

NOTES:

DO NOT SCALE FROM DRAWINGS.

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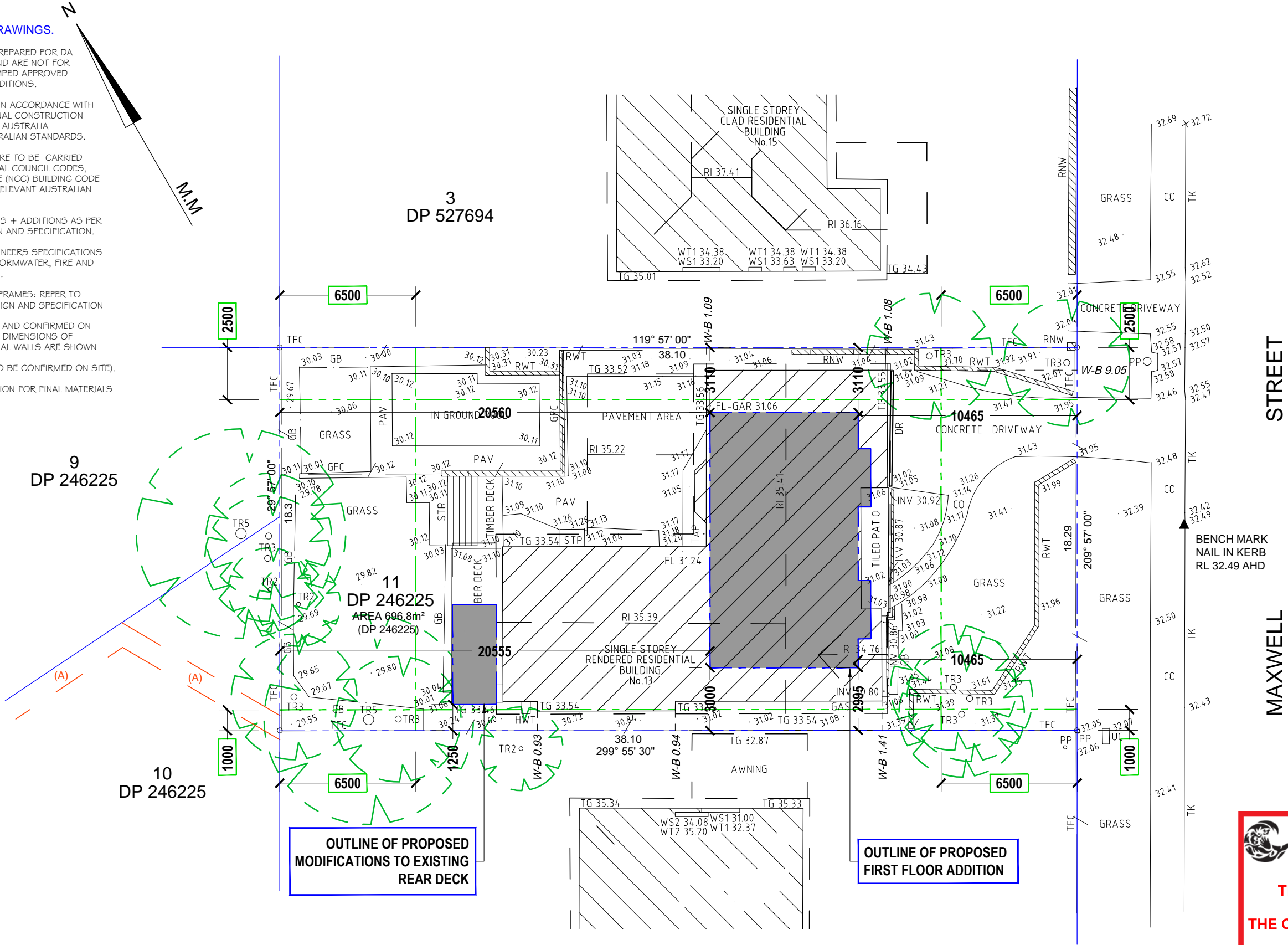
ALL STRUCTURAL MODIFICATIONS + ADDITIONS AS PER STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.

REFER TO ALL CONSULTING ENGINEERS SPECIFICATIONS FOR ALL CIVIL, STRUCTURAL, STORMWATER, FIRE AND FLOOD RELATED REQUIREMENTS.

