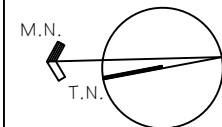


BASIX COMMITMENTS					
CERTIFICATE NO. A198308					
FIXTURES AND SYSTEMS					
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS				
WET AREAS: NEW OR ALTERED	SHOWER HEADS      3 STAR RATED TOILETS                 3 STAR RATED TAPS                      3 STAR RATED				
INSULATION REQUIREMENTS					
FLOOR ABOVE EXISTING DWELLING OR BUILDING	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		TIMBER or uPVC, CLEAR/AIR GAP/ CLEAR, (U-VALUE: 3.67, SHGC: 0.59)			
W6 # W7		TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)			
W8		TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)			
SHADING DEVICES					
WINDOWS					
W1 , W2, W4 # W5		PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36			
W3		EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM			
W6, W7 # W8		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM			
EXTERNAL PAINT SCHEDULE					
ITEM	BRAND eg. WATTYL	CODE	COLOUR		
Balcony Beam	Haymes		Marble Mist		
Balcony Post	Haymes		Marble Mist		
Balusters	Haymes		Marble Mist		
Fascia Board			Woodland grey		
Soffit Lining	Haymes		Marble Mist		
Wall Cladding	Haymes		Resonate		
Window Frame	Haymes		Marble Mist		
Window Hardware					
Insect Screen					
Roof Sheetting					

