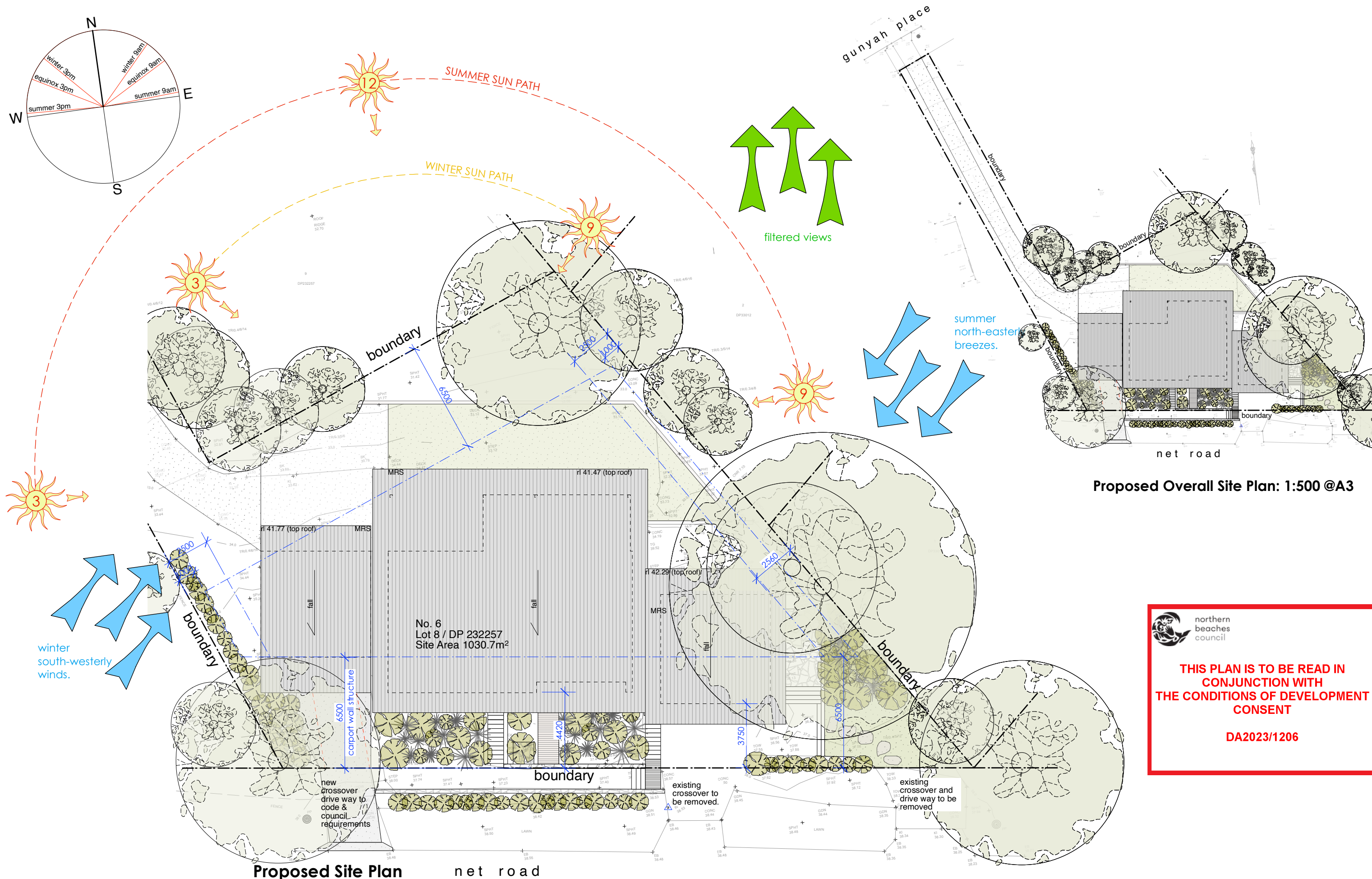




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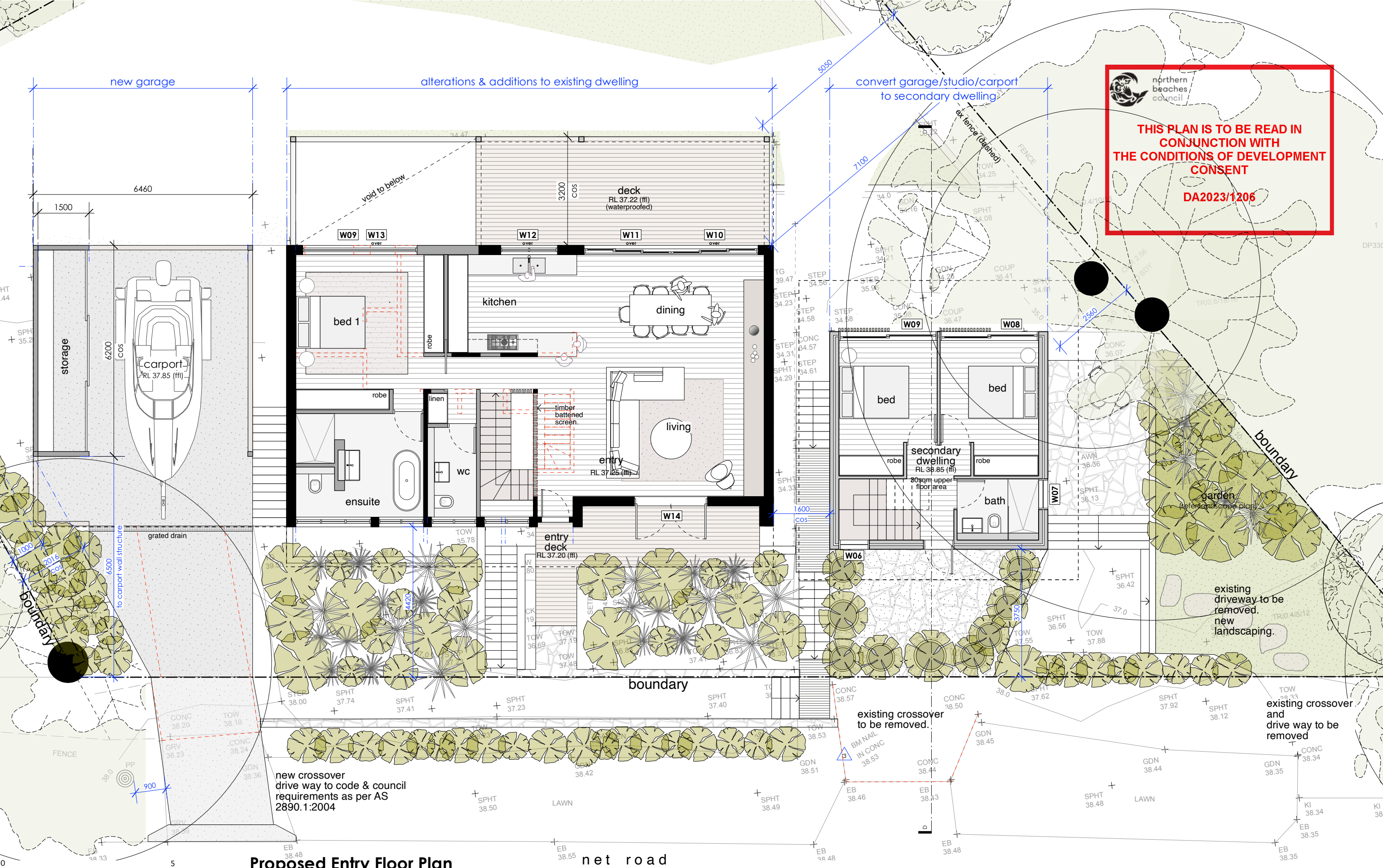


