

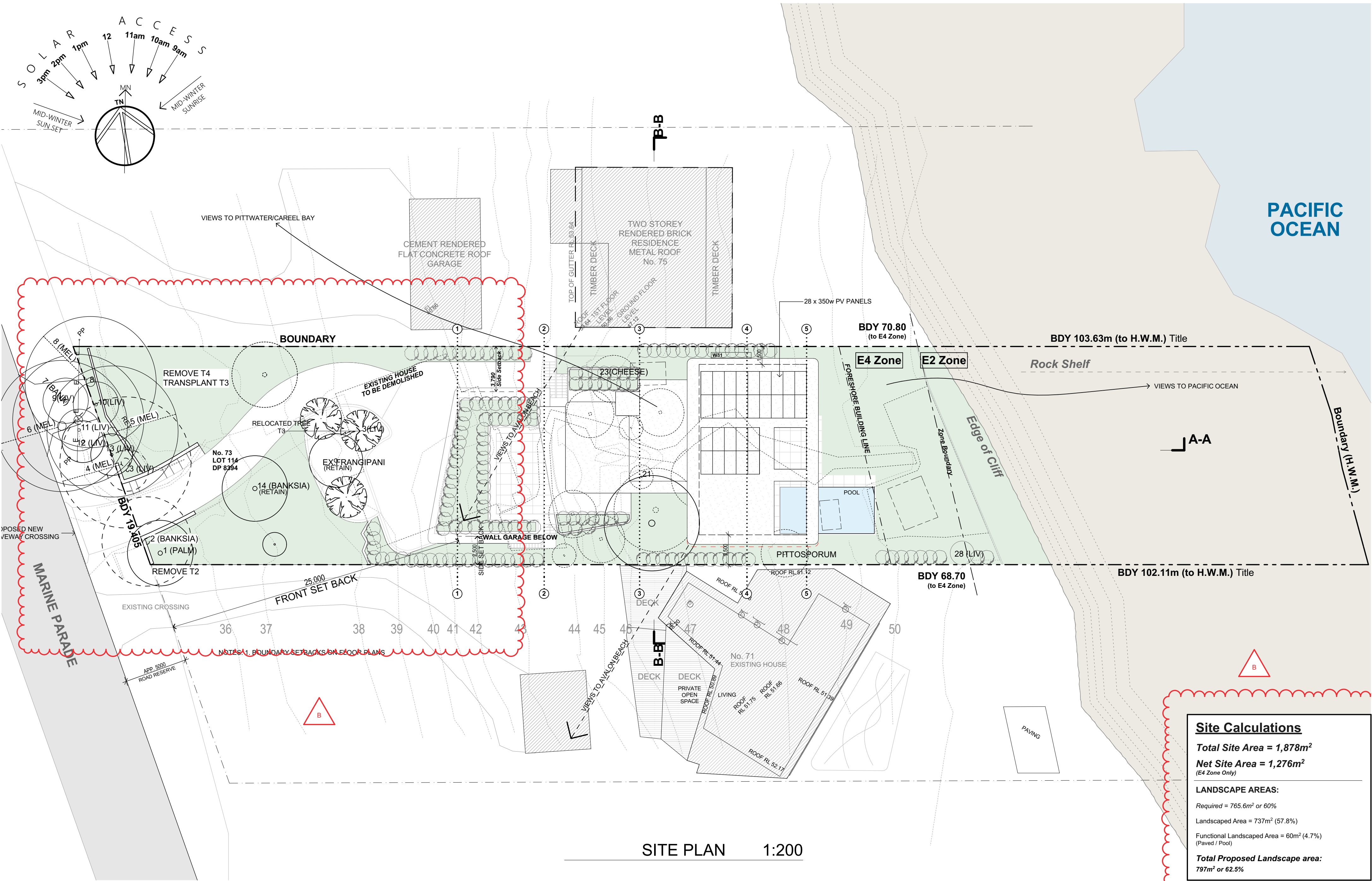
DEVELOPMENT APPLICATION

NEW HOUSE + POOL

73 MARINE PARADE, AVALON BEACH

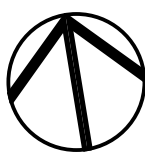
DRAWING LIST	
DWG No:	Drawing Name
A-00	COVER SHEET
A-01	SITE PLAN + SITE ANALYSIS
A-02	GARAGE + ENTRY
A-03	LOWER LEVEL PLAN
A-04	MID LEVEL PLAN
A-05	UPPER LEVEL PLAN
A-06	NORTH + SOUTH ELEVATION
A-07	EAST + WEST ELEVATION
A-08	SECTIONS A + B
A-09	SHADOW DIAGRAMS





