
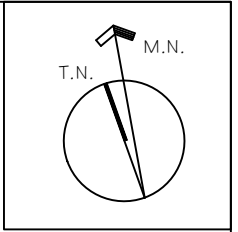


BASIX COMMITMENTS			
CERTIFICATE NO. A217894			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
RAKED CEILING, PITCHED ROOF	CEILING: R 1.74 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W1 - W10	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		
SHADING DEVICES			
WINDOWS			
W1 - W4	EXTERNAL LOUVRE/BLIND (FIXED)		
W5 & W10	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		
W6, W7, W8 & W9	NONE		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Handrail Frame			Vivid White
Insect Screen	Stegbar		
Roof Sheeting	Colorbond		
Barge Soaker			
Barge Board			
Fascia Board	Colorbond		
Final			Pale Eucalypt

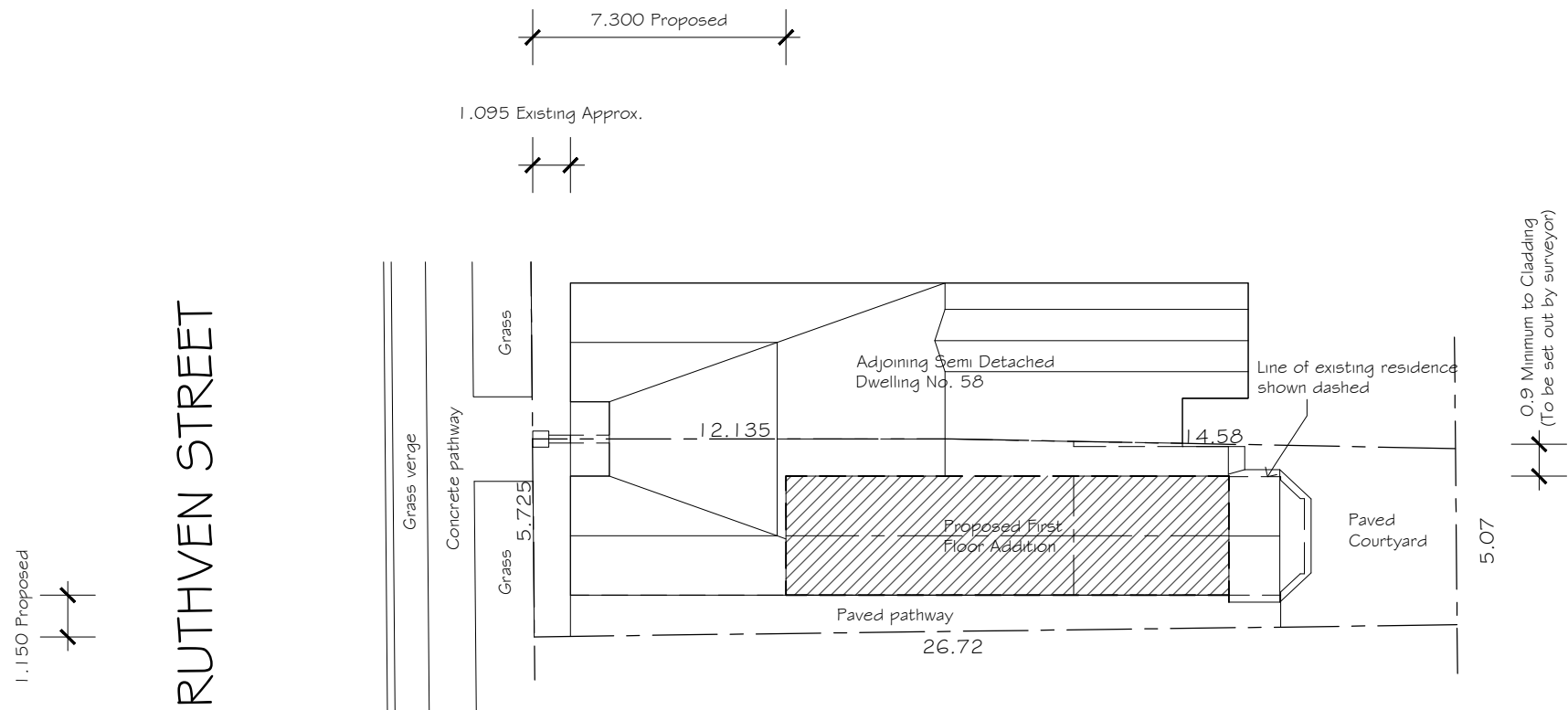
SPECIFICATION SUMMARY	
STRUCTURAL TIMBER - All to AS 1684.2	
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 90 X 35 INT. STUDS @ .600 CTS	ROOF: REFER TO STRUCTURAL LAYOUTS
FLOOR: REFER TO STRUCTURAL LAYOUTS	WIND LOAD SELECT WINDSPEED
FINISHES	
BRICKWORK	COMMON FOR RENDER & PAINT FINISH TO BUILD UP
FLOORING	19MM STRUCTURAL PARTICLEBOARD
CLADDING	SAWN WESTERN RED CEDAR WEATHERBOARDS AS SELECTED FIXED TO TIMBER BATTENS OVER POLASTIC INSULATION BLANKET - TO COLOUR MATCH ON SITE
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR & PREFINISHED ALUMINIUM
INSECT SCREENS:	FRAME: N/A MESH: N/A
ROOF COVERING	PREFINISHED ZINCALUME ROOF SHEETING PROFILE: CORRUGATED COLOUR: SELECT COLOUR
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET
INSULATION	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 COLONIAL ARCHITRAVE: Ex. 75x25 COLONIAL
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"
STAIRCASE MDF TREADS & PINE RISERS	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: STAIR 1- 18 @ 189mm STAIR 2- 4 @ 168mm GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS (BARGE BOARD SIZE & PROFILE TO MATCH EXISTING)	FASCIA BOARD MATERIAL: PREFINISHED ZINCALUME BARGE BOARD MATERIAL: DAR TIMBER FASCIA COLOUR: SELECT COLOUR BARGE COLOUR: SELECT COLOUR BARGE SOAKER COLOUR: SELECT COLOUR
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: PALE EUCALYPT DOWNPIPE COLOUR: SURFMIST
HOT WATER UNIT	CONNECT TO EXISTING
PAINING - 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.	

