

BASIX COMMITMENTS

CERTIFICATE NO. A278992

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
TOILETS
TAPS

3 STAR RATED
3 STAR RATED
3 STAR RATED

INSULATION REQUIREMENTS

FLOOR ABOVE EXISTING DWELLING OR BUILDING

NIL

FLAT CEILING,
PITCHED ROOF

CEILING: R 3.00 (UP)
ROOF: FOIL/ SARKING
DARK (SOLAR ABSORPTANCE >0.70)

EXTERNAL WALL:
BRICK VENEER

R1.16 (or R1.70 INCLUDING CONSTRUCTION)

SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR FRAMED (R0.7)

R0.60 (or R1.30 INCLUDING CONSTRUCTION)

CONCRETE SLAB ON GROUND FLOOR

NIL

GLAZING REQUIREMENTS

WINDOWS & SKYLIGHTS

W1, W2, W3, W4, W5, W6, W7, W9, W10, W11, W12, W13 & W14

TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)

W8 & W15

TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)

SL1, SL2, SL3 & SL4

TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)

SHADING DEVICES

WINDOWS & SKYLIGHTS

W1, W2, W3, W4, W5, W6, W7, W8, W10, W11, W12, W13, W14 & W15

EAVE / VERANDAH / PERGOLA / BALCONY
>= 450MM

W9

NONE

SL1, SL2, SL3 & SL4

NONE

EXTERNAL PAINT SCHEDULE

ITEM

BRAND
eg. WATTYL

CODE

COLOUR

Window Frame

Haymes

Off White

Barge Board - Party Wall

Colorbond

Woodland Grey

Fascia Board

Colorbond

Woodland Grey

Barge Board

Haymes

Off White

Cover Battens

Haymes

Off White

Gable Cladding

Haymes

Soothe

Soffit Lining

Haymes

Off White

Handrail Frame

Haymes

Off White

Rendered Brck

Haymes

Soothe

ITEM

BRAND
eg. WATTYL

CODE

COLOUR

Shading Device Battens

Haymes

Soothe

Shading Device Frame

Haymes

Soothe

Pegola Rafter

Haymes

Soothe

Pergola Beam

Haymes

Soothe

Pergola Post

Haymes

Soothe

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: ROOF TRUSSES
TO MANUFACTURERS
DETAILS @ .600 CTS

FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N

FINISHES

BRICKWORK

COMMON BRICKWORK FOR RENDER AND PAINT FINISH
COMMON BRICKWORK TO PARTY WALL

FLOORING

19MM STRUCTURAL PARTICLEBOARD TO FIRST FLOOR
EX. 150X25 T&G BLACKBUTT FLOORBOARDS LAID OVER 19mm STRUCTURAL PARTICLEBOARD TO GROUND FLOOR

CLADDING

FIBRE CEMENT SHEETING TO GABLE END

WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)

FRAME: WESTERN RED CEDAR

INSECT SCREENS:
TO ALL NEW OPERABLE WINDOW SASHES

FRAME: PREFINISHED ALUMINIUM
MESH: FIBREGLOSS

ROOF COVERING

PROVIDE FULL GLAZED CHARCOAL TERRA COTTA TILES TO FIRST FLOOR ADDITION (BORAL "ECLIPSE" GLAZED MATT FRENCH PATTERN)

ROOF SARKING

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

INSULATION (FIBREGLOSS)

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA
R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES
R1.4 GROUND FLOOR INSULATION AS REQUIRED FOR BASIX

INTERNAL FIXINGS

DAR: FINGER JOINTED PINE
SKIRTING: Ex. 150x25mm "COLONIAL"
ARCHITRAVE: Ex. 100x25mm "COLONIAL"
PEMLETS: Ex. 150x31mm

INTERNAL DOORS

PRIMED HARDBOARD SOLID CORE CORINTHIAN PBAL4

STAIRCASE
MAPLE TREADS & RISERS

TYPE: CLOSED TIMBER

WIDTH: 1000mm

RISE: 17 @ 182mm

GOING: 240mm (260mm TREAD)

FASCIA &
BARGE BOARDS

MATERIAL: DAR TIMBER
(PREFINISHED ZINCALUME OVER PARTY WALL)

GUTTERS & DOWNPIPES

TYPE: QUAD
MATERIAL: PREFINISHED ZINCALUME
GUTTER COLOUR: WOODLAND GREY
DOWNPIPE COLOUR: SHALE GREY
BOX GUTTER:

HOT WATER UNIT

NEW RINNAI INFINITY 26

PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK

FIRST FLOOR EXTERNAL: BY CAPE COD
FIRST FLOOR INTERNAL: BY CAPE COD
GROUND FLOOR INTERNAL::BY CAPE COD

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 MEASURE DURING CONSTRUCTION.

