BASIX COMMITMENTS								
CERTIFICATE NOA222569_02								
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: OTHER/UNDECIDED	R1.70 (INCLUDING CONSTRUCTION)							
FLAT CEILING, PITCHED ROOF	CEILING: R 1.45 (UP) ROOF: FOIL BACKED BLANKET (55MM) DARK (SOLAR ABSORPTANCE >0.70)							
GLAZII	NG REQUIREMENTS							
WINDOWS								
WI - W4, W7 - WIO, W I2 - W 20	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)							
W5, W6, W11, W21, W22	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)							
SHADI	NG DEVICES							
WINDOWS								
WI - W4	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23							
W5, W6, W2  \$ W22	NONE							
W7, W11, W16	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM							
W8, W17 - W 20	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM							
W9, W 10	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM							
W 12 - W 15	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36							

FINAL CONST	SUCTION.
CONST	Ro
FINAL	

SPECIFICATION	SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS

ROOF: REFER TO STRUCTURAL LAUOUTS

FLOOR: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 33 N

## FINISHES

BRICKWORK (MARINE GRADE)	SELECT COMMONS WITH MORTAR JOINTS & PAINT FINISH TO MATCH EXISTING AS CLOSE AS POSSIBE
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	75MM INSULCIAD FIXED TO 20MM BATTENS OVER POLASTIC INSULATION BLANKET WITH TEXTURE COAT FINISH TO EXTERNAL WALLS HARDITEX BASE SHEET WITH APPLIED TEXTURE COAT
	FINISH TO BALCONY COLUMN + SPANDREL WALLS
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES \$ SLIDING DOORS \$ STACKER DOORS	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: SPEEDDECK COLOUR: WINDSPRAY
ROOF SARKING	R I.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA (EXCLUDING BALCONY) R3.0 BATTS TO FLOOR AREA

BENEATH BALCONY

R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES I 2mm POLASTIC INSULATION BLANKET TO NEW

PAINTING TO ALTERATION AND RENOVATION WORK

## SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN ∮

   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 I KM OF OCEAN. CONNECT/INSTALL SIXTY NINE (69) DOWNLIGHT FITTINGS \$ TWO (2) 3IN I FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER).
- PROVIDE PLUMBING & DRAINAGE ROUGH IN ONLY TO NEW KITCHEN. FITOUT BY OWNER.

## VORKS BY OWNER

- REMOVAL \$ INSTALLATION OF T.V ANTENNA AND SATELLITE DISH AS REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS.
- PHONE AND/OR DATA CABLING AS REQUIRED.
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE POINTS AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.
- SUPPLY SIXTY NINE (69) DOWNLIGHT FITTINGS \$ TWO (2) 3IN I FAN/LIGHT/HEATER UNITS.
  SUPPLY \$ INSTALLATION OF DOOR JAMBS, DOORS, DOOR
- ARCHITRAVES, DOOR FURNITURE, SHELVING \$ HANGING RAIL TO THE FIRST FLOOR ADDITION WALK IN ROBE & GROUND FLOOR RENOVATION BEDROOM 4 BUILT IN ROBE.
- SANDING & FINISHING OF NEW T&G FLOORING
- CARRY OUT ANY PROVISIONS OUTLINED IN THE GEOTECHNICAL REPORT IF REQUIRED
- ALL WORKS TO GROUND FLOOR SUBFLOOR.

EXTERNAL WALL FRAMES							
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE		FINAL CONSTRUCTION	J.K.	13-06-17		
	SKIRTING: Ex. 100x25 BULLNOSE ARCHITRAVE: Ex. 100x25 BULLNOSE	K	CONSTRUCTION CERTIFICATE PREPARATION	J.K.	05-06-17		
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"	J	DRAWING AMENDMENTS	J.E.	18-05-17		
STAIRCASE	TYPE: CLOSED TIMBER	ı	TO CONTRACTS	N.L.	01-05-17		
MAPLE TREADS \$ RISERS	WIDTH: 1 000mm	Н	CHECK PLAN	J.E	31-03-17		
	RISE: 17 @ 187mm	G	SECTION 96 APPLICATION	S.C	03-03-16		
		F	RE-DESIGN FOR COUNCIL	S.C	04-11-15		
FASCIA \$	GOING: 240mm (260mm TREAD)		CHECK PLAN	J.M	09-09-15		
BARGE BOARDS	MATERIAL: DAR TIMBER	D	PV 16809, BASIX ADDED + TO COUNCIL	B.D	20-07-15		
GUTTERS & DOWNPIPES	TYPE: QUAD	С	TO CLIENT	N.L	13-05-15		
	MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SHALE GREY		AMENDMENTS	R.S/N.L	12-05-15		
	DOWNPIPE COLOUR: SHALE GREY	Α	TECHNICAL	A.M.	04-05-15		
HOT WATER UNIT	CONNECT TO EXISTING - RELOCATE CLEAR OF NEW		ISSUE	DRAWN	DATE		
	ENSUITE WINDOW	DESIGN CONSULTANT: DAREK SZYMANSKI					
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD	PROPOSED ADDITIONS & ALTERATIONS					

## EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Barge Board	Colorbond		Shale Grey
Fascia Board	Colorbond		Shale Grey
Garage Door	Colorbond		Shale Grey
Soffit Lining	Haymes		Shale Grey
Wall Cladding	Haymes		Shale Grey

DO NOT SCALE OFF DRAWINGS.

CONDITIONS.

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.

TO BE BY THE OWNER

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE

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.

