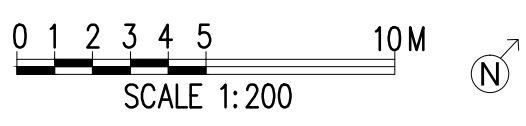


01 **SITE PLAN**
1:200



25 KEVIN AVENUE, AVALON		
TOTAL AREA	1393m ²	LOT 10
REQUIREMENTS	EXISTING	PROPOSED
LANDSCAPED AREA	848.55m ² = 60.9%	764m ² = 54.84%

SEDIMENT CONTROL FENCE DETAILS

SEDIMENT CONTROL

- I. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
- II. CONTROL STRUCTURES TO BE AS DETAILED OR OTHERWISE REQUIRED.
- III. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
- IV. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO 'URBAN EROSION AND SEDIMENT CONTROL' GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

COLOUR SCHEDULE:

- ROOF & GUTTERS - GREY
- WALLS - GREY
- WINDOWS & DOORS - PEARL WHITE
- RWT - GREY

NOTES:

1. ALL GLAZING TO WINDOWS AND DOORS SHALL BE IN ACCORDANCE WITH THE BASIX REPORT.
2. EXTERNAL WALL CLADDING SHALL BE PAINTED WITH A SELECTED COLOUR.
3. AN APPROVAL RATED INSULATION TO ALL EXTERNAL STEEL FRAMED WALLS, AND INSULATION MATERIAL TO BE PLACED IN CEILING SPACE WITHIN THE PERIMETER TO ALL EXTERNAL WALLS TO BE IN COMPLIANCE WITH THE BASIX REPORT.
4. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
5. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.
6. ALL TIMBER FRAMING TO CODE AS1684.
7. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SELECTED COLOUR FINISH.
8. ALL GLAZING TO CODE AS1288.
9. ALL WATERPROOFING TO WET AREAS TO CODE AS3740.
10. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
11. ALL PEST TREATMENT TO CODE AS3660.1-2000.
12. SMOKE DETECTOR DENOTED SD ON PLAN TO BCA/39.

NOTES - REV A
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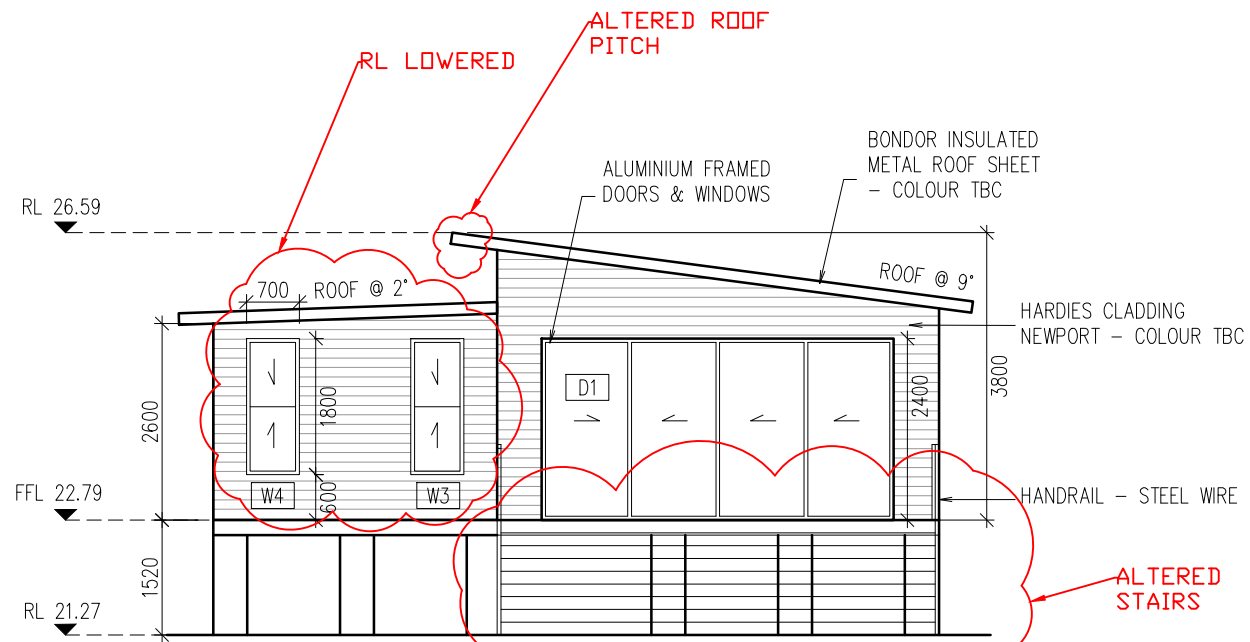
A	ISSUED FOR APPROVAL	04.04.17
No:	AMENDMENT	DATE

