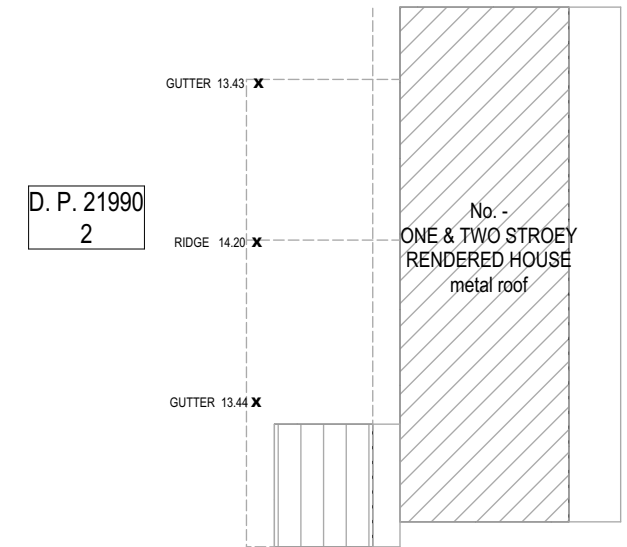
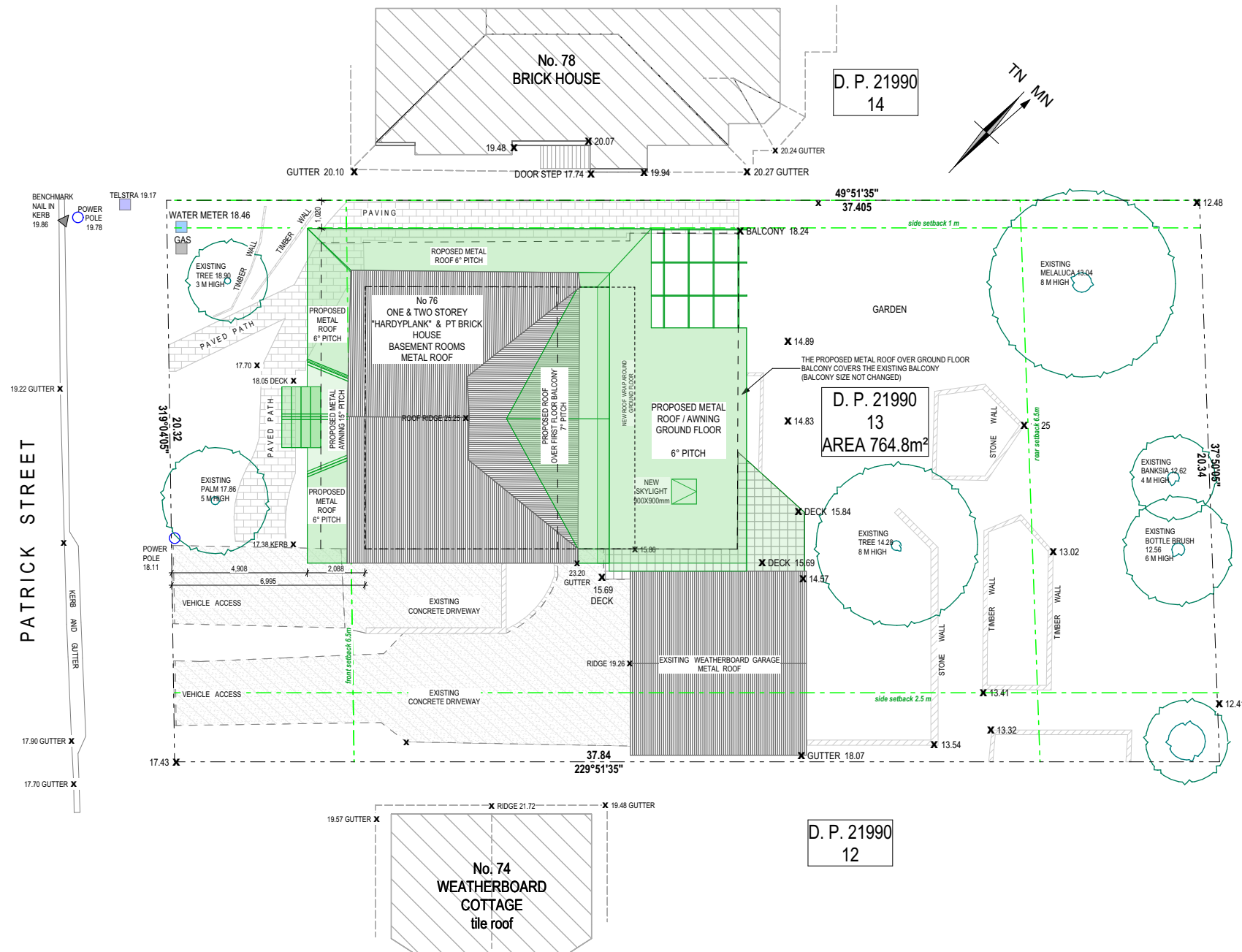




THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/2659



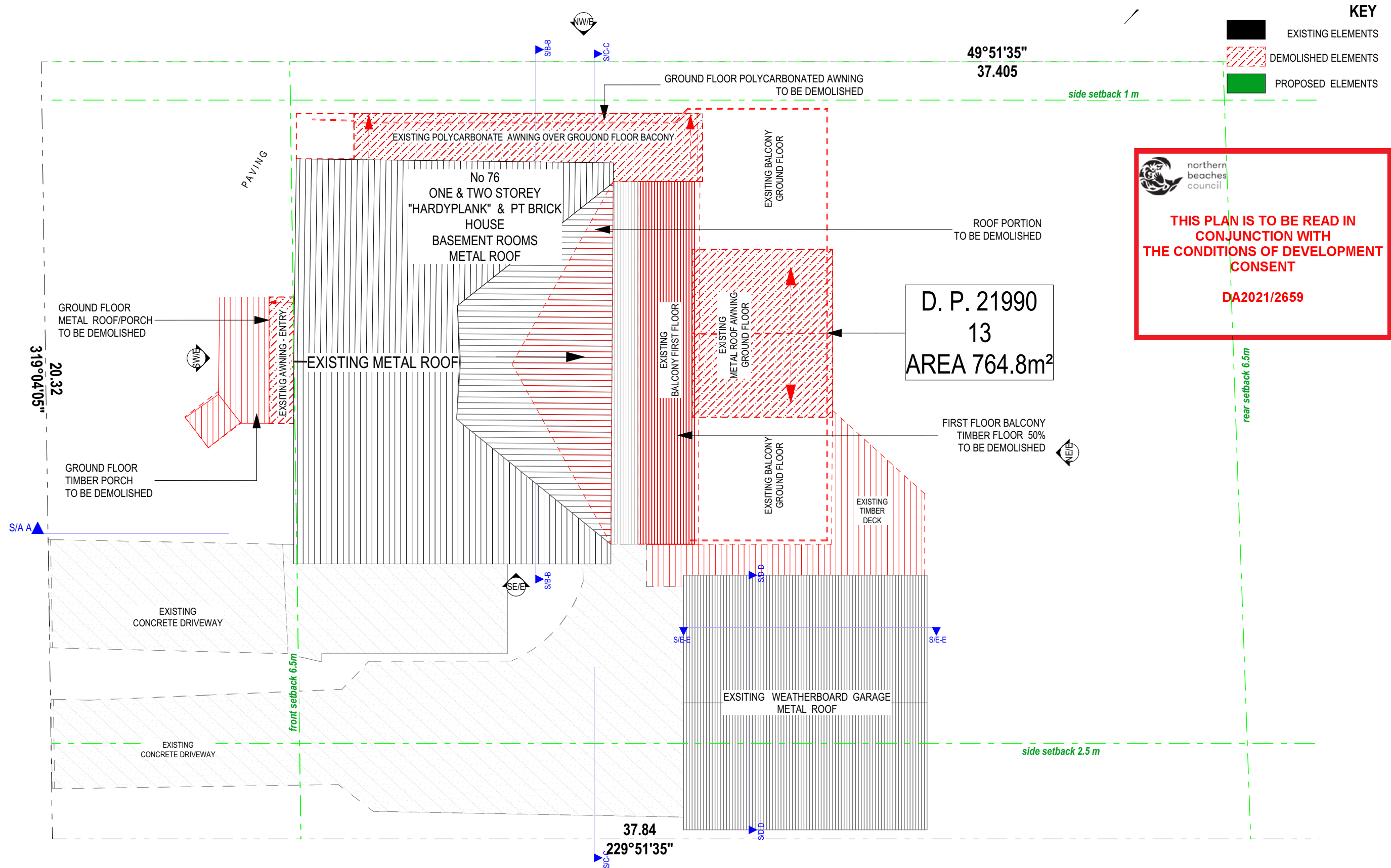
DA 04

SITE PLAN
1:200

GENERAL NOTES: It is the contractors responsibility to confirm all measurments on site prior to commencement of work. Drawings are not scaled. Written dimensions shall not be used for construction purposes until issued for construction. Drawings remain the property of the Building Designer. All boundaries and contours are subject to survey.	01 - WIP	Work in Progress	DA and Description		Approved	 <p>TATJANA RAKIC BUILDING DESIGN & DRAFTING ABN 84 528 868 987 MOB 0403 110 291 E-MAIL tatjanarakic@hotmail.com</p>	Company Contact Details:	ADDITIONS & ALTERATIONS Site Full Address 76 PATRICK STREET AVALON BEACH NSW 2107 Lot/Sec/ Plan No: 13 //DP 21990 NORTHERN BEACHES COUNCIL	Drawing Title SITE PLAN				
	A								Scale 1:200		Client JAMES & CATALINA BURGE		
									Status DEVELOPMENT APPLICATION	Size. A3	Drawing No. DA 04/29	Date 23/12/2021	Issue A




PATRICK STREET



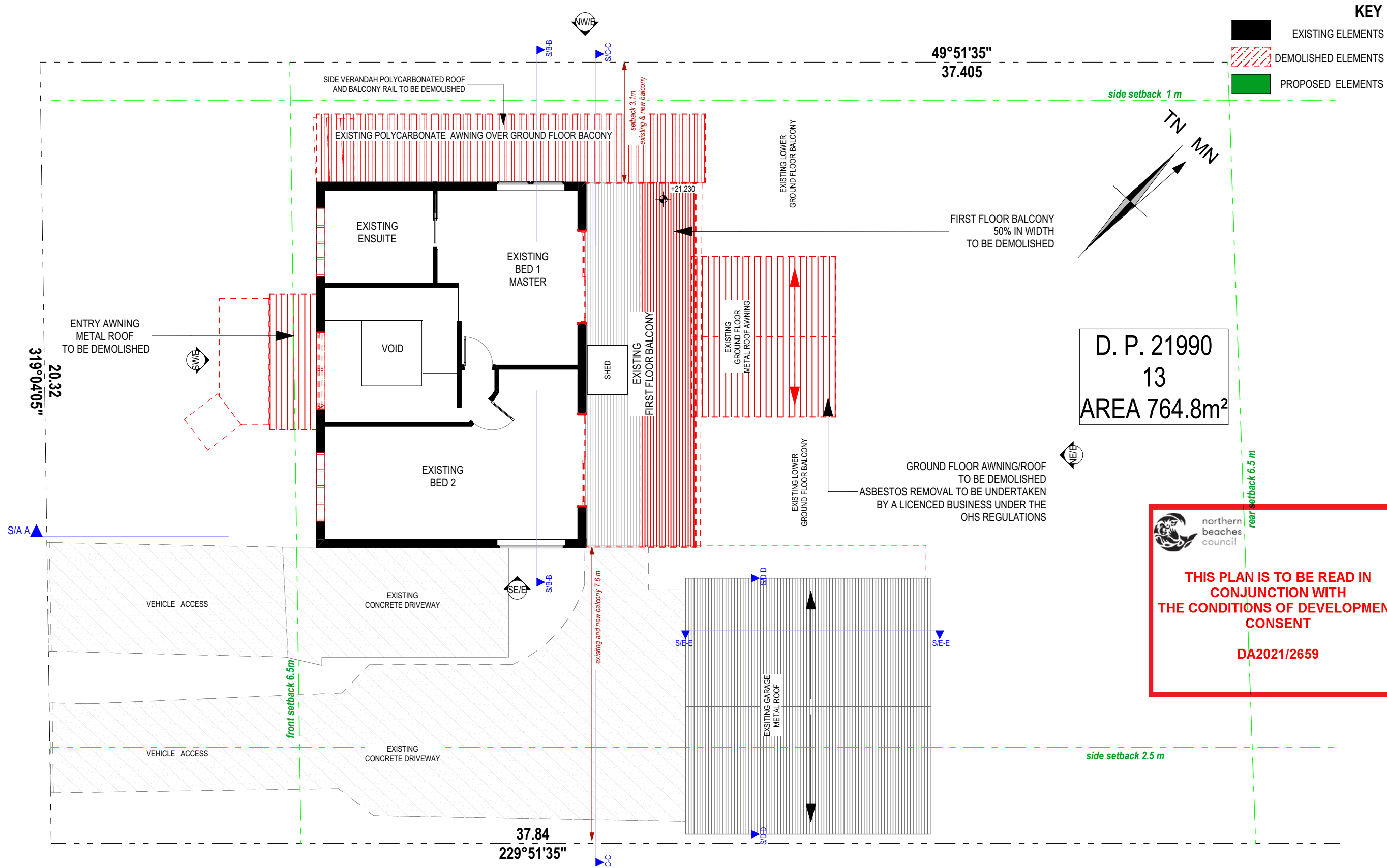
DA 09


DEMOLITION ROOF PLAN
1:100

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	A								Scale 1:100		Client JAMES & CATALINA BURGE		
									Status DEVELOPMENT APPLICATION	Size. A3	Drawing No. DA 09/41	Date 23/12/2021	Issue A




PATRICK STREET



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	A								Scale 1:100		Client JAMES & CATALINA BURGE		
									Status DEVELOPMENT APPLICATION	Size. A3	Drawing No. DA 10/41	Date 23/12/2021	Issue A



EXISTING ELEMENTS

 DEMOLISHED ELEMENTS

PROPOSED ELEMENTS



**THIS PLAN IS TO BE READ IN
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CONSENT**

DA2021/2659

DA 11

DEMOLITION GROUOND FLOOR

1:100

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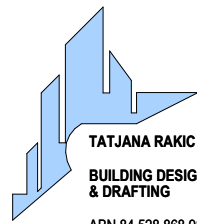
Company Contact Details:

TATJANA RAKIC

#Contact Full Address

MOB PH: 0403 110 291

E-MAIL: tatjanarakic@hotmail.com



ADDITIONS & ALTERATIONS

Site Full Address

76 PATRICK STREET
AVALON BEACH NSW 2107

Lot/Plan No: 1/DP730690
Council Inner West

Drawing Title

DEMOLITION GROUND FLOOR

Scale

1:100

Client	
--------	--

JAMES & CATALINA BURGE

Status	
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DEVELOPMENT APPLICATION

Size.	
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A3

Drawing No.

