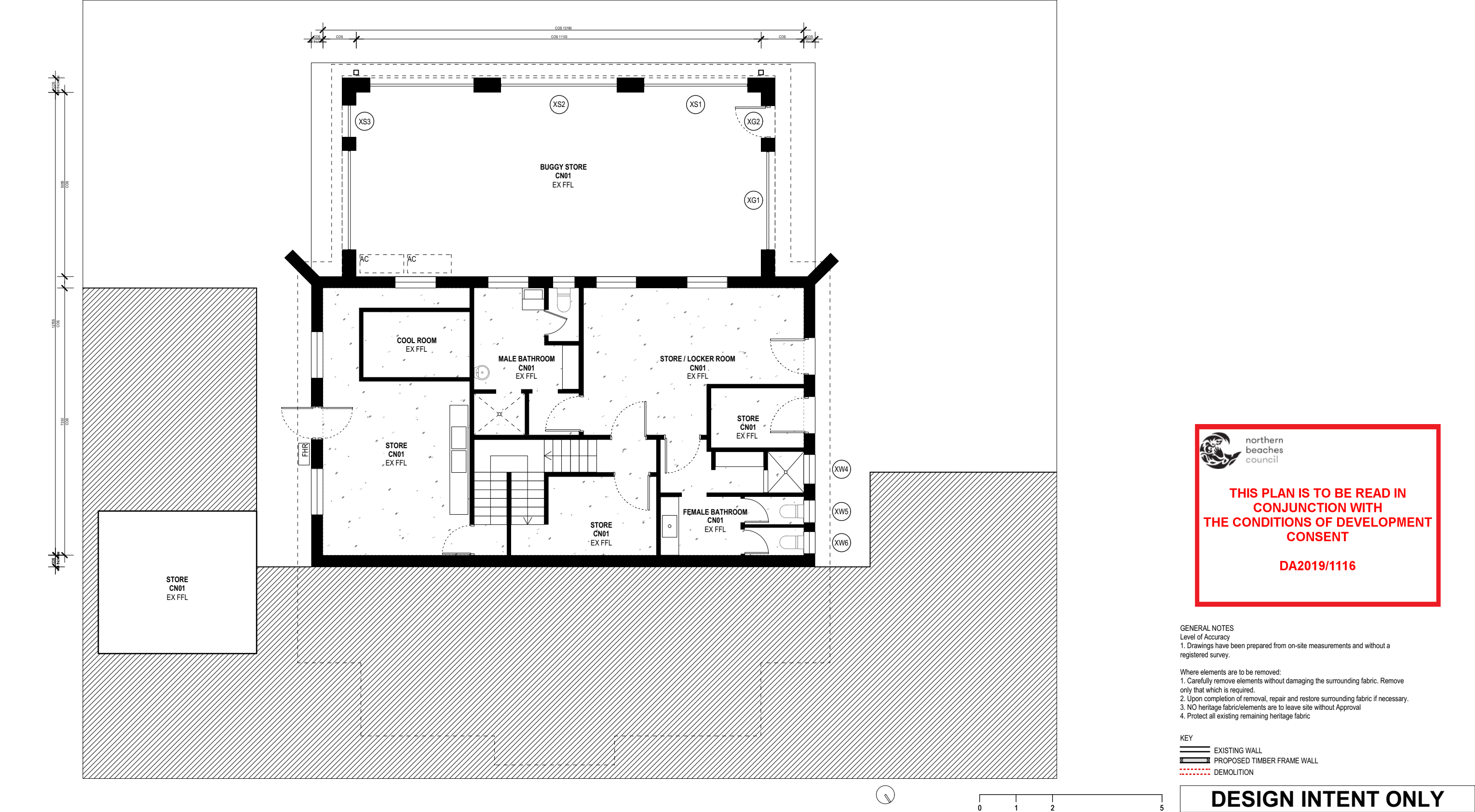


REV			DATE			DESCRIPTION			CLIENT			ARCHITECT			PROJECT			SHEET TITLE		
D			03.10.19			ISSUE FOR INFORMATION			NORTHERN BEACHES COUNCIL			BREAKSPEAR ARCHITECTS			AVALON GOLF CLUB - ARTIST STUDIOS			SITE PLAN		
C			23.09.19			ISSUE FOR INFORMATION			Building Assets - Planning Design and Delivery			ABN 81 601 670 991 ACN 601 670 991			PROJECT NUMBER			DOCUMENTATION STAGE		
B			20.06.19			ISSUE FOR INFORMATION						Level 1, 29-33 The Corso, Manly NSW 2095			DRAWN			SHEET NUMBER		
A			19.06.19			ISSUE FOR INFORMATION						P: 0421 661 146 E: toby@brkspr.com			CHECKED			SHEET SIZE		
												This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings, dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.			1908			DD		
															CA			001		
															TB			D		
															1:200					
															A3					

