

1:200



1:100



1:100



1:100

SURVEY INFORMATION PROVIDED BY:-
PROJECT SURVEYORS
BELLA VISTA, PO BOX 7419
BAULKHAM HILLS NSW 2153
PH. 9056 1900
REF. B04723

<u>SITE CALCULATIONS</u>	
<u>SITE AREA</u>	<u>859.2 SQ. M.</u>
<u>EX. SITE COVERAGE:</u>	
FLOOR AREA $\frac{108.8 + 61.2 \text{ SQ. M.}}{2}$	170.00 SQ. M.
DRIVEWAY & CONC. PATH	32.20 SQ. M.
<u>EX. SITE COVERAGE</u>	<u>202.20 SQ. M.</u>
	<u>23.5%</u>
<u>PROPOSED</u>	
NEW FLOOR AREA	59.80 SQ. M.
<u>NEW SITE COVERAGE</u>	<u>262.00 SQ. M.</u>
	<u>30.5%</u>
CARPARKING	2 CARS

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 AND ALL LOCAL COUNCIL REQUIREMENTS AND OTHER AUTHORITIES CONCERNED.
4. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND ADJACENT PROPERTIES MUST BE VERIFIED BY A SITE SURVEY.
5. IT IS THE OWNERS RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY SEWER MAINS OR EASEMENTS OR ANY OTHER CONDITIONS THAT MAY AFFECT THE BUILDING DESIGNATION BY A SITE SURVEY.
6. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED READINGS.
7. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER CONSTRUCTION SPECIFICATIONS.
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 COMPRISES TO BE DECIDED BY ROOF PLUMBER.
10. ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY THE ARCHITECT OR ENGINEER.
11. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
12. ALL ELECTRICAL, POWER & LIGHT OUTLETS AS DETERMINED BY OWNER.
13. MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK. REUSE EXISTING MATERIALS WHERE POSSIBLE.
14. ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THE DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE BUILDER.

A -	13/5/2022 29/3/2022	text and dimension added issue to client for council approval
mark	date	ammendments.

project.

Alteration & addition
for
Mr. & Mrs. Pigott
126 Parkes Street
Collaroy NSW 2097

drawing title.

WORKING DRAWINGS-
Site- & floor plans,
& existing elevations

scale

1:100 / 1:200

date.

MARCH 2022

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.

