BASIX	COMMITMENTS
CERTIFICATE NO. A237983	
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	R1.16 (or R1.70 INCLUDING CONSTRUCTION)
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL:75mm)	NIL
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)
GLAZI	NG REQUIREMENTS
WINDOWS	
W2,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
WI, W3, W4, W5, \$ W6,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
SHAD	ING DEVICES
WINDOWS	
W2, W3, W4, W5, \$ W6,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM
WI,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM
	1

	ICTION.
CONS	TRUC.
FINAL CONS	

SPECIFICATION SUMMARY		SPECIAL NOTES						
			PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9					
STRUCTURAL TIMBER - All to ASA 1684.2  WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES			AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.     PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH					
90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS 70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS			AS3700 AS SITE IS WITHIN IKM OF OCEAN.  CONNECT/INSTALL TWENTY THREE (23) DOWNLIGHT FITTINGS & ONE (I)  3-IN-I FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).  INSTALL ONE (I) RECESSED SHAVING CABINET (AS SUPPLIED BY OWNER).  PROVIDE ONE (I) GAS BAYONET POINT TO THE PROPOSED FIRST FLOOR TV ROOM, (POSITION TO BE DETERMINED ON SITE WITH OWNER).					
FLOOR: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 28 N								
FINISHES		• F	REUSE EXISTING SMOKE DETECTORS IF POSS FOR COMPLIANCE WITH NCC.		N TO CHECK			
BRICKWORK	COMMONS TO PARTY WALL		SAVE EXISTING ATTIC LADDER FOR REUSE BY	OWNER.				
FLOORING	I 9MM STRUCTURAL PARTICLEBOARD	İ						
CLADDING	75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET. HARDITEX BASE SHEET WITH APPLIED TEXTURE COAT FINISH OVER ALUMINIUM BREATHER FOIL TO GABLE END \$ BALCONY SCREEN WALL ONLY.							
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3 )	FRAME: PREFINISHED ALUMINIUM							
INSECT SCREENS: TO ALL NEW OPERABLE	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	\//(	ORKS BY OWNER					
WINDOW SASHES (EXCLUDING STACKER DOOR)	WEST. FISHESS NO	• F	REMOVAL \$ INSTALLATION OF T.V ANTENNA A TO NEW AND EXISTING TV POINTS.		NNECTION			
ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING ANI NEW T.V. AERIAL     PHONE AND/OR DATA CABLING IF REQUIRED.						
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	<ul> <li>SUPPLY TWENTY THREE (23) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN FAN/LIGHT/HEATER UNIT.</li> <li>SUPPLY \$ INSTALLATION OF DOOR JAMBS, ARCHITRAVES, DOOR</li> </ul>						
INSULATION	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA. I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES (EXCLUDING PARTY WALL). R1.5 FIBREGLASS INSULATION BATTS TO FIRST FLOOR PARTY WALL FRAME. PROVIDE ACOUSTIC WALL BATTS TO THE INTERNAL WALLS BETWEEN BEDROOMS 3 \$ 4, \$ BEDROOM 4 \$ SHOWER ROOM.	ROBES.  SUPPLY (I) OFF RECESSED SHAVING CABINET.  MODIFICATION OF EXISTING SECURITY ALARM SYSTEM IF REQUIRED.						
