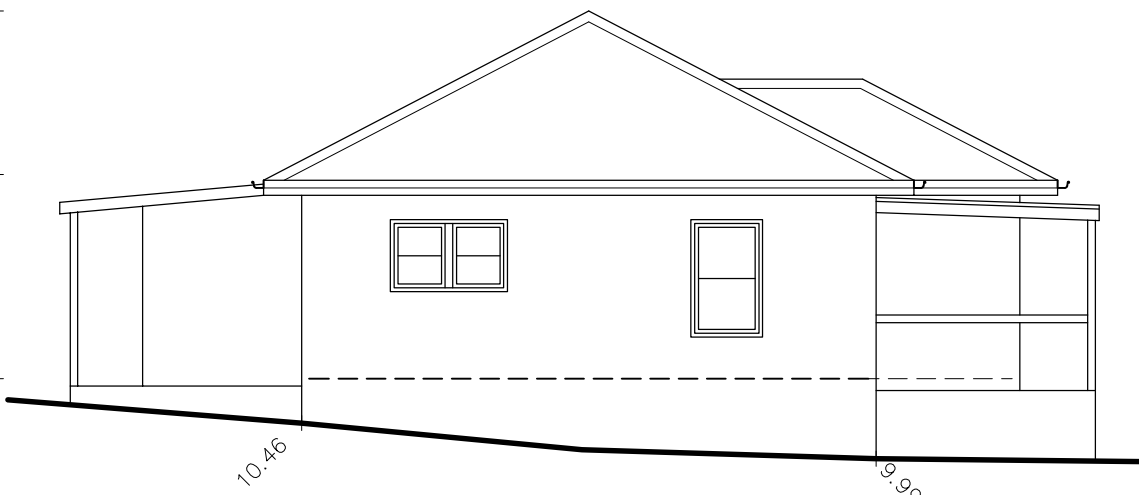
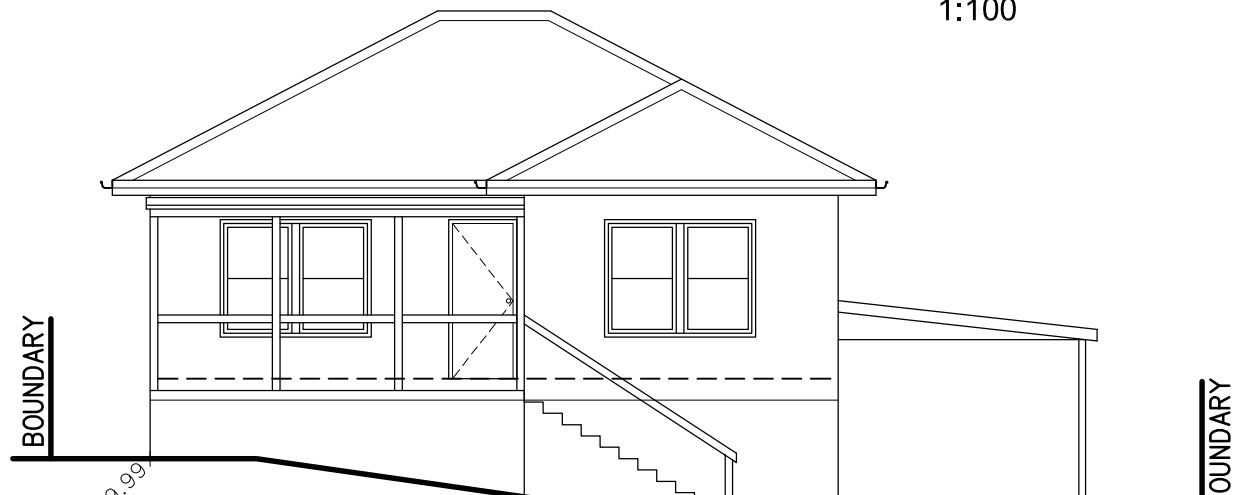


