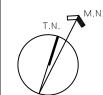
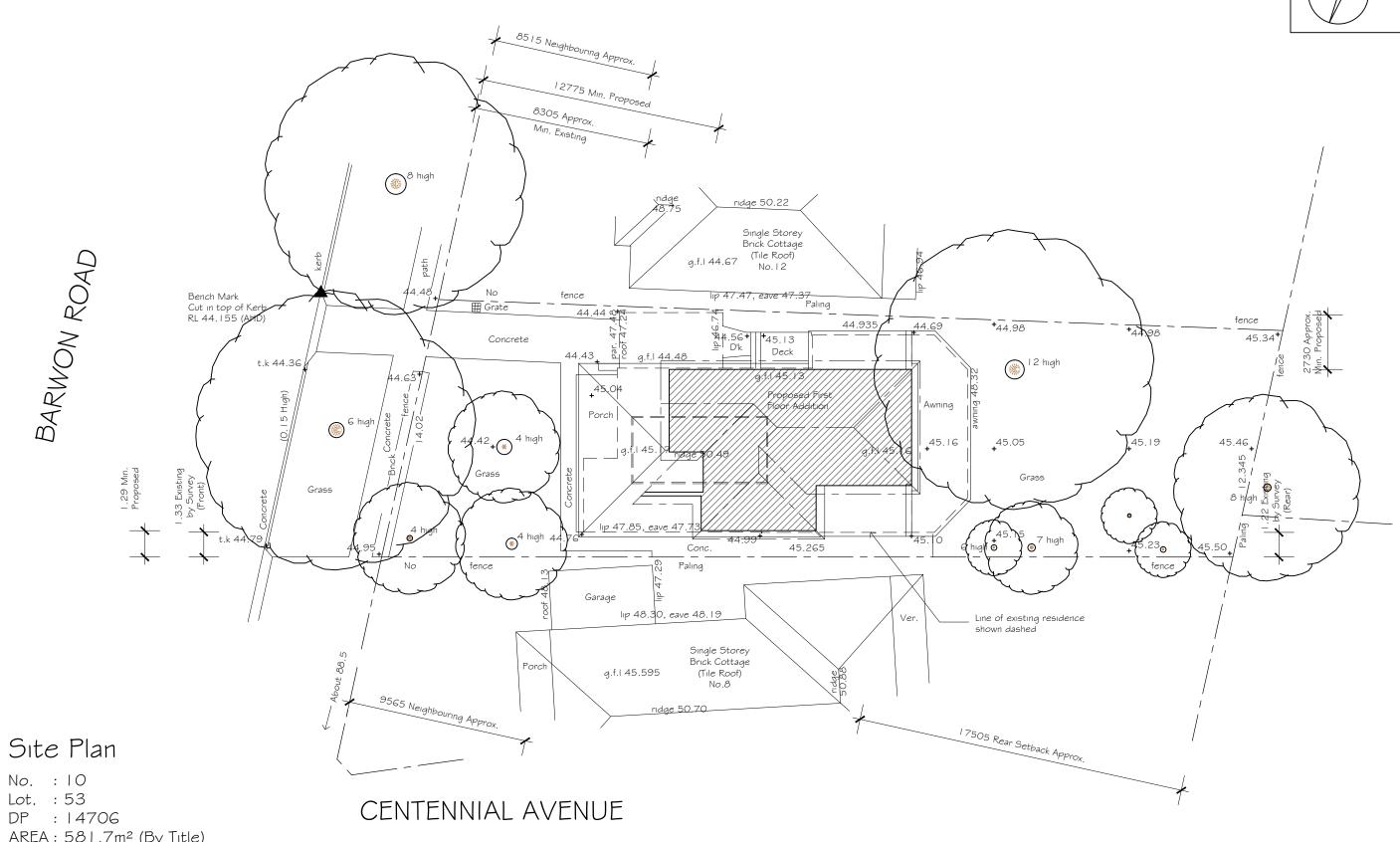
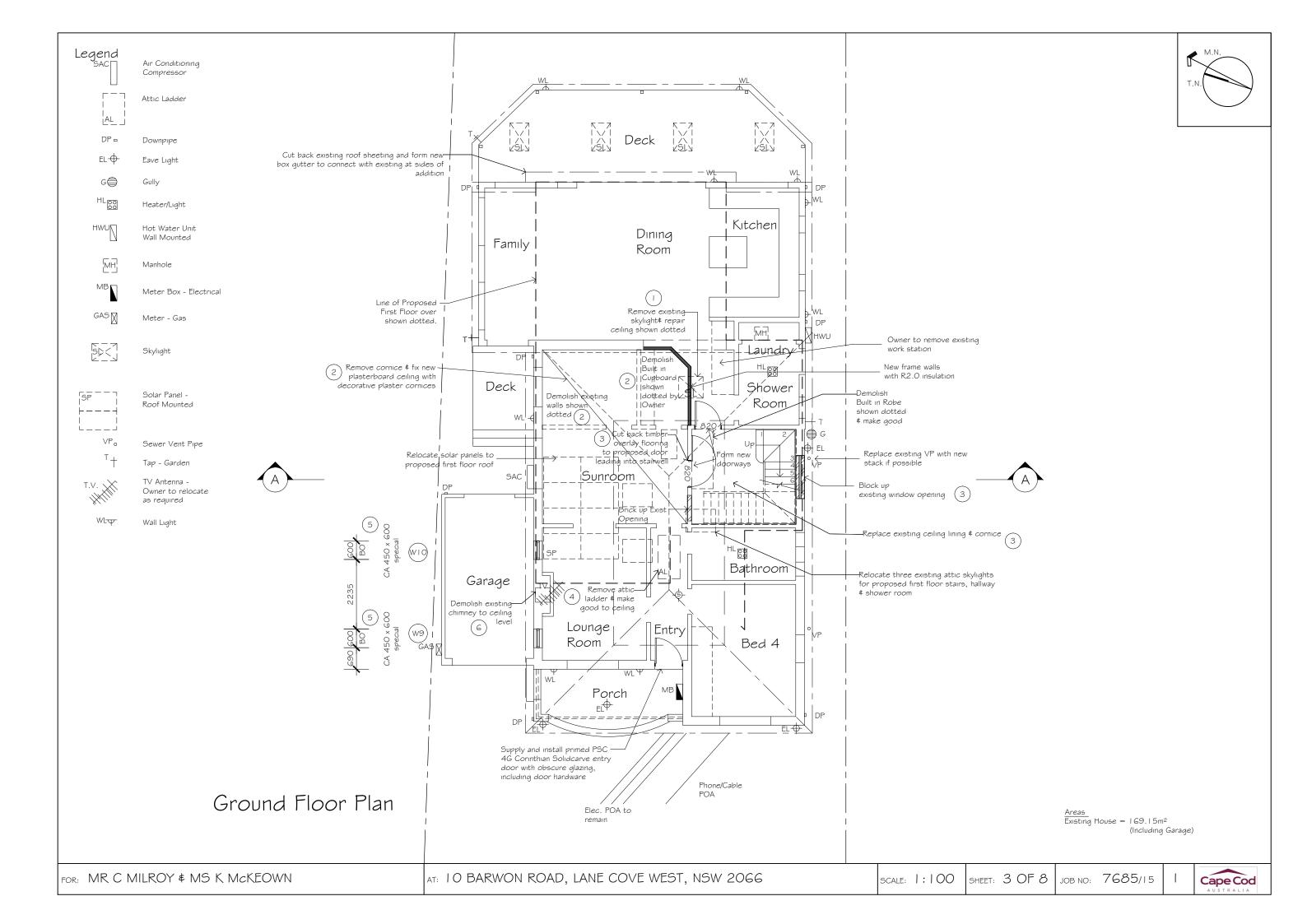
BASIX COMMITMENTS			COMPLYING DEVELOPMENT DETAILS SPECIFICATION SUMMARY				SPECIAL NOTES			
CERTIFICATE NO. A234 83						UCTURAL TIMBER - All to ASA 1684.2	PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9 RE-USE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO			
	FIXTURES AND SYSTEMS		SITE AREA	581.70m ²	WALLS: F5 SOFTWOOD		CHECK FOR COMPLIANCE WITH THE NCC.		110	
LIGHTING	MIN 40% OF NEW OR ALTER	RED LIGHT FIXTURES	ZONING BLOCK WIDTH	LOW DENSITY RESIDENTIAL R2 (14.02 METRES) > 10m \$ < 18m	90 X 35 EXT. STUDS @	.600 CTS TO MANUFACTURERS	RELOCATE EXISTING SOLAR PANELS TO FIRST FLOOR RO AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TO		D GLASS.	
	TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE		CONTROLS	(14.02 METRES) > 1011 4 < 1011	70 X 35 INT. STUDS @	-	CONNECT/INSTALL SEVENTEEN (17) DOWNLIGHT FITTING LIGHT FITTINGS, TWO (2) HEATED TOWEL RAILS, THREE (
	(LED) LAMPS	III IING-DIODE	·	220.00.2	FLOOR: REFER TO STRU	ICTURAL LAYOUTS WIND LOAD W 33 N	FANS \$ TWO (2) 3-IN- I FAN/LIGHT/HEATER UNIT (AS SUP			
WET AREAS: SHOWER HEADS 3 STAR RATED			MAX FSR 330.00 m ²		FINISHES		OWNER). • CHANGE MAIN SWITCH TO LOAD LIMITING CIRCUIT BREAKER, RECONFIGURE			
NEW OR ALTERED	TOILETS 3 STAR TAPS 3 STAR		MAX SITE COVERAGE MAX HEIGHT	50% (290.85m²)	BRICKWORK	N/A	SWITCHBOARD TO ALLOW FOR NEW CIRCUITS.			
