

PROPOSED DWELLING

11 HILL TOP ROAD,

AVALON

DRAWING LIST

- A00 COVER SHEET
- A01 SITE PLAN
- A02 GROUND FLOOR PLAN
- A03 LEVEL 1 FLOOR PLAN
- A04 LEVEL 2 FLOOR PLAN
- A05 ELEVATIONS SHEET 1
- A06 ELEVATIONS SHEET 2
- A07 SECTIONS SHEET 1
- A08 SECTIONS SHEET 2
- A09 SOIL & WATER MANAGEMENT PLAN
- A10 LANDSCAPING PLAN
- A11 SHADOW DIAGRAMS
- A20 POOL PLAN & SECTION
- A25 BASIX COMMITMENTS

Plot Date: 15/1/2021 9:56:39 PM Office: AURAU Filename: D:\ASH\PERSONAL\ASH-P\PHIL-B\AVBEACH-HILL\TOP\A00-HTA.DWG

P.A.BYRNE
CONSTRUCTIONS

SIOBHAN & SHAWN
TRANTER

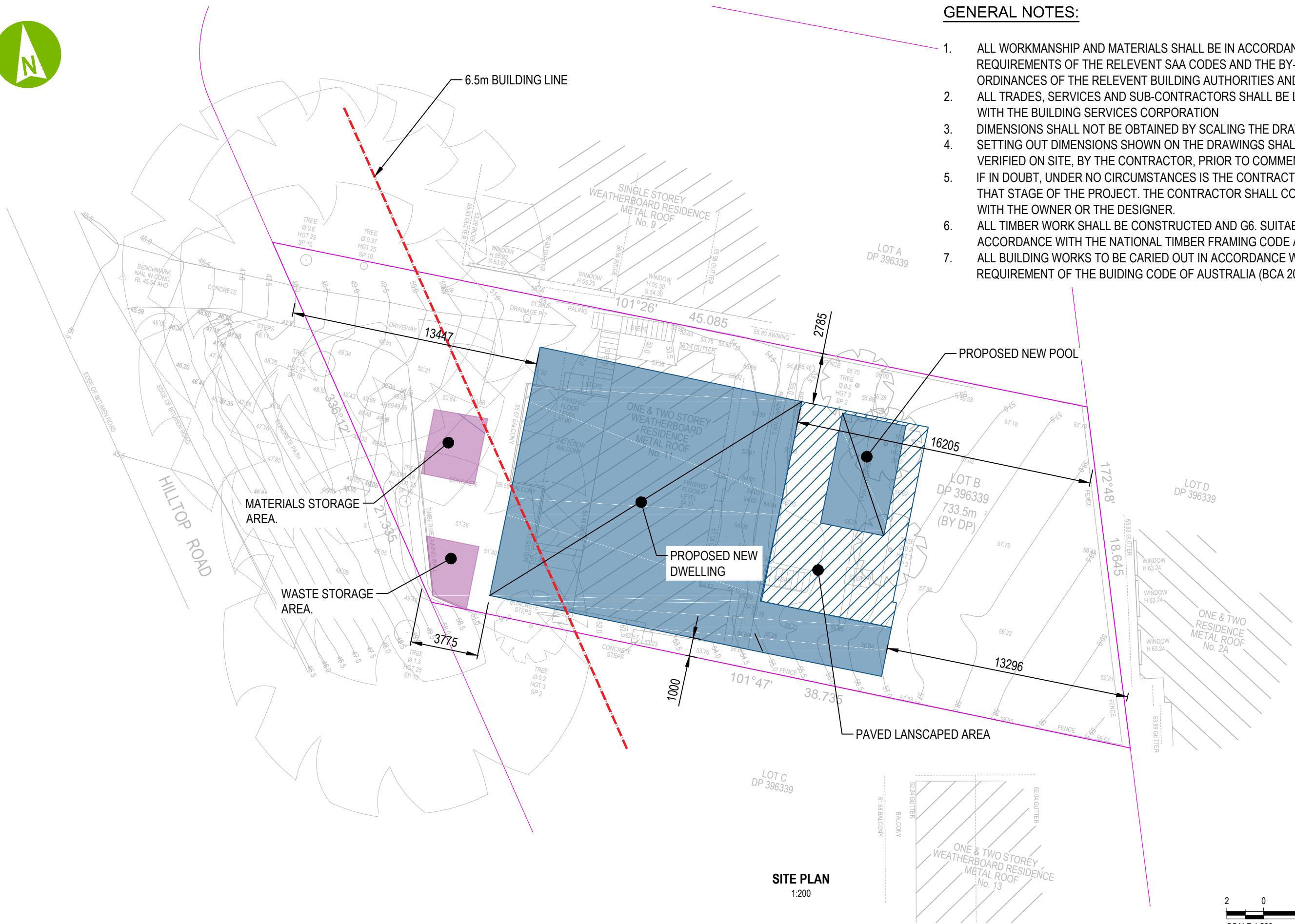
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			DRAWN				APPROVED		DATE		TITLE
			ARTS								
			DESIGNED								
			CHECKED								

PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
COVER SHEET



GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES AND THE LOCAL COUNCIL.
2. ALL TRADES, SERVICES AND SUB-CONTRACTORS SHALL BE LICENSED CURRENTLY WITH THE BUILDING SERVICES CORPORATION
3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS
4. SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED AND VERIFIED ON SITE, BY THE CONTRACTOR, PRIOR TO COMMENCEMENT OF WORK.
5. IF IN DOUBT, UNDER NO CIRCUMSTANCES IS THE CONTRACTOR TO COMMENCE THAT STAGE OF THE PROJECT. THE CONTRACTOR SHALL CONFIRM THE DESIGN WITH THE OWNER OR THE DESIGNER.
6. ALL TIMBER WORK SHALL BE CONSTRUCTED AND G6. SUITABLY BRACED IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684 - 1992
7. ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENT OF THE BUILDING CODE OF AUSTRALIA (BCA 2019)



