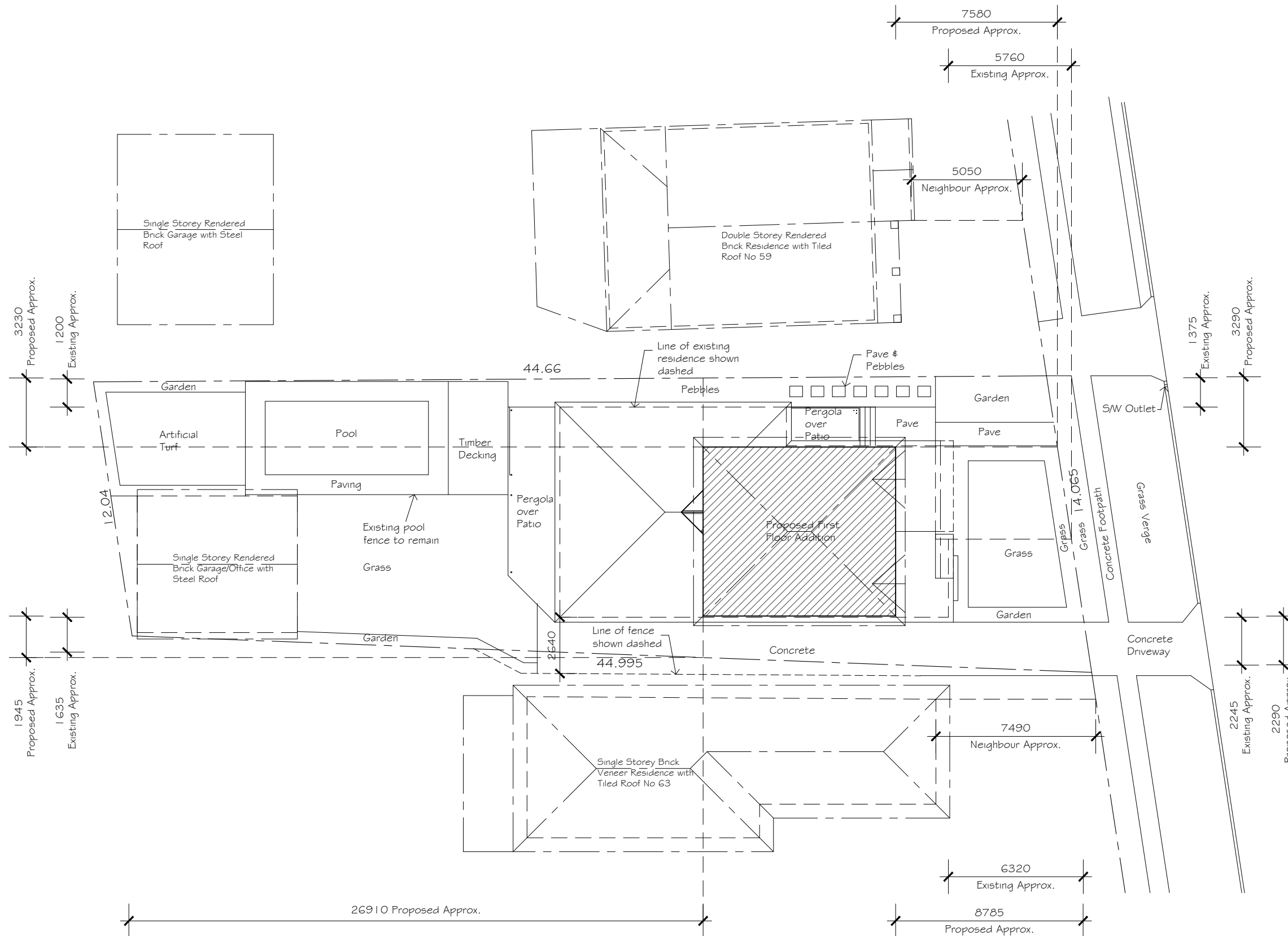
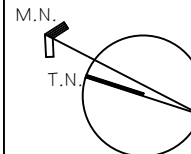