WIND RATING: ROOF AND WALL FRAMES: REFER TO FRAMING MANUFACTURERS DESIGN AND SPECIFICATION

WINDOW SIZES TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO PLACING ORDER. DIMENSIONS OF WINDOWS WITHIN BRICK EXTERNAL WALLS ARE SHOWN APPROXIMATE.
(ACTUAL BRICK OPENING SIZE TO BE CONFIRMED ON SITE).

REFER TO BUILDERS SPECIFICATION FOR FINAL MATERIALS AND FINISHES.



SITE PLAN
SCALE 1:200



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

DA2021/1771

DESIGN HOUSE

+
drafting studio

t: 0402 021 466

e: bbench@bigpond.net.au

MEMBER OF:



BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT:

BRIGITTE + RYAN PETRIE

ADDRESS:

13 MAXWELL STREET
MONA VALE

PROJECT:

FIRST FLOOR ADDITION + EXISTING
GROUND FLOOR MODIFICATIONS

DRAWING TITLE:

SITE PLAN

DETAILS:

DATE: 16.06.21

DRAWN: B.B

CHECKED: B.P, R.P

SCALE: 1:200

REVISIONS:

A. First issue, Town planner for submission.
B. Impervious area updates, final roof RL, proposed setbacks added, re-issue for submission.

C. -

D. -

STAGE: DEVELOPMENT APPLICATION (DA)

05.09.21

21.09.21

NORTH:

N



REVISION:

B

DRAWING No:

2 / 14

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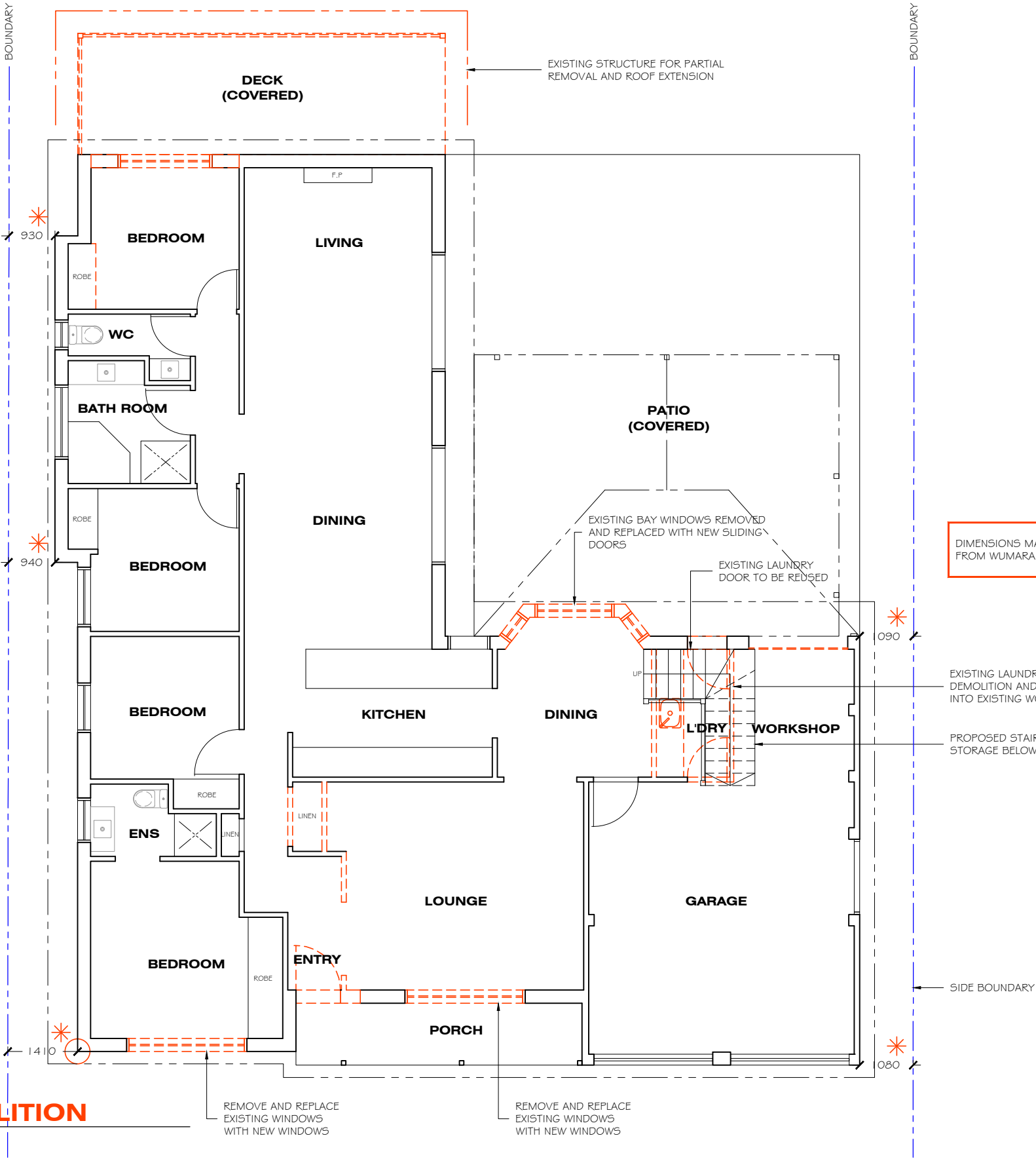
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DIMENSIONS MARKED THUS * FROM WUMARA GROUP SURVEYORS

