BAGIV	COMMITMENTS				
CERTIFICATE NO. A 254246_	•				
	JRES 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				
INSU	LATION REQUIREMENTS				
SUSPENDED FLOOR WITH OPEN SUBFLOOR: FRAMED (RO.7)	RO.8 (or R1.50 INCLUDING CONSTRUCTION)				
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)				
RAKED CEILING, PITCHED / SKILLION ROOF: FRAMED	CEILING: R 2.24 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)				
GLAZ	ING REQUIREMENTS				
WINDOWS					
WI	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				
W2	STANDARD ALUMINIUM, CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)				
SKYLIGHTS SLI	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)				
SHAD	DING DEVICES				
WINDOWS					
W2	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM				
WI	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM				
SKYLIGHTS SL I	NONE				

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Barge Board	Haymes		Dune
Barge Soaker	Haymes		Dune
Fascia Board	Haymes		Dune
Verandah Beam	Haymes		Woodland Grey
Wall Cladding	Haymes		Imagine
Soffit Lining	Haymes		Marble Mist
Shading Device Frame	Haymes		Woodland Grey

FINAL CONSTRUCTION.

SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .450 CTS 90 X 35 INT. STUDS @ .450 CTS ROOF: AS PER STRUCTURAL DETAILS

FLOOR: I OOx45mm MIN. FLOOR JOISTS WIND LOAD N/A

FINISHES

(FIBREGLASS)

NTERNAL FIXINGS

INTERNAL DOORS

STAIRCASE

CONDITIONS.

DO NOT SCALE OFF DRAWINGS.

MEASURE DURING CONSTRUCTION.

BRICKWORK	COMMON BRICKWORK TO PARTY WALL
FLOORING	EX. I I 3X25 T#G CYPRESS PINE FLOORBOARDS LAID OVER NEW AND EXISTING CONCRETE SLAB AND PARTICLEBOARD SHEETING
CLADDING	I 70mm WEATHERTEX "SMOOTH" FEDERATION PROFILE CLADDING OVER POLYSTYRENE CORE WALL INSULATION TO NORTHERN AND WESTERN EXTERNAL WALLS
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW AND DOOR SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: SPEEDDECK COLOUR: DUNE
ROOF SARKING	R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET
INSULATION	R 2.0 SOUNDSCREEN BATTS TO NEW CEILING AREA

AND EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE

"STANFORD"

NOT APPLICABLE

SKIRTING: Ex. 75x25 COLONIAL ARCHITRAVE: Ex. 75x25 COLONIAL

I 2mm POLASTIC INSULATION BLANKET TO CLADDED

PRIMED HARDBOARD HOLLOW CORE CORINTHIAN

PAINTING TO ALTERATION AND RENOVATION WORK

TO BE BY THE OWNER

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE

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

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

EXTERNAL WALLS EXCLUDING VERANDAH PARTY WALL

SPECIAL NOTES

- PROVIDE ONE (1) SMOKE DETECTORS AS SHOWN
 ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY

 OUTPIT

 THE EXISTING SMOKE DETECTORS COMPLY
- WITH THE BUILDING CODE OF AUSTRALIA (NCC). CONNECT/INSTALL SIX (6) DOWNLIGHT FITTINGS (AS SUPPLIED BY THE

WORKS BY OWNER

- REMOVAL ${\rm \$}$ INSTALLATION OF T.V ANTENNA IF REQUIRED ${\rm \$}$ 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 SIX (6) DOWNLIGHT FITTINGS.
- CONNECTION OF NEW KITCHEN SINK & WHITE GOODS TO TERMINATED POINTS IF UNABLE TO ARRANGE FOR THE INSTALLATION OF KITCHEN CUPBOARDS OR DELIVERY OF THE WHITE GOODS WITHIN BUILDERS SPECIFIED CONSTRUCTION PERIOD.
- SUPPLY \$ INSTALLATION OF NEW KITCHEN CUPBOARDS INCLUDING SINK, TAPS \$ OUTLETS, WHITE GOODS \$ SPLASH BACK TILING.

