

## SITE PLAN - EXISTING

## SITE PLAN - PROPOSED



1300 0 MARKQ  
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Shop 5, 2-6 Messiter St, Campsie, NSW 2194

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**NOTES:** BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY MARKQ HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

**NOTES:**

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- REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM & FLOOR JOIST LOCATIONS & DIRECTIONS.
- REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES & DIRECTIONS.
- REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
- A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
- FLOOR FINISHES AS SELECTED AS PER TENDER.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013
- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
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- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

CLIENT DESIGN APPROVAL:  
BKEA Investment

CLIENT NAME:

CLIENT SIGNATURE: \_\_\_\_\_

**BASIX** Certificate

CERTIFICATE NUMBER: TBD

DRAWING NAME:  
SITE PLANS - EXISTING/PROPOSED

LGA: NORTHERN BEACHES

ADDRESS:  
LOT 27, NO. 2 MARETIMO STREET,  
BALGOWLAH, NSW 2093

DRAWN: MQ - JCF

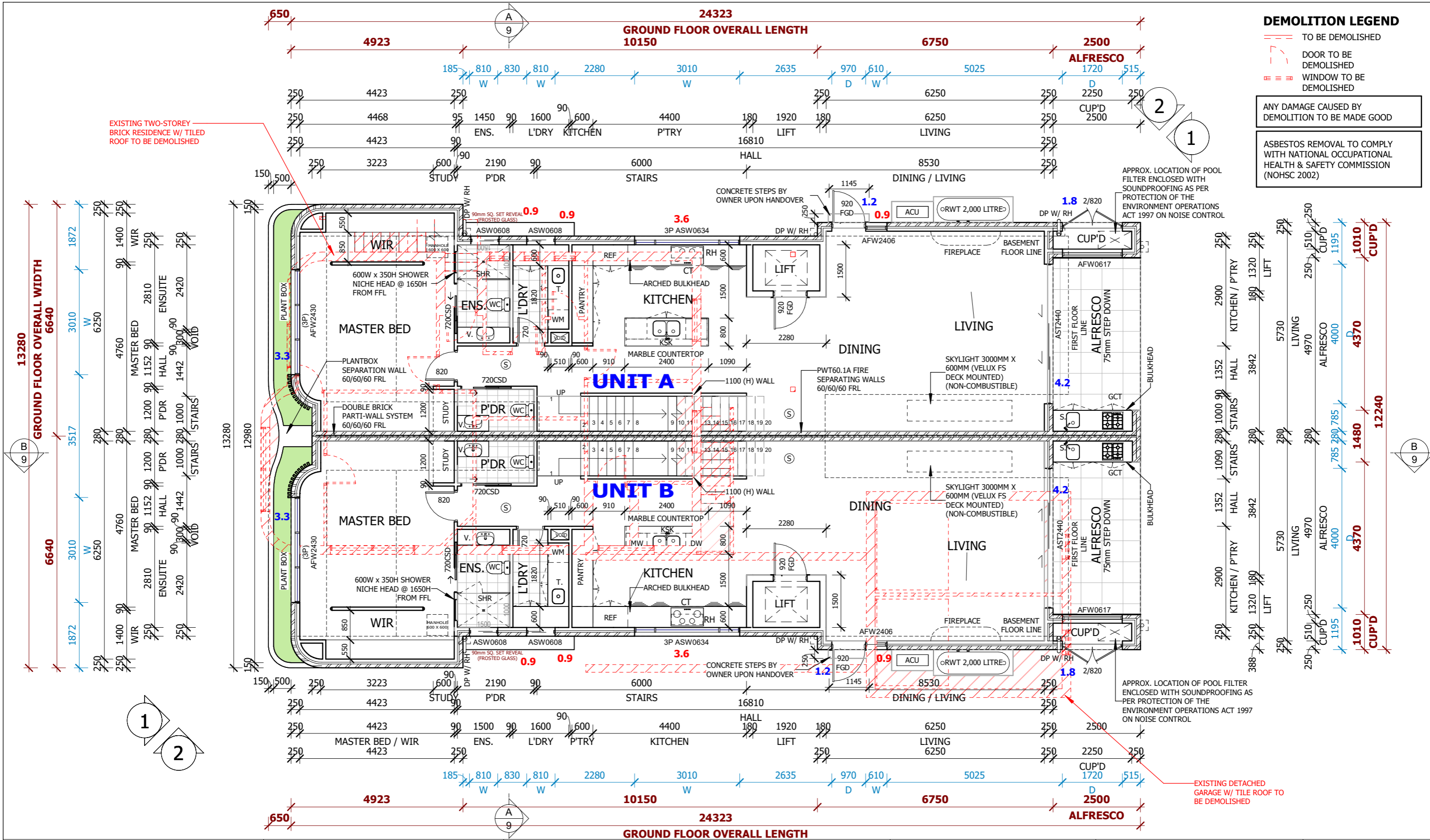
DATE: 11.12.24

SCALE: 1 : 250

LODGEMENT:  
CDC - LRHDC

ISSUE:  
CONSTRUCTION DRAWINGS

SHEET No: 20



**DEMOLITION LEGEND**

- TO BE DEMOLISHED
- - - DOOR TO BE DEMOLISHED
- = = = WINDOW TO BE DEMOLISHED

ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD

ASBESTOS REMOVAL TO COMPLY WITH NATIONAL OCCUPATIONAL HEALTH & SAFETY COMMISSION (NOHSC 2002)

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CLIENT NAME:

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CERTIFICATE NUMBER: TBD

DRAWING NAME:  
**GF PLAN - EXISTING/DEMOLITION & PROPOSAL**

LGA: **NORTHERN BEACHES**

ADDRESS:  
**LOT 27, NO. 2 MARETIMO STREET, BALGOWLAH, NSW 2093**

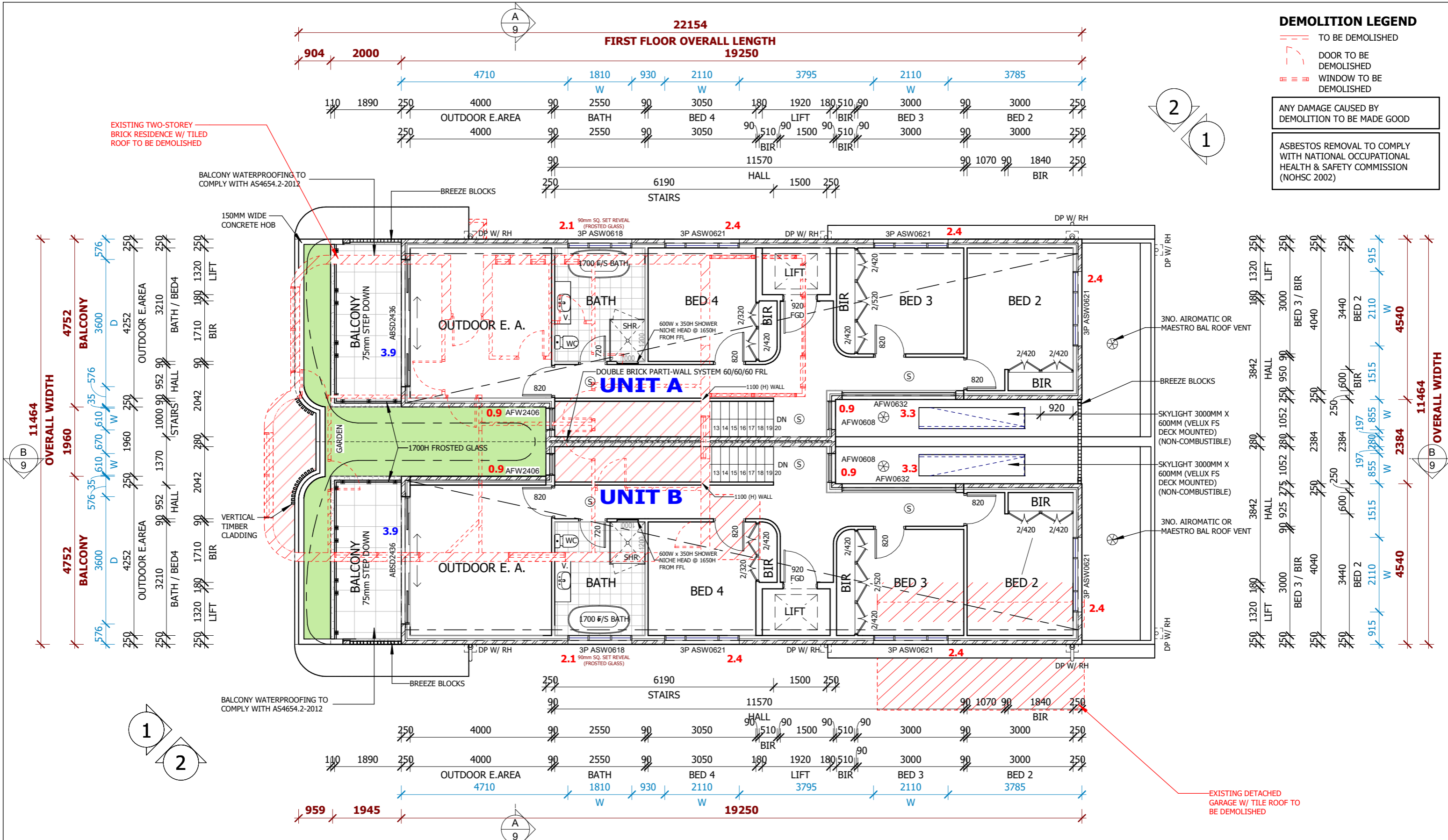
DRAWN: MQ - JCF  
DATE: 11.12.24  
SCALE: 1 : 100  
LODGEMENT: **CDC - LRHDC**  
ISSUE: **CONSTRUCTION DRAWINGS** **C1**  
SHEET No: **21**

