| BASIX (| COMMITMENTS |
|--|--|
| CERTIFICATE NO. A242354 | |
| 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 |
| 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) |
| EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 75mm) | NIL |
| FLAT CEILING, PITCHED ROOF | CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70) |
| GLAZII | NG REQUIREMENTS |
| WINDOWS | |
| WI, W2, W3, W4, W5, W6, \$ W7 | STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47) |
| SHAD | ING DEVICES |
| WINDOWS | |
| WI, | EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM |
| W4, | EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM |
| W5, W6, \$ W7, | PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36 |
| W2, \$ W3, | NONE |
| | |

FYTERNIAL PAINT SCHEDLILE

| LATERNAL FAINT SCHEDULE | | | | | | |
|---------------------------------|---------------------|------|-----------|--|--|--|
| ITEM | BRAND eg. WATTYL | CODE | COLOUR | | | |
| Barge Board | Haymes | | | | | |
| Barge Soaker | Haymes | | Surfmist | | | |
| Cover Battens | Haymes | | Surfmist | | | |
| Fascia Board | Haymes | | Surfmist | | | |
| Gable Cladding | Haymes | | Surfmist | | | |
| Soffit Lining | Haymes | | Off White | | | |
| Wall Cladding - Harditex | Haymes | | Resonate | | | |
| Wall Cladding - Brick Render | Haymes | | Resonate | | | |
| Wall Cladding - Polystyrene | Haymes | | Resonate | | | |

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

COMMON BRICKWORK FOR RENDER AND PAINT FINISH

CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE

AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

FLOOR EXTERNAL WESTERN & NORTHERN ELEVATION

I 2mm POLASTIC INSULATION BLANKET TO FIRST

FLOOR: REFER TO STRUCTURAL LAYOUTS WIND LOAD W 33 N

TO ALL NEW OPERABLE | MESH: FIBREGLASS

FINISHES

WINDOW SASHES

ROOF COVERING

ROOF SARKING

NTERNAL FIXINGS

INSULATION

| (MARINE GRADE) | TO SOUTHERN & WESTERN WALLS & SELECT COMMON BRICKWORK TO PARTY WALL |
|--|---|
| FLOORING | I 9MM STRUCTURAL PARTICLEBOARD |
| CLADDING | 75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET. FC SHEETING WITH EX. 75x25 DAR TREATED PINE COVER BATTENS TO GABLE END. HARDITEXT BASE SHEET WITH APPLIED TEXTURE COAT FINISH FIXED TO I Gmm FYRECHEK \$ 20mm BATTENS OVER POLASTIC INSULATION BLANKET (SEE DETAIL) TO EAST ELEVATION. |
| WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3) | FRAME: PREFINISHED ALUMINIUM |
| INSECT SCREENS: | FRAME: PREFINISHED ALUMINIUM |

CLADDED WALL FRAMES

DAR: FINGER JOINTED PINE SKIRTING: Ex. I 50x25 COLONIAL ARCHITRAVE: Ex. 100x25 COLONIAL

SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN -9-REUSE EXISTING SMOKE DETECTOR IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.
- AS PER THE NCC ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- CONNECT/INSTALL TEN (10) DOWNLIGHT FITTINGS & THREE (3) CEILING SWEEP FANS (AS SUPPLIED BY THE OWNER).
- PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN IKM OF OCEAN.
- SHADOWLINE CORNICES BETWEEN WALLS & CEILING. SQUARE SET TO BUILT-IN-ROBE RECESSES.

WORKS BY OWNER

- REMOVAL \$ INSTALLATION OF T.V ANTENNA AS REQUIRED \$ CONNECTION
- 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 IF REQUIRED.

