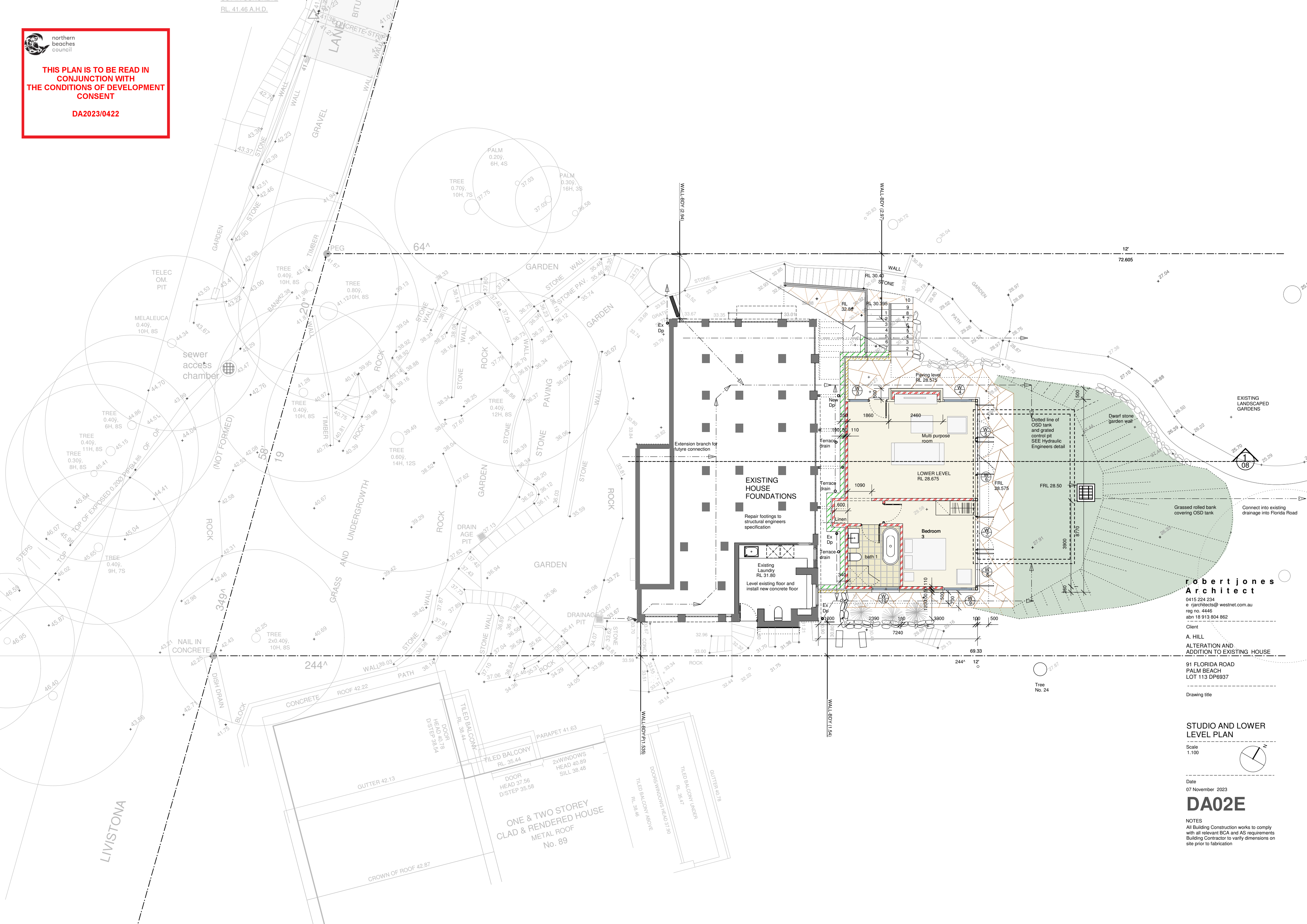







 northern beaches council  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2023/0422**



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 e rjarchitects@westnet.com.au  
 reg no. 4446  
 abn 18 913 804 862  
 Client  
 A. HILL  
 ALTERATION AND ADDITION TO EXISTING HOUSE  
 91 FLORIDA ROAD  
 PALM BEACH  
 LOT 113 DP6937

