| BASIX | COMMITMENTS | | | | | |
|--|---|--|--|--|--|--|
| CERTIFICATE NO. A286665 | | | | | | |
| FIXTU | RES AND SYSTEMS | | | | | |
| LIGHTING | MIN 40% OF NEW OR ALTERED LIGHT FIXTUE TO BE FITTED WITH FLUORESCENT, COMPAC 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 | | | | | |
| FLAT CEILING, PITCHED ROOF | CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70) | | | | | |
| EXTERNAL WALL: CAVITY BRICK | R1.60 (or R1.70 INCLUDING CONSTRUCTION) | | | | | |
| EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM(EIFS)(FACADE PANEL: 75mm | NIL | | | | | |
| EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD) | R1.30 (or R1.70 INCLUDING CONSTRUCTION) | | | | | |
| GLAZII | NG REQUIREMENTS | | | | | |
| WINDOWS | | | | | | |
| W1 - W2 | STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47) | | | | | |
| W3 - W12 | STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75) | | | | | |
| SLI | TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456) | | | | | |
| SHAD | ING DEVICES | | | | | |
| WINDOWS | | | | | | |
| W1 - W8 | EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM | | | | | |
| WI2 | NONE | | | | | |
| SLI | NONE | | | | | |
| | | | | | | |

| .071 | $\mathcal{I}_{\mathcal{M}}$. |
|--------------------|-------------------------------|
| FINAL CONSTRUCTION | |
| CINAL COIL | |

| SPECIFICATION SUMMARY | | SPECIAL NOTES | | | | | | |
|---|--|--|--|----------------|----------|--|--|--|
| | | PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN FLECTBICIAN TO CHECKENGUES THE EVICTING SMOKE DETECTORS COMPLY | | | | | | |
| STRUCTURAL TIMBER - All to ASA 1 684.2 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: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N | | | 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 SIXTEEN (16) DOWNLIGHT FITTINGS, ONE (1) EXHAUST FAN & TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER). MARINE GRADE BRICKS & MORTAR. | | | | | |
| FINISHES | | DEMOLISH EXISTING ROOF STORAGE PLASTERBOARD CEILING TIMBER FRAMED WALL AND FLOOR AS REQUIRED FOR NEW WORKS. | | | | | | |
| BRICKWORK | COMMON BRICKWORK TO PARTY WALL | | | | | | | |
| FLOORING | I 9MM STRUCTURAL PARTICLEBOARD | | | | | | | |
| CLADDING | 75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH. 7.5mm HARDITEX BASE SHEET OVER POLYSTYRENE | | | | | | | |
| | CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH TO BUMP OUT WALLS. | | | | | | | |
| WINDOWS - TREND KEYED LOCKS (TERRAIN: 3) | FRAME: PREFINISHED ALUMINIUM | | | | | | | |
| INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES | FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS | WORKS BY OWNER | | | | | | |
| ROOF COVERING | TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN. | | REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRE NEW AND EXISTING TV POINTS. CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO E NEW T.V. AERIAL | | | | | |
| ROOF SARKING | FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL | • | PHONE AND/OR DATA CABLING. ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW | | | | | |
| INSULATION (FIBREGLASS) | R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES (EXCEPT PARTY WALL). | KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS. | | | | | | |
| INTERNAL FIXINGS | DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 100x25 | | | | | | | |
| INTERNAL DOORS | PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD" \$ A FLUSH HINGED HOLLOW CORE DOOR TO ROOF ACCESS | | | | | | | |
| STAIRCASE | TYPE: CLOSED TIMBER | | I | T | l | | | |
| MAPLE TREADS \$ RISERS | WIDTH: 900mm | - | FINAL CONSTRUCTION | J.E. | 11-12-17 | | | |
| | RISE: 18 @ 184mm | H | TO CONTRACTS | | 11-09-17 | | | |
| | GOING: 240mm (260mm TREAD) | | PLAN CHECK BASIX ADDED # TO COUNCIL | J.C. M.P. | 05-09-17 | | | |
| | , , | | | 5.M. | 03-07-17 | | | |
| FASCIA # PARTY WALL BARGE BOARD | MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: | E D | CLIENT CHECK PLAN POV 19657 \$ 19709 | Э.М. В.J.Р. | 19-06-17 | | | |
| | BARGE COLOUR: | С | POV 19657 \$ 19709 | N.E. | 19-06-17 | | | |
| 0.055500.1.5.5 | | В | CHECK PLAN | T.P. | 14-12-16 | | | |
| GUTTERS \$ DOWNPIPES | TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME | A | TECHNICAL | C.W. | 08-12-16 | | | |
| | GUTTER COLOUR: MONUMENT DOWNPIPE COLOUR: MONUMENT | No. | ISSUE | DRAWN | DATE | | | |
| HOT WATER UNIT | CONNECT TO EXISTING | DESIGN CONSULTANT: PETER BROWN | | | | | | |
| PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK | FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD | PROPOSED ADDITIONS & ALTERATIONS | | | | | | |