SPECIAL NOTES			
<ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.• REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE, IF REQUIRED.• CONNECT/INSTALL TWELVE (12) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT & TWO (2) CEILING SWEEP FANS (AS SUPPLIED BY THE OWNER).• PROVIDE PREFINISHED ALUMINIUM, MANUALLY ADJUSTABLE LOURVE SUN SCREENS TO NORTH FACING WINDOWS, AS PER MANUFACTURERS DETAILS.• PROVIDE EX. 75 X 25 DAR WESTERN RED CEDAR EXTERNAL ARCHITRAVES TO NEW WINDOWS & DOORS.			
WORKS BY OWNER			
<ul style="list-style-type: none">• REMOVAL & INSTALLATION OF T.V ANTENNA AS REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS.• PHONE AND/OR DATA CABLING, IF REQUIRED.• SUPPLY TWELVE (12) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT & TWO (2) CEILING SWEEP FANS.• SUPPLY FLOOR TILES FOR DEMOLISHED BATHROOM / LAUNDRY AREA.• ONSITE STORM WATER DETENTION SYSTEM IF REQUIRED.• DIVERT/EXTEND EXISTING RANGEHOOD FLUE IF REQUIRED.• INSECT SCREENS TO WINDOWS & EXTERNAL DOORS IF REQUIRED.• FIT OUT NEW BUILT-IN ROBE.• PAYMENT OF ALL APPLICABLE COUNCIL FEES & SECURITY DEPOSITS.• PAYMENT OF SECTION 94A CONTRIBUTIONS.			
G	AMENDMENTS TO FINAL CONSTRUCTION	C.S.	22-06-15
F	FINAL CONSTRUCTION	S.C.	04-06-15
E	BASIX ADDED	S.C.	26-05-15
D	TO CONTRACTS	S.C.	12-05-15
C	CHECK PLAN	S.C.	21-04-15
B	TO CLIENT	C.S.	31-03-15
A	TECHNICAL	C.S.	18-03-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: TERRY SMITH			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR & MRS T. TOURLE			
AT 60 RUTHVEN STREET, BONDI JUNCTION, NSW 2022			
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: 7645/15	
		G	



