
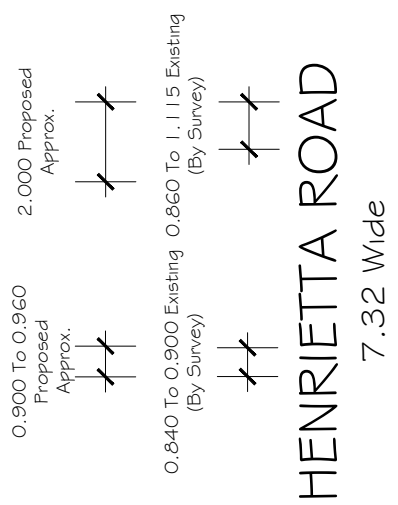
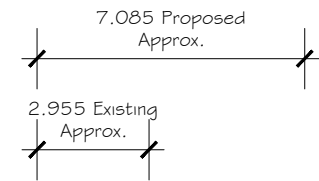
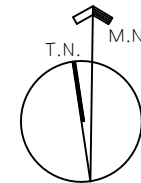


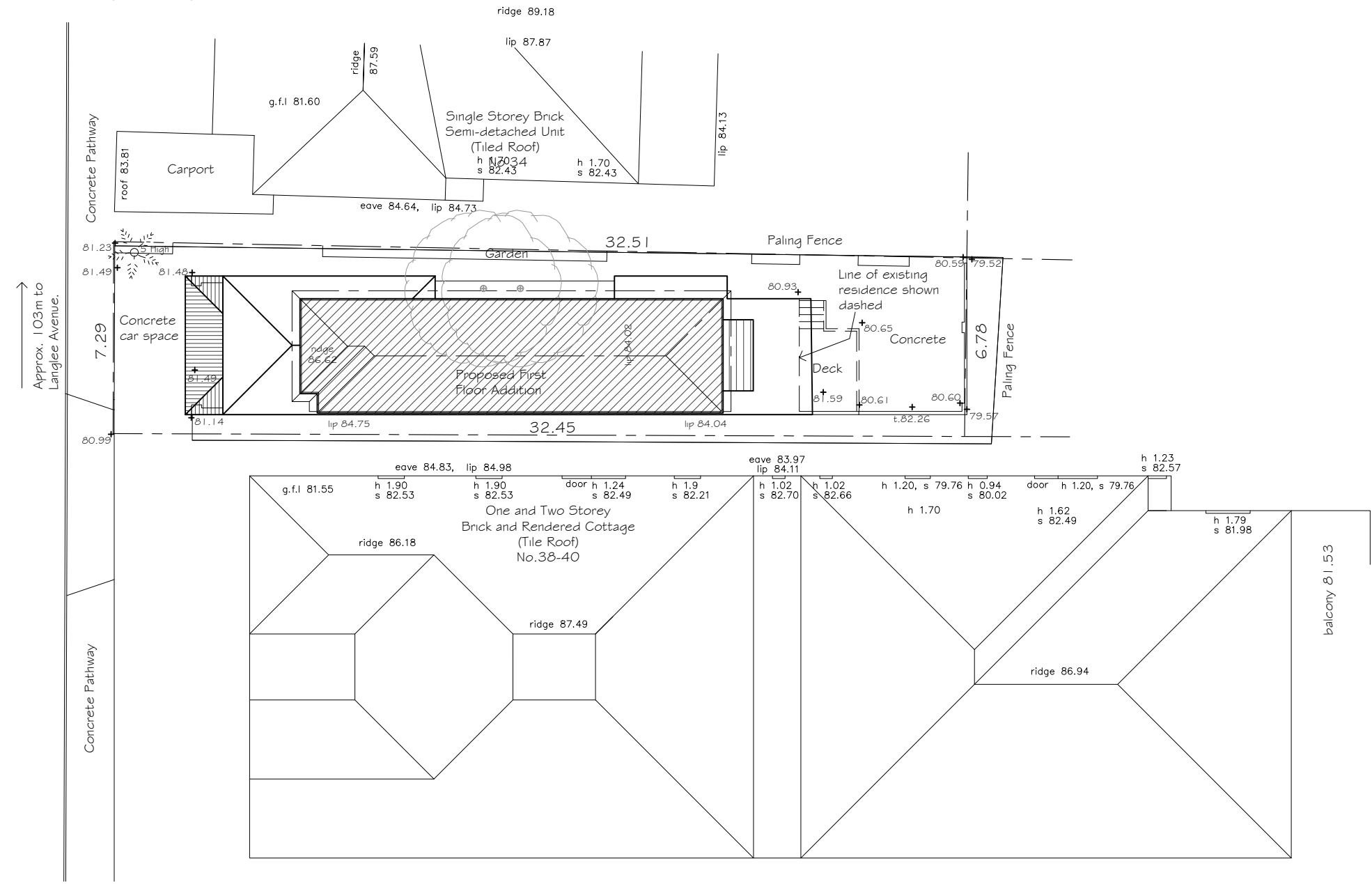
BASIX COMMITMENTS			
CERTIFICATE NO. A274554			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R 1.30 (or R 1.70 INCLUDING CONSTRUCTION)		
FLAT CEILING, PITCHED ROOF	CEILING: R 1.45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W9	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
W1, W2, W3, W4, W5, W6, W7, W8, & W10	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
SKYLIGHTS SL1, & SL2	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, SHGC: 0.5)		
SHADING DEVICES			
WINDOWS			
W1, W2, W3, W4, W5, W6, W7, W8, & W10	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		
W9	NONE		
SKYLIGHTS SL1, & SL2	NONE		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Soffit Lining	Dulux		White on White
Wall Cladding - B/work	Haymes		Surfmist
Pergola Beam	Haymes		Surfmist
Handrail Post	Haymes		Surfmist
Handrail Frame	Haymes		Surfmist
Balcony Beam	Haymes		Monument

