

12B JOHN STREET AVALON, NSW, 2107

SHEET LIST:

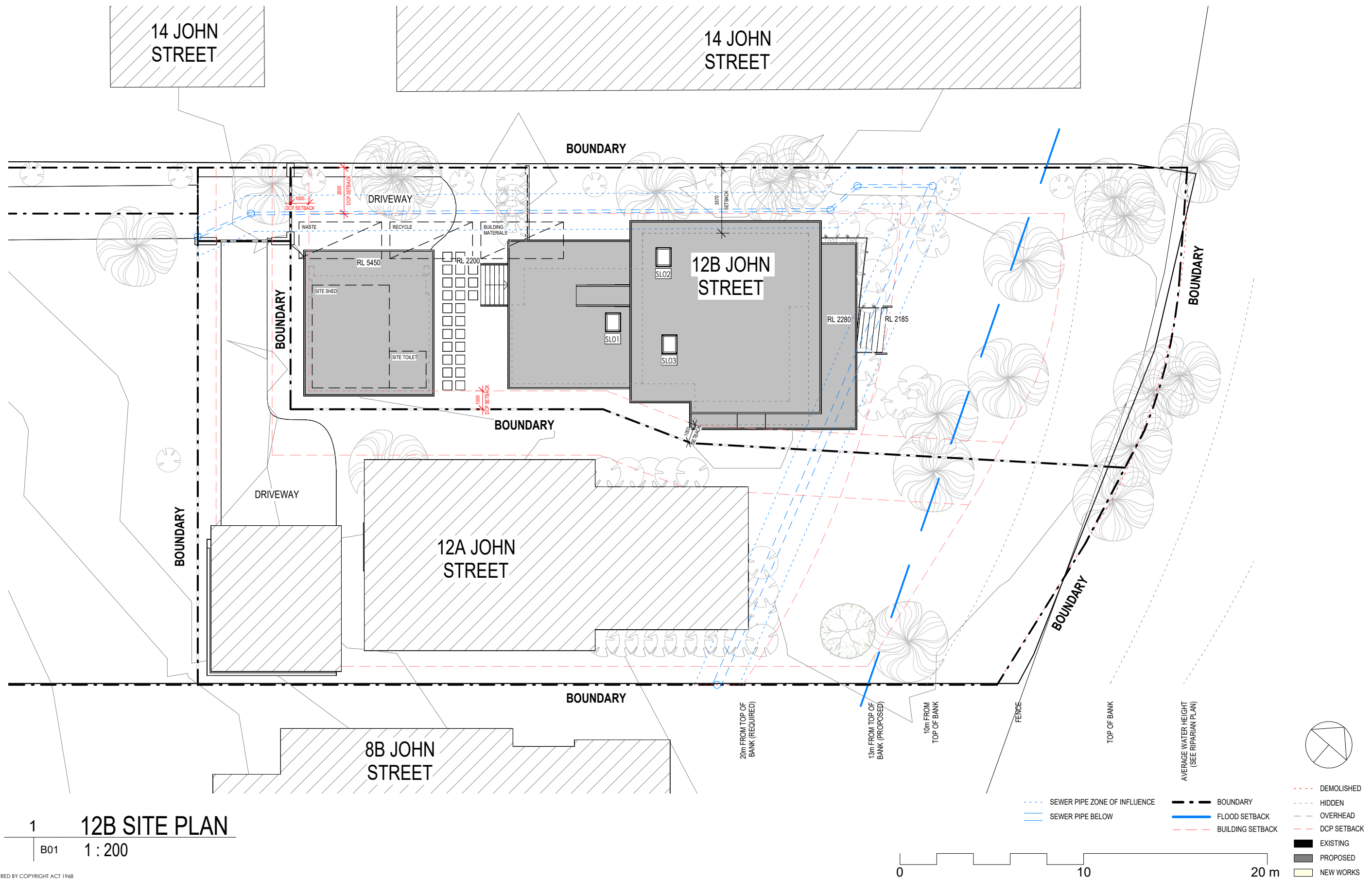
B00 - COVER PAGE	20 - SECTIONS
B01 - SITE PLAN	21 - SECTIONS
B02 - GROUND FLOOR PLAN	100 - SITE ANALYSIS
B03 - FIRST FLOOR PLAN	101 - ANALYSIS SECTIONS
B10 - NE/SW ELEVATIONS	102 - SHADOW PLANS
B11 - NW ELEVATION	103 - SHADOW 3D'S
B12 - SE ELEVATION	104 - EXTERNAL FINISHES
B13 - NE/SW GARAGE ELEVATIONS	105 - 3D VIEWS
B14 - NW/SE GARAGE ELEVATIONS	106 - BASIX & NATHERS