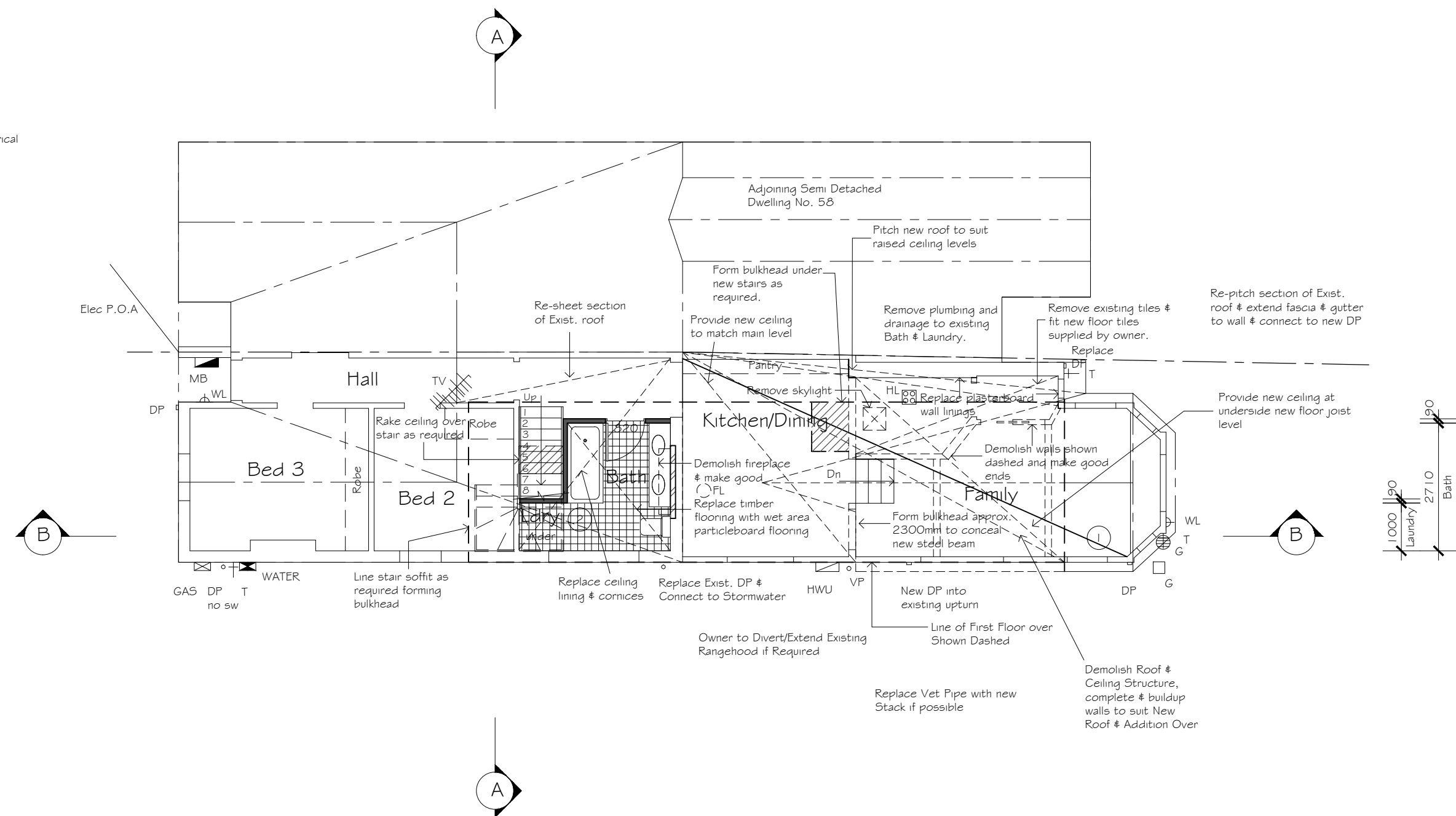
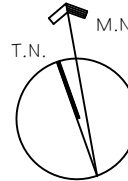
Site Plan

No. : 60
Lot. : 7
DP : 252143
AREA : 145.8m² (By Title)



