

SITE PLAN LOT 1 IN D.P. 24192



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

DA2021/0085

DEVELOPMENT CALCULATIONS

SITE AREA	627.10 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
FLOOR	256.22	256.22
ROOF	157.80	157.80
VERANDAHS & STAIRS	49.07	50.27
DECKS	40.20	40.20
SPA	11.50	11.50
RAMP	5.74	5.74
DRIVEWAY	43.40	43.40
PERGOLA	27.00	27.00
AWNING	12.15	12.15
TOTAL HARD SURFACE	387.06 (61.72%)	388.26 (61.91%)

NOTES:

1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

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2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
3. All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
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6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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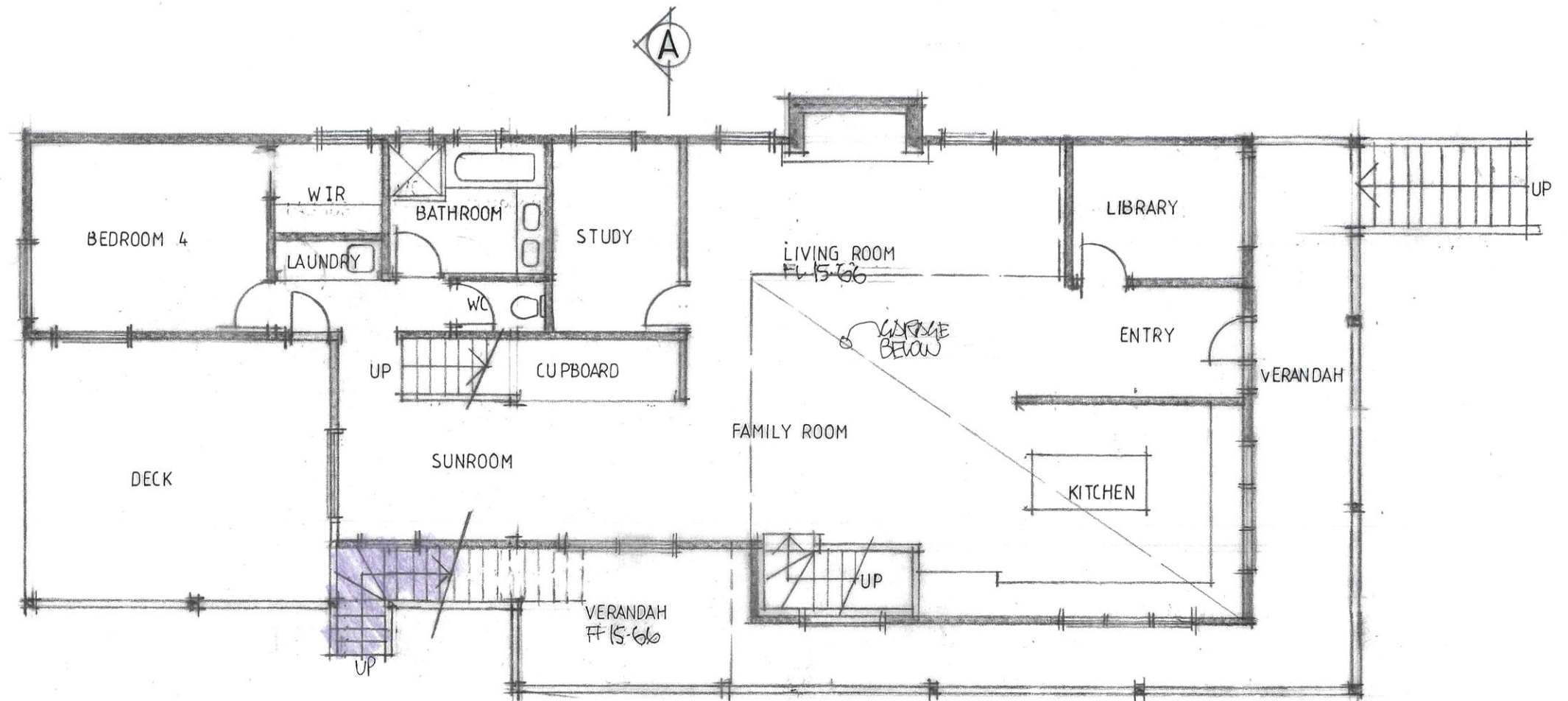
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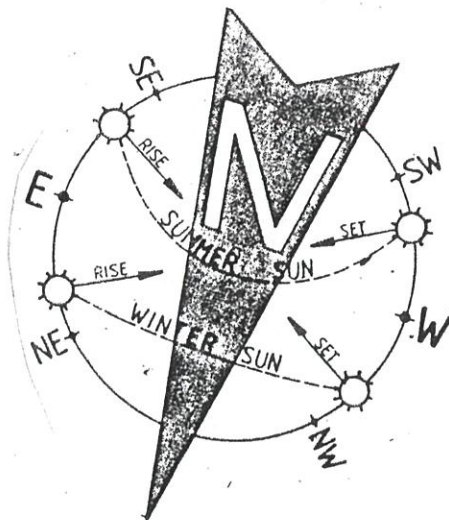
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UNIT 7, 6 JUBILEE AVENUE, WARRIEWOOD 2102
PHONE 9999 4566 MOBILE 0418 976 596
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PROJECT
PROPOSED VERANDAH & STAIRS
No. 9 ALBERT ROAD
AVALON BEACH N.S.W. 2107
CLIENT
BRETT & NARELLE DUNSTAN

