
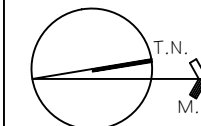


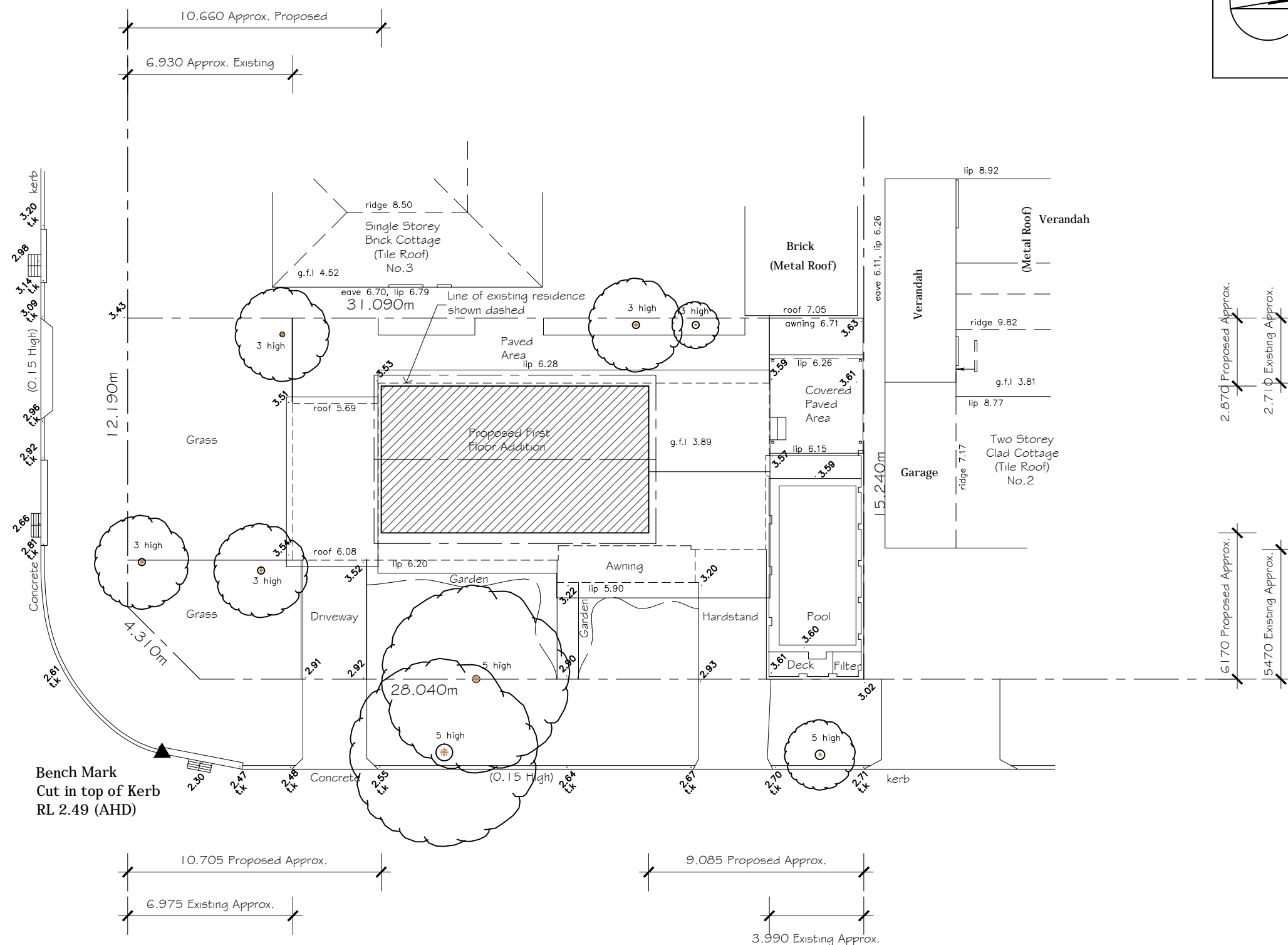
BASIX COMMITMENTS			
CERTIFICATE NO. A214863			
FIXTURES AND SYSTEMS			
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		
WET AREAS: NEW OR ALTERED	SHOWER HEADS TOILETS TAPS	3 STAR RATED 3 STAR RATED 3 STAR RATED	
INSULATION REQUIREMENTS			
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 INCLUDING CONSTRUCTION)		
FLAT CEILING, PITCHED ROOF	CEILING: R 2.50 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		
GLAZING REQUIREMENTS			
WINDOWS			
W1 , W2, W3, W4, W5, W6, W7, & W8,	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		
SHADING DEVICES			
WINDOWS			
W1 ,	NONE		
W2, W3, & W4,	EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		
W7,	EAVE / VERANDAH / PERGOLA / BALCONY >= 900MM		
W5,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.36		
W6, & W8,	PROJECTION /HEIGHT ABOVE SILL RATIO >= 0.43		
EXTERNAL PAINT SCHEDULE			
ITEM	BRAND <i>eg.</i> WATTYL	CODE	COLOUR
Wall Cladding	Haymes		RETREAT

