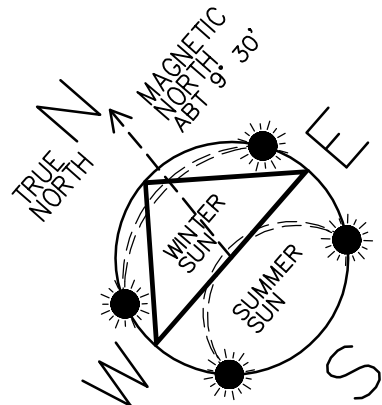
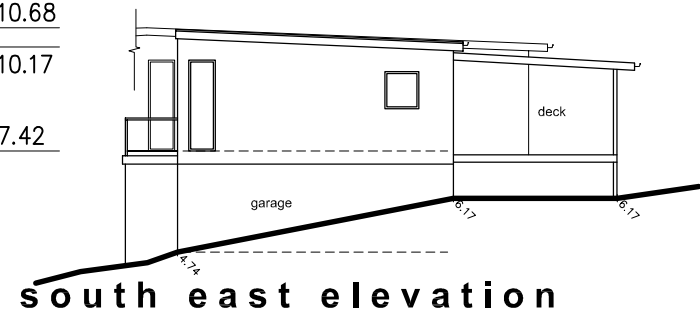




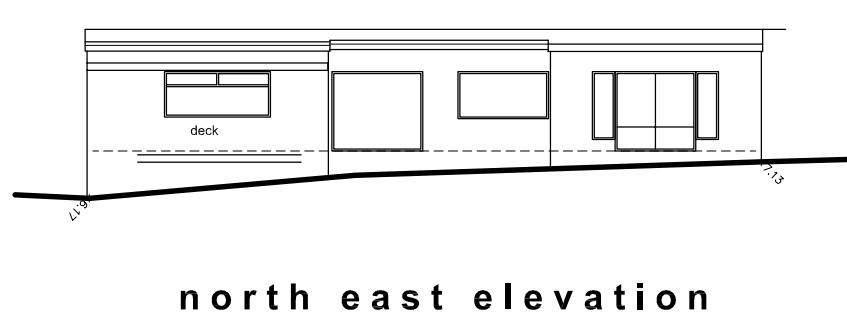
existing elevations

1:200

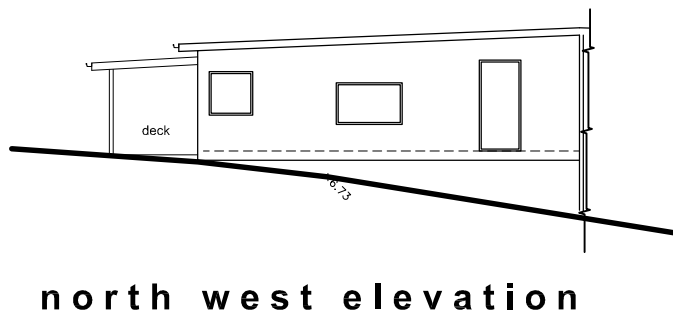
RIDGE R.L. 10.68
F.C.L. R.L. 10.17
F.F.L. R.L. 7.42