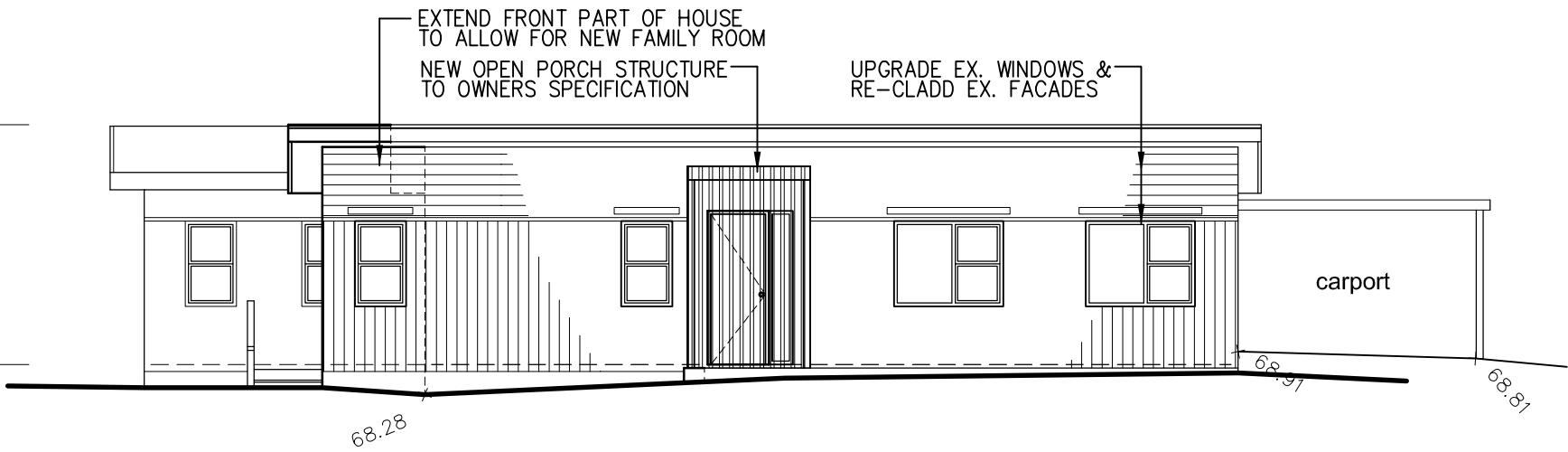
sheet no. of

A-120

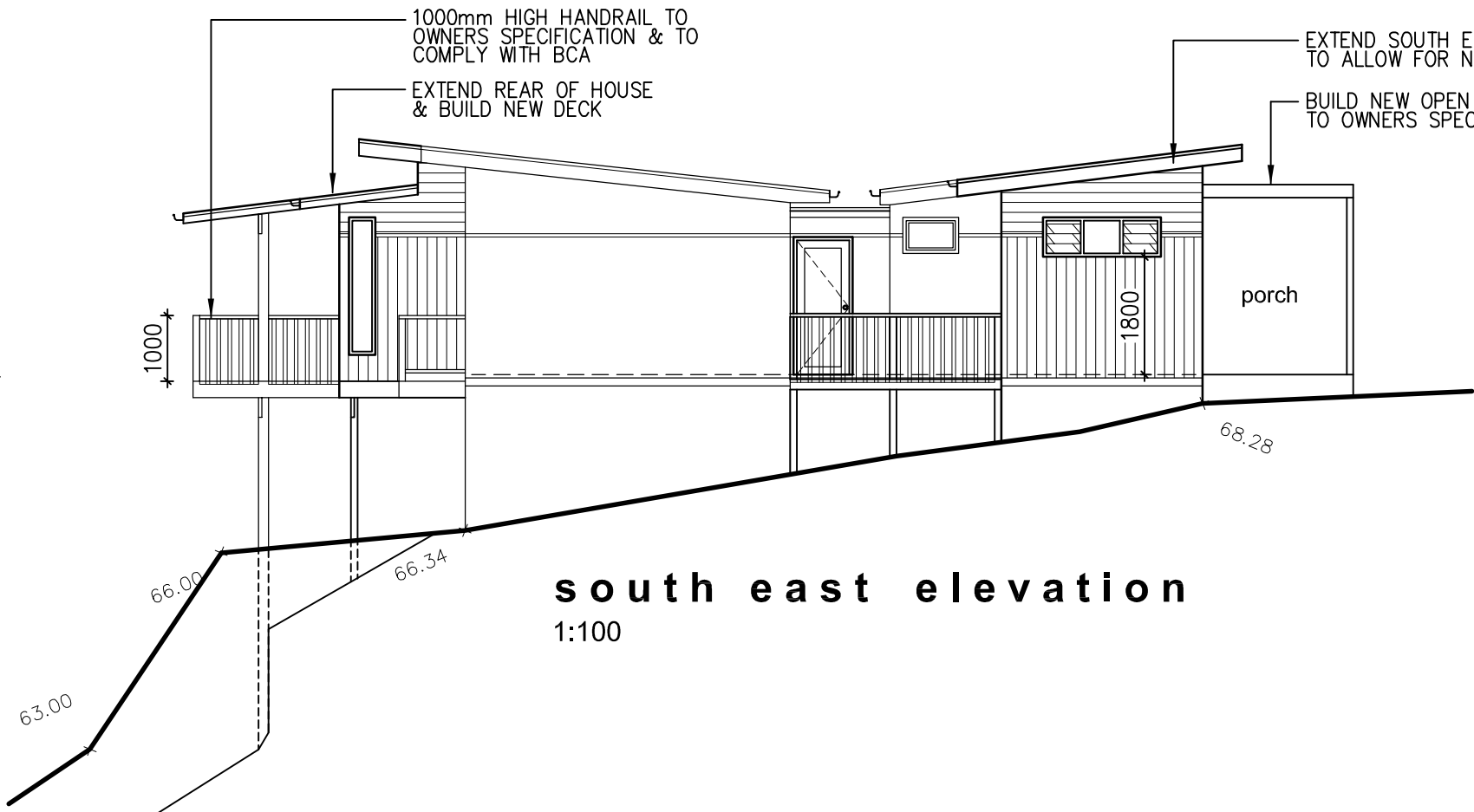
1

ammendments. ■

