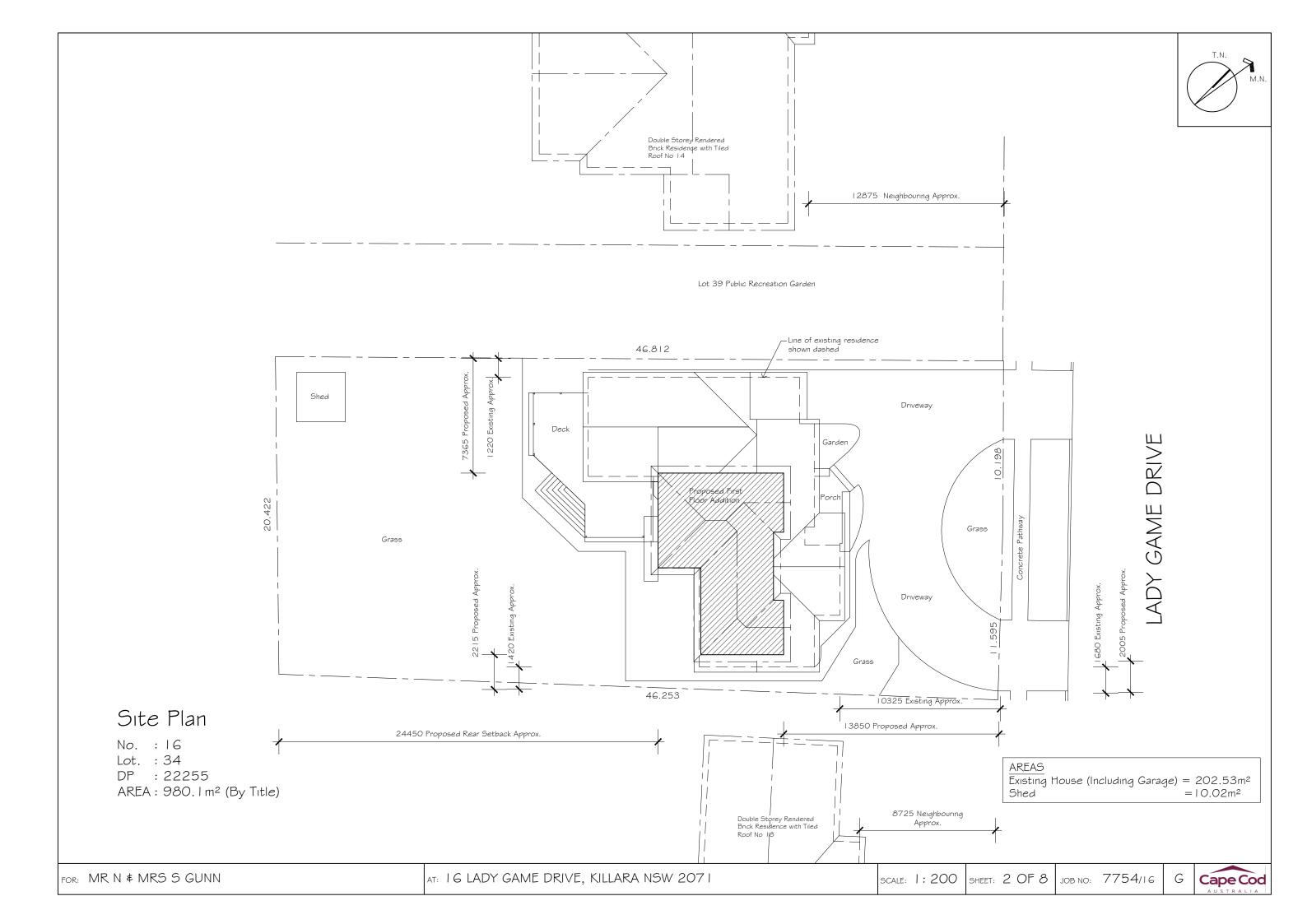
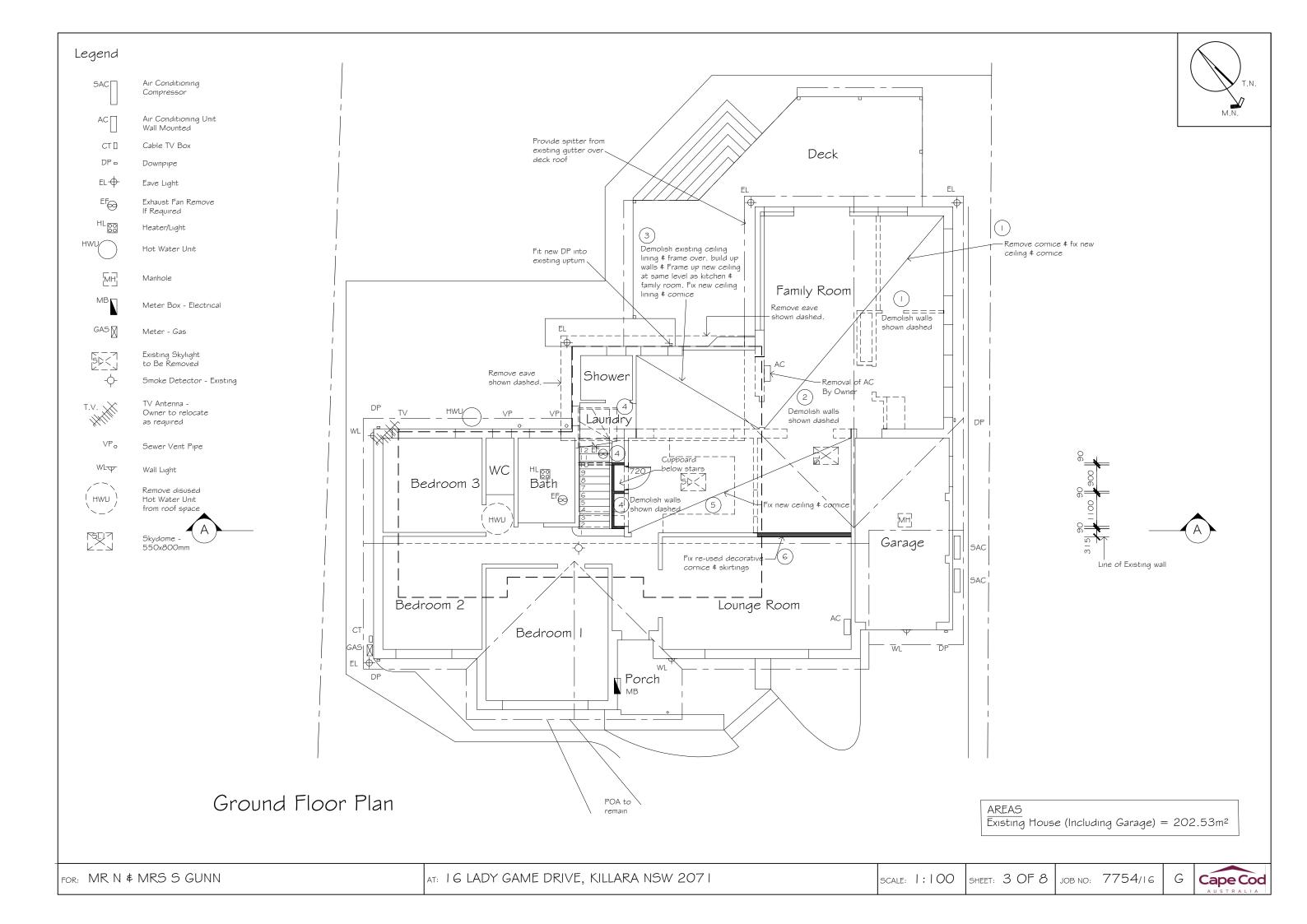
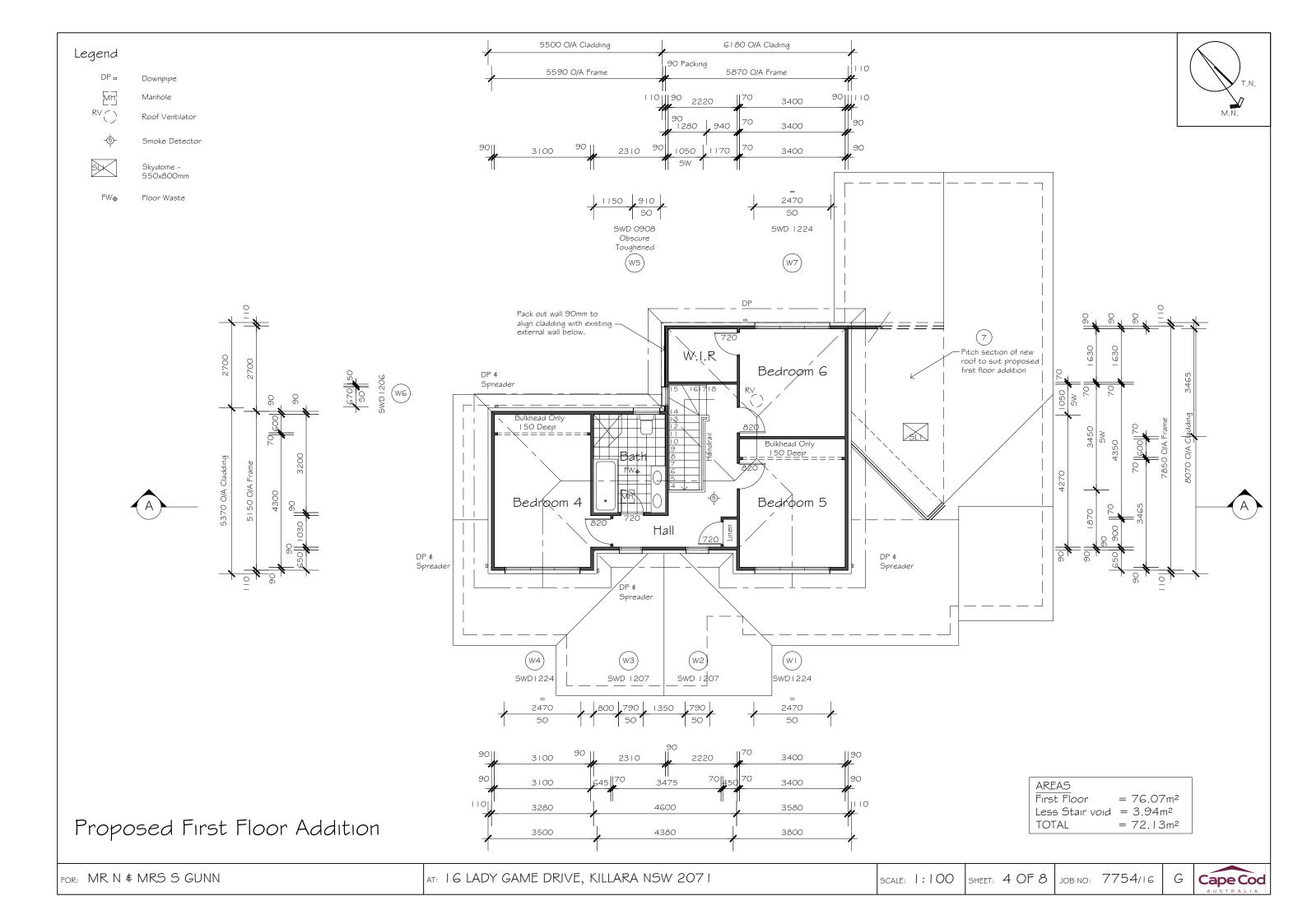
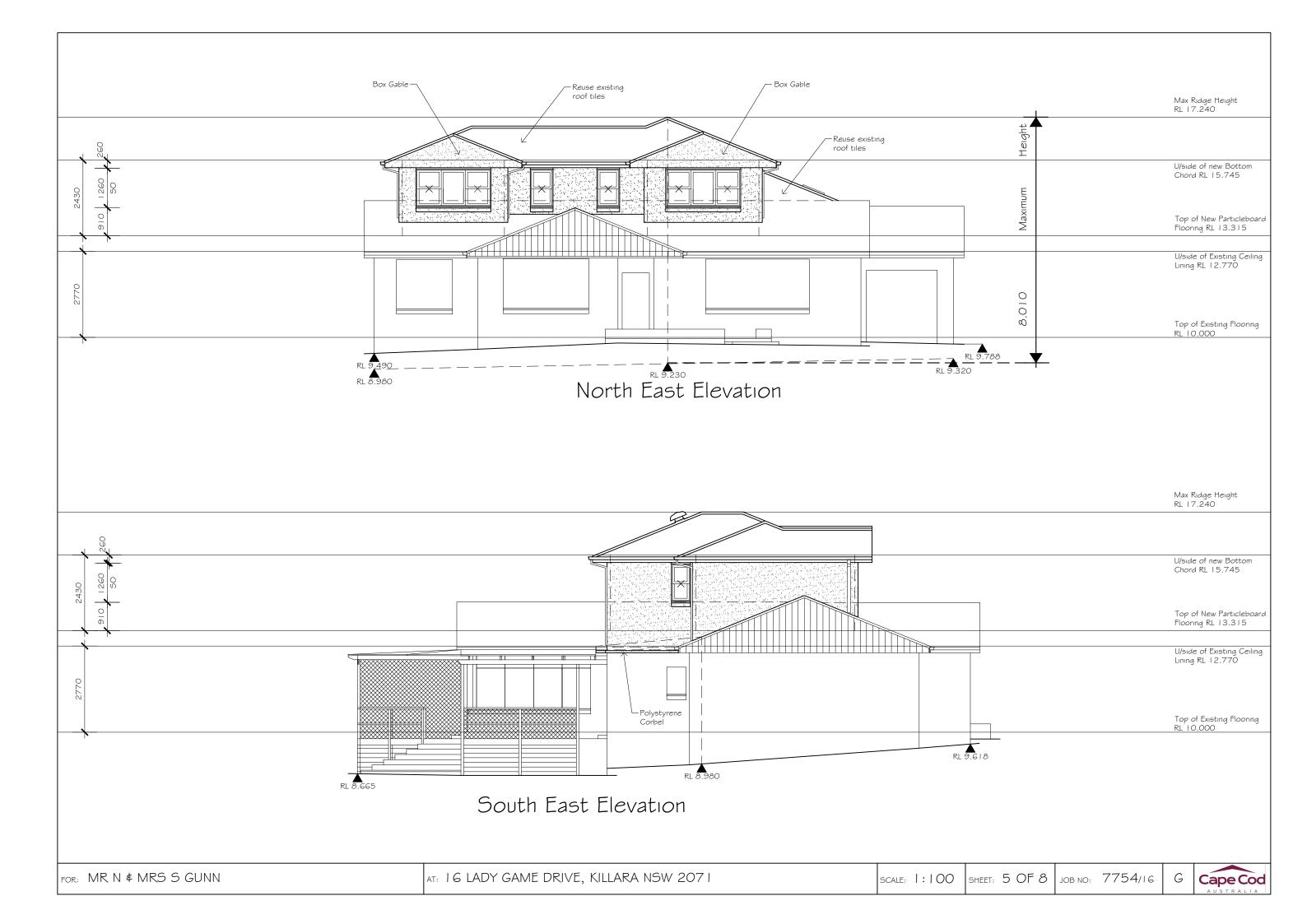
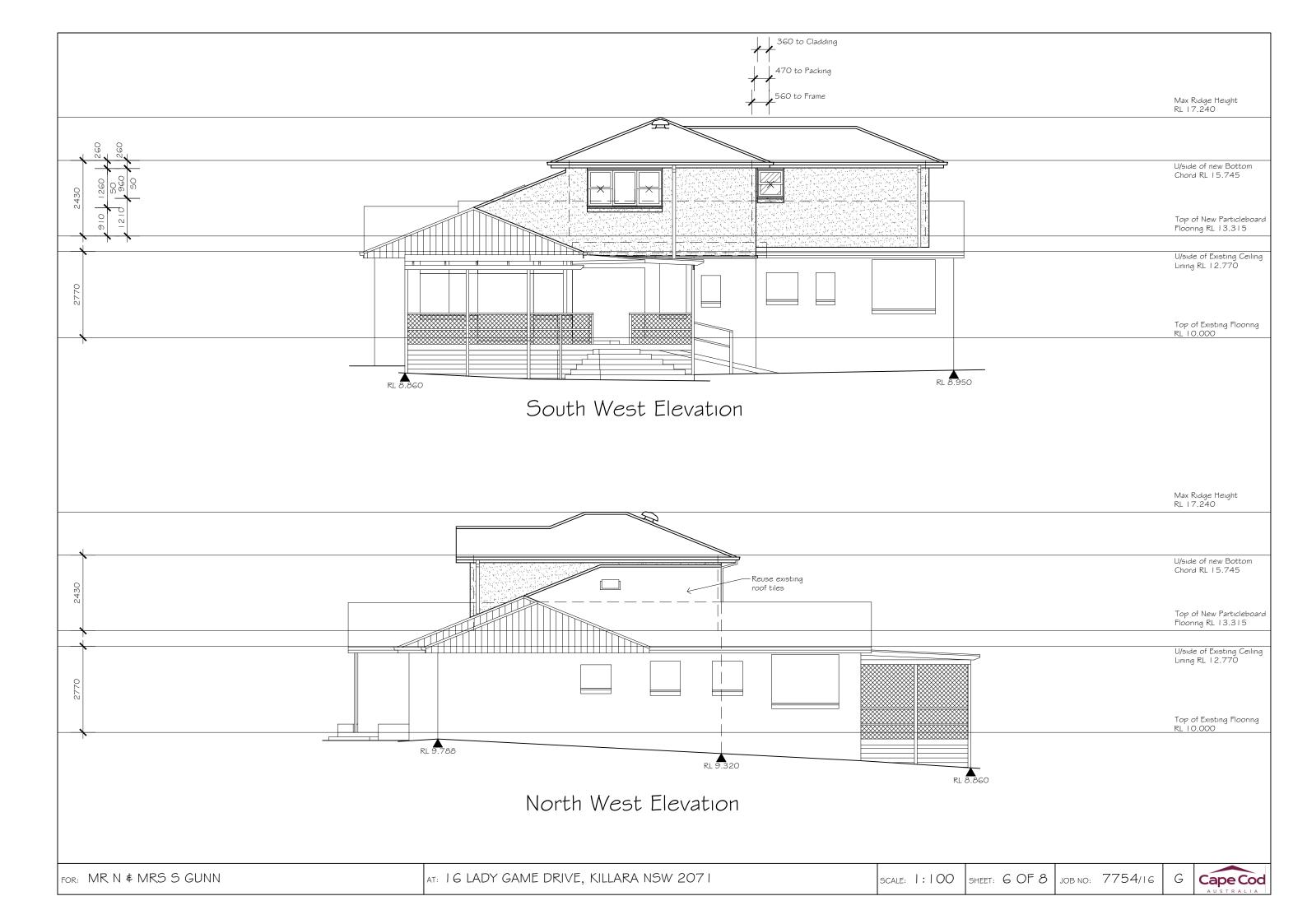
BASIX COMMITMENTS			COMPLYING D	DEVELOPMENT DETAILS	SPECI	FICATION SUMMARY	SPECIAL NOTES			
CERTIFICATE NO. A254363			SITE AREA 980.10m ² STRUCTURAL TIMBER - All to ASA 1684.2				PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9 ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE I	DETECTOR	RS COMPLY	
