

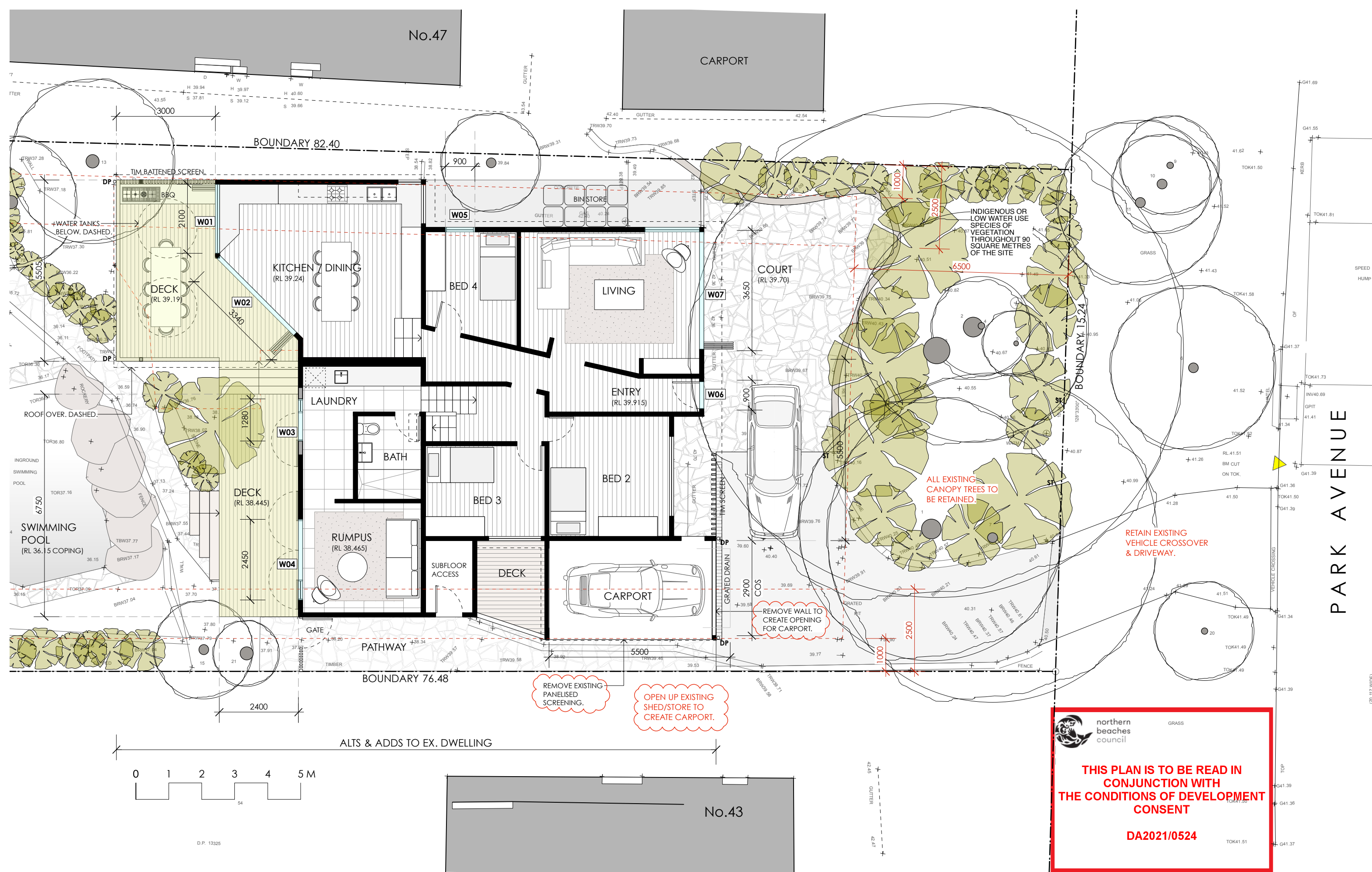
PROPOSED SITE / ROOF / ANALYSIS PLAN 1:250

