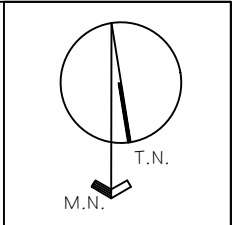


BASIX COMMITMENTS				COMPLYING DEVELOPMENT DETAILS		SPECIFICATION SUMMARY		SPECIAL NOTES			
CERTIFICATE NO. A219709				SITE AREA ZONING BLOCK WIDTH		STRUCTURAL TIMBER - All to ASA 1684.2		<div><div></div><div><ul style="list-style-type: none">PROVIDE TWO (2) SMOKE DETECTORS AS SHOWNAS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.REMOVE THE EXISTING HOT WATER UNIT FROM ROOF SPACE.CONNECT/INSTALL THIRTY EIGHT (38) DOWNLIGHT FITTINGS, TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNITS, THREE (3) EXTERNAL LIGHT FITTINGS, ONE (1) INTERNAL LIGHT FITTING & TWO (2) CEILING SWEEP FANS (AS SUPPLIED BY THE OWNER).PROVIDE PLUMBING & DRAINAGE ROUGH IN ONLY TO NEW KITCHEN, BUTLERS PANTRY & LAUNDRY.</div></div>			
FIXTURES AND SYSTEMS				CONTROLS		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		MAX FSR MAX SITE COVERAGE MAX HEIGHT		FLOOR: REFER TO STRUCTURAL LAYOUTS				WIND LOAD W 28 N	
WET AREAS: NEW OR ALTERED		SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED		COMPLIANCE		FINISHES					
INSULATION REQUIREMENTS				FLOOR AREA		BRICKWORK				COMMON BRICKWORK FOR RENDER & PAINT FINISH TO GROUND FLOOR WORKS	
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL		GROUND FLOOR		FLOORING				19MM STRUCTURAL PARTICLEBOARD	
FLAT CEILING, PITCHED ROOF		CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		FIRST FLOOR ADDITION TOTAL FSR		CLADDING				75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH FIXED TO 20MM BATTENS OVER POLASTIC BLANKET	
GLAZING REQUIREMENTS				TOTAL		WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)				FRAME: WESTERN RED CEDAR PREFINISHED ALUMINIUM TO W14 ONLY	
WINDOWS				HEIGHT		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES				FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS	
W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W13, W17, W18 & W19		TIMBER or uPVC, SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4)		MAX. RIDGE LEVEL EXISTING GROUND LEVEL BELOW NEW RIDGE APEX HEIGHT		RL 18.19 RL 9.76 8.43 METRES COMPLIES				ROOF COVERING	
W14		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		LANDSCAPE AREA		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		TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.			
W15 & W16		TIMBER or uPVC, SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)		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		PRE DEVELOPMENT SITE COVERAGE GROUND FLOOR 159.32 M² (EXC, VERANDAH) GARAGE 40.59 M² TOTAL 199.91 M²		FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL			
SHADING DEVICES				POST DEVELOPMENT SITE COVERAGE GROUND FLOOR 153.02 M² (EXC, DEMOLISHED GROUND FLOOR AREA, VERANDAH, PATIO & GARAGE)		INSULATION (FIBREGLASS)		R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES			
WINDOWS				GARAGE 40.59 M² TOTAL 193.61 M²		INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25 THREE QUARTER SPLAY ARCHITRAVE: Ex. 100x25 SQUARE			
W1, W2, W3, W5, W6, W7, W8, W9 & W10		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		POST DEVELOPMENT SITE COVERAGE DOES NOT INCREASE. LANDSCAPING DOES NOT DECREASE AS THE PROPOSED DECK WILL BE BUILT OVER AN EXISTING CONCRETE DRIVEWAY.		INTERNAL DOORS		PRIMED CORINTHIAN 'PBAL2' HINGED SUITABLE FOR PAINT FINISH			
W4		PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.23		REQUIRED SIDE SETBACKS > 10m & < 18m (900mm + ¼ HEIGHT OVER 4.5m)		STAIRCASE MAPLE TREADS & RISERS		TYPE: CLOSED TIMBER WIDTH: 950mm RISE: 19 @ 183mm GOING: 240mm (260mm TREAD)			
W11 & W12		EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM		WALL HEIGHT PROPOSED NORTH SIDE		FASCIA & BARGE BOARDS		MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SELECT COLOUR BARGE COLOUR: SELECT COLOUR BARGE SOAKER COLOUR: SELECT COLOUR			
W13, W14, W15 & W16		NONE		SOUTH SIDE		GUTTERS & DOWNPIPES		TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SELECT COLOUR DOWNPIPE COLOUR: SELECT COLOUR			
W17, W18 & W19		EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		REQUIRED SETBACK - FRONT		HOT WATER UNIT		CONNECT TO EXISTING			
				ADJOINING SETBACK NORTH No.34 EASTERN AVE ADJOINING SETBACK SOUTH No.38 EASTERN AVE AVERAGE REQUIRED		PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK		FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD			
				7.205 METRES 6.465 METRES 6.835 METRES PROPOSED SETBACK 7.205 METRES (EXCLUDING BAY WINDOW IN ARTICULATION ZONE) COMPLIES		FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.					
				BAY WINDOW ARTICULATION ZONE DETAILS		DO NOT SCALE OFF DRAWINGS.					
ITEM		BRAND eg. WATTYL		ARTICULATION ZONE TOTAL AREA = 19.66 M² TOTAL ALLOWABLE AREA IN ARTICULATION ZONE = 25% OF 19.66 (4.915 M²) BAY WINDOW AREA = 1.18M²		ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.					
Window Hardware		N/A		REQUIRED SETBACK - REAR		NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.					
Insect Screen		N/A		REQUIRED REAR SETBACK FOR SITE >300m² BUT <900m² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES PROPOSED PATIO 10.550 METRES PROPOSED GROUND FLOOR 14.550 METRES PROPOSED FIRST FLOOR 18.515 METRES COMPLIES		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.					
Window Frame				PRIVACY							
Roof Sheetting				W1 & W2, NON-HABITABLE ROOM, NO PRIVACY MEASURES REQUIRED W4, <2M² BEDROOM WINDOW & >3M FROM THE BOUNDARY, NO PRIVACY MEASURES REQUIRED W6 & W7, <2M² BEDROOM WINDOW, NO PRIVACY MEASURES REQUIRED.							
Barge Soaker											
Barge Board											
Gutter											
Fascia Board											
Soffit Lining											

