



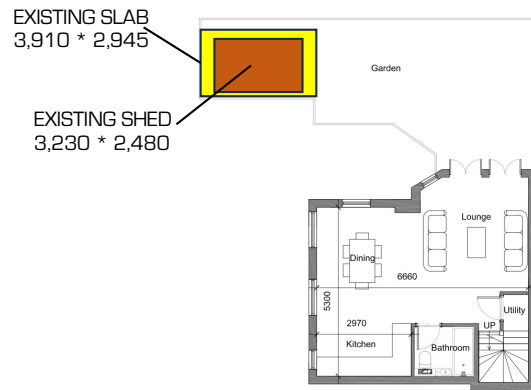
SATELLITE
PHOTO

35 HURST
AVENUE,
N6 5TW

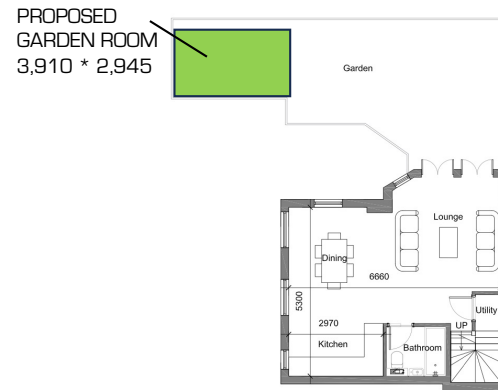


EXISTING
STREET
ELEVATION
PHOTO

35 HURST
AVENUE,
N6 5TW



EXISTING GARDEN
PLAN



PROPOSED GARDEN
PLAN

5m

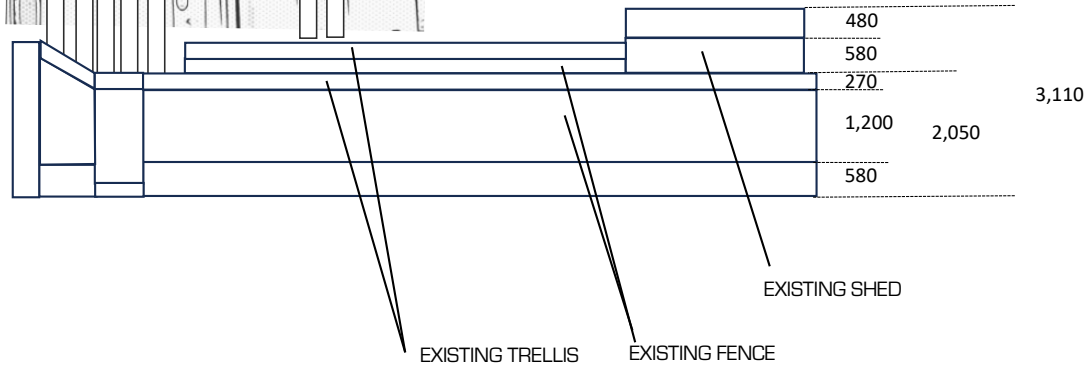
GENERAL NOTES:		NOTES:	REV:	Rev Date Description		1. PROPOSED & EXISTING GARDEN PLAN			
- Do not scale drawings.		- The contractor shall provide all necessary protection of existing work and newly added work. - The contractor shall be responsible for adequately bracing and protecting all work during construction against damage, misalignment, collapse, overturn and misalignment according to applicable codes and standards. - The contractor shall repair and return to its original condition all work and items damaged as a result of building operations and shall leave the work completed to the true intent of the drawings and specifications and to the satisfaction of the architect and owner. - Any disturbance or damage to the existing buildings or utilities resulting either directly or indirectly from the operation or the resulting work during or resulting from the execution of this contract shall be promptly repaired, restored or replaced to the satisfaction of the architect at no additional cost to the owner.		-	18.01.24	First issue	SPACE CHANGE Date: Jan 2024 Client: Vicky Castles Project: Hunt Avenue, Highgate, NSW Project No: 2401 FOR INFO Drawn: MD Checked: KG Scale: 1:50 @ A1 Drawing Number: 20.101		
- All materials and components to be used in accordance with manufacturer's recommendations and instructions.				-	18.01.24	Revised scope			
- All work to be carried out in accordance with the current building regulations.									
- The contractor shall check all utility at dimensions, notes and conditions on site before any construction work is started.									
- All discrepancies shall be reported to the architect.									
- The contractor shall assume full and sole responsibility for the accuracy, fit and stability of all parts of the plan.									
- All labor, materials and installations must comply with the codes, rules and regulations of all authorities having jurisdiction.									
- Any discrepancy, when noted between the requirements of the plans, specifications, and codes, rules and regulations shall be immediately brought to the attention of the architect, in writing, for resolution.									
- The contractor shall provide all necessary protection of existing work and newly added work.									
- The contractor shall be responsible for adequately bracing and protecting all work during construction against damage, misalignment, collapse, overturn and misalignment according to applicable codes and standards.									
- The contractor shall repair and return to its original condition all work and items damaged as a result of building operations and shall leave the work completed to the true intent of the drawings and specifications and to the satisfaction of the architect and owner.									
- Any disturbance or damage to the existing buildings or utilities resulting either directly or indirectly from the operation or the resulting work during or resulting from the execution of this contract shall be promptly repaired, restored or replaced to the satisfaction of the architect at no additional cost to the owner.									
- All materials to be used to manufacturer's recommendations and obtain in relation to manufacturer's specifications.									
- The design allows for double occupancy in double through.									
- All corridors and doors in corridors to be 30 mins protected and in accordance to F.O requirements.									
- Manufacturers and suppliers to confirm 25 year warranty to protect under coastal conditions.									



