

PROPOSED FRONT PERSPECTIVE

WORKING PLANS SHEET LIST



SHEET NO.	SHEET TITLE
1	TITLE
2	SITE PLAN
3	GROUND FLOOR DEMOLITION PLAN
4	PROPOSED GROUND FLOOR PLAN
5	PROPOSED FIRST FLOOR PLAN
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VERSION

#	DESCRIPTION		DATE
A	TECHNICAL	SE	18.05.22
B	TO CLIENT	CS	26.05.22
C	POV 103060, 103063-065, 103094, 103132-138	CS	01.07.22
D	BASIX ADDED & TO COUNCIL	AT	19.08.22

SPECIAL NOTES

- GENERAL SPECIAL NOTES**
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE WRITTEN PROPOSAL:
- INSTALL ONE (1) FAN/LIGHT/ HEATER UNITS & SIXTEEN (16) DOWNLIGHT FITTINGS AS SUPPLIED BY OWNER
 - PROVIDE R1.5 SOUND SCREEN INSULATION BATTS TO FIRST FLOOR ADDITION INTERNAL WALLS

SMOKE DETECTORS			
	GROUND FLOOR	EXISTING TO BE CONFIRMED BY ELECTRICIAN ON SITE TO DETERMINE NCC COMPLIANCE.NEW SMOKE DETECTOR TO BE SUPPLIED & INSTALLED BY CAPECOD TO COMPLY WITH NCC STANDARD IF REQUIRED	1
	FIRST FLOOR	SUPPLIED & INSTALLED BY CAPE COD TO COMPLY WITH NCC STANDARD	1

WORKS BY OWNER

- ALL GROUND FLOOR & FIRST FLOOR ELECTRICAL WORKS
- DEMOLITION OF EXISTING DECK & PERGOLA
- INSECT SCREENS TO EXTERNAL HINGED DOORS
- PROPOSED REAR AWNING / PERGOLA
- SUPPLY ONE (1) 3-IN-1 FAN/LIGHT/HEATER UNIT & SIXTEEN (16) DOWNLIGHTS
- REMOVAL & REINSTALLATION OF TV ANTENNA (IF REQUIRED)
- CONNECTION OF NEW COAXIAL CABLE "TV POINT" TO EXISTING AND/OR NEW TV AERIAL
- TELEPHONE, INTERNET AND/OR PAY TELEVISION CABLING
- SUPPLY & INSTALLATION OF NEW KITCHEN & LAUNDRY CUPBOARDS (INCLUDING ANY BULKHEADS OVER, SINK, TAPS, SPLASHBACK & ETC. IF REQUIRED)
- RELOCATE AND/OR ADJUSTMENT TO THE EXISTING AIR CONDITIONING SYSTEM. IF REQUIRED
- SANDING & FINISHING TO NEW TONGUE & GROOVE FLOORING.
- ALL WORKS REQUIRED TO THE REMOVAL OF EXISTING REAR TREE.


CAPE COD DOES NOT INCLUDE THE PAINTING OF ANY EXISTING GROUND FLOOR AREAS EXTERNALLY OR INTERNALLY AS THE PREPARATION OF THESE AREAS WILL VARY IN EXTENT OF THE WORK REQUIRED. AT YOUR REQUEST, CAPE COD WILL PROVIDE A QUOTE DURING THE COURSE OF CONSTRUCTION TO ALLOW US TO PROVIDE YOU THE BEST AND MOST COMPETITIVE PRICE OUTCOME.