CLIENT'S NAME:
THE HANCOCKS
ADDRESS:
25 KEVIN AVENUE
AVALON

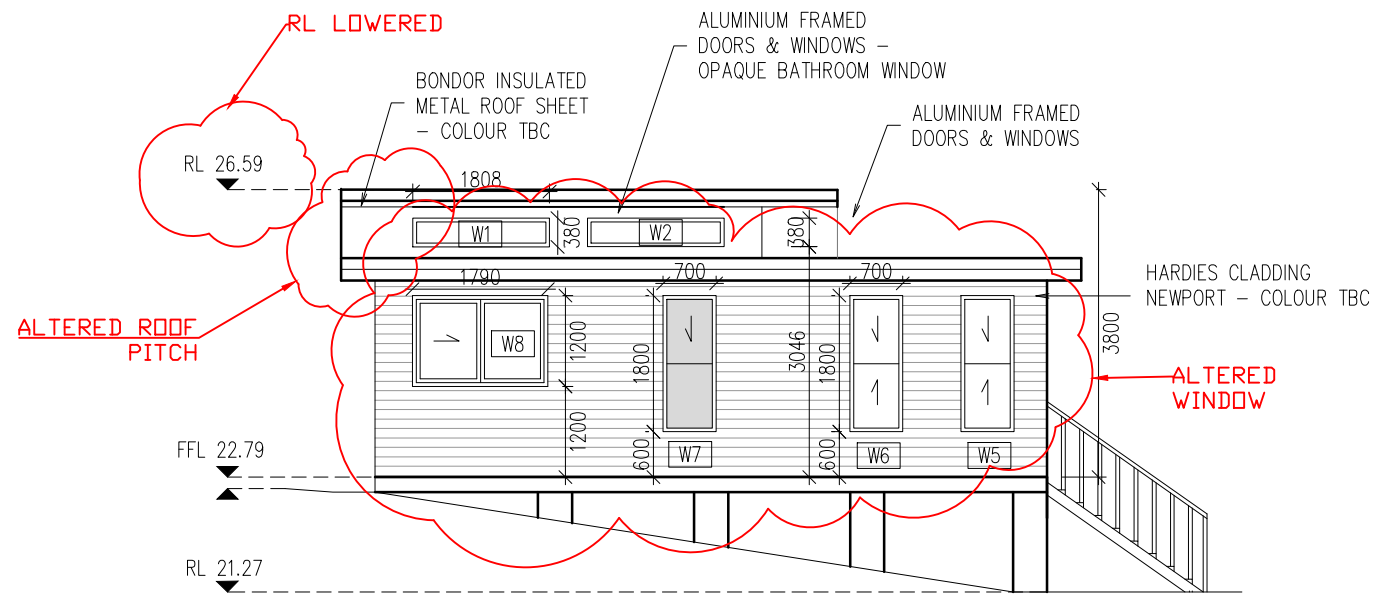
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CHECKED BY:	PM
SCALE (A3):	1:200

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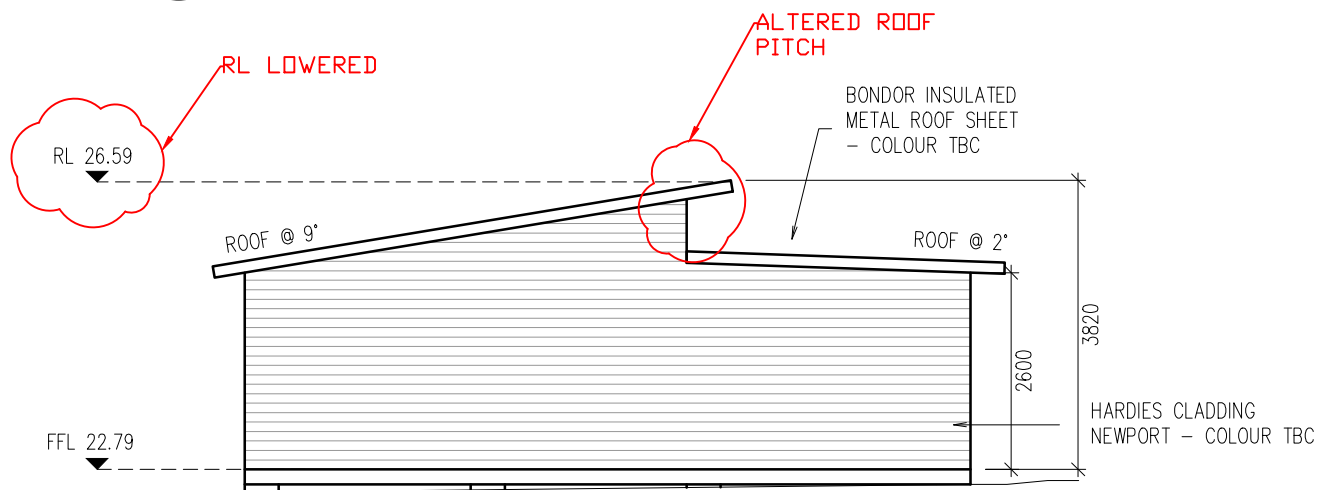
SITE PLAN 001



