
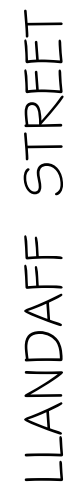
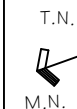


BASIX COMMITMENTS			
CERTIFICATE NO. A214152			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
HOT WATER SYSTEM	THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT: GAS INSTANTANEOUS.		
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
EXTERNAL WALL: BRICK VENEER	R1.16 (OR R1.70 INCLUDING CONSTRUCTION)		
GLAZING REQUIREMENTS			
WINDOWS			
W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W13, W14, W15 & W16	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		
W11 & W12	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)		
SHADING DEVICES			
WINDOWS			
W1	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM		
W2, W3 & W4	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
W5, W15, W16 & W17	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		
W6, W7, W8, W9, W10, W11, W12, W13 & W14	EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM		
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

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: REFER TO STRUCTURAL LAYOUTS	WIND LOAD W 33 N
		FINISHES	
		BRICKWORK	FACE BRICKWORK TO MATCH EXISTING AS CLOSE AS POSSIBLE
		FLOORING	SCYON "SECURA" FLOOR BOARDS
		CLADDING	N/A
		WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR
		INSECT SCREENS	FRAME: PREFINISHED ALUMINIUM TO NEW WINDOWS MESH: FIBREGLASS FRAME: WESTERN RED CEDAR TO NEW STACKER DOOR MESH: FIBREGLASS
		ROOF COVERING	PROVIDE ALL NEW CONCRETE ROOF TILES TO PROPOSED FIRST FLOOR ADDITION PRE-FINISHED ZINCALUME ROOF SHEETING OVER BALCONY ZINCALUME PROFILE: SPEEDDECK ZINCALUME COLOUR: WOODLAND GREY PROVIDE ALL NEW CONCRETE ROOF TILES TO REMAINING EXISTING TILED ROOF AREAS
		ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL TO TILED ROOF AREAS R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET TO METAL ROOF
		INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES R2.0 SOUND SCREEN ACOUSTIC BATTS TO GROUND FLOOR CEILING UNDER THE FIRST FLOOR ADDITION FOOTPRINT AREA, INCLUDING BALCONY.
		INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 HALF SPLAY ARCHITRAVE: Ex. 100x25 SQUARE
		INTERNAL DOORS	SOLID CORE CORINTHIAN PMOD 6 (2340mm High)
		STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER WIDTH: 1000mm RISE: 20 @ 185mm GOING: 240mm (260mm TREAD)
		FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER
		GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: TERRAIN
		HOT WATER UNIT	NEW RINNAI INFINITY 26, GAS INSTANTANEOUS SYSTEM
		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.	

