BASIX	COMMITMENTS					
CERTIFICATE NO. A242688_C	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					
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)					
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 75mm)	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)					
GLAZII	NG REQUIREMENTS					
WENDOWS						
WI, W2, W3, W4, W5, W7, \$ W8	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)					
SHAD	ING DEVICES					
WINDOWS						
WI, W2, W3, W4, W5, W7, \$ W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM					

EXTERNAL PAINT SCHEDULE

BRAND eg. WATTYL

CODE

COLOUR

White

White

White

Blue/Green -To Match Existing

Natural White

Natural White

ITEM

Garage Door

Fascia Board

Soffit Lining

Wall Cladding

Brick Face

Intry Gate

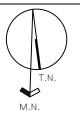
FINAL CONSTRUCTION.

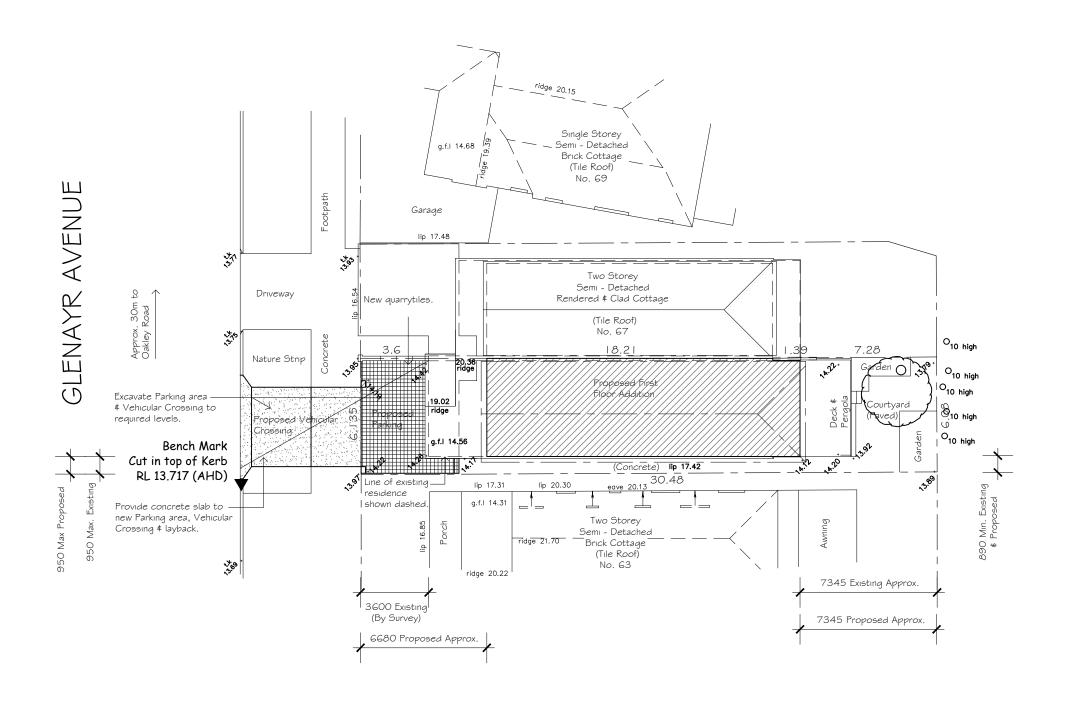
SPECI	FICATION SUMMARY		CIAL NOTES						
	JCTURAL TIMBER - All to ASA 1684.2	PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9 REUSE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK.							
WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES 90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS 70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS FLOOR: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 28 N			FOR COMPLIANCE WITH NCC. • AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. • PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN IKM OF OCEAN. • CONNECT/INSTALL EIGHT (8) DOWNLIGHT FITTINGS, ONE (1)						
			AN/LIGHT/HEATER UNIT & FOUR (4) STAN TTINGS (AS SUPPLIED BY THE OWNER).		E MOUNTE	.D LIGHT			
FINISHES		4							
BRICKWORK (MARINE GRADE)	COMMON BRICKWORK FOR RENDER AND PAINT FINISH								
FLOORING	19MM STRUCTURAL PARTICLEBOARD								
CLADDING	75MM POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE COAT FINISH TO PART WEST ELEVATION -	WORKS BY OWNER							
	HARITEX BASE SHEET WITH APPLIED TEXTURE COAT FINISH OVER I GMM PYRECHECK TO SOUTH ELEVATION. ALL CLADDING TO BE FIXED TO 20MM BATTENS OVER POLASTIC INSULATION BLANKET.	REMOVAL \$ INSTALLATION OF T.V ANTENNA AS 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 IF REQUIRED. ALL WORK ASSOCIATED WITH THE PROPOSED VEHICULAR CROSSING.							
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM	• S	ARKING BAY & PORCH MODIFICATIONS UPPLY EIGHT (8) DOWNLIGHT FITTINGS, DUR (4) STANDARD SURFACE MOUNTE	.IGHT/HEATER UNIT \$					
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON S DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL INCLUDING CONNECTION OF NEW \$ EXISTING DOWNPIPES TO SYSTEM.							
ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	SCREW FIXING OF BOTTOM PANES TO NORTHERN ELEVATION WINDOWS (W3 \$ W4).							
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	1							
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR								
	EXTERNAL WALL FRAMES (EXCL. BY/NEER WALLS) R2.0 ACOUSTIC BATTS TO FIRST FLOOR AREA	N	FINAL CONSTRUCTION		5.M.	30-01-17			
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE	М	AMENDED FINAL CONSTRUCTION		S.M.	08-12-16			
INTERNALTIAINGS	ARCHITRAVE: Ex. 100x25 'SQUARE DRESSED' ARCHITRAVE: Ex. 100x25 'SQUARE DRESSED'		GABLE REVISED FOR COUNCIL # AME	ENDED BASIX	S.C.	21-11-16			
INTERNAL DOORS	CORINTHIAN 'BALMORAL-P.B.A.L.4' HOLLOW CORE	K	FINAL CONSTRUCTION		B.P.	09-11-16			
INTERNAL DOORS	SUITABLE FOR PAINT FINISH.	J	CONSTRUCTION MARKUP FINAL CONSTRUCTION		S.C. N.E.	08-11-16 26-10-16			
STAIRCASE	TYPE: CLOSED TIMBER	<u> </u>	REDESIGNED FOR COUNCIL		N.E.	25-10-16			
MAPLE TREADS & RISERS	RISE: 19 @ 182mm	G AMENDED CONTRACTS				11-10-16			
	GOING: 240mm (260mm TREAD)	F	TO CONTRACTS		S.C.	20-09-16			
FASCIA ¢ BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME TO SOUTH ELEVATION	E	POV 18615		T.P.	19-09-16			
DINOL DONNOS	FASCIA COLOUR: SELECT COLOUR BARGE COLOUR: SELECT COLOUR	D	PLAN CHECK		J.M.	28-06-16			
	BARGE SOAKER COLOUR: SELECT COLOUR	С	BASIX ADDED & TO COUNCIL		N.E.	14-03-16			
	DAR TIMBER ELSEWHERE (REFER PAINT SCHEDULE FOR COLOURS)	В	COLOURS ADDED AND POV 17701		N.L.	23-02-16			
GUTTERS & DOWNPIPES	TYPE: OGEE		TECHNICAL		B.P.	21-12-15			
	MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: WHITE	No.	ISSUE		DRAWN	DATE			
	DOWNPIPE COLOUR: WHITE	DESI	GN CONSULTANT: DAREK SZYMANSKI						
PAINTING - REFER TO SPECIFICATION FOR	AINTING - REFER TO FIRST FLOOR EXTERNAL: BY CAPE COD		PROPOSED ADDITIONS & ALTERATIONS						
THE EXTENT OF WORK	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	FOR MR A # MRS K ROLAND							
FINISHED GROUND LEVEL CONDITIONS.	S SHOWN ON PLAN ARE SUBJECT TO SITE	AT	65 GLENAYR AVENUE NORTH BONDI NSW 2						
DO NOT SCALE OFF DRAWINGS.		COUNCIL: WAVERLEY							
ALL DIMENSIONS SHOWI MEASURE DURING CONS	N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION.			A B N E 4 000					
NO ALLOWANCE HAS BEI	EN MADE FOR SHRINKAGE OR MILLING.	C	Cape Cod	A.B.N. 54 000 SUITE 41, 410 NORTH PARRAN PHONE: (02) 9) CHURCH MATTA 21!	STREET, 51			
ISSUED FOR THE SOLE F WITH THE COMPANY. IT	GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN		AUSTRALIA	BUILDERS LICE					
PART WITHOUT WRITTEN	PERMISSION FROM THE COMPANY.	SHE	ET: 1 OF 8 JC	ов no: 77 I (6/ 15	N			

