BASIX	COMMITMENTS					
CERTIFICATE NO. A253097						
FIXTUI	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: 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 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)					
GLAZIN	NG REQUIREMENTS					
WINDOWS						
W9, WII, WI5, \$ WI6,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)					
WI, W2, W3, W4, W5, W6, W7, W12, W14, \$ W17,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)					
SHADI	NG DEVICES					
WINDOWS						
WI, W5, W6, W7, WI2, \$ WI4,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM					
W2, W3, W4, W9, WII, \$ WI7,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM					
W15, \$ W16,	NONE					

FINAL CONSTRUCTION.

STR	JCTURAL TIMBER - All to ASA 1684.2		ROVIDE TWO (2) SMOKE DETECTORS AS SHOV LECTRICIAN TO CHECK/ENSURE THE EXISTING S		S COMPLY			
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @ FLOOR: 190x45mm MIN	.600 CTS TO MANUFACTURERS .600 CTS DETAILS @ .600 CTS	• A • C F • R • II	WITH THE BUILDING CODE OF AUSTRALIA (NCC). AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. CONNECT/INSTALL SIX (6) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN-I FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). RELOCATE EXISTING POINT OF ATTACHMENT. INSTALLATION OF ONE (1) VANITY UNIT (AS SUPPLIED BY THE OWNER).					
FINISHES			ROVIDE MARINE GRADE BRICKS, MORTAR AND S3700 AS SITE IS WITHIN 1KM OF OCEAN.) TIES IN ACCORD	ANCE WITH			
BRICKWORK	FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS POSSIBLE TO NORTH ELEVATION \$ COMMON BRICKWORK TO EAST AND WEST ELEVATION	ALL WORK ASSOCIATED WITH THE RELOCATION OF THE EXISTING OVERHEAD POWER FEED TO THE DEVELOPED SITE TO AN UNDERGROUND CONNECTION.						
FLOORING	19MM STRUCTURAL PARTICLEBOARD WITH EX. 100 x 25mm CYPRESS PINE TONGUE & GROOVE FLOORBOARDS (EXCLUDING SHOWER ROOM)							
CLADDING	230mm HARDIPLANK, "WOODGRAIN" CLADDING OVER POLYSTYRENE CORE WALL INSULATION TO SOUTH ELEVATION & FIRST FLOOR BALCONY & FIBRE CEMENT SHEET WITH BATTENS TO GABLE END							
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM							
INSECT SCREENS: TO ALL NEW OPERABLE	BY OWNER	WC	DRKS BY OWNER					
WINDOW SASHES ROOF COVERING	PROVIDE ALL NEW TERRACOTTA ROOF TILES TO FIRST FLOOR ADDITION & GROUND FLOOR ROOF OVER STUDY & PRE-FINISHED ALUMINIUM KLIPLOCK ROOFING TO PROPOSED BALCONY ROOF & SHADING DEVICES	REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION 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 SIX (6) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN-1 FAN/LIGHT/HEATE UNIT. SUPPLY \$ INSTALLATION OF IRON BARK TREADS TO THE STAIRCASE \$ SUPPLY \$ INSTALLATION OF THE HANDRAIL IN ACCORDANCE WITH THE NOTES OF SUPPLY ONE (1) VANITY UNIT. INSTALLATION OF NEW EXTERNAL STEPS INCLUDING DEMOLITION OF						
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL TO TERRACOTTA ROOFS & R. I. 3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET TO PRE-FINISHED ALUMINIUM KLIPLOCK ROOFS							
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES FLOOR INSULATION TO NEW GROUND FLOOR ADDITION							
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. I 50x25 HALF SPLAY ARCHITRAVE: Ex. I 00x25 HALF SPLAY							
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"	REAR OF THE DWELLING. • FIT OUT OF FIRST FLOOR ROBES.						
STAIRCASE 'CARCUSS' ONLY WITH	TYPE: CLOSED TIMBER							
CUT STRINGER # MDF TREADS	WIDTH: I OOOmm	Н	FINAL CONSTRUCTION	5.C.	12-09-16			
TILLIOS	RISE: 20 @ 183mm	G	TO CONTRACTS	N.E.	26-08-16			
	GOING: 240mm (260mm TREAD)	F	PLAN CHECK	T.P.	25-08-16			
FASCIA \$	MATERIAL: PREFINISHED ZINCALUME	E	BASIX ADDED \$ TO COUNCIL	N.E.	24-06-16			
BARGE BOARDS	FASCIA COLOUR: PEARL WHITE BARGE COLOUR: MOUNTAIN BLUE	D	CONSULTANT MARK-UP	J.E.	03-06-16			
	BARGE SOAKER COLOUR: MOUNTAIN BLUE	С	POV 18053	S.C.	20-05-16			
GUTTERS # DOWNPIPES	TYPE: QUAD	В	TO CLIENT	S.C.	12-05-16			
00112100 1 200000 11 20	MATERIAL: PREFINISHED ZINCALUME	Α	TECHNICAL	5.C.	19-04-16			
	GUTTER COLOUR: MOUNTAIN BLUE DOWNPIPE COLOUR: MOUNTAIN BLUE	No.	ISSUE	DRAWN	DATE			
HOT WATER UNIT	CONNECT TO EXISTING	DESI	GN CONSULTANT: KEITH BOW		•			
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD G/FLOOR EXTERNAL: BY CAPE COD G/FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	PROPOSED ADDITIONS & ALTERATIONS FOR MR C & MRS N QUINCE						
FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.			AT 3 SHEPHERD STREET, MAROUBRA, NSW 2035					
DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE			COUNCIL: RANDWICK					
MEAGLIDE DUDING CONG	STRUCTION	i						

