BASIX	COMMITMENTS				
CERTIFICATE NO. A267510					
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)				
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)				
GLAZI	NG REQUIREMENTS				
WINDOWS					
W1, W2, W3, W4, W5, W6, W7, \$ W8	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				
W9	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW- E, (U-VALUE: 4.48, SHGC: 0.46)				
SKYLIGHTS SLI, # SL2	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)				
SHAD	ING DEVICES				
WINDOWS					
W6, \$ W9	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23				
W7, \$ W8	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.29				
WI, W2, W3, W4, \$ W5	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43				
SKYLIGHTS SLI, ¢ SL2	NONE				

EXTERNAL PAINT SCHEDULE

eg. WATTYL

Haymes

Haymes

Haymes

Havmes

CODE

COLOUR

possible

possible

possible

Sandstorm to match

existing as close as

Sandstorm to match

existina as close as

Marble Mist to match

existing as close as

Sandstorm to match

existing as close as possible

ITEM

Wall Cladding

ascia Board

Soffit Lining

Balcony Beam

FINAL	CONS	TRUCT	NON.

SPECIFICATIO	ON SUMMARY	SPECIAL NOTES			
31 LOTT TOATTO	ON SOMMARI	PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9			
STRUCTURAL TIMBER	C - All to ASA 1684.2	ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY			
F5 SOFTWOOD S EXT. STUDS @ .600 CTS	ROOF: ROOF TRUSSES TO MANUFACTURERS	 WITH THE BUILDING CODE OF AUSTRALIA (NCC). AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. PROVIDE MARINE GRADE BRICKS, MORTAR AND TIES IN ACCORDANCE WITH 			

70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS AS3700 AS SITE IS WITHIN I KM OF OCEAN. PROVIDE 270MM BUILD UP TO 'FLOOR ZONE' FOR AIR CONDITIONING FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N DUCTWORK. CONNECT/INSTALL TWENTY ONE (21) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN-I **FINISHES** FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). INSTALL ONE (I) BATH TUB & BATH TAPS (AS SUPPLIED BY OWNER) BRICKWORK COMMON BRICKWORK FOR RENDER AND PAINT FINISH PROPOSED FIRST FLOOR EAVES OVERHANG TO BE LINED ON THE RAKE. TO EAST, WEST & NORTH ELV INC GABLE END & COMMON BRICKWORK LAID AS FACE TO PARTY WALL 19MM STRUCTURAL PARTICLEBOARD FLOORING CLADDING N/A FRAME: PREFINISHED ALUMINIUM WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)

WORKS BY OWNER

- 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 WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE
- DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL.

 SUPPLY TWENTY ONE (21) DOWNLIGHT FITTINGS \$ ONE (1) 3-IN1 FAN/LIGHT/HEATER UNIT.
- PROVIDE GLAZNG TO EXISTING WINDOW IN PROPOSED STAIR/STORAGE ROOM TO COMPLY WITH THE NCC.
- SUPPLY ONE (1) BATH TUB & BATH TAPWARE TO F/FLOOR BATHROOM.

	J	FINAL CONSTRUCTION	J.M.	05-05-1			
	_	TO CONTRACTS	5.M.	18-04-17			
	Ι	PLAN CHECK	M.P.	11-04-17			
	G	REDESIGN FOR COUNCIL (POV 19249)	J.E.	15-02-17			
	۳	BASIX ADDED \$ TO COUNCIL	S.C.\N.E.	30-11-1			
	Е	POV 18912	5.C. 21-11-				
	D	CONSULTANT MARKUP, POV 18762	S.C.	18-10-16			
	U	SURVEY ADDED	S.C.	30-09-1			
	В	TO CLIENT	J.E./T.P.	20-09-1			
	Α	TECHNICAL	C.W.	12-09-16			
	No.	ISSUE	DRAWN	DATE			
[DESI	SIGN CONSULTANT: ROCCO RASO					

TO BE BY THE OWNER FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS

FRAME: PREFINISHED ALUMINIUM

TERRA COTTA ROOF TILES TO MATCH EXISTING AS

CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE

FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL

R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES

MESH: FIBREGLASS

DAR: FINGER JOINTED PINE

SKIRTING: Ex. 150x25

ARCHITRAVE: Ex. 100x25

TYPE: CLOSED TIMBER

RISE: 19@186mm

MATERIAL: DAR TIMBER

CONNECT TO EXISTING

TYPE: QUAD

GOING: 240mm (260mm TREAD)

MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: JASPER DOWNPIPE COLOUR: JASPER

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

WIDTH: I OOOmm

PRIMED HARDBOARD SOLID CORE "FLUSH"

MATERIAL: PREFINISHED ZINCALUME TO PARTY WALL FASCIA COLOUR: PAPERBARK BARGE SOAKER COLOUR: PAPERBARK

PAINTING TO ALTERATION AND RENOVATION WORK

SHOWN.