FOR MR H MALCOLM & MS J MILES

AT 204 WHALE BEACH ROAD WHALE BEACH NSW 2107

COUNCIL: PITTWATER

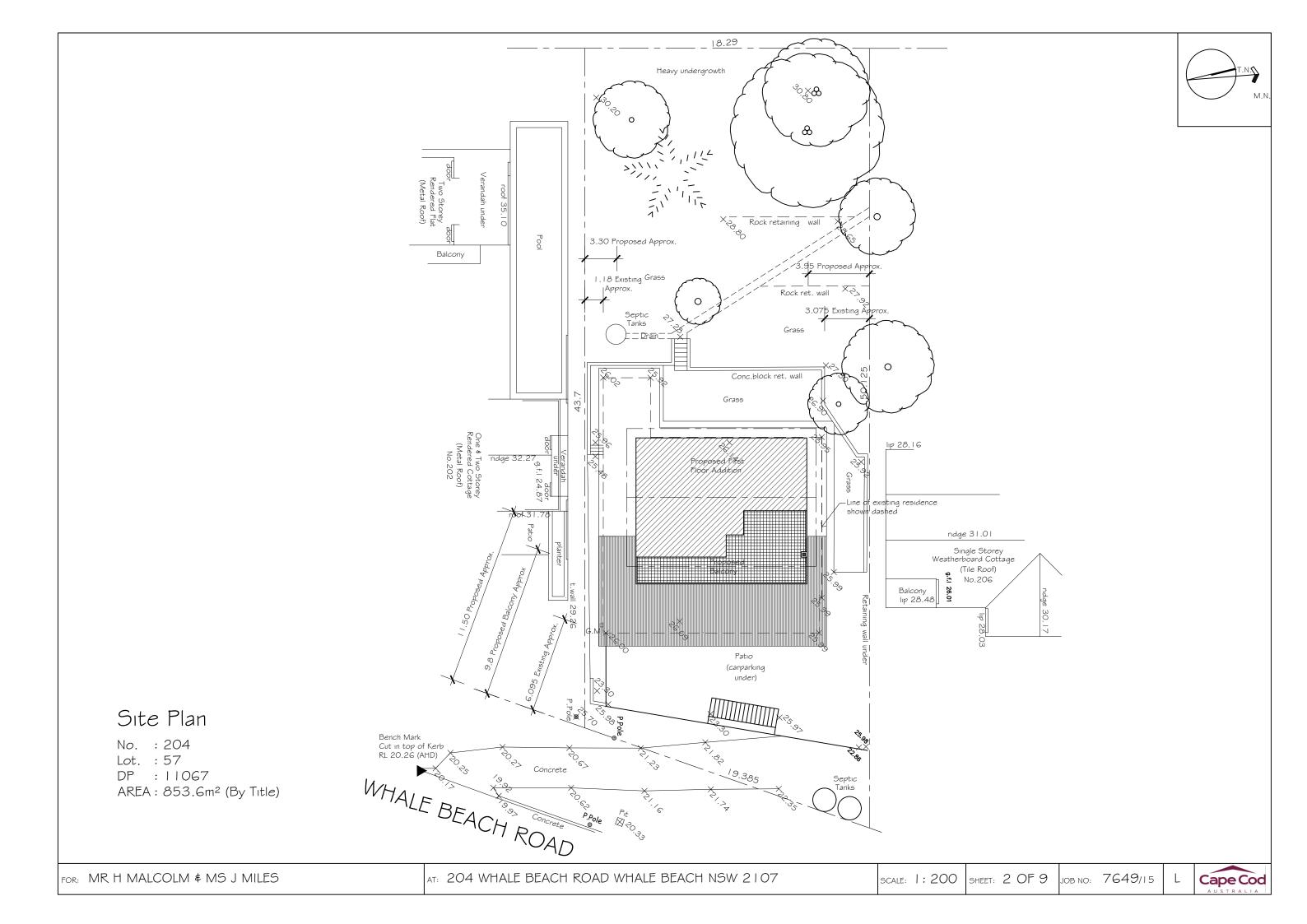


