


BASIX COMMITMENTS					
CERTIFICATE NO. A2G9574					
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: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)		R I .30 (or R I .70 INCLUDING CONSTRUCTION)			
FLAT CEILING, PITCHED ROOF		CEILING: R 1.45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)			
GLAZING REQUIREMENTS					
WINDOWS					
W5, W6, W7, # W8		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)			
W1 , W2, W3, # W4		STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)			
SHADING DEVICES					
WINDOWS					
W5,		NONE			
W6, W7, # W8		EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM			
W1 , W2, W3, # W4		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM			
EXTERNAL PAINT SCHEDULE					
ITEM	BRAND <small>eg. WATTYL</small>	CODE	COLOUR		
Wall Cladding	Colorbond		Windspray (TBC)		
Fascia Board	Colorbond		Windspray (TBC)		
Soffit Lining	Colorbond		Windspray (TBC)		
Barge Soaker	Haymes		Windspray (TBC)		
Barge Board	Colorbond		Windspray (TBC)		

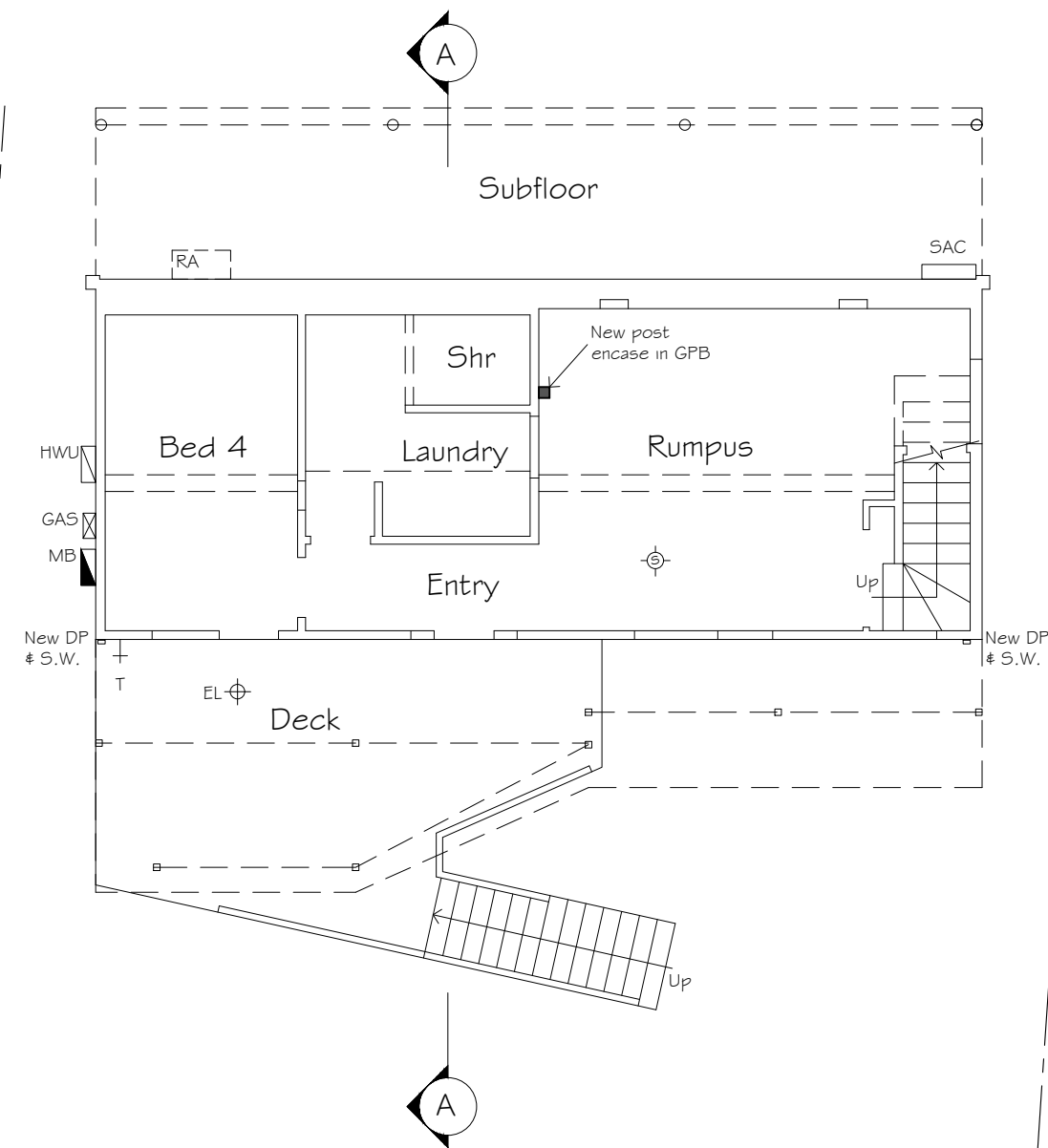
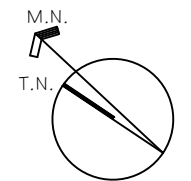
FINAL CONSTRUCTION.

