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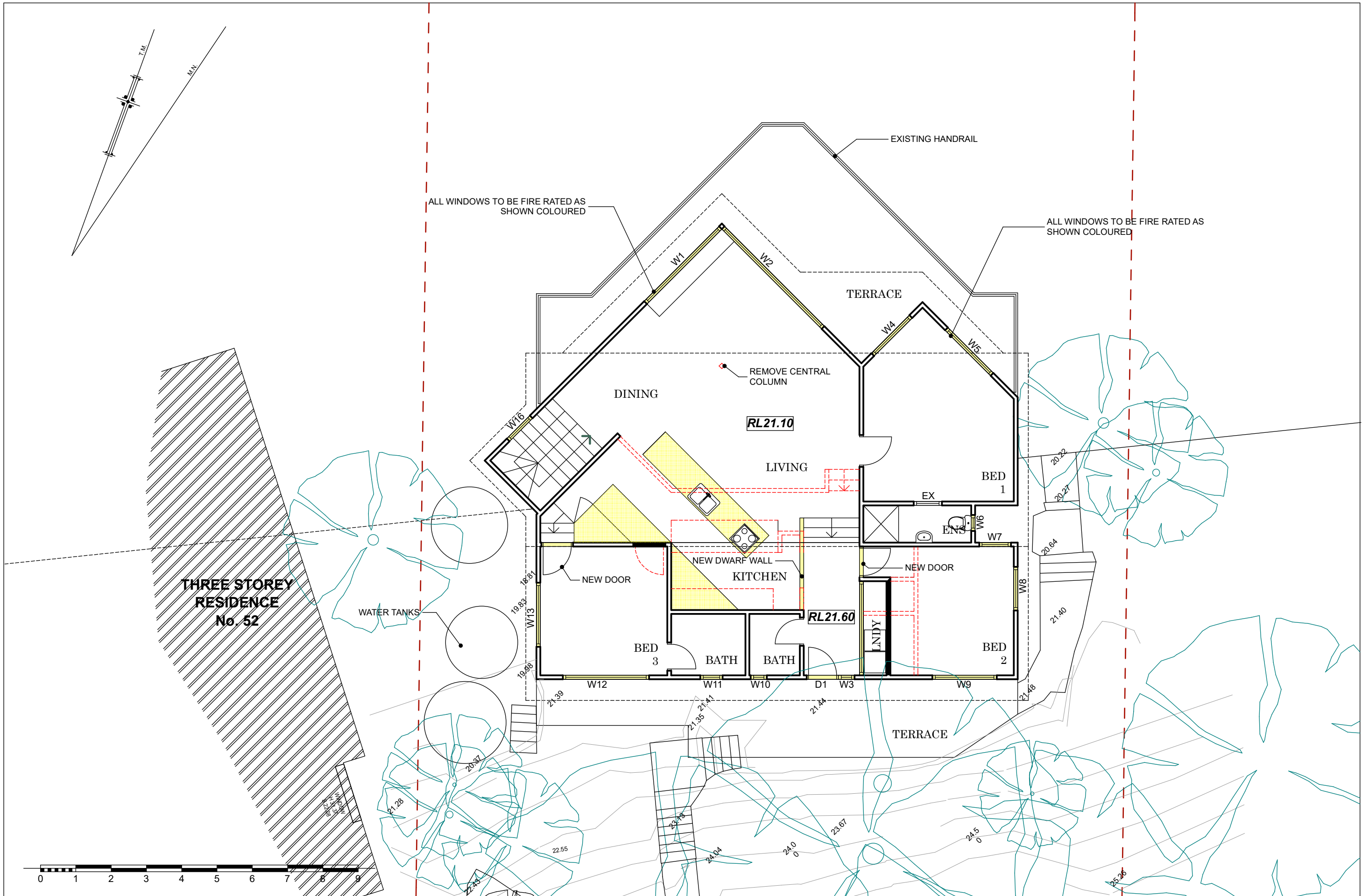
PROJECT
PROPOSED ALTERATIONS AND ADDITIONS
LOCATION
50 COWAN DRIVE COTTAGE POINT