FIXTURES AND SYSTEMS			ZONING	R2 LOW DENSITY RESIDENTIAL	WALLS: F5 SOFTWOOD		with the building code of Australia (NCC). • AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE T			
LIGHTING	MIN 40% OF NEW OR ALTER		BLOCK WIDTH	(21.798 METRES) > 18m \$ < 24m	90 X 35 EXT. STUDS @ .600 CTS		REMOVE AND DISPOSE OF THE EXISTING HOT WATER U			
	TO BE FITTED WITH FLUORE FLUORESCENT OR LIGHT-EN		CONTROLS				SPACE. • CONNECT/INSTALL SIXTEEN (16) DOWNLIGHT FITTINGS \$ ONE (1)			
	(LED) LAMPS		MAX F5R 430.00 m ²		FLOOR: 190x45mm MIN, FLOOR JOISTS WIND LOAD W 28 N		FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).			
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR TOILETS 3 STAR		MAX SITE COVERAGE	40% (392.04m²)	FINISHES					
VEW OR ALTERED	1012210	1012210		8.5 metres	BRICKWORK	N/A				
	INSULATION REQUIREMENTS		MAX HEIGHT COMPLIANCE	o.s meacs	-			101	1.	
FLOOR ABOVE EXISTING NIL			FLOOR AREA		FLOORING	I 9MM STRUCTURAL PARTICLEBOARD	-011C	110		
DWELLING OR BUILDING	···=		EXISTING HOUSE	208.53m ² (INC, GARAGE)	_		NSTRU			
EXTERNAL WALL: EXTERNA			LXISTING HOUSE	(EXC, DECK & PORCH)	CLADDING	75mm POLYSTYRENE WALL SHEETING OVER	· cONS			