	 NSULATION REQUIREMENTS		COMPLIANCE	8.5 metres	FLOORING	19MM STRUCTURAL PARTICLEBOARD	1			
FLOOR ABOVE EXISTING	NIL		FLOOR AREA		CLADDING	75mm POLYSTYRENE WALL SHEETING WITH APPLIED	-			
DWELLING OR BUILDING	IVIE		EXISTING HOUSE	I 69. I 5m² (INC GARAGE)	-	TEXTURE PAINT FINISH FIXED TO 20MM BATTENS OVER POLASTIC INSULATION BLANKET	र			
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOI AR ABSORPTANO			165.13III- (INC GAICAGE)	GABLE CLADDING	CEMINTEL 'SCARBOROUGH' WEATHERBOARDS TO TOP OF GABLE END, WITH BATTENS OVER F.C. CLADDING TO LOWER PORTION.				
	· ·	52 - 6.7 6,	FIRST FLOOR ADDITION	84.83m² (EXCLUDING STAIR VOID)	WINDOWS - TREND	FRAME: WESTERN RED CEDAR	-			
EXTERNAL WALL: EXTERNAL INSULATED FACADE	L NIL		TOTAL FSR SITE COVERAGE	253.98m ² COMPLIES	KEYED LOCKS (TERRAIN: 3)					
SYSTEM (EIFS)(FAÇADE				100 15 0 (110 015105)	INSECT SCREENS:	FRAME: WESTERN RED CEDAR	4			
PANEL: 75 MM)			EXISTING HOUSE	169.15m² (INC. GARAGE)	TO ALL NEW OPERABLE	MESH: FIBREGLASS	WORKS BY OWNER			
	NAZINA DEGUIDENENTO				WINDOW SASHES		REMOVAL \$ INSTALLATION OF T.V ANTENNA AS REQUIRE	RED # CONN	NECTION	
	SLAZING REQUIREMENTS				ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE	TO NEW AND EXISTING TV POINTS.			
WINDOWS & SKYLIGHTS			TOTAL	169.15m ² COMPLIES (29.08%)		SHOWN.	CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO E	EXISTING AI	ND/OR	
WI - WIO	TIMBER or uPVC, SINGLE P' (U-VALUE: 3.99, SHGC: 0.		HEIGHT		ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	NEW T.V. AERIAL PHONE AND/OR DATA CABLIN IF REQUIRED.			
	·	,	MAX. RIDGE LEVEL	RL 53.09	INSULATION (FIRES ASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES	SUPPLY SEVENTEEN (17) DOWNLIGHT FITTINGS, ONE (1) FITTINGS, TWO (2) HEATED TOWEL RAILS, THREE (3) CEI	,		
SLI - SL3	TIMBER, LOW E INTERNAL/ A EXTERNAL, (U-VALUE: 2.5,		EXISTING GROUND LEVEL BELOW NEW RIDGE APEX	RL 44.77	(FIBREGLASS)	I 2mm POLASTIC INSULATION BLANKET TO FIRST	TWO (2) 3-IN- I FAN/LIGHT/HEATER UNIT. REMOVAL/RELOCATION OR REPLACEMENT OF AIR COND	DITIONING 9	SYSTEM	
			HEIGHT	8.32 METRES COMPLIES	INTERNAL FIXINGS	FLOOR EXTERNAL WALL FRAMES DAR: FINGER JOINTED PINE	AS REQUIRED.			
SHADING DEVICES		LANDSCAPE AREA		1	SKIRTING: Ex. 100x25 SQUARE DRESSED	SUPPLY CERAMIC WALL & FLOOR TILES, TOILET SUITES, VANITIES, TAPWARE TOILET ROLL HOLDERS, SOAP HOLDERS & DOOR FURNITURE.				