 SUPPLY TEN (10) DOWNLIGHT FITTINGS & THREE (3) CEILING SWEEP FANS.
- MAKING GOOD TO EXISTING FLOOR FINISHES AFFECTED BY THE ALTERATIONS
- ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) AS REQUIRED BY COUNCIL INCLUDING CONNECTION TO NEW & EXISTING DOWNPIPES
- ALL WORK ASSOCIATED WITH FITOUT OF NEW LAUNDRY \$ SHOWER ROOM.
- INTERNAL DOORS CORINTHIAN "BALMORAL - P.B.A.L.4" SUITABLE FOR PAINT FINISH TYPE: CLOSED TIMBER STAIRCASE MAPLE TREADS \$ RISERS WIDTH: I OOOmm RISE: 20 @ 186.5mm GOING: 240mm (260mm TREAD) FINAL CONSTRUCTION N.L. 18-08-16 FASCIA # MATERIAL: PRE-FINISHED ZINCALUME TO EAST D TO CONTRACTS S.C. 08-06-16 BARGE BOARDS ELEVATION & DAR TIMBER ELSEWHERE BASIX ADDED \$ TO COUNCIL N.E. 29-02-16 В TO CLIENT S.C. 18-11-15 GUTTERS & DOWNPIPES TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME Α TECHNICAL. 19-10-15 S.C. GUTTER COLOUR: SURFMIST DATE No. ISSUE DRAWN DOWNPIPE COLOUR: DUNE DESIGN CONSULTANT: DAREK SZYMANSKI HOT WATER UNIT CONNECT TO EXISTING

| ITEM | BRAND eg. WATTYL | CODE | COLOUR |
|---------------------------------|---------------------|------|-----------|
| Barge Board | Haymes | | |
| Barge Soaker | Haymes | | Surfmist |
| Cover Battens | Haymes | | Surfmist |
| Fascia Board | Haymes | | Surfmist |
| Gable Cladding | Haymes | | Surfmist |
| Soffit Lining | Haymes | | Off White |
| Wall Cladding - Harditex | Haymes | | Resonate |
| Wall Cladding - Brick Render | Haymes | | Resonate |
| Wall Cladding - Polystyrene | Haymes | | Resonate |

FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.

TO BE BY THE OWNER

DO NOT SCALE OFF DRAWINGS.

PAINTING - REFER TO

THE EXTENT OF WORK

SPECIFICATION FOR

ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.

FIRST FLOOR EXTERNAL: BY CAPE COD

FIRST FLOOR INTERNAL: BY CAPE COD

PAINTING TO ALTERATION AND RENOVATION WORK

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.

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PROPOSED ADDITIONS & ALTERATIONS

