


  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
  
**DA2019/1116**

- GENERAL NOTES**  
 Level of Accuracy  
 1. Drawings have been prepared from on-site measurements and without a registered survey.
- Where elements are to be removed:  
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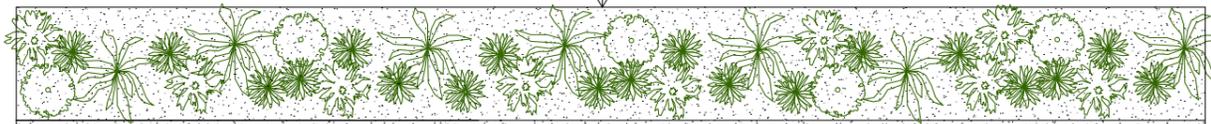
**KEY**

	EXISTING WALL
	PROPOSED TIMBER FRAME WALL
	DEMOLITION

**DESIGN INTENT ONLY**

	CLIENT NORTHERN BEACHES COUNCIL Building Assets - Planning Design and Delivery	ARCHITECT <b>BREAKSPEAR ARCHITECTS</b> ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: toby@brkspr.com	PROJECT <b>AVALON GOLF CLUB - ARTIST STUDIOS</b>	PROJECT NUMBER <b>1908</b>	DRAWN <b>CA</b>	CHECKED <b>TB</b>	SHEET SCALE <b>1:200</b>	SHEET SIZE <b>A3</b>	SHEET TITLE <b>DEMOLITION PLAN - GROUND</b>																							
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new garden planter. Northern Beaches Council to confirm location and height of protective fence



CONCRETE PATH

new vertical tilt glazed door D3 and D4. refer to DD504 door window schedule

  
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new solid core timber door to match existing. provide security keypad

new Aneeta with flyscreen and security to comply with AS1288-2006 and AS2047-2014. allow for steel framing and cladding for future partition wall  
 new aluminium sliding glazed window on rendered and painted masonry blockwork refer to DD504 door window schedule glazing to Australian standards

new concrete path to existing carpark with 1:20 gradient. pathway to comply with AS1428.1-2009 with appropriate non-slip finish to meet slip resistance compliance and comply with AS/NZS 3661.1, AS/NZS 4586 and HB 197. Pathway to comply with Council's Civil Engineering Specification

provide security keypad to existing door

new sandstone bleachers to natural grade of slope 5000L x 500W

provide security keypad to existing door  
 existing obscure glazing to XW4, XW5 and XW6 to be replaced with clear glazing. Glass to meet Australian Standards AS1288 and AS 2047.

New paint finish to existing Ground Floor, floors, walls and ceiling refer to DD-900

New lighting fittings to existing Ground Floor. Refer to ceiling plan and DD-900

New fittings, fixtures and sanitary ware to Unisex Bathroom and Ante Room. Refer to DD-900

