BASIX	COMMITMENTS					
CERTIFICATE NO. A213634						
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						
W1, W2, W3, W4, W5, W7, W9, W10, W11, W12, W13, W14, W15, \$ W16,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)					
W6, \$ W8,	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)					
SKYLIGHTS SLI, \$ SL2,	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)					
SHAD	ING DEVICES					
WINDOWS						
WI, W2, W3, W4, W5, W6, W7, W8, W9, WIO, WII, WI2, WI3, WI4, \$ WI5,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM					
WIG,	NONE					
SKYLIGHTS SLI, # SL2,	NONE					

EXTERNAL	PAINT	SCHEDULE

BRAND eg. WATTYL	CODE	COLOUR
		To Match Existing
		To Match Existing
		To Match Existing

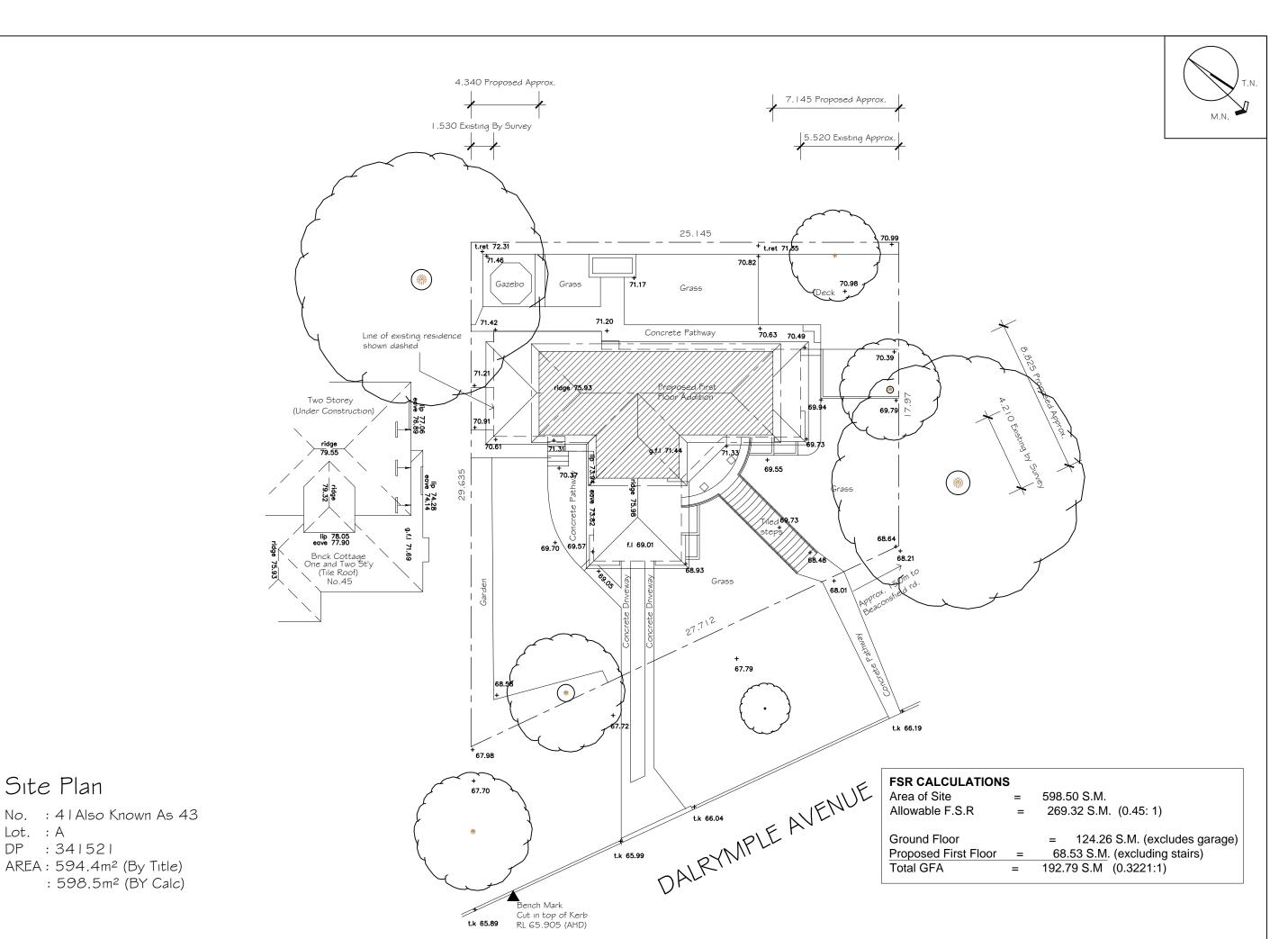
SPECI	FICATION SUMMARY		CIAL NOTES			
	JCTURAL TIMBER - All to ASA 1684.2	• E	ROVIDE TWO (2) SMOKE DETECTORS AS SHOWN - ③ LECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE		S COMPLY	
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @ FLOOR: I 90x45mm MIN	ROOF: ROOF TRUSSES .600 CTS TO MANUFACTURERS .600 CTS DETAILS @ .600 CTS	• A • P D	ITH THE BUILDING CODE OF AUSTRALIA (NCC). S PER THE NCC - ALL WET AREA WINDOWS TO HAVE ROVIDE 250MM BUILD TO 'FLOOR ZONE' FOR AIR CO UCTWORK. ONNECT/INSTALL THREE (3) DOWNLIGHT FITTINGS & T AN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER	NDITIONING WO (2)		
FINICHEC			ROPOSED FIRST FLOOR TO BE FIT OUT WITH SHADO XISTING ROOF VENTILATOR WHIRLY BIRD TO BE RELC			
FINISHES BRICKWORK	N/A		LOOR ROOFS. ROVIDE R2.5 SOUND SCREEN BATTS TO INTERNAL W	ALLS BETW	/FFN FIRST	
BINCIWON	1971	• P	OOR BATHROOM, BEDROOM 2 & BEDROOM 4. ROVIDE PREFINISHED METAL LEAF GUARDS TO AL NE ALLEYS.			
