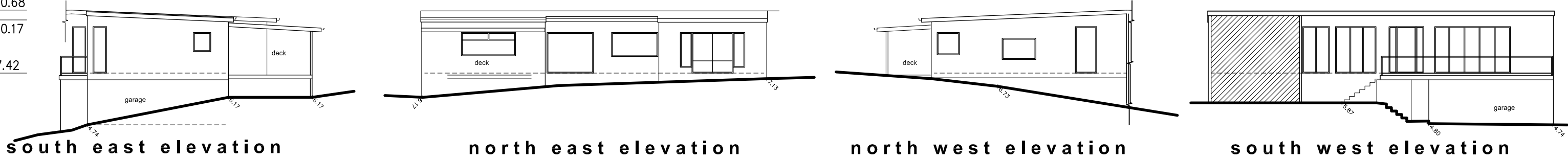


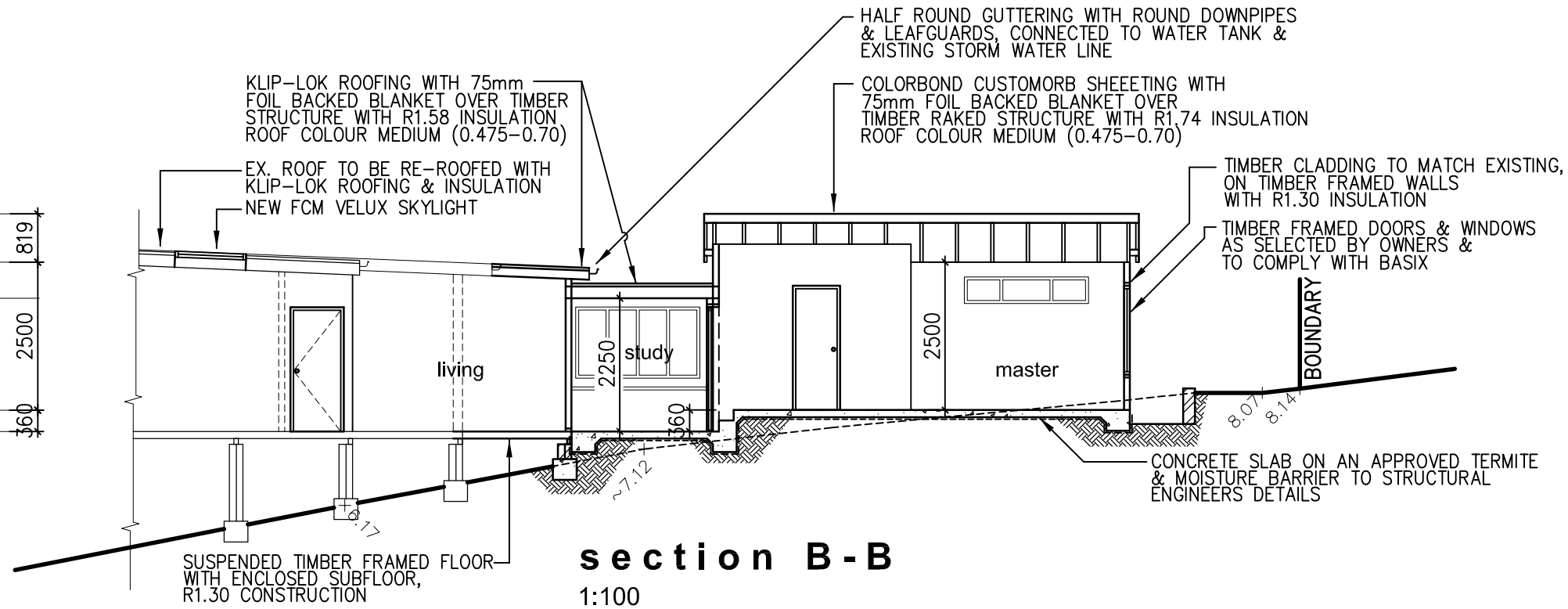
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT  
DA2023/0207

