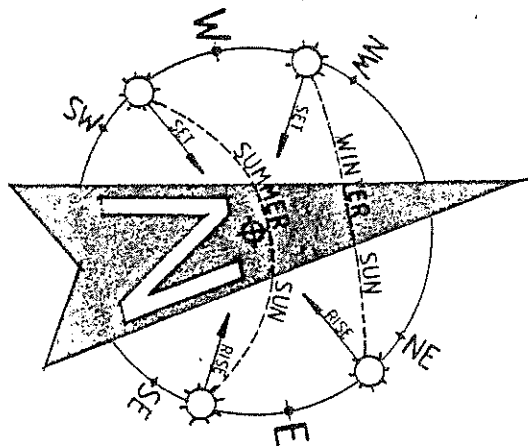
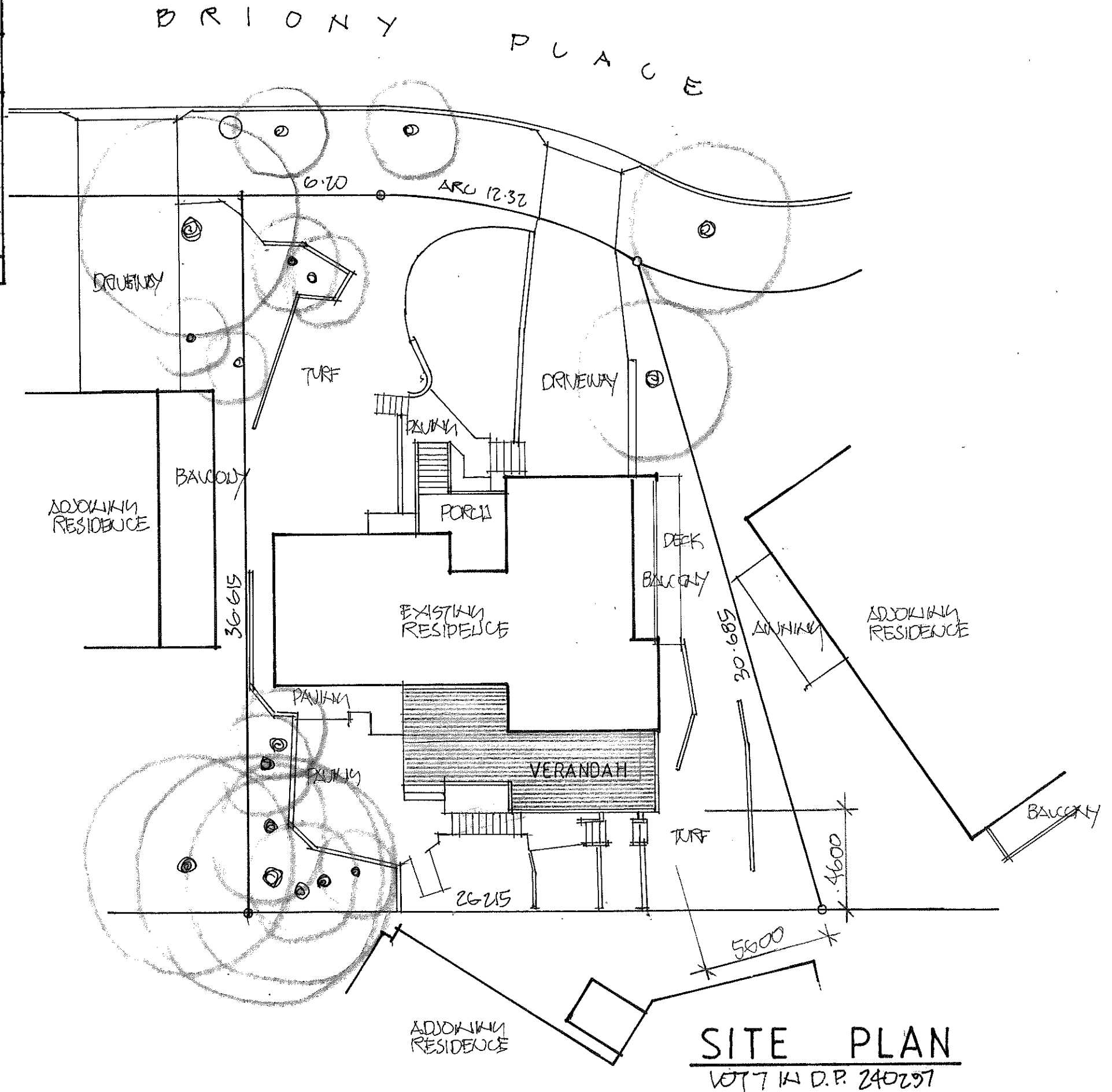


SITE AREA	696.80 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
RESIDENCE FLOOR	144.72	144.72
RESIDENCE ROOF	144.72	144.72
VERANDAH	35.88	47.28
BALCONY & DECK	14.30	14.30
DRIVEWAY	55.25	55.25
PORCH & STAIRS	15.97	15.97
PAVING	45.50	45.50
<b>TOTAL HARD SURFACE</b>	<b>311.62 (44.72%)</b>	<b>323.02 (46.36%)</b>



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.

- 1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- 2 All dimensions that relate to site boundaries and assessments are subject to verification by a site survey.
- 3 All work to be in accordance with BUILDING CODE OF AUSTRALIA and to the satisfaction of local council requirements & other authorities.
- 4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
- 5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
- 6 All roof and eave-end-sillings to be disposed of in the approved manner or as directed by local council inspectors.
- 7 All electrical power & light outlets to be installed and terminated by a qualified electrician.
- 8 Make good and repair all existing fixtures damaged by new work. Reuse existing materials where possible.

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LEGAL PROCEEDINGS.  
J.B. EVANS AND COMPANY PTY. LTD.  
WILMINGTON, DELAWARE, U.S.A.

