BASIX	COMMITMENTS				
CERTIFICATE NO. A234275					
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)				
RAKED CEILING, PITCHED / SKILLION ROOF: FRAMED	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)				
GLAZI	NG REQUIREMENTS				
WINDOWS					
WI, W2, W3, W4, W5, W6, W7, W8, W9, \$ W10,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				
SKYLIGHTS, SLI	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)				
SHAD	ING DEVICES				
WINDOWS					
WI, W2, W3, W4, W5, W6, \$ W7,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM				
W8, \$ W O,	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM				
W9,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43				
SKYLIGHTS, SLI	NONE				

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding	Dulux	GR17	Tinker
Soffit Lining	Dulux	СІ	Surfmist
Roof Sheeting	Colorbond		Deep Ocean

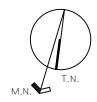
FINAL CONSTRUCTION.

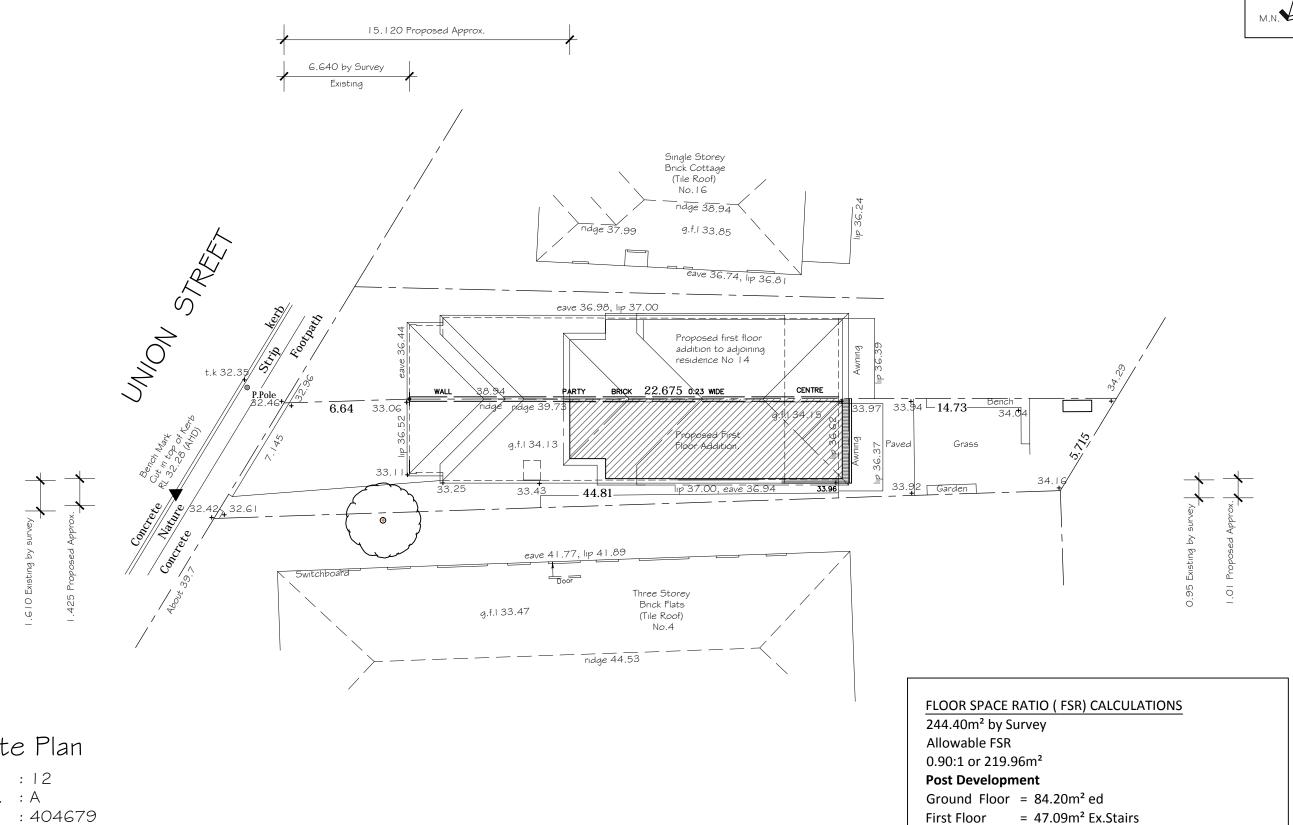
SPECI	FICATION SUMMARY	SPECIAL NOTES							
	JCTURAL TIMBER - All to ASA 1684.2		ROVIDE THREE (3) SMOKE DETECTORS		DETECTOR	PS COMPLY			
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @ FLOOR: 190x45mm MIN	ROOF: ROOF TRUSSES .600 CTS TO MANUFACTURERS .600 CTS DETAILS @ .600 CTS	• A • IN T • P	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. INSTALLATION OF ONE (1) 3-IN-1 FANYLIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). PROVIDE SQUARE BALUSTRADING AND NEWEL POSTS TO PROPOSED						
EINICHEC		- R	TAIRS IN LIEU OF TURNED. ETAIN EXISTING PANTRY AND LAUNDRY (CUPBOARDS FO	OR OWNE	RS TO			
FINISHES BRICKWORK	COMMON BRICKWORK TO PARTY WALL		EUSE.						