PROPOSED ADDITION FOR:
MR R ANDRADE & MRS M EGAN
57A KITCHENER AVENUE
EARLWOOD NSW 2206

JOB NUMBER: 8186

COUNCIL: CANTERBURY BANKSTOWN

PROJECT DESIGNER: MARK ELDER

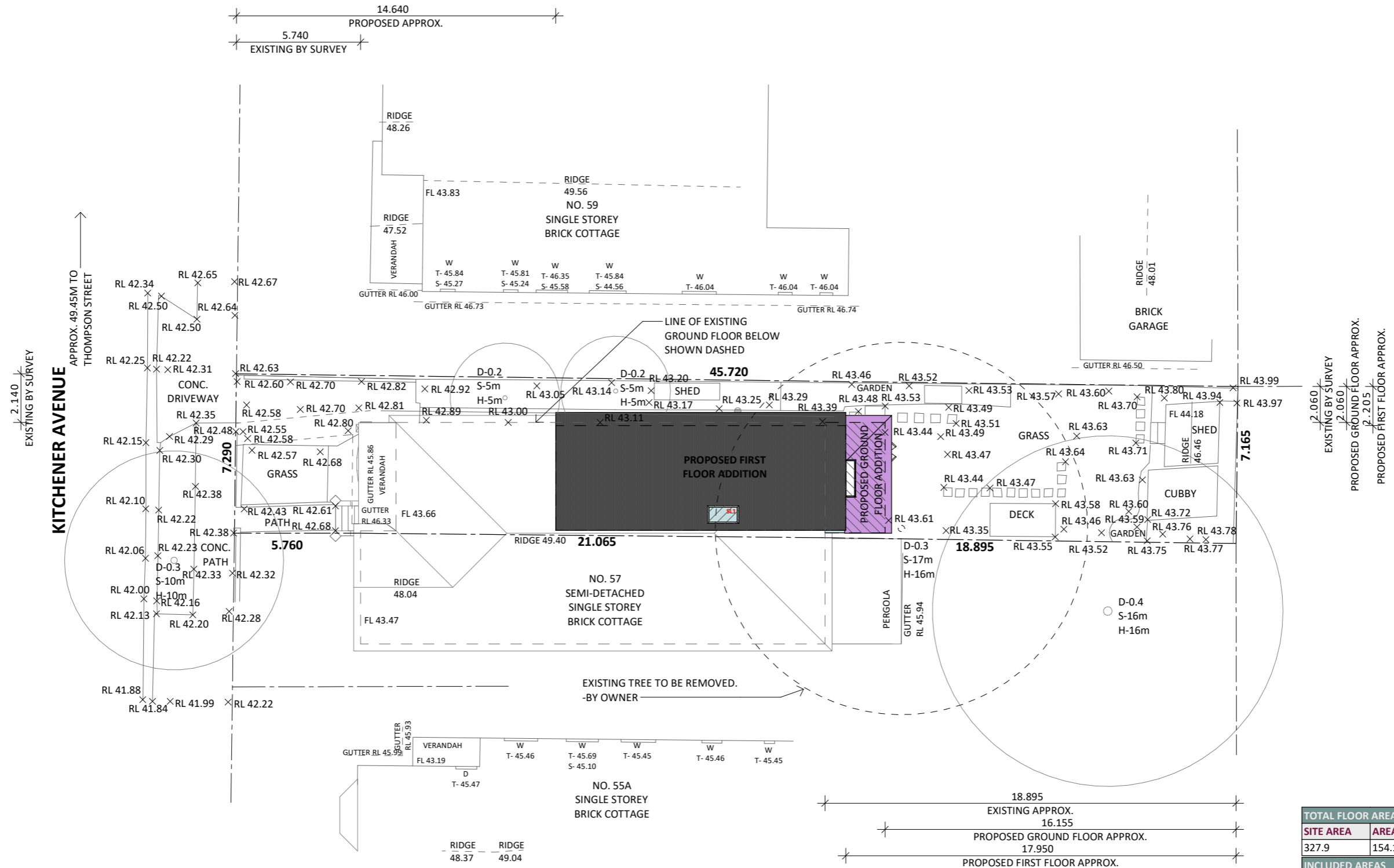


A.B.N. 54 000 605 407

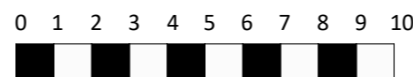
P O BOX 2002
NORTH PARRAMATTA 1750
PHONE: (02) 9849 4444
BUILDERS LICENCE NO. 5519

SITE PLAN

PROPERTY INFORMATION		
PROPERTY NO.	LOT NO.	DP NO.
57A	632	1201040
SITE AREA INFORMATION		
BY SURVEY (m2)	BY TITLE (m2)	
327.90	327.90	



SITE PLAN 1 : 200



TOTAL FLOOR AREA		
SITE AREA	AREA	% FSR
327.9	154.18 m ²	0.47
INCLUDED AREAS		
LEVEL	AREA	
GROUND FLOOR	99.67 m ²	
FIRST FLOOR	54.51 m ²	
TOTAL	154.18 m ²	

PROPOSED ADDITION FOR:
8186 MR R ANDRADE & MRS M EGAN. 57A KITCHENER AVENUE, EARLWOOD NSW 2206

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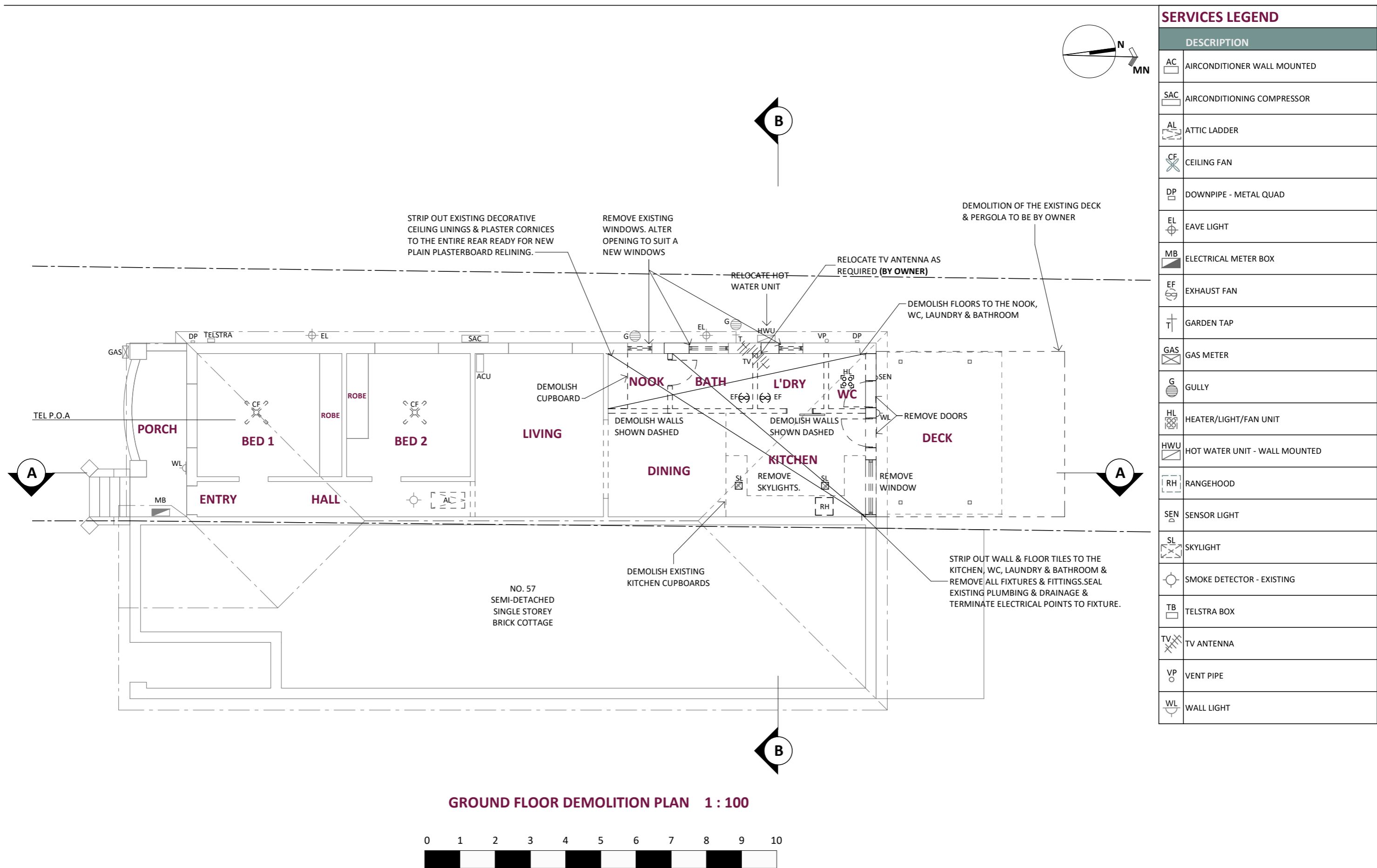
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REVIT VERSION V015