No.	AMENDMENT	DATE



**J.D. EVANS and COMPANY**  
DESIGN AND BUILDING CONSULTANTS  
NO. 5 ELAINE AVENUE, AVALON BEACH 2107  
EMAIL JD@CO.AVALON@GMAIL.COM  
MOBILE 0418 976 596

PROJECT  
PROPOSED BACK VERANDAH  
No. 11 BRIONY PLACE  
MONA VALE N. S. W. 2103  
CLIENT  
CHARLES & ANNALISA WOOLER

DATE	05/10/22	SCALE	1:200
DRAWN	JDE	CHECKED	

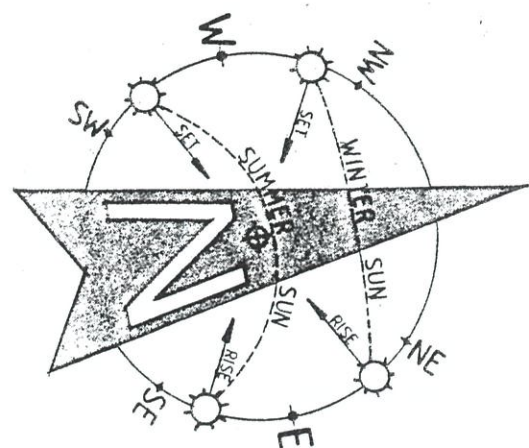
  

DRAWING No	ISSUE
2113-1	



# NOTES:

1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH NCC VOL. 2 PART 3.8.4.2 AND AS/NZS 1680.0 1768.
2. VENTILATION OF BATHROOMS, ENSUITES & WC'S TO BE IN ACCORDANCE WITH PART 3.8.5.2 OF THE BUILDING CODE OF AUSTRALIA AS / NZS 1680.2.
3. THE DOOR TO THE BATHROOM IS REQUIRED TO COMPLY WITH AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA PART 3.8.3.3 (TO EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).
4. FIRE / SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE NCC VOL. 2 PART 3.7.2. AND AS 3786.
5. TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH VOL. 2 PART 3.1.4 OR VOL. 1 PART B1.4 (I) AND INSTALLED IN ACCORDANCE WITH AS 3660.
6. SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6.2 CLAUSES (a), (b) & (c) AND PART 3.8.6.3. OF THE NCC.
7. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
8. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
9. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH NCC VOL. 2 PART F1 & VOL. 2 PART 3.8.1 & CONSTRUCTED IN ACCORDANCE WITH AS 3740.
10. AN APPROVED NON-VENTILATED COVER OR SHEILD WHICH ALLOWS FOR THE INSULATION TO BE CLOSELY INSTALLED TO THE SIDES & TOP TO ALL DOWNLIGHTS.
11. STAIRS, HANDRAILS, BALUSTRADES & RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOL. 2 PARTS 3.9.1 & 3.9.2 IN AS1657.
12. PROTECTION OF OPEN-ABLE WINDOWS MUST COMPLY WITH NCC VOL. 2 PART 3.9.2.5 (a) & (b) AND NCC VOL. 2 PART 3.9.5 (c) & (d).
13. GLAZING TO ALL BATHROOMS AND ENSUITES TO BE TOUGHENED GLASS.
14. SLIP RESISTANCE TO COMPLY WITH NCC AND AS4586.



## NOTES:

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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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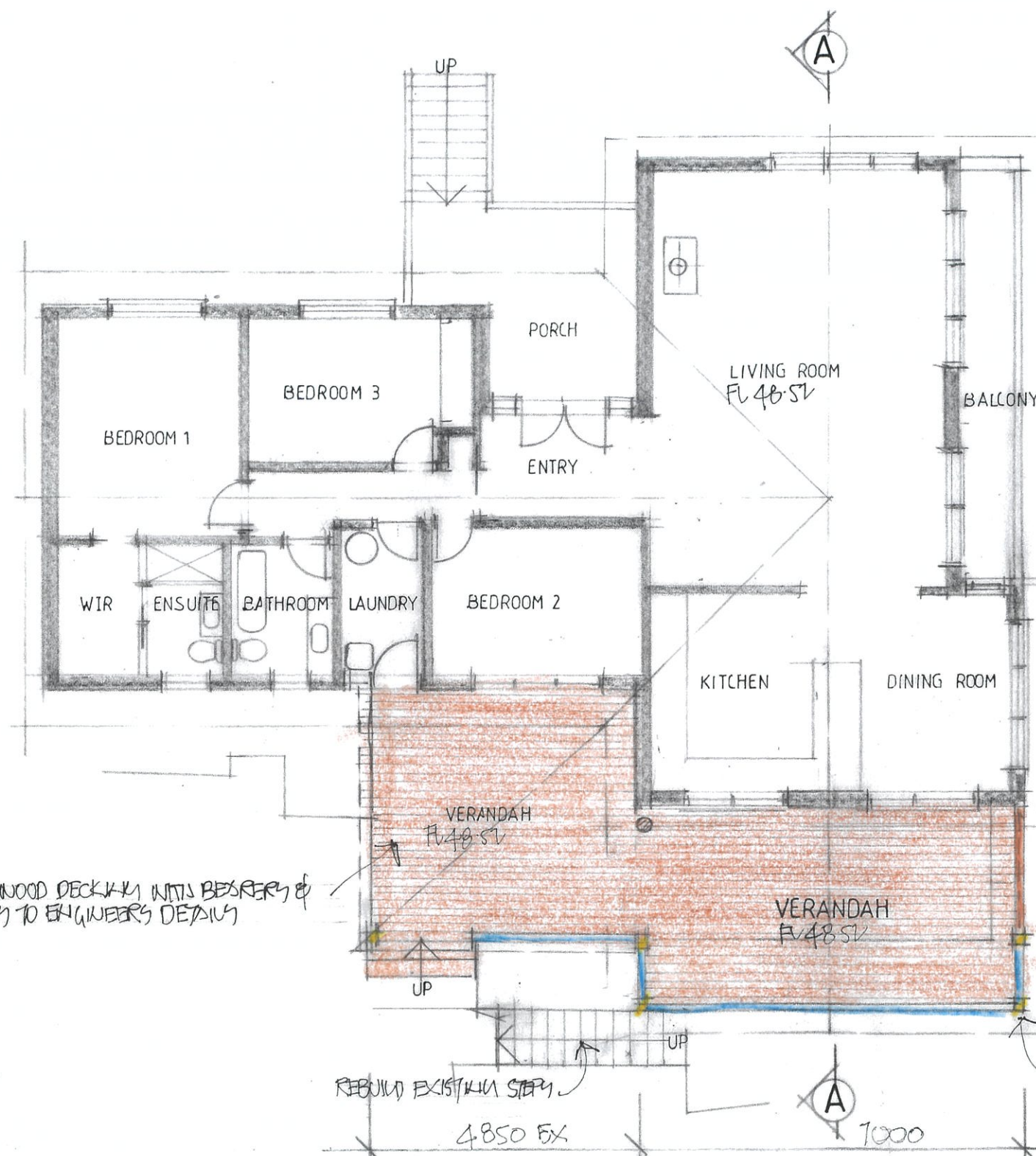
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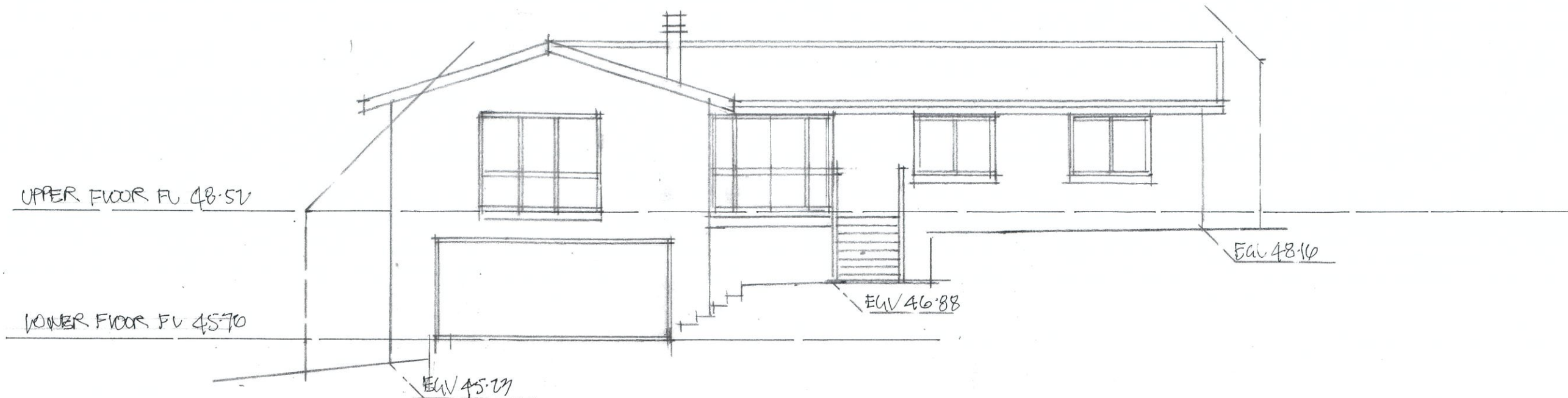
PROJECT  
**PROPOSED BACK VERANDAH**  
 No. 11 BRIONY PLACE  
 MONA VALE N. S. W. 2103  
 CLIENT  
**CHARLES & ANNALISA WOOLER**