SITE PLAN
1:200



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CONSTRUCTIONS**

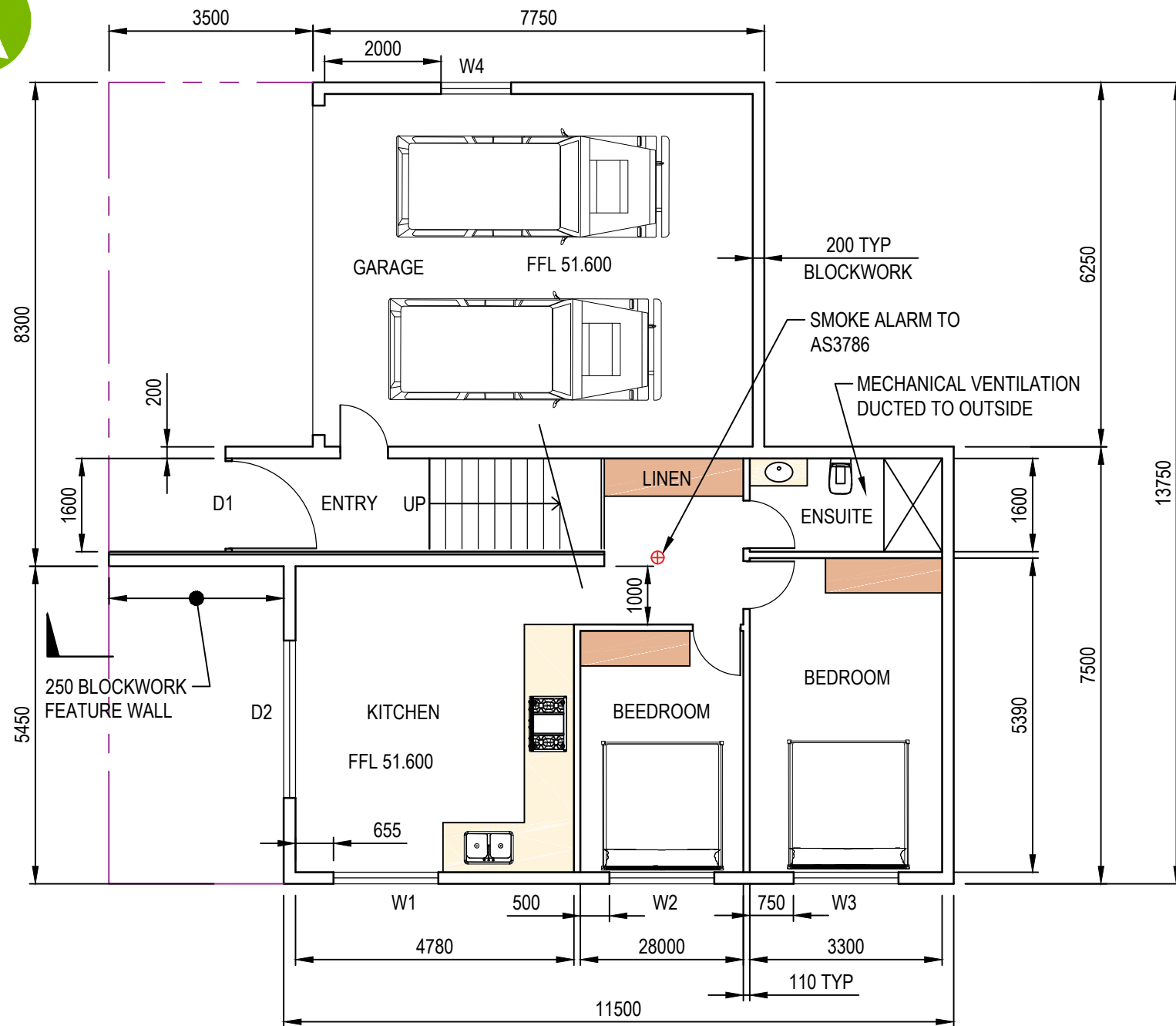
**SIOBHAN & SHAWN
TRANter**

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					DESIGNED			TITLE
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**PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
SITE PLAN
SITE PLAN & NOTES**

DRAWING No. **PB** PROJECT No. **PB** NUMBER **A01** REV **A**

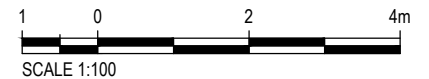
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GROUND FLOOR PLAN (GRANNY FLAT LEVEL)
1:200



WINDOW & DOOR SCHEDULE		
TAG	WIDTHxHEIGHT	COMMENTS
D1	1600x2200	ENTRANCE, TIMBER
D2	2700x2200	SLIDING, ALUMINIUM
D3	GARAGE DOOR	
D4	6000x2400	BIFOLD, ALUMINIUM
D5	4800x2400	BIFOLD, ALUMINIUM
W1	1800x1000	SLIDING, ALUMINIUM
W2	1800x1000	SLIDING, ALUMINIUM
W3	1800x1000	SLIDING, ALUMINIUM
W4	1200x600	SLIDING, ALUMINIUM
W5	1800x1000	SLIDING, ALUMINIUM
W6	4500x1000	SLIDING, ALUMINIUM
W7	2200x600	SLIDING, ALUMINIUM
W8	2200x600	SLIDING, ALUMINIUM
W9	1800x600	SLIDING, ALUMINIUM
W10	1800x600	SLIDING, ALUMINIUM
W11	3300x1400	600 LOUVRE, FIXED, 600 LOUVRE
W12	1800x1400	FIXED +600 LOUVRE RHS, OPAQUE
W13	3600x1400	600 LOUVRE, FIXED, 600 LOUVRE
W14	2200x1000	SLIDING, ALUMINIUM
W15	2200x1000	SLIDING, ALUMINIUM
W16	2200x1000	SLIDING, ALUMINIUM
W17	1800x600	SLIDING, ALUMINIUM
W18	900x600	LOUVRE, OPAQUE
W19	1800x600	SLIDING, ALUMINIUM
W20	1800x1000	SLIDING, ALUMINIUM
W21	4500x1600	BIFOLD, ALUMINIUM



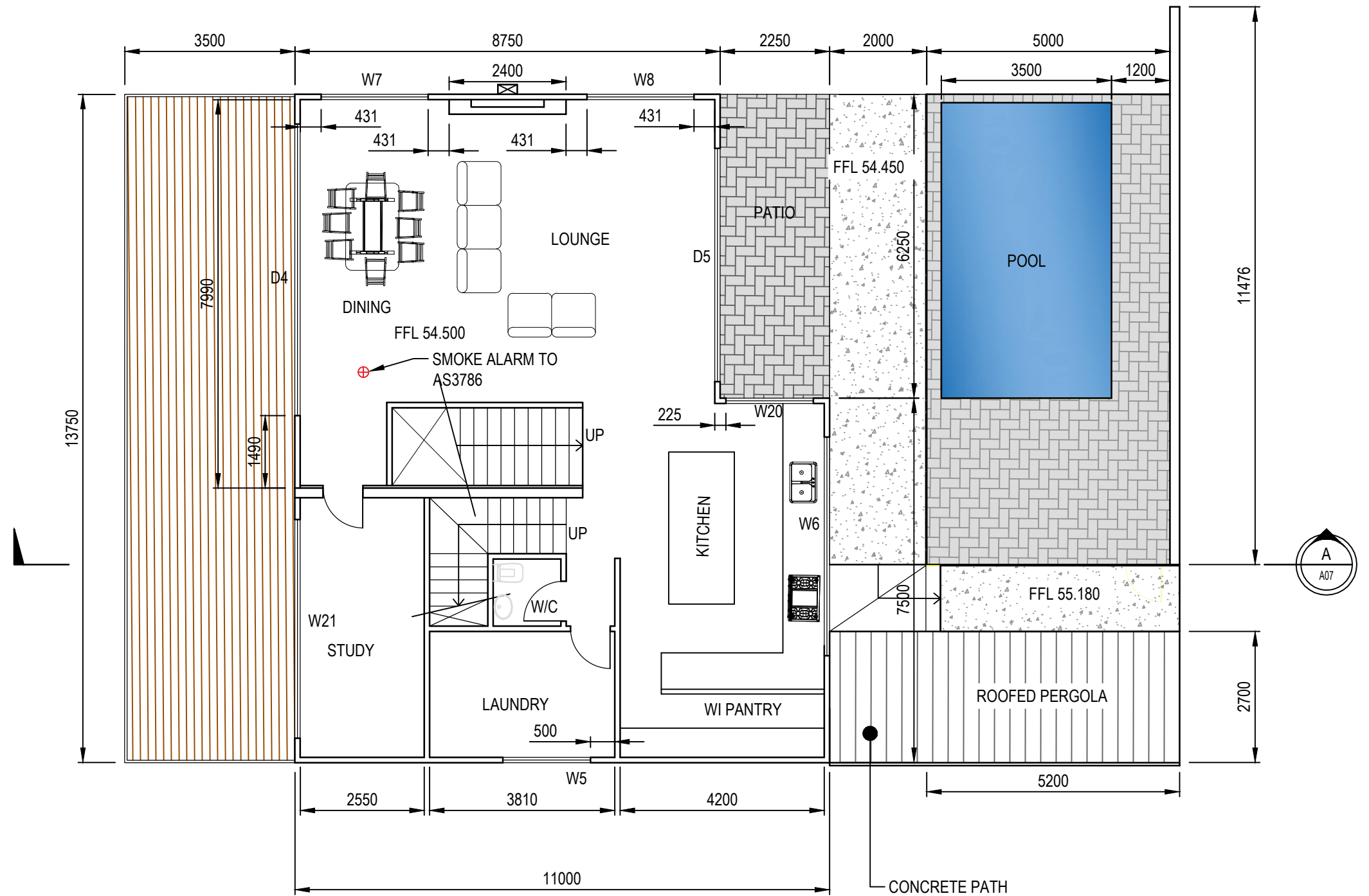
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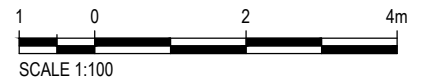
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							DATE	
								TITLE

PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
GROUND FLOOR PLAN

DRAWING No. HT PROJECT No. HT NUMBER A02 REV A



LEVEL 1 FLOOR PLAN
1:200



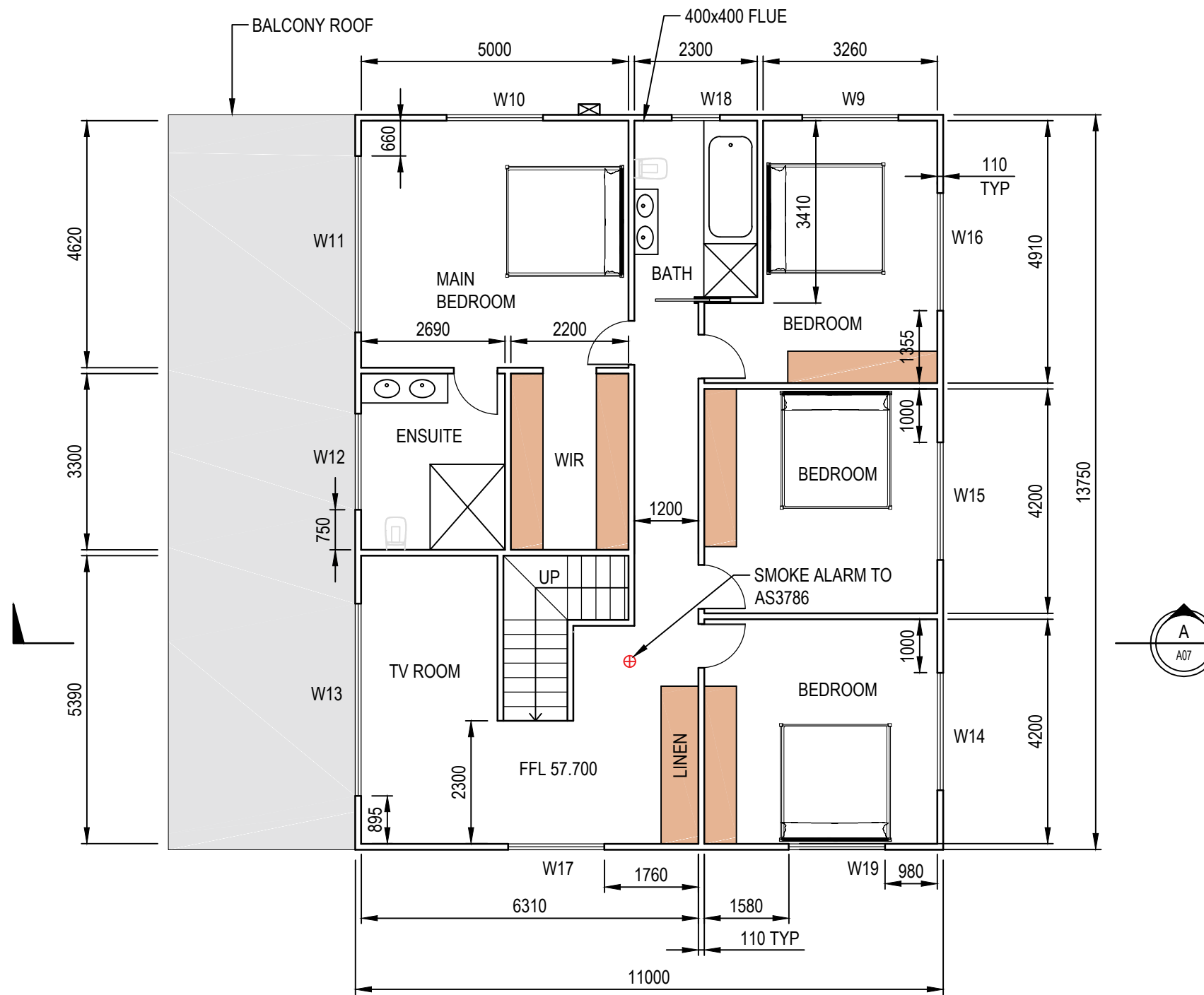
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CONSTRUCTIONS

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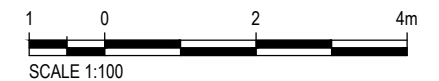
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					DESIGNED			
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PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
LEVEL 1 FLOOR PLAN

DRAWING No.	PROJECT No.	NUMBER	REV
HT		A03	A



LEVEL 2 FLOOR PLAN
1:200



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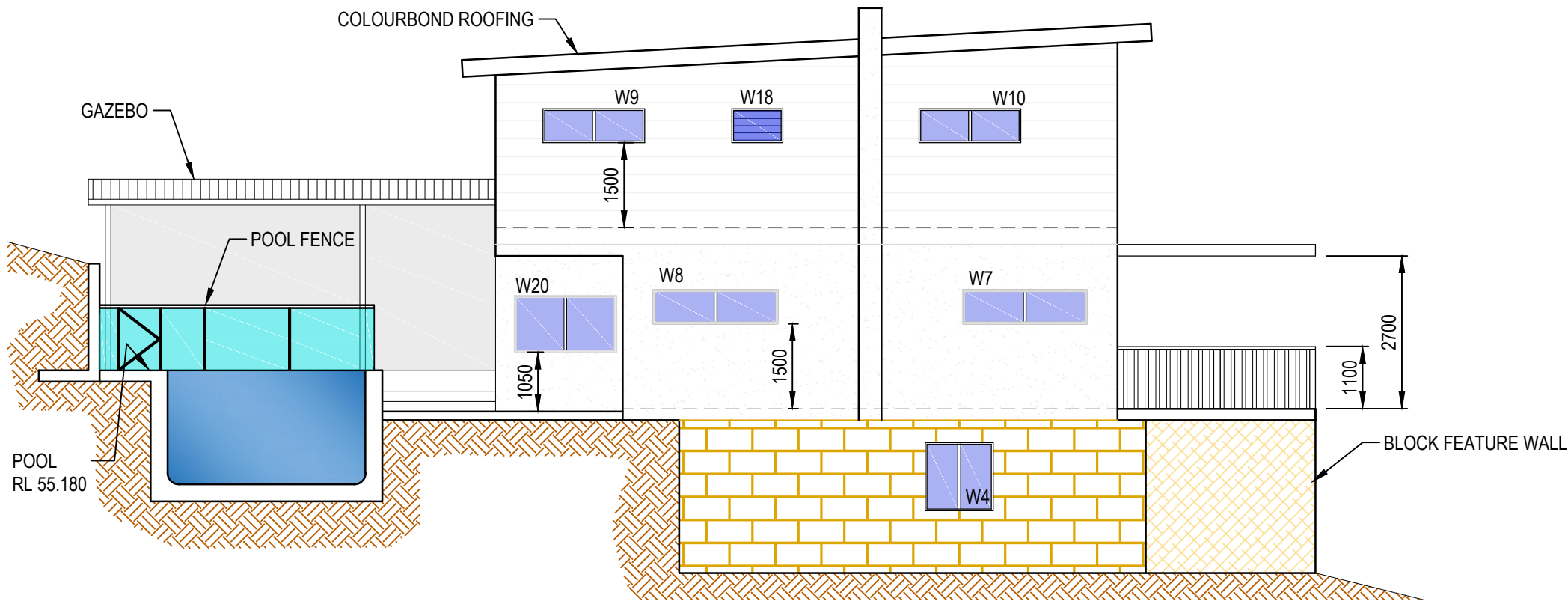
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PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
LEVEL 2 FLOOR PLAN