		Н	FINAL CONSTRUCTION	J.E.	16-09-16		
		G	TO CONTRACTS	N.E.	30-08-16		
FASCIA # BARGE BOARDS	MATERIAL: DAR TIMBER FASCIAS	F	PLAN CHECK	S.C.	18-08-16		
	ZINCALUME TO PARTY WALL	E	POV 18331 \$ AMENDED BASIX ADDED	5.M.	29-07-16		
		D	BASIX ADDED \$ TO COUNCIL	N.E.	08-07-16		
GUTTERS & DOWNPIPES	TYPE: OGEE	С	POV 18136	5.C.	14-06-16		
	MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: SLATE GREY		TO CLIENT	N.L.	20-05-16		
	DOWNPIPE COLOUR: DUNE	Α	TECHNICAL	JGI.	19-05-16		
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE	DRAWN	DATE		
		DESIGN CONSULTANT: PETER BROWN					
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	GROUND FLOOR EXTERNAL: BY CAPE COD GROUND FLOOR INTERNAL: BY CAPE COD	PROPOSED ADDITIONS \$ ALTERATIONS					

FOR MR. P. & MRS. C. DURNING.

AT 360 AVOCA STREET, KINGSFORD. NSW. 2032.

COUNCIL: RANDWICK.



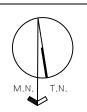
A.B.N. 54 000 605 407

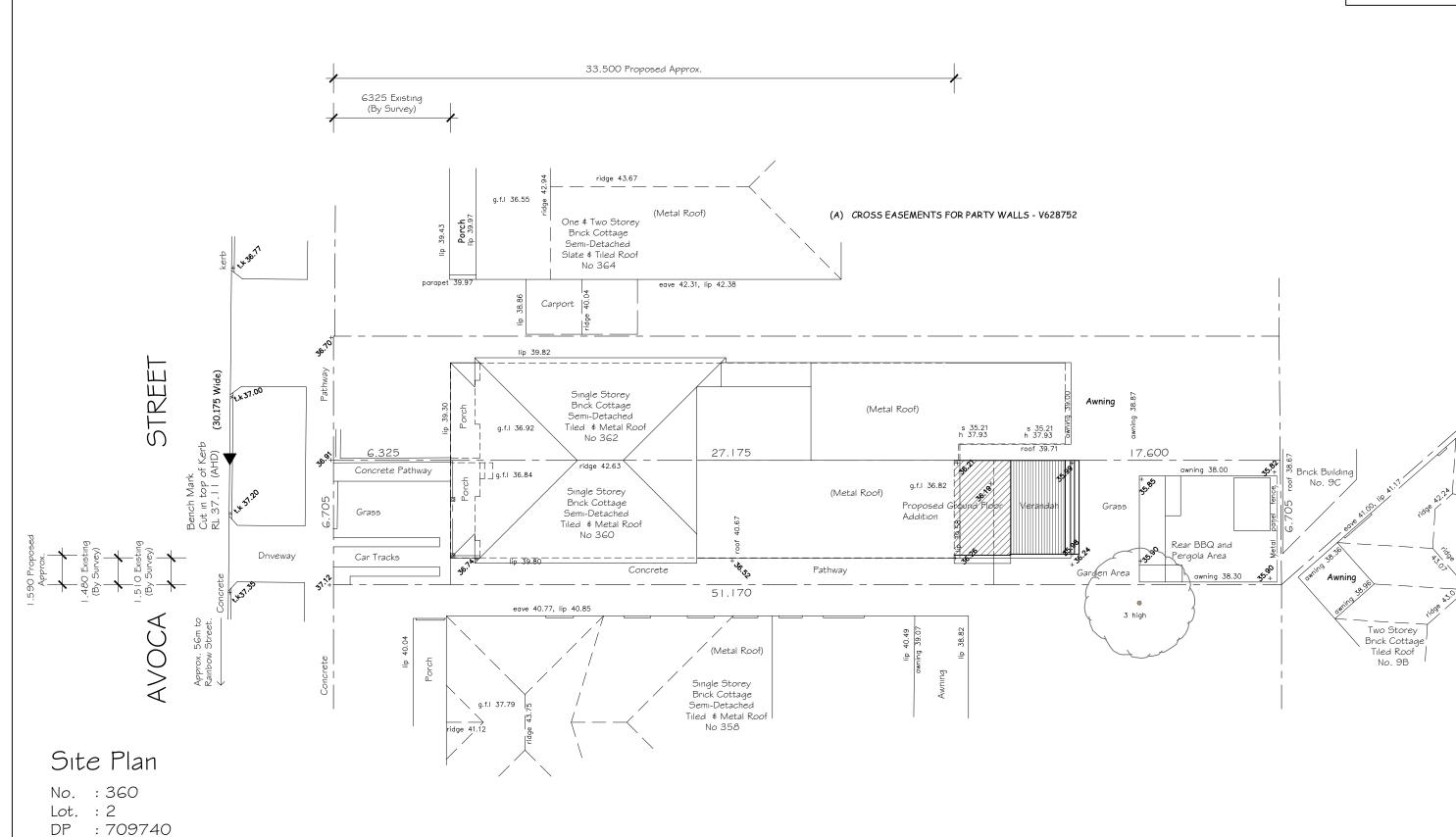
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 7