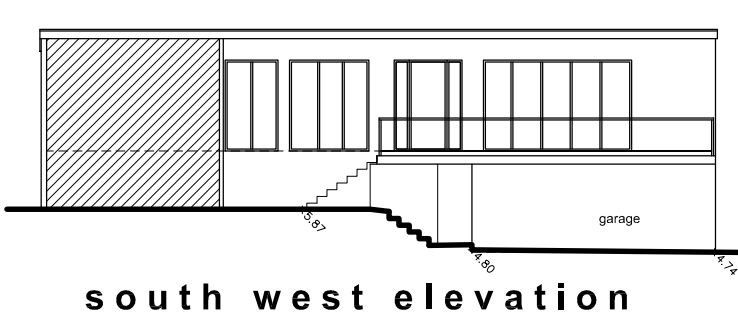
south east elevation



north east elevation



north west elevation



south west elevation

SURVEY INFORMATION PROVIDED BY:-
CMS SURVEYORS PTY. LTD.
PO BOX 463
WYBY NSW 2099
PH. 9971 4802 FAX. 9971 4802

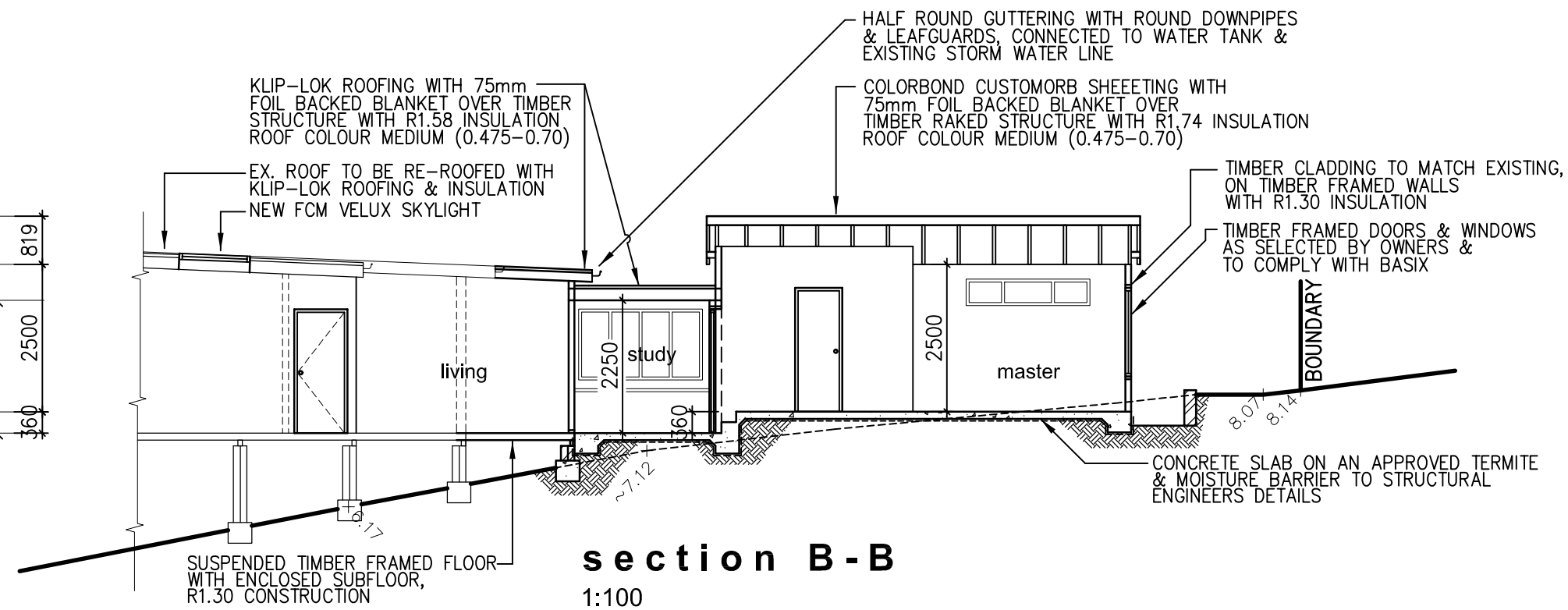
BASIX:

THE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE CORRECT BASIX CERTIFICATE (A COPY IS ATTACHED). ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE REPORT.

NOTES:

- *LIGHTING: 40% OF NEW OR ALTERED LIGHT FIXTURE TO BE FITTED WITH FLOURESCENT, COMPACT OR LED LAMPS.
- *ALL TAPS, FIXTURES FITTINGS & TOILETS TO BE MINIMUM WATER RATING OF 3 STARS
- *ALL DOORS & WINDOWS TO BE INSTALLED AS SPECIFIED ON THE LIST IN BASIX - IMPROVED ALUMINIUM SINGLE CLEAR (U-VALUE: 6.44, SHGC:0.75) WINDOWS W1, W2, W3, W5 & DOOR D2 TO BE FITTED WITH AWNINGS AS PER BASIX.
- *THE POOL MUST NOT HAVE A GREATER CAPACITY OF 35KL, HAVE A POOL PUMP & TIMER, AS WELL AS NO OTHER HEATING SYSTEM THEN SOLAR ONLY
- *RAINWATER TANKS OF AT LEAST 1476L TO BE INSTALLED COLLECTING RAIN RUNOFF FROM MINIMUM 100sq.m. OF ROOF
- *ONE OUTDOOR TAP, CONNECTED TO THE RAIN WATER TANK & WITHIN 10m FROM THE POOL TO BE INSTALLED
- *SKYLIGHT TO BE OF TIMBER, low-E INTERNAL/ ARGON FILL/CLEAR EXTERNAL (or U-VALUE: 2.5, SHGC: 0.456)
- *SMOKE ALARM TO BE FITTED IN ACCORDANCE TO BCA AS 3786-2014. ●

