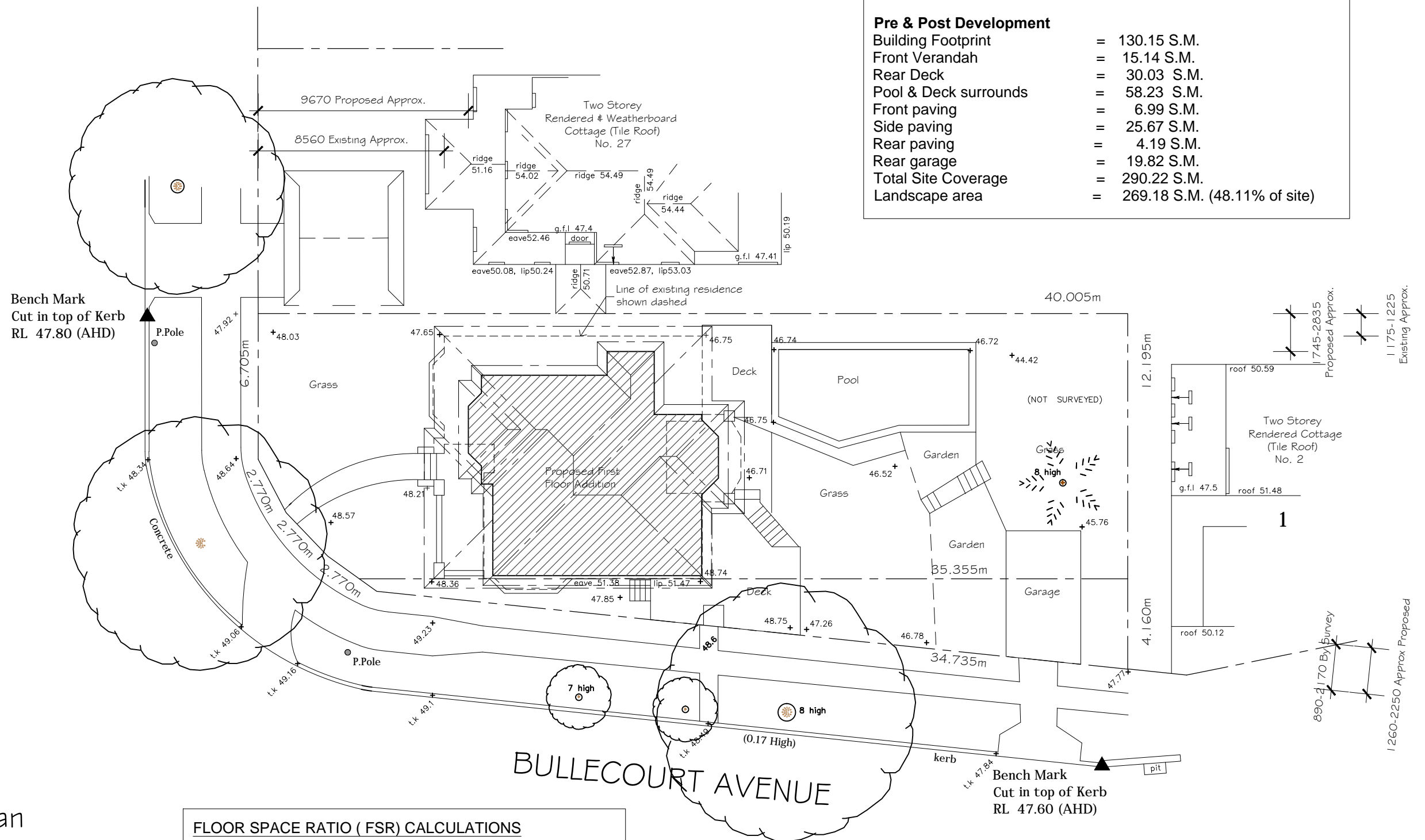


LANDSCAPE AREA CALCULATIONS	
Site Area	= 559.40 S.M.
Required landscaped Area	= 184.43 S.M.(32.97% of the site)
Pre & Post Development	
Building Footprint	= 130.15 S.M.
Front Verandah	= 15.14 S.M.
Rear Deck	= 30.03 S.M.
Pool & Deck surrounds	= 58.23 S.M.
Front paving	= 6.99 S.M.
Side paving	= 25.67 S.M.
Rear paving	= 4.19 S.M.
Rear garage	= 19.82 S.M.
Total Site Coverage	= 290.22 S.M.
Landscape area	= 269.18 S.M. (48.11% of site)