DATE 05/10/22	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	ISSUE
<b>2113-2</b>	

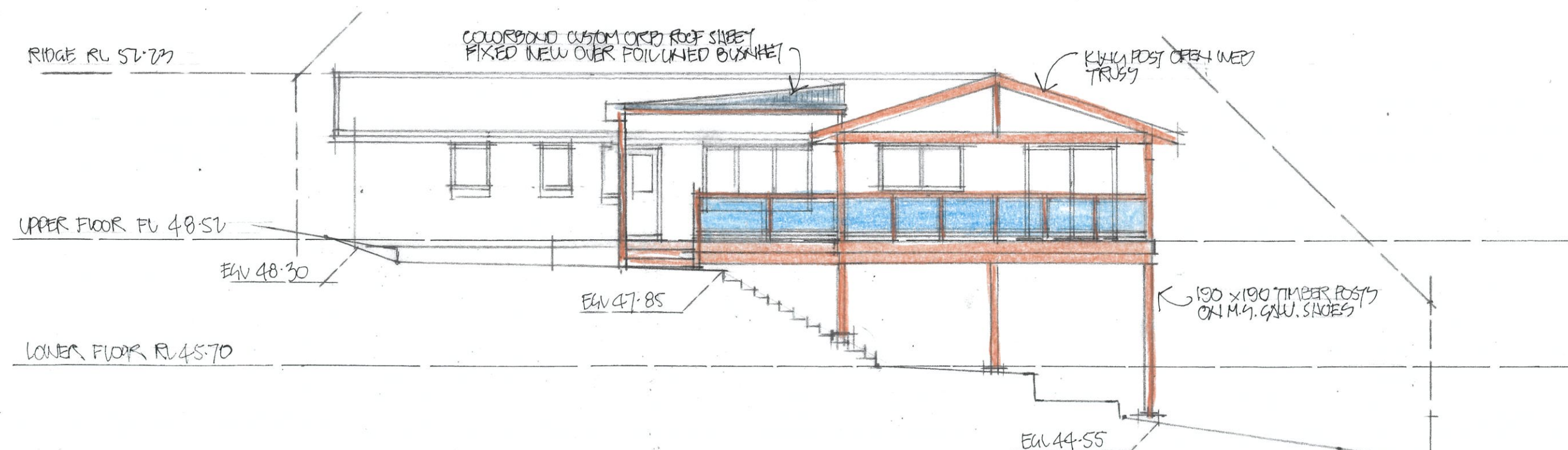


## UPPER FLOOR PLAN





## WEST ELEVATION



## EAST ELEVATION

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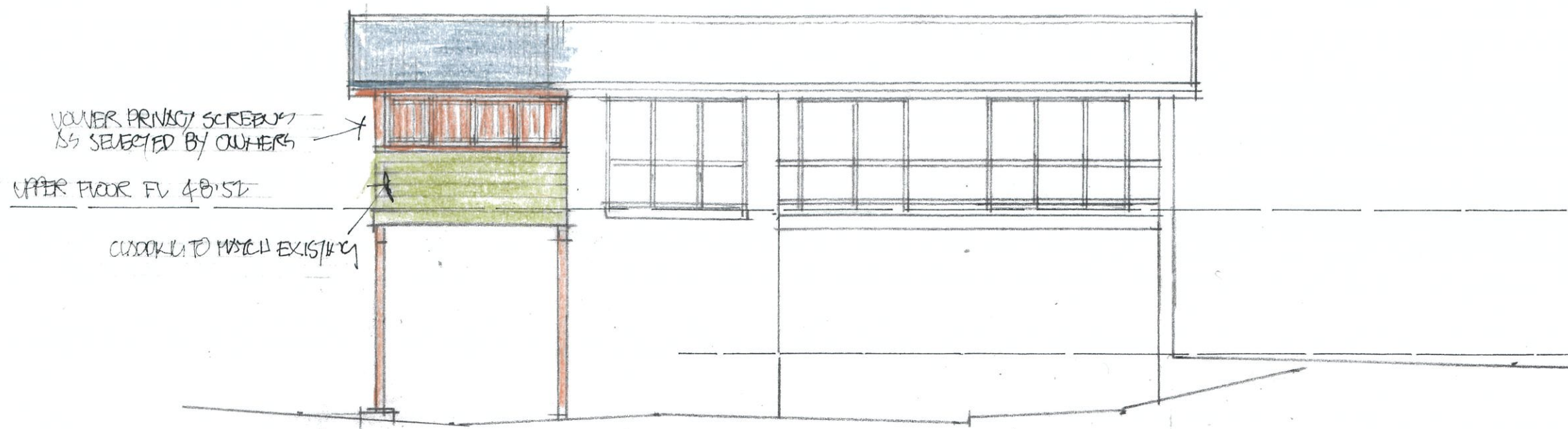


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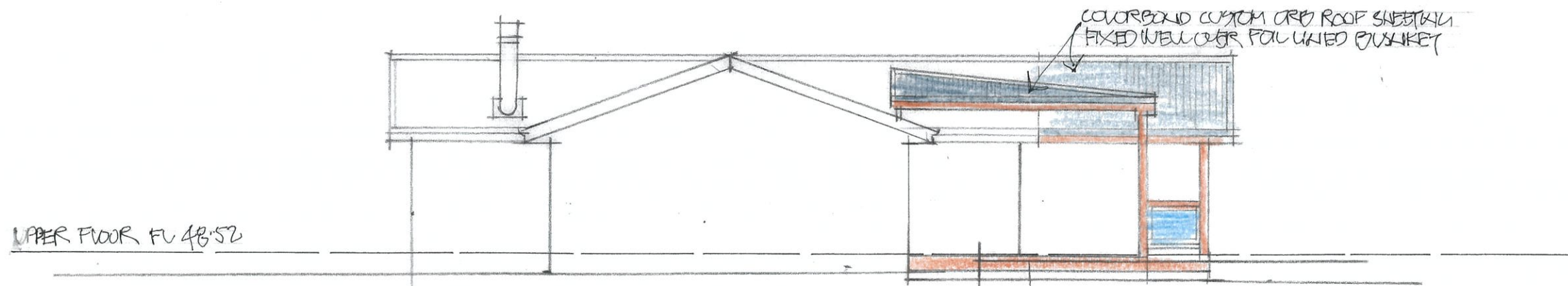
PROJECT  
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 CLIENT  
**CHARLES & ANNALISA WOOLER**

DATE	05/10/22	SCALE	1:100
DRAWN	JDE	CHECKED	
DRAWING No.	2113-3	ISSUE	





NORTH ELEVATION



SOUTH ELEVATION

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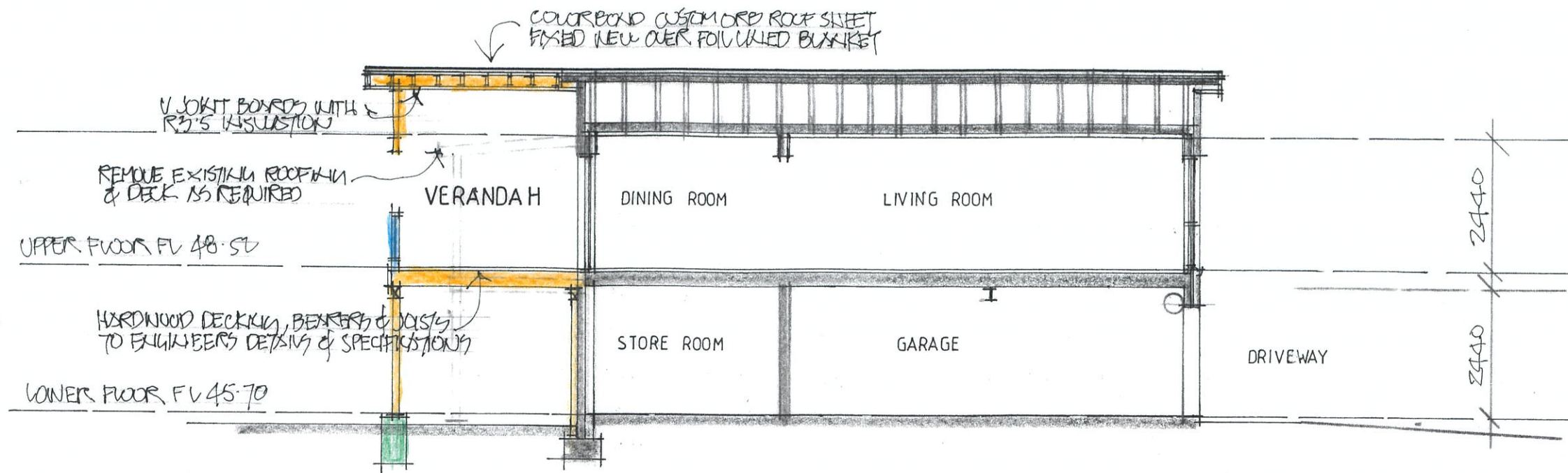


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PROJECT  
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 MONA VALE N. S. W. 2103  
 CLIENT  
**CHARLES & ANNALISA WOOLER**

