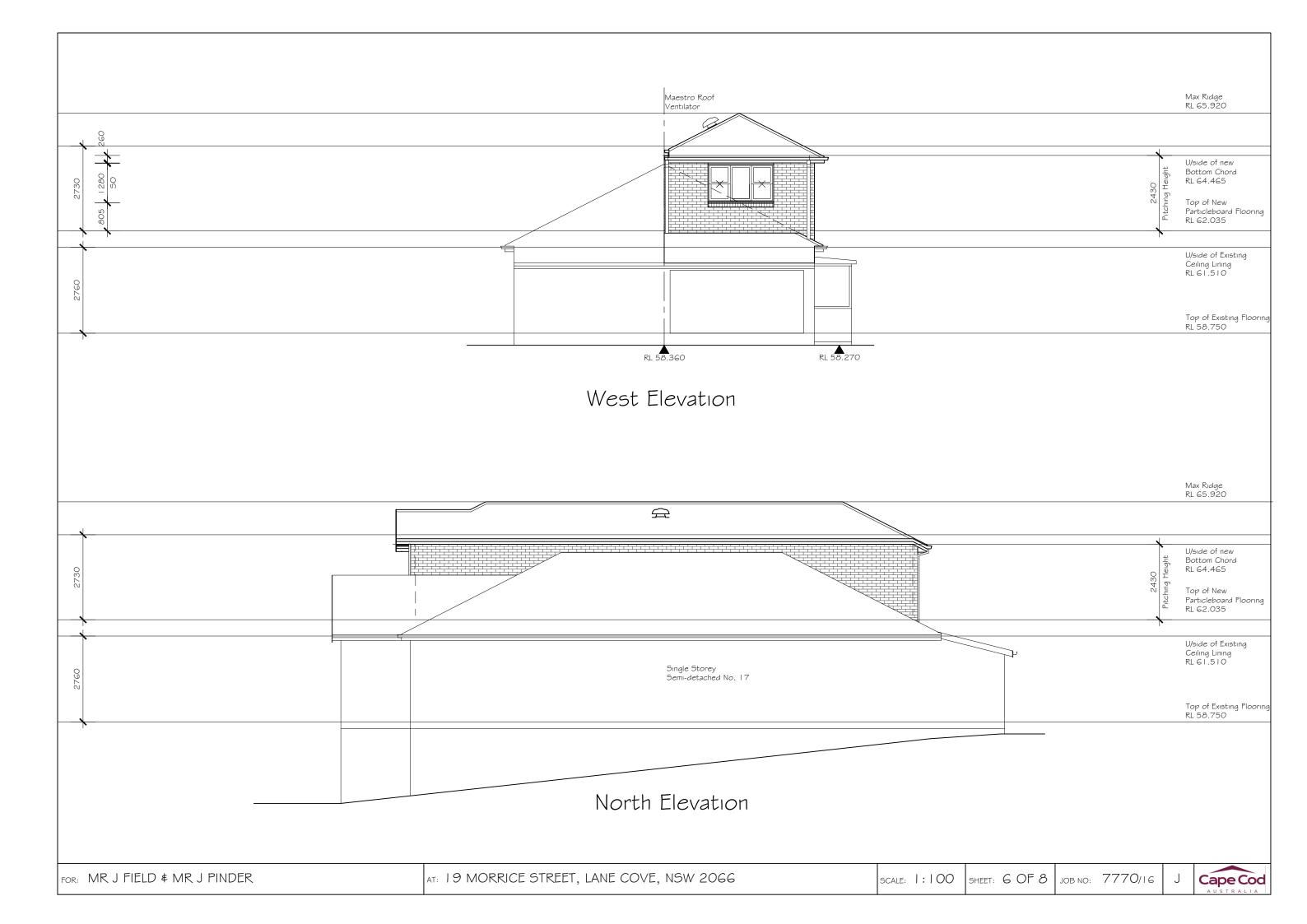
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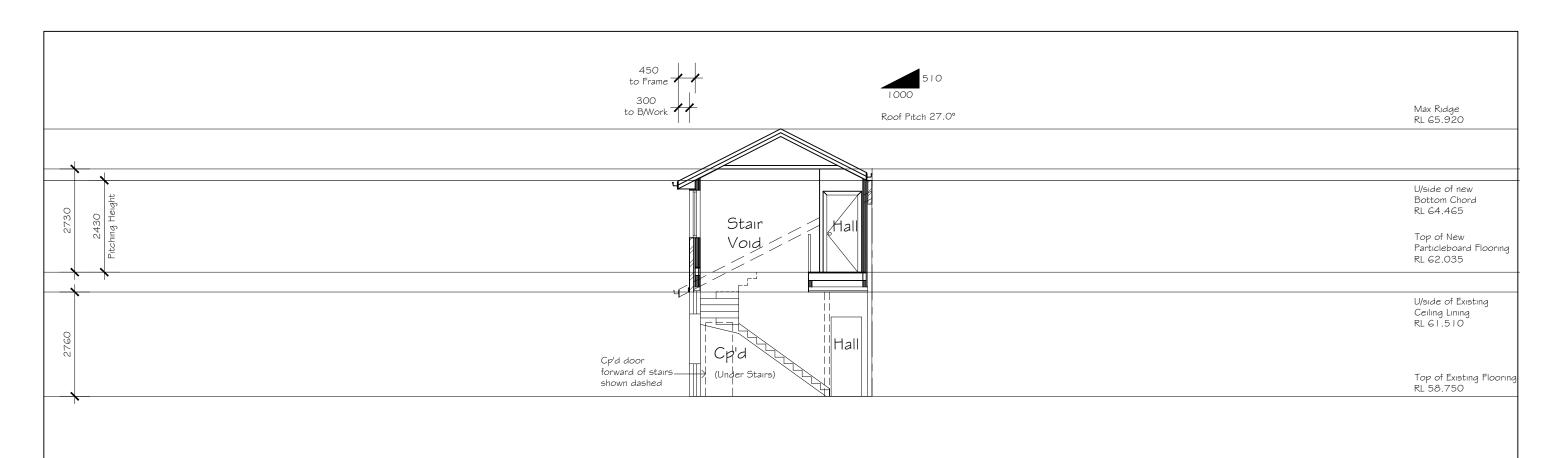
AREA: 309.8m² (By Title) : 3 | 2.2m² (By Calc)













WINDOW SCHEDU	JLE (BASIX A2617	17)	CLIENT						
STANDARD NOTES:									
	ARE DRAWN AS VIEWED FROM	OUTSIDE	CLIENT:						
ALL WINDOWS COME WIT WINDOW OPENINGS NOT	FH "KEYED ALIKE" LOCKS ED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	THE BUILDER:	DATE:					
NCC 3.9.2.5						 	TERRAIN: 3 WI	ND LOAD: W 33 N	
	(WI) SWD 1218	COLOUR ULTRA BLACK	GLAZING	SPECIAL NOTES RESTRICT TOP \$ BOTTOM SASH OPENING TO	-				
RF		DLINA BLACK	SINGLE PYROLYTIC LOW-E, (U-VALUE:	125mm TO COMPLY WITH NCC.		_			
	E ELEVATION / BEDROOM 2 ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)						
L R L		ALUMINIUM ALUMINIUM MESH	REVEAL	_					
	DOUBLE HUNG OPEN / FIXED	ULTRA BLACK	I 40mm	_		F			
		COLOUR	GLAZING	SPECIAL NOTES					
	(W2) SF 0406 SPECIAL	ULTRA BLACK	SINGLE PYROLYTIC						
	E ELEVATION / BEDROOM 2	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)						
F	ALUMINIUM	N/A							
	FIXED		REVEAL						
	-		I 40mm						
