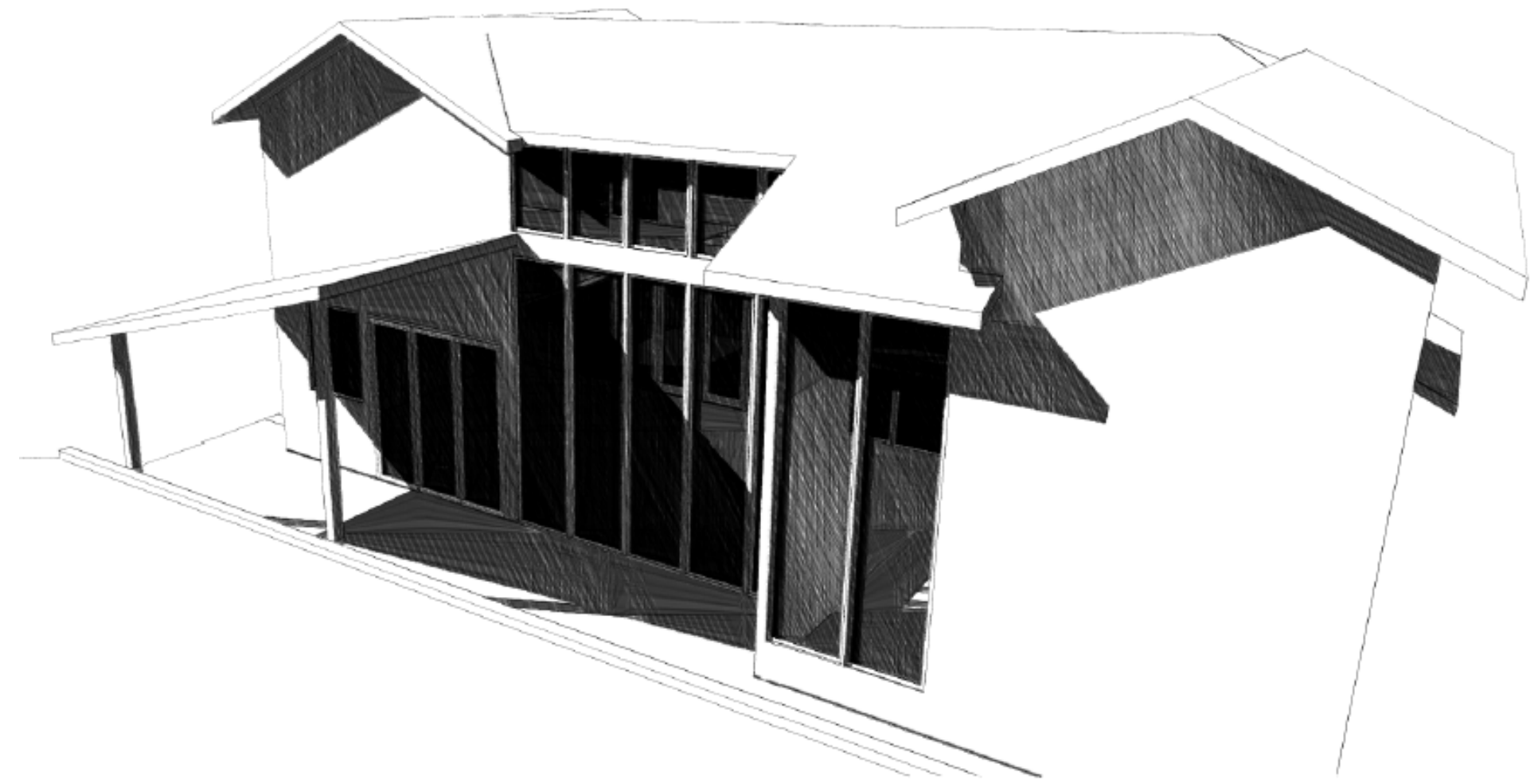


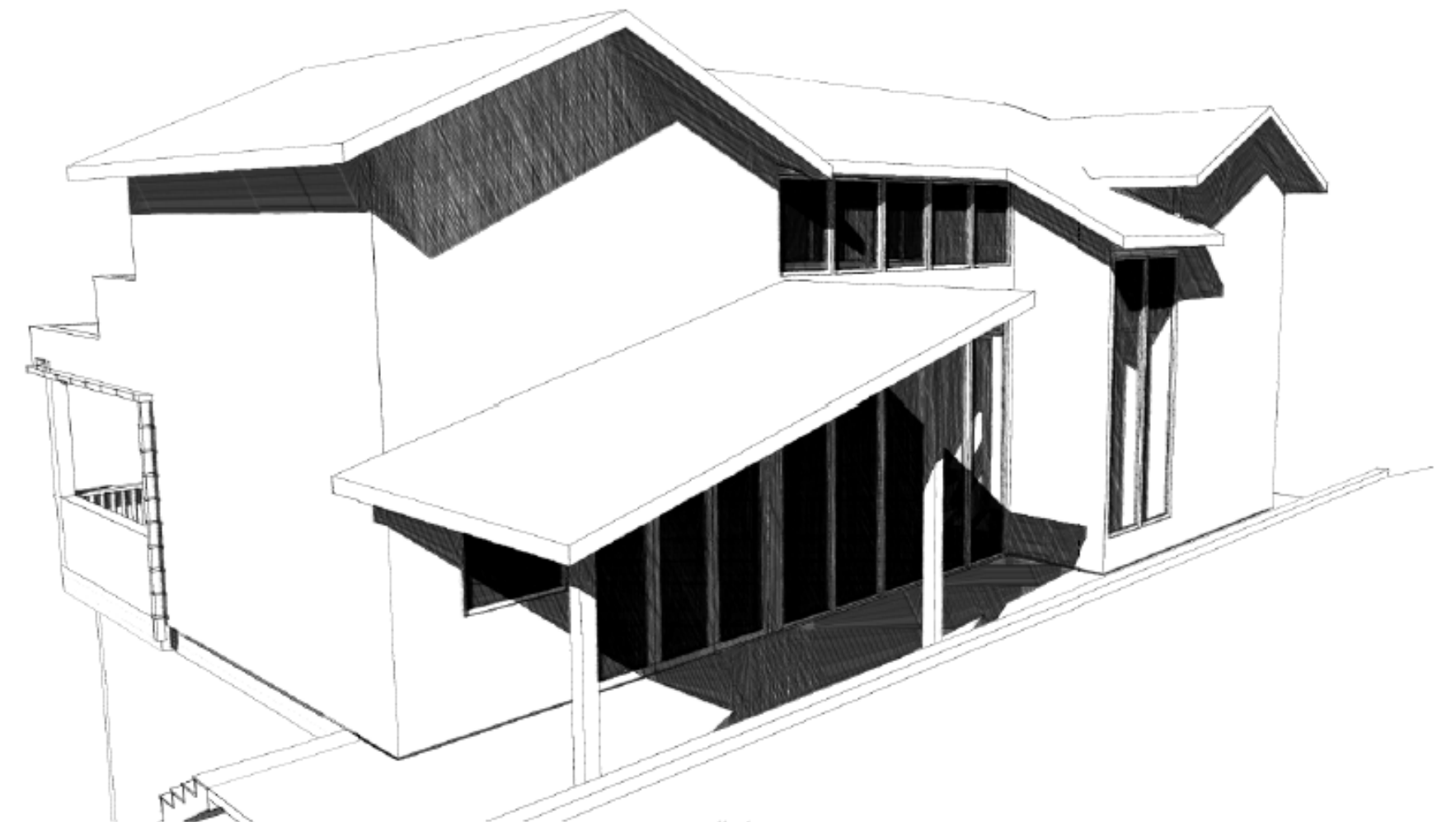
PROPOSED ENCLOSURE OF  
EXISTING DECK



PROPOSED SKILLION ROOF



PERSPECTIVES



## Proposed Alterations

Dwg No. 1

Scale 1 : 100 @ A2

Ref: NBC1122

March 2022

Van Wijck Residence

24 Cannes Drive Avalon

Lot 4 DP 875043

Lionel Curtin

Design & Documentation

0402 833 626

85 Plateau Road Bilgola Plateau 2107

NOTES

Builder to check all dimensions on site prior to construction.