DA 11/41

Date

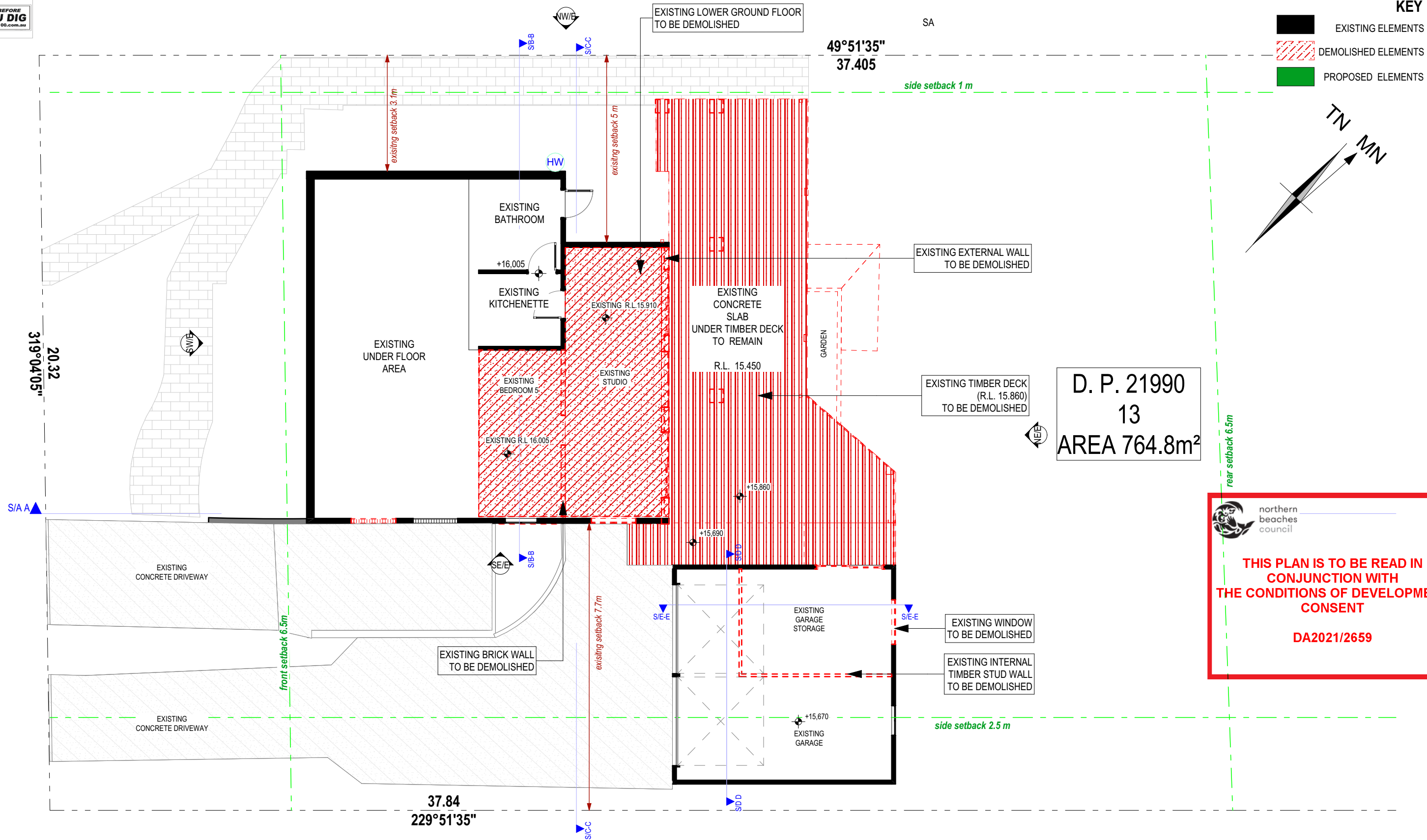
23/12/2021

Issue

A



PATRICK STREET




D. P. 21990
13
AREA 764.8m²

northern beaches council

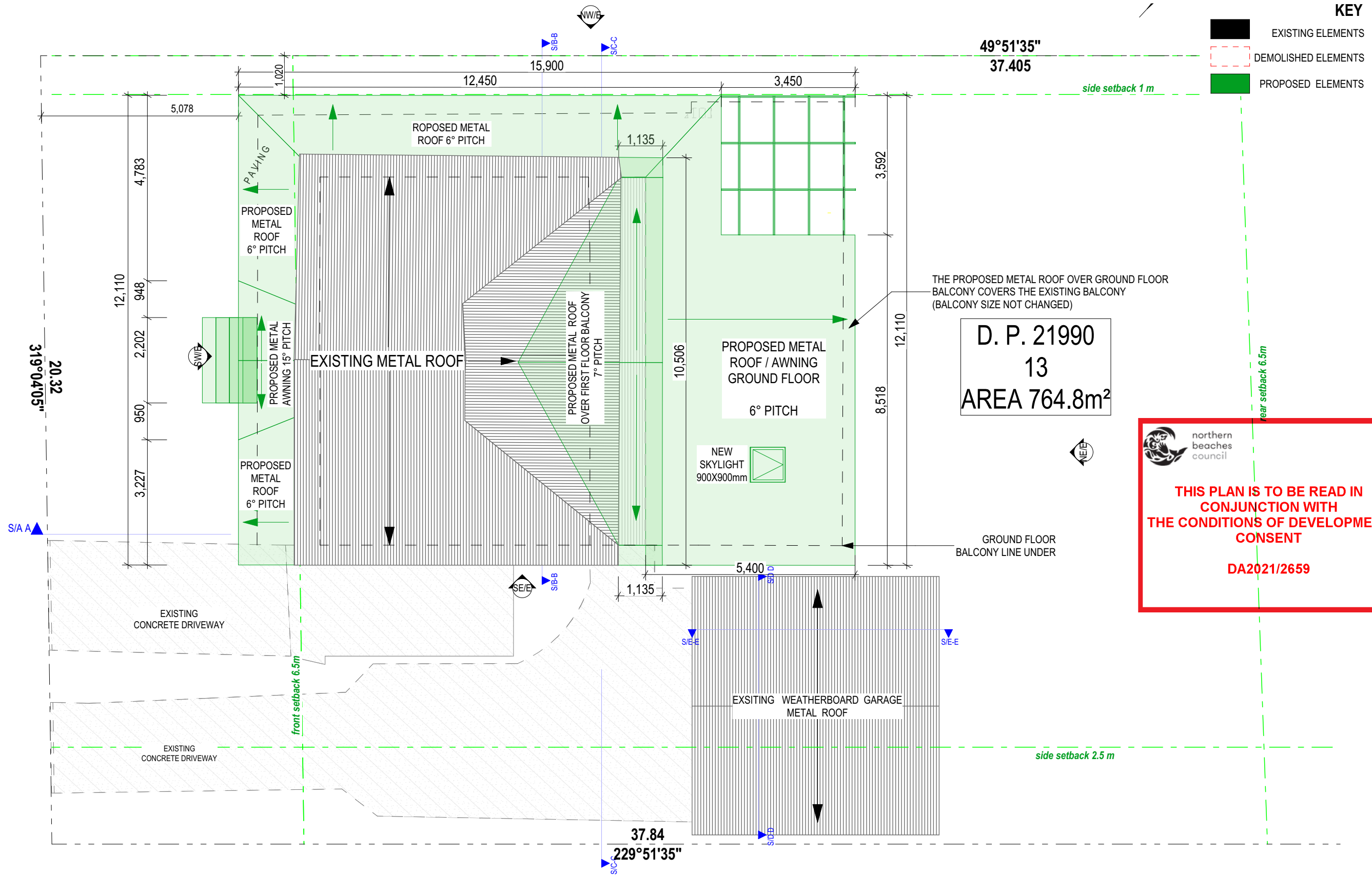
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/2659

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	A								Scale 1:100		Client JAMES & CATALINA BURGE		
									Status	Size.	Drawing No.	Date	Issue
									DEVELOPMENT APPLICATION	A3	DA 12/41	23/12/2021	A



PATRICK STREET



DA 13

PROPOSED ROOF PLAN
1:100

GENERAL NOTES:
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Date:	Issue:	Approved

Company Contact Details:
TATJANA RAKIC
#Contact Full Address
MOB PH: 0403 110 291
E-MAIL: tatjanarakic@hotmail.com



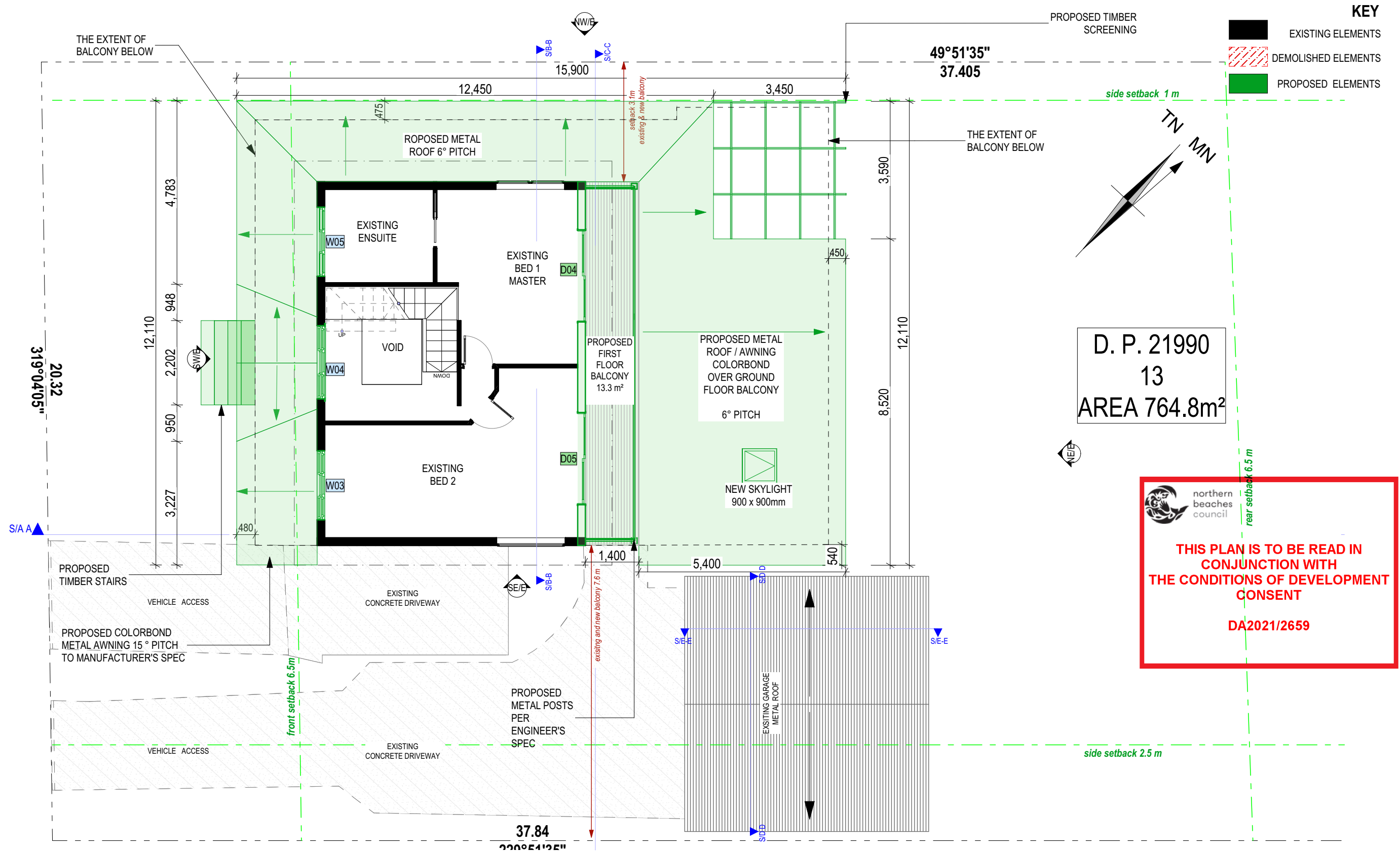
ADDITIONS & ALTERATIONS
Site Full Address
**76 PATRICK STREET
AVALON BEACH NSW 2107**

Lot/Plan No: 1/DP730690
Northern Beaches Council

Drawing Title				
PROPOSED ROOF PLAN				
Scale	1:100	Client		
		JAMES & CATALINA BURGE		
Status	Size	Drawing No.	Date	Issue
DEVELOPMENT APPLICATION	A3	DA 13/41	23/12/2021	A



PATRICK STREET



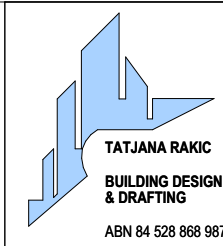
DA 14

PROPOSED FIRST FLOOR
1:100

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	Date:	Issue:	Approved
A			

Company Contact Details:
TATJANA RAKIC
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E-MAIL: tatjanarakic@hotmail.com



ADDITIONS & ALTERATIONS
Site Full Address
**76 PATRICK STREET
AVALON BEACH NSW 2107**
Lot/Plan No: 1/DP730690
Council Inner West

Drawing Title				
PROPOSED FIRST FLOOR PLAN				
Scale	1:100	Client JAMES & CATALINA BURGE		
Status	DEVELOPMENT APPLICATION	Size. A3	Drawing No. DA 14/41	Date 23/12/2021
			Issue A	



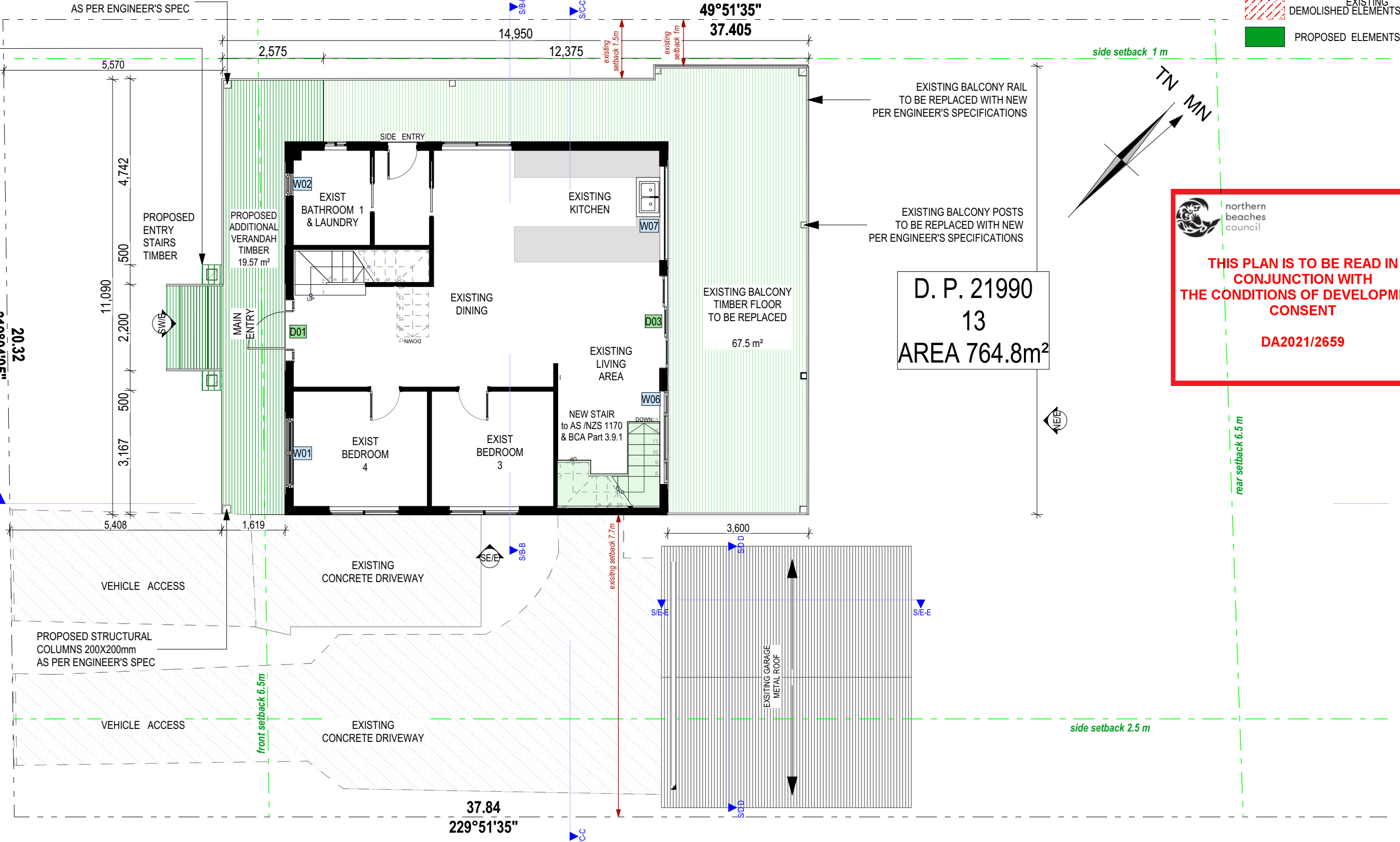
PROPOSED STRUCTURAL
SEGMENTED PIERS
STONE CLADDED 500 X 500mm
& METAL 200 X 200mm
per AS 3700 & BCA
Part 3.3.6.1 & Part 3.3.6.2
and per ENGINEER'S SPEC

