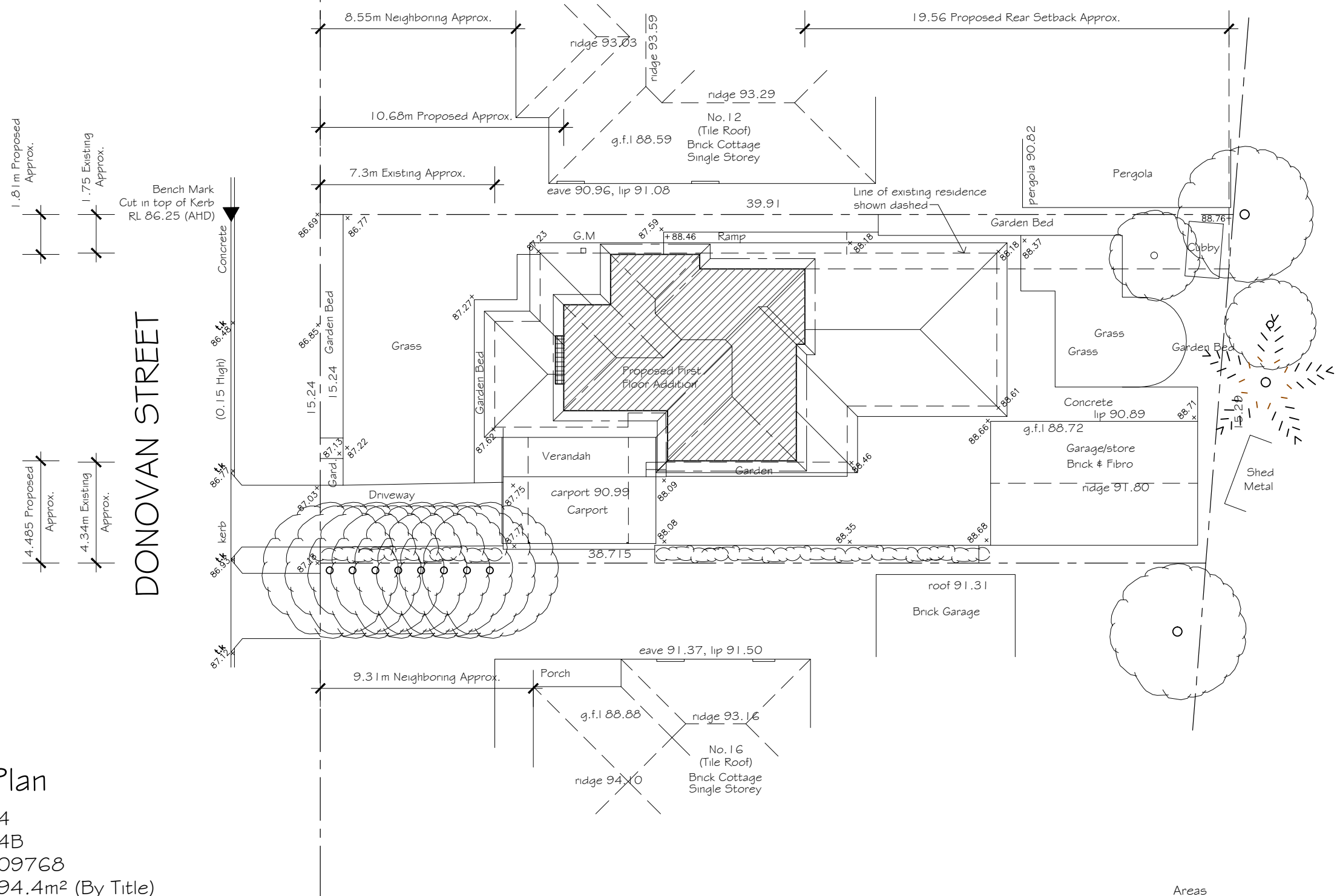
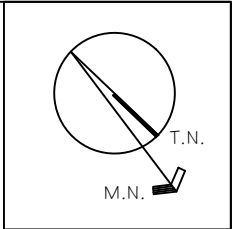


