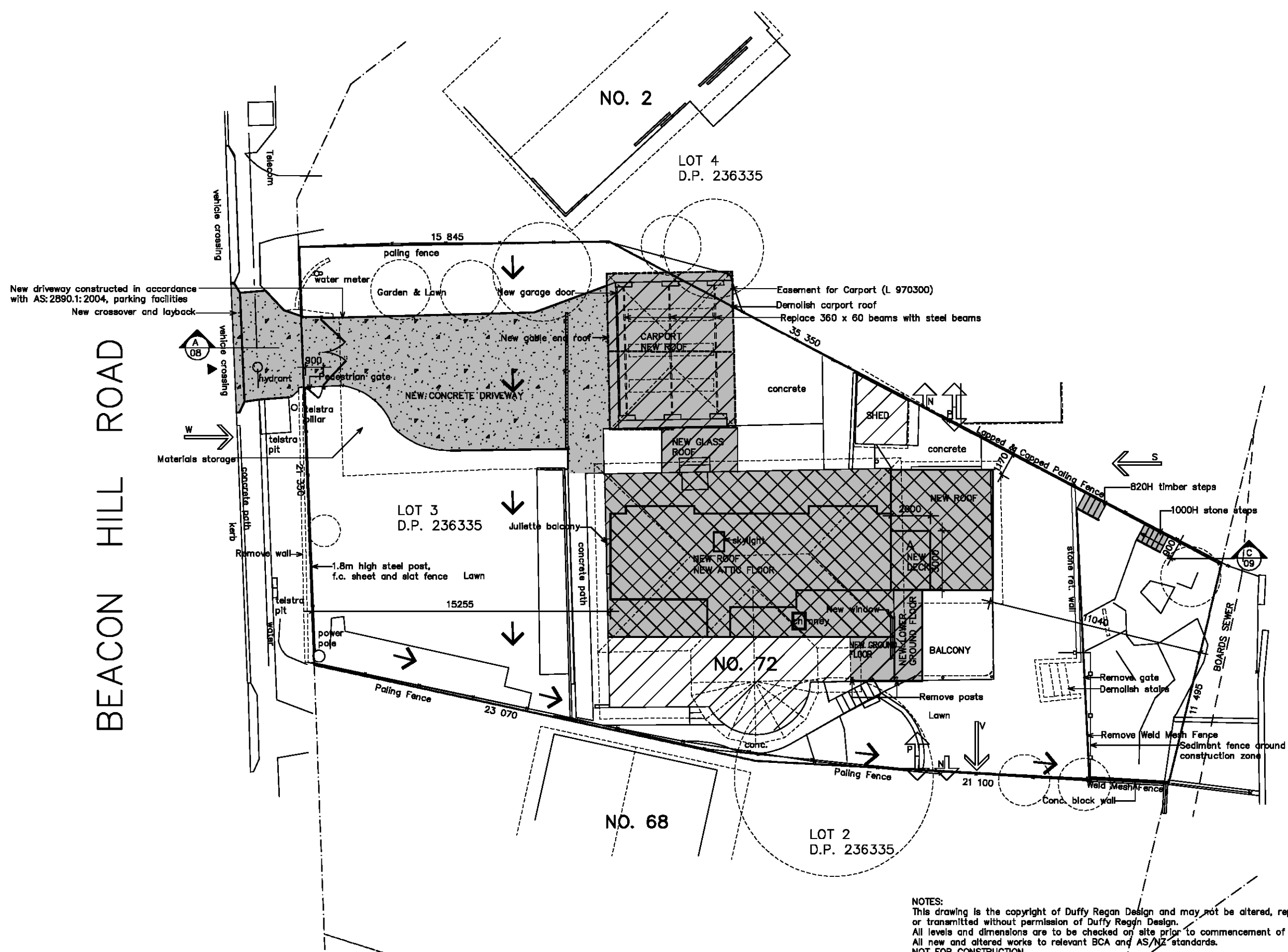


BEACON HILL ROAD



THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2018/ 0864

NORTHERN BEACHES COUNCIL

- KEY
- S → PREVAILING WINDS (SUMMER)
- W → PREVAILING WINDS (WINTER)
- P → PRIVACY CONSIDERATIONS
- N → NOISE CONSIDERATIONS
- V → OCEAN VIEWS

- A - BALCONY, DECK, PATIO
- FALLS FOR DRAINAGE
- BOUNDARY
- ▲ CAR ENTRY POINT
- INDICATES GROUND FLOOR
- INDICATES ATTIC FLOOR

SITE AREA: 921.6 sq.m.
EXISTING GROUND FLOOR AREA: 182.1 sq.m.
EXISTING GROUND FLOOR BALCONY: 29 sq.m.
EXISTING LOWER GROUND FLOOR AREA: 32.1 sq.m.
NEW ATTIC FLOOR AREA: 60.7 sq.m.
NEW ATTIC FLOOR DECK: 6 sq.m.
NEW LOWER GROUND FLOOR AREA: 10.3 sq.m.
NEW GROUND FLOOR: 4.7 sq.m.

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Project: ALTERATIONS & ADDITIONS

Job. No. 609/17

for: S. & F. Robertson
at: 72 Beacon Hill Road, Beacon Hill NSW

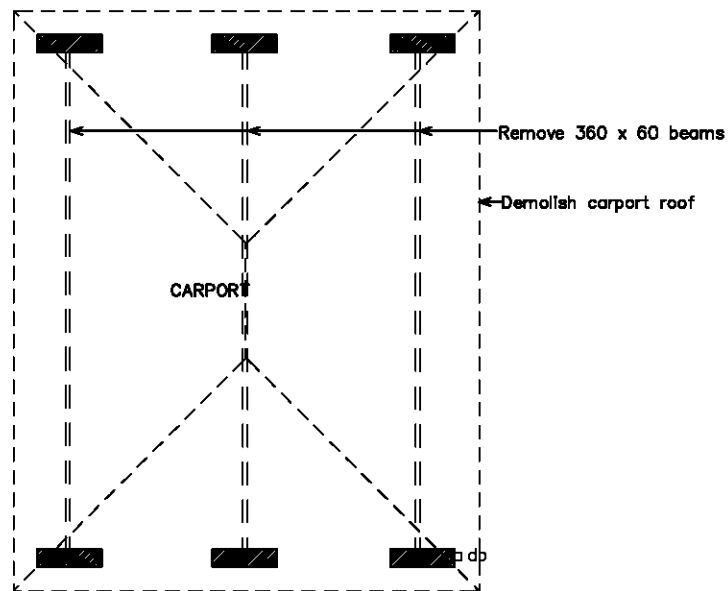
Title: SITE PLAN & SITE ANALYSIS
EROSION & SEDIMENT CONTROL

Scale: 1:200 • A3
Date: MAY 2018
Drawn: D.R.

