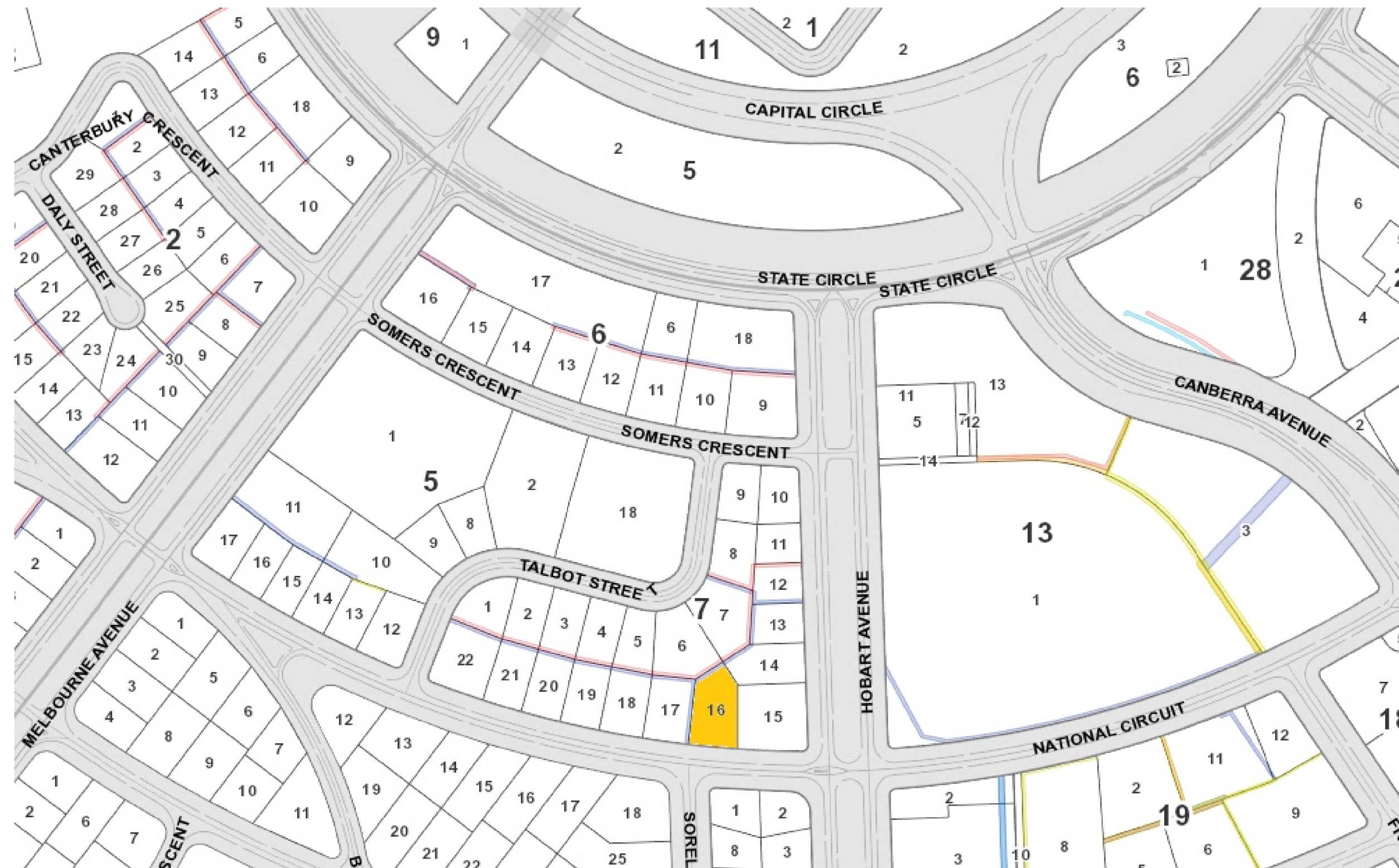
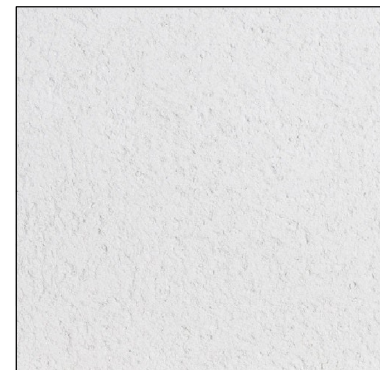




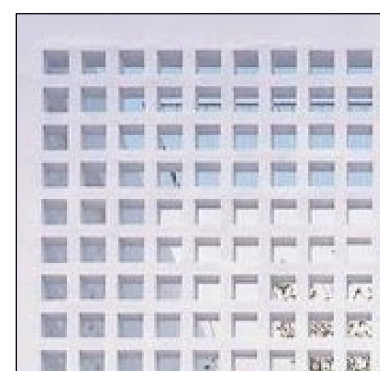
CONTENTS

SHEET No.	DRAWING TITLE
2814-WD-00-CS	PROJECT COVER SHEET
2814-WD-00-00	SITE PLAN: DEMOLITION + NEW WORKS
2814-WD-00-01	BASEMENT FLOOR PLAN
2814-WD-00-02	GROUND FLOOR PLAN
2814-WD-00-03	FIRST FLOOR PLAN
2814-WD-00-04	ROOF PLAN
2814-WD-00-05	TREE PROTECTION + EROSION SEDIMENT CONTROL PLAN
2814-WD-00-06	EXTERIOR ELEVATIONS EAST + WEST
2814-WD-00-07	EXTERIOR ELEVATIONS NORTH + SOUTH
2814-WD-00-08	SECTIONS SHEET 01
2814-WD-00-09	SECTIONS SHEET 02
2814-WD-00-10	SECTIONS SHEET 03
2814-WD-00-11	LANDSCAPE PLAN

EXTERNAL FINISHES



BR1 BRICK - WHITE RENDER
DULUX - NATURAL WHITE



BR2 HIT AND MISS BRICK - WHITE RENDER
DULUX - NATURAL WHITE



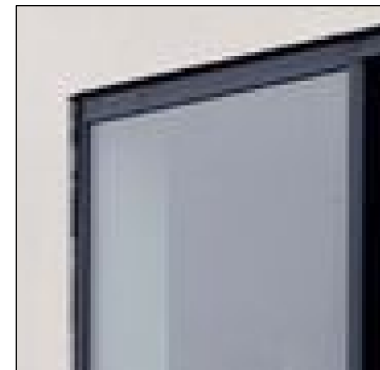
CL1 VERTICAL CLADDING - LIGHT GREY
40x40mm ALUMINIUM BATTEN - 20mm SPACING
SOLID BACKING.
COLORBOND - SHALE GREY



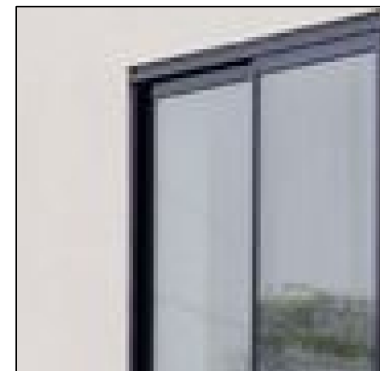
CL2 VERTICAL CLADDING - LIGHT GREY
140x40mm ALUMINIUM BLADE - 80mm SPACING
SOLID BACKING / GLAZED BACKING
COLORBOND - WOODLAND GREY



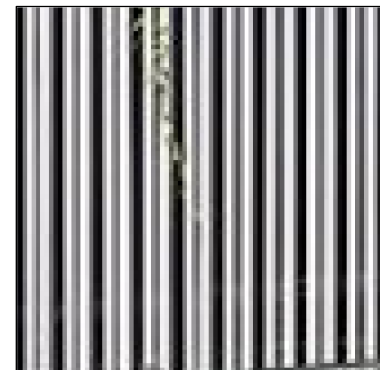
ST1 NATURAL STONE - DRY STACK
CHATEAU PREMIUM