WALLS: F5 SOFTWOOD

INSECT SCREENS:

WINDOW SASHES

ROOF COVERING

ROOF SARKING

INSULATION

(FIBREGLASS)

INTERNAL FIXINGS

INTERNAL DOORS

LINED UNDER TREADS

FASCIA \$
BARGE BOARDS

HOT WATER UNIT

PAINTING - REFER TO SPECIFICATION FOR

THE EXTENT OF WORK

GUTTERS & DOWNPIPES

STAIRCASE MDF TREADS \$ PINE

RISFRS

TO ALL NEW OPERABLE

90 X 35 EXT. STUDS @ .600 CTS

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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PROPOSED ADDITIONS \$ ALTERATIONS

FOR MR P O'SHANNASSY & MS K CATTANA

AT 70 NANCY STREET NORTH BONDI NSW 2026

COUNCIL: WAVERLEY

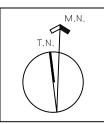


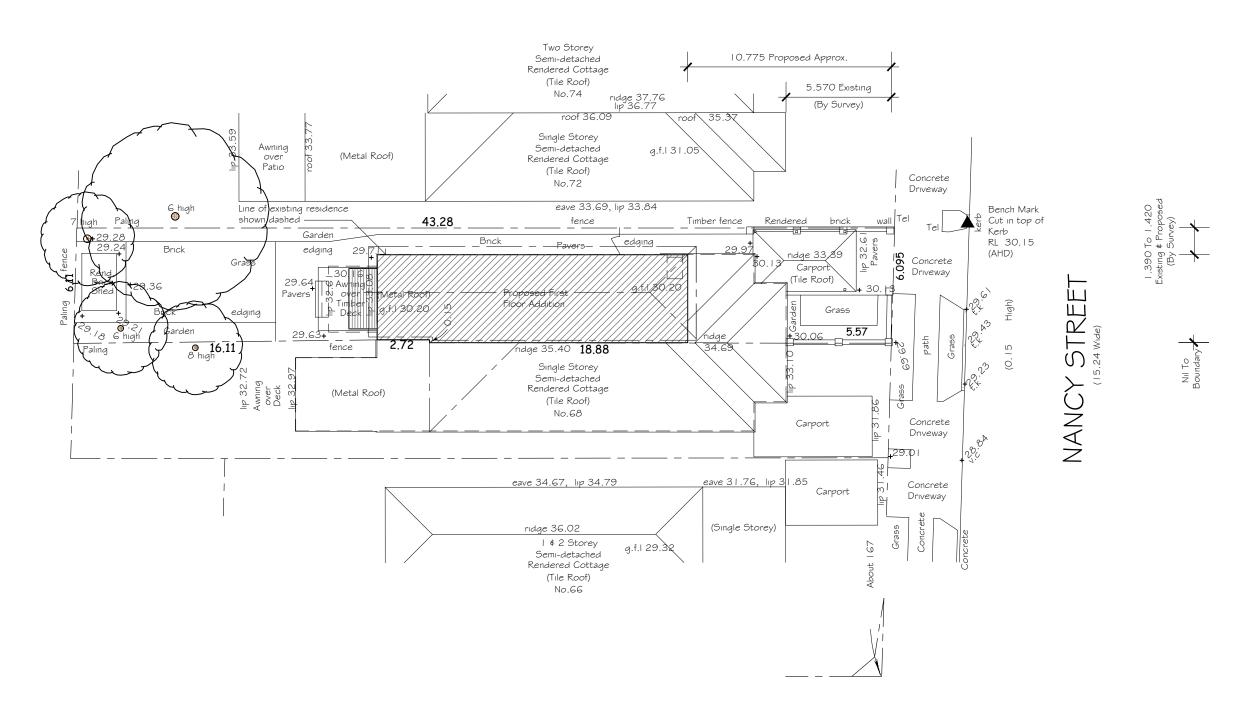
A.B.N. 54 000 605 407

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

SHEET: 1 OF 8