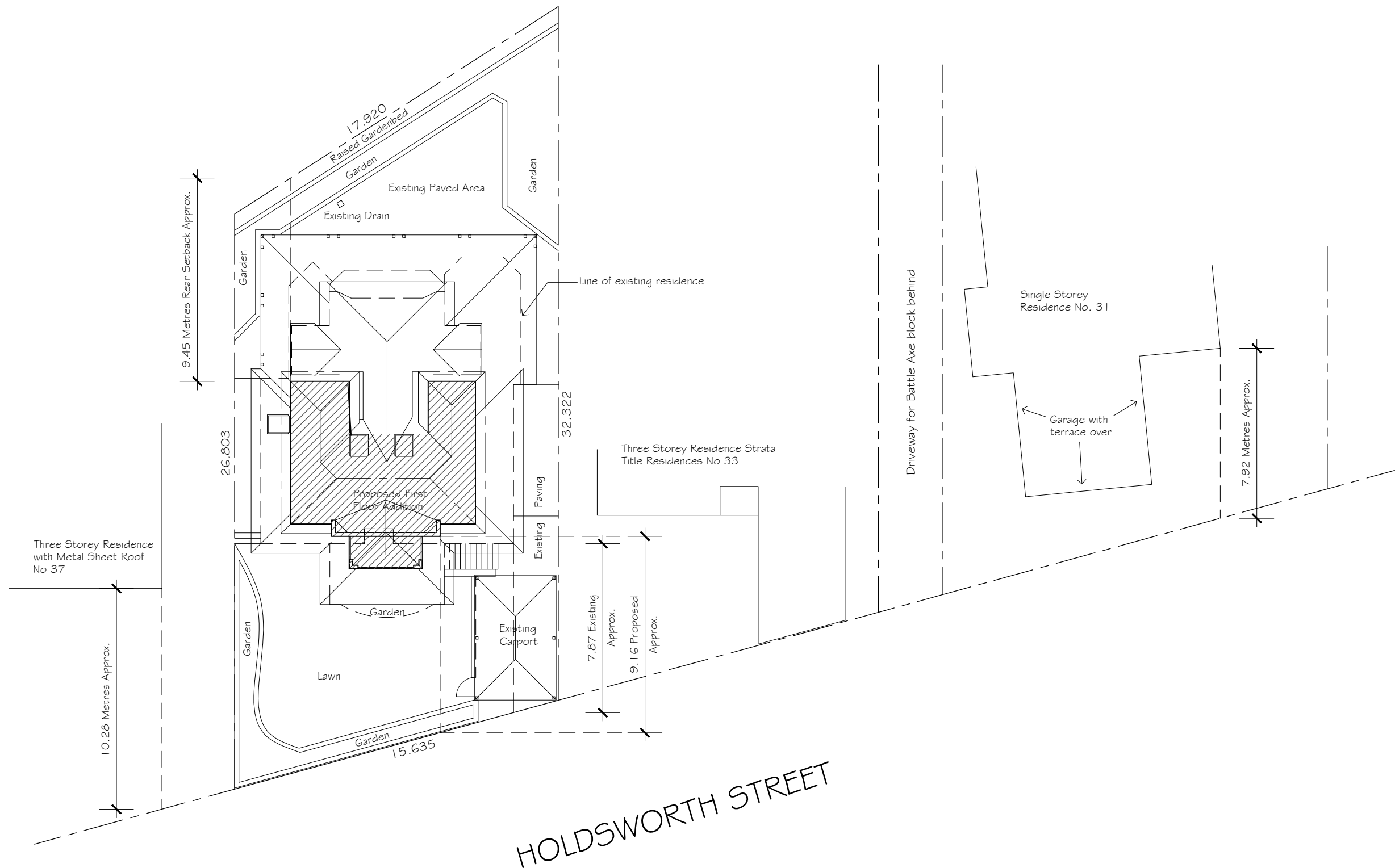
COMPLYING DEVELOPMENT DETAILS			
SITE AREA		442.60m²	
ZONING	ZONE R2 LOW DENSITY RESIDENTIAL		
BLOCK WIDTH	(15.08 METRES) > 10m # < 18m		
CONTROLS			
MAX FSR		270.00 m²	
MAX SITE COVERAGE		55% (243.43m²)	
MAX HEIGHT		8.5 metres	
COMPLIANCE			
FLOOR AREA			
EXISTING GROUND FLOOR		157.06m² (INC. SUNROOM)	
EXISTING FIRST FLOOR		37.56m² (EXC BALCONY)	
PROPOSED FIRST FLOOR		50.88m² (EXC. BALCONY # STAIR VOID)	
TOTAL FSR		245.50m² COMPLIES	
SITE COVERAGE			
EXISTING FOOTPRINT		157.06m² (INC. SUNROOM)	
TOTAL		157.06m² COMPLIES (35.49%)	
HEIGHT			
MAX. RIDGE LEVEL		RL 16.88	
EXISTING GROUND LEVEL BELOW NEW RIDGE APEX		RL 8.67	
HEIGHT		8.21 METRES COMPLIES	
LANDSCAPE AREA			
	COMPLIANCE DEEMED UNDER CLAUSE 3.24(6)(a) # (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA		
	COMPLIES		
REQUIRED SIDE SETBACKS		> 10m # < 18m (900mm + ¼ HEIGHT OVER 4.5m)	
WALL HEIGHT PROPOSED		RL 16.09	
SOUTH SIDE		<div>[ RL 16.09 - RL 8.09 = 8.0 High 8.0 - 4.5 / 4 + 0.9 = 1775mm required 3860mm PROPOSED COMPLIES ]</div>	
NORTH SIDE		<div>[ RL 16.09 - RL 8.93 = 7.16 High 7.16 - 4.5 / 4 + 0.9 = 1565mm required 2610mm PROPOSED COMPLIES ]</div>	
REQUIRED SETBACK - FRONT			
ADJOINING SETBACK SOUTH No.31 HOLDSWORTH ST		7.92 METRES	
ADJOINING SETBACK NORTH No.37 HOLDSWORTH ST		10.28 METRES	
AVERAGE REQUIRED		9.10 METRES PROPOSE SETBACK 9.16 METRES  COMPLIES	
REQUIRED SETBACK - REAR			
	REQUIRED REAR SETBACK FOR SITE >300m² BUT <900m² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES		
	PROPOSED SETBACK 9.45 METRES COMPLIES		
PRIVACY			
WINDOW W8 IS A BEDROOM WINDOW >3M FROM THE SIDE BOUNDARY # <2M² IN AREA SO NO ADDITIONAL PRIVACY MEASURES ARE REQUIRED  COMPLIES			
BALCONY			
ARTICULATION ZONE TOTAL AREA = 22.61 M² TOTAL ALLOWABLE AREA IN ARTICULATION ZONE = 25% OF 22.61 (5.65 M²)			
BALCONY AREA = 5.55M² (INC. FASCIA # GUTTERS)  COMPLIES			

