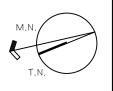
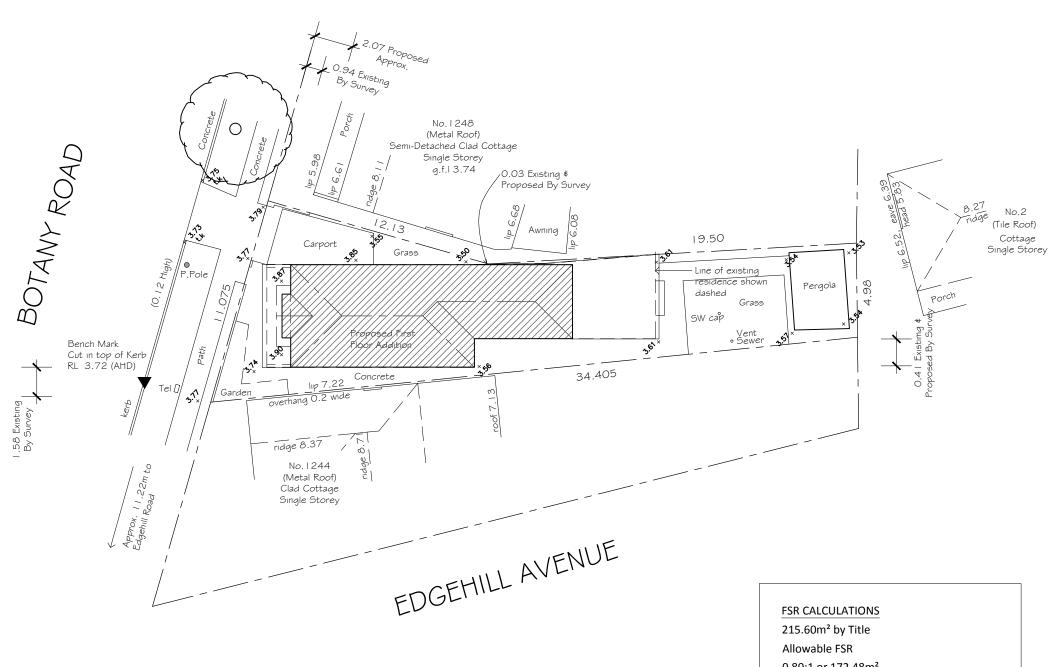
BAS	ACCOUSTIC REQUIREMENTS			SPECIFICATION SUMMARY			SPECIAL NOTES					
CERTIFICATE NO. A221976		3.0 RECOMMENDATIONS, 3.1 WINDOWS/SLIDERS DOORS, EXTERNAL WALLS #			STR	UCTURAL TIMBER - All to ASA 1684.2	- F	PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9 ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY				
FIXTURES AND SYSTEMS		3.0 RECOMMENDA	110113, 3.1 1	ROOF	WALLS: F5 SOFTWOOD ROOF: ROOF TRUSSES			VITH THE BUILDING CODE OF AUSTRALIA (NCC).				
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES	NEW AREAS	ELEMENT	MINUMUM SOLUTION	90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS 70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS		• F	 AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. REMOVAL & REINSTALLATION OF EXISTING SOLAR PANELS. 				
	TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE	BEDROOM I	GLAZING	10.38 LAMINATED WITH ACCOUSTIC SEALS	1	<u> </u>		PROVIDE FIRE RATED EXTERNAL WALLS CLOSE TO I FIBRE CEMENT SHEETS & I GMM FYRCHEK BEHIND				
	(LED) LAMPS	BEDROOM 3	GLAZING	10.38 LAMINATED WITH ACCOUSTIC SEALS	FLOOR: 190x45mm MIN	I. FLOOR JOISTS WIND LOAD W 28 N		PROVIDE ONE (I) LAYER OF I GMM FYRCHEK IN LIEU OF I OMM INTERNAL LININGS AS REQUIRED TO EXTERNAL WALLS & CEILINGS.				
