
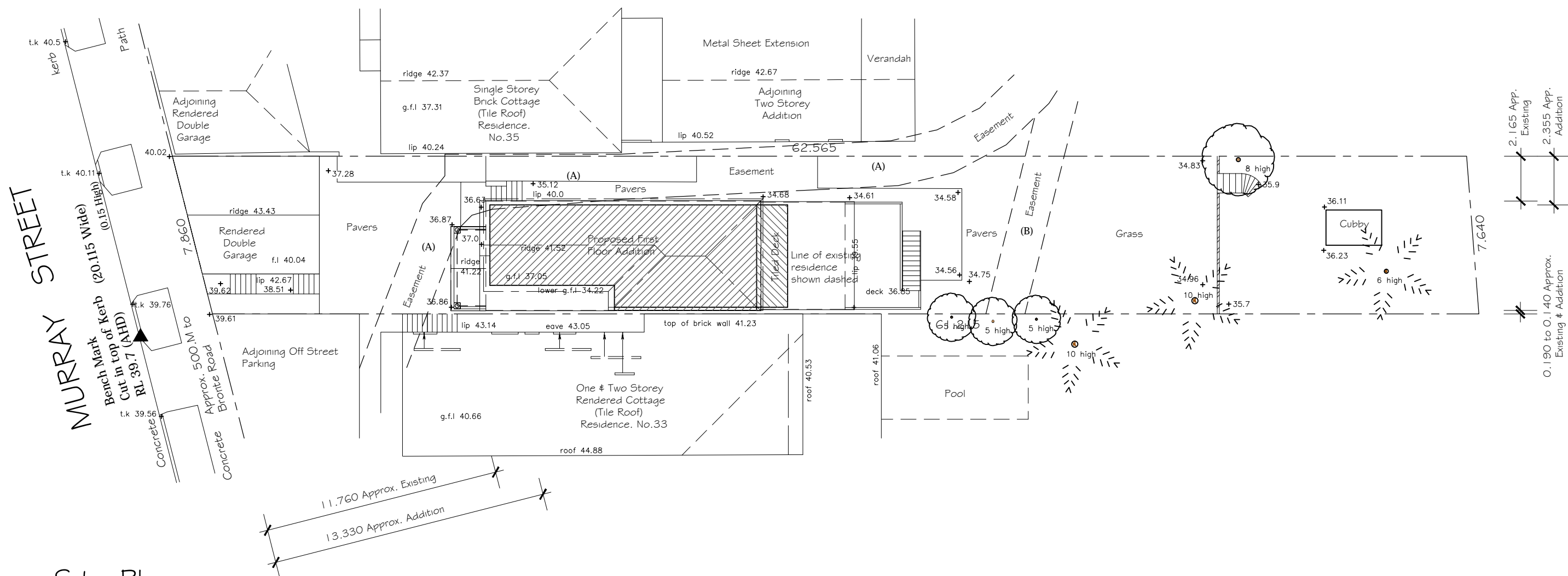
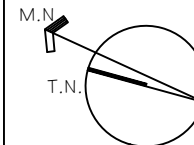


BASIX COMMITMENTS			
CERTIFICATE NO. A199384			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED		
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)		
EXTERNAL WALL: BRICK VERNER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)		
FLAT CEILING, PITCHED ROOF	CEILING: R 1.45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
W6,	TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)		
W1, W2, W3, W4, W5, & W7,	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		
SKYLIGHTS SL1, & SL2,	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)		
SHADING DEVICES			
WINDOWS			
W2, W3, W4, W5, & W7,	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		
W6,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
W1,	NONE		
SKYLIGHTS SL1, & SL2,	NONE		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATTYL	CODE	COLOUR
Window Hardware			
Window Frame			
Wall Cladding			
Roof Sheeting			
Fascia Board			
Barge Board			
Barge Soaker			
Gutter			
Downpipe			
Handrail Frame			
Deck Beam			
Privacy Screen			