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

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SPECIAL NOTES

- 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.
- PROVIDE NEW GAS LINE FROM NEW GAS METER TO SUIT NEW GAS HWU.
- PROVIDE FLOOR SANDING TO ENTRY HALL, KITCHEN & DINING.
- PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN 1KM OF OCEAN.
- "TENPO" CORNICES
- FIT FIFTY ONE (51) DOWNLIGHTS & ONE (1) FAN / LIGHT / HEATER UNIT AS SUPPLIED BY OWNER.

WORKS BY OWNER

- 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
- PHONE AND/OR DATA CABLING.
- NEW GAS METER & CONNECTION AT STREET MAIN.
- NEW PANTRY FIT OUT & DOOR (TO BE PART OF KITCHEN JOINERY.)
- INSECT SCREEN TO BIFOLD DOORS IF REQUIRED.
- ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN & LAUNDRY BENCH, CUPBOARDS AND APPLIANCES AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.
- ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.
- SUPPLY FIFTY ONE (51) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT.
- ANY NEW LANDSCAPING WORK INCLUDING PAVING & RETAINING WALLS AS MAY BE REQD.
- RENUILD EXTERNAL STEPS IF REQUIRED

I

FINAL CONSTRUCTION

S.C.

21-08-17

H

CONSTRUCTION CERTIFICATE

S.M.

11-08-17

G

PLAN CHECK & TO CONTRACTS

J.E.

26-07-17

F

BASIX, SURVEY DETAILS ADDED & TO COUNCIL

N.E.

21-04-17

E

WINDOW 11 AMENDED

J.E.

06-03-17

D

POV 19229

S.M.

03-03-17

C

POV 18927, POV 19133 & CHECK PLAN

J.E.

08-02-17

B

TO CLIENT

S.M.

30-11-16

A

TECHNICAL

S.M.

20-11-16

No.

