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draftingplans@bigpond.com

Date	Rev	Description

Project
ALTERATION & ADDITONS

Client:
Greg Middleton

Project
41 Lewis St Balgowlah
Heights NSW 2093

Project J703

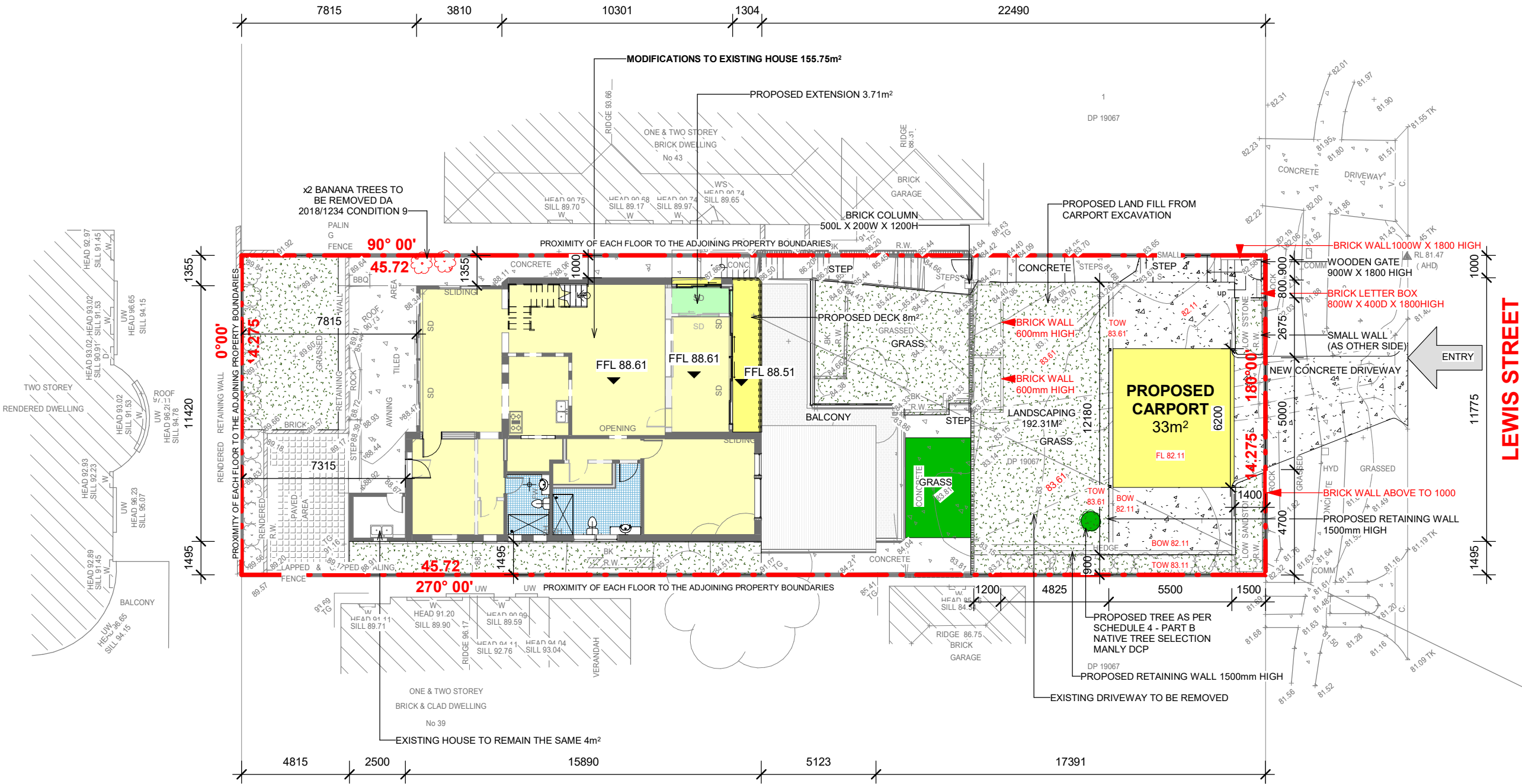
Issue 16/02/2023

Drawn By: JP

Checked GM

Sheet
SITE PLAN

Sheet Number:
02



SITE PLAN
SCALE: 1 : 200

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

MOD2023/0098

AREA CALCULATION

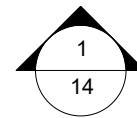
SITE AREA	: 652.6m ²
EXISTING LOWER GROUND FLOOR	: 30.60m ²
EXISTING STORE FLOOR	: 35.29m ²
EXISTING GROUND FLOOR	: 160.53m ²
PROPOSED LOWER GROUND FLOOR	: 30.60m ²
PROPOSED STORE FLOOR	: 35.29m ²
PROPOSED GROUND FLOOR	: 164.24m ²
PROPOSED FIRST FLOOR	: 82.04m ²
TOTAL GFA	: 312.17m ²
FSR	: 47.83%
SITE COVERAGE	: 217.52m ²
PROPOSED LANDSCAPE AREA	: 192.31m ² OR 30.74% OF SITE AREA

SITE NOTES

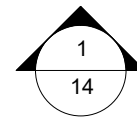
- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH LANDSCAPING DETAIL PLANS FOR SPECIFIC PLANTING LOCATIONS.
- THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
- THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED.
- BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.
- REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS, DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER TO CIVIL ENGINEERS DOCUMENTATION.



MOD2023/0098



SCALE: 1 : 100



SCALE: 1 : 100

LEGEND: SMOKE DETECTOR



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Date	Rev	Description
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ALTERATION & ADDITIONS