	(W3) SWD 1218	COLOUR ULTRA BLACK	GLAZING SINGLE CLEAR,	SPECIAL NOTES RESTRICT TOP \$ BOTTOM SASH OPENING TO					
RIF	S ELEVATION / BEDROOM 2	- SENVE BENOK	(U-VALUE: 7.63,	125mm TO COMPLY WITH NCC.		_			
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)						
R	DOUBLE HUNG	ALUMINIUM ALUMINIUM MESH	REVEAL			-			
	OPEN / FIXED	ULTRA BLACK	I 40mm						
	(WA) SUE LOVE	COLOUR	GLAZING	SPECIAL NOTES					
	(W4) SWD 1218	ULTRA BLACK	SINGLE CLEAR,		1				
RF	S ELEVATION / STUDY	INSECT SCREEN	(U-VALUE: 7.63, SHGC: 0.75)						
R	ALUMINIUM	ALUMINIUM							
	DOUBLE HUNG OPEN / FIXED	ALUMINIUM MESH ULTRA BLACK	REVEAL I 40mm						
	OPEN / FIXED			APPOUL MOTES					
	(W5) SA 1215	COLOUR ULTRA BLACK	GLAZING SINGLE CLEAR,	SPECIAL NOTES	-				
F	S ELEVATION / STAIRS		(U-VALUE: 7.63,						
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)						
	AWNING	ALUMINIUM ALUMINIUM MESH	REVEAL	_					
	OPEN / FIXED	ULTRA BLACK	I 40mm						
	(WC) CA LOLE	COLOUR	GLAZING	SPECIAL NOTES					
	(W6) SA 1015	ULTRA BLACK	SINGLE CLEAR, (U-VALUE: 7.63,	TRANSLUCENT FILM BY BUILDER. (TOUGHENED)					
	S ELEVATION / BATH	INSECT SCREEN	SHGC: 0.75)	(TODGITENED)					
	ALUMINIUM	ALUMINIUM							