**GENERAL NOTES**

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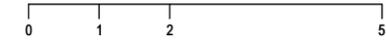
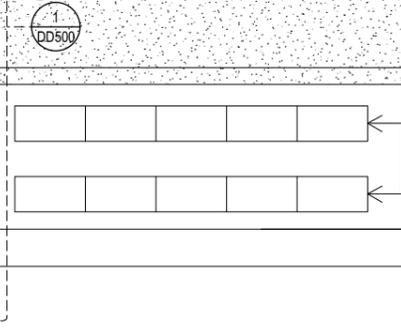
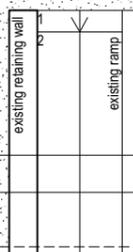
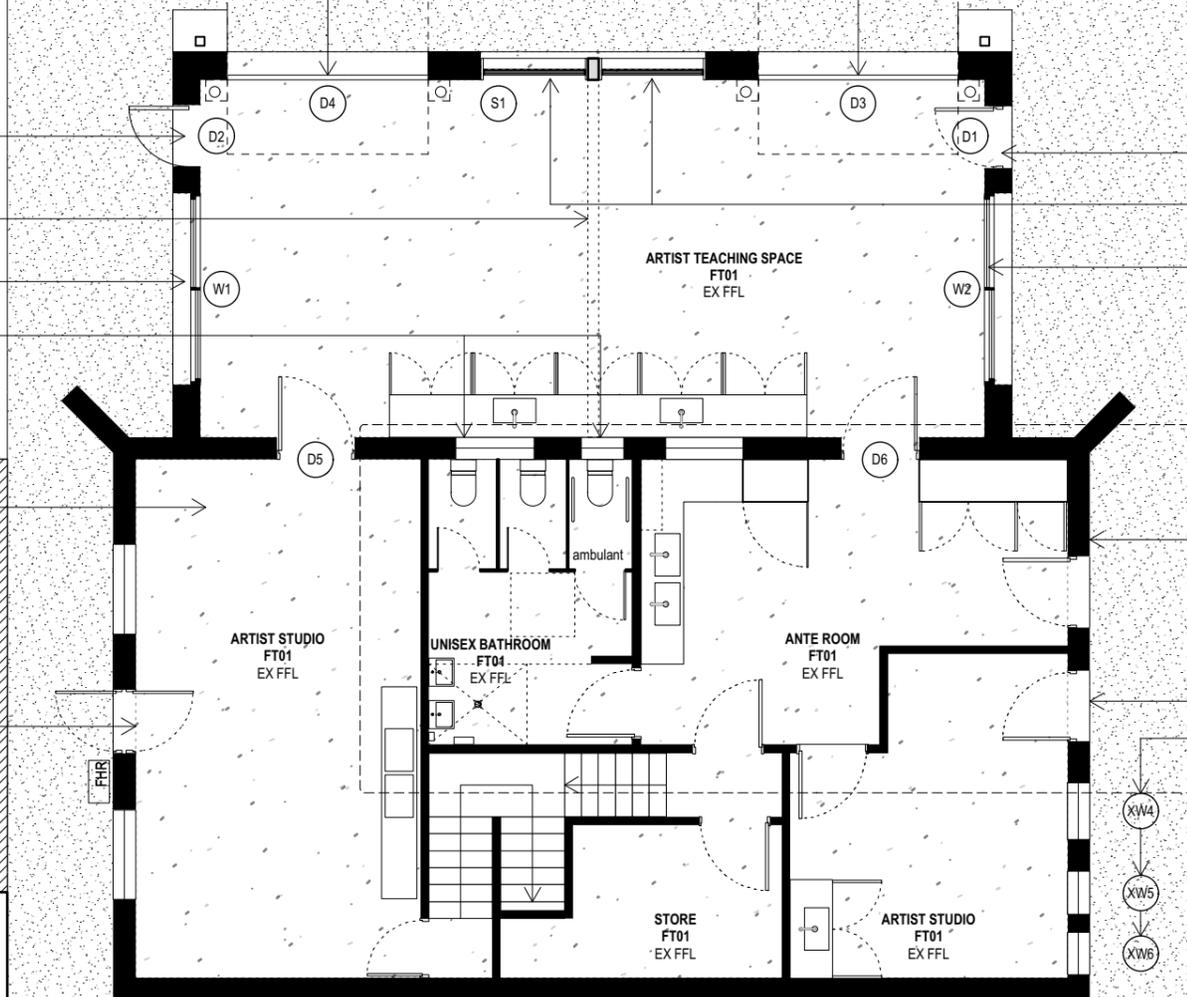
future partition shown dashed

new aluminium sliding glazed window. refer to DD504 door window schedule glazing to Australian standards

existing windows to unisex bathroom to be sealed closed

provide security keypad to existing door

**BUGGY STORE**  
**CN01**  
 EX FFL  
  
 clean out existing store for golf buggy store



**DESIGN INTENT ONLY**

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refer to DD504 door window  
scheduleglazing to australian standards

future partition shown dashed

new aluminium sliding glazed window. refer to  
DD504 door window scheduleglazing to  
australian standards  
proposed CFC sheeting to ceiling.  
seal all joints and paint to provide  
fire protection between floor levels

new mechanical exhaust to unisex bathroom to  
discharge to open space [buggy store]

