BASIX (COMMITMENTS						
CERTIFICATE NO. A240883							
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: CAVITY BRICK	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)						
GLAZII	NG REQUIREMENTS						
WINDOW5							
W6, W7, \$ W8,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)						
WI, W2, W3, W4, W5, W9, \$ WIO,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
W13, \$ W16,	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)						
WII, W2, WI4, WI5, WI7, WI8,	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW- E, (U-VALUE: 4.48, SHGC: 0.46)						
SHADI	ING DEVICES						
WINDOWS							
WII, WI2, WI4, WI5, \$ WI7,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM						
WI, W2, W3, W4, W5, W6, W7, W8, W9, WIO,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM						
W16, \$ W18,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM						
WI3,	NONE						

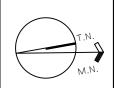
FINAL CONSTRUCTION.

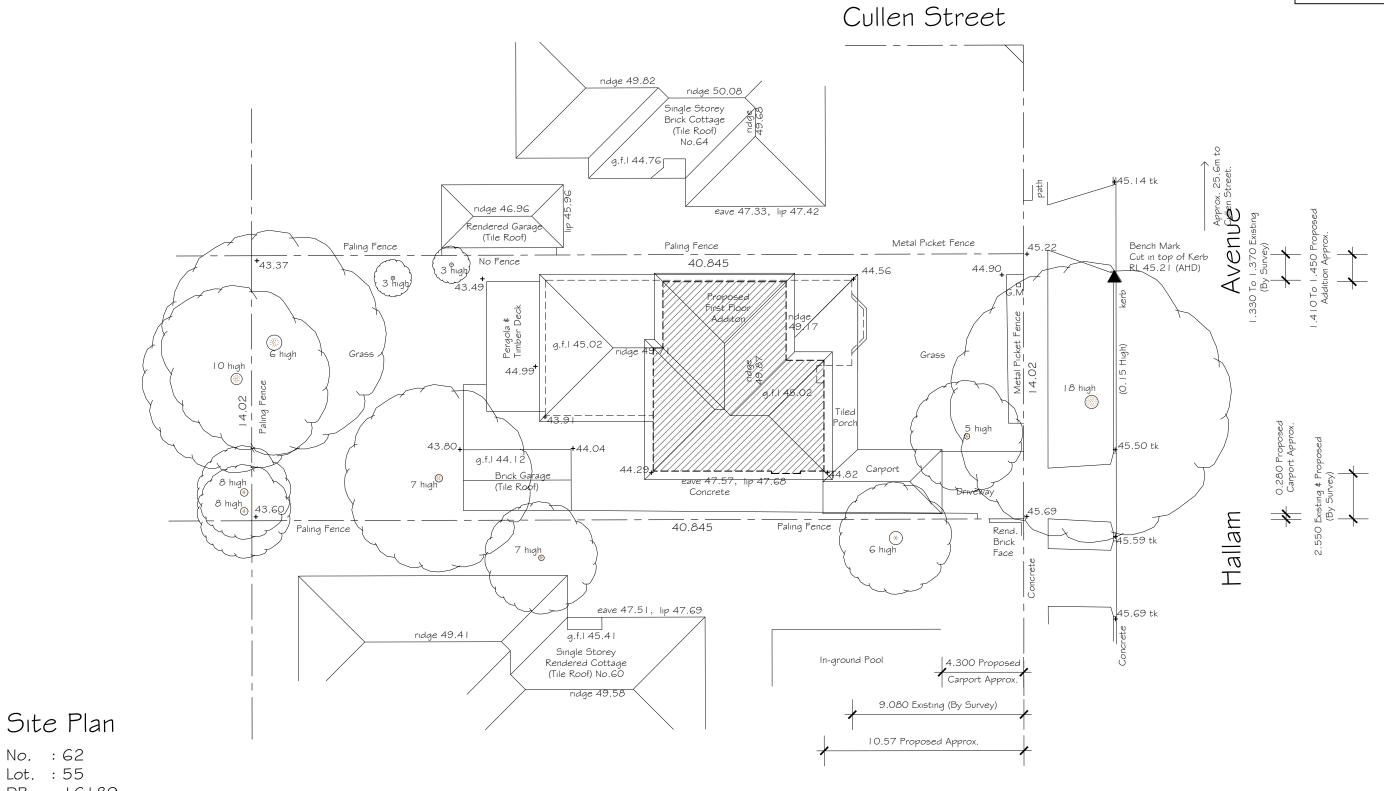
SPECIFICATION SUMMARY		SPECIAL NOTES						
·			PROVIDE THREE (3) SMOKE DETECTORS AS SHOWN 9 ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC). AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. CONNECT/INSTALL FIFTEEN (15) DOWNLIGHTS, ONE (1) FANVLIGHT/HEATER \$ ONE (1) HEATED TOWEL RAIL (AS SUPPLIED BY THE OWNER).					
