BASIX	COMMITMENTS			
CERTIFICATE NO. A220229				
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)			
GLAZII	NG REQUIREMENTS			
WINDOWS				
WI - WIO	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)			
SKYLIGHT 5 I	ALUMINIUM, MOULDED PLASTIC SINGLE CLEAR, (U-VALUE: 6.21, SHGC: 0.808)			
SHAD	ING DEVICES			
WINDOWS				
W1 # W8	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM			
W2, W3, W9 \$ W10	NONE			
W4, W5, W6 \$ W7	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM			
SKYLIGHT S I	NONE			

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ITEM	BRAND eg. WATTYL	CODE	COLOUR
Soffit Lining			Dream
Wall Cladding			Dream
Window Architrave			Windspray
Handrail Frame			Pearl White

## SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

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 SELECT WINDSPEED

## **FINISHES** BRICKWORK

(MARINE GRADE) COMMON BRICKWORK FOR RENDER AND PAINT FINISH ELSEWHERE 19MM STRUCTURAL PARTICLEBOARD FLOORING CLADDING HARDITEX BASE SHEET WITH APPLIED TEXTURE COAT FINISH TO MAIN BED REAR WALL \$ 75mm POLYSTYRENE SHEETING WITH APPLIED TEXTURE COAT FINISH ELSEWHERE. ALL CLADDING FIXED TO 20mm BATTENS OVER POLASTIC INSULATION FRAME: PREFINISHED ALLIMINIUM

COMMON BRICKWORK TO PARTY WALL \$

TERRA COTTA ROOF TILES TO COMPLIMENT

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

I 2mm POLASTIC INSULATION BLANKET TO FIRST

SKIRTING: Ex. 100x25 SQUARE DRESSED

ARCHITRAVE: Ex. 75x25 SQUARE DRESSED

PRIMED HARDBOARD HOLLOW CORE "FLUSH"

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA

NEIGHBOURS AS CLOSE AS POSSIBLE.

FLOOR EXTERNAL WALL FRAMES

DAR: FINGER JOINTED PINE

WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)

INSECT SCREENS BY OWNER

ROOF SARKING

ROOF COVERING

INSULATION (FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS STAIRCASE

**RISERS** 

TYPE: CLOSED TIMBER MDF TREADS \$ PINE

WIDTH: 900mm RISE: 18@189mm

GOING: 240mm (260mm TREAD)

FASCIA & MATERIAL: PREFINISHED ZINCALUME BARGE BOARDS FASCIA COLOUR: "ACE" ARMOUR GREY BARGE COLOUR: "ACE" ARMOUR GREY BARGE SOAKER COLOUR: "ACE" ARMOUR GREY

TYPE: HALF ROUND

CONNECT TO EXISTING

HOT WATER UNIT

GUTTERS & DOWNPIPES

PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK

FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: "ACE" ARMOUR GREY DOWNPIPE COLOUR: "ACE" ARMOUR GREY

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.

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## SPECIAL NOTES

- PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-9-RE-USE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.
- AS PER THE NCC ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH AS3700 AS SITE IS WITHIN IKM OF OCEAN.
- INSTALL DOWNLIGHT FITTINGS AS SUPPLIED BY OWNER.
- PROVIDE POLYSTYRENE EXTERNAL MOULDINGS TO NEW WINDOW \$ DOOR UNITS TO MATCH EXISTING AS CLOSE AS POSSIBLE.
- PROVIDE FOUR (4) OFF PRE-FINISHED ALUMINUM SLIDING SHUTTERS TO REAR BALCONY AS PER MANUFACTURERS DETAILS.