FLOORING	19MM STRUCTURAL PARTICLEBOARD								
CLADDING	75MM INSULCIAD OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS								
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM								
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	WC	ORKS BY OWNER						
ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	• C	 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	• P	HONE AND/OR DATA CABLING. LL WORK ASSOCIATED WITH THE SUPPL						
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.4 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"								
STAIRCASE MAPLE TREADS \$ RISERS	TYPE: CLOSED TIMBER	1							
IVIAI EL TREADS 4 RISER	WIDTH: 900mm		FINAL CONSTRUCTION		SC	22-03-16			
	RISE: 18 @ 189mm	Н.	TO CONTRACTS		JM	25-02-16			
	GOING: 240mm (260mm TREAD)	G	SURVEY, BASIX DETAILS ADDED \$ TO	COUNCIL	N.E.	05-11-15			
FASCIA \$	MATERIAL: PREFINISHED ZINCALUME	F	POV 16667		BP	26-10-15			
BARGE BOARDS	FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST	E	ADJOINING PROPERTY ADDED		BD	24-09-15			
	BARGE SOAKER COLOUR: DEEP OCEAN BARGE PARTY WALL COLOUR: SURFMIST	D	D POV 16924			10-08-15			
CUTTEDS + DOWNDIDES		С	SURVEY & LEVELS ADDED		SC	26-06-15			
GUTTERS \$ DOWNPIPES	MATERIAL: PREFINISHED ZINCALUME	В	TO CLIENT		NL	26-05-15			
	GUTTER COLOUR: DEEP OCEAN DOWNPIPE COLOUR: DEEP OCEAN	Α	TECHNICAL		JGI	18-05-15			
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 CAPE COD		DPOSED ADDITIONS # ALTER						
	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	FOF		WAISON	•				
CONDITIONS.	LS SHOWN ON PLAN ARE SUBJECT TO SITE	AT	I 2 UNION STREET, DULWICH HILL. NSW	v. 2203.					