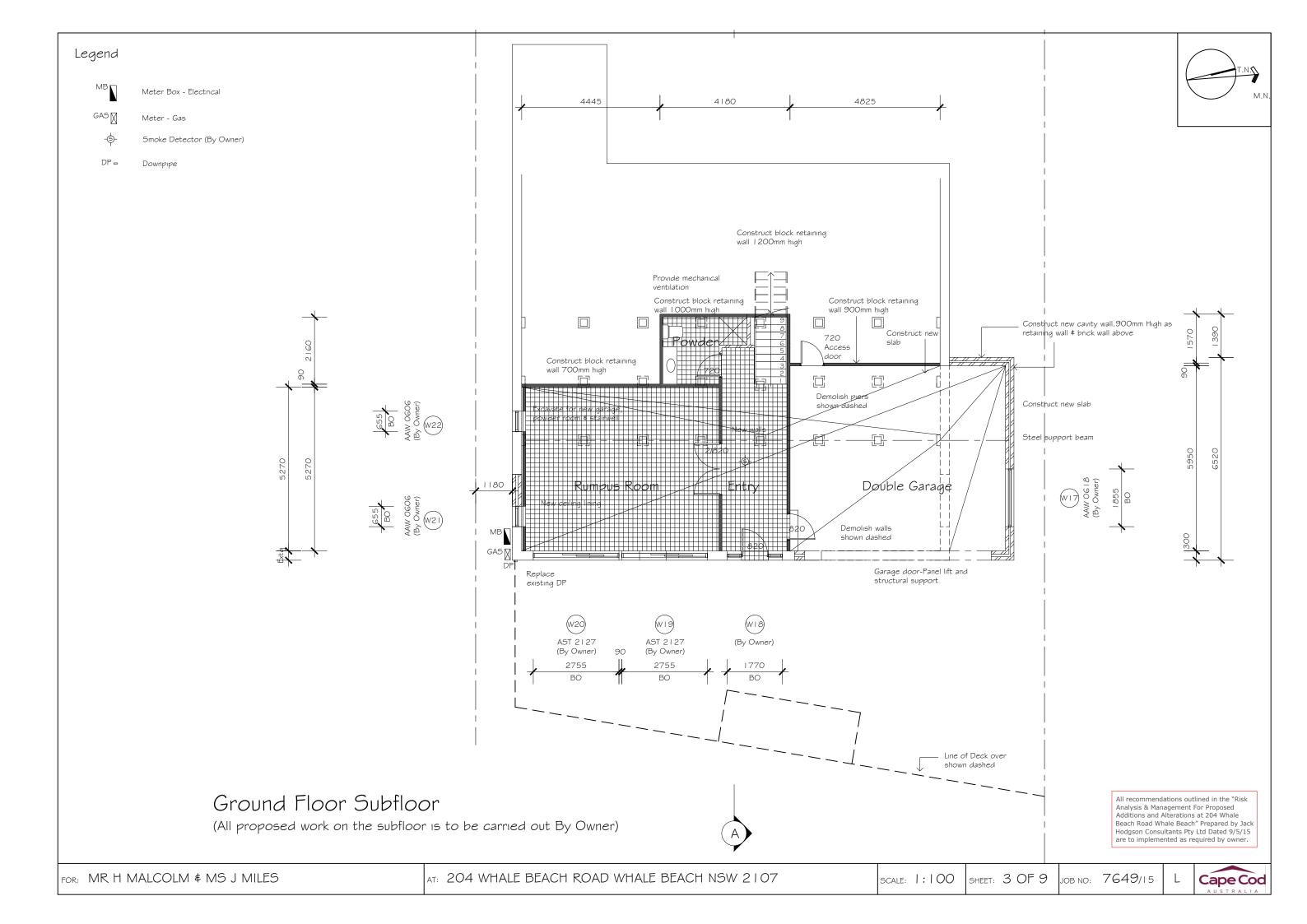
A.B.N. 54 000 605 407

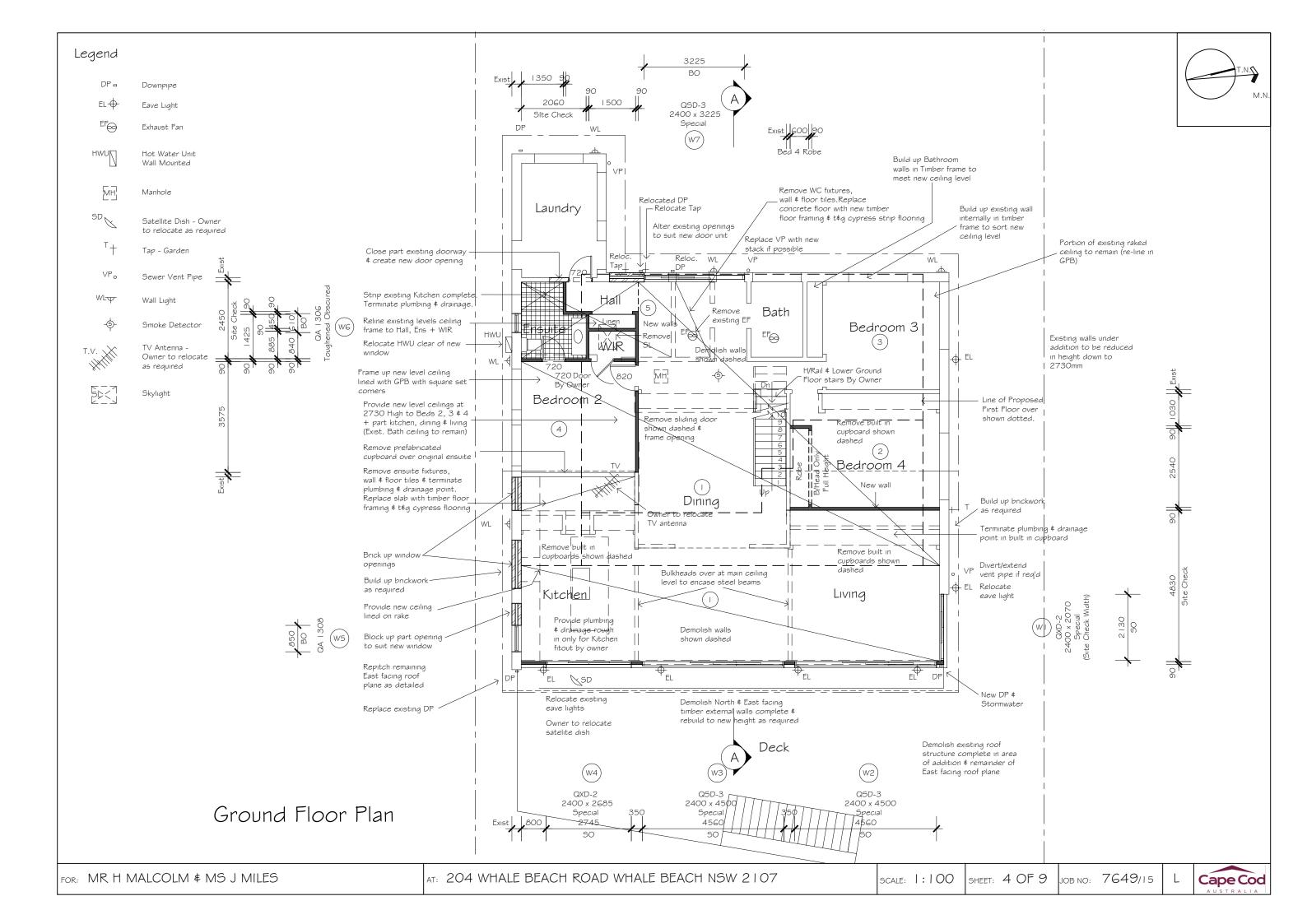
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