BASIX COMMITMENTS				COMPLYING DEVELOPMENT DETAILS				SPECIFICATION SUMMARY				SPECIAL NOTES			
CERTIFICATE NO. A248048				SITE AREA		575.4m² (by Title)		STRUCTURAL TIMBER - All to ASA 1684.2				<div>• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN[Ⓢ]</div> <div>• RE-USE EXISTING SMOKE DETECTORS IF POSSIBLE - ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.</div> <div>• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</div> <div>• PROVIDE 300MM BUILD UP TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.</div> <div>• REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.</div> <div>• CONNECT/INSTALL FOUR (4) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).</div> <div>• WC DOOR TO BE ON LIFT-OFF HINGES.</div> <div>• RELOCATE ELECTRICAL MAINS POINT OF ATTACHMENT.</div> <div>• PROVIDE EXPOSED RAFTER TAILS TO FIRST FLOOR EAVES.</div>			
FIXTURES AND SYSTEMS				ZONING		ZONE R2 LOW DENSITY RESIDENTIAL		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					
LIGHTING		MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		BLOCK WIDTH		(13.61 METRES) > 10m & < 18m AT FRONT (12.80 METRES) > 10m & < 18m AT REAR		FLOOR: REFER TO STRUCTURAL LAYOUTS		WIND LOAD W 28 N					
CONTROLS															
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% (287.7m²)		BRICKWORK		N/A					
				MAX HEIGHT		8.5 metres		FLOORING		19MM STRUCTURAL PARTICLEBOARD					
INSULATION REQUIREMENTS				COMPLIANCE				CLADDING		75mm POLYSTYRENE WALL SHEETING FIXED TO 20MM BATTENS OVER POLASTIC INSULATION BLANKETS (APPLIED TEXTURE COAT FINISH) WEATHERTEX SHINGLES TO FIRST FLOOR GABLE ENDS & UPPER HALF OF GROUND FLOOR GABLE ENDS - FC SHEET WITH TIMBER COVER BATTENS TO LOWER HALF OF GROUND FLOOR GABLES					
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL		EXISTING HOUSE		162.76m² (EXC. PATIOS)		WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)		FRAME: WESTERN RED CEDAR TO FRONT ELEVATION PREFINISHED ALUMINIUM TO SIDE & REAR ELEVATIONS					
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS) (FACADE PANEL: 75mm)		NIL		GARAGE (USED AS OFFICE)		48.00m²		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES		FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS					
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS) (FACADE PANEL: 75mm)		NIL		FIRST FLOOR ADDITION		66.83m² (EXCLUDING STAIR VOID)		ROOF COVERING		TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.					
TOTAL FSR				277.59m²		COMPLIES		ROOF SARKING		FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL					
FLAT CEILING, PITCHED ROOF		CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		SITE COVERAGE				INSULATION (FIBREGLASS)		R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES					
EXISTING HOUSE		162.76m² (EXC. PATIOS)		GARAGE/OFFICE		48.00m²		INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 COLONIAL ARCHITRAVE: Ex. 75x25 COLONIAL					
TOTAL		210.76m²		COMPLIES (36.63%)				INTERNAL DOORS		PRIMED HARDBOARD HOLLOW CORE "FLUSH"					
HEIGHT				MAX. RIDGE LEVEL		RL 17.870		STAIRCASE MAPLE TREADS & RISERS (STAIN FINISH BY OWNER)		TYPE: CLOSED TIMBER					
EXISTING GROUND LEVEL BELOW NEW RIDGE APEX		RL 9.47		EAST SIDE		[RL 16.246 - RL 9.297 = 6.949 High 6.949 - 4.5 / 4 + 0.9 = 1512m required 3.230m PROPOSED COMPLIES]		WIDTH: 900mm		RISE: 20 @ 183mm					
HEIGHT		8.40 METRES		COMPLIES				GOING: 240mm (260mm TREAD)							
LANDSCAPE AREA				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		FIRST FLOOR BARGE BOARDS		MATERIAL: TIMBER					
REQUIRED SIDE SETBACKS		> 10m & < 18m (900mm + ¼ HEIGHT OVER 4.5m)		WEST SIDE		[RL 16.246 - RL 9.819 = 6.427 High 6.427 - 4.5 / 4 + 0.9 = 1.382m required 1.945m PROPOSED COMPLIES]		GROUND FLOOR BARGE BOARDS		MATERIAL: TIMBER					
WALL HEIGHT PROPOSED		RL 16.246		REQUIRED SETBACK - FRONT				GROUND FLOOR BARGE BOARDS		MATERIAL: TIMBER					
EAST SIDE		[RL 16.246 - RL 9.297 = 6.949 High 6.949 - 4.5 / 4 + 0.9 = 1512m required 3.230m PROPOSED COMPLIES]		ADJOINING SETBACK EAST No.59 COLANE STREET		5.050 METRES		GROUND FLOOR BARGE BOARDS		MATERIAL: TIMBER					
WEST SIDE		[RL 16.246 - RL 9.819 = 6.427 High 6.427 - 4.5 / 4 + 0.9 = 1.382m required 1.945m PROPOSED COMPLIES]		ADJOINING SETBACK WEST No.63 COLANE STREET		7.490 METRES		GROUND FLOOR FASCIA		MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SELECT COLOUR					
LANDSCAPE AREA				AVERAGE REQUIRED		6.270 METRES PROPOSE SETBACK 7.580 METRES COMPLIES		GUTTERS & DOWNPIPES		TYPE: OGEE MATERIAL: PREFINISHED ALUMINIUM GUTTER COLOUR: SELECT COLOUR DOWNPIPE COLOUR: SELECT COLOUR					
REQUIRED SETBACK - FRONT				REQUIRED SETBACK - REAR				HOT WATER UNIT		CONNECT TO EXISTING					
ADJOINING SETBACK EAST No.59 COLANE STREET		5.050 METRES		REQUIRED SETBACK - REAR				PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK		FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER					
ADJOINING SETBACK WEST No.63 COLANE STREET		7.490 METRES				REQUIRED REAR SETBACK FOR SITE >300m² BUT <900m² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES		FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.		DO NOT SCALE OFF DRAWINGS.					
AVERAGE REQUIRED		6.270 METRES PROPOSE SETBACK 7.580 METRES COMPLIES		PRIVACY				DO NOT SCALE OFF DRAWINGS.		ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.					
REQUIRED SETBACK - REAR						W3 & W4: ARE BEDROOM WINDOWS > 3m FROM SIDE BOUNDARY SO NO ADDITIONAL PRIVACY MEASURES ARE REQUIRED.		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.					
						W7:									
						W8 & W9:									
						W12,W13:									
						& W14									



