BASIX	COMMITMENTS
CERTIFICATE NO. A211199	
FIXTU	RES 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
INSUL	ATION 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)
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (OR R1.70 INCLUDING CONSTRUCTION)
GLAZI	NG REQUIREMENTS
WINDOWS	
WI, W3 \$ W4	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W5, W6, W7, W8 \$ W9	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)
WIO & WII	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)
SHAD	ING DEVICES
WINDOWS	
WI, W5, W6, W7, W8 \$ W9	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM
W3, W4, WIO # WII	NONE

EXTERNAL PAINT SCHEDULE

ITEM	BRAND eg. WATTYL	CODE	COLOUR
Barge Soaker	Haymes		Ironstone
Barge Board	Haymes		Ironstone
Fascia Board	Haymes		Ironstone
Soffit Lining	Haymes		Dream
Wall Cladding	Haymes		Dream

SPECIFICATION SUMMARY

ROOF: ROOF TRUSSES

TO MANUFACTURERS

DETAILS @ .600 CTS

STRUCTURAL TIMBER - All to ASA 1684.2

WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS

FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N

FINISHES BRICKWORK

WINDOWS - STEGBAR KEYED LOCKS

(TERRAIN: 3)

EX. I I 3X25 T&G CYPRESS PINE FLOORBOARDS LAID FLOORING OVER 19mm YELLOW TONGUE STRUCTURAL PARTICLEBOARD 200mm WEATHERTEX "SMOOTH" CLADDING TO CLADDING EXTERNAL WALLS

FRAME: PREFINISHED ALUMINIUM

FRAME: WESTERN RED CEDAR (WIO & WII)

COMMON BRICKWORK TO PARTY WALL

INSECT SCREENS: FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS TO ALL NEW OPERABLE

WINDOW SASHES ROOF COVERING PROVIDE ALL NEW CONCRETE ROOF TILES TO PROPOSED FIRST FLOOR ADDITION

ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES INSULATION (FIBREGLASS) R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES R.20 TO FIRST FLOOR AREA OVER GROUND FLOOR LOUNGE ROOM & KITCHEN

INTERNAL FIXINGS DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 100x25

INTERNAL DOORS PRIMED HARDBOARD HOLLOW CORE "FLUSH"

TYPE: CLOSED TIMBER

STAIRCASE MAPLE TREADS \$ RISERS. GPB LINED SOFFIT UNDER.

WIDTH: 950mm

RISE: 19 @ 182mm GOING: 240mm (260mm TREAD)

FASCIA # MATERIAL: DAR TIMBER BARGE BOARDS GUTTERS & DOWNPIPES TYPE: QUAD

HOT WATER UNIT PAINTING - REFER TO

SPECIFICATION FOR

THE EXTENT OF WORK

FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD STAIRWELL WALL DOWN FROM FIRST FLOOR TO BE PAINTED BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: IRONSTONE DOWNPIPE COLOUR: SURFMIST

CONNECT TO EXISTING

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

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-
- ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA).
- AS PER THE BCA ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN I KM OF OCEAN.
- CONNECT/INSTALL TEN (10) DOWNLIGHT FITTINGS \$ TWO (2) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).

WORKS BY OWNER

- 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.

 SUPPLY TEN (10) DOWNLIGHT FITTINGS \$ TWO (2) FANVLIGHT/HEATER UNITS. FIT OUT OF PROPOSED WALK IN AND BUILT IN ROBES INCLUDING SHELVES,
- DRAWERS DOORS REVEALS AND ARCHITRAVES ANY ALTERATION OF THE EXISTING SECURITY ALARM SYSTEM
- SUPPLY & INSTALLATION OF SHOWER SCREENS & VANITY MIRRORS TO FIRST FLOOR BATHROOM \$ ENSUITE.

