

BASIX COMMITMENTS

CERTIFICATE NO. A241878

FIXTURES AND SYSTEMS

LIGHTINGMIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS

WET AREAS:  
NEW OR ALTEREDSHOWER HEADS 3 STAR RATED  
TOILETS 3 STAR RATED  
TAPS 3 STAR RATED

INSULATION REQUIREMENTS

FLOOR ABOVE EXISTING DWELLING OR BUILDINGNIL

FLAT CEILING,  
PITCHED ROOFCEILING: R 2.50 (UP)  
ROOF: FOIL/ SARKING  
DARK (SOLAR ABSORPTANCE >0.70)

EXTERNAL WALL:  
BRICK VENEERRI .16 (or RI.70 INCLUDING CONSTRUCTION)

EXTERNAL WALL: FRAMED  
(WEATHERBOARD, FIBRO,  
METAL CLAD)NIL

GLAZING REQUIREMENTS

WINDOWS

W1 - W5, W8 - W12STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)

W6 & W7STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)

SL1 & SL2TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)

SHADING DEVICES

WINDOWS

W1 - W7EAVE / VERANDAH / PERGOLA / BALCONY  
>= 600MM

W8 - W11, SL1 & SL2NONE

W12PROJECTION /HEIGHT ABOVE SILL RATIO  
>= 0.23

EXTERNAL PAINT SCHEDULE

ITEM	BRAND <small>eg. WATTYL</small>	CODE	COLOUR
Wall Cladding	Taubmans	33Db I	Victorian Pewter
Roof Sheeting	Colorbond		Basalt
Rafter Tails	Taubmans	33Db I	Victorian Pewter
Soffit Lining	Taubmans	33Db I	Victorian Pewter
Portico Post	Colorbond		Surfmist

SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

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

ROOF: ROOF TRUSSES  
TO MANUFACTURERS  
DETAILS @ .600 CTS

FLOOR: REFER TO STRUCTURAL LAYOUTS

WIND LOAD SELECT WINDSPEED

FINISHES

BRICKWORKSELECT COMMONS TO PARTY WALL

FLOORING19MM STRUCTURAL PARTICLEBOARD

CLADDING75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE COAT FINISH FIXED TO 20MM BATTENS OVER POLASTIC INSULATION BLANKET

WINDOWS - TREND KEYED LOCKS  
(TERRAIN: 3 )FRAME: PREFINISHED ALUMINIUM

INSECT SCREENS:  
TO ALL NEW OPERABLE WINDOW SASHESBY OWNER

ROOF COVERINGTERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.  
  
STRAMMIT 'SPEED DECK' TO GROUND FLOOR PORTICO

ROOF SARKINGFLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL UNDER ROOF TILES. 55MM ANTICON INSULATION BLANKET UNDER ROOF SHEETING.

INSULATION  
(FIBREGLOSS)R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA  
12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES

INTERNAL FIXINGS

DAR: FINGER JOINTED PINE  
SKIRTING: Ex. 150x25 COLONIAL  
ARCHITRAVE: Ex. 100x25 COLONIAL

INTERNAL DOORS  
(DOOR FURNITURE SUPPLIED BY OWNER)

PRIMED CORINTHIAN "STANFORD" TO FIRST FLOOR LINEN  
CORINTHIAN "WINDSOR WIN 7FG" TO GROUND FLOOR BED | ENTRY  
PRIMED CORINTHIAN "BALMORAL PBAL4" ELSEWHERE.

STAIRCASE  
SPOTTED GUM TREADS &  
RISERS

TYPE: CLOSED TIMBER  
  
WIDTH: 900mm  
  
RISE: 19 @ 182mm  
  
GOING: 240mm (260mm TREAD)

FASCIA &  
BARGE BOARD  
(PARTY WALL)

MATERIAL: PREFINISHED ZINCALUME  
FASCIA COLOUR: MONUMENT  
BARGE COLOUR: MONUMENT

GUTTERS & DOWNPIPES

TYPE: QUAD  
MATERIAL: PREFINISHED ZINCALUME  
GUTTER COLOUR: MONUMENT  
DOWNPIPE COLOUR: BASALT

HOT WATER UNITCONNECT TO EXISTING - RELOCATED AS REQUIRED

PAINING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK

FIRST FLOOR EXTERNAL: BY CAPE COD  
FIRST FLOOR INTERNAL: BY OWNER  
  
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.