WINDOWS & SKYLIGHTS				COMPLIANCE DEEMED UNDER CLAUSE 3.24(6)	INTERNAL DOORS	ARCHITRAVE: Ex. 75x25 SQUARE DRESSED PRIMED HARDBOARD HOLLOW CORE "FLUSH" TO	 SUPPLY/INSTALLATION OF SHOWER SCREENS & MIRROR REMOVAL/RELOCATION OF BUILT-IN-CUPBOARD AND BL 			
WI - W7	EAVE / VERANDAH / PERGOL >= 450MM	LA / BALCONY		(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA		ENSUITE & SHOWER ROOM & LINEN PRIMED HARDBOARD SOLID CORE "FLUSH" TO BEDROOM I, 2 & 3 AND ATTIC CORINTHIAN PRIMED RIM CLEAR GLAZED DOORS TO	WORKSTATION. • FIT OUT BUILT IN ROBES INCLUDING DOORS, SHELVES REQUIRED.		G RAILS AS	
W8	EAVE / VERANDAH / PERGOL	LA / BALCONY	DEOLUBED CIDE CETDACKS	COMPLIES	_	THE GROUND FLOOR STAIR ROOM				
	>= 600MM		REQUIRED SIDE SETBACKS	> Om \$ < 8m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)	STAIRCASE	TYPE: CLOSED TIMBER	FINAL CONSTRUCTION	N.L.	18-04-16	
W9 \$ W10	PROJECTION /HEIGHT ABOVE SILL RATIO		WALL HEIGHT PROPOSED	RL 50.75 SOUTH \$ 51.30 NORTH RL 50.75 - RL 44.91 = 5.84 High	MAPLE TREADS \$ RISERS	WIDTH: 1000mm RISE: 18 @ 188mm	H TO CONTRACTS	C.5.	04-03-16	
W3 4 W 10	>= 0.43						G CHECK PLAN \$ POV 763	S.C.	17-12-15	
				5.84 - 4.5 / 4 + 0.9 = 1235mm required 1340mm PROPOSED COMPLIES			F CDC APPLICATION \$ BASIX ADDED	S.C.	03-11-15	
SLI - SL3	NONE	NONE		RL 51.30 - RL 44.69 = 6.61 High 6.61 - 4.5 / 4 + 0.9 = 1428mm required 2880mm PROPOSED COMPLIES		GOING: 240mm (260mm TREAD)	E POV 17251	B.P.	26-10-15	
			NORTH SIDE		BARGE BOARDS	MATERIAL: DAR TIMBER	D POV 17104	N.E.	29-09-15	
