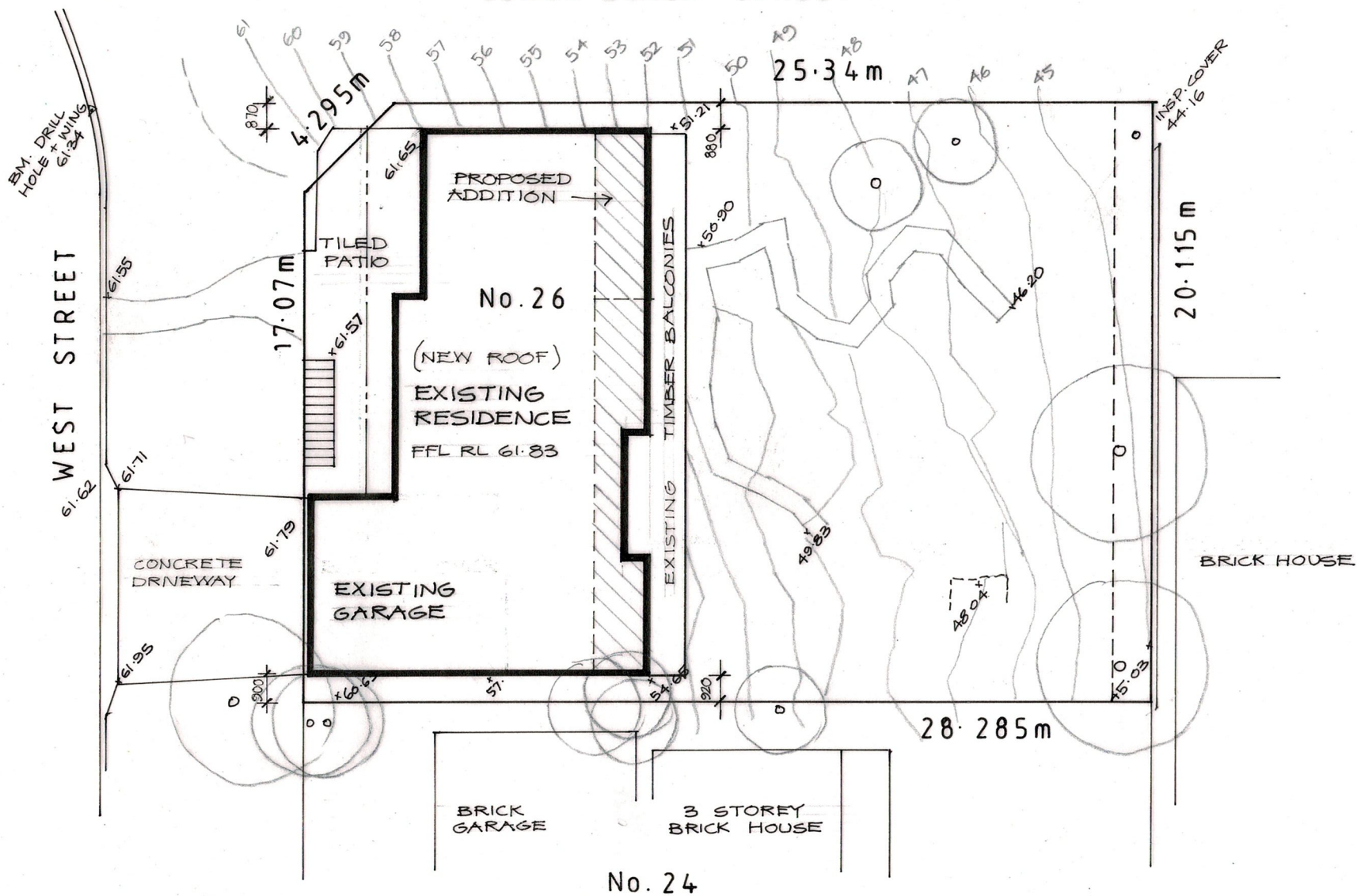


LOWER BEACH STREET



SITE PLAN 1:200 -
LOT 901 DP 546541
AREA 565.4 m

NOTES

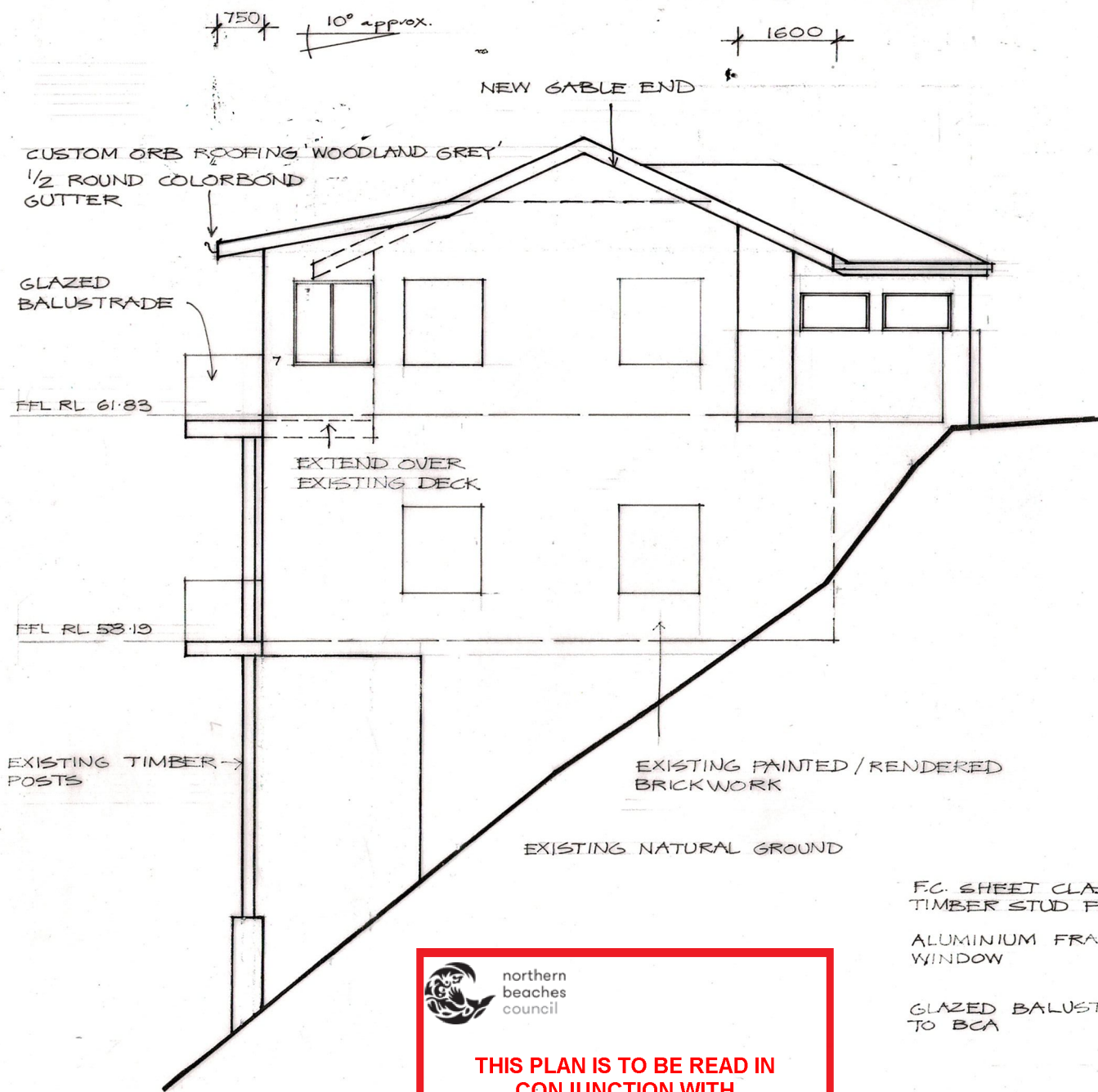
ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB
ALL CONSTRUCTION IS TO COMPLY WITH THE RELEVANT BUILDING CODES AND LOCAL COUNCIL REQUIREMENTS
ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY
ROOF WATER AND SUBSOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED
DOWN PIPE LOCATION TO BE DETERMINED BY THE ROOF PLUMBER
ELECTRICAL, POWER AND LIGHT OUTLETS TO BE DETERMINED BY THE OWNER
STRUCTURAL DETAIL AND DESIGN TO BE APPROVED BY A STRUCTURAL ENGINEER
ANY ADDITIONAL DETAILING SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER
ALL LEVELS TO AUSTRALIAN HEIGHT DATUM



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2019/1317

PROPOSED ALTERATIONS AND ADDITIONS
RICHARDS/MEAKES RESIDENCE 26 WEST STREET BALGOWLAH
NOVEMBER 2019 DWG 1219 1/4 SHIMDESIGN design and drafting 0400 898 744



