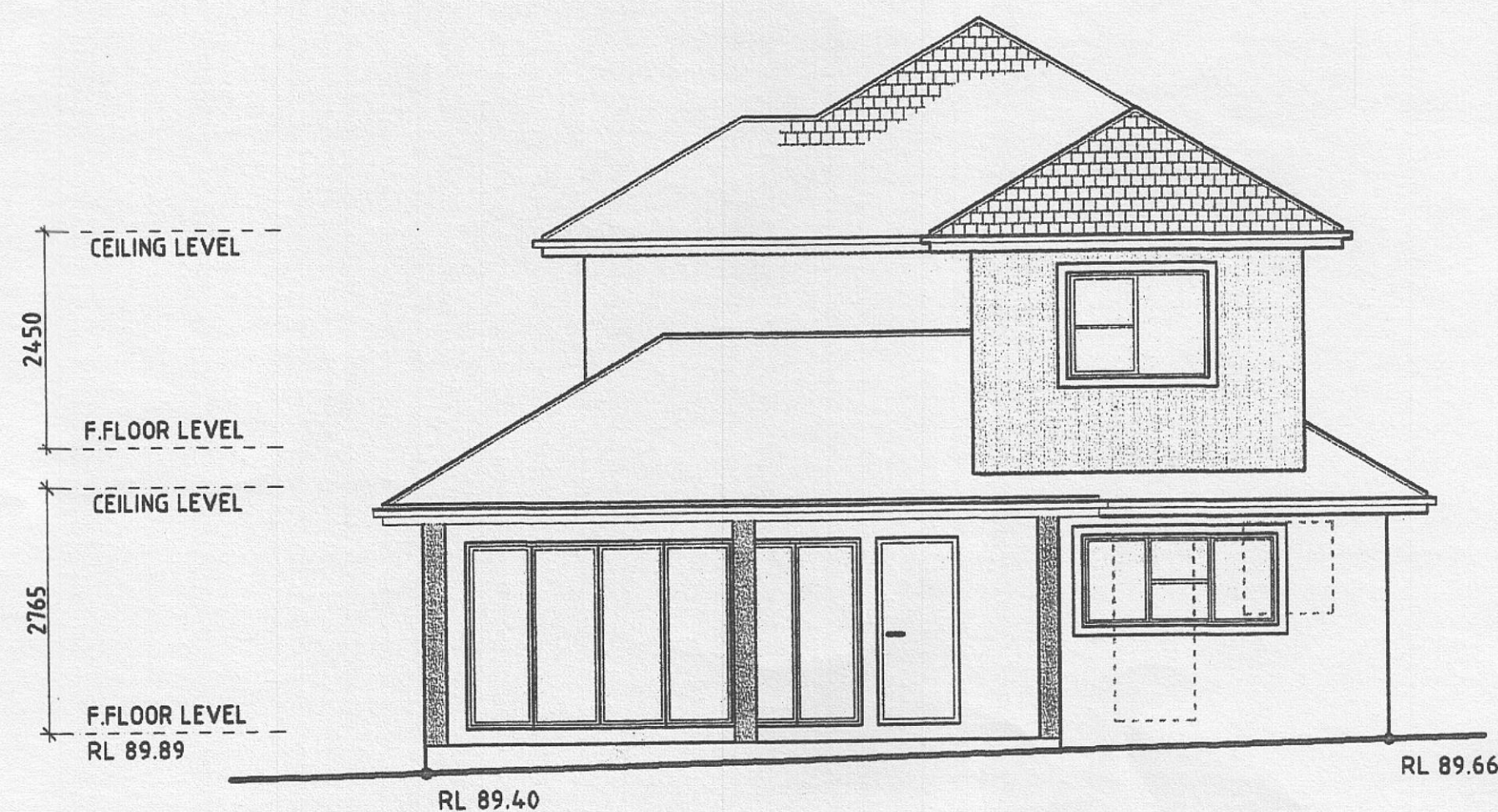
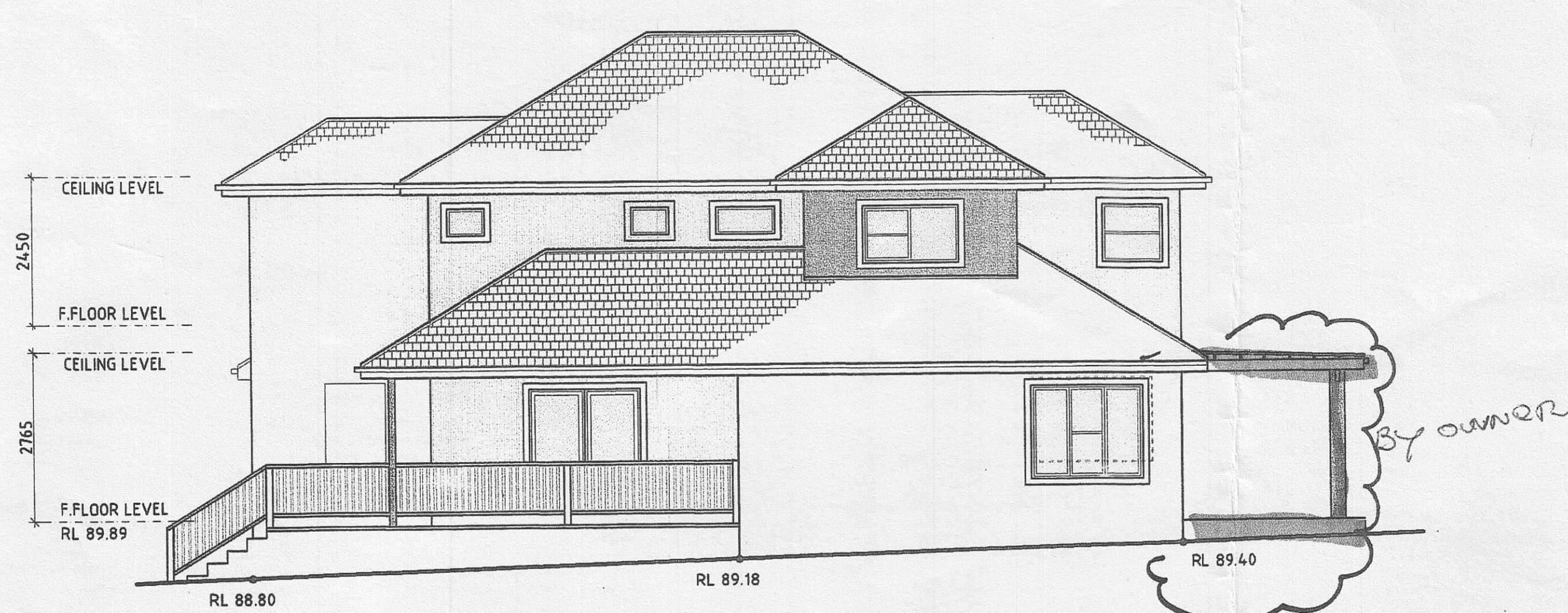




