

General Notes

- G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH DURING THE COURSE OF THE PROJECT. ANY DISCREPANCIES ARE TO BE REFERRED TO THE PRINCIPAL FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- G2. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE FABRICATION WORK SHALL BE VERIFIED BY THE BUILDER BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
- G3. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- G4. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.
- G5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL LEVELS ARE EXPRESSED IN METRES.
- G6. FLASHINGS AND DAMPROOF COURSE TO BE PLACED IN ACCORDANCE WITH GOOD BUILDING PRINCIPLES WHETHER SHOWN ON THE DETAILS OR NOT.
- G7. THIS DRAWING TO BE READ IN CONJUNCTION WITH HIA GENERAL HOUSING SPECIFICATION.
- F1. UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH AS 2870.
- F2. TERMITE TREATMENT SHALL BE IN ACCORDANCE WITH AS 3660.1
- F3. THE UNDERFLOOR VAPOUR BARRIER SHALL BE IN ACCORDANCE WITH AS 2870
- F4. REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH AS 3600, AS 2870 AND THE ENGINEERS RECOMMENDATIONS.
- F5. STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH AS 3600. PRE MIXED CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1379.
- F6. PROVIDE ADEQUATE CROSS FLOOR VENTILATION TO THE SPACE UNDER SUSPENDED GROUND FLOOR.
- F7. ALL SLABS SHALL BE CURED IN ACCORDANCE WITH AS 3600.

Foundations

Masonry

- M1. ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS/NZS 4455, AS/NZS 4456 AND AS 3700.
- M2. CONCRETE BLOCKS ARE TO BE IN ACCORDANCE WITH AS 2733.
- M3. ALL DAMP PROOF COURSES SHALL COMPLY WITH AS 3700 AND AS 2904.
- M4. CAVITY VENTILATION WEEP HOLES SHALL BE IN ACCORDANCE WITH AS 3700.
- M5. MORTAR SHALL COMPLY WITH AS 3700. JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH AS 3700.
- M6. ALL WALL TIES SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2699 AND BE INSTALLED IN ACCORDANCE WITH AS 3700.

Timber Framing

- T1. ALL TIMBER FRAMEWORK SHALL COMPLY WITH AS 1684.
- T2. ROOF FRAMING TO BE IN ACCORDANCE WITH AS 1684.
- T3. TIMBER ROOF TRUSSES TO MANUFACTURERS DETAILS AND SPECIFICATIONS.
- T4. TIMBER BRACING TO BE IN ACCORDANCE WITH AS 1684.

Tiling

- T1. CEMENT MORTAR AND OTHER ADHESIVES SHALL COMPLY WITH AS 3958.1
- T2. INSTALLATION OF TILES SHALL BE IN ACCORDANCE WITH AS 3958.

Claddings & Linings

- C1. THE LINING OF WET AREA WALLS SHALL BE CONSTRUCTED IN
- C2. ACCORDANCE WITH AS 3740.
- ALL INTERNAL WET AREAS AND BALCONIES OVER INHABITABLE ROOMS TO BE WATER PROOFED TO AS 3740.

Joinery

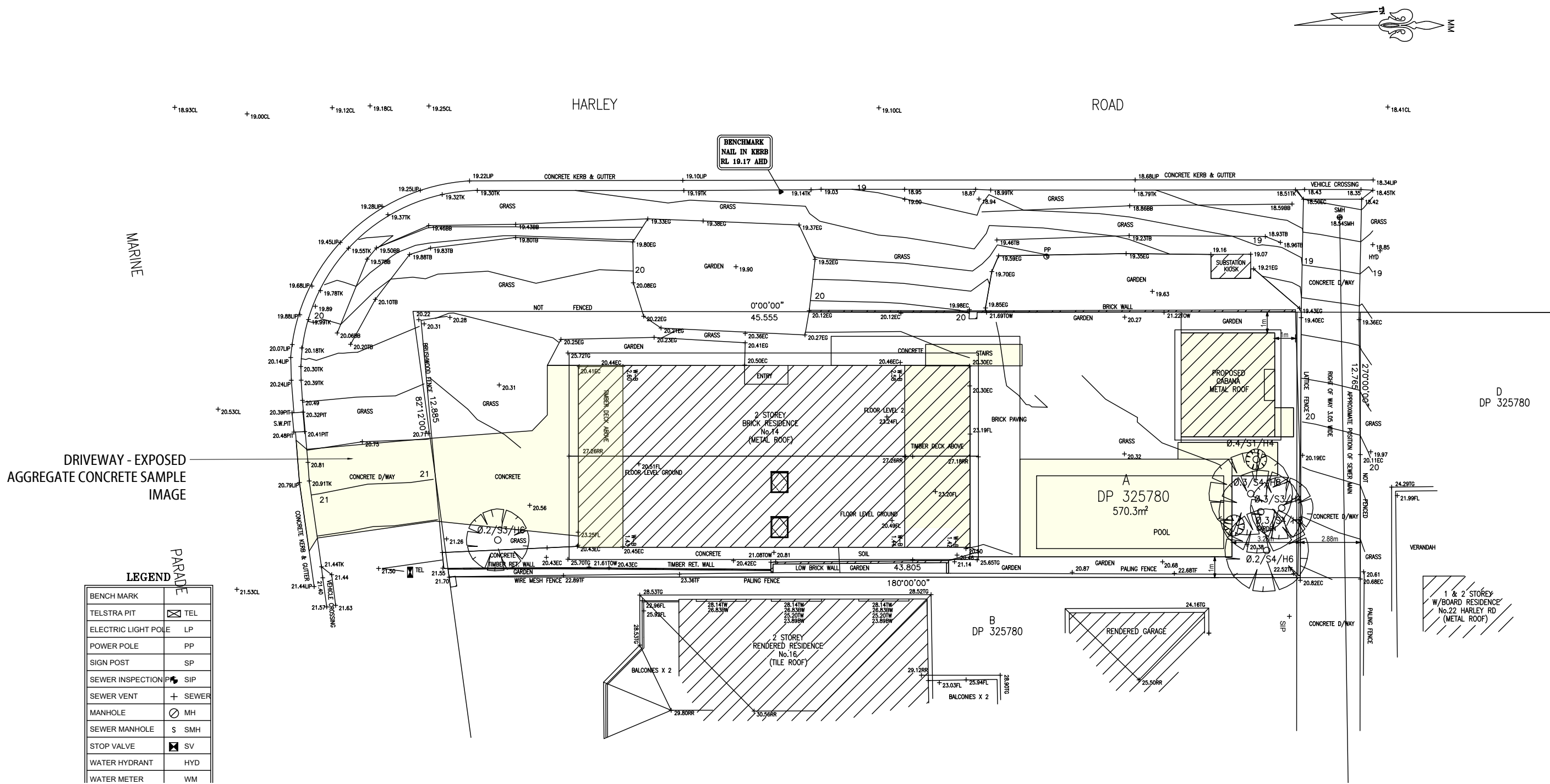
- J1. ALL INTERNAL AND EXTERNAL TIMBER DOOR AND DOOR SETS SHALL BE IN ACCORDANCE WITH AS 1909. TIMBER DOORS AND DOOR SETS SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2688 AND AS 2689.
- J2. ALL GLAZING SHALL COMPLY WITH AS 1288.

Steel Framing

ALL STEEL FRAMING INCLUDING FLOORS, WALLS AND ROOF FRAMING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND AS 3623.

Roofing

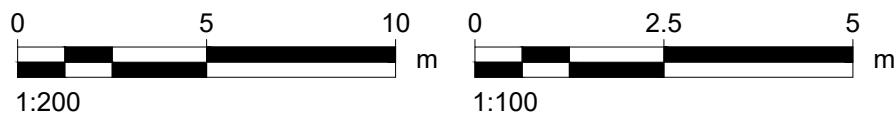
- R1. CONCRETE AND TERRACOTTA TILES SHALL COMPLY WITH AS 2049 AND BE INSTALLED IN ACCORDANCE WITH AS 2050.
- R2. METAL RAINWATER GOODS SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2179 AND INSTALLED IN ACCORDANCE WITH AS 2180.
- R3. SARKING TO COMPLY AND BE FIXED IN ACCORDANCE WITH AS/NZS 4200.1 & AS/NZS 4200.2.
- R4. WEATHERPROOFINGS AND FLASHINGS SHALL COMPLY WITH AS 2904, AS 1804 AND AS 3700.



