BASIX	COMMITMENTS							
CERTIFICATE NO. A213177								
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							
INSUL	ATION REQUIREMENTS							
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL							
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)							
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)							
GLAZING REQUIREMENTS								
WINDOWS								
W1,W2, W3, W4, W5, W6, W7, W8, \$ W9,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)							
SKYLIGHTS SLI,	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)							
SHADING DEVICES								
WINDOWS								
W7, \$ W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM							
WI, W2, W3, W4, W5, \$ W6,	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM							
W9,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM							
SKYLIGHTS SLI,	NONE							

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding	Haynes		Taupe Grey
Soffit Lining	Colorbond		Surfmist

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 BRICKWORK FACE BRICK TO PARTY WALL

19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD FLOORING

50MM INSULCIAD OVER POLASTIC INSULATION CLADDING SYSTEM WITH TEXTURE COAT FINISH TO FXTFRNAL WALLS FRAME: PREFINISHED ALUMINIUM

WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)

INSECT SCREENS: FRAME: PREFINISHED ALUMINIUM TO ALL NEW OPERABLE MESH: FIBREGLASS

WINDOW SASHES ROOF COVERING TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE

SHOWN. ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

PRIMED HARDBOARD HOLLOW CORE "STANFORD"

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES INSULATION (FIBREGLASS) R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES

INTERNAL FIXINGS DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 100x25

STAIRCASE MAPLE TREADS and RISFRS

CUPBOARD UNDER

TREADS | TO |2

INTERNAL DOORS

WIDTH: 900mm

RISE: 18@186mm

TYPE: CLOSED TIMBER

FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST

GOING: 240mm (260mm TREAD) FASCIA \$ BARGE BOARDS MATERIAL: PREFINISHED ZINCALUME

BARGE SOAKER COLOUR: SELECT COLOUR GUTTERS & DOWNPIPES TYPE: OGEE MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: MANOR RED

HOT WATER UNIT CONNECT TO EXISTING

PAINTING - REFER TO

THE EXTENT OF WORK

SPECIFICATION FOR

FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD

DOWNPIPE COLOUR: MANOR RED

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.

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.

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 (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.
- REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.
- CONNECT/INSTALL TEN (10) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).

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.

H FINAL CONSTRUCTION

- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPI ASHBACKS
- SUPPLY TEN (10) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN-1 FAN/LIGHT/HEATER LINIT
- CLEARING OF TREES, SHRUBS & BUSHES TO A DISTANCE OF TWO (2) METERS FROM THE WORKS.

G	TO CONTRACTS	SC	20-05-15
F	CHECK PLAN	SC	13-05-15
E	CONSTRUCTION CERTIFICATE	RS	06-05-15
D	BASIX DETAILS ADDED \$ TO COUNCIL	NE	06-03-15
С	PROJECT VARIATION SURVEY DETAILS ADDED	SC	18-02-15
В	TO CLIENT	NL	10-12-14
Α	TECHNICAL	JGI	18-11-14
No.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: PETER BROWN

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR.D.BARTON & MS.M.HUDSON.

21 IAN STREET. AT MAROUBRA, NSW, 2035.

COUNCIL: RANDWICK



A.B.N. 54 000 605 407

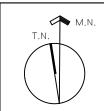
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