G	FINAL CONSTRUCTION	SC	11-06-15
F	TO CONTRACTS	RS	19-05-15
E	TO BOQ	МЈВ	04-05-15
D	SURVEY & BASIX ADDED & TO COUNCIL	5M	12-02-15
С	POV 15947 \$ 15966	JM/KB	12-12-14
В	TO CLIENT	AM/NL	28-10-14
Α	TECHNICAL	МЈВ	06-10-14
lo.	ISSUE	DRAWN	DATE

DESIGN CONSULTANT: DAREK SZYMANSKI

PROPOSED ADDITIONS \$ ALTERATIONS

FOR MRS E SANGUEZA

AT 63 OAKLEY ROAD, NORTH BONDI NSW 2026

COUNCIL: WAVERLEY



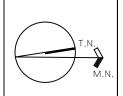
A.B.N. 54 000 605 407

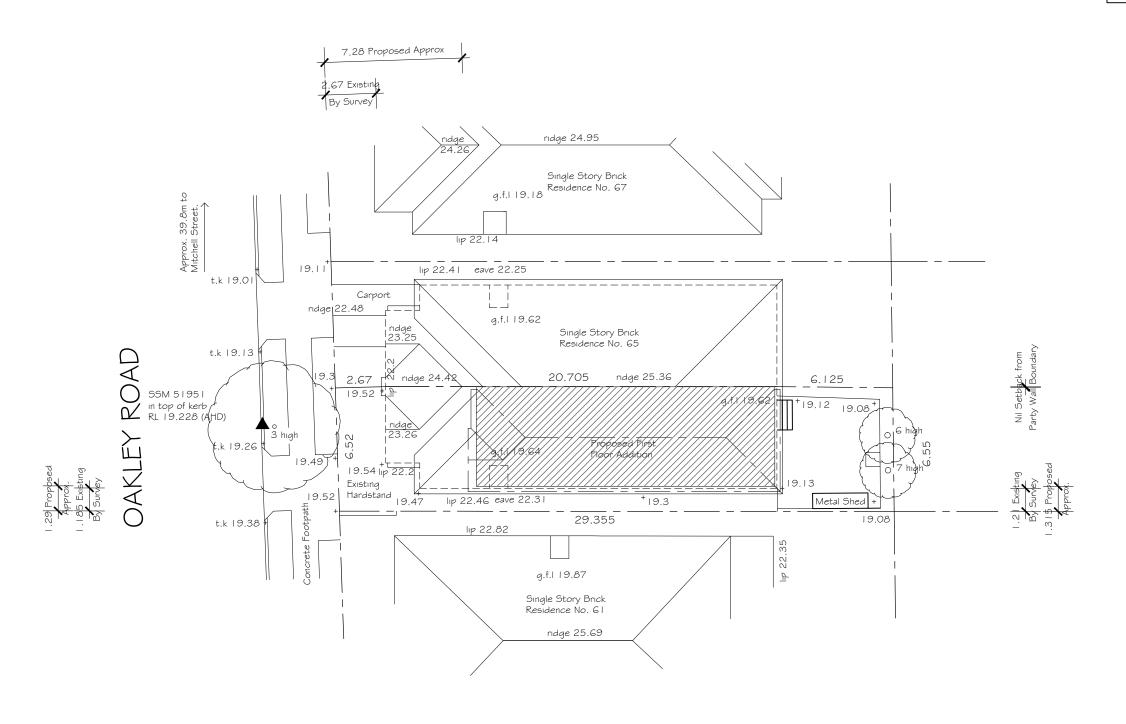
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