SPECIFICATION SUMMARY		SPECIAL NOTES																																																							
STRUCTURAL TIMBER - All to AS 1684.2		<ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN• 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.• CONNECT/INSTALL FOURTEEN (14) DOWNLIGHT FITTINGS & TWO (2) LIGHT FITTINGS (AS SUPPLIED BY THE OWNER).• PROVIDE 10MM "SOUND CHECK" GYPSUM PLASTERBOARD LININGS TO PROPOSED MASTER BEDROOM WALLS & CEILING• SQUARE SET CORNERS AT JUNCTION OF WALLS & CEILINGS																																																							
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS						ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS																																																			
FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N																																																									
FINISHES																																																									
BRICKWORK	N/A																																																								
FLOORING	19MM STRUCTURAL PARTICLEBOARD																																																								
CLADDING	HARDIES SCYON "AXON" 133 GROOVE SHEET CLADDING "GRAINED"																																																								
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 2.5)	FRAME: PRE-FINISHED ALUMINIUM WESTERN RED CEDAR - LOUVRE																																																								
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS																																																								
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: SPEEDDECK COLOUR: WINDSPRAY																																																								
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET																																																								
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA & RE-SHEETED AREAS OF THE EXISTING ROOF R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.0 SOUNDSCREEN INSULATION BATTS TO EXTERNAL WALLS AROUND BED 1 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES																																																								
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 BULLNOSE ARCHITRAVE: Ex. 50x25 BULLNOSE																																																								
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"																																																								
STAIRCASE MDF TREADS & PINE RISERS CUPBOARD UNDER TREADS	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 17 @ 181mm GOING: 240mm (260mm TREAD)																																																								
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER																																																								
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: WOODLAND GREY																																																								
