BASIX (COMMITMENTS
CERTIFICATE NO. A2537 I I	
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)
GLAZII	NG REQUIREMENTS
WINDOWS	
W2, W3, W4, \$ W5,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
WI,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
SKYLIGHTS SLI,	ALUMINIUM, MOULDED PLASTIC SINGLE CLEAF (U-VALUE: 6.21, SHGC: 0.808)
SHADI	NG DEVICES
WINDOWS	
WI, W2, W3, W4, \$ W5,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM
SKYLIGHTS SLI,	NONE

		UCTION.
. (ONSTR	00
FINAL		

JIN	DCTURAL TIVIDER - AII 10 AJA 1604.2		E-USE EXISTING SMORE DETECTOR IF POSSIBLE - EL	ECIRICIAN	IO CHECK			
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @	.600 CTS TO MANUFACTURERS	FOR COMPLIANCE WITH NCC. • AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. • PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN IKM OF OCEAN.						
FLOOR: REFER TO STRU	CTURAL LAYOUTS WIND LOAD W 28 N	CONNECT/INSTALL TWELVE (12) DOWNLIGHT FITTINGS \$ ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).						
FINISHES		F	UPPLY A METAL EXHAUST DUCT FROM DRYER IN LAL RIDGE IN KITCHEN) TO BE DUCTED TO OUTSIDE OF F					
BRICKWORK (MARINE GRADE)	SELECT COMMON BRICKWORK	F	LOOR ADDITION.					
FLOORING	I 9MM STRUCTURAL PARTICLEBOARD							
CLADDING	75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE COAT FINISH 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		DRKS BY OWNER					
ROOF COVERING	PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION \$ REMAINING PITCHED ROOD AREAS		REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS. CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL IF REQUIRED.					
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	PHONE AND/OR DATA CABLING IF REQUIRED. SUPPLY TWELVE (12) DOWNLIGHT FITTINGS \$ ONE (1) FAN/LIGHT/HE			HEATER			
INSULATION	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES R2.0 BATTS TO FIRST FLOOR EXTERNAL WALLS	PREA UNIT. ALL WORKS ASSOCIATED WITH THE ROOF STORAGE SPACE. ALL WORK ASSOCIATED WITH DEMOLITION OF EXISTING BEDROOM/H. DIVIDING WALL.						
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 HALF SPLAY ARCHITRAVE: Ex. 75x25 HALF SPLAY	1	LL WORK ASSOCIATED WITH REMOVAL & BLOCKING KYLIGHT.	UP OF EXIST	TING			
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "MODA PMOD I ""							
STAIRCASE MAPLE TREADS	TYPE: OPEN TIMBER WIDTH: 900mm							
	RISE: 18 @ 186mm							
	GOING: 240mm (260mm TREAD)			+				
FASCIA \$	MATERIAL - PREFINISHED TINICALLIME	F	FINAL CONSTRUCTION	5.C.	24-10-16			
BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WHITE		TO CONTRACTS	N.E.	12-09-16			
	BARGE COLOUR: WHITE	D	CHECK PLAN	T.P.	02-09-16			
GUTTERS & DOWNPIPES	TYPE: QUAD	С	BASIX, SURVEY DETAILS ADDED \$ TO COUNCIL	N.E.	01-07-16			
	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: BROWN	В	TO CLIENT	A.M.	18-05-16			
	DOWNPIPE COLOUR: BROWN	А	TECHNICAL	A.M.	26-04-16			
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE	DRAWN	DATE			
		DESI	GN CONSULTANT: PETER BROWN					
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER	PROPOSED ADDITIONS & ALTERATIONS						
	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	FOR MR D & DR F HUDSON						
FINISHED GROUND LEVE CONDITIONS.	ELS SHOWN ON PLAN ARE SUBJECT TO SITE	AT	186 MALABAR ROAD SOUTH COOGEE NSW 2034					
DO NOT SCALE OFF DRA	AWINGS.							
	'N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE	COUNCIL: RANDWICK						
MEASURE DURING CON	TRUCTION							

MEASURE DURING CONSTRUCTION.

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

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SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

SPECIAL NOTES

PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN
 RE-USE EXISTING SMOKE DETECTOR IF POSSIBLE - ELECTRICIAN TO CHECK.