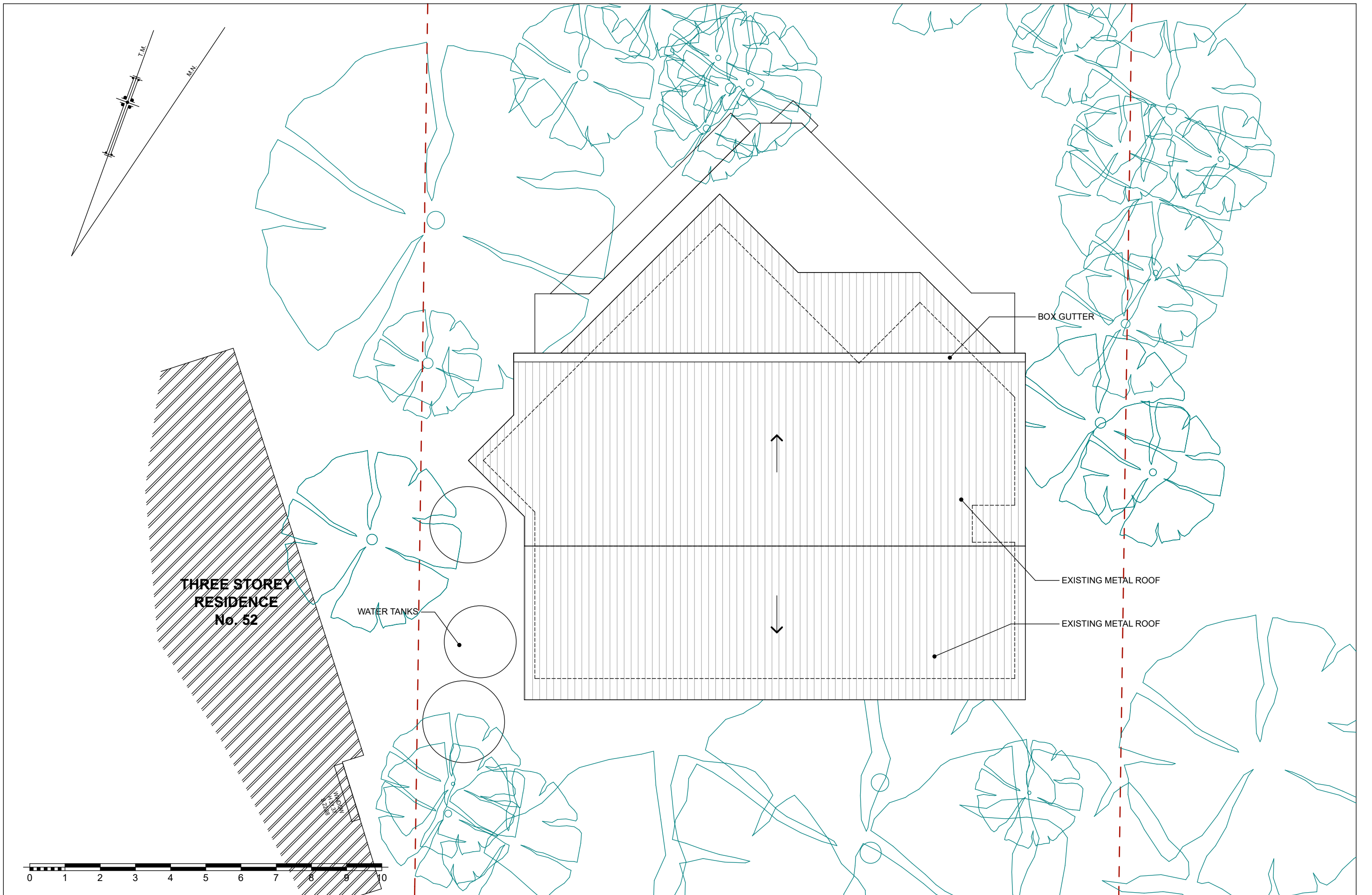
DRAWING
SITE PLAN

SCALE
1:200
DRAWN
BJI
DATED
27.11.19

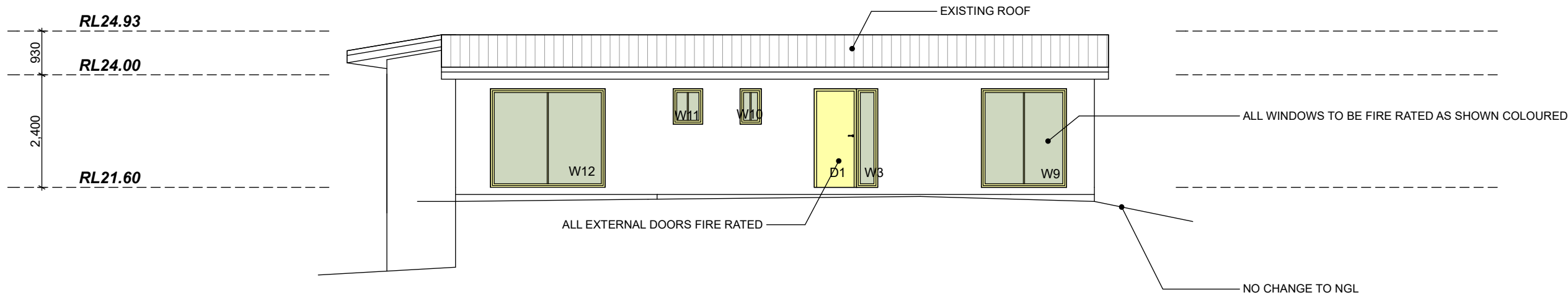
DRAWING
0909-01

BRAD INWOOD ARCHITECTS
ARCHITECTURE+PLANNING+INTERIORS
277 TRAFALGAR STREET PETERSHAM NSW 2049
P.O. BOX 442 PETERSHAM NSW 2049
p.9590 4592 f.9590 4592 biarchitect@optusnet.com.au





