

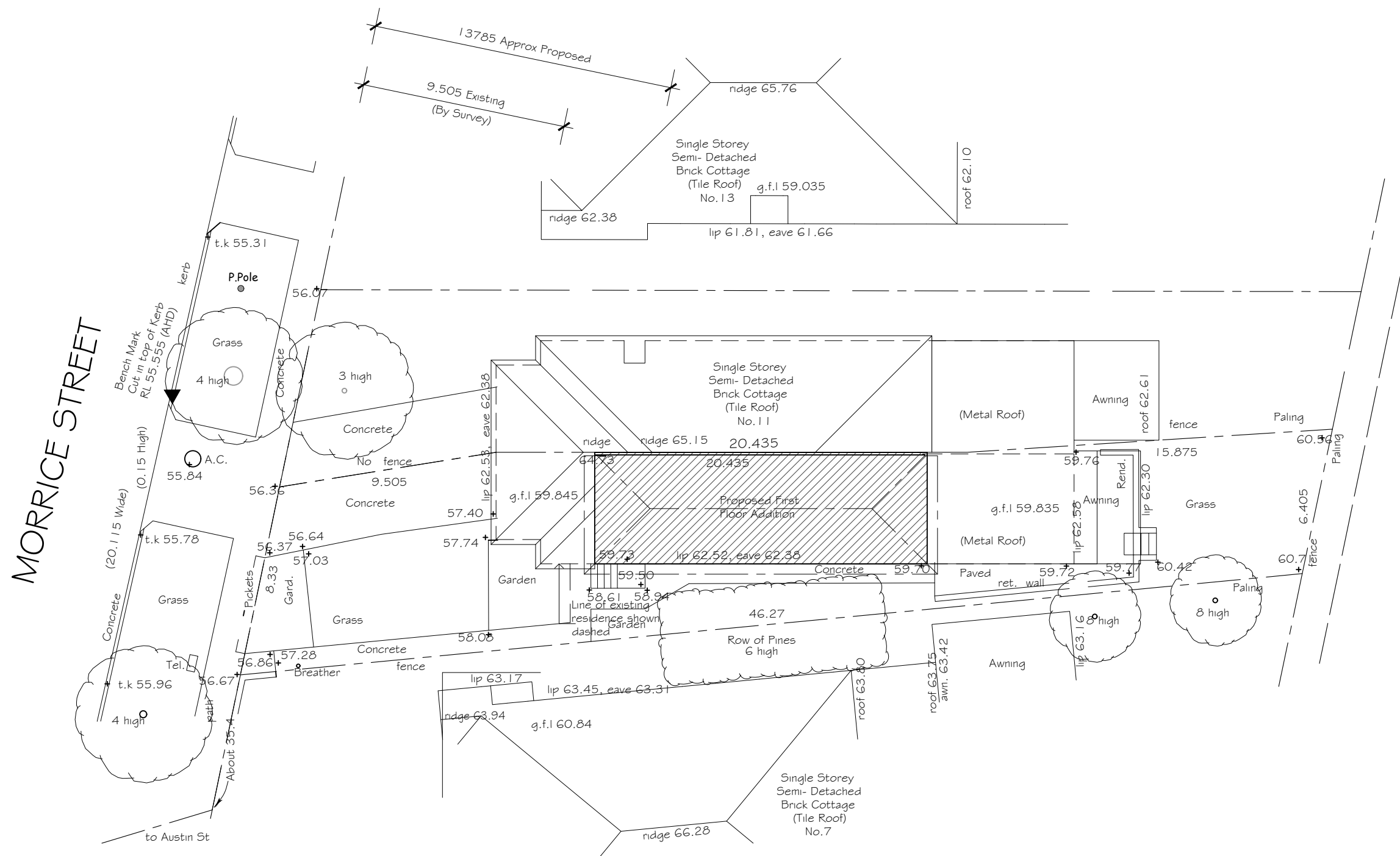
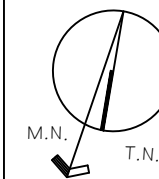


BASIX COMMITMENTS			
CERTIFICATE NO. A258109_02			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: BRICK VENEER	R1.16 (or R1.70 INCLUDING CONSTRUCTION)		
EXTERNAL WALL: CAVITY BRICK	NIL		
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL:75mm)	NIL		
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
RAKED CEILING, PITCHED / SKILLION ROOF: FRAMED	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W1, W2, W3, W4, W5, W6, & W7	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
W8 & W9	TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		
SHADING DEVICES			
WINDOWS			
W1 W2, W3, W4, W5, W6, & W7	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W8, & W9	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		

FINAL CONSTRUCTION.

