Γ							
BASIX	COMMIT	MENTS					
CERTIFICATE NO. A250059							
FIXTU	FIXTURES AND SYSTEMS						
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURE: TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS						
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED					
INSULATION REQUIREMENTS							
SUSPENDED FLOOR ABOVE GARAGE: FRAMED (RO.7)	NIL						
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL						
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL:75mm)	NIL						
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (I ROOF: FOIL/ SARK DARK (SOLAR ABS	*					
GLAZII	NG REQUIREMENTS						
WINDOWS							
W5, W6, W7, W8, \$ W9,	STANDARD ALUMI U-VALUE: 7.63, S	NIUM, SINGLE CLEAR, (OR SHGC: 0.75)					
WI, W2, W3, W4, WIO, WI2, \$ WI3,		NIUM, SINGLE PYROLYTIC LUE: 5.7, SHGC:0.47)					
SHAD	ING DEVICES						
WINDOWS							
WI, W2, W3, W4, W5, W6, WI2, \$ WI3,	EAVE / VERANDAH >= 600MM	/ PERGOLA / BALCONY					
W7, W8, W9, \$ W10,	EAVE / VERANDAH >= 900MM	/ PERGOLA / BALCONY					
	1						

	CTION.
ONS	STRUCT
FINAL COT	STRUCTION.

WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ 70 X 35 INT. STUDS @	.600 CTS TO MANUFACTURERS	• P	ISTALL TWO (2) 3-IN-T PANALIGHT/HEATER UNI IWNER). ROVIDE VENITIS HOME VENTILATION SYSTEM O PROVIDE LOAD LIMITING MAIN SWITCH TO	TO FIRST FLOOR.				
FLOOR: REFER TO STRU	CTURAL LAYOUTS WIND LOAD W 28 N		WITCH, RECONFIGURE SWITCH TO ALLOW CC PGRADE EXISTING PROTECTION FOR EXISTING					
FINISHES		1						
BRICKWORK	N/A							
FLOORING	19MM STRUCTURAL PARTICLEBOARD							
CLADDING	75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET. HARDITEX BASE SHEET WITH APPLIED TEXTURE COAT FINISH OVER ALUMINIUM BREATHER FOIL TO EXISTING FLOOR FRAME "BUILD UP" (SEE DETAIL B)	•						
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM							
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	WORKS BY OWNER						
ROOF COVERING	PROVIDE ALL NEW CONCRETE ROOF TILES TO PROPOSED FIRST FLOOR ADDITION	• C	<ul> <li>REMOVAL &amp; INSTALLATION OF T.V ANTENNA AS REQUIRED &amp; CONNECTION TO NEW AND EXISTING TV POINTS.</li> <li>CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL</li> </ul>					
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	PHONE AND/OR DATA CABLING IF REQUIRED.     SUPPLY TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNITS.						
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES R2.0 SOUNDSCREEN TO WALL BETWEEN FAMILY ROOM & BEDROOM 5. R2.0 SOUNDSCREEN TO WALL BETWEEN FAMILY ROOM & BEDROOM 6.	APPLIANCES & FIXTURES INCLUDING CONNECTIONS TO PLUMBING & DRAINAGE.  ALL WORKS ASSOCIATED WITH THE SUPPY & INSTALLATION OF THE PRIVAL SCREEN TO THE FIRST FLOOR DECK						
INTERNAL FIXINGS	DAR: PACIFIC MAPLE SKIRTING: Ex. 75x25 PENCIL ROUND ARCHITRAVE: Ex. 75x25 PENCIL ROUND							
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "BALMORAL PBAL2"							
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER	_			1			
LINED UNDER	WIDTH: I OOOmm	G	FINAL CONSTRUCTION	N.E.	14-09-16			
	RISE: 16 @ 185mm	F	TO CONTRACTS	T.P.	17-08-16			
	GOING: 240mm (260mm TREAD)	E	CHECK PLAN	T.P.	12-08-16			
FASCIAS \$	MATERIAL: DAR TIMBER	D	BASIX ADDED \$ TO COUNCIL	N.E.	23-05-16			
BARGE BOARDS	INVITED IN THOSE	С	POV 17787 \$ POV 18006	J.M.	10-05-16			
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: DUSK DOWNPIPE COLOUR: DUSK		TO CLIENT	5.C.	15-04-16			
			TECHNICAL	JGI.	11-03-16			
			ISSUE	DRAWN	DATE			
HOT WATER UNIT	CONNECT TO EXISTING	DESI	GN CONSULTANT: ROSS ALLEN	'				
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER  PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER		PROPOSED ADDITIONS # ALTERATIONS					
			FOR MRS K CORREA, MR J & MRS E HEFFERNAN					
FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.  DO NOT SCALE OFF DRAWINGS.  ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE		AT 26 PEACOCK PARADE, FRENCHS FOREST, NSW 2086 COUNCIL: WARRINGAH						
MEASURE DURING CONS			ARM	. 54 000 605 40	)7			
NO ALLOWANCE HAS BE	EN MADE FOR SHRINKAGE OR MILLING.	C	Sape Cod Suite	: 41, 410 CHURCH H PARRAMATTA 21	STREET,			
	GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT			E: (02) 9849 444 PERS LICENCE NO. 5				

SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

ISSUED FOR THE SOLE PURPOSE OF ENTERING INTO A BUILDING CONTRACT WITH THE COMPANY, IT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

SPECIAL NOTES

PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN ⊕
 AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.

G

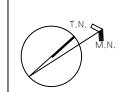
JOB NO: 7742/16

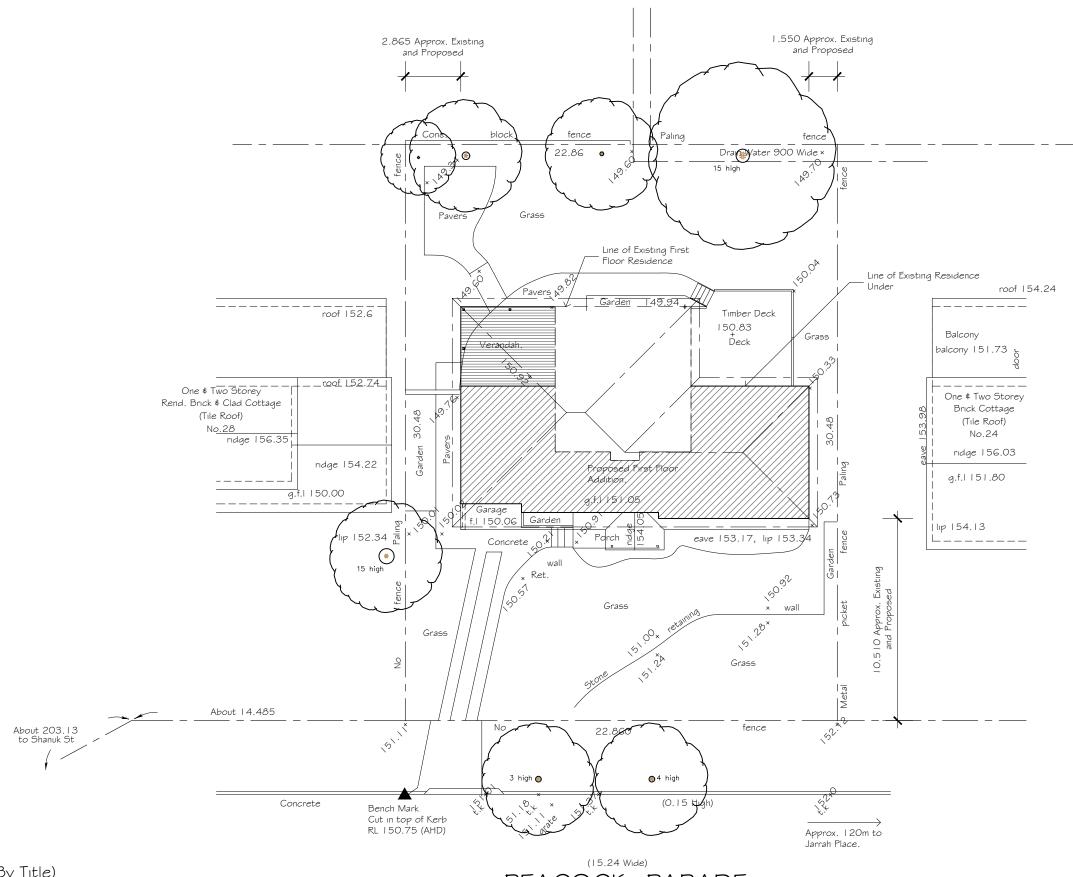
• INSTALL TWO (2) 3-IN-I FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE

SHEET: 1 OF 8

## EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR	
Fascia Board	Haymes		Dusk	
Soffit Lining	Haymes		Dusk	
Wall Cladding	Haymes		Calm	
Verendah Post	Haymes		Calm	





