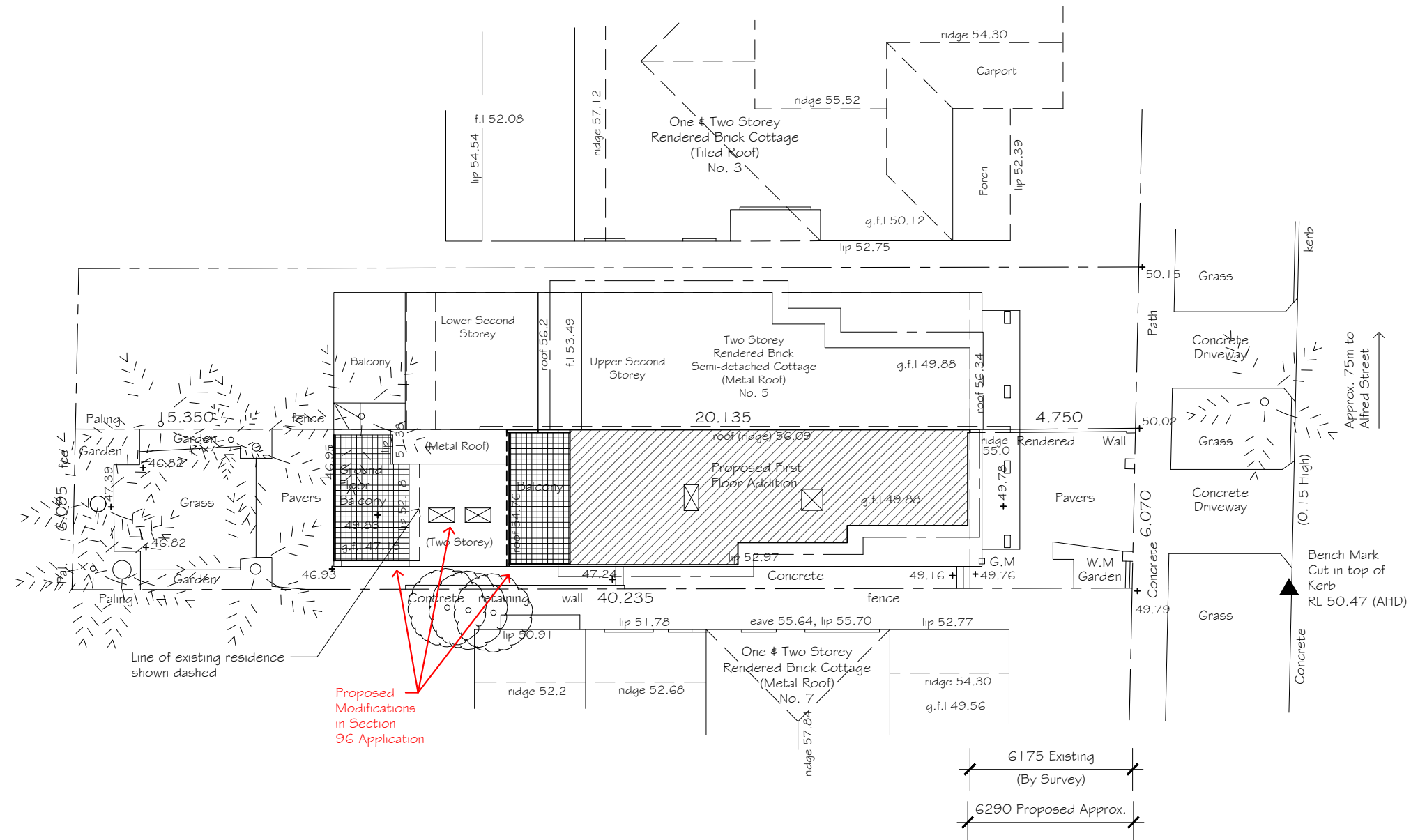
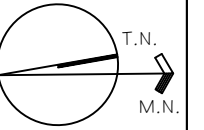


