

No. : 15  
Lot. : 64  
DP : 20404  
AREA: 651.3m<sup>2</sup> (By Title)

651.30m<sup>2</sup> by Calculation

Allowable FSR 0.37:1 or 240.98m<sup>2</sup>

**Post Development**














Ground Floor = 104.67m<sup>2</sup>

First Floor = 75.21m<sup>2</sup> excluding stairs

Total = 179.88m<sup>2</sup>

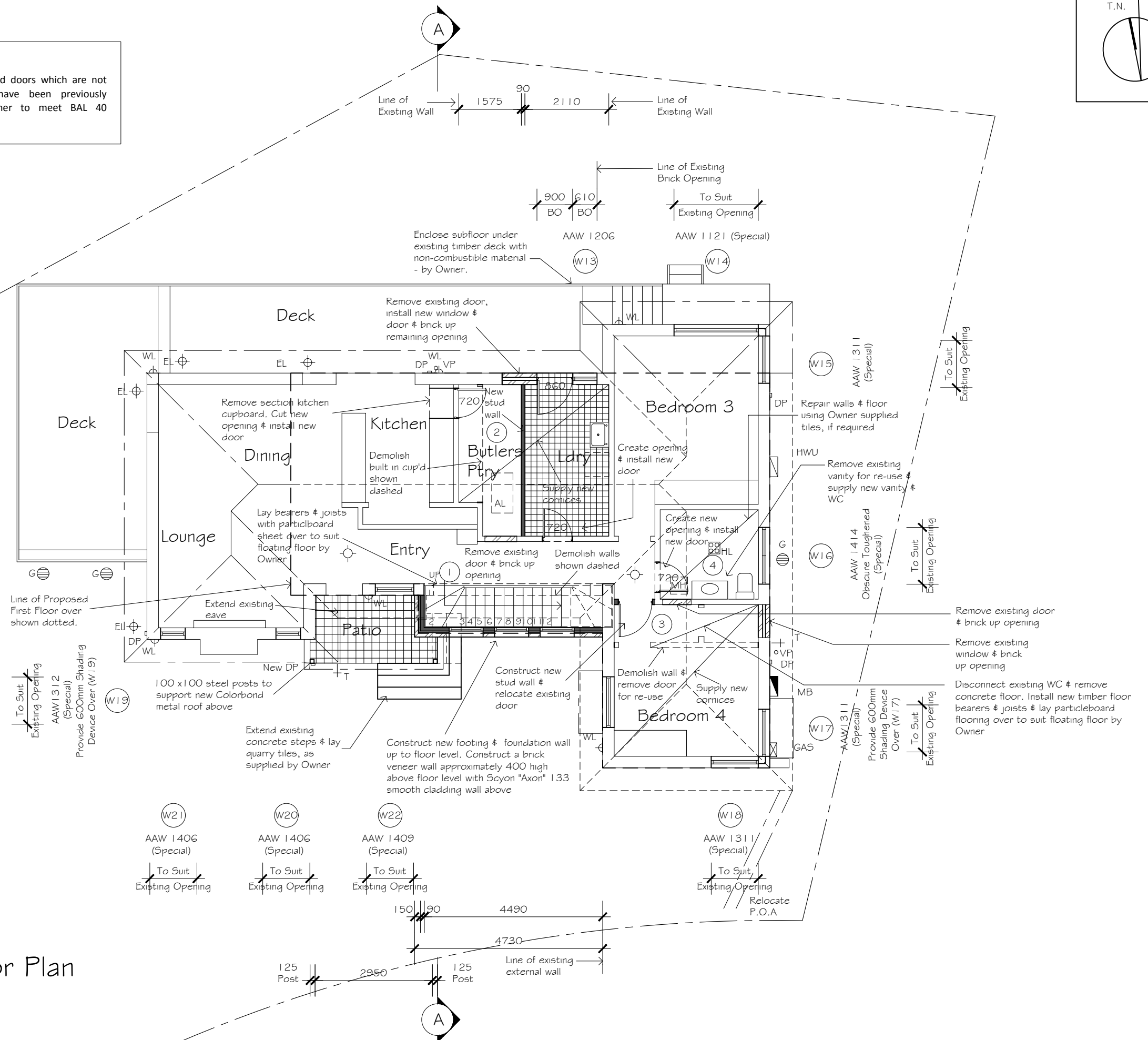
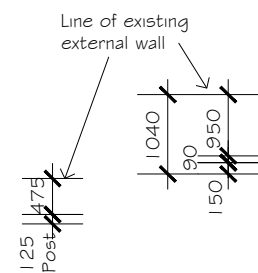
**FSR = 0.2761:1**