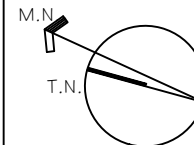
SPECIFICATION SUMMARY	
STRUCTURAL TIMBER - All to AS 1684.2	
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS	ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS
FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N	
FINISHES	
BRICKWORK	COMMON BRICKWORK
FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD
CLADDING	180mm "LINEA" BOARD CLADDING OVER POLASTIC INSULATION SYSTEM 4.5mm F.C. SHEET CLADDING WITH TREATED PINE COVER BATTENS TO GABLE END
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WESTERN RED CEDAR
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	N/A
ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CUSTOM ORB COLOUR: SELECT COLOUR
ROOF SARKING	R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL BRICK VENEER WALL FRAME ONLY R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 75x25
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"
STAIRCASE MDF TREADS AND PINE RISERS LINED UNDER	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 19 @ 183mm GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SELECT COLOUR BARGE COLOUR: SELECT COLOUR BARGE SOAKER COLOUR: SELECT COLOUR
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SELECT COLOUR DOWNPIPE COLOUR: SELECT COLOUR
HOT WATER UNIT	CONNECT TO EXISTING (OWNER TO RELOCATE AS REQUIRED)
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 TWO (2) SMOKE DETECTORS AS SHOWN -⑤-• 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 1KM OF OCEAN.• PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.• CONNECT/INSTALL FIFTEEN (15) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).• QUARRY TILED CANTILEVERED DECK WITH PREFINISHED ALUMINIUM BALUSTRADE.• 1800mm HIGH PRIVACY SCREEN TO WESTERN END OF DECK.• PROVIDE 19mm STRUCTURAL PARTICLEBOARD FLOORING IN NEW ROOF SPACE 2800x2300 AND FIT ATTIC LADDER			
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 WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF A DUCTED AIR CONDITIONING SYSTEM.• ALL WORK ASSOCIATED WITH THE REMOVAL/RELOCATION/ALTERATION OF THE EXISTING DUCTED RANGE HOOD SYSTEM• SUPPLY FIFTEEN (15) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT.• ALL WORKS ASSOCIATED WITH CONSTRUCTION OF AN ONSITE STORMWATER DETENTION SYSTEM IF REQUIRED BY COUNCIL.• ALL WORKS ASSOCIATED WITH REMOVAL & RELOCATION OF THE SOLAR HOT WATER UNIT WHERE AFFECTED BY THE NEW WORK.• ALL WORK ASSOCIATED WITH CLEARING OF TREES, SHRUBS AND BUSHES TO A DISTANCE OF TWO (2) METRES FROM THE WORKS.			
H	TO FINAL CONSTRUCTION	S.M.	18-11-14
G	TO CONTRACTS	A.M.	07-11-14
F	PLAN CHECK	C.G.	03-11-14
E	ORIGINAL DA-85/2013 APPROVAL OUTLINE ADDED	N.E.	29-09-14
D	BASIX, SURVEY DETAILS ADDED & SECTION 96 (2)	N.E.	19-09-14
C	POV 15588	J.M.	28-08-14
B	TO CLIENT	N.L.	05-08-14
A	TECHNICAL	JGI.	16-07-14
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: TERRY SMITH			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR F RASHID & MS S SAARELA			
AT 33A MURRAY STREET BRONTE NSW 2024			
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: 7571/14	
		H	