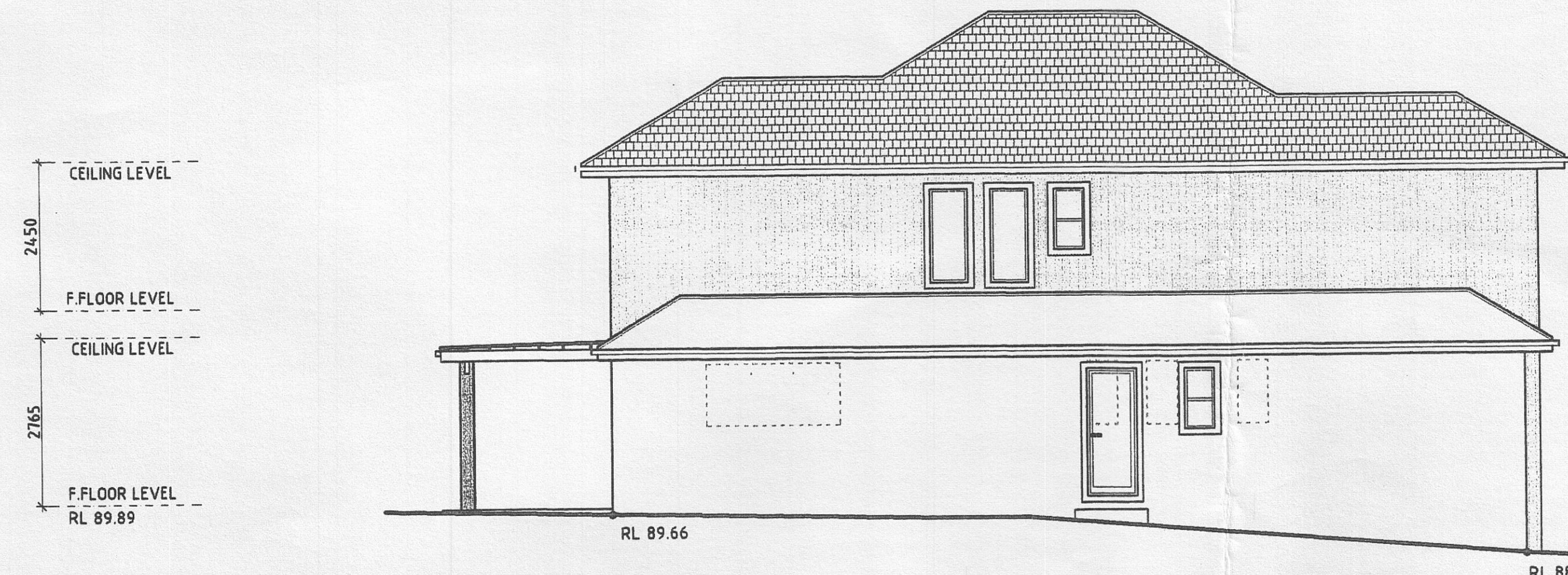
EAST ELEVATION
SCALE 1:100



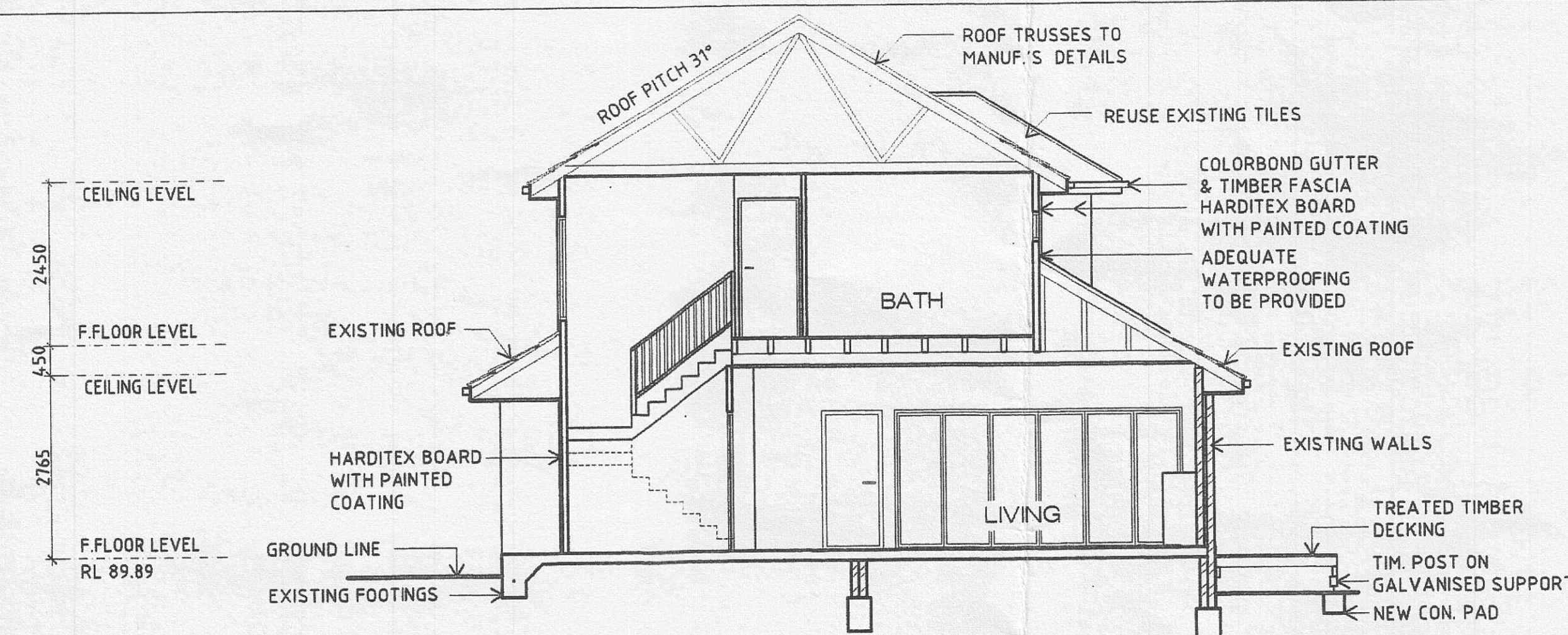