FLOORING	EX. 100X25 T#G FLOORBOARDS LAID OVER 19mm STRUCTURAL PARTICLEBOARD SPECIES: TBC		AVE EXISTING HOT PLATES \$ STOVE \$ RETURN TO CL DRKS BY OWNER	IENT.		
CLADDING	50MM INSULCIAD OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS	• R	EMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIR EW AND EXISTING TV POINTS.			
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR	N • P • A	ONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EW T.V. AERIAL HONE AND/OR DATA CABLING. LL WORK ASSOCIATED WITH THE SUPPLY AND INSTAI	LATION OF	THE NEW	
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	• S	ITCHEN CUPBOARDS AND APPLIANCES INCLUDING SUF ANY SPLASHBACKS. UPPLY THREE (3) DOWNLIGHT FITTINGS & TWO (2) 4-I ANVLIGHT/HEATER UNITS.	NII	ALLATION	
ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	FITOUT OF FIRST FLOOR STORAGE & LINEN CUPBOARDS. SUPPLY & INSTALLATION OF WARDROBES. SANDING & FINISHING TO GROUND FLOOR T&G FLOORING. FIT OUT OF GROUND FLOOR WALK IN ROBE.				
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL		LL WORK ASSOCIATED WITH ALTERATION/RELOCATIO IR CONDITIONING INSTILLATION.	N OF THE E	XISTING	
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.4 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES	• C	NY ALTERATION OF THE EXISTING SECURITY ALARM S ONSTRUCTION OF ANY EXTERNAL STEP TO SUIT THE NIT. ANITY BUILD OUT TO FIRST FLOOR BATHROOM AND	NEW STACK		
INTERNAL FIXINGS	DAR: FINGER JOINTED TREATED PINE SKIRTING: Ex. 75x25mm ARCHITRAVE: Ex. 50x25mm	• IN	NSUITE. ISECT SCREENS TO STACKER DOOR (W I 4). UPPLY \$ INSTALLATION OF HEATING GRID UNDER FLC LOOR ENSUITE.	OR TILES T	O GROUND	
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"	• 5	UPPLY \$ INSTALLATION OF WALL \$ FLOOR TILES IN WI	ET AREAS.		