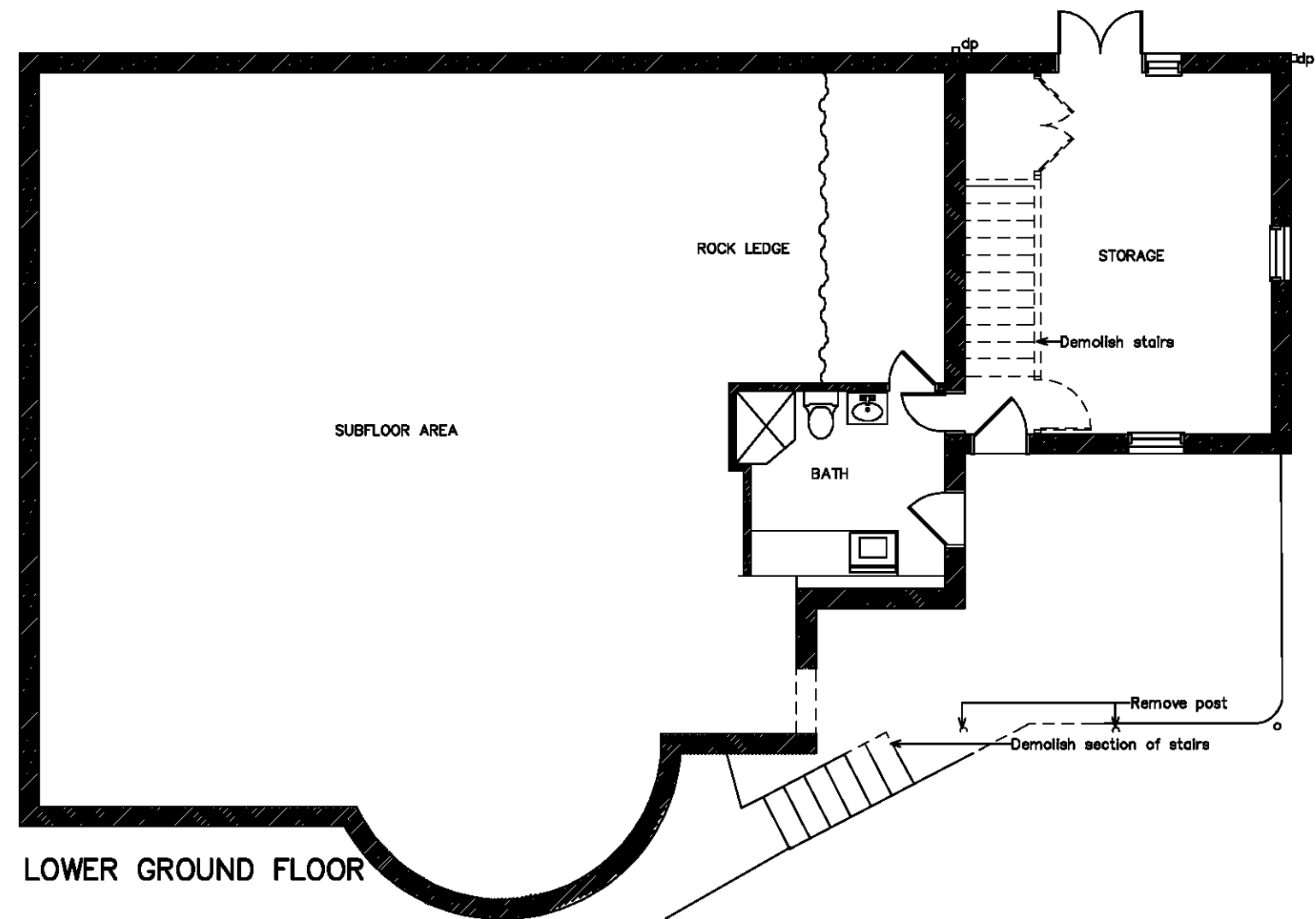
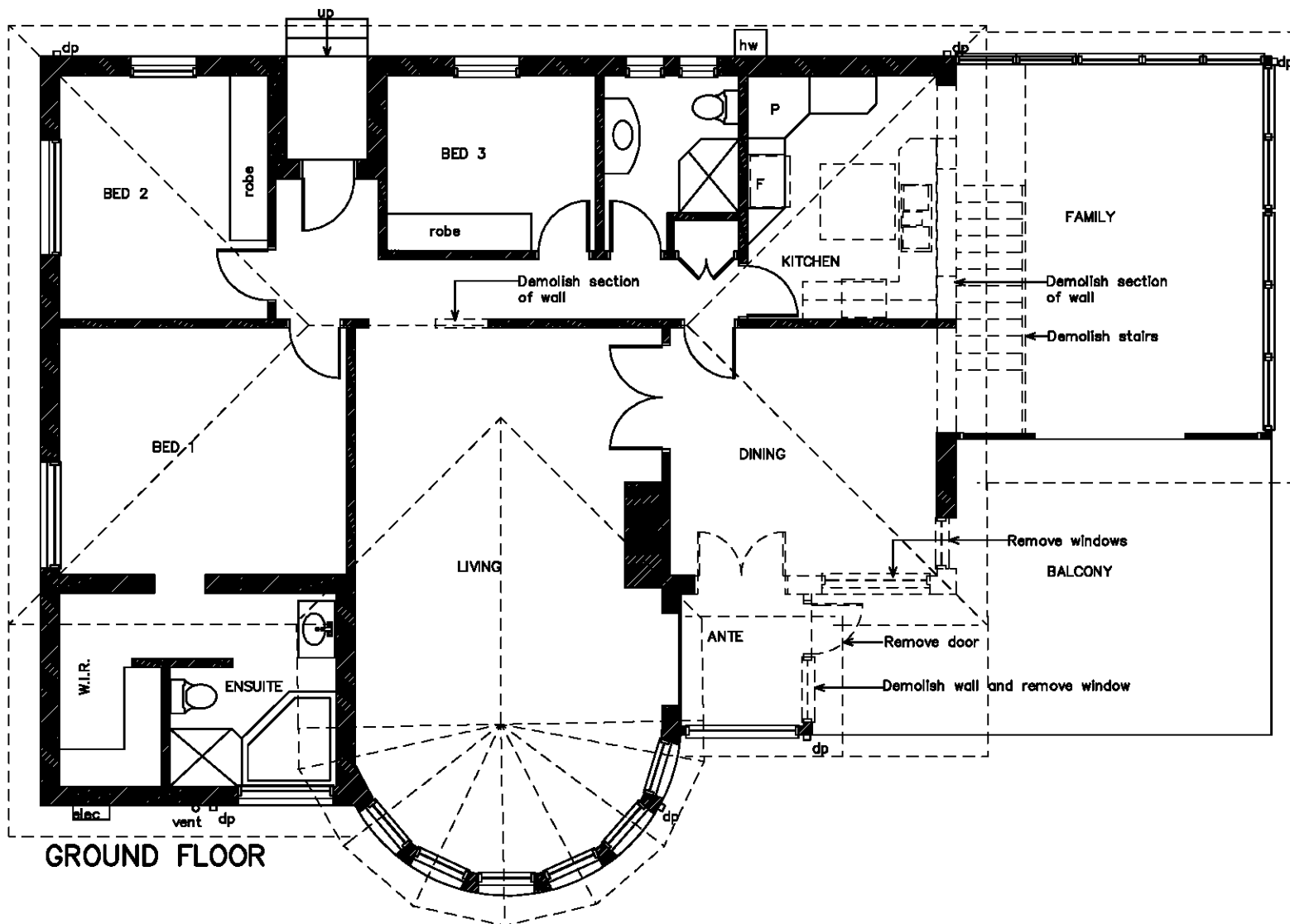
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Mobile: 0416 037 847
Email: dregandesign@gmail.com