BASIX COMMITMENTS				COMPLYING DEVELOPMENT DETAILS		SPECIFICATION SUMMARY		SPECIAL NOTES											
CERTIFICATE NO. A220132_04				SITE AREA		594.40m²		STRUCTURAL TIMBER - All to ASA 1684.2				<div><ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN^⑤• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.• PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.• CONNECT/INSTALL ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS REQUIRED BY OWNER)</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		(15.24 METRES) > 10m & < 18m		FLOOR: 190x45mm MIN. FLOOR JOISTS								WIND LOAD W 28 N			
WET AREAS: NEW OR ALTERED		SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED		MAX FSR		330m²		FINISHES											
				MAX SITE COVERAGE		50% (297.20m²)		BRICKWORK		N/A									
INSULATION REQUIREMENTS				MAX HEIGHT		8.5 metres		FLOORING		19MM STRUCTURAL PARTICLEBOARD									
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL		COMPLIANCE				CLADDING		75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH OVER ALUMINIUM BREATHER FOIL. INTERNAL & EXTERNAL WALLS OF BALCONY TO BE LINED IN 7MM HARDITEX.									
FLAT CEILING, PITCHED ROOF		CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		FIRST FLOOR ADDITION		72.37m² (EXCLUDING STAIR VOID)		WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)		FRAME: PREFINISHED ALUMINIUM									
EXTERNAL WALL: EXTERNAL INSULATED FAÇADE SYSTEM (EIFS)(FAÇADE PANEL : 75 MM)		NIL		TOTAL FSR		239.04m² COMPLIES		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES & SLIDING DOOR		FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS									
				SITE COVERAGE				ROOF COVERING		TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.									
GLAZING REQUIREMENTS				EXISTING HOUSE		166.67m²		ROOF SARKING		FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL									
WINDOWS				GARAGE/STORE TOTAL		49.05m² 215.72m² COMPLIES (36.29%)		INSULATION (FIBREGLASS)		R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES									
W4, W6, W7 & W11		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		HEIGHT				INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 HALFSPLAY ARCHITRAVE: Ex. 75x25 SQUARE									
W1, W2, W3, W5 & W12		STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		MAX. RIDGE LEVEL		RL 96.20		INTERNAL DOORS		PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"									
W9		TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)		EXISTING GROUND LEVEL BELOW NEW RIDGE APEX		RL 87.86		STAIRCASE MDF TREADS & PINE RISERS		TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 18 @ 188.6mm GOING: 240mm (260mm TREAD)									
SHADING DEVICES				LANDSCAPE AREA				FASCIA		MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: CLASSIC CREAM									
WINDOWS						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		GUTTERS & DOWNPIPES		TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: DEEP OCEAN DOWNPIPE COLOUR: DEEP OCEAN									
W3, W2, W3, W4, W5, W6, W7, W11 & W12		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		REQUIRED SIDE SETBACKS		> 10m & < 18m (900mm + ¼ HEIGHT OVER 4.5m)		HOT WATER UNIT		CONNECT TO EXISTING									
		EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		WALL HEIGHT PROPOSED		RL 94.61		PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK		FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER									
EXTERNAL PAINT SCHEDULE				NORTH EAST SIDE		[RL 94.61 - RL 88.09 = 6.52 High 6.52 - 4.5 / 4 + 0.9 = 1405mm required 4485mm PROPOSED COMPLIES]		FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.											
				SOUTH WEST SIDE		[RL 94.61 - RL 87.46 = 7.15 High 7.15 - 4.5 / 4 + 0.9 = 1563mm required 1810mm PROPOSED COMPLIES]		DO NOT SCALE OFF DRAWINGS.											
				REQUIRED SETBACK - FRONT				ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.											
				ADJOINING SETBACK SOUTH WEST No.12 DONOVAN STREET		8.55 METRES		NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.											
				ADJOINING SETBACK NORTH EAST No.16 DONOVAN STREET		9.31 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.											
				AVERAGE REQUIRED		8.93 METRES PROPOSE SETBACK 10.68 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 19.56 COMPLIES													
								PRIVACY											
				W3 & W5		>3M FROM BOUNDARY - NO ADDITIONAL PRIVACY MEASURES REQUIRED.													
				W11		BEDROOM WINDOW <2M² IN AREA - NO ADDITIOAL PRIVACY MEASURES REQUIRED.													
</																			

























