


BASIX COMMITMENTS			
CERTIFICATE NO. A251779_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			
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR FRAMED (R0.7)	R0.06 (DOWN) (or R1.30 INCLUDING CONSTRUCTION)		
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)		
EXTERNAL WALL: CAVITY BRICK	NIL		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)		
FLAT CEILING, PITCHED ROOF	CEILING: R 1.95 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W13,	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)		
W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W14, W15, W16, & W17,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		
SHADING DEVICES			
WINDOWS			
W1, W2, W3, W4, W5, W6, W8, W9, W10, W12, W14, W16, & W17,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		
W7,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
W13, & W15,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23		
W11,	NONE		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Window & Door Frame	Stegbar		Vivid White
Balcony Beam	Dulux		Vivid White
Balcony Post	Dulux		Vivid White
Cover Battens	Dulux		White Beach Quarter
Wall Cladding	Dulux		White Beach Quarter
Gable Cladding	Dulux		White Beach Quarter
Rafter Tails	Dulux		Vivid White
Shading Device Frame	Dulux		White Beach Quarter
Soffit Lining	Dulux		Vivid 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 33 N
FINISHES	
BRICKWORK	COMMON BRICKWORK TO PARTY WALL
FLOORING	19MM STRUCTURAL PARTICLEBOARD TO FIRST FLOOR & 19MM STRUCTURAL PARTICLEBOARD TO GROUND FLOOR OVERLAID WITH EX. 150 X 25MM BALTIC PINE, TOP NAILED, STRIP FLOORING TO ALL AREAS OTHER THAN BATHROOM & LAUNDRY
CLADDING	180MM SCYON "LINEA" WEATHERBOARD CLADDING TO FIRST FLOOR & GROUND FLOOR INCLUDING GABLE ENDS
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3 )	FRAME: WESTERN RED CEDAR
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: N/A MESH: N/A
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CORRUGATED COLOUR: SHALE GREY
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 R2.0 INSULWOOL BATTS TO EXTERNAL WALLS
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 100x25
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORE CORINTHIAN "STANFORD" TO SHOWER ROOM & LINEN CPB'D "BALMORAL FBAL4" SOLID CORE DOORS TO BEDROOMS
STAIRCASE BLACKBUTT TREADS & PINE RISERS LAUNDRY UNDER TREADS 7-11 STORAGE UNDER TREADS 1-6	TYPE: CLOSED TIMBER  WIDTH: 900mm  RISE: 20 @ 181.5mm  GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER BARGE COLOUR: OFF WHITE BARGE SOAKER COLOUR: SHALE GREY
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SHALE GREY DOWNPIPE COLOUR: OFF WHITE
HOT WATER UNIT	"RINNAI INFINITY 26" EXTERNAL HOT WATER UNIT
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR & GROUND FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR & GROUND 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 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.</li><li>CONNECT/INSTALL TWENTY FOUR (24) DOWNLIGHT FITTINGS &amp; ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).</li><li>FINE SAND &amp; FINISH THE BALTIC PINE FLOORING WITH MODIFIED TUNG OIL.</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>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.</li><li>ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.</li><li>SUPPLY TWENTY FOUR (24) DOWNLIGHT FITTINGS &amp; ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT.</li><li>SUPPLY &amp; INSTALLATION OF INSECT SCREENS TO ALL DOORS &amp; WINDOWS (EXCEPT STACKER DOORS).</li><li>ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE STEPS TO THE DOOR UNDER THE PROPOSED STAIR.</li></ul>			
G	TO FINAL CONSTRUCTION	S.M.	20-03-17
F	CONSTRUCTION CERTIFICATE	S.C.	01-02-17
E	TO CONTRACTS	T.P.	28-10-16
D	BASIX ADDED & TO BASIX	N.E.	20-06-16
C	POV 17873	C.S.	20-05-16
B	TO CLIENT	S.C.	28-04-16
A	TECHNICAL	S.C.	26-04-16
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: TERRY SMITH			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR K & MS G DEACON			
AT 44 ALFRED STREET, BRONTE, NSW 2024			
COUNCIL: WAVERLEY			
<div><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>			
SHEET: 1 OF 9		JOB NO: 7734/16	
		G	