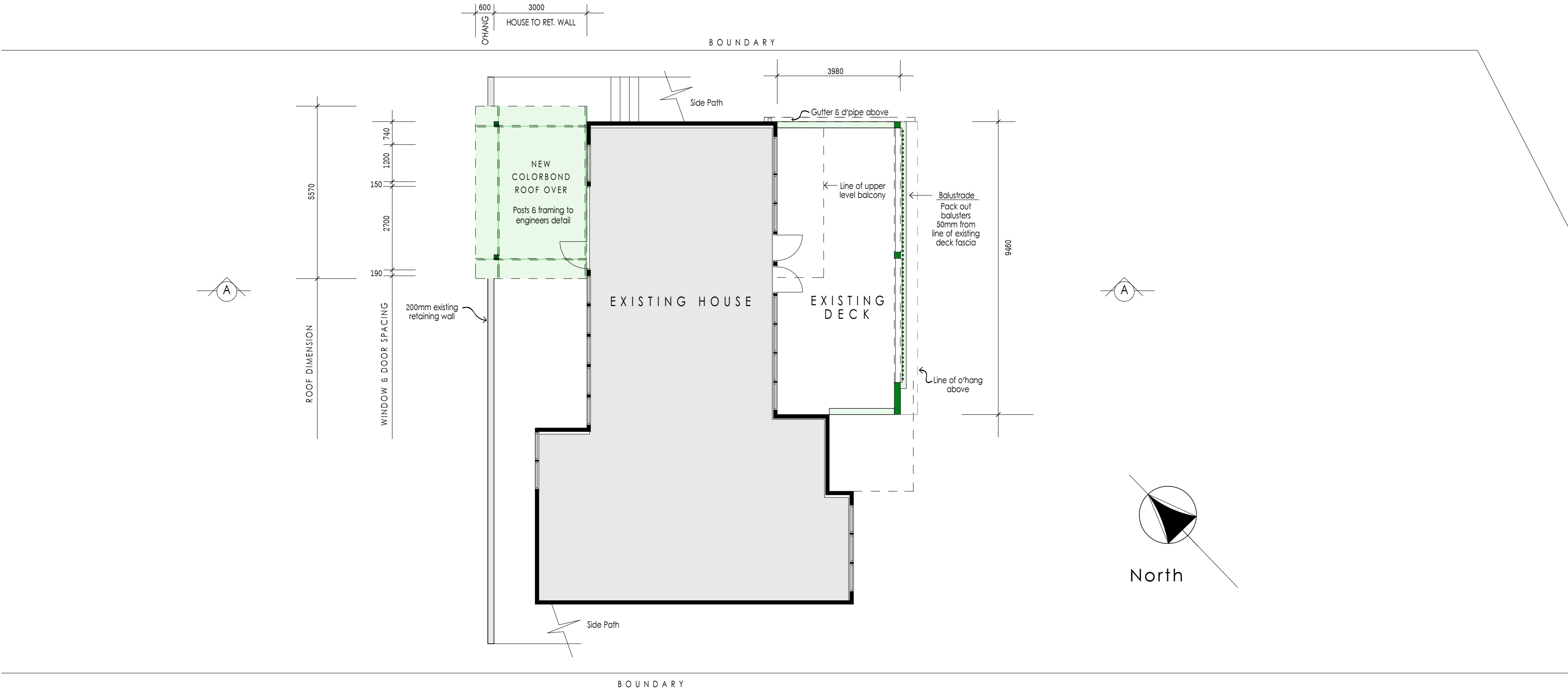
All dimensions that relate to site boundaries and easements are subject to verification by a site survey.

All work is to be in accordance with The Building Code of Australia, local council requirements & other relevant authorities.

Roof water and sub soil drainage to be disposed of in the approved manner or as directed by local council inspectors.

All electrical power and light outlets to be determined by the owner in conjunction with the builder.

All timber construction to be in accordance with the AS1684 Timber Framing Code.