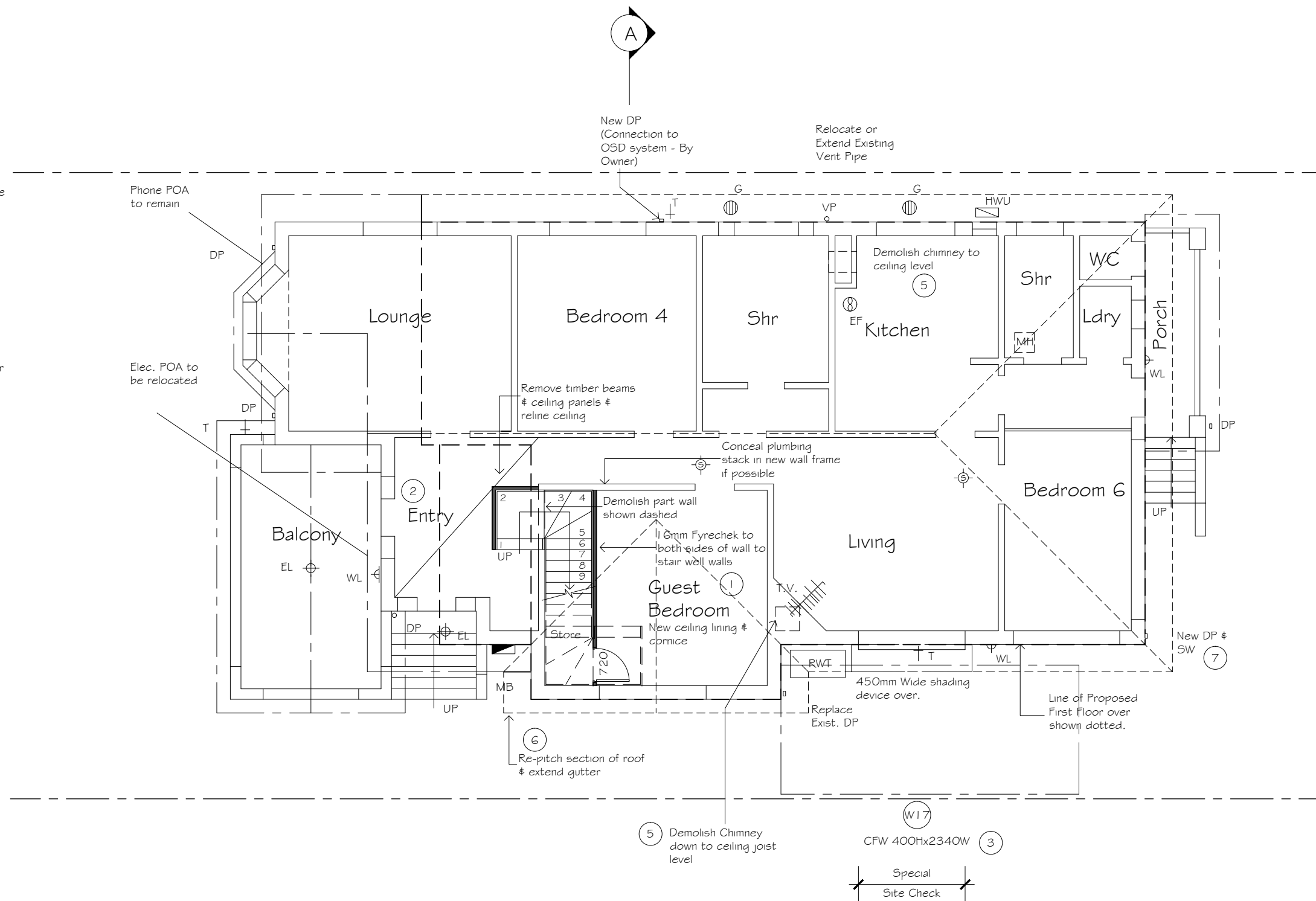
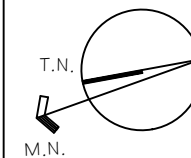
SPECIAL NOTES			
<ul style="list-style-type: none">PROVIDE THREE (3) SMOKE DETECTORS AS SHOWNEAVES SOFFIT TO FEATURE EX. 50 x 25 TREATED PINE COVER BATTENS TO COVER SHEET JOINTS.REUSE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.PROVIDE FEATURE BRICK CORBEL TO NEW GABLE ENDS TO MATCH EXISTING AS CLOSE AS POSSIBLE.PROVIDE 10mm EXPANSION JOINTS TO BRICKWORK AT MAX 8m CENTERS.AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.CONNECT/INSTALL FORTY TWO (42) DOWNLIGHT FITTINGS & TWO (2) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).			
WORKS BY OWNER			
<ul style="list-style-type: none">REMOVAL & INSTALLATION OF T.V ANTENNA AS REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS.CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIALPHONE AND/OR DATA CABLING, IF REQUIRED.ALL WORKS ASSOCIATED WITH THE CONSTRUCTION & CONNECTION TO THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.SUPPLY FORTY TWO (42) DOWNLIGHT FITTINGS & TWO (2) FAN/LIGHT/HEATER UNITS.FITOUT OF BUILT IN ROBES INCLUDING SHELVING,DOORS & ARCHITRAVES.ALL WORK IN ASSOCIATION TO VERIFICATION SURVEY IF REQUIRED BY THE PRINCIPAL CERTIFYING AUTHORITY.			
E	FINAL CONSTRUCTION	NL	24-03-16
D	CHECK PLAN & TO CONTRACTS	SC	13-08-15
C	SURVEY , BASIX DETAILS ADDED & TO COUNCIL	NE	19-03-15
B	POV 16143	SC/NL	17-02-15
A	TECHNICAL	A.M	30-01-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: DAREK SZYMANSKI			
PROPOSED ADDITIONS & ALTERATIONS			
FOR DILON PTY LTD			
AT 43 LLANDAFF STREET BONDI JUNCTION NSW 2022			
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 8		JOB NO: 7628/14	
		E	