SPECIAL NOTES

PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-

A.B.N. 54 000 605 407

JOB NO: 7755/16

Н

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

AUSTRALIA

SHEET: 1 OF 8

SPECIFICATION SUMMARY

MEASURE DURING CONSTRUCTION.

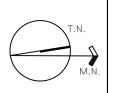
NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

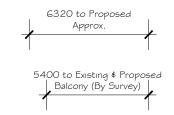
COPYRIGHT THIS DESIGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS

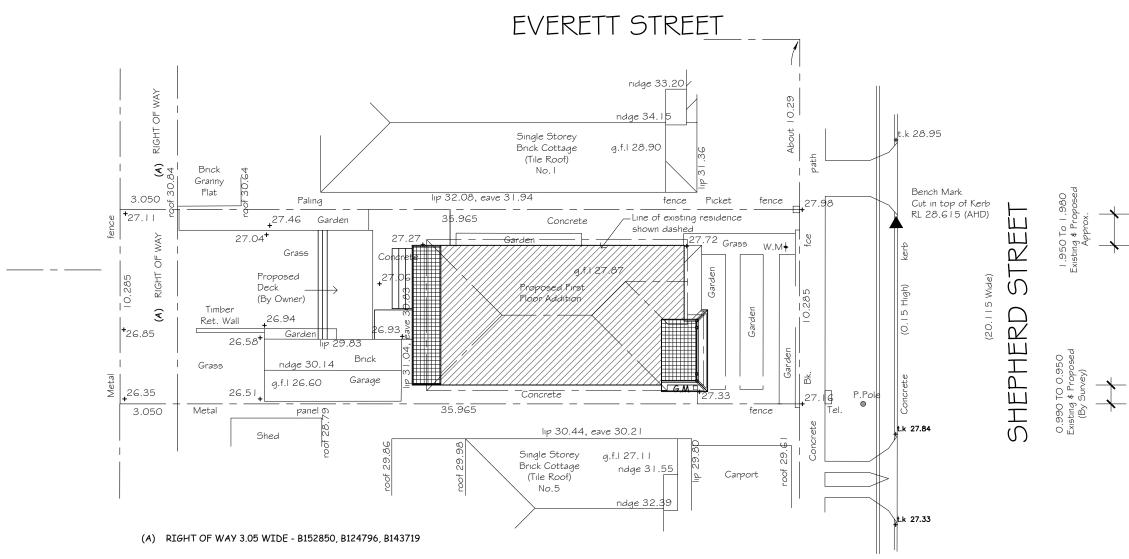
ISSUED FOR THE SOLE PURPOSE OF ENTERING INTO A BUILDING CONTRACT WITH THE COMPANY. IT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Handrail Frame	Colorbond		Pearl White
Balcony Beam	Haymes		Pearl White
Balcony Post	Haymes		Pearl White
Hood Brackets	Haymes		Pearl White
Roof Sheeting	Colorbond		Mountain Blue
Rafter Tails	Haymes		Deep Ocean
Soffit Lining	Haymes		Pearl White
Cover Battens	Haymes		Pearl White
Gable Cladding	Haymes		Pearl White
Wall Cladding	Haymes		Pearl White
Front Balcony Downpipe	Colorbond		White