HOT WATER UNIT	CONNECT TO EXISTING																																																								
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER																																																								
FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.		<div>WORKS BY OWNER</div> <div><div>All recommendations outlined in the "Risk Analysis & Management For Proposed First Floor Addition at 22 Nareen Parade North Narrabeen" Prepared by Jack Hodgson Consultants Pty Ltd Dated 5/7/16 are to implemented as required by owner.</div><table><tr><td>L</td><td>TO FINAL CONSTRUCTION</td><td>S.M.</td><td>17-07-17</td></tr><tr><td>K</td><td>TO CONTRACTS</td><td>S.M.</td><td>29-06-17</td></tr><tr><td>J</td><td>CONSTRUCTION CERTIFICATE</td><td>S.M.</td><td>21-06-17</td></tr><tr><td>I</td><td>POV 19648</td><td>B.J.P.</td><td>09-06-17</td></tr><tr><td>H</td><td>PLAN CHECK</td><td>J.K.</td><td>24-04-17</td></tr><tr><td>G</td><td>BASIX ADDED & TO COUNCIL</td><td>N.E.</td><td>21-12-16</td></tr><tr><td>F</td><td>POV 18794</td><td>S.C.</td><td>04-11-16</td></tr><tr><td>E</td><td>POV 18715</td><td>N.E.</td><td>10-10-16</td></tr><tr><td>D</td><td>POV 18550 & 18366</td><td>S.C.</td><td>13-09-16</td></tr><tr><td>C</td><td>CONSULTANT MARKUP</td><td>S.C.</td><td>01-08-16</td></tr><tr><td>B</td><td>TO CLIENT</td><td>S.C.</td><td>04-07-16</td></tr><tr><td>A</td><td>TECHNICAL</td><td>C.W.</td><td>06-06-16</td></tr><tr><td>No.</td><td>ISSUE</td><td>DRAWN</td><td>DATE</td></tr></table></div> <div>DESIGN CONSULTANT: PAUL WALSH</div>				L	TO FINAL CONSTRUCTION	S.M.	17-07-17	K	TO CONTRACTS	S.M.	29-06-17	J	CONSTRUCTION CERTIFICATE	S.M.	21-06-17	I	POV 19648	B.J.P.	09-06-17	H	PLAN CHECK	J.K.	24-04-17	G	BASIX ADDED & TO COUNCIL	N.E.	21-12-16	F	POV 18794	S.C.	04-11-16	E	POV 18715	N.E.	10-10-16	D	POV 18550 & 18366	S.C.	13-09-16	C	CONSULTANT MARKUP	S.C.	01-08-16	B	TO CLIENT	S.C.	04-07-16	A	TECHNICAL	C.W.	06-06-16	No.	ISSUE	DRAWN	DATE
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NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.																																																									
COPYRIGHT THIS DESIGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS 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.		PROPOSED ADDITIONS & ALTERATIONS FOR MR M AND MRS A PERCY AT 22 NAREEN PARADE NORTH NARRABEEN NSW 2101 COUNCIL: PITTWATER COUNCIL																																																							
		<div><div></div><div>A.B.N. 54 000 605 407 SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519</div></div>																																																							
		SHEET: 1 OF 8		JOB NO: 7769/16																																																					
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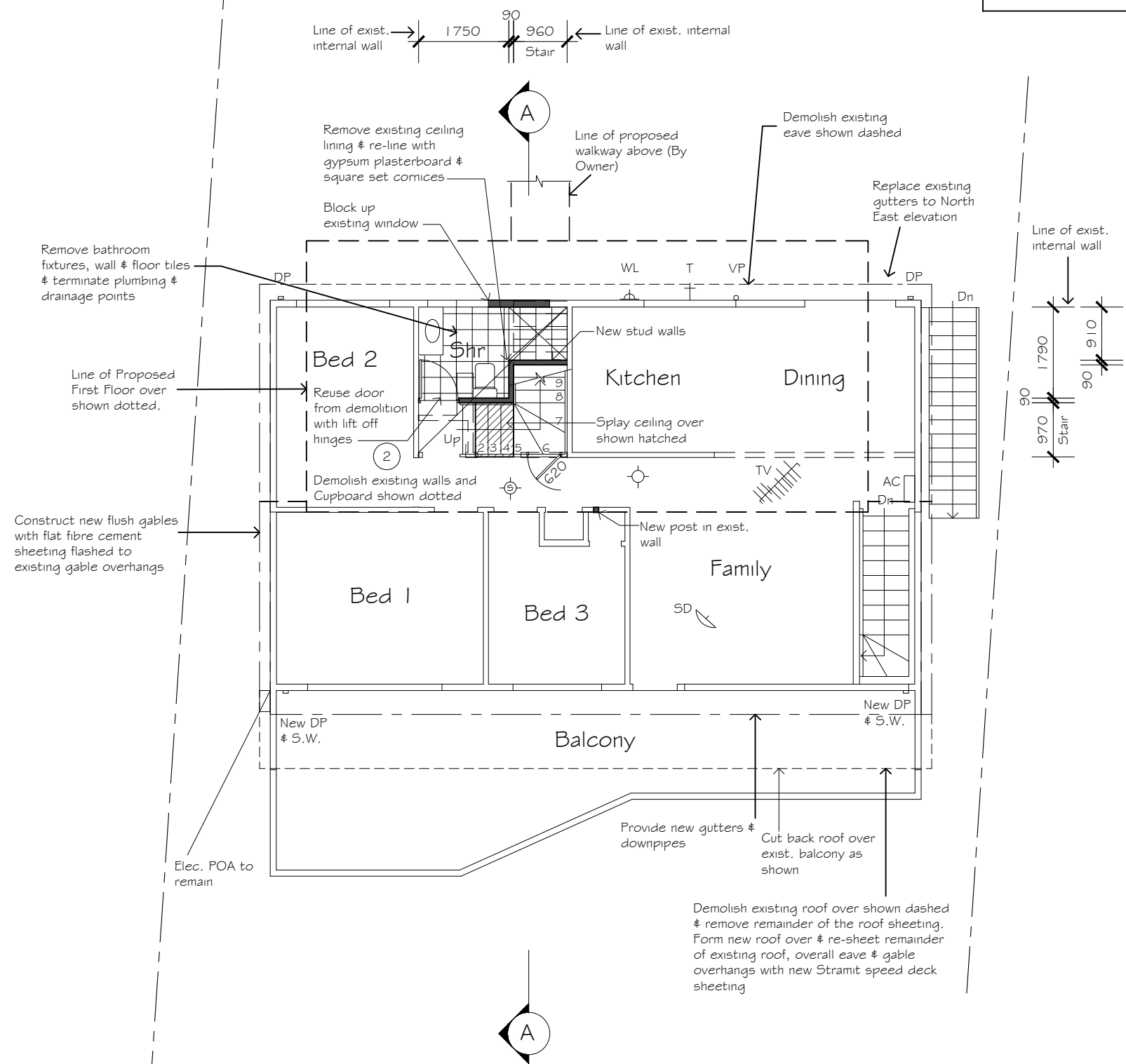
Legend