MATERIALS:	
BAL	BALUSTRADE
CONC.	CONCRETE
COS	CONFIRM ON SITE
DP	DOWNPIPE
FG	FIXED GLAZING
HWLD	HARDWOOD
LC	LIGHTWEIGHT CLADDING
M	MASONRY
MRS	METAL ROOF SHEETING
NGL	NATURAL GROUND LEVEL

EXISTING WALL
TO BE REMOVED
NEW WALL

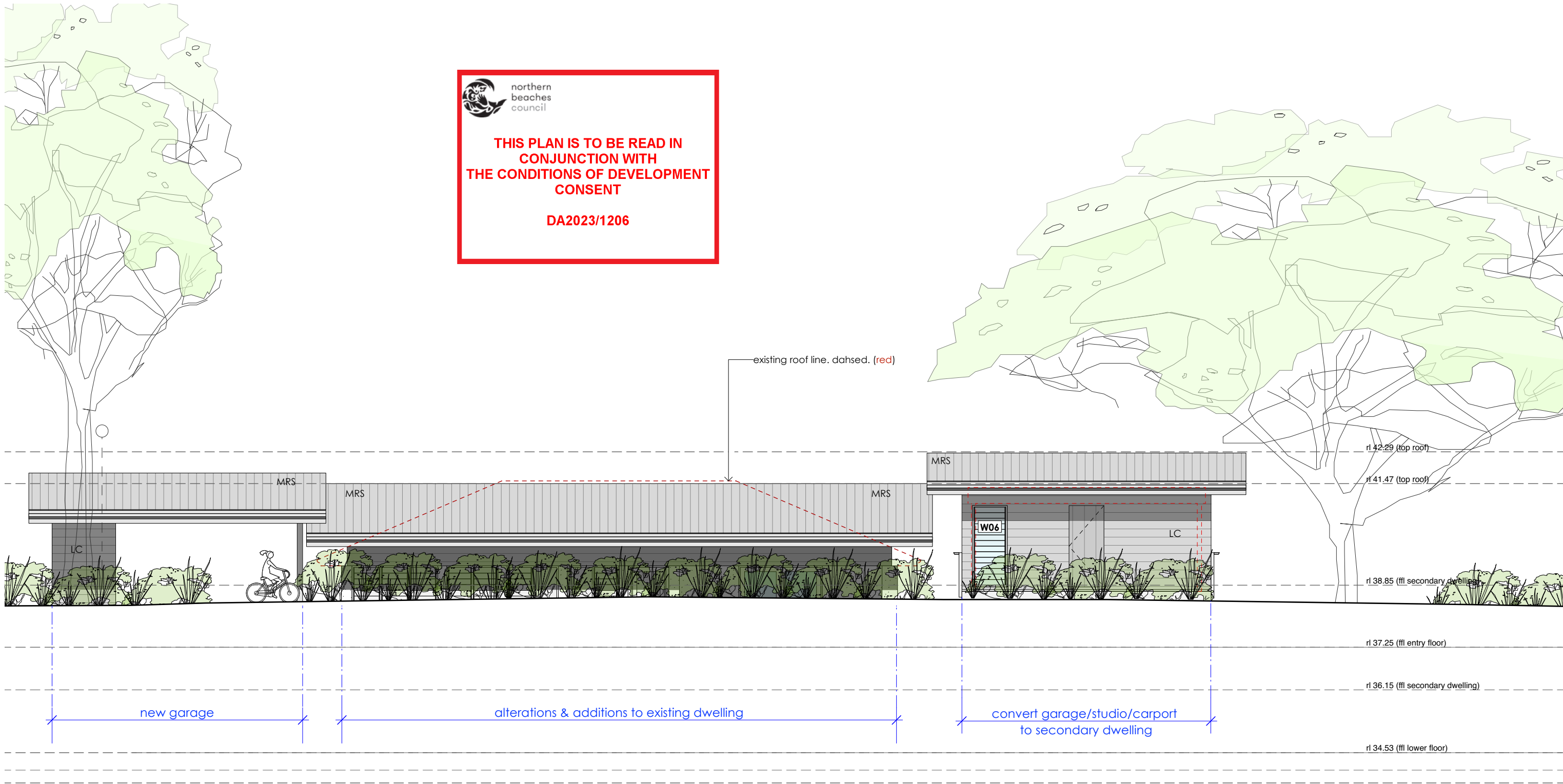
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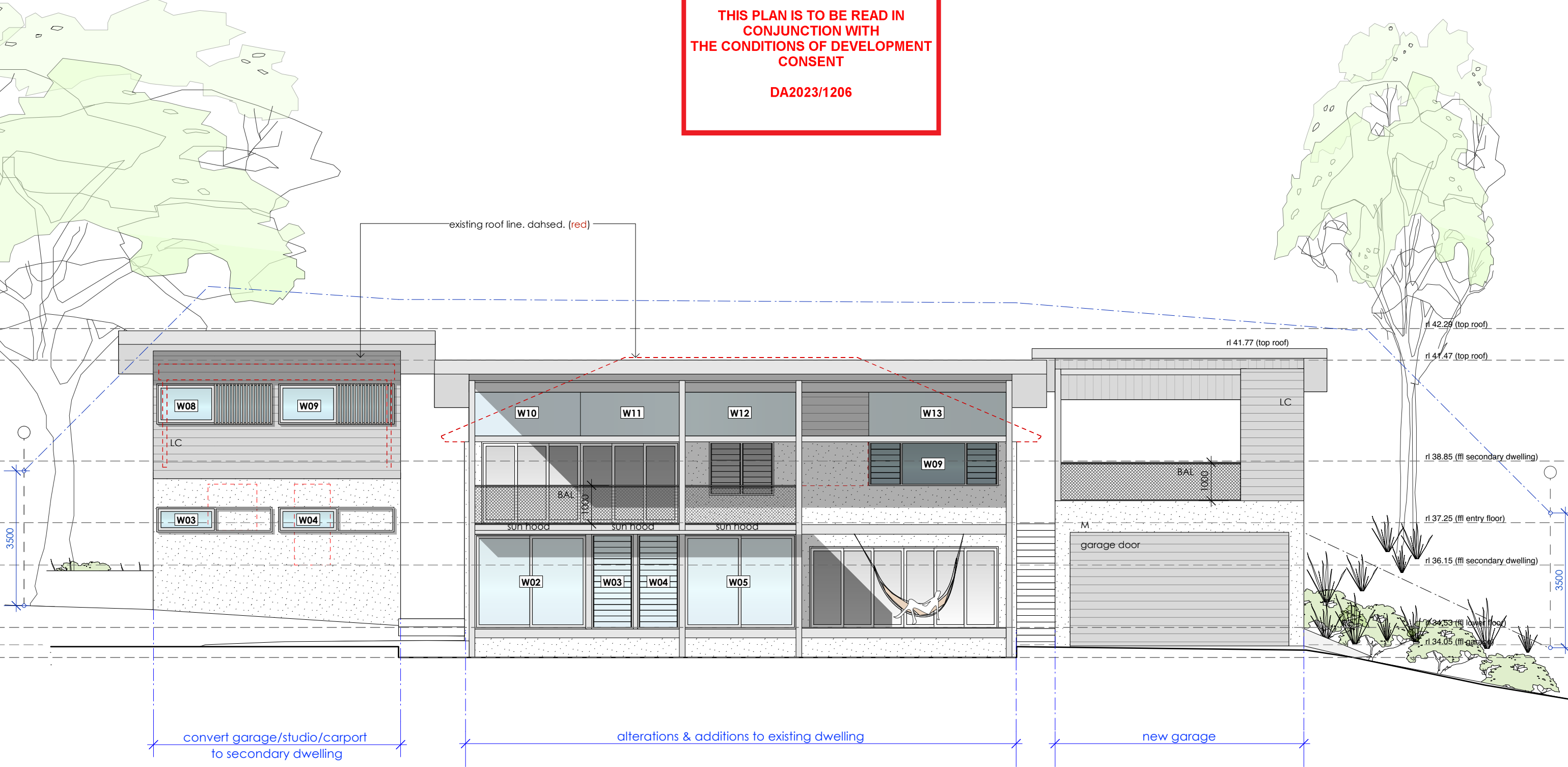
Proposed Entry Floor Plan

