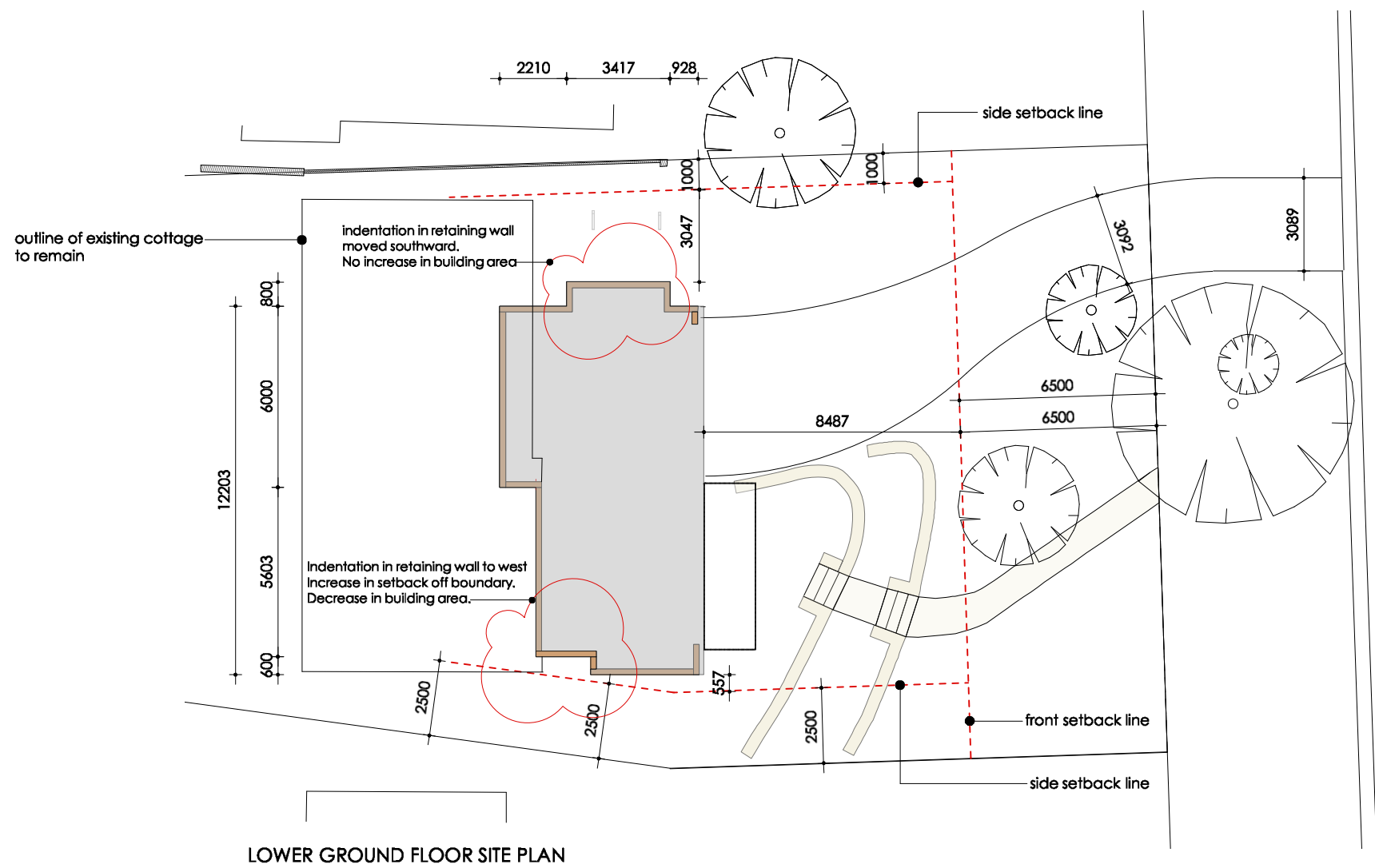
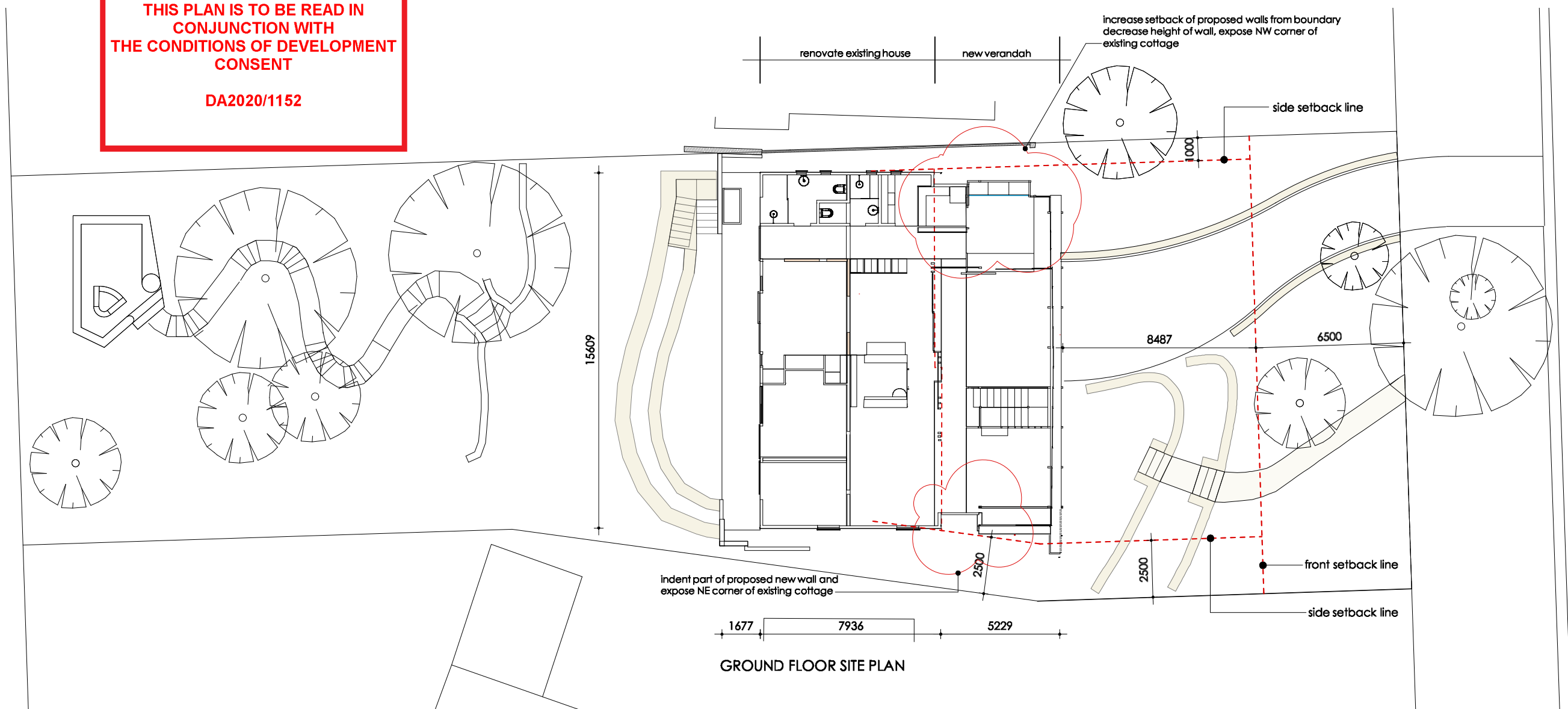


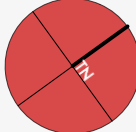
 northern
beaches
council

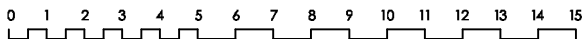
**THIS PLAN IS TO BE READ IN
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CONSENT**

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Issue 2: 03/12/20: reductive changes to west and east ends of verandah structure and sub floor retaining walls shown with revision cloud