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SPECIAL NOTES

SPECIFICATION SUMMARY



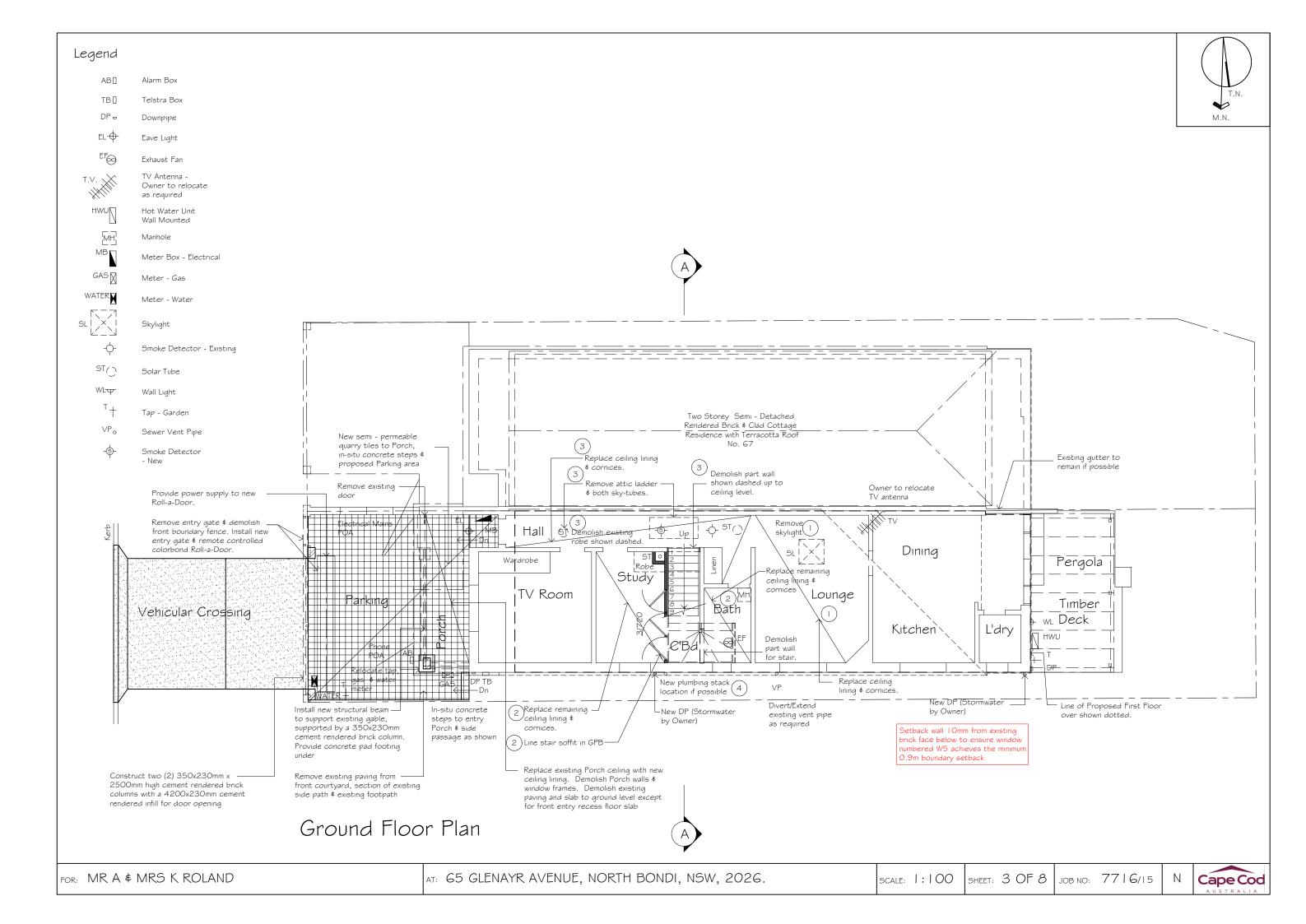


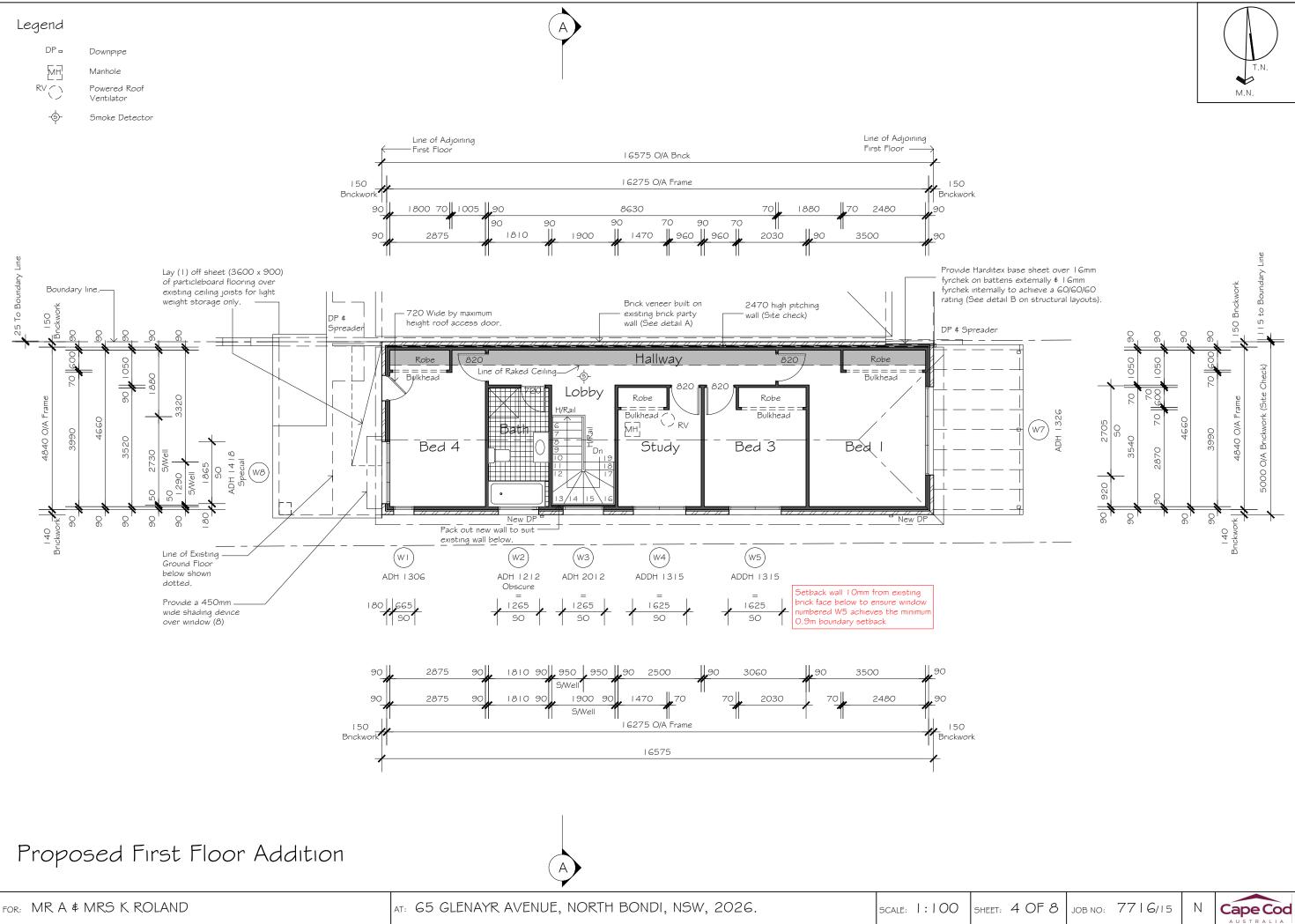