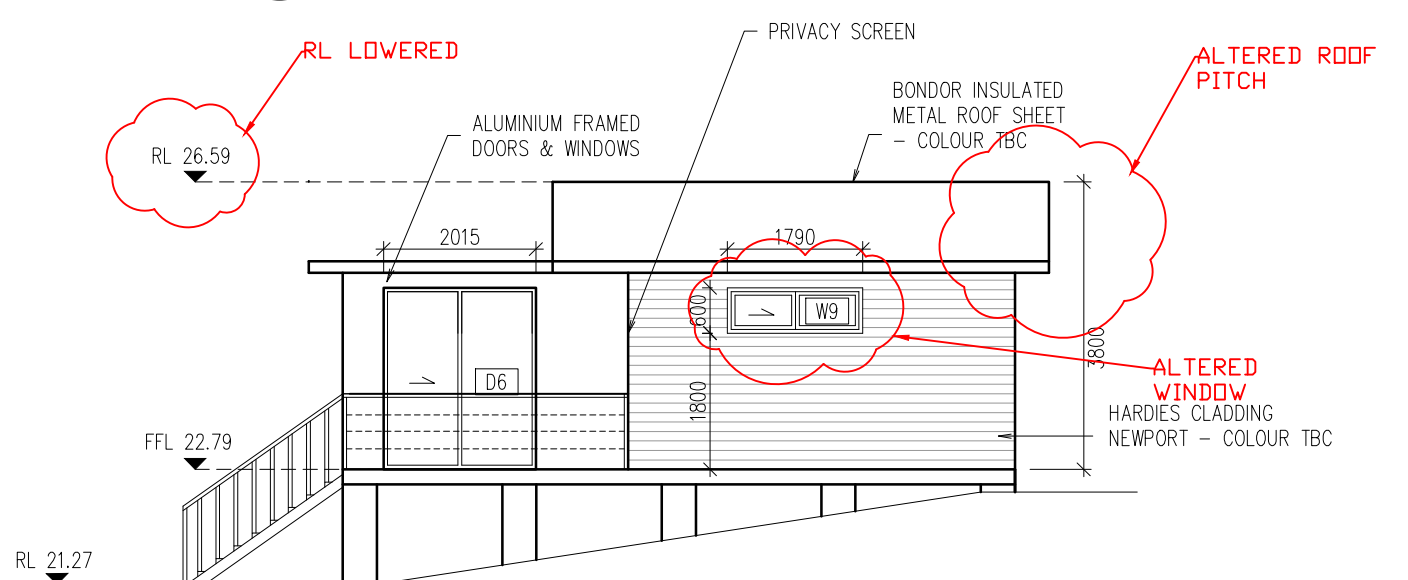
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1
PROPOSED EAST ELEVATION
1:100



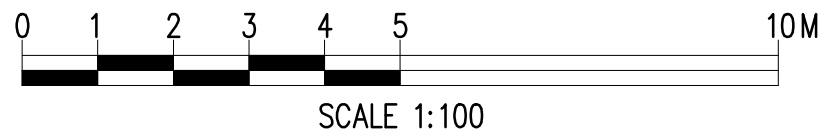
0
2
PROPOSED SOUTH ELEVATION
1:100



0
3
PROPOSED WEST ELEVATION
1:100



0
4
PROPOSED NORTH ELEVATION
1:100



REV D
- W9 ADDED
- BI-FOLD ADJUSTED
- SKYLIGHT ADDED

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No:	AMENDMENT	DATE
D	ISSUED FOR APPROVAL	22.05.17
C	ISSUED FOR APPROVAL	04.04.17
B	ISSUED FOR APPROVAL	28.02.17
A	ISSUED FOR APPROVAL	28.02.17

CLIENT'S NAME:
THE HANCOCKS

ADDRESS:
25 KEVIN AVENUE
AVALON

PROJECT NUMBER	XX
DATE:	28.11.16
DRAWN BY:	AS
CHECKED BY:	PM
SCALE (A3):	1:100

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EXTERNAL ELEVATIONS 005