Legend

- |   |                                |
|---|--------------------------------|
| DP   | Downpipe                       |
| EL   | Eave Light                     |
| G    | Gully                          |
| HL   | Heater/Light                   |
| HWU  | Hot Water Unit<br>Wall Mounted |
|      | Manhole                        |
| MB   | Meter Box - Electrical         |
| GAS  | Meter - Gas                    |
|      | Smoke Detector - Existing      |
| T    | Tap - Garden                   |
| VP   | Sewer Vent Pipe                |
| WL   | Wall Light                     |
|      | Attic Ladder                   |

Note:

All existing windows and doors which are not part of the Works have been previously upgraded by the Owner to meet BAL 40 Requirements.



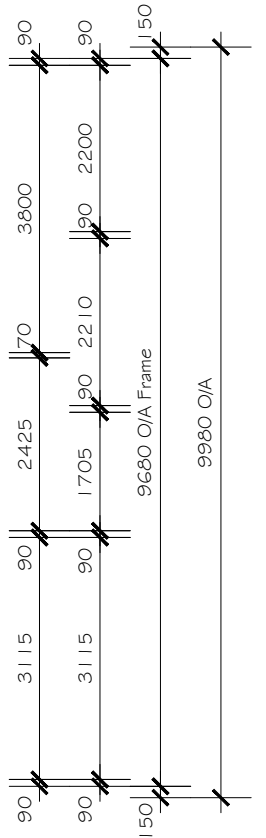
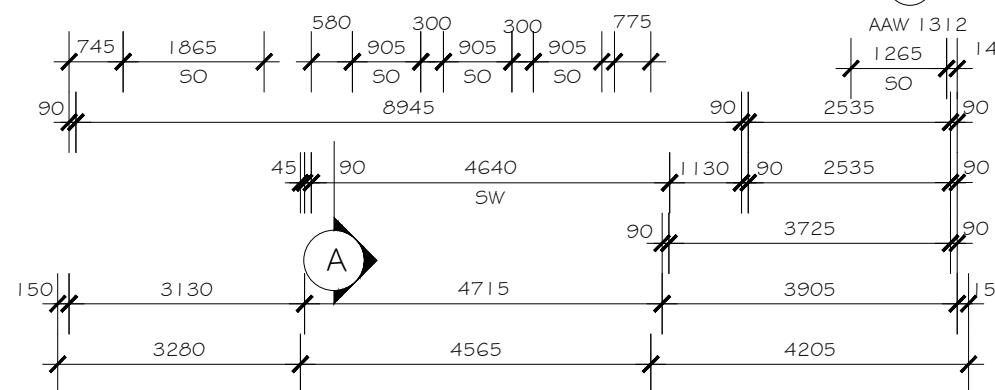
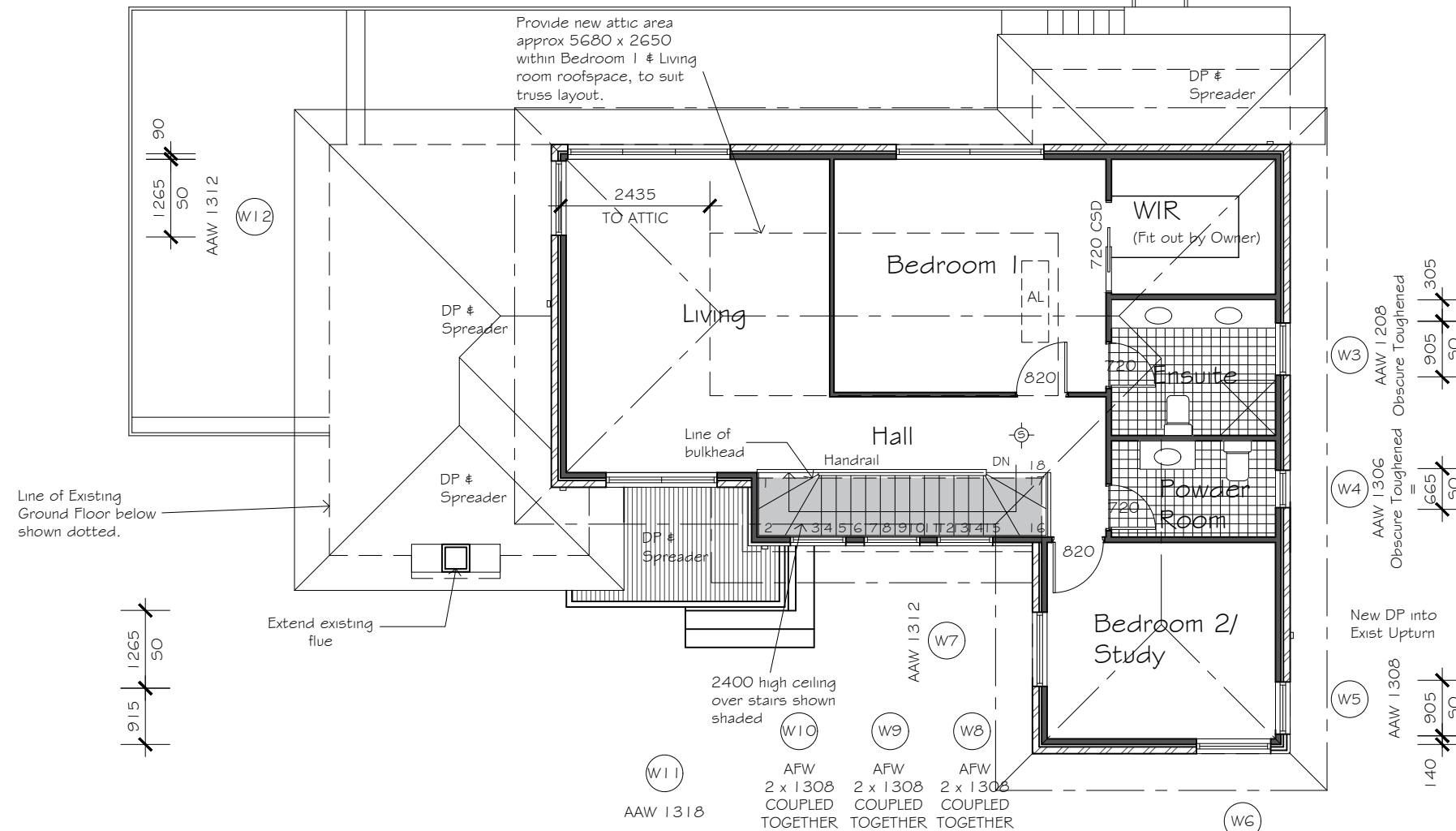
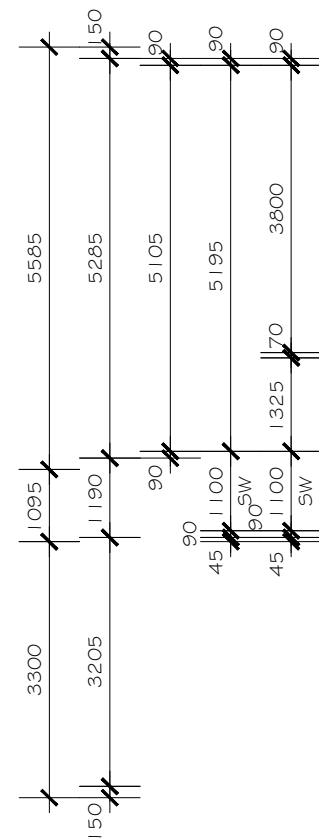
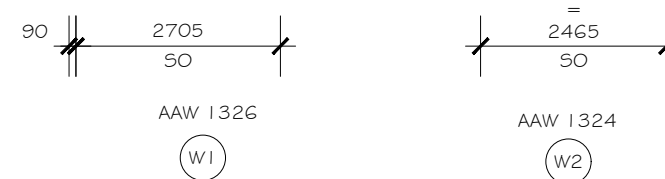
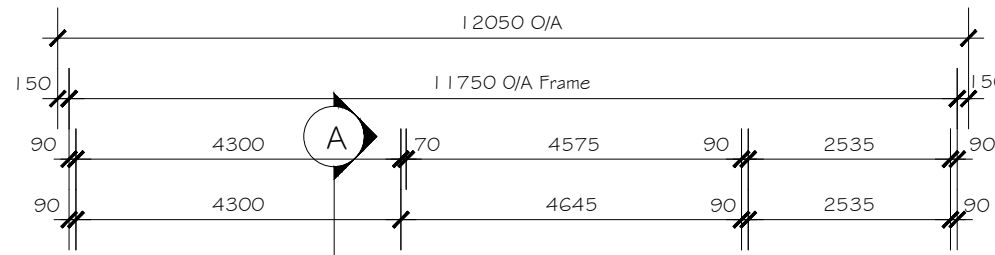
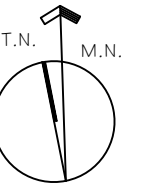
## Ground Floor Plan