SPECIFICATION SUMMARY	
STRUCTURAL TIMBER - All to AS 1684.2	
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
FLOOR: REFER TO STRUCTURAL LAYOUTS	WIND LOAD W28 N
FINISHES	
BRICKWORK	N/A
FLOORING	19MM YELLOW TONGUE STRUCTURAL PARTICLEBOARD
CLADDING	WEATHERTEX 150 SMOOTH "WEATHERGROOVE" CLADDING FIXED TO 20MM BATTENS OVER POLASTIC BLANKET
WINDOWS - TREND KEYED LOCKS (TERRAIN: 3 )	FRAME: PREFINISHED ALUMINIUM PROVIDE ACOUSTIC SEALS TO ALL NEW WINDOWS
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL
INSULATION (FIBREGLASS)	R3.0 SOUNDSCREEN BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 SOUNDSCREEN BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 100x25 HALF SPLAY ARCHITRAVE: Ex. 75x25 HALF SPLAY
INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN ATHERTON (SITE CHECK TO MATCH EXISTING)
STAIRCASE PINE TREADS & RISERS STAIRS TO ACCOMMODATE CLIENT LAID FLOATING FLOORING	TYPE: CLOSED TIMBER  WIDTH: 790mm  RISE: 16 @ 185mm  GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME BARGE COLOUR: BROWN (TBC) BARGE SOAKER COLOUR:BROWN (TBC)
GUTTERS & DOWNPIPES	TYPE: FASCIA MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: BROWN (TBC) DOWNPIPE COLOUR: BROWN (TBC)
HOT WATER UNIT	CONNECT TO EXISTING
PAINING - 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
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.	