STAIRCASE BLACKBUTT TREADS \$ RISERS - TBC	TYPE: CLOSED TIMBER WIDTH: 870mm					
	RISE: 18 @ 187mm	н	FINAL CONSTRUCTION	5.C.	22.00.15	
	GOING: 250mm (270mm TREAD)		H FINAL CONSTRUCTION G TO CONTRACTS		04-06-15	
FASCIA BOARDS	MATERIAL: DAR TIMBER	F	CHECK PLAN	5.C.	01-06-15	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			SURVEY, BASIX DETAILS ADDED \$ TO COUNCIL	N.E.	23-03-15	
			P.O.V 16205	S.C.	27-02-15	
GUTTERS # DOWNPIPES		С	CHECK PLAN	CS \$ SC	19-02-15	
	MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: WOODLAND GREY		TO CLIENT	K.B.	22-12-14	
			TECHNICAL	C.S.	11-12-14	
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE	DRAWN	DATE	
		DESI	GN CONSULTANT: OFFICE			
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD GROUND FLOOR INTERNAL: BY OWNER		DPOSED ADDITIONS & ALTERATIONS			
	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	FOR	R MR R RUTHERFORD & MS V C 4 I ALSO KNOWN AS 43 DAL			
CONDITIONS.	LS SHOWN ON PLAN ARE SUBJECT TO SITE	AI	AVENUE, CHATSWOOD, NSW	-	-L-	
ALL DIMENSIONS SHOW MEASURE DURING CONS	N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE	COU	NCIL: WILLOUGHBY			
	EN MADE FOR SHRINKAGE OR MILLING.		A.B.N. 54 OC SUITE 41, 41 NORTH PARR PHONE: (02)	O CHURCH	STREET,	
ISSUED FOR THE SOLE	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		A U S T R A L I A ROSHITATION PHONE: (02) BUILDERS LIC	9849 444	4	

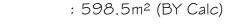
SHEET: 1 OF 8

JOB NO: 76 | 9/14

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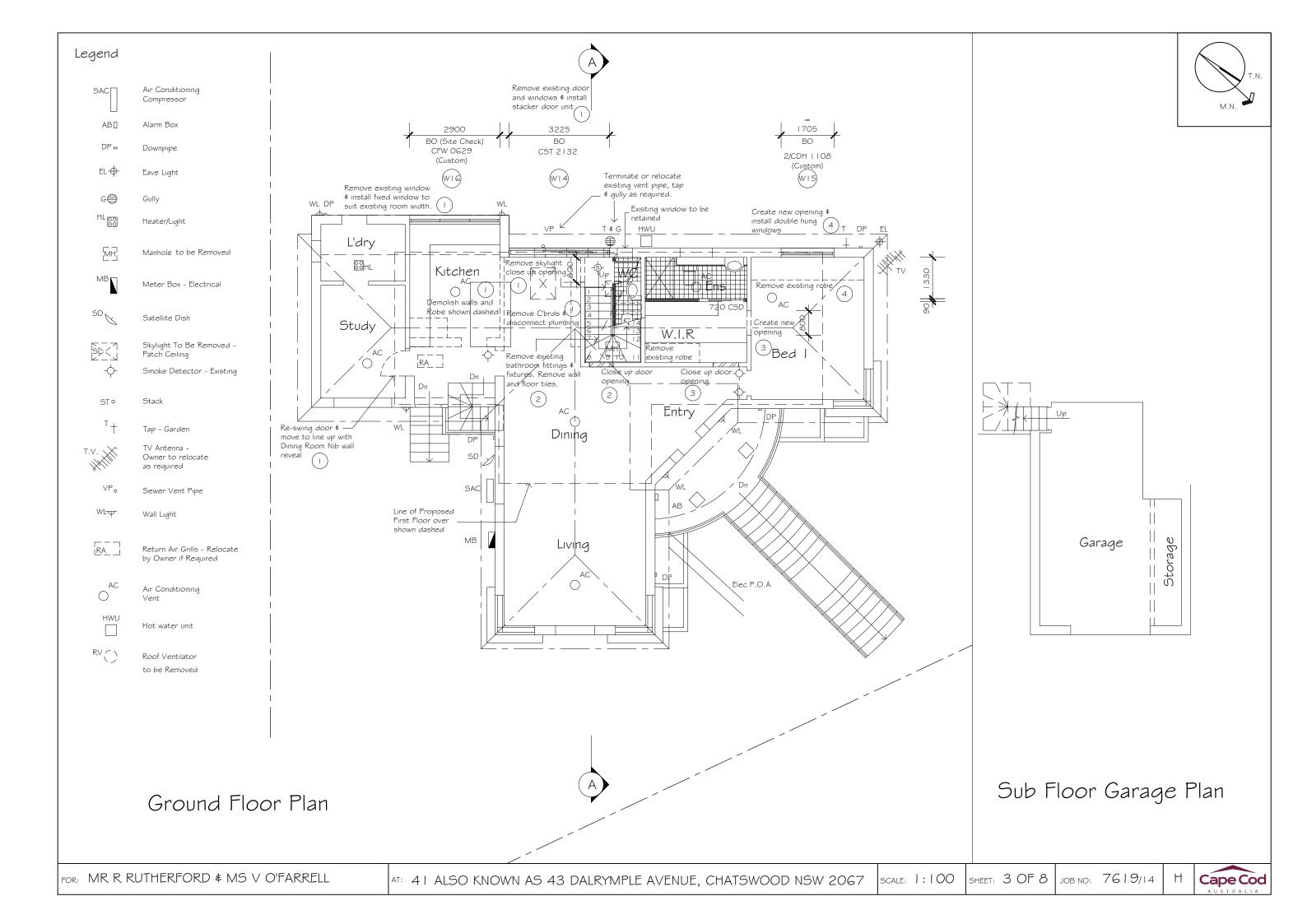


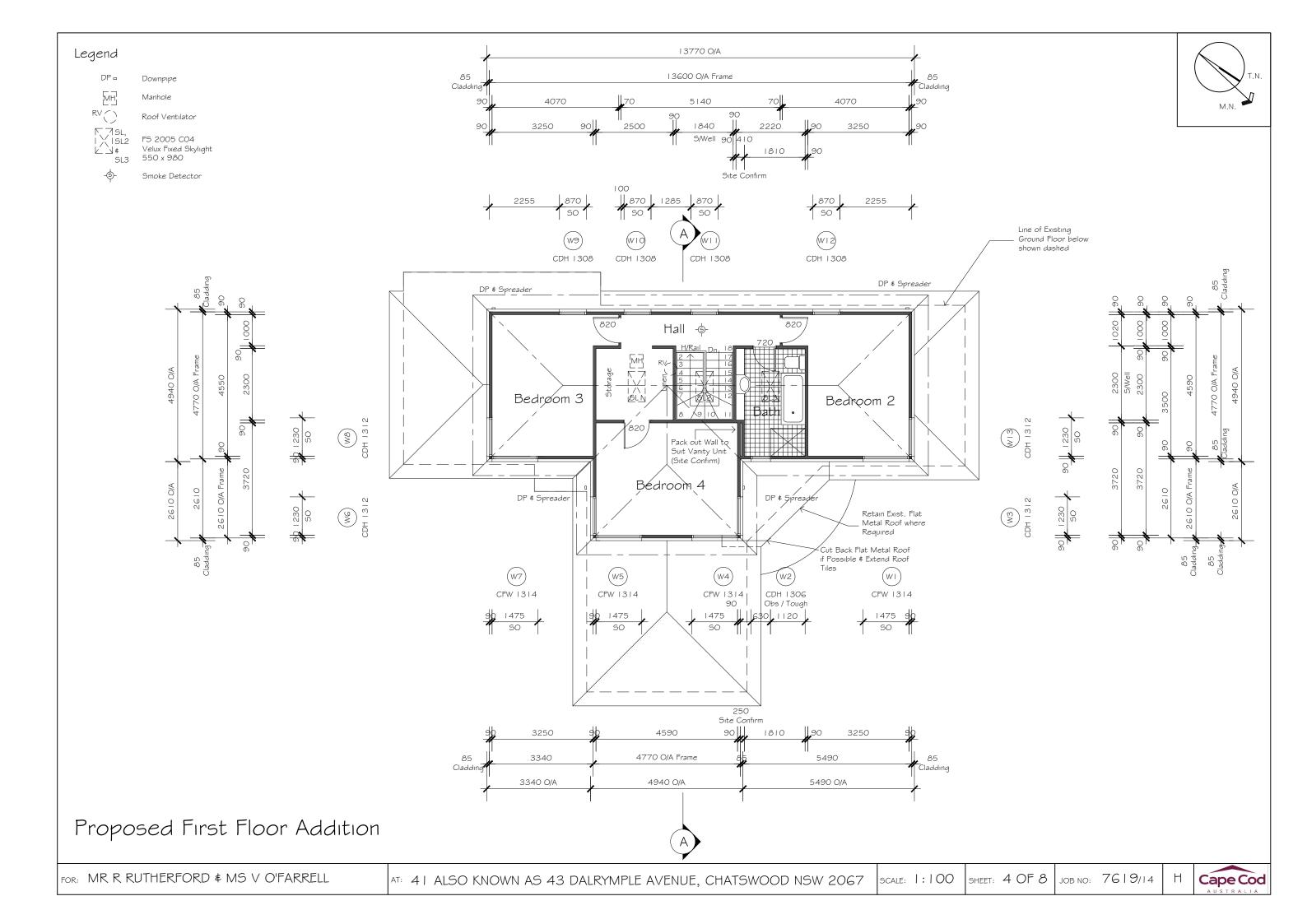
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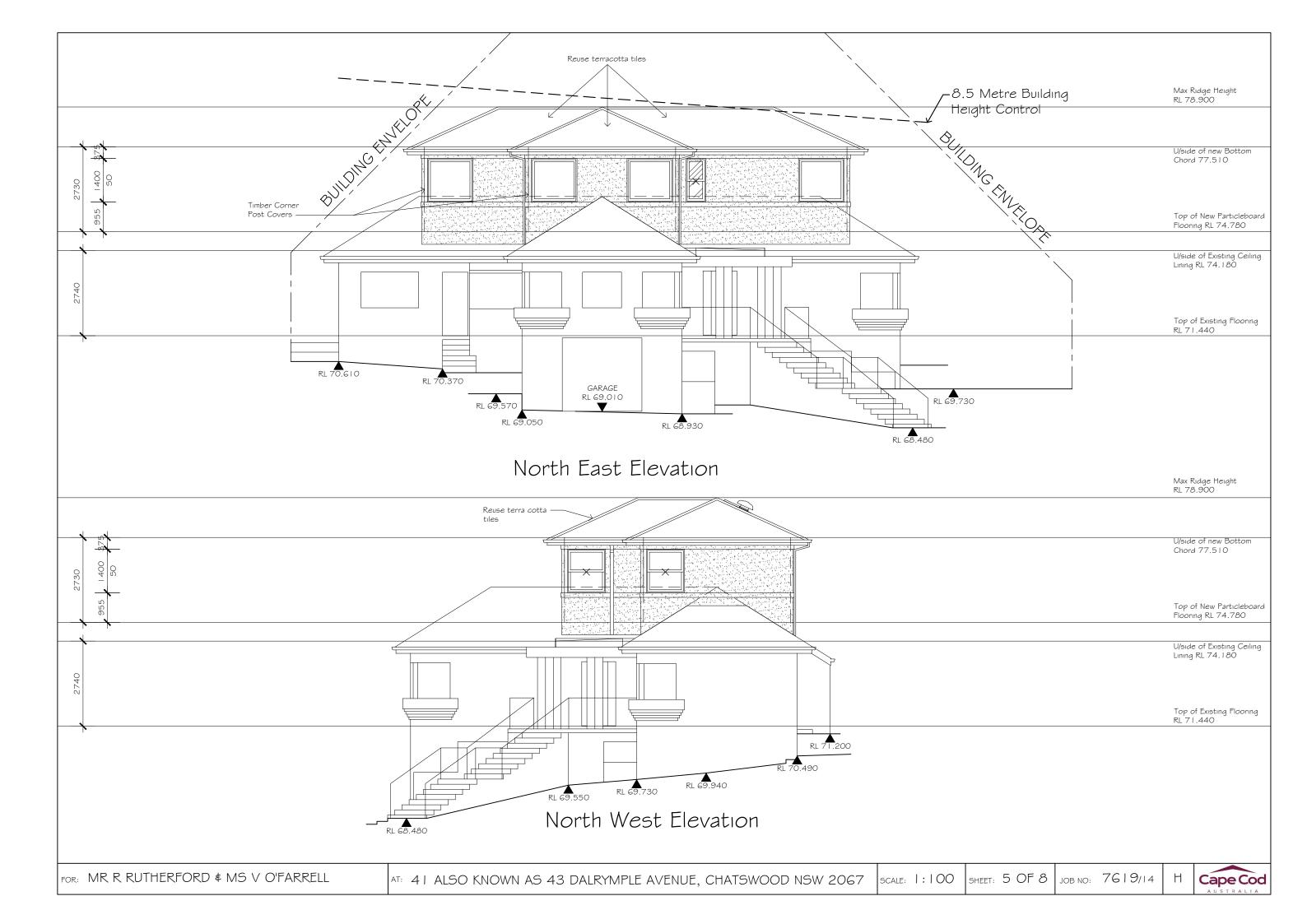
