
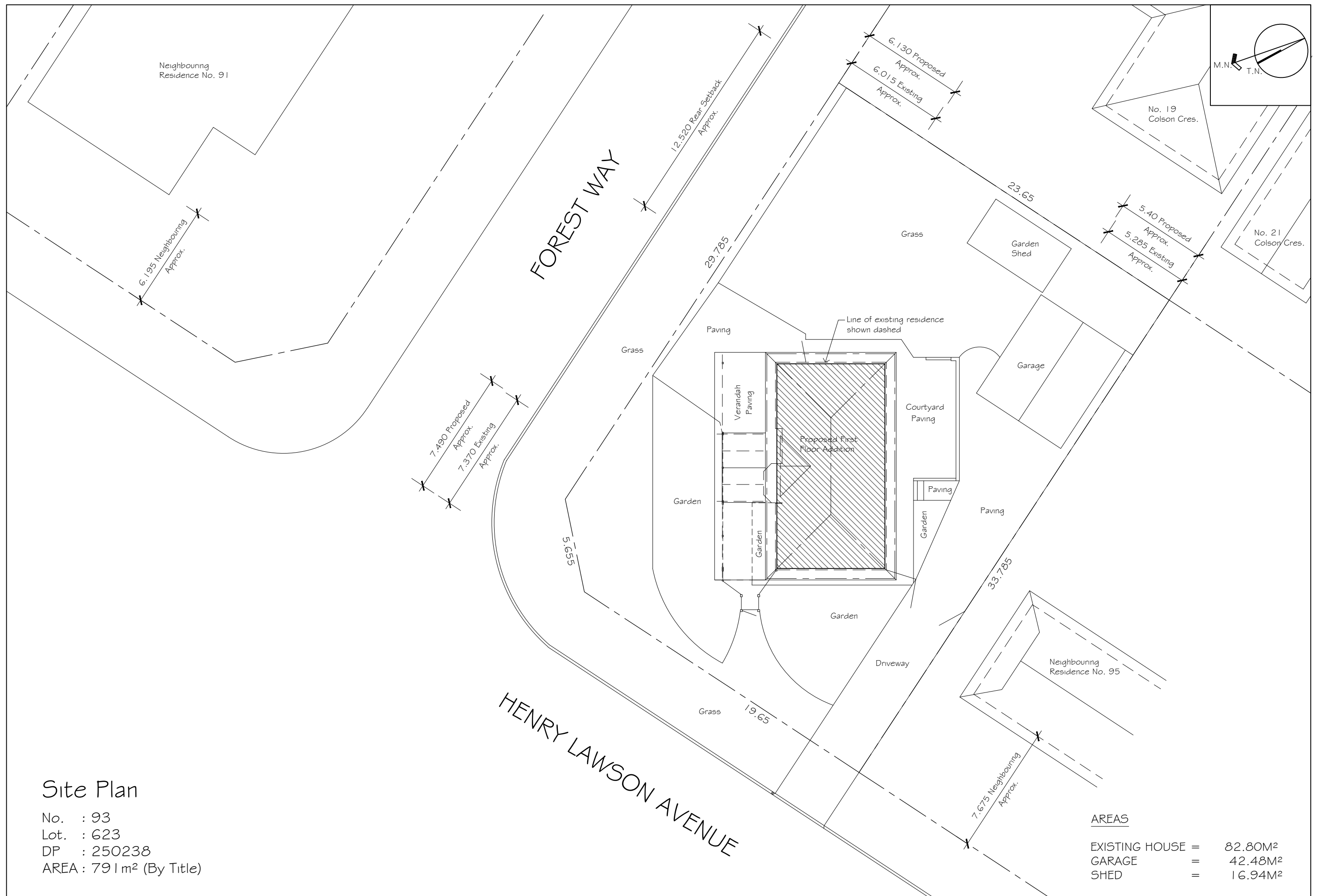


BASIX COMMITMENTS				COMPLYING DEVELOPMENT DETAILS		SPECIFICATION SUMMARY		SPECIAL NOTES					
CERTIFICATE NO. A238451				SITE AREA791.00m²		STRUCTURAL TIMBER - All to ASA 1684.2		<div><div><div>• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN</div><div>• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</div><div>• CONNECT/INSTALL TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).</div><div>• PROVIDE A VENTIS HOME VENTILATION SYSTEM TO FIRST FLOOR ADDITION.</div><div>• REUSE EXISTING SMOKE DETECTORS IF POSSIBLE. ELECTRICIAN TO CHECK FOR COMPLIANCE WITH NCC.</div></div></div>					
FIXTURES AND SYSTEMS				ZONINGR2 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(23.65 METRES) > 18m & <24m		FLOOR: REFER TO STRUCTURAL LAYOUTS						WIND LOAD W 28 N	
WET AREAS: NEW OR ALTERED		SHOWER HEADS3 STAR RATED TOILETS3 STAR RATED TAPS3 STAR RATED		MAX FSR380.00 m²		FINISHES		BRICKWORKN/A					
				MAX SITE COVERAGE50% (395.50m²)									
INSULATION REQUIREMENTS				COMPLIANCE		FLOORING		19MM STRUCTURAL PARTICLEBOARD					
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL		EXISTING HOUSE82.80m²		CLADDING		230mm HARDIPLANK " WOODGRAIN" CLADDING FIXED TO 20mm BATTENS OVER POLASTIC INSULATION BLANKET.					
FLAT CEILING, PITCHED ROOF		CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		FIRST FLOOR ADDITION TOTAL FSR74.78m² (EXCLUDING STAIR VOID) 157.58m²COMPLIES		WINDOWS - TREND KEYED LOCKS (TERRAIN: 3 )		FRAME: PREFINISHED ALUMINIUM					
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)		R1.30 (or R1.70 INCLUDING CONSTRUCTION)		SITE COVERAGE		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW & DOOR SASHES		FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS					
GLAZING REQUIREMENTS				EXISTING HOUSE82.80m² (EXCLUDING VERANDAH AREA)		ROOF COVERING		CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.					
WINDOWS				GARAGE42.48m²		ROOF SARKING		FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL					
W1 - W3 , W8 & W10		STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		SHED16.94m²		INSULATION (FIBREGLASS)		R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES					