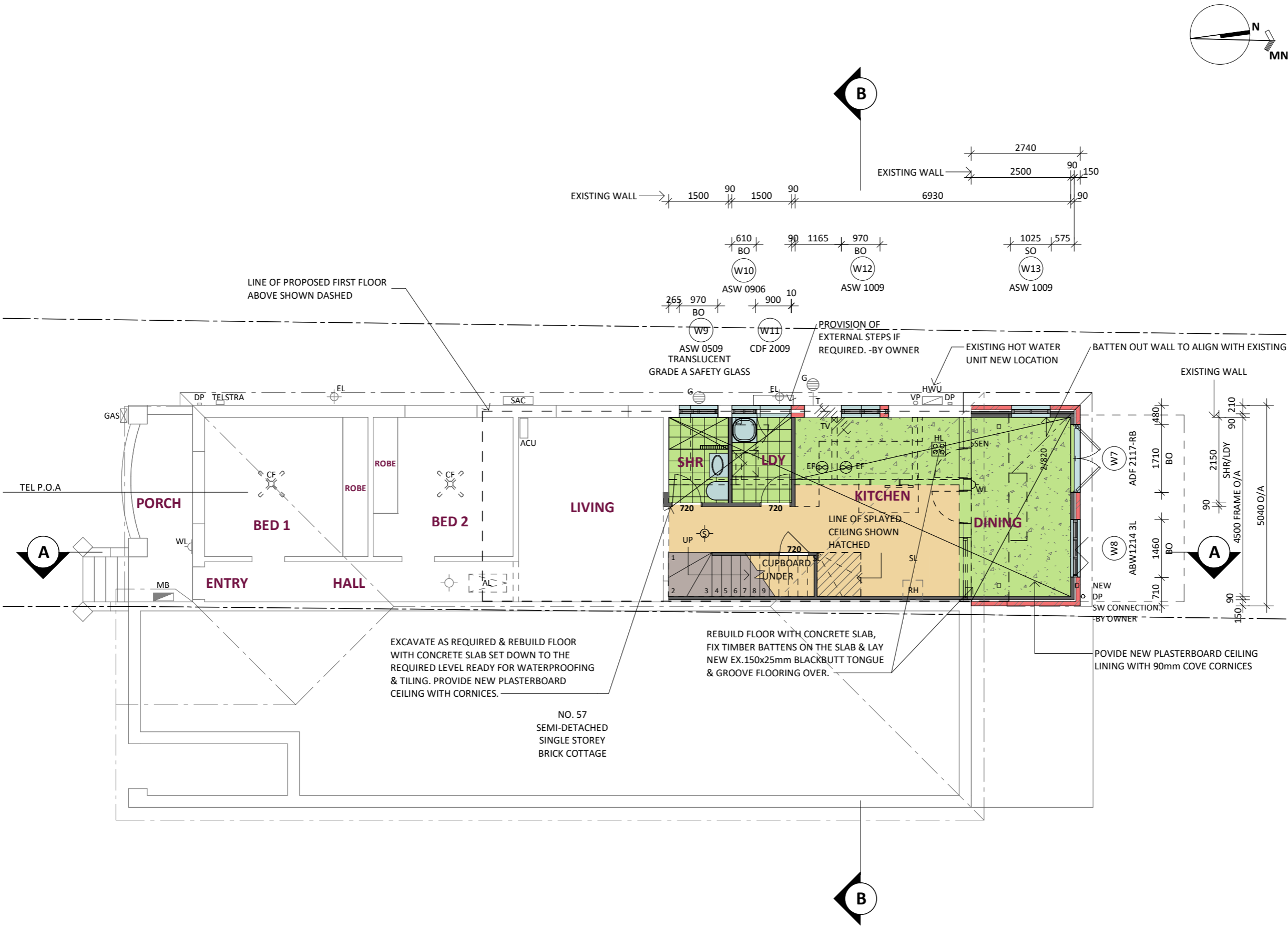


Cape Cod
AUSTRALIA

GROUND FLOOR DEMOLITION PLAN

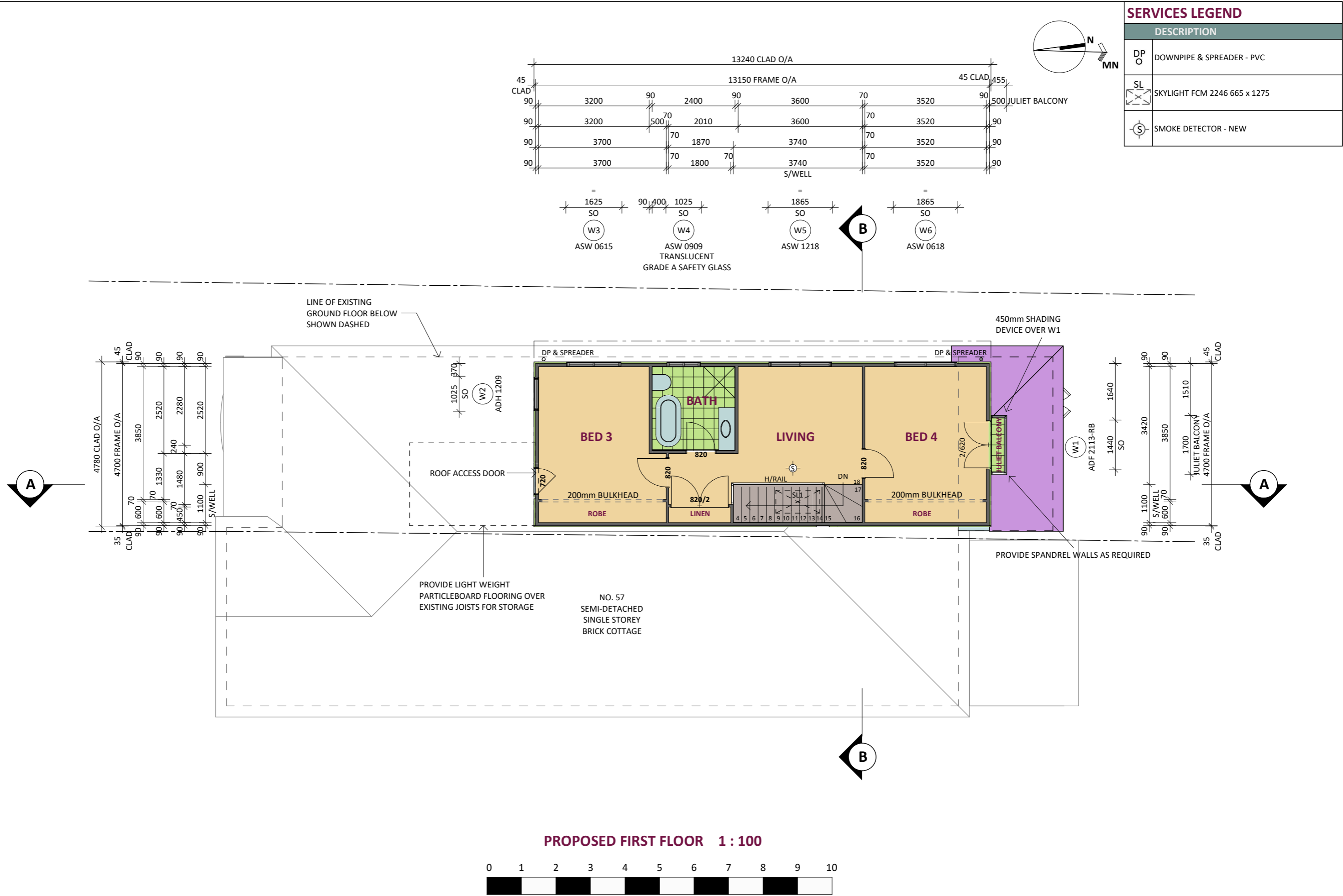


PROPOSED GROUND FLOOR

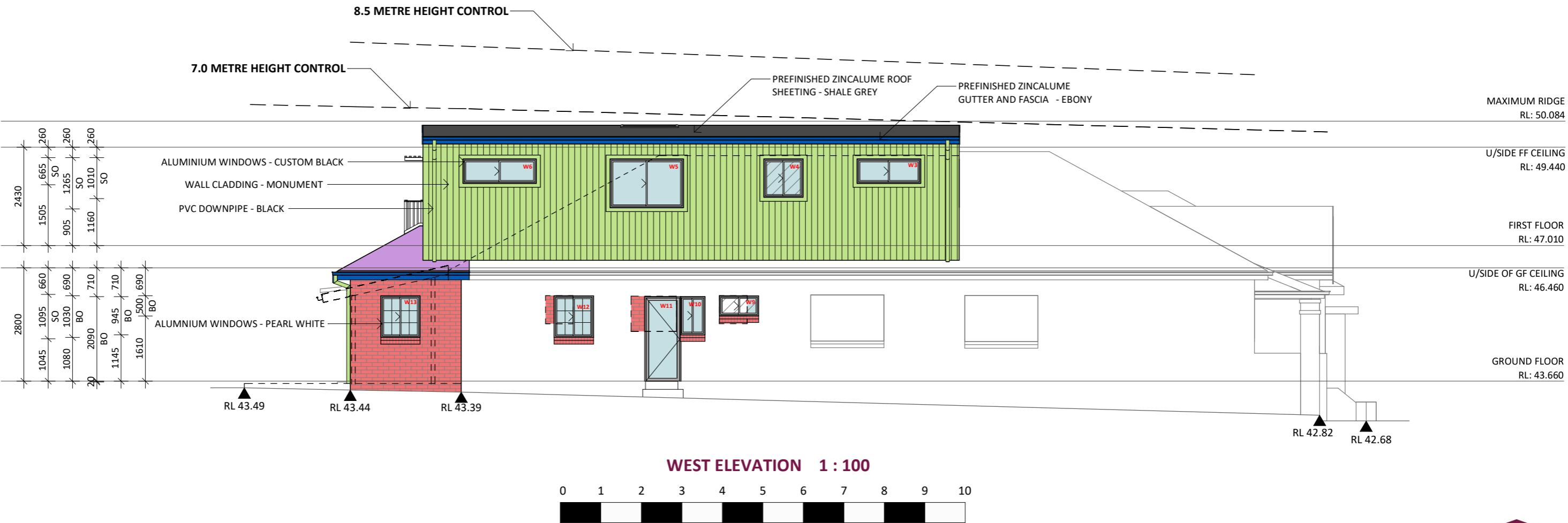
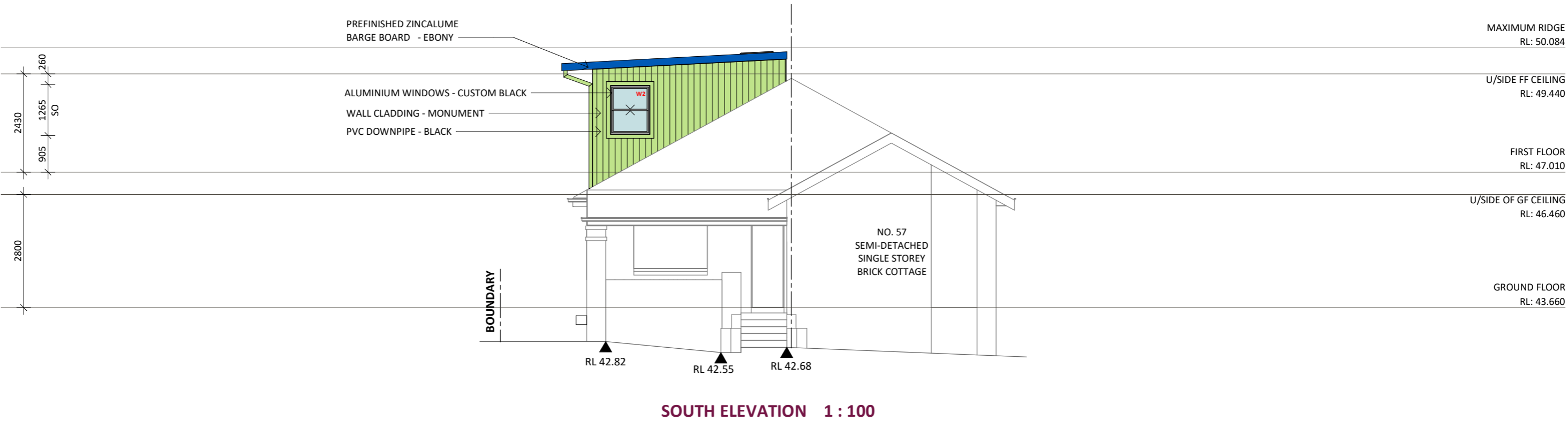


SERVICES LEGEND	
DESCRIPTION	
AC	AIRCONDITIONER WALL MOUNTED
SAC	AIRCONDITIONING COMPRESSOR
AL	ATTIC LADDER
CF	CEILING FAN
DP	DOWNPIPE - METAL QUAD
DP	DOWNPIPE - PVC
EL	EAVE LIGHT
MB	ELECTRICAL METER BOX
T	GARDEN TAP
GAS	GAS METER
G	GULLY
HWU	HOT WATER UNIT - WALL MOUNTED
	SMOKE DETECTOR - EXISTING
	SMOKE DETECTOR - NEW
TB	TELSTRA BOX
VP	VENT PIPE
WL	WALL LIGHT

