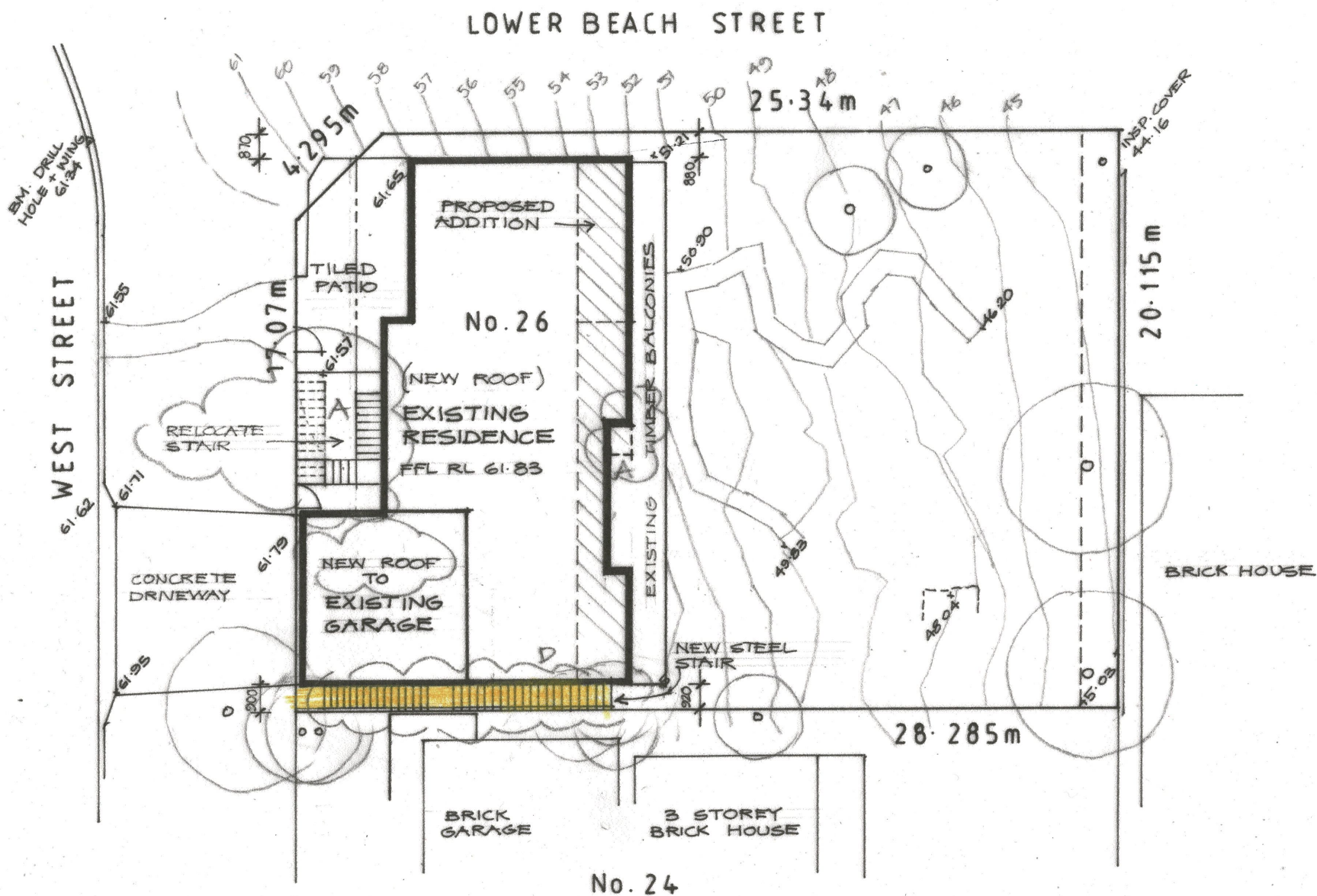
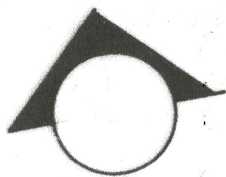




