
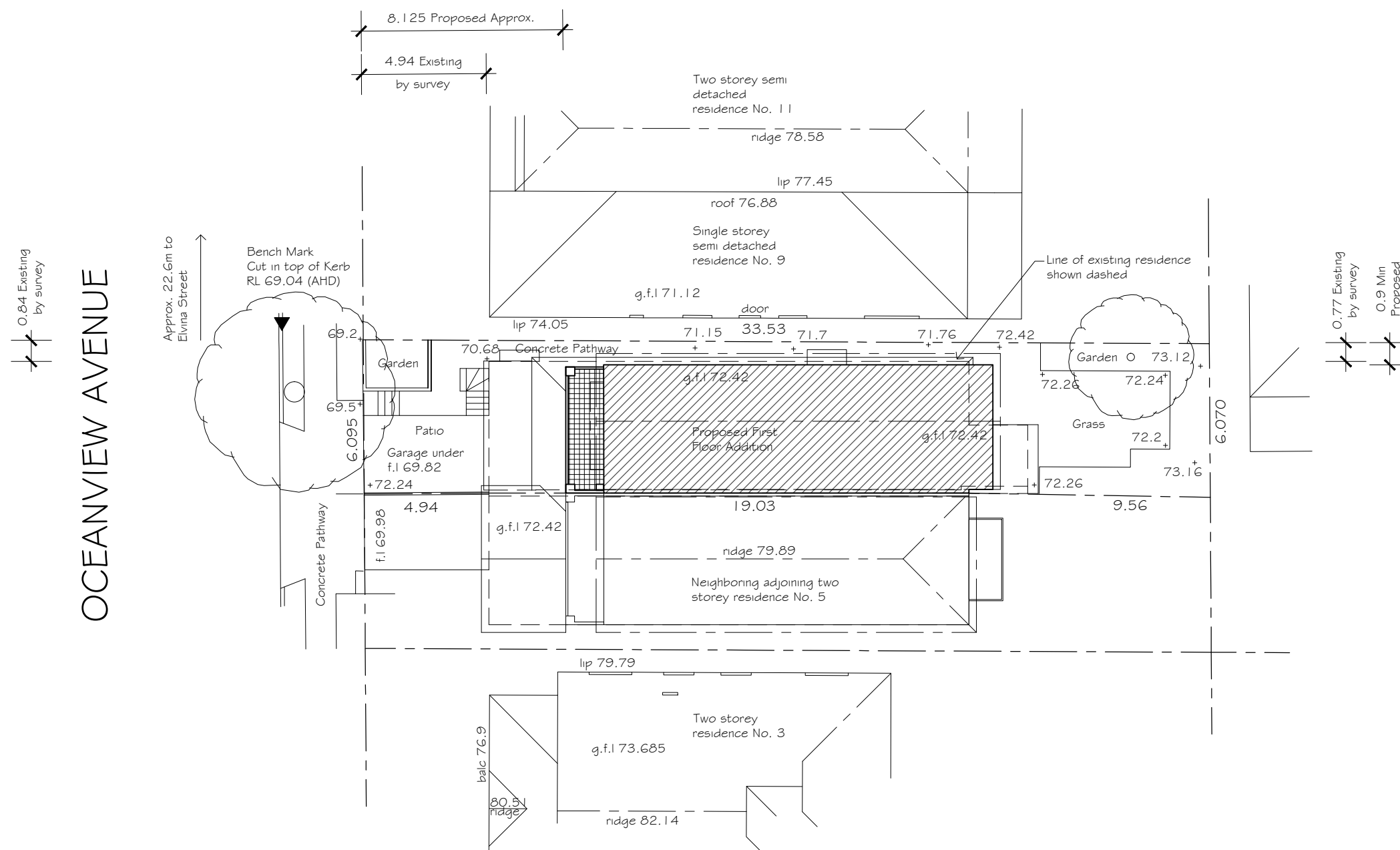


BASIX COMMITMENTS			
CERTIFICATE NO. A189842_02			
FIXTURES AND SYSTEMS			
LIGHTING		MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS	
WET AREAS: NEW OR ALTERED		SHOWER HEADS	3 STAR RATED
		TOILETS	3 STAR RATED
		TAPS	3 STAR RATED
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL	
EXTERNAL WALL: BRICK VENEER		R1.16 (or R1.70 INCLUDING CONSTRUCTION)	
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL:50mm)		NIL	
FLAT CEILING, PITCHED ROOF		CEILING: R 1.45 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)	
RAKED CEILING, PITCHED / SKILLION ROOF: FRAMED		CEILING: R 1.74 (UP) ROOF: FOIL BACKED BLANKET (55mm) DARK (SOLAR ABSORPTANCE >0.70)	
GLAZING REQUIREMENTS			
WINDOWS			
W2, W4, & W7,		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)	
W1, W3, W5, W6, W8, W9, W10, W11, W12, W16, & W17,		STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)	
SKYLIGHTS SL1, & SL2,		TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)	
SHADING DEVICES			
WINDOWS			
W17,		EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM	
W1, W3, W5, W6, W8, & W9		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM	
W2, W4, & W7		PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43	
W10, W11, W12, & W16		NONE	
SKYLIGHTS SL1, & SL2		NONE	
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND eg. WATLYL	CODE	COLOUR
Barge Soaker			Ironstone
Barge Board			Ironstone
Fascia Board			Ironstone
Shading Device Battens			Brown
Shading Device Frame			Ironstone
Handrail Frame			Brown
Soffit Lining			Ironstone
Wall Cladding			Aura

SPECIFICATION SUMMARY		SPECIAL NOTES					
STRUCTURAL TIMBER - All to AS 1684.2		<ul style="list-style-type: none">• PROVIDE THREE (3) SMOKE DETECTORS AS SHOWN • 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 LOW VOC TILE ADHESIVE & GROUT TO FIRST FLOOR ADDITION BATHROOM & ENSUITE.• REUSE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.• PROVIDE COLD TAP FOR LAUNDRY CUPBOARD BY OWNER.• PROVIDE PARTICLEBOARD FRAMED AIR CONDITIONING DUCT TO NEW ROBES AS SHOWN ON PLAN.• CONNECT/INSTALL ELEVEN (11) LIGHT FITTINGS & TWO (2) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).					
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 90 X 35 INT. STUDS @ .600 CTS						ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS	
FLOOR: REFER TO STRUCTURAL LAYOUTS						WIND LOAD W 28 N	
FINISHES							
BRICKWORK (MARINE GRADE)	COMMON BRICKWORK TO PARTY WALL. PROVIDE RENDER & PAINT FINISH TO EXPOSED SECTIONS.						
FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD						
CLADDING (APPLIED TEXTURE COAT FINISH TO ALL NEW CLADDING)	50MM INSULCLAD FIXED TO 20MM BATTENS OVER 12MM POLASTIC INSULATION BLANKET. FC BASE SHEET TO BALCONY WALLS.						
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM LOUVRE HILITE WINDOWS TO BE HAND CONTROL OPERATED. PROVIDE SILICON JOINT TO CORNER WINDOW (W9 & W10).						