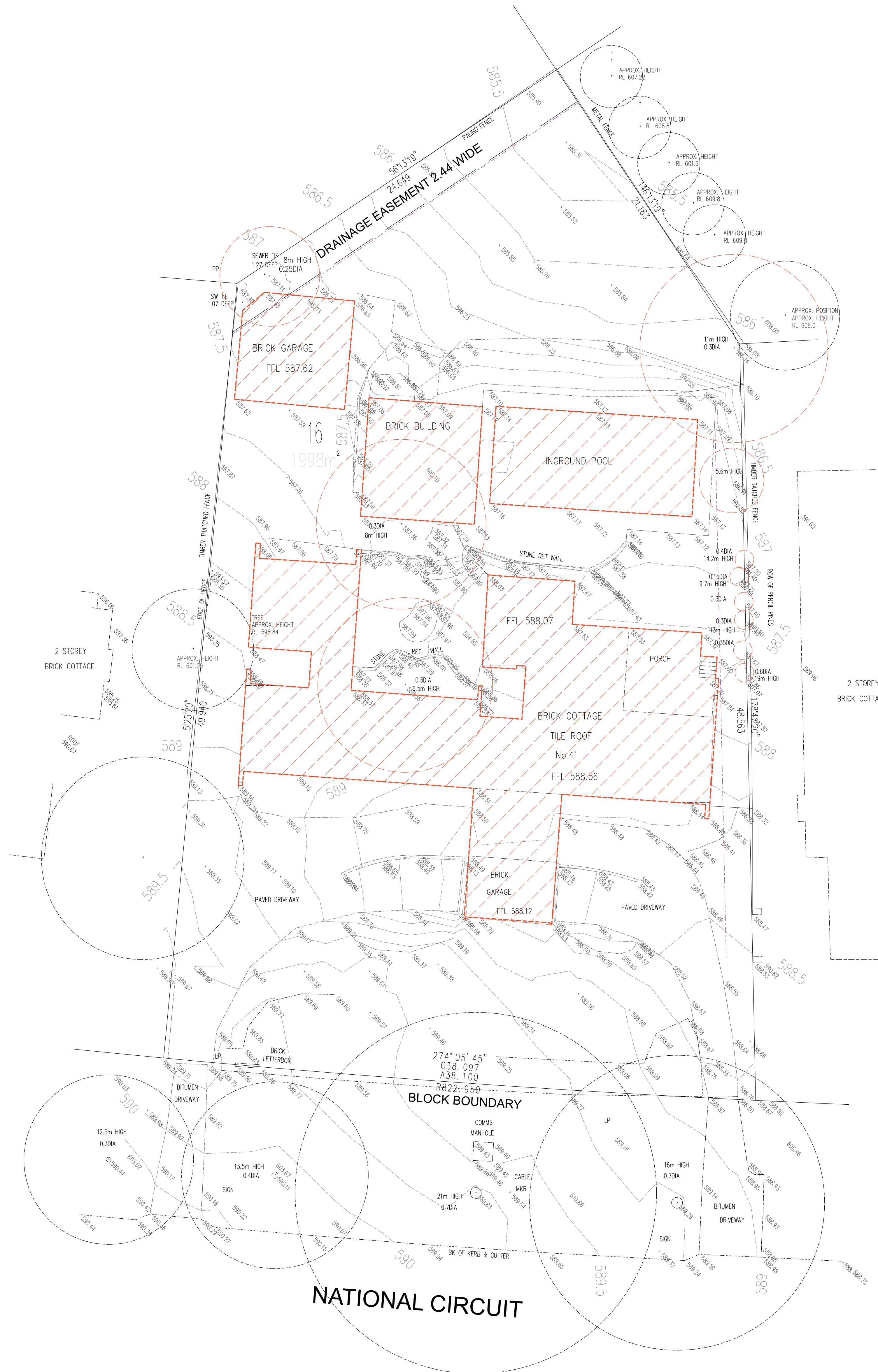
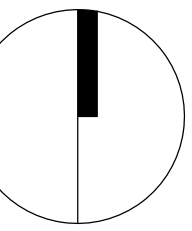
GL1 FIXED GLASS - DARK GREY ALUMINIUM FRAME
DOUBLE GLAZED / ARGON FILLED
COLORBOND - WOODLAND GREY



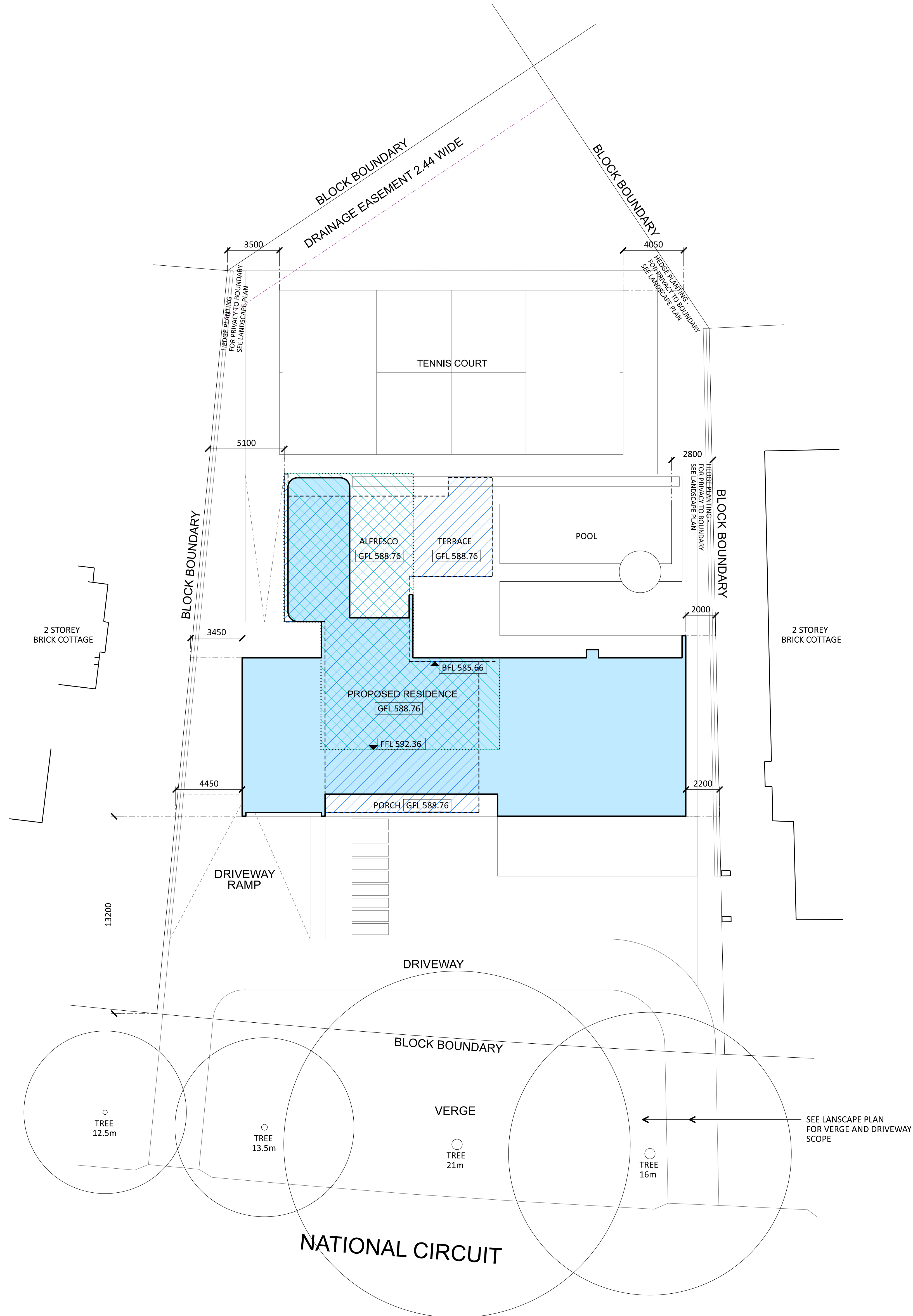
GL2 OPERABLE GLASS DOOR WINDOW - DARK GREY ALUMINIUM FRAME
DOUBLE GLAZED / ARGON FILLED
COLORBOND - WOODLAND GREY