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SPECIAL NOTES

• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN  
• REUSE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC  
• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.  
• CONNECT/INSTALL TWENTY (20) DOWNLIGHT FITTINGS (AS SUPPLIED BY THE OWNER).  
• CONNECT/INSTALL PC ITEMS AS SUPPLIED BY OWNER.  
• PROVIDE "FEDERATION STYLE" EAVE OVERHANGS WITH FC SHEET SOFFIT LININGS ON RAKE & TREATED PINE RAFTER TAILS AT 450 CTS.  
• PROVIDE PLUMBING & DRAINAGE ROUGH IN ONLY FOR NEW KITCHEN FITOUT BY OWNER.

WORKS BY OWNER

• REMOVAL & INSTALLATION OF T.V ANTENNA AND SATELLITE DISH AS 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.  
• ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.  
• SUPPLY TWENTY (20) DOWNLIGHT FITTINGS.  
• SUPPLY & INSTALLATION OF INSECT SCREENS TO ALL DOORS & WINDOWS.  
• REMOVAL & INSTALLATION OF GROUND FLOOR FLOORING EXCLUDING THE FLOORING IN THE ENSUITE & LAUNDRY, INCLUDING SANDING & FINISHING IF REQUIRED.  
• SUPPLY OF THREE (3) VANITY UNITS, THREE (3) WC SUITES, ONE (1) BATH, ONE (1) LAUNDRY TUB & CABINET, ALL TAPS & OUTLETS, THREE (3) TOILET ROLL HOLDERS, TWO (2) SOAP HOLDERS & TWO (2) TOWEL RAILS.  
• SUPPLY & INSTALLATION OF VANITY MIRRORS & SHOWER SCREENS AS REQUIRED.  
• SUPPLY OF ALL NEW DOOR FURNITURE.  
• SUPPLY OF FLOOR & WALL TILES TO GROUND FLOOR LAUNDRY, GROUND FLOOR ENSUITE & FIRST FLOOR BATHROOM.  
• ALL WORK ASSOCIATED WITH RELOCATION/MODIFICATION OF EXISTING SECURITY ALARM SYSTEM  
• ALL WORK ASSOCIATED WITH CONNECTION OF NEW DOWNPIPES TO STORMWATER SYSTEM.  
• FITOUT OF NEW BUILT-IN & WALK-IN ROBES AS REQUIRED.  
• REMOVAL/MODIFICATION OF EXISTING ROBES & CUPBOARDS IN AREA OF NEW WORKS AS REQUIRED.

G	FINAL CONSTRUCTION	N.L.	24-05-16
F	TO CONTRACT	N.L.	07-03-16
E	PLAN CHECK & POV 17709	J.M.	02-03-16
D	POV 17679 & CONSULTANT MARK-UP	S.C./N.L.	22-02-16
C	POV 17583	B.P.	10-02-16
B	TO CLIENT	S.C.	18-12-15
A	TECHNICAL	S.C.	16-12-15
No.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: TERRY SMITH

