

3D PERSPECTIVE

WORKING PLANS SHEET LIST

SHEET NO.	SHEET TITLE
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VERSION

#	DESCRIPTION		DATE
A	TECHNICAL	SE	05.05.22
B	TO CLIENT	SE	10.05.22
C	POV 102965-102971	SE	05.09.22
D	TO COUNCIL & BASIX ADDED	SE	02.11.22
E	COUNCIL REDESIGN	AT	31.01.23

SPECIAL NOTES

GENERAL SPECIAL NOTES

- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE WRITTEN PROPOSAL:
- INSTALL TEN (10) DOWNLIGHTS. FIVE (5) LIGHT POINTS & TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNIT AS SUPPLIED BY OWNER
 - PROVIDE 300MM BUILD UP TO "FLOOR ZONE" FOR AIR CONDITIONING DUCTWORK
- SMOKE DETECTORS

	LOWER GROUND FLOOR	SUPPLIED & INSTALLED BY CAPE COD TO COMPLY WITH NCC STANDARD	1
	FIRST FLOOR	SUPPLIED & INSTALLED BY CAPE COD TO COMPLY WITH NCC STANDARD	1

WORKS BY OWNER

- RELOCATE EXISTING ELECTRICAL HOT WATER UNIT. POSITION TO BE DISCUSSED ON SITE.
 - REMOVAL & DISPOSAL OF EXISTING HOT WATER UNIT IN THE ROOF SPACE.
 - SUPPLY OF TEN (10) DOWNLIGHTS. FIVE (5) LIGHT POINTS & TWO (2) 3-IN-1 FAN/LIGHT/HEATER UNIT.
 - RELOCATE & OR ADJUSTMENT OF EXISTING AIR CONDITIONING SYSTEM.
 - EXTENDING EXISTING FLUE.
 - SUPPLY & INSTALLATION OF SOLAR PANELS, IF REQUIRED.
 - ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL TO BE COMPLETED.
- 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:

MRS N MINNS
24 BERKELEY CLOSE
BEROWRA HEIGHTS NSW 2082

JOB NUMBER: 8182

COUNCIL: HORNSBY SHIRE

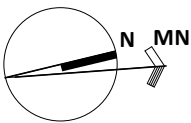
PROJECT DESIGNER: ROSS ALLEN



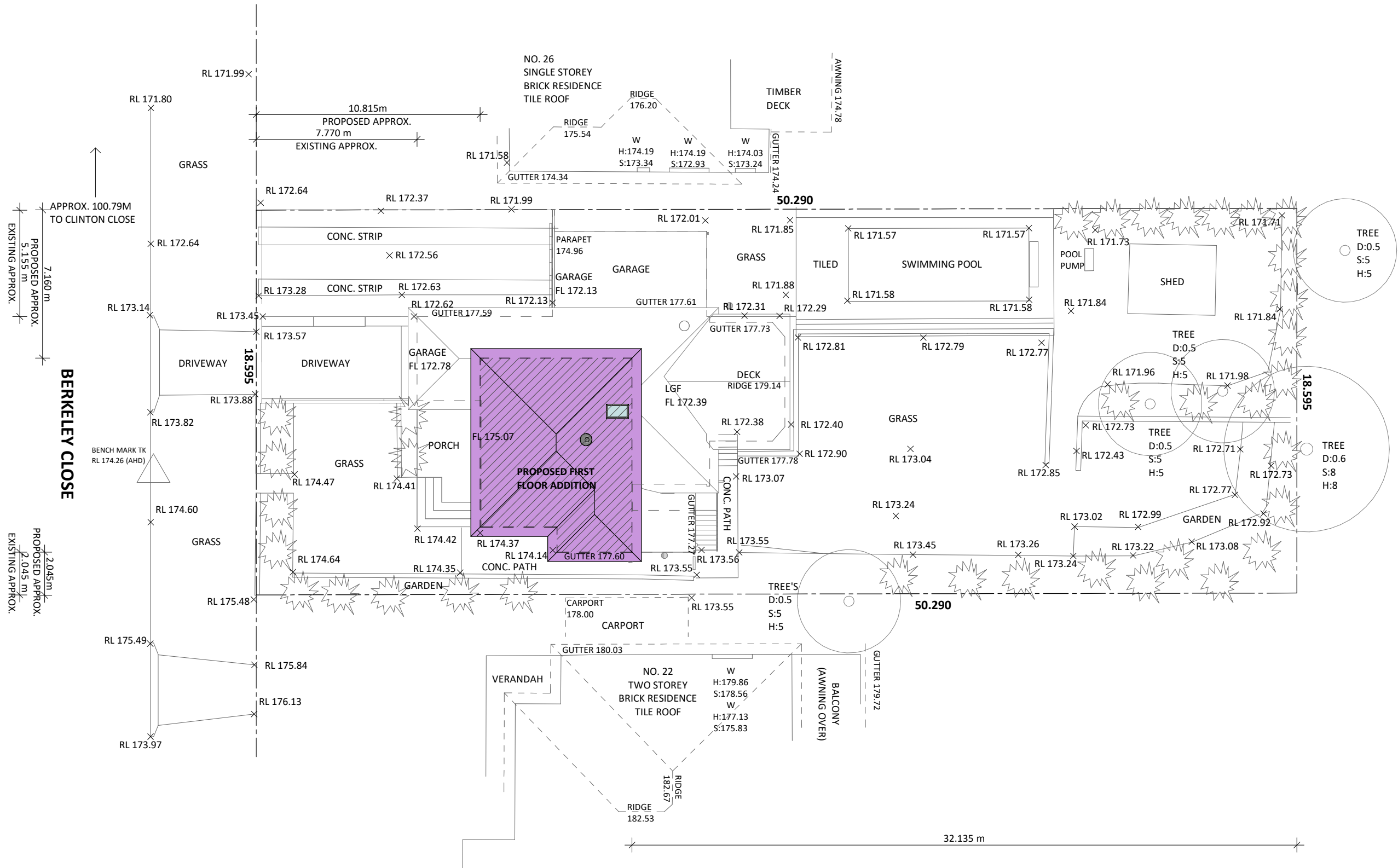
A.B.N. 54 000 605 407

SUITE 41, 410 CHURCH STREET,
NORTH PARRAMATTA 2151
PHONE: (02) 9849 4444
BUILDERS LICENCE NO. 5519

SITE PLAN



PROPERTY INFORMATION		
PROPERTY NO.	LOT NO.	DP NO.
24	15	219738
SITE AREA INFORMATION		
BY SURVEY (m2)		BY TITLE (m2)
935.10		929.50