DATE	05/10/22	SCALE	1:100
DRAWN	JDE	CHECKED	
DRAWING No.	2113-4		
ISSUE			





## SECTION A - A

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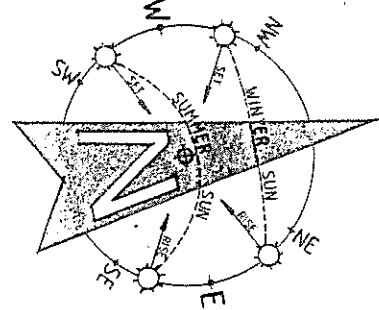
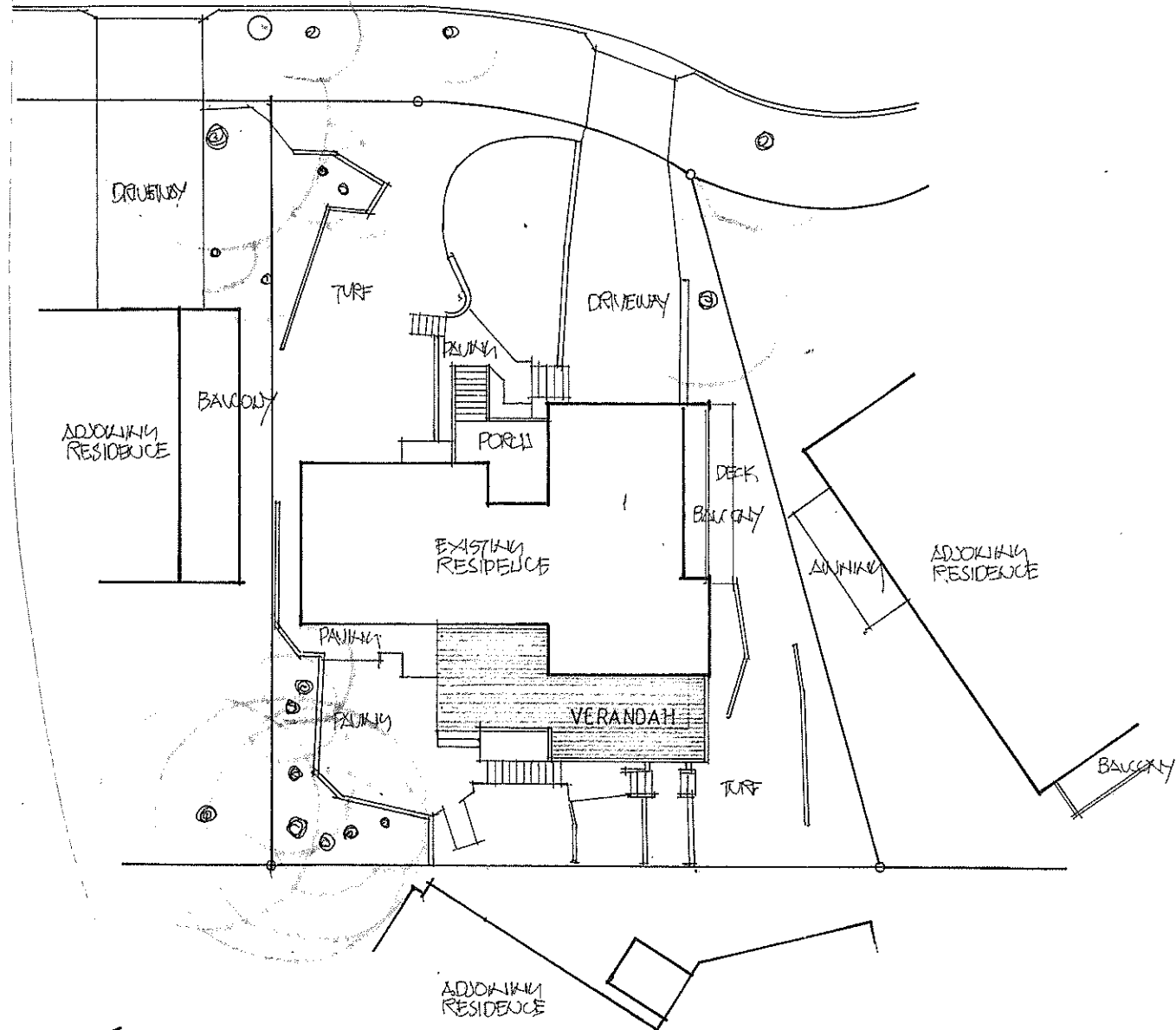


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PROJECT  
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No. 11 BRIONY PLACE  
MONA VALE N. S. W. 2103  
CLIENT  
**CHARLES & ANNALISA WOOLER**

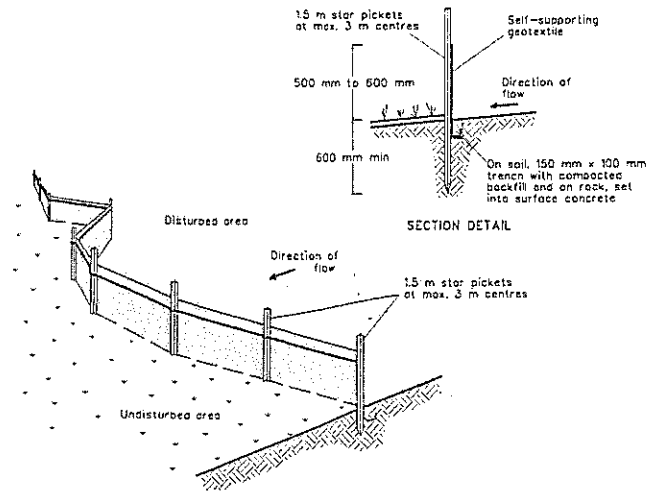
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DRAWN JDE	CHECKED
DRAWING No. 2113-5	ISSUE