new lighting throughout. refer to DD 900  
schedule for specification

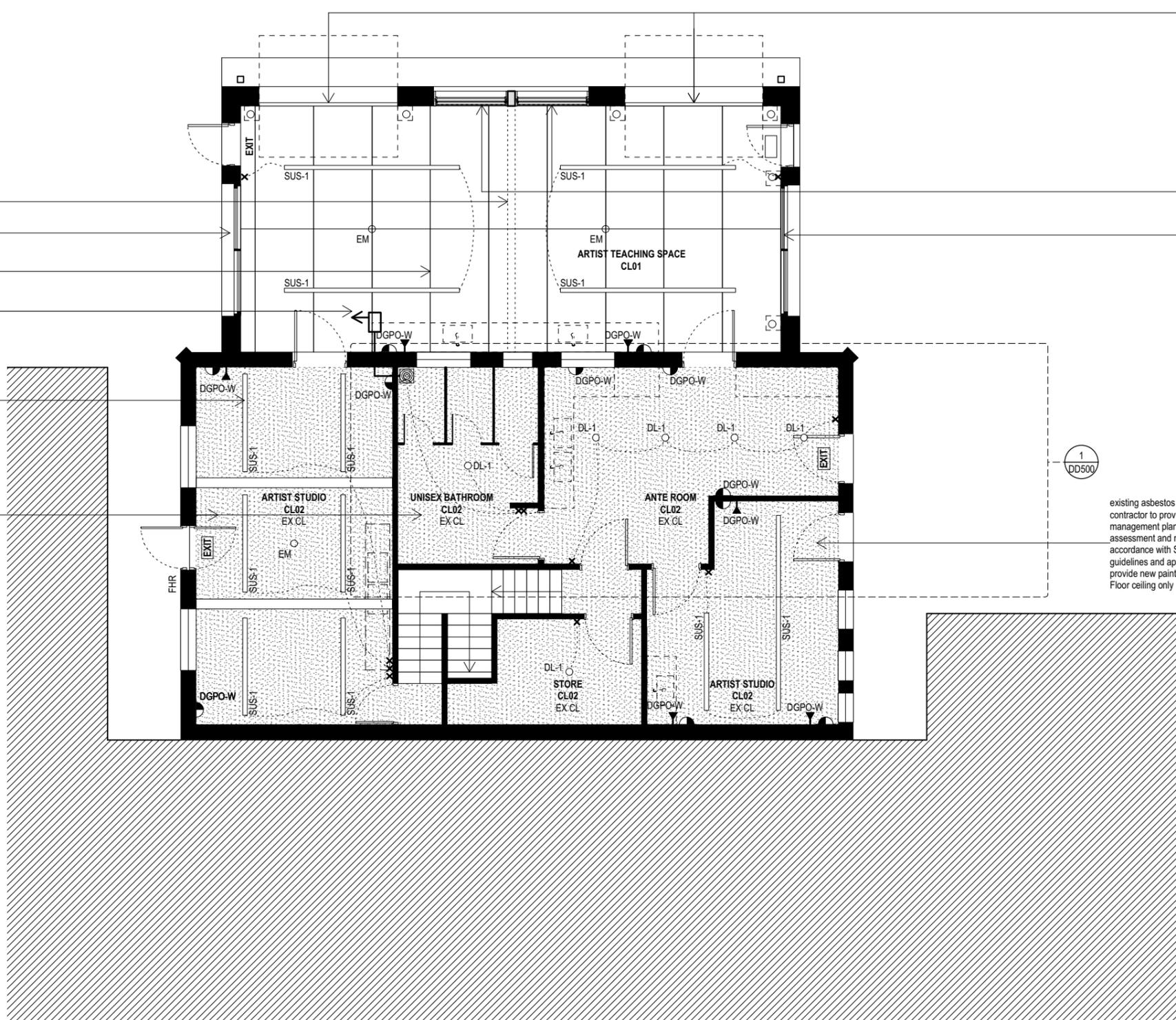
existing asbestos ceiling shown hatched.  
contractor to provide a WHS management plan  
for Asbestos audit, assessment and  
management in accordance with Safework  
NSW, WHS guidelines and appropriate  
legislation. . provide new paint finish [PA02] to  
Ground Floor ceiling only

existing asbestos ceiling shown hatched.  
contractor to provide a WHS  
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assessment and management in  
accordance with Safework NSW, WHS  
guidelines and appropriate legislation. .  
provide new paint finish [PA02] to Ground  
Floor ceiling only



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**RCP LEGEND**

- double GPO
- ceiling mounted light
- downlight
- external bollard light
- emergency light
- switch
- smoke detector
- EXIT sign
- exhaust
- data point