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES & SLIDING DOOR	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS						
ROOF COVERING	CEMENT ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE. REUSE EXISTING TILES WHERE SHOWN.						
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL.						
INSULATION	R3.0 POLYESTER BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 POLYESTER BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES						
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25mm COLONIAL ARCHITRAVE: Ex. 100x25mm SQUARE DRESSED						
INTERNAL DOORS	IN FUSION FUS4D						
STAIRCASE MAPLE TREADS	TYPE: OPEN RISER WIDTH: 900mm RISE: 18 @ 189mm GOING: 240mm (260mm TREAD)						
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER						
GUTTERS & DOWNPIPES	TYPE: QUAD & BOX GUTTER MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: IRONSTONE DOWNPIPE COLOUR: SURFMIST						
HOT WATER UNIT	CONNECT TO EXISTING						
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.							
		WORKS BY OWNER					
		<ul style="list-style-type: none">• REMOVAL & INSTALLATION OF T.V ANTENNA AS REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS. REMOVE EXISTING ROBE ADJACENT TO BEDROOM 4 & PROVIDE NEW WINDOW IN ACCORDANCE WITH NCC REQUIREMENTS.• TELEPHONE, INTERNET &/OR PAY TELEVISION CABLING.• ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.• BLOCK UP DINING/LIVING EAST ELEVATION WINDOW.• ALL WORKS ASSOCIATED WITH THE MODIFICATION OF THE EXISTING FRONT GARDEN BED & PAVING TO ACCOMMODATE THE PROPOSED NEW STAIRS TO THE FRONT PATIO.• ALL WORK ASSOCIATED WITH REMOVAL/RELOCATION OF EXISTING AIR CONDITIONER COMPRESSORS, RETURN AIR UNIT & DUCTWORK.• ALL WORK ASSOCIATED WITH FITOUT OF NEW BUILT IN ROBES INCLUDING DOORS, JAMBS, ARCHITRAVES, HARDWARE, SHELVING & HANGING RAILS AS REQUIRED.• ALL WORK ASSOCIATED WITH LAUNDRY CUPBOARD TO BATHROOM.• SUPPLY OF ELEVEN (11) LIGHT FITTINGS & TWO (2) FAN/LIGHT/HEATER UNITS FOR INSTALLATION BY BUILDER.• CLEARING OF TREES, SHRUBS & BUSHES TO A DISTANCE OF TWO (2) METRES FROM THE WORKS.• SUPPLY ALL BATHROOM & ENSUITE FITTINGS AS FOLLOWS: TWO (2) WC SUITES,TWO (2) VANITY UNITS,ONE (1) BATH,TWO (2) BASIN TAPS,TWO (2) SHOWER TAPS,ONE (1) BATH TAPS,ONE (1) WASHING MACHINE TAPS.• SUPPLY ALL WALL,FLOOR & QUARRY TILES (INCLUDING DELIVERY)					
I	FINAL CONSTRUCTION	A.M.	17-10-14				
H	CONSTRUCTION CERTIFICATE	S.M.	19-09-14				
G	TO CONTRACTS	C.S.	18-09-14				
F	CHECK PLAN	J.M.	03-09-14				
E	REVISED FOR COUNCIL	N.E.	27-06-14				
D	COLOURS ADDED & TO COUNCIL	N.E.	19-06-14				
C	POV 15136, 15259, 15265, & BASIX ADDED	N.E.	28-05-14				
B	TO CLIENT	S.M.	09-05-14				
A	TECHNICAL	S.M.	09-05-14				
No.	ISSUE	DRAWN	DATE				
DESIGN CONSULTANT: DAREK SZYMANSKI							
PROPOSED ADDITIONS & ALTERATIONS							
FOR MR G SHALVI & MS M HECHTMAN							
AT 7 OCEANVIEW AVENUE DOVER HEIGHTS NSW 2030							
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: 7546/14			
				1			