WORKS BY OWNER			
<div><ul style="list-style-type: none">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 NEW T.V. AERIALPHONE AND/OR DATA CABLING IF REQUIRED.ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN & LAUNDRY CUPBOARDS & APPLIANCES INCLUDING CONNECTIONS TO PLUMBING & DRAINAGE AS REQUIRED.SUPPLY THIRTY EIGHT (38) DOWNLIGHT FITTINGS & TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNIT.SUPPLY THREE (3) EXTERNAL LIGHT FITTINGS & ONE (1) INTERNAL LIGHT FITTING.ALL WORKS ASSOCIATED WITH THE BUTLERS PANTRY INCLUDING CONNECTION OF SINK.ALL WORKS ASSOCIATED WITH THE INSTALLATION & FINISHING OF FLOATING FLOOR OVER NEW & EXISTING FLOORS.GAS CONNECTION TO MAINS & GAS METER TO HOUSE.SUPPLY TWO (2) OFF EXTERIOR GRADE CEILING SWEEP FANS.REMOVAL & RELOCATION IF TV SATELLITE DISH & CONNECTION TO NEW & EXISTING TV POINTS AS REQUIRED.</div>			
G	FINAL CONSTRUCTION	SC	24-08-15
F	TO CONTRACT	NL	28-07-15
E	PLAN CHECK	SC	21-07-15
D	POV 16574	SC	27-05-15
C	CDC APPLICATION & BASIX ADDED	SM	22-05-15
B	TO CLIENT	CS	01-05-15
A	TECHNICAL	JGI	17-04-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: DAREK SZYMANSKI			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR. D. & MRS. K. SPENCER.			
AT 36 EASTERN AVENUE, KINGSFORD. NSW. 2032.			
COUNCIL: RANDWICK			
<div><div><div></div><div>A.B.N. 54 000 605 407</div><div>Cape Cod</div><div>A U S T R A L I A</div></div><div>SUITE 411, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519</div></div>			
SHEET: 1 OF 8		JOB NO: 7656/15	
		G	