WEST ELEVATION
SCALE 1:100



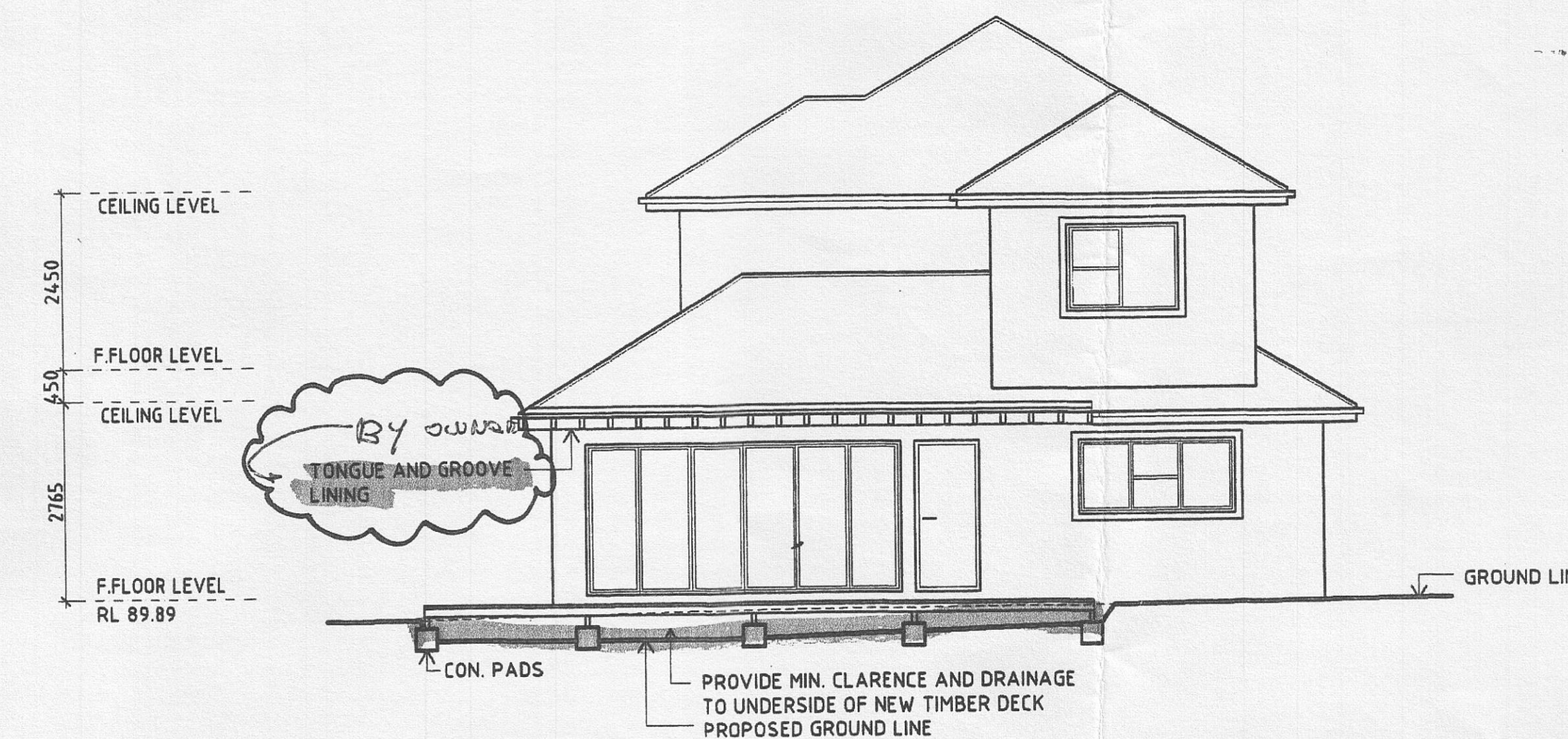
NORTH ELEVATION
SCALE 1:100