**STUDIO AND LOWER LEVEL PLAN**

Scale 1:100

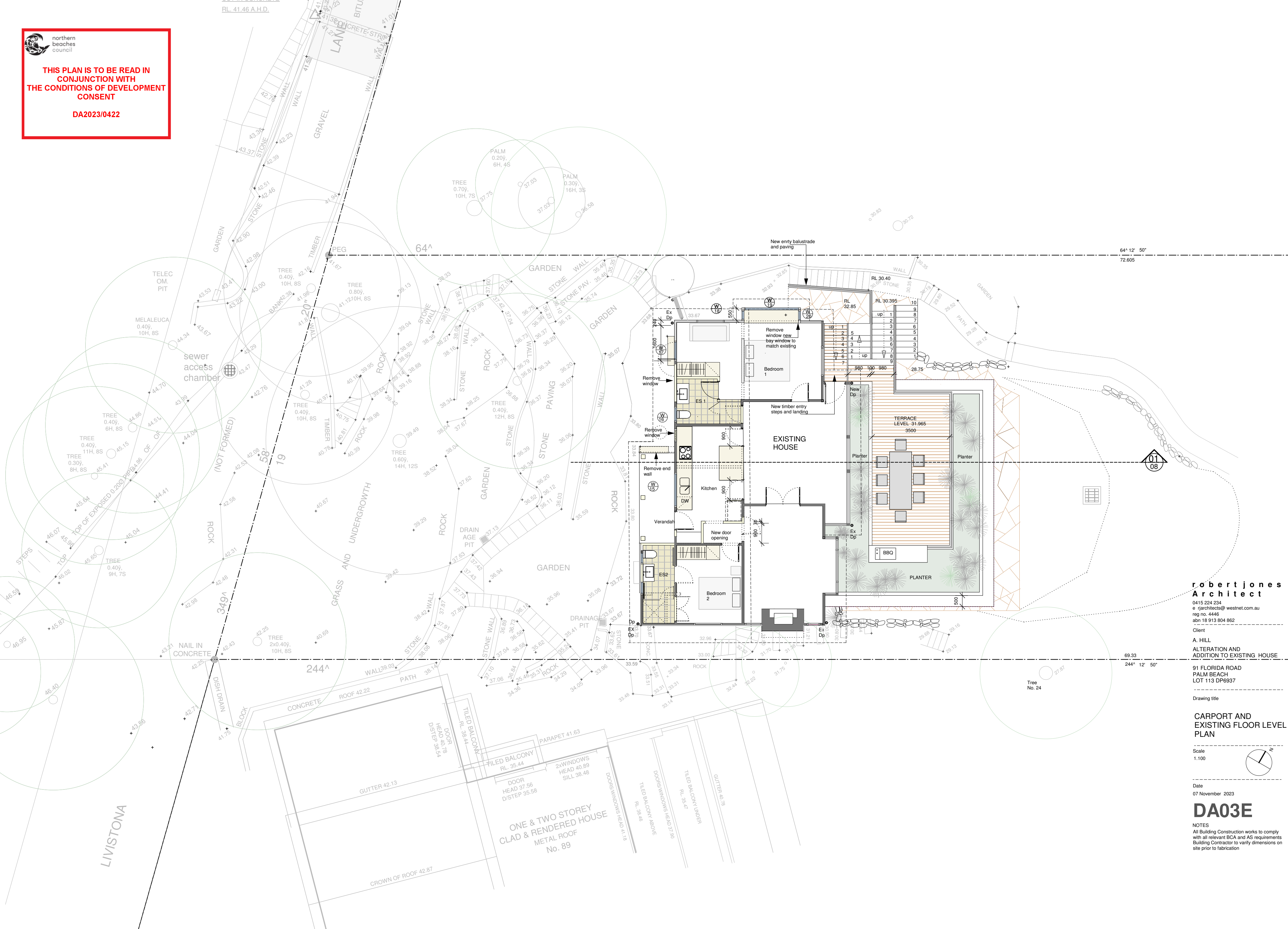
Date 07 November 2023

**DA02E**

NOTES  
 All Building Construction works to comply with all relevant BCA and AS requirements  
 Building Contractor to verify dimensions on site prior to fabrication