LEGEND	
BENCH MARK	LM
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION	SIP
SEWER VENT	SV
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM

GENERAL NOTES

- BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
- CONNECT DP'S TO EXISTING STORMWATER SYSTEM.
- ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.



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

DA2021/0005

**ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS**

LEGEND:

- EXISTING BUILDING OUTLINE
- PROPOSED WORK

General Notes



THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE COPIED, USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF (DRAFTING HELP). ALL DIMENSIONS AND AREAS INDICATED ON DRAWINGS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY CONFIRMATION. THE DESIGN IS SUBJECT TO SURVEY APPROVALS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

Project ADDITIONS AND ALTERATIONS	Sheet
Date 23/11/2020	SP
Scale 1:200	

DP No. **325780**

LOT No. **A**

A	ISSUED FOR DA	XXXX
No.	Revision/Issue	Date

dh DRAFTING HELP
ARCHITECTURAL DRAFTING & DESIGN SERVICES
5/470 Sydney Rd
Belgowah, 2063 NSW
www.draftinghelp.com.au
02 87763474

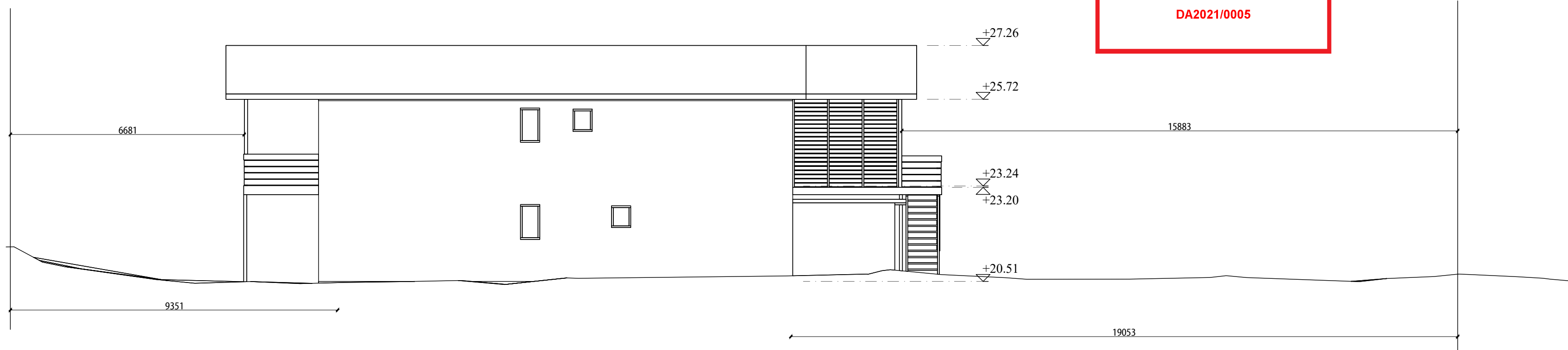
Project Name and Address

**MARIE MCLEOD
14 MARINE PARADE
AVALON BEACH
NSW 2107**

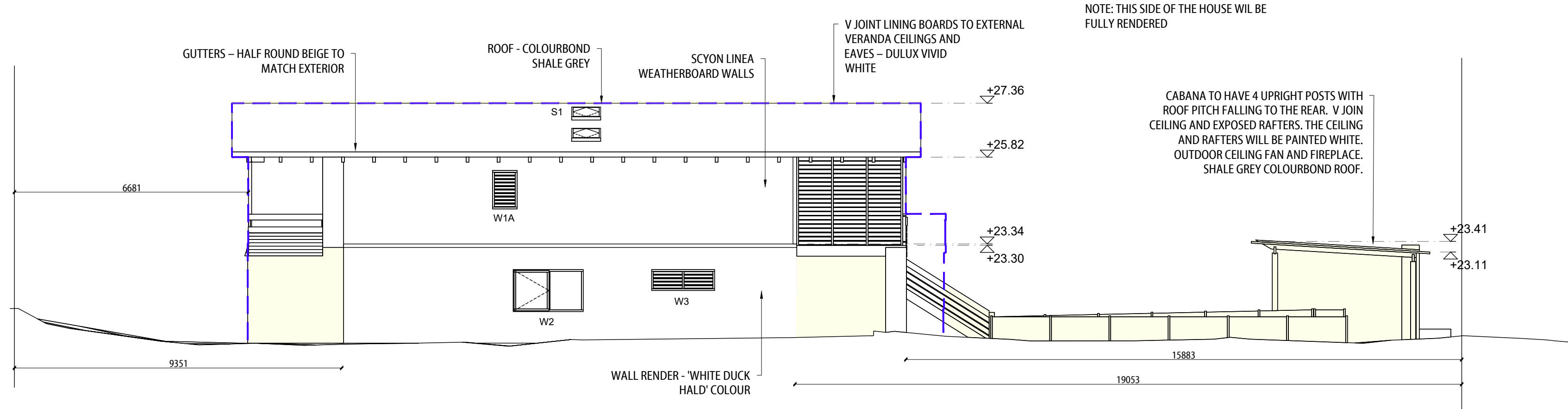


THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0005



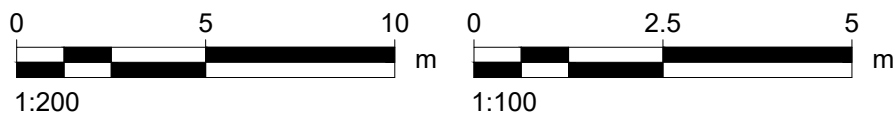
1 EAST ELEVATION – EXISTING
Scale 1:100



1 EAST ELEVATION – PROPOSED
Scale 1:100

GENERAL NOTES

- BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
- CONNECT DP'S TO EXISTING STORMWATER SYSTEM.
- ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

LEGEND:

EXISTING BUILDING OUTLINE

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:

EXISTING BUILDING OUTLINE

PROPOSED WORK

General Notes



THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE COPIED, USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF DRAFTING HELP. ALL DIMENSIONS AND AREAS INDICATED ON DRAWINGS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY CONFIRMATION. THE DESIGN IS SUBJECT TO AUTHORITY APPROVALS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

Project ADDITIONS AND ALTERATIONS	Sheet
Date 23/11/2020	4
Scale 1:100	

DP No. 325780

LOT No. A

A ISSUED FOR DA XXXX

No. Revision/Issue Date

dh DRAFTING HELP
ARCHITECTURAL DRAFTING & DESIGN SERVICES
51470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address
MARIE McLEOD
14 MARINE PARADE
AVALON BEACH
NSW 2107