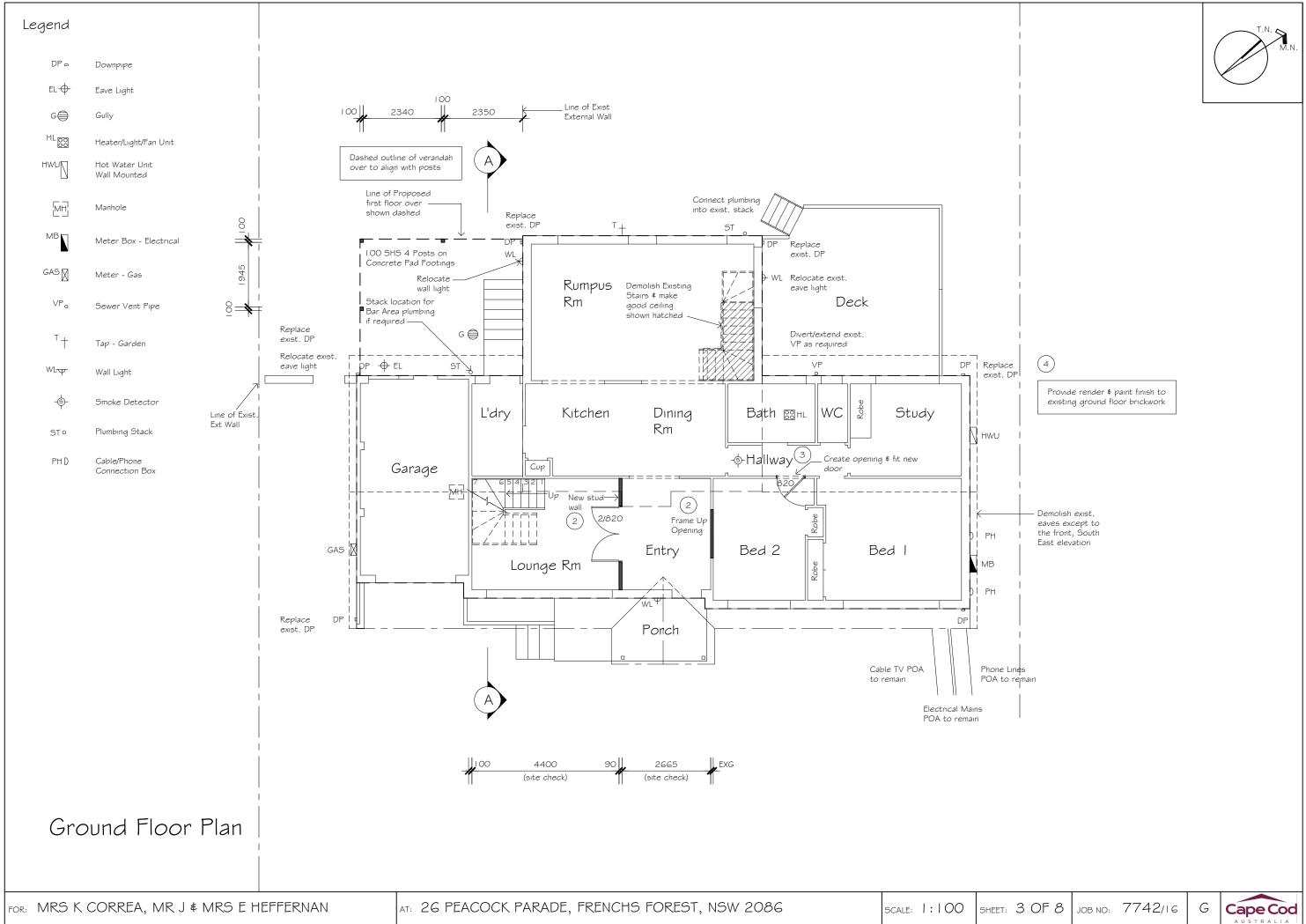
Site Plan

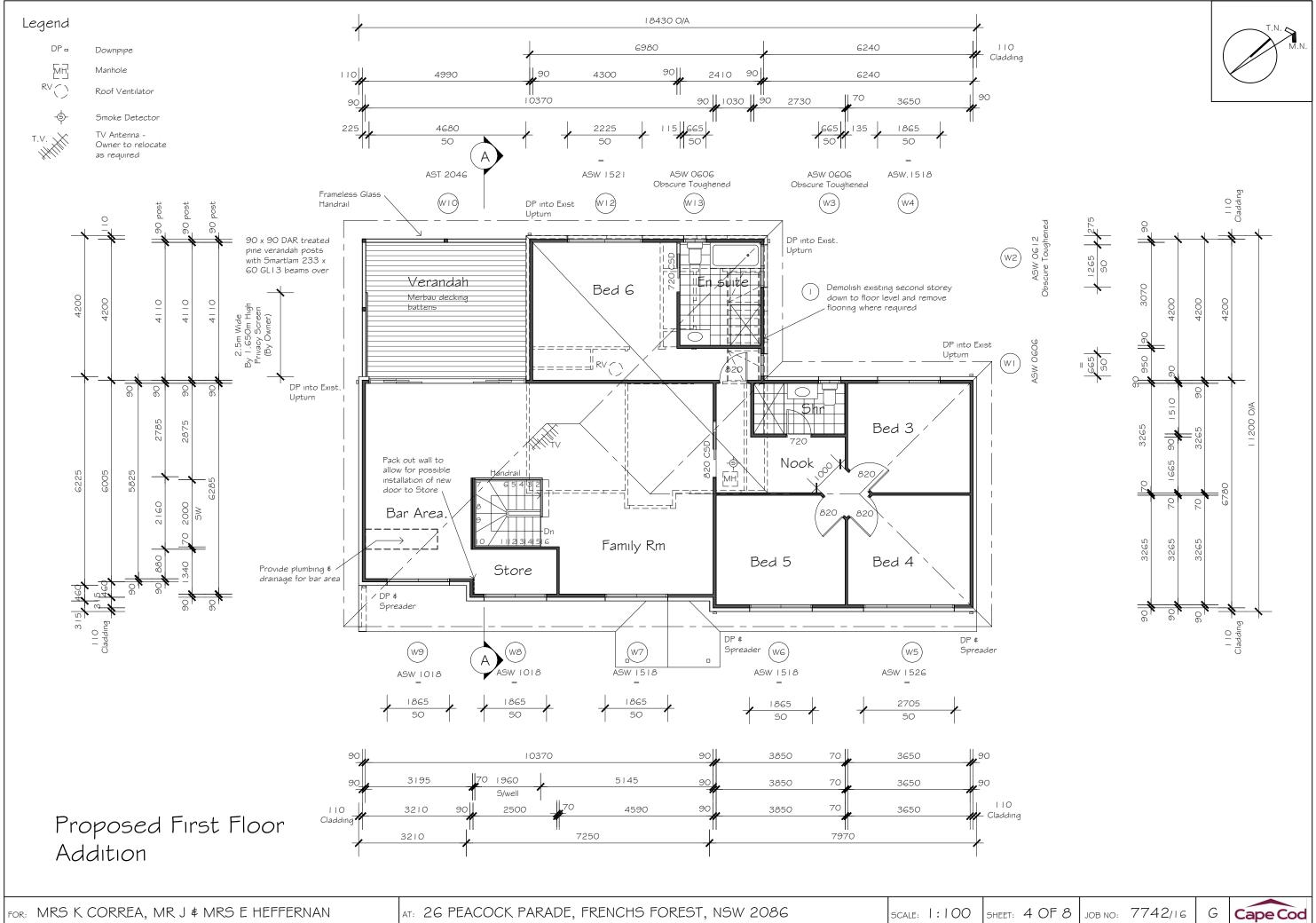
