BASIX COMMITMENTS							
CERTIFICATE NO. A250832							
FIXTURES 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						
INSULATION 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: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL	NIL						
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)						
GLAZII	NG REQUIREMENTS						
WINDOWS							
WI,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)						
W2, W3, W4, W5, \$ W8,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)						
W6,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)						
SKYLIGHT SLI,	ALUMINIUM, MOULDED PLASTIC SINGLE CLEAR, (U-VALUE: 6.21, SHGC: 0.808)						
SHADING DEVICES							
WINDOWS							
WI, W2, W5, \$ W6,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM						
W3, W4, \$ W8,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43						
SKYLIGHT SLI,	NONE						

EXTERNAL	PAINT	SCHFD	IJF

-/ \	- 1 / (1111)	01160	
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Soffit Lining	Haymes		Marble Mist
Wall Cladding	Haymes		Marble Mist
Deck Beam	Haymes		Woodland Grey
Deck Post	Haymes		Woodland Grey
Roof Sheeting	Colorbond		Woodland Grey
Brick Pier	Haymes		Marble Mist
Metal Fence	Colorbond		Intrigue T.B.C.
Window Hardware	Colorbond		Pearl White

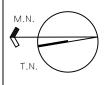
FINAL CONSTRUCTION.

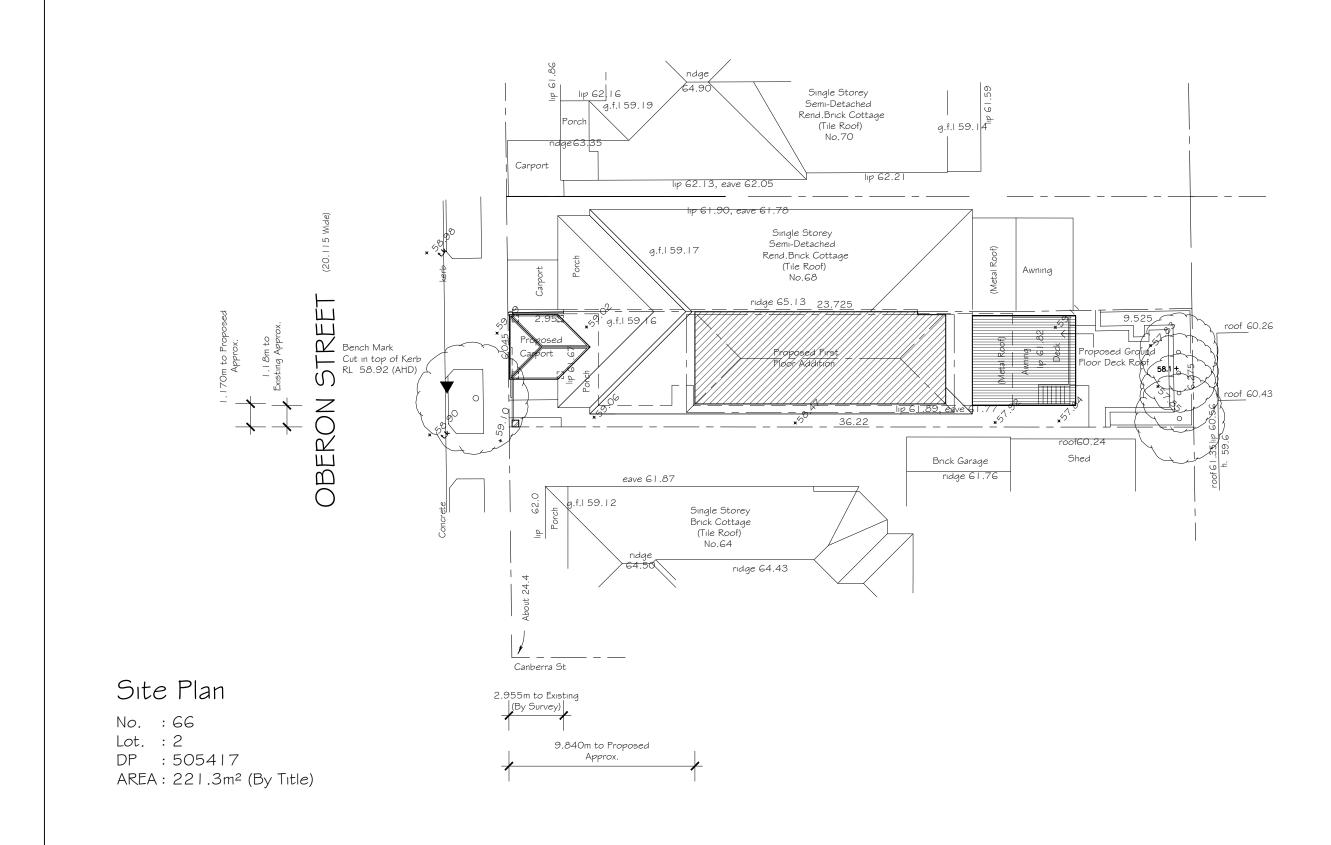
SPFCI	FICATION SUMMARY	SPECIAL NOTES					
	JCTURAL TIMBER - All to ASA 1684.2	PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9 ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY					
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @	ROOF: ROOF TRUSSES .600 CTS TO MANUFACTURERS .600 CTS DETAILS @ .600 CTS	• A	LICTNICIAN TO CHECKENDURE THE EXISTING SMICK WITH THE BUILDING CODE OF AUSTRALIA (NCC). S PER THE NCC - ALL WET AREA WINDOWS TO HAVE CONNECTINISTALL TWENTY FIVE (25) DOWNLIGHT FITT HE OWNER). CONSTRUCT A LIGHT WEIGHT STORAGE AREA WITHIN	E TOUGHENE FINGS (AS SI	D GLASS. UPPLIED BY		
