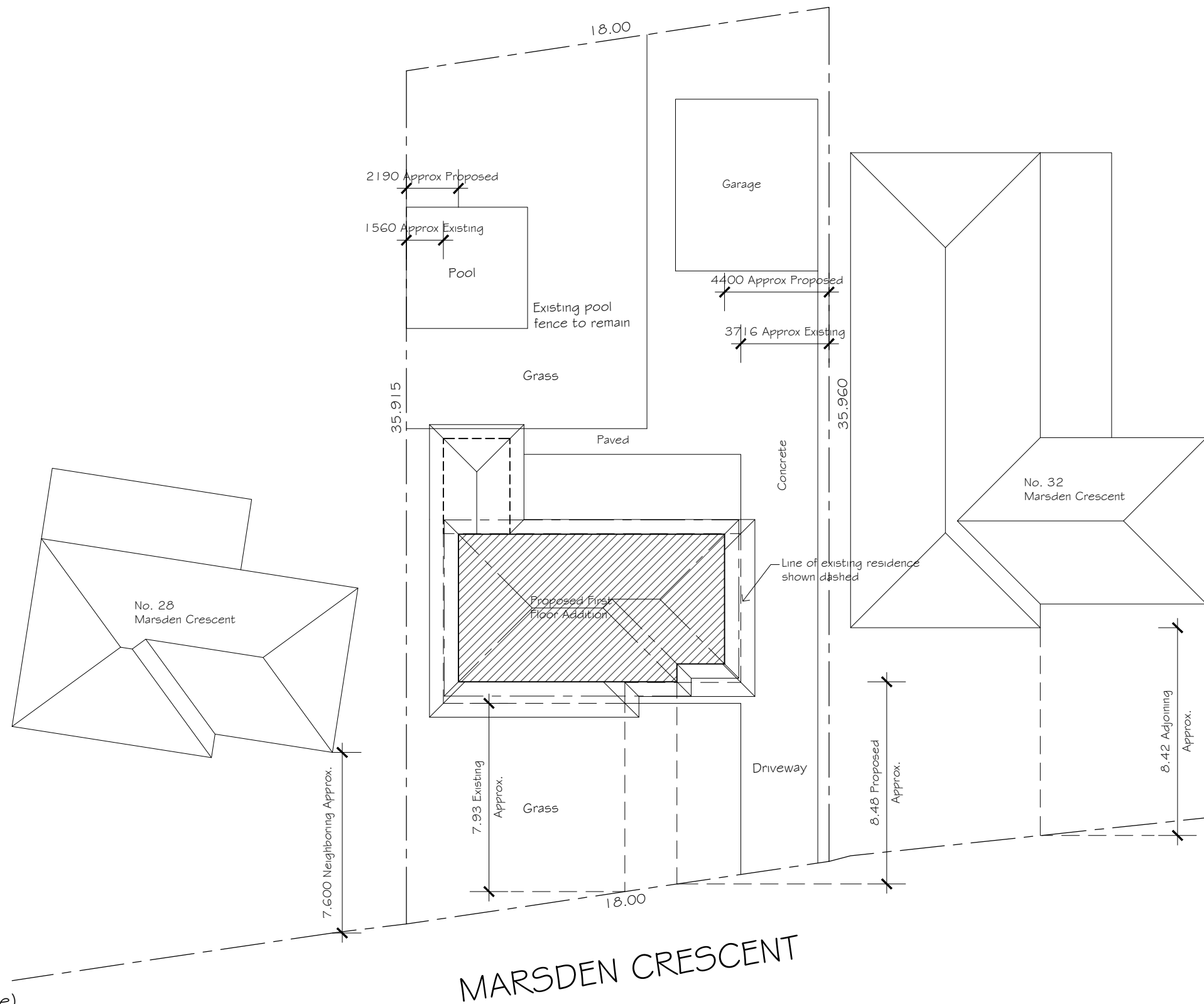
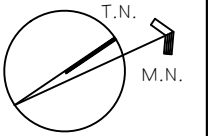