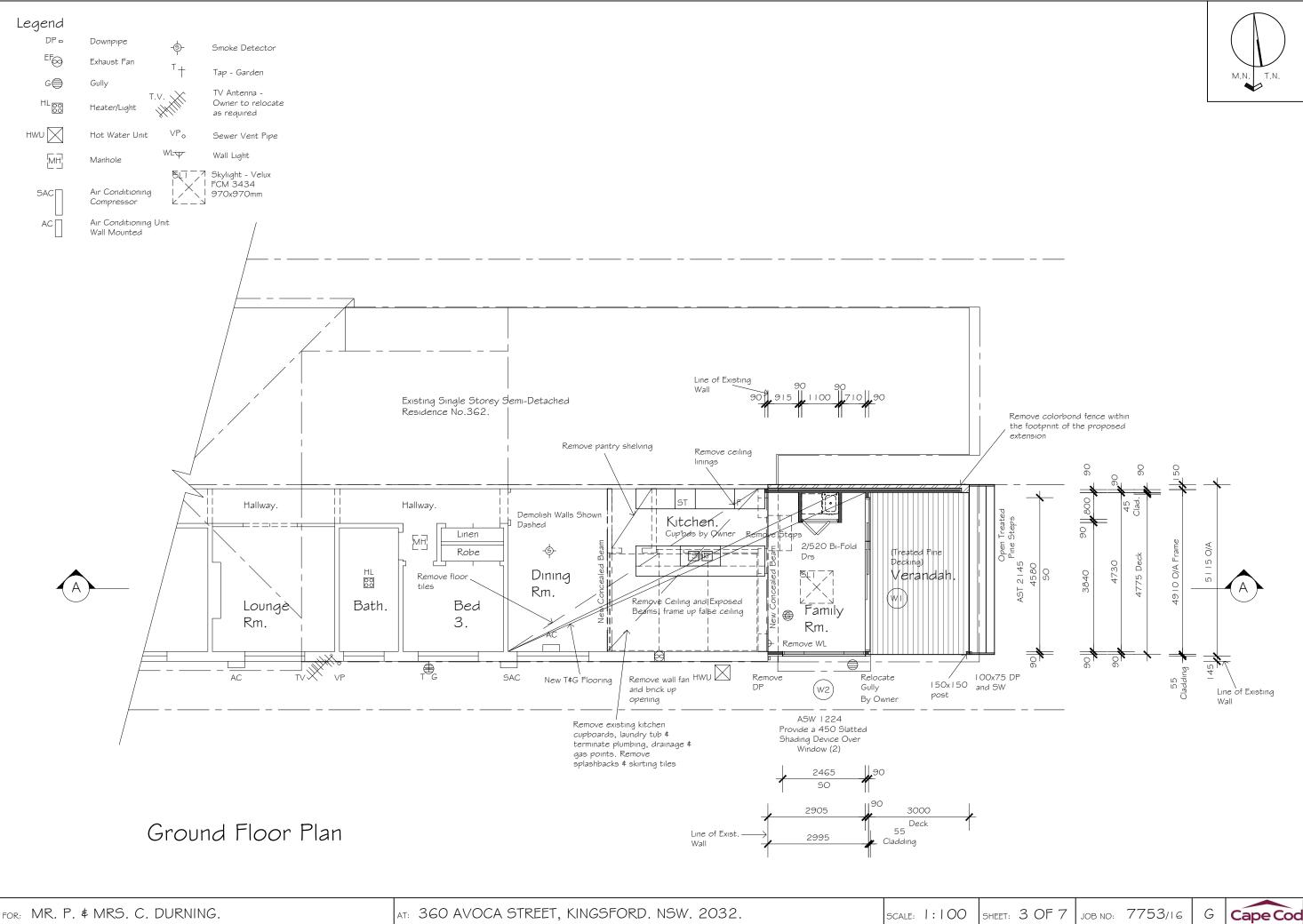
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