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	PROPOSED ALTERATIONS AND ADDITIONS		ROOF PLAN		1:100		0909-04		
	LOCATION				DRAWN				
	50 COWAN DRIVE COTTAGE POINT				BJI				
					DATED				
				27.09.16					



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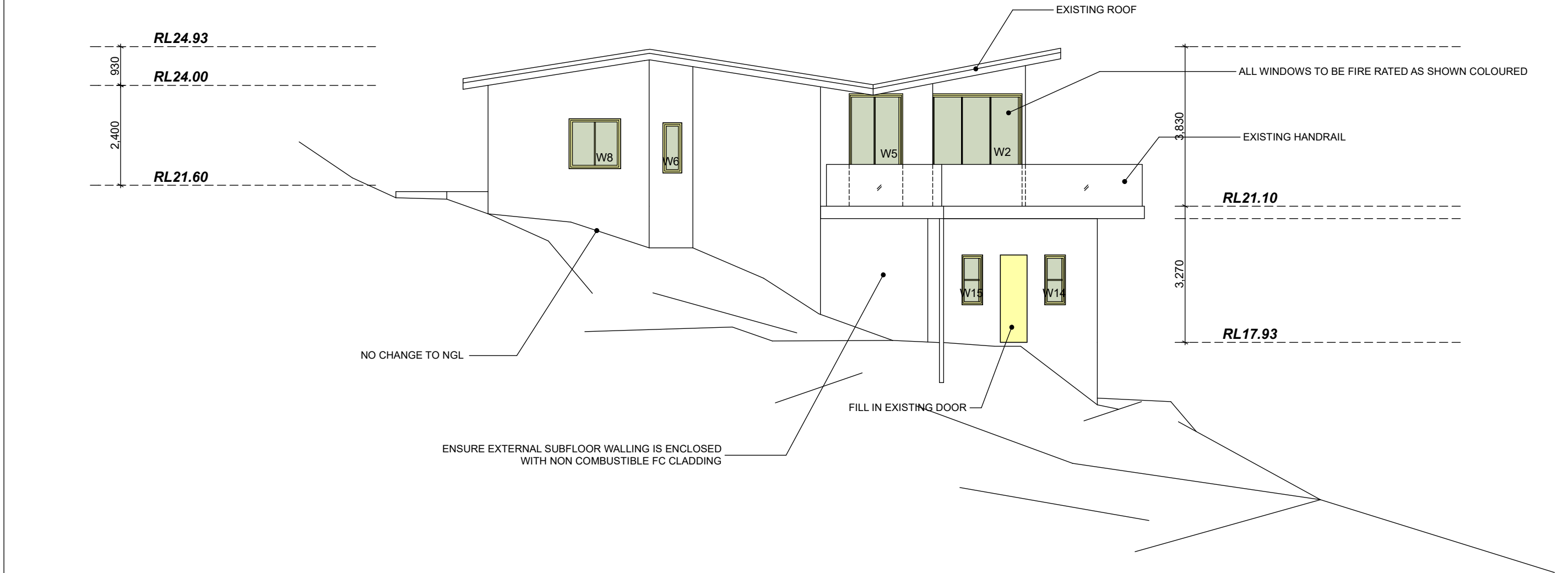
PROJECT	PROPOSED ALTERATIONS AND ADDITIONS
LOCATION	50 COWAN DRIVE COTTAGE POINT

DRAWING	SOUTH

SCALE	1:100
DRAWN	BJI
DATED	27.09.16

DRAWING	
	0909-06

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ARCHITECTURE+PLANNING+INTERIORS
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P.O. BOX 442 PETERSHAM NSW 2049
p.9590 4592 f.9590 4592 biarchitect@optusnet.com.au