BASIX COMMITMENTS				SPECIFICATION SUMMARY				SPECIAL NOTES			
CERTIFICATE NO. A275078				STRUCTURAL TIMBER - All to ASA 1684.2				<div><div><div>• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN</div><div>• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).</div><div>• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</div><div>• PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN 1KM OF OCEAN.</div><div>• CONNECT/INSTALL EIGHTEEN (18) DOWNLIGHT FITTINGS & TWO (2) CEILING SWEEP FANS (AS SUPPLIED BY THE OWNER).</div><div>• SUPPLY/INSTALL FIXED SKYLIGHTS TO THE WALK IN ROBE (780mm X 980mm) & STAIRS (550mm X 980mm).</div><div>• SUPPLY/INSTALL TWO (2) VELUX FIXED SKYLIGHTS WITH BLACKOUT BLINDS TO THE LIVING/DINING AREA.</div><div>• THE EXTERNAL WALL OF THE RETREAT, STAIRS, W.C. & BALCONY ARE TO BE SET 900mm MINIMUM FROM THE SIDE BOUNDARY.</div><div>• EXTERNAL GRADE TILE, TILED BALCONY WITH THE SOUTH SIDE WALL 1.0m HIGH. THE EAST SIDE IS TO HAVE A 1.0m HIGH FRAMELESS GLASS BALUSTRADE. TO THE WEST SIDE PROVIDE BRICK VENEER PRIVACY SCREEN, 1.8m HIGH, CLAD IN 7MM HARDITEX TO BALCONY.</div><div>• PAINTING INTERIOR OF THE GROUND FLOOR & LOWER GROUND FLOOR, INCLUDING THE FINE SANDING OF ALL THE TIMBER FLOORS & FINISHING WITH A WHITE FINISH.</div></div><div>Proposed Modifications in Section 96 Application</div></div>			
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			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			
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED			FLOOR: 90x45mm MIN. FLOOR JOISTS				WIND LOAD W 33 N			
INSULATION REQUIREMENTS				FINISHES							
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL			BRICKWORK				BRICK PARTY WALL (COMMON BRICKS LAID AS FACE)			
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)			FLOORING				19mm STRUCTURAL PARTICLEBOARD FLOORING OVERLAID WITH TOP NAILED EX. 150x25mm CYPRESS PINE FLOORBOARDS. FLOORING IS TO BE FINE SANDED & FINISHED WITH A WHITE COLOURED SURFACE. 19mm WET AREA STRUCTURAL PARTICLEBOARD FLOORING TO EXISTING GROUND FLOOR BALCONY.			
EXTERNAL WALL: CAVITY BRICK	NIL			CLADDING				75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH TO THE NORTH, EAST & SOUTH FIRST FLOOR EXTERNAL WALLS			
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 55mm)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)			WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)				FRAME: PREFINISHED ALUMINIUM			
FLAT CEILING, PITCHED ROOF	CEILING: R 1.45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)			INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES				FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS			
GLAZING REQUIREMENTS				ROOF COVERING				PRE-FINISHED STRAMIT ZINCALUME ROOF SHEETING PROFILE: CUSTOM ORB, ACCENT 35 COLOUR: SELECT COLOUR			
WINDOWS				ROOF SARKING				R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET UNDER METAL ROOF			
W12	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)			INSULATION (FIBREGLASS)				R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES R2.5 GOLD BATTS TO F/F BALCONY SPANDREL ADJACENT TO LIVING/DINING			
W9	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)			INTERNAL FIXINGS				DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 QUARTER SPLAY ARCHITRAVE: Ex. 100x25 QUARTER SPLAY			
W1, W2, W3, W4, W5, W6, W7, W8, W10, & W11,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)			INTERNAL DOORS				PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "FLUSH"			
SHADING DEVICES				STAIRCASE MDF TREADS & PINE RISERS MAPLE "BIRD CAGE" BALUSTRADE LINED UNDER				TYPE: CLOSED TIMBER WIDTH: 1000mm RISE: 19 @ 183mm GOING: 240mm (260mm TREAD)			
WINDOWS				FASCIA & BARGE BOARDS				MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WHITE BARGE COLOUR: WOODLAND GREY BARGE SOAKER COLOUR: WOODLAND GREY			
W1, & W9	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM			GUTTERS & DOWNPIPES				TYPE: QUAD (TO MATCH EXISTING) MATERIAL: PREFINISHED METAL GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: DUNE			
W2, W3, W4, W5, W7, & W8,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM			HOT WATER UNIT				CONNECT TO EXISTING			
W6	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM			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 LOWER GROUND INTERNAL: BY CAPE COD			
W11	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)										
W12	NONE										
EXTERNAL PAINT SCHEDULE								FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.			
ITEM	BRAND eg. WATTYL	CODE	COLOUR	ITEM	BRAND eg. WATTYL	CODE	COLOUR	DO NOT SCALE OFF DRAWINGS.			
Fascia Board	Colorbond		White					ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.			
Roof Sheeting	Colorbond		Woodland Grey					NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.			
Shading Device Frame	Colorbond		White								
Shading Device Battens	Haymes		Marble Mist								
Wall Cladding	Haymes		Balance								
Soffit Lining	Haymes		Marble Mist								
Privacy Wall	Haymes										