No. : 7
Lot. : B
DP : 444961
AREA : 202.30m² (By Title)
: 202m² (By Calc)

Legend

- RV

Roof Ventilator
- AC

Air Conditioner Register
- EF

Exhaust Fan
- Smoke Detector
- Existing Smoke Detector
- RWT

Rain water tank
- RA

Air Conditioner Return Air Grill
- SAC

Air Conditioner Compressor
- HWU

Wall Mounted Hot Water Unit
- EL

Eave Light
- WL

Wall Light
- G

Gully
- T

Garden Tap
- MH

Manhole
- T.V.

TV Antenna - Owner to relocate as required
- MB

Electrical Meter Box
- SL

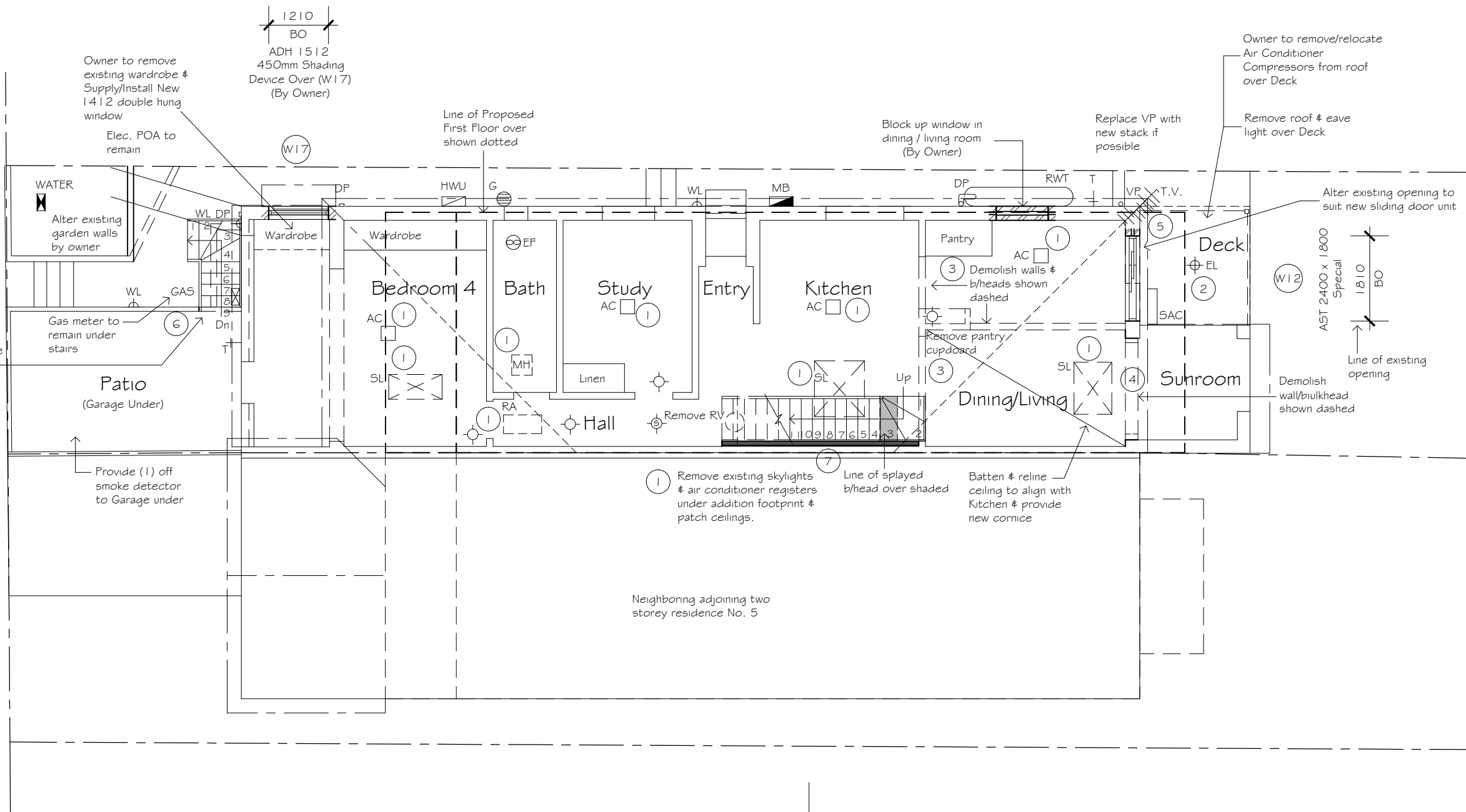
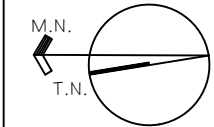
Skylight
- VP