RIDGE R.L. 15.91  
F.C.L. R.L. 13.75  
F.F.L. R.L. 11.05



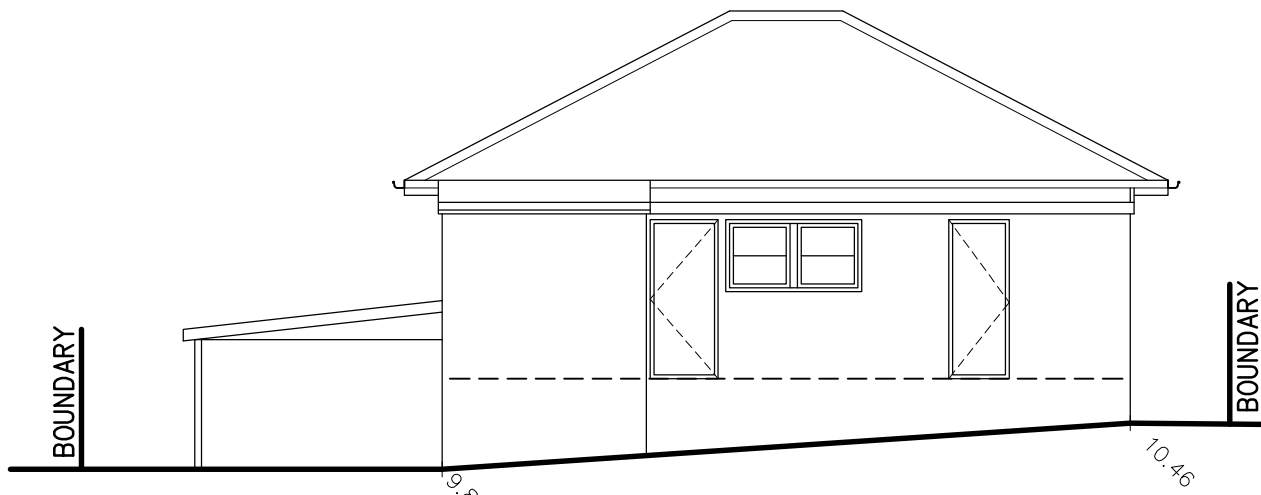
east elevation



north elevation



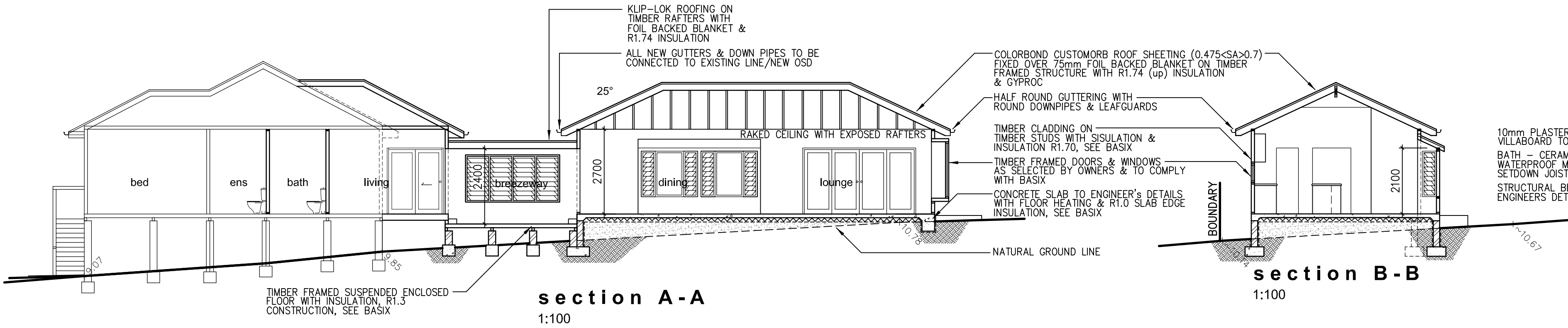
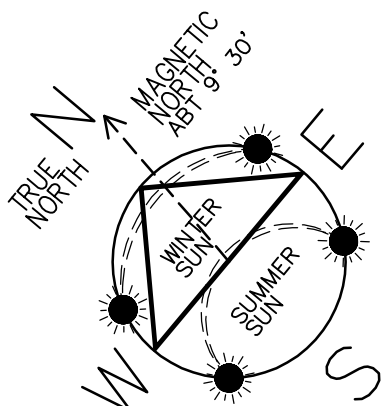
west elevation