FINAL CONSTRUCTION.

SPECIFICATION SUMMARY		SPECIAL NOTES					
STRUCTURAL TIMBER - All to ASA 1684.2		<ul style="list-style-type: none"><li>• PROVIDE TWO (2) 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>• PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN 1KM OF OCEAN.(IF REQUIRED)</li><li>• CONNECT/INSTALL TWELVE (12) DOWNLIGHT FITTINGS &amp; ONE (1), 3 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).</li><li>• ELECTRICAL RE-WIRING TO EXISTING HOUSE.</li><li>• PROVIDE 250MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.</li><li>• REFURBISH &amp; PAINT EXISTING REMAINING G/FL ROOF TILES.</li><li>• PROVIDE NEW BULLNOSE ROOF OVER G/FL VERANDAH.</li><li>• P.O.A TO BE TEMPORARILY DISCONNECTED DURING THE CONSTRUCTION OF THE NEW BULLNOSE ROOF. TEMPORARY POWER POLE REQUIRED. RECONNECT ON COMPLETION OF WORKS.</li></ul>					
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CT5 70 X 35 INT. STUDS @ .600 CT5						ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CT5	
FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N							
FINISHES							
BRICKWORK	N/A						
FLOORING	19MM STRUCTURAL PARTICLEBOARD						
CLADDING	200mm WEATHERTEX "SMOOTH" CLADDING OVER POLYSTYRENE CORE WALL INSULATION TO EXTERNAL WALLS						
WINDOWS - TREND KEYPED LOCKS (TERRAIN: 3 )	FRAME: PREFINISHED ALUMINIUM						
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS						
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CUSTOM ORB COLOUR: SELECT COLOUR						
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET						
INSULATION (FIBREGLASS)	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. 100x25 ARCHITRAVE: Ex. 100x25						
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"						
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER  WIDTH: 900mm  RISE: 19 @ 189mm  GOING: 240mm (260mm TREAD)						
FASCIA	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: MONUMENT BARGE COLOUR: MONUMENT						
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: MONUMENT DOWNPIPE COLOUR: SURFMIST						
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.							
		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 TWELVE (12) DOWNLIGHT FITTINGS &amp; ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.</li><li>• PAINTING OF EXISTING AND EXTERNAL AREAS AFFECTED BY THE ADDITION AND ALTERATIONS.</li><li>• ALL WORK ASSOCIATED WITH THE SUPPLY &amp; INSTALLATION OF SPLIT SYSTEM A/C TO BEDROOM 1 &amp; 3.</li><li>• ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF A DUCTED AIR CONDITIONING SYSTEM.</li></ul>					
		J	AMENDED FINAL CONSTRUCTION	C.S.	14-07-17		
		I	FINAL CONSTRUCTION	B.J.P.	10-07-17		
		H	TO CONTRACTS	S.M.	23-06-17		
		G	PLAN CHECK	J.G.	05-06-17		
		F	RE-DESIGN FOR COUNCIL	J.E.	04-05-17		
		E	BASIX ADDED & TO COUNCIL	N.E.	08-03-17		
		D	WINDOW W/O AMENDED	J.E.	09-02-17		
		C	POV 19092	S.C.	01-02-17		
		B	TO CLIENT	J.E.	15-12-16		
		A	TECHNICAL	J.E.	02-12-16		
		No.	ISSUE	DRAWN	DATE		
		DESIGN CONSULTANT: PETER BROWN					
		PROPOSED ADDITIONS & ALTERATIONS					
		FOR MR M & MRS L MCALISTER					
		AT 36 HENRIETTA STREET WAVERLEY NSW 2024					
		COUNCIL: WAVERLEY					
		<div><div><div>A.B.N. 54 000 605 407 SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519</div></div></div>					
		SHEET: 1 OF 8		JOB NO: 7821/16			
				J			



