
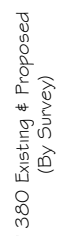


BASIX COMMITMENTS			
CERTIFICATE NO. A268810_Q2			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL:75mm)	NIL		
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, W9, W10, & W11	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)		
SHADING DEVICES			
WINDOWS			
W7, W8, & W9,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W1, W2, & W3,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36		
W4, W5, W6, W10, & W11	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Wall Cladding			Paperbark
Fascia Board			White
Soffit Lining			White
Barge Board			White

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: 190x45mm MIN. FLOOR JOISTS	WIND LOAD W 28 N
FINISHES	
BRICKWORK	N/A
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH
WINDOWS - CHRISTOFFEL KEYED LOCKS (TERRAIN: 3 )	FRAME: POLYVINYL CHLORIDE (PVC) ALL NEW WINDOWS TO BE DOUBLE GLAZED AND TINTED
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED FIRST FLOOR ADDITION
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 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 BULLNOSE ARCHITRAVE: Ex. 75x25 BULLNOSE
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"
STAIRCASE MDF TREADS & PINE RISERS	TYPE: CLOSED TIMBER  WIDTH: 1150mm  RISE: 18 @ 189mm  GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: RED DOWNPIPE COLOUR: PAPERBARK
HOT WATER UNIT	NEW INSTANTANEOUS GAS HWU FOR FIRST FLOOR SHOWER ROOM
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.	