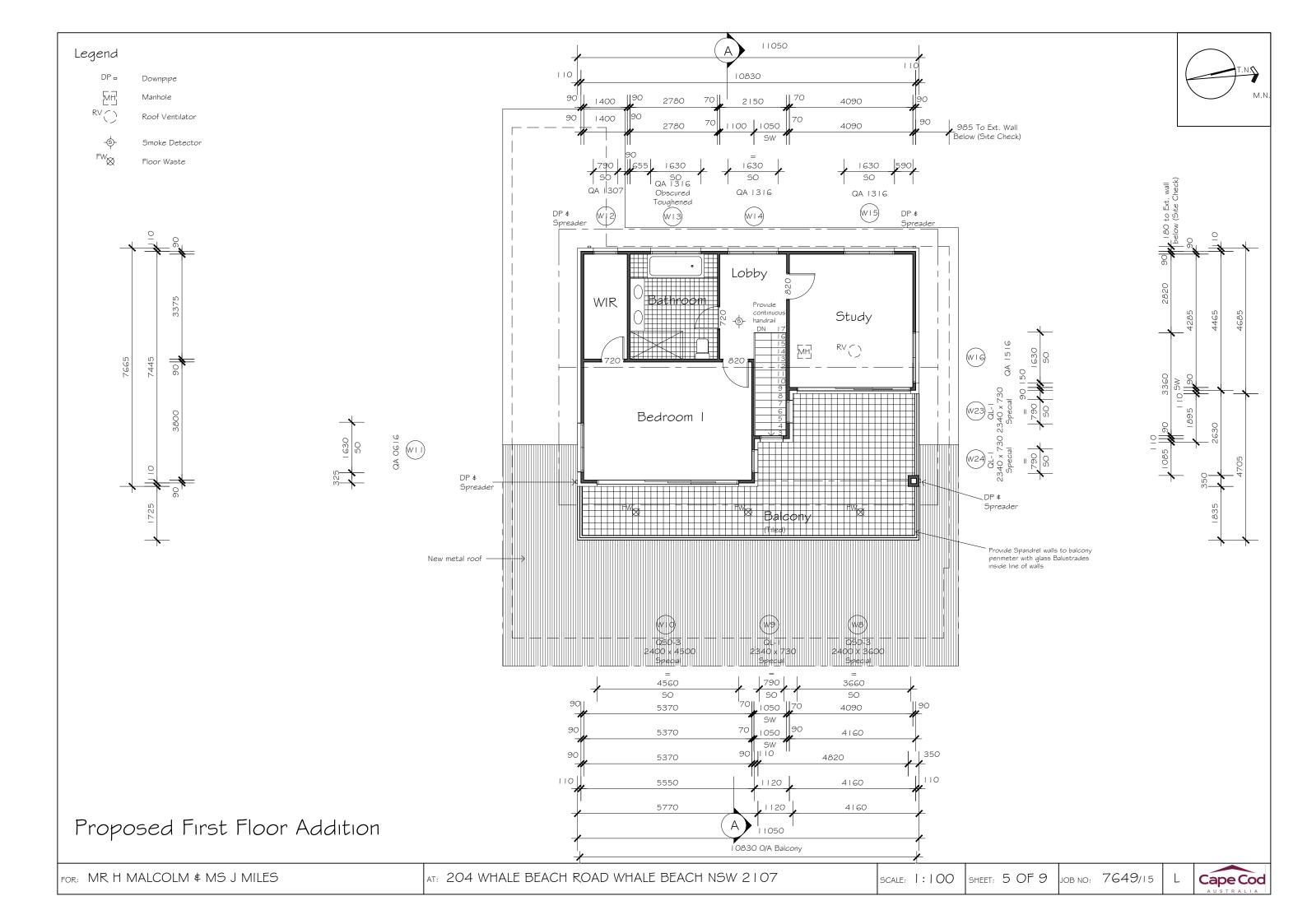
SHEET: 1 OF 9

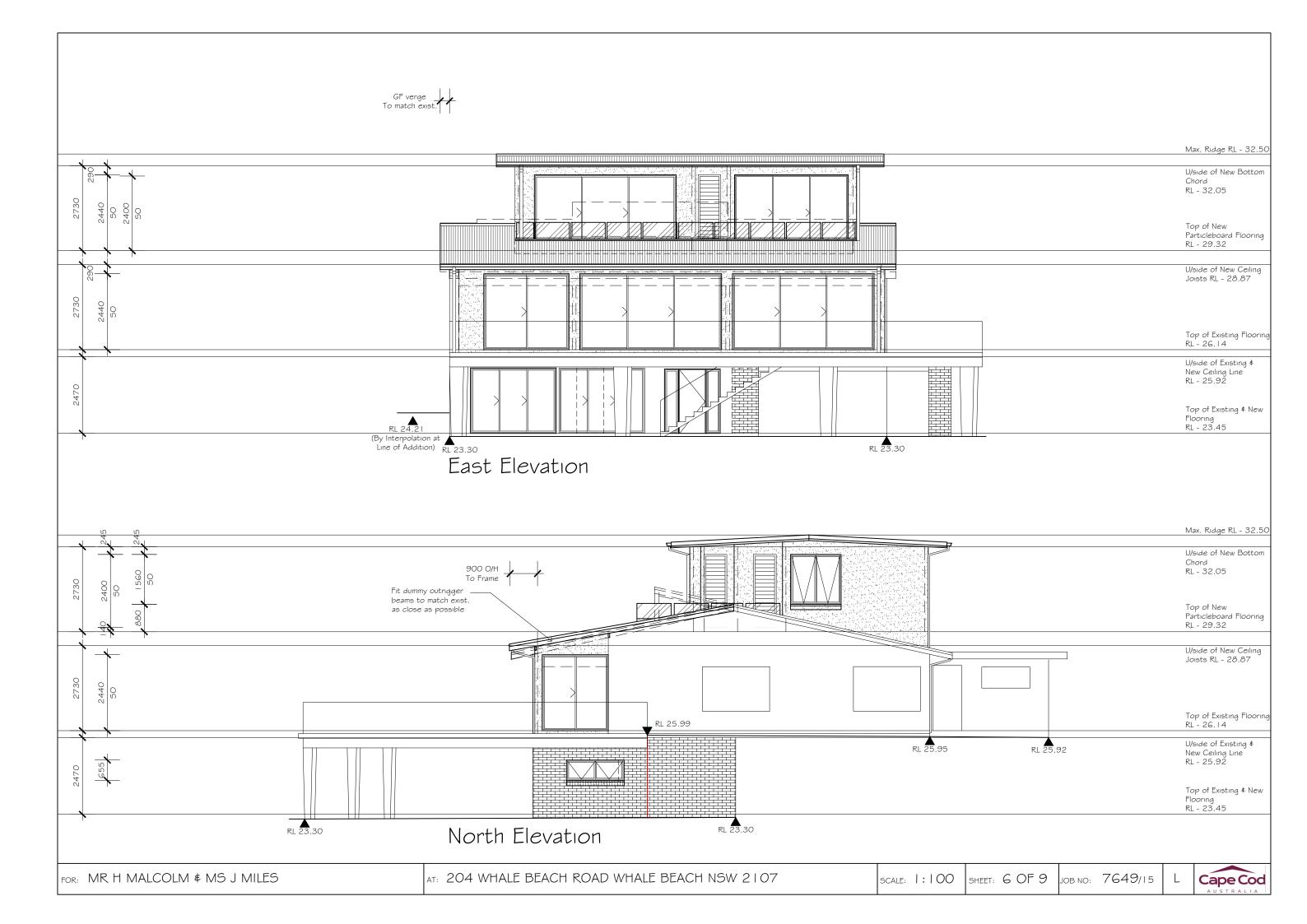
JOB NO: 7649/15

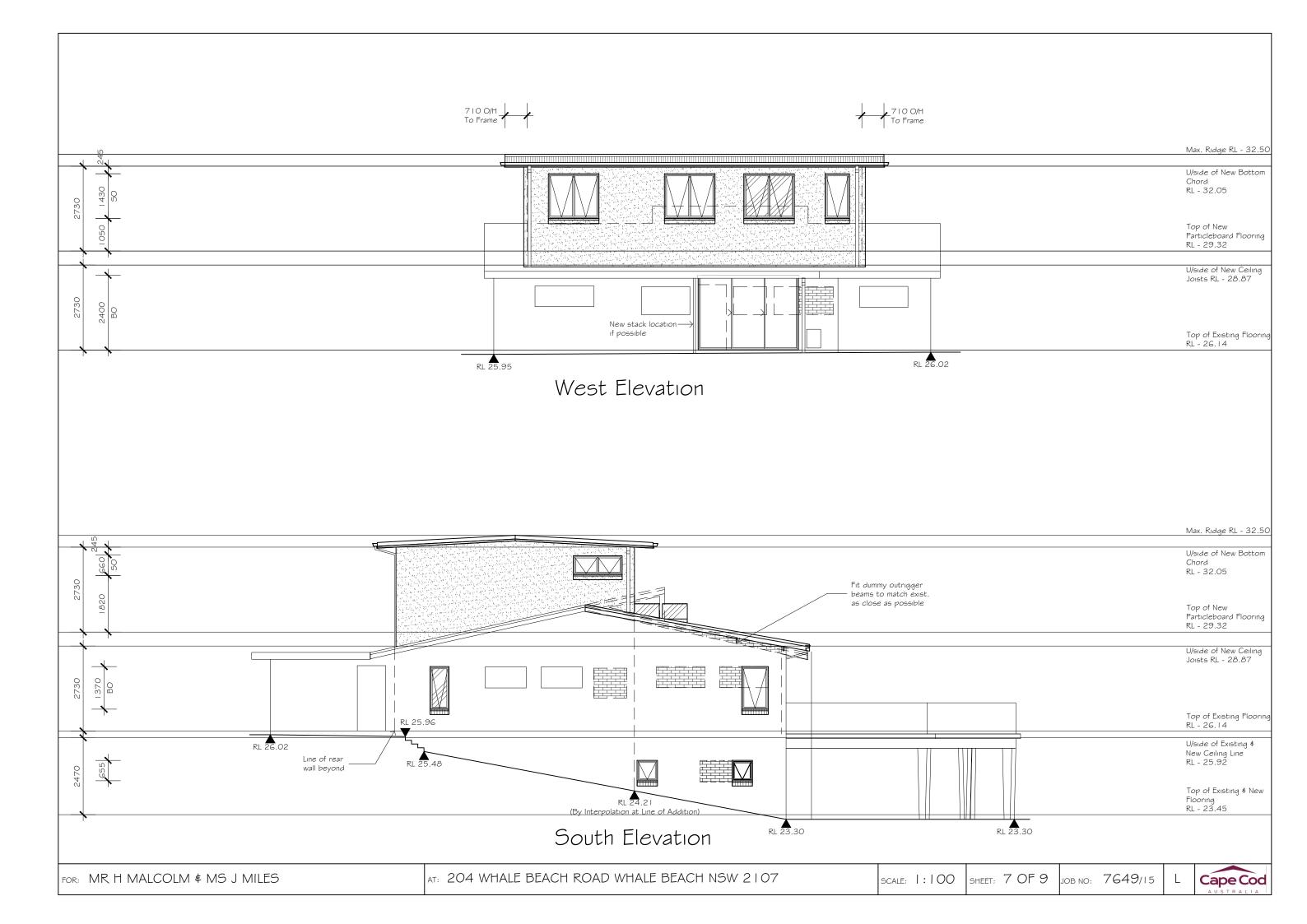


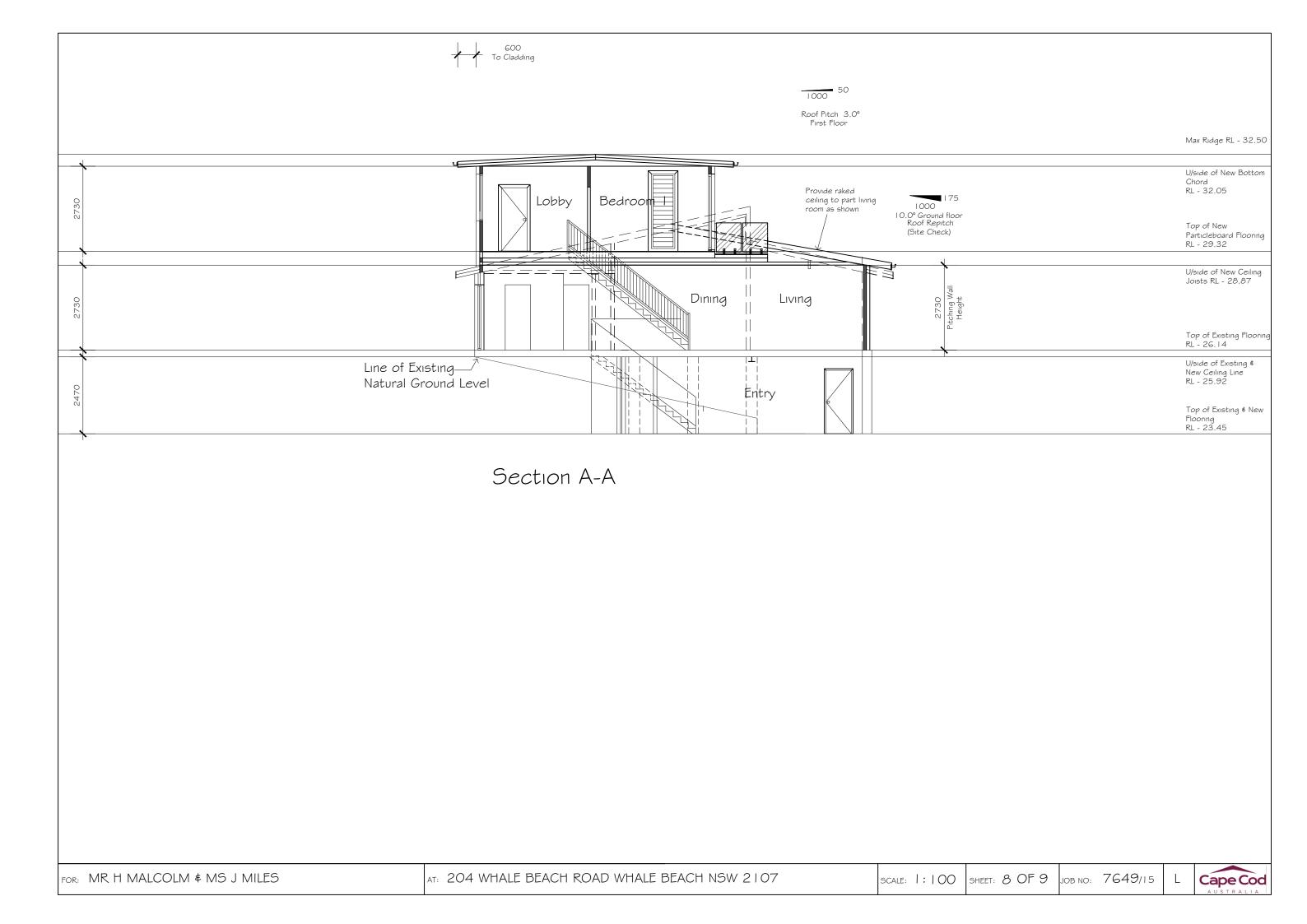












WINDOW SCHED	DULE (BASIX A2225	69 02)		CLIENT:		ALUMINIUM TREND WINDOV				
STANDARD NOTES:	· · · · · · · · · · · · · · · · · · ·	<u> </u>		CLILINI:		STANDARD ALUMINUM COL EX-STOCK COLOURS: PEAR	OURS: L WHITE GLOSS, DUNE, STONE	E BEIGE, MONUMENT.		
	ARE DRAWN AS VIEWED FROM (	OUTSIDE	(	CLIENT:			PIC NATURAL MATT, WOODLAN			
ALL WINDOWS COME W	ITH "KEYED ALIKE" LOCKS		LTUE			DESIGNER'S COLOURS AVA	ILABLE: WHITE BIRCH, PRIMRO	OSE GLOSS, BROWN,		
NCC 3.9.2.5	TED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITE	1 INE   E	BUILDER:	DATE:	TREND SILVER PEARL, DEER CHARCOAL, IRONSTONE.	OCEAN, SURF MIST, JASPER	, TREND METALLIC	TERRAIN: 3	WIND LOAD: W 33 N
	QXD-2	COLOUR	GLAZING		SPECIAL NOTES	CHARCOAL, IRONSTONE.	Q5D-3	COLOUR	GLAZING	SPECIAL NOTES
	I ( VV ) )	ANODISED	SINGLE PYRO	DLYTIC	SITE CHECK WIDTH		W10 Q5D-3 2400 x 4500 Speci		SINGLE PYROLYTIC	
	N ELEVATION / LIVING	ALUMINIUM	LOW-E, (U-VA				E ELEVATION / BEDROOM I	ALUMINIUM	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	
	ALUMINIUM	INSECT SCREEN ALUMINIUM	3.7, 31160:0	J.47)			ALUMINIUM	ALUMINIUM	5.7, 51160:0.47)	
	SLIDING	ALUMINIUM MESH	REVEAL				STACKING	ALUMINIUM MESH	REVEAL	
