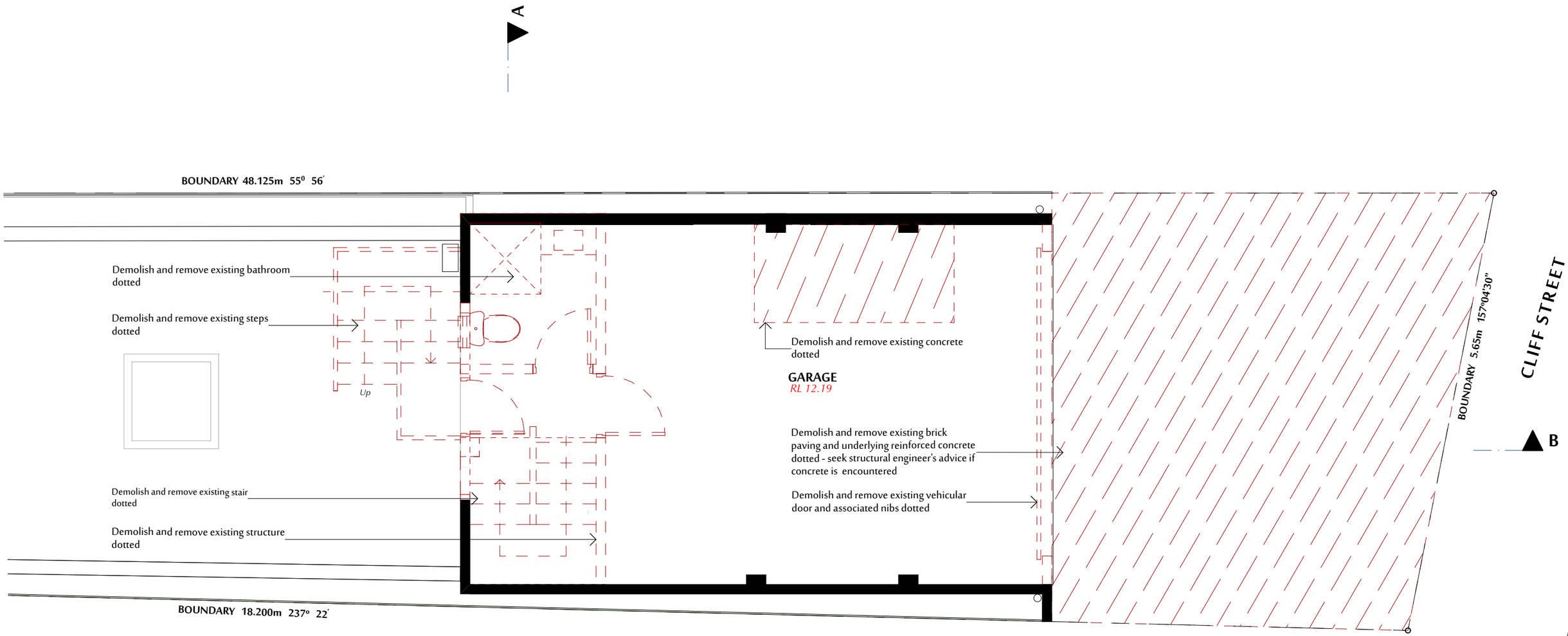


GARAGE LEVEL DEMOLITION PLAN

DODS AND ZUCCON ARCHITECTS
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Nominated Architect
William Zuccon Reg No 4793

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BR	brickwork	OG	obscure glass	TP	Terracotta pavers	dr	dryer	htr	heated towel rail	sd	slot drain
BF	face brickwork	PB	plasterboard	ZI	zinc cladding/roofing	dw	dishwasher	hws	water heater	smd	smoke detector
BW	concrete b'work	PR	pavers	aw	awning	e	electrical meter	lc	laundry chute	sh	shower
CB	cement bagging	PV	photovoltaic panels	ba	balustrade	eb	external blind	mc	mirror cabinet	sk	skylight
CFF	change in floor finish	PS	plaster set	bg	box gutter	edp	extg down pipe	mv	mechanical vent.	sp	spreader
CJ	construction joint	RC	reinforced concrete	bl	internal blind	ef	exhaust fan	of	over flow	st	sewer stack
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MS	mild steel	TF	timber flooring	dh	double hung win.	hr	handrail	s	sink		
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NOTES

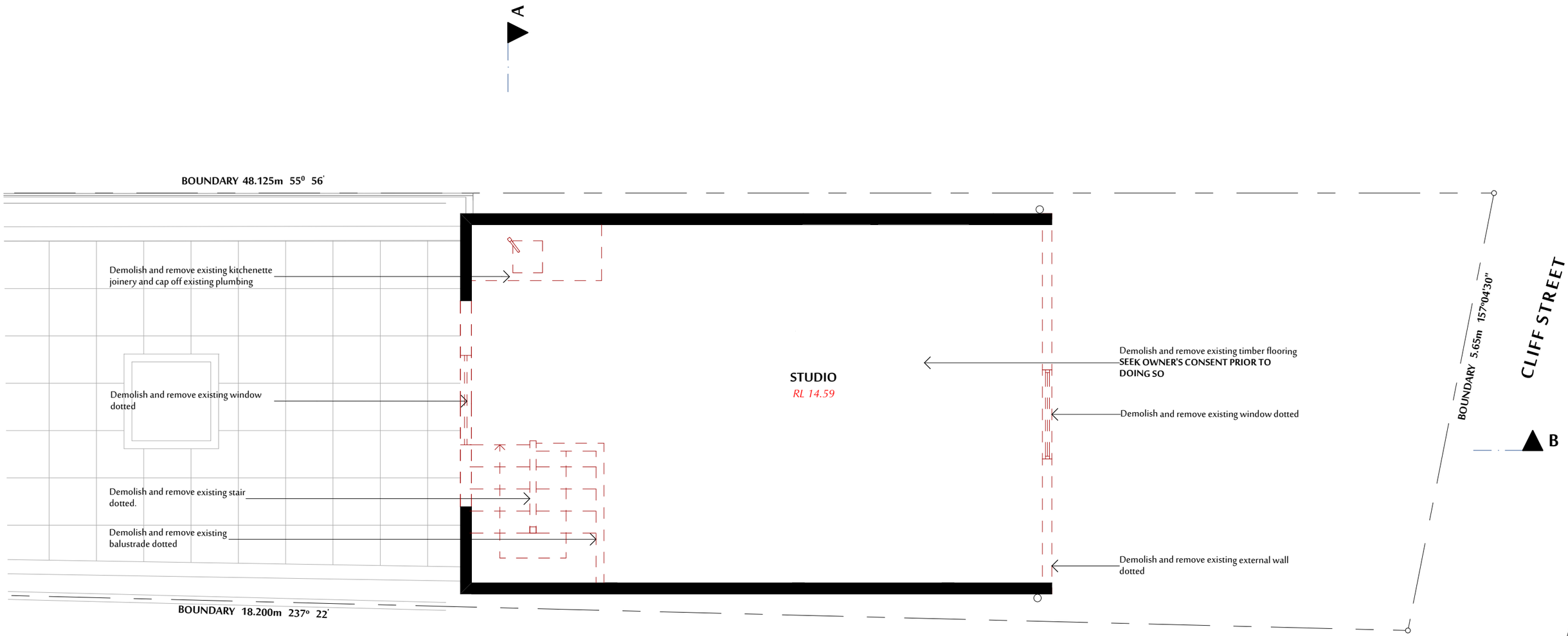
EXTENT OF DEMOLITION IS INDICATIVE ONLY. ACTUAL EXTENT TO BE DETERMINED ON SITE DURING CONSTRUCTION IN CONJUNCTION WITH STRUCTURAL ENGINEER