PROPOSED TIMBER POSTS
AS PER ENGINEER'S SPEC

PATRICK STREET

S/A A

319°04'05"



DA 15

PROPOSED GROUND FLOOR PLAN
1:100

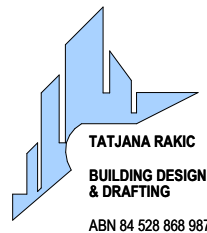
GENERAL NOTES:
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for construction purposes until issued
for construction.
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	Date:	Issue:	Approved
A			

Company Contact Details:

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#Contact Full Address

MOB PH: 0403 110 291
E-MAIL: tatjanarakic@hotmail.com



ADDITIONS & ALTERATIONS

Site Full Address
**76 PATRICK STREET
AVALON BEACH NSW 2107**

Lot/Plan No: 1/DP730690
Council Inner West

Drawing Title				
PROPOSED GROUND FLOOR PLAN				
Scale	1:100	Client		
		JAMES & CATALINA BURGE		
Status	Size.	Drawing No.	Date	Issue
DEVELOPMENT APPLICATION	A3	DA 15/41	23/12/2021	A

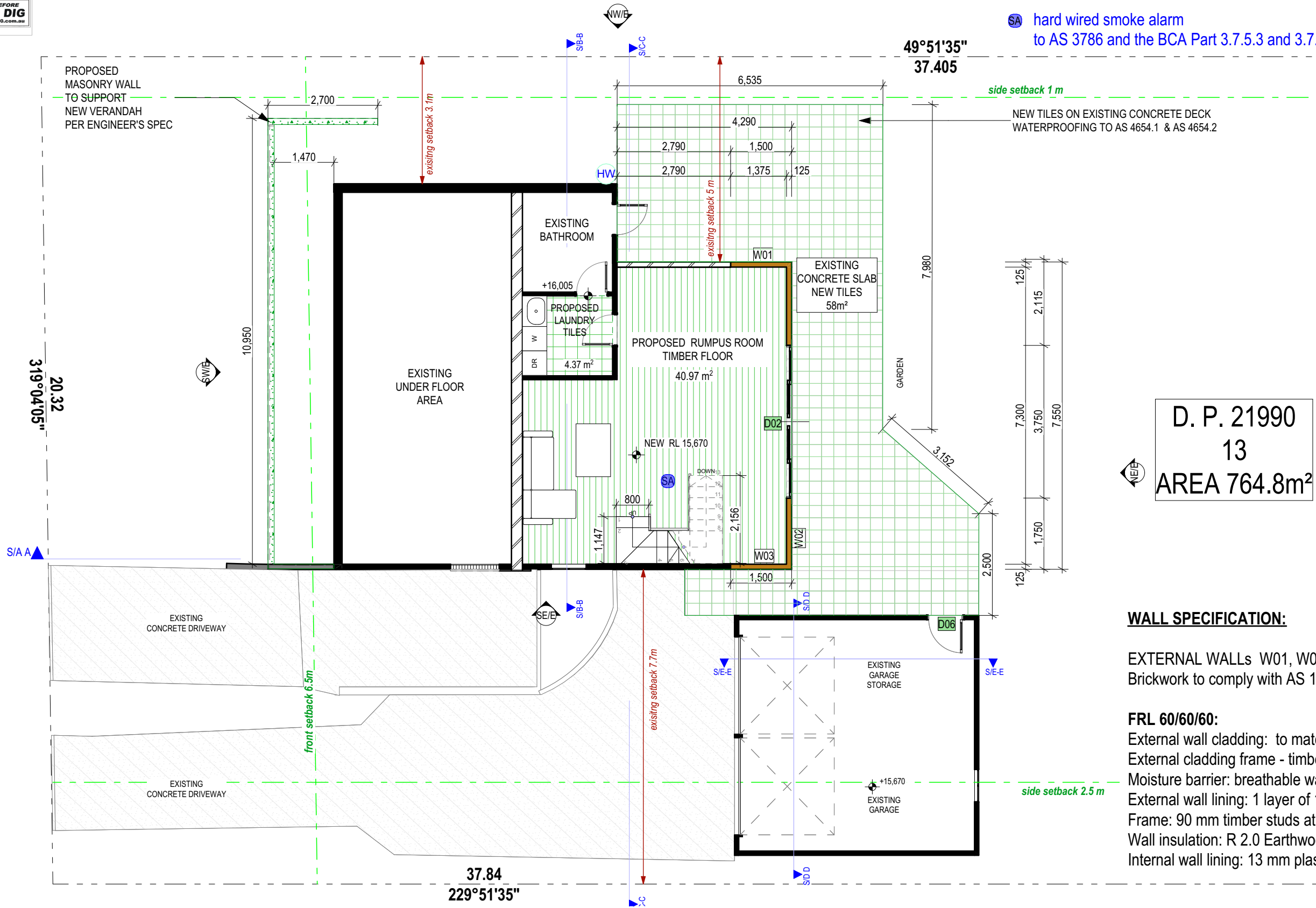


KEY

- EXISTING ELEMENTS
- DEMOLISHED ELEMENTS
- PROPOSED ELEMENTS

SA hard wired smoke alarm
to AS 3786 and the BCA Part 3.7.5.3 and 3.7.5.5

PATRICK STREET



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CONSENT
DA2021/2659

D. P. 21990
13
AREA 764.8m²

WALL SPECIFICATION:

EXTERNAL WALLS W01, W02 & W03 - 125mm
Brickwork to comply with AS 1640. To be selected by owners.

FRL 60/60/60:
External wall cladding: to match existing, James Hardie or similar
External cladding frame - timber battens
Moisture barrier: breathable wall wrap
External wall lining: 1 layer of 16 mm MultiShield or similar
Frame: 90 mm timber studs at maximum 600 centres
Wall insulation: R 2.0 Earthwool (40)
Internal wall lining: 13 mm plasterboard (MultiShield)

DA 16

PROPOSED LOWER GROUND FLOOR
1:100

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	A								Scale 1:100		Client JAMES & CATALINA BURGE		
									Status DEVELOPMENT APPLICATION	Size. A3	Drawing No. DA 16/41	Date 23/12/2021	Issue A



KEY

- EXISTING ELEMENTS
- DEMOLISHED ELEMENTS
- PROPOSED ELEMENTS

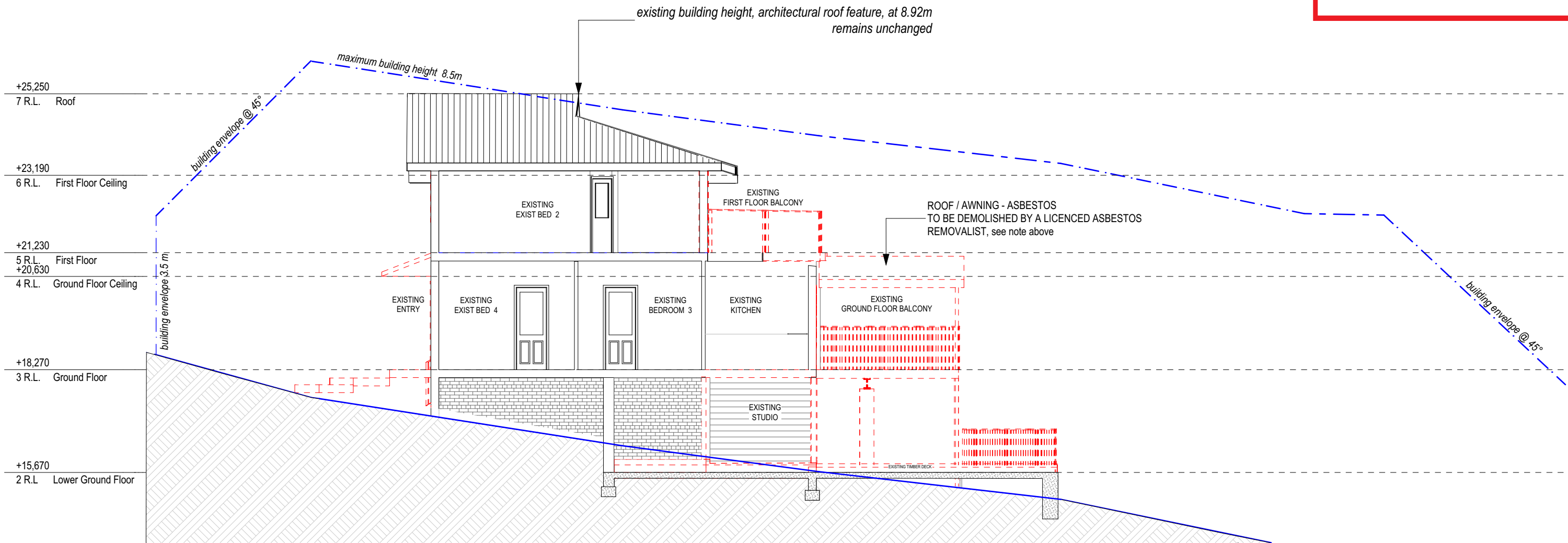
DEMOLITION - TO COMPLY WITH APPLICABLE CLAUSES OF THESE AUSTRALIAN STANDARDS

AS/NZS 1576 Scaffolding. 1576.1 2019 General requirements. AS 1576.6 2020 Scaffolding
AS 1657 2018 Fixed platforms, walkways, stairways and ladders - Design, construction and installation.
AS 2436 2010 (R2016) Guide to noise and vibration control on construction, demolition and maintenance sites.
AS 2601 2001 The demolition of structures.
AS/NZS 3012 2019 Electrical installations - Construction and demolition sites. *There is 1 Amdt 2020.*
AS 4576 2020 Guidelines for scaffolding.
AS/NZS 4836 2011 Safe working on or near low-voltage electrical installations and equipment. *1 Amdt 2017.*
AS 4970 2009 Protection of trees on development sites. *There is 1 Amdt, 2010.*
Public and Property Protection: provide measures required by national, municipal and state ordinances, laws, regulations Codes of Practice, Australian and other relevant standards so as to ensure the protection of surrounding property, footpaths, streets, kerbs, the public, occupants and workmen during demolition operations.
ASBESTOS REMOVAL: work to be undertaken by licenced business under Occupational Health and Safety Regulations 2001



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

DA2021/2659



DA 18

DEMOLITION PLAN SECTION A-A
1:100

GENERAL NOTES:
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Date:	Issue:	Approved

Company Contact Details:
TATJANA RAKIC
#Contact Full Address
MOB PH: 0403 110 291
E-MAIL: tatjanarakic@hotmail.com



ADDITIONS & ALTERATIONS
Site Full Address
**76 PATRICK STREET
AVALON BEACH NSW 2107**

Lot/Plan No: 1/DP730690
Northern Beaches Council

Drawing Title				
DEMOLITION SECTION A-A				
Scale	1:100	Client		
		JAMES & CATALINA BURGE		
Status	Size	Drawing No.	Date	Issue
DEVELOPMENT APPLICATION	A3	DA 18/41	23/12/2021	A



KEY

EXISTING ELEMENTS

DEMOLISHED ELEMENTS

PROPOSED ELEMENTS

ROOF:

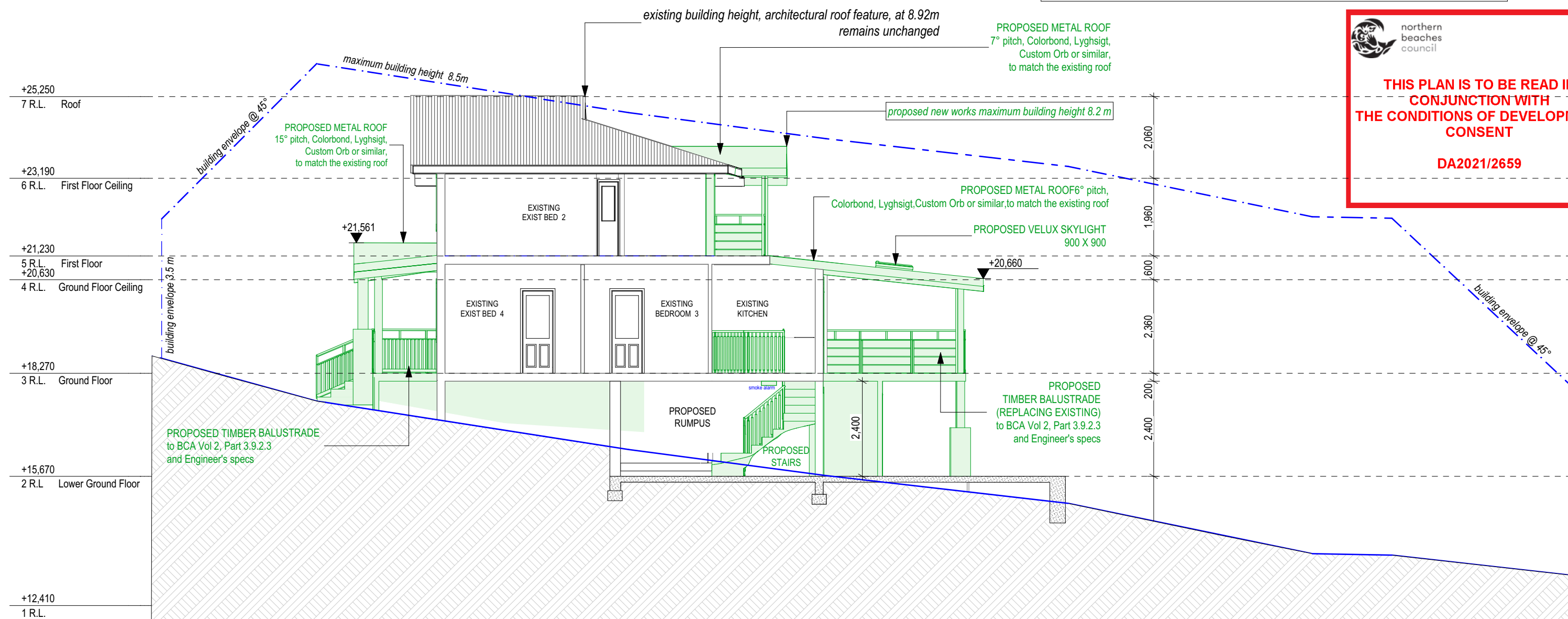
Proposed Colorbond metal roof to match the existing sheeting and all painted in light grey.
Fix to structure in accordance with manufacturer's specifications.
Reflective sarking to be installed under roof sheeting. Provide all ridges barges
and other fittings required to complete roof and leave fully cleaned.

SMOKE AND FIRE DETECTION:

Provide mains hard powered smoke and fire detection devices. Smoke alarm to be installed in proposed rumpus room at the lower ground floor to AS3786 and Part 3.7.2 of the BCA.