existing elevations  
1:200

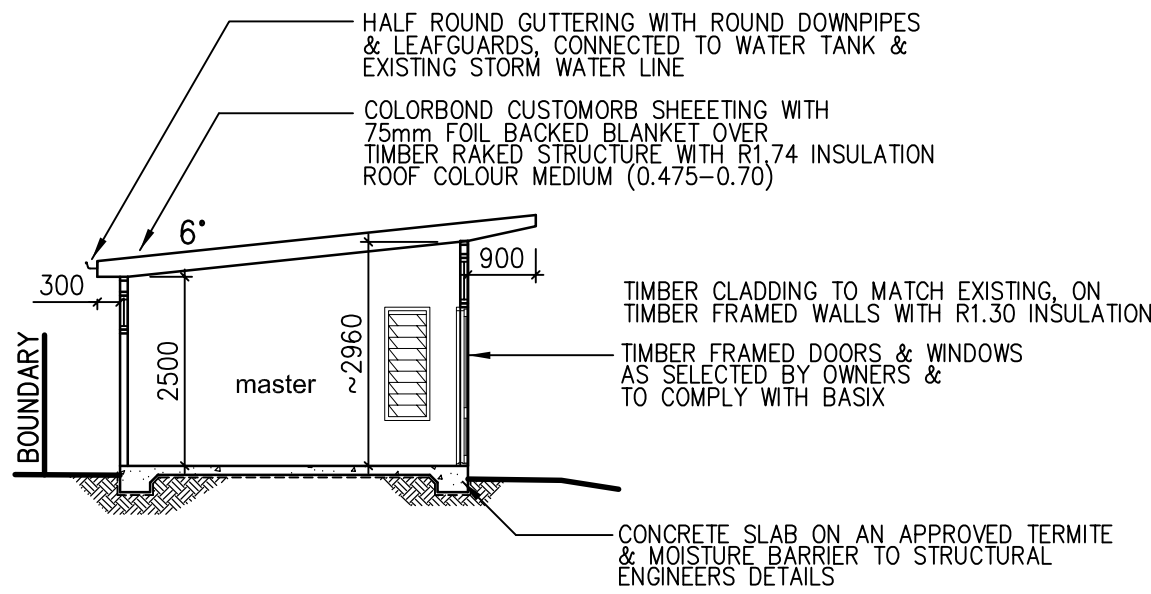
RIDGE R.L. 10.68  
F.C.L. R.L. 10.17  
F.F.L. R.L. 7.42



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



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



10mm PLASTERBOARD TO WALLS & CEILINGS  
VILLABOARD TO BATH, LAUNDRY & ENSUITE  
BATH/LDLY - CERAMIC FLOOR TILES ON AN APPROVED  
WATERPROOF MEMBRANE OVER OFC SHEETING  
SETDOWN JOISTS 30mm FOR FALLS TO WASTE  
STRUCTURAL BEAMS & LINTELS TO  
ENGINEERS DETAILS  
ALL NEW GUTTERS & DOWN PIPES TO BE  
CONNECTED TO EXISTING LINE

**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. ●

- 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.

B	8/5/2023	pool moved, new notes
A	20/4/2023	note removed
-	20/2/2023	issue to client for council approval
mark	date	ammdments.

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

drawing title.  
**WORKING DRAWINGS-  
floor plans , sections &  
existing elevations**