ISSUE

DRAWN

DATE

DESIGN CONSULTANT: DAREK SZYMANSKI

PROPOSED ADDITIONS & ALTERATIONS

FOR MR D MARTIN & MS E GRACE

AT 72 SIMPSON STREET
BONDI BEACH NSW 2026

COUNCIL: WAVERLEY

Cape Cod

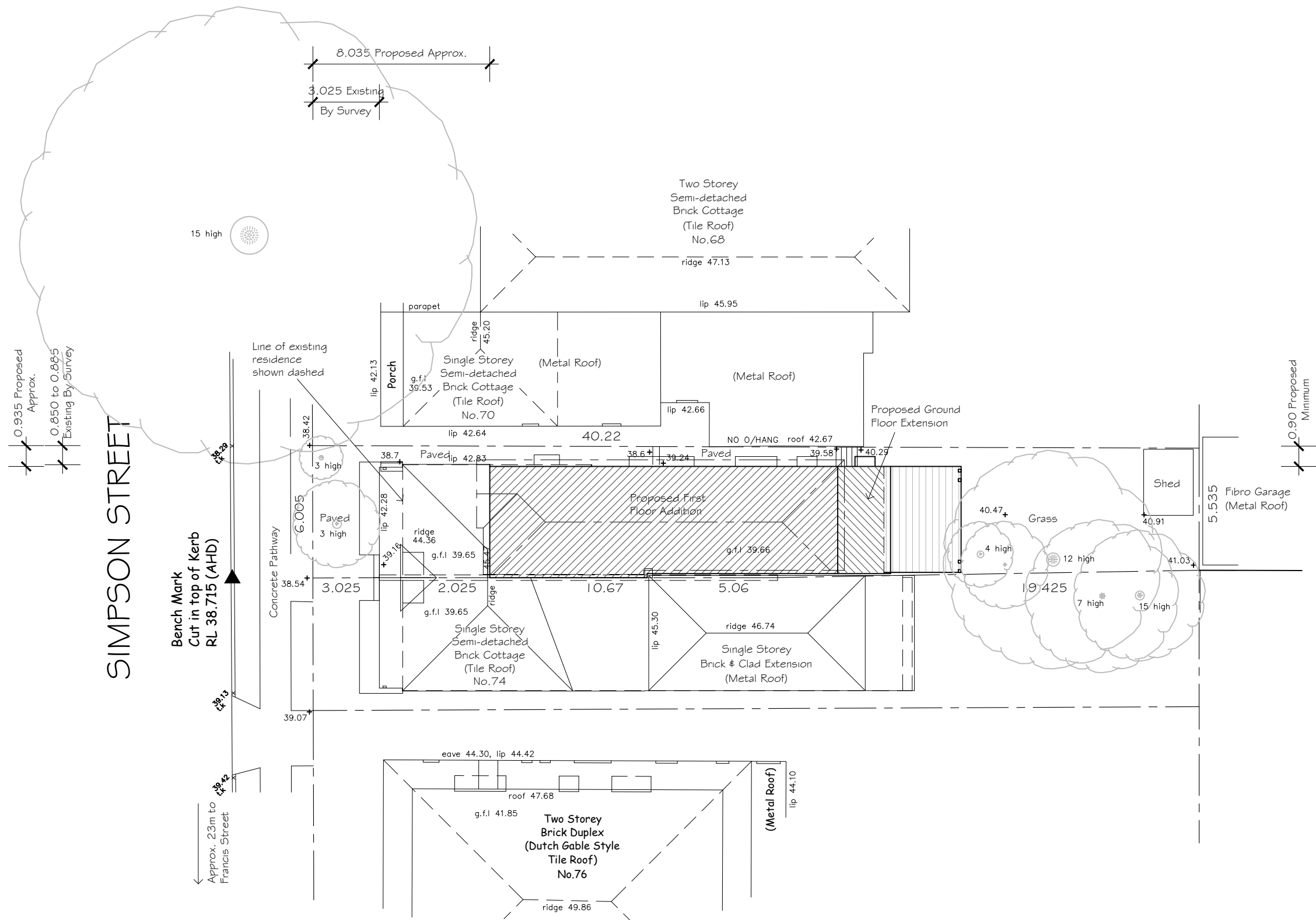
A U S T R A L I A

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: 7814/16

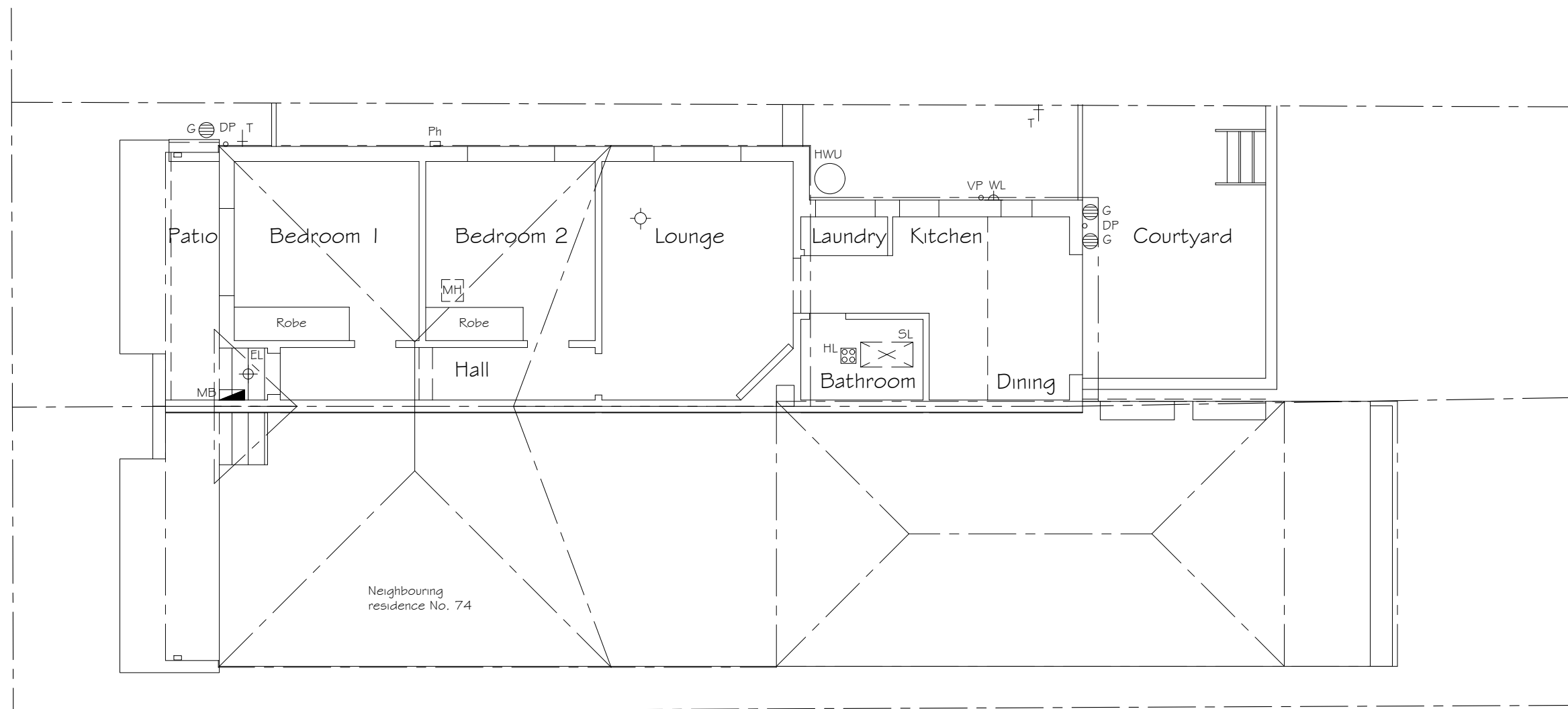
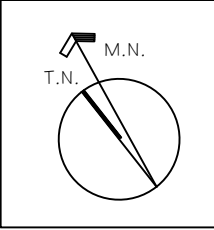
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No. : 72
Lot. : I
DP : 522779
AREA : 234.0m² (By Title)
 : 236.3m² (By Calc)