NSULATED FACADE SYSTEIFS)(FACADE PANEL: 75			FIRST FLOOR ADDITION TOTAL FSR	72.13m² (EXC, STAIR VOID) 274.66m² COMPLIES		POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH	FINAL CONSTRUCT			
FLAT CEILING.	CEILING: R 2.500 (UP)		SITE COVERAGE		WINDOWS - TREND KEYED LOCKS	FRAME: PREFINISHED ALUMINIUM "WIDE STYLE"				
PITCHED ROOF	ROOF: FOIL/ SARKING		EXISTING HOUSE	202.53m² (INC, GARAGE)	(TERRAIN: 3)					
	DARK (SOLAR ABSOR) TARK			(EXC, DECK # PORCH)	INSECT SCREENS:	FRAME: PREFINISHED ALUMINIUM				
	GLAZING REQUIREMENTS		SHED TOTAL	10.02m ² 212.55m ² COMPLIES (21.69%)	TO ALL NEW OPERABLE WINDOW SASHES	MESH: FIBREGLASS	WORKS BY OWNER			
WINDOWS			HEIGHT	212.55m ² COMPLIES (21.69%)	ROOF COVERING	CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE	REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRE NEW AND EXISTING TV POINTS.	D ¢ CONN	NECTION TO	
WE W.C. L. W.T.	STANDARD ALUMINIUM, SI	NGLE CLEAR. (OR			_	AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO E	EXISTING A	AND/OR	
W5 W6 \$ W7	U-VALUE: 7.63, SHGC: 0.7		MAX. RIDGE LEVEL EXISTING GROUND LEVEL	RL 17.24	ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	NEW T.V. AERIAL PHONE AND/OR DATA CABLING.			