DRAWING No.	PROJECT No.	NUMBER	REV
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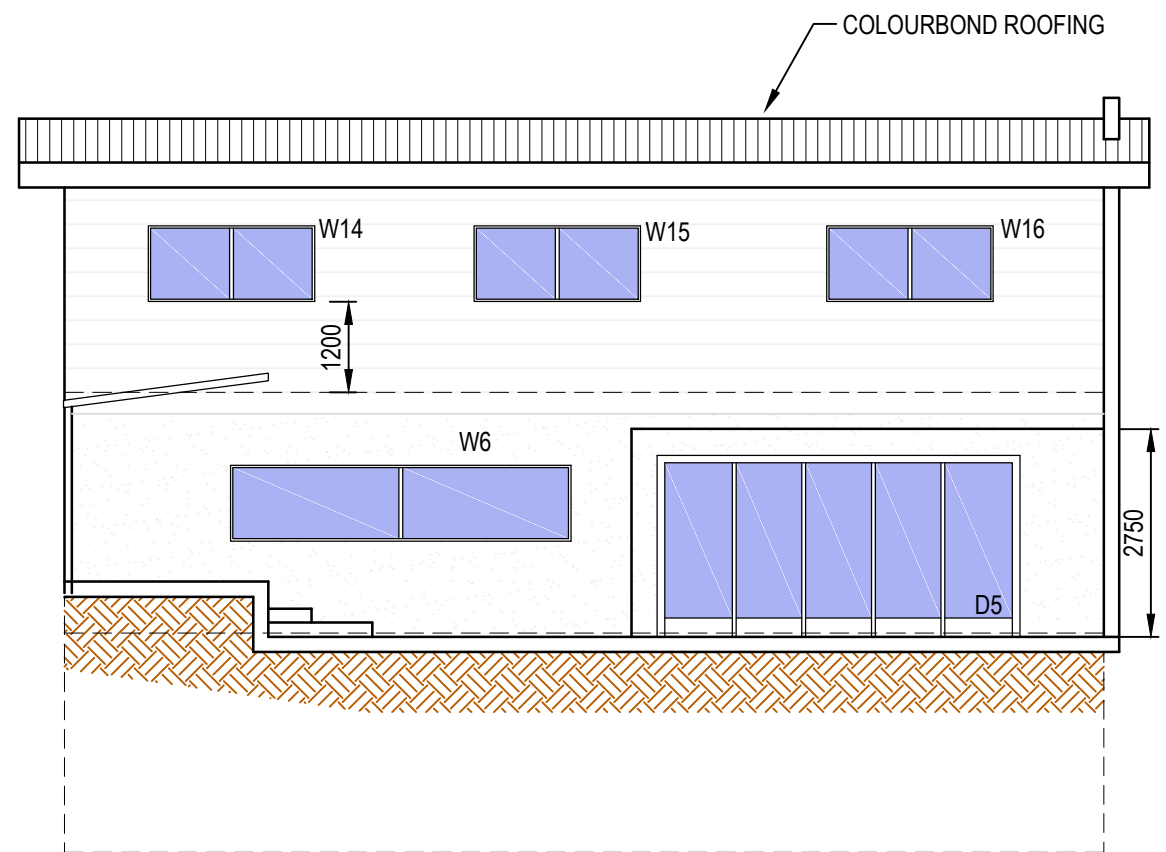
NORTHERN ELEVATION
1:100

RL61.30

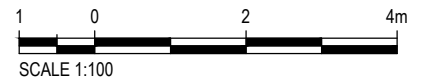
RL57.70

RL54.50

RL51.60



EASTERN ELEVATION
1:100



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CONSTRUCTIONS

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TRANTER

CLIENT

REV	DATE	REVISION DETAILS
A	14.12.2020	FINAL DESIGN

APPROVED

SCALE

AS SHOWN

SIZE

A3

FINAL DESIGN

PROJECT

APPROVED

DATE

TITLE

DRAWN

ARTS

DESIGNED

CHECKED

PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
ELEVATIONS
SHEET 1

DRAWING No. HT

PROJECT No.

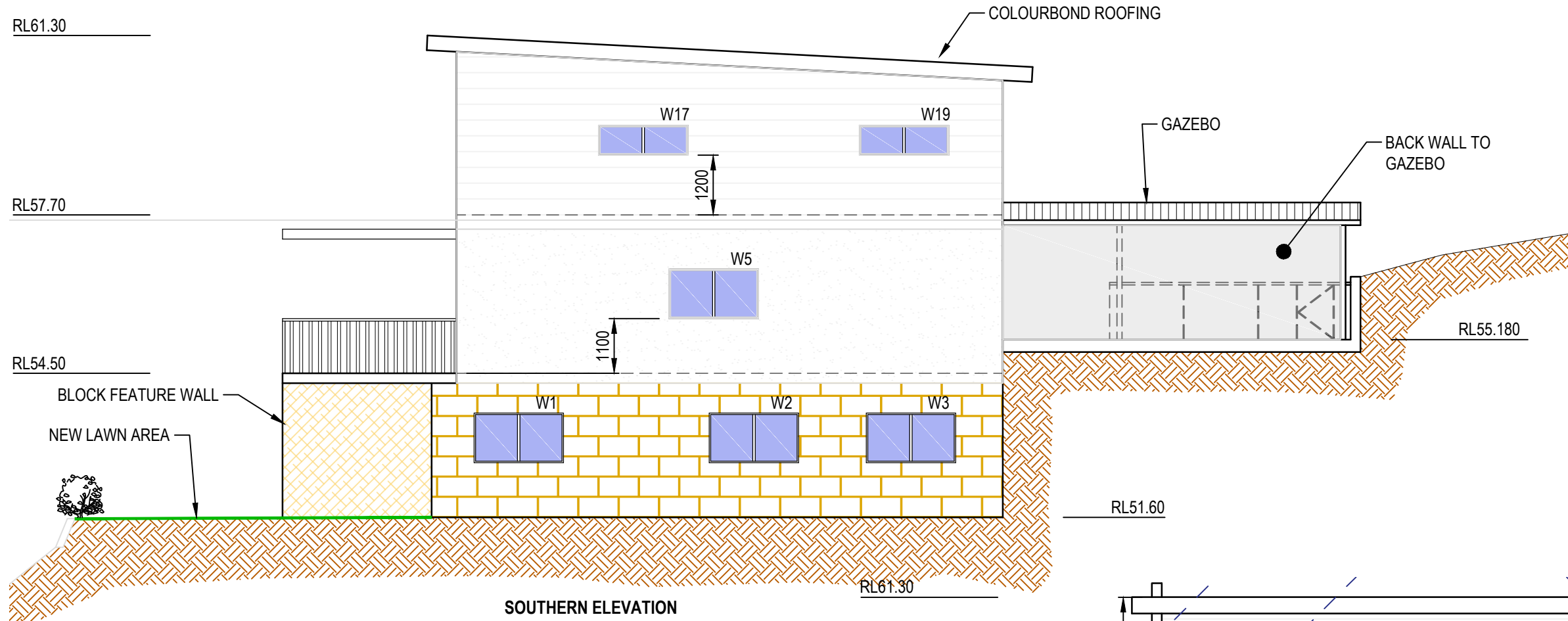
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A05