Site Plan

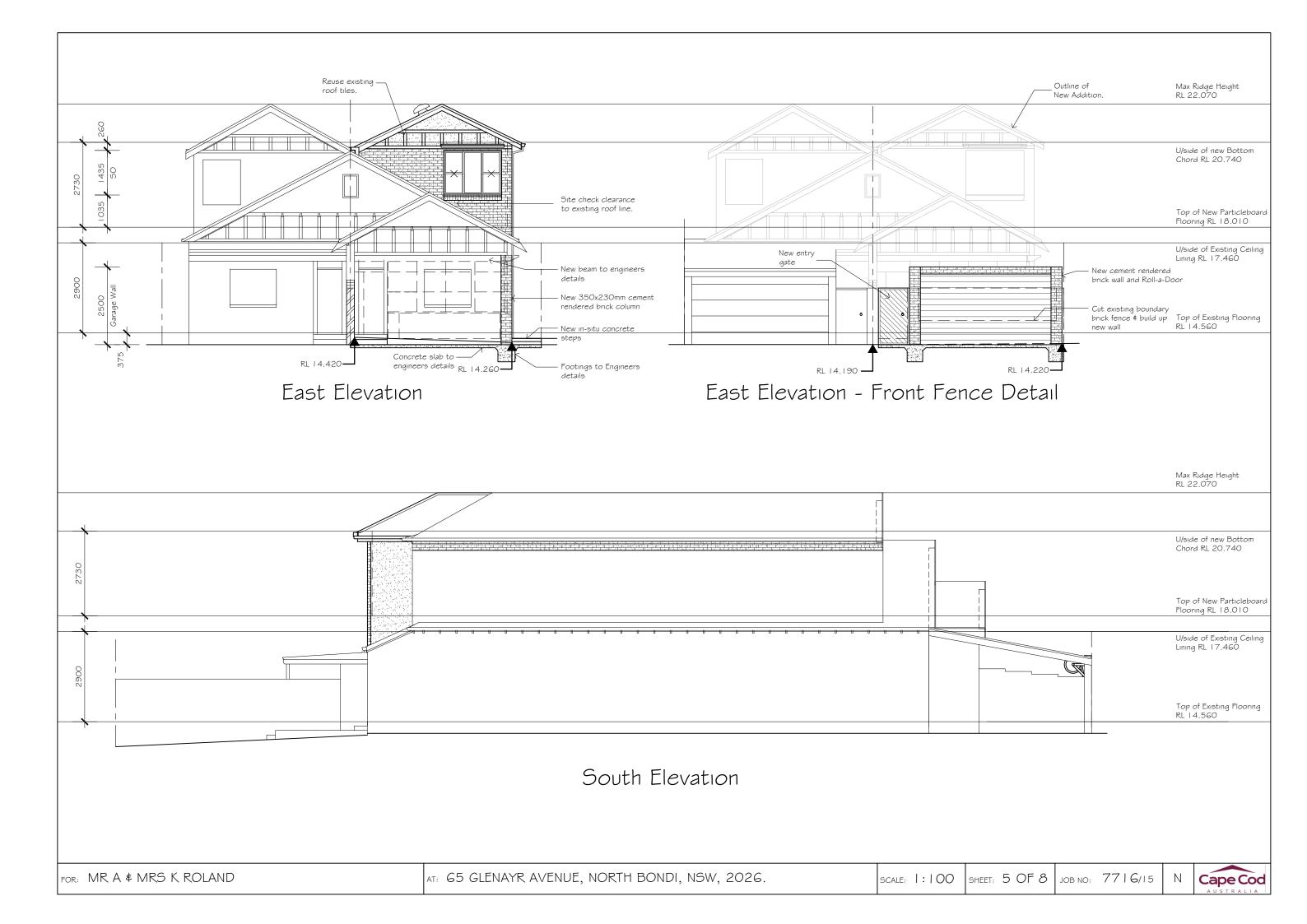
No. : 65 Lot. : I