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CONSTRUCTION ISSUE

PROPOSED ALTERATIONS AND ADDITIONS
LOUISE McELVOGUE AND BERNARD MACLEOD
9 COVE STREET WATSONS BAY

GARAGE LEVEL DEMOLITION PLAN
SCALE 1:50 @ A3
ISSUE CC000
DATE JUN 2023



STUDIO LEVEL DEMOLITION PLAN

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CONSTRUCTION ISSUE

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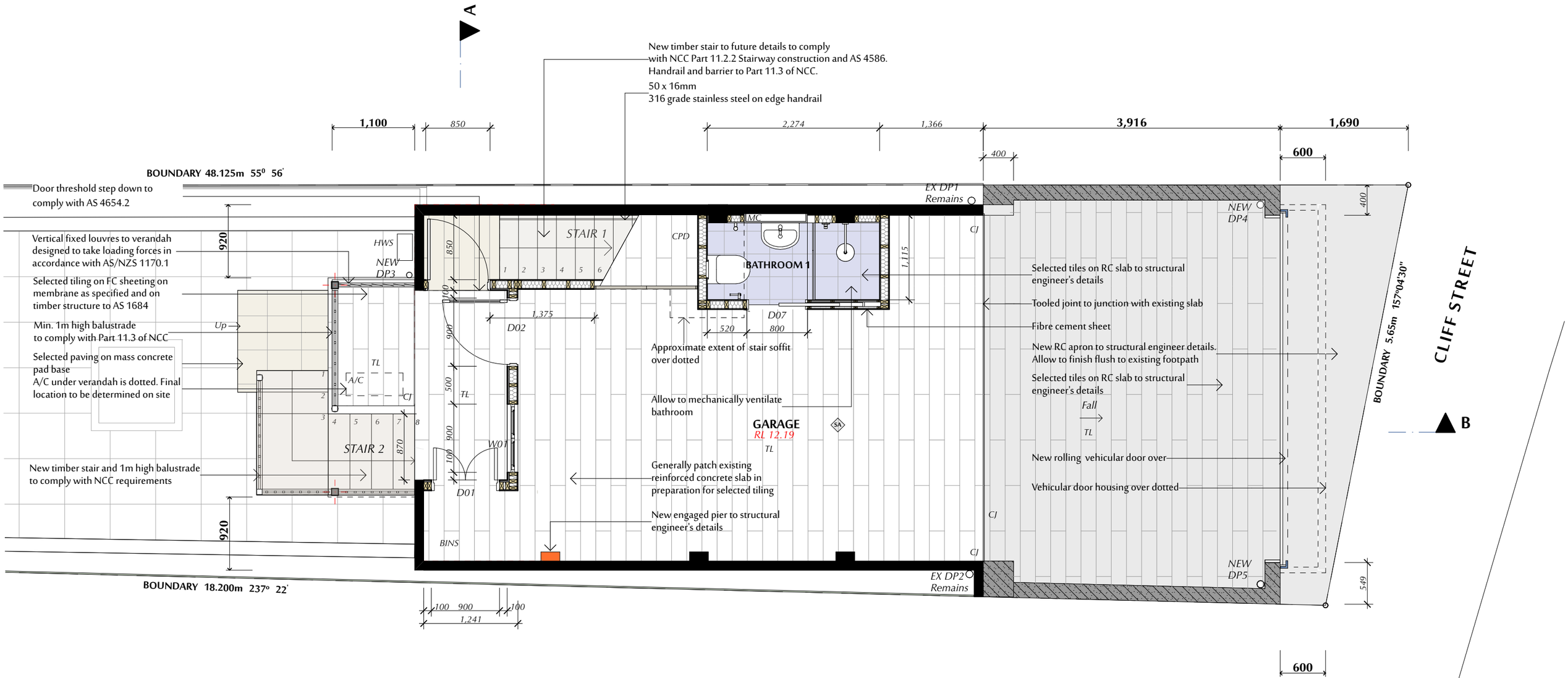
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PROPOSED ALTERATIONS AND ADDITIONS
LOUISE McELVOGUE AND BERNARD MACLEOD
9 COVE STREET WATSONS BAY

