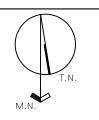
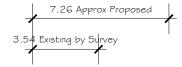
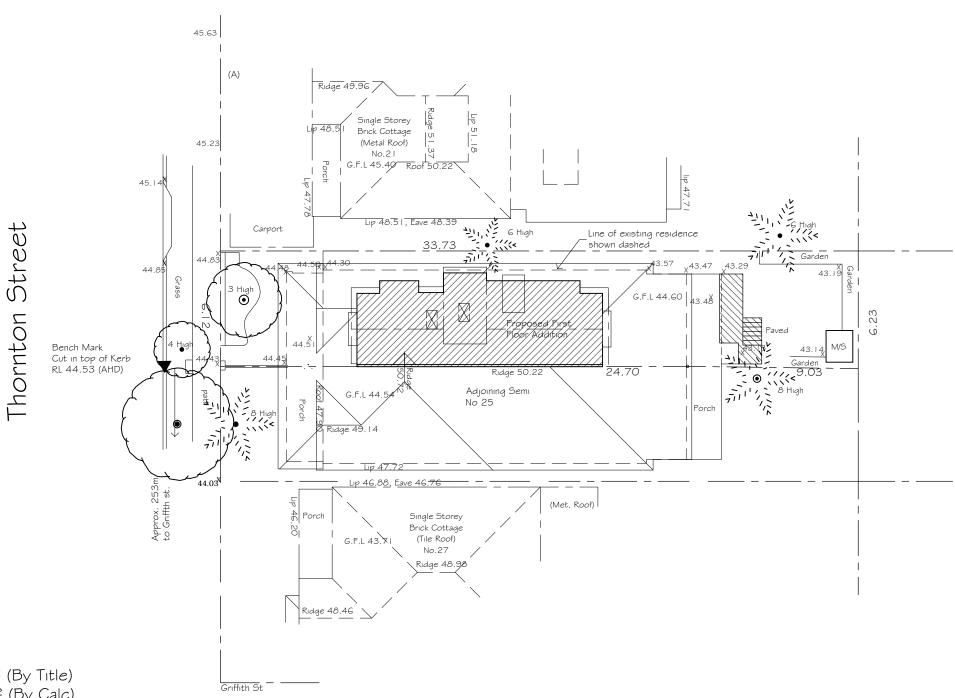
RAGIV	COMMITMENTS				
CERTIFICATE NO. A226565					
	JRES AND SYSTEMS				
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS				
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED				
INSU	LATION REQUIREMENTS				
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL				
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R 1.30 (OR 1.70 INCLUDING CONSTRUCTION)				
FLAT CEILING, PITCHED ROOF	CEILING: R I .45 (UP) ROOF: FOIL BACKED BLANKET (55MM) DARK (SOLAR ABSORPTANCE >0.70)				
RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED	CEILING: R 1.74 (UP) ROOF: FOIL BACKED BLANKET (55MM) DARK (SOLAR ABSORPTANCE >0.70)				
GLAZI	NG REQUIREMENTS				
WINDOWS					
WI # W5	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)				
W2 - W4, W6- W8	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)				
SHAD	DING DEVICES				
WINDOWS					
W6 W1 - W5	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM				
	NONE				
W7 # W8	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM				
GLAZI	NG REQUIREMENTS				
SKYLIGHTS					
51 - 52	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)				
SHAD	DING DEVICES				
SKYLIGHTS					
S1 - S2	NONE				
	1				

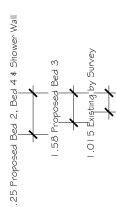
FINAL CONSTRUCTION.

SPECI	FICATION SUMMARY	SPI	ECIAL NOTES							
	JCTURAL TIMBER - All to ASA 1 684.2		PROVIDE TWO (2) SMOKE DETEC		DETECTOR	C COL 10				
WALLS: F5 SOFTWOOD		١ ١	ELECTRICIAN TO CHECK/ENSURE WITH THE BUILDING CODE OF AU	STRALIA (NCC).						
