BASIX	COMMITMENTS				
CERTIFICATE NO. A243089					
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				
INSUI	LATION 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: 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					
WI, W2, W3, W4, W5, W9, \$ WIO,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				
W6, W7, W8, \$ W11,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)				
SHAD	DING DEVICES				
WINDOWS					
W7, \$ W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM				
WI, W2, W3, W4, W5, W6, \$ W9,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM				
WII,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM				
WIO,	NONE				

EXTERNAL PAINT SCHEDULE

• •	·		
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Window Hardware	Stegbar		White
Window Frame - Timber	Dulux		Vivid White
Barge Board	Dulux		Woodland Grey
Fascia Board	Dulux		Woodland Grey
Wall Cladding	Dulux		Bilby
Window Architrave	Dulux		Vivid White
Soffit Lining	Dulux		Off White

FINAL CONSTRUCTION.

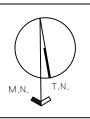
SPECI	FICATION SUMMARY	SPECIAL NOTES								
	JCTURAL TIMBER - All to ASA 684.2	PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN I KM OF OCEAN. REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE. CONNECT/INSTALL THIRTY (30) DOWNLIGHT FITTINGS & TWO (2) 3-IN-I								
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @	ROOF: ROOF TRUSSES .600 CTS TO MANUFACTURERS									
FLOOR: REFER TO STRU	CTURAL LAYOUTS WIND LOAD W 28 N	FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER) • ALL NEW FIRST FLOOR WINDOWS TO HAVE EX 100x25								
FINISHES		EXTERNAL ARCHITRAVES. REUSE EXISTING SMOKE DETECTORS IF POSSIBLE - ELE FOR COMPLIANCE WITH NCC.	ECTRICIAN TO CHECK							
BRICKWORK (MARINE GRADE)	SELECT COMMONS TO PARTY WALL	SQUARE SET CORNERS AT INTERSECTION OF WALLS & CEILINGS. EXISTING CARPET TO PROPOSED STAIRWELL & NEW STUDY TO BE SAVED.								
FLOORING	I 9MM STRUCTURAL PARTICLEBOARD	• EXISTING CARFET TO PROPOSED STAIRWELL # NEW STUDY TO BE SAV FOR REUSE BY THE OWNERS.								
CLADDING	I 70mm WEATHERTEX PRIMLOK "FEDERATION-SMOOTH" WEATHERBOARDS FIXED TO 20MM BATTENS OVER POLASTIC INSULATION BLANKET.									
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR TO DOUBLE HUNG WINDOWS TO TV ROOM \$ BED 3. PREFINISHED ALUMINIUM ELSEWHERE.									
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	WORKS BY OWNED								
ROOF COVERING	PROVIDE ALL NEW CAMBRIDGE CEMENT SHINGLE TILES TO PROPOSED FIRST FLOOR ADDITION \$ REMAINING GROUND FLOOR PITCHED ROOF AREAS.									
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL TO NEW FIRST FLOOR ROOF & GROUND FLOOR RETILEI ROOF AREA	CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO E NEW T.V. AERIAL PHONE AND/OR DATA CABLING IF REQUIRED. SUPPLY THIRTY (30) DOWNLIGHT FITTINGS \$ TWO (2) 3-	. , .							
INSULATION	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA \$ GROUND FLOOR TV ROOM \$ HALL/ENTRY R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES	FAN/LIGHT/HEATER UNIT. • ALL WORKS ASSOCIATED WITH THE FIT OUT OF THE BUILT-IN ROBE.								
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. I 00x25 SQUARE DRESSED ARCHITRAVE: Ex. I 00x25 SQUARE DRESSED									
INTERNAL DOORS	PRIMED HARDBOARD "FLUSH" DOORS. HOLLOW CORE TO LINEN \$ UNDER STAIR CUPBOARD. SOLID CORE ELSEWHERE.									