EXISTING LAUNDRY FOR DEMOLITION AND RELOCATION INTO EXISTING WORKSHOP

PROPOSED STAIRS WITH STORAGE BELOW

SIDE BOUNDARY



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

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LEGEND:

--- PROPOSED DEMOLITION / REMOVAL



GROUND FLOOR DEMOLITION

SCALE 1:100

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MEMBER OF:



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT:

BRIGITTE + RYAN PETRIE

ADDRESS:

13 MAXWELL STREET
MONA VALE

PROJECT:

FIRST FLOOR ADDITION + EXISTING
GROUND FLOOR MODIFICATIONS

DRAWING TITLE:

GROUND FLOOR DEMOLITION

DETAILS:

DATE: 16.06.21
DRAWN: B.B
CHECKED: B.P, R.P
SCALE: 1:100

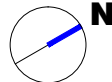
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C. -
D. -

STAGE: DEVELOPMENT APPLICATION (DA)

05.09.21
21.09.21

NORTH:



REVISION:

B

DRAWING No:
5 / 14

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LEGEND: GROUND FLOOR PLAN

- WALLS SHOWN THUS - PROPOSED NEW WORKS (NEW OR MODIFIED STRUCTURE)
- WALLS SHOWN THUS - EXISTING UNCHANGED
- OUTLINE OF PROPOSED FIRST FLOOR ADDITION (OVER)

DIMENSIONS MARKED THUS * FROM WUMARA GROUP SURVEYORS

GROUND FLOOR PROPOSED

SCALE 1:100



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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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BRIGITTE + RYAN PETRIE

ADDRESS:

13 MAXWELL STREET
MONA VALE

PROJECT:

FIRST FLOOR ADDITION + EXISTING
GROUND FLOOR MODIFICATIONS

DRAWING TITLE:

GROUND FLOOR PROPOSED

DETAILS:

DATE: 16.06.21
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CHECKED: B.P, R.P
SCALE: 1:100

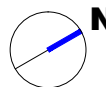
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STAGE: DEVELOPMENT APPLICATION (DA)