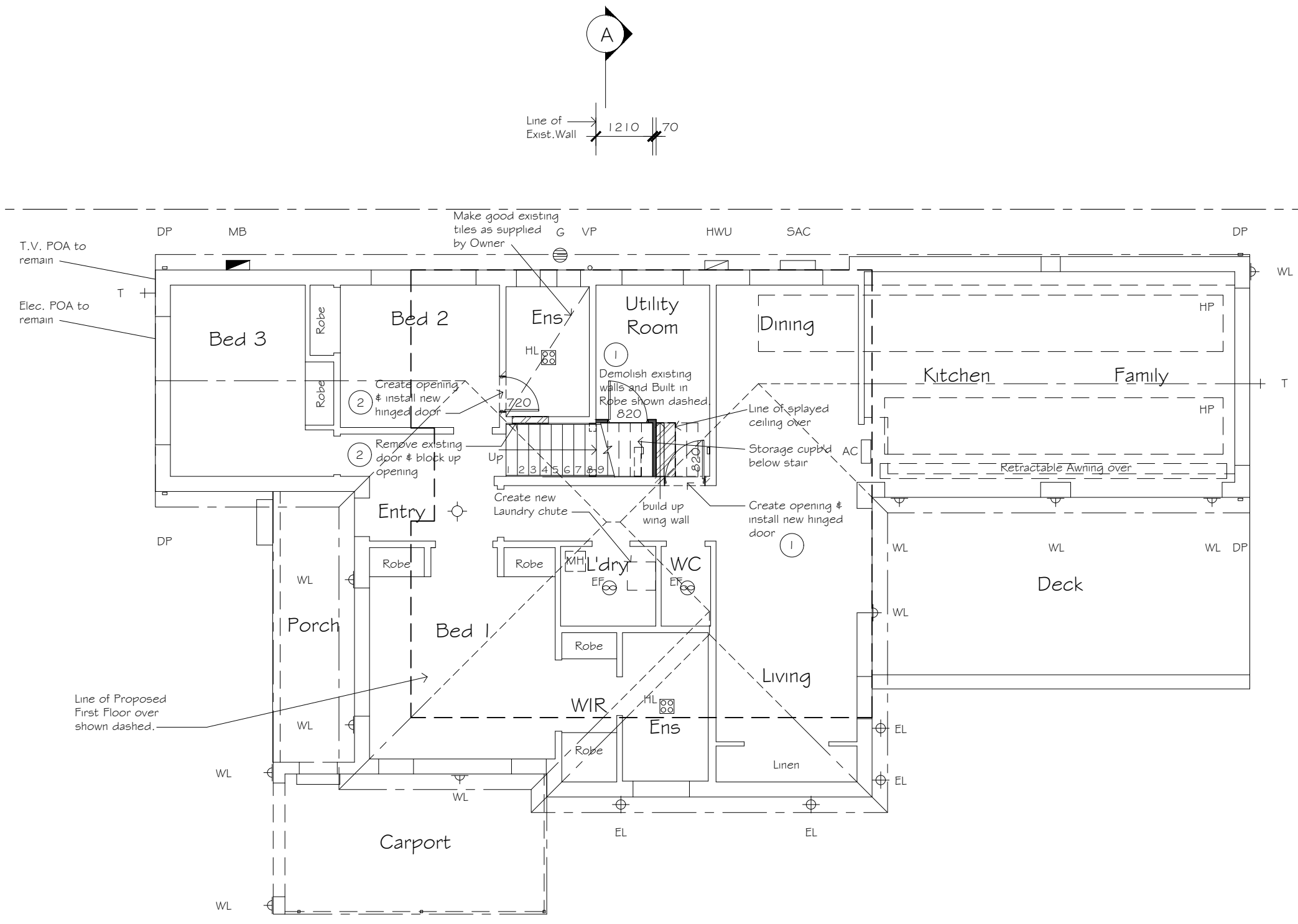
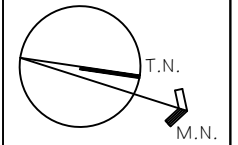
SPECIAL NOTES			
<ul style="list-style-type: none"><li>• PROVIDE ONE (1) SMOKE DETECTORS AS SHOWN</li><li>• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).</li><li>• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</li><li>• CONNECT/INSTALL TWENTY TWO (22) DOWNLIGHT FITTINGS (AS SUPPLIED BY THE OWNER).</li><li>• RELOCATE EXISTING POOL HEATING AFFECTED BY FIRST FLOOR ADDITION.</li><li>• ALLOWANCE FOR EXTRA OVER FOR TINTED WINDOWS AS PER POV 18589.</li><li>• PROVIDE CONCEALED CISTERNS TO PROPOSED W.C.</li><li>• PROVIDE LAUNDRY CHUTE.</li></ul>			
WORKS BY OWNER			
<ul style="list-style-type: none"><li>• REMOVAL &amp; INSTALLATION OF T.V ANTENNA IF 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><li>• PHONE AND/OR DATA CABLING.</li><li>• SUPPLY TWENTY TWO (22) DOWNLIGHT FITTINGS.</li><li>• SUPPLY FLOOR &amp; WALL TILES FOR ALTERATIONS TO BED 2 ENSUITE.</li><li>• FLOOR FINISH TO FFA #G/FL ALTERATIONS.</li><li>• ALL WORKS ASSOCIATED WITH THE ALTERING OF THE EXISTING LAUNDRY TO SUITE THE NEW LAUNDRY CHUTE.</li><li>• PROVIDE + INSTALL SHELF &amp; RAIL TO BED 4 &amp; 5</li></ul>			
I	FINAL CONSTRUCTION	J.E.	18-05-17
H	PLAN CHECK & TO CONTRACTS	J.E.	08-03-17
G	BASIX ADDED & TO COUNCIL	N.E.	13-12-16
F	POV 18914	J.E.	22-11-16
E	POV 18744	S.C.	02-11-16
D	BULKHEAD ADDED	J.E.	01-11-16
C	POV 18589	J.E. / T.P.	26-09-16
B	TO CLIENT	T.P.	17-08-16
A	TECHNICAL	C.W.	12-08-16
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: ROCCO RASO			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR B & MRS D ROCK			
AT 52 DONOVAN AVENUE MAROUBRA NSW 2035			
COUNCIL: RANDWICK CITY COUNCIL			
		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: 7791/16	
		1	

[illegible]

No. : 52  
Lot. : 4113  
DP : 752015  
AREA: 602m<sup>2</sup> (By Title)  
: 603.8m<sup>2</sup> (By Calc)