south elevation

existing elevations  
1:100

RIDGE R.L. 15.91  
F.C.L. R.L. 13.75  
F.F.L. R.L. 11.05  
F.F.L. R.L. 10.73



section A-A  
1:100

section B-B  
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.
  2. ANY DISCREPANCIES MUST BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
  3. ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND TO THE LOCAL COUNCIL REQUIREMENTS AND OTHER AUTHORITIES CONCERNED.
  4. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.
  5. 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.
  6. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED READINGS.
  7. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 'NATIONAL TIMBER FRAMING CODE A.S.1684'.
  8. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS.
  9. FINAL POSITION OF ALL DOWNPIPES TO BE DECIDED BY ROOF PLUMBER.
  10. ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER.
  11. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
  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.

-	10/11/2020	issue to client for council approval
mark	date	amendments.

project.  
Alteration & addition  
for  
**Mr. & Mrs. Girdler**  
1 Whale Beach Road  
Avalon Beach NSW 2107

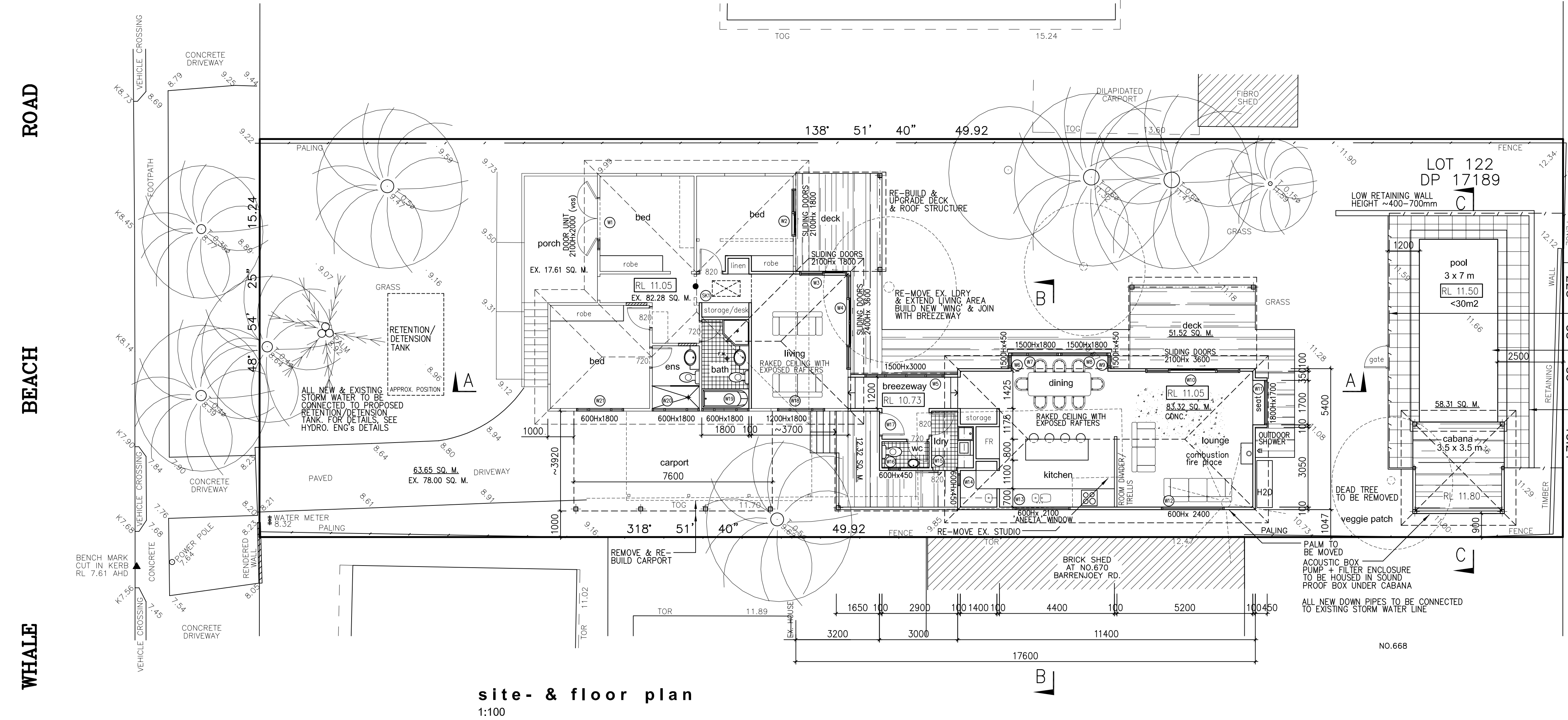
drawing title.  
**WORKING DRAWINGS-  
site- & floor plan, existing  
elevations & sections**