SPECIFICATION SUMMARY			
STRUCTURAL TIMBER - All to ASA 1684.2			
WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 90 X 35 INT. STUDS @ .600 CTS		ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS	
FLOOR: REFER TO STRUCTURAL LAYOUTS		WIND LOAD W 41 N	
FINISHES			
BRICKWORK		N/A	
FLOORING		19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD	
CLADDING		50mm INSUCLAD SHEETING FIXED TO 20mm BATTENS OVER 12mm POLASTIC INSULATION BLANKET	
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3 )		FRAME: WESTERN RED CEDAR	
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. PRE-FINISHED ZINCALUME ROOF SHEETING BEHIND PARAPET PROFILE: CUSTOM ORB COLOUR: SELECT COLOUR	
ROOF SARKING		FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL UNDER TERRA COTTA TILES. 55mm ANTICON INSULATION BLANKET UNDER ZINCALUME ROOF SHEETING.	
INSULATION (FIBREGLASS)		R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES ABOVE EXIST ROOF LVL	
INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 COLONIAL ARCHITRAVE: Ex. 100x25 COLONIAL	
INTERNAL DOORS		PRIMED HARDBOARD SOLID CORE CORINTHIAN "CORNEET"	
STAIRCASE MDF TREADS # PINE RISERS		TYPE: CLOSED TIMBER  WIDTH: 1000mm  RISE: 8 @ 164mm  GOING: 240mm (260mm TREAD)	
FASCIA BOARDS		MATERIAL: DAR TIMBER	
GUTTERS # DOWNPIPES		TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: DUNE	
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 CAPE COD   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.			

SPECIAL NOTES			
<ul style="list-style-type: none"><li>• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN </li><li>• AS PER THE BCA - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</li><li>• CONNECT/INSTALL TWELVE (12) DOWNLIGHT FITTINGS # TWO (2) FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER).</li><li>• REUSE EXISTING SMOKE DETECTORS IF POSSIBLE. ELECTRICIAN TO CHECK FOR COMPLIANCE WITH BCA.</li></ul>			
WORKS BY OWNER			
<ul style="list-style-type: none"><li>• SUPPLY TWELVE (12) DOWNLIGHT FITTINGS # TWO (2) FAN/LIGHT/HEATER UNITS.</li><li>• REMOVAL # INSTALLATION OF T.V ANTENNA IF REQUIRED #</li></ul>			



2.61 Proposed Approx.  
1.215 Existing Approx.  
3.86 Proposed Approx.  
2.09 Existing Approx.(Front)  
1.75 Existing Approx.(Rear)



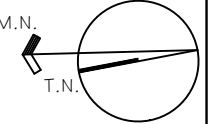
## Site Plan

No. : 35  
Lot. : B  
DP : 318200  
AREA : 445.68m<sup>2</sup> (By Calc)  
442.60m<sup>2</sup> (By Title)