DATE 15/01/2021	SCALE 1:200
DRAWN JOE	CHECKED
DRAWING No. 2058-1	ISSUE



GROUND FLOOR PLAN



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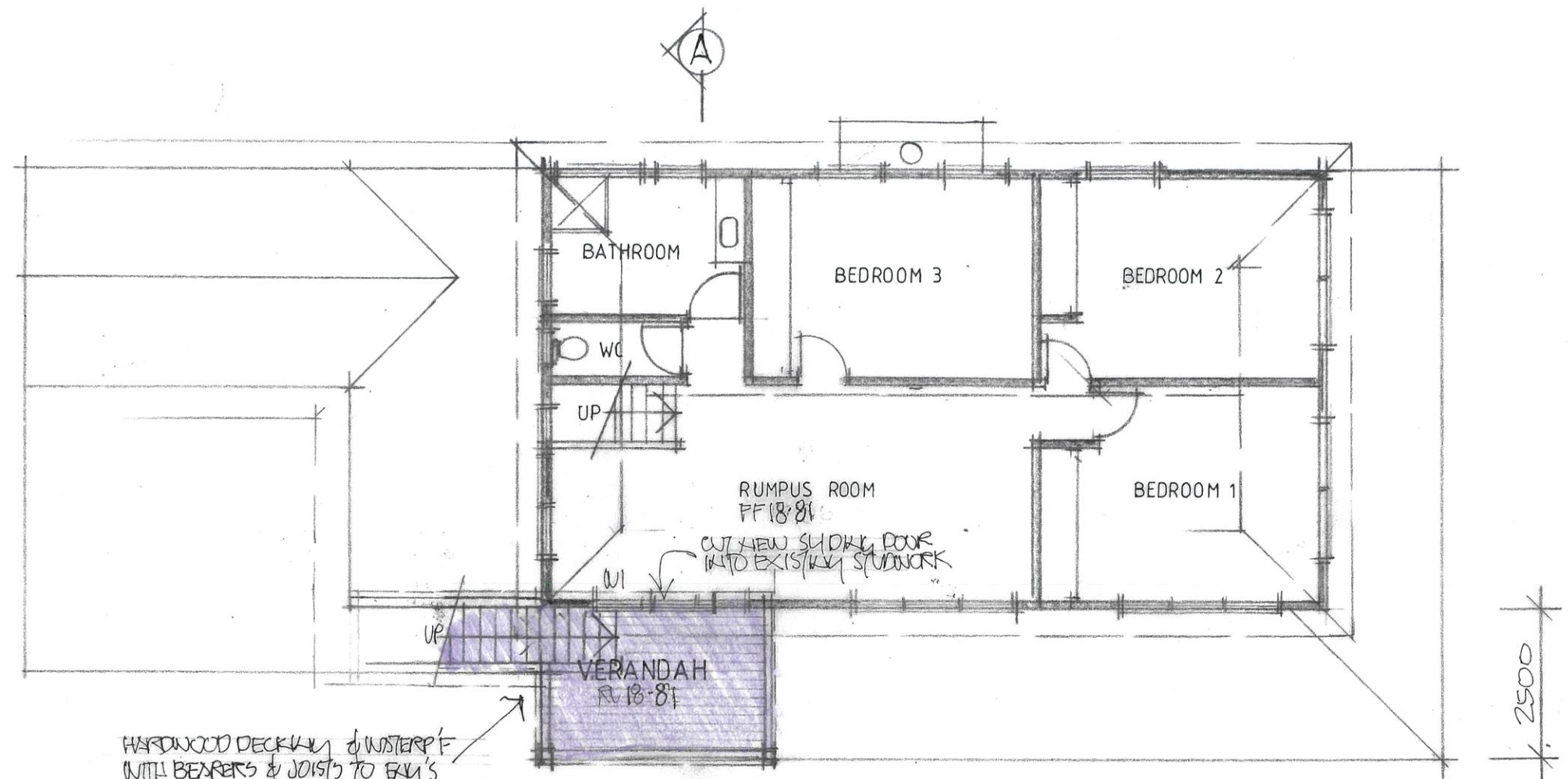
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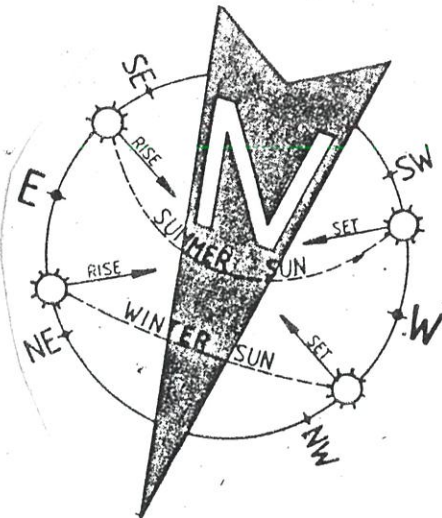