No. : 26 Lot. : 52

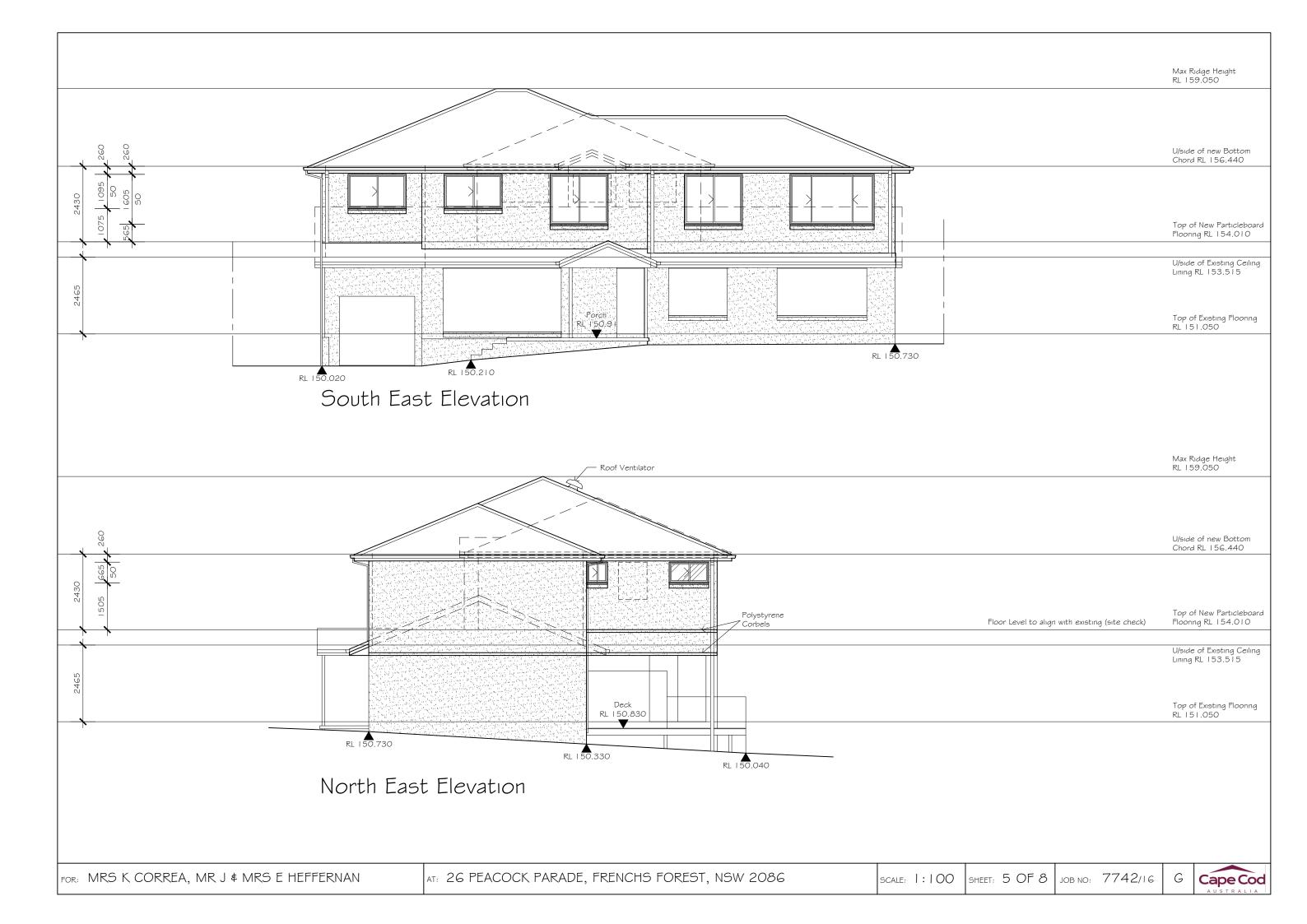
DP : 224759