FINAL CONSTRUCTION.					GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME	C POV 17019	5.C.	14-09-15	
		REQUIRED SETBACK - FRONT		1	GUTTER COLOUR: JASPER	B TO CLIENT	N.L.	03-09-15		
		ADJOINING SETBACK NORTH	8.515 METRES		DOWNPIPE COLOUR: PAPERBARK	A TECHNICAL	B.D	17-08-15		
		NO. 12 BARWON ROAD		HOT WATER UNIT	CONNECT TO EXISTING	No. ISSUE DRAWN				
			ADJOINING SETBACK SOUTH NO. 8 BARWON ROAD	9.565 METRES	PAINTING - REFER TO		DESIGN CONSULTANT: SCOTT MCDOUGALL			
			AVERAGE REQUIRED	PROPOSE SETBACK 2.775 METRES		FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER	PROPOSED ADDITIONS & ALTERATIONS			
EXTERNAL PAINT SCHEDULE			REQUIRED SETBACK - REAR	COMPLIES	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER		FOR MR C MILROY & MS K McKEOWN AT 10 BARWON ROAD,			
ITEM	BRAND CODE C	COLOUR		REQUIRED REAR SETBACK FOR SITE >300m ² BUT <900m ² FOR ANY PART OF A BUILDING	FINISHED GROUND LEVE CONDITIONS.	ELS SHOWN ON PLAN ARE SUBJECT TO SITE	LANE COVE WEST, NSW 2066			
		elf Destruct		4.5 METRES AND HIGHER - 8 METRES	DO NOT SCALE OFF DRA	AWINGS		•		
		Bristle Quater Strength		PROPOSED			COUNCIL: LANE COVE			
		Bristle Quater Strength		PROPOSED SETBACK 17.505 COMPLIES	ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.					
Rafter Tails	,	Bristle Quater Strength	PRIVACY		NO ALLOWANCE HAS BE	EEN MADE FOR SHRINKAGE OR MILLING.	A.B.N. 54 000	0 605 40	97	