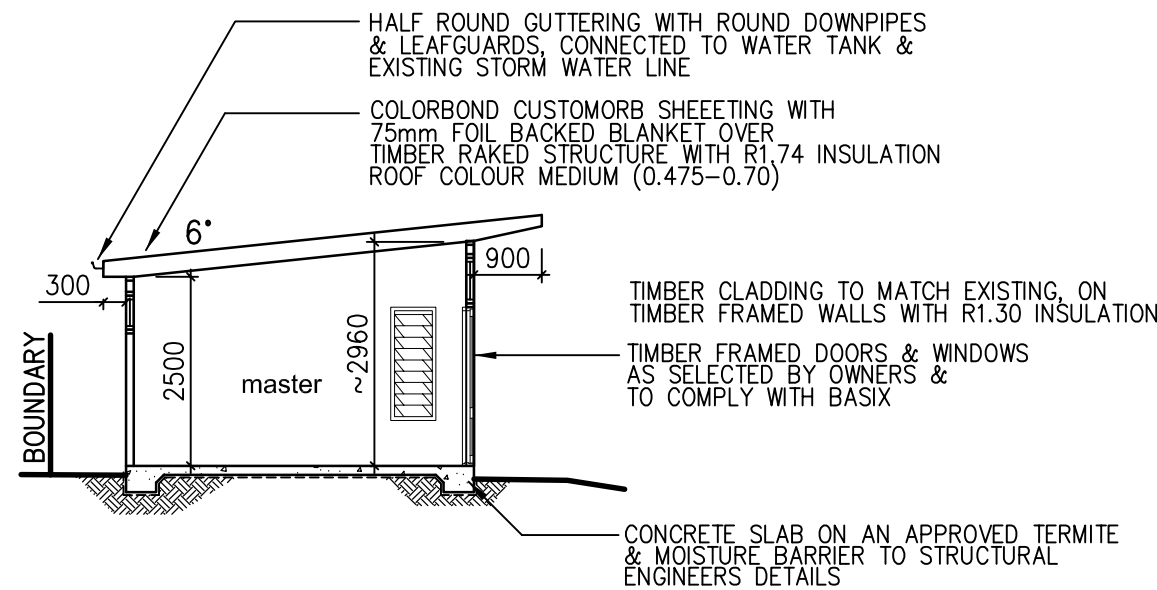
RIDGE R.L. 11.10
TOP PLATE R.L. 10.28
F.C.L. R.L. 9.67
F.F.L. R.L. 7.78
F.F.L. R.L. 7.42



section B-B

1:100

RIDGE R.L. 11.10
TOP PLATE R.L. 10.28
F.F.L. R.L. 7.78



section A-A

1:100

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. AND SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB. ANY DISCREPANCIES MUST BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
2. ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND TO THE LOCAL COUNCIL REQUIREMENTS AND OTHER AUTHORITIES CONCERNED.
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY. IT IS THE OWNERS RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY SEWER MAINS OR EASEMENTS OR ANY OTHER CONDITIONS WHICH WILL AFFECT THE BUILDING DESIGN.
4. IT IS THE OWNERS RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY SEWER MAINS OR EASEMENTS OR ANY OTHER CONDITIONS WHICH WILL AFFECT THE BUILDING DESIGN.
5. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED READINGS.
6. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE A.S.1684.
7. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS.
8. FINAL POSITION OF ALL DOWNPIPES TO BE DECIDED BY ROOF PLUMBER.
9. ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER.
10. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
11. ALL ELECTRICAL, POWER & LIGHT OUTLETS AS DETERMINED BY OWNER.
12. MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK. RE-USE EXISTING MATERIALS WHERE POSSIBLE.
13. ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THIS DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE BUILDER.