SPECIAL NOTES			
<ul style="list-style-type: none"><li>• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN.</li><li>• AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.</li><li>• REMOVE HWJ FROM ROOF SPACE</li><li>• ALL SKIRTING TO ADDITION TO BE TACK NAILED SO SKIRTING CAN BE FITTED AFTER CLIENT LAYS FLOATING FLOORING</li><li>• ARCHITRAVES TO BE SET UP TO ACCOMMODATE CLIENT LAID FLOATING FLOORING THICKNESS</li><li>• PROVIDE DUCTING &amp; SNAP VENTS TO BATHROOM &amp; KITCHEN EXHAUST FANS</li></ul>			
WORKS BY OWNER			
<ul style="list-style-type: none"><li>• REMOVAL &amp; INSTALLATION OF T.V ANTENNA IF REQUIRED &amp; CONNECTION TO NEW AND EXISTING TV POINTS.</li><li>• CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR NEW T.V. AERIAL</li><li>• PHONE AND/OR DATA CABLING IF REQUIRED</li><li>• ALL WORK ASSOCIATED WITH REMOVAL/RELOCATION OF THE EXISTING DUCTED VENTILATION SYSTEM IF REQUIRED</li><li>• SUPPLY AND INSTALL MIRRORS OVER VANITY UNITS</li><li>• SUPPLY ALL P.C. ITEMS INCLUDING FLOOR AND WALL TILES, TAPS AND OUTLETS, VANITIES, WC SUITE, BATH TUB, TOWEL RAIL, SOAP HOLDER, PAPER HOLDER, DOOR FURNITURE.</li><li>• ALL PROPOSED WORKS TO THE GROUND FLOOR AS NOTED ON PLAN INCLUDING WORKS REQUIRED TO FACILITATE INSTALLATION OF THE STAIRCASE.</li><li>• LAYING OF FLOOR FINISHES TO FIRST FLOOR ADDITION.</li><li>• STAIN/ FINISH STAIRCASE AS REQUIRED.</li><li>• TO FIRST FLOOR SUPPLY DOOR FURNITURE FOR INSTALLATION BY BUILDER.</li></ul>			
G	FINAL CONSTRUCTION	N.L.	15-07-15
F	TO CONTRACTS	S.C.	02-07-15
E	CHECK PLAN	B.D.	30-06-15
D	SURVEY, BASIX DETAILS ADDED & TO COUNCIL	N.E.	02-04-15
C	CHECK PLAN	SC	20-03-15
B	TO CLIENT	JM	06-03-15
A	TECHNICAL	MJB	23-02-15
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: CHARLES TABONE			
PROPOSED ADDITIONS & ALTERATIONS			
FOR MR. S. & MRS. T. DOWE			
AT 5 BEL-HILTON PARADE, WEST GOSFORD NSW 2250			
COUNCIL: GOSFORD CITY			
		A.B.N. 54 000 605 407  SUITE 41, 410 CHURCH STREET, NORTH PARRAMATTA 2151 PHONE: (02) 9849 4444 BUILDERS LICENCE NO. 5519	
SHEET: 1 OF 8		JOB NO: 7636/15	
		G	



BEL-HILTON PARADE



## Site Plan

No. : 5  
Lot. : 21  
DP : 233957  
AREA : 467.9m<sup>2</sup> (By Title)  
: 469.1 m<sup>2</sup> (By Calc)

Legend

- SAC

Air Conditioning Compressor
- AC

Air Conditioning Unit Wall Mounted
- DP

Downpipe - Exist. To Remain
- HL

Heater/Light/Fan Unit - Exist. To Remain
- MB

Meter Box - Electrical
- Smoke Detector - Proposed
- T

Tap - Garden
- T.V.