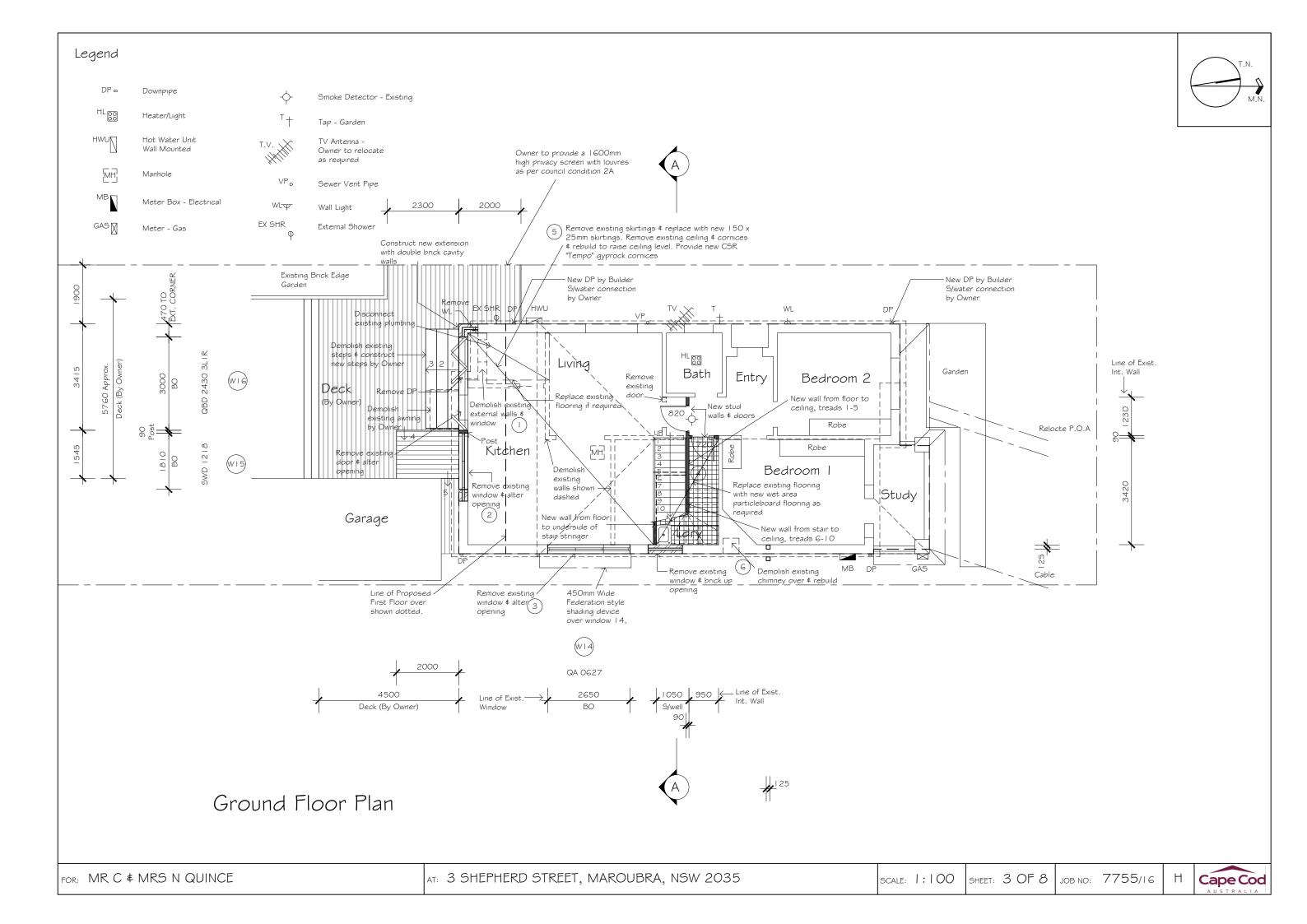
LOT B AFFECTED BY COVENANTS A795586 AND A905857