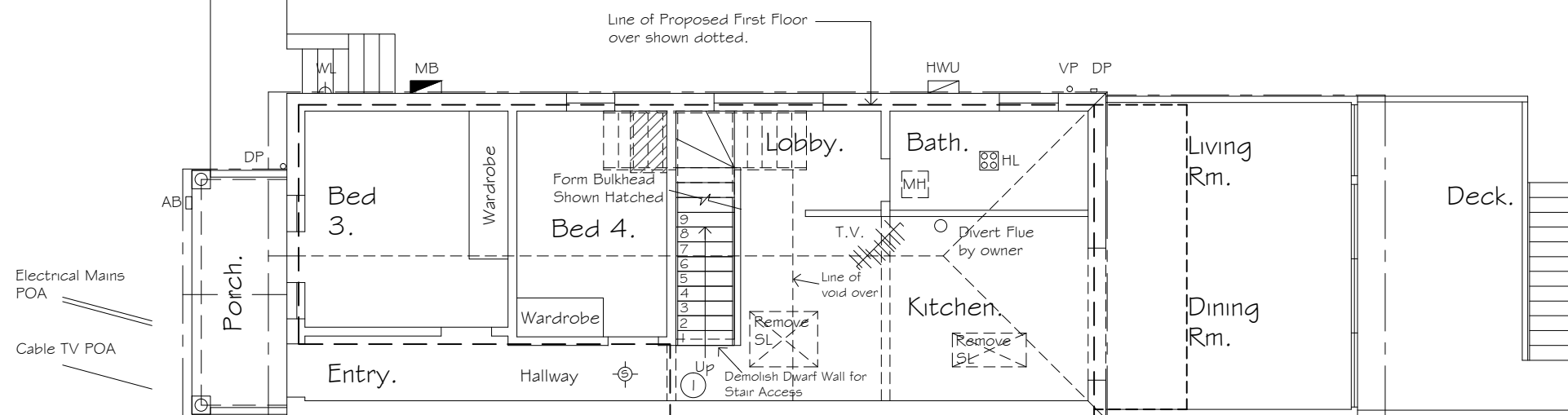


Site Plan

No. : 33.A.
Lot. : 3.
DP : 178990.
AREA : 467.9m² (By Title)
471.4m² (By Calc)



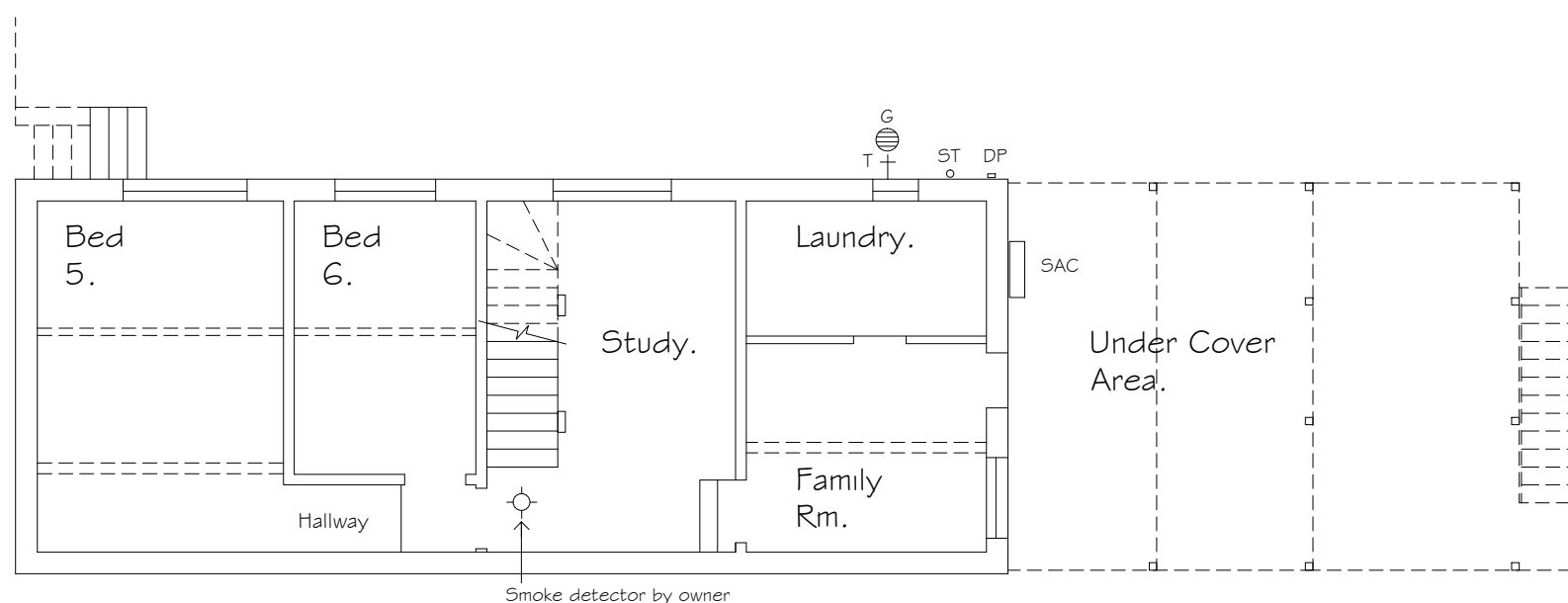
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Legend

- Existing Smoke Detector
- Proposed Smoke Detector
- Alarm Box
- Heater/Light
- Range Hood Flue
- Wall Mounted Hot Water Unit
- Wall Light
- Manhole
- TV Antenna - Owner to relocate as required
- Electrical Meter Box
- Skylight - remove & patch ceiling
- Sewer Vent Pipe
- Downpipe
- Sewer Stack
- Air Conditioner Compressor Unit
- Gully
- Tap

Ground Floor Plan.