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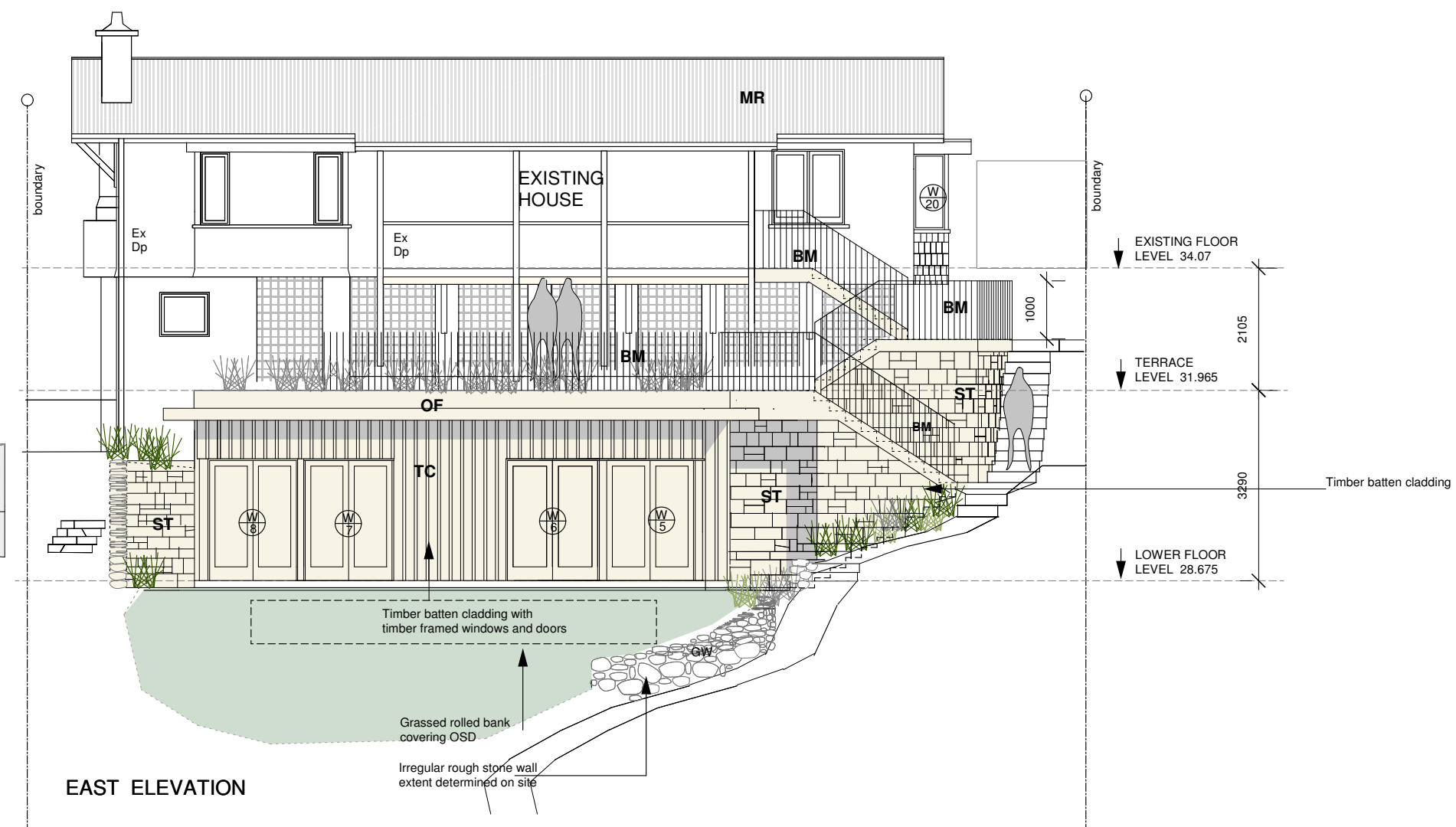
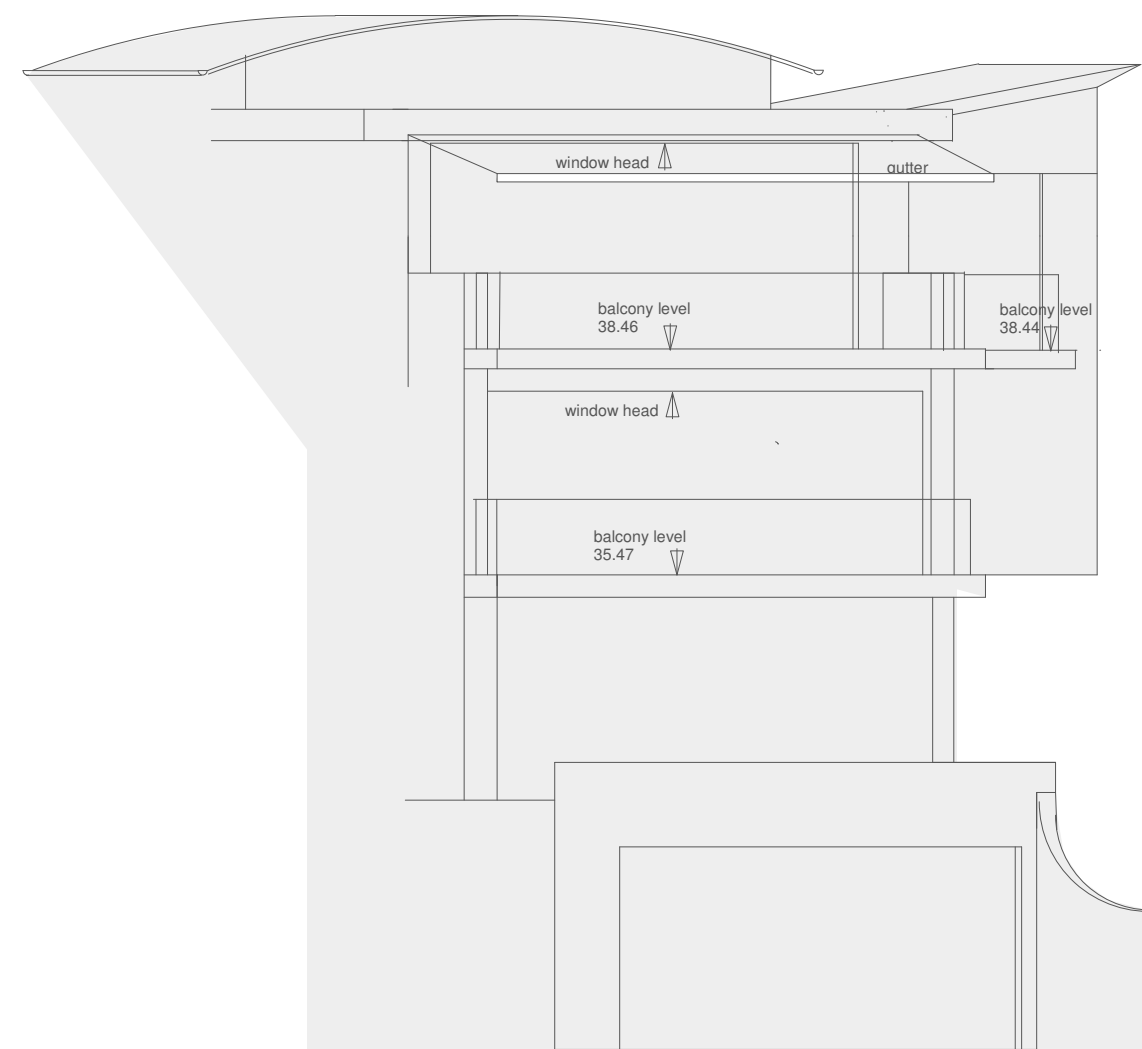
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**CARPORT AND EXISTING FLOOR LEVEL PLAN**