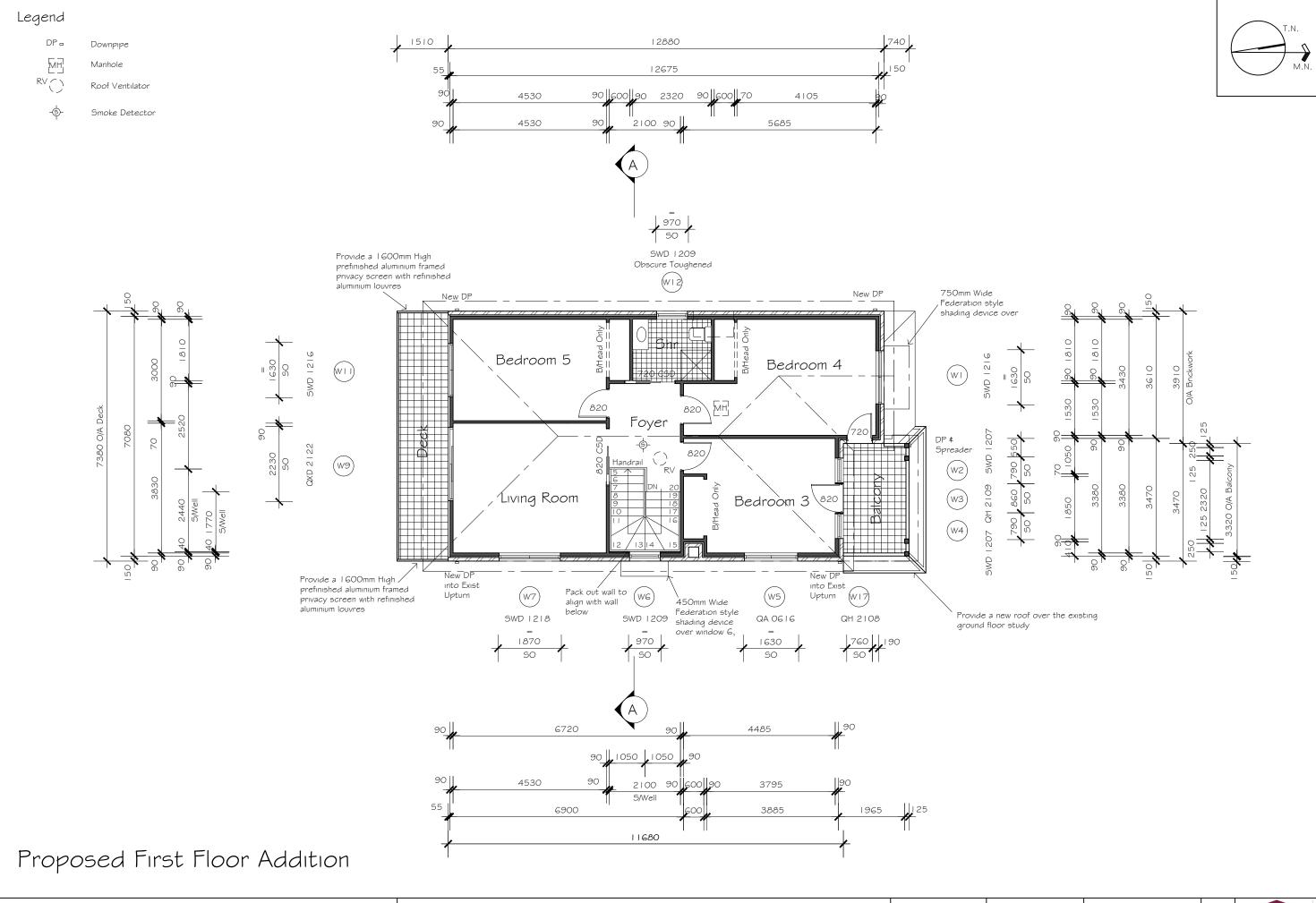
Site Plan

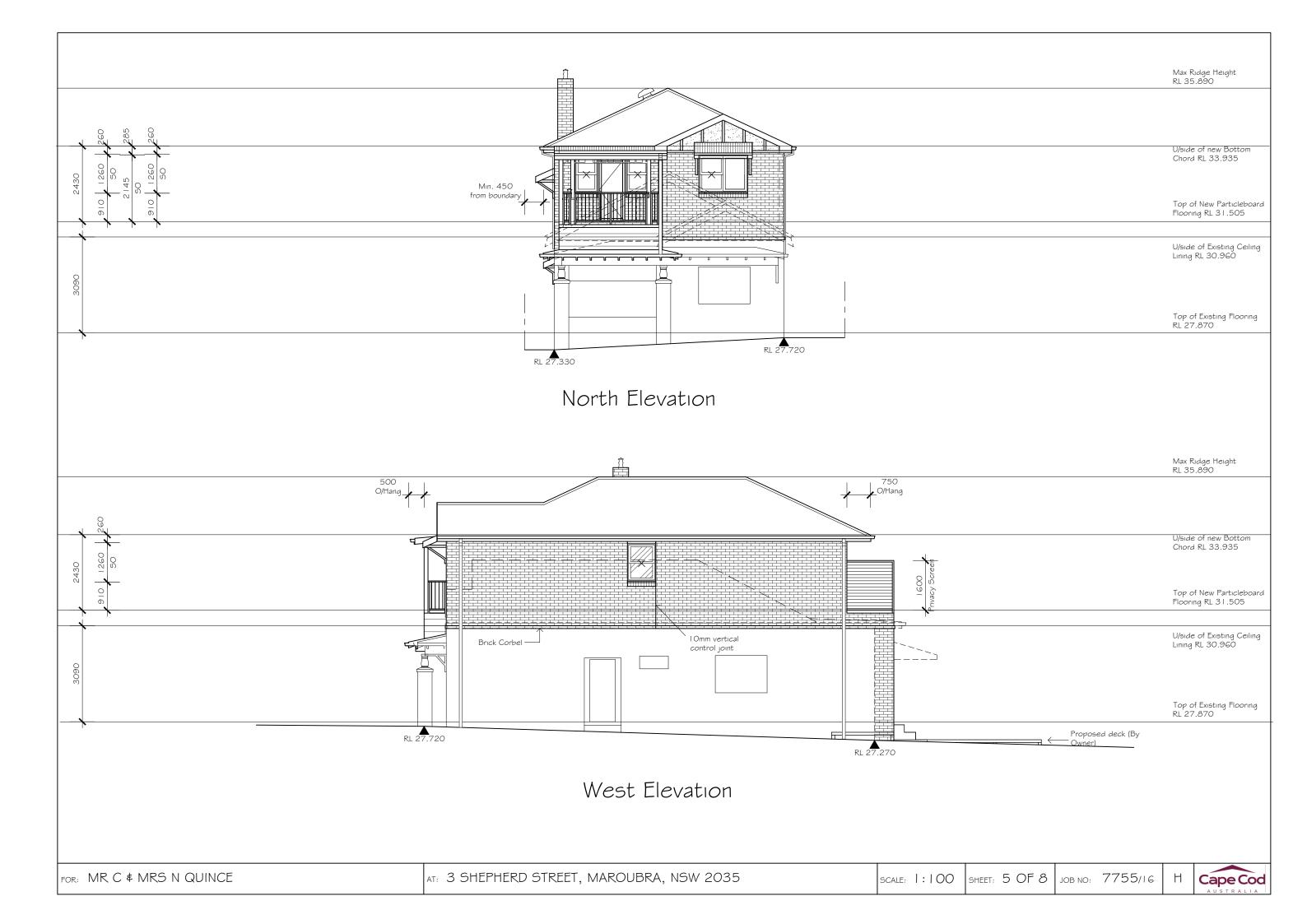