SHEET: 1 OF 8

JOB NO: 760 1/14

G



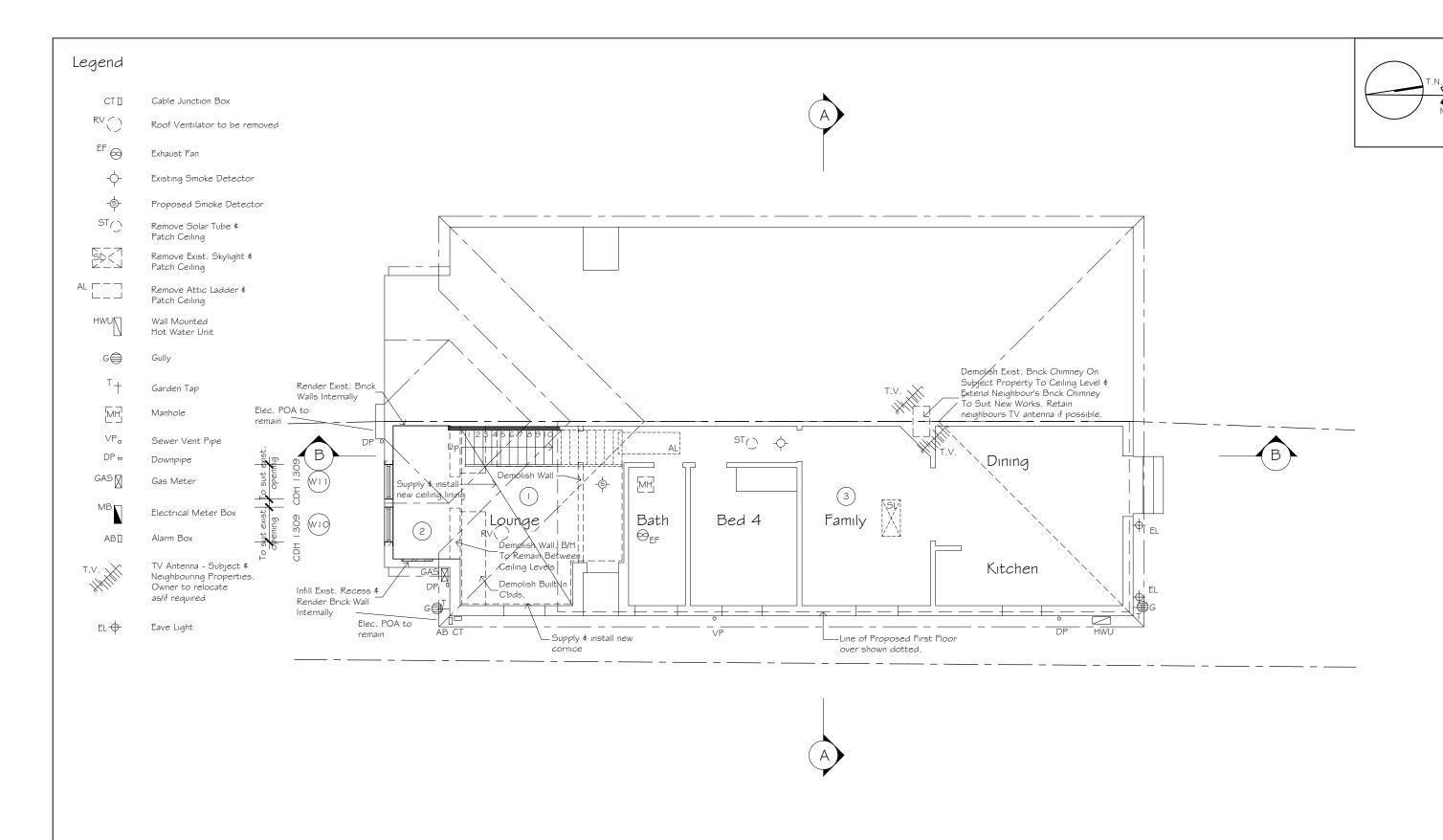