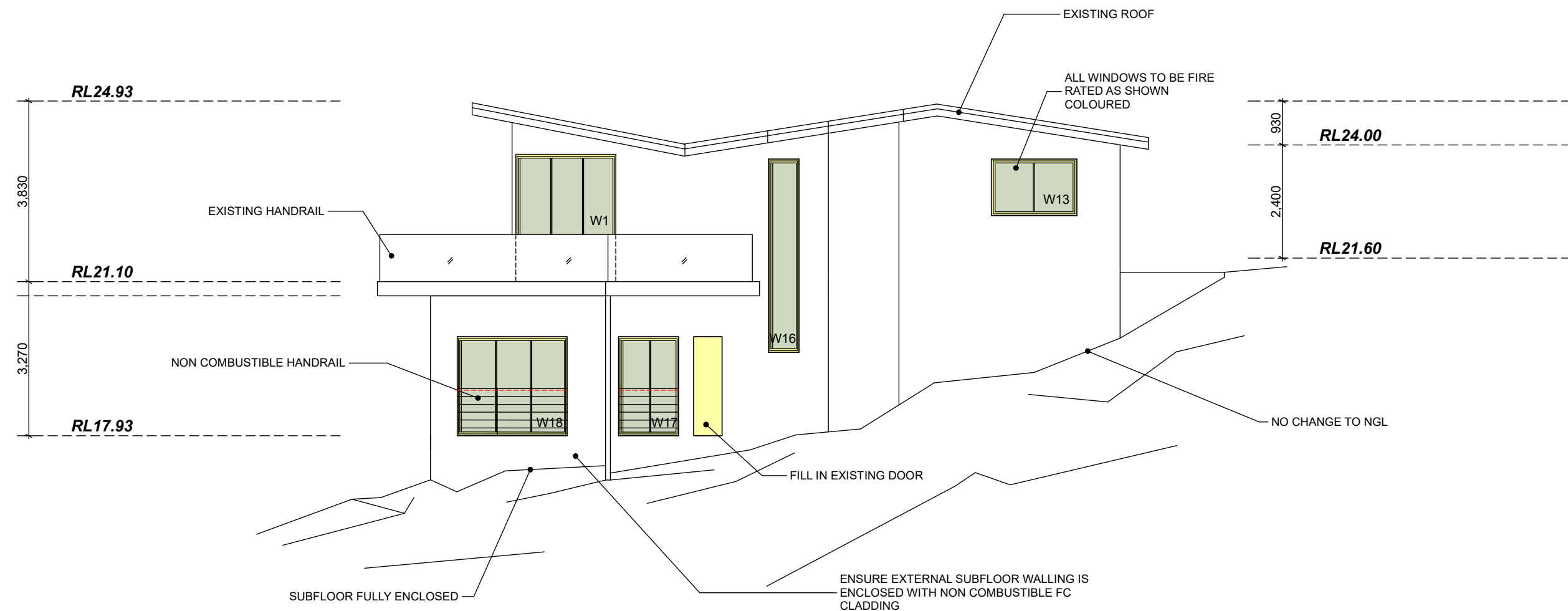
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PROJECT	PROPOSED ALTERATIONS AND ADDITIONS
LOCATION	50 COWAN DRIVE COTTAGE POINT

DRAWING	EAST
SCALE	1:100
DRAWN	BJI
DATED	27.09.16

DRAWING
0909-07

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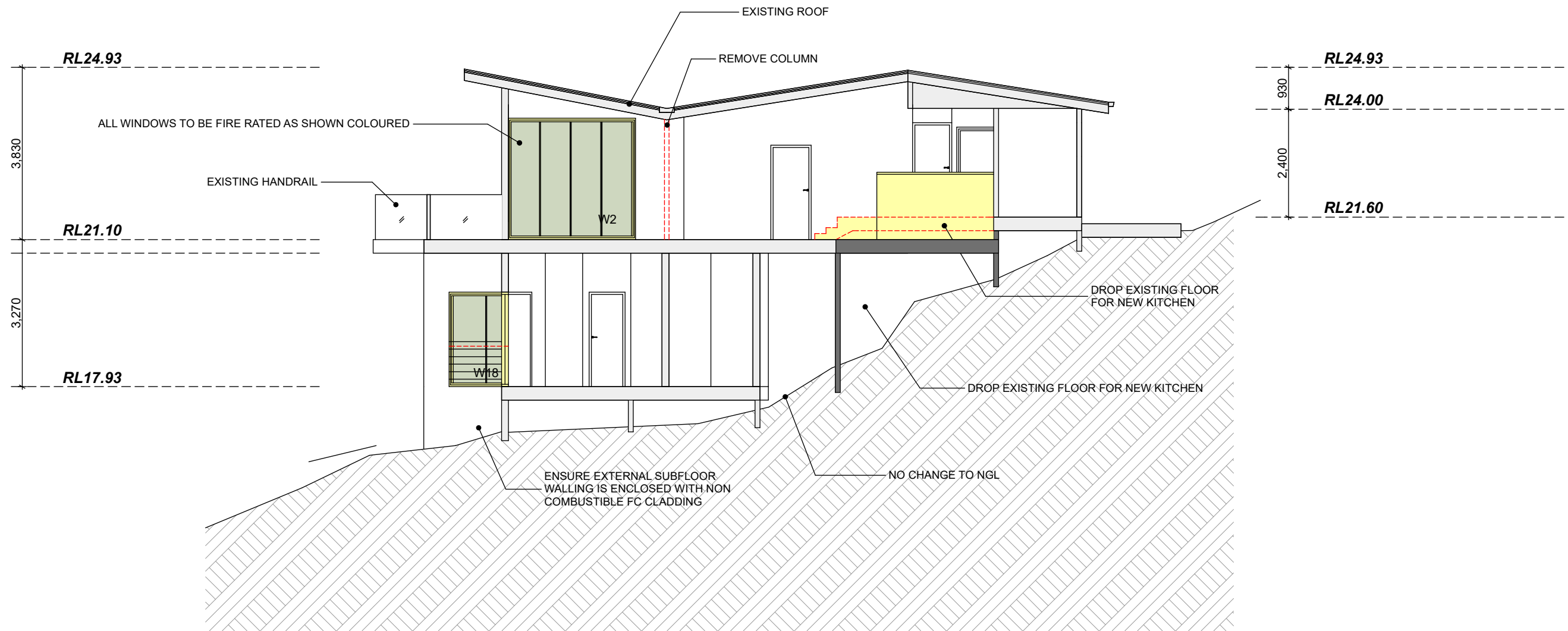
PROJECT	PROPOSED ALTERATIONS AND ADDITIONS
LOCATION	50 COWAN DRIVE COTTAGE POINT