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HARDWOOD DECKING & WISTERIA
WITH BEARERS & JOISTS TO E.V.'S
DETAILS & SPECIFICATIONS



FIRST FLOOR PLAN



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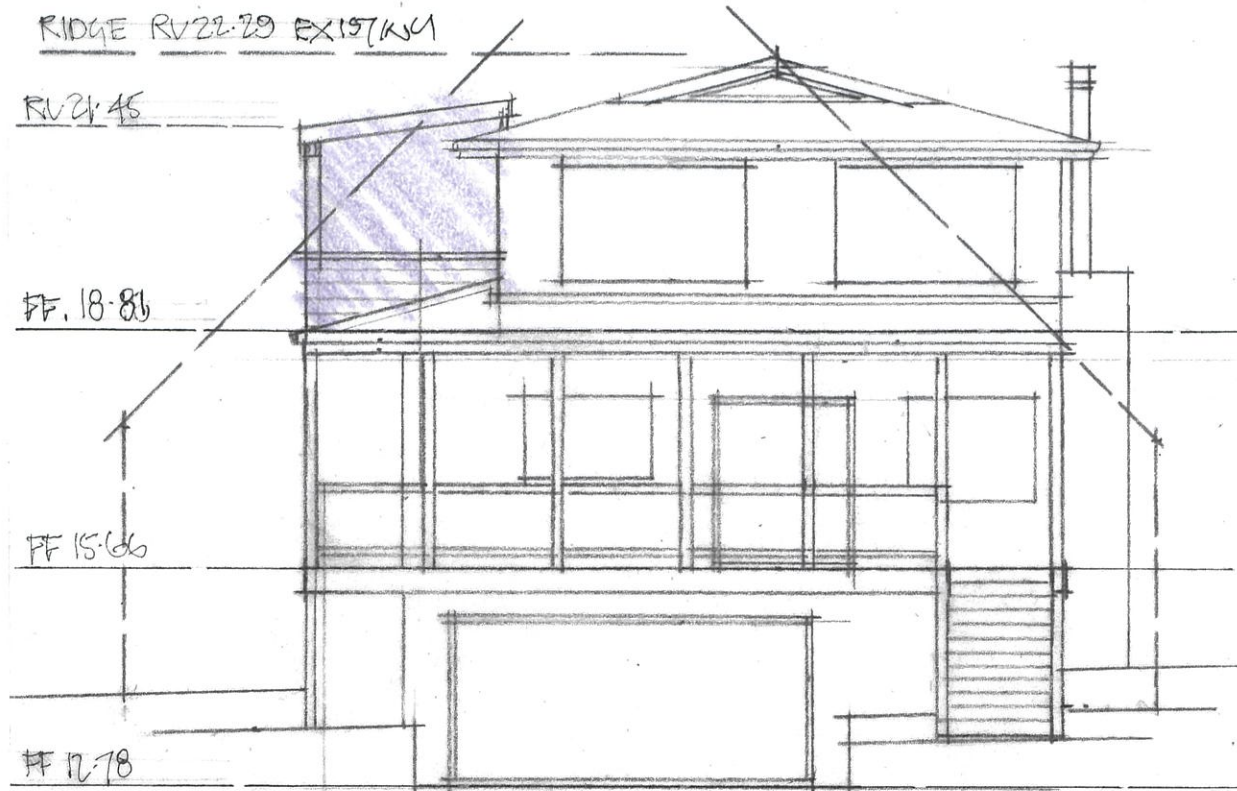