KILLARNEY STREET

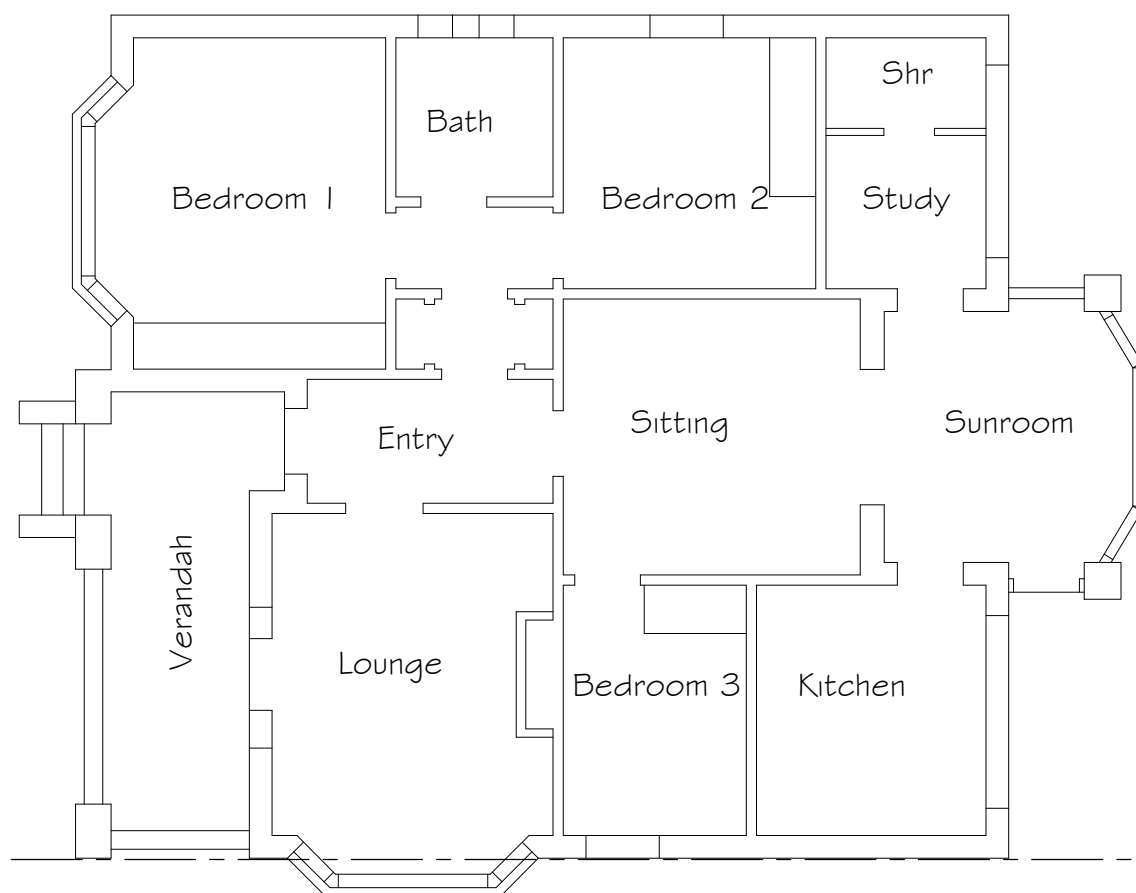
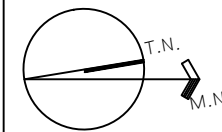


Site Plan

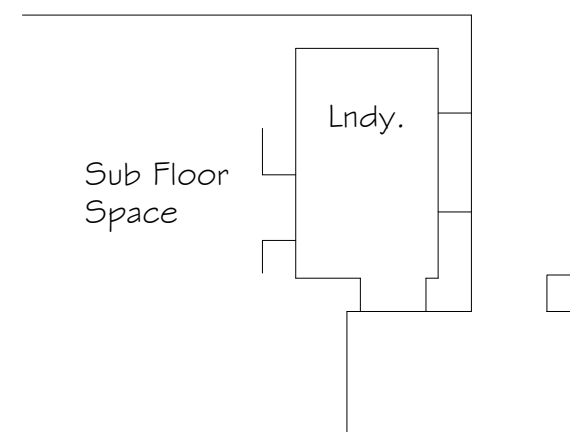
No. : 25
Lot. : 1
DP : 456054 & 584593
AREA : 559.4m² (By Calc)