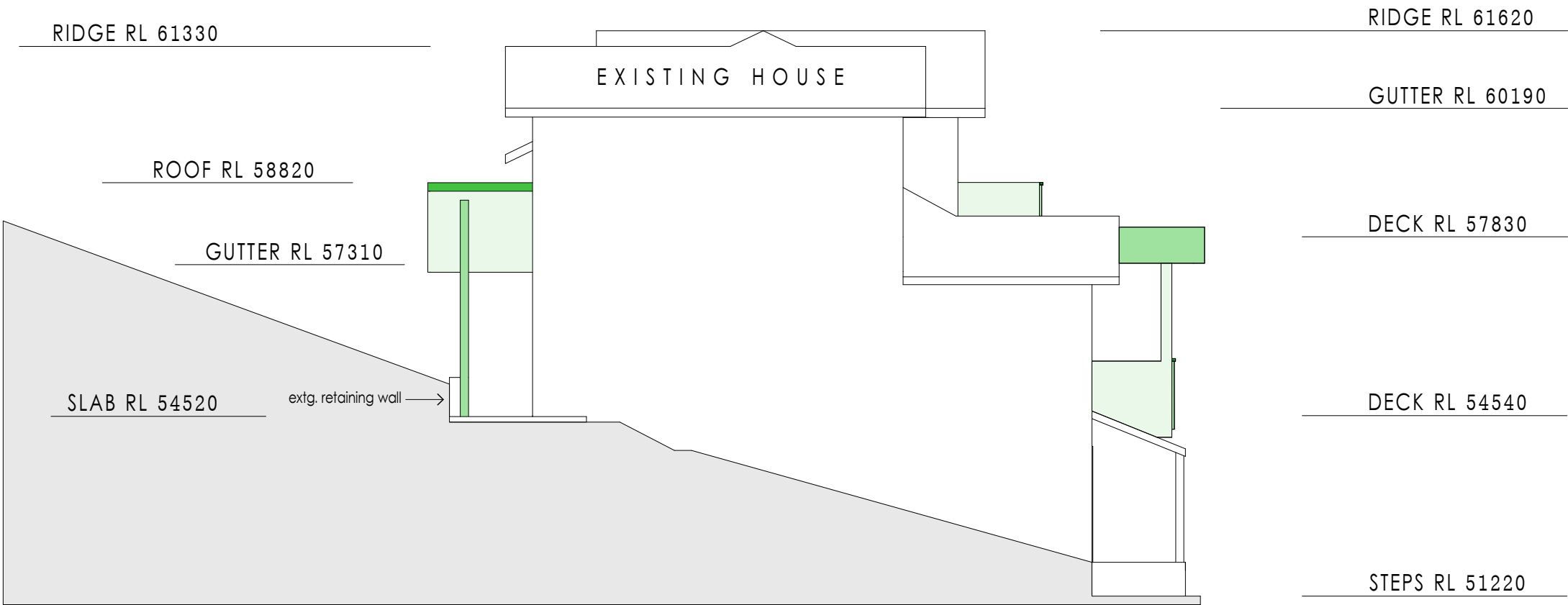


FLOOR PLAN

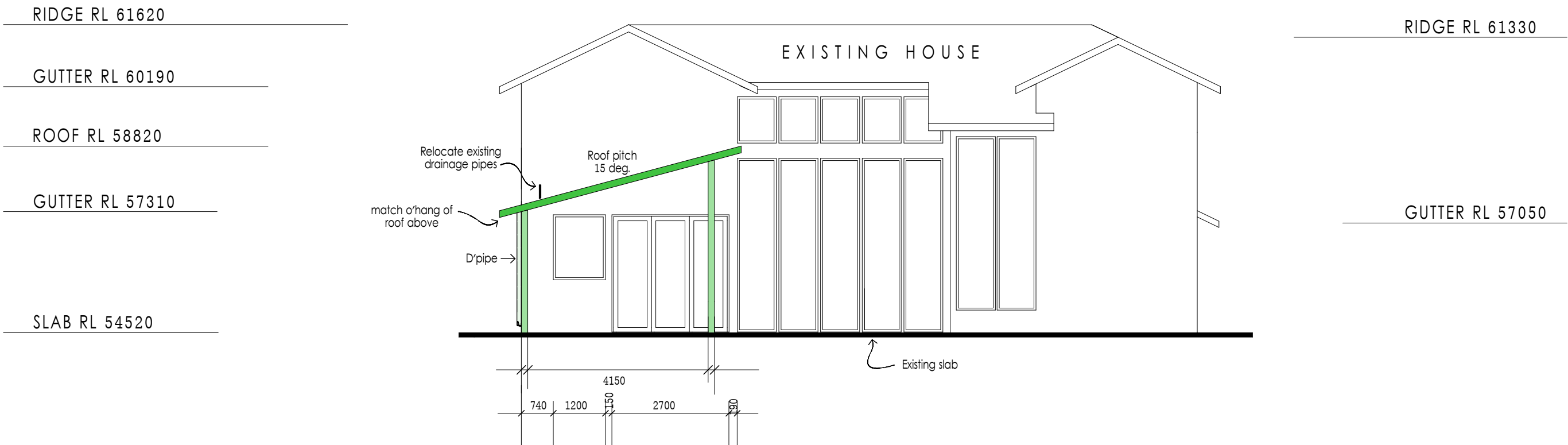
Proposed Alterations

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EAST ELEVATION



SOUTH ELEVATION