Revision: A: 9/18 remove
timber deck, reduce first floor
deck to small balcony, remove
storage in carport roof, keep
conc. by carport
Drawing No. DA-01 A





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LEGEND

	Existing single brick wall
	Existing double brick wall
	Existing timber frame wall
	Demolish single brick wall
	Demolish double brick wall

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Project: ALTERATIONS & ADDITIONS

Job. No. 609/17

for: S. & F. Robertson
at: 72 Beacon Hill Road, Beacon Hill NSW

Title:
DEMOLITION PLANS

Scale: 1:100 @ A3
Date: MAY 2018
Drawn: D.R.

Revision: A: 9/18 remove
timber deck, reduce first floor
deck to small balcony, remove
storage in carport roof, keep
conc. by carport

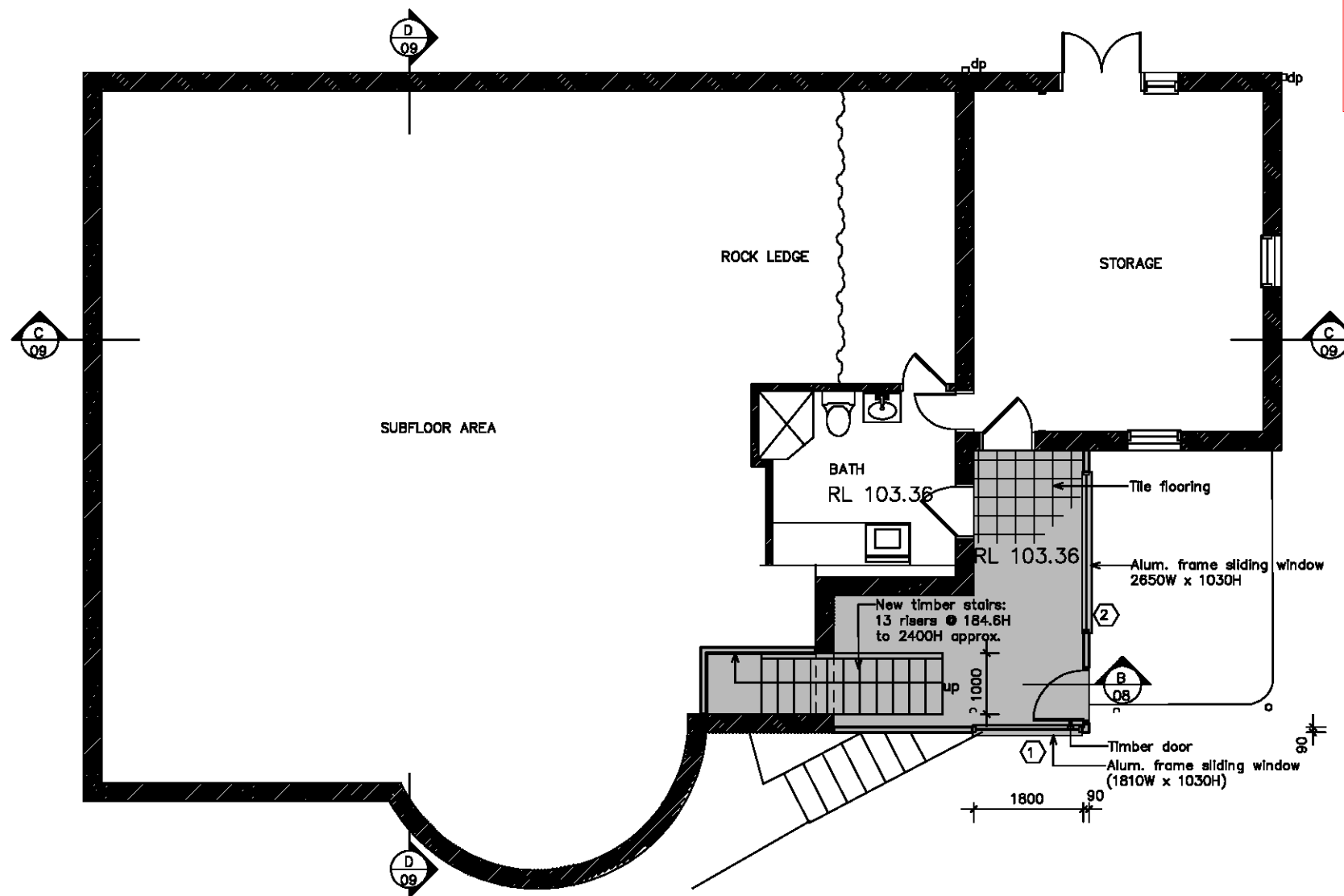
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Drawing No. **DA-02A**

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DA2018/ 0864

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BASIX REQUIREMENTS:

Windows and doors 4, 5, 6, 7, 8, & 9 to be improved aluminium frame and single pyrolytic low-e glass.
All other windows to be improved aluminium frame and single clear glass.
Windows and doors 4, 5, 8 and 9 to have a 450D metal pergola over.

