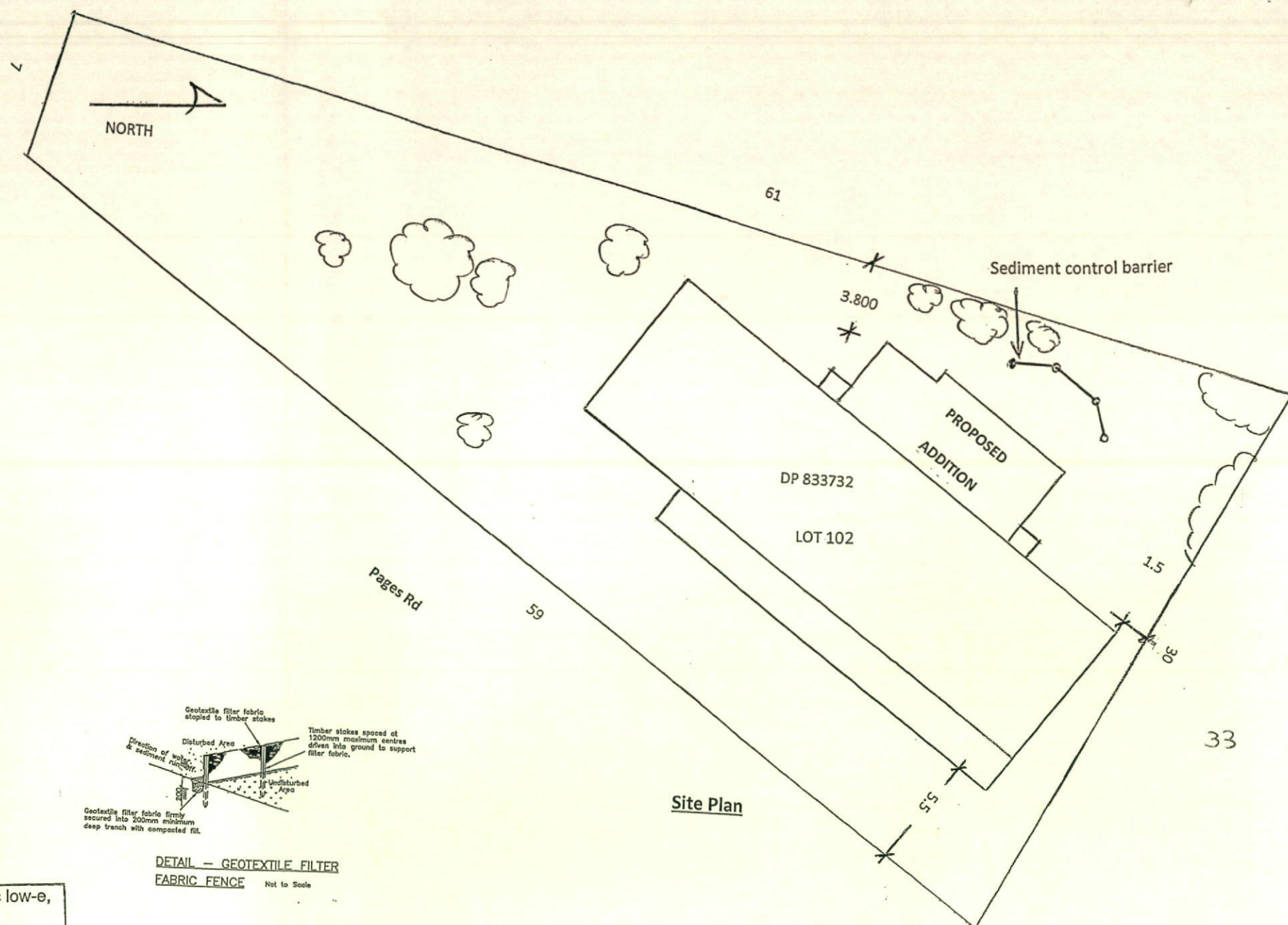
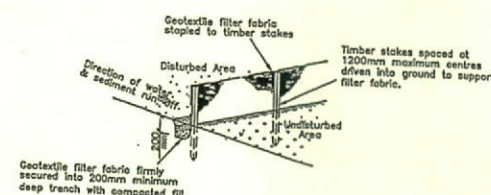


Vincent St



Site Plan

DETAIL - GEOTEXTILE FILTER FABRIC FENCE
Not to Scale

BASIX® Certificate

Certificate number: A215173

Insulation requirements

Construction	Additional insulation required (R-value)
suspended floor with enclosed subfloor: framed (R0.7).	R1.00 (down) (or R1.70 including construction)
external wall: brick veneer	R1.16 (or R1.70 including construction)
external wall: brick veneer	R1.16 (or R1.70 including construction)
external wall: brick veneer	R1.16 (or R1.70 including construction)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.74 (up), roof: foil backed blanket (55 mm)

Other specifications medium (solar absorptance 0.475 - 0.70)

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)
W1	NE	3.78	0	0
W2	NW	3.6	3	3
W3	NW	3.6	3	5.5
W4	SW	1.8	0	0

standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

eave/verandah/pergola/balcony
≥450 mm

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Notes

- Do not scale off drawings, check measurements on site
- All electrical and plumbing works to be connected to existing and carried out by licensed contractors in accordance with the relevant authorities as required, smoke detectors hardwired are compulsory
- Obtain water board clearances and approval from power supply authority
- All works constructed in accordance with the building code of Australia
- Connect stormwater to the existing Domestic stormwater system
- Proposed renovations to be designed and built in accordance with BASIX requirements
- Dial Before You Dig 1100

Land Area 1113m2 Existing house Inc garage & veranda = 252.98m2 Proposed Addition = 43.43m2

The landscape to combined total of the building ratio including the extension is approximately 73 %



Proposed Ground floor Extension for Victor Brangwin

At 37 Pages Rd St Marys NSW

Scale 1:250 Pages 2 of 2

March 2015

(Lot 102 Vincent St ST Marys NSW 2760)