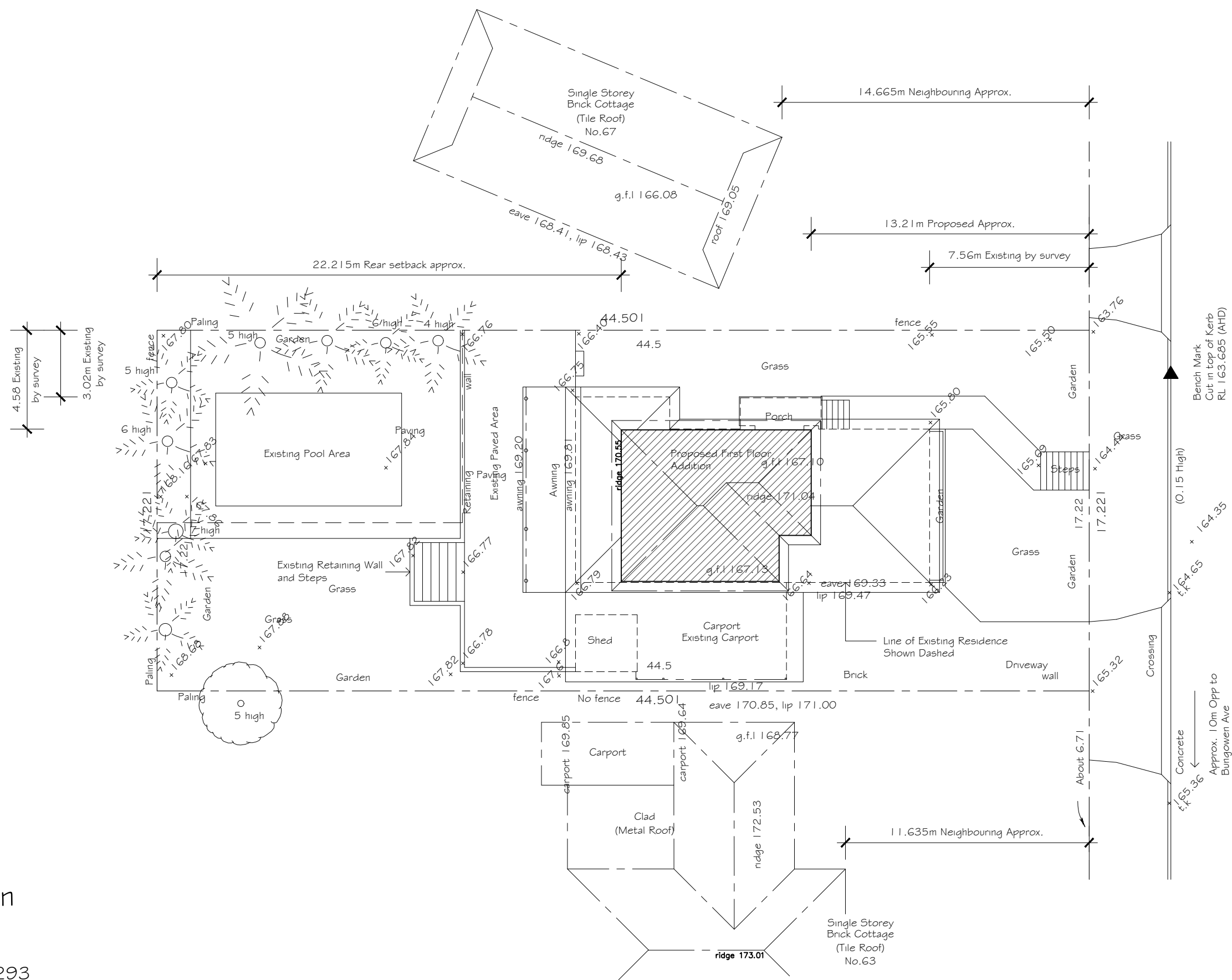


BASIX COMMITMENTS				COMPLYING DEVELOPMENT DETAILS				SPECIFICATION SUMMARY				SPECIAL NOTES			
CERTIFICATE NO. A267197				SITE AREA		765.10m²		STRUCTURAL TIMBER - All to ASA 1684.2				<ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.• CONNECT/INSTALL EIGHT (8) DOWNLIGHT FITTINGS, ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT & TWO (2) CEILING SWEEP FANS (AS SUPPLIED BY THE OWNER).• CONSTRUCT NEW STUD WALL TO AREA OF STAIRCASE ONLY AND ADJUST AND FORM 1200 W OPENING BETWEEN ENTRY AND HALL• SUPPLY AND INSTALL UNDER FLOOR HEATING TO FIRST FLOOR ENSUITE.• INSTALL SINGLE ACTION MIXER TAPS TO SHOWER & VANITY UNIT TO FIRST FLOOR (AS SUPPLIED BY THE OWNER)• DEMOLISH WALLS AROUND STAIR SHOWN HATCHED ONLY. REMAINING WALLS TO BE DEMOLISHED BY OWNER SHOWN DASHED• PROVIDE TIMBER HEAD CLOSERS TO PROPOSED FIRST FLOOR WINDOWS			
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		(17.221 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: 150x42mm 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		380.00 m²		FINISHES							
				MAX SITE COVERAGE		50% (382.55m²)		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 INSULATION WITH APPLIED TEXTURE PAINT FINISH					
				EXISTING HOUSE, SUNROOM		128.81m² (EXCLUDING VERANDAH & CARPORT)		WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)		FRAME: PREFINISHED ALUMINIUM					
FLAT CEILING, PITCHED ROOF		CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		FIRST FLOOR ADDITION		58.56m² (EXCLUDING STAIR VOID)		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES		FRAME: PREFINISHED ALUMINIUM MESH: STAINLESS STEEL					
				TOTAL FSR		187.37m² COMPLIES		ROOF COVERING		PROVIDE ALL NEW CONCRETE ROOF TILES TO PROPOSED FIRST FLOOR ADDITION					
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 75MM)				NIL				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					
GLAZING REQUIREMENTS								INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 40x25 SPLAYED ARCHITRAVE: Ex. 40x25 SPLAYED					
WINDOWS								INTERNAL DOORS		PRIMED HARDBOARD HOLLOW CORE "FLUSH"					