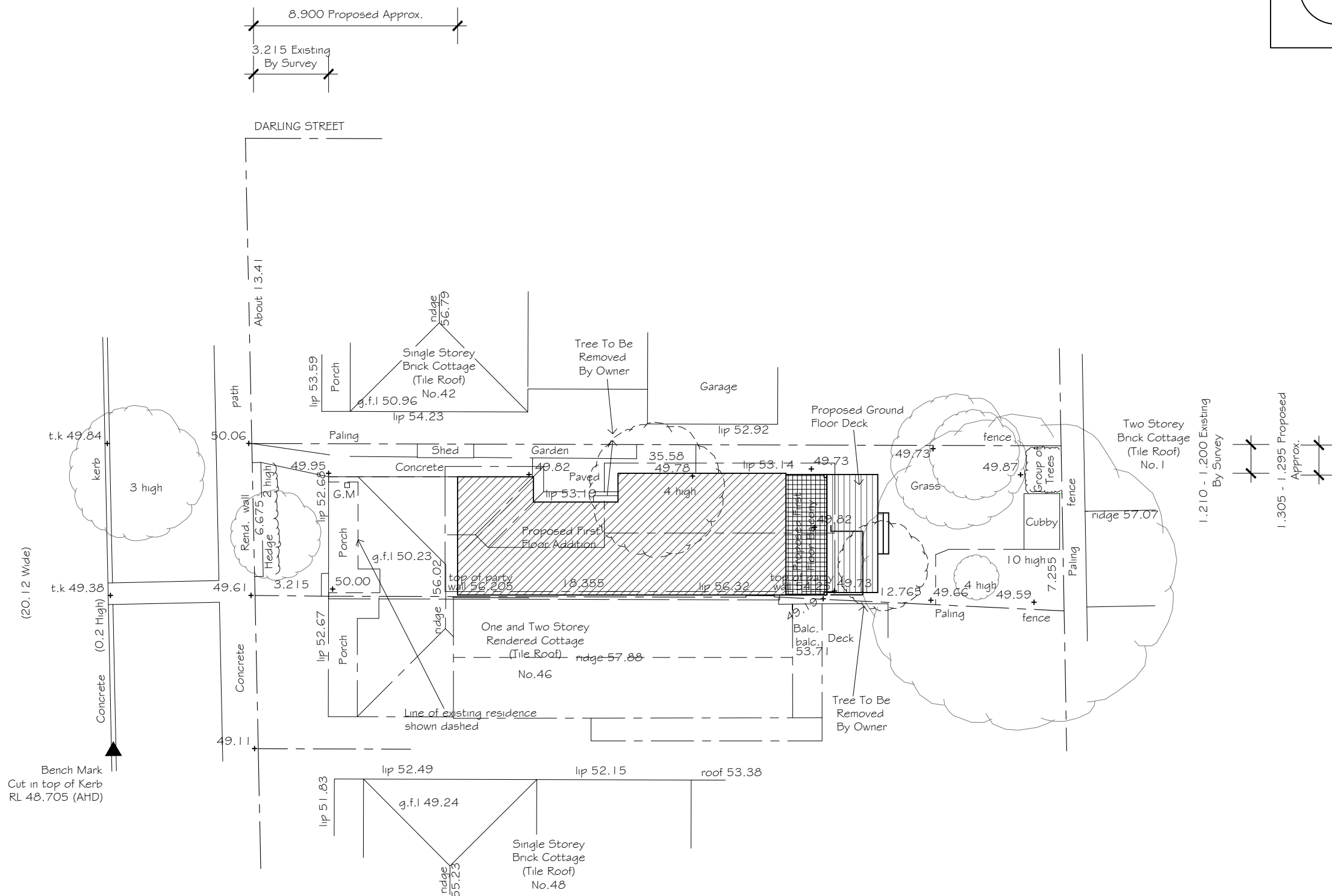


ALFRED STREET

Bench Mark  
Cut in top of Kerb  
RL 48.705 (AHD)

