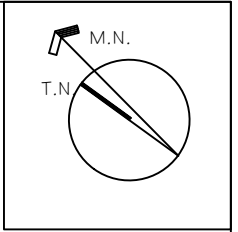
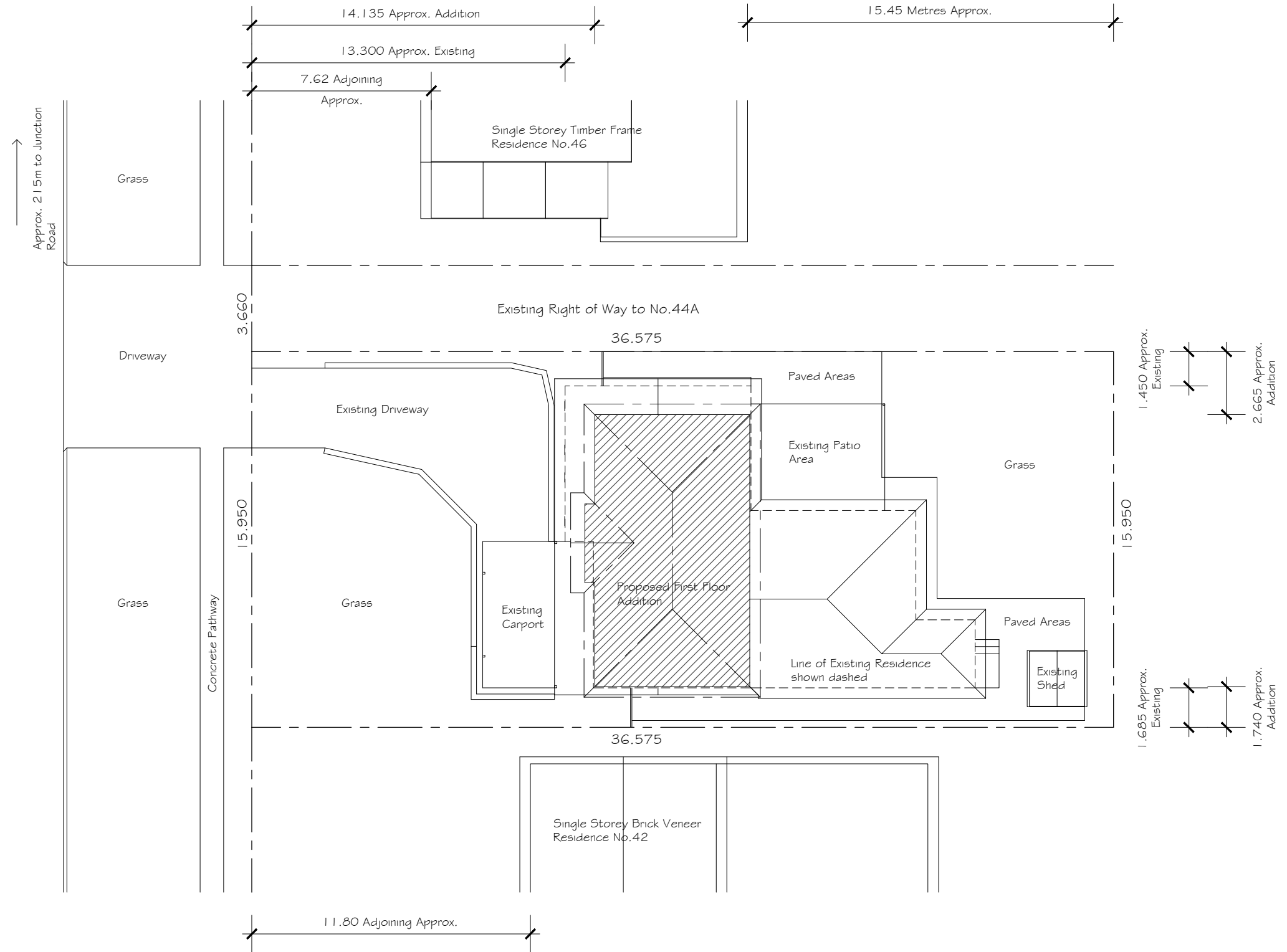


