BASIX	COMMITMENTS						
CERTIFICATE NO. A277968							
FIXTL	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						
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL						
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)						
EXTERNAL WALL: CAVITY BRICK	NIL						
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)						
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)						
GLAZI	NG REQUIREMENTS						
WINDOWS							
W3, W4, W5, W6, W7, W9, W10, \$ W11	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)						
WI, W2, # W8	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
SHAD	DING DEVICES						
WINDOWS							
W2, W3, W4, W5, W6, W7, \$ W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= GOOMM						
WI	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43						
W9, W10, \$ W11	NONE						

FINAL CONSTRUCTION.

SPECIFICATION SUMMARY			SPECIAL NOTES					
STRUCTURAL TIMBER - All to ASA 1684.2			PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN      PELISE EVISTING SMOKE DETECTOR'S IF POSSIBLE   FLECTRICIAN TO					
WALLS: F5 SOFTWOOD		RE-USE EXISTING SMOKE DETECTOR/S IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.						
90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @	.600 CTS TO MANUFACTURERS	AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. CONNECT/INSTALL THIRTY THREE (33) DOWNLIGHT FITTINGS & ONE (1) 3-IN-FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER) RELOCATE TWO (2) EXISTING GAS BAYONET POINTS. PROVIDE ONE (1) NEW MAINS EARTH PROVIDE ONE (1) NEW RISER BRACKET FOR ELECTRICAL MAINS POA.						
FLOOR: REFER TO STRU	CTURAL LAYOUTS WIND LOAD W 33 N							
FINISHES		• F	PROVIDE NEW SINGLE PHASE CONSUMER MAINS.	CAL MAINS I	OA.			
BRICKWORK (MARINE GRADE)	SELECT COMMONS LAID AS FACE TO PARTY WALL & COMMONS TO GROUND FLOOR RENOVATIONS FOR RENDER & PAINT FINISH	RELOCATE & REPLACE SINGLE PHASE METER BOX. USE MARINE GRADE BRICKS, MORTAR & TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN I KM OF THE OCEAN. PROVIDE PLUMBING & DRAINAGE ROUGH IN ONLY FOR NEW KITCHEN BY OWNER.						
FLOORING	19MM STRUCTURAL PARTICLEBOARD							
CLADDING	170mm PRIMELOK FEDERATION SMOOTH WEATHERTEX CLADDING FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET							
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM							
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	W	ORKS BY OWNER					
ROOF COVERING	CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE	ı	REMOVAL \$ INSTALLATION OF T.V ANTENNA AS REQUIRED \$ CONNECTION					
	AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	1	TO NEW AND EXISTING TV POINTS.  • CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR					
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	1	J LXIJTING A	IND/OK				
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES	<ul> <li>PHONE AND/OR DATA CABLING IF REQUIRED.</li> <li>ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.</li> </ul>						
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. I 00x25 BULLNOSE ARCHITRAVE: Ex. 75x25 BULLNOSE	SUPPLY THIRTY THREE (33) DOWNLIGHT FITTINGS \$ ONE (1 3-IN 1) FAN/LIGHT/HEATER UNIT. SANDING AND FINISHING TO NEW TONGUE AND GROOVE FLOORING  TO NEW TONGUE AND GROOVE FLOORING						
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"  TO BEDROOMS & PRIMED HARDBOARD HOLLOW  CORE "FLUSH" ELSEWHERE							
STAIRCASE MDF TREADS & PINE RISERS	TYPE: CLOSED TIMBER WIDTH: 950mm							
	RISE: 20 @   80 mm							
	GOING: 240mm (260mm TREAD)	G	FINAL CONSTRUCTION	J.E.	09-08-17			
FASCIA #	MATERIAL: PREFINISHED ZINCALUME	F	CONSTRUCTION CERTIFICATE	5.M.	27-07-17			
BARGE BOARDS	FASCIA COLOUR: WHITE BARGE COLOUR: WHITE	E	TO CONTRACTS	J.C.	10-07-17			
		D	PLAN CHECK	S.C.	26-06-17			
GUTTERS & DOWNPIPES	11121 00115	С	SURVEY, BASIX ADDED \$ TO COUNCIL	N.E.	11-04-17			
	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WALLAROO		TO CLIENT	N.E.	03-02-17			
	DOWNPIPE COLOUR: WALLAROO	Α	TECHNICAL AND POV. 19077\$19078	JGI	11-01-17			
HOT WATER UNIT	CONNECT TO EXISTING AS RELOCATED CLEAR OF NEW WINDOWS	No.	ISSUE	DRAWN	DATE			
PAINTING - REFER TO	FIRST FLOOR EXTERNAL: BY CAPE COD		DESIGN CONSULTANT: TERRY SMITH					
SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR INTERNAL: BY CAPE COD		PROPOSED ADDITIONS # ALTERATIONS					
	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	FO						
FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.		AT 62 CARRINGTON ROAD RANDWICK NSW 203 I						
DO NOT SCALE OFF DRAWINGS.		COL	JNCIL: RANDWICK					
ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.			A R N 547	000 605 40	7			
NO ALLOWANCE HAS BE	EN MADE FOR SHRINKAGE OR MILLING.	(	Sape Cod Suite 41, 4	110 CHURCH RAMATTA 21	STREET, 51			
	GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT		PHONE: (02 BUILDERS L	1) 9849 444 ICENCE NO. 5				

SHEET: 1 OF 8

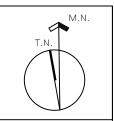
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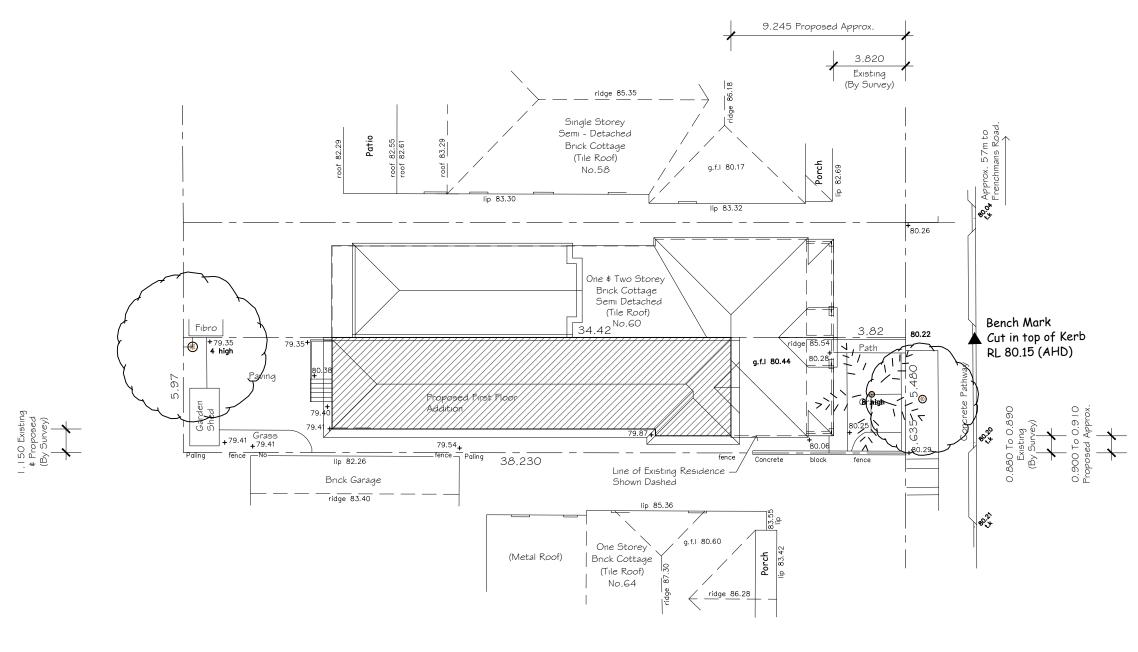
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## EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding	Colorbond		Shale Grey
Soffit Lining	Haymes		Off White T.B.C.