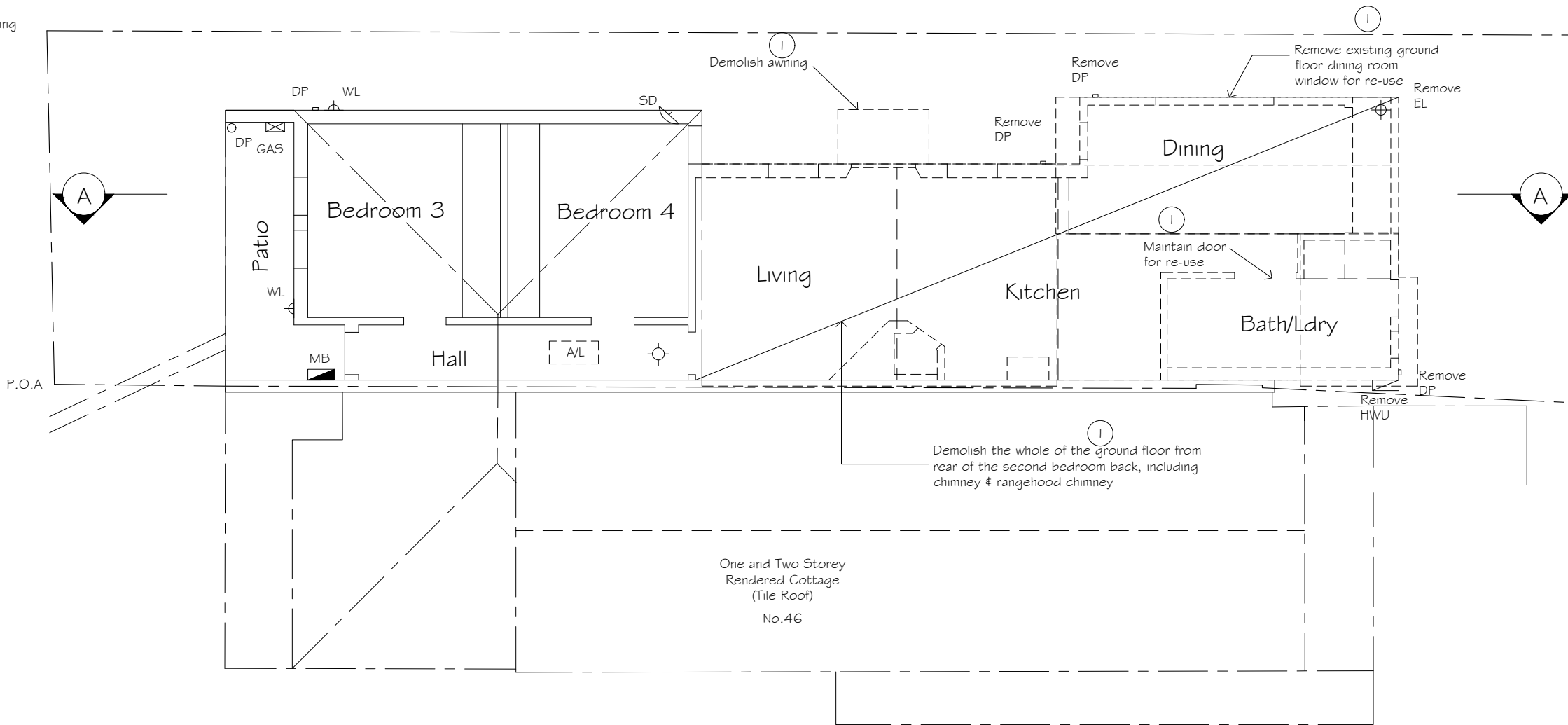
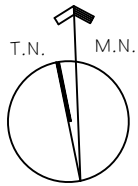
## Site Plan

No. : 44  
Lot. : 1  
DP : 826830  
AREA : 241.4m<sup>2</sup> (By Title)