EXTERNAL PAINT SCHEDULE

| ITEM | BRAND eg. WATTYL | CODE | COLOUR |
|---------------------|---------------------|------|------------|
| Metal Roof Sheeting | Colorbond | | Monument |
| Wall Cladding | Haymes | | Lanyard |
| Pergola Beam | Haymes | | Monument |
| Pergola Post | Haymes | | Monument |
| Pegola Rafter | Haymes | | Irıs White |
| Deck Post | Haymes | | Monument |
| Soffit Lining | Haymes | | Irıs White |
| | | | |
| | | | |

DO NOT SCALE OFF DRAWINGS.

CONDITIONS.

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

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. FOR MR K & MRS S LANGAN

AT 10 GARDEN STREET MAROUBRA NSW 2035

COUNCIL: RANDWICK



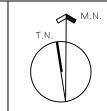
A.B.N. 54 000 605 407

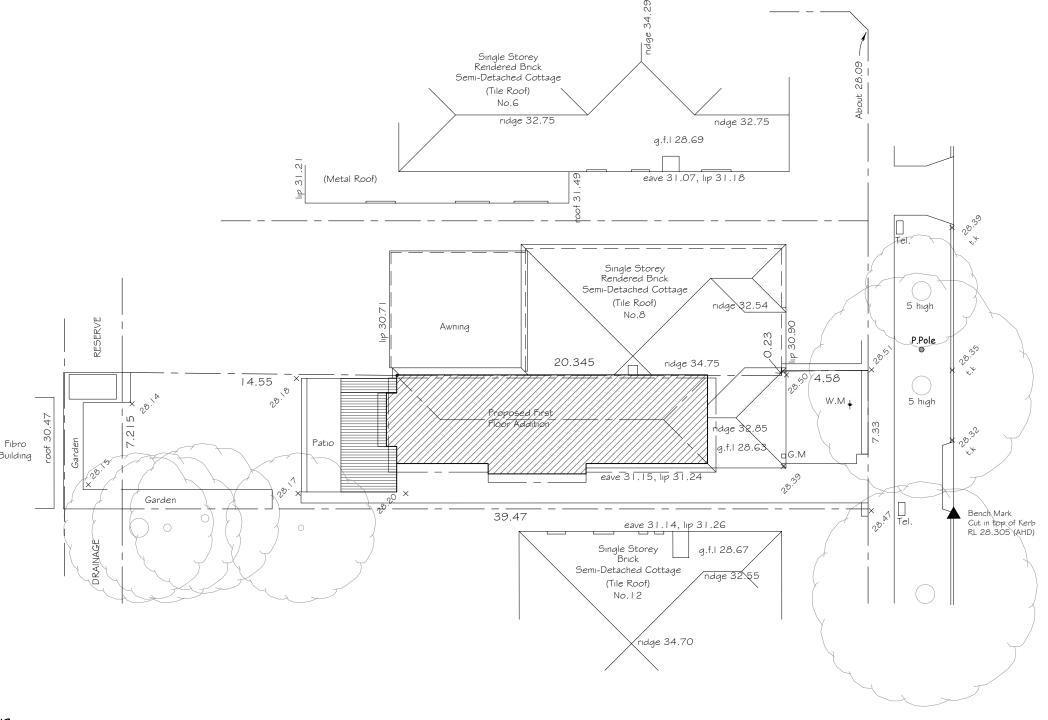
BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