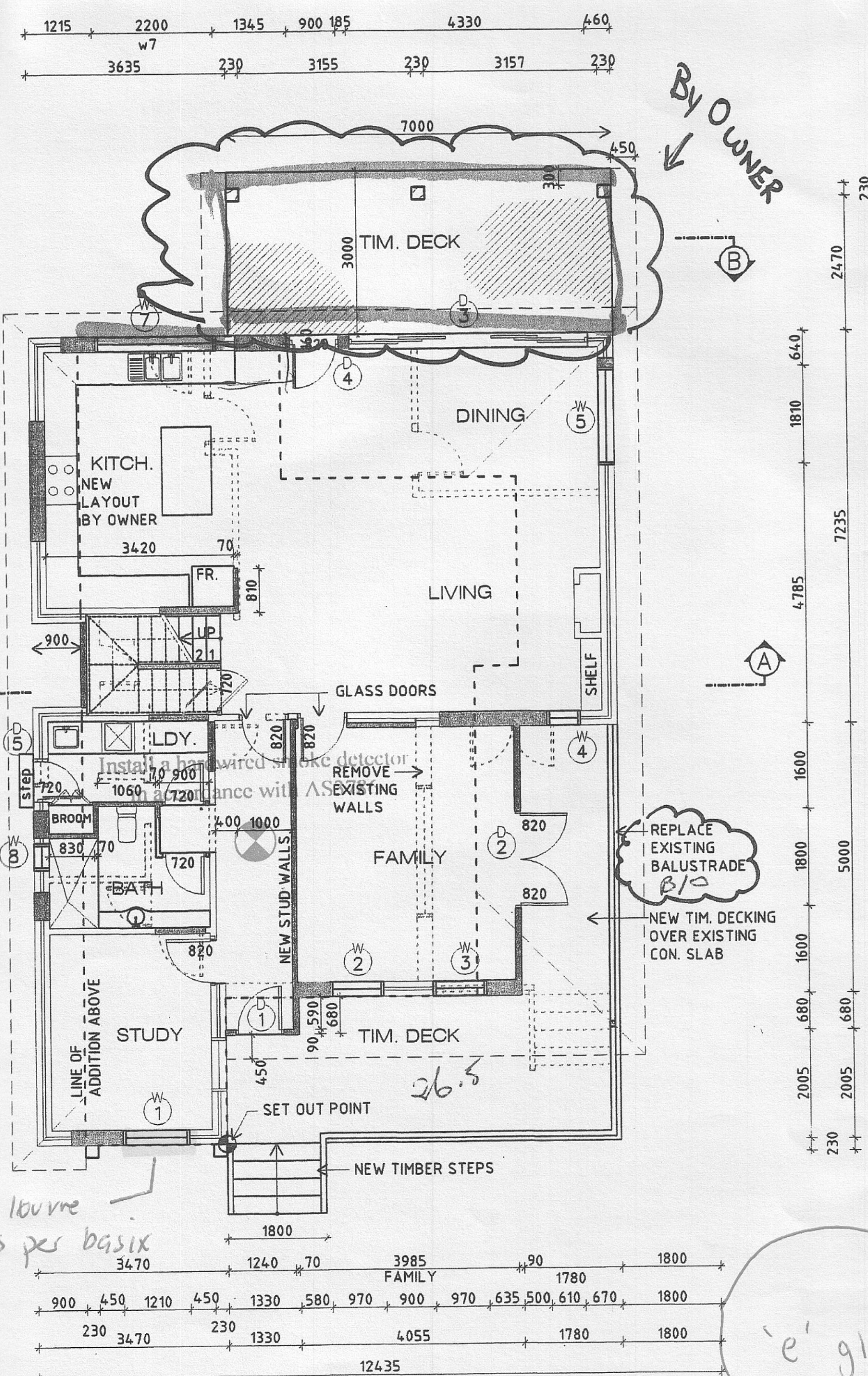
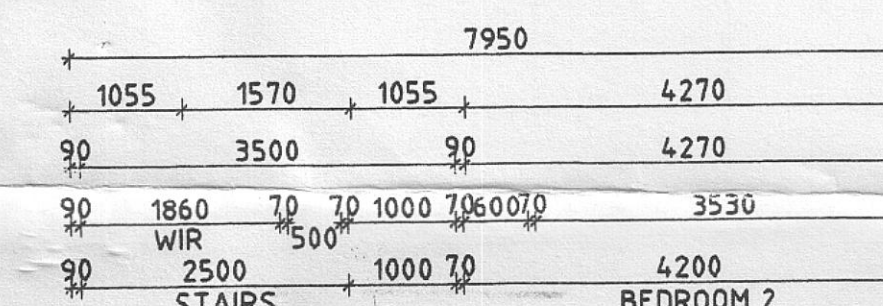
SOUTH ELEVATION
SCALE 1:100