Sewer Vent Pipe
- DP

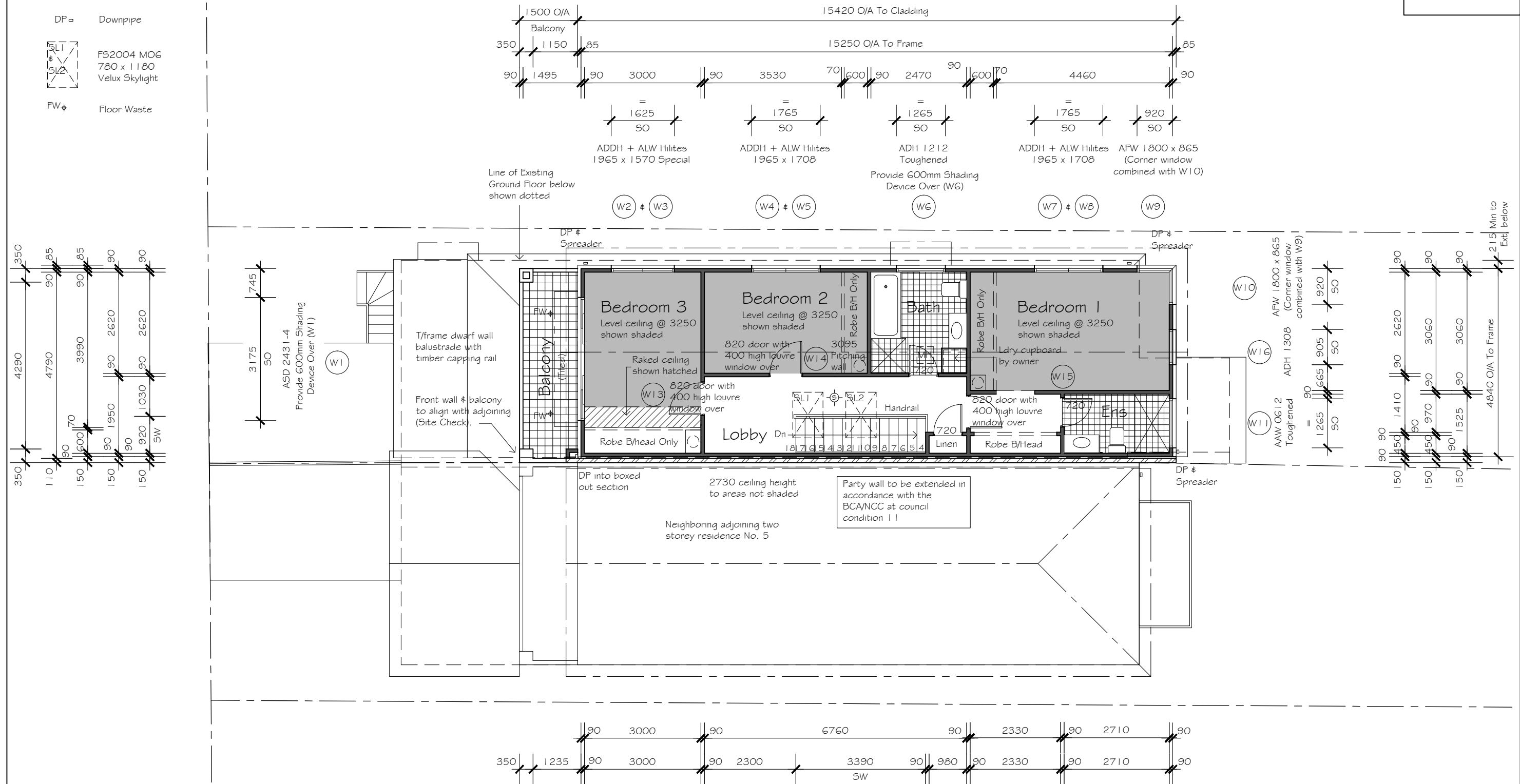
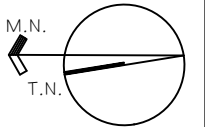
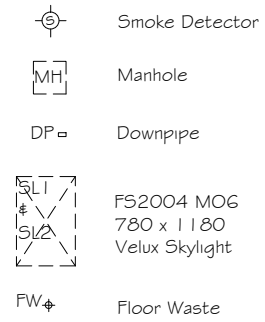
Downpipe
- GAS

