

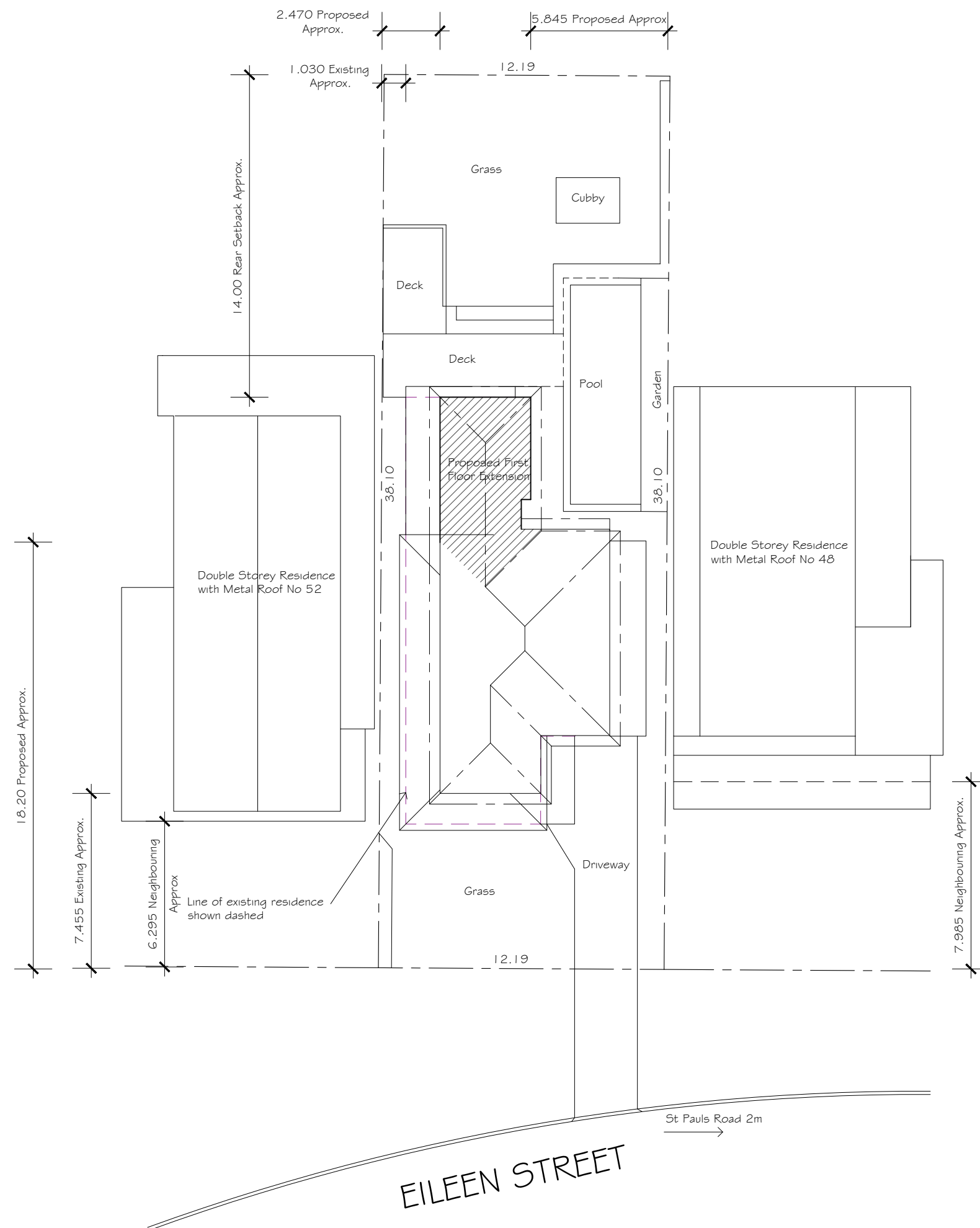
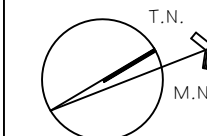