No. : 43
Lot. : 7
DP : 6847
AREA : 392.0m² (By Title)
 : 395.7m² (By Calc)

Legend

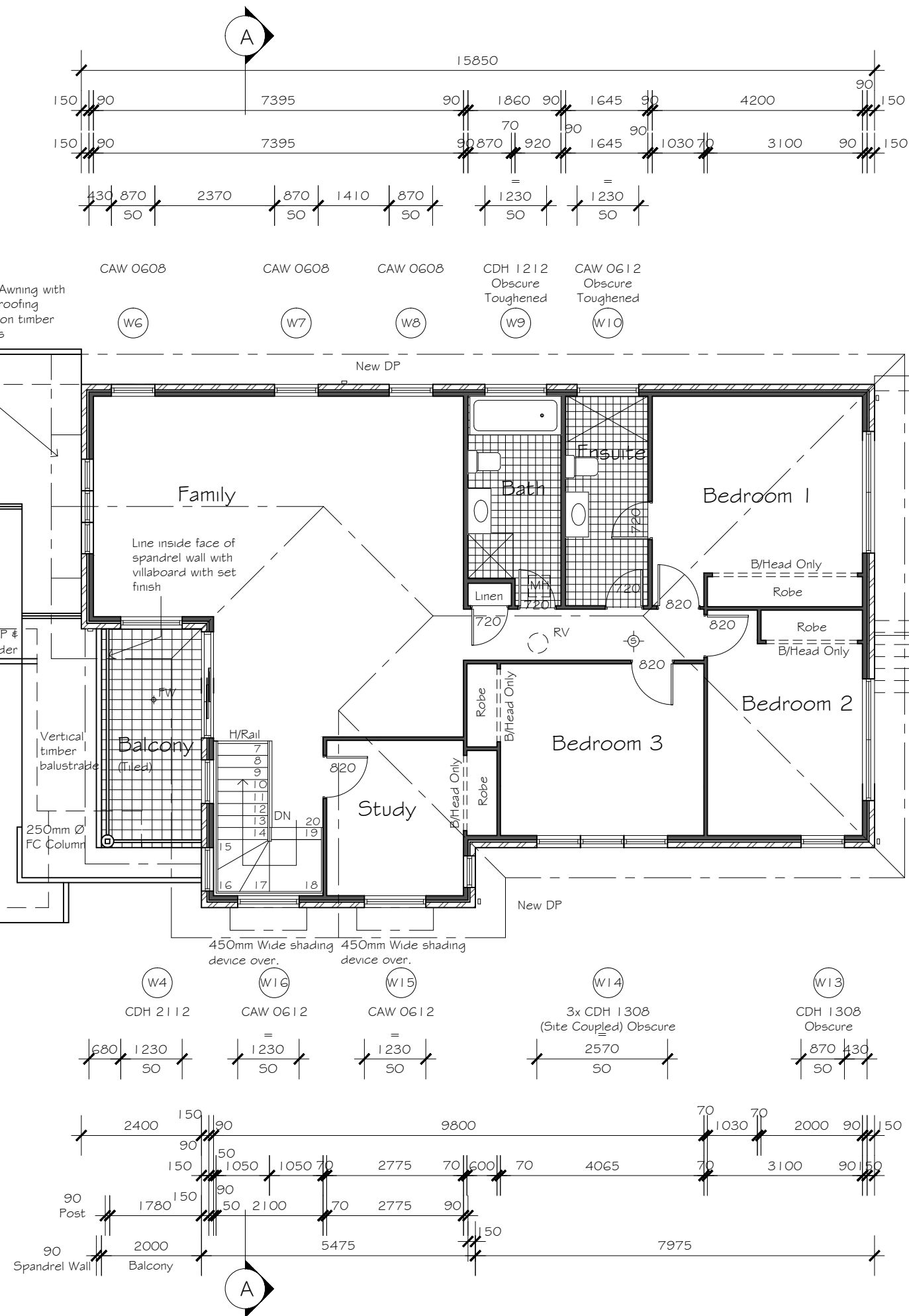
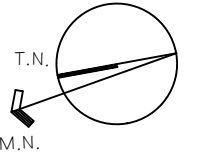
- DP □ Downpipe
- MB  Meter Box - Electrical
-  Rain Water Tank
- EL ⊕ Eave Light
- T ⊥ Tap - Garden
- VP ○ Sewer Vent Pipe
- HWU  Hot Water Unit Wall Mounted
- MH  Manhole
- WL ⊥ Wall Light
- ⊙ Smoke Detector
- EF ⊙ Exhaust Fan
- T.V.  TV Antenna
- G ⊙ Gully