scale. date.  
1:100 NOV 2020

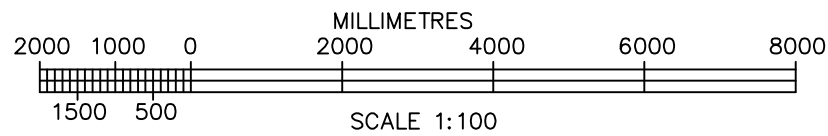
Draftperson.  
**ANNA HENRY**  
**AH DESIGN**  
22 WANDEN ROAD, CLAREVILLE NSW 2107  
T. 0415 559 737  
E. ahdesign@gmail.com

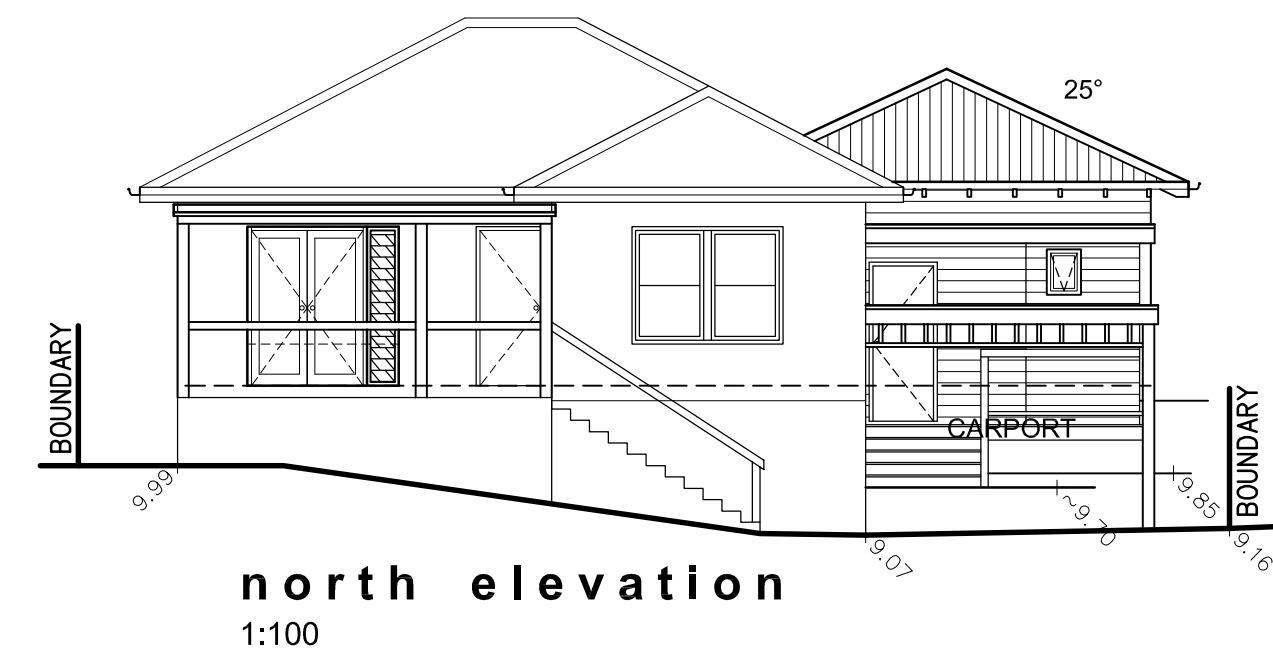
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project no. sheet no. of  
**A-127** **1** **2**  
amendments. -