W1 , W2, W3, W5, W7 & W8		STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		MAX. RIDGE LEVEL		RL 174.20		STAIRCASE		TYPE: CLOSED TIMBER					
				EXISTING GROUND LEVEL BELOW NEW RIDGE APEX		RL 166.35		MAPLE TREADS AND RISERS		WIDTH: 950mm					
W4, W6, W9, W10, W11 & W12		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		HEIGHT		7.85 METRES COMPLIES		PLYWOOD SOFFIT LINING UNDER		RISE: 16 @ 187mm					
				LANDSCAPE AREA				GOING: 240mm (260mm TREAD)							
SHADING DEVICES								GUTTERS & DOWNPIPES		TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SELECT COLOUR DOWNPIPE COLOUR: SELECT COLOUR					
WINDOWS				<div>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</div> <div>COMPLIES</div>				HOT WATER UNIT		CONNECT TO EXISTING					
W1 , W2, W3, W4, W5, W6, W9 & W10		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM						REQUIRED SIDE SETBACKS		> 10m & < 18m (900mm + ¼ HEIGHT OVER 4.5m)		PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK		FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER	
W11 & W12		EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		WALL HEIGHT PROPOSED		RL 172.67		FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.		DO NOT SCALE OFF DRAWINGS.					
				NORTH SIDE		<div>RL 172.67 - RL 165.88 = 6.79 High 6.79 - 4.5 / 4 + 0.9 = 1473mm required 4620mm PROPOSED COMPLIES</div>		ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.		NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.					
W7 & W8		PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36		SOUTH SIDE		<div>RL 172.67 - RL 166.65 = 6.02 High 6.02 - 4.5 / 4 + 0.9 = 1280mm required 5360mm PROPOSED COMPLIES</div>		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.							
				REQUIRED SETBACK - FRONT											
EXTERNAL PAINT SCHEDULE				ADJOINING SETBACK NORTH No.67 KOORINGAL AVE		14.665 METRES									
				ADJOINING SETBACK SOUTH No.63 KOORINGAL AVE		11.635 METRES									
				AVERAGE REQUIRED		13.150 METRES PROPOSE SETBACK 13.210 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 22.215 METRES COMPLIES									
				PRIVACY											
				WINDOWS W1 , W2, W4 & W6		>3M FROM THE BOUNDARY, NO ADDITIONAL PRIVACY MEASURES REQUIRED.									