W1 W2 W3 \$ W4	STANDARD ALUMINIUM, SI		BELOW NEW RIDGE APEX	RL 9.23		DO O DATE TO SIDE SI COD ADDITION CSUING ADSA	FIX OUT OF SHELVING \$ HANGING RAILS TO WALK-IN-RC FIX OUT OF SHELVING, HANGING RAILS, DOORS \$ ARCH		TO	
W1 W2 W3 ¢ W4	LOW-E, (OR U-VALUE: 5.7,	ALUE: 5.7, SHGC:0.47)	HEIGHT	8.01 METRES COMPLIES	INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES	BUILT-IN-ROBES.			
SKYLIGHTS	ALUMINIUM, MOULDED PLA		LANDSCAPE AREA		(I 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES	ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALL KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CO	NNECTION		
SLI	(U-VALUE: 6.21, SHGC: C).000)		COMPLIANCE DEEMED UNDER CLAUSE 3.24(6)	INTERNAL FIXINGS	DAR: FINGER JOINTED PINE BULLNOSE	PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION C	OF ANY		
SHADING DEVICES			(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA		SKIRTING: Ex. 100x25mm ARCHITRAVE: Ex. 75x25mm	SUPPLY SIXTEEN (16) DOWNLIGHT FITTINGS \$ ONE (1) F IJNIT	AN/LIGHT/I	/HEATER		
WINDOW5		1		INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "ROCKPORT"	SUPPLY OF BATH TUB, VANITY UNIT, WC SUITE, WALL \$				
14/1 # 14/4	PROJECTION /HEIGHT ABOV	PROJECTION /HEIGHT ABOVE SILL RATIO		COMPLIES	INTERNAL DOORS	TRIMED IN NODO/ NO FIGERON GOILE ROOM GRI	FURNITURE, TAP WARE, TOWEL RAIL, TOILET ROLL HOLD SUPPLY & INSTALLATION OF SHOWER SCREEN AND MIR		AP HOLDER.	
WI \$ W4	>= 0.29	. 2 3.22 1, 1.13	REQUIRED SIDE SETBACKS	$>$ 18m \$ <24m (1500mm + $\frac{1}{4}$ HEIGHT OVER 4.5m	STAIRCASE	TYPE: CLOSED TIMBER	ALL WORKS ASSOCIATED WITH THE RELOCATION OF TH PLUMBING & RELOCATION OR REPLACEMENT OF LAUND			
			WALL HEIGHT PROPOSED	RL 15.91	MDF TREADS & PINE RISERS	WIDTH: 1 000mm	1 EDIVIDING & RELOCATION OR RELEASEIVENT OF EAGIND	KI CUI DC	JANDJ.	
W2 W3 W5 W6 \$ W7	EAVE / VERANDAH / PERGO >= 600MM	LA / BALCONY	SOUTH EAST SIDE	RL 15.91 - RL 8.84 = 7.07 High		RISE: 18 @ 185mm				
			JOUITI LAST SIDE	7.07 - 4.5 / 4 + 1.5 = 2143mm required						
SKYLIGHTS	NONE			2215mm PROPOSED COMPLIES		GOING: 240mm (260mm TREAD)	G FINAL CONSTRUCTION	N.E.	16-11-16	
SLI			NORTH WEST SIDE	RL 15.91 - RL 9.32 = 6.59 High 6.59 - 4.5 / 4 + 1.5 = 2023mm required	FASCIA # BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WHITE	F TO CONTRACTS	N.E.	19-09-16	
			-	7365mm PROPOSED COMPLIES	DARGL BUARDS	BARGE COLOUR: WHITE	E CDC APPLICATION \$ BASIX ADDED	N.E.	07-07-1	
			REQUIRED SETBACK - FRONT		_	BARGE SOAKER COLOUR: WHITE	D REVISED CONSULTANT MARK UP	J.M.	24-06-16	
			ADJOINING SETBACK SOUTH	a zos Metres	GUTTERS & DOWNPIPES		C CONSULTANT CHECK PLAN \$ POV 807	J.M.	14-06-16	
				8.725 METRES		MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: EBONY	B TO CLIENT	N.L.	04-05-1	
			DRIVE			DOWNPIPE COLOUR: EBONY	A TECHNICAL	N.L.	18-04-16	
			ADJOINING SETBACK NORTH WEST No. 14 LADY GAME	12.875 METRES	HOT WATER UNIT	CONNECT TO EXISTING	No. ISSUE	DRAWN	DATE	
			DRIVE	LO GO METRES			DESIGN CONSULTANT: SCOTT MCDOUGALL			
		AVERAGE REQUIRED	PROPOSE SETBACK 13.85 METRES COMPLIES	PAINTING - REFER TO	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER	PROPOSED ADDITIONS # ALTERATIONS				
			REQUIRED SETBACK - REAR		SPECIFICATION FOR THE EXTENT OF WORK	TIMOT LOOK INTERNAL: DI OWNER				
				REQUIRED REAR SETBACK FOR SITE >900m ² BUT < 1500m ² FOR ANY PART OF A BUILDING	-	PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	FOR MR N & MRS S GUNN			
				4.5 METRES AND HIGHER - 12 METRES	FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE		AT 16 LADY GAME DRIVE			
				PROPOSED	CONDITIONS.		KILLARA NSW 207 I			
				PROPOSED SETBACK 24.45 COMPLIES	DO NOT SCALE OFF DRAWINGS.					