| BASIX COMMITMENTS | | | | COMPLYING DEVELOPMENT DETAILS | | SPECIFICATION SUMMARY | | SPECIAL NOTES | | | | | |
|---|--|--|------|---|--|---|--|---|--|--|--|--|--|
| CERTIFICATE NO. A250671_O2 | | | | SITE AREA 461.60m² | | STRUCTURAL TIMBER - All to ASA 1684.2 | | <div>• PROVIDE ONE (1) SMOKE DETECTORS AS SHOWN-</div> <div>• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).</div> <div>• CONNECT/INSTALL SEVEN (7) DOWNLIGHT FITTINGS (AS SUPPLIED BY THE OWNER).</div> | | | | | |
| FIXTURES AND SYSTEMS | | | | ZONING R2 LOW 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 (12.19 METRES) > 10m & < 18m | | FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N | | | | | | | |
| CONTROLS | | | | FINISHES | | | | | | | | | |
| MAX FSR 330.00 m² | | | | BRICKWORK N/A | | | | | | | | | |
| INSULATION REQUIREMENTS | | | | MAX SITE COVERAGE 50% (230.80m²) | | FLOORING 19MM STRUCTURAL PARTICLEBOARD | | | | | | <div>FINAL CONSTRUCTION.</div> | |
| FLOOR ABOVE EXISTING DWELLING OR BUILDING | | NIL | | MAX HEIGHT 8.5 metres | | CLADDING 230mm HARDPLANK " WOODGRAIN" CLADDING OVER POLYSTYRENE CORE WALL INSULATION | | | | | | | |
| FLAT CEILING, PITCHED ROOF | | CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70) | | COMPLIANCE | | WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3) | | | | | | | |
| EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD) | | R1.30 (or R1.70 INCLUDING CONSTRUCTION) | | FLOOR AREA | | FRAME: WESTERN RED CEDAR | | | | | | | |
| GLAZING REQUIREMENTS | | | | EXISTING HOUSE (GROUND FLOOR) | | INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES | | | | | | | |
| WINDOWS | | | | ENCLOSED CARPORT EXISTING HOUSE (FIRST FLOOR) | | ROOF COVERING CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN. | | | | | | | |
| W2 | | TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4) | | TOTAL FSR 220.94m² COMPLIES | | ROOF SARKING FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL | | | | | | | |
| SHADING DEVICES | | | | TOTAL 134.40m² COMPLIES (25.04%) | | INSULATION (FIBREGLASS) | | R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES | | | | | |
| WINDOWS | | | | HEIGHT | | INTERNAL FIXINGS | | DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 ARCHITRAVE: Ex. 75x25 | | | | | |
| W2 | | EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM | | MAX. RIDGE LEVEL RL 16.85 | | INTERNAL DOORS | | PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "FLUSH" TO MATCH EXISTING | | | | | |
| | | | | EXISTING GROUND LEVEL BELOW NEW RIDGE APEX | | LANDSCAPE AREA | | STAIRCASE N/A | | | | | |
| | | | | 8.03 METRES COMPLIES | | 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 | | FASCIA | | | | | |
| | | | | REQUIRED SIDE SETBACKS > 10m & < 18m (900mm + ¼ HEIGHT OVER 4.5m) | | | | GUTTERS & DOWNPIPES | | | | | |
| | | | | WALL HEIGHT PROPOSED RL 15.90 | | ADJOINING SETBACK NORTH EAST No.48 EILEEN STREET | | HOT WATER UNIT | | | | | |
| | | | | NORTH EAST SIDE [RL 15.90 - RL 9.07 = 6.83 High 6.83 - 4.5 / 4 + 0.9 = 1483mm required 5845mm PROPOSED COMPLIES] | | ADJOINING SETBACK SOUTH WEST No.52 EILEEN STREET | | PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK | | | | | |
| | | | | SOUTH WEST SIDE [RL 15.90 - RL 8.69 = 7.21 High 7.21 - 4.5 / 4 + 0.9 = 1578mm required 2470mm PROPOSED COMPLIES] | | AVERAGE REQUIRED | | FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD | | | | | |
| | | | | REQUIRED SETBACK - FRONT | | 7.14 METRES PROPOSE SETBACK 18.20 METRES COMPLIES | | PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER | | | | | |
| | | | | REQUIRED SETBACK - REAR | | 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. | | | | | |
| | | | | | | PROPOSED SETBACK 14.00 COMPLIES | | 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. | | | | | | | | | |
| EXTERNAL PAINT SCHEDULE | | | | | | | | <div>PROPOSED ADDITIONS & ALTERATIONS</div> <div>FOR MR U & MRS S IGHODARO</div> <div>AT 50 EILEEN STREET, NORTH BALGOWLAH, NSW 2093</div> <div>COUNCIL: WARRINGAH</div> <div><div></div><div>A.B.N. 54 000 605 407 SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519</div></div> | | | | | |
| ITEM | | BRAND eg. WATTYL | CODE | COLOUR | | | | | | | | | |
| Window Hardware | | Stegbar | | | | | | | | | | | |
| Insect Screen | | Stegbar | | | | | | | | | | | |
| Window Frame | | Stegbar | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| Fascia Board | | Colorbond | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| Soffit Lining | | Haymes | | | | | | | | | | | |
| Wall Cladding | | Haymes | | | | | | | | | | | |
| Window Architrave | | Haymes | | | | | | | | | | | |
| SHEET: 1 OF 8 | | | | JOB NO: 7745/16 | | | | G | | | | | |



