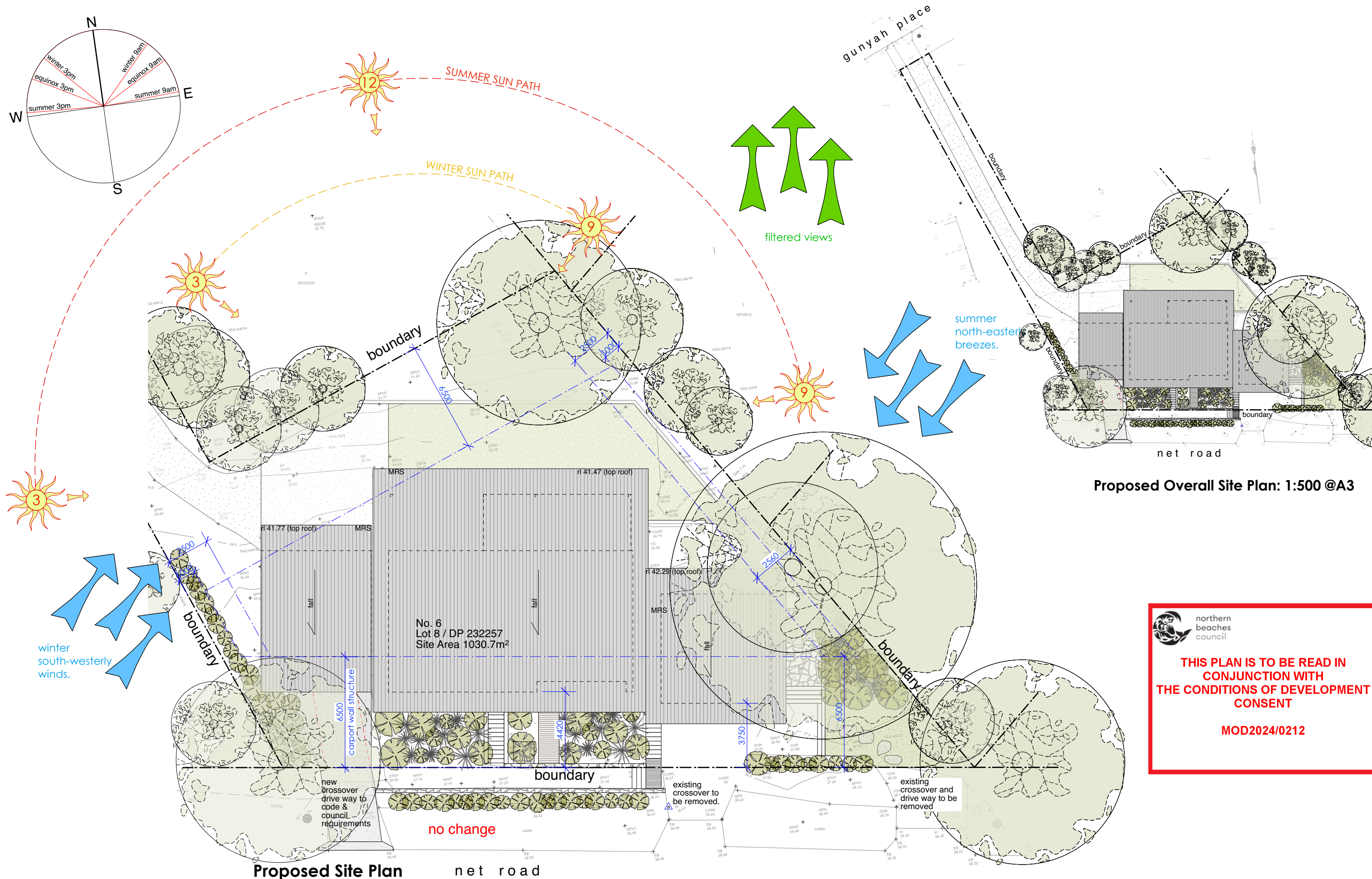




Proposed Overall Site Plan: 1:500 @A3

 northern beaches council

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Proposed Site Plan

net road

<



lower floor plan layout modified,
including windows.

