BASIX COMMITMENTS

CERTIFICATE NO. A281253

FIXTURES 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
INSULATION REQUIREMENTS	
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL
FLAT CEILING, PITCHED ROOF	CEILING: R 1.45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS) (PANEL 75mm)	NIL
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)
GLAZING REQUIREMENTS	
WINDOWS	
W1, W2, W4, W5 & W10	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
W3, W6 - W9	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
SHADING DEVICES	
WINDOWS	
W1 - W5, W9 & W10	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM
W6 - W8	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM

FINAL CONSTRUCTION.

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR	ITEM	BRAND eg. WATTYL	CODE	COLOUR
Barge Board	Haymes		Iris White	Wall Cladding Polystyrene	Haymes		Surfmist
Fascia Board	Haymes		Iris White	Gable Cladding	Haymes		Surfmist
Soffit Lining	Haymes		Iris White				
Wall Cladding Weathertex	Haymes		Surfmist				
Timber Gable Batterns	Haymes		Iris White				
Balcony Post	Haymes		Iris White				
Handrail Frame	Haymes		Iris White				
Balusters	Haymes		Iris White				
Balcony Beam	Haymes		Iris White				

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 FLOOR: REFER TO STRUCTURAL LAYOUTS	ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS TO FIRST FLOOR WIND LOAD W 28 N

FINISHES

BRICKWORK	SELECT COMMONS LAID AS FACE
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	• 75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE COAT FINISH TO FIRST FLOOR WALLS BELOW CORBEL LEVEL • FC SHEET WITH DAR TIMBER TRIMS TO PART GABLE END AS SHOWN • 170MM WEATHERTEX "PRIMELOK FEDERATION SMOOTH" CLADDING ELSEWHERE (ALL CLADDING TO BE FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET)
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE DOOR + WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING COLOUR:	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CUSTOM ORB TO FIRST FLOOR + REMAINING SPEED DECK TO NEW GROUND FLOOR ROOF
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET
INSULATION	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA EXCLUDING BALCONY R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 THREE QUARTER SPLAYED ARCHITRAVE: Ex. 100x25 THREE QUARTER SPLAYED
INTERNAL DOORS	SUPPLIED BY OWNER
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER WIDTH: 1120mm RISE: 19 @ 187mm GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER TO PARTY WALL: SURFMIST MATERIAL: PREFINISHED ZINCALUME ELSEWHERE
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SURFMIST DOWNPIPE COLOUR: SURFMIST
HOT WATER UNIT	CONNECT TO EXISTING
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD GROUND FLOOR EXTERNAL: BY CAPE COD GROUND FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.

DO NOT SCALE OFF DRAWINGS.

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

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

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SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN (S)
- AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- CONNECT/INSTALL TWENTY NINE (29) DOWNLIGHT FITTINGS & TWO (2) FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER).
- INSTALL EIGHT (8) INTERNAL DOOR UNITS (AS SUPPLIED BY THE OWNER)
- INSTALL TWO (2) HEATED TOWEL RAILS (AS SUPPLIED BY THE OWNER)
- INSTALL TWO (2) RECESSED SHAVING CABINETS (AS SUPPLIED BY THE OWNER)

WORKS BY OWNER

- 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.
- SUPPLY TWENTY NINE (29) DOWNLIGHT FITTINGS & TWO (2) FAN/LIGHT/HEATER UNITS
- FITOUT OF ALL NEW ROBES AS REQUIRED
- SUPPLY EIGHT (8) INTERNAL DOOR UNITS
- SUPPLY TWO (2) HEATED TOWEL RAILS
- SUPPLY TWO (2) RECESSED SHAVING CABINETS

No.	ISSUE	DRAWN	DATE
G	FINAL CONSTRUCTION	N.L.	14-09-17
F	CONSTRUCTION CERTIFICATE	S.M.	28-08-17
E	TO CONTRACTS	J.E. / J.K.	14-08-17
D	BASIX ADDED + TO COUNCIL	S.C.	16-05-17
C	POV 19198 & 19266	N.E / S.M.	29-03-17
B	TO CLEINT	N.E.	24-01-17
A	TECHNICAL & POV 18660	C.W.	17-12-16