JOB NO: 78 | 7/16

HOLMES ST







Site Plan

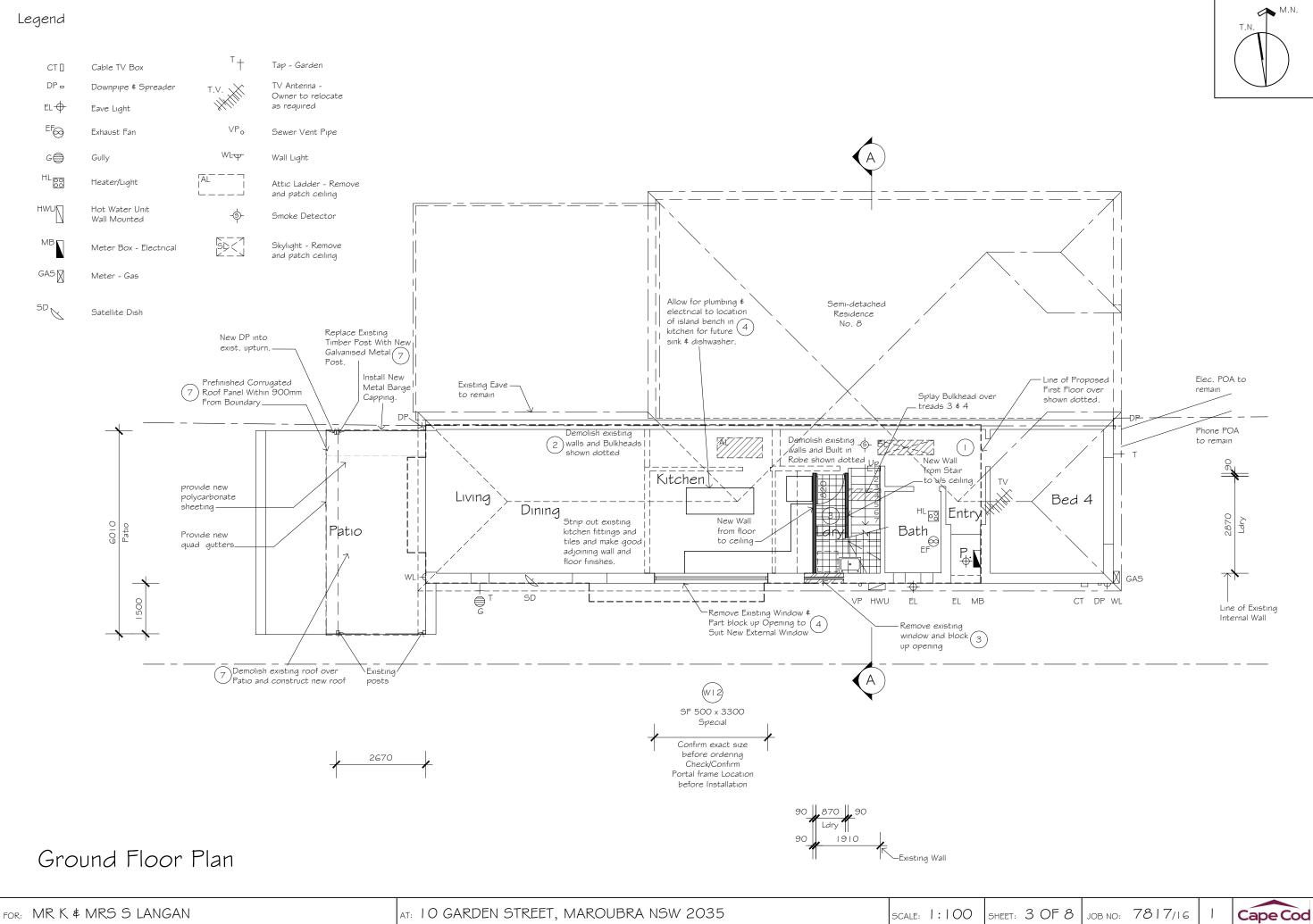