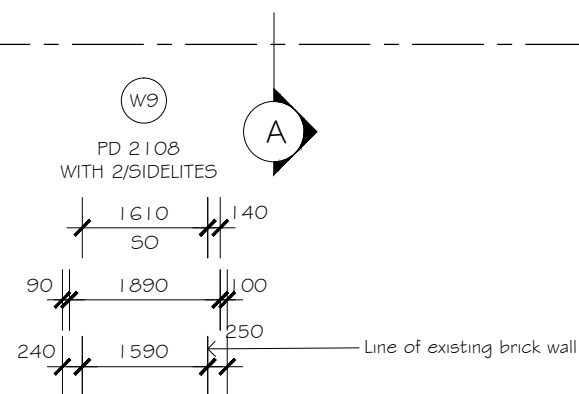
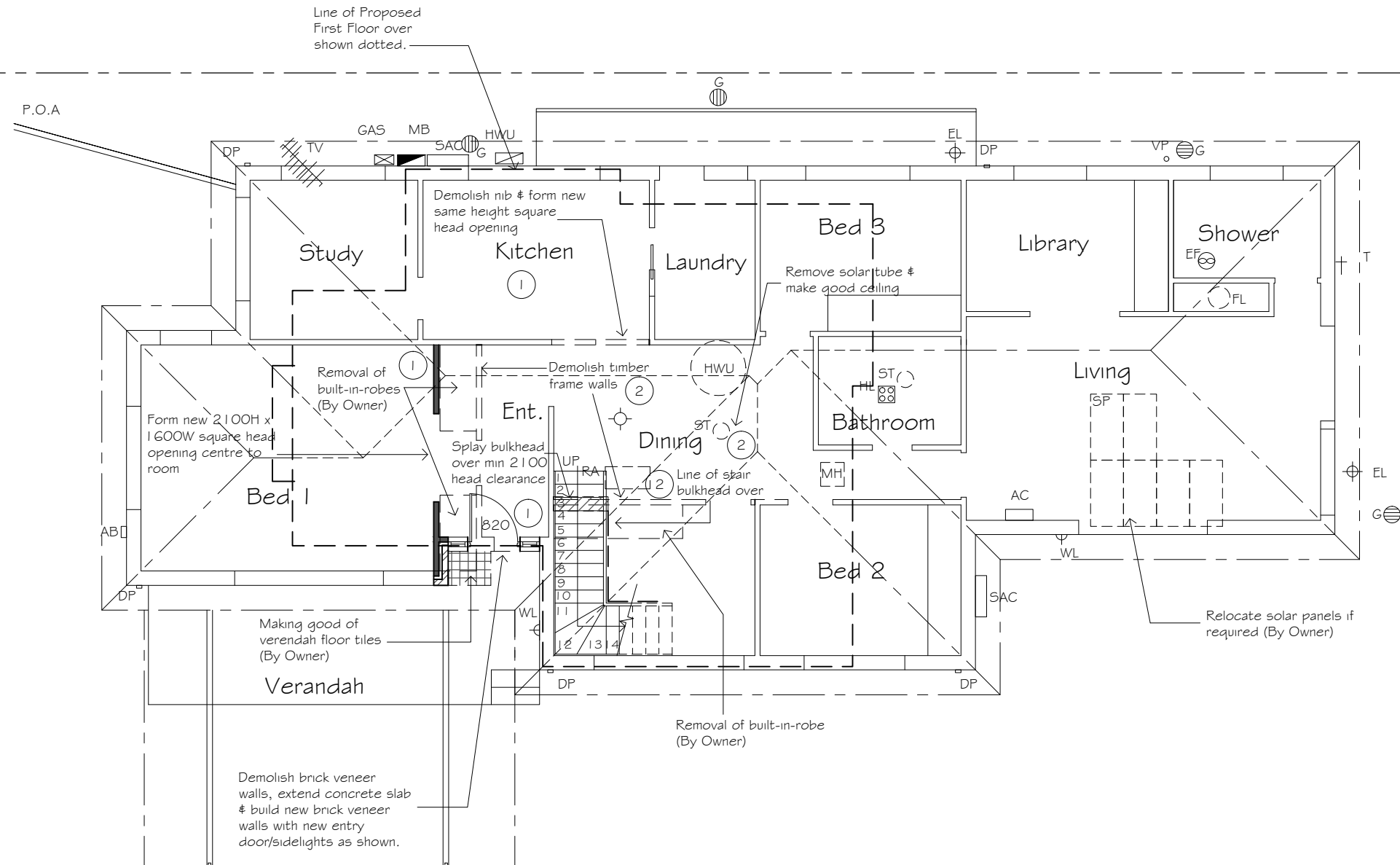
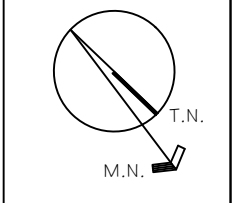
Site Plan