		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 materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.		MATERIALS: BAL BALUSTRADE CONC CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL		 EXISTING WALL TO BE REMOVED NEW WALL		Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²			
PROJECT		Alterations & Additions		ANDY LEHMAN DESIGN		DWG. NO.		DA. 11			
DRAWING		Proposed Entry Floor Plan		Tel: 0414 466 665		SCALE		1:100@A3			
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		DATE		6th March 2024			
				If in doubt ask.		ISSUE		A			



Proposed Street Elevation

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 materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²		
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN
			DRAWING	Proposed Street Elevation	DWG. NO. DA. 12
			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.	SCALE 1:100@A3 Tel. 0414 466 665 Email: andy@andylehman.com.au DATE Jan 2024 ISSUE A



Proposed North Elevation

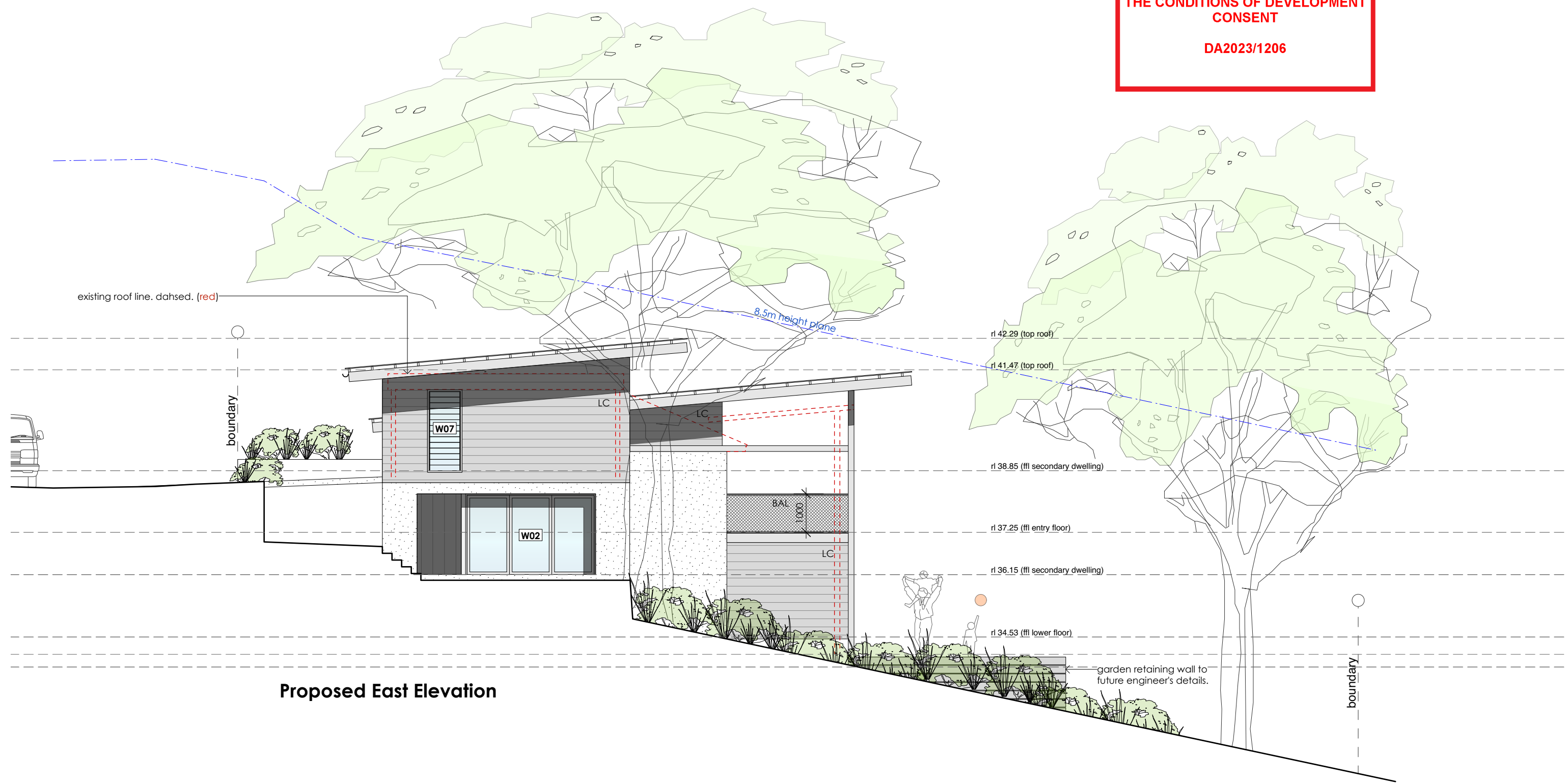
	Note: All footings, slabs, structural beams, etc, to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All materials to comply with BAL 12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	 EXISTING WALL  TO BE REMOVED  NEW WALL	  	  	  	  	  	  	  	  	  	  	  	  	  	  	  																																			
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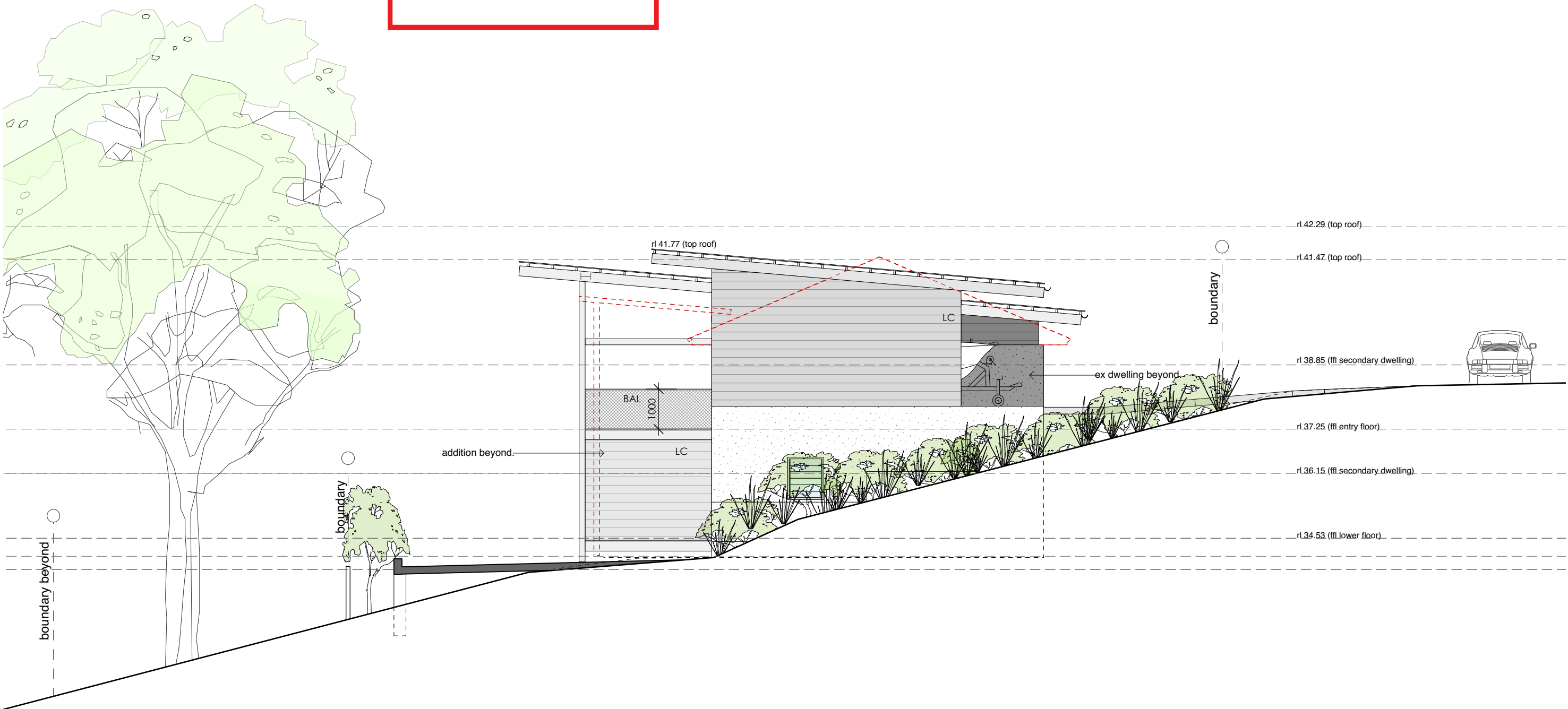
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			6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²					
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DWG. NO.	DA. 14
			DRAWING	Proposed East Elevation		SCALE	1:100@A3	
			NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.		Tel. 0414 466 665	DATE	Jan 2024
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Proposed West Elevation