DP □	Downpipe	GAS □	Meter - Gas	AC □	Split System Air Conditioner
SD ↙	Satellite Dish - Owner to relocate as required	MB ▴	Meter Box - Electrical	⊙	Smoke Detector - Proposed
⊙	Smoke Detector - Existing	SAC □	Air Conditioning Compressor	RA □	Return Air Grill
T.V. ▨	TV Antenna - Owner to relocate as required	T +	Tap - Garden		
VP ○	Sewer Vent Pipe. Relocate extend or terminate as required	EL ⊕	Eave Light		
WL ⊥	Wall Light	HWU ▮	Hot Water Unit Wall Mounted		

All recommendations outlined in the "Risk Analysis & Management For Proposed First Floor Addition at 22 Nareen Parade North Narrabeen" Prepared by Jack Hodgson Consultants Pty Ltd Dated 5/7/16 are to be implemented as required by owner.



Lower Ground Floor Plan

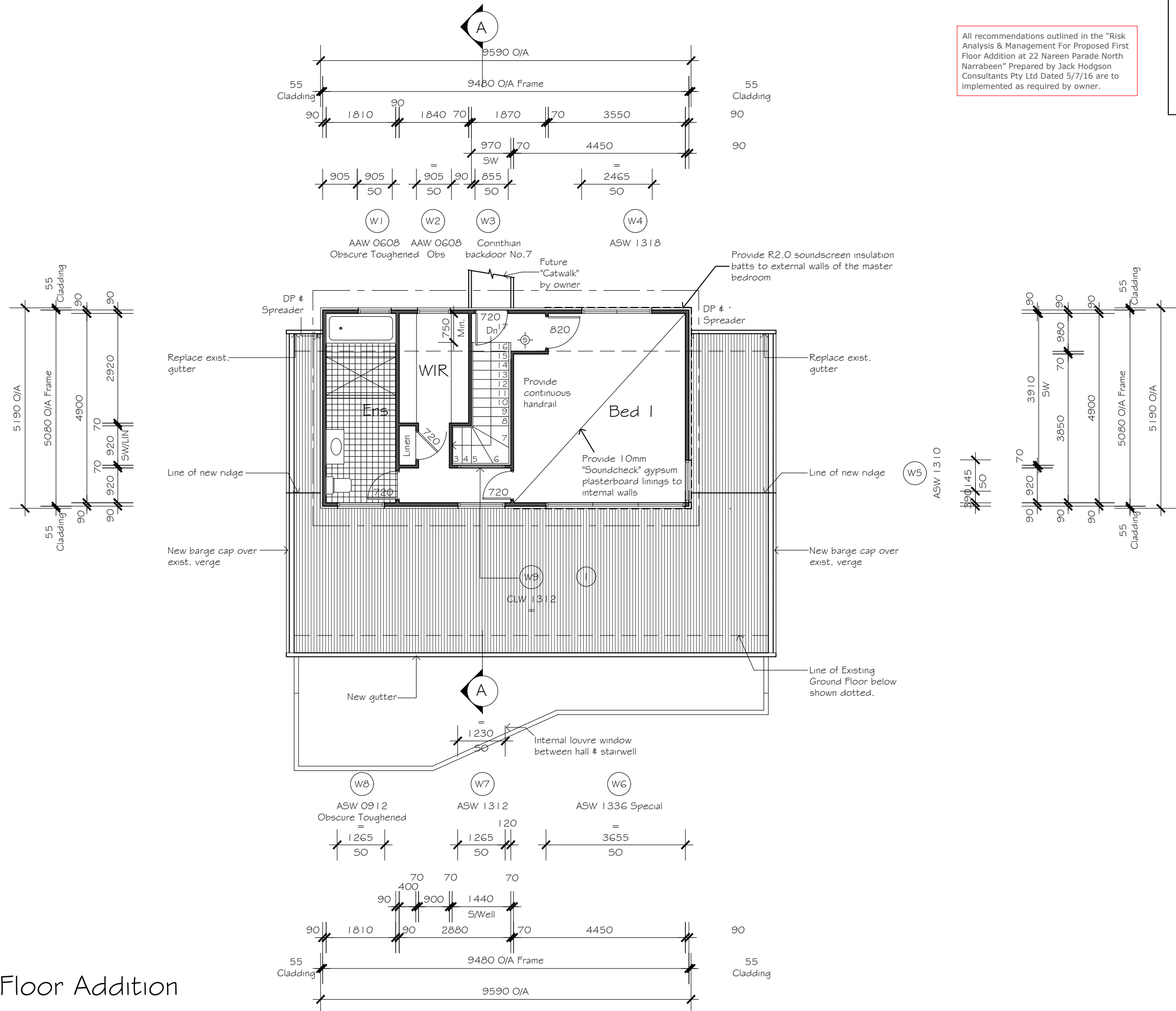
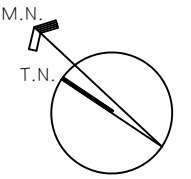