SPECIFICATION SUMMARY		SPECIAL NOTES			
STRUCTURAL TIMBER - All to ASA 1684.2		<ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN • ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.• CONNECT/INSTALL SEVEN (7) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).• CONNECT / INSTALL ONE (1) HEATED TOWEL RAIL (AS SUPPLIED BY THE OWNER)• CONNECT / INSTALL ONE (1) EXTERNAL WALL LIGHT (AS SUPPLIED BY OWNER) TO REPLACE EXIST. EAVE LIGHT.• RAKED CEILING ALL AROUND THE FIRST FLOOR ADDITION ROOF SECTION.• SUPPLY AND INSTALL "DUO" CORNICE TO SUNROOM.			
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS	ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS				
FLOOR: 190x45mm MIN. FLOOR JOISTS	WIND LOAD W 28 N				
FINISHES					
BRICKWORK	COMMON BRICKWORK TO PARTY WALL LAID AS FACE				
FLOORING	19MM STRUCTURAL PARTICLEBOARD				
CLADDING	75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH				
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM & WESTERN RED CEDAR (WITH HALF SPLAYED HORNS TO WESTERN RED CEDAR WINDOWS)				
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS				
ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.				
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL				
INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES				
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 SPLAY ARCHITRAVE: Ex. 100x25 SPLAY				
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "MODA"				
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD)				
FASCIA	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: BASALT				
GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: BASALT DOWNPIPE COLOUR: BASALT				
HOT WATER UNIT	CONNECT TO EXISTING				
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER GROUND FLOOR INTERNAL: BY OWNER 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.					
COPYRIGHT THIS DESIGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS ISSUED FOR THE SOLE PURPOSE OF ENTERING INTO A BUILDING CONTRACT WITH THE COMPANY. IT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.					





















WORKS BY OWNER			
<ul style="list-style-type: none">• 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 THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.• SUPPLY SEVEN (7) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT.• PAINTING & / OR STAINING OF STAIRS• SUPPLY ONE (1) HEATED TOWEL RAIL• SUPPLY ONE (1) EXTERNAL LIGHT FITTING• ALL WORK ASSOCIATED WITH SUPPLY & INSTALLATION OF ANY LAUNDRY CBDS. OR BENCH TOP• OWNERS TO SUPPLY AND FIT BUILT-IN ROBES. TIMBER REVEALS TO BE FITTED 2400MM HIGH INCLUDING ARCHITRAVES.			
H	FINAL CONSTRUCTION	J.E/S.C	24-10-17
G	TO CONTRACTS	S.M.	16-12-16
F	PLAN CHECK	J.E.	22-11-16
E	SECTION ADDED FOR COUNCIL	N.E.	25-10-16
D	BASIX ADDED & TO COUNCIL	N.E.	14-09-16
C	POV 18346 & 18360	N.E.	15-08-16
B	TO CLIENT	N.L./S.C.	27-06-16
A	TECHNICAL	A.M.	21-06-16
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: CHARLES TABONE			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR R CLARKE & MS A HO			
AT 9 MORRICE STREET LANE COVE NSW 2066			
COUNCIL: LANE COVE			
<div><div></div><div>A.B.N. 54 000 605 407 SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519</div></div>			
SHEET: 1 OF 8		JOB NO: 7768/16	
		H	