LEGEND

	Existing single brick wall
	Existing double brick wall
	Remove single brick wall
	New single brick wall
	New timber frame wall
	Window number (basix)

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Project: ALTERATIONS & ADDITIONS

Job. No. 609/17

for: S. & F. Robertson
at: 72 Beacon Hill Road, Beacon Hill NSW

Title:
LOWER GROUND FLOOR PLAN

Scale: 1:100 @ A3
Date: MAY 2018
Drawn: D.R.

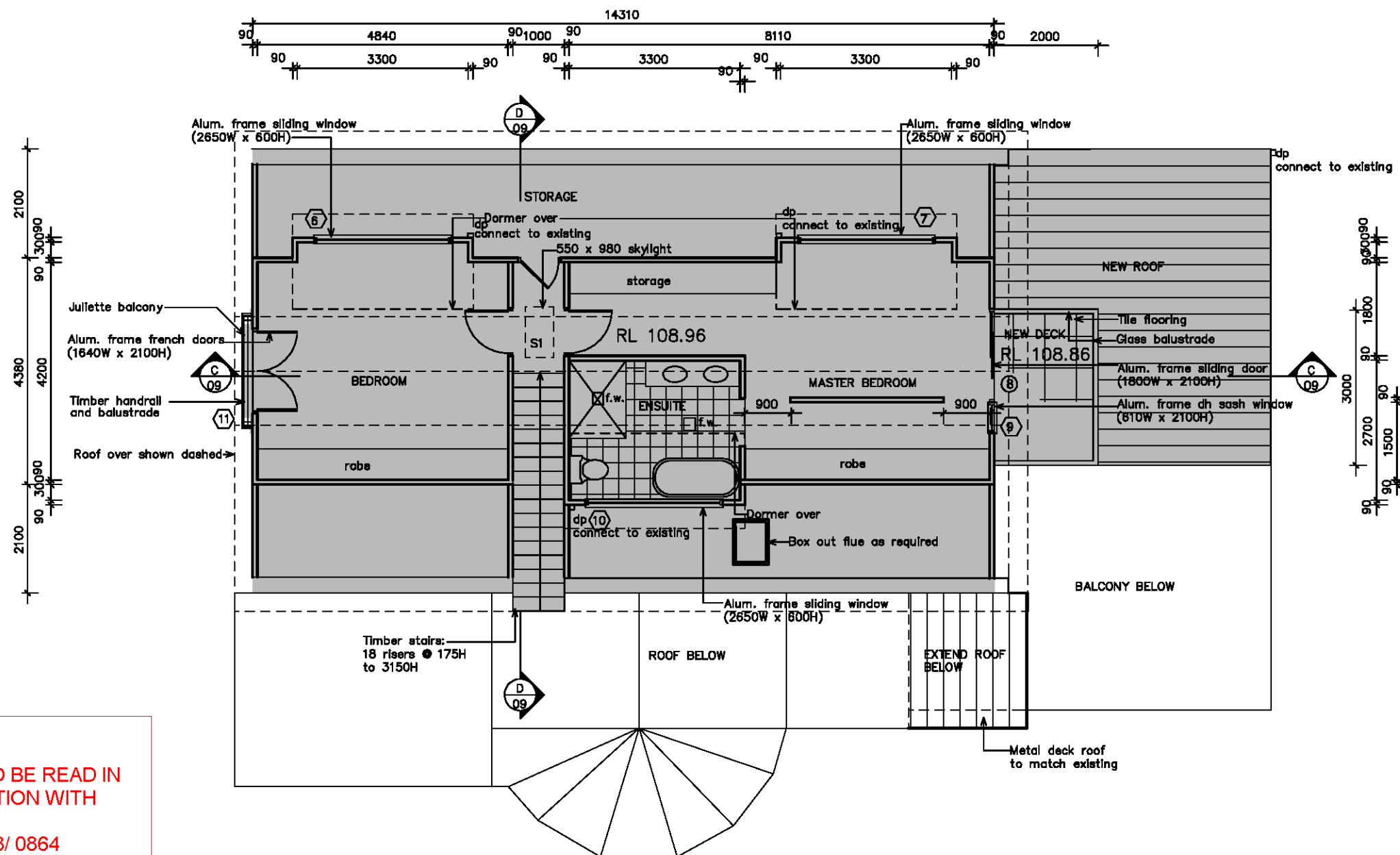
Revision: A: 9/18 remove
timber deck, reduce first floor
deck to small balcony, remove
storage in carport roof, keep
conc. by carport
Drawing No. **DA-03A**

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BASIX REQUIREMENTS:

Windows and doors 4, 5, 6, 7, 8, & 9 to be improved aluminium frame and single pyrolytic low-e glass.
All other windows to be improved aluminium frame and single clear glass.
Windows and doors 4, 5, 8 and 9 to have a 450D metal pergola over.

SKYLIGHT:

S1: Aluminium moulded plastic, single clear, (or U-value: 6.21, SHGC: 0.808)

LEGEND

	Existing single brick wall
	Existing double brick wall
	Existing timber frame wall
	Remove single brick wall
	New single brick wall
	New timber frame wall
	Window number (basix)
	Door number (basix)

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Project: ALTERATIONS & ADDITIONS

Job. No. 609/17

for: S. & F. Robertson
at: 72 Beacon Hill Road, Beacon Hill NSW

Title:
ATTIC FLOOR PLAN

Scale: 1:100 @ A3
Date: MAY 2018
Drawn: D.R.

