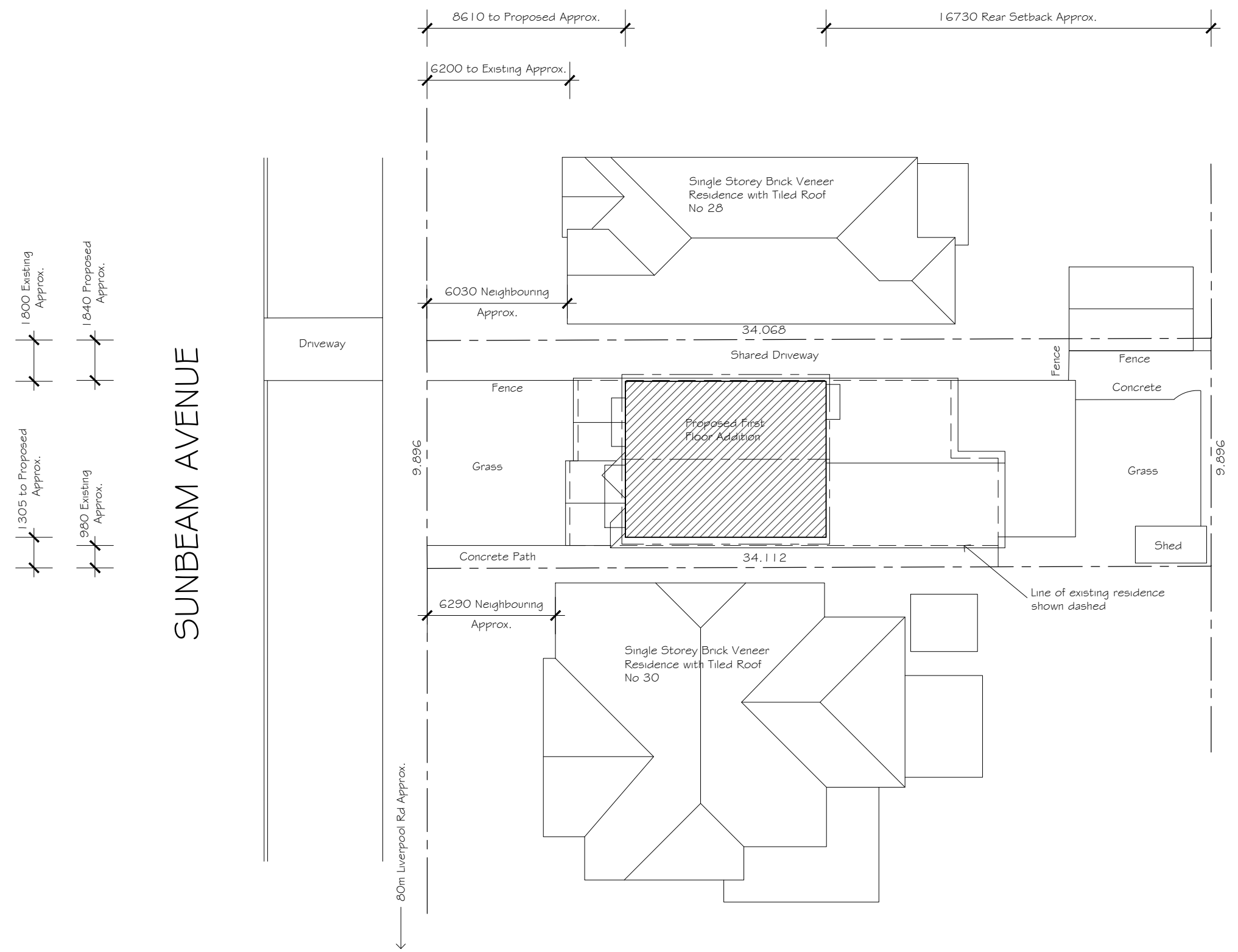
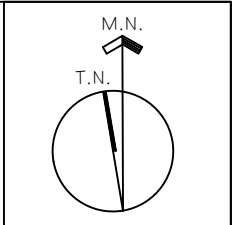