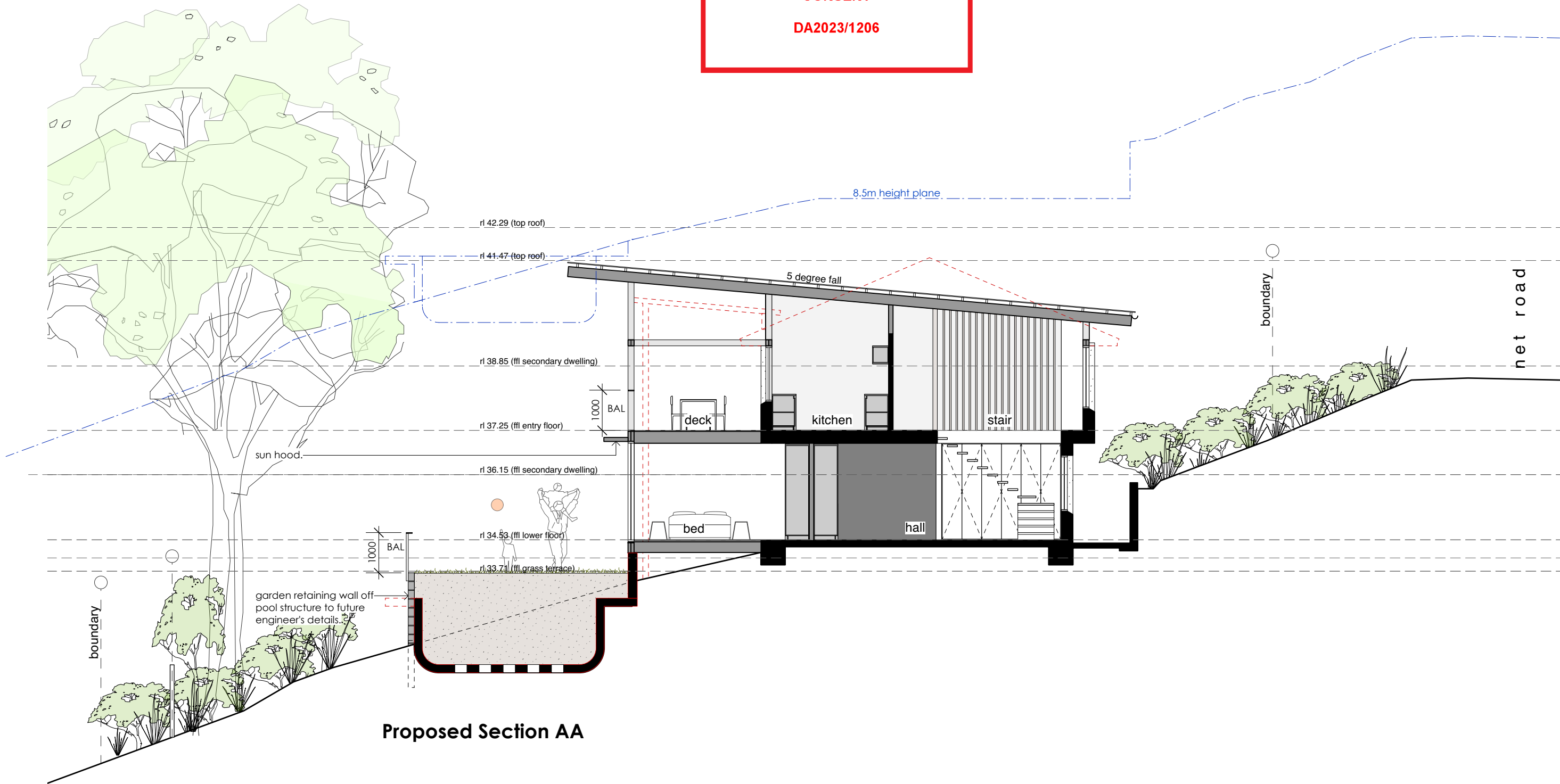
Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL		Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²			
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
			DRAWING	Proposed West Elevation	Tel. 0414 466 665	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. If in doubt ask.	Email: andy@andylehman.com.au	SCALE 1:100@A3 DATE Jan 2024 ISSUE A



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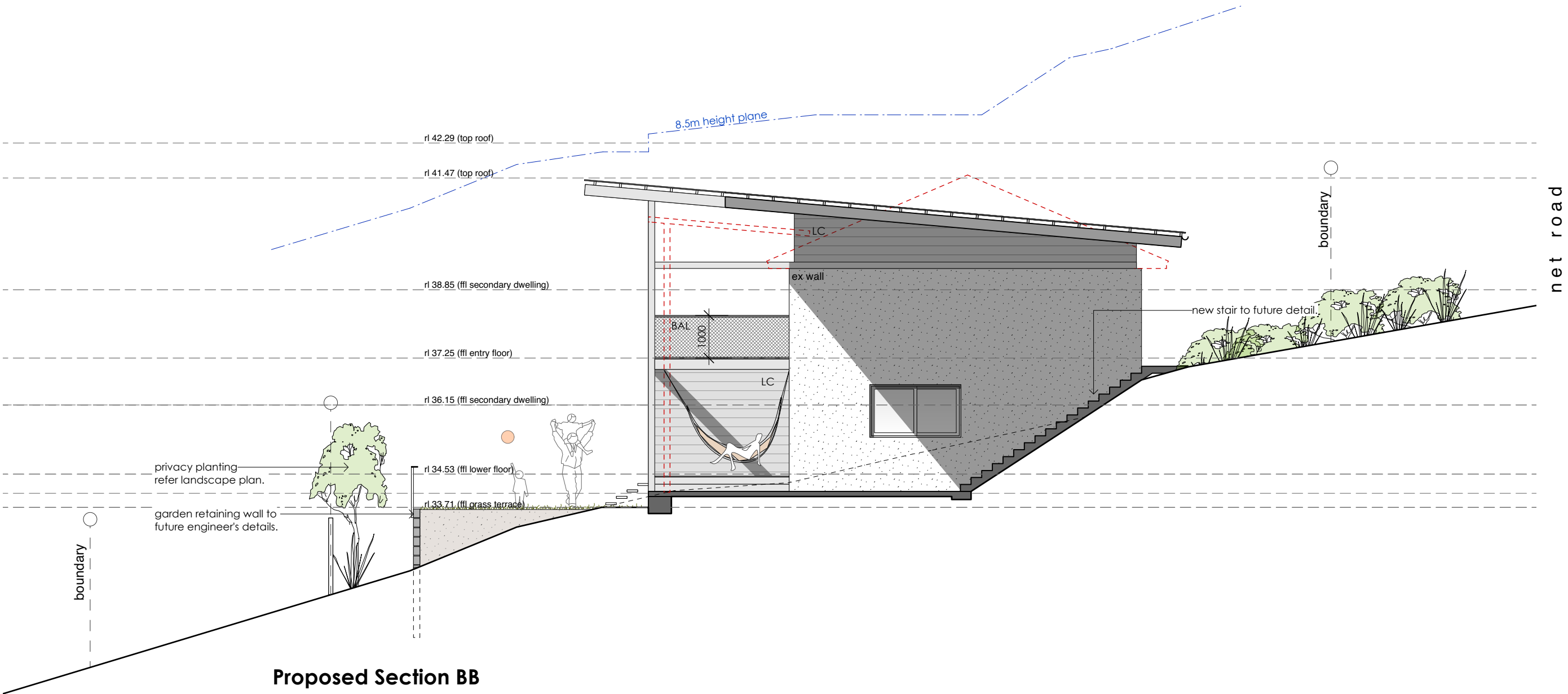
Proposed Section AA