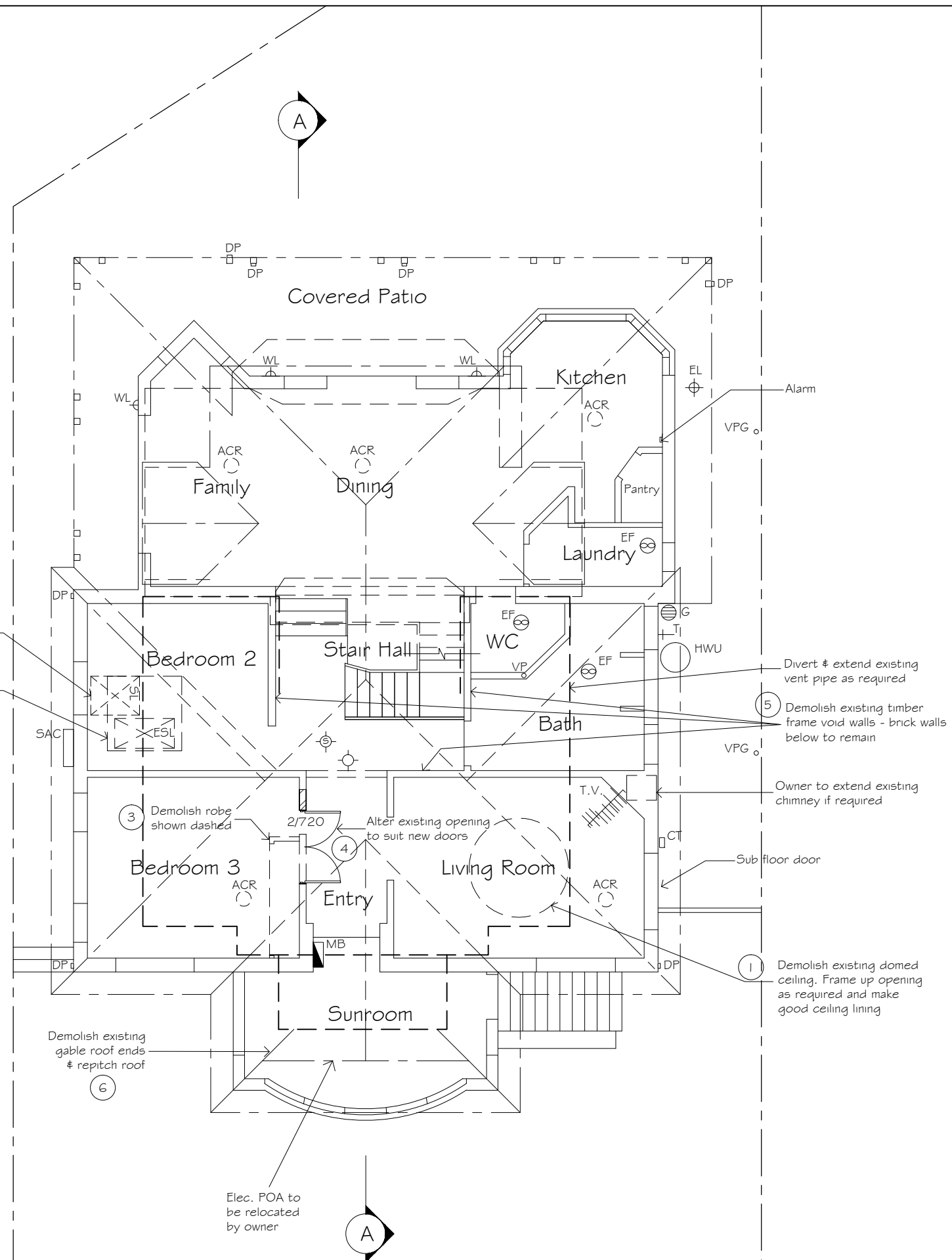
Areas  
Existing Residence = 157.06m<sup>2</sup>

# Legend

- CT □ Cable TV Box
- EF ⊗ Exhaust Fan
- ⊙ Existing Smoke Detector
- ⊙ Smoke Detector
- SAC □ Air Conditioner Compressor
- ACR ○ Air Conditioner Register
- HWU ○ Hot Water Unit
- EL ⊕ Eave Light
- WL ⊕ Wall Light
- G ⊗ Gully
- T ⊕ Garden Tap
- VP ○ Sewer Vent Pipe
- T.V. ⊗ TV Antenna - Owner to relocate if required
- MB ⊗ Electrical Meter Box
- ESL ⊗ Existing Skylight
- VPG ○ Sewer Vent Point on Ground
- DP = Downpipe
- ⊗ VSE 2004 M04 Velux Electric Openable Skylight 780 x 980