	AWNING OPEN / FIXED	ALUMINIUM MESH ULTRA BLACK	REVEAL I 40mm	_				_	
		COLOUR	GLAZING	SPECIAL NOTES					
	(W7) SWD 1218	ULTRA BLACK	SINGLE CLEAR,	RESTRICT TOP \$ BOTTOM SASH OPENING TO					
RF	S ELEVATION / BEDROOM I	(U-VALUE: 7.63, SHGC: 0.75)	I 25mm TO COMPLY WITH NCC.						
X	ALUMINIUM	INSECT SCREEN ALUMINIUM	JIIGC: 0,75)						
	DOUBLE HUNG	ALUMINIUM MESH	REVEAL						
	OPEN / FIXED	ULTRA BLACK	I 40mm						
	W8) SWD 1221	COLOUR	GLAZING	SPECIAL NOTES					
		ULTRA BLACK	SINGLE PYROLYTIC LOW-E, (U-VALUE:	RESTRICT TOP \$ BOTTOM SASH OPENING TO I 25mm TO COMPLY WITH NCC.					
	W ELEVATION / BEDROOM I	INSECT SCREEN	5.7, SHGC:0.47)						
		ALUMINIUM ALUMINIUM MESH	REVEAL	_		-		-	
	DOUBLE HUNG OPEN / FIXED / OPEN	ULTRA BLACK	I 40mm					1	
		COLOUR	GLAZING	SPECIAL NOTES					
F	(W9) 55 1117	ULTRA BLACK	SINGLE CLEAR,	TO SUIT EXISTING OPENING WIDTH					
	S ELEVATION / KITCHEN	INSECT SCREEN	(U-VALUE: 7.63, SHGC: 0.75)						
	ALUMINIUM	ALUMINIUM							
	SLIDING		REVEAL	_					
	OPEN / FIXED	DELIA DENOIN	170mm						
FOR: MR J FIELD \$	MR J PINDER		AT:	9 MORRICE STREET, LANE COVE,	NSW 2066	SCALE: 1: NTS SH	HEET: 8 OF 8 J.C	DB NO: 7770/16	J Cape Co