BASIX	COMMITMENTS
CERTIFICATE NO. A266927_0	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	NIL
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)
EXTERNAL WALL: CAVITY BRICK	NIL
FLAT CEILING, PITCHED ROOF	CEILING: R 1.45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)
FLAT CEILING, PITCHED ROOF	CEILING: R 1.74 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)
GLAZII	NG REQUIREMENTS
WINDOWS	
WI4	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W5, W6, W7, W8, W9, W10, W11, W12 \$ W13	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
SKYLIGHTS SLI \$SL2	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)
SHAD	ING DEVICES
WINDOWS	
W5	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36
W6, \$ W7	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23
W8, W9, W10, W11, W12 \$ W13	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM
W14	NONE
SKYLIGHTS SLI \$ SL2	NONE

IEXTERNAL	DAINIT	CCHEDI	$\sqcup$
ILX I LNIAL	T AIIVI	ンしコレフし	ノレレ

ITEM	BRAND eg. WATTYL	CODE	COLOUR					
Barge Board	Haymes		White					
Fascia Board	Haymes		White					
Soffit Lining	Haymes		White					
Wall Cladding	Haymes		Vivid White					
Window Architrave	Haymes		Marble Mist					
Shading Device Battens	Haymes		White					
Shading Device Frame	Colorbond		White					

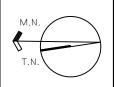
FINAL CONSTRUCTION.