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

DA2021/0005

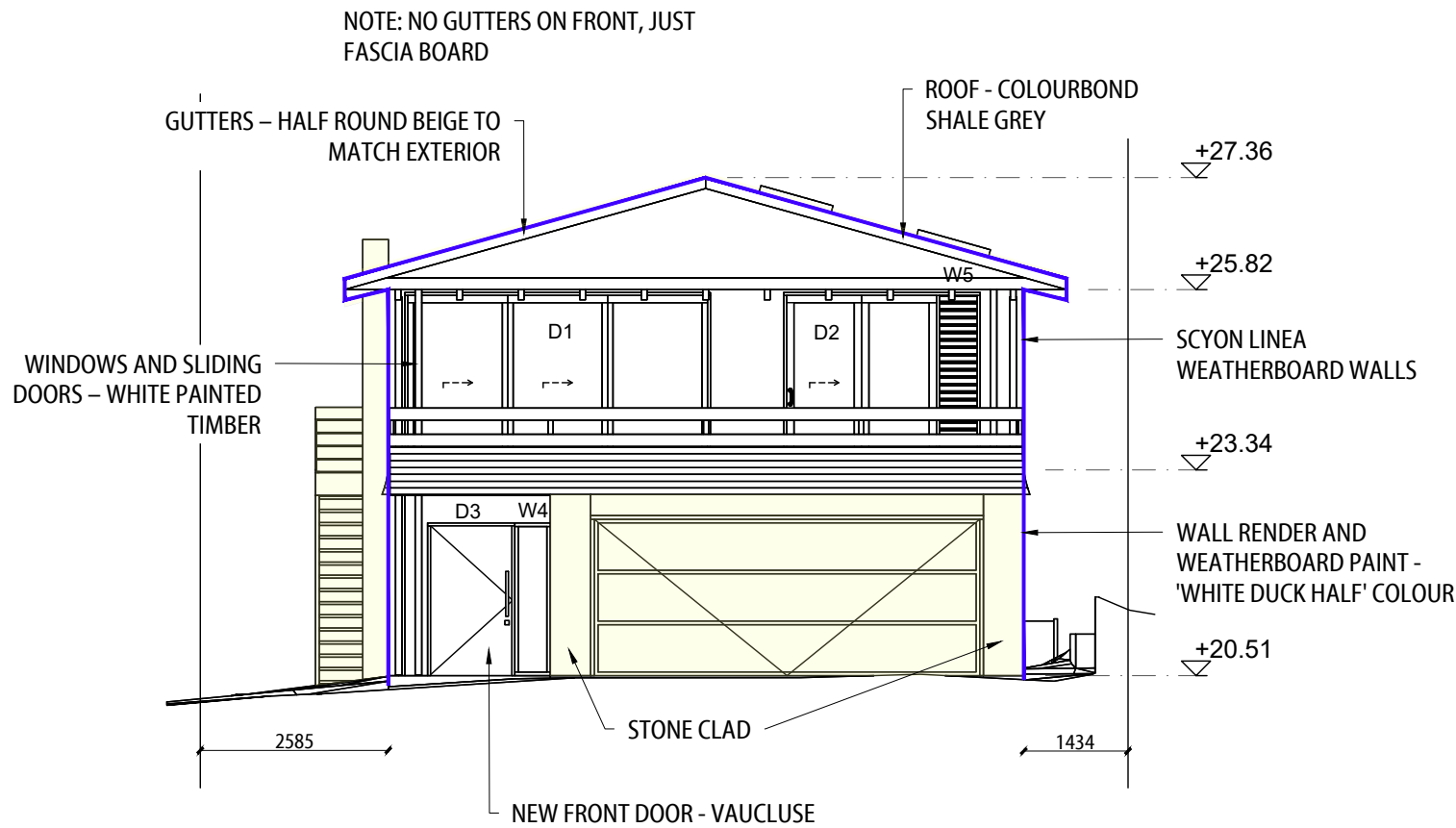
ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes



1 SOUTH ELEVATION – EXISTING
Scale 1:100



1 SOUTH ELEVATION – PROPOSED
Scale 1:100

GENERAL NOTES

- BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
- CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

LEGEND:

EXISTING BUILDING OUTLINE



THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE COPIED, USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF (DRAFTING HELP). ALL DIMENSIONS AND AREAS INDICATED ON DRAWINGS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY CONFIRMATION. THE DESIGN IS SUBJECT AUTHORITY APPROVALS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

Project AUDITS AND ALTERATIONS	Sheet
Date	5
23/11/2020	
Scale 1:100	

DP No. 325780

LOT No. A

A	ISSUED FOR DA	XXXX
No.	Revision/Issue	Date

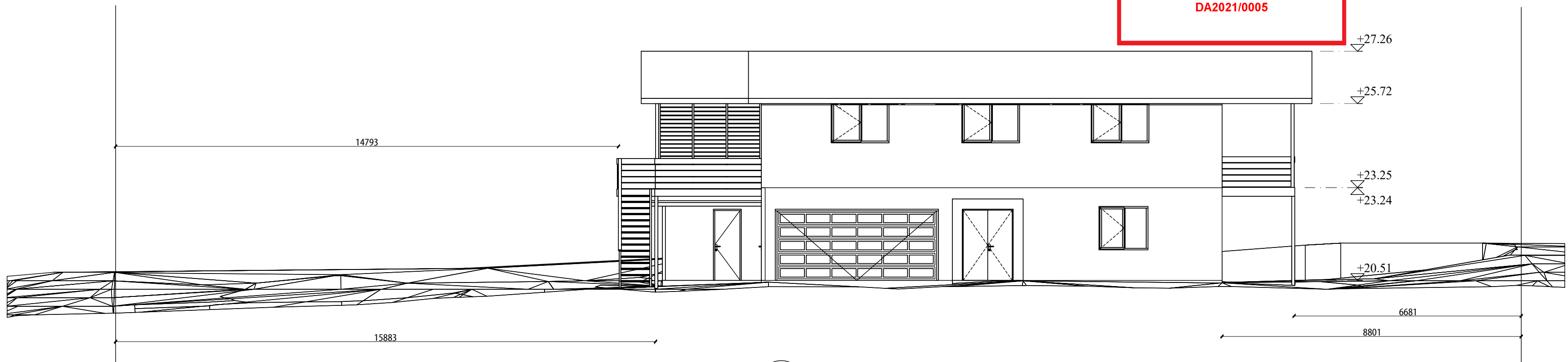
dh DRAFTING HELP
ARCHITECTURAL DRAFTING & DESIGN SERVICES
5/470 Sydney Rd
Balgowlah 2083 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address
MARIE MCLEOD
14 MARINE PARADE
AVALON BEACH
NSW 2107

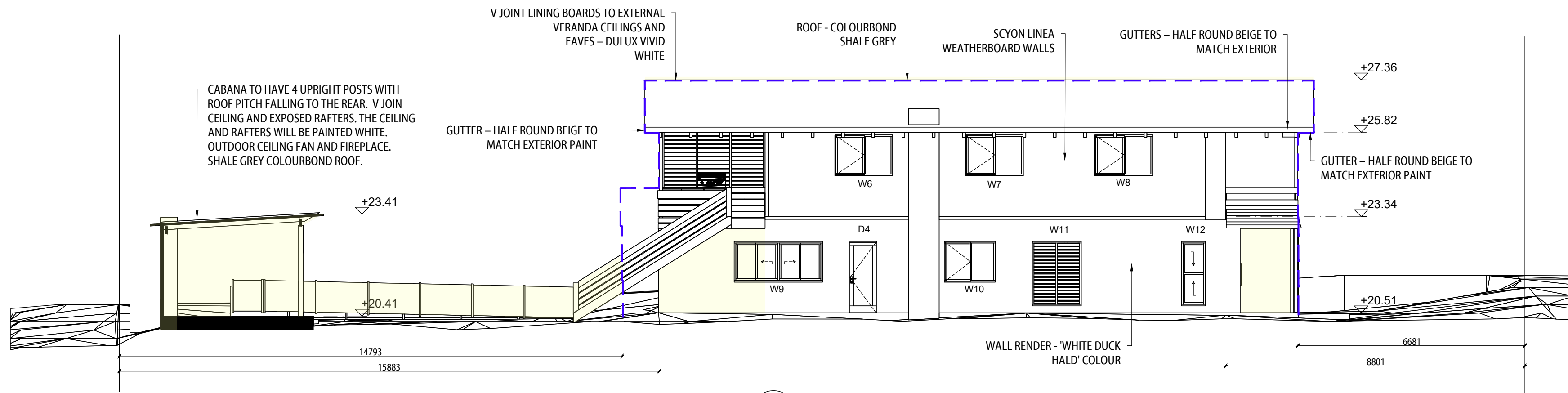


THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0005



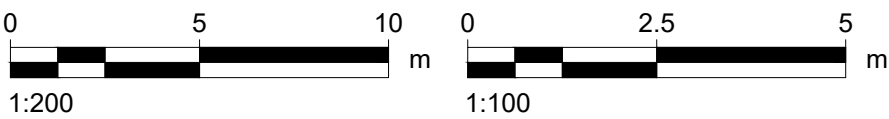
1 WEST ELEVATION – EXISTING
Scale 1:100



1 WEST ELEVATION – PROPOSED
Scale 1:100

GENERAL NOTES

- BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
- CONNECT DPS TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



LEGEND:

EXISTING BUILDING OUTLINE

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes



THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE COPIED, USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF DRAFTING HELP. ALL DIMENSIONS AND AREAS INDICATED ON DRAWINGS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY CORRECTION. THE DESIGN IS SUBJECT TO SURVEY CORRECTION AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

Project ADDITIONS AND ALTERATIONS	Sheet
Date	6
23/11/2020	
Scale	
1:100	

DP No. 325780

LOT No. A

A	ISSUED FOR DA	XXXX
No.	Revision/Issue	Date

dh DRAFTING HELP
ARCHITECTURAL DRAFTING & DESIGN SERVICES
5/470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 97763474

Project Name and Address
MARIE McLEOD
14 MARINE PARADE
AVALON BEACH
NSW 2107

NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

NOTES:

PRELIMINARIES

All work to comply with the Building Code of Australia, current editions of the relevant Australian Standards, and industry codes of practice.