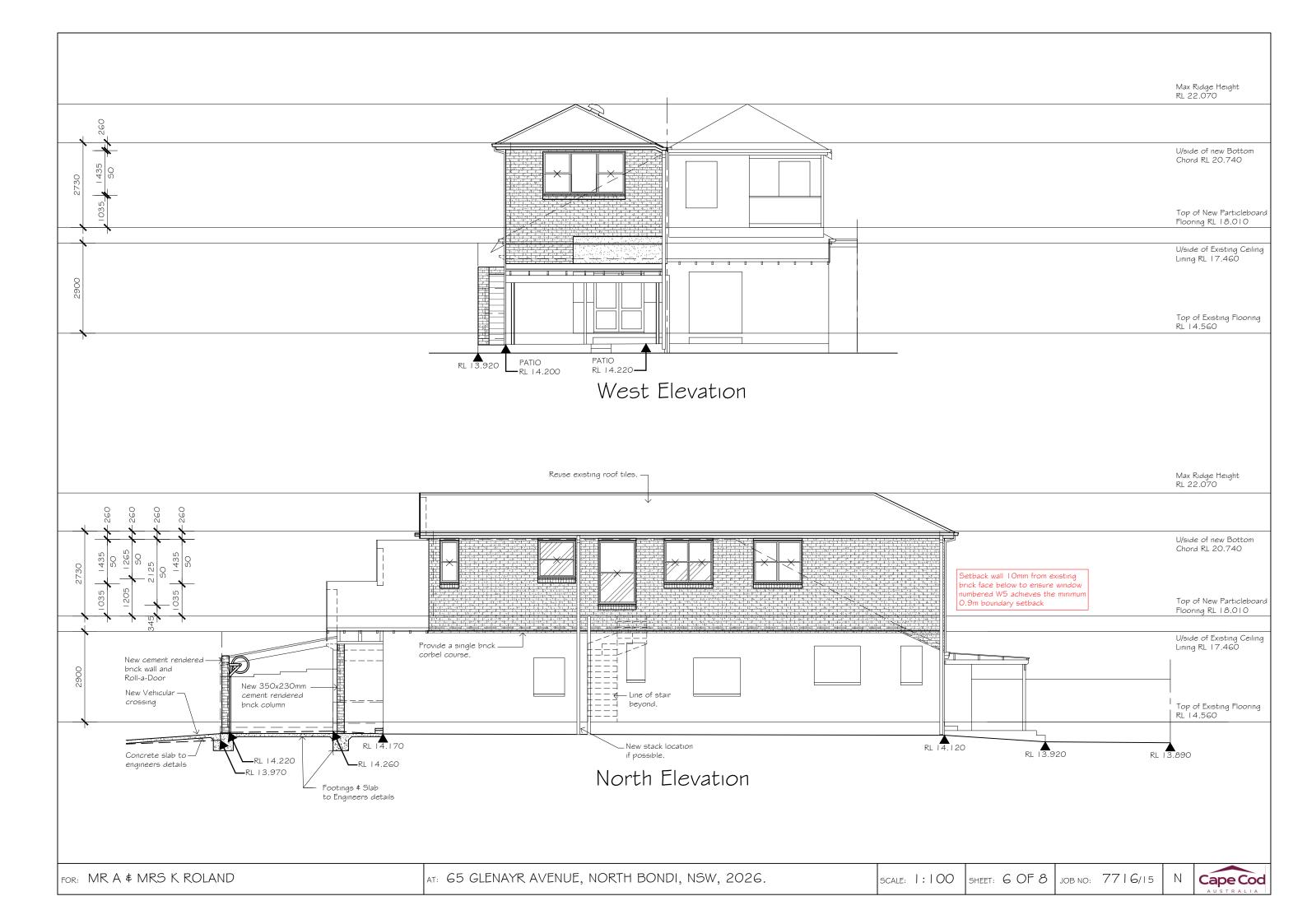
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