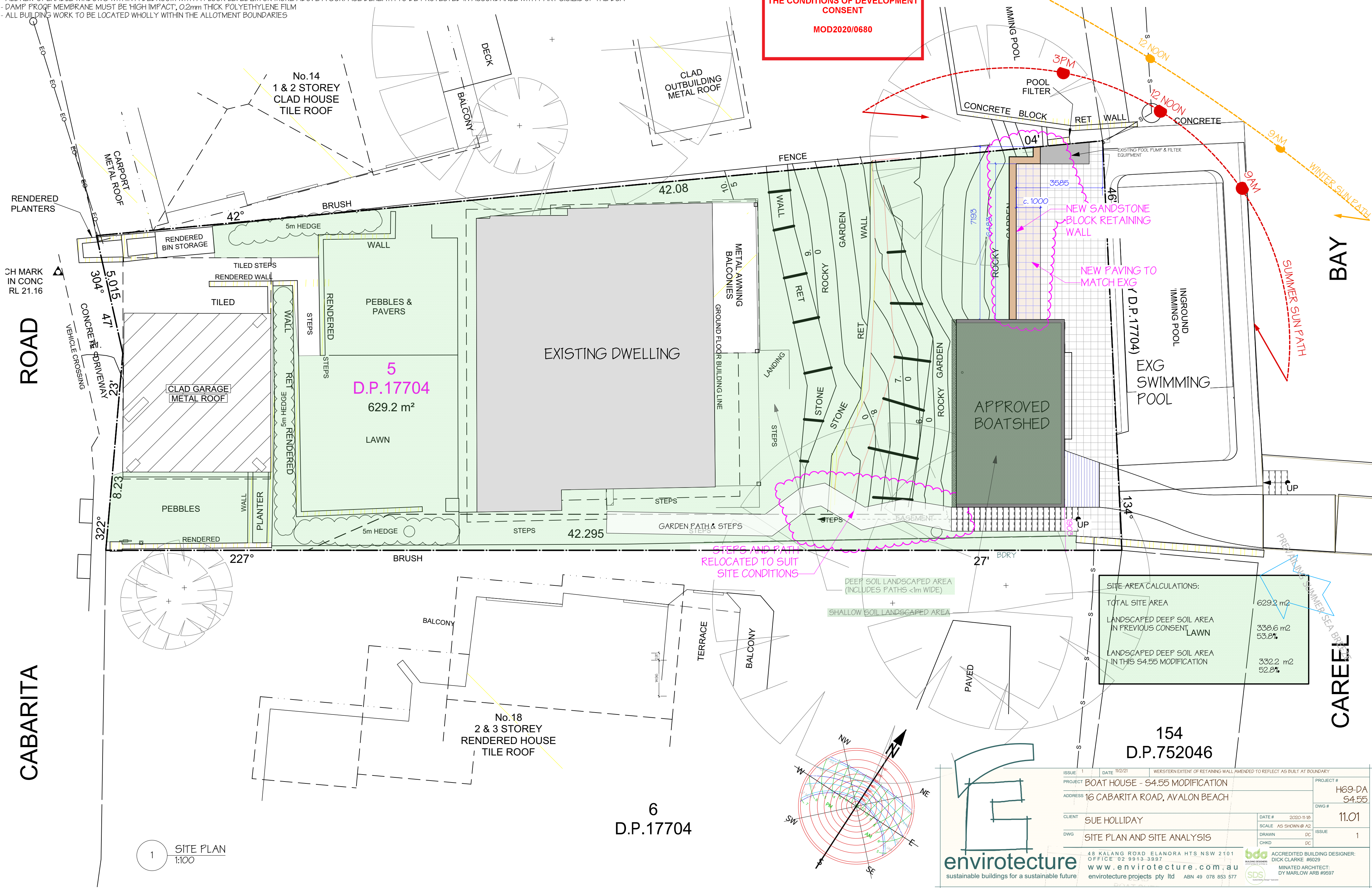


- GENERAL NOTES
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-2014 'SMOKE ALARMS' AND PART 3.7.2 - 'SMOKE ALARMS' OF THE BCA (NB. SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM)
 - TERMITE MANAGEMENT TO COMPLY WITH AS3660-2014 'TERMITE MANAGEMENT - NEW BUILDING WORK'
 - GLAZING TO COMPLY WITH AS1288-2006 'GLASS IN BUILDINGS - SELECTION AND INSTALLATION' AND AS 2047-1999 'WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION'
 - WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740 'WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS'. NO AIR DRIED LIQUID APPLIED TO MEMBRANES SHALL BE USED.
 - ALL HOT WATER PIPES SHOULD BE INSULATED AS PER AS3500.4:2018
 - ALL REQUIRED FACILITIES FOR A CLASS 1 BUILDING TO BE INSTALLED AS REQUIRED BY PART 3.8.2.2 'REQUIRED FACILITIES' OF THE BCA
 - DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 'FACILITIES' OF THE BCA
 - STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 - 'STAIR CONSTRUCTION OF THE BCA (NB. ALL STAIR TREADS TO HAVE A SURFACE THAT IS SLIP RESISTANT IN ACCORDANCE WITH PART 3.9.1.3 OF THE BCA
 - BALUSTRADES CONSTRUCTION TO COMPLY WITH PART 3.9.2.3 - 'BALUSTRADES' OF THE BCA
 - ALL NEW OPENABLE WINDOWS WITHIN A BEDROOM WITH A FLOOR LEVEL 2M OR MORE ABOVE A SURFACE BENEATH TO BE PROTECTED IN ACCORDANCE WITH PART 3.9.2.5 OF THE BCA
 - DAMP PROOF MEMBRANE MUST BE HIGH IMPACT, 0.2mm THICK POLYETHYLENE FILM
 - ALL BUILDING WORK TO BE LOCATED WHOLLY WITHIN THE ALLOTMENT BOUNDARIES

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

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SECTION 4.55 MODIFICATION APPLICATION