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 materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²			
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
			DRAWING	Proposed Section AA	DWG. NO.	DA. 16
			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.	SCALE	1:100@A3



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Proposed Section BB

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			PROJECT	Alterations & Additions		ANDY LEHMAN DESIGN		DA. 17
			DRAWING	Proposed Section BB		Tel. 0414 466 665	DWG. NO. SCALE 1:100@A3	
			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		DATE Jan 2024
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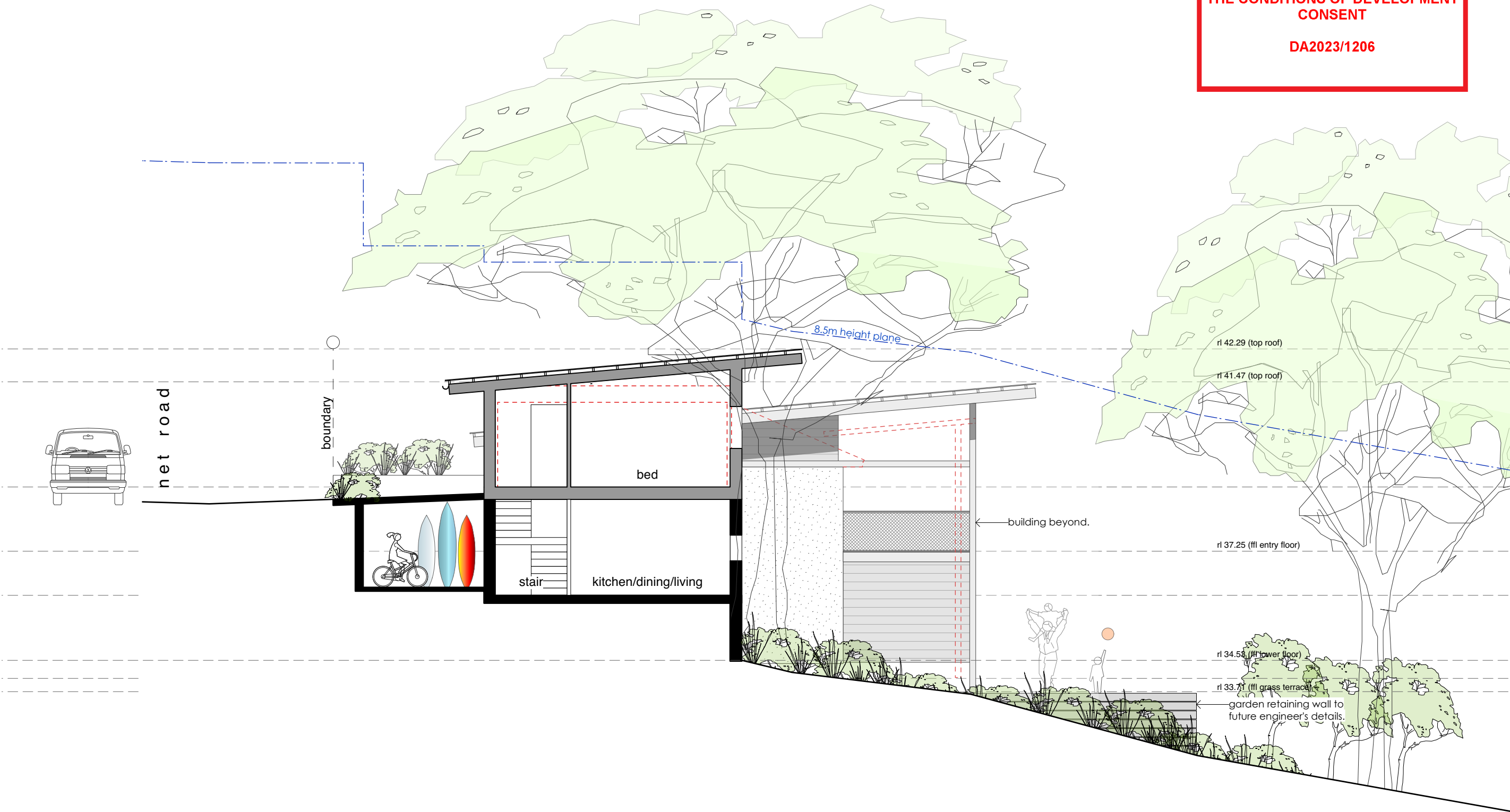
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			PROJECT	Alterations & Additions		ANDY LEHMAN DESIGN		DA. 18 1:100@A3
			DRAWING	Proposed Section CC		Tel. 0414 466 665 SCALE		
			NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings. If in doubt ask.		Email: andy@andylehman.com.au DATE Jan 2024 ISSUE A		



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Proposed Section DD

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			PROJECT	Alterations & Additions		ANDY LEHMAN DESIGN		
			DRAWING	Proposed Section DD		Tel. 0414 466 665	DWG. NO. SCALE	DA. 251:100@A3
			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	DATE	Jan 2024
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Proposed North Elevation
@ Retaining Wall