TV Antenna - Owner to relocate if required
- HWU

Exist. Hot Water Unit
- Tank

Exist. Rainwater Tanks
- MH

Manhole (To Remain)
- HWU

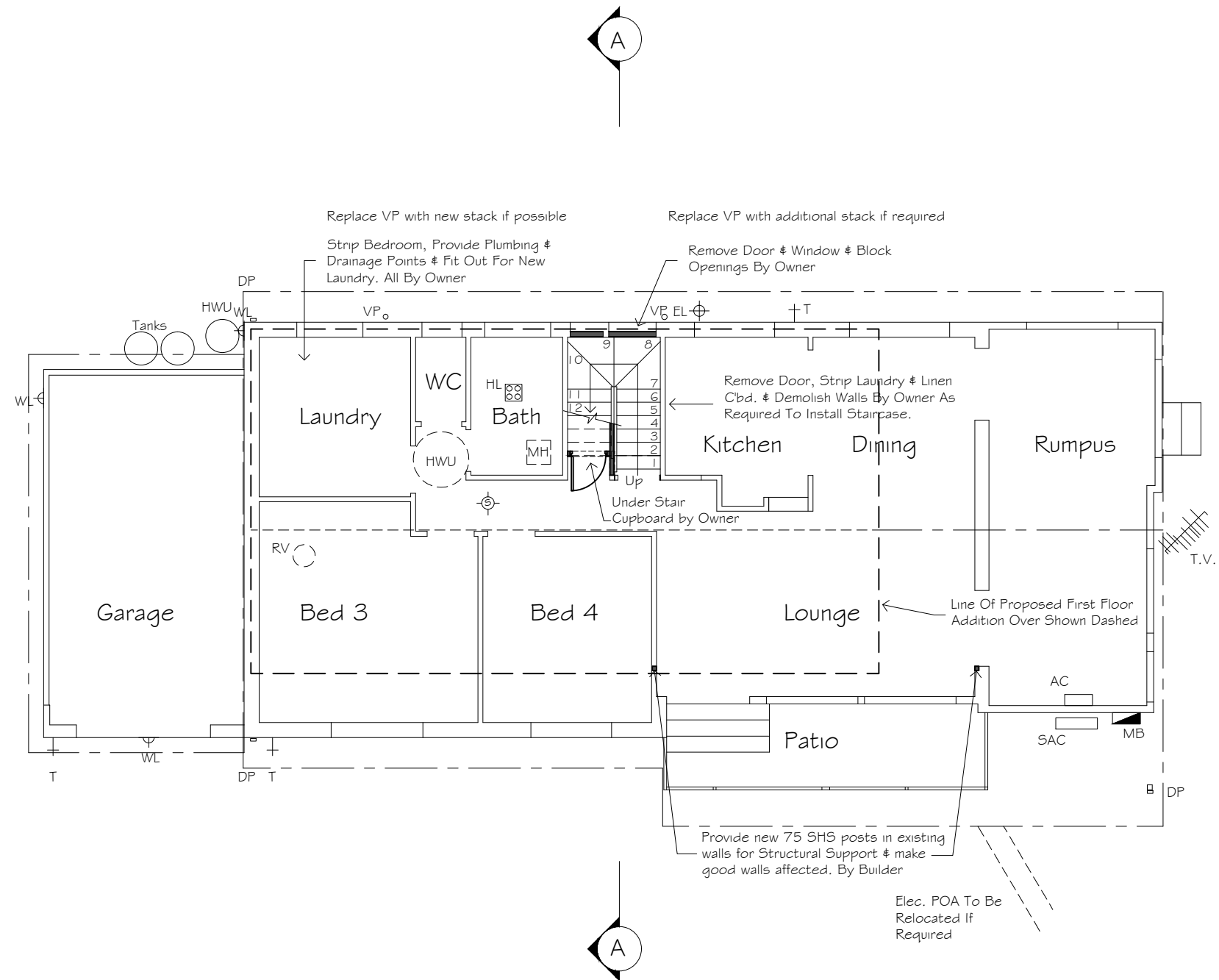
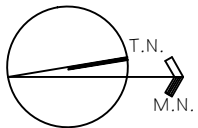
Remove disused Hot Water Unit from roof space
- VP