5.31m Existing

By survey

5.36m Proposed

50mm

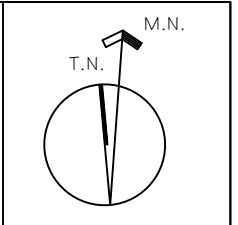
4.62m Proposed

Approx.

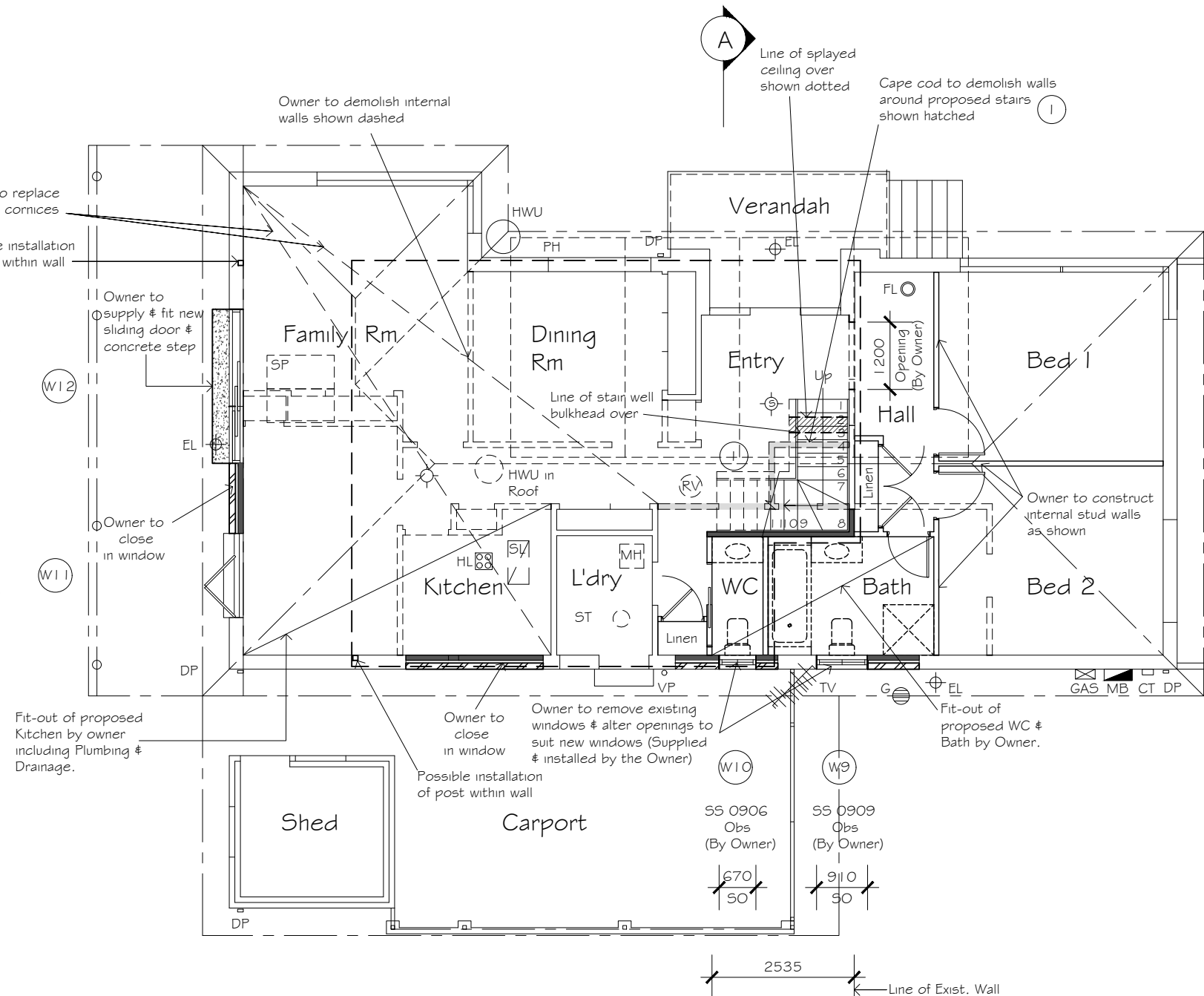
No. : 65
Lot. : 62
DP : 221293
AREA: 765.10m² (By Title)
 : 766.40m² (By Calc)