No. : 14
Lot. : 34B
DP : 409768
AREA : 594.4m² (By Title)
599.1m² (By Calc)

Areas		
Existing Ground Floor Residence	=	166.67m ²
Garage/Store	=	49.05m ²
TOTAL	=	215.72m ²

Legend

- AC  Air Conditioning Unit Wall Mounted
- DP  Downpipe
- EL  Eave Light
- EF  Exhaust Fan
- G  Gully
- HWU  Remove disused Hot Water Unit from roof space
- MH  Manhole
- MB  Meter Box - Electrical
- GAS  Meter - Gas
-  Smoke Detector - Existing
- SP  Solar Panel - Roof Mounted To be relocated by Owner if required
- ST  Solar Tube
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- VP  Sewer Vent Pipe
- WL  Wall Light
- AB  Alarm Box
- HWU  Hot Water Unit Wall Mounted
- SAC  Air Conditioning Compressor
- RA  Return Air Grill
- HL  Heater/Light
- FL  Fireplace Flue

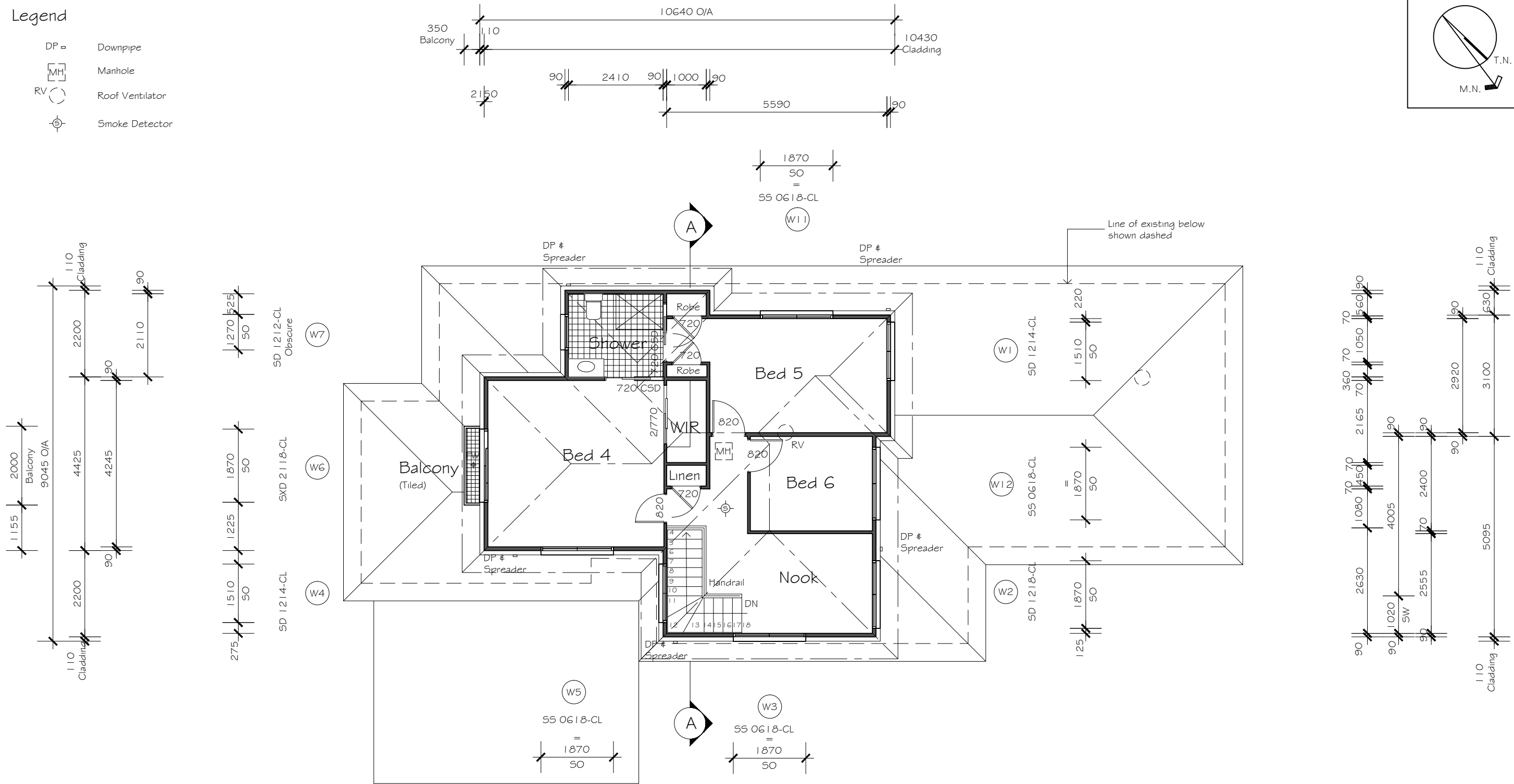
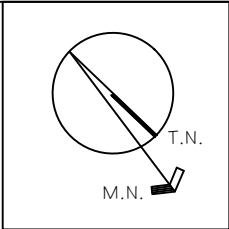