ALTERATIONS AND ADDITIONS 15 DRESS CIRCLE ROAD AVALON BEACH NSW 2107			
OWNER: WENDY AND DAVID TORY		scale: 1:200	
BUILDER: OWNER BUILDER		date: 03/12/20	
ARCHITECT: DAVID TORY 0416017127 david@davidtoryarchitect.com		issue: 2	
	issue for: DA	TITLE ID: LOT A IN DP 102459	
	SITE PLAN lower ground floor and ground floor		drawing no. D 03
Only use figured dimensions. Do not scale drawings. All discrepancies are to be referred to architect prior to construction.			
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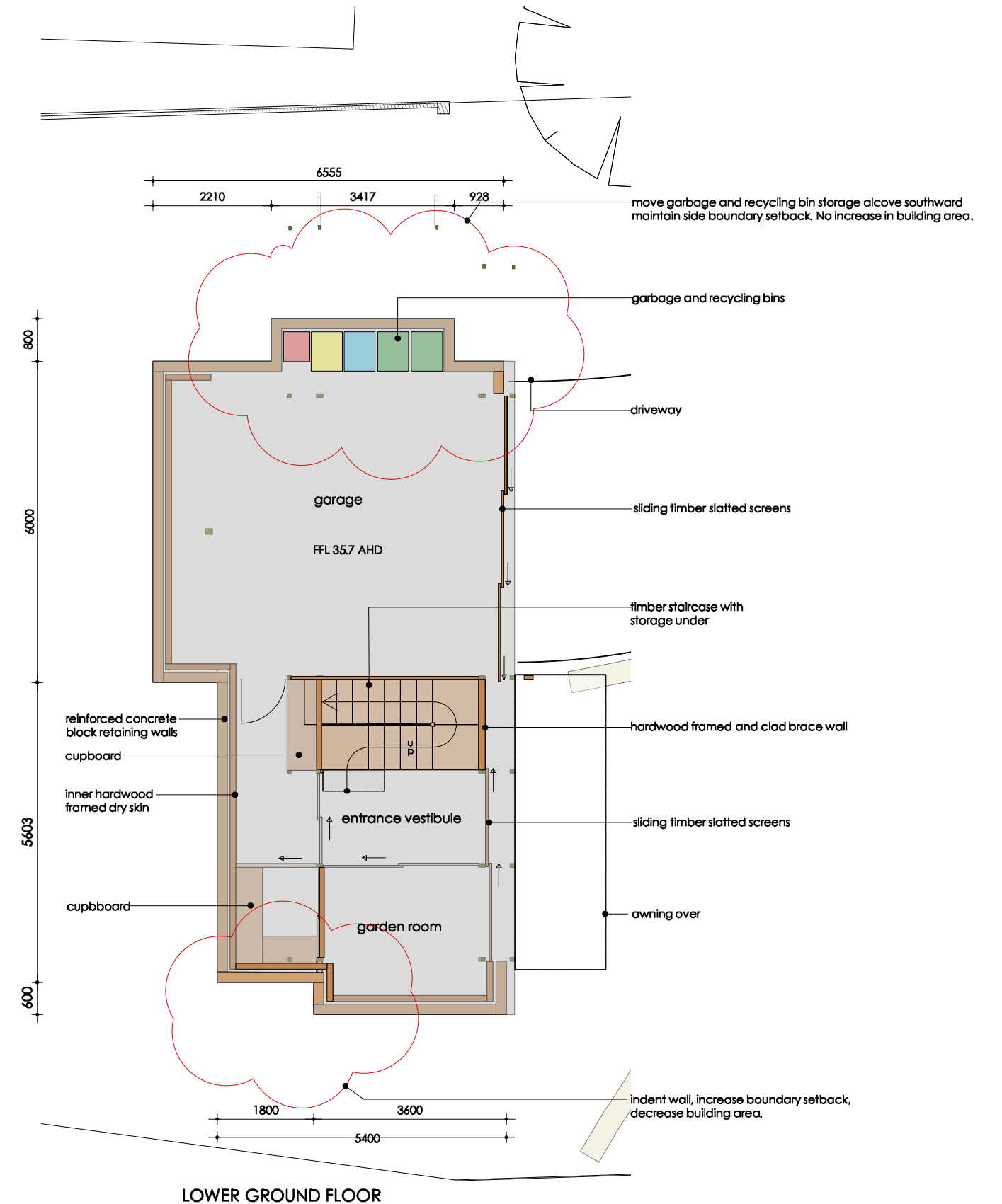
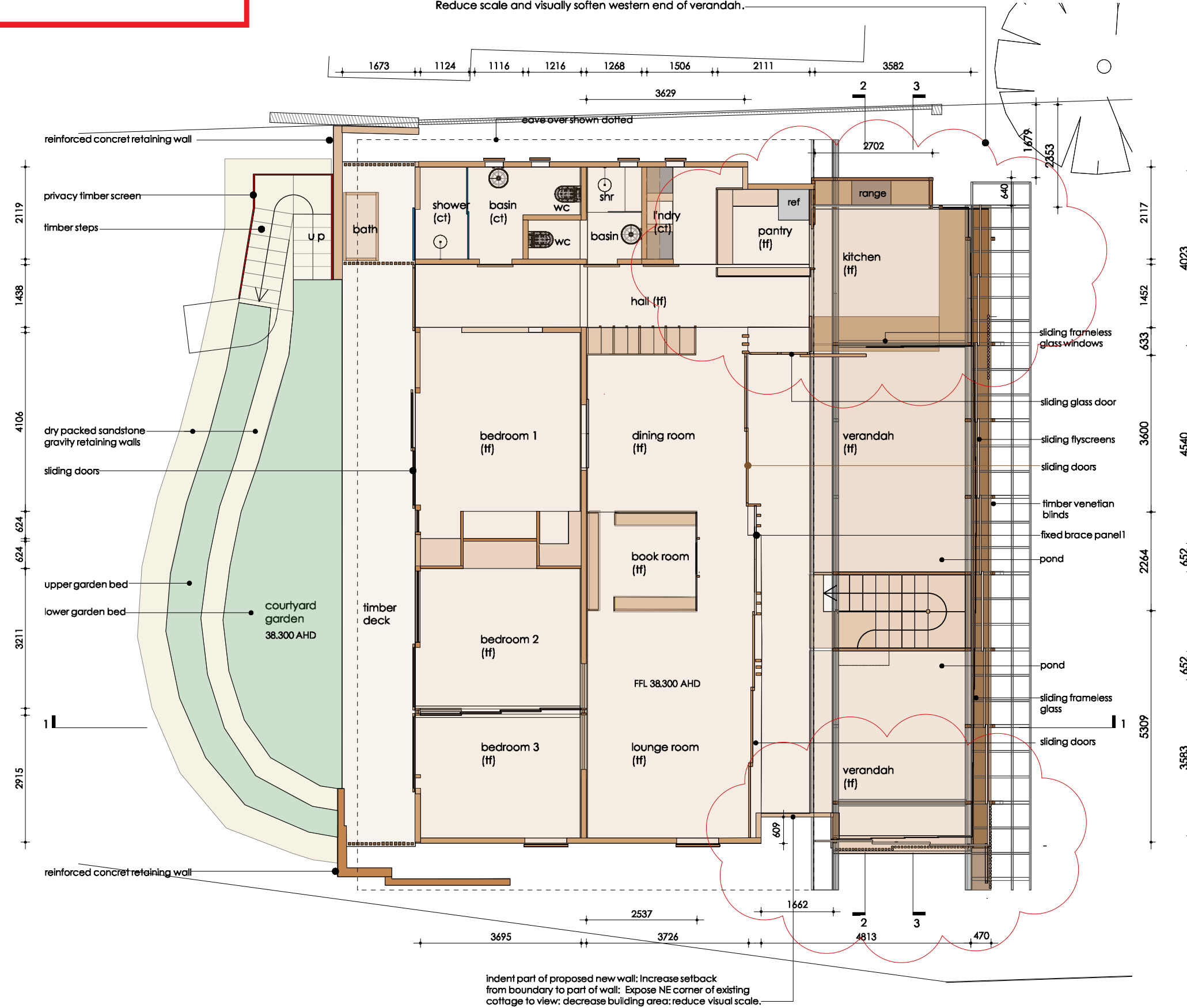


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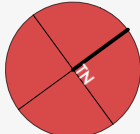
THIS PLAN IS TO BE READ IN
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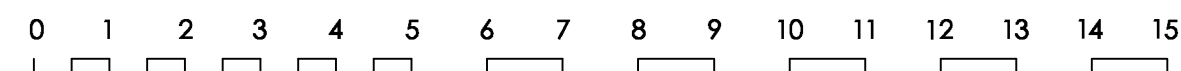
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Remove appliance cupboard:
Make western wall into two facets:
Progressively increase boundary setback to each facet:
Decrease height of western-most roof:
Make planting area between boundary and kitchen for screen planting:
Reduce scale and visually soften western end of verandah.



issue 2: 03/12/20: reductive changes to west and east ends of verandah and sub floor retaining walls shown with revision cloud

ALTERATIONS AND ADDITIONS 15 DRESS CIRCLE ROAD AVALON BEACH NSW 2107			
OWNER: WENDY AND DAVID TORY		scale: 1:100	
BUILDER: OWNER BUILDER		date: 03/12/20	
ARCHITECT: DAVID TORY 0416017127 david@davidtoryarchitect.com		issue: 2	
	issue for: DA		TITLE ID: LOT A IN DP 102459
	GROUND FLOOR PLAN & LOWER GROUND FLOOR PLAN		drawing no. D 04
	Only use figured dimensions. Do not scale drawings. All discrepancies are to be referred to architect prior to construction.		
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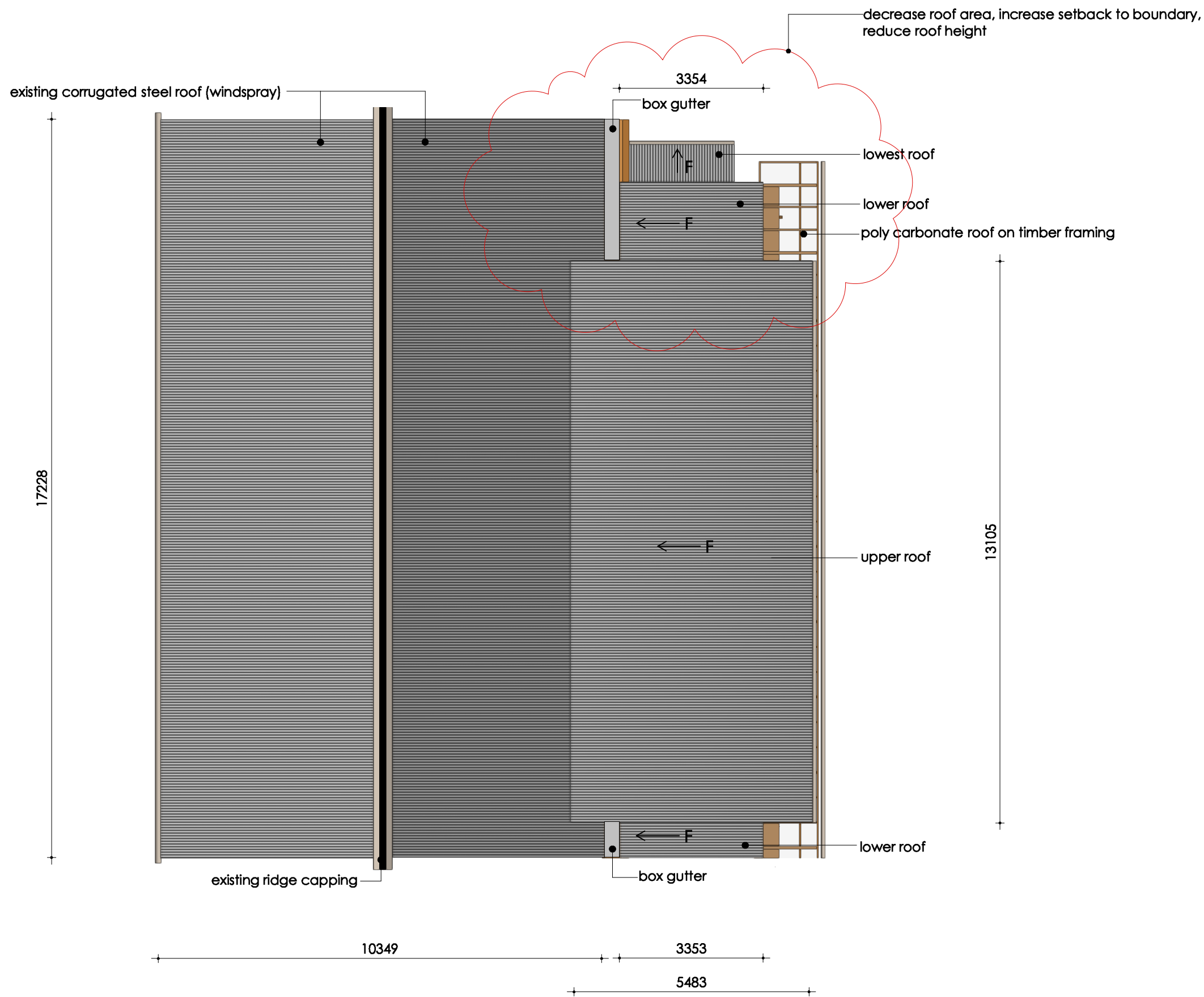