	N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE	COU	NCIL: MARRICKVILLE						
MEASURE DURING CONSTRUCTION.				A.B.N. 54 000	O 605 40)7			
NO ALLOWANCE HAS BE	EN MADE FOR SHRINKAGE OR MILLING.	(laneCod	SUITE 41, 410 NORTH PARRAN PHONE: (02) 9	MATTA 21	51			
	GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT			BUILDERS LICE					

SHEET: 1 OF 8

JOB NO: 7659/15

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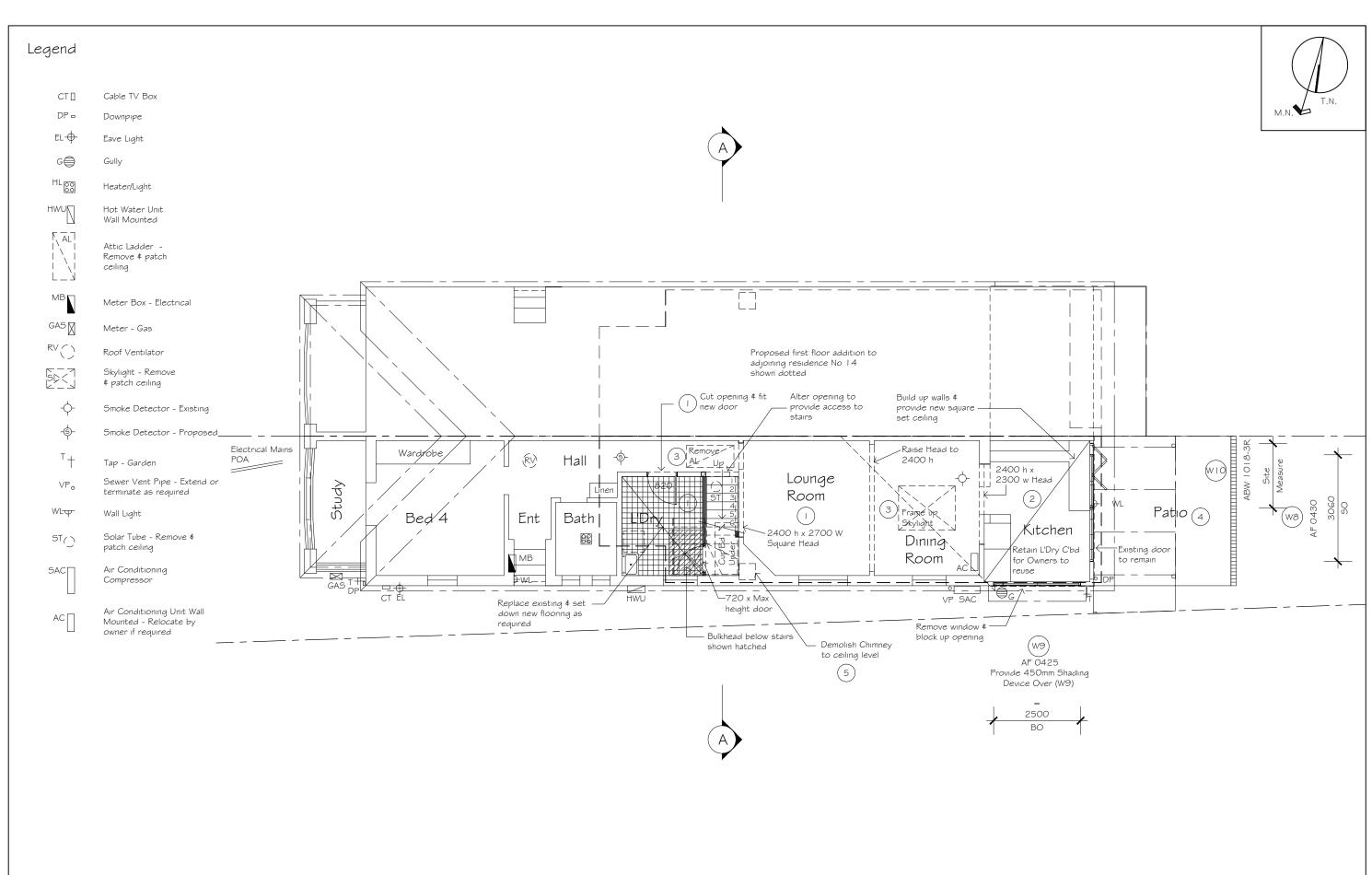


Site Plan

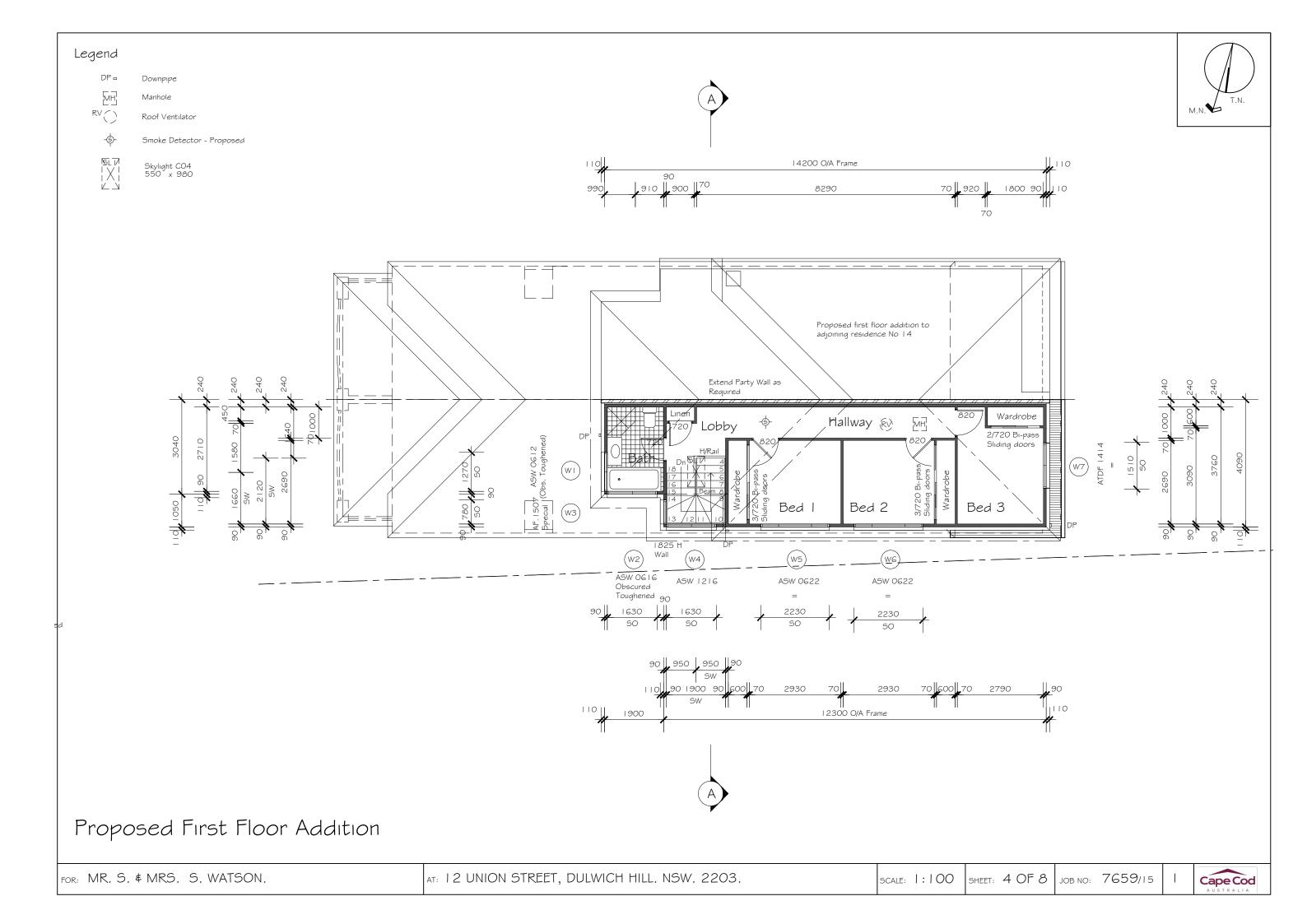
No. : 12 Lot. : A

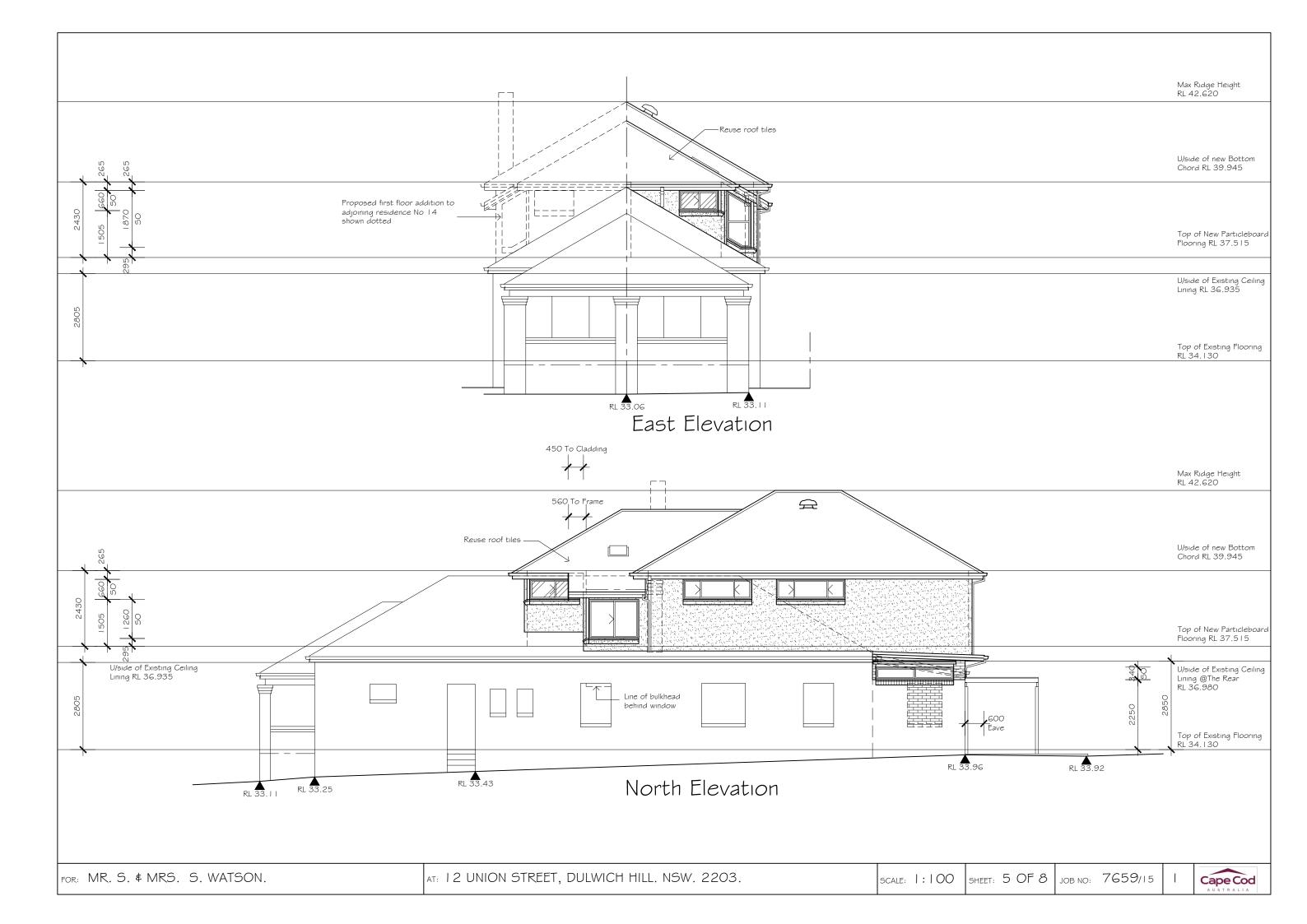
AREA: 240.30m² (Title) : 244.4m² (Calc)

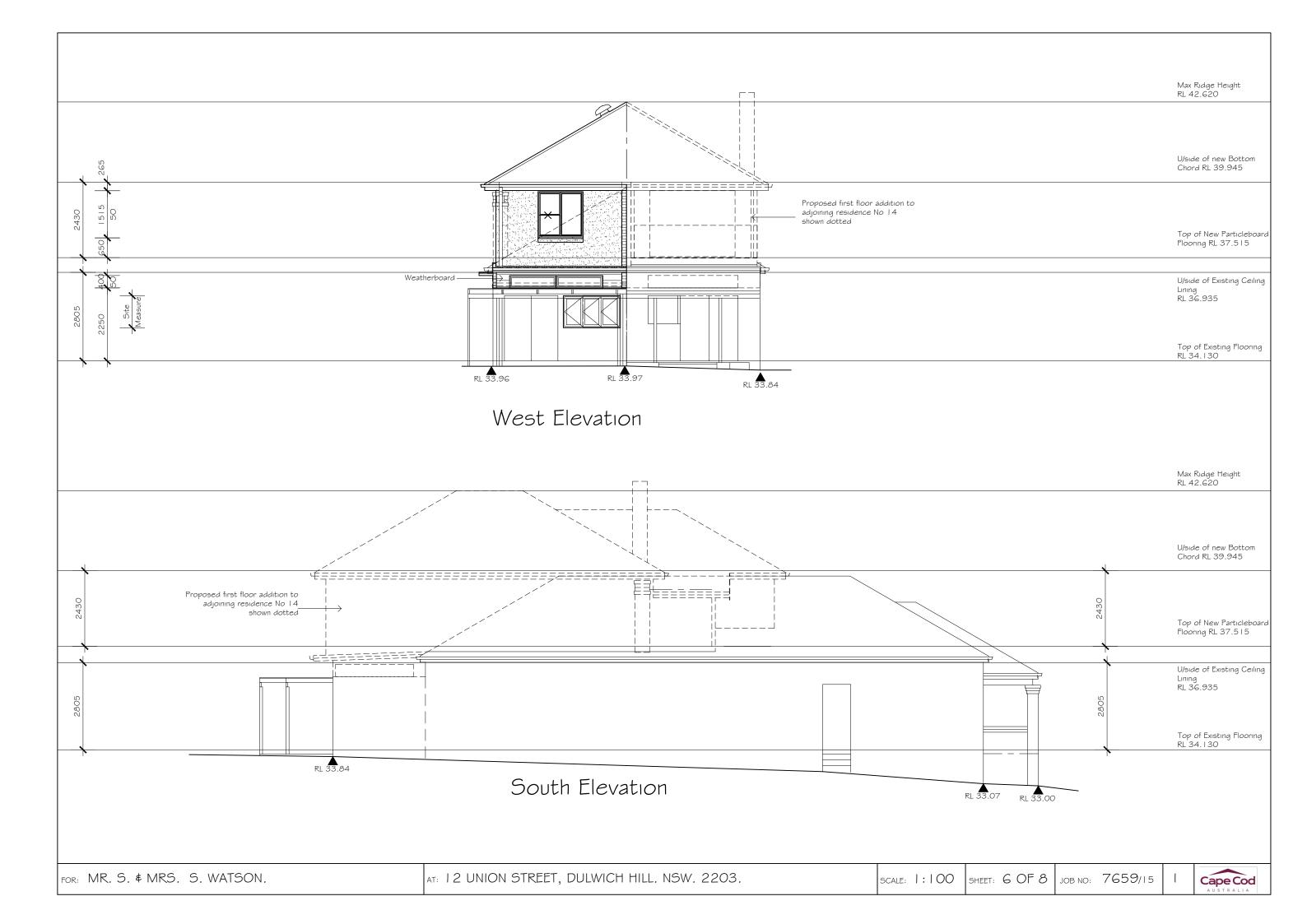
TOTAL = 131.29m² = 0.5371:1 FSR

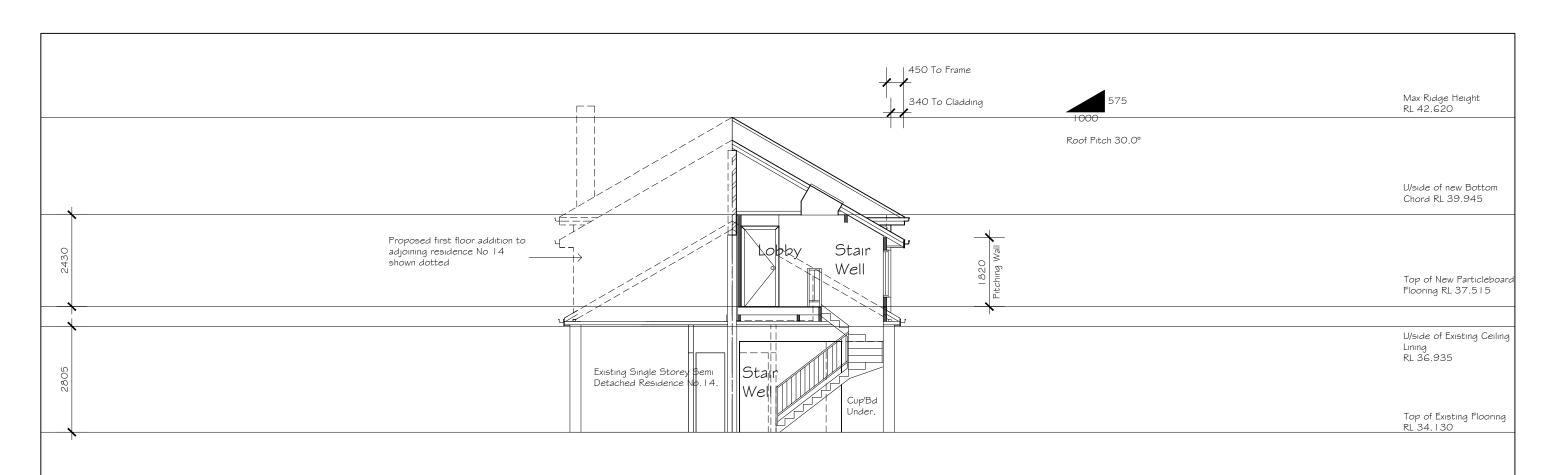


Ground Floor Plan









Section A-A

WINDOW SCHED	ULE (BASIX A2342	275)		CLIENT:		ALUMINIUM TREND WINDO					
