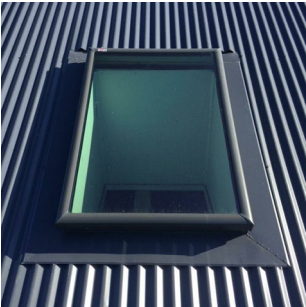




NEW WEATHERTEX
CLADDING TO MATCH THE
EXISTING COLOR



VELUX SKYLIGHTS



CORRUGATED COLORBOND
ROOF SHEETING TO MATCH
EXISTING ROOF. WINDSPRAY
OR SIMILAR (MED.
ABSORPTION)



WHITE ALUMINIUM
WINDOWS & DOORS

ABBREVIATIONS:

AC	AIR CONDITIONING
AL	ALUMINIUM
AS	ADJUSTABLE SHELF
BL1	BALUSTRADE TYPE 1
BLK	BLOCKWORK
C1	CORNICE
CJ	CONTROL JOINT
CL	CEILING LEVEL
CONC	CONCRETE
COS	CHECK ON SITE
CPT	CARPET
CR	CEMENT RENDER
CT	CERAMIC TILE
CTS	CENTRES
DM	DEMOLISH
DP	DOWNPIPE
DU	DRAWER UNIT
DW	DISHWASHER
EDB	ELECTRICAL DISTRIBUTION BOARD
EJ	EXPANSION JOINT
EW1	EXTERNAL WALL TYPE 1
EX	EXISTING
EXH	EXHAUST
FBK	FACE BRICKWORK
FC	FIBRE CEMENT
FCU	FAN COIL UNIT
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FL	FLASHING
FR	FRIDGE
FT1	FLOOR TILE TYPE 1
FW	FLOOR WASTE
G	GUTTER
GALV	GALVANISED
GL	GLAZING
GD	GRATED DRAIN
HC	HOSE COCK
HGR	HANGING RAIL
HJ	HORIZONTAL JOINT
HL	HEAD LEVEL
HR	HANDRAIL
HTR	HEATED TOWEL RAIL
HWD	HARDWOOD
LB	LETTERBOX
MDF	MEDIUM DENSITY FIBREBOARD
MR	METAL ROOF
MS	MILD STEEL
MW	MICROWAVE
OG	OPAQUE GLAZING
OpG	OPAQUE GLAZING
OV	OVEN
PB	PLASTERBOARD
PMC	PRESSED METAL CAPPING
PT	PAINT
PV	PAVING
RA	RETURN AIR
RH	RANGEHOOD
RL	REDUCED LEVEL
RT	ROOF TILES
RWH	RAINWATER HEAD
SC	STEEL COLUMN
SCR	SCREEN
SH	SHELF
SIP	SEWER INSPECTION PIT
SK	SKIRTING
SKY	SKYLIGHT
SL	SILL LEVEL
SS	STAINLESS STEEL
SWP	STORMWATER PIT
T&G	TONGUE & GROOVE
TBA	TO BE ADVISED
TF	TIMBER FLOOR
TFC	STEEL TROWEL FINISH CONCRETE
TP	TEXTURED PAINT
TPH	TOILET PAPER HOLDER
U/S	UNDERSIDE
VT	VITRIFIED TILE
WB	WEATHERBOARD CLADDING
WF	WINE FRIDGE
WL	WALL LIGHT
WPB	WATER RESISTENT PLASTERBOARD
WPM	WATERPROOF MEMBRANE
WS	WALL SHEETING
WT1	WALL TILE TYPE 1



location plan
**16 Bareena Rd, Avalon Beach, NSW
2017**

S96_001	COVER SHEET
S96_002	SITE ANALYSIS
S96_100	GROUND PLAN
S96_101	LEVEL 1 PLAN
S96_102	ROOF & DRAINAGE
S96_200	NORTH & WEST ELEVATIONS
S96_201	SOUTH & EAST ELEVATIONS
S96_700	CACULATION PLAN

CONSULTATNTS:

