
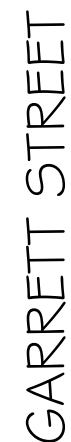


BASIX COMMITMENTS			
CERTIFICATE NO. A235418_O2			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)		
EXTERNAL WALL: CAVITY BRICK	NIL		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)		
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W1 W2, W3, W4, W5, W6, W7, W8, & W10,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
SHADING DEVICES			
WINDOWS			
W1 , W2, W3, W4, W5 & W6,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		
W8	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36		
W7	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM		
W10	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		

FINAL CONSTRUCTION.

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: Refer to Structural Layouts.	
WIND LOAD W 28 N	
FINISHES	
BRICKWORK	COMMON BRICKWORK TO PARTY WALL & COMMON BRICKWORK FOR RENDER AND PAINT FINISH ELSEWHERE.
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	CLADDING FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET. 200mm WEATHERTEX "SMOOTH" CLADDING TO EXTERNAL WALLS ON NORTH ELEVATION BUMP OUT. FC SHEET WITH Ex. 100x23 DAR TIMBER COVER BATTENS TO GABLE END.
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3 )	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.0 ACCOUSTIC BATTS TO BEDROOM INTERNAL WALLS 12mm POLASTIC INSULATION BLANKET TO BED 2 'BUMP OUT' WALLS.
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 "HALF 5PLAYED" ARCHITRAVE: Ex. 100x25 "SQUARE DRESSED"
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE 'FLUSH' TO LINEN & PRIMED HARDBOARD SOLID CORE "FLUSH" ELSEWHERE.
STAIRCASE MAPLE TREADS & STRINGERS	TYPE: OPEN RISER  WIDTH: 1000mm  RISE: 18 @ 182mm  GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS  BARGE TO PARTY WALL	MATERIAL: DAR TIMBER  MATERIAL: PREFINISHED ZINCALUME  COLOUR: DEEP OCEAN
GUTTERS & DOWNPIPES	TYPE: OGEE MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: DEEP OCEAN DOWNPIPE COLOUR: DEEP OCEAN
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.	
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.	
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.	