# Legend

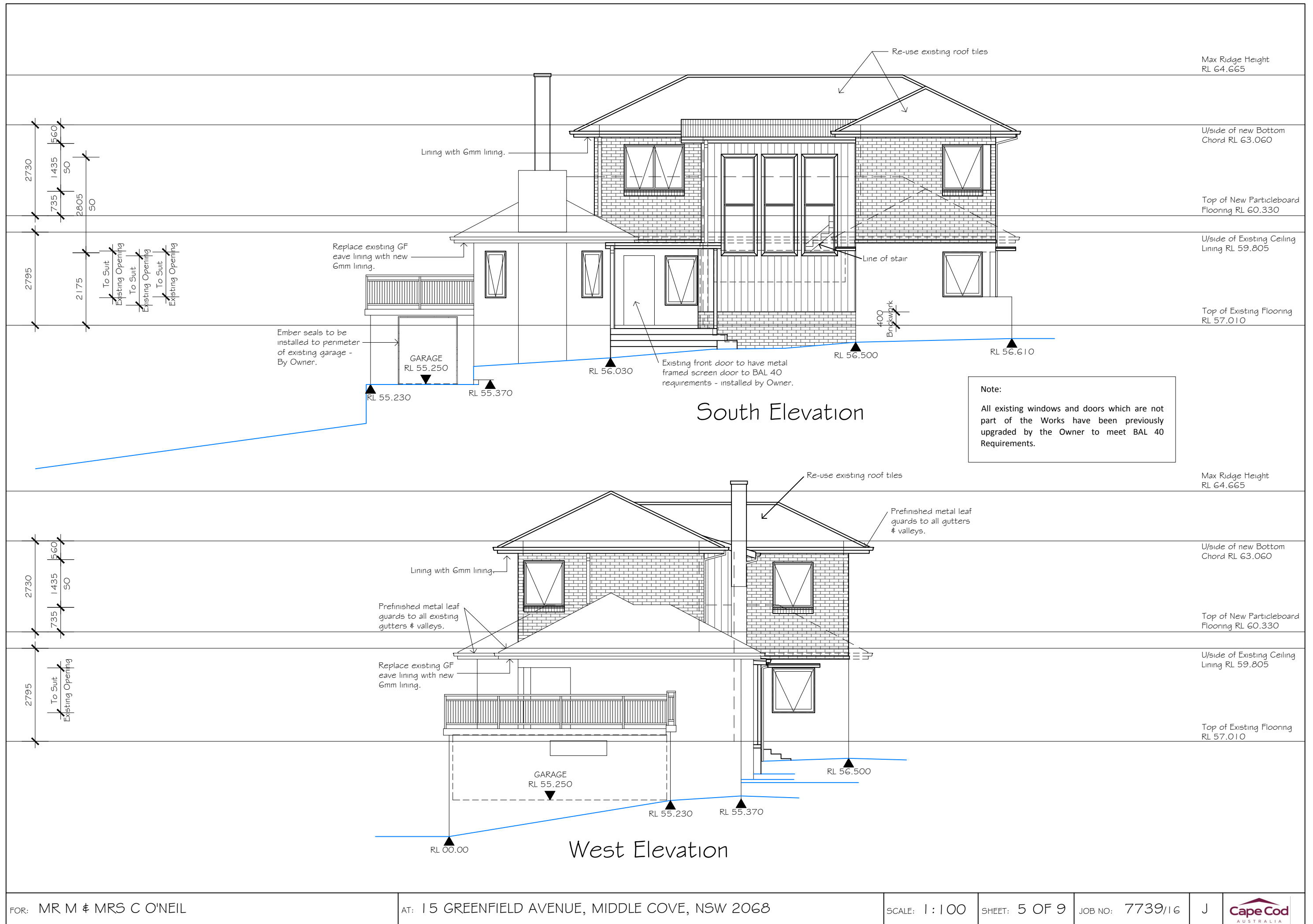
- DP = Downpipe
- AL = Attic Ladder
- Smoke Detector