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 1030.7m²

PROJECT	Alterations & Additions
---------	-------------------------

DRAWING	Proposed Lower Floor Plan
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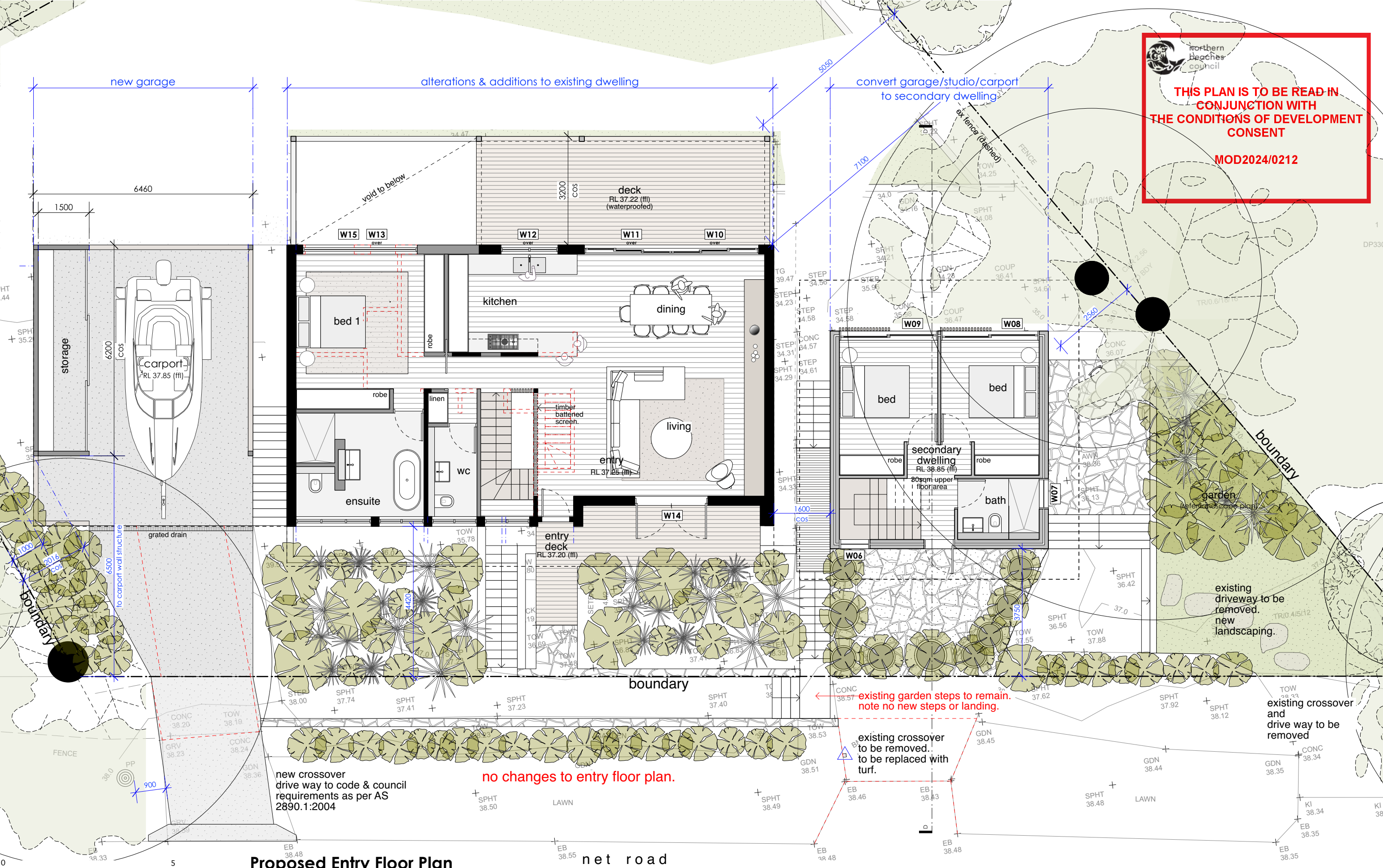
ANDY LEHMAN DESIGN

Tel. 0414 466 665

Email: andy@andylehman.com.au

If in doubt ask.