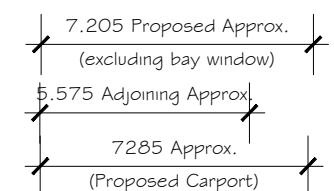
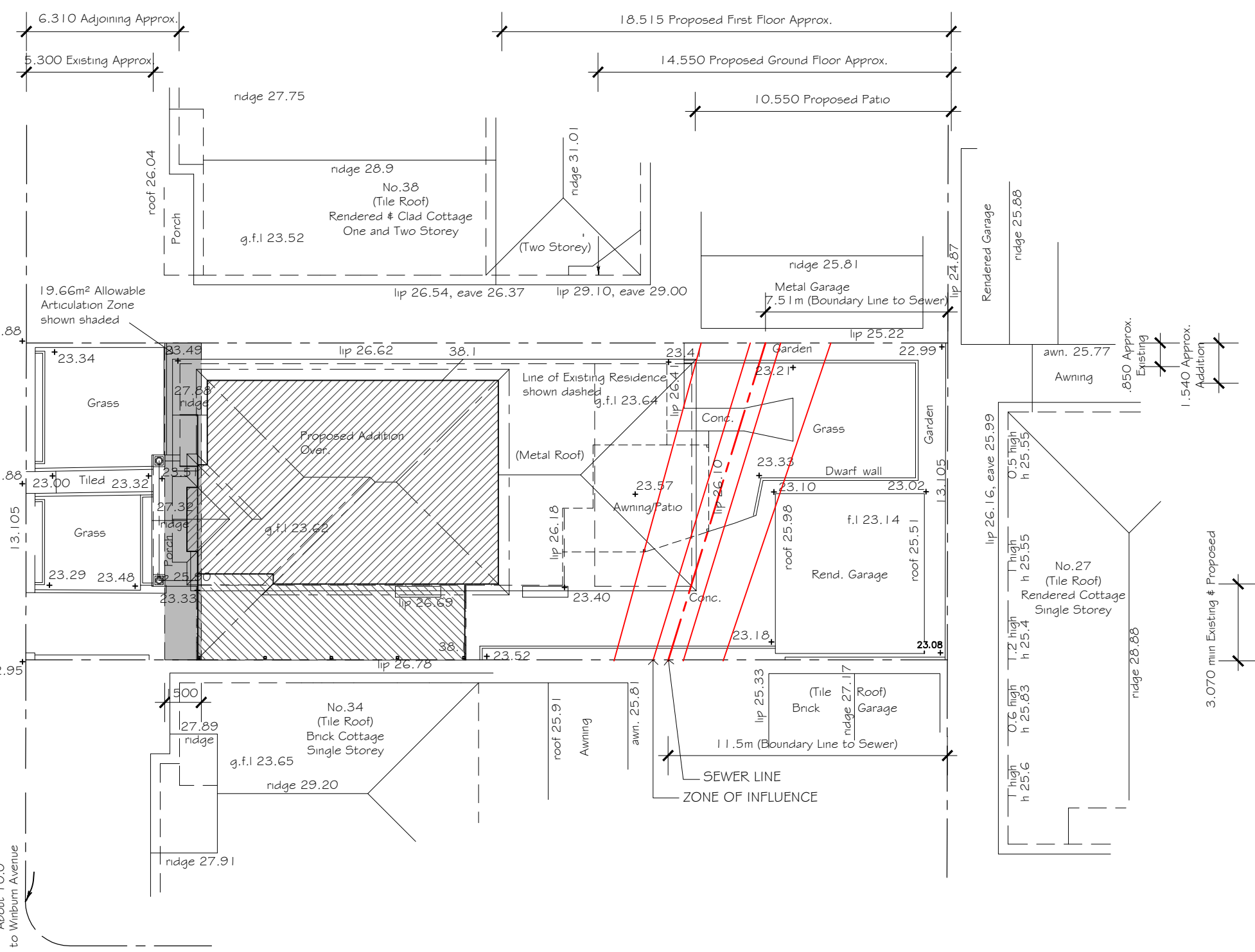


EASTERN AVENUE

WINBURN AVE

Site Plan

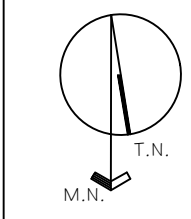
No. : 36
Lot. : 198
DP : 12382
AREA : 493.20m² (Title)
: 499.3m² (Calc)



