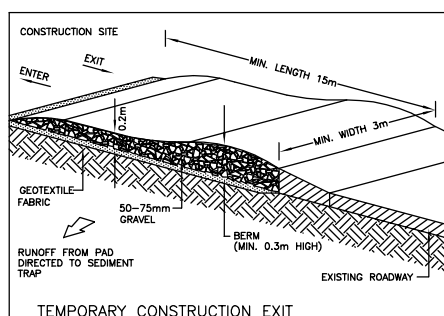
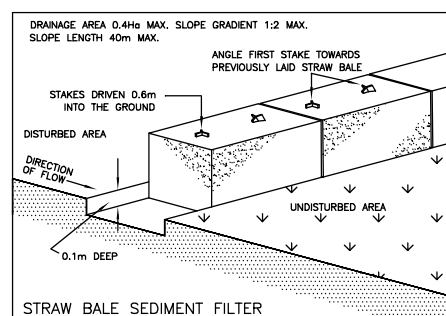
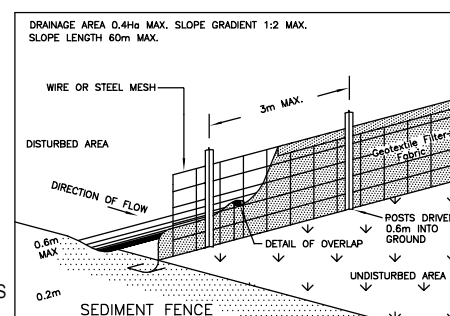


1. Do not scale off drawings. **(If in doubt - ask)**
2. All measurements to be checked on site prior to commencement of construction.
3. Check all levels, roof pitch, location of services and boundaries, lines, sizes and existing conditions before commencing work or ordering materials.
4. Supply & install sealed smoke alarm system to comply with AS3786.
5. All storm water to be connected to street gutters as per council requirements
6. The work shall be carried out in accordance with drawings shall be carried in a tradesmanlike manner and shall be in accordance with the standards, codes, ordinances, regulations, of the Standards Association of Australia, the Building Code of Australia and any statutory authority having jurisdiction over the works
7. Setting out dimensions shown on the drawings shall be verified by the builder
8. During construction the structure shall be maintained in a stable condition, and no part shall be overstressed.
9. Flashings and damp proof course to be placed in accordance with the governing principles wholly shown on the details or not.
10. Supply and install lift off hinges to all wet area doors.

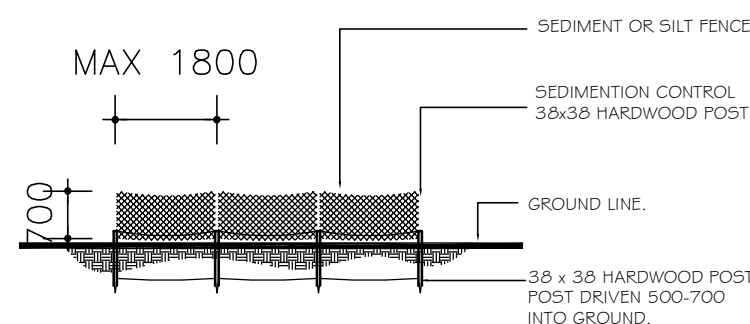
DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

TEL. 1100



ALL WORKS AS PER WORKCOVER OR
LOCAL GOVERNMENT REQUIREMENTS.