FLOOR: 190x45mm MIN	, FLOOR JOISTS WIND LOAD W 28 N	V	NCLUDING PARTICLEBOARD FLOORING \$ 10MM PLAS VALLS, PARTY WALL \$ RAFTERS.	TERBOARD	LINING TO		
FINISHES	T		ELOCATE EXISTING POINT OF ATTACHMENT. EMOVAL OR MAKING GOOD TO EXISTING GROUND F	LOOR SKYLI	IGHT IF		
BRICKWORK	COMMON BRICKWORK TO PARTY WALL & COMMON BRICKWORK FOR RENDERED & PAINT FINISH TO CARPORT PIERS	REQUIRED. • PROVIDE TERMITE TREATED MATERIAL FOR THE FIRST FLOOR PREFABRICATED FRAMES, ROOF TRUSSES AND ANCILLARIES.					
FLOORING	I 9MM STRUCTURAL PARTICLEBOARD		NY ADDITIONAL COST FOR THE SUPPLY OF TERMITE OR THE NEW CARPORT AND DECK ROOF IS TO BE C				
CLADDING	75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH	A	S A SITE VARIATION.				
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM ¢ WESTERN RED CEDAR						
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS						
ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE TO FIRST FLOOR & GROUND FLOOR CARPORT. REUSE EXISTING TILES WHERE SHOWN, PRE-FINISHED ALLUMINIUM COLORBOND SHEETING TO REAR GROUND FLOOR DECK ROOF	WORKS BY OWNER 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					
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL TO TILED ROOF AREAS & R I . 5 "ANTICON" INSULATION TO GROUND FLOOR METAL DECK ROOF.	 PHONE AND/OR DATA CABLING. SUPPLY TWENTY FIVE (25) DOWNLIGHT FITTINGS. FIT OUT OF ROBES TO GROUND FLOOR BEDROOM \$ FIRST FLOOR 					
INSULATION (FIBREGLASS)	R3.0 SOUNDSCREEN BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 SOUND SCREEN BATTS TO EXTERNAL TO FIRST FLOOR EXTERNAL WALL FRAMES (EXCEPT PARTY WALL) R1.5 BATTS TO FIRST FLOOR PARTY WALL FRAME		EDROOMS.				