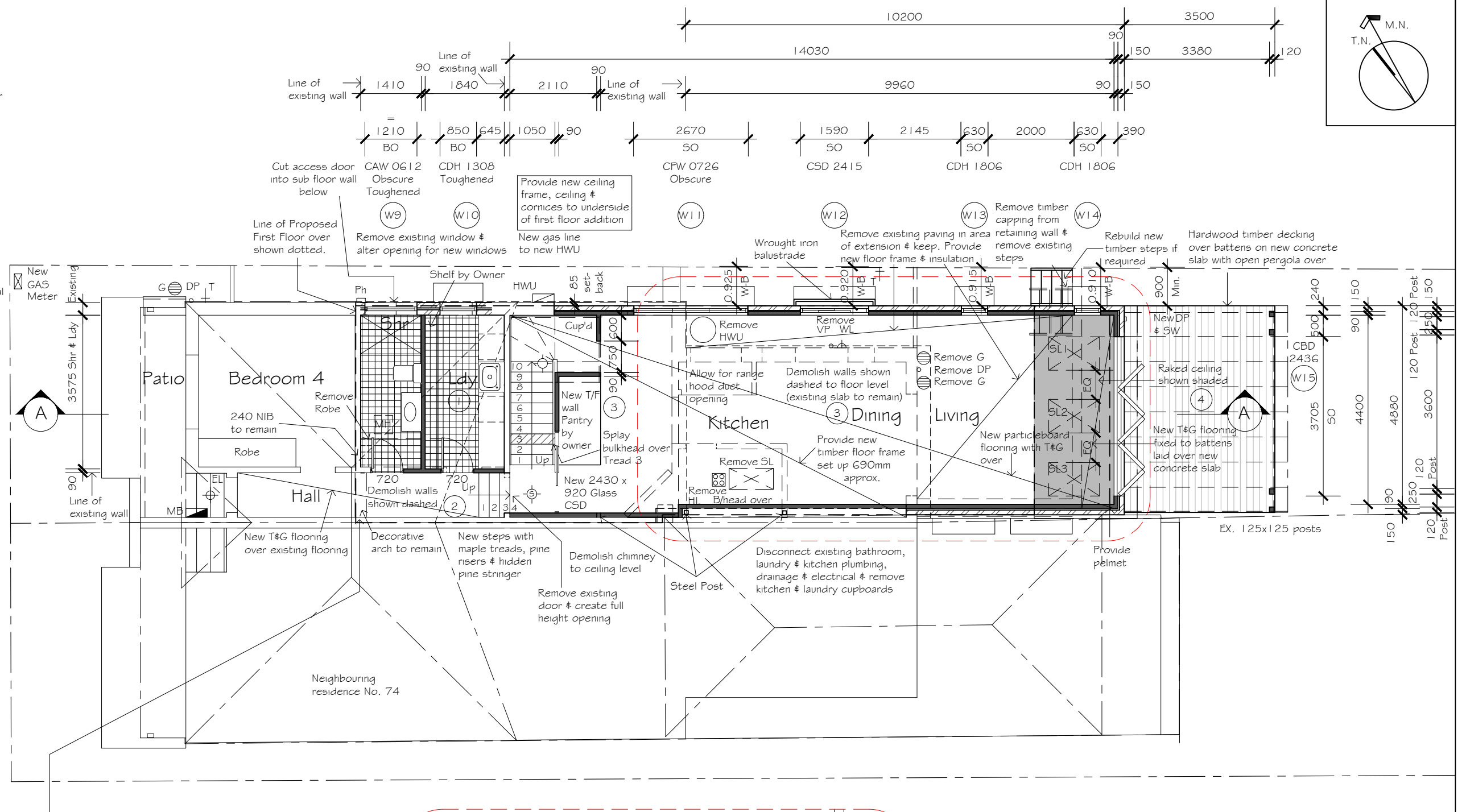
Legend

- Ph ☐ Telephone
- DP ▢ Downpipe # Spreader
- EL ⊕ Eave Light
- G ⊗ Gully
- HL ☐ Heater/Light
- HWU ○ Hot Water Unit
- MH ☐ Manhole
- MB ▴ Meter Box - Electrical
- SL ☐ Skylight
- ⊙ Smoke Detector - Existing
- T ⊕ Tap - Garden
- VP ○ Sewer Vent Pipe
- WL ⊔ Wall Light



Existing Ground Floor Plan

Ph □	Telephone
DP =	Downpipe & Spreader
EL	Eave Light
G	Gully
HL	Heater/Light
HWU	Hot Water Unit
MH	Manhole -To be Removed
MB	Meter Box - Electrical
	Skylight
	Smoke Detector Existing
T +	Tap - Garden
VP ○	Sewer Vent Pipe
WL	Wall Light
HWU	New Gas HWU
GAS	Meter - Gas
	Smoke Detector Proposed
	SL1 , SL2 & SL3 Velux Fixed Skylight FS 2004 MOG 780x1180 Electrically Operated Blinds



Architectural site plan of the rear extension. The plan shows the footprint of the rear existing residence on the left, the new subfloor area in the center, and the existing courtyard area on the right. The new subfloor is defined by new walls on strip footings. The existing courtyard area is bounded by an existing retaining wall to the right. The new concrete slab is shown on the right side of the plan, supported by three concrete support piers. A new structural steel beam is shown at the bottom right, independent of the existing retaining wall.