Ground Floor Plan

Legend

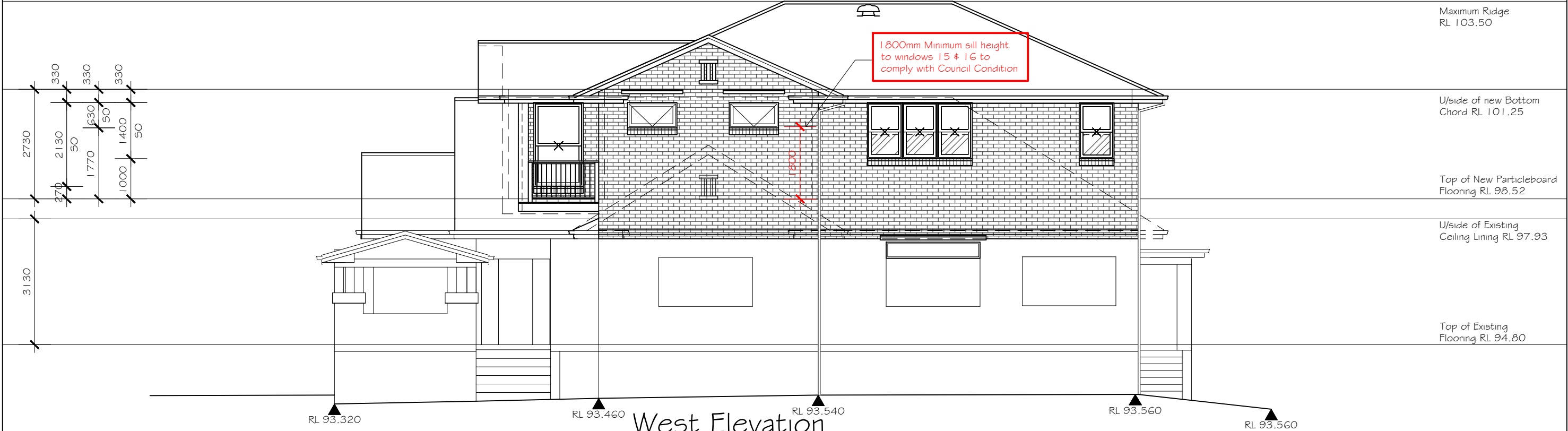
- DP = Downpipe
- MH Manhole
- RV Powered Roof Ventilator
- Smoke Detector
- FW Floor Waste