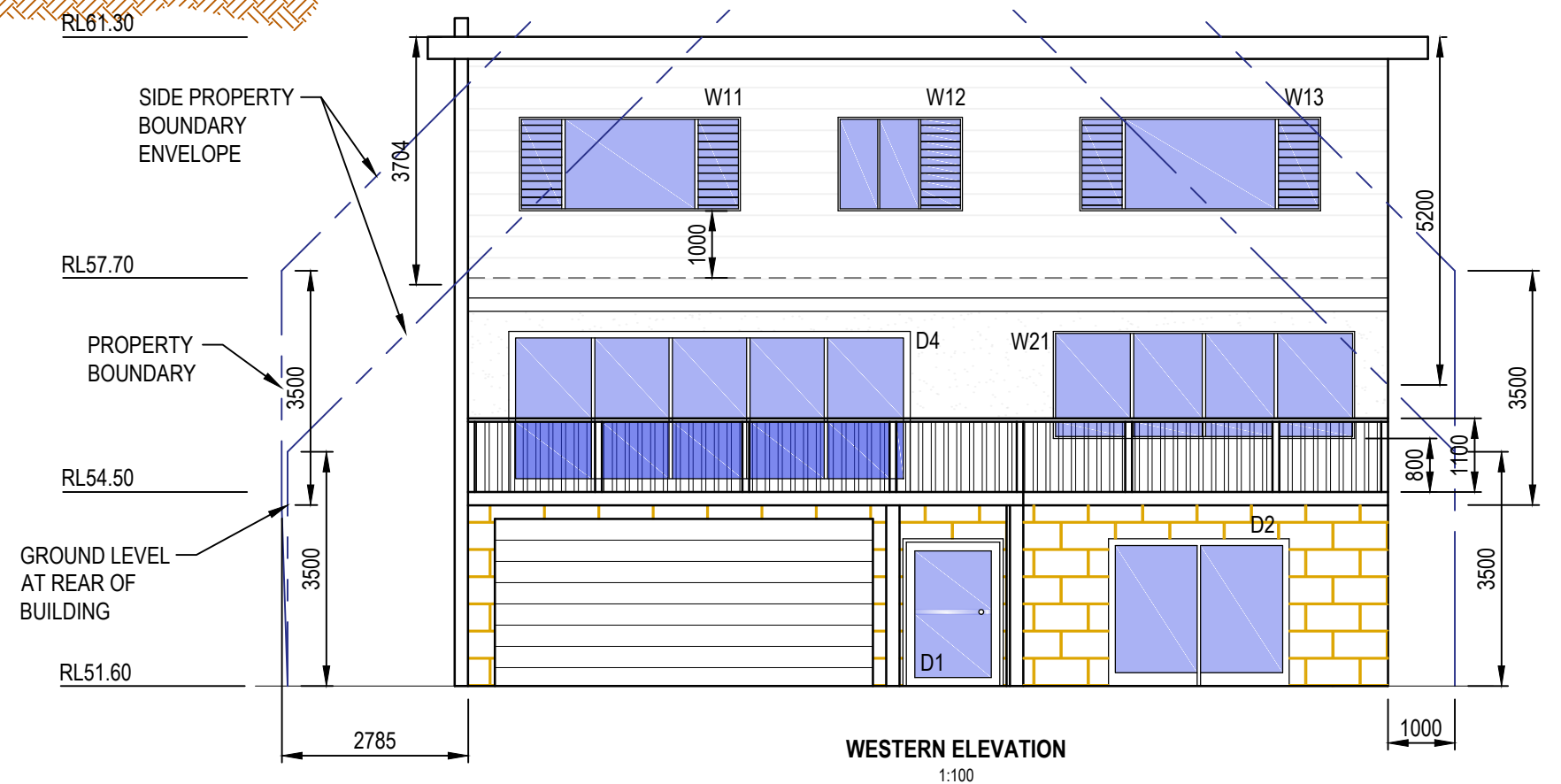
REV

A

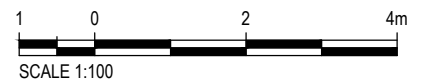
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SOUTHERN ELEVATION
1:100



WESTERN ELEVATION
1:100



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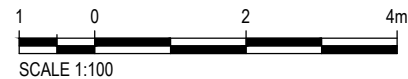
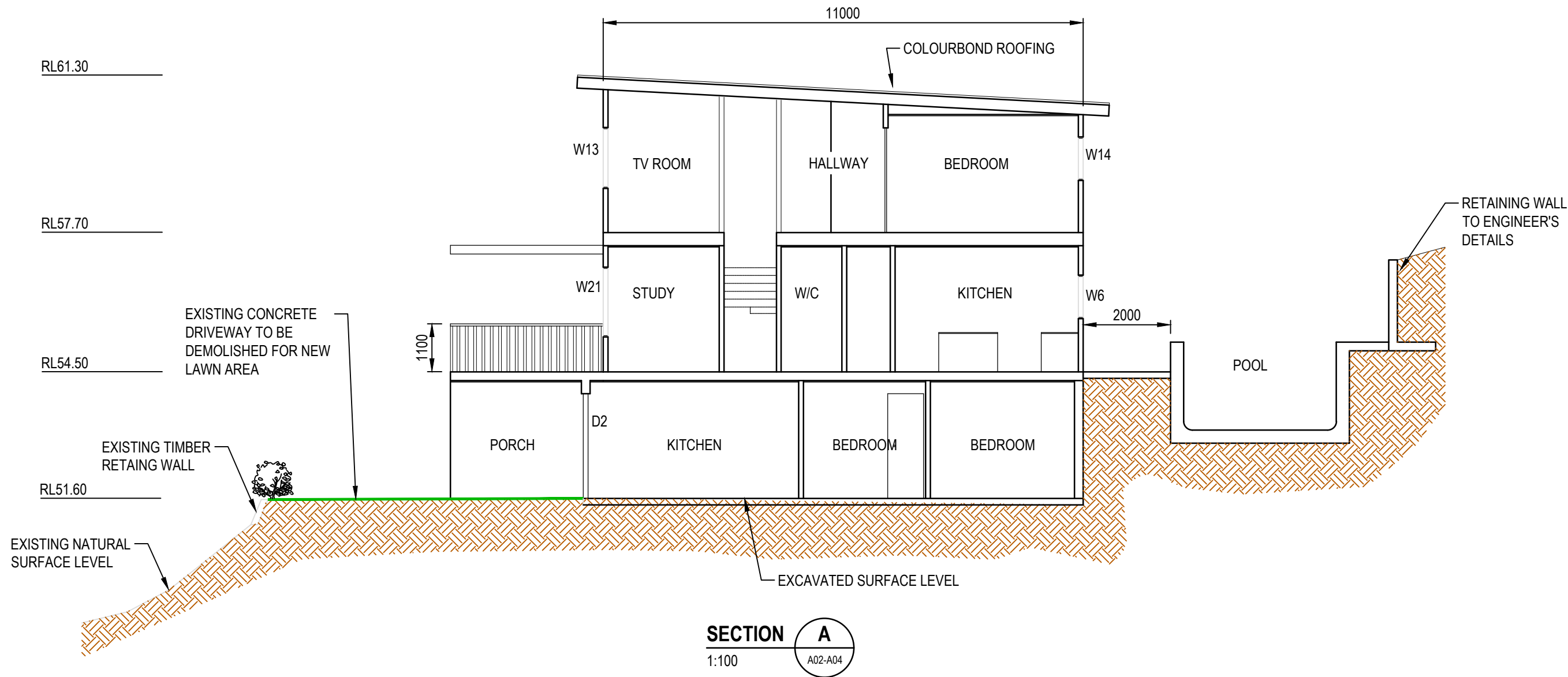
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TRANter

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PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
ELEVATIONS
SHEET 2

DRAWING No.	PROJECT No.	NUMBER	REV
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Plot Date: 15/11/2021 9:57:07 PM Office: AURAU Filename: D:\ASH\PERSONAL\ASH-P\PHIL-BAYBEACH-HILL\TOP\A07-HTA.DWG



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CONSTRUCTIONS

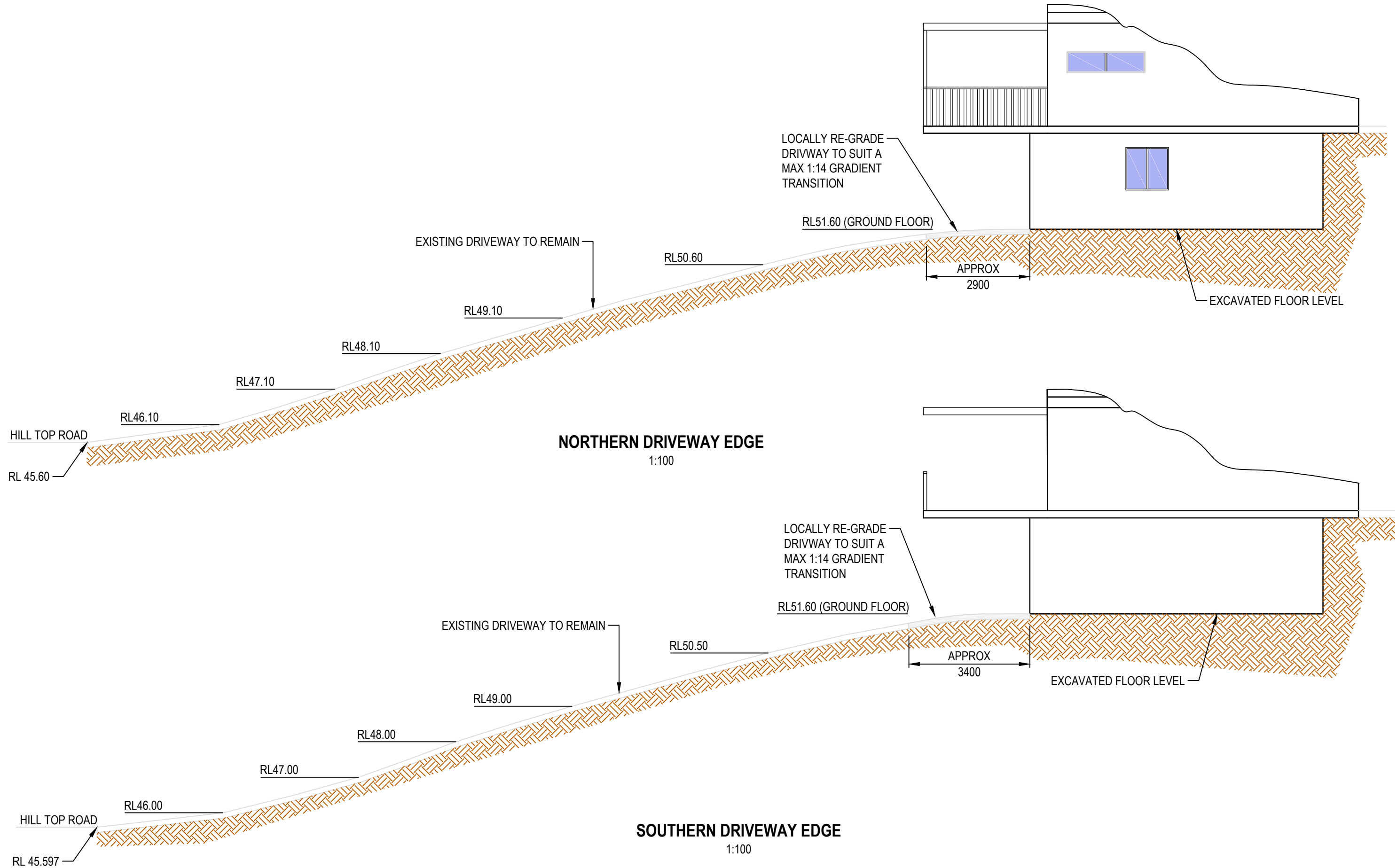
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PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
SECTIONS
SHEET 1