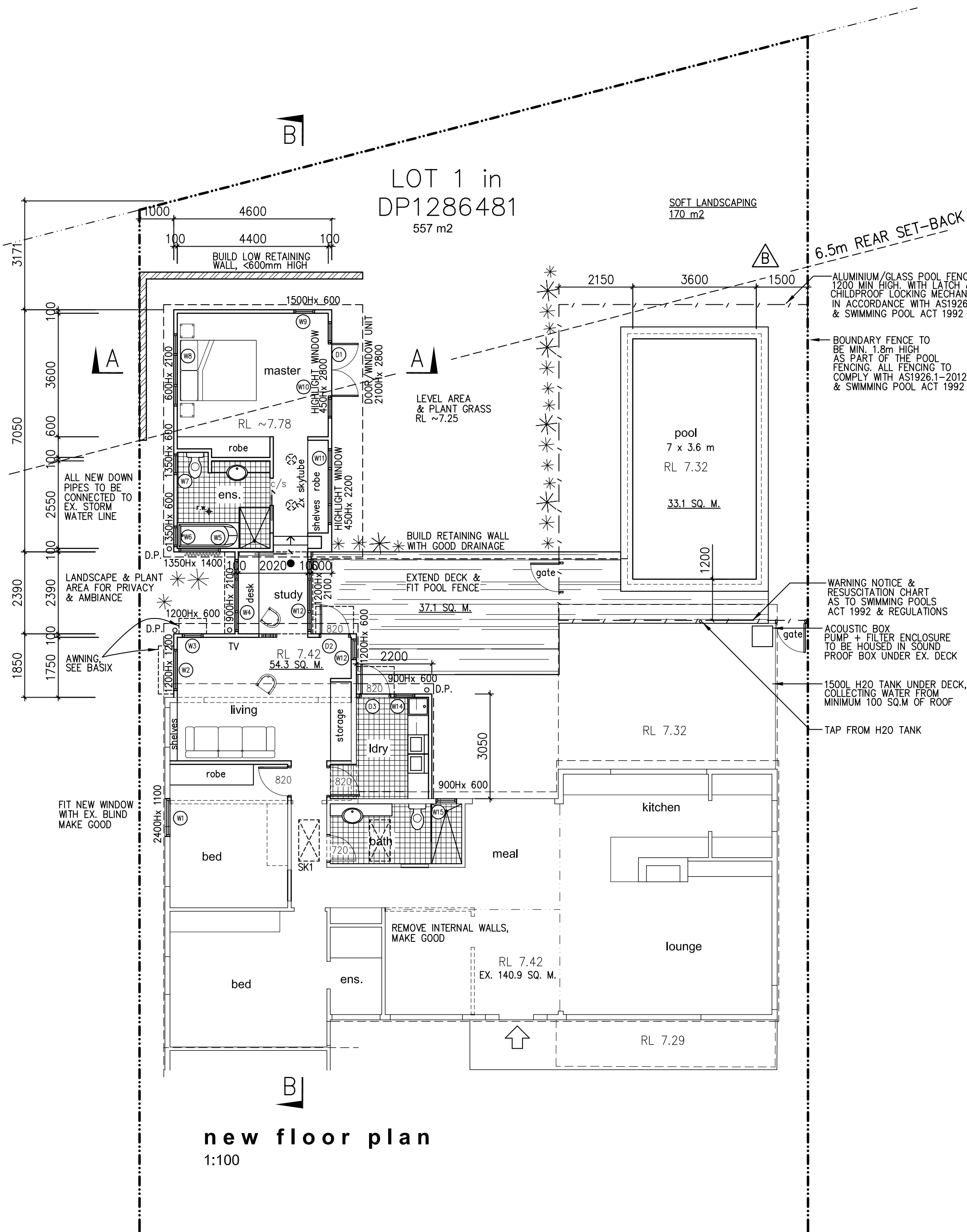
scale.  
1:100 / 1:200  
date.  
FEB 2023

Draftperson.  
**ANNA HENRY**  
**AH DESIGN**  
59 DRESS CIRCLE ROAD, AVALON BEACH NSW 2107  
T. 0415 559 737  
E. ahdesign@email.com

