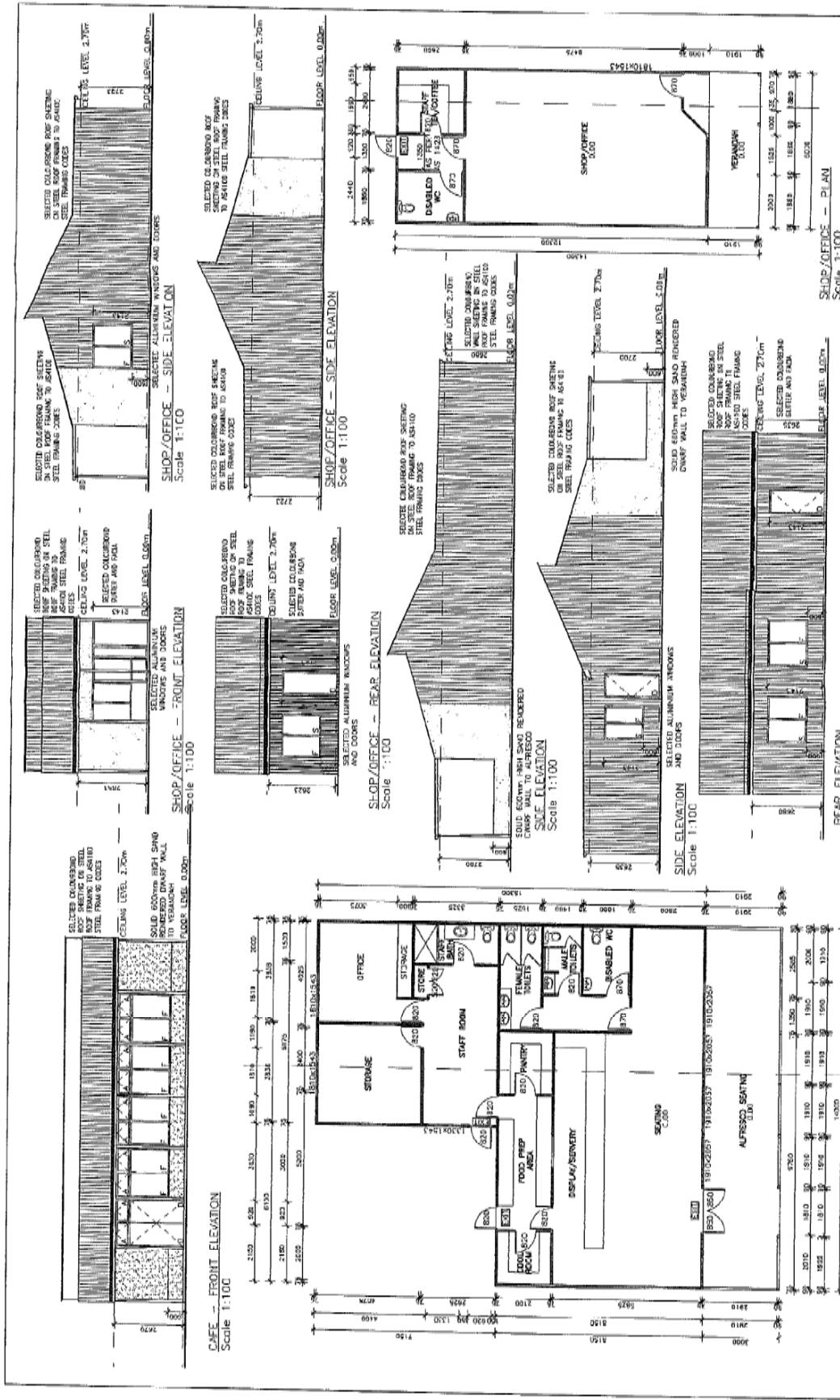




Lot 10 (66) Avon Terrace, York



**DOMESTIC DRAFTING SERVICE**  
SUITE 4 22 DOROTHY STREET GOSNELLS 6110  
9398 2139 0417 945 820

SCALE: As Shown  
DATE: May '10  
DRAWN: M.Hennessey

DRAWING 1577-2/3  
REV 0

**MIXED USE DEVELOPMENT AT LOT 10, AVON TERRACE, YORK  
FOR DOMINIC CALABRESE & TONIA KOZAK-CALABRESE**

NOTE:  
1. ALL ROOFING TO BE ZINCALUME  
2. CREAM PALE ENCLAVE WILDERNESS AND OFFICE CLASH  
3. ALL GUTTER, DOWNPIPES, AND FLASH TO BE CLASSIC GREY.  
4. PROPORTION TO BE FINISHED TO MATCH EXISTING PARKING IN MARK SPACE  
IN BURN CENTRE

CAFE - FRONT ELEVATION Scale 1:100  
CAFE - REAR ELEVATION Scale 1:100  
SHOP/OFFICE - FRONT ELEVATION Scale 1:100  
SHOP/OFFICE - REAR ELEVATION Scale 1:100  
SHOP/OFFICE - SIDE ELEVATION Scale 1:100  
SHOP/OFFICE - SIDE ELEVATION Scale 1:100  
SHOP/OFFICE - PLAN Scale 1:100