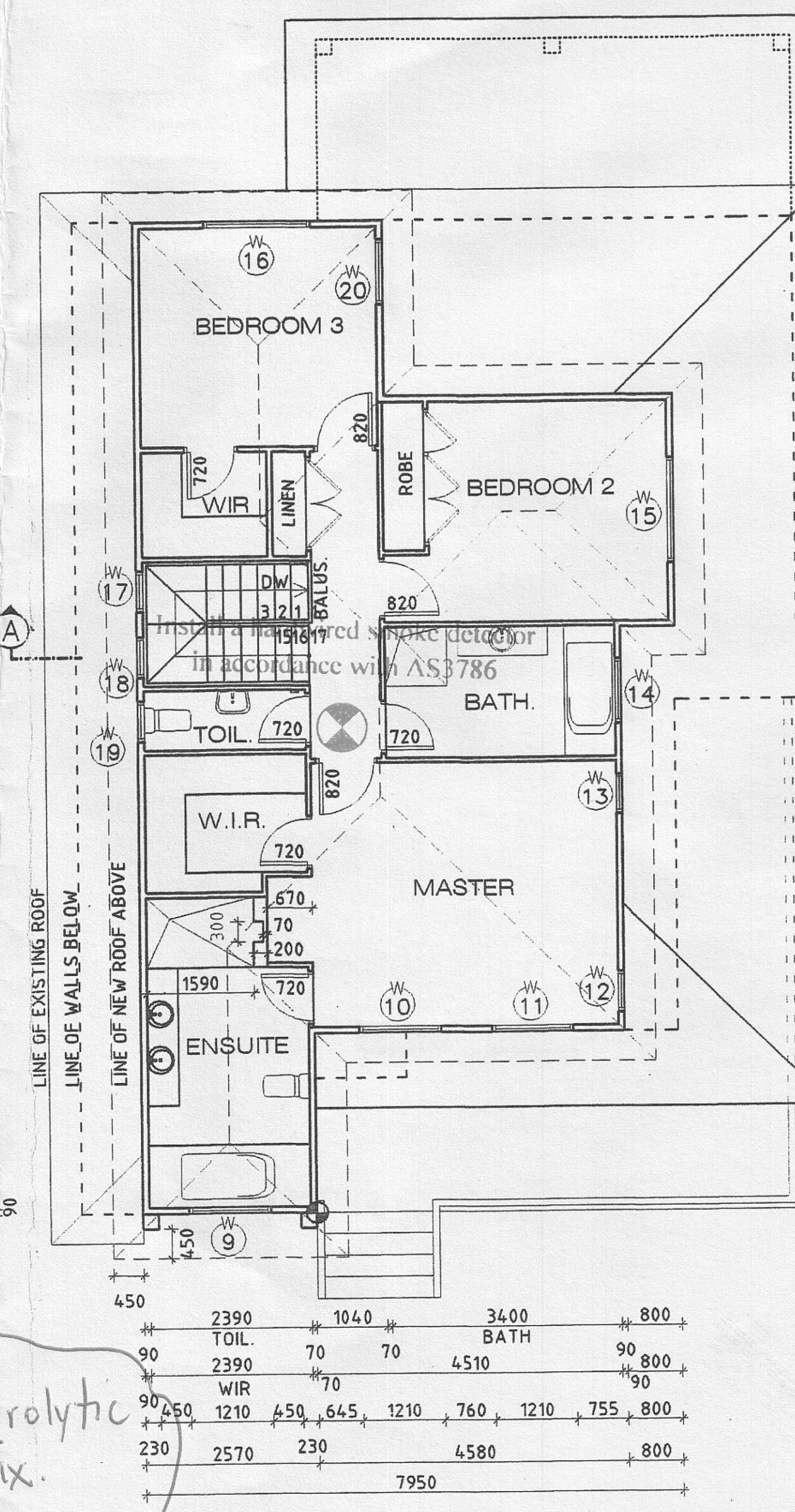
SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

SYDNEY WATER APPROVED

1. Position of structure in relation to Sydney Water's assets is satisfactory.

2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit by a licensed plumber/drafter.

3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.

4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.

5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.

6. Property No. 502602

Reece, Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER

Reece 22.7.09

MATERIAL	COLOUR
WALLS	PORTERS COBBLESTONE
ROOF - TILES	REUSE EXISTING
ROOF - METAL	PALE TERRACOTTA
AL. WINDOWS	WHITE
FASCIA BOARD	PORTERS ICE BREAKER
GUTTERS	BROWN - MATCH EXIST.

WINDOW SCHEDULE			
NO	TYPE	H X W	DESCRIPTION
W1	DH	1812	D. HUNG
W2	DH	1809	D. HUNG
W3	DH	1809	D. HUNG
W4	DH	1806	D. HUNG
W5	DH	1518	D. HUNG
W6			
W7	DH	1021	D. HUNG
W8	1000X500		D. HUNG
W9	DH	1212	D. HUNG
W10	DH	1212	D. HUNG
W11	DH	1212	D. HUNG
W12	450X610		AWNING
W13	450X610		AWNING
W14	450X970		AWNING
W15	DH	0915	D. HUNG
W16	DH	1215	D. HUNG
W17	AW	1506	AWNING
W18	AW	1506	AWNING
W19	1000X500		D. HUNG
W20	DH	0909	D. HUNG

NOTE: AChamberlain
W 6 - NO ARCHITRAVE
W 9, 10 & 11 HAVE FAN LIGHT ABOVE 6x1200mm

DOOR SCHEDULE			
NO	TYPE	DESCRIPTION	GLASS
1	D1	820	FRENCH
2	D2	2x820	FRENCH
3	D3	ST 2143	STACKING
4	D4	820	FRENCH
5	D5	720	FRENCH

NOTE: AChamberlain
D1 - 2 FROSTED GLASS PANELS (TOP) + 2 SOLID PANELS (BOTTOM)
D3 D4 - NO ARCHITRAVE
D4 - PLAIN FULL GLASS
D5 - FULL FROSTED GLASS

BASIX REQUIREMENTS

floor above existing dwelling or building, nil external wall: framed (weatherboard, fibre, metal clad) R130 (or R170 including construction) flat ceiling, pitched roof ceiling R2.50 (up), roof: foil/sarking medium (solar absorptance 0.475 - 0.70)

W1 E 2.16 0 0 external louvre/blind (adjustable) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W2 E 1.62 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W3 E 1.62 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W4 E 1.08 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W5 N 2.7 0 0 eave/verandah/pergola/balcony standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

W7 W 2.1 0 0 external louvre/blind (adjustable) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W8 S 0.5 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W9 E 1.44 0 0 eave/verandah/pergola/balcony standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

W10 N 1.35 0 0 eave/verandah/pergola/balcony standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

W11 E 1.44 0 0 eave/verandah/pergola/balcony standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

W12 N 0.27 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W13 N 0.27 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W14 N 0.435 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W15 N 1.35 0 0 eave/verandah/pergola/balcony standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

W16 S 1.8 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W17 S 1.08 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W18 S 1.08 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W19 S 0.5 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W20 N 0.81 0 0 eave/verandah/pergola/balcony standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

D2 N 3.36 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

D3 W 9 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

D4 W 1.72 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

D5 S 1.45 0 0 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

amended 15.06.09

SITE AREA	550.9 sqm
EXISTING GROUND FLOOR AREA	107 sqm
PROPOSED GROUND FLOOR AREA	8 sqm
EXCLUDING FRONT TIMBER DECK 18 sqm	
REAR AND SIDE TIMBER DECK 31 sqm CARPORT 24 sqm	
PROPOSED FIRST FLOOR AREA	80.5 sqm
TOTAL FLOOR AREA	195.5 sqm OR 35.5 %
EXIST. TOTAL OPEN SPACE	195 sqm OR 35 %
PROPOSED OPEN SPACE AREA	
OPEN SPACE	100 sqm OR 18 %
SOFT OPEN SPACE	187 sqm OR 34.0 %
TOTAL OPEN SPACE	287 sqm OR 52.0 %

