



**Note:**  
 All footings to future engineers details.  
 All framing to NCC & future engineers details.  
 Rainwater from gutters to connect to existing stormwater system to relevant NCC + Council requirements.  
 Wastewater/sewage to connect to existing sewage system to relevant NCC + Council requirements.  
 All works to comply with all relevant Building Codes + Council requirements.

BAL

EX

LC

RT

NGL

TIM

BALUSTRADE  
 EXISTING  
 LIGHTWEIGHT CLADDING TO MATCH EX.  
 ROOF TILES TO MATCH EX.  
 NATURAL GROUND LEVEL  
 TIMBER FLOOR TO MATCH EX.

EX. WALLS TO REMAIN  
 EX. WALLS TO BE REMOVED  
 NEW TIMBER FRAMED WALLS

NORTHERN BEACHES COUNCIL  
 ZONE: R2 (LOW DENSITY RESIDENTIAL)  
 LOT 41  
 DP 8698  
 SITE AREA: 1,010m<sup>2</sup>

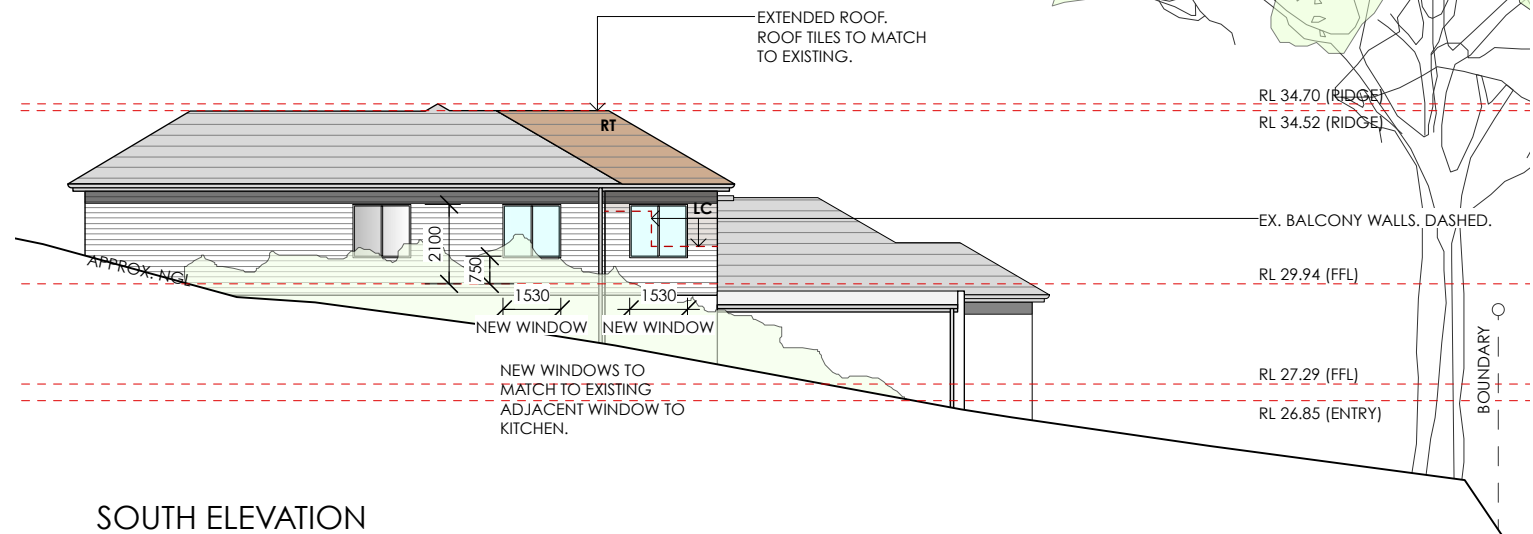
LEIGH

157 AVALON PARADE AVALON BEACH NSW 2107

PROJECT	ALTERATIONS & ADDITIONS		ANDY LEHMAN DESIGN	<div>01</div>
DRAWING	NOTIFICATION PLAN		<div>DWG. NO.</div> <div>SCALE</div>	
NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.  # in doubt ask.		<div>DATE</div> <div>ISSUE</div>	
			<div>             Tel: 0414 444 665              Email: andy@andylehman.com.au           </div>	



STREET (EAST) ELEVATION



SOUTH ELEVATION

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ANDY LEHMAN DESIGN

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