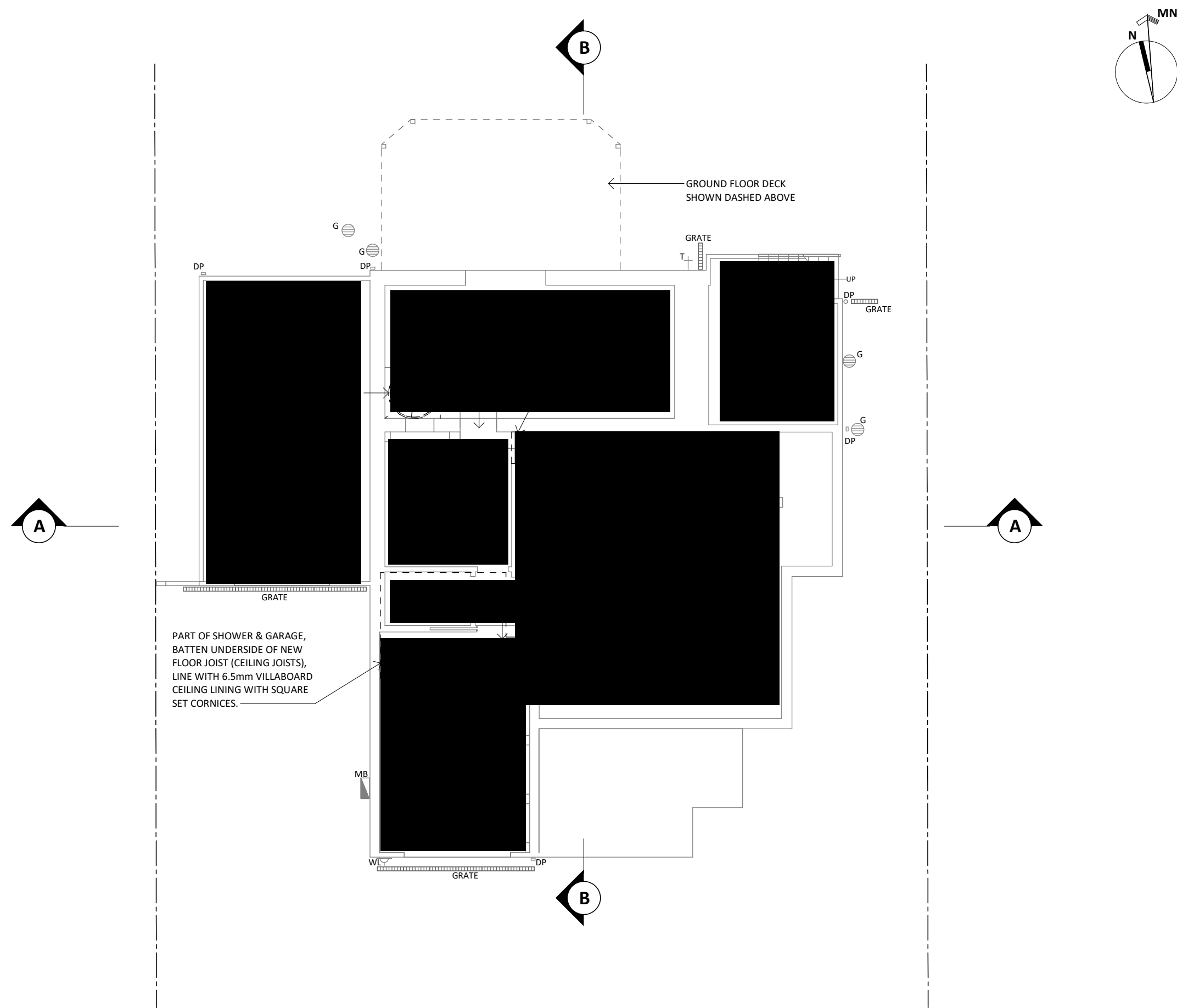


SITE PLAN 1:200

PROPOSED ADDITION FOR:
8182 MRS N MINNS. 24 BERKELEY CLOSE, BEROWRA HEIGHTS NSW 2082

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PROPOSED LOWER GROUND FLOOR PLAN