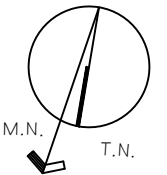


Site Plan

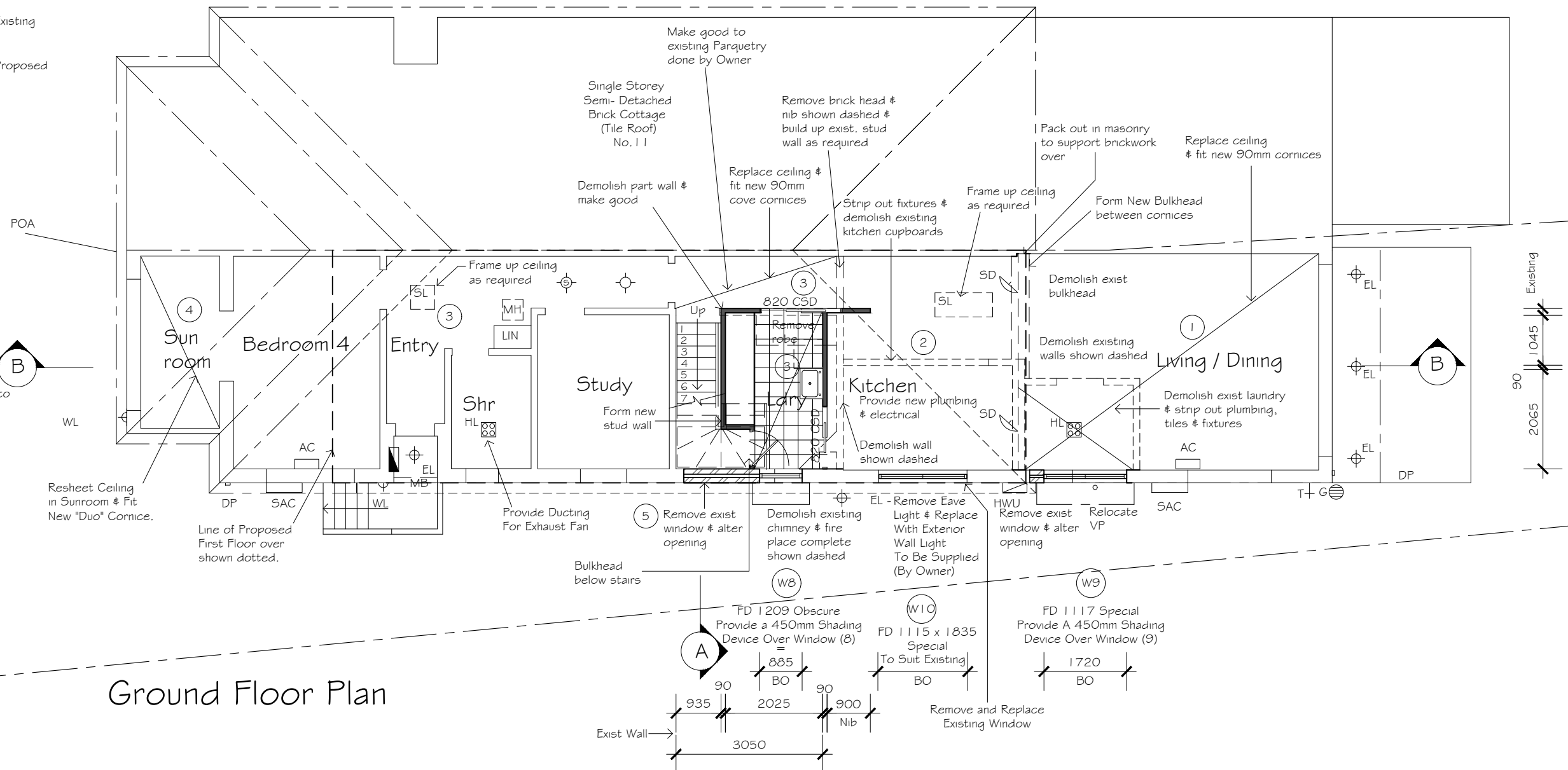
No. : 9
Lot. : A
DP : 341355
AREA : 335.1 m² (By Title)
: 337.8 m² (By Calc)

