

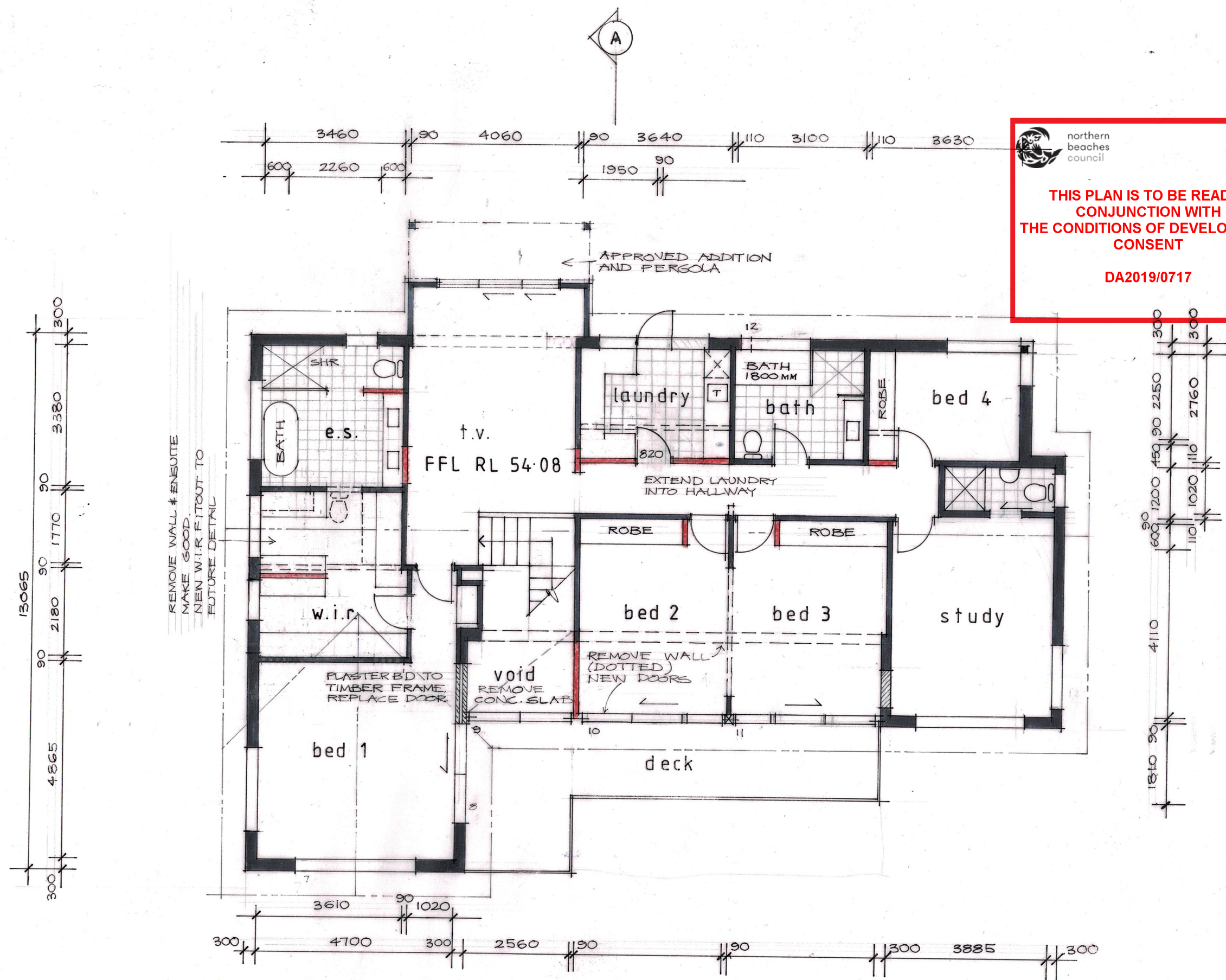


DA2019/0717



**PROPOSED ALTERATIONS AND ADDITIONS**  
**KEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON**  
 JULY 2019 DWG 1719 - 1/5 SHIMDESIGN design and drafting 0400 898 744