BASIX COMMITMENTS				COMPLYING DEVELOPMENT DETAILS				SPECIFICATION SUMMARY				SPECIAL NOTES											
CERTIFICATE NO. A22498_03				SITE AREA		639.80m²		STRUCTURAL TIMBER - All to ASA 1684.2				<div><div><div>• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN[Ⓢ]</div><div>• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).</div><div>• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</div><div>• CONNECT/INSTALL THREE (3) CEILING SWEEP FANS & TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).</div><div>• RELOCATE TWO (2) EXISTING WHIRLYBIRD ROOF VENTS.</div><div>• ALL NEW WINDOWS TO BE SUPPLIED AND INSTALLED BY OTHERS.</div><div>• REMOVE AND RE-INSTALL EXISTING GROUND FLOOR DOWNPIPES TO ALLOW FOR RENDER</div><div>• INSTALL TWO (2) SHAVING CABINETS, AS SUPPLIED BY OWNER.</div><div>• INSTALL ENTRY DOOR FRAME & HINGED DOOR, AS SUPPLIED BY OWNER.</div><div>• STAIR WINDOW (WG) TO BE AN AUTOMATIC OPENING WINDOW.</div></div></div>											
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								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		(18 METRES) > 18m & <24m		FLOOR: 190x45mm MIN. FLOOR JOISTS								WIND LOAD W 28 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								BRICKWORK				COMMON BRICKWORK FOR RENDER AND PAINT FINISH TO GROUND FLOOR EXTENSION			
INSULATION REQUIREMENTS				COMPLIANCE				FLOORING								19MM STRUCTURAL PARTICLEBOARD							
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL		EXISTING HOUSE		85.23m² (EXCLUDING LAUNDRY & WC)		CLADDING								75mm POLYSTYRENE WALL SHEETING WITH APPLIED TEXTURE PAINT FINISH OVER ALUMINIUM BREATHER FOIL							
FLAT CEILING, PITCHED ROOF		CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		LAUNDRY & WC		11.20m²		WINDOWS - RYLOCK KEYED LOCKS (TERRAIN: 3)								FRAME: PREFINISHED ALUMINIUM							
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 75MM)		NIL		FIRST FLOOR ADDITION		65.39m² (EXCLUDING STAIR VOID)		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES								FRAME: PREFINISHED ALUMINIUM MESH: STAINLESS STEEL							
TOTAL FSR				TOTAL		161.82m²		ROOF COVERING								CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.							
SITE COVERAGE				HEIGHT				ROOF SARKING								FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL							
GLAZING REQUIREMENTS				EXISTING HOUSE		96.43m² (INC. LAUNDRY & WC)		INSULATION (FIBREGLOSS)				R4.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR & GROUND FLOOR EXTERNAL WALLS											
WINDOWS				GARAGE		43.38m²		INTERNAL FIXINGS				DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 BULLNOSE ARCHITRAVE: Ex. 50x25 BULLNOSE											
W1 - W18		STANDARD ALUMINIUM, CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)		TOTAL		139.81m²		INTERNAL DOORS				PRIMED HARDBOARD HOLLOW CORE "FLUSH"											
SHADING DEVICES				HEIGHT				STAIRCASE				TYPE: CLOSED TIMBER											
WINDOWS				MAX. RIDGE LEVEL		RL 16.90		MAPLE TREADS & RISERS				WIDTH: 900mm											
W1, W2 & W3		PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43		EXISTING GROUND LEVEL BELOW NEW RIDGE APEX		RL 9.86		PLASTERBOARD SOFFIT LINING UNDER				RISE: 16 @ 184mm											
W4, W5, W6, W7, W8, W9, W11, W14, W15 & W16		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		HEIGHT		7.04 METRES		COMPLIES				GOING: 240mm (260mm TREAD)											
W10, W12, W13 & W18		EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		LANDSCAPE AREA				FASCIA BOARDS				MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: BASALT											
W17		EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM				COMPLIANCE DEEMED UNDER CLAUSE 3.24(6) (a) & (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA. LAUNDRY & WC WILL BE BUILT OVER AN EXISTING PAVED AREA.		GUTTERS & DOWNPIPES				TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: BASALT DOWNPIPE COLOUR: BASALT											
				REQUIRED SIDE SETBACKS		> 10m & < 18m (1500mm + ¼ HEIGHT OVER 4.5m)		HOT WATER UNIT				CONNECT TO EXISTING											
				WALL HEIGHT PROPOSED		RL 15.53		PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK				FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER GROUND FLOOR ADDITION EXTERNAL: BY CAPE COD GROUND FLOOR ADDITION INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER											
				NORTH EAST SIDE		[RL 15.53 - RL 9.98 = 5.55 High 5.55 - 4.5 / 4 + 1.5 = 1763mm required 4400mm PROPOSED COMPLIES]		FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.															
				SOUTH WEST SIDE		[RL 15.53 - RL 9.81 = 5.72 High 5.72 - 4.5 / 4 + 1.5 = 1805mm required 2190mm PROPOSED COMPLIES]		DO NOT SCALE OFF DRAWINGS.															
				REQUIRED SETBACK - FRONT				ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.				NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.											
				ADJOINING SETBACK NORTH EAST No.32 MARSDEN CRESCENT		8.42 METRES		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.															
				ADJOINING SETBACK SOUTH WEST No.28 MARSDEN CRESCENT		7.60 METRES																	
				AVERAGE REQUIRED		8.01 METRES PROPOSED SETBACK 8.48 METRES																	
EXTERNAL PAINT SCHEDULE				REQUIRED SETBACK - REAR																			
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															
Soffit Lining						White		PROPOSED SETBACK 19.84		COMPLIES													
Wall Cladding						Dune																	
Render						Dune																	