Revision: A: 9/18 remove
timber deck, reduce first floor
deck to small balcony, remove
storage in carport roof, keep
conc. by carport
Drawing No. **DA-05A**

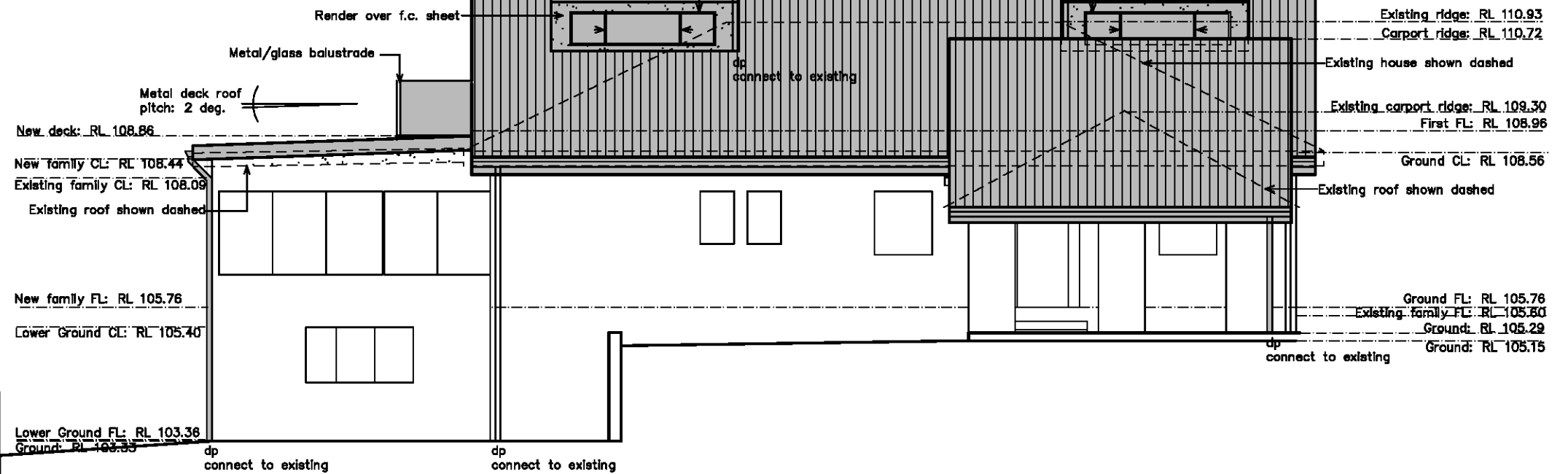
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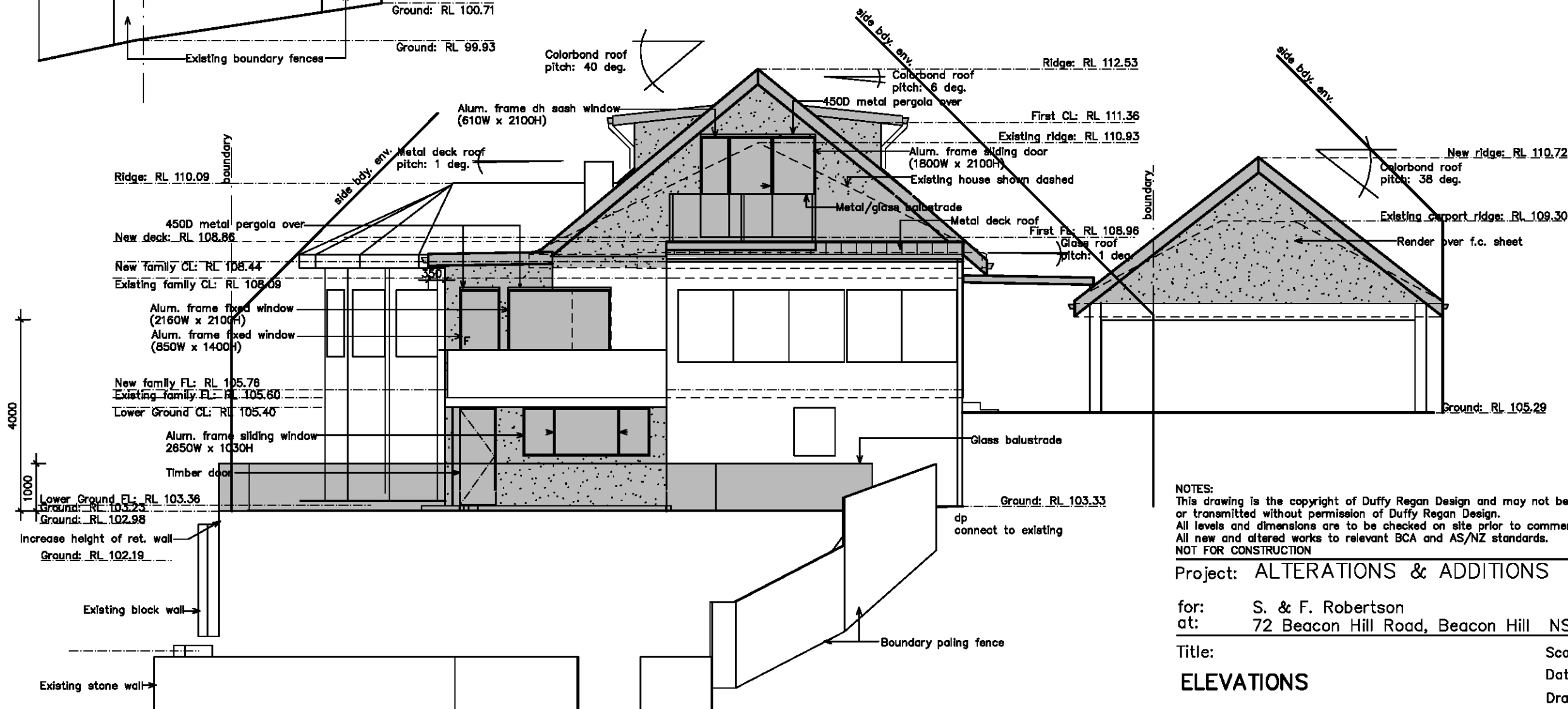
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1000



NORTHWEST ELEVATION



NORTHEAST ELEVATION

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Project: ALTERATIONS & ADDITIONS