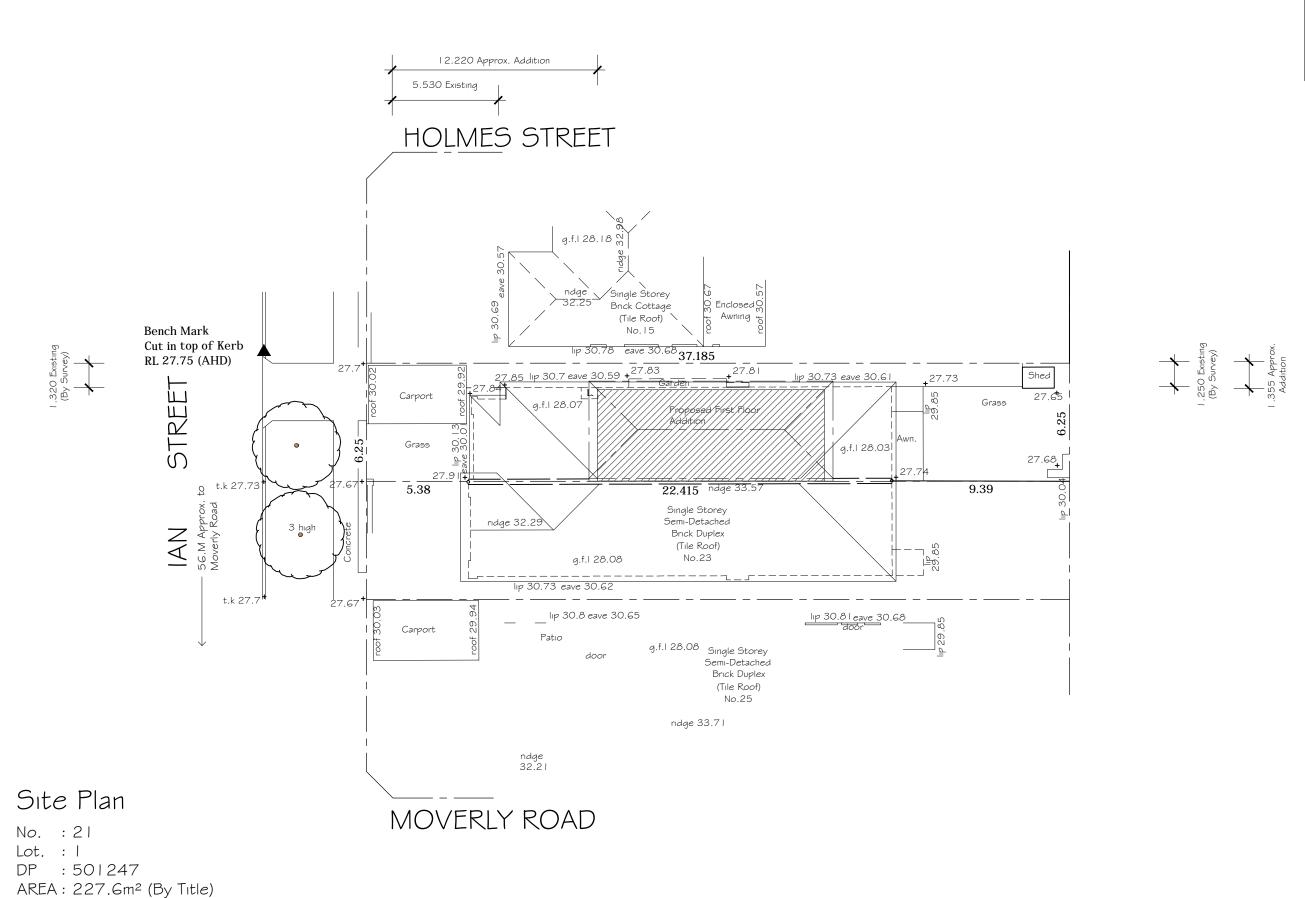
SHEET: 1 OF 8

JOB NO: 7609/14