	LZINIIX IETTIJENITĖ JE R	A DUC QUALCE DIFFIIGHT	W1, W2, W3 \$ W4	> 3M FROM BOUNARY - NO ADDITIONAL PRIVACY	┥		Cape Cod Suite 41, 410 NORTH PARRAI PHONE: (02) 9			
Shading Device Batteris	,	Bristle Ousten Strangth	** 1 , ** 2 , ** 0 1 ** 1				NORTH PARKAP			
Shading Device Battens [Shading Device Frame [Dulux PIDIQ/PNIC2 Br	Bristle Quater Strength		MEASURES REQUIRED			• · · · · · · · · · · · · · · · · · · ·			
Shading Device Battens [Shading Device Frame [Gable End with Boards [Dulux PIDIQ/PNIC2 Bi	elf Destruct	, w., w., w.	MEASURES REQUIRED		IGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT	PHONE: (02) 9 A U S T R A L I A BUILDERS LICE			
Shading Device Battens [Shading Device Frame [Gable End with Boards [Gable Battens [Dulux PIDIQ/PNIC2 Br Dulux PI4D3 Sr Dulux PIDIQ/PNIC2 Br			MEASURES REQUIRED	ISSUED FOR THE SOLE WITH THE COMPANY. IT		A U S T R A L I A BUILDERS LÍCE			

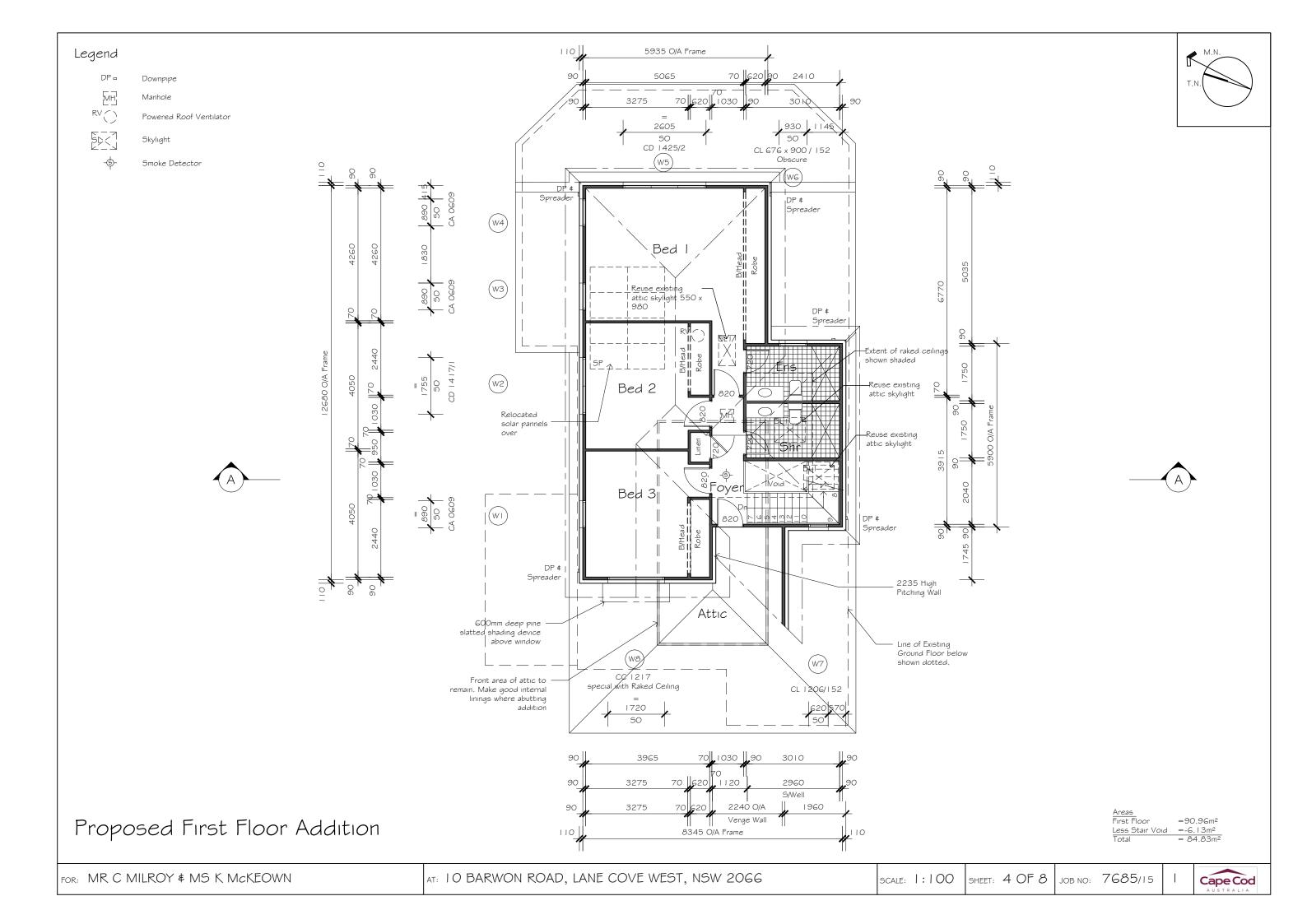


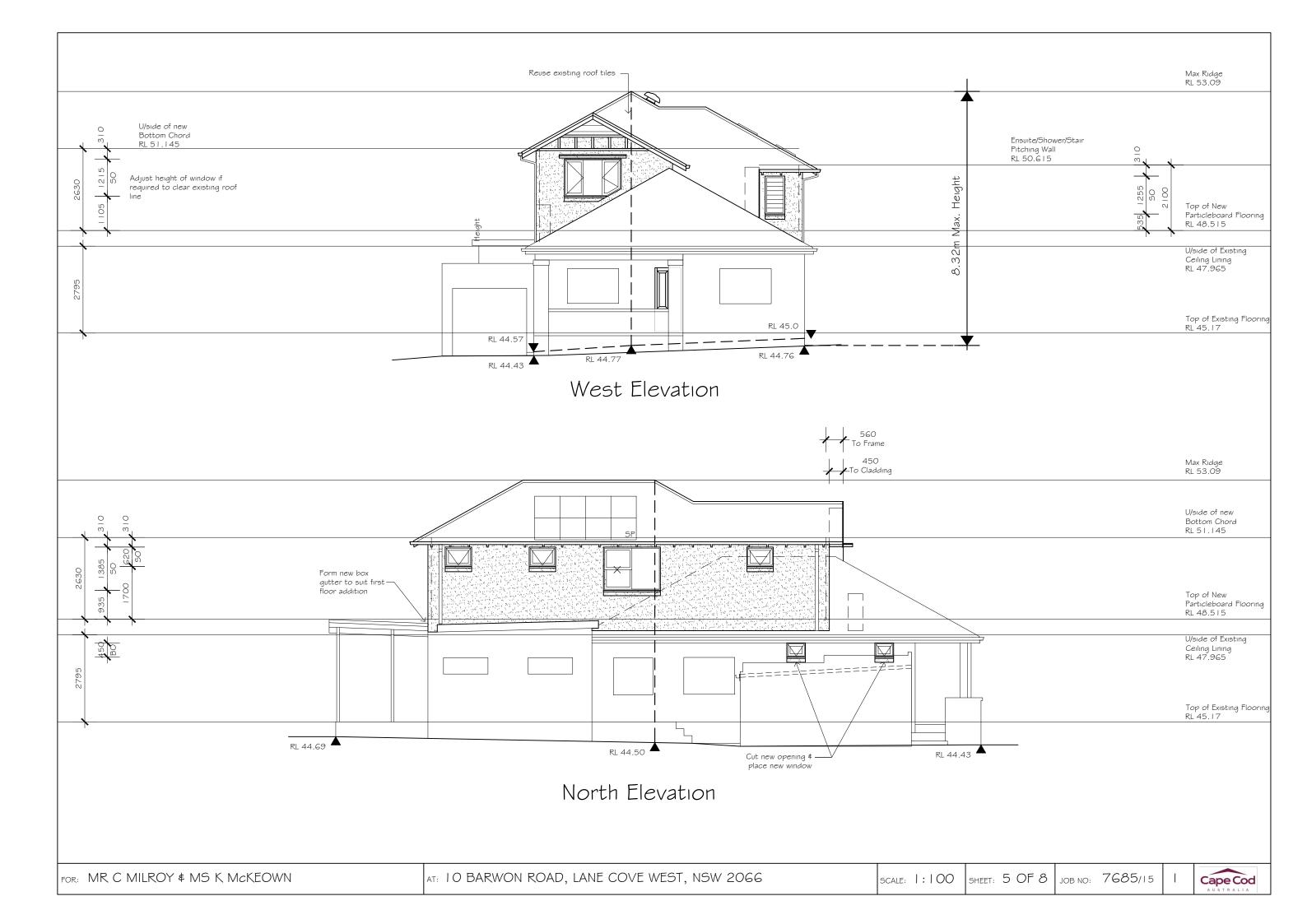


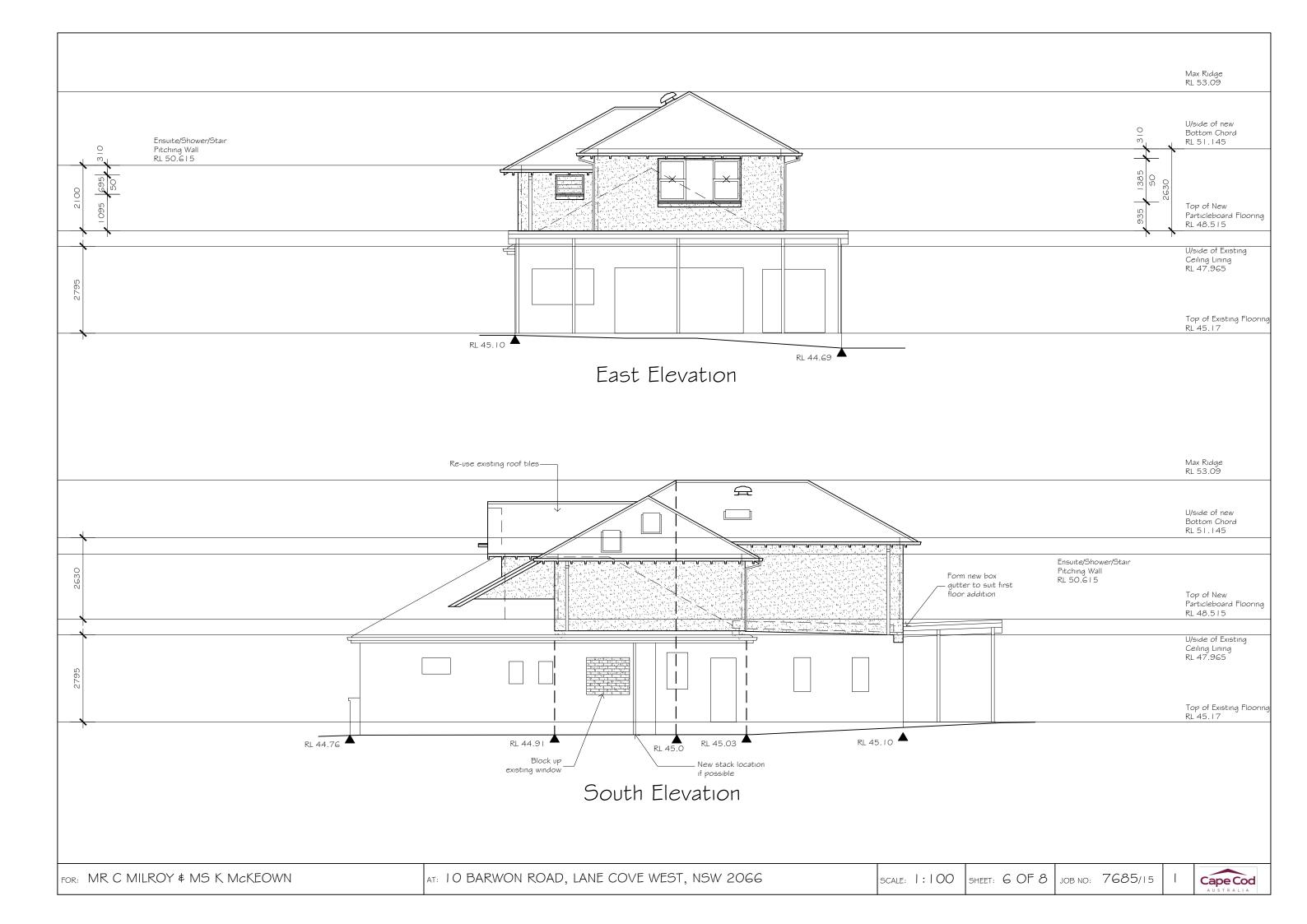
DP : 14706 AREA: 581.7m² (By Title) : 582.3m² (By Calc)

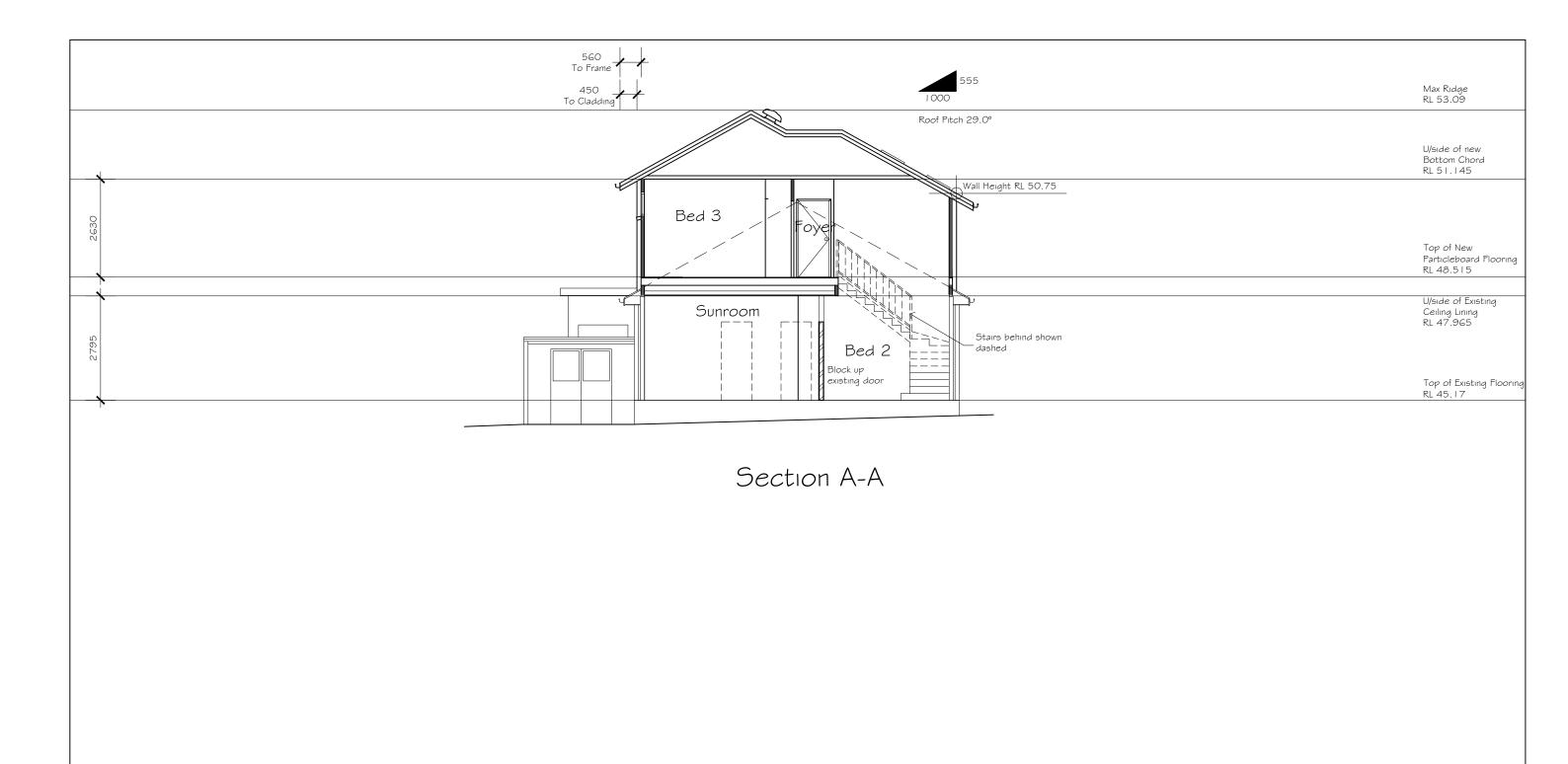
Areas Existing House = 169.15m² (Including Garage)











FOR: MR C MILROY & MS K McKEOWN

WINDOW SCHED	ULE (BASIX A234 I	83)	C	CLIENT:					TIMBER WINDOWS:	-			
STANDARD NOTES:										, DOOR FRAMES AND DOO IDE AND OUT FOR A PAINT/:			
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS MANDOWS OPENINGS NOTED "P" HAVE DESTRICTED OPENINGS TO COMPLY WITH THE				CLIENT:					STANDARD HARDWA BRONZE & WHITE.	YARE COLOURS: SATIN CHR	OME, GOLD, MAHOGANY		
WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5			I IIIL BI	BUILDER: DATE:					TERRAIN: 3 WIND LOAD: W 33 N				
	(WI) ca occo		GLAZING		SPECIAL NOTES		WID 64 450 V 600 V6	HARDWARE COLOUR	GLAZING	SPECIAL NOTES			
	N ELEVATION / BEDROOM 3 WESTERN RED CEDAR AWNING OPEN	SATIN CHROME INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH	SINGLE PYROI LOW-E, (OR U-VALUE: 3.9 SHGC: 0.4)				N ELEVATION / STUDY WESTERN RED CEDAR AWNING OPEN	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)				
		HARDWARE COLOUR	GLAZING		SPECIAL NOTES								
F	W2) CDH 1417/1 N ELEVATION / BEDROOM 2 WESTERN RED CEDAR DOUBLE HUNG OPEN/FIXED/FIXED	SATIN CHROME INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH	SINGLE PYROLLOW-E, (OR U-VALUE: 3.9	LYTIC F	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC. RESTRICT TOP SASH TO ENSURE IT DOES NOT DPEN LOWER THAN 1700MM ABOVE FLOOR EVEL.								
	(W3) CA 0609	HARDWARE COLOUR SATIN CHROME			SPECIAL NOTES								
	N ELEVATION / BEDROOM I WESTERN RED CEDAR AWNING OPEN	INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH	SINGLE PYROL LOW-E, (OR U-VALUE: 3.9 SHGC: 0.4)										
	(W4) CA 0609	HARDWARE COLOUR			SPECIAL NOTES								
	N ELEVATION / BEDROOM I WESTERN RED CEDAR AWNING OPEN	SATIN CHROME INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH	SINGLE PYROL LOW-E, (OR U-VALUE: 3.9 SHGC: 0.4)										
	(W5) CDDDH 1425/2		GLAZING		BPECIAL NOTES								