A.B.N. 54 000 605 407

JOB NO: 7758/16

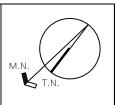
Cape Cod SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

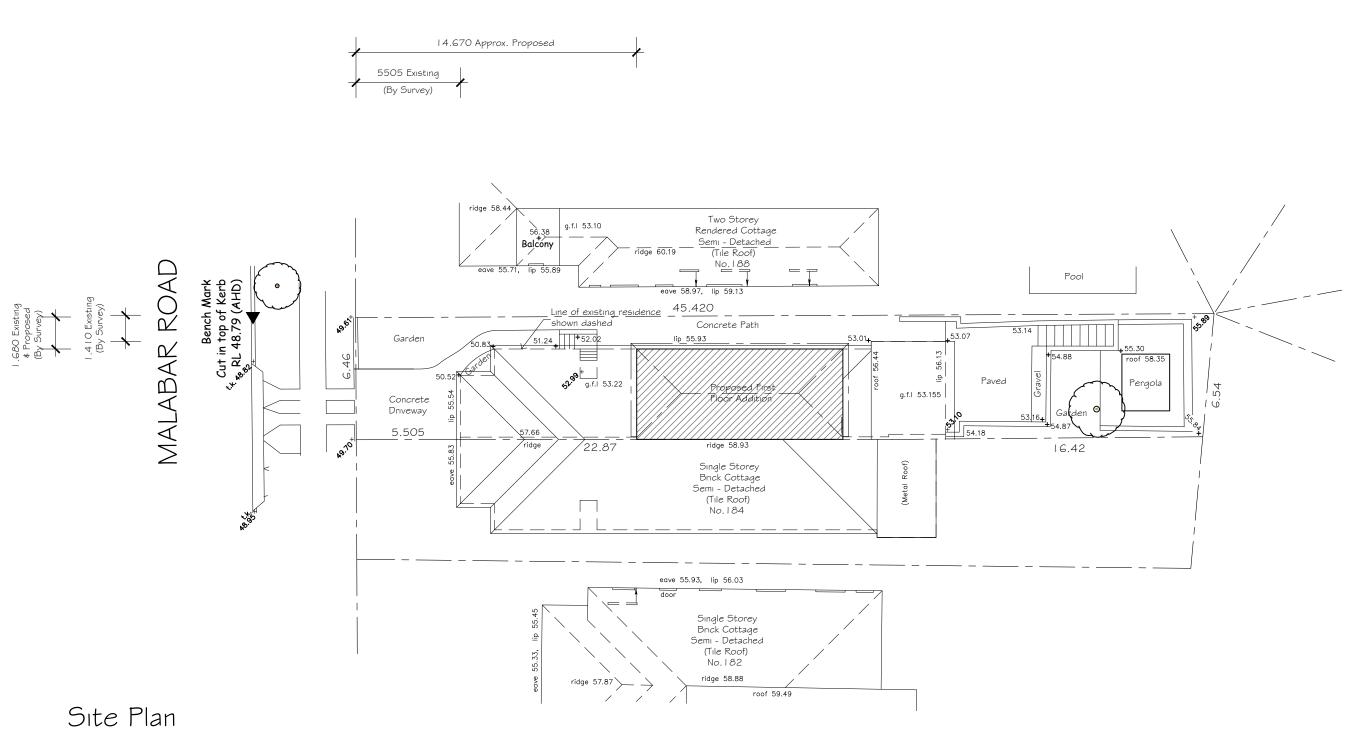
AUSTRALIA

SHEET: 1 OF 8

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR		
Soffit Lining	Haymes		White		
Wall Cladding	Haymes		Soothe		