WET AREAS: NEW OR ALTERED	SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED	BEDROOM 2	GLAZING	10.38 LAMINATED WITH ACCOUSTIC SEALS	FINICHEC			PROVIDE APPROXIMATELY 13.5 METRE STORMWATER DRAINAGE LINE.				
NEW OR ALIERED	TOILETS 3 STAR RATED TAPS 3 STAR RATED	SHOWER	GLAZING	10.38 LAMINATED WITH ACCOUSTIC SEALS	BRICKWORK	N/A		1				
I INSULATION REQUIREMENTS		GALLERY	GLAZING	10.38 LAMINATED WITH ACCOUSTIC SEALS	FLOORING I 9MM STRUCTURAL PARTICLEBOARD							
FLOOR ABOVE EXISTING					CLADDING	VINYL CLADDING OVER ALUMINIUM BREATHER FOIL						
DWELLING OR BUILDING	OR BUILDING		WALLS	I GMM FYRCEK BEHIND VINYL CLADDING	WINDOWS - TREND	PROFILE : TBA COLOUR : FRENCH VANILLA FRAME: PREFINISHED ALUMINIUM						
FLAT CEILING, PITCHED ROOF	CEILING: R 1.45 (UP) ROOF: FOIL BLACKED BLANKET (55MM) DARK (SOLAR ABSORPTANCE >0.70)				KEYED LOCKS (TERRAIN: 3)	TIQUIE. TICHNISHED ACOMMINION						