Ground Floor Plan

Areas
Existing Ground Floor Residence = 166.67m²

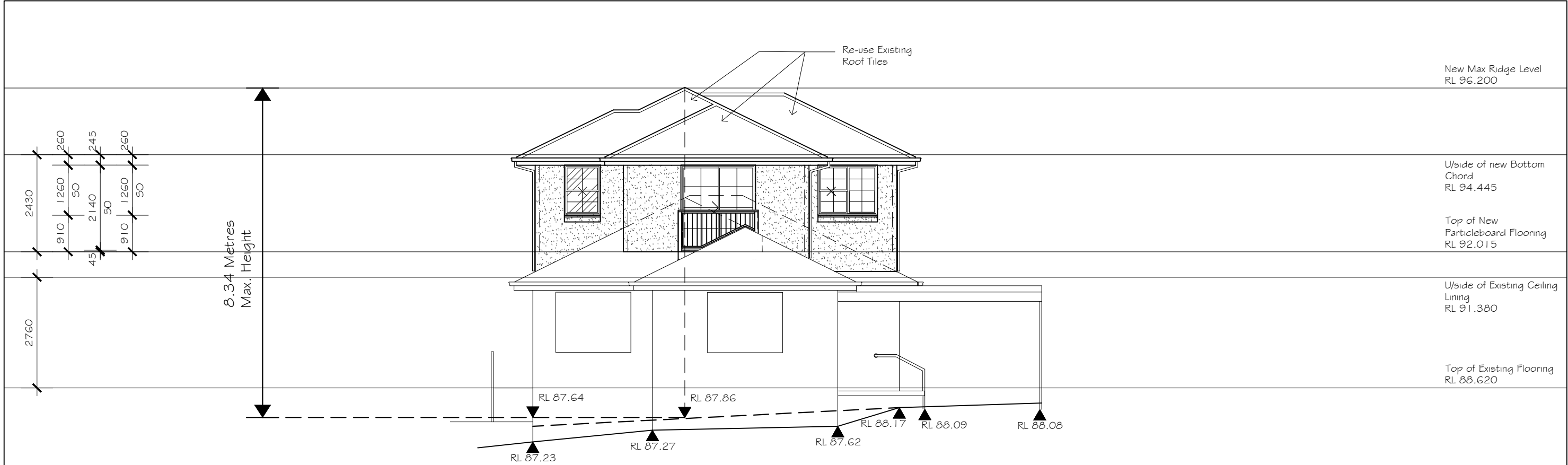
Legend

- DP = Downpipe
MH = Manhole
RV = Roof Ventilator
S = Smoke Detector