NOT TO SCALE

[illegible]

LANDSCAPE AREA

SITE AREA = 670.6m²

EXISTING = 353m² = 52.64%

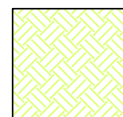
LANDSCAPE AREA

SITE AREA = 670.6m²

PROPOSED = 340m2 = 50.70%

SEDIMENT CONTROL PLAN / WASTE MANAGEMENT / SITE ANALYSIS PLAN AND SITE PLAN

SCALE 1:200



abn 36 627 664 311

Architectural Drafting
Services
0404 037 606

email:sammyfedele@iprimus.com.au

WRIGHT EDWARDS

PROPOSED : ALTERATIONS AND ADDITIONS, TO EXISTING RESIDENCE,AND NEW POOL	
ADDRESS : 36 ALBERT ROAD AVALON BEACH NSW 2107	DP 171 LOT 23

SITE PLAN

SCALE: 1:200

DATE: 24.10.2019

REV:	JOB: 20/19
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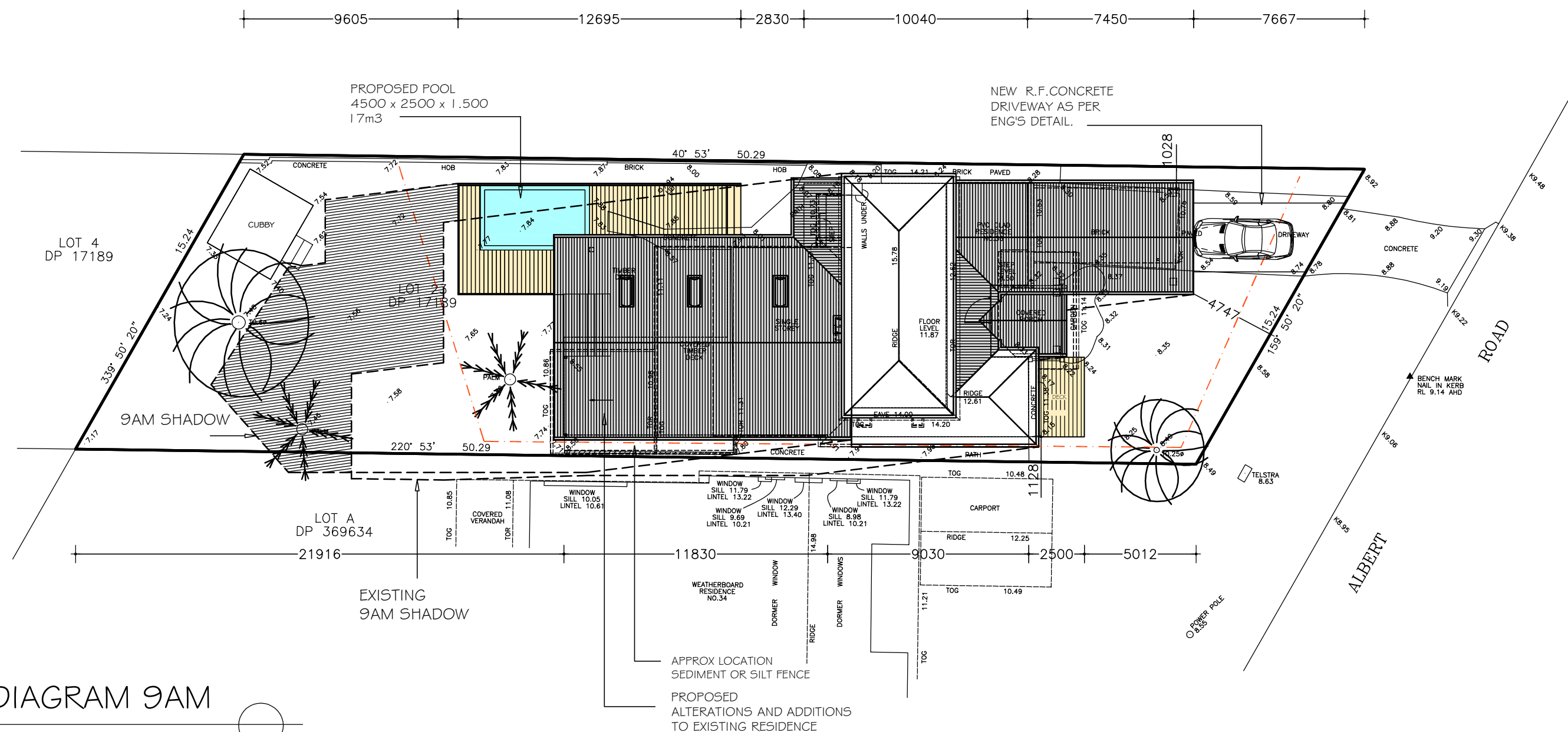
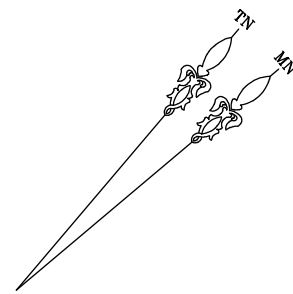
SHEET No :