2. EXISTING STREET ELEVATION

5m

1:100
Scale

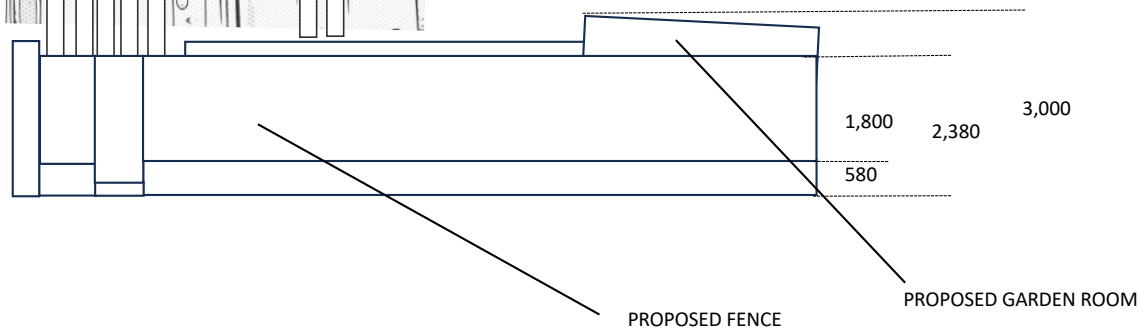




3. PROPOSED STREET ELEVATION

5m

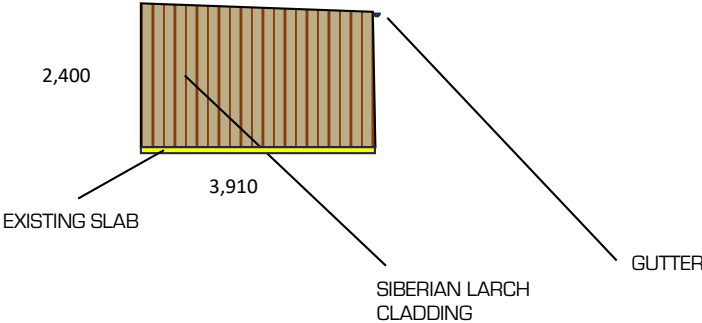
1:100
Scale



4. PROPOSED
GARDEN ROOM
SIDE ELEVATION

5m

1:100
Scale



4. PROPOSED
GARDEN ROOM
FRONT ELEVATION

5m

1:100
Scale