NUM #	SILL	HEIGHT	WIDTH
WB01	1200	1200	2400
WB02	1200	1200	1800
WB03	1200	1200	1800
WB04	0	2800	600
WB05	0	2700	8300
WB06	900	700	3200
WB07	0	2800	600
WB08	0	2800	4800
WB09	0	2800	2000
WB10	0	2800	600
WB11	0	2800	600
WB12	0	2800	4400
WB13	0	2800	3000
WB14	0	2800	600
WB15	0	2800	600
WB16	0	2500	900
WB17	0	2500	900
WB18	0	1000	1500
WB19	0	1000	1500

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	<div>STORMWATER / FLOOD</div> <div>BARRENJOEY CONSULTING ENGINEERS 34 GEORGE ST, AVALON, NSW, 2107 LUCASBCE@BIGPOND.COM 0418 620 330</div>	<div>BASIX / NATHERS</div> <div>SUSTAINABLE THERMAL SOLUTIONS 138 COWLES RD, MOSMAN, NSW, 2088 ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU 0420 312 721</div>	<div>BIODIVERSITY / COASTAL</div> <div>ECOLOGICAL CONSULTANTS AUSTRALIA ECOLOGICALCA@OUTLOOK.COM 9918 4486</div>	<div>CLIENT</div> <div>TIM DONOVAN TDONOVAN@CITYFREEHOLDS.COM.AU</div>				<div>PROJECT NAME</div> <div>12B JOHN ST</div>		<div>SCALE</div> <div>1 : 100</div>	
								<div>DRAWING NAME</div> <div>COVER PAGE</div>		<div>DRAWING NUMBER</div> <div>A B00 -C</div>	



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9957 5122

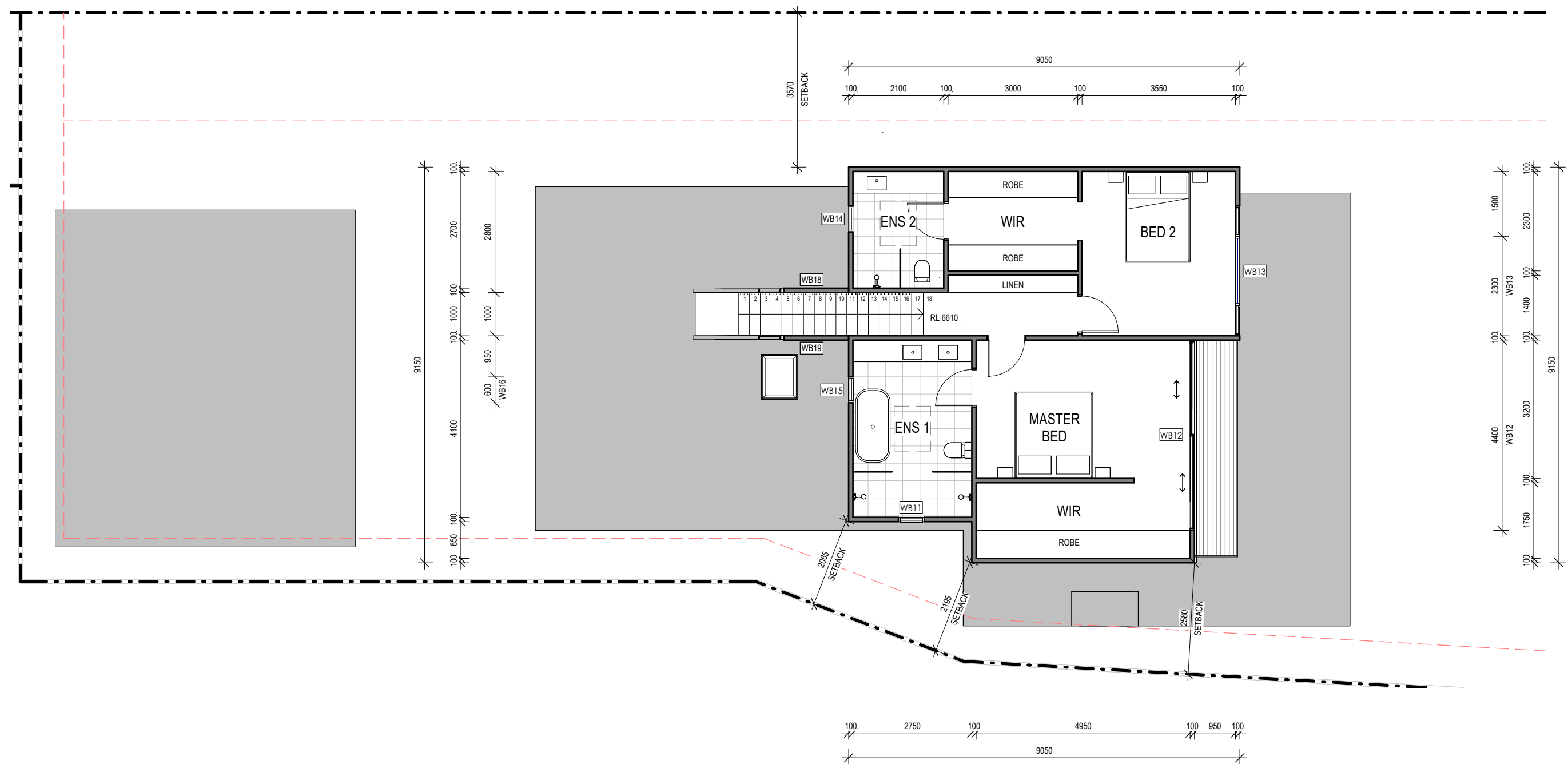
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PROJECT NAME	12B JOHN ST					SCALE	As indicated
DRAWING NAME	SITE PLAN					DRAWING NUMBER	A B01 -C