GD1 PANEL LIFT DOOR VERTICAL CLADDING - LIGHT GREY
COLORBOND - SHALE GREY



01 SITE PLAN - DEMOLITION
SCALE 1:200



02 SITE PLAN - NEW WORKS
SCALE 1:200

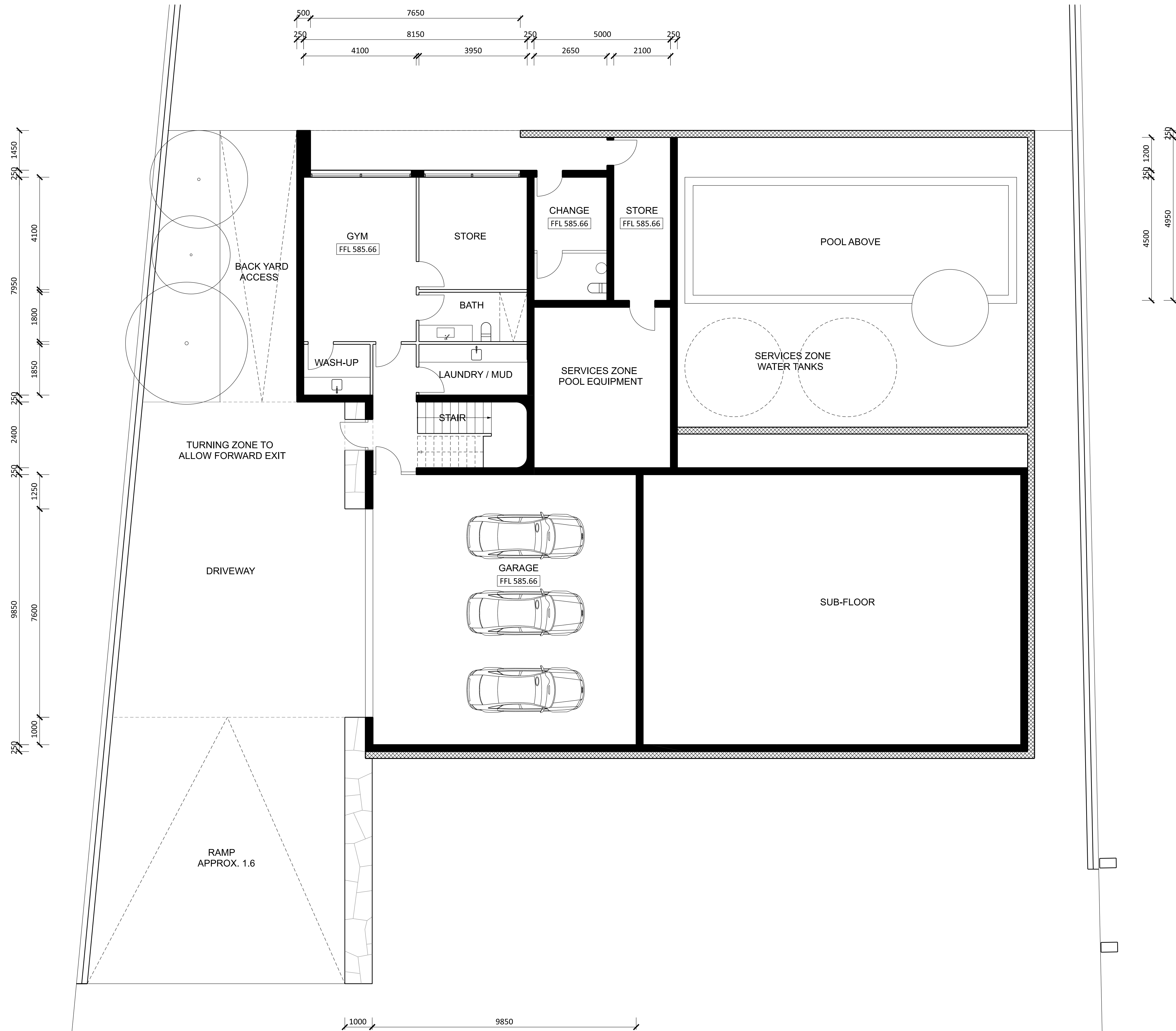
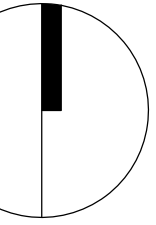
LEGEND	
	PROPOSED NEW RESIDENCE OUTLINE BASEMENT FLOOR
	PROPOSED NEW RESIDENCE OUTLINE GROUND FLOOR
	PROPOSED NEW RESIDENCE OUTLINE FIRST FLOOR
	TREE TO BE REMOVED
	DEMOLITION OF EXISTING RESIDENCE
	EASMENT

SITE SUMMARY / AREA SCHEDULE	
BASEMENT	200m ²
GROUND FLOOR	352m ²
FIRST FLOOR	171m ²

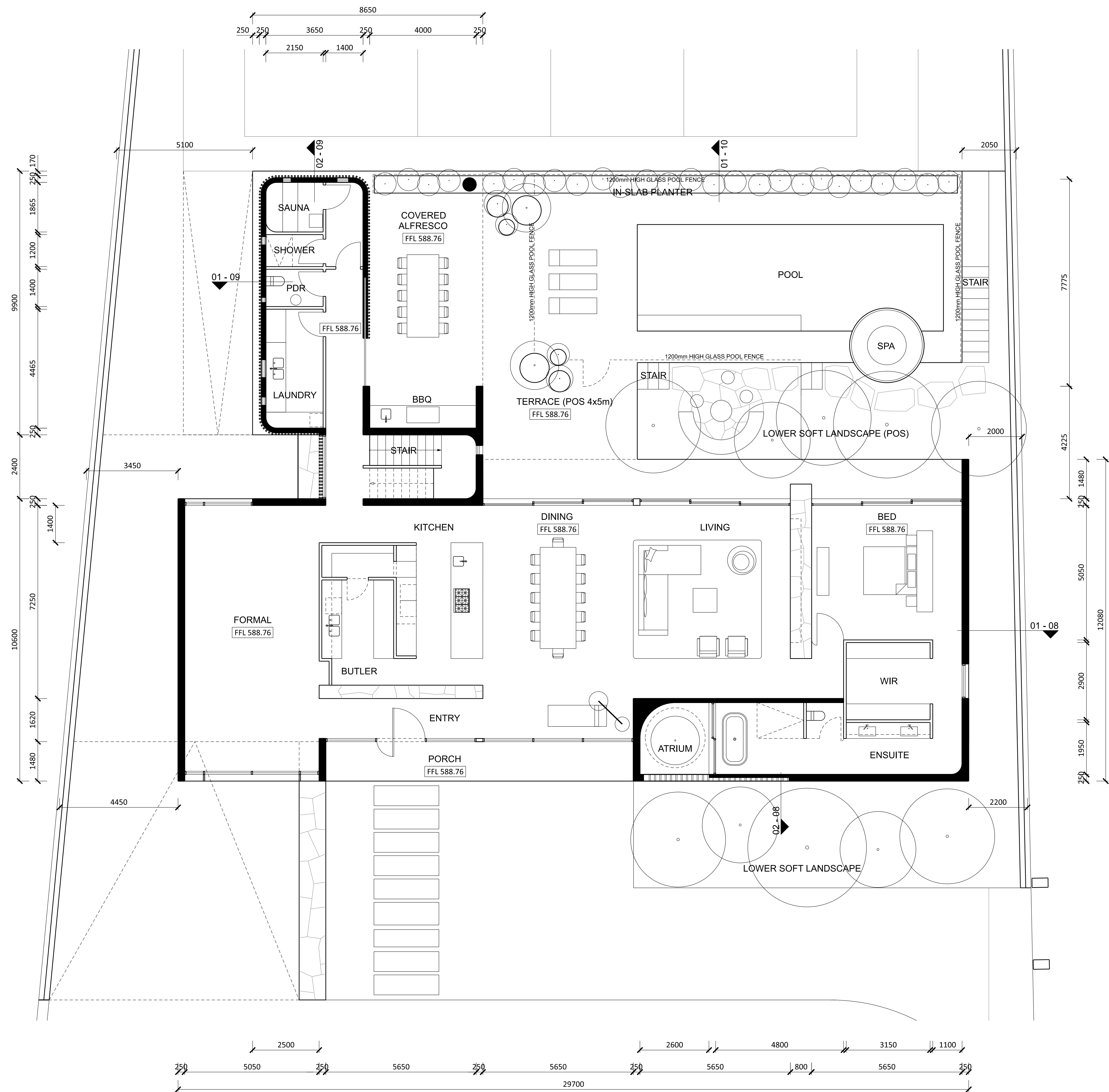
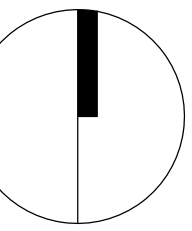
TOTAL GFA	723m ²
SITE AREA	1998m ²
PLOT RATIO	36.18%

CALCULATION FOR GFA INCLUDES ALL AREAS INCLUDING GARAGE, STORAGE AND UTILITY AREAS.