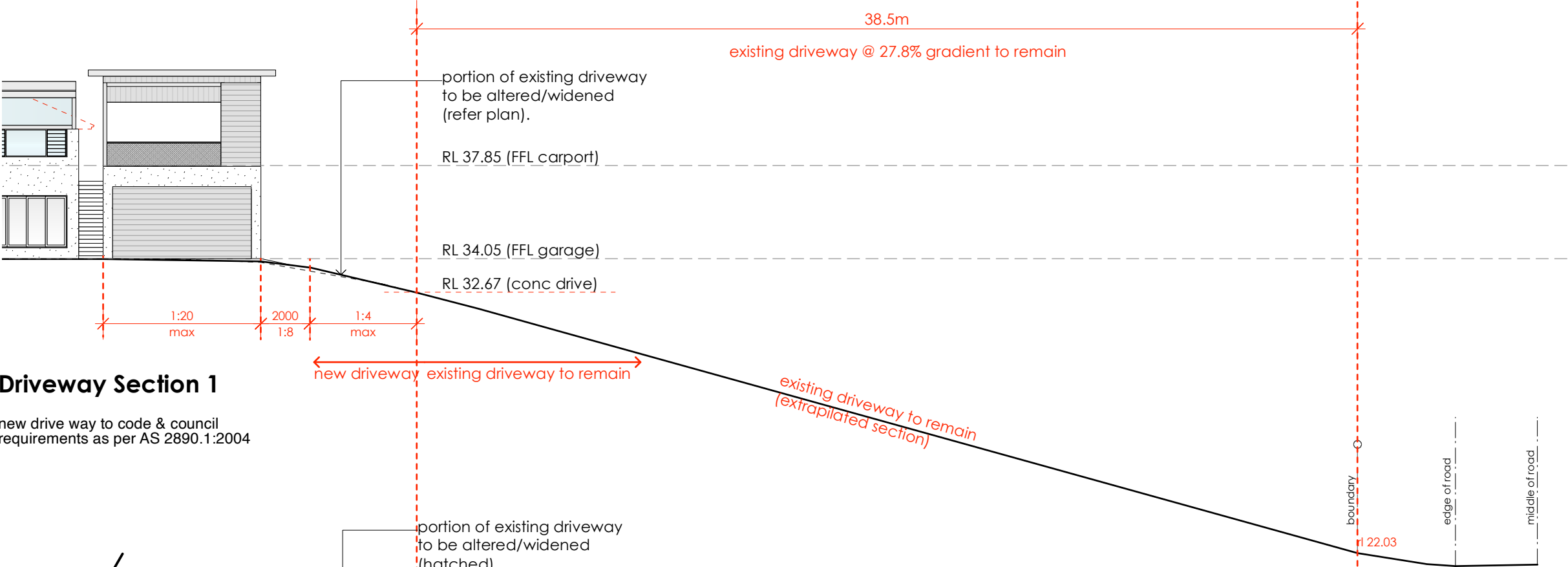
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			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN
			DRAWING	Proposed North Elevation @ retaining wall	DWG. NO. DA. 26
			NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings. If in doubt ask.	SCALE 1:100@A3 DATE Jan 2024 ISSUE A