site- & floor plan  
1:100





CARPARKING \_\_\_\_\_ 2 CARS

project.  
Alteration & addition  
for  
**Mr. & Mrs. Girdler**  
1 Whale Beach Road  
Avalon Beach NSW 2107

scale.                      date.

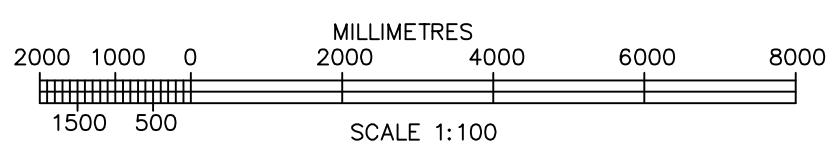
1:100 / 1:200              NOV 2020

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project no.	sheet no.	of
<b>A-127</b>	<b>2</b>	<b>2</b>
	ammendments.	-

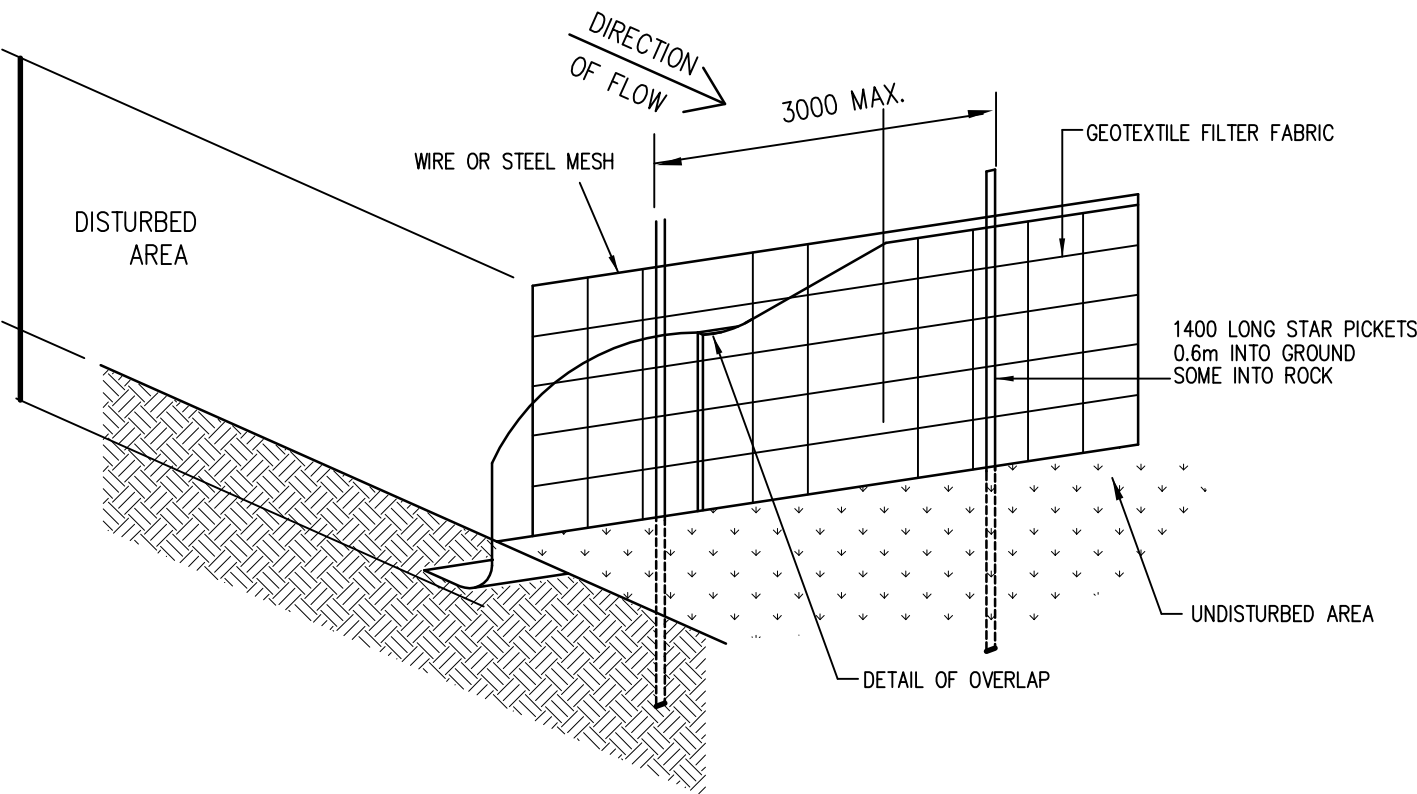
BASIX:  
THE DRAWINGS SHOULD BE READ IN  
CONJUNCTION WITH THE CORRECT BASIX  
CERTIFICATE (A COPY IS ATTACHED). ALL  
WORKS TO BE CARRIED OUT IN  
ACCORDANCE WITH THE REPORT.