Site Plan

No. : 5A
Lot. : B
DP : 318329
AREA : 240.3 m² (By Title)

835 Existing
(By Survey)
915 Proposed
(Approx.)

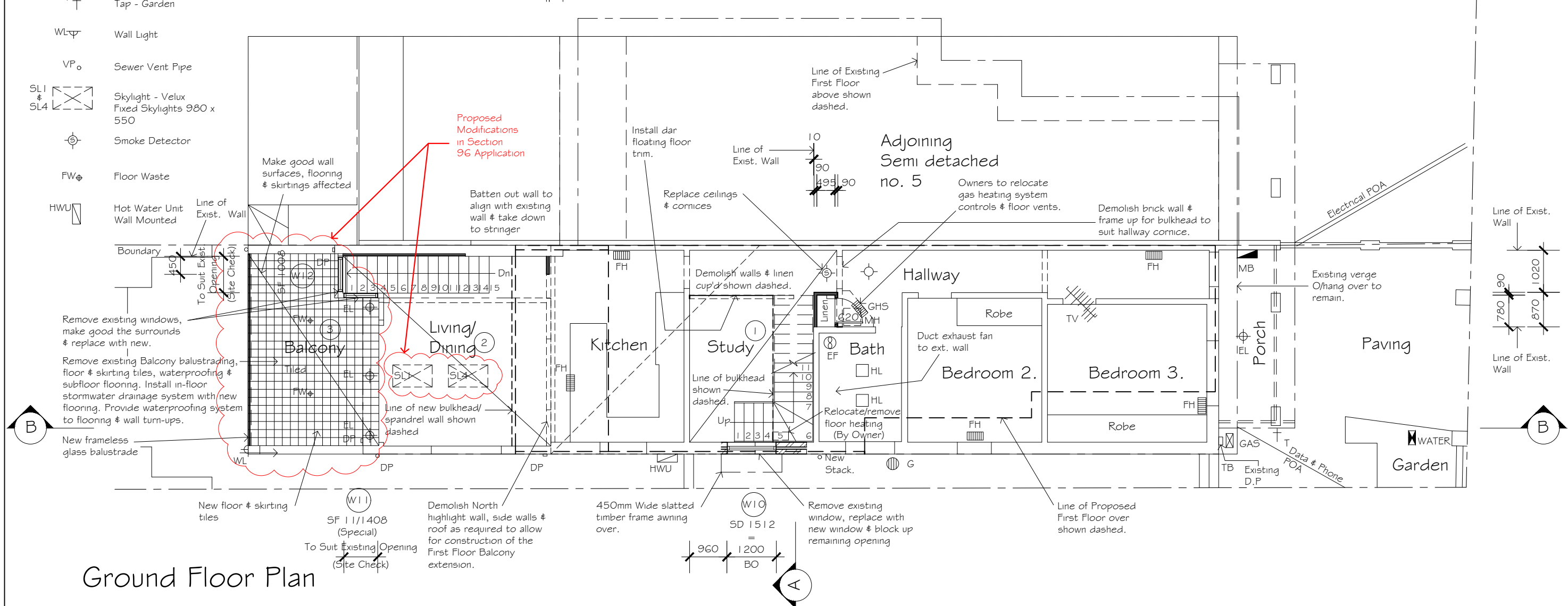
Legend

- GAS Meter - Gas
- DP Downpipe
- FH Floor Heating
- GHS Gas Heating System
- EL Eave Light
- EF Exhaust Fan
- G Gully
- HL Heater/Light
- MH Manhole
- MB Meter Box - Electrical
- WATER Meter - Water
- Smoke Detector - Existing
- T.V. TV Antenna - Owner to relocate as required
- T Tap - Garden
- WL Wall Light
- VP Sewer Vent Pipe
- SLI Skylight - Velux
- SL4 Fixed Skylights 980 x 550
- Smoke Detector
- FW Floor Waste
- HWU Hot Water Unit Wall Mounted