DA01

A2

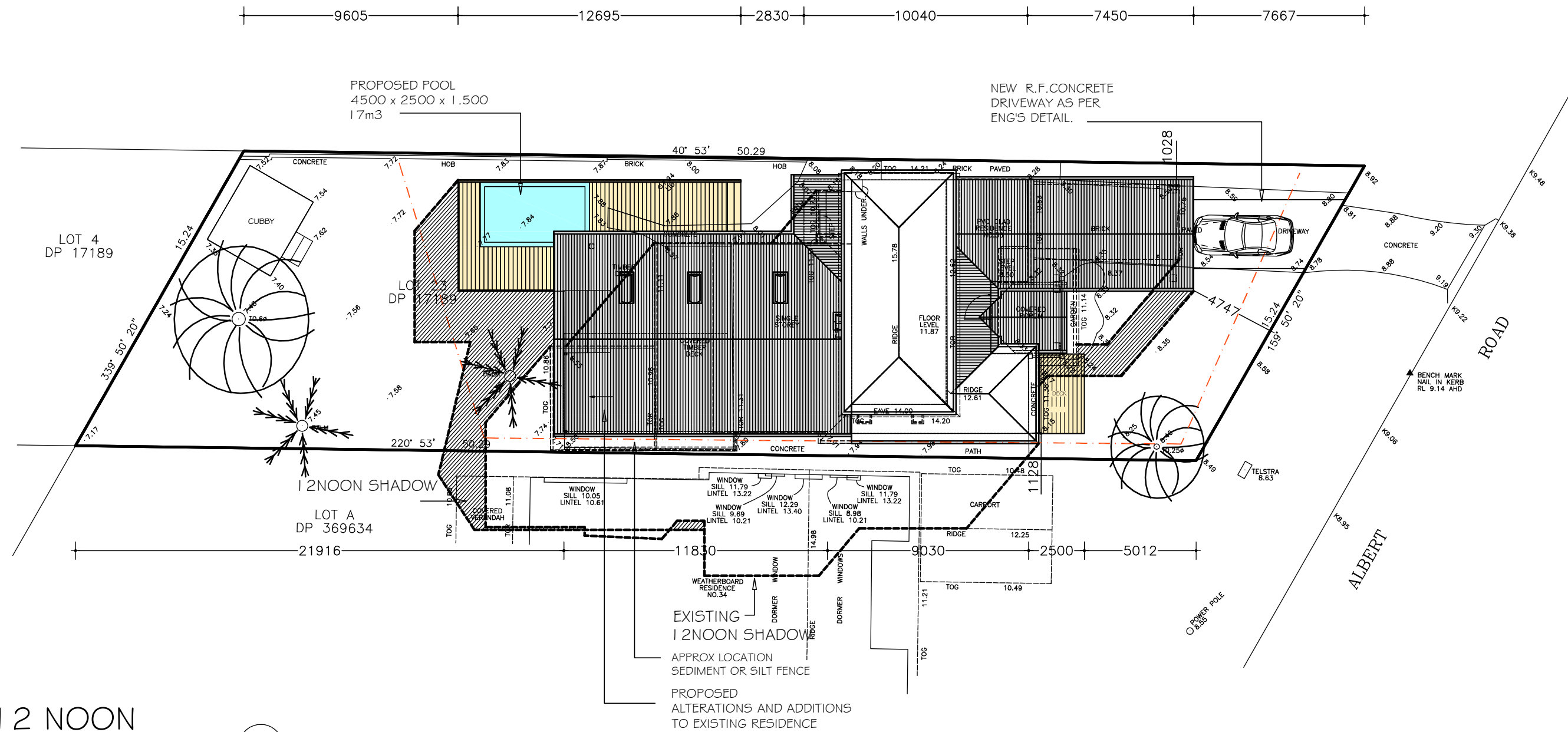
- ## NOTES
1. Do not scale off drawings. (*If in doubt-ask.*)
 2. All measurements to be checked on site prior to commencement of construction.
 3. Check all levels, roof pitch, location of services and boundaries on site to ensure correct conditions before commencing work or ordering materials.
 4. Supply & install selected smoke alarm system to comply with AS3786.
 5. All storm water to be connected to street gutters as per council requirements.
 6. The work shown on this and associated drawings shall be carried in a tradesmanlike manner and shall be in accordance with the standards, codes, rules and regulations of the Standards Association of Australia, the Building Code of Australia and any statutory authority having jurisdiction over the works.
 7. Setting out dimensions shown on the drawings shall be checked by the client.
 8. During construction the structure shall be maintained in a stable condition, and no part shall be overstressed.
 9. Flashings and dampproof course to be placed in accordance with good building principles whether shown on the details or not.
 10. Supply and install lift off hinges to all wet area doors.