# BRIONY PLACE



## EROSION AND SEDIMENT MANAGEMENT PLAN

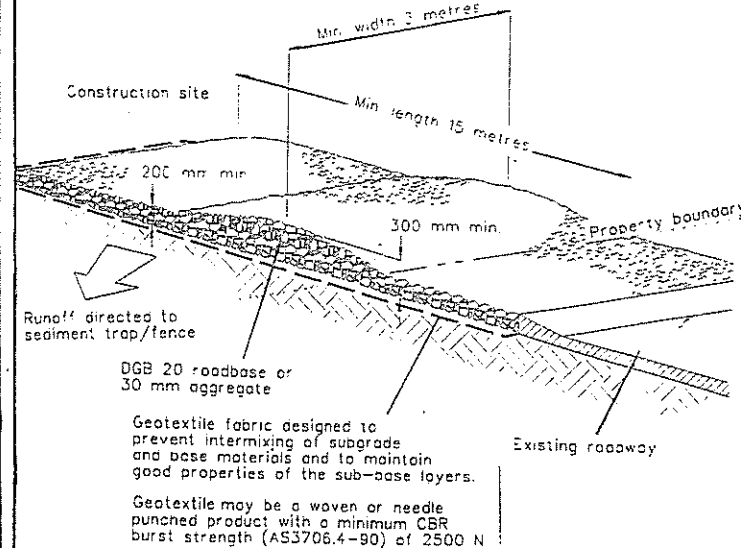
### SEDIMENT FENCE



#### CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3.0 METRES APART.
3. DIG A 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE. FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.

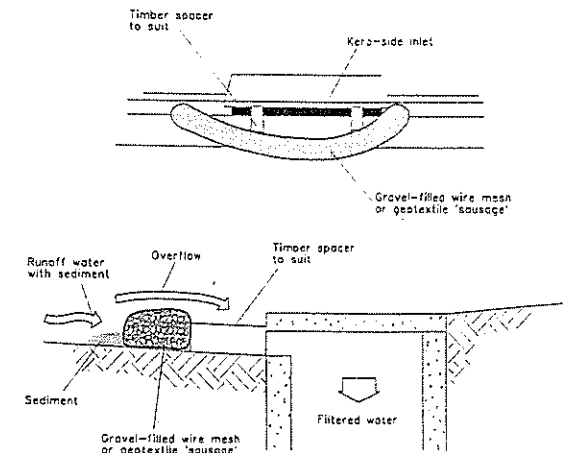
### STABILISED SITE ACCESS



#### CONSTRUCTION NOTES

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN THE BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OF OTHER SEDIMENT TRAP.

### MESH AND GRAVEL INLET FILTER

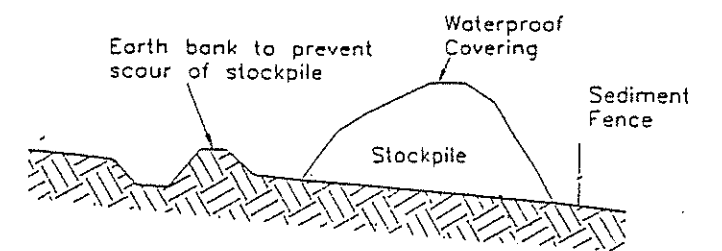


NOTE: This practice only to be used where specified in an approved SWMP/ESCP.

#### CONSTRUCTION NOTES

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
2. FILL THE SLEEVE WITH 25MM TO 50MM GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150MM HIGH X 400MM WIDE.
4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET LEAVING A 100MM GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
7. FIT TO ALL KERB INLETS AT SAG POINTS.

### BUILDING MATERIAL STOCKPILES DETAIL



### CERTIFICATION

I JOHN EVANS MEMBER No. 365-96 OF THE BUILDING DESIGNERS ASSOCIATION OF N. S. W. INC. HEREBY CERTIFY THAT THIS DRAWING HAS BEEN DESIGNED IN WITH THE REQUIREMENTS OF THE N. S. W. DEPARTMENT OF LAND AND WATER CONSERVATION'S "URBAN EROSION AND SEIMENT CONTROL" MANUAL.

Signed

*[Signature]*

Date

05/10/22

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J.D. EVANS and COMPANY PTY. LTD.  
BUILDING DESIGN CONSULTANTS  
10 ELAINE AVENUE, AVALON BEACH 2107  
MOBILE 0418 976 596

No.	AMENDMENT	DATE



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MOBILE 0418 976 596

PROJECT  
PROPOSED BACK VERANDAH  
NO. 11 BRIONY PLACE  
MONA VALE N. S. W. 2103  
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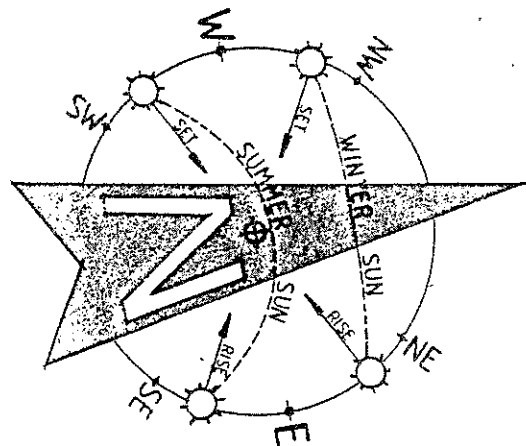
DATE 05/10/22	SCALE
DRAWN JDE	CHECKED
DRAWING No. 2113-6	ISSUE

BRIONY

PLACE

**NOTE:**  
ALL DRAINAGE WORKS TO BE DESIGNED AND IMPLEMENTED  
IN ACCORDANCE WITH THE REQUIREMENTS OF  
Section 3.1.2 OF THE BUILDING CODE OF AUSTRALIA AND  
AS/NZS 3500 3.2 - STORMWATER DRAINAGE

ALL COMPONENTS OF THE EXISTING DRAINAGE SYSTEM TO BE RETAINED  
MUST BE CHECKED DURING CONSTRUCTION TO BE IN GOOD WORKING CONDITION  
AND AT LEAST OF THE CAPACITY INDICATED ON THIS DRAWING. ANY  
DRAINAGE COMPONENTS OR CONNECTIONS FOUND TO BE IN UNSATISFACTORY  
CONDITION MUST BE UPGRADED OR REPLACED AS REQUIRED. LOCATION OF  
EXISTING PIPEWORK HAS BEEN ESTIMATED FROM VISIBLE DRAINAGE  
COMPONENTS AND MUST BE CONFIRMED DURING CONSTRUCTION. CONSULT  
ENGINEER IN THE EVENT OF ANY SIGNIFICANT DISCREPANCIES.