FLOOR SPACE RATIO (FSR) CALCULATIONS	
Area of Site	= 559.40 S.M.
Allowable Floor Area	= 279.70 S.M.
Lower Ground	= 5.73 S.M.
Ground Floor	= 116.00 S.M. (exc. Front porch)
First Floor Addition	= 82.58 S.M (exc. Stair void)
Total Development	= 204.31 S.M. (0.3652:1)

BULLECOURT AVENUE



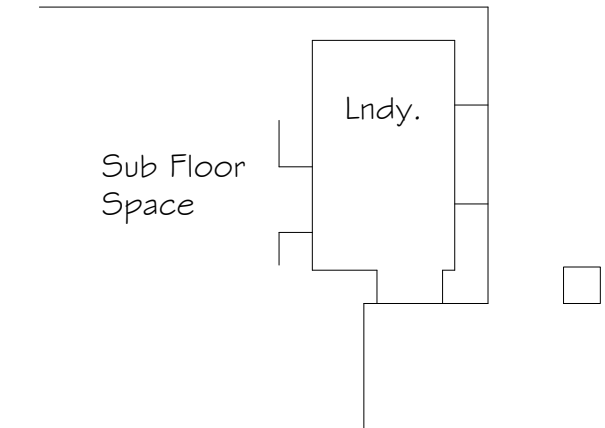
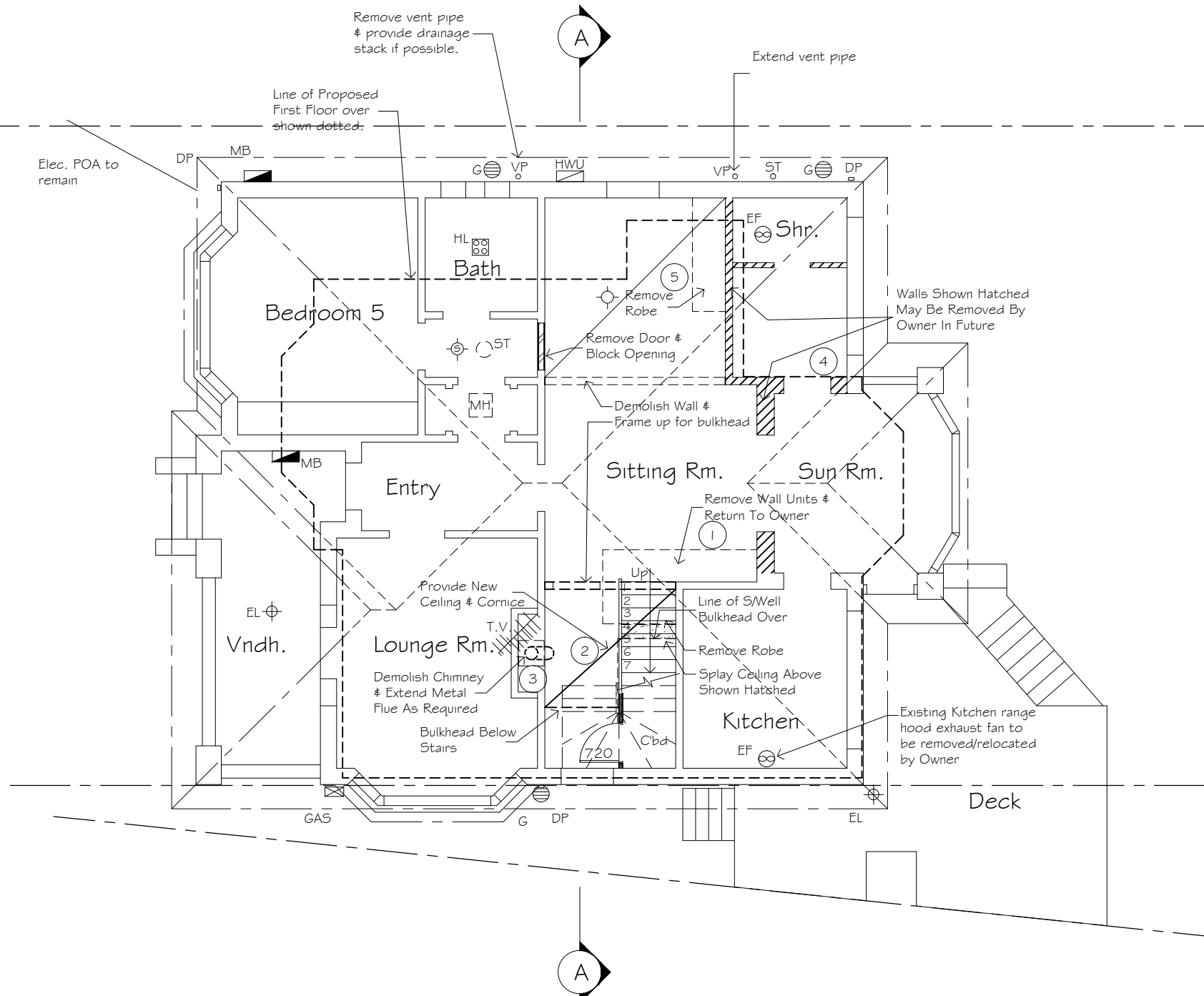
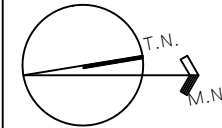
Existing Ground Floor Plan