HENRIETTA ROAD  
7.32 Wide

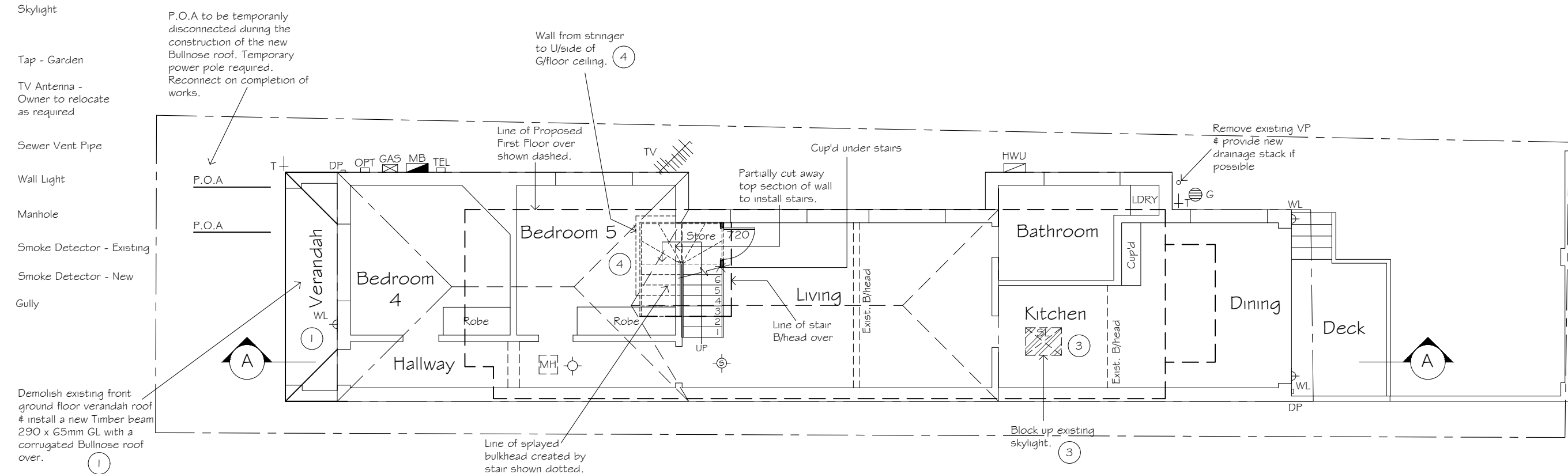
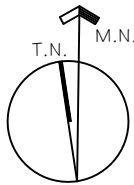


## Site Plan

No. : 36  
Lot. : A  
DP : 103643  
AREA : 227.6m<sup>2</sup> (By Title)  
228.7m<sup>2</sup> (By Calc)