FOR MR R & MS S EDWARDS

AT 50 VARNA STREET. WAVERLEY, NSW 2024

COUNCIL: WAVERLEY



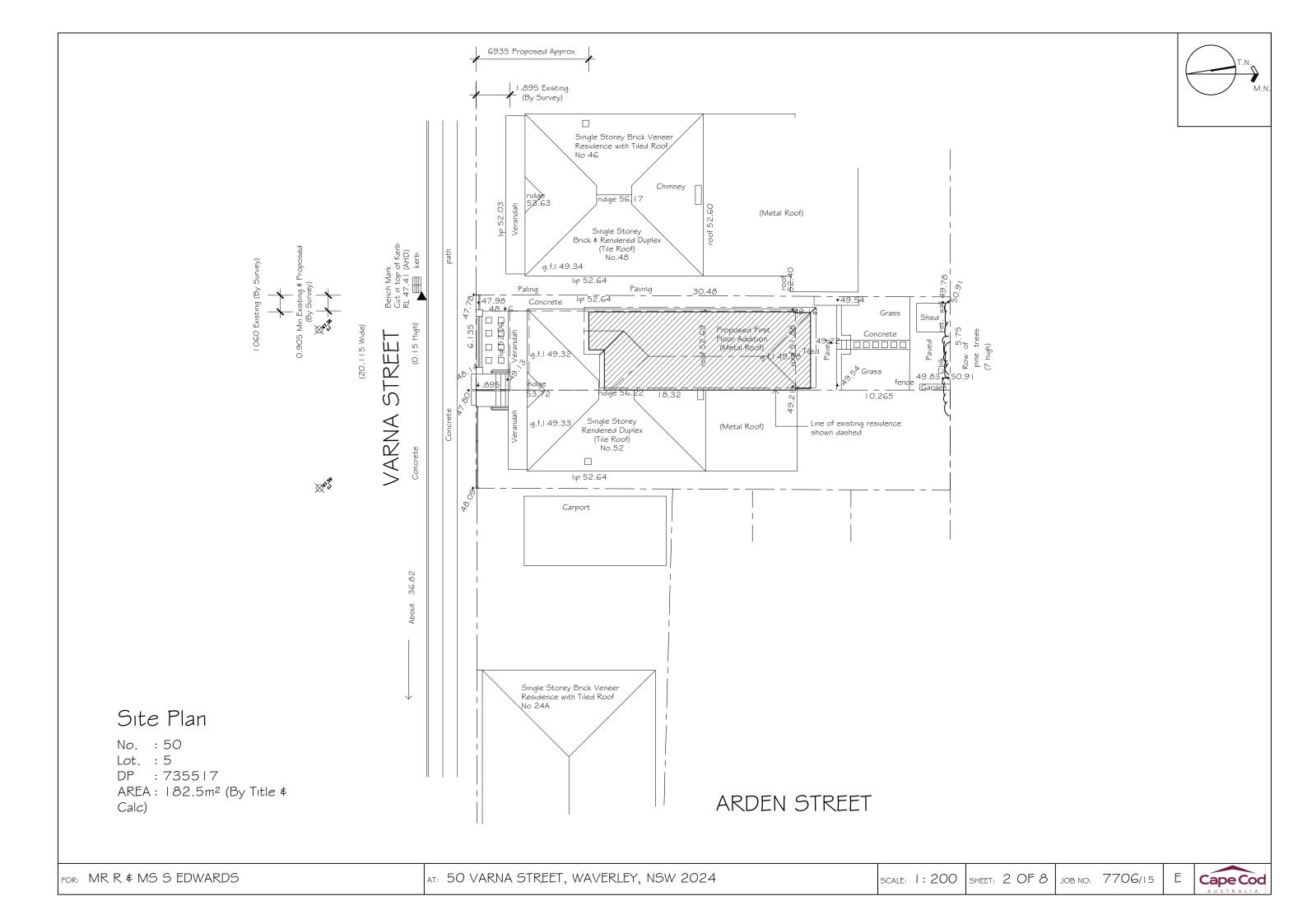