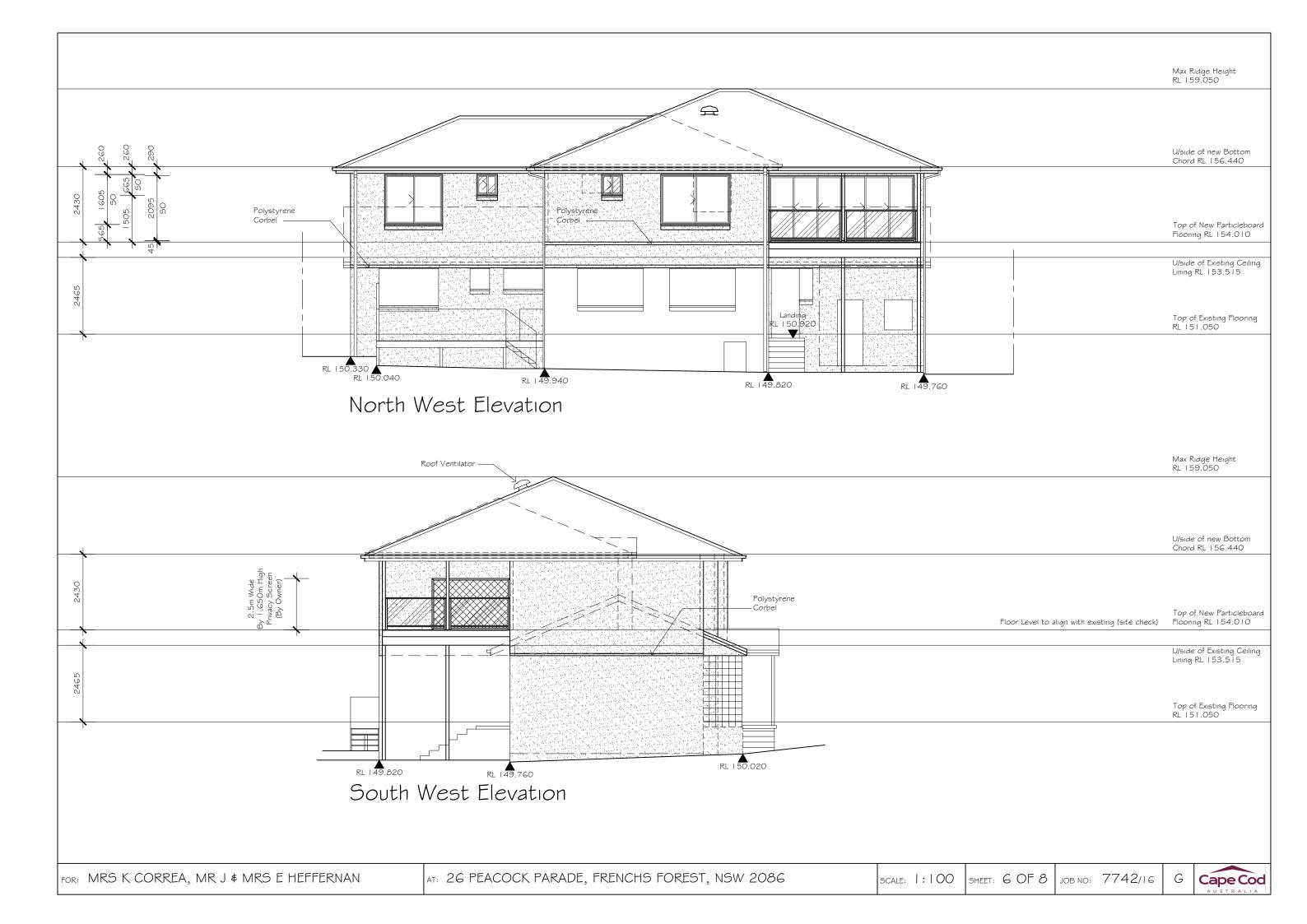
AREA: 695.60m² (By Title) : 696.7m² (By Calc)