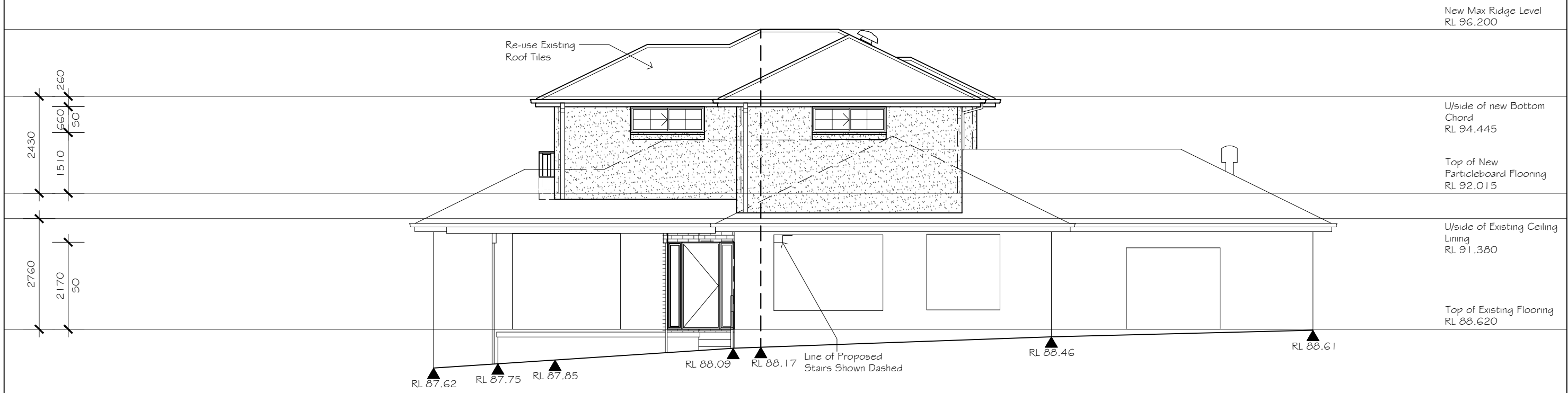


Proposed First Floor Addition

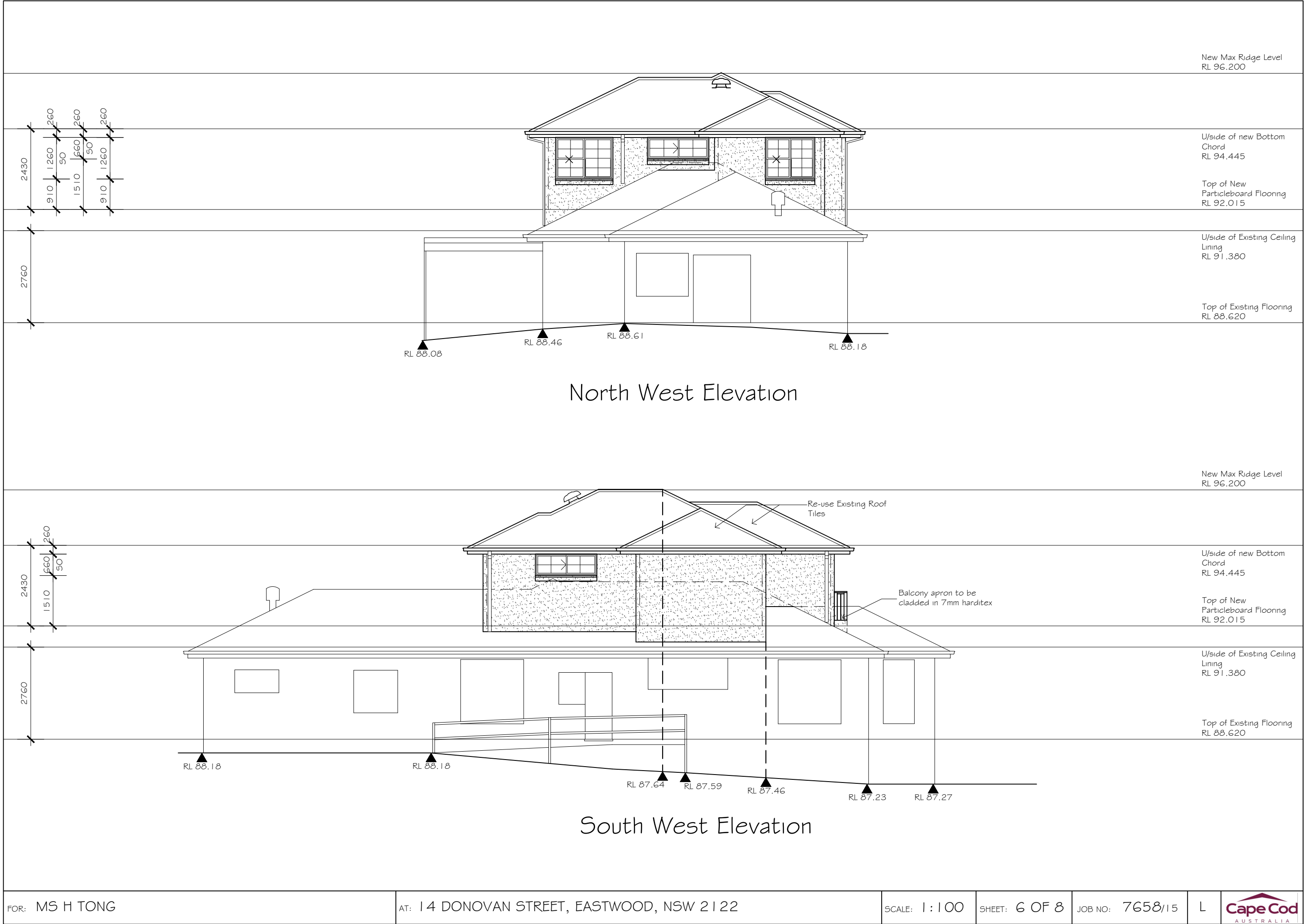
Areas	
First Floor Addition	= 75.86m ²
Less Stairwell	= 3.49m ²
TOTAL	= 72.37m ²