	OPEN / FIXED	ANODISED ALUMINIUM	I 40mm		MAXIMUM REFLECTIVITY INDEX OF 25% AS PER COUNCIL CONDITIONS		OPEN / OPEN / FIXED	ANODISED ALUMINIUM	I 40mm	MAXIMUM REFLECTIVITY INDEX OF 25% AS PER COUNCIL CONDITIONS
	(W2) Q5D-3	COLOUR	GLAZING		SPECIAL NOTES		(WII) QA QGIG	COLOUR	GLAZING	SPECIAL NOTES
	2400 x 4500 Special	ANODISED	SINGLE PYRO				WII) QA OGIG	ANODISED	SINGLE CLEAR,	
	E ELEVATION / LIVING	ALUMINIUM INSECT SCREEN	LOW-E, (U-VA) 5.7, SHGC:0				S ELEVATION / BEDROOM I	ALUMINIUM INSECT SCREEN	(U-VALUE: 7.63, SHGC: 0.75)	
	ALUMINIUM	ALUMINIUM	1				ALUMINIUM	ALUMINIUM	· ·	
	STACKING	ALUMINIUM MESH	REVEAL		MAXIMUM REFLECTIVITY INDEX OF 25% AS		AWNING	ALUMINIUM MESH	REVEAL	MAXIMUM REFLECTIVITY INDEX OF 25% AS
	OPEN / OPEN / FIXED	ANODISED ALUMINIUM	I 40mm		PER COUNCIL CONDITIONS		OPEN / OPEN	ANODISED ALUMINIUM	I 40mm	PER COUNCIL CONDITIONS
	QSD-3	COLOUR	GLAZING		SPECIAL NOTES		(W12) QA 1307	COLOUR	GLAZING	SPECIAL NOTES
	2400 x 4500 Special	ANODISED ALUMINIUM	SINGLE PYRO LOW-E, (U-VA				W 1307	ANODISED ALUMINIUM	SINGLE PYROLYTIC LOW-E, (U-VALUE:	
	E ELEVATION / LIVING	INSECT SCREEN	5.7, SHGC:C			\	W ELEVATION / WIR	INSECT SCREEN	5.7, SHGC:0.47)	
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM		
	STACKING	ALUMINIUM MESH ANODISED	REVEAL		MAXIMUM REFLECTIVITY INDEX OF 25% AS		AWNING	ALUMINIUM MESH ANODISED	REVEAL	MAXIMUM REFLECTIVITY INDEX OF 25% AS
	OPEN / OPEN / FIXED	ALUMINIUM	I 40mm		PER COUNCIL CONDITIONS		OPEN	ALUMINIUM	I 40mm	PER COUNCIL CONDITIONS