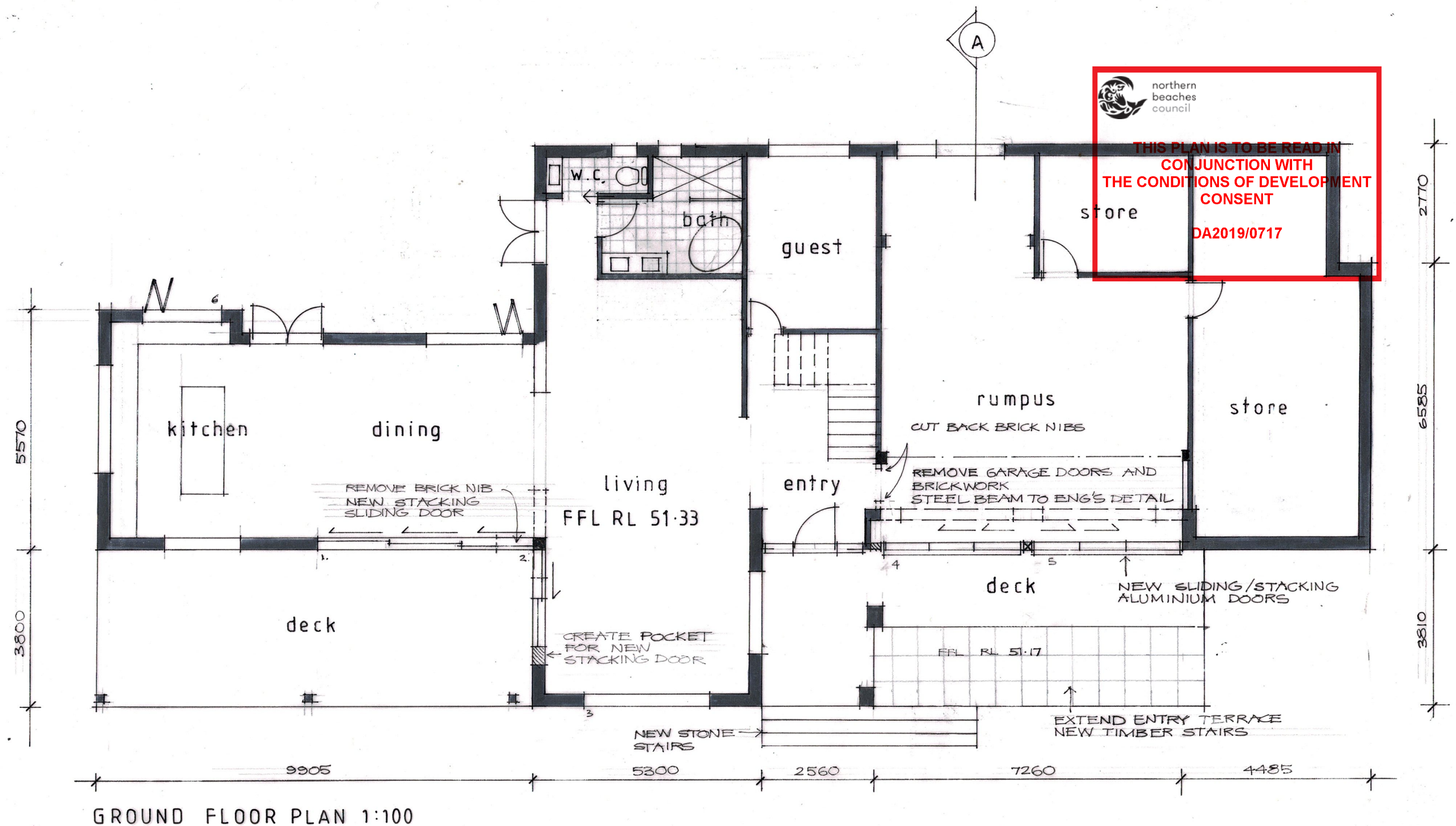
UPPER FLOOR PLAN 1:100

**northern beaches council**

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