## WALLS: F3 30F WOOD ## ROOF:			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: 190x45mm MIN	. FLOOR JOISTS WIND LOAD W 28 N	[CONNECT/INSTALL THREE (3) CEI DOWNLIGHTS TO FIRST FLOOR (A TV AERIAL & ATTIC LADDER TO BI	S SUPPLIED BY THE C	OWNER).	3)				
FINISHES		• F	RELOCATE LIGHT FROM BEDROO			₹				
BRICKWORK	COMMON BRICKWORK TO PARTY WALL	CUPBOARD. RELOCATE TELEPHONE OUTLET FROM DEMOLISHED WALL TO NEW LOCIN KITCHEN. REPLACE GAS LINE FROM EXISTING METER TO HWS \$ NEW KITCHEN								
FLOORING	19MM STRUCTURAL PARTICLEBOARD		COOKTOP.							
CLADDING	CEMINTEL I 2MM SCARBOROUGH CLADDING	1								
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR \$ PREFINISHED ALUMINIUM									
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	\\/(ORKS BY OWNER							
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING		REMOVAL & INSTALLATION OF T.	/ ANTENNA IF REQUIRI	ED ¢ CONN	ECTION T				
	PROFILE: CUSTOM ORB COLOUR: SELECT COLOUR	1	NEW AND EXISTING TV POINTS.							
ROOF SARKING	R I .3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET	NEW I.V. / CIVI/C				11D/OK				
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.4 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES R2.1 BRADFORD OPTIMO UNDER FLOOR INSULATION TO EXISTING GROUND FLOOR AREA	PHONE AND/OR DATA CABLING. SUPPLY THREE (3) CEILING SWEEP FANS & THIRTEEN (13) DOWNLIGHTS SUPPLY OF BATH TUB,WC SUITES, ONE (1) WALL HUNG VANITY UNIT, T SETS, TOILET ROLL