# Proposed Alterations

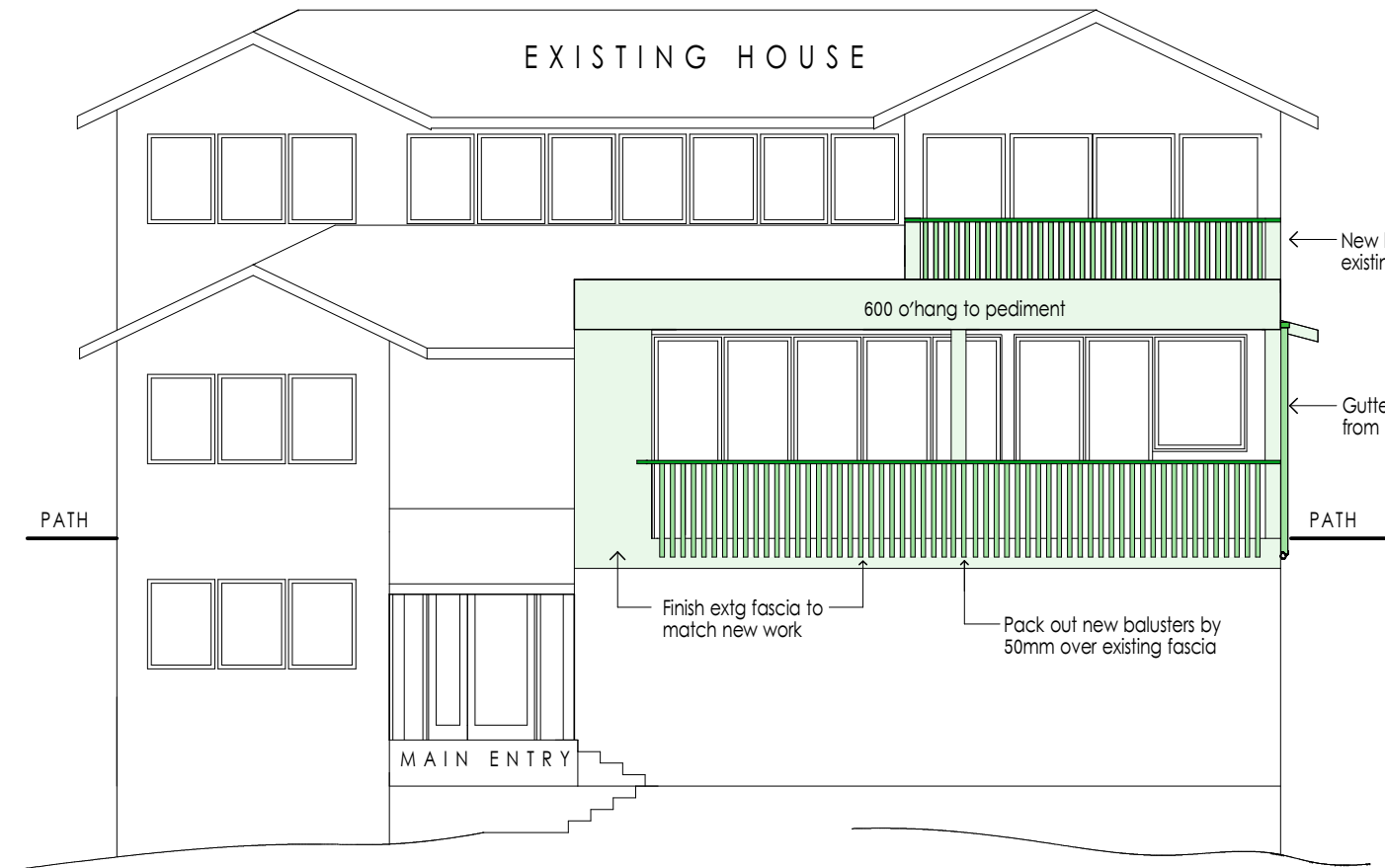
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All timber construction to be in accordance with the AS1684 Timber Framing Code.