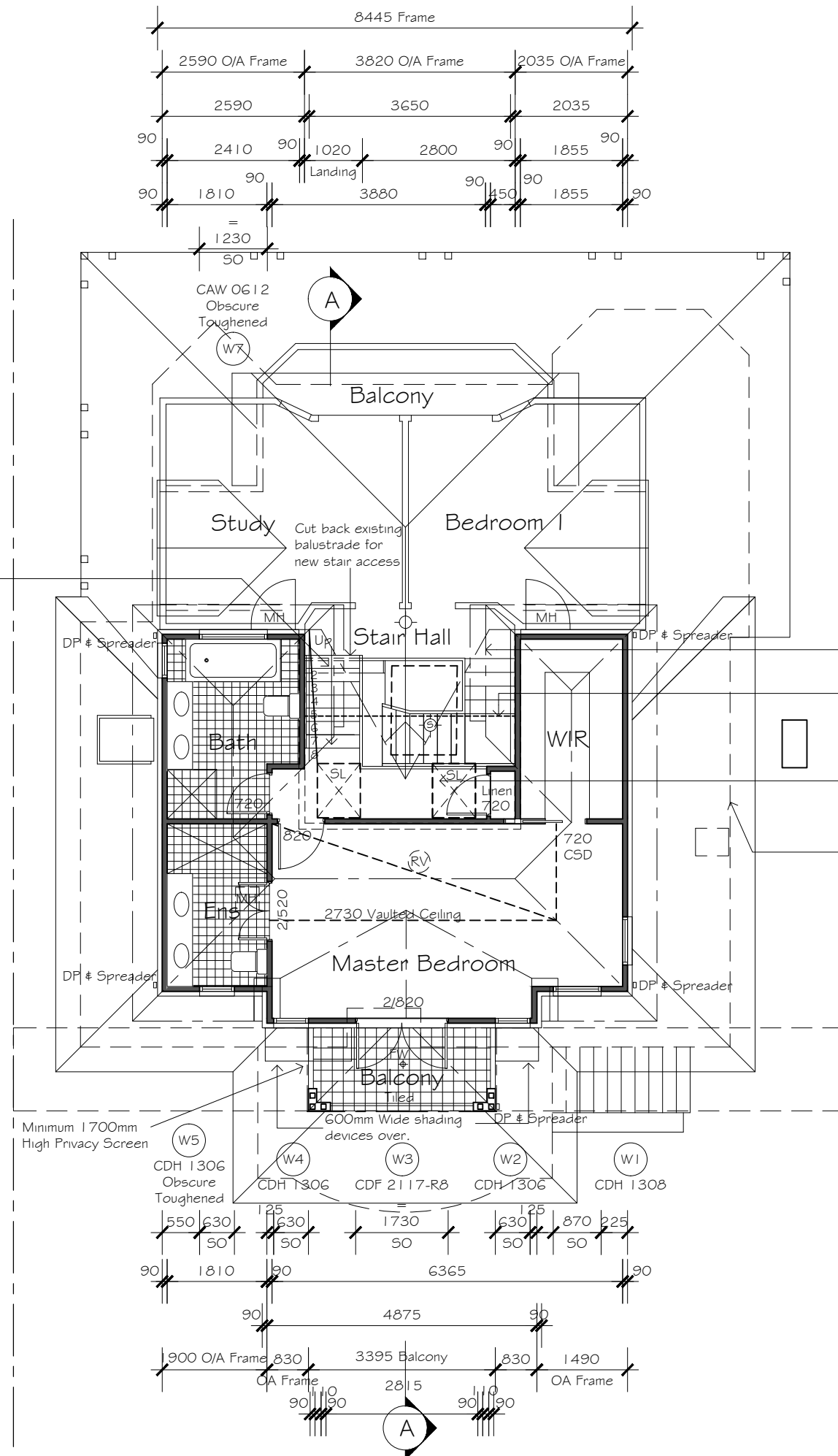
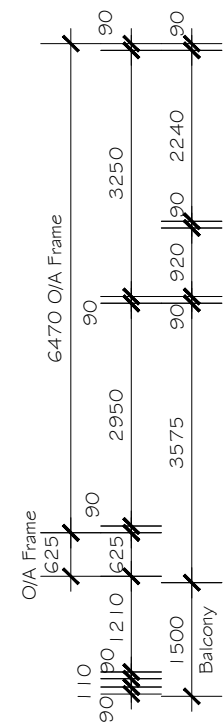
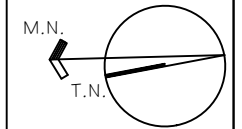
## Ground Floor Plan