Basement Floor Plan

Legend





- EF ⊗ Exhaust Fan
- ⊙ Existing Smoke Detector
- ⊙ Smoke Detector
- ST ⊙ Solar Tube - Remove & Block Ceiling
- HL ⊞ Heater/Light
- ST ⊙ Stack
- HWU ⊞ Wall Mounted Hot Water Unit
- G ⊙ Gully
- MH ⊞ Manhole
- T.V. ⊞ TV Antenna - Owner to relocate as required
- MB ⊞ Electrical Meter Box
- VP ⊙ Sewer Vent Pipe
- DP ⊞ Downpipe
- GAS ⊞ Gas Meter
- EL ⊙ Eave Light

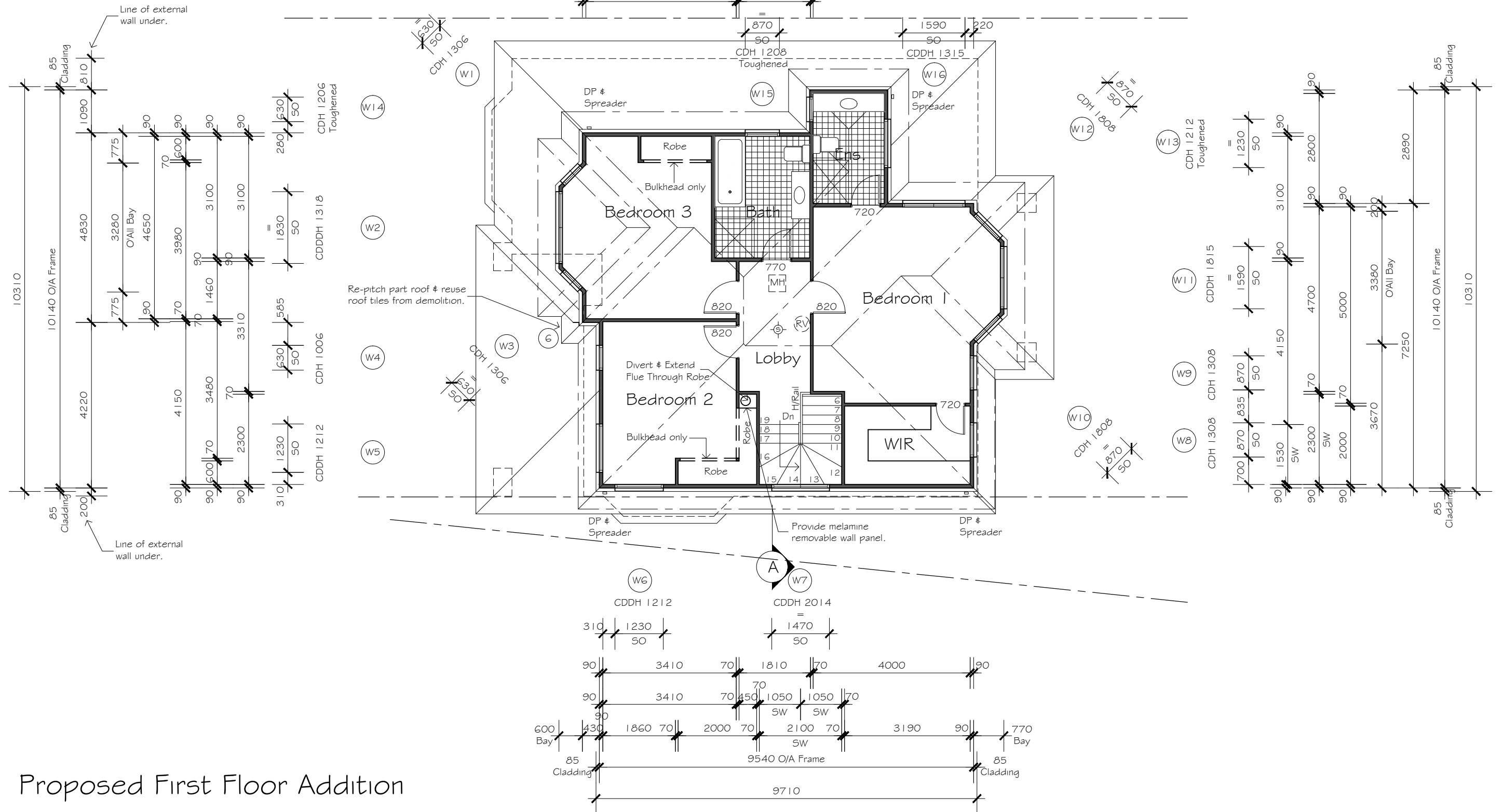
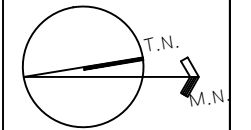