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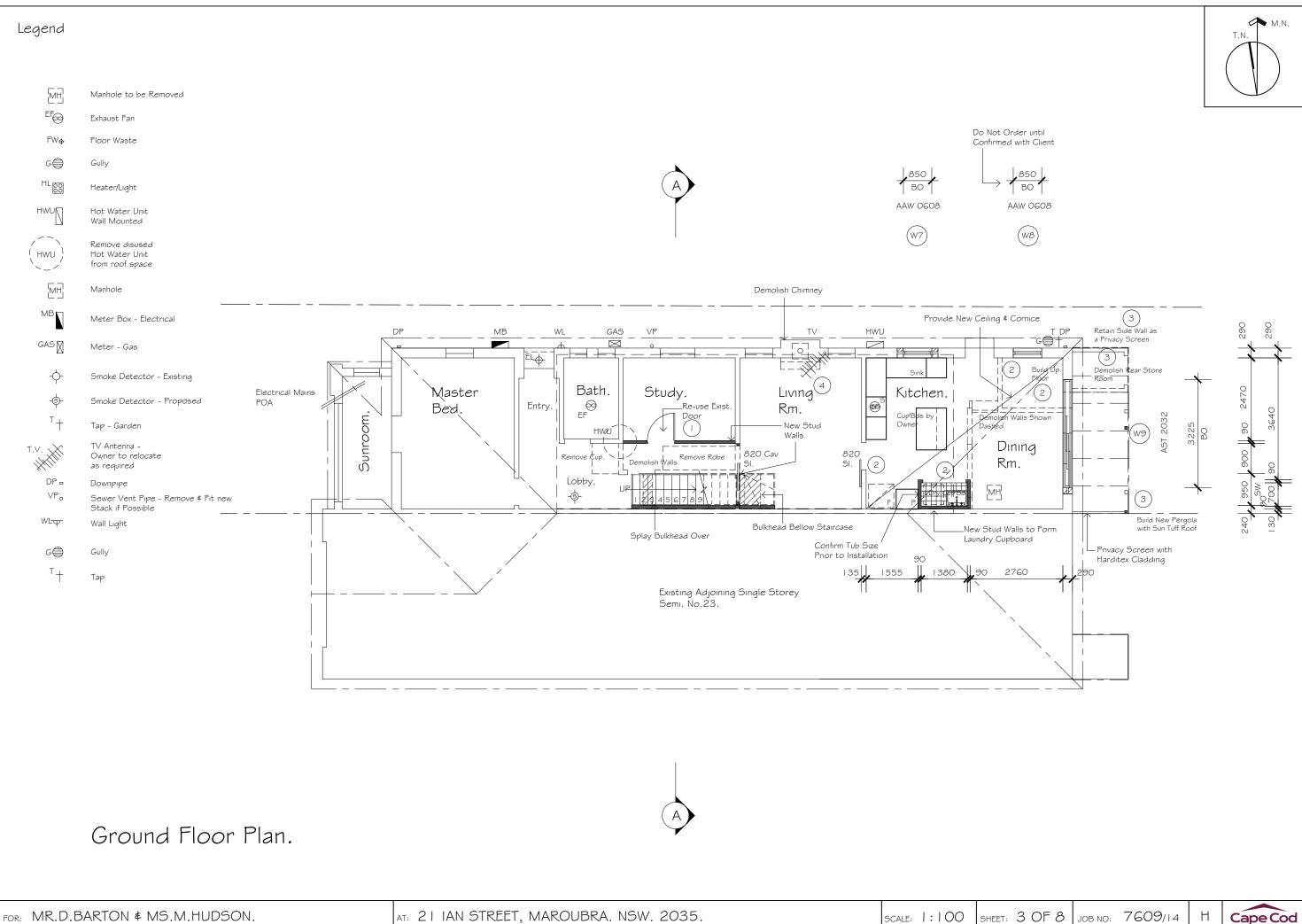