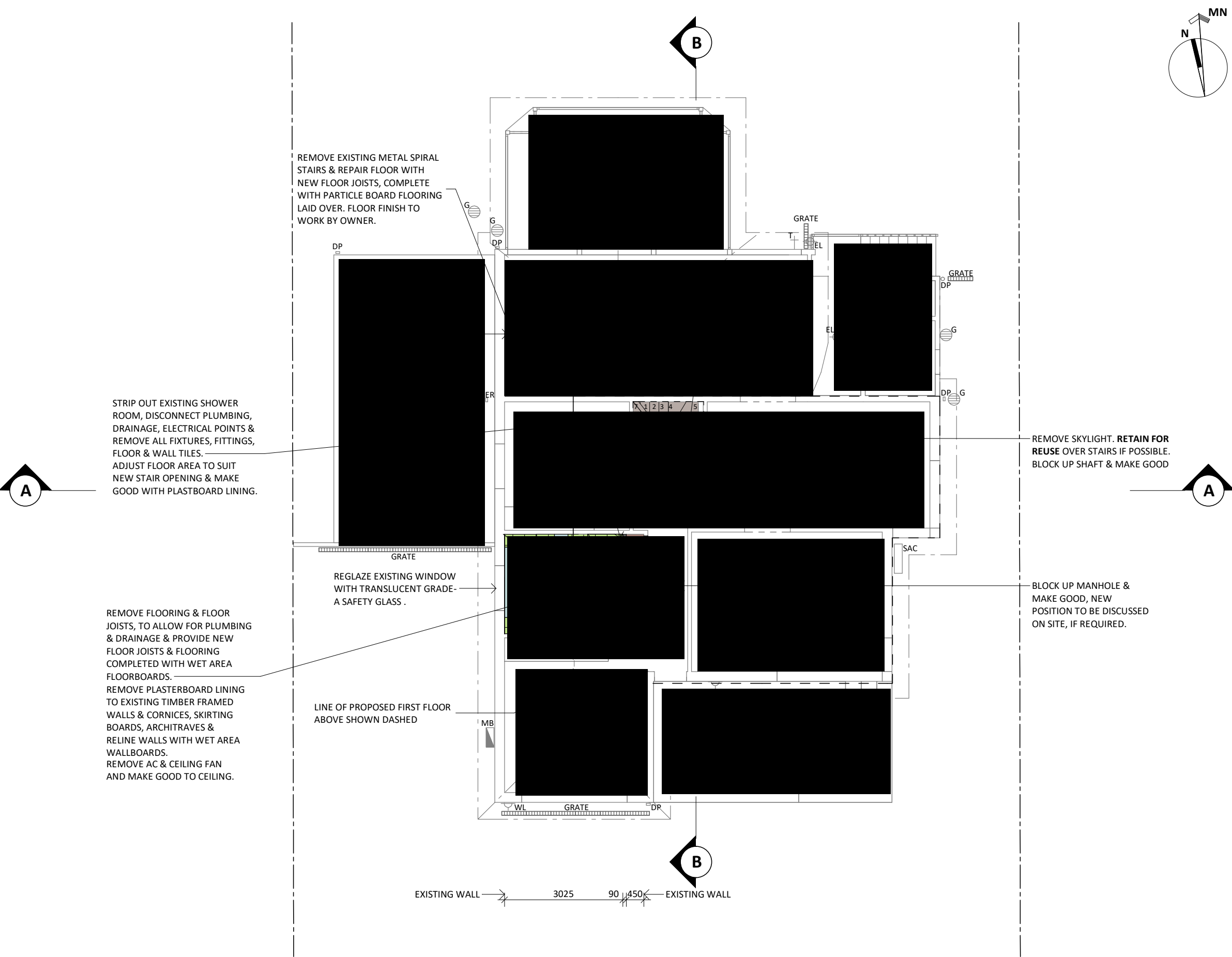


SERVICES LEGEND	
DESCRIPTION	
DP	DOWNPIPE & SPREADER - METAL QUAD
DP	DOWNPIPE - METAL QUAD
DP	DOWNPIPE - PVC
T	GARDEN TAP
GRATE	GRATE
G	GULLY
HWU	HOT WATER UNIT - ROUND
MB	METERBOX
S	SMOKE DETECTOR - NEW
WL	WALL LIGHT

