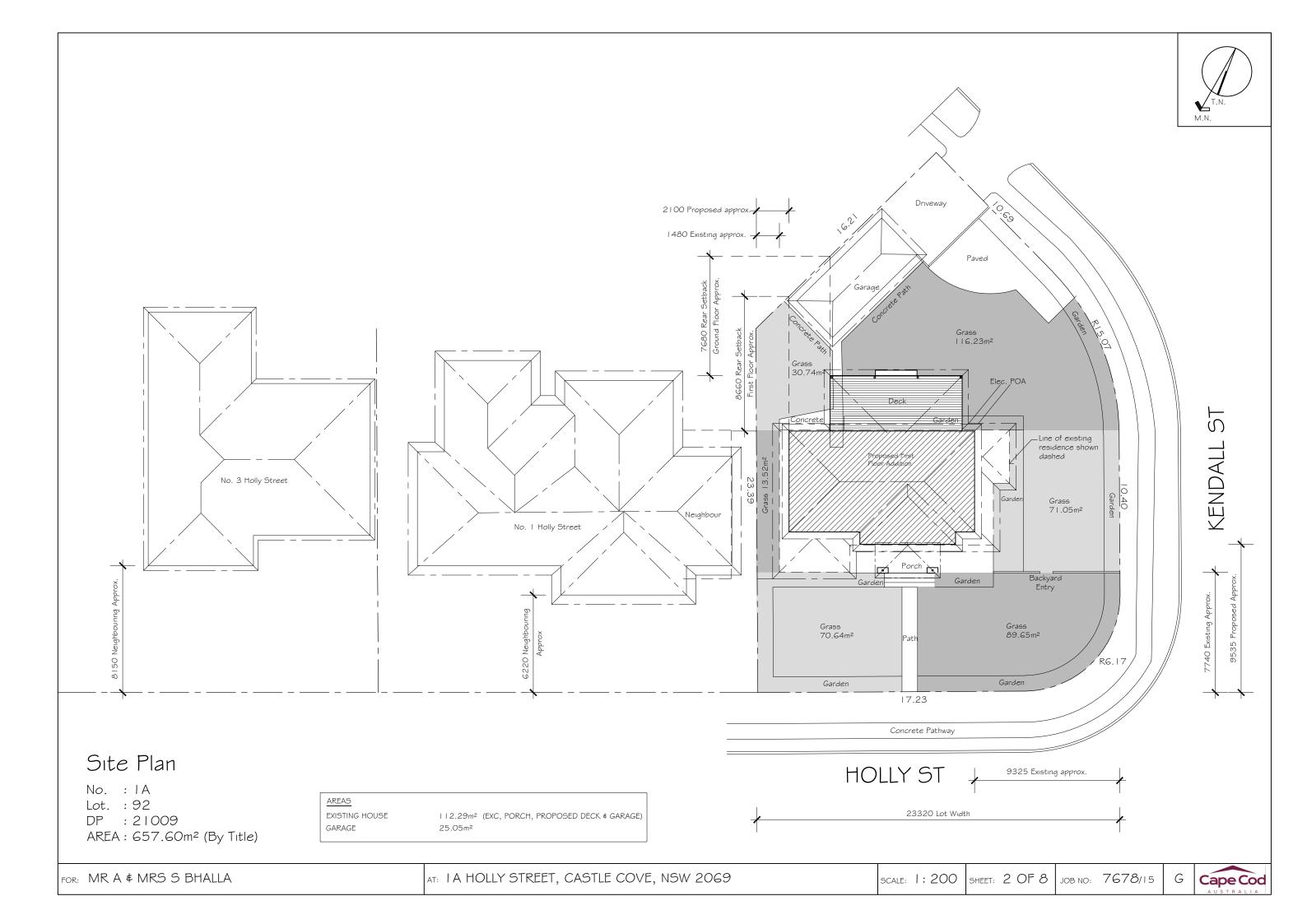
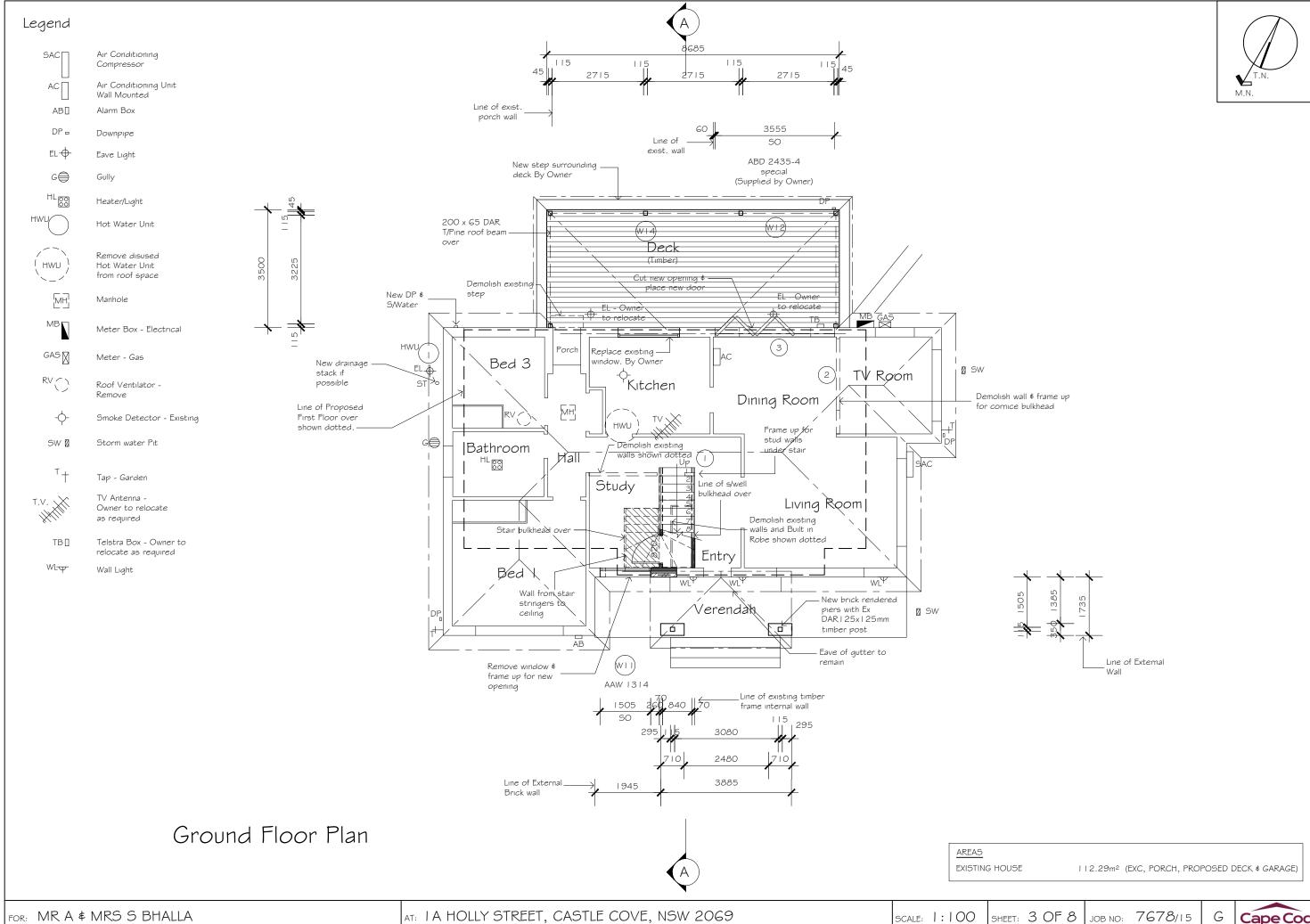
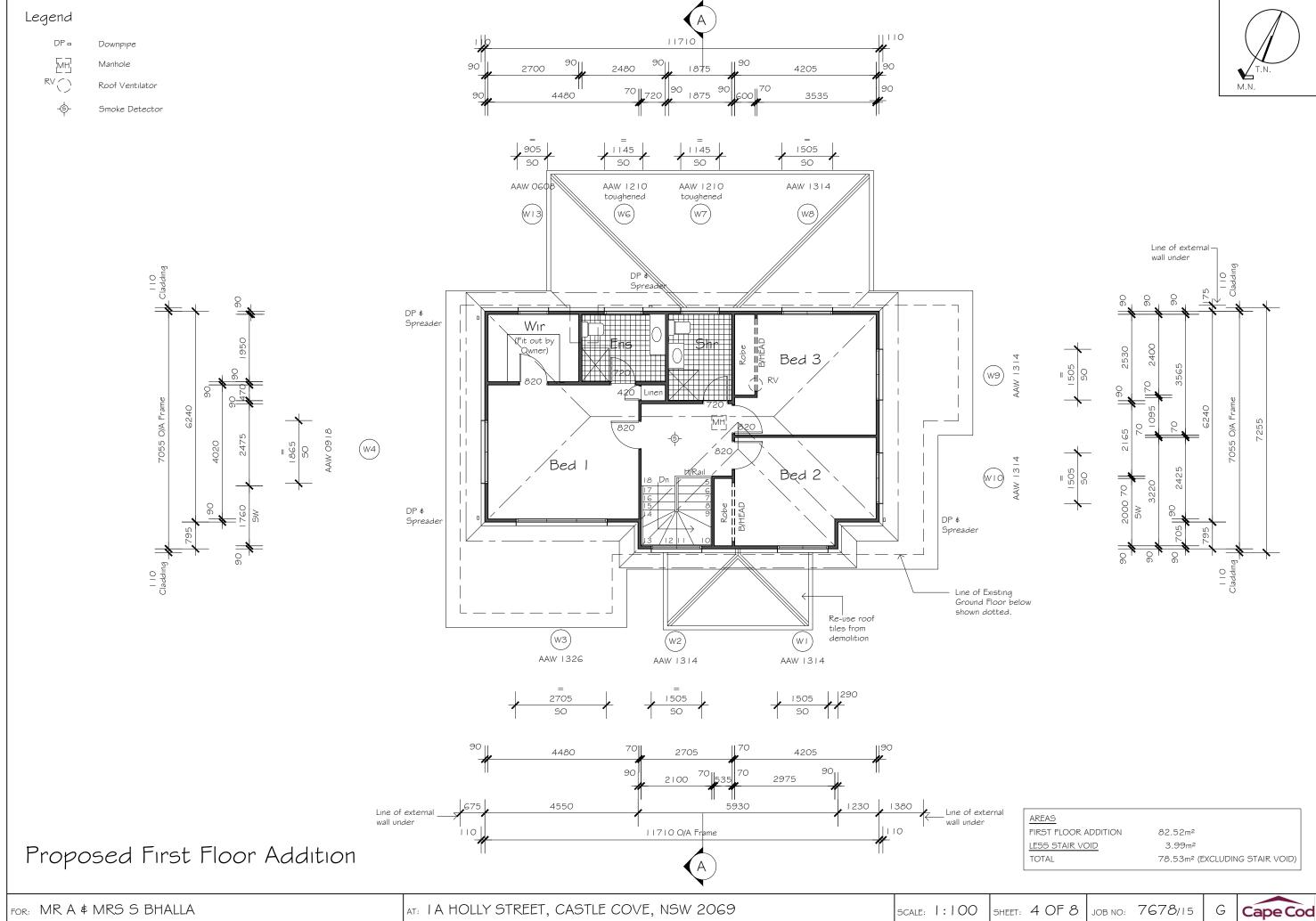
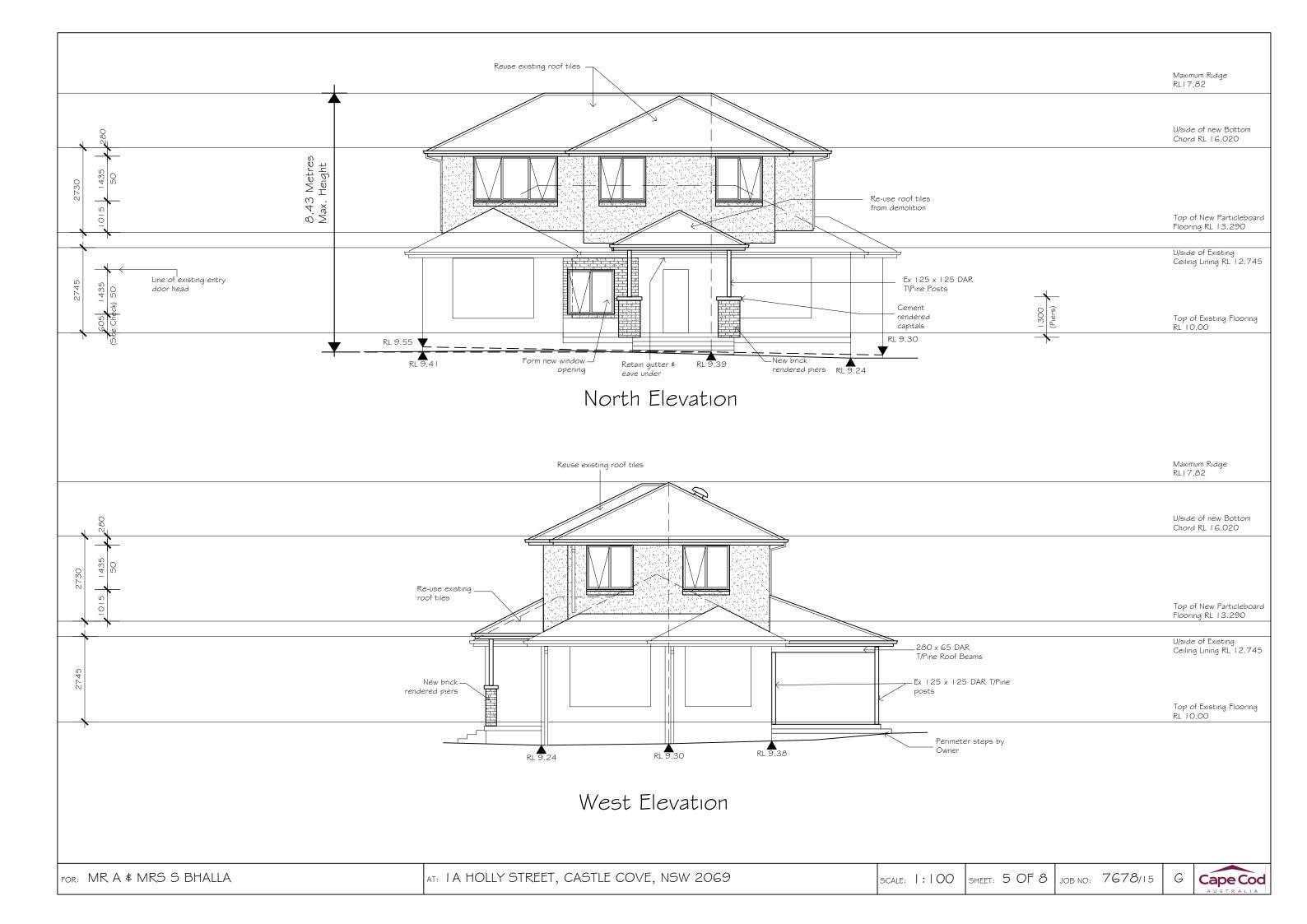
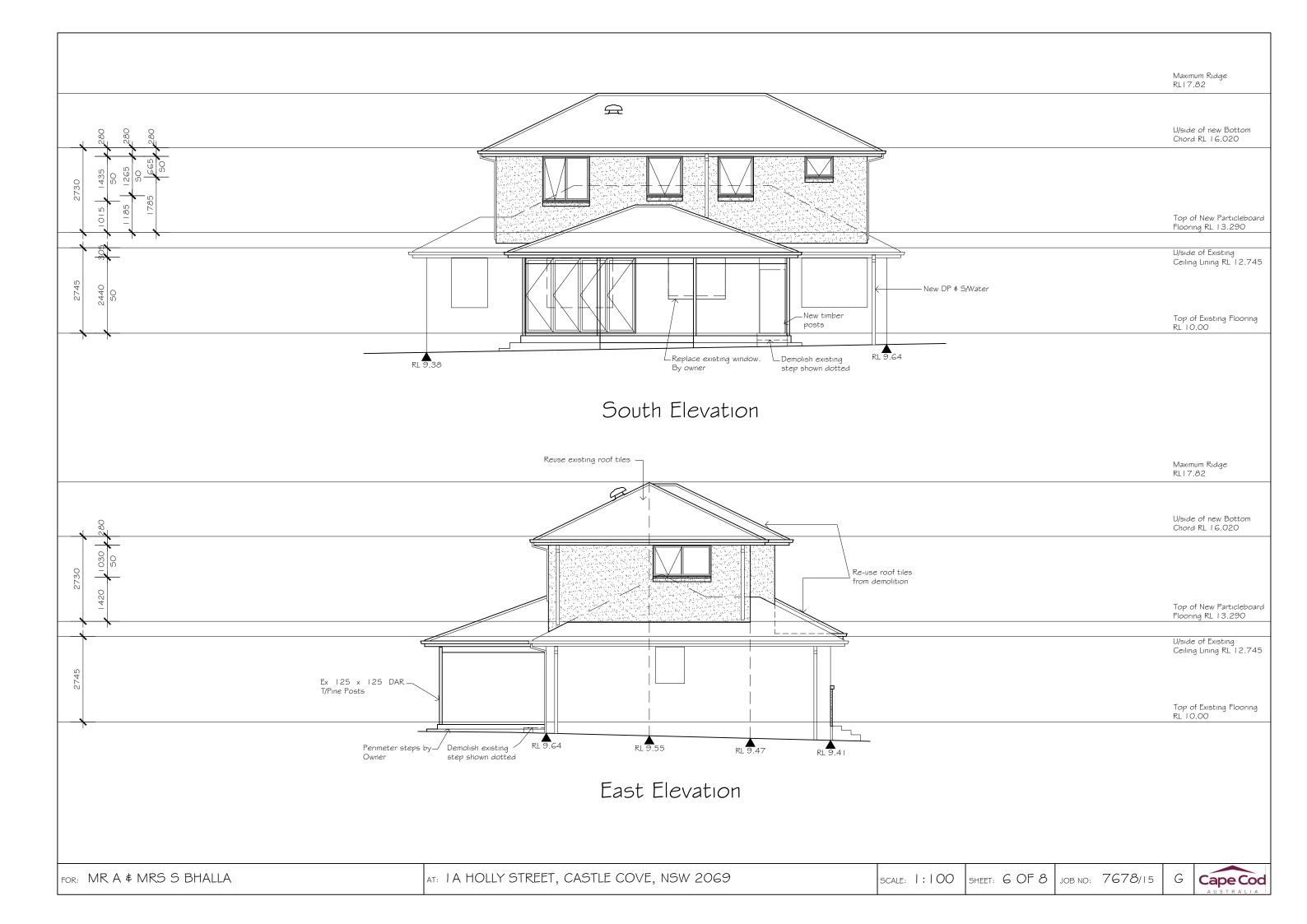
BASIX COMMITMENTS			COMPLYING [	DEVELOPMENT DETAILS	SPECIFICATION SUMMARY			SPECIAL NOTES      PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9      ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY				
CERTIFICATE NO. A228165			SITE AREA	657.60m²	STRUCTURAL TIMBER - All to ASA 1684.2							
FIX	TURES AND SYSTEMS		ZONING	R2 LOW DENSITY RESIDENTIAL	WALLS: F5 SOFTWOOD	ROOF: ROOF TRUSSES	WITH	H THE BUILDING CODE OF AUSTRALIA (NCC	).			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES		BLOCK WIDTH	(23.32 METRES) > 18m # <24m	90 X 35 EXT. STUDS @	.600 CTS TO MANUFACTURERS	I	AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.     CONNECT/INSTALL THIRTY FIVE (35) DOWNLIGHT FITTINGS, TWO (2) 3-IN-I				
LIGITING	TO BE FITTED WITH FLUC	DRESCENT, COMPACT	CONTROLS  MAX FLOOR AREA		70 X 35 INT. STUDS @	.600 CTS DETAILS @ .600 CTS	FAN,	/LIGHT/HEATER UNIT \$THREE (3) CEILING SW				
	FLUORESCENT OR LIGHT (LED) LAMPS	FLUORESCENT OR LIGHT-EMITTING-DIODE		380.00 m <sup>2</sup> 50% (328.80m <sup>2</sup> )	FLOOR: I 40x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N			THE OWNER).  • INSTALL ONE (I) HEATED TOWEL RAIL AS SUPPLIED BY OWNER.				