Job. No. 609/17

for: S. & F. Robertson
at: 72 Beacon Hill Road, Beacon Hill NSW

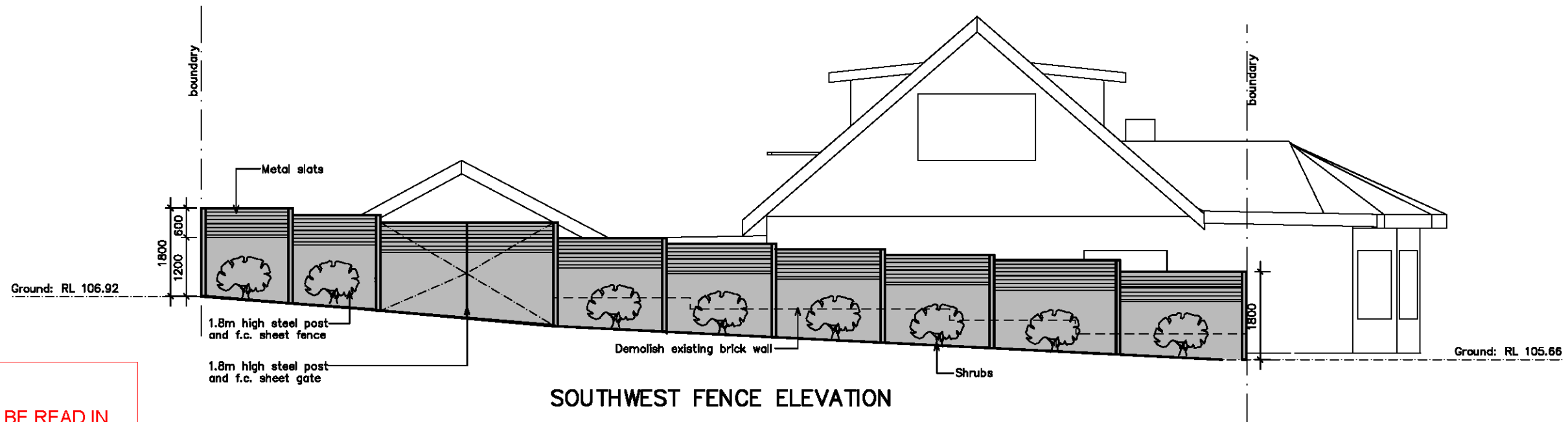
Title:
ELEVATIONS

Scale: 1:100 @ A3
Date: MAY 2018
Drawn: D.R.

Revision: A: 9/18 remove
timber deck, reduce first floor
deck to small balcony, remove
storage in carport roof, keep
conc. by carport
Drawing No.

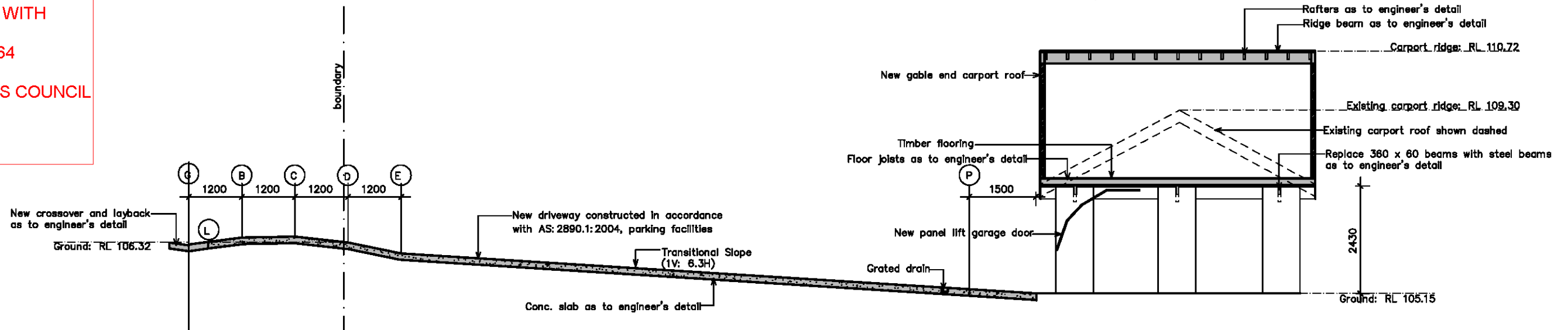
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DA-07A

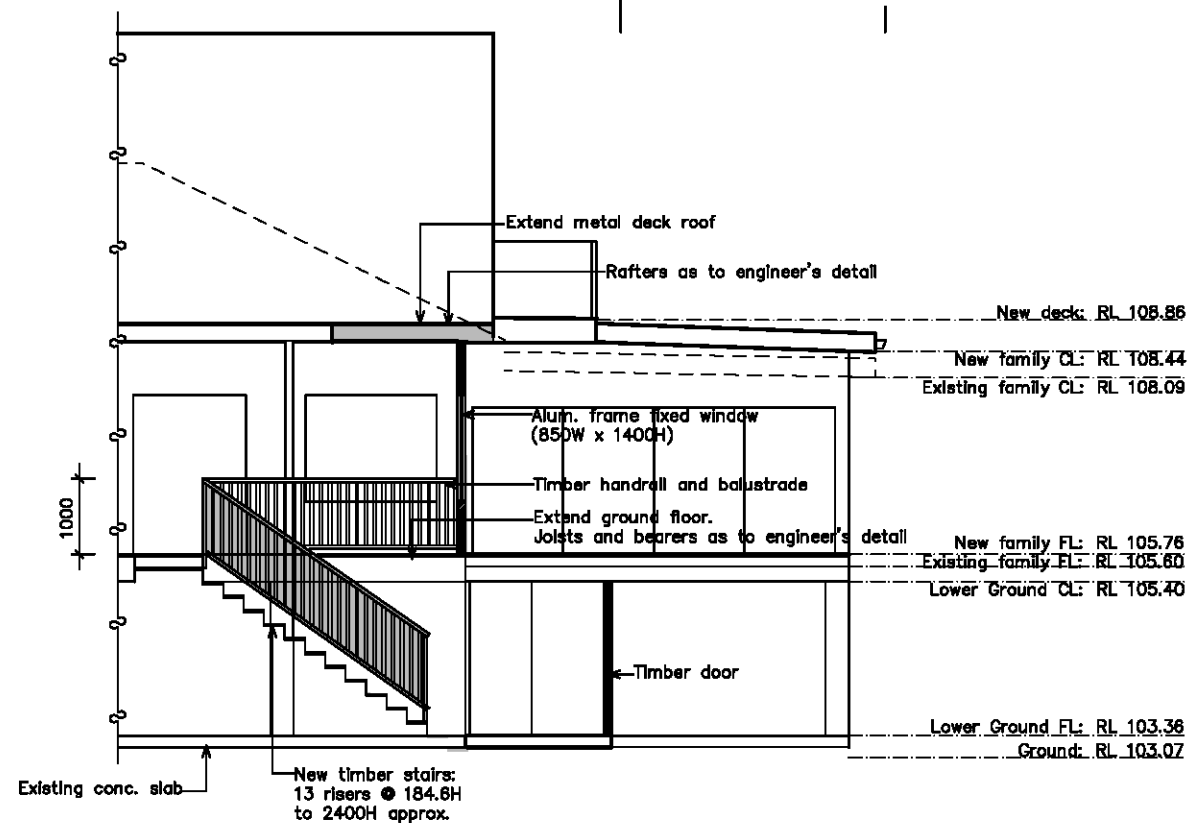


SOUTHWEST FENCE ELEVATION

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SECTION A



SECTION B

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Project: ALTERATIONS & ADDITIONS