STAIRCASE MAPLE TREADS \$ RISERS	TYPE: CLOSED TIMBER WIDTH: I 000mm									
	RISE: 19 @ 188mm	G FINAL CONSTRUCTION	N.L. 14-07-16							
	GOING: 240mm (260mm TREAD)	F CONSTRUCTION CERTIFICATE	5.M. 01-07-16							
FASCIA #	MATERIAL: PREFINISHED ZINCALUME OVER PARTY	E PLAN CHECK \$ TO CONTRACT	J.M. 06-05-16							
BARGE BOARDS	WALL. DAR TIMBER ELSEWHERE	D BASIX ADDED \$ TO COUNCIL	N.E. 04-03-16							
GUTTERS & DOWNPIPES	TYPE OLIAD	C POV 17616	5.C. 18-02-16							
GUITERS & DOWNFIFES	MATERIAL: PREFINISHED ZINCALUME	B TO CLIENT	S.C. 11-12-15							
	GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: WALLABY	A TECHNICAL	S.C. 07-12-15							
HOT WATER UNIT	CONNECT TO EXISTING	No. ISSUE DESIGN CONSULTANT: DAREK SZYMANSKI	DRAWN DATE							
PAINTING - REFER TO	FIRST FLOOR EXTERNAL: BY CAPE COD									
SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR INTERNAL: BY CAPE COD GROUND FLOOR INTERNAL: BY OWNER (EXCEPTION OF STAIRWELL \$ STUDY) GROUND FLOOR EXTERNAL: BY OWNER (EXCEPTION OF STUDY)	FOR MR R FIFISCHER & MS I BRISTOWF								
FINISHED GROUND LEVE CONDITIONS.	LS SHOWN ON PLAN ARE SUBJECT TO SITE	AT 76 CARRINGTON ROAD, RANDWICK, NSW 2031								
DO NOT SCALE OFF DRA	AWINGS.	COUNCIL SAMEWAY								
	N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE	COUNCIL: RANDWICK A.B.N. 54 000	O 605 407							