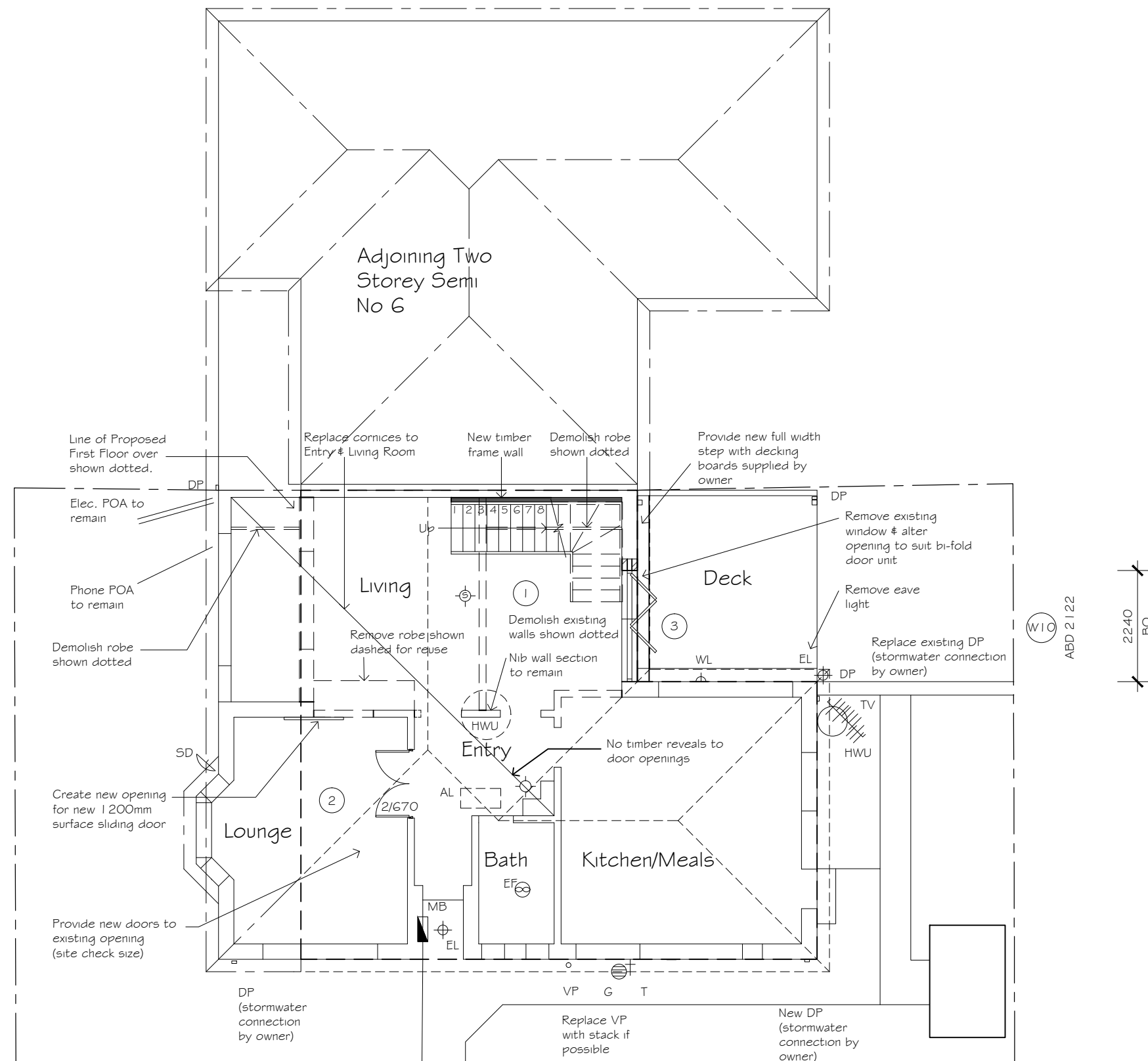
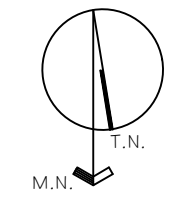
SPECIAL NOTES			
<ul style="list-style-type: none"><li>PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN</li><li>REUSE EXISTING SMOKE DETECTOR IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA (NCC).</li><li>AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</li><li>REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.</li><li>CONNECT/INSTALL THIRTY THREE (33) DOWNLIGHT FITTINGS , TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNITS &amp; THREE (3) CEILING SWEEP FANS (AS SUPPLIED BY THE OWNER).</li><li>PROVIDE A GAS BAYONET TO THE GROUND FLOOR LIVING ROOM</li><li>INSTALL OWNER SUPPLIED SHAVING CABINETS &amp; HEATED TOWEL RAILS TO THE FIRST FLOOR ENSUITE &amp; BATHROOM.</li></ul>			
WORKS BY OWNER			
<ul style="list-style-type: none"><li>REMOVAL &amp; INSTALLATION OF T.V ANTENNA AS REQUIRED &amp; CONNECTION TO NEW AND EXISTING TV POINTS.</li><li>PROVISION OF CUPBOARD TO LOBBY AREA AS SHOWN.</li><li>PHONE AND/OR DATA CABLING IF REQUIRED.</li><li>SUPPLY THIRTY THREE (33) DOWNLIGHT FITTINGS , TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNITS &amp; THREE (3) CEILING SWEEP FANS .</li><li>SUPPLY OF SHAVING CABINETS &amp; HEATED TOWEL RAILS TO FIRST FLOOR ENSUITE &amp; BATHROOM FOR INSTALLATION BY BUILDER.</li><li>SUPPLY &amp; INSTALLATION OF INSECT SCREEN TO NEW EXTERNAL BI-FOLD DOOR IF REQUIRED.</li><li>RELOCATION OF TV SATELITE DISH IF REQUIRED INCLUDING CONNECTION TO NEW &amp; EXISTING T.V. POINTS.</li><li>SUPPLY DECKING BOARDS FOR NEW STEP ADJACENT BI FOLD DOOR UNIT.</li><li>PROVISION OF STORMWATER SYSTEM CONNECTED TO NEW &amp; EXISTING DOWNPIPES.</li></ul>			
I	FINAL CONSTRUCTION	S.C.	17-03-16
H	TO CONTRACTS	S.C.	18-02-16
G	CHECK PLAN	B.P.	09-02-16
F	AMENDED FOR COUNCIL	N.E.	11-12-15
E	BASIX ADDED & TO COUNCIL	N.E.	23-11-15
D	POV 17255	S.C.	03-11-15
C	TO CLIENT	N.L.	09-10-15
B	POV 17002 & 17004 & SURVEY ADDED	N.L / S.C	28-09-15
A	TECHNICAL	A.M.	08-09-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: DAREK SZYMANSKI			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR R & MRS N SEKEL			
AT 4 GARRETT STREET MAROUBRA NSW 2035			
COUNCIL: RANDWICK			
		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 8		JOB NO: 7691/15	1