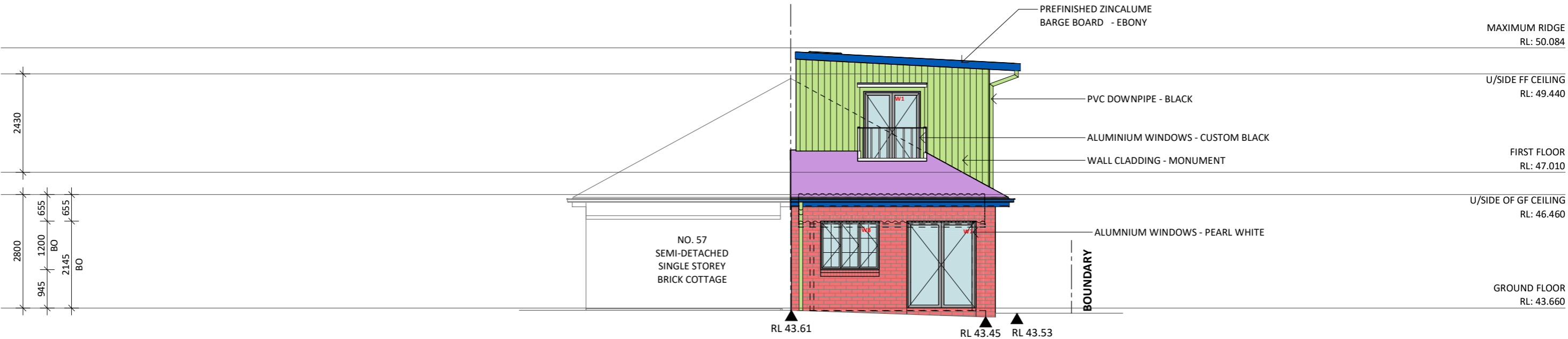
PROPOSED FIRST FLOOR



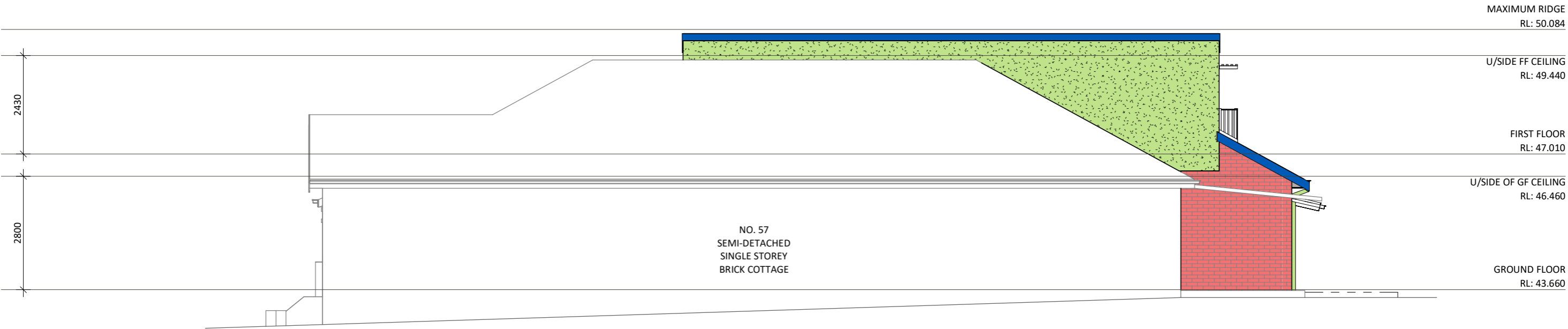
ELEVATIONS



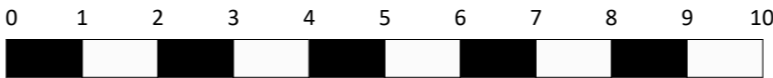
ELEVATIONS

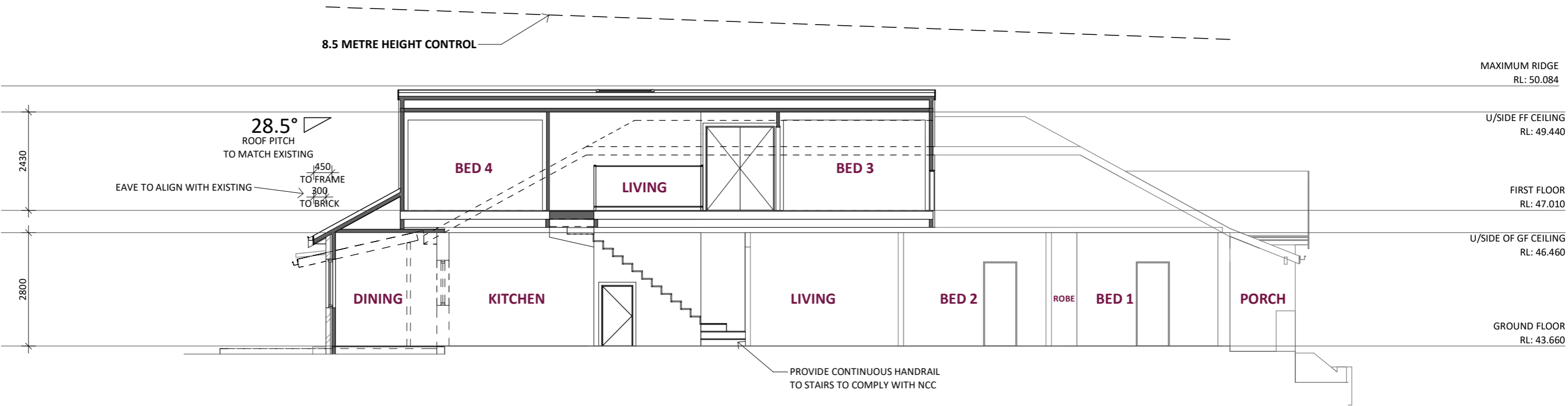


NORTH ELEVATION 1 : 100

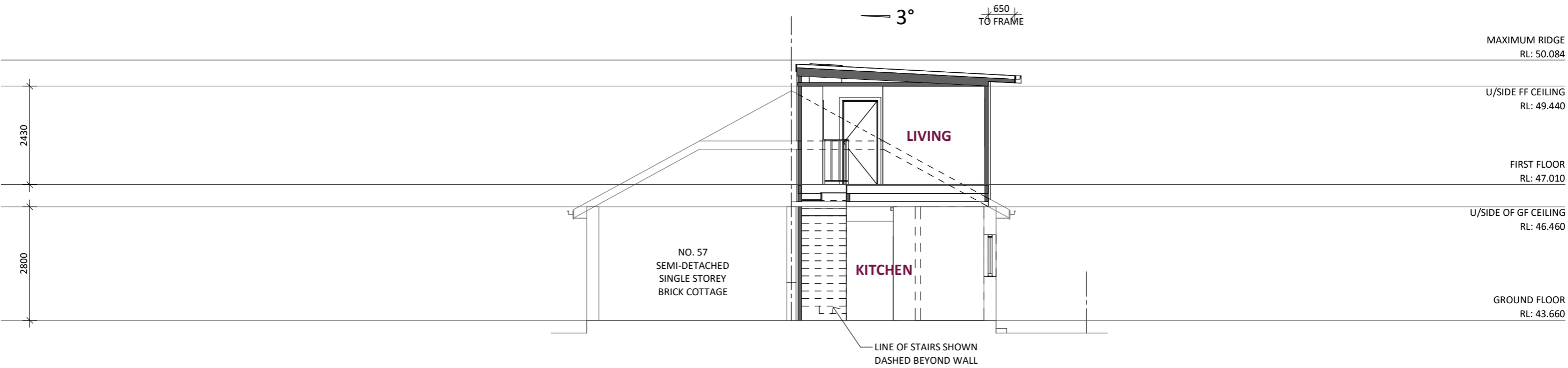


EAST ELEVATION 1 : 100





SECTION AA 1 : 100



SECTION BB 1 : 100



BASIX COMMITMENTS

COUNCIL	BASIX NUMBER
CANTERBURY BANKSTOWN	A460175

LIGHTING AND SYSTEMS	
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: 3 STAR RATED TOILETS: 3 STAR RATED TAPS: 3 STAR RATED

INSULATION		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorptance > 0.70)


GLAZING AND SHADING DEVICES						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	N	2.8	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W2	S	1.16	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	W	0.94	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	W	0.92	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	W	2.17	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	W	1.09	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	N	3.67	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W8	N	1.74	0	0	projection/height above sill ratio >=0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W9	W	0.49	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	W	0.58	1.99	5.305	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W11	W	1.88	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W12	W	1	1.99	5.305	projection/height above sill ratio >=0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W13	W	1	1.99	5.305	projection/height above sill ratio >=0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

GLAZING AND SHADING DEVICES			
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	0.85	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

GENERAL SPECIFICATIONS

ROOF SYSTEMS								
ROOF COVERING MATERIAL	ROOF SARKING	ROOF INSULATION	BARGE MATERIAL	FASCIA MATERIAL	GUTTER & DP MATERIAL	GUTTER PROFILE	EAVE LINING	CEILING LINING
PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED GROUND FLOOR ADDITION	NON PERMEABLE FOIL SARKING	R3.0 FIBREGLASS INSULATION BATTS TO GROUND FLOOR CEILING AREA (165mm)	PREFINISHED ZINCALUME	PREFINISHED ZINCALUME	PREFINISHED ZINCALUME GUTTER. PVC DOWNPIPE.	OGEE	FIBRE CEMENT SHEET	10mm PLASTERBOARD. 6.0mm FIBRE CEMENT SHEET TO WET AREAS..
PRE-FINISHED ZINCALUME ROOF SHEETING TO FIRST FLOOR ADDITION - SPEEDDECK PROFILE	ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET	R3.0 FIBREGLASS INSULATION BATTS TO FIRST FLOOR ADDITION CEILING AREA (165mm)	PREFINISHED ZINCALUME	PREFINISHED ZINCALUME	PREFINISHED ZINCALUME GUTTER. PVC DOWNPIPE.	OGEE	FIBRE CEMENT SHEET	10mm PLASTERBOARD. 6.0mm FIBRE CEMENT SHEET TO WET AREAS..

FLOOR SYSTEMS				
FLOOR STRUCTURE	FLOORING OVER	FLOOR FINISH	T&G SIZE	SPECIAL NOTES
CONCRETE SLAB	TONGUE & GROOVE FLOORING	BLACKBUTT	EX.150x25mm	GROUND FLOOR EXTENSION
FLOOR JOISTS TO STRUCTURAL DETAILS	19MM STRUCTURAL PARTICLEBOARD	BY OWNER	NA	
FLOOR JOISTS TO STRUCTURAL DETAILS	WATERPROOF STRUCTURAL PARTICLEBOARD	SELECTED TILES	NA	

HOT WATER UNIT		
	DESCRIPTION	CONNECTION
HWU 	HOT WATER UNIT - WALL MOUNTED	CONNECT TO EXISTING - RELOCATED

EXTERNAL WALL SYSTEMS		
WALL STRUCTURE	INSULATION	INTERNAL LINING
FACE BRICKVENEER	R2.0 FIBREGLASS INSULATION BATTS TO GROUND FLOOR EXTERNAL WALL FRAME (90mm)	10mm GYPSUM PLASTERBOARD
CSR 5623 EXTERNAL WALL SYSTEM TO PARTY WALL	R2.0 FIBREGLASS INSULATION BATTS TO FIRST FLOOR EXTERNAL WALL FRAME (90mm)	10mm GYPSUM PLASTERBOARD
133mm HARDIES AXON "GRAINED" VERTICAL CLADDING OVER POLYSTYRENE CORE WALL INSULATION	R2.0 FIBREGLASS INSULATION BATTS TO FIRST FLOOR EXTERNAL WALL FRAME (90mm)	10mm GYPSUM PLASTERBOARD. 6mm WET AREA BOARD TO WET AREAS

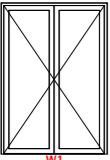

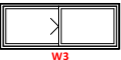

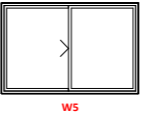
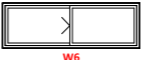
INTERIOR WALLS		
WALLS STRUCTURE	WIDTH	WALL INTERNAL LINING
70 x 35 STUDS @ 450 CENTRES	70 mm	10mm GYPSUM PLASTERBOARD
90 x 35 STUDS @ 450 CENTRES	90 mm	10mm GYPSUM PLASTERBOARD. 6mm WET AREA BOARD TO WET AREAS