J A Westaway & Son

J A Westaway & Son Pty Limited
A/C N 095377405
1710 Darley Street, Mona Vale, NSW 2103
PO Box 599, Mona Vale, NSW 2103
Telephone: 9997 3172, Fax: 9997 8679

Client: Mr. & Mrs. Chamberlain
32 Wakehurst Parkway, Seaford

Client Phone No: 9907 9787

Job No: 1329

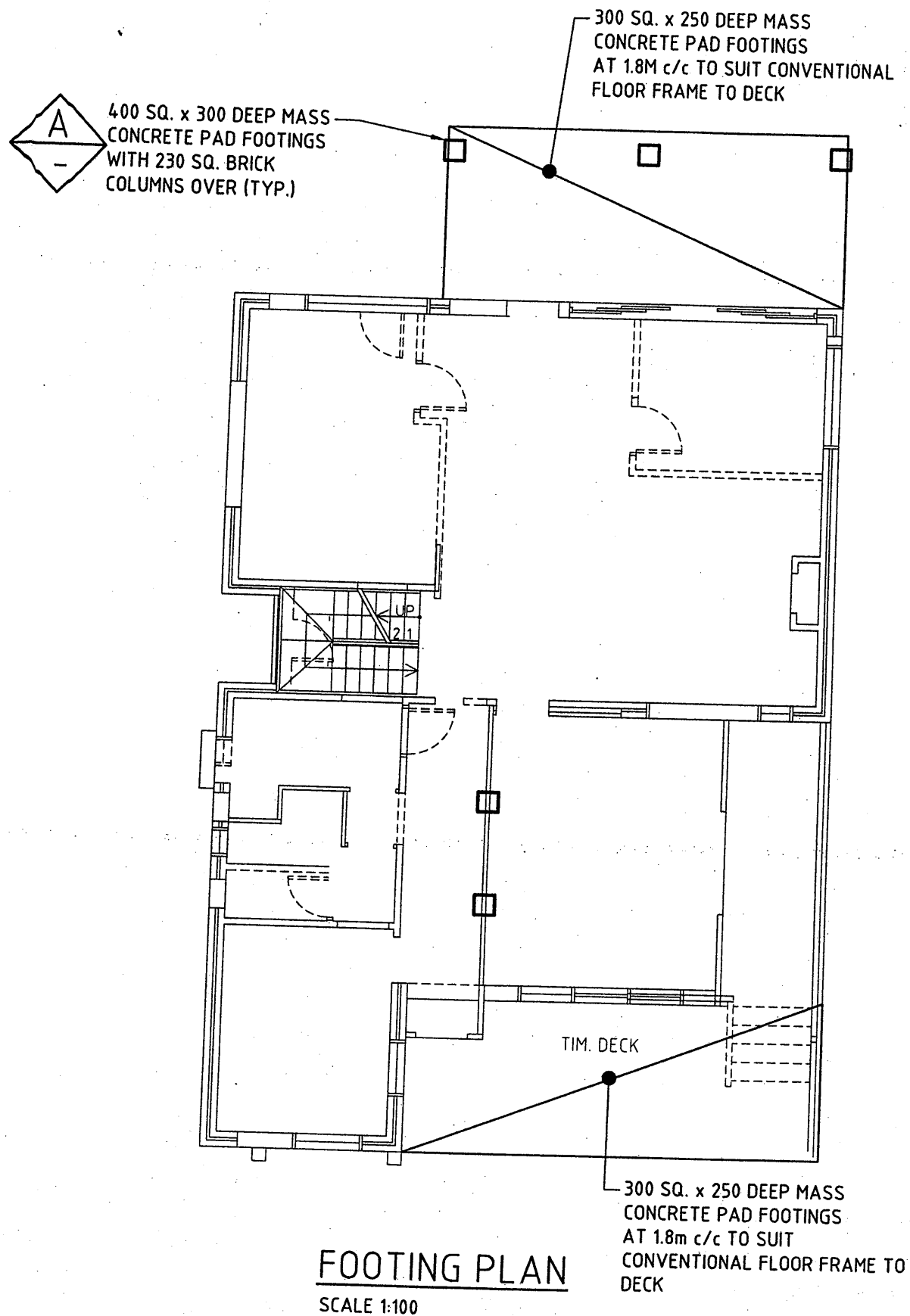
Job: First Floor Addition

Design: ROSI PHILLIPS Mob: 0404 221 567

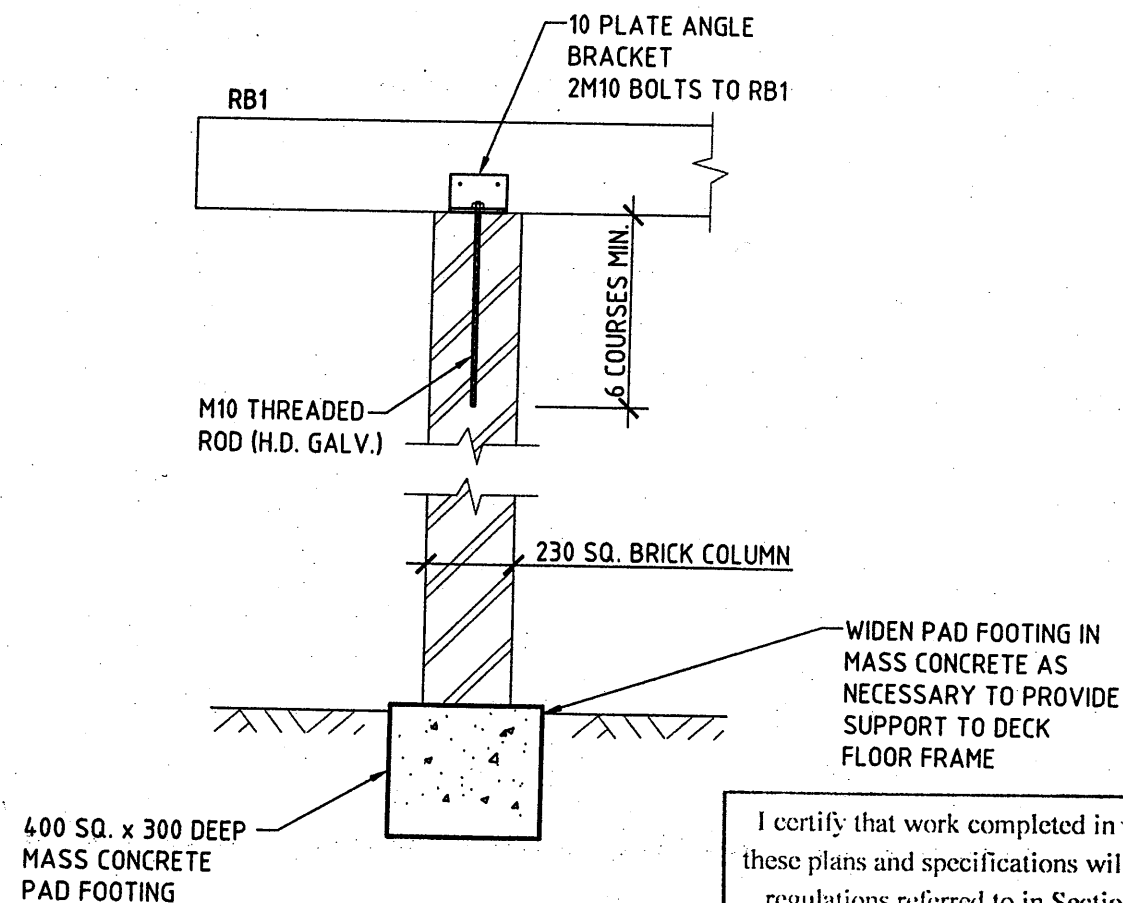
Draw: Bob Vucic Mob: 041 3389 036

Date: 15/06/09 work completed in accordance with the specifications will comply with the regulations referred to in Section 81A(S) of the Environment Planning and Assessment Act 1979