SHADOW DIAGRAM 9AM

SCALE 1:200



SHADOW 12 NOON

SCALE 1:200

Sammy Fedele

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WRIGHT EDWARDS

PROPOSED : ALTERATIONS AND ADDITIONS,
TO EXISTING RESIDENCE,AND NEW POOL
ADDRESS : 36 ALBERT ROAD DP 17189
AVALON BEACH LOT 23
NSW 2107

SHADOW

SCALE: 1:200
DATE: 24.10.2019
REV: JOB: 20/19

SHEET No :
DA07

A2

SECTION ONE – DEMOLITION STAGE

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL	ESTIMATED VOLUME (m3)	ON-SITE *Specify proposed reuse or on-site recycling methods	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Excavation Material	5.m3 APPROX	CUT /FILL ON SITE	KIMBRIK OR BULDERS PERFERRED OPTION (RECYCLING PLANT)	
Green Waste	3.0m3 APPROX		SKIP BINS "DATS" OR BULDERS PERFERRED OPTION (RECYCLING PLANT)	
Bricks	2.0m3 APPROX		SKIP BINS "DATS" OR BULDERS PERFERRED OPTION (RECYCLING PLANT)	
Concrete	6.0m3 APPROX		SKIP BINS "DATS" OR BULDERS PERFERRED OPTION (RECYCLING PLANT)	
Timber – Please specify:	5.0m3 APPROX	On site recycle subject to eng's certificate	SKIP BINS "DATS" OR BULDERS PERFERRED OPTION (RECYCLING PLANT)	
Plasterboard	5.0m3 APPROX		SKIP BINS "DATS" OR BULDERS PERFERRED OPTION (RECYCLING PLANT)	
Metals – Please specify:	-			
Other – Please specify:	6.0m3 APPROX		SKIP BINS "DATS" OR BULDERS PERFERRED OPTION (RECYCLING PLANT)	