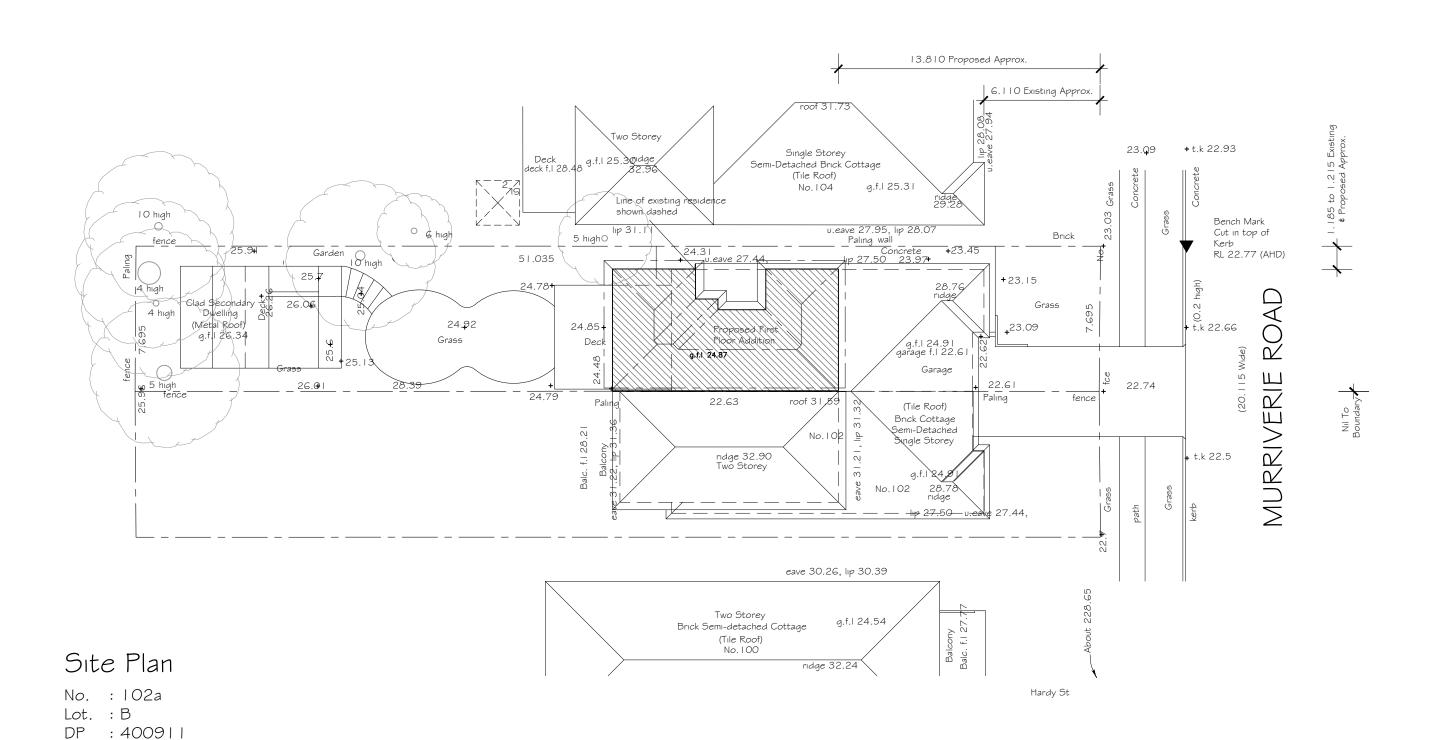
SPECI	FICATION SUMMARY	<b>—</b>	ECIAL NOTES PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN \$						
STRI WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @	.600 CTS TO MANUFACTURERS	• E	ROVIDE TWO (2) SMONE DETECTORS AS SHOWN OF ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE WITH THE BUILDING CODE OF AUSTRALIA (NCC). AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE ' PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES I AS3700 AS SITE IS WITHIN TKM OF OCEAN.	TOUGHENE	D GLASS.				
FLOOR: 190x45mm MIN	I. FLOOR JOISTS WIND LOAD W 33 N	• F	ROVIDE 100 x 25mm DAR EXTERNAL ARCHITRAVES TO ROVIDE THREE (3) PARTICLE BOARD SHEETS LAID OV						
FINISHES			IOISTS FOR LIGHT STORAGE. CONNECT/INSTALL ONE (1) FAN/LIGHT/HEATER UNIT \$ TV	WENTY EIGH	TT (28)				
BRICKWORK	COMMON BRICKWORK TO PARTY WALL FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS POSSIBLE		OOWNLIGHT FITTINGS (AS SUPPLIED BY OWNER).						
FLOORING	19MM STRUCTURAL PARTICLEBOARD	W	DRKS BY OWNER						
CLADDING	I 50mm WEATHERGROOVE SMOOTH "SMOOTH" WEATHERBORDS OVER POLYSTYRENE CORE WALL INSULATION TO EXTERNAL WALLS.	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.  ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.  RELOCATE EXISTING METER BOX.  FLOOR FINISH / CARPET TO FIRST FLOOR ADDITION.  SUPPLY OF ONE (I) FAN/LIGHT/HEATER UNIT \$ TWENTY EIGHT (28) DOWNLIGHT FITTINGS.  ALL WORKS ASSOCIATED WITH THE GROUND FLOOR ALTERATION/RENOVATION AND FIT OUT FOR THE PROPOSED DRESSING ROOM, BEDROOM EXTENSION, LAUNDRY SHOWER ROOM \$ FRONT PORCH MOOF OVER.							
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3 )	FRAME: PREFINISHED ALUMINIUM								
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS								
ROOF COVERING	PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION TO MATCH EXISTING \$ NEIGHBOURING AS CLOSE AS POSSIBLE								
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	F	ALL WORKS ASSOCIATED WITH THE 250x50mm DAR PINE EXTERNAL FEATURE TO FIRST FLOOR WINDOWS IN BED 1, BED 2 & STUDY.  PROVIDENT OF THE EVICTION AD JUST AND AND 10 PER 10 PT						