Ground Floor Plan

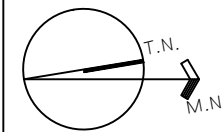
Basement Floor Plan

Legend

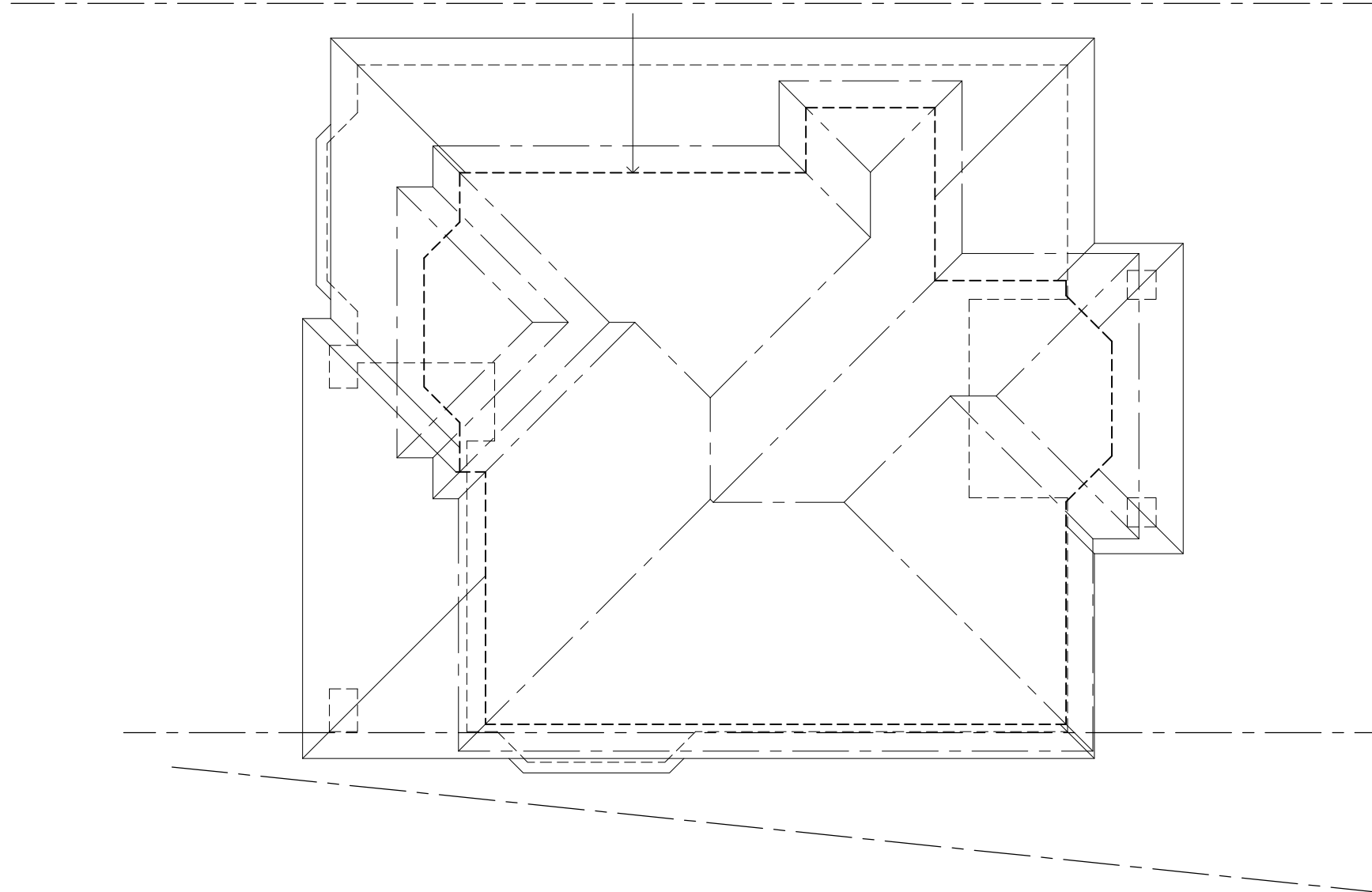
- | | |
|---|-----------------|
|  | Smoke Detector |
|  | Manhole |
|  | Downpipe |
|  | Roof Ventilator |