Site Plan

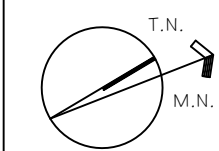
No. : 50
Lot. : 105
DP : 11915
AREA : 461.6m² (By Title)

AREAS

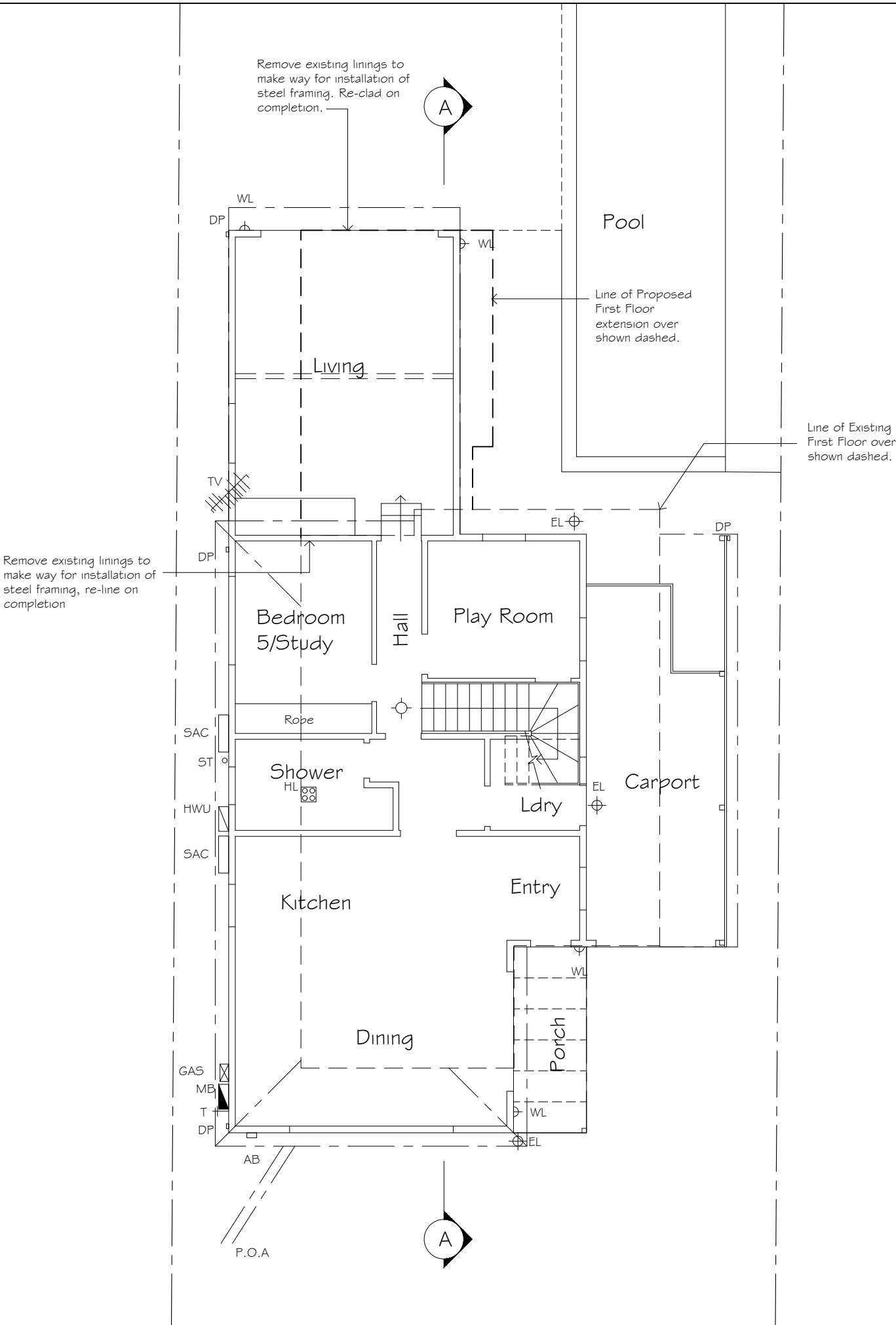
EXISTING HOUSE = 110.30M²
CARPORT = 18.80M²
CUBBY HOUSE = 5.30M²

