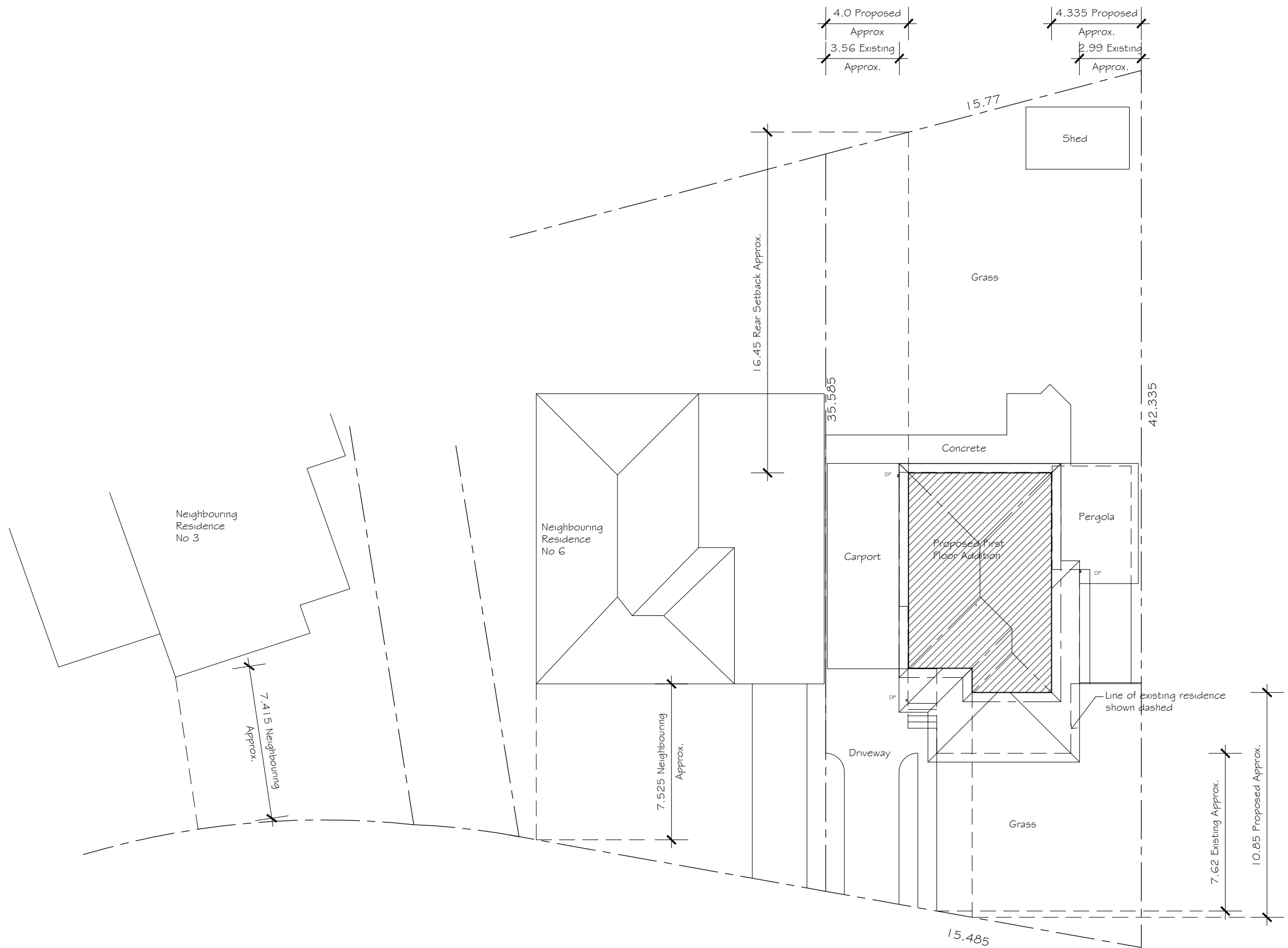
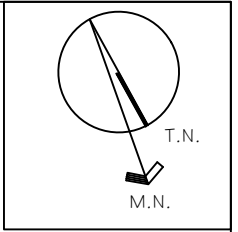