Job. No. 609/17

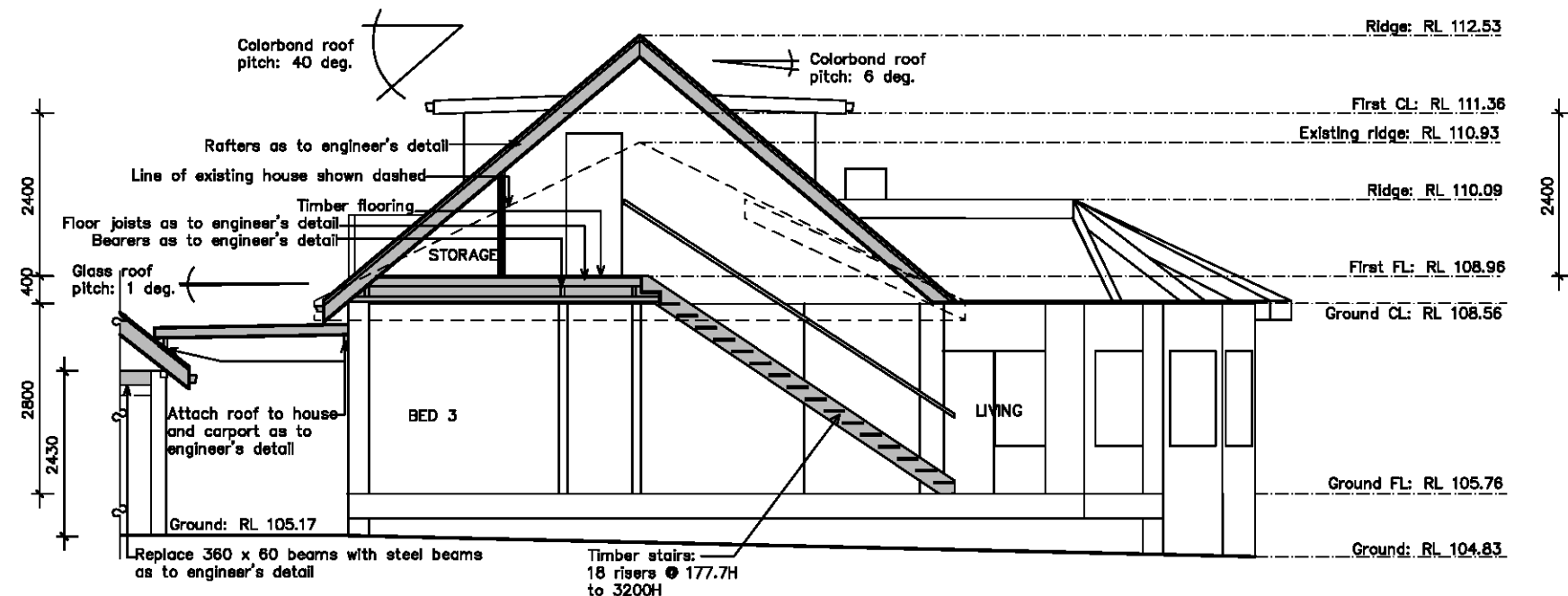
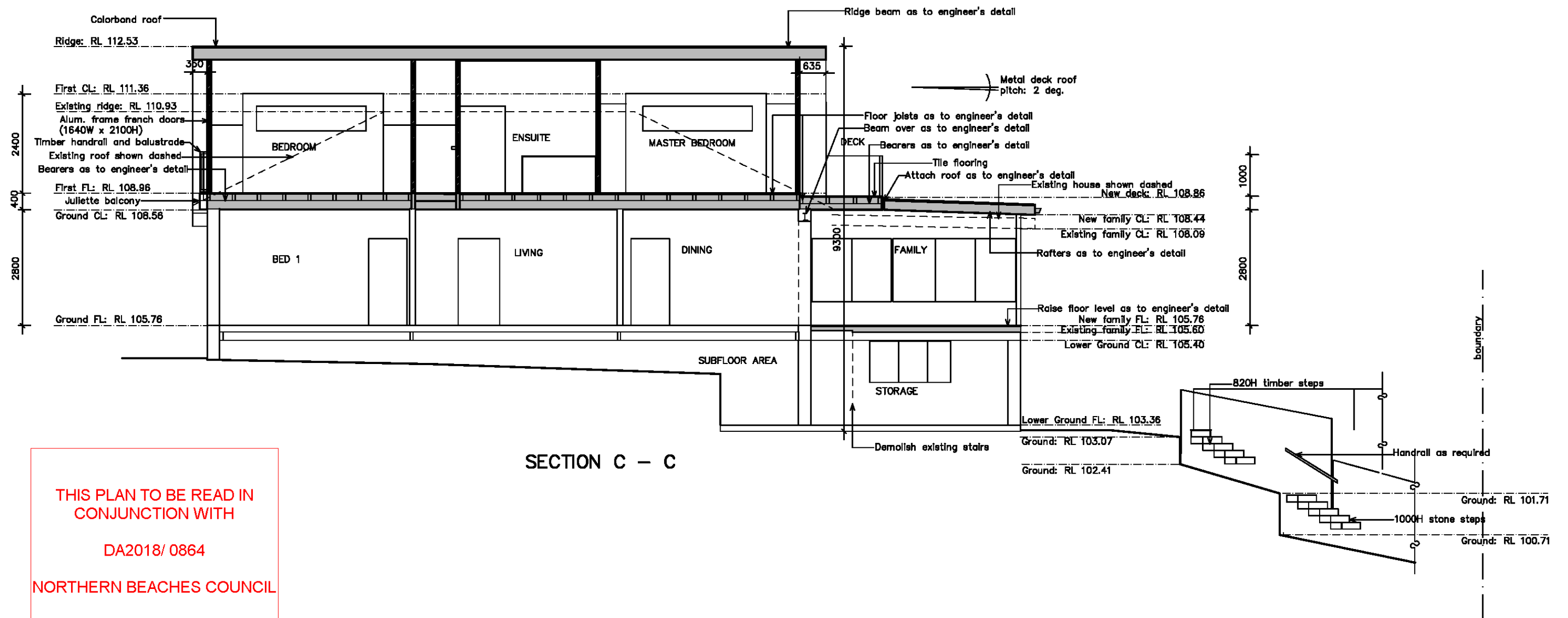
for: S. & F. Robertson
at: 72 Beacon Hill Road, Beacon Hill NSW

Title:
ELEVATION & SECTIONS

Scale: 1:100 @ A3
Date: MAY 2018
Drawn: D.R.