Lower Ground/Basement Floor Plan



Ground Floor Plan



FOR: MR J & MRS M BURDEN

AT: 5A DARLING STREET BRONTE NSW 2024







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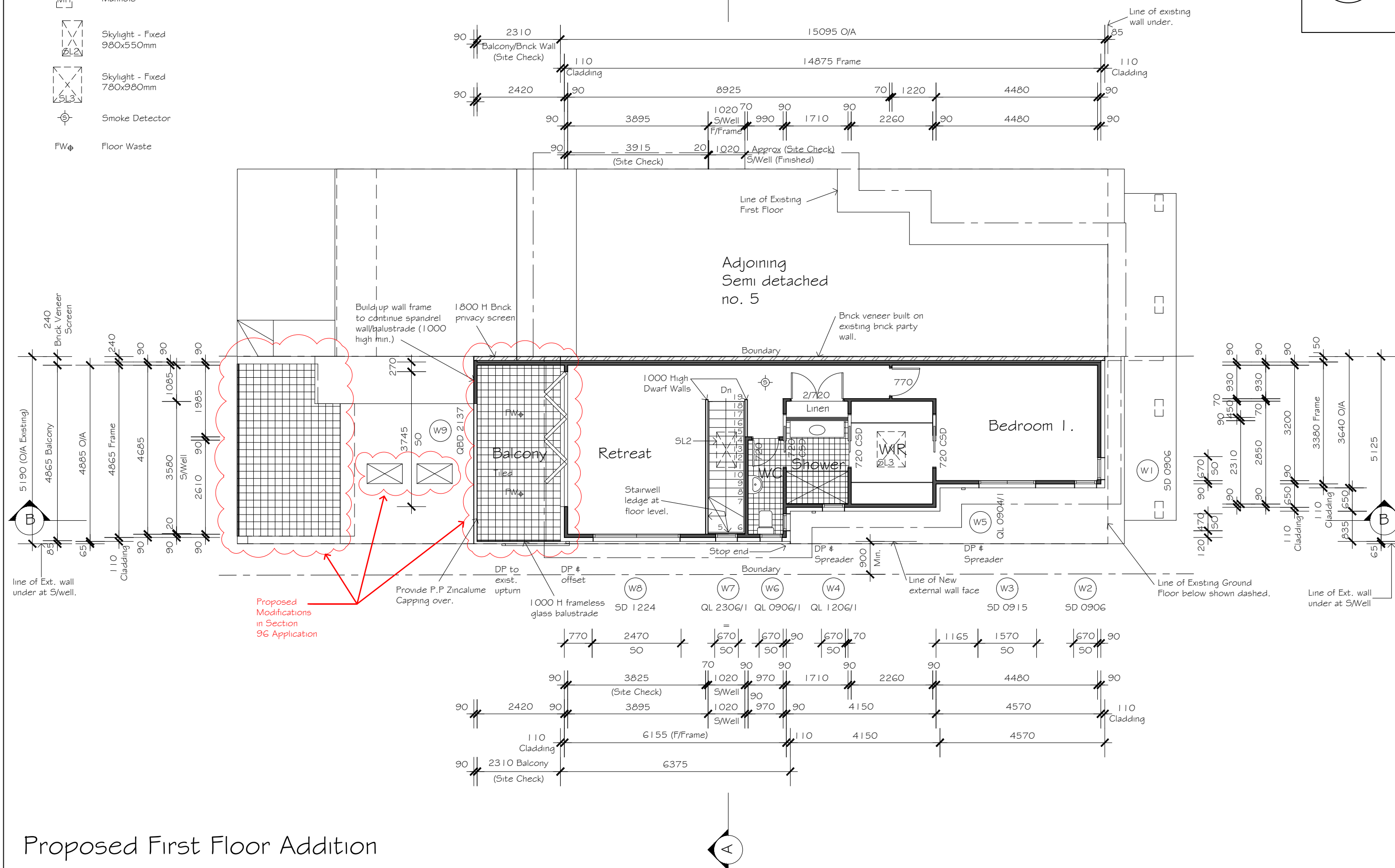
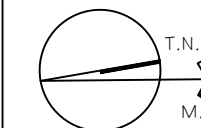
SHEET: 3 OF 8

