BASIX	COMMITMENTS				
CERTIFICATE NO. A208423					
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				
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 50mm)	NIL				
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)				
GLAZII	NG REQUIREMENTS				
WINDOWS					
W2, W3, W4, W5, W6, \$ W7,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				
WI	STANDARD ALUMINIUM, CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)				
SKYLIGHTS SLI, \$ SL2,	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)				
SHAD	NG DEVICES				
WINDOWS					
W2, W3, W4, \$ W7,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM				
W5, \$ W6,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM				
WI,	NONE				
SKYLIGHTS SLI, # SL2,	NONE				
EXTERNAL PAI	NT SCHEDULE				
eg. WATTYL					

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding			Surfmist
Soffit Lining			Surfmist
Balcony Beam			Wallaby
Balcony Post			Wallaby
Shading Device Frame			Wallaby
Shading Device Battens			Wallaby

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 SARKING

INSULATION

(FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

MAPLE TREADS & RISERS

STAIRCASE

BRICKWORK	N/A	
FLOORING	EX. 100x25 T#G BLACKBUTT FLOORBOARDS LAID OVER 19mm YELLOW TONGUE STRUCTURAL PARTICLEBOARD	
CLADDING	50MM INSULCLAD OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS	
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM	
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	V
ROOF COVERING	PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION	•

FLOOR EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 ARCHITRAVE: Ex. 100x25

TYPE: CLOSED TIMBER

"STANFORD"

WIDTH: 900mm

FLOOR ROOF AREA (CARPORT NOT INCLUDED)

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

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

PRIMED HARDBOARD HOLLOW CORE CORINTHIAN

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 (BCA).
- AS PER THE BCA ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. • CONNECT/INSTALL FOURTEEN (14) DOWNLIGHT FITTINGS # ONE (1) 3-IN-1
- FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). NEW BLACKBUTT TONGUE & GROOVE FLOORING TO BE "SECRET NAILED"
- CEMENT RENDER AND PAINT FINISH TO EXISTING GROUND FLOOR BRICK WALLS TO THE NORTH, SOUTH AND EASTERN ELEVATIONS.

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 FOURTEEN (14) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.
- REMOVAL & REPLACEMENT OF GATES, DOWNPIPES, TAPS, ETC. TO FACILITATE THE GROUND FLOOR CEMENT RENDERING WORKS.

	RISE: 20 @ 188mm		FINAL CONSTRUCTION	S.C	09-04-15		
	GOING: 240mm (260mm TREAD)	G	TO CONTRACTS	C.S	24-03-15		
FASCIA #	MATERIAL: PREFINISHED ZINCALUME		TO BOQ	S.C	23-03-15		
BARGE BOARDS	FASCIA COLOUR: SURFMIST	Е	CONSTRUCTION CERTIFICATE	S.C	12-03-15		
		D	SURVEY, BASIX DETAILS ADDED \$ TO COUNCIL	N.E	22-12-14		
GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WALLABY DOWNPIPE COLOUR: WALLABY	TYPE: QUAD		AMENDMENTS	N.L	16-12-14		
	В	AMENDED \$ TO CLIENT	N.L	24-11-14			
	DOWNPIPE COLOUR: WALLABY		TECHNICAL	W.L	10-11-14		
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE	DRAWN	DATE		
			DESIGN CONSULTANT: PETER BROWN				
PAINTING - REFER TO	FIRST FLOOR EXTERNAL: BY CAPE COD	PROPOSED ADDITIONS & ALTERATIONS					

FOR MR R & MRS M JENKINS PAINTING TO ALTERATION AND RENOVATION WORK

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

AT 27 IRVINE STREET, KINGSFORD NSW 2032.

PROPOSED ADDITIONS & ALTERATIONS

COUNCIL: RANDWICK

DO NOT SCALE OFF DRAWINGS.

SPECIFICATION FOR

CONDITIONS.

THE EXTENT OF WORK

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

TO BE BY THE OWNER

FIRST FLOOR INTERNAL: BY CAPE COD

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.