	EN MADE FOR SHRINKAGE OR MILLING.	Cape Cod 9UITE 41, 410 NORTH PARRAI PHONE: (02) 9	O CHURCH STREET, MATTA 2151							
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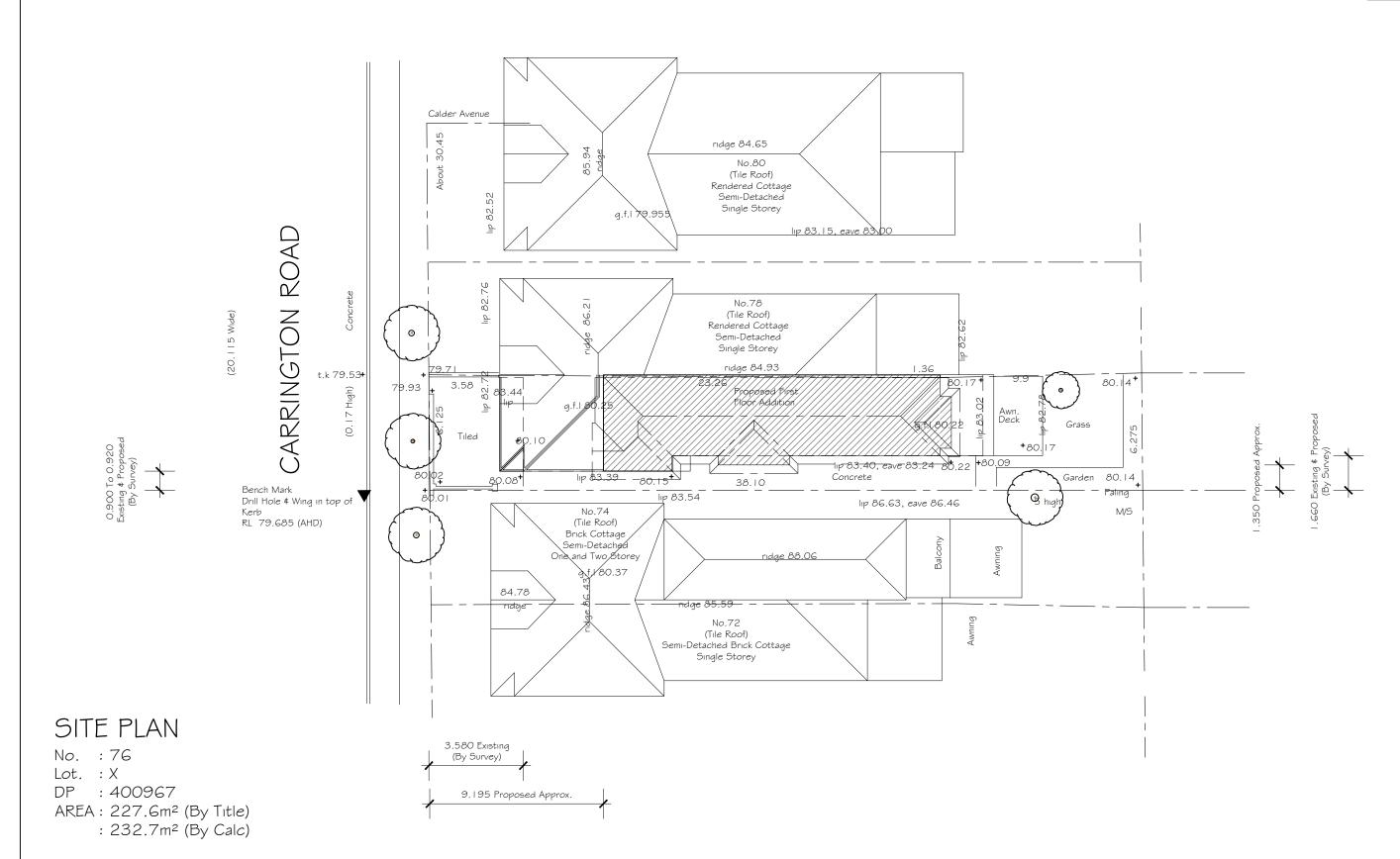
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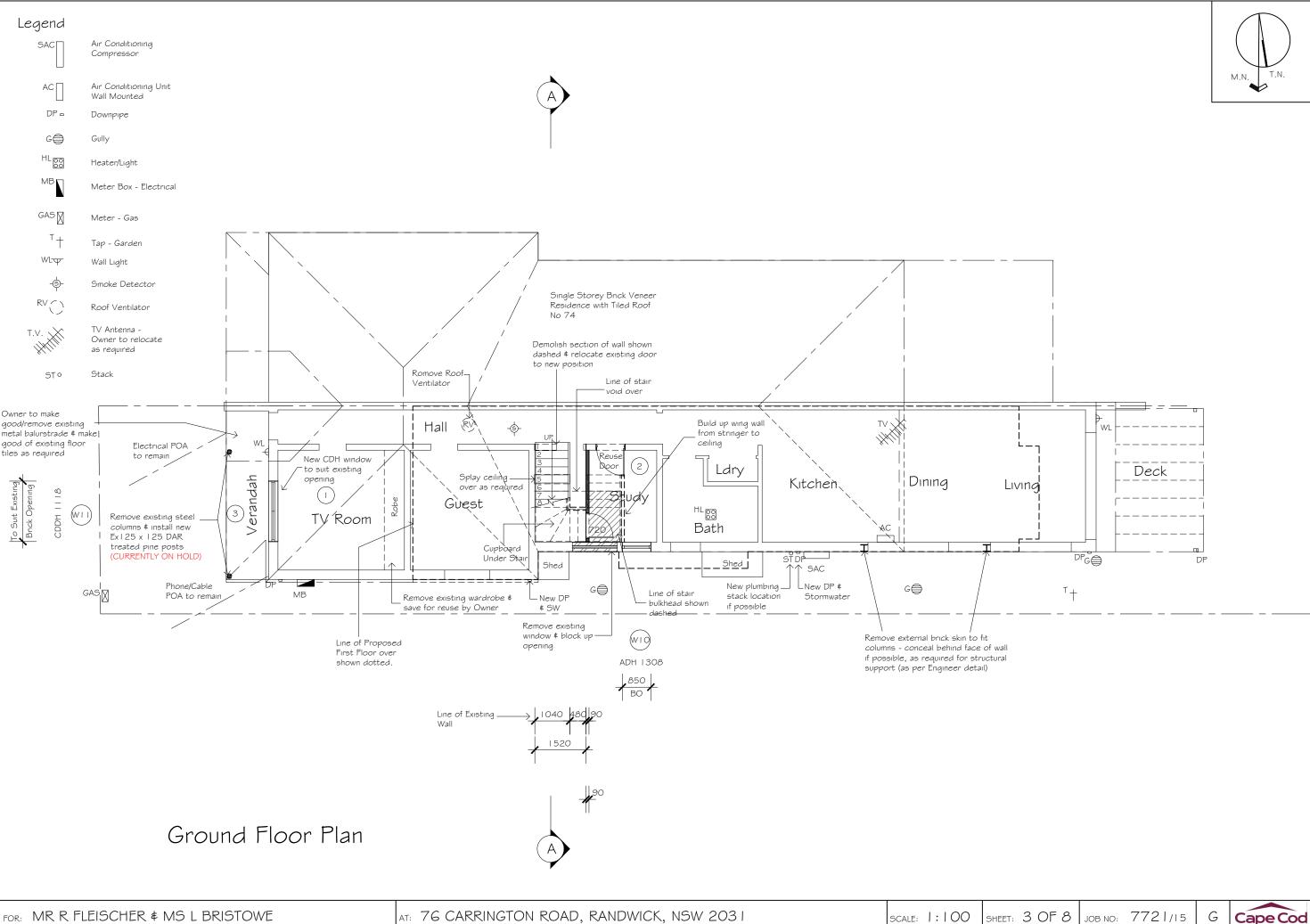
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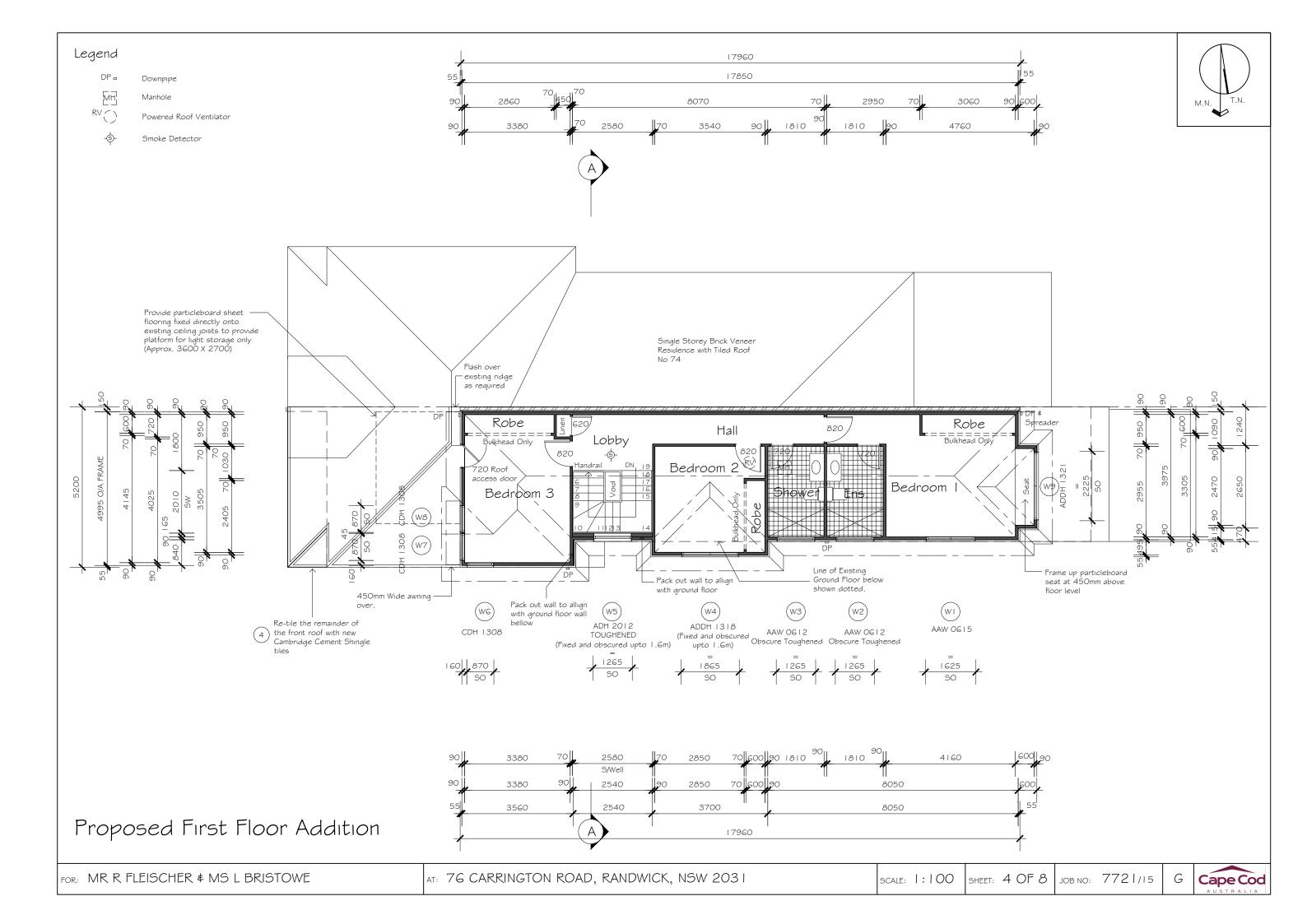
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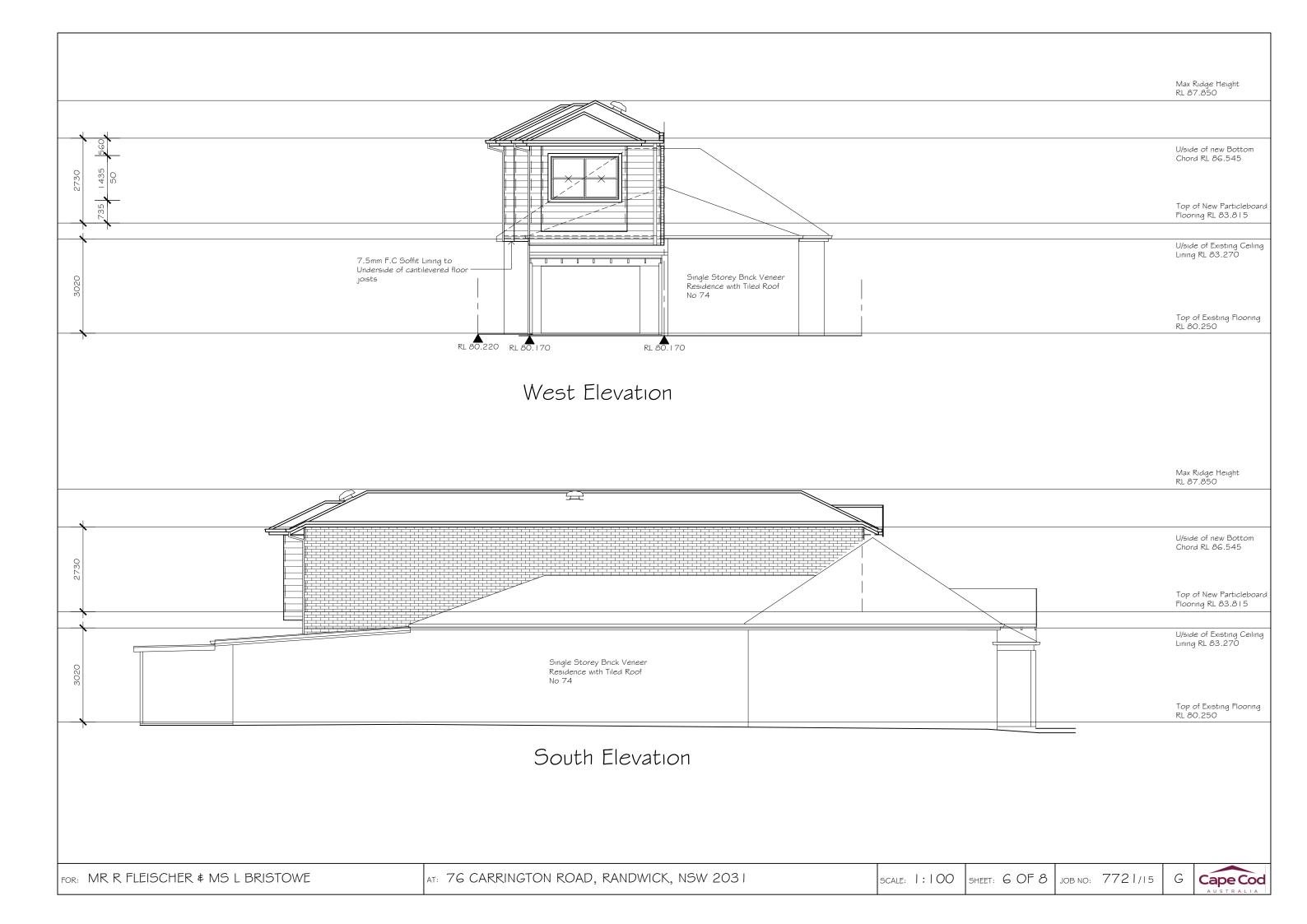


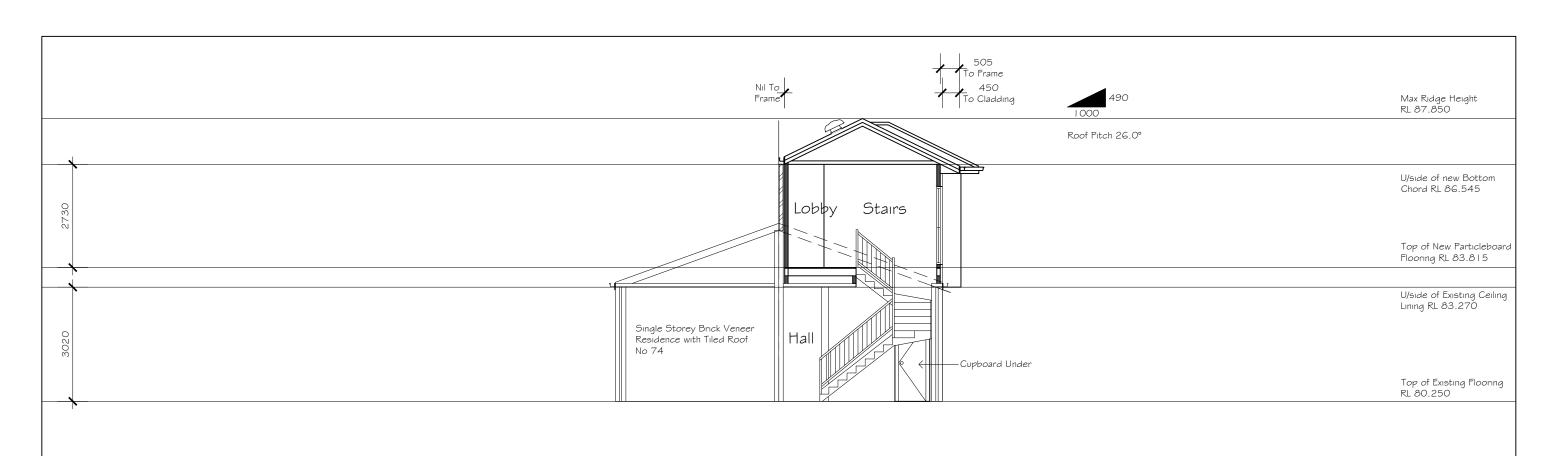












Section A-A

WINDOW SCHED	ULE (BASIX A2430	089)		CLIENT:		ALUMINIUM (STEGBAR) WI	NDOWS:				