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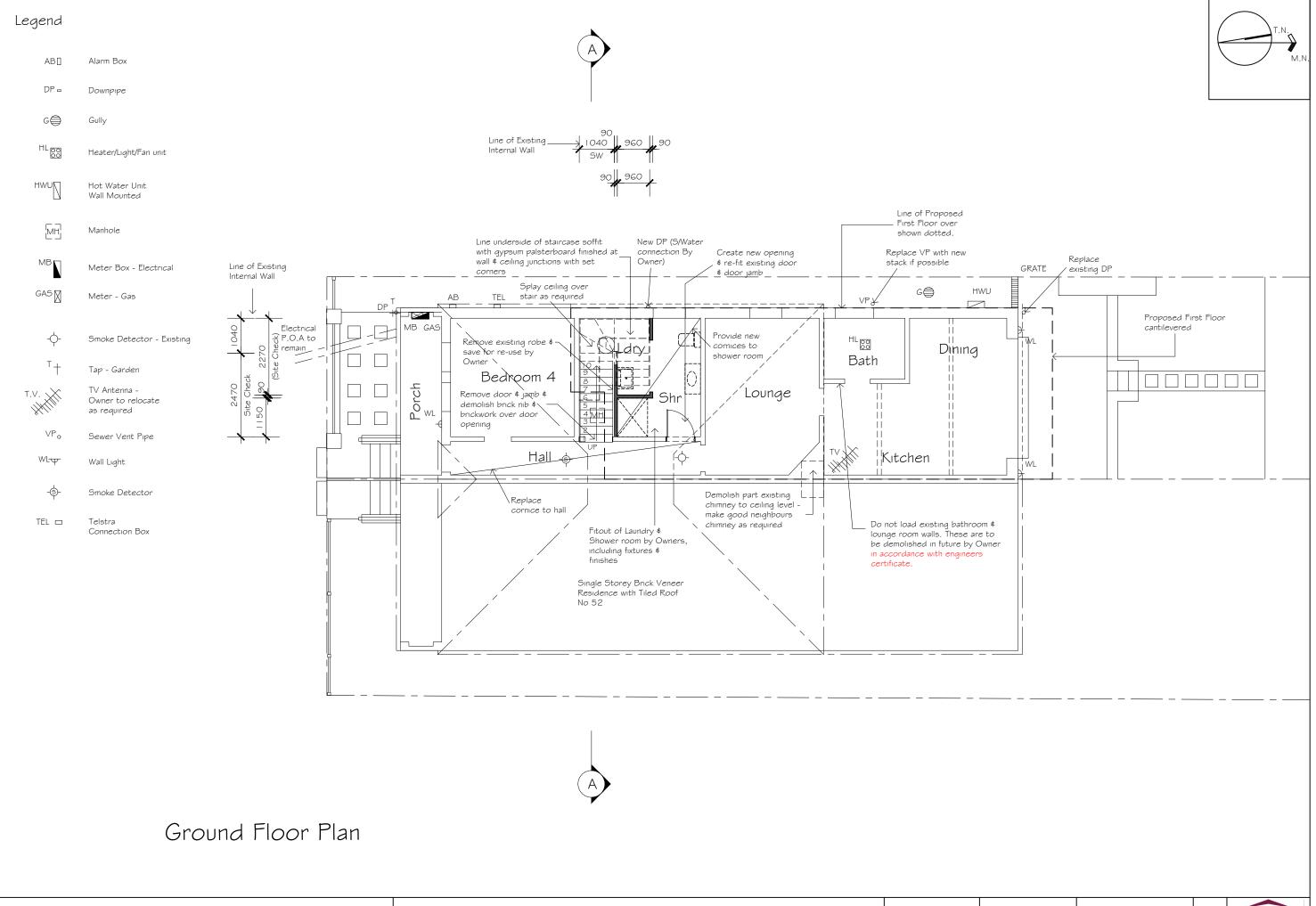
SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519