BASIX COMMITMENTS				COMPLYING DEVELOPMENT DETAILS				SPECIFICATION SUMMARY				SPECIAL NOTES			
CERTIFICATE NO. A238162				SITE AREA		593.90m²		STRUCTURAL TIMBER - All to ASA 1684.2				<ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN[Ⓢ]• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.• CONNECT/INSTALL ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).• INSTALLATION OF OWNER SUPPLIED VANITY UNIT, WC SUITE, TAPS & OUTLETS, TOWEL RAIL, ROLL HOLDER & SOAP HOLDER.			
FIXTURES AND SYSTEMS				ZONING		R2 LOW DENSITY RESIDENTIAL									
LIGHTING		MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		BLOCK WIDTH		(15.77 METRES) > 10m & < 18m		WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS		ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS					
				CONTROLS				FLOOR: 190x45mm MIN. FLOOR JOISTS		WIND LOAD W 33 N					
WET AREAS: NEW OR ALTERED		SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED		MAX FSR		330.00 m²		FINISHES							
				MAX SITE COVERAGE		50% (296.95m²)		BRICKWORK		N/A					
				MAX HEIGHT		8.5 metres		FLOORING		19MM STRUCTURAL PARTICLEBOARD					
INSULATION REQUIREMENTS				COMPLIANCE											
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL		FLOOR AREA				CLADDING		75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSUALATION WITH APPLIED TEXTURE PAINT FINISH					
FLAT CEILING, PITCHED ROOF		CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		EXISTING HOUSE		101.68m² (EXC, PORCH, PERGOLA & CARPORT)		WINDOWS - TREND KEYED LOCKS (TERRAIN: 2)		FRAME: PREFINISHED ALUMINIUM					
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 75MM)		NIL		FIRST FLOOR ADDITION		65.96m² (EXCLUDING STAIR VOID)		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES		FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS					
GLAZING REQUIREMENTS				TOTAL FSR		167.64m²		COMPLIES							
WINDOWS				SITE COVERAGE				ROOF COVERING		CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.					
W1 , W2, W3 & W9		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		EXISTING HOUSE		101.68m² (EXC, PORCH, PERGOLA & CARPORT)		ROOF SARKING		FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL					
W4, W5, W6, W7, W8 & W10		STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		PORCH & STEPS		3.43m²		INSULATION (FIBREGLASS)		R5.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES					
SHADING DEVICES				SHED		15.00m²		INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 COLONIAL ARCHITRAVE: Ex. 75x25 BULLNOSE					
WINDOWS				TOTAL		120.11m²		INTERNAL DOORS		PRIMED HARDBOARD HOLLOW CORE "FLUSH"					
W1 , W2, W3, W6, W7, W8 & W9		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		HEIGHT				STAIRCASE MDF TREADS & PINE RISERS		TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 16 @ 188mm GOING: 240mm (260mm TREAD)					
W4 & W5		PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36		LANDSCAPE AREA				FASCIA BOARDS		MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: NIGHT SKY					
W10		PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43		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		COMPLIES		GUTTERS & DOWNPIPES		TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: NIGHT SKY DOWNPIPE COLOUR: PAPERBARK					
FINAL CONSTRUCTION.				REQUIRED SIDE SETBACKS		> 10m & < 18m (900mm + ¼ HEIGHT OVER 4.5m)		HOT WATER UNIT		CONNECT TO EXISTING					
				WALL HEIGHT PROPOSED		RL 15.54		PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK		FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER					
				NORTH WEST SIDE		[RL 15.54 - RL 9.53 = 6.01 High 6.01 - 4.5 / 4 + 0.9 = 1278mm required 4335mm PROPOSED COMPLIES]		FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.		DO NOT SCALE OFF DRAWINGS.					
				SOUTH EAST SIDE		[RL 15.54 - RL 9.12 = 6.42 High 6.42 - 4.5 / 4 + 0.9 = 1380mm required 4000mm PROPOSED COMPLIES]		ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.							
				REQUIRED SETBACK - FRONT				NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.							
				ADJOINING SETBACK SOUTH EAST No.6 WEWAK PLACE		7.525 METRES		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.							
				ADJOINING SETBACK SOUTH EAST No.3 WEWAK PLACE		7.415 METRES									
				AVERAGE REQUIRED		7.47 METRES PROPOSE SETBACK 10.85 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 16.45 M COMPLIES													
EXTERNAL PAINT SCHEDULE				PRIVACY											
ITEM		BRAND eg. WATTYL		CODE		COLOUR		W1 , W2, W4, W5, W9 & W10		WINDOWS >3M FROM BOUNDARY, NO ADDITIONAL PRIVACY MEASURES REQUIRED					
Soffit Lining		Haymes				White				COMPLIES					
Wall Cladding		Haymes				Paperbark									