Legend

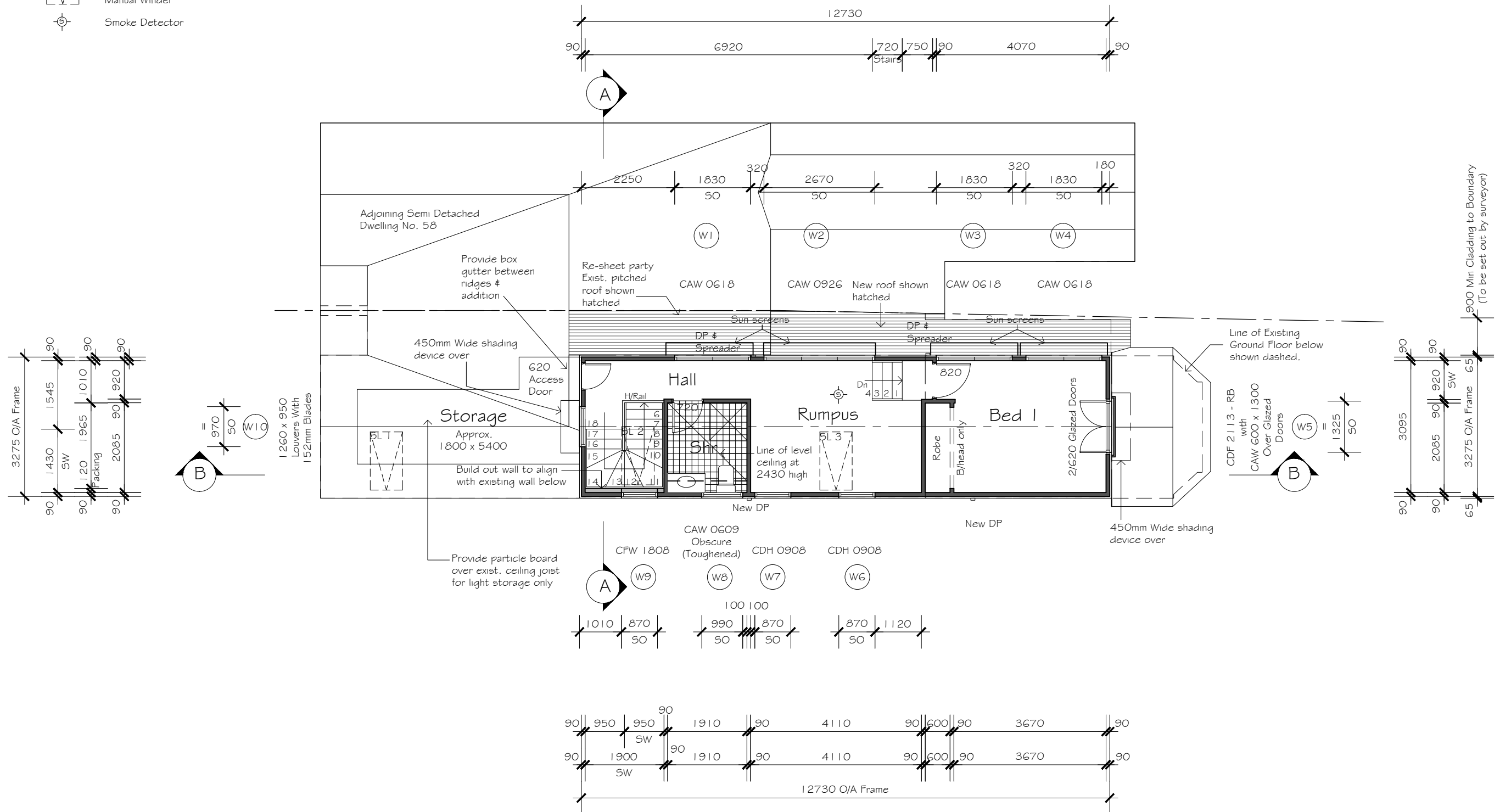
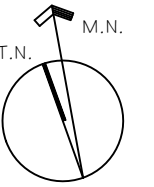
- DP □ Downpipe
- G ⊖ Gully
- HL ⊞ Heater/Light/Fan
(To be Removed)
- HWU ⊞ Hot Water Unit
Wall Mounted
- MB ⊞ Meter Box - Electrical
- GAS ⊞ Meter - Gas
- WATER ⊞ Meter - Water
- T ⊞ Tap - Garden
- T.V. ⊞ TV Antenna -
Owner to relocate
as required
- VP ⊖ Sewer Vent Pipe
- WL ⊞ Wall Light
- ⊙ Smoke Detector
- FL ⊖ Rangehood Flue