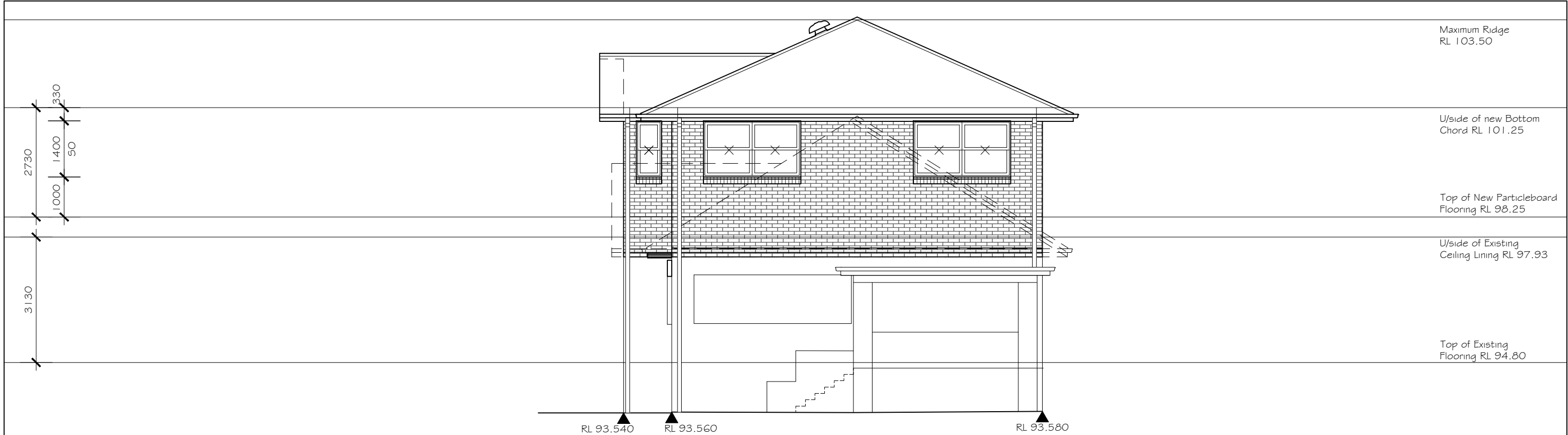
Proposed First Floor Addition



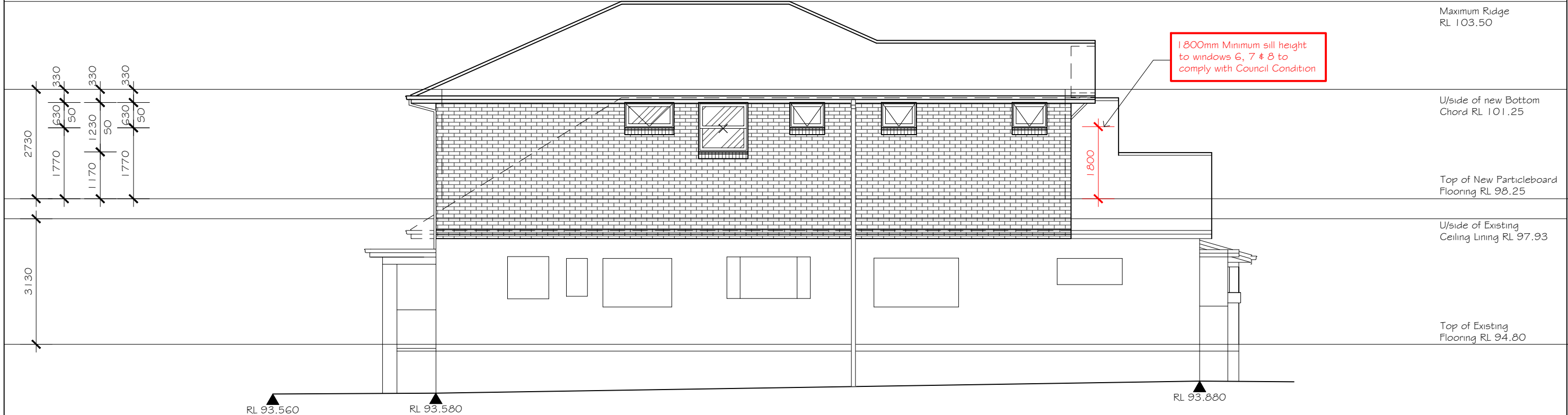
North Elevation
(Carport/Garage not shown for clarity)



West Elevation
(Carport/Garage not shown for clarity)