Select, store, handle and install proprietry products or systems in accordance with the published recommendations of the manufacturer or supplier.

Dimensions and Setout

Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work. The site foreman shall be responsible for verifying all dimensions and levels prior to the commencement of the Works. In the event of discrepancies in the setout of the Works, the builder should refer to the Project Designer for clarification before proceeding.

CONCRETE CONSTRUCTION

Concrete structures generally to AS3600.

Ground slabs and footings to AS2870.

Ready-mixed concrete to AS1379.

All reinforcement to be in accordance with Engineer's drawings and specification. Place all concrete uniformly over the width of the slab to achieve a level face. Provide construction joints as required. Compaction, curing and formwork stripping to comply with Aust. Stds and codes of practice.



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

DA2021/0005

BEARERS AND JOISTS: SPAN AND SPACING OF BEARERS AND JOISTS IS TO CONFORM TO AS1684 SERIES OF STANDARDS IN CONJUNCTION WITH SUP:PORTING SUPPLEMENTS RELEVANT TOT HE APPLCABLE WIND CLASSIFICATION AND STRESS.

ALL TIMBER GENERALLY SHALL BE OF THE DURABILITY AND STRESS GRADE SPECIFIED AND OR COMPLY WITH AS1720 AND AS1684.

ROOF BRACING IN ACCORDANCE WITH TRUSS MANUFACTURERS DETAIL AND SECTION 8 OF AS 1684.

WALL FRAMING: WALL FRAME, SIZES AND SPACING SHALL BE IN ACCORDANCE WITH AS1684 OR AS SPECIFIED BY A PRACTISING ENGINEER,

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes



THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE COPIED, USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF DRAFTING HELP. ALL DIMENSIONS AND AREAS INDICATED ON DRAWINGS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY CONFIRMATION. THE DESIGN IS SUBJECT AUTHORITY APPROVALS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

Project ADDITIONS AND ALTERATIONS	Sheet
Date	7
23/11/2020	
Scale	
1:100	

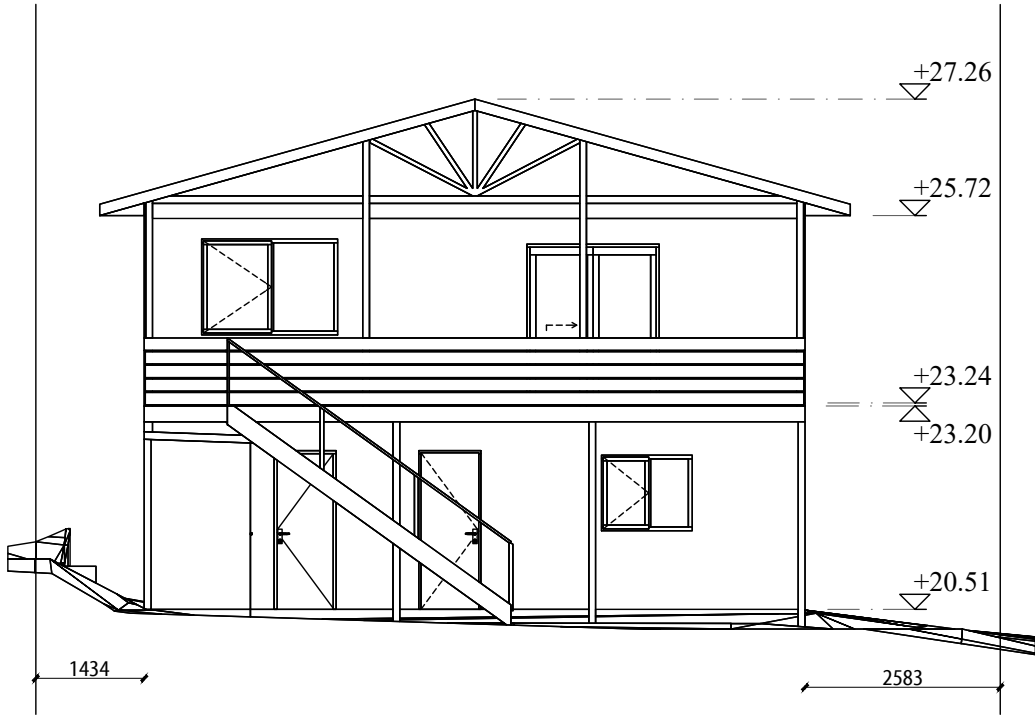
DP No. 325780

LOT No. A

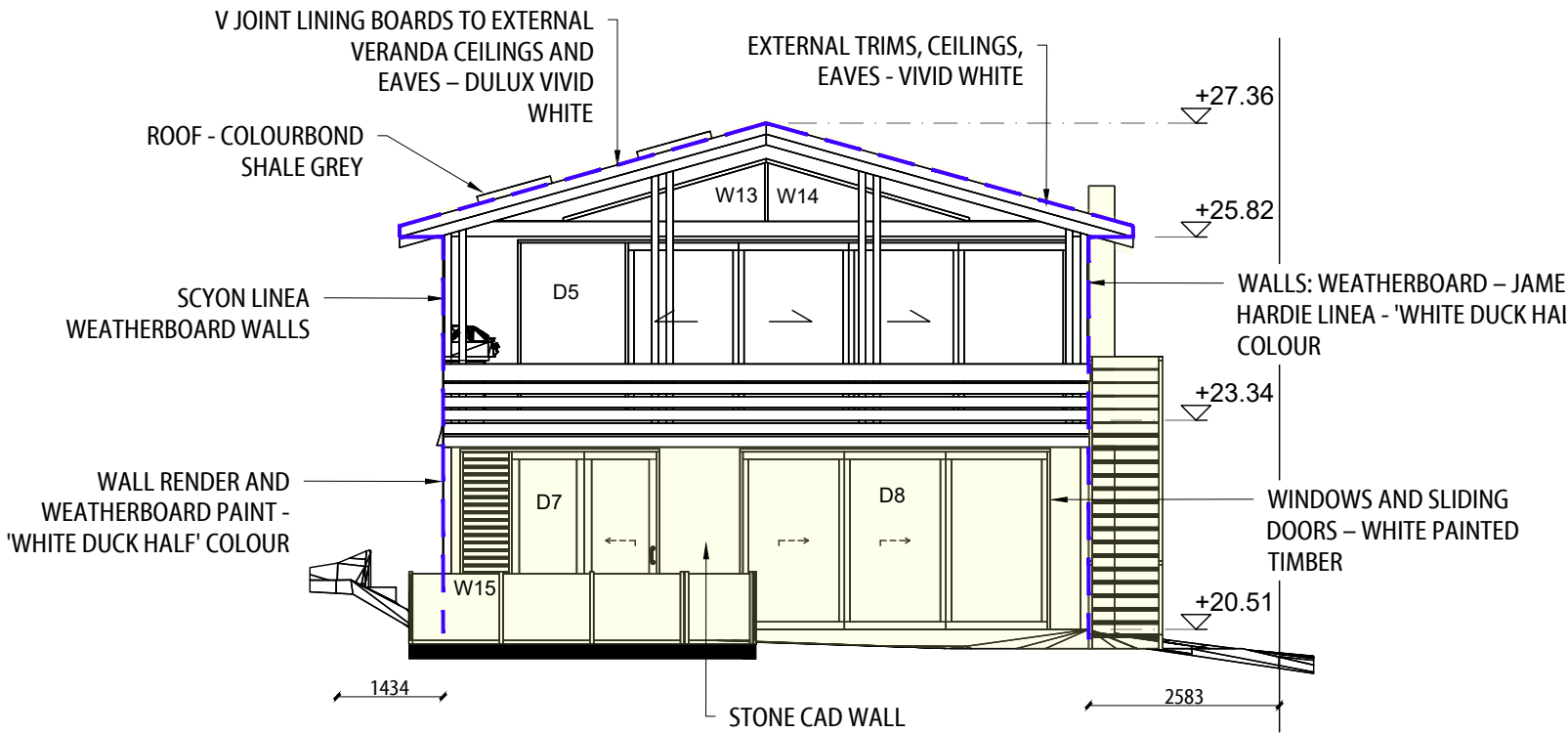
A	ISSUED FOR DA	XXXX
No.	Revision/Issue	Date