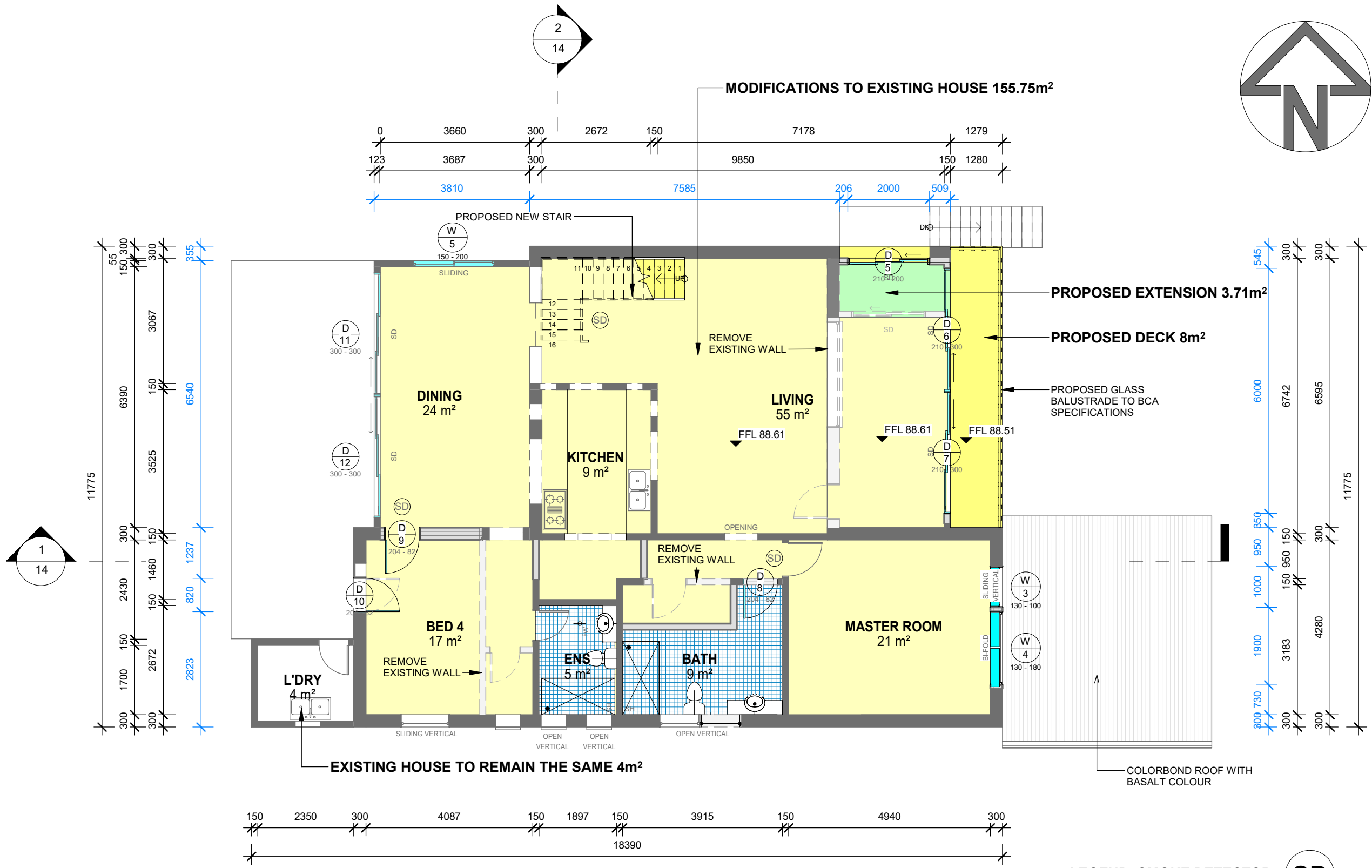
Greg Middleton

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Heights NSW 2093

Checked	GM
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PROPOSED LOWER
GROUND FLOOR

06



PROPOSED GROUND FLOOR

SCALE: 1 : 100



northern
beaches
council

THIS PLAN IS TO BE READ IN
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CONSENT

MOD2023/0098

STAIRS TO COMPLY WITH BCA 2019 3.9.1

NEW BARRIERS & HANDRAILS TO COMPLY WITH BCA 2019 3.9.2
NOTE: OPENINGS ON BARRIERS MUST NOT PERMIT A 125mm
SPHERE TO PASS THROUGH IT.

ALL SMOKE ALARMS TO BE WIRED IN ACCORDANCE WITH
AS 3786 AND INTERCONNECTED

LEGEND: SMOKE DETECTOR

SD

LEGEND

-  SMOKE DETECTOR
-  FLOOR WASTE
-  WORKS
-  TO BE DEMOLISHED

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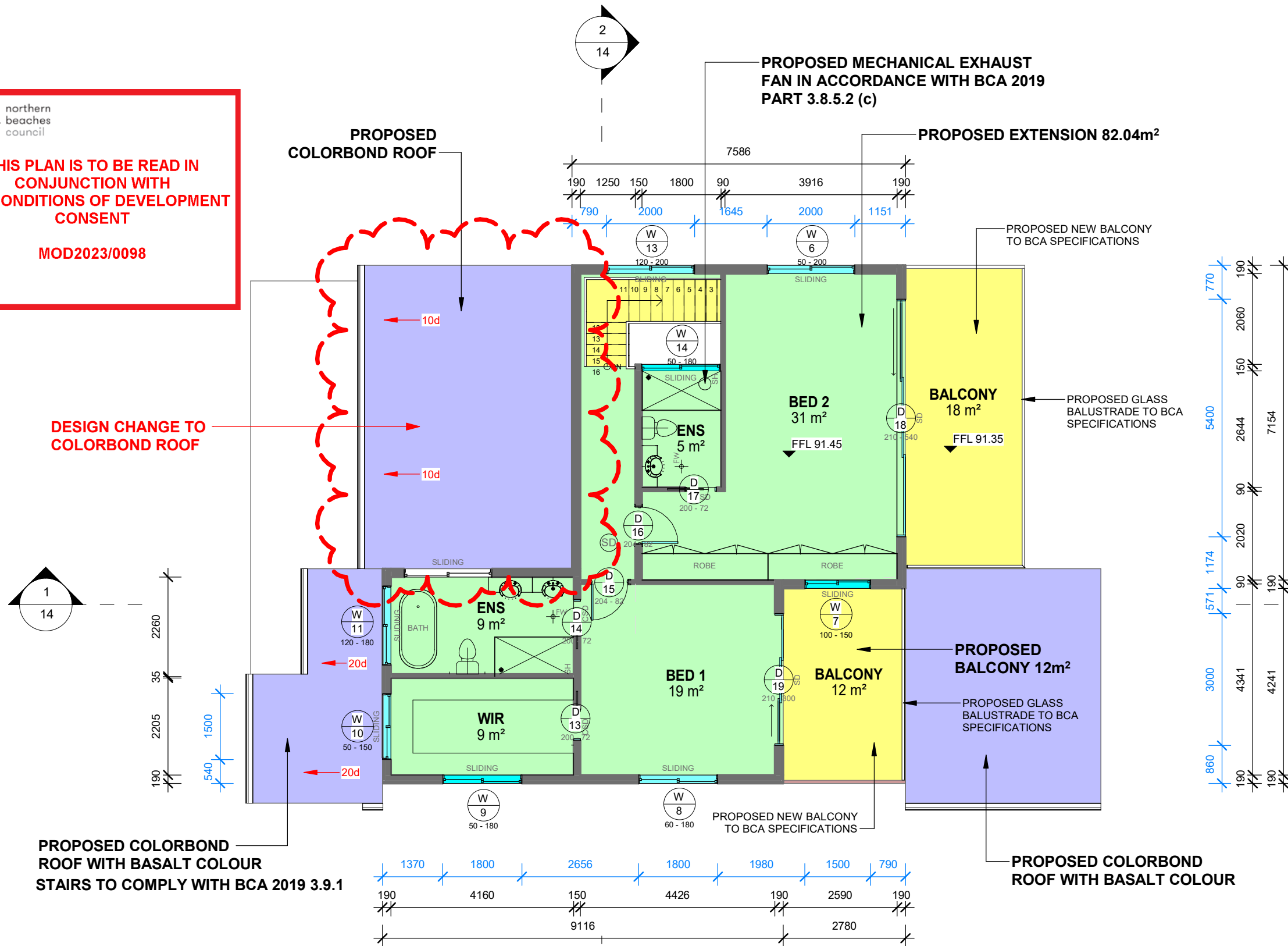
Issue 16/02/2023

Drawn By: JP

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Sheet
PROPOSED GROUND
FLOOR

Sheet Number:
07



FIRST FLOOR

SCALE: 1 : 100

NEW BARRIERS & HANDRAILS TO COMPLY WITH BCA 2019 3.9.2
NOTE: OPENINGS ON BARRIERS MUST NOT PERMIT A 125mm
SPHERE TO PASS THOUGH IT.