BASIX COMMITMENTS				COMPLYING DEVELOPMENT DETAILS		SPECIFICATION SUMMARY		SPECIAL NOTES							
CERTIFICATE NO. A211694				SITE AREA		583.30m²		STRUCTURAL TIMBER - All to ASA 1684.2							
FIXTURES AND SYSTEMS				ZONING		R2 - LOW DENSITY RESIDENTIAL		WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .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		(15.95 METRES) > 10m & < 18m		ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS		FLOOR: 190x45mm MIN. FLOOR JOISTS					
WET AREAS: NEW OR ALTERED		SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED		CONTROLS				WIND LOAD W 28 N							
INSULATION REQUIREMENTS				MAX FSR		330.00 m²		FINISHES							
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL		MAX SITE COVERAGE		50% (291.69m²)		BRICKWORK		N/A					
FLAT CEILING, PITCHED ROOF		CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		MAX HEIGHT		8.5 metres									
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 85mm)		NIL		COMPLIANCE				FLOORING		19MM STRUCTURAL PARTICLEBOARD					
GLAZING REQUIREMENTS				EXISTING HOUSE		153.66m²		CLADDING		50MM INSULCLAD OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS					
WINDOWS				FIRST FLOOR ADDITION		73.30m² (EXCLUDING STAIR VOID)		WINDOWS - TREND KEYED LOCKS (TERRAIN: 3 )		FRAME: PREFINISHED ALUMINIUM					
W1 , W2, W3, W4, W5, W6, W7 & W8		STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		TOTAL FSR		226.96m²		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES		FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS					
SHADING DEVICES				SITE COVERAGE				ROOF COVERING		CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.					
WINDOWS				EXISTING HOUSE		153.66m²		ROOF SARKING		FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL					
W1 , W2 & W3		PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36		SHED TOTAL		5.48m² 159.14m²		INSULATION (FIBREGLASS)		R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES					
W4, W5, W6, W7 & W8		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		HEIGHT				INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 ARCHITRAVE: Ex. 75x25					
				LANDSCAPE AREA				INTERNAL DOORS		PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"					
						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		STAIRCASE		TYPE: CLOSED TIMBER					
				REQUIRED SIDE SETBACKS		> 10m & < 18m (900mm + ¼ HEIGHT OVER 4.5m)		MAPLE TREADS AND RISERS & MAPLE SOFFIT LINED UNDER		WIDTH: 950mm					
				WALL HEIGHT PROPOSED		RL 15.53		RISE: 16 @ 184mm		GOING: 240mm (260mm TREAD)					
				NORTH EAST SIDE		[ RL 15.53 - RL 9.90 = 5.63 High 5.63 - 4.5 / 4 + 0.9 = 1183mm required 2670mm PROPOSED COMPLIES ]		FASCIA & BARGE BOARDS		MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WHITE BARGE COLOUR: WHITE BARGE SOAKER COLOUR: WHITE					
				SOUTH WEST SIDE		[ RL 15.53 - RL 9.83 = 5.7 High 5.7 - 4.5 / 4 + 0.9 = 1200mm required 1680mm PROPOSED COMPLIES ]		GUTTERS & DOWNPIPES		TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: WOODLAND GREY					
				REQUIRED SETBACK - FRONT				HOT WATER UNIT		CONNECT TO EXISTING					
				ADJOINING SETBACK NORTH EAST No.46 ST ALBANS ROAD		7.62 METRES		PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK		FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER					
				ADJOINING SETBACK SOUTH WEST No.42 ST ALBANS ROAD		11.80 METRES				PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER					
				AVERAGE REQUIRED		9.71 METRES PROPOSE SETBACK 14.64 METRES COMPLIES									
				EXTERNAL PAINT SCHEDULE				REQUIRED SETBACK - REAR				FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.  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.	
				ITEM		BRAND eg. WATTYL	CODE	COLOUR	REQUIRED REAR SETBACK FOR SITE >300m² BUT <900m² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES						
Wall Cladding		Haymes		Pale Stone	PROPOSED SETBACK 15.44 METRES COMPLIES										
Soffit Lining		Haymes		Barley There	PRIVACY										
					W4		1.58m² BEDROOM WINDOW. WHICH IS LESS THAN 2m², NO ADDITIONAL PRIVACY MEASURES REQUIRED.								
					W8		GREATER THAN 1.5m & SILL NO ADDITIONAL PRIVACY MEASURES REQUIRED								