Site Plan

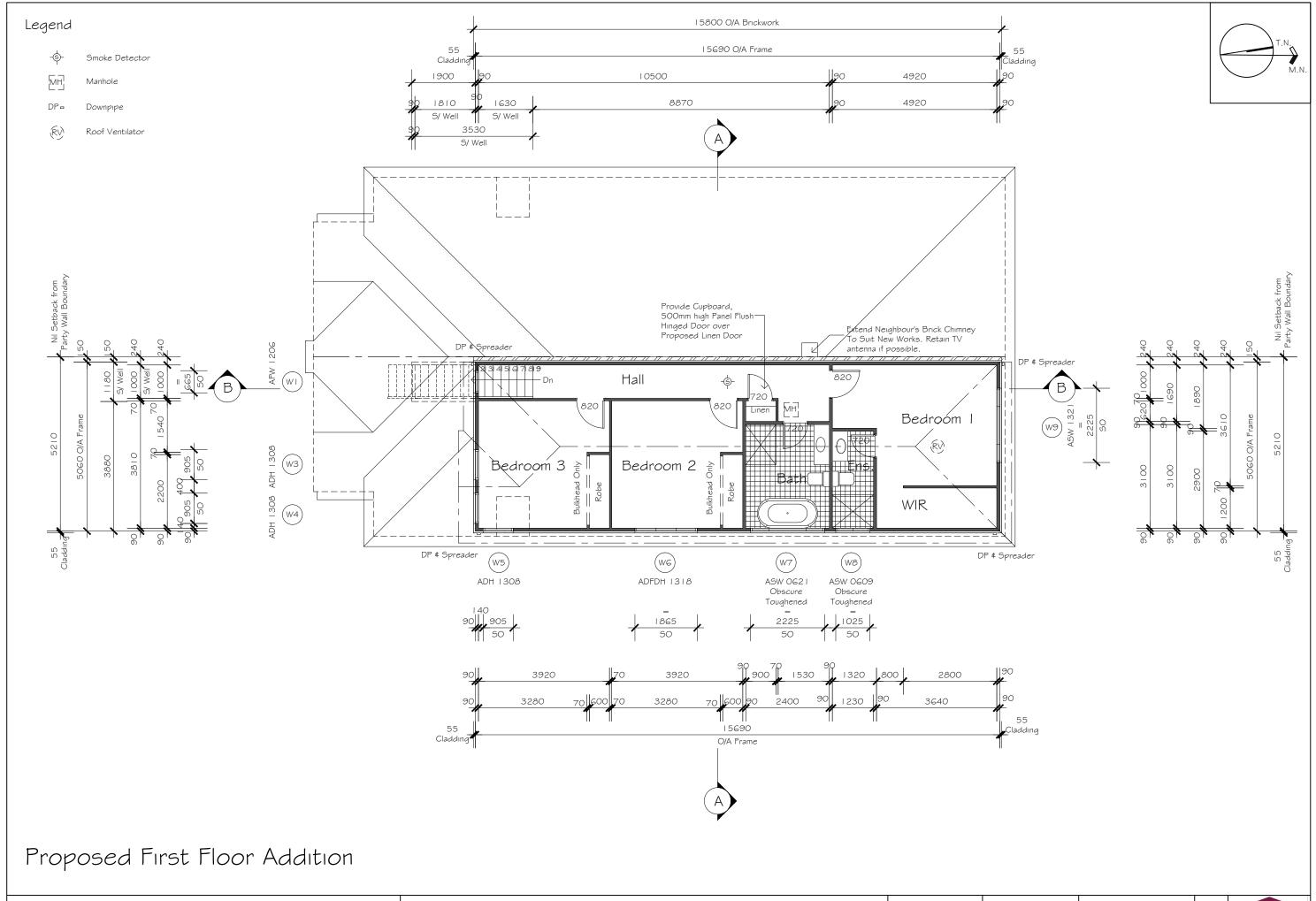
No. : 63 Lot. : 2