Site Plan

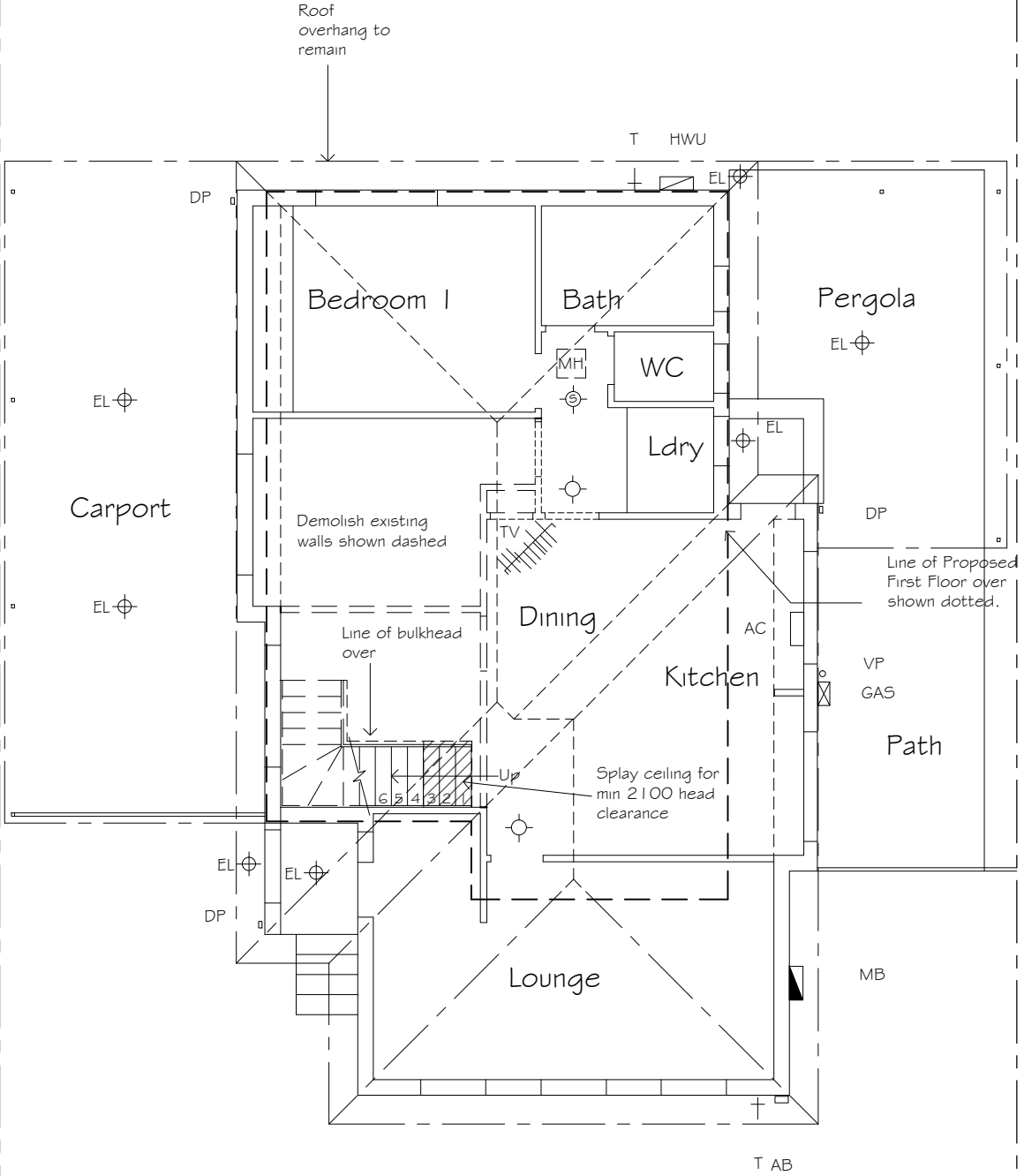
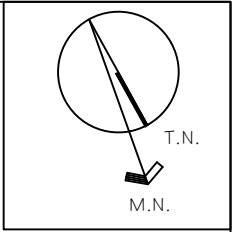
No. : 7
Lot. : 106
DP : 263805
AREA : 593.9m² (By Title)

