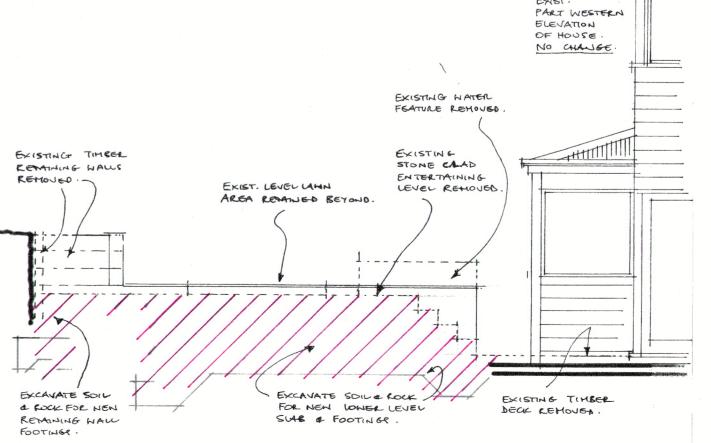


1 DEMOLITION PLAN DETAIL 1:50
10 Coramba Street North Balgowlah

### **DEMOLITION NOTES - Rear exterior works**

- Builder to verify all dimensions of new construction on site prior to the commencement of demolition.
- 2 Allow to remove existing sandstone paving from existing upper level terrace
- 3 Allow to remove the existing built-in spa and associated motor and water connection
- 4 Allow to remove the existing timber deck from the lower level area adjacent the family room
- Allow to remove all the existing timber retaining walls WHERE NOTED.
- Allow to disconnect water connection and remove existing water feature adjacent the family room doors
- Allow to remove the existing family room sliding doors to make way for new Bi-folds.
- Allow to remove section of dwarf wall as noted to make way for tidier junction to new retaining walls.
- Allow to remove the existing vine clad timber screen on side of existing shed (on upper garden level) to make way for new timber screen.
- The existing level lawn area, clothes line, and hardwood steps and retaining wall on the northern side of this lawn are to be RETAINED as noted.
- Allow to excavate soil and rock to a suitable lower level so as to create an entertaining area with similar level access from the existing family room.







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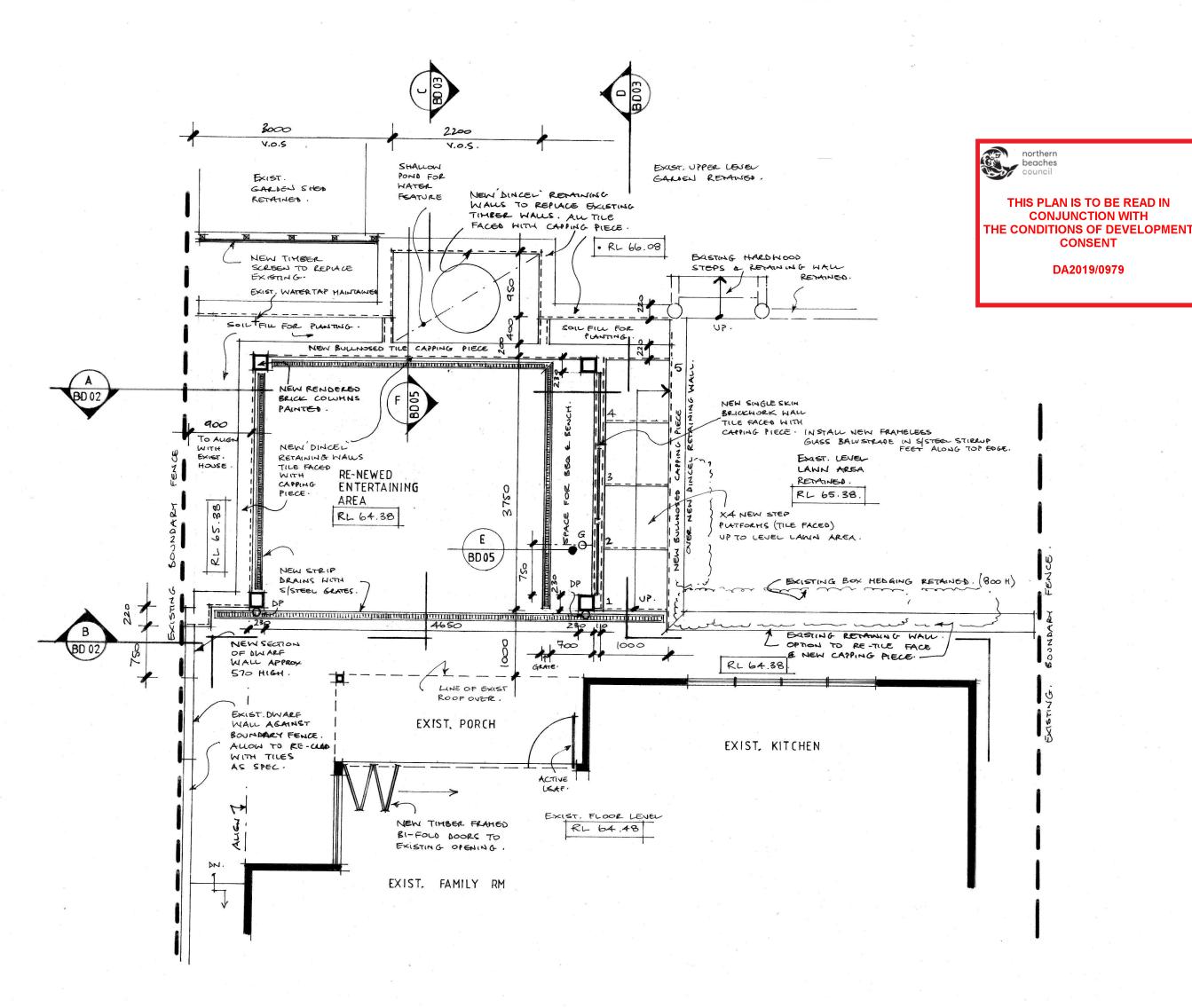
Mr Chris Gollan and Ms Susan Austin