COLANE STREET

Site Plan

No. : 61
Lot. : 2
SECTION: H
DP : 10188
AREA : 575.4m² (By Title)

AREAS

EXISTING HOUSE = 162.76m²
GARAGE = 48m²

FOR: MR G & MRS S THRELFO

AT: 61 COLANE STREET CONCORD WEST NSW 2138

SCALE: 1 : 200

SHEET: 2 OF 8

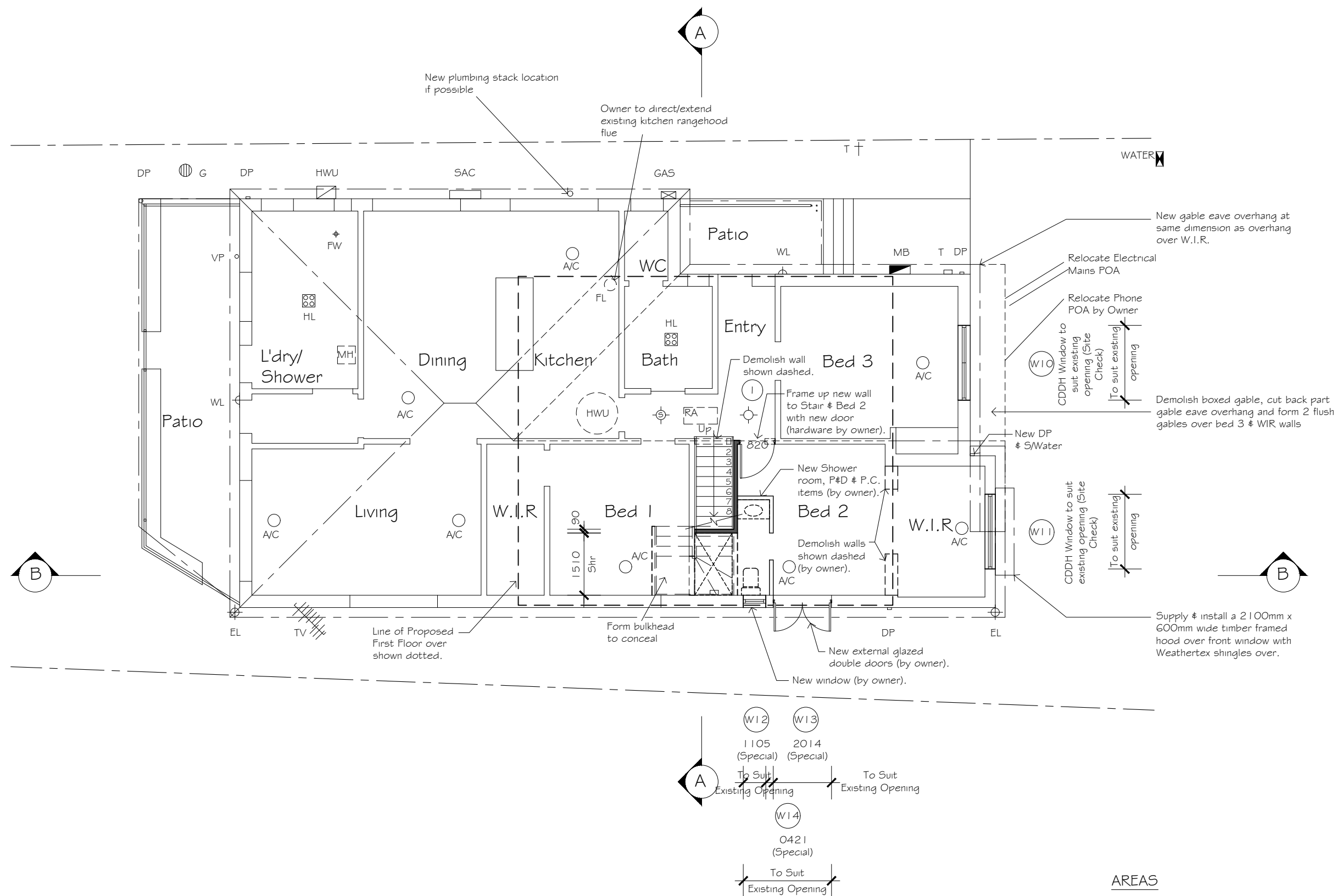
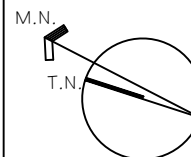
JOB NO: 7748/16

