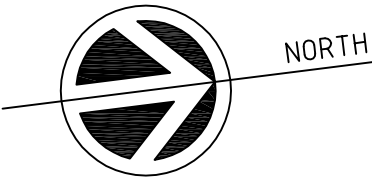
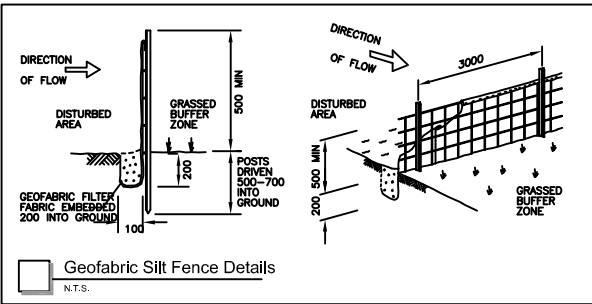



COUNCIL NOTES:

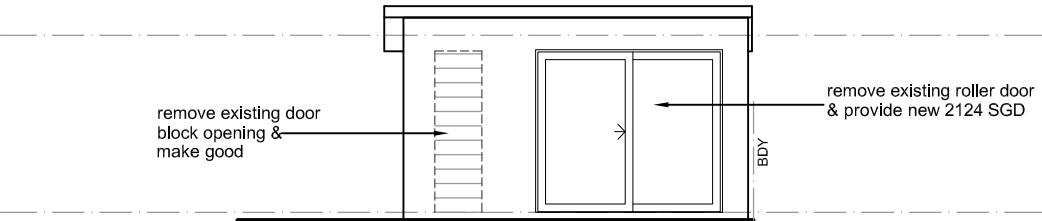
- STORMWATER CONNECTED TO EXISTING.
- THERE ARE NO WATERWAYS OR WATERCOURSES ON THE SITE.
- THE DEVELOPMENT WILL NOT HAVE ANY ADVERSE EFFECT ON THE ENVIRONMENT OR ITS SURROUNDS.



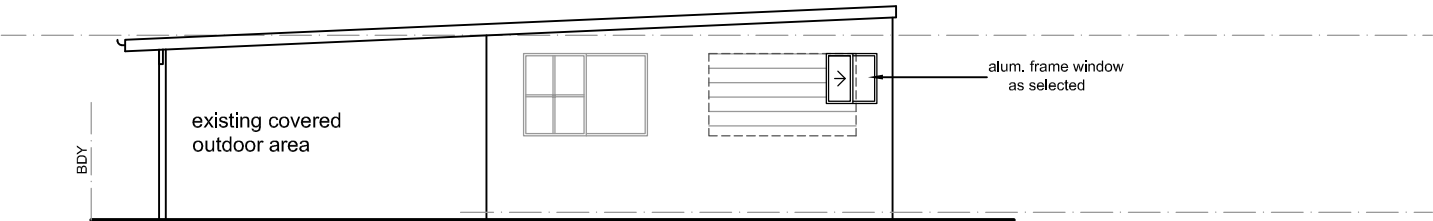
site plan & site analysis

SCALE: 1: 200

NOTES:		CLIENT:  Luigi Rizzello & Elizabeth Lovell	LOCATION:  LOT 3      No. 19 Schnapper Road ETTALONG BEACH NSW	new homes ● alterations and additions ● building and development applications	KEN JONES BUILDING DESIGNER   p.o. box 6192, kincumber 2251 ph: (02) 4369 7277 mobile: 0411434269 krjdesign1@bigpond.com	site plan & site analysis					
● THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.						PROJECT:  conversion of existing garage to a proposed workshop / studio		DATE: 05 / 09 / 22		DRAWN BY: BJ	
● ALL DIMENSIONS MUST BE CHECKED BY THE OWNER & / OR BUILDER PRIOR TO THE SETTING OUT OF WORKS ON THE SITE & PRIOR TO THE ORDERING OF MATERIALS.								DWG No: R22084	CAD Ref: CR-22084	SHEET No: 1 of 3	A3
● ALL NEW WORK MUST BE SET-OUT BY A REGISTERED SURVEYOR & SETBACKS TO BOUNDARIES MUST COMPLY WITH THE RELEVANT AUTHORITIES.											
● FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.											
● ALL EXISTING & FINISHED GROUND LINES & LEVELS ARE INDICATIVE ONLY & MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.											
● ALL TIMBER SIZES, SPANS & FRAMEWORK SHALL CONFORM WITH THE REQUIREMENTS OF AS 1684 OR WHERE APPLICABLE PART 3.4.3 OF THE HOUSING PROVISIONS OF THE B.C.A. VOL 2.											
● GLASS INSTALLATION MUST COMPLY WITH AS 1288 - 1994.											
● SMOKE ALARMS MUST BE INSTALLED & MUST COMPLY WITH AS 3786 & PART 3.7.2.3 OF THE HOUSING PROVISIONS OF THE B.C.A VOL 2.											
● BALUSTRADE CONSTRUCTION MUST COMPLY WITH PART 3.9.2 OF THE HOUSING PROVISIONS OF THE B.C.A VOL 2.											
● ALL CONCRETE & STRUCTURAL STEEL WORK IS TO BE DESIGNED BY A STRUCTURAL ENGINEER.											
● THE BUILDING CODE OF AUSTRALIA & ALL RELEVANT LOCAL GOVERNMENT & ' AUSTRALIAN STANDARDS' CODES TAKE PRECEDENCE OVER THESE DRAWINGS.											