STUDIO LEVEL DEMOLITION PLAN
SCALE 1:50 @ A3
ISSUE CC001
DATE JUN 2023



GARAGE LEVEL PLAN

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CONSTRUCTION ISSUE

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SA Smoke alarm to AS3786

BASIX REQUIREMENTS

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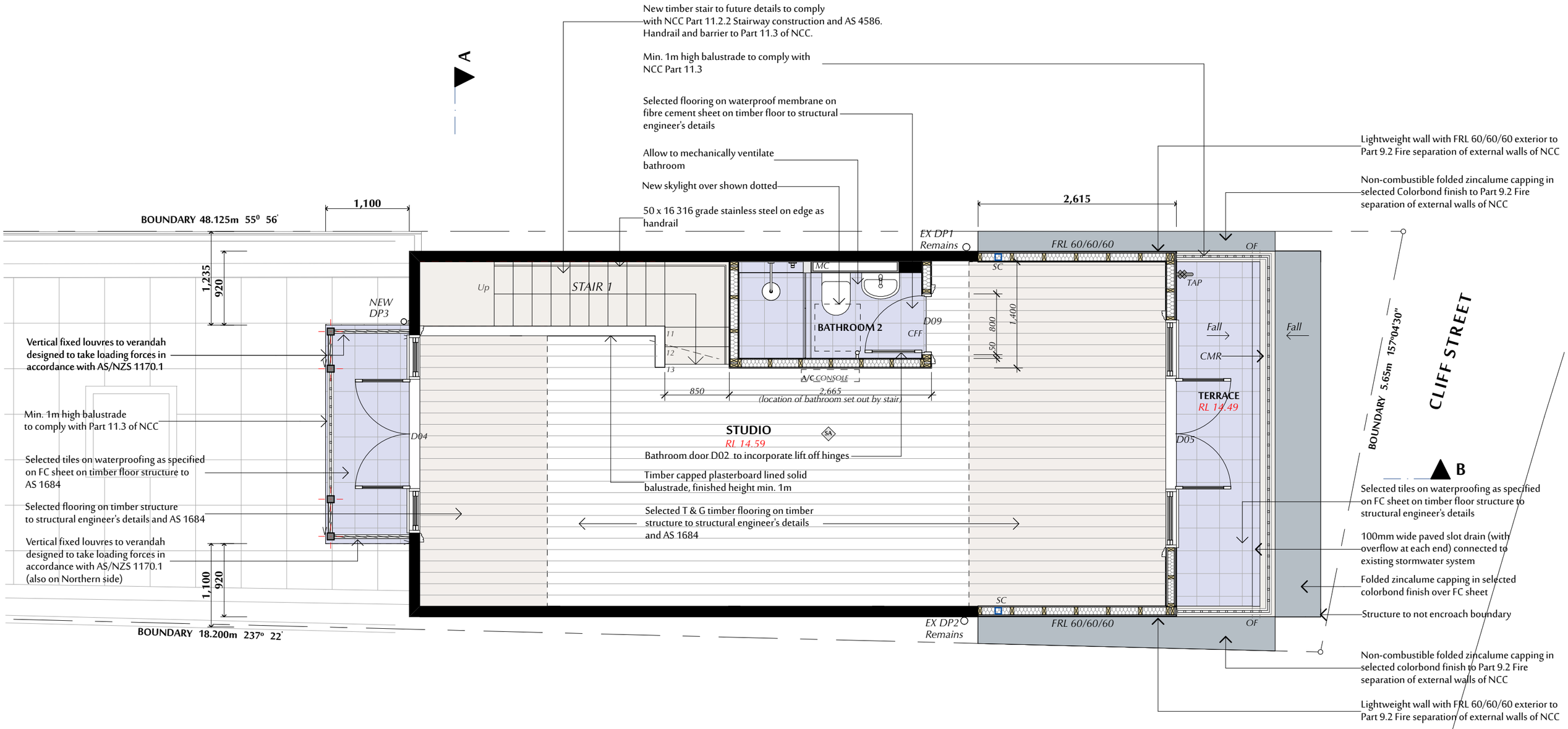
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Additional shading required to: Nil
Aluminium framed single-glazed 'Low-E' glass to new skylight.

PROPOSED ALTERATIONS AND ADDITIONS
LOUISE McELVOGUE AND BERNARD MACLEOD
9 COVE STREET WATSONS BAY

GARAGE LEVEL PLAN

SCALE 1:50 @ A3 | ISSUE | DATE JUN 2023

CC100



STUDIO LEVEL PLAN

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CONSTRUCTION ISSUE

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SA Smoke alarm to AS3786

BASIX REQUIREMENTS

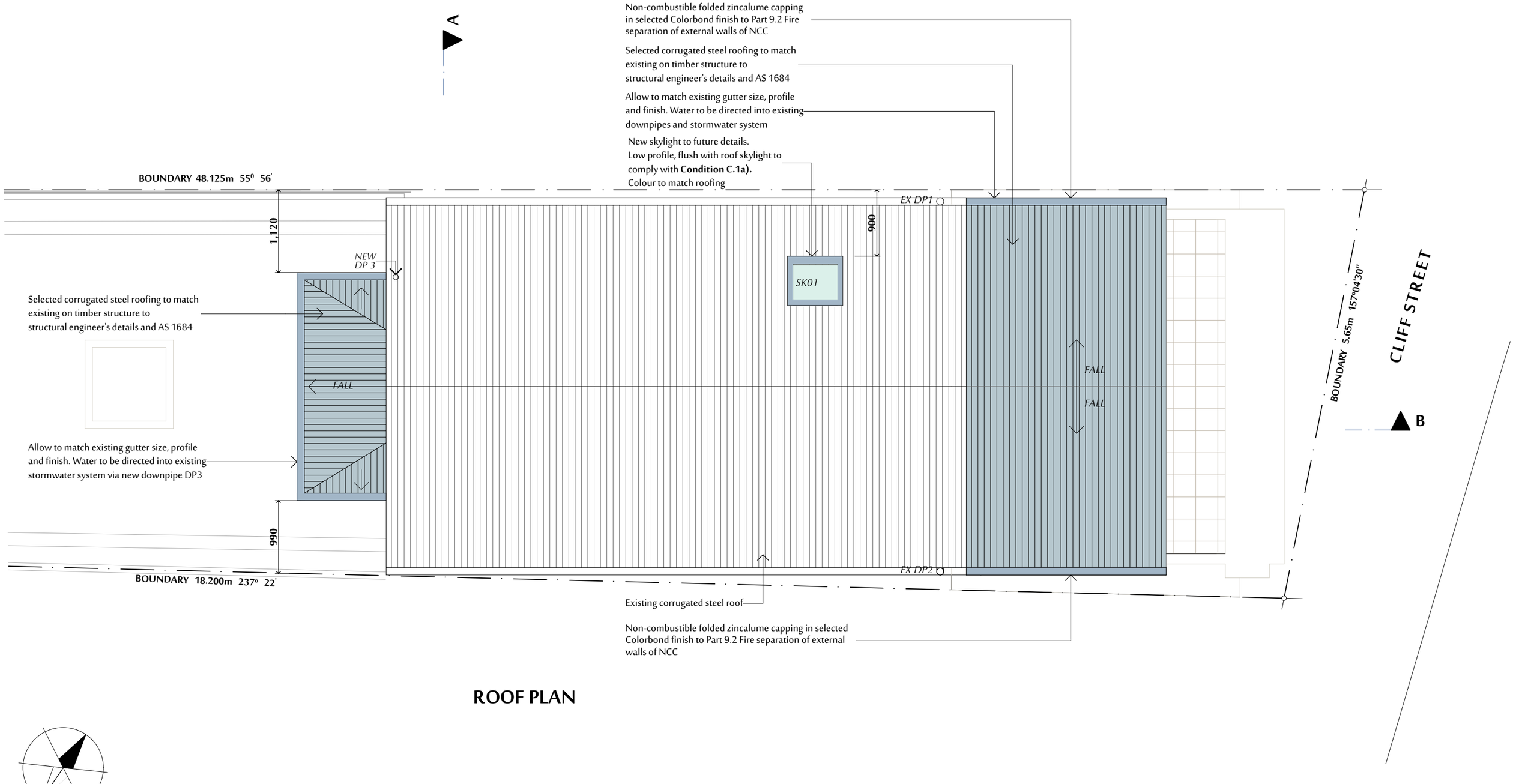
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PROPOSED ALTERATIONS AND ADDITIONS
LOUISE McELVOGUE AND BERNARD MACLEOD
9 COVE STREET WATSONS BAY