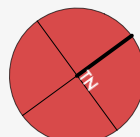
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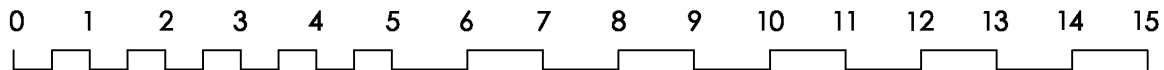
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

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issue 2: 03/12/20: Reduce area of western end of verandah roof and reduce roof height: shown with revision cloud

ALTERATIONS AND ADDITIONS 15 DRESS CIRCLE ROAD AVALON BEACH NSW 2107			
OWNER: WENDY AND DAVID TORY		scale: 1:100	
BUILDER: OWNER BUILDER		date: 03/12/20	
ARCHITECT: DAVID TORY 0416017127 david@davidtoryarchitect.com		issue: 2	
	issue for: DA		TITLE ID: LOT A IN DP 102459
	ROOF PLAN:		drawing no.
			D 05
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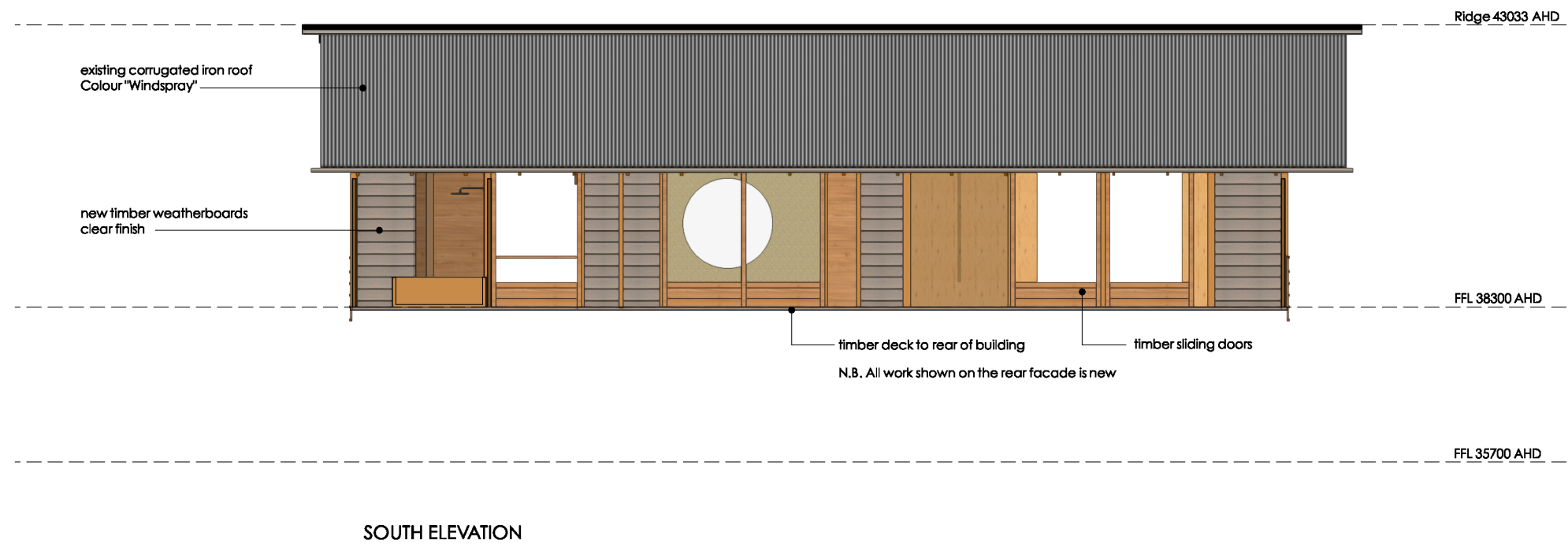
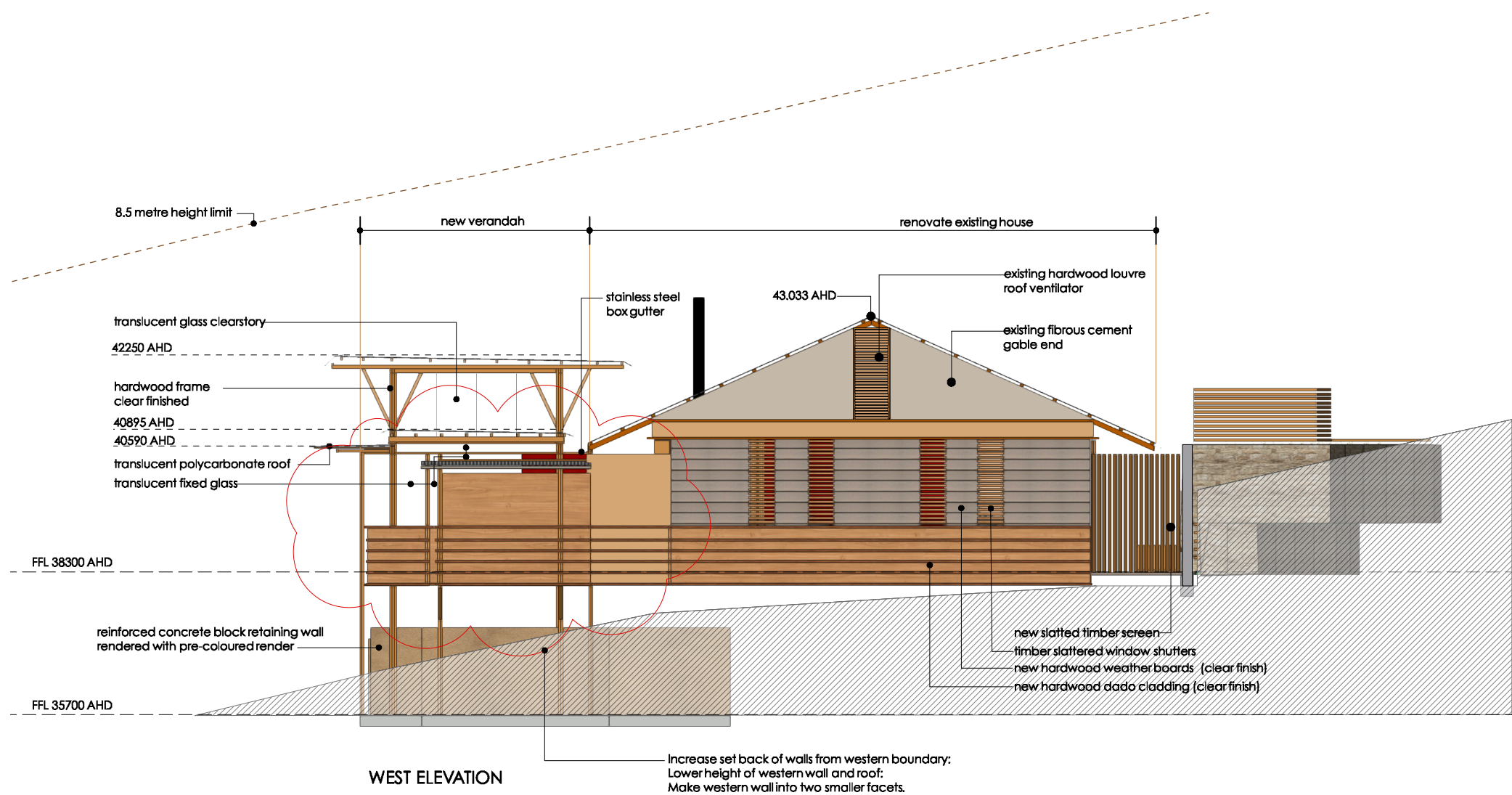