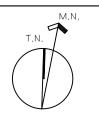
A.B.N. 54 000 605 407

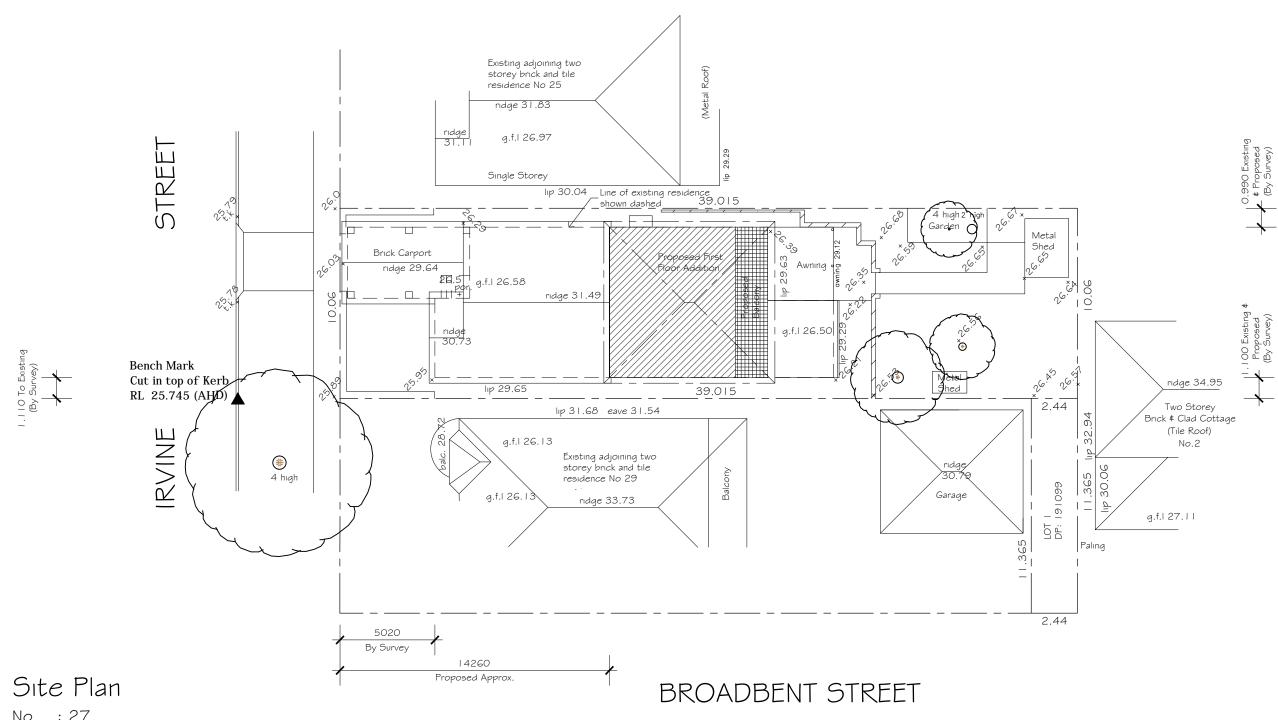
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