Gas Meter
- WATER

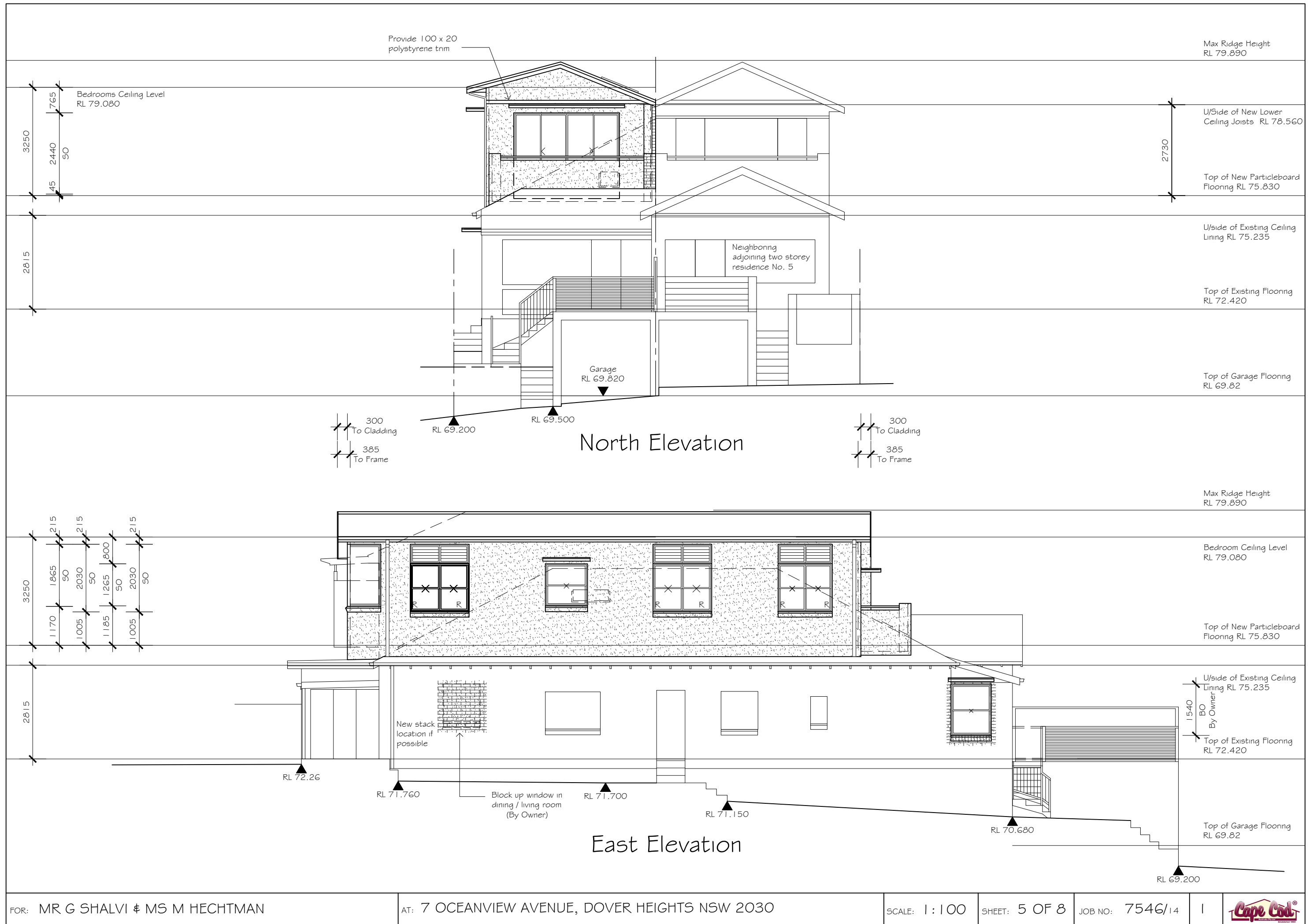
Water Meter
- Smoke Detector

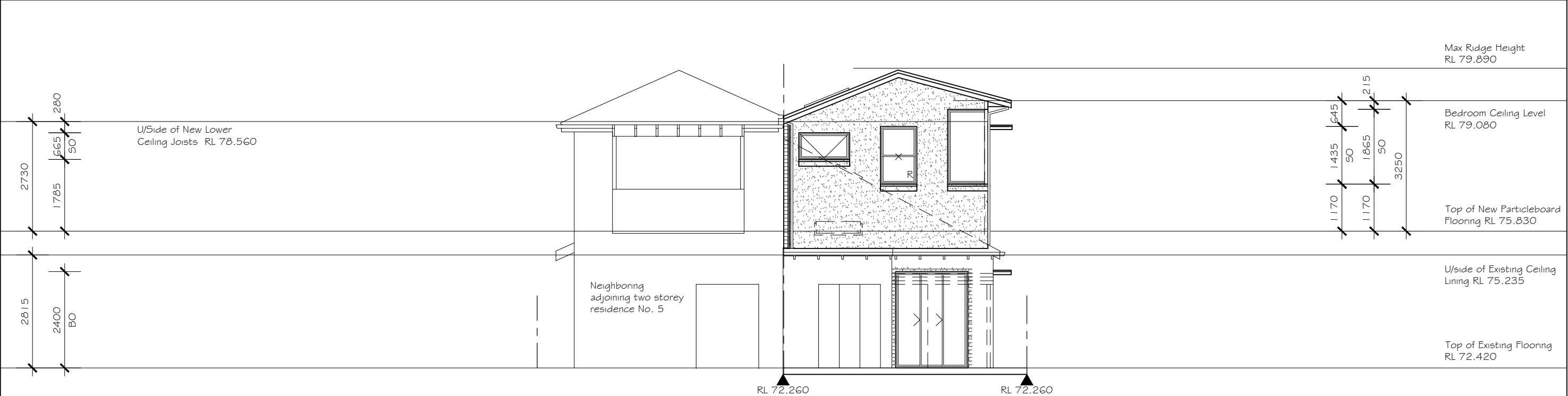


Legend

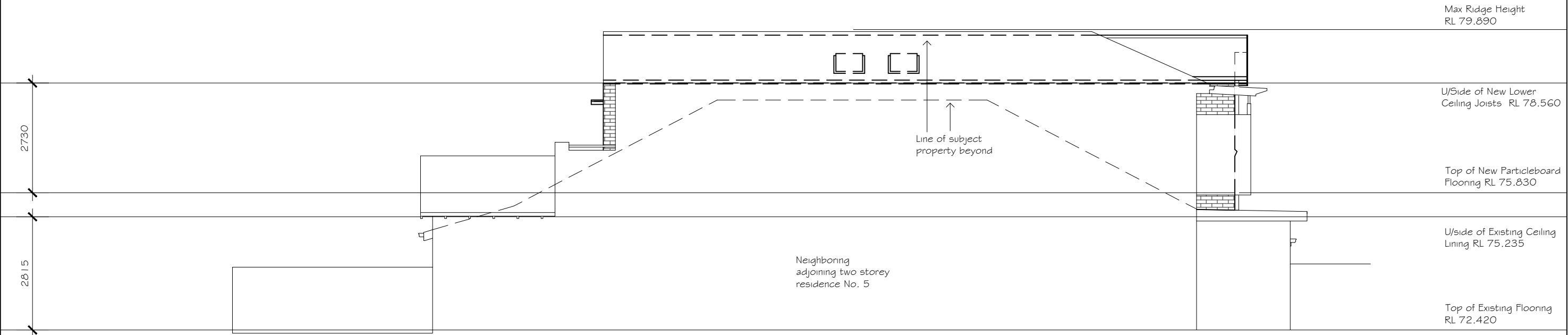


Proposed First Floor Addition



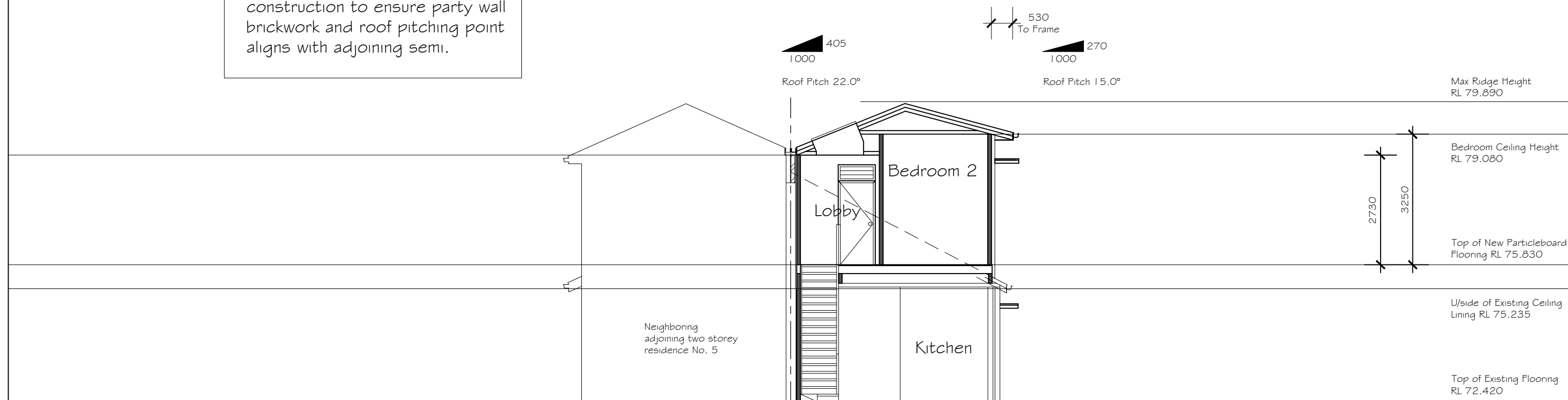


South Elevation

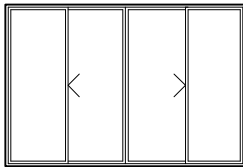