Rendered Brickwork	Colorbond		Shale Grey





## Site Plan

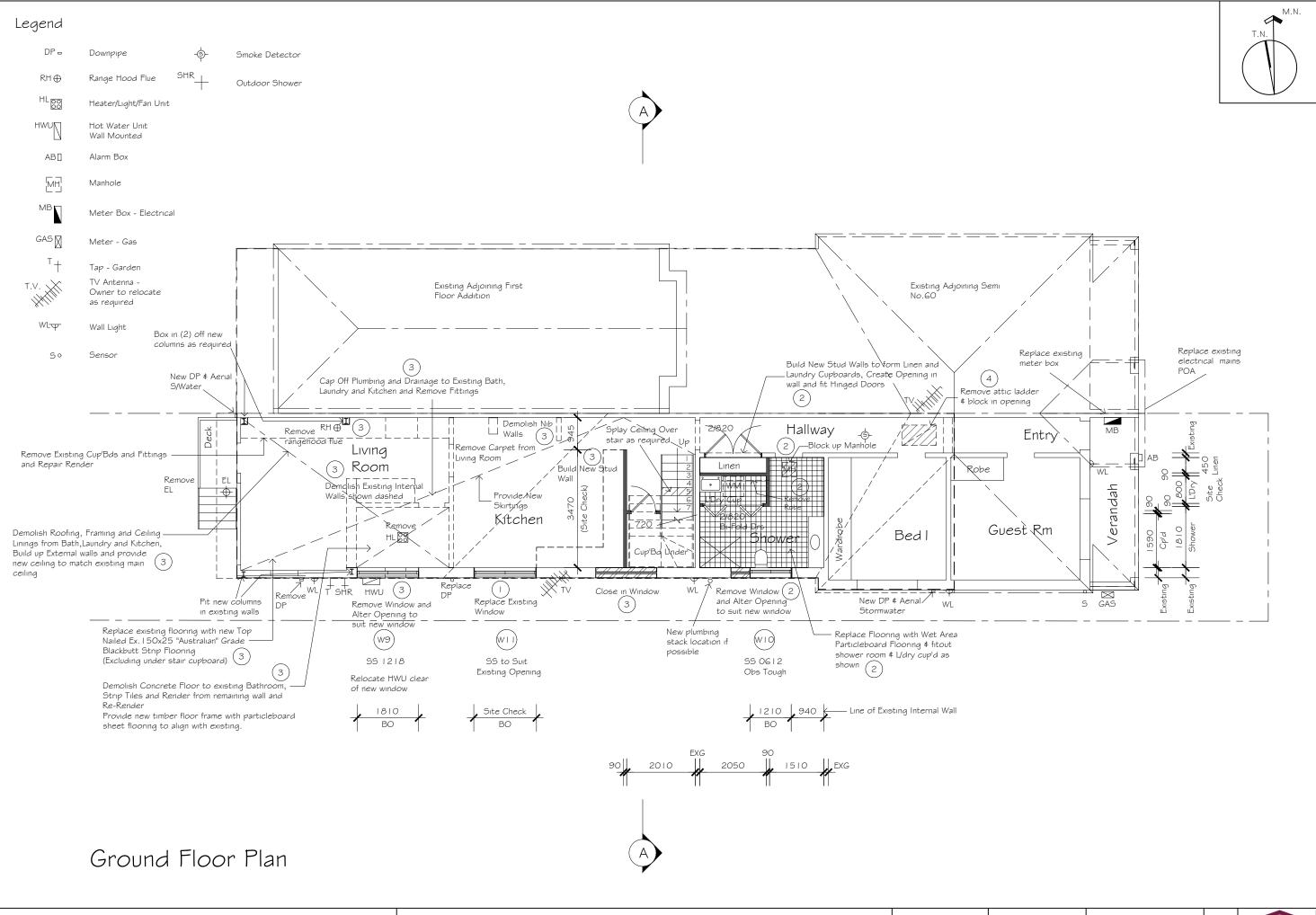
No. : 62 Lot. : 2

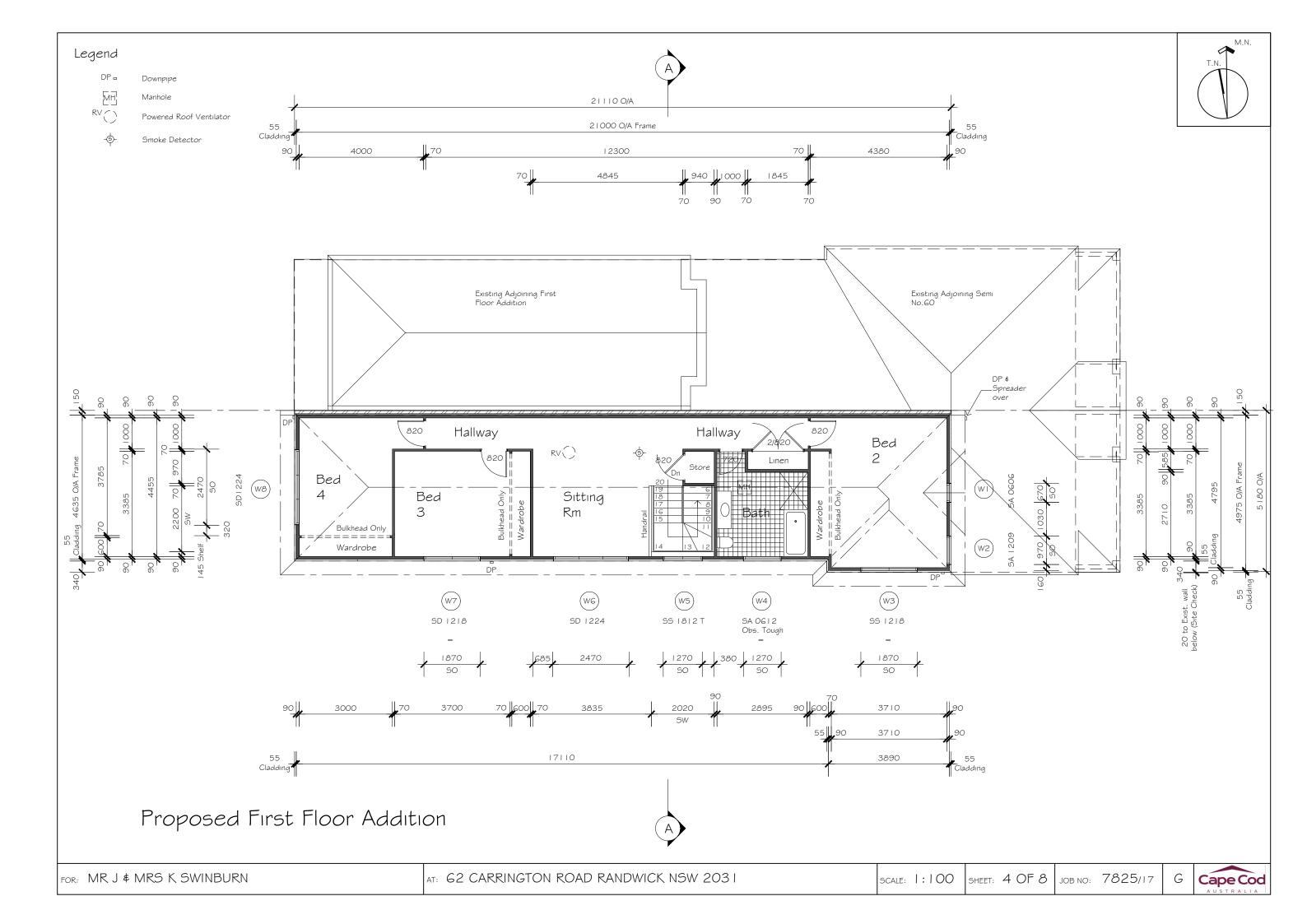
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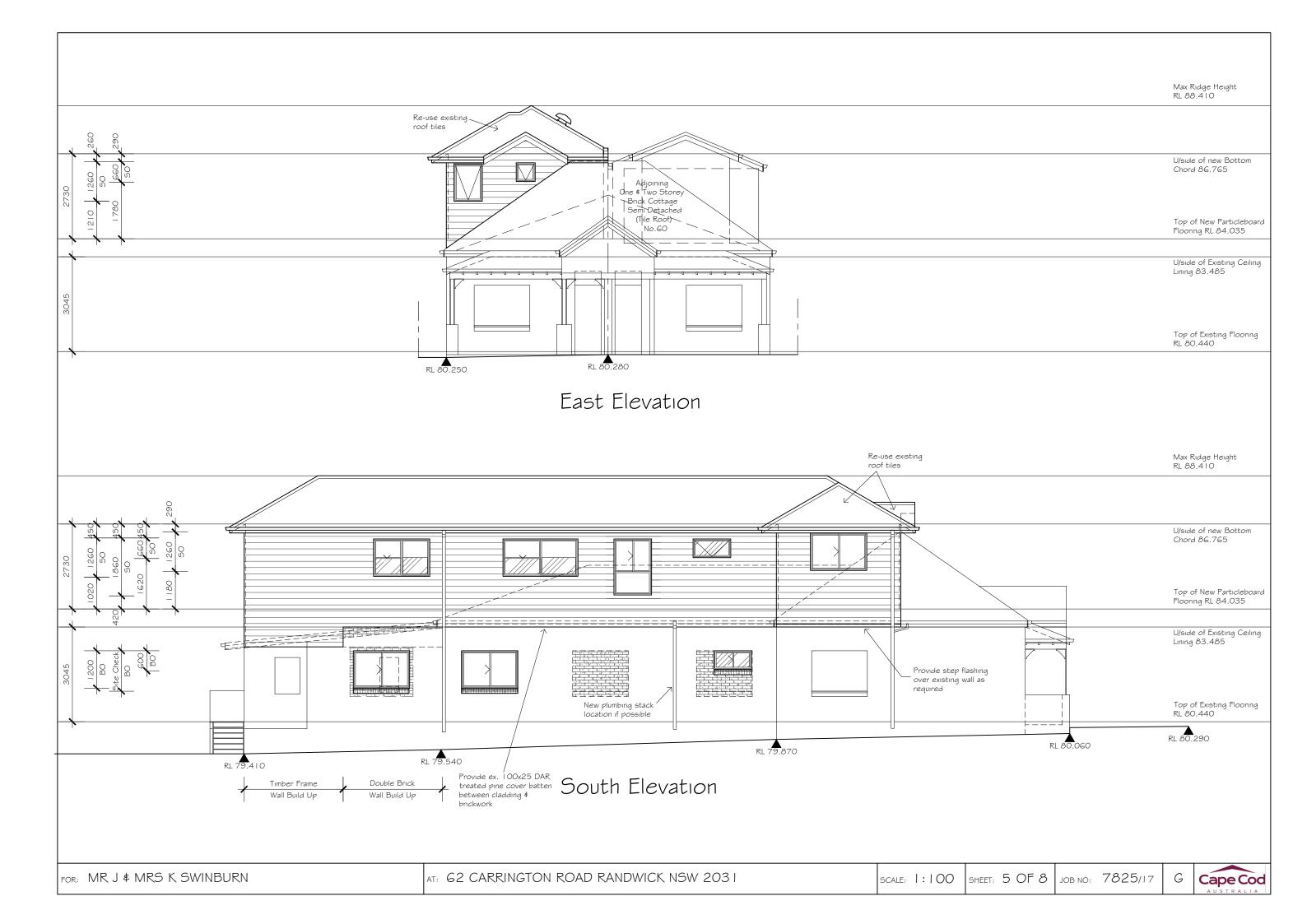
AREA: 227.6m² (By Title) : 23 I .3m<sup>2</sup> (By Calc)

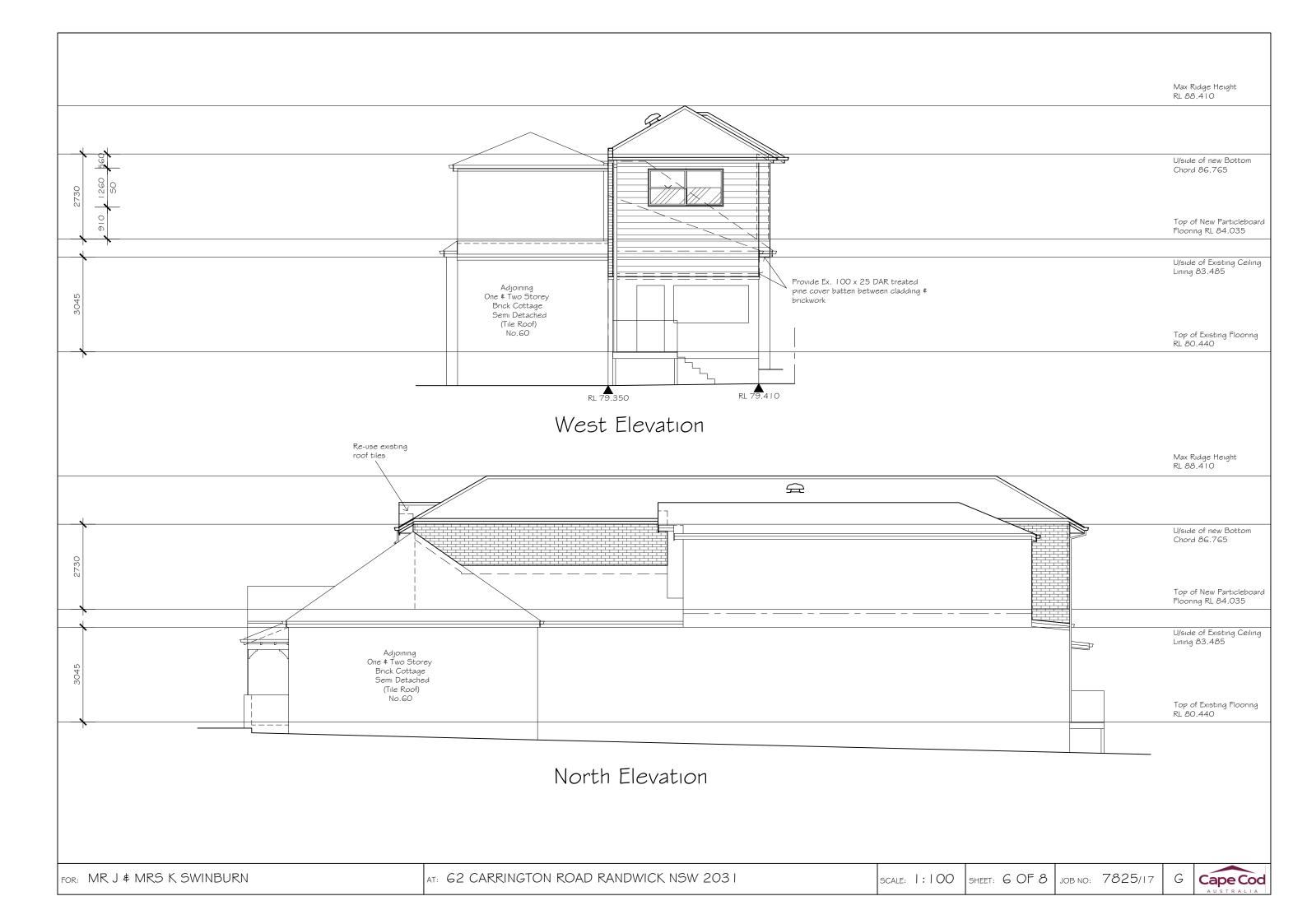
Cape Cod

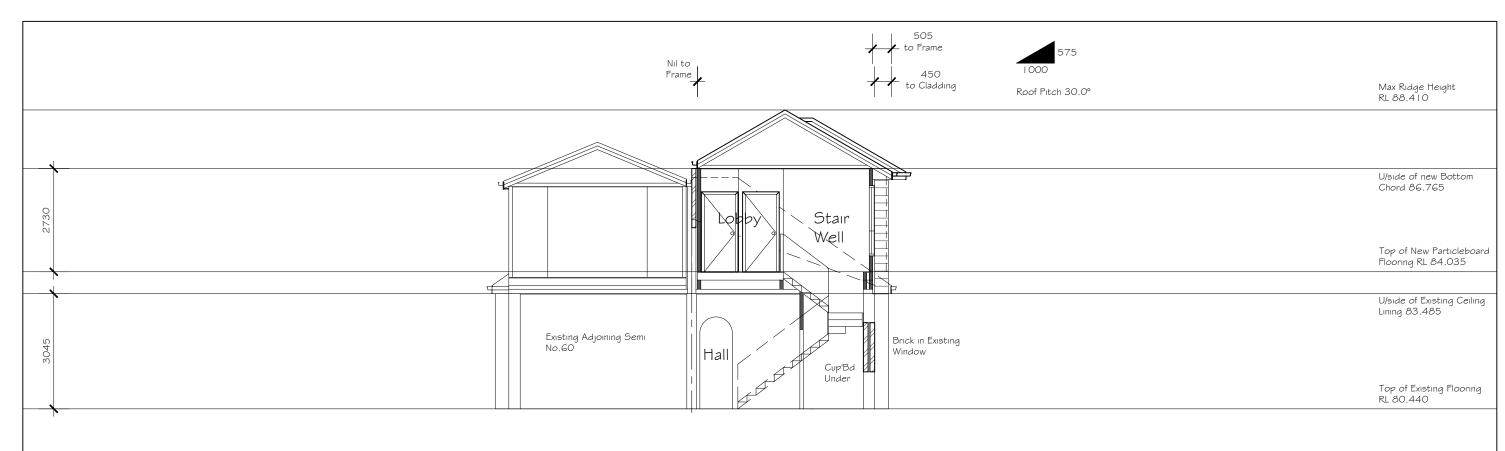
CARRINGTON ROAD











Section A-A

FOR: MR J & MRS K SWINBURN

WINDOW SCHED	DULE (BASIX A2779	968)	C	CLIENT:		ALUMINIUM TREND WINDO					