SITE PLAN 1:200
LOT 901 DP 546541
AREA 565.4m

NOTES

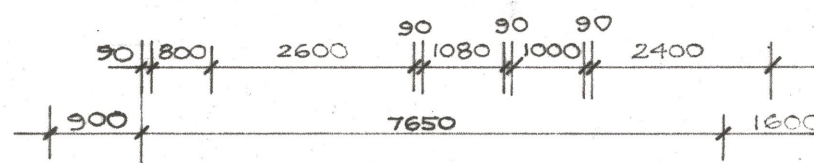
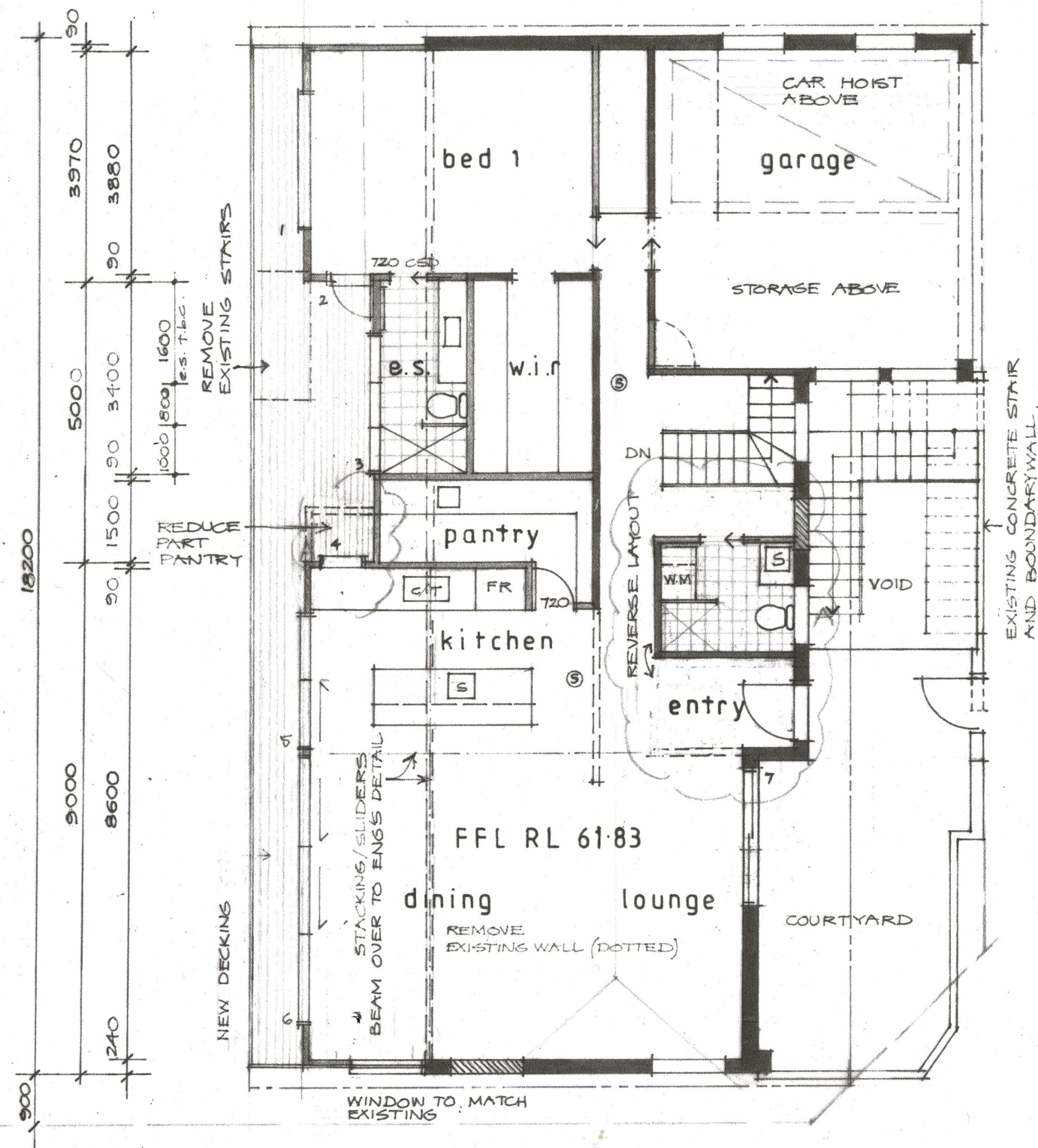
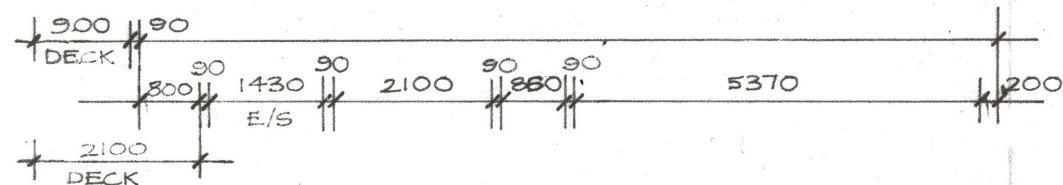
ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB
ALL CONSTRUCTION IS TO COMPLY WITH THE RELEVANT BUILDING CODES AND LOCAL COUNCIL REQUIREMENTS
ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION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