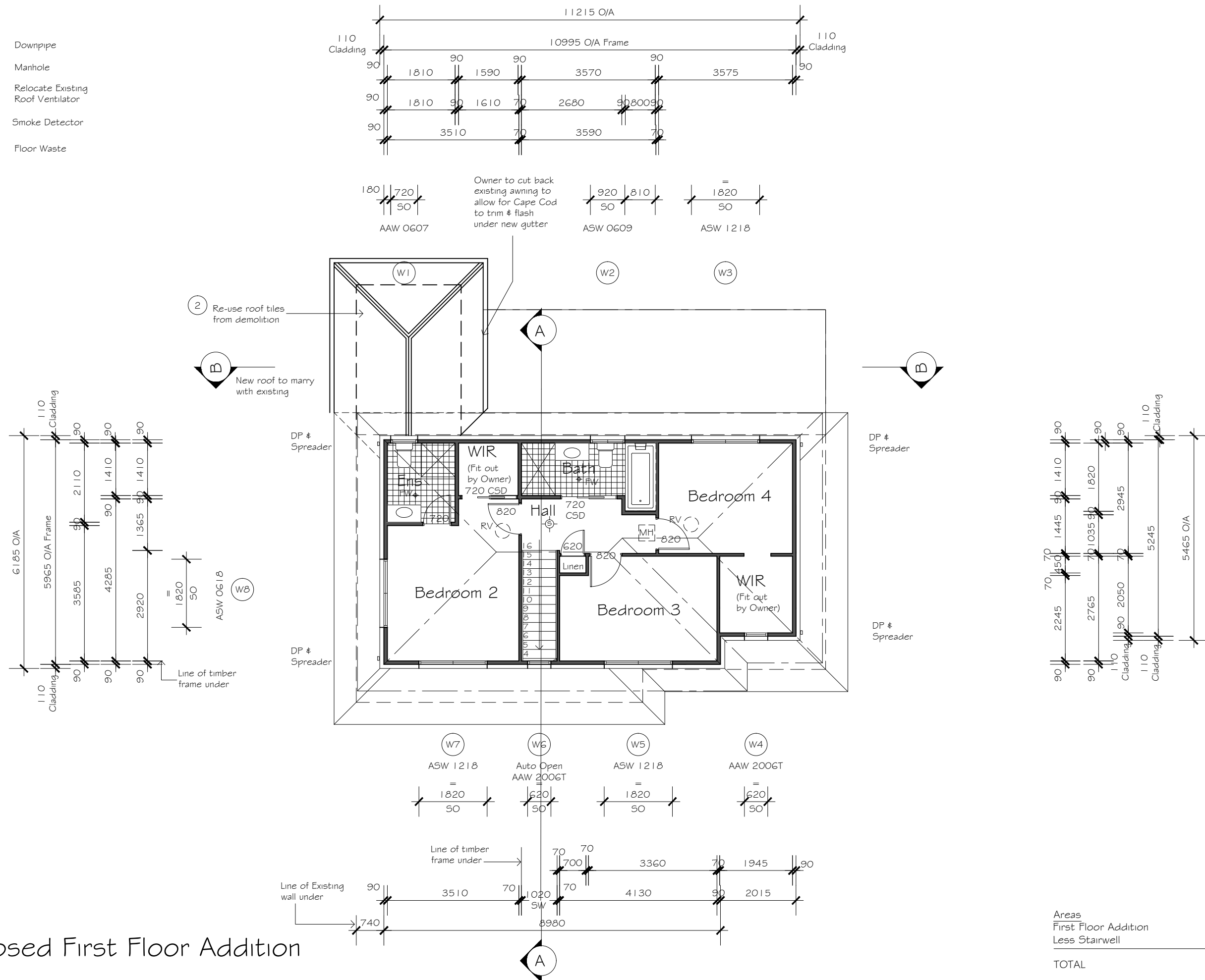
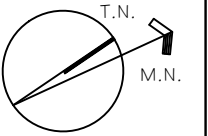
Site Plan