					ALL DIMENSIONS SHOW MEASURE DURING CON	N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION.	A.B.N. 54 000 605 407 Cape Cod Suite 41, 410 Church Street, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444			
EXTERNAL PAINT SCHEDULE			1		NO ALLOWANCE HAS BE	EN MADE FOR SHRINKAGE OR MILLING.				
		4								
ITEM	BRAND CODE C	COLOUR			COPYRIGHT THIS DESI	GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS	BUILDERS LICE			
Wall Cladding	Haymes S	ôtoneware	1		ISSUED FOR THE SOLE	PURPOSE OF ENTERING INTO A BUILDING CONTRACT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN	AUSTRALIA			
Soffit Lining	Haymes N	Marble Mist	1			I PERMISSION FROM THE COMPANY.	1.05.0	4.1		
			⊣		i		SHEET: OF 8 JOB NO: 7754	4110	I G	

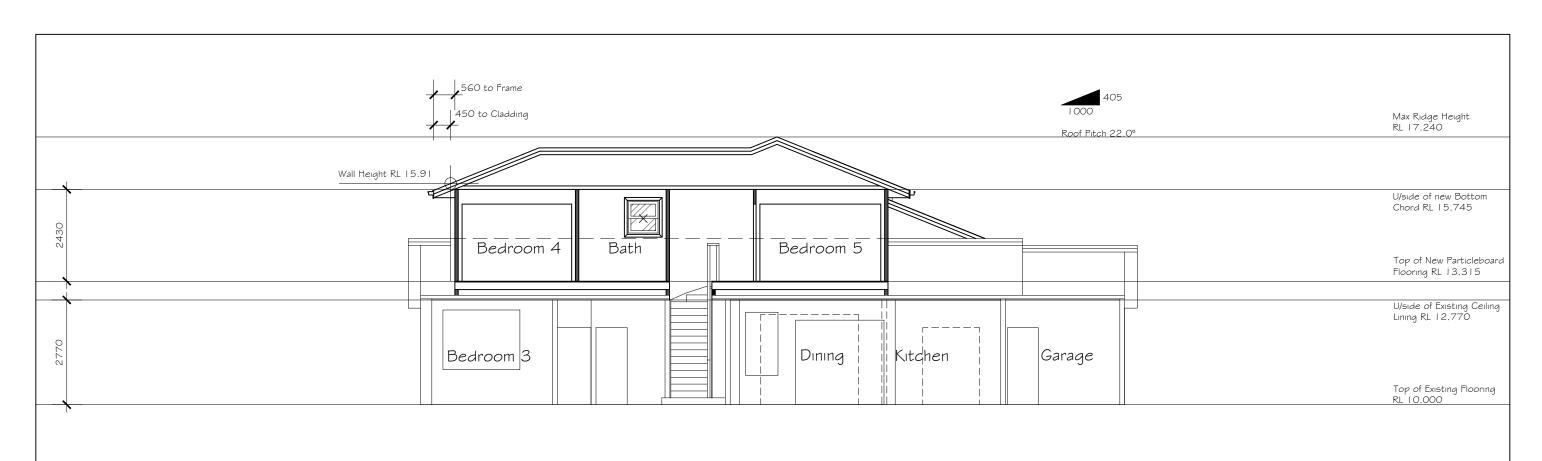












Section A-A

FOR: MR N & MRS S GUNN

WINDOW SCHEDI	ULE (BASIX A2543	363)		CLIENT		ALUMINIUM TREND WINDOWS					
STANDARD NOTES:				CLILIVI		STANDARD ALUMINUM COLO EX-STOCK COLOURS: PEARL	DURS: L WHITE GLOSS, DUNE, STONE	E BEIGE, MONUMENT,			
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE						ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.					