HOLDERS, TOWEL RAILS, SOAP HOLDERS, WALL FLOOR TILES & ONE (1) WALL HUNG VANITY UNIT WITH CONCEALED WA SUPPLY & INSTALLATION OF SHOWER SCREENS & MIRRORS INSECT SCREENS TO BIFOLD DOOR & WINDOW.								
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 HALF SPLAY ARCHITRAVE: Ex. 75x25 HALF SPLAY	1								
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"									
STAIRCASE MAPLE TREADS \$ RISERS	TYPE: CLOSED TIMBER WIDTH: 955mm									
	RISE: 19 @ 187mm		T							
	GOING: 240mm (260mm TREAD)	G	FINAL CONGTRUCTION		1.54	02.00				
FACCIA I	, , ,	F	FINAL CONSTRUCTION PLAN CHECK # TO CONTRACT		J.M.	03-02- 16-12-				
FASCIA \$ BARGE BOARDS	MATERIAL: DAR TIMBER MATERIAL FASCIA TO	E	BASIX ADDED \$ TO COUNCIL		B.D.	03-09-				
	PARTY WALL COLOUR: PREFINISHED ZINCALUME COLOUR: SELECT COLOUR	D	PROPOSED DECK ALTERATION	N.	N.L.	25-08-				
GUTTERS \$ DOWNPIPES	TYPE: QUAD	С	POV 16858 \$ 16639		5.C.	06-08-				
00112100 1 200001 11 20	MATERIAL: PREFINISHED ZINCALUME	В	TO CLIENT		N.L.	24-07-				
	GUTTER COLOUR: SELECT COLOUR DOWNPIPE COLOUR: SELECT COLOUR	Α	TECHNICAL		A.M.	06-07-				
HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE		DRAWN	DATE				
		DES	L BIGN CONSULTANT: SCOTT MCDO	DUGALL	1	I				
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER	PR	OPOSED ADDITIONS \$	ALTERATIONS						
	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	FO	R MR D & MRS R E							
FINISHED GROUND LEVE CONDITIONS.	ELS SHOWN ON PLAN ARE SUBJECT TO SITE	AT	23 THORNTON S FAIRLIGHT NSW 2							