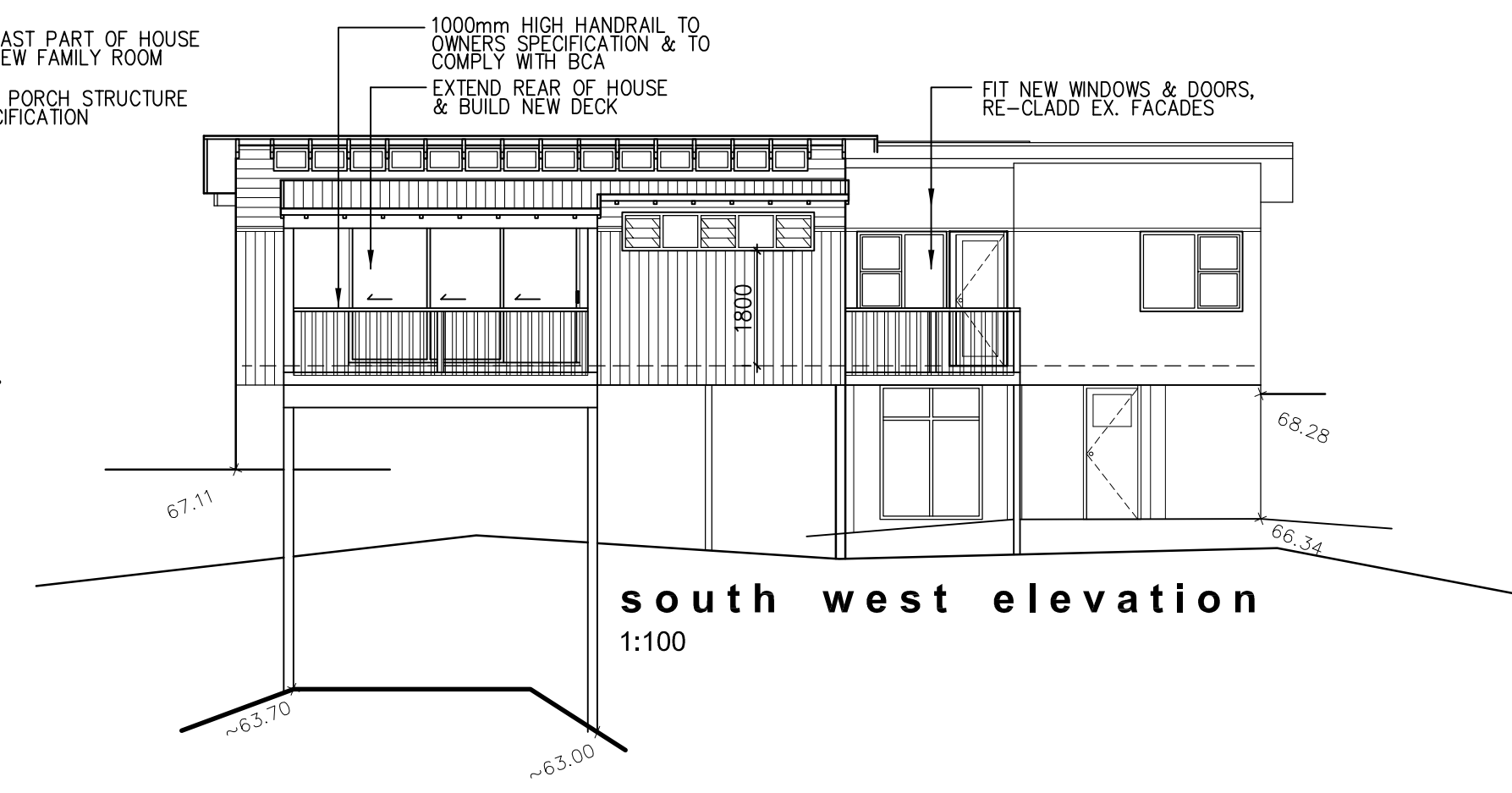
NEW RIDGE	R.L. ~72.32
EX. RIDGE	R.L. 72.23
F.F.L.	R.L. 68.72
STORE ROOM	R.L. 66.37