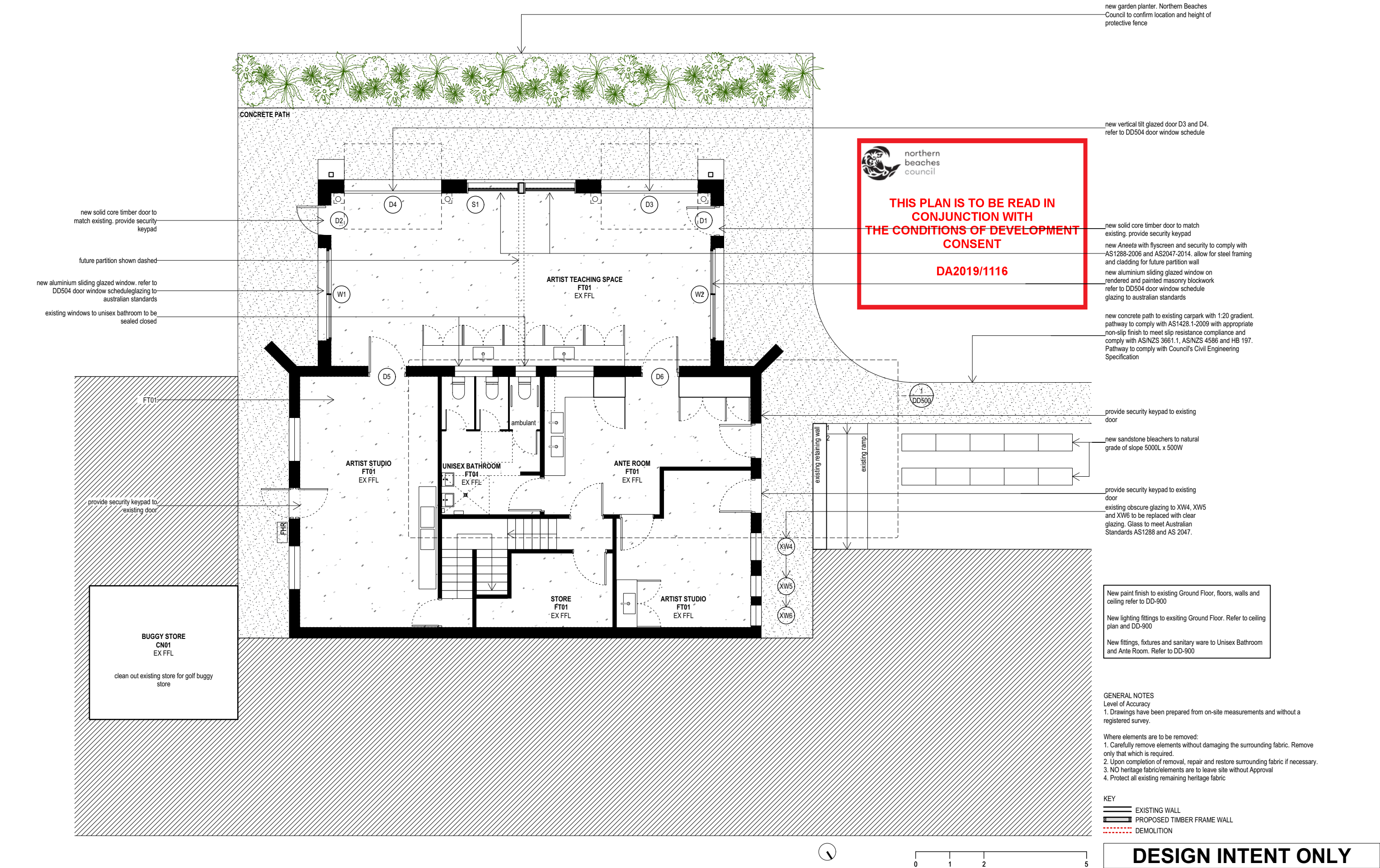


									CLIENT NORTHERN BEACHES COUNCIL Building Assets - Planning Design and Delivery			ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: toby@brkspr.com			PROJECT AVALON GOLF CLUB - ARTIST STUDIOS					SHEET TITLE PLAN - EXISTING GROUND							
D C B A			23.09.19 16.08.19 20.06.19 19.06.19			ISSUE FOR INFORMATION ISSUE FOR INFORMATION ISSUE FOR INFORMATION