DESIGN CONSULTANT: DAREK SZYMANSKI

PROPOSED ADDITIONS & ALTERATIONS

FOR MR A & MRS S QUINN

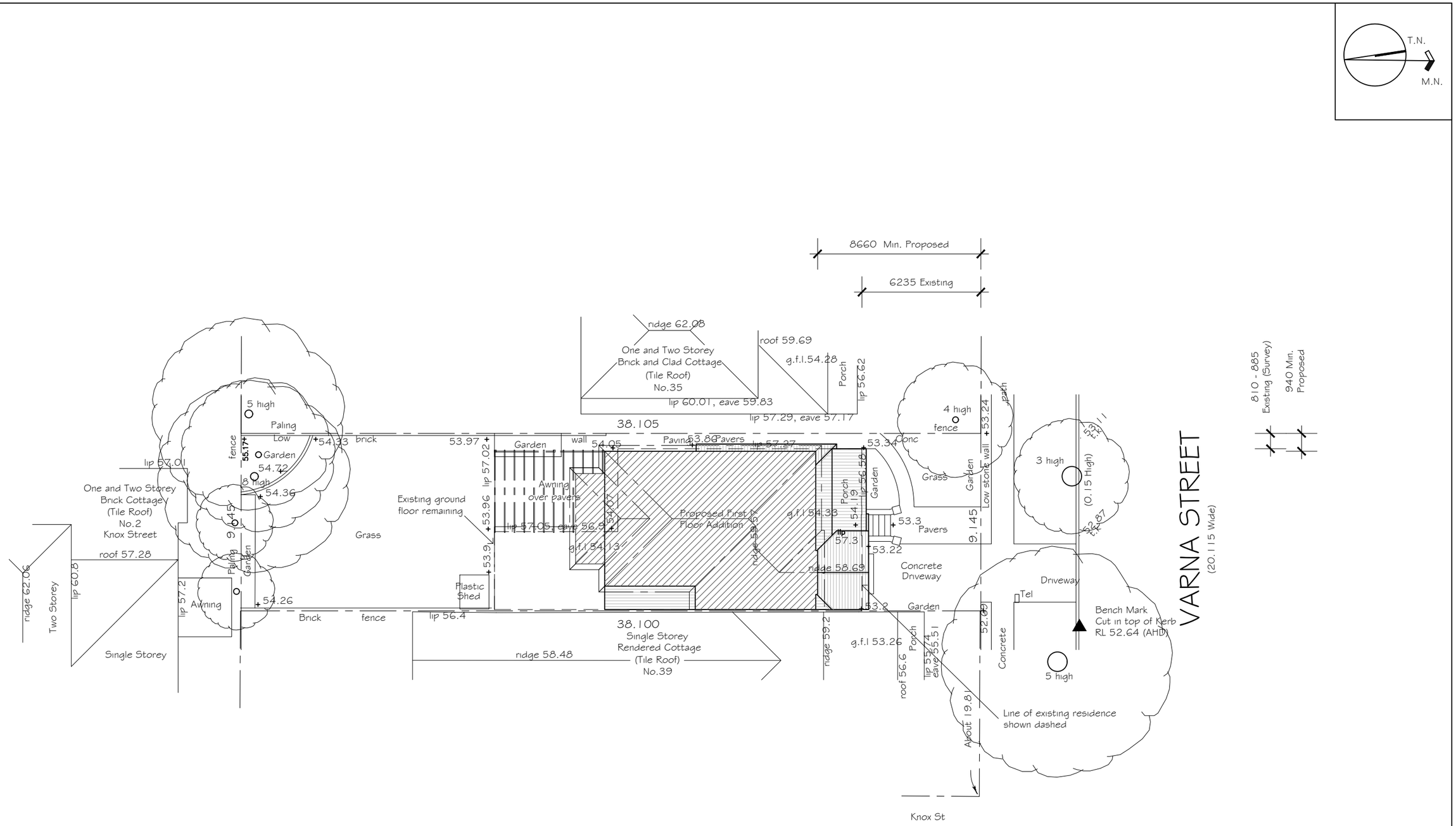
AT 37 VARNA STREET
CLOVELLY NSW 2031

COUNCIL: RANDWICK

