
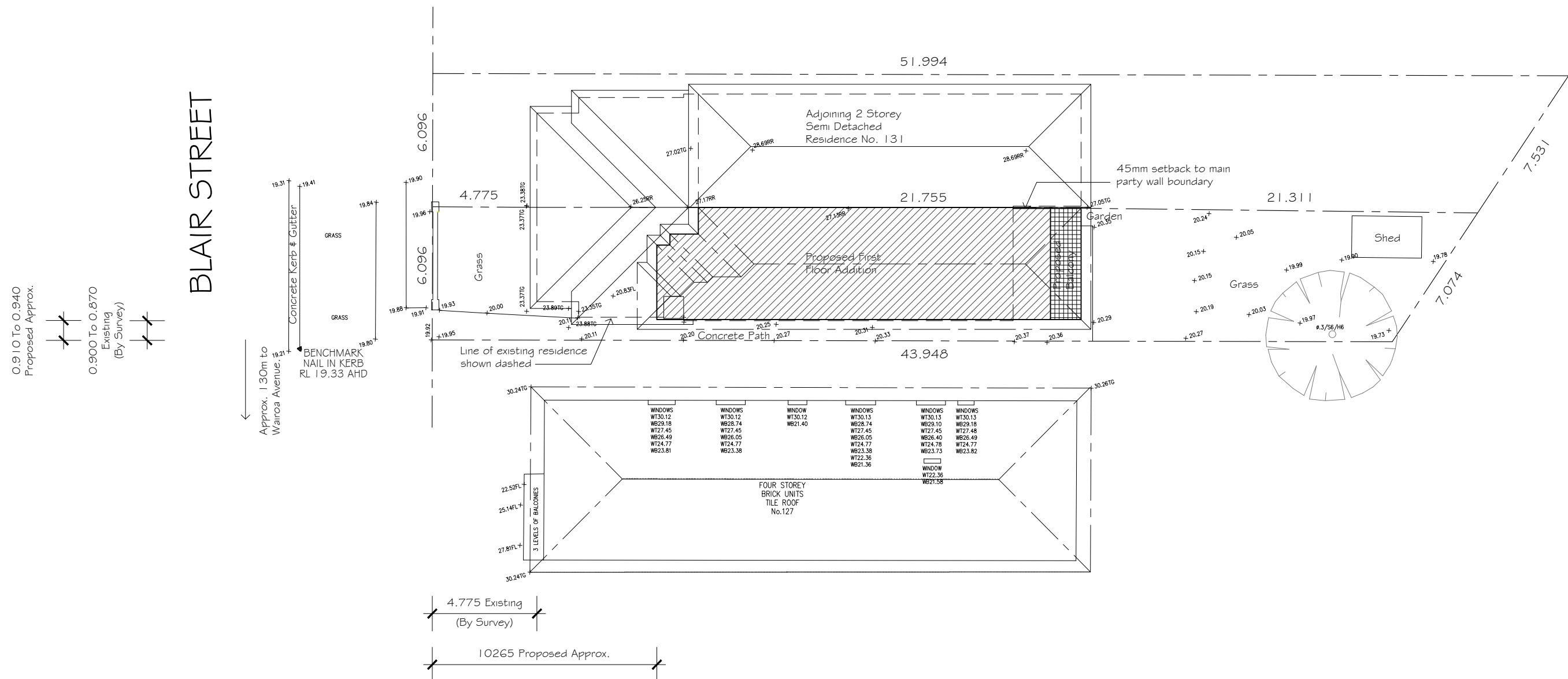
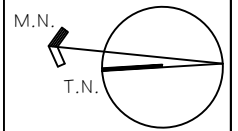


BASIX COMMITMENTS			
CERTIFICATE NO. A251356			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED		
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: BRICK VENEER	R1.16 (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			
W8, W9, W10, & W12,	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		
W1, W2, W3, W4, W5, W6, & W13,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
SHADING DEVICES			
WINDOWS			
W2, W3, W4, W5, W6, & W13,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W1, W8, W9, W10, & W12,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
<div>FINAL CONSTRUCTION.</div>		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: 140x45mm MIN. FLOOR JOISTS	WIND LOAD W 28 N
		FINISHES	
		BRICKWORK	COMMON BRICKWORK FOR RENDER AND PAINT FINISH TO NORTH, WEST & SOUTH ELEVATION WALLS COMMON BRICKWORK TO PARTY WALL
		FLOORING	EX. 113X25 T&G CYPRESS PINE FLOORBOARDS LAID OVER 19mm STRUCTURAL PARTICLEBOARD
		CLADDING	N/A
		WINDOWS - DOBERMAN KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	BY OWNER
ROOF COVERING	PROVIDE ALL NEW CONCRETE 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 WALLS. R2.0 SOUNDSCREEN BATTS TO FIRST FLOOR FLOOR AREA. R2.0 SOUNDSCREEN BATTS TO FIRST FLOOR INTERNAL WALLS AS NOTED ON PLAN.		