GLAZING REQUIREMENTS		BEDROOMS, SHOWER & GALLERY	CEILING	I GMM FYRCEK BEHIND	INSECT SCREENS: BY OWNER TO ALL NEW OPERABLE WINDOW SASHES							
WINDOWS					·							
W1 - W5	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)				ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CORRUGATED COLOUR: PALE EUCALYPT	-	DRKS BY OWNER				
SKYLIGHTS	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-			ROOF SARKING	R I .3 ALUMINIUM FOIL BACKED "ANTICON" INSULATIO BLANKET	1	REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO NEW AND EXISTING TV POINTS. CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR				
SLI	TIMBER, LOW E INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)				INSULATION (FIBREGLASS)	R3.0 SOUNDSCREEN BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 SOUNDSCREEN BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES	NEW T.V. AERIAL PHONE AND/OR DATA CABLING. INTERNAL PAINTING OF THE PROPOSED GROUND FLOOR ALTERATION PROVIDE INSECT SCREENS.					
	SHADING DEVICES							SUPPLY ONE(1) 3 IN 1 FAN/LIGHT/HEATER UNIT.				
WINDOWS												
WI - W4	NONE				INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 ARCHITRAVE: Ex. 100x25						
W5	EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM				INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"						
SKYLIGHTS					STAIRCASE MAPLE TREADS \$	TYPE: CLOSED TIMBER						
SLI	NONE				RISERS	WIDTH: 900mm	1	FINAL CONSTRUCTION	N.L.	15-12-15		
						RISE: 20 @ 185mm	Н	TO CONTRACTS	5.C.	03-12-15		