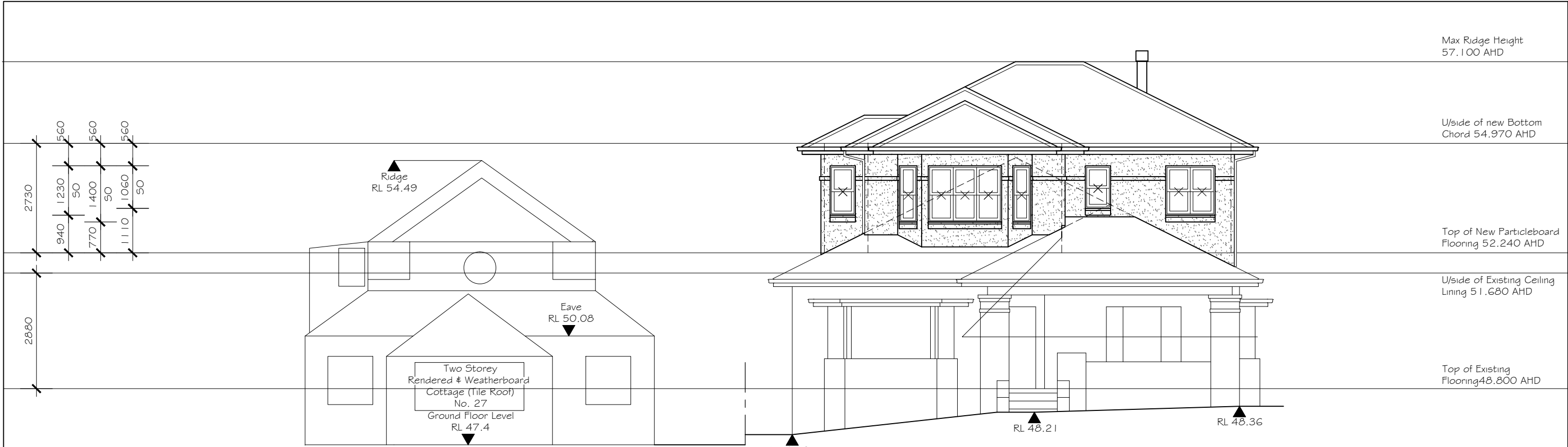
Proposed First Floor Addition



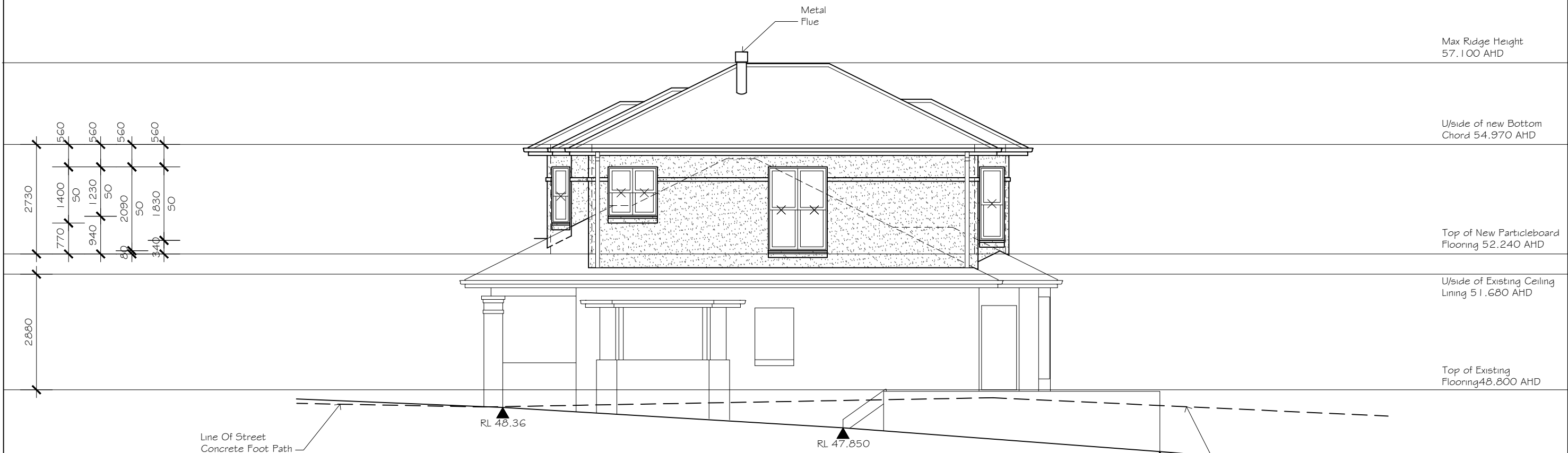
Line of Proposed
First Floor Shown Dashed.