1 12B FIRST FLOOR PLAN
A10 | B03 1 : 100

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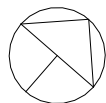
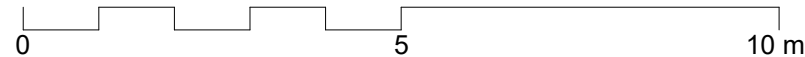
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- DEMOLISHED
- HIDDEN
- OVERHEAD
- DCP SETBACK
- EXISTING
- PROPOSED
- NEW WORKS

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DRAWING NAME	FIRST FLOOR PLAN					DRAWING NUMBER	A B03 -C

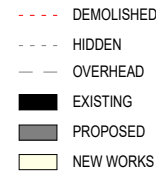
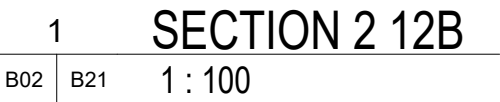
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						DRAWING NAME NW ELEVATION			DRAWING NUMBER A B11 -C

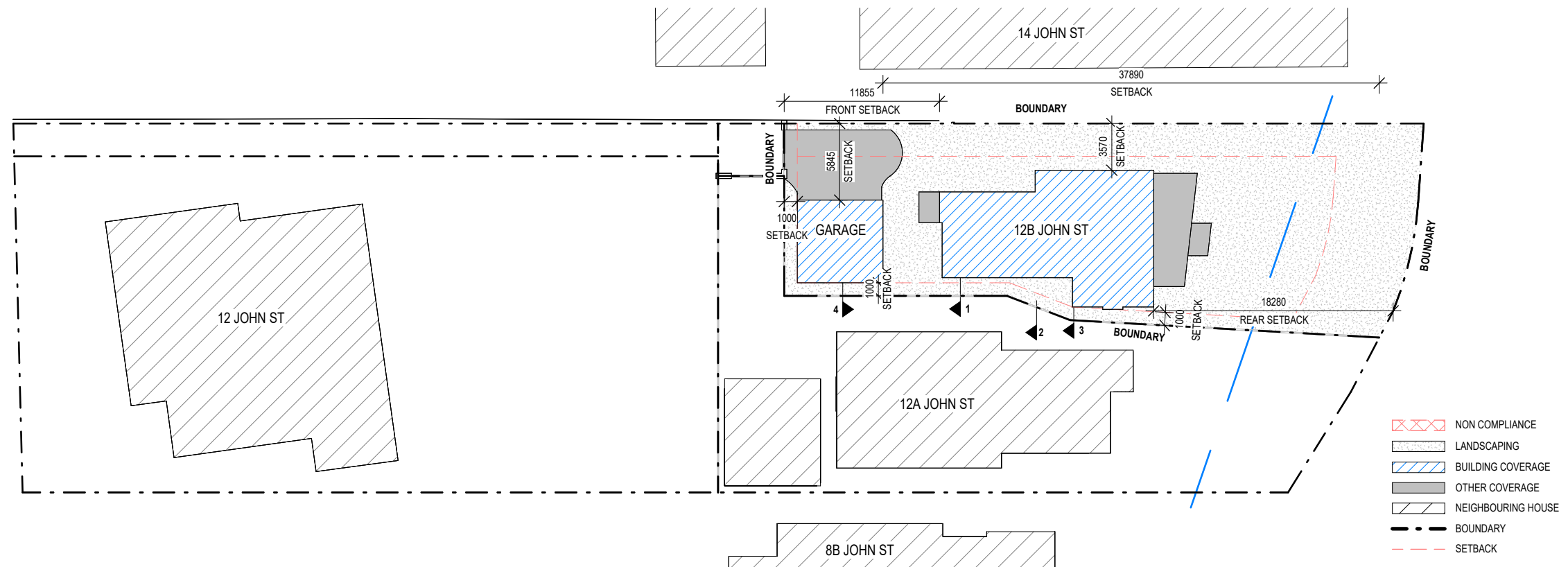


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						DRAWING NAME NW/SE GARAGE ELEVATIONS			DRAWING NUMBER A B14 -C