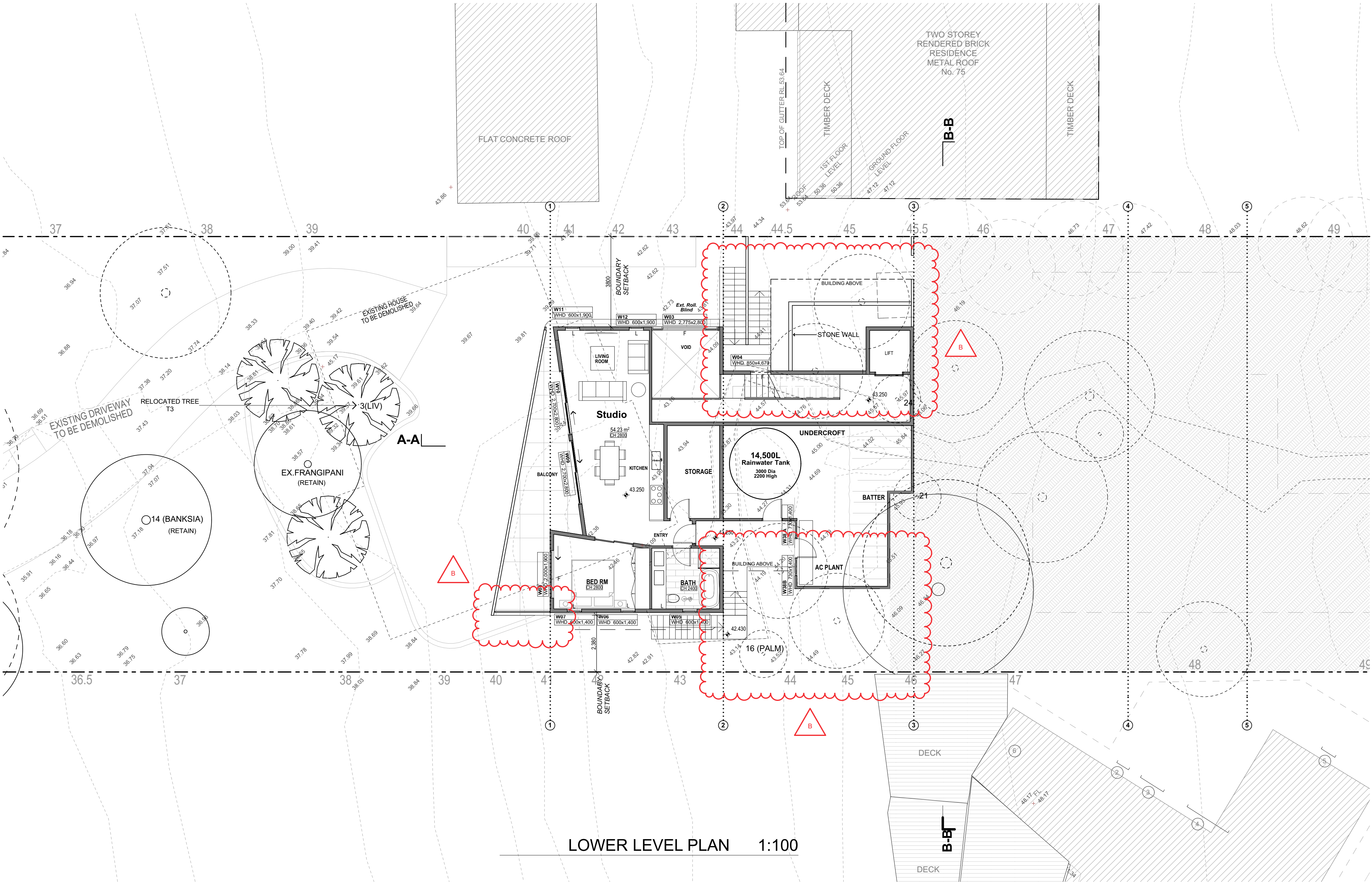
SITE PLAN 1:200

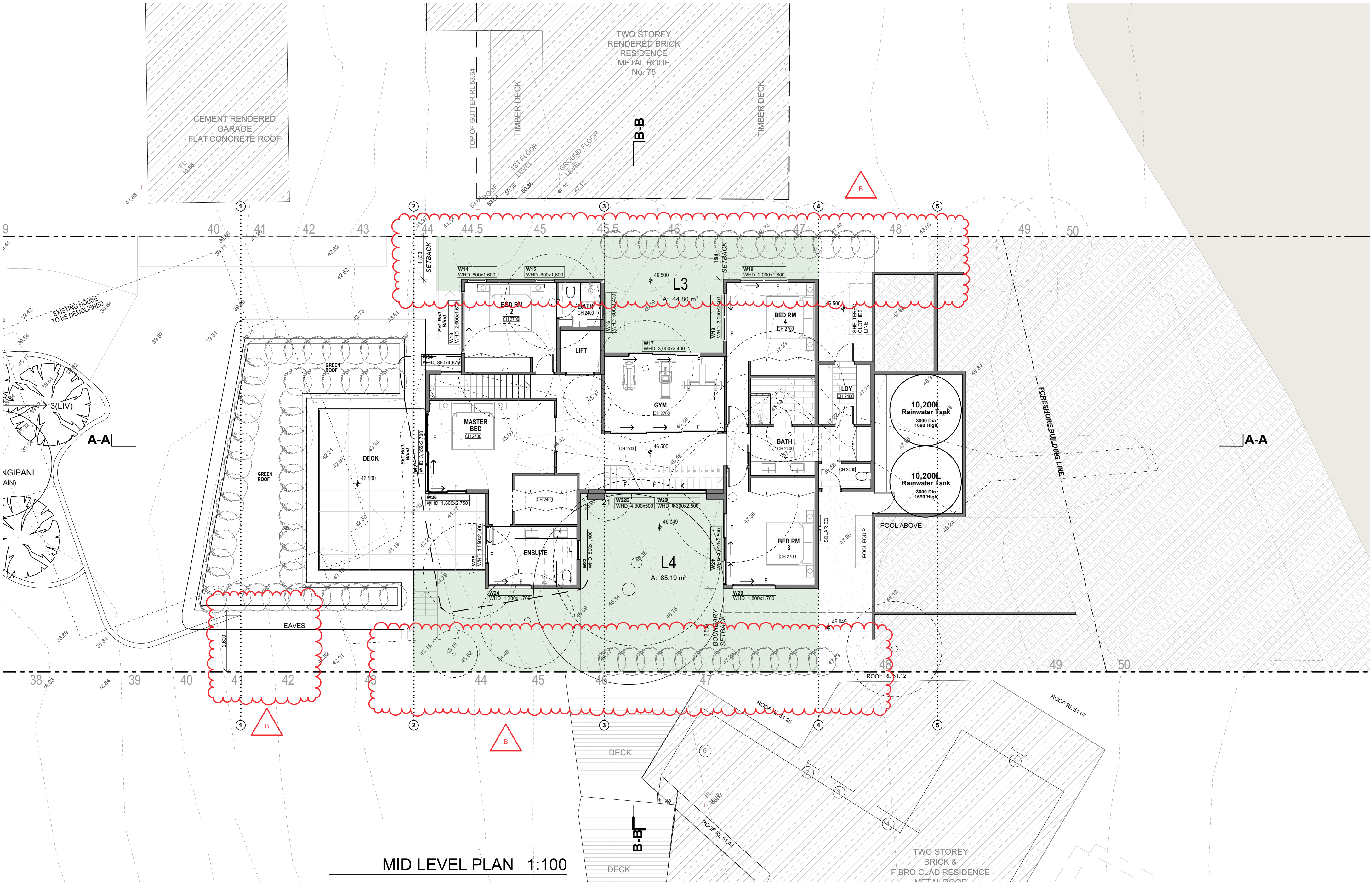
Site Calculations	
Total Site Area = 1,878m ²	
Net Site Area = 1,276m ² (E4 Zone Only)	
LANDSCAPE AREAS:	
Required = 765.6m ² or 60%	
Landscaped Area = 737m ² (57.8%)	
Functional Landscaped Area = 60m ² (4.7%) (Paved / Pool)	
Total Proposed Landscape area: 797m ² or 62.5%	