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 INSULATION BATTS TO EXTERNAL WALLS R1.4 BATTS TO FIRST FLOOR REAR ROOMS		REMOVAL OF THE EXISTING ADJUSTABLE AWNING PRICE CONSTRUCTION.  SOUPPLY AND INSTALLATION OF MIRROR TO BATHROOM  T						
	I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES EXC. B/V WALLS.	Р	AMENDED FINAL CONSTRUCTION	N.L.	05-10-1				
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE	0	AMENDED FINAL CONSTRUCTION	S.M.	14-09-17				
	SKIRTING: Ex. I 50x25 SQUARE DRESSED ARCHITRAVE: Ex. I 00x25 SQUARE DRESSED	N	FINAL CONSTRUCTION	S.C.	29-08-1				
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"	М	CONSTRUCTION CERTIFICATE	B.J.P.	15-08-17				
		L	CRITICAL COMMENTS ADDED \$ SECTION 96	S.M.	10-07-17				
STAIRCASE	TYPE: CLOSED	K .	SECTION B-B ADDED & PLAYHOUSE PLAN ADDED	J.G.	25-05-1				
MAPLE TREADS \$ RISERS	WIDTH: I OOOmm	J	TO CONTRACTS	5.M.	17-05-17				
	RISE: 18 @ 189mm	<u> </u>	PLAN CHECK  REDESIGN FOR COUNCIL \$ AMENDED BASIX	J.G. 5.M.	08-05-1				
	GOING: 240mm (260mm TREAD)	H	POV 18892	5.M.	02-12-1				
FASCIA	MATERIAL: DAR TIMBER	F	BASIX ADDED \$ TO COUNCIL	N.E.	24-11-1				
TASCIA	IMATERIAL. DAR HIVIDER	E	CONSULTANT MARKUP	5.C.	09-11-1				
		D	POV 18769 \$ 18795	S.C.	04-11-1				
GUTTERS & DOWNPIPES	TYPE: QUAD	С	SURVEY ADDED	5.C.	30-09-1				
	MATERIAL: PREFINISHED ZINCALUME	В	TO CLIENT	T.P.	07-09-1				
	GUTTER COLOUR: WHITE DOWNPIPE COLOUR: WHITE	А	TECHNICAL	5.C.	30-08-1				
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE	DRAWN	DATE				
		DES	IGN CONSULTANT: DAREK SZYMANSKI	1	1				
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER GROUND FLOOR INTERNAL: BY OWNER	PROPOSED ADDITIONS & ALTERATIONS							
	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER		R MR A AND MRS K PULSFORD						
CONDITIONS.	ELS SHOWN ON PLAN ARE SUBJECT TO SITE	AT 102A MURRIVERIE ROAD, NORTH BONDI, NSW 2026							
DO NOT SCALE OFF DRA ALL DIMENSIONS SHOW MEASURE DURING CONS	'N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE	COL	INCIL: WAVERLEY						
NO ALLOWANCE HAS BE	EN MADE FOR SHRINKAGE OR MILLING.	(	A.B.N. 54 00 SUITE 41, 41 NORTH PARRA PHONE: (02):	O CHURCH	STREET, 51				
	IGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT		PHONE: (02) S BUILDERS LIC						