DWG. NO.	MOD. 10
SCALE	1:100@A3
DATE	18th April 2024
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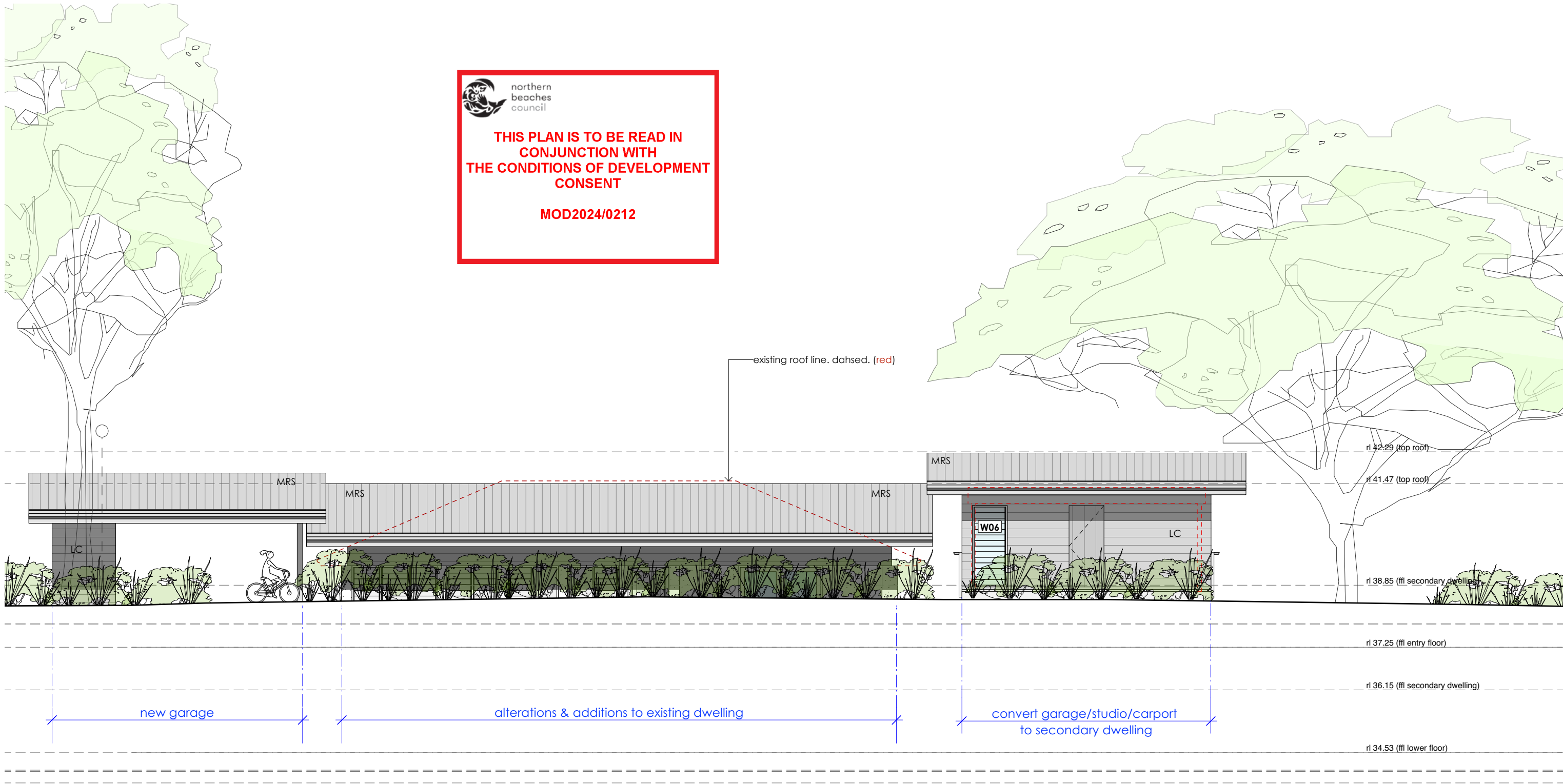
Proposed Entry Floor Plan

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			
Alterations & Additions		ANDY LEHMAN DESIGN	
Proposed Entry Floor Plan		DWG. NO.	MOD. 11
		SCALE	1:100@A3
		DATE	18th April 2024
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		Tel. 0414 466 665	
		Email: andy@andylehman.com.au	
		If in doubt ask.	