**DEMOLITION LEGEND**

- TO BE DEMOLISHED
- DOOR TO BE DEMOLISHED
- WINDOW TO BE DEMOLISHED

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DRAWING NAME:  
**FF PLAN - EXISTING/DEMOLITION & PROPOSAL Copy 1**  
 LGA: **NORTHERN BEACHES**  
 ADDRESS:  
**LOT 27, NO. 2 MARETIMO STREET, BALGOWLAH, NSW 2093**

DRAWN: MQ - JCF  
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Window Schedule - UNIT A

Mark	Height	Width	Sill Height	Head Height	Comments	Location
W1	600	810	1850	2450	UNIT A	ENS
W2	600	810	1850	2450	UNIT A	L'DRY
W3	600	3010	900	1500	UNIT A	KITCHEN
W4	2400	610	50	2450	UNIT A	DINING
W5	600	1810	1850	2450	UNIT A	BATH
W6	600	2110	1850	2450	UNIT A	BED 4
W7	600	2110	1850	2450	UNIT A	BED 3
W8	600	2110	1850	2450	UNIT A	BED 2
W9	600	810	1850	2450	UNIT A	HALL
W20	2400	3010	50	2450	UNIT A	MASTER
W22	2400	610	50	2450	UNIT A	HALL
W23	600	1710	1850	2450	UNIT A	CUP'D
W25	600	3210	1850	2450	UNIT A	HALL