No. : 3 Lot. : B

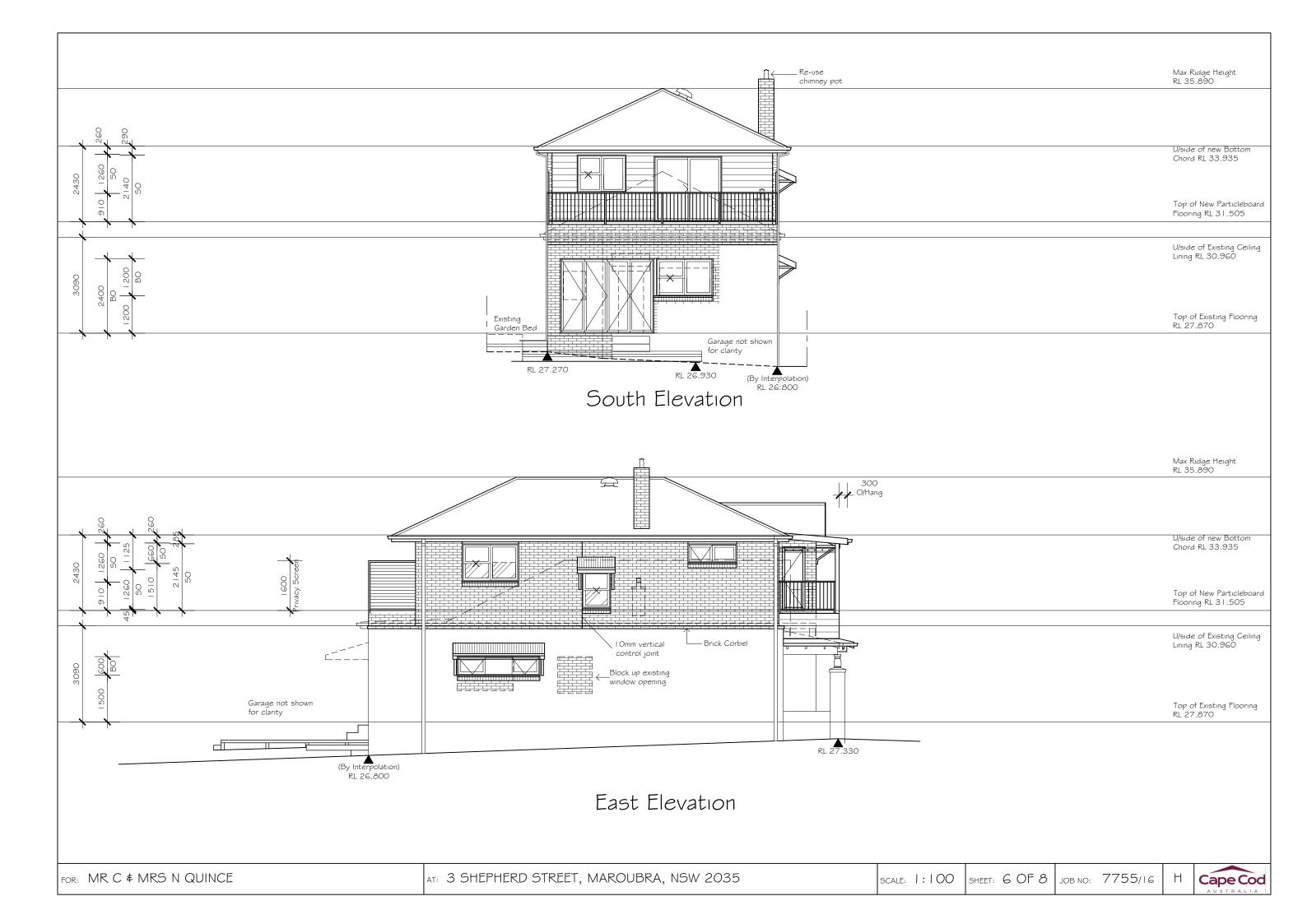
DP :310281

