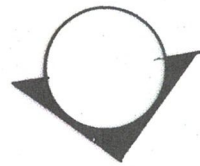


**NOTES**

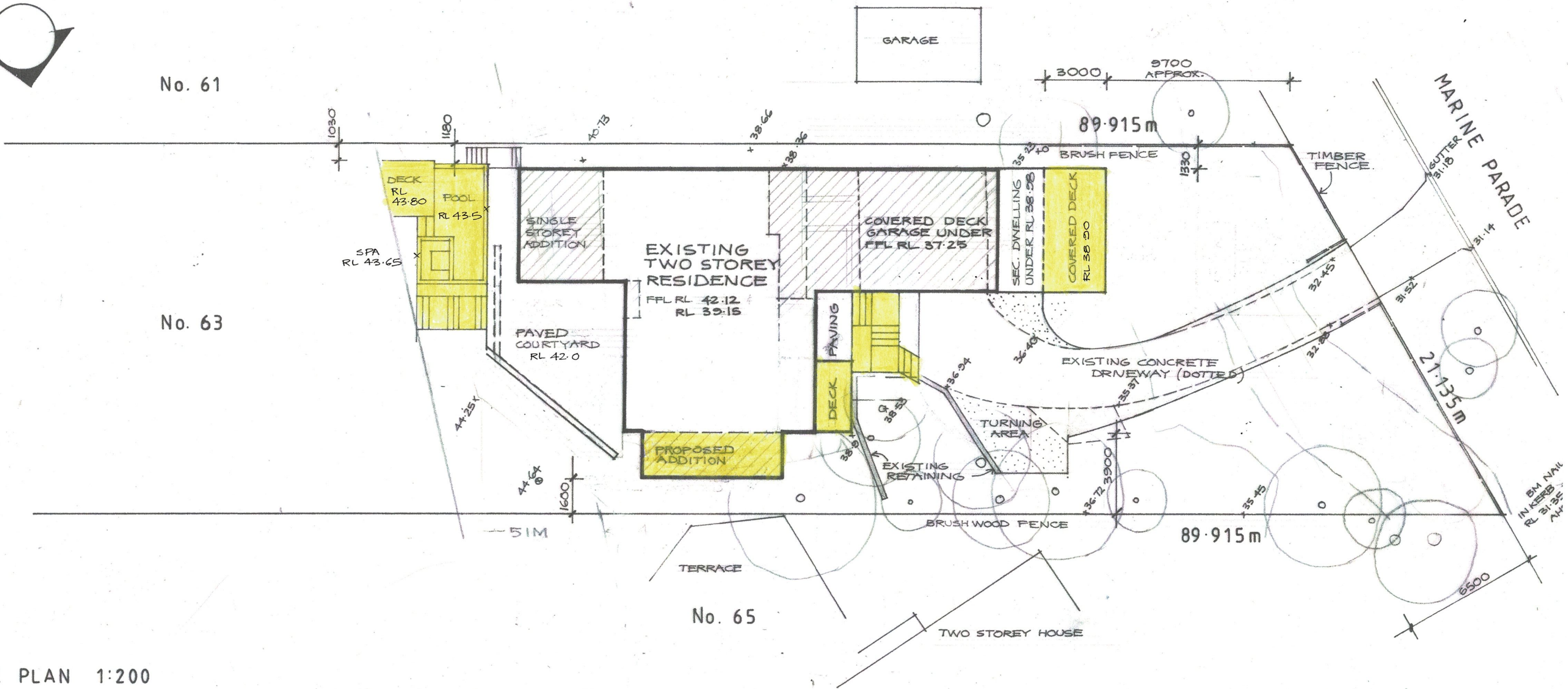
ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB  
 ALL CONSTRUCTION IS TO COMPLY WITH THE RELEVANT BUILDING CODES AND LOCAL COUNCIL REQUIREMENTS  
 ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION 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