Legend

| | |
|------|--|
| SAC | Air Conditioning Compressor |
| AB | Alarm Box |
| DP | Downpipe |
| EL | Eave Light |
| HL | Heater/Light |
| HWU | Hot Water Unit Wall Mounted |
| MB | Meter Box - Electrical |
| GAS | Meter - Gas |
| | Smoke Detector - Existing |
| ST | Stack |
| T | Tap - Garden |
| T.V. | TV Antenna - Owner to relocate as required |



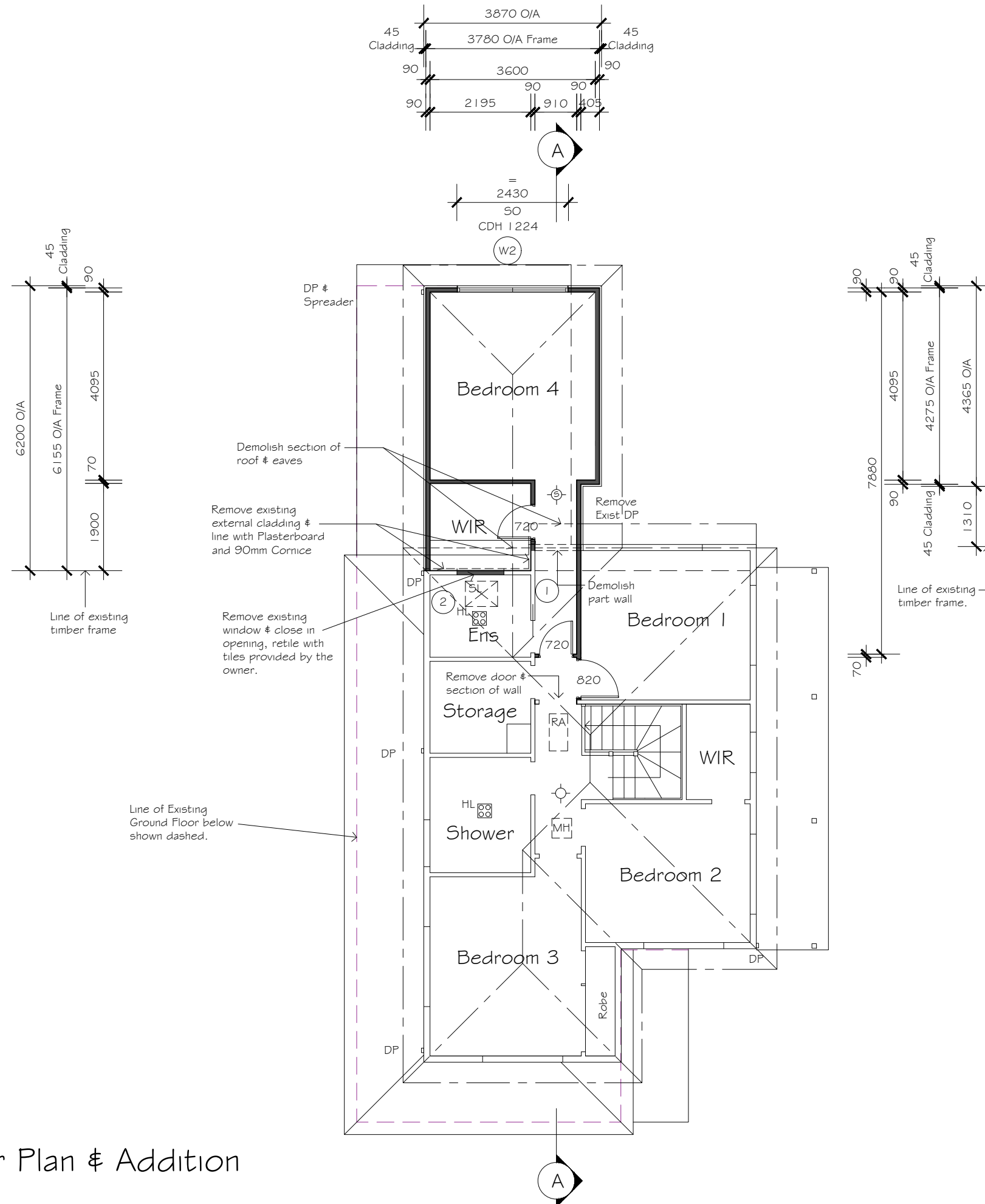
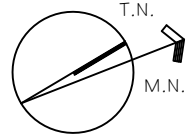
Ground Floor Plan