No. : 30
Lot. : 1049
DP : 788674
AREA : 639.8m² (By Title)

Areas	
Existing Ground Floor Residence	= 85.23m ²
Proposed Ground Floor Addition	= 11.20m ²
TOTAL	= 96.43m ²

Legend

- | | |
|--|--------------------------------------|
| DP  | Downpipe |
|  | Manhole |
| RV  | Relocate Existing
Roof Ventilator |
|  | Smoke Detector |
| FW  | Floor Waste |

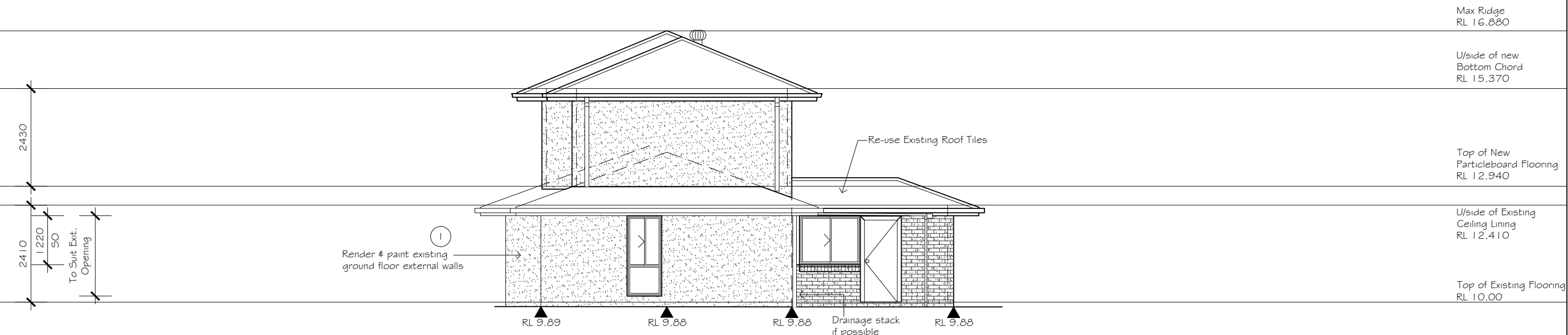


Proposed First Floor Addition

Areas		
First Floor Addition	=	68.19m ²
Less Stairwell	=	2.80m ²
<hr/>		
TOTAL	=	65.39m ²