No. 61

No. 63

No. 65



SITE PLAN 1:200

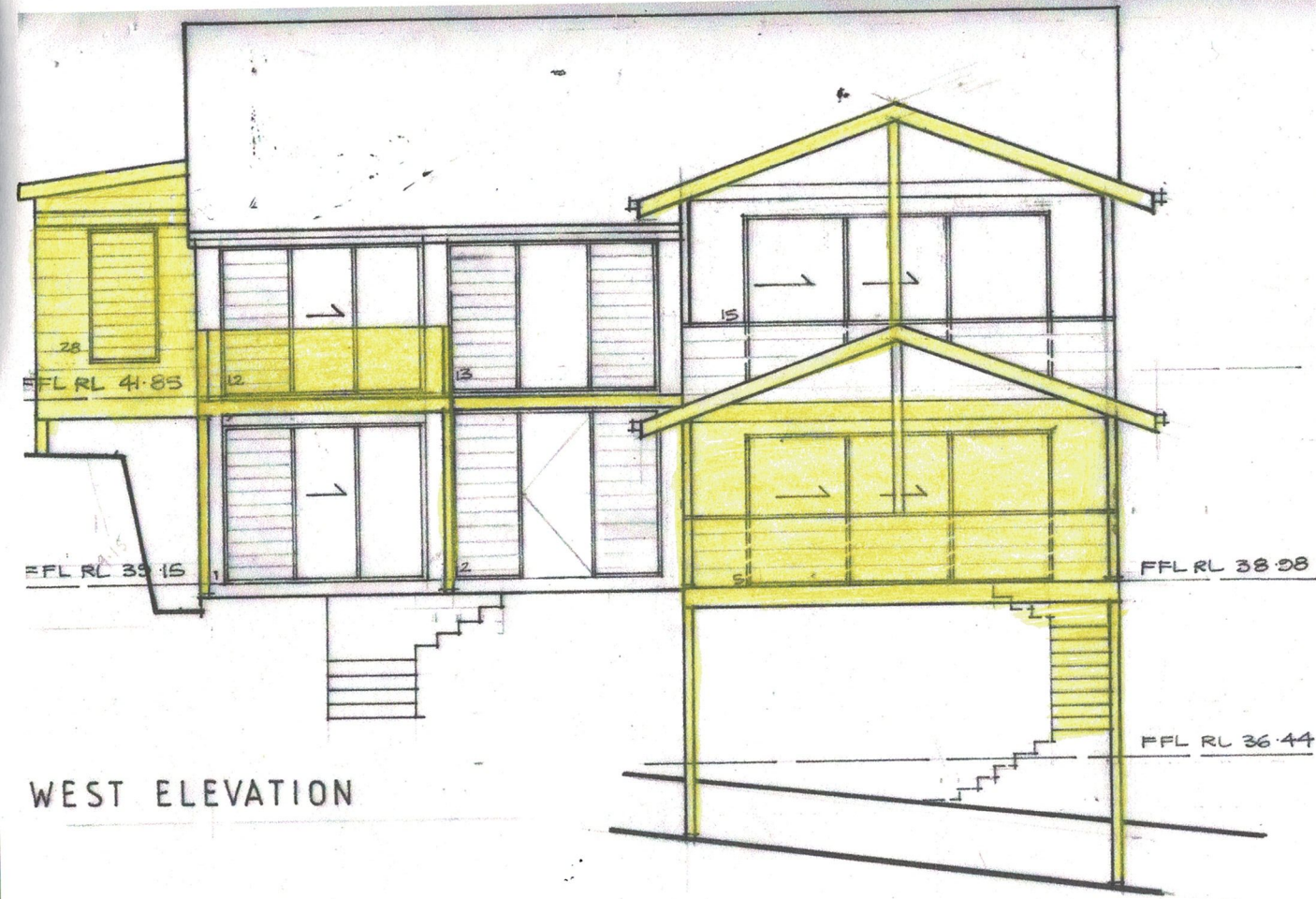
LOT 109 DP 8394 AREA 1644m<sup>2</sup>

10.12.14 MODIFICATION TO DA NO 263/14

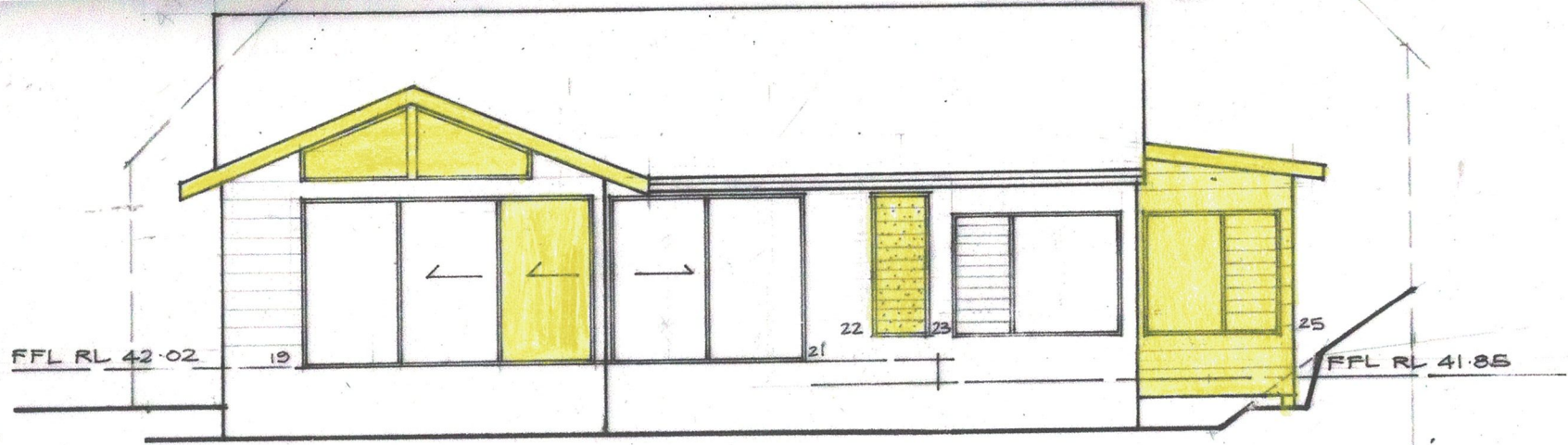
24.11.14 REDUCE ROOF TO DECK / DELETE CABANA, ROOF PERGOLA IN LIEU.

**PROPOSED ALTERATIONS AND ADDITIONS**  
**WISEMAN RESIDENCE 63 MARINE PARADE AVALON**  
 MAY 2014 DWG 0514 - 1/5 SHIMDESIGN design and drafting 0400 898 744