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. I 00x25 (HALF SPLAY) ARCHITRAVE: Ex. I 00x25 (HALF SPLAY)							
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"							
STAIRCASE BLACKBUTT TREADS \$	TYPE: OPEN TIMBER							
FRAMELESS GLASS	WIDTH: 1 000-850mm	F	FINAL CONSTRUCTION	5.C.	27-05-16			
HANDRAIL	RISE: 20 @   80mm	Е	TO CONTRACT	J.M.	13-04-16			
	GOING: 240mm (260mm TREAD)	D	CHECK PLAN	B.P.	07-04-16			
FASCIA # BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME TO EAST ELEVATION	С	BASIX ADDED \$ TO COUNCIL	N.E.	17-12-15			
Britol Boritos	DAR TIMBER ELSEWHERE	В	TO CLIENT	5.C.	06-11-15			
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: ZINCALUME FOR PAINT FINISH	Α	TECHNICAL	5.C.	27-10-15			
		No.	ISSUE	DRAWN	DATE			
HOT WATER UNIT	CONNECT TO EXISTING	DES	BIGN CONSULTANT: KEITH BOW					
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD		OPOSED ADDITIONS \$ ALTERATI	ONS				
	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER		R MR B \$ MRS N JONES					
FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.		AT 108 GARDENERS ROAD, KINGSFORD, NSW 2032						
DO NOT SCALE OFF DRAWINGS.  ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE		COL	JNCIL: RANDWICK					
MEASURE DURING CONSTRUCTION.			A.B.	N. 54 000 605 4	07			
NO ALLOWANCE HAS BE	EN MADE FOR SHRINKAGE OR MILLING.	C	Lape Cod NOR	TE 41, 410 CHURC TH PARRAMATTA 2 NE: (02) 9849 444	151 44			
	GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT		A U S T R A L I A	DERS LICENCE NO.	5519			

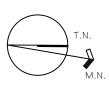
SHEET: 1 OF 8

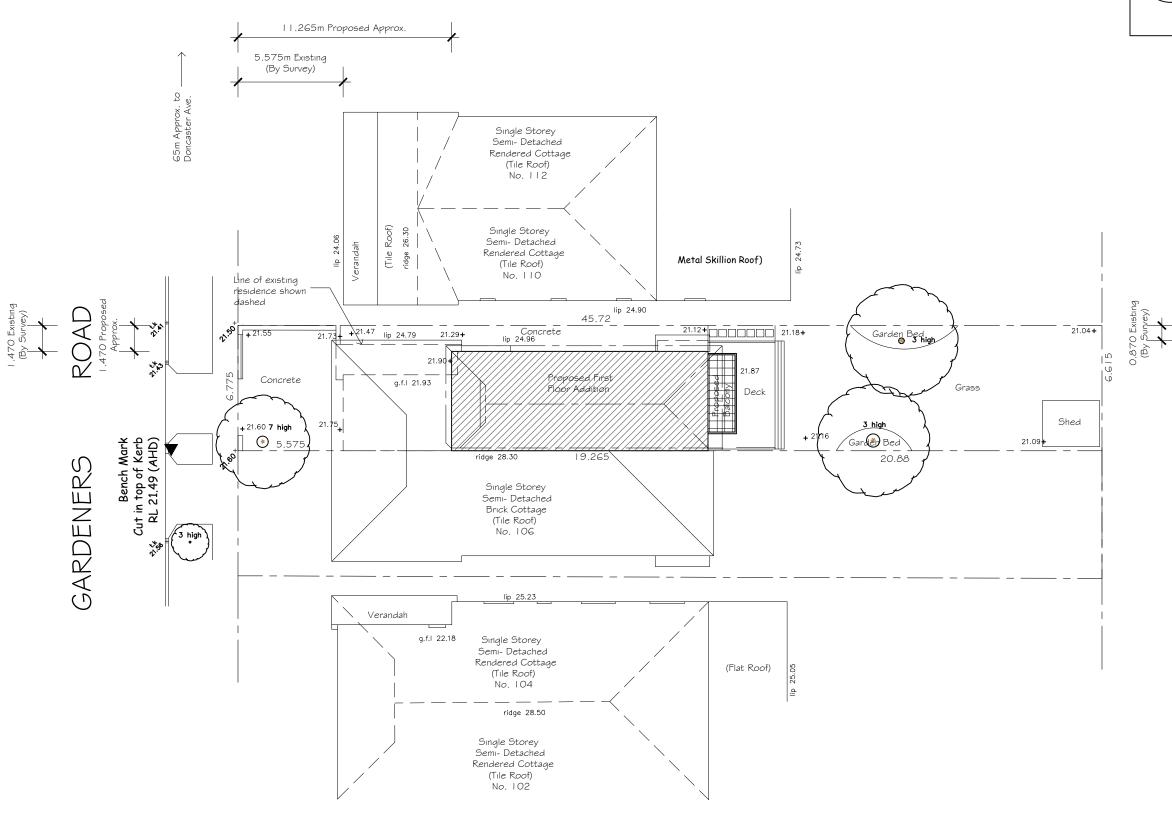
JOB NO: 77 | 1/15

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.

## EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Barge Board	Taubmans		Grey Castle
Downpipe	Taubmans		Grey Castle
Gutter	Taubmans		Grey Castle
Fascia Board	Taubmans		Grey Castle
Gable Cladding	Taubmans		Viking Grey
Wall Cladding	Taubmans		Viking Grey
Soffit Lining	Haymes		Marble Mist





Site Plan

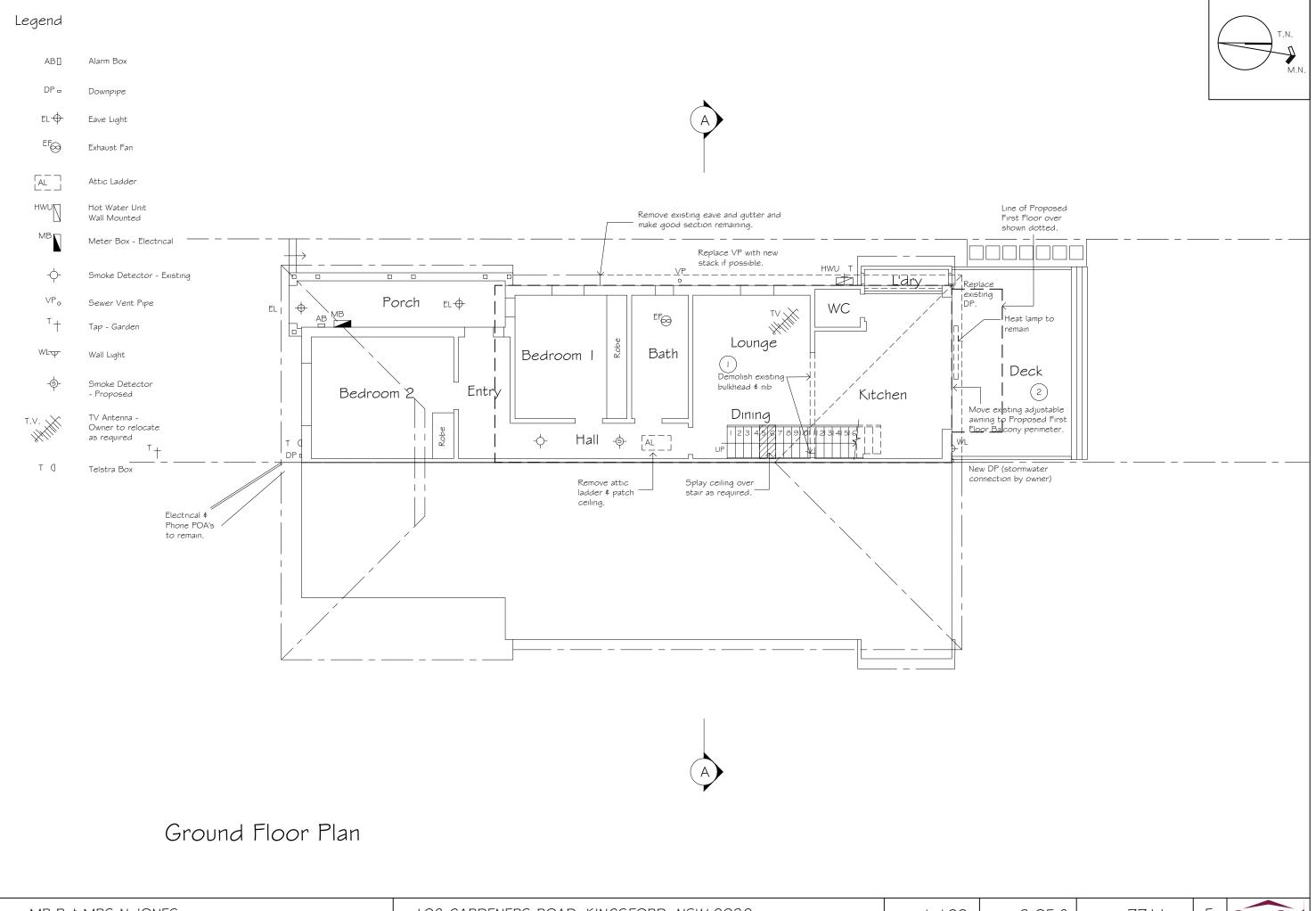
No. : 108 Lot. : I