F

Cape Cod
AUSTRALIA

Legend

SAC	Air Conditioning Compressor
DP	Downpipe
EL	Eave Light
A/C	A/C Vent
G	Gully
HL	Heater/Light/Fan Unit
T	Telstra Connection Box
HWU	Remove disused Hot Water Unit from roof space
HWU	Hot Water Unit
MB	Meter Box - Electrical
GAS	Meter - Gas
RA	Air conditioning Return Air Grill
MH	Manhole
⊙	Smoke Detector - Existing
⊕	Smoke Detector - New
WATER	Meter - Water
T	Tap - Garden
T.V.	TV Antenna - Owner to relocate if required
VP	Sewer Vent Pipe
WL	Wall Light
FL	Kitchen Rangehood Flue








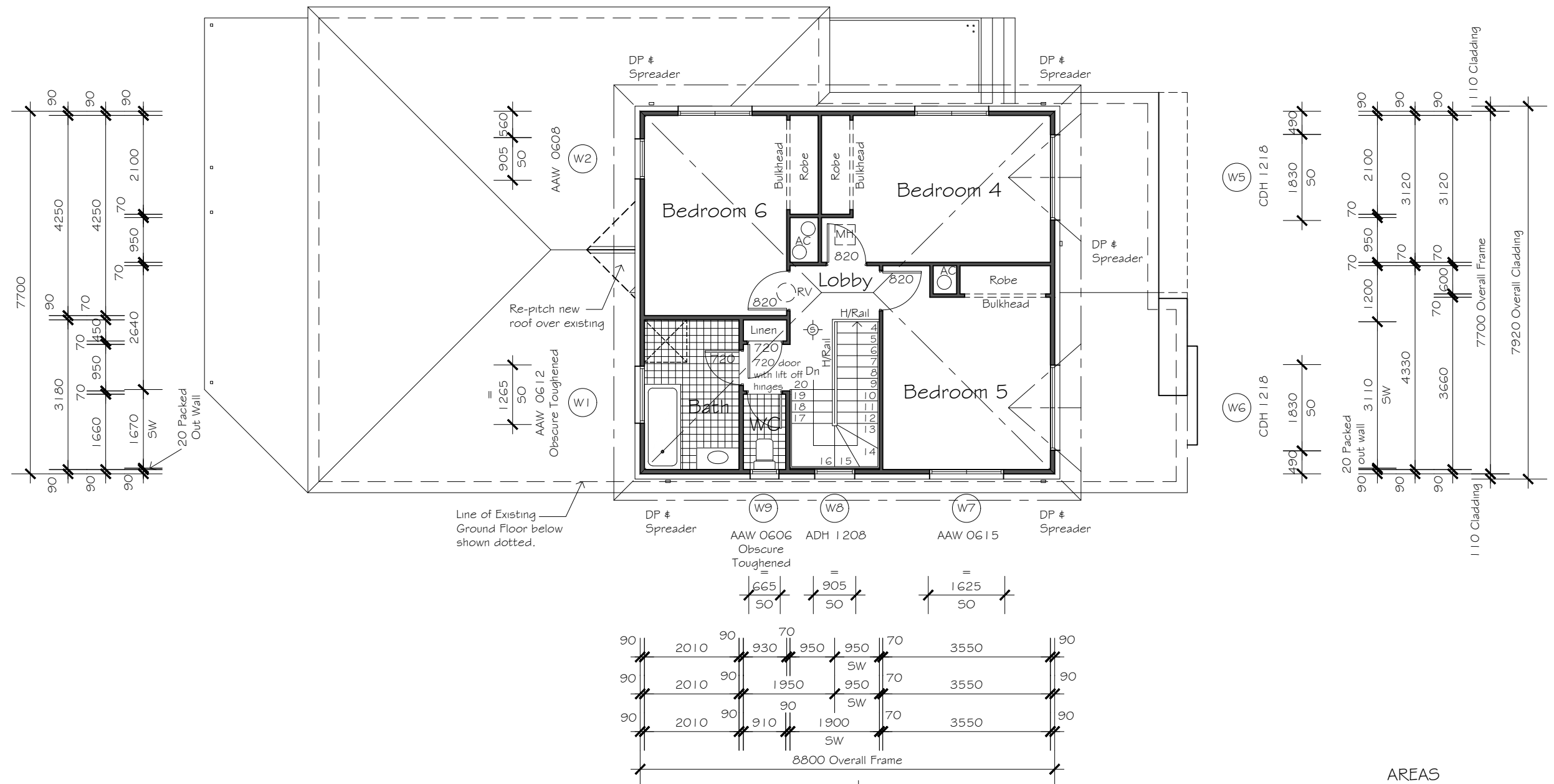
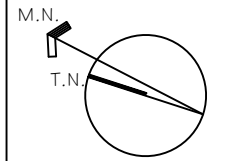
Ground Floor Plan