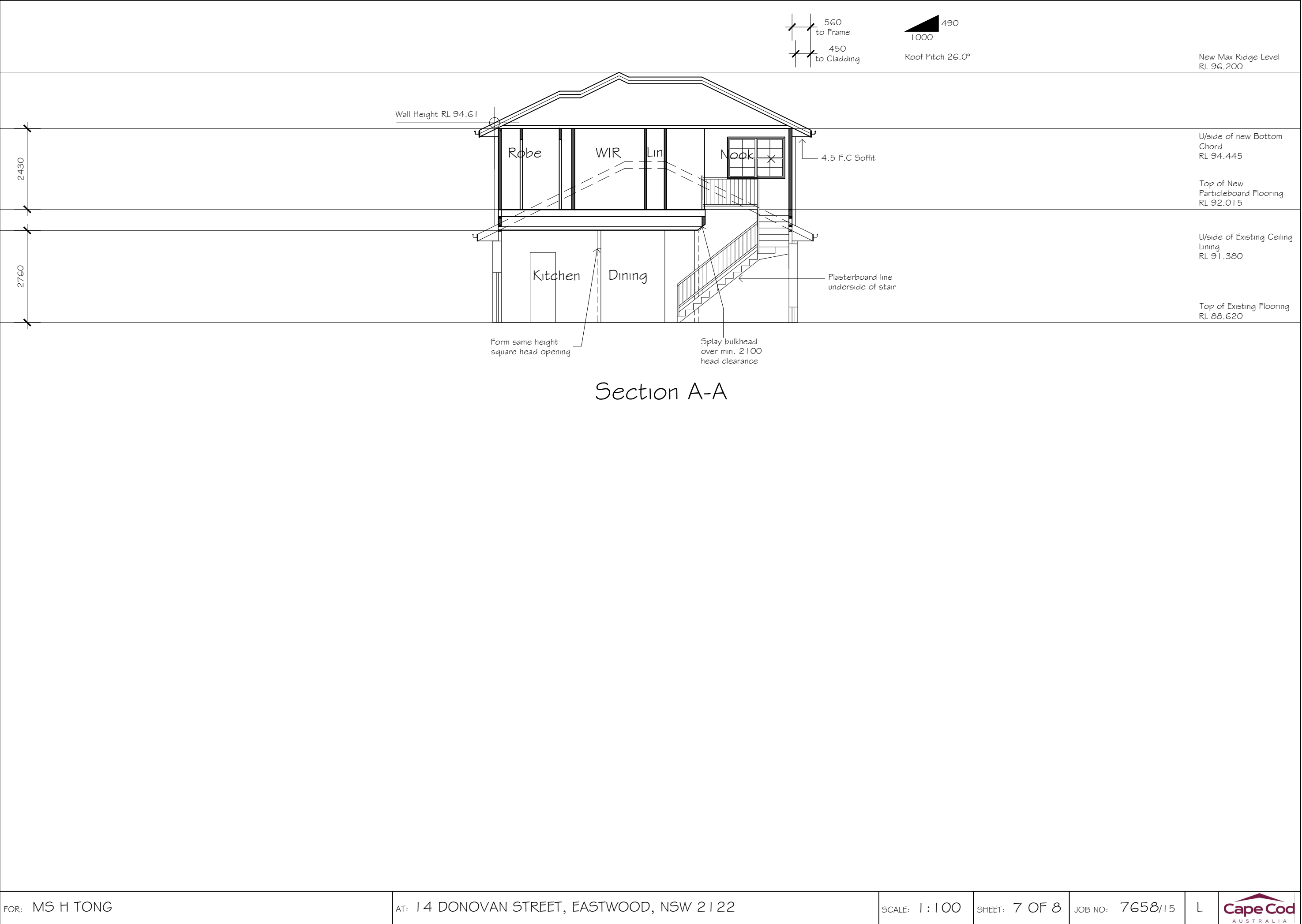


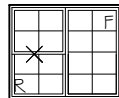
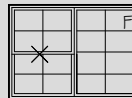



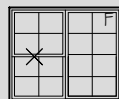
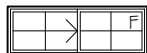
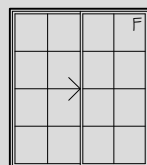
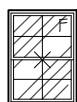
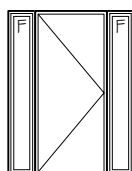
South East Elevation



North East Elevation





WINDOW SCHEDULE (BASIX A220132_04)					CLIENT:					ALUMINIUM TREND 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 ALUMINUM 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, BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.					TERRAIN: 3 WIND LOAD: W 28 N				
	(W1) SD 1214-CL	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES	DELETED	(W10)	COLOUR		GLAZING		SPECIAL NOTES							
	NW ELEVATION / BEDROOM 5	INSECT SCREEN		SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)															
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH		REVEAL	INSECT SCREEN														
	DOUBLE HUNG OPEN / FIXED	PEARL WHITE		140mm					REVEAL										
	(W2) SD 1218-CL	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES		(W11) SS 0618-CL	COLOUR	PEARL WHITE	GLAZING	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	NW ELEVATION / NOOK	INSECT SCREEN		SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)															
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH		REVEAL	ALUMINIUM														
	DOUBLE HUNG OPEN / FIXED	PEARL WHITE		140mm	SLIDING OPEN / FIXED			PEARL WHITE		140mm									
	(W3) SS 0618-CL	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES		(W12) SS 0618-CL	COLOUR	PEARL WHITE	GLAZING	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)								
	NE ELEVATION / STAIRS	INSECT SCREEN		SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)															
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH		REVEAL	ALUMINIUM														