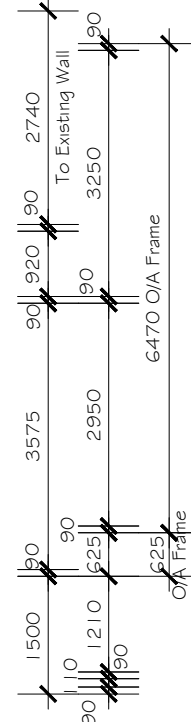
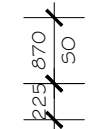
Areas  
Existing Residence = 157.06m<sup>2</sup>

# Legend

- Smoke Detector
- Manhole
- Downpipe
- VSE 2004 M04  
Velux Electric Openable Skylight  
780 x 980
- Powered Roof Ventilator
- Floor Waste
- Existing Smoke Detector



- Repitch part existing roof as required
- Provide cranked steel beam in roof over & provide 90x90 posts under ends
- Demolish raked ceiling sections between roof beam & bed wall & provide new raked ceiling section
- Line of Existing Ground Floor below shown dotted.

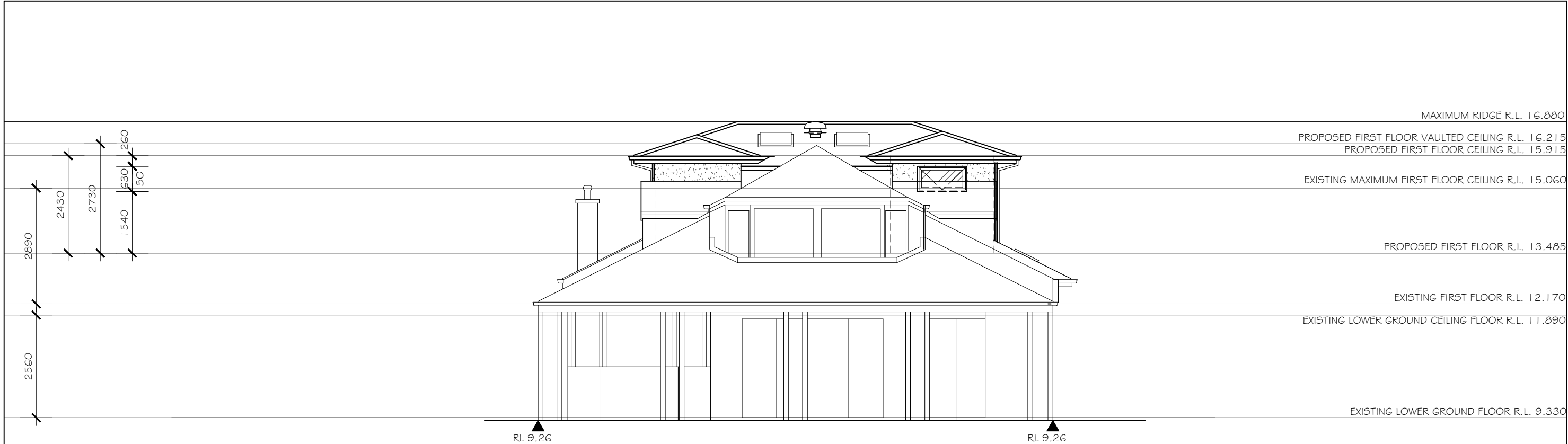


<b>Areas</b>	
Existing First Floor	= 37.56m <sup>2</sup> (Excluding Balcony)
Proposed First Floor	= 58.16m <sup>2</sup> (Excluding Balcony)
Less Stair Void	= 7.28m <sup>2</sup>
<b>TOTAL</b>	<b>= 88.44m<sup>2</sup></b>
<b>Articulation Zone</b>	
Total Area	= 22.61m <sup>2</sup>
Allowable Area	= 5.65m <sup>2</sup> (25% of 22.61m <sup>2</sup> )
Balcony Area	= 5.55m <sup>2</sup> (Inc. Fascia & Gutter)

