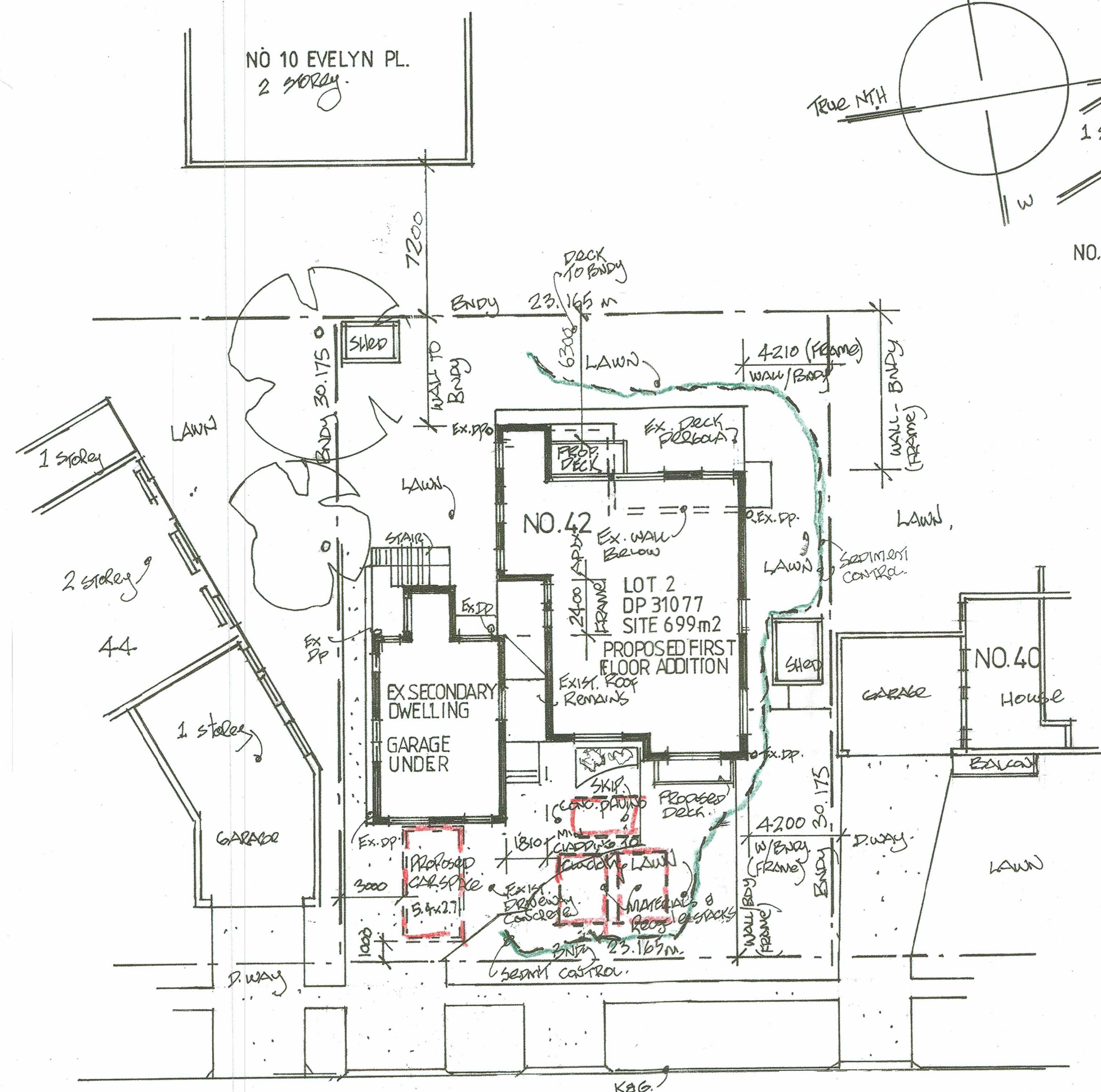