W5 - W7		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		TOTAL142.22m²COMPLIES (17.98%)		INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 50x25 PENCIL ROUND ARCHITRAVE: Ex. 50x25 PENCIL ROUND					
SHADING DEVICES				HEIGHT		INTERNAL DOORS		PRIMED HARDBOARD HOLLOW CORE "FLUSH"					
WINDOWS				MAX. RIDGE LEVELRL 16.98		STAIRCASE MAPLE TREADS & RISERS		TYPE: CLOSED TIMBER  WIDTH: 900mm  RISE: 16 @ 181mm  GOING: 240mm (260mm TREAD)					
W1 - W3 & W5 - W8		EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM		EXISTING GROUND LEVEL BELOW NEW RIDGE APEXRL 9.94		FASCIA & BARGE BOARDS		MATERIAL: DAR TIMBER					
W10		EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		HEIGHT7.04 METRESCOMPLIES		GUTTERS & DOWNPIPES		TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: COTTAGE GREEN DOWNPIPE COLOUR: MANOR RED					
<div>FINAL CONSTRUCTION.</div>				LANDSCAPE AREA		HOT WATER UNIT		CONNECT TO EXISTING					
						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					
				REQUIRED SIDE SETBACKS> 10m & <18m (1500mm + ¼ HEIGHT OVER 4.5m)		FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.							
				WALL HEIGHT PROPOSEDRL 15.52		DO NOT SCALE OFF DRAWINGS.							
				NORTH EAST SIDE <div><div>RL 15.52 - RL 9.94 = 5.58 High 5.58 - 4.5 / 4 + 1.5 = 1770mm required 6130mm PROPOSEDCOMPLIES</div></div>		ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.							
				SOUTH WEST SIDE <div><div>RL 15.52 - RL 9.94 = 5.58 High 5.58 - 4.5 / 4 + 1.5 = 1770mm required 5400mm PROPOSEDCOMPLIES</div></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		COMPLIES							
				ADJOINING SETBACK NORTH EAST No.91 HENRY LAWSON AVENUE						6.195 METRES			
				ADJOINING SETBACK SOUTH WEST No.95 HENRY LAWSON AVENUE						7.675 METRES			
				AVERAGE REQUIRED						6.935 METRES PROPOSE SETBACK 7.490 METRESCOMPLIES			
				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 12.520COMPLIES											
PRIVACY				NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.									
ALL WINDOWS ARE GREATER THAN 3m FROM BOUNDARY SO NO ADDITIONAL PRIVACY MEASURES ARE REQUIRED.													