Legend

- HWU Hot Water Unit
- GAS Meter - Gas
- MB Meter Box - Electrical
- CT Cable TV Box
- DP Downpipe
- FL Flue
- PH Pool Heating (removal by owner)
- Smoke Detector - Existing
- HL Heater/Light
- EL Eave Light
- SK Skylight
- RV Roof Ventilator
- T.V. TV Antenna - Owner to relocate as required
- G Gully
- VP Sewer Vent Pipe
- MH Manhole
- ST Solar Tube (Removal By Owner)
- Smoke Detector - New
- HWU Remove disused Hot Water Unit from roof space (By Owner)
- SP Solar Panel - Roof Mounted (Removal By Owner)








Ground Floor Plan

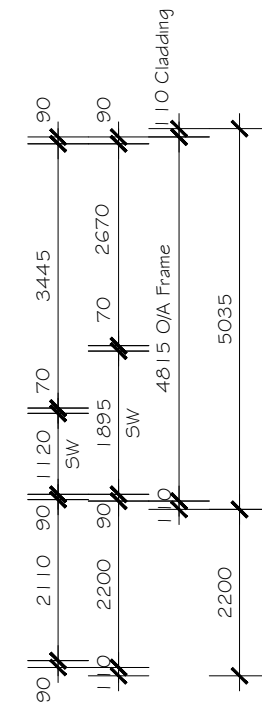
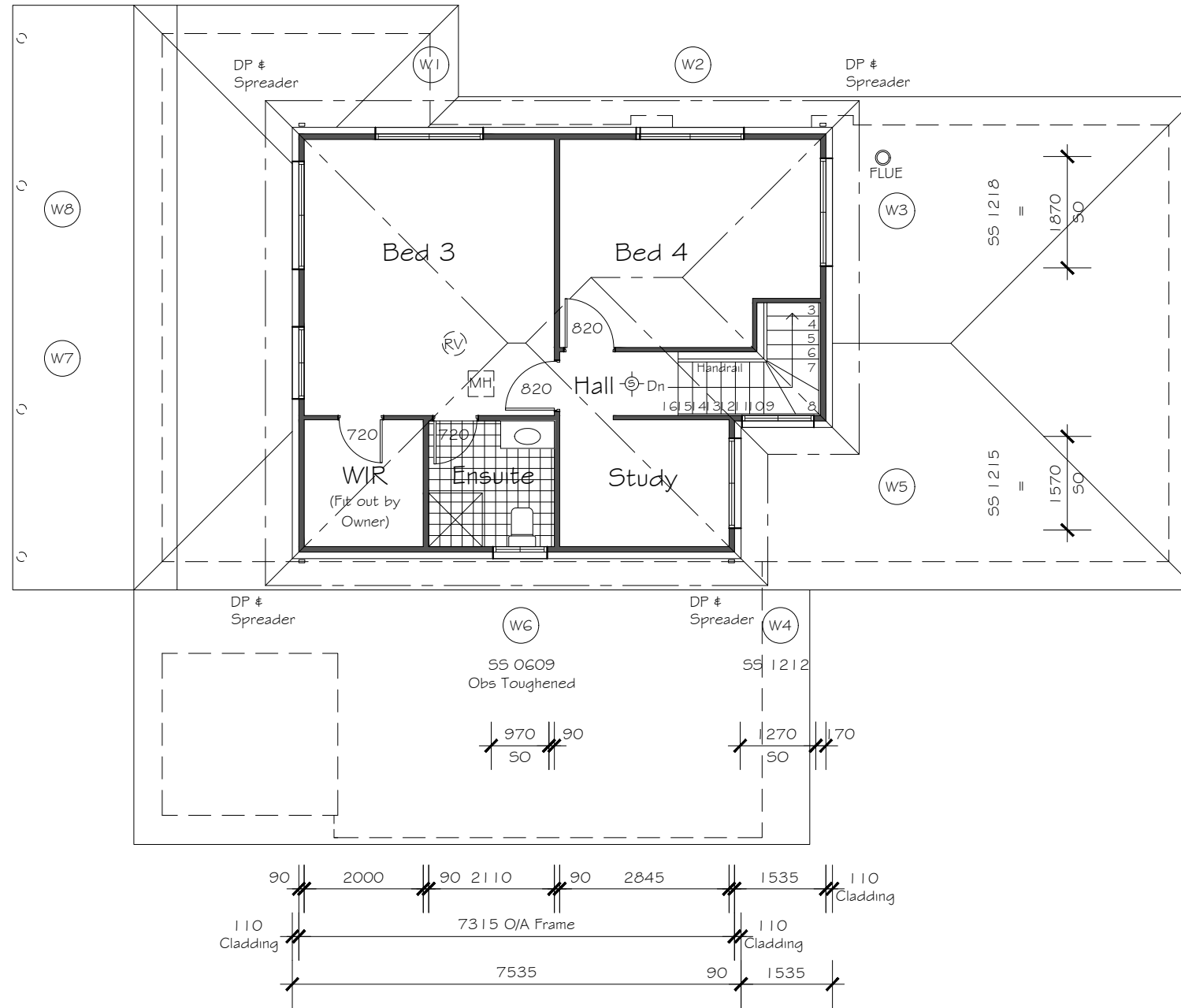
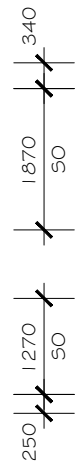
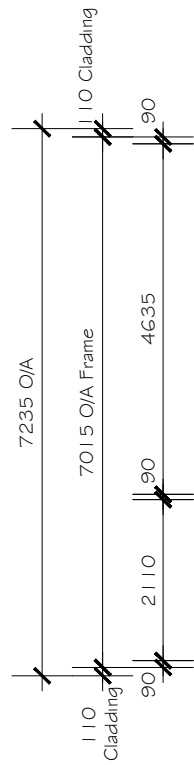
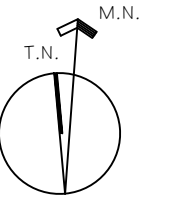