JOB NO: 7797/16



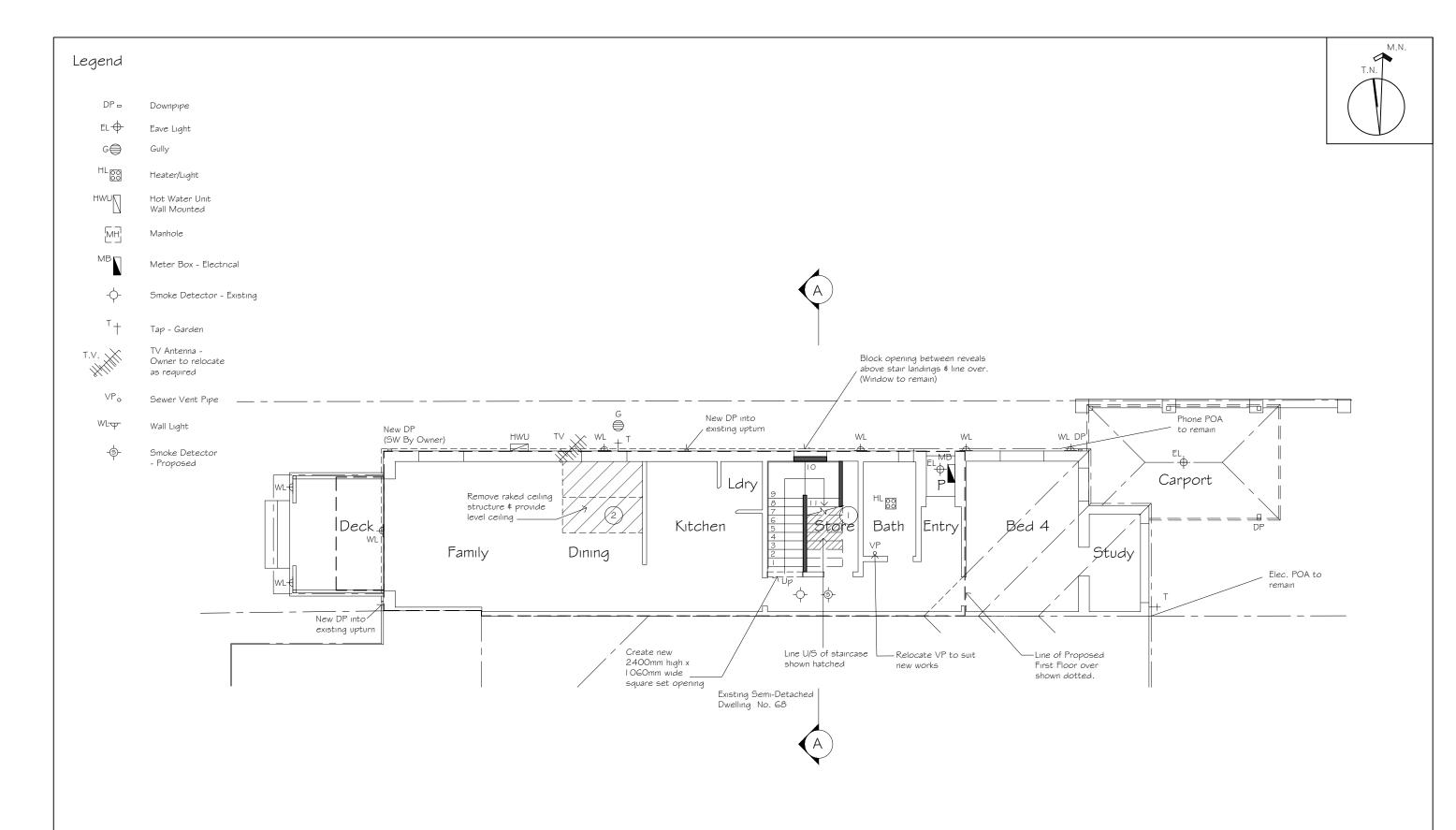


Site Plan

No. : 70 Lot. : 2

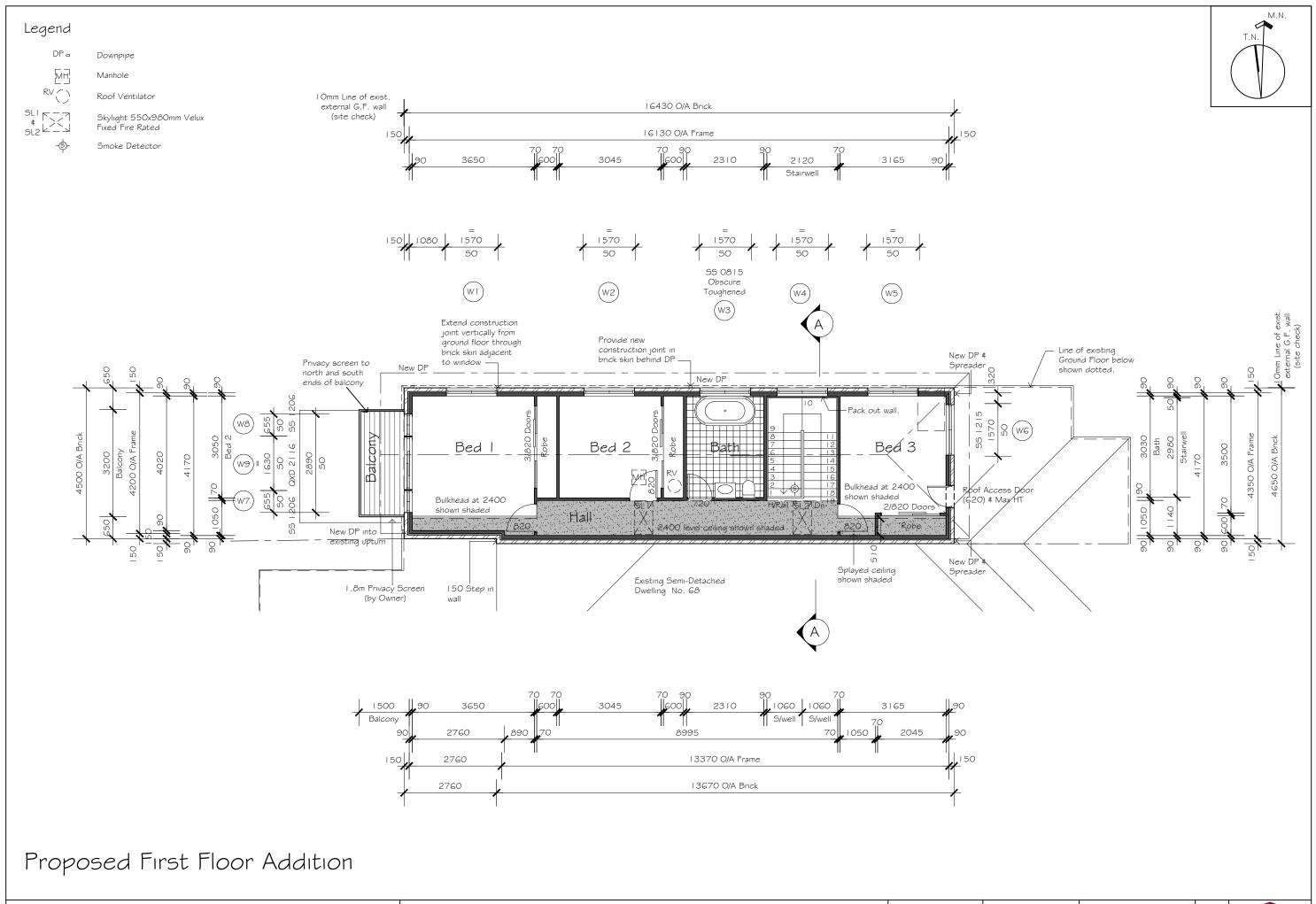
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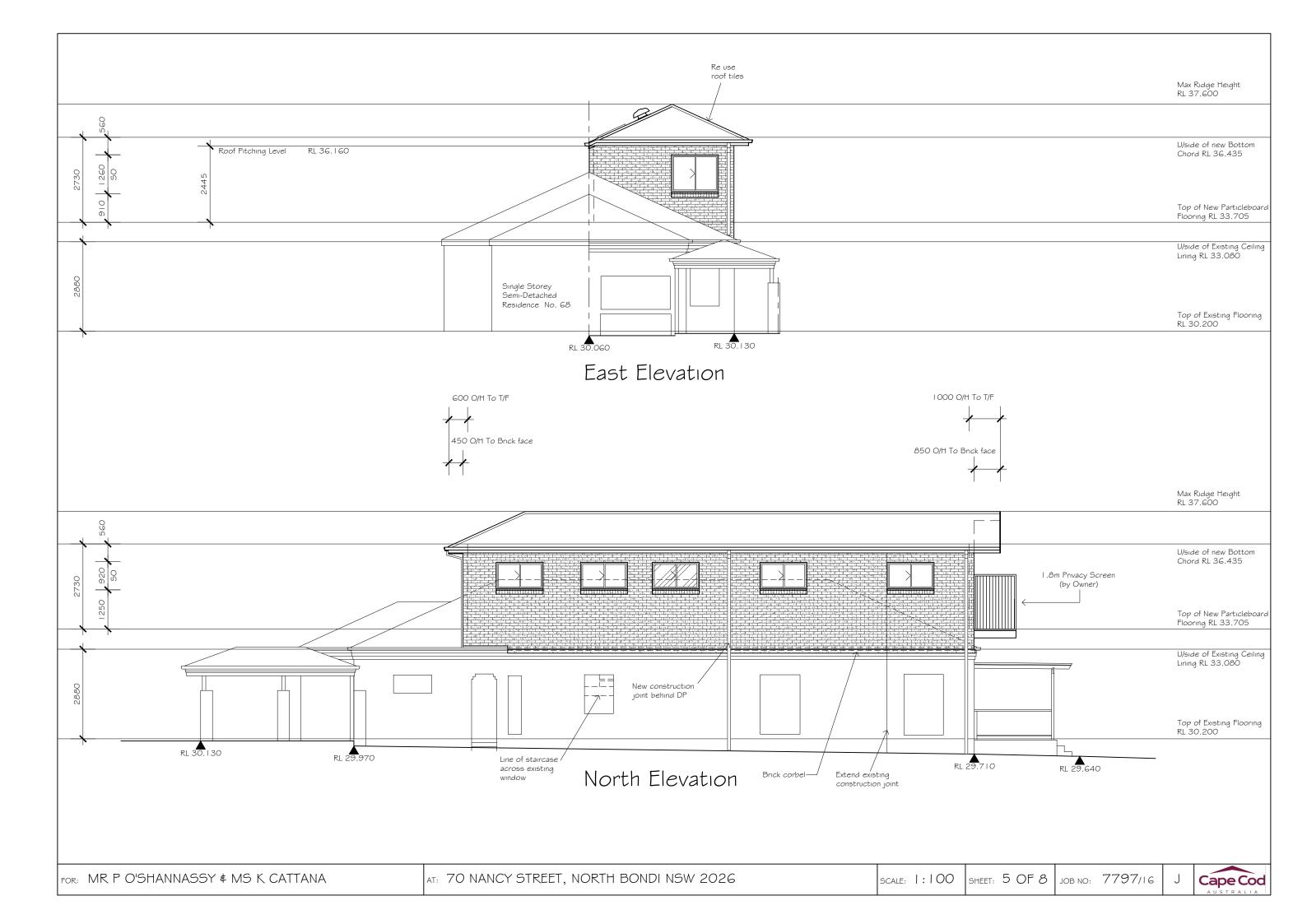
AREA: 261.7m² (By Title)