JOB NO: 7600/14

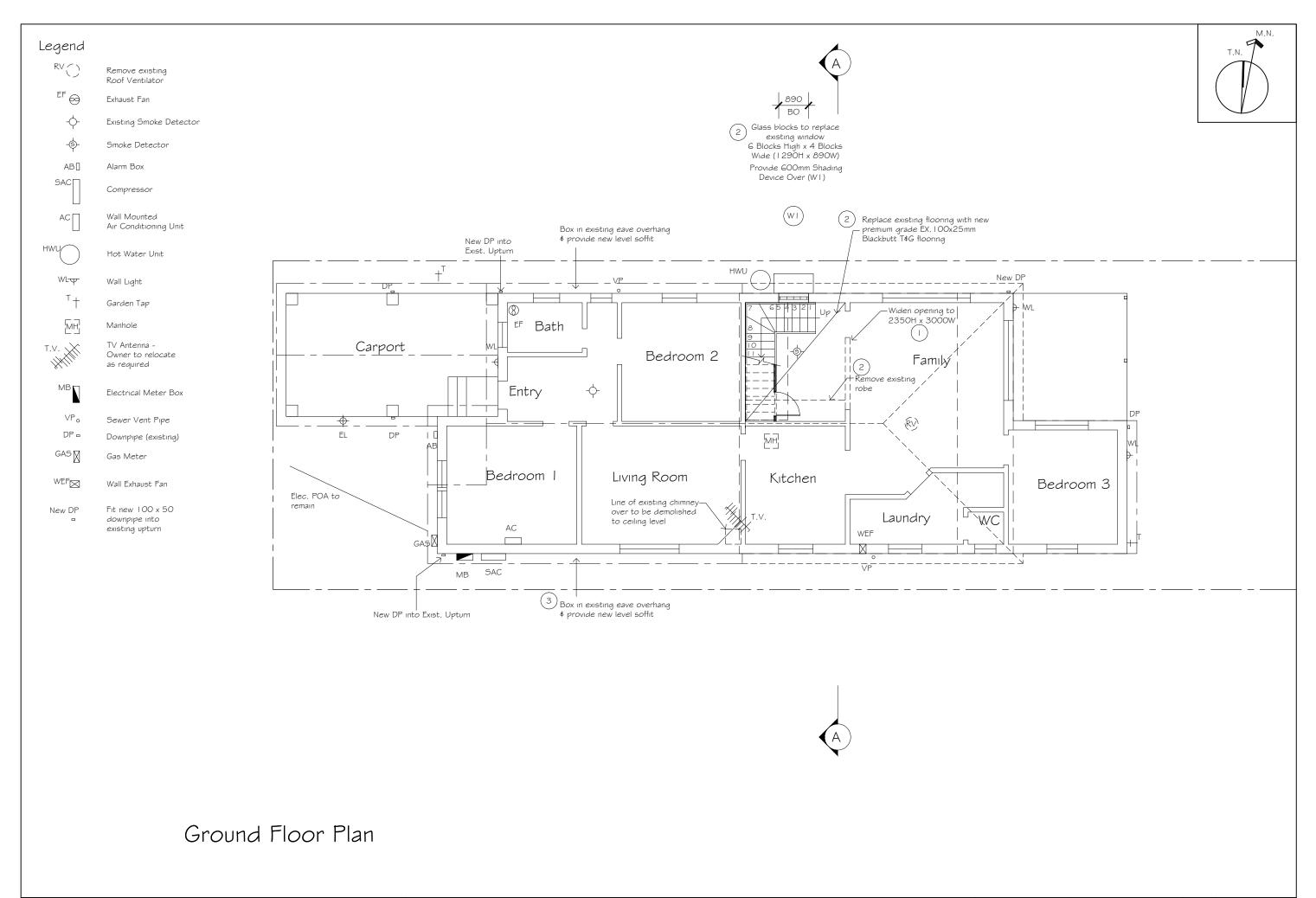