	SLIDING OPEN / FIXED	PEARL WHITE		140mm	SLIDING OPEN / FIXED			PEARL WHITE		140mm									
	(W4) SD 1214-CL	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES														
	SE ELEVATION / STAIRS	INSECT SCREEN		SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)															
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH		REVEAL															
	DOUBLE HUNG OPEN / FIXED	PEARL WHITE		140mm															
	(W5) SS 0618-CL	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES														
	NE ELEVATION / BEDROOM 4	INSECT SCREEN		SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)															
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH		REVEAL															
	SLIDING OPEN / FIXED	PEARL WHITE		140mm															
	(W6) SxD 2118-CL	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES														
	SE ELEVATION / BEDROOM 4	INSECT SCREEN		SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)															
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH		REVEAL															
	SLIDING OPEN / FIXED	PEARL WHITE		140mm															
	(W7) SD 1212-CL	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES														
	SE ELEVATION / WIR	INSECT SCREEN		SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)															
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH		REVEAL															
	DOUBLE HUNG OPEN / FIXED	PEARL WHITE		140mm															
DELETED	(W8)			GLAZING	SPECIAL NOTES														
				REVEAL															
	(W9) PD 2108 WITH 2/SIDELITES	COLOUR	PEARL WHITE	GLAZING	SPECIAL NOTES														
	NE ELEVATION / ENTRY	INSECT SCREEN		SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66)															
	WESTERN RED CEDAR	BY OWNER		REVEAL															
	HINGED FIXED / OPEN / FIXED			140mm															
FOR: MS H TONG					AT: 14 DONOVAN STREET, EASTWOOD, NSW 2122					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7658/15		L		