

- Architectural Notes**
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  5. Construction shall be in accordance with the terms & conditions of councils development approval.
  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

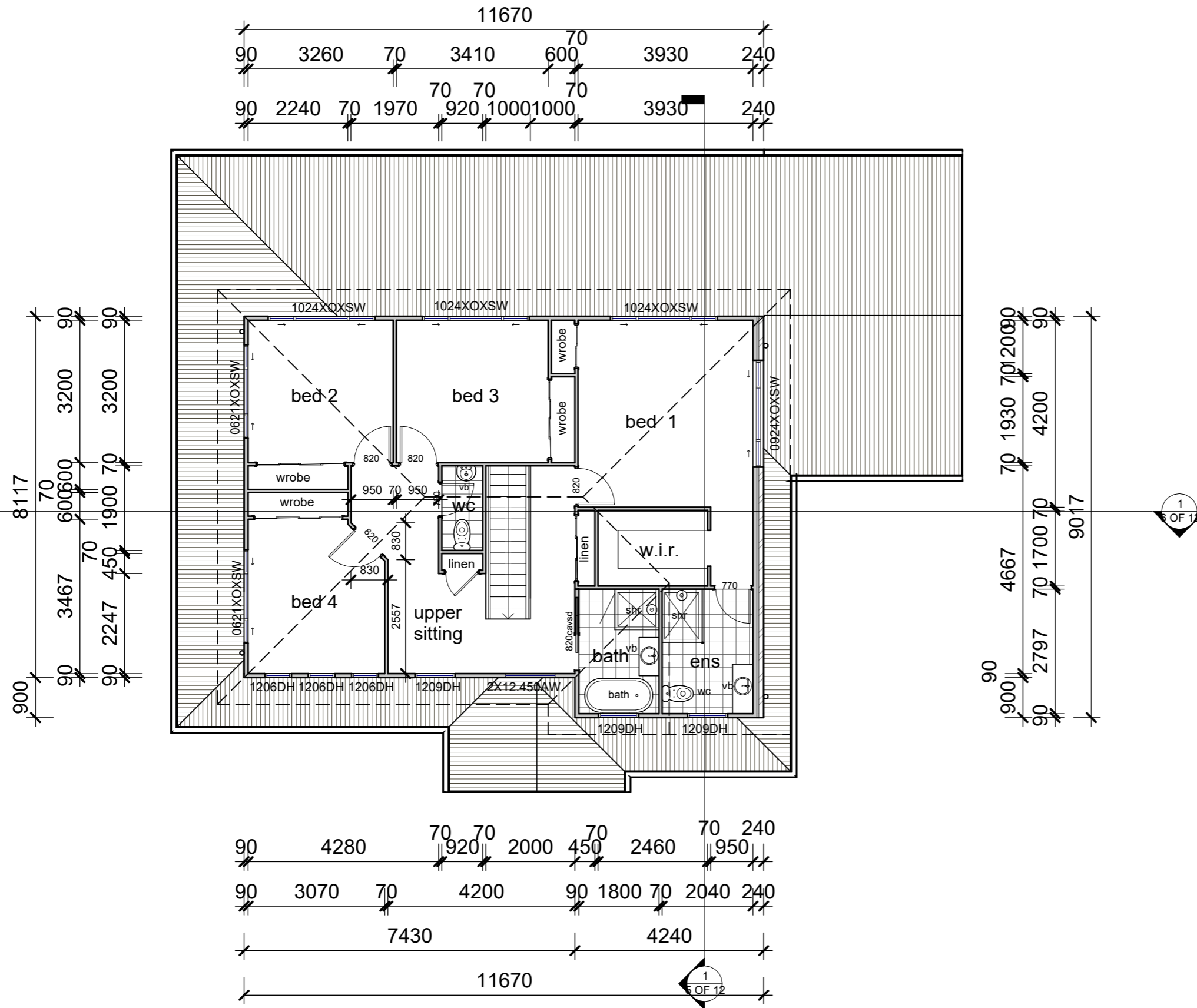
**1** Ground Floor  
 1 : 100

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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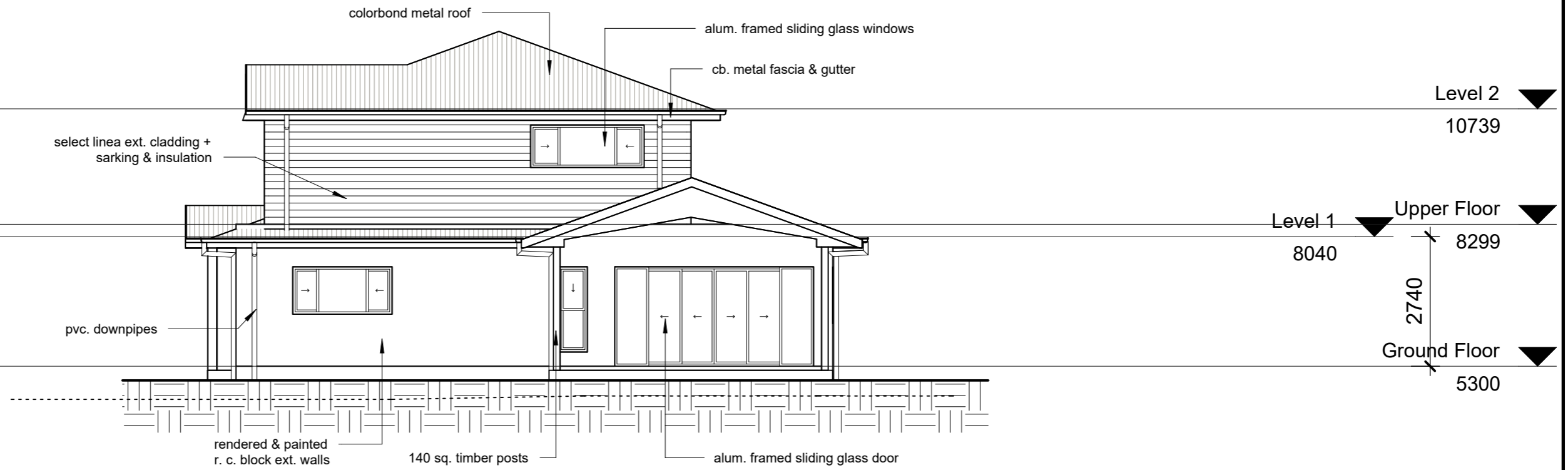
**1 Upper Floor**  
1 : 100

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1	DA/WORKING PLAN	31/01/2024

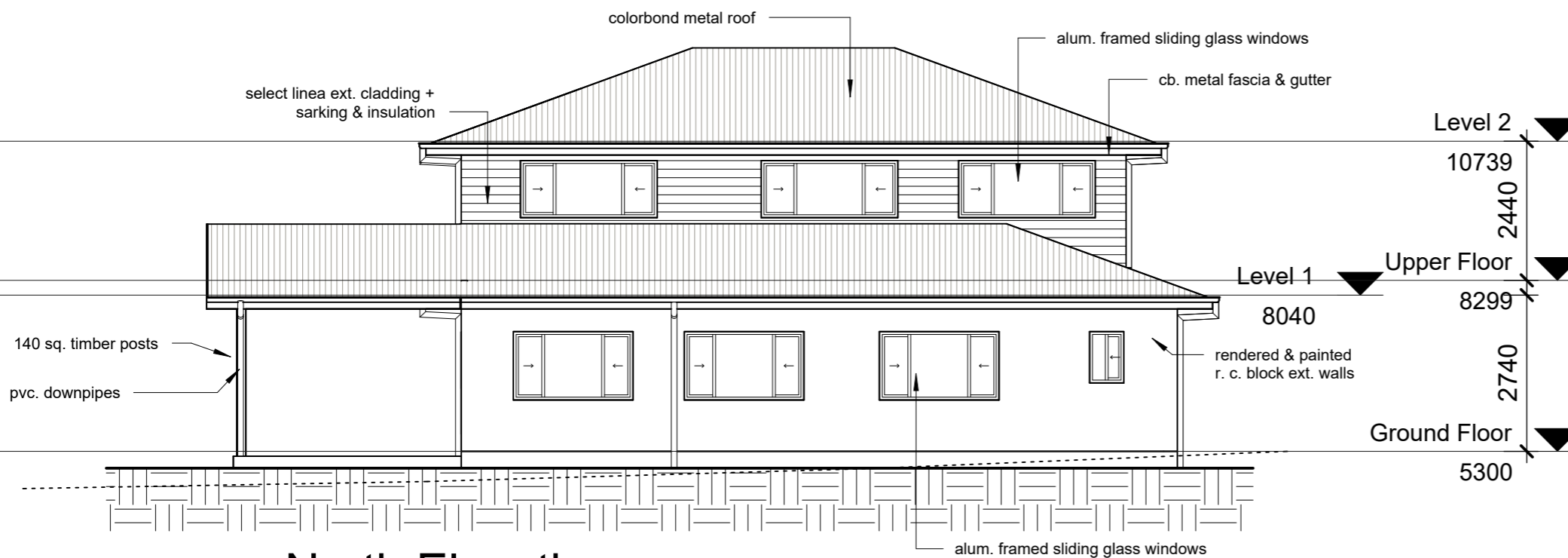
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for: B. ALECKSON

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

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**1 East Elevation**  
1 : 100



**2 North Elevation**  
1 : 100

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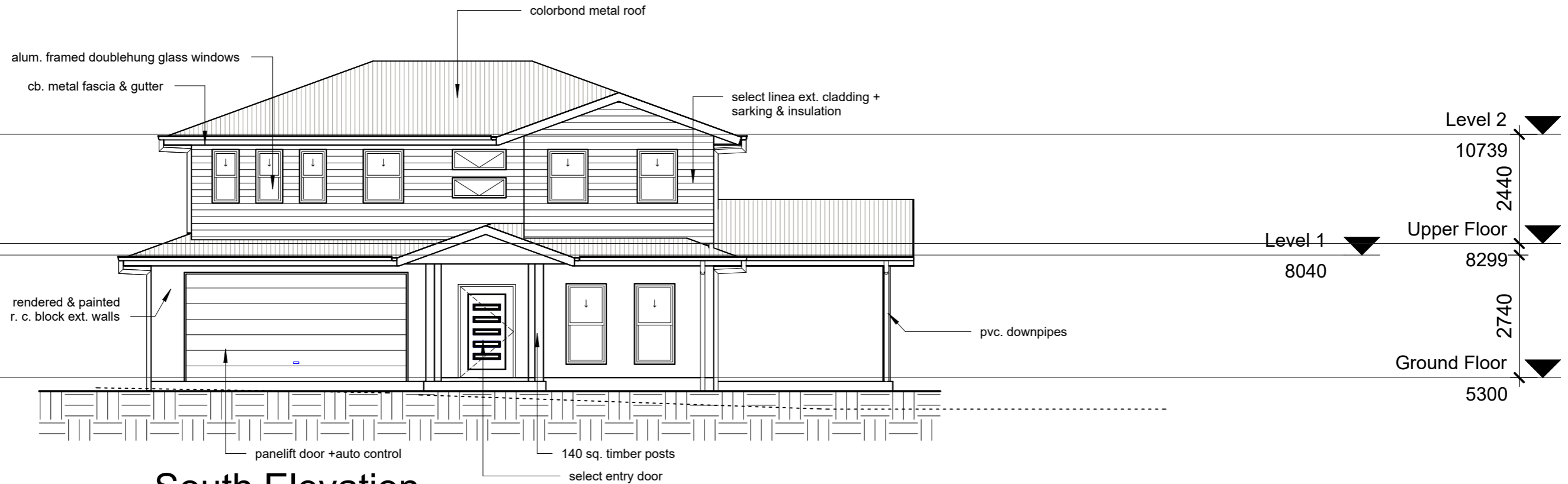
No	Description	Date
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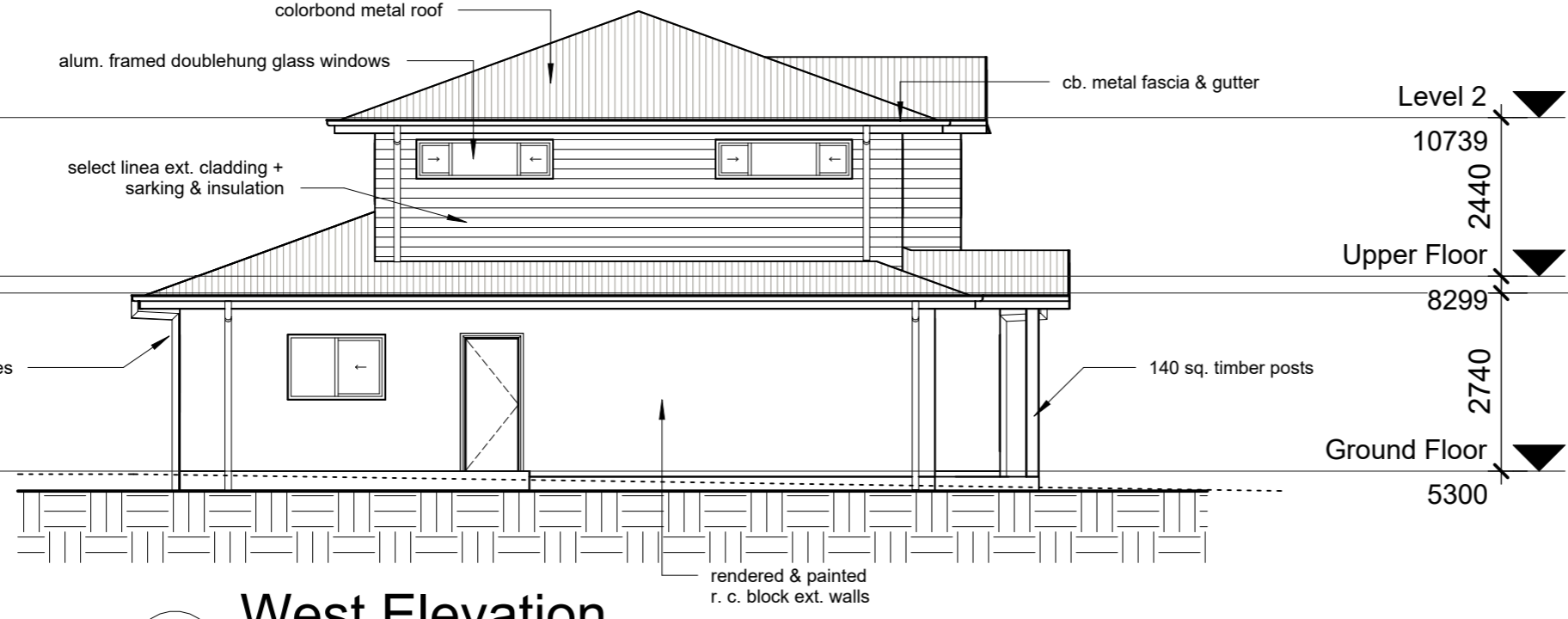
for: B. ALECKSON

**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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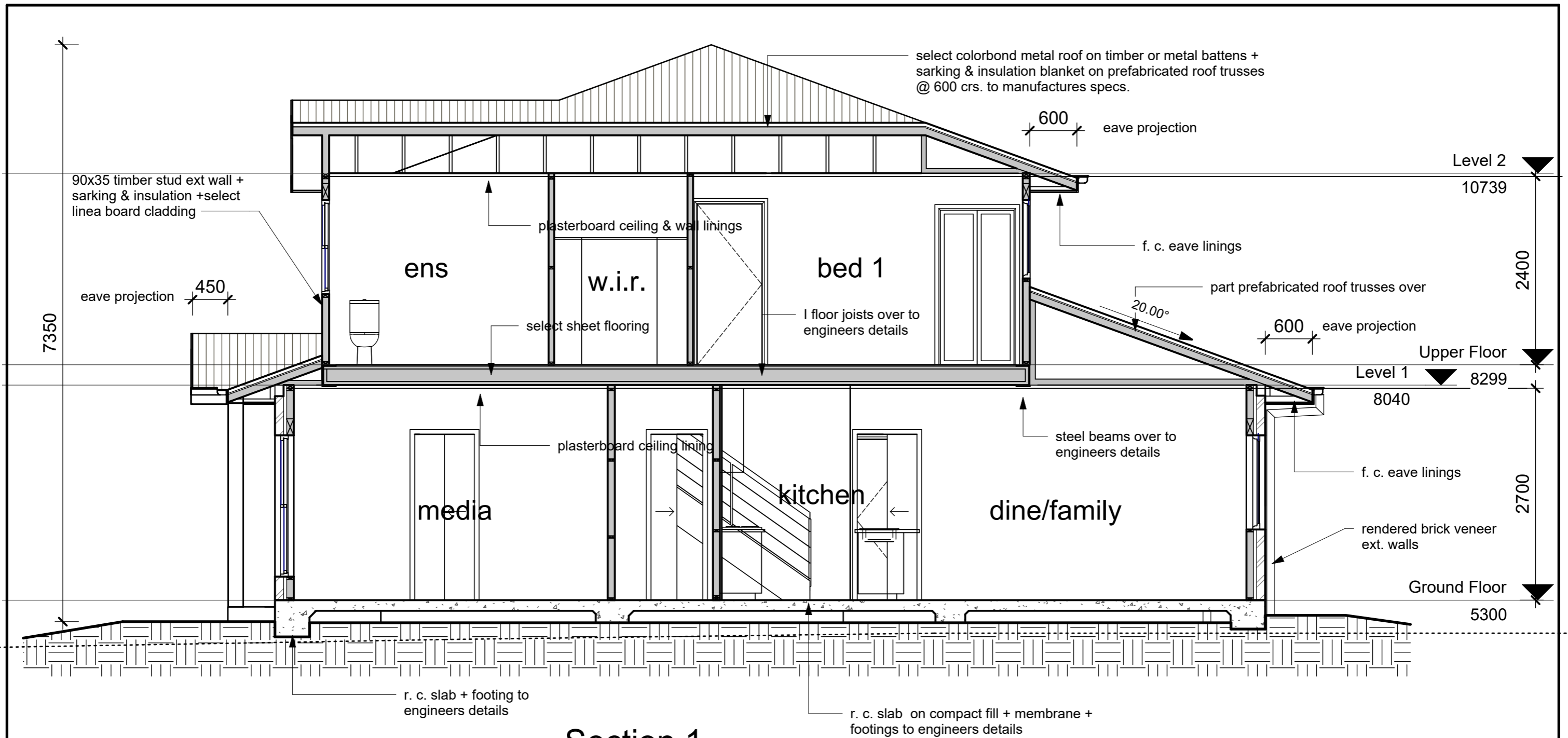
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No	Description	Date
1	DA/WORKING PLAN	31/01/2024

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for: B. ALECKSON

Elevations		4 OF 12
Project number	4331	
Date	1/02/2024	
Drawn by	A/C/	
Checked by	B.A.	
Scale	1 : 100	



**1** Section 1  
1 : 50

**Architectural Notes**

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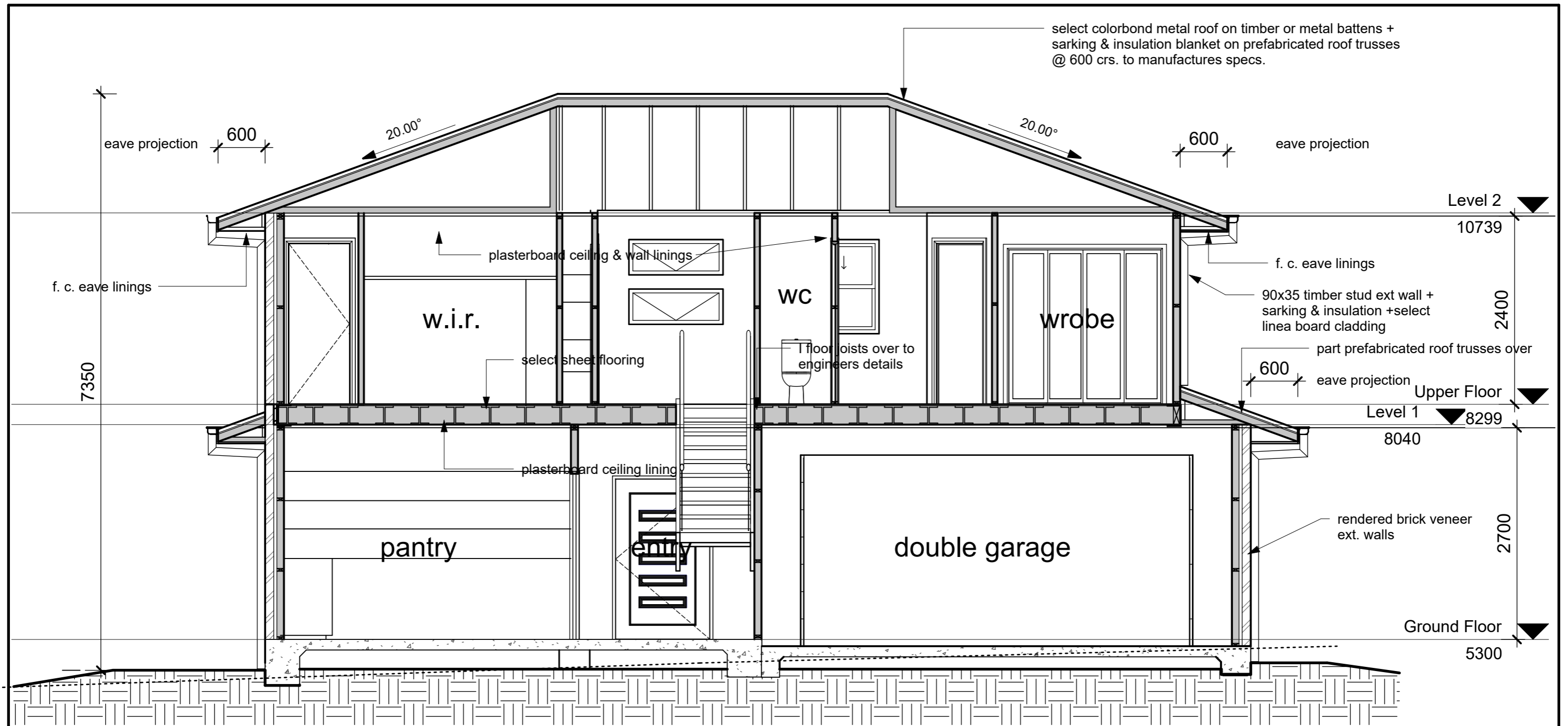
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for: B. ALECKSON

Section 1		5 OF 12
Project number	4331	
Date	1/02/2024	
Drawn by	A.C.	
Checked by	B.A.	
Scale	1 : 50	

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1 Section 2  
1 : 50

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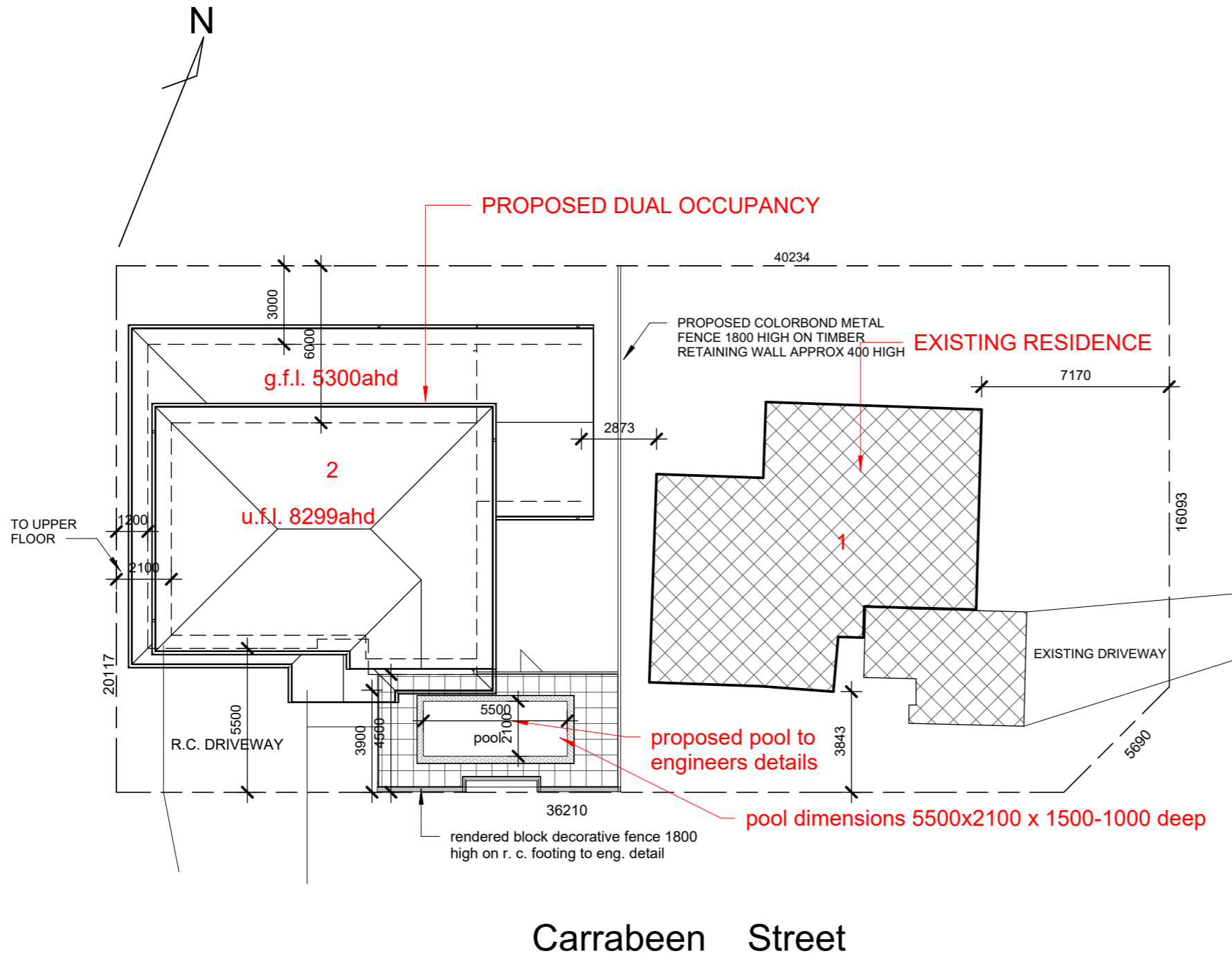
for: B. ALECKSON

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 = 801M<sup>2</sup>  
EXISTING FLOOR AREA (1) = 153M<sup>2</sup>  
NEW LIVINGFLOOR AREA (2) = 212M<sup>2</sup>  
FLOOR SPACE RATIO = 45.6 %**

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

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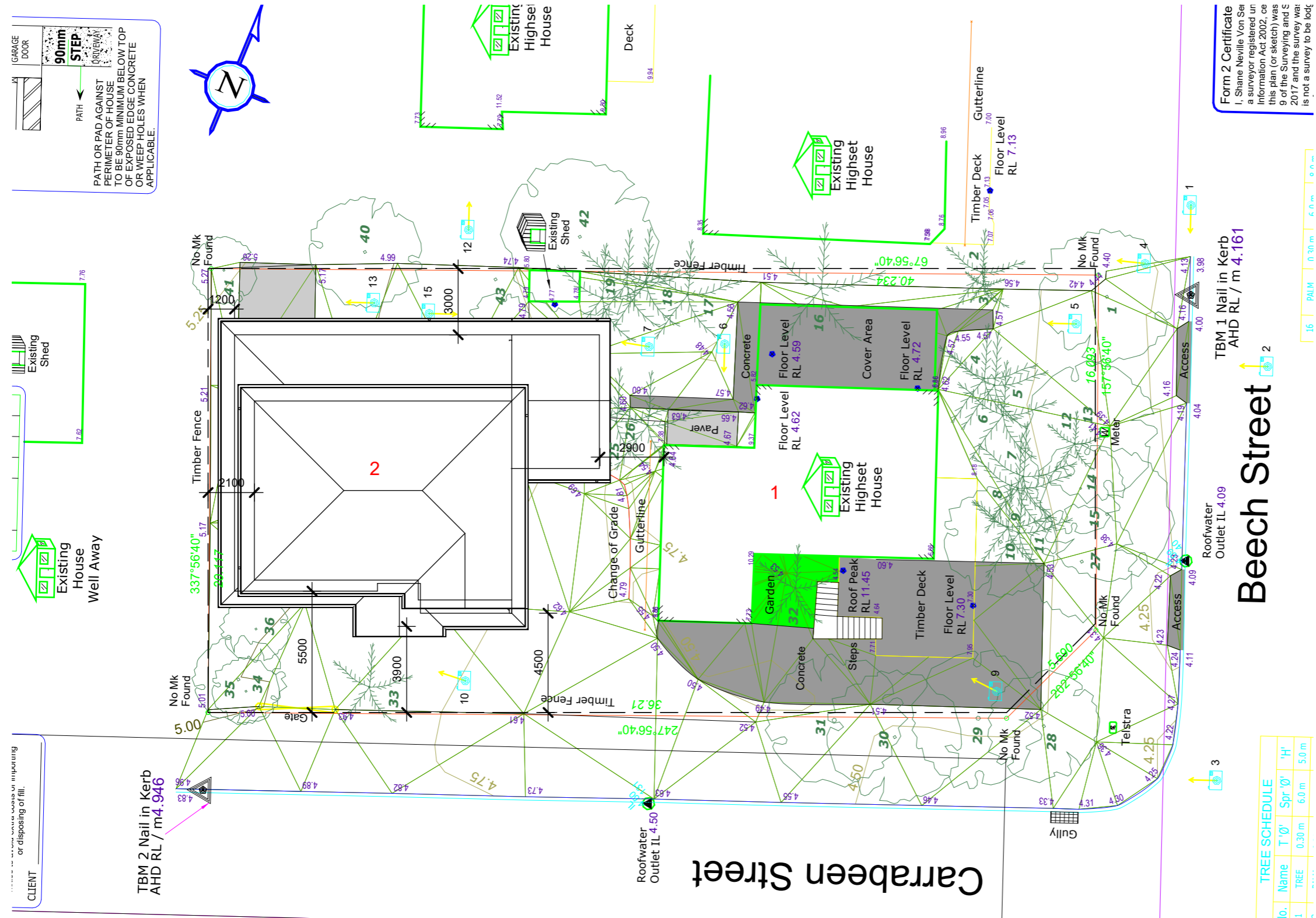
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for: B. ALECKSON

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



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

**Beech Street**

**Carrabeen Street**

TREE SCHEDULE

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



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**Site 2**

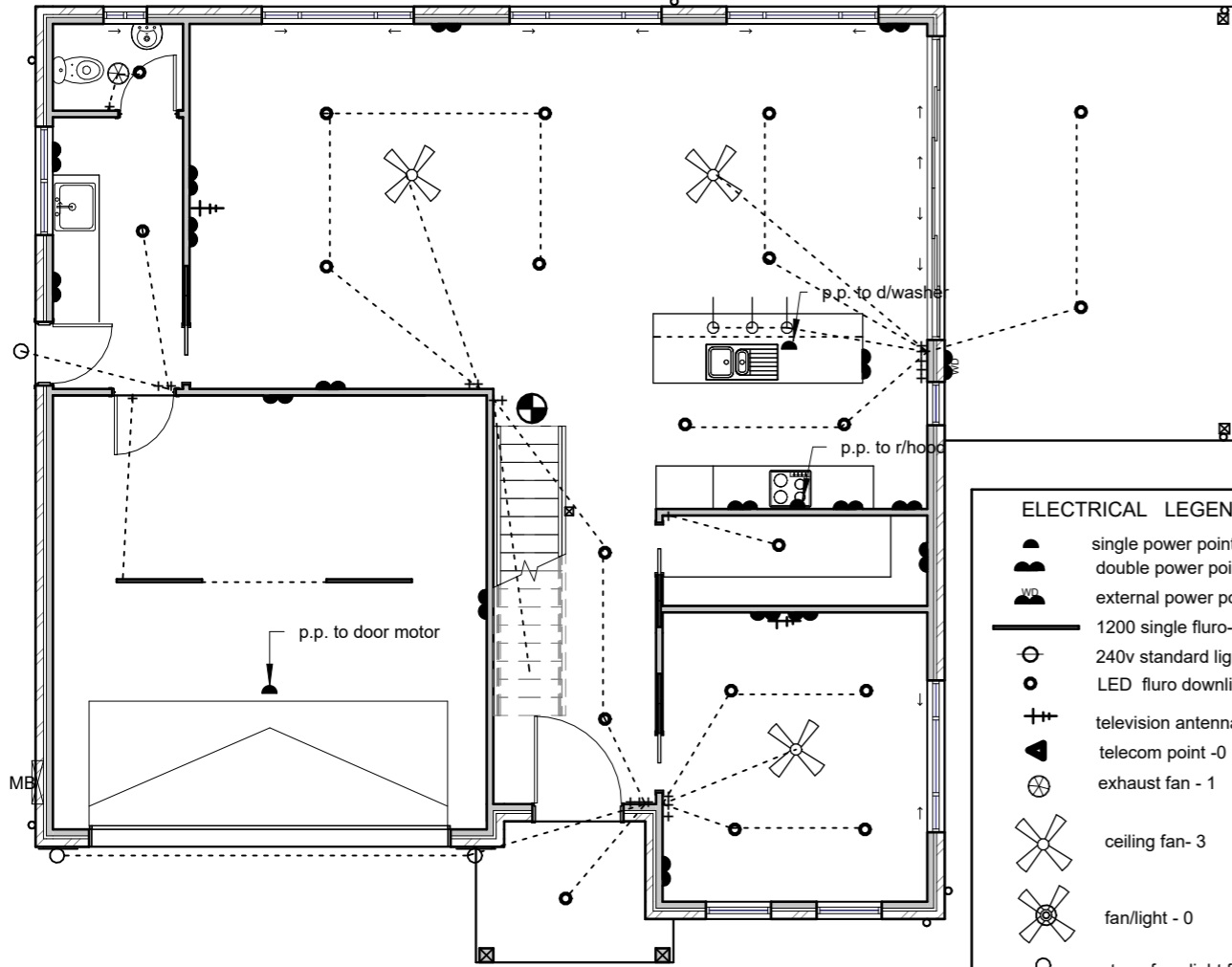
Project number	4331
Date	1/02/2024
Drawn by	A.C.
Checked by	B.A.

**8 OF 12**  
Scale 1 : 200

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Building Design Draftsman

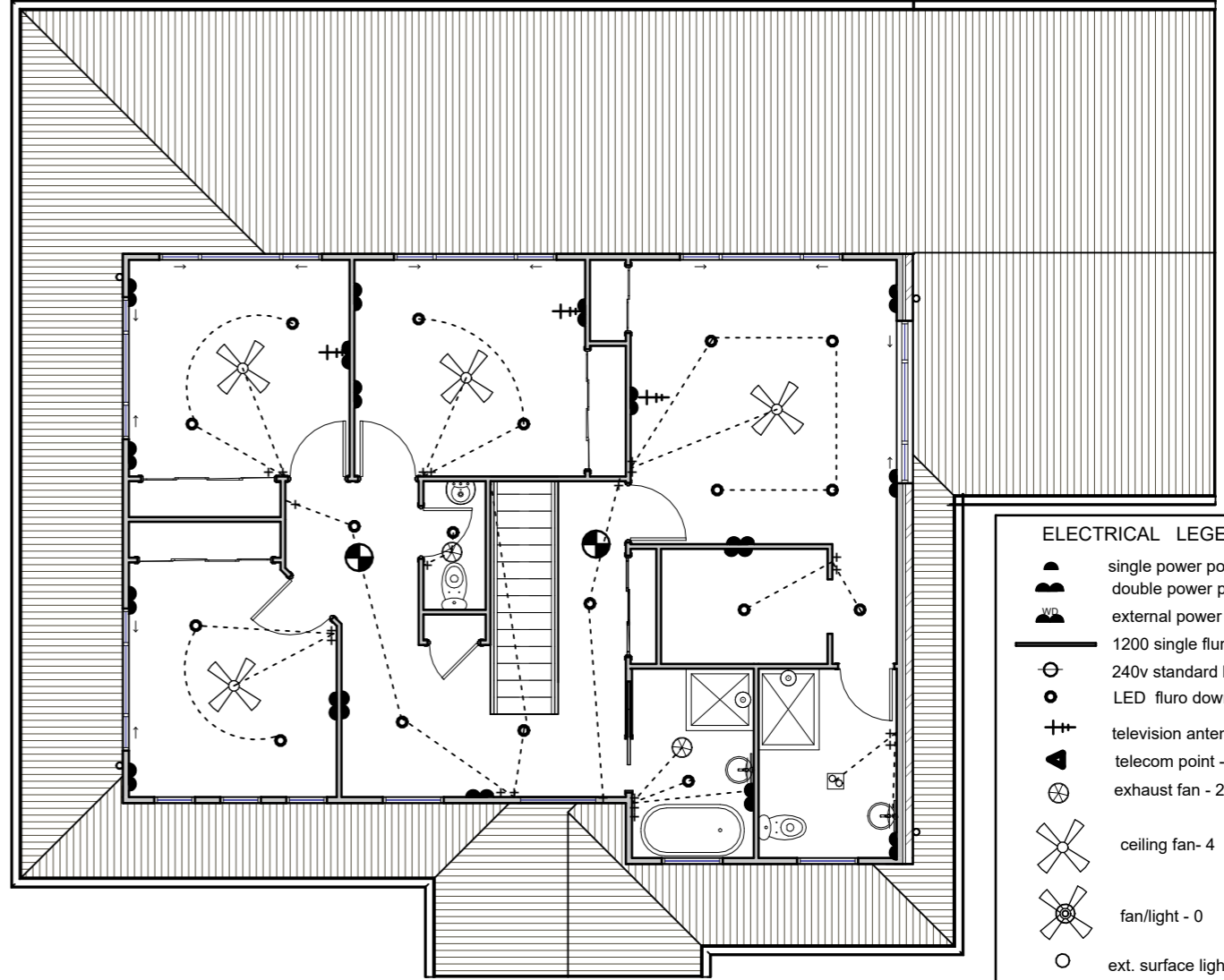
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**ELECTRICAL LEGEND**

- 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. 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** Ground Floor Electrical  
1 : 100

**2** Upper Floor Electrical  
1 : 100

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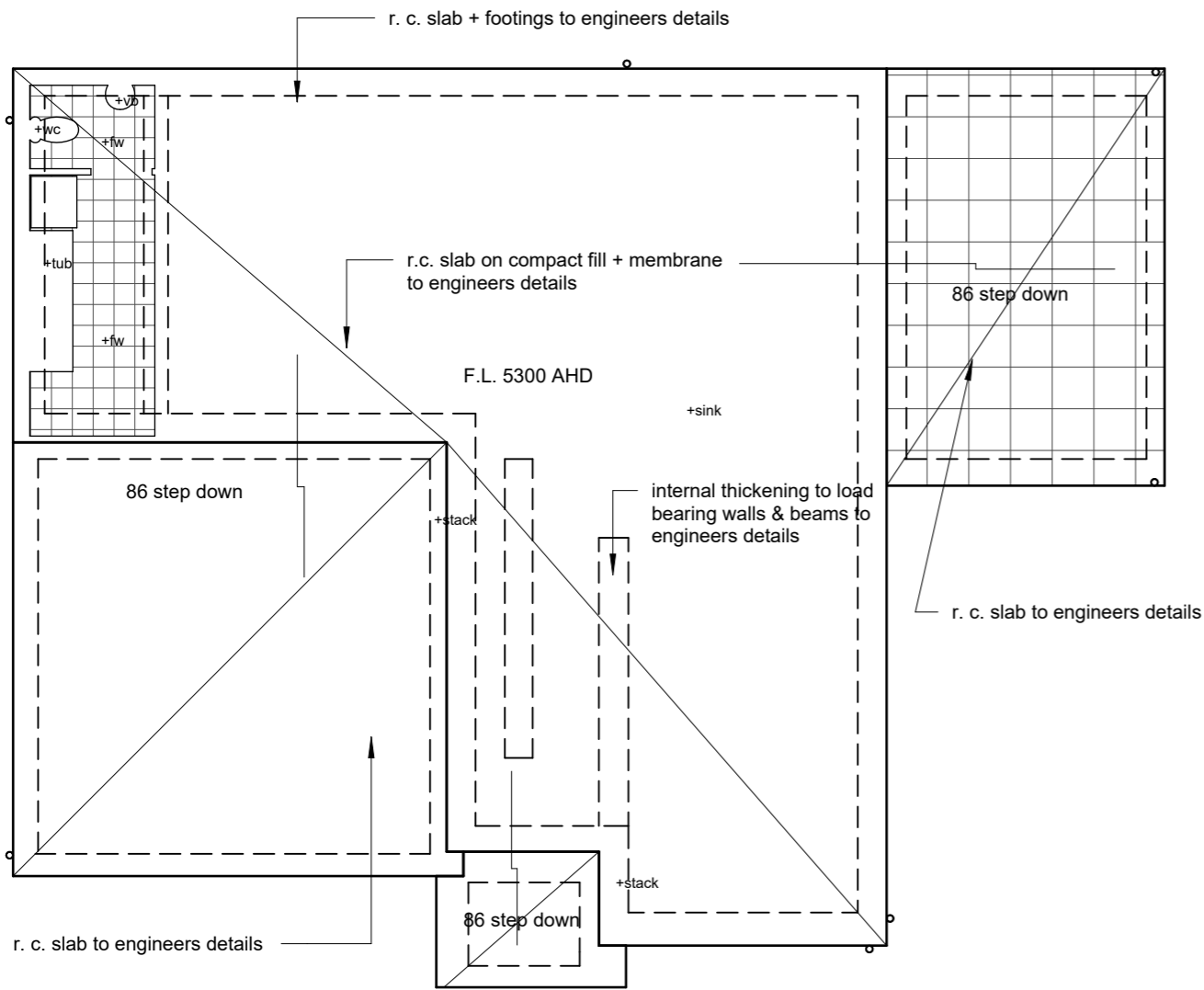
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Electrical Plan		9 OF 12
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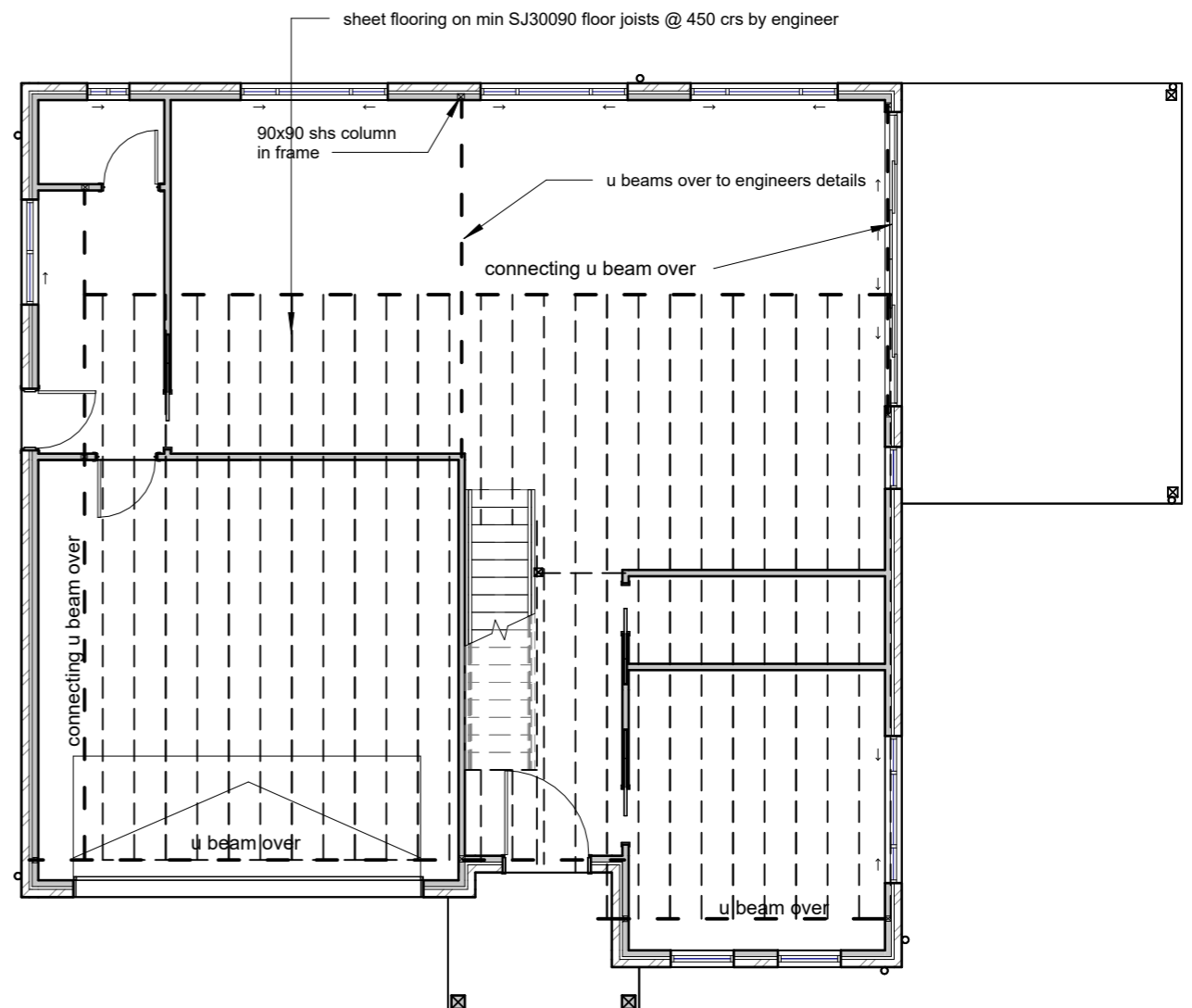


# 1 Foundation Plan

1 : 100

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# 2 Upper Floor Joists

1 : 100

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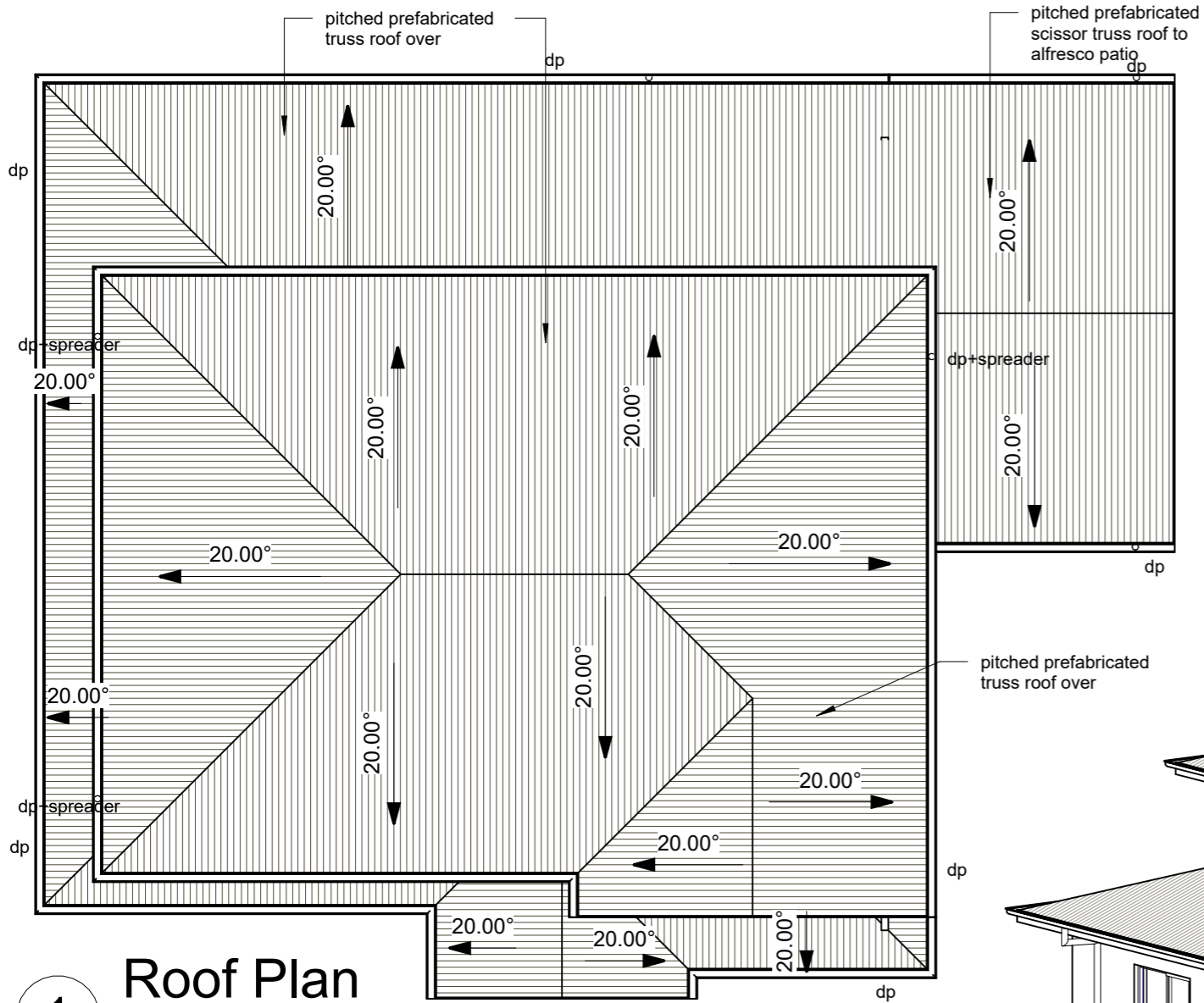
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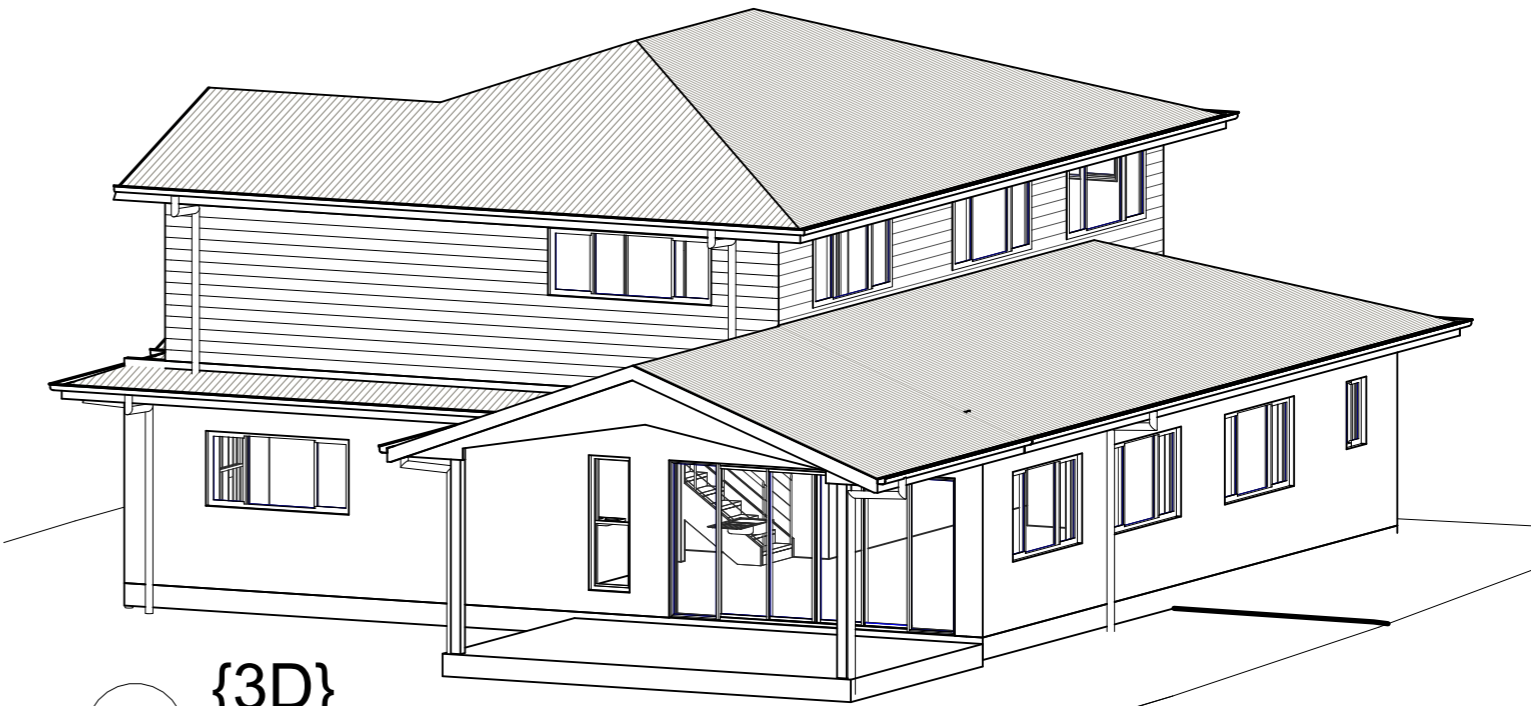
for: B. ALECKSON

## Foundation/Bearers & Joists

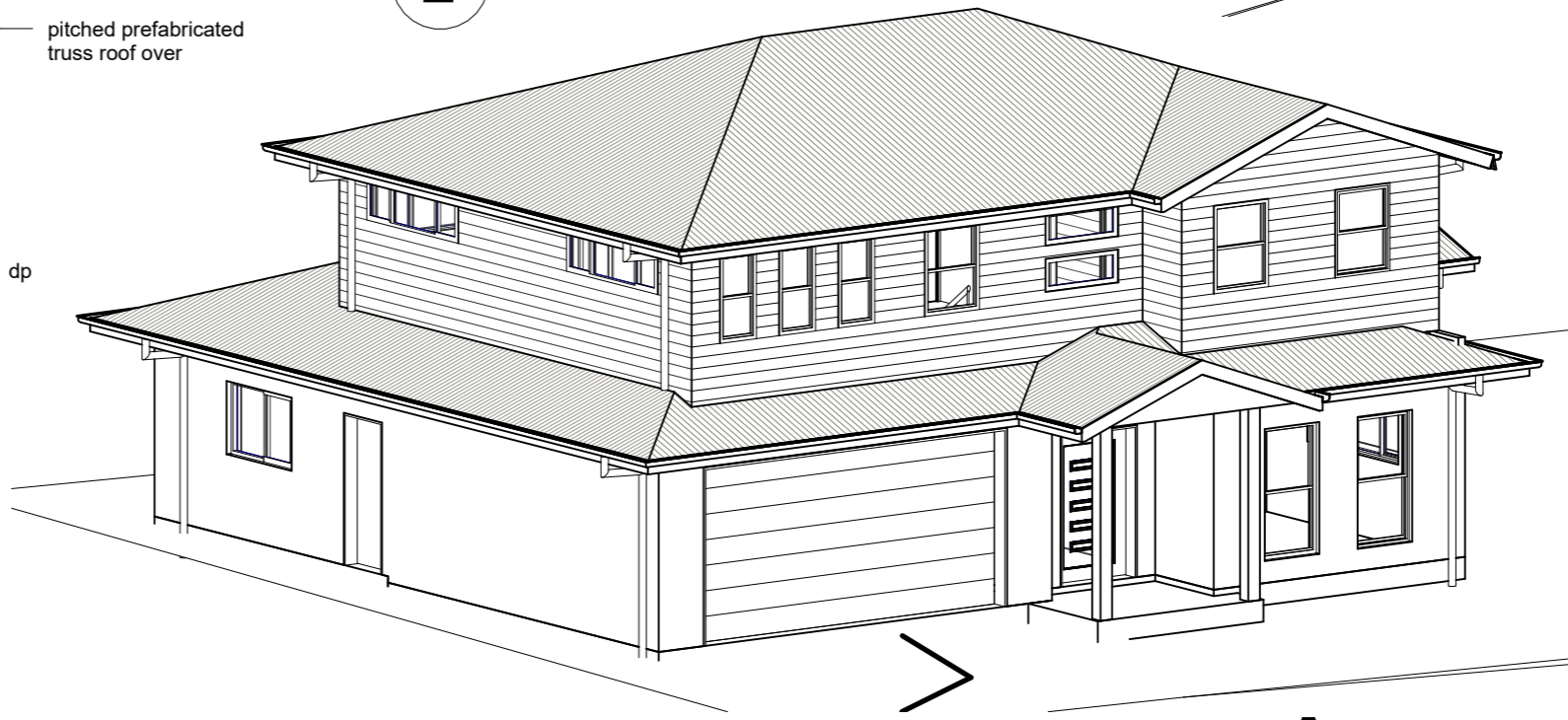
Project number	4331	<b>10 OF 12</b>
Date	1/02/2024	
Drawn by	Author	Scale 1 : 100
Checked by	Checker	



**1** Roof Plan  
1 : 100



**2** {3D}



**3** 3D -2

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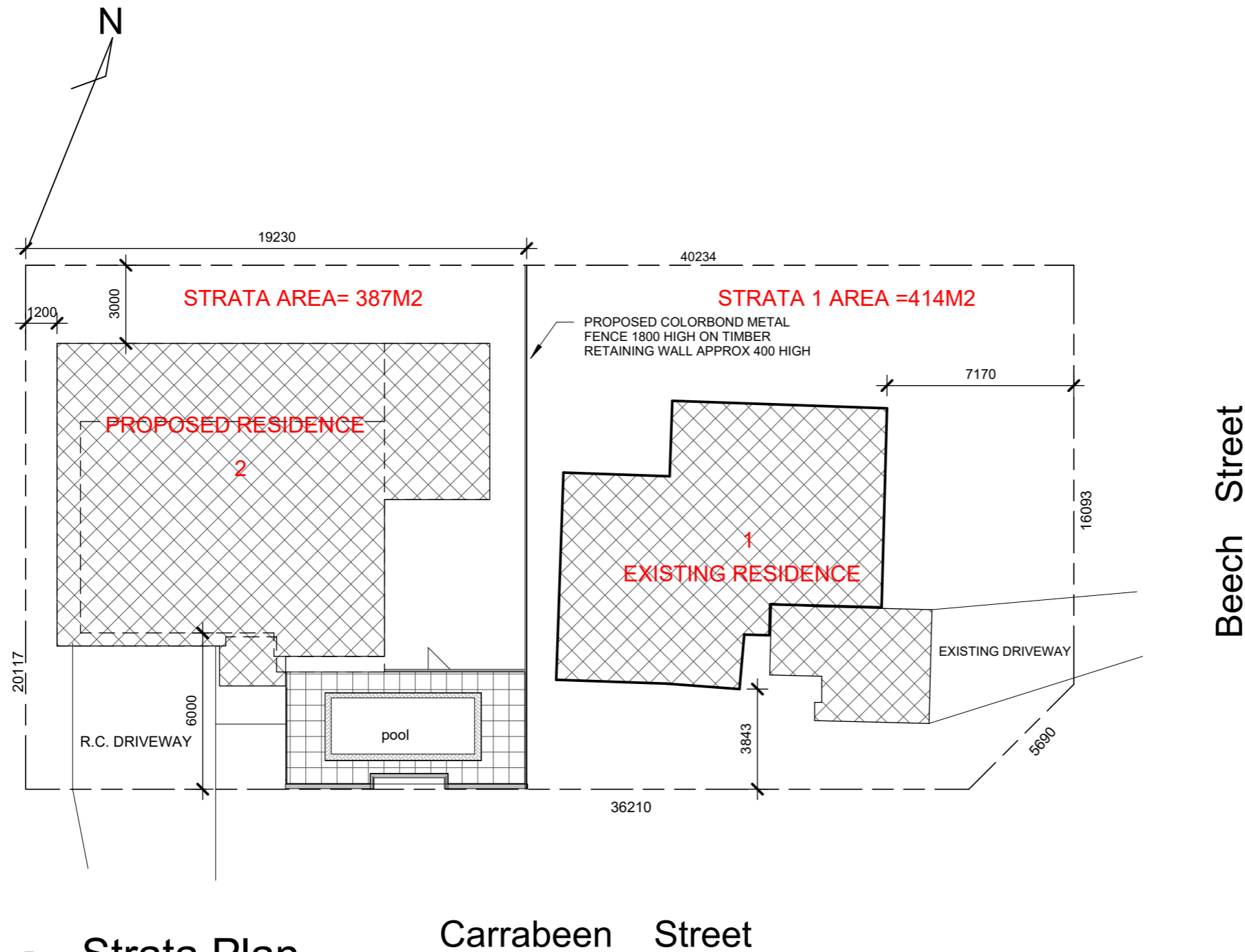
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**Roof Plan**

Project number	4331	<b>11 OF 12</b>
Date	1/02/2024	
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Scale		1 : 100



1 Strata Plan  
1 : 200

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Strata Plan		12 OF 12
Project number	4331	
Date	1/02/2024	
Drawn by	Author	
Checked by	Checker	Scale 1 : 200