## Proposed First Floor Addition

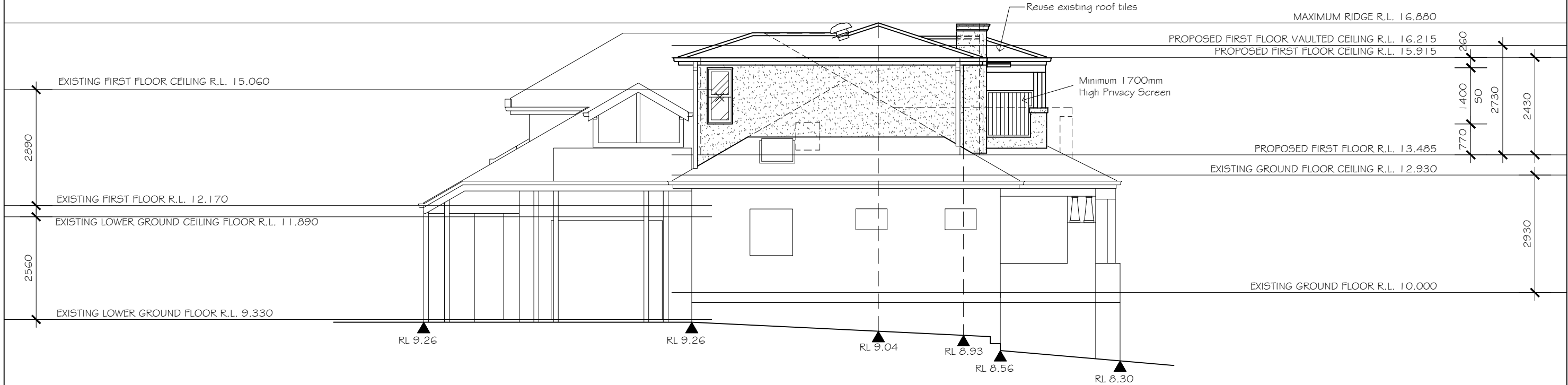




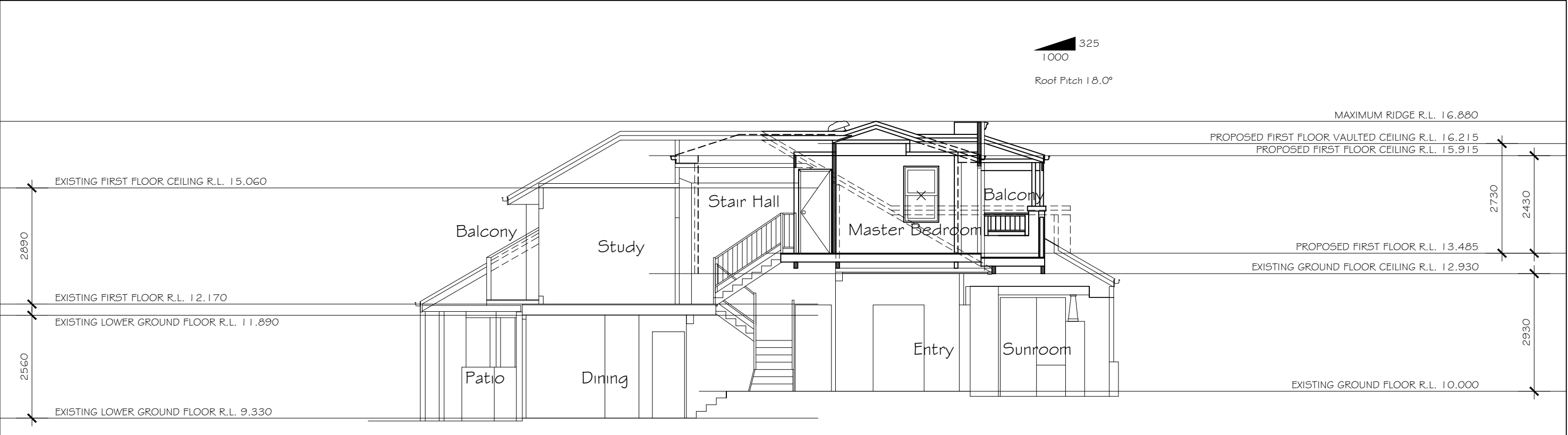


East Elevation



535 535 Nil  
Note: Eave overhang dimensions are to timber frame



North Elevation



Section A-A

WINDOW SCHEDULE (BASIX A198308)				CLIENT: .....				TIMBER WINDOWS: TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.									
STANDARD NOTES: <ul style="list-style-type: none"><li>WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE</li><li>ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS</li><li>WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE B.C.A 3.9.2.5</li></ul>				CLIENT: .....				STANDARD HARDWARE COLOURS: SATIN CHROME, CHROME. GOLD, MAHOGANY BRONZE & WHITE.									
				BUILDER: .....DATE: .....				TERRAIN: 3      WIND LOAD: W 4 I N									
	(W1) CDH 1308	COLOUR	GLAZING	SPECIAL NOTES													
	W ELEVATION / MASTER BED		CLEAR/AIR GAP/ CLEAR, (U-VALUE: 3.67, SHGC: 0.59)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.													
	WESTERN RED CEDAR	INSECT SCREEN															
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS	REVEAL 100mm														
	(W2) CDH 1306	COLOUR	GLAZING	SPECIAL NOTES													
	W ELEVATION / MASTER BED		CLEAR/AIR GAP/ CLEAR, (U-VALUE: 3.67, SHGC: 0.59)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.													
	WESTERN RED CEDAR	INSECT SCREEN															
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS	REVEAL 100mm														
	(W3) CDF 2117 - R8	COLOUR	GLAZING	SPECIAL NOTES													
	W ELEVATION / MASTER BED		CLEAR/AIR GAP/ CLEAR, (U-VALUE: 3.67, SHGC: 0.59)														
	WESTERN RED CEDAR	INSECT SCREEN															
	FRENCH DOORS OPEN / OPEN		REVEAL 100mm														