AREA (m²)	
NAME	AREA
LOWER GROUND FLOOR (INCLUDING INTERNAL & EXTERNAL GARAGE & STORAGE)	148.84 m²

PROPOSED LOWER GROUND FLOOR PLAN 1 : 100

PROPOSED GROUND FLOOR

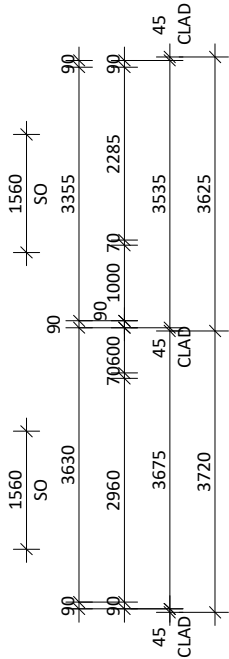
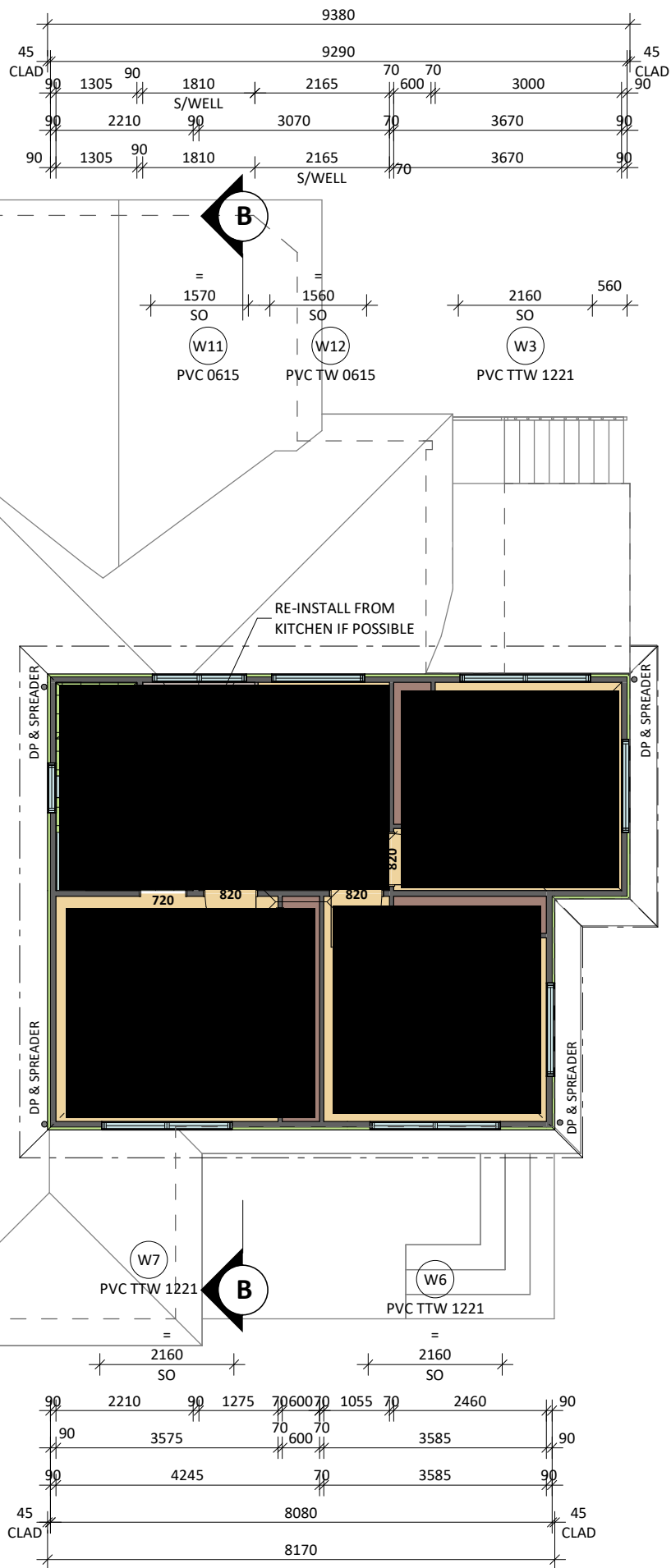
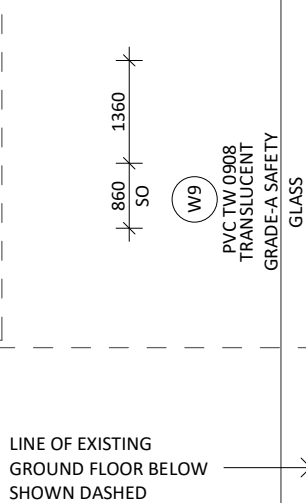
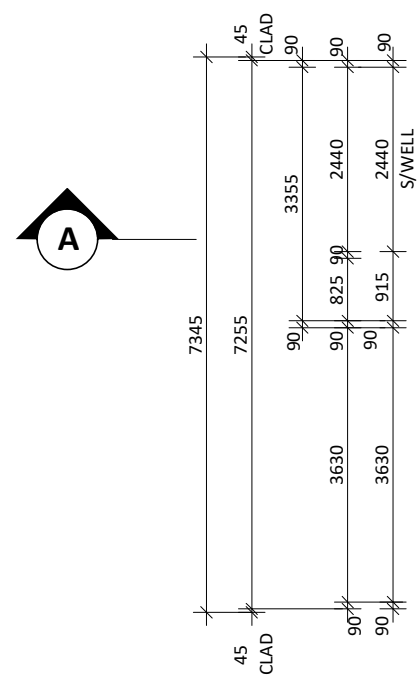


SERVICES LEGEND	
DESCRIPTION	
AC	AIRCONDITIONER DUCTED
SAC	AIRCONDITIONING COMPRESSOR
CF	CEILING FAN
DP	DOWNPIPE & SPREADER - METAL QUAD
DP	DOWNPIPE - METAL QUAD
DP	DOWNPIPE - PVC
EL	EAVE LIGHT
T	GARDEN TAP
GRATE	GRATE
G	GULLY
MH	MANHOLE
MB	METERBOX
SD	SATELITE DISH
SL	SKYLIGHT
⊙	SMOKE DETECTOR - EXISTING
⊙	SMOKE DETECTOR - NEW
WL	WALL LIGHT