Legend

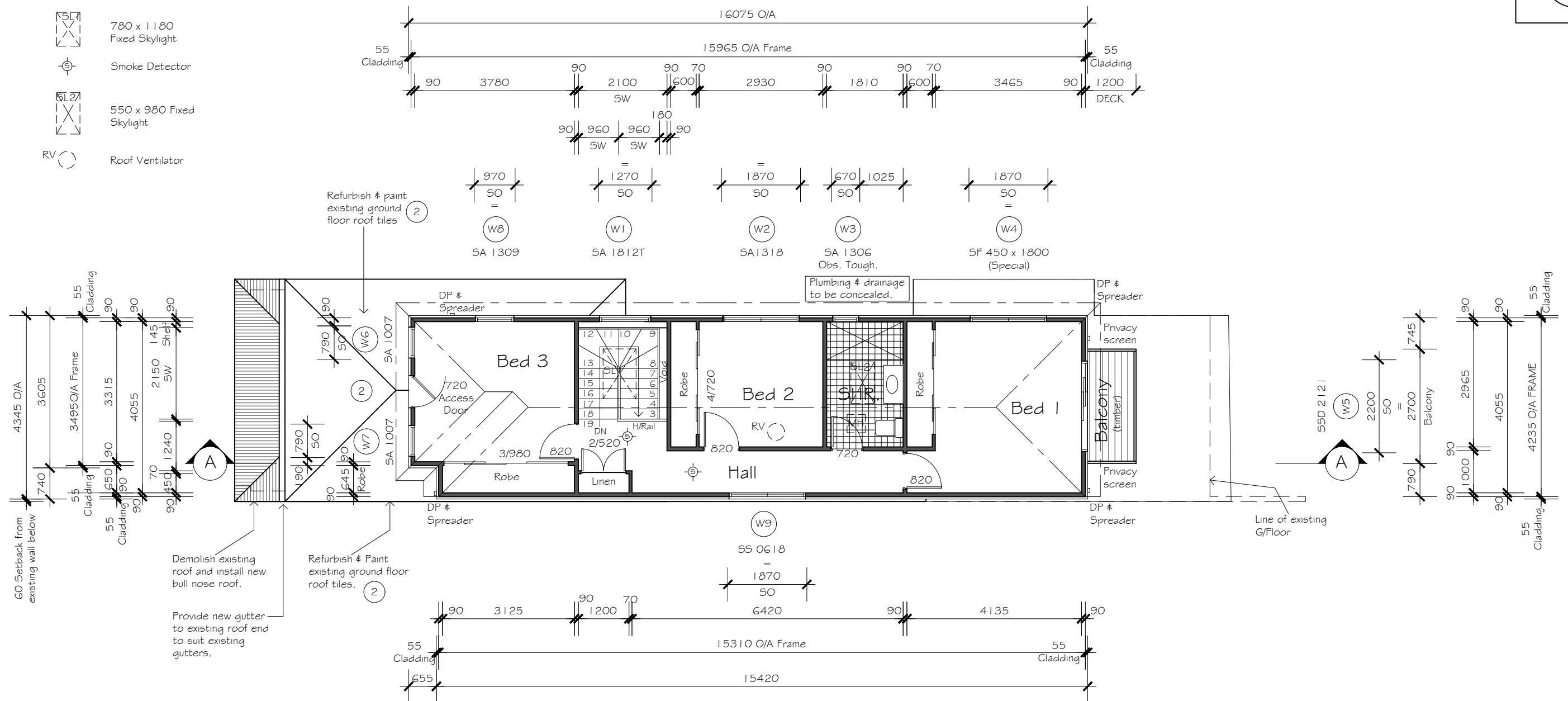
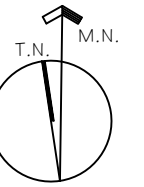
- TEL □ Telstra Box
- OPT □ Optus Box
- DP □ Downpipe
- HWU □ Hot Water Unit Wall Mounted
- MB □ Meter Box - Electrical
- GAS □ Meter - Gas
- Skylight
- T + Tap - Garden
- T.V. TV Antenna - Owner to relocate as required
- VP ○ Sewer Vent Pipe
- WL Wall Light
- MH Manhole
- Smoke Detector - Existing
- Smoke Detector - New
- G Gully



Ground Floor Plan

Legend

- DP = Downpipe & Spreader
- MH Manhole
- SL 780 x 1180 Fixed Skylight
- Smoke Detector
- SL 27 550 x 980 Fixed Skylight
- RV Roof Ventilator



Proposed First Floor Addition

U/side of new Bottom  
Chord RL 87.580

2430  
1080  
1090  
50

Refurbish & paint existing ground floor roof tiles

Top of New Particleboard Flooring RL 85.150

3000

Demolish existing front ground floor verandah roof & install a new Timber beam 290 x 65mm GL with a corrugated Bullnose roof over.