DRAWING No.	PROJECT No.	NUMBER	REV
HT	HT	A07	- A

Plot Date: 15/1/2021 9:57:11 PM Office: AURAU Filename: D:\ASH\PERSONAL\ASH-P\PHIL-B\AVBEACH-HILL\TOP\A08-HTA.DWG



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CONSTRUCTIONS

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TRANter

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PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
SECTIONS
SHEET 2

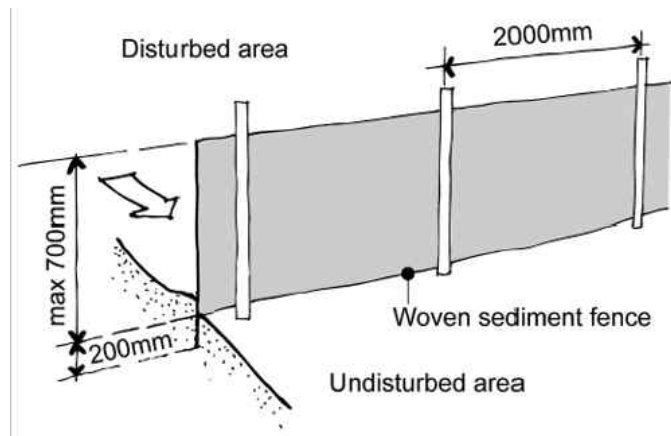
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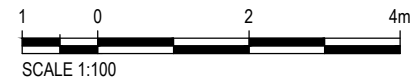
EROSION AND SEDIMENT CONTROL
FENCE

EROSION AND SEDIMENT CONTROL
FENCE

PLAN
1:200



TYPICAL SEDIMENT FENCE DETAIL
NTS



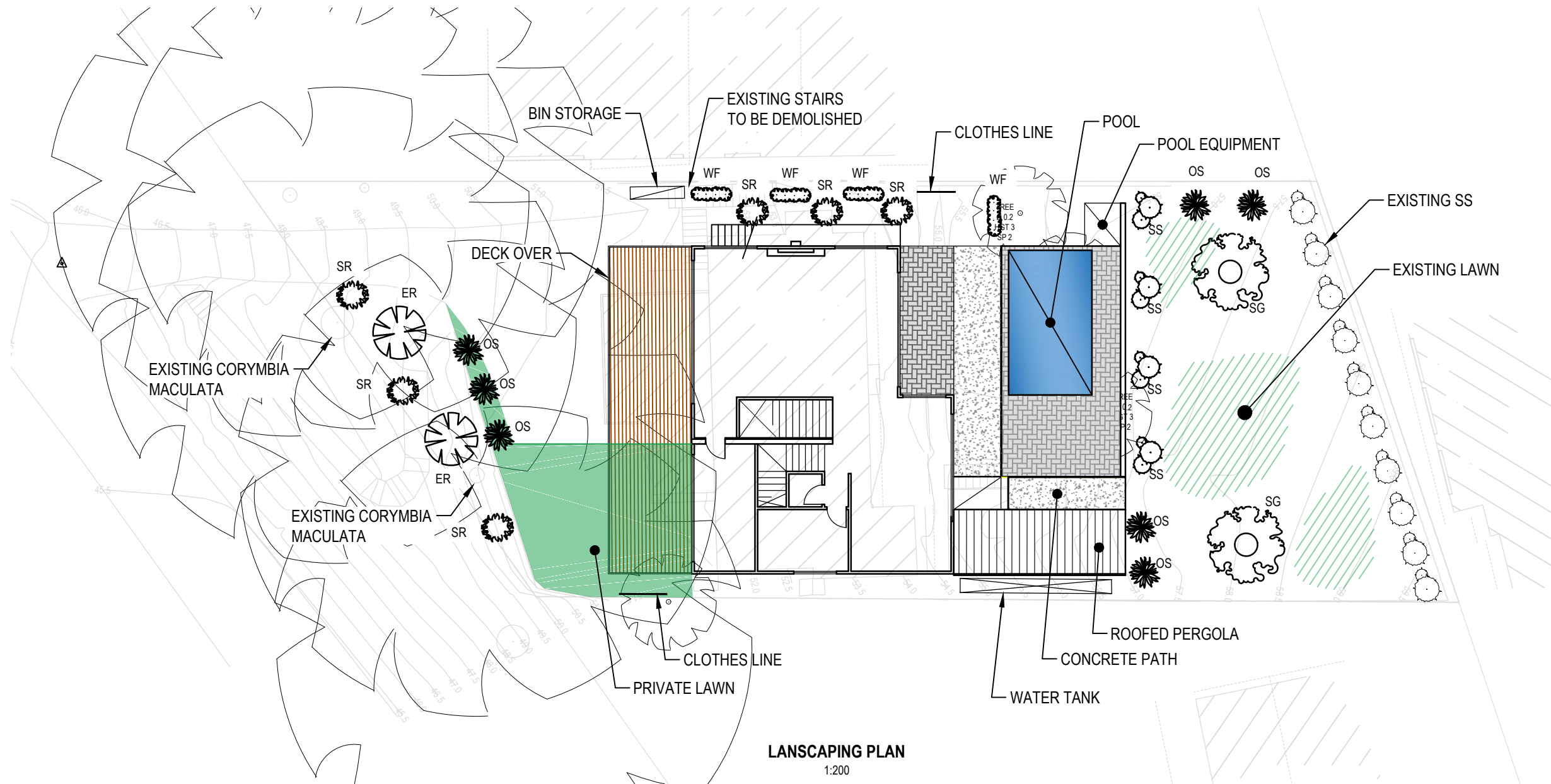
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CONSTRUCTIONS

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TRANter

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					DESIGNED			TITLE
					CHECKED			

PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
SOIL & WATER MANAGEMENT PLAN

DRAWING No.	PROJECT No.	NUMBER	REV
HT	HT	A09	- A

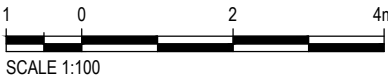


LANSCAPING PLAN
1:200

VEGETATION LEGEND

-  OPLISMENUR SP (OS)
-  SCAEVOLA RAMOSISSIMA (SR)
-  SYZYGIIUM SMITHII (SS) 200 POT SIZE
-  ELAEOCARPUS RETICULATUS (ER) 300 POT SIZE
-  CORYMBIA MACULATA (SG) 52 LITRE POT
-  WESTRINGIA FRUTICOSA (WF) 200 POT SIZE

LAND USAGE	
SITE AREA	733.5m ²
EXISTING HARD SURFACE AREA	333.86m ²
PROPOSED NEW HARD SURFACE	
HOUSE:	151.25m ²
FRONT BALCONY:	48.12m ²
POOL	21.87m ²
OUTDOOR POOL SURROUNDS & ROOFED PERGOLA:	74.37m ²
DRIVEWAY:	58.23m ²
TOTAL:	353.85m ²
PROPOSED NEW SITE COVERAGE:	48.2%