No. : 4  
Lot. : A  
DP : 410431  
AREA: 309.8m<sup>2</sup> (By Title)  
      : 311.4m<sup>2</sup> (By Calc)

# Legend





- DP □ Downpipe
- HWU (○) Remove disused Hot Water Unit from roof space
- MB (■) Meter Box - Electrical
- AL (□) Attic Ladder - Relocate to First Floor
- SD (⤵) Satellite Dish
- ⊙ Smoke Detector - Existing
- T.V. (⧻) TV Antenna - Owner to relocate as required
- VP ○ Sewer Vent Pipe
- T + Tap - Garden
- G (⊖) Gully
- EL ⊕ Eave Light
- ⊙ Smoke Detector
- WL ⊖ Wall Light
- AL (□) Attic Ladder
- EF ⊖ Exhaust Fan

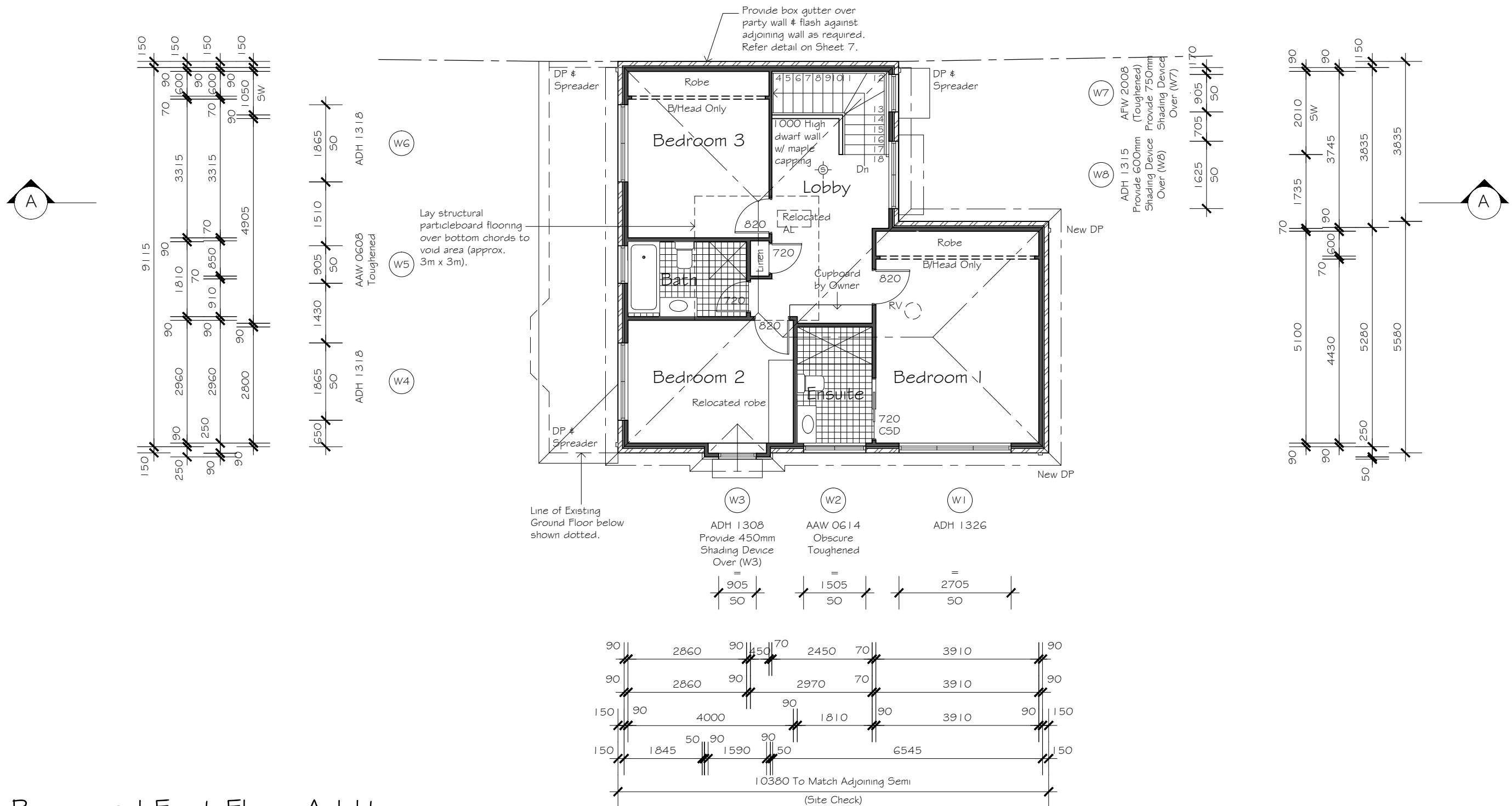
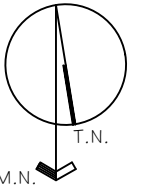