**NOTE:**  
ROOF COLOUR TO BE BLACK OR SHADE OF GREY AS PER RESTRICTION 9.5 OF THE 88B

**DEMOLITION LEGEND**

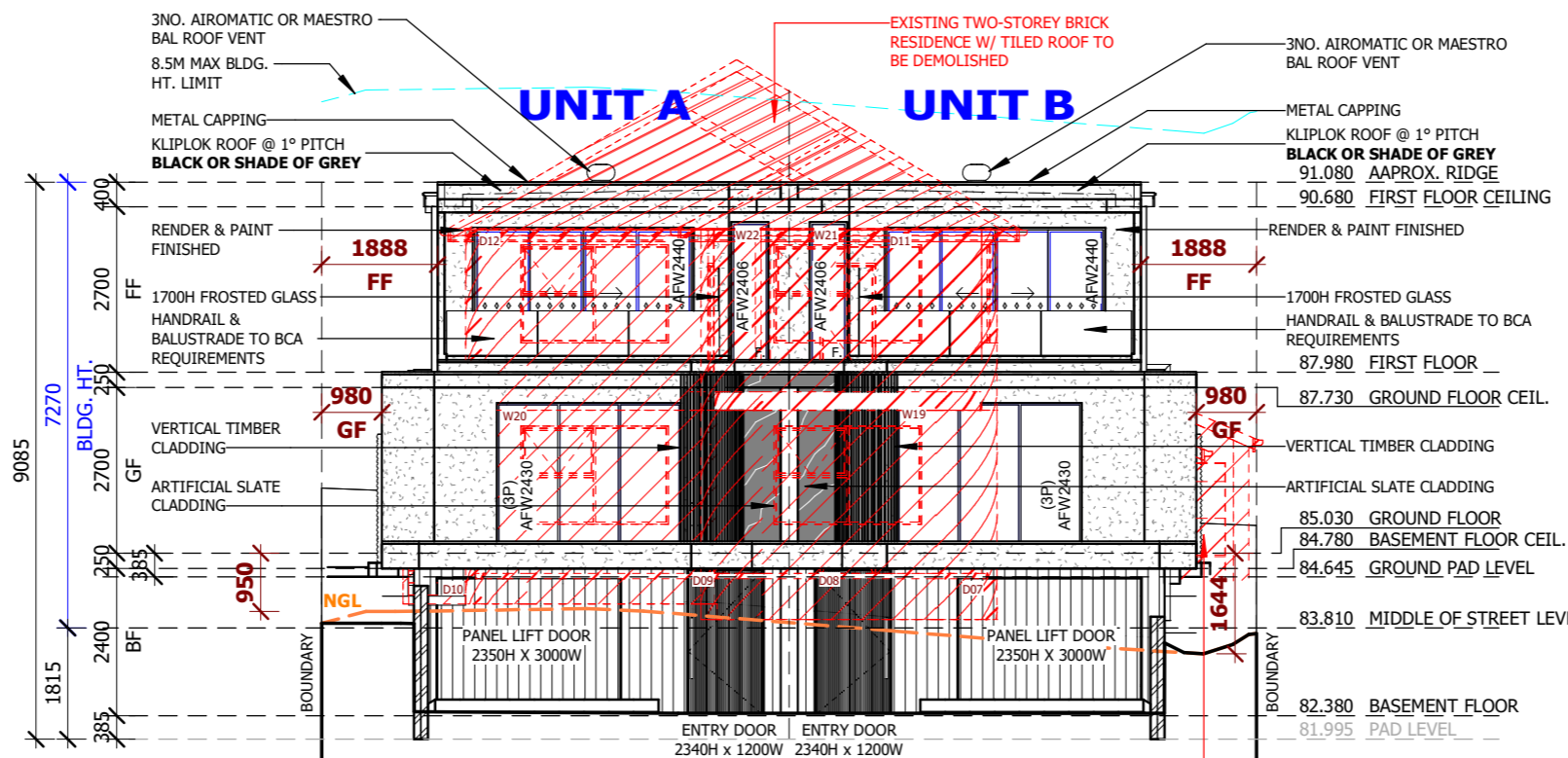
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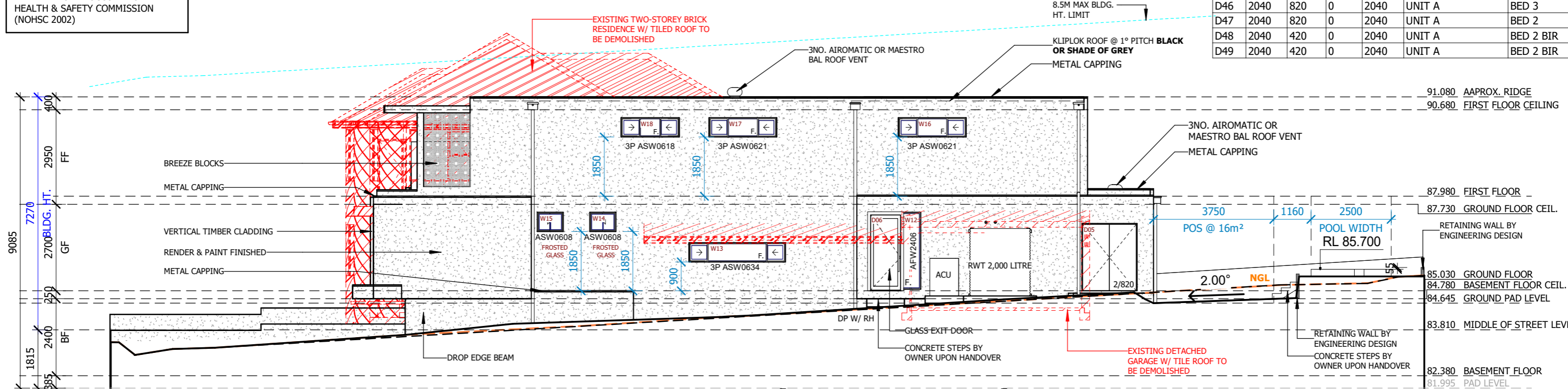
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Door Schedule - UNIT A