DP : 717088

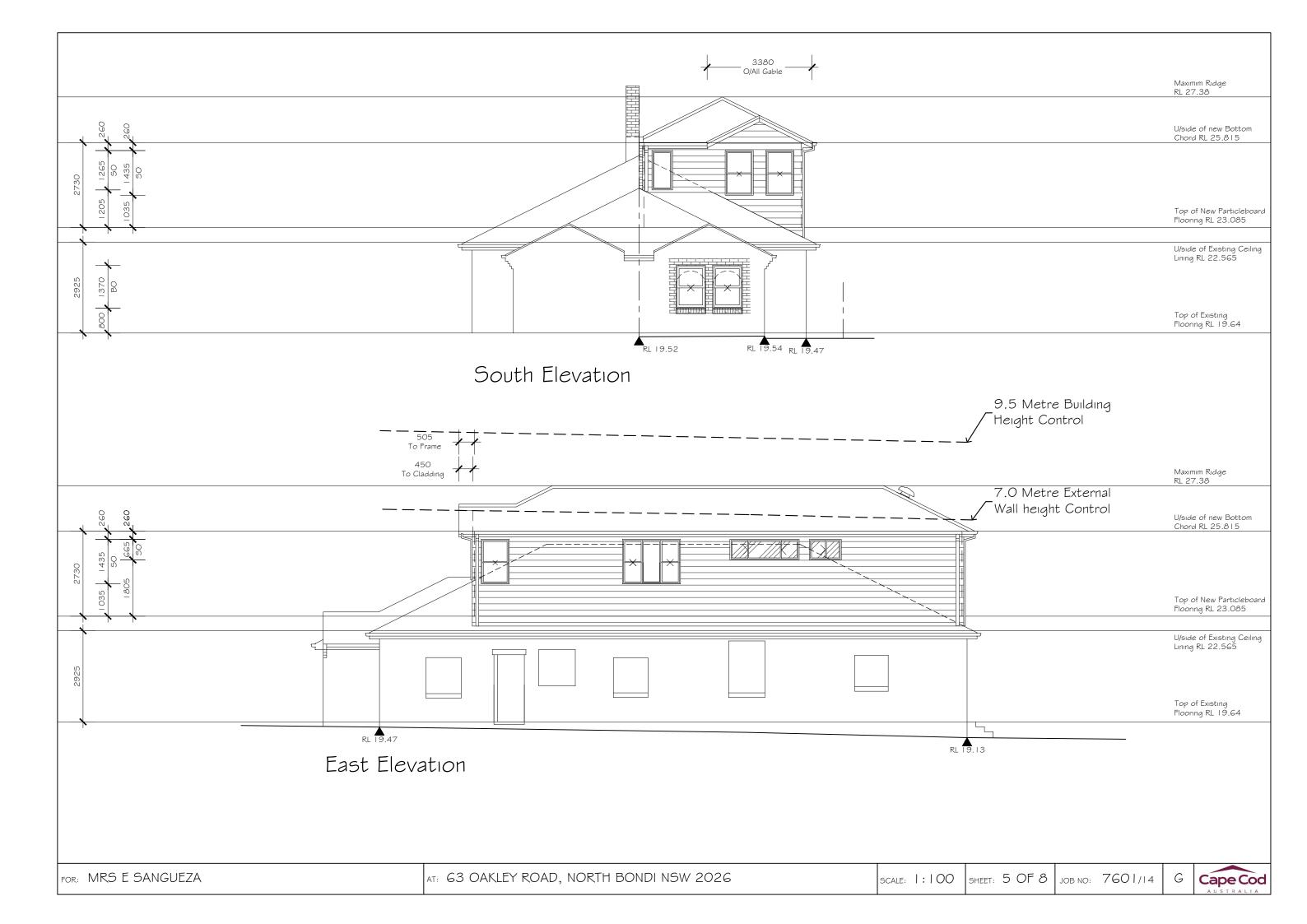
AREA: 195.8m² (By DP)