ST ALBANS ROAD




















## Site Plan

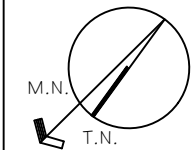
No. : 44.  
Lot. : 1.  
DP : 572431.  
AREA : 583.30m<sup>2</sup> (Title)

### Areas

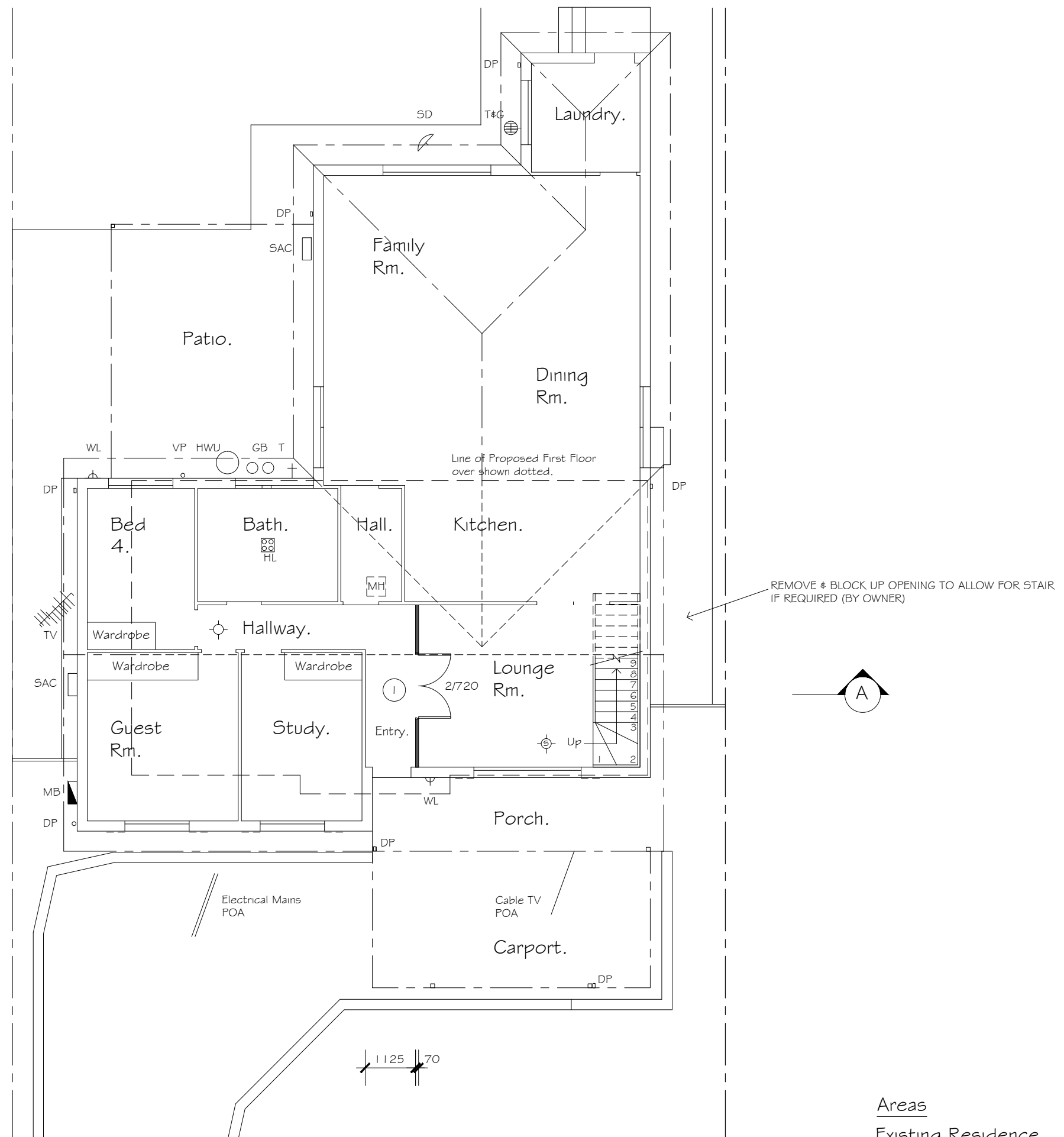
Existing Residence = 153.66m<sup>2</sup>  
Shed = 5.48m<sup>2</sup>