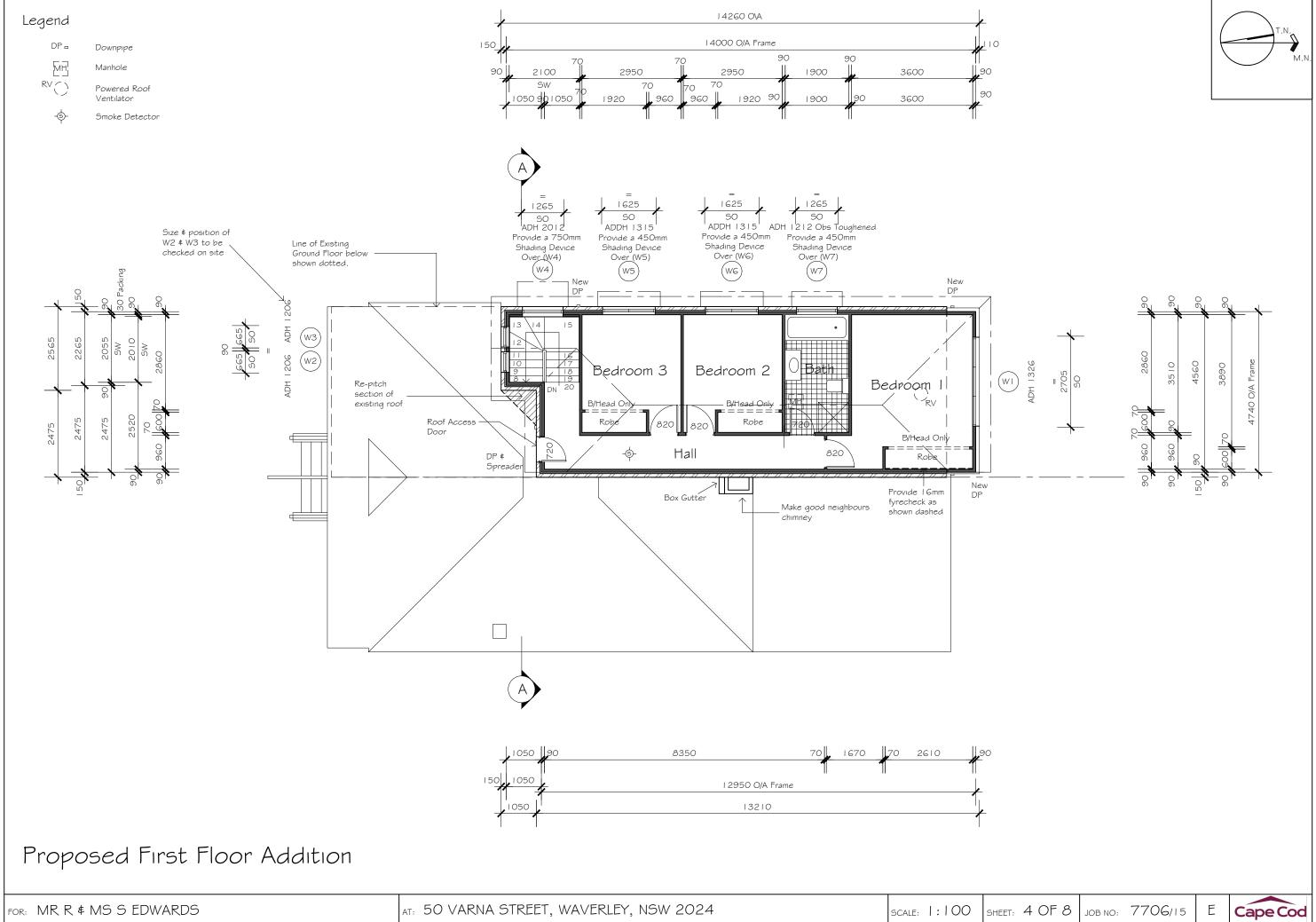
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