Mark	Height	Width	Sill Height	Head Height	Comments	Room Name
D01	2340	920	0	2340	UNIT A	DINING
D02	2040	820	0	2040	UNIT A	CUP'D
D03	2357	4000	0	2357	UNIT A	LIVING
D09	2340	1200	0	2340	UNIT A	ENTRY
D10	2350	3000	-100	2250	UNIT A	GARAGE
D12	2357	3600	0	2357	UNIT A	O. E. AREA
D13	2400	2100	0	2400	UNIT A	SHOE STO.
D14	2400	2100	0	2400	UNIT A	SHOE STO.
D15	2040	820	0	2040	UNIT A	GARAGE
D16	2040	720	0	2040	UNIT A	CM/E STO.
D17	2040	720	0	2040	UNIT A	STO.
D18	2040	820	0	2040	UNIT A	STO.
D19	2340	920	0	2340	UNIT A	LIFT
D27	2040	720	0	2040	UNIT A	ENS
D28	2040	820	0	2040	UNIT A	MASTER
D29	2040	720	0	2040	UNIT A	P'DR
D30	2040	720	0	2040	UNIT A	L'DRY
D31	2340	920	0	2340	UNIT A	LIFT
D37	2040	820	0	2040	UNIT A	O. E. AREA
D38	2040	720	0	2040	UNIT A	BATH
D39	2040	820	0	2040	UNIT A	BED 4
D40	2040	420	0	2040	UNIT A	BED 4 BIR
D41	2040	320	0	2040	UNIT A	BED 4 BIR
D42	2340	920	0	2340	UNIT A	LIFT
D43	2040	420	0	2040	UNIT A	BED 3 BIR
D44	2040	520	0	2040	UNIT A	BED 3 BIR
D45	2040	420	0	2040	UNIT A	BED 3 BIR
D46	2040	820	0	2040	UNIT A	BED 3
D47	2040	820	0	2040	UNIT A	BED 2
D48	2040	420	0	2040	UNIT A	BED 2 BIR
D49	2040	420	0	2040	UNIT A	BED 2 BIR



**ELEVATION 1 (NORTH-WEST) - EXISTING & PROPOSAL**



**UNIT B - ELEVATION 2 (SOUTH WEST) - EXISTING & PROPOSAL**

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CLIENT NAME:

CLIENT SIGNATURE: \_\_\_\_\_

**BASIX Certificate**

CERTIFICATE NUMBER: TBD

DRAWING NAME:  
**ELEV. 1-2 - EXISTING/DEMOLITION & PROPOSAL**

LGA: **NORTHERN BEACHES**

ADDRESS:  
**LOT 27, NO. 2 MARETIMO STREET, BALGOWLAH, NSW 2093**

DRAWN: **MQ - JCF**

DATE: **11.12.24**

SCALE: **As indicated**

LODGEMENT:  
**CDC - LRHDC**

ISSUE:  
**CONSTRUCTION DRAWINGS**

SHEET No: **C1**

**23**

Window Schedule - UNIT B

Mark	Height	Width	Sill Height	Head Height	Comments	Location
W10	600	810	1850	2450	UNIT B	HALL
W11	600	2110	1850	2450	UNIT B	BED 2
W12	2400	610	50	2450	UNIT B	DINING
W13	600	3010	900	1500	UNIT B	KITCHEN
W14	600	810	1850	2450	UNIT B	L'DRY
W15	600	810	1850	2450	UNIT B	ENS
W16	600	2110	1850	2450	UNIT B	BED 3
W17	600	2110	1850	2450	UNIT B	BED 4
W18	600	1810	1850	2450	UNIT B	BATH
W19	2400	3010	50	2450	UNIT B	MASTER
W21	2400	610	50	2450	UNIT B	HALL
W24	600	1710	1850	2450	UNIT B	CUP'D
W26	600	3210	1850	2450	UNIT B	HALL