Ground Floor Plan

Legend

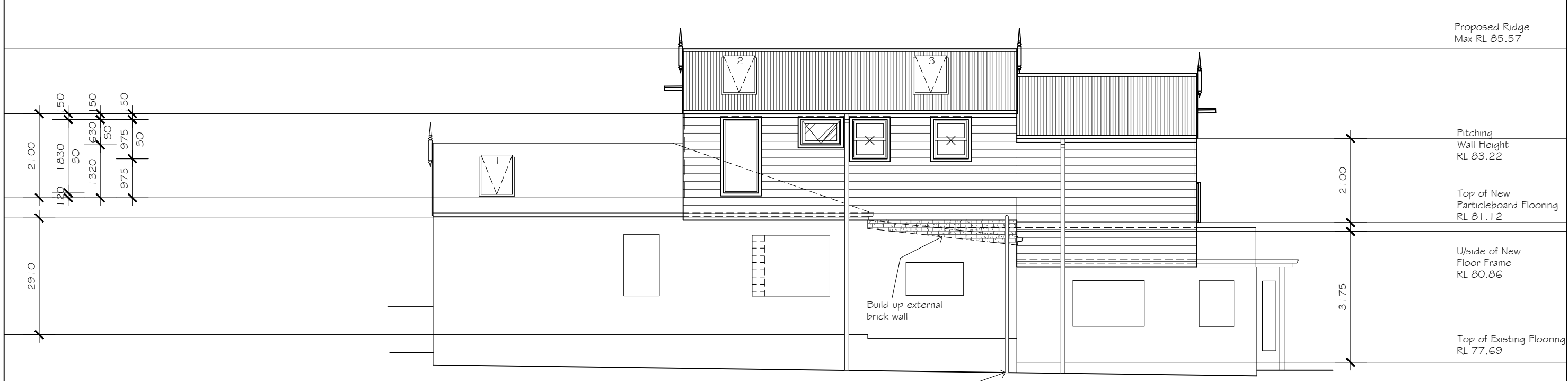
- DP = Downpipe
- SL = Velux VS2004 M08 (780x1400) with ZCT 300 Manual Winder
- ⊙ = Smoke Detector