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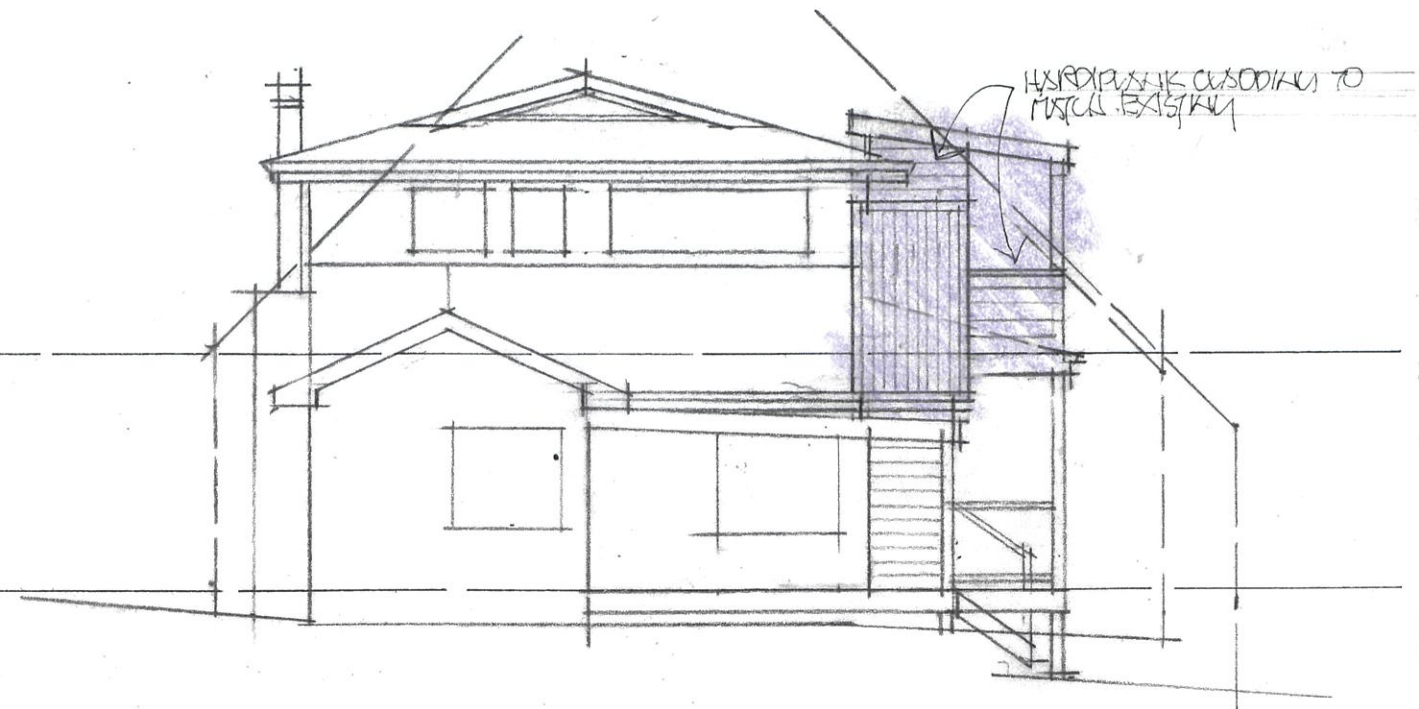
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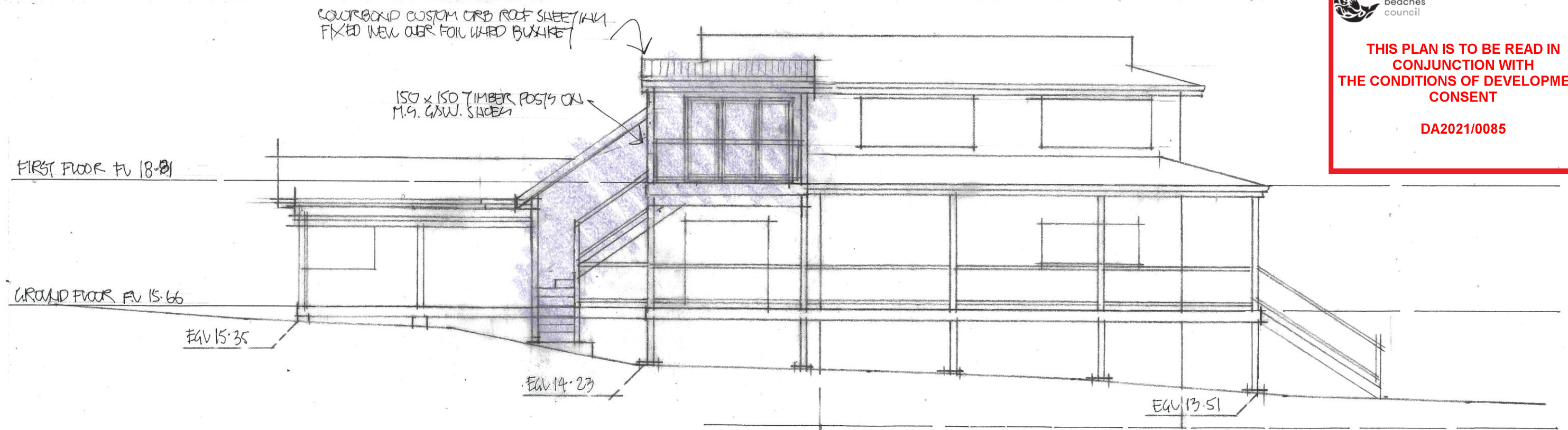
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WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