**DA2019/0717**



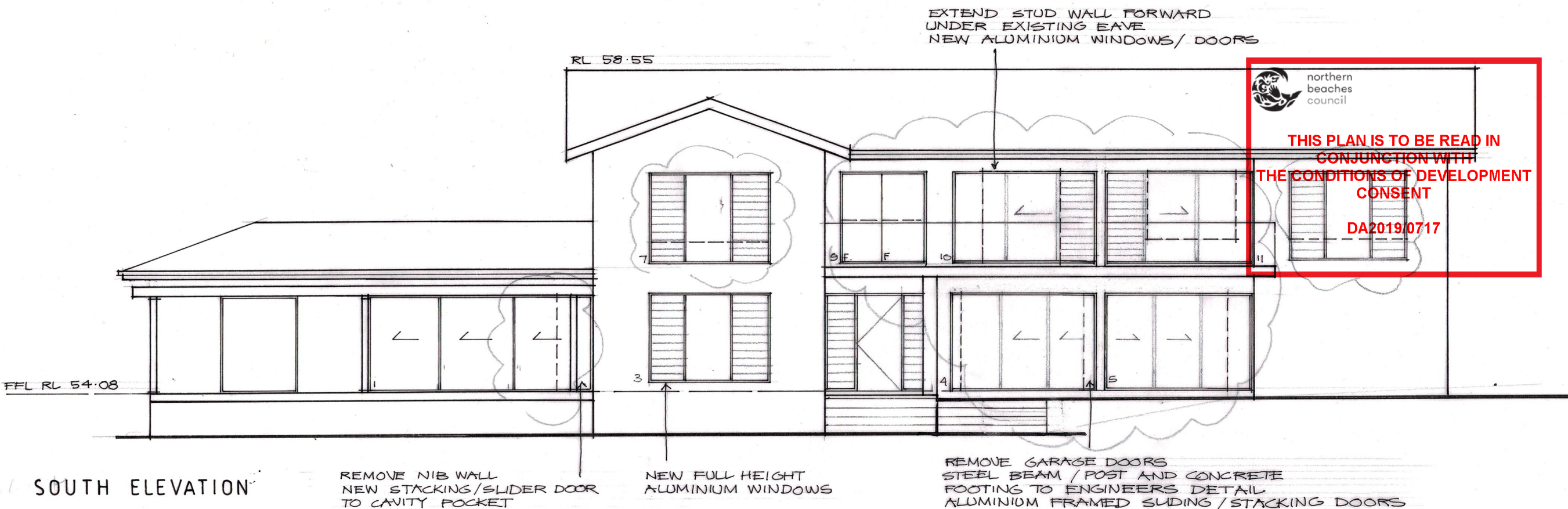


northern  
beaches  
council

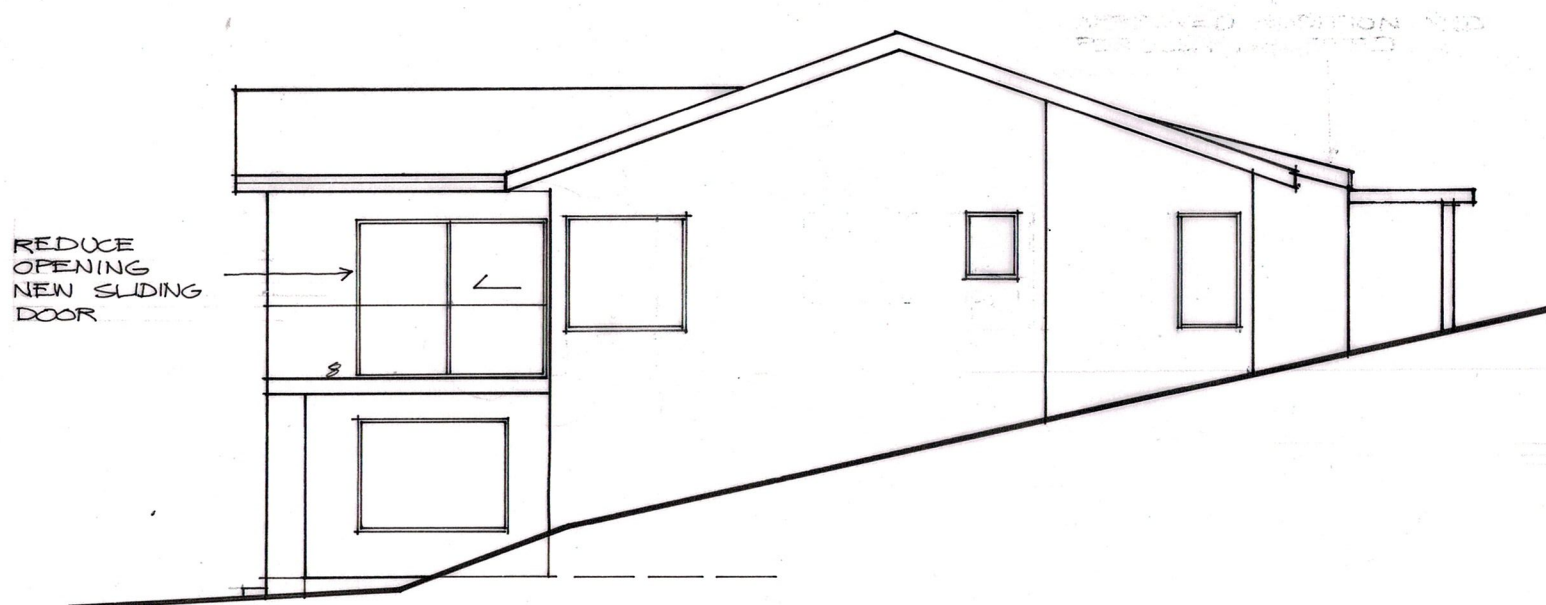
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CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2019/0717**