STANDARD NOTES:				CLILINI		STANDARD ALUMINUM CO EX-STOCK COLOURS: PEAI	LOURS: RL WHITE GLOSS, DUNE, STON				
WINDOWS AND DOORS	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		ANODIC OFF WHITE, ANO	DIC NATURAL MATT, WOODLAN	ND GREY, ULTRA BLACK.			
ALL WINDOWS COME W WINDOW OPENINGS NO.		VIINICS TO COMPLY WIT	'H THE	DI III DED	DATE	DESIGNER'S COLOURS AV	AILABLE: WHITE BIRCH, PRIMR	OSE GLOSS, BROWN,			
NCC 3.9.2.5	TED "R" HAVE RESTRICTED OPEI	NINGS TO COMPLY WIT	II IIIL	BUILDER: .	DATE:	TREND SILVER PEARL, DEE CHARCOAL, IRONSTONE.	P OCEAN, SURF MIST, JASPER	R, TREND METALLIC	TERRAIN: 3 V	WIND LOAD: W 28 N	
		COLOUR	GLAZING		SPECIAL NOTES	OTHEROSE, INCHOTORE.		COLOUR	L		
	(W1) ASW 0612	PEARL WHITE	SINGLE PYR	ROLYTIC	TRANSLUCENT FILM BY BUILDER.		W10 ABW 1018-3R	PEARL WHITE	SINGLE PYROLYTIC	SITE MEASURE.	
	E ELEVATION / BATHROOM	INSECT SCREEN	LOW-E, (U- 5.7, SHGC				W ELEVATION / KITCHEN		LOW-E, (U-VALUE: 5.7, SHGC:0.47)		
	ALUMINIUM	ALUMINIUM	-	.017)			ALUMINIUM	BY OWNER	5.7, 51100.017)		
	SLIDING	FIBREGLASS MESH	REVEAL				SLIDING		REVEAL		
	OPEN / FIXED	PEARL WHITE	I 40mm				OPEN / OPEN	Ī	40mm		
	(W2) ASW 0616	COLOUR	GLAZING								
	(W2) ASW 0616	PEARL WHITE	SINGLE PYR		TRANSLUCENT FILM BY BUILDER.						