## WORKS BY OWNER

- REMOVAL \$ INSTALLATION OF T.V ANTENNA AS REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS
- PHONE AND/OR DATA CABLING IF REQUIRED.
- ALL WORKS ASSOCIATED WITH THE DESIGN & CONSTRUCTION OF ON SITE STORM WATER DETENTION SYSTEM AS REQUIRED BY COUNCIL.
- SUPPLY NINETEEN (19) DOWNLIGHT FITTINGS \$ TWO (2) 3-IN-I FAN/LIGHT/HEATER UNITS FOR INSTALLATION BY BUILDER.
- ALL WORK ASSOCIATED WITH DEMOLITION & REMOVAL OF EXISTING KITCHEN
- REMOVAL OF CONCRETE FLOOR SLAB IN EXISTING KITCHEN AREA.
- REMOVAL & REPLACEMENT OF ALL GROUND FLOOR AREA SKIRTING BOARDS SUPPLY \$ INSTALLATION OF INSECT SCREENS TO WINDOWS \$ DOORS.
- TO FIRST FLOOR FRONT AND REAR BALCONY SUPPLY QUARRY TILES FOR INSTALLATION BY BUILDER.
- TO FIRST FLOOR ENSUITE \$ BATHROOM SUPPLY TWO (2) WC SUITES, TWO (2) CISTERN COCKS, FLOOR \$ WALL TILES, GROUT, TWO (2) SHOWER GRATES, TWO (2) TOILET ROLL HOLDERS, TWO (2) SHOWER ROSES & RAILS TWO (2) SOAP HOLDERS, TWO (2) TOWEL RAILS, ONE (1) 1500mm FREESTANDING BATH, ONE (1) BATH SPOUT, ONE (1) BATH MIXER, TWO (2) VANITY MIXERS, ONE (I) 900mm WIDE WALL HUNG VANITY TO BATHROOM \$ ONE (1) 600mm WIDE WALL HUNG VANITY TO ENSUITE, ALL FOR INSTALLATION BY BUILDER.
- SUPPLY # INSTALLATION OF SHOWER SCREEN TO FIRST FLOOR ENSUITE. TO FIRST FLOOR ENSUITE SUPPLY LINEAR GRATE FOR INSTALLATION BY
- BUILDER TO FIRST FLOOR BATHROOM SUPPLY ONE (1) 900mm WIDE X 720mm HIGH
- RECESSED MIRRORED SHAVING CABINET AND TO FIRST FLOOR ENSUITE ONE (1) 600mm WIDE X 720mm HIGH RECESSED, MIRRORED SHAVING CABINET FOR INSTALLATION BY BUILDER.
- INSTALLATION OF ADDITIONAL SMOKE DETECTORS, IF REQUIRED.
- FLOOR COVERINGS TO NEW FLOORS AS NECESSARY
- PAYMENT OF ALL APPLICABLE COUNCIL FEES & SECURITY DEPOSITS.
- PAYMENT OF SECTION 94A CONTRIBUTIONS.
- REMOVAL OF CONCRETE FLOOR SLAB IN EXISTING KITCHEN AREA.
- REPLACING OF EXISTING GROUND FLOOR CEILING LINING & CORNICES. DEMOLITION & REMOVAL OF EXISTING ROBE IN LOUNGE ROOM.
- ALL WORKS ASSOCIATED WITH DEMOLITION & CONSTRUCTION OF NEW GROUND FLOOR BATHROOM.

No.	ISSUE	DRAWN	DATE
Α	TECHNICAL	C.S.	26-03-15
В	TO CLIENT	5.M.	13-04-15
С	P.O.V 16332	5.C.	28-04-15
D	CHECK PLAN	5.C.	28-05-15
E	POV 16673 \$ 16695 \$ TO CONTRACTS	5.C.	18-06-15
F	FINAL CONSTRUCTION	5.C.	08-07-15