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 THREE QUARTER SPLAY ARCHITRAVE: Ex. 100x25 THREE QUARTER SPLAY		
INTERNAL DOORS	PRIMED HARDBOARD "PMOD6"		
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER WIDTH: 1000mm RISE: 19 @ 186mm GOING: 240mm (260mm TREAD)		
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER		
GUTTERS & DOWNPIPES	TYPE: OGEE MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA		
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 OWNER ALL INTERNAL PAINTING TO ALTERATION AND RENOVATION WORK TO BE DONE 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">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN[Ⓢ]• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.• PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN 1KM OF OCEAN.• CONNECT/INSTALL NINETEEN (19) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).• INSTALL SHOWER ROOM FITTINGS (W.C, VANITY, TAPS AND FITTINGS) PROVIDED BY THE OWNER.• INSTALL SHOWER ROOM & BALCONY TILES PROVIDED BY THE OWNER.• PROVIDE CONTROL COCK TO MIXER TYPE TAPS.• BULKHEADS TO FIRST FLOOR ROBES AND LINEN TO BE APPROXIMATELY 100MM FROM CEILING LINING TO ALLOW FOR CORNICE ONLY.• PROVIDE Ex. 50x25mm DAR T/PINE EAVE COVER BATTENS.• INSTALL OWNER SUPPLIED WINDOWS FROM "NEILS GLASS SERVICE" (NGS) AS PER DOBERMAN WINDOWS & DOORS QUOTE NUMBER 5455 V9.• SUPPLY, INSTALL, SAND AND SEAL THE TONGUE AND GROOVE FLOORING TO PROPOSED FIRST FLOOR, FLOOR AREA.			
WORKS BY OWNER			
<ul style="list-style-type: none">• REMOVAL & INSTALLATION OF T.V ANTENNA 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 WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.• ALL WORKS ASSOCIATED WITH THE ALTERATION OF THE REAR STEPS.• SUPPLY SHOWER ROOM FITTINGS (W.C, VANITY, TAPS AND FITTINGS).• SUPPLY SHOWER ROOM WALL AND FLOOR TILES.• SUPPLY AND INSTALL SHOWER ROOM MIRROR.• SUPPLY BALCONY TILES.• SUPPLY NINETEEN (19) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT.• SUPPLY OF FLOOR BOARDS TO REPAIR FLOORING WHERE GROUND FLOOR WALLS ARE TO BE REMOVED.• ALL WORKS TO ROOF STORAGE AREA.• SUPPLY INTERNAL DOORS & DOOR HARDWARE.• INTERNAL PAINTING TO FFA.• SUPPLY WINDOWS AND DOOR UNITS TO FIRST FLOOR AND GROUND FLOOR AS PER "NEILS GLASS SERVICE" (NGS) DOBERMAN WINDOWS AND DOORS QUOTE NO. 5455 V9.• SUPPLY & INSTALL INSECT SCREENS TO PROPOSED WINDOWS AND DOOR UNITS.			