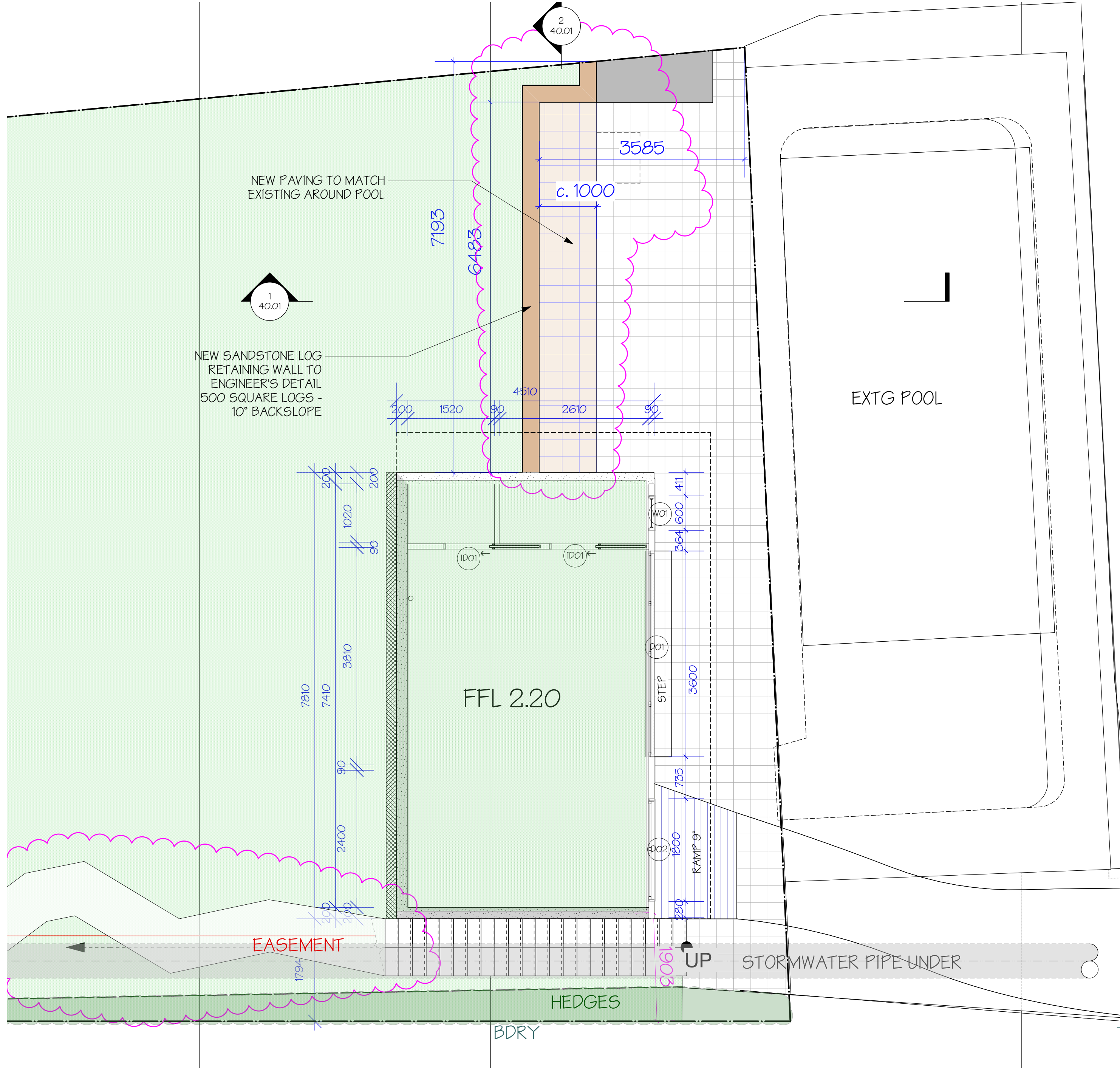
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ISSUE	1	DATE	10/2/21	WORKS	WESTERN EXTENT OF RETAINING WALL AMENDED TO REFLECT AS BUILT AT BOUNDARY	
PROJECT	BOAT HOUSE - S4.55 MODIFICATION				PROJECT #	H69-DA
ADDRESS	16 CABARITA ROAD, AVALON BEACH				DWG #	S4.55
CLIENT	SUE HOLLIDAY				DATE #	2020-11-18
DWG	SITE PLAN AND SITE ANALYSIS				SCALE	AS SHOWN @ A2
CHKD					DRAWN	DC
					ISSUE	1

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OFFICE 02 9913 3897
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ACCREDITED BUILDING DESIGNER:
DICK CLARKE #6029
MINATED ARCHITECT:
DY MARLOW ARB #9597



LEGEND

-  RETAINING WALLS: DINCEL TO ENGINEERS SPEC
-  EXTERNAL TIMBER STUD WALLS: 90mm TIMBER STUD FRAME TO AS1684, BRACED WITH MARINE PLY TO ENGINEERS SPEC. CLADDING AS SHOWN.
-  INTERNAL WALLS: 90mm TIMBER STUD FRAME; BRACED WITH MARINE PLY TO ENGINEERS SPEC (OR FC SHEET IN WET AREAS).
-  CONCRETE SLAB: TO ENGINEERS SPEC
-  JOINERY: PLYWOOD OR EQ WATERPROOF CONSTRUCTION

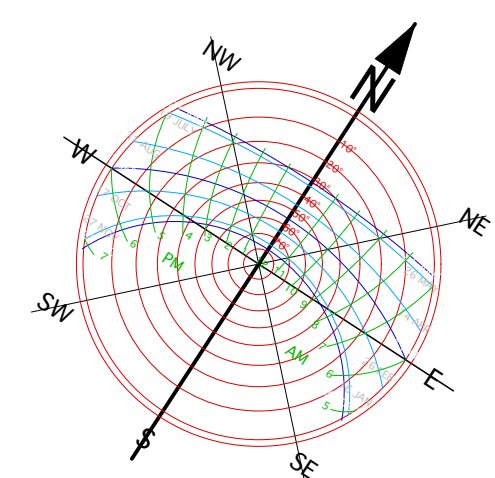
NOTE:

ALL ELECTRICAL EQUIPMENT, WIRING, FUEL LINES AND SERVICE PIPES AND CONNECTIONS TO BE ABOVE RL2.45 OR WATERPROOFED.