Designer: HOT HOUSE STUDIO DESIGN, DRAFTING AND VISUALISATION PO Box 26, NEWPORT NSW 2106 0433 775 490 wade@hothousestudio.com	Surveyor: DP Surveying 46 John St Avalon NSW 2107 Email: david@dpsurveying.com.au
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DEVELOPMENT CONSENT ONLY

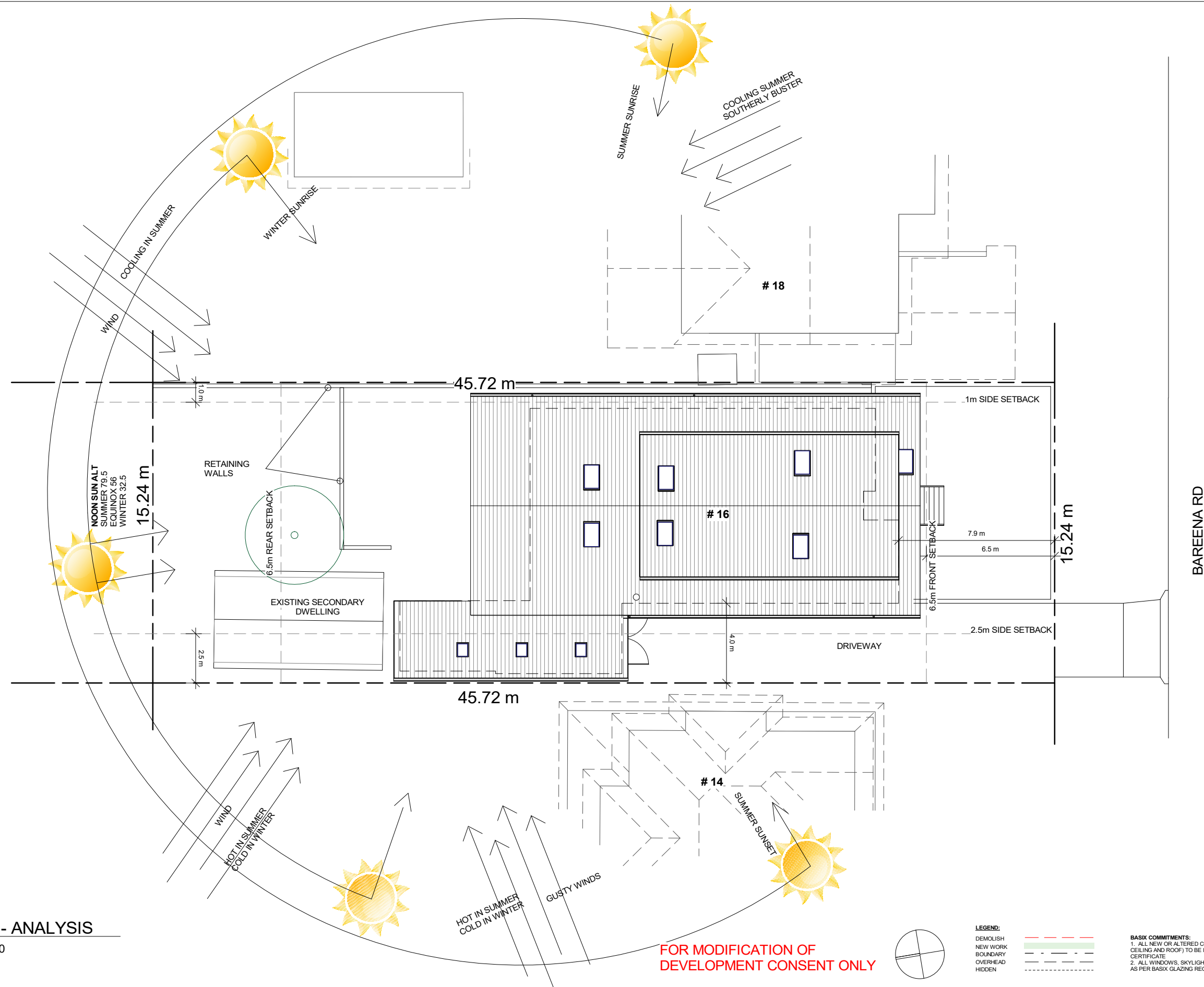
S96 For alterations and additions to existing building at:
16 Bareena Rd, Avalon Beach