Proposed First Floor Addition



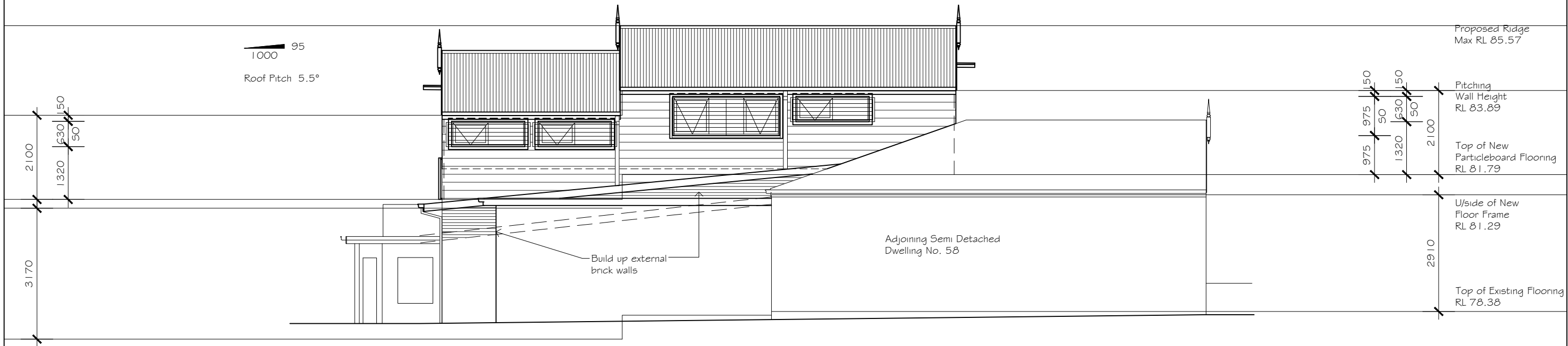
West Elevation



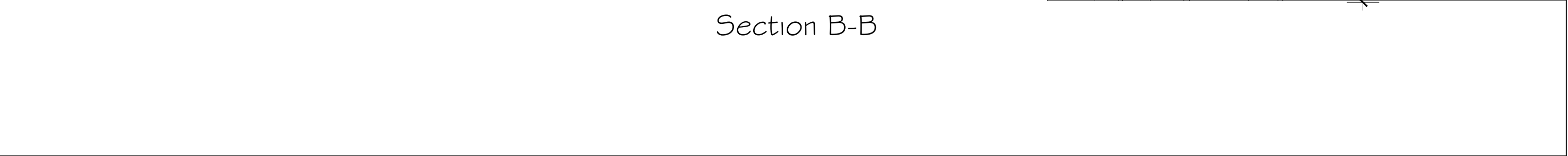
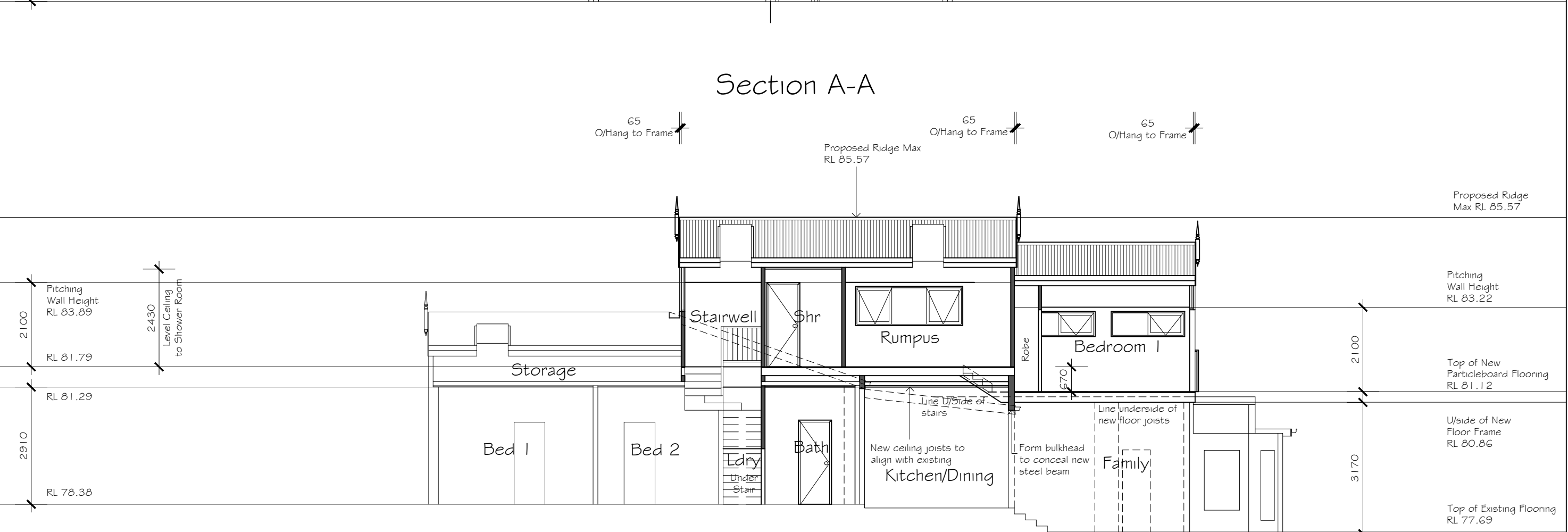
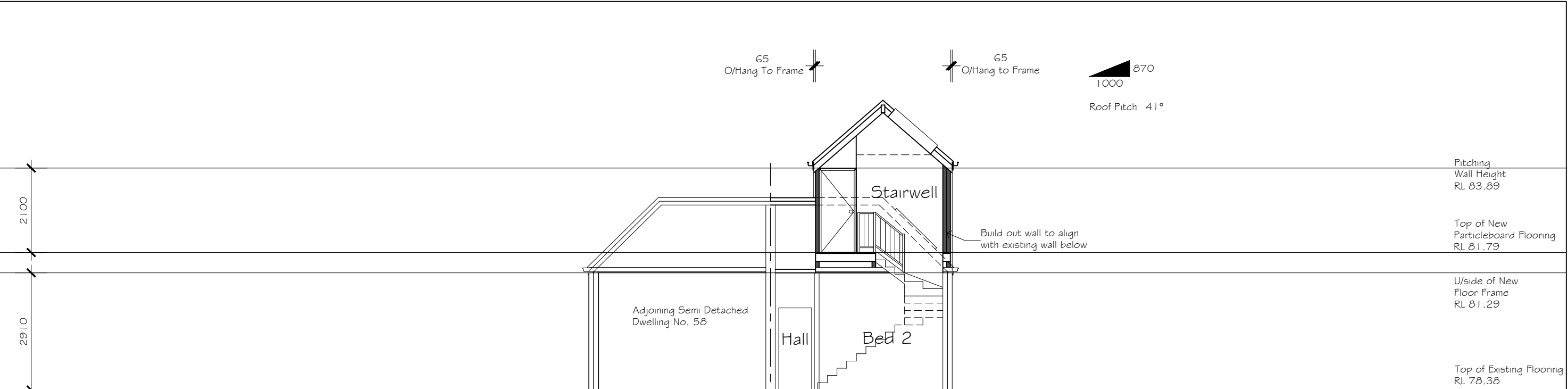
South Elevation