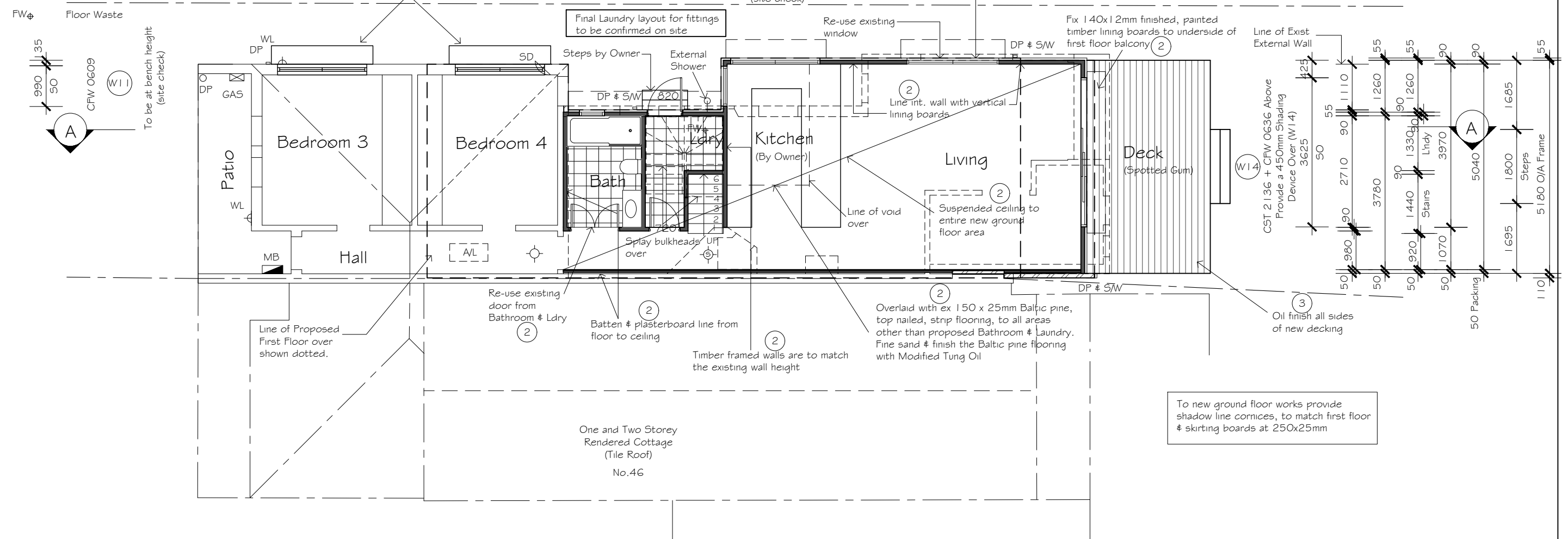
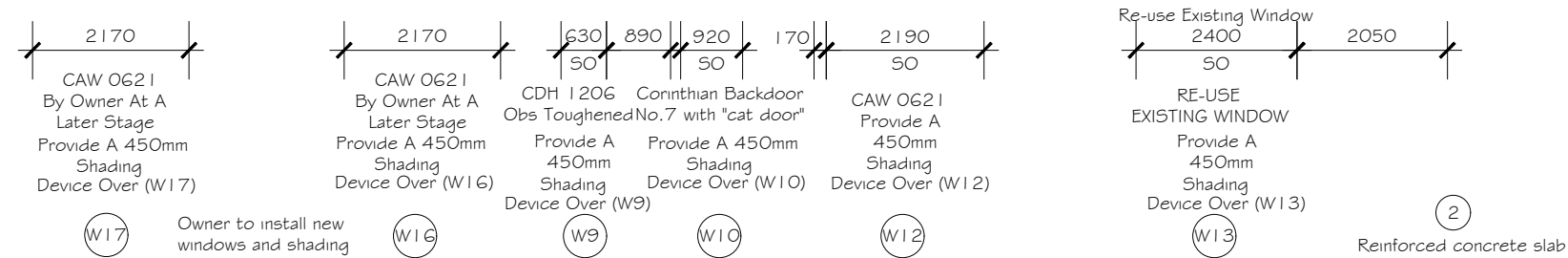
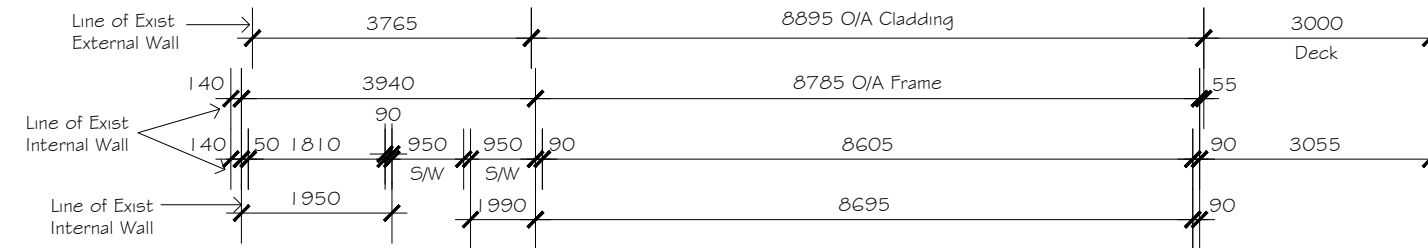
Legend

- DP □ Downpipe
- EL ⊕ Eave Light
- [A/L] Remove attic ladder & patch ceiling
- MB ▬ Meter Box - Electrical
- GAS ⊠ Meter - Gas
- SD ↗ Satellite Dish relocate by Owner of required
- ⊙ Smoke Detector - Existing
- WL ⊥ Wall Light