DESIGN CONSULTANT: TERRY SMITH

PROPOSED ADDITIONS & ALTERATIONS

FOR MR R FANTUZ

AT 36 GLASGOW AVENUE, BONDI BEACH, NSW 2026

COUNCIL: WAVERLEY

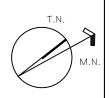


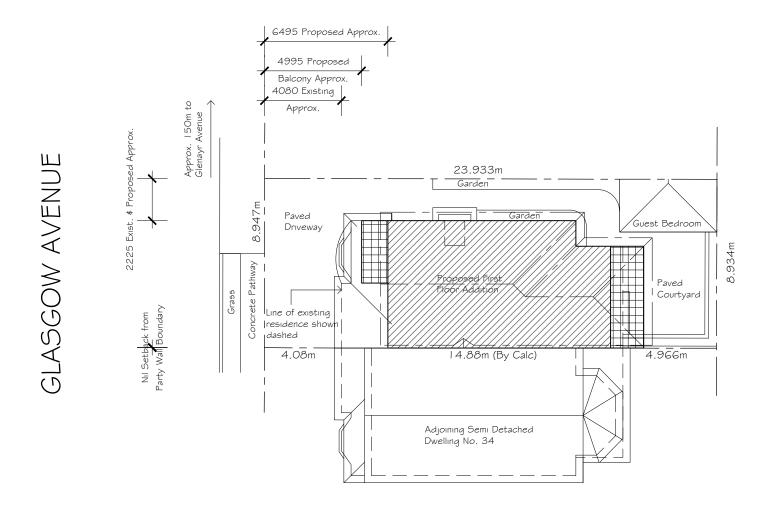
A.B.N. 54 000 605 407