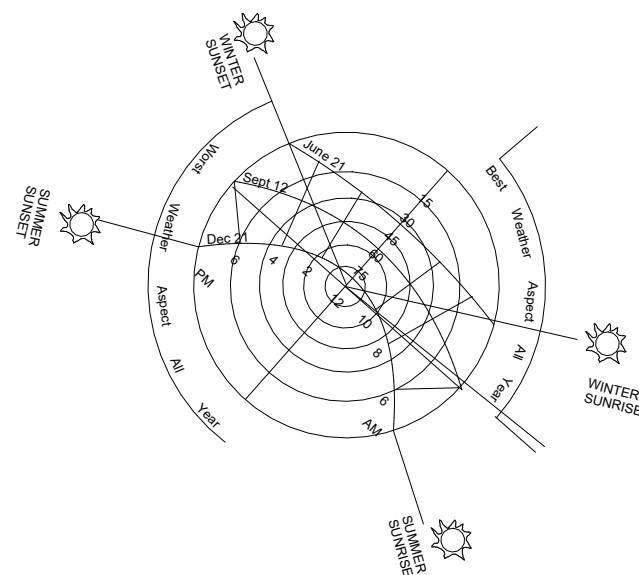
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	PROJECT NAME 12B JOHN ST		SCALE 1 : 100								
	DRAWING NAME SECTIONS		DRAWING NUMBER A B21 -C								



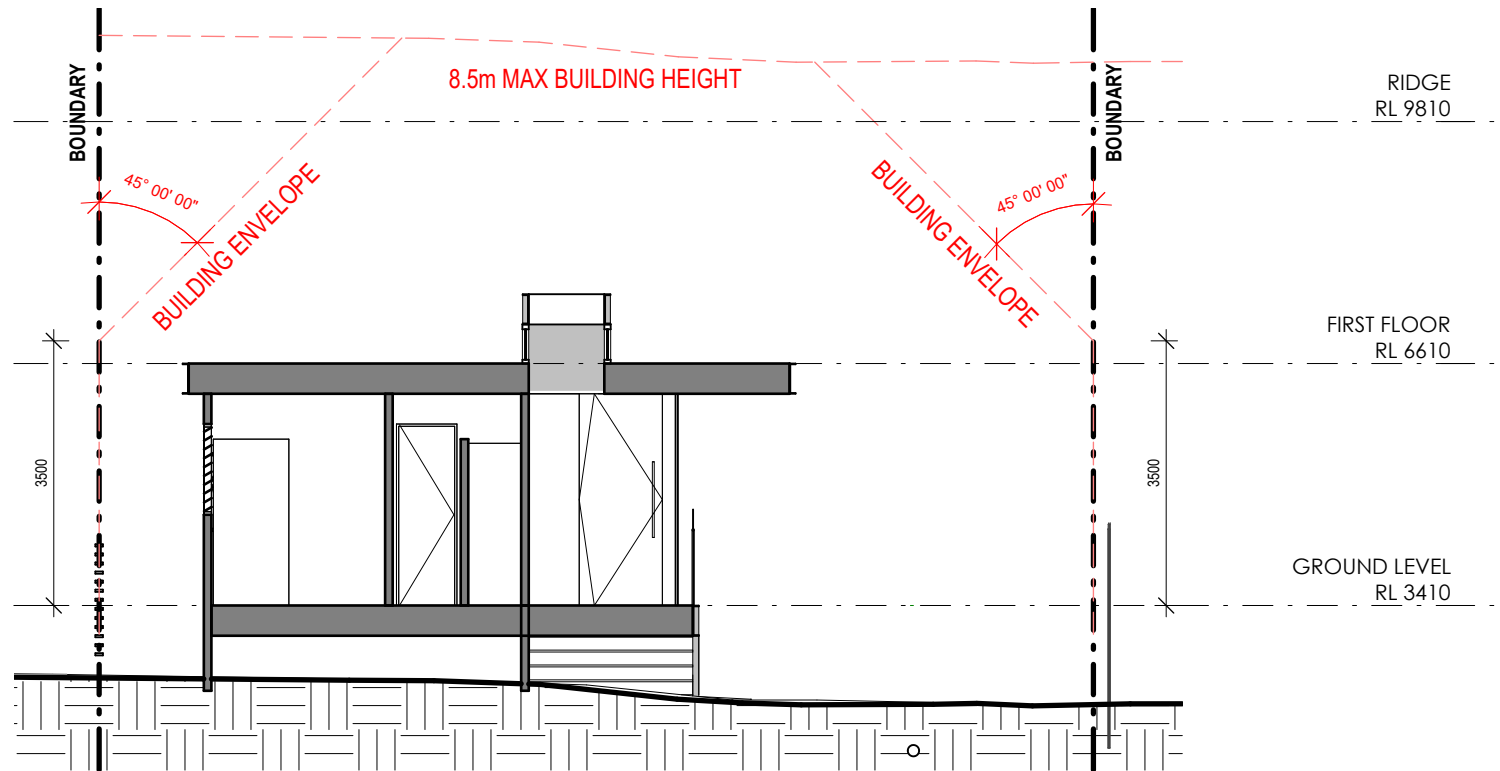
B100	1 : 400
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SITE AREA	700m ²
ZONE	E4
MAX COVERAGE	40% = 280m ²
BUILDING FOOTPRINT	176.5m ²
HARD PAVING / DECK / STAIRS	75.3m ²
PRO COVERAGE	251.8m ² = 36.0%
REQ LANDSCAPE	60% = 420m ²
PRO LANDSCAPE	448.2m ² = 64.0%
MAX HEIGHT	8.5m
PRO HEIGHT	7.5m
REQ FRONT SETBACK	6.50m
PRO FRONT SETBACK HOUSE	11.9 m
PRO FRONT SETBACK GARAGE	1.00m
REQ REAR SETBACK	6.50m
PRO REAR SETBACK HOUSE	18.3m
PRO REAR SETBACK GARAGE	37.9m
REQ SIDE SETBACK	1.0m / 2.5m
PRO SIDE SETBACK HOUSE	1.0m / 3.6m
PRO SIDE SETBACK GARAGE	1.0m / 5.8m