Scale  
 1:100

Date  
 07 November 2023

**DA03E**

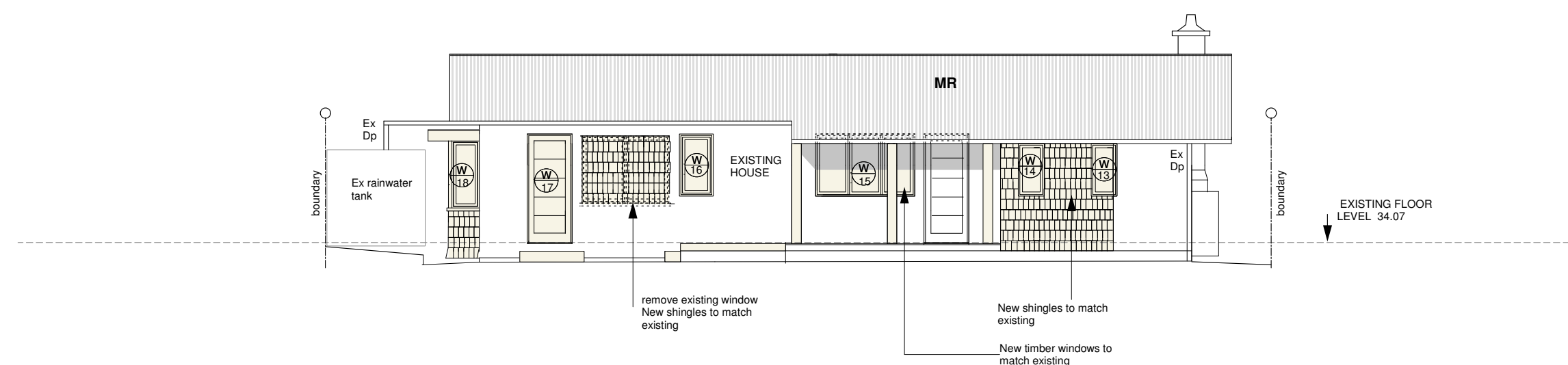
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EAST ELEVATION

MATERIAL SCHEDULE

ID	DESCRIPTION
TC	BOARDED AND BATTEN TIMBER CLADDING PAINTED DARK GREY
W	TIMBER WINDOW AND DORRS PAINTED WHITE
ST	STONE WALL IRREGULAR SIZE IN WHITE CEMENT JOINTS SIMILAR TO " THE MOORINGS "
GW	GARDEN WALL IRREGULAR ROUGH STACKED SIMILAR TO " CRAIGEE LEE "
OF	OFF FORMED CONCRETE FINISH
BM	METAL BALUSTRADE
MR	COLORBOND WOODLAND GREY OR JASPER CORRUGATED ROOF SHEETING, HALF ROUND GUTTERS, ROUND DOWNPIPES



WEST ELEVATION

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Architect

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 91 FLORIDA ROAD  
 PALM BEACH  
 LOT 113 DP6937