dh DRAFTING HELP
5/470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address
MARIE McLEOD
14 MARINE PARADE
AVALON BEACH
NSW 2107



1 NORTH ELEVATION – EXISTING
Scale 1:100



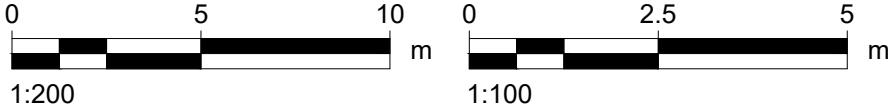
1 NORTH ELEVATION – PROPOSED
Scale 1:100

LEGEND:

EXISTING BUILDING OUTLINE - - - - -

GENERAL NOTES

- BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
- CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

FILENAME

REVDATE

USER



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

DA2021/0005

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes



THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND
MAY NOT BE COPIED, USED OR REPRODUCED IN ANY
WAY WITHOUT THE EXPRESS PERMISSION OF
[DRAFTING HELP]. ALL DIMENSIONS AND AREAS
INDICATED ON DRAWINGS ARE APPROXIMATE ONLY
AND ARE SUBJECT TO SURVEY CONFIRMATION. THE
DESIGN IS SUBJECT TO SURVEY APPROVALS AND IS
NOT INTENDED TO BE USED FOR CONSTRUCTION
PURPOSES.

Project ADDITIONS AND ALTERATIONS	Sheet
Date 23/11/2020	8
Scale 1:100	

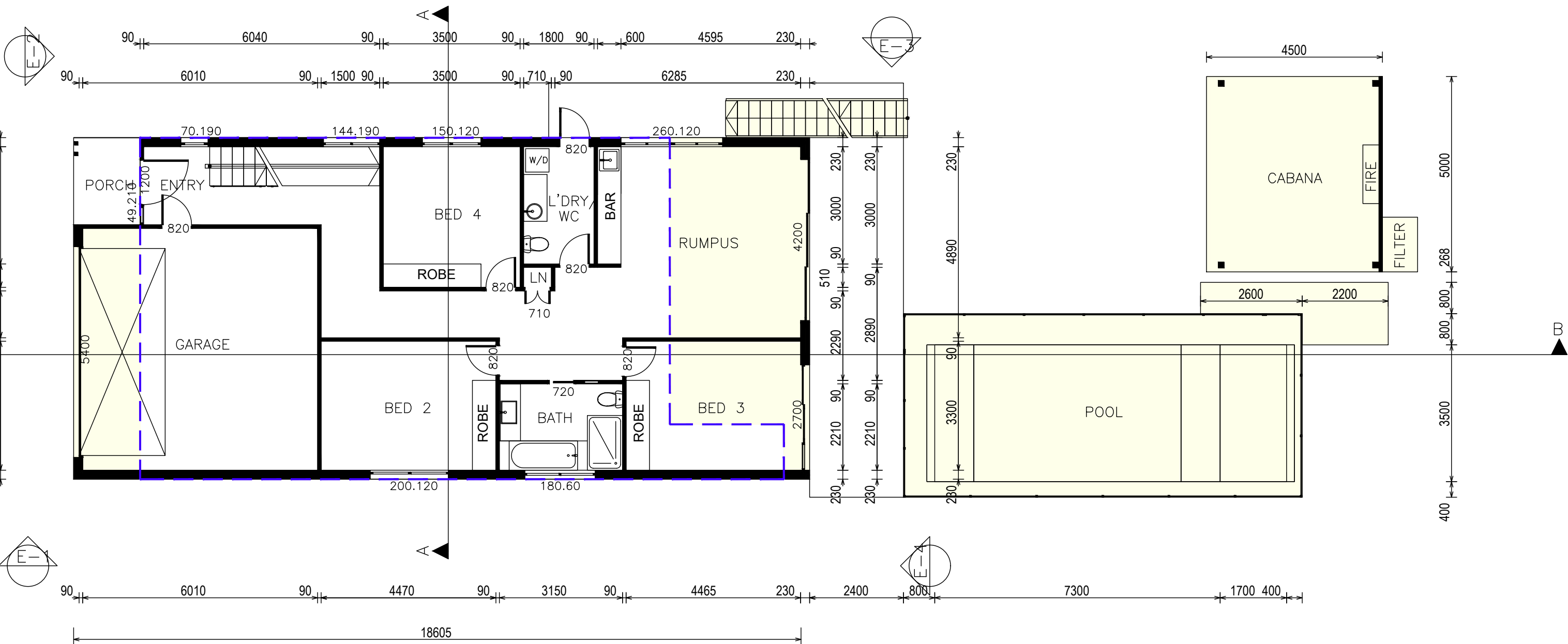
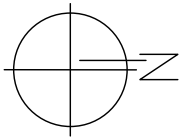
DP No. 325780

LOT No. A

A	ISSUED FOR DA	XXXX
No.	Revision/Issue	Date

dh DRAFTING HELP
ARCHITECTURAL DRAFTING & DESIGN SERVICES
5/470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 87763474

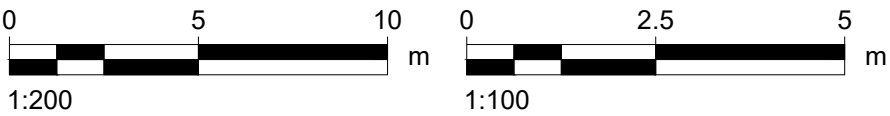
Project Name and Address
MARIE McLEOD
14 MARINE PARADE
AVALON BEACH
NSW 2107



1 GROUND FLOORPLAN – PROPOSED
Scale 1:100

LEGEND:
EXISTING BUILDING OUTLINE

GENERAL NOTES
•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
•CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

FNAME

REVDATE

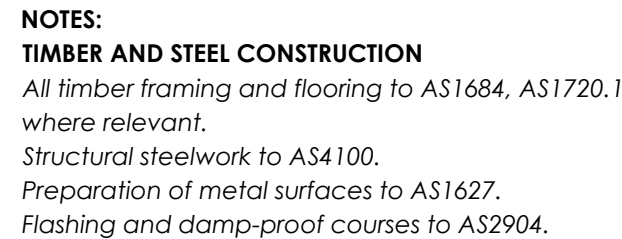
USER

SANITARY PLUMBING AND DRAINAGE: SHALL BE UNDERTAKEN IN ACCORDANCE WITH LOCAL PCA AND REQUIREMENTS OF REGULATORY AUTHORITY. TO BE CARRIED OUT BY APPROPRIATELY QUALIFIED PERSON.

DA2021/0005

General Notes

CABANA TO HAVE 4 UPRIGHT POSTS WITH
ROOF PITCH FALLING TO THE REAR. V JOIN
CEILING AND EXPOSED RAFTERS. THE CEILING
AND RAFTERS WILL BE PAINTED WHITE.
OUTDOOR CEILING FAN AND FIREPLACE.
COLOURBOND ROOF.