A	20/4/2023	note removed
-	20/2/2023	issue to client for council approval
mark	date	amendments.

project.

Alteration & Addition

for

Mr. & Mrs. Williamson

762 Barrenjoey Road

Avalon Beach NSW 2107

drawing title.

**WORKING DRAWINGS-
floor plans , sections &
existing elevations**

scale.

1:100 / 1:200

date.

FEB 2023

Draftperson.

ANNA HENRY

AH DESIGN

59 DRESS CIRCLE ROAD, AVALON BEACH NSW 2107

T. 0415 559 737

E. ahdesign@email.com

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project no.

sheet no.

of

A-149

1

2

amendments.

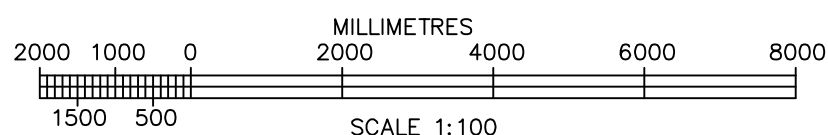
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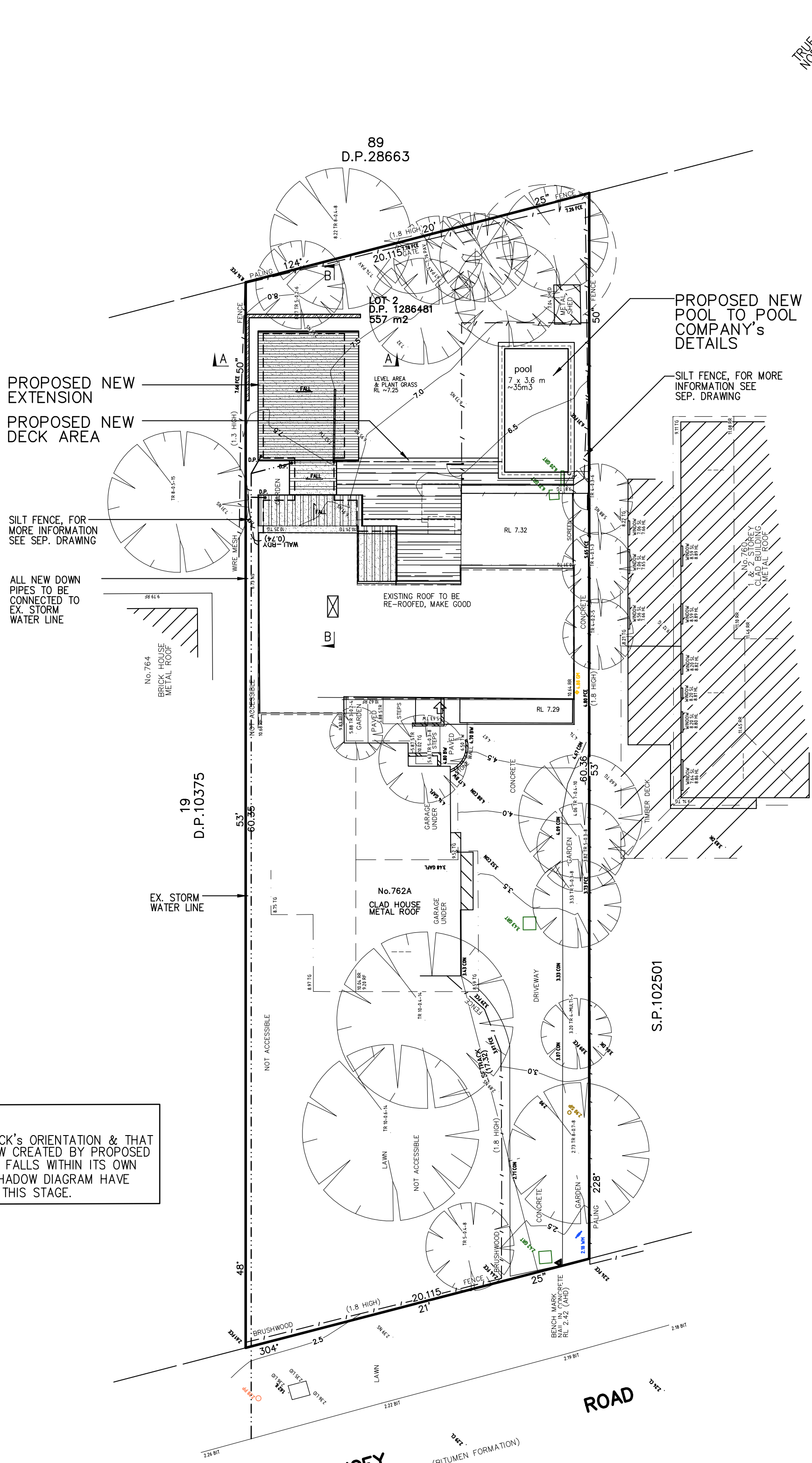
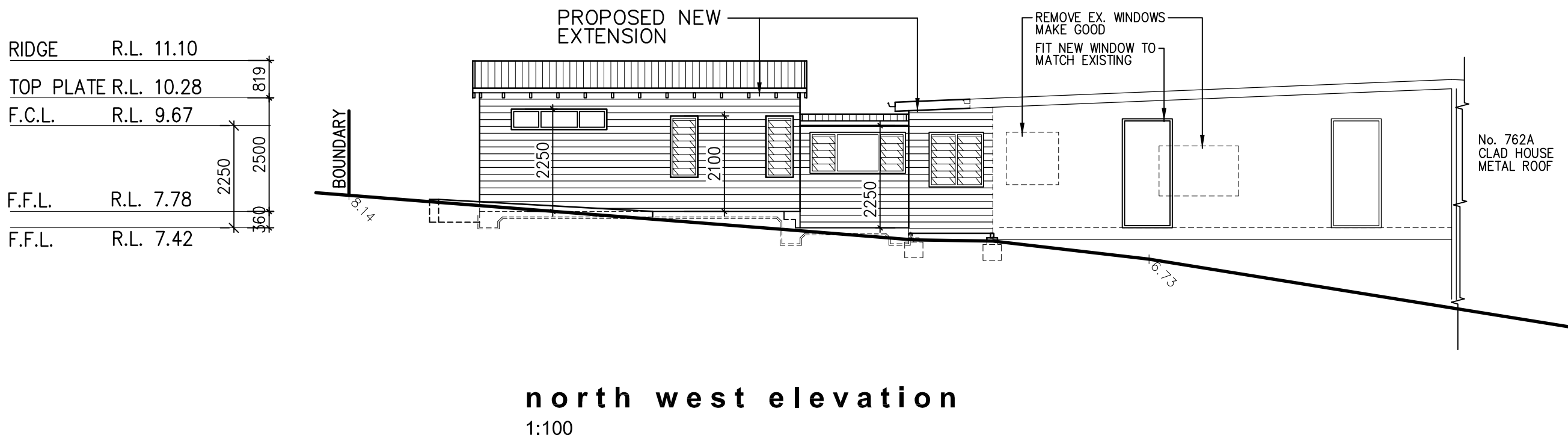
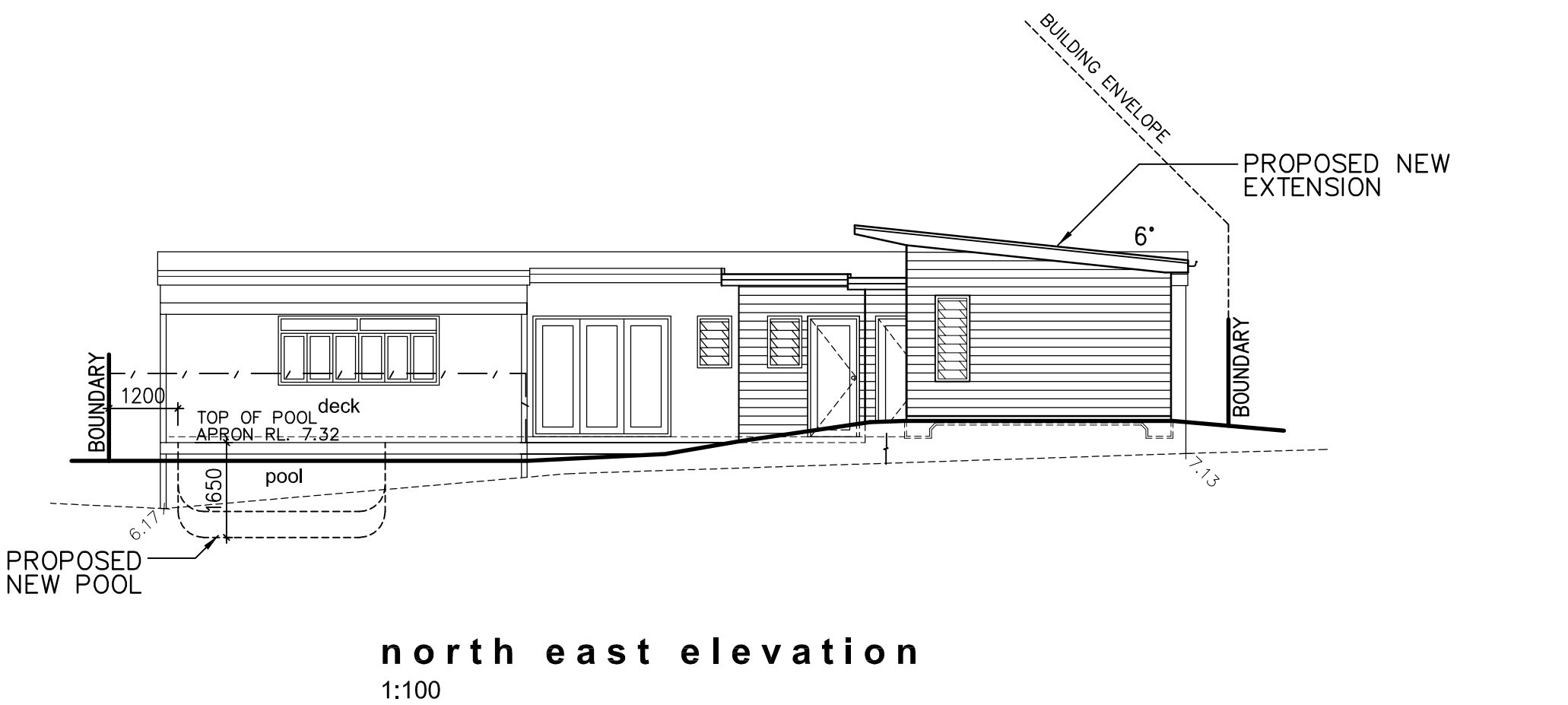
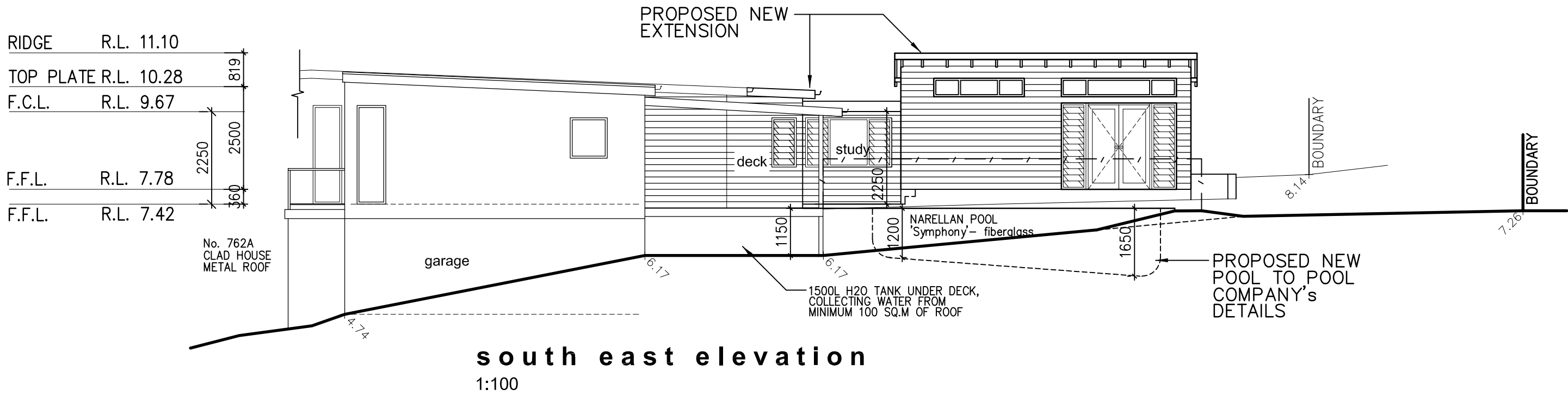
new floor plan