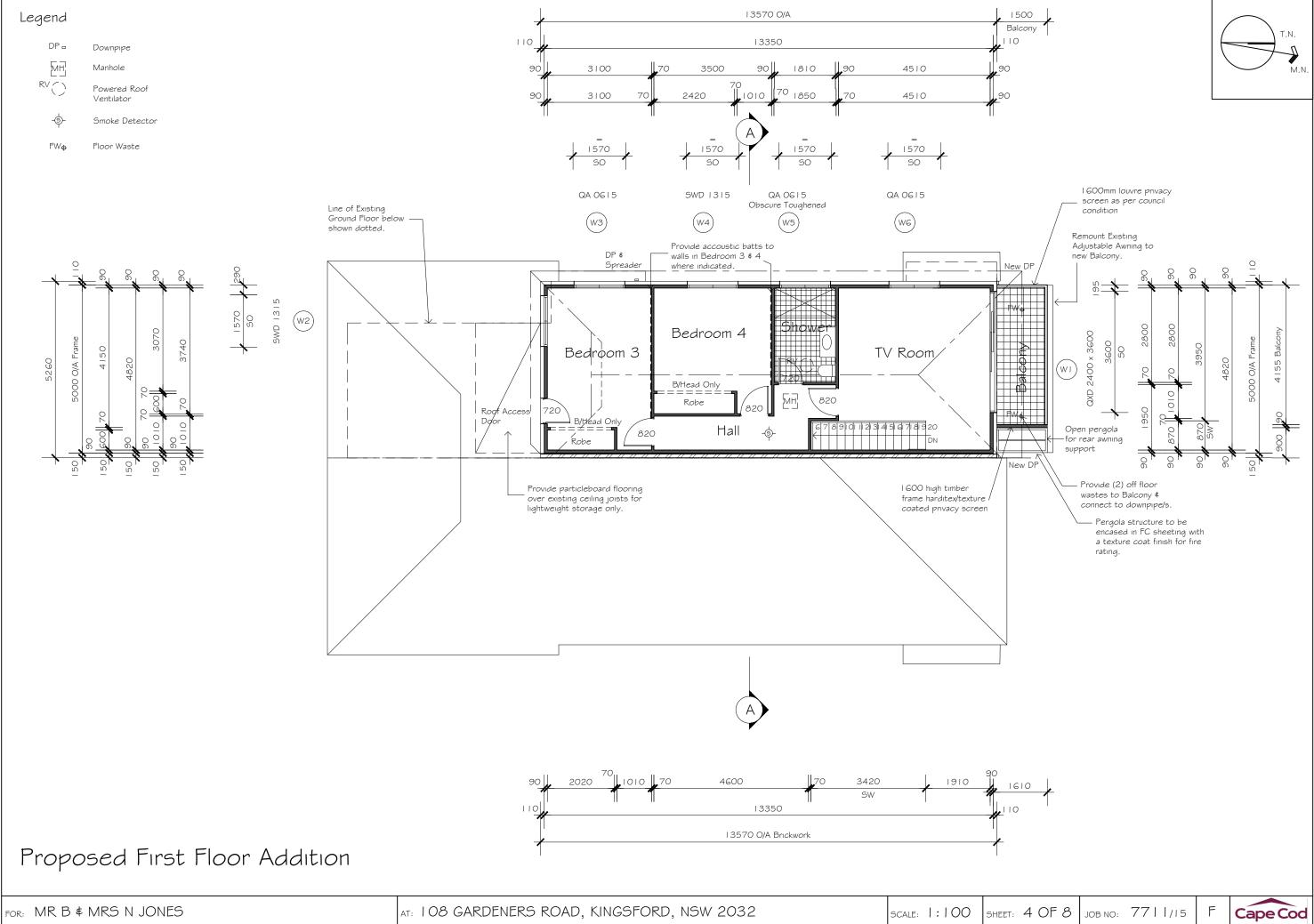
FOR: MR B \$ MRS N JONES

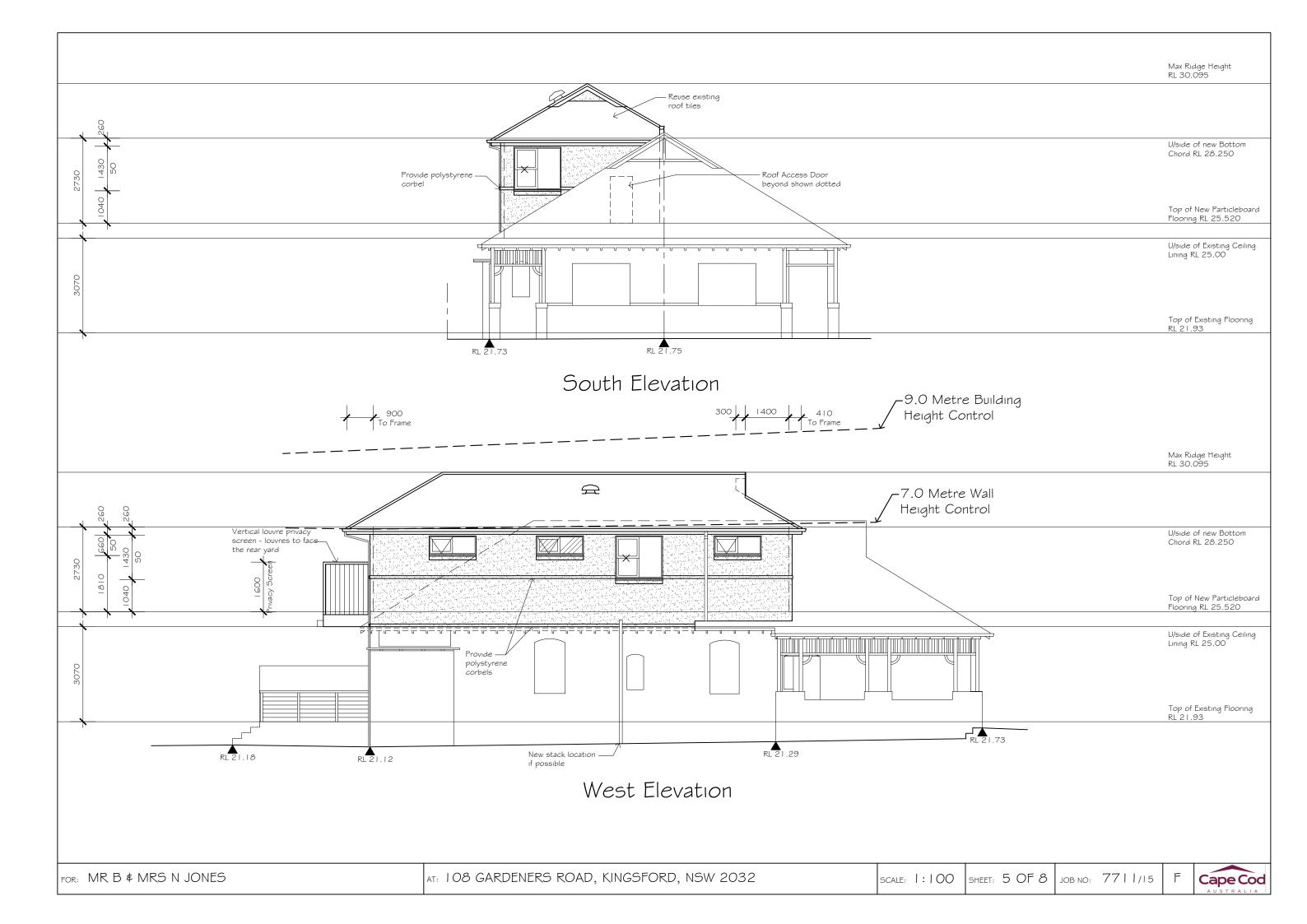
DP : 539198

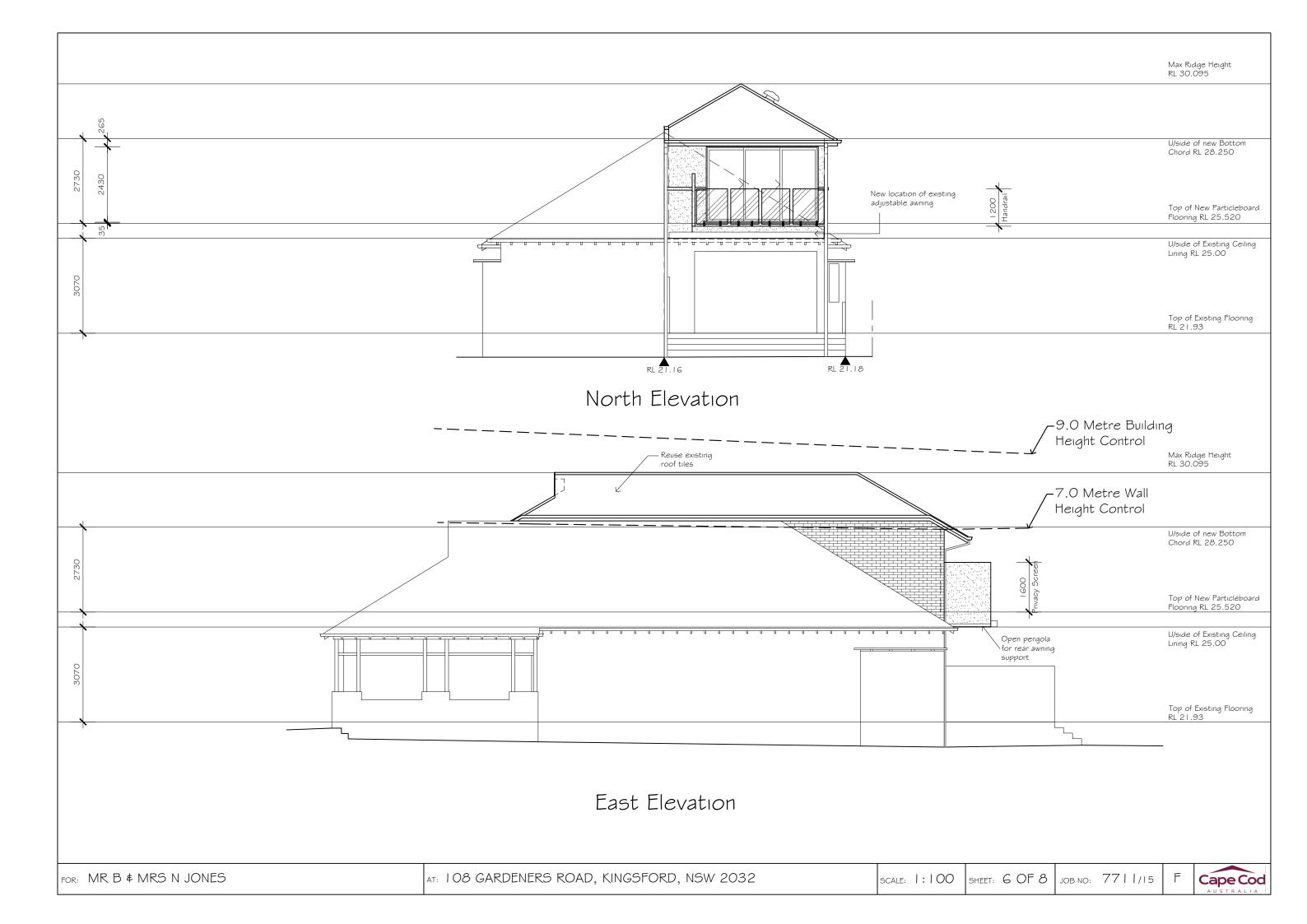
AREA: 303.5m² (By Title)