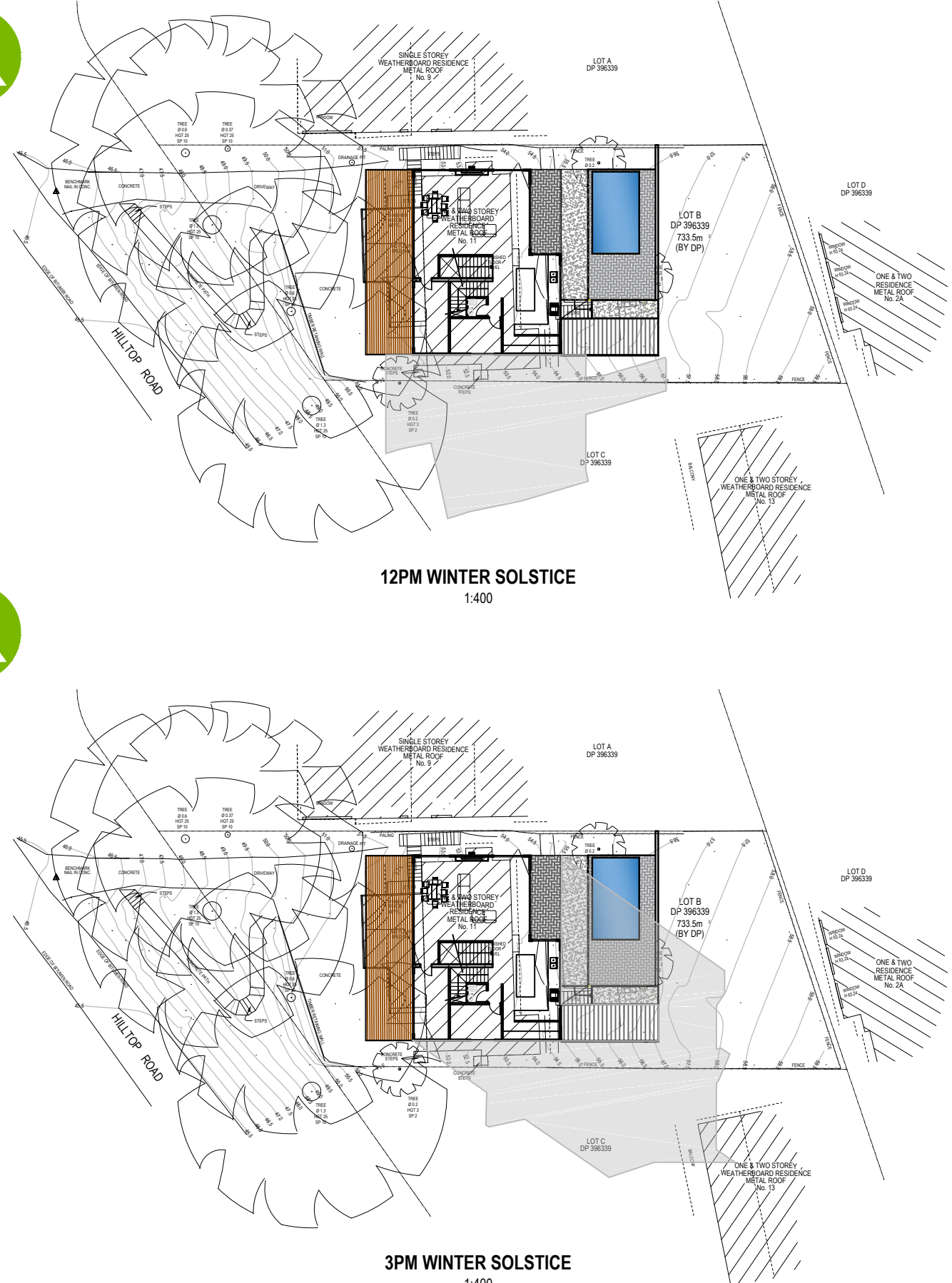
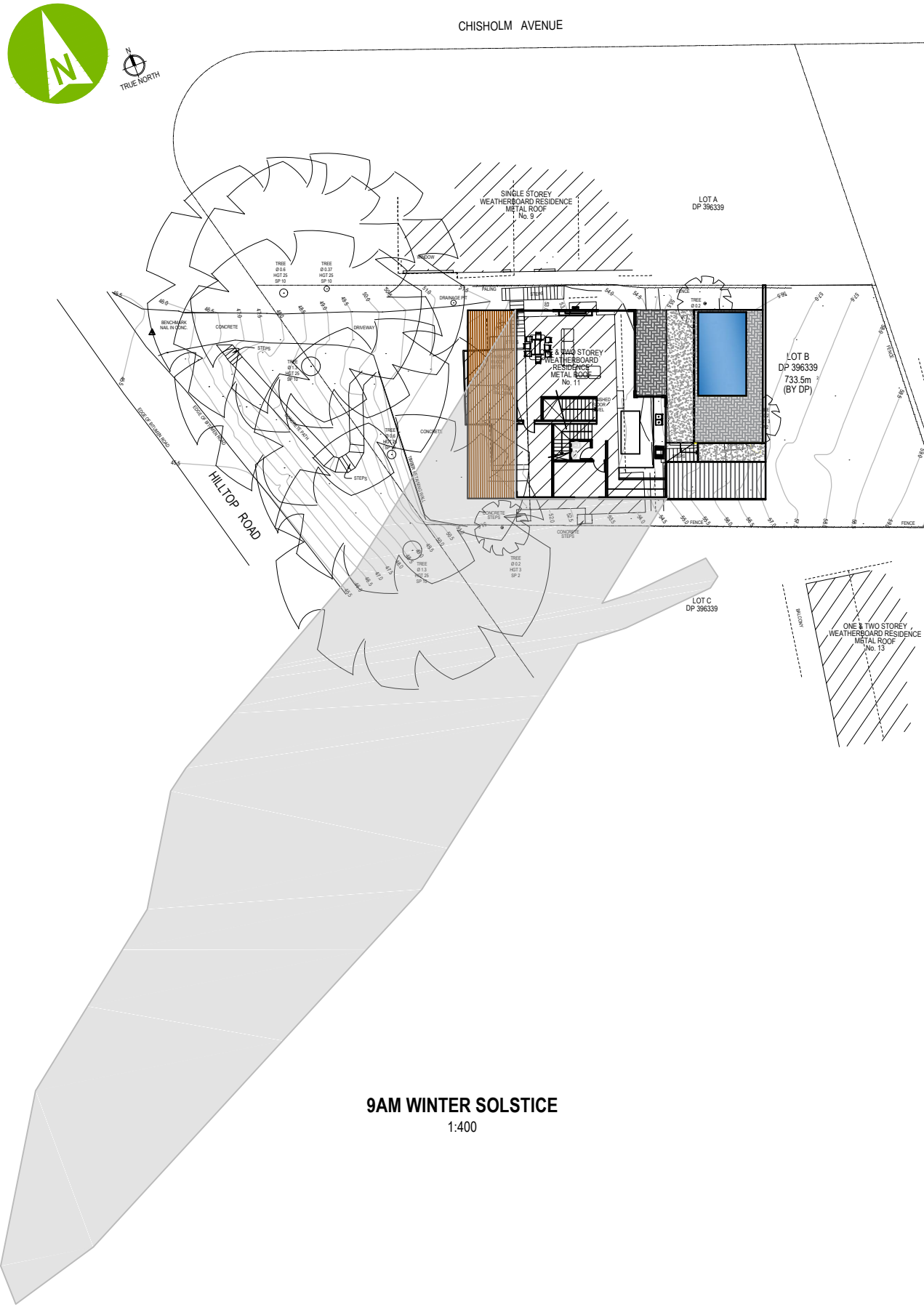
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CONSTRUCTIONS

SIOBHAN & SHAWN
TRANTER

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PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
LANDSCAPING PLAN

Plot Date: 15/11/2021 9:57:24 PM Office: AURAU Filename: D:\ASH\PERSONAL\ASH-P\PHIL-BAYBEACH-HILLTOP\A11-HTA.DWG