northern beaches council

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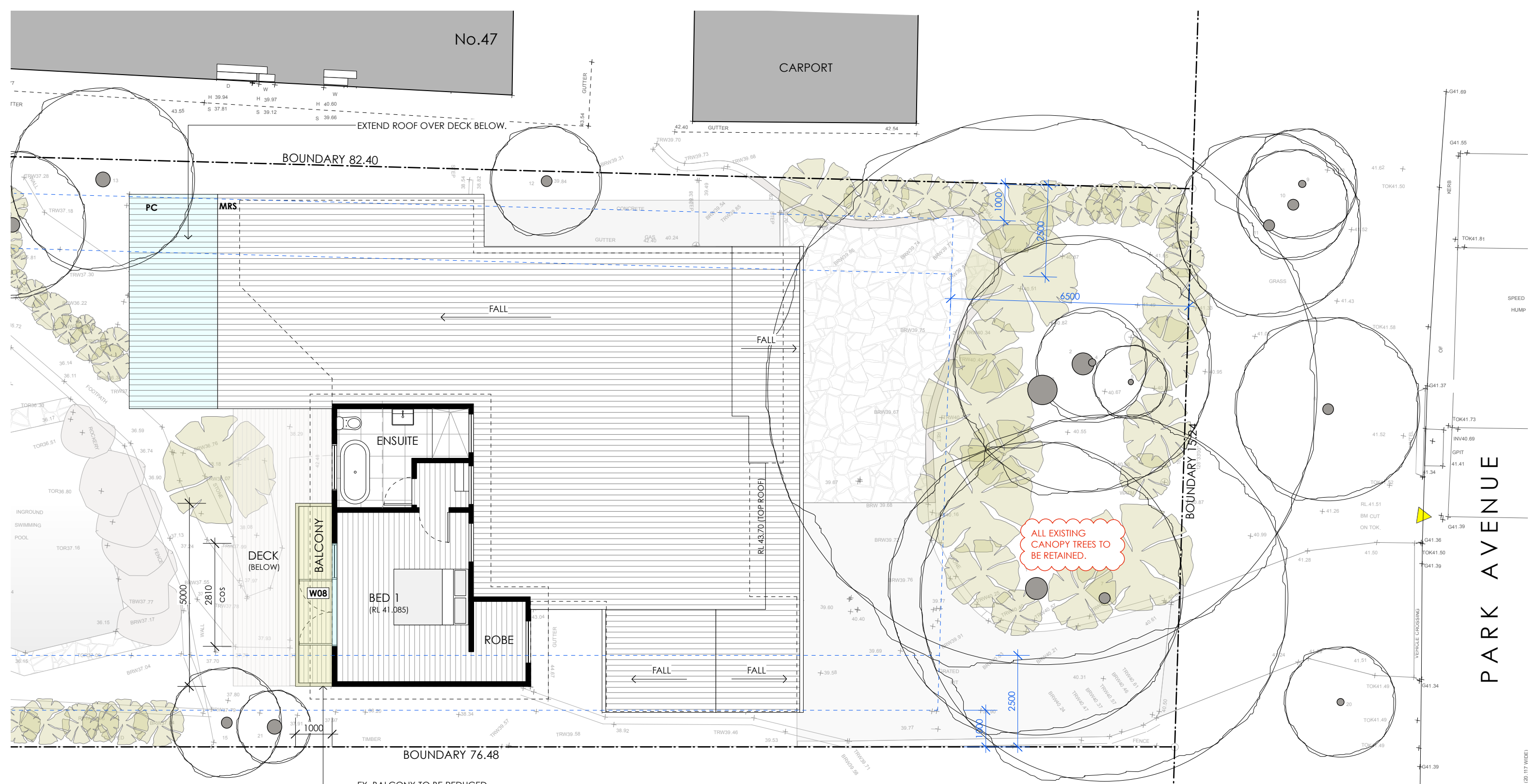
	Note: All footings, slabs, structural beams, etc, to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	<div><div></div> EXISTING WALL</div> <div><div></div> TO BE REMOVED</div> <div><div></div> NEW WALL</div>	MATERIALS: BAL BALLUSTRADE DP DOWNPIPE FG FIXED GLAZING LC LIGHTWEIGHT CLADDING LW LOUVER WINDOW MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL PC POLYCARBONATE ROOF SHEETING ST STONE TIM TIMBER WT WATER TANK	<div>Alex Pace & Michelle Houtman 45 Park Avenue Avalon Beach NSW 2107 LOT 55 DP 13325 SITE AREA = 1290m²</div>					
				PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN			DA. 09
				DRAWING	Proposed Site/Roof/Analysis Plan			DWG. NO.	1:250@A3
				NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings. If in doubt ask.	Tel. 0414 466 665 Email: andy@andylehman .com.au		SCALE	07 JUNE 21
							DATE	B	



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					PROJECT Alterations & Additions		ANDY LEHMAN DESIGN			
					DRAWING Proposed Ground Floor Plan				DWG. NO.	DA. 10
							Tel. 0414 466 665 Email: andy@andylehman .com.au If in doubt ask.		SCALE 1:100@A3 DATE 10 JUNE 21 ISSUE B	



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All works to comply with all relevant NCC, Building Codes + Council requirements.