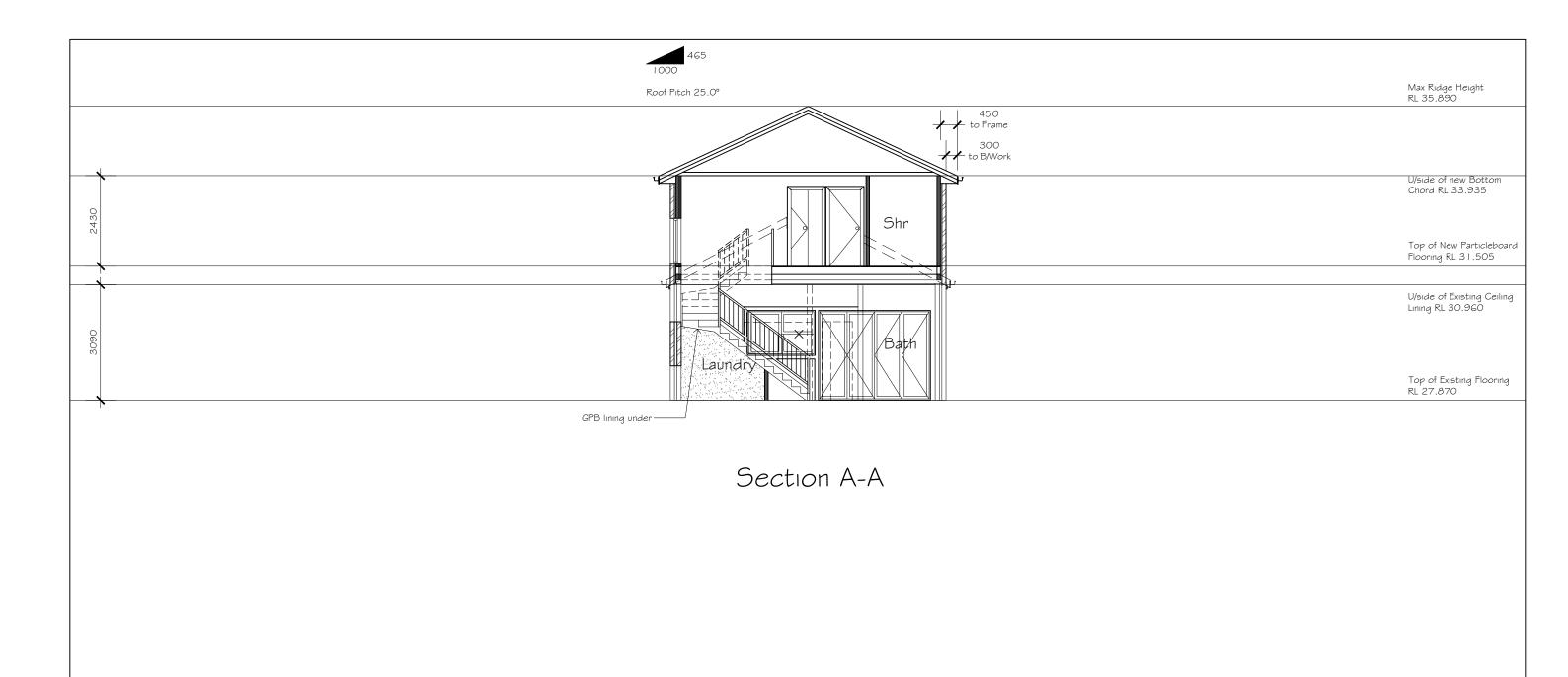
AREA: 366.7m² (By Title) : 369.9m² (By Calc)