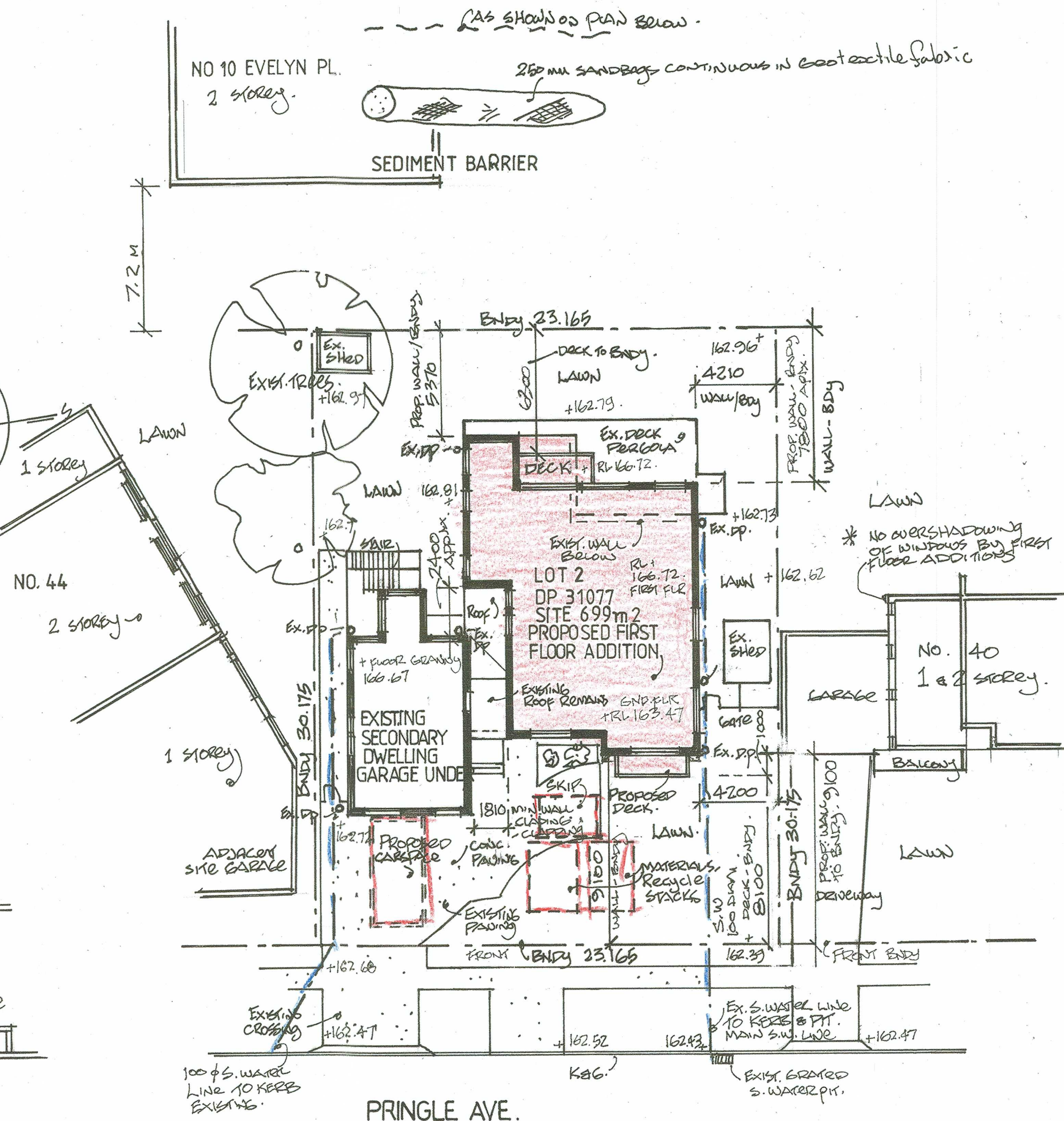