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

SHEET: 1 OF 8

JOB NO: 7647/15





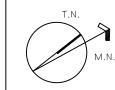
Site Plan

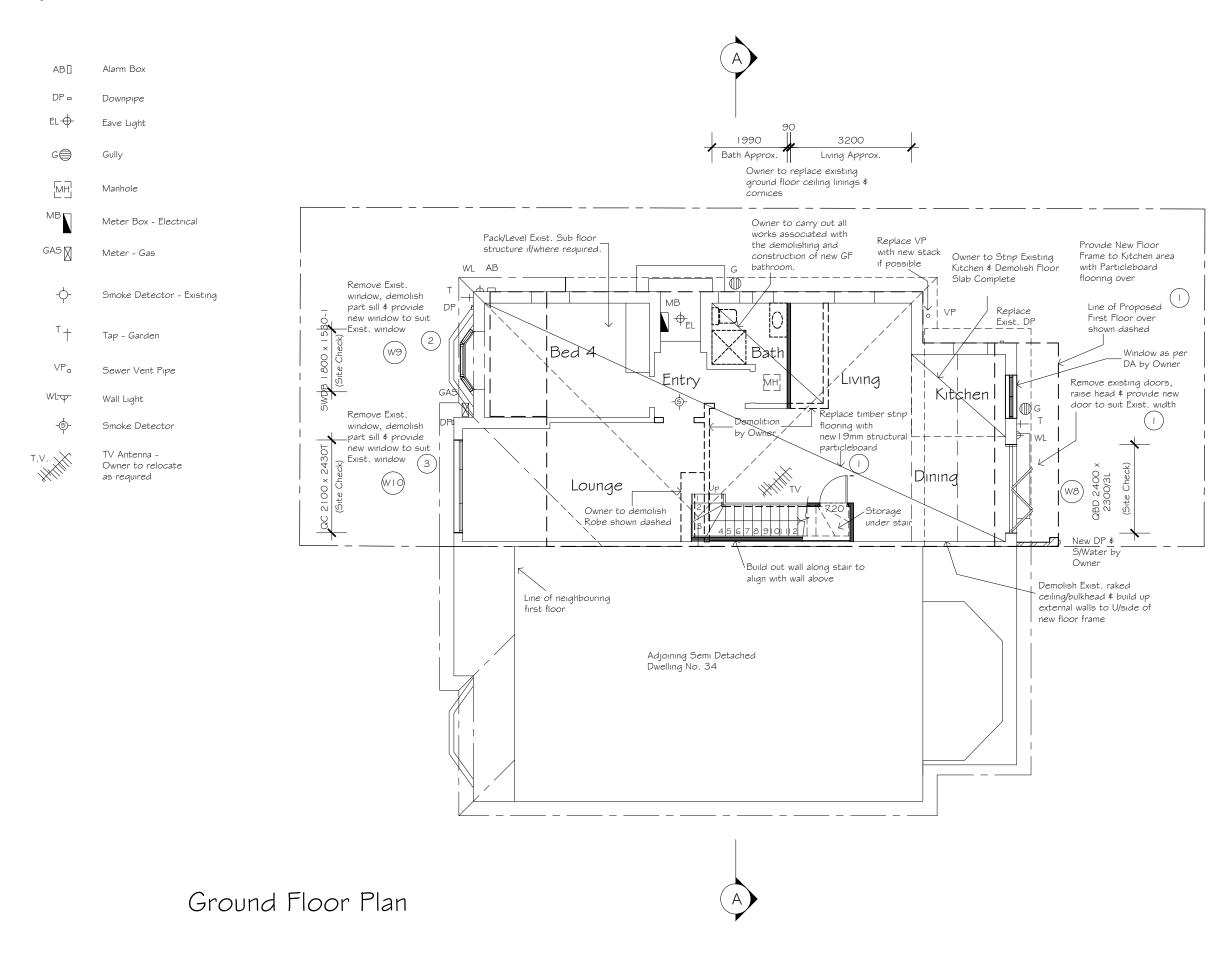
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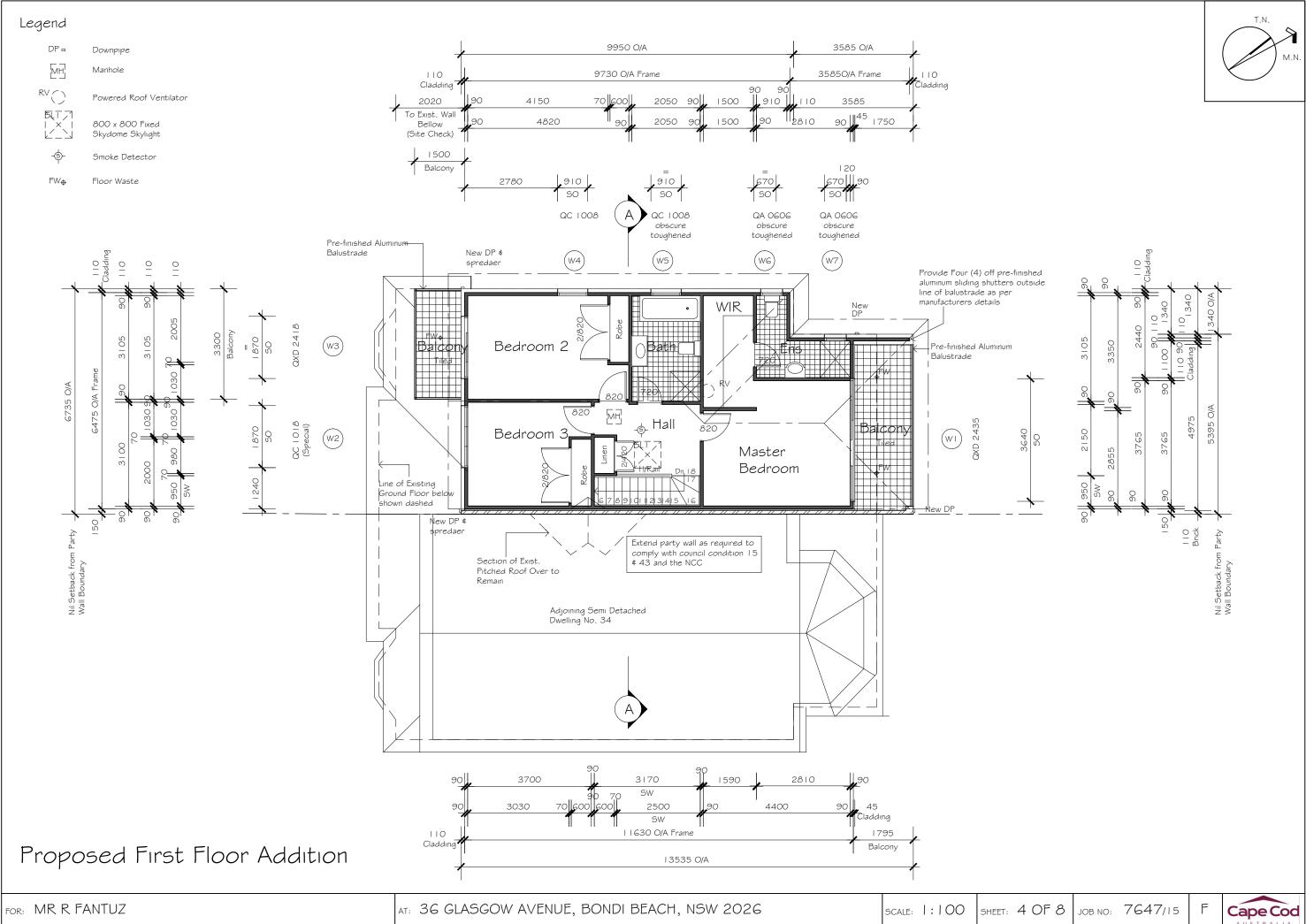
DP : 506865