ISSUE FOR INFORMATION						This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings. dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.						PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE		SHEET NUMBER		ISSUE
REV			DATE			DESCRIPTION			REV			DATE			DESCRIPTION			1908	CA	TB	1:100	A3	DD		020		D

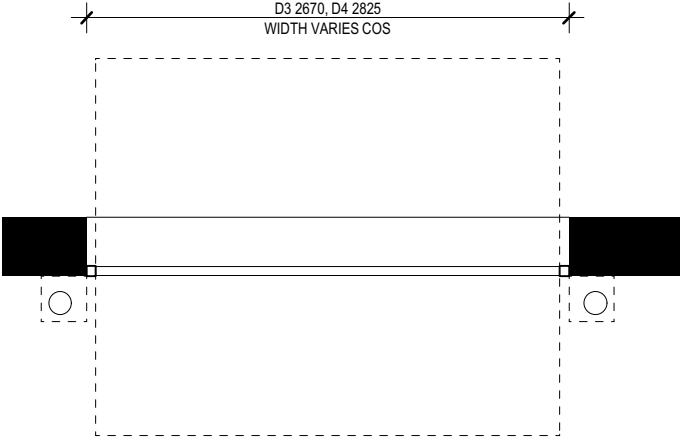
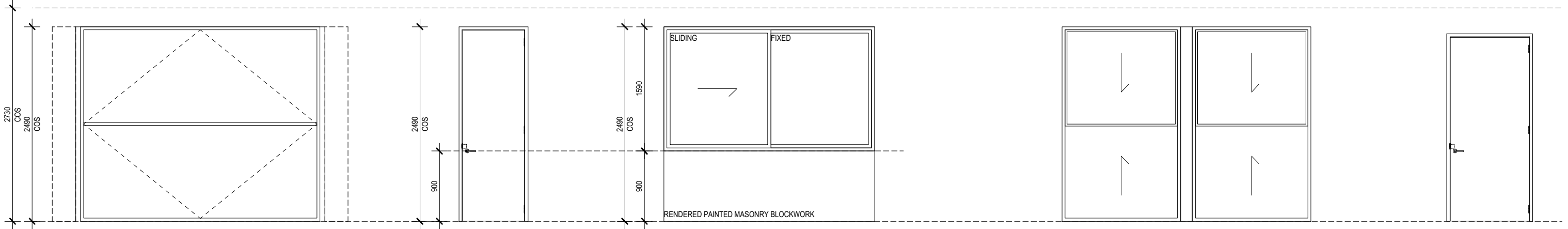