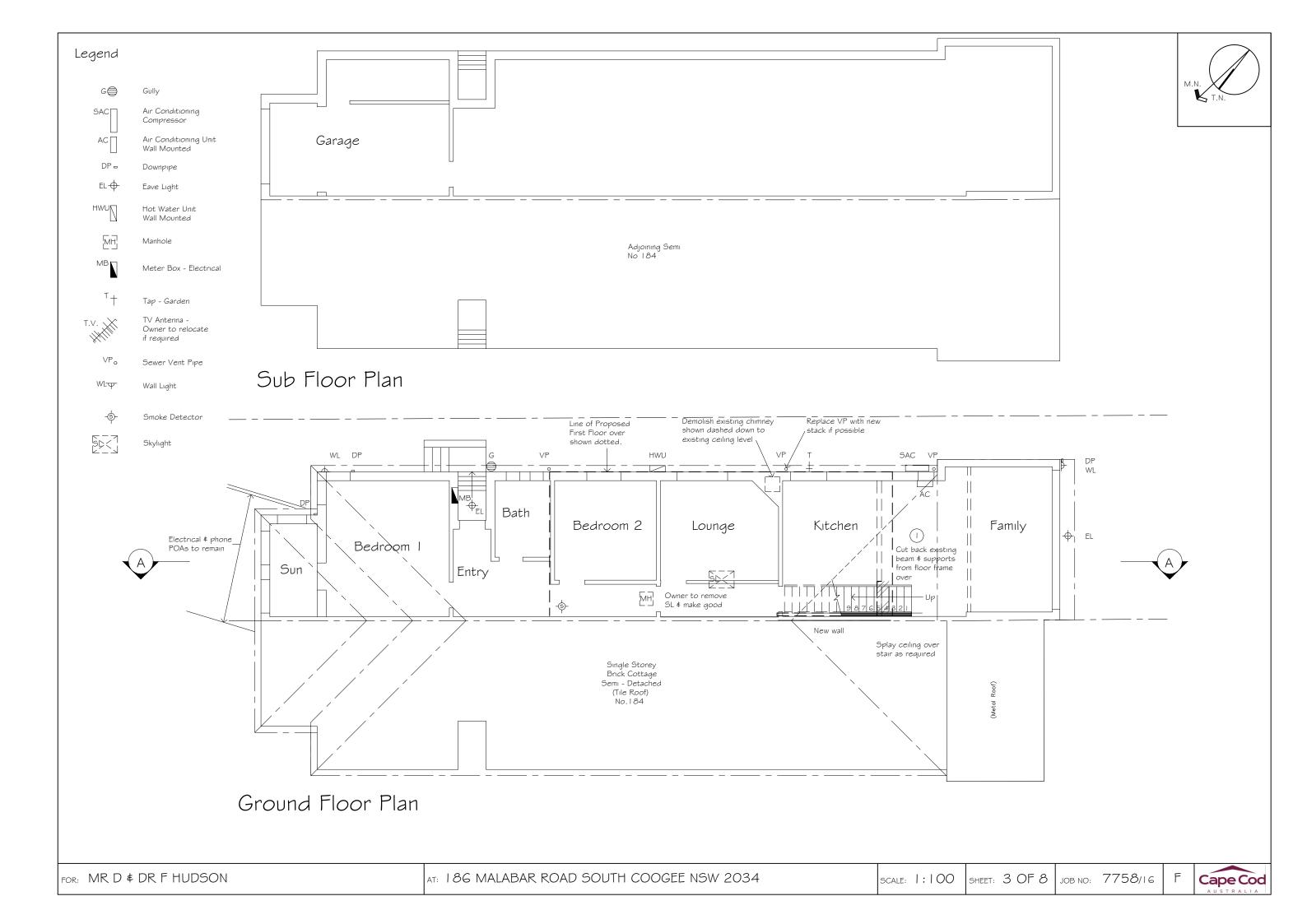