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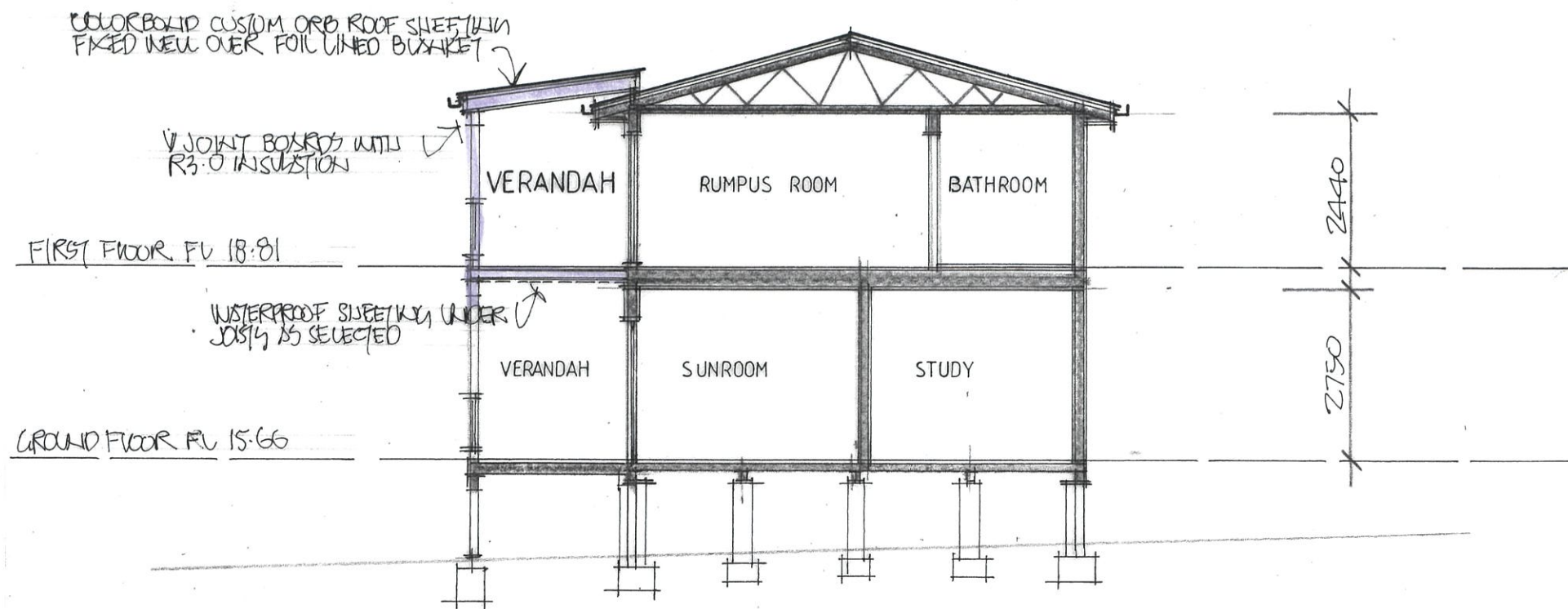
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SECTION A - A



**THIS PLAN IS TO BE READ IN
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