DESIGN INTENT ONLY

E D C B A			03.10.19 23.09.19 16.08.19 20.06.19 19.06.19	ISSUE FOR INFORMATION ISSUE FOR INFORMATION ISSUE FOR INFORMATION ISSUE FOR INFORMATION ISSUE FOR INFORMATION	REV	DATE	DESCRIPTION			CLIENT NORTHERN BEACHES COUNCIL Building Assets - Planning Design and Delivery E: loby@bkspr.com	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 561 146 E: loby@bkspr.com	PROJECT AVALON GOLF CLUB - ARTIST STUDIOS					SHEET TITLE DEMOLITION PLAN - GROUND		
											This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings, dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects Pty Ltd.	PROJECT NUMBER 1908	DRAWN CA	CHECKED TB	SHEET SCALE 1:200	SHEET SIZE A3	DOCUMENTATION STAGE DD	SHEET NUMBER 030	ISSUE E



						CLIENT		ARCHITECT		PROJECT					SHEET TITLE					
						NORTHERN BEACHES COUNCIL Building Assets - Planning Design and Delivery		BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: toby@brkspr.com		AVALON GOLF CLUB - ARTIST STUDIOS					PROPOSED PLAN - GROUND					
										PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE		SHEET NUMBER	ISSUE		
										1908	CA	TB	1:100	A3	DD		100	E		
E D C B A			03.10.19 23.09.19 16.08.19 20.06.19 19.06.19			ISSUE FOR INFORMATION ISSUE FOR INFORMATION ISSUE FOR INFORMATION ISSUE FOR INFORMATION ISSUE FOR INFORMATION														
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION															



D3, D4

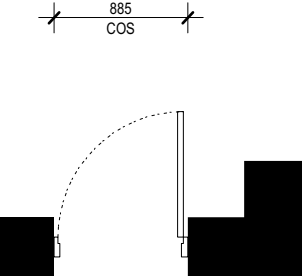
RENLITA OVERHEAD FLOATAWAY COUNTER BALANCED SINGLE LEAF DOOR SERIES S1000

STEEL FRAMED GLASS [GL-1] VERTICAL DOOR DESIGNED IN ACCORDANCE WITH AS1170 AND AS1250 TO BE FIXED WITH WEATHER SEALS. VIRIDIAN TOUGHENED GLASS AUSTRALIAN STANDARDS AS 1288-2006

NOTE: STRUCTURAL INTEGRITY OF OPENING AND RENLITA DOOR SYSTEM TO BE CHECKED BY STRUCTURAL ENGINEER. DOOR TRACK POSITIONED ON INTERNAL FACE OF EXISTING RENDERED BRICKWORK WALL

DOOR FRAME AND CHANNEL TO BE POWDERCOATED TO MATCH EXISTING PAINT COLOUR OF RENDERED BLOCK WORK

Contact: Monarch Renlita
Luke Harden
e: luke@monarchdoors.com.au
d: 02 9535 8707
w: https://monarchrenlita.aragroup.com.au/products/renlita-series-1000/



D1, D2

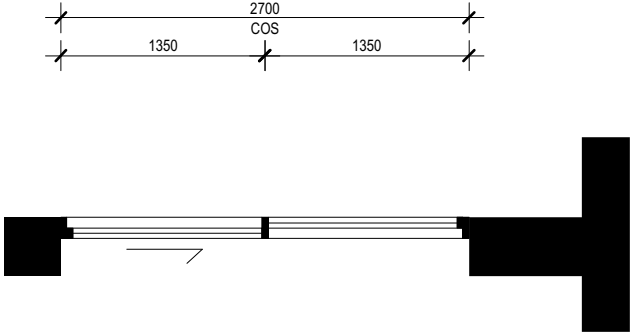
40mm HINGED SOLID CORE TIMBER DOOR
FINISH: SEMI-GLOSS PAINT TO MATCH EXISTING GROUND FLOOR TIMBER DOORS.

DOOR TO COMPLY WITH AS1428.1 AND ACHIEVE MINIMUM UNOBSTRUCTED WIDTH OF 850mm AND HINGE SIDE / LATCH SIDE CLEARANCES.