EXISTING WALL

TO BE REMOVED

NEW WALL

MATERIALS:

BAL	BALUSTRADE
DP	DOWNPIPE
FG	FIXED GLAZING
LC	LIGHTWEIGHT CLADDING
LW	LOUVRE WINDOW
MRS	METAL ROOF SHEETING
NGL	NATURAL GROUND LEVEL
PC	POLYCARBONATE ROOF SHEETING
ST	STONE
TIM	TIMBER
WT	WATER TANK

Alex Pace & Michelle Houtman

45 Park Avenue Avalon Beach NSW 2107 LOT 55 DP 13325 SITE AREA = 1290m²

PROJECT

Alterations & Additions

DRAWING

Proposed First Floor Plan

NOTES

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ANDY LEHMAN DESIGN

Tel. 0414 466 665

Email: andy@andylehman.com.au

If in doubt ask.

DWG. NO.

DA. 11

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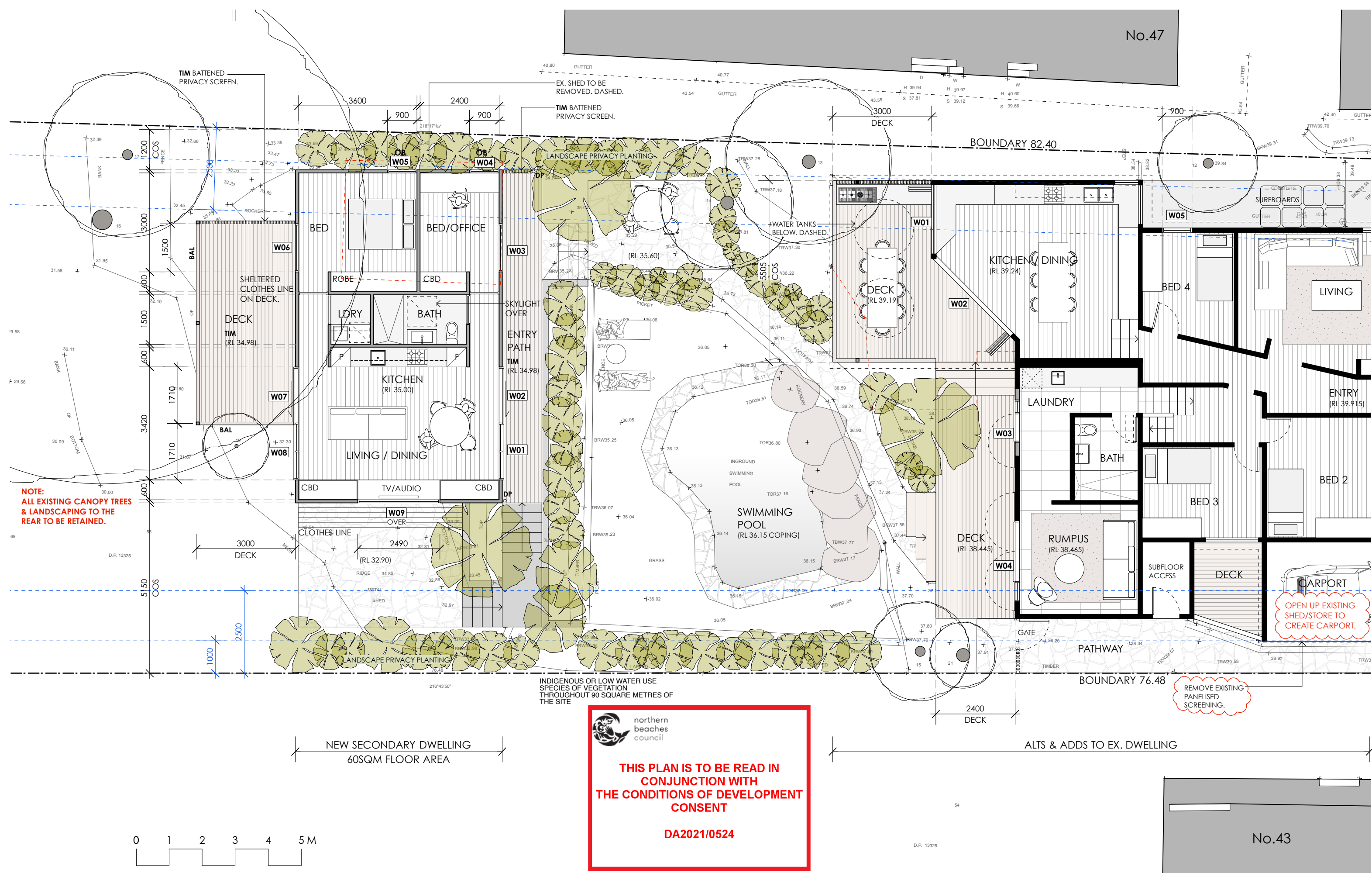
1:100@A3