STANDARD NOTES:						STANDARD ALUMINUM CO EX-STOCK COLOURS: PEAR	RL WHITE GLOSS, DUNE, STON	IE BEIGE, MONUMENT,			
	ARE DRAWN AS VIEWED FROM	OUTSIDE	С	CLIENT:		ANODIC OFF WHITE, ANOI	DIC NATURAL MATT, WOODLAI	ND GREY, ULTRA BLACK.			
<ul><li>ALL WINDOWS COME W</li><li>WINDOW OPENINGS NO</li></ul>	'ITH "KEYED ALIKE" LOCKS )TED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITH	H THE B	BUILDER:	DATE:	DESIGNER'S COLOURS AVA	AILABLE: WHITE BIRCH, PRIME EARL, DEEP OCEAN, SURF MIS	COSE GLOSS, HAMMERSL	EY		
NCC 3.9.2.5						CHARCOAL, IRONSTONE.	LINE, DEEL COLINI, SON IVIIC		TERRAIN: 3	WIND LOAD: W 33 N	
	(WI) SA 0606	COLOUR	GLAZING		SPECIAL NOTES		W10) 55 0612	COLOUR	GLAZING	SPECIAL NOTES	
	<u> </u>	PEARL WHITE	SINGLE PYROI LOW-E, (U-VA					PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63,	TRANSLUCENT FILM BY TOUGHENED GLASS	BUILDER.
	E ELEVATION / BEDROOM 2	INSECT SCREEN	5.7, SHGC:0.			//F	S ELEVATION / SHOWER RI	INSECT SCREEN	SHGC: 0.75)	TOUGHENED GLASS	
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM			