Cape Cod AUSTRALIA

A.B.N. 54 000 605 407

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



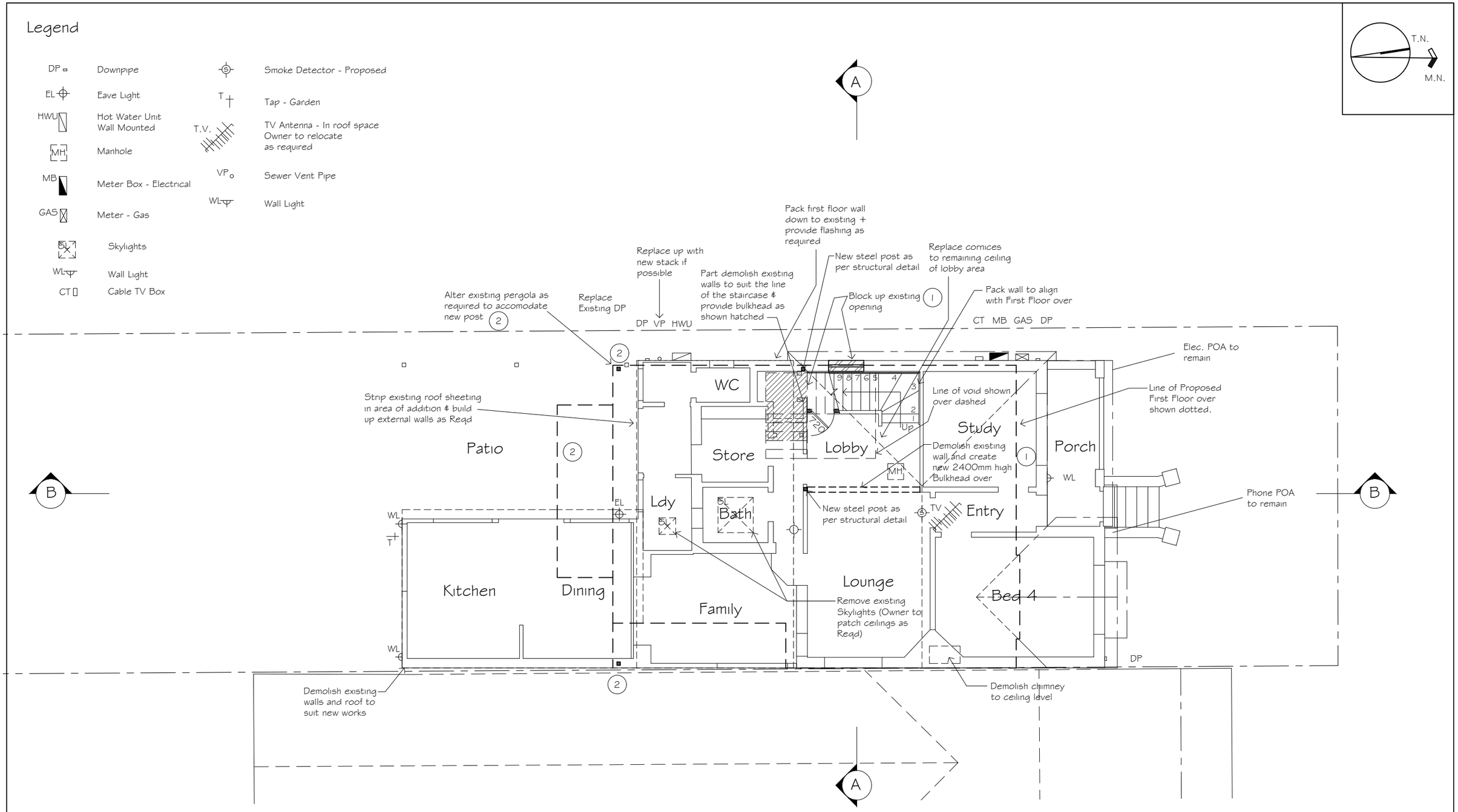
Site Plan

No. : 37
Lot. : 34
DP : 662011
AREA : 347.m² (By Title)