JOB NO: 7812/16

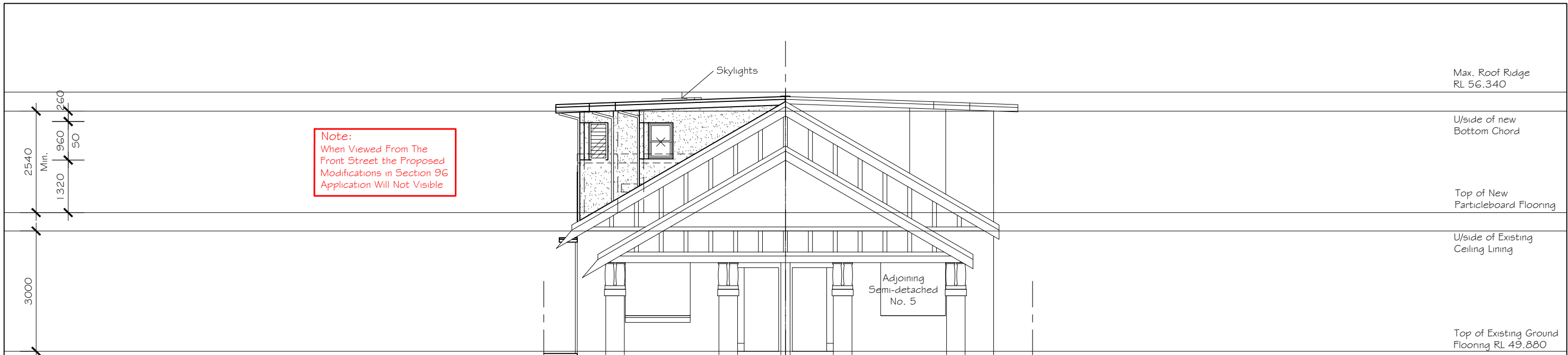
G Cape Cod AUSTRALIA

Legend

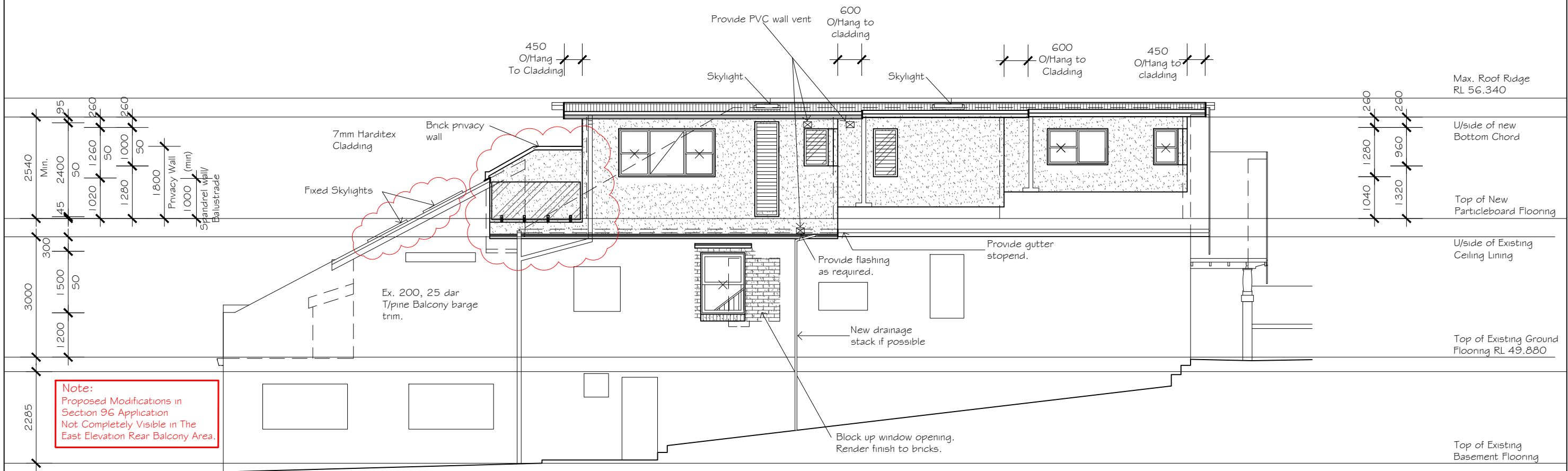
- | | |
|--|-------------------------------|
| DP  | Downpipe & Spreader |
|  | Manhole |
|  | Skylight - Fixed
980x550mm |
|  | Skylight - Fixed
780x980mm |
|  | Smoke Detector |
| FW  | Floor Waste |