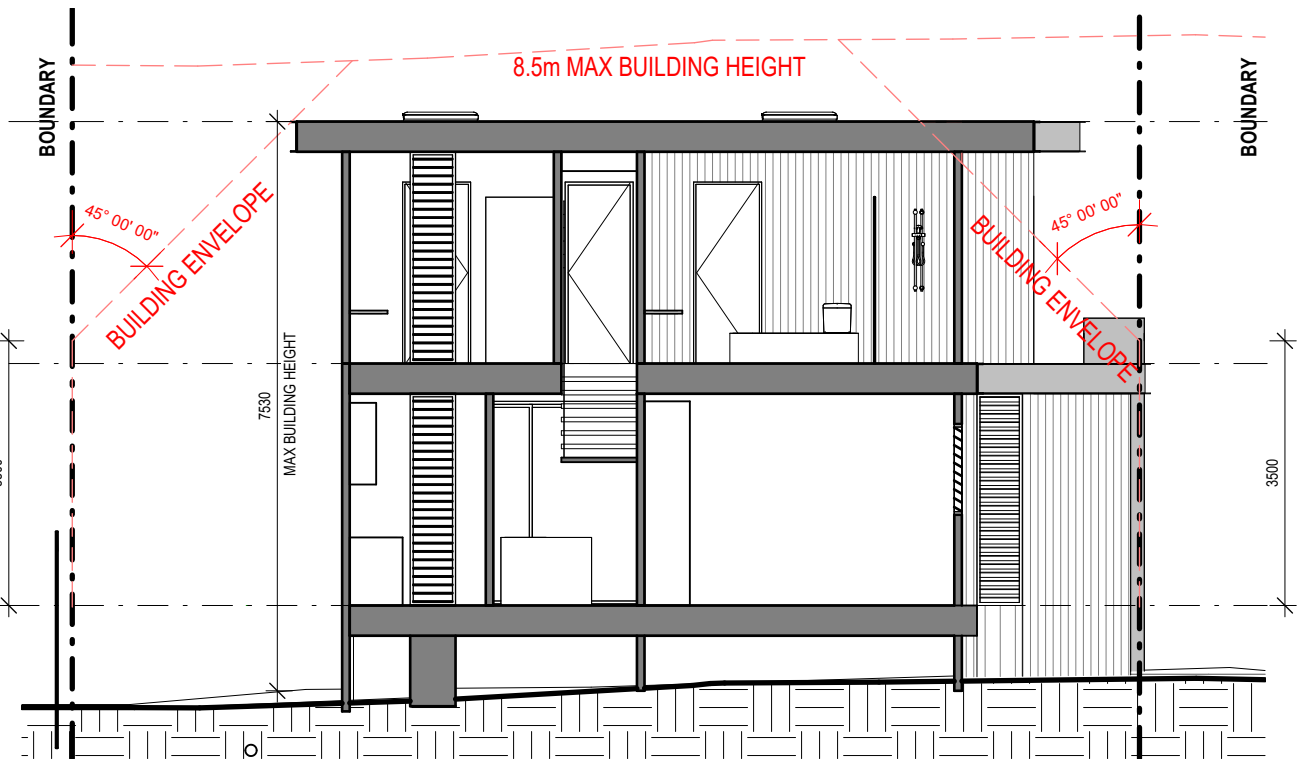


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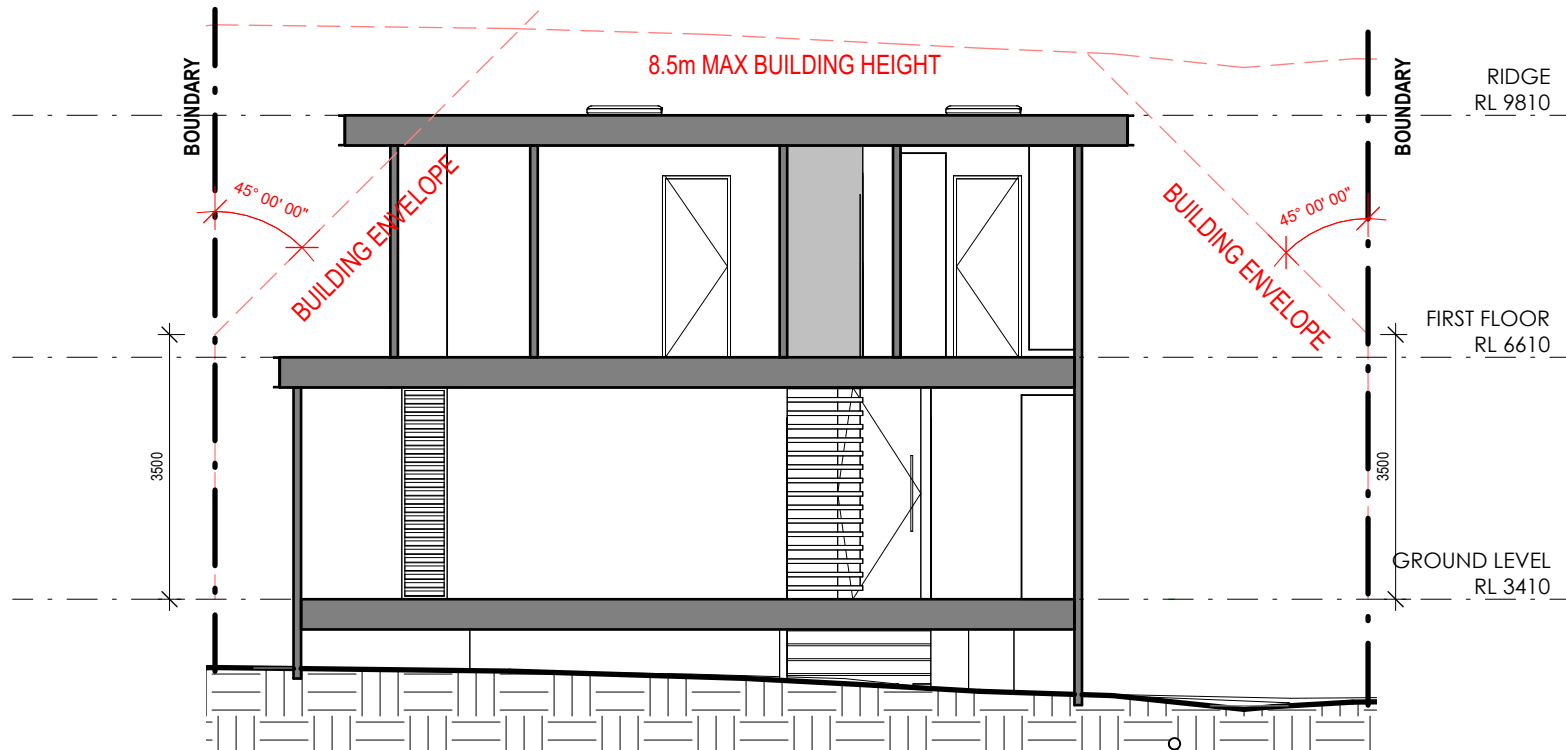