**ALL SMOKE ALARMS TO BE WIRED IN ACCORDANCE WITH
AS 3786 AND INTERCONNECTED**

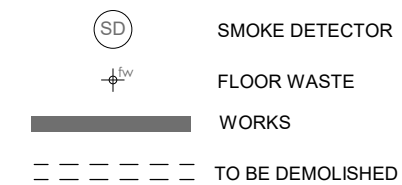
OPENABLE WINDOWS TO UPPER LEVEL BEDROOMS & ROOMS OTHERS THAN BEDROOMS MUST COMPLY WITH BCA 2019 3.9.2.6 & 3.9.2.7 RESPECTIVELY

TERMITE RISK MANAGEMENT MUST COMPLY WITH BCA 2019 PART 3.1.4

DAMPNESS & WEATHPROOFING TO COMPLY WITH BCA 2019 PART 2.2, 3.3.4, 3.5.1, 3.5.3

**GUTTERS & DOWNPIPES TO COMPLY WITH BCA 2019 3.5.3
SANITARY DRAINAGE DESIGNED & INSTALLED TO
BCA 2019 VOL 3 & AS3500**

LEGEND



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Heights NSW 2093

Project

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Issue

16/02/2023

Drawn By:

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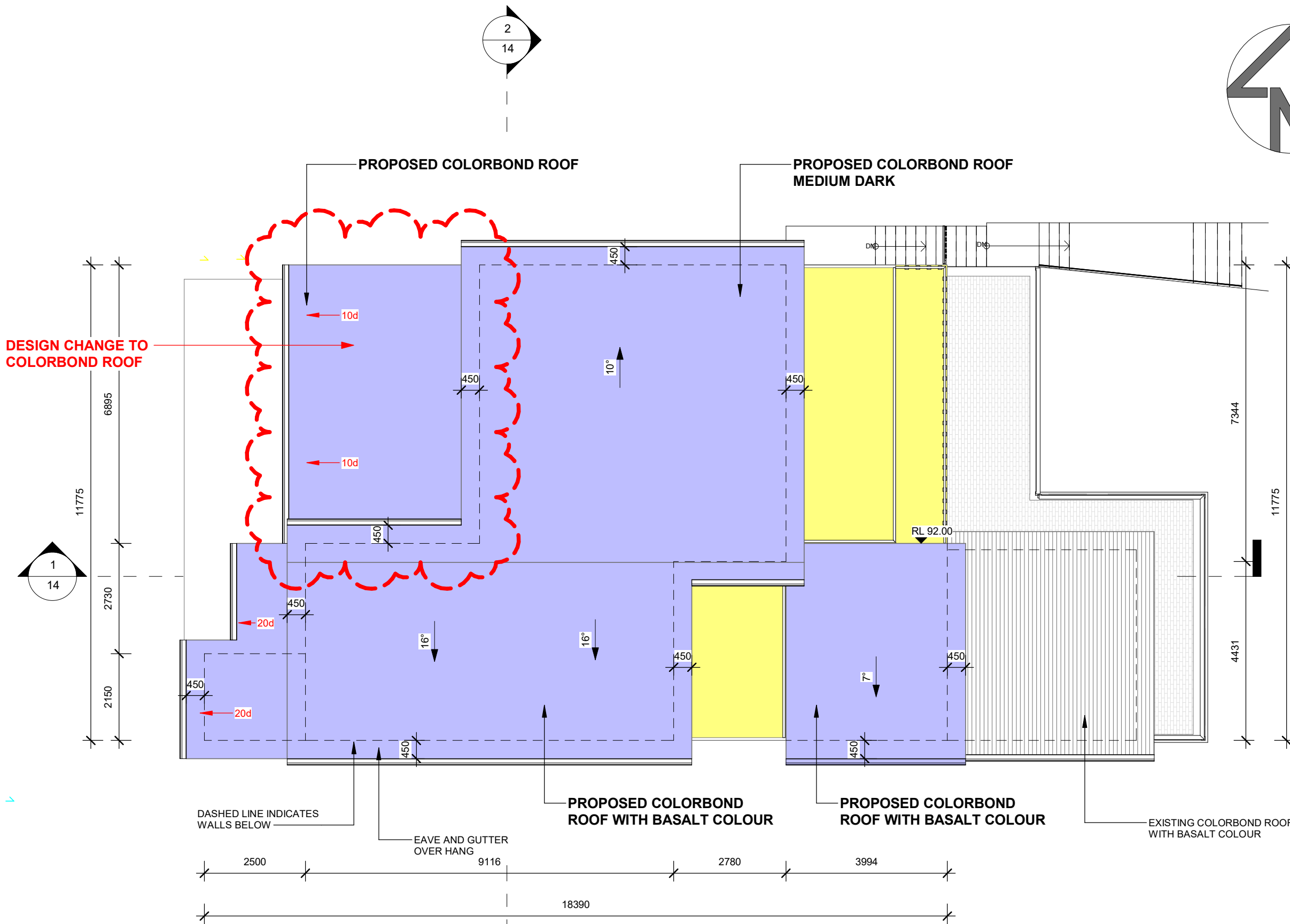
GM

Sheet

PROPOSED FIRST FLOOR

Sheet Number:

08 |



PROPOSED ROOF PLAN
SCALE: 1 : 100

 northern
beaches
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MOD2023/0098