DATE

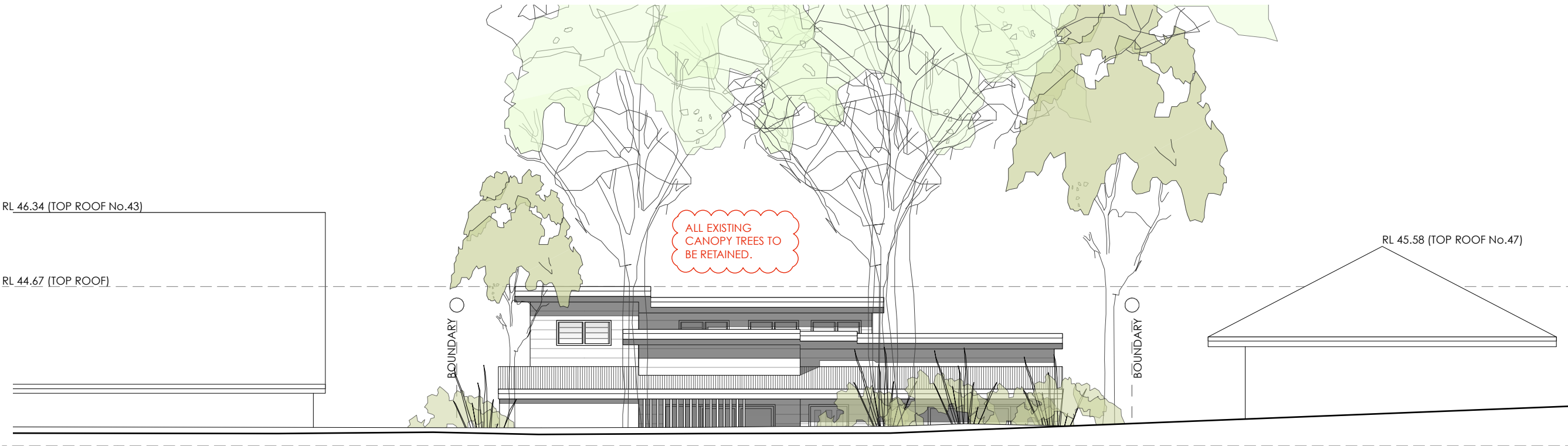
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	Note: All footings, slabs, structural beams, etc, to future engineers details. All wall/roof connections + member sizes to NCC + future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	EXISTING WALL TO BE REMOVED NEW WALL	MATERIALS: BAL BALLUSTRADE DP DOWNPIPE FG FIXED GLAZING LC LIGHTWEIGHT CLADDING LW LOUVER WINDOW MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL PC POLYCARBONATE ROOF SHEETING ST STONE TIM TIMBER WT WATER TANK	Alex Pace & Michelle Houtman 45 Park Avenue Avalon Beach NSW 2107 LOT 55 DP 13325 SITE AREA = 1290m ²			
	PROJECT Alterations & Additions	ANDY LEHMAN DESIGN		DWG. NO.		DA. 12	
	DRAWING Secondary Dwelling Plan & Concept Landscape Plan	Tel. 0414 466 665 Email: andy@andylehman .com.au If in doubt ask.		SCALE 1:100@A3 DATE 10 JUNE 21 ISSUE B			



RL 39.915 (FFL ENTRY)

No. 43

No. 45

No. 47

PROPOSED NORTH-EAST (STREET) ELEVATION

RL 46.34 (TOP ROOF No.43)

RL 44.67 (TOP ROOF)

RL 41.085 (FFL BED 1)

RL 39.915 (FFL ENTRY)

RL 39.24 (FFL KITCHEN)

RL 38.465 (FFL RUMPUS)

TIM BATTENED SCREEN.

REMOVE WALL TO CREATE OPENING FOR CARPORT.

OPEN UP EXISTING SHED/STORE TO CREATE CARPORT.

RL 45.58 (TOP ROOF No.47)

No. 43

No. 45

No. 47

PROPOSED NORTH-EAST ELEVATION (AT BUILDING)

Note:
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All works to comply with all relevant NCC, Building Codes + Council requirements.

EXISTING WALL
TO BE REMOVED
NEW WALL

MATERIALS:
BAL BALUSTRADE
DP DOWNPIPE
FG FIXED GLAZING
LC LIGHTWEIGHT CLADDING
LW LOUVRE WINDOW
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL
PC POLYCARBONATE ROOF SHEETING
ST STONE
TIM TIMBER
WT WATER TANK

Alex Pace & Michelle Houtman
45 Park Avenue Avalon Beach NSW 2107 LOT 55 DP 13325 SITE AREA = 1290m²

PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DA. 13
DRAWING	Proposed North-East Elevation - Principle Dwelling	Tel. 0414 466 665	DWG. NO.	1:100@A3
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RL 44.67 (TOP ROOF)

RL 41.085 (FFL BED 1)

RL 39.915 (FFL ENTRY)

RL 39.24 (FFL KITCHEN)