	AWNING OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm		4		SLIDING OPEN / FIXED	FIBREGLASS MESH PEARL WHITE	REVEAL 170mm	_	
	OPEN						OPEN / FIXED				
	(W2) SA 1209	COLOUR PEARL WHITE	GLAZING SINGLE PYROI	LATIC	SPECIAL NOTES  RESTRICT OPENING TO 125mm TO COMPLY	-	WII) SS (SITE CHECK SIZ	COLOUR ZE) PEARL WHITE	GLAZING SINGLE CLEAR,	SPECIAL NOTES  SPECIAL TO FIT INTO E	VISTING OPENING
	E ELEVATION A REPRODUCTION		LOW-E, (U-VA		WITH NCC.	F			(U-VALUE: 7.63,	SI LCIAL TO TIT INTO L	AISTING OF LINING
	E ELEVATION / BEDROOM 2 ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.	.47)			S ELEVATION / KITCHEN ALUMINIUM	INSECT SCREEN	SHGC: 0.75)		
		ALUMINIUM FIBREGLASS MESH	REVEAL		-			ALUMINIUM FIBREGLASS MESH	REVEAL	_	
	AWNING OPEN	PEARL WHITE	I 40mm		-		SLIDING OPEN / FIXED	PEARL WHITE	170mm	<del>- </del>	
		COLOUR	GLAZING		SPECIAL NOTES		·				
	(W3) 55 1218	PEARL WHITE	SINGLE CLEAR	 ₹.	RESTRICT OPENING TO 125mm TO COMPLY						
F	S ELEVATION / BEDROOM 2		(U-VALUE: 7.6	63,	WITH NCC.						