E 18.3.21 STAIR TO 5TH

C. 9.2.21 GARAGE RIDGE HEIGHT

A. 13.5.20 ALTER ROOF (EXISTING RIDGE HEIGHT MAX.)
ALTER & ADD ACCESS STAIRS, EXTEND LOWER BEDROOMS

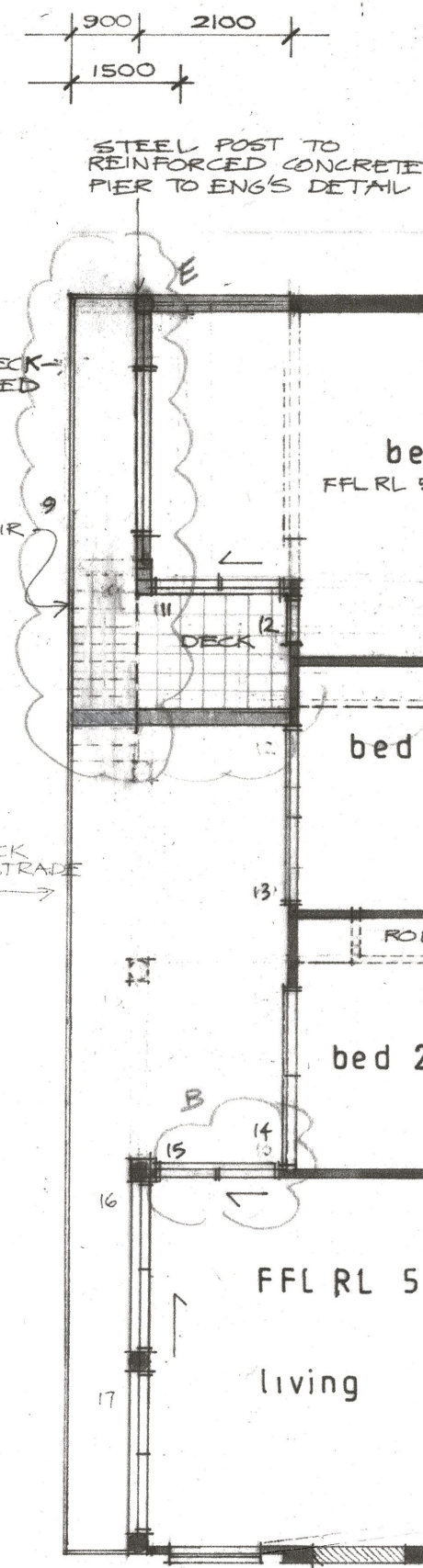
PROPOSED ALTERATIONS AND ADDITIONS
RICHARDS/MEAKES RESIDENCE 26 WEST STREET BALGOWLAH
NOVEMBER 2019 DWG 1219 1/5 SHIMDESIGN design and drafting 0400 898 744