AREA (m²)	
NAME	AREA
PROPOSED GROUND FLOOR INCLUDING LAUNDRY, WC, PORCH & REAR DECK	170.03 m²

PROPOSED GROUND FLOOR PLAN 1 : 100

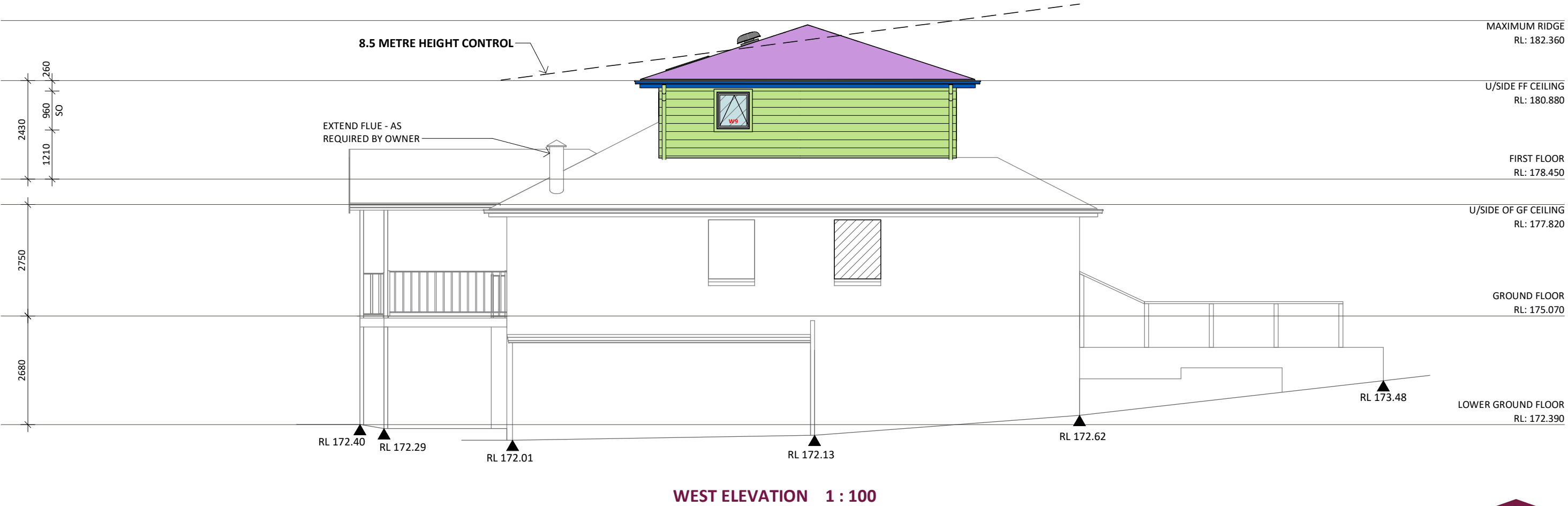
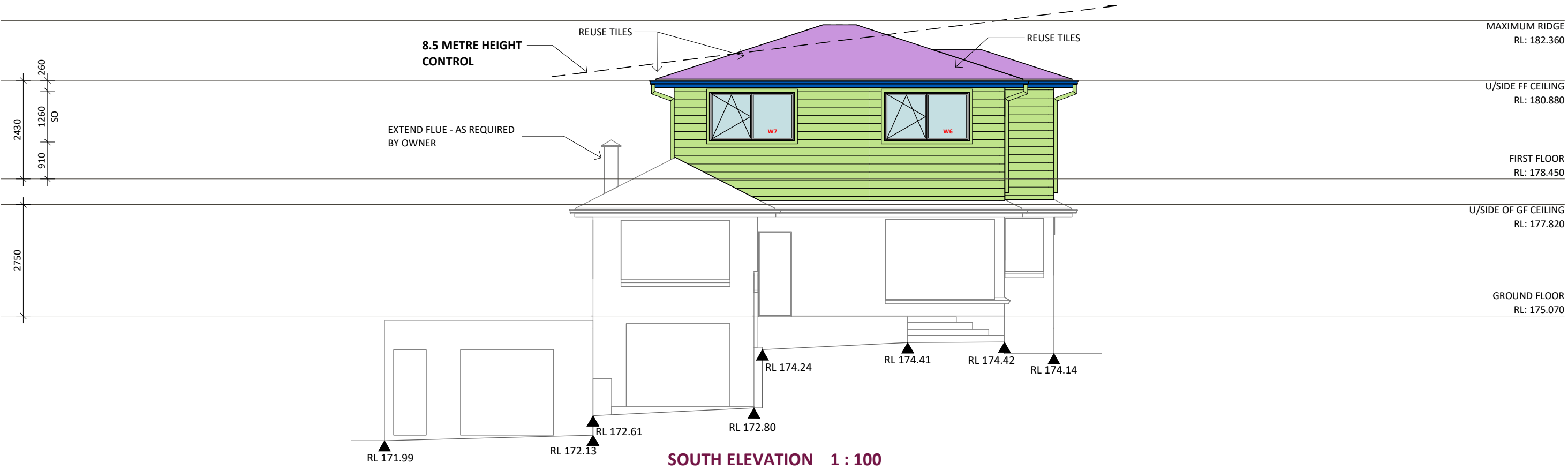
PROPOSED FIRST FLOOR



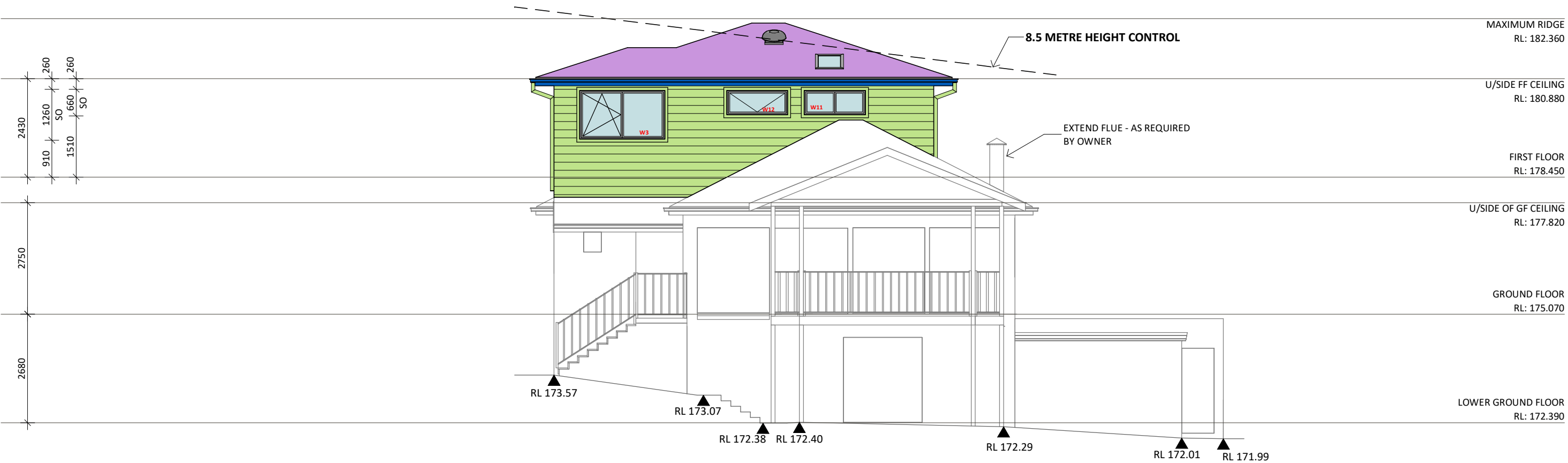
SERVICES LEGEND	
DESCRIPTION	
DP	DOWNPIPE & SPREADER - PVC
[MH]	MANHOLE
RV	POWERED ROOF VENTILATOR
[X]	SKYLIGHT- RELOCATE
S	SMOKE DETECTOR - NEW