STUDIO LEVEL PLAN

SCALE 1:50 @ A3
CC101
ISSUE
DATE JUN 2023



ROOF PLAN

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Additional shading required to: Nil
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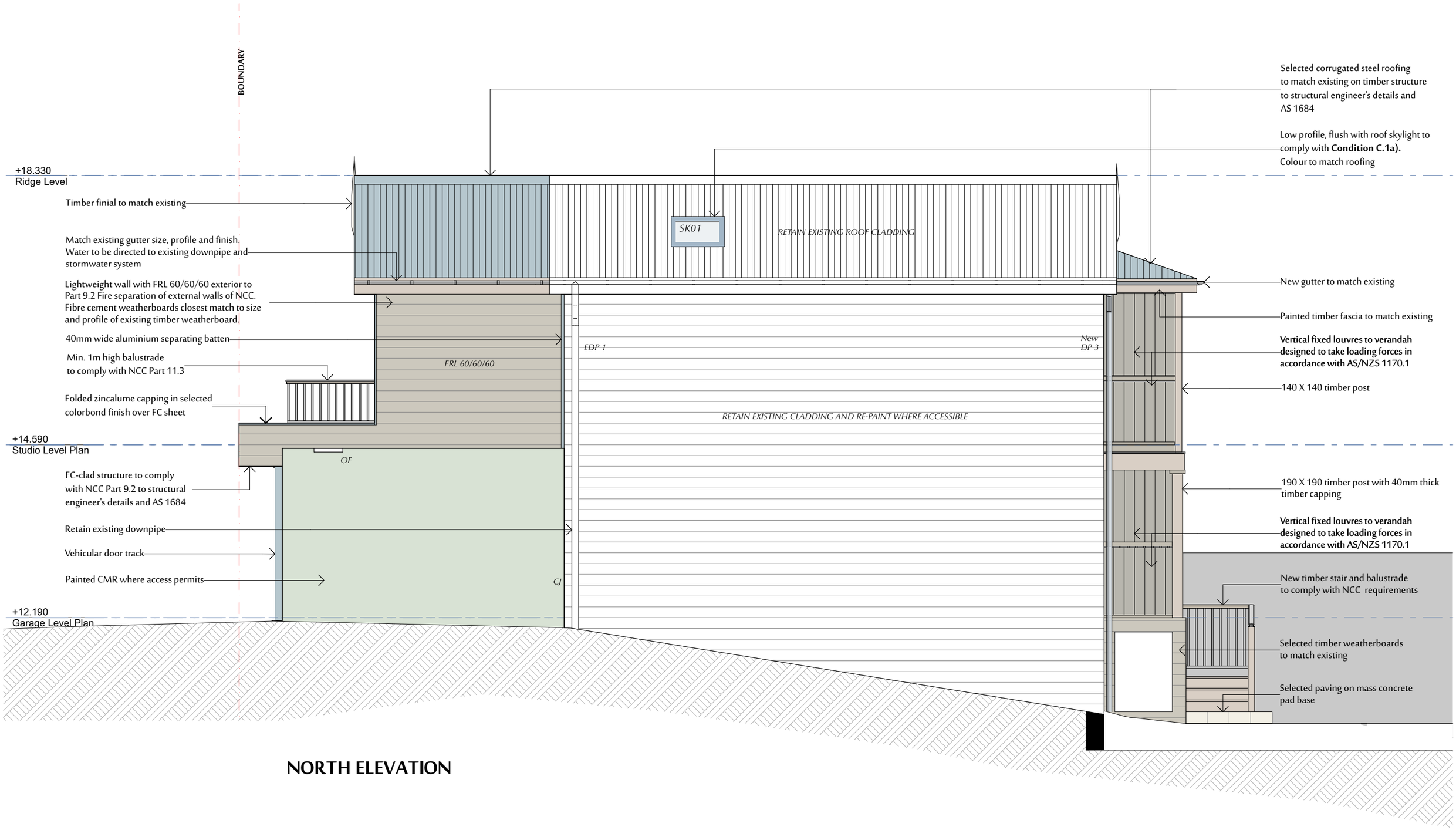
CONSTRUCTION ISSUE