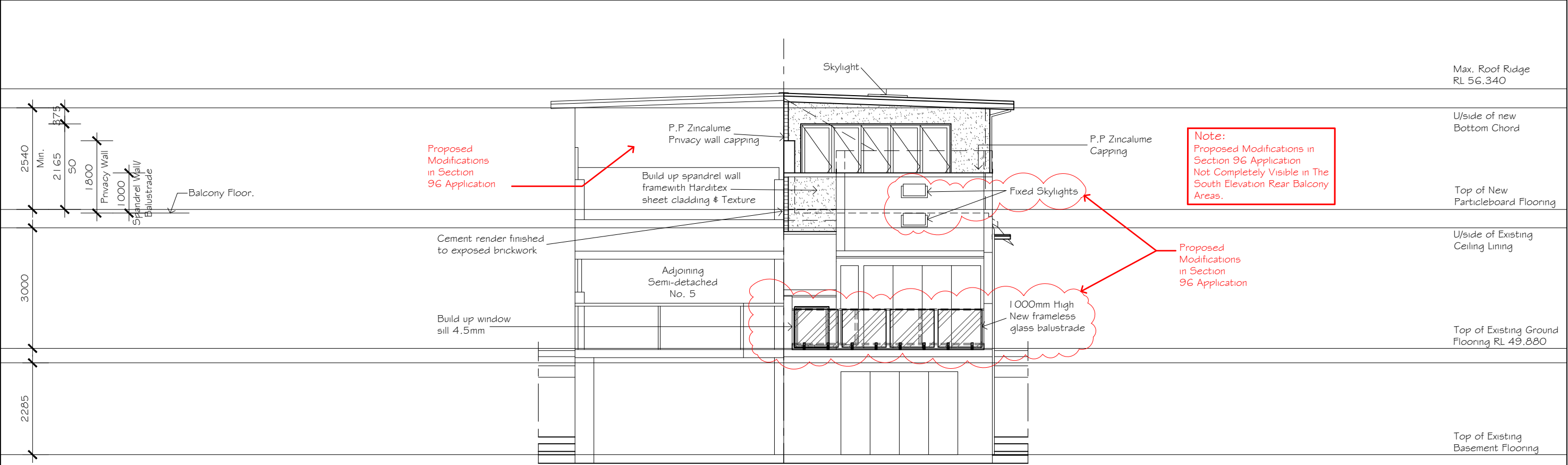
Proposed First Floor Addition



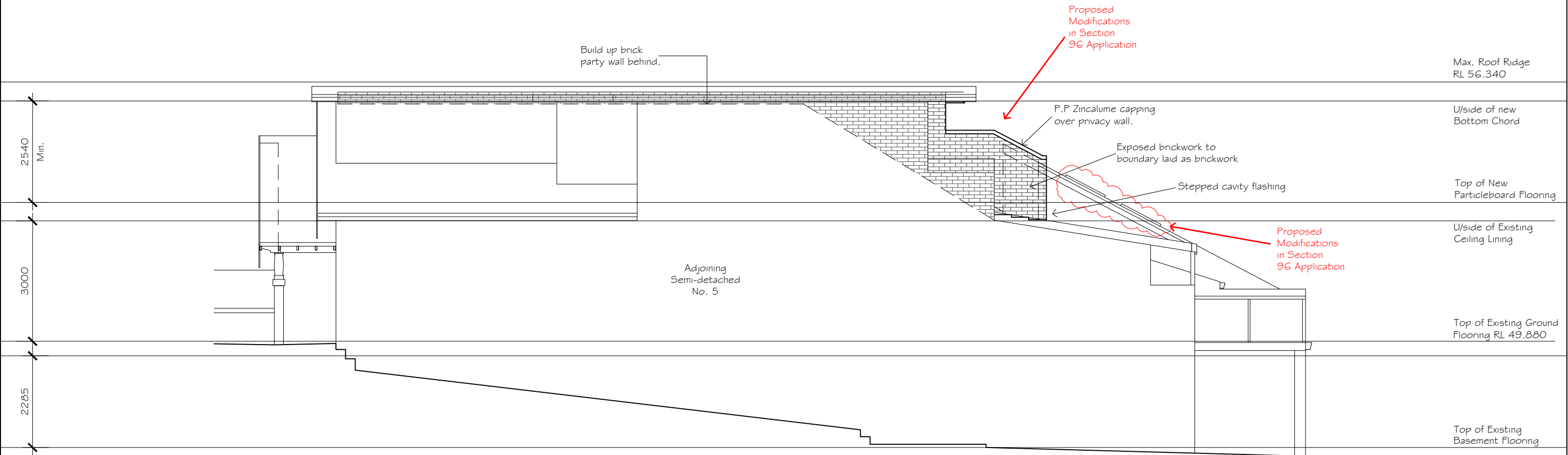
North Elevation



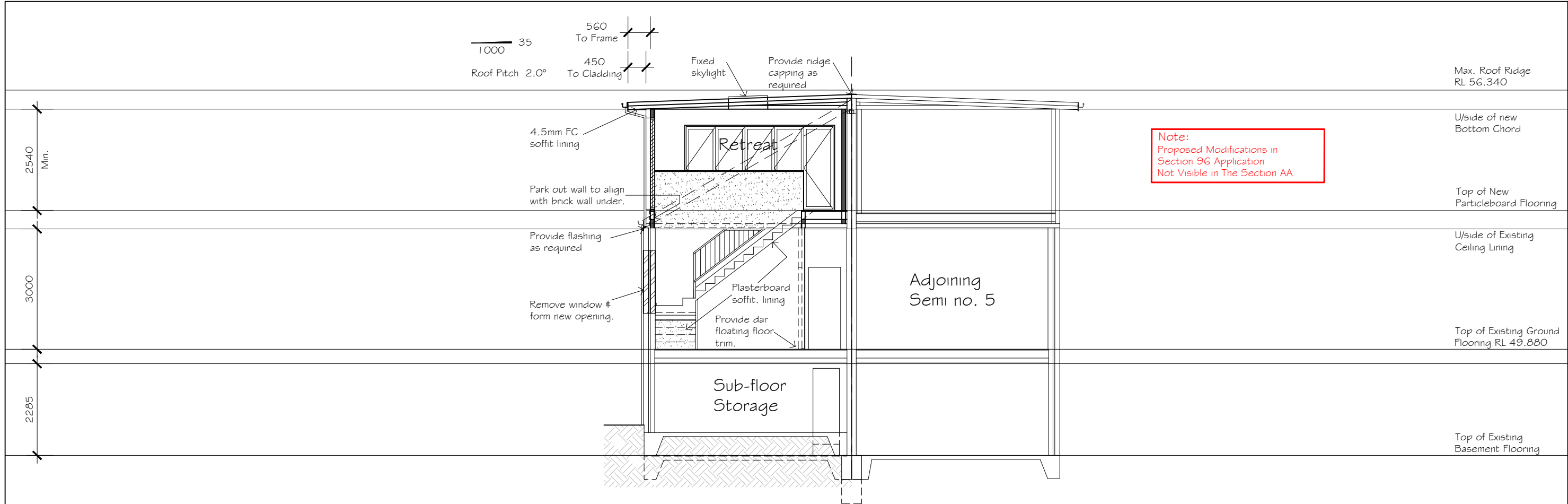
East Elevation



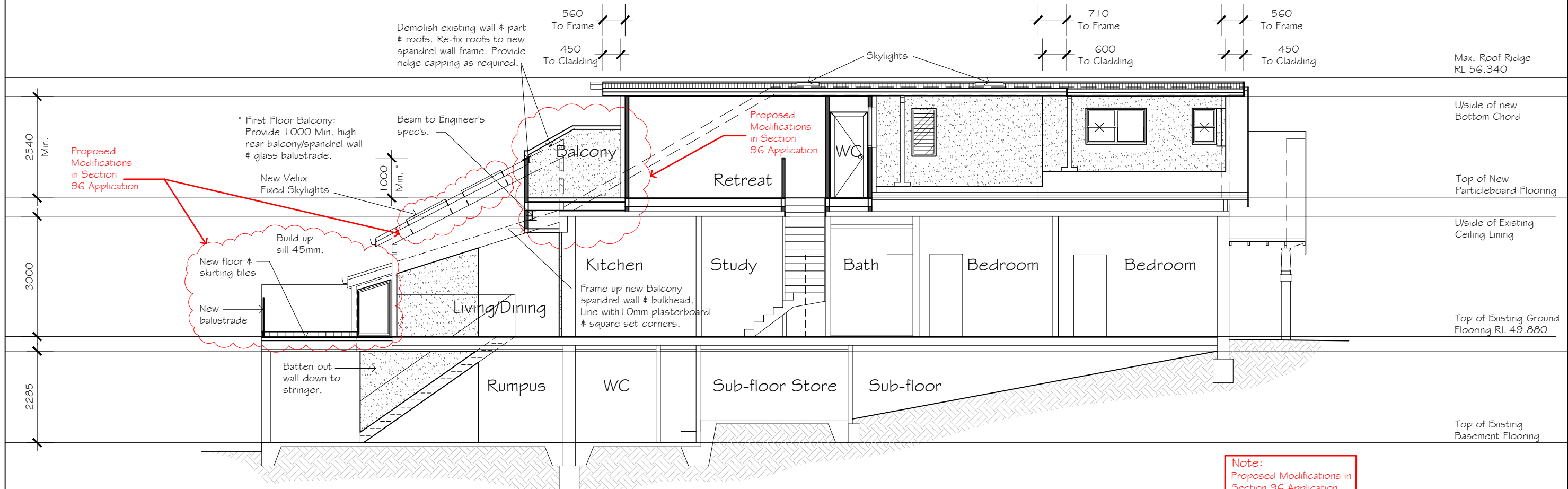
South Elevation



West Elevation



Section A-A



Section B-B

WINDOW SCHEDULE (BASIX A275078)					ALUMINIUM TREND WINDOWS:					TIMBER WINDOWS:									
<div>STANDARD NOTES:</div> <div><div>• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE</div><div>• ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS</div><div>• WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5</div></div>					CLIENT:					STANDARD ALUMINIUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.					TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.				
					CLIENT:					DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.					STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.				
					BUILDER:DATE:										TERRAIN: 3 WIND LOAD: W 33 N				
	W1	SD 0906	COLOUR	GLAZING	SPECIAL NOTES		W10	CD 1512	COLOUR	GLAZING	SPECIAL NOTES		W10	CD 1512	COLOUR	GLAZING	SPECIAL NOTES		
	N ELEVATION / BEDROOM		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.		E ELEVATION / STUDY		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			E ELEVATION / STUDY		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)			
	ALUMINIUM		INSECT SCREEN				ALUMINIUM		INSECT SCREEN				ALUMINIUM		INSECT SCREEN				
	DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL			DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL			DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL			
			140mm							170mm									