**GUTTERS & DOWNPIPES TO COMPLY WITH BCA 2019 3.5.3
SANITARY DRAINAGE DESIGNED & INSTALLED TO
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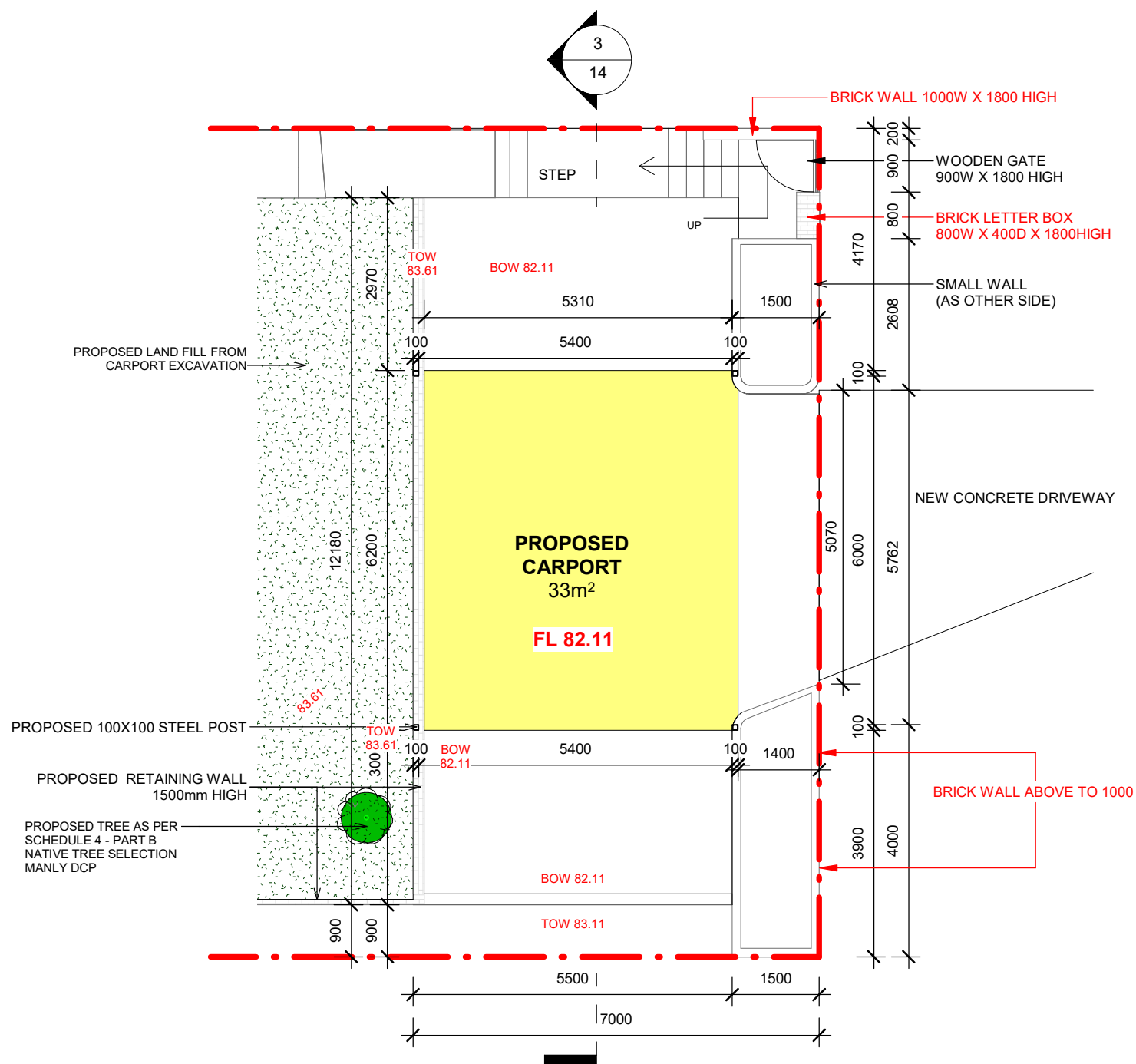
Project	J703
Issue	16/02/2023
Drawn By:	JP
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Sheet

PROPOSED ROOF PLAN

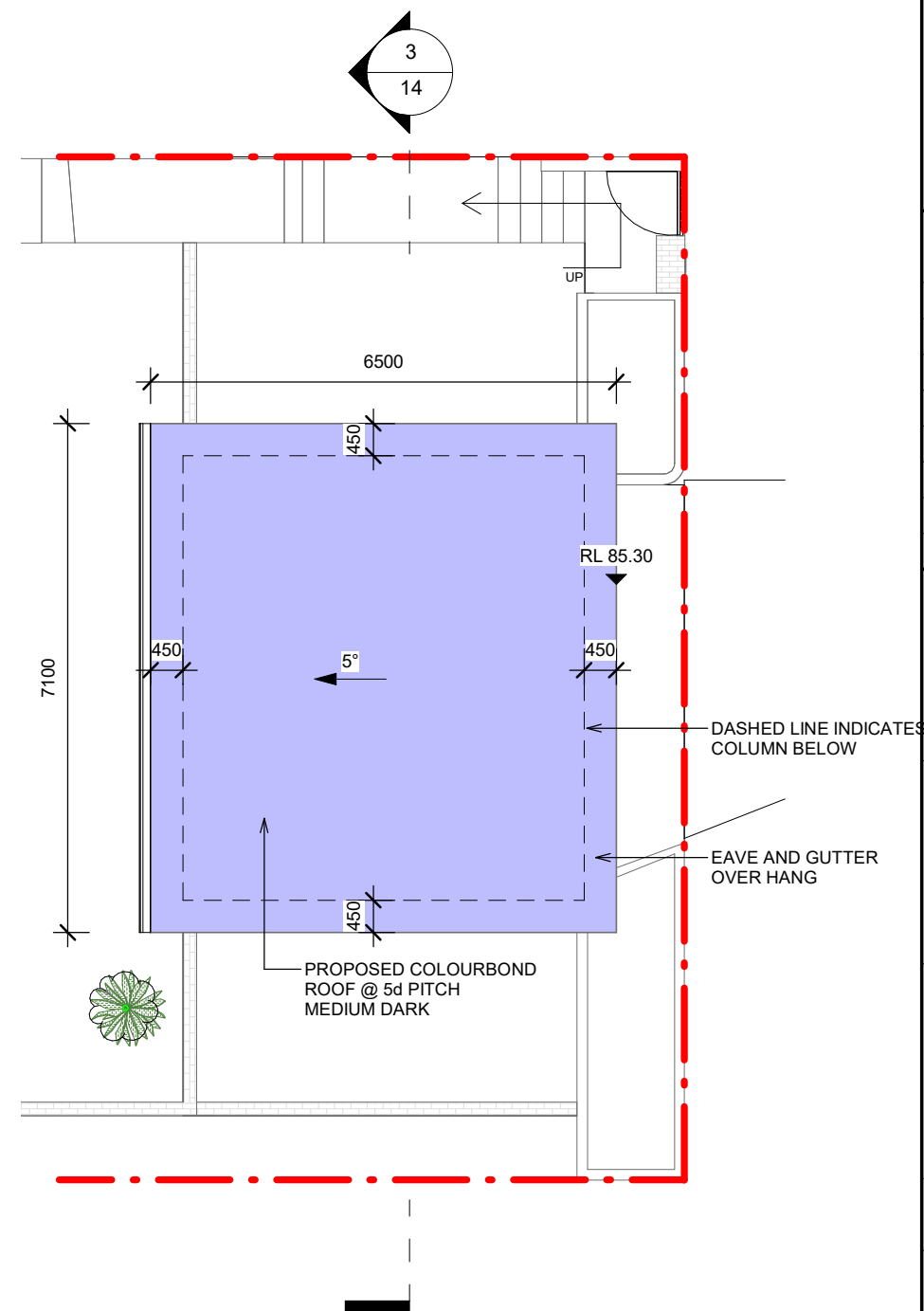
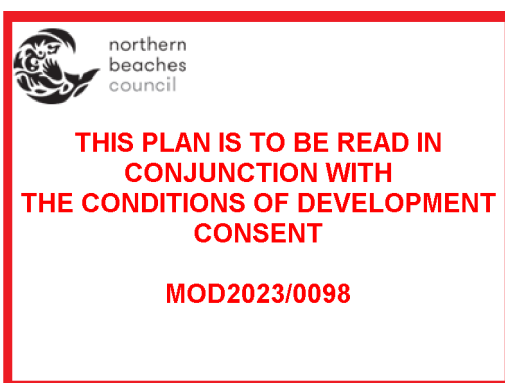
Sheet Number:

09



PROPOSED CARPORT FLOOR PLAN

SCALE: 1 : 100



PROPOSED CARPORT ROOF PLAN

SCALE: 1 : 100

**GUTTERS & DOWNPIPES TO COMPLY WITH BCA 2019 3.5.3
SANITARY DRAINAGE DESIGNED & INSTALLED TO
BCA 2019 VOL 3 & AS3500**

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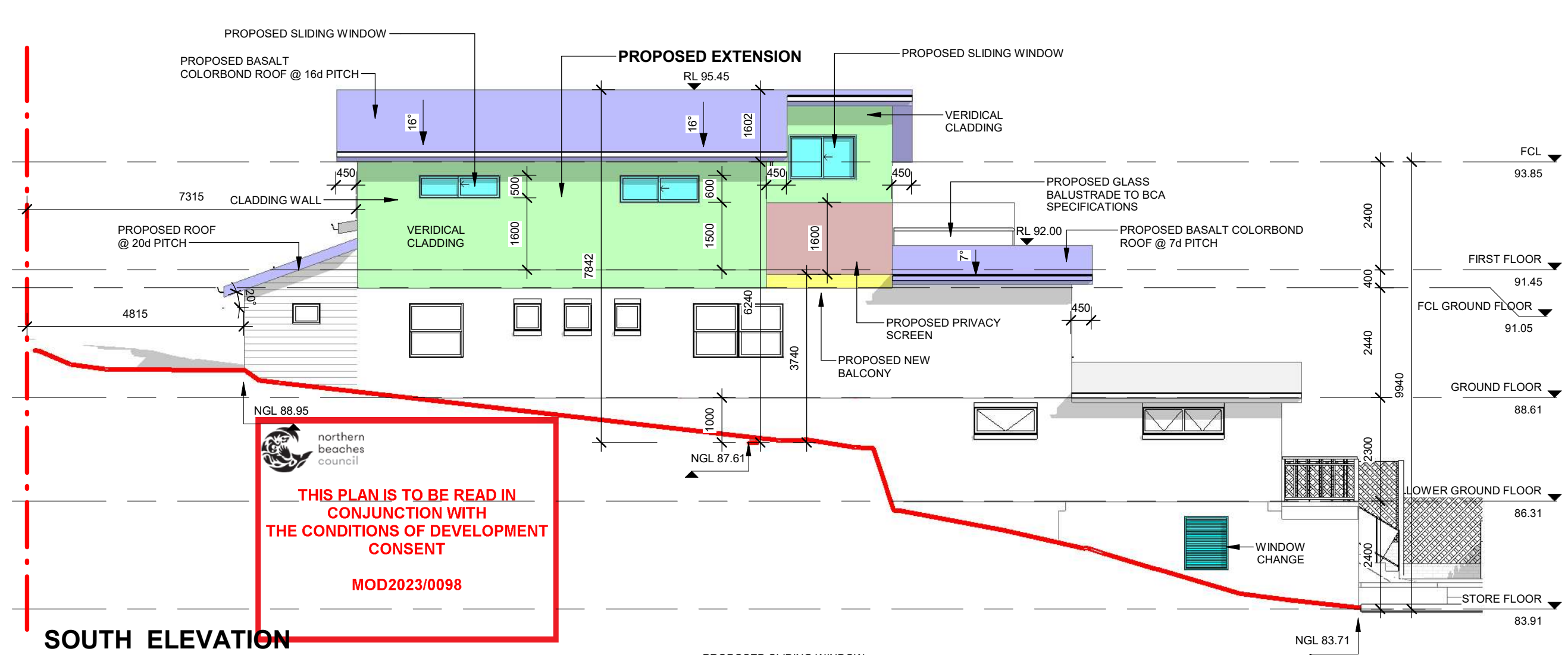
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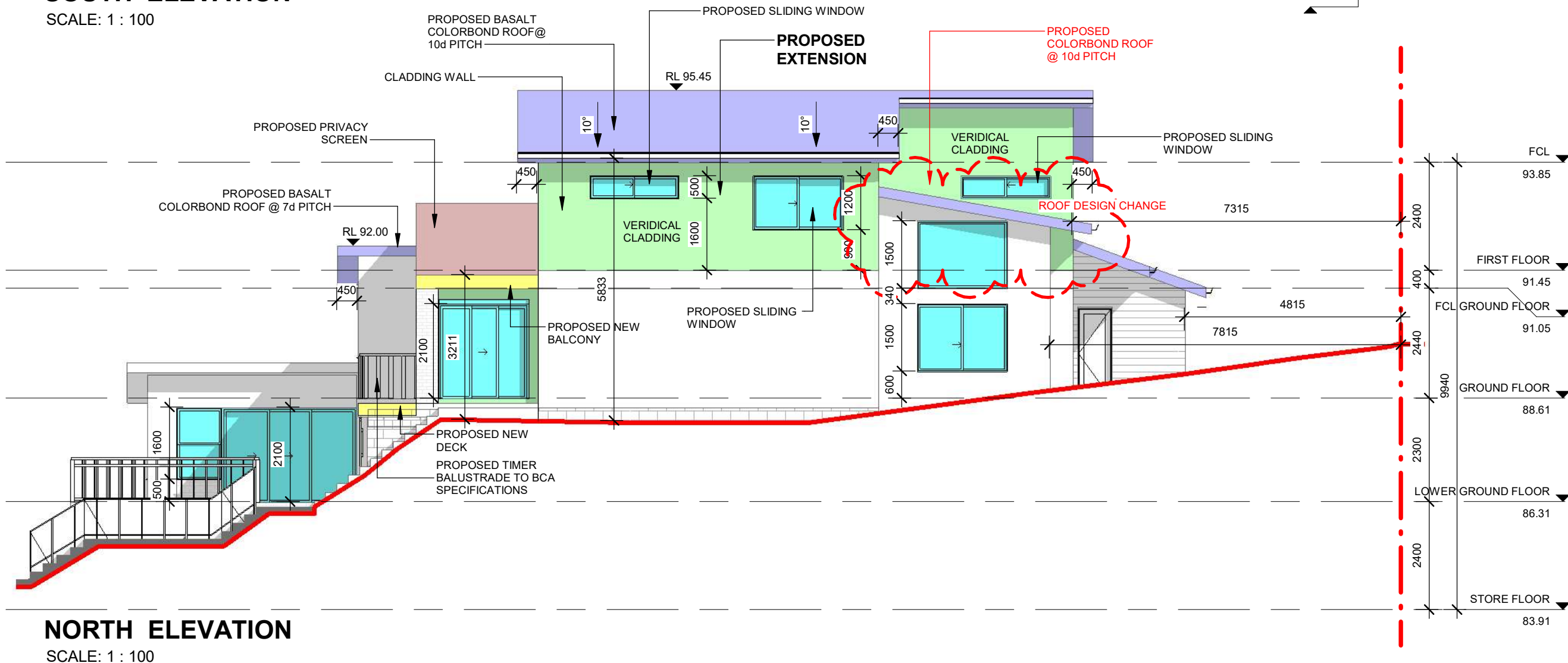
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Sheet Number:	10	
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SOUTH ELEVATION