# Legend

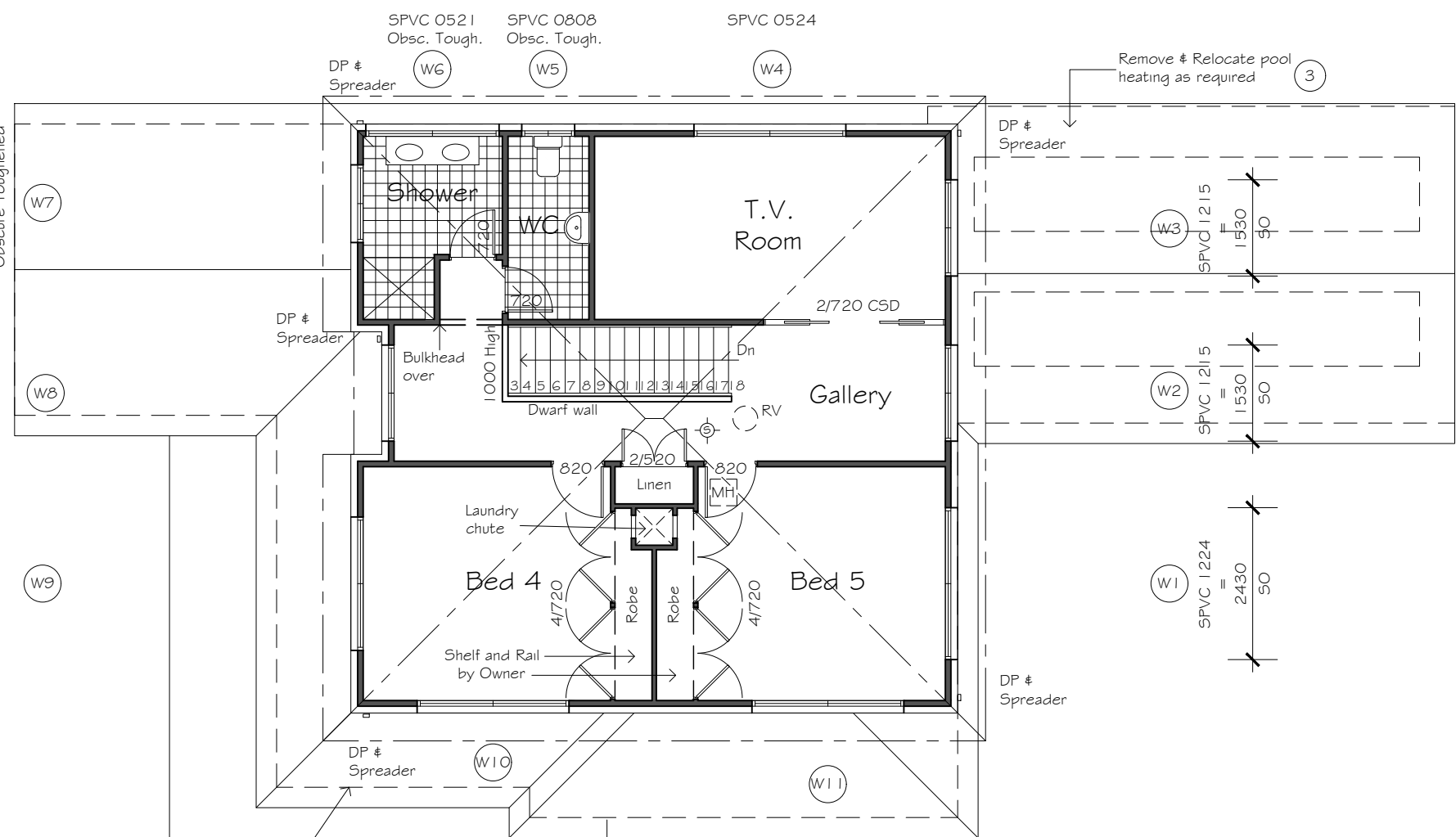
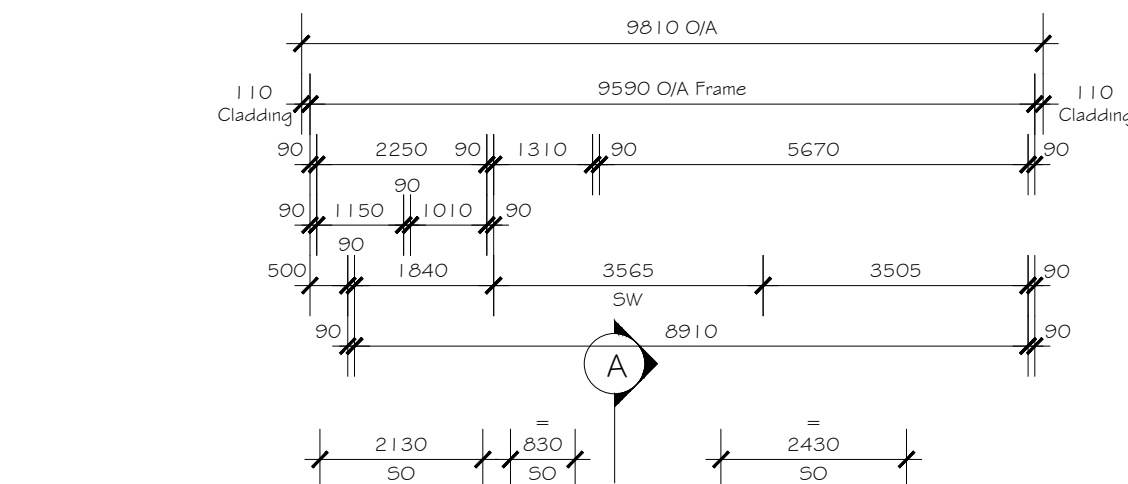
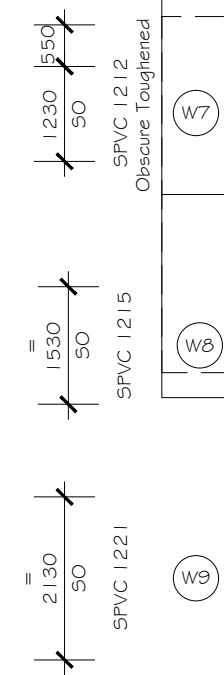
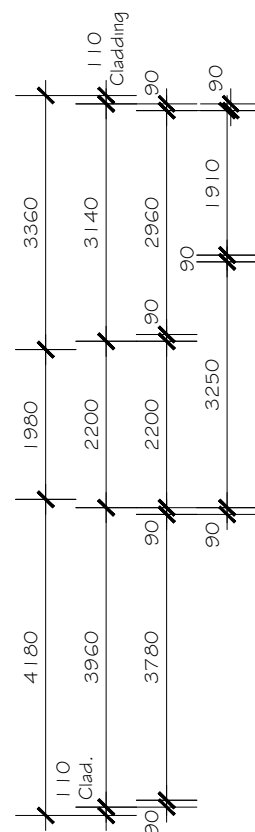
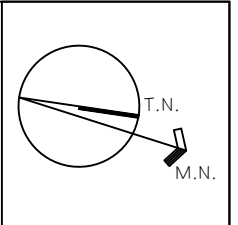
SAC	Air Conditioning Compressor
DP	Downpipe
EL	Eave Light
EF	Exhaust Fan
G	Gully
HL	Heater/Light
HWU	Hot Water Unit Wall Mounted
MH	Manhole
MB	Meter Box - Electrical
⊙	Smoke Detector - Existing
HP	Pool Heating Panels - Roof Mounted
T	Tap - Garden
VP	Sewer Vent Pipe
WL	Wall Light
AC	Air Conditioning Unit