Ground Floor Demolition Plan

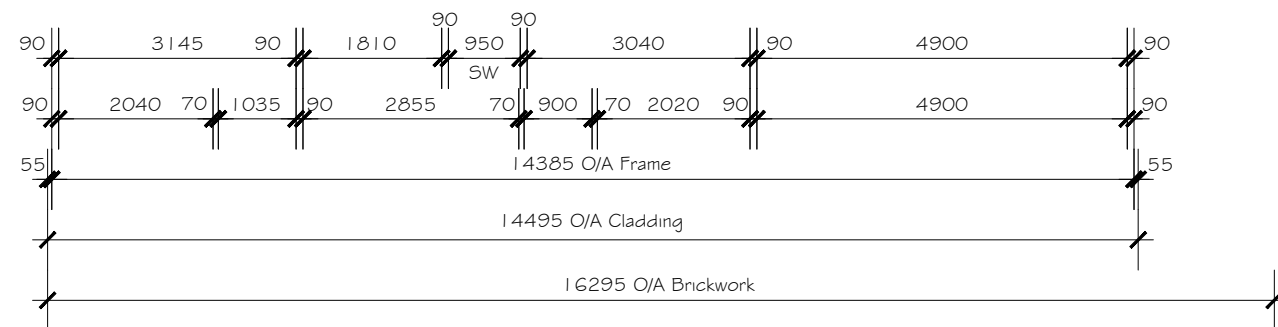
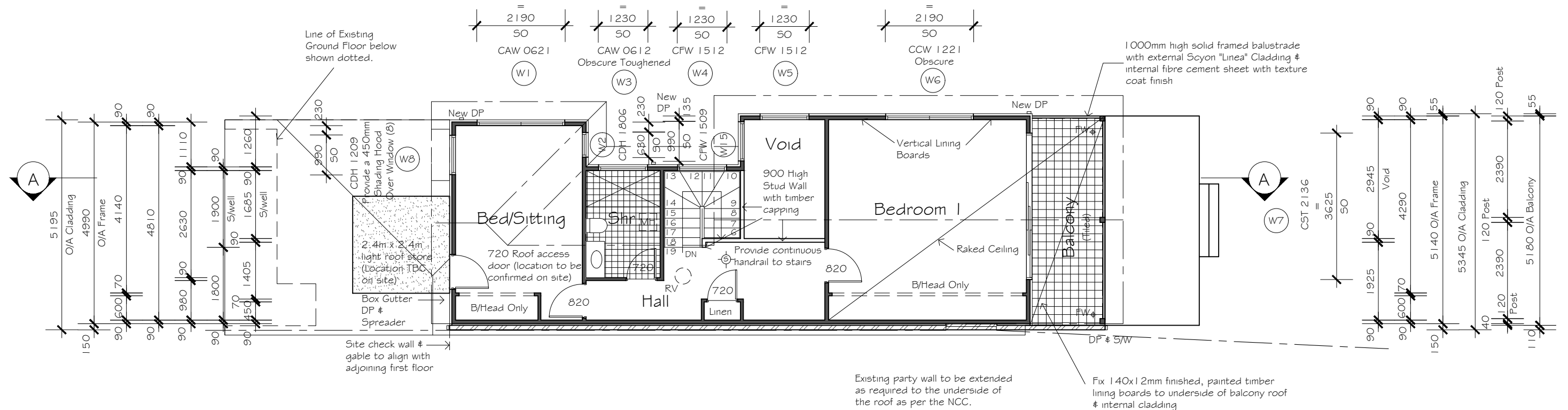
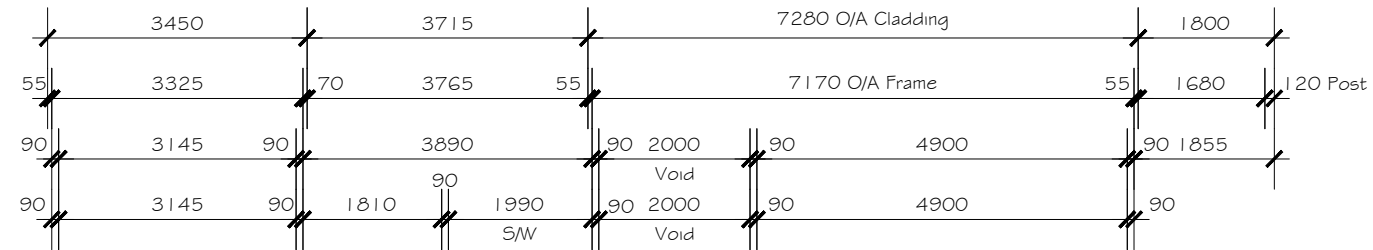
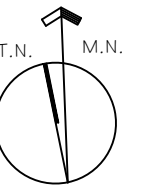
DP	Downpipe
	Remove attic ladder & patch ceiling
MB	Meter Box - Electrical
GAS	Meter - Gas
SD	Satellite Dish relocate by Owner if required
	Smoke Detector - Existing
	Smoke Detector - Proposed
WL	Wall Light
HWU	New Rinnai Infinity 26 Hot Water Unit Wall Mounted
FW	Floor Waste