DO NOT SCALE OFF DRA	AWINGS.		INCH MANEY							
ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION. NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.		COL	JNCIL: MANLY	A D N	10 COE 40	7				
				A.B.N. 54 OO						
	GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS		Cape Co	BUILDERS LICE	MATTA 21 9849 444	5 I 4				
WITH THE COMPANY. IT	PURPOSE OF ENTERING INTO A BUILDING CONTRACT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN I PERMISSION FROM THE COMPANY.	SH	AUSTRALIA EET: 10F8	JOB NO: 767	6/15					









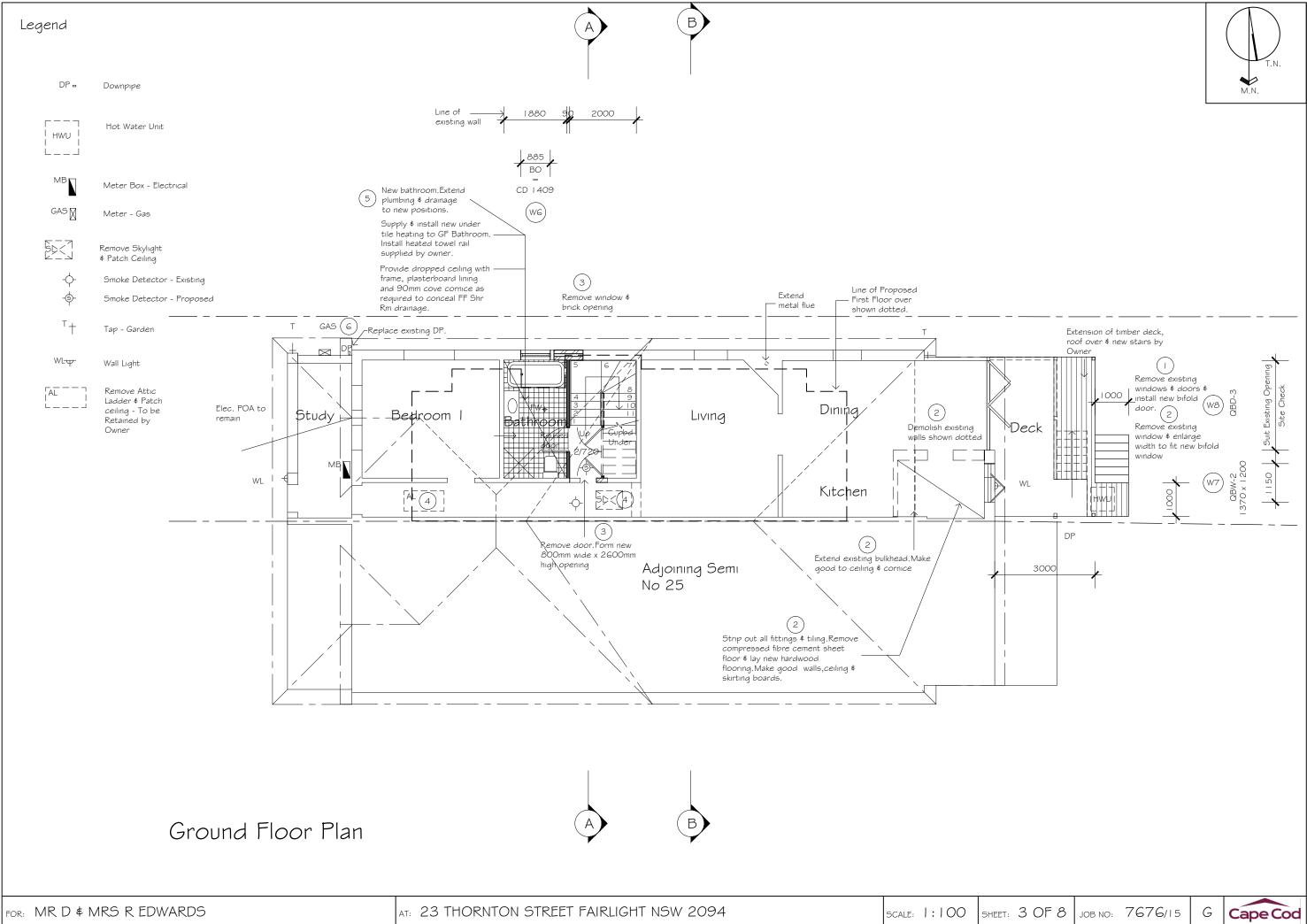
Site Plan

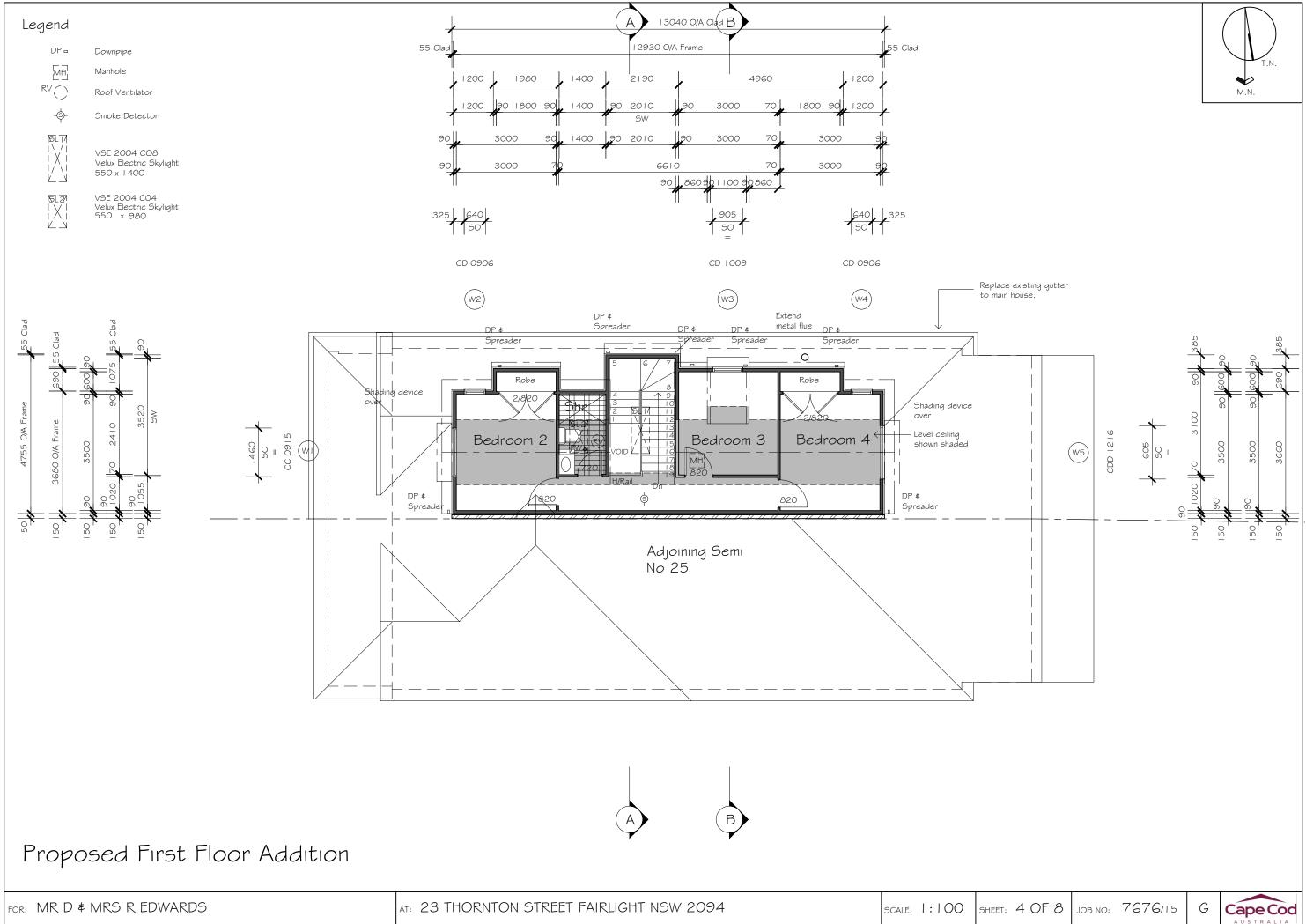
No. : 23 Lot. : B

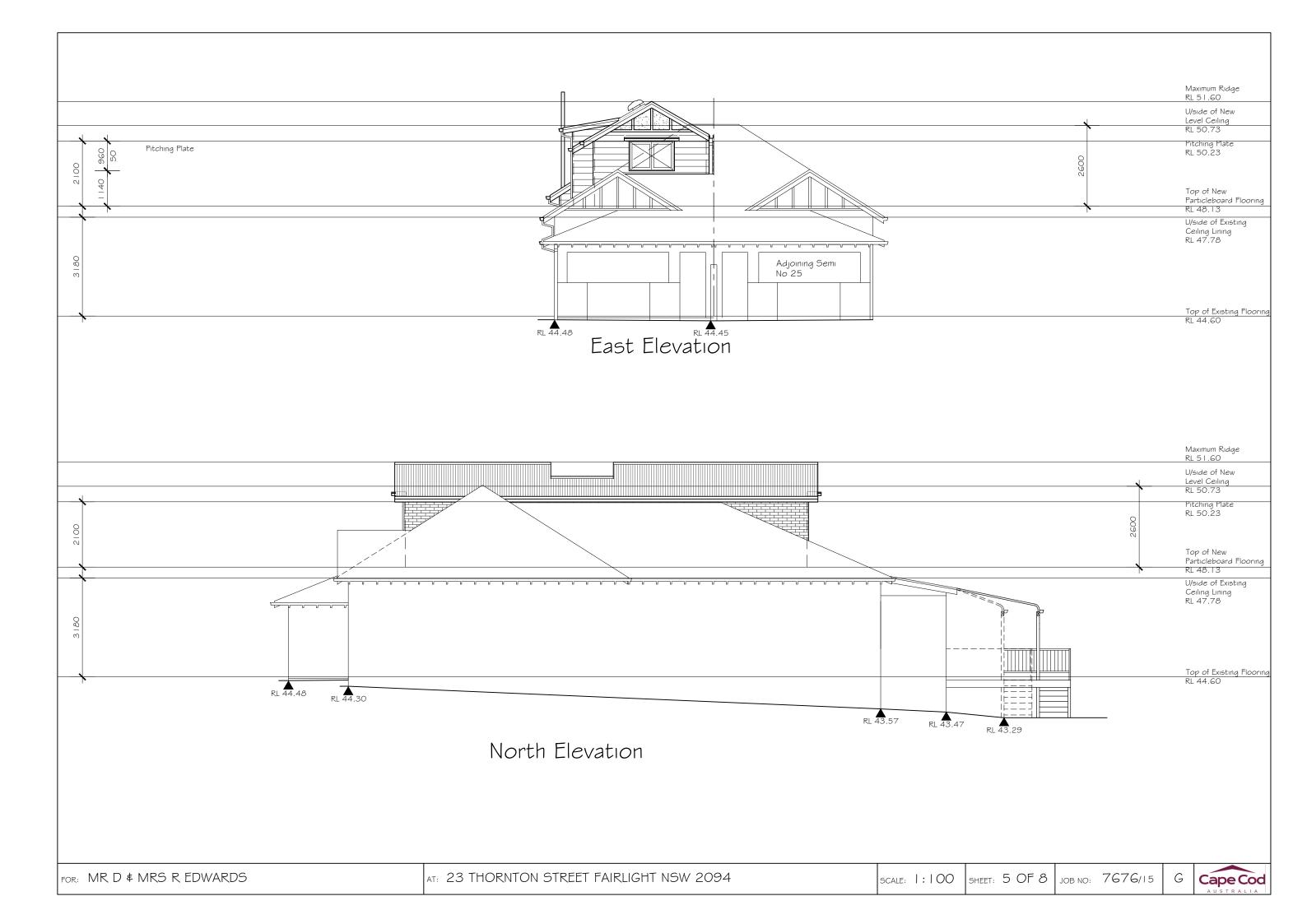