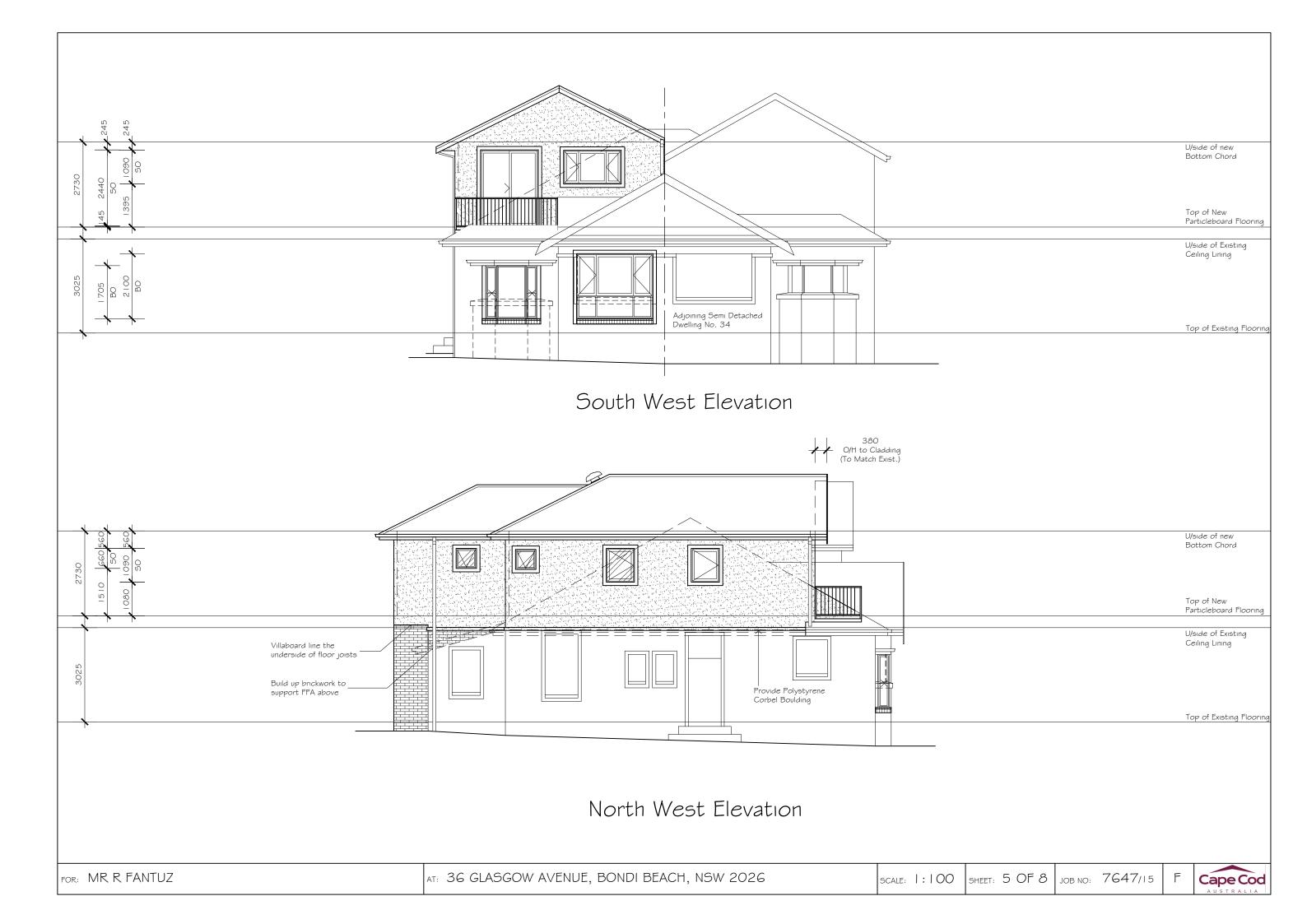
AREA: 215.00m² (By Title)