1:100

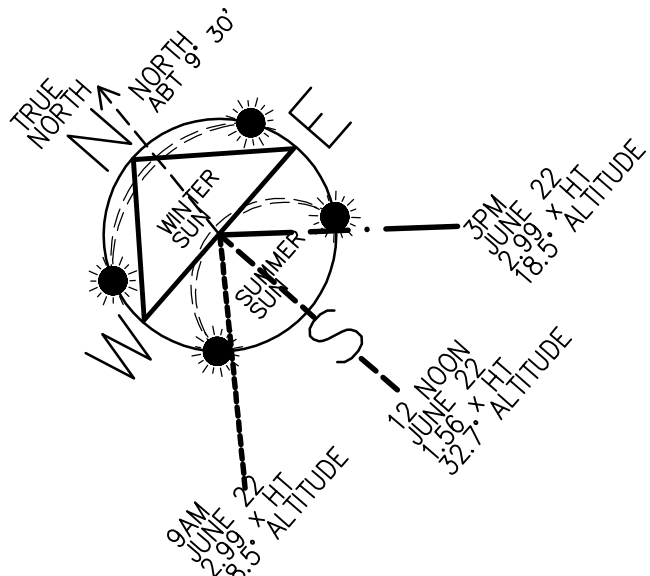
existing floor plan

1:100





SHADOWING:
DUE TO THE BLOCK'S ORIENTATION & THAT ANY NEW SHADOW CREATED BY PROPOSED EXTENSION, ONLY FALLS WITHIN ITS OWN PROPERTY, NO SHADOW DIAGRAM HAVE BEEN DRAWN AT THIS STAGE.



SITE CALCULATIONS
SITE AREA 557 SQ. M

SITE COVERAGE:
EX. RESIDENCE 140.9 SQ. M
EX. DECK AREA 43.4 SQ. M
PROPOSED WORKS:
NEW EXTENSION 54.3 SQ. M
NEW POOL & SURROUND 33.1 SQ. M
NEW DECK 37.1 SQ. M
NEW SITE COVERAGE 308.8 SQ. M
55.0% < 50%

FLOOR SPACE RATIO:
RESIDENCE 195.2 SQ. M
FSR 0.3/1 0.35>0.30

-	20/2/2023	issue to client for council approval
mark	date	ammendments.

project.
Alteration & Addition
for
Mr. & Mrs. Williamson
762 Barrenjoey Road
Avalon Beach NSW 2107

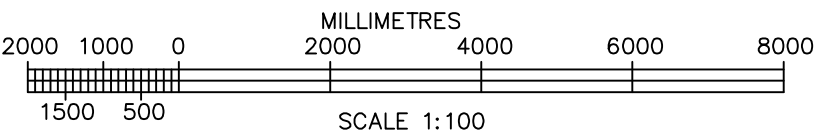
drawing title.
WORKING DRAWINGS-
site- & roof plan, elevations

scale. date.
1:100 / 1:200 FEB 2023

Draftperson.
ANNA HENRY
AH DESIGN
59 DRESS CIRCLE ROAD, AVALON BEACH NSW 2107
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E. ahdesign@email.com

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project no. sheet no. of
A-149 **2** **2**
ammendments. -



site- & roof plan
with stormwater line
1:200