Site Plan

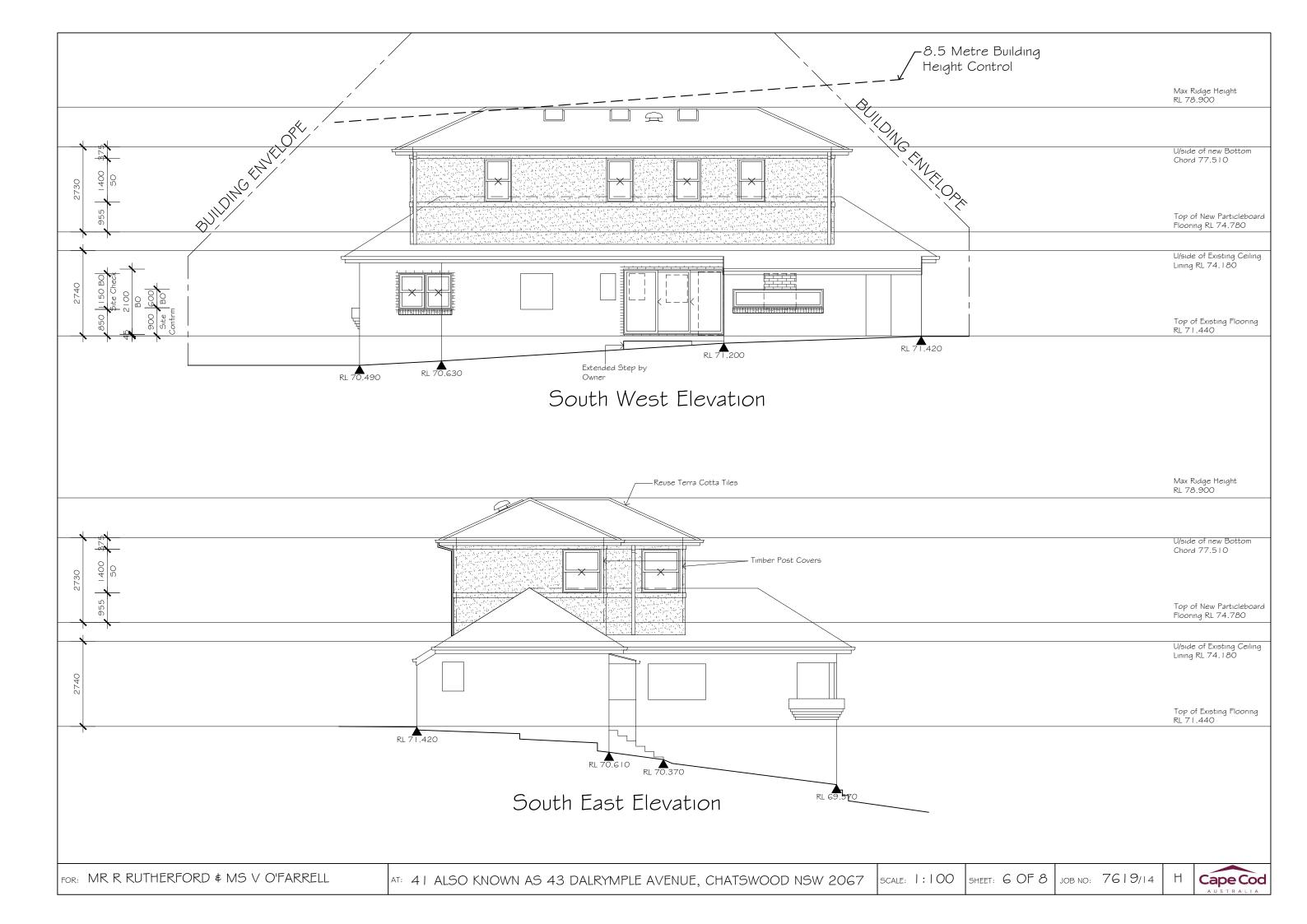
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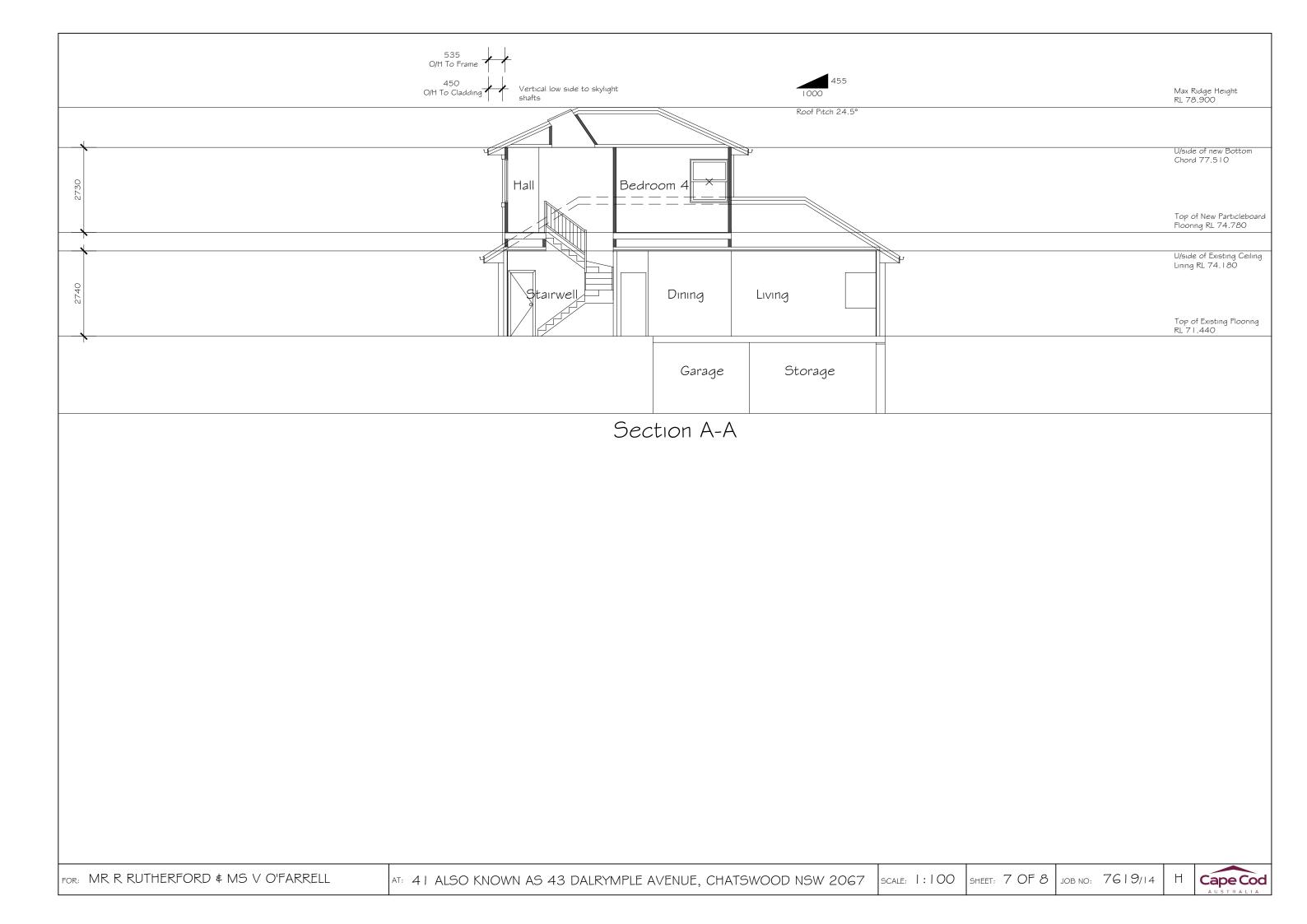
AREA: 594.4m² (By Title)











WINDOW SCHEDL	JLE (BASIX A2136	34)	CLIENT:					TIMBER WINDOWS:	
STANDARD NOTES:			CLIENT:					DOOR FRAMES AND DOORS ARE TO BE SUPPLIED DE AND OUT FOR A PAINT/STAINED FINISH.	
	ARE DRAWN AS VIEWED FROM C	DUTSIDE	CLIENT:						ARE COLOURS: SATIN CHROME, GOLD, MAHOGANY
ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE		THE BUILDER:	DATE:				BRONZE & WHITE.	NE COLOURS. SATIN CHRONIE, GOLD, MAHOGANT	
NCC 3.9.2.5			39.232.4						MIND LOAD: W 28 N
	(WI) CFW 1314		GLAZING	SPECIAL NOTES	_	W10 CDH 1308	HARDWARE COLOUR		SPECIAL NOTES
F		N/A	SINGLE PYROLYTIC LOW-E, (OR				PEARL WHITE	SINGLE PYROLYTIC LOW-E, (OR	