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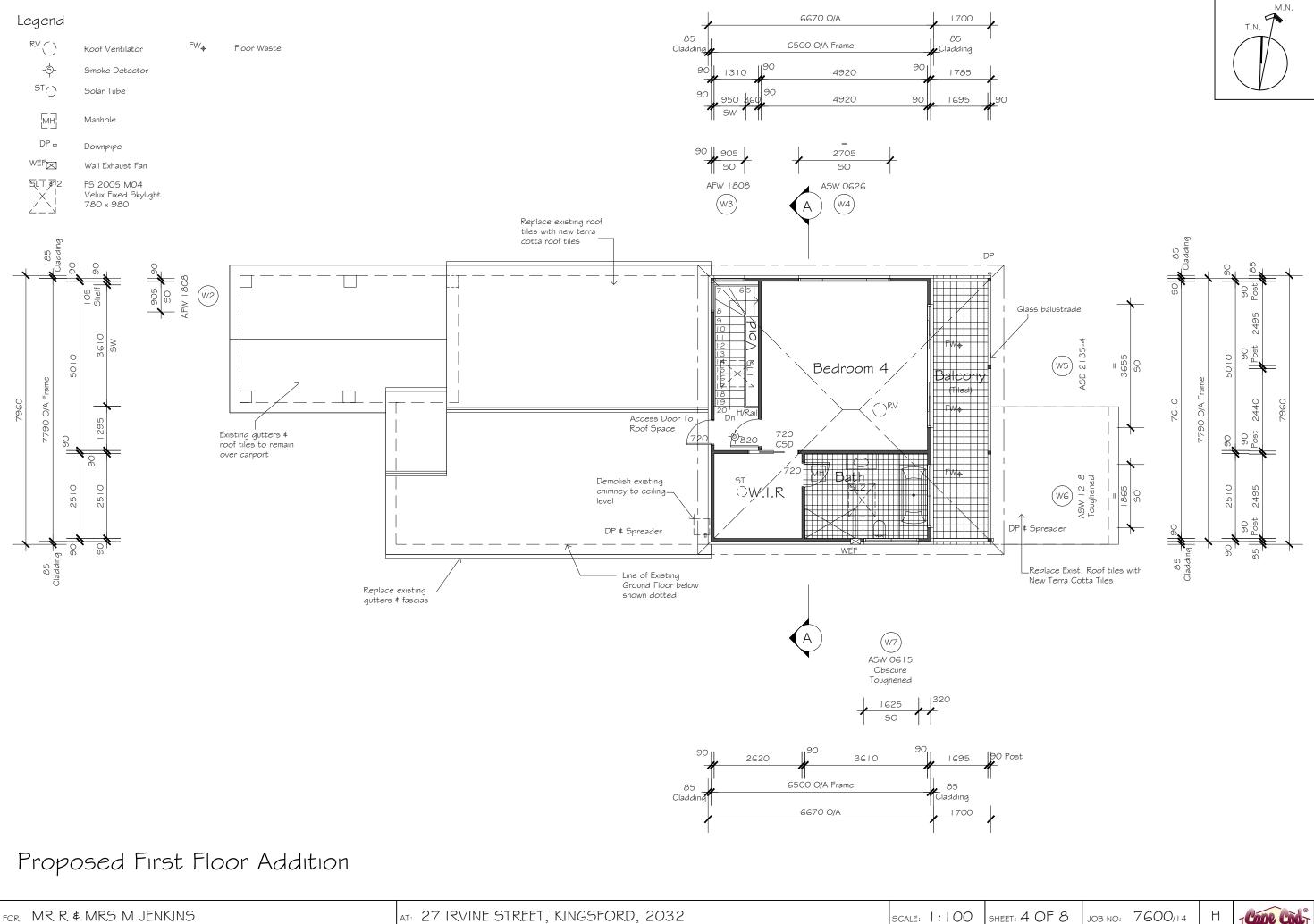