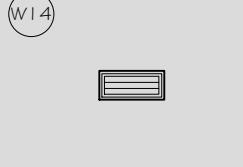
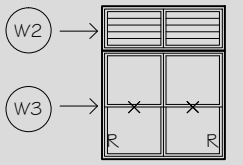
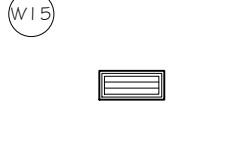
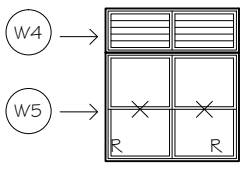
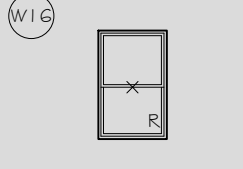
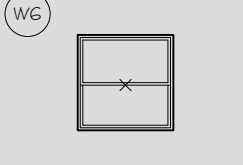

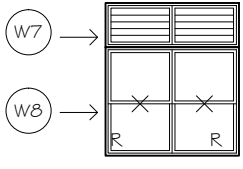

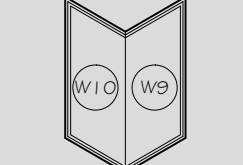

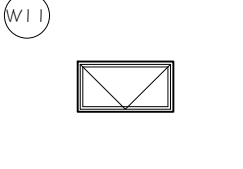

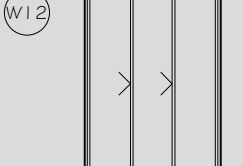

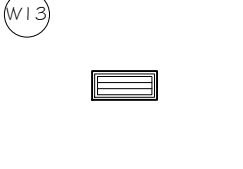



West Elevation

NOTE: Check levels during construction to ensure party wall brickwork and roof pitching point aligns with adjoining semi.