BASIX COMMITMENTS				COMPLYING DEVELOPMENT DETAILS		SPECIFICATION SUMMARY		SPECIAL NOTES						
CERTIFICATE NO. A254267				SITE AREA335.1m²		STRUCTURAL TIMBER - All to ASA 1684.2		<div><div><div>• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN</div><div>• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).</div><div>• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</div><div>• CONNECT/INSTALL TEN (10) DOWNLIGHT FITTINGS & ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).</div><div>• SAND & FINISH PROPOSED FIRST FLOOR T&G FLOORING.</div><div>• PROVIDE ONE (1) TERRACOTTA TILED HOOD WITH KNEE BRACE.</div><div>• PROVIDE TWO (2) TREATED PINE SLATTED WINDOW HOODS.</div></div></div>						
FIXTURES AND SYSTEMS				ZONINGR2 - LOW DENSITY RESIDENTIAL		WALLS: F5 SOFTWOOD90 X 35 EXT. STUDS @ .600 CTS70 X 35 INT. STUDS @ .600 CTS						ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS		
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS			BLOCK WIDTH(9.896 METRES) >6m & <10m		FLOOR: 140x45mm MIN. FLOOR JOISTS						WIND LOAD W 33 N		
				CONTROLS										
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	MAX FSR270.00 m²		FINISHES		BRICKWORK					N/A		
			MAX SITE COVERAGE55% (184.305m²)											
			MAX HEIGHT8.5 metres											
INSULATION REQUIREMENTS				COMPLIANCE		FLOORING						EX. 100x25 T&G BLACKBUTT LAID OVER 19MM STRUCTURAL PARTICLEBOARD		
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL			FLOOR AREA		CLADDING						75MM POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH TO PROPOSED FIRST FLOOR EXTERNAL WALLS. PROVIDE F.C SHEETING TO PROPOSED GABLE ENDS. DAR COVER BATTENS TO MATCH EXISTING.		
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)			EXISTING HOUSE	124.34m² (EXC. DECK)		WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)					FRAME: PREFINISHED ALUMINIUM		
EXTERNAL WALL: (EIFS)(FACADE PANEL: 75mm)	NIL			FIRST FLOOR ADDITION	53.43m² (EXCLUDING STAIR VOID)		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS						
GLAZING REQUIREMENTS				TOTAL FSR	177.77m²COMPLIES		ROOF COVERING							
WINDOWS				SITE COVERAGE			TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.							
W1 , W3, W4, W5 & W6	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)			EXISTING HOUSE	124.34m² (EXC. DECK)		ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL						
W2	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)			SHED	4.96m²		INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 FIBERGLASS INSULATION BATTS TO NEW FIRST FLOOR EXTERNAL WALLS 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES						
SHADING DEVICES				TOTAL	129.30m²COMPLIES (39.59%)		INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 SQUARE ARCHITRAVE: Ex. 100x25 SQUARE						
W2, W5 & W6	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM			HEIGHT		COMPLIANCE DEEMED UNDER CLAUSE 3.24(G) (a) & (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA		INTERNAL DOORS						
W1 & W4	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM			MAX. RIDGE LEVEL	RL 17.92		STAIRCASE	TYPE: CLOSED TIMBER						
W3	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM			EXISTING GROUND LEVEL BELOW NEW RIDGE APEX	RL 9.48		MAPLE TREADS & RISERS LINED UNDER CUPBOARD UNDER TREADS 1-13	WIDTH: 990mm RISE: 19 @ 188mm GOING: 240mm (260mm TREAD)						
EXTERNAL PAINT SCHEDULE				HEIGHT	8.44 METRESCOMPLIES		FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: DEEP OCEAN BARGE COLOUR: DEEP OCEAN						
				LANDSCAPE AREA				GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: DEEP OCEAN DOWNPIPE COLOUR: DEEP OCEAN					
					COMPLIANCE DEEMED UNDER CLAUSE 3.24(G) (a) & (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA		HOT WATER UNIT		CONNECT TO EXISTING					
				REQUIRED SIDE SETBACKS	>6m & <10m (900mm + ¼ HEIGHT OVER 5.5m)		PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK		FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD					
				WALL HEIGHT PROPOSED	RL 16.16		FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.		DO NOT SCALE OFF DRAWINGS.					
				NORTH SIDE	[RL 16.16 - RL 9.36 = 6.80 High 6.80 - 5.5 / 4 + 0.9 = 1225mm required 1800mm PROPOSED COMPLIES]		ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.		NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.					
				SOUTH SIDE	[RL 16.16 - RL 9.61 = 6.55 High 6.55 - 5.5 / 4 + 0.9 = 1163mm required 1305mm PROPOSED COMPLIES]		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.							
				REQUIRED SETBACK - FRONT										
				ADJOINING SETBACK NORTH No.28 SUNBEAM AVE	6.55 METRES									
				ADJOINING SETBACK SOUTH No.30 SUNBEAM AVE	6.03 METRES									
				AVERAGE REQUIRED	6.29 METRES PROPOSE SETBACK 8.61 METRES COMPLIES									
				REQUIRED SETBACK - REAR										
ITEM	BRAND eg. WATTYL	CODE	COLOUR		REQUIRED REAR SETBACK FOR SITE >300m² BUT <900m² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES									
Insect Screen	Trend	GA078A	PEARL WHITE		PROPOSED SETBACK 16.73COMPLIES									
Window Frame	Trend	GA078A	PEARL WHITE											
Gable Cladding	Dulux	A216	WHITE DUCK											
Cover Battens	Dulux	15W	NATURAL WHITE											
Shading Device Frame	Dulux	C24	DEEP OCEAN											
Soffit Lining	Dulux	15W	NATURAL WHITE											
Wall Cladding	Dulux	A216	WHITE DUCK											
Hood Brackets	Dulux	15W	NATURAL WHITE											
				PRIVACY										
				W5	BEDROOM WINDOW <2m² SO NO ADDITIONAL PRIVACY MEASURES REQUIRED.									
				W6	LOBBY WINDOW IN A NON-HABITABLE SPACE - NO ADDITIONAL PRIVACY MEASURES REQUIRED.									
