Drawing title

ELEVATIONS EAST  
AND WEST

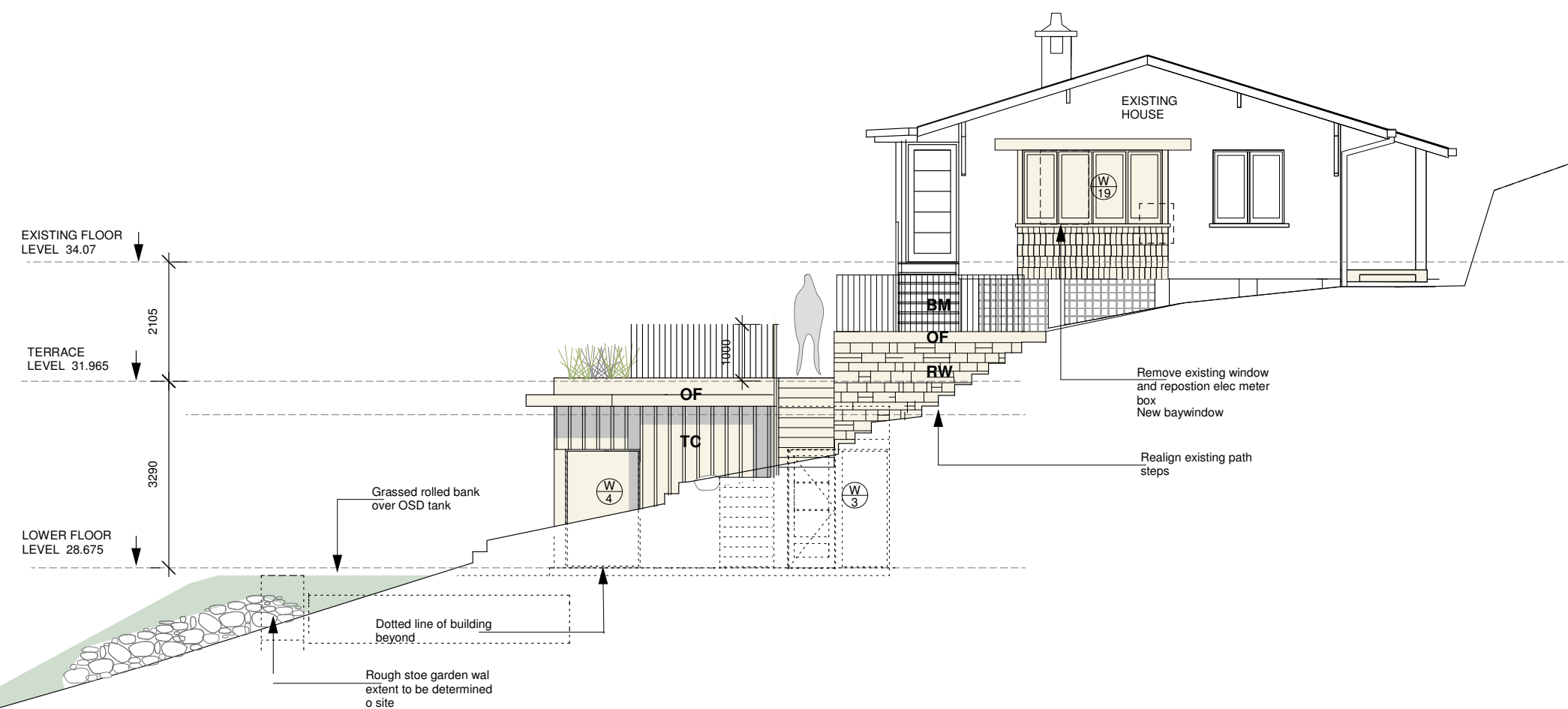
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Date  
07 November 2023