DRAWING	WEST

SCALE	1:100
DRAWN	BJI
DATED	27.09.16

DRAWING	
0909-08	

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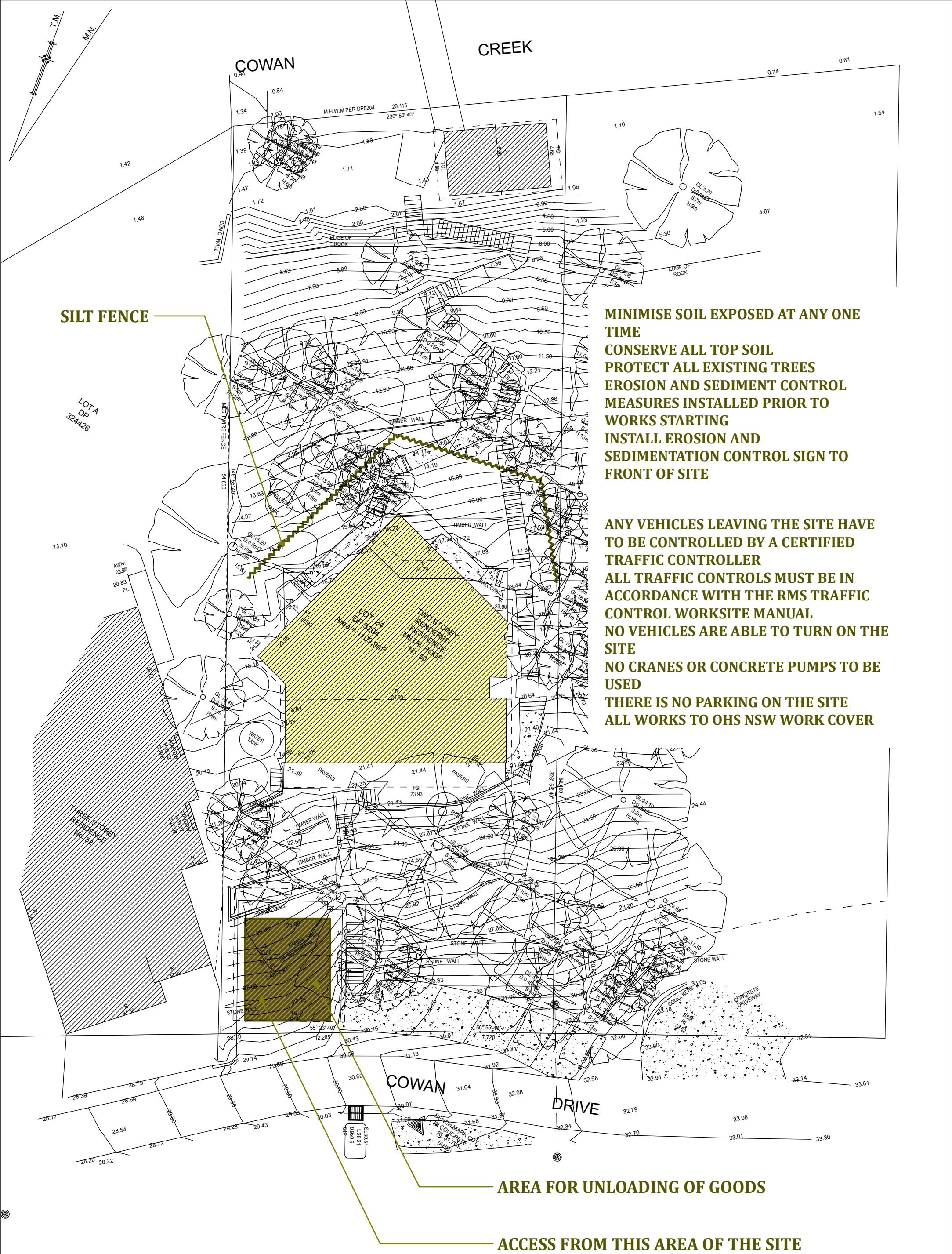
PROJECT
PROPOSED ALTERATIONS AND ADDITIONS
LOCATION
50 COWAN DRIVE COTTAGE POINT