FOR: MR A & MRS S QUINN	AT: 37 VARNA STREET, CLOVELLY NSW 2031	SCALE: 1:200	SHEET: 2 OF 8	JOB NO: 7806/16	G	Cape Cod AUSTRALIA

Legend

DP	Downpipe	S	Smoke Detector - Proposed
EL	Eave Light	T	Tap - Garden
HWU	Hot Water Unit Wall Mounted	T.V.	TV Antenna - In roof space Owner to relocate as required
MH	Manhole	VP	Sewer Vent Pipe
MB	Meter Box - Electrical	WL	Wall Light
GAS	Meter - Gas		
SL	Skylights		
WL	Wall Light		
CT	Cable TV Box		



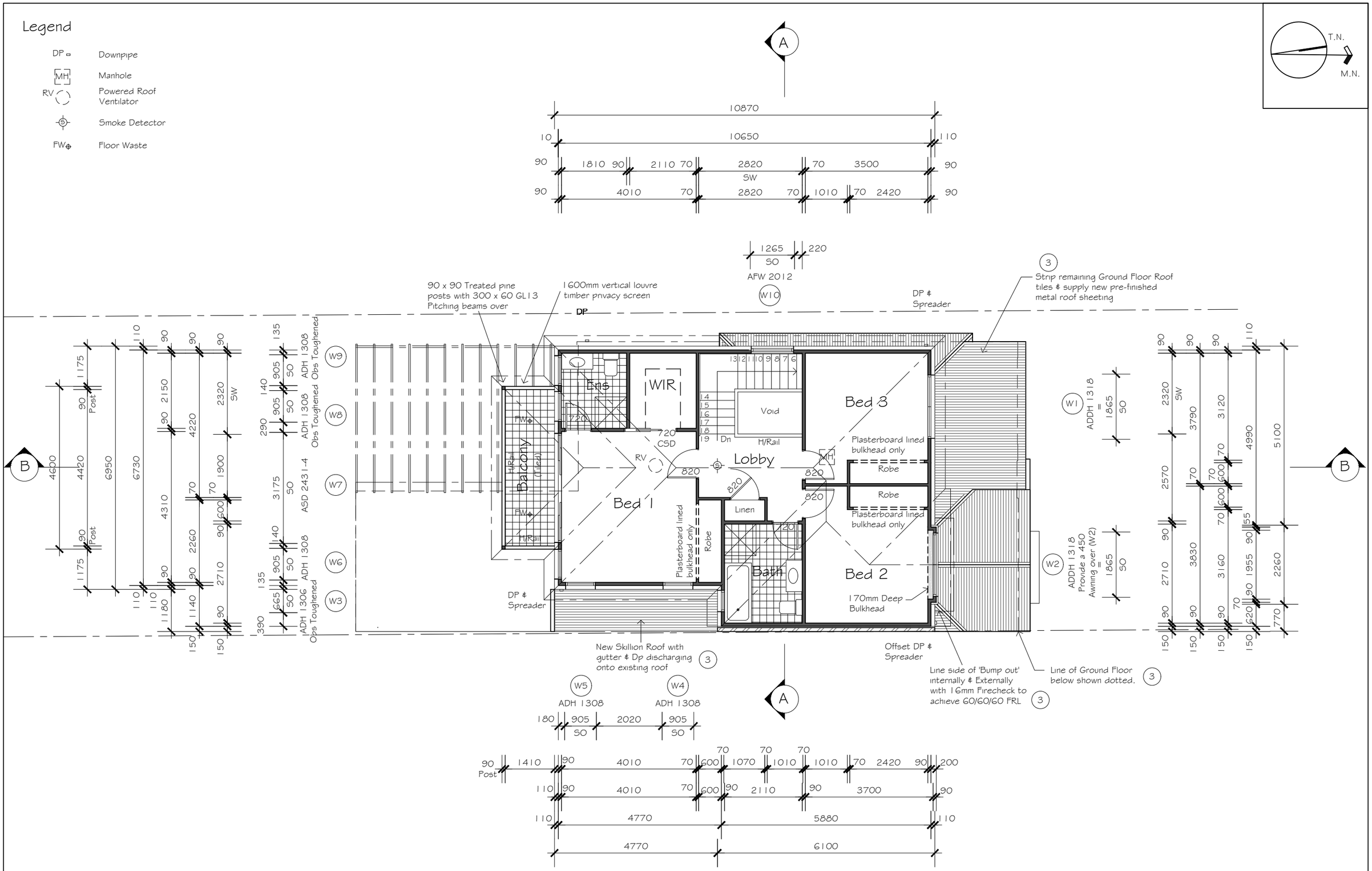
Ground Floor Plan

FOR: MR A & MRS S QUINN	AT: 37 VARNA STREET, CLOVELLY NSW 2031	SCALE: 1:100	SHEET: 3 OF 8	JOB NO: 7806/16	G

Cape Cod AUSTRALIA

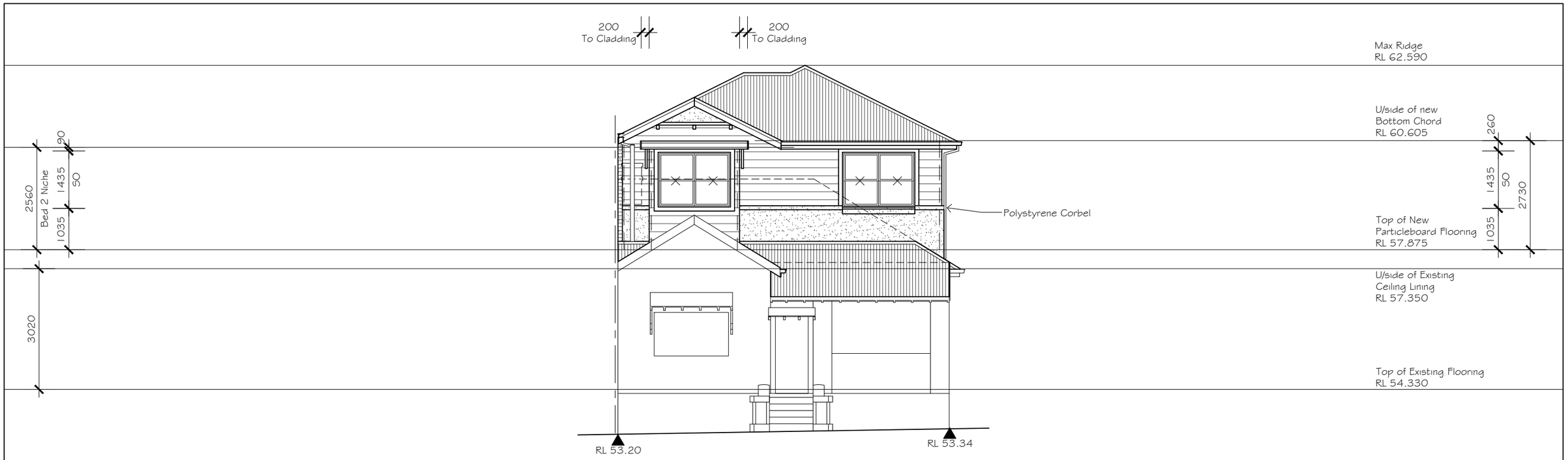
Legend

- DP — Downpipe
- MH — Manhole
- RV — Powered Roof Ventilator
- S — Smoke Detector
- FW — Floor Waste