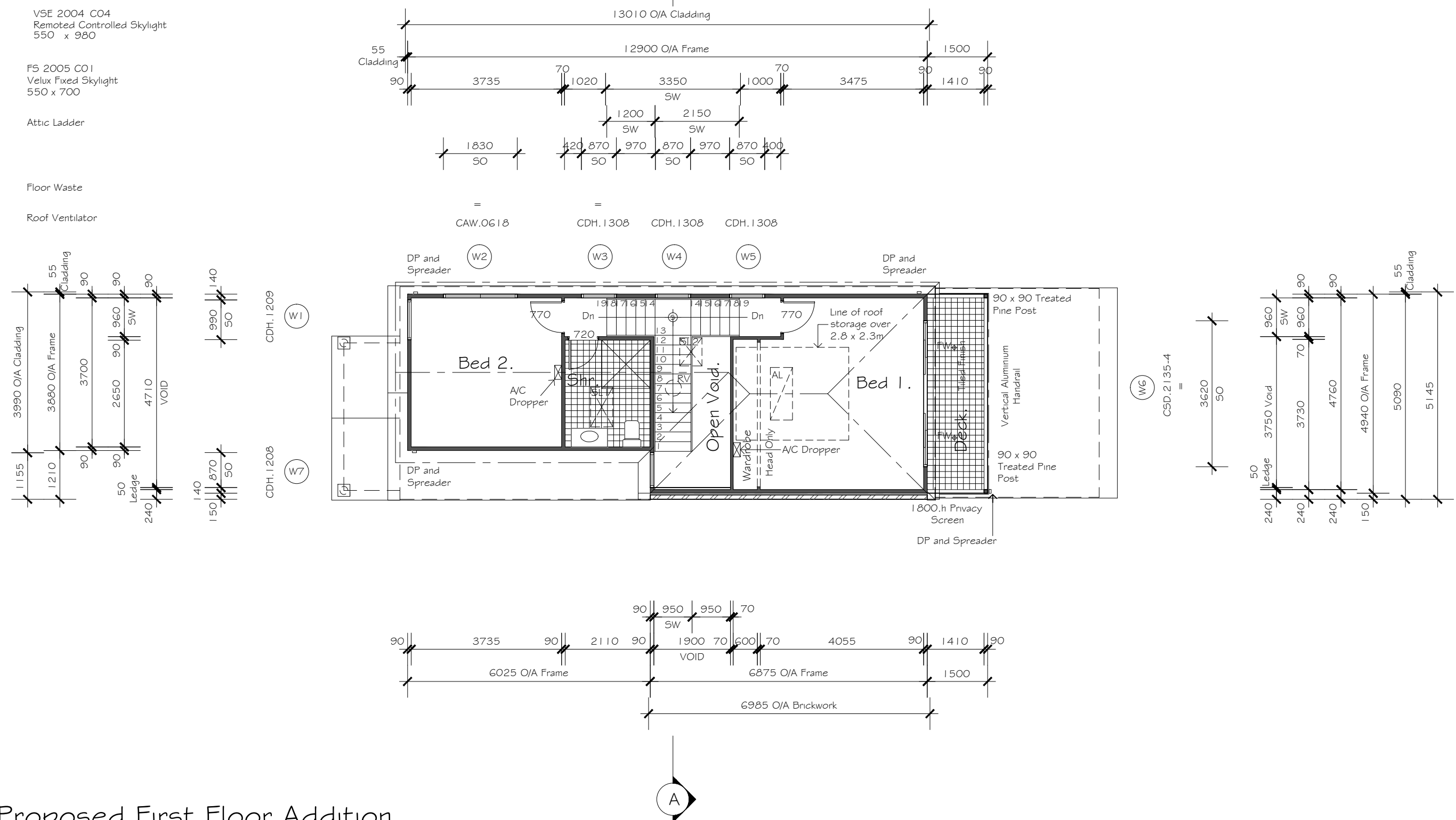
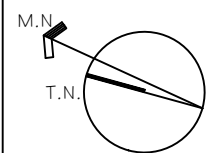


Basement Floor Plan.