PROPOSED ADDITIONS & ALTERATIONS

FOR MR D HANAFI & MS C PRASIDHI

AT 83 MAROUBRA ROAD,  
MAROUBRA, NSW 2035

COUNCIL: RANDWICK

Cape Cod

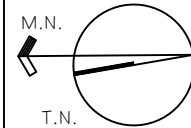
A U S T R A L I A

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 8

JOB NO: 7725/15

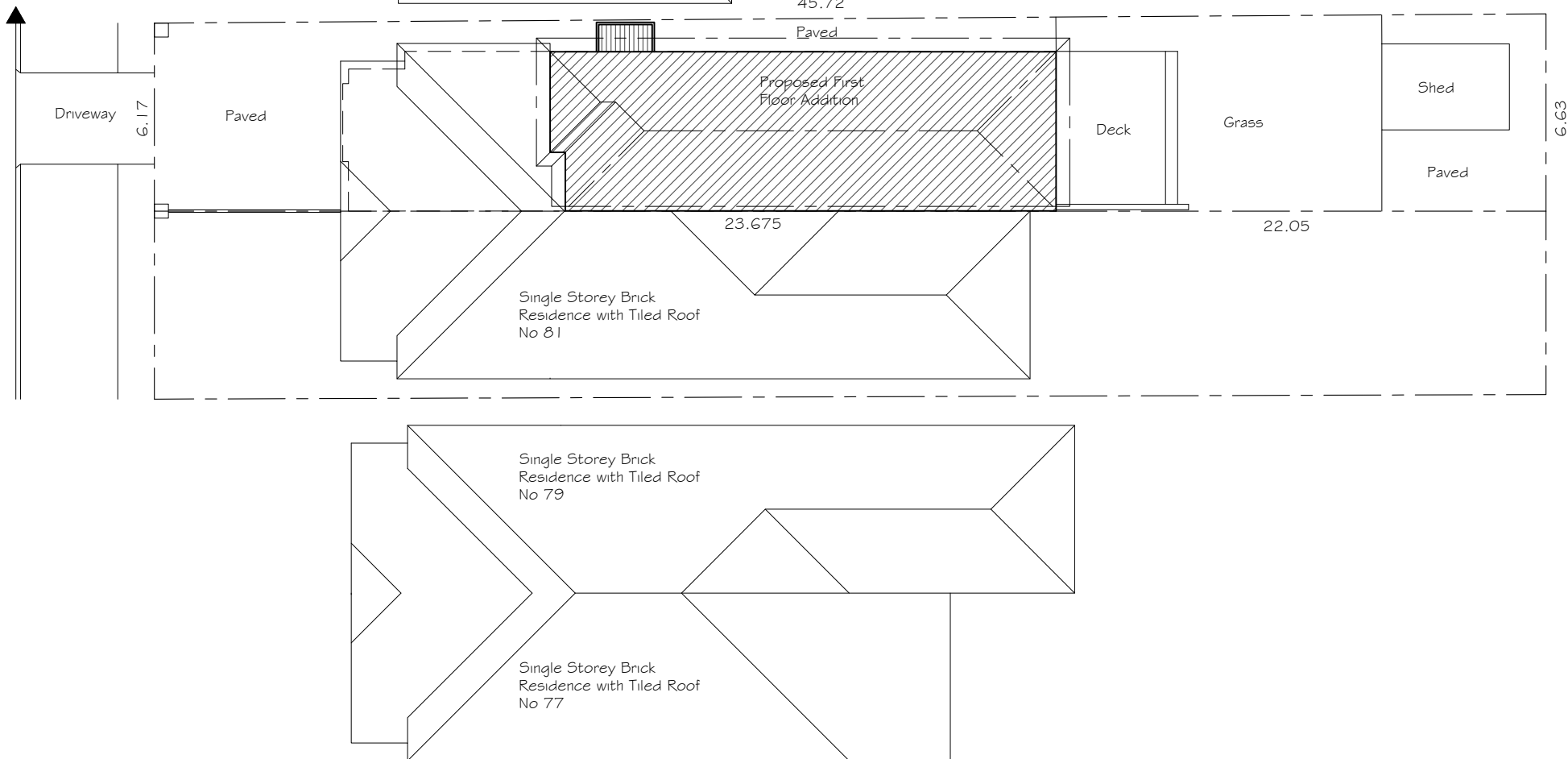
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MAROUBRA ROAD

0.930m to Existing  
# Proposed Approx.

BM Nail in kerb  
RL 23.39 (AHD)