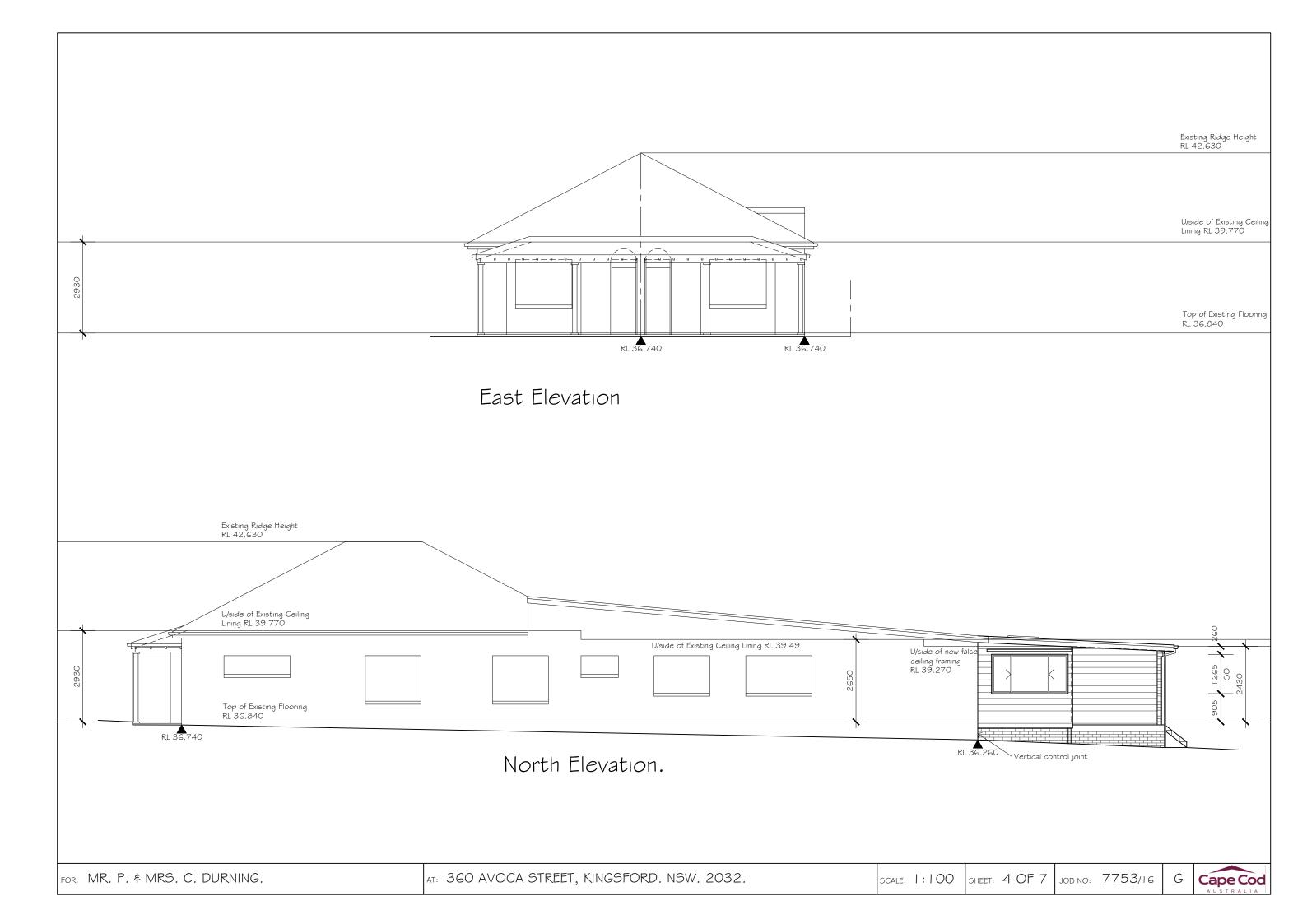