	W2	SD 0906	COLOUR	GLAZING	SPECIAL NOTES		W11	SF 11/1408 (SPECIAL)	COLOUR	GLAZING	SPECIAL NOTES		W11	SF 11/1408 (SPECIAL)	COLOUR	GLAZING	SPECIAL NOTES		
	E ELEVATION / BEDROOM		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.		E ELEVATION / STAIRWELL		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TO SUIT EXISTING OPENING. SITE CHECK.		E ELEVATION / STAIRWELL		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TO SUIT EXISTING OPENING. SITE CHECK.		
	ALUMINIUM		INSECT SCREEN				ALUMINIUM		INSECT SCREEN				ALUMINIUM		INSECT SCREEN				
	DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL			FIXED FIXED		N/A	REVEAL			FIXED FIXED		N/A	REVEAL			
			140mm							140mm									
	W3	SD 0915	COLOUR	GLAZING	SPECIAL NOTES		W12	SF 1008	COLOUR	GLAZING	SPECIAL NOTES		W12	SF 1008	COLOUR	GLAZING	SPECIAL NOTES		
	E ELEVATION / BEDROOM		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.		S ELEVATION / STAIRWELL		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	TO SUIT EXISTING OPENING. SITE CHECK.		S ELEVATION / STAIRWELL		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	TO SUIT EXISTING OPENING. SITE CHECK.		
	ALUMINIUM		INSECT SCREEN				ALUMINIUM		INSECT SCREEN				ALUMINIUM		INSECT SCREEN				
	DOUBLE HUNG OPEN / FIXED		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL			FIXED FIXED		N/A	REVEAL			FIXED FIXED		N/A	REVEAL			
			140mm							140mm									
	W4	QL 1206/1	COLOUR	GLAZING	SPECIAL NOTES														
	E ELEVATION / SHOWER		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.														
	ALUMINIUM		INSECT SCREEN																
	LOUVRE OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL															
			140mm																
	W5	QL 0904/1	COLOUR	GLAZING	SPECIAL NOTES														