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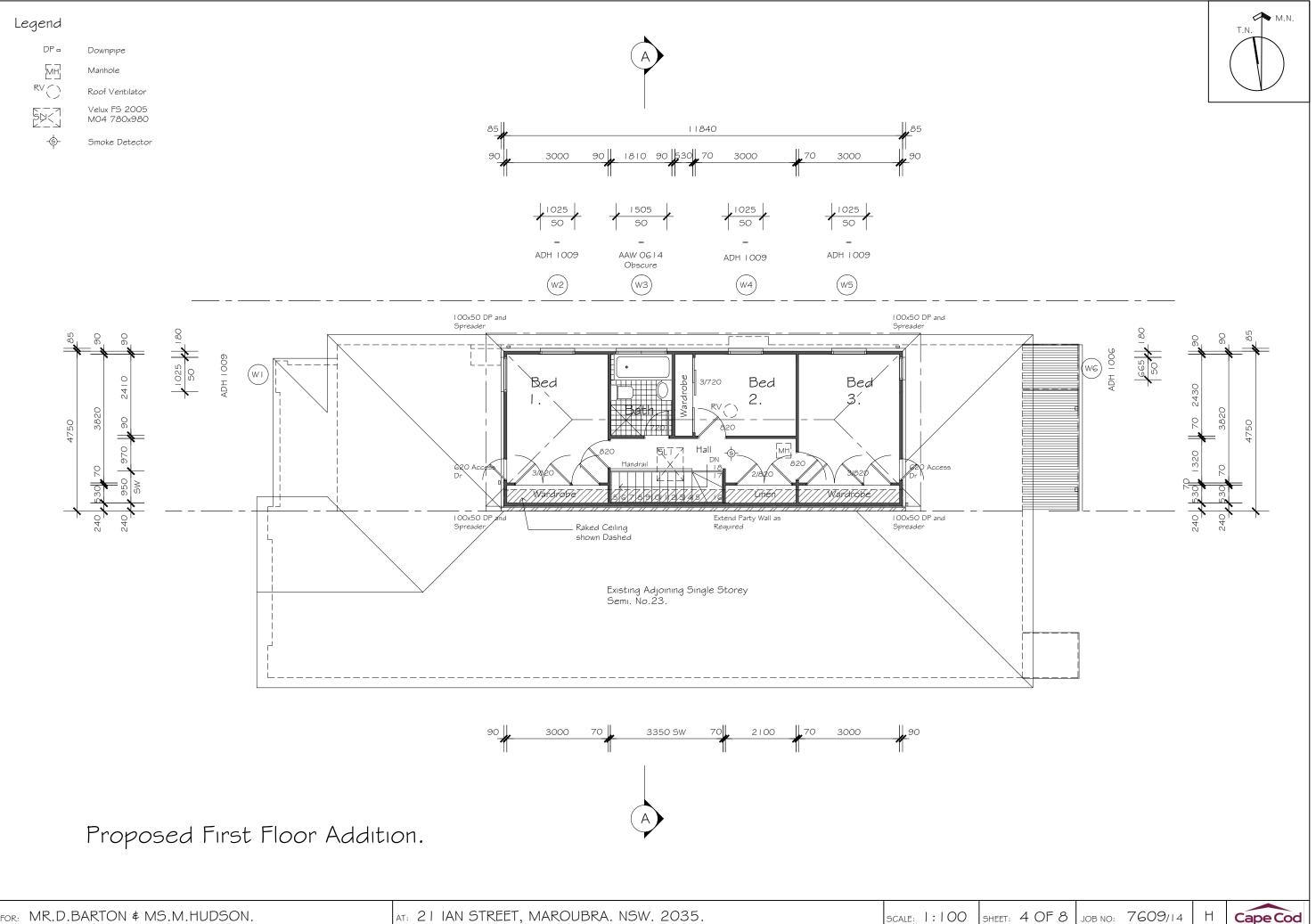