## Site Plan

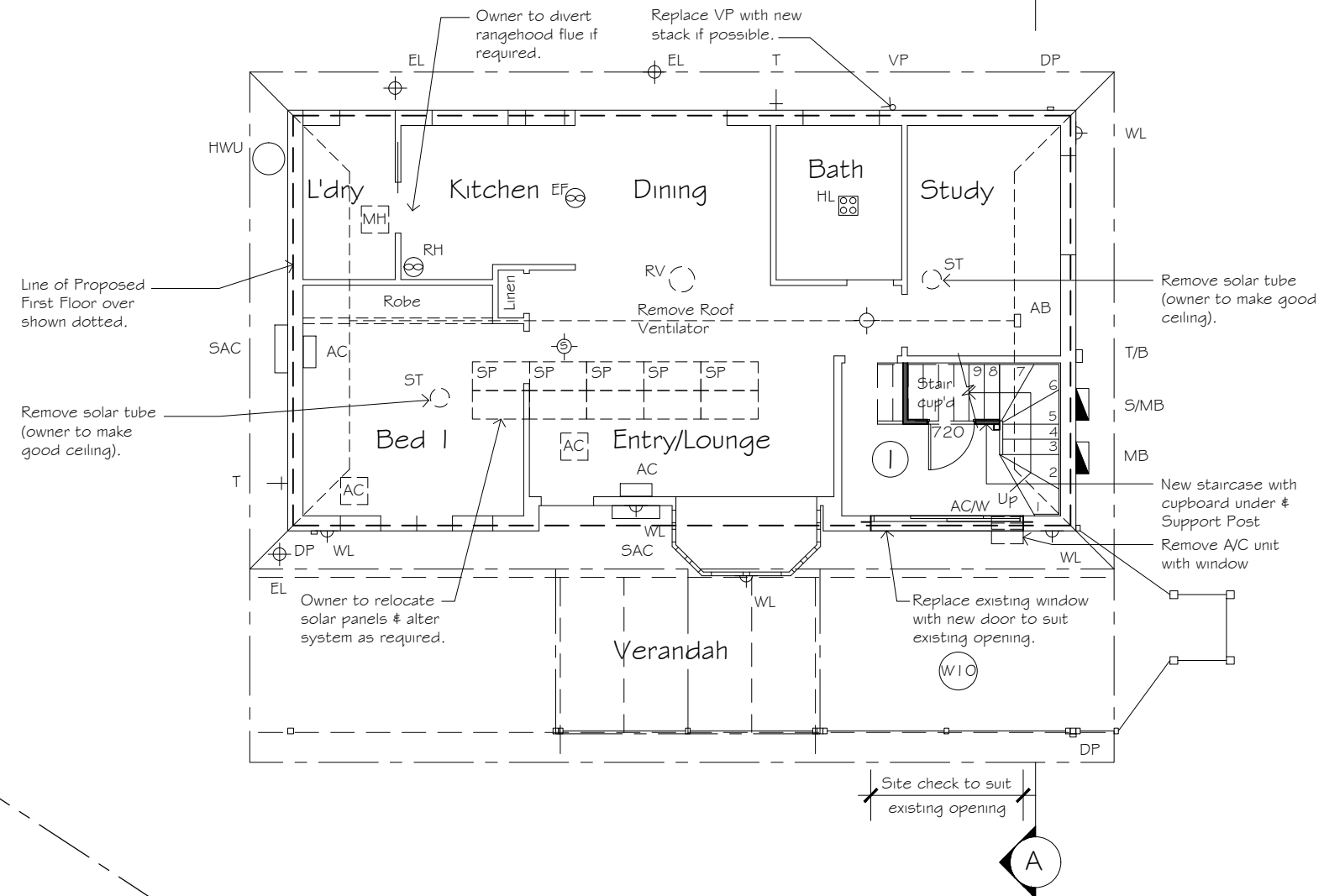
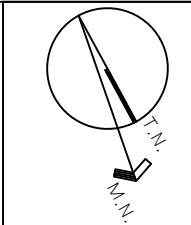
No. : 93  
Lot. : 623  
DP : 250238  
AREA: 791 m<sup>2</sup> (By Title)