AREAS

EXISTING HOUSE = 162.76m²

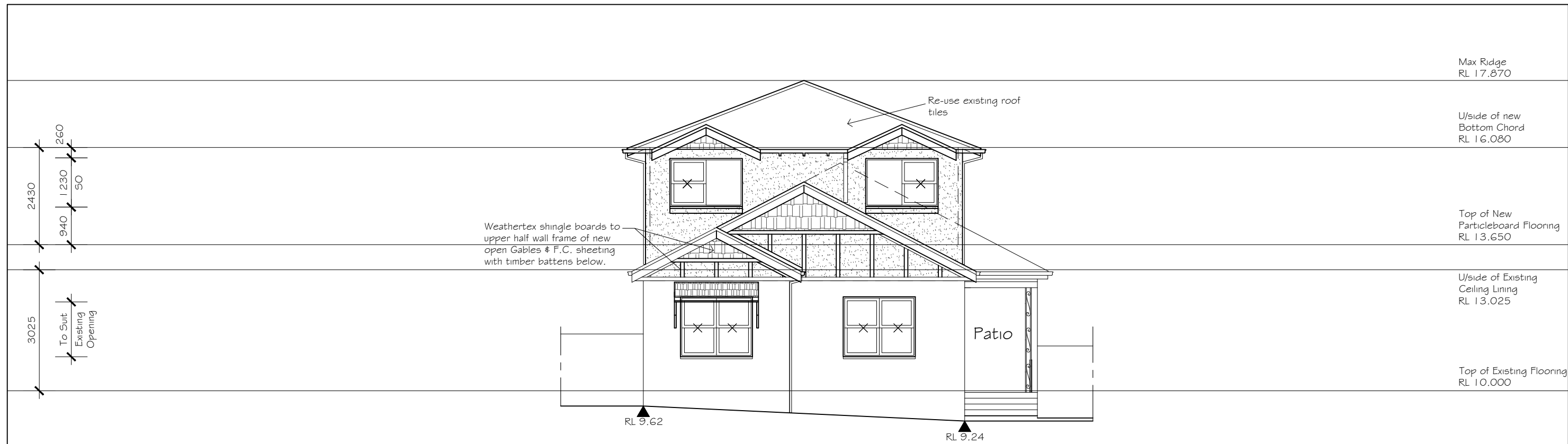
Legend

- | | |
|--|--|
| DP  | Downpipe |
|  MH | Manhole Powered |
| RV  | Roof Ventilator |
|  | Smoke Detector |
| AC  | Air Conditioning ducting
(By Owner) |