| AREAS | |
|------------------|----------------------|
| EXISTING HOUSE = | 110.30M ² |
| CARPORT = | 18.80M ² |

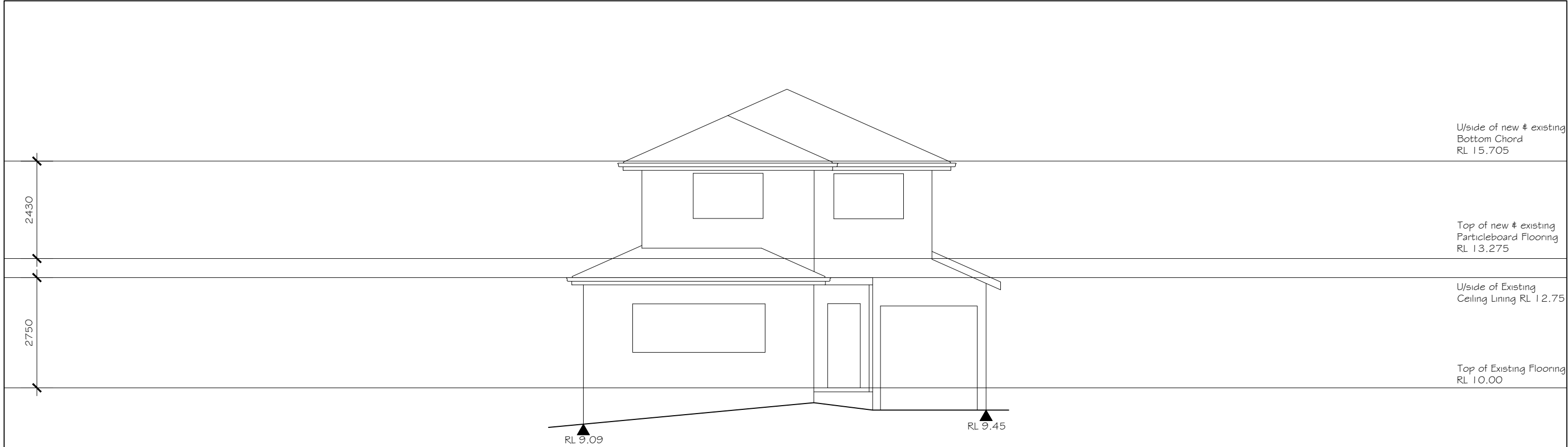
Legend

- DP □ Downpipe
- ⊙ Smoke Detector - Existing
- HL ☐ Heater/Light
- RA □ Return Air Grill
- 500 x 700 Velux VSE 2004 CO1 Skylight
- ⊙ Smoke Detector