STANDARD NOTES:	· · · · · · · · · · · · · · · · · · ·	, , , , , , , , , , , , , , , , , , ,				STANDARD ALUMINIUM CO	DLOURS: ANODISED CLEAR, AF STONE BEIGE, SURFMIST, WH	O GREY, CUSTOM BLACK	,		
WINDOWS AND DOORS	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		GREY.	STONE BEIGE, SON MIST, WIT	ITE BIRCH, WOODLAND			
 ALL WINDOWS COME WI WINDOW OPENINGS NO 	ITH "KEYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WITE	H THF	BI III DER:	DATE:	CUSTOM COLOURS AVAIL	ABLE: DEEP OCEAN, HAMERSLI	EY BROWN, NOTRE DAME	,		
NCC 3.9.2.5	TED IN TIME INCOMES OF ER	WINGS TO COMMENT WITH		DOILDLIN	DAIL	POTTERY.			TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) AAW 0615	COLOUR	GLAZING		SPECIAL NOTES		WIO ADH 1308	COLOUR	GLAZING	SPECIAL NOTES	
	(WI) AAW 0615	PEARL WHITE	SINGLE PYRO		RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.		W10) ADH 1308	PEARL WHITE	SINGLE PYROLYTIC		
R	N ELEVATION / BEDROOM I	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:(WITH NCC.		N ELEVATION / STUDY	INSECT SCREEN	LOW-E, (U-VALUE: 5.7, SHGC:0.47)		
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM			
	AWNING	FIBREGLASS MESH PEARL WHITE	REVEAL				DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL		
	OPEN / OPEN		I 40mm				OPEN		170mm		
	(W2) AAW 0612	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES		WII) CDDH III8	COLOUR	GLAZING SINGLE PYROLYTIC	SPECIAL NOTES	
		- LAKE WITTE	WHITE SINGLE PYRO LOW-E, (U-V					_	LOW-E, (OR	SITE CHECK. TO SUIT EXISTING OPE	NING.
	N ELEVATION / ENSUITE ALUMINIUM	INSECT SCREEN	5.7, SHGC:0	0.47)			E ELEVATION / TV ROOM WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3.99, SHGC: 0.4)		
		ALUMINIUM FIBREGLASS MESH	DEV/EAT		_			ALUMINIUM	REVEAL	_	
	AWNING OPEN	PEARL WHITE	REVEAL I 40mm				DOUBLE HUNG OPEN / OPEN	FIDREGLASS MESH	170mm	_	
		COLOUR	GLAZING		SPECIAL NOTES						
	(W3) AAW 0612	PEARL WHITE	SINGLE PYRO	OLYTIC	TRANSLUCENT FILM BY BUILDER.						