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CONSTRUCTIONS

SIOBHAN & SHAWN
TRANter

CLIENT	REV	DATE	REVISION DETAILS
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APPROVED

SCALE
AS SHOWN

SIZE
A3

FINAL DESIGN

PROJECT

DRAWN
ARTS
DESIGNED

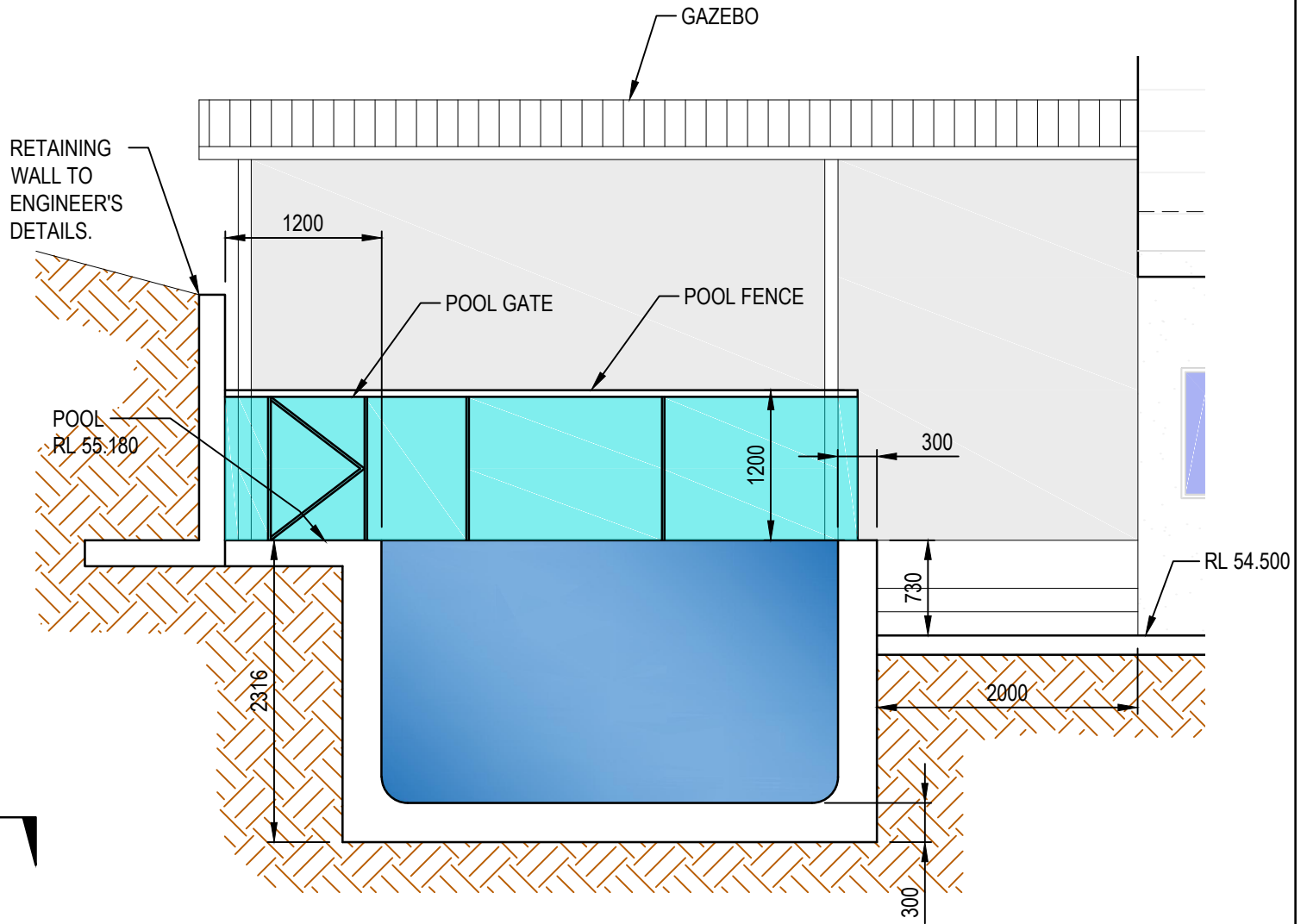
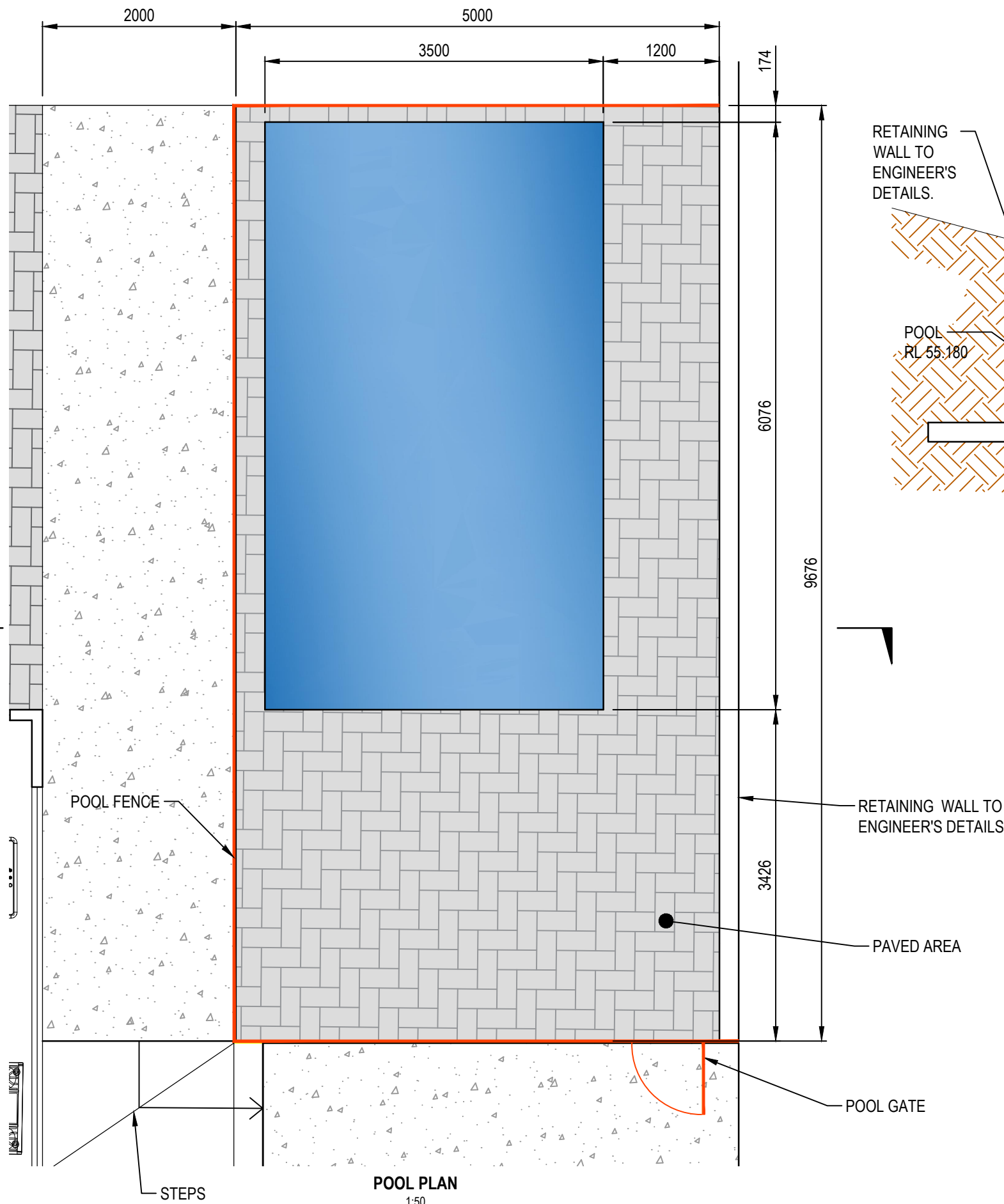
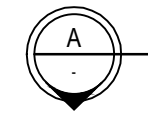
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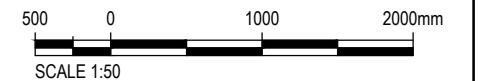
PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
SHADOW DIAGRAMS

DRAWING No.	PROJECT No.	NUMBER	REV
HT		A11	- A



SECTION A
1:50

- NOTES:
1. REFER DRG A01 FOR GENERAL NOTES
 2. POOL FENCING TO COMPLY WITH AUSTRALIAN STANDARDS 1926.1 - 2012.
 3. GLASS BALUSTRADING TO COMPLY WITH AUSTRALIAN STANDARDS 1288-2006 SECTION 7.
 4. POOL FILTER TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS 1926 (2012) & SWIMMING POOLS ACT 1992.



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TRANter

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PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
POOL PLAN & SECTION

DRAWING No. HT PROJECT No. HT NUMBER A20 REV - A