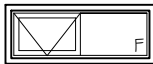
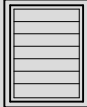
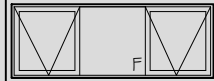
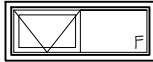
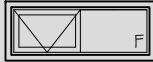
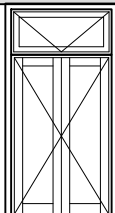



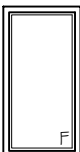


East Elevation



North Elevation



WINDOW SCHEDULE (BASIX A2 I 7894)				CLIENT:		ALUMINIUM TREND WINDOWS:				TIMBER WINDOWS:					
STANDARD NOTES: <ul style="list-style-type: none">WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDEALL WINDOWS COME WITH "KEYED ALIKE" LOCKSWINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5				CLIENT:		STANDARD ALUMINIUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK. DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.				TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH. STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.					
				BUILDER:DATE:						TERRAIN: 3 WIND LOAD: SELECT WINDSPEED					
	W1 CAW 0618	HARDWARE COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES		W10 1 260 x 950 LOUVRE WINDOW	HARDWARE COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES 152mm LOUVRE BLADES						
	N ELEVATION / HALL	INSECT SCREEN				W ELEVATION / STAIR	INSECT SCREEN								
	WESTERN RED CEDAR		REVEAL			WESTERN RED CEDAR		REVEAL							
	AWNING OPEN / FIXED					LOUVRE OPEN									
	W2 CAW 0926	HARDWARE COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES											
	N ELEVATION / RUMPUS	INSECT SCREEN													
	WESTERN RED CEDAR		REVEAL												
	AWNING OPEN / FIXED / OPEN														
	W3 CAW 0618	HARDWARE COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES											
	N ELEVATION / BED 1	INSECT SCREEN													
	WESTERN RED CEDAR		REVEAL												
	AWNING OPEN / FIXED														
	W4 CAW 0618	HARDWARE COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES											
	N ELEVATION / BED 1	INSECT SCREEN													
	WESTERN RED CEDAR		REVEAL												
	AWNING OPEN / FIXED														
	W5 CAW 600 X 1310 OVER CDF 2113-RB	HARDWARE COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES 2 SINGLE LITE 620 GLAZED DOORS											
	E ELEVATION / BED 1	INSECT SCREEN													
	WESTERN RED CEDAR		REVEAL												
	AWNING/DOORS OPEN - OPEN														
	W6 CDH 0908	HARDWARE COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES											
	S ELEVATION / RUMPUS	INSECT SCREEN													
	WESTERN RED CEDAR		REVEAL												
	DOUBLE HUNG OPEN / OPEN														
	W7 CDH 0908	HARDWARE COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES											
	S ELEVATION / RUMPUS	INSECT SCREEN													
	WESTERN RED CEDAR		REVEAL												
	DOUBLE HUNG OPEN / OPEN														
	W8 CAW 0609	HARDWARE COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.											
	S ELEVATION / SHOWER	INSECT SCREEN													
	WESTERN RED CEDAR		REVEAL												
	AWNING OPEN														
	W9 CFW 1808	HARDWARE COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	SPECIAL NOTES											
	S ELEVATION / STAIR	INSECT SCREEN													
	WESTERN RED CEDAR		REVEAL												
	FIXED														
FOR: MR & MRS T. TOURLE				AT: 60 RUTHVEN STREET, BONDI JUNCTION, NSW 2022				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7645/15		G 