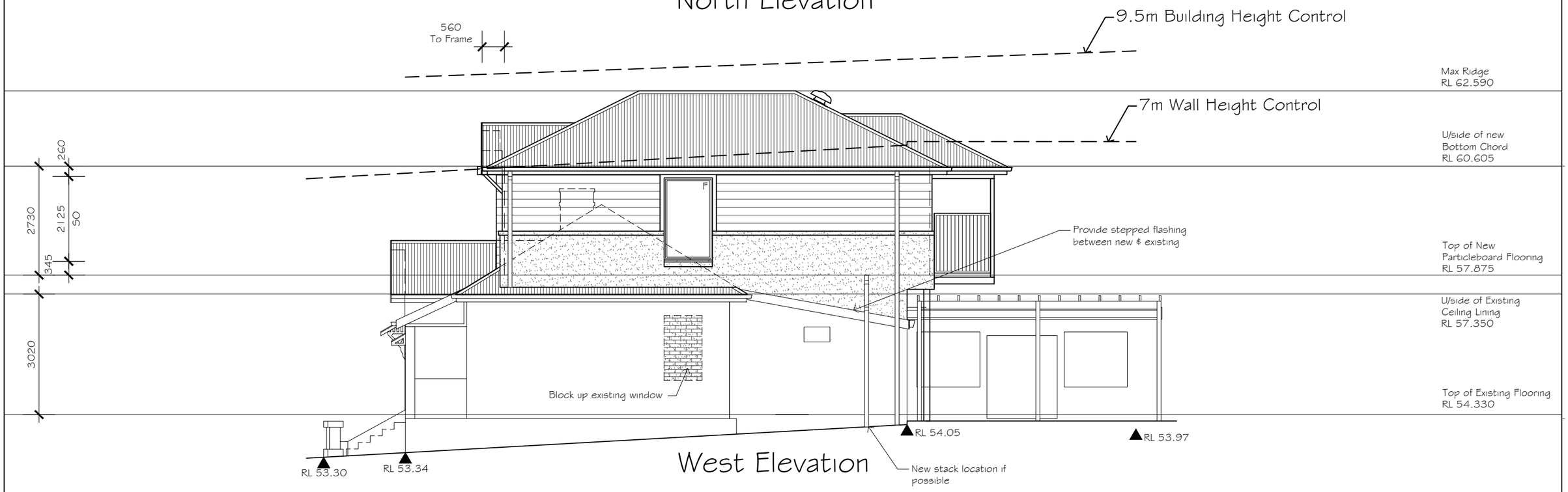


Proposed First Floor Addition

FOR: MR A & MRS S QUINN	AT: 37 VARNA STREET, CLOVELLY NSW 2031	SCALE: 1:100	SHEET: 4 OF 8	JOB NO: 7806/16	G	Cape Cod AUSTRALIA