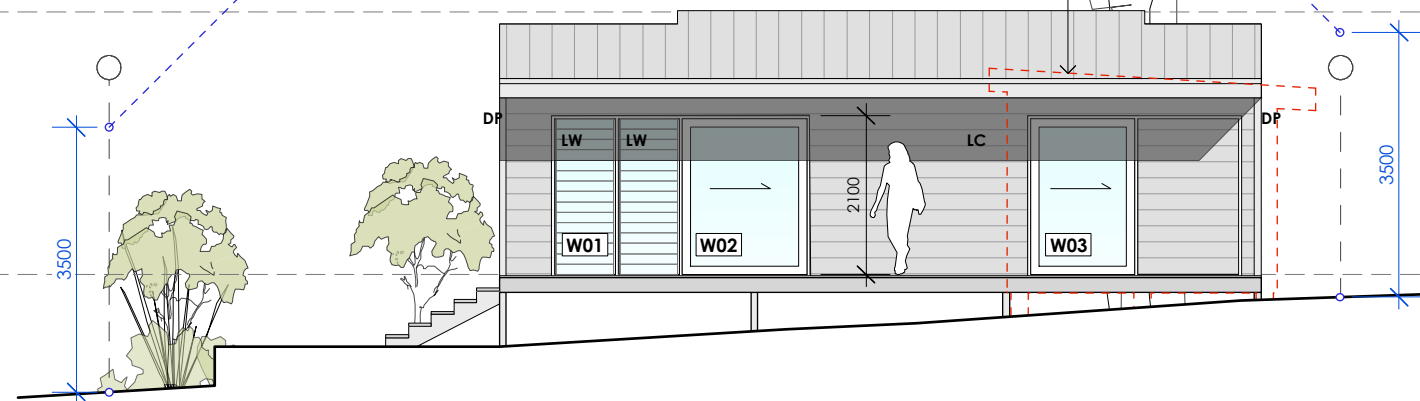
RL 38.50 (TOP ROOF SECONDARY DWELLING)
RL 38.465 (FFL RUMPUS)

RL 35.00 (FFL SECONDARY DWELLING)

8.5m HEIGHT PLANE

5.5m HEIGHT PLANE

EXISTING STUDIO TO BE
DEMOLISHED. DASHED.





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PROPOSED NORTH-EAST ELEVATION (SECONDARY DWELLING)

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All works to comply with all relevant NCC, Building Codes + Council requirements.

EXISTING WALL

TO BE REMOVED

NEW WALL

MATERIALS:
BAL BALUSTRADE
DP DOWNPIPE
FG FIXED GLAZING
LC LIGHTWEIGHT CLADDING
LW LOUVRE WINDOW
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL
PC POLYCARBONATE ROOF SHEETING
ST STONE
TIM TIMBER
WT WATER TANK

Alex Pace & Michelle Houtman

45 Park Avenue Avalon Beach NSW 2107 LOT 55 DP 13325 SITE AREA = 1290m²

PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
DRAWING	Proposed North-East Elevation - Secondary Dwelling	DWG. NO.	DA. 14
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PROPOSED SOUTH-WEST ELEVATION

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			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
			DRAWING	Proposed South-West Elevation	DWG. NO.	DA. 15
			NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	Tel. 0414 466 665 Email: andy@andylehman.com.au If in doubt ask.	SCALE 1:100@A3 DATE 07 JUNE 21 ISSUE A



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ALTS & ADDS TO EX. DWELLING

RL 44.67 (TOP ROOF)

RL 41.085 (FFL BED 1)

RL 39.915 (FFL ENTRY)

RL 39.24 (FFL KITCHEN)

RL 38.465 (FFL RUMPUS)

WATER TANKS BELOW DECK.

EX. POOL FENCE.

RL 35.05 (FFL STUDIO)

ALL EXISTING
CANOPY TREES TO
BE RETAINED.

RETAIN EXISTING
VEHICLE CROSSOVER
& DRIVEWAY.

OPEN UP EXISTING
SHED/STORE TO
CREATE CARPORT.

PROPOSED SOUTH-EAST ELEVATION (PRINCIPLE DWELLING)