JOB NO: 7796/16

SHEET: 1 OF 9

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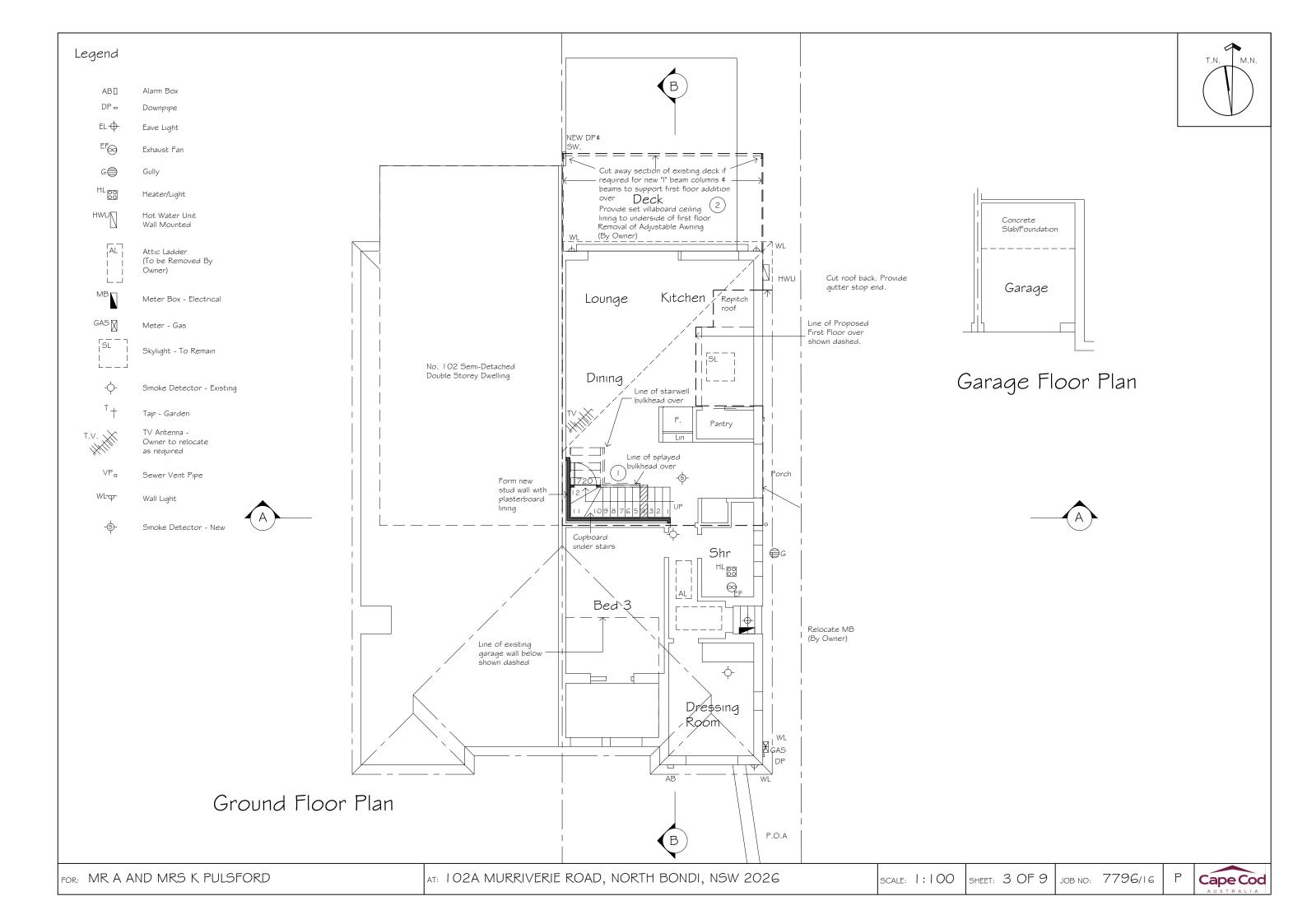