## AREAS

EXISTING HOUSE =	82.80M <sup>2</sup>
GARAGE =	42.48M <sup>2</sup>
SHED =	16.94M <sup>2</sup>

# Legend

SAC	Air Conditioning Compressor
ACW	Air Conditioning Unit Window Mounted
AC	Air Conditioning Unit Wall Mounted
T/B	Telstra Box
DP	Downpipe
EL	Eave Light
RH	Rangehood
EF	Exhaust Fan
HL	Heater/Light/Fan Unit
HWU	Hot Water Unit
AB	Alarm Siren
AC	AC Vent
MH	Manhole
MB	Meter Box - Electrical
S/MB	Meter Box - Solar
RV	Roof Ventilator
	Smoke Detector - Existing
SP	Solar Panel - Roof Mounted
ST	Solar Tube
T	Tap - Garden
VP	Sewer Vent Pipe
WL	Wall Light
	Smoke Detector



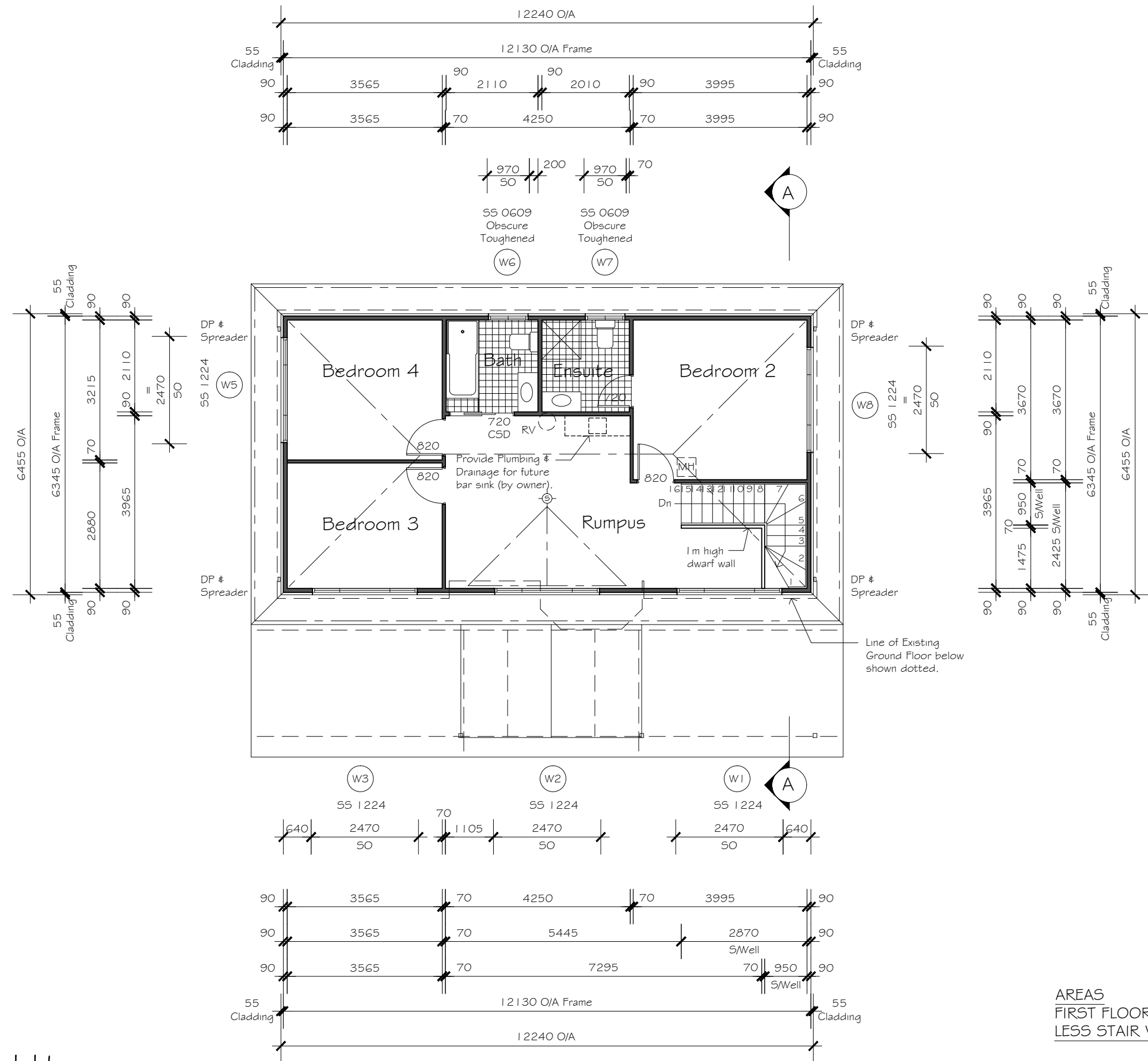
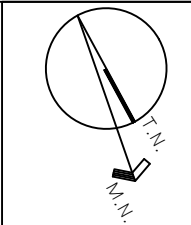
## Ground Floor Plan