	N ELEVATION / SHOWER		LOW-E, (U-V 5.7, SHGC:(
	ALUMINIUM	INSECT SCREEN ALUMINIUM	J 5.7, JIIGC:	J.47)							
	AWNING	FIBREGLASS MESH	REVEAL		1						
	OPEN	PEARL WHITE	I 40mm								
	(W4) ADDH 1318	COLOUR	GLAZING		SPECIAL NOTES						
RR	ADDIT 1310	PEARL WHITE	SINGLE PYRO LOW-E, (U-V		SITE FIX WINDOW TO RESTRICT OPENING BELOW I.GM ABOVE THE FLOOR LEVEL						
	N ELEVATION / BEDROOM 2	INSECT SCREEN	5.7, SHGC:		TOWN ABOVE THE FEODING EEVEE						
	ALUMINIUM	ALUMINIUM			OBSCURED BY OWNER UPTO 1.6M						
	DOUBLE HUNG OPEN / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL 140mm								
	OI EN / OI EN	COLOUR			CRECIAL MOTES						
	(W5) ADH 2012	COLOUR PEARL WHITE	GLAZING SINGLE PYRO	OLYTIC	SPECIAL NOTES SITE FIX WINDOW TO RESTRICT OPENING BELOW	-					
	N ELEVATION / STAIRS		LOW-E, (U-V	ALUE:	I GM ABOVE THE FLOOR LEVEL						
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0	0.47)	OBSCURED BY OWNER UPTO 1.6M						
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		OBSCURED BY OWNER OF TO TROOP			_			
	OPEN OPEN	PEARL WHITE	305mm								
	(446)	COLOUR	GLAZING		SPECIAL NOTES						
	(WG) CDH 1308		SINGLE PYRI LOW-E, (OR		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.]					
	N ELEVATION / BEDROOM 3	INSECT SCREEN	U-VALUE: 3.	.99,	TO COMILET WITH NCC.						
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)		RESTRICT TOP SASH OPENING TO NO LESS THAN						
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL		1700mm ABOVE FLOOR TO COMPLY WITH NCC.						
	OPEN		I 40mm								
	(W7) CDH 1308	COLOUR	GLAZING SINGLE PYRI	OLYTIC	SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm						
	E ELEVATION / BEDROOM 3	-	LOW-E, (OR		TO COMPLY WITH NCC.			_			
	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3. SHGC: 0.4)		SITE CHECK HEIGHT TO CLEAR EXISTING ROOF.						
R	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		SHE CHECK HEIGHT TO CLEAK EXISTING ROOT.			_			
	OPEN OPEN		I 40mm								
	(440)	COLOUR	GLAZING		SPECIAL NOTES						
	(W8) CDH 1308		SINGLE PYRO		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.]					
	E ELEVATION / BEDROOM 3	INSECT SCREEN	LOW-E, (OR U-VALUE: 3.	.99,	TO COMPLY WITH NCC.						
R	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)		SITE CHECK HEIGHT TO CLEAR EXISTING ROOF.						
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL								
	OPEN	00101:5	I 40mm								
RR	(W9) ADDH 1321	COLOUR PEARL WHITE	GLAZING SINGLE PYRO	OLYTIC	SPECIAL NOTES RESTRICT BOTTOM SASH OPENINGS TO						
	W ELEVATION / BEDROOM I	-	LOW-E, (U-V	'ALUE:	1 25mm TO COMPLY WITH NCC.						
\longrightarrow	ALUMINIUM	INSECT SCREEN	5.7, SHGC:(0.47)	RESTRICT TOP SASH OPENINGS TO NO LESS THAN						
R R	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		1700mm ABOVE FLOOR TO COMPLY WITH NCC.						
	OPEN / OPEN	PEARL WHITE	I 40mm		1						
NAD D ELEIO	TIED + MO I DDIOT		1	Τ _	C CARRIAGTON ROAD DANIE!	K NCW 200			- 0- 0	750:	
FOR: IVIK K FLEISC	CHER & MS L BRIST	OWE		AT: /	6 CARRINGTON ROAD, RANDWIC	N, NOW 2031		SCALE: 1: NTS	SHEET: 8 UF 8	JOB NO: 7721/15	G Cape Cod