Legend

- SAC  Air Conditioning Compressor
- AC  Air Conditioning Unit Wall Mounted
- DP  Downpipe
- EL  Eave Light
- HWU  Hot Water Unit Wall Mounted
- MH  Manhole
- MB  Meter Box - Electrical
- GAS  Meter - Gas
- WATER  Meter - Water
- SD  Satellite Dish - Owner to relocate as required
-  Smoke Detector - Existing
-  Smoke Detector - Proposed
- ST  Stack
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- VP  Sewer Vent Pipe
- WL  Wall Light
- G  Gully
- HL  Heater/Light
-  Skylight - Existing to be removed







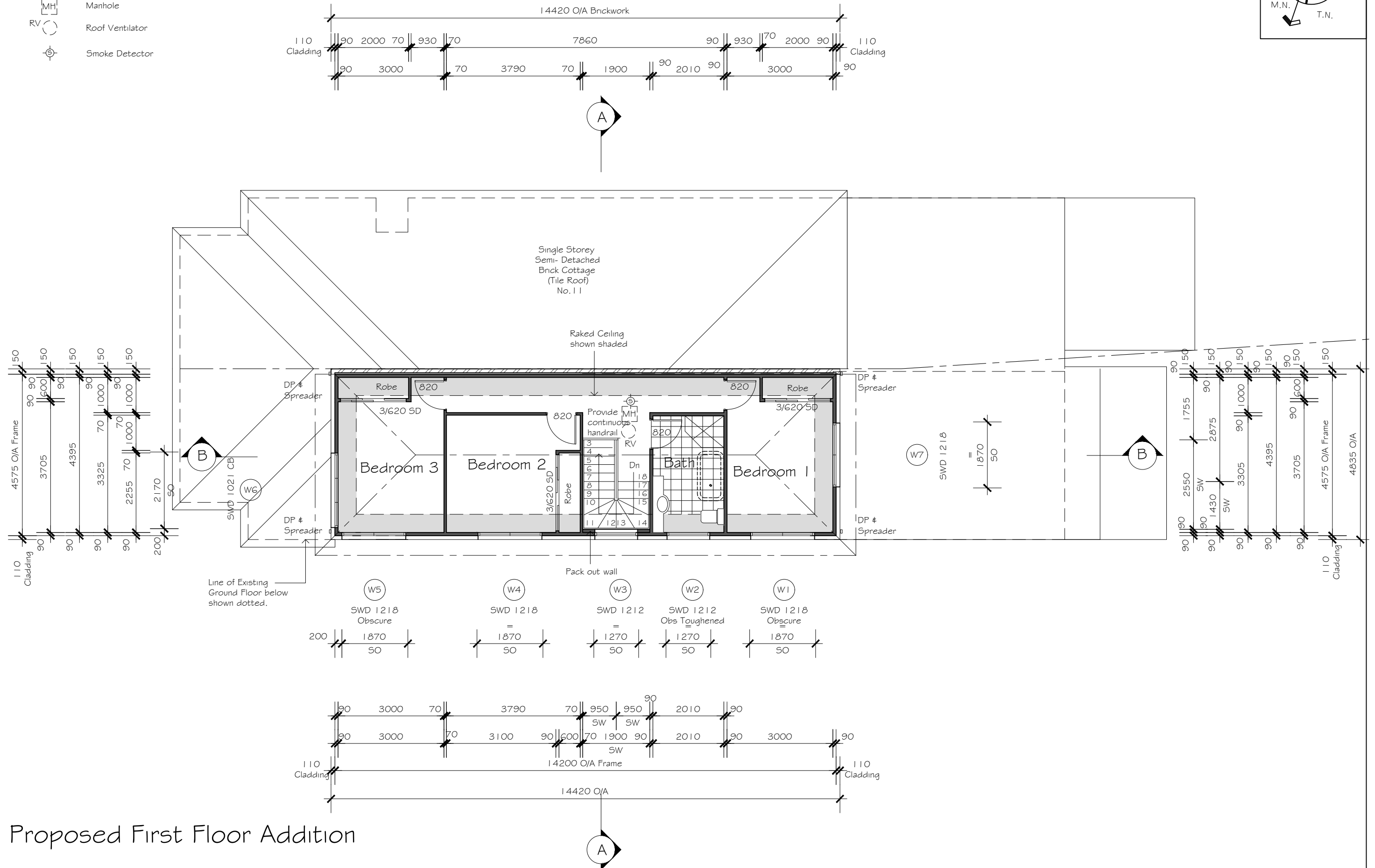
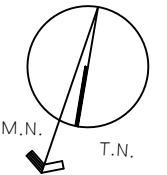
Lower Ground Floor Plan