Proposed Street Elevation
no change to street elevation

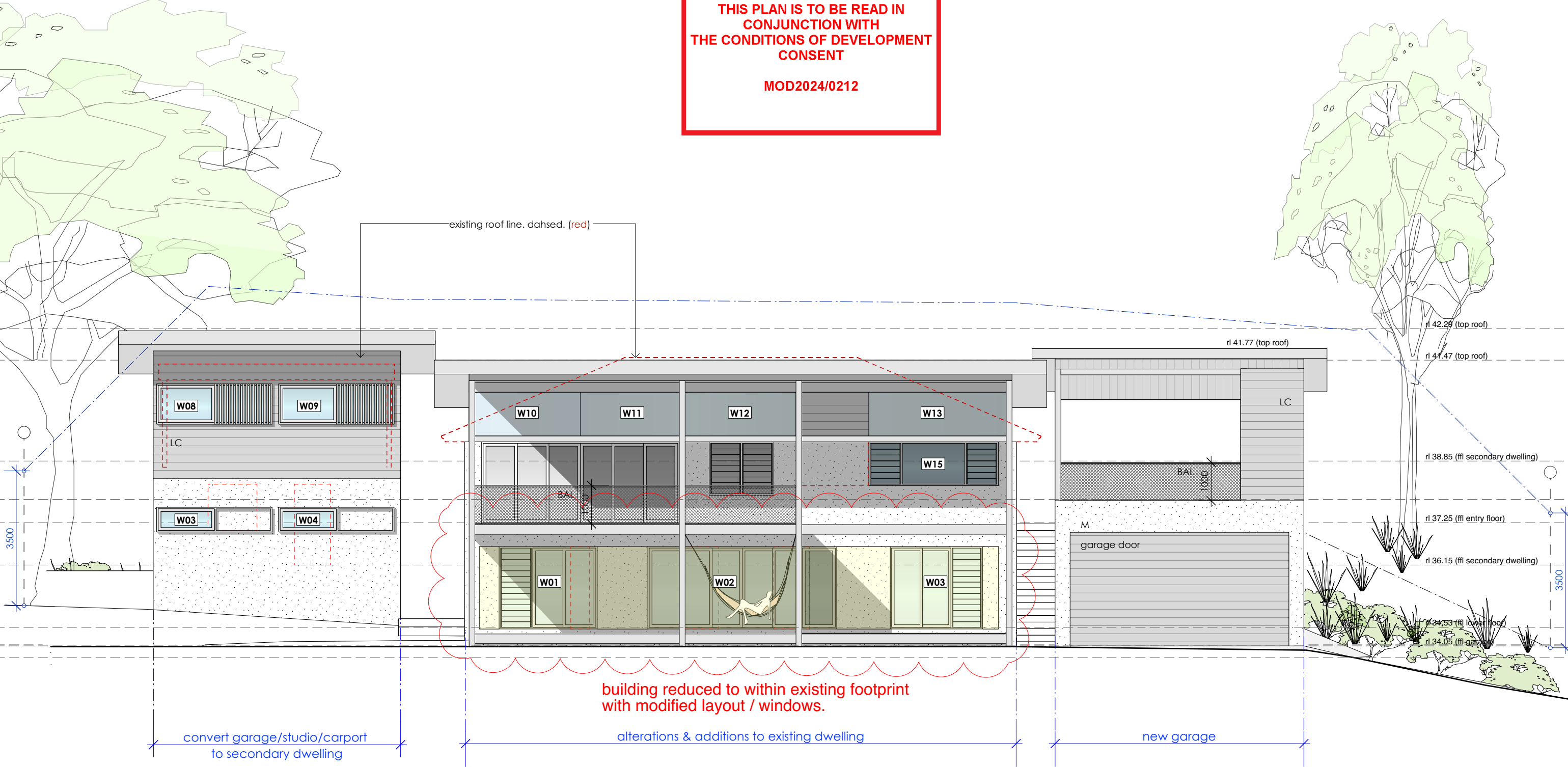
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			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN
			DRAWING	Proposed Street Elevation	DWG. NO. MOD. 12
			NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings. If in doubt ask.	Tel. 0414 466 665 Email: andy@andylehman.com.au SCALE 1:100@A3 DATE 18th April 2024 ISSUE