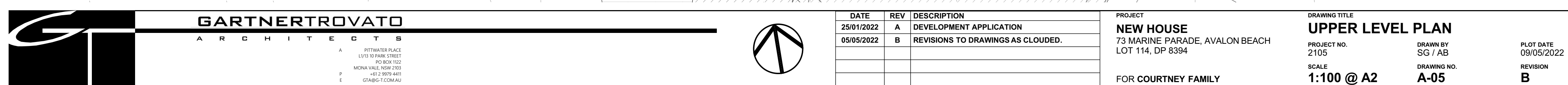
DATE	REV	DESCRIPTION
25/01/2022	A	DEVELOPMENT APPLICATION
05/05/2022	B	REVISIONS TO DRAWINGS AS CLOUDED.

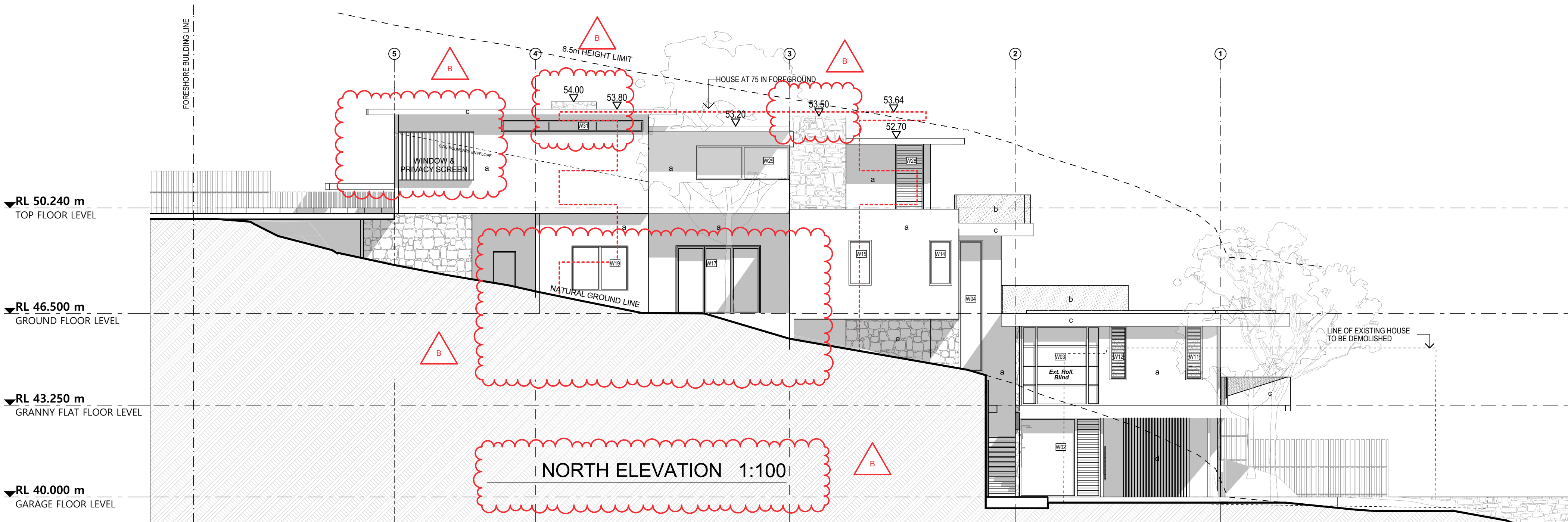
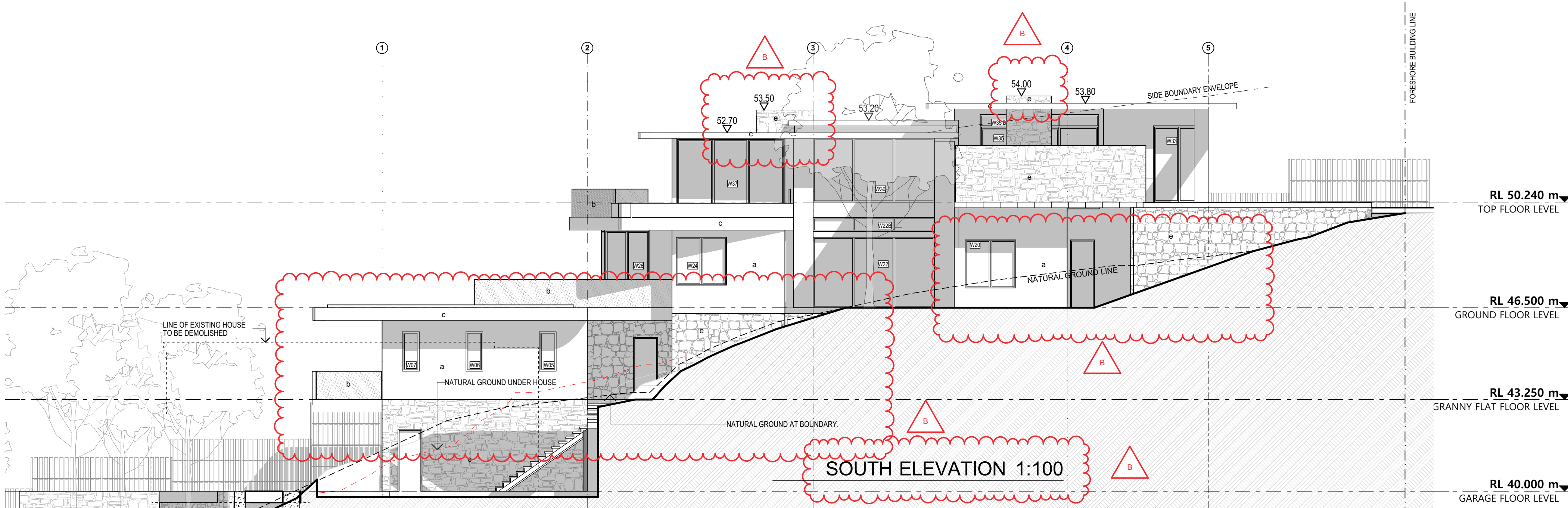
PROJECT NEW HOUSE 73 MARINE PARADE, AVALON BEACH LOT 114, DP 8394		DRAWING TITLE SITE PLAN + SITE ANALYSIS	
FOR COURTNEY FAMILY		PROJECT NO. 2105	SCALE 1:200 @ A2
		DRAWN BY SG / AB	
		DRAWING NO. A-01	
			PLOT DATE 09/05/2022
			REVISION B