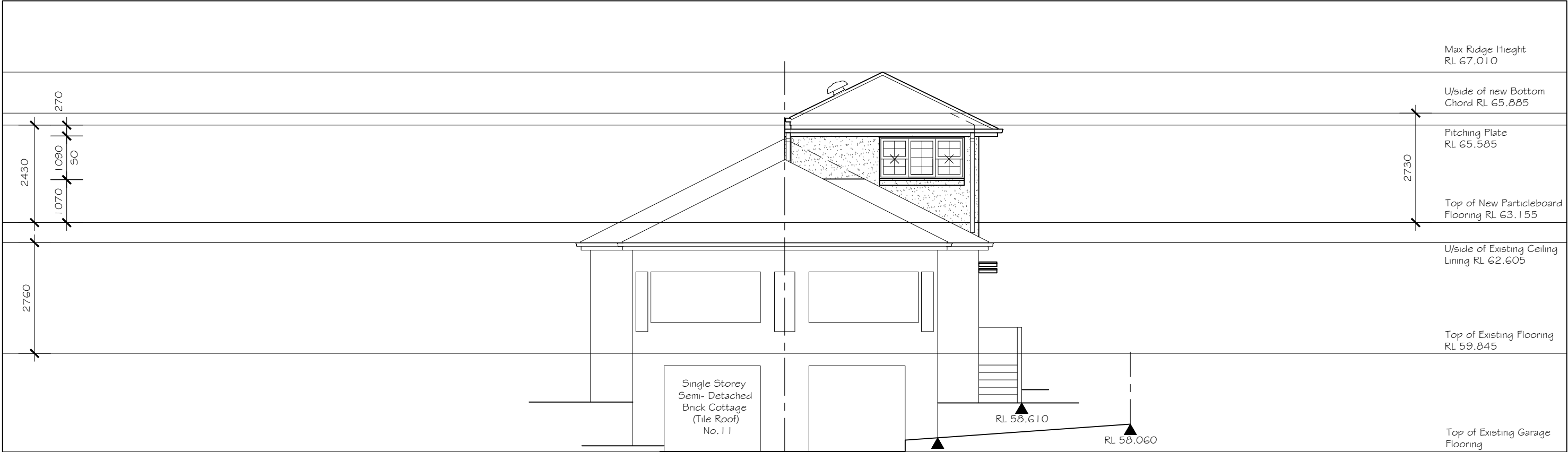
Ground Floor Plan

Legend

- | | |
|--|-----------------|
| DP  | Downpipe |
|  | Manhole |
| RV  | Roof Ventilator |
|  | Smoke Detector |