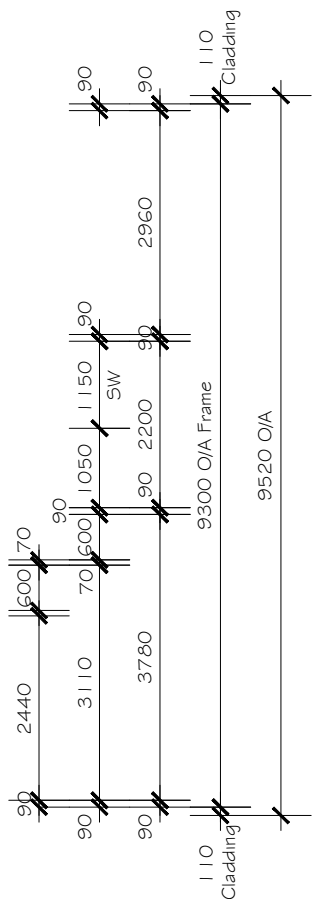
## Ground Floor Plan

# Legend

- DP = Downpipe
- MH = Manhole
- RV = Roof Ventilator
- ⊙ = Smoke Detector



Line of Existing Ground Floor below shown dashed.



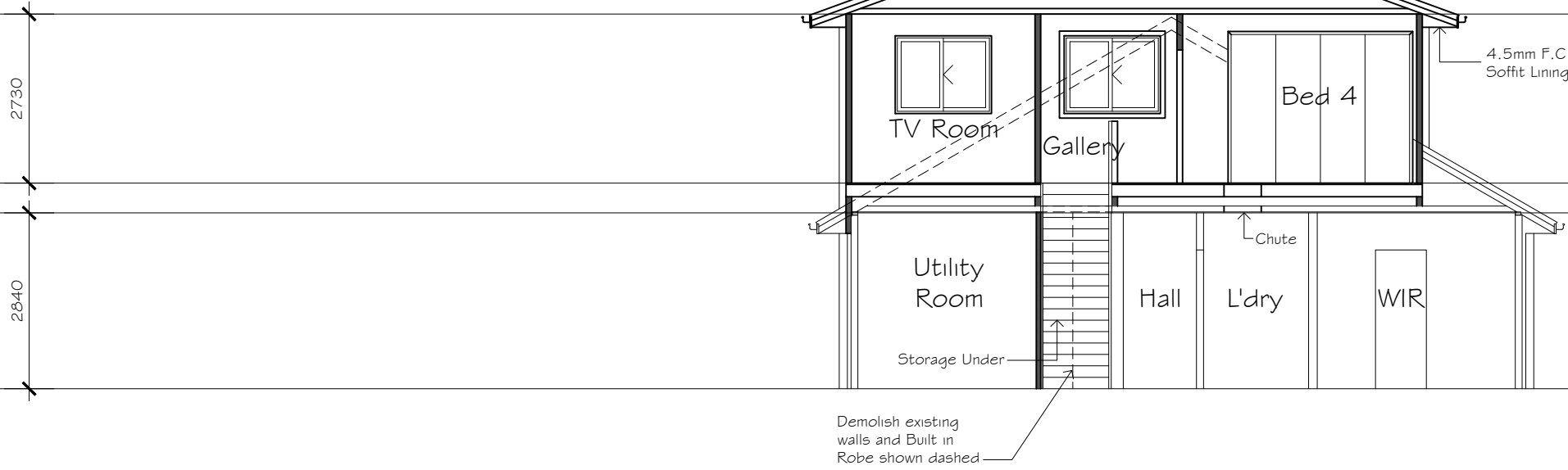
## Proposed First Floor Addition





560  
To Frame  
450  
To Cladding  
365  
1000  
20.0° Roof Pitch

Max Ridge Height  
RL 30.125



Section A-A



WINDOW SCHEDULE (BASIX A268810_02)				CLIENT: .....		PVC (CHRISOFFEL) WINDOWS:					
STANDARD NOTES:				CLIENT: .....		STANDARD PVC COLOUR: WHITE.					
• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE						HARDWARE COLOUR: SILVER MATT					
• ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS											
• WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5				BUILDER: .....DATE: .....						TERRAIN: 3 WIND LOAD: W 28 N	
	W1	SPVC 1224	COLOUR	GLAZING	SPECIAL NOTES		W10	SPVC 0624	COLOUR	GLAZING	SPECIAL NOTES
	N ELEVATION / BEDROOM 5	POLYVINYL CHLORIDE (PVC)	WHITE	TONED/ AIR GAP/ CLEAR, (U-VALUE: 3.64, SHGC: 0.42)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC		E ELEVATION / BEDROOM 4	POLYVINYL CHLORIDE (PVC)	WHITE	TONED/ AIR GAP/ CLEAR, (U-VALUE: 3.64, SHGC: 0.42)	WINDOWS TO BE TINTED ON ONE SIDE (GREY TONE TO MATCH EXISTING)
	SLIDING OPEN / FIXED / OPEN	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH BLACK	REVEAL	WINDOWS TO BE TINTED ON ONE SIDE (GREY TONE TO MATCH EXISTING)		SLIDING OPEN / FIXED / OPEN	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH BLACK	REVEAL	
				140mm					140mm		
	W2	SPVC 1215	COLOUR	GLAZING	SPECIAL NOTES		W11	SPVC 0624	COLOUR	GLAZING	SPECIAL NOTES
	N ELEVATION / GALLERY	POLYVINYL CHLORIDE (PVC)	WHITE	TONED/ AIR GAP/ CLEAR, (U-VALUE: 3.64, SHGC: 0.42)	WINDOWS TO BE TINTED ON ONE SIDE (GREY TONE TO MATCH EXISTING)		E ELEVATION / BEDROOM 5	POLYVINYL CHLORIDE (PVC)	WHITE	TONED/ AIR GAP/ CLEAR, (U-VALUE: 3.64, SHGC: 0.42)	WINDOWS TO BE TINTED ON ONE SIDE (GREY TONE TO MATCH EXISTING)
	SLIDING OPEN / FIXED	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH BLACK	REVEAL			SLIDING OPEN / FIXED / OPEN	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH BLACK	REVEAL	
				140mm					140mm		
	W3	SPVC 1215	COLOUR	GLAZING	SPECIAL NOTES						
	N ELEVATION / T.V ROOM	POLYVINYL CHLORIDE (PVC)	WHITE	TONED/ AIR GAP/ CLEAR, (U-VALUE: 3.64, SHGC: 0.42)	WINDOWS TO BE TINTED ON ONE SIDE (GREY TONE TO MATCH EXISTING)						