						GOING: 240mm (260mm TREAD)	G	PLAN CHECK	5.C.	12-11-15		
					FASCIA \$	MATERIAL: PREFINISHED ZINCALUME	F	AMENDED SITE PLAN FOR COUNCIL	B.D	19-08-15		
					BARGE BOARDS	FASCIA COLOUR: COTTAGE GREEN BARGE COLOUR: CLASSIC CREAM	E	BASIX ADDED, TO COUNCIL	B.D	14-07-15		
						BARGE SOAKER COLOUR: COTTAGE GREEN	D	P.O.V 16581, Survey & Levels Added	R.S/S.C.	02-06-15		
					GUTTERS \$ DOWNPIPES	TYPE: QUAD	С	P.O.V 16464	5.C.	29-04-15		
						MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: CLASSIC CREAM	В	TO CLIENT	S.M.	07-04-15		
						DOWNPIPE COLOUR: CLASSIC CREAM	А	TECHNICAL, POV 16095 \$ 16213	S.M.	03-04-15		
					HOT WATER UNIT	CONNECT TO EXISTING	No.	ISSUE	DRAWN	DATE		
							DES	IGN CONSULTANT: PETER BROWN	•	•		
				PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD	PR	OPOSED ADDITIONS & ALTERATIONS	5				