SCALE: 1 : 100



NORTH ELEVATION

SCALE: 1 : 100

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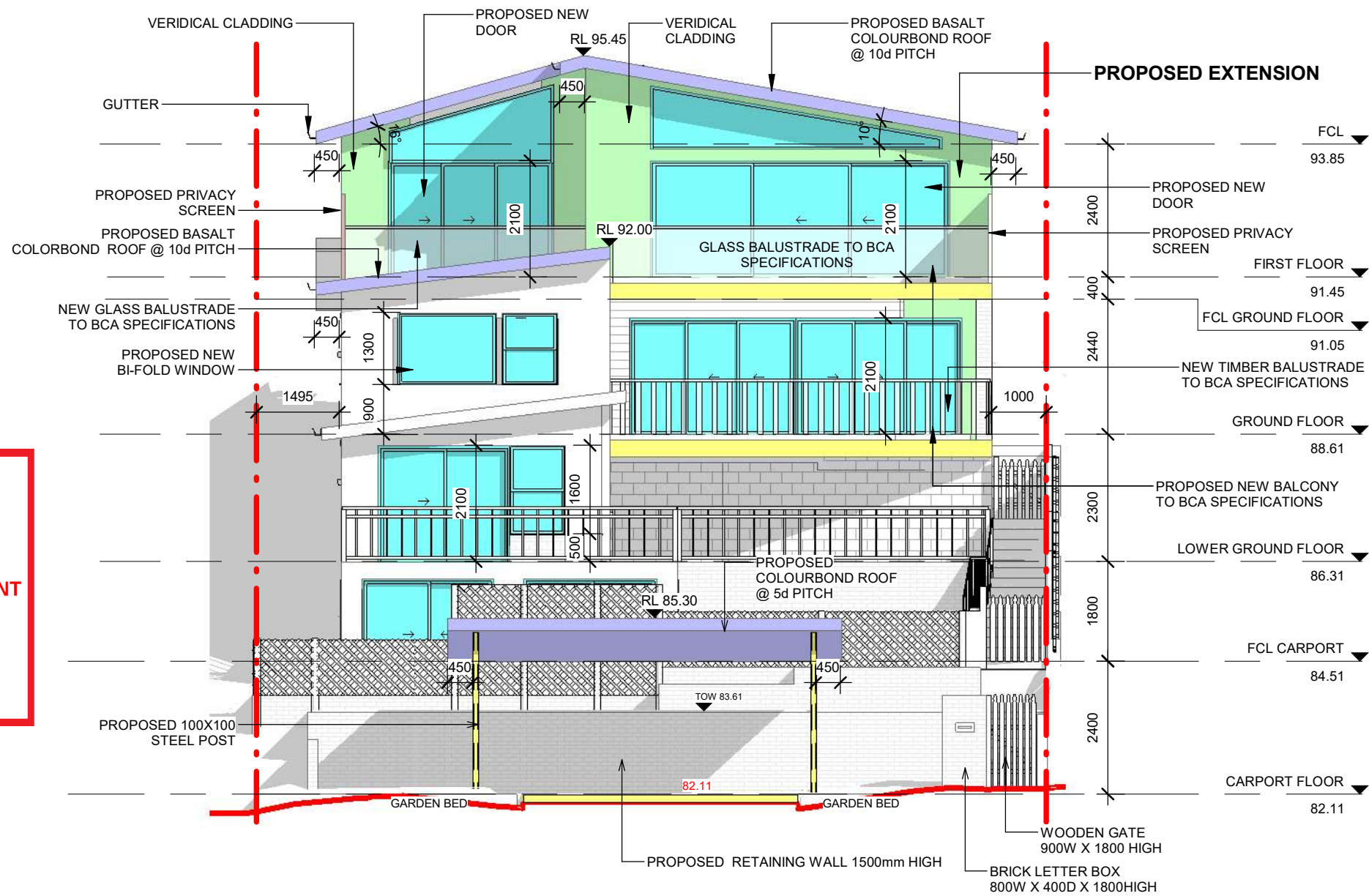
Sheet	ELEVATIONS
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Sheet Number:	12
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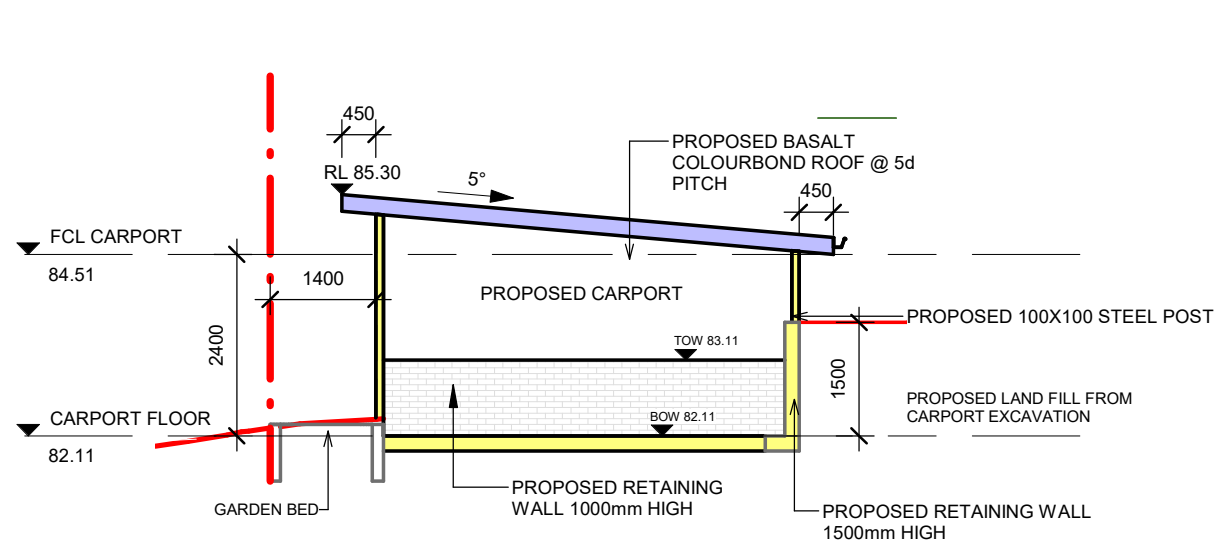
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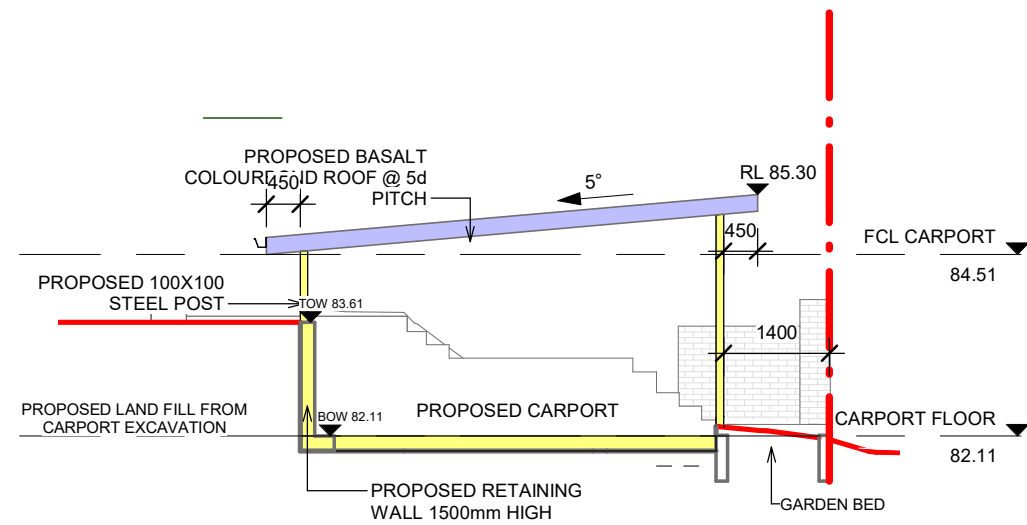
FRONT ELEVATION