SECTION TWO – CONSTRUCTION STAGE

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL	ESTIMATED VOLUME (m3)	ON-SITE *Specify proposed reuse or on-site recycling methods	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Excavation Material	-			
Green Waste	-			
Bricks	-			
Concrete	1.0m3 APPROX		SKIP BINS "DATS" OR BULDERS PERFERRED OPTION (RECYCLING PLANT)	
Timber – Please specify:	6.0m3 APPROX		SKIP BINS "DATS" OR BULDERS PERFERRED OPTION (RECYCLING PLANT)	
Plasterboard	6.0m3 APPROX		SKIP BINS "DATS" OR BULDERS PERFERRED OPTION (RECYCLING PLANT)	
Metals – Please specify:	6.0m3 APPROX		SKIP BINS "DATS" OR BULDERS PERFERRED OPTION (RECYCLING PLANT)	
Other – Please specify:	6.0m3 APPROX		SKIP BINS "DATS" OR BULDERS PERFERRED OPTION (RECYCLING PLANT)	

WASTE MANAGEMENT



Sammy Fedele

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WRIGHT EDWARDS

PROPOSED : ALTERATIONS AND ADDITIONS,
TO EXISTING RESIDENCE,AND NEW POOL

ADDRESS : 36 ALBERT ROAD
AVALON BEACH
NSW 2107

DP 17189
LOT 23

SCALE: 1:200

DATE: 24.10.2019

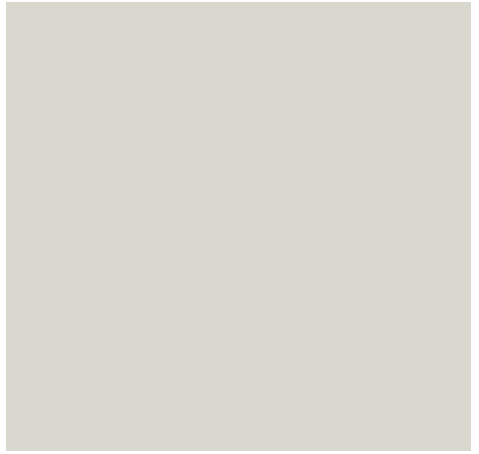
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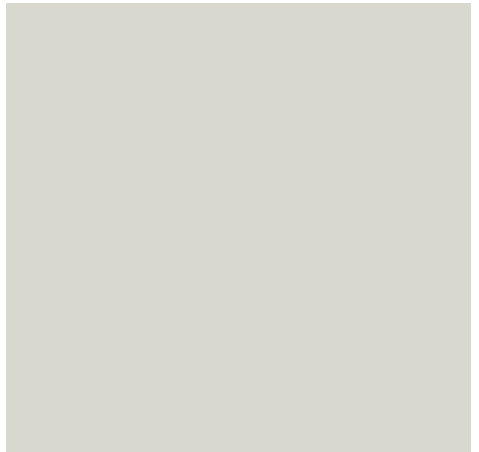
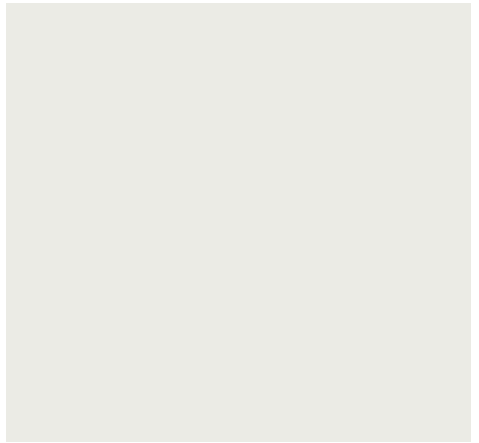
SHEET No :

DA09

A3

36 Albert Road Avalon - Exterior Selections

SURFACE	SUPPLIER/CODE	COLOUR/DESCRIPTION	VISUAL
ROOF	DULUX	SURFMIST Or SIMILAR	

SURFACE	SUPPLIER/CODE	COLOUR/DESCRIPTION	VISUAL
GUTTERS/DOWNPipes	DULUX	SURFMIST OR SIMILAR	
WALLS	DULUX	CASPER WHITE OR SIMILAR	

SURFACE	SUPPLIER/CODE	COLOUR/DESCRIPTION	VISUAL
TRIM/WINDOWS/DOORS/TIMBER	DULUX	VIVID WHITE OR SIMILAR	