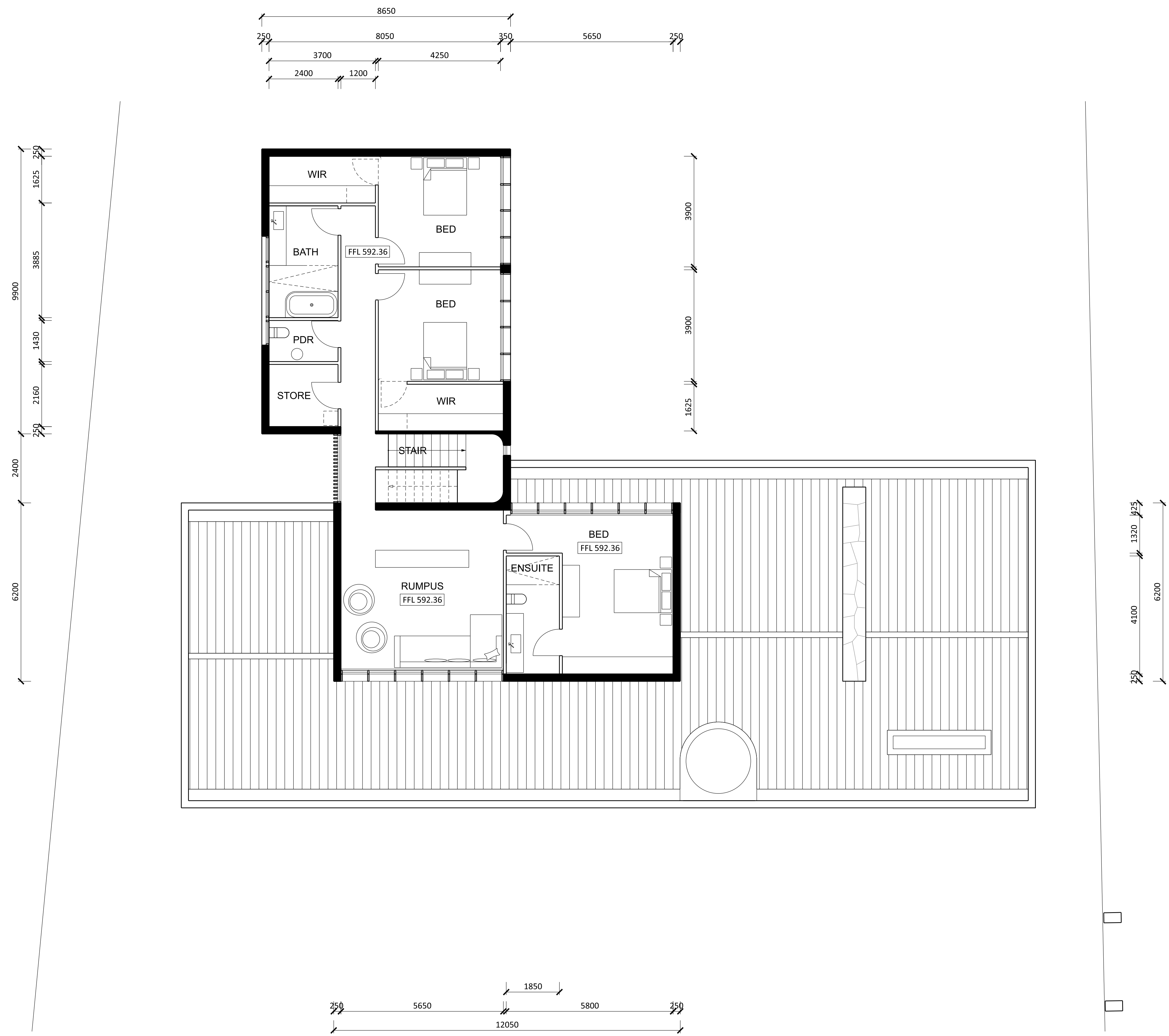
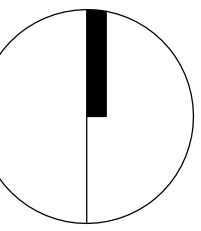
GENERAL NOTES:
ALL WORKS TO BE DONE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITY REGULATIONS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS.



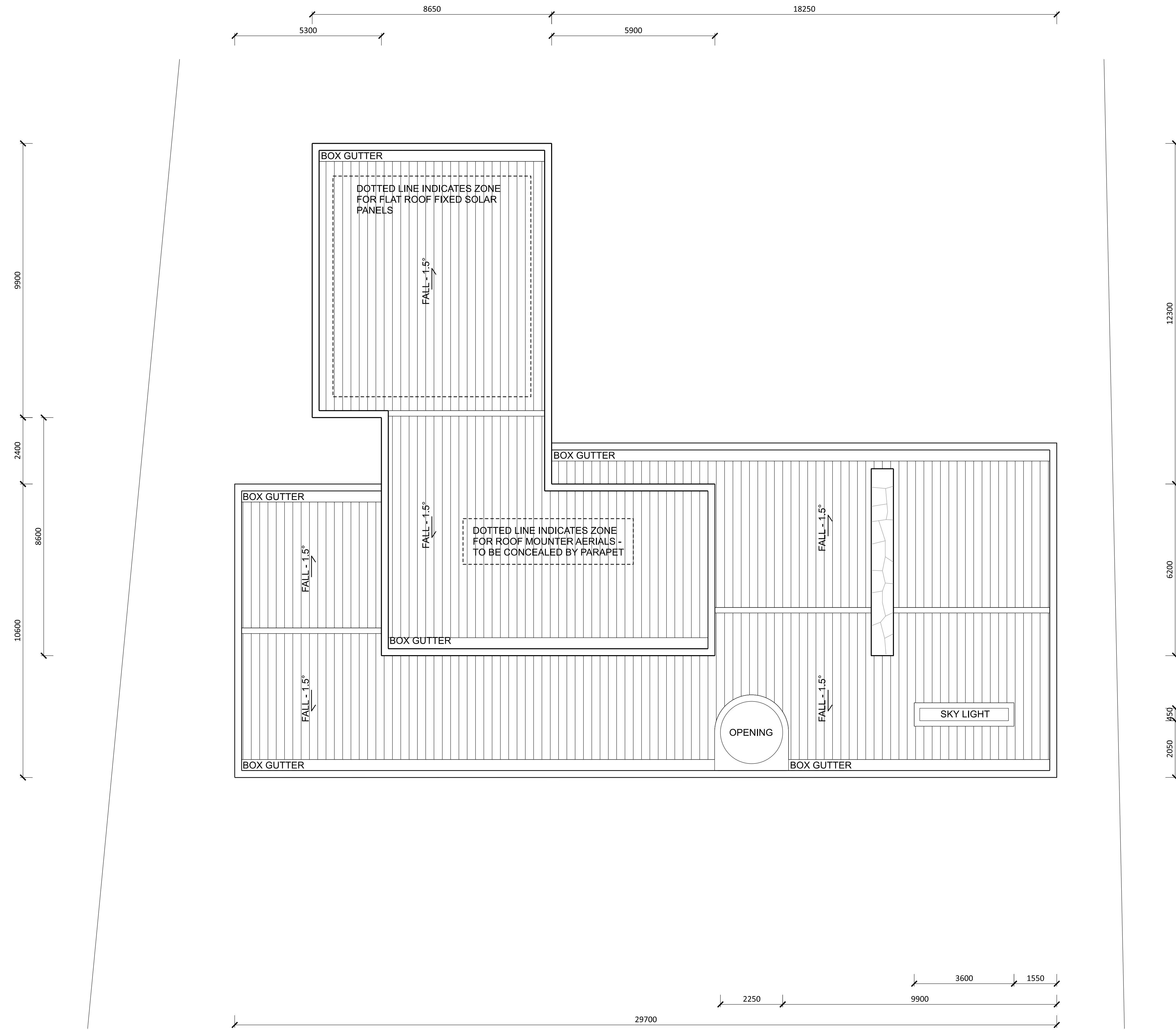
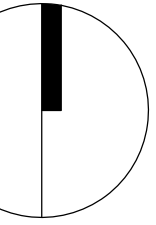
01 BASEMENT PLAN
SCALE 1:100