South East Elevation



North East Elevation



WINDOW SCHEDULE (BASIX A224908_03)					CLIENT:					TERRAIN: 3 WIND LOAD: W 28 N									
STANDARD NOTES: <ul style="list-style-type: none">• 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					CLIENT:														
					BUILDER:DATE:														
	(W1) AAW 0607	COLOUR	GLAZING	SPECIAL NOTES		(W10) ASW 1215	COLOUR	GLAZING											
	NW ELEVATION / ENSUITE	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	FROSTED GLASS		NE ELEVATION / LAUNDRY	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)											
	ALUMINIUM	INSECT SCREEN				ALUMINIUM	INSECT SCREEN												
	AWNING OPEN	ALUMINIUM S/LESS STEEL MESH PEARL WHITE	REVEAL			SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE	REVEAL											
	(W2) ASW 0609	COLOUR	GLAZING	SPECIAL NOTES		(W11) AAW 2105T COUPLED WITH ENTRY DOOR	COLOUR	GLAZING	FROSTED GLASS										
	NW ELEVATION / BATH	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	FROSTED GLASS		SE ELEVATION / ENTRY	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)											
	ALUMINIUM	INSECT SCREEN				ALUMINIUM	INSECT SCREEN												
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE	REVEAL			AWNING OPEN / FIXED													
	(W3) ASW 1218	COLOUR	GLAZING	SPECIAL NOTES		(W12) ASW 0818	COLOUR	GLAZING											
	NW ELEVATION / BEDROOM 4	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	RESTRICT OPENING TO 125MM TO COMPLY WITH THE NCC		NW ELEVATION / KITCHEN	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)											
	ALUMINIUM	INSECT SCREEN				ALUMINIUM	INSECT SCREEN												
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE	REVEAL			SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE												
	(W4) AAW 2006T	COLOUR	GLAZING	SPECIAL NOTES		(W13) ASW 0818	COLOUR	GLAZING	SITE CHECK WIDTH TO SUIT EXISTING										
	SE ELEVATION / WIR	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)			NW ELEVATION / DINING	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)											
	ALUMINIUM	INSECT SCREEN				ALUMINIUM	INSECT SCREEN												
	AWNING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE	REVEAL			SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE												
	(W5) ASW 1218	COLOUR	GLAZING	SPECIAL NOTES		(W14) ASW 2024	COLOUR	GLAZING	SITE CHECK TO SUIT EXISTING OPENING										
	SE ELEVATION / BEDROOM 3	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	RESTRICT OPENING TO 125MM TO COMPLY WITH THE NCC		SE ELEVATION / BED 1	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)											
	ALUMINIUM	INSECT SCREEN				ALUMINIUM	INSECT SCREEN												
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE	REVEAL			SLIDING OPEN / FIXED / OPEN	ALUMINIUM S/LESS STEEL MESH PEARL WHITE												
	(W6) AAW 2006T	COLOUR	GLAZING	SPECIAL NOTES		(W15) ASW 1418	COLOUR	GLAZING	SITE CHECK TO SUIT EXISTING OPENING										
	SE ELEVATION / STAIR	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	FROSTED GLASS AUTOMATIC OPENING IN LIEU OF MANUAL. TRANSFORMER & SWITCH SUPPLIED BY OWNER		SW ELEVATION / STUDY	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)											
	ALUMINIUM	INSECT SCREEN				ALUMINIUM	INSECT SCREEN												
	AWNING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE	REVEAL			SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE												
	(W7) ASW 1218	COLOUR	GLAZING	SPECIAL NOTES		(W16) ASW 2024	COLOUR	GLAZING	SITE CHECK TO SUIT EXISTING OPENING										
	SE ELEVATION / BEDROOM 2	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	RESTRICT OPENING TO 125MM TO COMPLY WITH THE NCC		SE ELEVATION / LOUNGE	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)											
	ALUMINIUM	INSECT SCREEN				ALUMINIUM	INSECT SCREEN												
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE	REVEAL			SLIDING OPEN / FIXED / OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE												
	(W8) ASW 0618	COLOUR	GLAZING	SPECIAL NOTES		(W17) ASW 2008	COLOUR	GLAZING	SITE CHECK TO SUIT EXISTING OPENING										
	SW ELEVATION / BEDROOM 3	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	RESTRICT OPENING TO 125MM TO COMPLY WITH THE NCC		NE ELEVATION / LOUNGE	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)											
	ALUMINIUM	INSECT SCREEN				ALUMINIUM	INSECT SCREEN												
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE	REVEAL			SLIDING OPEN / FIXED / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE												
	(W9) ASW 0606	COLOUR	GLAZING	SPECIAL NOTES		(W18) ASW 1208	COLOUR	GLAZING	SITE CHECK TO SUIT EXISTING OPENING										
	SW ELEVATION / WC	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	FROSTED GLASS		NW ELEVATION / BATHROOM	PEARL WHITE	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)											
	ALUMINIUM	INSECT SCREEN				ALUMINIUM	INSECT SCREEN												
	SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE	REVEAL			SLIDING OPEN / FIXED	ALUMINIUM S/LESS STEEL MESH PEARL WHITE												
FOR: MR M & MRS J RYLAND					AT: 30 MARSDEN CRESCENT BLIGH PARK NSW 2756					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7653/15		H			