RIDGE RL 61330

RIDGE RL 58210

GUTTER RL 57050



NEW ROOF & SURROUND TO EXISTING DECK

All materials in keeping with Bush Fire Report

NORTH ELEVATION

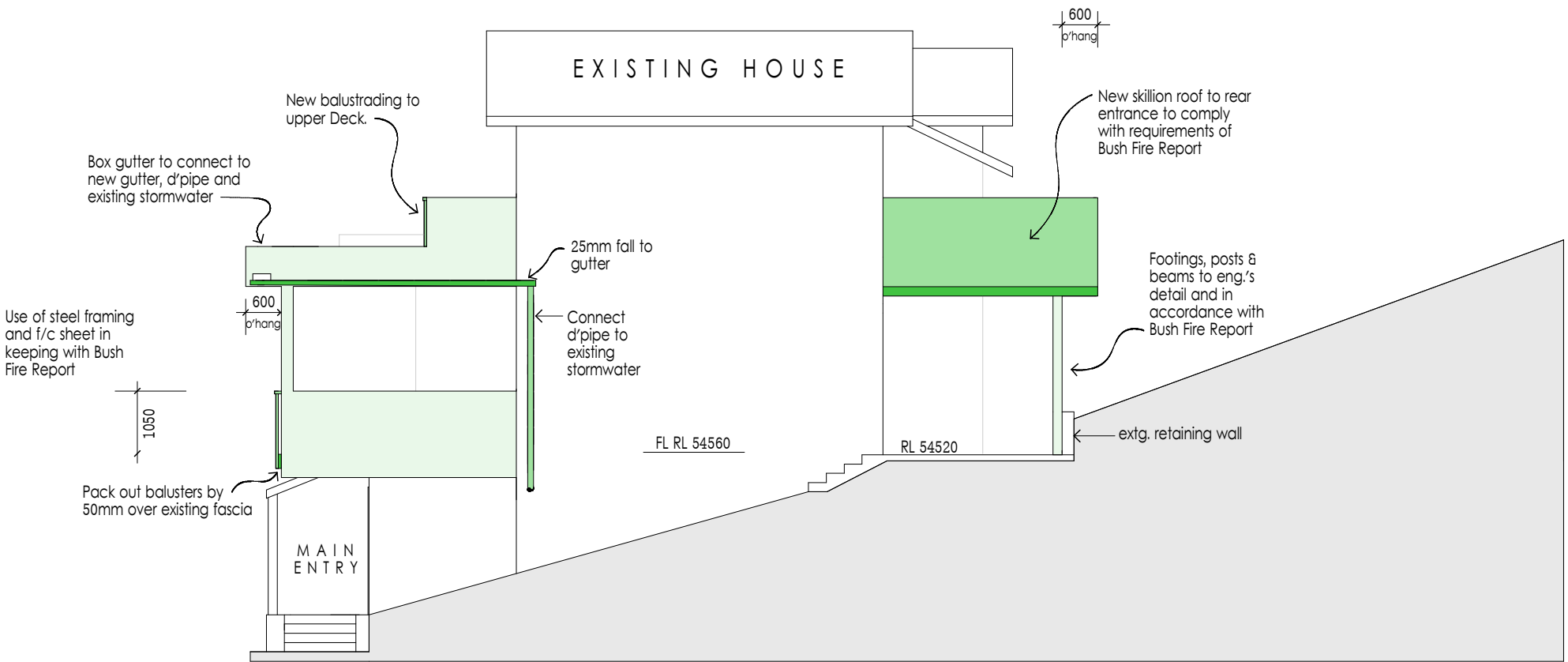
RIDGE RL 61620

GUTTER RL 60190

DECK RL 57830

DECK RL 54540

STEPS RL 51220



WEST ELEVATION

Proposed Alterations

Dwg No. 5