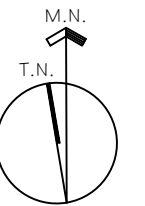
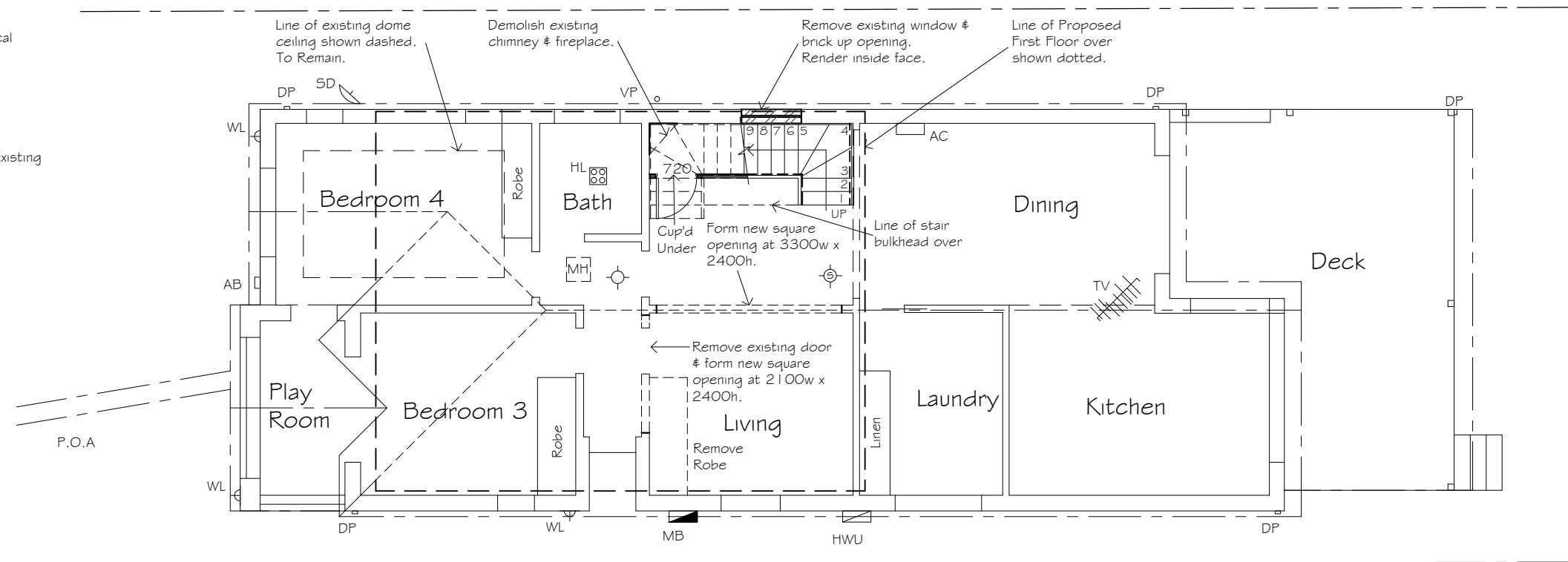
Site Plan