EXTERNAL WALL CLADDING:

Weatherex or James Hardy to match the existing.
All external timber framed walls to be wrapped in "breathable" membrane.
Fix cladding to 35mm battens to provide "air void" to prevent condensation
in accordance with manufacturing specification.
Paint out as per client's selection in lightest gray shade. Referr to DA 38



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DA2021/2659

PROPOSED SECTION A-A

1:100

DA 19

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Date:

Issue:

Approved

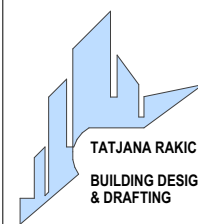
Company Contact Details:

TATJANA RAKIC

#Contact Full Address

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E-MAIL: tatianarakic@hotmail.com



ADDITIONS & ALTERATIONS

Site Full Address

76 PATRICK STREET
AVALON BEACH NSW 2107

Lot/Plan No: 1/DP730690
Northern Beaches Council

Drawing Title

PROPOSED SECTION A-A

Scale 1:100

1:100

Status	DEVELOPMENT APPLICATION
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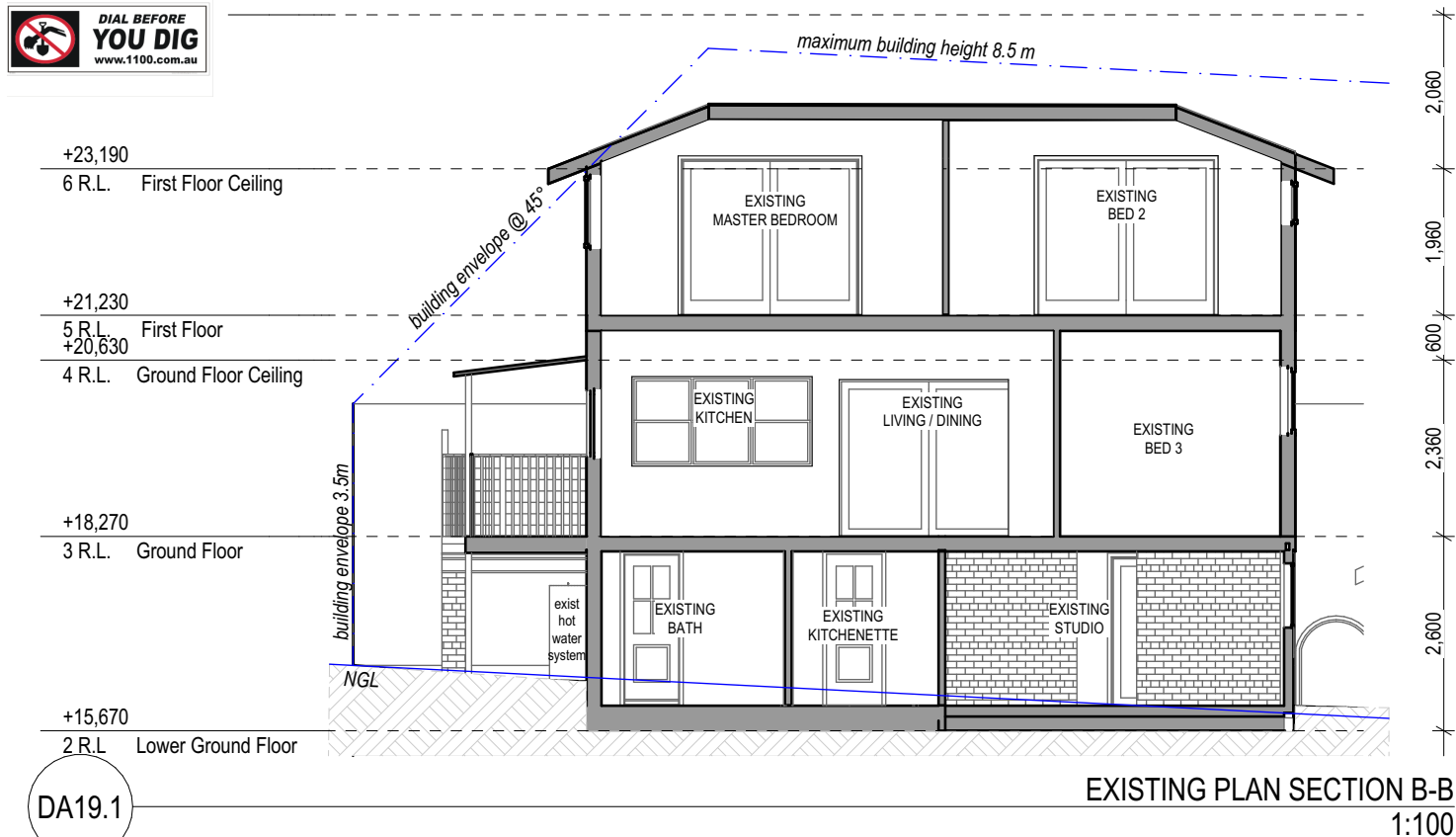
A3

	Client
--	--------

JAMES & CATALINA BURGE

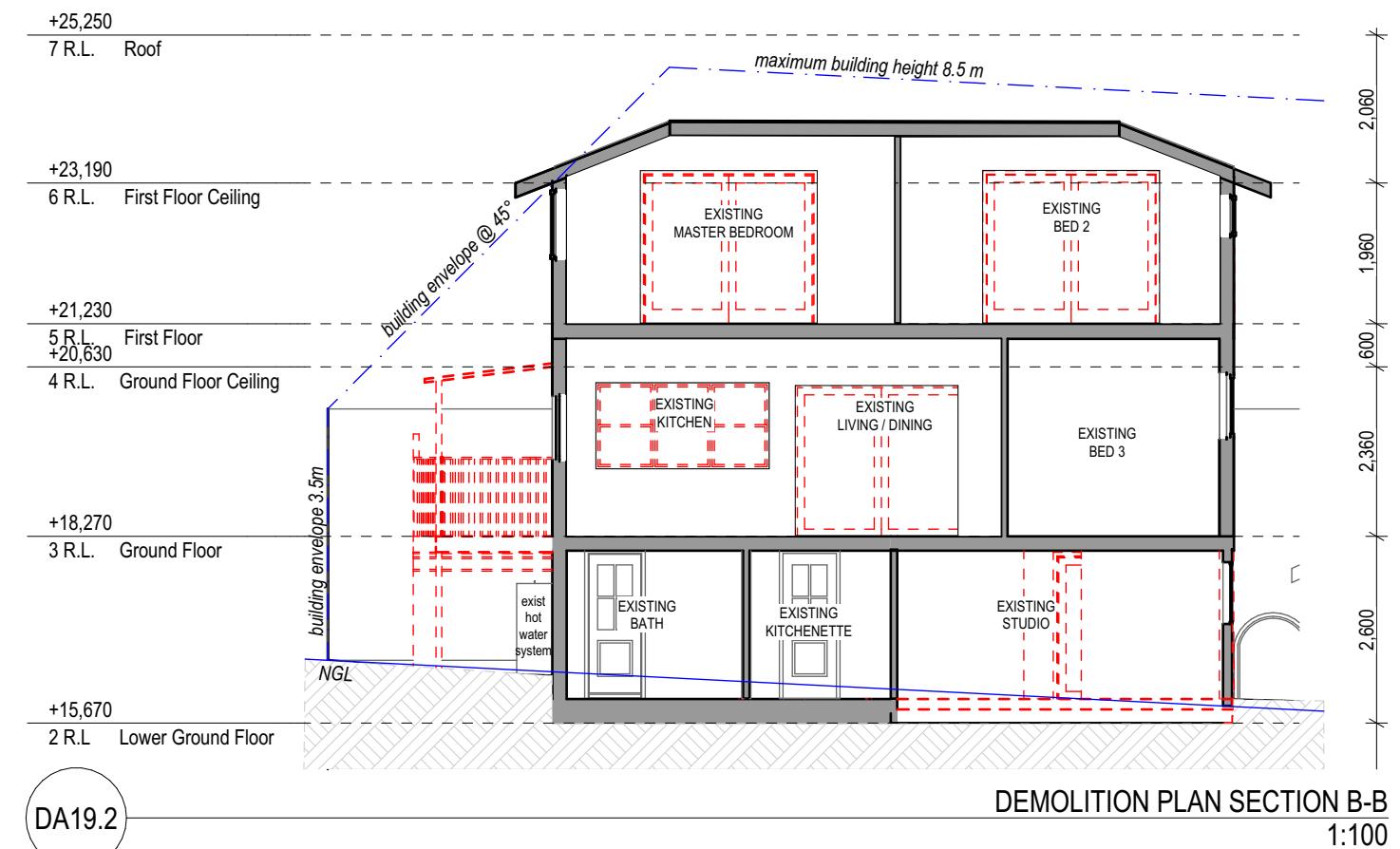
Drawing No.	DA 19
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Date	23/12/2021
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EXISTING PLAN SECTION B-B

1:100



DEMOLITION PLAN SECTION B-B

1:100



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

DA2021/2659

ATTACHMENT OF DECKS AND BALCONIES EXTERNAL WALL OF BUILDINGS:

Construction to comply with the BCA Part 3.10.6.2

MASONRY, ISOLATED PIERS:

Proposed masonry piers supporting verandahs and porches to be constructed in accordance with AS 3700, if exceptions, to As 4773.1 and AS 4773.2 and to BCA Part 3.3.6

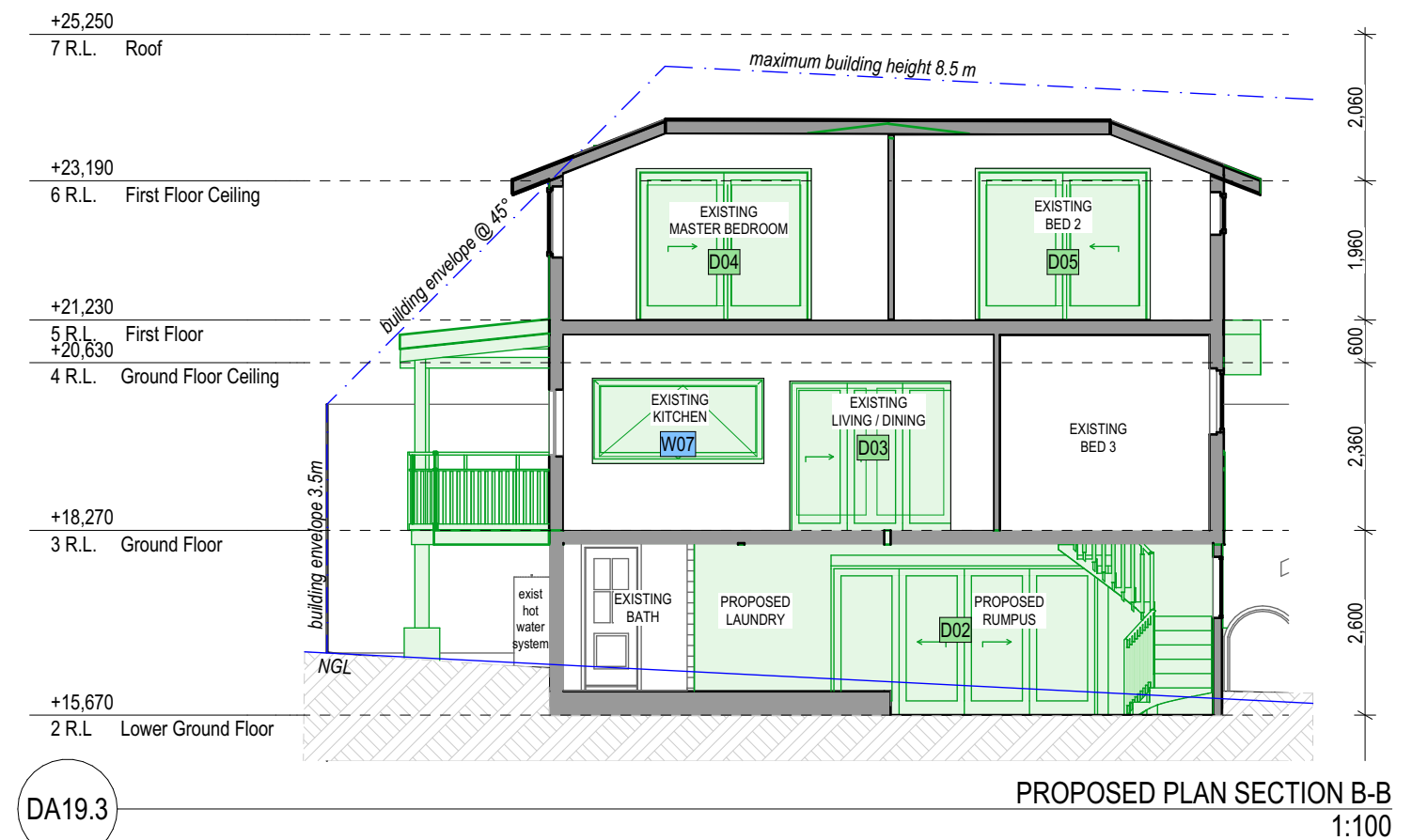
STAIRS:

Proposed timber stais to be built to match the look of existing stairs leading from the ground floor to the first floor.

Stairs to be built in accordance to AS1170 and BCA Part 3.9.1. and Part 3.9.2.

KEY

- EXISTING ELEMENTS
- DEMOLISHED ELEMENTS
- PROPOSED ELEMENTS



PROPOSED PLAN SECTION B-B

1:100

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Date:	Issue:	Approved

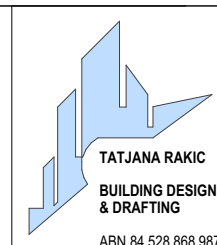
Company Contact Details:

TATJANA RAKIC

#Contact Full Address

MOB PH: 0403 110 291

E-MAIL: tatjanarakic@hotmail.com



ADDITIONS & ALTERATIONS

Site Full Address

76 PATRICK STREET
AVALON BEACH NSW 2107

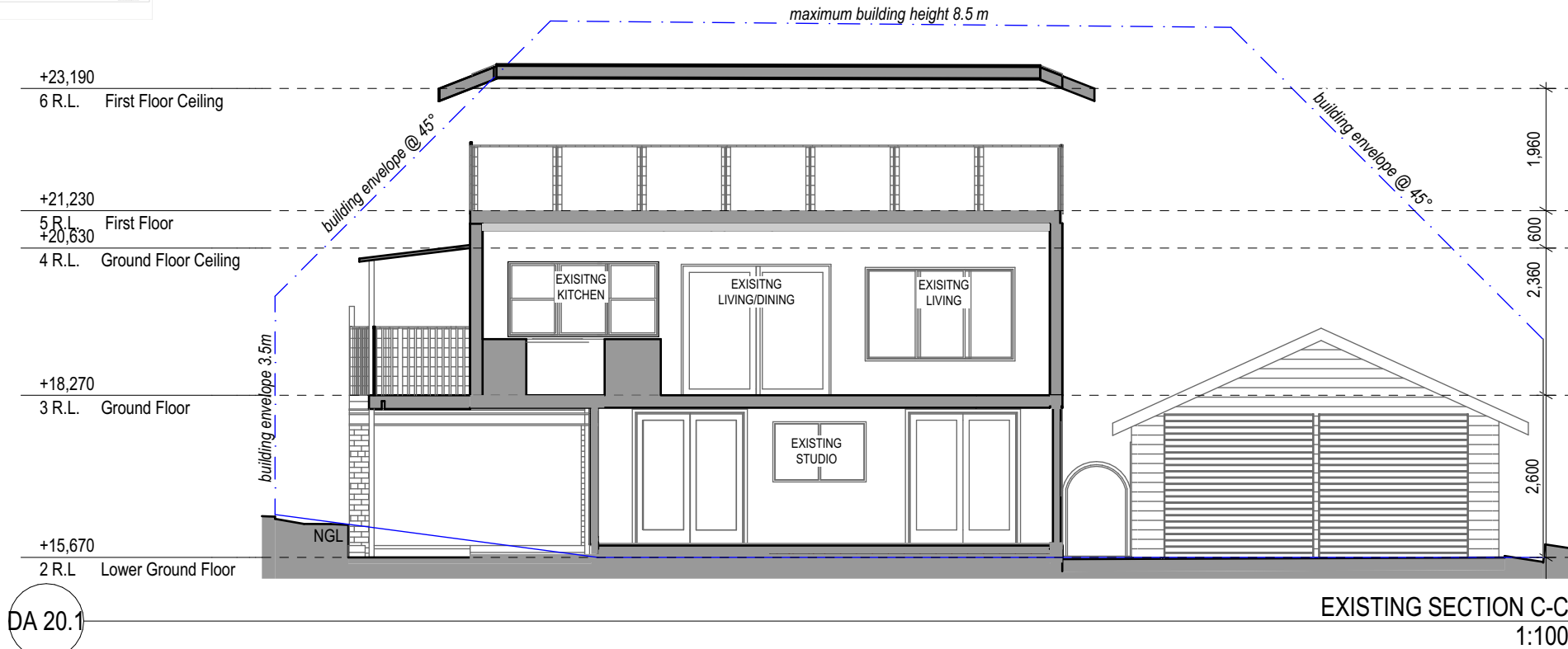
Lot/Plan No: 1/DP730690
Northern Beaches Council

Drawing Title				
SECTION B - B				
Scale	1:100	Client		
Status		Size	Drawing No.	
DEVELOPMENT APPLICATION		A3	DA 20/41	23/12/2021
			Issue	
			A	



KEY

EXISTING ELEMENTS
DEMOLISHED ELEMENTS



BASIX LIGHTING REQUIREMENTS:

Lighting type
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.