H	FINAL CONSTRUCTION	S.C.	27-09-16
G	TO CONTRACTS; POV 18528 & POV 18546;	N.E./ T.P.	02-09-16
F	PLAN CHECK	B.P./ T.P.	22-08-16
E	BASIX ADDED & TO COUNCIL	N.E.	14-06-16
D	POV 17831	S.C.	05-04-16
C	POV 17478 & POV 17599	B.P.	19-02-16
B	TO CLIENT	C.S.	10-12-15
A	TECHNICAL	C.W.	24-11-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: DAREK SZYMANSKI			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR J & MRS C IRWIN			
AT 129 BLAIR STREET NORTH BONDI NSW 2026			
COUNCIL: WAVERLEY			
		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: 7717/15	
		H	

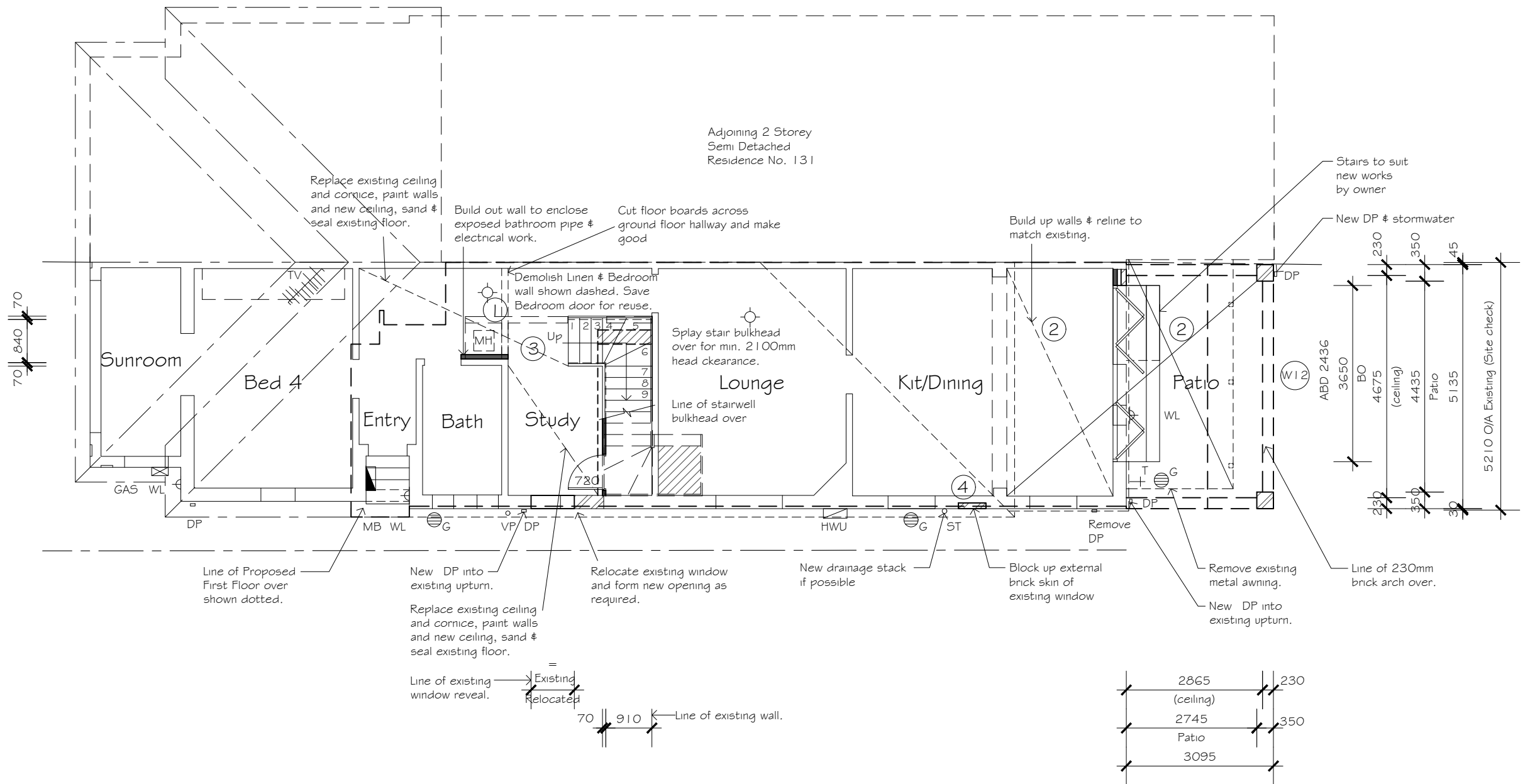
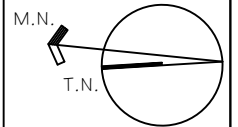


Site Plan

No. : 129
Lot. : A
DP : 440203
AREA: 278.3m² (By Calc)

Legend

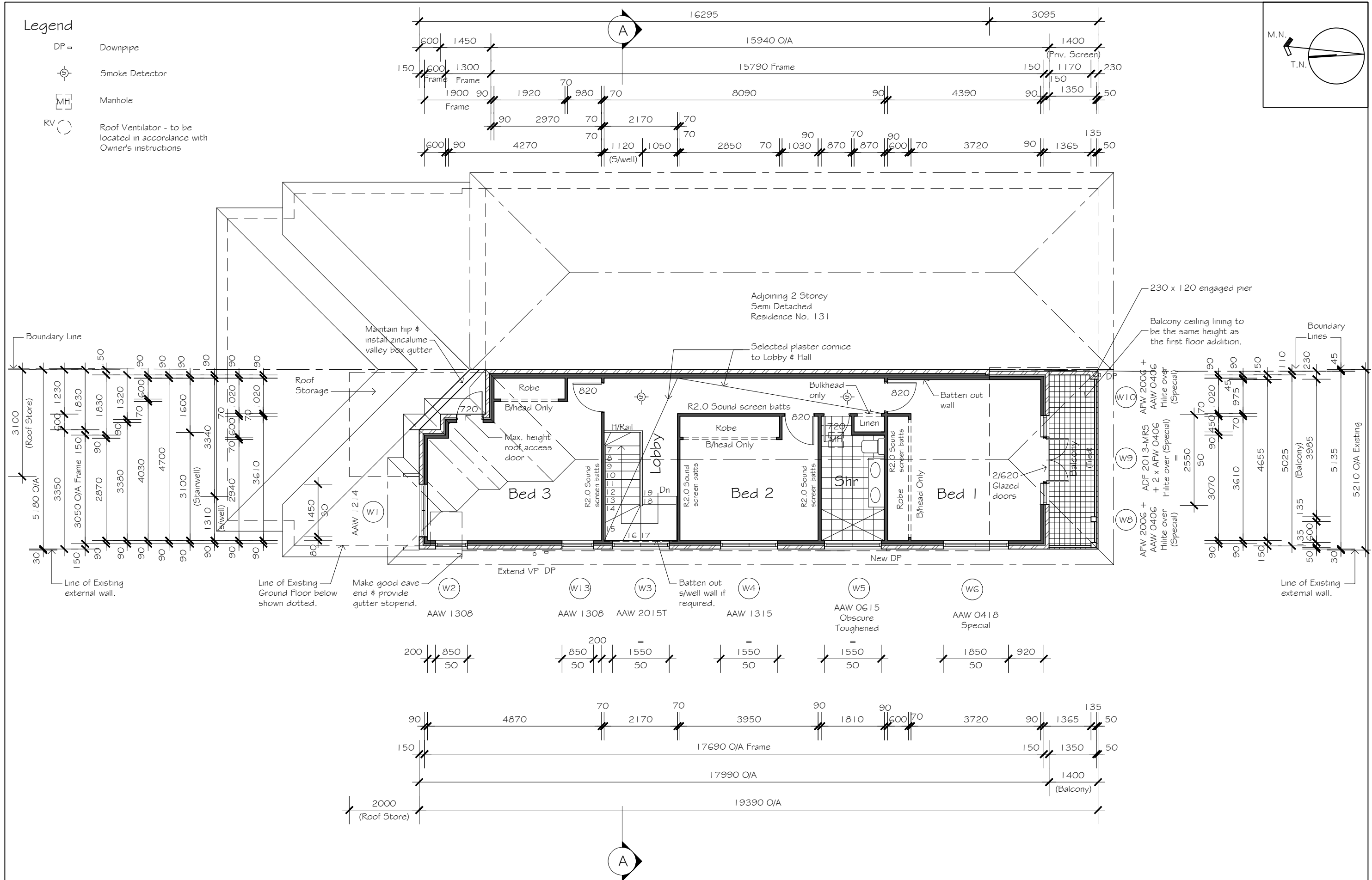