AREA (m²)	
NAME	AREA
FIRST FLOOR EXCLUDING STAIR VOID	59.98 m²
STAIR VOID	4.42 m²

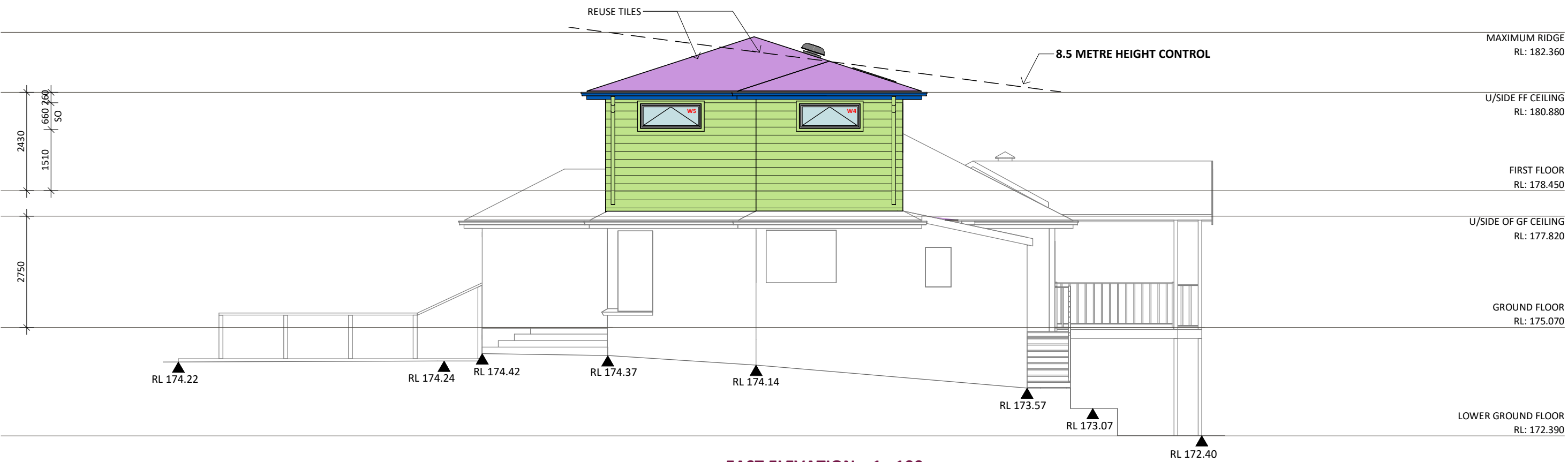
ELEVATIONS



ELEVATIONS

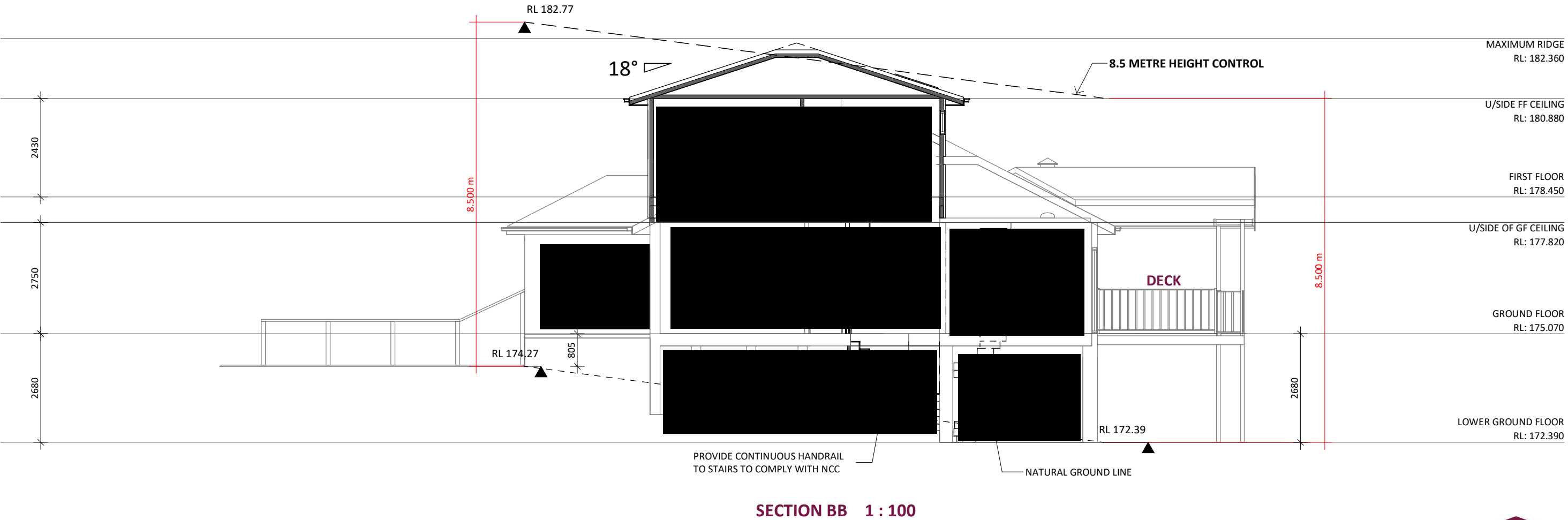
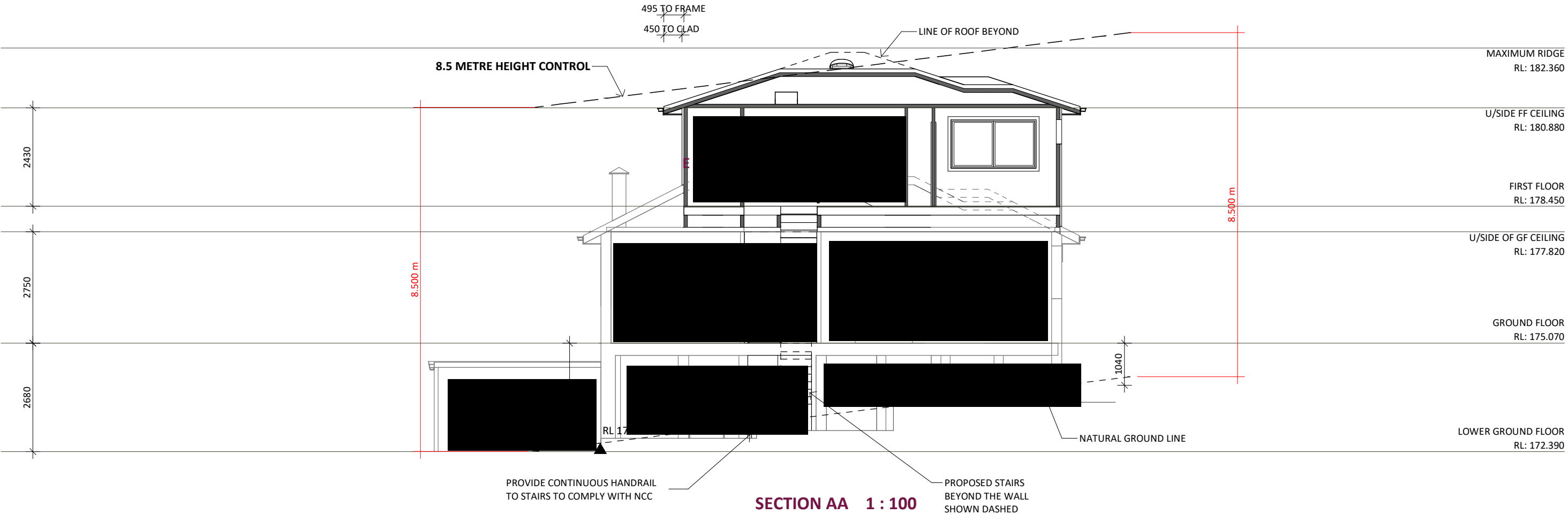