Footprint of rear existing residence

New subfloor nser walls on strip footings to engineers detail

Existing courtyard area

New concrete slab

3 x concrete support piers to engineers detail

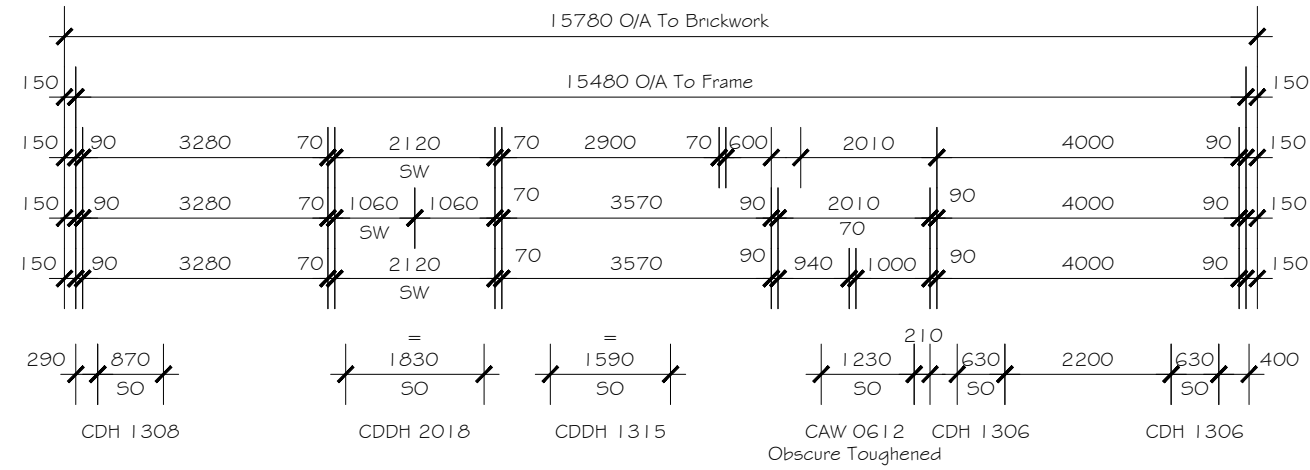
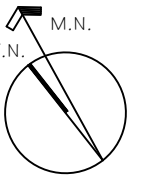
Existing retaining wall to remain

New structural steel beam independent of existing retaining wall to engineers details