Areas

Existing House = 128.81 m²

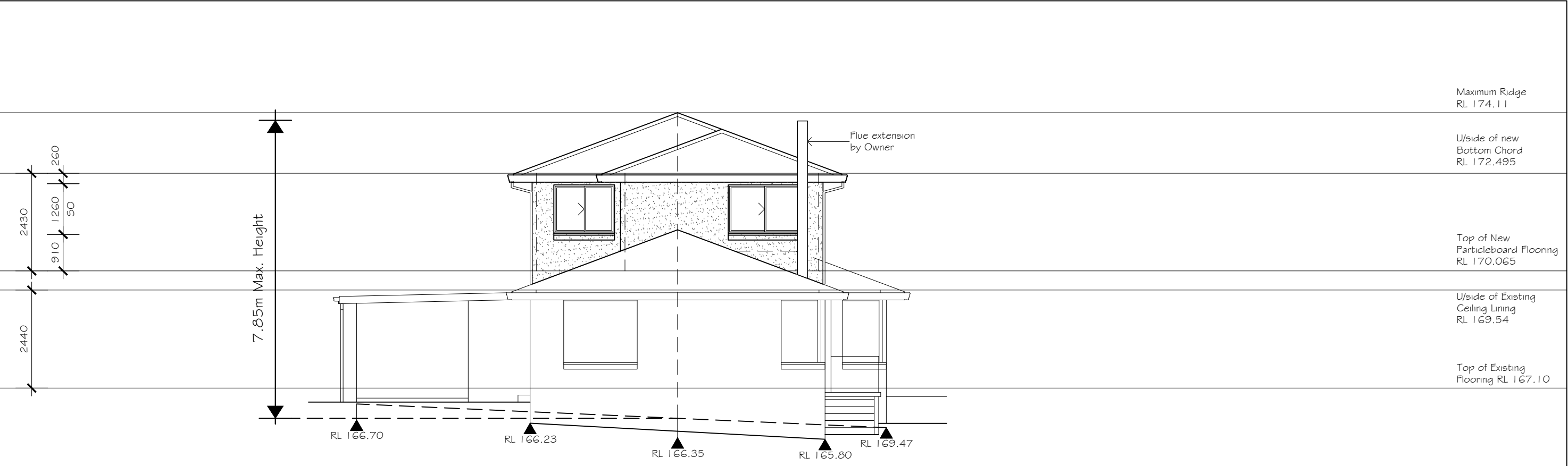
Legend

- | | |
|--|-----------------|
| DP  | Downpipe |
|  | Manhole |
| RV  | Roof Ventilator |
|  | Smoke Detector |
| FL  | Flue |