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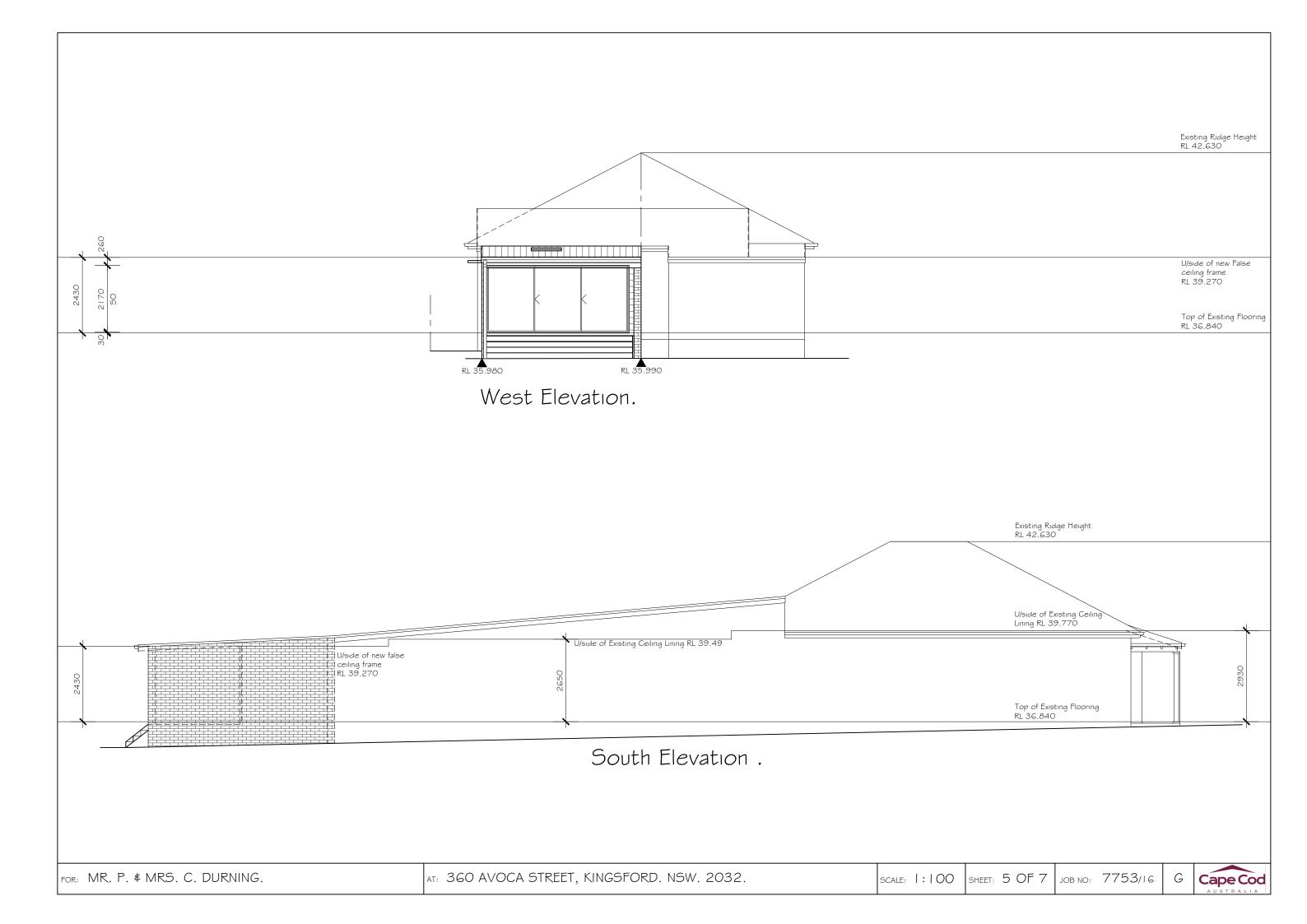