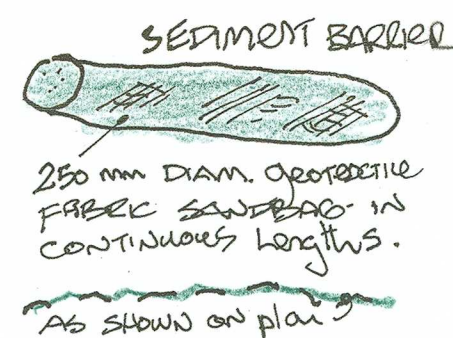
DA2023/1349



LANDSCAPE & SEDIMENT CONTROL PLAN
scale 1:200



SITE - SITE ANALYSIS PLAN
scale 1:200
STORM WATER CONCEPT

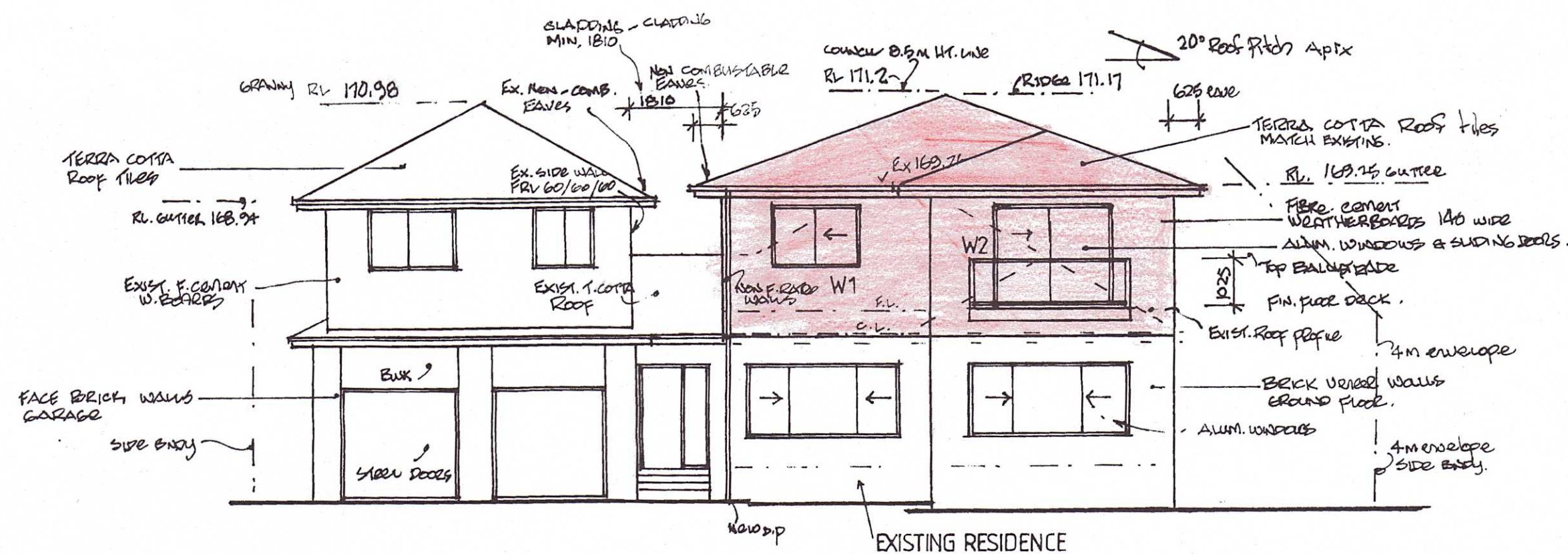


- ## SEDIMENT CONTROL
- 250 mm DIAM SEDIMENT CONTROL SANDBAGS IN GEOTEXTILE FABRIC.
 - LAY IN CONTINUOUS LENGTHS AROUND ALL EXCAVATION, NEW PAVING, & BUILDING WORK AT GROUND LEVEL
 - LAY AT SIDES & DOWN SLOPE ENDS OF MATERIAL & RECYCLING STACKS, SKIP BIN.
 - SANDBAGS REMAIN IN PLACE UNTIL BUILDING & LANDSCAPING IS COMPLETE
- FABRIC SANDBAGS CONTINUOUS LAY
AS SHOWN ON PLAN