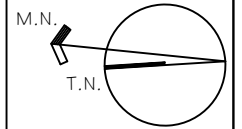
- DP □ Downpipe
- G ⊗ Gully
- HL ⊞ Heater/Light
- HWU ⊞ Hot Water Unit Wall Mounted
- MH ⊞ Manhole
- MB ⊞ Meter Box - Electrical
- GAS ⊞ Meter - Gas
- RV ⊞ Roof Ventilator
- ⊙ Smoke Detector - Existing
- ⊙ Smoke Detector
- ST ⊙ Stack
- T ⊙ Tap - Garden
- T.V. ⊞ TV Antenna - Owner to relocate as required
- VP ⊙ Sewer Vent Pipe
- WL ⊞ Wall Light



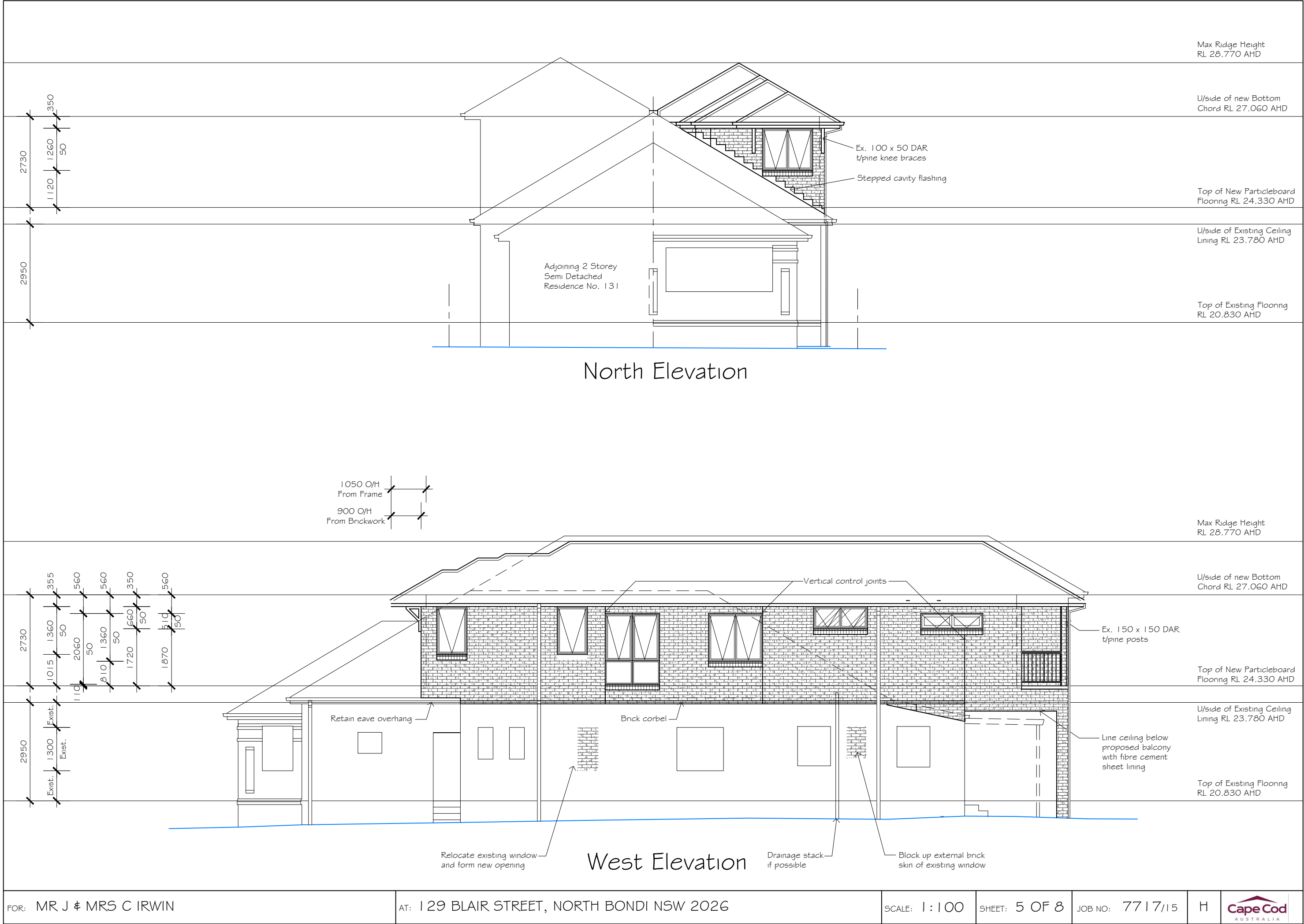
Ground Floor Plan

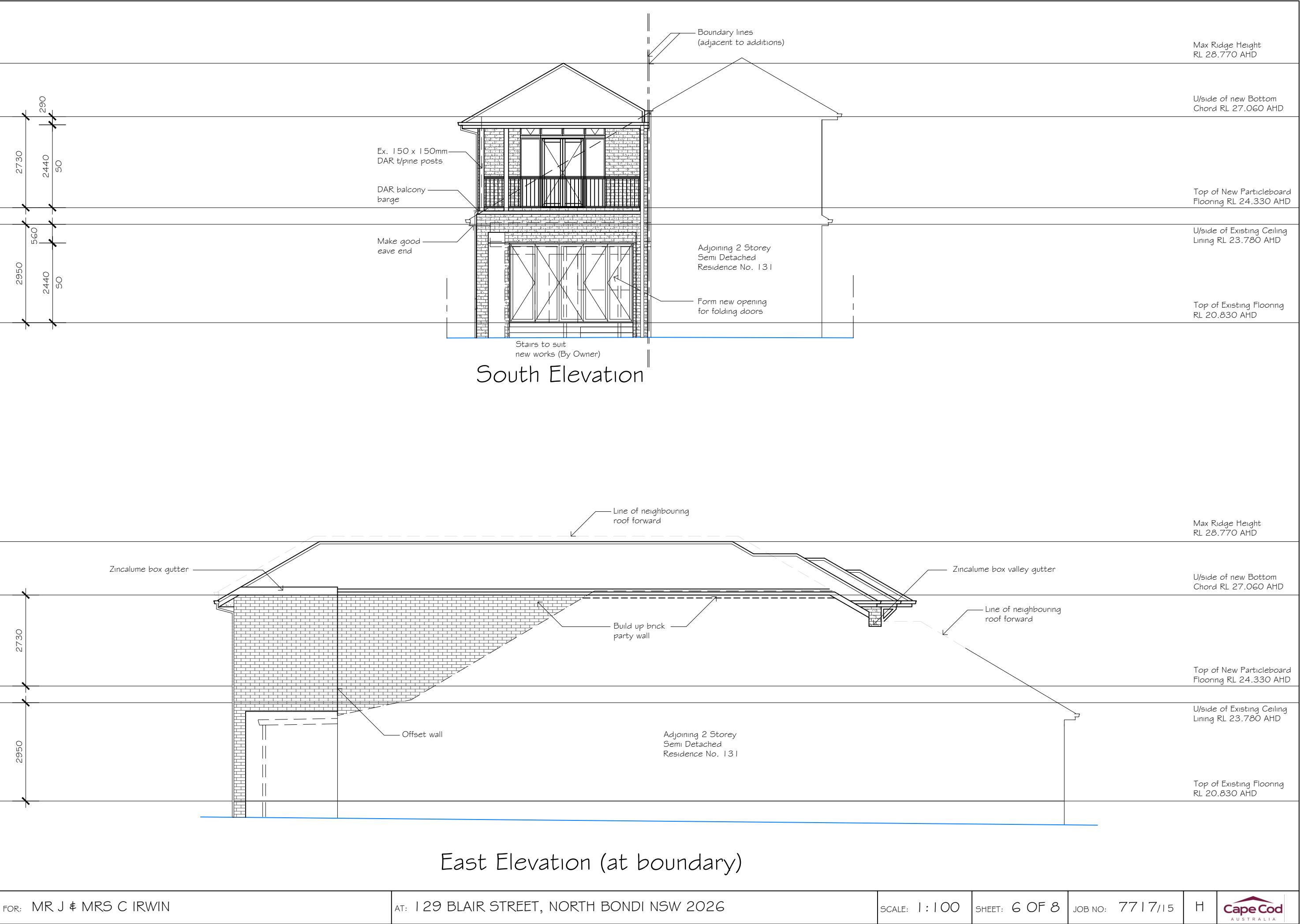
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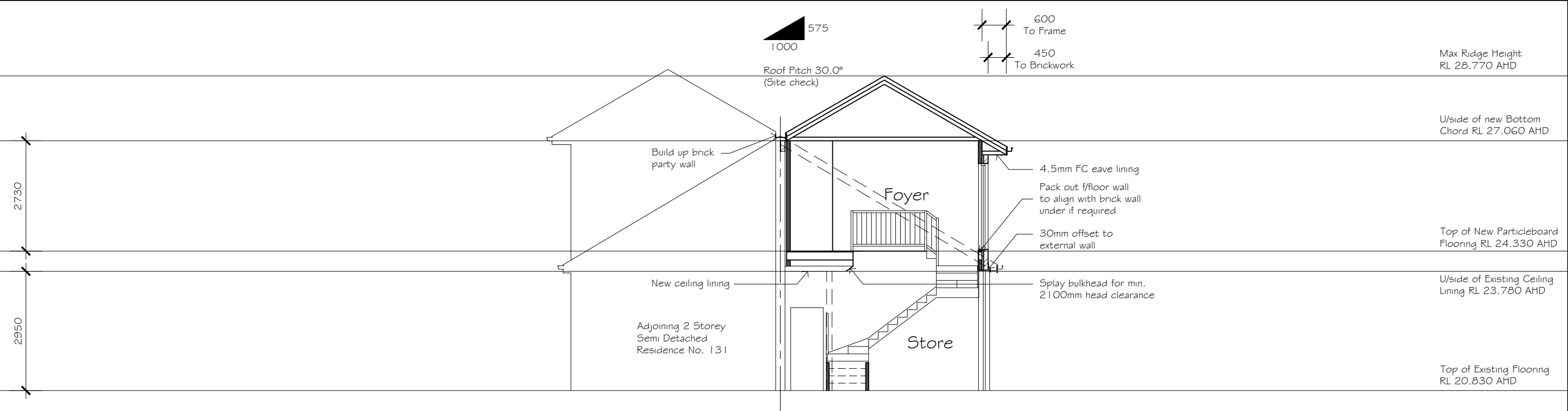
- DP = Downpipe
- Smoke Detector
- MH Manhole
- RV Roof Ventilator - to be located in accordance with Owner's instructions



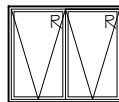