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ISSUE	DESCRIPTION	DATE
A	DA Submission	20-10-17
B	Section 96	18-09-18
C	Section 96	28-03-19

CLIENT:	ANDREW & SHANNON JOHNSON	COVER SHEET			
PROJECT:	ALTERATIONS & ADDITIONS	PROJECT NO.	20171024	S96_001	
		DATE	28-03-19		
ADDRESS:	16 BAREENA RD, AVALON	LOT: 101	DRAWN BY: wc		
		DP: 27667	CHECKED BY: -		



1

Site - ANALYSIS

1 : 200

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LEGEND:

DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN

BASIX COMMITMENTS:

1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS

NOTES:

ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY



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ISSUE

A
B
C

DESCRIPTION

DA Submission
Section 96
Section 96

DATE

20-10-17
18-09-18
28-03-19

CLIENT:

ANDREW & SHANNON JOHNSON

PROJECT:

ALTERATIONS & ADDITIONS

ADDRESS:

16 BAREENA RD, AVALON

SITE ANALYSIS

PROJECT NO.

20171024

DATE

28-03-19

LOT:

101

DRAWN BY:

wc

DP:

27667

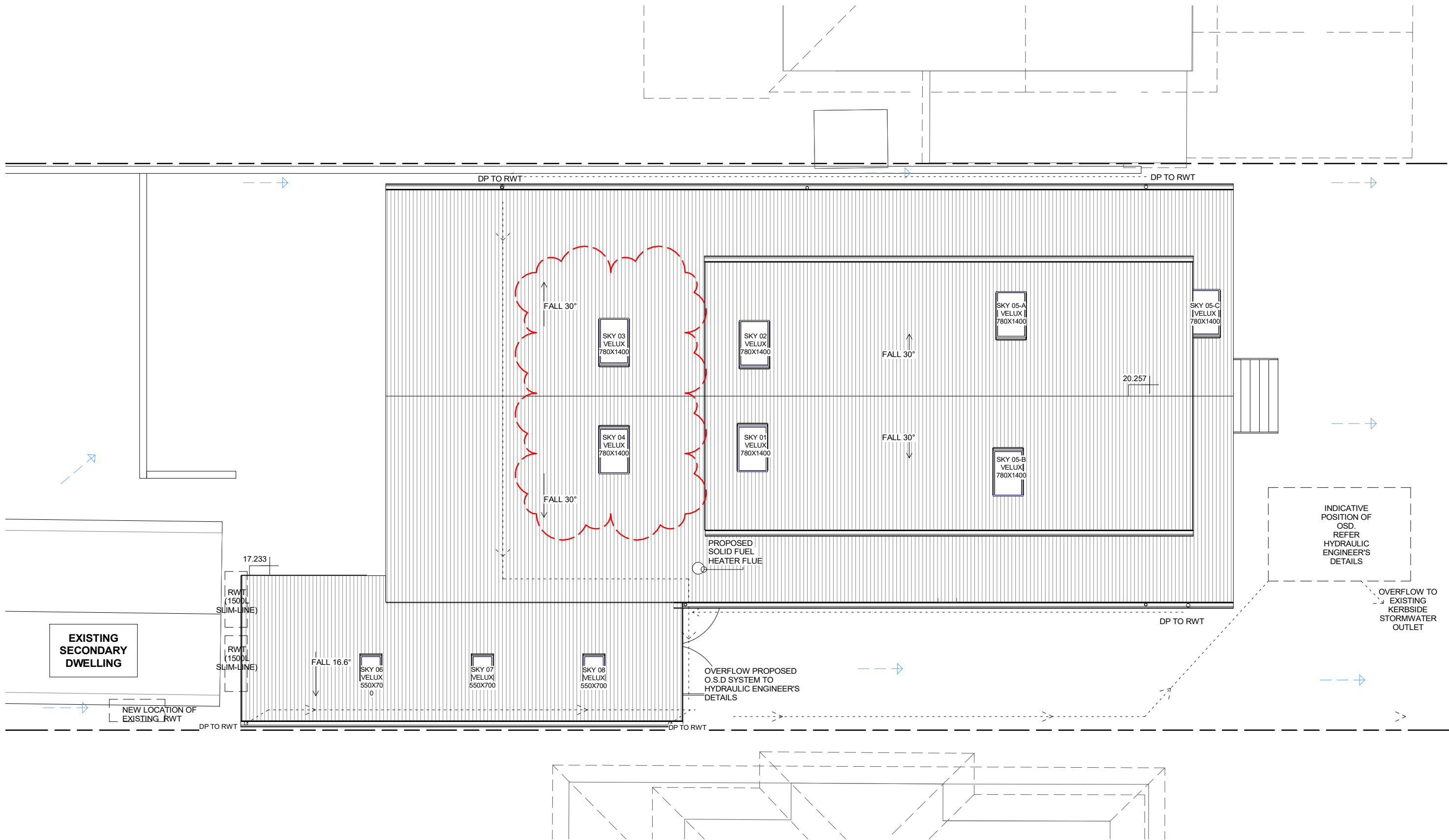
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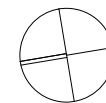
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S96_002