AREAS

EXISTING HOUSE = 101.68M²
SHED = 15.00M²

Legend

- DP □ Downpipe
- EL ⊕ Eave Light
- HWU □ Hot Water Unit
Wall Mounted
- MH □ Manhole
- MB ▴ Meter Box - Electrical
- GAS □ Meter - Gas
- ⊙ Smoke Detector - Existing
- T + Tap - Garden
- T.V. ▨ TV Antenna -
Owner to relocate
as required
- VP ○ Sewer Vent Pipe
- AC □ Air Conditioning Unit
Wall Mounted

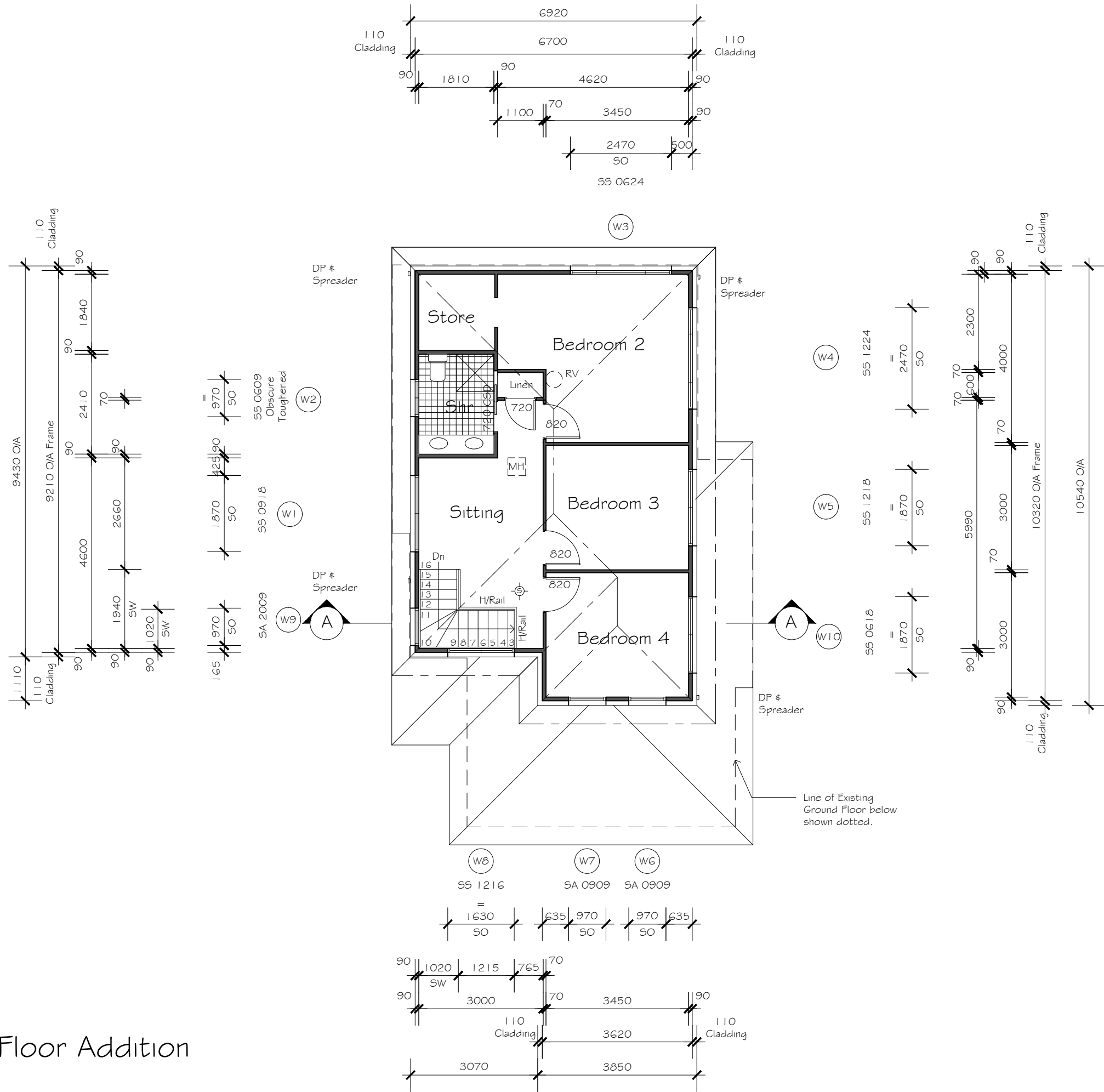
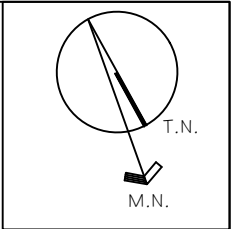