No. : 10 Lot. : B

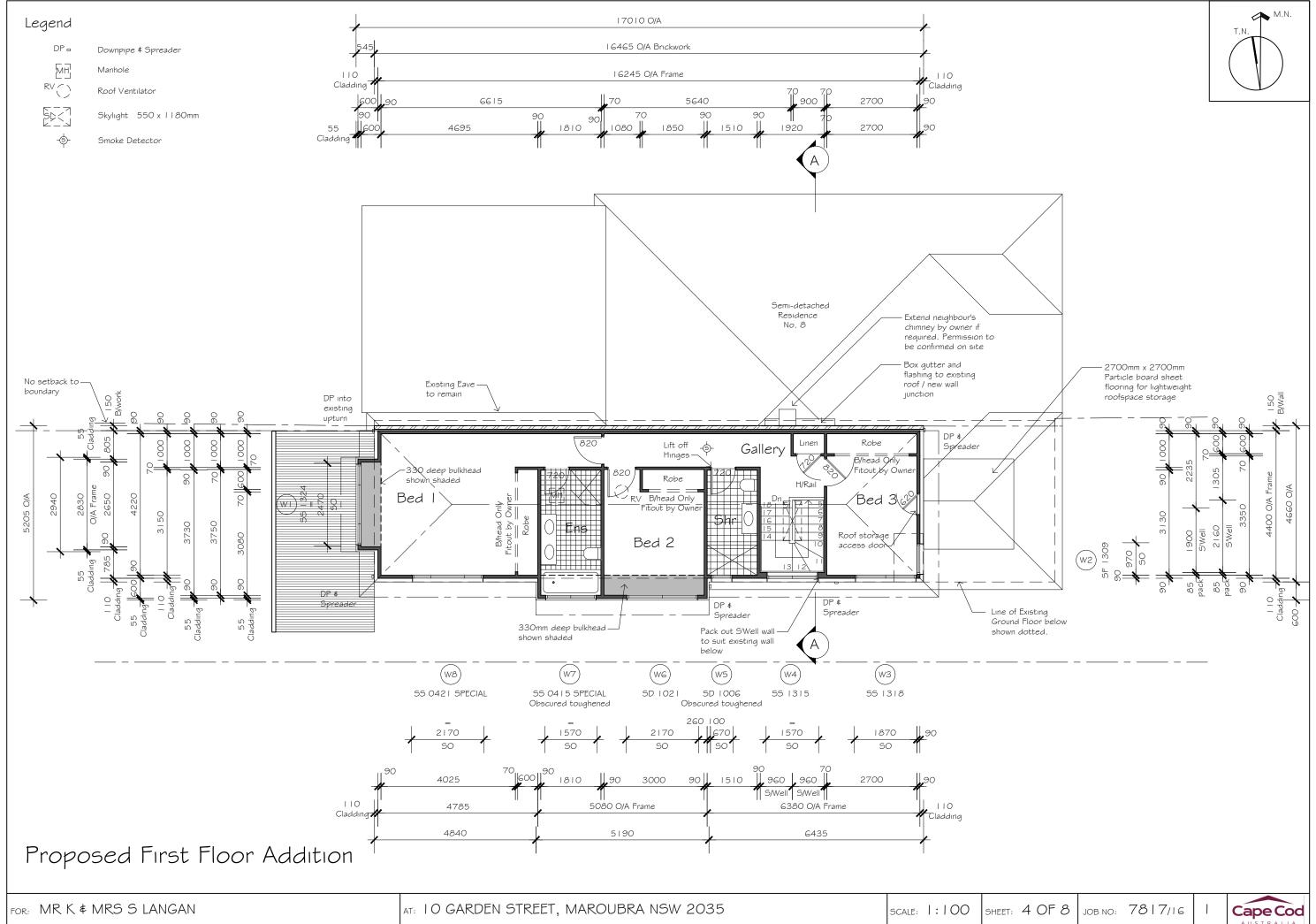
DP : 392484

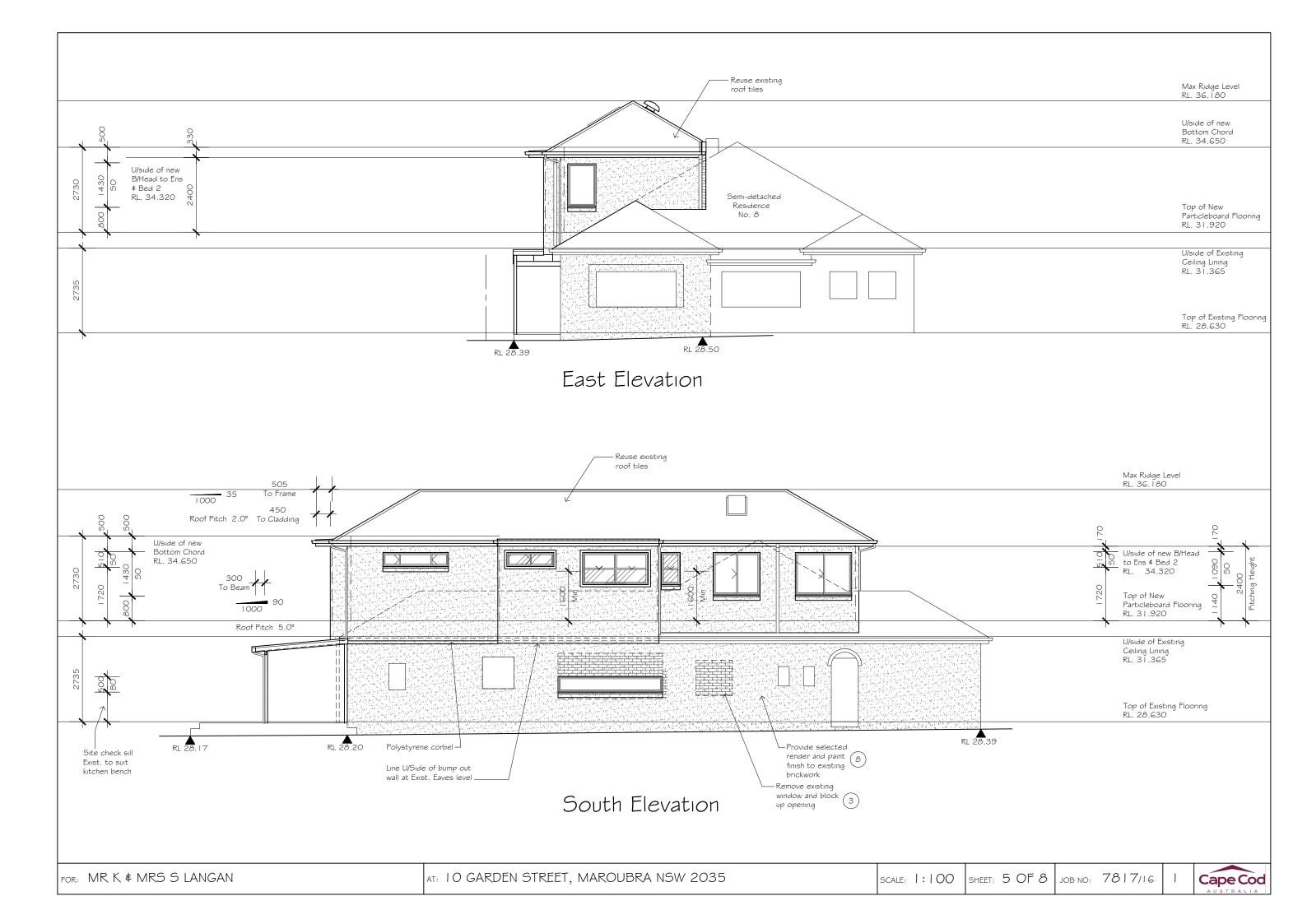