FOR: MR C \$ MRS N QUINCE

WINDOW SCHED	ULE (BASIX A2530	097)		CLIENT.		ALUMINIUM TREND WINDOV					
STANDARD NOTES:		,		CLILINI:		STANDARD ALUMINUM COL	LOURS: RL WHITE GLOSS, DUNE, STONE	BEIGE MONUMENT			
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		ANODIC OFF WHITE, ANOD	DIC NATURAL MATT, WOODLAND	GREY, ULTRA BLACK.			
ALL WINDOWS COME WI	TH "KEYED ALIKE" LOCKS					DESIGNER'S COLOURS AVA	ILABLE: WHITE BIRCH, PRIMRC	SE GLOSS, HAMMERSL	.EY		
 WINDOW OPENINGS NOT NCC 3.9.2.5 	TED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WI	ITH THE	BUILDER:	DATE:	BROWN, TREND SILVER PE	ARL, DEEP OCEAN, SURF MIST	, JASPER, TREND METAL	LLIC	WIND LOAD: W 28 N	
		COLOUR	GLAZING		SPECIAL NOTES	CHARCOAL, IRONSTONE.			12100 0110	Wild Editor W Edit	
	(WI) SWD 1216	PEARL WHITE	SINGLE PYRO		RESTRICT BOTTOM SASH OPENING TO 125mm		(w10)				
	N ELEVATION / BEDROOM 4		LOW-E, (U-V	'ALUE:	TO COMPLY WITH NCC.						
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0	0.47)		DELETED					
	DOUBLE HUNG	BY OWNER	REVEAL					+			
	OPEN / FIXED		I 40mm								
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES	
	(W2) SWD 1207	PEARL WHITE	SINGLE PYRO	OLYTIC			WII) SWD 1216	PEARL WHITE	SINGLE CLEAR,		
	N ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (U-V) 5.7, SHGC:0				S ELEVATION / BEDROOM 5	INSECT SCREEN	(U-VALUE: 7.63, SHGC: 0.75)		
	ALUMINIUM	BY OWNER		5.17)			ALUMINIUM	BY OWNER	1		
	DOUBLE HUNG	DIOWNER	REVEAL				DOUBLE HUNG	DI OWNER	REVEAL		
	OPEN		I 40mm				OPEN / FIXED		I 40mm		
П	(W3) QH 2109	COLOUR	GLAZING		SPECIAL NOTES		W12) SWD 1209	COLOUR	GLAZING	SPECIAL NOTES	
	QITZT03	PEARL WHITE	SINGLE PYRO LOW-E, (U-V)					PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE:	TRANSLUCENT FILM BY BUILDER.	
V ∥	N ELEVATION / BEDROOM 3	INSECT SCREEN	5.7, SHGC:0				W ELEVATION / SHOWER	INSECT SCREEN	5.7, SHGC:0.47)		
	ALUMINIUM	BY OWNER					ALUMINIUM	BY OWNER			
	HINGED		REVEAL				DOUBLE HUNG		REVEAL	_	
<u> </u>	OPEN		I 40mm				OPEN		I 40mm		
	(W4) SWD 1207	COLOUR PEARL WHITE	GLAZING	OI) ÆIC	SPECIAL NOTES		(W13)				
	N ELEVATION (PERPONA A	- LANCE WITTE	SINGLE PYRO LOW-E, (U-V					4			
	N ELEVATION / BEDROOM 3 ALUMINIUM	INSECT SCREEN	5.7, SHGC:0	0.47)		DELETED]		
		BY OWNER	REVEAL					-			
	DOUBLE HUNG OPEN		I 40mm								
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES	