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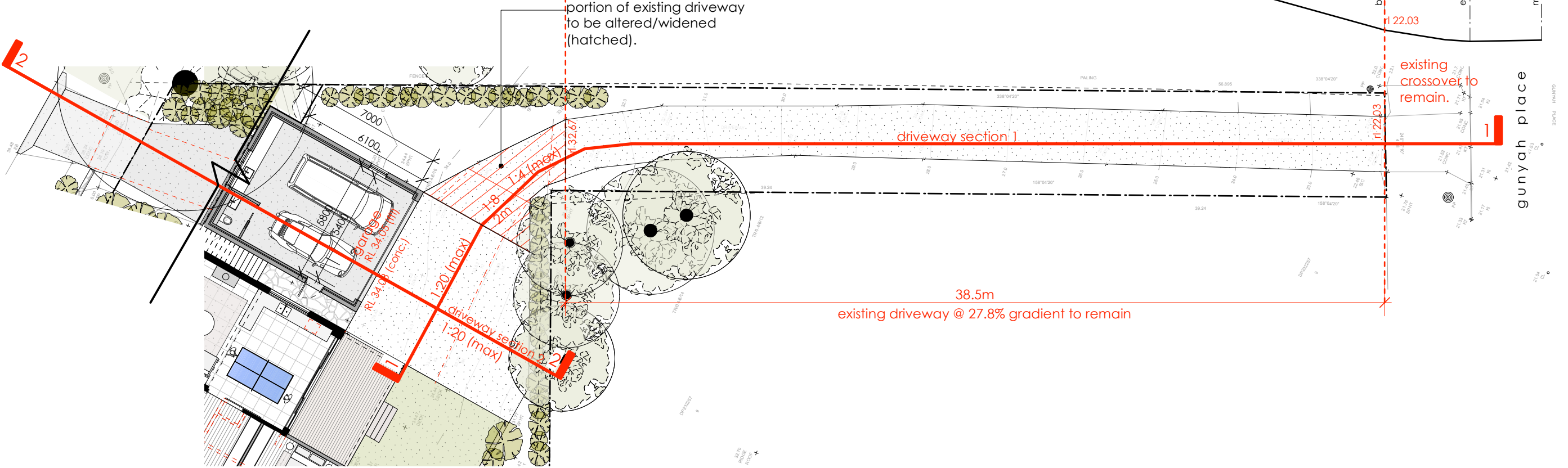
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Driveway Section 1

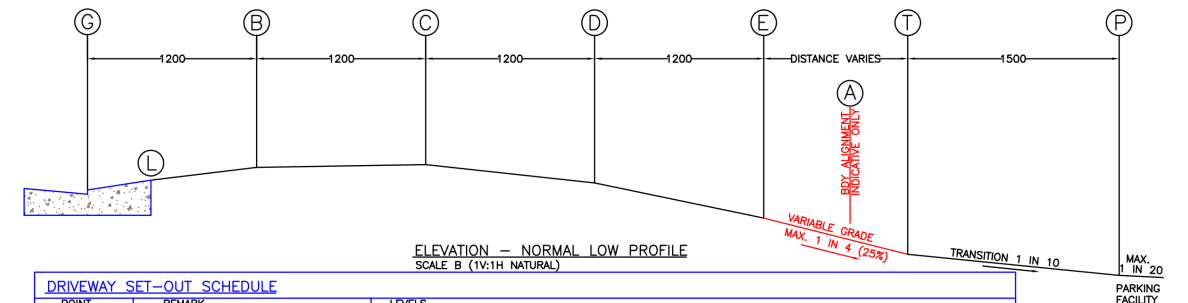
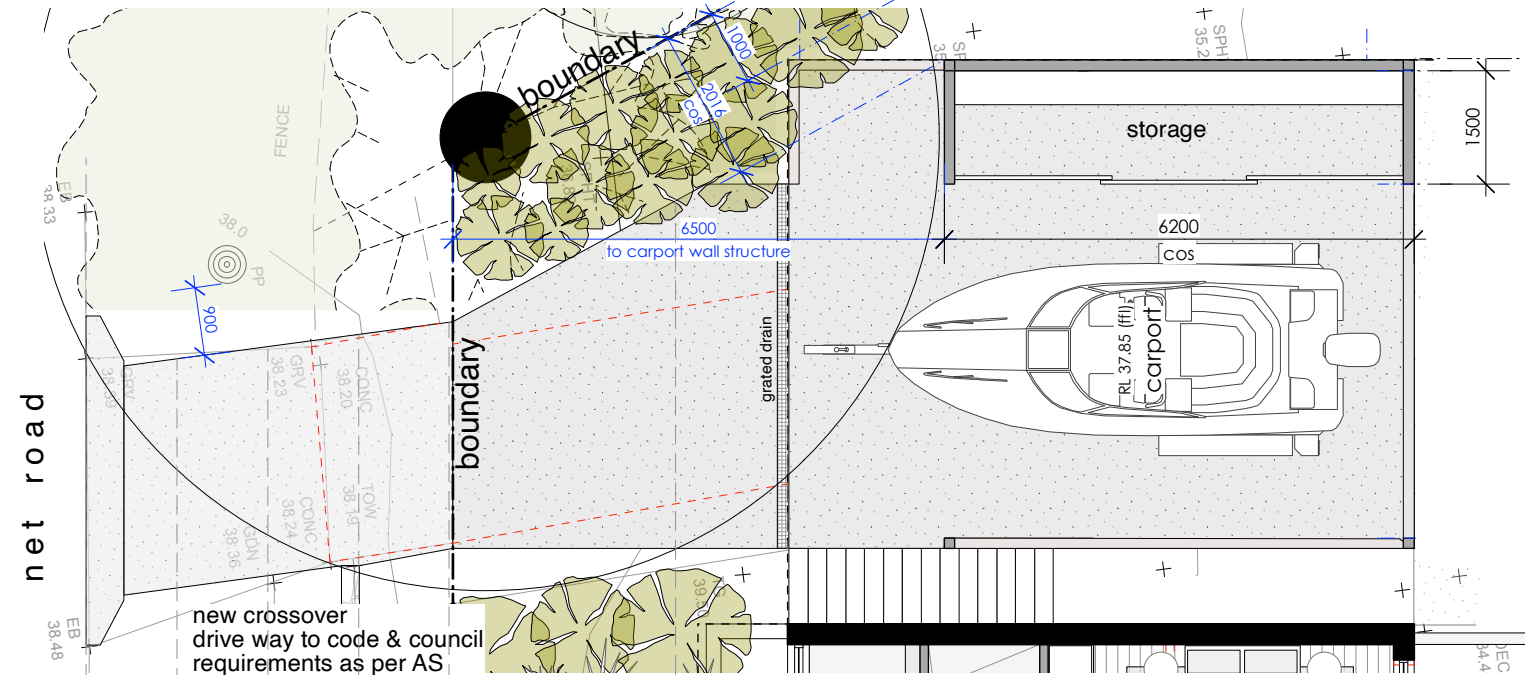
new drive way to code & council requirements as per AS 2890.1:2004