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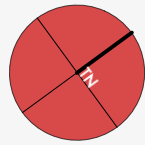
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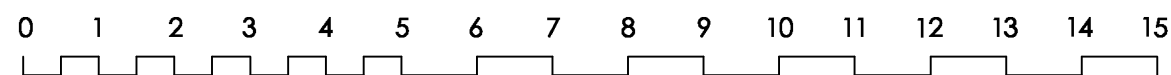
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issue 3: 03/12/20: reductive changes to west end of verandah structure
shown with revision cloud

issue 2: 18/09/20: add AHD level of verandah roofs

ALTERATIONS AND ADDITIONS 15 DRESS CIRCLE ROAD AVALON BEACH NSW 2107			
OWNER:	WENDY AND DAVID TORY	scale:	1:100
BUILDER:	OWNER BUILDER	date:	03/12/20
ARCHITECT:	DAVID TORY 0416017127 david@davidtoryarchitect.com	issue:	3
	issue for:	DA	TITLE ID: LOT A IN DP 102459
	SOUTH & WEST ELEVATION		drawing no. D06
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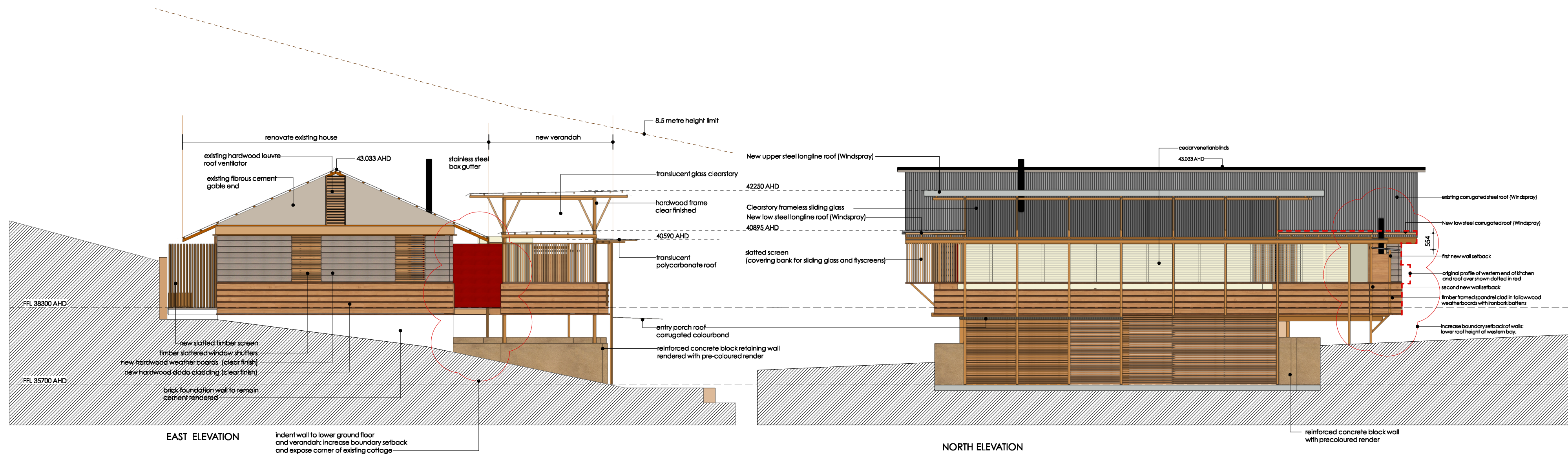




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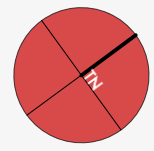
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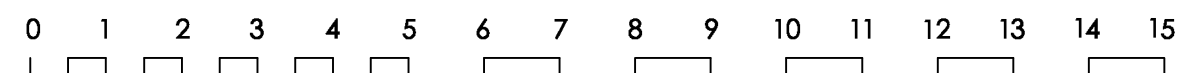
issue 3: 03/12/20: reductive changes to west end of verandah structure shown with revision cloud

issue 2: 18/09/20: add AHD level of verandah roofs

ALTERATIONS AND ADDITIONS 15 DRESS CIRCLE ROAD AVALON BEACH NSW 2107			
OWNER:	WENDY AND DAVID TORY	scale:	1:100
BUILDER:	OWNER BUILDER	date:	03/12/20
ARCHITECT:	DAVID TORY 0416017127 david@davidtoryarchitect.com	issue:	3
	issue for: DA	TITLE ID: LOT A IN DP 102459	
	NORTH & EAST ELEVATION		drawing no. D07

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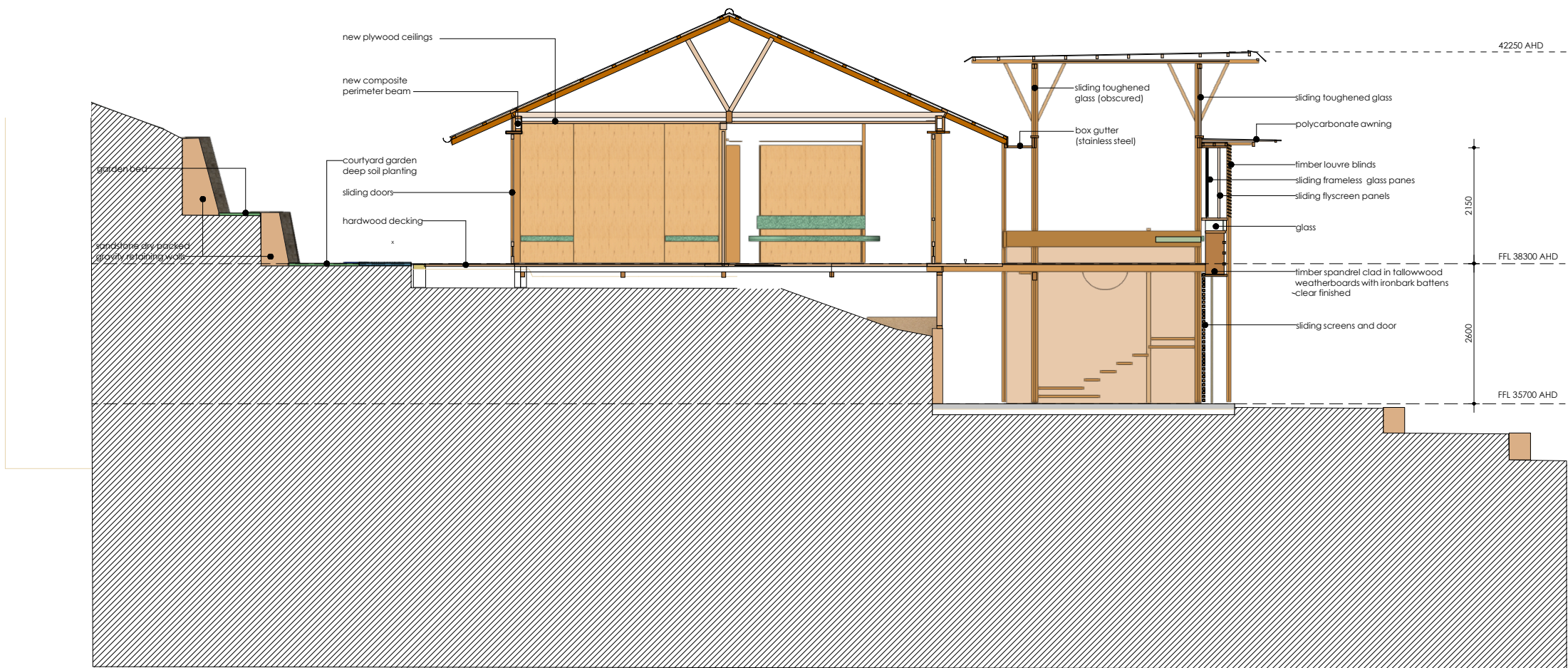




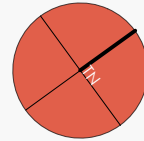
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issue 2: 18/09/20: add AHD level of verandah roofs