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 75x25						
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"						
STAIRCASE BLACKBUTT TREADS	TYPE: CLOSED TIMBER		CONSTRUCTION CERTIFICATE \$ AMENDED F/C	5.M.	15-09-16		
# RISERS LINED UNDER TREADS	WIDTH: 900mm	H	FINAL CONSTRUCTION	N.E.	09-09-16		
15-17	RISE: 20 @ I 79mm	G	TO CONTRACT	N.E.	04-08-16		
	GOING: 240mm (260mm TREAD)	F	PLAN CHECK	B.P.	27-07-16		
FASCIA \$	MATERIAL: PREFINISHED ZINCALUME	E	BASIX ADDED \$ TO COUNCIL	N.E.	3-06-16		
BARGE BOARDS	FASCIA COLOUR: WOODLAND GREY BARGE COLOUR: WOODLAND GREY	D	POV 18064 \$ DRAFTING AMENDMENTS	N.E.	26-05-16		
	BARGE SOAKER COLOUR: WOODLAND GREY	С	POV 17944	J.M.	05-05-16		
GUTTERS & DOWNPIPES			TO CLIENT	5.C.	22-04-16		
	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY	А	TECHNICAL	5.C.	14-04-16		
	DOWNPIPE COLOUR: TBA	No.	ISSUE	DRAWN	DATE		
HOT WATER UNIT	CONNECT TO EXISTING	DESI	GN CONSULTANT: TERRY SMITH		•		