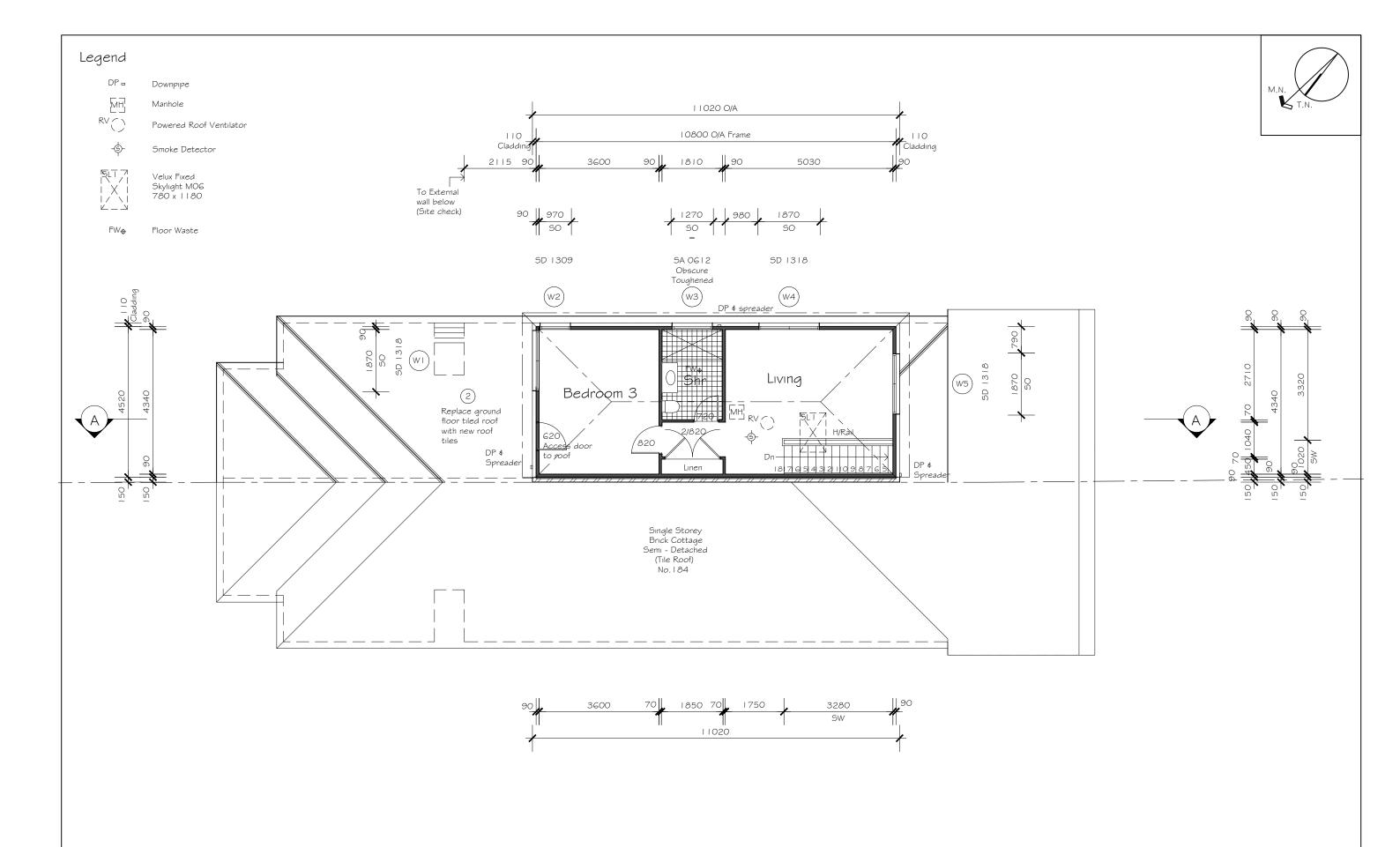


No. : 186 Lot. : I

DP : 217265