05.09.21
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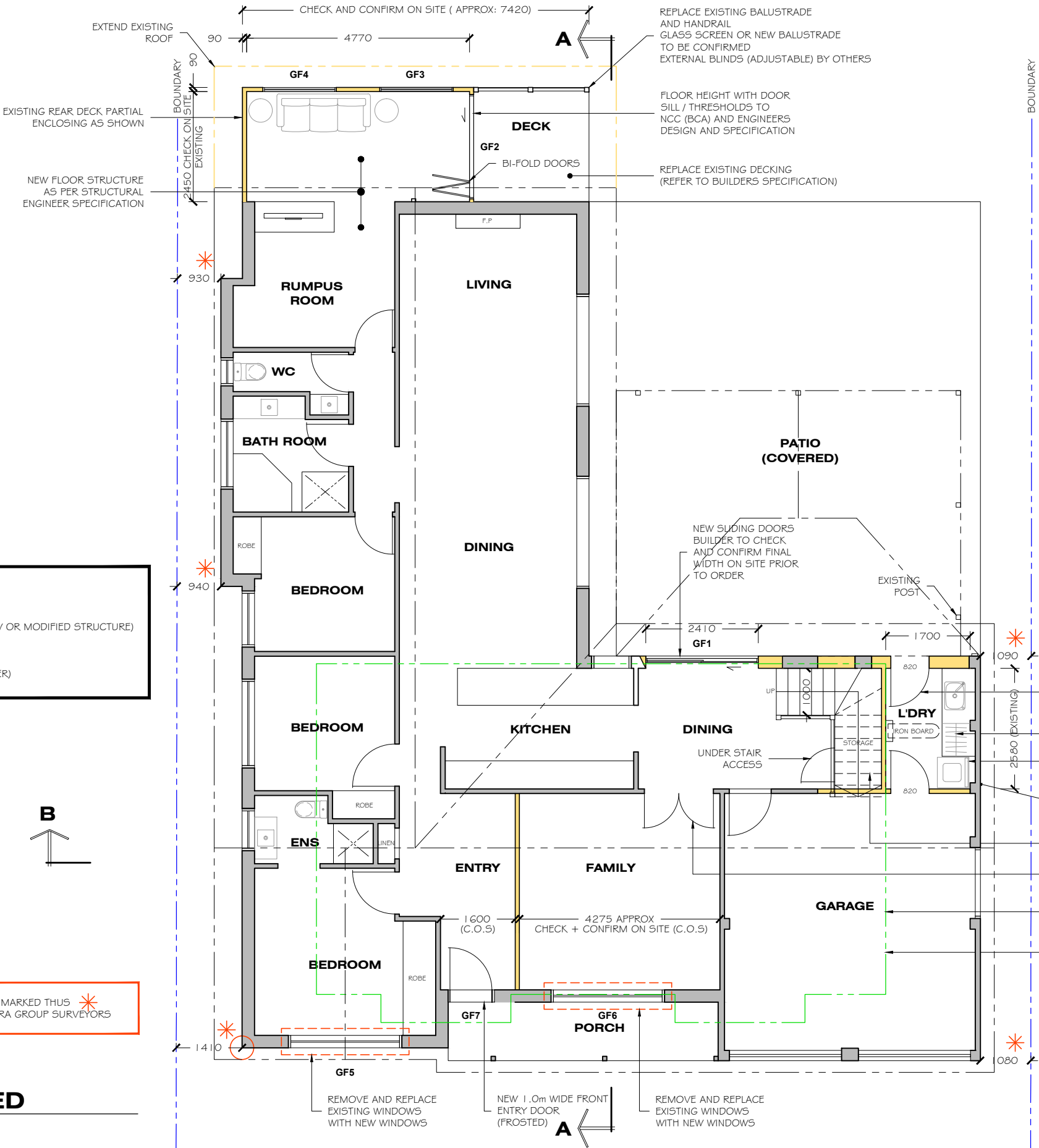
NORTH:



REVISION:

B

DRAWING No:
6 / 14



THIS PLAN IS TO BE READ IN
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DA2021/1771

Note:
Dimensions are approximate
may require adjustment
during construction

7 / 14

LEGEND: EXTERNAL COLOURS + FINISHES
(swatches shown indicative only)