DRAWING
SECTION

SCALE
1:100
DRAWN
BJI
DATED
27.09.16

DRAWING
0909-09

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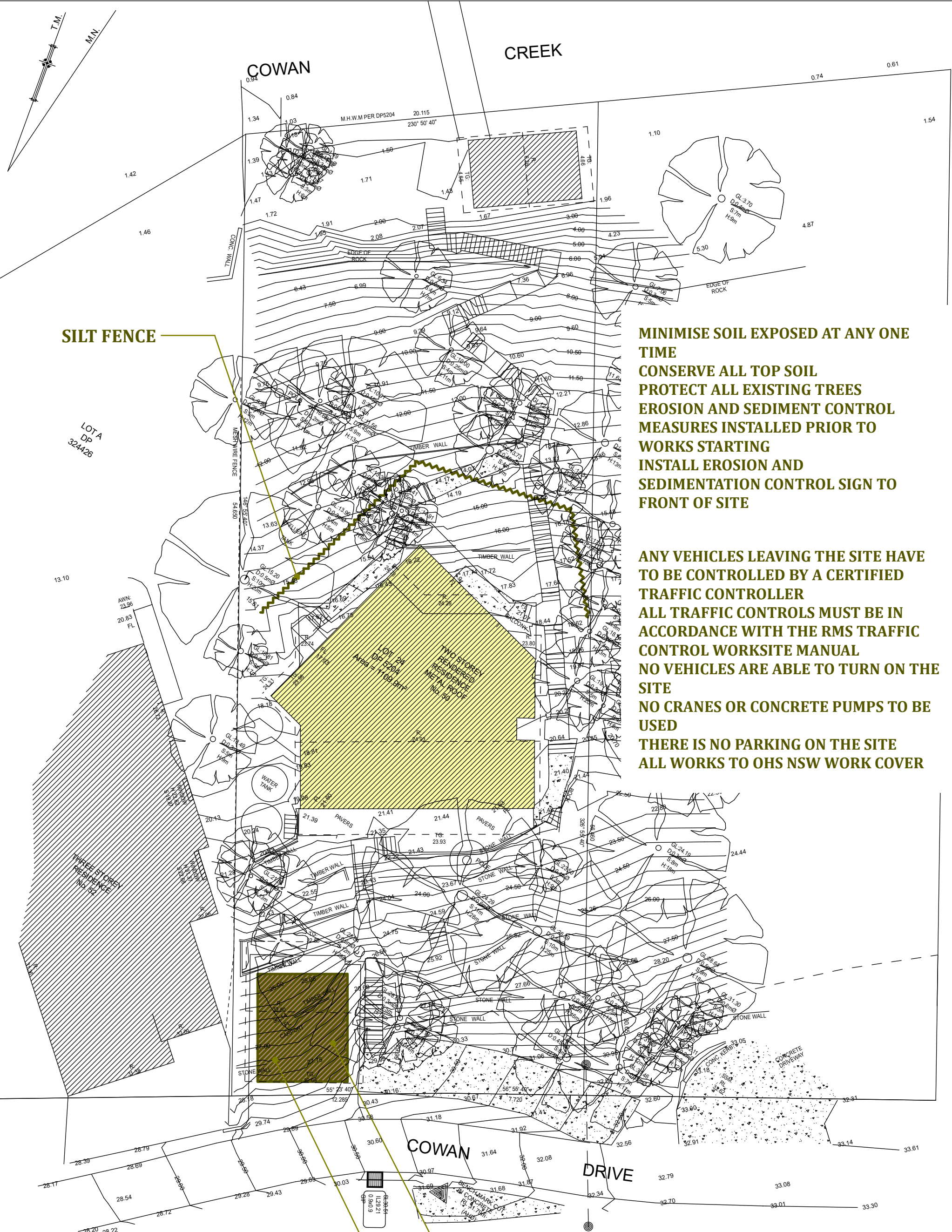
PROJECT	PROPOSED ALTERATIONS AND ADDITIONS
LOCATION	50 COWAN DRIVE COTTAGE POINT

DRAWING	SITE ANALYSIS
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SCALE	1:200
DRAWN	BJI
DATED	27.11.19

DRAWING	0909-09
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SILT FENCE

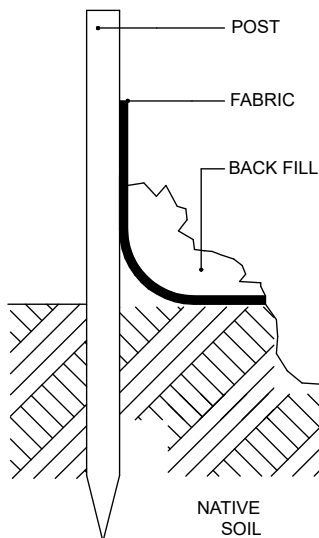
MINIMISE SOIL EXPOSED AT ANY ONE TIME
CONSERVE ALL TOP SOIL
PROTECT ALL EXISTING TREES
EROSION AND SEDIMENT CONTROL MEASURES INSTALLED PRIOR TO WORKS STARTING
INSTALL EROSION AND SEDIMENTATION CONTROL SIGN TO FRONT OF SITE