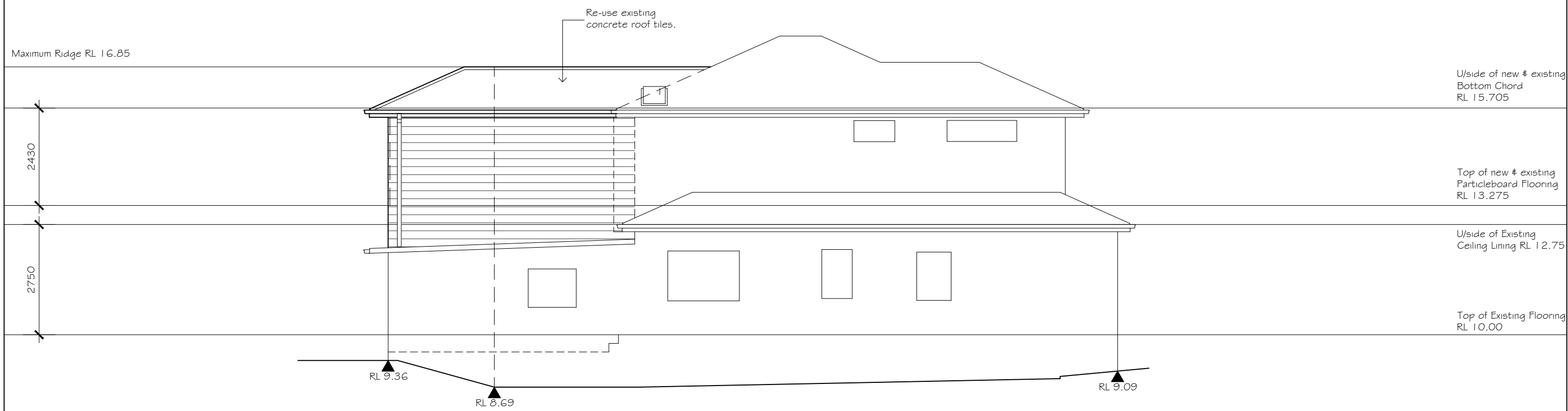


Existing First Floor Plan & Addition

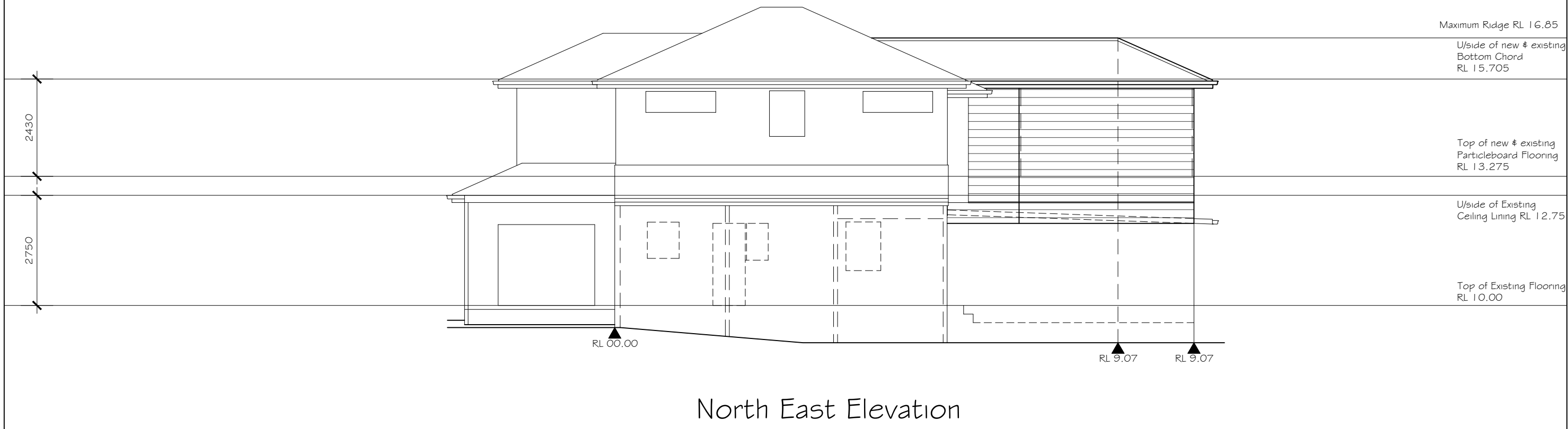
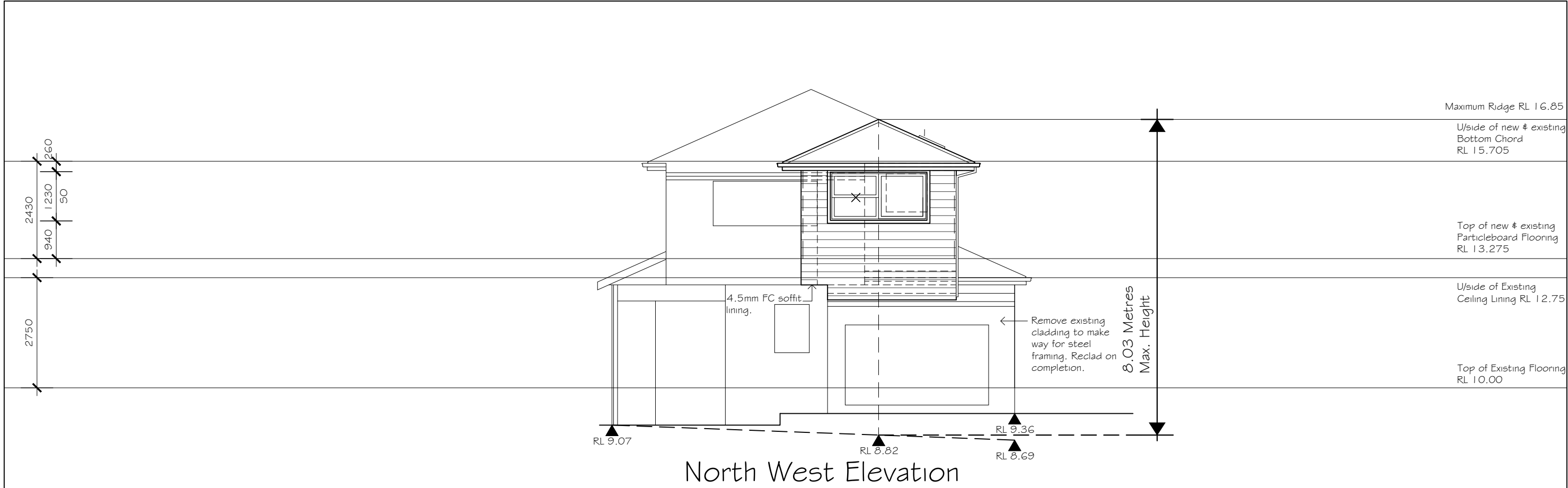
| AREAS | |
|------------------------|----------------------------------|
| EXISTING FIRST FLOOR = | 69.37M ² (EXCL STAIR) |
| PROPOSED ADDITION = | 22.47M ² |
| TOTAL = | 91.84M ² |