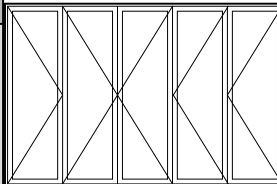
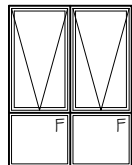

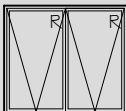
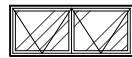


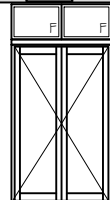
Proposed First Floor Addition







Section A-A

WINDOW SCHEDULE (BASIX A25 I 356)				CLIENT:							
STANDARD NOTES:				CLIENT:							
• 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:				TERRAIN: 3 WIND LOAD: W 28 N			
	W1 AAW 1214 N ELEVATION / BEDROOM 3 ALUMINIUM AWNING OPEN	COLOUR TBA INSECT SCREEN BY OWNER	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) REVEAL 140mm	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W10 AFW 2006 + AAW 040G Hilite over (Special) S ELEVATION / BEDROOM 1 ALUMINIUM FIXED FIXED + OPEN HILITE OVER	COLOUR TBA INSECT SCREEN BY OWNER	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) REVEAL 140mm	W10 COUPLED WITH W9.		
	W2 AAW 1308 W ELEVATION / BEDROOM 3 ALUMINIUM AWNING OPEN	COLOUR TBA INSECT SCREEN BY OWNER	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) REVEAL 140mm	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W12 ABD 2436 S ELEVATION / DINING ALUMINIUM BI-FOLD DOOR OPEN	COLOUR TBA INSECT SCREEN BY OWNER	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) REVEAL 170mm			
	W3 AAW 2015T W ELEVATION / STAIR ALUMINIUM AWNING OPEN / FIXED	COLOUR TBA INSECT SCREEN BY OWNER	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) REVEAL 170mm	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. RIP DOWN & DRESS REVEALS AS REQUIRED.		