BASIX FIXTURE REQUIREMENTS:

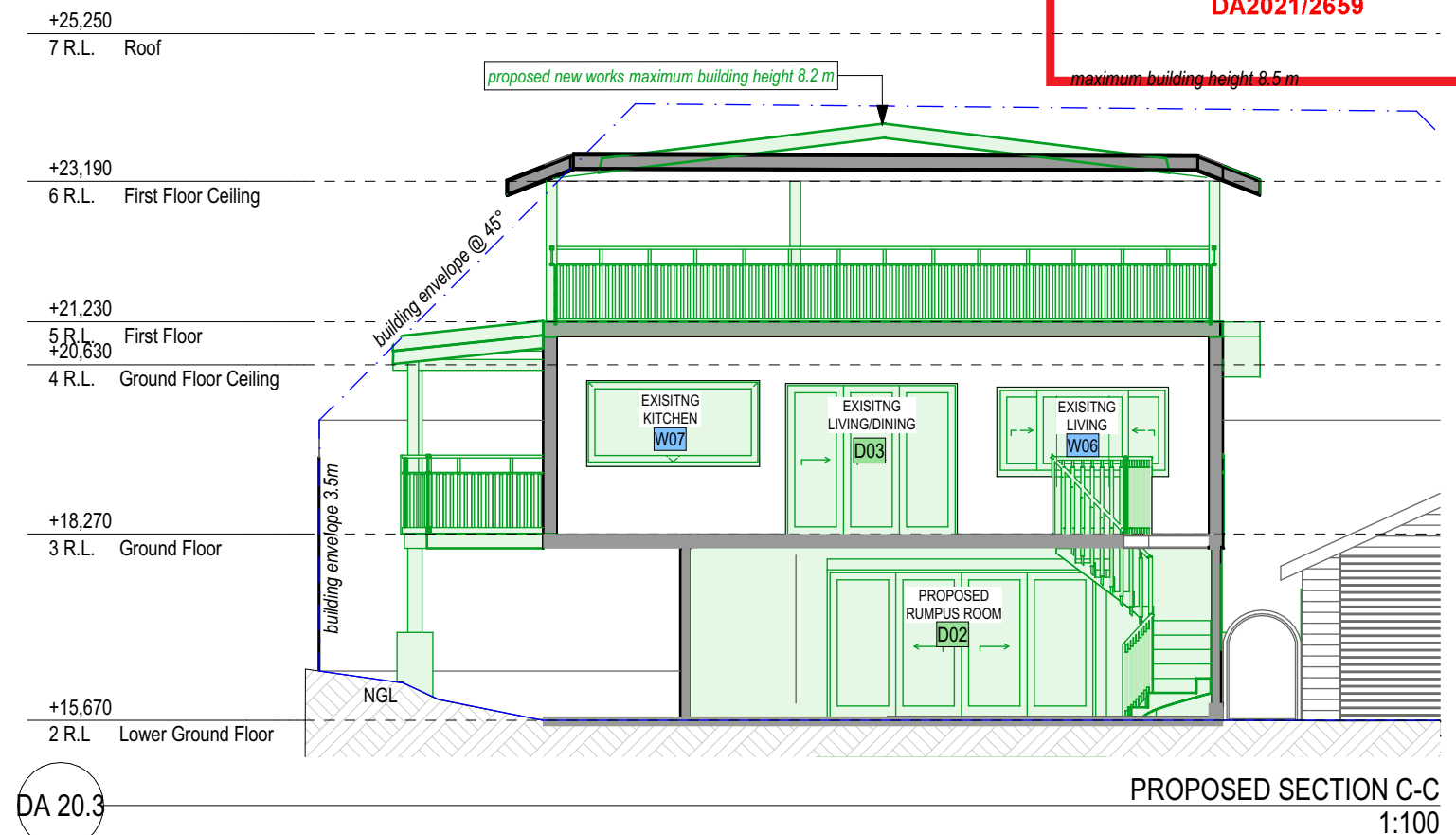
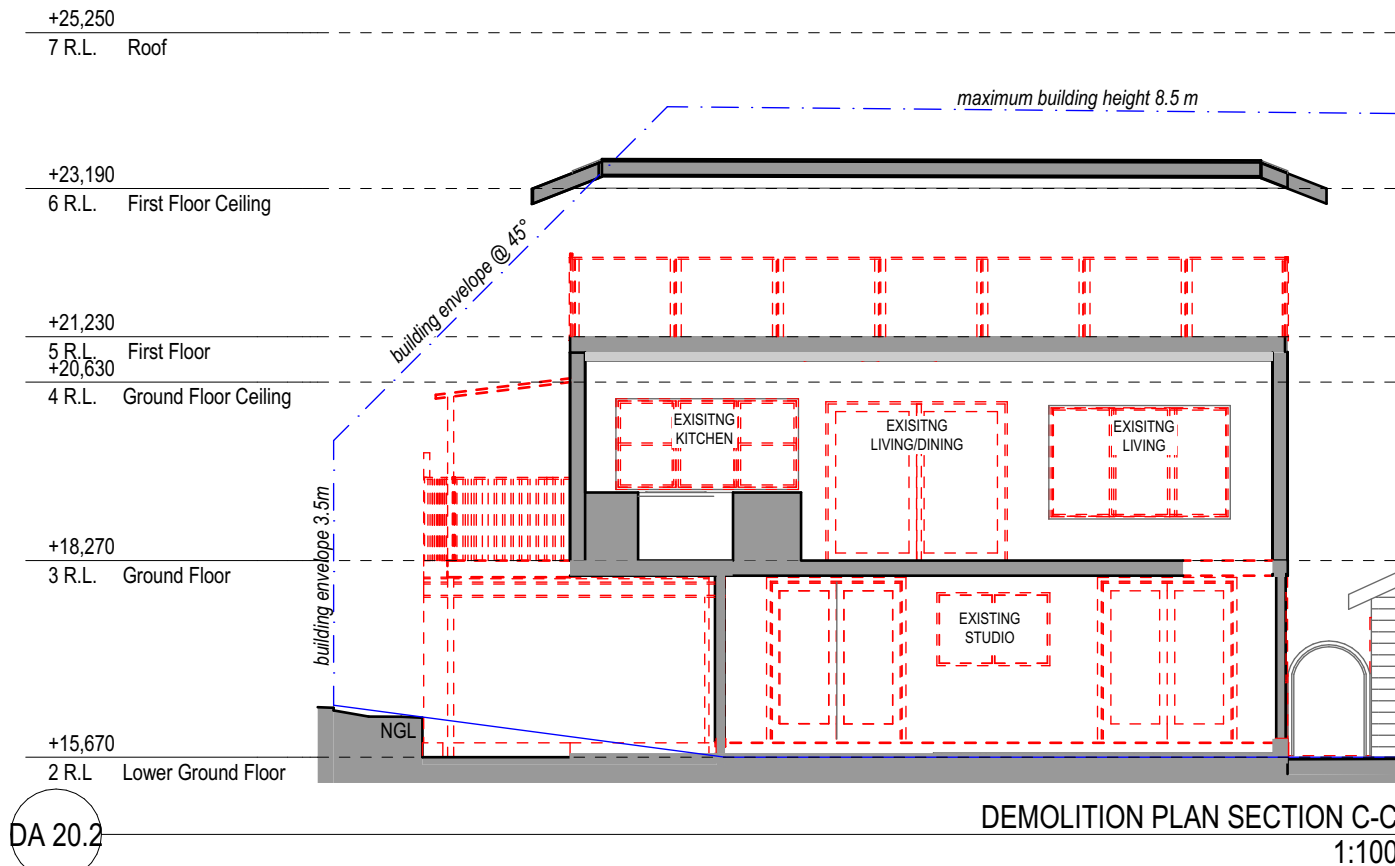
Showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.
Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.

BASIX ADDITIONAL INSULATION REQUIREMENTS:

Concrete slab on ground floor - Nil
External wall: framed (weatherboard, fibro, metal clad) (R0.40) - R1.30 (or R1.70 including construction)
Raked ceiling, pitched/skillion roof: framed - ceiling: R1.76 (up to roof: full raking)

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

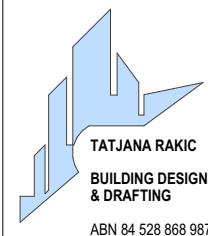
DA2021/2659



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Date:	Issue:	Approved

Company Contact Details:
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#Contact Full Address
MOB PH: 0403 110 291
E-MAIL: tatjanarakic@hotmail.com



ADDITIONS & ALTERATIONS
Site Full Address
**76 PATRICK STREET
AVALON BEACH NSW 2107**
Lot/Plan No: 1/DP730690
Northern Beaches Council

Drawing Title				
SECTION C-C				
Scale	1:100	Client		
Status		Size	Drawing No.	Date
DEVELOPMENT APPLICATION		A3	DA 21/41	23/12/2021
				Issue
				A



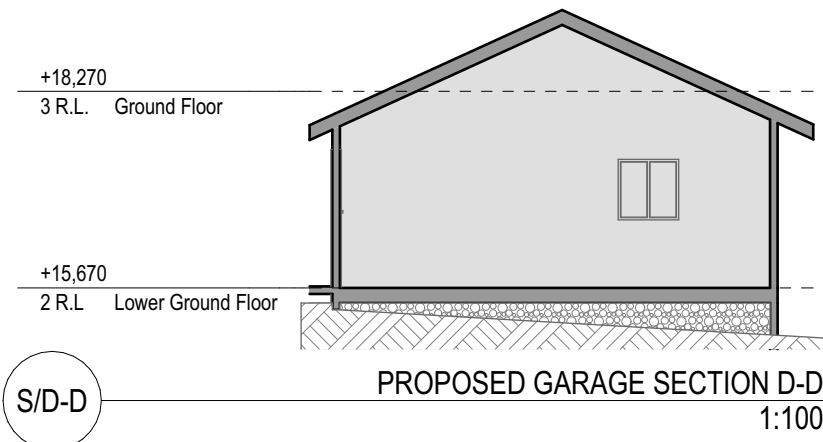
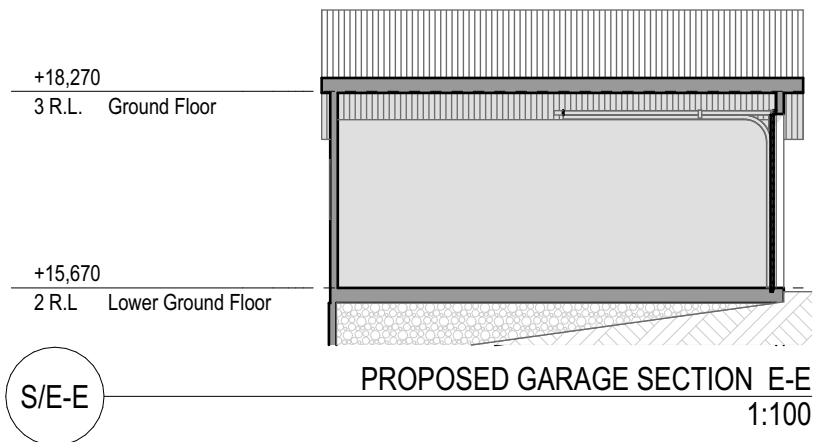
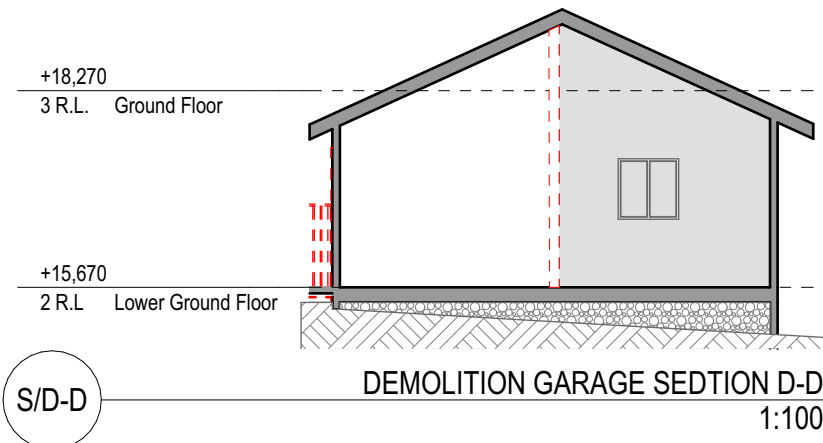
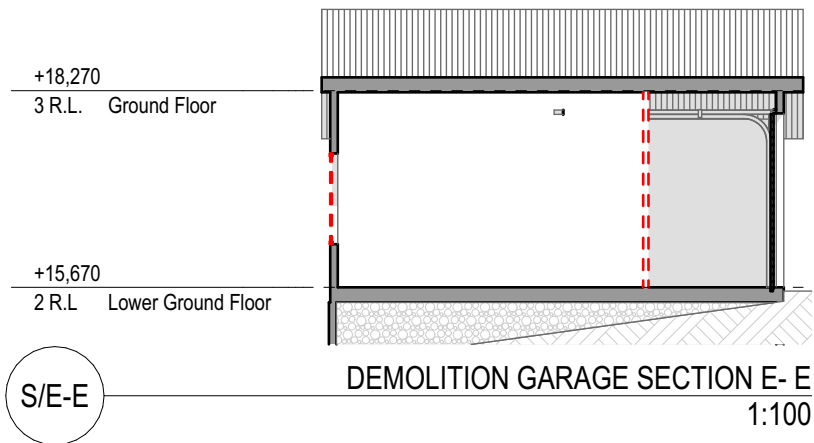
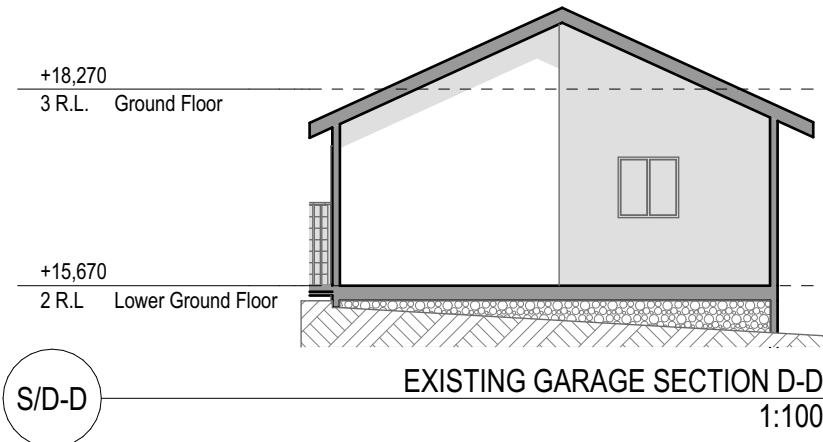
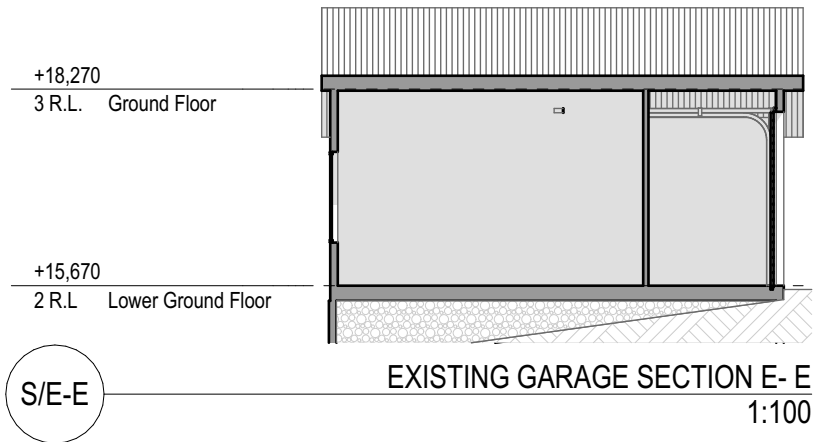
DEMOLITION: INTERNAL TIMBER STUD PARTITION - NON LOAD BEARING WALL