DA05E

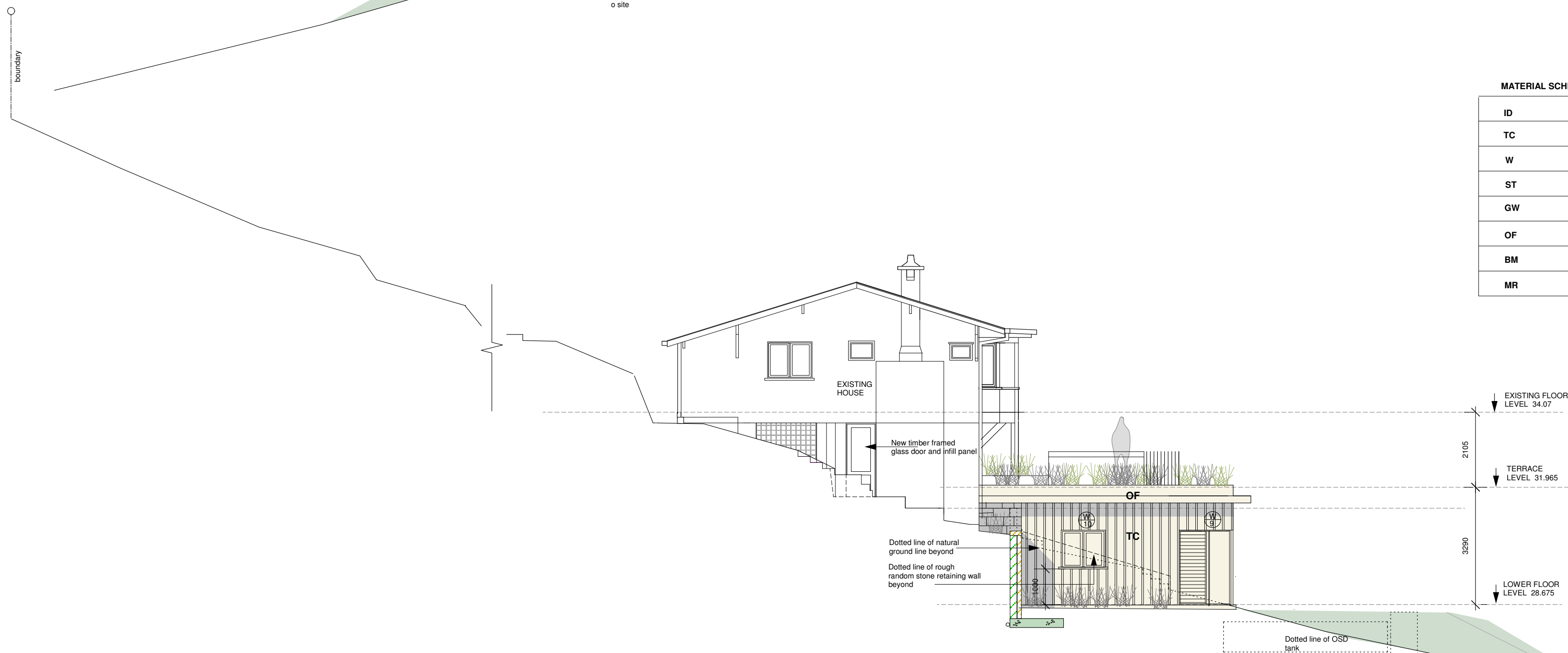
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**DA2023/0422**



**MATERIAL SCHEDULE**

ID	DESCRIPTION
TC	BOARDED AND BATTEN TIMBER CLADDING PAINTED DARK GREY
W	TIMBER WINDOW AND DORRS PAINTED WHITE
ST	STONE WALL IRREGULAR SIZE IN WHITE CEMENT JOINTS SIMILAR TO "THE MOORINGS"
GW	GARDEN WALL IRREGULAR ROUGH STACKED SIMILAR TO "CRAIGEE LEE"
OF	OFF FORMED CONCRETE FINISH
BM	METAL BALUSTRADE
MR	COLORBOND WOODLAND GREY OR JASPER CORRUGATED ROOF SHEETING, HALF ROUND GUTTERS, ROUND DOWNPIPES



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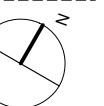
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 PALM BEACH  
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Drawing title