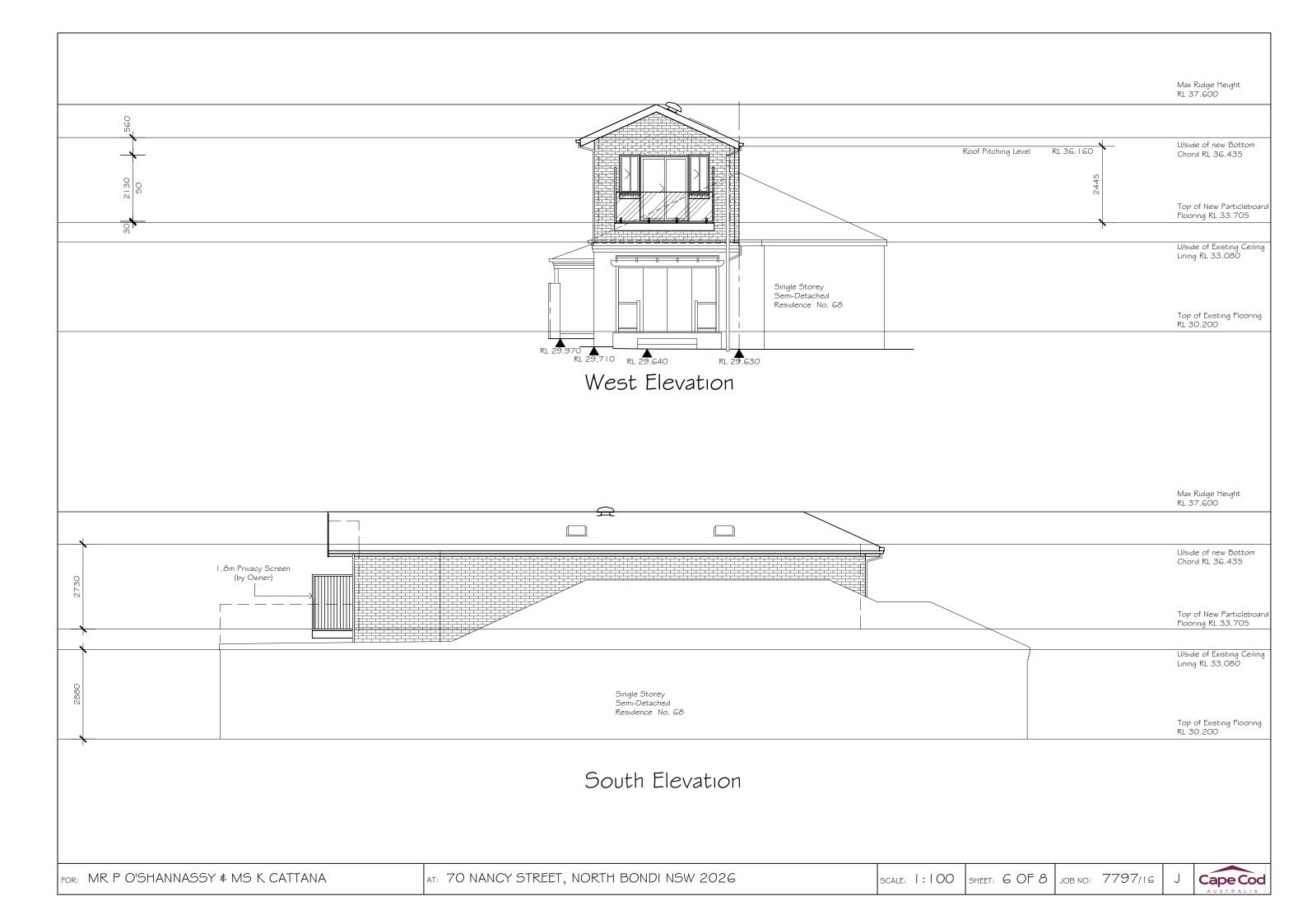


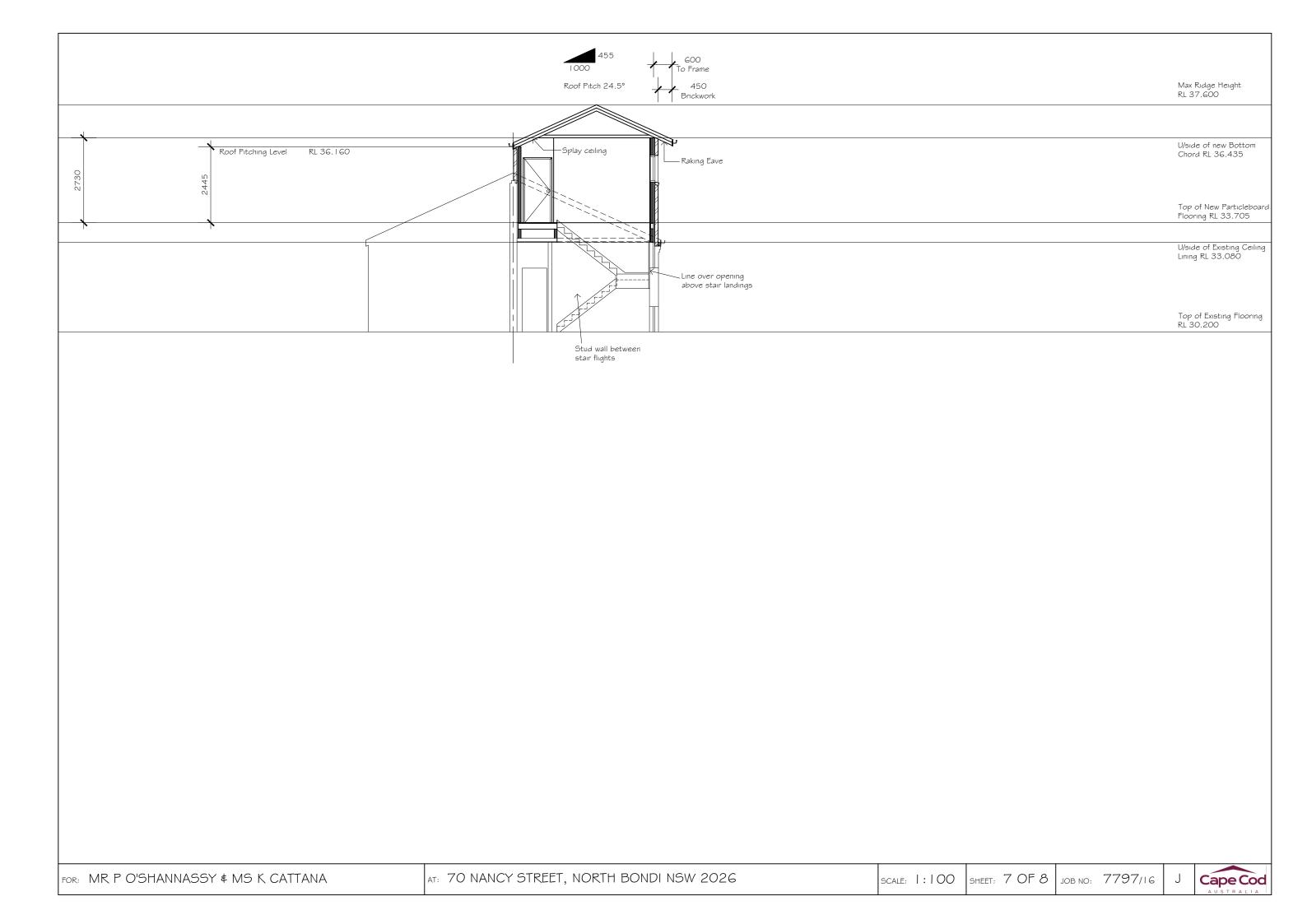


FOR: MR P O'SHANNASSY & MS K CATTANA









WINDOW SCHE	DULE (BASIX A267	510)	CII	ENT:	ALUMINIUM TREND WINDOW	_				
STANDARD NOTES:	·	•	CLI	LNI	STANDARD ALDIVINOUVI COLO	OURS: L WHITE GLOSS, DUNE, STONI	E BEIGE, MONUMENT,			
WINDOWS AND DOOR:	S ARE DRAWN AS VIEWED FROM	OUTSIDE	CLI	ENT:		IC NATURAL MATT, WOODLAN				
	WITH "KEYED ALIKE" LOCKS OTED "R" HAVE RESTRICTED OPE	NINGS TO COMPLY WIT	H THE BU	ILDER:DATE:		LABLE: WHITE BIRCH, PRIMRO				
NCC 3.9.2.5	OTED IN TIAVE RESTRICTED OF E	MINGS TO COMILET WIT	II IIIE DO	ILDERDATE:	BROWN, TREND SILVER PEA	ARL, DEEP OCEAN, SURF MIST	Г, JASPER, TREND METALLIC	TERRAIN: 3 W	IND LOAD: W 33 N	
	(W)	COLOUR	GLAZING	SPECIAL NOTES	,		COLOUR	LAZING	SPECIAL NOTES	
	(WI) 55 08 15	ULTRA BLACK	SINGLE PYROLY							
R F	N ELEVATION / BED I	INSECT SCREEN	LOW-E, (U-VALL 5.7, SHGC:0.4				INSECT SCREEN			
	ALUMINIUM	ALUMINIUM								
	SLIDING	FIBREGLASS MESH ULTRA BLACK	REVEAL				R	EVEAL		
	OPEN / FIXED		I 40mm							
	(W2) 55 08 15	COLOUR ULTRA BLACK	GLAZING SINGLE PYROLY	SPECIAL NOTES TIC RESTRICT OPENING TO 125mm TO COMPLY			COLOUR G	LAZING	SPECIAL NOTES	
D F	N ELEVATION / BED 2		LOW-E, (U-VALL	JE: WITH NCC.						