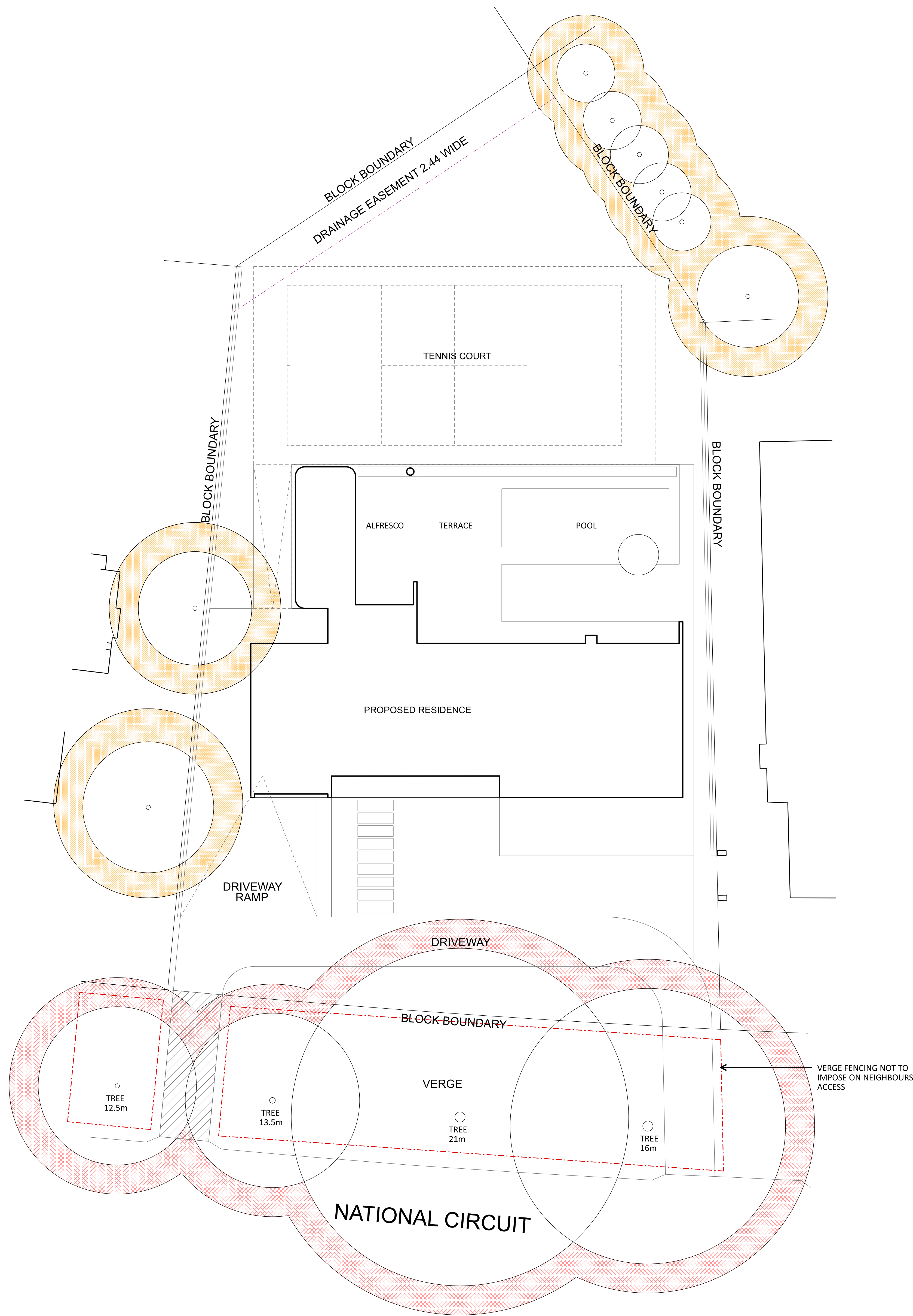
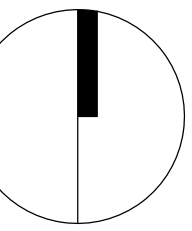
01 GROUND FLOOR PLAN
SCALE 1:100



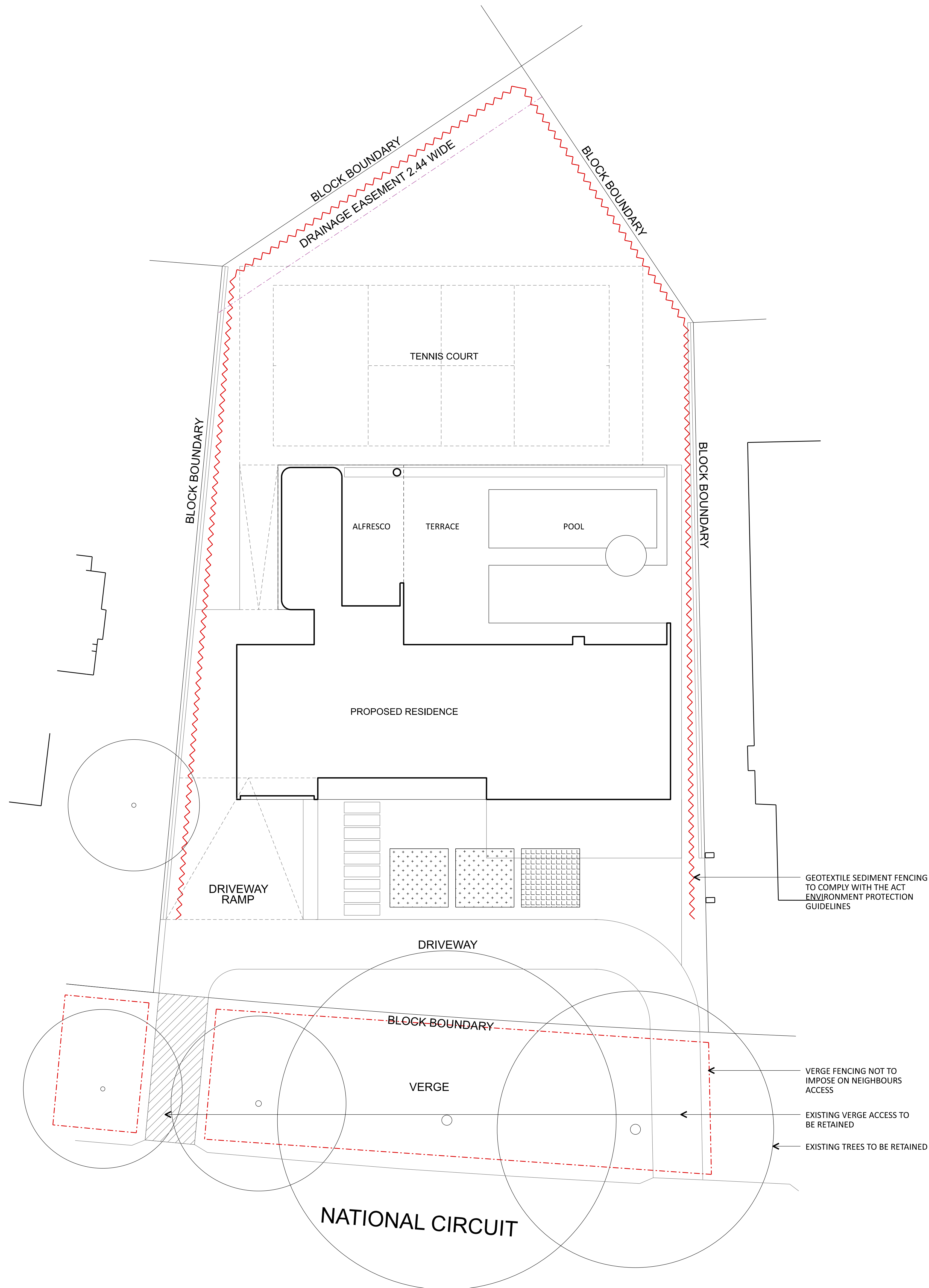
01 FIRST FLOOR PLAN
SCALE 1:100



01 ROOF PLAN
SCALE 1:100



01 TREE PROTECTION PLAN
SCALE 1:200



02 EROSION SEDIMENT CONTROL PLAN
SCALE 1:200

- TREE PROTECTION NOTES:**
1. NO SITE SHEDS, BUILDINGS OR VEHICLE PARKING WITHIN THE ROOT ZONE (DRIP ZONE +2M).
 2. TEMPORARY PROTECTIVE ENCLOSURE IS REQUIRED AROUND THE ROOT ZONE OF THE TREE GROUPS AND SHOULD CONSIST OF STAR PICKETS WITH ORANGE PLASTIC WOVEN FENCING MATERIALS.
 3. WHERE OPERATION IN CLOSE PROXIMITY TO TREES IS UNAVOIDABLE PROTECTIVE LASHING WITH TIMBER BATTENS SHOULD BE PLACED AROUND TRUNK OF TREES.
 4. THERE SHOULD BE NO EXCAVATION FOR SERVICES OR FOOTINGS WITHIN 3M OF THE TREE TRUNK.
 5. EXCAVATION REQUIRED WITHIN THE DROP ZONE OF TREES MUST BE COMPLETED BY HAND.