ANY VEHICLES LEAVING THE SITE HAVE TO BE CONTROLLED BY A CERTIFIED TRAFFIC CONTROLLER
ALL TRAFFIC CONTROLS MUST BE IN ACCORDANCE WITH THE RMS TRAFFIC CONTROL WORKSITE MANUAL
NO VEHICLES ARE ABLE TO TURN ON THE SITE
NO CRANES OR CONCRETE PUMPS TO BE USED
THERE IS NO PARKING ON THE SITE
ALL WORKS TO OHS NSW WORK COVER

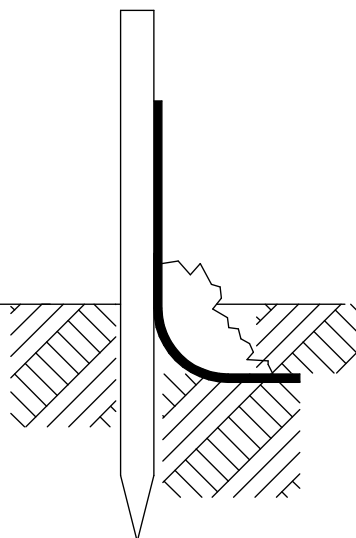
AREA FOR UNLOADING OF GOODS

ACCESS FROM THIS AREA OF THE SITE

A. WITH TRENCH

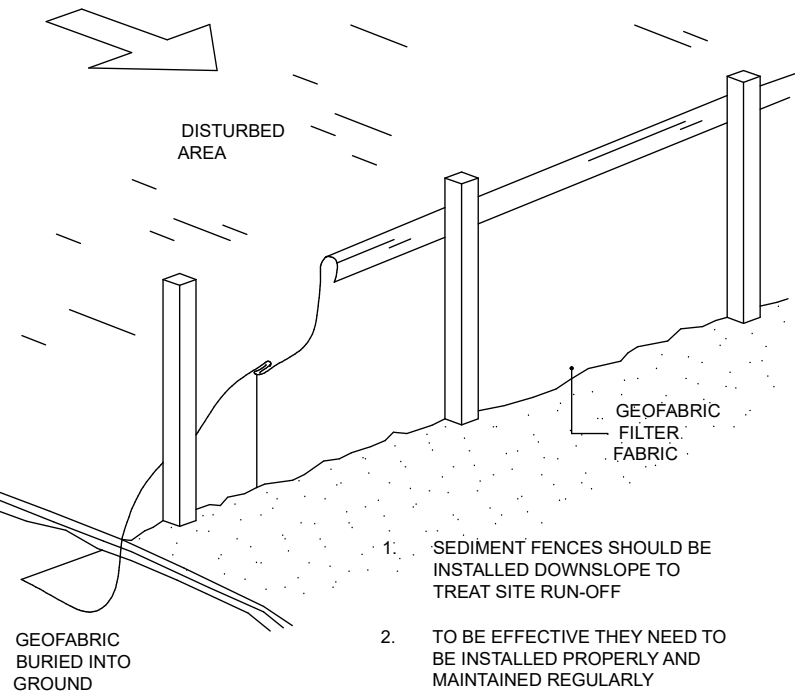


B. WITHOUT TRENCH



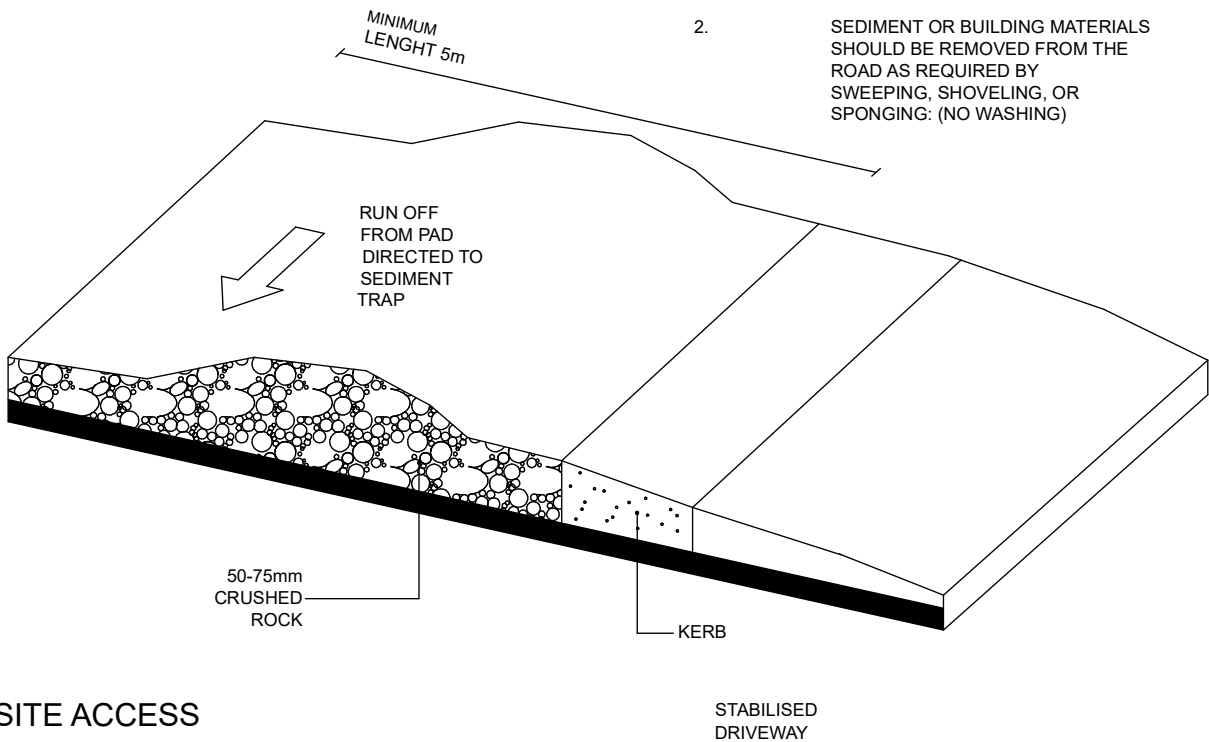
SEDIMENT FENCES

DIRECTION OF FLOW



1. SEDIMENT FENCES SHOULD BE INSTALLED DOWNSLOPE TO TREAT SITE RUN-OFF
2. TO BE EFFECTIVE THEY NEED TO BE INSTALLED PROPERLY AND MAINTAINED REGULARLY

1. PROVIDE A SINGLE STABILISED ENTRY/EXIT POINT
2. SEDIMENT OR BUILDING MATERIALS SHOULD BE REMOVED FROM THE ROAD AS REQUIRED BY SWEEPING, SHOVELING, OR SPONGING: (NO WASHING)



SITE ACCESS

SILTATION NOTES

1. ALL EROSION AND SILTATION DEVICES ARE TO BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF WORKS
2. ANY SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED FREQUENTLY
3. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER TO COUNCILS STANDARDS
4. NOT WITHSTANDING THE DETAILS SHOWN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE CLEAN WATERS ACT

STORMWATER NOTES

1. LOCATION OF PIPING IS DIAGRAMATIC ONLY. EXACT LOCATION TO BE DETERMINED ON SITE. CHECK ALL LEVELS PRIOR TO THE COMMENCEMENT OF WORK AND REPORT ANY DISCEPANCIES TO THE ARCHITECT
2. PIPES SHALL NOT COME INTO CONTACT WITH OTHER SERVICES OR BUILDING STRUCTURES. CO-ORDINATE WITH EACH RESPERCTIVE TRADE PRIOR TO INSTALLATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL PLANS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY
4. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIO TO THE COMMENCMENT OF WORKS
5. STORMWATER AND SUB-SOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL COUNCIL REQUIRMENTS
ALL PIPES TO HAVE A MINIMUM 150mm COVER IF LOCATED WITHIN THE PROPERTY.

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PROJECT
PROPOSED ALTERATIONS AND ADDITIONS
LOCATION
50 COWAN DRIVE COTTAGE POINT

DRAWING
**EROSION AND
SEDIMENT CONTROL**

SCALE
1:100
DRAWN
BJI
DATED
27.09.16

DRAWING

0909-11

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ARCHITECTURE+PLANNING+INTERIORS