10 Coramba Street North Balgowlah

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Demolition Plan

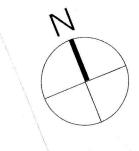
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**BUILDING WORKS PLAN** 10 Coramba Street North Balgowlah

#### **GENERAL BUILDING NOTES - Rear exterior works**

- Builder to verify all dimensions on site prior to the commencement of
- Allow too remove all demolition debris and construction rubbish from site throughout project duration. Allow for general cleaning throughout project duration and a thorough clean upon practical completion.
- Allow to create new entertaining area at similar level to existing family
- New 'Dincel' 200 thick retaining walls to be installed to perimeter of area as indicated. New strip footings and Concrete slab to be poured to suit heights of retaining walls and extent of area, all as indicated.
- Allow to face all retaining walls with porcelain tile finish as specified. A bullnosed tile capping piece to be applied to the top of walls.
- Allow to lay new porcelain tiles to new concrete floor slab and over existing area of concrete currently in place.
- Allow to provide new drainage points from new lower level and connect into existing drainage lines. Allow for stainless steel grates as indicated over perimeter strip drains.
- Allow for a new water feature to northern side of entertaining area as indicated and detailed.
- Allow for the construction of a new timber screen in front of existing garden shed to replace existing removed.
- Allow to install new step platforms to provide access to existing level lawn area. Step platforms to have tile finish with bullnose on leading
- Construct new rendered brick columns to support a new 'Vergola' type structure with openable roof. 'Vergola' to have internal guttering and downpipes connected to new drainage points as indicated.
  Connect into existing rainwater collection system under
- Provide tile faced single skin brick wall between step platforms and BBQ position as indicated.
- 13 Allow to install new soil mix behind new retaining walls for planting. Provide adequate tanking against retaining walls to maintain integrity
- Provide for touch up painting as required, where new works abut existing walls and other surfaces.
- Allow to install new outdoor lighting as indicated.
- Install new Bi-fold Timber framed doors to the existing family room door opening and ensure bottom and top tracks are adequately waterproofed.
- Allow to install new Bromic type heaters (as an option) to the 'Vergola' structure as indicated.
- A new section of the existing dwarf wall on the western boundary will be required to tidy up the junction between the dwarf wall and the new higher retaining wall. The existing dwarf walls will require refacing in new tile finish as specified.
- As an option allow to re-face existing retaining wall in front of Kitchen window with new tile finish.
- 20 BBQ to be supplied by owner. Allow to extend existing gas line out to new BBQ position.
- 21 Allow to adjust existing water supply line to existing garden tap as indicated. Allow to provide water feed to new water feature.
- Allow for new frameless glass toughered glass bawstrade held in sisteel stirrup feet along top edge of BBO Wall. **FINISHES**
- F1 New exterior floor and wall tiling Amber Tiles Urban Surface 'Travertine' porcelain tile Colour - Ivory TBC 20mm thick × 400 × 600
- F2 Paint colour for new Bi-fold door frames Dulux - Natural White #SW1 F4 Finish to suit other areas of timber work
- Colorbond colour for 'Vergola' roof framing and louvres
- Paint colour for rendered brick columns supporting 'Vergola' カンレンメ ' ORGANIC' 井 PI4 Ab