U/side of Existing Ceiling Lining RL 84.560

Top of Existing Flooring  
RL 81.560

West Elevation

New Max Ridge height  
RL 89.260

U/side of new Bottom  
Chord RL 87.580

2430  
1660  
1430  
1860  
50

50  
740  
50

Privacy screen

Refurbish & paint existing ground floor roof tiles

Top of New Particleboard Flooring RL 85.150

U/inside of Existing Ceiling Lining RL 84.560

3000

New DP arm to connect to existing DP

Top of Existing Flooring  
RL 81.560

North Elevation

The drawing shows the north elevation of a building. It features a long, low profile with a series of vertical lines indicating windows or structural divisions. The roofline is relatively flat, with a slight slope towards the right. The drawing is a simple line sketch, showing the basic form and proportions of the building's exterior from the north.

FOR: MR M & MRS L MCALISTER

AT: 36 HENRIETTA STREET, WAVERLEY NSW 2024

SCALE: 1 : 100

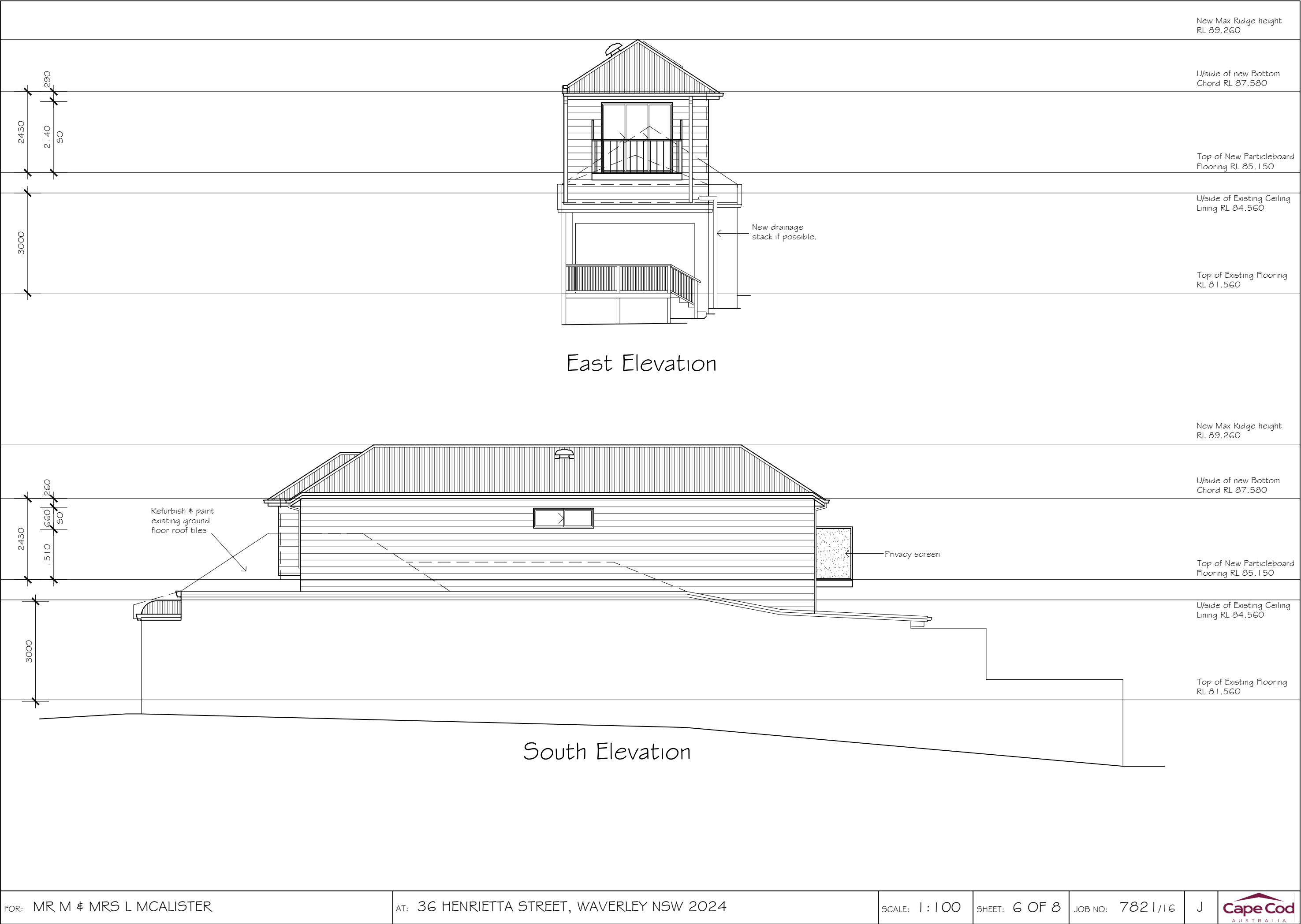
SHEET: 5 OF 8

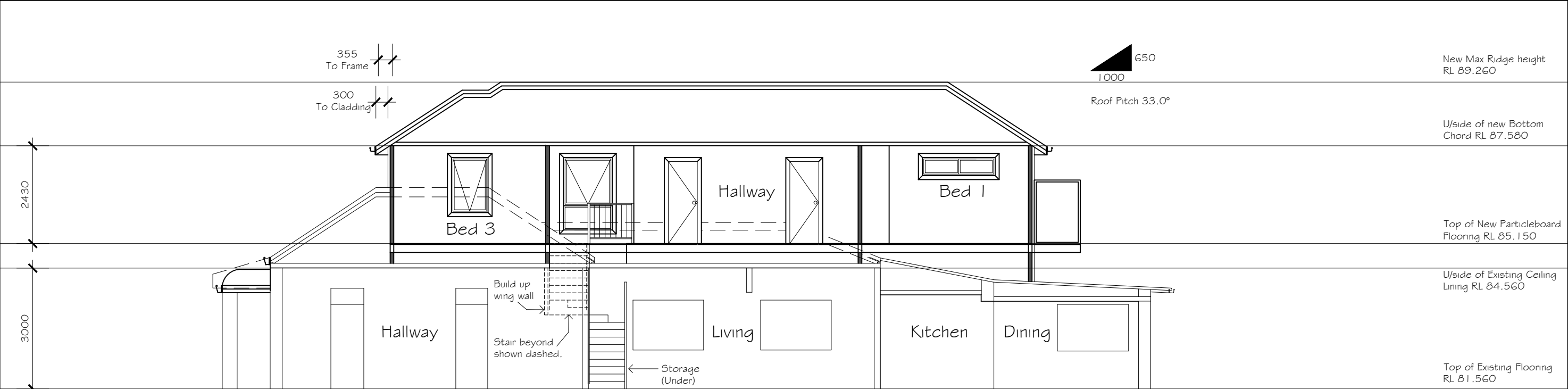
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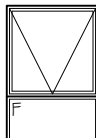
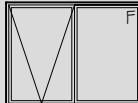
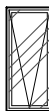

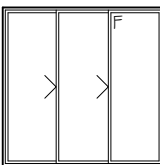


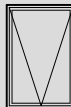

**Cape Cod**  
AUSTRALIA





Section A-A



WINDOW SCHEDULE (BASIX A274554 )				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 SA 1812T	COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES		W10 DELETED	COLOUR	GLAZING			
	N ELEVATION / STAIRWELL	INSECT SCREEN									
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	INSECT SCREEN								
	AWNING OPEN / FIXED		REVEAL 140mm					REVEAL			