KEY

EXISTING ELEMENTS

DEMOLISHED ELEMENTS

PROPOSED ELEMENTS



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

DA2021/2659

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	Date:	Issue:		Approved
A				

Company Contact Details:

TATJANA RAKIC

#Contact Full Address

MOB PH: 0403 110 291

E-MAIL: tatjanarakic@hotmail.com



ADDITIONS & ALTERATIONS

Site Full Address

76 PATRICK STREET
AVALON BEACH NSW 2107

Lot/Plan No: 1/DP730690
Council Inner West

Drawing Title				
GARAGE SECTIONS				
Scale	1:100	Client		
		JAMES & CATALINA BURGE		
Status	Size.	Drawing No.	Date	Issue
DEVELOPMENT APPLICATION	A3	DA 22/41	23/12/2021	A



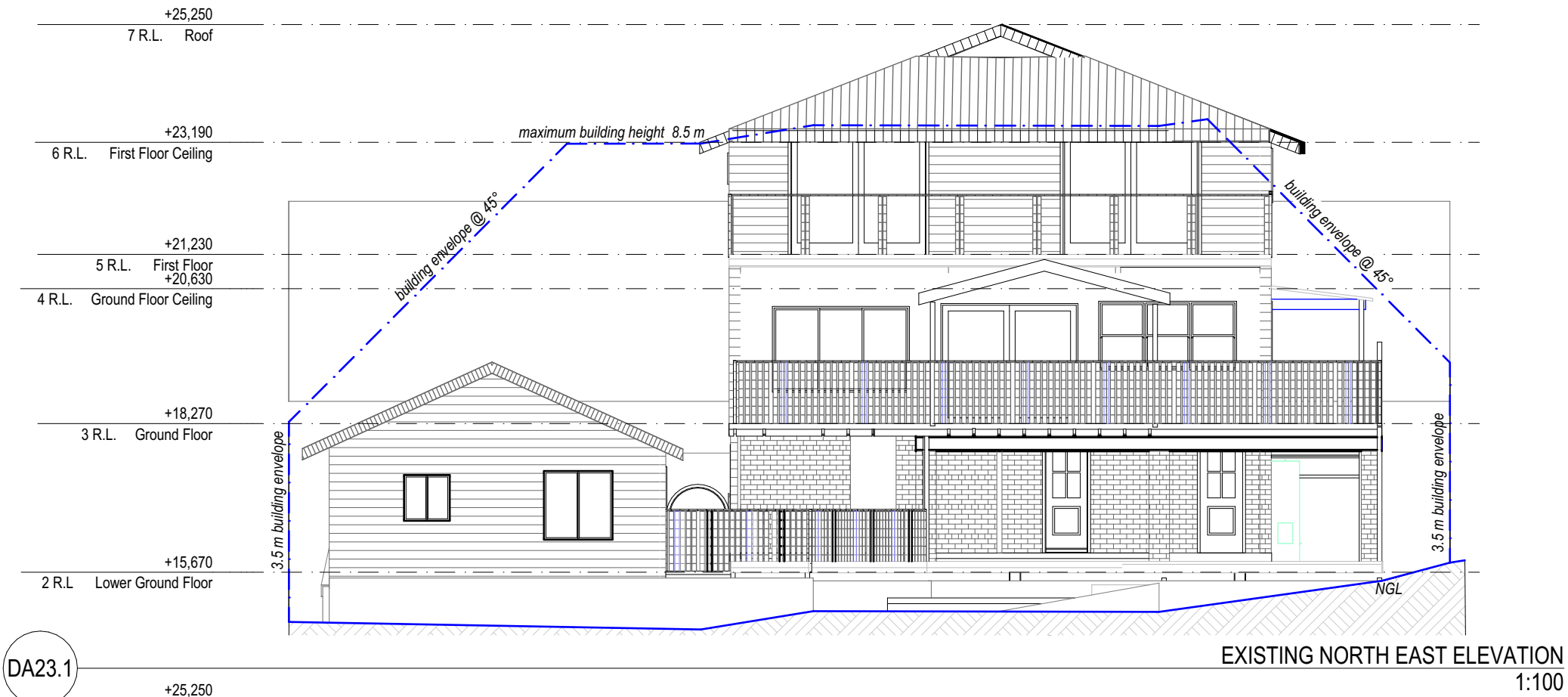
KEY

- EXISTING ELEMENTS
- DEMOLISHED ELEMENTS
- PROPOSED ELEMENTS

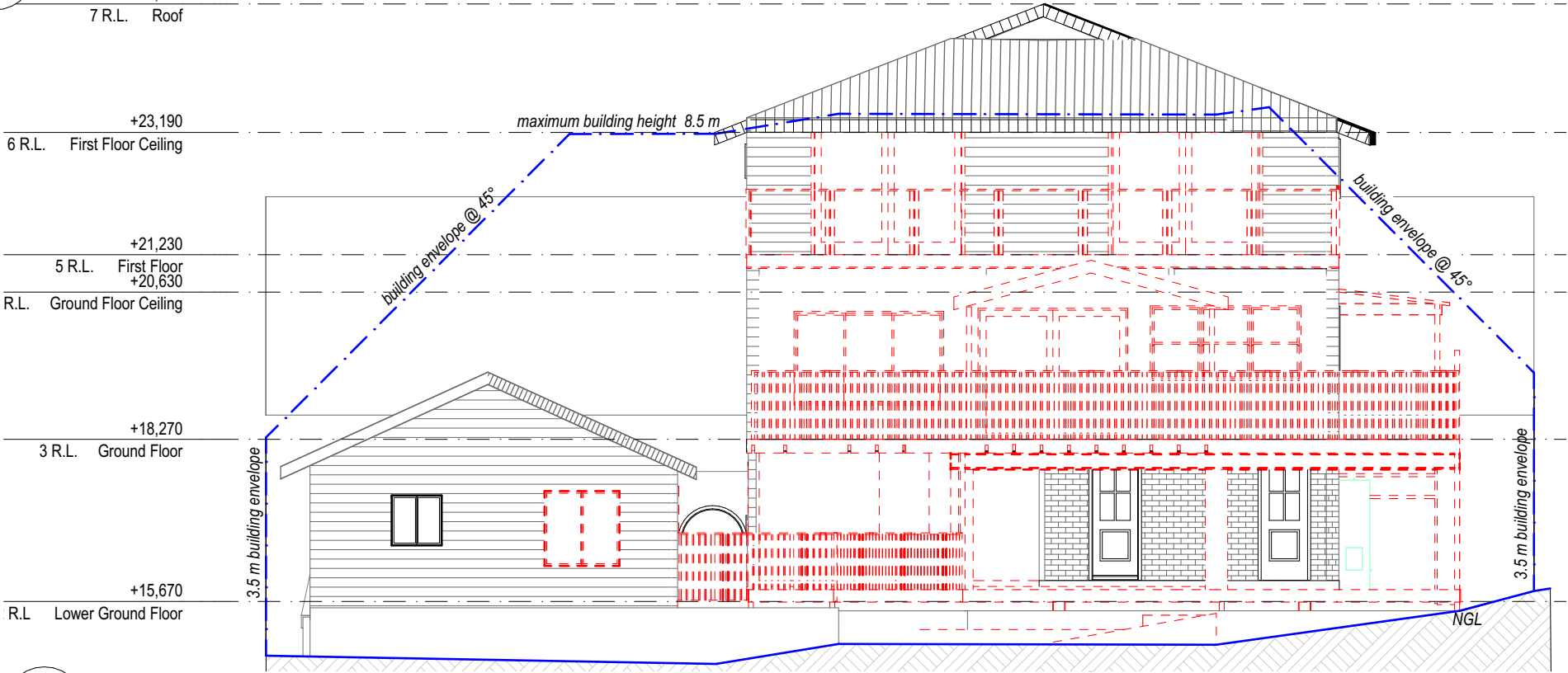


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/2659



DA23.1 EXISTING NORTH EAST ELEVATION 1:100



DA23.2 DEMOLITION NORTH EAST ELEVATION 1:100

DEMOLITION :

1. Doors and windows as marked on the plan.
2. Balcony timber rails, on all 3 levels.
3. Timber decking on all 3 levels.
4. Roof/awnig structure on the ground floor.
5. Timber and brick posts on lower level.

TO COMPLY WITH AS/NZS:

- AS/NZS 1576 - Scaffolding
- AS 1657 - Fixed Platforms, walkways, stariways and ladders
- AS 2436 - Guide to noise and vibration cntrol
- AS 2601 - The demolition of structures
- AS/NZS 4836 - Safe work on or nearlow-voltage electircal instllations and equipment.

GENERAL NOTES:
It is the contractors responsibility to confirm all measurments on site prior to commencement of work. Drawings are not scalled. Written dimensions shall not be used for construction purposes until issued for construction. Drawings remain the property of the Building Designer. All boundaries and contours are subject to survey.

DA - WIP	Date:	Issue:	Approved

Company Contact Details:

TATJANA RAKIC
#Contact Full Address
MOB PH: 0403 110 291
E-MAIL: tatjanarakic@hotmail.com



ADDITIONS & ALTERATIONS

Site Full Address
76 PATRICK STREET
AVALON BEACH NSW 2107

Lot/Plan No: 1/DP730690
Northern Beaches Council

Drawing Title				
EXISTING & DEMOLITION NORTH EAST ELEVATION				
Scale	1:100	Client		
		JAMES & CATALINA BURGE		
Status	Size	Drawing No.	Date	Issue
DEVELOPMENT APPLICATION	A3	DA 23/41	23/12/2021	A



KEY

- EXISTING ELEMENTS
- DEMOLISHED ELEMENTS
- PROPOSED ELEMENTS

NOTE 01:
THE MARKED DOORS D04, D05, D03 ARE EXISTING DOORS TO BE REPLACED WITH NEW TIMBER DOORS. THE EXACT MEASURES TO BE CONFIRMED BY MANUFACTURER.

NOTE 02:
THE MARKED WINDOWS W06 and W07 ARE EXISTING WINDOWS TO BE REPLACED WITH NEW ALLUMINIUM WINDOWS. THE EXACT MEASURES TO BE CONFIRMED BY MANUFACTURER. refer to Door and Windodw Shedules.

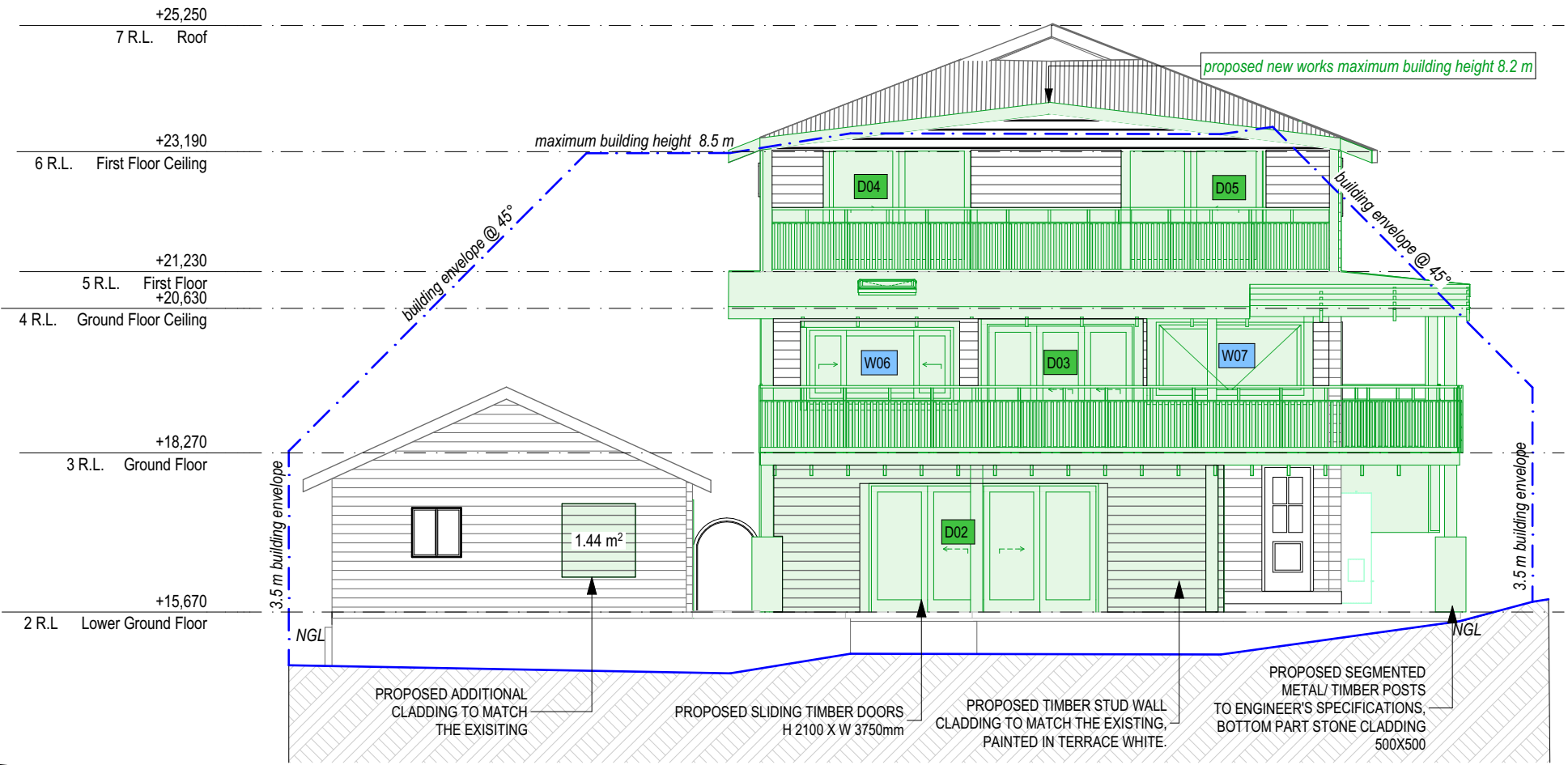
NOTE 03:
NEW BALCONY TIMBER RAILS TO REPLACE EXISTING TO BCA NCC Volume 2 Part 3.9.2 and ENGINEER'S SPECS