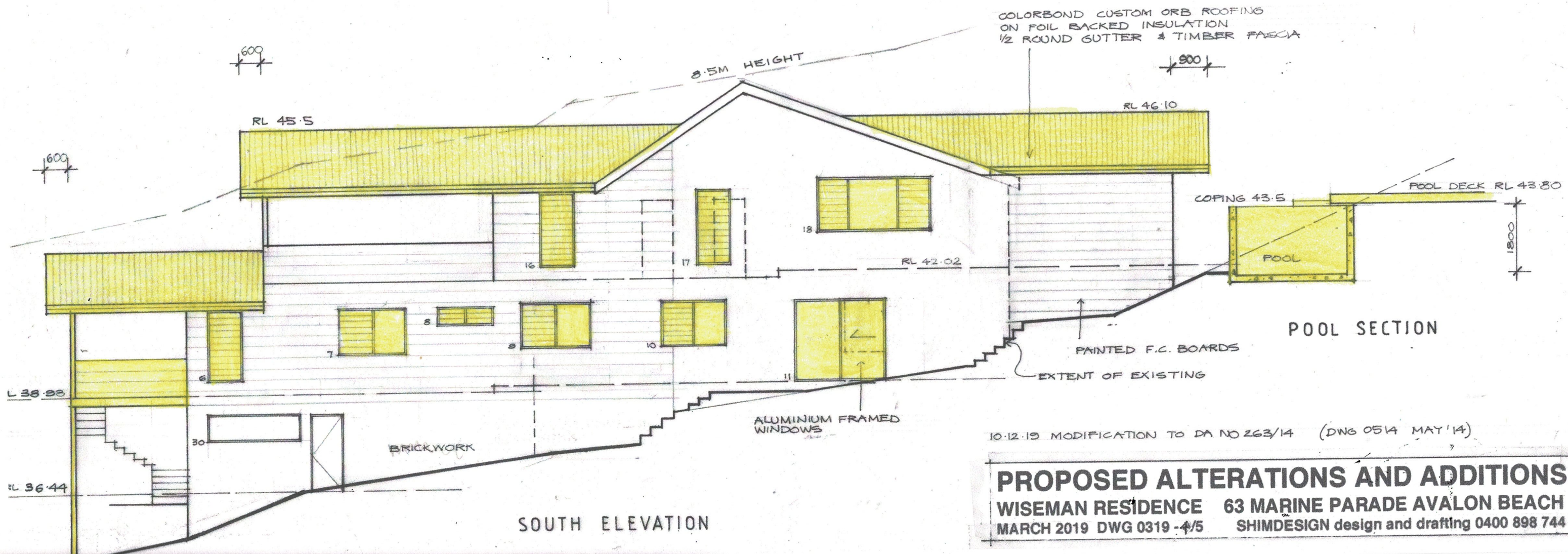




WEST ELEVATION



EAST ELEVATION

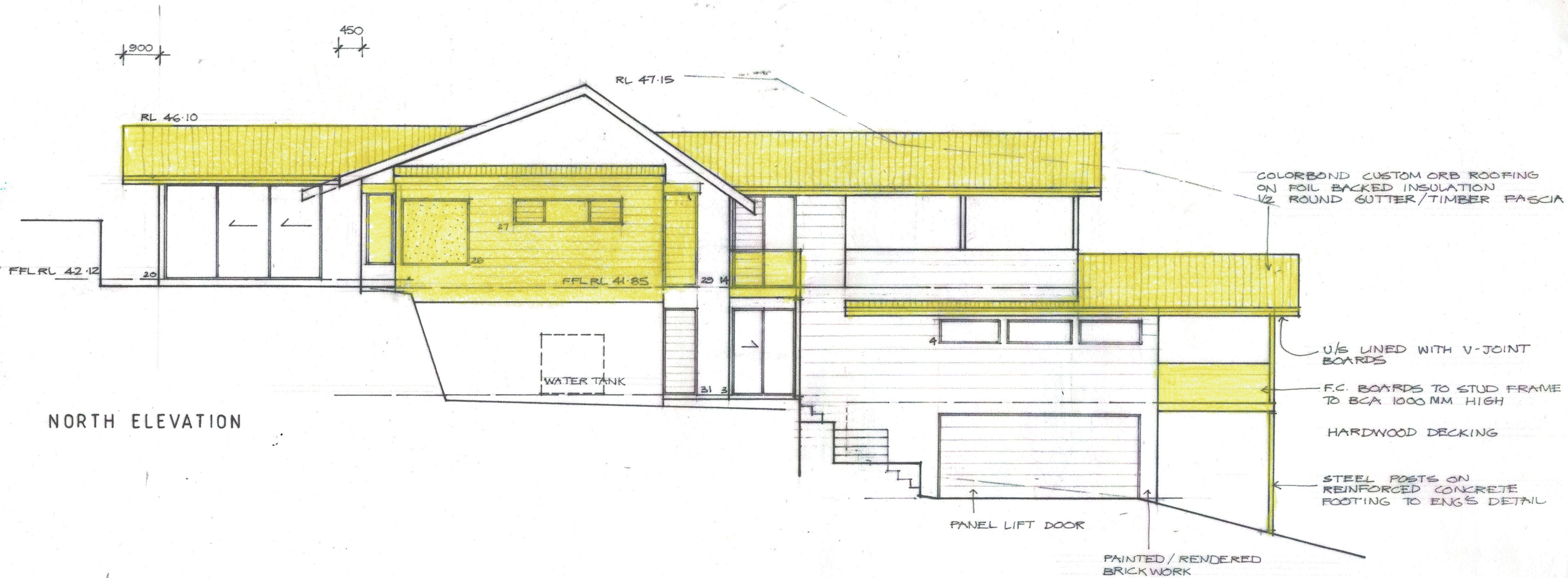


SOUTH ELEVATION

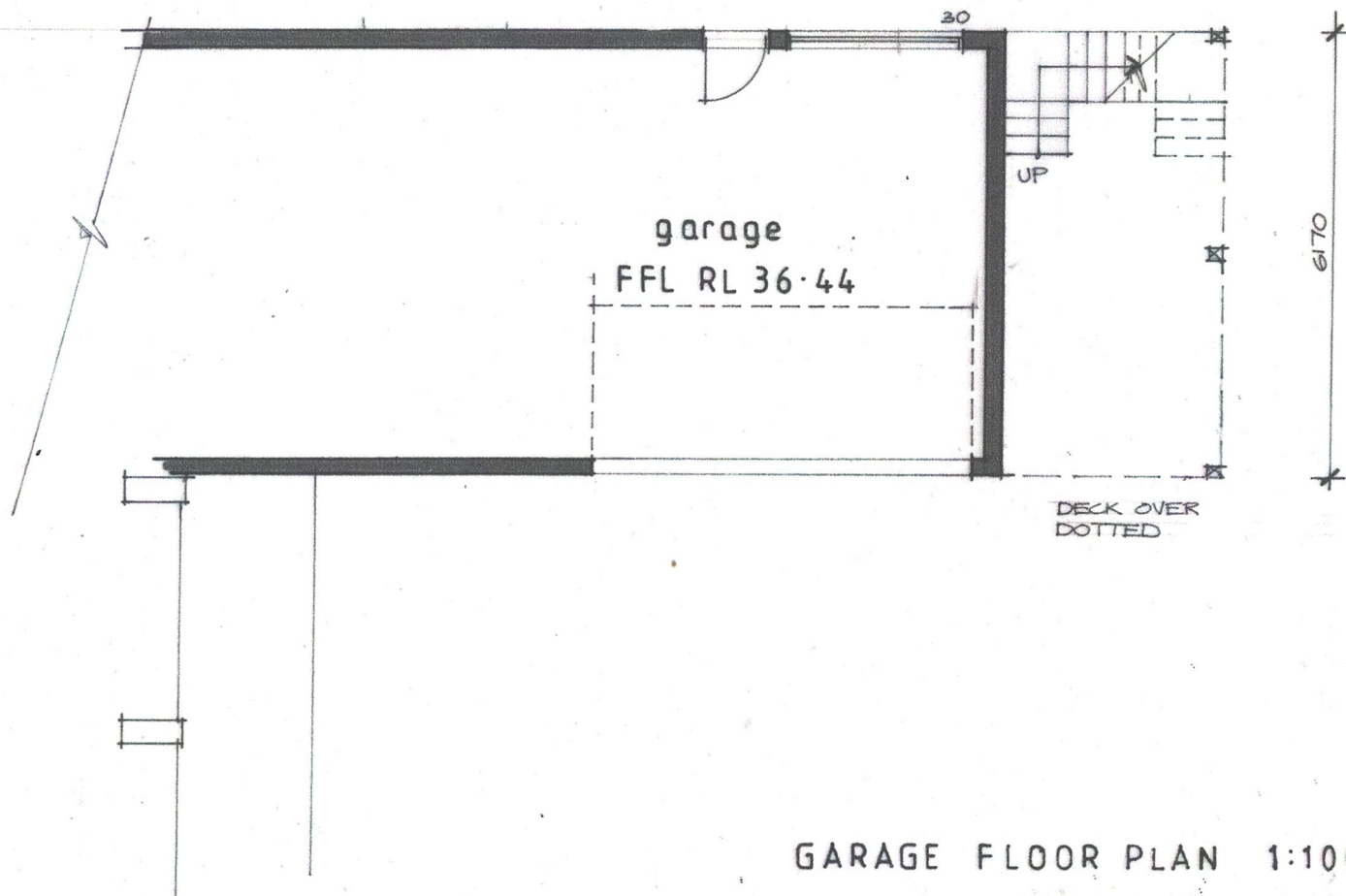
10.12.19 MODIFICATION TO DA NO 263/14 (DWG 0514 MAY '14)

**PROPOSED ALTERATIONS AND ADDITIONS**  
**WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH**  
 MARCH 2019 DWG 0319 - 4/5 SHIMDESIGN design and drafting 0400 898 744





NORTH ELEVATION



GARAGE FLOOR PLAN 1:100

**BASIX NOTES**

SWIMMING POOL TO BE OUTDOORS, CAPACITY NOT GREATER THAN 16 KILOLITRES  