Sewer Vent Pipe
- RV

Roof Ventilator To Be Removed
- WL

Wall Light
- EL

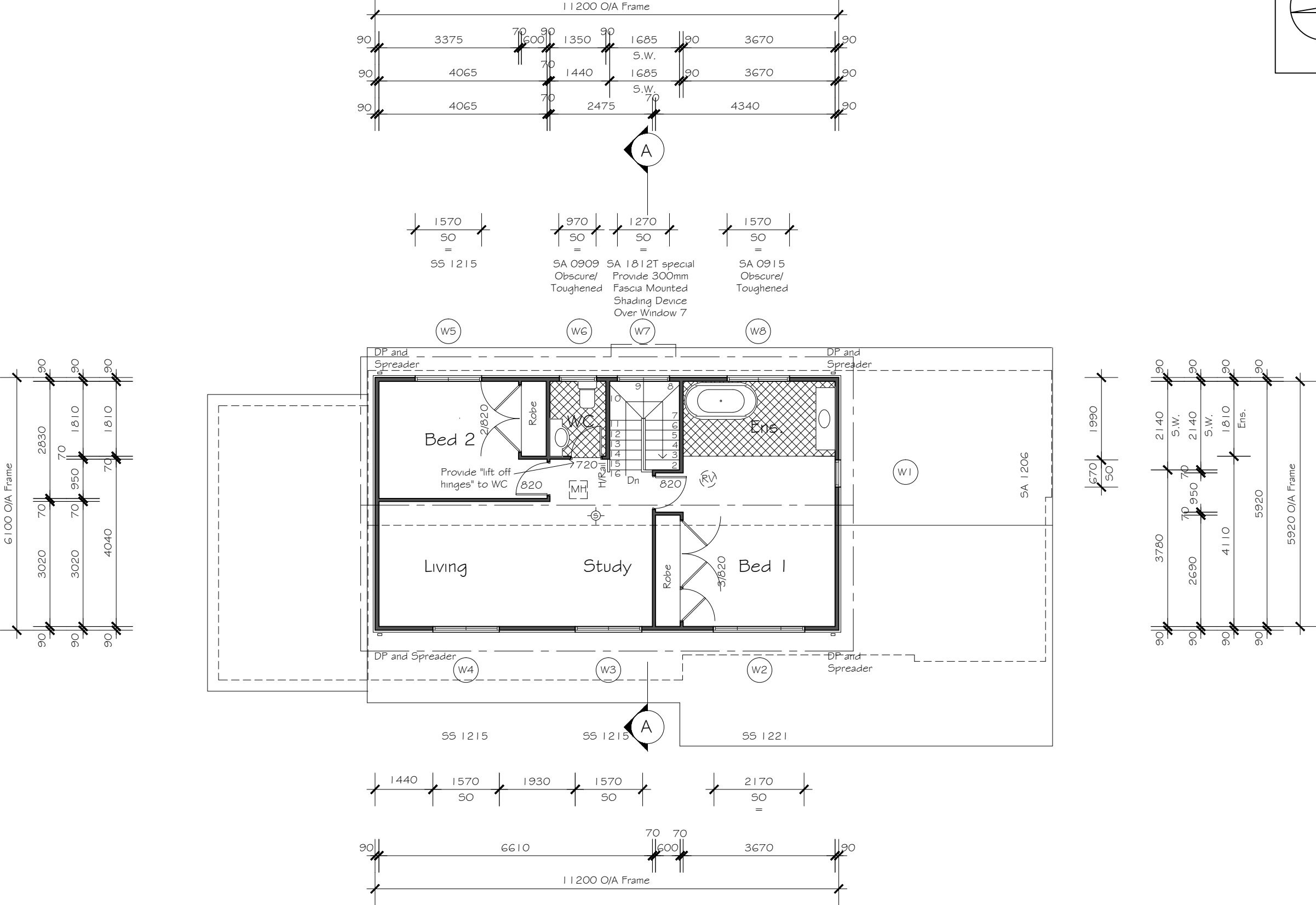
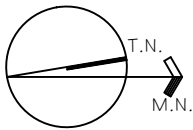
Eave Light