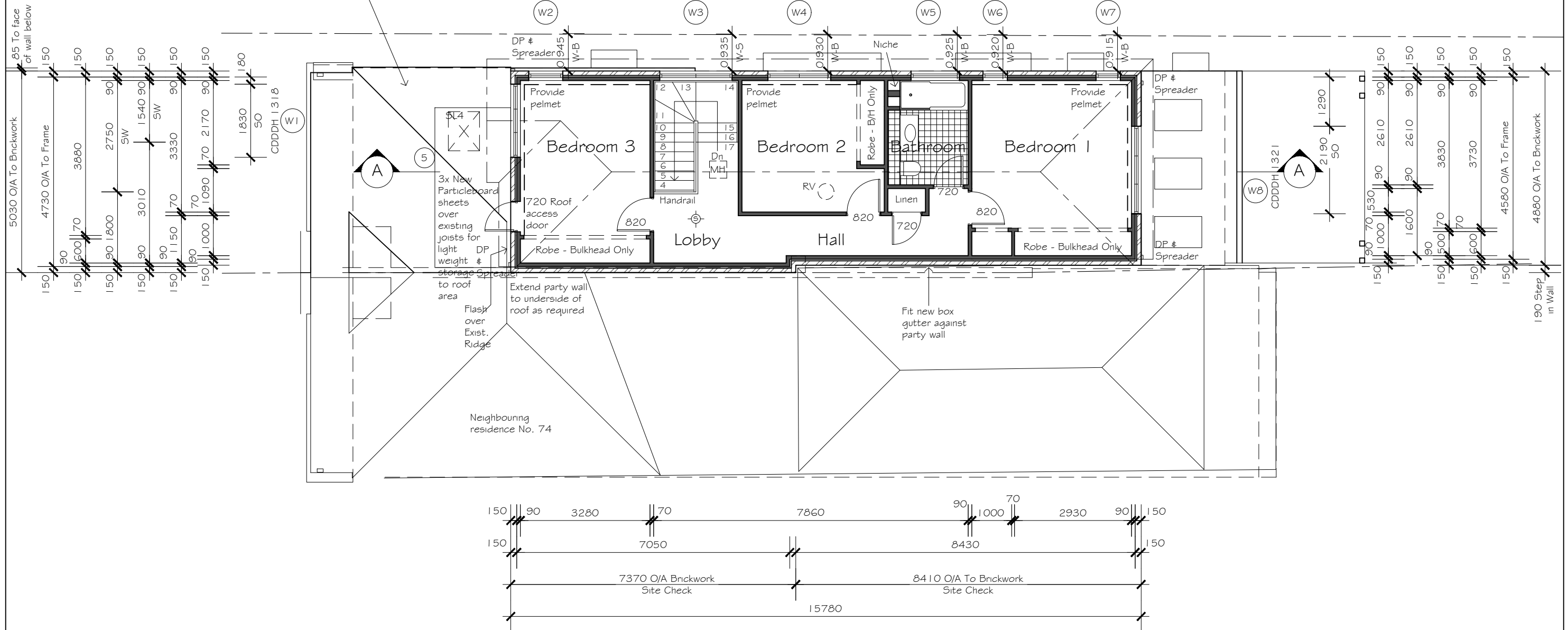
Proposed Foundation Plan

Legend

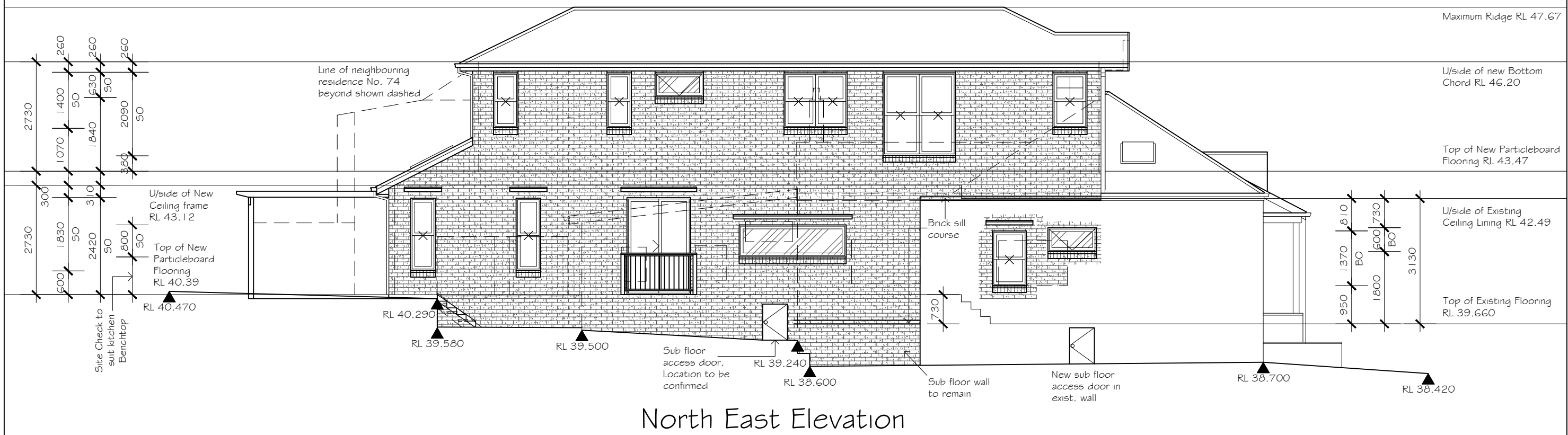
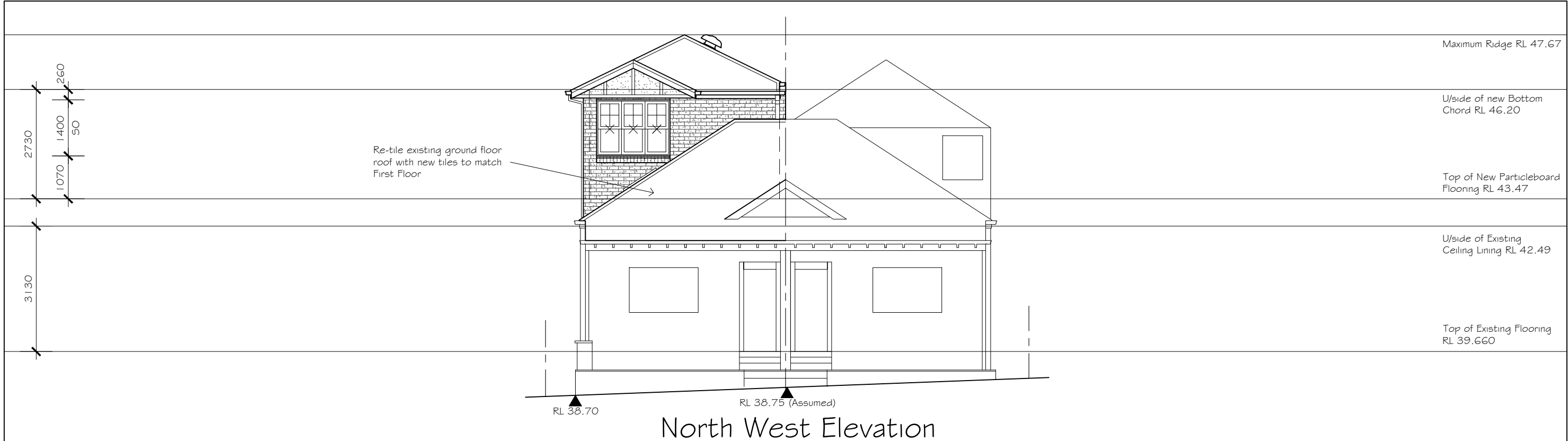
- DP = Downpipe & Spreader
- MH Manhole
- RV Roof Ventilator
- Smoke Detector
- SL4 Velux Openable Skylight VS 2004 M04 780x980