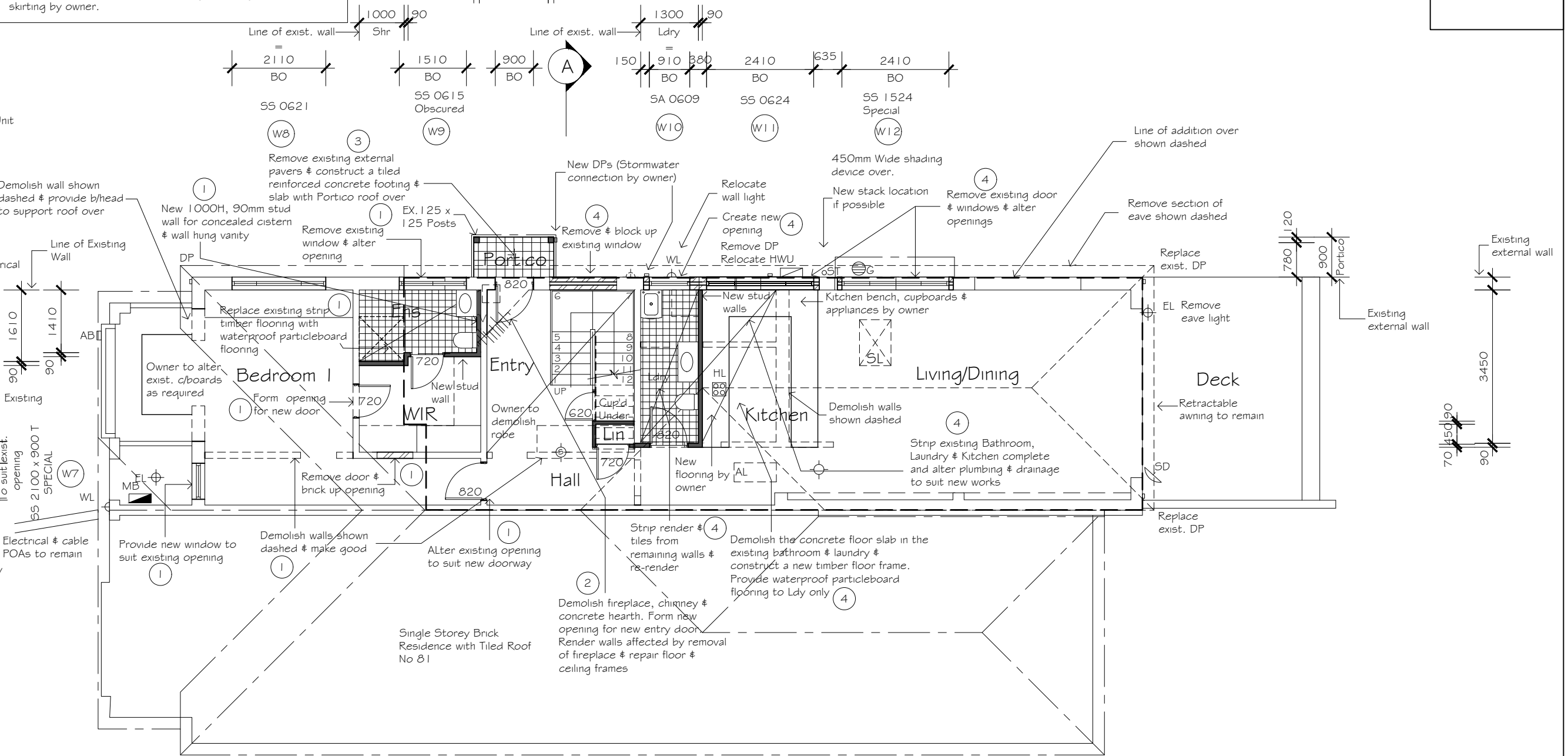
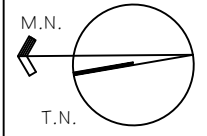
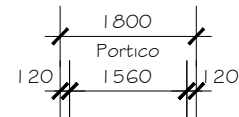
## Site Plan

No. : 83  
Lot. : Y  
DP : 392600  
AREA : 284.5m<sup>2</sup> (By Title)

# Legend







- AB □ Alarm Box
- DP = Downpipe
- EL ⊕ Eave Light
- G ⊕ Gully
- HL ⊕ Heater/Light/Fan Unit (to be removed)
- HWU ⊕ Hot Water Unit Wall Mounted
- AL ⊓ Attic Ladder (to be removed)
- MB ⊓ Meter Box - Electrical
- SD ⊓ Satellite Dish- (to be removed by owner)
- SL ⊓ Skylight (to be removed)
- ⊙ Smoke Detector - Existing
- WL ⊓ Wall Light
- ⊙ Smoke Detector
- T.V. ⊓ TV Antenna - (to be removed by owner)