	QXD-2	COLOUR	GLAZING		SPECIAL NOTES		(W13) QA 1316	COLOUR	GLAZING	SPECIAL NOTES
	2400 x 2685 Special	ANODISED ALUMINIUM	SINGLE PYRO LOW-E, (U-VA				W19 QA 1316	ANODISED ALUMINIUM	SINGLE PYROLYTIC LOW-E, (U-VALUE:	TRANSLUCENT FILM BY BUILDER.
	E ELEVATION / KITCHEN	INSECT SCREEN	5.7, SHGC:C				W ELEVATION / BATHROOM	INSECT SCREEN	5.7, SHGC:0.47)	
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM		
	SLIDING	ALUMINIUM MESH ANODISED	REVEAL		MAXIMUM REFLECTIVITY INDEX OF 25% AS		AWNING	ALUMINIUM MESH ANODISED	REVEAL	MAXIMUM REFLECTIVITY INDEX OF 25% AS
	OPEN / FIXED	ALUMINIUM	I 40mm		PER COUNCIL CONDITIONS		OPEN / OPEN	ALUMINIUM	I 40mm	PER COUNCIL CONDITIONS
	(W5) QA 1308	COLOUR	GLAZING		SPECIAL NOTES		W14) QA 1316	COLOUR	GLAZING	SPECIAL NOTES
		ANODISED ALUMINIUM	SINGLE CLEA (U-VALUE: 7.					ANODISED ALUMINIUM	SINGLE PYROLYTIC LOW-E, (U-VALUE:	
	S ELEVATION / KITCHEN	INSECT SCREEN	SHGC: 0.75				W ELEVATION / LOBBY	INSECT SCREEN	5.7, SHGC:0.47)	
	ALUMINIUM	ALUMINIUM					ALUMINIUM	ALUMINIUM		
	AWNING OPEN	ALUMINIUM MESH ANODISED	REVEAL I 40mm		MAXIMUM REFLECTIVITY INDEX OF 25% AS		AWNING OPEN / OPEN	ALUMINIUM MESH ANODISED	REVEAL 140mm	MAXIMUM REFLECTIVITY INDEX OF 25% AS
	OFLIN	ALUMINIUM			PER COUNCIL CONDITIONS		OFEN / OFEN	ALUMINIUM		PER COUNCIL CONDITIONS
	(W6) QA 1306	COLOUR ANODISED	GLAZING		SPECIAL NOTES		W15) QA 1316	COLOUR ANODISED	GLAZING	SPECIAL NOTES