	(W5) QA 0616	PEARL WHITE	SINGLE PYRO	OLYTIC	RESTRICT OPENING TO 125mm TO COMPLY		W14) QA 0627	PEARL WHITE	SINGLE PYROLYTIC	SI LOINE NOTES	
	E ELEVATION / BEDROOM 3		LOW-E, (U-V	'ALUE:	WITH NCC.		E ELEVATION / KITCHEN	_	LOW-E, (U-VALUE:		
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0	J.47)			ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)		
	AWNING	BY OWNER	REVEAL				AWNING	BY OWNER	REVEAL		
	OPEN / FIXED		I 40mm				OPEN / FIXED / OPEN		170mm		
	(WC) CHE LOSS	COLOUR	GLAZING		SPECIAL NOTES		WIE CHE LOLD	COLOUR	GLAZING	SPECIAL NOTES	
	(W6) SWD 1209	PEARL WHITE	SINGLE PYRO		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.		W15) SWD 1218	PEARL WHITE	SINGLE CLEAR,		
	E ELEVATION / STAIRS	INSECT SCREEN	LOW-E, (U-V) 5.7, SHGC:0	, (LOL.	TRANSLUCENT FILM BY BUILDER TO BOTTOM SASH		S ELEVATION / KITCHEN	INSECT SCREEN	(U-VALUE: 7.63, SHGC: 0.75)		
	ALUMINIUM	BY OWNER			ONLY.		ALUMINIUM	BY OWNER			
	DOUBLE HUNG		REVEAL				DOUBLE HUNG		REVEAL		
	OPEN		I 40mm				OPEN / FIXED		170mm		
	(W7) SWD 1218	COLOUR PEARL WHITE	GLAZING	011.5	SPECIAL NOTES		W16) QBD 2430 3LIR	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES	
		LANL WITTE	SINGLE PYRO LOW-E, (U-V	021110	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.			LANL WITTE	SINGLE CLEAR, (U-VALUE: 7.63,		
	E ELEVATION / LIVING ROOM	INSECT SCREEN	5.7, SHGC:0	0.47)	TRANSLUCENT FILM BY BUILDER TO BOTTOM SASH		S ELEVATION / KITCHEN ALUMINIUM	INSECT SCREEN	SHGC: 0.75)		
	ALUMINIUM	BY OWNER	DEL/EAL		ONLY.			BY OWNER	DEVEAT		
	DOUBLE HUNG OPEN / FIXED		REVEAL I 40mm				BI-FOLD OPEN / OPEN / OPEN / OPEN		REVEAL 170mm	_	
		COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES	
	(W8) DELETED	COLOUR	GLAZING		JI LOIAL NOTES		(W17) QH 2108	PEARL WHITE	SINGLE PYROLYTIC	SI EGIAL NOTES	
							E ELEVATION / BEDROOM 3		LOW-E, (U-VALUE:		
		INSECT SCREEN	_				ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)		
		1	REVEAL				HINGED	BY OWNER	REVEAL		
							OPEN		I 40mm		
	(W9) QXD 2122	COLOUR	GLAZING		SPECIAL NOTES						
	(W9) QXD 2122	PEARL WHITE	SINGLE CLEA								
	S ELEVATION / LIVING ROOM	INSECT SCREEN	(U-VALUE: 7 SHGC: 0.75								
	ALUMINIUM	BY OWNER									
	SLIDING OPEN / FIVED		REVEAL I 40mm								
	OPEN / FIXED		I 4Umm								
FOR: MR C & MRS	N QUINCE			AT: 3 9	SHEPHERD STREET. MAROUBRA	NSW 2035		CALE: 1: NTS	SHEET. 8 OF 8	JOB NO: 7755/16 H	Tane Cor