## Note:

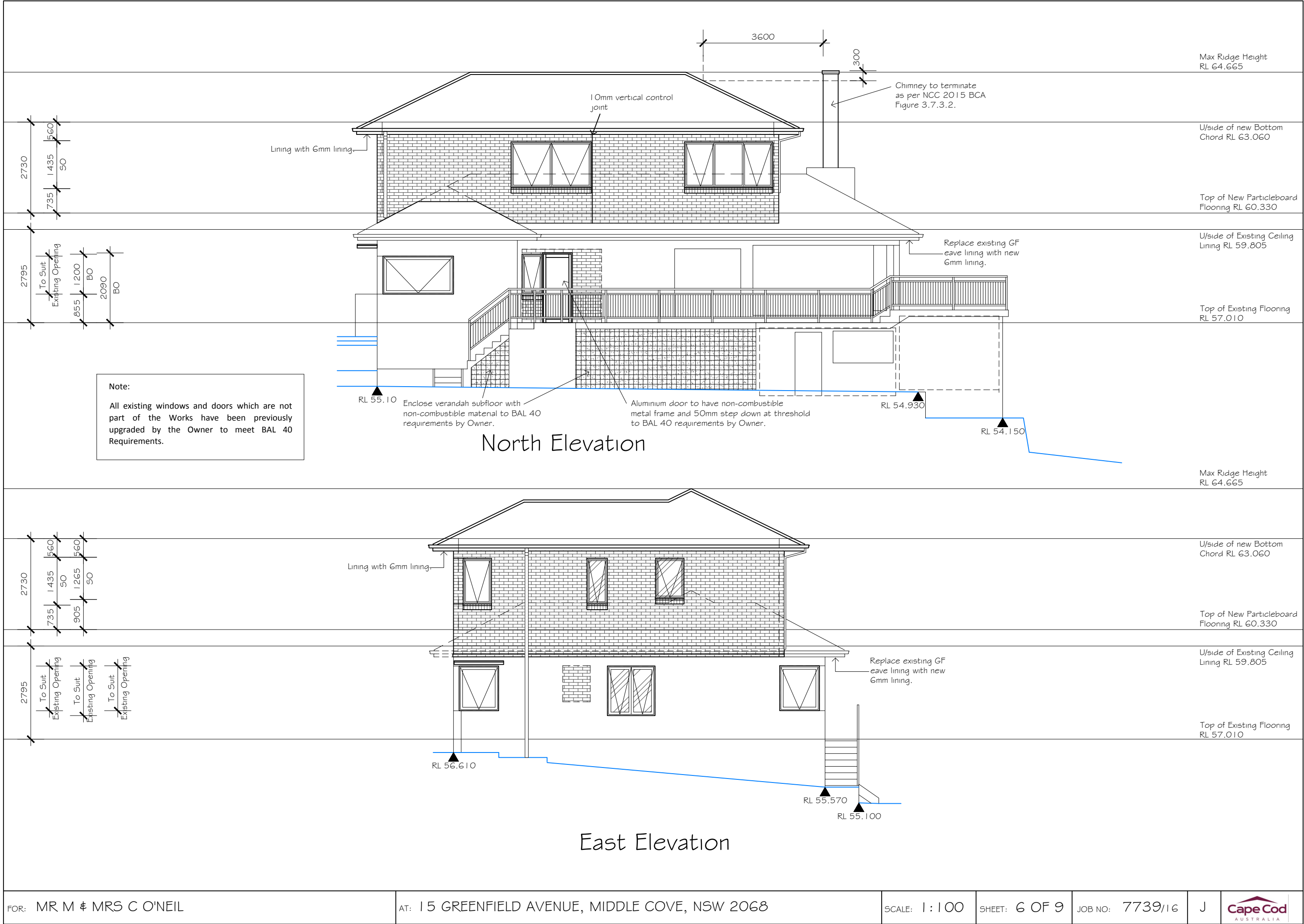
All existing windows and doors which are not part of the Works have been previously upgraded by the Owner to meet BAL 40 Requirements.