NORTH ELEVATION 1 : 100



EAST ELEVATION 1 : 100

SECTIONS



PROPOSED ADDITION FOR:
8182 MRS N MINNS. 24 BERKELEY CLOSE, BEROWRA HEIGHTS NSW 2082

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BASIX COMMITMENTS

COUNCIL	BASIX NUMBER
HORNSBY SHIRE	A460403_03

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
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: 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)		
W3	N	2.52	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	E	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	E	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W6	S	2.52	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W7	S	2.52	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W9	W	0.72	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W11	N	0.91	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W12	N	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
Skylight number	Area of glazing inc. frame (m2)		Shading device			Frame and glass type
S1	0.54		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	FASCIA MATERIAL	GUTTER & DP MATERIAL	GUTTER PROFILE	EAVE LINING	CEILING LINING
CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	NON PERMEABLE FOIL SARKING	R3.0 FIBREGLASS INSULATION BATTS TO FIRST FLOOR ADDITION CEILING AREA (165mm)	PREFINISHED ZINCALUME	PREFINISHED ZINCALUME GUTTER. PVC DOWNPIPE.	QUAD	FIBRE CEMENT SHEET	10mm PLASTERBOARD. 6.0mm FIBRE CEMENT SHEET TO WET AREAS..

FLOOR SYSTEMS

FLOOR STRUCTURE	FLOORING OVER	FLOOR FINISH
FLOOR JOISTS TO STRUCTURAL DETAILS	19MM STRUCTURAL PARTICLEBOARD	BY OWNER
FLOOR JOISTS TO STRUCTURAL DETAILS	WATERPROOF STRUCTURAL PARTICLEBOARD	SELECTED TILES

HOT WATER UNIT

	DESCRIPTION	CONNECTION
<div>HWU</div>	HOT WATER UNIT - ROUND	CONNECT TO EXISTING

EXTERNAL WALL SYSTEMS

WALL STRUCTURE	INSULATION	INTERNAL LINING
170mm PRIMELINE "NEWPORT" CLADDING OVER POLYSTYRENE CORE WALL INSULATION	R1.5 FIBREGLASS INSULATION BATTS TO FIRST FLOOR EXTERNAL WALL FRAME (75mm)	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. 6mm WET AREA BOARD TO WET AREAS
90 x 35 STUDS @ 450 CENTRES	90 mm	10mm GYPSUM PLASTERBOARD

STAIRS

STAIR TYPE	DESCRIPTION	WIDTH		NO. OF RISERS	RISER HEIGHT	TREAD DEPTH
CLOSED TIMBER - GROUND FLOOR	MAPLE TREADS & RISERS	765 mm	OVERALL STRINGER	13	184 mm	240 mm
CLOSED TIMBER - FIRST FLOOR	MAPLE TREADS & RISERS	905 mm	OVERALL STRINGER	18	188 mm	240 mm

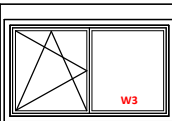
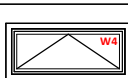
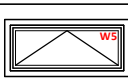
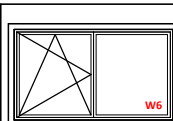
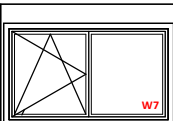
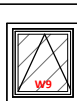
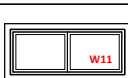
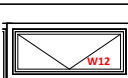
INTERNAL DOORS

