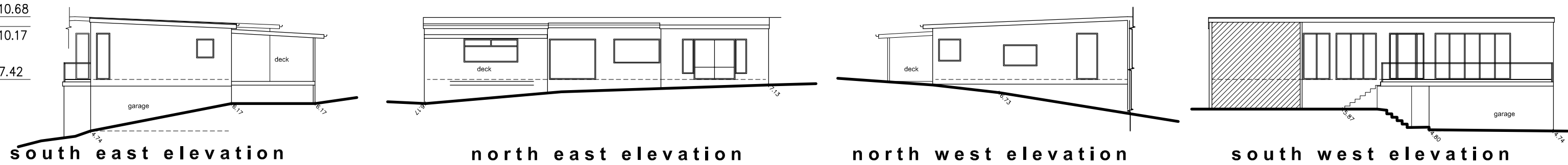


existing elevations

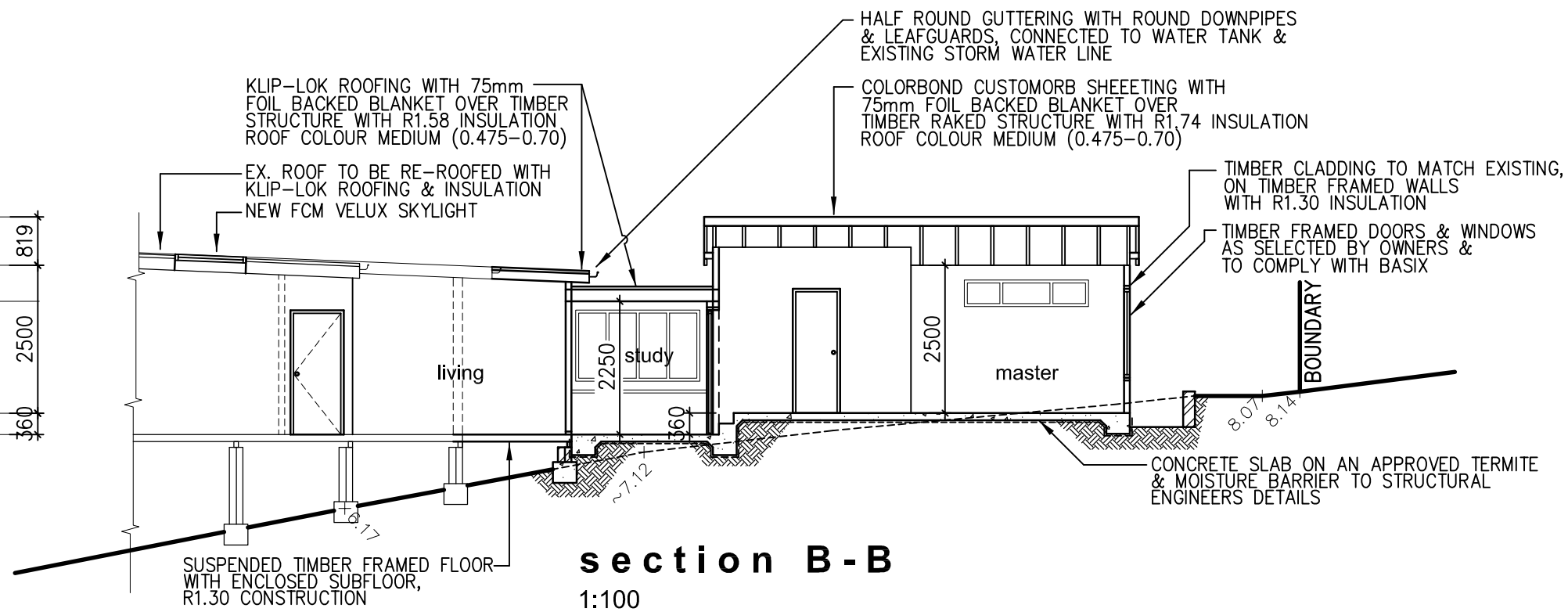
1:200

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



SUBDIVISION OF
LOT 2 in
DP1286481
(OLD LOT 1 D.P.10375)