South Elevation



East Elevation

750
To Frame
600
To BW

425
1000
Roof Pitch 23.0°

Maximum Ridge
RL 103.50

U/side of new Bottom
Chord RL 101.25

Top of New Particleboard
Flooring RL 98.52

U/side of Existing
Ceiling Lining RL 97.93

Top of Existing
Flooring RL 94.80

Section A-A

WINDOW SCHEDULE (BASIX A2 I 4 I 52_02)					CLIENT:					<div>TIMBER WINDOWS:</div> <div>TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.</div> <div>STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.</div> <div>TERRAIN: 3 WIND LOAD: W 33 N</div>					
STANDARD NOTES:					CLIENT:										
<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>					BUILDER:DATE:										
	W1	CDH 1308	COLOUR	GLAZING	SPECIAL NOTES		W10	CAW 0612	COLOUR	GLAZING	TRANSLUCENT FILM BY BUILDER.				
	N ELEVATION / STAIRS		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)			E ELEVATION / ENSUITE		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)					
	WESTERN RED CEDAR		INSECT SCREEN				WESTERN RED CEDAR		INSECT SCREEN						
	DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL			AWNING OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL					
			140mm							140mm					
	W2	CDH 2108	COLOUR	GLAZING			W11	CDH 1324	COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.				
	N ELEVATION / STAIRS		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)			S ELEVATION / BEDROOM 1		WHITE	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)					
	WESTERN RED CEDAR		INSECT SCREEN				WESTERN RED CEDAR		INSECT SCREEN						
	DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL			DOUBLE HUNG OPEN / OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL					
			140mm							140mm					
	W3	CST 2100 x 2700	COLOUR	GLAZING			W12	CDH 1324	COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.				
	N ELEVATION / FAMILY		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)			S ELEVATION / BEDROOM 2		WHITE	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)					
	WESTERN RED CEDAR		INSECT SCREEN				WESTERN RED CEDAR		INSECT SCREEN						
	SLIDING FIXED / OPEN / OPEN		WESTERN RED CEDAR FIBREGLASS MESH WHITE	REVEAL			DOUBLE HUNG OPEN / OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL					
										140mm					
	W4	CDH 2112	COLOUR	GLAZING			W13	CDH 1308	COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.				
	W ELEVATION / FAMILY		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)			W ELEVATION / BEDROOM 2		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)					
	WESTERN RED CEDAR		INSECT SCREEN				WESTERN RED CEDAR		INSECT SCREEN						
	DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL			DOUBLE HUNG OPEN / FIXED		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL					
			140mm							140mm	TRANSLUCENT FILM BY BUILDER TO 1600MM HIGH MINIMUM TO COMPLY WITH COUNCIL CONDITION.				
	W5	3xCDH 1306 SPECIAL	COLOUR	GLAZING			W14	3 x CDH 1308	COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.				
	N ELEVATION / FAMILY		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)			W ELEVATION / BEDROOM 3		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)					
	WESTERN RED CEDAR		INSECT SCREEN				WESTERN RED CEDAR		INSECT SCREEN						
	DOUBLE HUNG OPEN / FIXED / FIXED		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL			DOUBLE HUNG OPEN / OPEN / OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL					
			140mm							140mm	TRANSLUCENT FILM BY BUILDER TO 1600MM HIGH MINIMUM TO COMPLY WITH COUNCIL CONDITION.				
	W6	CAW 0608	COLOUR	GLAZING			W15	CAW 0612	COLOUR	GLAZING					
	E ELEVATION / FAMILY		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)			W ELEVATION / STUDY		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)					
	WESTERN RED CEDAR		INSECT SCREEN				WESTERN RED CEDAR		INSECT SCREEN						
	AWNING OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL			AWNING OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL					
			140mm							140mm					
	W7	CAW 0608	COLOUR	GLAZING			W16	CAW 0612	COLOUR	GLAZING					
	E ELEVATION / FAMILY		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)			W ELEVATION / STAIRS		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)					
	WESTERN RED CEDAR		INSECT SCREEN				WESTERN RED CEDAR		INSECT SCREEN						
	AWNING OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL			AWNING OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL					
			140mm							140mm					
	W8	CAW 0608	COLOUR	GLAZING			W17	CDH 0423 SPECIAL	COLOUR	GLAZING					
	E ELEVATION / FAMILY		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)			W ELEVATION / LIVING		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)					
	WESTERN RED CEDAR		INSECT SCREEN				WESTERN RED CEDAR								
	AWNING OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL			FIXED			REVEAL					
			140mm							170mm					
	W9	CDH 1212	COLOUR	GLAZING	TRANSLUCENT FILM BY BUILDER.		W18	CDH 1306	COLOUR	GLAZING					
	E ELEVATION / BATH		WHITE	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)			S ELEVATION / STUDY		WHITE	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)					
	WESTERN RED CEDAR		INSECT SCREEN				WESTERN RED CEDAR		INSECT SCREEN						
	DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL			DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH WHITE	REVEAL					
			140mm							140mm					
FOR: DILON PTY LTD					AT: 43 LLANDAFF STREET BONDI JUNCTION NSW 2022					SCALE: 1 : NTS		SHEET: 8 OF 8	JOB NO: 7628/14	E	