**GENERAL NOTES**

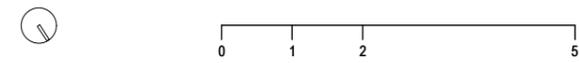
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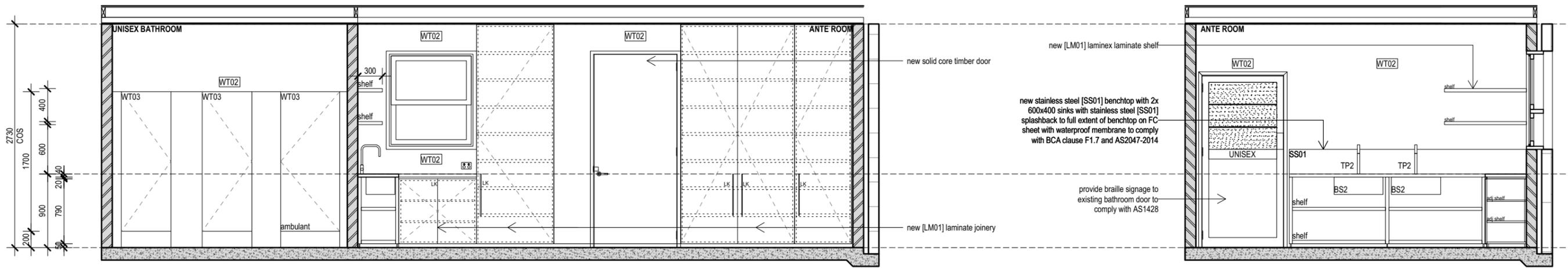
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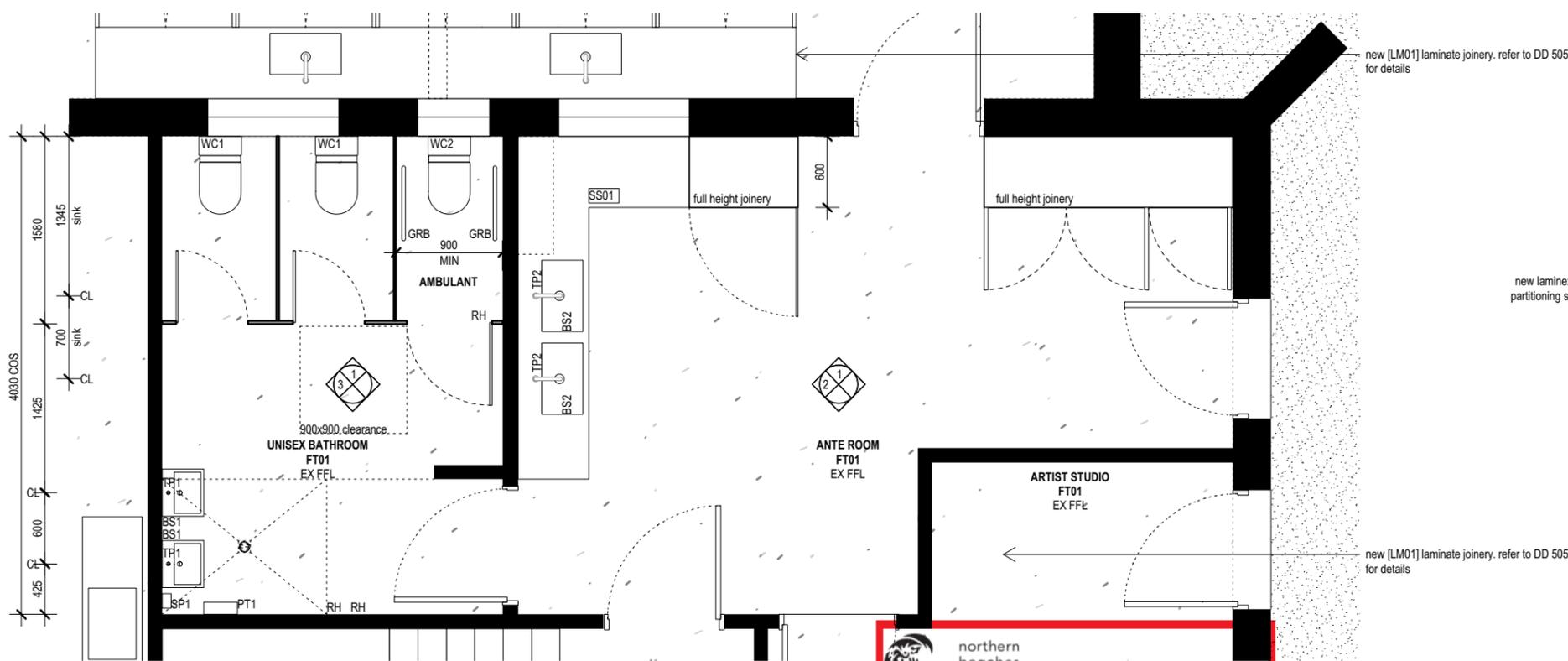
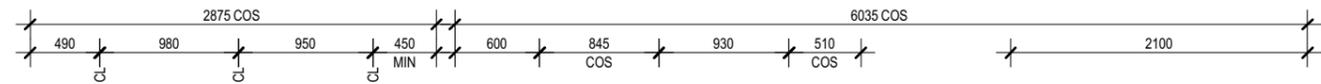
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Note: Ambulant toilet to be in accordance with AS1428.1