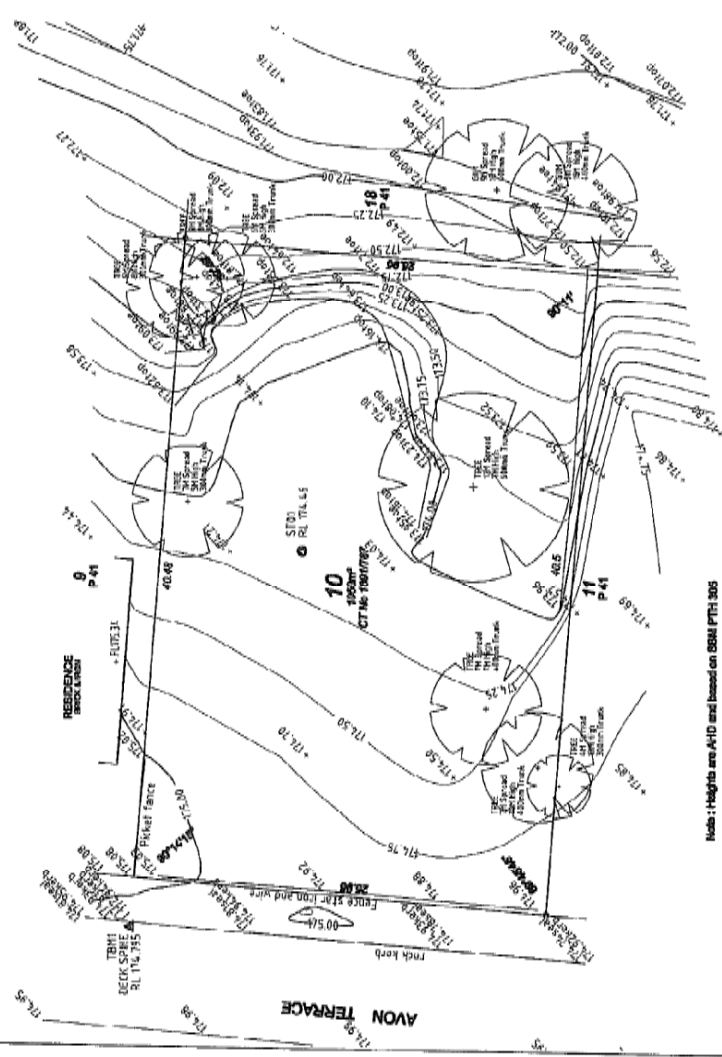
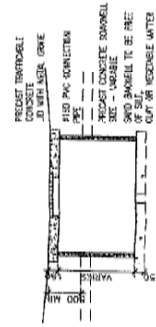
- EARTHWORKS AND DRAINAGE NOTES**
1. REMOVE ALL VEGETATION AND EXISTING UTILITIES FROM AREA OF CONSTRUCTION.
  2. USE ONLY CLEAN CLAY FREE FROM AS FILL.
  3. PROVIDE COMPACTED TYPICAL SUBGRADE TO BRIDGE WITH 200mm TO 300mm.
  4. ALL SITE WORKS TO BE IN COMPLIANCE WITH AS 2286 - EROSION CONTROL, RESIDENTIAL AND COMMERCIAL DEVELOPMENT.
  5. SUFFICIENT TO STAYS TO BE CLEAN SWAY FREE FROM B.I., CLAY AND OTHER CONTAMINANTS.
  6. CONTRACTOR TO BE RESPONSIBLE FOR THE (OWNER) HAS PROTECTION OF ALL UTILITIES EXPOSED ON SITE AND WITHIN THE ROAD RESERVE. SHALL MARK AT LEAST 14 DAYS PRIOR TO COMMENCEMENT OF WORKS FOR LOCATION DETAILS.
  7. CONTRACTOR TO VERIFY ALL LEVELS ON SITE.
  8. CONTRACTOR TO VERIFY WATER INTO SURVIVABLE PITS IN SWAMPY PITS AND DRAINAGE JOBS AT ANY DRAIN 1200 MM DIAMETER.
  9. ALL LEVELS ARE TO A.S.L.
  10. SITE TO BE LEFT CLEAR & FREE OF RUBBISH & DEBRIS FROM CONSTRUCTION.

**DRAINAGE CALCULATIONS**  
SITE AREA 1050m<sup>2</sup>

CATCHMENT AREA	- LANDSCAPE AREA
1050	- 115
TOTAL CATCHMENT AREA	= 935m <sup>2</sup>

CAPACITY REQUIRED =  $0.013 \times 935 = 12.155 \text{ m}^3$   
= 12.155 x 1000 = 12,155 LITRES

DIAMETER	0.2254	0.2254	0.2254
LENGTH	1.026	3.535	0.2254
TOTAL SITE CAPACITY	33.20m <sup>3</sup>		



Note: Heights are AHD and based on BSM PTH 305

LEVEL AND FEATURE SURVEY  
Scale 1:200

**AREA TABLE**

LOT 9	1050
LOT 10	1050
LOT 11	1050
TOTAL	3150

SITE PLAN  
Scale 1:200

- NOTE:**
1. ALL ROOFING TO BE ZINC/ALUMINE.
  2. ALL ROOFING TO BE DONE WITH COLORBOND GALVALUM CLASSIC.
  3. ALL ROOFING TO BE DONE WITH COLORBOND GALVALUM CLASSIC.
  4. ALL ROOFING TO BE DONE WITH COLORBOND GALVALUM CLASSIC.
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DRAWING: 0 REV  
1577-1/3 0