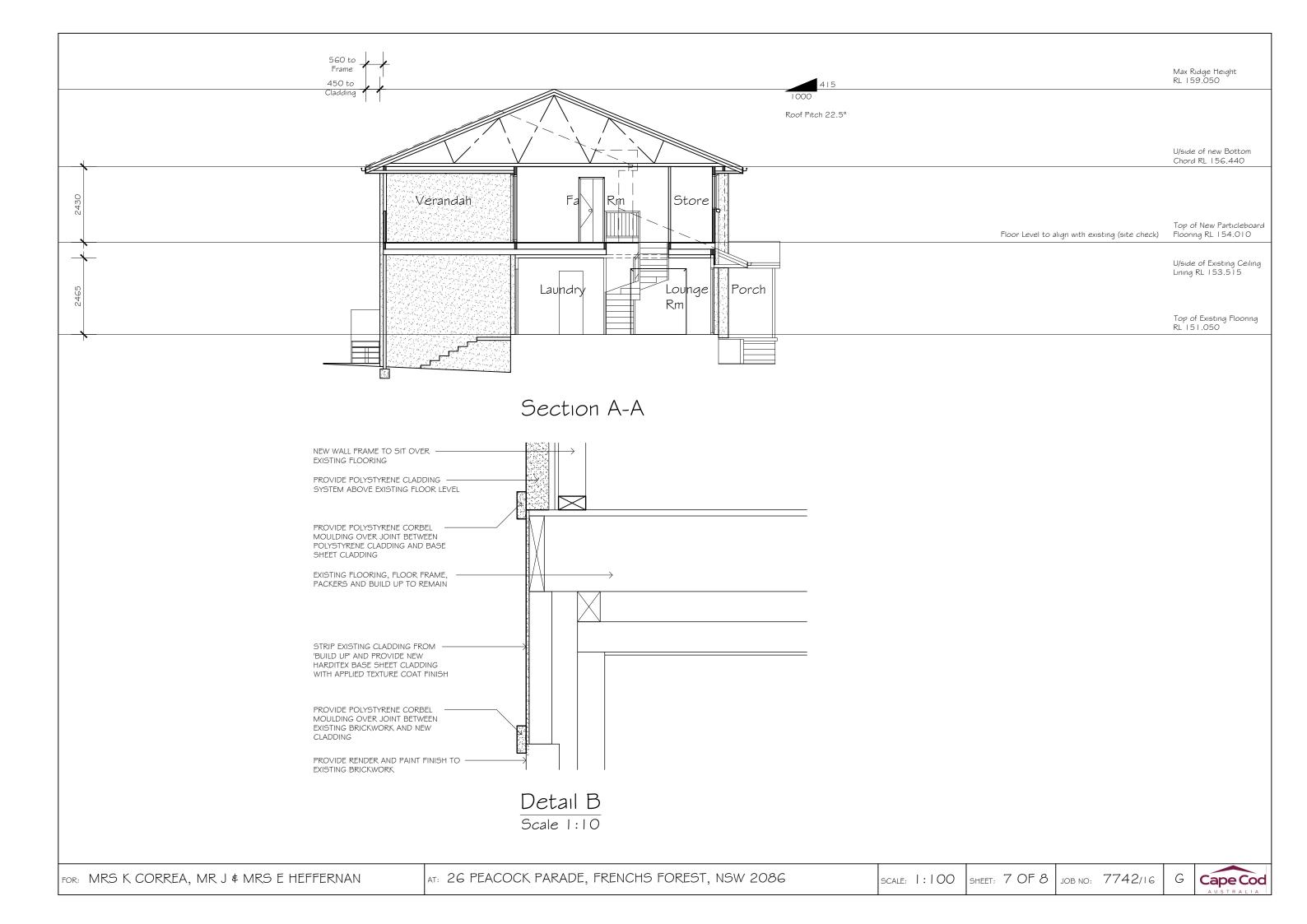
PEACOCK PARADE.