**2 ELEVATION 01 - BATHROOM & ANTEROOM**  
1:50

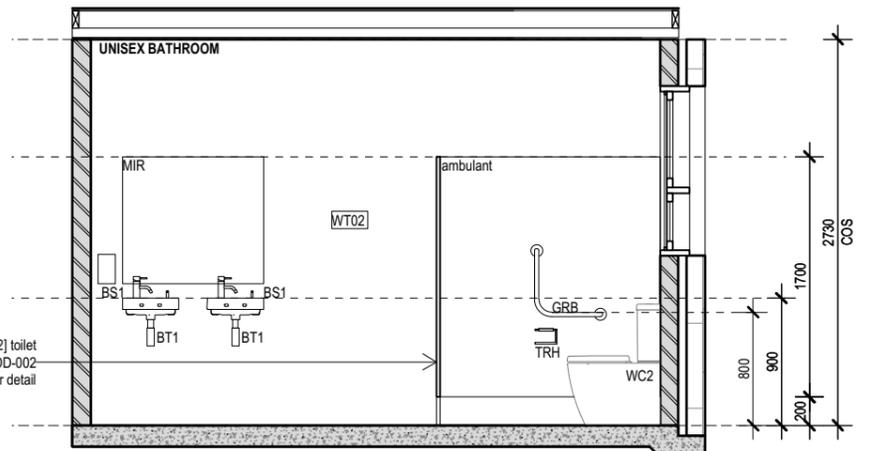
**3 ELEVATION 02 - ANTEROOM**  
1:50



Note: Ambulant toilet to be in accordance with AS1428.1

Note: Locate all existing floor wastes. maintain floor wastes and falls

**1 PLAN - BATHROOM**  
1:50



Note: Ambulant toilet to be in accordance with AS1428.1. All fittings and fixtures to be installed in accordance with AS1428.1

Note: provide new fittings and fixtures to bathroom. refer to schedule DD-900 for detail

**4 ELEVATION 03 - BATHROOM**  
1:50


  
**northern beaches council**  
  
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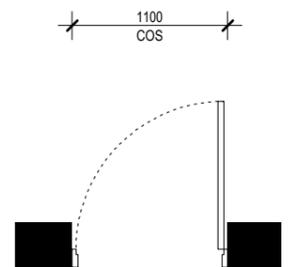
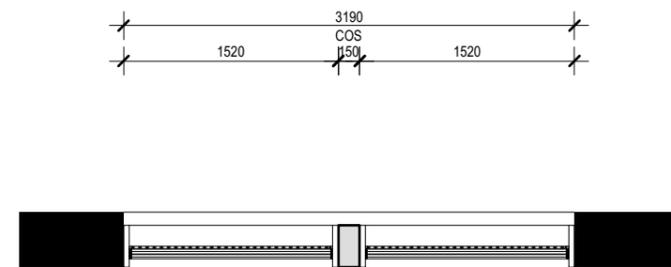
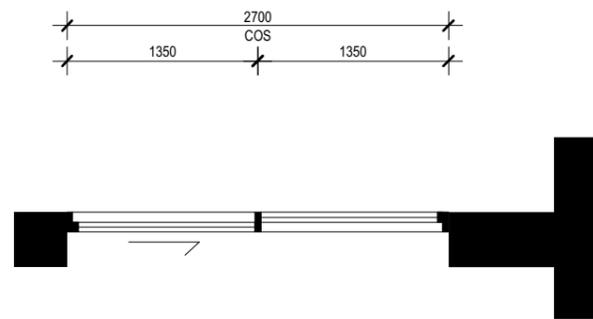
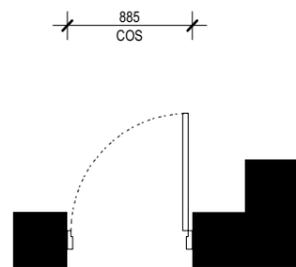
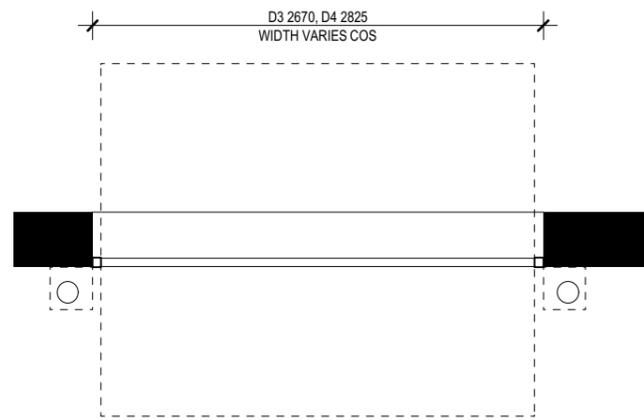
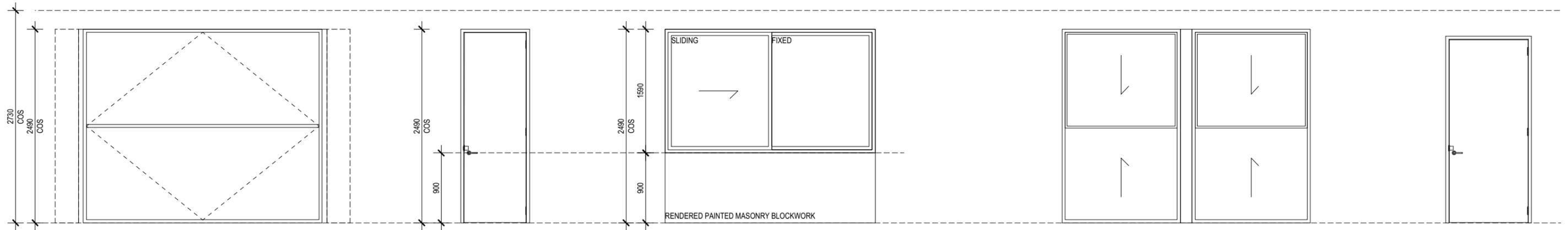
- GENERAL NOTES FOR JOINERY**
1. read in conjunction with DD900 finishes, FF&E schedule
  2. all non visible construction to be 18mm white melamine
  3. all exposed finishes to cupboard doors to be 18mm oyster grey laminate [LM01]
  4. benchtop to be stainless steel [SS01] on substrate, edge to have drainage lip to leading edge
  5. splashback to be stainless steel [SS01]
  6. 5mm recessed shadow gap between joinery modules in finish to match adjacent joinery
  7. door pull handle to cupboards to be madinoz "vertical on full height doors mdz 200/800
  8. adjustable shelving strips to be "283.12.013 rebated with matching supports "283.68.005"
  9. all doors to be lockable
  10. all gpos to match paint/laminate finish