WET AREAS:	, ,	AR RATED	MAX SITE COVERAGE MINIMUM LANDSCAPING	30% (197.28M²)	FINANCIAE		<ul> <li>PRO</li> </ul>	OVIDE CONTROL COCK FOR SINGLE ACTION	MIXER TAPS.			
NEW OR ALTERED	TOILETS 3 ST	TAR RATED TAR RATED	MAX HEIGHT	8.5 metres	FINISHES			PROVIDE SEVEN (7) DIMMER SWITCHES TO FIRST FLOOR.      INSTALL EXTERNAL FOLDING DOOR TO DINING ROOM AS SUPPLIED BY				
	TAPS 3 ST	TAPS 3 STAR RATED			BRICKWORK N/A			OWNER.				
INS	BULATION REQUIREMENTS		FLOOR AREA					ALLOWANCE HAS BEEN MADE FIR EXTERNAL PAINTING TO GROUND FLOOR DECK AND VERANDAH ROOF ADDITIONS.				
FLOOR ABOVE EXISTING NIL			EXISTING HOUSE	I I 2.29m² (EXC, PORCH, PROPOSED DECK \$	FLOORING	I 9MM STRUCTURAL PARTICLEBOARD	$\dashv$					
DWELLING OR BUILDING	MIL		FIRST FLOOR ADDITION	GARAGE) 78.53m² (EXCLUDING STAIR VOID)								
FLAT CEILING,	CEILING: R 2.50 (UP)	))	TOTAL FLOOR AREA			75 mm INGUI CLAD CAVITY GYGTEM WITH TEVTURE	-					
PITCHED ROOF	ROOF: FOIL/ SARKING		SITE COVERAGE	<u></u>	CLADDING	COAT FINISH TO EXTERNAL WALLS OF THE NEW						
	DARK (SOLAR ABSORPT	ANCE >0.70)	EXISTING HOUSE	2.29m² (EXC, PORCH, PROPOSED DECK #	_							
EXTERNAL WALL: EXTERNAL	NIL			GARAGE) 25.05m <sup>2</sup>	WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM						
INSULATED FACADE SYSTEM			GARAGE									
(EIFS)(FACADE PANEL: 75MI			TOTAL	137.34m <sup>2</sup> COMPLIES (20.89%)	INSECT SCREENS:							
GLA	AZING REQUIREMENTS		HEIGHT		TO ALL NEW OPERABLE WINDOW SASHES			WORKS BY OWNER				
WINDOWS			MAX. RIDGE LEVEL	RL 17.82	·		- REN	10VAL \$ INSTALLATION OF T.V ANTENNA IF	REQUIRED \$ CON	INECTION TO		
	STANDARD ALUMINIUM	SINGLE PYROLYTIC	EXISTING GROUND LEVEL BELOW NEW RIDGE APEX	RL 9.39	ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE. REUSE EXISTING TILES WHERE		NEW AND EXISTING TV POINTS.  CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR				
W1, W2, W3, W4, W9, W10 W11	LOW-E, (OR U-VALUE: 5		HEIGHT	8.43 METRES COMPLIES		SHOWN.	I	NEW T.V. AERIAL				
	STANDARD ALLIMINILIM	SINCLE CLEAP (OP	LANDSCAPE AREA	>600M²<900M² = 30% (197.28M²)	ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL		EPHONE, INTERNET, PAY TELEVESION AND/C				
W6, W7, W8, W12, W13 \$ W14	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		TOTAL LANDSCAPED AREA =	391.83M² (59.58%) COMPLIES	-	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA		PPLY THIRTY FIVE (35) DOWNLIGHT FITTINGS /LIGHT/HEATER UNITS				
			AREA FORWARD OF	169.72M²	INSULATION (FIBREGLASS)	R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES	S CON	NNECTION BY BUILDER. PPLY OF ONE (1) HEATED TOWEL RAIL.				
5H.	ADING DEVICES		BUILDING LINE	23.32M		R2.4 I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES		OUT BUILT IN ROBES & WALK-IN ROBE.				
WINDOWS			WIDTH OF LOT	23.32M A FORWARD OF THE BUILDING LINE 50% (84.86M²)	INTERNAL FIXINGS	DAR: FINGER JOINTED PINE	SANDING AND FINISHING TO NEW AND EXISTING TONGUE AND GROOVE FLOORING.					
W1, W2, W3, W4, W6, W7,	EAVE / VERANDAH / PER	EAVE / VERANDAH / PERGOLA / BALCONY		OF BUILDING LINE (160.29M²) = $94.44\%$	SKIRTING: Ex. 100x25 BULLNOSE		SUPPLY EXTERNAL FOLDING DOOR TO DINING ROOM.					
W8, W9, W10 \$ W13	>= GOOMM			COMPLIES		ARCHITRAVE: Ex. 100x25 BULLNOSE	I	SUPPLY & INSTALL INSECT SCREEN TO NEW EXTERNAL FOLDING DOOR TO DINING ROOM.     SUPPLY & INSTALL NEW KITCHEN WINDOW.				