No. : 28A
Lot. : B
DP : 321451
AREA : 335.1m² (By Title)

AREAS	
Existing House	= 124.34m ²
Shed	= 4.96m ²

Legend

- | | | |
|------|---|---------------------------------------|
| AC |  | Air Conditioning Unit
Wall Mounted |
| AB |  | Alarm Box |
| DP |  | Downpipe |
| HL |  | Heater/Light |
| HWU |  | Hot Water Unit
Wall Mounted |
| MH |  | Manhole |
| MB |  | Meter Box - Electrical |
| SD |  | Satellite Dish |
| |  | Smoke Detector - Existing |
| T.V. |  | TV Antenna |
| VP |  | Sewer Vent Pipe |
| WL |  | Wall Light |
| |  | Smoke Detector
- Proposed |

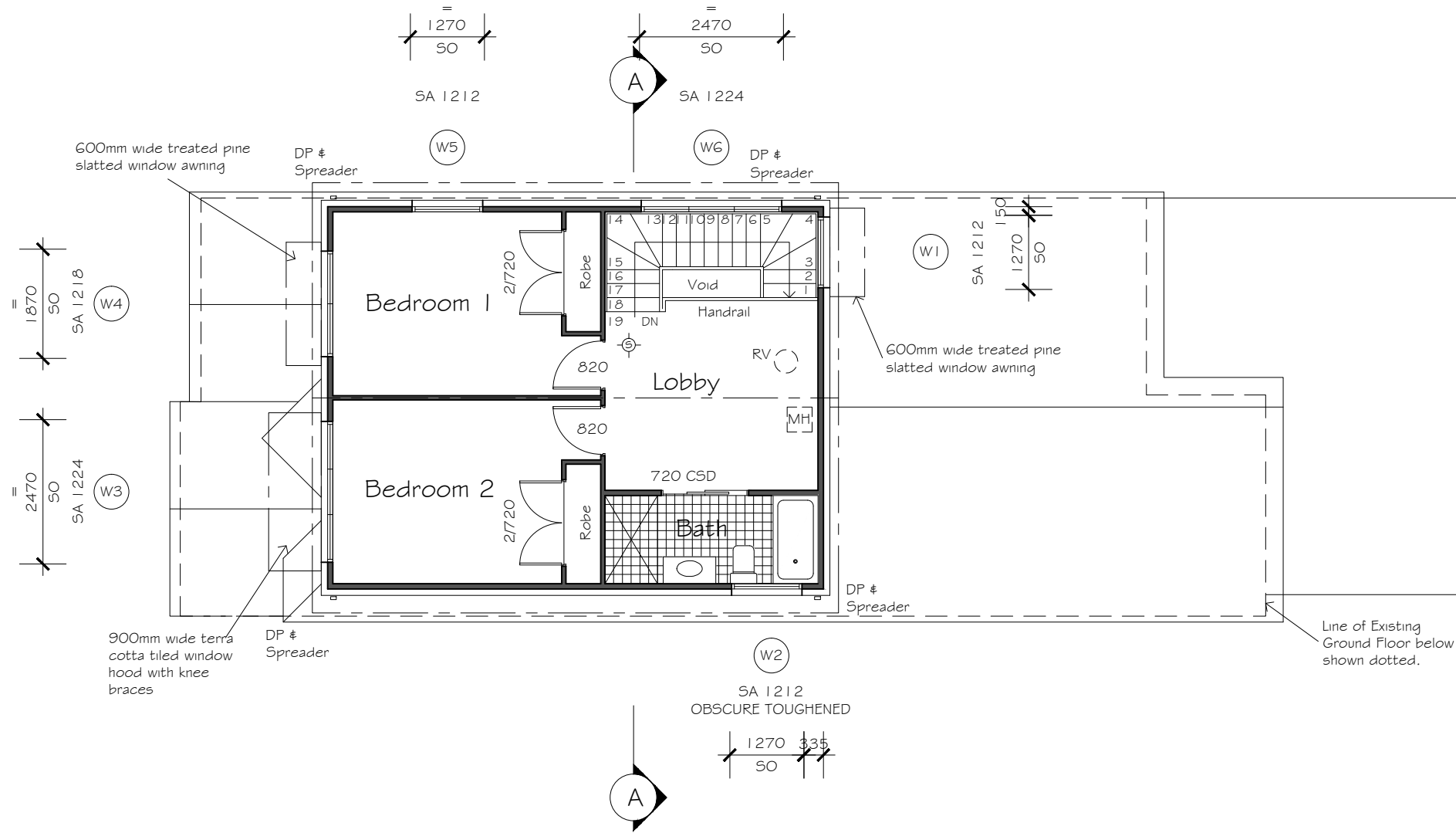
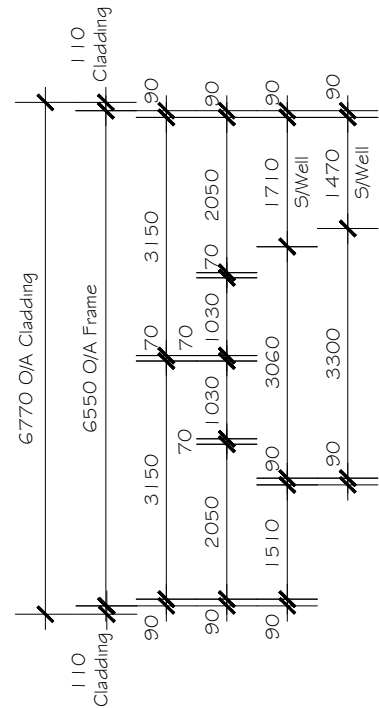
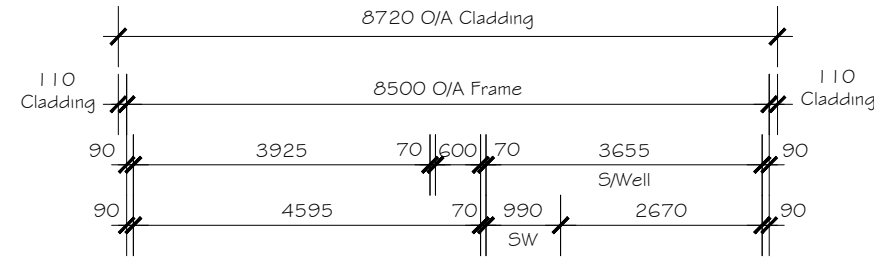
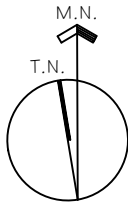