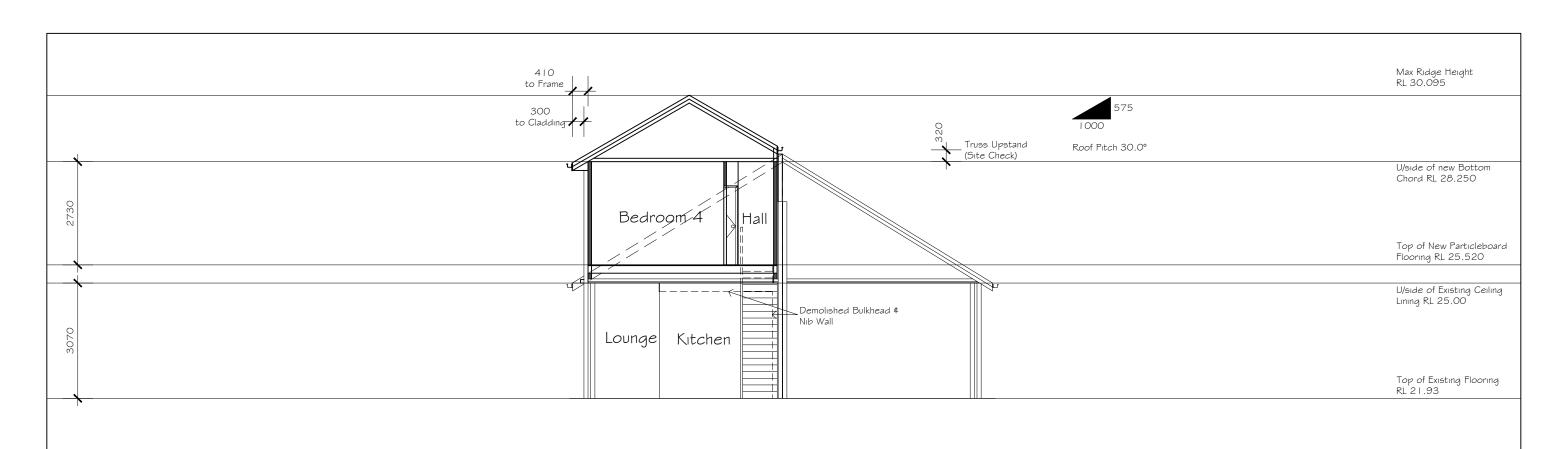
: 306.5m<sup>2</sup> (By Calc)











Section A-A

WINDOW SCHEDI	JLE (BASIX A2379	983)	CUI	ENT:	ALUMINIUM TREND WINDOW	_				
STANDARD NOTES:			CEII	-191	EX-STOCK COLOURS: PEAR	L WHITE GLOSS, DUNE, STONE	BEIGE, MONUMENT,			
	ARE DRAWN AS VIEWED FROM	OUTSIDE	CLII	ENT:	ANODIC OFF WHITE, ANOD	IC NATURAL MATT, WOODLANI	O GREY, ULTRA BLACK.			