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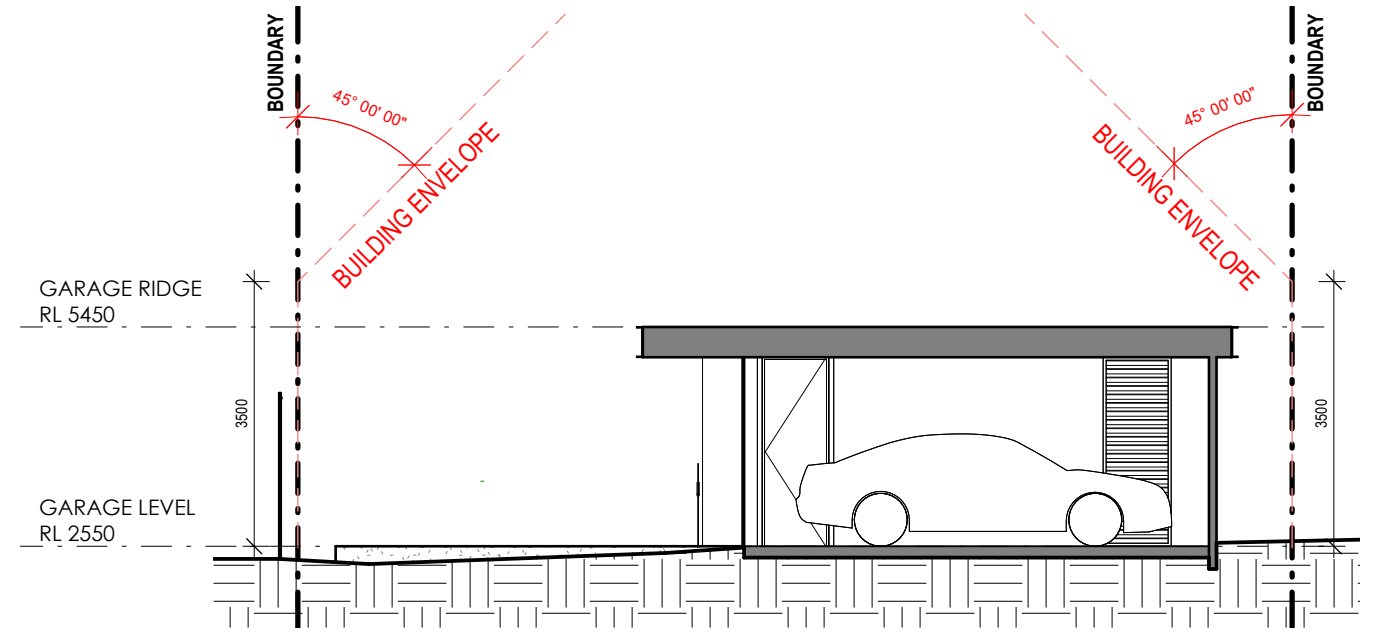
1 12B ANALYSIS SECTION 1
B101 1 : 100