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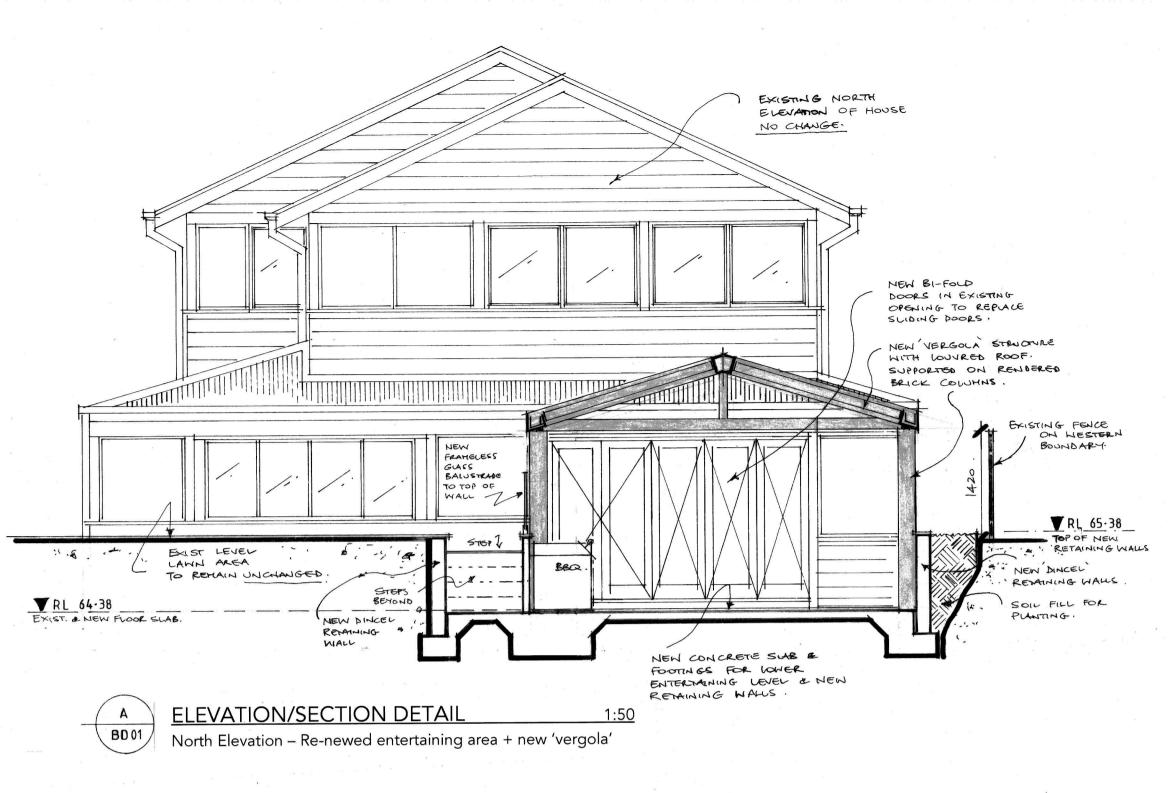
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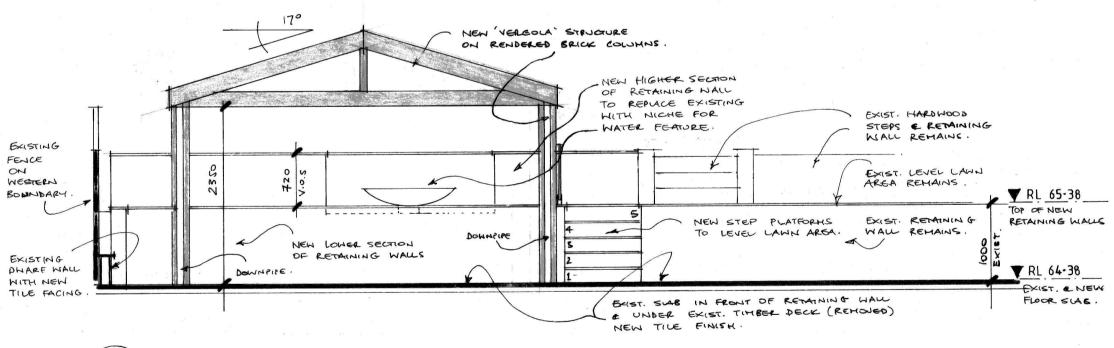
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**ELEVATION DETAIL** 