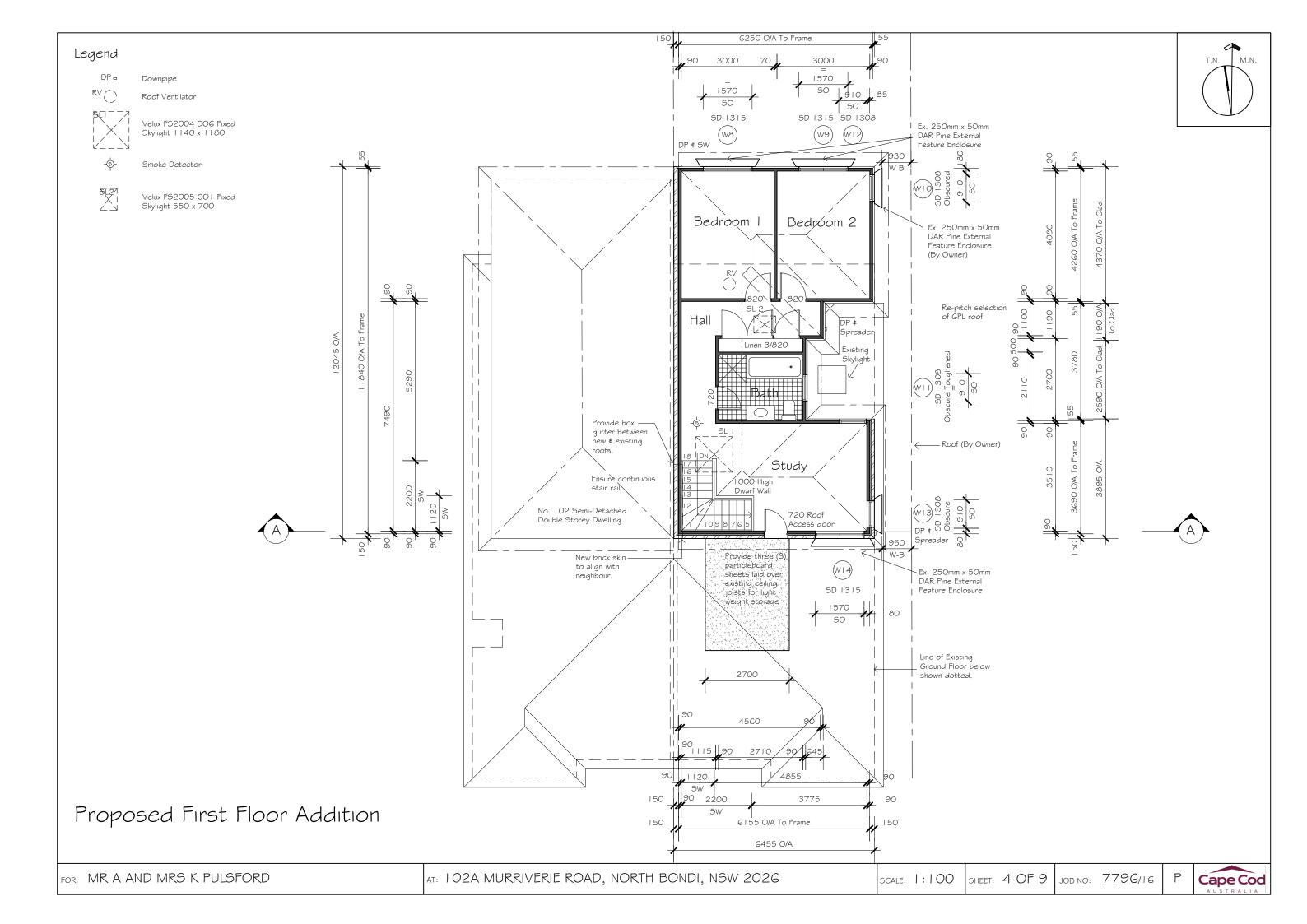
FOR: MR A AND MRS K PULSFORD

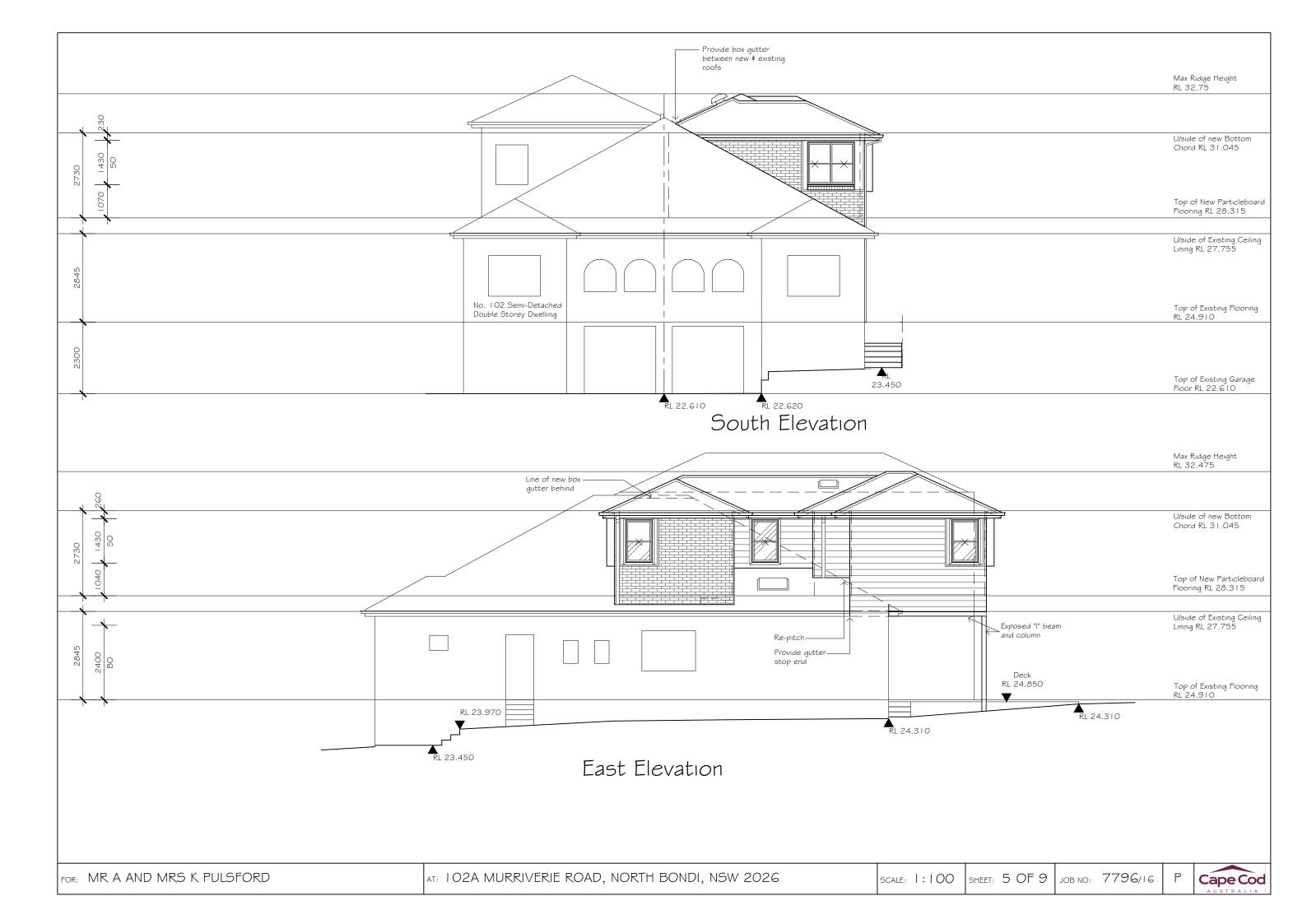
AREA: 392m² (By Title)