STRUCTURAL TIMBER - All to ASA 1684.2								
WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES 90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS 70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS								
FLOOR: 140x45mm MIN.	FLOOR JOISTS WIND LOAD W 33 N	REMOVE & DISCONNECT EXISTING SPLIT SYSTEM AC UNIT. RECONNECTION/RELOCATION BY OWNER IF REQUIRED. PROVIDE TWO (2) VENTILATION BRICKS EACH SIDE TO EASTERN & WESTERN						
FINISHES		5	UB-FLOOR WALLS AS DIRECTED BY OWNER.					
BRICKWORK	N/A	D	AY TIMBER FLOATING FLOOR TO PROPOSED INING, KITCHEN \$ ENTRY OVER EXISTING PAR	RQUETRY.	,			
FLOORING	19MM STRUCTURAL PARTICLEBOARD	PROVIDE 3 SKYTUBES OVER PROPOSED GROUND FLOOR DECK. REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.						
CLADDING	75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH OVER POLASTIC INSULATION.	REPLACE REMAINING STANDARD ACE GUTTERS # THREE (3) DOWNPIPES.						
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM							
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES \$ SLIDING DOOR W 6	FRAME: PREFINISHED ALUMINIUM MESH WINDOWS: FIBREGLASS MESH SLIDING DOOR (W I 6): STAINLESS STEEL		PRKS BY OWNER EMOVAL \$ INSTALLATION OF T.V ANTENNA IF	F REQUIRED \$ CONI	NECTION TO			
ROOF COVERING	PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION \$ LOWER ROOF CARPORT. PROVIDE PREFINISHED ZINCALUME ROOF SHEETING TO NEW DECK.	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 WORK ASSOCIATED WITH THE RELOCATION/ALTERATION OF THE EXISTING SPLIT SYSTEM AIR CONDITIONING.						
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL R I .3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET TO GF REAR DECK ROOF	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 SPLASHBACKS. ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL. SUPPLY FIFTEEN (15) DOWNLIGHTS, ONE (1) FAN/LIGHT/HEATER UNIT, ONE (1) HEATED TOWEL RAIL. EXTENDING OR REMOVAL OF UNDER FLOOR HEATING. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW LAUNDRY BENCH, CUPBOARDS & APPLIANCES.						
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION \$ PROPOSED FAMILY/DINING CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.4 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES R2.0 SOUND SCREEN BATTS TO WALL BETWEEN FF BED 2 \$ BATH AS SHOWN.							
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 BULLNOSE ARCHITRAVE: Ex. 100x25 BULLNOSE		AKE GOOD ALL EXISTING FLOOR FINISHES N EMOVE & RE-POSITION ATTIC LADDER IF REC		LANS.			
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"							
STAIRCASE MAPLE TREADS \$	TYPE: CLOSED TIMBER							
RISERS - TREADS \$ 2 MDF TREADS \$ PINE	WIDTH: I OOOmm							
RISERS - TREADS 3 - 18	RISE: 18 @ 184mm							
WITH CUPBOARD UNDER TREADS	GOING: 240mm (260mm TREAD)	F	FINAL CONSTRUCTION	5.C.	10-06-16			
FASCIA BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SELECT COLOUR BARGE COLOUR: SELECT COLOUR BARGE SOAKER COLOUR: SELECT COLOUR TYPE: QUAD		TO CONTRACTS	5.C.	02-05-16			
			BASIX ADDED \$ TO COUNCIL	N.E.	12-02-16			
			POV 17526	5.C.	01-02-16			
GUTTERS & DOWNPIPES			POV I 7286 \$ TO CLIENT	C.5.	01-12-15			
	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SELECT COLOUR	Α	TECHNICAL & POV 7 09	J.M.	30-10-15			
	DOWNPIPE COLOUR: SELECT COLOUR		ISSUE	DRAWN	DATE			
HOT WATER UNIT	REPLACE EXISTING WITH NEW RINNAI INFINITY 26	DESI	GN CONSULTANT: CHARLES TABONE					
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER GROUND FLOOR EXTERNAL: BY CAPE COD GROUND FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	PROPOSED ADDITIONS # ALTERATIONS FOR MR T GOREY # MS N MEEKAN						
FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.		AT 62 HALLAM AVENUE LANE COVE WEST 2066						
DO NOT SCALE OFF DRAWINGS.		COU	NCIL: LANE COVE					
ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.				N. 54 000 605 40	07			
NO ALLOWANCE HAS BEI	EN MADE FOR SHRINKAGE OR MILLING.	C	Cape Cod Suit	E 41, 410 CHURCH TH PARRAMATTA 2	H STREET,			
	GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT			NE: (02) 9849 444 DERS LICENCE NO.				