SCALE: 1 : 100



NORTH ELEVATION

SCALE: 1 : 100



SOUTH ELEVATION

SCALE: 1 : 100

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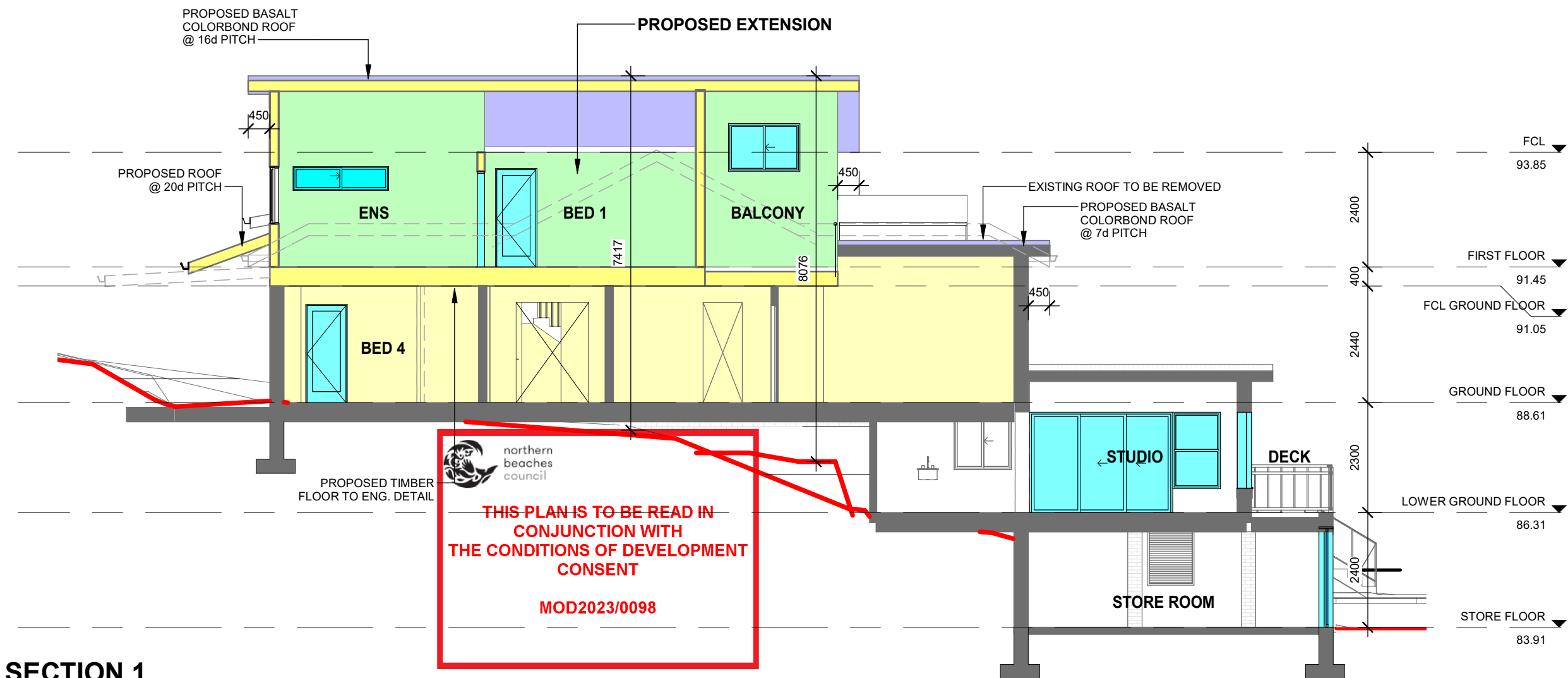
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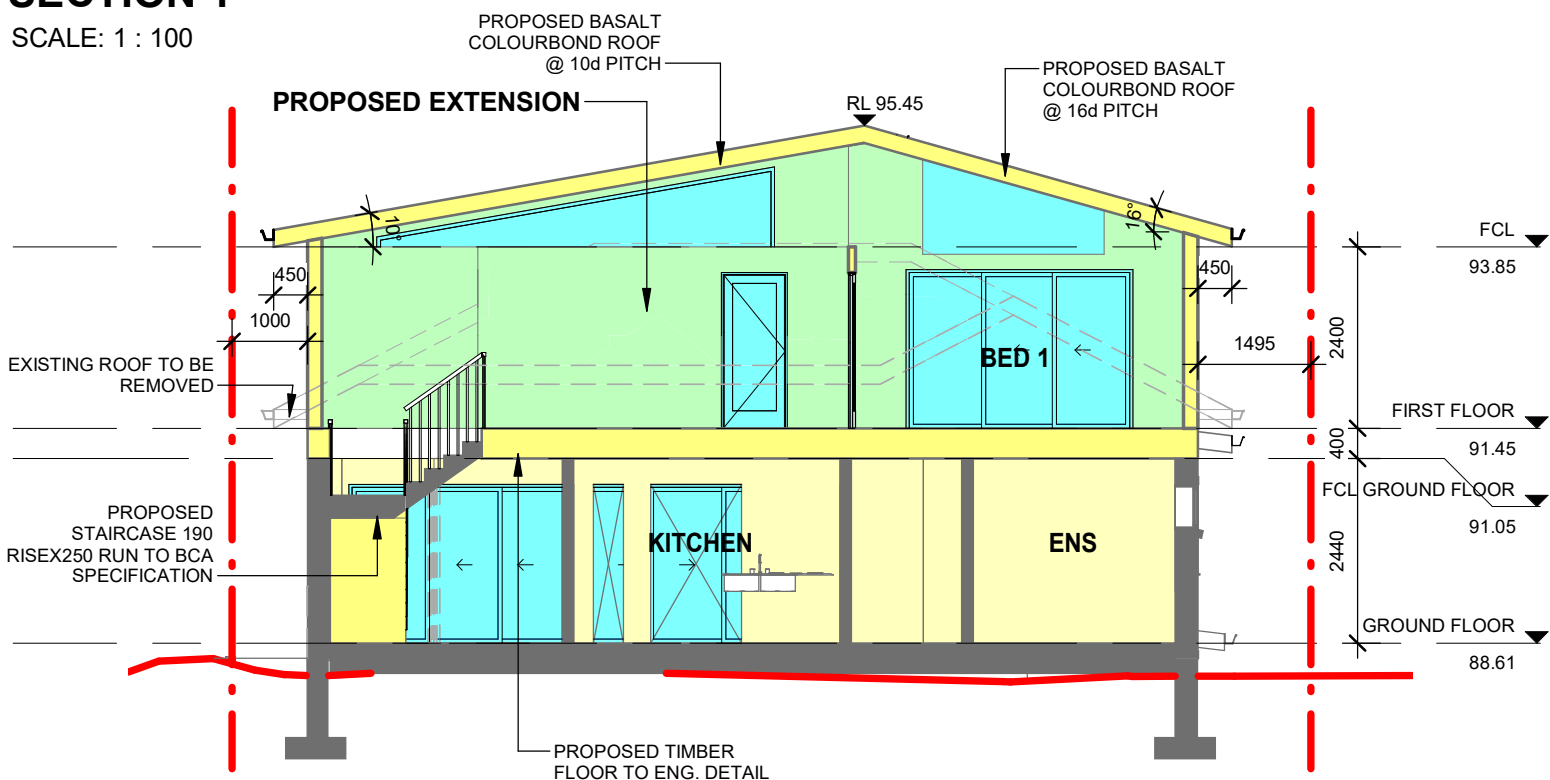
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GM