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)								
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL		†						
	OPEN / FIXED	PEARL WHITE	I 40mm		7						
	(144)	COLOUR	GLAZING		SPECIAL NOTES						
	(W4) 5A 0612	PEARL WHITE	SINGLE CLEAR		TRANSLUCENT FILM BY BUILDER.						
	S ELEVATION / BATHROOM	INSECT SCREEN	(U-VALUE: 7.6 SHGC: 0.75)		TOUGHENED GLASS						
	ALUMINIUM	ALUMINIUM	1								
	AWNING	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OPEN	FLARL WITTL	I 40mm								
	(W5) 55 1812 T	COLOUR	GLAZING		SPECIAL NOTES	_					
F		PEARL WHITE	SINGLE CLEAR (U-VALUE: 7.6								
	S ELEVATION / STAIRWELL	INSECT SCREEN	SHGC: 0.75)								
	ALUMINIUM	ALUMINIUM			4						
F	SLIDING OPEN / FIXED / FIXED	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm		4					_	
	CT ENT TIMES T TIMES	COLOUR	GLAZING		SPECIAL NOTES						
	(W6) SD 1224	PEARL WHITE	SINGLE CLEAR	₹	FIXED BOTTOM SASH						
	S ELEVATION / SITTING RM		(U-VALUE: 7.6	63,	OBSCURE BOTTOM SASH & LIB TO 1.000						
<del></del>	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)		OBSCURE BOTTOM SASH \$ UP TO 1600 FROM THE FLOOR						
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL							_	
	OPEN / FIXED	PEARL WHITE	I 40mm								
	(UZ)	COLOUR	GLAZING		SPECIAL NOTES						
	(W7) 55 1218	PEARL WHITE	SINGLE CLEAR	₹,	FIXED BOTTOM SASH						
	S ELEVATION / BEDROOM 3	INSECT SCREEN	(U-VALUE: 7.6 SHGC: 0.75)		OBSCURE BOTTOM SASH \$ UP TO 1600						
	ALUMINIUM	ALUMINIUM			FROM THE FLOOR						
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL		4						
	OPEN / FIXED		I 40mm								
	(W8) 55 1224	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES FIXED BOTTOM SASH						
			SINGLE PYROI LOW-E, (U-VA		FIXED BOTTOM SASH						
<del> </del>	W ELEVATION / BEDROOM 4	INSECT SCREEN	5.7, SHGC:0.		OBSCURE BOTTOM SASH \$ UP TO 1600 FROM THE FLOOR						
	ALUMINIUM	ALUMINIUM FIRRECLASS MESH	DEV/EAT		TROW THE FEOOR					_	
	DOUBLE HUNG OPEN / FIXED	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm							$\dashv$	
		COLOUR	GLAZING		SPECIAL NOTES						
	(W9) 55 1218	PEARL WHITE	SINGLE CLEAR	 R.	OT LOWE NOTED	-					
F	S ELEVATION / LIVING RM	-	(U-VALUE: 7.6	63,							
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)								
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL		1						
	OPEN / FIXED	PEARL WHITE	170mm		1						
NAD 1 ± NADO	K CMMDI IDM	-	1		O CARRINGTON BOAR BANGUAGO	NGW OOS I			2 25 2	7005	
for: MRJ&MRS	NAUDUNING			AT: 6	2 CARRINGTON ROAD RANDWICK	NDW 2U31		SCALE: 1: NTS	BHEET: 8 UF 8	JOB NO: 7825/17	G Cape Cod