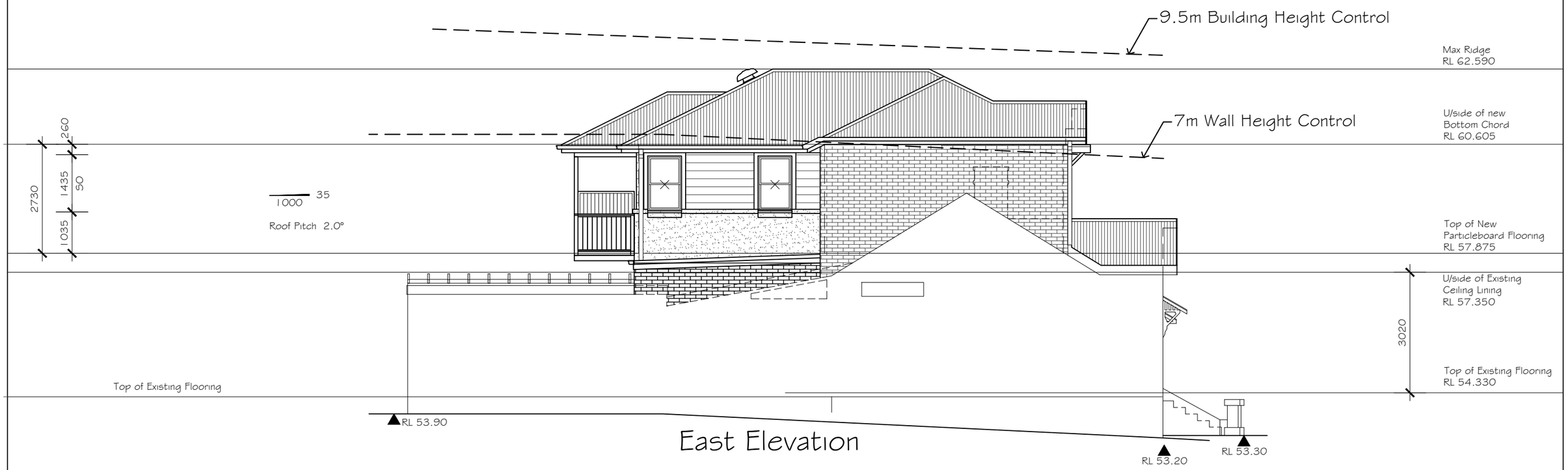
North Elevation



West Elevation

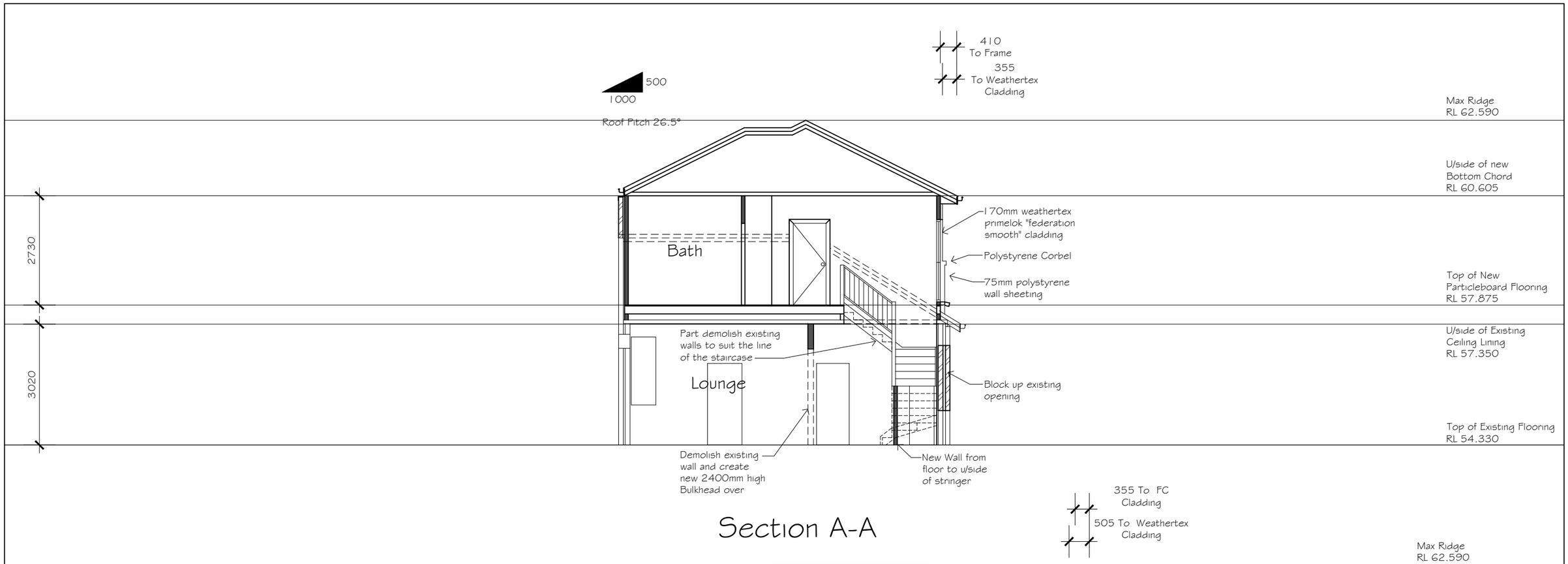
FOR: MR A & MRS S QUINN	AT: 37 VARNA STREET, CLOVELLY NSW 2031	SCALE: 1:100	SHEET: 5 OF 8	JOB NO: 7806/16	G	Cape Cod AUSTRALIA