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**D3, D4**

RENLITA OVERHEAD FLOATAWAY COUNTER BALANCED SINGLE LEAF DOOR SERIES S1000

STEEL FRAMED GLASS [GL-1] VERTICAL DOOR DESIGNED IN ACCORDANCE WITH AS1170 AND AS1250 TO BE FIXED WITH WEATHER SEALS. VIRIDIAN TOUGHENED GLASS AUSTRALIAN STANDARDS AS 1288-2006

NOTE: STRUCTURAL INTEGRITY OF OPENING AND RENLITA DOOR SYSTEM TO BE CHECKED BY STRUCTURAL ENGINEER. DOOR TRACK POSITIONED ON INTERNAL FACE OF EXISTING RENDERED BRICKWORK WALL

DOOR FRAME AND CHANNEL TO BE POWDERCOATED TO MATCH EXISTING PAINT COLOUR OF RENDERED BLOCK WORK

Contact: Monarch Renlita  
 Luke Harden  
 e: luke@monarchdoors.com.au  
 d: 02 9535 8707  
 w: https://monarchrenlita.aragroup.com.au/products/renlita-series-1000/

**D1, D2**

40mm HINGED SOLID CORE TIMBER DOOR  
 FINISH: SEMI-GLOSS PAINT TO MATCH EXISTING GROUND FLOOR TIMBER DOORS.

DOOR TO COMPLY WITH AS1428.1 AND ACHIEVE MINIMUM UNOBSTRUCTED WIDTH OF 850mm AND HINGE SIDE / LATCH SIDE CLEARANCES.

DOORS TO BE FITTED WITH HOLD OPEN DEVICE

LOCKWOOD STAINLESS STEEL D SHAPED LEVER SINGLE ACTION LEVER HANDLE

ALL EXTERNAL DOORS TO BE FIXED WITH SECURITY KEYPADS

**W1, W2**

ALUMINIUM FRAMED TOUGHENED SLIDING GLAZED WINDOW WITH FIXED LITE. ALL WINDOWS TO BE KEY LOCKED  
 FINISH: WINDOW FRAME TO BE POWDERCOATED TO MATCH EXISTING PAINT COLOUR OF RENDERED BLOCK WORK WALL

GLAZING TO COMPLY WITH AS1288:2006

**S1**

ANEETA GLASS 2 PANE SASHLESS DOUBLE HUNG WINDOW SYSTEM

CAREFULLY REMOVE EXISTING ALUMINIUM SCREEN. REPAIR TIMBER JAMB, CILL AND HEAD AND INCORPORATE NEW 10MM THICK GLASS [GL-1] ANEETA SYSTEM

ALL ANEETA WINDOWS TO INCLUDE REMOVABLE ALUMINIUM MESH FLYSCREEN, LOCKING DEVICE, WEATHERPROOF SEALS AND CONCEALED FIXINGS

ANEETA SYSTEM TO COMPLY WITH AUSTRALIAN STANDARDS AS2047-2014, AS1288-2006 AND AS4055-2012

Contact: ANEETA  
 p: 9939 0520  
 w: http://aneetawindows.com.au/index.html

**D5, D6**

40mm HINGED SOLID CORE TIMBER DOOR  
 FINISH: SEMI-GLOSS PAINT TO MATCH EXISTING GROUND FLOOR TIMBER DOORS.

DOOR TO COMPLY WITH AS1428.1 AND ACHIEVE MINIMUM UNOBSTRUCTED WIDTH OF 850mm AND HINGE SIDE / LATCH SIDE CLEARANCES.