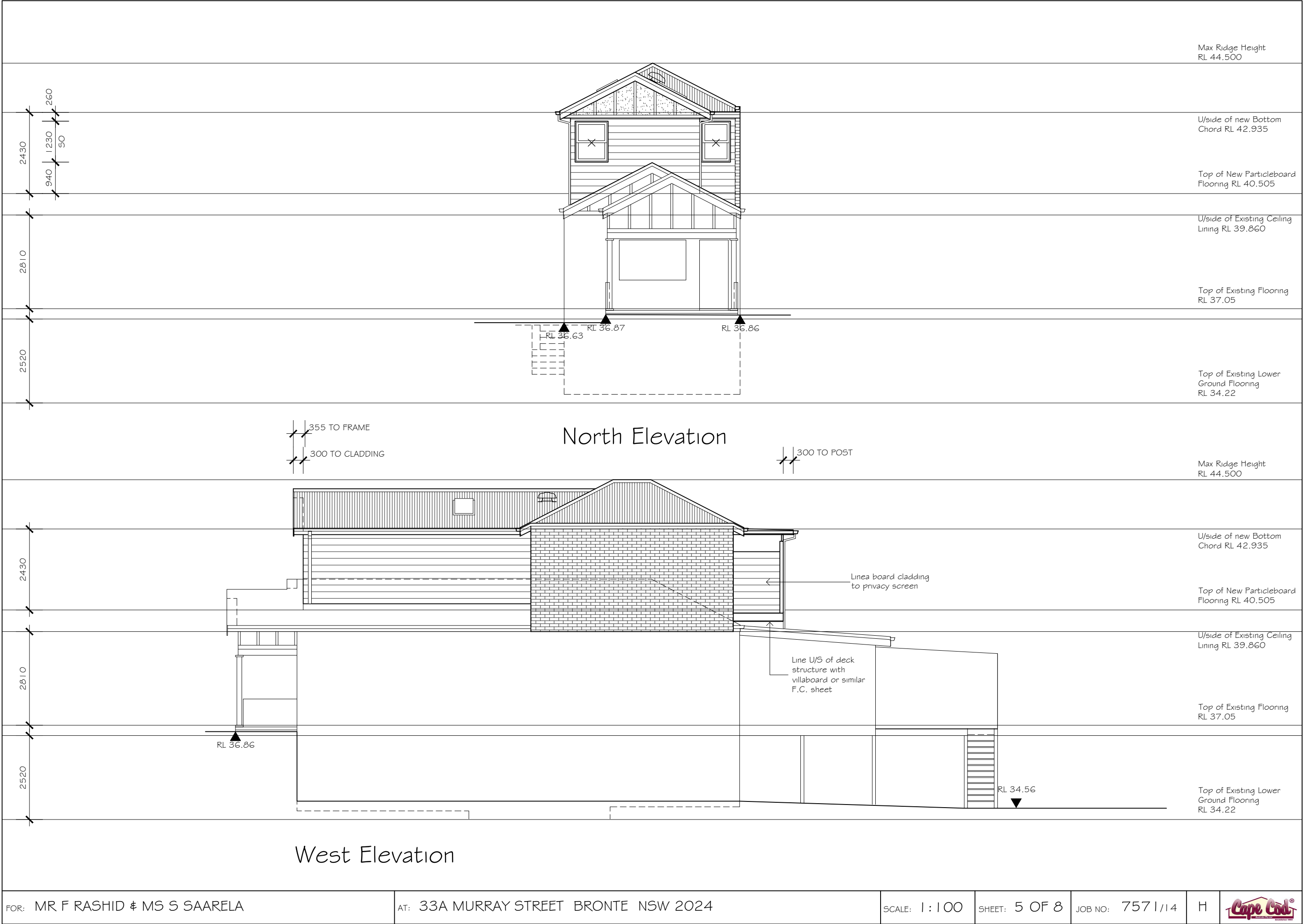
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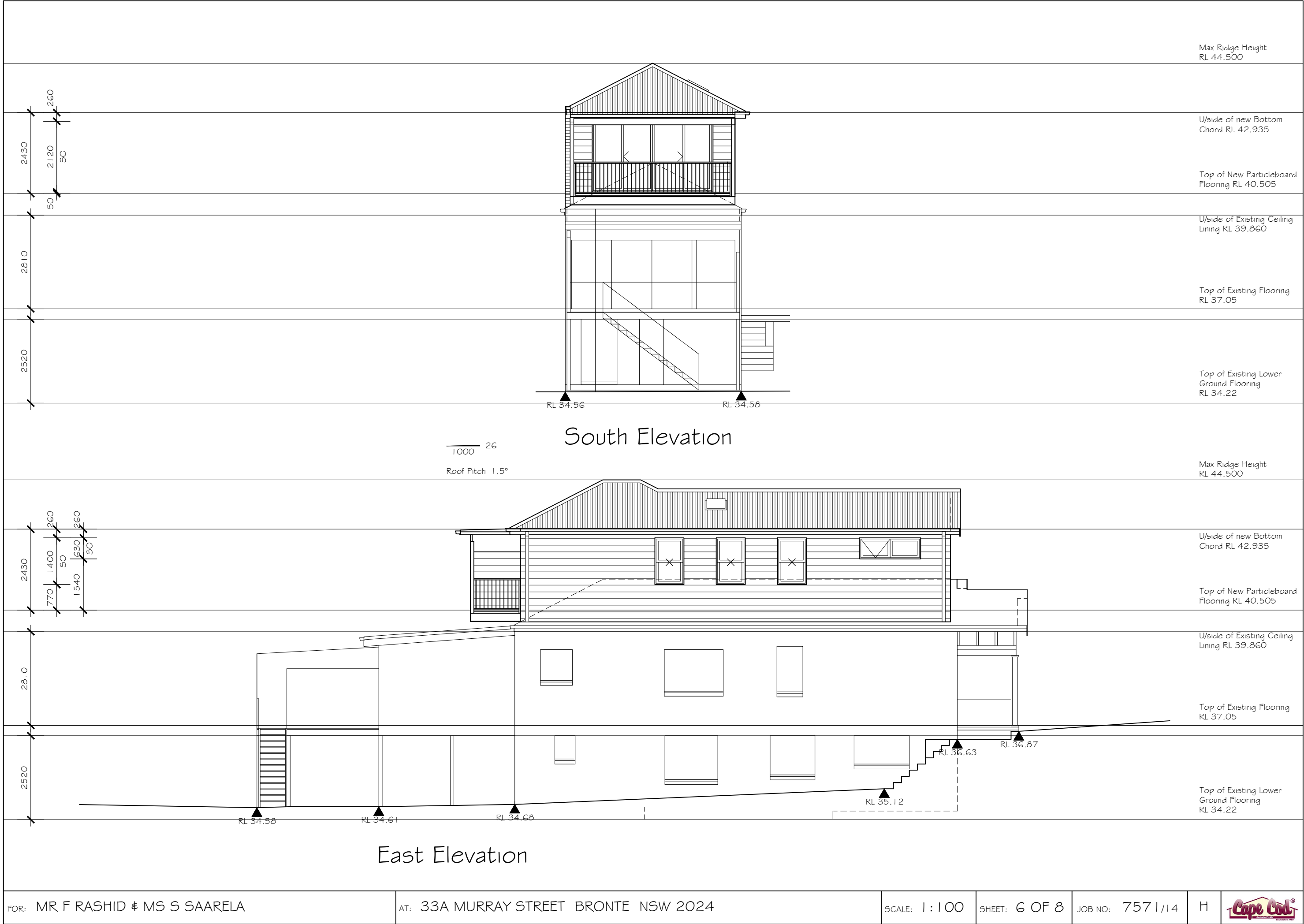
Legend