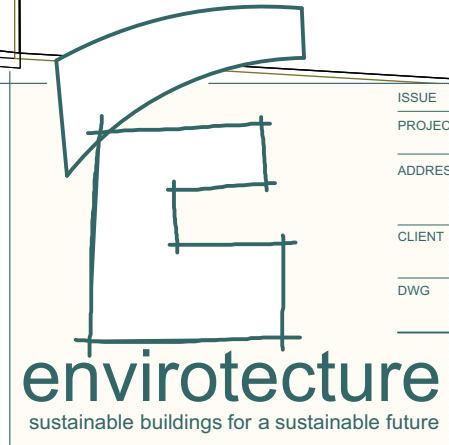
NO TOXIC MATERIALS OR CHEMICALS TO BE STORED BELOW RL2.45

ALL INTERNAL POWER SUPPLIES TO BE LCOATED ABOVE RL3.9 OR WATERPROOFED, AT LEAST 1M Laterally FROM ANY WINDOW OR DOOR.

EXTERNAL POWER SUPPLIES TO BE AHD 4.0m OR GREATER



1 BOATSHED FLOOR PLAN
1:50



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ISSUE 1
PROJECT BOAT HOUSE - S4.55 MODIFICATION
ADDRESS 16 CABARITA ROAD, AVALON BEACH

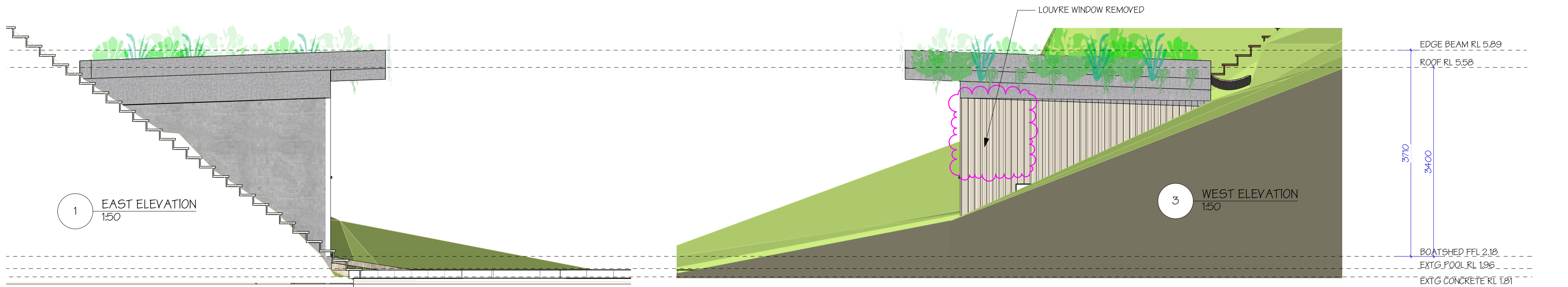
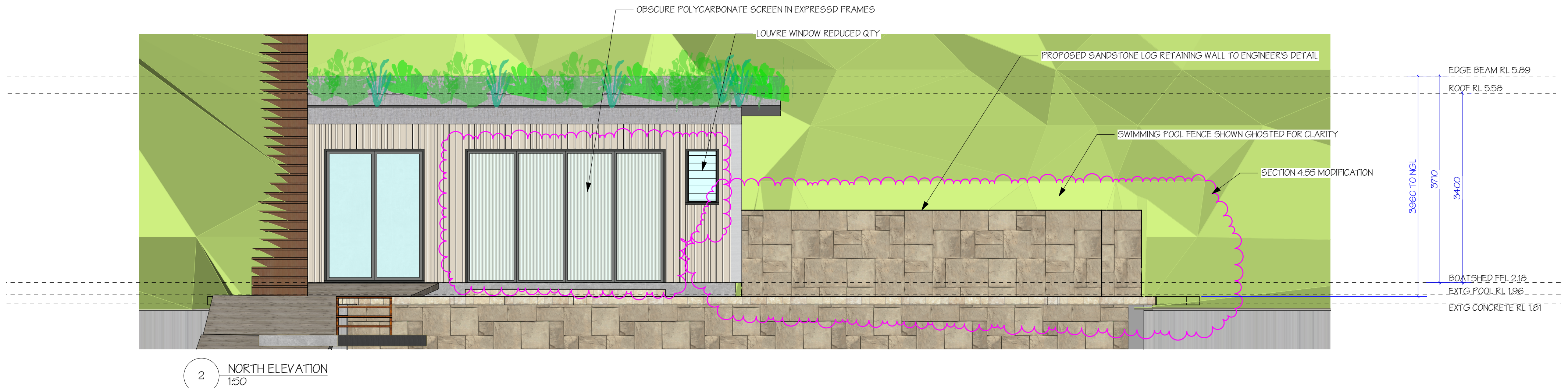
DATE 11/2/21
UNRELATED WORKS DELETED FROM PLAN