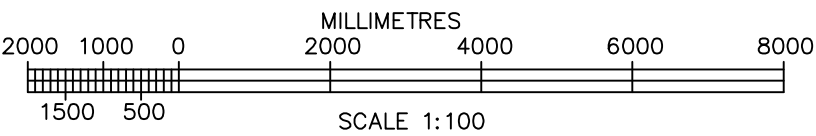
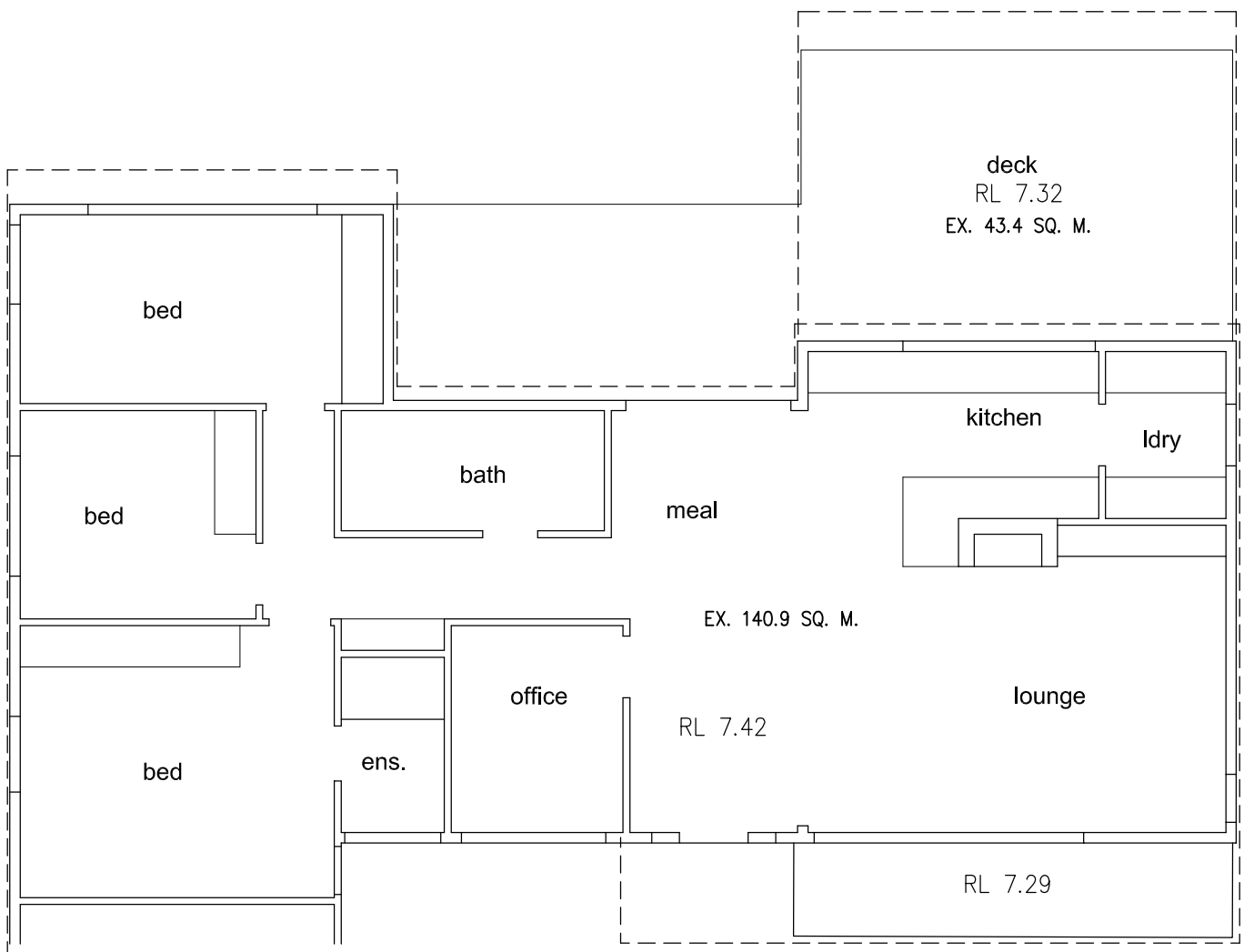
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project no.  
sheet no.  
of  
**A-149**  
1  
2  
ammdments.  
**B**