South Elevation – Re-newed entertaining area + new 'vergola'

northern
beaches
council

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CONSENT

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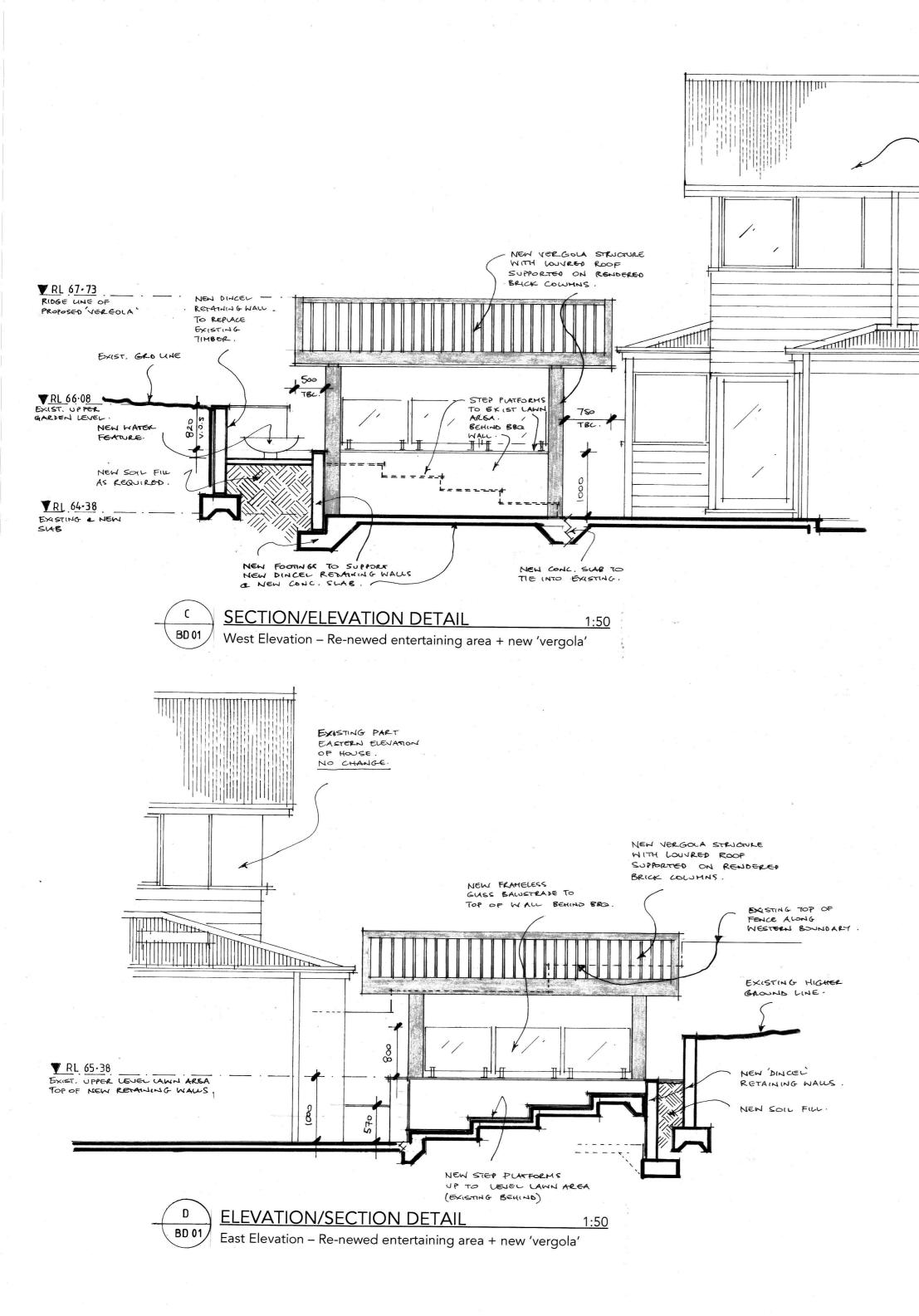
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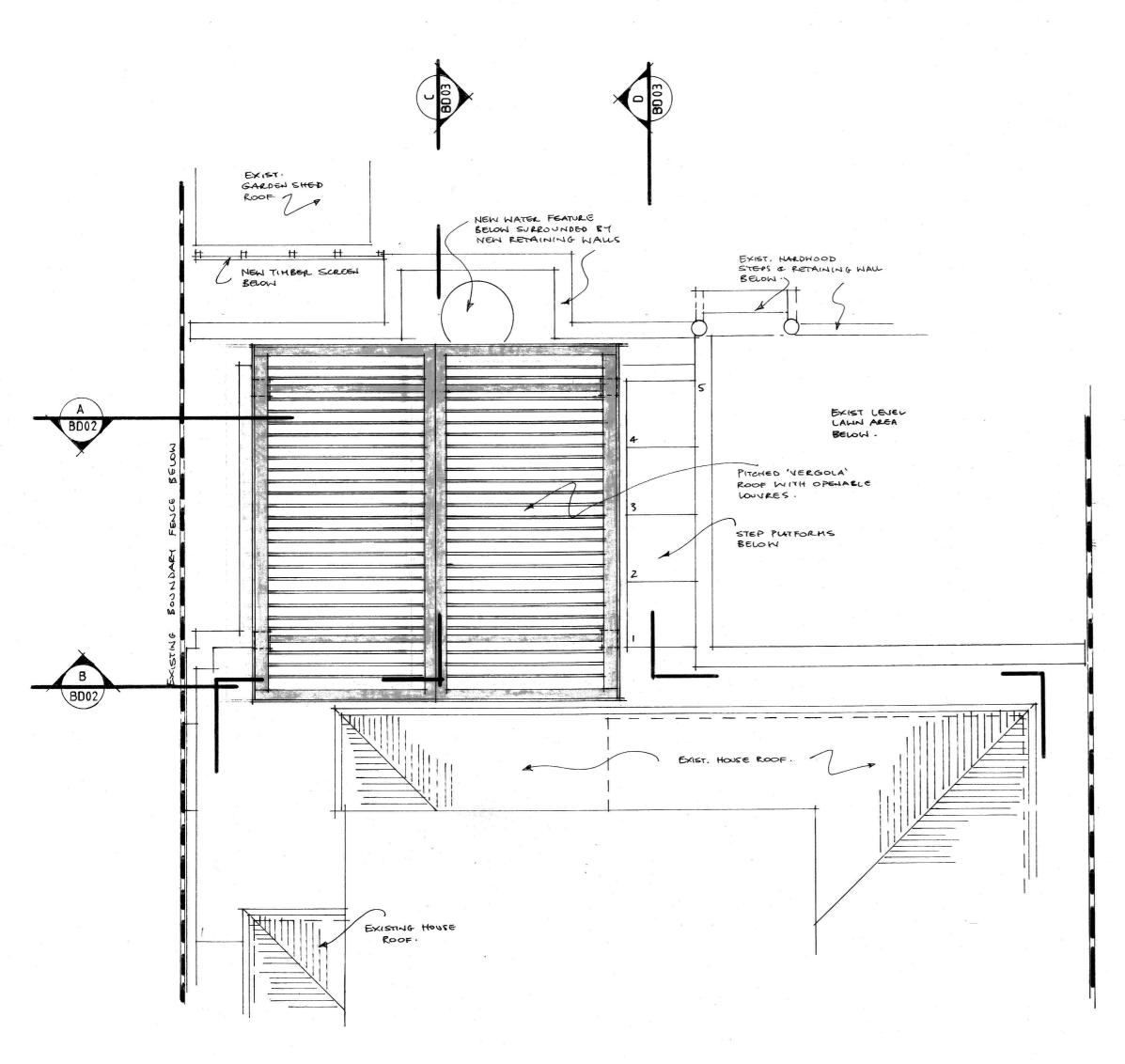
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ROOF PLAN DETAIL