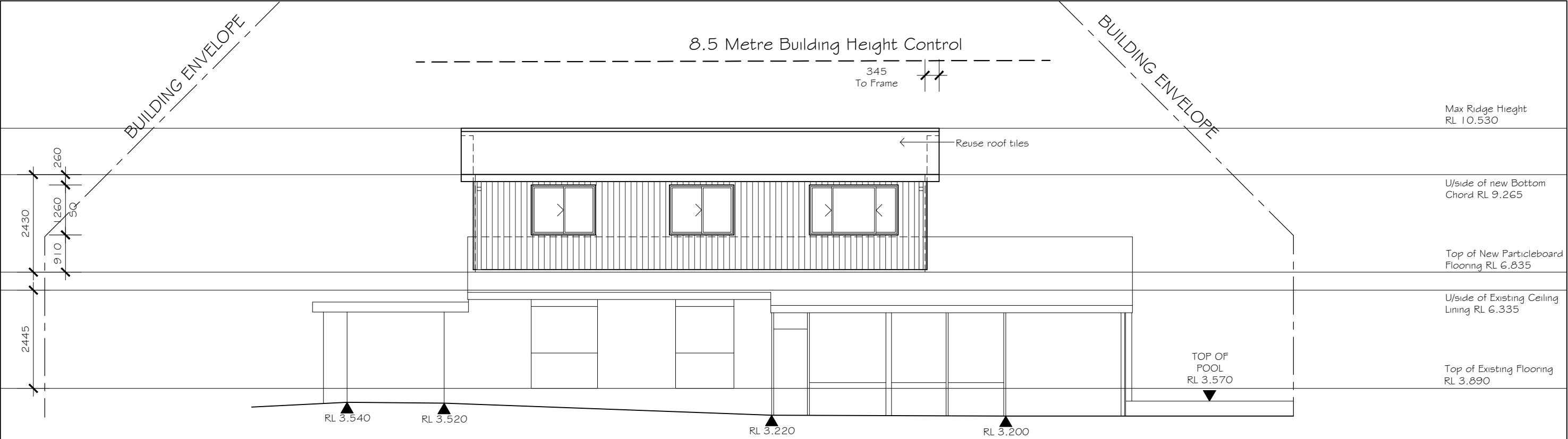
Ground Floor Plan

Legend

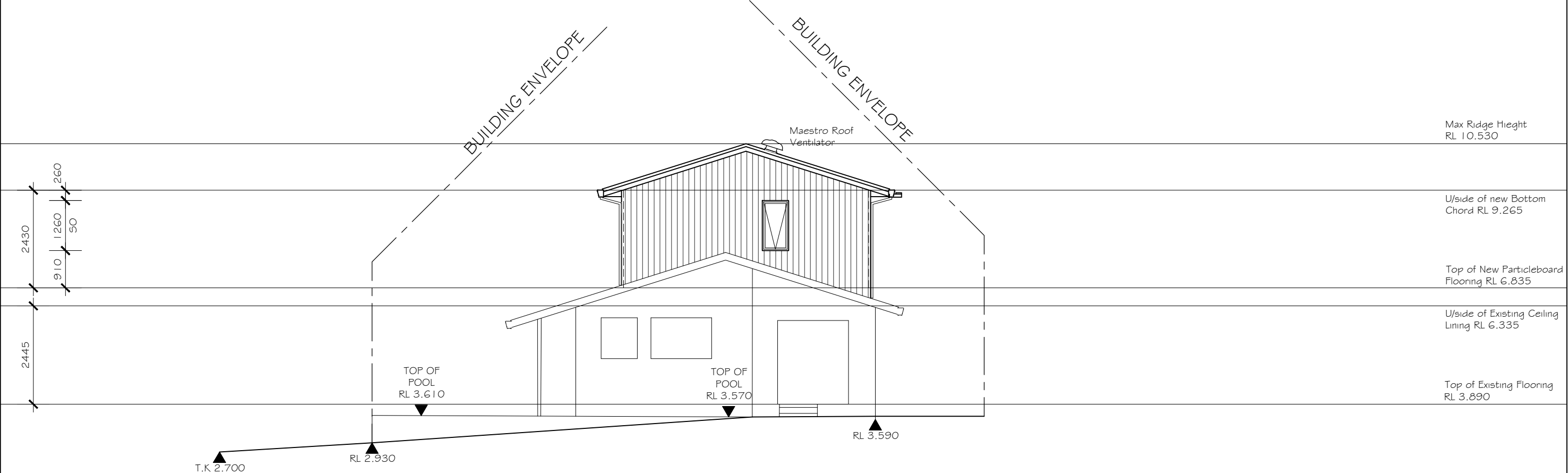
- DP □ Downpipe  
[MH] Manhole  
RV ○ Powered Roof Ventilator  
⊙ Smoke Detector