In Form Building Certificate
Certificate No: 2009/97
27/2
14/08/09
BFB0124



FOOTING PLAN
SCALE 1:100



SECTION A
SCALE 1:20

I certify that work completed in accordance with these plans and specifications will comply with the regulations referred to in Section 81A(5) of the Environment Planning and Assessment Act 1979

This is the plan/spec. referred to in Form Building Certifiers Certificate
Certificate No. 2009/99
Plan No. 1-2
14/08/09
Craig Formosa BPB0124

ABBREVIATIONS

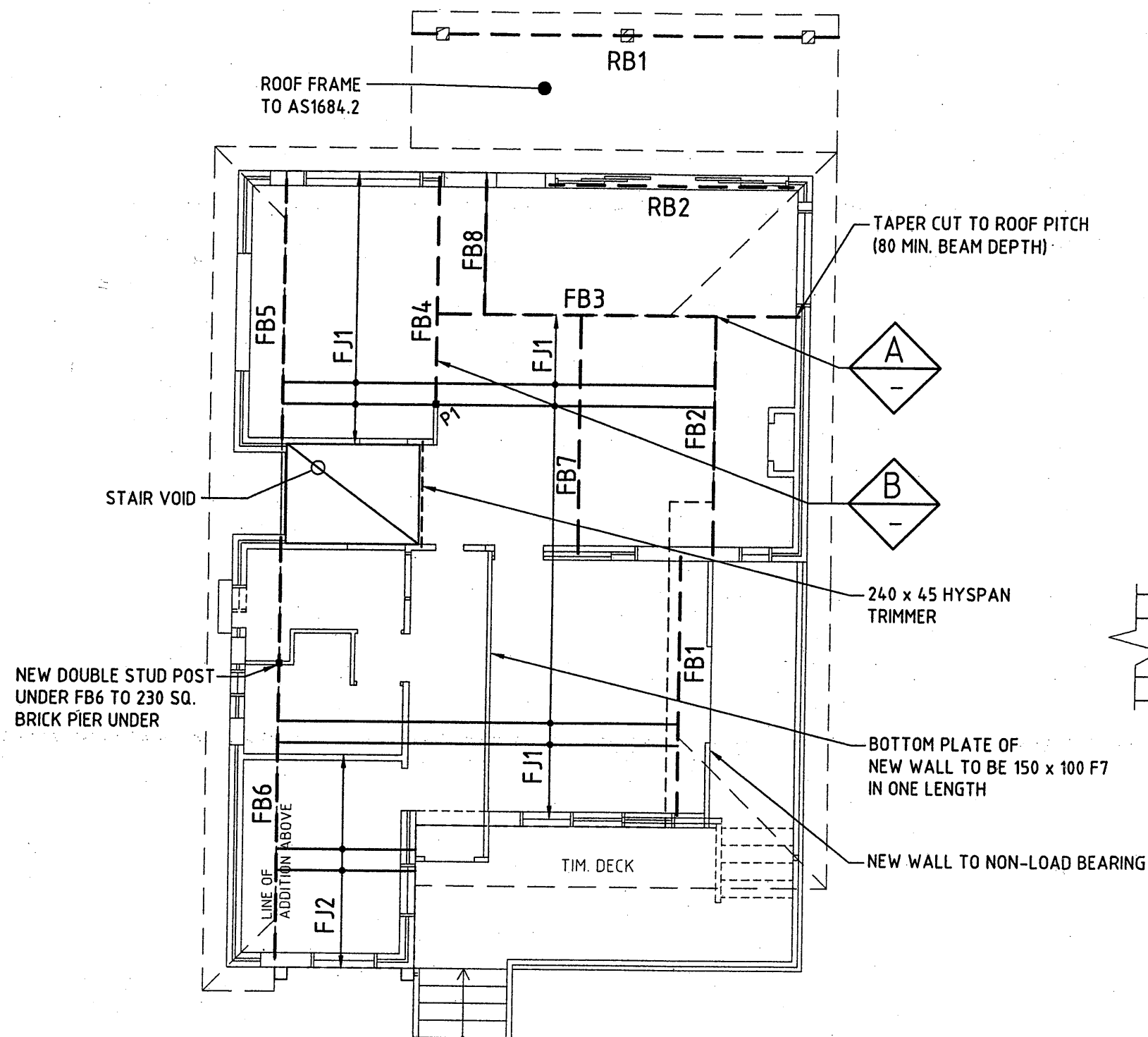
T - TOP
GALV. - GALVANISED
MIN - MINIMUM
c/c - CENTRE TO CENTRE
SQ - SQUARE
TYP - TYPICAL