NOTE 04:
NEW ROOFS GROUND AND FIRST FLOOR, OVER BALCONIES - COLORBOND, LYSAGHT, CUSTOM ORB OR SIMILAR, TO MANUFACTURER'S SPECIFICATIONS



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


DA2021/2659



DA 24

PROPOSED IN GREEN- NORTH EAST ELEVATION

1:100

GENERAL NOTES: It is the contractors responsibility to confirm all measurments on site prior to commencement of work. Drawings are not scaled. Written dimensions shall not be used for construction purposes until issued for construction. Drawings remain the property of the Building Designer. All boundaries and contours are subject to survey.		Date:	Issue:		Approved	Company Contact Details: TATJANA RAKIC #Contact Full Address MOB PH: 0403 110 291 E-MAIL: tatjanarakic@hotmail.com	 TATJANA RAKIC BUILDING DESIGN & DRAFTING ABN 84 528 868 987	ADDITIONS & ALTERATIONS Site Full Address 76 PATRICK STREET AVALON BEACH NSW 2107 Lot/Plan No: 1/DP730690 Northern Beaches Council	Drawing Title NORTH/EAST PROPOSED ELEVATION				
									Scale	1:100	Client JAMES & CATALINA BURGE		
									Status	DEVELOPMENT APPLICATION	Size	A3	Drawing No. DA24/41
												Date 23/12/2021	Issue A

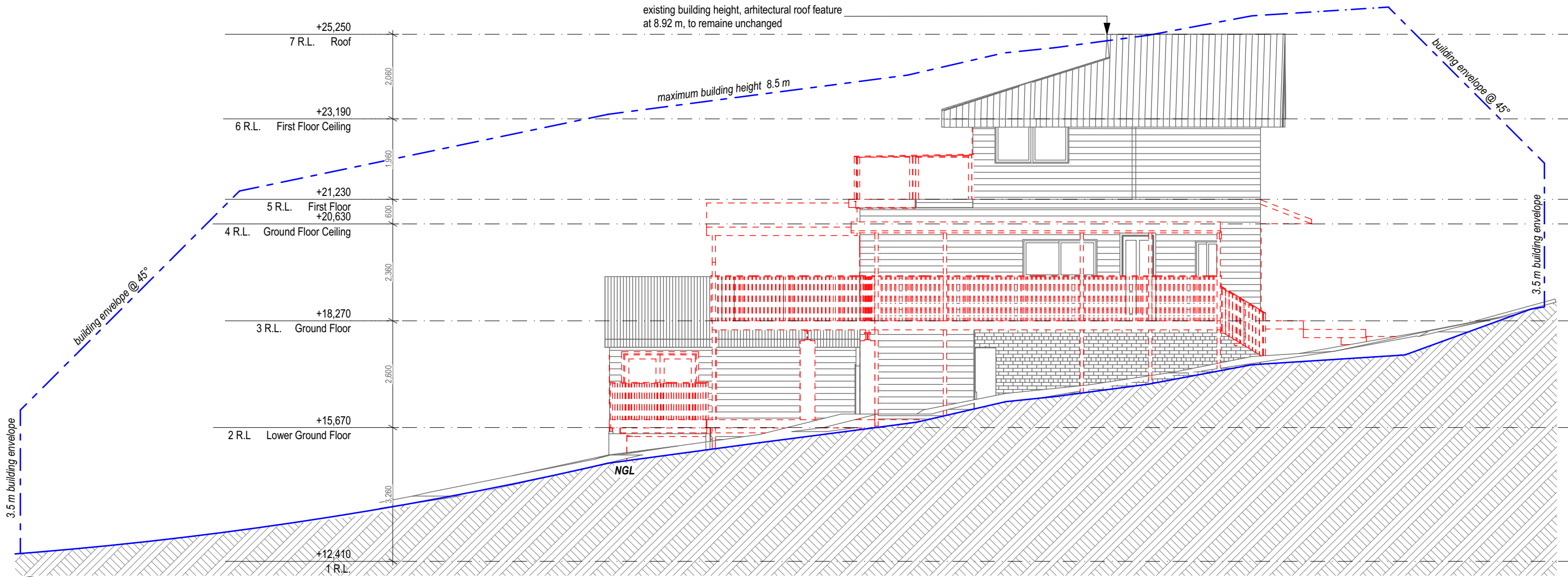


THIS PLAN IS TO BE READ IN
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DA2021/2659


KEY

- EXISTING ELEMENTS
- DEMOLISHED ELEMENTS
- PROPOSED ELEMENTS



DA 26

DEMOLITION NORTH WEST ELEVATION
1:100

GENERAL NOTES: It is the contractors responsibility to confirm all measurments on site prior to commencement of work. Drawings are not scalled. Written dimensions shall not be used for construction purposes until issued for construction. Drawings remain the property of the Building Designer. All boundaries and contours are subject to survey.		Date:	Issue:		Approved	Company Contact Details: TATJANA RAKIC #Contact Full Address MOB PH: 0403 110 291 E-MAIL: tatjanarakic@hotmail.com	 TATJANA RAKIC BUILDING DESIGN & DRAFTING ABN 84 528 868 987	ADDITIONS & ALTERATIONS Site Full Address 76 PATRICK STREET AVALON BEACH NSW 2107 Lot/Plan No: 1/DP730690 Northern Beaches Council	Drawing Title DEMOLITION NORTH WEST ELEVATION				
									Scale 1:100		Client JAMES & CATALINA BURGE		
									Status DEVELOPMENT APPLICATION	Size A3	Drawing No. DA 26/41	Date 23/12/2021	Issue A



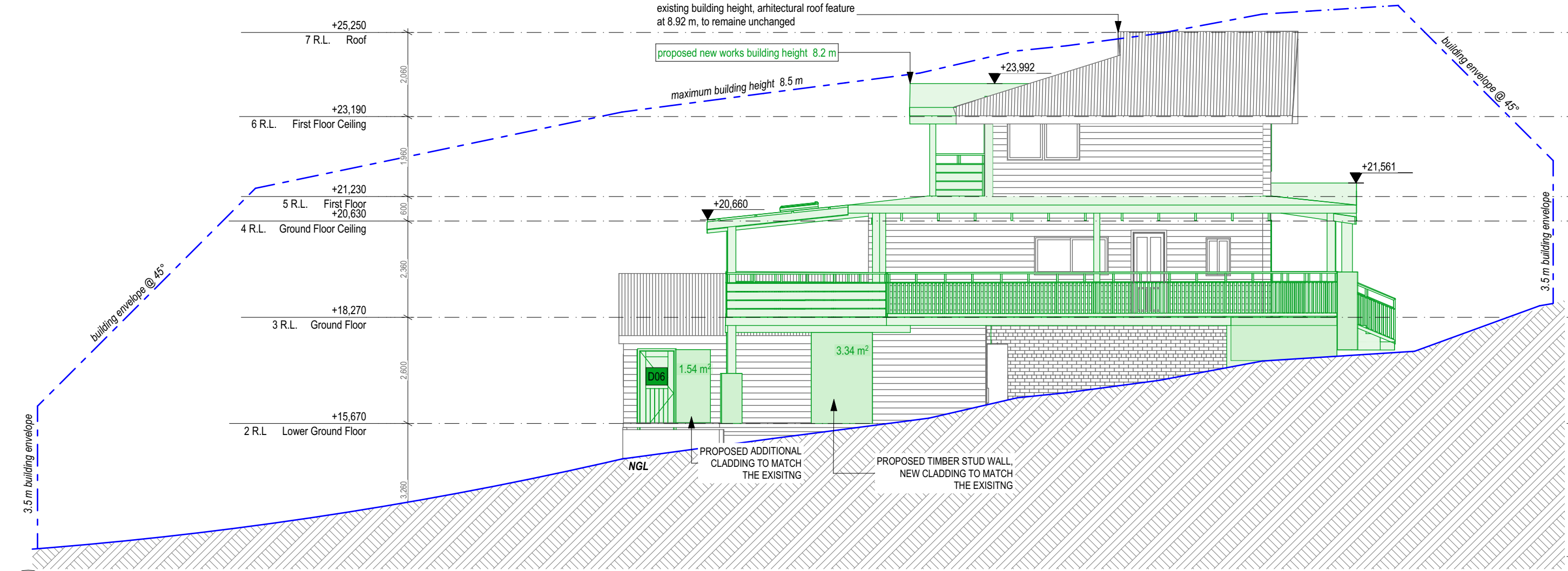
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/2659

KEY

- EXISTING ELEMENTS
- DEMOLISHED ELEMENTS
- PROPOSED ELEMENTS

- NOTE 01:
NEW BALCONY TIMBER RAILS TO REPLACE EXISTING TO BCA NCC Volume 2 Part 3.9.2 and ENGINEER'S SPECS
- NOTE 02:
NEW ROOFS GROUND AND FIRST FLOOR, OVER BALCONIES - COLORBOND, LYSAGHT, CUSTOM ORB
OR SIMILAR, TO MANUFACTURER'S SPECIFICATIONS
- NOTE 03:
EXISTING STRUCTURAL SEGMENTED METAL/ TIMBER POSTS TO ENGINEER'S SPECS
BOTTOM PART IN STONEWORK CLADDING 500 X 500



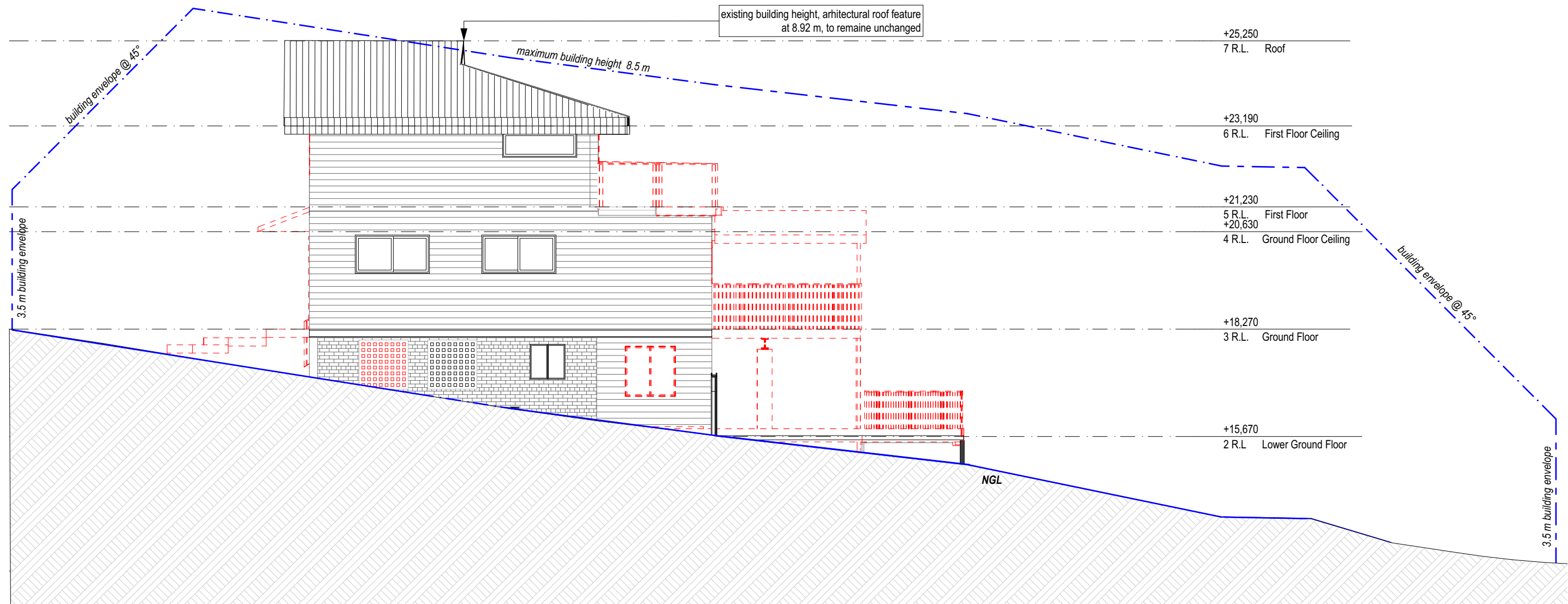


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DA2021/2659

KEY

- EXISTING ELEMENTS
- DEMOLISHED ELEMENTS
- PROPOSED ELEMENTS






DA 29 DEMOLITION SOUTH EAST ELEVATION 1:100

GENERAL NOTES: It is the contractors responsibility to confirm all measurments on site prior to commencement of work. Drawings are not scalled. Written dimensions shall not be used for construction purposes until issued for construction. Drawings remain the property of the Building Designer. All boundaries and contours are subject to survey.		Date:	Issue:		Approved	<div>Company Contact Details:</div> <div>TATJANA RAKIC</div> <div>#Contact Full Address</div> <div>MOB PH: 0403 110 291</div> <div>E-MAIL: tatjanarakic@hotmail.com</div> <div><div>TATJANA RAKIC BUILDING DESIGN & DRAFTING ABN 84 528 868 987</div></div> <td colspan="2">ADDITIONS & ALTERATIONS</td> <td colspan="2">Drawing Title</td>	ADDITIONS & ALTERATIONS		Drawing Title			
								DEMOLITION SOUTH EAST ELEVATION				
								Scale	1:100	Client		
								JAMES & CATALINA BURGE				
								Status	Size	Drawing No.	Date	Issue
								DEVELOPMENT APPLICATION	A3	DA 29/41	23/12/2021	A
								Lot/Plan No: 1/DP730690				
								Northern Beaches Council				