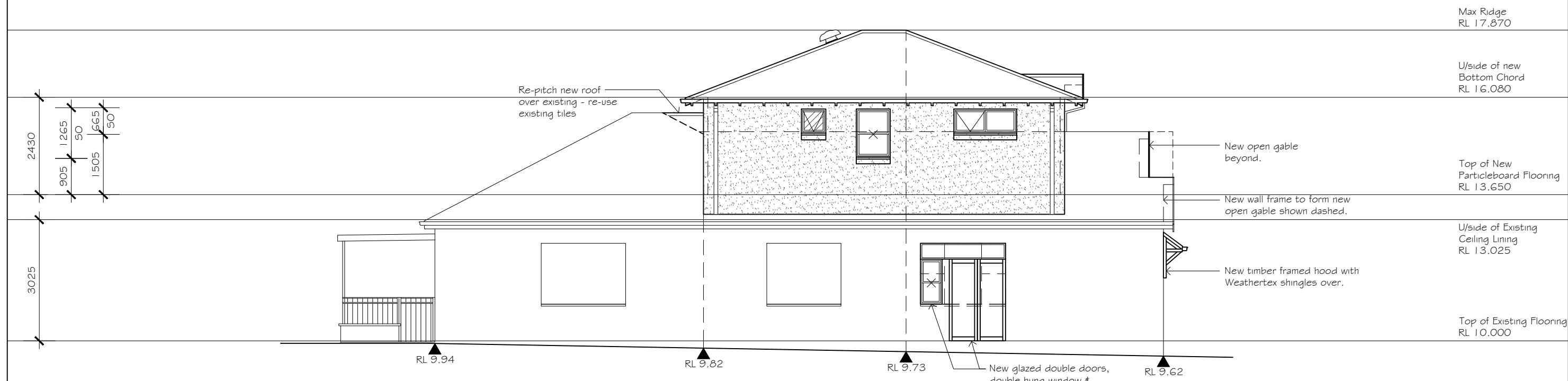


Proposed First Floor Addition

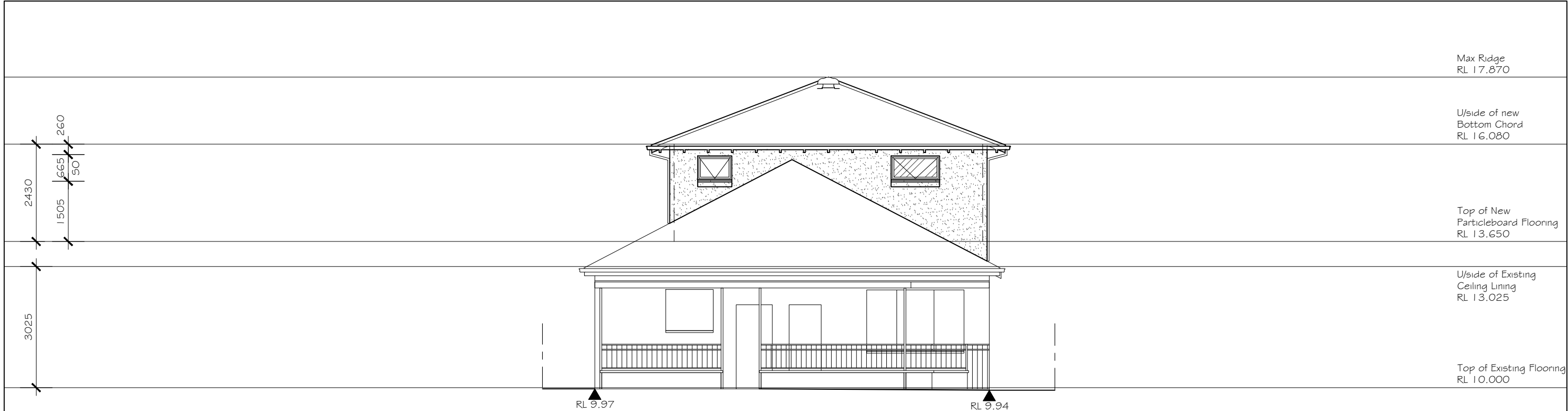
<u>AREAS</u>		
FIRST FLOOR	=	71.43m ²
LESS STAIR VOID	=	4.60m ²
<hr/>		
TOTAL	=	66.83m ²