Ground Floor Plan

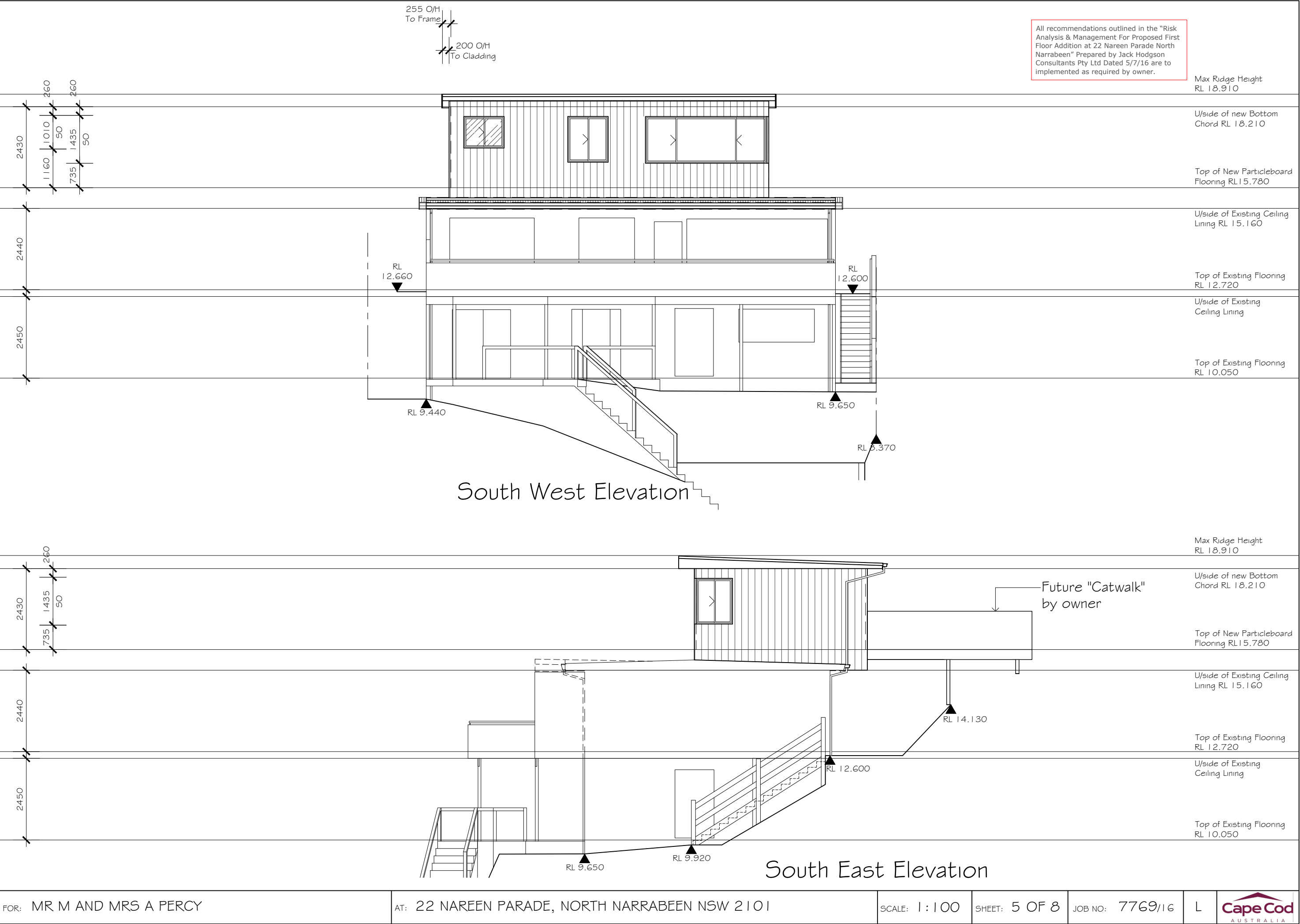
Legend

- DP □ Downpipe
- ☉ Smoke Detector

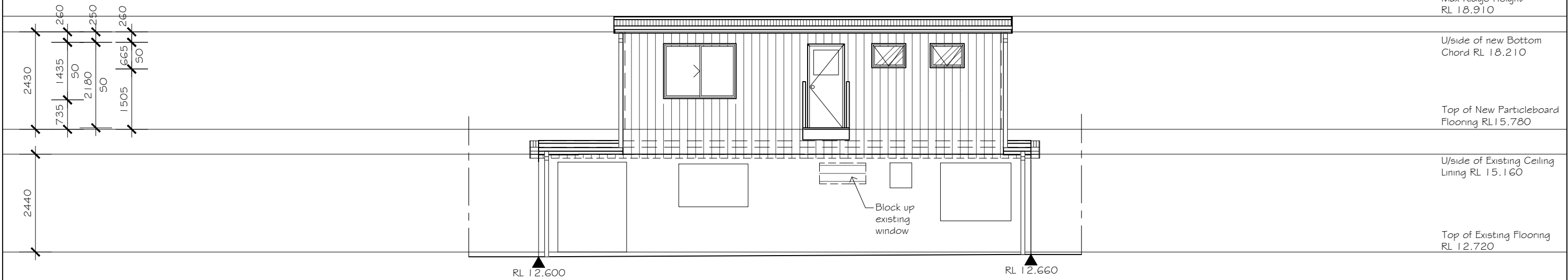