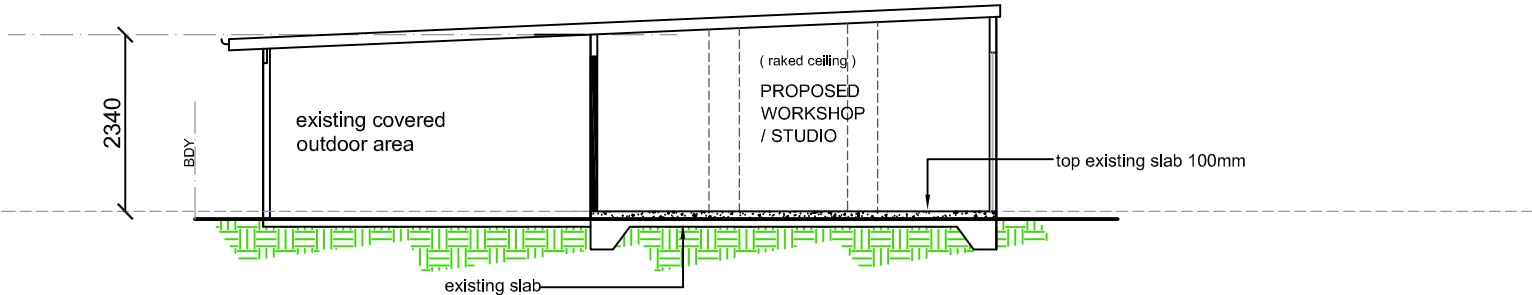
 elevation 1 ~ east  
SCALE: 1: 100




 elevation 2 ~ south  
SCALE: 1: 100



 elevation 3 ~ west  
SCALE: 1: 100



 section A - A  
SCALE: 1: 100

<b>NOTES:</b> <ul style="list-style-type: none"><li>THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.</li><li>ALL DIMENSIONS MUST BE CHECKED BY THE OWNER &amp; / OR BUILDER PRIOR TO THE SETTING OUT OF WORKS ON THE SITE &amp; PRIOR TO THE ORDERING OF MATERIALS.</li><li>ALL NEW WORK MUST BE SET-OUT BY A REGISTERED SURVEYOR &amp; SETBACKS TO BOUNDARIES MUST COMPLY WITH THE RELEVANT AUTHORITIES.</li><li>FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.</li><li>ALL EXISTING &amp; FINISHED GROUND LINES &amp; LEVELS ARE INDICATIVE ONLY &amp; MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.</li></ul>		<b>CLIENT:</b> <b>Luigi Rizzello &amp; Elizabeth Lovell</b>		<b>LOCATION:</b> <b>LOT 3      No. 19</b> <b>Schnapper Road</b> <b>ETTALONG BEACH</b> <b>NSW</b>		<div><div><div></div><div>new homes</div></div><div><div></div><div>alterations and additions</div></div><div><div></div><div>building and development applications</div></div></div> <div><div><b>KEN JONES</b> BUILDING DESIGNER</div><div></div><div>p.o. box 6192, kincumber 2251 ph: (02) 4369 7277 mobile: 0411434269 krjdesign1@bigpond.com</div></div>		<b>proposed workshop elevations</b>		
		<b>PROJECT:</b> <b>conversion of existing garage to a proposed workshop / studio</b>				<b>DATE:</b> 05 / 09 / 22		<b>DRAWN BY:</b> BJ		
						<b>DWG No:</b> R22084	<b>CAD Ref:</b> CR-22084	<b>SHEET No:</b> 3 of 3	