## NOTES :

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY THEMSELVES OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE DRAWINGS AND ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
4. ALL SWD PIPES ARE 100 mm UPVC AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE
5. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION & SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT.
6. TOPSOIL SHALL BE STRIPED & STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
7. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

CONNECT ALL NEW STORMWATER  
LINES TO THE EXISTING SYSTEM

STORMWATER  
CONCEPT PLAN

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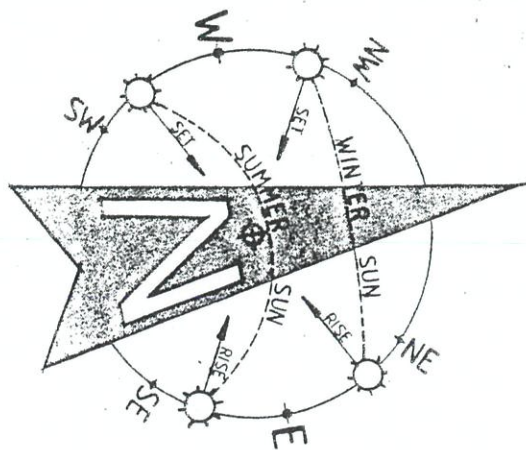
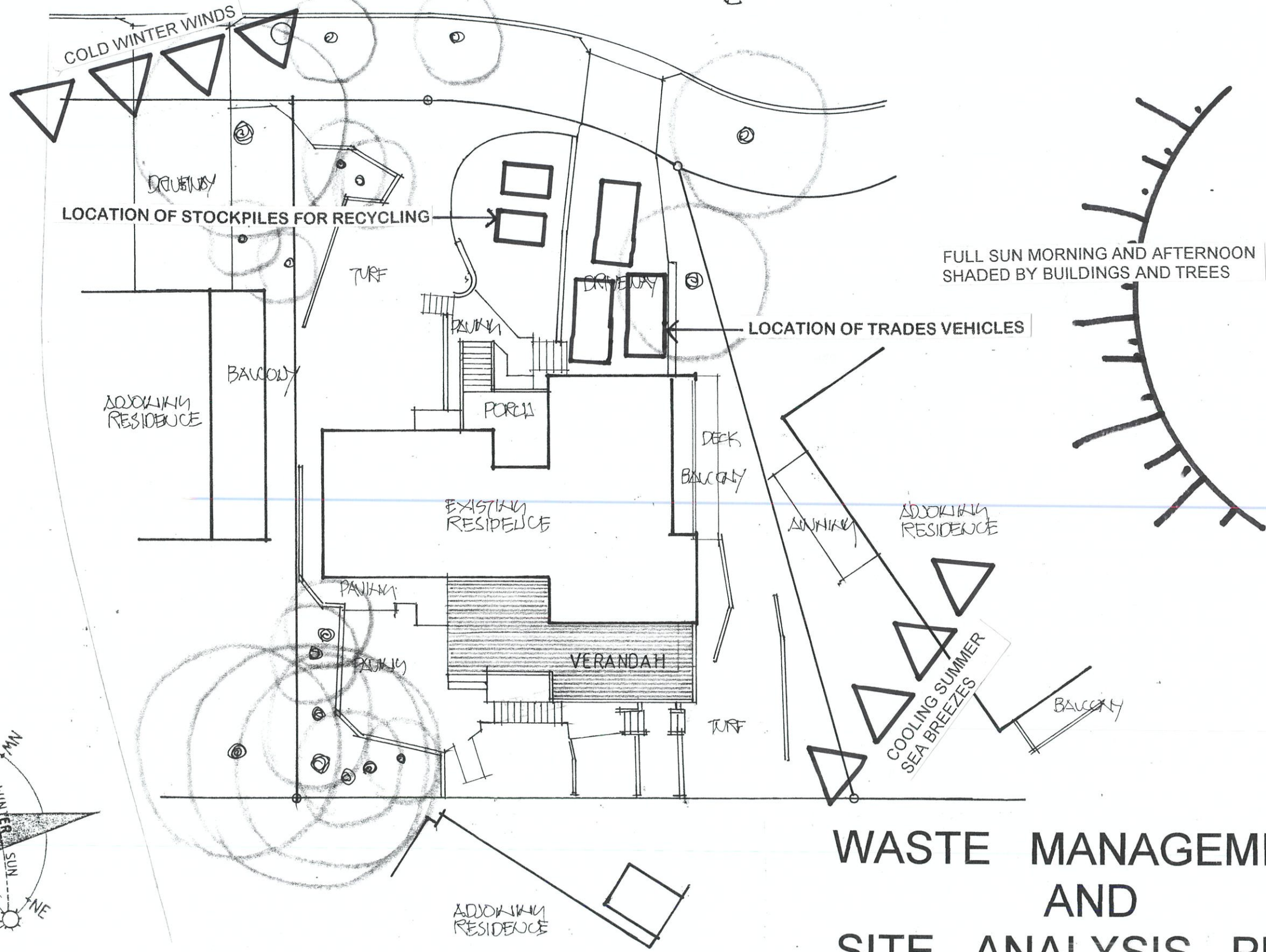
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EMAIL JDECO.AVALON@GMAIL.COM  
MOBILE 0418 976 596

PROJECT  
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MONA VALE N. S. W. 2103  
CLIENT  
CHARLES & ANNALISA WOOLER

DATE 05/10/22	SCALE 1:100 1:200
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DRAWING No. 2113-7	ISSUE