	0.5151/451011/451011/55	ALUMINIUM	SINGLE CLEA (U-VALUE: 7.	AK, .63,	TRANSLUCENT FILM BY BUILDER. TOUGHENED GLASS			ALUMINIUM	SINGLE PYROLYTIC LOW-E, (U-VALUE:	
	S ELEVATION / ENSUITE	INSECT SCREEN	SHGC: 0.75	5)			W ELEVATION / STUDY	INSECT SCREEN	5.7, SHGC:0.47)	
	ALUMINIUM	ALUMINIUM ALUMINIUM MESH	DEVEAL				ALUMINIUM	ALUMINIUM ALUMINIUM MESH	DEV/SAL	_
<u> </u>	AWNING OPEN	ANODISED	REVEAL 140mm		MAXIMUM REFLECTIVITY INDEX OF 25% AS		AWNING OPEN / OPEN	ANODISED	REVEAL 140mm	MAXIMUM REFLECTIVITY INDEX OF 25% AS
	<del> </del>	ALUMINIUM COLOUR	GLAZING		PER COUNCIL CONDITIONS  SPECIAL NOTES			ALUMINIUM COLOUR	GLAZING	PER COUNCIL CONDITIONS  SPECIAL NOTES
	QSD-3 2400 x 3225 Special		SINGLE PYRO	OLYTIC	OF EGINE NOTES		W16 QA 1516	ANODISED	SINGLE PYROLYTIC	OT LOINE NOTES
	W ELEVATION	ALUMINIUM	LOW-E, (U-VA	ALUE:			N ELEVATION / STUDY	ALUMINIUM	LOW-E, (U-VALUE:	
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:C	J.47)			ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)	
		ALUMINIUM ALUMINIUM MESH	REVEAL		1			ALUMINIUM ALUMINIUM MESH	REVEAL	
	STACKING OPEN / OPEN / FIXED	ANODISED	I 40mm		MAXIMUM REFLECTIVITY INDEX OF 25% AS		AWNING OPEN / OPEN	ANODISED	I 40mm	MAXIMUM REFLECTIVITY INDEX OF 25% AS
	QSD-3	ALUMINIUM COLOUR	GLAZING		PER COUNCIL CONDITIONS  SPECIAL NOTES		OL I	ALUMINIUM COLOUR	GLAZING	PER COUNCIL CONDITIONS  SPECIAL NOTES
	(W8) 2400 x 3600 Special	ANODISED	SINGLE PYRC	DLYTIC			W23 QL- I 2340 x 730 Special		SINGLE PYROLYTIC	0. 20% 2.10.120