EXTENT OF DECK-
ABOVE DOTTED

REMOVE
EXISTING STAIR

EXISTING DECK
GLASS BALUSTRADE
TO NCC →



FAMILY FLAT AS EXISTING
APPROVED DA 179/2011 CC 179/2011

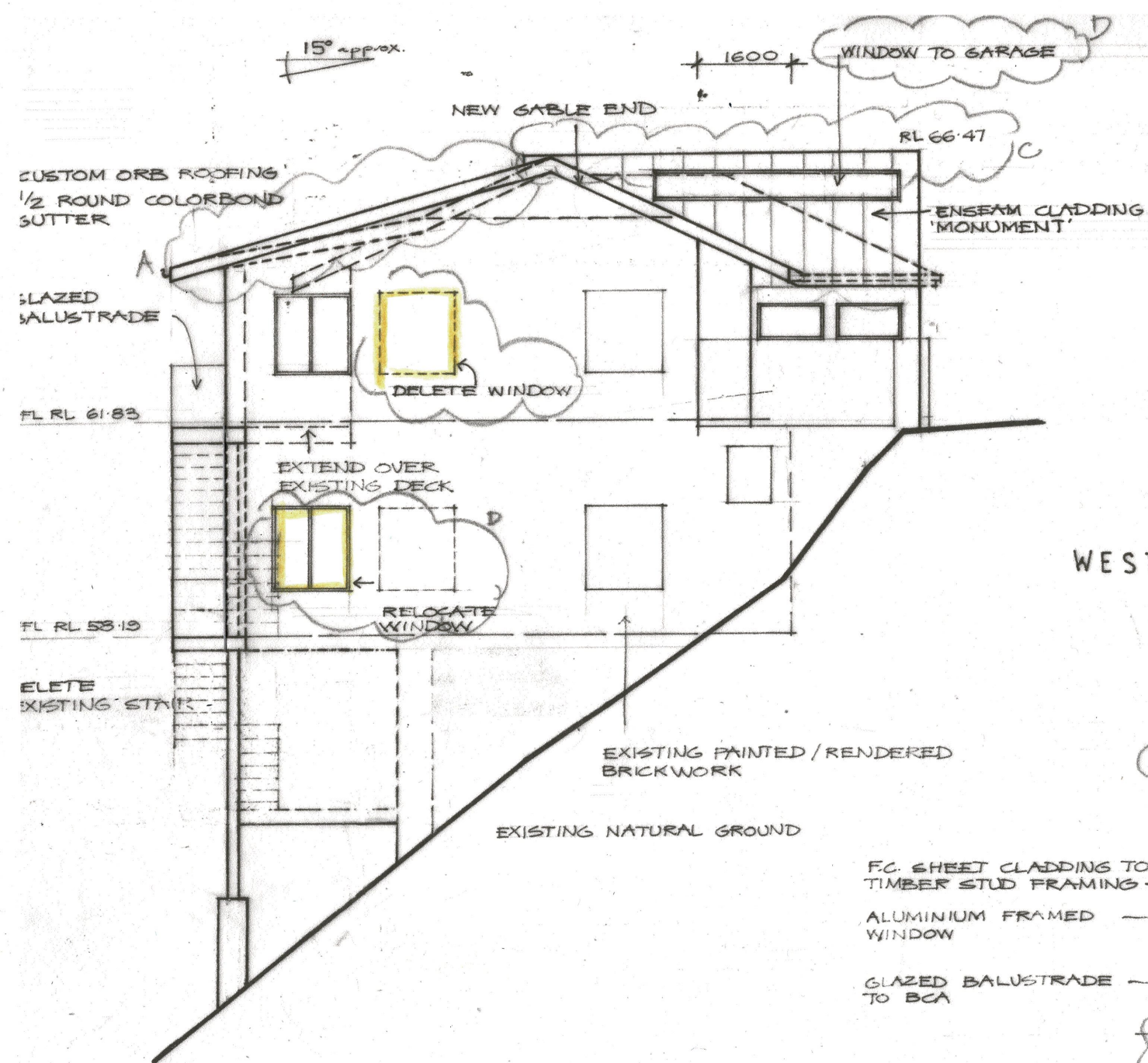
* E 10-3-21 DELETE LOWER STAIR, PROVIDE SIDE STAIR IN LIEU
BATHROOM TO LOWER LEVEL