DOORS TO BE FITTED WITH HOLD OPEN DEVICE

LOCKWOOD STAINLESS STEEL D SHAPED LEVER SINGLE ACTION LEVER HANDLE

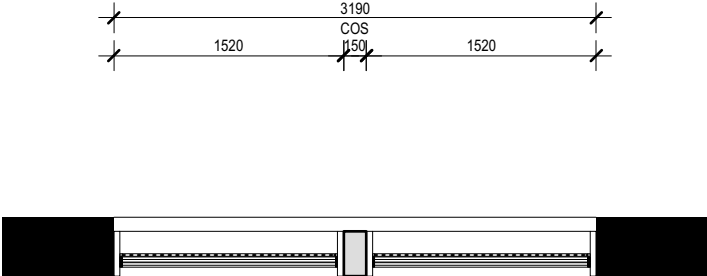
ALL EXTERNAL DOORS TO BE FIXED WITH SECURITY KEYPADS



W1, W2

ALUMINIUM FRAMED TOUGHENED SLIDING GLAZED WINDOW WITH FIXED LITE. ALL WINDOWS TO BE KEY LOCKED
FINISH: WINDOW FRAME TO BE POWDERCOATED TO MATCH EXISTING PAINT COLOUR OF RENDERED BLOCK WORK WALL

GLAZING TO COMPLY WITH AS1288:2006



S1

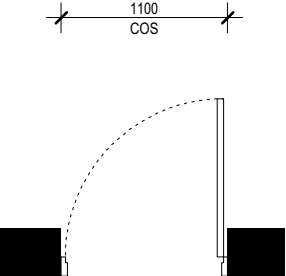
ANEETA GLASS 2 PANE SASHLESS DOUBLE HUNG WINDOW SYSTEM

CAREFULLY REMOVE EXISTING ALUMINIUM SCREEN. REPAIR TIMBER JAMB, CILL AND HEAD AND INCORPORATE NEW 10MM THICK GLASS [GL-1] ANEETA SYSTEM

ALL ANEETA WINDOWS TO INCLUDE REMOVABLE ALUMINIUM MESH FLYSCREEN, LOCKING DEVICE, WEATHERPROOF SEALS AND CONCEALED FIXINGS

ANEETA SYSTEM TO COMPLY WITH AUSTRALIAN STANDARDS AS2047-2014, AS1288-2006 AND AS4055-2012

Contact: ANEETA
p: 9939 0520
w: http://aneetawindows.com.au/index.html



D5, D6

40mm HINGED SOLID CORE TIMBER DOOR
FINISH: SEMI-GLOSS PAINT TO MATCH EXISTING GROUND FLOOR TIMBER DOORS.

DOOR TO COMPLY WITH AS1428.1 AND ACHIEVE MINIMUM UNOBSTRUCTED WIDTH OF 850mm AND HINGE SIDE / LATCH SIDE CLEARANCES.

DOORS TO BE FITTED WITH HOLD OPEN DEVICE

LOCKWOOD STAINLESS STEEL D SHAPED LEVER SINGLE ACTION LEVER HANDLE



northern
beaches
council

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

DA2019/1116

GENERAL NOTES

Level of Accuracy

1. Drawings have been prepared from on-site measurements and without a registered survey.

Where elements are to be removed:

1. Carefully remove elements without damaging the surrounding fabric. Remove only that which is required.

2. Upon completion of removal, repair and restore surrounding fabric if necessary.

3. NO heritage fabric/elements are to leave site without Approval

4. Protect all existing remaining heritage fabric

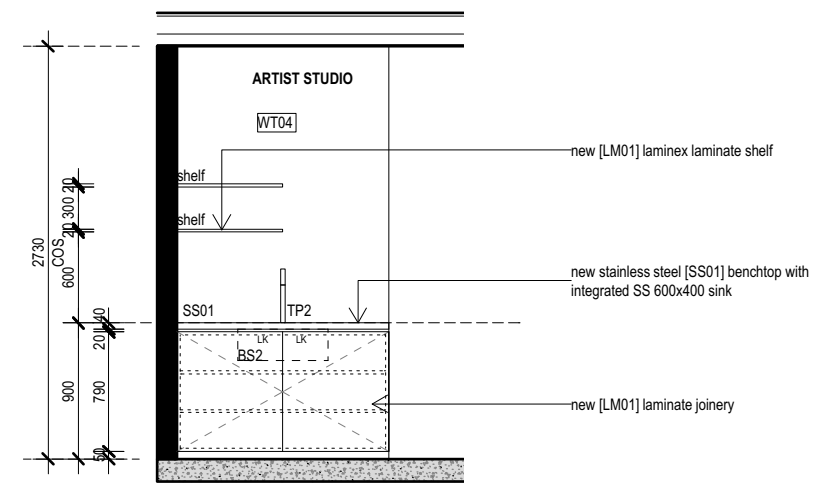
KEY

EXISTING WALL

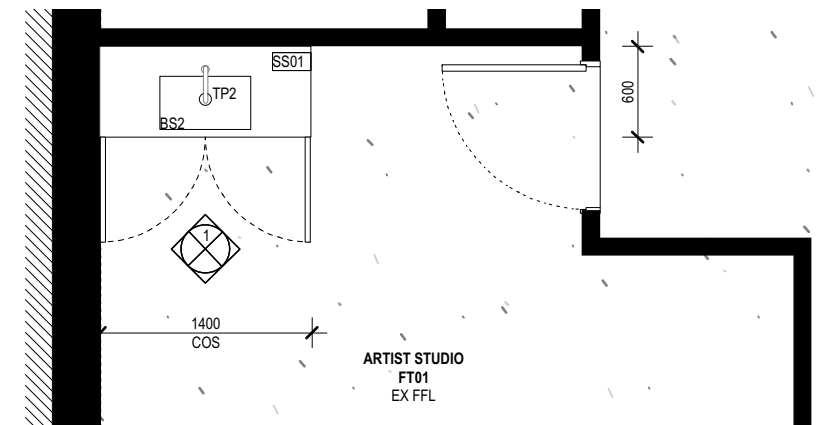
PROPOSED TIMBER FRAME WALL

DEMOLITION

REV			DATE			DESCRIPTION			CLIENT			ARCHITECT			PROJECT			SHEET TITLE		
D			03.10.19			ISSUE FOR INFORMATION			NORTHERN BEACHES COUNCIL			BREAKSPEAR ARCHITECTS			AVALON GOLF CLUB - ARTIST STUDIOS			PROPOSED DOOR WINDOW SCHEDULE		
C			23.09.19			ISSUE FOR INFORMATION			Building Assets - Planning Design and Delivery			ABN 81 601 670 991 ACN 601 670 991			PROJECT NUMBER			DOCUMENTATION STAGE		
B			20.06.19			ISSUE FOR INFORMATION						Level 1, 29-33 The Corso, Manly NSW 2095			DRAWN			SHEET NUMBER		
A			19.06.19			ISSUE FOR INFORMATION						P: 0421 661 146 E: toby@brkspr.com			CHECKED			SHEET SIZE		
REV			DATE			DESCRIPTION						This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings, dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.			1908			DD		
															CA			504		
															TB			D		
															1:50					
															A3					



3 ELEVATION 01 - ARTIST STUDIO



GENERAL NOTES FOR JOINERY

1. read in conjunction with DD900 finishes, FF&E schedule
2. all non visible construction to be 18mm white melamine
3. all exposed finishes to cupboard doors to be 18mm oyster grey laminate [LM01]
4. benchtop to be stainless steel [SS01] on substrate, edge to have drainage lip to leading edge
5. splashback to be stainless steel [SS01]
6. 5mm recessed shadow gap between joinery modules in finish to match adjacent joinery
7. door pull handle to cupboards to be madinoz *vertical on full height doors mdz 200/800
8. adjustable shelving strips to be '283.12.013 rebated with matching supports '283.68.005'
9. all doors to be lockable
10. all gpos to match paint/laminate finish

Where elements are to be removed:

1. Carefully remove elements without damaging the surrounding fabric. Remove only that which is required.
2. Upon completion of removal, repair and restore surrounding fabric if necessary.
3. NO heritage fabric/elements are to leave site without Approval
4. Protect all existing remaining heritage fabric

DESIGN INTENT ONLY



northern
beaches
council

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

DA2019/1116

[illegible]