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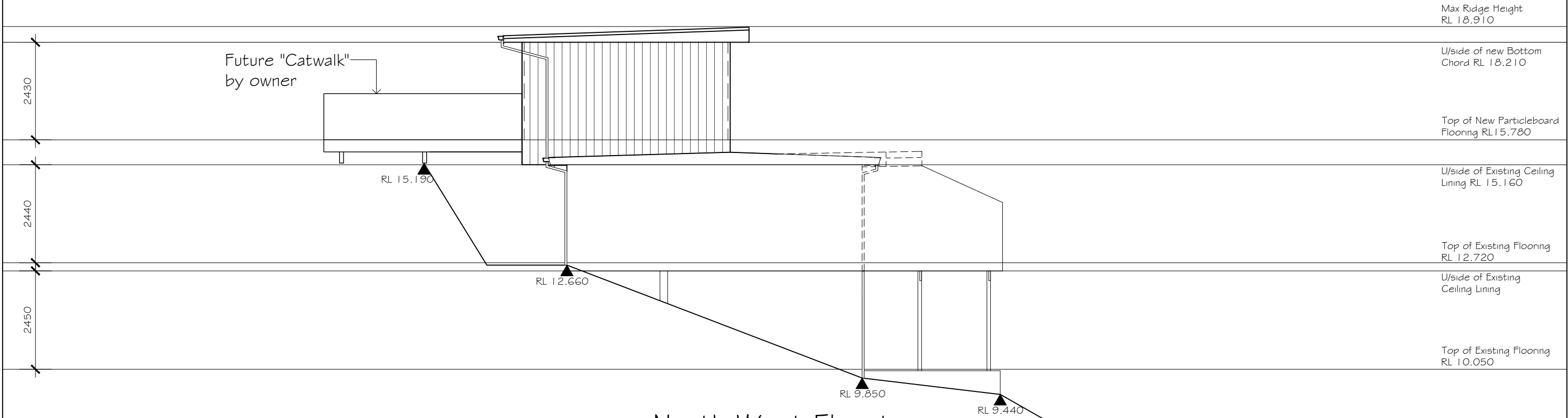
Proposed First Floor Addition