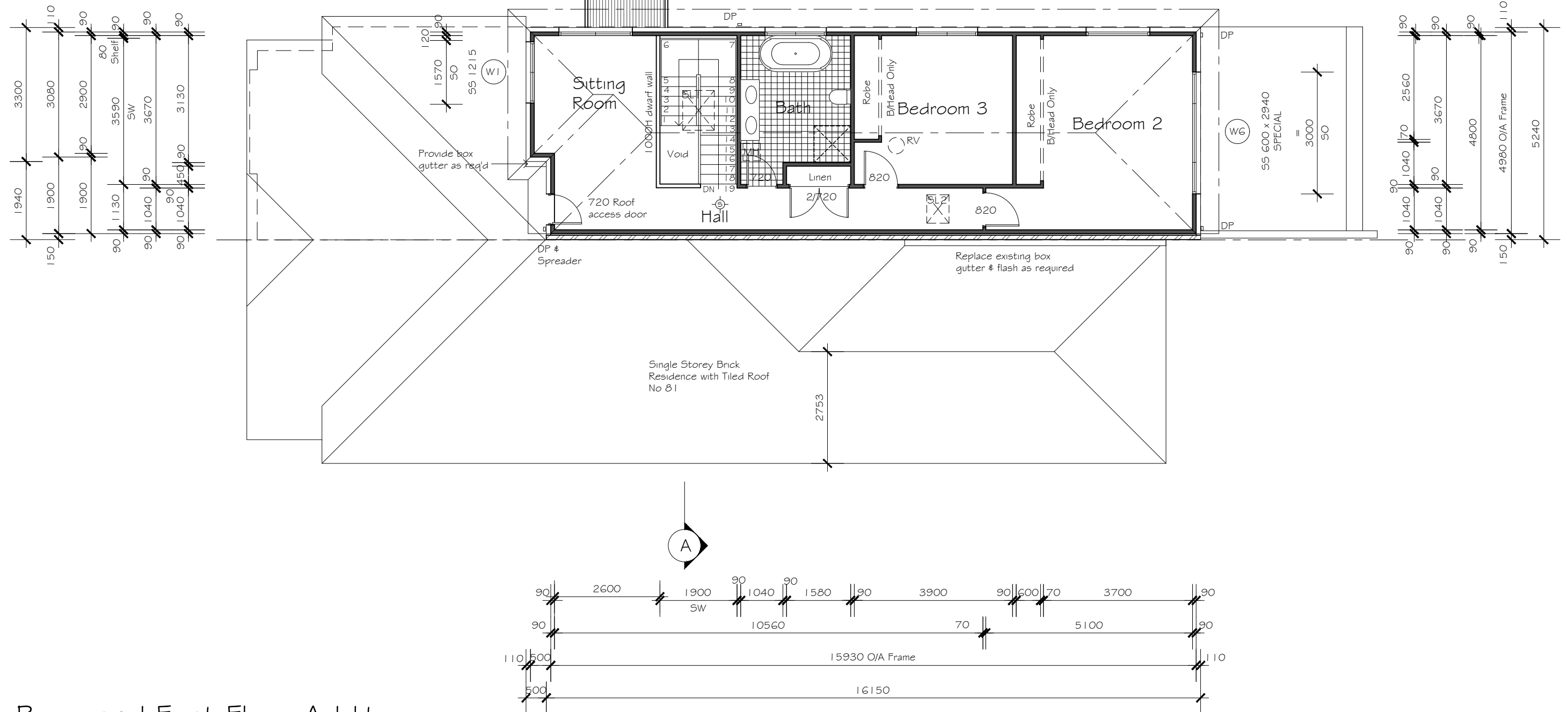
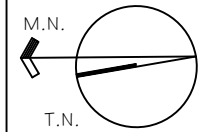
Replace the whole of the Ground Floor ceilings with 10mm plasterboard & new cornices.  
Remove existing remaining skirtings. Owner to lay new flooring.  
Supply & install ex 150 x 25mm colonial skirtings. Make good areas affected by alterations. Painting of ceilings, cornice & skirting by owner.