AREA: 278.2m² (By Title)

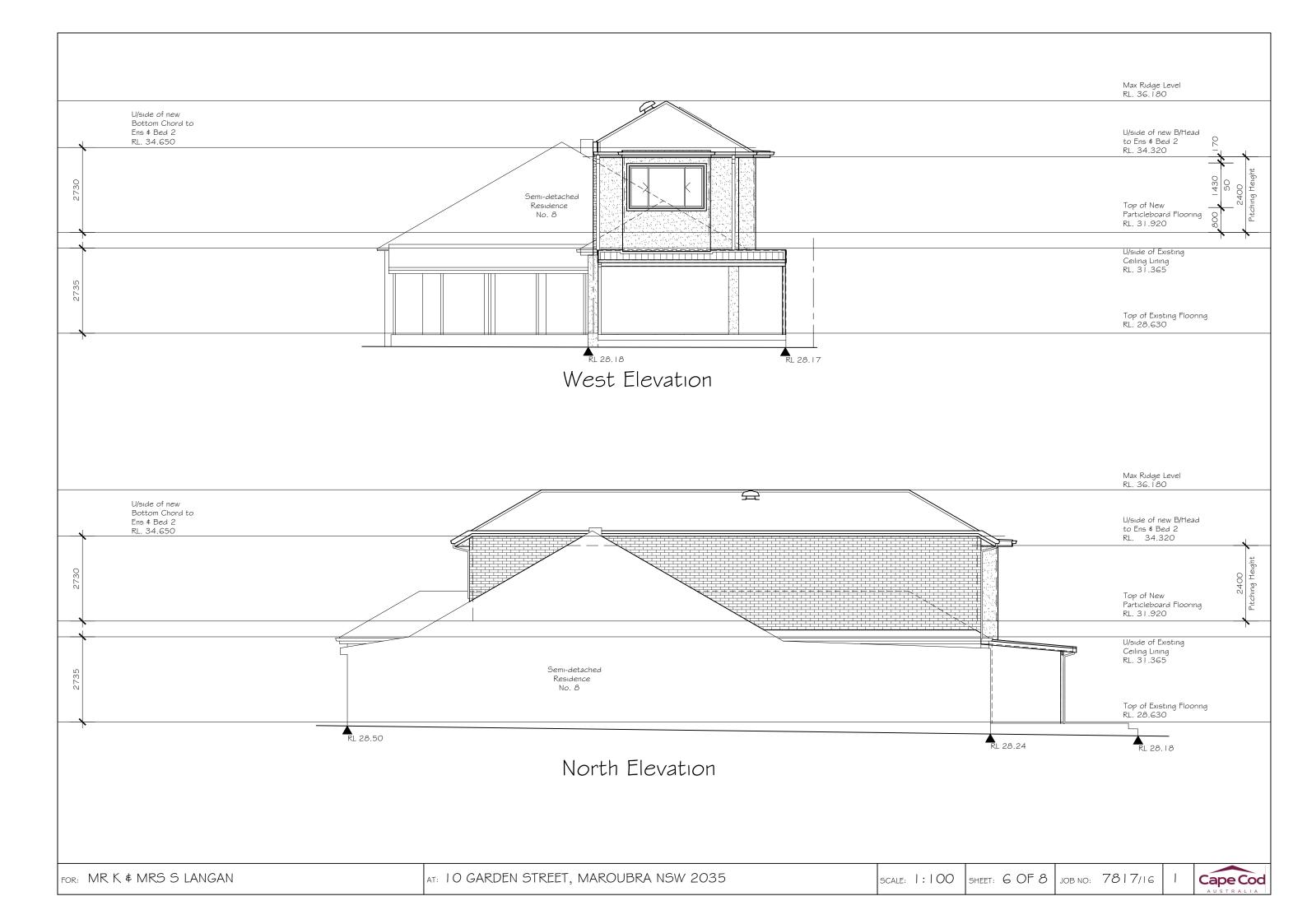
28 I .Om² (By Calc.)