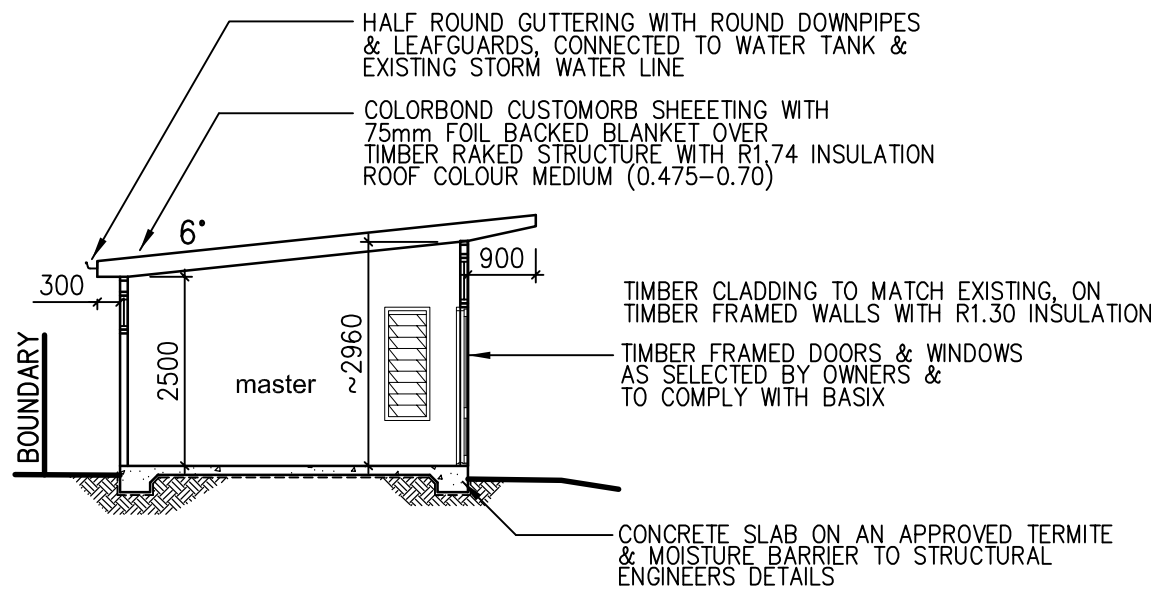
RIDGE R.L. 11.10
TOP PLATE R.L. 10.28
F.C.L. R.L. 9.67
F.F.L. R.L. 7.78
F.F.L. R.L. 7.42



section B-B

1:100

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



section A-A

1:100

NOTES

- 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.
- ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND TO THE LOCAL COUNCIL REQUIREMENTS AND OTHER AUTHORITIES CONCERNED.
- 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.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED READINGS.
- ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE A.S.1684.
- ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS.
- FINAL POSITION OF ALL DOWNPIPES TO BE DECIDED BY ROOF PLUMBER.
- ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER.
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
- ALL ELECTRICAL, POWER & LIGHT OUTLETS AS DETERMINED BY OWNER.
- MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK. RE-USE EXISTING MATERIALS WHERE POSSIBLE.
- ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THIS DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE BUILDER.

-	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.