# Legend

- AC  Air Conditioning Unit  
Wall Mounted
- DP  Downpipe
- DP  Downpipe
- G  Gully
- HL  Heater/Light
- HWU  Hot Water Unit
- GB  Gas Bottles
- MH  Manhole
- MB  Meter Box - Electrical
- SD  Satellite Dish
-  Smoke Detector - Existing
-  Smoke Detector
- T  Tap - Garden
- T.V.  TV Antenna -  
Owner to relocate  
as required
- VP  Sewer Vent Pipe
- WL  Wall Light
- SAC  Air Conditioning  
Compressor



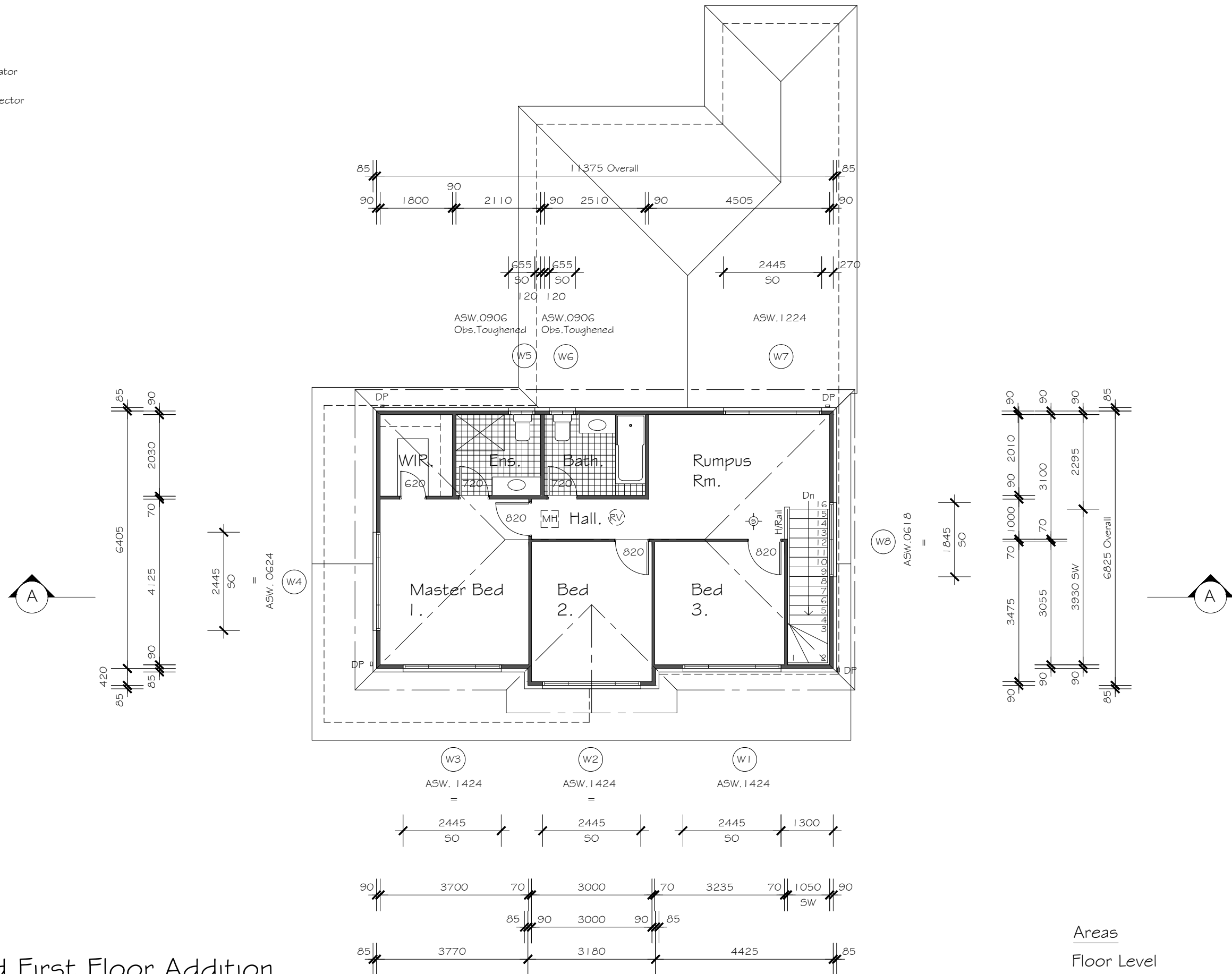
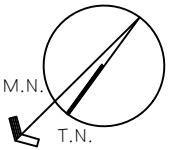
## Ground Floor Plan