Note:
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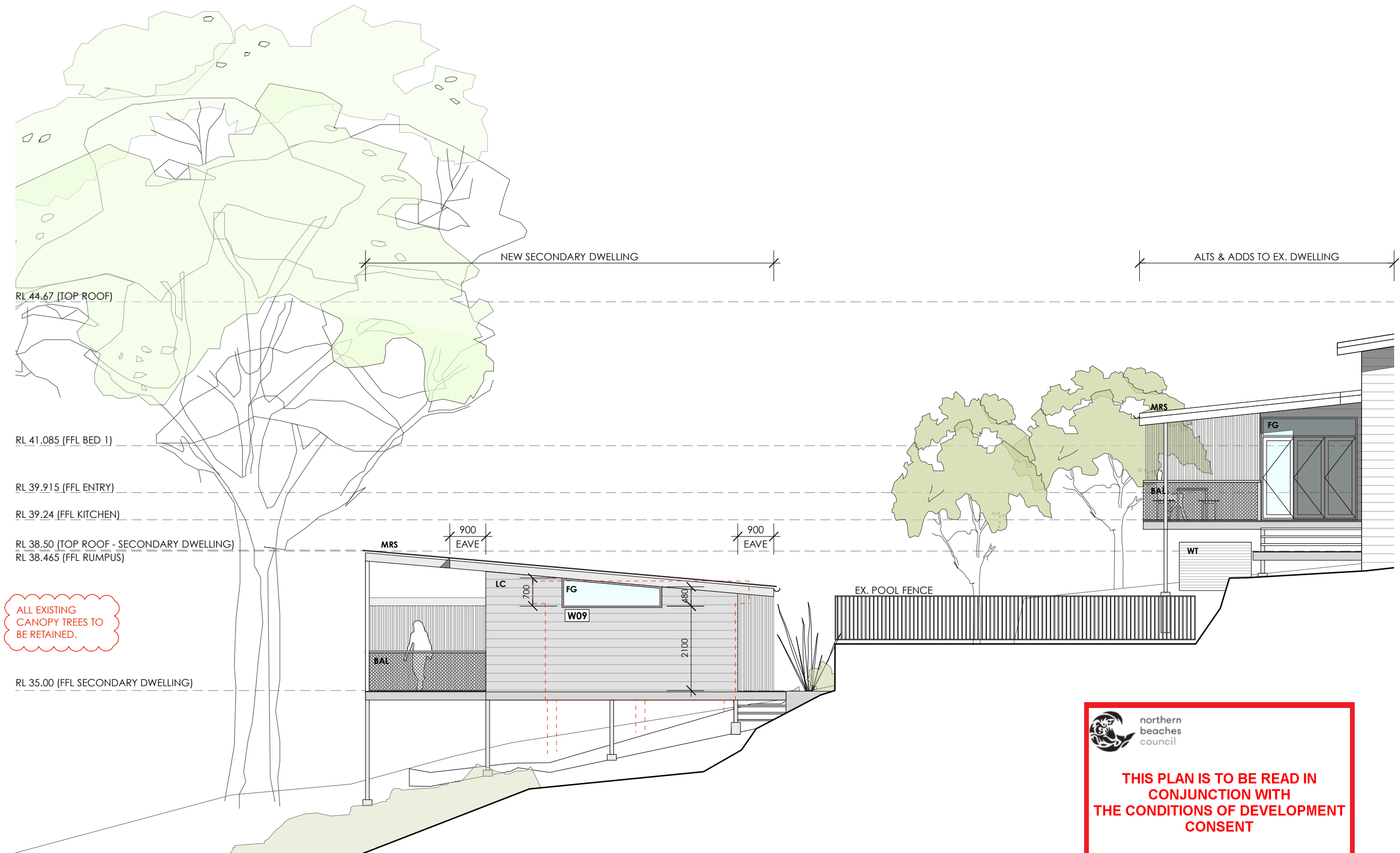
EXISTING WALL
TO BE REMOVED
NEW WALL

MATERIALS:
BAL BALUSTRADE
DP DOWNPIPE
FG FIXED GLAZING
LC LIGHTWEIGHT CLADDING
LW LOUVRE WINDOW
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL
PC POLYCARBONATE ROOF SHEETING
ST STONE
TIM TIMBER
WT WATER TANK

Alex Pace & Michelle Houtman

45 Park Avenue Avalon Beach NSW 2107 LOT 55 DP 13325 SITE AREA = 1290m²

PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DWG. NO.	DA. 16
DRAWING	Proposed South-East Elevation - Principle Dwelling	Tel. 0414 466 665	SCALE	1:100@A3	
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ALL EXISTING
CANOPY TREES TO
BE RETAINED.

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PROPOSED SOUTH-EAST ELEVATION (SECONDARY DWELLING)