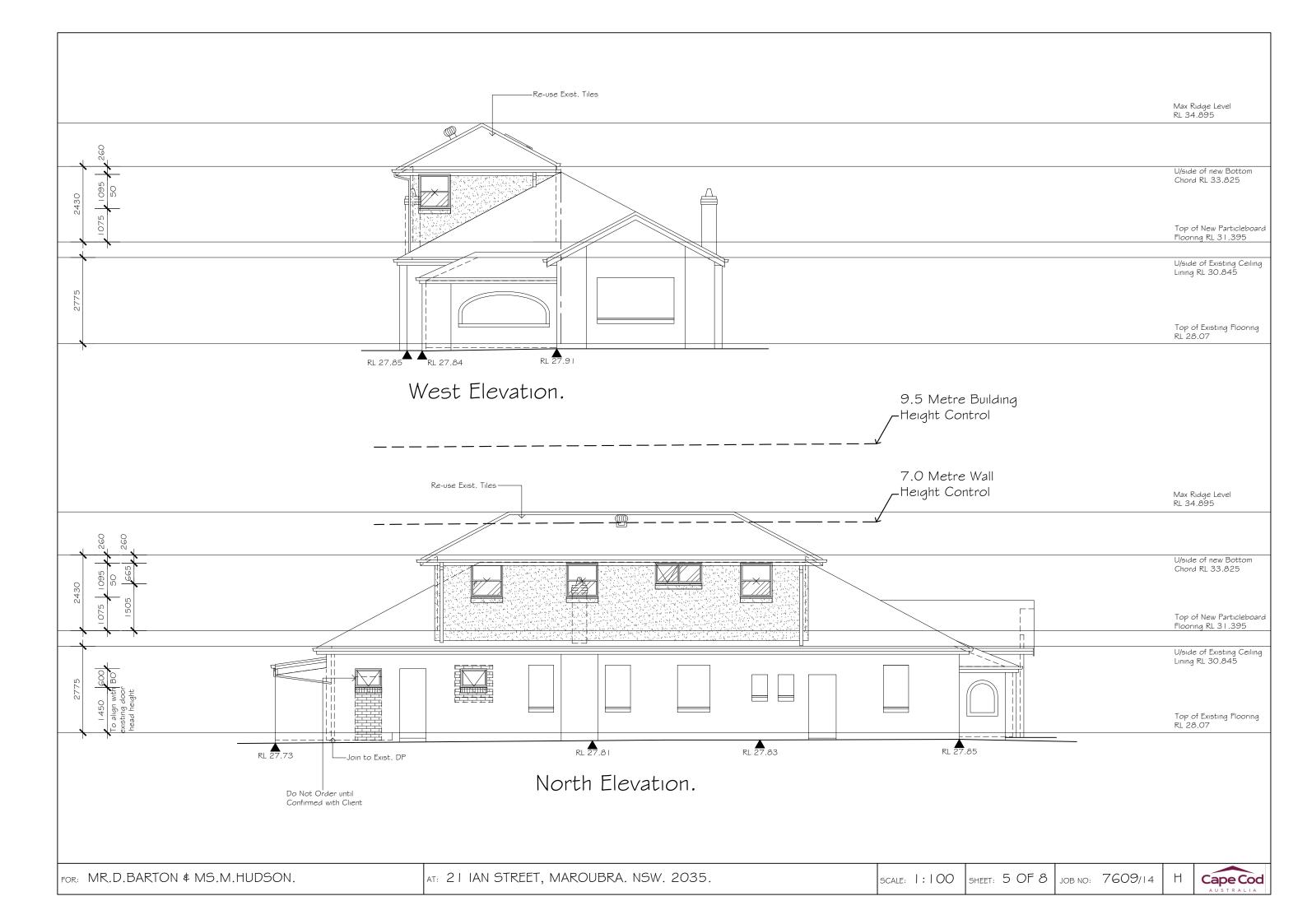


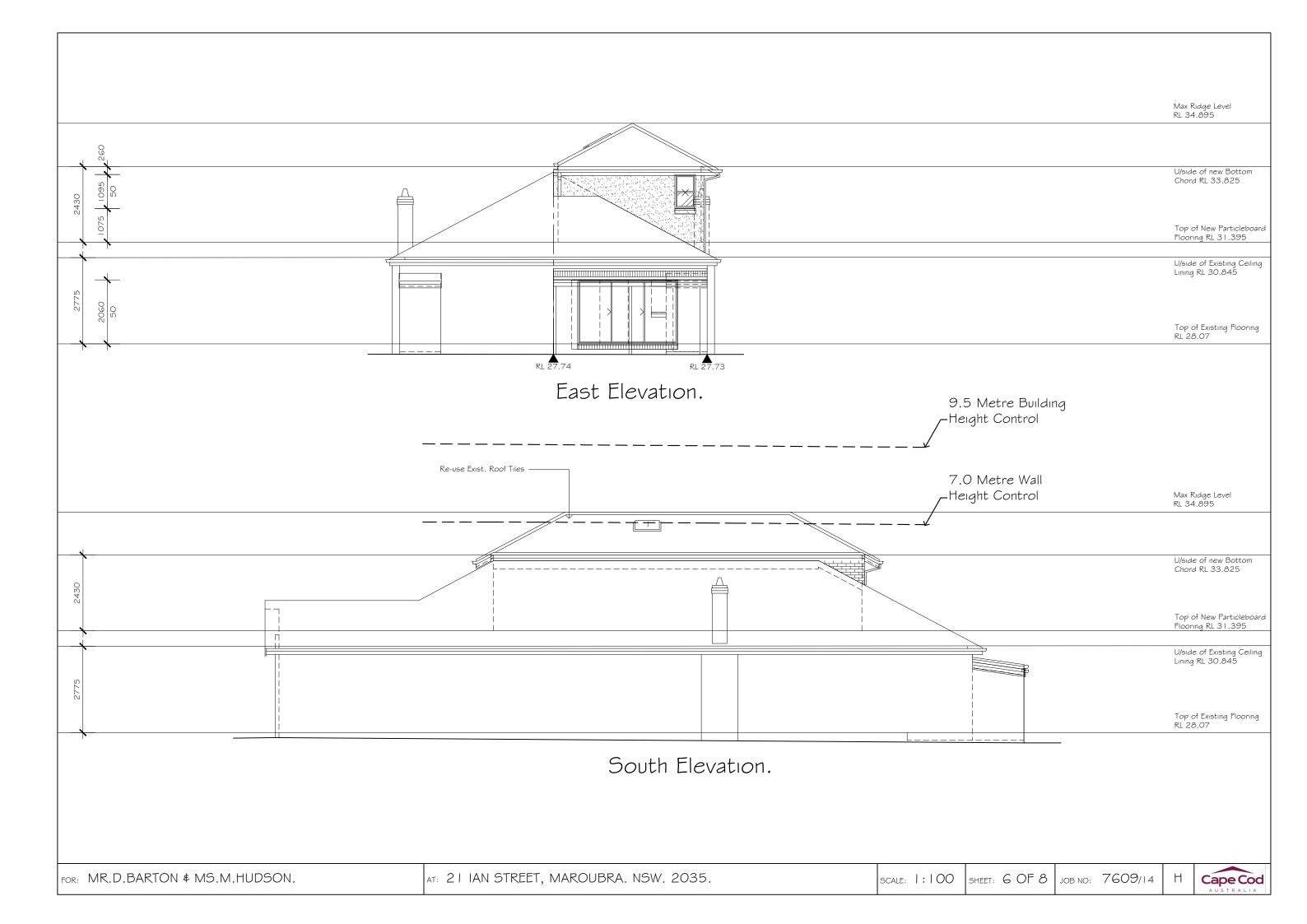