				PED AREA (391.83,M2) MUST BE BEHIND THE	INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"	• SUP					
WII		EAVE / VERANDAH / PERGOLA / BALCONY					SUPPLY # INSTALL STEPS TO DECK PARAMETER.					
	>= 450MM		LANDSCAPED AREA BEHIND TH	HE BUILDING LINE = 231.54M2 (59.09%)	STAIRCASE TYPE: CLOSED TIMBER MAPLE TREADS \$ RISERS							
	EAVE / VERANDAH / PER	COLA / BALCONIV	-	COMPLIES	CUPBOARD UNDER	WIDTH: I OOOmm						
W12 \$ W14	>= 600MM	GOLA / DALCONT	REQUIRED SIDE SETBACKS	$> 18m $ \$ <24m (1500mm + $\frac{1}{4}$ HEIGHT OVER 4.5m)	TREADS I - II	RISE: 18 @ 183mm						
			WALL HEIGHT PROPOSED	RL 16.18								
1						GOING: 240mm (260mm TREAD)	G 1	FINAL CONSTRUCTION	5.C.	19-10-15		
			EAST SIDE	RL 16.18 - RL 9.47 = 6.71 High 6.71 - 4.5 / 4 + 1.5 = 2053mm required 2100mm PROPOSED COMPLIES  600m <sup>2</sup> - 1500m <sup>2</sup> = 3000mm required	FASCIA # BARGE BOARDS	MATERIAL: TIMBER	F	TO CONTRACTS	S.C.	16-09-15		
							Е	CDC APPLICATION # BASIX ADDED	S.M.	26-08-15		
							D	AMENDMENTS FOR CDC	5.C.	25-08-15		
		WEST SIDE	600111 - 1300111 – 300011111 requirea	GUTTERS & DOWNPIPES	THE COSE		POV 16907	5.C.	18-08-15			
			9325mm PROPOSED COMPLIES		MATERIAL: PREFINISHED ALUMINIUM							
		REQUIRED SETBACK - FRONT			GUTTER COLOUR: WOODLAND GREY		TO CLIENT	N.L.	03-08-15			
			ADJOINING SETBACK EAST	8.15 METRES		DOWNPIPE COLOUR: WOODLAND GREY		TECHNICAL	B.D.	22-07-15		
			No.3 HOLLY STREET		HOT WATER UNIT	CONNECT TO EXISTING	No. IS	SSUE	DRAWN	DATE		
		ADJOINING SETBACK WEST No. I HOLLY STREET	6.22 METRES	PAINTING - REFER TO		DESIGN CONSULTANT: DAREK SZYMANSKI						
		AVERAGE REQUIRED	7.185 METRES		FIRST FLOOR EXTERNAL: BY CAPE COD	PPOF	 POSED ADDITIONS & ALTERATIO	)NS				
				PROPOSE SETBACK 9.535 METRES	SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR INTERNAL: BY CAPE COD		SOLD ADDITIONS & ALILIANCE	/IN <i>O</i>			
				COMPLIES	THE EXTENT OF WORK		F∩R	MR A \$ MRS S BHALLA				
EVTEDNIAL DAINT COHEDINE		REQUIRED SETBACK - REAR	DR GITE > 200-2 BUT - 2000 2 500	-	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	AT I A HOLLY STREET						
EXTERNAL PAINT SCHEDULE			DR SITE >300m² BUT <900m² FOR 5 METRES AND HIGHER - 8 METRES	FINIGHED CROUND 15.								
	RAND CODE	COLOUR	7		CONDITIONS.	ELS SHOWN ON PLAN ARE SUBJECT TO SITE	1	CASTLE COVE NSW 2069	)			
	g. WATTYL	Pasanat -	PROPOSED SETBACK FIRST F	LUUR 0.660 METRES CUMPLIES		ANAMOG		0/01LL 00 VL 110 VV 2060	•			
Wall Cladding		Resonate	REQUIRED REAR SETBACK FOR SITE >300m² BUT <900m² FOR ANY PART OF A BUILDING UPTO 4.5 METRES - 3 METRES  PROPOSED SETBACK GROUND FLOOR 7.68 METRES COMPLIES		DO NOT SCALE OFF DRAWINGS.  ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.			COUNCIL: WILLOUGHBY COUNCIL  A.B.N. 54 000 605 407				
Ground Floor Render		Resonate										
Fascia Board		Woodland Grey										
Soffit Lining		Off White	PRIVACY		NO ALLOWANCE HAS BE	EEN MADE FOR SHRINKAGE OR MILLING.						