	W2 SA 1318	COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	N ELEVATION / BED 2	INSECT SCREEN									
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE									
	AWNING OPEN / FIXED		REVEAL 140mm								
	W3 SA 1306	COLOUR PEARL WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.							
	N ELEVATION / SHR	INSECT SCREEN									
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE									
	AWNING OPEN		REVEAL 140mm								
	W4 SF 450 x 1810 (SPECIAL)	COLOUR PEARL WHITE	GLAZING								
	N ELEVATION / BED 1	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM										
	FIXED	N/A	REVEAL 140mm								
	W5 SSD 2121	COLOUR PEARL WHITE	GLAZING								
	E ELEVATION / BED 1	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE									
	STACKER OPEN / OPEN / FIXED		REVEAL 140mm								
	W6 SA 1007	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	W ELEVATION / BED 3	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE									
	AWNING OPEN		REVEAL 140mm								
	W7 SA 1007	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	W ELEVATION / BED 3	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE									
	AWNING OPEN		REVEAL 140mm								
	W8 SA 1309	COLOUR PEARL WHITE	GLAZING	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	N ELEVATION / BED 3	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE									
	AWNING OPEN		REVEAL 140mm								
	W9 SS 0618	COLOUR PEARL WHITE	GLAZING								
	S ELEVATION / HALL	INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)								
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PEARL WHITE									
	SLIDING OPEN / FIXED		REVEAL 140mm								
FOR: MR M & MRS L MCALISTER				AT: 36 HENRIETTA STREET, WAVERLEY NSW 2024			SCALE: 1 : NTS	SHEET: 8 OF 8	JOB NO: 7821/16	J	