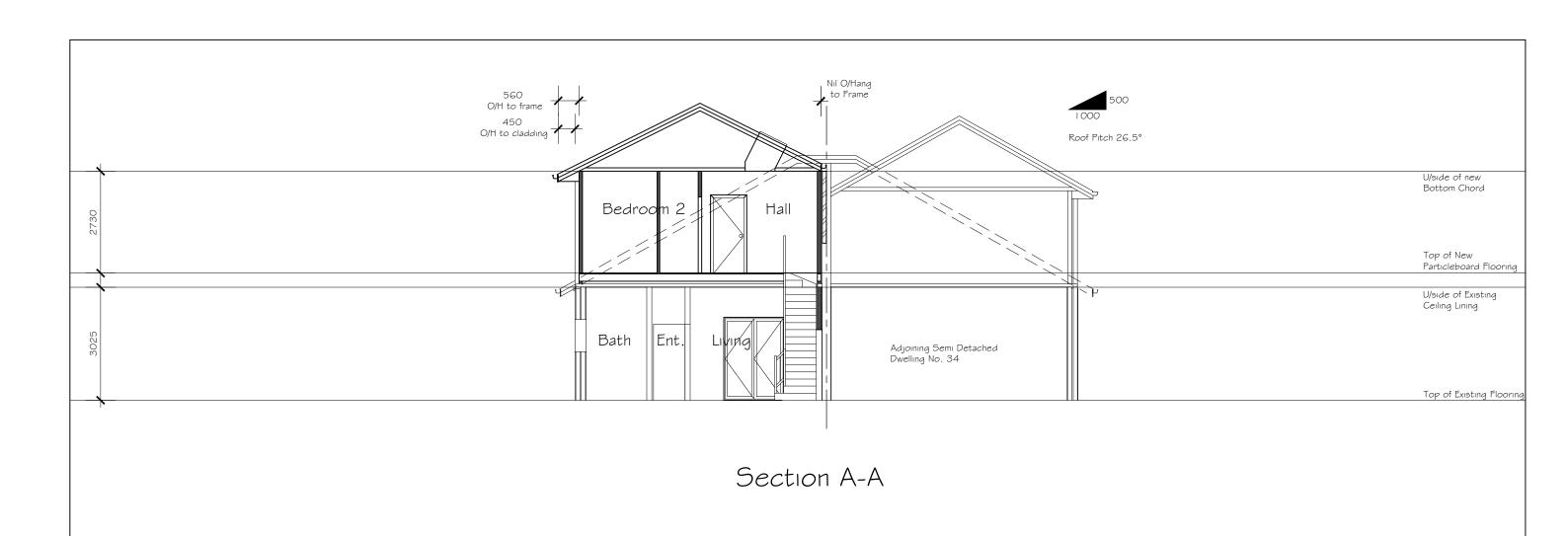












FOR: MR R FANTUZ

Color   Colo	WINDOW SCHED	ULE (BASIX A2202	.29)	CUENE	-	ALUMINIUM TREND WINDC	WS:			
March   Control   Contro				CLIEN	l:			BEIGE MONITMENT		
- 3. A THE AND ALL AN		ARE DRAWN AS VIEWED FROM	OUTSIDE	CLIENT	Г:	ANODIC OFF WHITE, AND	DIC NATURAL MATT, WOODLAND	D GREY, ULTRA BLACK.		
The content of the	ALL WINDOWS COME WITH	TH "KEYED ALIKE" LOCKS		THE DIWIN	50	DESIGNER'S COLOURS AV	AILABLE: WHITE BIRCH, PRIMRC	SE GLOSS, BROWN,		
Color   Colo		ED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	I THE BUILD	ER:DATE:		EP OCEAN, SURF MIST, JASPER,	TREND METALLIC	TERRAIN: 3 W	IND LOAD: W 33 N
Control   Cont			COLOUR	GLAZING	SPECIAL NOTES	OTHER TRANSPORTER		COLOUR	GLAZING	SPECIAL NOTES
Part   10   10   10   10   10   10   10   1		(W1) QXD 2435	PEARL WHITE			F	W19 QCC 2100 x 2430 T	PEARL WHITE	SINGLE PYROLYTIC	SITE CHECK WIDTH
Company   Comp		NE ELEVATION / MASTERBED	INGECT SCREEN				SW ELEVATION / BED 4			
Part		ALUMINIUM					ALUMINIUM	INSECT SCILETA		
		SLIDING		REVEAL			CASEMENT			
		FIXED / OPEN / OPEN / FIXED		75mm			OPEN / FIXED / OPEN		I 40mm	
Mode   Application   Applica		W2 OC LOLS (SPECIAL)								
## CONTROL SECURION   Transmission			-					_		
Part			INSECT SCREEN		RESTRICT OPENINGS TO 125mm TO COMPLY					
March   Marc		ALUMINIUM			WITH NCC.			_		
A STATE   A S										-
Section   Sec		OI EN / I IXLD / OI EN	COLOUR		ODE ON LIGHT					
Management   Man		(W3) QXD 2418								
August   A		SW FLEVATION / BEDROOM 2		LOW- E, (U-VALUE:						
### Address			INSECT SCREEN	4.48, SHGC: 0.46	5)					
CONTROL   CON			BY OWNER	RFVFAI				-		
Mile Charles of Personnel										-
Note Detailed 19   10   10   10   10   10   10   10			COLOUR	GLAZING	SPECIAL NOTES					
Automotive   Description   D		(W4) QC 1008	PEARL WHITE							
ALL MANUAL   POPULATE   POPULAT		NW ELEVATION / BEDROOM 2	INGECT GCDEEN							
COSANINI	R	ALUMINIUM								
								7		
Marting   Mart		OPEN / FIXED		I 40mm						
Decembra   Ser indicate   Ser indi		(W5) OC 1008								
We Excelled   Port of MER   A4-6, 3400.0 - 0.40			PEARL WHITE							
CASCADERT   CORR   CO			INSECT SCREEN							
Apple		ALUMINIUM	BY OWNER							
CAD AGGG										
WY   ELEVATION / PROUTE   SHEET SCHEIN   AND STIES   O/46		OI EN / TIXLD	COLOUR		005044 140550					
NV		(W6) QA 0606				-				
NUMBRIUM   Product Screen   Product Sc				LOW- E, (U-VALUE:						
CASEMENT OFFN OFFN OFFN OFFN OFFN OFFN OFFN OF				4.48, SHGC: 0.46	S)					
ADmin   ADMI				REVEAL				<del> </del>		1
W   GA GOG   FEARL WHITE   CDUM-E, (IN-VALUE   A-AB, SHGGE PROLYTIC   CDUM-E, (IN-VALUE   A-AB, SHGGE O-AE)										1
INSECT SCREEN ALUMINIUM BY OWNER ALUMINIUM BY OWNER REVEAL I Adorm  CASEMENT OPEN  WB GRD 2400 X 2300/3L WB GR		(W/7) 04		GLAZING	SPECIAL NOTES					