- NOTES:**
- \*FIXTURES:
  - SHOWERHEAD & TOILET TO BE MIN. 3 STARS
  - TAP IN KITCHEN/BATH TO BE MIN. 3 STARS
- \*LIGHTING:
  - A MINIMUM OF 40% OF NEW & ALTERED LIGHT FITTINGS TO BE FLUORESCENT, COMPACT OR LED LAMPS
- \*ALL DOORS & WINDOWS TO BE INSTALLED AS SPECIFIED ON THE LIST IN BASIC:
  - TIMBER FRAMED SINGLE CLEAR
  - GLAZING: U-VALUE 5.71, SHGC 0.66
- \*ALL SKYLIGHT WINDOWS TO BE OF TIMBER FRAMED, LOW-E INTERNAL/ARGON FILL CLEAR EXTERNAL, U-VALUE 2.5, SHGC 0.456
- \*NEW HOT WATER SYSTEM TO BE GAS INSTANTANEOUS
- \*RAINWATER TANKS OF AT LEAST 1968L TO BE INSTALLED COLLECTING RAIN RUNOFF FROM MINIMUM 40sq.m. OF ROOF.
  - CONNECTED TO MIN. 1 OUTDOOR TAP, MAX. 10m FROM POOL
- \*HEATING SYSTEM FOR THE POOL TO BE SOLAR ONLY.
- \*A POOL PUMP. TIMER MUST BE INSTALLED FOR THE POOL.
- \*SMOKE ALARM TO BE FITTED ●



SEDIMENT CONTROL:

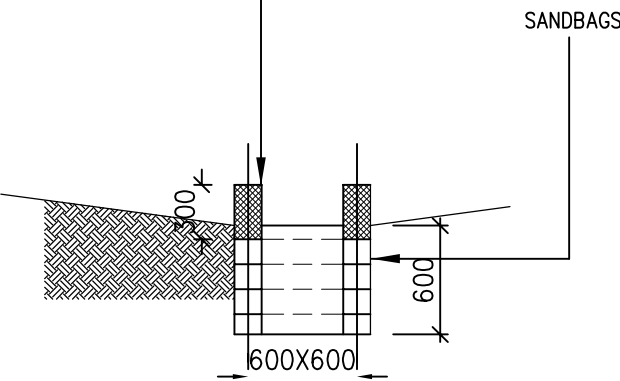
- 1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
- 2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
- 3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.