South Elevation



East Elevation

FOR: MR A & MRS S QUINN	AT: 37 VARNA STREET, CLOVELLY NSW 2031	SCALE: 1:100	SHEET: 6 OF 8	JOB NO: 7806/16	G	Cape Cod AUSTRALIA



FOR: MR A & MRS S QUINN	AT: 37 VARNA STREET, CLOVELLY NSW 2031	SCALE: 1:100	SHEET: 7 OF 8	JOB NO: 7806/16	G

Cape Cod AUSTRALIA

WINDOW SCHEDULE (BASIX A281253)

STANDARD NOTES:

- WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE
- ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS
- WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5

CLIENT: .....

CLIENT: .....

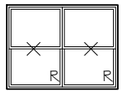
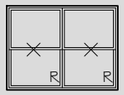
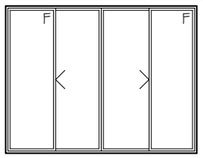
BUILDER: .....DATE: .....

ALUMINIUM (STEGBAR) WINDOWS:

STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.

CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.

TERRAIN: 3 WIND LOAD: W 28 N

	W1 ADDH 1318 N ELEVATION / BED 3 ALUMINIUM DOUBLE HUNG OPEN / OPEN	COLOUR PEARL WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) REVEAL 140mm	SPECIAL NOTES RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.		W10 AFW 2012 W ELEVATION / STAIRWELL ALUMINIUM FIXED FIXED	COLOUR PEARL WHITE INSECT SCREEN N/A	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) REVEAL 140mm	
	W2 ADDH 1318 N ELEVATION / BED 2 ALUMINIUM DOUBLE HUNG OPEN / OPEN	COLOUR PEARL WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) REVEAL 140mm	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.					
	W3 ADH 1306 S ELEVATION / BATH ALUMINIUM DOUBLE HUNG OPEN	COLOUR PEARL WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) REVEAL 140mm	TRANSLUCENT FILM APPLIED BY BUILDER TOUGHENED GLASS					
	W4 ADH 1308 E ELEVATION / BED 1 ALUMINIUM DOUBLE HUNG OPEN	COLOUR PEARL WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) REVEAL 140mm	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.					
	W5 ADH 1308 E ELEVATION / BED 1 ALUMINIUM DOUBLE HUNG OPEN	COLOUR PEARL WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) REVEAL 140mm	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.					
	W6 ADH 1308 S ELEVATION / BED 1 ALUMINIUM DOUBLE HUNG OPEN	COLOUR PEARL WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) REVEAL 140mm	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.					
	W7 ASD 2431-4 S ELEVATION / BED 1 ALUMINIUM SLIDING DOOR FIXED / OPEN / OPEN / FIXED	COLOUR PEARL WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) REVEAL 140mm						
	W8 ADH 1308 S ELEVATION / ENSUITE ALUMINIUM DOUBLE HUNG OPEN	COLOUR PEARL WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) REVEAL 140mm	TRANSLUCENT FILM APPLIED BY BUILDER					
	W9 ADH 1308 S ELEVATION / ENSUITE ALUMINIUM DOUBLE HUNG OPEN	COLOUR PEARL WHITE INSECT SCREEN ALUMINIUM FIBREGLASS MESH PEARL WHITE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) REVEAL 140mm	TRANSLUCENT FILM APPLIED BY BUILDER					

FOR: MR A & MRS S QUINN	AT: 37 VARNA STREET, CLOVELLY NSW 2031	SCALE: 1 : NTS	SHEET: 8 OF 8	JOB NO: 7806/16	G	Cape Cod AUSTRALIA