F	E ELEVATION / BEDROOM I WESTERN RED CEDAR DOUBLE HUNG OPEN/FIXED/OPEN	SATIN CHROME INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH	SINGLE PYROI LOW-E, (OR U-VALUE: 3.9 SHGC: 0.4)										
	(WG) CL 676 X 900 / 152	HARDWARE COLOUR			SPECIAL NOTES								
	E ELEVATION / ENSUITE WESTERN RED CEDAR LOUVRE OPEN	SATIN CHROME INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH	SINGLE PYROLLOW-E, (OR U-VALUE: 3.9 SHGC: 0.4)		RANSLUCENT FILM BY BUILDER.								
	(W7) CL 1206 / 152	HARDWARE COLOUR	GLAZING		SPECIAL NOTES								
	W ELEVATION / STAIRWELL WESTERN RED CEDAR LOUVRE OPEN	SATIN CHROME INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH	SINGLE PYROL LOW-E, (OR U-VALUE: 3.9 SHGC: 0.4)							_			
	(W8) CC 2 7 (Special)	HARDWARE COLOUR SATIN CHROME	GLAZING SINGLE PYROI		SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY								
	W ELEVATION / BEDROOM 3 WESTERN RED CEDAR CASEMENT OPEN/FIXED/OPEN	INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH	LOW-E, (OR U-VALUE: 3.9 SHGC: 0.4)	\	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. BITE MEASURE.								
	(W9)CA 450 X 600 (Special)		GLAZING		SPECIAL NOTES								
	N ELEVATION / STUDY WESTERN RED CEDAR AWNING OPEN	SATIN CHROME INSECT SCREEN WESTERN RED CEDAR FIBREGLASS MESH	SINGLE PYROI LOW-E, (OR U-VALUE: 3.9 SHGC: 0.4)										
for: MR C MILRC)Y \$ MS K McKEOW	vN		AT: 10	BARWON ROAD, LANE COVE WE	ST, NSW 2066		SCALE: 1: NTS SI	HEET: 8 OF 8	JOB NO: 7685/15	Cape Cod		