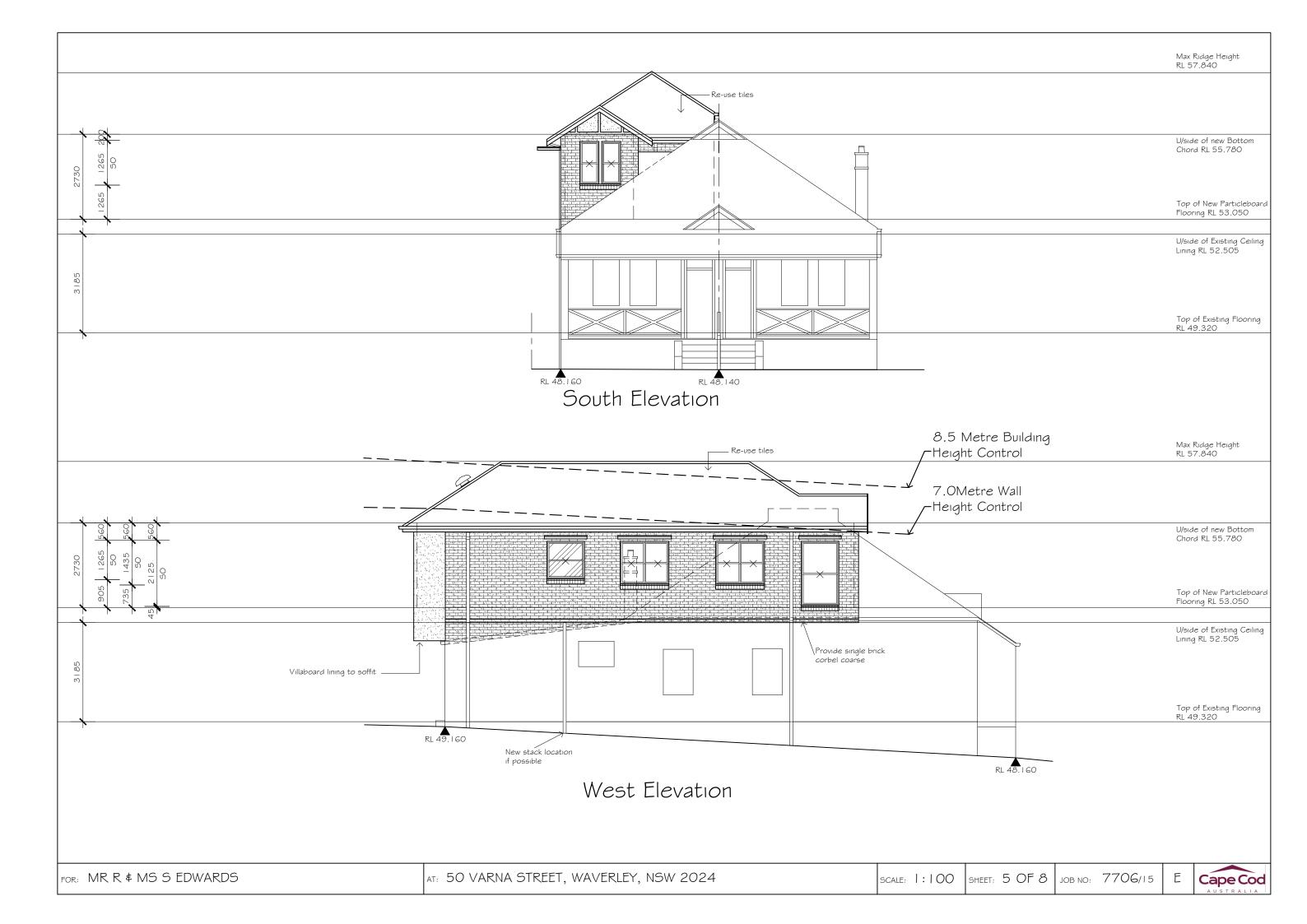
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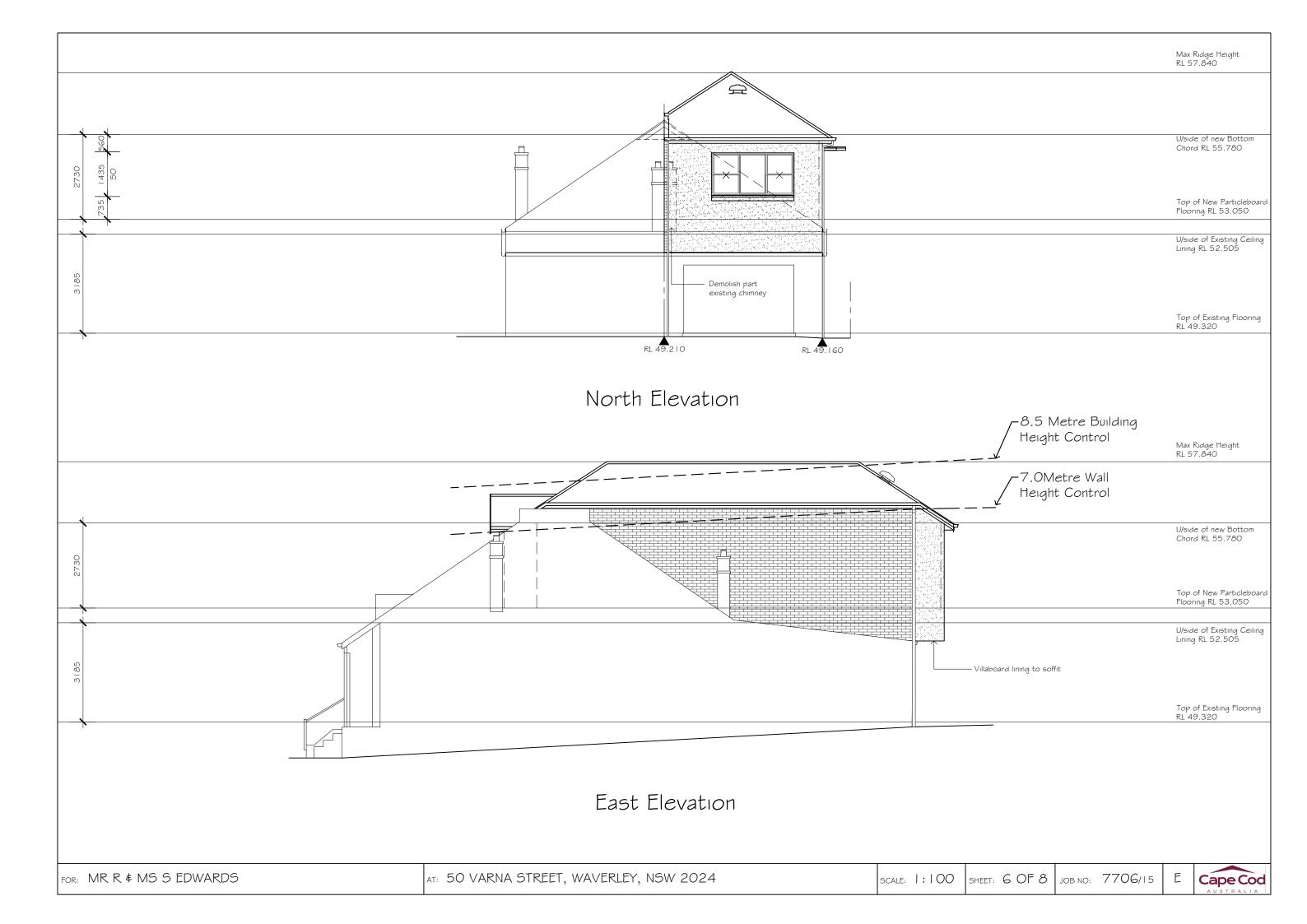