ROOF

SHALE GREY

GUTTERS + DOWNPIPES

DULUX UNFORGETTABLE

WINDOWS FRAMES

DULUX VIVID WHITE

EXTERNAL WALLS

DULUX UNFORGETTABLE

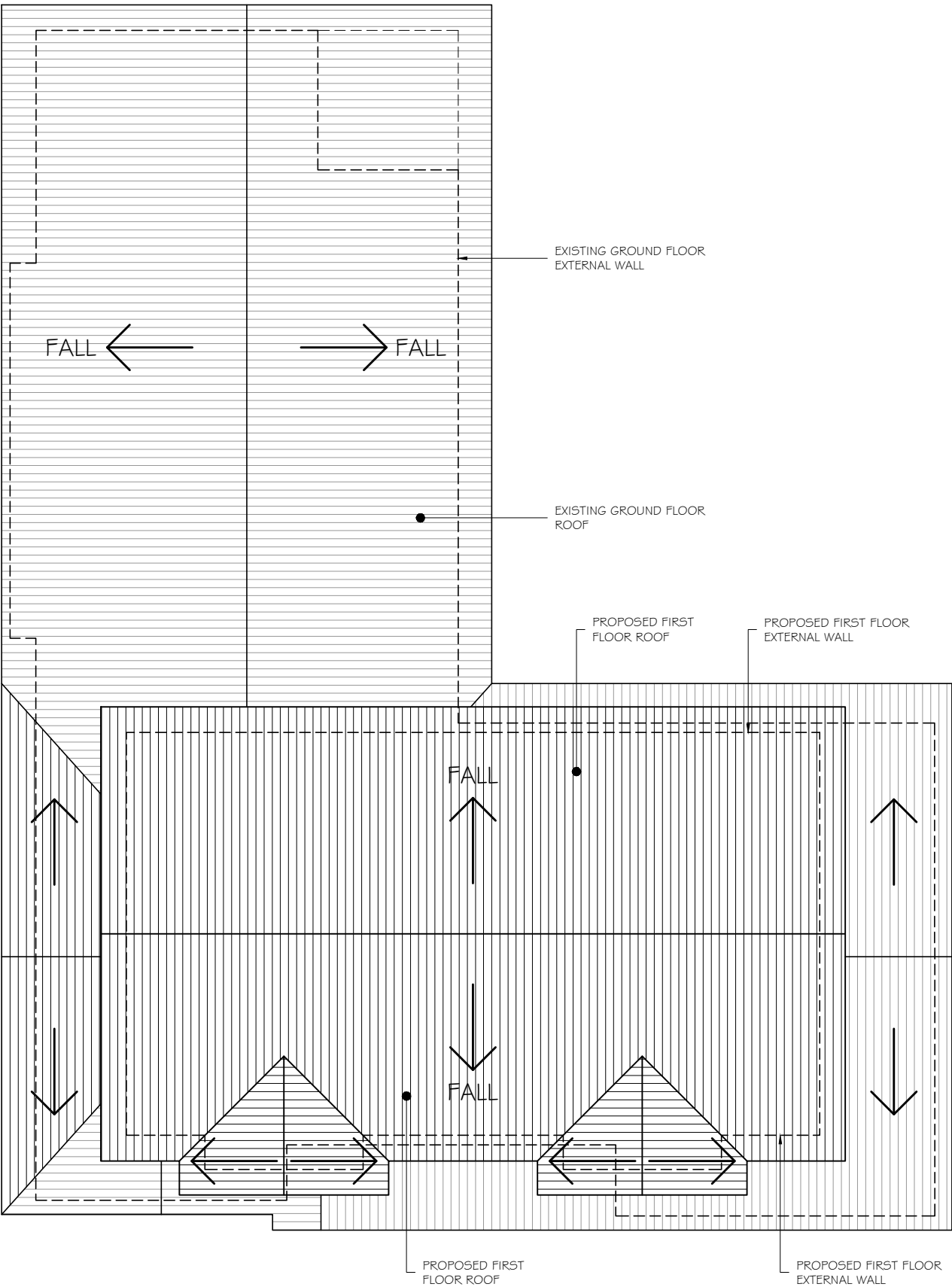
FASCIA

DULUX VIVID WHITE

REFER TO BUILDER'S SPECIFICATION FOR ALL NCC (BCA)
COMPLIANT EXTERNAL CLADDING

-

FINISHES + COLOURS



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

DA2021/1771

-

PROPOSED ROOF PLAN

SCALE 1:100

MEMBER OF: BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	CLIENT: BRIGITTE + RYAN PETRIE ADDRESS: 13 MAXWELL STREET MONA VALE	PROJECT: FIRST FLOOR ADDITION + EXISTING GROUND FLOOR MODIFICATIONS DRAWING TITLE: ROOF PLAN, FINISHES + COLOURS	DETAILS: DATE: 16.06.21 DRAWN: B.B CHECKED: B.P, R.P SCALE: 1:100	REVISIONS: A. First issue, Town planner for submission. B. Impervious area updates, final roof RL, proposed setbacks added, re-issue for submission. C. - D. - <div>STAGE: DEVELOPMENT APPLICATION (DA)</div>	05.09.21 21.09.21	NORTH: 	REVISION: <div>B</div> DRAWING No: 8 / 14
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DA2021/1771



DESIGN HOUSE
+
drafting studio

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**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**

BRIGITTE + RYAN PETRIE

13 MAXWELL STREET
MONA VALE

FIRST FLOOR ADDITION + EXISTING GROUND FLOOR MODIFICATIONS

HOUSE ELEVATIONS 1

DATE: 16.06.21
DRAWN: B.B
CHECKED: B.P, R.P
SCALE: 1:100

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STAGE: DEVELOPMENT APPLICATION (DA)

05.09.21	
21.09.21	

B.