# BRIONY PLACE



## WASTE MANAGEMENT AND SITE ANALYSIS PLAN

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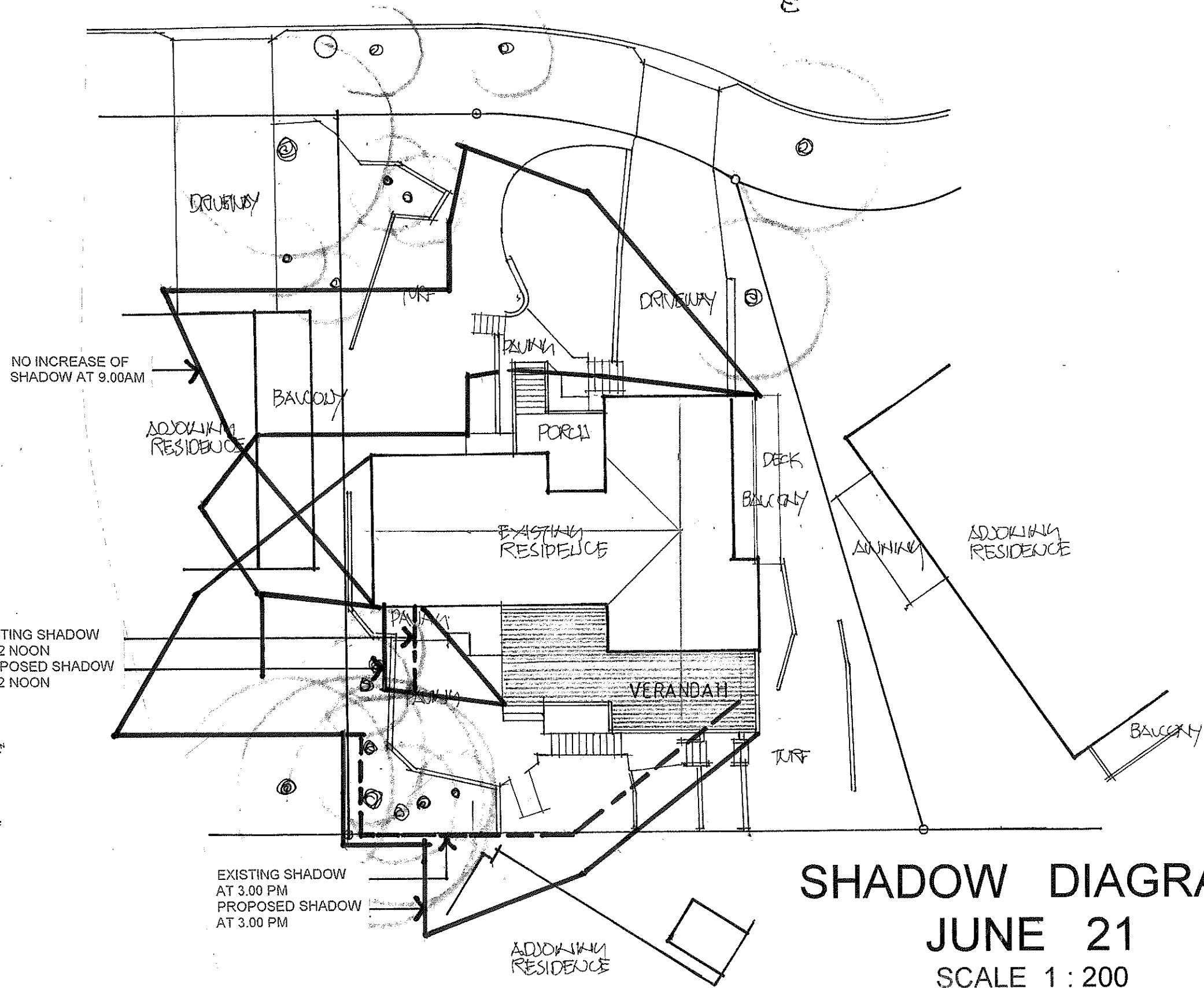
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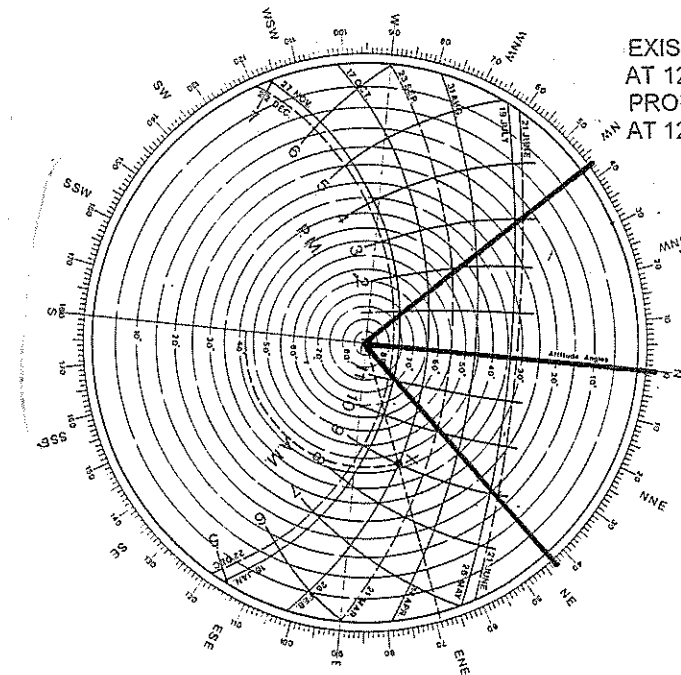
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<small>DRAWN</small> JDE	<small>CHECKED</small>
<small>DRAWING No.</small> 2113-8	<small>ISSUE</small>



# BRIONY PLACE



## SHADOW DIAGRAM JUNE 21 SCALE 1:200



### SHADOW CERTIFICATION

I JOHN EVANS SENIOR BUILDING DESIGNER OF J.D.EVANS & COMPANY PTY LIMITED  
EST. 1978, HEREBY CERTIFY THAT THE SHADOW DIAGRAMS ARE ACCURATE  
Signed *[Signature]* Date 05/10/2012

No.	AMENDMENT	DATE



**J.D. EVANS and COMPANY**  
DESIGN AND BUILDING CONSULTANTS  
No. 5 ELAINE AVENUE, AVALON BEACH 2107  
EMAIL JDECO.AVALON@GMAIL.COM  
MOBILE 0418 976 596

PROJECT  
PROPOSED BACK VERANDAH  
No. 11 BRIONY PLACE  
MONA VALE N. S. W. 2103  
CLIENT  
CHARLES & ANNALISA WOOLER

DATE 05/10/22	SCALE 1:200
DRAWN JDE	CHECKED
DRAWING No. 2113-9	ISSUE