## Proposed First Floor Addition







750  
to Frame  
600  
to Brckwork

490  
1000

Max Ridge Height  
RL 64.665

Roof Pitch 26.0°

U/side of new Bottom  
Chord RL 63.060

2730

6mm Soffit lining  
to new eaves.

Living

Hall

2430  
Stair Ceiling

Top of New Particleboard  
Flooring RL 60.330

2795

Replace remaining  
existing eave linings  
with 6mm soffit lining.

Kitchen

Entry

U/side of Existing Ceiling  
Lining RL 59.805

Top of Existing Flooring  
RL 57.010

Remove section of  
kitchen cupboards to  
allow for entry door to  
butlers pantry

Construct new footing foundation  
wall & brick veneer wall 400mm  
High above floor level.

## Section A-A

WINDOW SCHEDULE (BASIX A246256_02)				CLIENT: .....		ALUMINIUM (STEGBAR) WINDOWS:											
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 NCC 3.9.2.5</li></ul>				CLIENT: .....		STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.											
				BUILDER: .....DATE: .....		CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.		TERRAIN: 3 WIND LOAD: W 33 N / W 41 N									
	W1	AAW 1326	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40		W10	2 x AFW 1308 COUPLED TOGETHER	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40						
	N ELEVATION / LIVING		INSECT SCREEN	S ELEVATION / STAIRS			INSECT SCREEN										
	ALUMINIUM		ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT	ALUMINIUM			N/A										
	AWNING OPEN / FIXED / OPEN		REVEAL 140mm	FIXED / FIXED			REVEAL 140mm										
	W2	AAW 1324	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40		W11	AAW 1318	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40						
	N ELEVATION / BEDROOM 1		INSECT SCREEN	S ELEVATION / LIVING			INSECT SCREEN										
	ALUMINIUM		ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT	ALUMINIUM			ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT										
	AWNING OPEN / OPEN		REVEAL 140mm	AWNING OPEN / OPEN			REVEAL 140mm										
	W3	AAW 1208	COLOUR PALE EUCALYPT	GLAZING OBSCURED SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40		W12	AAW 1312	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40						
	E ELEVATION / ENSUITE		INSECT SCREEN	W ELEVATION / LIVING			INSECT SCREEN										
	ALUMINIUM		ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT	ALUMINIUM			ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT										
	AWNING OPEN		REVEAL 140mm	AWNING OPEN			REVEAL 140mm										
	W4	AAW 1306	COLOUR PALE EUCALYPT	GLAZING OBSCURED SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40		W13	AAW 1206	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40						
	E ELEVATION / POWDER RM		INSECT SCREEN	N ELEVATION / LAUNDRY			INSECT SCREEN										
	ALUMINIUM		ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT	ALUMINIUM			ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT										
	AWNING OPEN		REVEAL 140mm	AWNING OPEN			REVEAL 170mm										
	W5	AAW 1308	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40 RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W14	AAW 1121 (Special)	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40 TO SUIT EXISTING OPENING. SITE CHECK.						
	N ELEVATION / BED2/STUDY		INSECT SCREEN	N ELEVATION / BEDROOM 3			INSECT SCREEN										
	ALUMINIUM		ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT	ALUMINIUM			ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT										
	AWNING OPEN		REVEAL 140mm	AWNING OPEN			REVEAL 170mm										
	W6	AAW 1312	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40 RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W15	AAW 1311 (Special)	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40 TO SUIT EXISTING OPENING. SITE CHECK.						
	S ELEVATION / BED2/STUDY		INSECT SCREEN	E ELEVATION / BEDROOM 3			INSECT SCREEN										
	ALUMINIUM		ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT	ALUMINIUM			ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT										
	AWNING OPEN		REVEAL 140mm	AWNING OPEN			REVEAL 170mm										
	W7	AAW 1312	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40		W16	AAAW 1414 (Special)	COLOUR PALE EUCALYPT	GLAZING OBSCURED SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40 TO SUIT EXISTING OPENING. SITE CHECK.						
	W ELEVATION / BED2/STUDY		INSECT SCREEN	E ELEVATION / WC			INSECT SCREEN										
	ALUMINIUM		ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT	ALUMINIUM			ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT										
	AWNING OPEN		REVEAL 140mm	AWNING OPEN / OPEN			REVEAL 170mm										
	W8	2 x AFW 1308 COUPLED TOGETHER	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES SPECIAL 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40		W17	AAW 1311 (Special)	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40 TO SUIT EXISTING OPENING. SITE CHECK.						
	S ELEVATION / STAIRS		INSECT SCREEN	E ELEVATION / BEDROOM 4			INSECT SCREEN										
	ALUMINIUM		N/A	ALUMINIUM			ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT										
	FIXED / FIXED		REVEAL 140mm	AWNING OPEN			REVEAL 170mm										
	W9	2 x AFW 1308 COUPLED TOGETHER	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES SPECIAL 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40		W18	AAW 1311 (Special)	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40 TO SUIT EXISTING OPENING. SITE CHECK.						
	S ELEVATION / STAIRS		INSECT SCREEN	S ELEVATION / BEDROOM 4			INSECT SCREEN										
	ALUMINIUM		N/A	ALUMINIUM			ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT										
	FIXED / FIXED		REVEAL 140mm	AWNING OPEN			REVEAL 170mm										
FOR: MR M & MRS C O'NEIL				AT: 15 GREENFIELD AVENUE, MIDDLE COVE, NSW 2068				SCALE: 1 : NTS		SHEET: 8 OF 9		JOB NO: 7739/16		J			