## Ground Floor Plan

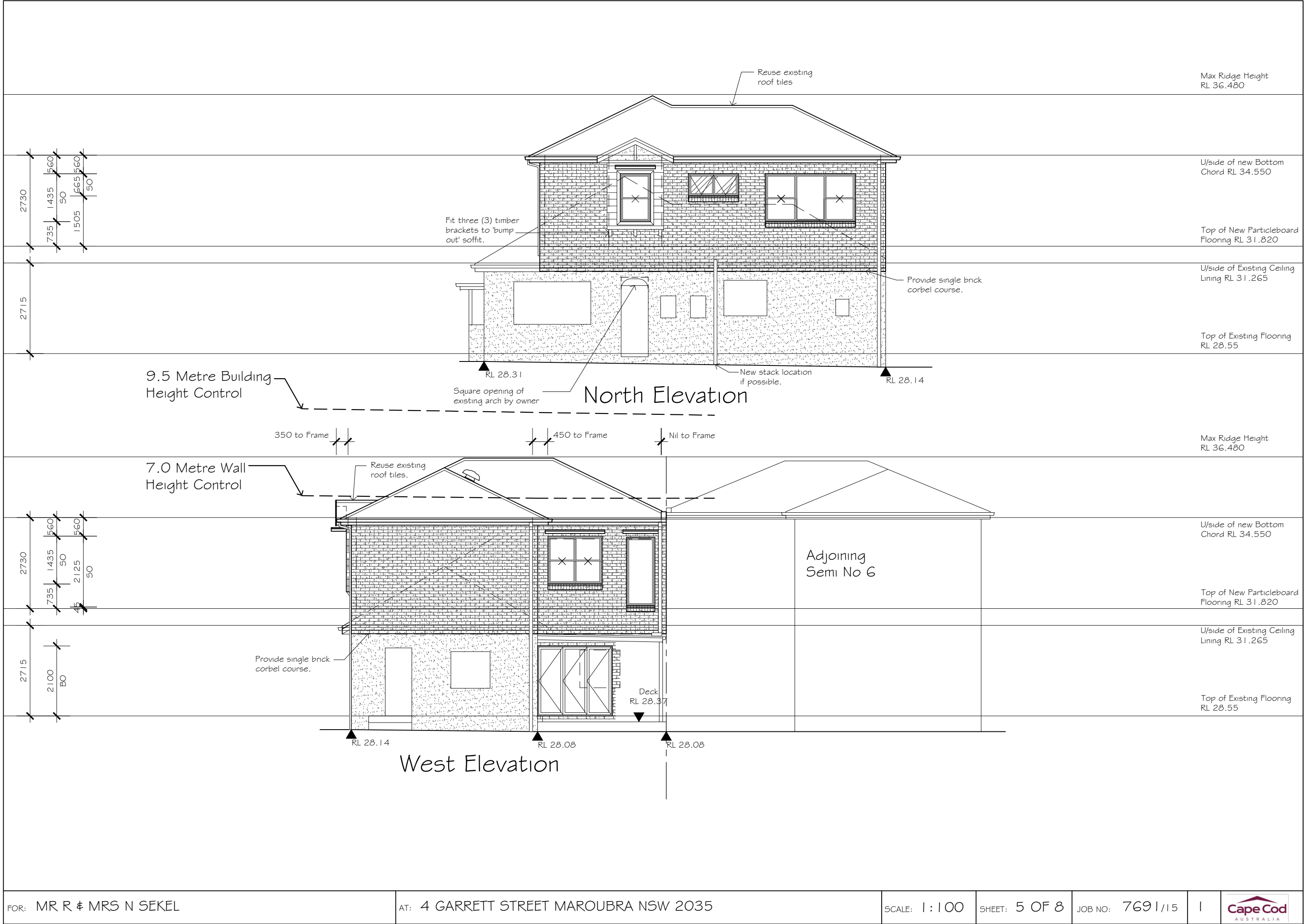
- ④ Note: Existing ground floor eastern, northern & western external wall of kitchen/meals room to have smooth texture polymer render.