Areas  
Existing Residence = 153.66m<sup>2</sup>

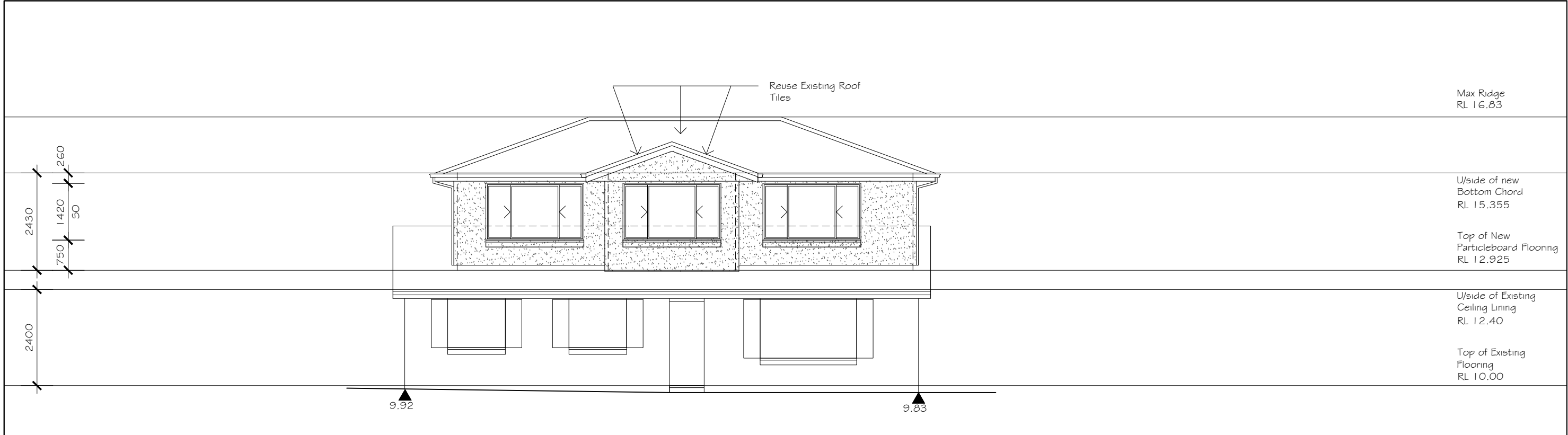
# Legend

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

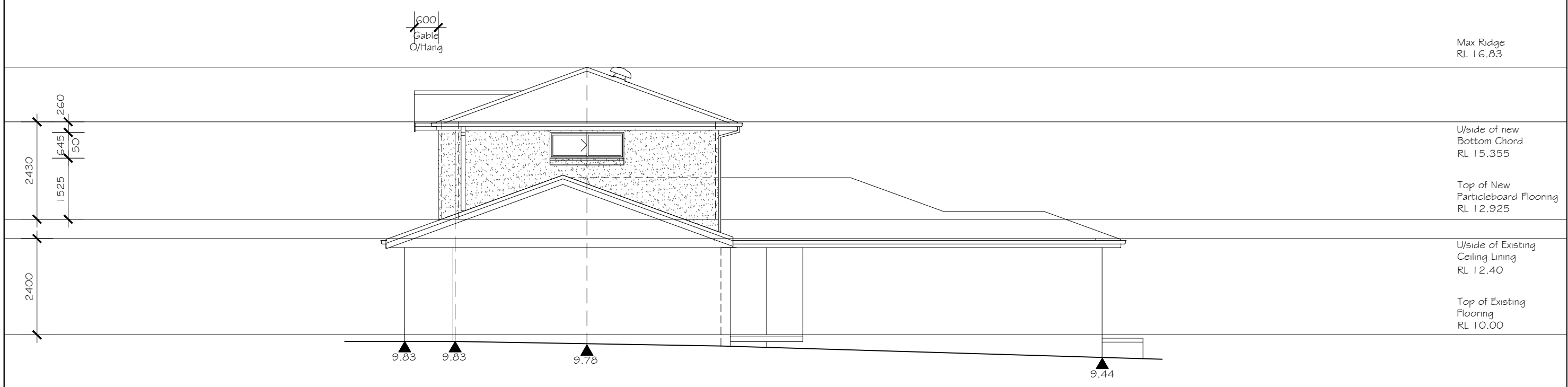