LEGEND

	PROPOSED NEW RESIDENCE OUTLINE BASEMENT FLOOR
	PROPOSED NEW RESIDENCE OUTLINE GROUND FLOOR
	PROPOSED NEW RESIDENCE OUTLINE FIRST FLOOR
	EASEMENT
	TREE PROTECTION ZONE 2mW
	STREET TREE PROTECTION ZONE 2mW
	VERGE PROTECTION AND SITE PERIMETER FENCING
	GEOTEXTILE SEDIMENT FENCING
	STABILISED ACCESS POINT
	CUTTING AND WASHING ZONE
	VARIOUS STOCK PILES

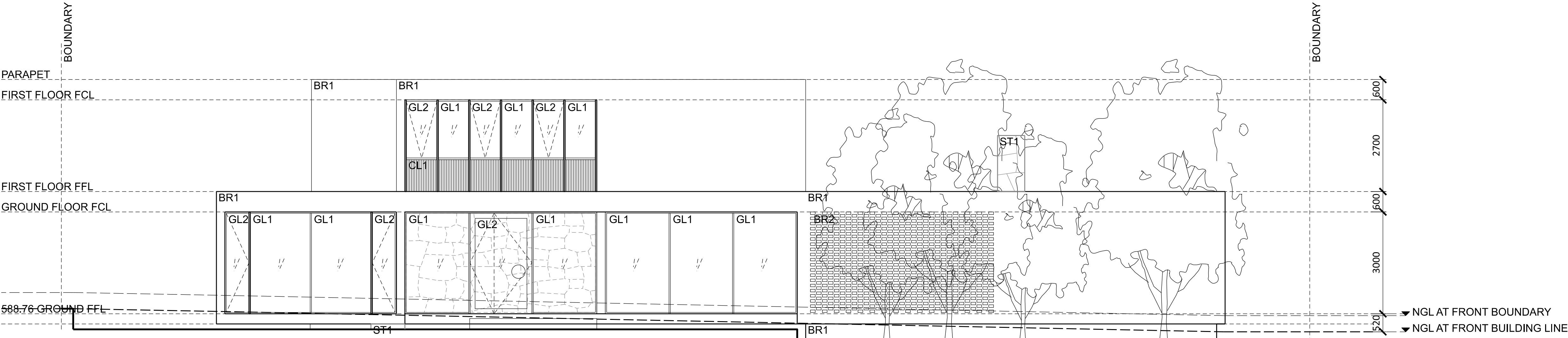
GENERAL NOTES:

ALL WORKS TO BE DONE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITY REGULATIONS.

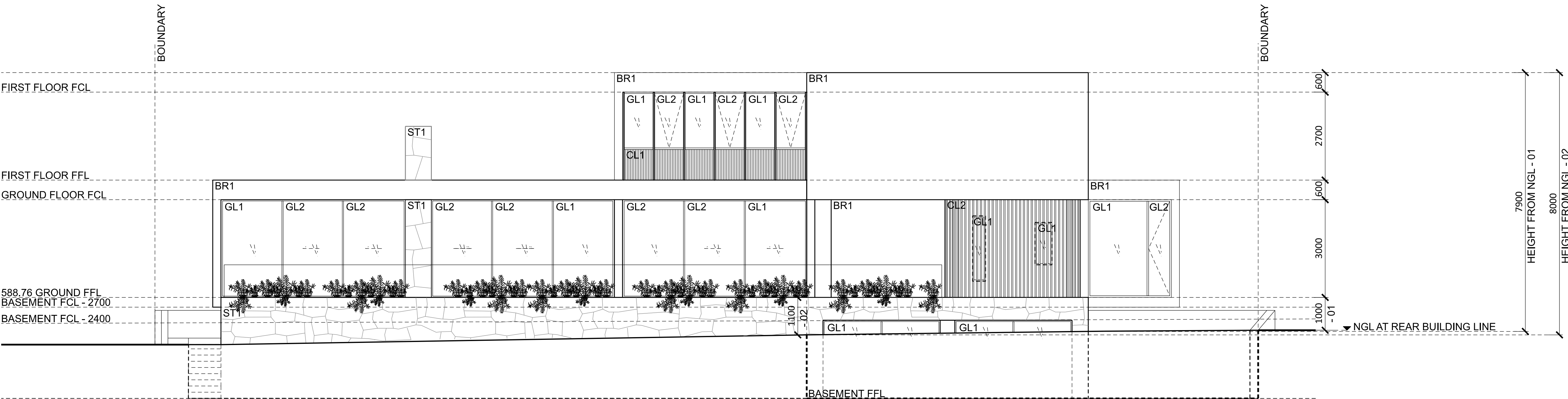
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS.

EXTERNAL FINISHES

CODE	DESCRIPTION
BR1	BRICK - WHITE RENDER
BR2	HIT AND MISS BRICK - WHITE RENDER
CL1	VERTICAL CLADDING / LOUVRE - LIGHT GREY
CL2	SHADE LOUVRE - LIGHT GREY
ST1	NATURAL STONE - DRY STACK
GL1	FIXED GLASS - DARK GREY FRAME
GL2	OPERABLE GLASS DOOR / WINDOW - DARK GREY FRAME
GD1	PANEL LIFT DOOR VERTICAL CLADDING - LIGHT GREY



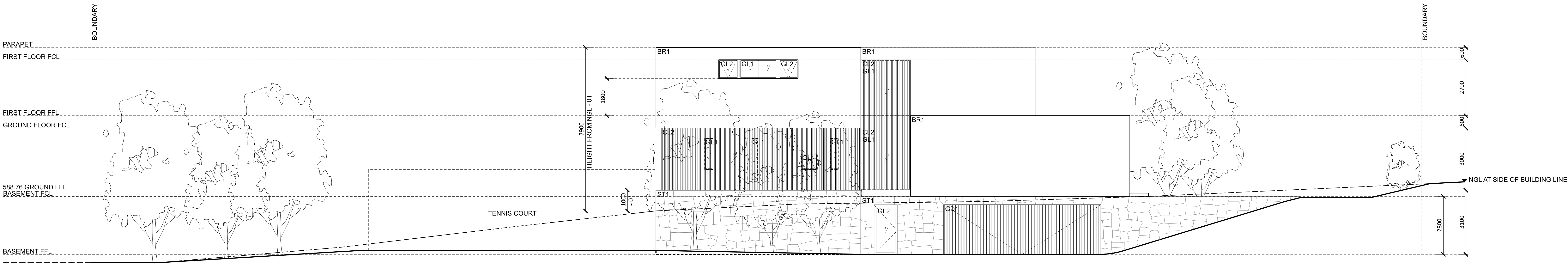
02 SOUTH ELEVATION - STREET
SCALE 1:100



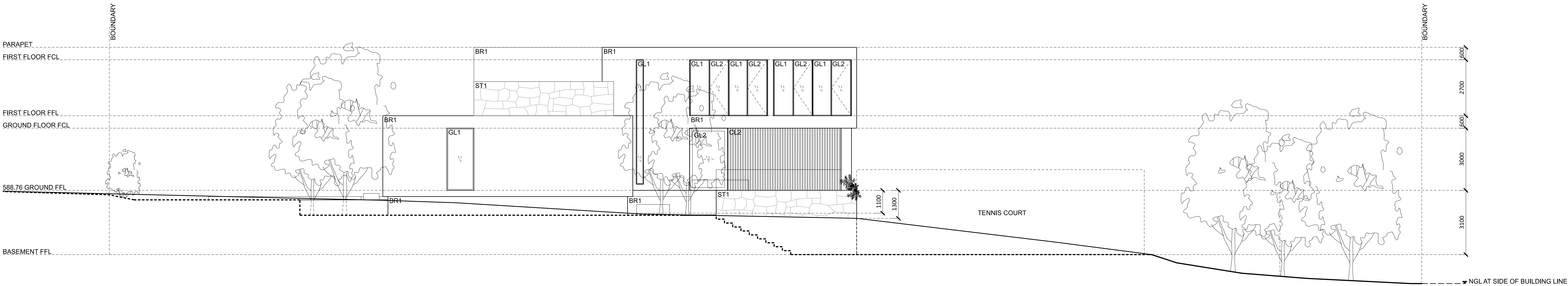
01 NORTH ELEVATION
SCALE 1:100

EXTERNAL FINISHES

CODE	DESCRIPTION
BR1	BRICK - WHITE RENDER
BR2	HIT AND MISS BRICK - WHITE RENDER
CL1	VERTICAL CLADDING / LOUVRE - LIGHT GREY
CL2	SHADE LOUVRE - LIGHT GREY
ST1	NATURAL STONE - DRY STACK
GL1	FIXED GLASS - DARK GREY FRAME
GL2	OPERABLE GLASS DOOR / WINDOW - DARK GREY FRAME
GD1	PANEL LIFT DOOR VERTICAL CLADDING - LIGHT GREY