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Proposed North Elevation

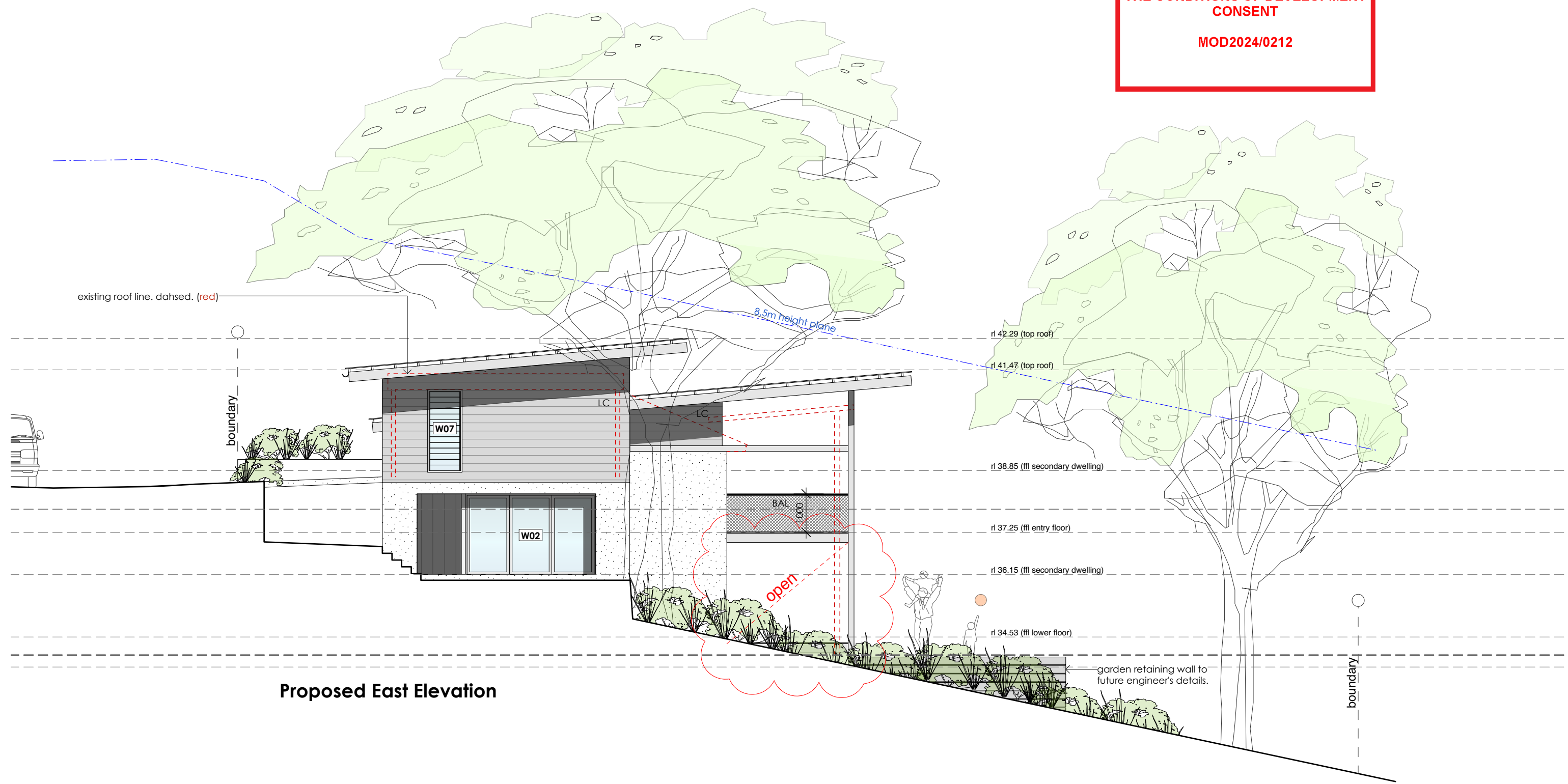
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			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
			DRAWING	Proposed North Elevation	Tel. 0414 466 665	DWG. NO. MOD. 13
			NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	Email: andy@andylehman.com.au	SCALE 1:100@A3 DATE 18th April 2024 ISSUE