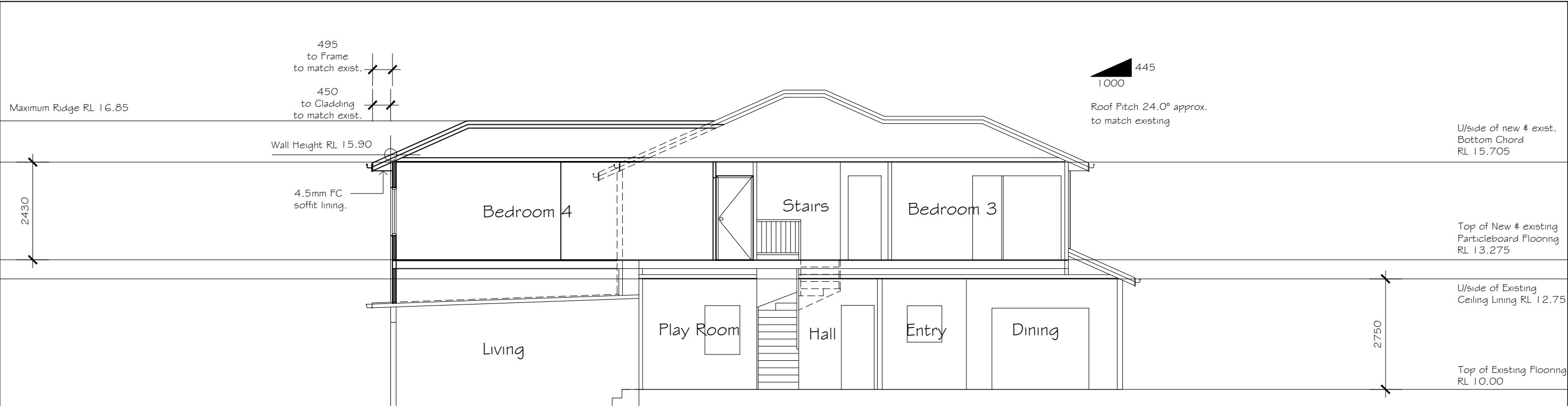


South East Elevation



South West Elevation





Section A-A

| | | | | | | | | | | | | | | |
|---|------------------------|--------------------------|---------------------------|---|---------------------------|--|--|--|--|---|--|--|--|--|
| WINDOW SCHEDULE (BASIX A250671_02) | | | | | | | <div>TIMBER WINDOWS:</div> <div>TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.</div> <div>STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.</div> <div>TERRAIN: 3 WIND LOAD: W 28 N</div> | | | | | | | |
| <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 NCC 3.9.2.5</div></div> | | | | | | | | | | CLIENT: | | | | |
| | | | | | | | | | | CLIENT: | | | | |
| | | | | | BUILDER:DATE: | | | | | | | | | |
| | <div>W1</div> DELETED | COLOUR | GLAZING | SPECIAL NOTES | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | INSECT SCREEN | | | | | | | | | | | | |
| | | | REVEAL | | | | | | | | | | | |
| <div><div></div><div>X</div><div></div></div> | <div>W2</div> CDH 1224 | COLOUR | GLAZING | SPECIAL NOTES | | | | | | | | | | |
| | | NW ELEVATION / BEDROOM 4 | | SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4) | | | | | | RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC. | | | | |
| | | WESTERN RED CEDAR | INSECT SCREEN | | | | | | | | | | | |
| | | DOUBLE HUNG OPEN / FIXED | ALUMINIUM FIBREGLASS MESH | REVEAL | | | | | | | | | | |
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