Section A-A

WINDOW SCHEDULE BASIX A189842_02					CLIENT:		ALUMINIUM (STEGBAR) 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 B.C.A 3.9.2.5					CLIENT:		STANDARD ALUMINIUM COLOURS : WHITE BIRCH, PRIMROSE, APO GREY, PEARL WHITE, STONE BEIGE, CUSTOM BLACK, WOODLAND GREY (SLATE GREY), SURFMIST (BOND OFF WHITE), DEEP OCEAN (MOUNTAIN BLUE)												
					BUILDER: DATE:		CUSTOM COLOURS AVAILABLE : HAMMERSLEY BROWN, NOTRE DAME, POTTERY.		TERRAIN: 3 WIND LOAD: W 28 N										
	W1 ASD 2431-4	COLOUR	GLAZING	SPECIAL NOTES			W14	ATL 401 H x 854W HIGHLITE OVER INTERNAL DOOR	COLOUR	GLAZING (LOUVRE)	PROVIDE MAP ROD # RING HANDLE OPERATED CONTROL.								
	N ELEVATION / BEDROOM 3	NOTRE DAME	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)				INTERNAL HIGHLITE BED 2	NOTRE DAME	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)										
	ALUMINIUM	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN											
	SLIDING FIXED / OPEN / OPEN / FIXED	ALUMINIUM FIBREGLASS MESH NOTRE DAME	REVEAL 130mm				LOUVRE OPEN	N/A											
	ADDH # ALW HILIGHTS 1965 x 1570 SPECIAL	COLOUR	GLAZING (LOUVRE)	GLAZING (DOUBLE HUNG)	SPECIAL NOTES		W15	ATL 401 H x 854W HIGHLITE OVER INTERNAL DOOR	COLOUR	GLAZING (LOUVRE)	PROVIDE MAP ROD # RING HANDLE OPERATED CONTROL.								
	E ELEVATION / BEDROOM 3	NOTRE DAME	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OF OPENING OF DOUBLE HUNG WINDOW TO 125mm TO COMPLY WITH BCA.		INTERNAL HIGHLITE BED 2 I	NOTRE DAME	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)										
	ALUMINIUM	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN											
	LOUVRE # DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH NOTRE DAME	REVEAL 130mm	REVEAL 130mm	PROVIDE MAP ROD # RING HANDLED OPERATED CONTROL		LOUVRE OPEN	N/A											
	ADDH # ALW HILIGHTS 1965 x 1708 SPECIAL	COLOUR	GLAZING (LOUVRE)	GLAZING (DOUBLE HUNG)	SPECIAL NOTES		W16	ADH 1308	COLOUR	GLAZING	RESTRICT BOTTOM SASH OF OPENING OF DOUBLE HUNG WINDOW TO 125mm TO COMPLY WITH BCA.								
	E ELEVATION / BEDROOM 2	NOTRE DAME	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OF OPENING OF DOUBLE HUNG WINDOW TO 125mm TO COMPLY WITH BCA.		S ELEVATION / BEDROOM 1	NOTRE DAME	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)										
	ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN											
	LOUVRE # DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH NOTRE DAME	REVEAL 130mm	REVEAL 130mm	PROVIDE MAP ROD # RING HANDLED OPERATED CONTROL		DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH NOTRE DAME	REVEAL 130mm										
	ADH 1212	COLOUR	GLAZING	SPECIAL NOTES			W17	BY OWNER											
	E ELEVATION / BATHROOM	NOTRE DAME	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH NOTRE DAME	REVEAL 130mm																
	ADDH # ALW HILIGHTS 1965 x 1708 SPECIAL	COLOUR	GLAZING (LOUVRE)	GLAZING (DOUBLE HUNG)	SPECIAL NOTES														
	E ELEVATION / BEDROOM 1	NOTRE DAME	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OF OPENING OF DOUBLE HUNG WINDOW TO 125mm TO COMPLY WITH BCA.														
	ALUMINIUM	INSECT SCREEN																	
	LOUVRE # DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH NOTRE DAME	REVEAL 130mm	REVEAL 130mm	PROVIDE MAP ROD # RING HANDLED OPERATED CONTROL														
	2/AFW 1800 x 865 (CORNER WINDOW)	COLOUR	GLAZING	SPECIAL NOTES															
	E ELEV-W9,S ELEV-W10/ BED 1	NOTRE DAME	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	PROVIDE SILICON CORNER JOINT															
	ALUMINIUM	INSECT SCREEN																	
	FIXED FIXED	ALUMINIUM FIBREGLASS MESH NOTRE DAME	REVEAL 130mm																
	AAW 0612	COLOUR	GLAZING	SPECIAL NOTES															
	S ELEVATION / ENSUITE	NOTRE DAME	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																
	ALUMINIUM	INSECT SCREEN																	
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH NOTRE DAME	REVEAL 130mm																
	AST 2400 x 1810 SPECIAL	COLOUR	GLAZING																
	S ELEVATION / DINING-LIVING	CUSTOM BLACK	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																
	ALUMINIUM	INSECT SCREEN																	
	STACKER OPEN / OPEN / FIXED	ALUMINIUM FIBREGLASS MESH CUSTOM BLACK	REVEAL 170mm																
	ATL 401 H x 854W HIGHLITE OVER INTERNAL DOOR	COLOUR	GLAZING (LOUVRE)																
	INTERNAL HIGHLITE BED 3	NOTRE DAME	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	PROVIDE MAP ROD # RING HANDLE OPERATED CONTROL.															
	WESTERN RED CEDAR	INSECT SCREEN																	
	LOUVRE OPEN	N/A																	
FOR: MR G SHALVI & MS M HECHTMAN					AT: 7 OCEANVIEW AVENUE, DOVER HEIGHTS NSW 2030					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7546/14		I		