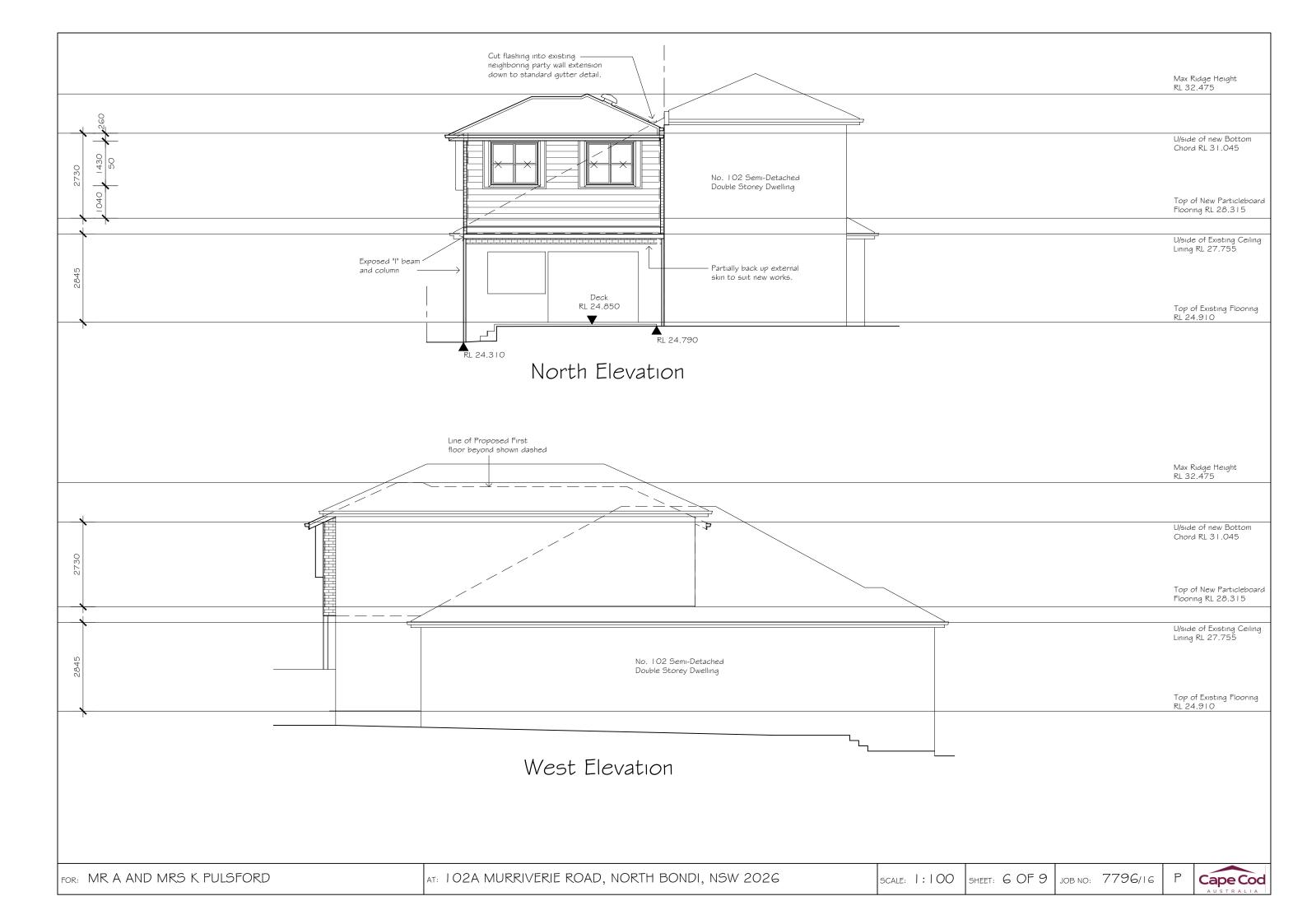
AT: 102A MURRIVERIE ROAD, NORTH BONDI, NSW 2026