NORTH ELEVATION



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2019/1317

BASIX NOTES

ROOF WITH DARK SOLAR ABSORPTANCE TO HAVE FOIL SARKING
FLAT CEILING TO HAVE MINIMUM R3.0 INSULATION

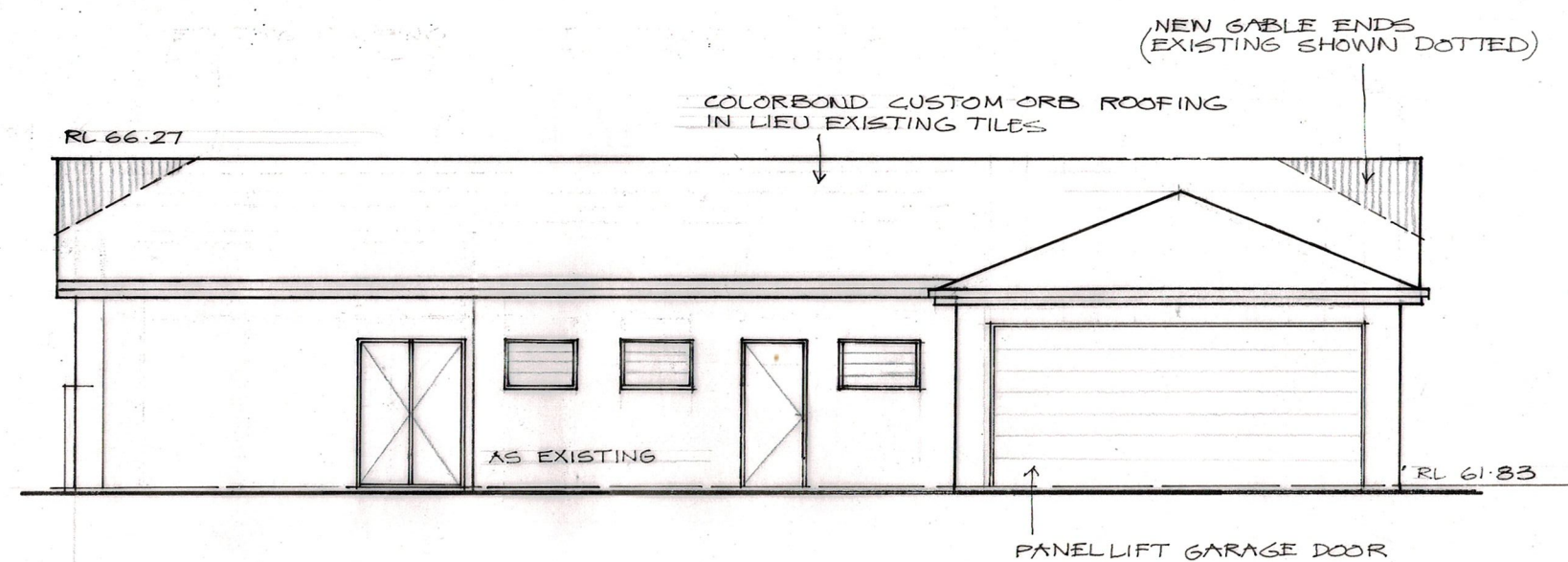
SUSPENDED FRAMED FLOOR WITH OPEN SUB FLOOR TO HAVE MIN.R0.8 INSULATION (R1.5 INCL. CONSTRUCTION)
FRAMED EXTERNAL WALLS TO HAVE MIN. R1.30 INSULATION, (R1.7 INCLUDING CONSTRUCTION)

BATHROOM AND SHOWER TAPS TO HAVE MINIMUM 3 STAR RATING, MAXIMUM FLOW 9LTRS PER MINUTE
TOILETS TO HAVE MINIMUM 3 STAR RATING, MAXIMUM 4 LTR FLUSH