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD		DPOSED ADDITIONS \$ ALTERATIONS				
PAINTING TO ALTERATION AND RENOVATION W TO BE BY THE OWNER		FOR MR T & MRS A SMITH					
CONDITIONS.	LS SHOWN ON PLAN ARE SUBJECT TO SITE	AT	66 OBERON STREET, RANDWICK, NSW 2031				
	N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE	COU	NCIL: RANDWICK				
MEASURE DURING CONSTRUCTION.			A.B.N. 54 O	00 605 40	7		
NO ALLOWANCE HAS BE	EN MADE FOR SHRINKAGE OR MILLING.	C	Cape Cod Suite 41, 4 NORTH PARR PHONE: (02)	10 CHURCH CAMATTA 21 9849 444	STREET, 51 4		
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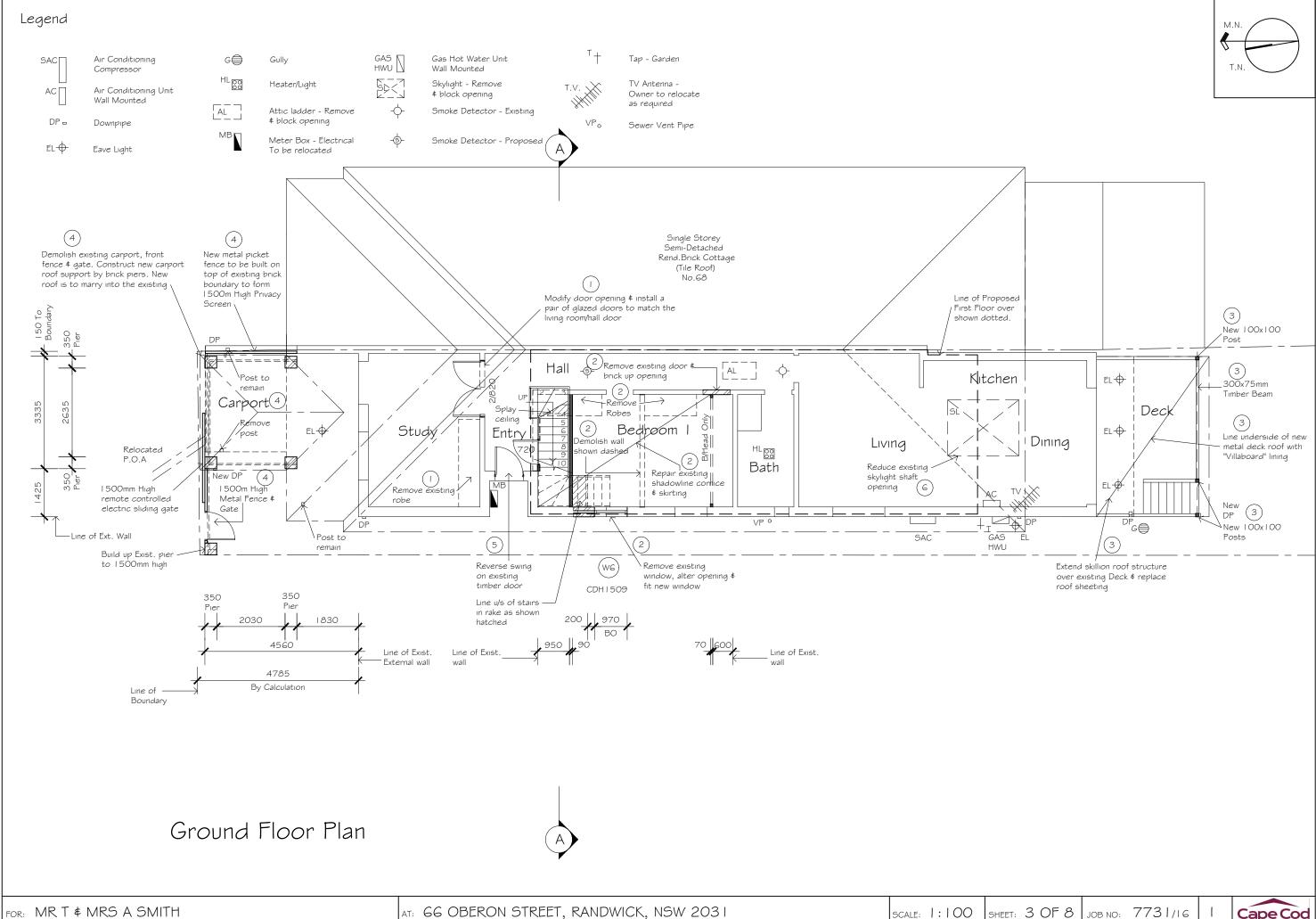
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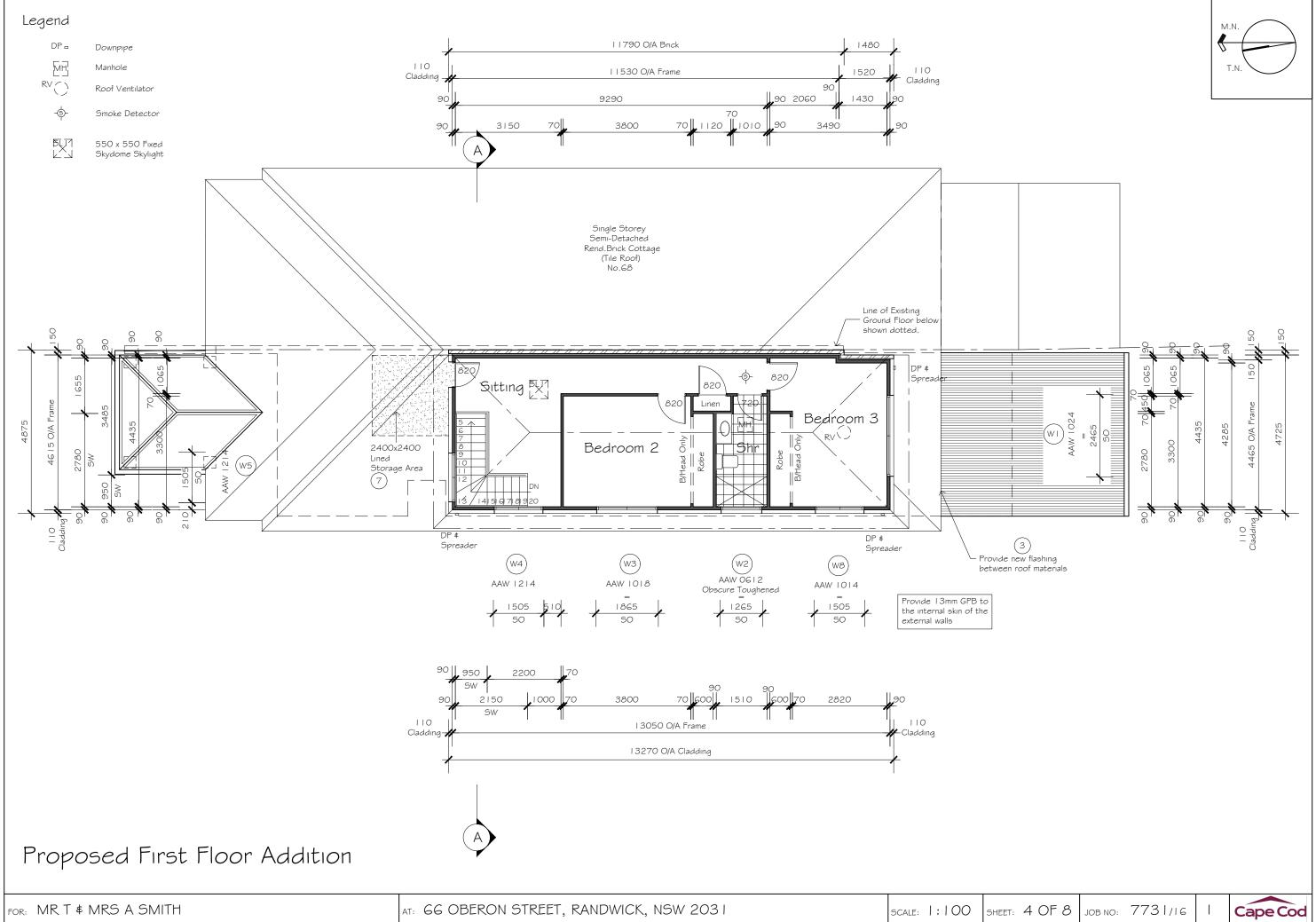
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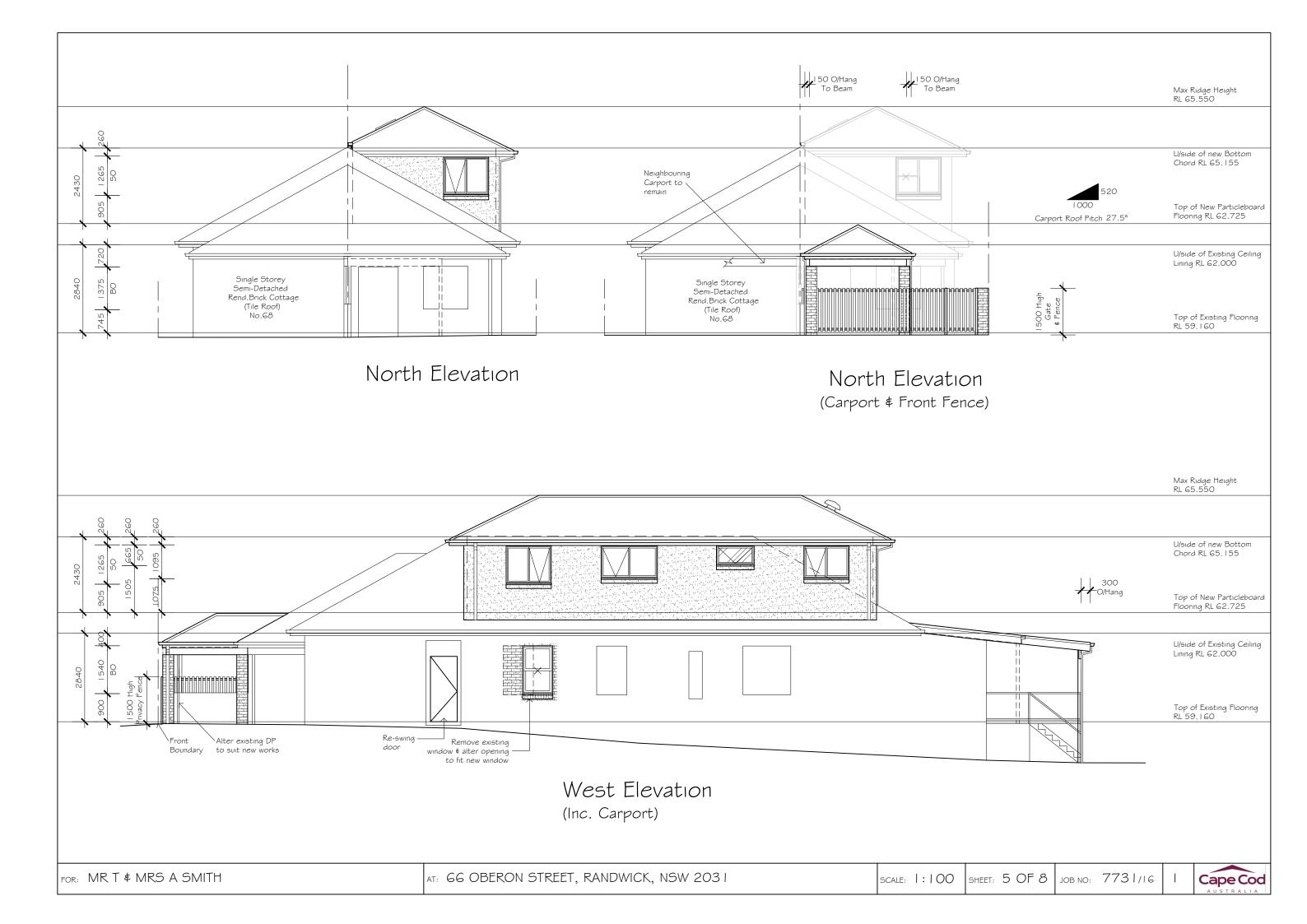
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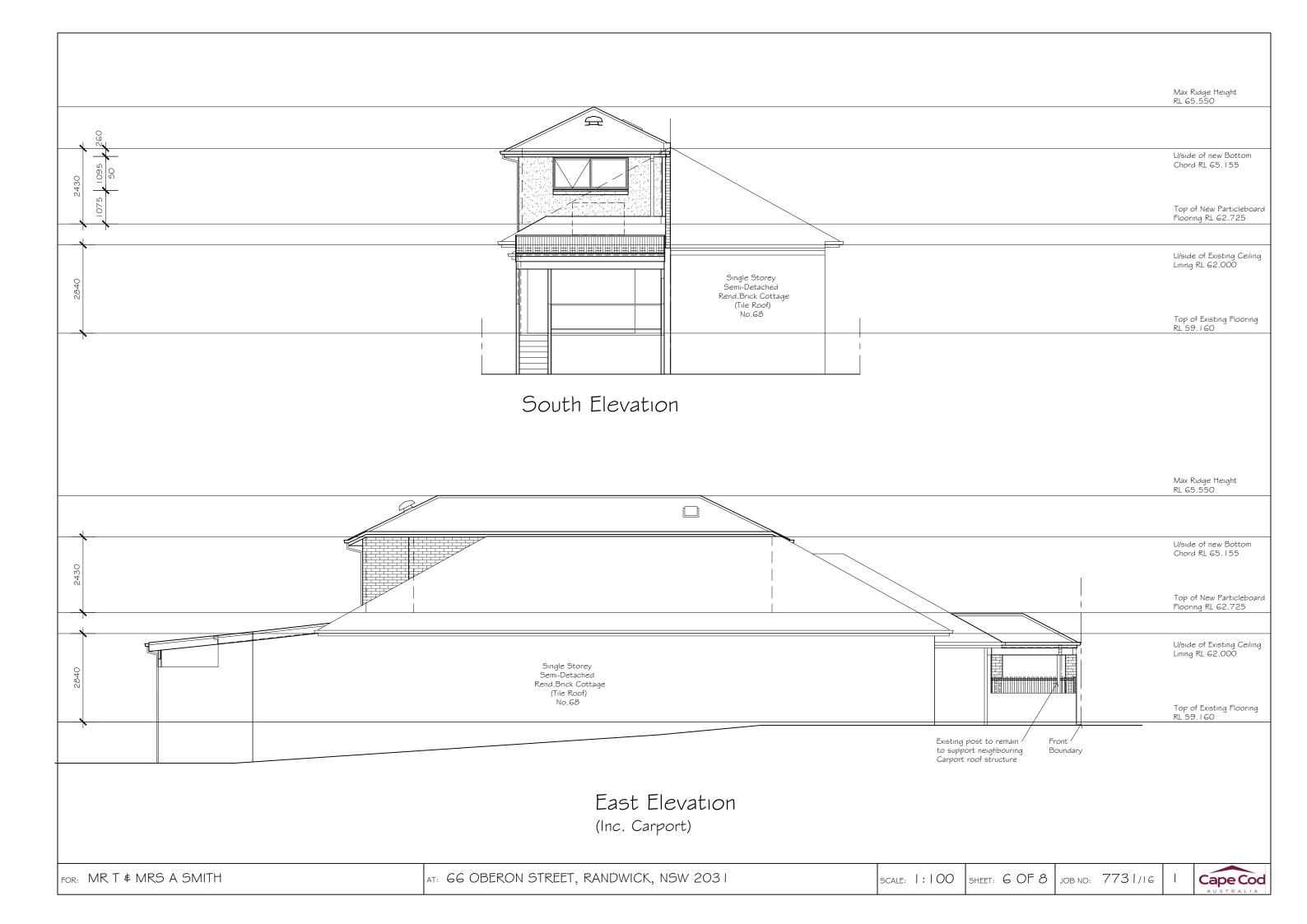