SILT FENCE DETAIL

SCALE = N.T.S.

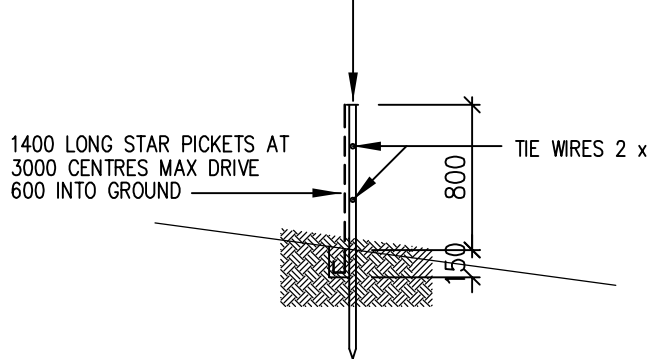
HAY BAILS FIXED ALL ROUND  
PIT ENTRANCE, MIN. TWO STAKES PER BAIL  
600 INTO GROUND



SEDIMENTATION PIT  
(ALTERNATIVE TO SETTLEMENT POND)

FILTER SYSTEM EQUAL TO  
GEOFABRICS "SILT FENCE 2000"

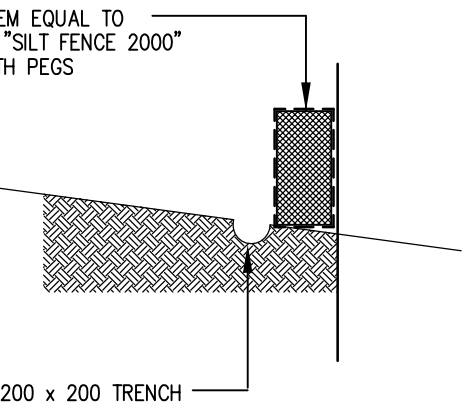
1400 LONG STAR PICKETS AT  
3000 CENTRES MAX DRIVE  
600 INTO GROUND



SILT FENCE DETAIL 1

CONTRACTOR TO MAINTAIN SILT FENCE  
IN GOOD WORKING ORDER  
SECURED WITH PEGS

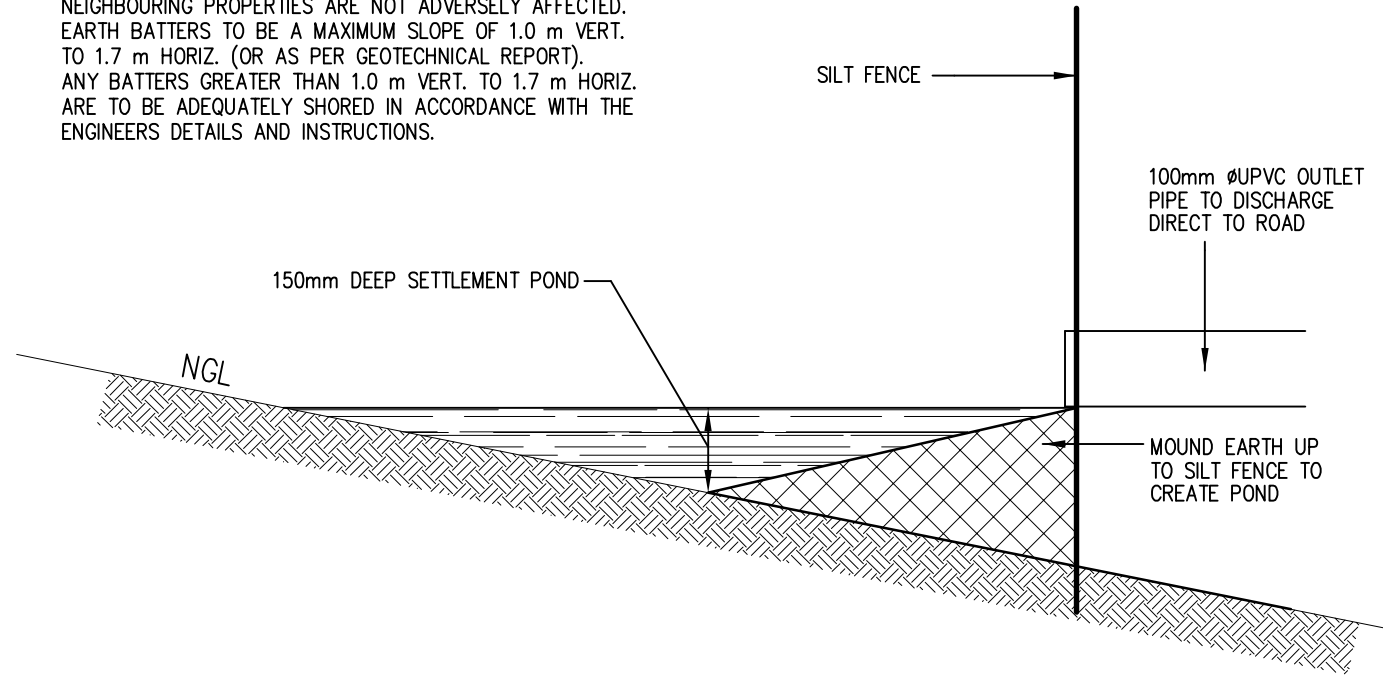
FILTER SYSTEM EQUAL TO  
GEOFABRICS "SILT FENCE 2000"  
SECURED WITH PEGS



SILT FENCE DETAIL  
(ALTERNATIVE)

SCHEDULE OF WORKS:

- 1. SILT FENCE AND ASSOCIATED WORKS INCLUDING INTERCEPTOR DRAIN IS TO BE INSTALLED BEFORE THE COMMENCEMENT OF ANY EXCAVATION.
- 2. CUTS TO BE EXECUTED TO THE REQUIRED LEVEL USING CONVENTIONAL EXCAVATION MACHINERY. INITIALLY THE DEPTH OF FILL/CLAY IS TO BE ESTABLISHED TO ENSURE NEIGHBOURING PROPERTIES ARE NOT ADVERSELY