

LEGEND

BOUNDARY LINE

PROPOSED CONCRETE SLAB

EXISTING WALLS

PROPOSED PATIO

PROPOSED EXTERNAL WALLS

PROPOSED BALUSTRADES, DOORS & WINDOWS

EXISTING GROUND LEVEL

EXISTING GUTTER LINE

EXISTING ROOF-(UNCHANGED)

PROPOSED RUMPUS PROPOSED VAPOR MEMBRANE

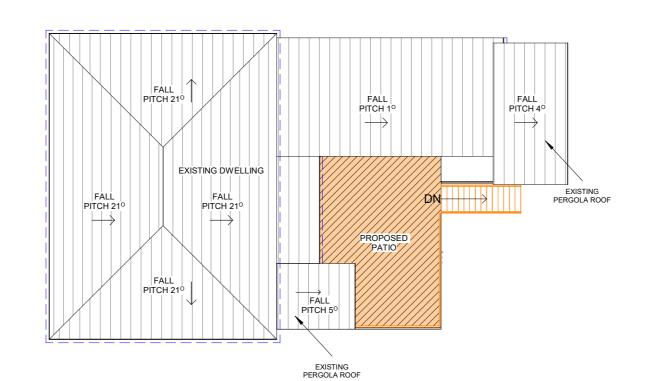
Section AA'

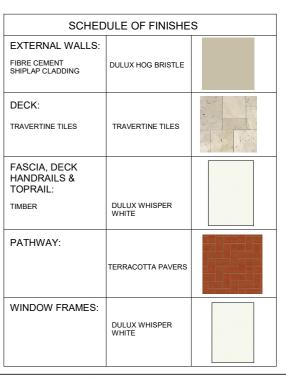


THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0836

EXISTING PERGOLA NOTE: BALUSTRADES TO BE ROOF SOUTHERN STREET SIDE ACCORDING TO BCA WALLS TO SOLID UPTO STANDARDS 3.9.2 GL 28800 EXISTING GROUND LEVEL WITH VAPOR MEMBRANE SD2 PROTECTION AS REQUIRED. SD3 FAMILY FFL D9 SD4 EXISTING DWELLING W16 1200W x 1200H PROPOSED EXTERNAL WALLS TO BE ACCORDING TO ENGINEER'S REQUIREMENTS WITH VAPOR PROPOSED VAPOR PROPOSED CONCRETE SLAB MEMBRANE TO EXTERIOR SIDES MEMBRANE TO BE ACCORDING TO ENGINEER'S REQUIREMENTS WITH VAPOR MEMBRANE BEHIND





ROOF PLAN

EGL - EXISTING GROUND LEVEL F - FILTER FPL - FINISHED POOL COPING

NCC - NATIONAL

CONSTRUCTION CODE

LEGEND:

FFL - FINISHED FLOOR LEVEL FCL - FINISHED CEILING LEVEL BCL - BOTTOM CEILING LEVEL FRL - FINISHED RIDGE LEVEL TW - TOP OF WALL LEVEL BW - BOTTOM OF WALL LEVEL ZOI - ZONE OF INFLUENCE BLD - EXTERNAL BUILDING GL - FINISHED GUTTER LEVEL
FBL - FLOOR BOTTOM LEVEL
TCL - TOP CEILING LEVEL
FGL - FINISHED GROUND LEVEL

LEVEL
DK - FINISHED DECK LEVEL
PAV - FINISHED PAVING

LEVEL TIL - FINISHED TILE LEVEL

FOR APPROVAL USE ONLY DRAWING ORIGINAL SIZE A3

DISCLAIMER

• All work to be carried out with the Building Code of Australia. All Local and State Ordinances relevant to Australian Standards, local eletricity, Water Regulations and all other relevant Authorities concerned.

• All structural and drainage to be subject to Engineer's details or certification where required by the PCA. This shall include R.C. Slabs & footings & steel beams and columns, wind bracing to AS 1170 & AS 4055 anchor rods or bolts, tie downs, fixings, etc. driveway slabs & drainage to the PCA's satisfaction.

• All work to be carried out in a professional & workmanship manner according to the plans & specification.

• Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.

• All dimensions & levels are subject to final survey and set out, all dimensions are to be checked & verified on site before the commencement of work.

site before the commencement of work.

site before the commencement of work.

The Design Scheme (drawings documents information) contained within this set have been prepared by Drafting Solutions purely for the purpose of providing information about potential design schemes.

The information should not be considered to be error free or to include all relevant data.

Nothing in this report in any way comprises advice or a representation by Drafting Solutions nor does the transmissions or sending of these materials create any contractual obligations. Draftings Solutions, its employees, agents or contractors, will not be liable for any direct or indirect loss/damage you may suffer or incur arising directly or indirectly from the use of any materials or information from the report. Drafting Solutions retains convigint and all present and future moral rights in all intellectual property in all the materials authored. retains copyright and all present and future moral rights in all intellectual property in all the materials authored by it and in any works executed from these drawings and documents.

PROPOSED PATIO & INFILL LIVING SPACE Project: BENEATH (RUMPUS ROOM)

Client: DE GIGLIO

LOT 402 D.P. 16902 Site: 125 PALMGROVE ROAD, AVALON BEACH

Drawing Title: SECTION & ROOF PLAN

Checked by Authorised As Date: 31-08-2020 AJ

Designers/Architect/Drafters:



Building Drafting Solutions Round Corner, Nsw 2158

info@buildingdraftingsolutions.com.au

North Point:

DE GIGLIO

Job Reference:

Sheet No: 7