Ground Floor Plan

AREAS
EXISTING HOUSE = 101.68M²

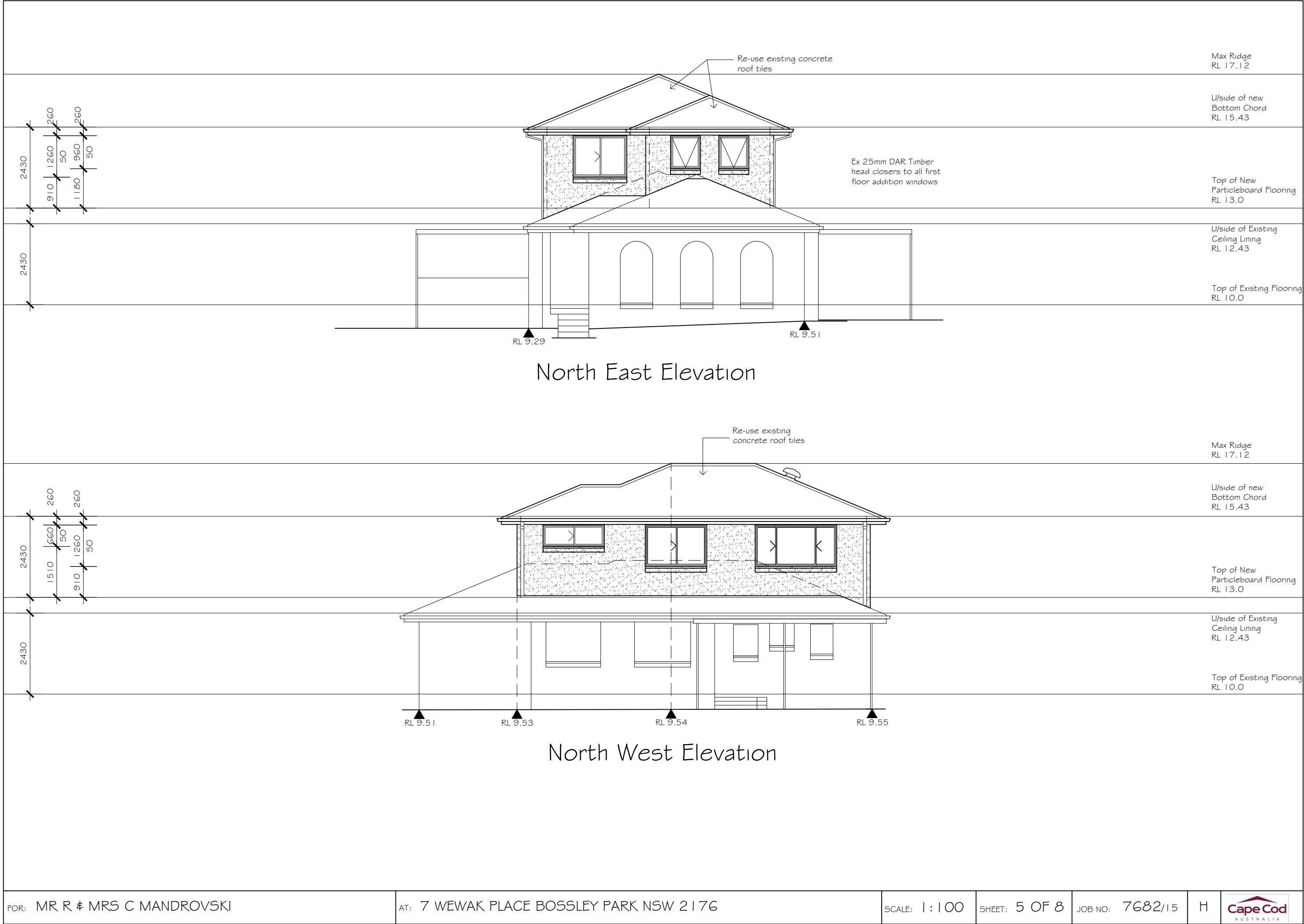
Legend