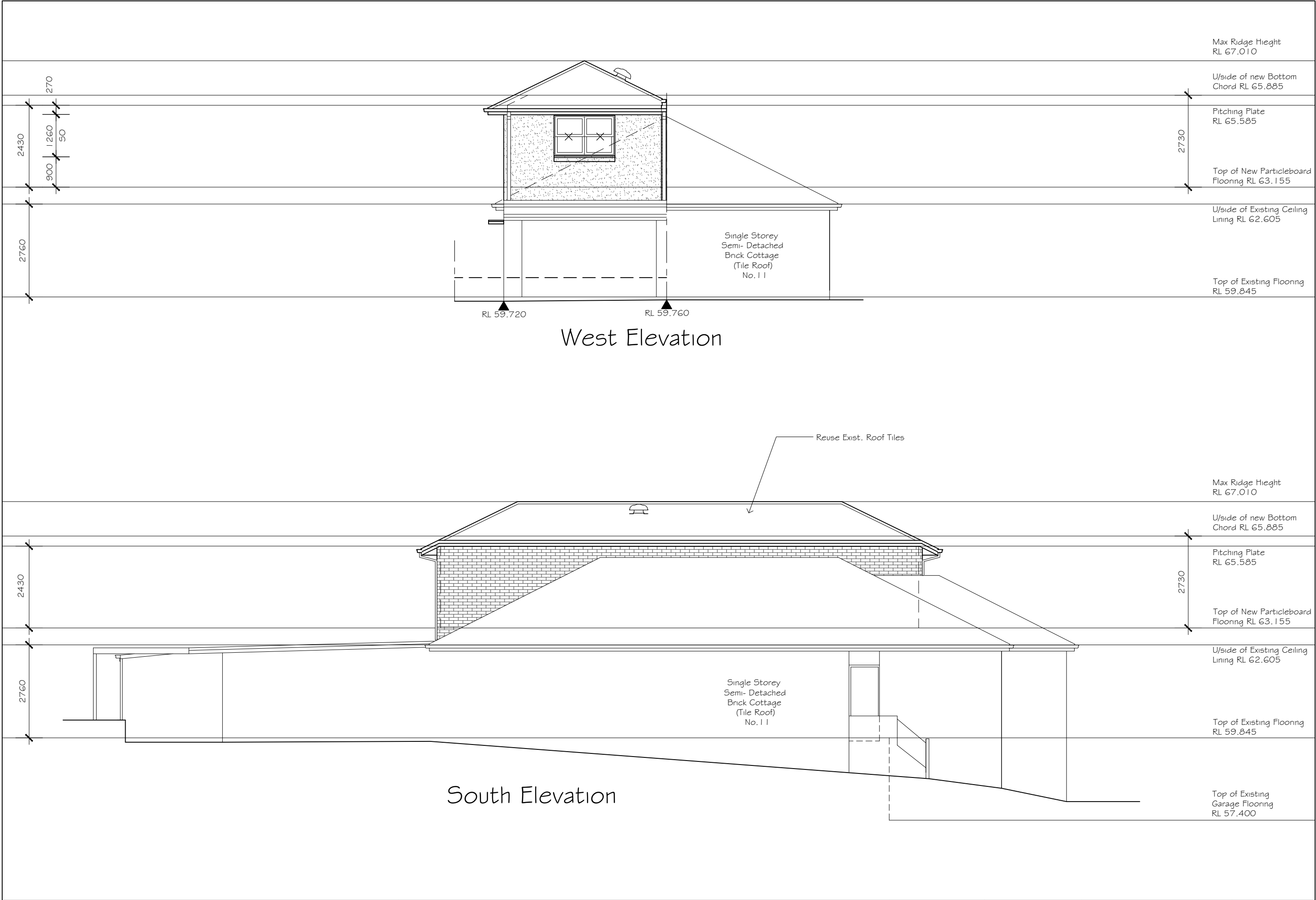
Proposed First Floor Addition

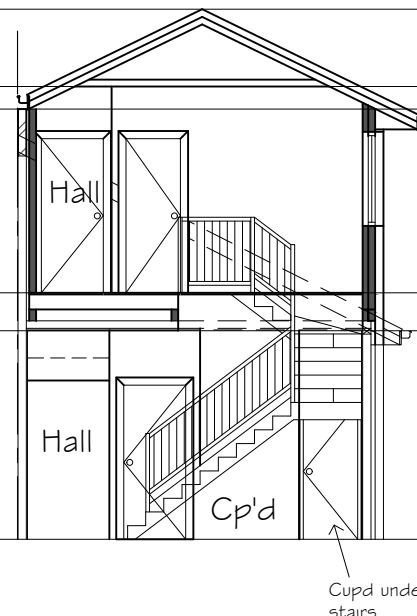


East Elevation



North Elevation





Max Ridge Height
RL 67.010

U/side of new Bottom
Chord RL 65.885

Pitching Plate
RL 65.585

Top of New Particleboard
Flooring RL 63.155

U/side of Existing Ceiling
Lining RL 62.605

Top of Existing Flooring
RL 59.845

Max Ridge Height
RL 67.010

U/side of new Bottom
Chord RL 65.885

Pitching Plate
RL 65.585

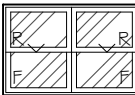
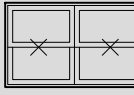