DRAWING No:
9 / 14

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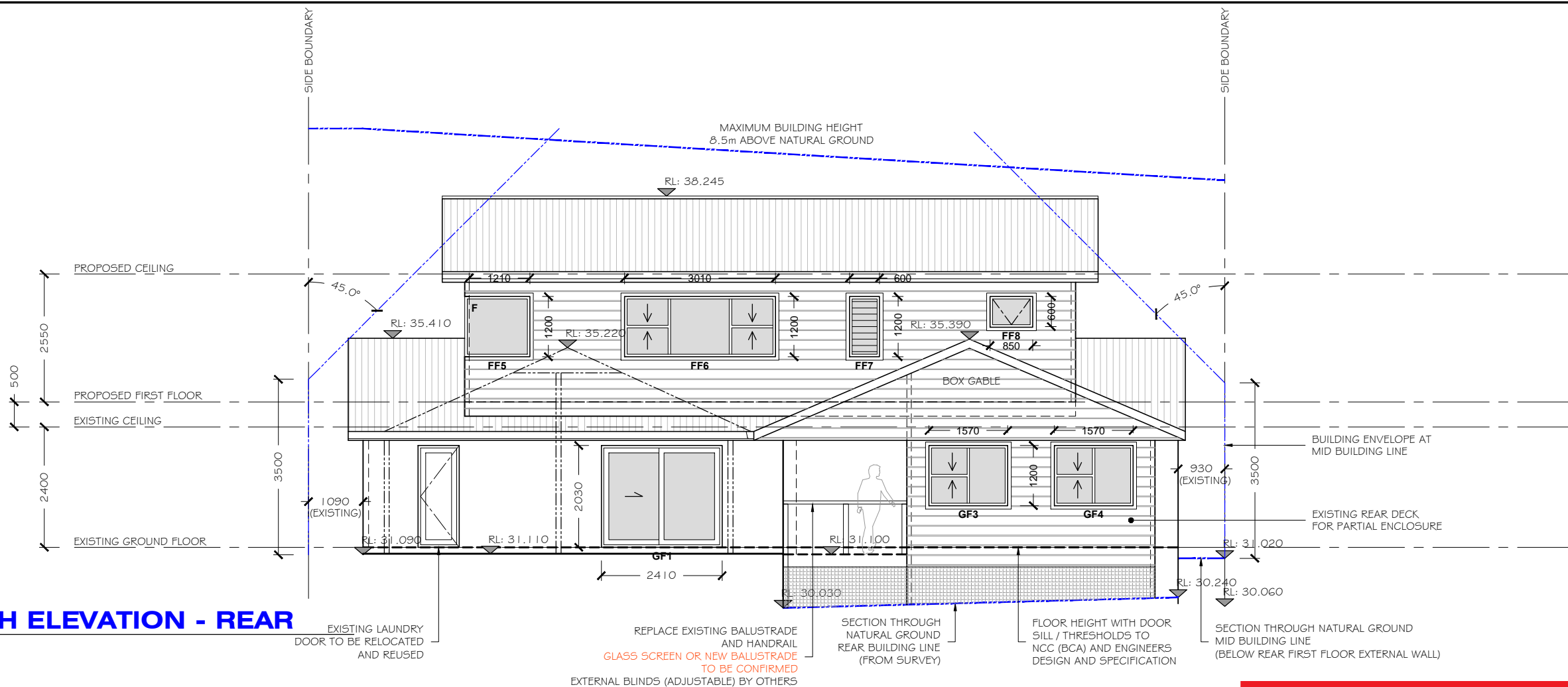
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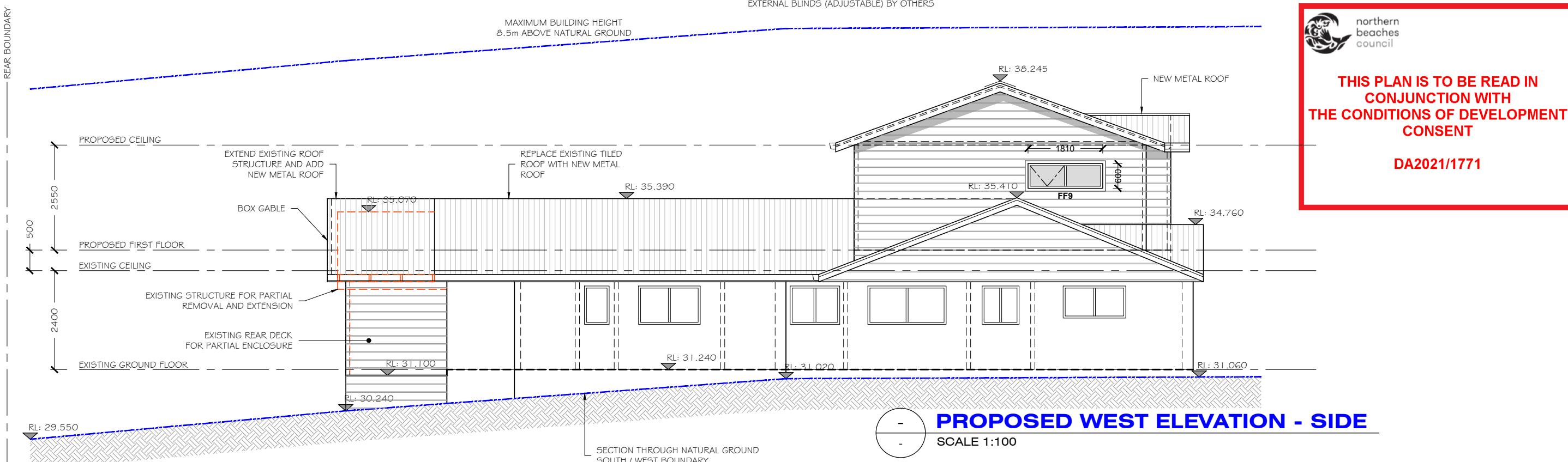
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PROPOSED NORTH ELEVATION - REAR