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ELEVATIONS

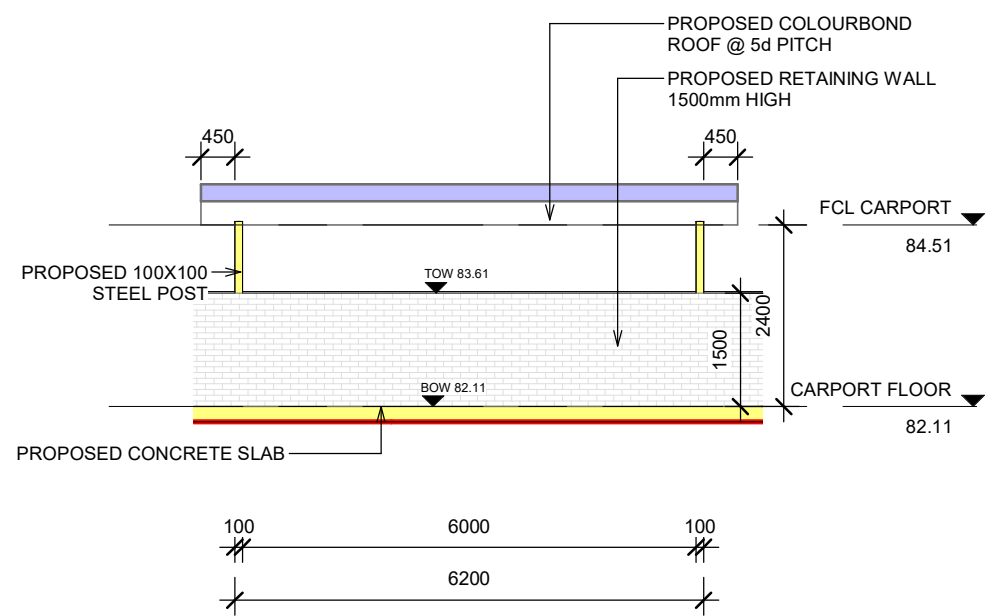
Sheet Number:
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SECTION 1
SCALE: 1 : 100



SECTION 2
SCALE: 1 : 100



SECTION 3
SCALE: 1 : 100

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Sheet
SECTIONS

Sheet Number:
14



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THIS PLAN IS TO BE READ IN
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MOD2023/0098

DOORS SCHEDULE			
wtwt	WIDTH	HEIGHT	DESCRIPTION
NORMAL DOOR			
4	720	2000	NORMAL DOOR
8	820	2035	NORMAL DOOR
9	820	2035	NORMAL DOOR
10	820	2035	NORMAL DOOR
13	720	2000	NORMAL DOOR
14	720	2000	NORMAL DOOR
15	820	2035	NORMAL DOOR
16	820	2035	NORMAL DOOR
17	720	2000	NORMAL DOOR
SLIDING DOOR			
1	2400	2100	SLIDING DOOR
2	2400	2100	SLIDING DOOR
3	3000	2100	SLIDING DOOR
5	2000	2100	SLIDING DOOR
6	3000	2100	SLIDING DOOR
7	3000	2100	SLIDING DOOR
11	3000	3000	SLIDING DOOR
12	3000	3000	SLIDING DOOR
18	5400	2100	SLIDING DOOR
19	3000	2100	SLIDING DOOR

WINDOW SCHEDULE						
MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	AREA	Description
LOWER GROUND FLOOR						
1	1000 mm	1600 mm	500 mm	2100 mm	1.6 m²	ALUMINIUM DOUBLE HUNG WINDOWS
2	1000 mm	1600 mm	500 mm	2100 mm	1.6 m²	ALUMINIUM DOUBLE HUNG WINDOWS
GROUND FLOOR						
3	1000 mm	1300 mm	900 mm	2200 mm	1.3 m²	ALUMINIUM SLIDING WINDOWS
4	1800 mm	1300 mm	900 mm	2200 mm	2.3 m²	
5	2000 mm	1500 mm	600 mm	2100 mm	3.0 m²	
FIRST FLOOR						
6	2000 mm	500 mm	1600 mm	2100 mm	1.0 m²	ALUMINIUM SLIDING WINDOWS
7	1500 mm	1000 mm	2000 mm	3000 mm	1.5 m²	ALUMINIUM SLIDING WINDOWS
8	1800 mm	600 mm	1500 mm	2100 mm	1.1 m²	ALUMINIUM SLIDING WINDOWS
9	1800 mm	500 mm	1600 mm	2100 mm	0.9 m²	ALUMINIUM SLIDING WINDOWS
10	1500 mm	500 mm	1600 mm	2100 mm	0.8 m²	ALUMINIUM SLIDING WINDOWS
11	1800 mm	1200 mm	900 mm	2100 mm	2.2 m²	ALUMINIUM SLIDING WINDOWS
12	2000 mm	500 mm	1600 mm	2100 mm	1.0 m²	ALUMINIUM SLIDING WINDOWS
13	2000 mm	1200 mm	900 mm	2100 mm	2.4 m²	ALUMINIUM SLIDING WINDOWS
14	1800 mm	500 mm	1600 mm	2100 mm	0.9 m²	ALUMINIUM SLIDING WINDOWS

NOTE REGARDING WINDOW AND DOOR SCHEDULES

THE CONTRACTOR MUST ALLOW FOR ALL LABOUR AND MATERIALS NECESSARY FOR THE SUPPLY AND INSTALLATION OF ALL WINDOWS AND DOORS INDICATED THROUGHOUT THE PROPOSED BUILDING. HE MUST ALSO ALLOW FOR THE PREPARATION OF A DETAILED WINDOW AND DOOR SCHEDULE THAT PROVIDES DETAIL INFORMATION AS TO THE TYPE, NUMBER AND CONFIGURATION OF EACH AND EVERY DOOR AND WINDOW FOR THE APPROVAL OF THE OWNERS BEFORE ORDERING AND OF THE DOORS AND WINDOWS. THIS DETAIL SCHEDULE IS NOT PART OF THE CONSTRUCTION CERTIFICATE DOCUMENTATION AND MUST BE ALLOWED FOR BY THE CONTRACTOR IN THE TENDER PRICE. ALL WINDOW AND DOOR DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING THESE ITEMS

ALL NEW GLAZING TO COMPLY WITH BCA 2019PART 3.6"

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Sheet	DOORS, WINDOWS SCHEDULE	
Sheet Number:	15	