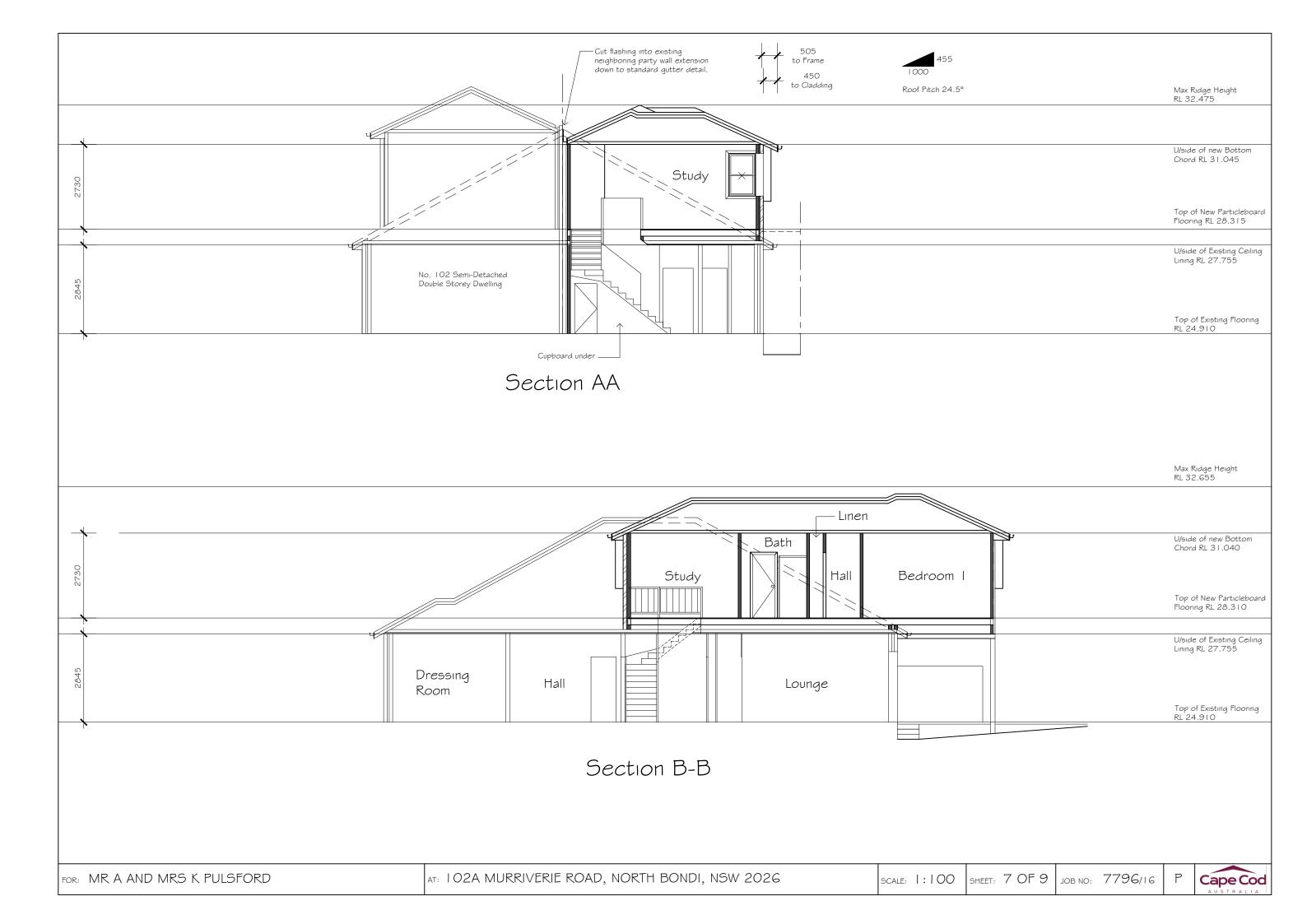
Cape Cod



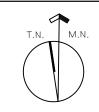


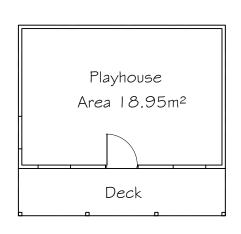






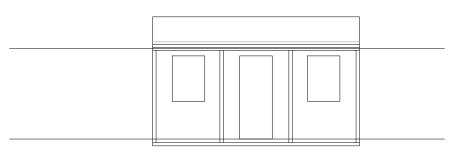
WINDOW SCHED	PULE (BASIX A2669	927_02)		CLIENT:		ALUMINIUM TREND WINDO	<del></del>					
STANDARD NOTES:						STANDARD ALUMINUM CC EX-STOCK COLOURS: PEA						
WINDOWS AND DOORS     ALL WINDOWS COME W	ARE DRAWN AS VIEWED FROM	OUTSIDE		JLIENI:			DIC NATURAL MATT, WOODLA					
	TED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	H THE E	BUILDER:	DATE:	BROWN, TREND SILVER P	<u>AILABLE</u> : WHITE BIRCH, PRIMR EARL, DEEP OCEAN, SURF MIS		LIC -	WIND LOAD: W 3	2 N	
1,00 0.0.2.3		T	<u> </u>		SPECIAL NOTES	CHARCOAL, IRONSTONE.		COLOUR	GLAZING GLAZING	SPECIAL NOTE		
	(WI)TO (W4) DELETED				SPECIAL NOTES		(W13) SD 1308	COLOUR PEARL WHITE	SINGLE PYROLYTIC		FILM BY BUILDE	 R.
							E ELEVATION / STUDY		LOW-E, (U-VALUE:	110 (110 25 0 211)	7 12171 3 1 3 3 1 2 3 1 2 3	\
		_					ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)			
		-			4			ALUMINIUM FIBREGLASS MESH	REVEAL			
					-		DOUBLE HUNG OPEN	PEARL WHITE	I 40mm			
					SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTE	 5	
	(W5) DELETED						W14) SD 1315	PEARL WHITE	SINGLE CLEAR,			
			-				S ELEVATION / STUDY	INCECT COREEN	(U-VALUE: 7.63, SHGC: 0.75)			
							ALUMINIUM	INSECT SCREEN  ALUMINIUM	3,73,73,			
							DOUBLE HUNG	FIBREGLASS MESH	REVEAL			
							OPEN / OPEN	PEARL WHITE	I 40mm			
	(WG) DELETED				SPECIAL NOTES							
		_						_				
										_		
					-					-		
					SPECIAL NOTES							
	(W7) DELETED				SI ECIAL NOTES							
		_										
	(W8) SD 1315	COLOUR	GLAZING		SPECIAL NOTES							
	(WO) 5D 1315	PEARL WHITE	SINGLE PYRO		RESTRICT BOTTOM SASH OPENINGS TO							
	N ELEVATION / BEDROOM I	INSECT SCREEN	LOW-E, (U-VA 5.7, SHGC:0		I 25mm TO COMPLY WITH NCC.							
	ALUMINIUM	ALUMINIUM										
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL									