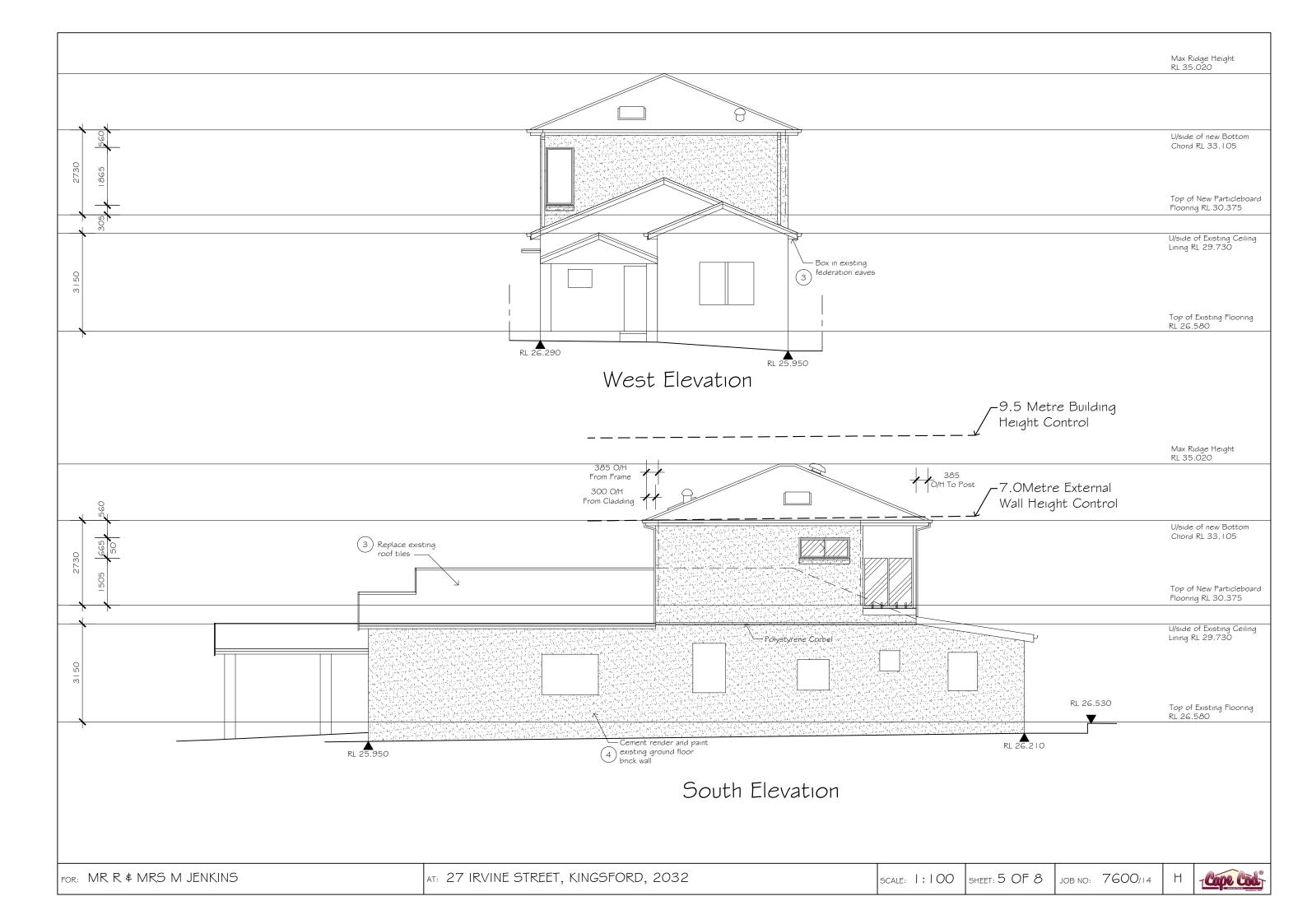
No. : 27 Lot. : | \$ 2

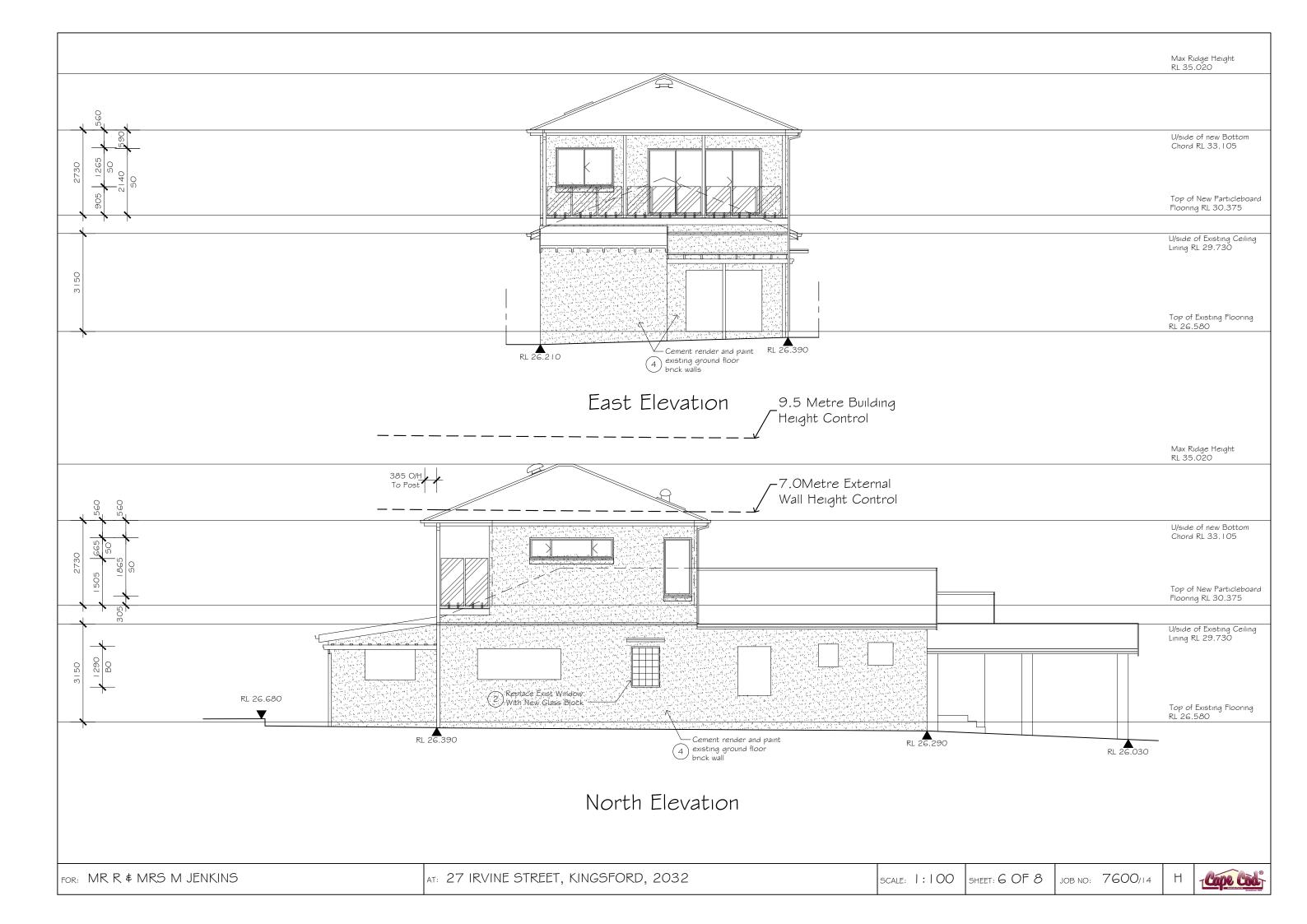
DP : 191099 \$ 129742 AREA: 389.6m² (By Title) : 392.5m² (By Calc)