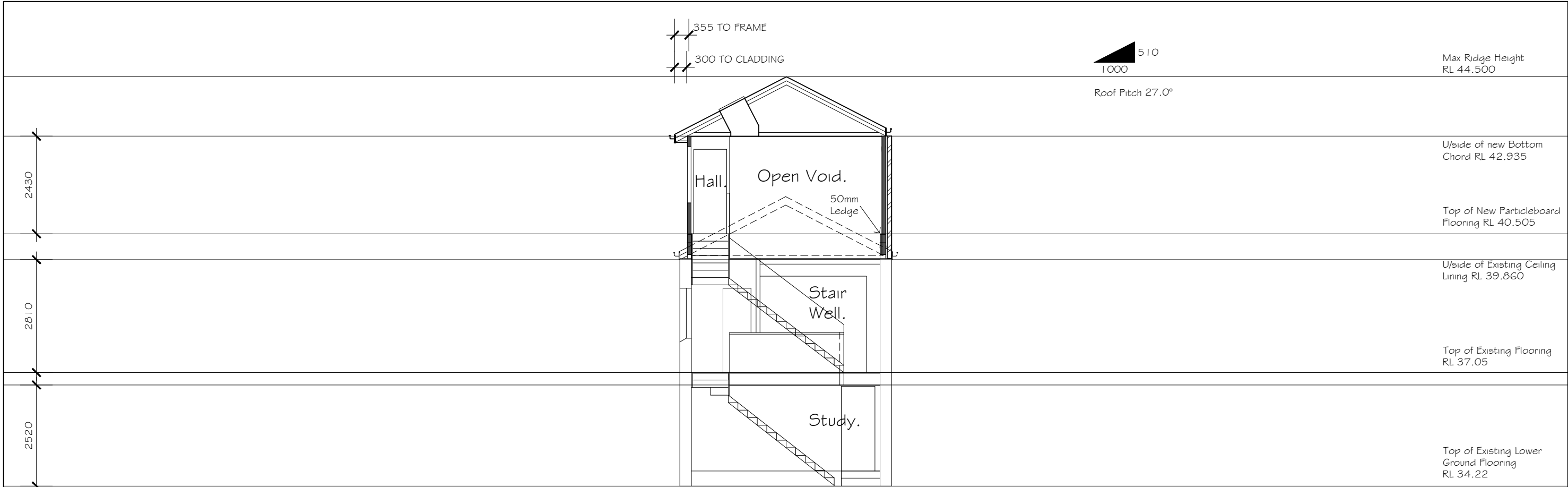
- Smoke Detector
- Manhole
- Downpipe
- VSE 2004 C04
Remoted Controlled Skylight
550 x 980
- FS 2005 C01
Velux Fixed Skylight
550 x 700
- Attic Ladder
- Floor Waste
- RV
Roof Ventilator