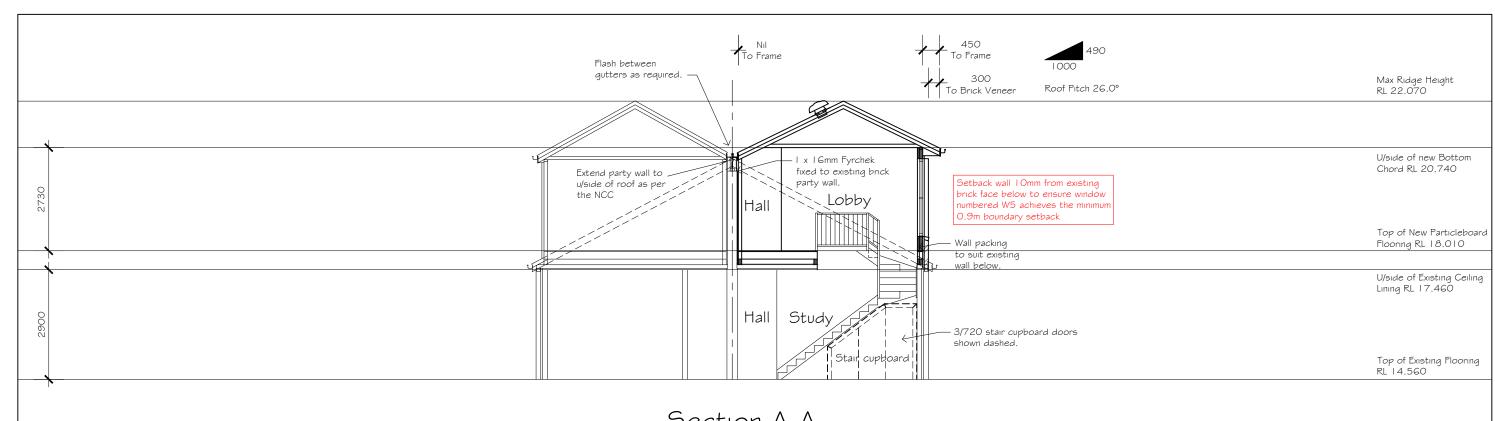
AREA: 183.4m² (By Title) : 185.3m² (By Calc)