Cape Cod

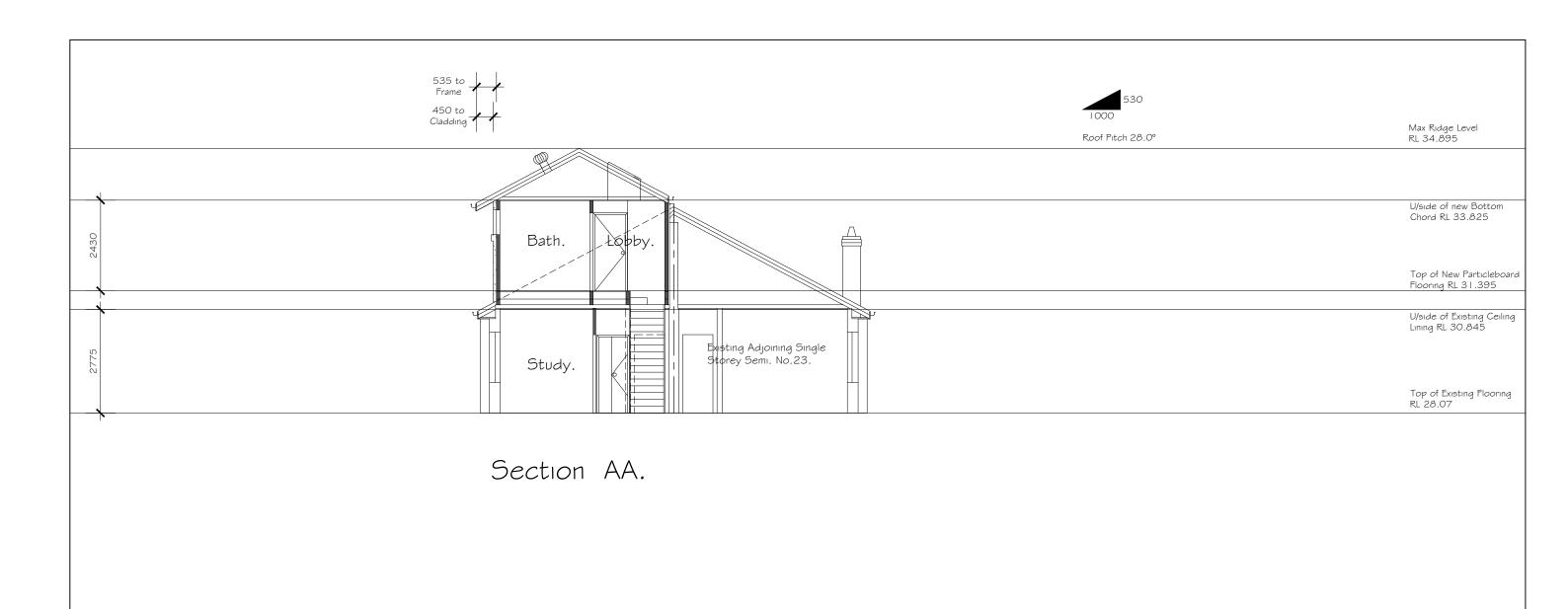
: 232.5m² (By Calc)











FOR: MR.D.BARTON \$ MS.M.HUDSON.