SHEET: 1 OF 8

JOB NO: 7707/15

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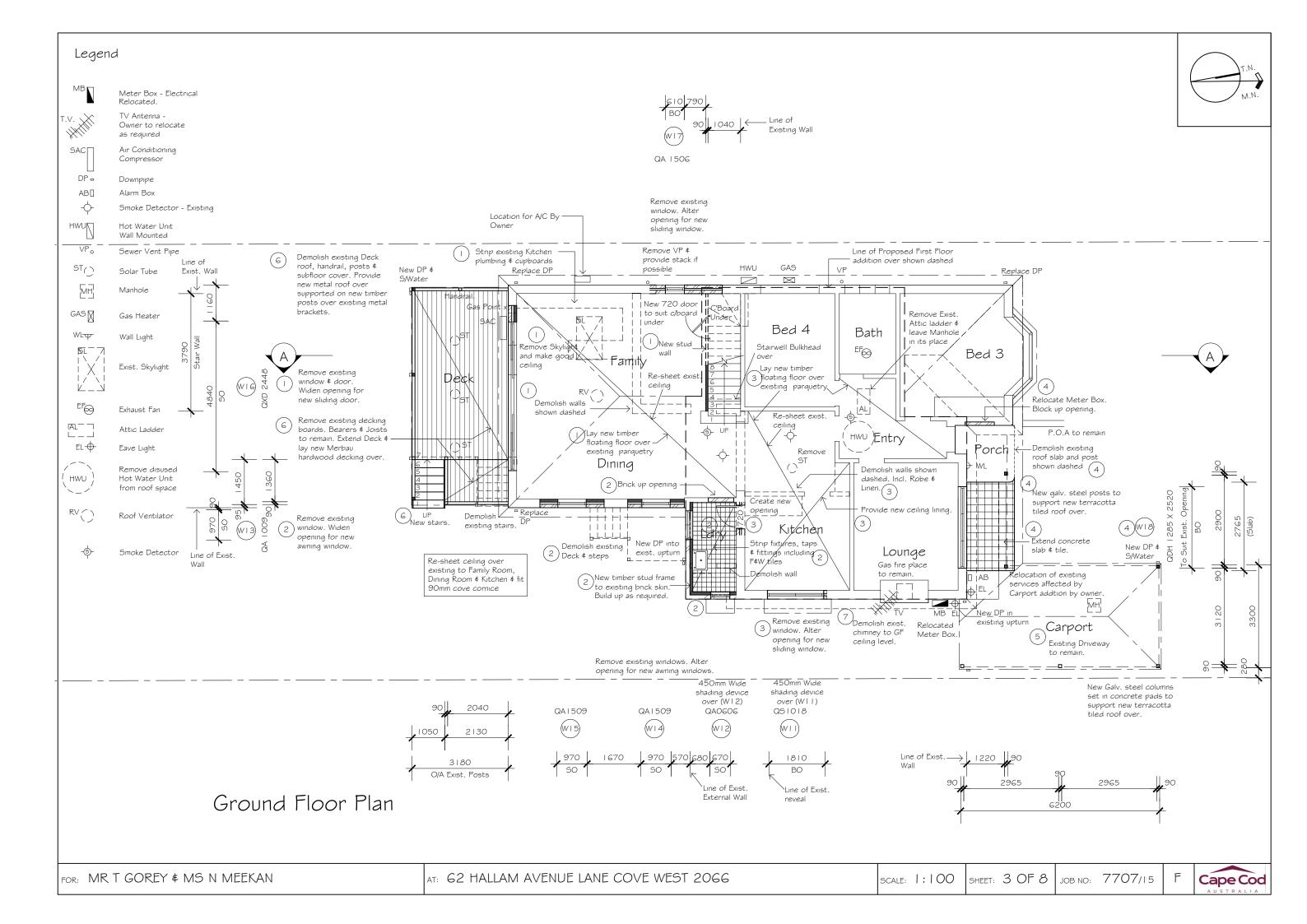


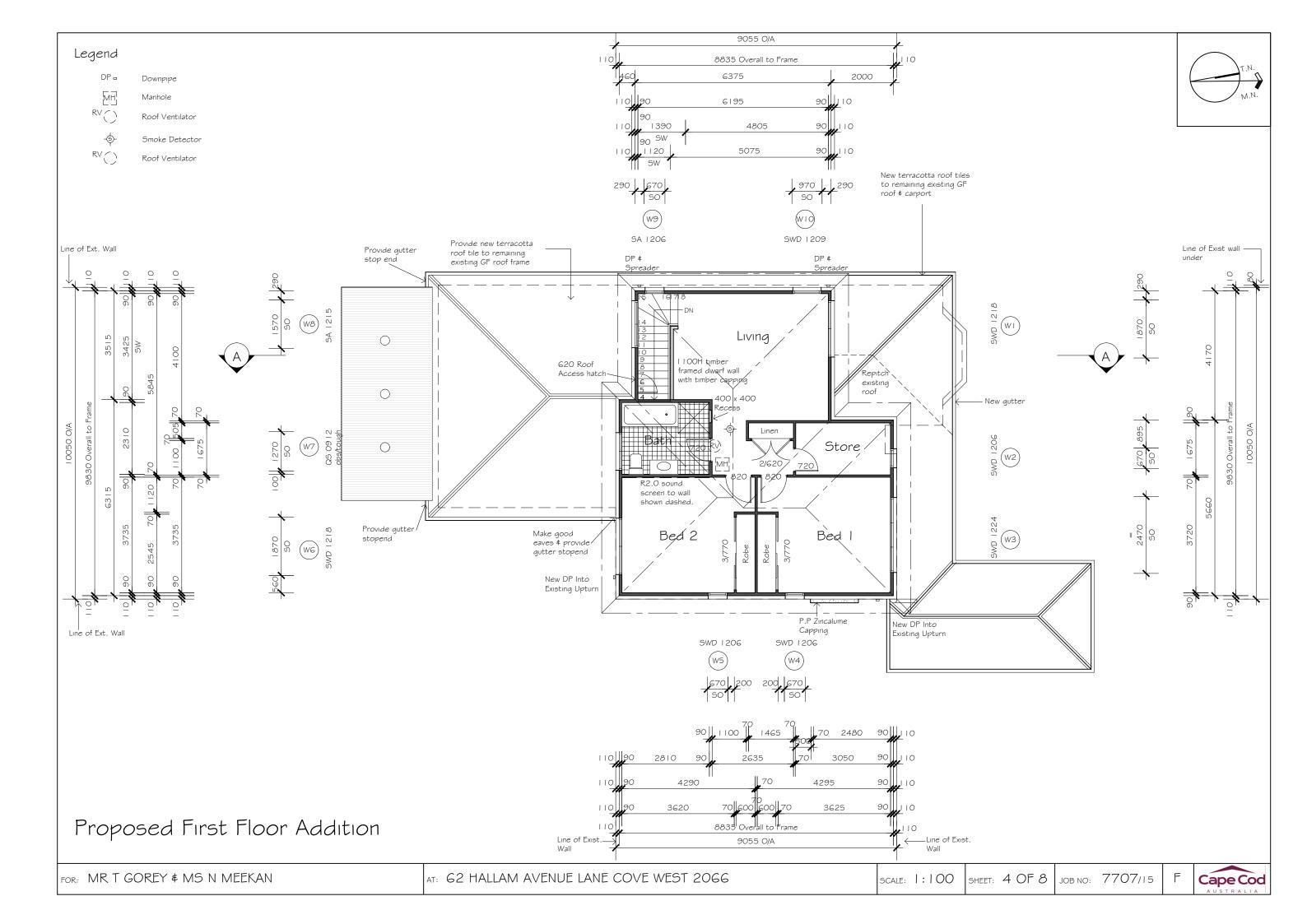