	E ELEVATION / STUDY	ALUMINIUM	LOW-E, (U-VA				N ELEVATION / STAIRS	ALUMINIUM	LOW-E, (U-VALUE:	
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:C	J.47)			ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.47)	
	STACKING	ALUMINIUM ALUMINIUM MESH	REVEAL				LOUVRE	ALUMINIUM ALUMINIUM MESH	REVEAL	_
	OPEN / OPEN / FIXED	ANODISED ALUMINIUM	I 40mm		MAXIMUM REFLECTIVITY INDEX OF 25% AS PER COUNCIL CONDITIONS		102 OPENABLE BLADES	ANODISED	I 40mm	MAXIMUM REFLECTIVITY INDEX OF 25% AS PER COUNCIL CONDITIONS
	QL-1	COLOUR	GLAZING		SPECIAL NOTES		(W24) QL-1 2340 x 730 Special	ALUMINIUM COLOUR	GLAZING	SPECIAL NOTES
	(W9) QL-1 2400 x 4500 Special	ANODISED	SINGLE PYRO				2340 x 730 Special	ANODISED	SINGLE PYROLYTIC	
	E ELEVATION / STAIRS	ALUMINIUM	LOW-E, (U-VA 5.7, SHGC:C				N ELEVATION / BEDROOM I	ALUMINIUM	LOW-E, (U-VALUE: 5.7, SHGC:0.47)	
	ALUMINIUM	INSECT SCREEN ALUMINIUM	3.7, 51160:0	J1/J			ALUMINIUM	INSECT SCREEN ALUMINIUM	0.7, 01160.0.47)	
	LOUVRE	ALUMINIUM MESH	REVEAL		1		LOUVRE	ALUMINIUM MESH	REVEAL	
	102 OPENABLE BLADES	ANODISED ALUMINIUM	I 40mm		MAXIMUM REFLECTIVITY INDEX OF 25% AS PER COUNCIL CONDITIONS		102 OPENABLE BLADES	ANODISED ALUMINIUM	I 40mm	MAXIMUM REFLECTIVITY INDEX OF 25% AS PER COUNCIL CONDITIONS
		,	•	0.0		REACH NGW OLO	7		0.05.0	
FOR: IVIK II IVIALCI	OLM & MS J MILES			AT: 20	04 whale beach road whale i	JLACII NOW 210	/	SCALE: 1: NTS S	SHEET: 3 UF 3	JOB NO: 7649/15   L   <b>Cape Cod</b>