### AREAS

EXISTING HOUSE = 82.80M<sup>2</sup>

# Legend

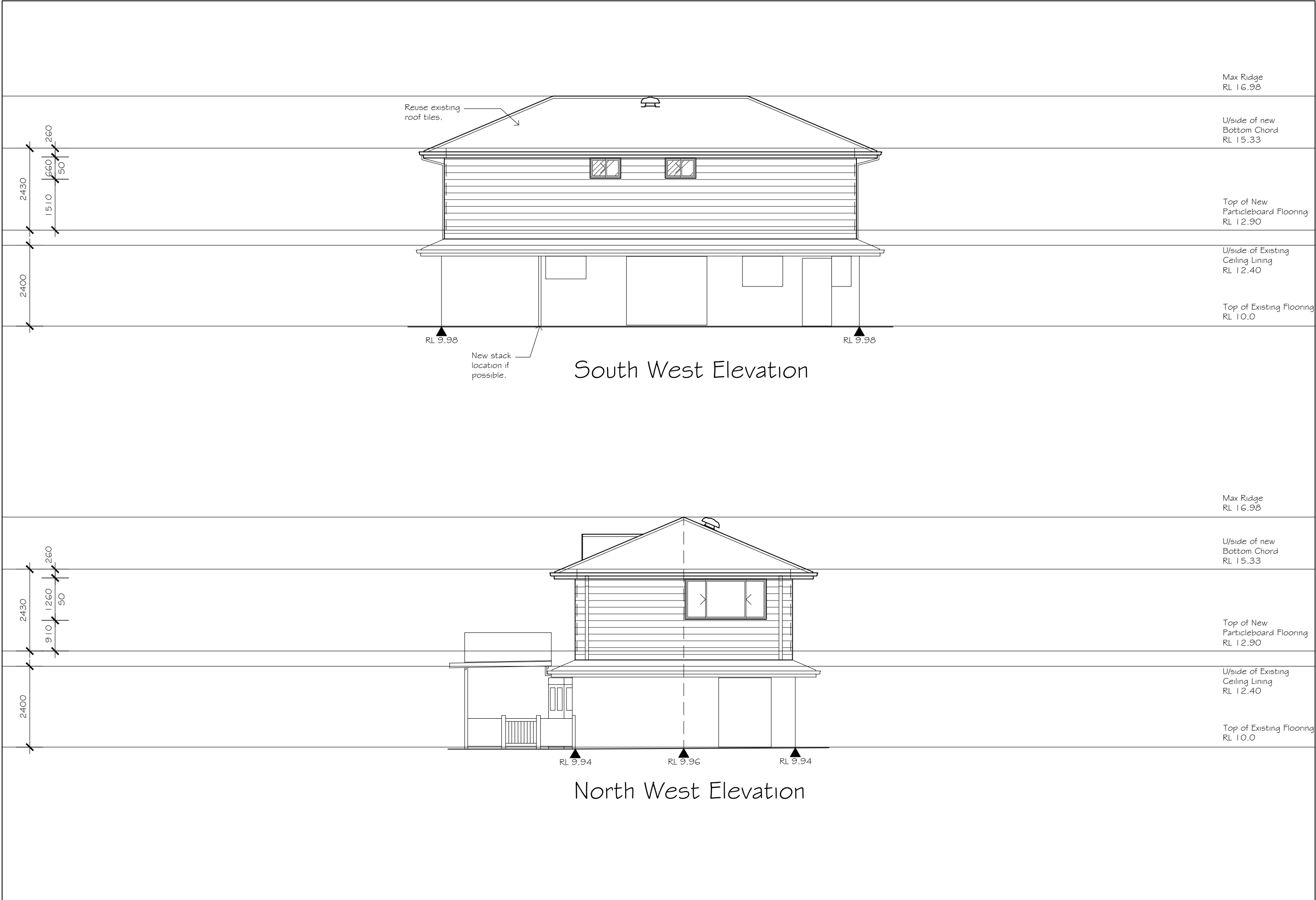
- DP □ Downpipe
- MH □ Manhole
- RV □ Powered Roof Ventilator
- ⊙ Smoke Detector