02 WEST ELEVATION
SCALE 1:100



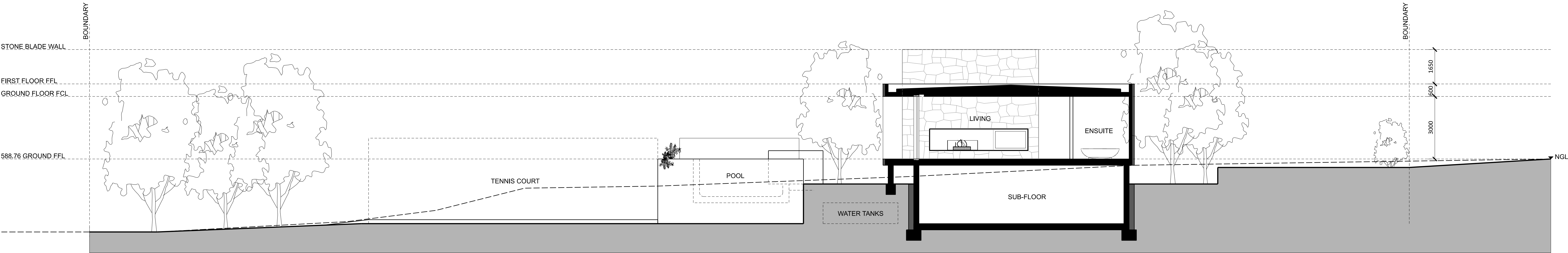
01 EAST ELEVATION
SCALE 1:100

EXTERNAL FINISHES

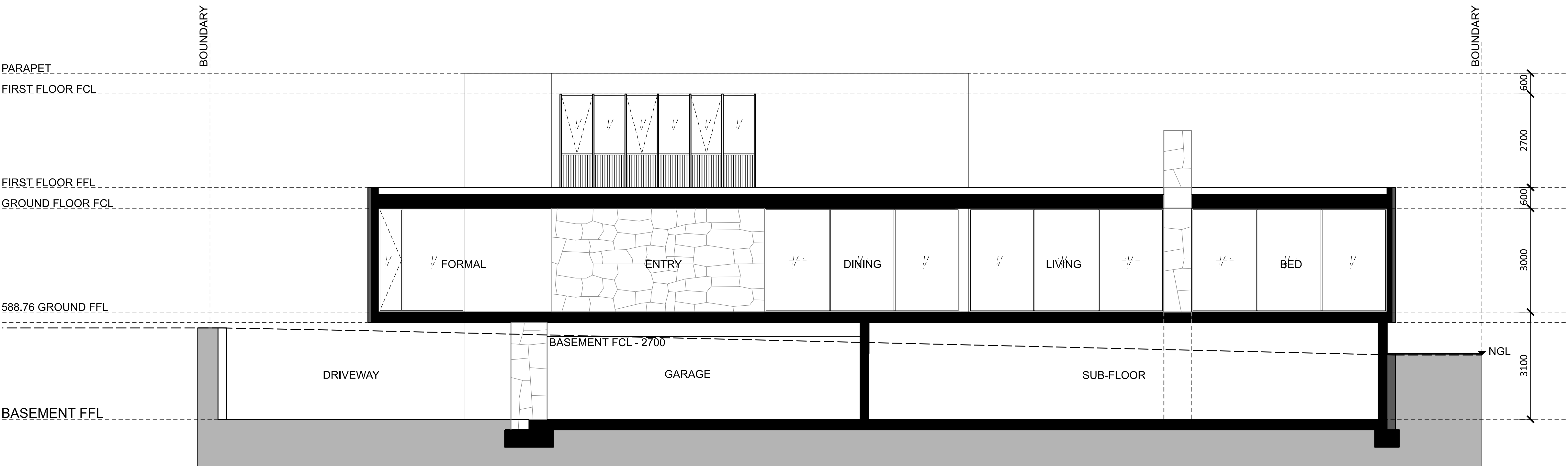
CODE	DESCRIPTION
BR1	BRICK - WHITE RENDER
BR2	HIT AND MISS BRICK - WHITE RENDER
CL1	VERTICAL CLADDING / LOUVRE - LIGHT GREY
CL2	SHADE LOUVRE - LIGHT GREY
ST1	NATURAL STONE - DRY STACK
GL1	FIXED GLASS - DARK GREY FRAME
GL2	OPERABLE GLASS DOOR / WINDOW - DARK GREY FRAME
GD1	PANEL LIFT DOOR VERTICAL CLADDING - LIGHT GREY

ENERGY REQUIREMENTS

- INSTALL R2.5 90mm BRADFORD INSULATION BATTS BETWEEN STUDS & NOGGINGS TO ALL EXTERNAL STUD WALLS & R0.7 WALL WRAP SARKING TO EXTERNAL FACE OF WALL FRAMES INCLUDING GARAGE PERIMETER WALLS.
- INSTALL R6.0 BRADFORD INSULATION BATTS TO CEILINGS INCLUDING GARAGE.
- INSTALL R1.75 50mm XPS INSULATION BOARD TO UNDERSIDE & EDGES OF ALL CONCRETE FLOOR SLABS.
- INSTALL R2.5 ROCKWOOL SOUNDSscreen INSULATION BATTS TO INTERNAL STUD WALLS AROUND ENSUITE & ALL BATHROOMS WALLS.
- INSTALL R2.5 INSULATION BATTS TO ALL WALLS ADJOINING SUBFLOOR OR ROOF SPACE
- INSTALL R2.7 90mm BRADFORD INSULATION BATTS TO STUD WALLS BETWEEN GARAGE & LIVING AREAS.
- PROVIDE WEATHER SEAL TO ALL EXTERNAL DOORS
- INSTALL R2.5 90mm BRADFORD INSULATION BATTS BETWEEN ANY GROUND AND UPPER LEVEL FLOOR STRUCTURE