2 12B ANALYSIS SECTION 2
B101 1 : 100



4 12B ANALYSIS SECTION 3
B101 1 : 100



3 12B ANALYSIS SECTION 4
B101 1 : 100

--- DEMOLISHED
--- HIDDEN
--- OVERHEAD
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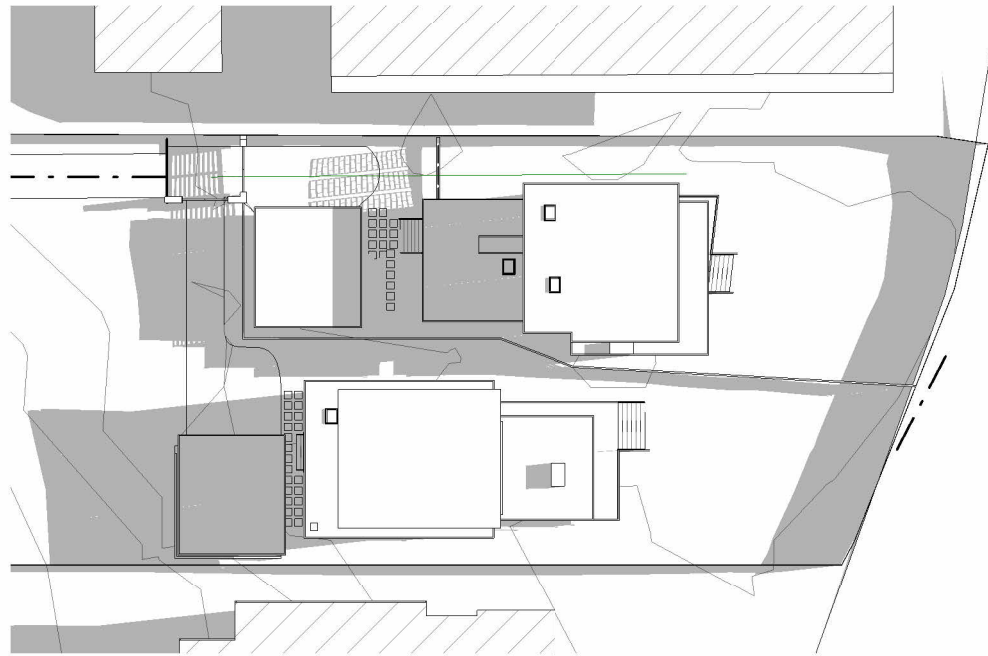
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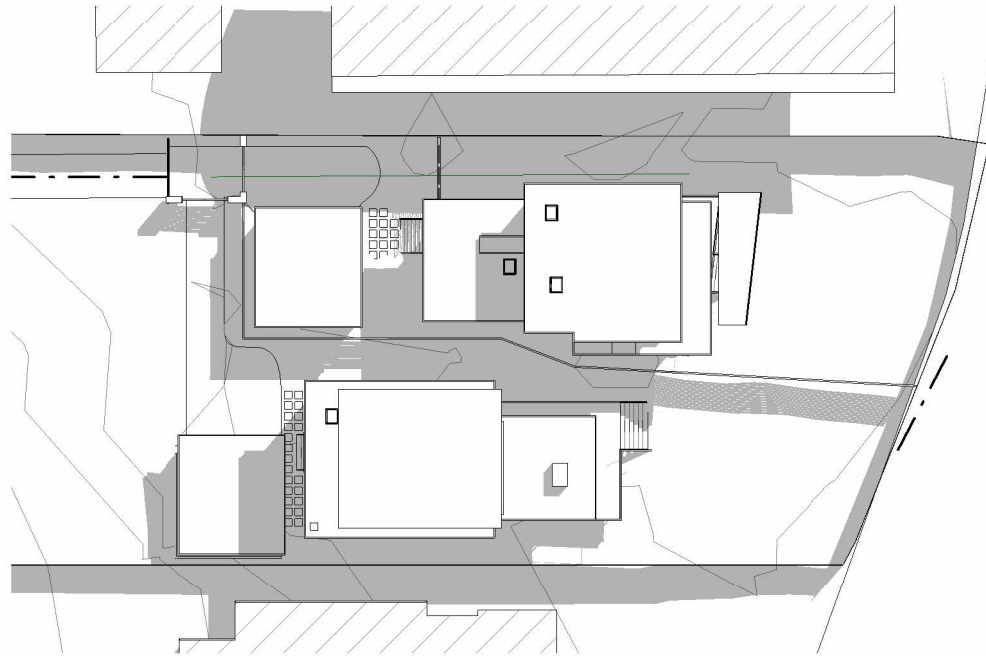
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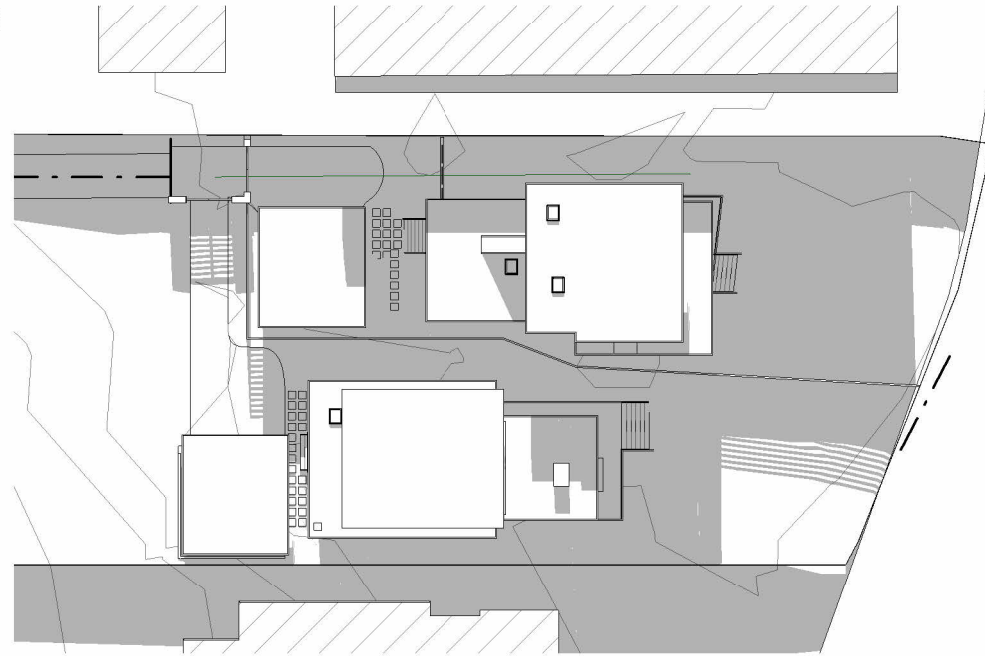
JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
142B	TC	TW	A3
PROJECT NAME			SCALE
12B JOHN ST			1 : 100
DRAWING NAME			DRAWING NUMBER
ANALYSIS SECTIONS			A B101-C