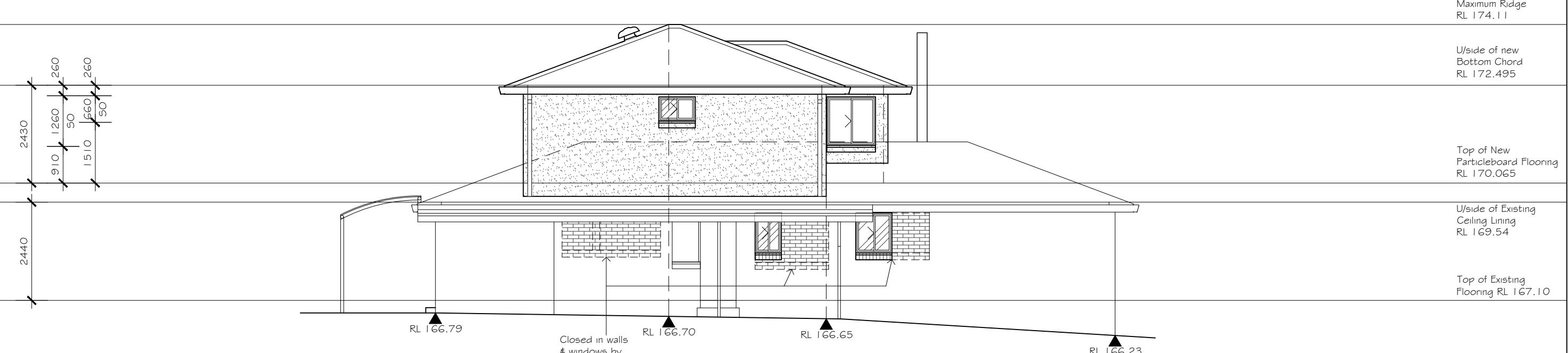


Proposed First Floor Addition

<u>Areas</u>		
First Floor	=	62.24m ²
Less stair void	=	3.68m ²
<hr/>		
TOTAL	=	58.56m ²