DOOR DESCRIPTION	DOOR TYPE	FINISH TYPE/MODEL
INTERNAL DOOR - SINGLE HINGED: 720	HOLLOW CORE	CORINTHIAN "FLUSH"
INTERNAL DOOR - SINGLE HINGED: 820	HOLLOW CORE	CORINTHIAN "FLUSH"
INTERNAL DOOR - DOUBLE HINGED: 2x670	HOLLOW CORE	CORINTHIAN "FLUSH"
INTERNAL DOOR - SLIDING ROBE 2 DOOR: 2x770	HOLLOW CORE	CORINTHIAN "FLUSH"
INTERNAL DOOR - SLIDING ROBE 2 DOOR: 2x970	HOLLOW CORE	CORINTHIAN "FLUSH"
INTERNAL DOOR - SLIDING ROBE 3 DOOR: 3x720	HOLLOW CORE	CORINTHIAN "FLUSH"

FIXINGS

CORNICES	SKIRTINGS	WINDOW ARCHITRAVES (INTERNAL)	WINDOW ARCHITRAVES (EXTERNAL)
90mm COVE	EX 75mm x 25mm FINGER-JOINTED PINE "PENCIL ROUND"	EX 75mm x 25mm FINGER-JOINTED PINE "PENCIL ROUND"	EX 89mm x 38mm FIBRE CEMENT

WINDOW, DOOR & SKYLIGHT SCHEDULE

BASIX CERTIFICATE NUMBER: A460403_03 WIND LOAD: W33N TERRAIN: 3								uPVC EASY WINDOWS: CLASSIC COLOURS: White, Ivory. MODERN COLOURS: Anthracite Grey, Jet Black & Red. WOOD TEXTURES (WOODEC): Turner Oak Malt, Turner Oak Toffee, Sheffield Oak Alpine (doors only), Sheffield Oak Concrete (doors only).							
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" LOCKS• SOME WINDOW OPENINGS MAY BE RESTRICTED TO COMPLY WITH THE NCC 3.9.2.6 (REFER WINDOW SCHEDULE SPECIAL NOTES)															
DELETED	DELETED						DELETED		DELETED						

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 uPVC		FRAME MATERIAL	FRAME COLOUR	MESH MATERIAL	
W3	BED 5	NORTH	EASY WINDOWS	PVC TTW 1221	uPVC	WHITE	130mm	TILT BEFORE TURN	XF	4 CLEAR TOUGH - 20 ARGON - 4 LIGHTBRIDGE TOUGH (28mm)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC	ALUMINIUM	WHITE	FIBREGLASS	INTERNAL REVEAL SIZE TO BE 1200x2100
W4	BED 5	EAST	EASY WINDOWS	PVC TW 0615	uPVC	WHITE	130mm	TILT ONLY	X	4 CLEAR TOUGH - 20 ARGON - 4 LIGHTBRIDGE TOUGH (28mm)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC	ALUMINIUM	WHITE	FIBREGLASS	INTERNAL REVEAL SIZE TO BE 600x1500
W5	BED 4	EAST	EASY WINDOWS	PVC TW 0615	uPVC	WHITE	130mm	TILT ONLY	X	4 CLEAR TOUGH - 20 ARGON - 4 LIGHTBRIDGE TOUGH (28mm)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC	ALUMINIUM	WHITE	FIBREGLASS	INTERNAL REVEAL SIZE TO BE 600x1500
W6	BED 4	SOUTH	EASY WINDOWS	PVC TTW 1221	uPVC	WHITE	130mm	TILT BEFORE TURN	XF	4 CLEAR TOUGH - 20 ARGON - 4 LIGHTBRIDGE TOUGH (28mm)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC	ALUMINIUM	WHITE	FIBREGLASS	INTERNAL REVEAL SIZE TO BE 1200x2100
W7	BED 3	SOUTH	EASY WINDOWS	PVC TTW 1221	uPVC	WHITE	130mm	TILT BEFORE TURN	XF	4 CLEAR TOUGH - 20 ARGON - 4 LIGHTBRIDGE TOUGH (28mm)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC	ALUMINIUM	WHITE	FIBREGLASS	INTERNAL REVEAL SIZE TO BE 1200x2100
W9	ENSUITE	WEST	EASY WINDOWS	PVC TW 0908	uPVC	WHITE	130mm	TILT ONLY	X	4 CLEAR TOUGH - 20 ARGON - 4 LIGHTBRIDGE TOUGH (28mm)		ALUMINIUM	WHITE	FIBREGLASS	TRANSLUCENT GRADE-A SAFETY GLASS
W11	STAIRS	NORTH	EASY WINDOW	PVC 0615	uPVC	WHITE	130mm	FIXED	FF	4 CLEAR TOUGH - 20 ARGON - 4 LIGHTBRIDGE TOUGH (28mm)		N/A	N/A	NA	INTERNAL REVEAL SIZE TO BE 600x1500
W12	NOOK	NORTH	EASY WINDOWS	PVC TW 0615	uPVC	WHITE	130mm	TILT ONLY	X	4 CLEAR TOUGH - 20 ARGON - 4 LIGHTBRIDGE TOUGH (28mm)		ALUMINIUM	WHITE	FIBREGLASS	INTERNAL REVEAL SIZE TO BE 600x1500

SKYLIGHTS					
CODE	TYPE	MANUFACT. CODE	HEIGHT	WIDTH	GLAZING
SL 1	C04 550 x 980	FS FIXED	980	550	SKYLIGHT TIMBER, INTERNAL/ ARGON FILL/ CLEAR EXTERNAL, (U-VALUE: 2.5, SHGC: 0.456)