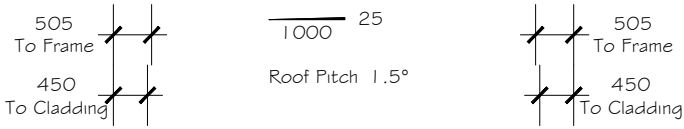
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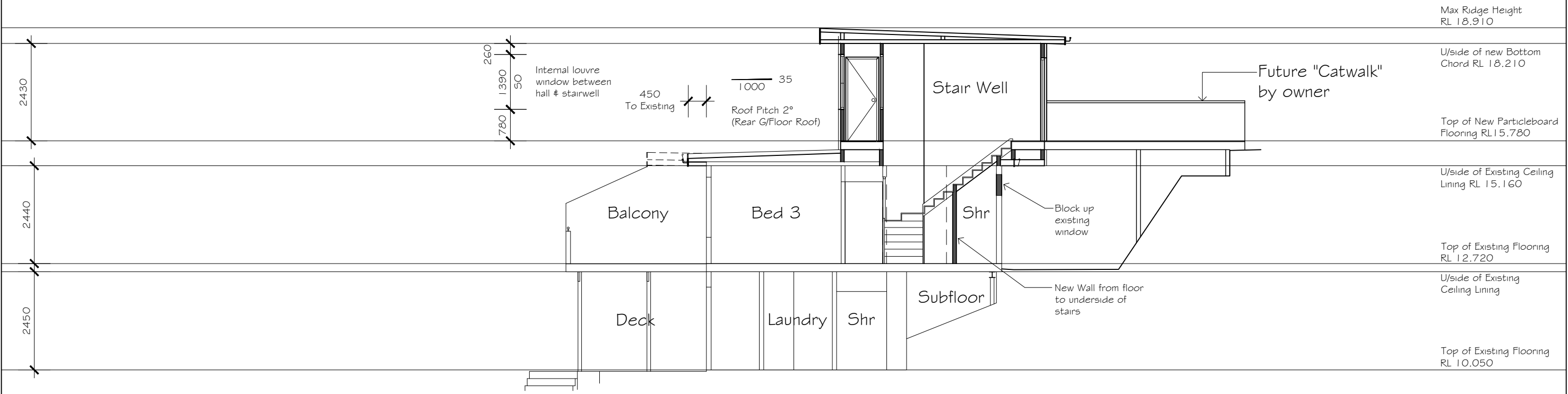
North East Elevation