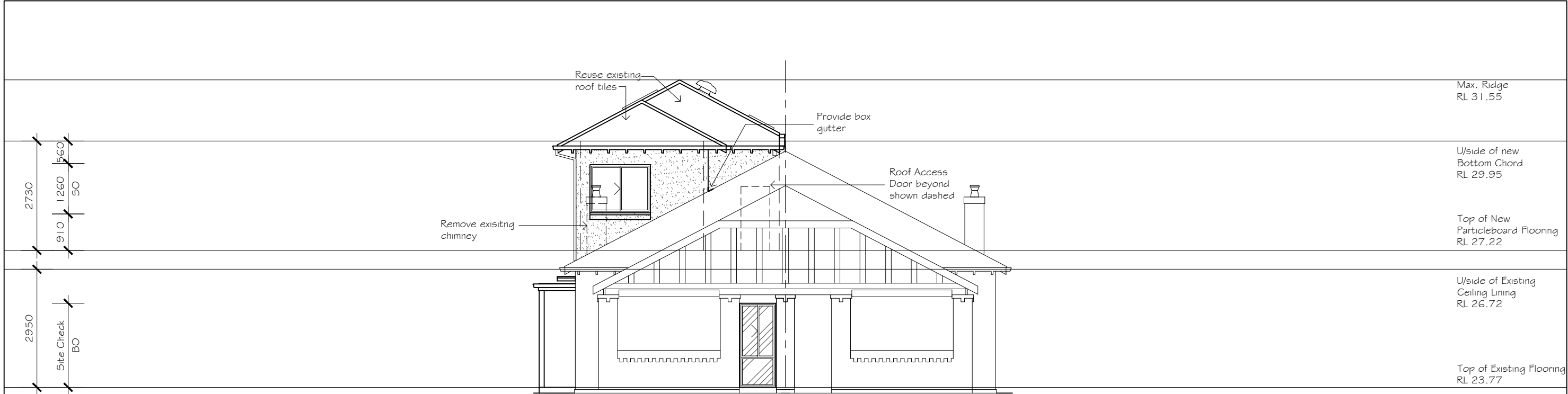
Ground Floor Plan

### Legend

- |  |   |
|--|---|
| DP  | Downpipe  |
| MH  | Manhole   |
| RV  | Powered Roof Ventilator                         |
|     | Smoke Detector                                  |
|     | F52005 M04<br>Velux Fixed Skylight<br>780 x 980 |
|     | F52005 C01<br>Velux Fixed Skylight<br>550 x 700 |