Deck Post		Resonate	W4	BEDROOM WINDOW ZONG NO ADDITIONAL				SUITE 41, 410 CHURCH STREET,				
	RESURACE		- vv-4	BEDROOM WINDOW <2M2, NO ADDITIONAL PRIVACY MEASURES REQUIRED	000 000		PHONE: (02) 9849 4444					
			-			IGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT	F	AUSTRALIA BUILD	ERS LICENCE NO.	. 5519		
· · · · · · · · · · · · · · · · · · ·			_		WITH THE COMPANY. IT	MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN				<u> </u>		
					PART WITHOUT WRITTEI	N PERMISSION FROM THE COMPANY.	SHEET	: 1 OF 8 JOB NO:	7678/15	G		

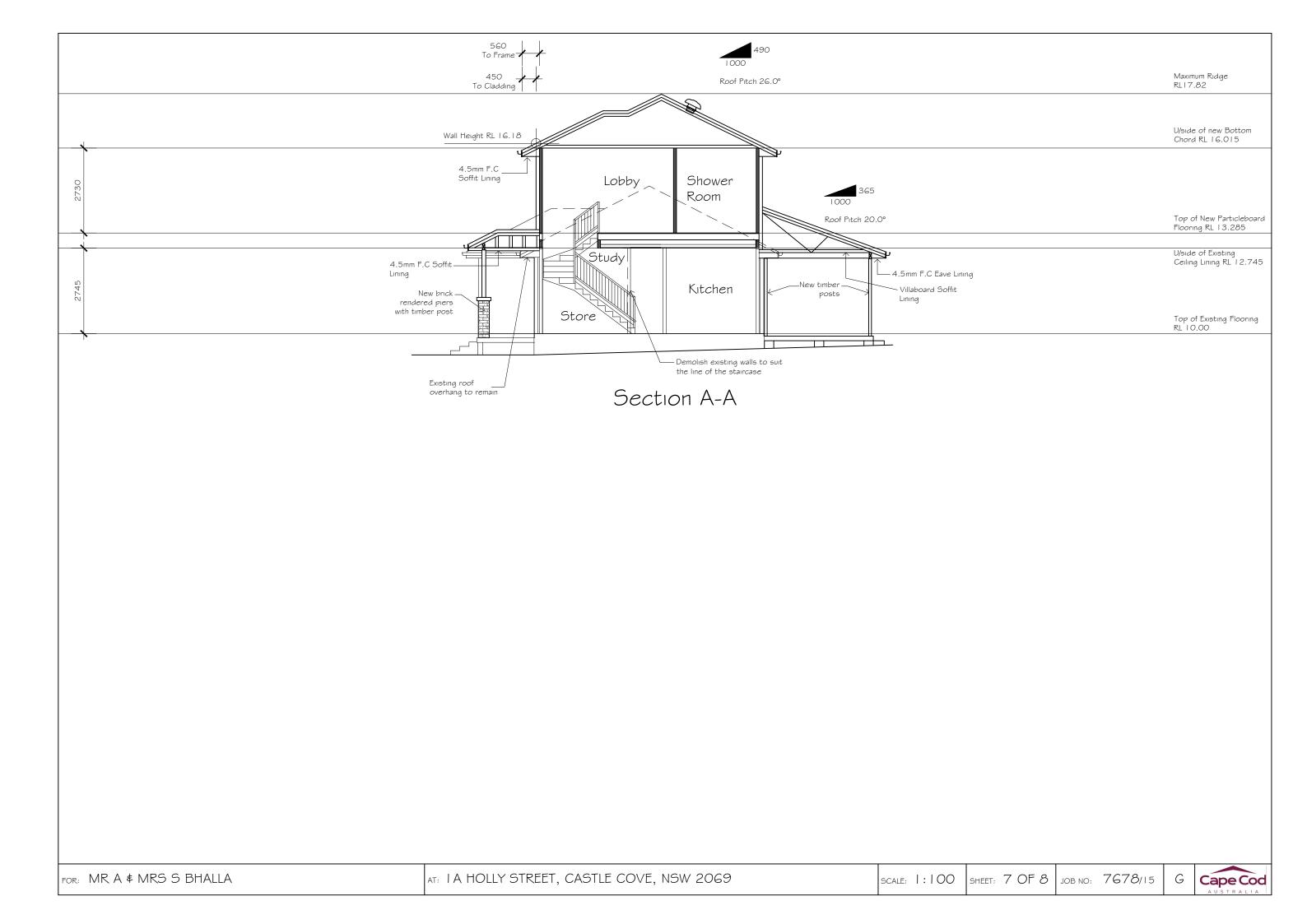












WINDOW SCHEDULE (BASIX A228   65)						ALUMINIUM (STEGBAR) W	INDOWS:				
STANDARD NOTES:							OLOURS: ANODISED CLEAR, APO , STONE BEIGE, SURFMIST, WHI				
WINDOWS AND DOORS	ARE DRAWN AS VIEWED FROM	I OUTSIDE		CLIENT:		GREY.	, STONE DEIGE, SON MIST, WITE	TE BIRCH, WOODLAND			
ALL WINDOWS COME WI     WINDOW OPENINGS NOT	TH "KEYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPE	NINGS TO COMPLY WI	TH THE	BIIII DEP.	DATE:	CUSTOM COLOURS AVAIL	LABLE: DEEP OCEAN, HAMERSLE	Y BROWN, NOTRE DAME,			
NCC 3.9.2.5	ILD K HAVE KLOTKICTED OF E	MINGS TO COMILET WI	111 1112	DUILDLN:	DAIL:	POTTERY.			TERRAIN: 3	WIND LOAD: W 33 N	
	(WI) AAW 1314	COLOUR	GLAZING		SPECIAL NOTES		(WIO) AAW 1314		GLAZING	SPECIAL NOTES	
	(WI) AAW 1314	PEARL WHITE	SINGLE PYR LOW-E, (U-V		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W19 AAW 1314		SINGLE PYROLYTIC	RESTRICT OPENING TO 125r WITH NCC.	mm TO COMPLY
	N ELEVATION / BEDROOM 2	INSECT SCREEN	5.7, SHGC		Willings.		W ELEVATION / BEDROOM		OW-E, (U-VALUE: 5.7, SHGC:0.47)	WITH NCC.	