	NE ELEVATION / BEDROOM 2 WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)			SW ELEVATION / HALL WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)	
	WESTERN RED CEDAR		REVEAL	_			ALUMINIUM FIBREGLASS MESH	REVEAL	
	FIXED		REVEAL	-		DOUBLE HUNG OPEN / OPEN	PEARL WHITE	NLVLAL	-
		HARDWARE COLOUR	GLAZING	SPECIAL NOTES			HARDWARE COLOUR	GLAZING	SPECIAL NOTES
	(W2) CDH 1306	PEARL WHITE	SINGLE PYROLYTIC	TRANSLUCENT FILM BY BUILDER.		(WII) CDH 1308	PEARL WHITE	SINGLE PYROLYTIC	
	NE ELEVATION / BATH		LOW-E, (OR U-VALUE: 3.99,			SW ELEVATION / HALL	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99,	
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)			WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)	
	DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL			DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL	_
	OI EIN / OI EIN	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			HARDWARE COLOUR	GLAZING	SPECIAL NOTES
	(W3) CDH 1312		SINGLE PYROLYTIC	STECIAL NOTES		W12 CDH 1308	PEARL WHITE	SINGLE PYROLYTIC	SI ECIAL NOTES
R	NW ELEVATION / BEDROOM 4	NOTOT COREN	LOW-E, (OR U-VALUE: 3.99,	DECEDICT POTTOM CACH OPENING TO 1.25	R	SW ELEVATION / BEDROOM :	NICECT CORES	LOW-E, (OR U-VALUE: 3.99,	DESTRUCT POTTOM SACH OPENING TO 1.25
X	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.		WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.
	DOUDLE HUNG	FIBREGLASS MESH	REVEAL	RESTRICT TOP SASH OPENING TO NO LESS THAN 500mm ABOVE FLOOR TO COMPLY WITH NCC.	L R	DOUBLE HUNG	FIBREGLASS MESH	REVEAL	RESTRICT TOP SASH OPENING TO NO LESS THAN 500mm ABOVE FLOOR TO COMPLY WITH NCC.