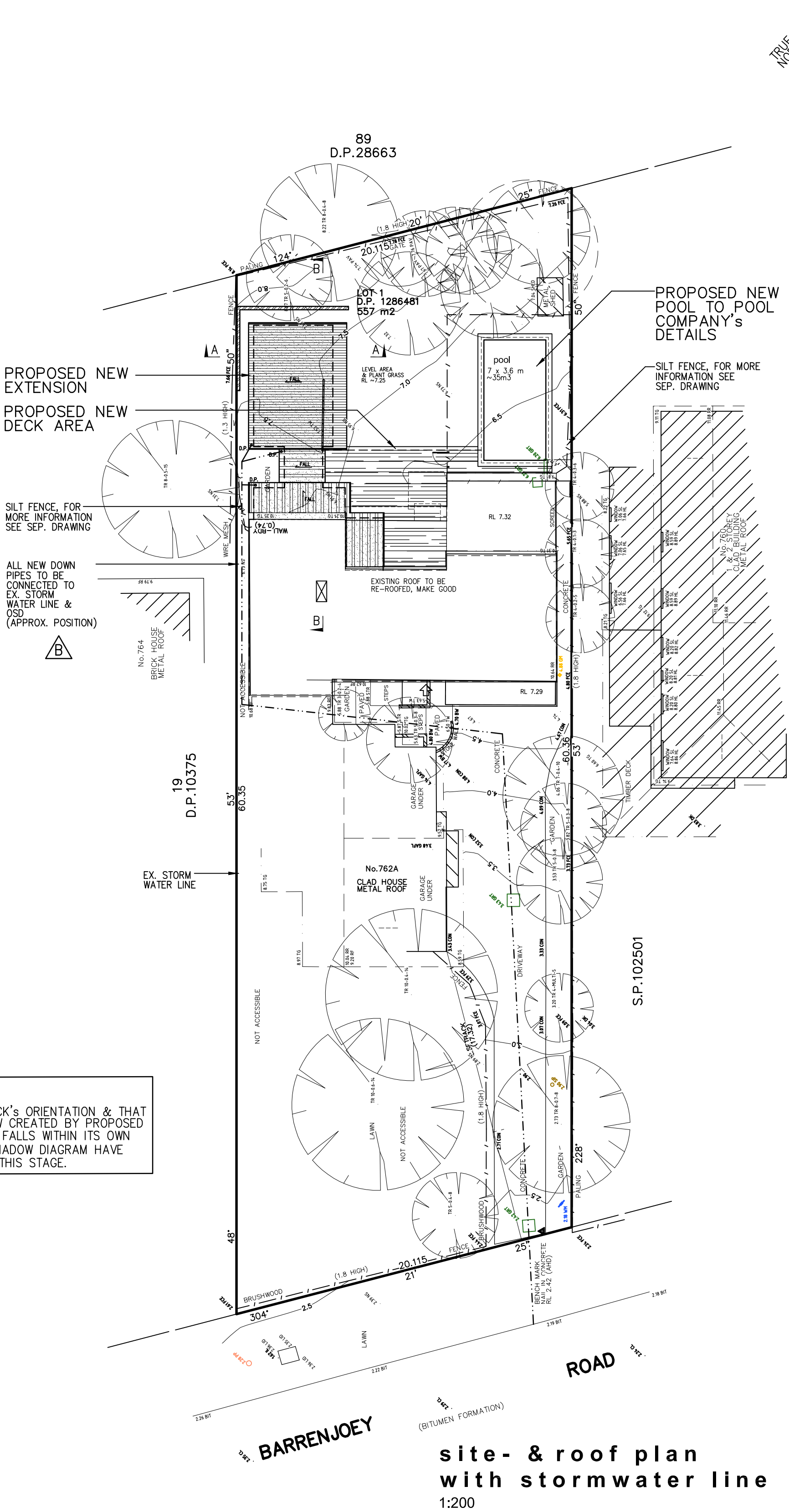
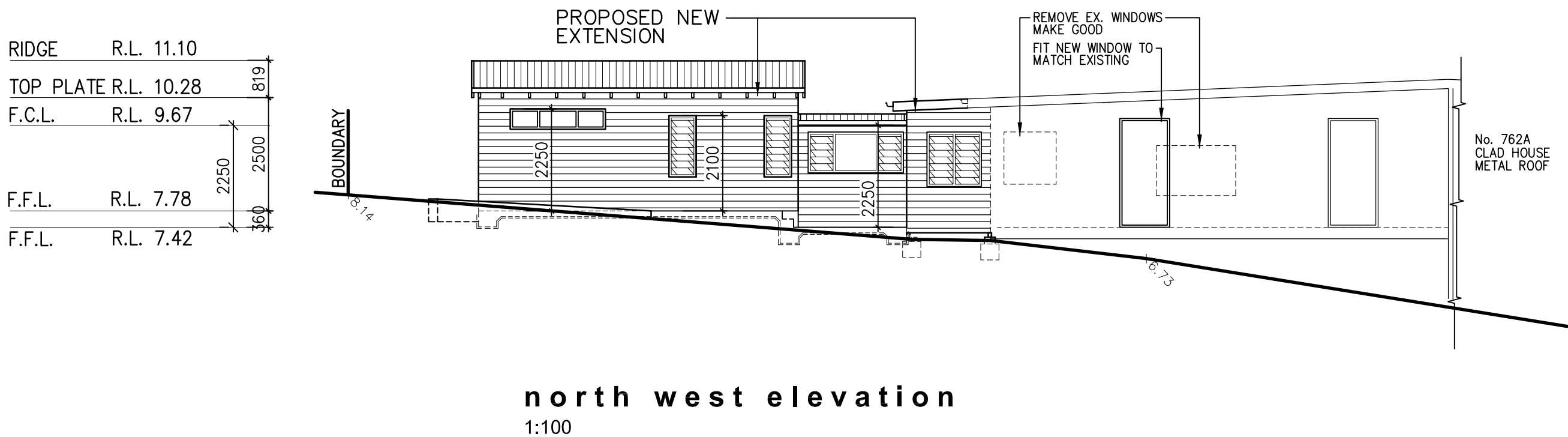
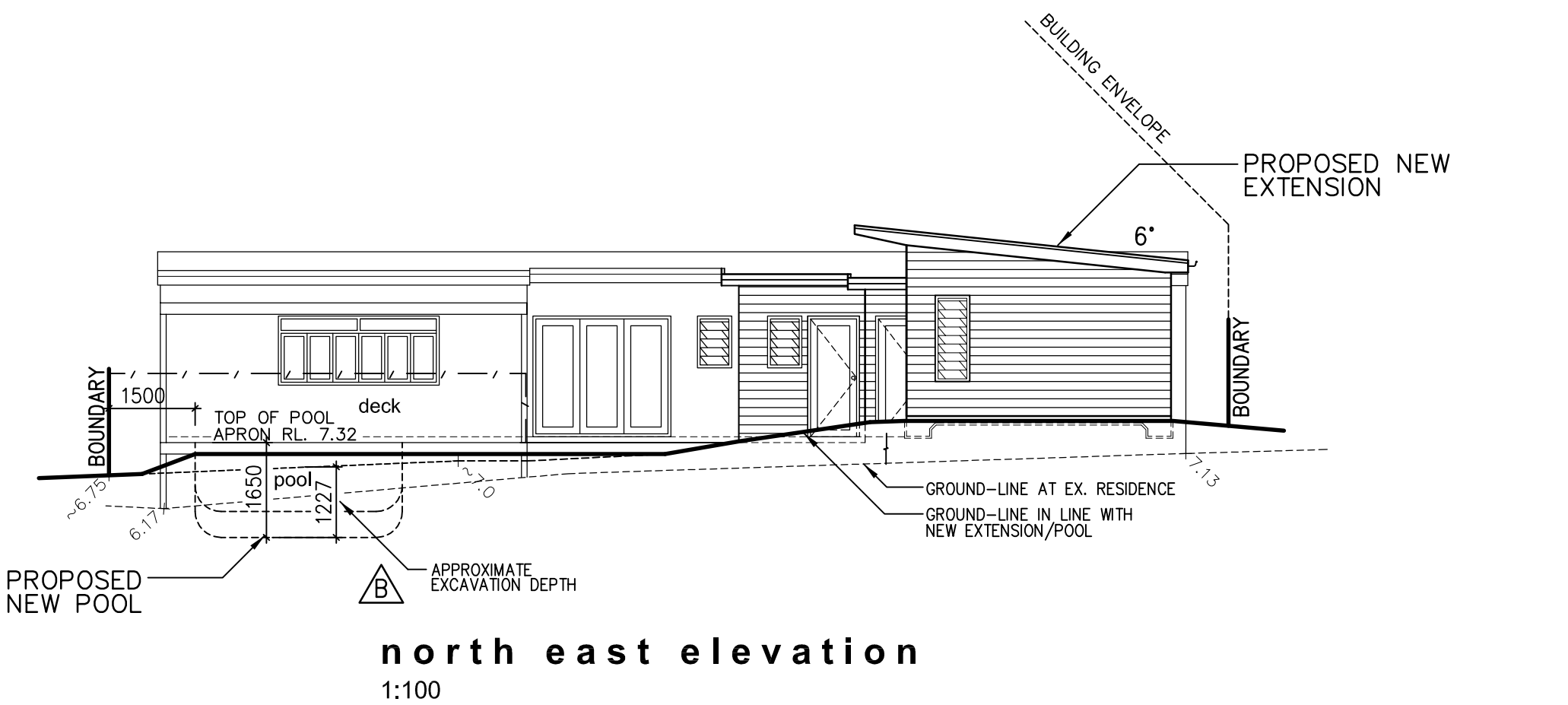
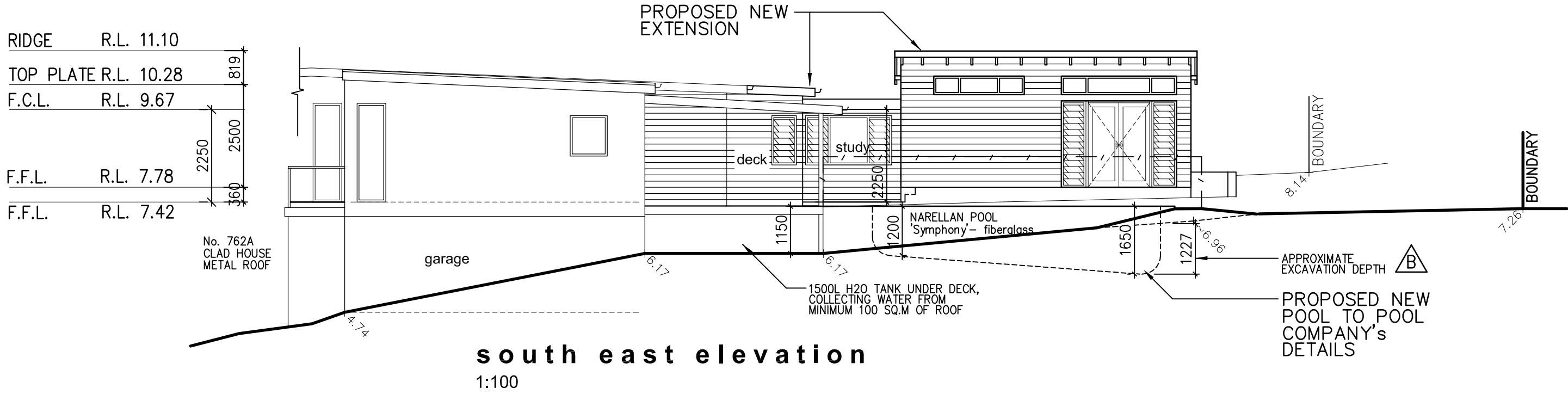
new floor plan  
1:100



existing floor plan  
1:100







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%+6%
FLOOR SPACE RATIO:	
RESIDENCE	195.2 SQ. M
FSR 0.3/1	0.35>0.30

B	8/5/2023	pool moved, new notes
-	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.  
1:100 / 1:200

date.  
FEB 2023

Draftperson.  
**ANNA HENRY**  
**AH DESIGN**  
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E. ahdesign@email.com

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project no.  
**A-149**

sheet no.  
**2**

of  
**2**

ammendments.  
**B**

northern  
beaches  
council

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

DA2023/0207

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.