	OPEN / OPEN		I 40mm									
	(W9) SD 1315	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES  RESTRICT BOTTOM SASH OPENINGS TO							
		- FLARL WITTL	SINGLE PYRO LOW-E, (U-VA	ALUE:	125mm TO COMPLY WITH NCC.							
$\times$	N ELEVATION / BEDROOM 2 ALUMINIUM	INSECT SCREEN	5.7, SHGC:0	).47)								
		ALUMINIUM FIBREGLASS MESH	REVEAL							$\dashv$		
	DOUBLE HUNG OPEN / OPEN	PEARL WHITE	I 40mm		1							
		COLOUR	GLAZING		SPECIAL NOTES							
	(W10) SD 1308	PEARL WHITE	SINGLE PYRO		RESTRICT BOTTOM SASH OPENINGS TO							
	E ELEVATION / BEDROOM 2	INSECT SCREEN	LOW-E, (U-VA 5.7, SHGC:0		I 25mm TO COMPLY WITH NCC.							
	ALUMINIUM	ALUMINIUM	1,	, ,	TRANSLUCENT FILM BY BUILDER.							
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL		]							
	OPEN	PEARL WHITE	I 40mm									
	(WII) SD 1308	COLOUR	GLAZING		SPECIAL NOTES							
		PEARL WHITE	SINGLE PYRO LOW-E, (U-VA		TRANSLUCENT FILM BY BUILDER.							
	E ELEVATION / BATHROOM ALUMINIUM	INSECT SCREEN	5.7, SHGC:0									
		ALUMINIUM	REVEAL									
	DOUBLE HUNG OPEN	FIBREGLASS MESH PEARL WHITE	I 40mm									
		COLOUR	GLAZING		SPECIAL NOTES							
	(W12) SD 1308	PEARL WHITE	SINGLE PYRO									
	N ELEVATION / STUDY	WOEGE SOSSES	LOW-E, (U-VA 5.7, SHGC:0									
	ALUMINIUM	INSECT SCREEN ALUMINIUM	10.7, 01160:0	)								
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL		]							
	OPEN	PEARL WHITE	I 40mm									
EOR MR A AND N	MRS K PULSFORD			AT 10	)2A MURRIVERIE ROAD, NORTH	BONDI NSW 201	26	SCALE: 1: NTS	SHEET: 8 OF 9	10P NO 770	96/16 P	CanaCad
IUK: IVIIN A AIND IN	MIN IN I ULUI UNU			AI: IC	ALT MONINIVENIE NOAD, NONIII	DOINDI, INDVV ZOZ	_0	S CIN : I SALE:	PREEL: O OI J	JOR NO: //	10/16	Cape Cod



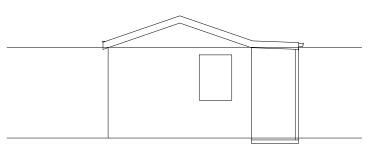


Ground Floor Plan

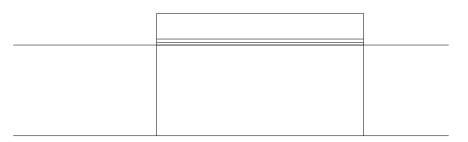
Playhouse



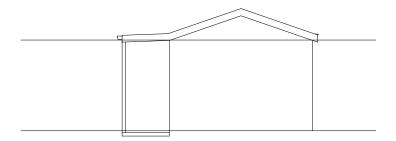
South Elevation Playhouse



West Elevation Playhouse



North Elevation Playhouse



East Elevation Playhouse