FOR: MR A & MRS K ROLAND

WINDOW SCHEDI	ULE (BASIX A2426	.88 02)		CLIENT:		ALUMINIUM (STEGBAR) WIND	DOW5:					
STANDARD NOTES:						OURS: ANODISED CLEAR, APO TONE BEIGE, SURFMIST, WHITE						
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		GREY.	renz zarez, een men, minz	, s., , , , , , , , , , , , , , , , , ,				
ALL WINDOWS COME WI'WINDOW OPENINGS NOT	TH "KEYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	H THE	BUILDER:	DATE:	CUSTOM COLOURS AVAILAE	BLE: DEEP OCEAN, HAMERSLEY	BROWN, NOTRE DAME,				
NCC 3.9.2.5						POTTERY.			TERRAIN: 3 WI	ND LOAD: W 28 N		
	(WI) ADH 1306	COLOUR	GLAZING		SPECIAL NOTES							
		PEARL WHITE	SINGLE PYF LOW-E, (U-		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.							
	N ELEVATION / BEDROOM 4	INSECT SCREEN	5.7, SHGC	GC:0.47)	TO GOWIET WITH NEC.							
R	ALUMINIUM	ALUMINIUM	1									
	DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm		_			-				
		COLOUR	GLAZING		SPECIAL NOTES							_
(W2) ADH 1212	(W2) ADH 1212	PEARL WHITE	SINGLE PYROLY LOW-E, (U-VALL 5.7, SHGC:0.4		TRANSLUCENT FILM BY BUILDER.	1						_
	N ELEVATION / BATH			VALUE:	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.							
	ALUMINIUM	INSECT SCREEN ALUMINIUM	3.7, 51160	:0.47)	TO COMILE WITH NCC.			1				
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL					1		•		
	OPEN / OPEN	PEARL WHITE	I 40mm									
(W3) ADH 2012		COLOUR	GLAZING		SPECIAL NOTES							
	W3) ADIT 2012	PEARL WHITE	SINGLE PYF		FIXED BOTTOM SASH (BY OWNER)							
	N ELEVATION / STAIRWELL	INSECT SCREEN	5.7, SHGC									
	ALUMINIUM	ALUMINIUM			TRANSLUCENT FILM BY BUILDER.							
	DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL 190mm		_			_				
	OI EN / OI EN	COLOUR			CRECIAL NOTEC							
N ELEVATION / STUDY ALUMINIUM DOUBLE HUNG OPEN / OPEN / OPEN / OPEN	(W4) ADDH 1315	COLOUR PEARL WHITE	GLAZING SINGLE PYF	POLYTIC	SPECIAL NOTES FIXED BOTTOM SASH (BY OWNER)	+						—
	N FLEVATION / STUDY		LOW-E, (U-	VALUE:								
		INSECT SCREEN	5.7, SHGC	:0.47)	TRANSLUCENT FILM BY BUILDER.							
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		_			1		-		
	OPEN / OPEN / OPEN / OPEN	PEARL WHITE	I 40mm									
	(W5) ADDH 1315	COLOUR	GLAZING		SPECIAL NOTES							
	(W5) ADDH 1315	PEARL WHITE	SINGLE PYF		RESTRICT BOTTOM SASH OPENINGS TO 1 25mm TO COMPLY WITH NCC.							
	N ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (U- 5.7, SHGC		125mill To Colvil El Willi NCC.							
	ALUMINIUM	ALUMINIUM										
	DOUBLE HUNG OPEN / OPEN / OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm		_			_				
	OFLN / OFLN / OFLN / OFLN				CPT CHAIN MOTES							
	(W6) DELETED	COLOUR	GLAZING		SPECIAL NOTES	-						—
		INSECT SCREEN	4									
		1						1 -		-		
	(W7) ADH 1326	COLOUR	GLAZING		SPECIAL NOTES							
		PEARL WHITE	SINGLE PYF		RESTRICT BOTTOM SASH OPENINGS TO I 25mm TO COMPLY WITH NCC.							
	W ELEVATION / BEDROOM I	INSECT SCREEN	5.7, SHGC		. Ishin to some if with noo.							
	ALUMINIUM	ALUMINIUM	1		_							
	DOUBLE HUNG OPEN / FIXED / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm		-							
	STEIN/ TIALD / OT LIN	COLOUR	GLAZING		SPECIAL NOTES							
	(W8) ADH 1318 Special	PEARL WHITE	SINGLE PYR	ROLYTIC	RESTRICT BOTTOM SASH OPENINGS TO	+						_
	E ELEVATION / BEDROOM 4		LOW-E, (U-VALL		I 25mm TO COMPLY WITH NCC.			-				
\times	ALUMINIUM	INSECT SCREEN ALUMINIUM	5.7, SHGC	:0.47)	THREE SASH CONFIGURATION.			1				
R F R	DOUBLE HUNG	FIBREGLASS MESH	REVEAL					1		1		
	OPEN / FIXED / OPEN	PEARL WHITE	I 40mm							1		
			1									
			1		4							
					-							
		1										
FOR MR A & MRS	K ROLAND			Ат. 6	5 GIENAYR AVENUE NORTH BON	NDI NSW 2026		ALE. I. NITS AH	EET. 8 OF 8 10	DB NO. 7716/15	N Capa Co	اس