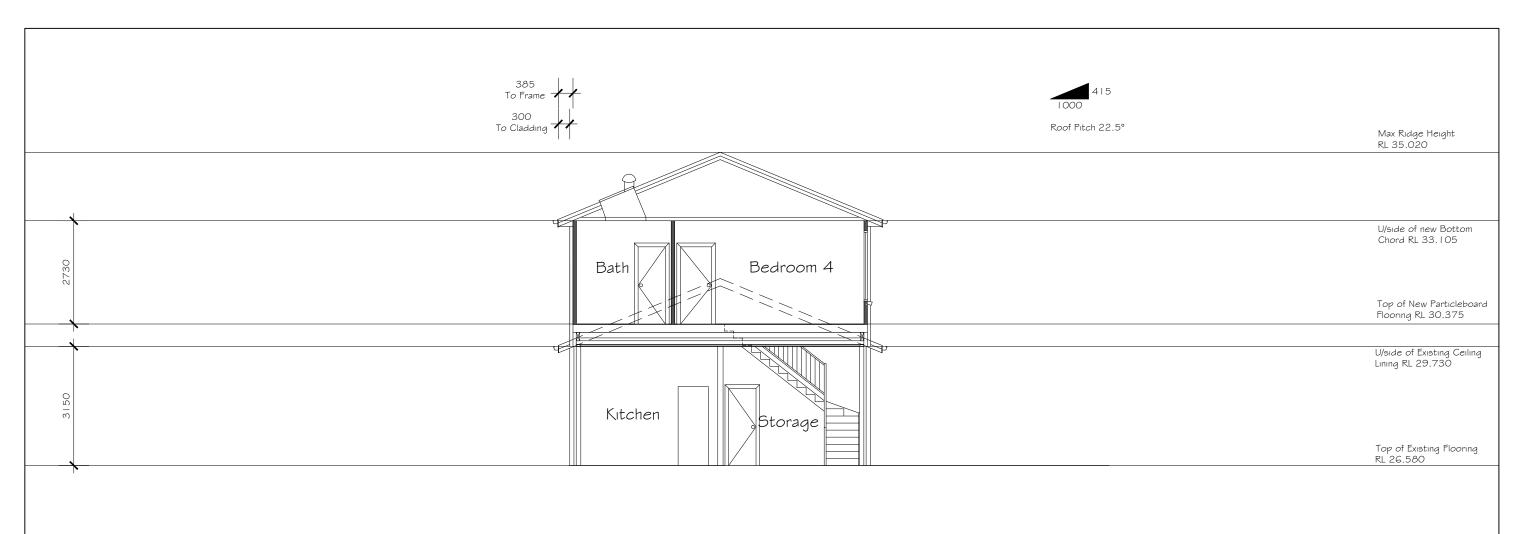


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Section A-A

FOR: MR R & MRS M JENKINS

WINDOW SCI	HEDULE (BAS	IX A20842	23) _{CLIENT}		ALUMINIUM (STEGBAR) WIN	NDOWS:				
STANDARD NOTES:			STANDARD ALUMINIUM CO WHITE, STONE BEIGE, CUS	DLOURS: WHITE BIRCH, PRIMRO BTOM BLACK, WOODLAND GREY	SE, APO GREY, PEARL (SLATE GREY). SURFMI	ST				
	ARE DRAWN AS VIEWED FROM	1 OUTSIDE	CLIENT:		(BOND OFF WHITE), DEEP (OCEAN (MOUNTAIN BLUE)	(
ALL WINDOWS COME WITWINDOW OPENINGS NOT	FH "KEYED ALIKE" LOCKS ED "R" HAVE RESTRICTED OPE	NINGS TO COMPLY WIT	H THE BUILDER: .	DATE:	CUSTOM COLOURS AVAILA	ABLE: HAMMERSLEY BROWN, NO	OTRE DAME, POTTERY.			
B.C.A 3.9.2.5								TERRAIN: 3 W	/IND LOAD: W 33 N	
	GLASS BLOCKS 6 HIGH X4 WIDE	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES						
	O THOTTAT WIDE	- LAKE WITTE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE:	FRAME SIZE 290 x 890.			4			
	N ELEVATION / STAIRWELL ALUMINIUM	INSECT SCREEN	5.34, SHGC: 0.67)							
		\dashv	REVEAL	_			+			
	SINGLE FIXED		170mm							
		COLOUR	GLAZING	SPECIAL NOTES						
F	(W2) AFW1808	PEARL WHITE	SINGLE PYROLYTIC							
	E ELEVATION / STAIRWELL	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)							
	ALUMINIUM	- INSECT SCILLIN								
	SINGLE		REVEAL							
	FIXED		I 40mm							
	(W3) AFW1808	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES						
		- LAKE WITTE	SINGLE PYROLYTIC LOW-E, (U-VALUE:				-			
	N ELEVATION / STAIRWELL ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)							
		\dashv	REVEAL	_			+		-	
	SINGLE FIXED		I 40mm						_	
		COLOUR	GLAZING	SPECIAL NOTES						
	(W4) ASW 0626	PEARL WHITE	SINGLE PYROLYTIC							
F	N ELEVATION / BEDROOM	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)							
	ALUMINIUM	ALUMINIUM								
	FRAME SLIDE	FIBREGLASS MESH PEARL WHITE	REVEAL							
	OPEN/FIXED/OPEN		I 40mm							
F	(W5) ASD 2135	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES						
		- LAKE WITTE	SINGLE PYROLYTIC LOW-E, (U-VALUE:				4			
	E ELEVATION / BEDROOM ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)							
		ALUMINIUM FIBREGLASS MESH	REVEAL	_			+			
	FRAME SLIDE DOOR FIXED/OPEN/OPEN/FIXED	PEARL WHITE	I 40mm							
	(WG) AS1218	COLOUR	GLAZING	SPECIAL NOTES						
	(W6) A51218	PEARL WHITE	SINGLE PYROLYTIC							
	E ELEVATION / BATH	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)							
	ALUMINIUM	ALUMINIUM								
	FRAME SLIDE	FIBREGLASS MESH PEARL WHITE	REVEAL							
	FIXED/OPEN		I 40mm							
	W7) ASD 0615	COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.						
	S ELEVATION / BATH		LOW-E, (U-VALUE:							
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)							
	FRAME SLIDE	ALUMINIUM FIBREGLASS MESH	REVEAL	\dashv						
	OPEN/FIXED	PEARL WHITE	I 40mm							
									-	
			+							
			4							
			-							
		7								
FOR: MR R & MRS	M JENKINS		AT. 2	27 IRVINE STREET. KINGSFORD. 2	2032		SCALE: 1. NITS	SHEET, SOFS	OB NO: 7600/14	H Pana Pal