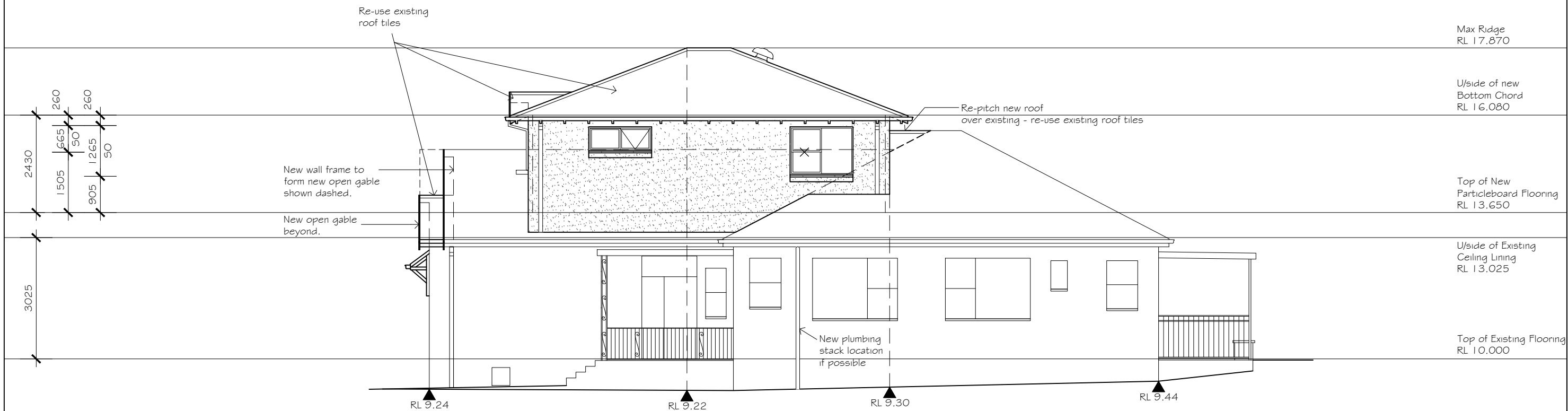
South Elevation



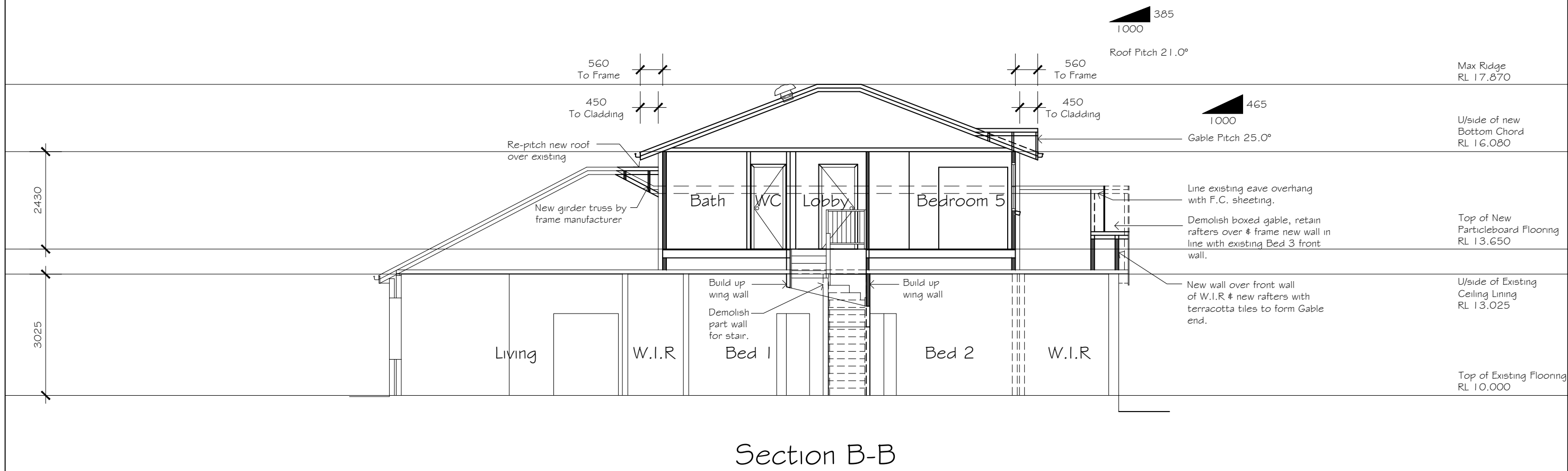
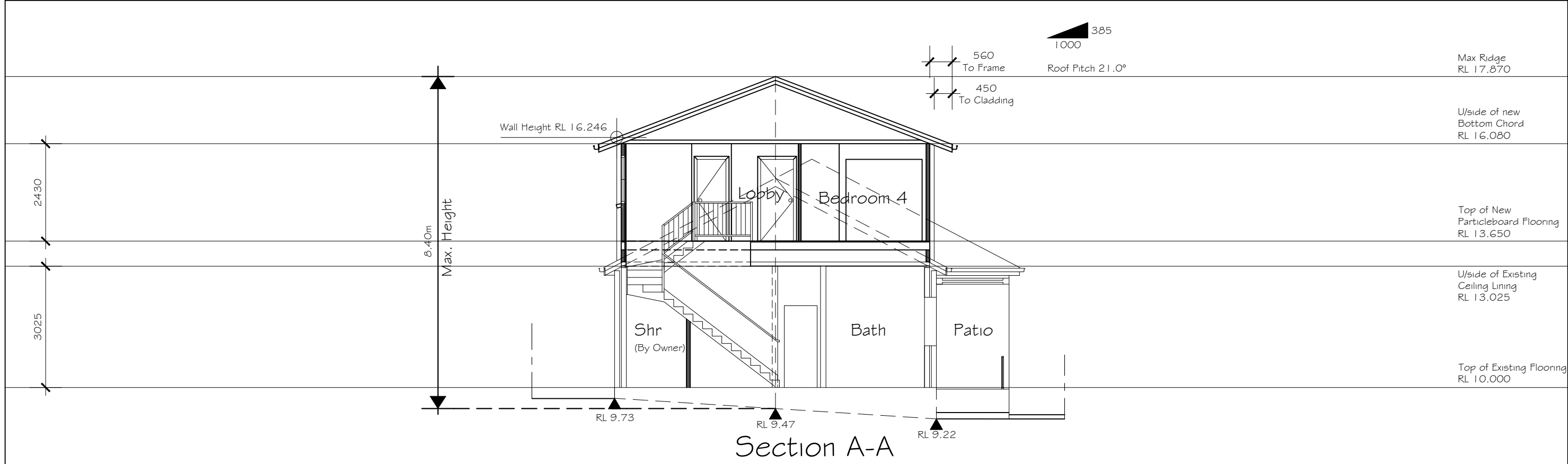
West Elevation