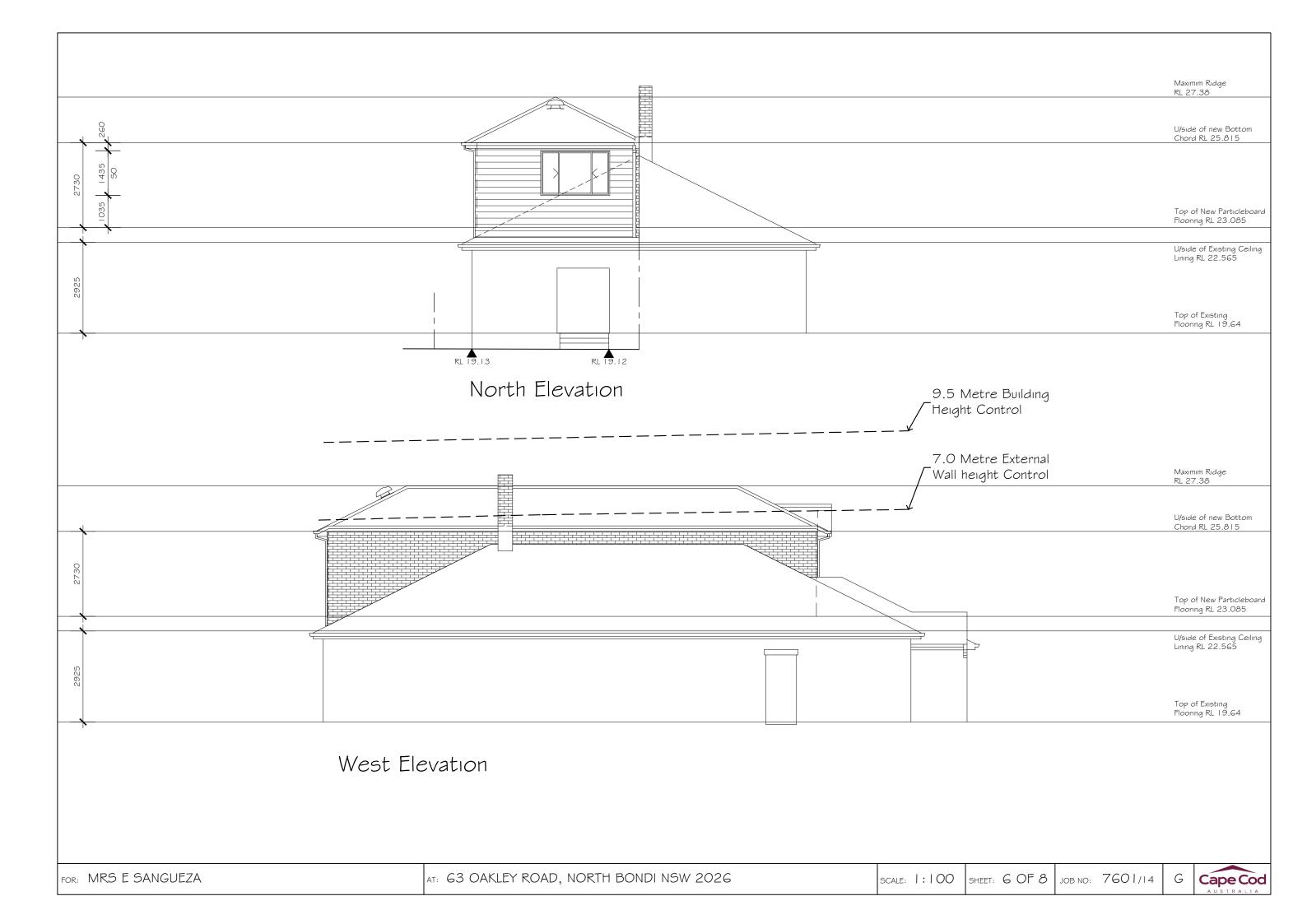


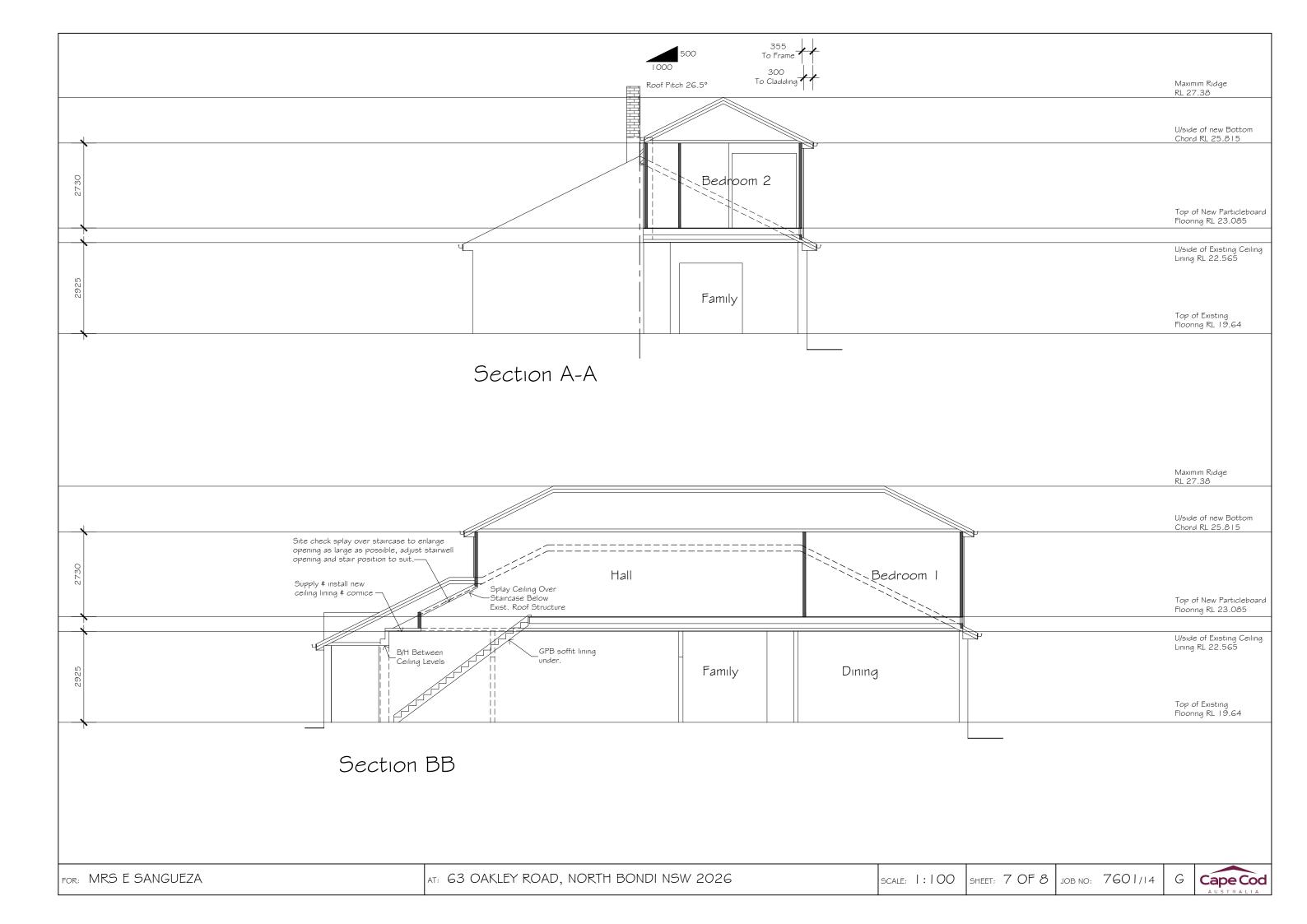




SCALE: 1:100







WINDOW SO	HEDULE (BASI	X A21115	99)	0.15.15		ALUMINIUM (STEGBAR) WI	NDOWS:				
STANDARD NOTES: • WINDOWS AND DOORS	ARE DRAWN AS VIEWED FROM						DLOURS: WHITE BIRCH, PRIMROS OTOM BLACK, WOODLAND GREY OCEAN (MOUNTAIN BLUE)		т		
 ALL WINDOWS COME W WINDOW OPENINGS NC B.C.A 3.9.2.5 	/ITH "KEYED ALIKE" LOCKS DTED "R" HAVE RESTRICTED OPEN	NINGS TO COMPLY WIT	H THE E	BUILDER:	DATE:	CUSTOM COLOURS AVAIL	ABLE: HAMMERSLEY BROWN, NC	TRE DAME, POTTERY.	TERRAIN: 3 W	VIND LOAD: W 28 N	
	T	COLOUR	GLAZING					COLOUR	GLAZING	TIND EOND: W ZO N	
	(WI) AFW 1206	PEARL WHITE	SINGLE CLEA	D		-	(WIO) CDH 1309		GLAZING SINGLE CLEAR,	SITE MEASURE WIDTH TO S	SLIIT EVISTING OPENING
F		-	(U-VALUE: 7.						(U-VALUE: 7.63,	SITE WILASURE WIDTH TO S	DUTT EXISTING OF ENTING
	S ELEVATION / STAIRWELL	INSECT SCREEN	SHGC: 0.75)				S ELEVATION / LOUNGE RM.		SHGC: 0.75)		
	ALUMINIUM	ALUMINIUM					WESTERN RED CEDAR	ALUMINIUM			
	FIXED	FIBREGLASS MESH PEARL WHITE	REVEAL				DOUBLE HUNG	IDEADL MAUTE	REVEAL		
	TIALD	FLARL WITTL	I 30mm				OPEN / OPEN	FLARL WITTL	I 40mm		
	(4/2)						(1)		GLAZING		
	(W2) DELETED						(WII) CDH 1309		SINGLE CLEAR,	SITE MEASURE WIDTH TO S	BUIT EXISTING OPENING
							S ELEVATION / LOUNGE RM.		(U-VALUE: 7.63,		
							WESTERN RED CEDAR		SHGC: 0.75)		
		-						ALUMINIUM FIBREGLASS MESH	 REVEAL	\dashv	