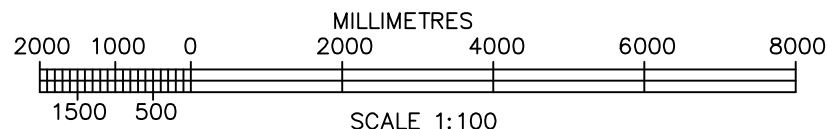
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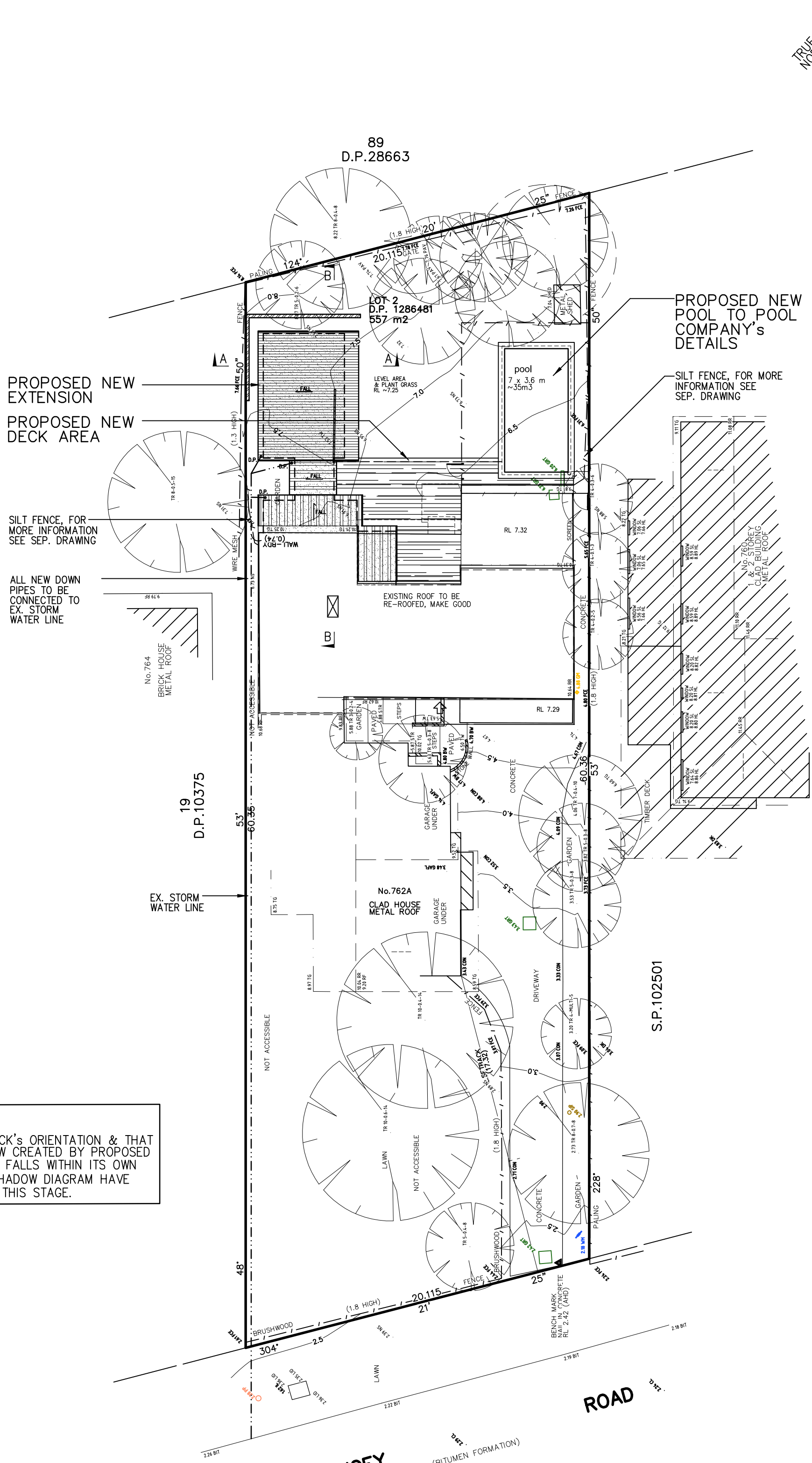
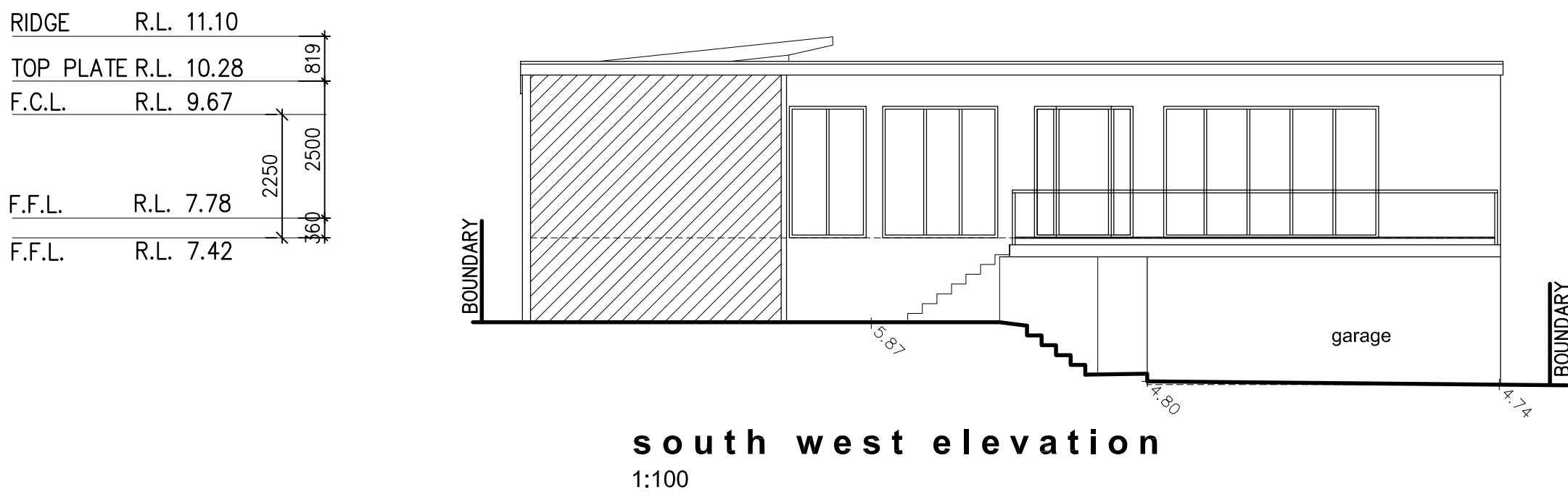
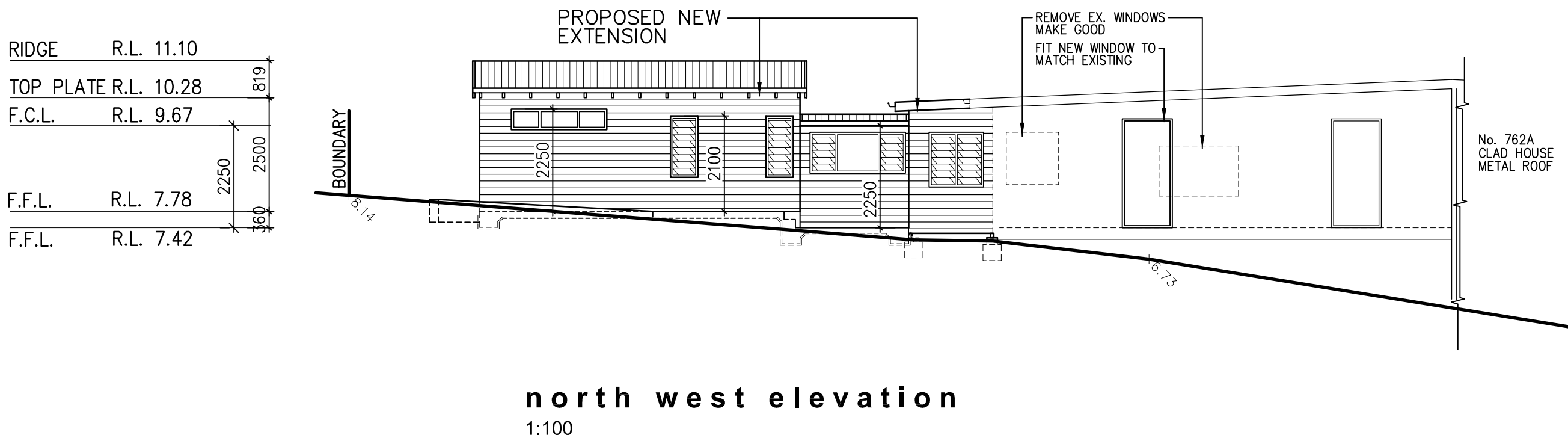