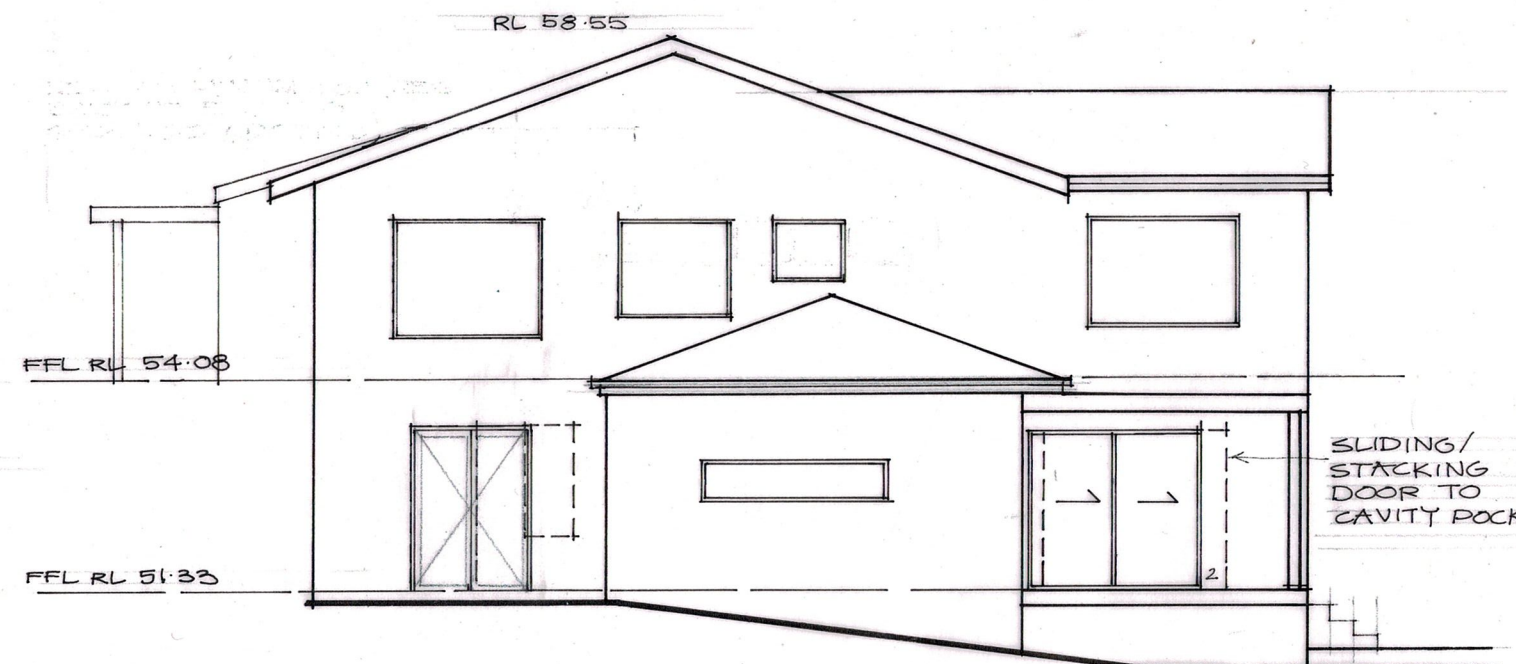




SOUTH ELEVATION

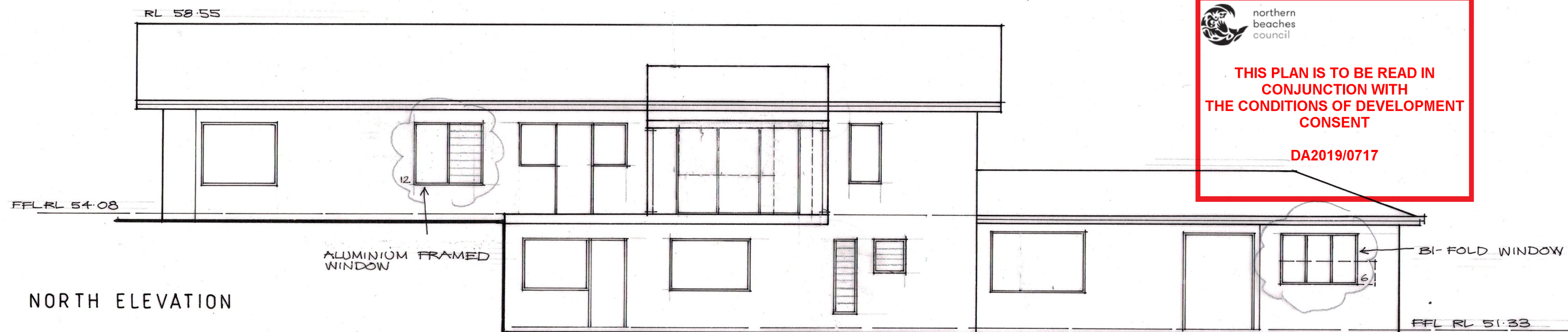


EAST ELEVATION

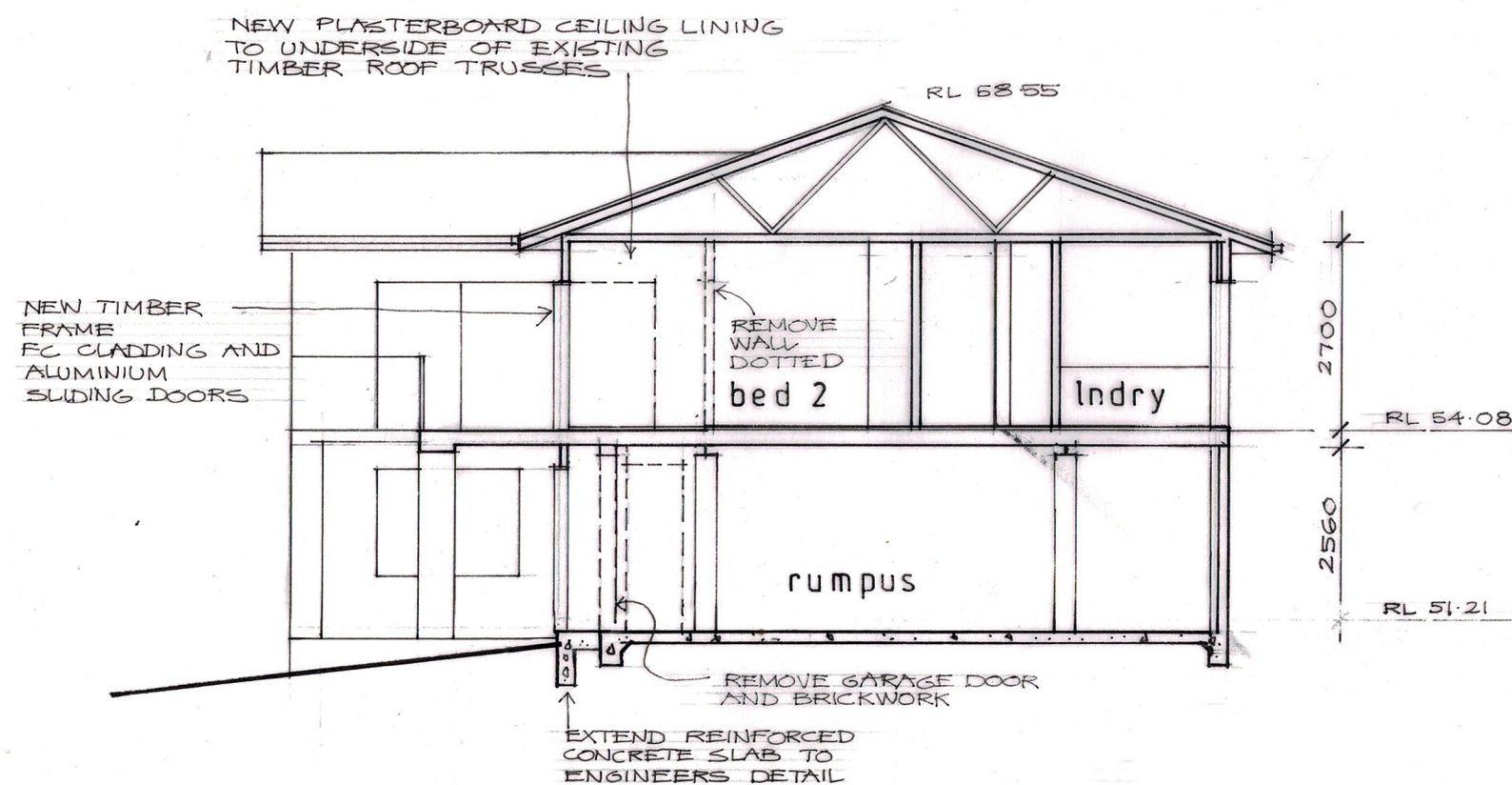


WEST ELEVATION





NORTH ELEVATION



SECTION A

#### 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

#### BASIX NOTES

EXTERNAL FRAMED WALLS TO HAVE MIN. R1.3 INSULATION (R1.7 INCLUDING CONSTRUCTION)  
 SUSPENDED CONCRETE FLOOR TO HAVE MIN. R0.9 INSULATION, R1.5 INC. 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% NEW OR ALTERED LIGHT FITTINGS TO BE FLUORESCENT, COMPACT FLURO OR LED LAMPS.

WINDOWS 1-12 IN ACCORDANCE WITH BASIX CERTIFICATE A 350271 DATED 2.7.2019