STAIRS					
STAIR TYPE	DESCRIPTION	WIDTH	NO. OF RISERS	RISER HEIGHT	TREAD DEPTH
CLOSED TIMBER	MAPLE TREADS & RISERS	1000 mm OVERALL STRINGER	18	186 mm	240 mm

INTERNAL DOORS		
DOOR DESCRIPTION	DOOR TYPE	FINISH TYPE/MODEL
EXTERNAL DOOR - SINGLE HINGED: 720 ACCESS DOOR	HOLLOW CORE	CORINTHIAN "FLUSH"
INTERNAL DOOR - SINGLE HINGED: 720	HOLLOW CORE	CORINTHIAN "FLUSH"
INTERNAL DOOR - SINGLE HINGED: 820	HOLLOW CORE	CORINTHIAN "FLUSH"
INTERNAL DOOR - DOUBLE HINGED: 2x820	HOLLOW CORE	CORINTHIAN "FLUSH"

FIXINGS				
CORNICES	SKIRTINGS	DOOR ARCHITRAVES	WINDOW ARCHITRAVES (INTERNAL)	WINDOW ARCHITRAVES (EXTERNAL)
90mm COVE	EX 150mm x 25mm FINGER-JOINTED PINE "SPLAY" GROUND FLOOR & EX 75mm x 25mm FINGER-JOINTED PINE "SPLAY" FIRST FLOOR	EX 100mm x 25mm FINGER-JOINTED PINE "SPLAY" GROUND FLOOR & EX 75mm x 25mm FINGER-JOINTED PINE "SPLAY" FIRST FLOOR	EX 100mm x 25mm FINGER-JOINTED PINE "SPLAY" GROUND FLOOR & EX 75mm x 25mm FINGER-JOINTED PINE "SPLAY" FIRST FLOOR	EX 100mm x 25mm FIRST FLOOR

WINDOW, DOOR & SKYLIGHT SCHEDULE

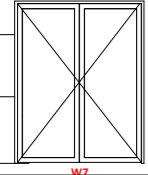
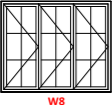
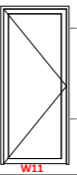
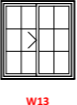
BASIX CERTIFICATE NUMBER: A460175 WIND LOAD: W28N TERRAIN: 3										ALUMINIUM STEGBAR WINDOWS: <u>EX-STOCK COLOURS</u> : PEARL WHITE GLOSS, APO GREY GLOSS, STONE BEIGE, WOODLAND GREY, CUSTOM BLACK, ANODISED 20UM CLEAR, NOTRE DAME, SURFMIST. <u>DESIGNER'S COLOURS AVAILABLE</u> : POTTERY SATIN, DEEP OCEAN MATT, WHITE BIRCH GLOSS, HAMERSLEY BROWN SATIN, PRIMROSE GLOSS					
STANDARD NOTES: <ul style="list-style-type: none">WINDOWS & DOORS ARE DRAWN AS VIEWED FROM OUTSIDE. IMAGE IS NOT TO SCALE.ALL WINDOWS COME WITH "KEYED ALIKE" LOCKSSOME WINDOW OPENINGS MAY BE RESTRICTED TO COMPLY WITH THE NCC 3.9.2.6 (REFER WINDOW SCHEDULE SPECIAL NOTES)															
															

GLAZED WINDOW & DOOR: FIRST FLOOR

#	ROOM	ELEVATION	WINDOW INFORMATION								RESTRICTOR (NCC REQUIRED)	INSECT SCREEN INFORMATION			SPECIAL NOTES
			MANUFACT.	CODE	FRAME MATERIAL	FRAME COLOUR	REVEAL SIZE	TYPE	CONFIG	WINDOW GLAZING ALUMINIUM		FRAME MATERIAL	FRAME COLOUR	MESH MATERIAL	
W1	BED 4	NORTH	STEGBAR	ADF 2113-RB	PREFINISHED ALUMINIUM	CUSTOM BLACK	130mm	HINGED	XX	6.38 LAMINATED CLEAR LOW E		BY OWNER	BY OWNER	BY OWNER	EXTERNAL LOUVRE BLIND - FIXED
W2	BED 3	SOUTH	STEGBAR	ADH 1209	PREFINISHED ALUMINIUM	CUSTOM BLACK	130mm	DOUBLE HUNG	X	6.38 LAMINATED CLEAR	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC	ALUMINIUM	CUSTOM BLACK	FIBREGLASS	
W3	BED 3	WEST	STEGBAR	ASW 0615	PREFINISHED ALUMINIUM	CUSTOM BLACK	130mm	SLIDING	XF	6.38 LAMINATED CLEAR	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC	ALUMINIUM	CUSTOM BLACK	FIBREGLASS	
W4	BATH	WEST	STEGBAR	ASW 0909	PREFINISHED ALUMINIUM	CUSTOM BLACK	130mm	SLIDING	XF	6.38 LAMINATED TRANSLUCENT		ALUMINIUM	CUSTOM BLACK	FIBREGLASS	TRANSLUCENT GRADE A SAFETY GLASS
W5	LIVING	WEST	STEGBAR	ASW 1218	PREFINISHED ALUMINIUM	CUSTOM BLACK	130mm	SLIDING	XF	6.38 LAMINATED CLEAR		ALUMINIUM	CUSTOM BLACK	FIBREGLASS	
W6	BED 4	WEST	STEGBAR	ASW 0618	PREFINISHED ALUMINIUM	CUSTOM BLACK	130mm	SLIDING	XF	6.38 LAMINATED CLEAR	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC	ALUMINIUM	CUSTOM BLACK	FIBREGLASS	