north east elevation
1:100

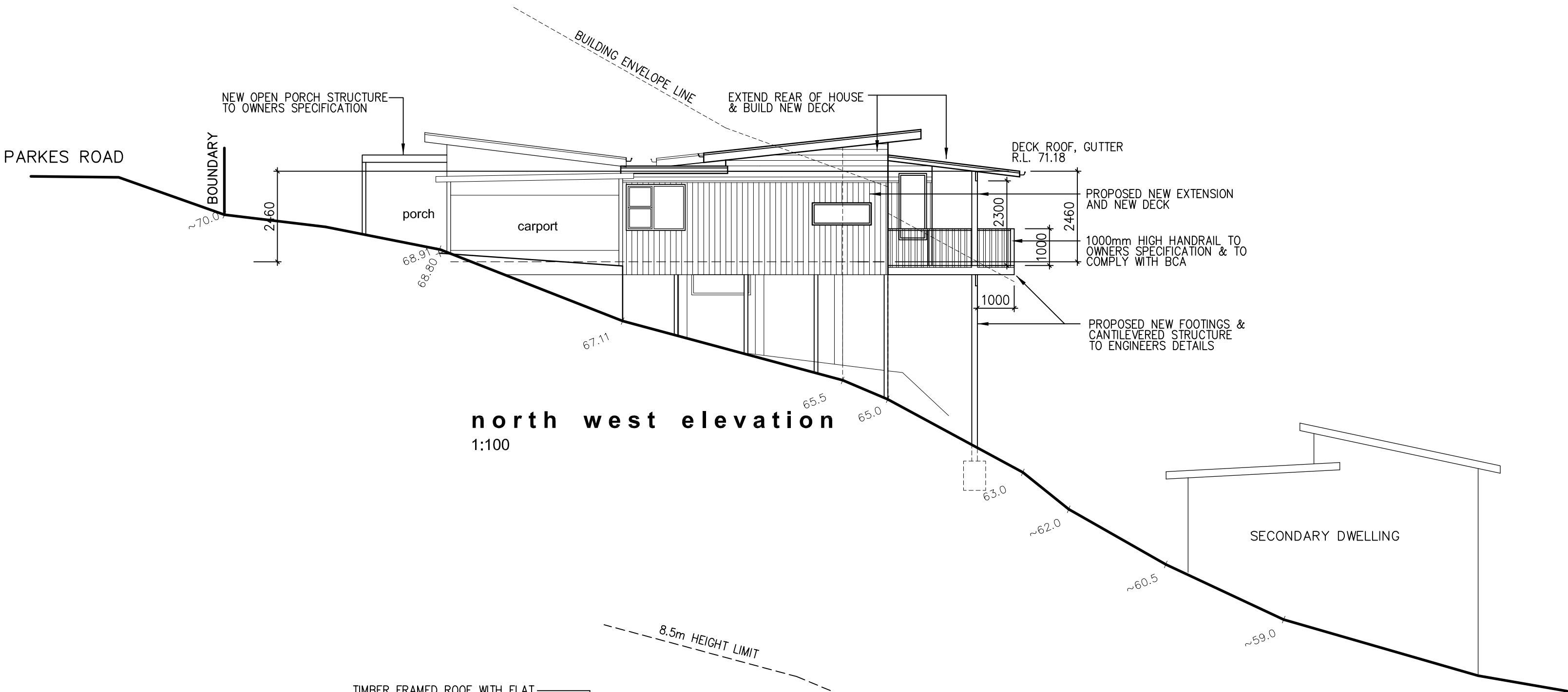


south east elevation
1:100



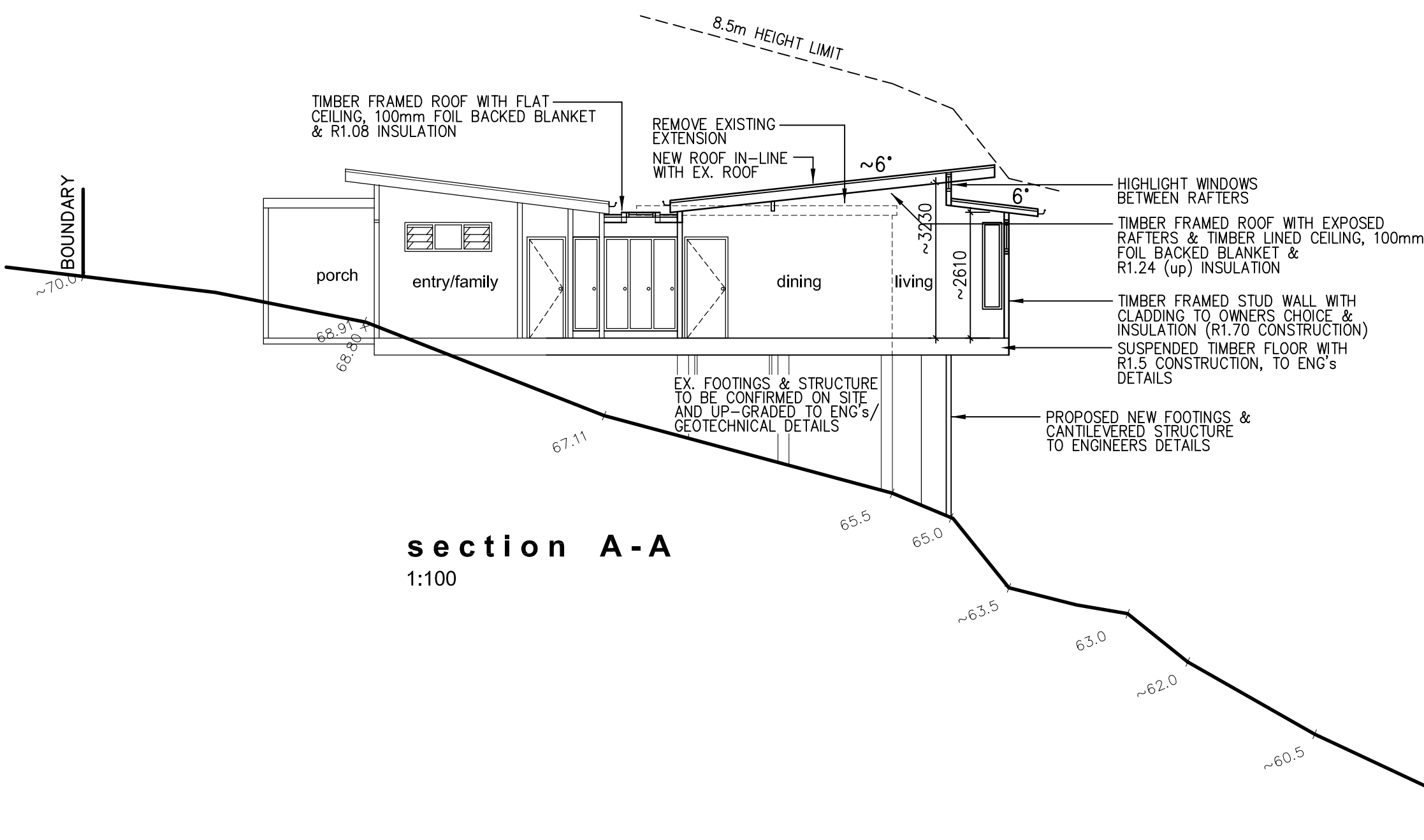
south west elevation
1:100

NEW RIDGE	R.L. ~72.32
EX. RIDGE	R.L. 72.23
F.F.L.	R.L. 68.72
STORE ROOM	R.L. 66.37



north west elevation
1:100

NEW RIDGE	R.L. ~72.32
EX. RIDGE	R.L. 72.23
PARKES ROAD	
F.F.L.	R.L. 68.72
STORE ROOM	R.L. 66.37



section A-A
1:100

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 DOORS & WINDOWS TO BE INSTALLED AS SPECIFIED ON THE LIST IN BASIX – IMPROVED ALUMINUM SINGLE CLEAR (U-VALUE: 6.44, SHGC: 0.75). WINDOW W1, W2, W3, W4 & W14 TO BE FITTED WITH EXTERNAL AWNINGS AS PER BASIX.
- *SKYLIGHT TO BE TIMBER DOUBLE CLEAR/ AIR FILL, U-VALUE : 4.3, SHGC: 0.5
- *ALL TAPS, FIXTURES FITTINGS & TOILETS TO BE MINIMUM WATER RATING OF 3 STARS
- *SMOKE ALARM TO BE FITTED IN ACCORDANCE TO BCA AS 3786-2014. ●

-	29/3/2022	issue to client for council approval
mark	date	ammendments.

project.

Alteration & addition
for
Mr. & Mrs. Pigott
126 Parkes Street
Collaroy NSW 2097

drawing title.

**WORKING DRAWINGS-
Elevations & section**

scale.

1:100

date.

MARCH 2022

Draftperson.

ANNA HENRY
AH DESIGN
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project no.

A-120

sheet no.

2

ammendments.

2

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