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Proposed East Elevation

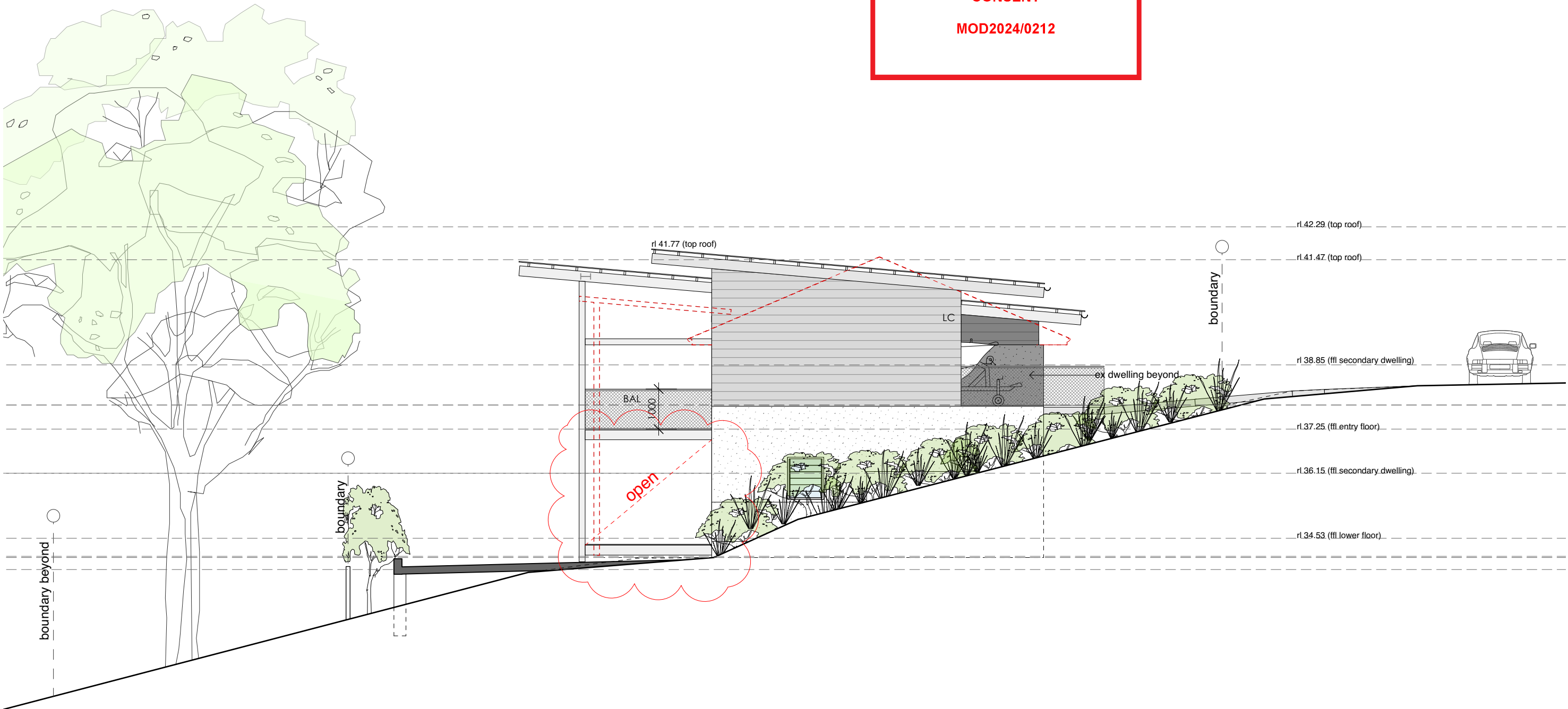
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			PROJECTAlterations & Additions		ANDY LEHMAN DESIGN	
			DRAWINGProposed East Elevation		DWG. NO.	MOD. 14
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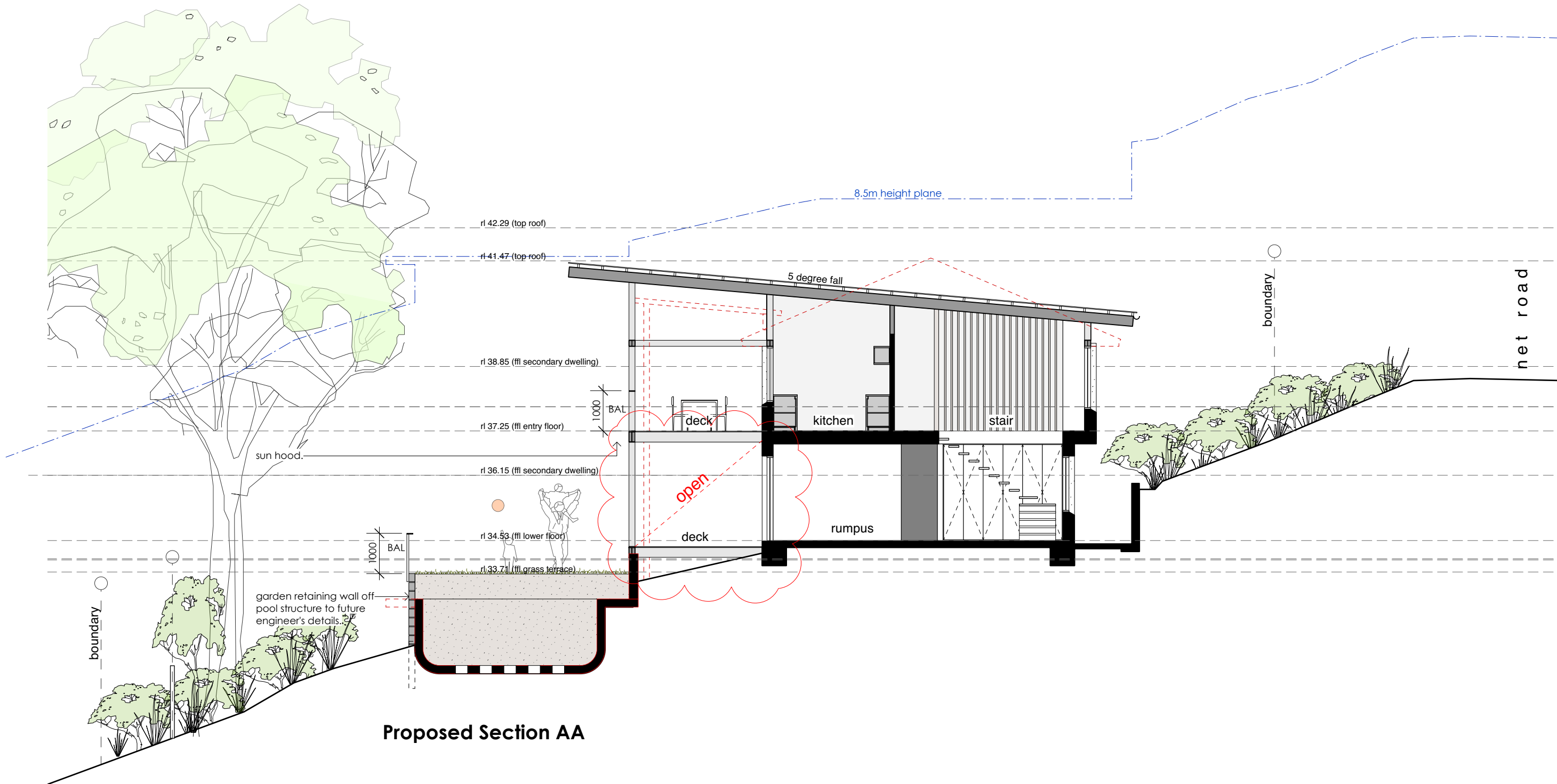
Proposed West Elevation