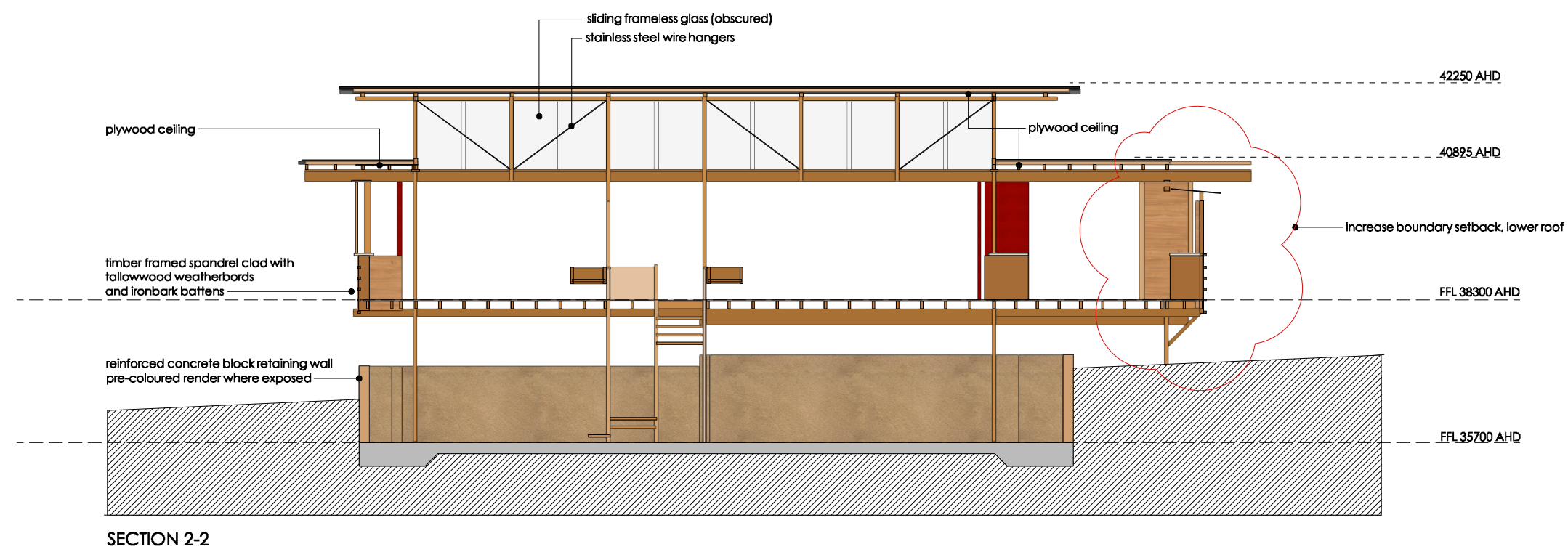
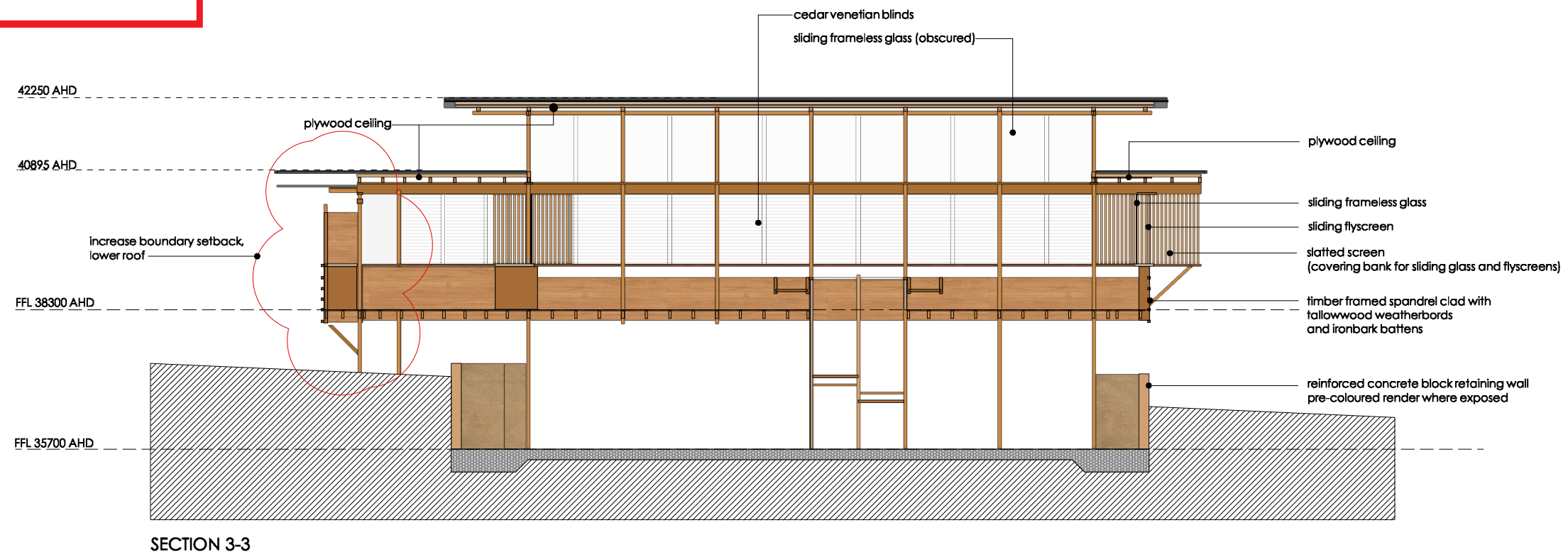
ALTERATIONS AND ADDITIONS 15 DRESS CIRCLE ROAD AVALON BEACH NSW 2107			
OWNER: WENDY AND DAVID TORY		scale: 1:100	
BUILDER: OWNER BUILDER		date: 11/09/20	
ARCHITECT: DAVID TORY 0416017127 david@davidtoryarchitect.com		issue: 2 18/09/20	
	issue for: DA	TITLE ID: LOT A IN DP 102459	
	SECTION 1-1		drawing no. D08
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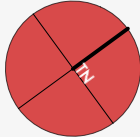
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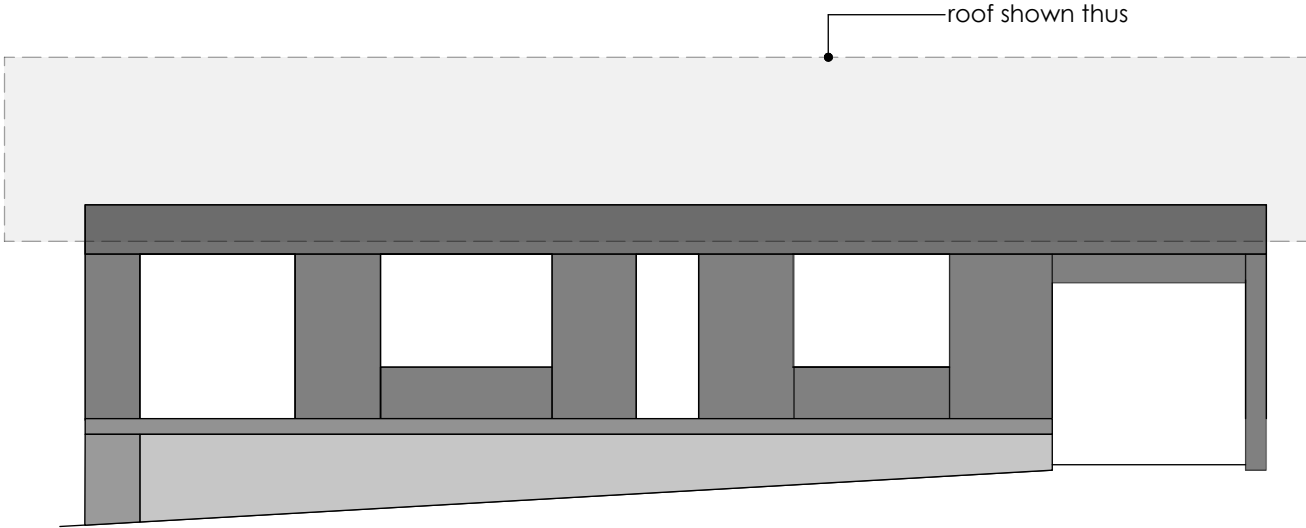
issue 3: 03/12/20: reductive changes to west end of verandah structure shown with revision cloud
issue 2: 18/09/20: add AHD level of verandah roofs

ALTERATIONS AND ADDITIONS 15 DRESS CIRCLE ROAD AVALON BEACH NSW 2107			
OWNER:	WENDY AND DAVID TORY		scale: 1:100
BUILDER:	OWNER BUILDER		date: 03/12/20
ARCHITECT:	DAVID TORY 0416017127 david@davidtoryarchitect.com		issue: 3
	issue for: DA	TITLE ID: LOT A IN DP 102459	
	SECTIONS 2-2 & 3-3		drawing no.
			D09
Only use figured dimensions. Do not scale drawings. All discrepancies are to be referred to architect prior to construction.			
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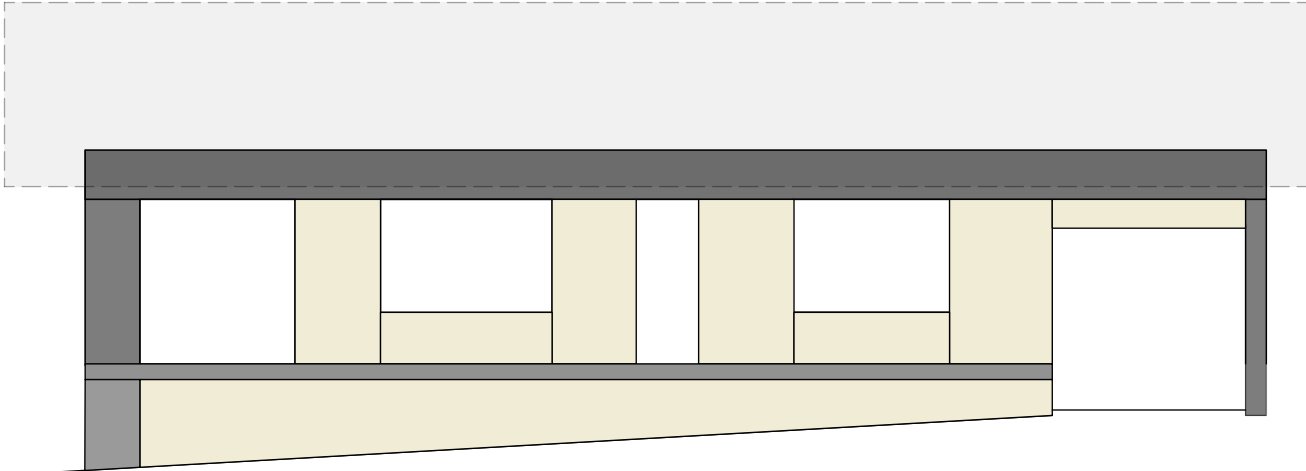


existing ground floor plan area remains unchanged (122 square metres)
existing roof plan area remains unchanged (183 square metres)

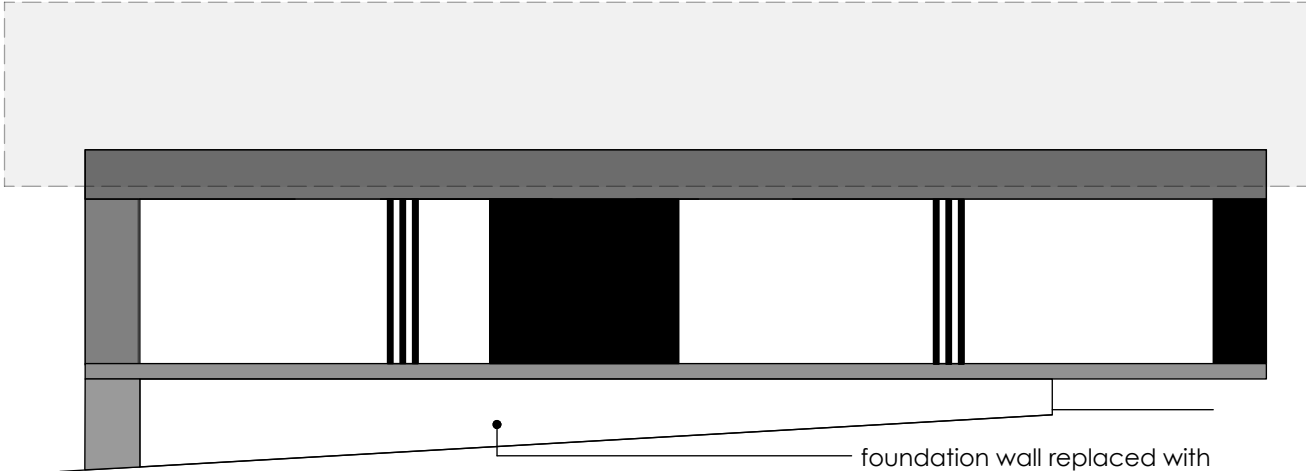
PLAN AREAS OF ROOF AND FLOOR



EXISTING NORTH ELEVATION: (solid wall areas shown dark grey)