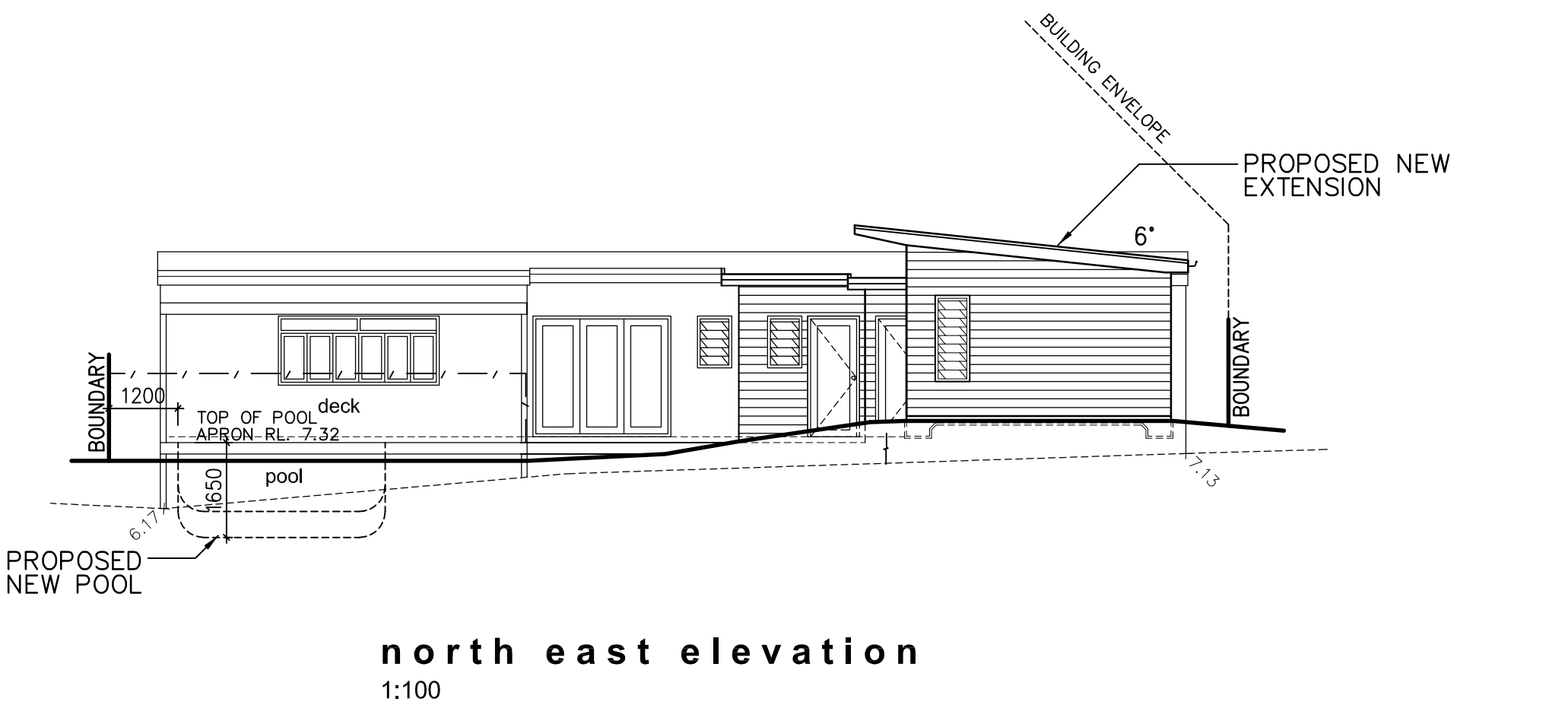
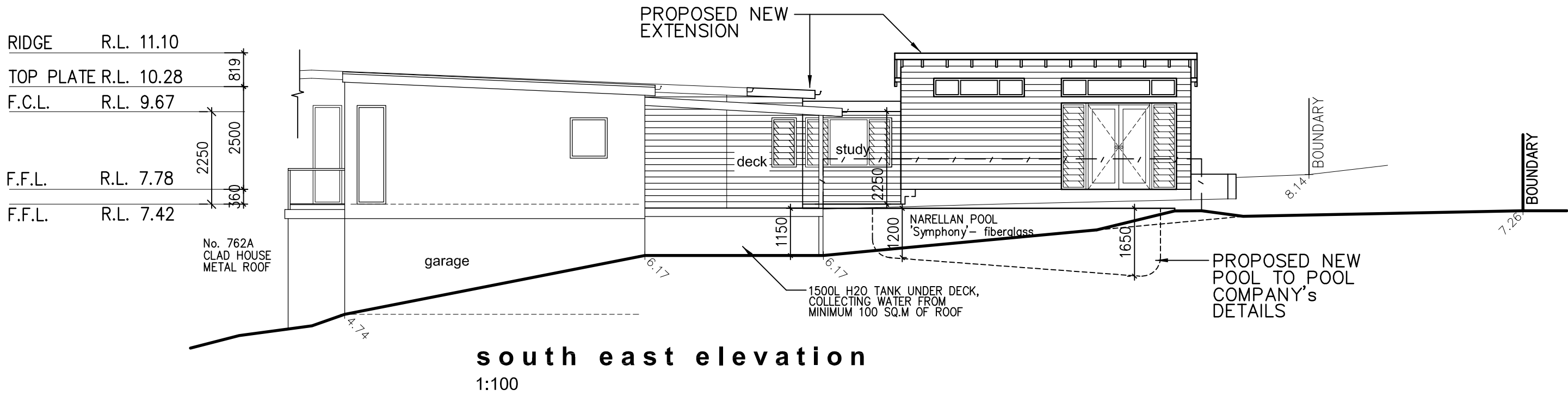
new floor plan