## Ground Floor Proposed Plan

# Legend

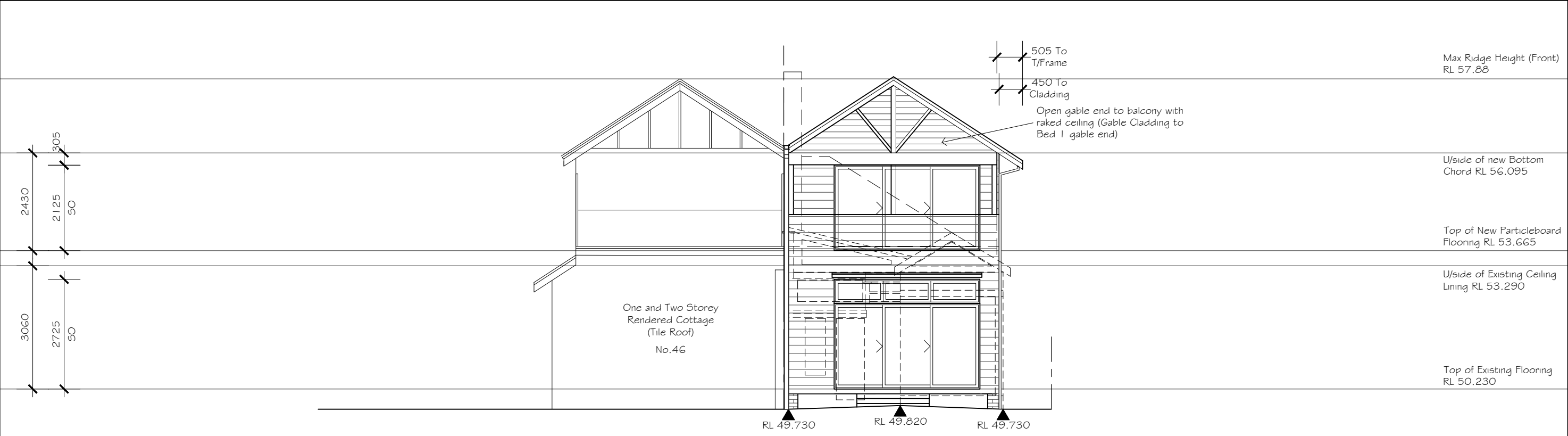
- DP = Downpipe
- MH = Manhole
- RV = Roof Ventilator
- ⊙ = Smoke Detector
- FW = Floor Waste