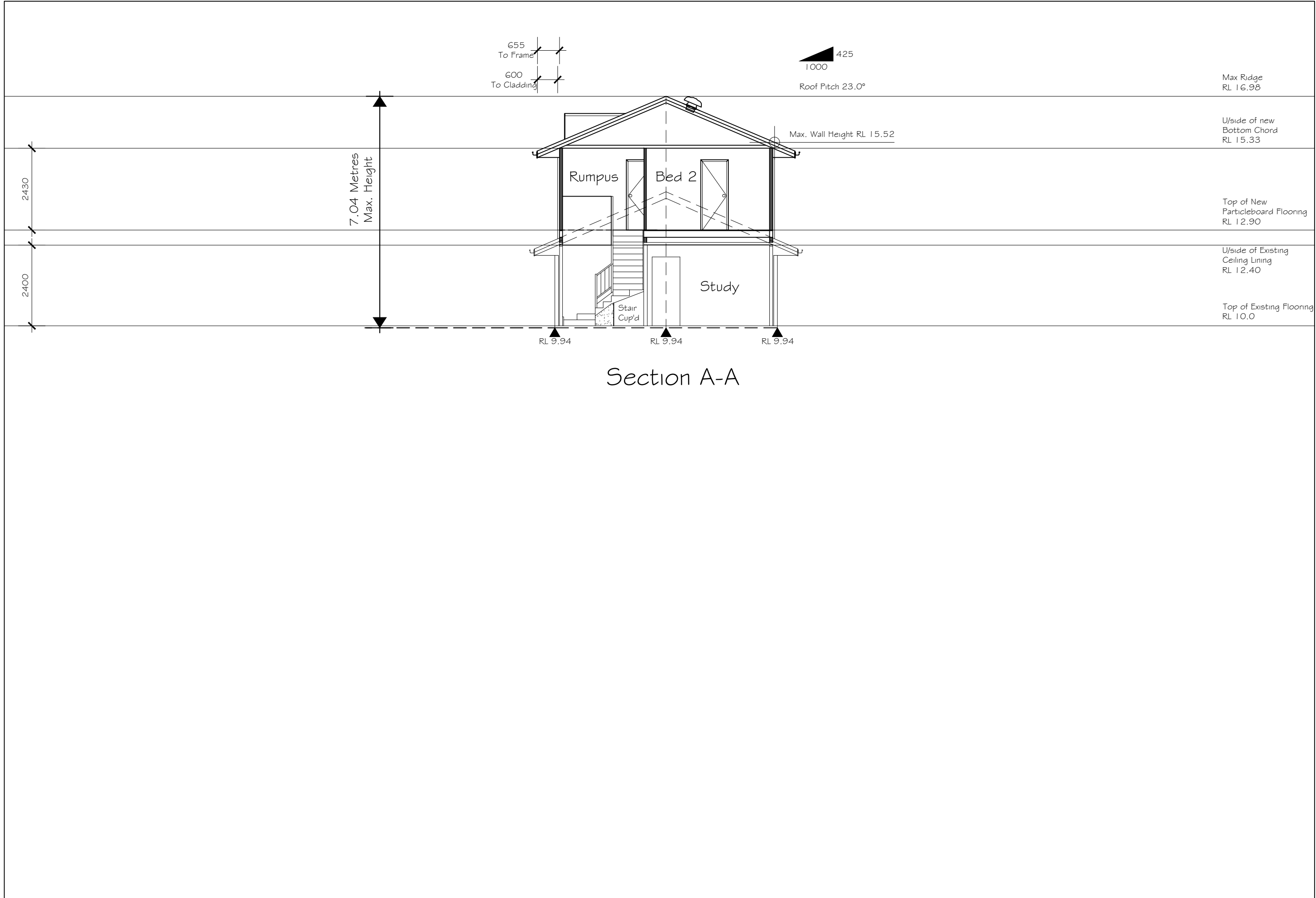


Proposed First Floor Addition

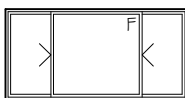
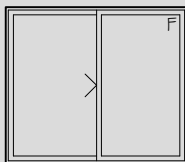
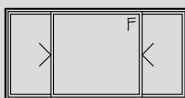
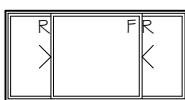
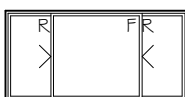


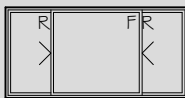
AREAS		
FIRST FLOOR	=	79.01M <sup>2</sup>
LESS STAIR VOID	=	4.23M <sup>2</sup>
TOTAL	=	74.78M <sup>2</sup>










WINDOW SCHEDULE (BASIX A23845 I)					CLIENT: .....					ALUMINIUM TREND WINDOWS:																			
STANDARD NOTES: <ul style="list-style-type: none"><li>WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE</li><li>ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS</li><li>WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5</li></ul>					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, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.					TERRAIN: 3 WIND LOAD: W 28 N														
	W1	SS 1 224	COLOUR	GLAZING	SPECIAL NOTES						W10	5XD 2060 x 2400 (SITE CHECK)	COLOUR	GLAZING	SPECIAL NOTES														
	NE ELEVATION / RUMPUS		ANODIC NATURAL	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)							NE ELEVATION / STAIR ROOM		ANODIC NATURAL	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SITE CHECK. TO SUIT EXISTING OPENING.														
	ALUMINIUM		INSECT SCREEN								ALUMINIUM		INSECT SCREEN																
	SLIDING OPEN / FIXED / OPEN		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL 140mm							ALUMINIUM FIBREGLASS MESH ANODIC NATURAL		REVEAL 140mm																
	W2	SS 1 224	COLOUR	GLAZING	SPECIAL NOTES																								
	NE ELEVATION / RUMPUS		ANODIC NATURAL	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																									
	ALUMINIUM		INSECT SCREEN																										
	SLIDING OPEN / FIXED / OPEN		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL 140mm																									
	W3	SS 1 224	COLOUR	GLAZING	SPECIAL NOTES										RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.														