1 S96 - ROOF
1 : 100

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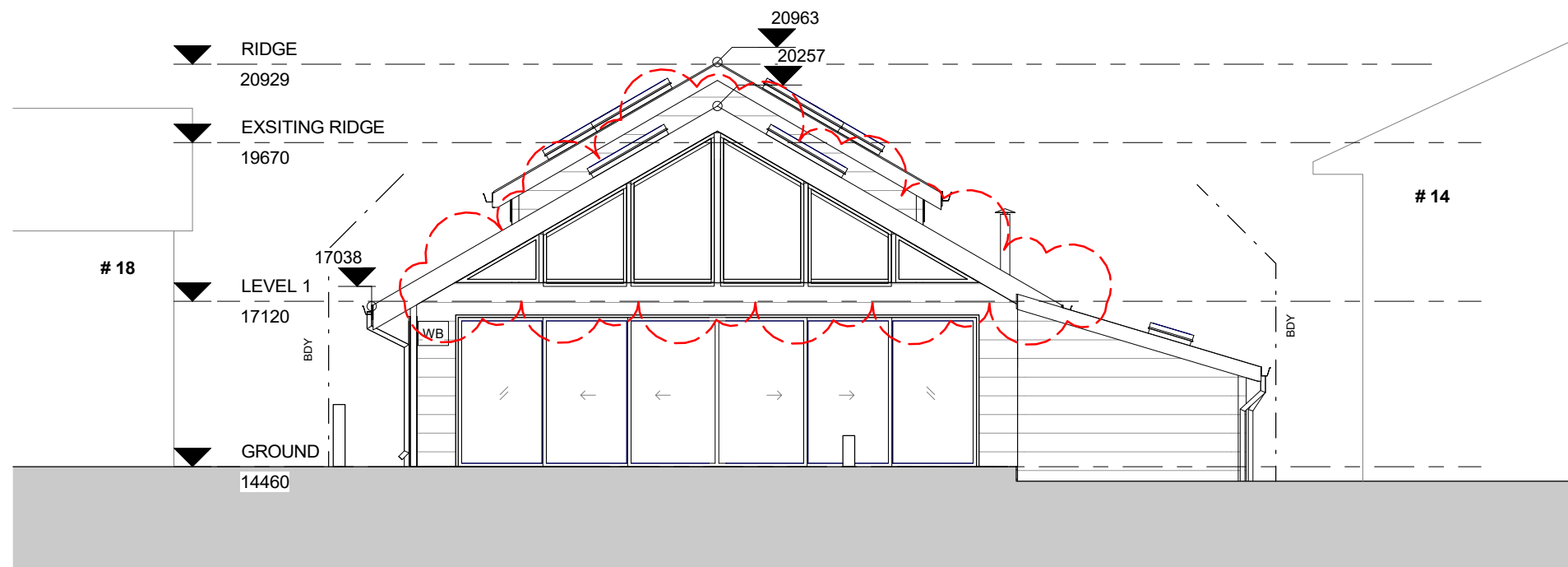
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ISSUE	DESCRIPTION	DATE
A	DA Submission	20-10-17
B	Section 96	18-09-18
C	Section 96	28-03-19