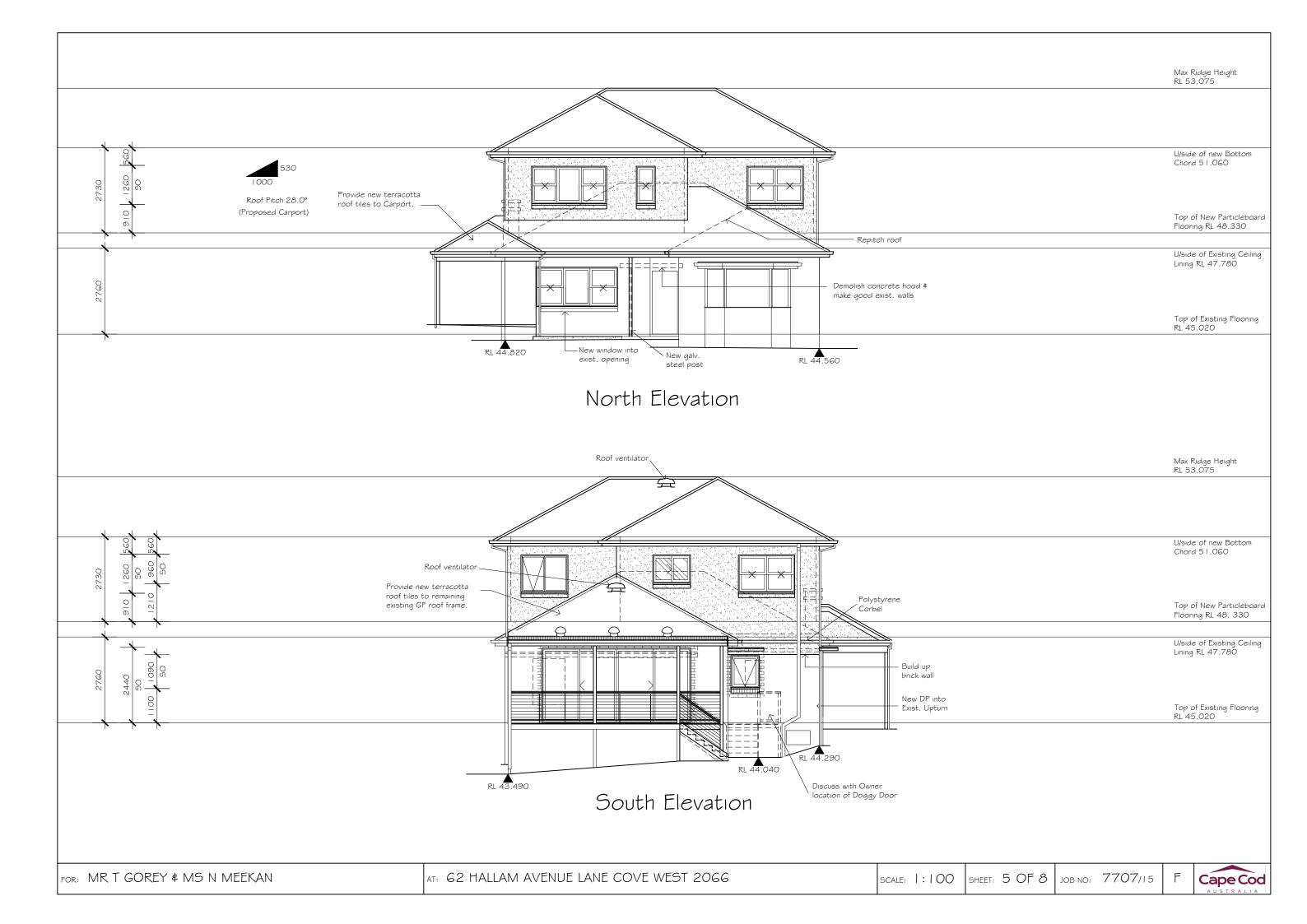
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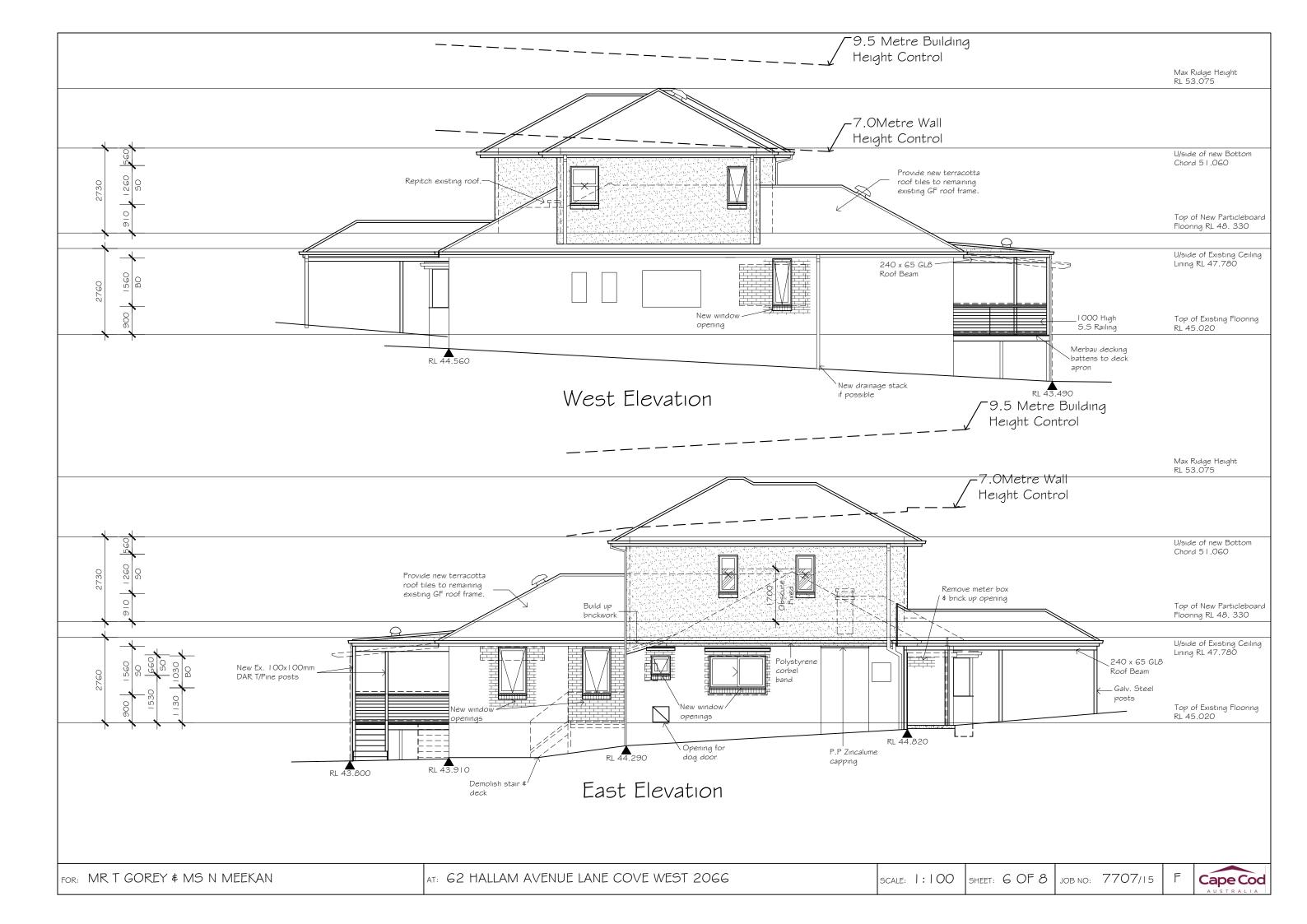
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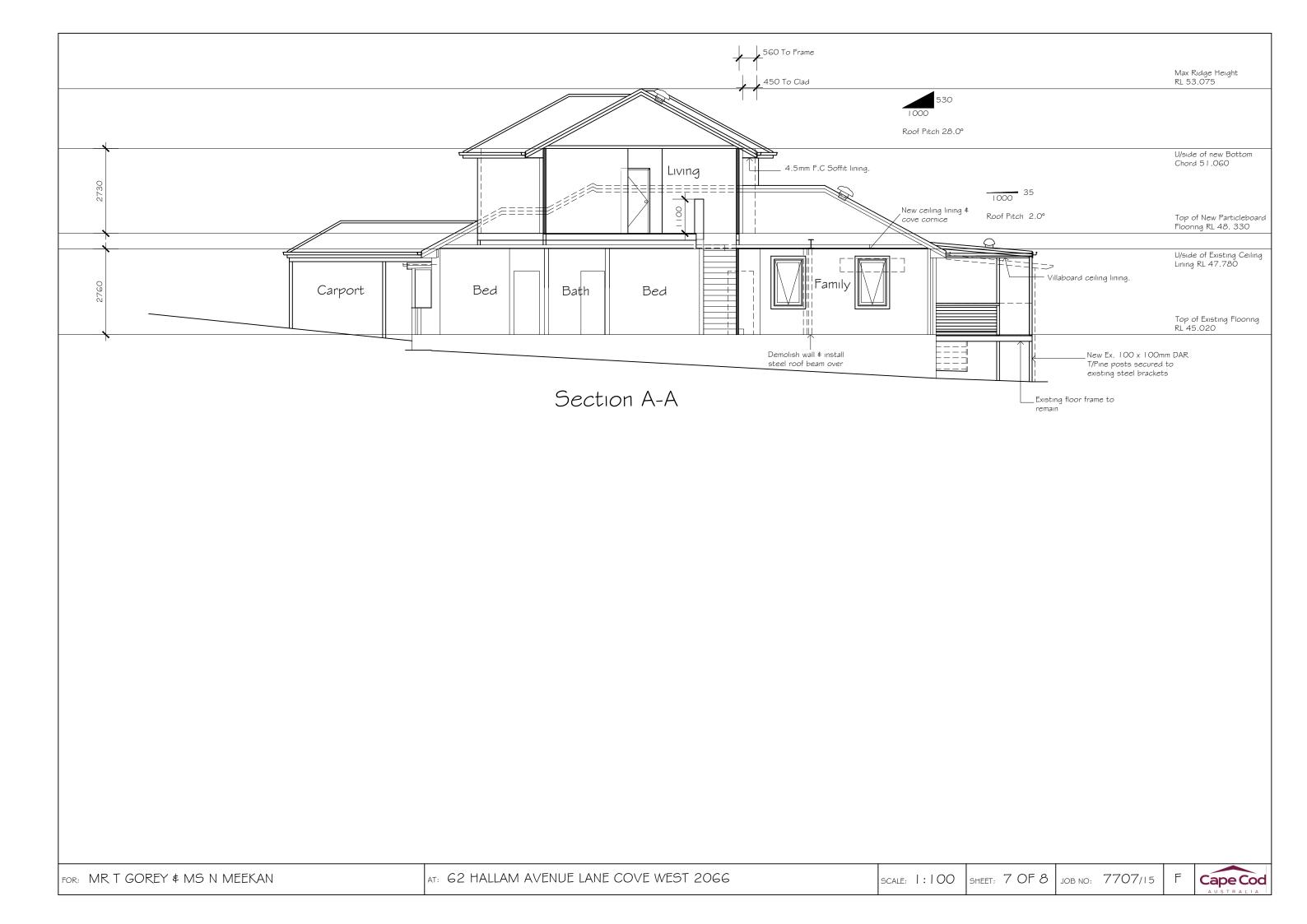
AREA: 572.6m² (By Calc) : 569. l m² (By Tilte)











WINDOW SCHEDI	ULE (BASIX A2408	383)	0.151.5		ALUMINIUM TREND WINDOW	<u>'5:</u>			
STANDARD NOTES:			STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT,						
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE CLIENT: CLIENT:					ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.				