WINDOW SCHED	ULE (BASIX A2500	D59)		CLIENT:		ALUMINIUM (STEGBAR) WIN	NDOWS:				
STANDARD NOTES:				CLILIVI		STANDARD ALUMINIUM CO	DLOURS: ANODISED CLEAR, AP STONE BEIGE, SURFMIST, WHI	O GREY, CUSTOM BLACK,			
WINDOWS AND DOORS	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		GREY.	STONE DEIGE, SON MIST, WITH	TE BIRGH, WOODE IND			
<ul> <li>ALL WINDOWS COME W</li> <li>WINDOW OPENINGS NO</li> </ul>	(ITH "KEYED ALIKE" LOCKS OTED "R" HAVE RESTRICTED OPEI	NINGS TO COMPLY WIT	H THE	BI III DER:	DATE:	CUSTOM COLOURS AVAIL	ABLE: DEEP OCEAN, HAMERSLE	Y BROWN, NOTRE DAME,			
NCC 3.9.2.5	TED IC TITUE ICONTROLED OF EI	WINGS TO COMMENT WITH		DOILDLIN		POTTERY.			TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) ASW 0606	COLOUR	GLAZING		SPECIAL NOTES		WIO AST 2046		GLAZING		
	WT) ASW 0606	PEARL WHITE	SINGLE PYR			F	W19 AST 2046		SINGLE PYROLYTIC		
F	NE ELEVATION / BED 6	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:				NW ELEVATION / FAMILY RM		OW-E, (U-VALUE: 5.7, SHGC:0.47)		
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM			
	SLIDING	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm				SLIDING	_	AOmm		
	OPEN / FIXED						FIXED/OPEN/OPEN/OPEN/OPEN/FIXE	וט	40mm		
	(W2) ASW 0612	COLOUR PEARL WHITE	GLAZING SINGLE PYR	OLYTIC	SPECIAL NOTES  TRANSLUCENT FILM BY BUILDER.	-	(WII) DELETED				
	NE ELEVATION / ENSUITE		LOW-E, (U-V	/ALUE:	THE WAS DESCRIPTION OF BUILDING						
F	ALUMINIUM	INSECT SCREEN	5.7, SHGC:	:0.47)							
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL					┥ ├		_	
	OPEN / FIXED	PEARL WHITE	I 40mm								
	(ug)	COLOUR	GLAZING		SPECIAL NOTES			COLOUR	GLAZING		
	(W3) ASW 0606	PEARL WHITE	SINGLE PYR		TRANSLUCENT FILM BY BUILDER.	RF	W12) ASW 1521		SINGLE PYROLYTIC	RESTRICT SASH OPENING	TO 125mm TO
	NW ELEVATION / SHOWER	INSECT SCREEN	LOW-E, (U-\ 5.7, SHGC:				NW ELEVATION / BED.6		OW-E, (U-VALUE: 5.7, SHGC:0.47)	COMPLY WITH NCC.	
	ALUMINIUM	ALUMINIUM	1	,			ALUMINIUM	ALUMINIUM			
	SLIDING	FIBREGLASS MESH PEARL WHITE	REVEAL				SLIDING	DEADL MAUTE	REVEAL		
	OPEN / FIXED		I 40mm				OPEN / FIXED		40mm		
	(W4) ASW 1518	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES		(W13) ASW 0606	<u> </u>	GLAZING	TD ANGLE OF NET FILM DV DV	W.D.C.D.