SKYLIGHTS

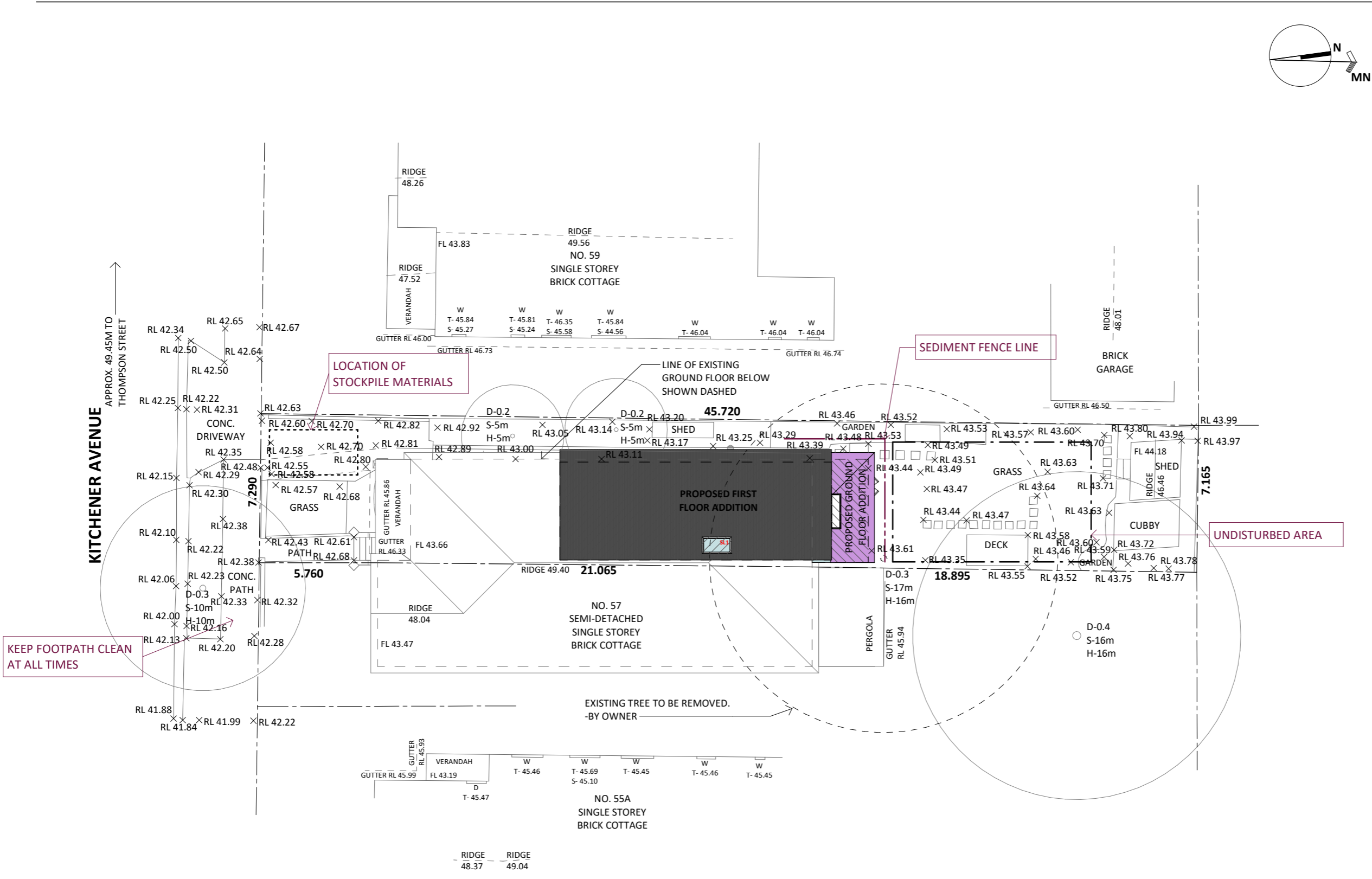
CODE	TYPE	MANUFACT. CODE	HEIGHT	WIDTH	GLAZING
SL1	SKYLIGHT FCM 2246 665 x 1275	FCM 2246 (FIXED)	1275	665	TO BE ADVISED

																
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GLAZED WINDOW & DOOR: GROUND FLOOR

#	ROOM	ELEVATION	WINDOW INFORMATION								INSECT SCREEN INFORMATION			SPECIAL NOTES
			MANUFACT.	CODE	FRAME MATERIAL	FRAME COLOUR	REVEAL SIZE	TYPE	CONFIG	WINDOW GLAZING ALUMINIUM	FRAME MATERIAL	FRAME COLOUR	MESH MATERIAL	
W7	DINING	NORTH	STEGBAR	ADF 2117-RB	PREFINISHED ALUMINIUM	PEARL WHITE	140mm	HINGED	XX	6.38 LAMINATED CLEAR LOW E	BY OWNER	BY OWNER	BY OWNER	COLONIAL BARS
W8	DINING	NORTH	STEGBAR	ABW1214 3L	PREFINISHED ALUMINIUM	PEARL WHITE	140mm	BIFOLD	3L	6.38 LAMINATED CLEAR LOW E	ALUMINIUM	PEARL WHITE	FIBREGLASS	COLONIAL BARS
W9	SHR	WEST	STEGBAR	ASW 0509	PREFINISHED ALUMINIUM	PEARL WHITE	170mm	SLIDING	XF	6.38 LAMINATED TRANSLUCENT	ALUMINIUM	PEARL WHITE	FIBREGLASS	TRANSLUCENT GRADE A SAFETY GLASS
W10	LDY	WEST	STEGBAR	ASW 0906	PREFINISHED ALUMINIUM	PEARL WHITE	170mm	SLIDING	XF	6.38 LAMINATED CLEAR LOW E	ALUMINIUM	PEARL WHITE	FIBREGLASS	
W11	LDY	WEST	STEGBAR	CDF 2009	WESTERN RED CEDAR	PEARL WHITE	170mm	HINGED	X	6.38 LAMINATED CLEAR LOW E	BY OWNER	PEARL WHITE	BY OWNER	
W12	DINING	WEST	STEGBAR	ASW 1009	PREFINISHED ALUMINIUM	PEARL WHITE	170mm	SLIDING	XF	6.38 LAMINATED CLEAR LOW E	ALUMINIUM	PEARL WHITE	FIBREGLASS	COLONIAL BARS
W13	DINING	WEST	STEGBAR	ASW 1009	PREFINISHED ALUMINIUM	PEARL WHITE	140mm	SLIDING	XF	6.38 LAMINATED CLEAR LOW E	ALUMINIUM	PEARL WHITE	FIBREGLASS	COLONIAL BARS

EROSION & SEDIMENT PLAN



PROPERTY INFORMATION		
PROPERTY NO.	LOT NO.	DP NO.
57A	632	1201040
SITE AREA INFORMATION		
BY SURVEY (m2)		BY TITLE (m2)
327.90		327.90
LEGEND		
DESCRIPTION		
	SEDIMENTATION FENCE	
	LOCATION OF STOCKPILE MATERIALS	
	UNDISTURBED AREA	

SEDIMENT FENCE: NTS

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AN STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLY DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOILE MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPOEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

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