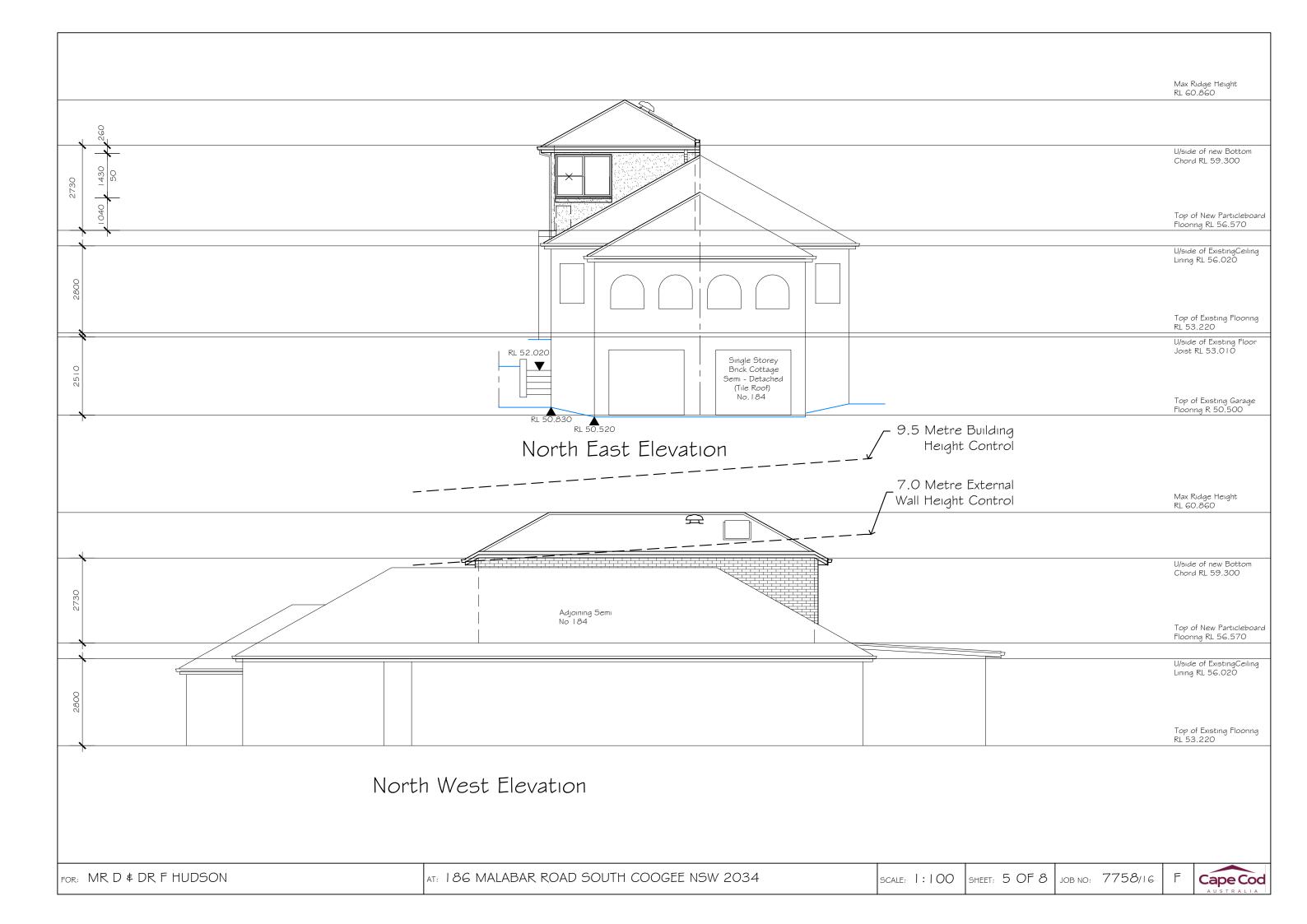
AREA: 290.9m² (By Title)