	N ELEVATION / BATHROOM	INSECT SCREEN	LOW-E, (U- 5.7, SHGC								
	ALUMINIUM	ALUMINIUM									
	SLIDING	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OPEN / FIXED		I 40mm								
<u> </u>	(W3) AF 1507	COLOUR PEARL WHITE	GLAZING			_					
		TLAKE WITTE	SINGLE PYF LOW-E, (U-		SITE CHECK.			_			
	E ELEVATION / STAIRWELL	INSECT SCREEN	5.7, SHGC								
F	ALUMINIUM	N/A	DEL/EAL		_			_			
	SPECIAL FIXED WITH RAKING HEAD AND SILL		REVEAL 140mm		_			-		4	
	TIEAD AND SILE	COLOUR	GLAZING								
	(W4) ASW 1216	PEARL WHITE	SINGLE PYR	POLYTIC		-				+	
F	N ELEVATION / STAIRWELL		LOW-E, (U-	VALUE:							
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)							
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL					\dashv		-	
	OPEN / FIXED	PEARL WHITE	I 40mm							-	
		COLOUR	GLAZING								
	(W5) ASW 0622	PEARL WHITE	SINGLE PYF		RESTRICT OPENING TO 125mm TO COMPLY	_					
R F R	N ELEVATION / BED I	INSECT SCREEN	LOW-E, (U- 5.7, SHGC		WITH NCC.						
	ALUMINIUM	ALUMINIUM	-	.017)							
	SLIDING	FIBREGLASS MESH	REVEAL								
	OPEN / FIXED / OPEN	PEARL WHITE	I 40mm								
	(W6) A5W 0622	COLOUR	GLAZING								
	W0) A3W 0622	PEARL WHITE	SINGLE PYF LOW-E, (U-	ROLYTIC	RESTRICT OPENING TO 125mm TO COMPLY						
R F R	N ELEVATION / BED 2	INSECT SCREEN	5.7, SHGC		WITH NCC.						
	ALUMINIUM	ALUMINIUM									
	SLIDING OPEN / FIXED / OPEN	FIBREGLASS MESH PEARL WHITE	REVEAL		_						
	OFEN / TIXLD / OFEN		I 40mm								
	(W7) ATDF 1414	COLOUR PEARL WHITE	GLAZING SINGLE PYF	ROLVIIC	DECEDICE DOTTON CACH OPENING TO LOS						
R F	W ELEVATION / BED 3		LOW-E, (U-		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.			_			
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	:0.47)	RESTRICT TOP SASH OPENING TO NO LESS THAN						
	DOUBLE HUNG	ALUMINIUM FIBREGLASS MESH	REVEAL		I 700mm ABOVE FLOOR TO COMPLY WITH NCC.			-		-	
	OPEN / FIXED	PEARL WHITE	1 40mm		-					7	
		COLOUR	GLAZING								
	(W8) AF 0430	PEARL WHITE	SINGLE PYF		SITE CHECK.	1					
	W ELEVATION / KITCHEN	INICECT CODEEN	LOW-E, (U- 5.7, SHGC								
F F	ALUMINIUM	INSECT SCREEN N/A	3.7, 31190	.0.47)							
	SPECIAL FIXED		REVEAL								
	FIXED / FIXED		I 40mm					Γ			
	(W9) AF 0425	COLOUR	GLAZING								
	AI 0425	PEARL WHITE	SINGLE PYF LOW-E, (U-		SITE CHECK.						
	N ELEVATION / KITCHEN	INSECT SCREEN	5.7, SHGC								
	ALUMINIUM	N/A	┪		_						
	SPECIAL FIXED		REVEAL		_						
	FIXED / FIXED		I 40mm								
FOR: MR. S. \$ MR	RS. S. WATSON.			AT: I	2 UNION STREET, DULWICH HILL.	NSW. 2203.		SCALE: 1: NTS SH	HEET: 8 OF 8	JOB NO: 7659/15	Cape Cod