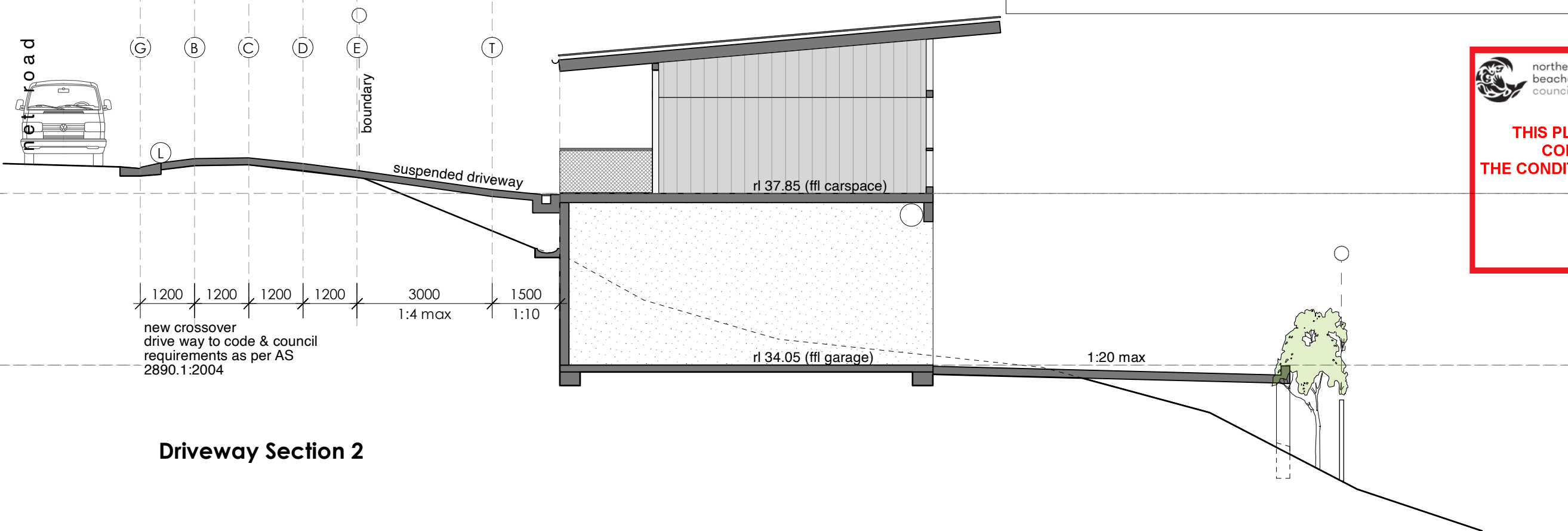
Driveway Plan

new drive way to code & council requirements as per AS 2890.1:2004

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 materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett				
			6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²				
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		
			DRAWING	Driveway Plan & Section 1	DWG. NO.	DA. 27	
			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	SCALE 1:200@A3	
		Email: andy@andylehman.com.au	DATE 6th March 2024				
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DRIVEWAY SET-OUT SCHEDULE		
POINT	REMARK	LEVELS
G	GUTTER INVERT	DRIVEWAY CROSSING SET-OUT POINT
L	REAR OF LAYBACK	100mm ABOVE GUTTER INVERT (MAY BE ALTERED AT COUNCIL'S DISCRETION)
B	1200mm FROM GUTTER INVERT	190mm ABOVE GUTTER INVERT
C	2400mm FROM GUTTER INVERT	210mm ABOVE GUTTER INVERT
D	3600mm FROM GUTTER INVERT	80mm ABOVE GUTTER INVERT
E	4800mm FROM GUTTER INVERT	170mm BELOW GUTTER INVERT
A	BOUNDARY ALIGNMENT	PLACE 10mm EXPANSION JOINT, CONTINUE CROSSING GRADIENT BETWEEN POINTS E AND T
T	1500mm BEFORE PARKING FACILITY	PROVIDE TRANSITIONAL SLOPE 1V:10H OVER 1500mm WHICH MAY BE PARTIALLY OR WHOLLY ON ROAD RESERVE
P	PARKING FACILITY	MAXIMUM GRADE PARALLEL TO ANGLE OF PARKING 1V:20H, FOR ANY OTHER DIRECTION 1V:18H



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