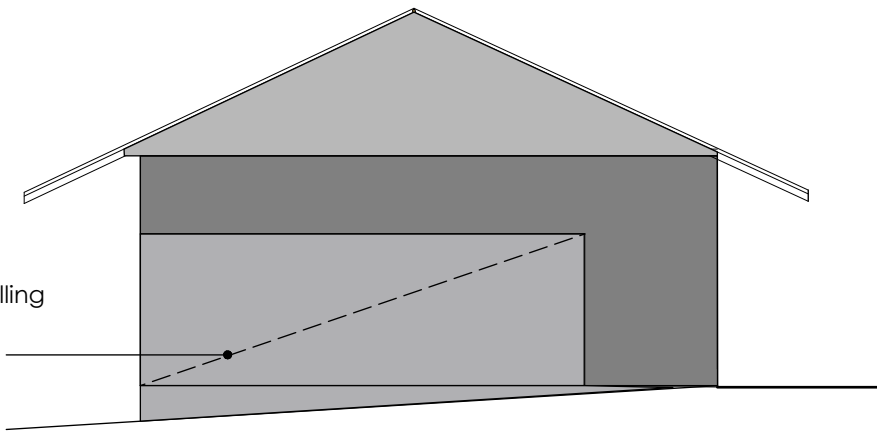
NORTH ELEVATION: (solid wall areas to be removed shown yellow)



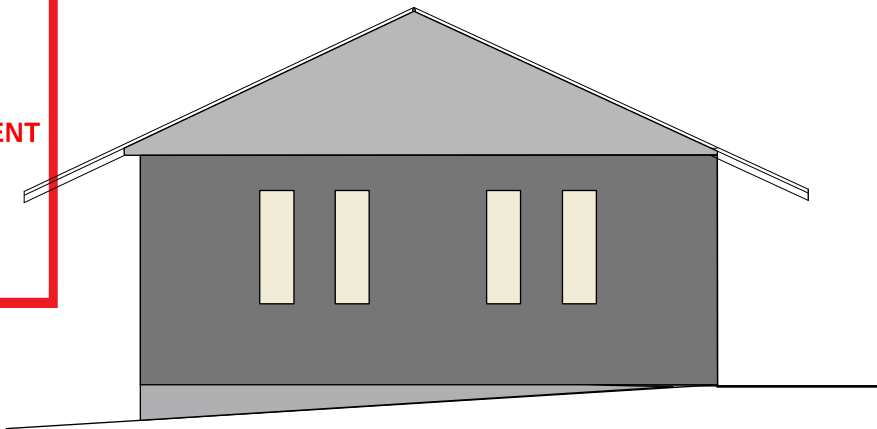
NORTH ELEVATION: (new infill walls and columns shown in black))
foundation wall replaced with new reinforced concrete block wall with timber framing over

 northern beaches council
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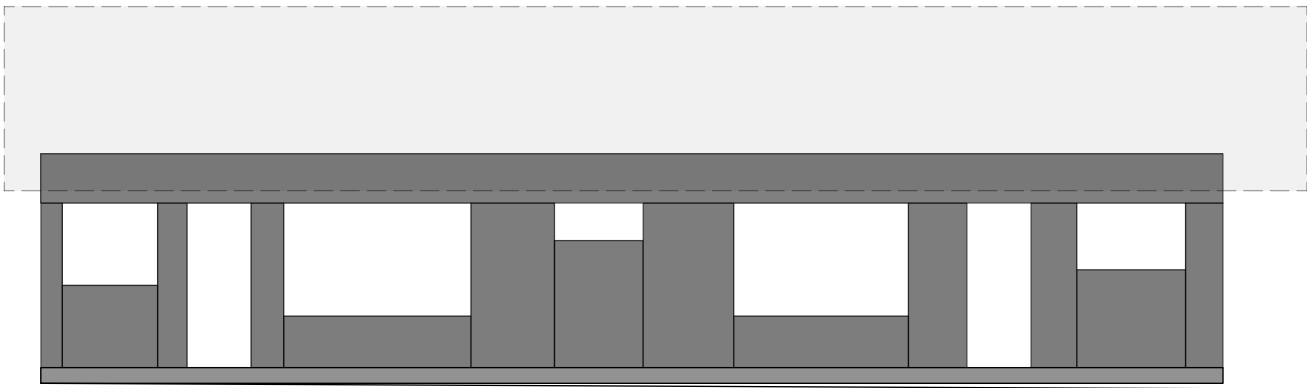
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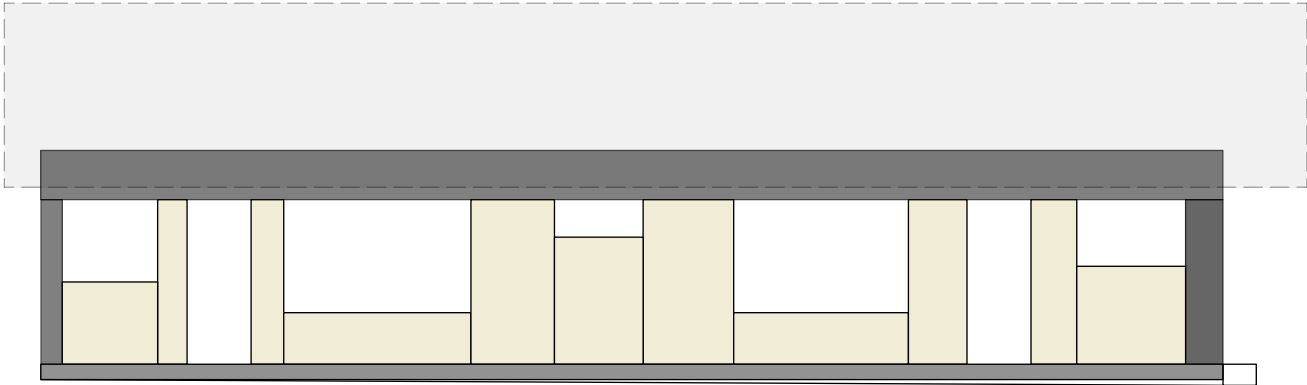
EXISTING WEST ELEVATION
(solid wall areas shown dark grey)



PROPOSED WEST ELEVATION:
(solid areas of wall to be removed shown yellow)



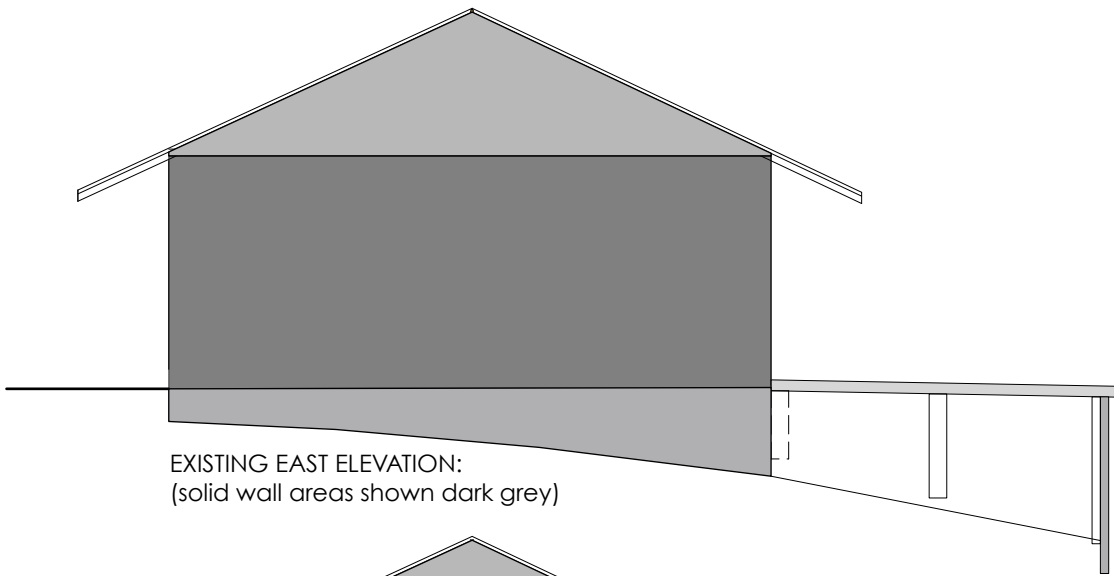
EXISTING SOUTH ELEVATION: (solid wall areas shown dark grey)



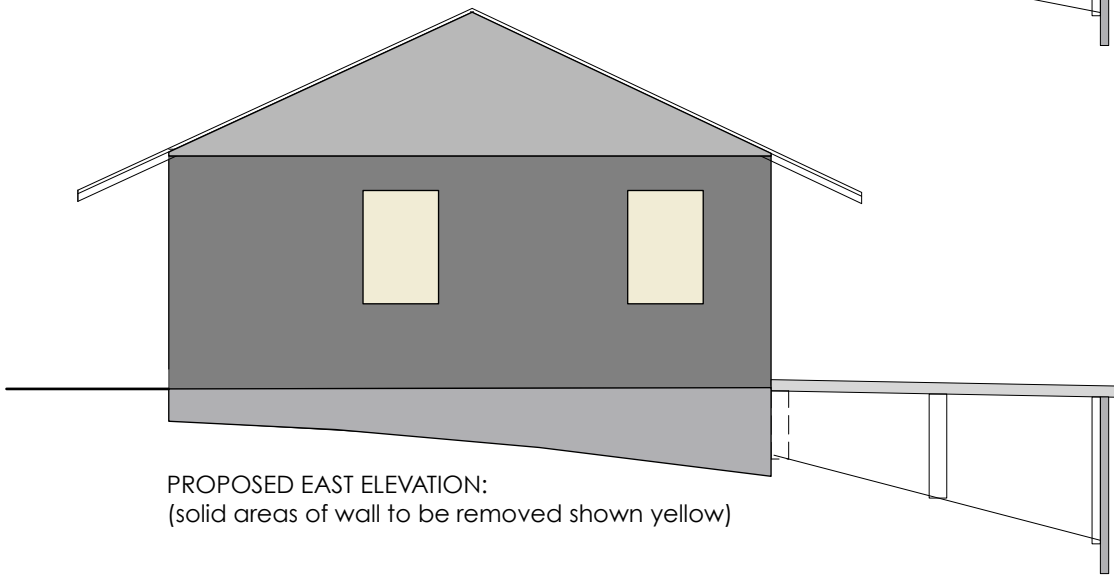
SOUTH ELEVATION: (solid wall areas to be removed shown yellow)