PROPOSED ALTERATIONS AND ADDITIONS
LOUISE McELVOGUE AND BERNARD MACLEOD
9 COVE STREET WATSONS BAY

ROOF PLAN

SCALE 1:50 @ A3
ISSUE
DATE JUN 2023

CC102



NORTH ELEVATION

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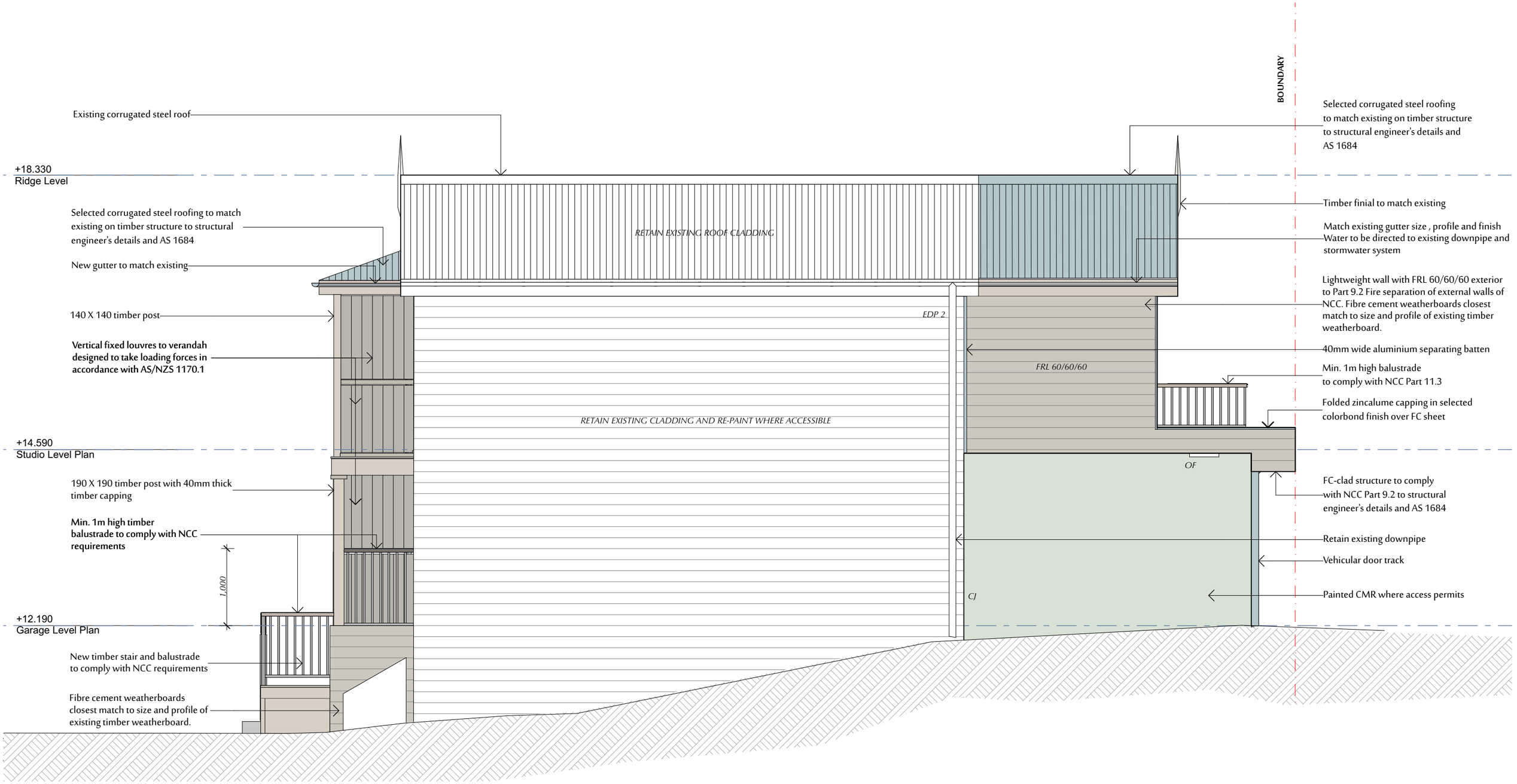
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9 COVE STREET WATSONS BAY