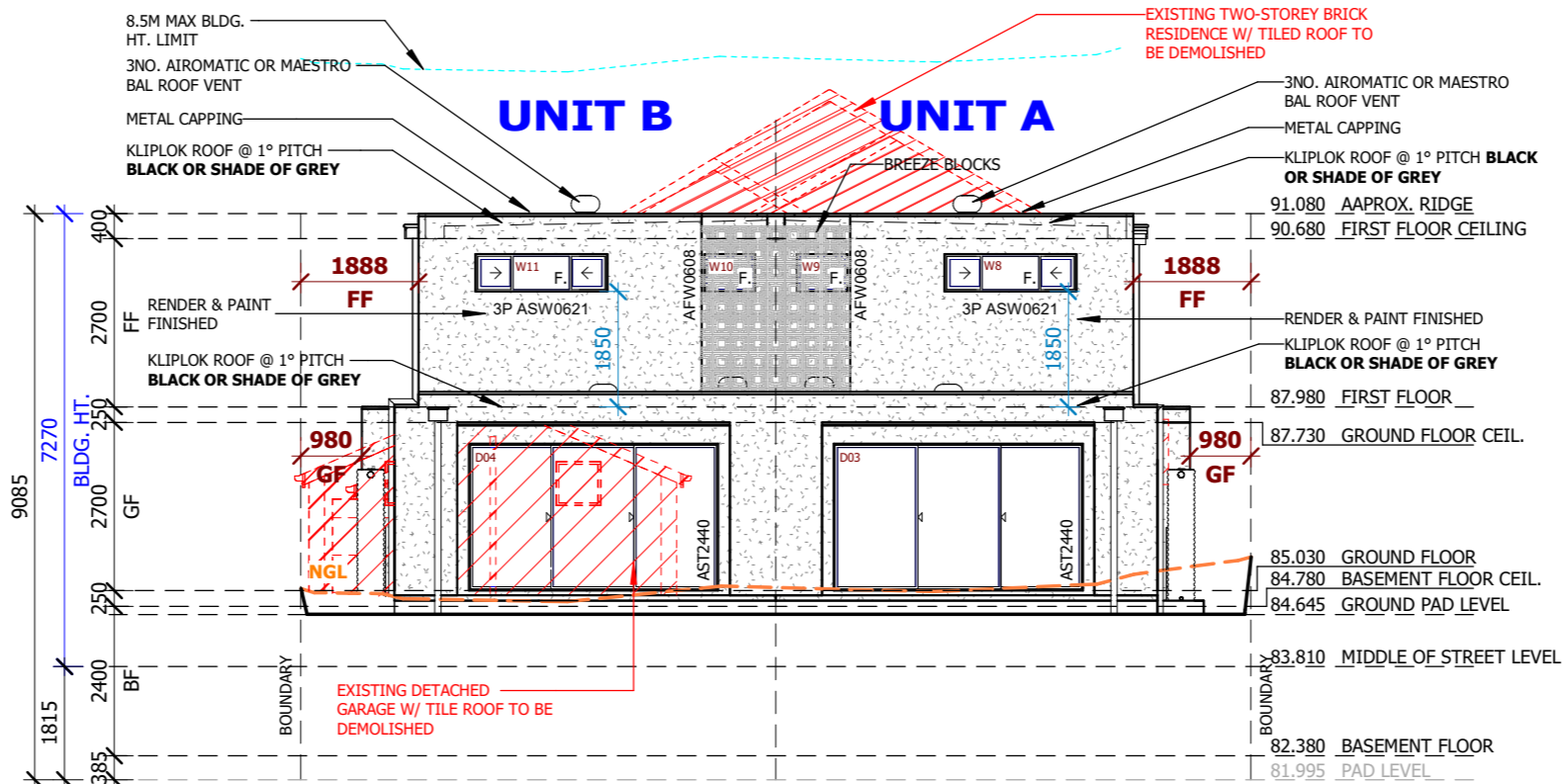
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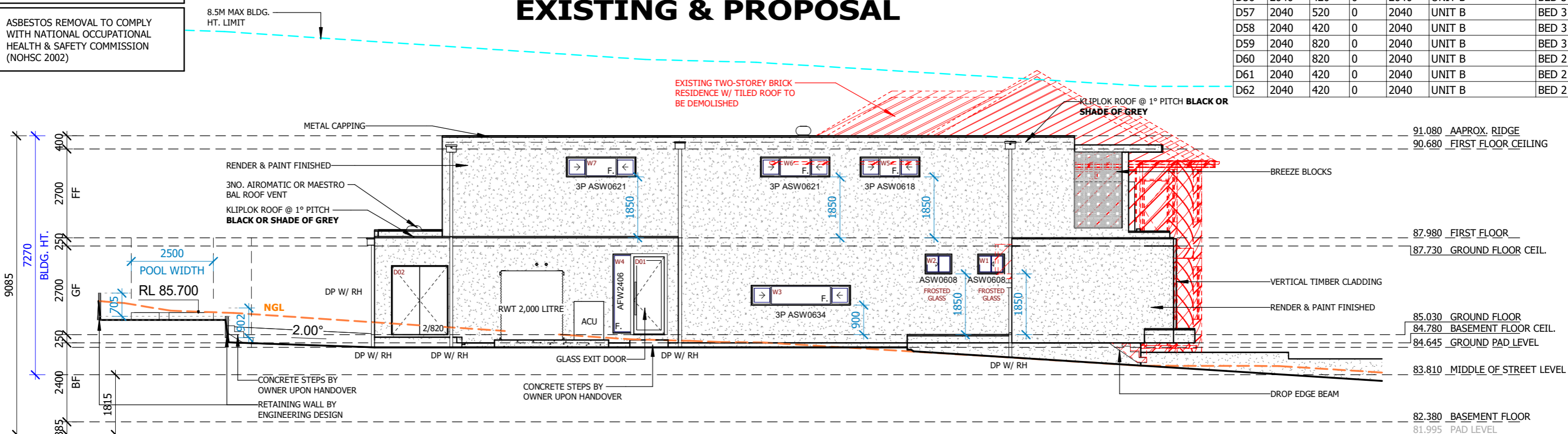
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**ELEVATION 3 (SOUTH-EAST) - EXISTING & PROPOSAL**