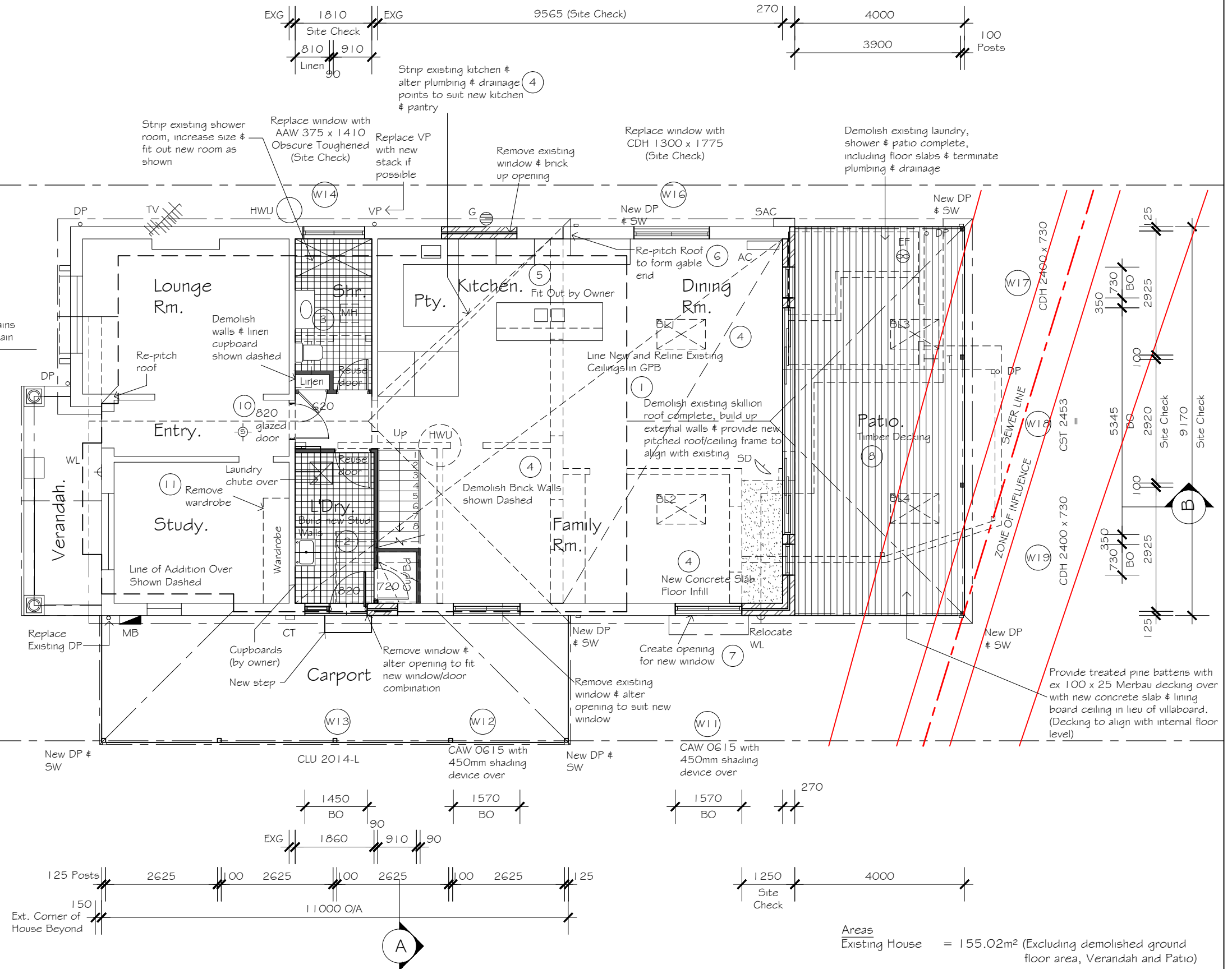
Areas	
Ground Floor	= 155.02m ² (Excluding demolished ground floor area, Verandah, Patio and Garage)
Garage	= 40.59m ²
Articulation Zone	= 19.66m ²
Bay Window	= 1.18m ²

Legend

- AC Air Conditioning Unit
Wall Mounted
- CT Cable TV Box
- DP Downpipe
- EF Exhaust Fan
- G Gully
- HWU Hot Water Unit
- Remove disused
Hot Water Unit
from roof space
- MH Manhole
- MB Meter Box - Electrical
- SD Satellite Dish - Owner to
Relocate as Required
- Smoke Detector
- T Tap - Garden
- T.V. TV Antenna -
Owner to relocate
if required
- VP Sewer Vent Pipe
- WL Wall Light
- SAC Air Conditioning
Compressor
- SLT Velux Fixed Skylight
1140 x 700

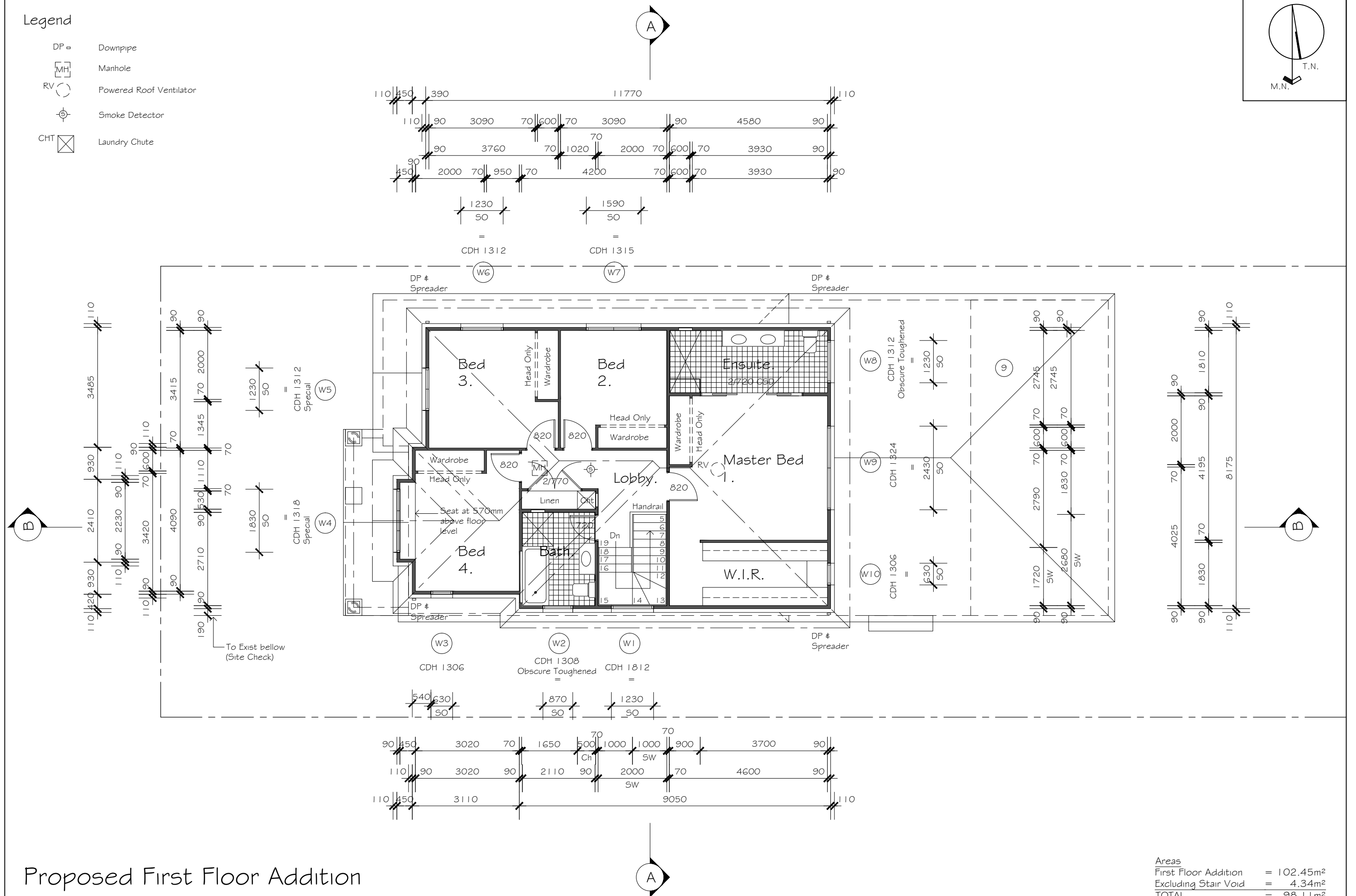
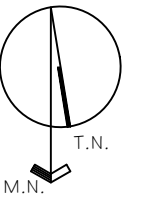