Re-tile existing ground floor roof with new tiles to match First Floor

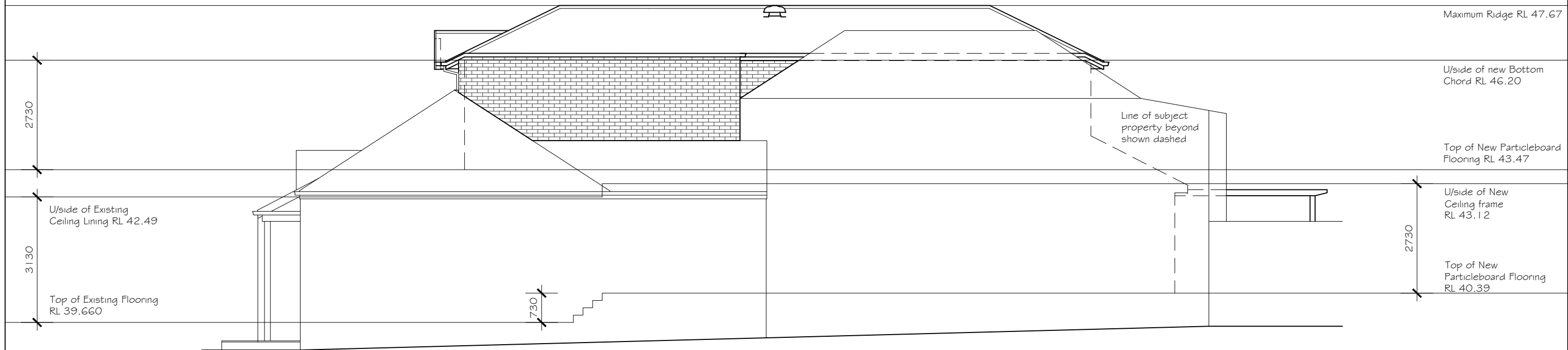


Proposed First Floor Addition

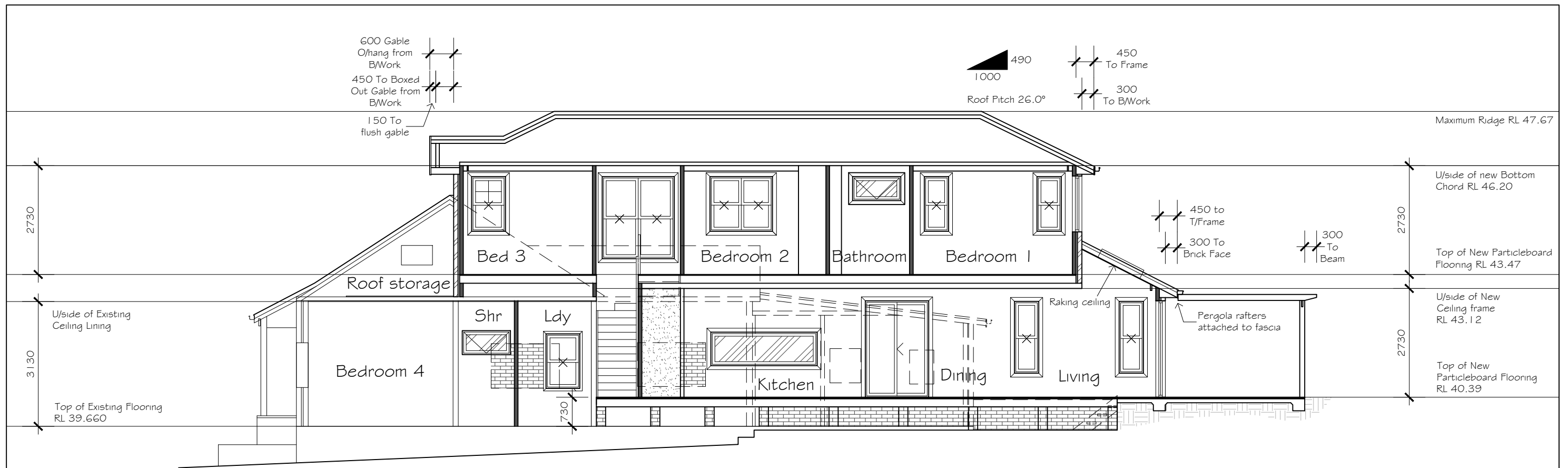




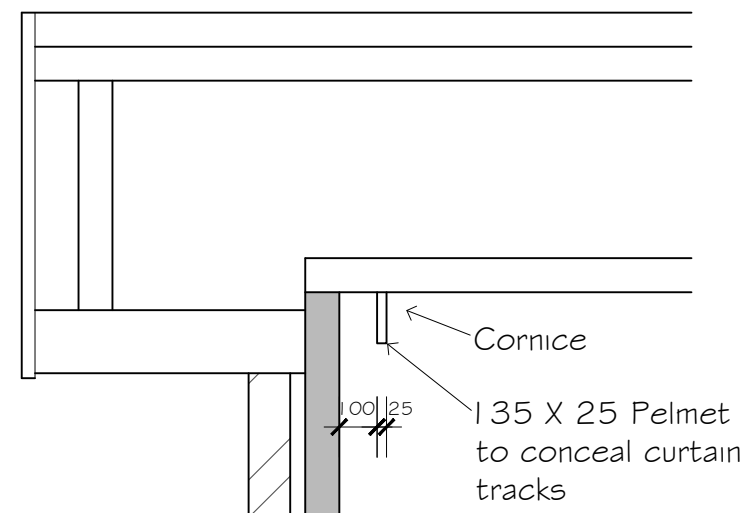
South East Elevation



South West Elevation



Section A-A



PELMET DETAIL

WINDOW SCHEDULE (BASIX A278992)				ALUMINIUM (STEGBAR) WINDOWS:				TIMBER WINDOWS:							
STANDARD NOTES: <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.			
				CLIENT:				CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.				STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.			
				BUILDER:DATE:				TERRAIN: 3				WIND LOAD: W 33 N			
	(W1) CDDDH 1318	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W10) CDH 1308	HARDWARE COLOUR	GLAZING	SPECIAL NOTES					
	NW ELEVATION / BEDROOM 3	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC. COLONIAL BARS TO TOP SASH			NE ELEVATION / LAUNDRY	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)						
	WESTERN RED CEDAR	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN							
	DOUBLE HUNG OPEN / OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE					DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE							
	(W2) CDH 1308	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W11) CFW 0726	HARDWARE COLOUR	GLAZING	SPECIAL NOTES					
	NE ELEVATION / BEDROOM 3	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC. COLONIAL BARS TO TOP SASH			NE ELEVATION / KITCHEN	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SITE CHECK TO FIT BETWEEN KITCHEN BENCH TOP & OVERHEARD C'BDS. TRANSLUCENT FILM BY BUILDER					
	WESTERN RED CEDAR	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN							
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE					FIXED FIXED	N/A							
	(W3) CDDH 2018	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W12) CSD 2415	HARDWARE COLOUR	GLAZING	SPECIAL NOTES					
	NE ELEVATION / LOBBY	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)				NE ELEVATION / DINING	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)						
	WESTERN RED CEDAR	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN							
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE					SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE							
	(W4) CDDH 1315	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W13) CDH 1806	HARDWARE COLOUR	GLAZING	SPECIAL NOTES					