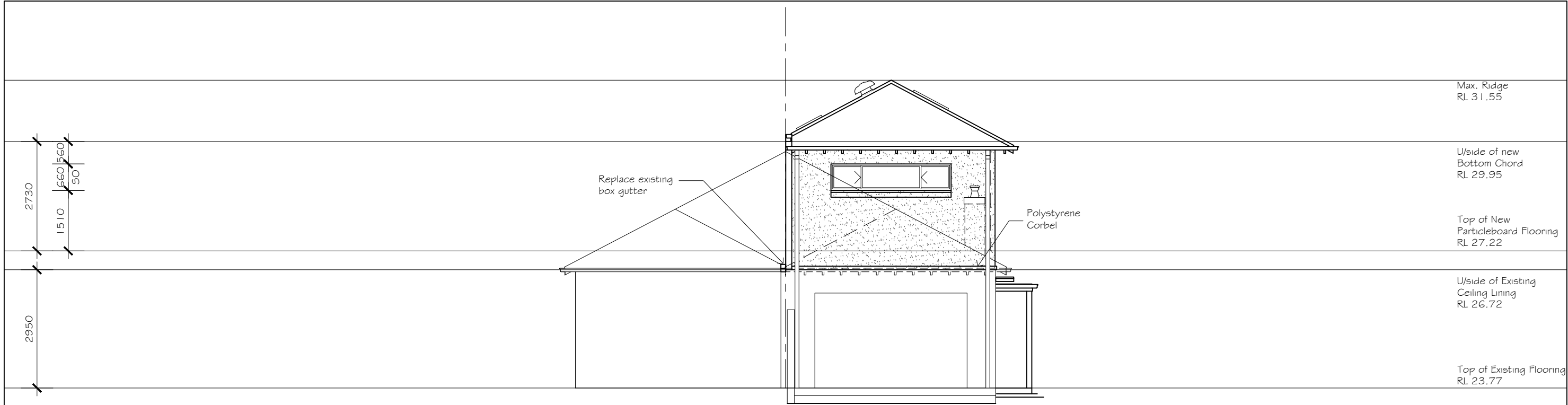
## Proposed First Floor Addition



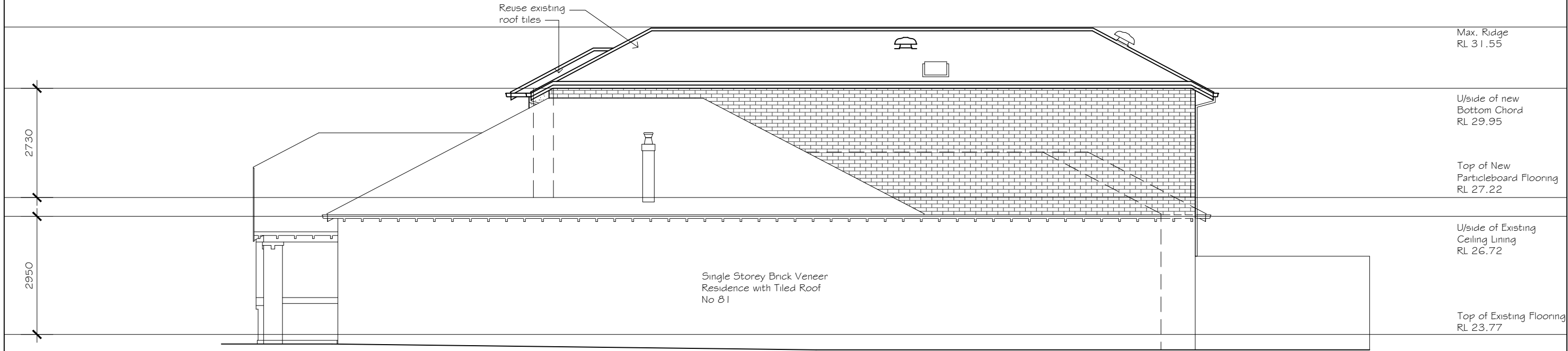
North Elevation



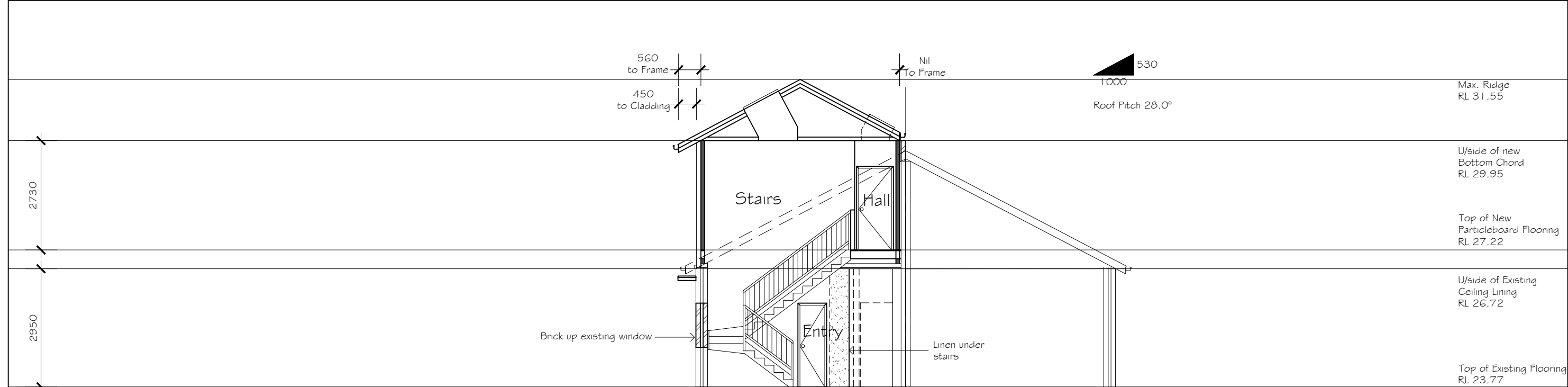
East Elevation



South Elevation

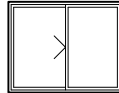

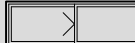

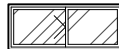
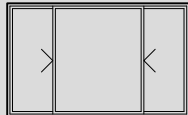
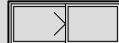