CLIENT:	ANDREW & SHANNON JOHNSON	ROOF & DRAINAGE	
PROJECT:	ALTERATIONS & ADDITIONS	PROJECT NO.	20171024
ADDRESS:	16 BAREENA RD, AVALON	DATE	28-03-19
		LOT: 101	DRAWN BY: wc
		DP: 27667	CHECKED BY: -
		SCALE:	1 : 100

S96_102



1 S96 - NORTH
1 : 100



2 S96 - WEST
1 : 100

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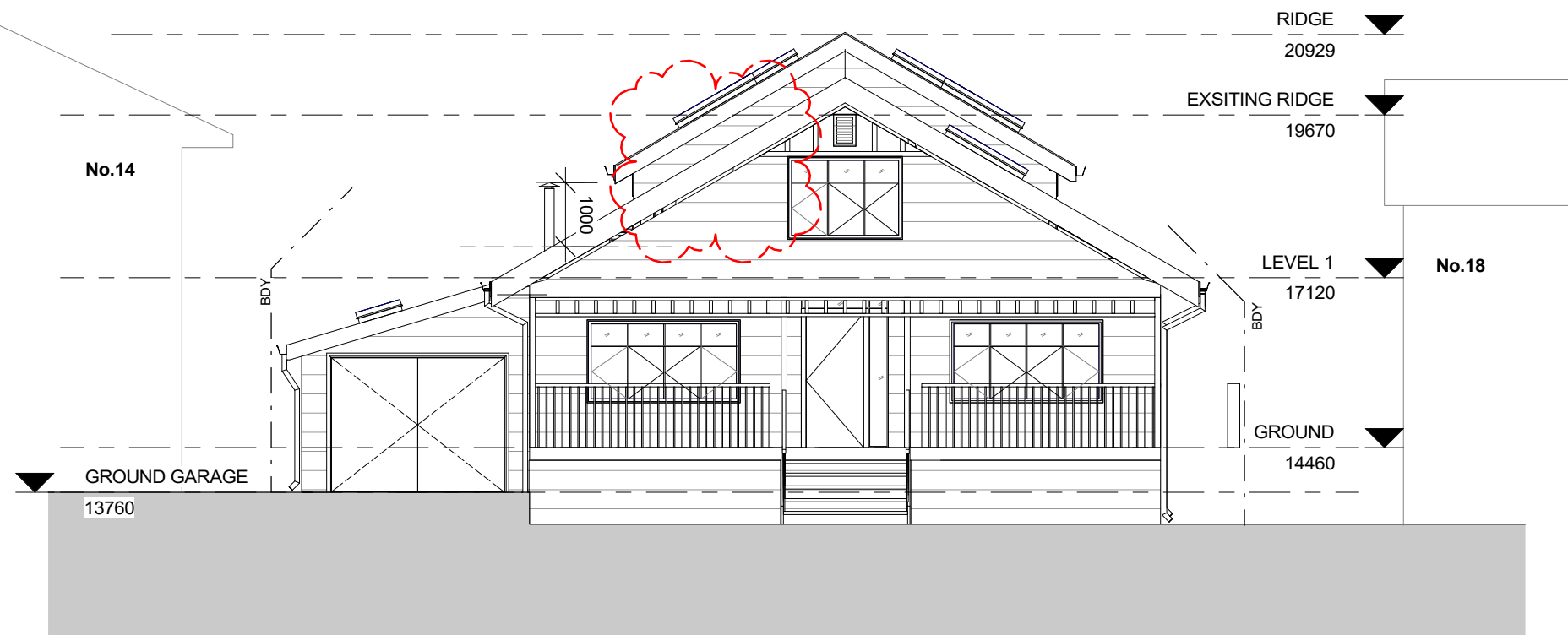
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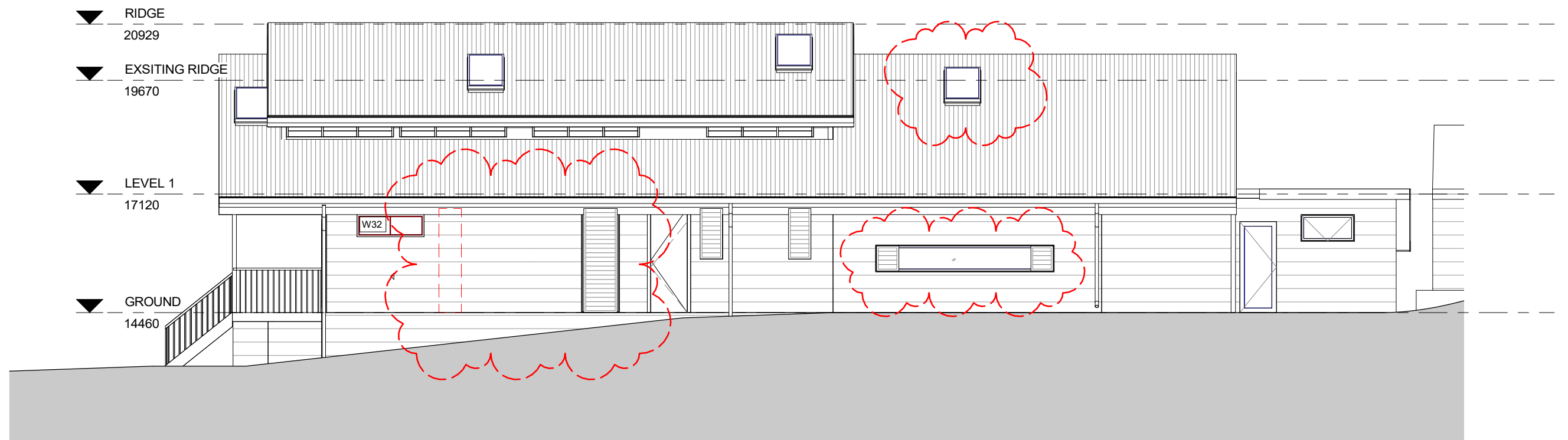
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ISSUE	DESCRIPTION	DATE
A	DA Submission	20-10-17
B	Section 96	18-09-18
C	Section 96	28-03-19

CLIENT:	ANDREW & SHANNON JOHNSON	NORTH & WEST ELEVATIONS			
PROJECT:	ALTERATIONS & ADDITIONS	PROJECT NO.	20171024	S96_200	
ADDRESS:	16 BAREENA RD, AVALON	DATE	28-03-19		
		LOT: 101	DRAWN BY: wc		
		DP: 27667	CHECKED BY: -	SCALE:	1 : 100