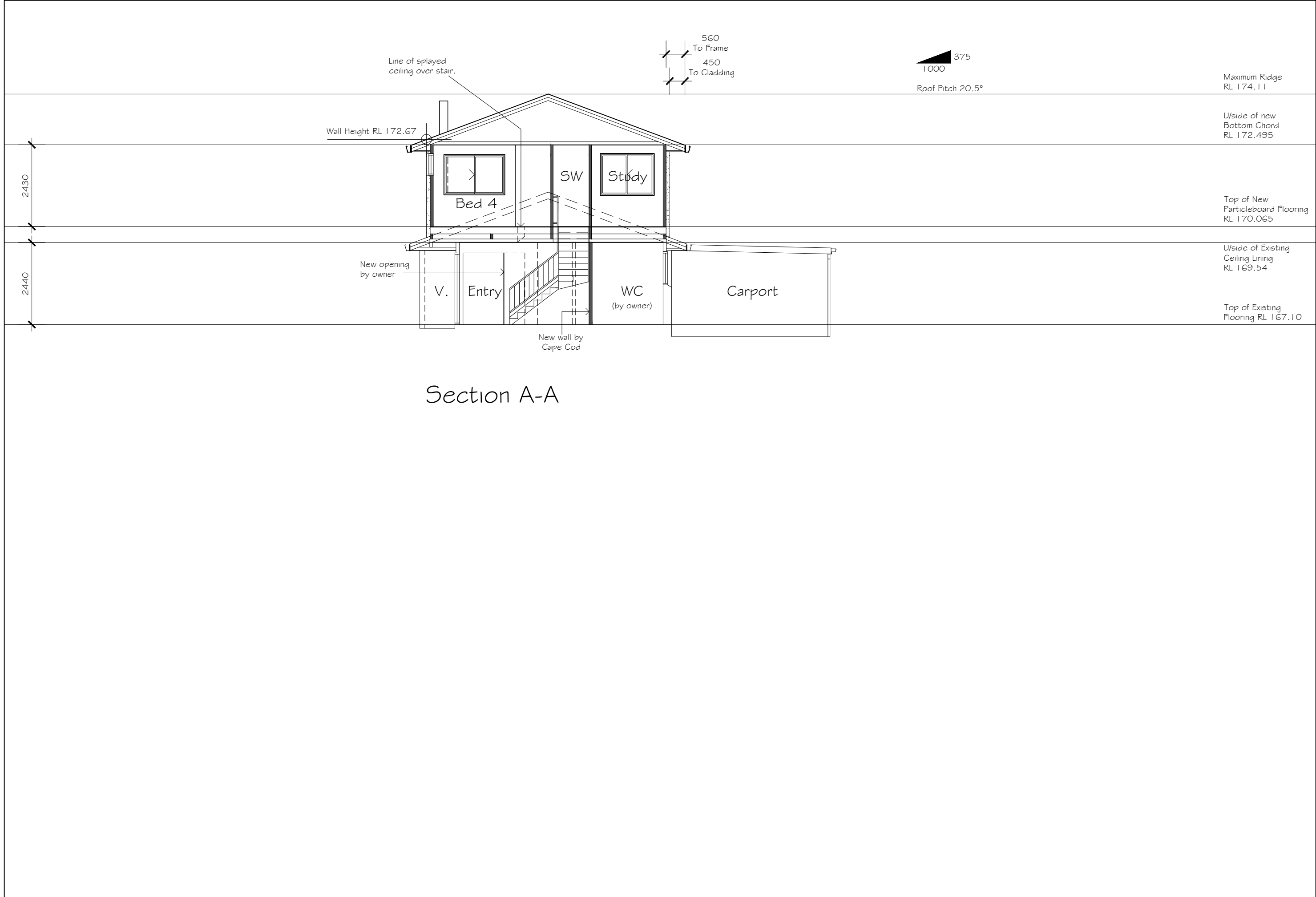


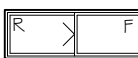
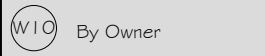
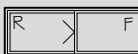

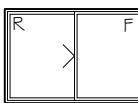
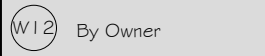
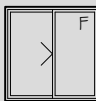
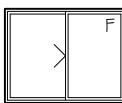

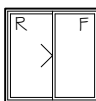

East Elevation



South Elevation





WINDOW SCHEDULE (BASIX A267197)				CLIENT:		ALUMINIUM TREND WINDOWS:									
STANDARD NOTES:				CLIENT:		STANDARD ALUMINUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.									
• 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				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: 3 WIND LOAD: W 33 N					
	W1	SS 0618	COLOUR	GLAZING	SPECIAL NOTES										
	N ELEVATION / BEDROOM 3	ANNODISED CLEAR	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. BAL 12.5											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH	REVEAL												
			140mm												
	W2	SS 0618	COLOUR	GLAZING	SPECIAL NOTES										
	N ELEVATION / BEDROOM 4	ANNODISED CLEAR	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. BAL 12.5											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH	REVEAL												
			140mm												
	W3	SS 1218	COLOUR	GLAZING	SPECIAL NOTES										
	E ELEVATION / BEDROOM 4	ANNODISED CLEAR	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. BAL 12.5											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH	REVEAL												
			140mm												
	W4	SS 1212	COLOUR	GLAZING	SPECIAL NOTES										
	S ELEVATION / STAIRWELL	ANNODISED CLEAR	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	BAL 12.5											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH	REVEAL												
			140mm												
	W5	SS 1215	COLOUR	GLAZING	SPECIAL NOTES										
	E ELEVATION / STUDY	ANNODISED CLEAR	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	BAL 12.5											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH	REVEAL												
			140mm												
	W6	SS 0609	COLOUR	GLAZING	SPECIAL NOTES										
	S ELEVATION / ENSUITE	ANNODISED CLEAR	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	TRANSLUCENT FILM BY BUILDER. BAL 12.5											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH	REVEAL												
			140mm												
	W7	SS 1212	COLOUR	GLAZING	SPECIAL NOTES										
	W ELEVATION / BEDROOM 3	ANNODISED CLEAR	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. BAL 12.5											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH	REVEAL												
			140mm												
	W8	SS 1218	COLOUR	GLAZING	SPECIAL NOTES										
	W ELEVATION / BEDROOM 3	ANNODISED CLEAR	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC. BAL 12.5											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH	REVEAL												
			140mm												
	W9	By Owner													
FOR: MR G & MRS C SOALHEIRO				AT: 65 KOORINGAL AVENUE THORNLEIGH NSW 2120				SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7801/16		G	