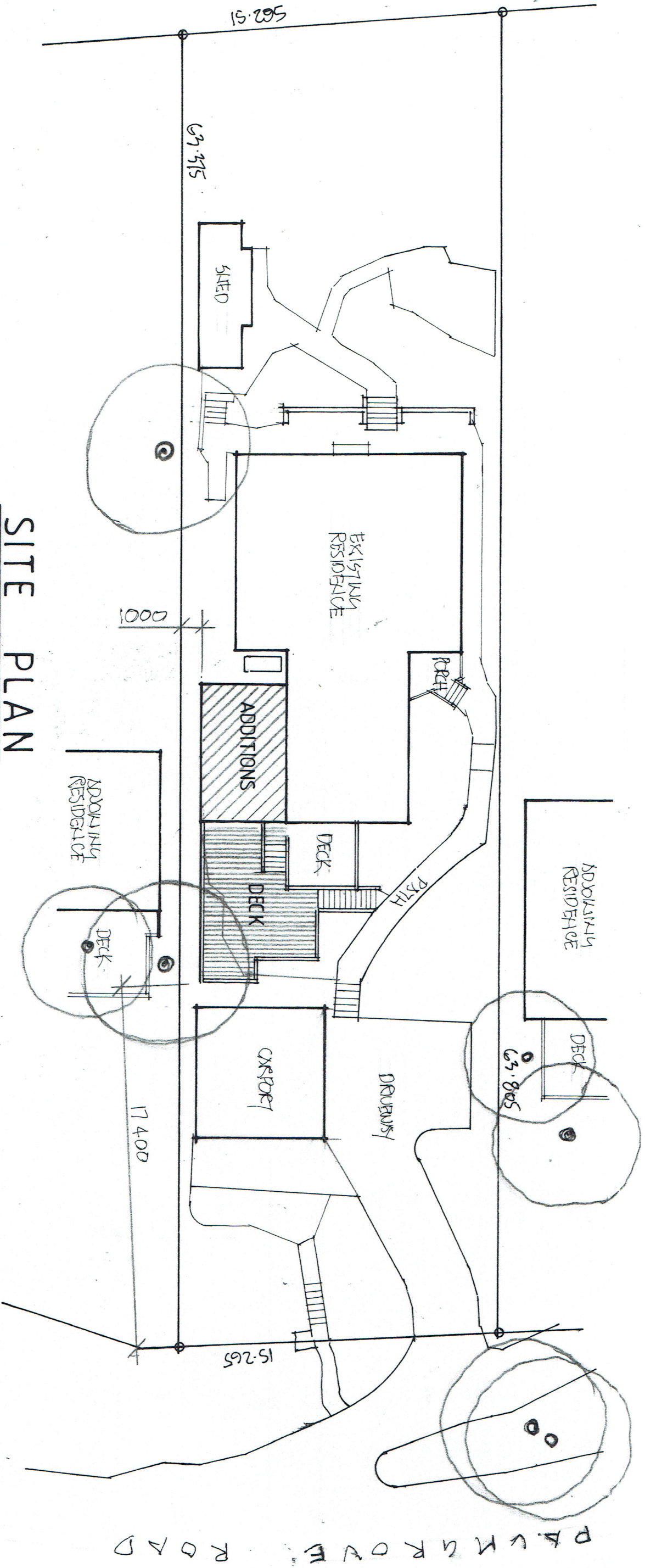
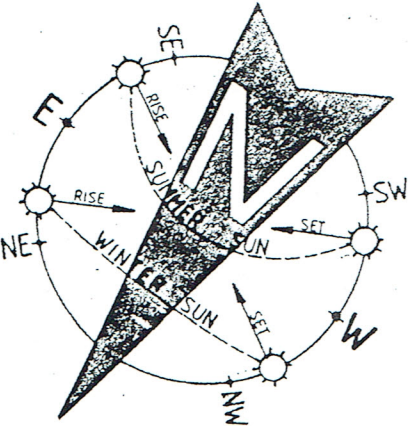




SITE PLAN
LOT 374 IN D.P. 16902

- NOTES:
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.



DEVELOPMENT CALCULATIONS			
SITE AREA	969.40 SQUARE METRES		
DESCRIPTION	EXISTING SQM	PROPOSED SQM	
FLOOR	151.82	180.38	
ROOF	151.82	180.38	
PORCH	4.50	4.50	
DECK	11.22	49.99	
DRIVEWAY	68.58	68.50	
CARPORT	40.96	40.96	
SHED	15.40	15.40	
TOTAL HARD SURFACE	292.40 (30.16%)	359.73 (37.11%)	

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 easements are subject to verification by a site survey.
3. All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "TIMBER FRAME" 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 water & sewerage 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. All work and repair of existing fixtures damaged by new work, these existing materials where possible.

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No.	ADJUTANT	DATE

J.D. EVANS and COMPANY
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PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 67 PALMGROVE ROAD
AVALON BEACH N.S.W. 2107
CLIENT
DON ROBERTSON

DATE	SCALE	ISSUE
19/12/2015	1:200	
DRAWN JDE	CHECKED	
1779-1		