North West Elevation



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Section A-A

WINDOW SCHEDULE (BASIX A269574)					CLIENT:					ALUMINIUM (STEGBAR) WINDOWS:					TIMBER WINDOWS:				
<div>STANDARD NOTES:</div> <ul style="list-style-type: none">WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDEALL WINDOWS COME WITH "KEYED ALIKE" LOCKSWINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5					CLIENT:					STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.					TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.				
															STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.				
					BUILDER:DATE:					CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.					TERRAIN: 2.5 WIND LOAD: W 33 N				
	W1	AAW 0608	COLOUR	GLAZING	SPECIAL NOTES														
	NE ELEVATION / ENSUITE		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER. COMMERCIAL SUB.FRAME														
	ALUMINIUM		INSECT SCREEN																
	AWNING OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL															
				140mm															
	W2	AAW 0608	COLOUR	GLAZING	SPECIAL NOTES														
	NE ELEVATION / WIR		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER. COMMERCIAL SUB.FRAME														
	ALUMINIUM		INSECT SCREEN																
	AWNING OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL															
				140mm															
	W3		COLOUR	GLAZING	SPECIAL NOTES														
	NE ELEVATION / STAIRWELL		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	ALUMINUM FRAME CORINTHIAN BACKDOOR NO. 7 SINGLE CLEAR GLASS														
	ALUMINIUM		INSECT SCREEN																
	HINGED OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL															
				140mm															
	W4	ASW 1318	COLOUR	GLAZING	SPECIAL NOTES														
	NE ELEVATION / BED 1		PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. COMMERCIAL SUB.FRAME														
	ALUMINIUM		INSECT SCREEN																
	SLIDING OPEN / FIXED		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL															
				140mm															
	W5	ASW 1310	COLOUR	GLAZING	SPECIAL NOTES														
	SE ELEVATION / BED 1		PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. COMMERCIAL SUB.FRAME														
	ALUMINIUM		INSECT SCREEN																
	SLIDING OPEN / FIXED		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL															
				140mm															
	W6	ASW 1336 SPECIAL	COLOUR	GLAZING	SPECIAL NOTES														
	SW ELEVATION / BED 1		PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	COMMERCIAL SUB.FRAME														
	ALUMINIUM		INSECT SCREEN																
	SLIDING OPEN / FIXED / OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL															
				140mm															
	W7	ASW 1312	COLOUR	GLAZING	SPECIAL NOTES														
	SW ELEVATION / HALLWAY		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	COMMERCIAL SUB.FRAME														
	ALUMINIUM		INSECT SCREEN																
	SLIDING OPEN / FIXED		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL															
				140mm															
	W8	ASW 0912	COLOUR	GLAZING	SPECIAL NOTES														
	SW ELEVATION / ENSUITE		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	TRANSLUCENT FILM BY BUILDER. COMMERCIAL SUB.FRAME														
	ALUMINIUM		INSECT SCREEN																
	SLIDING OPEN / FIXED		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL															
				140mm															
	W9	CLW 1312	COLOUR	GLAZING	SPECIAL NOTES														
	INTERNAL / STAIRWELL			SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)															
	WESTERN RED CEDAR		INSECT SCREEN																
	LOUVRE / INTERNAL OPEN		N/A	REVEAL															
FOR: MR M AND MRS A PERCY					AT: 22 NAREEN PARADE, NORTH NARRABEEN NSW 2101					SCALE: 1 : NTS			SHEET: 8 OF 8		JOB NO: 7769/16		L		