WINDOW SCHEDULE (BASIX A246256_02)				CLIENT: .....		ALUMINIUM (STEGBAR) WINDOWS:			
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 NCC 3.9.2.5</li></ul>				CLIENT: .....		STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.			
				BUILDER: .....DATE: .....		CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.		TERRAIN: 3      WIND LOAD: W 33 N / W 4 I N	
	(W19) AAW 1312 (Special)	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40  TO SUIT EXISTING OPENING. SITE CHECK.			COLOUR	GLAZING	SPECIAL NOTES
	W ELEVATION / BEDROOM 4	INSECT SCREEN							
	ALUMINIUM	ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT	REVEAL						
	AWNING OPEN		170mm					REVEAL	
	(W20) AAW 1406 (Special)	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40  TO SUIT EXISTING OPENING. SITE CHECK.			COLOUR	GLAZING	SPECIAL NOTES
	S ELEVATION / LOUNGE	INSECT SCREEN							
	ALUMINIUM	ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT	REVEAL						
	AWNING OPEN		170mm					REVEAL	
	(W21) AAW 1406 (Special)	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40  TO SUIT EXISTING OPENING. SITE CHECK.			COLOUR	GLAZING	SPECIAL NOTES
	S ELEVATION / LOUNGE	INSECT SCREEN							
	ALUMINIUM	ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT	REVEAL						
	AWNING OPEN		170mm					REVEAL	
	(W22) AAW 1409 (Special)	COLOUR PALE EUCALYPT	GLAZING SINGLE CLEAR, (OR U-VALUE: 6.44, SHGC: 0.75)	SPECIAL NOTES 6mm TOUGHENED GLASS TO COMPLY WITH BAL 40  TO SUIT EXISTING OPENING. SITE CHECK.			COLOUR	GLAZING	SPECIAL NOTES
	S ELEVATION / ENTRY	INSECT SCREEN							
	ALUMINIUM	ALUMINIUM S/LESS STEEL MESH PALE EUCALYPT	REVEAL						
	AWNING OPEN		170mm					REVEAL	
		COLOUR	GLAZING	SPECIAL NOTES					
		INSECT SCREEN							
			REVEAL						
		COLOUR	GLAZING	SPECIAL NOTES					
		INSECT SCREEN							
			REVEAL						
		COLOUR	GLAZING	SPECIAL NOTES					
		INSECT SCREEN							
			REVEAL						
		COLOUR	GLAZING	SPECIAL NOTES					
		INSECT SCREEN							
			REVEAL						
		COLOUR	GLAZING	SPECIAL NOTES					
		INSECT SCREEN							
			REVEAL						
		COLOUR	GLAZING	SPECIAL NOTES					
		INSECT SCREEN							
			REVEAL						