Door Schedule - UNIT B

Mark	Height	Width	Sill Height	Head Height	Comments	Room Name
D04	2357	4000	0	2357	UNIT B	LIVING
D05	2040	820	0	2040	UNIT B	CUP'D
D06	2340	920	0	2340	UNIT B	DINING
D07	2350	3000	-100	2250	UNIT B	GARAGE
D08	2340	1200	0	2340	UNIT B	ENTRY
D11	2357	3600	0	2357	UNIT B	O. E. AREA
D20	2400	2100	0	2400	UNIT B	SHOE STO.
D21	2400	2100	0	2400	UNIT B	SHOE STO.
D22	2040	820	0	2040	UNIT B	GARAGE
D23	2040	720	0	2040	UNIT B	CM/E STO.
D24	2040	720	0	2040	UNIT B	STO.
D25	2040	820	0	2040	UNIT B	STO.
D26	2340	920	0	2340	UNIT B	LIFT
D32	2040	720	0	2040	UNIT B	ENS
D33	2040	820	0	2040	UNIT B	MASTER
D34	2040	720	0	2040	UNIT B	P'DR
D35	2040	720	0	2040	UNIT B	L'DRY
D50	2040	820	0	2040	UNIT B	LIFT
D51	2040	720	0	2040	UNIT B	O. E. AREA
D52	2040	820	0	2040	UNIT B	BATH
D53	2040	820	0	2040	UNIT B	BED 4
D54	2040	420	0	2040	UNIT B	BED 4 BIR
D54	2040	320	0	2040	UNIT B	BED 4 BIR
D55	2340	920	0	2340	UNIT B	LIFT
D56	2040	420	0	2040	UNIT B	BED 3 BIR
D57	2040	520	0	2040	UNIT B	BED 3 BIR
D58	2040	420	0	2040	UNIT B	BED 3 BIR
D59	2040	820	0	2040	UNIT B	BED 3
D60	2040	820	0	2040	UNIT B	BED 2
D61	2040	420	0	2040	UNIT B	BED 2 BIR
D62	2040	420	0	2040	UNIT B	BED 2 BIR



**UNIT A - ELEVATION 4 (NORTH-EAST) - EXISTING & PROPOSAL**

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**BASIX Certificate**

CERTIFICATE NUMBER: TBD

DRAWING NAME:  
**ELEV. 3-4 - EXISTING/DEMOLITION & PROPOSAL**

LGA: **NORTHERN BEACHES**

ADDRESS:  
**LOT 27, NO. 2 MARETIMO STREET, BALGOWLAH, NSW 2093**

DRAWN: **MQ - JCF**

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