WINDOW SCHED	DULE (BASIX A2131	l 77)		CLIENT:		ALUMINIUM (STEGBAR) WINE	DOWS:						
STANDARD NOTES:	· · · · · · · · · · · · · · · · · · ·	,		CLILINI:		STANDARD ALUMINIUM COL WHITE, STONE BEIGE, CUST	OURS: WHITE BIRCH, PRIME	OSE, APO GREY, PEARL FY (SLATE GREY) SUREMIST					
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		(BOND OFF WHITE), DEEP O	CEAN (MOUNTAIN BLUE)	er (obvie orer), solvivilor					
 ALL WINDOWS COME W WINDOW OPENINGS NO 	VITH "KEYED ALIKE" LOCKS DTED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WIT	H THE	BUILDER:	DATE:	CUSTOM COLOURS AVAILAE	BLE: BROWN, NOTRE DAME,	POTTERY.					
NCC 3.9.2.5									TERRAIN: 3	WIND LOA	AD: W 33 N		
	(WI) ADH 1009	COLOUR	GLAZING		SPECIAL NOTES								
	ADIT 1009	SURFMIST	SINGLE PYR LOW-E, (U-V		TRANSLUCENT FILM TO BOTTOM SASH BY BUILDER.								
	W ELEVATION / BEDROOM I	INSECT SCREEN	5.7, SHGC										
	ALUMINIUM	ALUMINIUM											
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL										
	OPEN	SURFMIST	I 40mm										
	(W2) ADH 1009	COLOUR	GLAZING										
	NOTITIOGS.	SURFMIST	SINGLE PYR	(U-VALUE:	TRANSLUCENT FILM TO BOTTOM SASH BY BUILDER.								
	N ELEVATION / BEDROOM I	INSECT SCREEN	5.7, SHGC										
	ALUMINIUM	ALUMINIUM											
	DOUBLE HUNG	FIBREGLASS MESH SURFMIST	REVEAL										
	OPEN	3010 101131	I 40mm										
	(W3) AAW 0614	COLOUR	GLAZING										
		SURFMIST	SINGLE PYR LOW-E, (U-V		TRANSLUCENT FILM BY BUILDER.								
	N ELEVATION / BATHROOM	INSECT SCREEN	5.7, SHGC										
	ALUMINIUM	ALUMINIUM			_								
	AWNING	FIBREGLASS MESH SURFMIST	REVEAL		_			_					
	OPEN / FIXED		I 40mm										
	(W4) ADH 1009	COLOUR SURFMIST	GLAZING SINGLE PYR	2017510	TRANSLUCENT FILM TO BOTTOM SASH BY BUILDER.								
	N ELEVATION / BEDROOM 2		LOW-E, (U-V	VALUE:	TRANSECCENT FILM TO BOTTOM SASIT OF BUILDER.			_					
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)									
		ALUMINIUM FIBREGLASS MESH	REVEAL		_			<u> </u>					
	DOUBLE HUNG OPEN	SURFMIST	I 40mm		-			-		_			
		COLOUR	GLAZING										
	(W5) ADH 1009	SURFMIST	SINGLE PYR	POLYTIC	TRANSLUCENT FILM TO BOTTOM SASH BY BUILDER.	_							
	N ELEVATION / BEDROOM 3		LOW-E, (U-	VALUE:	FIXED BOTTOM SASH.								
F)///	ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)									
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		\dashv								
	OPEN OPEN	SURFMIST	I 40mm					_					
		COLOUR	GLAZING										
	(W6) ADH 1006	SURFMIST	SINGLE PYR	ROLYTIC	TRANSLUCENT FILM TO BOTTOM SASH BY BUILDER.								
	E ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC										
	ALUMINIUM	ALUMINIUM	3.7, 31100	.017)									
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL										
	OPEN	SURFMIST	I 40mm										
	(W7) AAW 0608	COLOUR	GLAZING										
	AAW 0600	SURFMIST	SINGLE PYR LOW-E, (U-V		DO NOT ORDER UNTIL CONFIRMED WITH CLIENT								
	N ELEVATION / KITCHEN	INSECT SCREEN	5.7, SHGC		WIII GEEN								
	ALUMINIUM	ALUMINIUM			_								
	AWNING	FIBREGLASS MESH SURFMIST	REVEAL I 70mm		_								
	OPEN												
	(W8) AAW 0608	COLOUR SURFMIST	GLAZING SINGLE PYR	ONTIC		-							
	N. ELEVATION / DINING DA		LOW-E, (U-V					_					
	N ELEVATION / DINING RM ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)									
		ALUMINIUM FIBREGLASS MESH	REVEAL		_			\dashv \vdash					
	AWNING OPEN	SURFMIST	170mm		_								
		COLOUR											
	(W9) AST 2032	SURFMIST	SINGLE PYR										
	E ELEVATION / DINING RM	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC										
	ALUMINIUM	ALUMINIUM	1 3.7, 51160	17)									
	OPEN	FIBREGLASS MESH	REVEAL										
	<u> </u>	SURFMIST	l 70mm										
NID D D A DT/	ON \$ MS.M.HUDSC		•	/	DI IANI STPEET NAADOURDA NIGW	2035		LATO	0.050		7000	П	
TOR: IVIN.U.DAKI	UN 4 IVIU.IVI.I IUUDU	ZIN.		AT: 4	21 IAN STREET, MAROUBRA. NSW	. 2000.		SCALE: 1: NTS SHI	EET: 8 OF 8	JOB NO:	/ bUJ/14	H	Cape Cod