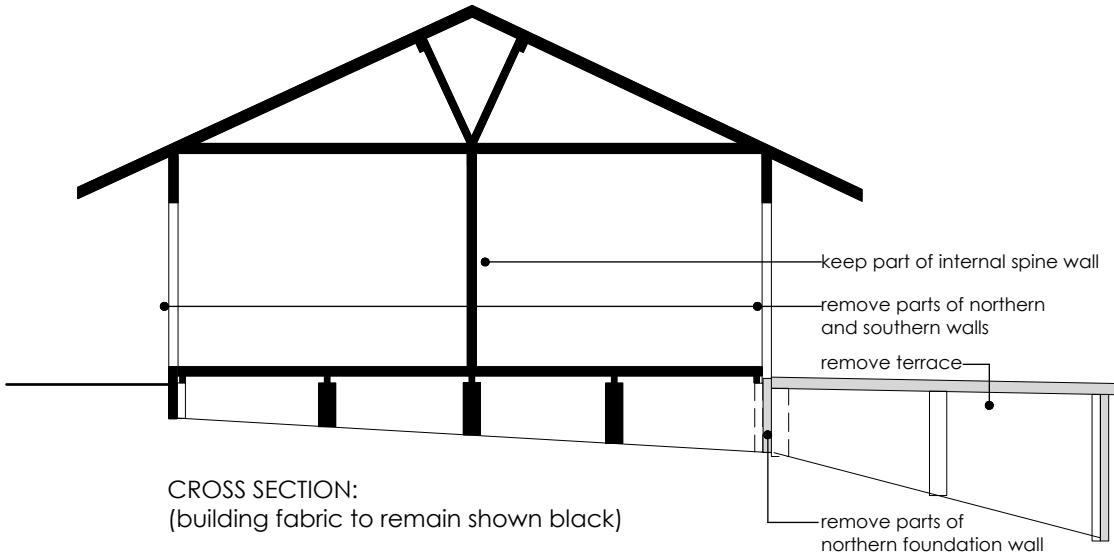
SOUTH ELEVATION: (new infill walls and columns shown in black)



EXISTING EAST ELEVATION:
(solid wall areas shown dark grey)



PROPOSED EAST ELEVATION:
(solid areas of wall to be removed shown yellow)

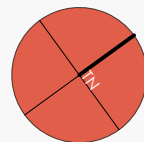


CROSS SECTION:
(building fabric to remain shown black)

TABLE OF AREAS OF BUILDING FABRIC:	
Roof area	183.0 sq m
Ground floor area	122.0 sq m
West elevation	31.0 sq m
Area removed from west elevation	2.7 sq m
East elevation existing total area	37.0 sq m
Area removed from east elevation	3.0 sq m
North elevation	37.0 sq m
Area removed from north elevation	25.0 sq m
South elevation	30.0 sq m
Area removed from south elevation	18.0 sq m

Area of existing roof, floor, and solid sections of external walls 440.0 sq m

Area of solid wall sections to be removed 48.0 sq m

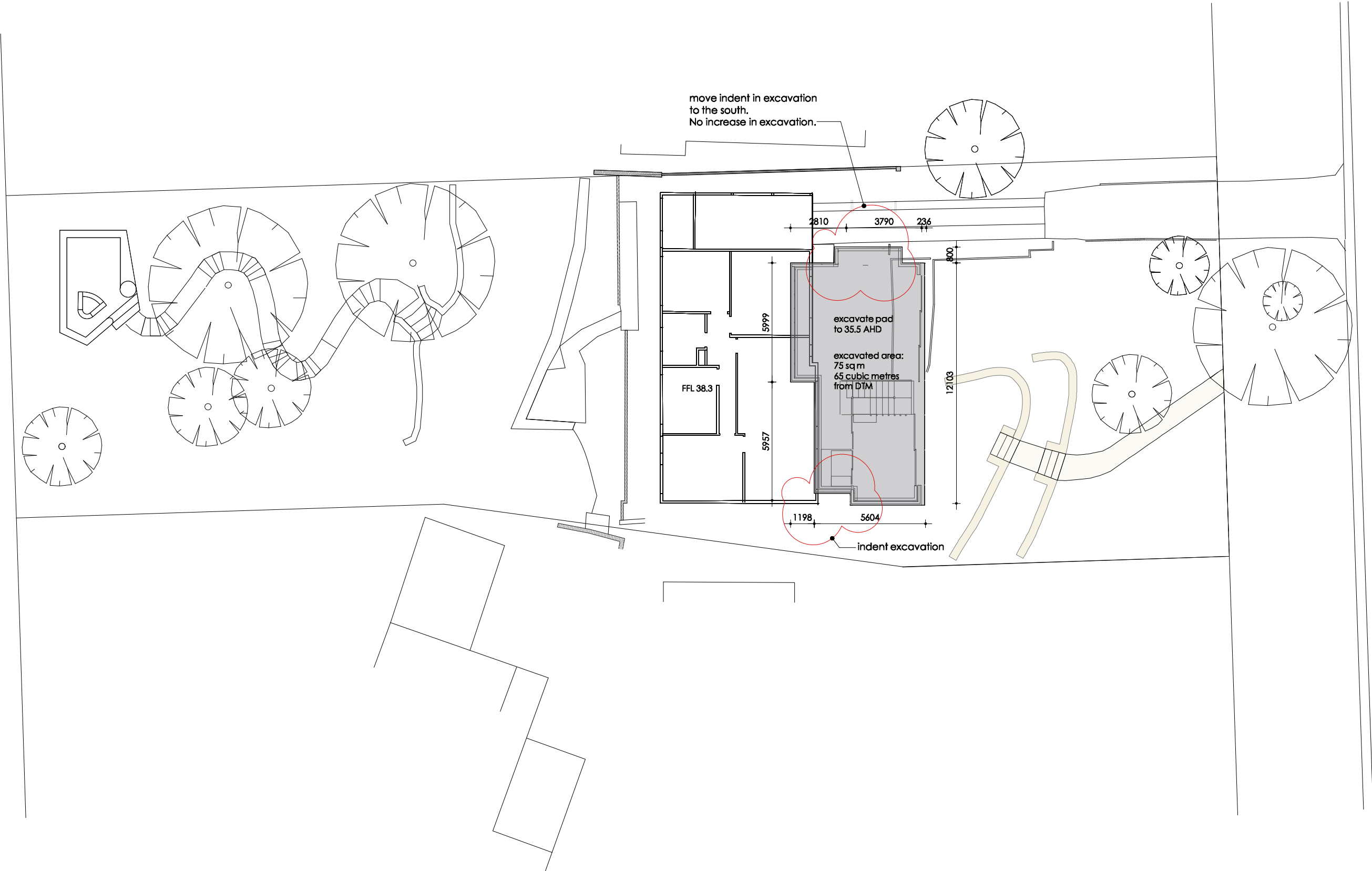
ALTERATIONS AND ADDITIONS 15 DRESS CIRCLE ROAD AVALON BEACH NSW 2107			
OWNER: WENDY AND DAVID TORY		scale: 1:100	
BUILDER: OWNER BUILDER		date: 20/11/20	
ARCHITECT: DAVID TORY 0416017127 david@davidtoryarchitect.com		issue: 1	
	issue for: DA	TITLE ID: LOT A IN DP 102459	
	EXTENT OF MODIFICATION TO EXISTING BUILDING FABRIC		drawing no. D 10 c
Only use figured dimensions. Do not scale drawings. All discrepancies are to be referred to architect prior to construction.			
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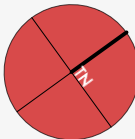
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CONSENT

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issue 2: 03/12/20: reductive changes to extent of excavation shown with revision cloud

ALTERATIONS AND ADDITIONS 15 DRESS CIRCLE ROAD AVALON BEACH NSW 2107			
OWNER: WENDY AND DAVID TORY		scale: 1:200	
BUILDER: OWNER BUILDER		date: 03/12/20	
ARCHITECT: DAVID TORY 0416017127 david@davidtoryarchitect.com		issue: 2	
	issue for: DA	TITLE ID: LOT A IN DP 102459	
	EXCAVATION PLAN		drawing no. D11
	Only use figured dimensions. Do not scale drawings. All discrepancies are to be referred to architect prior to construction.		
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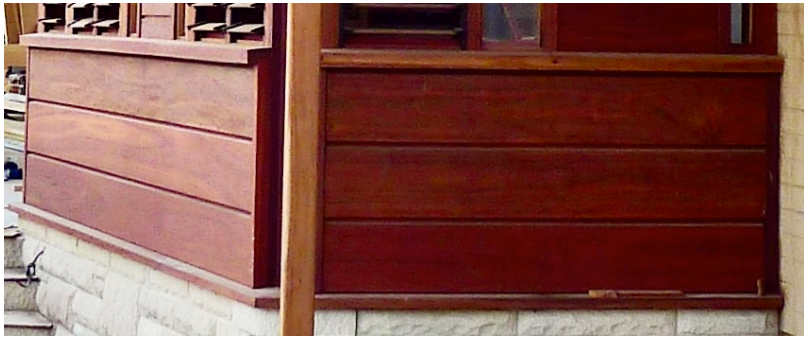
concrete block and hardwood structure to lower ground floor



kiln dried tallowood framing with stainless steel bolt fixings



Concrete block and hardwood structure to lower ground floor



Broad tallowood weatherboard spandrel to north, east and west faces of building



Cedar venetian blinds 80 x 8mm to north face of verandah



frameless sliding glass to north and east wall of verandah



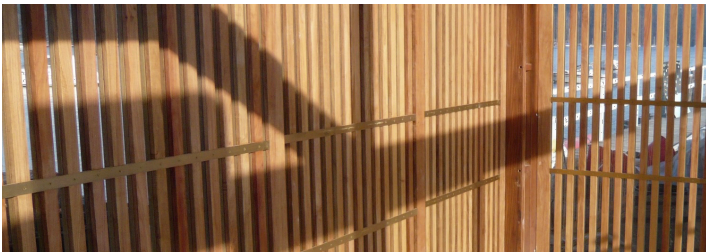
Colourbond "Windspray" for roofing, guttering, downpipes