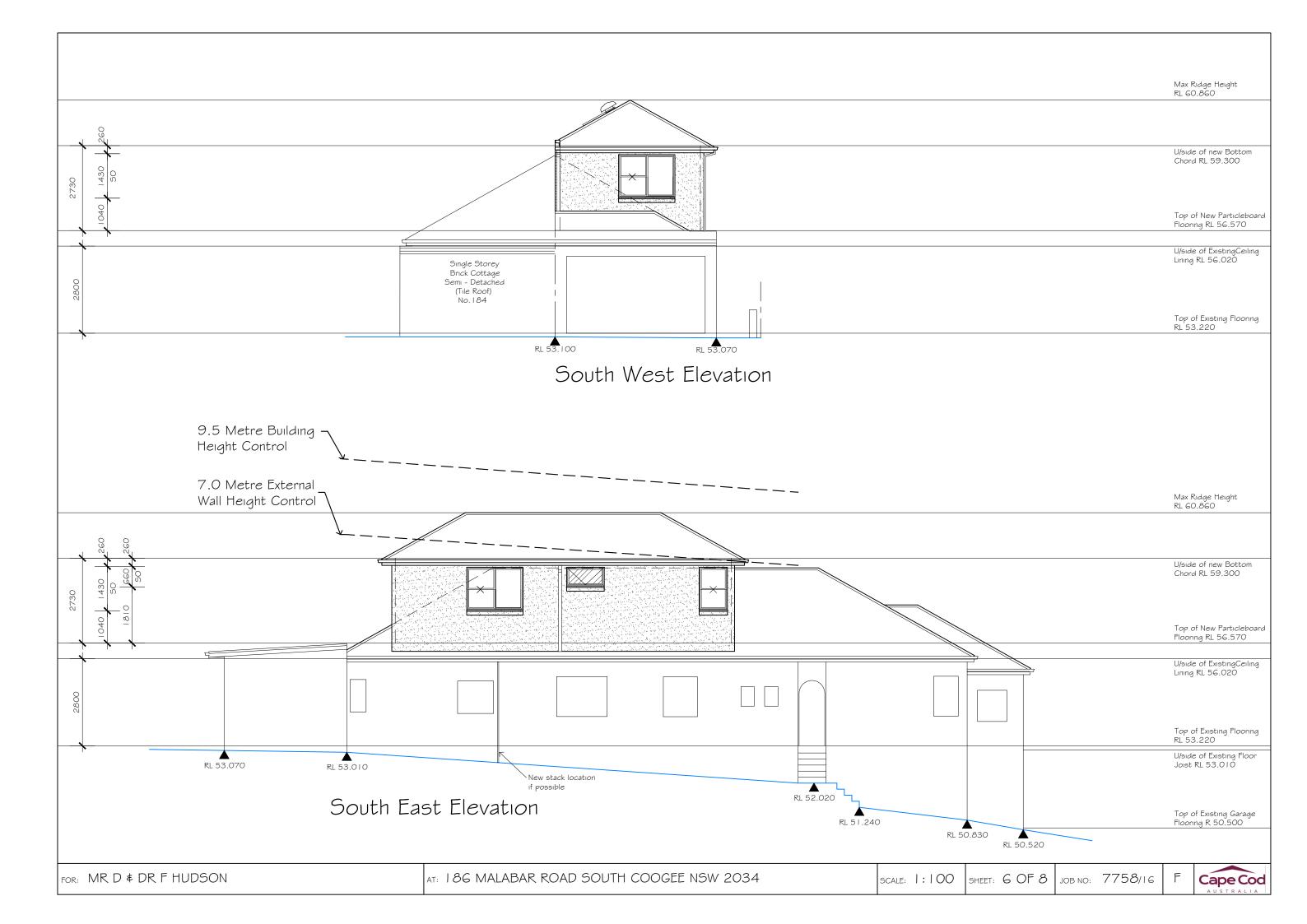


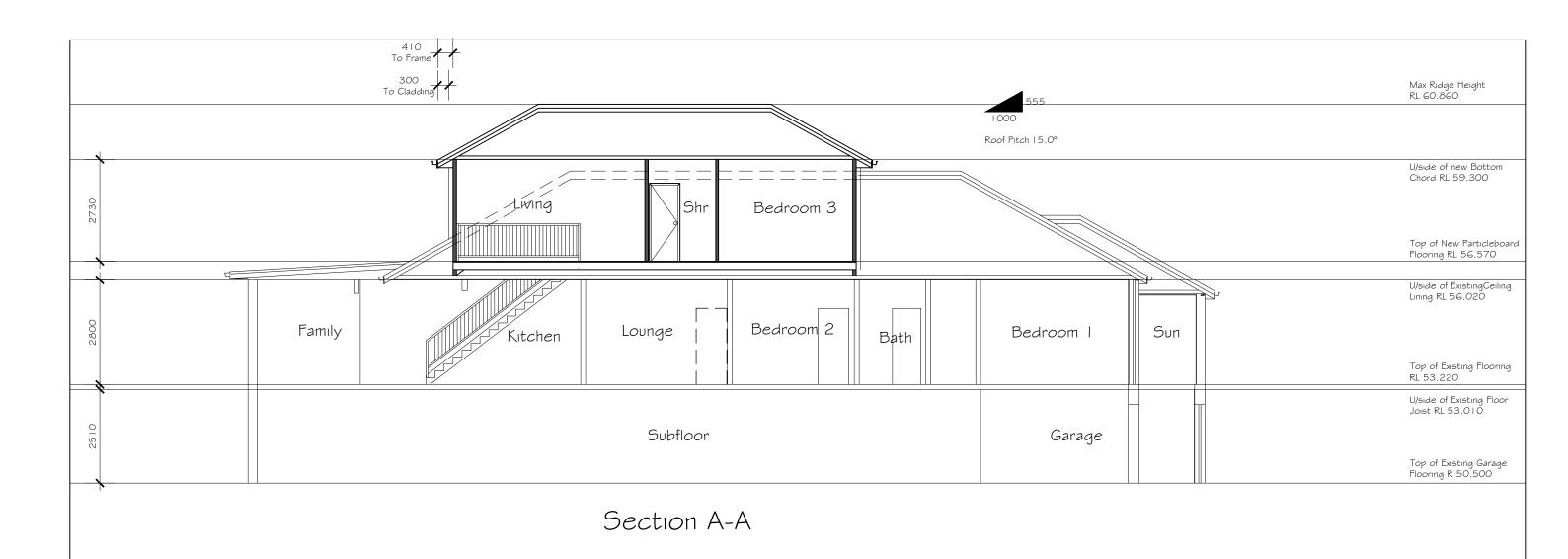


Proposed First Floor Addition

FOR: MR D & DR F HUDSON







WINDOW SCHEDI	ULE (BASIX A2537	')		CLIENT:		ALUMINIUM TREND WINDOW					
STANDARD NOTES:						STANDARD ALUMINUM COLO EX-STOCK COLOURS: PEARL	WHITE GLOSS, DUNE, STONE	BEIGE, MONUMENT,			
WINDOWS AND DOORS /	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		ANODIC OFF WHITE, ANODI	IC NATURAL MATT, WOODLANI	D GREY, ULTRA BLACK.			
 ALL WINDOWS COME WITH WINDOW OPENINGS NOT 	TH "KEYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	H THE	BI III DER	DATE:	DESIGNER'S COLOURS AVAIL	LABLE: WHITE BIRCH, PRIMRO	OSE GLOSS, HAMMERSLEY			
NCC 3.9.2.5	TED IN TIME RESTRICTED OF EI	IIINOS TO COMILET WITH	11112	DOILDLY	WAIL.	BROWN, TREND SILVER PEA CHARCOAL, IRONSTONE.	ARL, DEEP OCEAN, SURF MIST	, JASPER, TREND METALLIC	TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) SD 1318	COLOUR	GLAZING		SPECIAL NOTES						
	(WI) SD 1318	PEARL WHITE	SINGLE PY	ROLYTIC							
	NE ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (U- 5.7, SHGC	-VALUE: C:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm						
	ALUMINIUM	ALUMINIUM	+ ' '	,	TO COMPLY WITH NCC.						
R	DOUBLE HUNG	FIBREGLASS MESH	REVEAL								
	OPEN / FIXED	PEARL WHITE	1 40mm								
	(W2) SD 1309	COLOUR	GLAZING		SPECIAL NOTES						