02 SECTION 02
SCALE 1:100



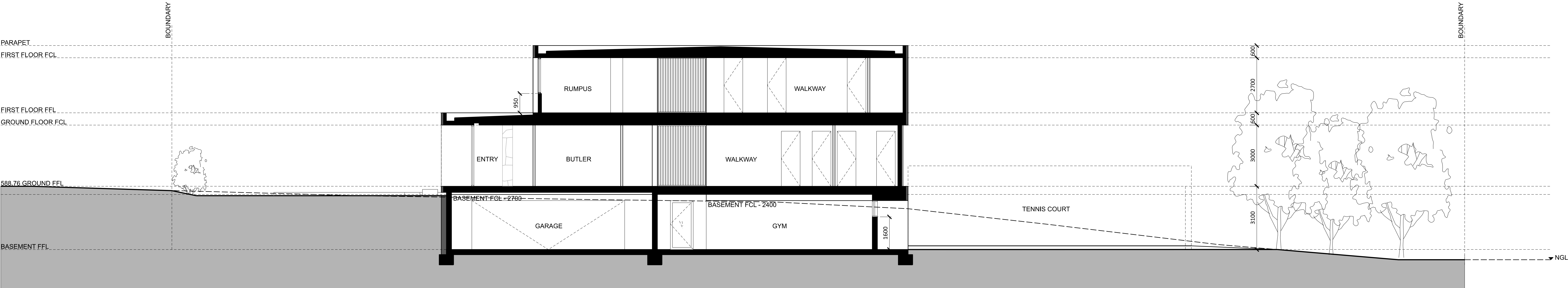
01 SECTION 01
SCALE 1:100

EXTERNAL FINISHES

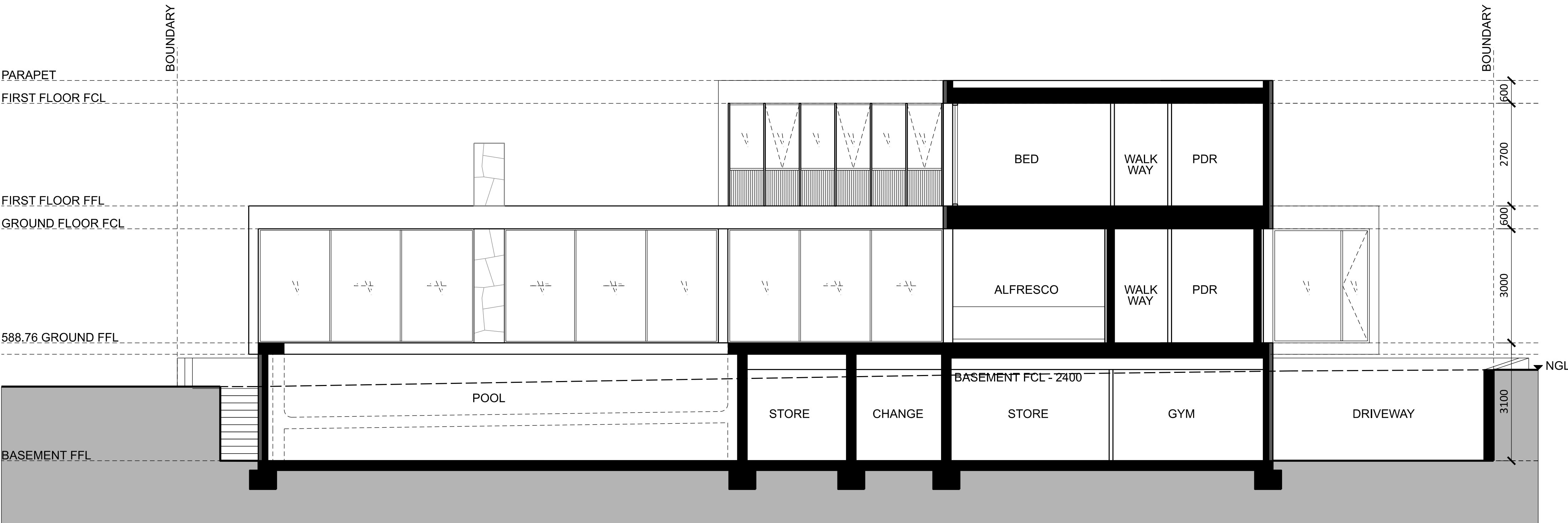
CODE	DESCRIPTION
BR1	BRICK - WHITE RENDER
BR2	HIT AND MISS BRICK - WHITE RENDER
CL1	VERTICAL CLADDING / LOUVRE - LIGHT GREY
CL2	SHADE LOUVRE - LIGHT GREY
ST1	NATURAL STONE - DRY STACK
GL1	FIXED GLASS - DARK GREY FRAME
GL2	OPERABLE GLASS DOOR / WINDOW - DARK GREY FRAME
GD1	PANEL LIFT DOOR VERTICAL CLADDING - LIGHT GREY

ENERGY REQUIREMENTS

- INSTALL R2.5 90mm BRADFORD INSULATION BATTS BETWEEN STUDS & NOGGINGS TO ALL EXTERNAL STUD WALLS & R0.7 WALL WRAP SARKING TO EXTERNAL FACE OF WALL FRAMES INCLUDING GARAGE PERIMETER WALLS.
- INSTALL R6.0 BRADFORD INSULATION BATTS TO CEILINGS INCLUDING GARAGE.
- INSTALL R1.75 50mm XPS INSULATION BOARD TO UNDERSIDE & EDGES OF ALL CONCRETE FLOOR SLABS.
- INSTALL R2.5 ROCKWOOL SOUNDSREEN INSULATION BATTS TO INTERNAL STUD WALLS AROUND ENSUITE & ALL BATHROOMS WALLS.
- INSTALL R2.5 INSULATION BATTS TO ALL WALLS ADJOINING SUBFLOOR OR ROOF SPACE
- INSTALL R2.7 90mm BRADFORD INSULATION BATTS TO STUD WALLS BETWEEN GARAGE & LIVING AREAS.
- PROVIDE WEATHER SEAL TO ALL EXTERNAL DOORS
- INSTALL R2.5 90mm BRADFORD INSULATION BATTS BETWEEN ANY GROUND AND UPPER LEVEL FLOOR STRUCTURE



02 SECTION 04
SCALE 1:100



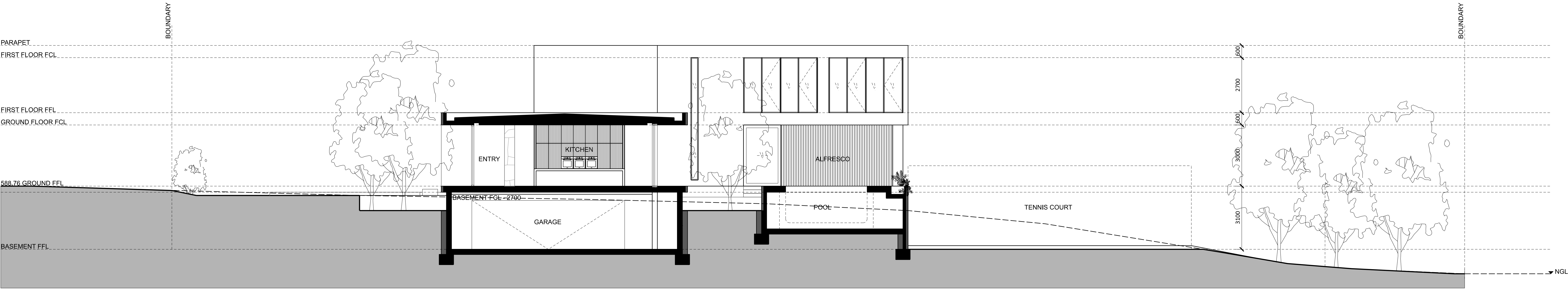
01 SECTION 03
SCALE 1:100

EXTERNAL FINISHES

CODE	DESCRIPTION
BR1	BRICK - WHITE RENDER
BR2	HIT AND MISS BRICK - WHITE RENDER
CL1	VERTICAL CLADDING / LOUVRE - LIGHT GREY
CL2	SHADE LOUVRE - LIGHT GREY
ST1	NATURAL STONE - DRY STACK
GL1	FIXED GLASS - DARK GREY FRAME
GL2	OPERABLE GLASS DOOR / WINDOW - DARK GREY FRAME
GD1	PANEL LIFT DOOR VERTICAL CLADDING - LIGHT GREY

ENERGY REQUIREMENTS

- INSTALL R2.5 90mm BRADFORD INSULATION BATTS BETWEEN STUDS & NOGGINGS TO ALL EXTERNAL STUD WALLS & R0.7 WALL WRAP SARKING TO EXTERNAL FACE OF WALL FRAMES INCLUDING GARAGE PERIMETER WALLS.
- INSTALL R6.0 BRADFORD INSULATION BATTS TO CEILINGS INCLUDING GARAGE.
- INSTALL R1.75 50mm XPS INSULATION BOARD TO UNDERSIDE & EDGES OF ALL CONCRETE FLOOR SLABS.
- INSTALL R2.5 ROCKWOOL SOUNDSscreen INSULATION BATTS TO INTERNAL STUD WALLS AROUND ENSUITE & ALL BATHROOMS WALLS.
- INSTALL R2.5 INSULATION BATTS TO ALL WALLS ADJOINING SUBFLOOR OR ROOF SPACE
- INSTALL R2.7 90mm BRADFORD INSULATION BATTS TO STUD WALLS BETWEEN GARAGE & LIVING AREAS.
- PROVIDE WEATHER SEAL TO ALL EXTERNAL DOORS
- INSTALL R2.5 90mm BRADFORD INSULATION BATTS BETWEEN ANY GROUND AND UPPER LEVEL FLOOR STRUCTURE



01 SECTION 05
SCALE 1:100