277 TRAFALGAR STREET PETERSHAM NSW 2049
P.O. BOX 442 PETERSHAM NSW 2049
p.9590 4592 f.9590 4592 biarchitect@optusnet.com.au



WALL COLOUR
DULUX WHITE CABBAGE



TRIM AND WINDDOW COLOUR
COLORBOND WOODLAND GREY



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PROJECT
PROPOSED ALTERATIONS AND ADDITIONS

LOCATION
50 COWAN DRIVE COTTAGE POINT

DRAWING
**COLOUR AND
MATERIALS**

SCALE
1:100

DRAWN
BJI

DATED
27.09.16

DRAWING
0909-12

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Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	N	8.1	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W2	N	10.8	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W3	S	0.95	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W4	N	4.1	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W5	N	4.9	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W6	E	0.5	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W7	N	2	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W8	E	1.4	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W9	S	3.8	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W10	S	0.35	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W11	S	0.5	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W12	S	5.1	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W13	W	2.2	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W14	N	0.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W15	N	0.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W16	N	3.7	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W17	N	3.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W18	N	6.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

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PROJECT
PROPOSED ALTERATIONS AND ADDITIONS
LOCATION
50 COWAN DRIVE COTTAGE POINT

DRAWING
BASIX 01

SCALE
NTS
DRAWN
BJI
DATED
27.09.16

DRAWING

0909-13

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ARCHITECTURE+PLANNING+INTERIORS
277 TRAFALGAR STREET PETERSHAM NSW 2049
P.O. BOX 442 PETERSHAM NSW 2049
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Fixtures and systems

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.

Fixtures

- The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
- The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
- The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	