**ELEVATION SOUTH**

Scale  
 1:100

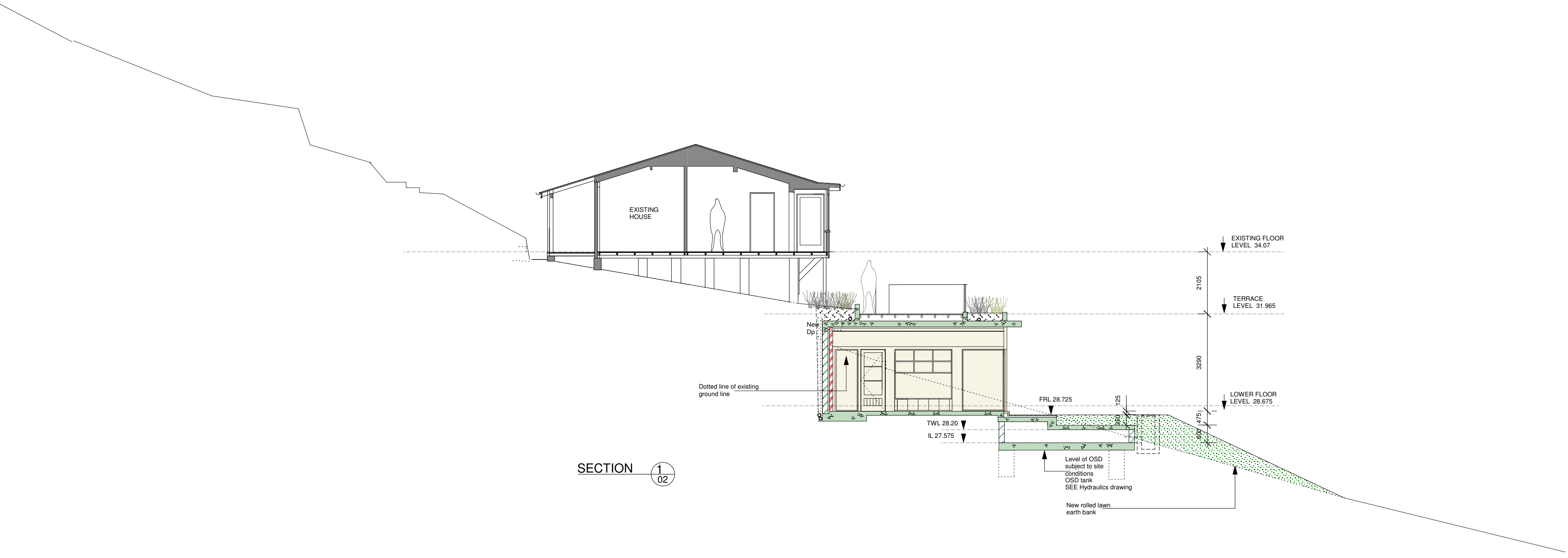


Date  
 07 November 2023

**DA06E**

**NOTES**  
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**DA2023/0422**



SECTION 1/02

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Drawing title

SECTIONS

Scale  
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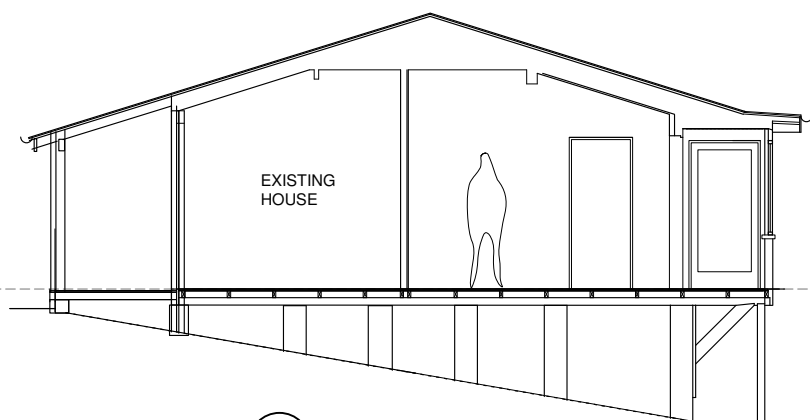
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**DA08E**

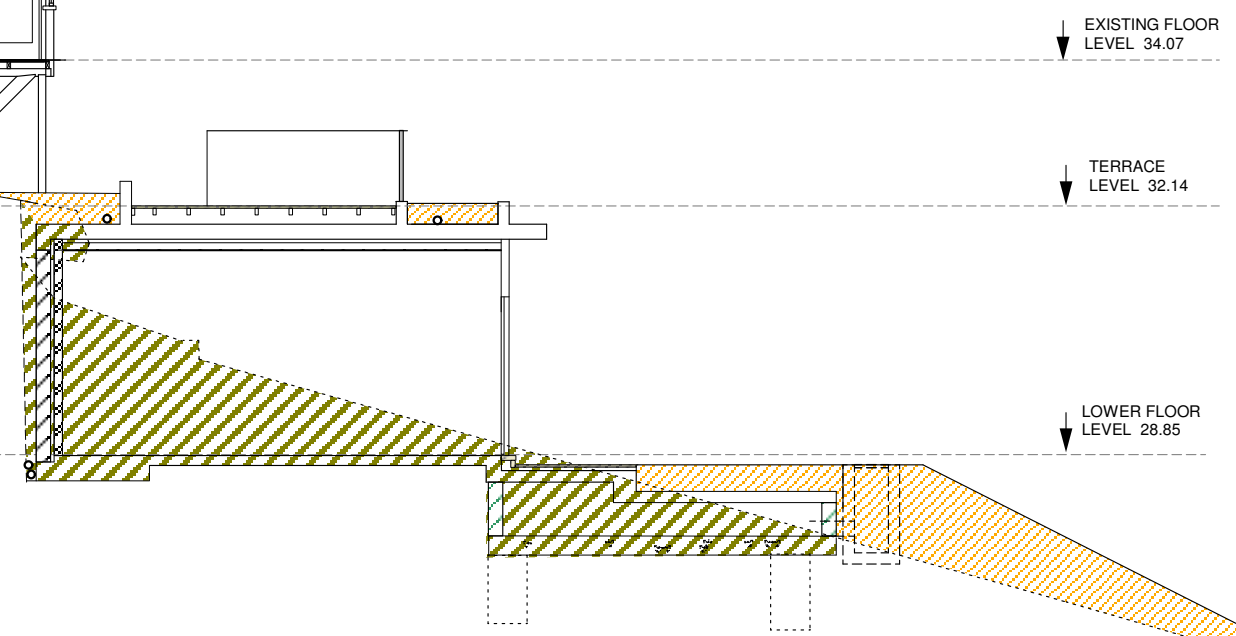
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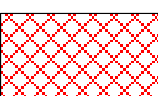

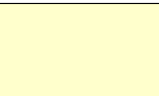
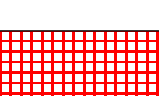


 northern beaches council  
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**DA2023/0422**