EXTERNAL PAINT SCHEDULE					PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER		FOR MR C AND MRS N ZIMMERMAN					
ITEM Cover Battens	BRAND CODE COLOUR eg. WATTYL Cottage Green	_			FINISHED GROUND LEVE CONDITIONS.	ELS SHOWN ON PLAN ARE SUBJECT TO SITE	AT	1246 BOTANY ROAD BOTANY NSW 2019				
Hood Brackets	Cottage Green Cottage Green	\dashv			DO NOT SCALE OFF DR.	AWINGS.		DOTAIN NOW LOTO				
					ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.			COUNCIL: BOTANY				
					NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.		A.B.N. 54 000 605 407 SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151					
				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			PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519 A U S T R A L I A					
				PART WITHOUT WRITTEN	N PERMISSION FROM THE COMPANY.	SH	JOB NO: 76	G5 1/15	1			





Site Plan

No. : 1246 Lot. : 2

DP : 923311

AREA: 215.61 m² (By Calc)

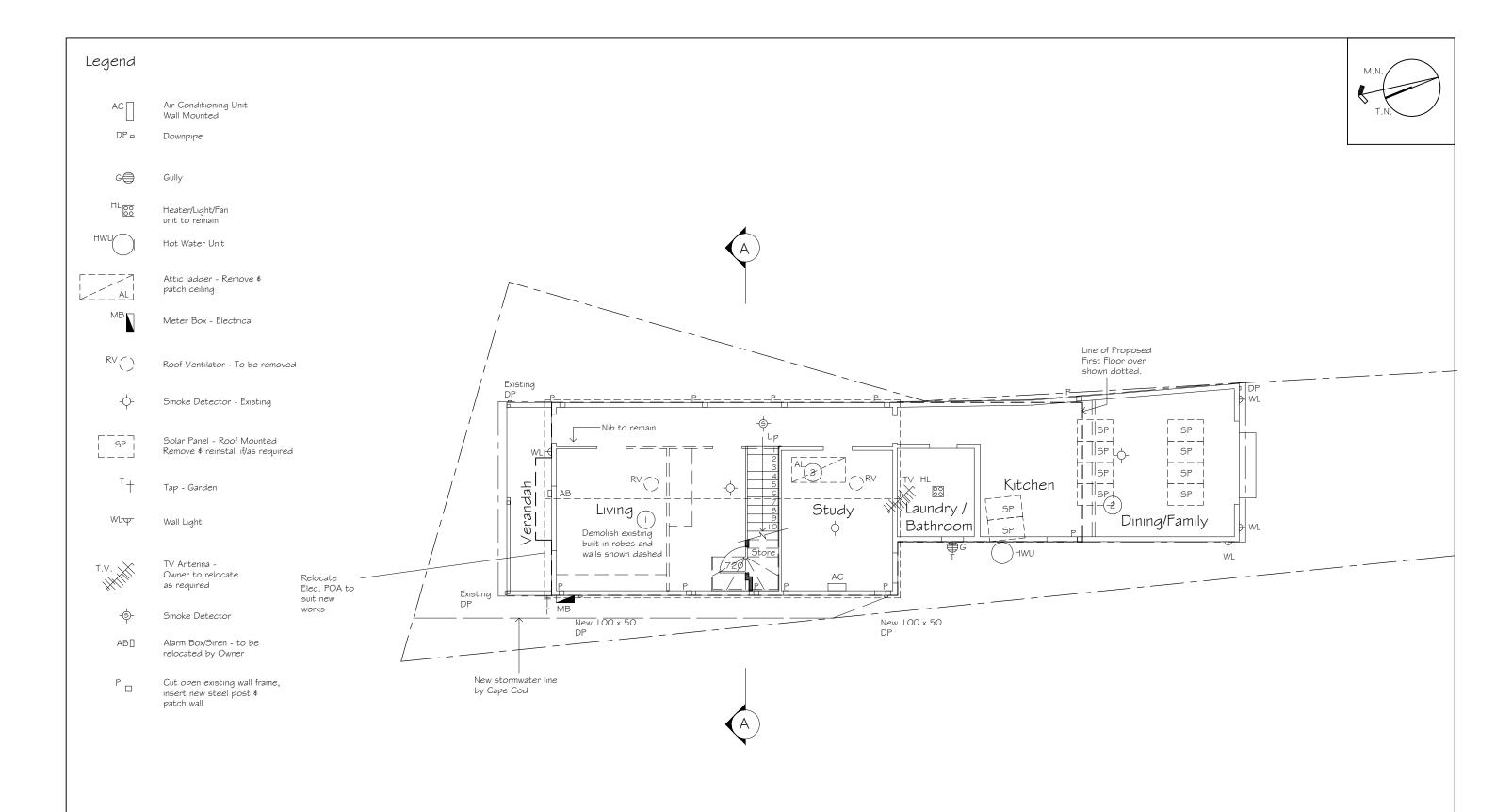
0.80:1 or 172.48m²

Post Development

Ground Floor = $85.27m^2$

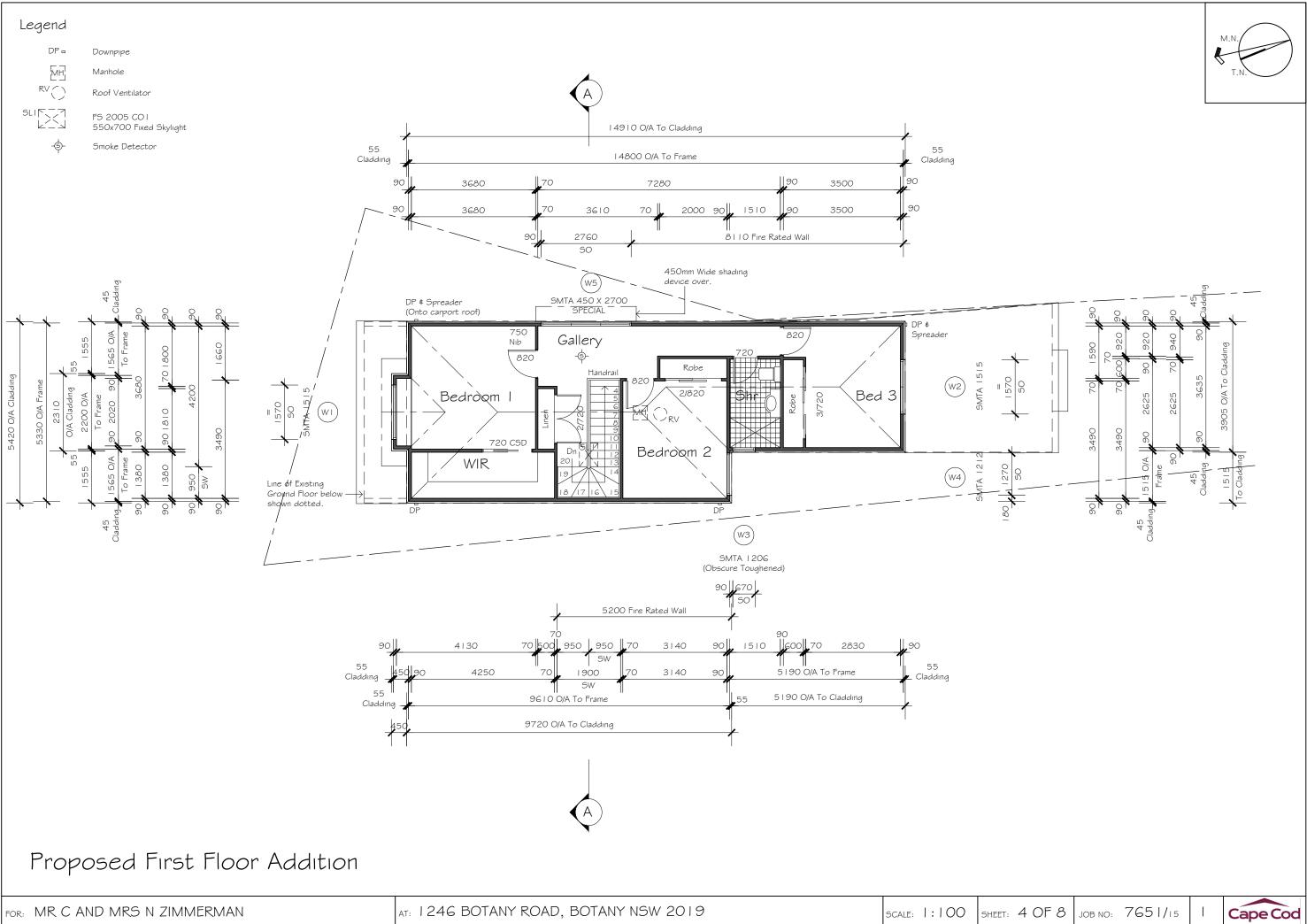
First Floor = 63.90m² Ex.Stairs $= 149.17m^2$ TOTAL

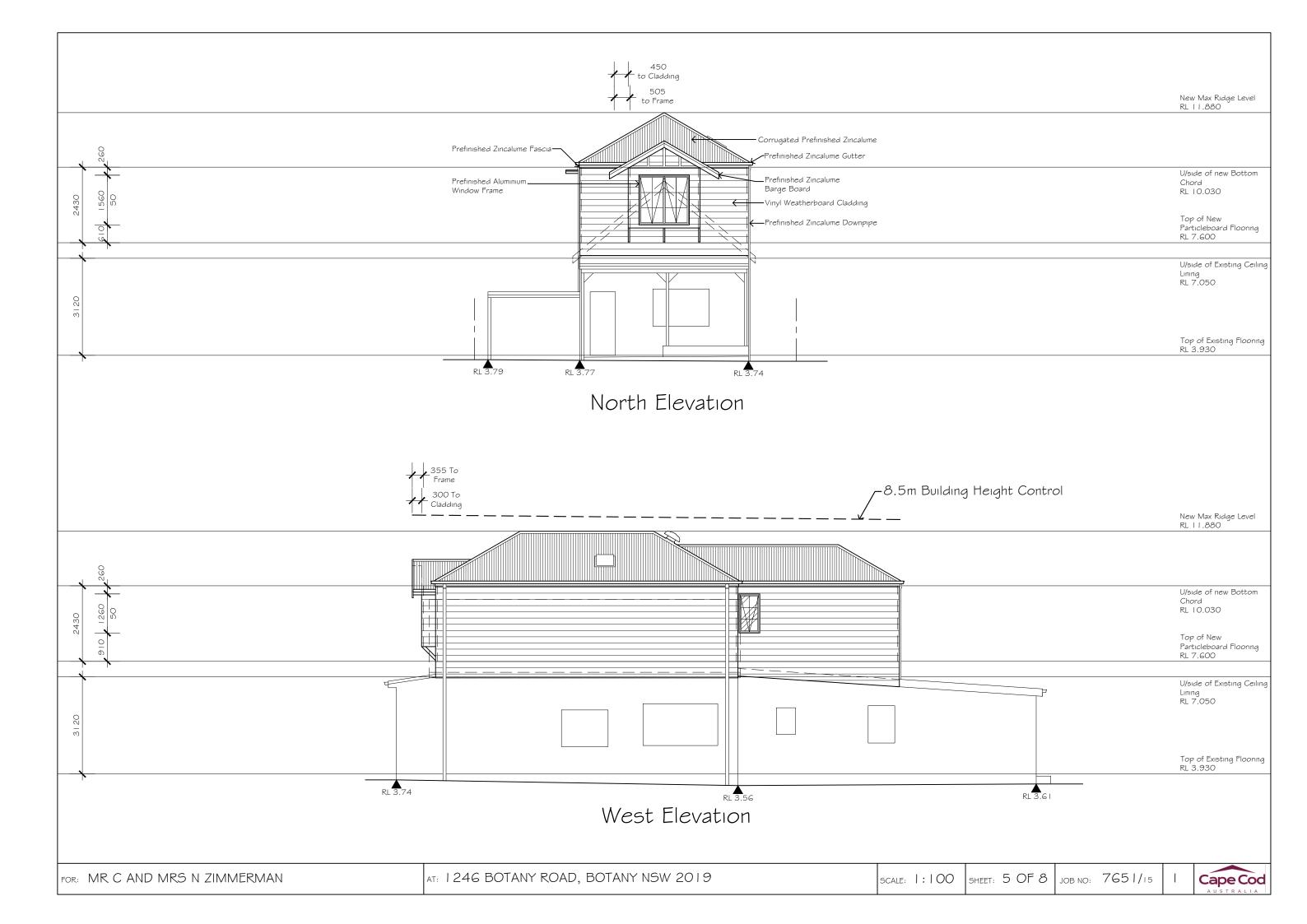
FSR = 0.6918:1

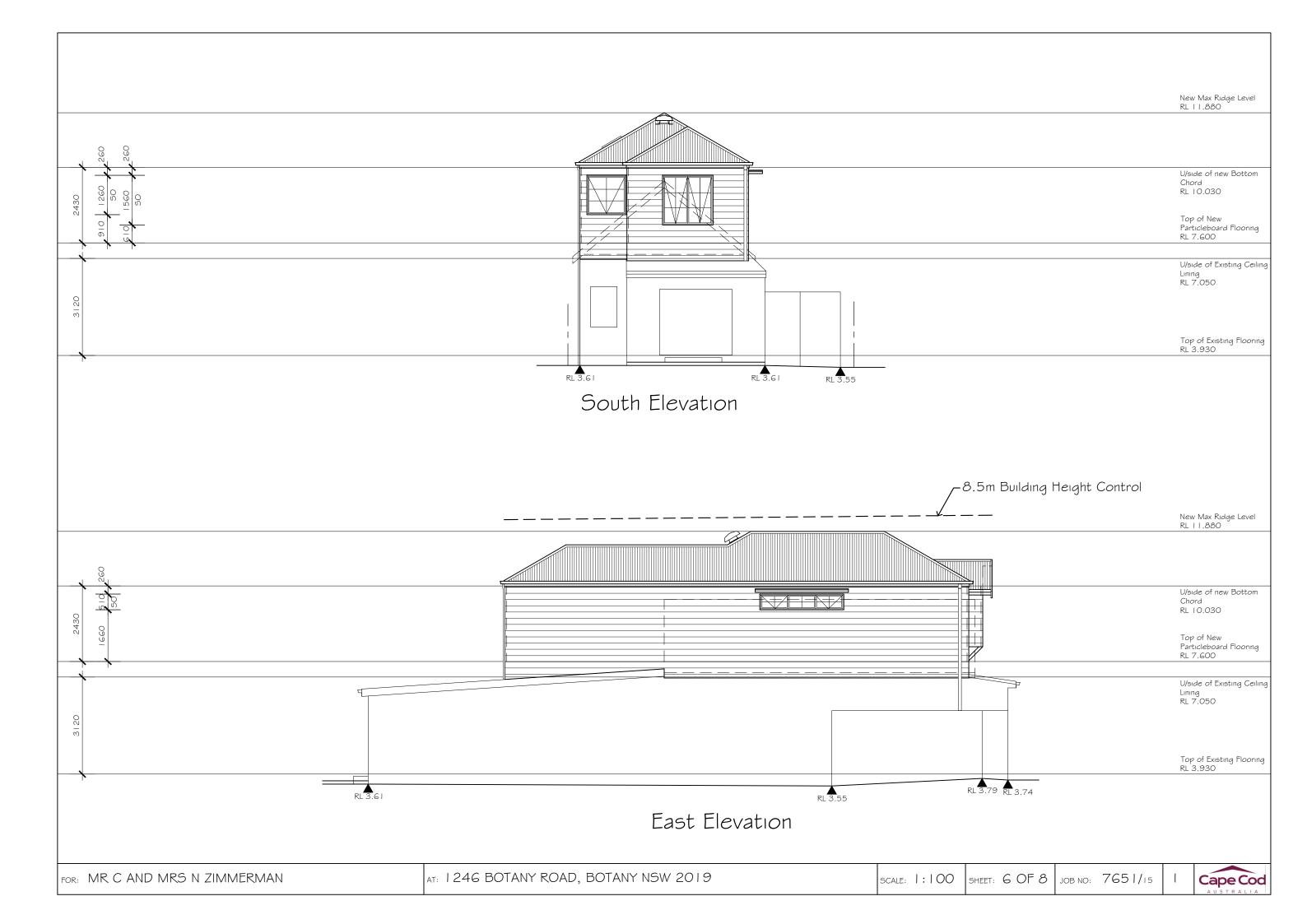


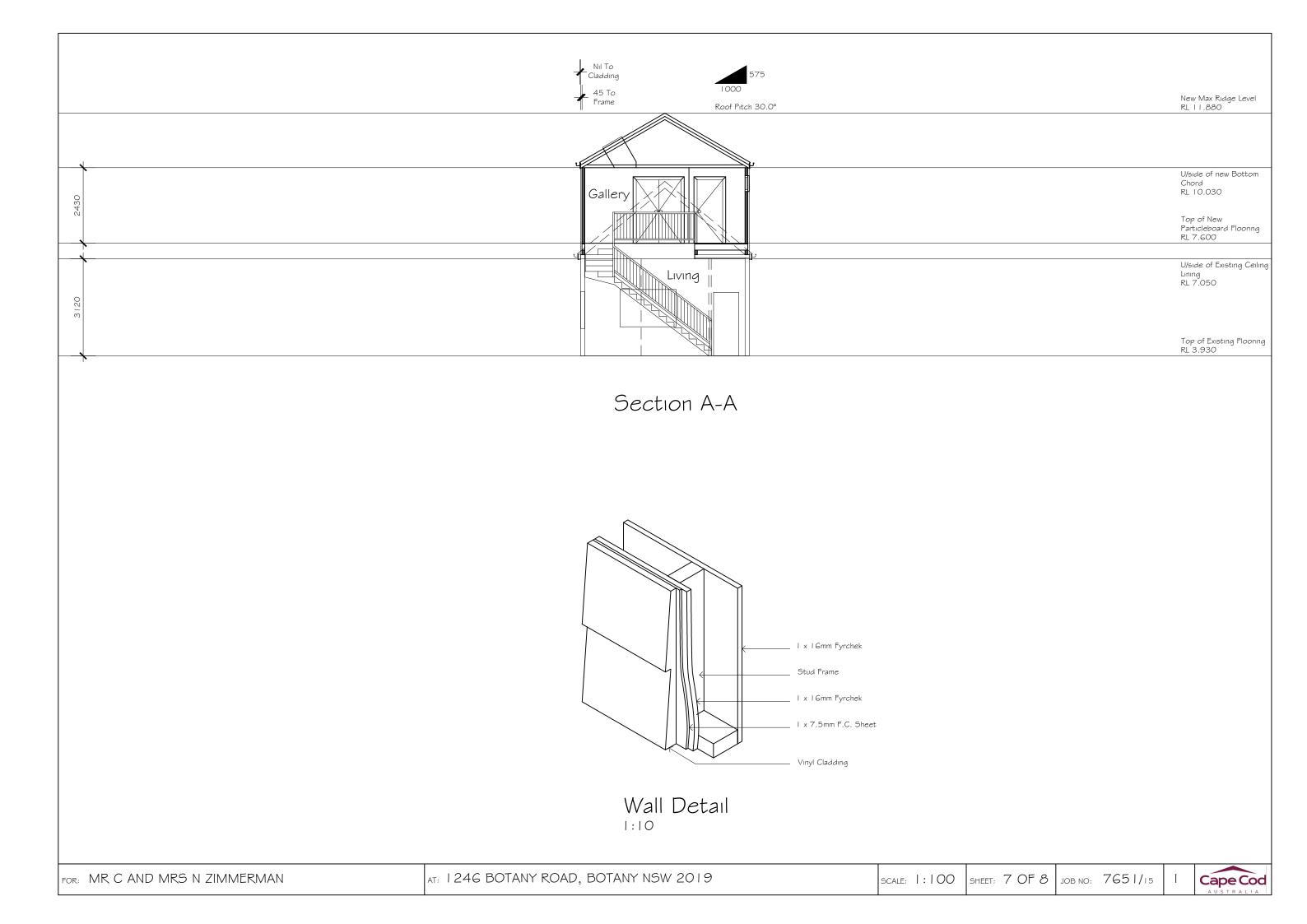












WINDOW SCHED	ULE (BASIX A2219	976)		LIENT:		ALUMINIUM TREND WINDOW					
STANDARD NOTES:						STANDARD ALUMINUM COLO EX-STOCK COLOURS: PEARL	L WHITE GLOSS, DUNE, STON	IE BEIGE, MONUMENT,			
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE					CLIENT:		ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.				
 ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE 					DATE:	DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, BROWN,					
NCC 3.9.2.5					DAIL	TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALL CHARCOAL, IRONSTONE.			TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) SMTA 1515	COLOUR	GLAZING		SPECIAL NOTES						
	(WI) SMTA 1515	PEARL WHITE	10.38 LAMINA		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
VR VR	N ELEVATION / BEDROOM I	INSECT SCREEN	(U.VALUE: 5.7 SHGC: 0.47)	,	Willing.						
	ALUMINIUM	BY OWNER			PROVIDE ACCOUSTIC SEALS						
	AWNING		REVEAL								
	OPEN / OPEN		I 40mm		PROVIDE COLONIAL BARS						
V R V R	(W2) SMTA 1515	COLOUR PEARL WHITE	GLAZING		SPECIAL NOTES						
		- LAKE WITTE	10.38 LAMINA (U.VALUE: 5.7		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.			_			
	S ELEVATION / BEDROOM 3 ALUMINIUM	INSECT SCREEN	SHGC: 0.47)]		
		BY OWNER	DEL/EAL		PROVIDE ACOUSTIC SEALS			_			
	AWNING OPEN / OPEN		REVEAL I 40mm								
		COLOUR	GLAZING		PROVIDE COLONIAL BARS SPECIAL NOTES						
	(W3) SMTA 1206	N3) SMTA 1206 PEARL WHITE 10.38			TRANSLUCENT FILM BY BUILDER.						
	W ELEVATION / SHOWER		(U.VALUE: 5.7 SHGC: 0.47)								
	ALUMINIUM	INSECT SCREEN	311GC: 0.47)		PROVIDE ACOUSTIC SEALS				-		
	AWNING	BY OWNER	REVEAL								
	OPEN		1 40mm		PROVIDE COLONIAL BARS						
	(W4) SMTA 1212	COLOUR	GLAZING		SPECIAL NOTES						
	(W4) SMTA 1212	PEARL WHITE	10.38 LAMINA		RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
R	S ELEVATION / BEDROOM 2	INSECT SCREEN	(U.VALUE: 5.7 SHGC: 0.47)	,	Willing.				+		
	ALUMINIUM	BY OWNER			PROVIDE ACOUSTIC SEALS						
<u> </u>	AWNING		REVEAL								
	OPEN		I 40mm		PROVIDE COLONIAL BARS						
	SMTA 450 X 2700 SPECIAL	COLOUR PEARL WHITE	GLAZING	TED	SPECIAL NOTES PROVIDE COLONIAL BARS						
	E ELEVATION / GALLERY		10.38 LAMINA (U.VALUE: 5.7	7,	TROVIDE COLONIAL DAKS			_			
F	ALUMINIUM	INSECT SCREEN	SHGC: 0.47)		PROVIDE ACCOUSTIC SEALS						
	AWNING	BY OWNER	REVEAL					_			
	OPEN / FIXED / OPEN		I 40mm								
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FOR: MR C AND MRS N ZIMMERMAN					46 BOTANY ROAD, BOTANY NSI	SCALE: 1: NTS	SHEET: 8 OF 8	JOB NO: 765 1/15	Cape Cod		
											AUSTRALIA