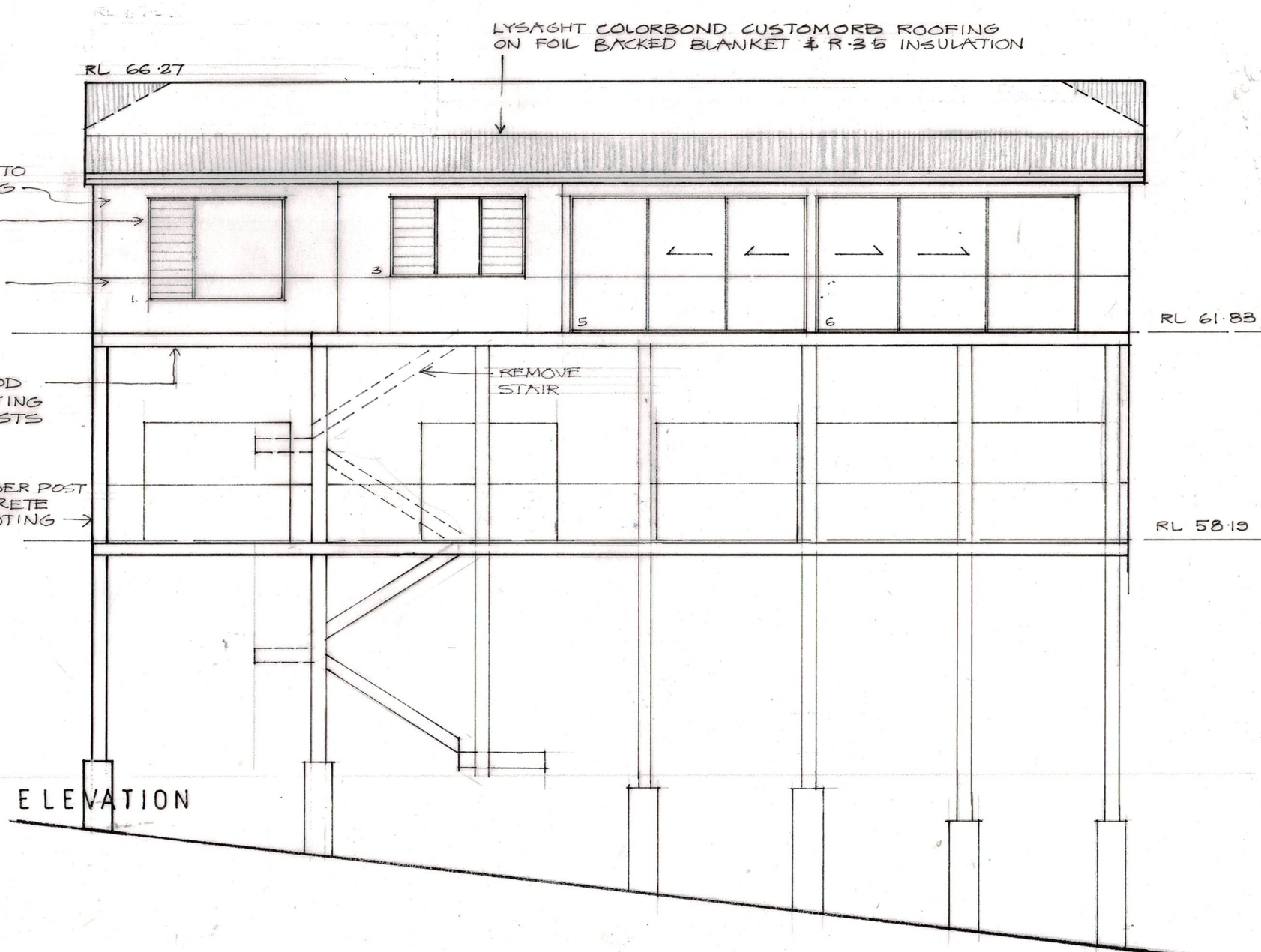
MINIMUM 40% OF NEW OR ALTERED LIGHT FIXTURES MUST BE FITTED WITH FLUORO OR COMPACT FLUORESCNT
OR LED LAMPS