	ALUMINIUM	BY OWNER					ALUMINIUM	BY OWNER			
	AWNING FIXED / OPEN		REVEAL I 40mm		-		AWNING OPEN / FIXED	_	EVEAL 40mm		
	TIXLD / OF LIN	COLOUR			SPECIAL MOTES		OF LIN / TIXLD			appart water	
	(W2) AAW 1314	COLOUR PEARL WHITE	GLAZING SINGLE PYR	OLYTIC	SPECIAL NOTES		(WII) AAW 1314		GLAZING BINGLE PYROLYTIC	SPECIAL NOTES	
F	N ELEVATION / STAIRWELL		LOW-E, (U-V	/ALUE:			N ELEVATION / STUDY	<u> </u>	OW-E, (U-VALUE:		
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	0.47)			ALUMINIUM		5.7, SHGC:0.47)		
	AWNING	BY OWNER	REVEAL		-		AWNING	BY OWNER R	EVEAL		
	OPEN / FIXED		I 40mm				OPEN/ FIXED	Ī	40mm		
	(W3) AAW 1326	COLOUR	GLAZING		SPECIAL NOTES		7 (1) 155 0105 110	COLOUR	GLAZING	SPECIAL NOTES	
FIX	W3) AAW 1326	PEARL WHITE	SINGLE PYR LOW-E, (U-V		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		(Speci		SINGLE CLEAR, J-VALUE: 7.63,	SUPPLIED BY OWNER	
	N ELEVATION / BEDROOM I	INSECT SCREEN	5.7, SHGC		Willings.		S ELEVATION / DINING ROC		5-VALUL: 7.65, 5HGC: 0.75)		
	ALUMINIUM	BY OWNER					ALUMINIUM	BY OWNER			
	AWNING OPEN / FIXED / OPEN		REVEAL I 40mm		4		BI-FOLD		EVEAL 40mm		
	OFEN / TIXED / OFEN	COLOUR			CRECIAL NOTEC		OPEN / OPEN / OPEN / OPEN			CRECIAL NOTEC	
	(W4) AAW 0918	COLOUR PEARL WHITE	GLAZING SINGLE PYR	OLYTIC	SPECIAL NOTES  RESTRICT OPENING TO 1 25mm TO COMPLY		(W13) AAW 0608		GLAZING BINGLE CLEAR,	SPECIAL NOTES	
	E ELEVATION / BEDROOM I		LOW-E, (U-	/ALUE:	WITH NCC.		S ELEVATION / WALK-IN RO	BE (	J-VALUE: 7.63,		
	ALUMINIUM	INSECT SCREEN	5.7, SHGC	0.47)			ALUMINIUM	INSECT SCREEN	SHGC: 0.75)		
	AWNING	BY OWNER	REVEAL				AWNING	BY OWNER R	EVEAL		
	OPEN / FIXED		I 40mm				OPEN	Ī	40mm		
DELETED			_								
DLLLILD											
					-			-			
		COLOUR	GLAZING		SPECIAL NOTES						
	(W6) AAW 1210	PEARL WHITE	SINGLE CLE	AR	TOUGHENED GLASS						
	S ELEVATION / ENSUITE		(U-VALUE: 7	7.63,							
	ALUMINIUM	BY OWNER	SHGC: 0.7	0)							
	AWNING	DI OWNLK	REVEAL					7			
	OPEN		I 40mm					Γ			
	(W7) AAW 1210	COLOUR	GLAZING		SPECIAL NOTES						
		PEARL WHITE	SINGLE CLE (U-VALUE: 1		TOUGHENED GLASS						
	S ELEVATION / SHOWER	INSECT SCREEN	SHGC: 0.7								
	ALUMINIUM	BY OWNER	REVEAL		-						
	AWNING OPEN		I 40mm		1						
		COLOUR	GLAZING		SPECIAL NOTES						
F	(W8) AAW 1314	PEARL WHITE	SINGLE CLE		RESTRICT OPENING TO 125mm TO COMPLY	1					
	S ELEVATION / BEDROOM 3	INSECT SCREEN	(U-VALUE: 1 SHGC: 0.7		WITH NCC.						
	ALUMINIUM	BY OWNER	31190.0.7	<i>J</i> )							
	AWNING		REVEAL					7 [			
	OPEN / FIXED		I 40mm								
	(W9) AAW 1314	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES						
F		_	SINGLE PYR LOW-E, (U-V		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
	W ELEVATION / BEDROOM 3	INSECT SCREEN	5.7, SHGC								
		BY OWNER	REVEAL		-						
	AWNING OPEN / FIXED		I 40mm		1						
	0.7				1	101116555					
FOR: MR A & MRS	S BHALLA			I <sub>AT:</sub> I A	A HOLLY STREET, CASTLE COVE, I	NSW 2069	I.	scale: 1: NTS  sh	eet: 8 OF 8 I .	JOB NO: 7678/15 (	G   Cape Coc