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EXISTING WALL TO BE REMOVED NEW WALL		PROJECT Alterations & Additions		ANDY LEHMAN DESIGN	
DRAWING Proposed South-East Elevation		Tel. 0414 466 665 Email: andy@andylehman.com.au		DWG. NO.	DA. 17
NOTES Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.		DATE 07 JUNE 21		SCALE	1:100@A3
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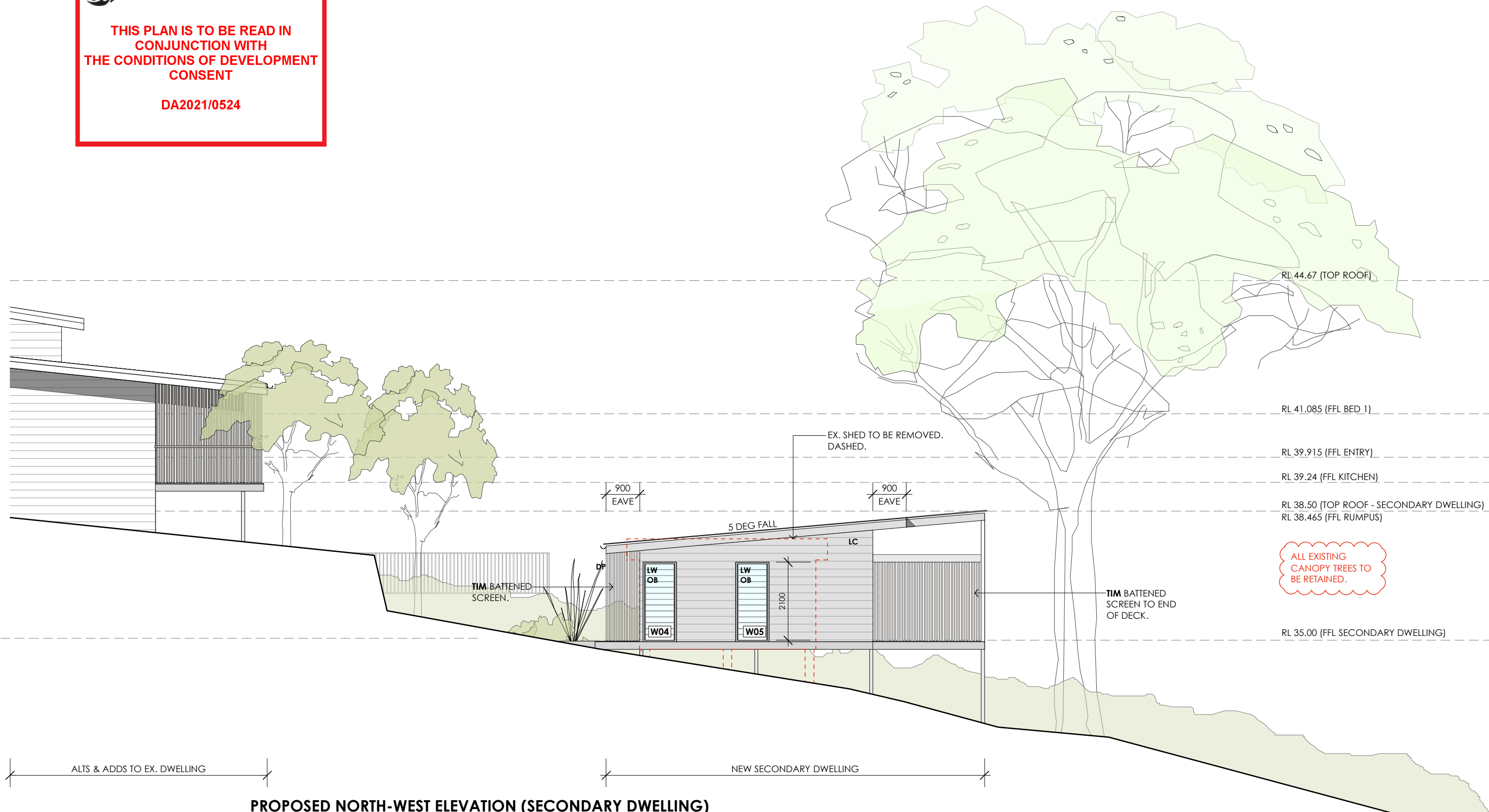
PROPOSED NORTH-WEST ELEVATION (PRINCIPLE DWELLING)

<div><div>Note:</div><div>All footings, slabs, structural beams, etc, to future engineers details.</div><div>All wall/roof connections + member sizes to NCC & future engineers details.</div><div>Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements.</div><div>All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements.</div><div>All works to comply with all relevant NCC, Building Codes + Council requirements.</div></div>	<div><div><div></div>EXISTING WALL</div><div><div></div>TO BE REMOVED</div><div><div></div>NEW WALL</div></div>	<div><div>MATERIALS:</div><div>BALBALUSTRADE</div><div>DPDOWNPIPE</div><div>FGFIXED GLAZING</div><div>LCLIGHTWEIGHT CLADDING</div><div>LWLouvre WINDOW</div><div>MRSMETAL ROOF SHEETING</div><div>NGLNATURAL GROUND LEVEL</div><div>PCPOLYCARBONATE ROOF SHEETING</div><div>STSTONE</div><div>TIMTIMBER</div><div>WTWATER TANK</div></div>	Alex Pace & Michelle Houtman				
			45 Park Avenue Avalon Beach NSW 2107 LOT 55 DP 13325 SITE AREA = 1290m ²				
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DA. 18
			DRAWING	Proposed North-West Elevation	DWG. NO.		
			NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	Tel. 0414 466 665		
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PROPOSED NORTH-WEST ELEVATION (SECONDARY DWELLING)