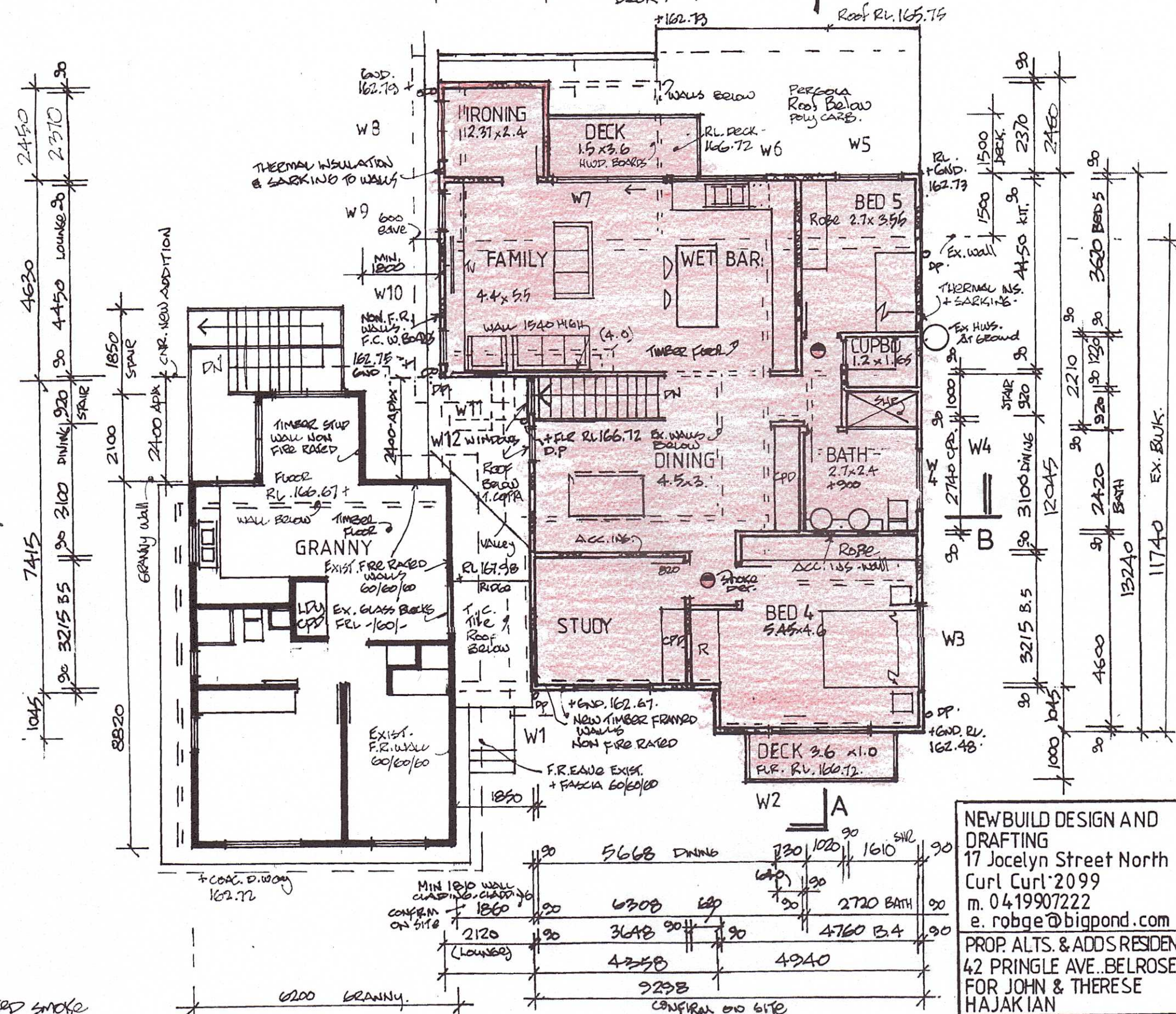
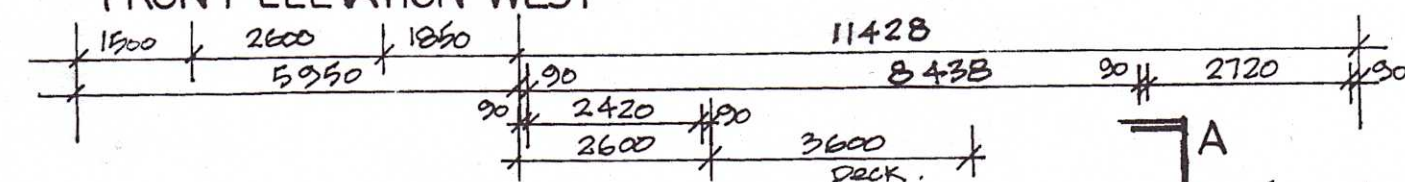
NEWBUILD DESIGN AND DRAFTING
Robert Geoghegan
17 Jocelyn Street North Curl Curl 2099
Em. robge@bigpond.com