	SLIDING OPEN / FIXED	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH BLACK	REVEAL							
				140mm							
	W4	SPVC 0524	COLOUR	GLAZING	SPECIAL NOTES						
	W ELEVATION / T.V. ROOM	POLYVINYL CHLORIDE (PVC)	WHITE	TONED/ AIR GAP/ CLEAR, (U-VALUE: 3.64, SHGC: 0.42)	WINDOWS TO BE TINTED ON ONE SIDE (GREY TONE TO MATCH EXISTING)						
	SLIDING OPEN / FIXED / OPEN	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH BLACK	REVEAL							
				140mm							
	W5	SPVC 0808	COLOUR	GLAZING	SPECIAL NOTES						
	W ELEVATION / WC	POLYVINYL CHLORIDE (PVC)	WHITE	TONED/ AIR GAP/ CLEAR, (U-VALUE: 3.64, SHGC: 0.42)	TRANSLUCENT FILM BY BUILDER.						
	SLIDING OPEN / FIXED	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH BLACK	REVEAL	WINDOWS TO BE TINTED ON ONE SIDE (GREY TONE TO MATCH EXISTING)						
				140mm							
	W6	SPVC 0521	COLOUR	GLAZING	SPECIAL NOTES						
	W ELEVATION / SHOWER	POLYVINYL CHLORIDE (PVC)	WHITE	TONED/ AIR GAP/ CLEAR, (U-VALUE: 3.64, SHGC: 0.42)	TRANSLUCENT FILM BY BUILDER.						
	SLIDING OPEN / FIXED	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH BLACK	REVEAL	WINDOWS TO BE TINTED ON ONE SIDE (GREY TONE TO MATCH EXISTING)						
				140mm							
	W7	SPVC 1212	COLOUR	GLAZING	SPECIAL NOTES						
	S ELEVATION / SHOWER	POLYVINYL CHLORIDE (PVC)	WHITE	TONED/ AIR GAP/ CLEAR, (U-VALUE: 3.64, SHGC: 0.42)	TRANSLUCENT FILM BY BUILDER.						
	SLIDING OPEN / FIXED	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH BLACK	REVEAL	WINDOWS TO BE TINTED ON ONE SIDE (GREY TONE TO MATCH EXISTING)						
				140mm							
	W8	SPVC 1215	COLOUR	GLAZING	SPECIAL NOTES						
	S ELEVATION / GALLERY	POLYVINYL CHLORIDE (PVC)	WHITE	TONED/ AIR GAP/ CLEAR, (U-VALUE: 3.64, SHGC: 0.42)	WINDOWS TO BE TINTED ON ONE SIDE (GREY TONE TO MATCH EXISTING)						
	SLIDING OPEN / FIXED	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH BLACK	REVEAL							
				140mm							
	W9	SPVC 1221	COLOUR	GLAZING	SPECIAL NOTES						
	S ELEVATION / BEDROOM 4	POLYVINYL CHLORIDE (PVC)	WHITE	TONED/ AIR GAP/ CLEAR, (U-VALUE: 3.64, SHGC: 0.42)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC						
	SLIDING OPEN / FIXED	INSECT SCREEN	ALUMINIUM FIBREGLASS MESH BLACK	REVEAL	WINDOWS TO BE TINTED ON ONE SIDE (GREY TONE TO MATCH EXISTING)						
				140mm							
FOR: MR B & MRS D ROCK				AT: 52 DONOVAN AVENUE, MAROUBRA NSW 2035				SCALE: 1 : NTS		SHEET: 8 OF 8	
								JOB NO: 7791/16		1	