NORTH ELEVATION

SCALE 1:50 @ A3	ISSUE	DATE
CC200		JUN 2023



SOUTH ELEVATION

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CONSTRUCTION ISSUE

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BASIX REQUIREMENTS

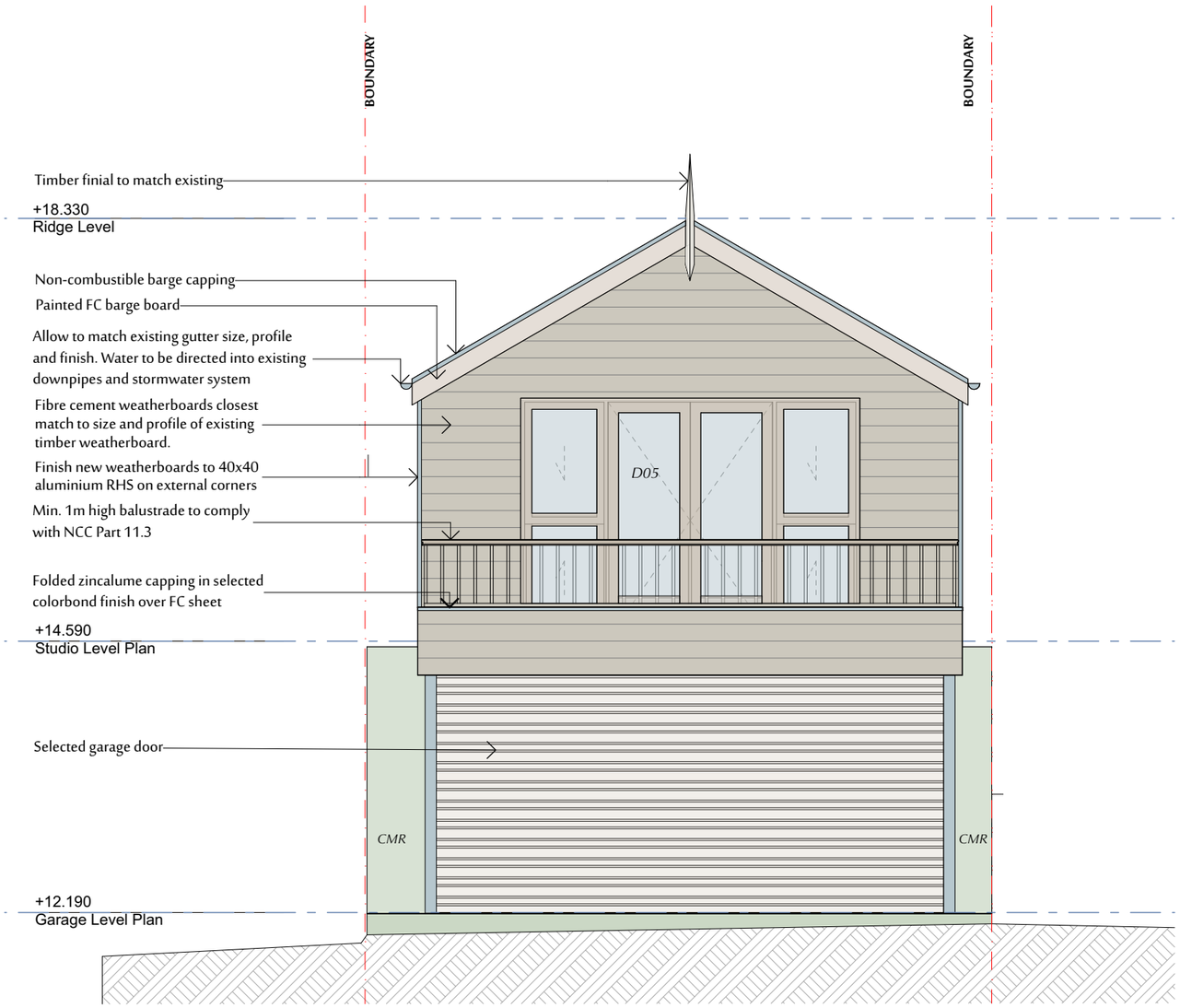
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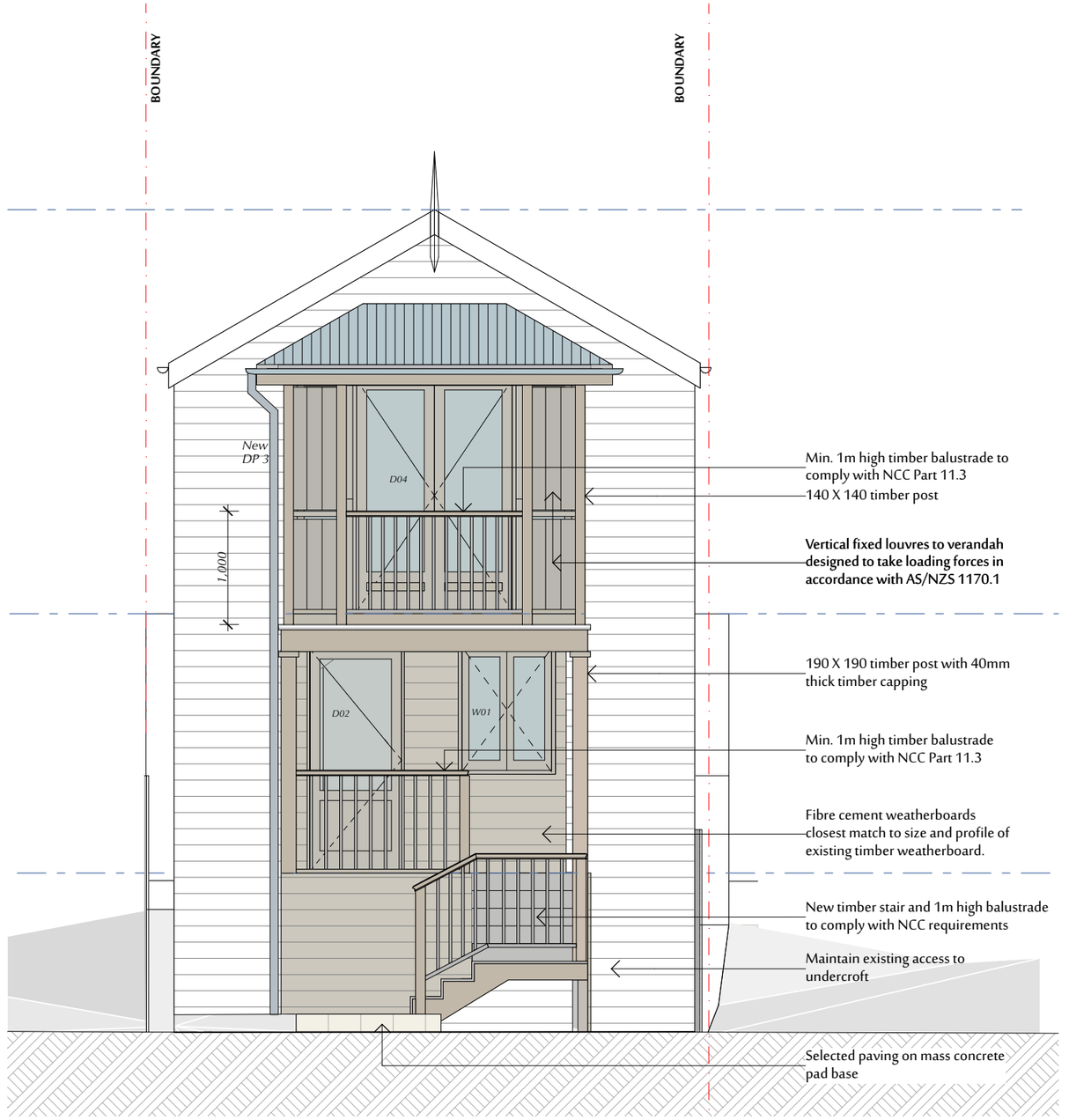
PROPOSED ALTERATIONS AND ADDITIONS
LOUISE McELVOGUE AND BERNARD MACLEOD
9 COVE STREET WATSONS BAY