Proposed First Floor Addition

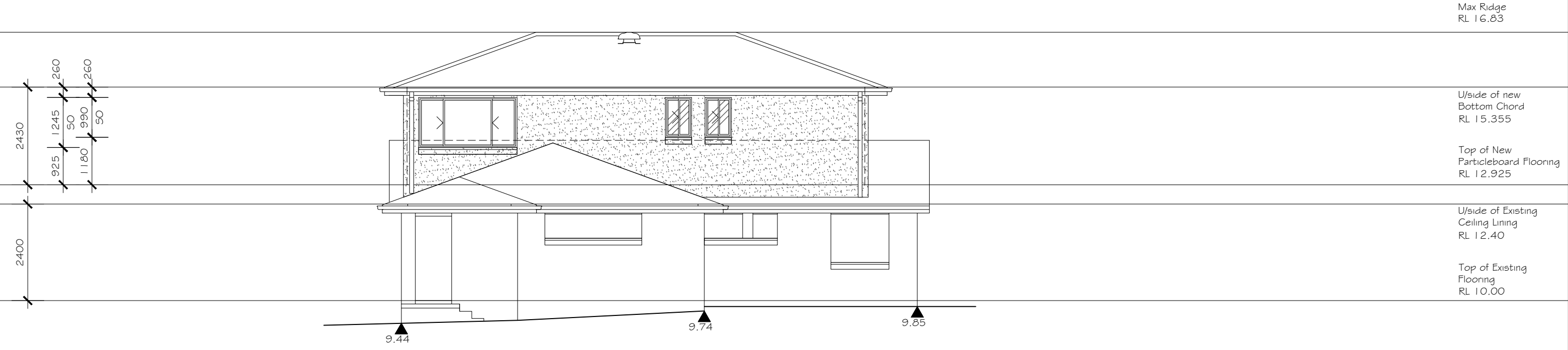
Areas	
Floor Level	= 77.37
Less Stair Void	= 4.07
G.F.A	= 73.30



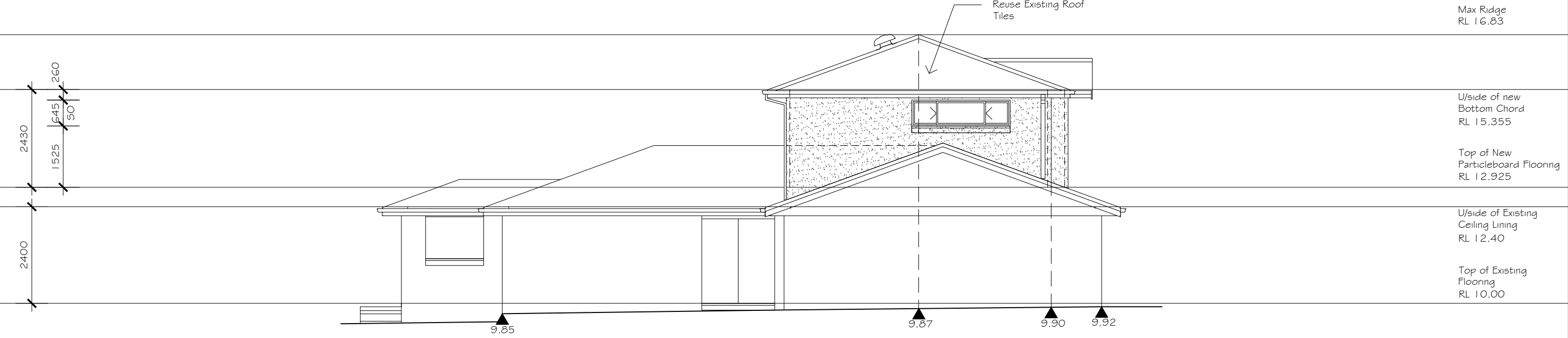
North West Elevation.