DA2021/2659

 EXISTING ELEMENTS
 DEMOLISHED ELEMENTS
 PROPOSED ELEMENTS

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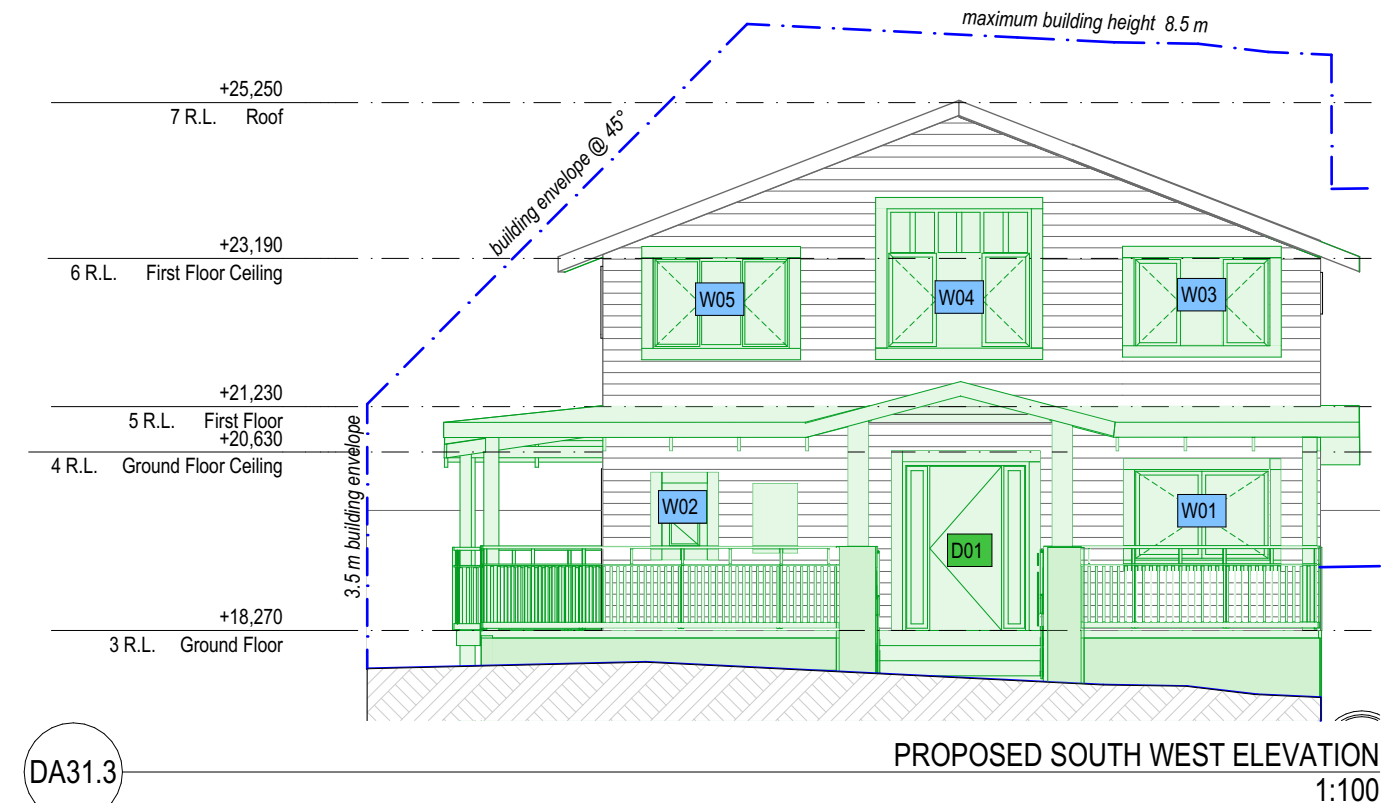
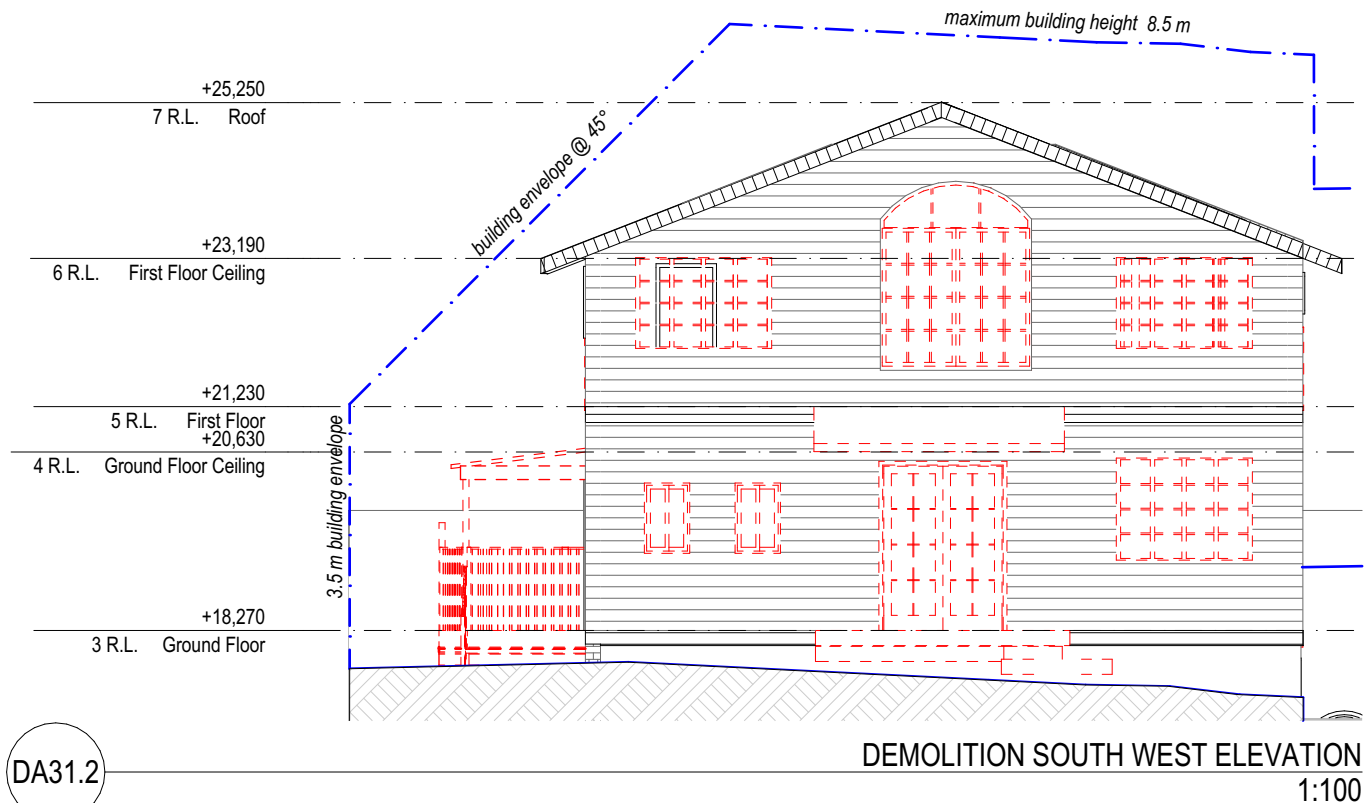
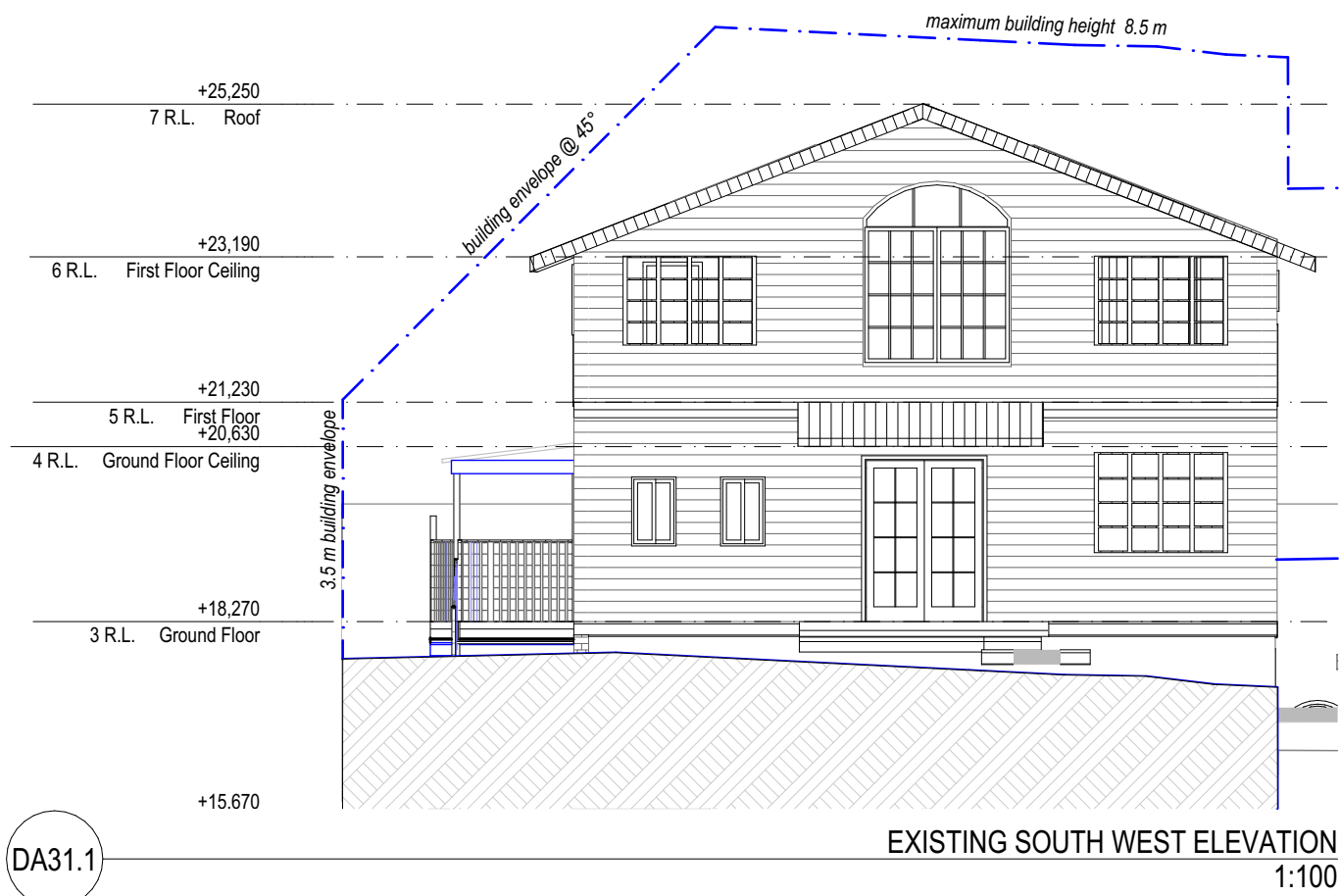
PROPOSED SOUTH EAST ELEVATION
1:100

[illegible]

TATJANA RAKIC
BUILDING DESIGN
& DRAFTING
 ABN 84 528 868 987

Lot/Plan No: 1/DP730690
Northern Beaches Council

1




NOTE 01:
D01 IS AN EXISTING DOOR TO BE REPLACED WITH A NEW TIMBER DOOR.
THE EXACT MEASURES TO BE CONFIRMED BY MANUFACTURER.

NOTE 02:
W01, W02, W03, W04 and W05 ARE EXISTING WINDOWS TO BE REPLACED WITH
NEW ALLUMINIUM WINDOWS. THE EXACT MEASURES TO BE CONFIRMED BY MANUFACTURER.
refer to Door and Window Schedules.

NOTE 03:
NEW VERANDAH TIMBER RAILS TO BCA NCC Volume 2 Part 3.9.2 and ENGINEER'S SPECS

NOTE 04:
NEW ROOFS OVER THE ENTRY PORCH AND VERANDAH - COLORBOND, LYSAGHT, CUSTOM ORB
OR SIMILAR, TO MANUFACTURER'S SPECIFICATIONS

GENERAL NOTES: It is the contractors responsibility to confirm all measurments on site prior to commencement of work. Drawings are not scaled. Written dimensions shall not be used for construction purposes until issued for construction. Drawings remain the property of the Building Designer. All boundaries and contours are subject to survey.	Date:	Issue:		Approved	Company Contact Details:	 <div>TATJANA RAKIC BUILDING DESIGN & DRAFTING ABN 84 528 868 987</div>	ADDITIONS & ALTERATIONS Site Full Address 76 PATRICK STREET AVALON BEACH NSW 2107 Lot/Plan No: 1/DP730690 Northern Beaches Council	Drawing Title SOUTH WEST ELEVATION					
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									Status DEVELOPMENT APPLICATION	Size A3	Drawing No. DA 31/41	Date 23/12/2021	Issue A



KEY

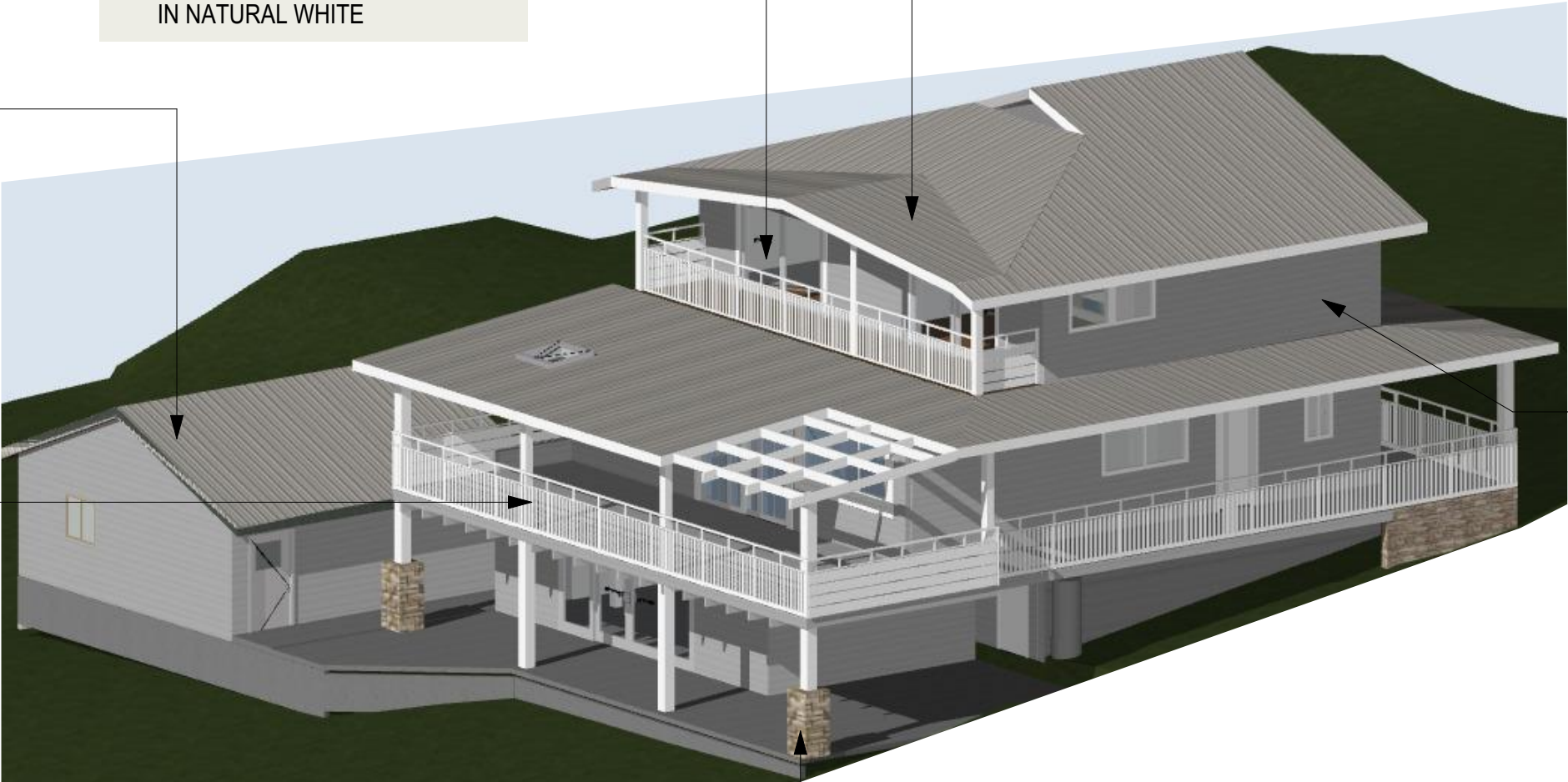
- EXISTING ELEMENTS
- DEMOLISHED ELEMENTS
- PROPOSED ELEMENTS

EXISTING GARAGE ROOF
TO BE PAINTED IN SHALE GREY
TO MATCH THE MAIN HOUSE
ROOFS

NEW TIMBER DOORS
& ALUMINIUM WINDOWS
TO BE PAINTED IN PERL WHITE
SATIN

WINDOW AND DOOR TRIM
IN NATURAL WHITE

EXISTING METAL ROOF TO BE PAINTED
IN SHALE GREY TO MATCH THE
PROPOSED COLORBOND ROOFS



EXTERNAL CLADDING
TO BE PAINTED
IN TERRACE WHITE




NEW MASONRY SEGMENTED PIERS:
BOTTOM PART - NATURAL STONEWORK CLADDING
TOP PART - PAINT IN NATURAL WHITE



northern
beaches
council

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									Scale 1:147.99		Client JAMES & CATALINA BURGE			
									Status DEVELOPMENT APPLICATION		Size A3	Drawing No. DA 38/41	Date 23/12/2021	Issue A