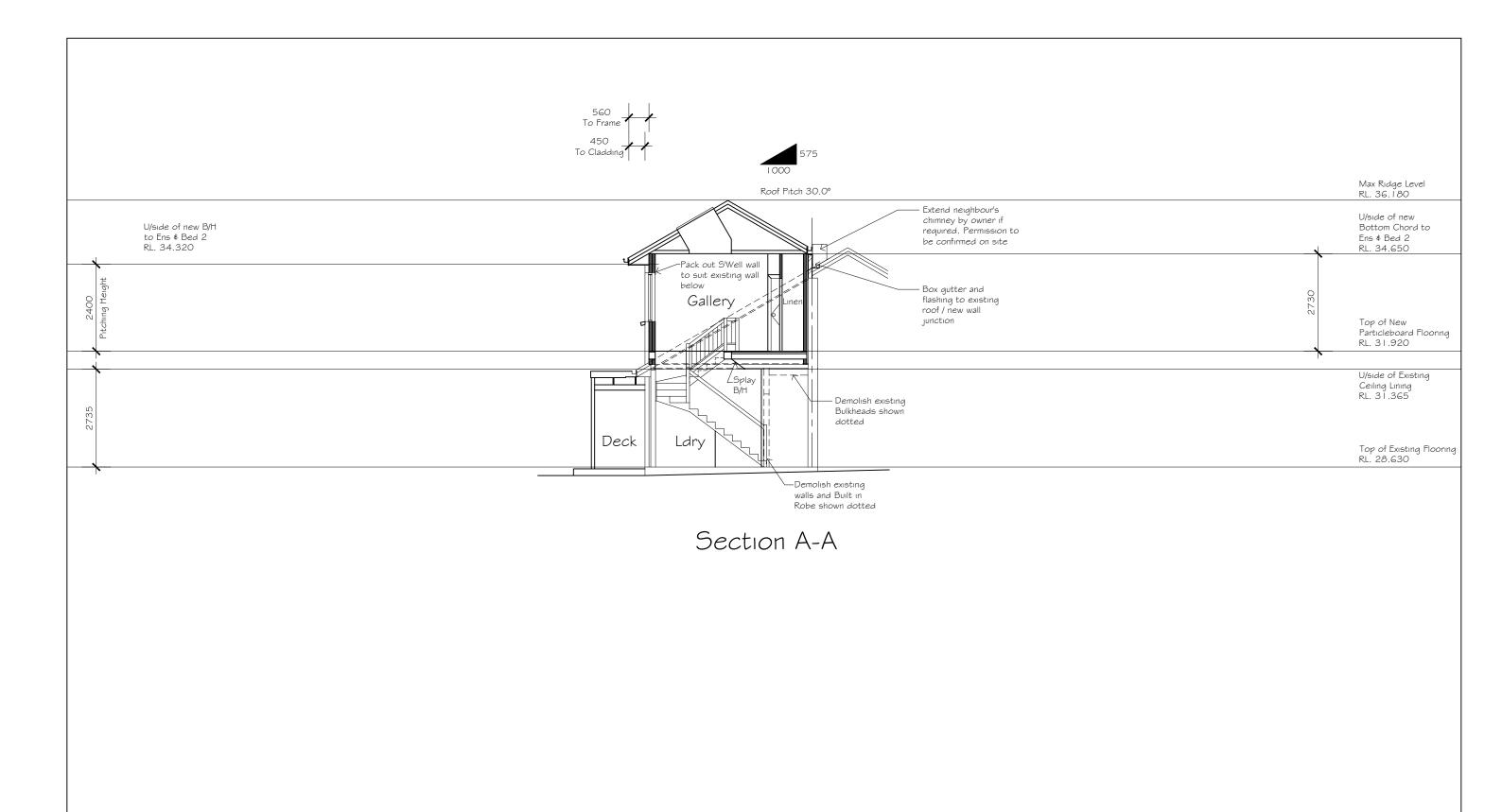
GARDEN STREET











FOR: MR K & MRS S LANGAN

| WINDOW SCHED | ULE (BASIX A286 | G65) | | CLIENT: | | ALUMINIUM TREND WINDO | | | | | |
|--|---|--------------------------------|---------------------------|------------|--|---|--|----------------------|------------------|--------------------------|----------|
| STANDARD NOTES: | | | | CLILINI | | STANDARD ALDMINUM CO | DLOURS: ARL WHITE GLOSS, DUNE, STON | E BEIGE, MONUMENT, | | | |
| WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE | | | CLIENT: | | ANODIC OFF WHITE, AND | DDIC NATURAL MATT, WOODLAN | ID GREY, ULTRA BLACK | | | | |
| ALL WINDOWS COME W WINDOW OPENINGS NO. | 'ITH "KEYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPE | NINCS TO COMPLY WIT | 'H THE | BIIII DED. | DATE: | | 'AILABLE: WHITE BIRCH, PRIMR | | | | |
| NCC 3.9.2.5 | TILD K HAVE RESTRICTED OF E | NINGS TO COMILET WIT | 11 11112 | DUILDEN: . | DATE: | BROWN, TREND SILVER F CHARCOAL, IRONSTONE. | PEARL, DEEP OCEAN, SURF MIS | T, JASPER, TREND MET | ALLIC TERRAIN: 3 | WIND LOAD: W 33 N | |
| | | COLOUR | GLAZING | | SPECIAL NOTES | | T _W | | | | |
| | (WI) 55 1324 | PEARL WHITE | SINGLE PYR | | RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. | | (W10) | | | | |
| | W ELEVATION / BED I | INSECT SCREEN | LOW-E, (U-\ 5.7, SHGC: | | WITH NCC. | DELETED | | | _ | | |
| | ALUMINIUM | ALUMINIUM | | | | DELETED | | | | | |
| | SLIDING | FIBREGLASS MESH PEARL WHITE | REVEAL | | | | | | | | |
| | OPEN / FIXED / OPEN | | I 40mm | | | | | | | | |
| (w | (W2) SF 1309 | COLOUR PEARL WHITE | GLAZING | | SPECIAL NOTES | | (WII) | COLOUR | GLAZING | SPECIAL NOTES | |