SCALE 1:100



MAXWELL
STREET



northern
beaches
council

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DESIGN HOUSE
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MEMBER OF:



**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**

CLIENT:

BRIGITTE + RYAN PETRIE

ADDRESS:

13 MAXWELL STREET
MONA VALE

PROJECT:

FIRST FLOOR ADDITION + EXISTING GROUND FLOOR MODIFICATIONS

DRAWING TITLE:

PROPOSED ELEVATIONS 2

DETAILS:

DATE: 16.06.21

DRAWN: B.B

CHECKED: B.P, R.P

SCALE: 1:100

REVISIONS:

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05.09.21

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NORTH:

REVISION:



DRAWING No:

10 / 14

STAGE: DEVELOPMENT APPLICATION (DA)

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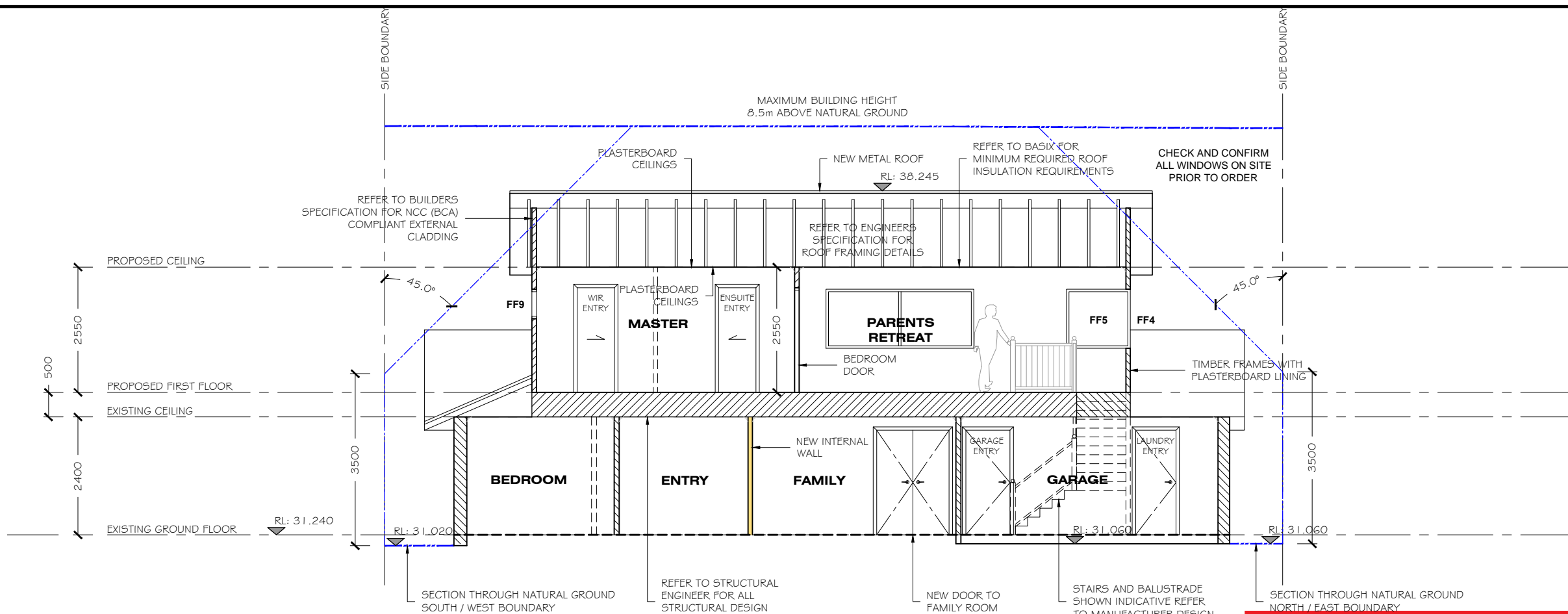
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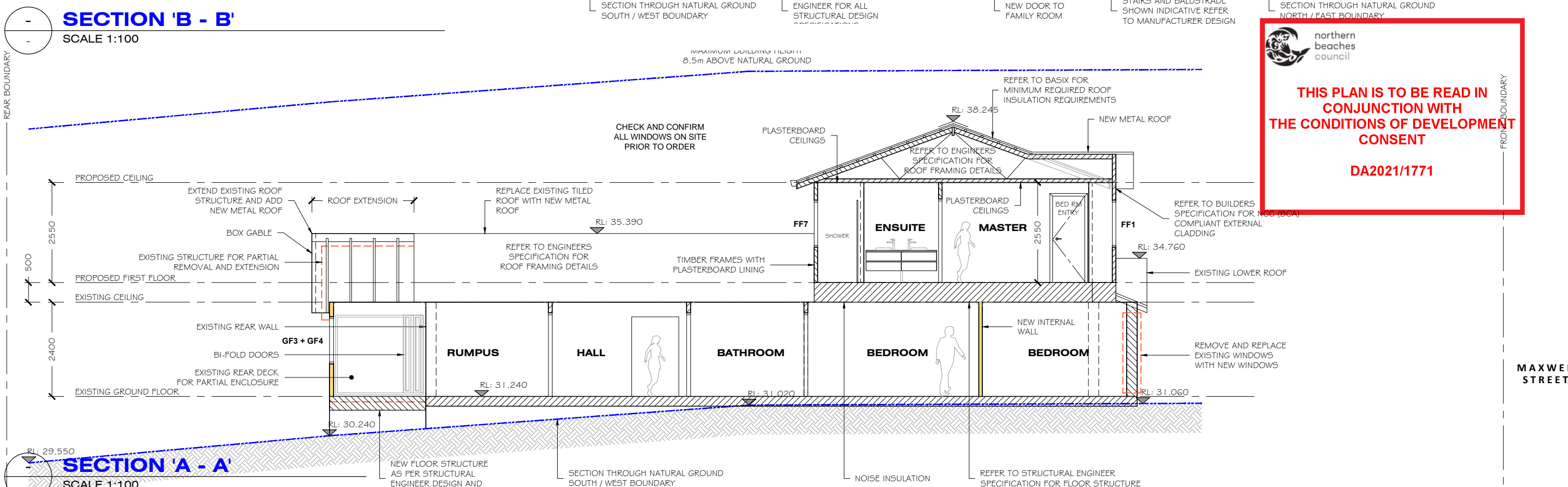
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SECTION 'B - B'

SCALE 1:100



SECTION 'A - A'

SCALE 1:100

+

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13 MAXWELL STREET
MONA VALE

FIRST FLOOR ADDITION + EXISTING GROUND FLOOR MODIFICATIONS

PROPOSED SECTIONS 1

DATE: 16.06.21
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SCALE: 1:100

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05.09.21
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DRAWING No:
11 / 14