CLIENT SUE HOLLIDAY
DWG BOATSHED FLOOR PLAN




DATE 2020-11-18
SCALE AS SHOWN @ A2
DRAWN DC
CHKD DC


PROJECT # H69-DA
S4.55
DWG # 21.01
ISSUE 1

ACCREDITED BUILDING DESIGNER:
DICK CLARKE #6029
MINATED ARCHITECT:
DY MARLOW ARB #9597



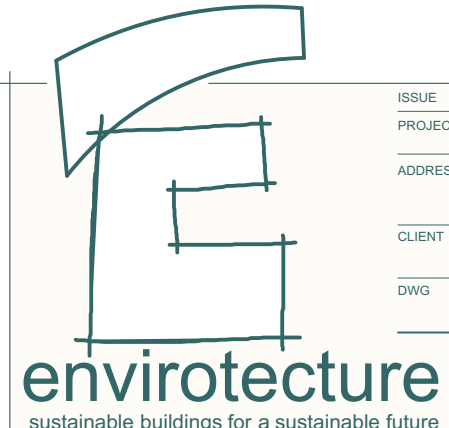

LEGEND

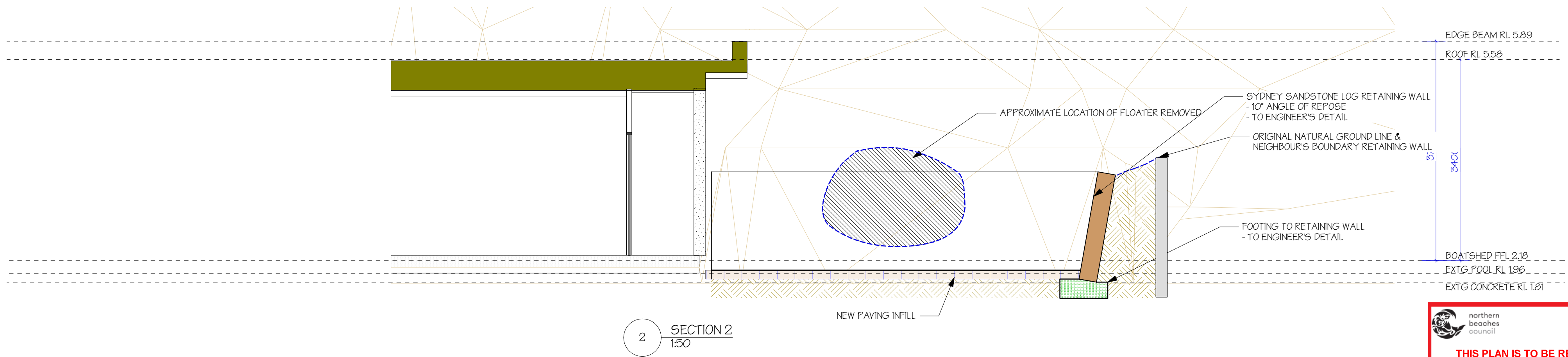
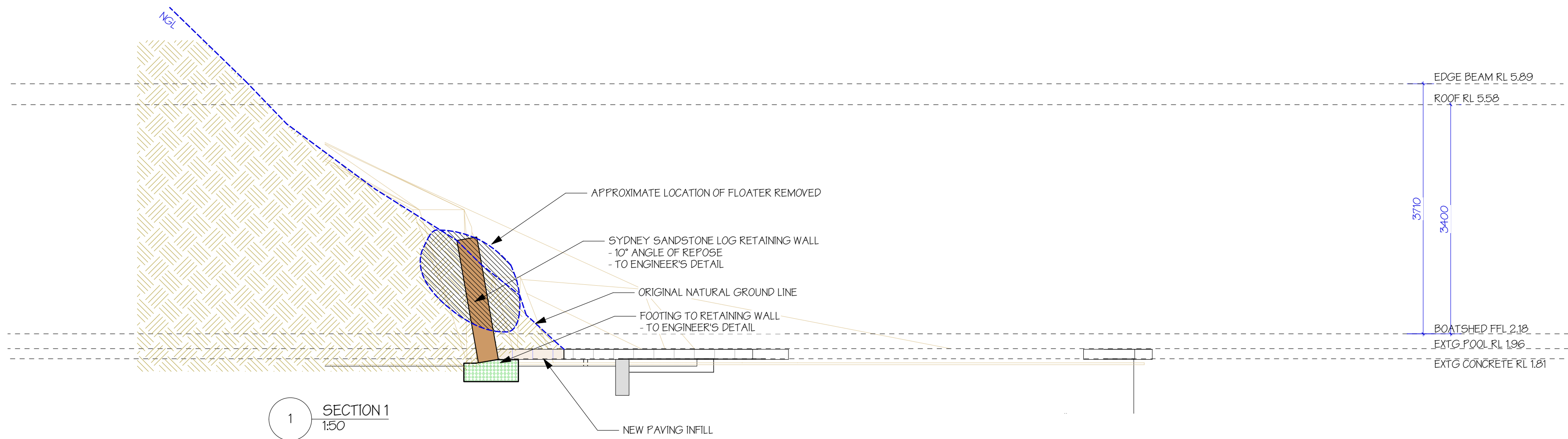
	SANDSTONE LOG RETAINING WALL
	CORRUGATED CLADDING
	MAGNESIUM OXIDE BOARD FASCIA
	GROOVED PLYWOOD

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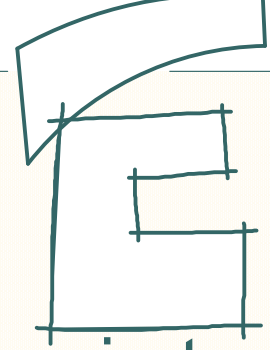
 sustainable buildings for a sustainable future	ISSUE 1	DATE 11/2/21	GLAZING CHANGES NOTED	PROJECT #
	PROJECT	BOAT HOUSE - S4.55 MODIFICATION		H69-DA
	ADDRESS	16 CABARITA ROAD, AVALON BEACH		S4.55
	CLIENT	SUE HOLLIDAY	DATE # 2020-11-18	DWG # 30.01
DWG	ELEVATIONS	SCALE AS SHOWN @ A2	DRAWN DC	ISSUE 1
		CHKD DC		
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 envirotecture sustainable buildings for a sustainable future	ISSUE	DATE	PROJECT # H69-DA S4.55
	PROJECT	BOAT HOUSE - S4.55 MODIFICATION	
	ADDRESS	16 CABARITA ROAD, AVALON BEACH	DWG # 40.01
	CLIENT	SUE HOLLIDAY	DATE # 2020-11-18
	DWG	SECTIONS	SCALE AS SHOWN @ A2
		DRAWN	DC
		CHKD	DC
		ISSUE	
		ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029	
		MINATED ARCHITECT: DY MARLOW ARB #9597	
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