| F | | - I LAKE WITTE | SINGLE PYR LOW-E, (U-\ | | | | | | | | |
| | E ELEVATION / BED 3 | INSECT SCREEN | 5.7, SHGC: | | | DELETED | | INSECT SCREEN | | | |
| | ALUMINIUM | N/A | REVEAL | | | | | | REVEAL | | |
| | FIXED | | I 40mm | | _ | | | | REVEAL | | |
| | | COLOUR | GLAZING | | SPECIAL NOTES | | | COLOUR | GLAZING | SPECIAL NOTES | |
| | (W3) 55 1318 | PEARL WHITE | SINGLE CLE | AR | RESTRICT OPENING TO 125mm TO COMPLY | _ | W12 SF 0533 SPECIAL | PEARL WHITE | SINGLE CLEAR, | CONFIRM LENGTH WITH OWNE | R |
| F | S ELEVATION / BED 3 | | (U-VALUE: 7 | 7.63, | WITH NCC. | | S ELEVATION / KITCHEN | | (U-VALUE: 7.63, | PRIOR TO ORDERING. | |
| | ALUMINIUM | INSECT SCREEN | SHGC: 0.7 | 5) | | | ALUMINIUM | INSECT SCREEN | SHGC: 0.75) | | |
| R | SLIDING | ALUMINIUM FIBREGLASS MESH | REVEAL | | | | | | REVEAL | | |
| | OPEN / FIXED | PEARL WHITE | I 40mm | | | | FIXED | | I 70mm | | |
| | (144) | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | |
| (W4) 55 1315 | (W4) 55 1315 | PEARL WHITE | SINGLE CLE | | | | | | | | |
| | S ELEVATION / STAIRWELL | INSECT SCREEN | (U-VALUE: 7 | | | | | | | | |
| | ALUMINIUM | ALUMINIUM | | | | | | | | | |
| | SLIDING | FIBREGLASS MESH PEARL WHITE | REVEAL | | | | | | | | |
| | OPEN / FIXED | I LAKE WITTE | I 40mm | | | | | | | | |
| | (W5) SD 1006 | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | |
| | | PEARL WHITE | SINGLE CLE (U-VALUE: 7 | | TRANSLUCENT FILM BY BUILDER. | | | _ | | | |
| | S ELEVATION / SHOWER | INSECT SCREEN | SHGC: 0.7 | | | | | | | | |
| | ALUMINIUM | ALUMINIUM | DEL/EAL | | | | | | | | |
| | DOUBLE HUNG OPEN | FIBREGLASS MESH PEARL WHITE | REVEAL I 40mm | | _ | | | | | _ | |
| | 0,211 | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | |
| | (W6) SD 1021 | PEARL WHITE | SINGLE CLE | AR | RESTRICT BOTTOM SASH OPENING TO 125mm | | | | | | |
| | S ELEVATION / BED 2 | | (U-VALUE: 7 | 7.63, | TO COMPLY WITH NCC. | | | | | | |
| | ALUMINIUM | INSECT SCREEN | SHGC: 0.7 | 5) | TRANSLUCENT FILM BY BUILDER. | | | | | | |
| <u> </u> | DOUBLE HUNG | ALUMINIUM FIBREGLASS MESH | REVEAL | | | | | | | | |
| | OPEN / OPEN | PEARL WHITE | I 40mm | | | | | | | | |
| | (W7) SS 0415 SPECIAL | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | |
| | W7) SS 0415 SPECIAL | PEARL WHITE | SINGLE CLE (U-VALUE: 7 | | TRANSLUCENT FILM BY BUILDER. | | | | | | |
| F | S ELEVATION / ENSUITE | INSECT SCREEN | SHGC: 0.7 | | SPECIAL SIZE - 450mm HIGH x 2 1 0mm WIDE. | | | | | | |
| | ALUMINIUM | ALUMINIUM | | | | | | | | | |
| | SLIDING OPEN / FIXED | FIBREGLASS MESH PEARL WHITE | REVEAL I 40mm | | | | | | | | |
| | OF LN / TIXLD | | | | | | | | | | |
| | (W8) SS 042 SPECIAL | COLOUR PEARL WHITE | GLAZING SINGLE CLE | :AP | SPECIAL NOTES SPECIAL SIZE - 450mm HIGH x 2 1 0mm WIDE. | | | | | | |
| | S ELEVATION / BED | | (U-VALUE: 7 | 7.63, | STEWNE SIZE TOSIMITHOTIX ETTOMIN WIDE. | | | | | | |
| R F R | ALUMINIUM | INSECT SCREEN | SHGC: 0.7 | 5) | | | | | | | |
| | SLIDING | ALUMINIUM FIBREGLASS MESH | REVEAL | | | | | | | | |
| | OPEN / FIXED / OPEN | PEARL WHITE | 1 40mm | | | | | | | | |
| | (WA) | | | | | | | | | | |
| | (wa) | | | | | | | | | | |
| DELETED | | | \dashv | | | | | | | | |
| DELETED | | | | | | | | | | | |
| | | | | | _ | | | | | | |
| | | | | | | | | | | | |
| FOR: MR K & MRS | SSIANGAN | | | AT: I | O GARDEN STREET. MAROUBRA | NSW 2035 | | SCALE: 1: NTS | SHEET: 8 OF 8 | JOB NO: 7817/16 1 | Cape Cod |