Scale 1 : 100 @ A2

Ref: NBC1122

March 2022

Van Wijck Residence

24 Cannes Drive Avalon

Lot 4 DP 875043

Lionel Curtin

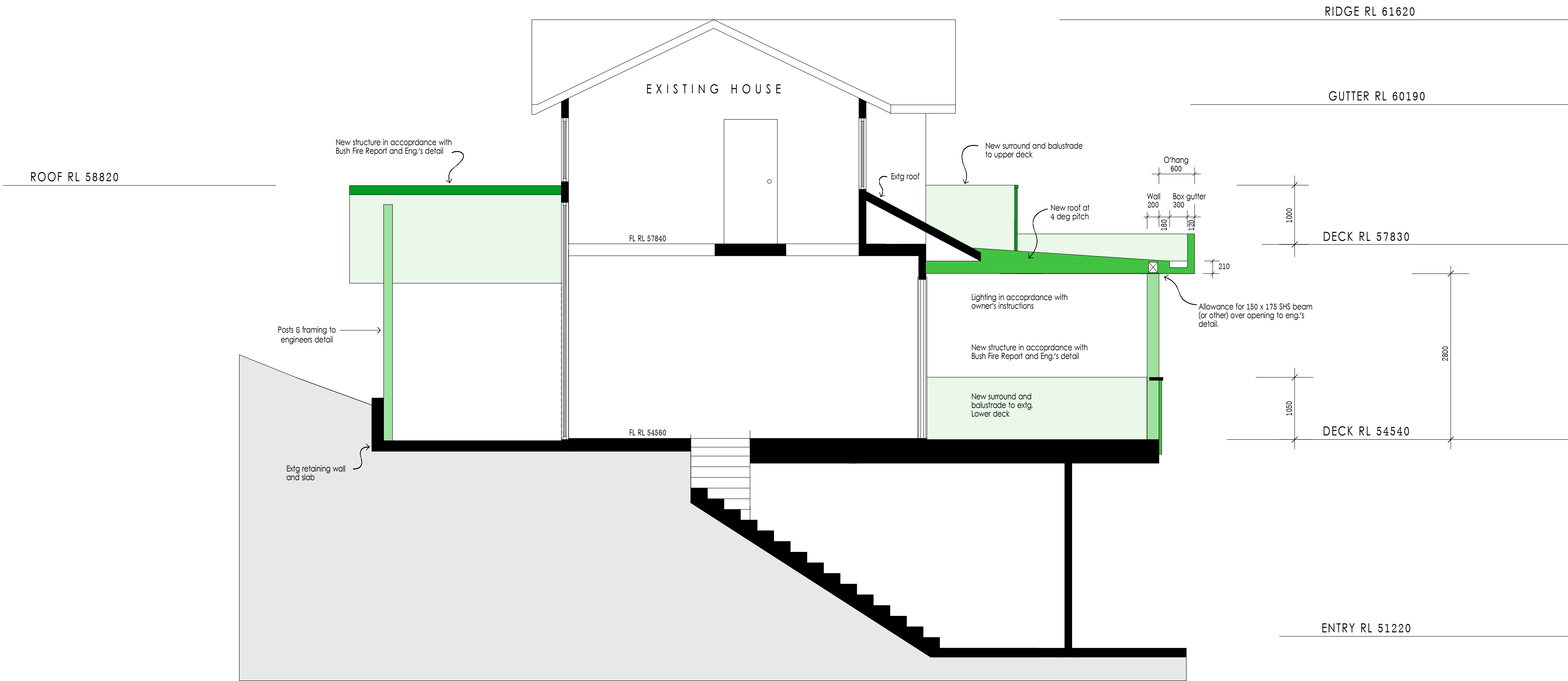
Design & Documentation

0402 833 626

85 Plateau Road Bilgola Plateau 2107

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SECTION A - A

Proposed Alterations