Ground Floor Plan



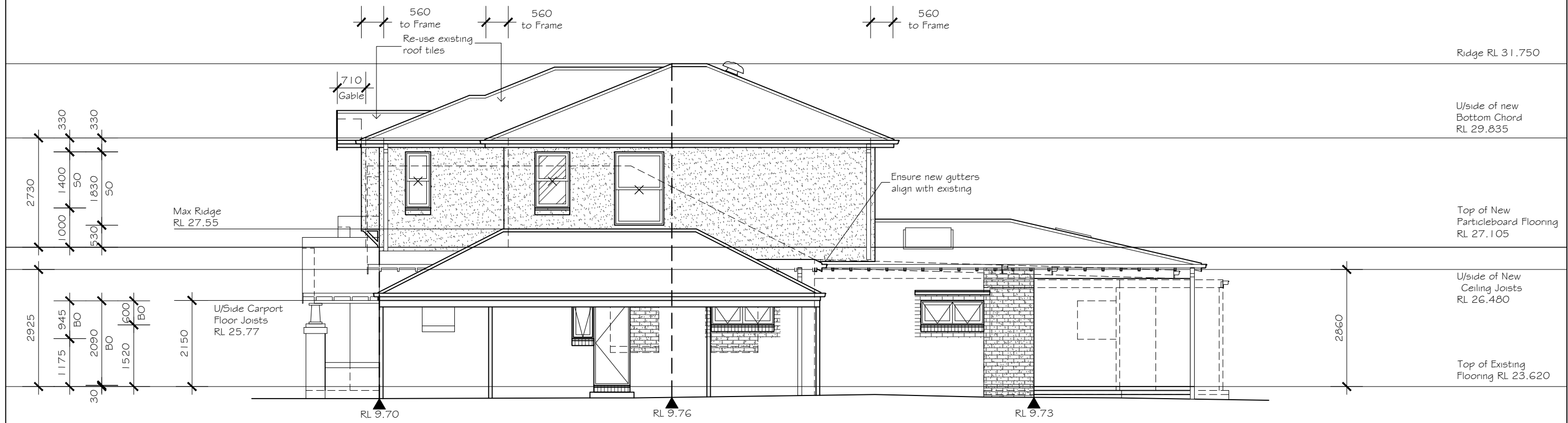
Legend

- DP = Downpipe
- MH Manhole
- RV Powered Roof Ventilator
- Smoke Detector
- CHT Laundry Chute