Revision: A: 9/18 remove timber deck, reduce first floor deck to small balcony, remove storage in carport roof, keep conc. by carport
Drawing No. DA-08A

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BASIX REQUIREMENTS:

Floor above existing building: nil
 External wall insulation: framed (fibro) - R1.30
 (or R1.70 including construction)
 Raked ceiling, pitched/skillion roof: framed - ceiling: R1.00 (up),
 roof: 55mm foil backed blanket
 Roof colour: light (solar absorbance < 0.475)

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Project: ALTERATIONS & ADDITIONS

Job. No. 609/17

for: S. & F. Robertson
 at: 72 Beacon Hill Road, Beacon Hill NSW

Title: Scale: 1:100 @ A3
 Date: MAY 2018
 Drawn: D.R.

SECTIONS

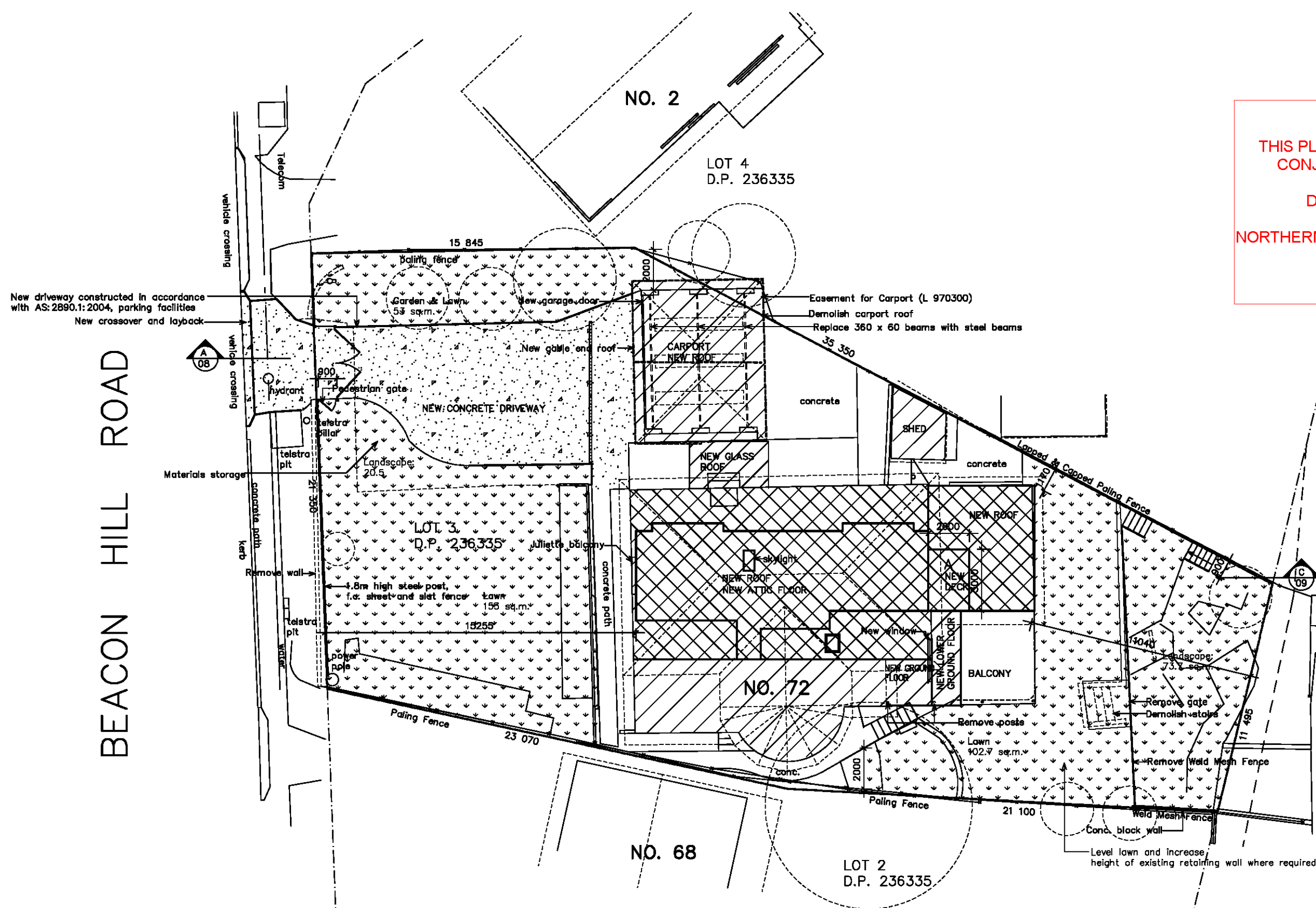
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 121 Soldiers Ave., Freshwater NSW 2096 Mobile: 0416 037 847
 Email: dregandesign@gmail.com

Revision: A: 9/18 remove
 timber deck, reduce first floor
 deck to small balcony, remove
 storage in carport roof, keep
 conc. by carport
 Drawing No. DA-09A

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Project: ALTERATIONS & ADDITIONS

Job. No. 609/17

for: S. & F. Robertson
at: 72 Beacon Hill Road, Beacon Hill NSW

Title:
LANDSCAPE PLAN

Scale: 1:100 ● A3
Date: MAY 2018
Drawn: D.R.

Revision: A: 9/18 remove
timber deck, reduce first floor
deck to small balcony, remove
storage in carport roof, keep
conc. by carport
Drawing No. DA-12

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5. DA-10_A