Termite protection to AS3660.1.
Use a physical barrier system installed by licensed installers to manufacturer's specification.
Obtain all relevant certification from licensed installers to the effect that these works have been executed in accordance with the BCA, Aust. Stds and relevant codes of practice.

Timber deck in accordance with AS1684. Allow to fix select grade hardwood decking as supplied by Proprietor. All handling, storage, installation and finishing as recommended by the manufacturer. Allow for sufficient acclimatization prior to installation.

New timber decking to AS2796.

- BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
- CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

EXISTING BUILDING OUTLINE

9

DP No. **325780**

LOT No. **A**

A	ISSUED FOR DA	XXXX
No.	Revision/Issue	Date

dh DRAFTING HELP
ARCHITECTURAL DRAFTING & DESIGN SERVICES
5/470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address
MARIE McLEOD
14 MARINE PARADE
AVALON BEACH
NSW 2107

USER

FNAME

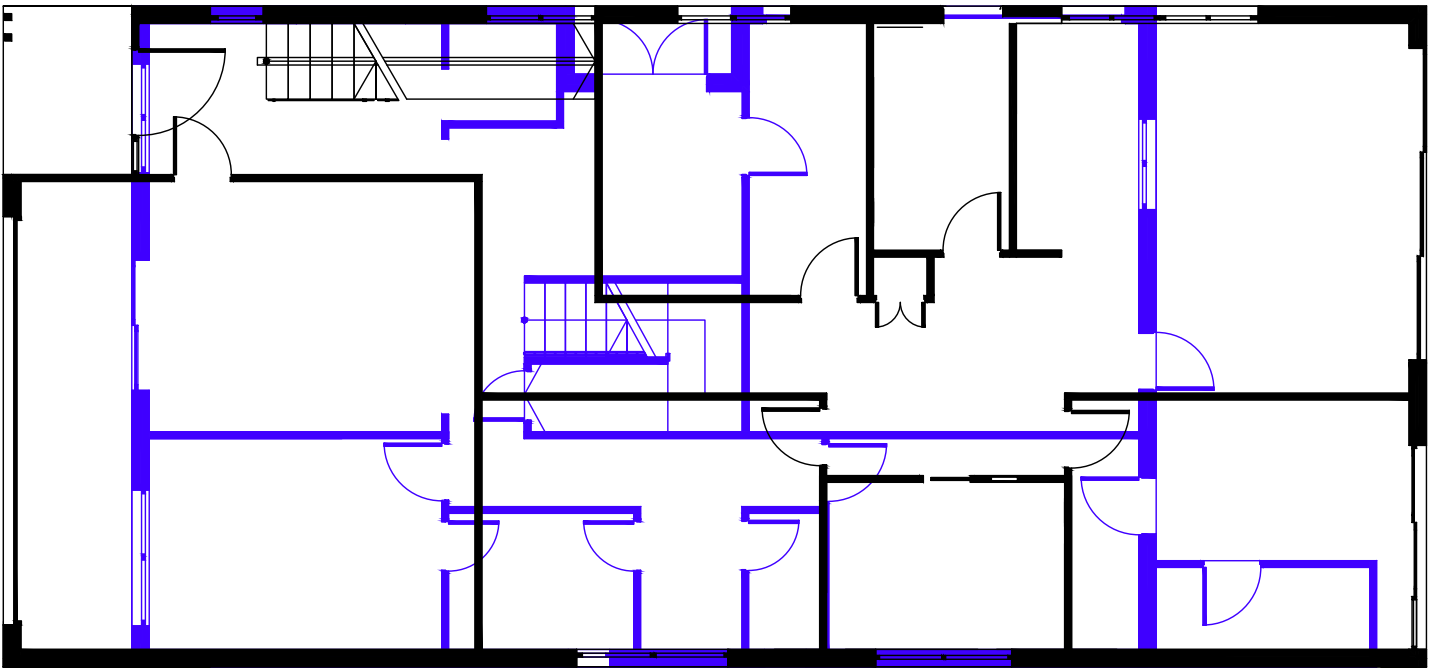
REVDATE

USER



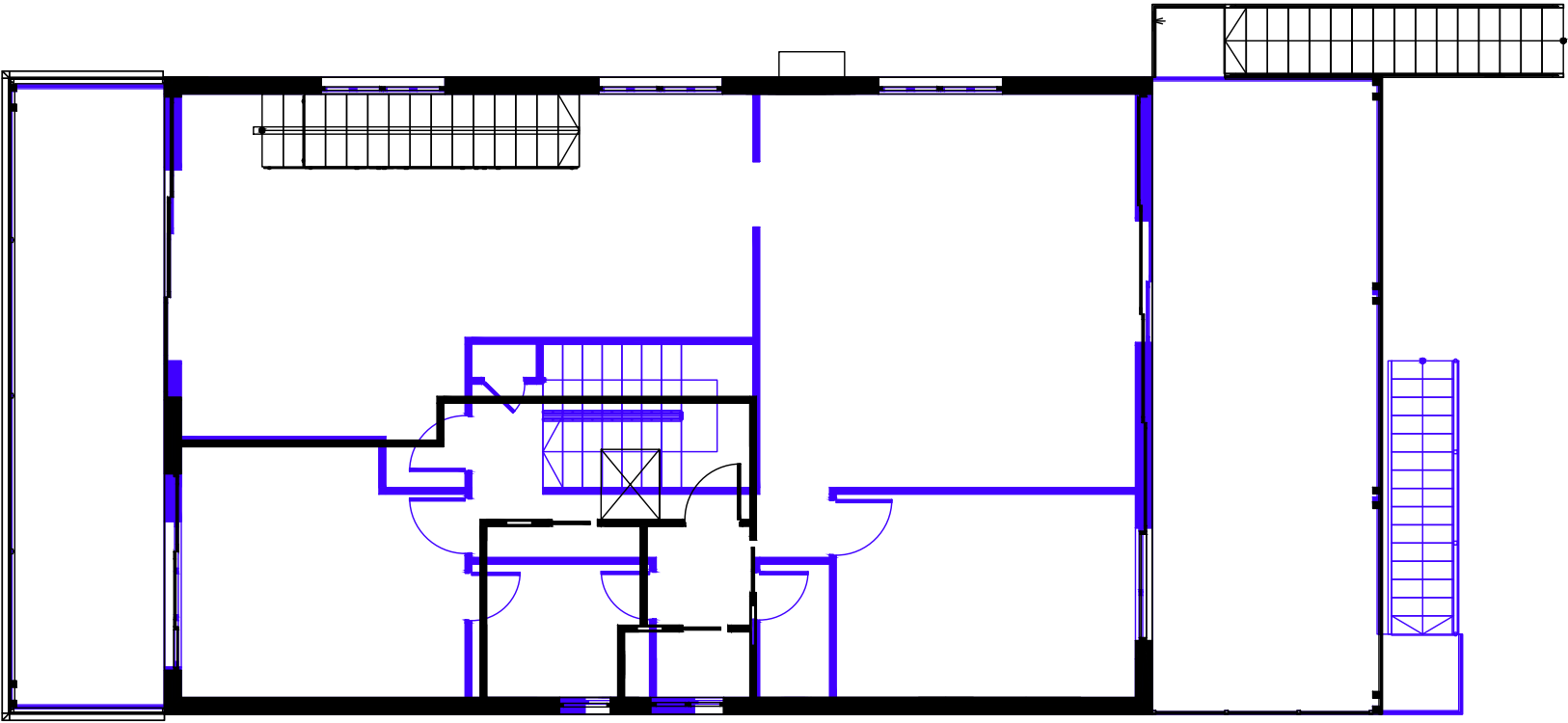
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0005



DEMO PLAN - GROUND FLOOR

SCALE 1:100



DEMO PLAN - 1ST FLOOR

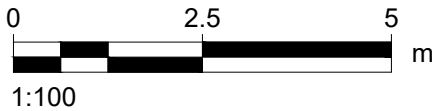
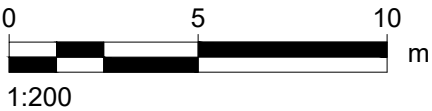
SCALE 1:100

EXISTING WORKS TO BE REMOVED



GENERAL NOTES

- BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
- CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
 EXISTING BUILDING OUTLINE
 PROPOSED WORK

General Notes



THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND
MAY NOT BE COPIED, USED OR REPRODUCED IN ANY
WAY WITHOUT THE EXPRESS PERMISSION OF
DRAFTING HELP. ALL DIMENSIONS AND AREAS
INDICATED ON DRAWINGS ARE APPROXIMATE ONLY
AND ARE SUBJECT TO SURVEY CONFIRMATION. THE
DESIGN IS SUBJECT AUTHORITY APPROVALS AND IS
NOT INTENDED TO BE USED FOR CONSTRUCTION
PURPOSES.