Roof Plan

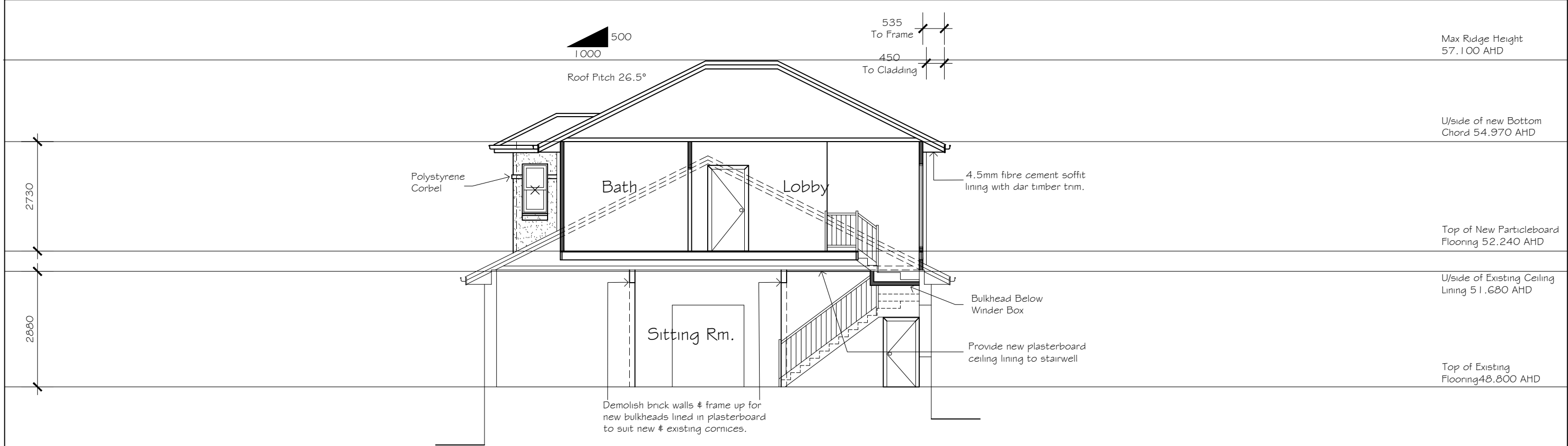


Streetscape South Elevation



East Elevation





Section A-A

WINDOW SCHEDULE (BASIX A193744)					CLIENT:					TERRAIN: 3 WIND LOAD: W 33 N							
<div>STANDARD NOTES:</div> <div><div>• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE</div><div>• ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS</div><div>• WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE B.C.A 3.9.2.5</div></div>					CLIENT:					TIMBER WINDOWS: TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.							
										STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, BROWN & WHITE.							
	(W1) CDH 1306	HARDWARE COLOUR	GLAZING	SPECIAL NOTES RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.			(W10) CDH 1808	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.							
	SW ELEVATION / BEDROOM 3	SATIN CHROME	6.38mm SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)				S ELEVATION / BEDROOM 1	SATIN CHROME	6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)								
	WESTERN RED CEDAR	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN									
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm				DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm								
	(W2) CDDH 1318	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.			(W11) CDDH 1815	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.							
	S ELEVATION / BEDROOM 3	SATIN CHROME	6.38mm SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)				N ELEVATION / BEDROOM 1	SATIN CHROME	6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)								
	WESTERN RED CEDAR	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN									
	DOUBLE HUNG OPEN/OPEN/OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm				DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm								
	(W3) CDH 1306	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.			(W12) CDH 1808	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.							
	SE ELEVATION / BEDROOM 3	SATIN CHROME	6.38mm SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)				N ELEVATION / BEDROOM 1	SATIN CHROME	6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)								
	WESTERN RED CEDAR	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN									
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm				DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm								
	(W4) CDH 1006	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.			(W13) CDH 1212	HARDWARE COLOUR	GLAZING								
	S ELEVATION / BEDROOM 2	SATIN CHROME	6.38mm SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)				N ELEVATION / ENSUITE	SATIN CHROME	6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)								