 TO HAVE A POOL COVER AND POOL PUMP TIMER AND SOLAR HEATING WITH GAS BOOSTER  
 SPA CAPACITY NOT GREATER THAN 2.7 KILOLITRES, MUST HAVE A SPA COVER AND SPA PUMP TIMER  
 SPA HEATER TO BE GAS  
 A RAINWATER TANK WITH MINIMUM 1175L CAPACITY COLLECTING AT LEAST 321M2 OF ROOF AREA OF  
 RAINWATER RUNOFF TO BE INSTALLED AND CONNECTED TO AT LEAST ONE TAP LOCATED WITHIN 10M OF THE  
 EDGE OF THE POOL/SPA

EXTERNAL FRAMED WALLS TO HAVE MIN. R1.3 INSULATION (R1.7 INCLUDING CONSTRUCTION)  
 SUSPENDED FLOOR WITH ENCLOSED SUB FLOOR TO HAVE R0.6 INSULATION (R1.3 INCLUDING CONSTRUCTION)  
 ROOF WITH DARK SOLAR ABSORPTANCE TO HAVE FOIL SARKING AND CEILINGS WITH R3.0 INSULATION

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

MINIMUM 40% NEW OR ALTERED LIGHT FITTINGS TO BE FLUORESCENT, COMPACT FLURO OR LED LAMPS.

GAS INSTANANEOUS HOT WATER SYSTEM

WINDOWS 1- 30 IN ACCORDANCE WITH BASIX CERTIFICATE A184304\_02 DATED 19 DECEMBER 2019

10-12-19 MODIFICATION TO DA NO 263/14 (DWG 0514 MAY '14)

**PROPOSED ALTERATIONS AND ADDITIONS**  
**WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH**  
 MARCH 2019 DWG 0319 - 5/5 SHIMDESIGN design and drafting 0400 898 744