	OPEN / OPEN	PEARL WHITE		Seemin Above Feed To Commen with Need.		OPEN / OPEN	PEARL WHITE		300 mm / 200 / 2 / 200 K 10 00 m 21 W 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	(\\/ \/ \		GLAZING SINGLE PYROLYTIC	SPECIAL NOTES		W13) CDH 1312	HARDWARE COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC	SPECIAL NOTES
F			LOW-E, (OR		R	NW ELEVATION / BEDROOM 2	LAKE WITTE	LOW-E, (OR	
	NE ELEVATION / BEDROOM 4 WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)			WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.
			REVEAL		R	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL	RESTRICT TOP SASH OPENING TO NO LESS THAN
	FIXED					OPEN / OPEN	PEARL WHITE		500mm ABOVE FLOOR TO COMPLY WITH NCC.
	(W5) CFW 1314	COLOUR	GLAZING	SPECIAL NOTES		W14) CST 2132		GLAZING	SPECIAL NOTES
F		N/A	SINGLE PYROLYTIC LOW-E, (OR				PEARL WHITE	SINGLE PYROLYTIC LOW-E, (OR	
	NE ELEVATION / BEDROOM 4		U-VALUE: 3.99, SHGC: 0.4)			SW ELEVATION / KITCHEN	INSECT SCREEN	U-VALÚĚ: 3.99, SHGC: 0.4)	
	WESTERN RED CEDAR		REVEAL	_		WESTERN RED CEDAR		REVEAL	_
	FIXED			-		OPEN / OPEN / FIXED		THE V ET NE	
	(WG) CDH 1312	HARDWARE COLOUR	GLAZING	SPECIAL NOTES		W15) 2/CDH 108	HARDWARE COLOUR	GLAZING	SPECIAL NOTES
R	(W6) CDH 1312	PEARL WHITE	SINGLE CLEAR, (OR U-VALUE: 5.71,			(SPECIAL)	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (OR	TO MATCH THE HEIGHT OF THE EXIST. WINDOW IN THE ADJACENT ENSUITE (PROPOSED)
	SE ELEVATION / BEDROOM 4	INSECT SCREEN	SHGC: 0.66)	RESTRICT BOTTOM SASH OPENING TO 125mm		SW ELEVATION / BEDROOM	INSECT SCREEN	U-VALUE: 3.99,	SITE MEASURE
R	WESTERN RED CEDAR	ALUMINIUM	55.45.41	TO COMPLY WITH NCC. RESTRICT TOP SASH OPENING TO NO LESS THAN		WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)	
	DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL	500mm ABOVE FLOOR TO COMPLY WITH NCC.		DOUBLE HUNG OPEN / OPEN / OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL	\dashv
		COLOUR	GLAZING	SPECIAL NOTES		CEW OCCO	COLOUR	GLAZING	SPECIAL NOTES
	(W7) CFW 1314		SINGLE PYROLYTIC			WIG CFW 0629 (SPECIAL)	N/A	SINGLE PYROLYTIC	
F	NE ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99,		F	SW ELEVATION / KITCHEN	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.99,	TO SUIT EXISTING ROOM WIDTH.
	WESTERN RED CEDAR	THOUGH SOINEEN	SHGC: 0.4)			WESTERN RED CEDAR		SHGC: 0.4)	
	FIXED		REVEAL	_		FIXED		REVEAL	SITE MEASURE.
		HARDWARE COLOUR	GLAZING	SPECIAL NOTES					
	1/4/2 \ 000	PEARL WHITE	SINGLE CLEAR, (OR	OF ECIAL NOTES	†				
R	SE ELEVATION / BEDROOM 3	W0507 0 0055W	U-VALUE: 5.71, SHGC: 0.66)	RESTRICT BOTTOM SASH OPENING TO 1 25mm					
	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	31160. 0.66)	TO COMPLY WITH NCC.				-	
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL	RESTRICT TOP SASH OPENING TO NO LESS THAN 500mm ABOVE FLOOR TO COMPLY WITH NCC.]		
	OPEN / OPEN	PEARL WHITE							
	(W9) CDH 1308	HARDWARE COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC	SPECIAL NOTES	-				
R	SW ELEVATION / BEDROOM 3		LOW-E, (OR						
	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.					
L R			REVEAL	RESTRICT TOP SASH OPENING TO NO LESS THAN					
	OPEN / OPEN	PEARL WHITE		500mm ABOVE FLOOR TO COMPLY WITH NCC.					
FOR: MR R RUTHER	RFORD \$ MS V O'F	ARRELL	AT: 41 ALS	O KNOWN AS 43 DALRYMPLE AV	ENUE, CHATSWO	OD NSW 2067 5	CALE: 1: NTS	ЭНЕЕТ: 8 OF 8	лов No: 7619/14 H Cape Co