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	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 West Elevation	DWG. NO. MOD. 15
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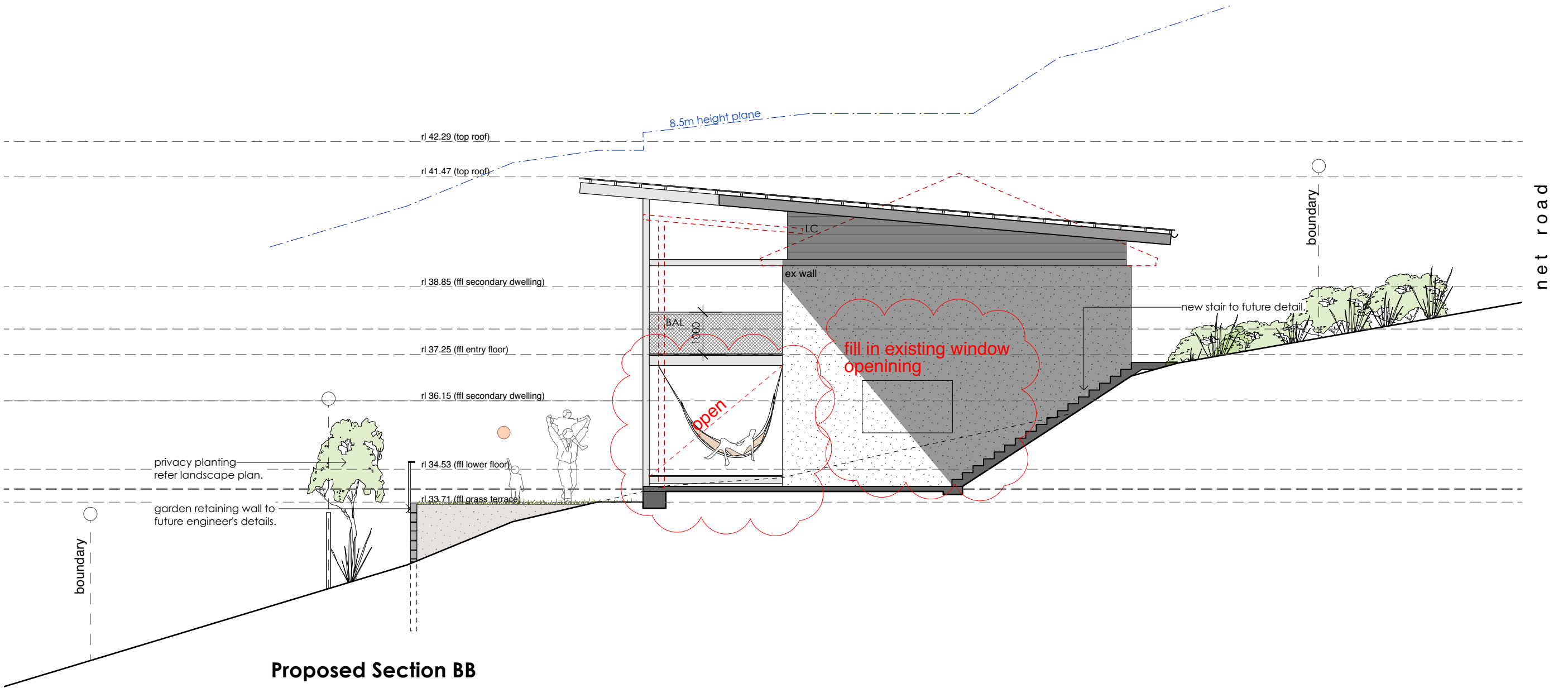
Proposed Section AA