W13 AAW 1308 W ELEVATION / BEDROOM 3 ALUMINIUM AWNING OPEN	COLOUR TBA INSECT SCREEN BY OWNER	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) REVEAL 140mm	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		
	W4 AAW 1315 W ELEVATION / BEDROOM 2 ALUMINIUM AWNING OPEN / OPEN	COLOUR TBA INSECT SCREEN BY OWNER	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) REVEAL 140mm	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	W5 AAW 0615 W ELEVATION / SHOWER ALUMINIUM AWNING OPEN / OPEN	COLOUR TBA INSECT SCREEN BY OWNER	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) REVEAL 140mm	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.							
	W6 AAW 0418 Special W ELEVATION / BEDROOM 1 ALUMINIUM AWNING OPEN / OPEN	COLOUR TBA INSECT SCREEN BY OWNER	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47) REVEAL 140mm	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	W7 DELETED										
	W8 AFW 2006 + AAW 040G Hilite over (Special) S ELEVATION / BEDROOM 1 ALUMINIUM FIXED FIXED + OPEN HILITE OVER	COLOUR TBA INSECT SCREEN BY OWNER	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) REVEAL 140mm	SPECIAL NOTES W8 COUPLED WITH W9.							
	W9 ADF 2013-MR5 + 2 x AFW 040G Hilite over (Special) S ELEVATION / BEDROOM 1 ALUMINIUM HINGED DOOR OPEN / OPEN + HILITES OVER	COLOUR TBA INSECT SCREEN BY OWNER	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) REVEAL 140mm	SPECIAL NOTES W9 COUPLED WITH W8 & W10.							
FOR: MR J & MRS C IRWIN				AT: 129 BLAIR STREET, NORTH BONDI NSW 2026			SCALE: 1 : NTS	SHEET: 8 OF 8	JOB NO: 7717/15	H	