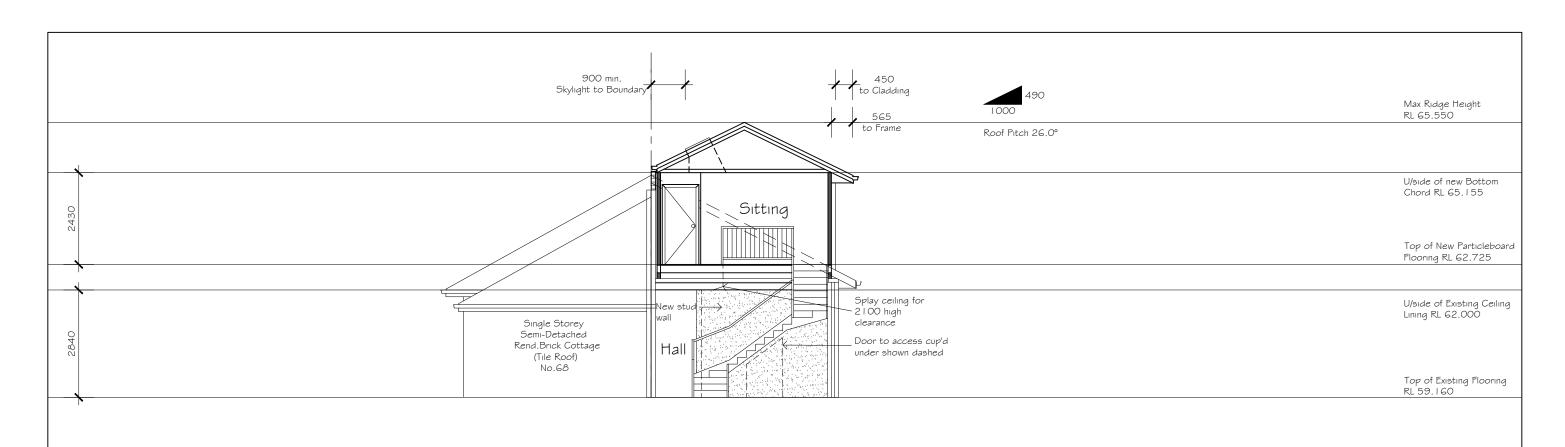












Section A-A

WINDOW SCHEDULE (BASIX A250832)				CLIENT:		ALUMINIUM (STEGBAR) WINI	DOWS:		TIMBER WINDOWS:			
STANDARD NOTES:						STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND			TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.			
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5			BUILDER: DATE:		GREY. CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME,			STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.				