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.4	7)			INSECT SCREEN			
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL					EVEAL	-	
	OPEN / FIXED	ULTRA BLACK	I 40mm						_	
	(4/2)	COLOUR	GLAZING	SPECIAL NOTES						
	(W3) SS 0815	ULTRA BLACK	SINGLE PYROLY							
	N ELEVATION / BATH	INSECT SCREEN	LOW-E, (U-VALL 5.7, SHGC:0.4							
	ALUMINIUM	ALUMINIUM								
	SLIDING	FIBREGLASS MESH ULTRA BLACK	REVEAL				_			
	OPEN / FIXED		I 40mm							
	(W4) 55 08 15	COLOUR ULTRA BLACK	GLAZING SINGLE PYROLY	SPECIAL NOTES	_					
	N ELEVATION / STAIRWELL		LOW-E, (U-VALL	JE:						
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.4	7)						
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL				┥ ├		-	
	OPEN / FIXED	ULTRA BLACK	170mm							
	(WE) CC 0015	COLOUR	GLAZING	SPECIAL NOTES						
	(W5) SS 0815	ULTRA BLACK	SINGLE PYROLY							
RF	N ELEVATION / BED 3	INSECT SCREEN	LOW-E, (U-VALL 5.7, SHGC:0.4							
	ALUMINIUM	ALUMINIUM								
	SLIDING OPEN / FIXED	FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm				_		_	
	OT EN / TIXED	COLOUR		CRECIAL NOTEC						
	(W6) 55 1215	ULTRA BLACK	GLAZING SINGLE PYROLY	SPECIAL NOTES TIC RESTRICT OPENING TO 125mm TO COMPLY						