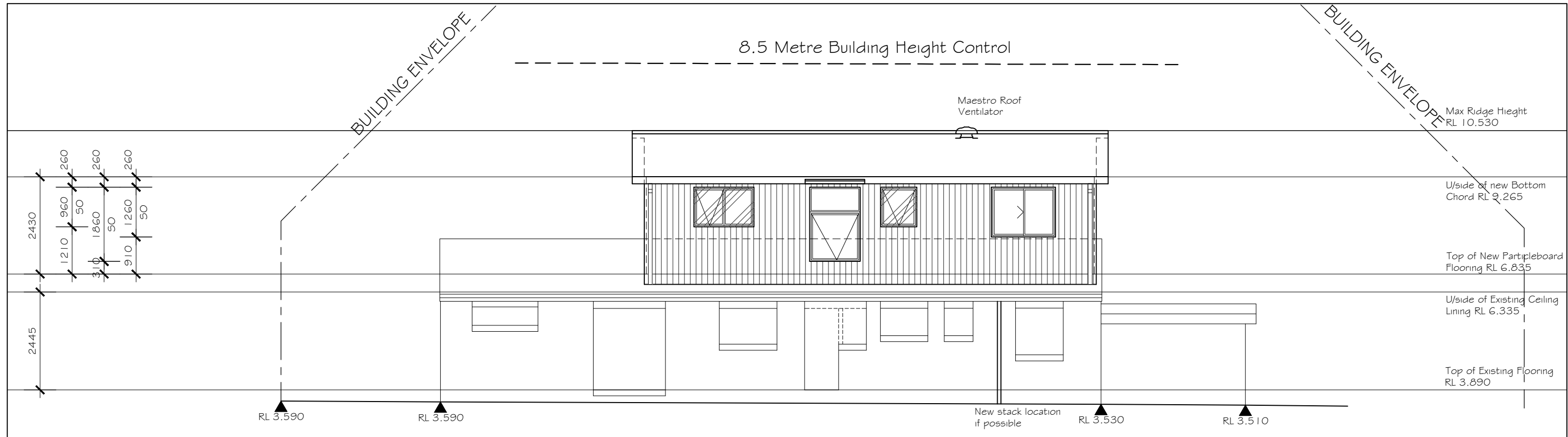
Proposed First Floor Addition



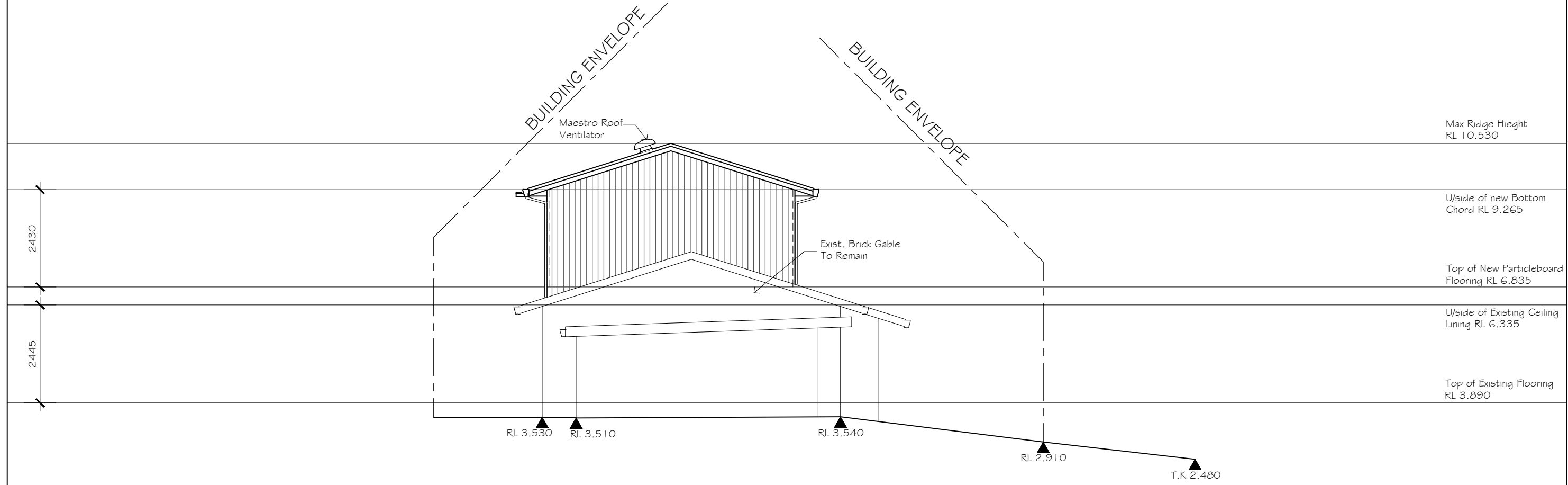
East Elevation



North Elevation



West Elevation



South Elevation

495  
To Frame

315  
1000

Roof Pitch 17.5°

Max Ridge Height  
RL 10.530

2430

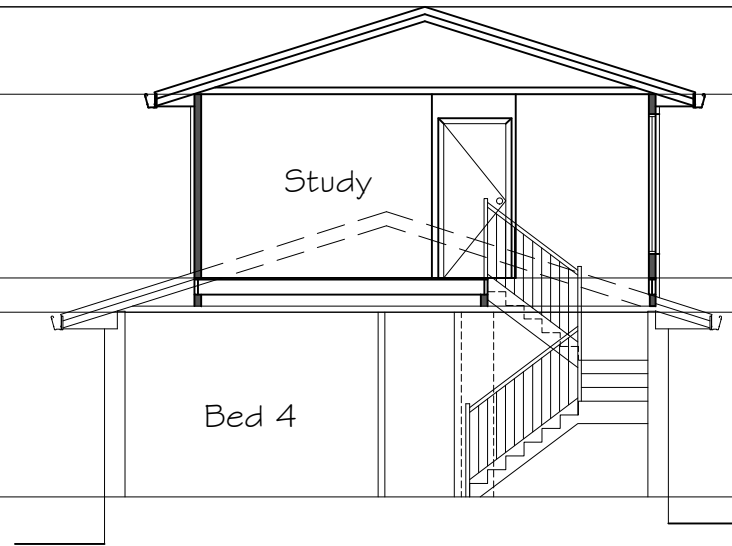
Upside of new Bottom  
Chord RL 9.265

Top of New Particleboard  
Flooring RL 6.835

2445

Upside of Existing Ceiling  
Lining RL 6.335

Top of Existing Flooring  
RL 3.890



Section A-A

WINDOW SCHEDULE (BASIX A2 I 4863)					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, BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.					TERRAIN: 3 WIND LOAD: W 28 N				
	W1 SA I 206	COLOUR	GLAZING	SPECIAL NOTES															
	N ELEVATION / BEDROOM 1	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO I 25mm TO COMPLY WITH NCC.															
	ALUMINIUM	INSECT SCREEN																	
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm																
	W2 SS I 22 I	COLOUR	GLAZING	SPECIAL NOTES															
	E ELEVATION / BEDROOM 1	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO I 25mm TO COMPLY WITH NCC.															
	ALUMINIUM	INSECT SCREEN																	
	SLIDING OPEN / FIXED / OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm																
	W3 SS I 2 I 5	COLOUR	GLAZING	SPECIAL NOTES															
	E ELEVATION / STUDY	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																
	ALUMINIUM	INSECT SCREEN																	
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm																
	W4 SS I 2 I 5	COLOUR	GLAZING	SPECIAL NOTES															