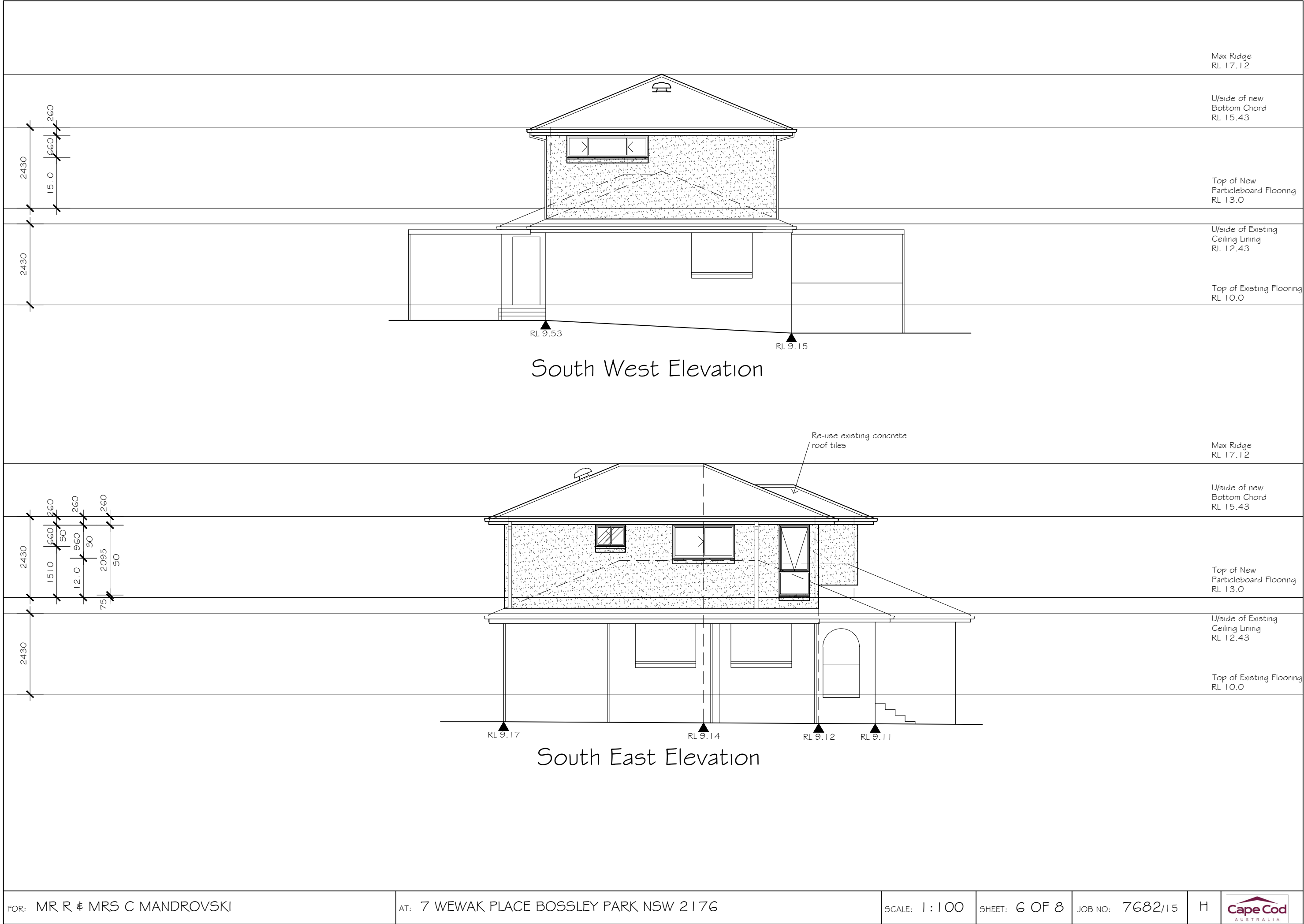
- DP □ Downpipe
MH □ Manhole
RV ○ Roof Ventilator
S Smoke Detector