DOORS TO BE FITTED WITH HOLD OPEN DEVICE

LOCKWOOD STAINLESS STEEL D SHAPED LEVER SINGLE ACTION LEVER HANDLE

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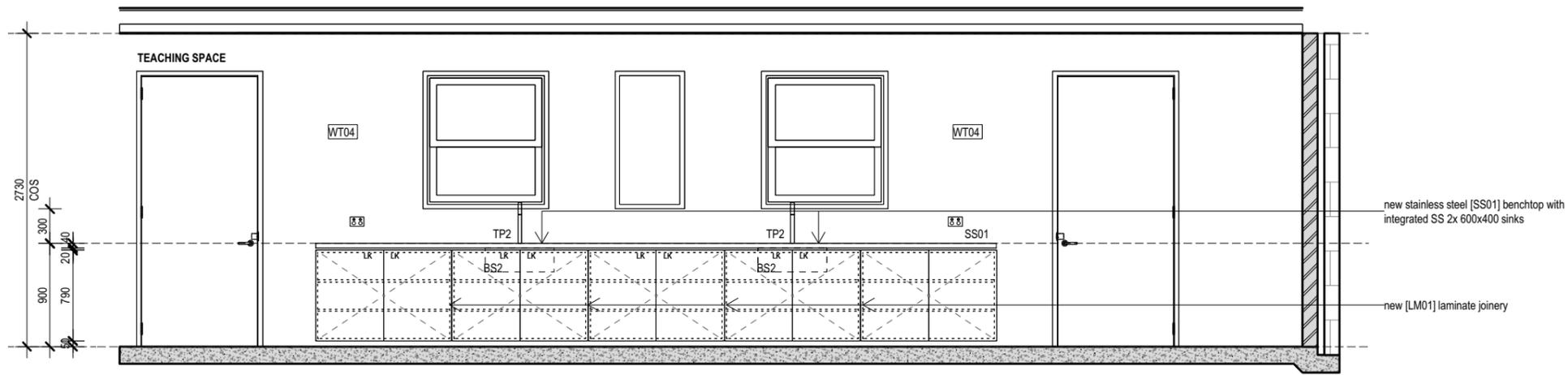
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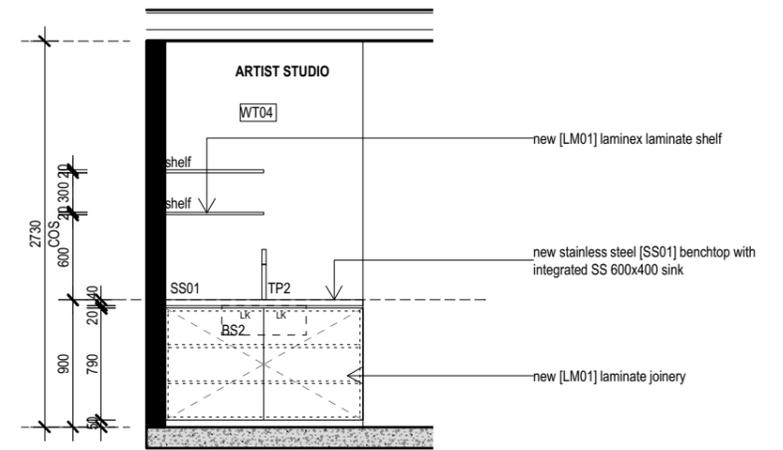