	E ELEVATION / LIVING	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)																
	ALUMINIUM	INSECT SCREEN																	
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm																
	W5 SS I 2 I 5	COLOUR	GLAZING	SPECIAL NOTES															
	W ELEVATION / BEDROOM 2	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING TO I 25mm TO COMPLY WITH NCC.															
	ALUMINIUM	INSECT SCREEN																	
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm																
	W6 SA 0909	COLOUR	GLAZING	SPECIAL NOTES															
	W ELEVATION / WC	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.															
	ALUMINIUM	INSECT SCREEN																	
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm																
	W7 SA I 8 I 2T SPECIAL	COLOUR	GLAZING	SPECIAL NOTES															
	W ELEVATION / STAIRWELL	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	NON-STANDARD CONFIGURATION - INVERTED TRANSOM															
	ALUMINIUM	INSECT SCREEN																	
	AWNING FIXED / OPEN WITH TRANSOM	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm																
	W8 SA 09 I 5	COLOUR	GLAZING	SPECIAL NOTES															
	W ELEVATION / BATHROOM	PEARL WHITE	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TRANSLUCENT FILM BY BUILDER.															
	ALUMINIUM	INSECT SCREEN																	
	AWNING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH PEARL WHITE	REVEAL I 40mm																
FOR: MR. S. & MRS. T. DOWE					AT: 5 BEL-HILTON PARADE, WEST GOSFORD NSW 2250					SCALE: I : NTS		SHEET: 8 OF 8		JOB NO: 7636/I 5		G			