Project ADDITIONS AND ALTERATIONS	Sheet 10
Date 23/11/2020	
Scale 1:100	

DP No. **325780**

LOT No. **A**

A	ISSUED FOR DA	XXXX
No.	Revision/Issue	Date

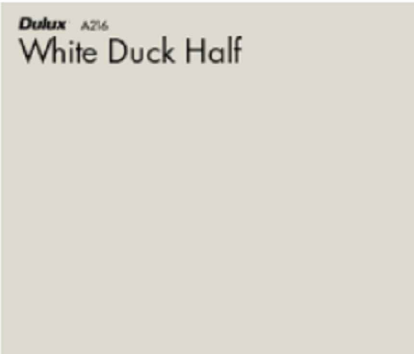
dh DRAFTING HELP
ARCHITECTURAL DRAFTING & DESIGN SERVICES
5/470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 81763474

Project Name and Address
**MARIE McLEOD
14 MARINE PARADE
AVALON BEACH
NSW 2107**

DRIVEWAY - EXPOSED AGGREGATE



WALL RENDER: WHITE DUCK



EXTERNAL TRIMS, EAVES ETC.



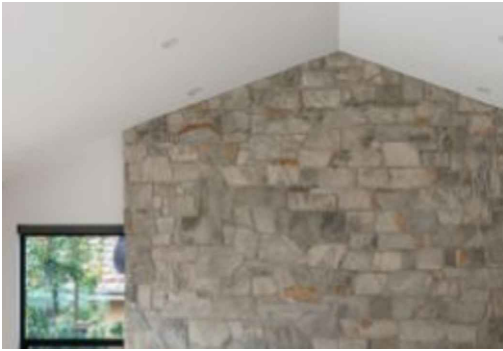
COLOURBOND ROOF SHALE GREY



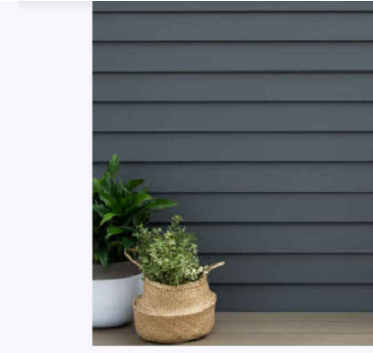
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0005

STONE CLAD WALLS - NATURAL
STONE ASHLAR



SCYON LINEA WEATHERBOARD WALLS



EXTERIOR TILING AND POOL SURROUNDS:
NATURAL STONE TRAVERTINE - CREAM



FRONT DOOR COLOUR - VAUCLUSE



ARCHITRAVES



ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:

EXISTING BUILDING OUTLINE

PROPOSED WORK

General Notes

proudly supporting

bear cottage

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE COPIED, USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF DRAFTING HELP. ALL DIMENSIONS AND AREAS INDICATED ON DRAWINGS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY CONFIRMATION. THE DESIGN IS SUBJECT AUTHORITY APPROVALS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

Project ADDITIONS AND ALTERATIONS	Date	23/11/2020	Scale	1:200
DP No.		325780		
LOT No.		A		
A		ISSUED FOR DA		XXXX
No.	Revision/Issue		Date	

dhDRAFTING HELP

ARCHITECTURAL DRAFTING & DESIGN SERVICES

5/470 Sydney Rd
Belgowiah 2093 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address
MARIE McLEOD
14 MARINE PARADE
AVALON BEACH
NSW 2107

NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

FNAME

REVDATE

USER



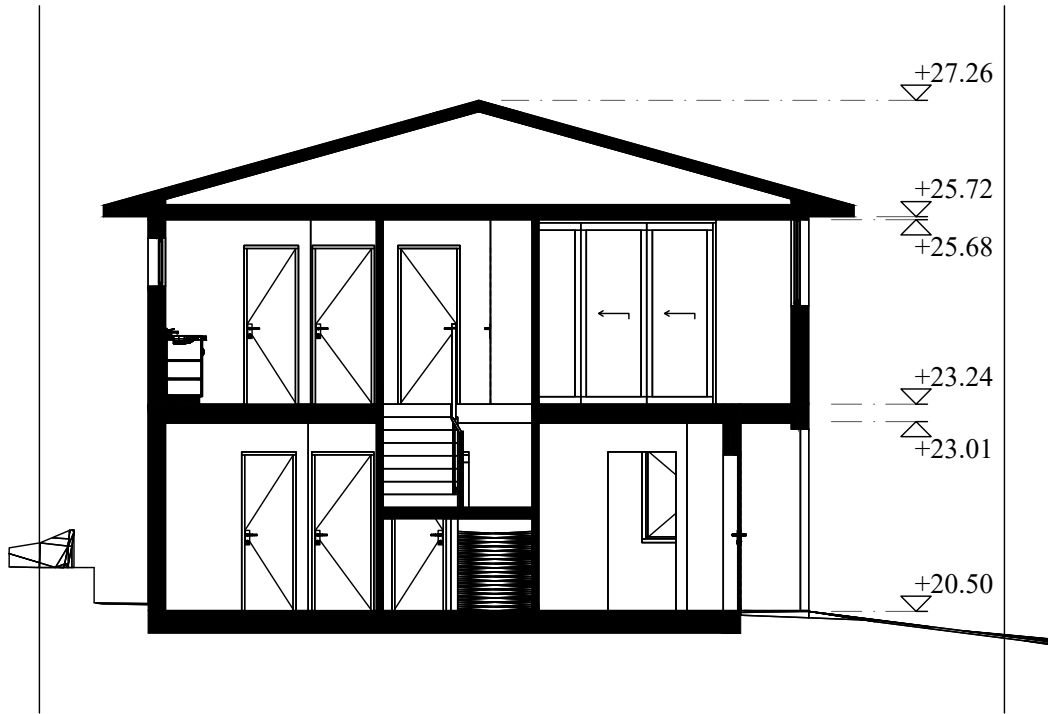
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0005

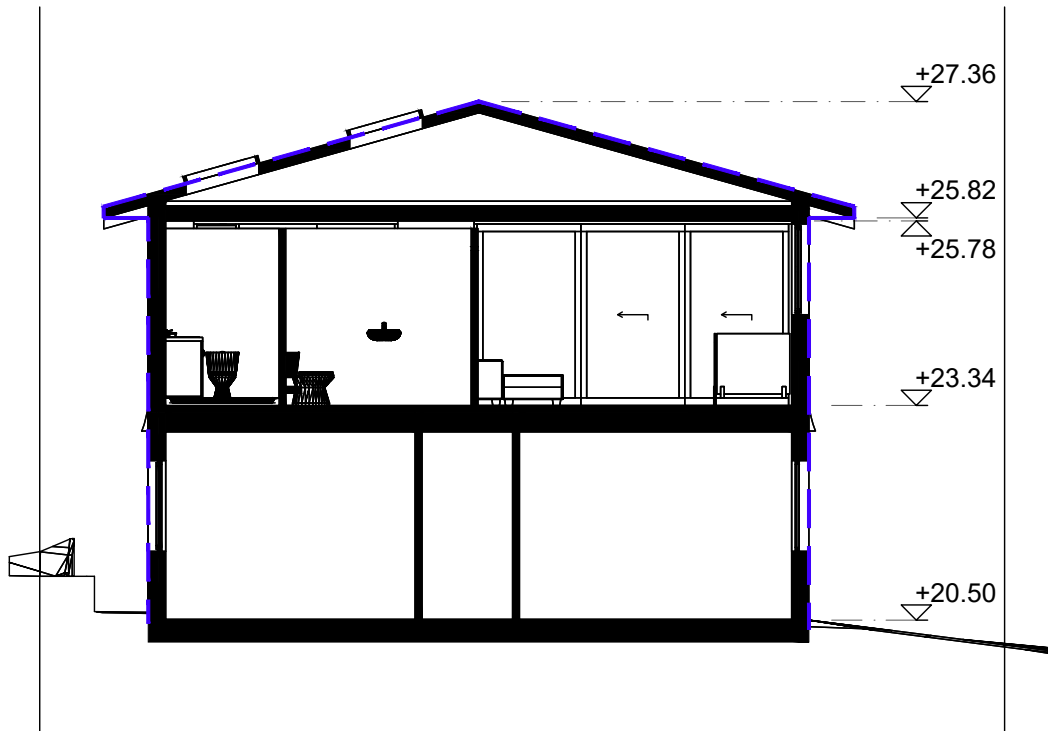
ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes



1 SECTION A – EXISTING
Scale 1:100



1 SECTION A – PROPOSED
Scale 1:100



THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND
MAY NOT BE COPIED, USED OR REPRODUCED IN ANY
WAY WITHOUT THE EXPRESS PERMISSION OF
DRAFTING HELP. ALL DIMENSIONS AND AREAS
INDICATED ON DRAWINGS ARE APPROXIMATE ONLY
AND ARE SUBJECT TO SURVEY CONFIRMATION. THE
DESIGN IS SUBJECT AUTHORITY APPROVALS AND IS
NOT INTENDED TO BE USED FOR CONSTRUCTION
PURPOSES.

Project ADDITIONS AND ALTERATIONS	Sheet
Date 23/11/2020	16
Scale 1:200	

DP No. 325780

LOT No. A

A	ISSUED FOR DA	XXXX
No.	Revision/Issue	Date

dh DRAFTING HELP
ARCHITECTURAL DRAFTING & DESIGN SERVICES
5/470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address
**MARIE McLEOD
14 MARINE PARADE
AVALON BEACH
NSW 2107**

NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.



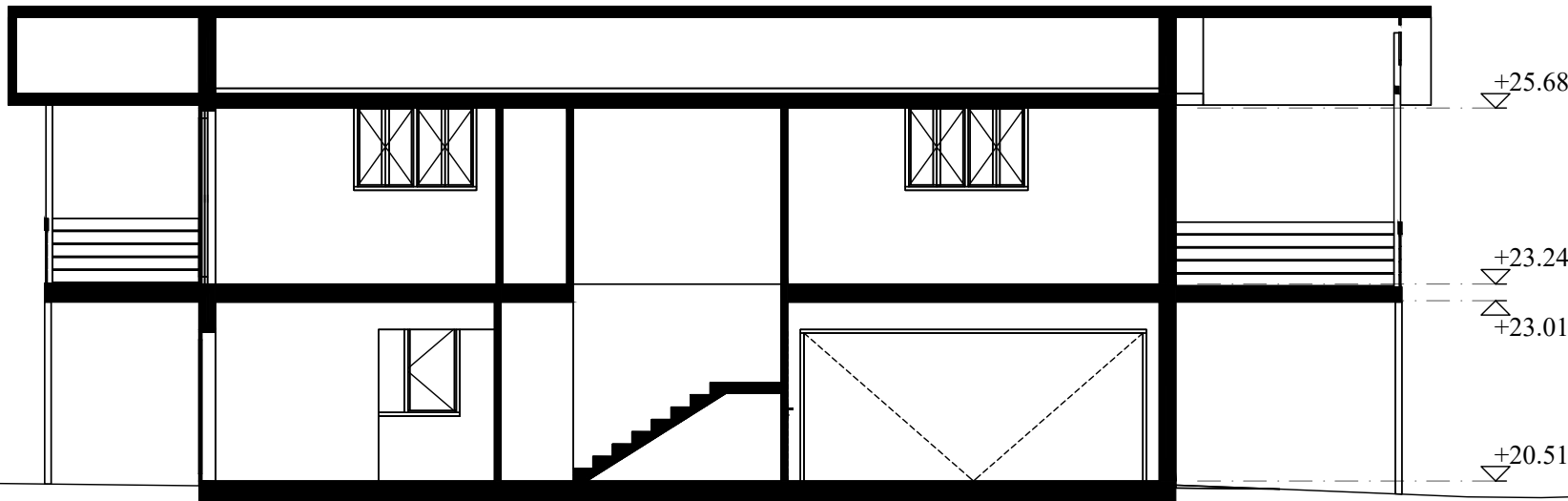
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0005

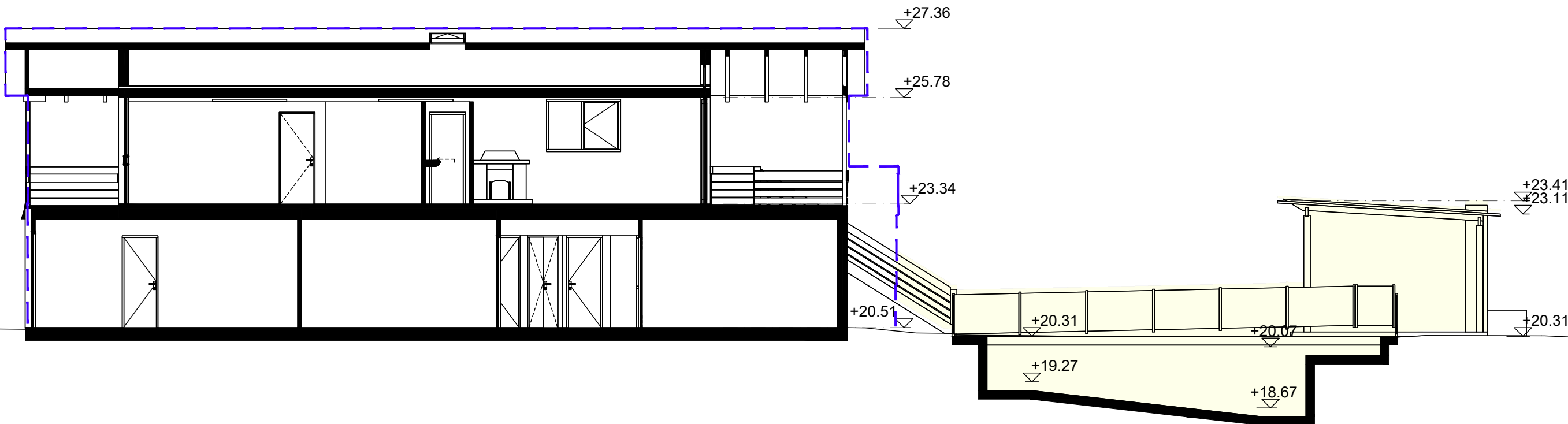
ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes



1 SECTION B – EXISTING
Scale 1:100



1 SECTION B – PROPOSED
Scale 1:100



THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND
MAY NOT BE COPIED, USED OR REPRODUCED IN ANY
WAY WITHOUT THE EXPRESS PERMISSION OF
DRAFTING HELP. ALL DIMENSIONS AND AREAS
INDICATED ON DRAWINGS ARE APPROXIMATE ONLY
AND ARE SUBJECT TO SURVEY CONFIRMATION. THE
DESIGN IS SUBJECT AUTHORITY APPROVALS AND IS
NOT INTENDED TO BE USED FOR CONSTRUCTION
PURPOSES.

Project ADDITIONS AND ALTERATIONS	Sheet
Date 23/11/2020	17
Scale 1:200	

DP No. 325780

LOT No. A

A	ISSUED FOR DA	XXXX
No.	Revision/Issue	Date

dh DRAFTING HELP
ARCHITECTURAL DRAFTING & DESIGN SERVICES
5/470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address
MARIE McLEOD
14 MARINE PARADE
AVALON BEACH
NSW 2107

NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.