AFFECTED. EARTH BATTERS TO BE A MAXIMUM SLOPE OF 1.0 m VERT. TO 1.7 m HORIZ. (OR AS PER GEOTECHNICAL REPORT). ANY BATTERS GREATER THAN 1.0 m VERT. TO 1.7 m HORIZ. ARE TO BE ADEQUATELY SHORED IN ACCORDANCE WITH THE ENGINEERS DETAILS AND INSTRUCTIONS.
- 3. ANY PERMANENT RETAINING STRUCTURE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERS DETAILS AND INSTRUCTIONS.
- 4. ALL PERMANENT RETAINING STRUCTURES ARE TO BE COMPLETED WITH MINIMUM DELAY FOLLOWING EXCAVATION.



TYPICAL SECTION THROUGH SETTLEMENT POND

SCALE = N.T.S.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR, BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

project:  
Alteration & addition to existing  
residence for  
**Mr. & Mrs. Girdler**  
1 Whale Beach Road  
Avalon Beach NSW 2107

drawing title:  
**Sediment Control**

Draftperson,  
**ANNA HENRY**  
**AH DESIGN**  
22 WANDEEN ROAD, CLAREVILLE NSW 2107  
T. 0415 559737  
E. ahdesign@email.com

project no. scale date  
**SED-127** NTS NOV 2020