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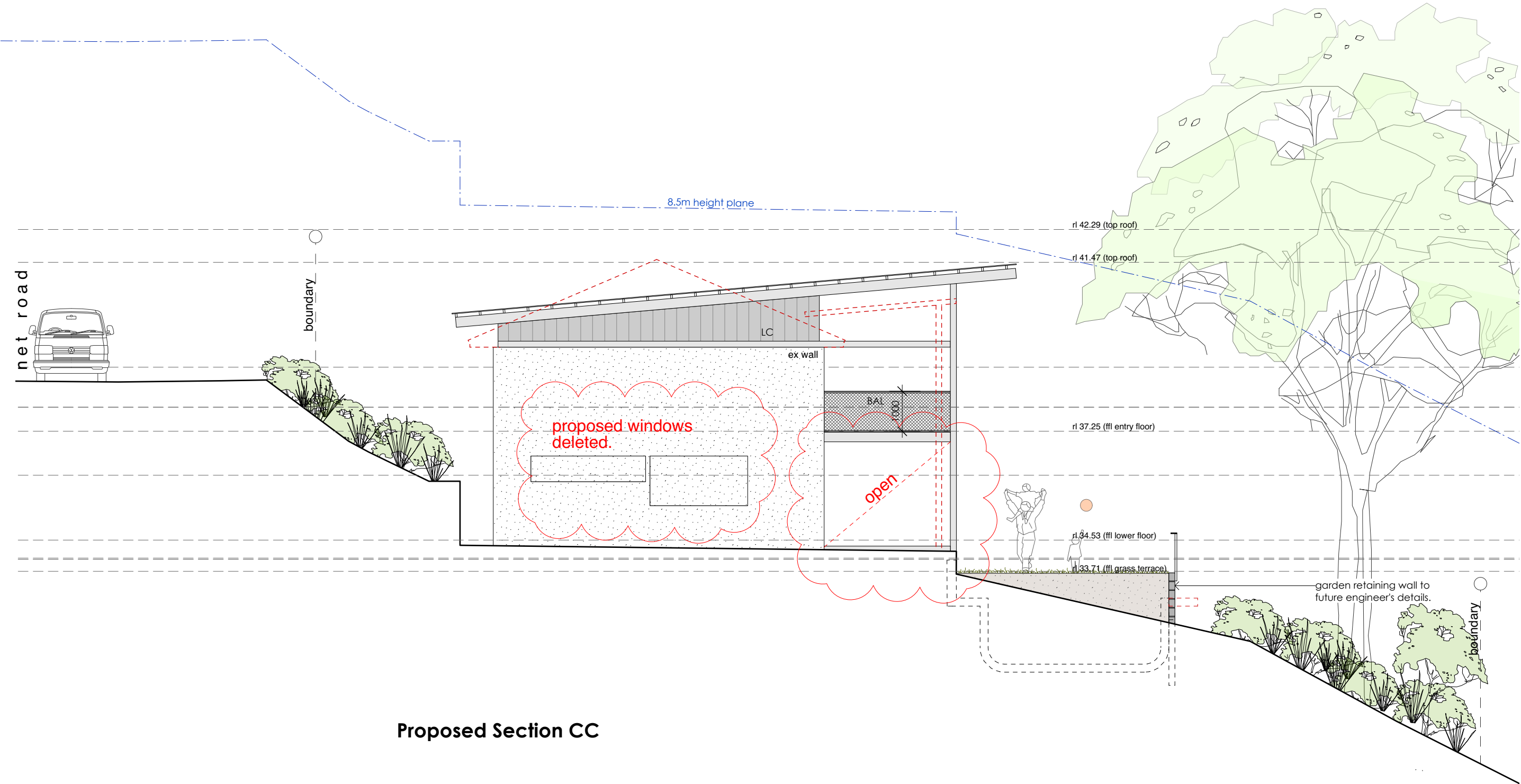


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			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
			DRAWING	Proposed Section BB	Tel. 0414 466 665	DWG. NO. MOD. 17
			NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off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

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 CC	Tel. 0414 466 665	DWG. NO. MOD. 18
			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 DATE 18th April 2024 ISSUE