							DOUBLE HUNG OPEN / OPEN	PEARL WHITE	140mm	-	
							OT EIN / OT EIN		1-1011111		
	(W3) ADH 1308	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES	_					
		FLARL WITTL	SINGLE CLEA (U-VALUE: 7.	·· · · · ·	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.						
	S ELEVATION / BEDROOM 3	INSECT SCREEN	SHGC: 0.75		TO GOIVILET WITH BOX.						
	ALUMINIUM	ALUMINIUM	┤ ′	,							
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL					1			
	OPEN OPEN	PEARL WHITE	1 30mm								
		COLOUR	GLAZING		SPECIAL NOTES					+	
	(W4) ADH 1308	PEARL WHITE	SINGLE CLEA		RESTRICT BOTTOM SASH OPENING TO 125mm	1					
	C ELEVATION / REDROOM 2	+	(U-VALUE: 7.	.63,	TO COMPLY WITH BCA.			-			
	S ELEVATION / BEDROOM 3	INSECT SCREEN	SHGC: 0.75))							
R	ALUMINIUM	ALUMINIUM									
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OPEN	I LAKE WITTE	130mm								
	WE ARLINGS	COLOUR	GLAZING		SPECIAL NOTES						
	(W5) ADH 1308	PEARL WHITE	SINGLE PYRC		RESTRICT BOTTOM SASH OPENING TO 125mm						
	E ELEVATION / BEDROOM 3		LOW-E, (U-VA	(202.	TO COMPLY WITH BCA.						
⊩×-∥	ALUMINIUM	INSECT SCREEN	5.7, SHGC:C	0.47)							
R		ALUMINIUM FIBREGLASS MESH	REVEAL					-		-	
	DOUBLE HUNG OPEN	PEARL WHITE	130mm					-		4	
	OTEN										
	(WG) ADFDH 1318	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES	4					
F		PEARL WHILE	SINGLE PYRC LOW-E, (U-VA		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.						
	E ELEVATION / BEDROOM 2	INSECT SCREEN	5.7, SHGC:C								