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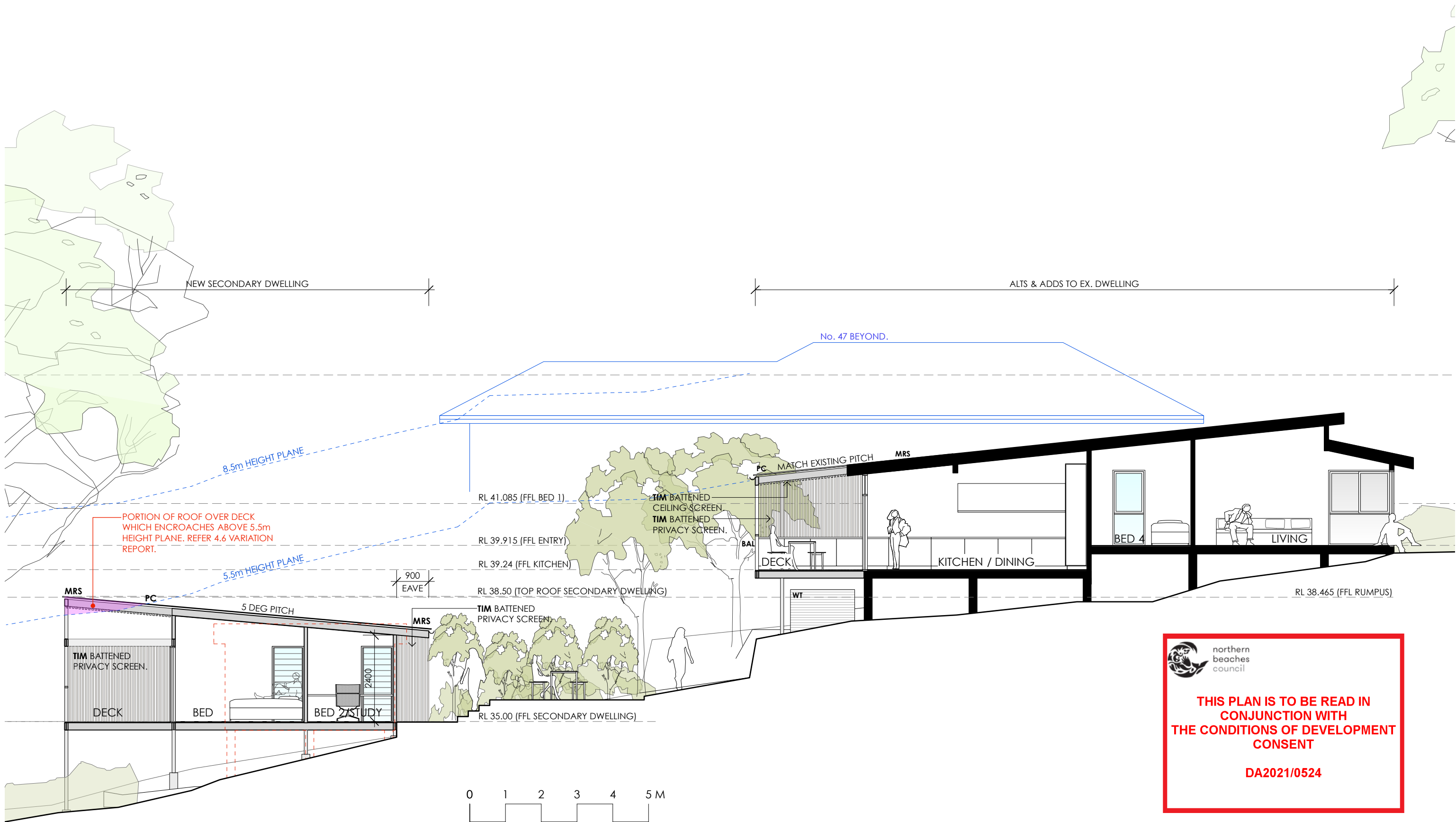
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NEW WALL


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FG FIXED GLAZING
LC LIGHTWEIGHT CLADDING
LW LOUVER WINDOW
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL
PC POLY-CARBONATE ROOF SHEETING
ST STONE
TIM TIMBER
WT WATER TANK

Alex Pace & Michelle Houtman

45 Park Avenue Avalon Beach NSW 2107 LOT 55 DP 13325 SITE AREA = 1290m²

PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	DWG. NO.	DA. 19
DRAWING	Proposed North-West Elevation - Secondary Dwelling	Tel. 0414 466 665	SCALE	1:100@A3
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EXISTING WALL TO BE REMOVED NEW WALL				PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
				DRAWING	Proposed Section AA	Tel. 0414 466 665	DWG. NO. DA. 20
				NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	Email: andy@andylehman.com.au	SCALE 1:100@A3
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