	NE ELEVATION / BEDROOM 2	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.			NE ELEVATION / LIVING	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)						
	WESTERN RED CEDAR	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN							
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE					DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE							
	(W5) CAW 0612	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W14) CDH 1806	HARDWARE COLOUR	GLAZING	SPECIAL NOTES					
	NE ELEVATION / BATHROOM	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.			NE ELEVATION / LIVING	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)						
	WESTERN RED CEDAR	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN							
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE					DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE							
	(W6) CDH 1306	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W15) CBD 2436	HARDWARE COLOUR	GLAZING	SPECIAL NOTES					
	NE ELEVATION / BEDROOM 1	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.			SE ELEVATION / LIVING	WHITE	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)						
	WESTERN RED CEDAR	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN							
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE					BIFOLD OPEN 5L	BY OWNER							
	(W7) CDH 1306	HARDWARE COLOUR	GLAZING	SPECIAL NOTES											
	NE ELEVATION / BEDROOM 1	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.											
	WESTERN RED CEDAR	INSECT SCREEN													
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE													
	(W8) CDDDH 1321	HARDWARE COLOUR	GLAZING	SPECIAL NOTES											
	SE ELEVATION / BEDROOM 1	WHITE	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.											
	WESTERN RED CEDAR	INSECT SCREEN													
	DOUBLE HUNG OPEN / OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE													
	(W9) CAW 0612	HARDWARE COLOUR	GLAZING	SPECIAL NOTES											
	NE ELEVATION / SHOWER	WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.											
	WESTERN RED CEDAR	INSECT SCREEN													
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE													
FOR: MR D MARTIN & MS E GRACE				AT: 72 SIMPSON STREET, BONDI BEACH NSW 2026				SCALE: 1 : NTS		SHEET: 9 OF 9		JOB NO: 7814/16		I	