	ALUMINIUM	ALUMINIUM	-		SPECIAL CONFIGURATION						
R R	DOUBLE HUNG	FIBREGLASS MESH	REVEAL]		7	
	OPEN / FIXED / OPEN	PEARL WHITE	I 30mm							7	
		COLOUR	GLAZING		SPECIAL NOTES						
	(W7) ASW 0621	PEARL WHITE	SINGLE PYRC	DLYTIC	SPECIAL CONFIGURATION						
	E ELEVATION / BATHROOM		LOW-E, (U-VA	ALUE:	TRANSLUCENT FILM BY BUILDER.						
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:C).47)							
		ALUMINIUM FIBREGLASS MESH	DEVEAT					-			
	SLIDING OPEN / FIXED / OPEN	PEARL WHITE	REVEAL I 30mm					-		4	
	OT EN / TIXED / OT EN										
	(W8) ASW 0609	COLOUR	GLAZING		SPECIAL NOTES	4					
	70.1. 3363	PEARL WHITE	SINGLE PYRC LOW-E, (U-VA		TRANSLUCENT FILM BY BUILDER.						
	E ELEVATION / ENSUITE	INSECT SCREEN	5.7, SHGC:C								
	ALUMINIUM	ALUMINIUM	1								
	SLIDING	FIBREGLASS MESH	REVEAL								
	OPEN / FIXED	PEARL WHITE	I 30mm								
F		COLOUR	GLAZING		SPECIAL NOTES						
	(W9) ASW 1321	PEARL WHITE	SINGLE PYRC	DLYTIC	RESTRICT OPENING TO 125mm TO COMPLY						
	N ELEVATION / BEDROOM I	<u> </u>	LOW-E, (U-VA	ALUE:	WITH BCA.						
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:C	0.47)	SPECIAL CONFIGURATION						
R R		ALUMINIUM	DEV.S.		2. 232 33 10010 111011						
	SLIDING	FIBREGLASS MESH PEARL WHITE	REVEAL								
	OPEN / FIXED / OPEN		1 30mm								
FOR: MRS E SANG	GUEZA			AT: 63	OAKLEY ROAD, NORTH BONDI	NSW 2026	5	cale: I : NTS si	1EET: 8 OF 8 J	JOB NO: 7601/14	G Cape Cod