ALL WINDOWS COME WITH WINDOW OPENINGS NOT	TH "KEYED ALIKE" LOCKS "ED "R" HAVE RESTRICTED OPEN	UNICS TO COMPLY WITH	4 THE	DI III DED	DATE:		LABLE: WHITE BIRCH, PRIMRO				
NCC 3.9.2.5	LD K HAVE RESTRICTED OF EN	NINGS TO COMILE WITH	I IIIL	DUILDEN:	DATL:	BROWN, TREND SILVER PEA CHARCOAL, IRONSTONE.	ARL, DEEP OCEAN, SURF MIST	, JASPER, TREND METALLIC	TERRAIN: 3	WIND LOAD: W 28 N	
		COLOUR	GLAZING		SPECIAL NOTES						
	(WI) SWD 1224	PEARL WHITE	SINGLE PY	ROLYTIC	RESTRICT BOTTOM SASH OPENING TO 125mm						
R F R	NE ELEVATION / BEDROOM 5	INSECT SCREEN	LOW-E, (U-		TO COMPLY WITH NCC. RESTRICT TOP SASH OPENING TO NO LESS THAN						
	ALUMINIUM	ALUMINIUM	1	3.0, 1, ,	1700mm ABOVE FLOOR TO COMPLY WITH NCC.						
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL								
	OPEN / FIXED / OPEN	PEARL WHITE	I 40mm								
	(W2) SWD 1207	COLOUR	GLAZING		SPECIAL NOTES						
		PEARL WHITE	SINGLE PY LOW-E, (U-								
	NE ELEVATION / HALL	INSECT SCREEN	5.7, SHG								
	ALUMINIUM	ALUMINIUM									
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL		_						
	OPEN		I 40mm								
	(W3) SWD 1207	COLOUR	GLAZING		SPECIAL NOTES						
		PEARL WHITE	SINGLE PY LOW-E, (U-					_			
	NE ELEVATION / HALL	INSECT SCREEN	5.7, SHG0								
	ALUMINIUM	ALUMINIUM			_						
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL		_						
	OPEN		I 40mm								
R F R	(W4) SWD 1224	COLOUR PEARL WHITE	GLAZING	701) F10	SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm						
	NE ELEVATION / BEDROOM 4	- IT LAKE WITHE	SINGLE PY LOW-E, (U-		TO COMPLY WITH NCC.			-			
	ALUMINIUM	INSECT SCREEN	5.7, SHG0		RESTRICT TOP SASH OPENING TO NO LESS THAN						
		ALUMINIUM FIBREGLASS MESH	REVEAL		1700mm ABOVE FLOOR TO COMPLY WITH NCC.						
	DOUBLE HUNG OPEN / FIXED / OPEN	PEARL WHITE	I 40mm		-						
		COLOUR	GLAZING		SPECIAL NOTES						
	(W5) SWD 0908	PEARL WHITE	SINGLE CL	FAR	TRANSLUCENT FILM BY BUILDER.						
	SW ELEVATION / BATHROOM		TOUGHEN	ED, (OR							
	ALUMINIUM	INSECT SCREEN	U-VALUE: SHGC: O.								
		ALUMINIUM FIBREGLASS MESH	REVEAL		-			-			
	DOUBLE HUNG OPEN	PEARL WHITE	I 40mm		7						
		COLOUR	GLAZING		SPECIAL NOTES						
	(W6) SWD 1206	PEARL WHITE	SINGLE CL		SPECIAL REVEAL DEPTH TO SUIT PACKED OUT WALL						
	SE ELEVATION / STAIRWELL	INSECT SCREEN	(U-VALUE: SHGC: 0.7								
	ALUMINIUM	ALUMINIUM	31100.0.1	, 5)							
	DOUBLE HUNG	FIBREGLASS MESH	REVEAL					1			
	OPEN	PEARL WHITE	230mm								
	(W7) SWD 1224	COLOUR	GLAZING		SPECIAL NOTES						
R F R		PEARL WHITE	SINGLE CL (U-VALUE:		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.						
	SW ELEVATION / BEDROOM 6	INSECT SCREEN	SHGC: 0.7	,	RESTRICT TOP SASH OPENING TO NO LESS THAN						
	ALUMINIUM	ALUMINIUM			1700mm ABOVE FLOOR TO COMPLY WITH NCC.						
	DOUBLE HUNG	FIBREGLASS MESH PEARL WHITE	REVEAL		_						
	OPEN / FIXED / OPEN	T E/ ((E WITTE	I 40mm								
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OR MR N & MRS	S GUNN			1 AT. 1 C	STADY GAME DRIVE KILLARA NS	W/ 2() /	6	CALE I. NITS ICH	=== 2 OF 2	10B NO. 7754/16	G Cana Car