	WESTERN RED CEDAR	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN									
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm				DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm								
	(W5) CDDH 1212	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.			(W14) CDH 1206	HARDWARE COLOUR	GLAZING								
	S ELEVATION / BEDROOM 2	SATIN CHROME	6.38mm SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)				S ELEVATION / ENSUITE	SATIN CHROME	6.38mm SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)								
	WESTERN RED CEDAR	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN									
	DOUBLE HUNG OPEN/OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm				DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm								
	(W6) CDDH 1212	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.			(W15) CDH 1208	HARDWARE COLOUR	GLAZING								
	E ELEVATION / BEDROOM 2	SATIN CHROME	6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)				W ELEVATION / BATHROOM	SATIN CHROME	6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)								
	WESTERN RED CEDAR	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN									
	DOUBLE HUNG OPEN/OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm				DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm								
	(W7) CDDH 2014	HARDWARE COLOUR	GLAZING				(W16) CDDH 1315	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.							
	E ELEVATION / STAIRWELL	SATIN CHROME	6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)				W ELEVATION / BEDROOM 1	SATIN CHROME	6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)								
	WESTERN RED CEDAR	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN									
	DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm				DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm								
	(W8) CDH 1308	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.													
	N ELEVATION / WIR	SATIN CHROME	6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)														
	WESTERN RED CEDAR	INSECT SCREEN															
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm														
	(W9) CDH 1308	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH BCA.													
	N ELEVATION / BEDROOM 1	SATIN CHROME	6.38mm COMFORT PLUS LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)														
	WESTERN RED CEDAR	INSECT SCREEN															
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH	REVEAL 140mm														
FOR: MR N & MRS K WALKER					AT: 25 KILLARNEY STREET, MOSMAN NSW 2088					SCALE: 1 : NTS		SHEET: 10 OF 10		JOB NO: 7554/14		G	