1 S96 - SOUTH / STREET
1 : 100



2 S96 - EAST
1 : 100

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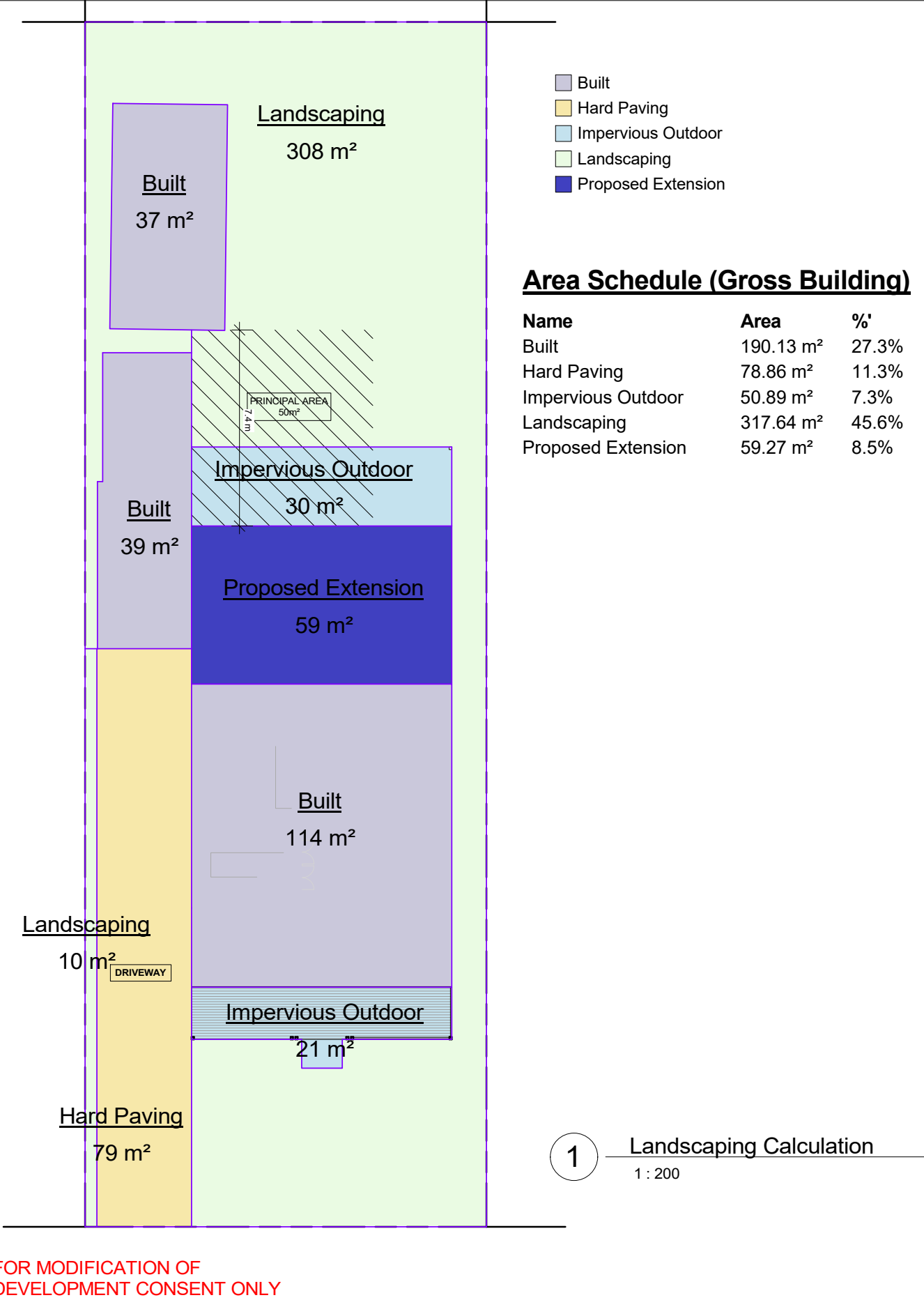
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C	Section 96	28-03-19

CLIENT:	ANDREW & SHANNON JOHNSON	SOUTH & EAST ELEVATIONS			
PROJECT:	ALTERATIONS & ADDITIONS	PROJECT NO.	20171024	S96_201	
ADDRESS:	16 BAREENA RD, AVALON	DATE	28-03-19		
		LOT: 101	DRAWN BY: wc		
		DP: 27667	CHECKED BY: -	SCALE:	1 : 100



Built

37 m²

Landscaping

308 m²

Built

39 m²

Impervious Outdoor

30 m²

Proposed Extension

59 m²

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Impervious Outdoor

21 m²

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Hard Paving

79 m²

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