1:100

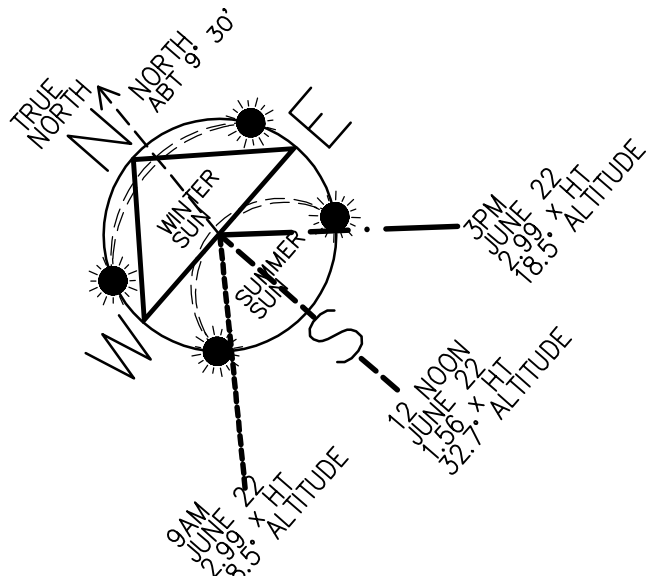
existing floor plan

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

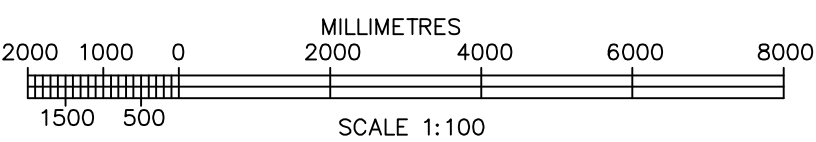
drawing title.
**WORKING DRAWINGS-
site- & roof plan, elevations**

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

Draftperson.
ANNA HENRY
AH DESIGN
59 DRESS CIRCLE ROAD, AVALON BEACH NSW 2107
T. 0415 559 737
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