ALDMINUM  AM SECATION / PASCHE  ALDMINUM  CASEMENT  OPEN  CASEMENT  OPEN  CASEMENT  OPEN  CASEMENT  OPEN  COLOUR  GUANG  FEARL WHITE  SINGLE PYROLYTIC  LOW- E, QUANALUE:  ALDMINUM  BIFOLD  OPEN / OPEN / OPEN  COLOUR  GLAZING  SPECIAL NOTES  SITE CHECK WIDTH  SINGLE PYROLYTIC  LOW- E, QUANALUE:  14-48, SHGC: 0.46)  BY OWNER  REVEAL  140mm  COLOUR  GLAZING  SPECIAL NOTES  SITE CHECK WIDTH  COLOUR  FEARL WHITE  SINGLE PYROLYTIC  LOW- E, QUANALUE:  14-48, SHGC: 0.46)  SITE CHECK WIDTH  SINGLE PYROLYTIC  LOW- E, QUANALUE:  14-48, SHGC: 0.46)  BY OWNER  REVEAL  ALDMINICUM  BY OWNER  REVEAL  140mm  REVEAL  140mm  REVEAL  140mm  REVEAL  140mm		W/) QA 0606	PEARL WHITE		·					
CASPMENT OPEN  GASPMENT OPEN  GOLOUR  GUZING  GOLOUR  GLAZING  SPECIAL NOTES  SITE CHECK WIDTH  LOW- E, (LU-VALUE: 4-46, SHGC: 0.4G)  BIFOLD  OPEN / OPEN / OPEN / OPEN  ALLIMINIUM  BY OWNER  W9 SWOB 1705 x 1330-1  GOLOUR  GLAZING  SPECIAL NOTES  SITE CHECK WIDTH  SINGLE PREQUYIC LOW- E, (LU-VALUE: 4-46, SHGC: 0.4G)  REVEAL  LI-domm  COLOUR  GLAZING  SPECIAL NOTES  SPECIAL NOTES  SPECIAL NOTES  SPECIAL NOTES  SPECIAL NOTES  SPECIAL NOTES  SWELEVATION / LOUNGE ALLIMINIUM  BAY WINDOW OPEN / PIXED / OPEN  REVEAL  LOW- E, (LU-VALUE: LOW- E, (LU		NW ELEVATION / ENSUITE	INSECT SCREFN							
CASEMENT OPEN   REVEAL   1.40mm     1.40mm   1.40mm     1.40mm     1.40mm     1.40mm     1.40mm     1.40mm   1		ALUMINIUM								
We abd 2400 x 2300/3L  We Ectivation / Dining ALUMINIUM BIFOLD OPEN / OPEN / OPEN  AUMINIUM BAY WINDOW OPEN / FIXED / OPEN  DESCRIPTION  AUMINIUM BAY WINDOW OPEN / FIXED / OPEN  DESCRIPTION  GIAZING SPECIAL NOTES  SITE CHECK WIDTH  SITE CHECK WITH SITE CHECK WITH SITE CHECK WITH SI		CASEMENT								
We suffice check)  NE ELEVATION / DINING ALUMINIUM BIFOLD OPEN / OPEN / OPEN   OPEN / OPEN / OPEN  SWELEVATION / LOUNGE ALUMINIUM BY OWNER  We suffice contained by owner  Reveal I 4.48, Shigg: 9. Special notes  Single pyrolytic Low- E, (U-VALUE: 4.48, Shigg: 9. Special notes  Single pyrolytic Low- E, (U-VALUE: 4.48, Shigg: 9. Special notes  Single pyrolytic Low- E, (U-VALUE: 4.48, Shigg: 0.46)  BY OWNER  BY OWNER  Reveal I 4.48, Shigg: 0.46)  BY OWNER  BY OWNER  Reveal A.48, Shigg: 0.46)  BY OWNER  Reveal I 4.48, Shigg: 0.46)  BY OWNER  Reveal I 4.48, Shigg: 0.46)  BY OWNER  Reveal I 4.48, Shigg: 0.46)		_								
NE ELEVATION / DINING ALUMINIUM BIFOLD OPEN / OPEN / OPEN  W9 SWDB 1705 x 1330-1 SW ELEVATION / LOUNGE ALUMINIUM BAY WINDOW OPEN / FIXED / OPEN  NE ELEVATION / DINING ALUMINIUM BY OWNER  REVEAL 140mm  SPECIAL NOTES SITE CHECK WIDTH  LOW- E, (LI-VALIDE: 4.48, SHGC: 0.46)  SITE CHECK WIDTH  LOW- E, (LI-VALIDE: 4.48, SHGC: 0.46)  SITE CHECK WIDTH  LOW- E, (LI-VALIDE: 4.48, SHGC: 0.46)  TOWNER  REVEAL 140mm		(W8) QBD 2400 X 2300/3L				4				