PROPOSED FIRST FLOOR ADDITION TO RESIDENCE
42 PRINGLE AVE. BELROSE
FOR JOHN & THERESE HAJAKIAN

date	scale	dwg. no.
August 2023	1:200	365-1



FRONT ELEVATION WEST



FIRST FLOOR PLAN
1:100

NEW BUILD DESIGN AND
DRAFTING
17 Jocelyn Street North
Curl Curl 2099
m. 0419907222
e. robge@bigpond.com

PROP. ALTS. & ADD'S RESIDENCE
42 PRINGLE AVE..BELROSE
FOR JOHN & THERESE
HAJAKIAN

date scale dwg.no
August 1:100 365 - 2

* NOTE - SMOKE DETECTORS
IN 'INSTALL ELECTRICALLY CONNECTED SMOKE
DETECTORS AS FLOOR PLANS AND TO
B.C.A. & AUST. STANDARDS.

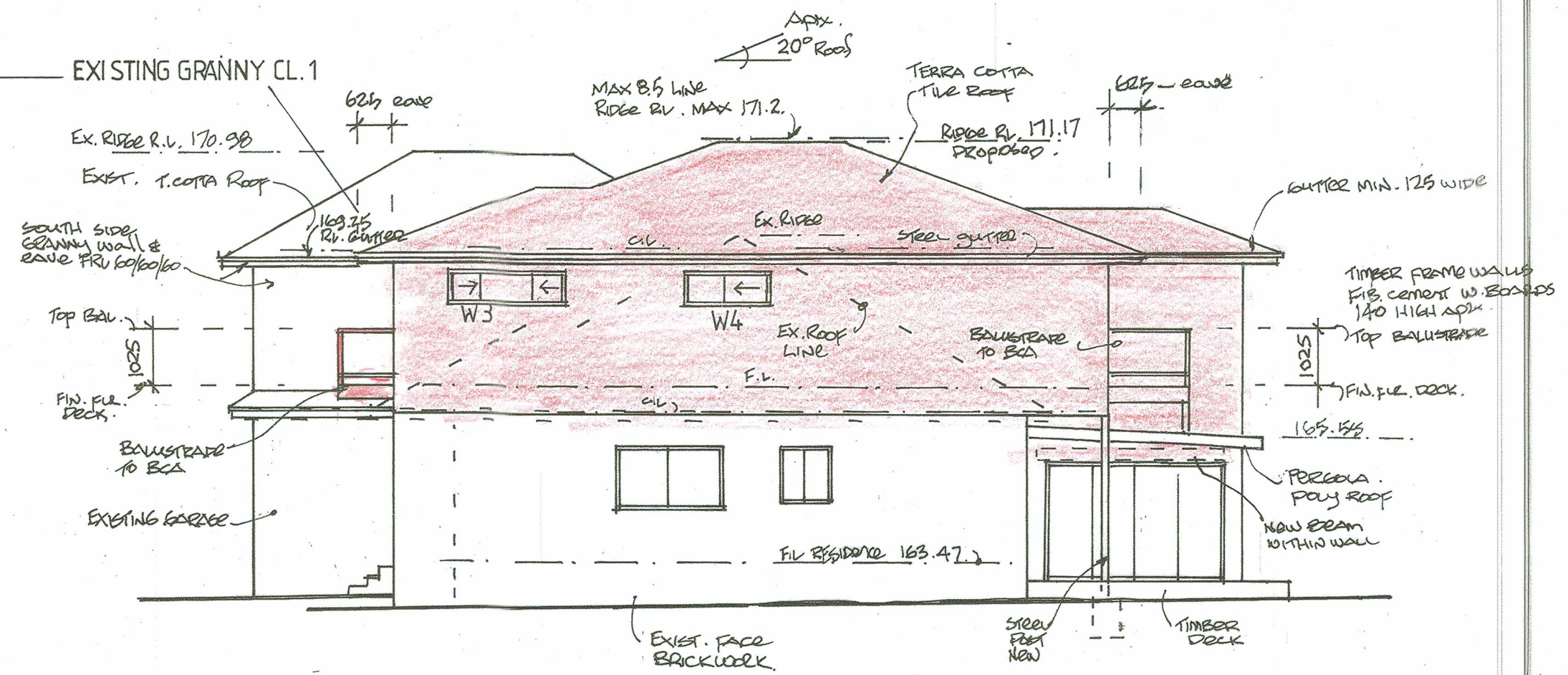
GROUND FLOOR PLAN 1:100