A. 13-5-20 REVERSE ENTRY/BATHROOM, REDUCE PANTRY
DELETE EXTERNAL STAIRS & EXTEND LOWER
BALCONY IN LIEU, EXTEND BEDROOMS

B 1-7-20 RETAIN EXISTING LOWER LEVEL
ADD DECK TO BED 2 & SLIDING DOORS

PRO
RICH
NOVE

PROPOSED ALTERATIONS AND ADDITIONS
RICHARDS/MEAKES RESIDENCE 26 WEST STREET BALGOWLAH
 NOVEMBER 2019 DWG 1219 2/5 SHIMDESIGN design and drafting 0400 898 744



NORTH ELEVATION

BASIX NOTES

ROOF WITH DARK SOLAR ABSORPTANCE TO HAVE FOIL SARKING
FLAT CEILING TO HAVE MINIMUM R3.0 INSULATION

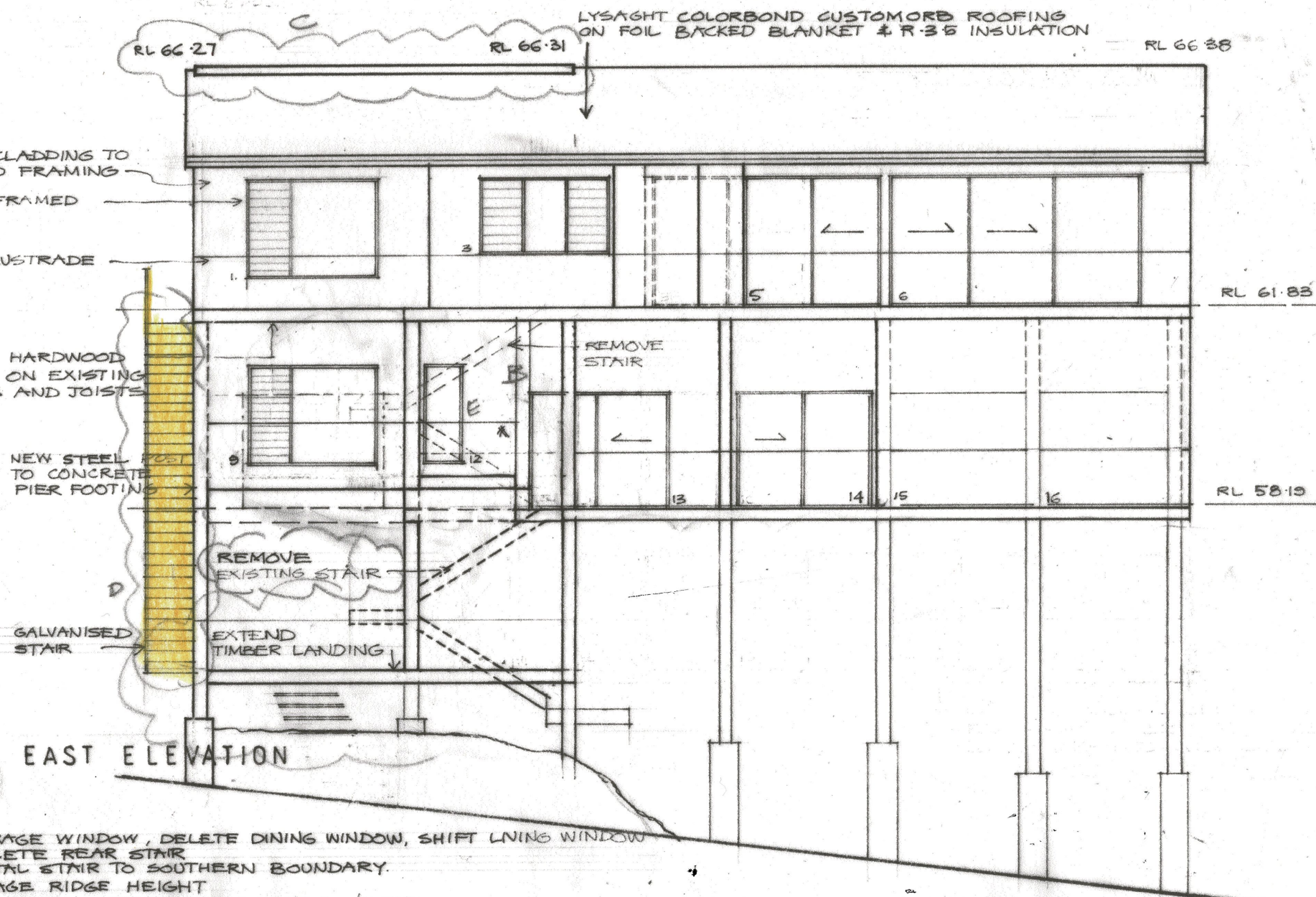
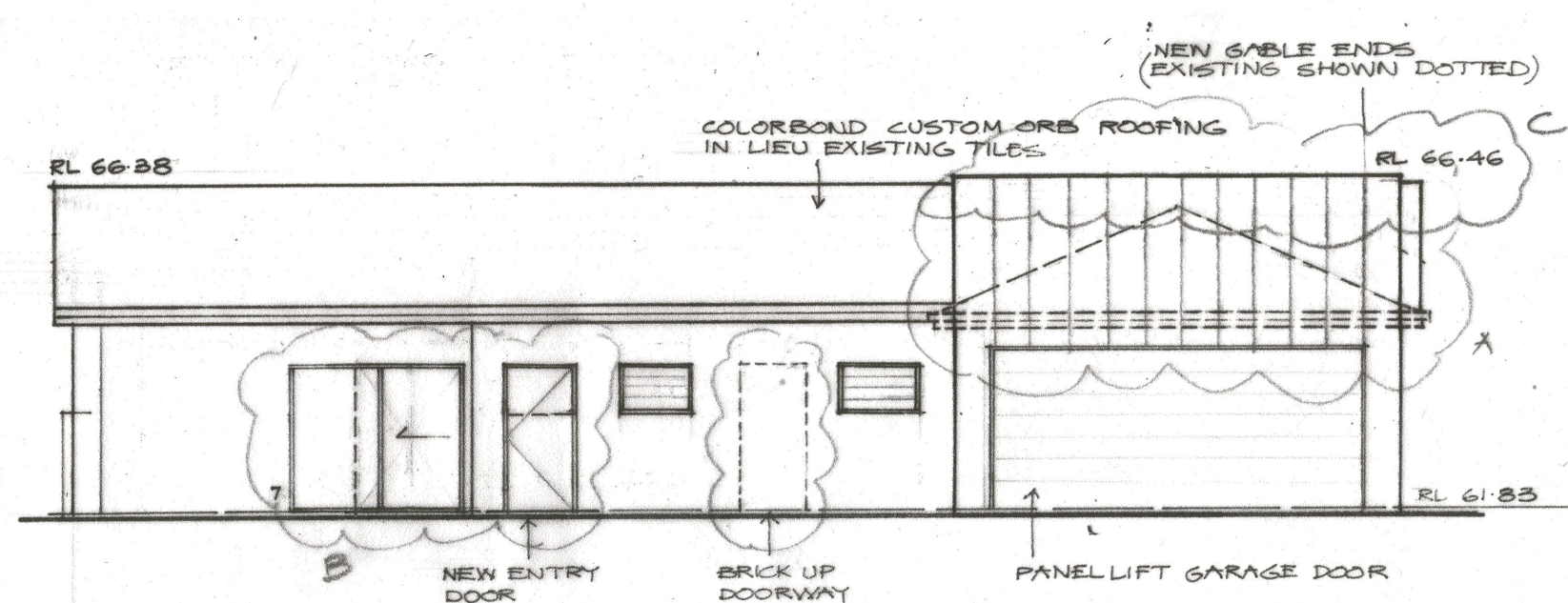
SUSPENDED FRAMED FLOOR WITH OPEN SUB FLOOR TO HAVE MIN.R0.8 INSULATION (R1.5 INCL. CONSTRUCTION)
FRAMED EXTERNAL WALLS TO HAVE MIN. R1.30 INSULATION, (R1.7 INCLUDING CONSTRUCTION)