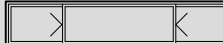

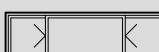



West Elevation



Section A-A



WINDOW SCHEDULE (BASIX A241878)				CLIENT: .....		ALUMINIUM TREND WINDOWS:									
STANDARD NOTES:				CLIENT: .....		STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.									
• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE • 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: .....		DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.				TERRAIN: 3 WIND LOAD: W 33 N					
	W1	SS 1215	COLOUR	GLAZING	SPECIAL NOTES		W10	SA 0609	COLOUR	GLAZING	SPECIAL NOTES				
	N ELEVATION / SITTING ROOM		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			E ELEVATION / LAUNDRY		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)					
	ALUMINIUM		INSECT SCREEN	BY OWNER			ALUMINIUM		INSECT SCREEN						
	SLIDING OPEN / FIXED		REVEAL				AWNING OPEN		REVEAL						
			140mm						170mm						
	W2	SS 0618	COLOUR	GLAZING	SPECIAL NOTES		W11	SS 0624	COLOUR	GLAZING	SPECIAL NOTES				
	E ELEVATION / SITTING ROOM		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			E ELEVATION / KITCHEN		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)					
	ALUMINIUM		INSECT SCREEN	BY OWNER			ALUMINIUM		INSECT SCREEN						
	SLIDING OPEN / FIXED		REVEAL				SLIDING OPEN / FIXED / OPEN		REVEAL						
			140mm						170mm						
	W3	SS 0615	COLOUR	GLAZING	SPECIAL NOTES		W12	SS 1524	COLOUR	GLAZING	SPECIAL NOTES				
	E ELEVATION / BATHROOM		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.		E ELEVATION / LIVING/DINING		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)					
	ALUMINIUM		INSECT SCREEN	BY OWNER			ALUMINIUM		INSECT SCREEN						
	SLIDING OPEN / FIXED		REVEAL				SLIDING OPEN / FIXED / OPEN		REVEAL						
			140mm						170mm						
	W4	SS 0615	COLOUR	GLAZING	SPECIAL NOTES										
	E ELEVATION / BEDROOM 3		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)											
	ALUMINIUM		INSECT SCREEN	BY OWNER											
	SLIDING OPEN / FIXED		REVEAL												
			140mm												
	W5	SF 1215	COLOUR	GLAZING	SPECIAL NOTES										
	E ELEVATION / BEDROOM 2		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.										
	ALUMINIUM		INSECT SCREEN	N/A											
	FIXED		REVEAL												
			140mm												
	W6	SS 600x2940 SPECIAL	COLOUR	GLAZING	SPECIAL NOTES										
	S ELEVATION / BEDROOM 2		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.										
	ALUMINIUM		INSECT SCREEN	BY OWNER											
	SLIDING OPEN / FIXED / OPEN		REVEAL												
			140mm												
	W7	SS 2100 X 900 T SPECIAL	COLOUR	GLAZING	SPECIAL NOTES										
	N ELEVATION / BEDROOM 1		PEARL WHITE	OBSCURED, (U-VALUE: 7.63, SHGC: 0.75)	SITE CHECK. TO SUIT EXISTING OPENING.										
	ALUMINIUM		INSECT SCREEN	BY OWNER											
	SLIDING OPEN / FIXED / FIXED		REVEAL												
			170mm												
	W8	SS 0621	COLOUR	GLAZING	SPECIAL NOTES										
	E ELEVATION / BEDROOM 1		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)											
	ALUMINIUM		INSECT SCREEN	BY OWNER											
	SLIDING OPEN / FIXED / OPEN		REVEAL												
			170mm												
	W9	SS 0615	COLOUR	GLAZING	SPECIAL NOTES										
	E ELEVATION / ENSUITE		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.										
	ALUMINIUM		INSECT SCREEN	BY OWNER											
	SLIDING OPEN / FIXED		REVEAL												
			170mm												
FOR: MR D HANAFI & MS C PRASIDHI				AT: 83 MAROUBRA ROAD, MAROUBRA, NSW 2035				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7725/15		G	