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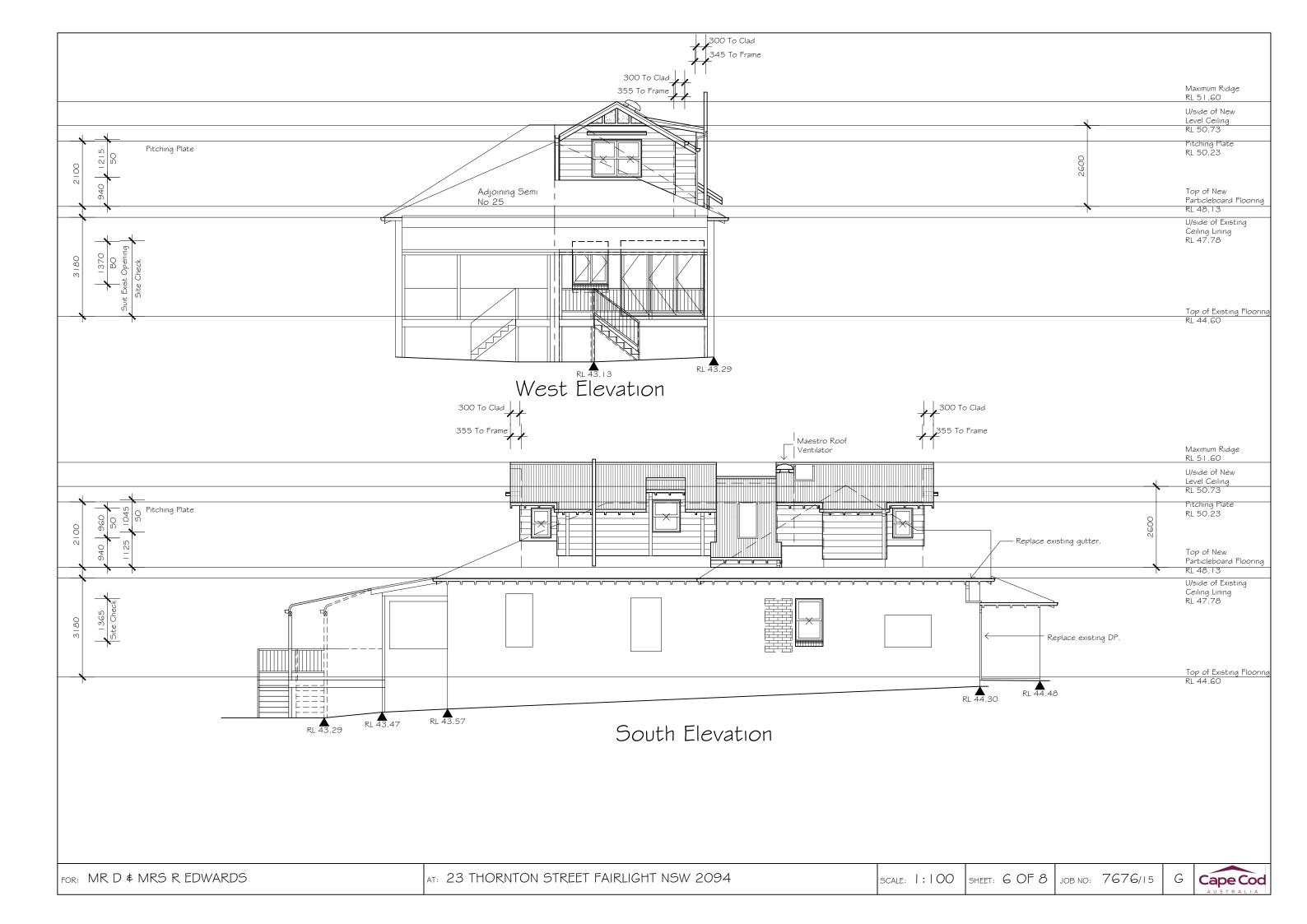
AREA: 202.3m² (By Title) : 206.8m² (By Calc)

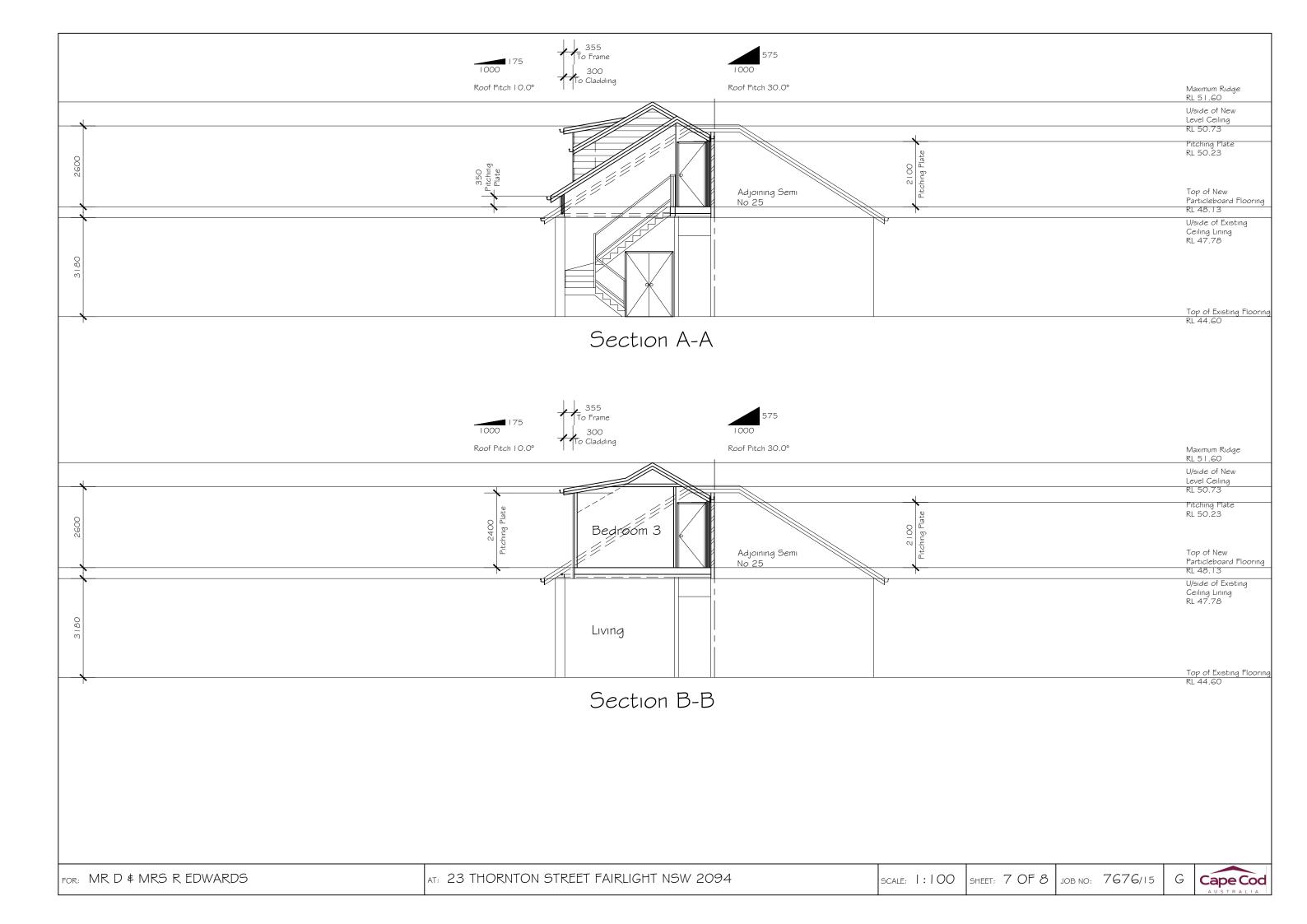
> Cape Cod G











WINDOW SCHEDULE (BASIX A226565 02)					ALUMINIUM TREND WINDOW	<u>/S:</u>	TIMBER WINDOWS:						
STANDARD NOTES:				CLIENT:		STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT,			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				CLIENT:		ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.							
ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE			H THE	BUILDER:DATE:			DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC			STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.			