T. J. TAYLOR CONSULTANTS PTY LIMITED
Consulting Civil and Structural Engineers
A.C.N. 002 360 054

22 Fisher Road, Dee Why, NSW 2099 Telephone: 9982 7092 Fax: 9982 5898

STRUCTURAL DETAILS - ADDITIONS & ALTERATIONS
32 WAKEHURST PARKWAY, SEAFORTH
FOR: J A WESTAWAY & SON

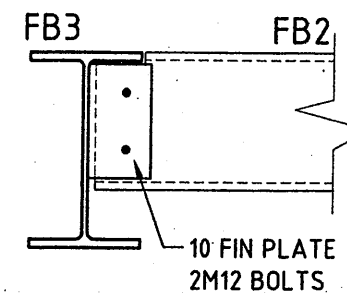
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AUGUST 2009	8/8/09	1:20	



GROUND FLOOR PLAN

SCALE 1:100

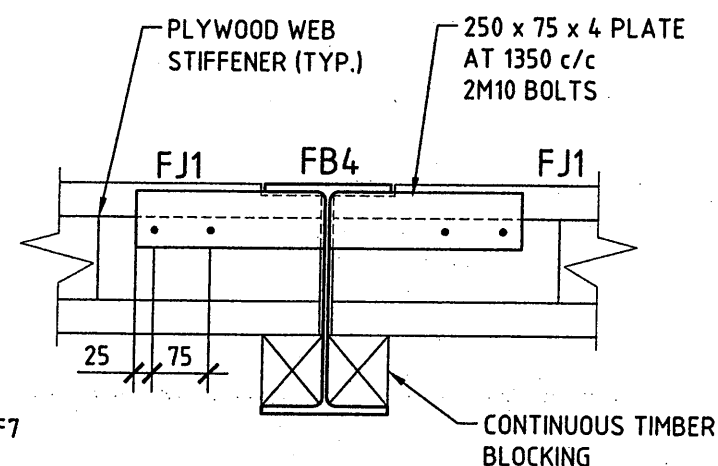
SHOWING BEAMS & JOISTS



DETAIL A

SCALE 1:10

CONNECTION FB3 TO FB4 SIMILAR



DETAIL B

SCALE 1:10

FB1, FB2 & FB5 SIMILAR

THIS PLAN / DOCUMENT
FORMS PART OF FORM
BUILDING CERTIFIERS
CONSTRUCTION CERT.

MEMBER SCHEDULE

FLOOR JOISTS

FJ1.....HJ 240 45 HYJOIST AT 450 c/c
FJ2.....HJ 200 45 AT 450 c/c

FLOOR BEAMS

FB1, FB2, FB5.....180 PFC WITH CLEATS AT 1350 c/c
FOR FULL LATERAL RESTRAINT.
FB3.....250 UB 37
FB4.....200 UB 25 WITH CLEATS AT 1350 c/c
FOR FULL LATERAL RESTRAINT.
FB6.....300 x 45 HYSpan IN 1 LENGTH
OR.....150 PFC.
FB7.....180 PFC.
FB8.....240 x 63 HYSpan.

ROOF BEAMS

RB1.....2/200 x 45 HYSpan
RB2.....200 UB 22 + 200 x 10 PLATE LINTEL
(H.D. GALV.)

POSTS

P1.....75 x 75 x 4 SHS
OR.....90 SQ. F27 HARDWOOD

NOTES:

- DESIGN GUST WIND SPEED = 33m/s
- ALL STEEL BEAMS IN CONTACT WITH EXTERNAL BRICKWORK TO BE SEPARATED FROM BRICKWORK WITH ALCORE OR BEAMS TO BE HOT-DIP GALVANISED. SIMILARLY TIMBER BEAMS IN CONTACT WITH EXTERNAL BRICKWORK TO BE SEPARATED WITH ALCORE OR BEAMS TO BE PRESERVATIVE TREATED.
- ALL EXPOSED TIMBER MEMBERS TO BE PRESERVATIVE TREATED TO H3 LEVEL OR HARDWOOD, DURABILITY GRADE 2 OR BETTER.
- PROVIDE 100 END BEARING TO ALL BEAMS SUPPORTED ON BRICKWORK UNLESS OTHERWISE NOTED.
- PROVIDE WALL BRACING, ROOF BRACING AND TIE-DOWN IN ACCORDANCE WITH AS1684.2-2006 RESIDENTIAL TIMBER FRAME CONSTRUCTION.
- PROVIDE POST 90 Sq F7 OR SOLID BLOCK OVER 2 STUDS MIN. ALL FLOOR AND ROOF BEAMS U.O.N.
- PROVIDE 100 x 75 F7 PACKER OVER ALL EXISTING WALLS SUPPORTING FLOOR JOISTS.

ABBREVIATIONS

T - TOP
GALV. - GALVANISED
MIN - MINIMUM
c/c - CENTRE TO CENTRE
SQ - SQUARE
TYP - TYPICAL

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FOR: J A WESTAWAY & SON

DRAWN	CHECKED	SCALE	DRAWING No.
S BOND	<i>[Signature]</i>	1:100	14809-2
AUGUST 2009	8/8/09	1:10	