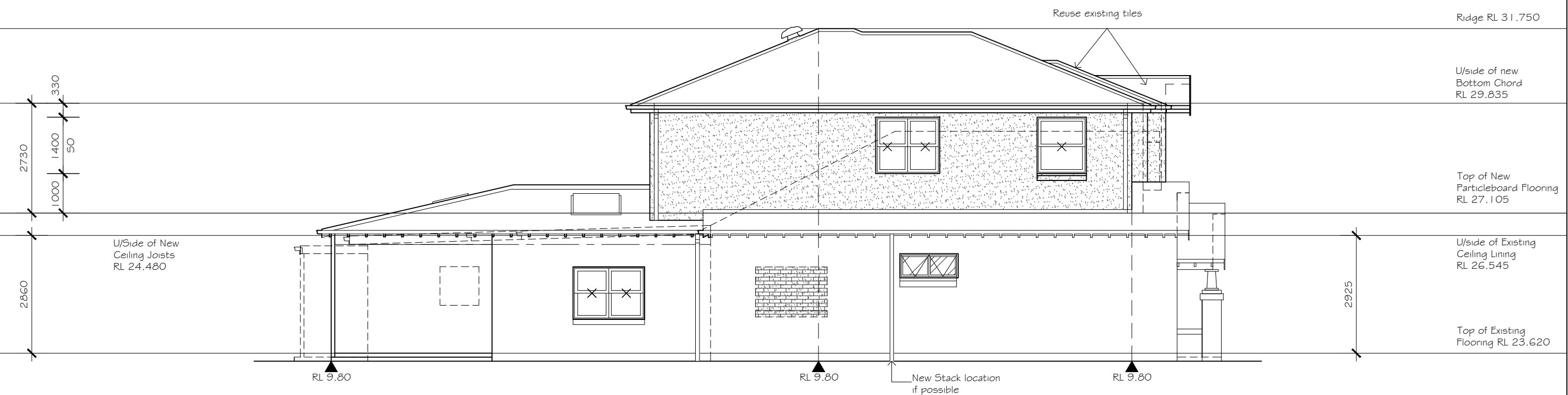
East Elevation



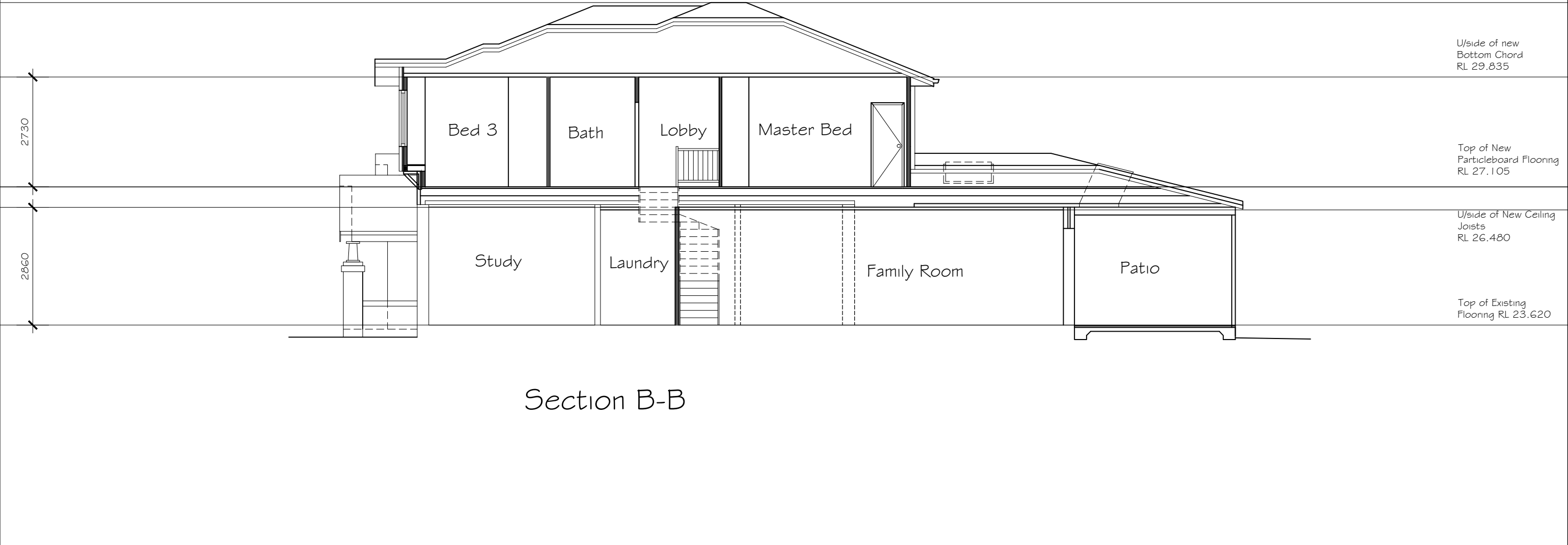
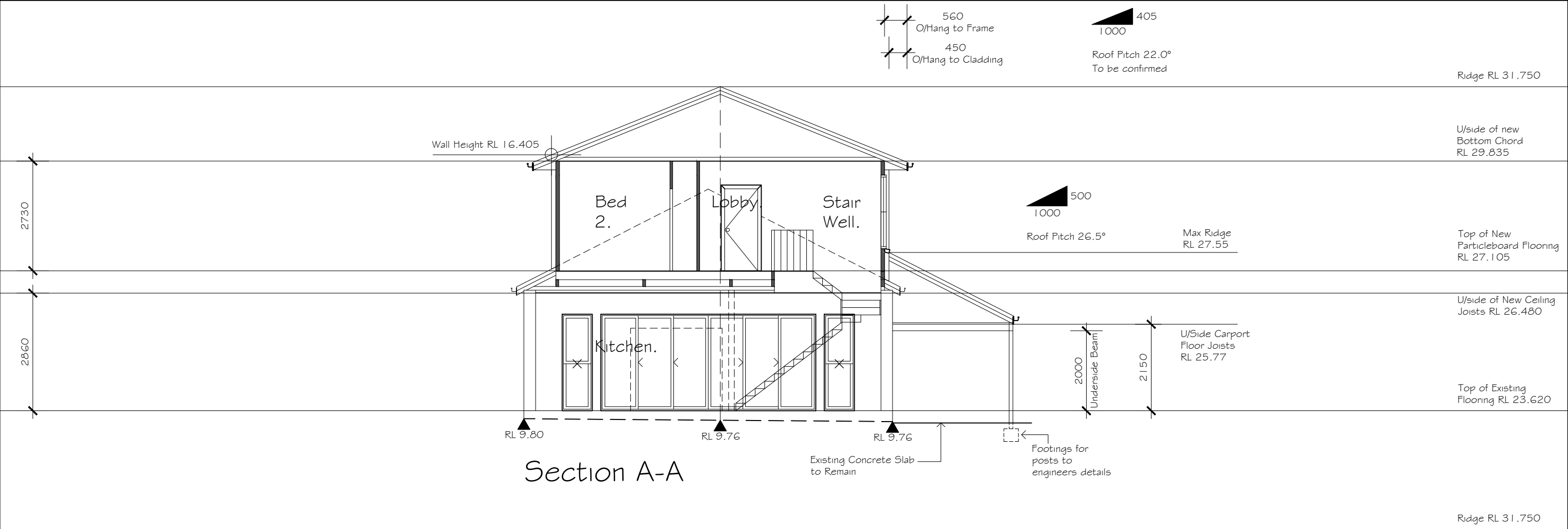
North Elevation