NCC 3.9.2.5				DOILDEN		CHARCOAL, IRONSTONE.	OCEAN, SURF MIST, JASPER,	REND METALLIC	TERRAIN: 3	WIND LOAD: W 28 N			
	(WI) CC 0915	COLOUR	GLAZING		SPECIAL NOTES				•				
		_	SINGLE PYF LOW-E, (OF	LE PYROLYTIC E. (OR	RESTRICT OPENING TO 1 25mm TO COMPLY								
	E ELEVATION / BEDROOM 2	INSECT SCREEN	U-VALÚÈ: 3 SHGC: 0.4	3.99,									
	WESTERN RED CEDAR	ALUMINIUM FIBREGLASS MESH			WITH NCC.			_					
	CASEMENT OPEN / OPEN	PEARL WHITE	REVEAL I 40mm		-					_			
		COLOUR	GLAZING		SPECIAL NOTES								
	(W2) CD 0906	0020011	SINGLE CLE	EAR, (OR	STEGINE NOTES								
	S ELEVATION / BEDROOM 2	- 			RESTRICT TOP \$ BOTTOM SASH OPENING TO								
	WESTERN RED CEDAR	ALUMINIUM	31100.0.0	,0,	25mm TO COMPLY WITH NCC.								
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL] [
	OPEN	PEARL WHITE	I 40mm										
	(W3) CD 1009	COLOUR	GLAZING		SPECIAL NOTES	-							
		-	SINGLE CLE U-VALUE: 5	5.71,									
	S ELEVATION / BEDROOM 3 WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.6	56)	RESTRICT TOP \$ BOTTOM SASH OPENING TO I 25mm TO COMPLY WITH NCC.								
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		- TESHIN TO GOW ET WITT NGG.			-		_			
	OPEN OPEN	PEARL WHITE	I 40mm		1								
	(WA)	COLOUR	GLAZING		SPECIAL NOTES								
	(W4) CD 0906		SINGLE CLE	EAR, (OR]							
	S ELEVATION / BEDROOM 4	INSECT SCREEN	U-VALUE: 5 SHGC: 0.6		RESTRICT TOP # BOTTOM SASH OPENING TO								
	WESTERN RED CEDAR	ALUMINIUM			I 25mm TO COMPLY WITH NCC.								
	DOUBLE HUNG OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm		_			-		_			
	OFEN	COLOUR	GLAZING		SPECIAL NOTES								
	(W5) CDD 1216	COLOUR	SINGLE PYR	ROLYTIC	SI ECIAL NOTES								
	W ELEVATION / BEDROOM 4		LOW-E, (OF U-VALUE: 3										
	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	SHGC: 0.4										
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL					1 [
	OPEN / OPEN	PEARL WHITE	I 40mm										
	(W6) CD 1409	COLOUR	GLAZING		SPECIAL NOTES	_							
		_	SINGLE CLE U-VALUE: 5										
	S ELEVATION / BATHROOM WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.6	56)	SPOTSWOOD GLAZING			-					
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL					 		_			
	OPEN OPEN	PEARL WHITE	170mm										
	(W7) QBD-2 370 x 200	COLOUR	GLAZING		SPECIAL NOTES								
	vv /	PEARL WHITE	SINGLE CLE U-VALUE: 5										
	W ELEVATION / DINING	INSECT SCREEN	SHGC: 0.6										
	ALUMINIUM	BY OWNER	DEVEN										
	BIFOLD OPEN / OPEN		REVEAL 170mm		-			l F		_			
		COLOUR	GLAZING		SPECIAL NOTES								
	W8 QBD - 3	PEARL WHITE	SINGLE CLE	EAR, (OR	SI LOINE NOTES	1							
	W ELEVATION / DINING	INICECT COREEN	U-VALUE: 5 SHGC: 0.6		SITE MEASURE TO SUIT EXISTING OPENING								
	ALUMINIUM	INSECT SCREEN BY OWNER	31190.0.6	,6)	SITE WEADONE TO SOIT EXISTING OF ENING								
	BIFOLD	DIOWNER	REVEAL] [
	OPEN / OPEN / OPEN		170mm										
			1										
		1			1			-					
					1								
FOR: MR D \$ MRS	R FDWARDS			лт. 23	3 THORNTON STREET FAIRLIGHT	NSW 2094		CALE. I. NITS	FET. A OF A	IOB NO: 7676/15 G Cape Coo			