	(W4) CDH 1306	COLOUR	GLAZING	SPECIAL NOTES													
	W ELEVATION / MASTER BED		CLEAR/AIR GAP/ CLEAR, (U-VALUE: 3.67, SHGC: 0.59)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.													
	WESTERN RED CEDAR	INSECT SCREEN															
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS	REVEAL 100mm														
	(W5) CDH 1306	COLOUR	GLAZING	SPECIAL NOTES													
	W ELEVATION / ENSUITE		CLEAR/AIR GAP/ CLEAR, (U-VALUE: 3.67, SHGC: 0.59)	TRANSLUCENT FILM BY BUILDER. RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.													
	WESTERN RED CEDAR	INSECT SCREEN															
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS	REVEAL 100mm														
	(W6) CDH 1306	COLOUR	GLAZING	SPECIAL NOTES													
	N ELEVATION / BATH		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER. RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.													
	WESTERN RED CEDAR	INSECT SCREEN															
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS	REVEAL 100mm														
	(W7) CDH 0612	COLOUR	GLAZING	SPECIAL NOTES													
	E ELEVATION / BATH		SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)	TRANSLUCENT FILM BY BUILDER.													
	WESTERN RED CEDAR	INSECT SCREEN															
	AWNING OPEN	ALUMINIUM FIBREGLASS	REVEAL 100mm														
	(W8) CDH 1308	COLOUR	GLAZING	SPECIAL NOTES													
	S ELEVATION / MASTER BED		SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.													
	WESTERN RED CEDAR	INSECT SCREEN															
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS	REVEAL 100mm														
FOR: MR A. ARNOTT & MS M. QUIBELL				AT: 35 HOLDSWORTH STREET, NEUTRAL BAY NSW 2089				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7567/14		F			