	NE ELEVATION / BED 3		ANODIC NATURAL	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																									
	ALUMINIUM		INSECT SCREEN																										
	SLIDING OPEN / FIXED / OPEN		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL 140mm																									
	W4	DELETED																											
	W5	SS 1 224	COLOUR	GLAZING	SPECIAL NOTES										RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.														
	SE ELEVATION / BED 4		ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)																									
	ALUMINIUM		INSECT SCREEN																										
	SLIDING OPEN / FIXED / OPEN		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL 140mm																									
	W6	SS 0609	COLOUR	GLAZING	SPECIAL NOTES										TOUGHENED GLASS														
	SW ELEVATION / BATH		ANODIC NATURAL	OBSCURED, (U-VALUE: 7.63, SHGC: 0.75)																									
	ALUMINIUM		INSECT SCREEN																										
	SLIDING FIXED / OPEN		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL 140mm																									
	W7	SS 0609	COLOUR	GLAZING	SPECIAL NOTES										TOUGHENED GLASS														
	SW ELEVATION / ENSUITE		ANODIC NATURAL	OBSCURED, (U-VALUE: 7.63, SHGC: 0.75)																									
	ALUMINIUM		INSECT SCREEN																										
	SLIDING FIXED / OPEN		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL 140mm																									
	W8	SS 1 224	COLOUR	GLAZING	SPECIAL NOTES										RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.														
	NW ELEVATION / BED 2		ANODIC NATURAL	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																									
	ALUMINIUM		INSECT SCREEN																										
	SLIDING OPEN / FIXED / OPEN		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL 140mm																									
	W9	DELETED																											

FOR: MR I & MRS S THOMPSON					AT: 93 HENRY LAWSON AVENUE, WERRINGTON COUNTY, NSW, 2747.					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7708/15		E	
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