### Legend

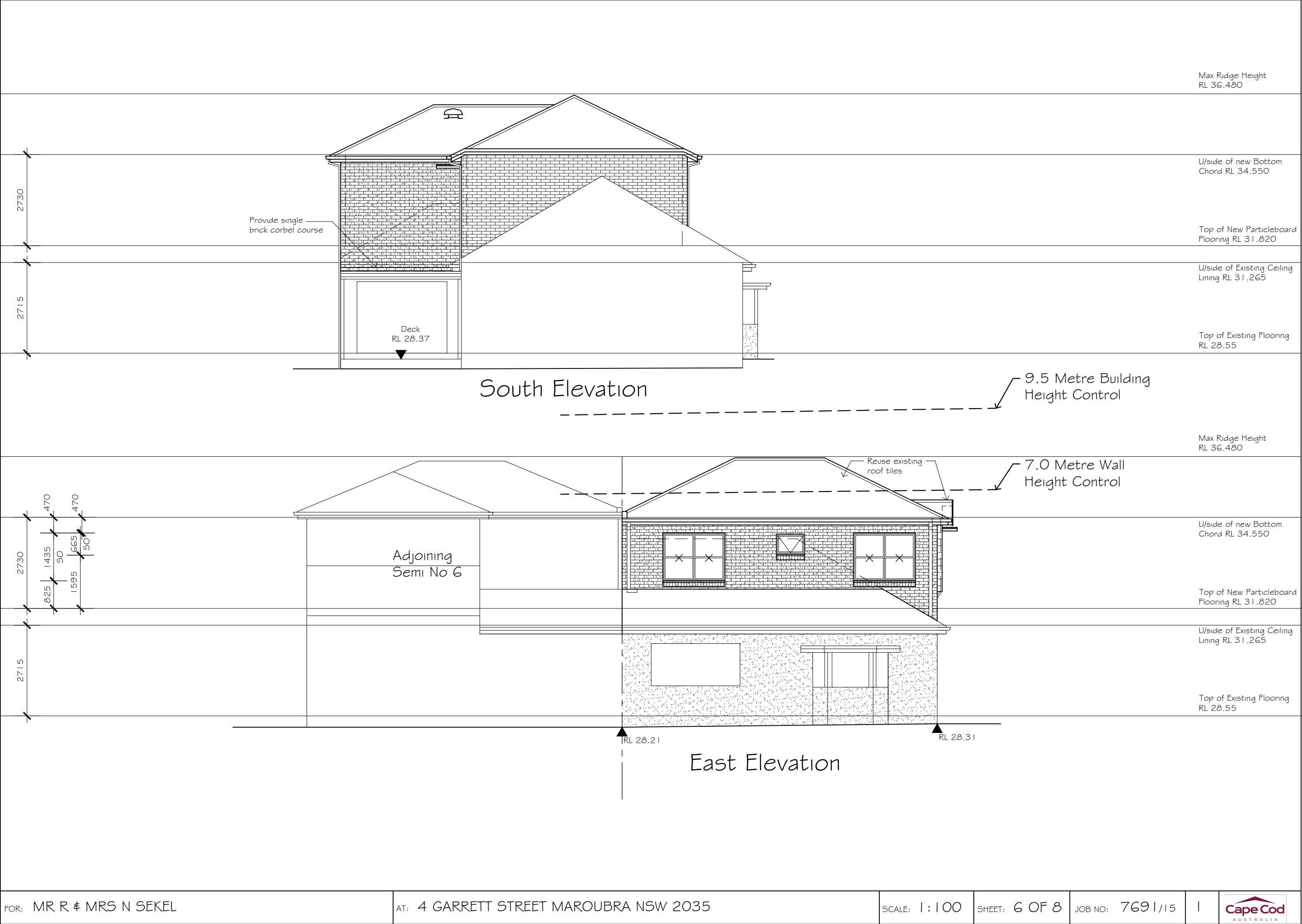
- |  |                         |
|--|-------------------------|
| DP  | Downpipe                |
| RV  | Powered Roof Ventilator |
|     | Smoke Detector          |
|     | Relocated Attic Ladder  |