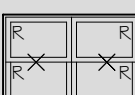
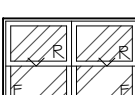

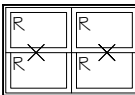

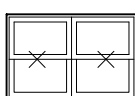
Top of New Particleboard
Flooring RL 63.155

U/side of Existing Ceiling
Lining RL 62.605

Top of Existing Flooring
RL 59.845

RL
60.420

Section B-B

WINDOW SCHEDULE (BASIX A258109_02)					CLIENT:					ALUMINIUM TREND WINDOWS:									
STANDARD NOTES: <ul style="list-style-type: none">WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDEALL WINDOWS COME WITH "KEYED ALIKE" LOCKSWINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5					CLIENT:					STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.									
					BUILDER:DATE:					DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.					TERRAIN: 3 WIND LOAD: W 28 N				
	W1 SWD 1218	COLOUR	GLAZING	SPECIAL NOTES		W10 FD 1115 x 1835 SPECIAL	COLOUR	GLAZING	SPECIAL NOTES										
	N ELEVATION / BEDROOM 1	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC. TRANSLUCENT FILM BY BUILDER.		N ELEVATION / KITCHEN	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SITE CHECK. TO SUIT EXISTING OPENING.										
	ALUMINIUM	INSECT SCREEN				WESTERN RED CEDAR	INSECT SCREEN												
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm	FIX BOTTOM SASH OPENING TO COMPLY WITH NCC.		DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm	HALF SPLAYED HORNS										
	W2 SWD 1212	COLOUR	GLAZING	SPECIAL NOTES															
	N ELEVATION / BATHROOM	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.															
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm																
	W3 SWD 1212	COLOUR	GLAZING	SPECIAL NOTES															
	N ELEVATION / STAIRS	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 230mm																
	W4 SWD 1218	COLOUR	GLAZING	SPECIAL NOTES															
	N ELEVATION / BEDROOM 2	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.															
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm	RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.															
	W5 SWD 1218	COLOUR	GLAZING	SPECIAL NOTES															
	N ELEVATION / BEDROOM 3	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC. TRANSLUCENT FILM BY BUILDER.															
	ALUMINIUM	INSECT SCREEN																	
	AWNING OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm	FIX BOTTOM SASH OPENING TO COMPLY WITH NCC.															
	W6 SWD 1021 CB	COLOUR	GLAZING	SPECIAL NOTES															
	E ELEVATION / BEDROOM 3	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.															
	ALUMINIUM	INSECT SCREEN																	
	AWNING OPEN / OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm																
	W7 SWD 1218	COLOUR	GLAZING	SPECIAL NOTES															
	W ELEVATION / BEDROOM 1	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.															
	ALUMINIUM	INSECT SCREEN																	
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL 140mm	RESTRICT TOP SASH OPENING TO NO LESS THAN 1700mm ABOVE FLOOR TO COMPLY WITH NCC.															
	W8 FD 1209	COLOUR	GLAZING	SPECIAL NOTES															
	N ELEVATION / LAUNDRY		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.															
	WESTERN RED CEDAR	INSECT SCREEN		HALF SPLAYED HORNS															
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL																
	W9 FD 1117 SPECIAL	COLOUR	GLAZING	SPECIAL NOTES															
	N ELEVATION / LIVING		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	1130 HIGH TO MATCH ADJACENT WINDOW															
	WESTERN RED CEDAR	INSECT SCREEN		HALF SPLAYED HORNS															
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL																
FOR: MR R CLARKE & MS A HO					AT: 9 MORRICE STREET LANE COVE NSW 2066					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7768/16		H		