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% OF NEW OR ALTERED LIGHT FIXTURES MUST BE FITTED WITH FLUORO OR COMPACT FLUORESECENT
OR LED LAMPS

WINDOWS TO BE IN ACCORDANCE WITH BASIX CERTIFICATE A 361902.04 15 MARCH 2021

WEST ELEVATION



EAST ELEVATION

PROPOSED ALTERATIONS AND ADDITIONS
RICHARDS/MEAKES RESIDENCE 26 WEST STREET BALGOWLAH
NOVEMBER 2019 DWG 1219 3/4 SHIMDESIGN design and drafting 0400 898 744

18.3.21 GARAGE WINDOW, DELETE DINING WINDOW, SHIFT LIVING WINDOW
DELETE REAR STAIR
METAL STAIR TO SOUTHERN BOUNDARY.
2.2.21 GARAGE RIDGE HEIGHT
13.5.20 CAR HOIST TO GARAGE, FACADE WINDOW / DOOR
DELETE SPUT PITCH TO ROOF, EXTEND LOWER BEDROOMS, NEW INTERNAL STAIR, DELETE EXTERNAL STAIR.

TIMBER FRAME WITH
LYSAGHT 'ENSEAM' CLADDING & FLAT ROOF (2°)
IN LIEU OF HIPPED ROOF

RETAIN RIDGE HEIGHT
DELETE SPIT PITCH
TO SIMPLIFY CONSTRUCTION.

1/2 ROUND GUTTER,
PAINTED TIMBER FASCIA

FC CLADDING TO
TIMBER FRAME

GLASS BALUSTRADE
TO B.C.A

NEW HARDWOOD
DECKING ON B & J

FC CLADDING TO
TIMBER FRAME

GLAZED BALUSTRADE
TO B.C.A

NEW HARDWOOD DECKING

TIMBER FRAME,
F.C. CLADDING TO
EXTENDED BEDROOM

DELETE STAIR

DELETE
STAIR

SECTION A

NEW COLORBOND ROOF SHEETING TO
EXISTING TIMBER FRAME
MIN. FOIL SARKING AND R3.0 INSULATION

NEW GARAGE
'BOX' TO
ACCOMMODATE
CAR HOIST

EXISTING TIMBER FLOORING
ON BEARERS & JOISTS

RL 66.46

RL 66.27

RL 66.31

RL 66.47

4630

FFL RL 61.83

FFL RL 58.19

RL 58.19

STEEL STAIR &
BALUSTRADE TO NCC

SOUTH ELEVATION

RL 66.46 (APPROVED 66.20)

RL 66.27

VOID FOR
CAR HOIST

FFL RL 61.83

4630

E 18.3.21 STAIR TO SOUTH ELEVATION & ACCESS DOOR

DELETE REAR STAIR

C 9.2.21 GARAGE RIDGE HEIGHT

1.7.20 RETAIN EXISTING LOWER STAIR
DELETE PROPOSED INTERNAL STAIR
DELETE EAST DECK + SCREEN FROM BEDRM

6.4.20 ALTER GARAGE ROOF / DELETE SPIT PITCH TO ROOF
INTERNAL STAIR / LOWER LANDING

PROPOSED ALTERATIONS AND ADDITIONS
RICHARDS/MEAKES RESIDENCE 26 WEST STREET BALGOWLAH
NOVEMBER 2019 DWG 1219 4/4 SHIMDESIGN design and drafting 0400 898 744