	N ELEVATION / WC		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.														
	ALUMINIUM		INSECT SCREEN																
	LOUVRE OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL															
			140mm																
	W6	QL 0906/1	COLOUR	GLAZING	SPECIAL NOTES														
	E ELEVATION / WC		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.														
	ALUMINIUM		INSECT SCREEN																
	LOUVRE OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL															
			140mm																
	W7	QL 2306/1	COLOUR	GLAZING	SPECIAL NOTES														
	E ELEVATION / STAIRWELL		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)															
	ALUMINIUM		INSECT SCREEN																
	LOUVRE OPEN		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL															
			140mm																
	W8	SD 1224	COLOUR	GLAZING	SPECIAL NOTES														
	E ELEVATION / RETREAT		PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)															
	ALUMINIUM		INSECT SCREEN																
	DOUBLE HUNG OPEN / FIXED		ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL															
			140mm																
	W9	QBD 2137	COLOUR	GLAZING	SPECIAL NOTES														
	S ELEVATION / RETREAT		PEARL WHITE	SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	5 DOOR 5 LEFT														
	ALUMINIUM		INSECT SCREEN																
	BI-FOLD DOOR OPEN / OPEN / OPEN / OPEN / OPEN		N/A	REVEAL															
				140mm															
			FOR: MR J & MRS M BURDEN					AT: 5A DARLING STREET BRONTE NSW 2024						SCALE: 1 : NTS					
															SHEET: 8 OF 8				
															JOB NO: 7812/16				
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															Cape Cod AUSTRALIA				