Proposed First Floor Addition







Section A-A

WINDOW SCHEDULE (BASIX A199384)					CLIENT: CLIENT: BUILDER:DATE:		TERRAIN: 3 WIND LOAD: W 28 N		
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 B.C.A 3.9.2.5									
TERRAIN: 3 WIND LOAD: W 28 N									
	W1	CDH 1209	COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.				
	N ELEVATION / BEDROOM 2		INSECT SCREEN						
	WESTERN RED CEDAR		ALUMINIUM						
	DOUBLE HUNG OPEN								
	W2	CAW 0618	COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT OPENING TO 125mm TO COMPLY WITH BCA.				
	E ELEVATION / BEDROOM 2		INSECT SCREEN						
	WESTERN RED CEDAR		ALUMINIUM						
	AWNING OPEN / FIXED								
	W3	CDH 1308	COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT TOP & BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.				
	E ELEVATION / STAIRS-HALL		INSECT SCREEN						
	WESTERN RED CEDAR		ALUMINIUM						
	DOUBLE HUNG OPEN								
	W4	CDH 1308	COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)					
	E ELEVATION / STAIRS-HALL		INSECT SCREEN						
	WESTERN RED CEDAR		ALUMINIUM						
	DOUBLE HUNG OPEN								
	W5	CDH 1308	COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	RESTRICT TOP & BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.				
	E ELEVATION / STAIRS-HALL		INSECT SCREEN						
	WESTERN RED CEDAR		ALUMINIUM						
	DOUBLE HUNG OPEN								
	W6	CSD 2135-4	COLOUR WHITE	GLAZING SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)					
	S ELEVATION / BEDROOM 1		INSECT SCREEN						
	WESTERN RED CEDAR		ALUMINIUM						
	SLIDING DOOR FIXED / OPEN / OPEN / FIXED								
	W7	CDH 1208	COLOUR WHITE	GLAZING SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)					
	N ELEVATION / VOID		INSECT SCREEN						
	WESTERN RED CEDAR		ALUMINIUM						
	DOUBLE HUNG OPEN								

FOR: MR F RASHID & MS S SAARELA

AT: 33A MURRAY STREET BRONTE NSW 2024

SCALE: 1 : NTS

SHEET: 8 OF 8

JOB NO: 7571/14

H

