

- Architectural Notes**
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  6. Electrical contractor to discuss layout with client prior to wiring commencing.
  7. Termite protection in accordance with AS3660 shall be included in building contract & installed by approved licensed contractor.

note; builder to verify all dimensions & levels on site in relation to existing before commencing work during construction.

1. smoke detectors to be connected to mains power & have a standby power supply in accordance with AS3786-1993

**FLOOR AREAS :** GROUND FLOOR = 149 M2 (INCLUDING GARAGE)  
 UPPER FLOOR = 99M2  
 ALFRESCO = 24M2  
 PORCH = 5M2  
 TOTAL = 277M2

**AC** Arthur Colledge  
 Building Design Draftsman

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 email arthurandsharon@bigpond.com  
 P.O. Box 592 Ballina

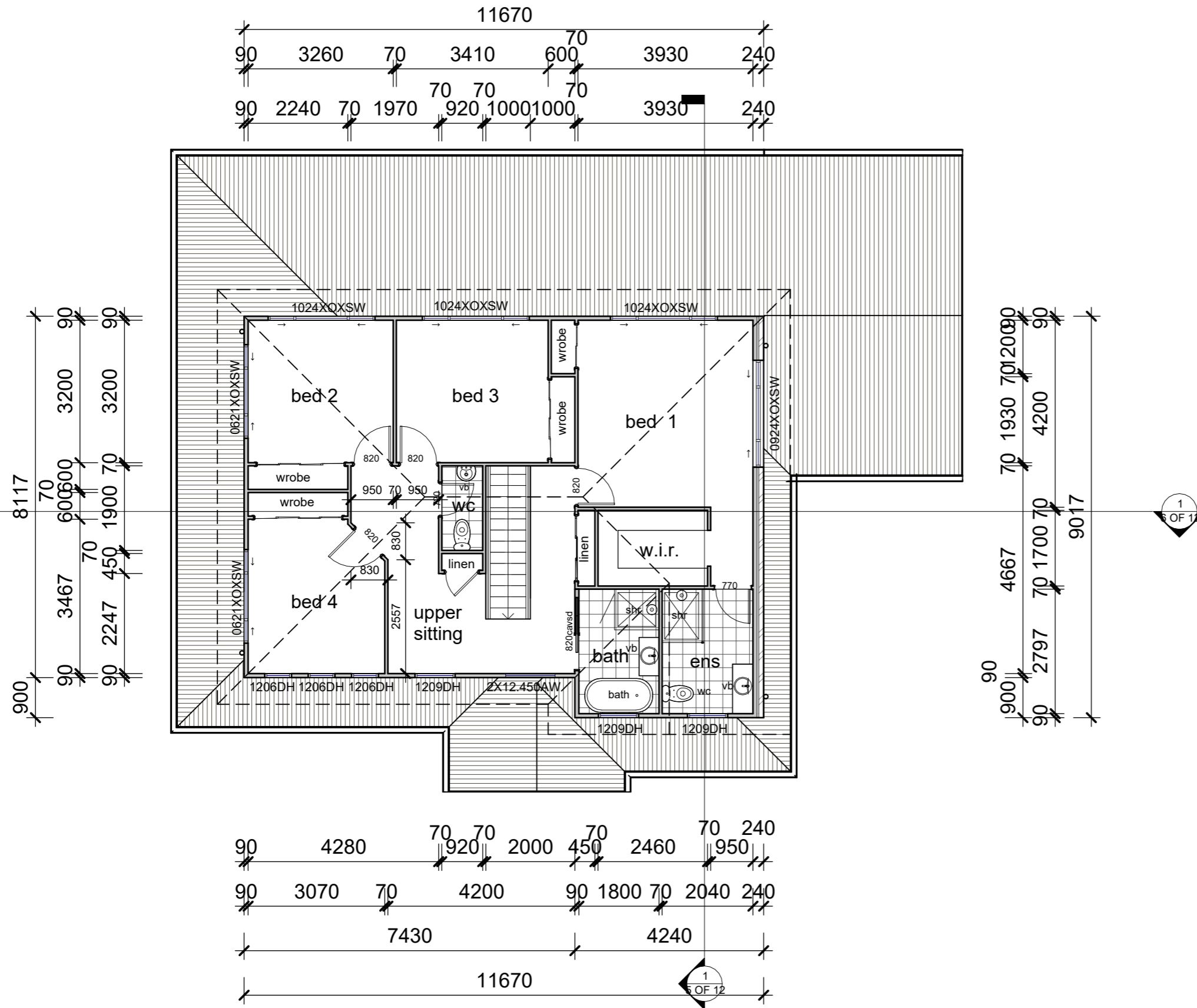
**1** Ground Floor  
 1 : 100

| No | Description     | Date       |
|----|-----------------|------------|
| 1  | DA/WORKING PLAN | 31/01/2024 |
|    |                 |            |
|    |                 |            |
|    |                 |            |

proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.

for: B. ALECKSON

| Floor Plan     |           | 1 OF 12 |
|----------------|-----------|---------|
| Project number | 4331      |         |
| Date           | 1/02/2024 |         |
| Drawn by       | A.C.      |         |
| Checked by     | B.A.      |         |
| Scale          | 1 : 100   |         |



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**Building Design Draftsman**

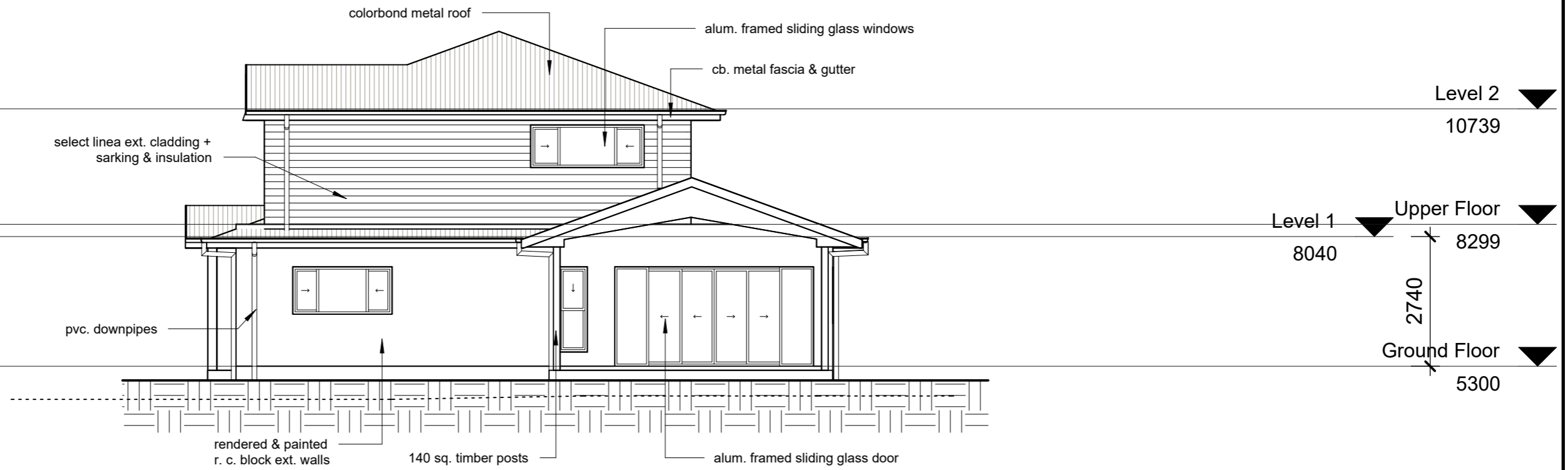
ph 0424083124  
 email arthurandsharon@bigpond.com  
 P.O. Box 592 Ballina

**1** Upper Floor  
 1 : 100

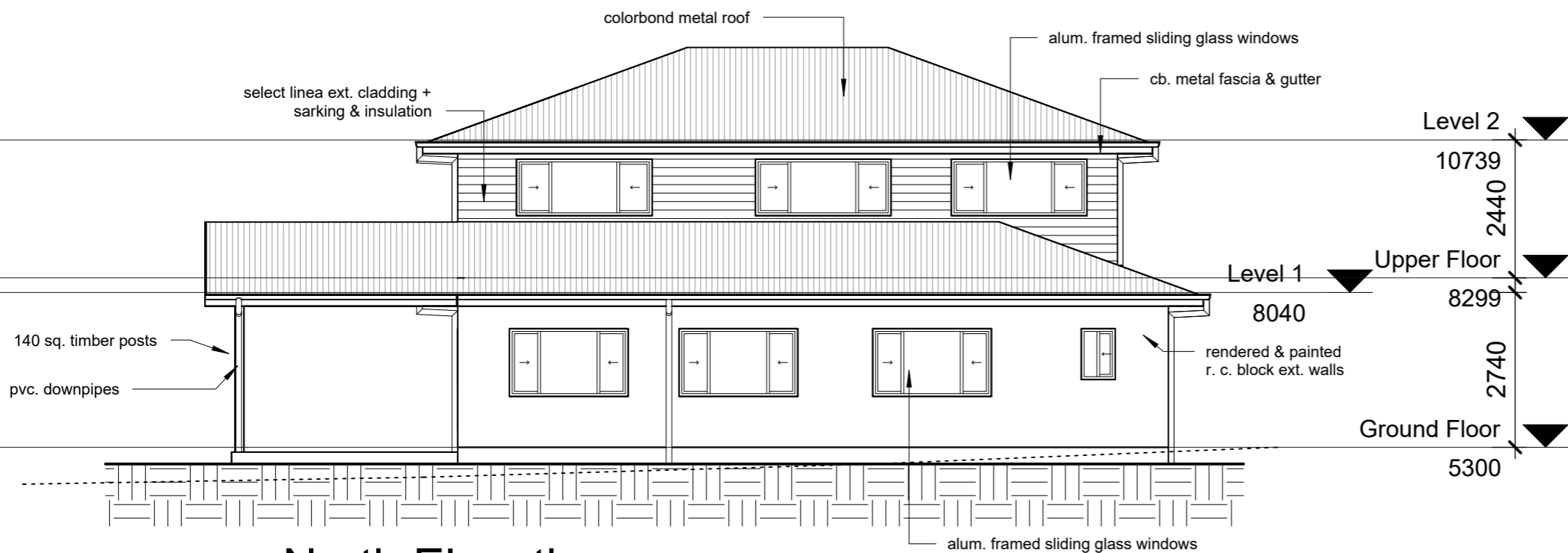
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 for: B. ALECKSON

| Upper Floor    |           | 2 OF 12       |
|----------------|-----------|---------------|
| Project number | 4331      |               |
| Date           | 1/02/2024 |               |
| Drawn by       | A.C.      |               |
| Checked by     | Checker   | Scale 1 : 100 |



**1 East Elevation**  
1 : 100



**2 North Elevation**  
1 : 100

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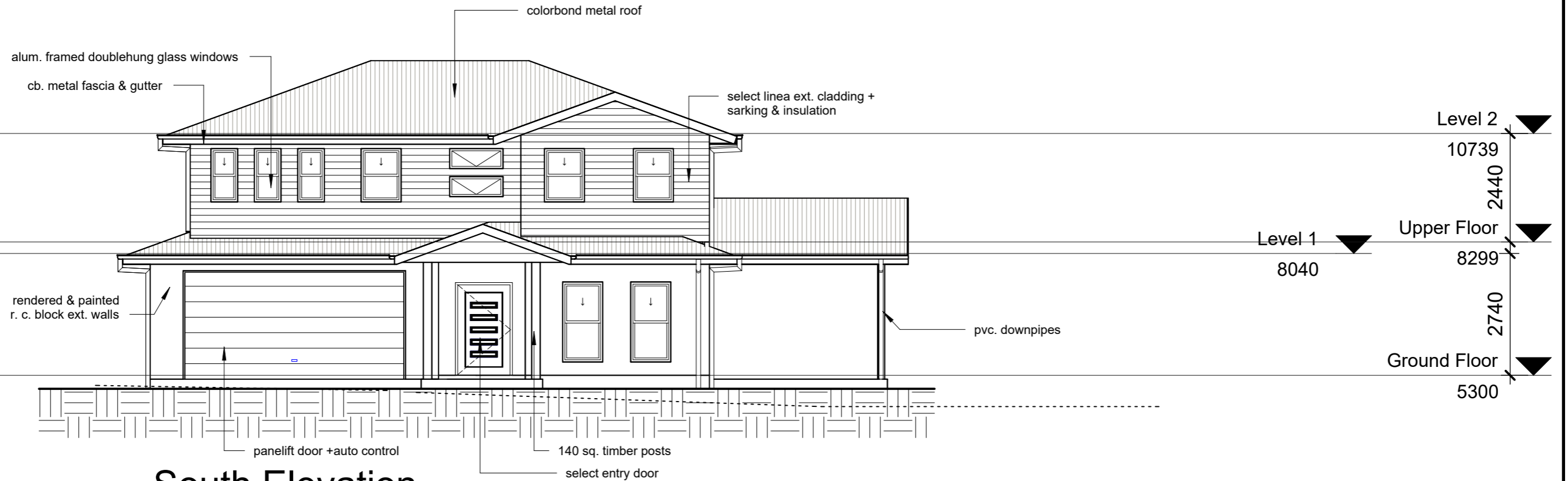
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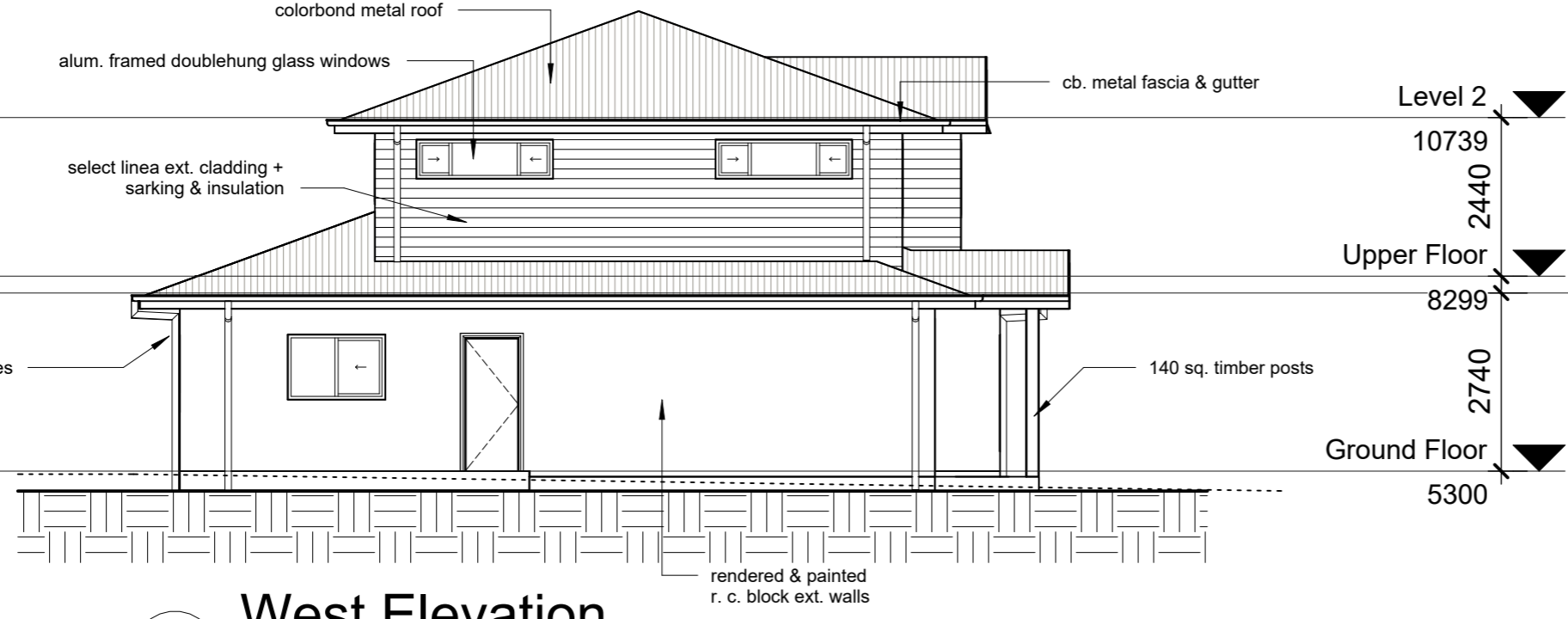
for: B. ALECKSON

**Elevations**

|                |           |                |
|----------------|-----------|----------------|
| Project number | 4331      | <b>3 OF 12</b> |
| Date           | 1/02/2024 |                |
| Drawn by       | A.C.      |                |
| Checked by     | B.A.      |                |
| Scale          | 1 : 100   |                |



**1** South Elevation  
1 : 100



**2** West Elevation  
1 : 100

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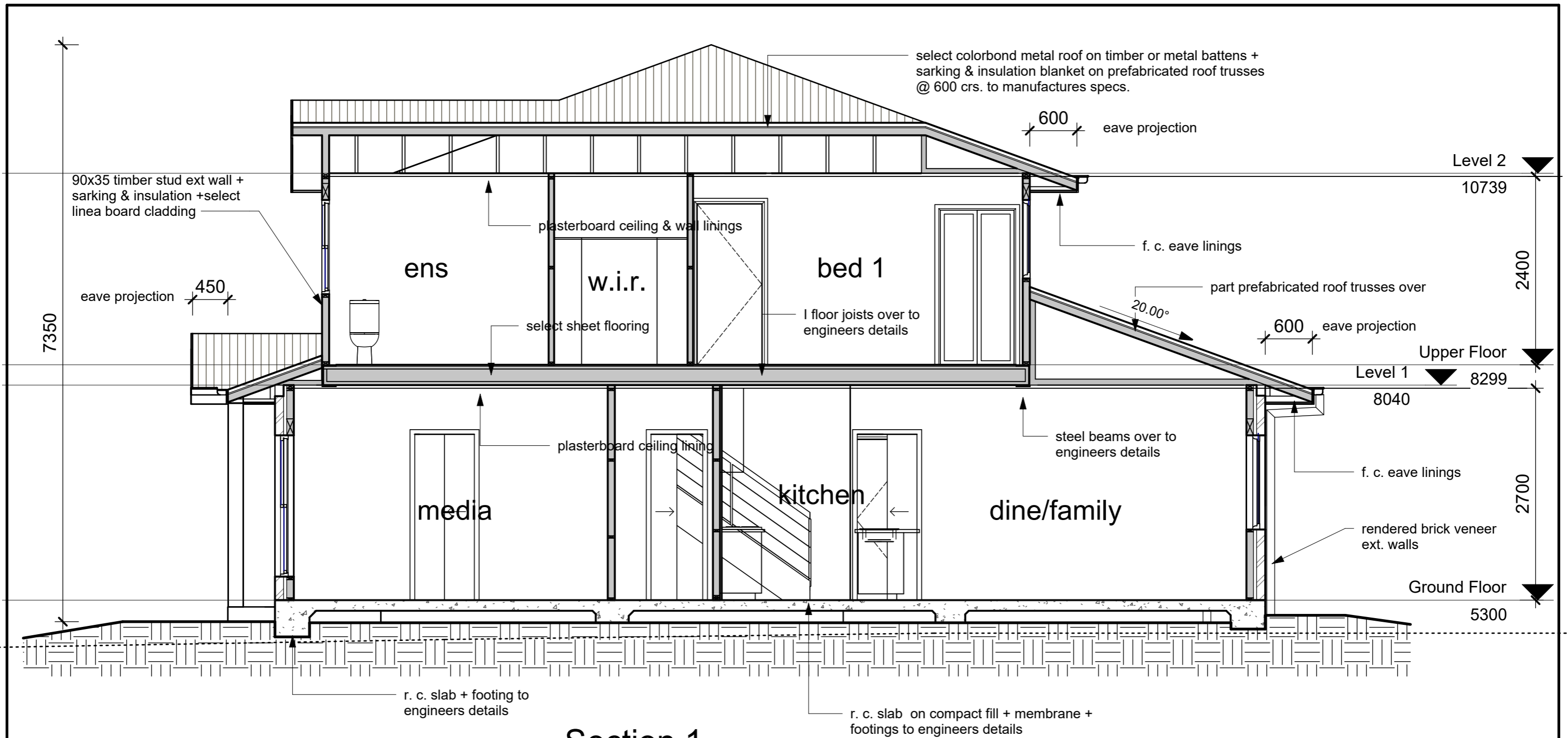
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for: B. ALECKSON

| Elevations     |           | 4 OF 12 |
|----------------|-----------|---------|
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| Date           | 1/02/2024 |         |
| Drawn by       | A/C/      |         |
| Checked by     | B.A.      |         |
| Scale          | 1 : 100   |         |



**1** Section 1  
1 : 50

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for: B. ALECKSON

**Section 1**

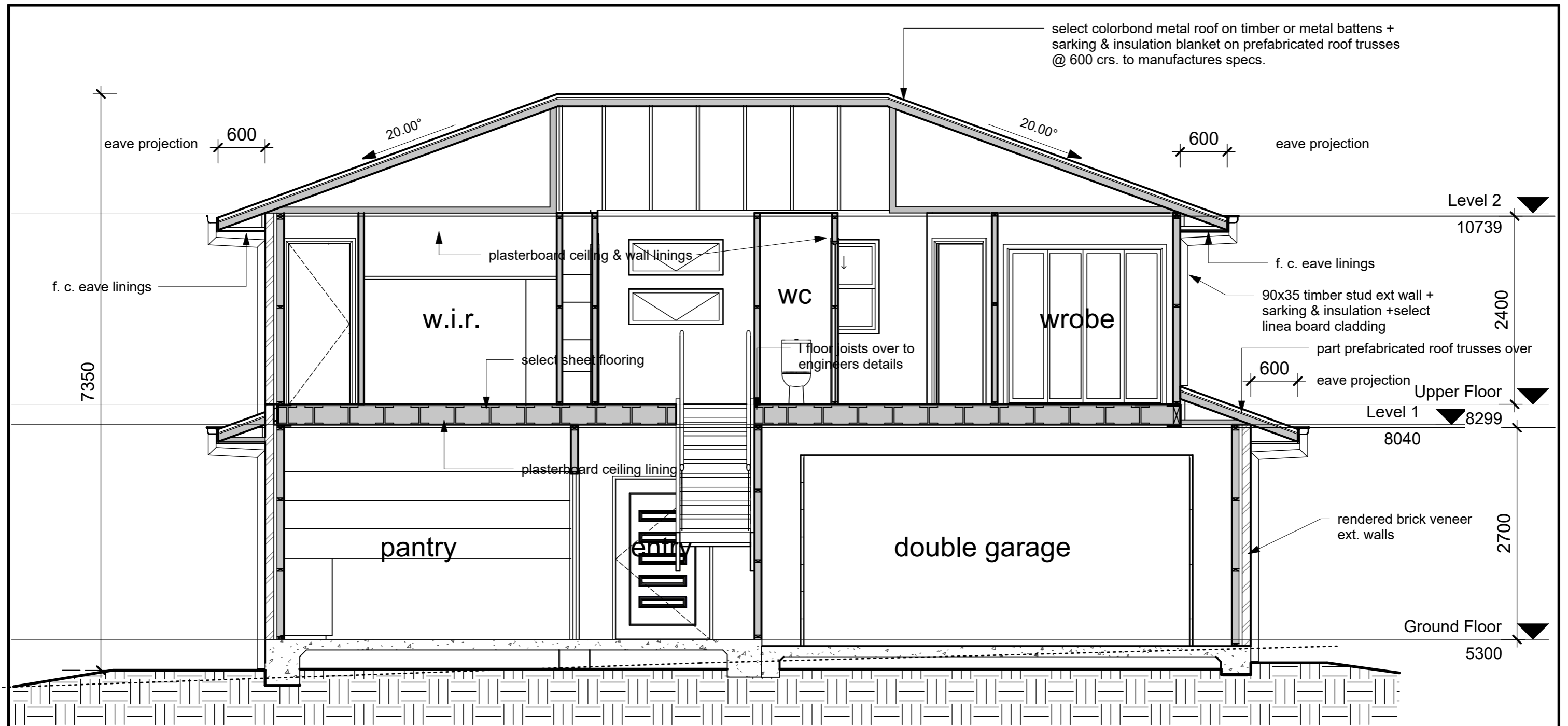
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|----------------|-----------|
| Project number | 4331      |
| Date           | 1/02/2024 |
| Drawn by       | A.C.      |
| Checked by     | B.A.      |

**5 OF 12**

Scale 1 : 50

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1 Section 2  
1 : 50

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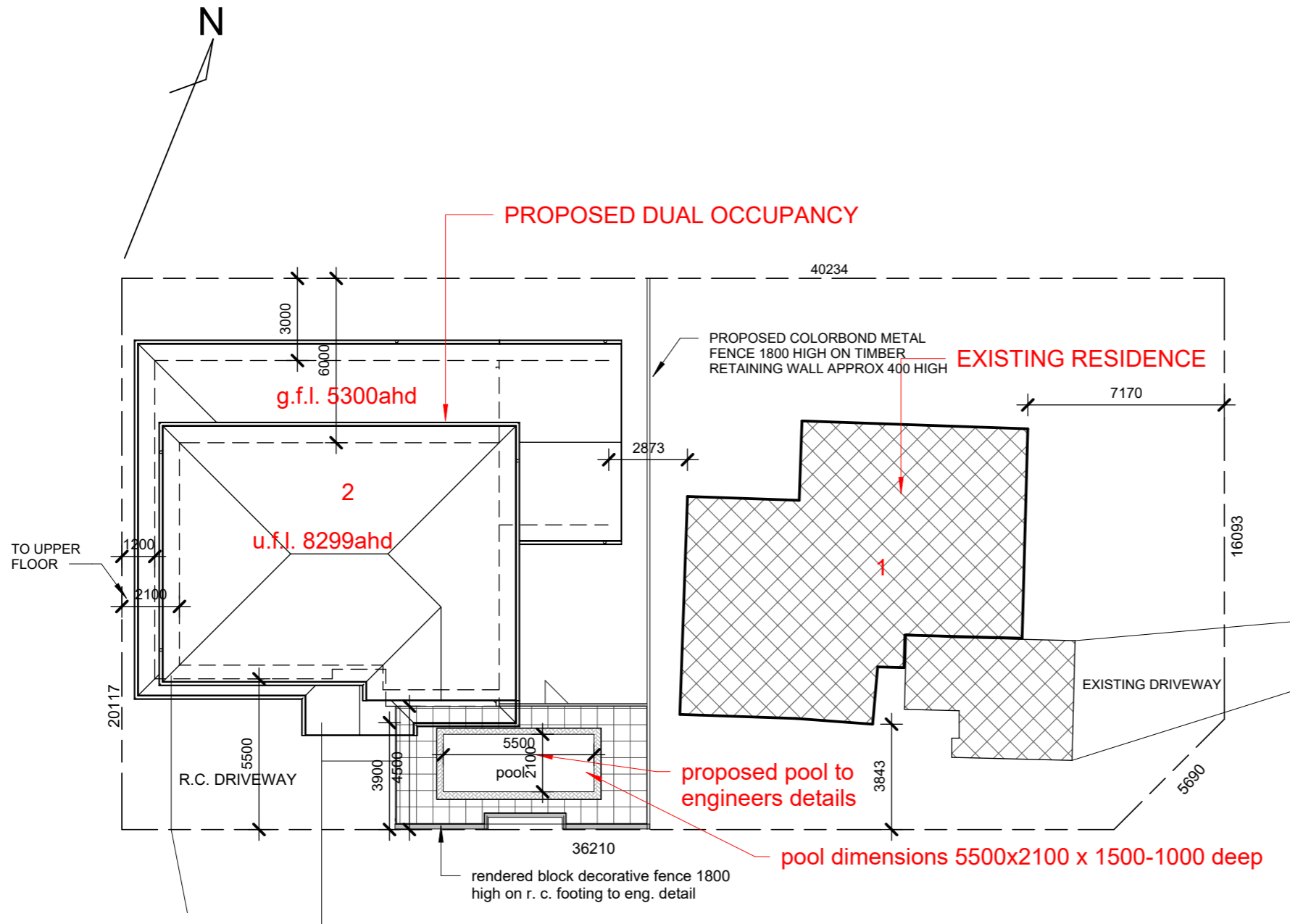
for: B. ALECKSON

Section 2

|                |           |
|----------------|-----------|
| Project number | 4331      |
| Date           | 1/02/2024 |
| Drawn by       | A.C.      |
| Checked by     | B.A.      |

6 OF 12

Scale 1 : 50



**SITE CALCULATIONS : AREA OF SITE = 801M2  
EXISTING FLOOR AREA (1) = 153M2  
NEW LIVINGFLOOR AREA (2) = 212M2  
FLOOR SPACE RATIO = 45.6 %**

**1 Site 2**  
**1 : 200**

**Carrabeen Street**

**Beech Street**

**AC Arthur Colledge**  
**Building Design Draftsman**

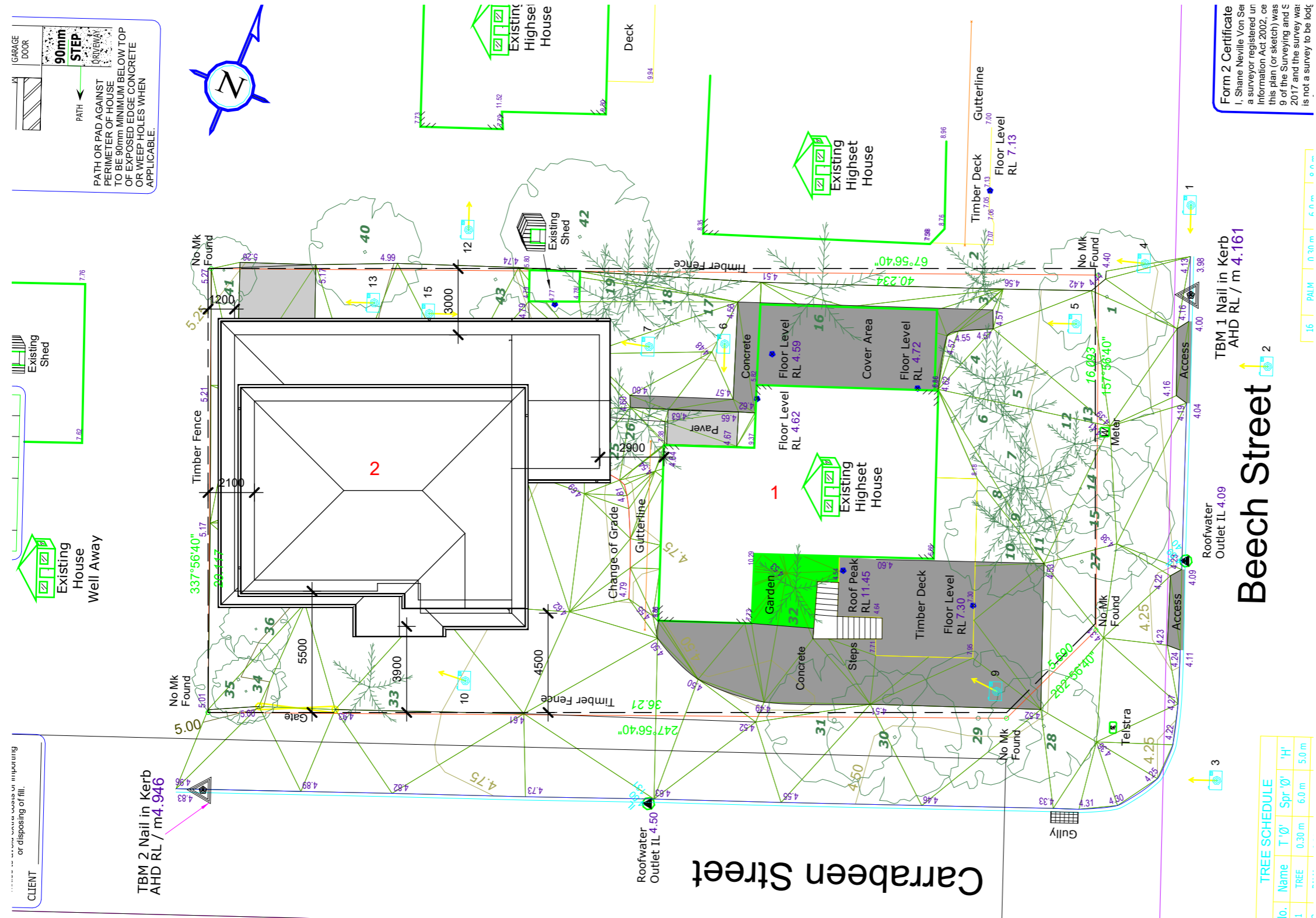
ph 0424083124  
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| Site 1         |           | 7 OF 11 |
|----------------|-----------|---------|
| Project number | 4331      |         |
| Date           | 1/02/2024 |         |
| Drawn by       | A.C.      |         |
| Checked by     | B.A.      |         |
| Scale          | 1 : 200   |         |

**1 Site**  
1 : 200



**TREE SCHEDULE**

| No. | Name | T Ø'   | Spr Ø' | H'    |
|-----|------|--------|--------|-------|
| 1   | TREE | 0.30 m | 6.0 m  | 5.0 m |

**Form 2 Certificate**  
I, Shane Neville Von See a surveyor registered in information Act 2002, ce this plan (or sketch) was 9 of the Surveying and S 2017 and the survey was is not a survey to be lodg

TBM 1 Nail in Kerb  
AHD RL / m 4.161

Roofwater  
Outlet IL 4.09

TBM 2 Nail in Kerb  
AHD RL / m 4.946

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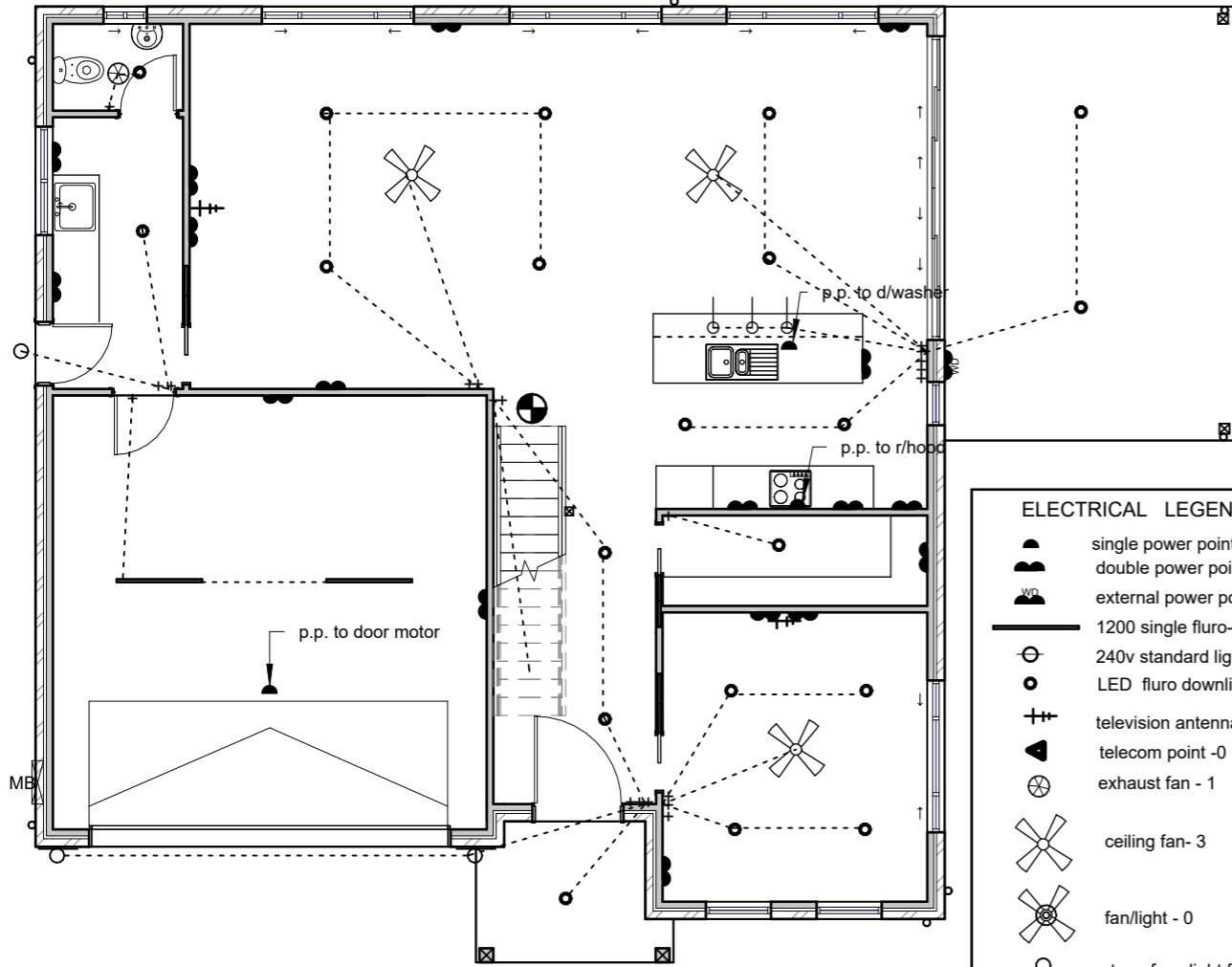
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**Site 2**

|                |           |
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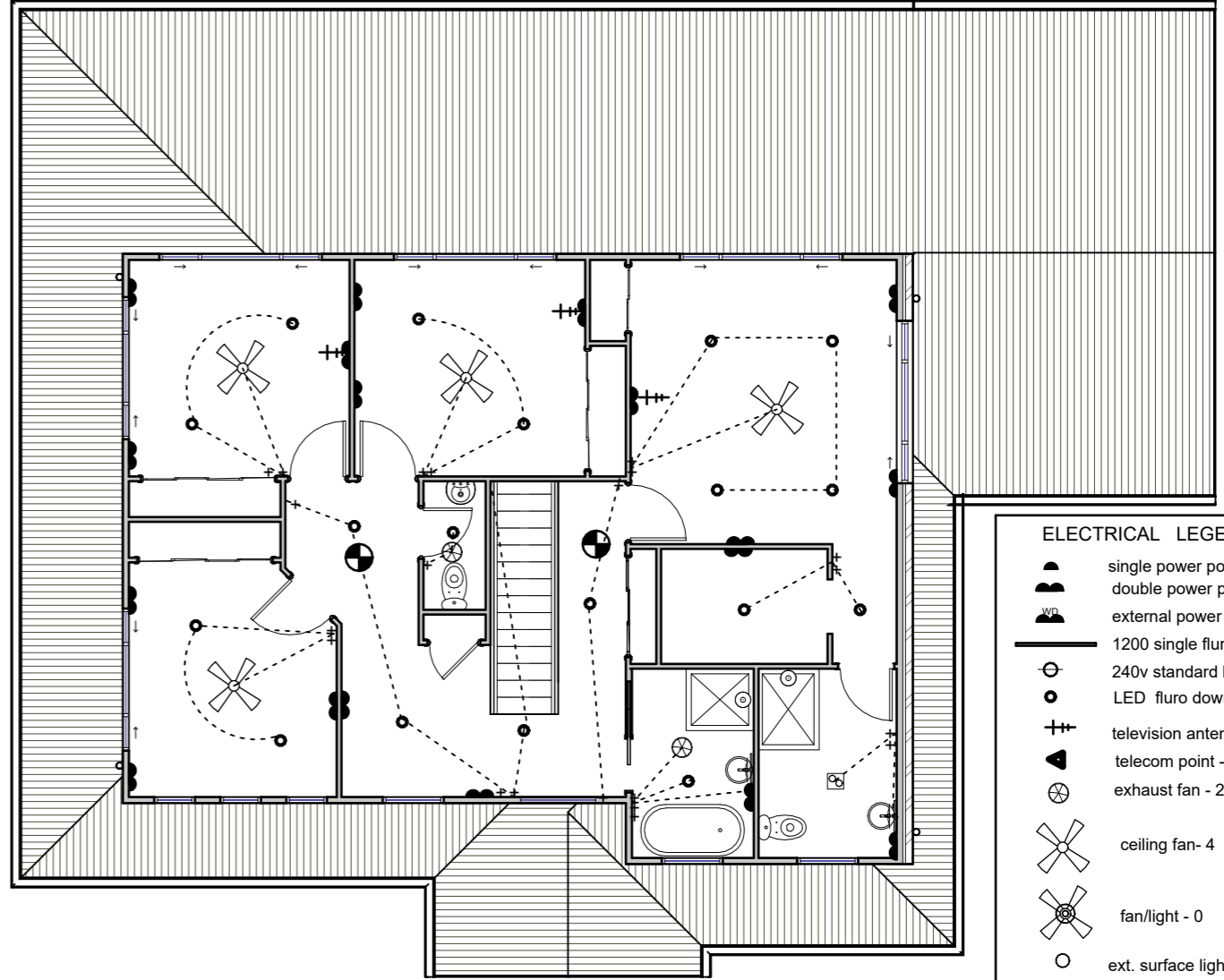
**8 OF 12**  
Scale 1 : 200





**ELECTRICAL LEGEND**

- single power point- 2
- double power point-17
- external power point -1
- 1200 single fluro- 2
- 240v standard light fitting- 0
- LED fluro downlight - 20
- television antenna point- 2
- telecom point -0
- exhaust fan - 1
- ceiling fan- 3
- fan/light - 0
- ext. surface light fitting - 3  
+ sensor
- twin spot sensor -0
- mirror wall light - 0
- light/fancombo-0
- pendant light fitting-1
- light switch



**ELECTRICAL LEGEND**

- single power point- 0
- double power point-18
- external power point -0
- 1200 single fluro- 0
- 240v standard light fitting- 0
- LED fluro downlight - 18
- television antenna point- 3
- telecom point -0
- exhaust fan - 2
- ceiling fan- 4
- fan/light - 0
- ext. surface light fitting - 0  
+ sensor
- twin spot sensor -0
- mirror wall light - 2
- light/fancombo-1
- pendant light fitting-0
- light switch

**1** Ground Floor Electrical  
1 : 100

**2** Upper Floor Electrical  
1 : 100

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1. smoke detectors to be connected to mains power & have a standby power supply in accordance with AS3786-1993

Note: all bedroom dine/living lights on dimmer

1. smoke detectors to be connected to mains power & have a standby power supply in accordance with AS3786-1993
2. all bedroom dine/living lights on dimmer

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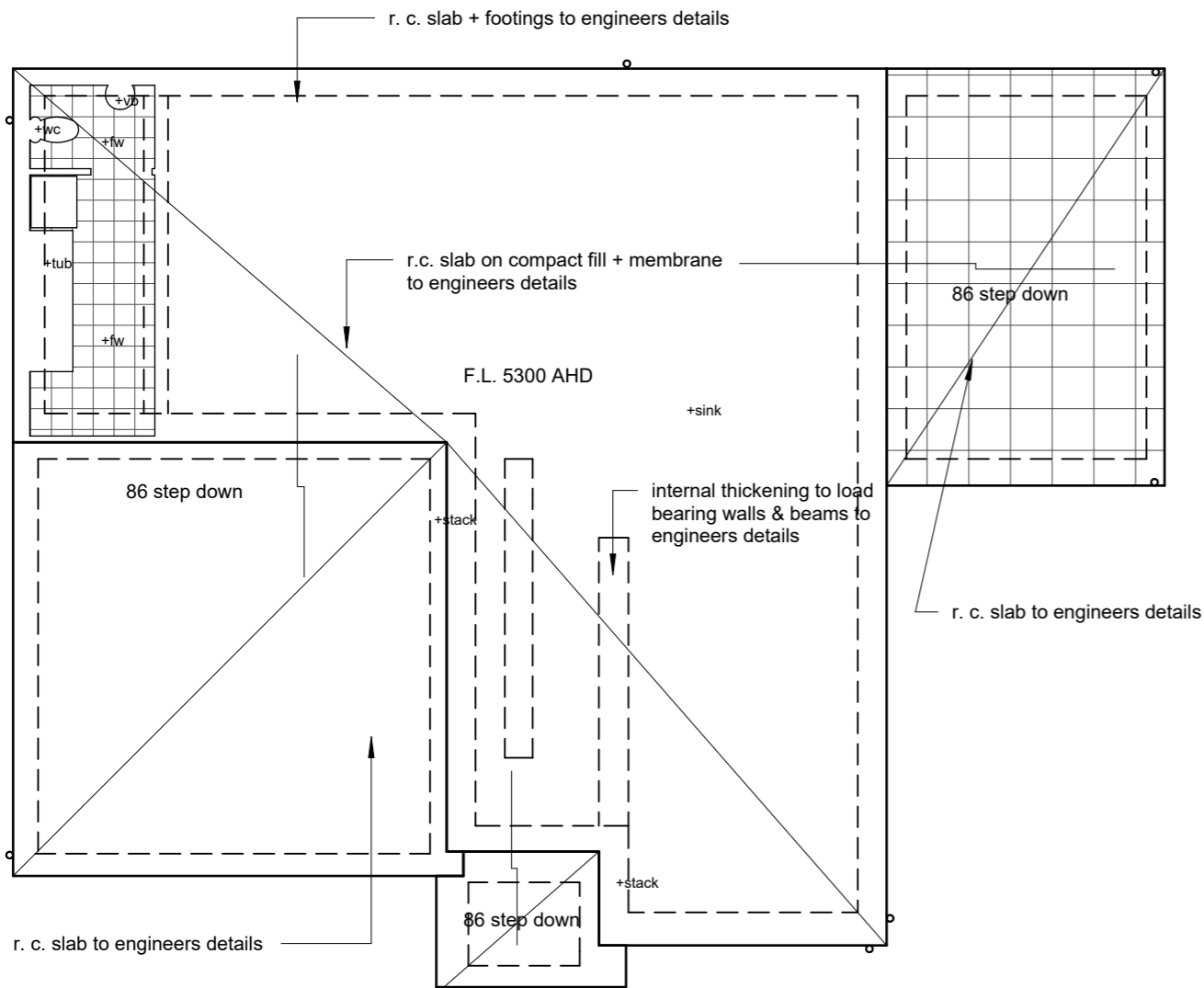
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for: B. ALECKSON

**Electrical Plan**

|                |           |                |
|----------------|-----------|----------------|
| Project number | 4331      | <b>9 OF 12</b> |
| Date           | 1/02/2024 |                |
| Drawn by       | A.C.      |                |
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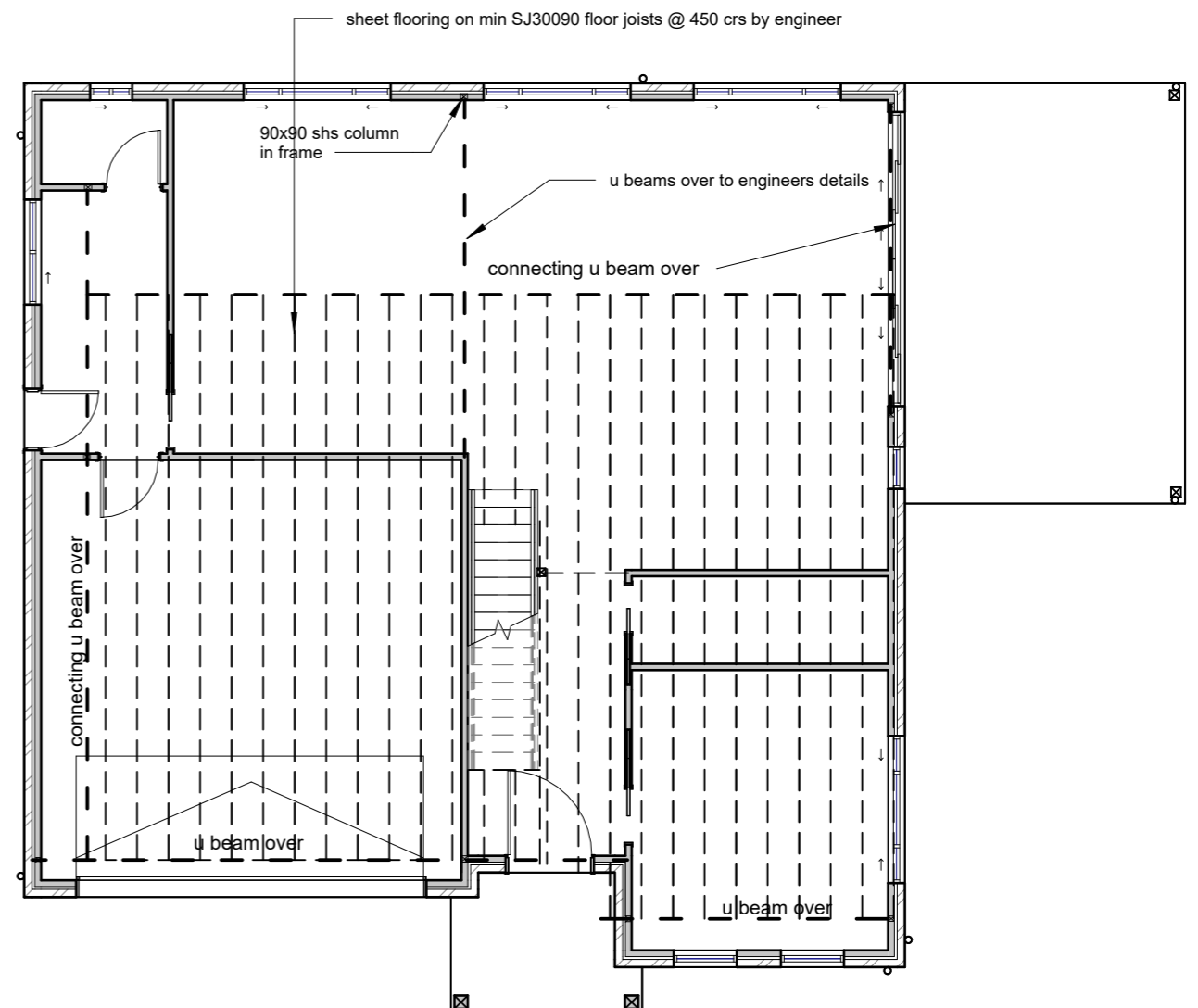


# 1 Foundation Plan

1 : 100

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# 2 Upper Floor Joists

1 : 100

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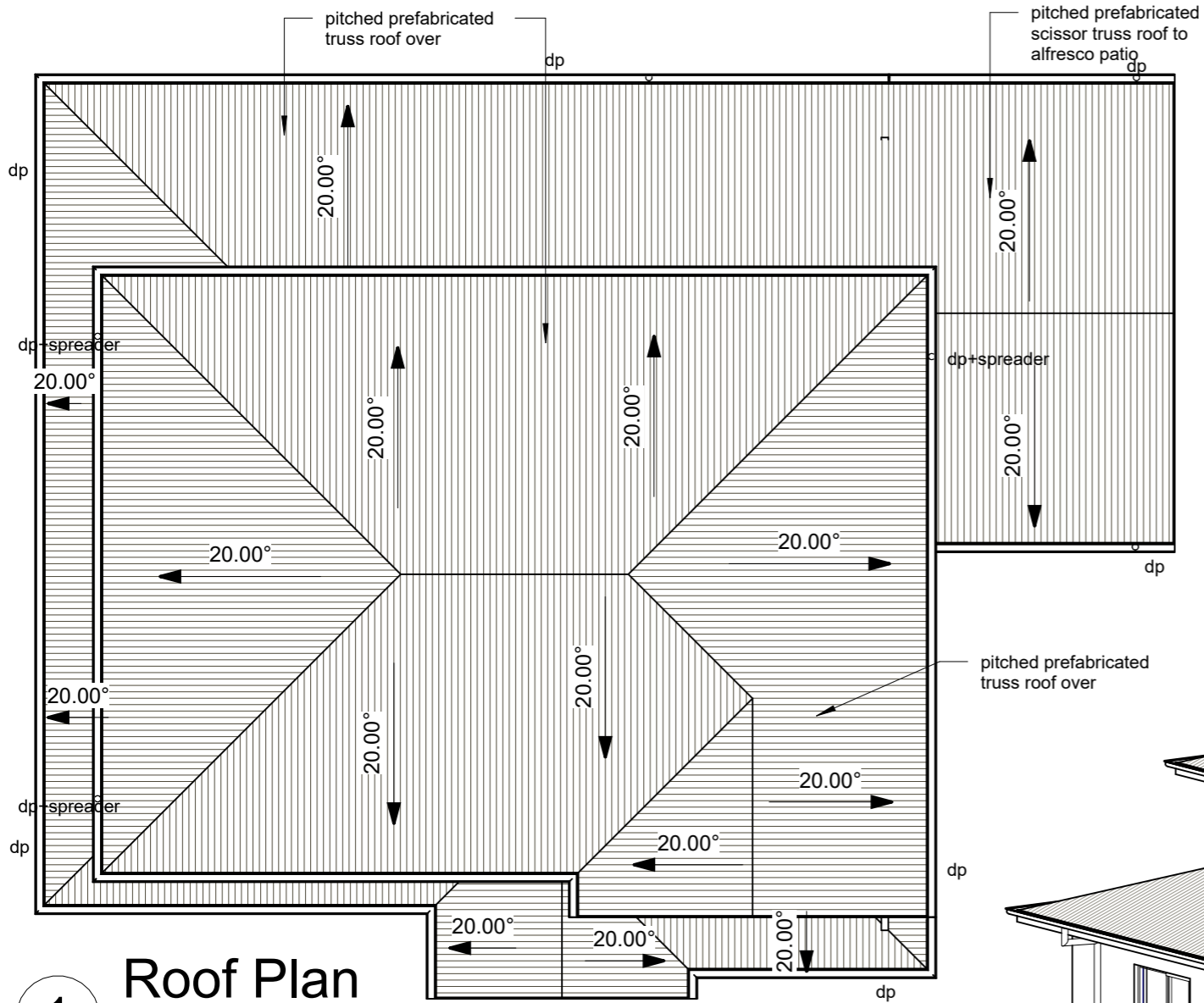
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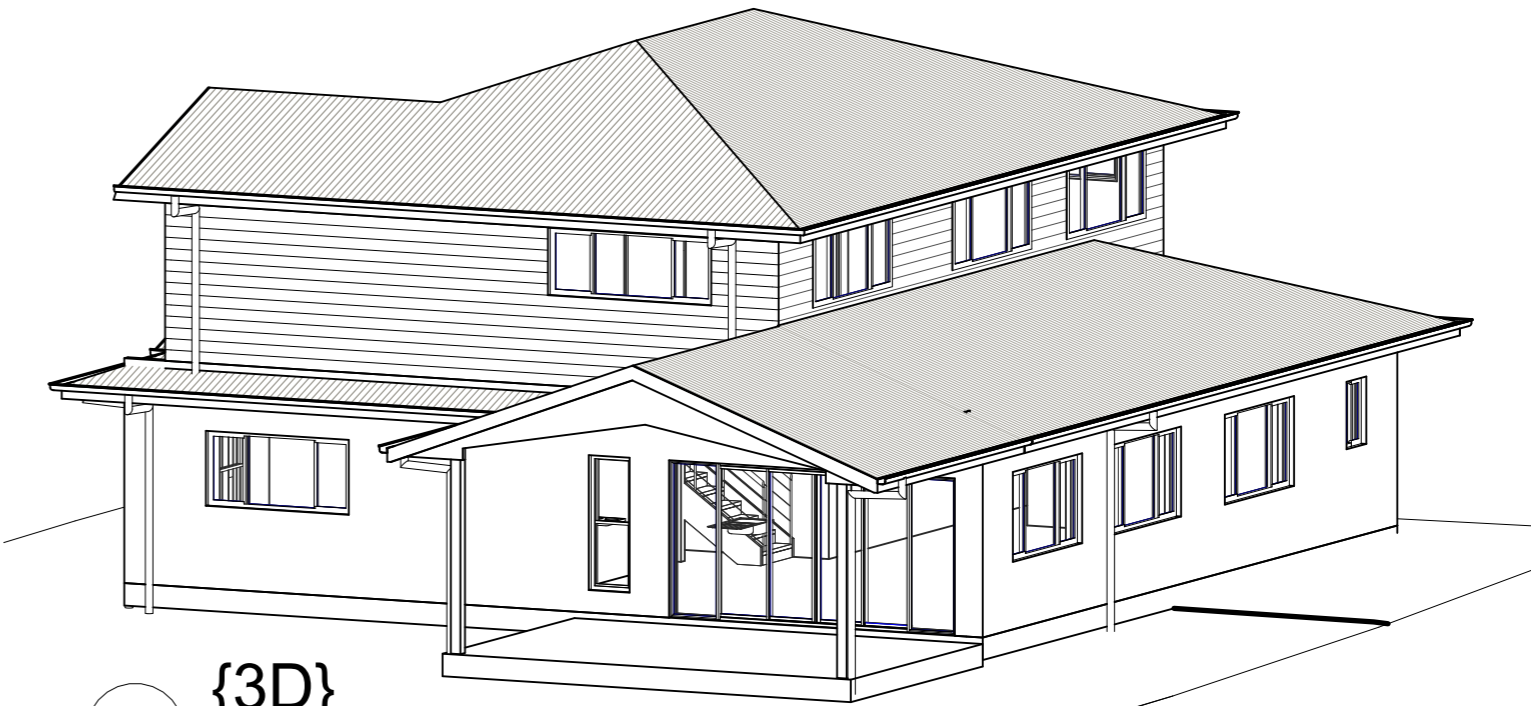
for: B. ALECKSON

## Foundation/Bearers & Joists

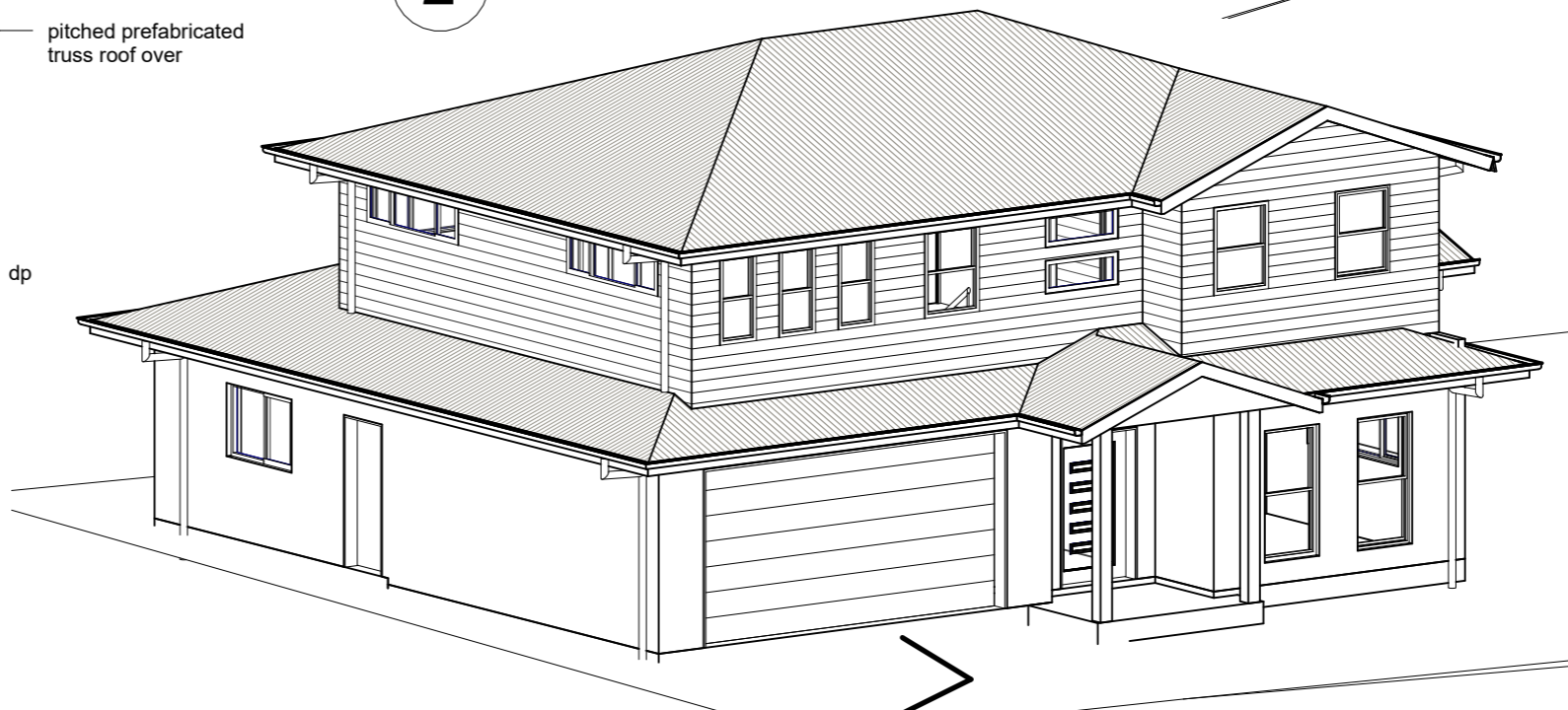
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| Project number | 4331      | <b>10 OF 12</b> |
| Date           | 1/02/2024 |                 |
| Drawn by       | Author    | Scale 1 : 100   |
| Checked by     | Checker   |                 |



**1** Roof Plan  
1 : 100



**2** {3D}



**3** 3D -2

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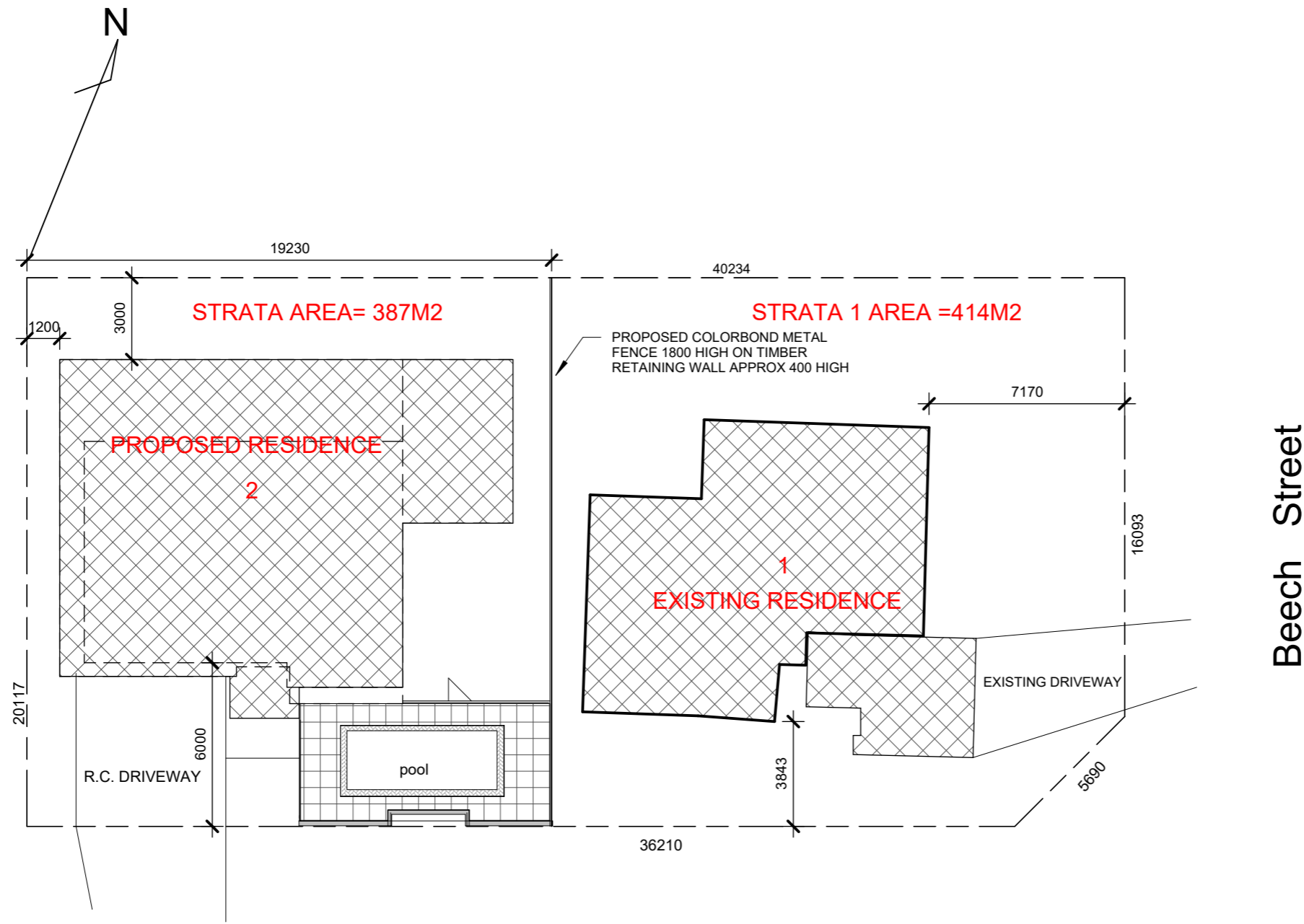
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**Roof Plan**

|                |           |
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| Checked by     | B.A.      |

**11 OF 12**

Scale 1 : 100



Beech Street

**1** Strata Plan  
1 : 200

Carrabeen Street

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| Strata Plan    |           | 12 OF 12      |
|----------------|-----------|---------------|
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| Checked by     | Checker   | Scale 1 : 200 |