<ul> <li>ALL WINDOWS COME WIT</li> <li>WINDOW OPENINGS NOT</li> </ul>	TH "KEYED ALIKE" LOCKS 'ED "R" HAVE RESTRICTED OPEN	JINGS TO COMPLY WITH	H THE BUI	LDER: DATE:	DESIGNER'S COLOURS AVAI	ILABLE: WHITE BIRCH, PRIMRO	SE GLOSS, HAMMERSLEY			
NCC 3.9.2.5				DNE	CHARCOAL, IRONSTONE.	ARL, DEEP OCEAN, SURF MIST	, JASPER, TREND METALLIO	TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) QXD 2400x3600	COLOUR	GLAZING	SPECIAL NOTES						
	(Special)	PEARL WHITE	SINGLE PYROLY LOW-E, (U-VALL							
	N ELEVATION / TV ROOM	INSECT SCREEN	5.7, SHGC:0.4							
	ALUMINIUM	N/A								
	STACKER OPEN / OPEN / FIXED		REVEAL				_			
		COLOUR	0147010							
	(W2) SWD 1315	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR,	SPECIAL NOTES  RESTRICT BOTTOM SASH OPENING TO			+			
	S ELEVATION / BEDROOM 3		(U-VALUE: 7.63							
<del>                                      </del>	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)							
R	WIDE DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL				┥ ├		_	
	OPEN / FIXED	PEARL WHITE								
	(W3) QA 0615	COLOUR	GLAZING	SPECIAL NOTES						
	W3) QA 0615	PEARL WHITE	SINGLE PYROLY LOW-E, (U-VALL							
	W ELEVATION / BEDROOM 3	INSECT SCREEN	5.7, SHGC:0.4	7)						
	ALUMINIUM	ALUMINIUM					_			
	AWNING OPEN / FIXED	FIBREGLASS MESH PEARL WHITE	REVEAL				-		_	
	OT EN / TIXED	COLOUR	GLAZING	SPECIAL NOTES						
	(W4) SWD 1315	PEARL WHITE	SINGLE PYROLY							
	W ELEVATION / BEDROOM 4		LOW-E, (U-VALL	E: MAX. I 25mm.						
	ALUMINIUM	INSECT SCREEN ALUMINIUM	5.7, SHGC:0.4	/)			1			
R	WIDE DOUBLE HUNG	FIBREGLASS MESH	REVEAL				1 [			
	OPEN / FIXED	PEARL WHITE								
	(W5) QA 0615	COLOUR	GLAZING	SPECIAL NOTES						
		PEARL WHITE	SINGLE PYROLY LOW-E, (U-VALL				_			
	W ELEVATION / SHOWER	INSECT SCREEN	5.7, SHGC:0.4							
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEVEAT				-		_	
	AWNING OPEN / FIXED	PEARL WHITE	REVEAL				F		-	
		COLOUR	GLAZING	SPECIAL NOTES						
	(WI) QA 0615	PEARL WHITE	SINGLE PYROLY	TIC						
	W ELEVATION / TV ROOM	INSECT SCREEN	LOW-E, (U-VALL 5.7, SHGC:0.4	E: 7)			1			
	ALUMINIUM	ALUMINIUM		,			<del>-</del>			
	AWNING	FIBREGLASS MESH PEARL WHITE	REVEAL				] [			
	OPEN / FIXED	I LAKE WITTE								
		-					-			
		-		<del></del>			-  h			
							_			
									$\dashv$	
		1	4							
		1	-							
FOR: MR B & MRS	N JONES			AT: 108 GARDENERS ROAD. K	INGSFORD. NSW 2032		SCALE: 1: NTS SH	FET. 8 OF 8	JOB NO: 7711/15	F Cape Coc