Ground Floor Plan

AREAS
Existing House = 124.34m²

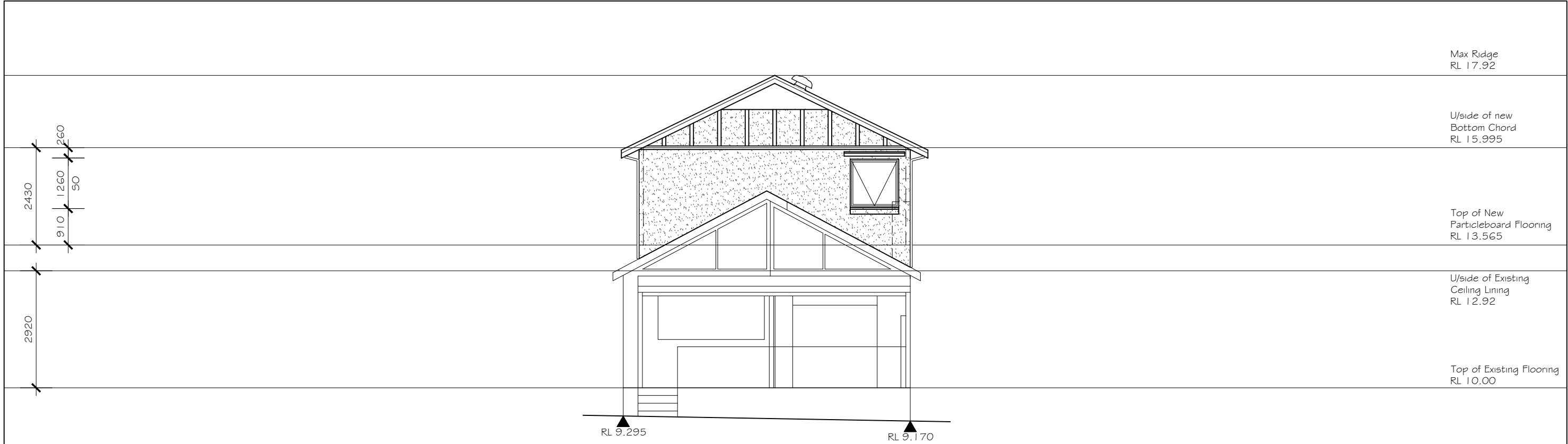
Legend

- DP □ Downpipe
MH □ Manhole
RV ○ Roof Ventilator
S Smoke Detector

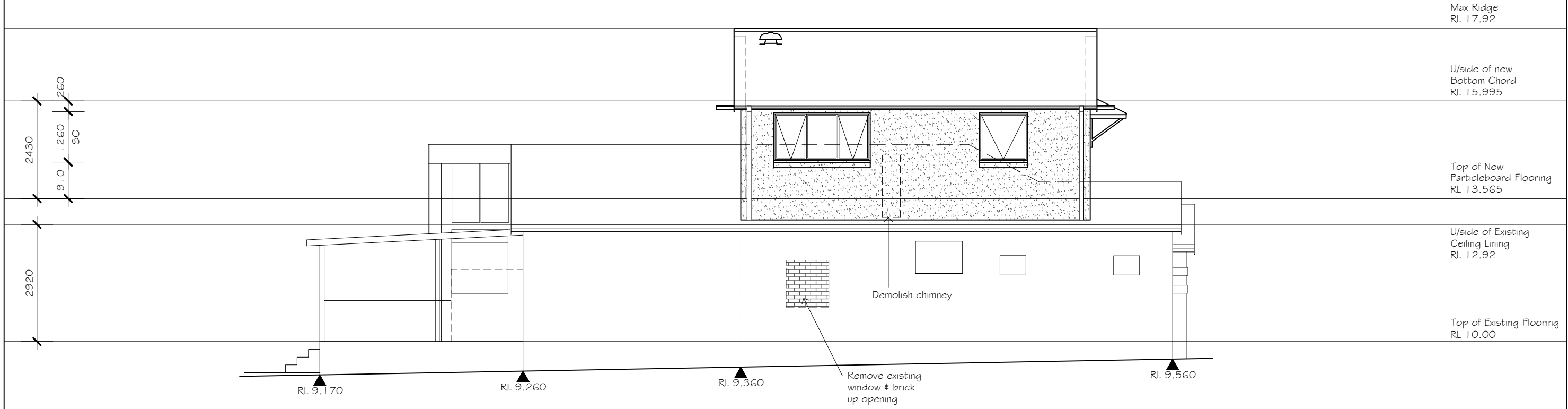


Proposed First Floor Addition

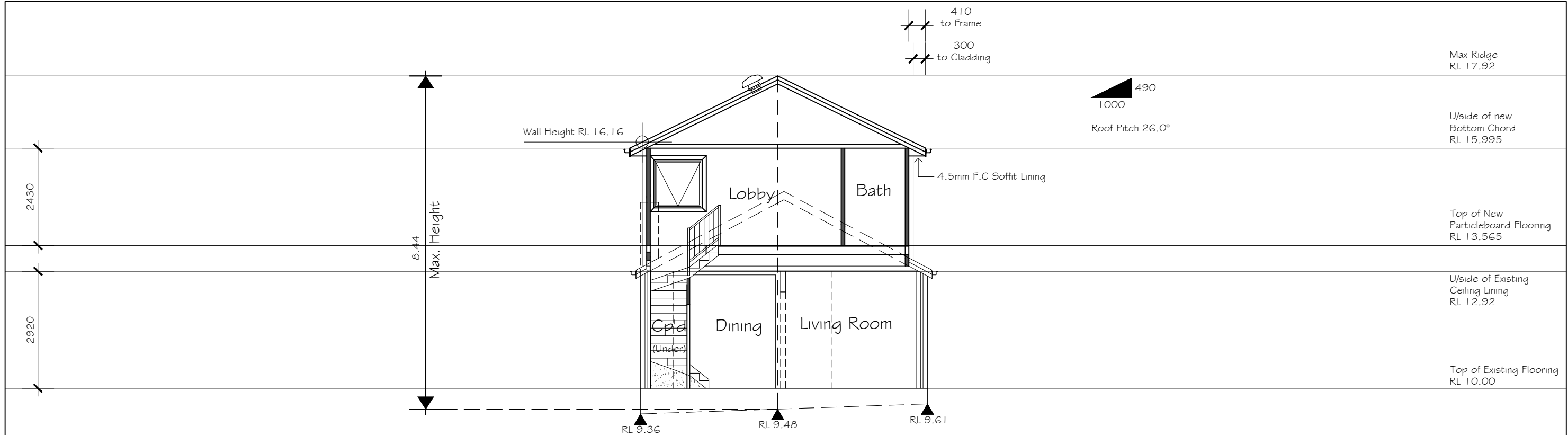
AREAS	
First Floor	= 59.03m ²
Less Stair void	= 5.60m ²
TOTAL	= 53.43m ²



East Elevation



North Elevation



Section A-A

WINDOW SCHEDULE (BASIX A254267)				CLIENT:		ALUMINIUM TREND WINDOWS:			
STANDARD NOTES:				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 33 N	
	(W1) SA 1212	COLOUR	GLAZING	SPECIAL NOTES					
	E ELEVATION / STAIRS	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)						
	ALUMINIUM	INSECT SCREEN							
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm						
	(W2) SA 1212	COLOUR	GLAZING	TOUGHENED GLASS IN ACCORDANCE WITH NCC REQUIREMENTS. TRANSLUCENT FILM BY BUILDER					
	S ELEVATION / BATHROOM	PEARL WHITE	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)						
	ALUMINIUM	INSECT SCREEN							
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm						
	(W3) SA 1224	COLOUR	GLAZING	RESTRICT OPENINGS TO 125mm TO COMPLY WITH NCC.					
	W ELEVATION / BEDROOM 2	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)						
	ALUMINIUM	INSECT SCREEN							
	AWNING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm						
	(W4) SA 1218	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.					
	W ELEVATION / BEDROOM 1	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)						
	ALUMINIUM	INSECT SCREEN							
	AWNING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm						
	(W5) SA 1212	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.					
	N ELEVATION / BEDROOM 1	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)						
	ALUMINIUM	INSECT SCREEN							
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm						
	(W6) SA 1224	COLOUR	GLAZING						
	N ELEVATION / STAIRS	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)						
	ALUMINIUM	INSECT SCREEN							
	AWNING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm						