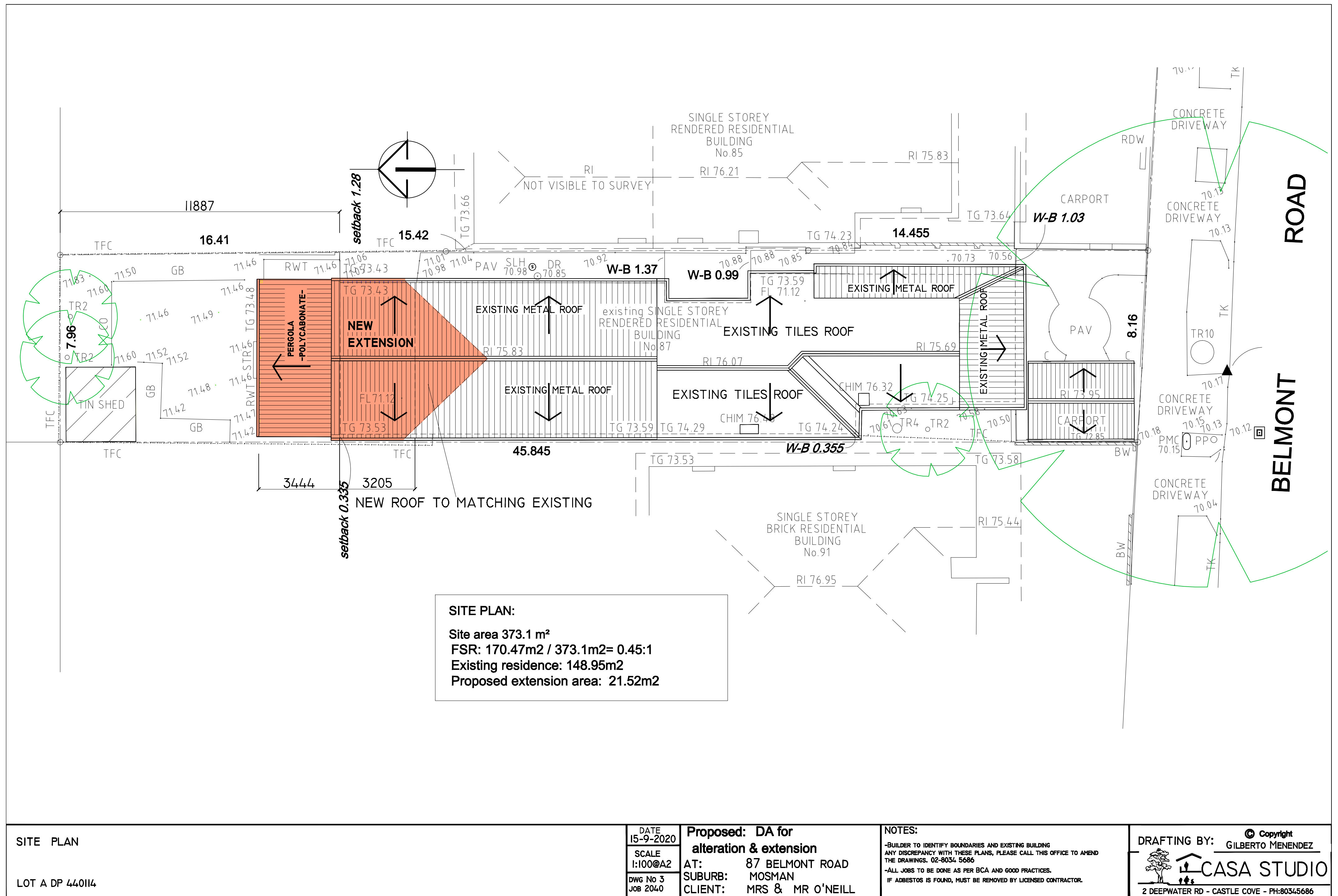
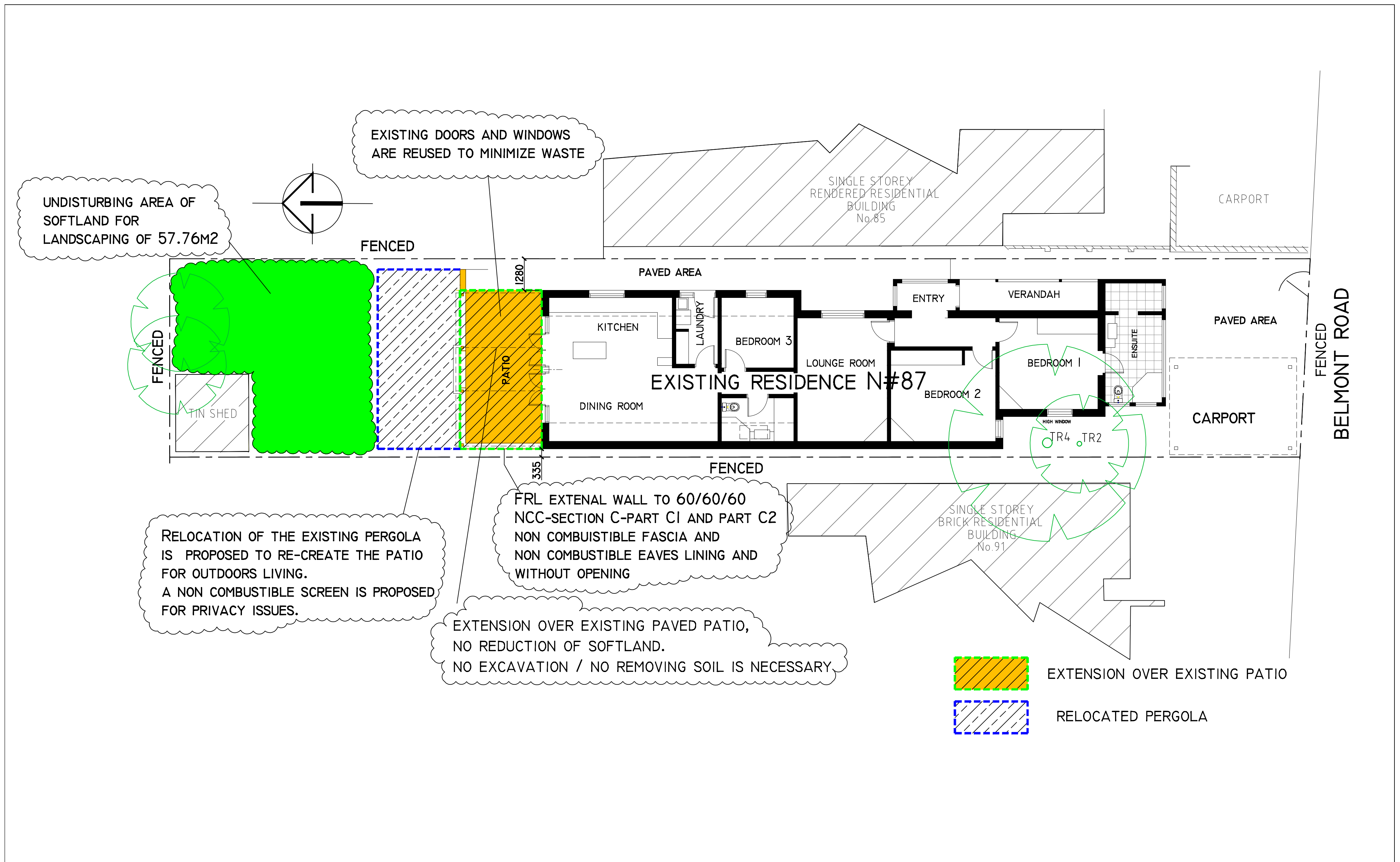
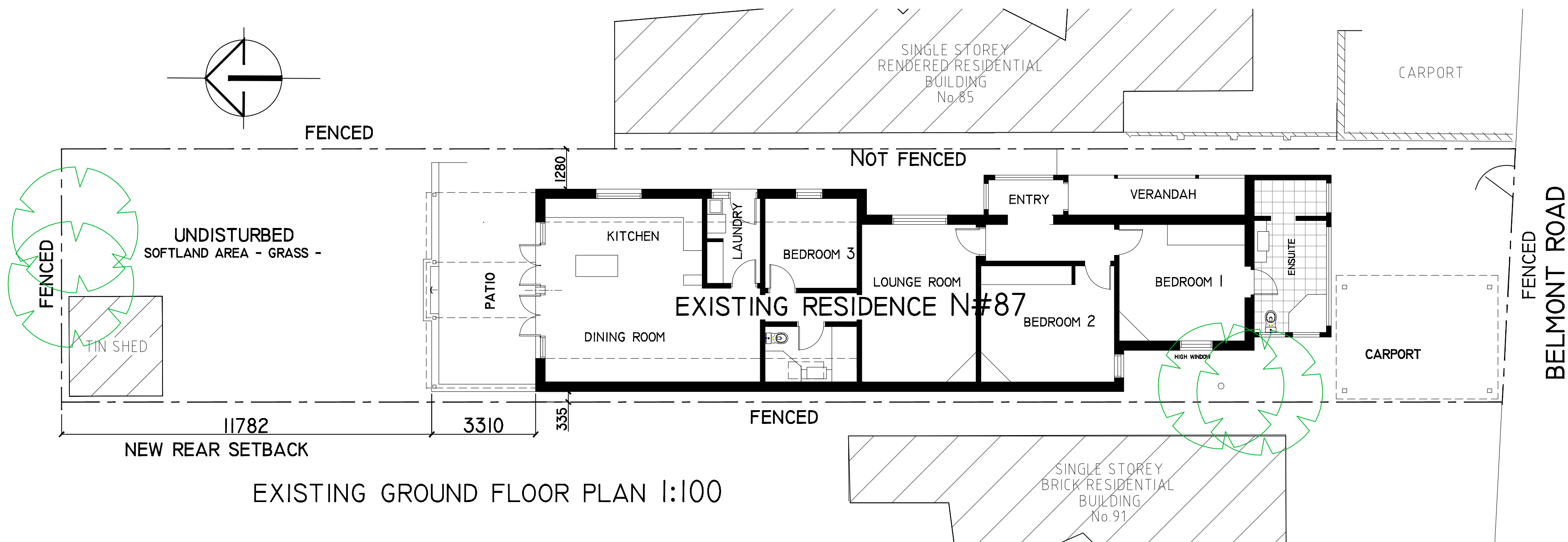
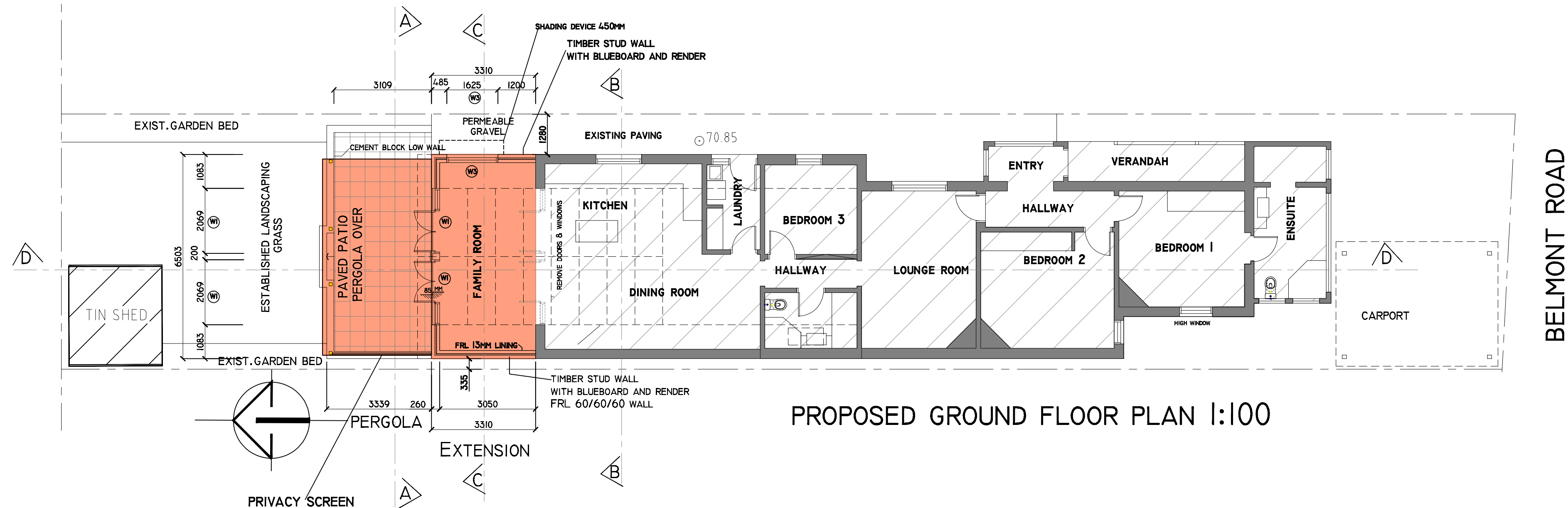






SITE ANALYSIS PLAN LOT A DP 440114	DATE 15-9-2020 SCALE 1:100@A2 DWG No 2 JOB 2040	Proposed: DA for alteration & extension AT: 87 BELMONT ROAD SUBURB: MOSMAN CLIENT: MRS & MR O'NEILL	NOTES: -BUILDER TO IDENTIFY BOUNDARIES AND EXISTING BUILDING ANY DISCREPANCY WITH THESE PLANS, PLEASE CALL THIS OFFICE TO AMEND THE DRAWINGS. 02-8034 5686 -ALL JOBS TO BE DONE AS PER BCA AND GOOD PRACTICES. IF ADBESTOS IS FOUND, MUST BE REMOVED BY LICENSED CONTRACTOR.	DRAFTING BY:  Copyright GILBERTO MENENDEZ CASA STUDIO 2 DEEPWATER RD - CASTLE COVE - PH:80345686
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EXISTING GROUND FLOOR PLAN AND
PROPOSED GROUND FLOOR PLAN

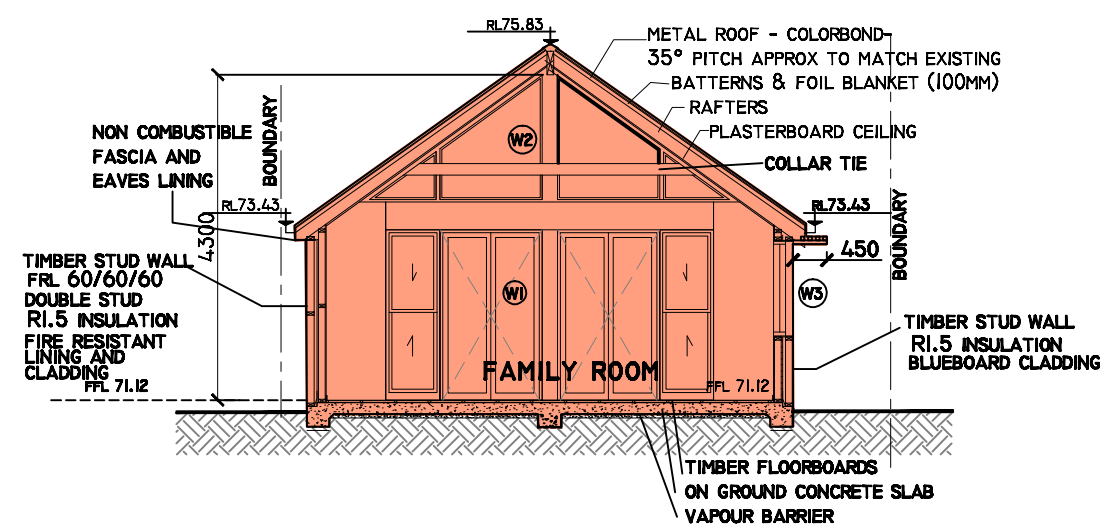
LOT A DP 440114

DATE
15-9-2020
SCALE
1:100@A2
DWG No 4
JOB 2040

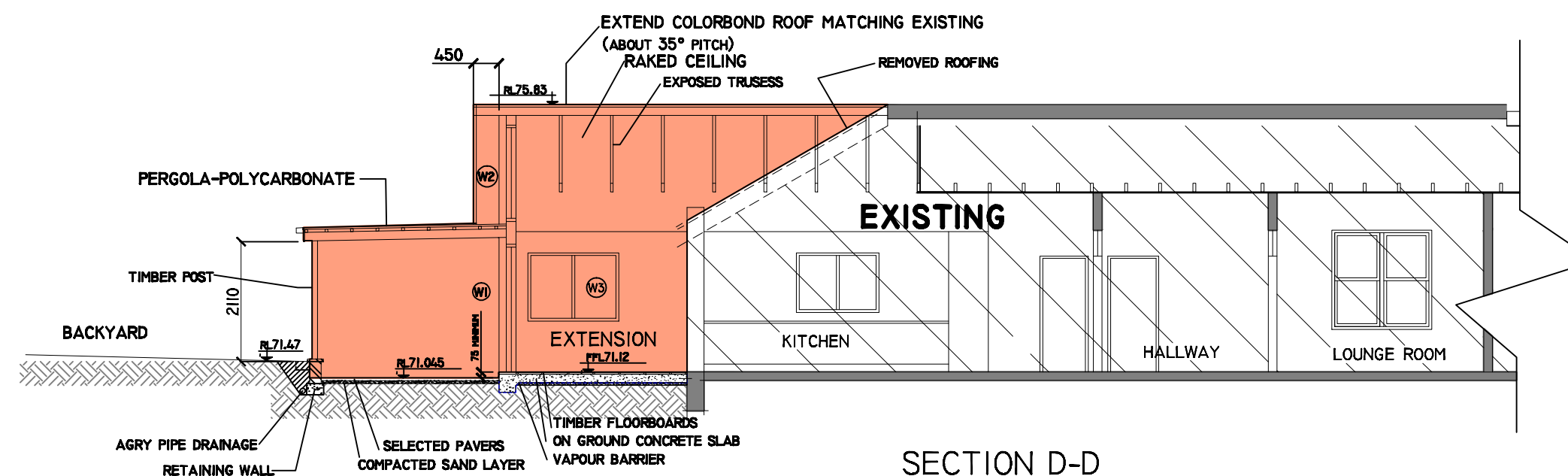
**Proposed: DA for
alteration & extension**
AT: 87 BELMONT ROAD
SUBURB: MOSMAN
CLIENT: MRS & MR O'NEILL

NOTES:
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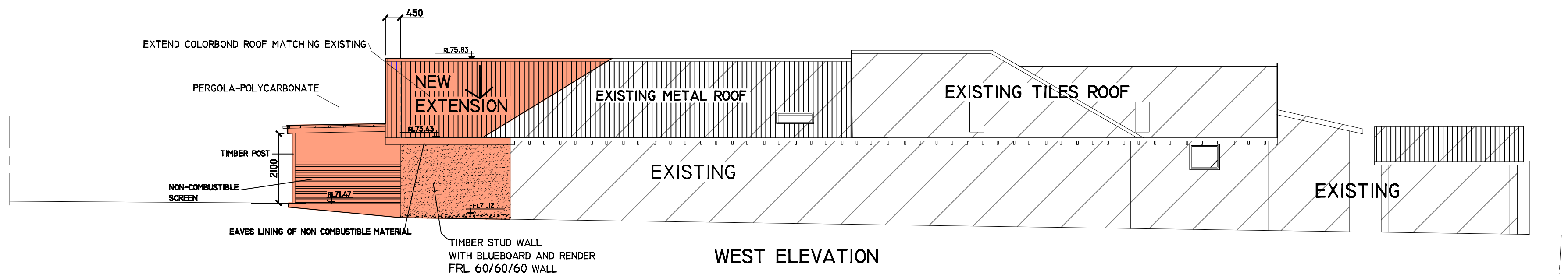
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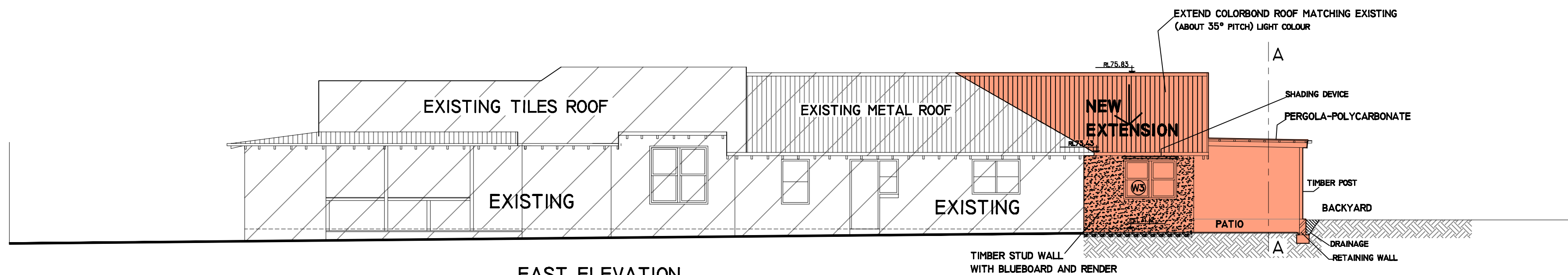
SECTION C-C



SECTION D-D



WEST ELEVATION



EAST ELEVATION

PROPOSED SECTION C-C AND SECTION D-D
PROPOSED SIDE ELEVATIONS - WEST AND EAST -

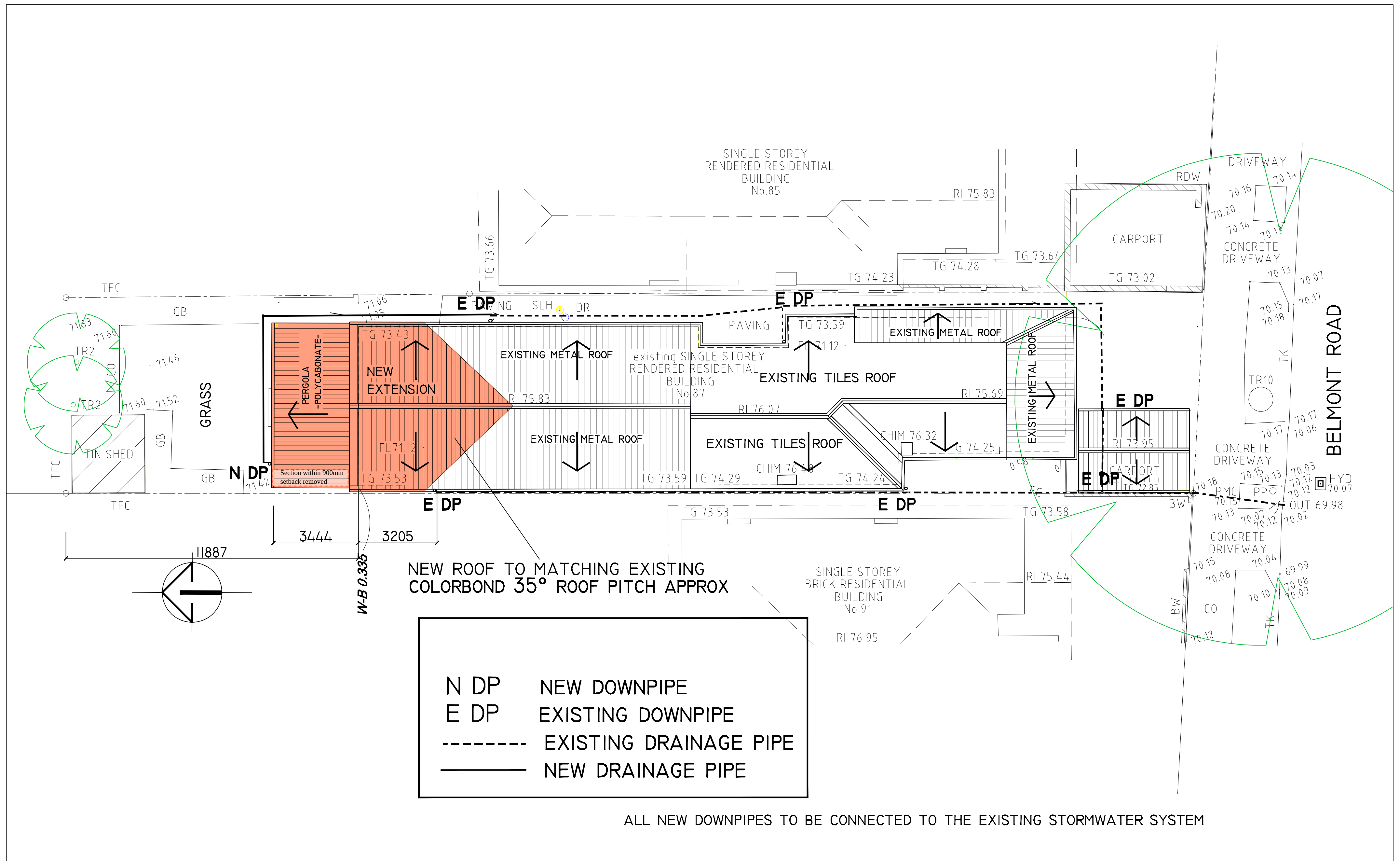
LOT A DP 440114

DATE
15-9-2020
SCALE
1:100@A2
DWG No 6
JOB 2040

Proposed: DA for
alteration & extension
AT: 87 BELMONT ROAD
SUBURB: MOSMAN
CLIENT: MRS & MR O'NEILL

NOTES:
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DRAINAGE CONCEPT PLAN

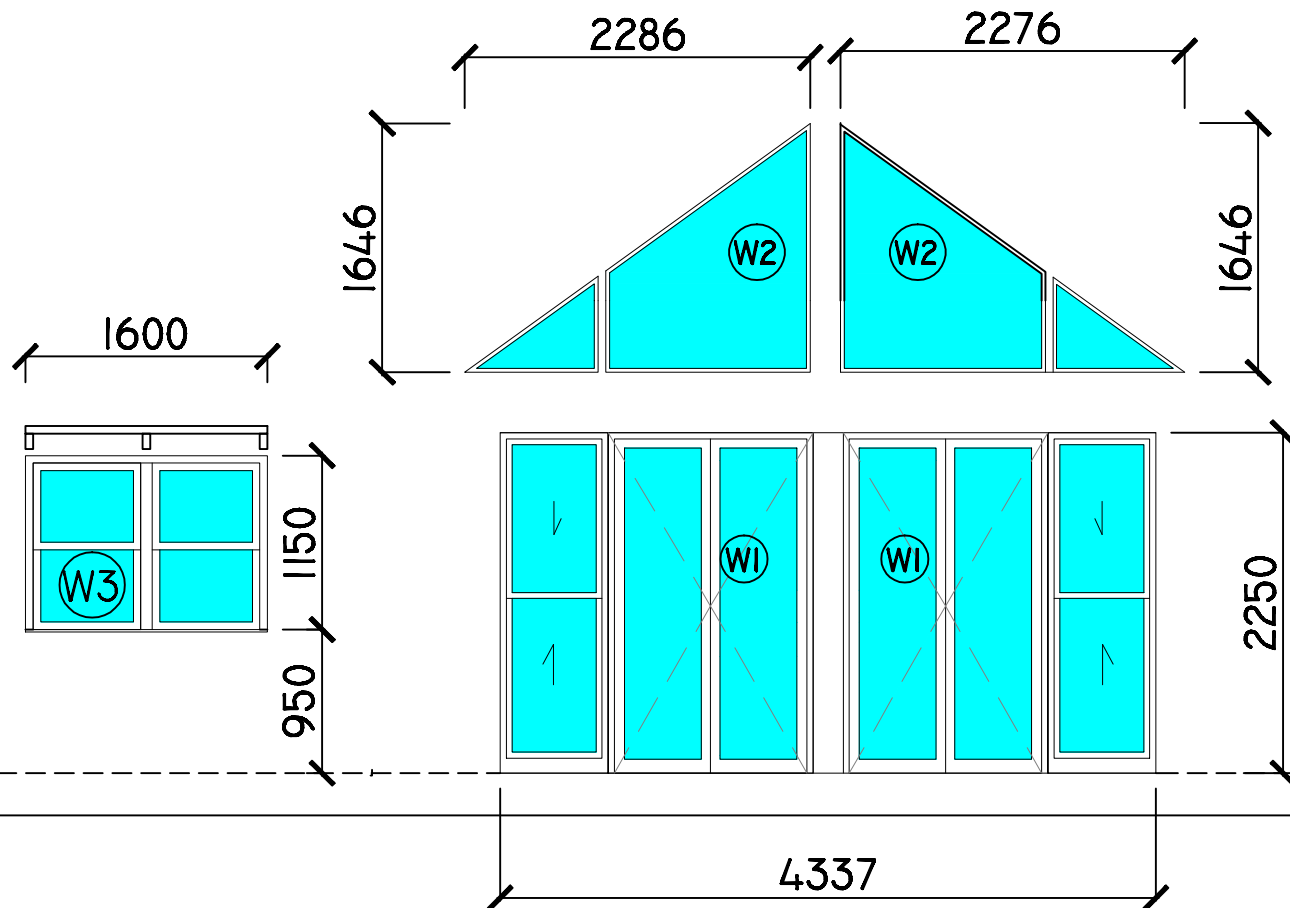
LOT A DP 440114

DATE
15-9-2020
SCALE
1:100@A2
DWG No 9
JOB 2040

Proposed: DA for
alteration & extension
AT: 87 BELMONT ROAD
SUBURB: MOSMAN
CLIENT: MRS & MR O'NEILL

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W1: TIMBER FRAME, SINGLE CLEAR GLASS
W2: TIMBER FRAME, SINGLE TONED GLASS
W3: TIMBER FRAME, SINGLE CLEAR GLASS - WITH 450MM SHADING DEVICE

BASIX CERTIFICATE COMMITMENTS:

SCHEDULE OF BASIX COMMITMENTS

THE COMMITMENTS SET OUT BELOW REGULATE HOW THE PROPOSED DEVELOPMENT IS TO BE CARRIED OUT. IT IS A CONDITION OF ANY COMPLYING DEVELOPMENT CERTIFICATE ISSUED, FOR THE PROPOSED DEVELOPMENT, THAT BASIX COMMITMENTS BE COMPLIED WITH.

INSULATION REQUIREMENTS

THE APPLICANT MUST CONSTRUCT THE NEW OR ALTERED CONSTRUCTION (FLOOR(S), WALLS, AND CEILINGS/ROOFS) IN ACCORDANCE WITH THE SPECIFICATIONS

LISTED IN THE TABLE BELOW, EXCEPT THAT A) ADDITIONAL INSULATION IS NOT REQUIRED WHERE THE AREA OF NEW CONSTRUCTION IS LESS THAN 2M2, B)

INSULATION SPECIFIED IS NOT REQUIRED FOR PARTS OF ALTERED CONSTRUCTION WHERE INSULATION ALREADY EXISTS.

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)	OTHER SPECIFICATIONS
CONCRETE SLAB ON GROUND FLOOR	NIL	VAPOUR BARRIER UNDER
RAKED CEILING, PITCHED ROOF: FRAME	CEILING: NIL, ROOF: FOIL BACKED BLANKET (100MM)	LIGHT (SOLAR ABSORPTANCE <0.475)
EXTERNAL WALL: (WEATHERBOARD, FIBRO CLADDING	R1.3 (OR R1.70 INCLUDING CONSTRUCTION)	

LIGHTING

THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

WINDOW SCHEDULE AND BASIX

LOT A DP 440114

DATE
15-9-2020

SCALE
@A3

DWG No 7
JOB 2040

Proposed: DA for
alteration & extension

AT: 87 BELMONT ROAD
SUBURB: MOSMAN
CLIENT: MRS & MR O'NEILL

NOTES:

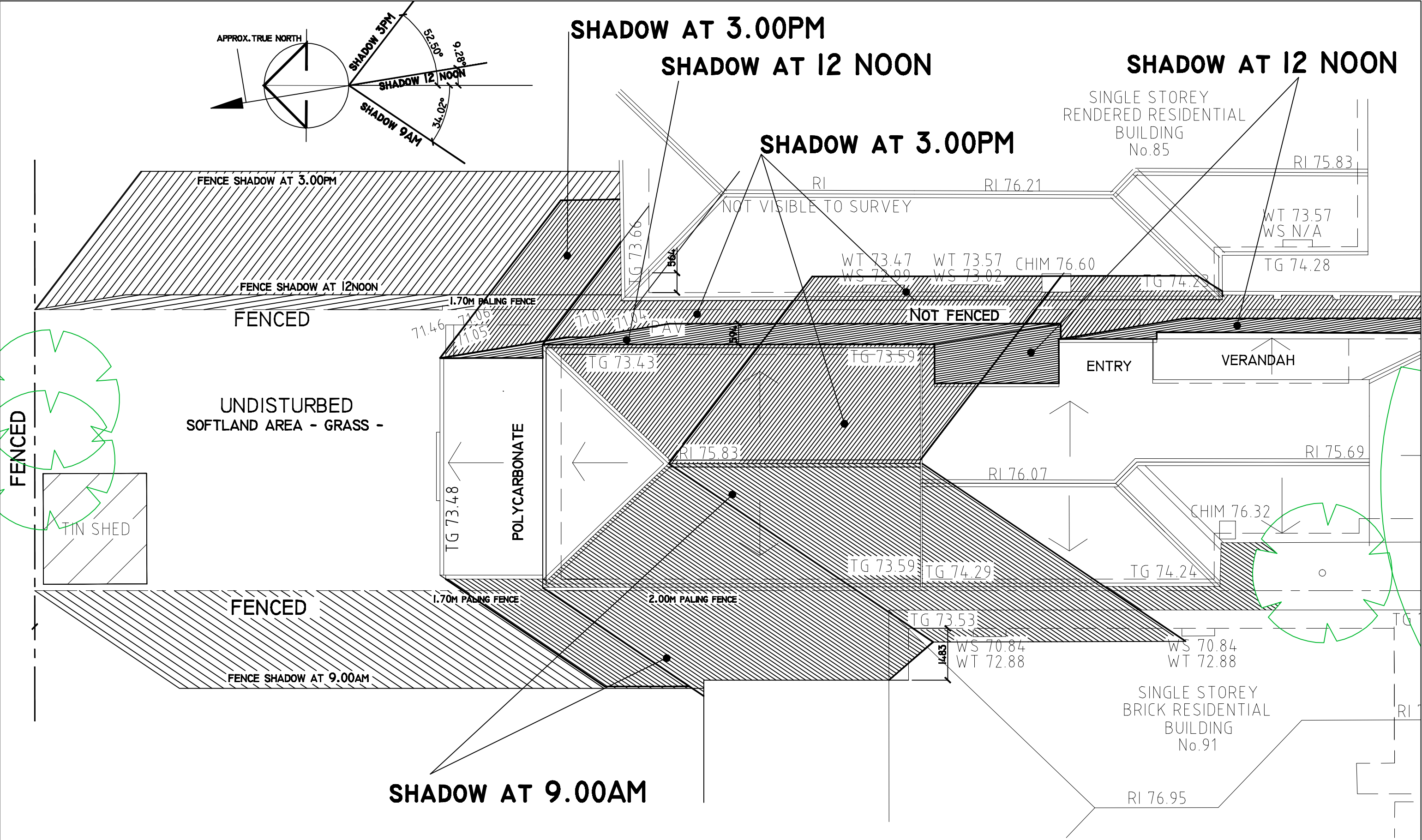
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CASA STUDIO

2 DEEPWATER RD - CASTLE COVE - PH:80345686



EXISTING BUILDINGS ROOF PLAN
EXISTING SHADOWS AT 9AM, 12 NOON, 3PM
ON 21 JUNE.
LOT A DP 440114

DATE
8-2-2021
SCALE
1:100@A3
DWG No 1
JOB 2040

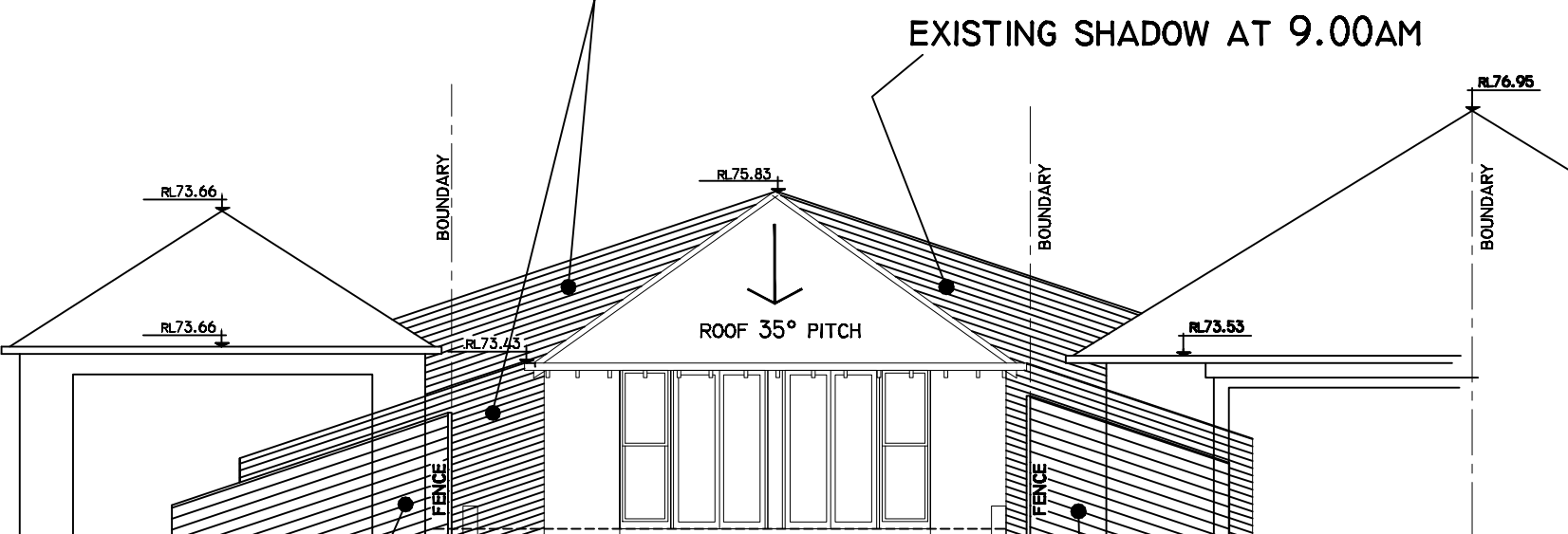
**Proposed: DA for
alteration & extension**
AT: 87 BELMONT ROAD
SUBURB: MOSMAN
CLIENT: MRS & MR O'NEILL

NOTES:
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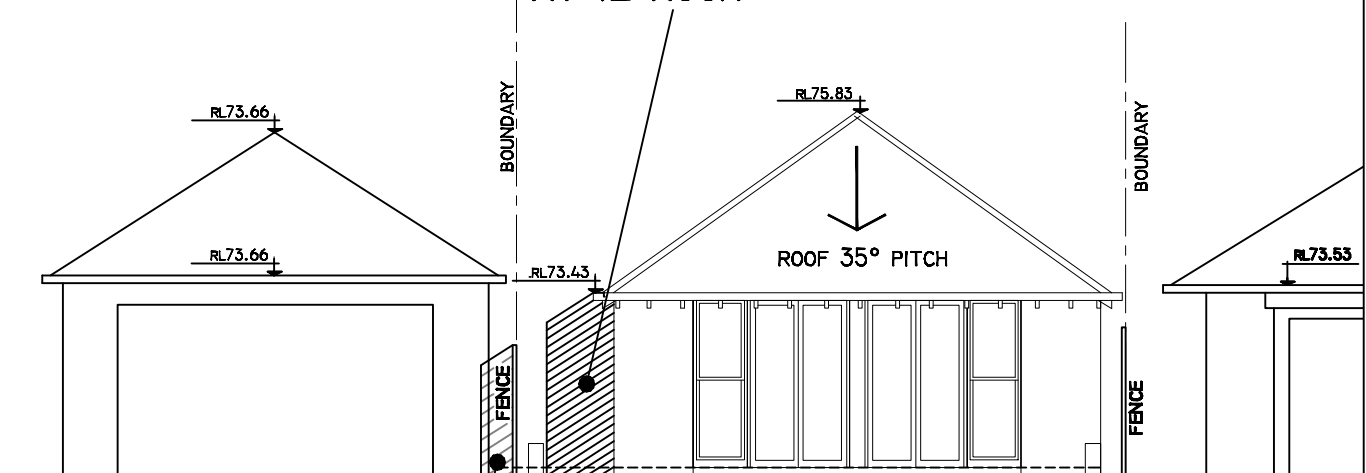
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EXISTING SHADOW AT 3.00PM

EXISTING SHADOW AT 9.00AM

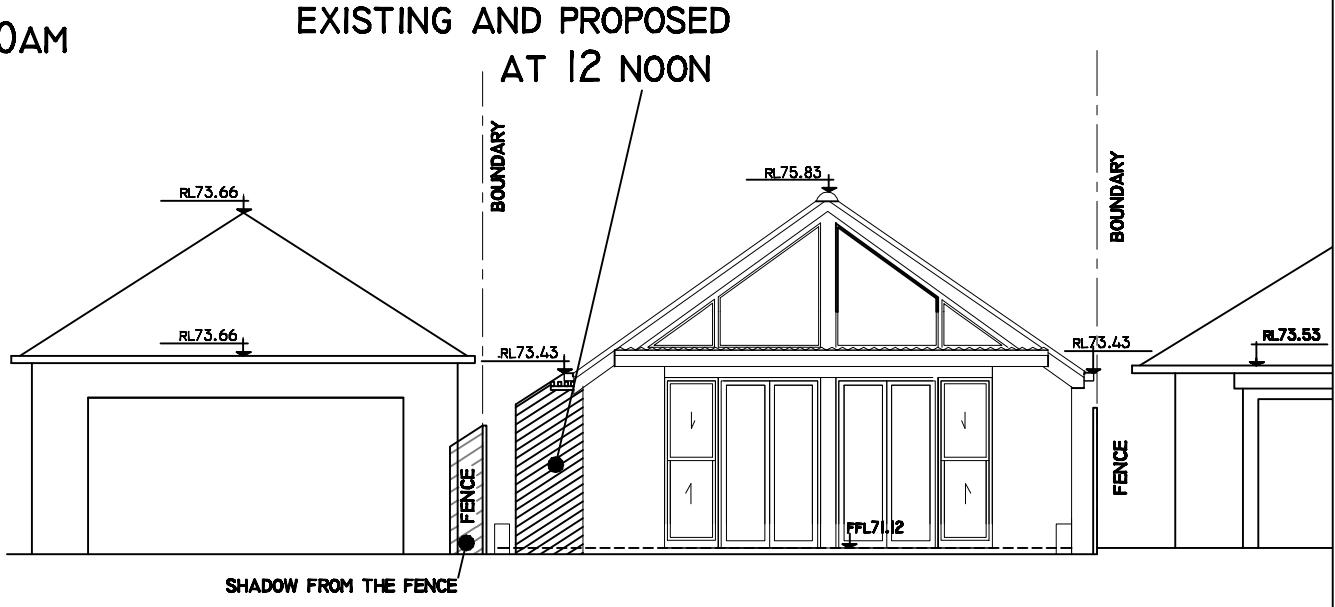
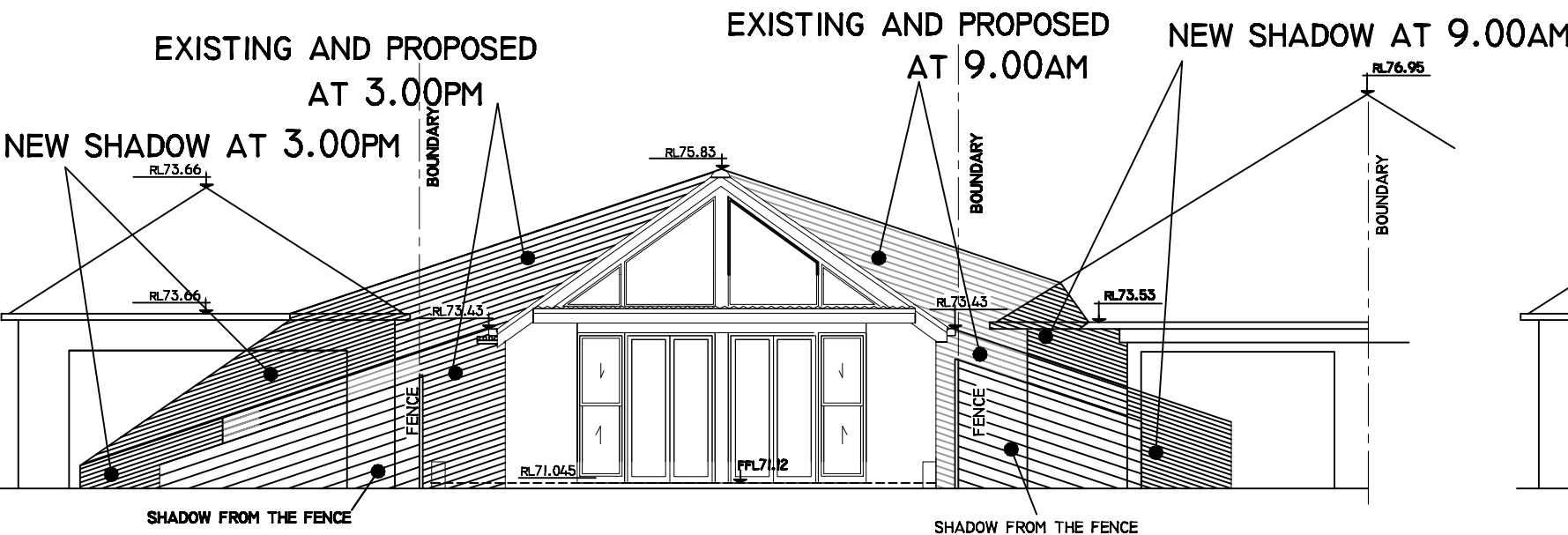


EXISTING AT 12 NOON



EXISTING REAR ELEVATION
EXISTING SHADOW AT 9.00AM AND 3PM

EXISTING REAR ELEVATION
EXISTING SHADOW AT 12NOON



NORTH ELEVATIONS
EXISTING SHADOWS AND PROPOSED 9.00AM,12NOON,3.00PM

LOT A DP 440114

DATE
8-2-2021

SCALE
1:100@A3

DWG No 5
JOB 2040

**Proposed: DA for
alteration & extension**

AT: 87 BELMONT ROAD
SUBURB: MOSMAN
CLIENT: MRS & MR O'NEILL

NOTES:

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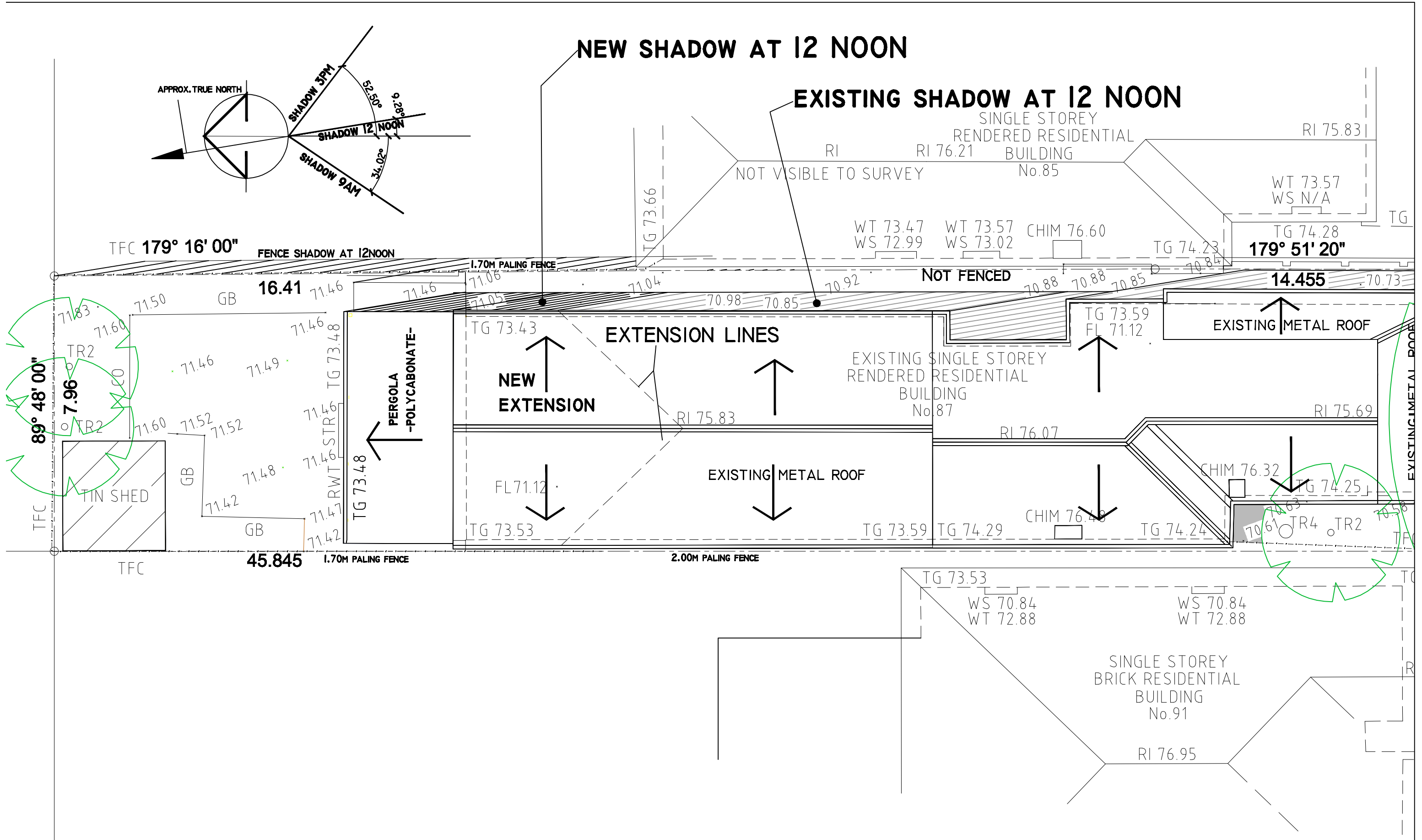
-ALL JOBS TO BE DONE AS PER BCA AND GOOD PRACTICES.

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EXISTING AND PROPOSED
SHADOWS AT 12 NOON, ON 21 JUNE.

LOT A DP 440114

DATE
8-2-2021

SCALE
1:100@A3

DWG No 3
JOB 2040

**Proposed: DA for
alteration & extension**

AT: 87 BELMONT ROAD
SUBURB: MOSMAN
CLIENT: MRS & MR O'NEILL

NOTES:

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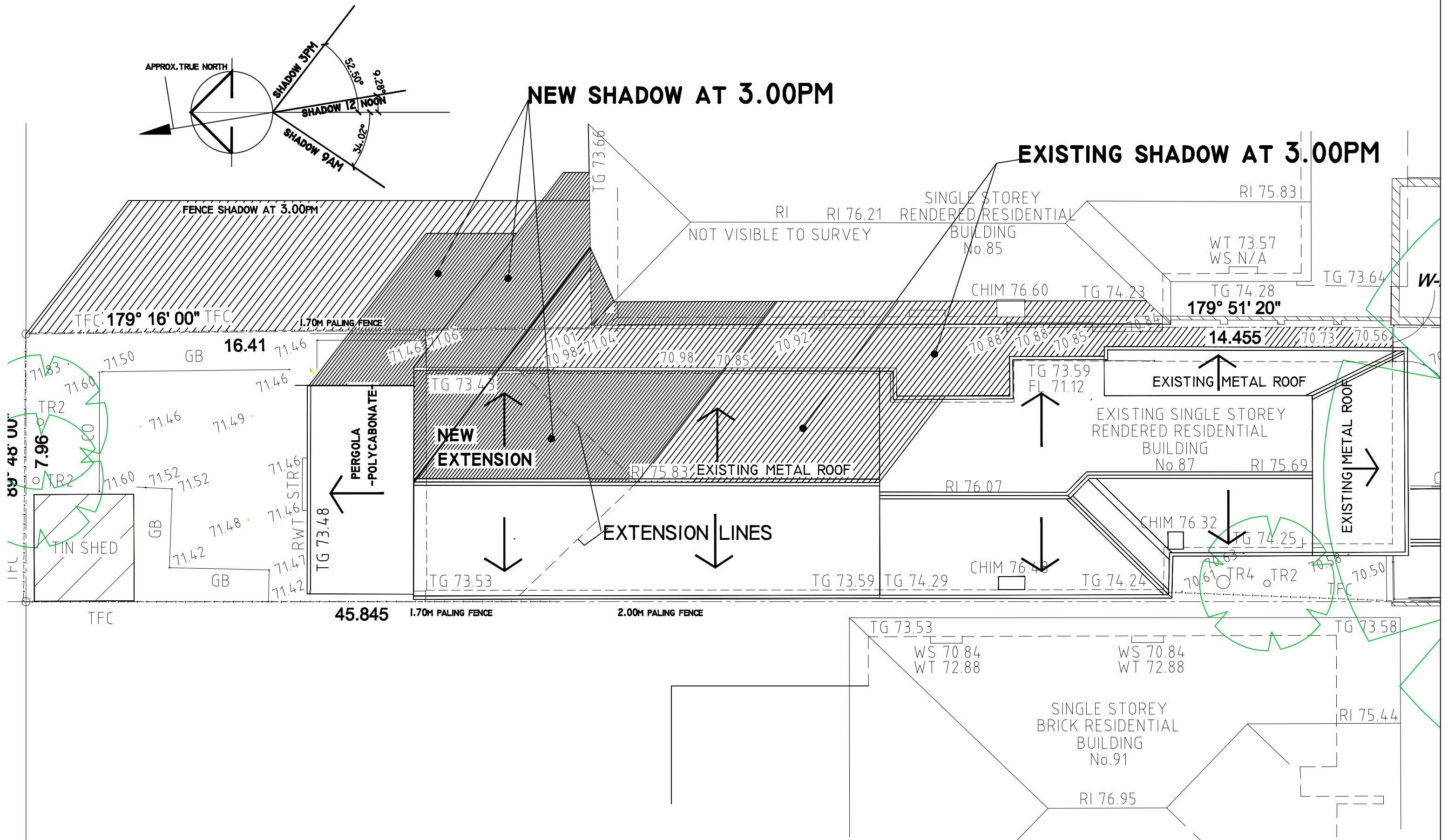
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EXISTING AND PROPOSED SHADOWS AT 3PM, ON 21 JUNE.	DATE	Proposed: DA for alteration & extension	NOTES:	DRAFTING BY: © Copyright GILBERTO MENENDEZ
	SCALE			
	DWG No 4			
LOT A DP 440114	JOB 2040	AT: 87 BELMONT ROAD	-BUILDER TO IDENTIFY BOUNDARIES AND EXISTING BUILDING ANY DISCREPANCY WITH THESE PLANS, PLEASE CALL THIS OFFICE TO AMEND THE DRAWINGS. 02-8034 5686	 CASA STUDIO
		SUBURB: MOSMAN	-ALL JOBS TO BE DONE AS PER BCA AND GOOD PRACTICES.	
		CLIENT: MRS & MR O'NEILL	IF ADBESTOS IS FOUND, MUST BE REMOVED BY LICENSED CONTRACTOR.	2 DEEPWATER RD - CASTLE COVE - PH:80345686