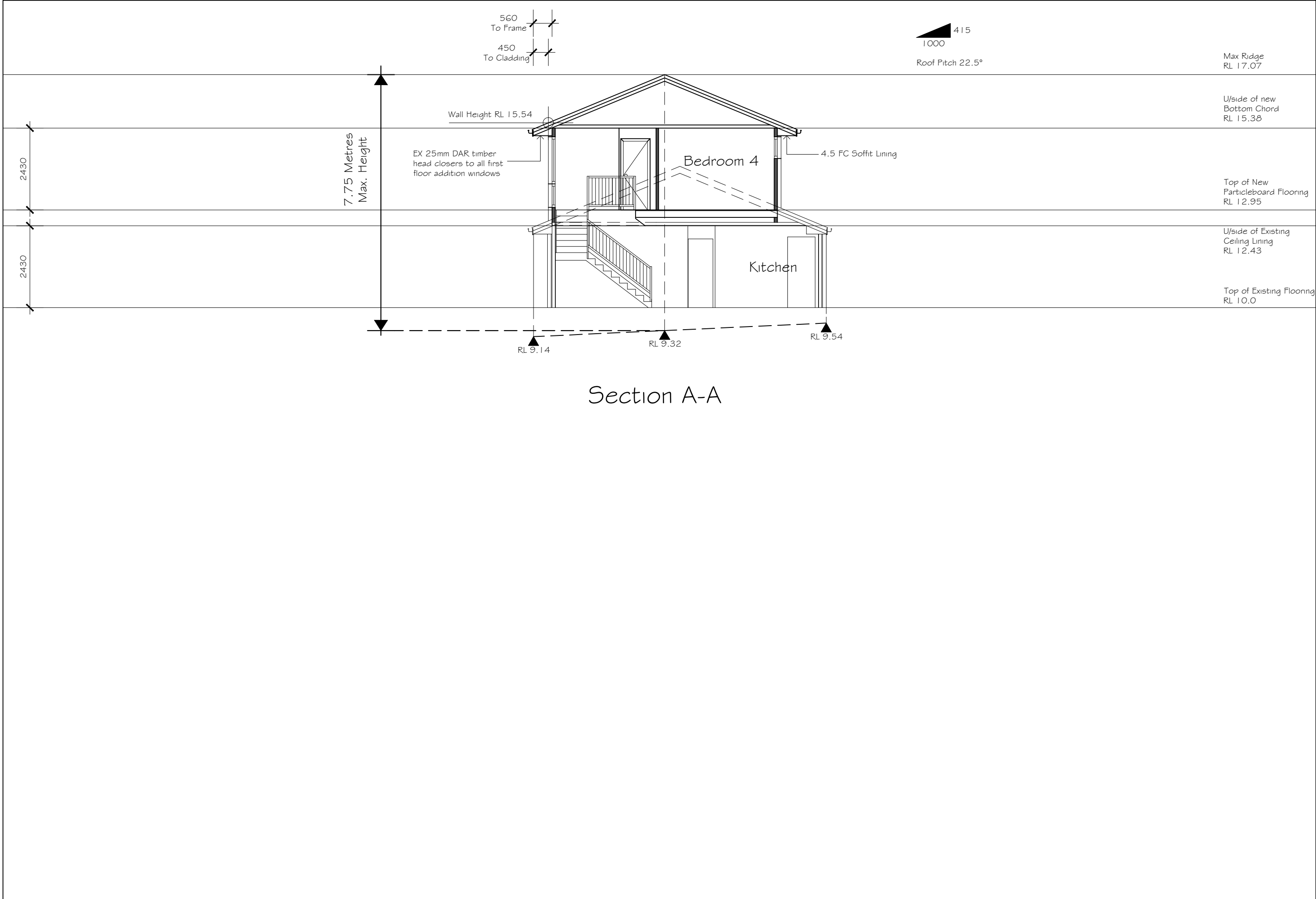


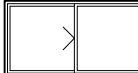



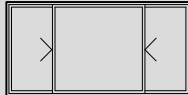
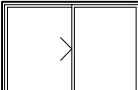


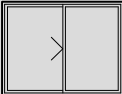
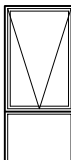
Proposed First Floor Addition

AREAS		
FIRST FLOOR	=	69.65M ²
LESS STAIR VOID	=	3.69M ²
TOTAL	=	65.96M ²







WINDOW SCHEDULE (BASIX A238 I 62)				CLIENT:		ALUMINIUM TREND WINDOWS:											
STANDARD NOTES: <ul style="list-style-type: none">• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE• ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS• WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5				CLIENT:		STANDARD ALUMINIUM 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: 2 WIND LOAD: W 33 N								
	W1 SS 0918	COLOUR	GLAZING	SPECIAL NOTES			W10 SS 0618	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	SE ELEVATION / SITTING	ULTRA BLACK	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)				NW ELEVATION / BEDROOM 4	ULTRA BLACK	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN									
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm				SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm								
	W2 SS 0609	COLOUR	GLAZING	TRANSLUCENT FILM BY BUILDER.													
	SE ELEVATION / SHOWER	ULTRA BLACK	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)														
	ALUMINIUM	INSECT SCREEN															
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm														
	W3 SS 0624	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.													
	SW ELEVATION / BEDROOM 2	ULTRA BLACK	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)														
	ALUMINIUM	INSECT SCREEN															
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm														