## Proposed First Floor Addition







450  
To Frame

490  
1000  
Roof Pitch 26.0°

Max Ridge Height  
RL 36.480

Void area created  
with roof trusses  
(approx. 3m x 3m)

Bedroom 3

Lobby

Living

U/side of new Bottom  
Chord RL 34.550

Top of New Particleboard  
Flooring RL 31.820

U/side of Existing Ceiling  
Lining RL 31.265

Top of Existing Flooring  
RL 28.55

## Section A-A

WINDOW SCHEDULE (BASIX A235418_02)					CLIENT: .....					ALUMINIUM (STEGBAR) WINDOWS:									
STANDARD NOTES: <ul style="list-style-type: none"><li>• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE</li><li>• ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS</li><li>• WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5</li></ul>					CLIENT: .....					STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.									
					BUILDER: .....DATE: .....					CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.					TERRAIN: 3      WIND LOAD: W 28 N				
	W1	ADH 1326	COLOUR	GLAZING	SPECIAL NOTES		W10	BDF 2122	COLOUR	GLAZING	SPECIAL NOTES								
	N ELEVATION / BEDROOM 1	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.	W ELEVATION / LIVING		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)											
	ALUMINIUM	INSECT SCREEN		RESTRICT TOP SASHES TO OPEN NO LOWER THAN 1700mm ABOVE FLOOR LEVEL.	ALUMINIUM		INSECT SCREEN												
	DOUBLE HUNG OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL		BY OWNER		REVEAL												
			140mm					170mm											
	W2	AAW 0614	COLOUR	GLAZING	SPECIAL NOTES														
	N ELEVATION / ENSUITE	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM APPLIED BY BUILDER.															
	ALUMINIUM	INSECT SCREEN																	
	AWNING OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL																
			140mm																
	W3	ADH 1308	COLOUR	GLAZING	SPECIAL NOTES														
	N ELEVATION / BEDROOM 2	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT TOP & BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.															
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL																
			140mm																
	W4	ADH 1318	COLOUR	GLAZING	SPECIAL NOTES														
	E ELEVATION / BEDROOM 2	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.															
	ALUMINIUM	INSECT SCREEN		RESTRICT TOP SASHES TO OPEN NO LOWER THAN 1700mm ABOVE FLOOR LEVEL.															
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL																
			140mm																
	W5	AAW 0608	COLOUR	GLAZING	SPECIAL NOTES														
	E ELEVATION / BATHROOM	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC.															
	ALUMINIUM	INSECT SCREEN		RESTRICT TOP SASHES TO OPEN NO LOWER THAN 1700mm ABOVE FLOOR LEVEL.															
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL																
			140mm																
	W6	ADH 1318	COLOUR	GLAZING	SPECIAL NOTES														
	E ELEVATION / BEDROOM 3	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL																
			140mm																
	W7	AFW 2008	COLOUR	GLAZING	SPECIAL NOTES														
	W ELEVATION / LOBBY	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																
	ALUMINIUM	INSECT SCREEN																	
	FIXED	N/A	REVEAL																
			140mm																
	W8	ADH 1315	COLOUR	GLAZING	SPECIAL NOTES														
	W ELEVATION / LOBBY	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL																
			140mm																
	W9	DELETED			SPECIAL NOTES														
FOR: MR R & MRS N SEKEL					AT: 4 GARRETT STREET MAROUBRA NSW 2035					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7691/15		1			