SOUTH ELEVATION

SCALE 1:50 @ A3 | ISSUE | DATE
CC201 | | JUN 2023



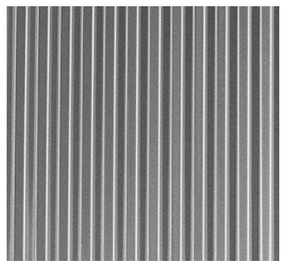
EAST ELEVATION



WEST ELEVATION



EXTERNAL WALLS
FIBRE CEMENT WEATHERBOARD TO MATCH EXISTING PROFILE BOARDS AND PAINT COLOUR



ROOFING AND FLASHINGS
CORRUGATED STEEL SHEET ROOFING TO MATCH EXISTING

WINDOWS AND DOORS
OFF-WHITE / CREAM COLOUR TO MATCH EXISTING

EXTERNAL MATERIALS PALETTE

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Nominated Architect
William Zuccon Reg No 4793

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KEY

BR	brickwork	OG	obscure glass	TP	Terracotta pavers	dr	dryer	htr	heated towel rail	sd	slot drain
BF	face brickwork	PB	plasterboard	ZI	zinc cladding/roofing	dw	dishwasher	hws	water heater	smd	smoke detector
BW	concrete b'work	PR	pavers	aw	awning	e	electrical meter	lc	laundry chute	sh	shower
CB	cement bagging	PV	photovoltaic panels	ba	balustrade	eb	external blind	mc	mirror cabinet	sk	skylight
CFF	change in floor finish	PS	plaster set	bg	box gutter	edp	extg down pipe	mv	mechanical vent.	sp	spreader
CJ	construction joint	RC	reinforced concrete	bl	internal blind	ef	exhaust fan	of	over flow	st	sewer stack
CN	concrete	RL	relative level	bt	bath	f	fixed window	olv	operable louvres	td	trough drain
CO	copper roofing	SK	Skimcoat	bs	book shelves	fcu	fan coil unit	pl	planter	t	laundry tub
CP	carpet	SL	slab stone	cdu	a/c condensor unit	fl	flue	rf	refrigerator	vp	vent pipe
CR	cement render	SS	stainless steel	ch	chimney	fp	fireplace	rh	range hood	w	window
CT	ceramic tiles	ST	stone tiles	cpd	cupboard	fw	floor waste	ro	roof outlet	wb	weatherboards
FC	fibre cement	TB	timber	ct	cook top	g	gutter	rp	recessed panel	wc	water closet
GR	granosite skim	TL	tiles	cw	casement win.	gd	grated drain	rw	rainwater tank	wm	washing machine
GS	galvanized steel	TD	timber decking	d	door	hb	hand basin	rwh	rainwater head	wo	wall oven
MS	mild steel	TF	timber flooring	dh	double hung win.	hr	handrail	s	sink		
		TP	Terracotta pavers	dp	downpipe	hs	horiz sliding win.	sc	structural column		

BASIX REQUIREMENTS

'WATER AND ENERGY' OPTIONS:
New Hot Water System: Gas instantaneous
Energy Efficient New Lighting:Minimum 40% of new lights to be either fluorescent, compact fluorescent or LED lamps.
Toilets, Showerheads, Taps:' 3 ' stars or greater

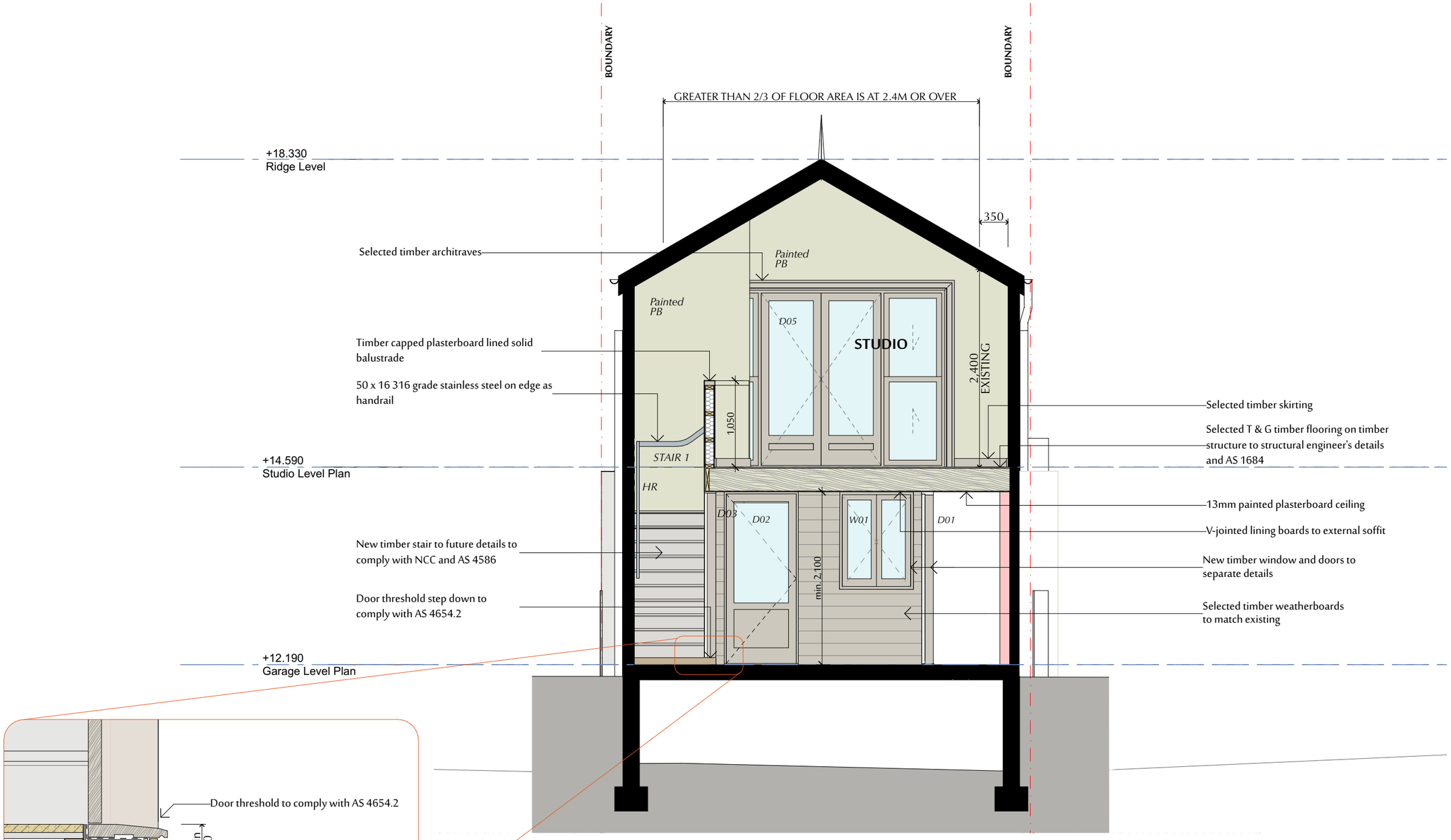
'INSULATION' OPTIONS:
Min. 100mm thick foil-backed insulation blanket to underside of new roof with Light' coloured roof (solar absorptance > 0.475).
Min. R1.3 insulation to new timber clad external walls'
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Timber - framed single-glazed 'clear' glass to all new glazing,
Additional shading required to: Nil
Aluminium framed single-glazed 'Low-E' glass to new skylight.