		TIME E			POTTERY.	<u>DEE</u> . DEEL GOELIN, TIMMERGEET	DROWN, NOTICE DYWIE,	TERRAIN: 3 WIND LOAD: W 28 N				
		COLOUR	GLAZING		SPECIAL NOTES							
	(WI) AAW 1024	PEARL WHITE	SINGLE CLEAR	R,	I O MM LAMINATED GLASS							
	S ELEVATION / BEDROOM 3		(U-VALUE: 7.0		ACOUSTIC SEALS							
	ALUMINIUM	INSECT SCREEN	SHGC: 0.75)									
		ALUMINIUM FIBREGLASS MESH	REVEAL		-			-		-		
	AWNING OPEN / FIXED	PEARL WHITE	I 40mm		-							
		COLOUR	GLAZING		SPECIAL NOTES							
	(W2) AAW 0612	PEARL WHITE	SINGLE PYRO	N VTIC	TRANSLUCENT FILM BY BUILDER.	+						
	W/ 51 51 / A TION / CHON/5D	_	LOW-E, (U-VA	ALUE:	THE WISE SEED FOR			-				
	W ELEVATION / SHOWER	INSECT SCREEN	5.7, SHGC:0	.47)								
	ALUMINIUM	ALUMINIUM	55.45.4					_				
	AWNING	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm		_							
	OPEN											
(w:	(W3) AAW 1018	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES	_						
		FLARL WITTL	SINGLE PYRO LOW-E, (U-VA		I O MM LAMINATED GLASS ACOUSTIC SEALS			1				
	W ELEVATION / BEDROOM 2	INSECT SCREEN	5.7, SHGC:0									
R\/	ALUMINIUM	ALUMINIUM										
	AWNING	FIBREGLASS MESH PEARL WHITE	REVEAL		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	OPEN / FIXED	I LAKE WITTE	I 40mm									
	(W4) AAW 1214	COLOUR	GLAZING		SPECIAL NOTES							
	W 1214	PEARL WHITE	SINGLE PYRO		6 MM LAMINATED GLASS ACOUSTIC SEALS]				
	W ELEVATION / STAIRS	INSECT SCREEN	LOW-E, (U-VA 5.7, SHGC:0		ACOUSTIC SEALS							
	ALUMINIUM	ALUMINIUM	1									
	AWNING	FIBREGLASS MESH	REVEAL									
	FIXED / OPEN	PEARL WHITE	1 40mm									
	(W5) ADH 1214	COLOUR	GLAZING		SPECIAL NOTES							
	ADIT TETA	PEARL WHITE	SINGLE PYRO LOW-E, (U-VA		6 MM LAMINATED GLASS ACOUSTIC SEALS							
	N ELEVATION / STAIRS	INSECT SCREEN	5.7, SHGC:0		ACOUSTIC SEALS							
	ALUMINIUM	ALUMINIUM	1									
	AWNING	FIBREGLASS MESH	REVEAL									
	OPEN / FIXED	PEARL WHITE	I 40mm									
	(W6) CDH 1509	HARDWARE COLOUR	GLAZING		SPECIAL NOTES							
	CDIT 1303	PEARL WHITE	SINGLE PYRO LOW-E, (OR	DLYTIC]				
	W ELEVATION / BEDROOM I	INSECT SCREEN	U-VALUE: 3.9	99,								
	WESTERN RED CEDAR	ALUMINIUM	SHGC: 0.4)									
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL									
	OPEN	PEARL WHITE										
	(W7) DELETED	HARDWARE COLOUR	GLAZING		SPECIAL NOTES							
		INSECT SCREEN	1									
					_							
			REVEAL		4							
	(W8) AAW 1014	COLOUR	GLAZING		SPECIAL NOTES	4						
		PEARL WHITE	SINGLE PYROLOW-E, (U-VA	LYTIC	I O MM LAMINATED GLASS ACOUSTIC SEALS			1				
	W ELEVATION / BED 3	INSECT SCREEN	5.7, SHGC:0					1				
R	ALUMINIUM	ALUMINIUM			RESTRICT OPENING TO 125mm TO COMPLY					_		
	AWNING	FIBREGLASS MESH PEARL WHITE	REVEAL		WITH NCC.							
	OPEN / FIXED	. Z. U.C. WITTE	I 40mm									
		4						-				
			1									
					4							
					-							
					<u> </u>							
FOR: MRT&MRS	A SMITH			AT: 60	6 OBERON STREET, RANDWICK,	NSW 2031	s	CALE: 1: NTS SH	EET: 8 OF 8 J	юв no: 773 I/16	Cape Cod	
					,						AUSTRALIA	