North Elevation



East Elevation



WINDOW SCHEDULE (BASIX A248048)				CLIENT:		ALUMINIUM (STEGBAR) WINDOWS:		TIMBER WINDOWS:							
STANDARD NOTES: <ul style="list-style-type: none">WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDEALL WINDOWS COME WITH "KEYED ALIKE" LOCKSWINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5				CLIENT:		STANDARD ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY. CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.		TERRAIN: 3 WIND LOAD: W 28 N							
				BUILDER:DATE:				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, MAHOGANY BRONZE & WHITE.							
	W1 AAW 0612	COLOUR	GLAZING	SPECIAL NOTES			W10 CDDH TO SUIT EXIST OPENING	COLOUR	GLAZING	SPECIAL NOTES					
	N ELEVATION / BATHROOM	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.			S ELEVATION / EXIST. BED 3	PRIMED	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	SITE MEASURE.					
	ALUMINIUM	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN							
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL				DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL						
			140mm						140mm						
	W2 AAW 0608	COLOUR	GLAZING	SPECIAL NOTES			W11 CDDH TO SUIT EXIST. OPENING	COLOUR	GLAZING	SPECIAL NOTES					
	N ELEVATION / BEDROOM 6	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			S ELEVATION / EXIST. W.I.R	PRIMED	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	SITE MEASURE.					
	ALUMINIUM	INSECT SCREEN					WESTERN RED CEDAR	INSECT SCREEN							
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL				DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL						
			140mm						140mm						
	W3 ADH 1215	COLOUR	GLAZING	SPECIAL NOTES											
	E ELEVATION / BEDROOM 6	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC. RESTRICT TOP SASH TO OPEN NO LOVER THAN 1700MM ABOVE FLOOR LEVEL.											
	ALUMINIUM	INSECT SCREEN													
	DOUBLE HUNG OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL												
			140mm												
	W4 AAW 0615	COLOUR	GLAZING	SPECIAL NOTES											
	E ELEVATION / BEDROOM 4	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.											
	ALUMINIUM	INSECT SCREEN													
	AWNING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL												
			140mm												
	W5 CDH 1218	COLOUR	GLAZING	SPECIAL NOTES											
	S ELEVATION / BEDROOM 4	PRIMED	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC. RESTRICT TOP SASH TO OPEN NO LOVER THAN 1700MM ABOVE FLOOR LEVEL.											
	WESTERN RED CEDAR	INSECT SCREEN													
	DOUBLE HUNG FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL												
			140mm												
	W6 CDH 1218	COLOUR	GLAZING	SPECIAL NOTES											
	S ELEVATION / BEDROOM 5	PRIMED	SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC. RESTRICT TOP SASH TO OPEN NO LOVER THAN 1700MM ABOVE FLOOR LEVEL.											
	WESTERN RED CEDAR	INSECT SCREEN													
	DOUBLE HUNG OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL												
			140mm												
	W7 AAW 0615	COLOUR	GLAZING	SPECIAL NOTES											
	W ELEVATION / BEDROOM 5	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.											
	ALUMINIUM	INSECT SCREEN													
	AWNING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL												
			140mm												
	W8 ADH 1208	COLOUR	GLAZING	SPECIAL NOTES											
	W ELEVATION / STAIR/LOBBY	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)												
	ALUMINIUM	INSECT SCREEN													
	DOUBLE HUNG OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL												
			160mm												
	W9 AAW 0606	COLOUR	GLAZING	SPECIAL NOTES											
	W ELEVATION / WC	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.											
	ALUMINIUM	INSECT SCREEN													
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL												
			140mm												
FOR: MR G & MRS S THRELFO				AT: 61 COLANE STREET CONCORD WEST NSW 2138				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7748/16		F	