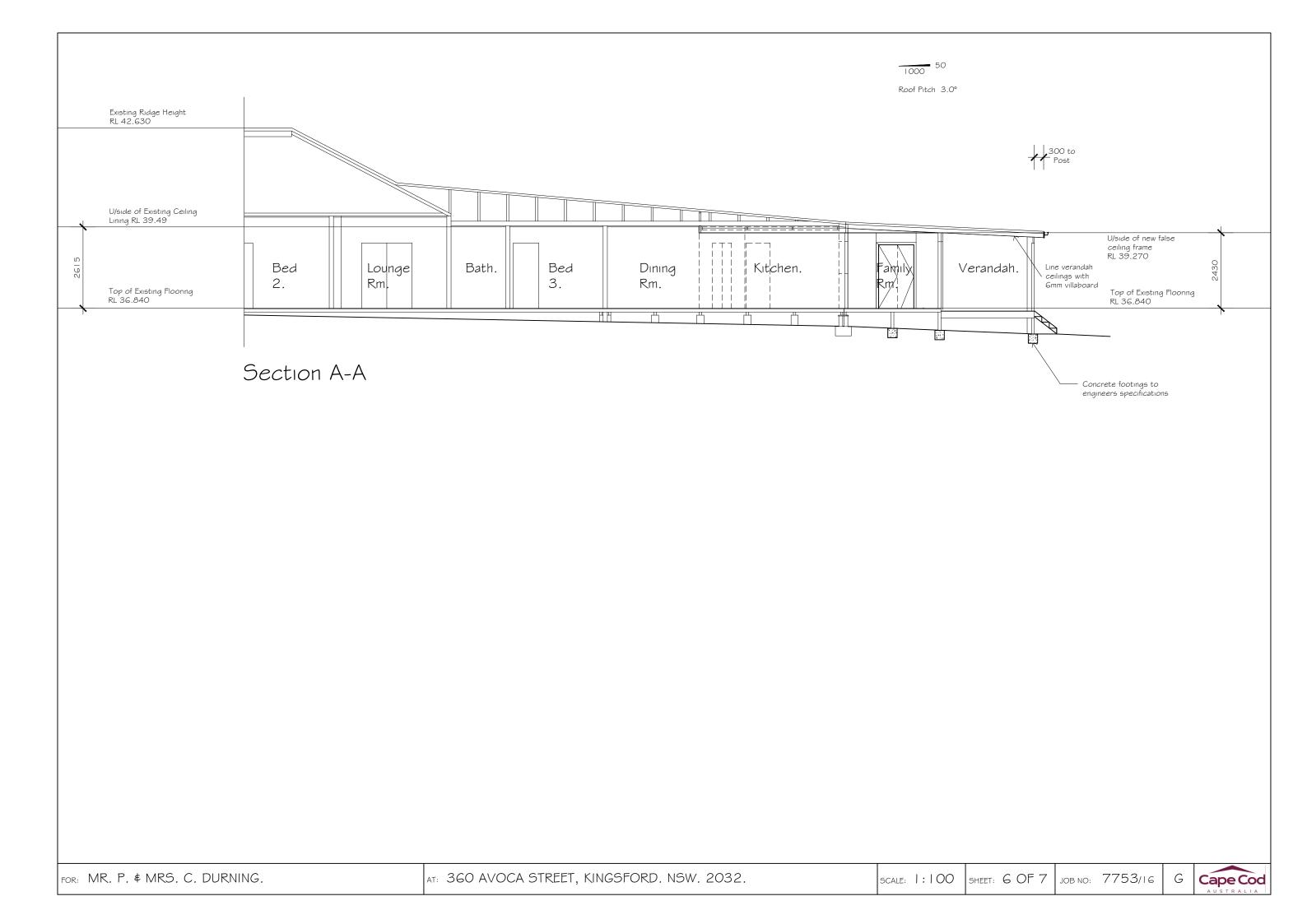


AREA: 345.00m² (Title)









WINDOW SCHEDULE (BASIX A254246_03)				CLIENT:		ALUMINIUM (STEGBAR) WINE					
STANDARD NOTES:						STANDARD ALUMINIUM COLI PEARL WHITE, PRIMROSE, S	OURS: ANODISED CLEAR, APO TONE BEIGE, SURFMIST, WHITI				
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		GREY.	,	,			
	TH "REYED ALIRE" LOCKS TED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WIT	H THE	BUILDER:	DATE:	CUSTOM COLOURS AVAILAE POTTERY.	BLE: DEEP OCEAN, HAMERSLEY	BROWN, NOTRE DAME,			
NCC 3.9.2.5	T _				1	TOTIERI.	_		TERRAIN: N/A V	VIND LOAD: N/A	
	(WI) AST 2145/3 SPECIAL	COLOUR WOODLAND GREY	GLAZING SINGLE PYRO	OLYTIC	SPECIAL NOTES						
	W ELEVATION / FAMILY RM	+	LOW-E, (U-V	'ALUE:							
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:	0.47)							
	STACKER	ALUMINIUM FIBREGLASS MESH	REVEAL		1						
	FIXED / OPEN / OPEN	WOODLAND GREY	I 40mm								
	(W2) ASW 1224	COLOUR WOODLAND GREY	GLAZING	0.4.54	SPECIAL NOTES 450 SLATTED HOOD OVER	4					
F	N ELEVATION / FAMILY RM	WOODLAND GRET	CLEAR/ AIR (CLEAR, (U-V	'ALUE:	450 SLATILD HOOD OVER			_			
	ALUMINIUM	INSECT SCREEN	5.34, SHGC	0: 0.67)							
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL		_			1		1	
	OPEN / FIXED / OPEN	WOODLAND GREY	I 40mm								
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	C C DUDUUG	1			A ALVOCA CERSET VILLOGICE	NCW 2222				OB NO: 7753/16	
FOR: MK P & MR	S. C. DURNING.			1AT: 36	SO AVOCA STREET. KINGSFORD	. NSW. 2032.	l s	CALE: 1: NTS ISHI	_{FFT} . 7 ()F 7 1	OB NO: 7753/16 L	6 Cane Coc