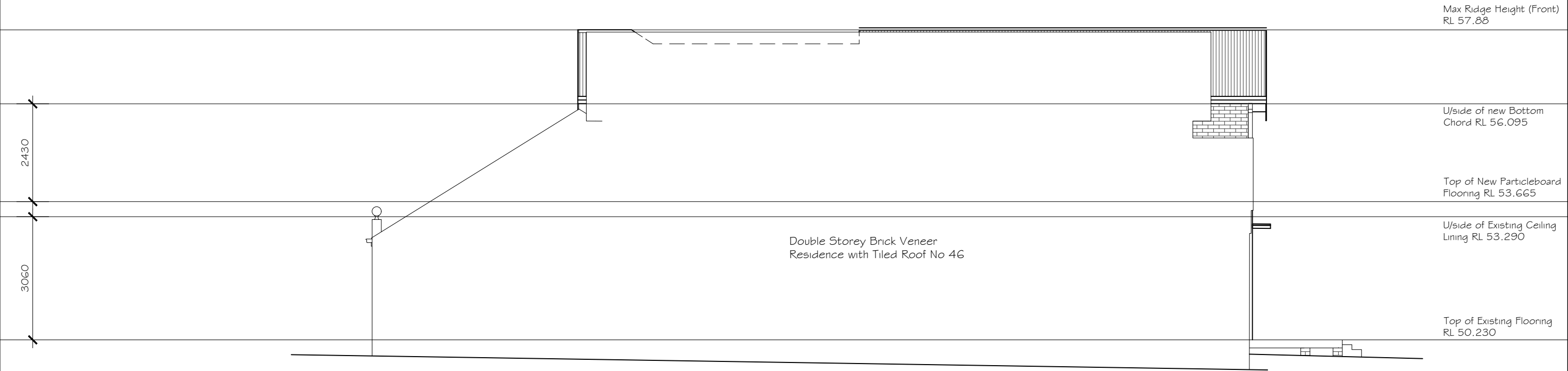
## Proposed First Floor Addition



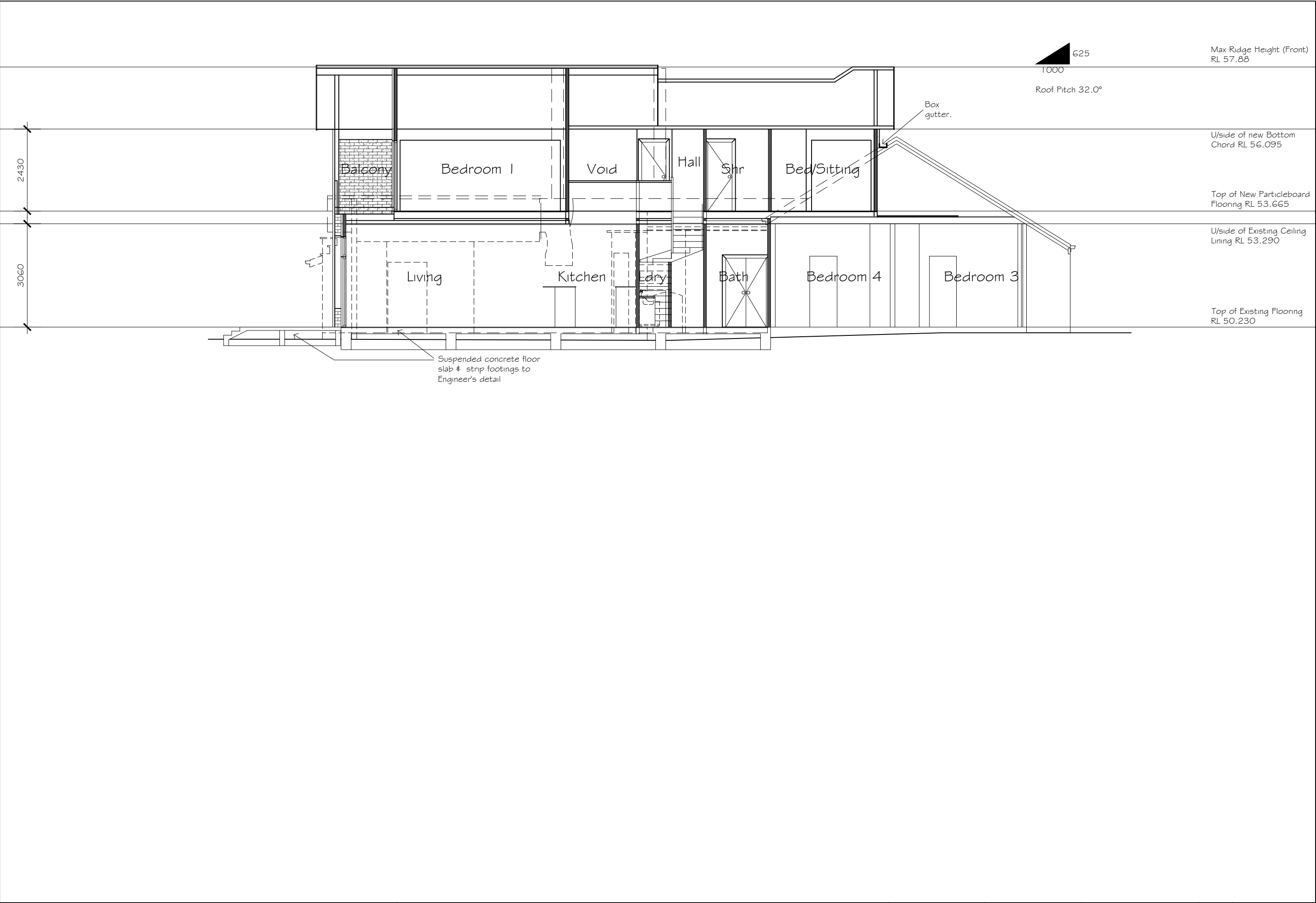




East Elevation



South Elevation





WINDOW SCHEDULE (BASIX A25 1779_02)				CLIENT: .....  CLIENT: .....  BUILDER: .....DATE: .....		TIMBER WINDOWS:											
STANDARD NOTES:						TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.											
• 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						STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.											
						TERRAIN: 3      WIND LOAD: W 33 N											
	(W1) CAW 0621	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W10) Corinthian Backdoor No.7 half lite with "cat door"	HARDWARE COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / BED/SITTING	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			N ELEVATION / HALL 2	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	GLAZED TOP PANEL, TIMBER LOWER PANEL SITE CHECK HEIGHT TO FIT BELOW STAIR BULKHEAD							
	WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)				WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)								
	AWNING OPEN / FIXED	BY OWNER	REVEAL					N/A	REVEAL								
	(W2) CDH 1806	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W11) CFW 0609	HARDWARE COLOUR	GLAZING	SPECIAL NOTES							
	E ELEVATION / BED/SITTING	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.			N ELEVATION / FIXED	N/A	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TO BE AT BENCH HEIGHT (SITE CHECK)							
	WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.			WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)	IF IN CLOSE PROXIMITY TO COOKTOP/HOTPLATE, GLAZING TO BE 6mm TOUGHENED LOW-E							
	DOUBLE HUNG OPEN	BY OWNER	REVEAL					N/A	REVEAL								
	(W3) CAW 0612	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W12) CAW 0621	HARDWARE COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / SHOWER	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.			N ELEVATION / BED/SITTING	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TO BE AT BENCH HEIGHT (SITE CHECK)							
	WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)				WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)	IF IN CLOSE PROXIMITY TO COOKTOP/HOTPLATE, GLAZING TO BE 6mm TOUGHENED LOW-E							
	AWNING OPEN	BY OWNER	REVEAL					BY OWNER	REVEAL								
	(W4) CFW 1512	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W13) CAW 2200 X 1300	COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / STAIRS	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)				N ELEVATION / LIVING	N/A	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RE-USE EXISTING WINDOW							
	WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)				WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.66)								
	FIXED	N/A	REVEAL						REVEAL								
	(W5) CFW 1512	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W14) CFW 0636 OVER CST 2136 SPECIAL	HARDWARE COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / VOID	N/A	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)				E ELEVATION / LIVING	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SITE INSTALL CEDAR FRAMED FLYSCREENS							
	WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)				WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)								
	FIXED	N/A	REVEAL					WESTERN RED CEDAR	REVEAL								
	(W6) CCW 1221	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W15) CFW 1512	HARDWARE COLOUR	GLAZING	SPECIAL NOTES							
	N ELEVATION / BEDROOM 1	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			N ELEVATION / VOID	N/A	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)								
	WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER TO A HEIGHT OF 1650mm FROM FIRST FLOOR			WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)								
	CASEMENT OPEN / FIXED / OPEN	BY OWNER	REVEAL					N/A	REVEAL								
	(W7) CST 2136	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W16) DELETED	HARDWARE COLOUR	GLAZING	SPECIAL NOTES							
	E ELEVATION / BEDROOM 1	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SITE INSTALL CEDAR FRAMED FLYSCREENS													
	WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)														
	STACKER OPEN / OPEN / FIXED	WESTERN RED CEDAR	REVEAL														
	(W8) CDH 1209	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			(W17) DELETED	HARDWARE COLOUR	GLAZING	SPECIAL NOTES							
	W ELEVATION / BED/SITTING	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.													
	WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)														
	DOUBLE HUNG OPEN	BY OWNER	REVEAL														
	(W9) CDH 1206	HARDWARE COLOUR	GLAZING	SPECIAL NOTES													
	N ELEVATION / BATHROOM	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.													
	WESTERN RED CEDAR	INSECT SCREEN	(OR U-VALUE: 3.99, SHGC: 0.4)														
	DOUBLE HUNG OPEN	BY OWNER	REVEAL														
FOR: MR K & MS G DEACON				AT: 44 ALFRED STREET, BRONTE, NSW 2024				SCALE: 1 : NTS		SHEET: 9 OF 9		JOB NO: 7734/16		G			