WINDOWS 1-7 TO BE IN ACCORDANCE WITH BASIX CERTIFICATE A 361902 DATED 14-11-2019

WEST ELEVATION

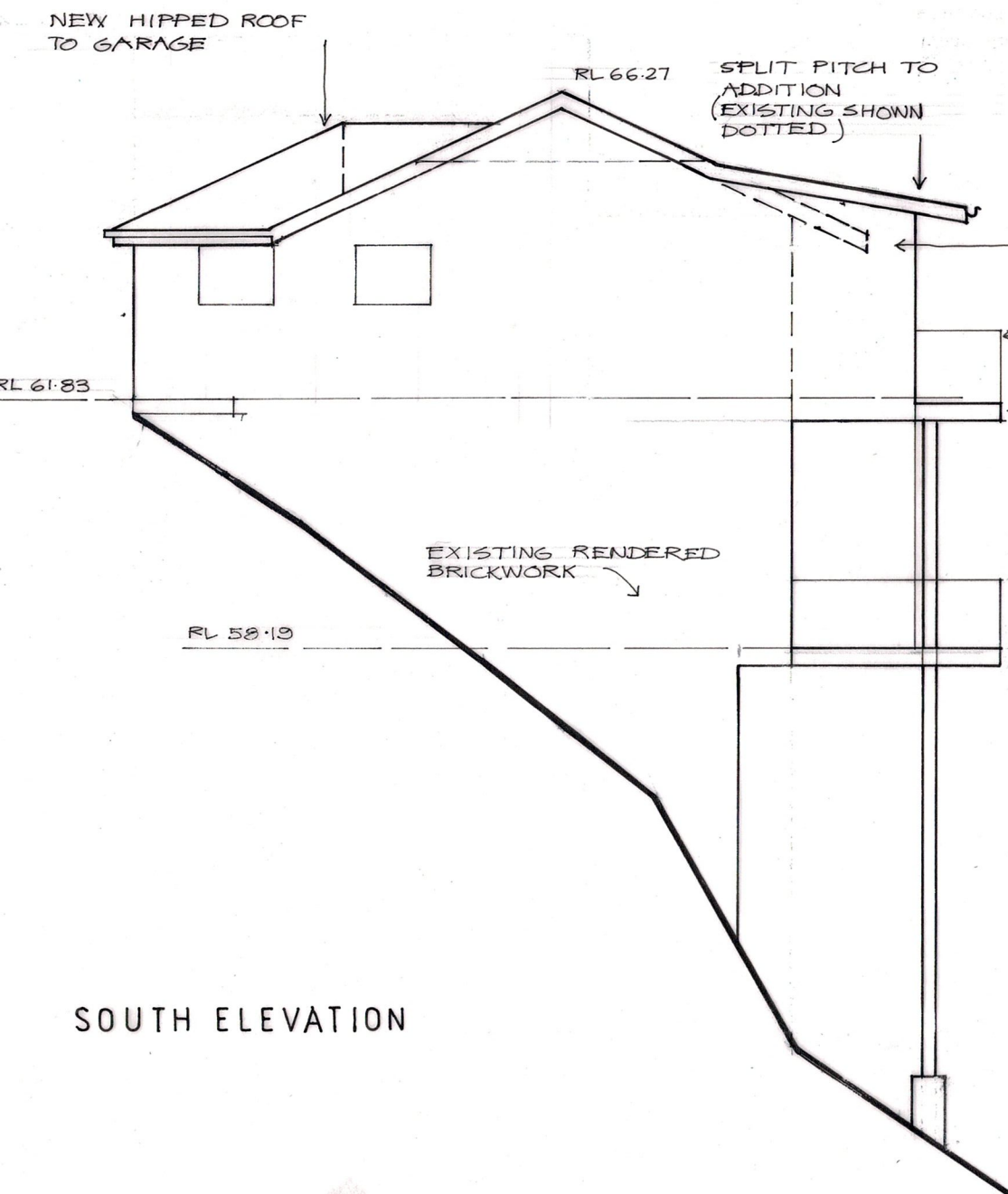


EAST ELEVATION



PROPOSED ALTERATIONS AND ADDITIONS

RICHARDS/MEAKES RESIDENCE 26 WEST STREET BALGOWLAH
NOVEMBER 2019 DWG 1219 3/4 SHIMDESIGN design and drafting 0400 898 744



SOUTH ELEVATION

1/2 ROUND GUTTER
PAINTED TIMBER FASCIA

FC CLADDING TO
TIMBER FRAME

GLASS BALUSTRADE
TO B.C.A

NEW HARDWOOD
DECKING ON B & J

FC CLADDING TO
TIMBER FRAME

GLAZED BALUSTRADE
TO B.C.A

NEW HARDWOOD DECKING

1640
EAVE

750

10°
approx.

NEW COLORBOND ROOF SHEETING TO
EXISTING TIMBER FRAME
MIN. FOIL SARKING AND R 3.0 INSULATION

NEW HIPPED ROOF TO
GARAGE

2700

FFL RL 61.83

EXISTING TIMBER FLOORING
ON BEARERS & JOISTS

FFL RL 58.19

SECTION A



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CONSENT

DA2019/1317