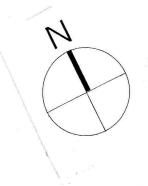
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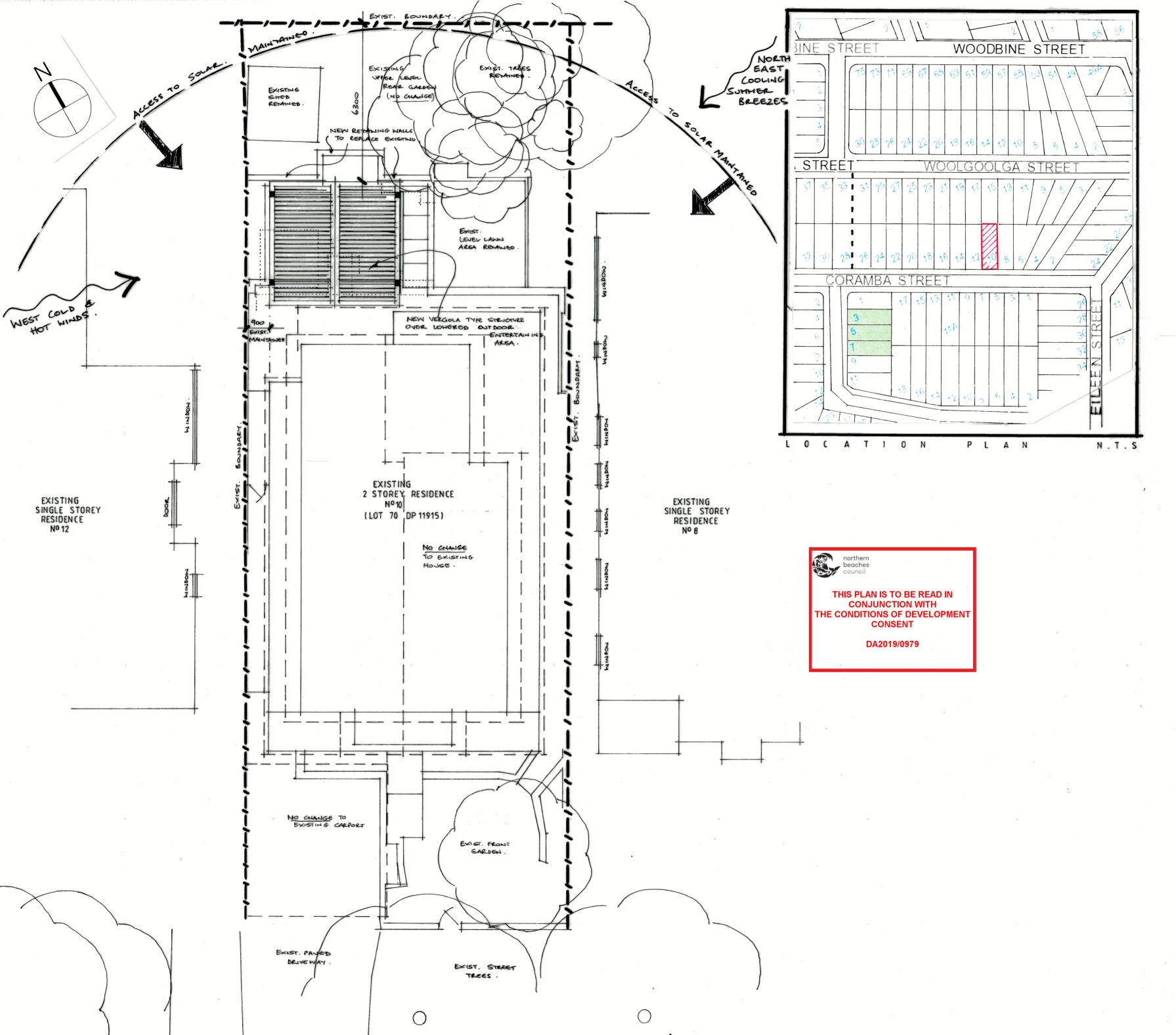
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Site Analysis Plan

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