		PEARL WHITE	SINGLE PY LOW-E, (U-	ROLYTIC				_			
	SE ELEVATION / BEDROOM 3	INSECT SCREEN	5.7, SHGC		RESTRICT BOTTOM SASH OPENING TO 125mm						
	ALUMINIUM	ALUMINIUM			TO COMPLY WITH NCC.						
	DOUBLE HUNG OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL 140mm								
	OPEN										
	(W3) SA 0612	COLOUR ANODIC NATURAL	GLAZING	· -	SPECIAL NOTES						
		ANODIC NATURAL	OBSCURE TOUGHEN	ED, (OR				_			
	SE ELEVATION / SHOWER ALUMINIUM	INSECT SCREEN	U-VALUE: SHGC: 0.1	7.63,							
		ALUMINIUM FIBREGLASS MESH		75)	_						
	AWNING OPEN	ANODIC NATURAL	REVEAL I 40mm		\dashv			-			
		COLOUR	GLAZING		SPECIAL NOTES						
	(W4) SD 1318	ANODIC NATURAL	SINGLE CL	FAR	JI LUIAE NOTES	+					
	SE ELEVATION / LIVING		(U-VALUE:	7.63,				_			
	ALUMINIUM	INSECT SCREEN	SHGC: 0.7	75)							
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL					┥ ├			
	OPEN / FIXED	ANODIC NATURAL	I 40mm								
		COLOUR	GLAZING		SPECIAL NOTES						
	(W5) SD 1318	ANODIC NATURAL	SINGLE CL	EAR,							
	SW ELEVATION / LIVING	INSECT SCREEN	(U-VALUE: SHGC: 0.7	7.63, 75)							
	ALUMINIUM	ALUMINIUM	101100.0.7	, 5)							
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL								
	OPEN / FIXED	ANODIC NATURAL	I 40mm								
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-OR: MR D & DR F	HUDSON			AT. A	86 MALABAR ROAD SOUTH COC	GFF NSW 2034		SCALE I. NITS	== 2 OF 8	IOB NO. 7758/16	F Capa Cos