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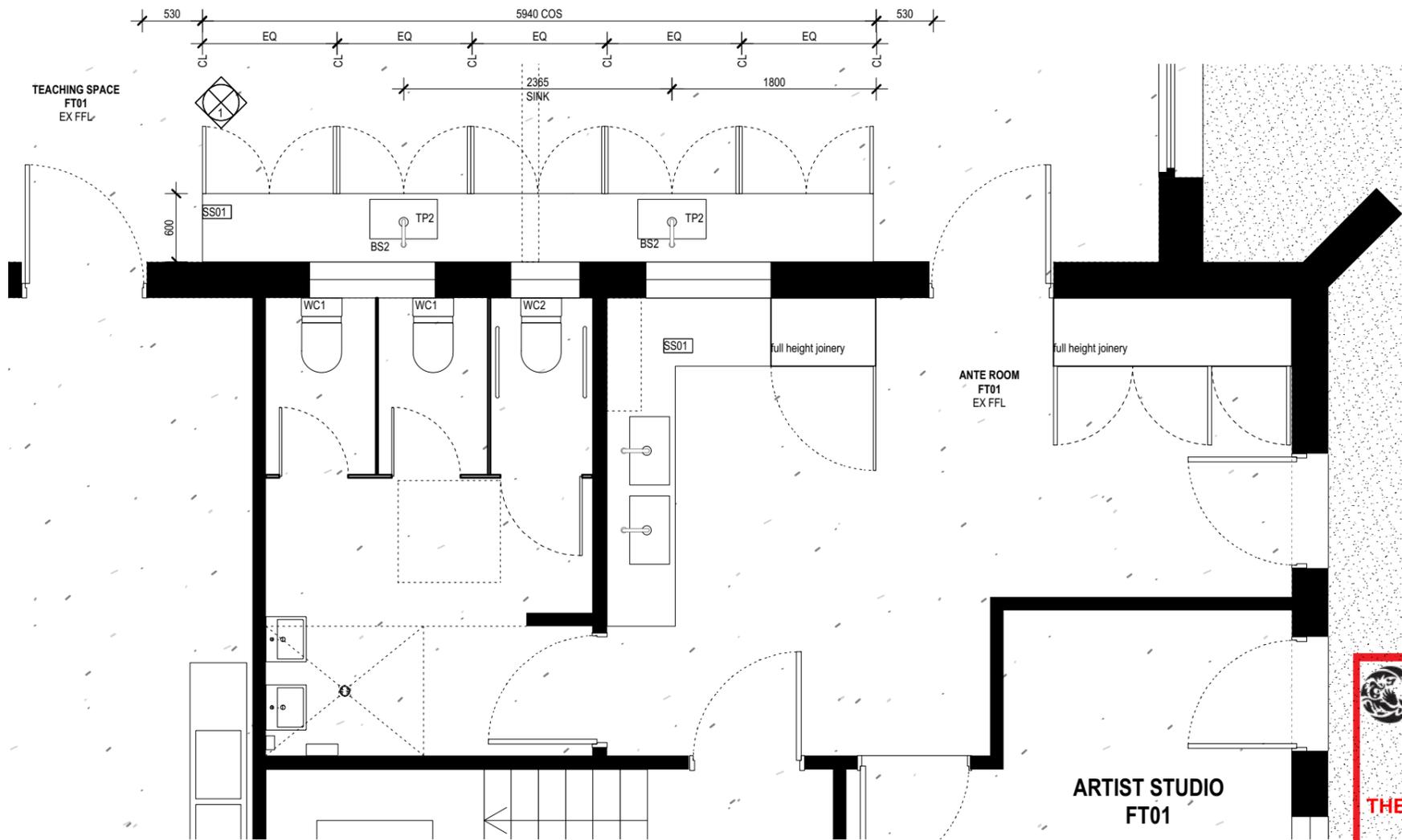
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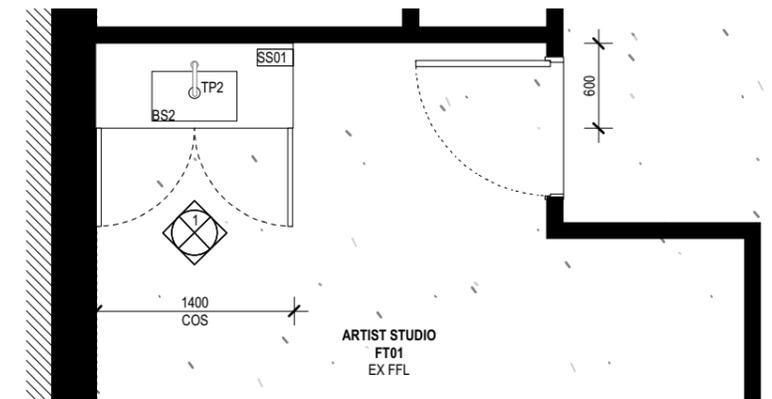
**2 ELEVATION 01 - TEACHING SPACE**  
1:50



**3 ELEVATION 01 - ARTIST STUDIO**  
1:50



**1 PLAN - TEACHING SPACE**  
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**4 PLAN - ARTIST STUDIO**  
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- Where elements are to be removed:
- Carefully remove elements without damaging the surrounding fabric. Remove only that which is required.
  - Upon completion of removal, repair and restore surrounding fabric if necessary.
  - NO heritage fabric/elements are to leave site without Approval
  - Protect all existing remaining heritage fabric

- KEY**
- EXISTING WALL
  - PROPOSED TIMBER FRAME WALL
  - DEMOLITION

**northern beaches council**

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2019/1116**



**DESIGN INTENT ONLY**

B A REV DATE DESCRIPTION	03.10.19	ISSUE FOR INFORMATION	REV DATE DESCRIPTION			CLIENT NORTHERN BEACHES COUNCIL Building Assets - Planning Design and Delivery	ARCHITECT <b>BREAKSPEAR ARCHITECTS</b> ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: toby@brkspr.com	PROJECT <b>AVALON GOLF CLUB - ARTIST STUDIOS</b>				SHEET TITLE <b>JOINERY</b>		
	23.09.19	ISSUE FOR INFORMATION						PROJECT NUMBER <b>1908</b>	DRAWN <b>CA</b>	CHECKED <b>TB</b>	SHEET SCALE <b>1:50</b>	SHEET SIZE <b>A3</b>	DOCUMENTATION STAGE <b>DD</b>	SHEET NUMBER <b>505</b>