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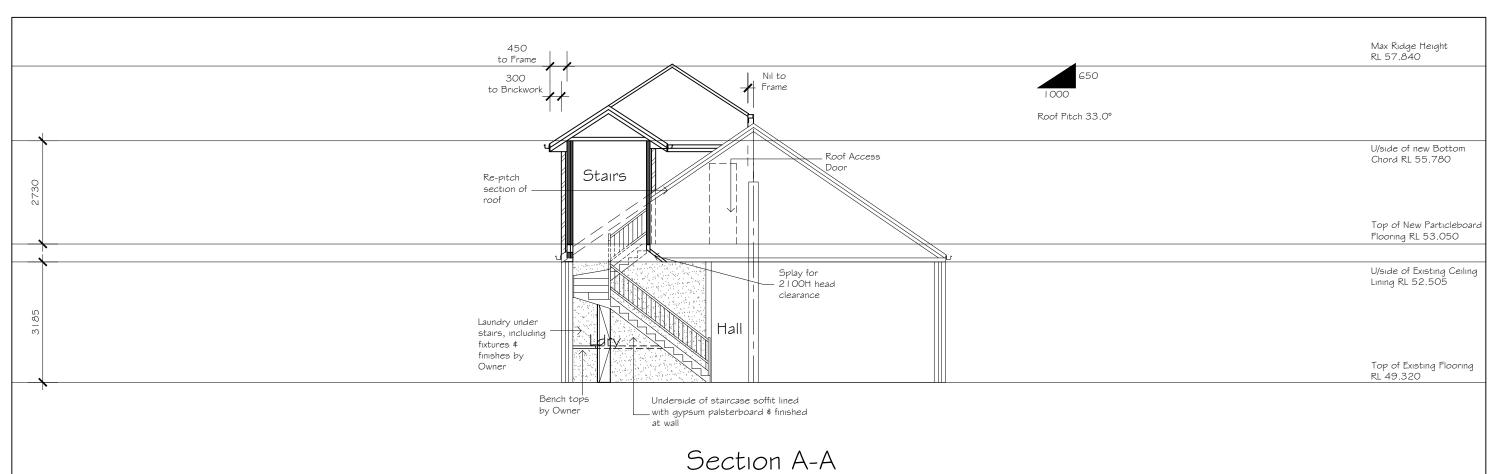