R F		- I LAKE WITTE	SINGLE PYR LOW-E, (U-V		RESTRICT SASH OPENING TO 125mm TO COMPLY WITH NCC.			1.	GINGLE PYROLYTIC LOW-E, (U-VALUE:	TRANSLUCENT FILM BY BI	JILDER.
	NW ELEVATION / BED.3  ALUMINIUM	INSECT SCREEN	5.7, SHGC:				NW ELEVATION / ENSUITE ALUMINIUM		5.7, SHGC:0.47)		
		ALUMINIUM FIBREGLASS MESH	REVEAL					ALUMINIUM FIBREGLASS MESH	REVEAL	_	
	SLIDING OPEN / FIXED	PEARL WHITE	I 40mm		_		SLIDING OPEN / FIXED	Lecter wayse	40mm		
		COLOUR	GLAZING		SPECIAL NOTES		·				
P F P	(W5) ASW 1526	PEARL WHITE	SINGLE CLE		RESTRICT SASH OPENING TO 125mm TO						
	SE ELEVATION / BED.4	INSECT SCREEN	(U-VALUE: 7 SHGC: 0.75		COMPLY WITH NCC.						
	ALUMINIUM	ALUMINIUM	1 31100. 0.73	9)							
	SLIDING	FIBREGLASS MESH	REVEAL								
	OPEN / FIXED / OPEN	PEARL WHITE	I 40mm								
	(W6) ASW 1518	COLOUR	GLAZING		SPECIAL NOTES						
R F		PEARL WHITE	SINGLE CLE (U-VALUE: 7		RESTRICT SASH OPENING TO 125mm TO COMPLY WITH NCC.						
	SE ELEVATION / BED.5	INSECT SCREEN	SHGC: 0.75								
	ALUMINIUM	ALUMINIUM FIRRECLASS MESH	DEV/EAT								
	SLIDING OPEN / FIXED	FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm		_					_	
		COLOUR	GLAZING		SPECIAL NOTES						
	(W7) ASW 1518	PEARL WHITE	SINGLE CLE								
	SE ELEVATION / FAMILY RM	INSECT SCREEN	(U-VALUE: 7 SHGC: 0.75	,							
	ALUMINIUM	ALUMINIUM	1	- /							
	SLIDING	FIBREGLASS MESH	REVEAL								
	OPEN / FIXED	PEARL WHITE	I 40mm								
	(W8) ASW 1018	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES						
F		FEARL WHILE	SINGLE CLE (U-VALUE: 7								
	SE ELEVATION / STORE	INSECT SCREEN	SHGC: 0.75								
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH	DEV/EAT								
	SLIDING OPEN / FIXED	PEARL WHITE	REVEAL I 40mm							$\dashv$	
		COLOUR	GLAZING								
	(W9) ASW 1018	PEARL WHITE	SINGLE CLE								
F	SE ELEVATION / BAR RM	INSECT SCREEN	(U-VALUE: 7 SHGC: 0.75	7.63,							
	ALUMINIUM	ALUMINIUM	- 51.60.0.73	<i>-</i> /							
	SLIDING	FIBREGLASS MESH	REVEAL								
	OPEN / FIXED	PEARL WHITE	I 40mm								
-OR: MRS K COR	REA, MR J \$ MRS I	E HEFFERNAN		AT: 2	26 PEACOCK PARADE, FRENCHS F	OREST, NSW 20	86	SCALE: 1: NTS SH	HEET: 8 OF 8	JOB NO: 7742/16	G Cape Coc