NE CLEVATION / DINING ALUMINIUM BIFOLD OPEN / OPEN / OPEN  W9) SWDB 1705 x 1330-1 SW ELEVATION / LOUNGE ALUMINIUM BY OWNER  W9 SWDB 1705 x 1330-1 SW ELEVATION / LOUNGE ALUMINIUM BAY WINDOW OPEN / FIXED / OPEN  REVEAL 140mm  4.48, SHGC: 0.46) SPECIAL NOTES SINGLE PYROLYTIC LOW- F, (L)-VALUE: 4.48, SHGC: 0.46)  BY OWNER  REVEAL 140mm			- LANCE WITHE	LOW- E, (U-VALUE:				4		
BIFOLD OPEN / OPEN / OPEN   COLOUR GLAZING SPECIAL NOTES    W9 SWDB 1705 x 1330-1 FEARL WHITE SINGLE PYROLYTIC LOW- E, (U-VALUE: 4.48, SHGC: 0.46)    ALUMINIUM BY OWNER    BAY WINDOW OPEN / FIXED / OPEN   FIXED / OPEN    BY OWNER   REVEAL    140mm   SPECIAL NOTES    SITE CHECK WIDTH    SITE CHECK WIDTH    SITE CHECK WIDTH    140mm   SPECIAL NOTES    FEARL WHITE SINGLE PYROLYTIC LOW- E, (U-VALUE: 4.48, SHGC: 0.46)    15 STE CHECK WIDTH    16 STE CHECK WIDTH    17 STE CHECK WIDTH    18 STE CHECK WIDTH    18 STE CHECK WIDTH    19 STE CHECK WIDTH    10 STE CHECK WIDTH    10 STE CHECK WIDTH    11 STE CHECK WIDTH    12 STE CHECK WIDTH    13 STE CHECK WIDTH    14 STE CHECK WIDTH    15 STE CHECK WIDTH    16 STE CHECK WIDTH    17 STE CHECK WIDTH    18 STE CHECK WIDTH    18 STE CHECK WIDTH    19 STE CHECK WIDTH    10 STE CHECK WIDTH    11 STE CHECK WIDTH    12 STE CHECK WIDTH    13 STE CHECK WIDTH    14 STE CHECK WIDTH    15 STE CHECK WIDTH    16 STE CHECK WIDTH    17 STE CHECK WIDTH    18 STE CHECK WIDTH    18 STE CHECK WIDTH    19 STE CHECK WIDTH    10 STE CHECK WIDTH    11 STE CHECK WIDTH    11 STE CHECK WIDTH    12 STE CHECK WIDTH    13 STE CHECK WIDTH    14 STE CHECK WIDTH    15 STE CHECK WIDTH    16 STE CHECK WIDTH    17 STE CHECK WIDTH    18 STE CHECK WIDTH		· ·								
V   OPEN / OPEN   OPEN   I40mm			BY OWNER	REVEAL				┥ ト		1
W9 SWDB 1705 x 1330-1 PEARL WHITE SINGLE PYROLYTIC LOW- E, (U-VALUE: A.48, SHGC: 0.46)  SW ELEVATION / LOUNGE ALUMINIUM BY OWNER  BAY WNDOW OPEN / FIXED / OPEN  COLOUR GLAZING SPECIAL NOTES  SITE CHECK WIDTH  A.48, SHGC: 0.46)  SITE CHECK WIDTH										1
W9 SWDB 1705 x 1330-1 PEARL WHITE SW ELEVATION / LOUNGE ALUMINIUM BAY WINDOW OPEN / FIXED / OPEN  SINGLE PYROLYTIC LOW- E, (U-VALUE: 4.48, SHGC: 0.46)  REVEAL 140mm  SITE CHECK WIDTH  LOW- F, (U-VALUE: 4.48, SHGC: 0.46)			COLOUR	GLAZING	SPECIAL NOTES					
SW ELEVATION / LOUNGE INSECT SCREEN 4.48, SHGC: 0.46) ALUMINIUM BY OWNER BAY WINDOW OPEN / FIXED / OPEN REVEAL 140mm		W9 SWDB 1705 x 1330-1		SINGLE PYROLYTIC	SITE CHECK WIDTH					
ALUMINIUM BAY WINDOW OPEN / FIXED / OPEN BY OWNER REVEAL 140mm		SW ELEVATION / LOUNGE	INSECT SCREEN							
BAY WINDOW OPEN / FIXED / OPEN REVEAL 140mm		ALUMINIUM		1, 555. 5.46						
			]							
FOR: MR R FANTUZ  AT: 36 GLASGOW AVENUE, BONDI BEACH, NSW 2026  SCALE: 1: NTS   SHEET: 8 OF 8   JOB NO: 7647/15   F Cape Coo		OPEN / FIXED / OPEN		I 40mm						
	FOR: MR R FANTU	Z		AT	: 36 GLASGOW AVENUE, BONDI BE	ACH, NSW 2026	ا ا	6CALE: 1: NTS   51	HEET: 8 OF 8 .10	OB NO: 7647/15   F   Cape Co