F	E ELEVATION / BED 3		LOW-E, (U-VALL	JE: WITH NCC.			_			
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0.4	7)						
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL				-		-	
	OPEN / FIXED	ULTRA BLACK	I 40mm							
	(W7) 55 206	COLOUR	GLAZING	SPECIAL NOTES						
		ULTRA BLACK	SINGLE PYROLY LOW-E, (U-VALL							
	W ELEVATION / BED I	INSECT SCREEN	5.7, SHGC:0.4							
	ALUMINIUM	ALUMINIUM								
<u> </u>	SLIDING OPEN / FIXED	FIBREGLASS MESH ULTRA BLACK	REVEAL I 40mm				-		-	
		COLOUR	GLAZING	SPECIAL NOTES						
	(W8) 55 1206	ULTRA BLACK	SINGLE PYROLY							
F	W ELEVATION / BED I	LUCECT CODEFU	LOW-E, (U-VALL 5.7, SHGC:0.4							
	ALUMINIUM	ALUMINIUM	3.7, 31160.0.4	')						
	SLIDING	FIBREGLASS MESH	REVEAL				7 [
	OPEN / FIXED	ULTRA BLACK	I 40mm							
	(W9) QXD 2116	COLOUR	GLAZING	SPECIAL NOTES						
		ULTRA BLACK	SINGLE PYROLY LOW- E, (U-VAL							
	W ELEVATION / BED ALUMINIUM	INSECT SCREEN	4.48, SHGC: C							
		BY OWNER	REVEAL				-			
	SLIDING OPEN / FIXED		I 40mm							
	A NIN I A C C C C C C C C C C C C C C C C C C	1 . A -T-T A A		70 1410 (07557	21 NOW 2222					
_{FOR:} MK M O'SHA	ANNASSY & MS K C	AHANA		AT: 70 NANCY STREET, NORTH BONI	JI NSW 2026	l:	scale: I : NTS Ish	EET: 8 OF 8 JO	ов NO: 7797/16 J	Cape Cod