	W4 SS 1224	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.													
	NW ELEVATION / BEDROOM 2	ULTRA BLACK	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)														
	ALUMINIUM	INSECT SCREEN															
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm														
	W5 SS 1218	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.													
	NW ELEVATION / BEDROOM 3	ULTRA BLACK	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)														
	ALUMINIUM	INSECT SCREEN															
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm														
	W6 SA 0909	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.													
	NE ELEVATION / BEDROOM 4	ULTRA BLACK	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)														
	ALUMINIUM	INSECT SCREEN															
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm														
	W7 SA 0909	COLOUR	GLAZING	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.													
	NE ELEVATION / BEDROOM 4	ULTRA BLACK	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)														
	ALUMINIUM	INSECT SCREEN															
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm														
	W8 SS 1216	COLOUR	GLAZING														
	NE ELEVATION / SITTING	ULTRA BLACK	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)														
	ALUMINIUM	INSECT SCREEN															
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm														
	W9 SA 2009	COLOUR	GLAZING														
	SE ELEVATION / SITTING	ULTRA BLACK	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)														
	ALUMINIUM	INSECT SCREEN															
	AWNING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm														
FOR: MR R & MRS C MANDROVSKI				AT: 7 WEWAK PLACE BOSSLEY PARK NSW 2176				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7682/15		H		