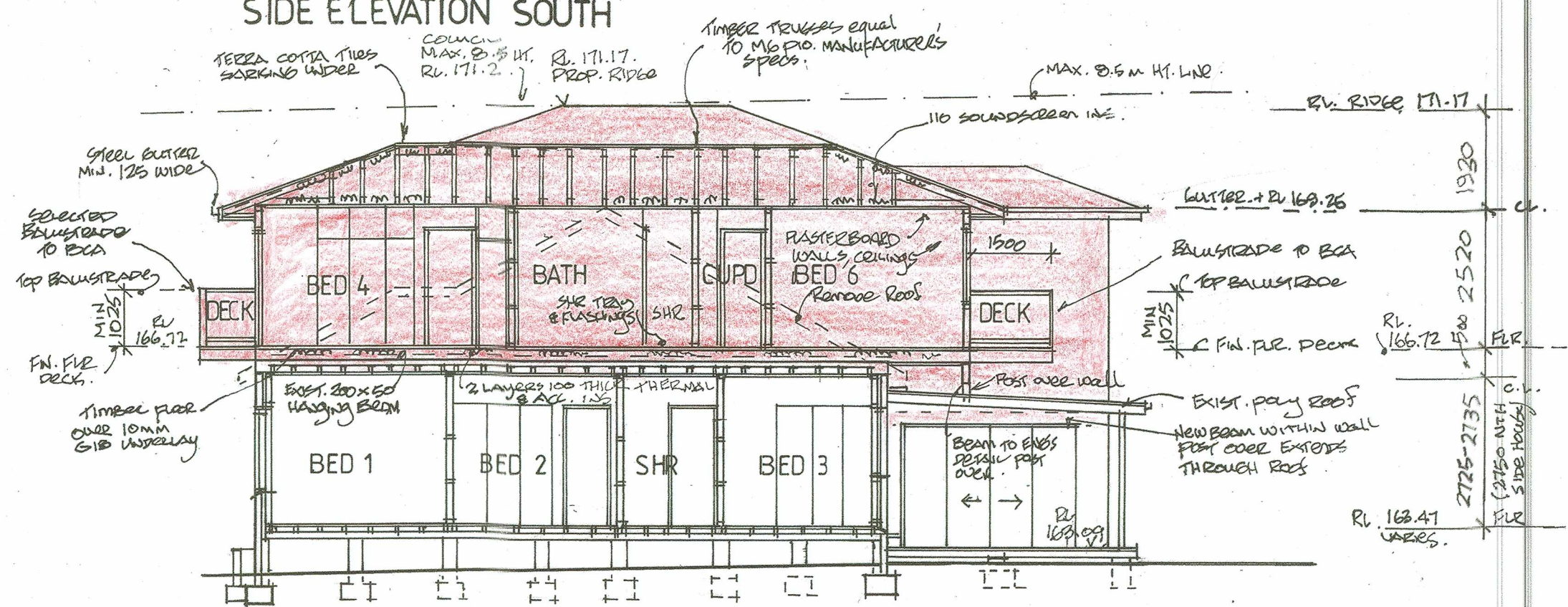
northern
beaches
council

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

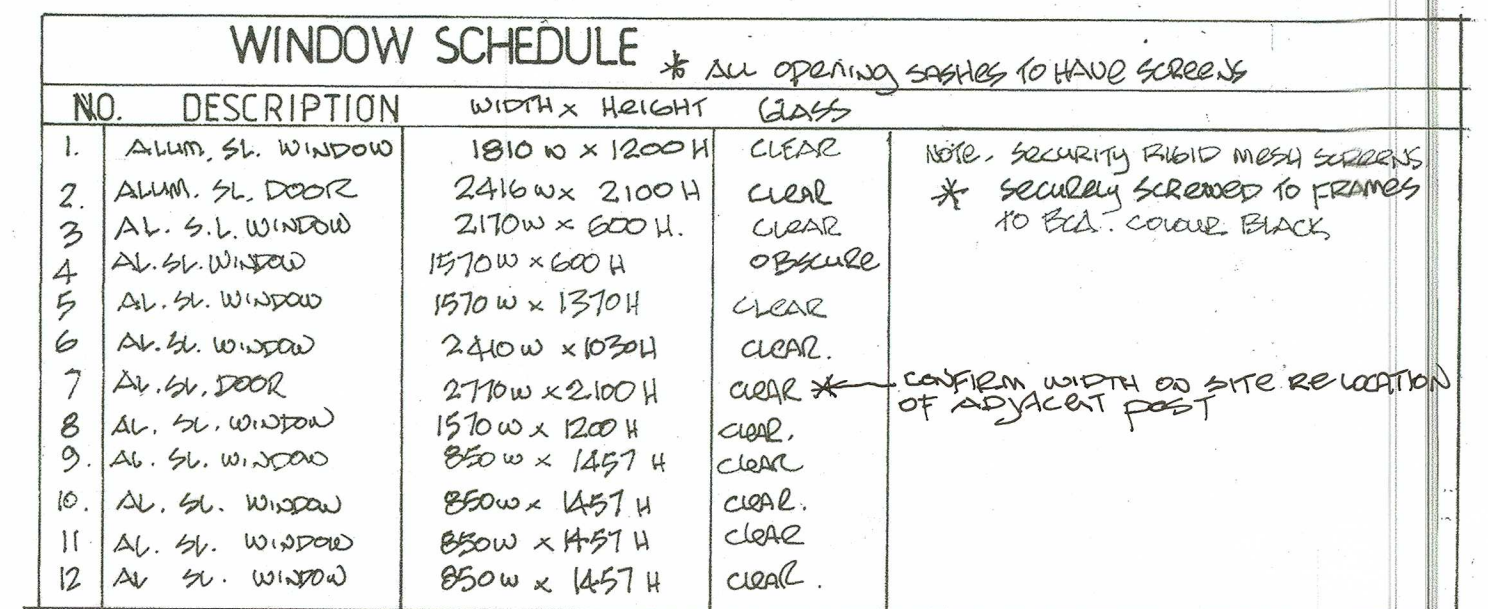
DA2023/1349



SIDE ELEVATION SOUTH



SECTION A - A



NEWBUILD DESIGN AND DRAFTING Robert Geoghegan 17 Jocelyn Street North Curl Curl 2099 mob. 0419907222 em. robgea.bigpond.com		
PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE FIRST FLOOR ADDITIONS 52 PRINGLE AVE. BELROSE FOR JOHN AND THERESE HAJAKIAN		
date August 2023	scale 1:100	dwg.no 365-3



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

Ex. T. COTTA
DA2023/1849

PROPOSED
ADDITIONS



* ADDITION MATERIALS MATCH EXISTING.

PROPOSED ADDITIONS.

- WALLS - 140 WIDE FIBRE CONCRETE WEATHERBOARDS PAINT DULUX (OR EQUAL) LIME WHITE - MATCH EX.
- ROOF - MONIER T. COTTA TILES MATCH EXISTING.
- WINDOWS - BROWN COLORBOND ALUM. EQUAL TO STEGBAR
- GUTTERS - DOWNPIPES - COLORBOND STEEL 'BROWN' MATCHING.
- BALUSTRADE ALUM. PICKET - BROWN -
- DECK FLOOR FASCIA TIMBER - PAINT DULUX - LIME WHITE OR EQUAL.

- ROOF FASCIA - STEEL BROWN (OR ALUM.)
- EAVE SOFFIT - DULUX LIME WHITE OR EQUAL

MATERIALS, FINISHES SCHEDULE

PROP. ALTS. & ADDS.
FIRST FLOOR ADDITION.
42 PRINGLE AVE BELROSE