Sandstone garden walls and steps to front and rear gardens



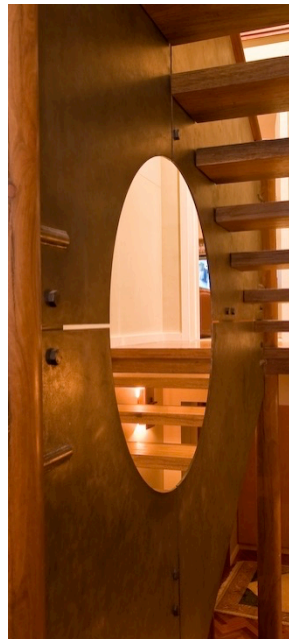
Tallowood hardwood frame, sliding slatted screen, murobond paint on fibrous cement



Vertical tallowood sliding slatted screens to locations shown



Cedar venetian blinds 80 x 8mm to north face of verandah



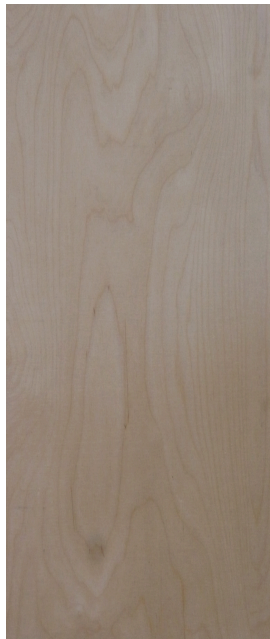
Steel wall to north facade of existing house



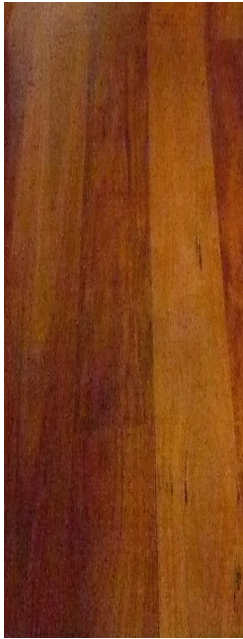
Kiln dried tallowood structure



Kiln dried structure and xhoop pine plywood



Hoop pine plywood internal lining to walls and ceilings



Spotted gum recycled flooring and decking



Galvanised steel sheeting to some walls internally



Exposed hardwood roof structure to verandah




Inovative exposed structure to future detail



Timber slatted screens, wall lining, and timber lights



External venetian blinds

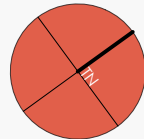


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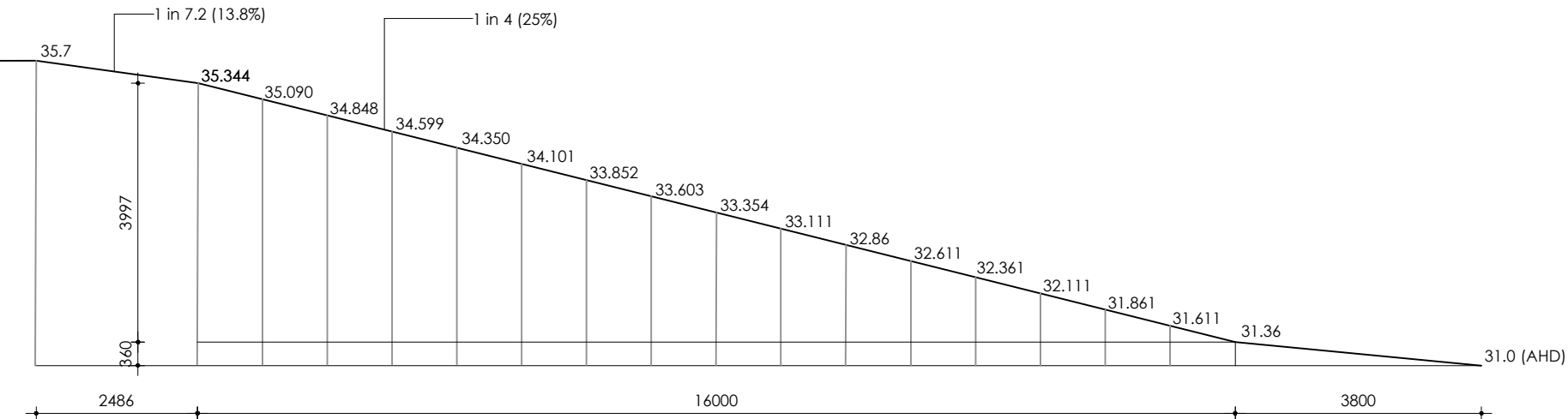
EXAMPLES OF CONSTRUCTION MATERIALS, COLOURS AND TEXTURES TAKEN FROM THE AUTHOR'S RECENT WORK, AND FROM SOME OTHER SORCES, THAT WILL BE IMPLEMENTED IN THE PROPOSED WORKS

ALTERATIONS AND ADDITIONS 15 DRESS CIRCLE ROAD AVALON BEACH NSW 2107			
OWNER: WENDY AND DAVID TORY		scale: NA	
BUILDER: OWNER BUILDER		date: 11/09/20	
ARCHITECT: DAVID TORY 0416017127 david@davidtoryarchitect.com		issue: 1	
	issue for: DA	TITLE ID: LOT A IN DP 102459	
	MATERIALS, COLOURS & FINISHES		drawing no. D 21
Only use figured dimensions. Do not scale drawings. All discrepancies are to be referred to architect prior to construction.			
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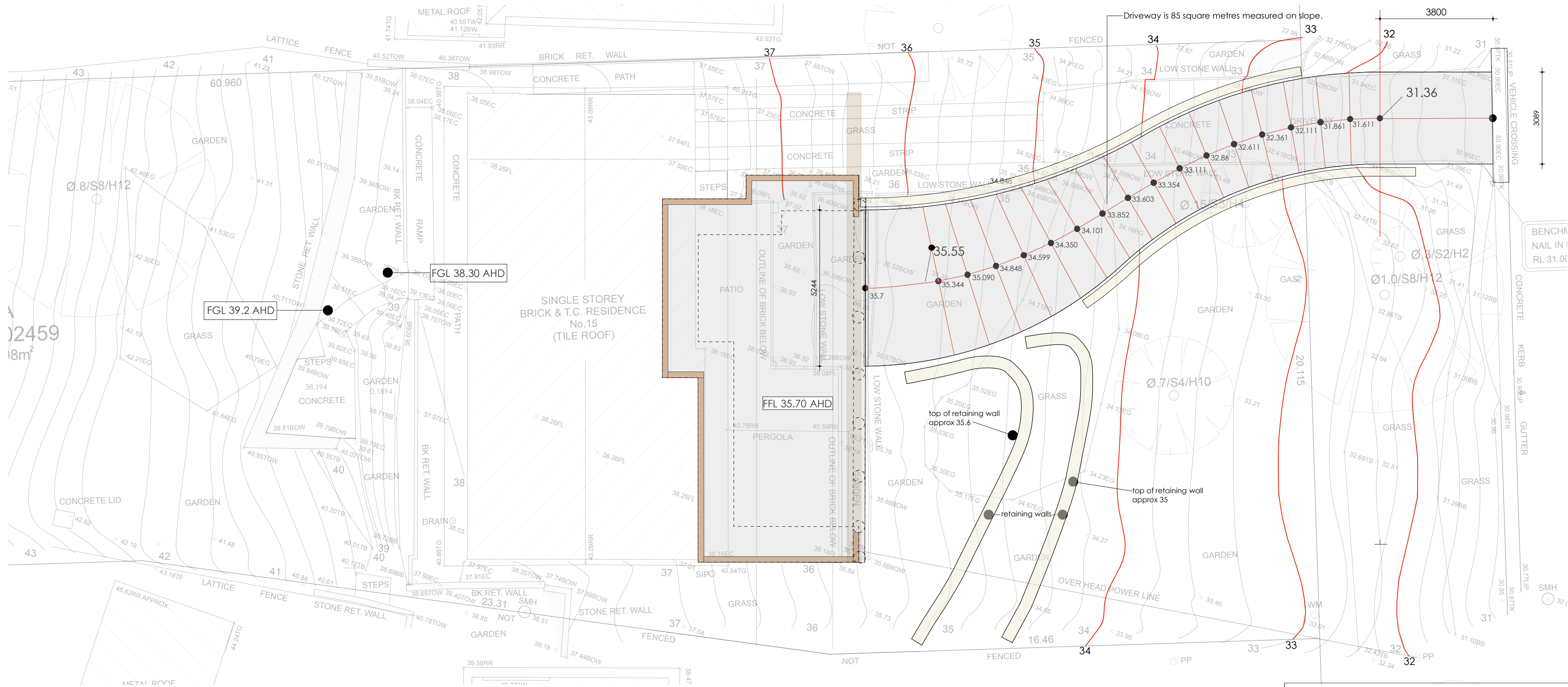
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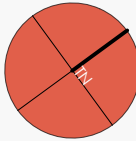
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SECTION THROUGH CENTRE-LINE OF DRIVEWAY (drawn as a straight line)



ALTERATIONS AND ADDITIONS 15 DRESS CIRCLE ROAD AVALON BEACH NSW 2107			
OWNER: WENDY AND DAVID TORY		scale: 1:100	
BUILDER: OWNER BUILDER		date: 11/09/20	
ARCHITECT: DAVID TORY 0416017127 david@davidtoryarchitect.com		issue: 1	
	issue for: DA		TITLE ID: LOT A IN DP 102459
	DRIVEWAY PLAN AND SECTION		drawing no. D 22
Only use figured dimensions. Do not scale drawings. All discrepancies are to be referred to architect prior to construction.			
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