ALL WINDOWS COME WITH	TH "KEYED ALIKE" LOCKS		DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY						
WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5 BUILDER: DATE: DAT				BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC				IND LOAD: W 33 N	
		COLOUR	GLAZING	SPECIAL NOTES	CHARCOAL, IRONSTONE.		COLOUR	GLAZING	SPECIAL NOTES
	(WI) SWD 1218	PEARL WHITE	SINGLE PYROLYTIC			W10) SWD 1209	PEARL WHITE	SINGLE PYROLYTIC	
	N ELEVATION / LIVING ROOM		LOW-E, (U-VALUE: 5.7, SHGC:0.47)			W ELEVATION / LIVING ROOM		LOW-E, (U-VALUE: 5.7, SHGC:0.47)	
	ALUMINIUM	INSECT SCREEN ALUMINIUM	5.7, 5HGC:0.47)			ALUMINIUM	INSECT SCREEN ALUMINIUM	5.7, 5HGC:0.47)	
	DOUBLE HUNG	ALUMINIUM MESH	REVEAL	7		DOUBLE HUNG	ALUMINIUM MESH	REVEAL	
	OPEN / OPEN	PEARL WHITE	I 40mm	7		OPEN	PEARL WHITE	I 40mm	
	(W2) SWD 1206	COLOUR	GLAZING	SPECIAL NOTES		(WI) 05 1018	COLOUR	GLAZING	SPECIAL NOTES
	(W2) SWD 1206	PEARL WHITE	SINGLE PYROLYTIC			WII) QS 1018	PEARL WHITE	SINGLE PYROLYTIC	
	N ELEVATION / STORE	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)			E ELEVATION / KITCHEN	INSECT SCREEN	LOW- E, (U-VALUE: 4.48, SHGC: 0.46)	
	ALUMINIUM	ALUMINIUM				ALUMINIUM	ALUMINIUM		
	DOUBLE HUNG	ALUMINIUM MESH PEARL WHITE	REVEAL			SLIDING	ALUMINIUM MESH PEARL WHITE	REVEAL	
	OPEN		I 40mm			OPEN / FIXED		170mm	
	(W3) SWD 1224	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES		(W12) QA 0606	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES
		FEARL WHILE	SINGLE PYROLYTIC LOW-E, (U-VALUE:	RESTRICT BOTTOM SASH OPENINGS TO I 25mm TO COMPLY WITH NCC.			FEARL WHILE	SINGLE PYROLYTIC LOW- E, (U-VALUE:	
	N ELEVATION / BEDROOM I	INSECT SCREEN	5.7, SHGC:0.47)			E ELEVATION / LAUNDRY	INSECT SCREEN	4.48, SHGC: 0.46)	
R	ALUMINIUM	ALUMINIUM		_		ALUMINIUM	ALUMINIUM		_
	DOUBLE HUNG OPEN / FIXED / OPEN	ALUMINIUM MESH PEARL WHITE	REVEAL 140mm	4		AWNING OPEN	DEADL WILITE	REVEAL 140mm	-
	OI LIN / TIXLD / OI LIN	001011				OILIN	001011		OPTOWN NOTES
	(W4) SWD 1206	COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC	SPECIAL NOTES RESTRICT TOP SASH OPENING TO NO LESS THAN	-	(W13) QA 1009	COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC	SPECIAL NOTES
R	E ELEVATION / BEDROOM I	-	LOW-E, (U-VALUE:	1700mm ABOVE FLOOR		S ELEVATION / LAUNDRY		LOW-E, (U-VALUE:	
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)	FIXED BOTTOM SASH		ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)	
		ALUMINIUM ALUMINIUM MESH	REVEAL	TIXED BOTTOM SASTI			ALUMINIUM ALUMINIUM MESH	REVEAL	-
	DOUBLE HUNG OPEN	PEARL WHITE	1 40mm	TRANSLUCENT FILM BY BUILDER TO NO LESS THAN		AWNING OPEN	PEARL WHITE	I 40mm	1
		COLOUR	GLAZING	1700mm ABOVE FLOOR SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES
	(W5) SWD 1206	PEARL WHITE	SINGLE PYROLYTIC	RESTRICT TOP SASH OPENING TO NO LESS THAN		W14) QA 1509	PEARL WHITE	SINGLE PYROLYTIC	