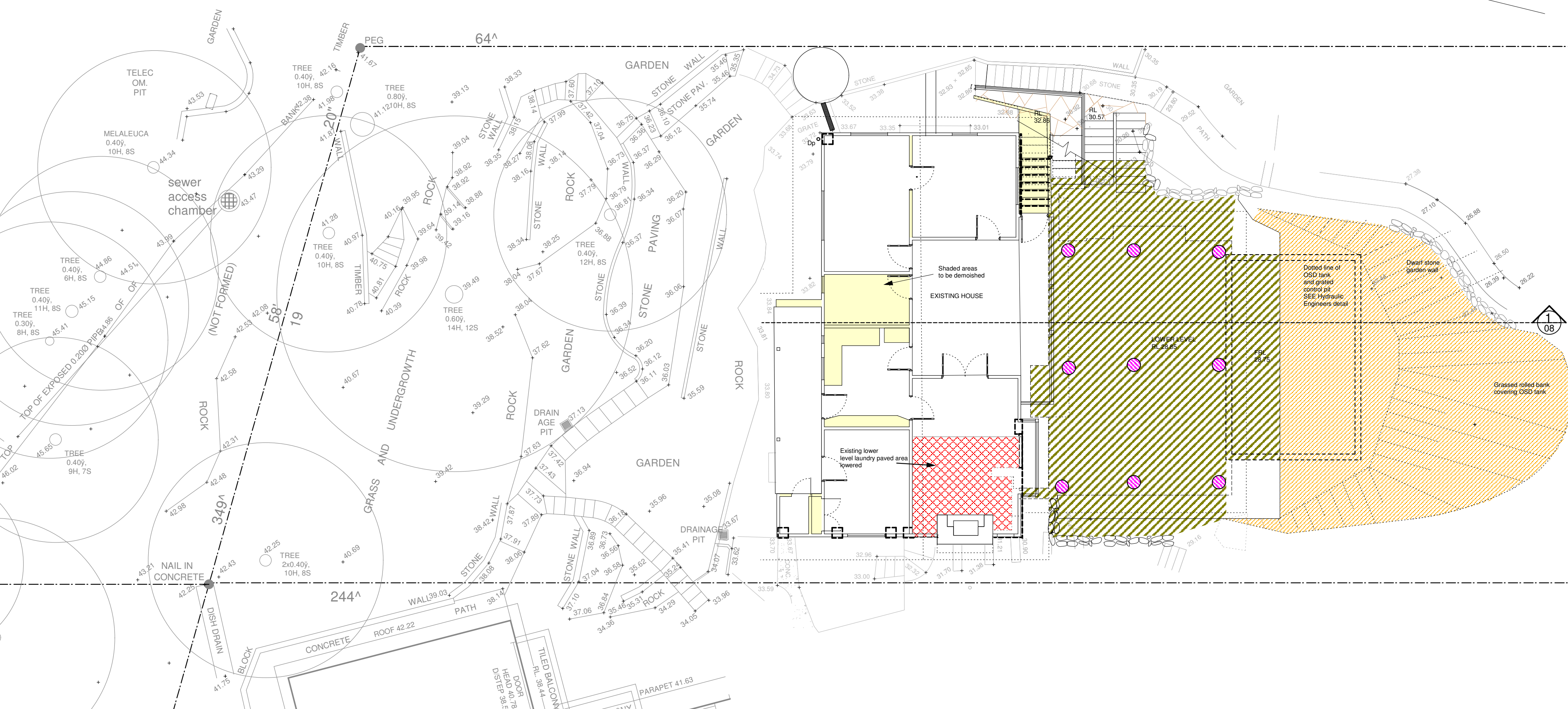


CUT AND FILL SECTION 01



**KEY**

-  EARTH EXCAVATION TOTAL 150 CUBIC M
-  EXISTING PAVING REMOVED AND LOWERED TOTAL 4.2 CUBIC M
-  COMPACTED FILL TOTAL 45 CUBIC M
-  AREA OF EXISTING TO BE DEMOLISHED ALL ALTERED
-  AREA OF EXISTING LAUNDRY SPACE BELOW EXISTING HOUSE TO BE ALTERED
-  450 PIERS 2M ALLOWANCE TOTAL 13.5 CUBIC M



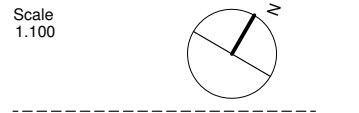
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 LOT 113 DP6937

Drawing title

**DEMOLITION CUT AND FILL PLAN**  
 Scale 1:100



Date  
 JANUARY 2023

**DA10D**

NOTES  
 All Building Construction works to comply with all relevant BCA and AS requirements Building Contractor to verify dimensions on site prior to fabrication

## Schedule of Colours and Materials 07 November 2023

### Similar materials and colours



Roof Sheetting, flashings, rain goods:  
Colorbond Woodland Grey or Jasper.



Timber Cladding: Equal to ( Dark Grey ).  
Timber Windows: Equal to ( White ) Dulux  
white Polar Quarter.



Stone Walls:  
Irregular Sandstone walls.



Garden Walls:  
Irregular Garden walls.