1 SHADOWS 9AM JUNE 21ST
B102 1 : 500



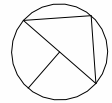
2 SHADOWS 12PM JUNE 21ST
B102 1 : 500



3 SHADOWS 3PM JUNE 21ST
B102 1 : 500

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								<div>DRAWING NAME</div> <div>SHADOW PLANS</div>		<div>DRAWING NUMBER</div> <div>A B102-C</div>	





WALL CALDDING:
TIMBER NATURAL FINISH



PAINT FINISH:
GREY



ALUMINIUM FRAME WINDOWS:
BLACK PC FINISH



STEEL EDGES: BLACK PAINT FINISH

1 COLOUR AND FINISHES

B104

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PROJECT

PROPOSED DWELLING
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C	28/04/2025	DA 2025
B	05/03/2025	2025 DA - WINDOWS
A	01/12/2023	DA
IS	DATE	COMMENTS

JOB NUM# 142B	DRAWN BY TC	CHK. BY TW	PAGE SIZE A3
PROJECT NAME 12B JOHN ST			SCALE
DRAWING NAME EXTERNAL FINISHES			DRAWING NUMBER A B104C



1 3D View 1

B105



2 3D View 2

B105



3 3D View 3

B105



4 3D View 4

B105

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<div>PROJECT NAME</div> <div>12B JOHN ST</div>		<div>SCALE</div>						
<div>DRAWING NAME</div> <div>3D VIEWS</div>		<div>DRAWING NUMBER</div> <div>A B105-C</div>						

JOB NUM# 142A	DRAWN BY MV	CHK. BY TW	PAGE SIZE A3
PROJECT NAME 12A JOHN ST			SCALE
DRAWING NAME BASIX & NATHERS			DRAWING NUMBER A 106 -B