FOR: MR R & MS S EDWARDS

| WINDOW SCHED | ULE (BASIX A2423 | 354) | | CLIENT | | ALUMINIUM (STEGBAR) WIN | DOWS: | | | | | |
|---|--|------------------------------|-------------------------|-------------------------|---|------------------------------|--|----------------------|-----------------|------------------|----------|--|
| STANDARD NOTES: | · | , | | CLIENT: | | | LOURS: ANODISED CLEAR, APO STONE BEIGE, SURFMIST, WHI | | | | | |
| WINDOWS AND DOORS | ARE DRAWN AS VIEWED FROM | OUTSIDE | | CLIENT: | | GREY. | DIONE BLIGE, SURI MIST, WITH | IL BIRCH, WOODLAND | | | | |
| ALL WINDOWS COME WI WINDOW OPENINGS NOT | TH "KEYED ALIKE" LOCKS FED "R" HAVE RESTRICTED OPEN | JUNICS TO COMPLY WIT | 'H THE | BIIII DED. | DATE: | CUSTOM COLOURS AVAILA | BLE: DEEP OCEAN, HAMERSLE | Y BROWN, NOTRE DAME, | | | | |
| NCC 3.9.2.5 | TED IN HAVE RESTRICTED OF ER | NINGS TO COMILET WIT | 11 1116 | DUILDLK | DAIL: | POTTERY. | | | TERRAIN: 3 W | IND LOAD: W 33 N | | |
| | (WI) ADH 1326 | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | | |
| | (WI) ADH 1326 | SURFMIST | SINGLE PY | | RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC. | | | | | | | |
| | N ELEVATION / BEDROOM I | INSECT SCREEN | LOW-E, (U- 5.7, SHGC | -VALUE: C:0.47) | RESTRICT TOP SASH OPENINGS TO OPEN NO | | | | | | | |
| | ALUMINIUM | ALUMINIUM | | | LOWER THAN 1700mm ABOVE FLOOR LEVEL | | | | | | | |
| | DOUBLE HUNG OPEN / FIXED / OPEN | FIBREGLASS MESH SURFMIST | REVEAL I 40mm | | | | | _ | | | | |
| | OPEN / FIXED / OPEN | | | | | | | | | | | |
| | (W2) ADH 1206 | COLOUR | GLAZING SINGLE PY | POLYTIC | SPECIAL NOTES SITE CHECK HEIGHT OF WINDOW FOR | - | | | | | | |
| | S ELEVATION / STAIRS | | LOW-E, (U- | -VALUE: | WINDOW SILL ABOVE ROOF LINE | | | | | | | |
| \times | ALUMINIUM | INSECT SCREEN | 5.7, SHGC | 2:0.47) | | | | | | | | |
| | DOUBLE HUNG | ALUMINIUM FIBREGLASS MESH | REVEAL | | | | | - | | † | | |
| | OPEN | SURFMIST | I 40mm | | | | | | | 7 | | |
| | (W3) ADH 1206 | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | | |
| | W3) ADIT 1206 | SURFMIST | SINGLE PY LOW-E, (U- | | SITE CHECK HEIGHT OF WINDOW FOR | | | | | | | |
| | S ELEVATION / STAIRS | INSECT SCREEN | 5.7, SHGC | | WINDOW SILL ABOVE ROOF LINE | | | | | | | |
| | ALUMINIUM | ALUMINIUM | | | | | | _ | | | | |
| | DOUBLE HUNG OPEN | FIBREGLASS MESH SURFMIST | REVEAL 140mm | | _ | | | - | | | | |
| | OLIN | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | | |
| | (W4) ADH 2012 | SURFMIST | SINGLE PY | ROLYTIC | SPECIAL NOTES | - | | | | | | |
| | W ELEVATION / STAIRS | | LOW-E, (U- | -VALUE: | | | | | | | | |
| \rightarrow | ALUMINIUM | INSECT SCREEN | 5.7, SHGC | 2:0.47) | | | | | | | | |
| | DOUBLE HUNG | ALUMINIUM FIBREGLASS MESH | REVEAL | | | | | - | | - | | |
| | OPEN | SURFMIST | 170mm | | | | | Γ | | 1 | | |
| | (W5) ADDH 1315 | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | | |
| | W3) ADDIT 1313 | SURFMIST | SINGLE PY LOW-E, (U- | | RESTRICT BOTTOM SASH OPENINGS TO 125mm TO COMPLY WITH NCC. | | | | | | | |
| | W ELEVATION / BEDROOM 3 | INSECT SCREEN | 5.7, SHGC | | RESTRICT TOP SASH OPENINGS TO OPEN NO | | | | | | | |
| | ALUMINIUM | ALUMINIUM | | | LOWER THAN 1700mm ABOVE FLOOR LEVEL | | | _ | | | | |
| | DOUBLE HUNG OPEN / OPEN | FIBREGLASS MESH SURFMIST | REVEAL 140mm | | _ | | | - F | | | | |
| | | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | | |
| | (W6) ADDH 1315 | SURFMIST | SINGLE PY | ROLYTIC | RESTRICT BOTTOM SASH OPENINGS TO | | | | | | | |
| | W ELEVATION / BEDROOM 2 | INCECT CORES | LOW-E, (U- 5.7, SHGC | -VALUE: | I 25mm TO COMPLY WITH NCC. | | | | | | | |
| X | ALUMINIUM | INSECT SCREEN ALUMINIUM | 5.7, 51160 | 2:0.47) | RESTRICT TOP SASH OPENINGS TO OPEN NO LOWER THAN 1700mm ABOVE FLOOR LEVEL | | | | | | | |
| | DOUBLE HUNG | FIBREGLASS MESH | REVEAL | | | | | 7 [| | | | |
| | OPEN / OPEN | SURFMIST | I 40mm | | | | | | | | | |
| | (W7) ADH 1212 | COLOUR | GLAZING | | SPECIAL NOTES | | | | | | | |
| | | 361,711161 | SURFMIST | SINGLE PY LOW-E, (U- | | TRANSLUCENT FILM BY BUILDER. | | | - | | | |
| | W ELEVATION / FF BATHROON ALUMINIUM | INSECT SCREEN | 5.7, SHGC | | | | | | | | | |
| | | ALUMINIUM FIBREGLASS MESH | REVEAL | | _ | | | - | | - | | |
| | DOUBLE HUNG OPEN | SURFMIST | I 40mm | | | | | | | 1 | | |
| | | | | | | | | | | | | |
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| | S EDWARDS | | 1 | - | O MADNIA CTREET WANTER SO AN | SW 2024 | | 1 170 | 0.05.0 | 7700 | | |
| FOR: MRR&MSS | J LUWAKUJ | | | AT: 5 | 50 VARNA STREET, WAVERLEY, NS | JVV <u>2024</u> | | SCALE: 1: NIS SH | IEET: O UT O JO | OB NO: 7706/15 E | Cape Coc | |