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CONSTRUCTION ISSUE

PROPOSED ALTERATIONS AND ADDITIONS
LOUISE McELVOGUE AND BERNARD MACLEOD
9 COVE STREET WATSONS BAY

WEST & EAST ELEVATION & EXTERNAL MATERIALS PALETTE
SCALE 1:50 @ A3 ISSUE DATE
CC202 JUN 2023



SECTION A-A

DOOR THRESHOLD DETAIL 1:10

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CONSTRUCTION ISSUE

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CT	ceramic tiles	ST	stone tiles	cpd	cupboard	fw	floor waste	ro	roof outlet	wb	weatherboards
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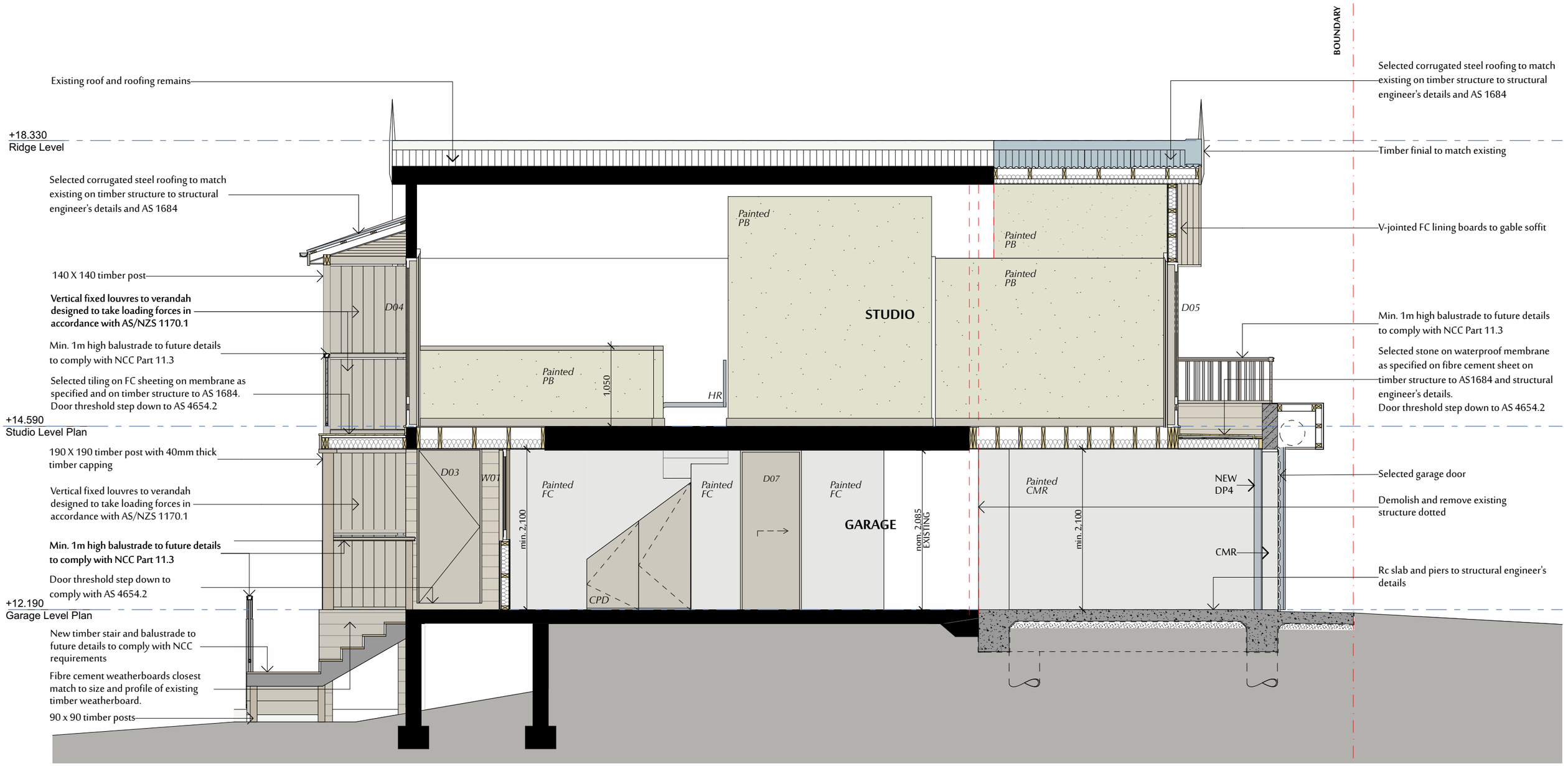
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PROPOSED ALTERATIONS AND ADDITIONS
LOUISE McELVOGUE AND BERNARD MACLEOD
9 COVE STREET WATSONS BAY

SECTION A-A

SCALE 1:50, 1:10 @ A3
ISSUE
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SECTION B-B

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CONSTRUCTION ISSUE

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PROPOSED ALTERATIONS AND ADDITIONS
LOUISE McELVOGUE AND BERNARD MACLEOD
9 COVE STREET WATSONS BAY

SECTION B-B

SCALE 1:50 @ A3
ISSUE
DATE JUN 2023

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