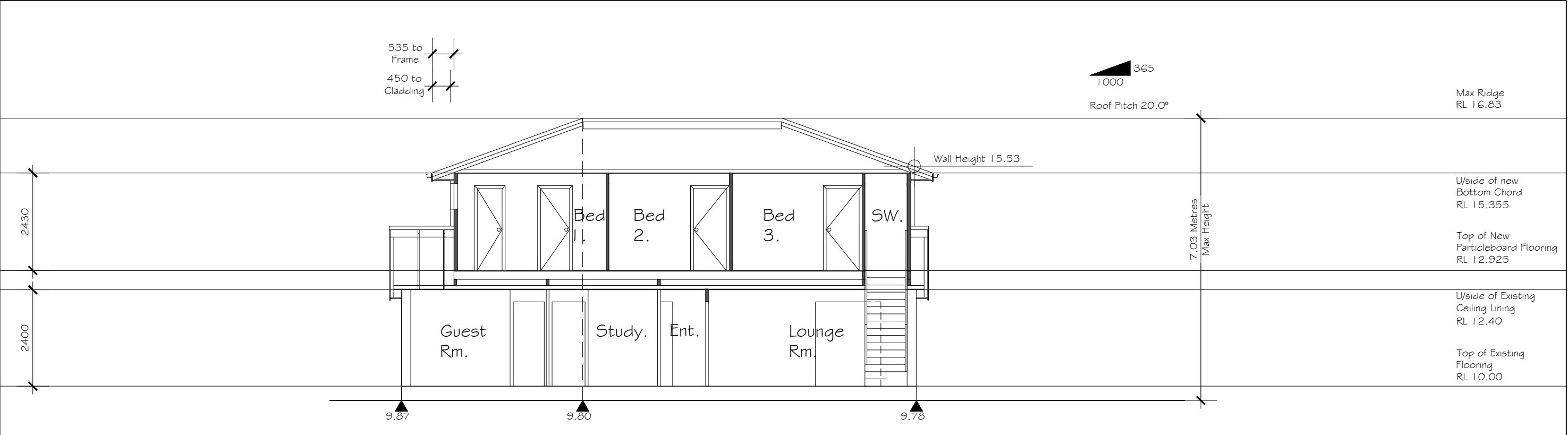
South West Elevation.



South East Elevation.



North East Elevation.



Section AA.



WINDOW SCHEDULE (BASIX A2 I 1694)				CLIENT: .....		ALUMINIUM TREND WINDOWS:									
STANDARD NOTES:				CLIENT: .....		STANDARD ALUMINIUM 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, BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.			TERRAIN: 3 WIND LOAD: W 28 N						
	W1 ASW 1424	COLOUR	GLAZING	SPECIAL NOTES											
	NW ELEVATION / BED 3	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm												
	W2 ASW 1424	COLOUR	GLAZING												
	NW ELEVATION / BED 2	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm												
	W3 ASW 1424	COLOUR	GLAZING												
	NW ELEVATION / BED 1	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm												
	W4 ASW 0624	COLOUR	GLAZING												
	NE ELEVATION / BED 1	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm												
	W5 ASW 0906	COLOUR	GLAZING												
	SE ELEVATION / ENSUITE	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm												
	W6 ASW 0906	COLOUR	GLAZING												
	SE ELEVATION / BATHROOM	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.											
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm												
	W7 ASW 1224	COLOUR	GLAZING												
	SE ELEVATION / RUMPUS RM	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)												
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm												
	W8 ASW 0618	COLOUR	GLAZING												
	SW ELEVATION / STAIR WELL	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)												
	ALUMINIUM	INSECT SCREEN													
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ULTRA BLACK	REVEAL 140mm												
FOR: MR. D. & MRS. R. ANDREWS.				AT: 44 ST ALBANS ROAD, SCHOFIELDS. NSW. 2762.			SCALE: 1 : NTS	SHEET: 8 OF 8	JOB NO: 7616/14	G					