R	E ELEVATION / BEDROOM 2		LOW-E, (U-VALUE:	1700mm ABOVE FLOOR		E ELEVATION / DINING		LOW- E, (U-VALUE:	
	ALUMINIUM	INSECT SCREEN ALUMINIUM	5.7, SHGC:0.47)	FIXED BOTTOM SASH		ALUMINIUM	INSECT SCREEN	4.48, SHGC: 0.46)	
	DOUBLE HUNG	ALUMINIUM MESH	REVEAL			AWNING	ALUMINIUM ALUMINIUM MESH	REVEAL	
	OPEN	PEARL WHITE	I 40mm	TRANSLUCENT FILM BY BUILDER TO NO LESS THAN 1700mm ABOVE FLOOR		OPEN	PEARL WHITE	I 40mm	
	(W6) SWD 1218	COLOUR	GLAZING	SPECIAL NOTES		(W15) QA 1509	COLOUR	GLAZING	SPECIAL NOTES
	(W6) SWD 1218	PEARL WHITE	SINGLE PYROLYTIC			W15) QA 1509	PEARL WHITE	SINGLE PYROLYTIC	
	S ELEVATION / BEDROOM 2	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm		E ELEVATION / DINING	INSECT SCREEN	LOW- E, (U-VALUE: 4.48, SHGC: 0.46)	
R	ALUMINIUM	ALUMINIUM		TO COMPLY WITH NCC.		ALUMINIUM	ALUMINIUM		
	DOUBLE HUNG	ALUMINIUM MESH PEARL WHITE	REVEAL	4		AWNING	ALUMINIUM MESH PEARL WHITE	REVEAL	
	OPEN / OPEN		I 40mm			OLEN		I 40mm	
	(W7) QS 0912	SINGLE CLEAR		6.44,		M/IC) OVD 0446	COLOUR PEARL WHITE	GLAZING SINGLE CLEAR,	SPECIAL NOTES
	0.515141510141515100014		(U-VALUE: 6.44,			0.5151/45101/541/411/4514	EVATION /FAMILY.DINING INSECT SCREEN	(U-VALUE: 6.44,	
	S ELEVATION / BATHROOM ALUMINIUM	INSECT SCREEN	SHGC: 0.75)			S ELEVATION /FAMILY.DINING		SHGC: 0.75)	
	· ·	ALUMINIUM ALUMINIUM MESH	REVEAL	-			ALUMINIUM S/LESS STEEL MESH	PF\/FAI	
	SLIDING OPEN / FIXED	PEARL WHITE	I 40mm	-		SLIDING FIXED / OPEN / OPEN / FIXED	PEARL WHITE	140mm	1
		COLOUR	GLAZING	SPECIAL NOTES			COLOUR	GLAZING	SPECIAL NOTES
	(W8) SA 1215	PEARL WHITE	SINGLE PYROLYTIC	JI LOW E NOTES		(W17) QA 1506	PEARL WHITE	SINGLE PYROLYTIC	OF EGINE NOTES
	W ELEVATION / LIVING ROOM	1	LOW-E, (U-VALUE:		1 1	W ELEVATION / FAMILY		LOW- E, (U-VALUE:	
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)			ALUMINIUM	INSECT SCREEN	4.48, SHGC: 0.46)	
	AWNING	ALUMINIUM ALUMINIUM MESH	REVEAL			AWNING	ALUMINIUM ALUMINIUM MESH	REVEAL	1
	OPEN / FIXED	PEARL WHITE	I 40mm			OPEN	PEARL WHITE	170mm]
	(W9) 5A 1206	COLOUR	GLAZING	SPECIAL NOTES		W18) QDH 1285 X 2520	COLOUR	GLAZING	SPECIAL NOTES
	(W9) SA 1206	PEARL WHITE	SINGLE PYROLYTIC			W19 QDH 1285 X 2520	(18) QDH 1285 X 2520 PEARL WHITE	SINGLE PYROLYTIC	TO SUIT EXISTING OPENING
	W ELEVATION / LIVING ROOM	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)			N ELEVATION / LOUNGE	INSECT SCREEN	LOW- E, (U-VALUE: 4.48, SHGC: 0.46)	
	ALUMINIUM	ALUMINIUM				ALUMINIUM	ALUMINIUM		
	AWNING	ALUMINIUM MESH PEARL WHITE	REVEAL	_		DOUBLE HUNG	ALUMINIUM MESH PEARL WHITE	REVEAL	
	OPEN	I LANL WITTL	I 40mm			OPEN / FIXED / OPEN	I LANL WITTL	170mm	
FOR: MR T GOREY	' & MS N MEEKAN		AT: 6	2 HALLAM AVENUE LANE COVE W	/EST 2066	50	CALE: 1: NTS	SHEET: 8 OF 8 JO	DB NO: 7707/15 F Cape Co