West Elevation



South Elevation



WINDOW SCHEDULE (BASIX A2 I 9709)					ALUMINIUM (STEGBAR) WINDOWS:					TIMBER 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 ALUMINIUM COLOURS: ANODISED CLEAR, APO GREY, CUSTOM BLACK, PEARL WHITE, PRIMROSE, STONE BEIGE, SURFMIST, WHITE BIRCH, WOODLAND GREY.					TERRAIN: 3 WIND LOAD: W 28 N				
					CLIENT:					CUSTOM COLOURS AVAILABLE: DEEP OCEAN, HAMERSLEY BROWN, NOTRE DAME, POTTERY.					STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.				
					BUILDER:DATE:														
	W1	CDH 1812	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W10	CDH 1306	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W10	CDH 1306					
	N ELEVATION / STAIRWELL		INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC:0.4)			W ELEVATION / WIR		INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC:0.4)			W ELEVATION / WIR						
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR						
	DOUBLE HUNG OPEN			140mm			DOUBLE HUNG OPEN			140mm			DOUBLE HUNG OPEN						
	W2	CDH 1308	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W11	W12	2/CAW 0615	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W11	W12	2/CAW 0615			
	N ELEVATION / BATHROOM		INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC:0.4)			N ELEVATION / FAMILY RM		INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC:0.4)	N ELEVATION / FAMILY RM								
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL	WESTERN RED CEDAR								
	DOUBLE HUNG OPEN			140mm			DOUBLE HUNG OPEN / OPEN			170mm	DOUBLE HUNG OPEN / OPEN								
	W3	CDH 1306	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W13	CLU 2014 - L	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W13	CLU 2014 - L					
	N ELEVATION / BED 4		INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC:0.4)			N ELEVATION / LAUNDRY		INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC:0.4)			N ELEVATION / LAUNDRY						
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR						
	DOUBLE HUNG OPEN			140mm			AWNING OPEN			170mm			AWNING OPEN						
	W4	CDFDH 1318 SPECIAL	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W14	AAW 675 X 1410	COLOUR	GLAZING	SPECIAL NOTES		W14	AAW 675 X 1410					
	E ELEVATION / BED 4		INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC:0.4)			S ELEVATION / SHOWER RM		INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)			S ELEVATION / SHOWER RM						
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL			ALUMINIUM		ALUMINIUM FIBREGLASS MESH	REVEAL			ALUMINIUM						
	DOUBLE HUNG OPEN / FIXED / OPEN			140mm			AWNING OPEN / OPEN			170mm			AWNING OPEN / OPEN						
	W5	CDDH 1312 SPECIAL	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W15		COLOUR	GLAZING	SPECIAL NOTES		W15						
	W ELEVATION / BED 3		INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC:0.4)					INSECT SCREEN										
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL						REVEAL									
	DOUBLE HUNG OPEN / OPEN			140mm															
	W6	CDH 1312	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W16	CDH 1300 X 1775	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W16	CDH 1300 X 1775					
	S ELEVATION / BED 3		INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)			S ELEVATION / DINING RM		INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)			S ELEVATION / DINING RM						
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR						
	DOUBLE HUNG OPEN			140mm			DOUBLE HUNG OPEN / OPEN			170mm			DOUBLE HUNG OPEN / OPEN						
	W7	CDDH 1315	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W17	CDH 2400 X 730	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W17	CDH 2400 X 730					
	S ELEVATION / BED 2		INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 5.71, SHGC: 0.66)			W ELEVATION / DINING RM		INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC:0.4)			W ELEVATION / DINING RM						
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR						
	DOUBLE HUNG OPEN / OPEN			140mm			DOUBLE HUNG OPEN			170mm			DOUBLE HUNG OPEN						
	W8	CDH 1312	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W18	CST 2453	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W18	CST 2453					
	W ELEVATION / ENSUITE		INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC:0.4)			W ELEVATION / DINING RM		INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC:0.4)			W ELEVATION / DINING RM						
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR			REVEAL			WESTERN RED CEDAR						
	DOUBLE HUNG OPEN			140mm			STACKER DOOR FIXED / OPEN 4 / FIXED			170mm			STACKER DOOR FIXED / OPEN 4 / FIXED						
	W9	CDH 1324	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W19	CDH 2400 X 730	HARDWARE COLOUR SATIN CHROME	GLAZING	SPECIAL NOTES		W19	CDH 2400 X 730					
	W ELEVATION / BED 1		INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC:0.4)			W ELEVATION / FAMILY RM		INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 3.99, SHGC:0.4)			W ELEVATION / FAMILY RM						
	WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR		ALUMINIUM FIBREGLASS MESH	REVEAL			WESTERN RED CEDAR						
	DOUBLE HUNG OPEN / OPEN			140mm			DOUBLE HUNG OPEN			170mm			DOUBLE HUNG OPEN						
FOR: MR. D. & MRS. K. SPENCER.					AT: 36 EASTERN AVENUE, KINGSFORD. NSW. 2032.					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7656/15		G			