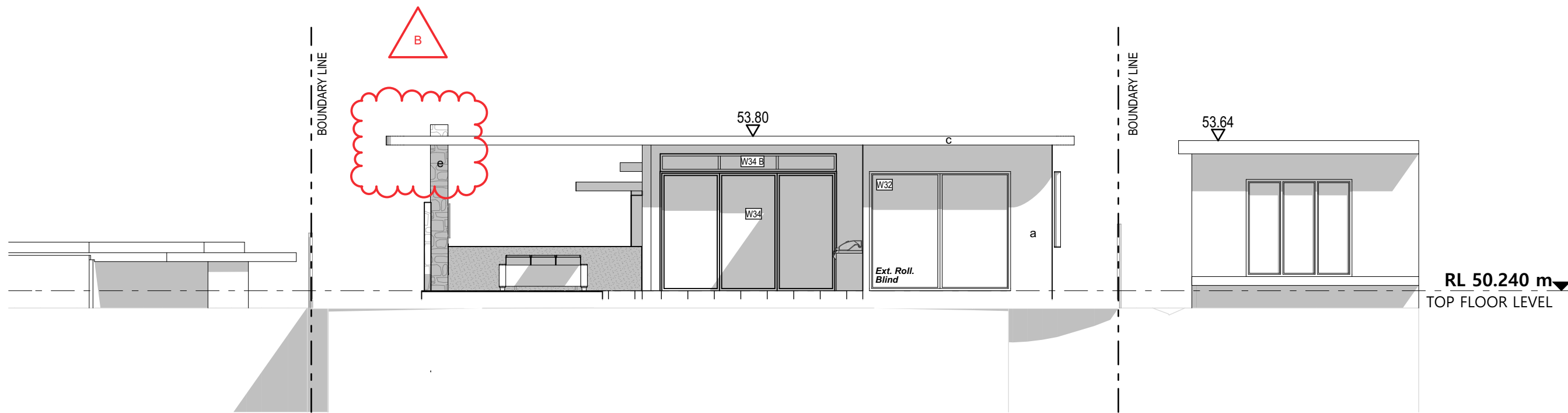




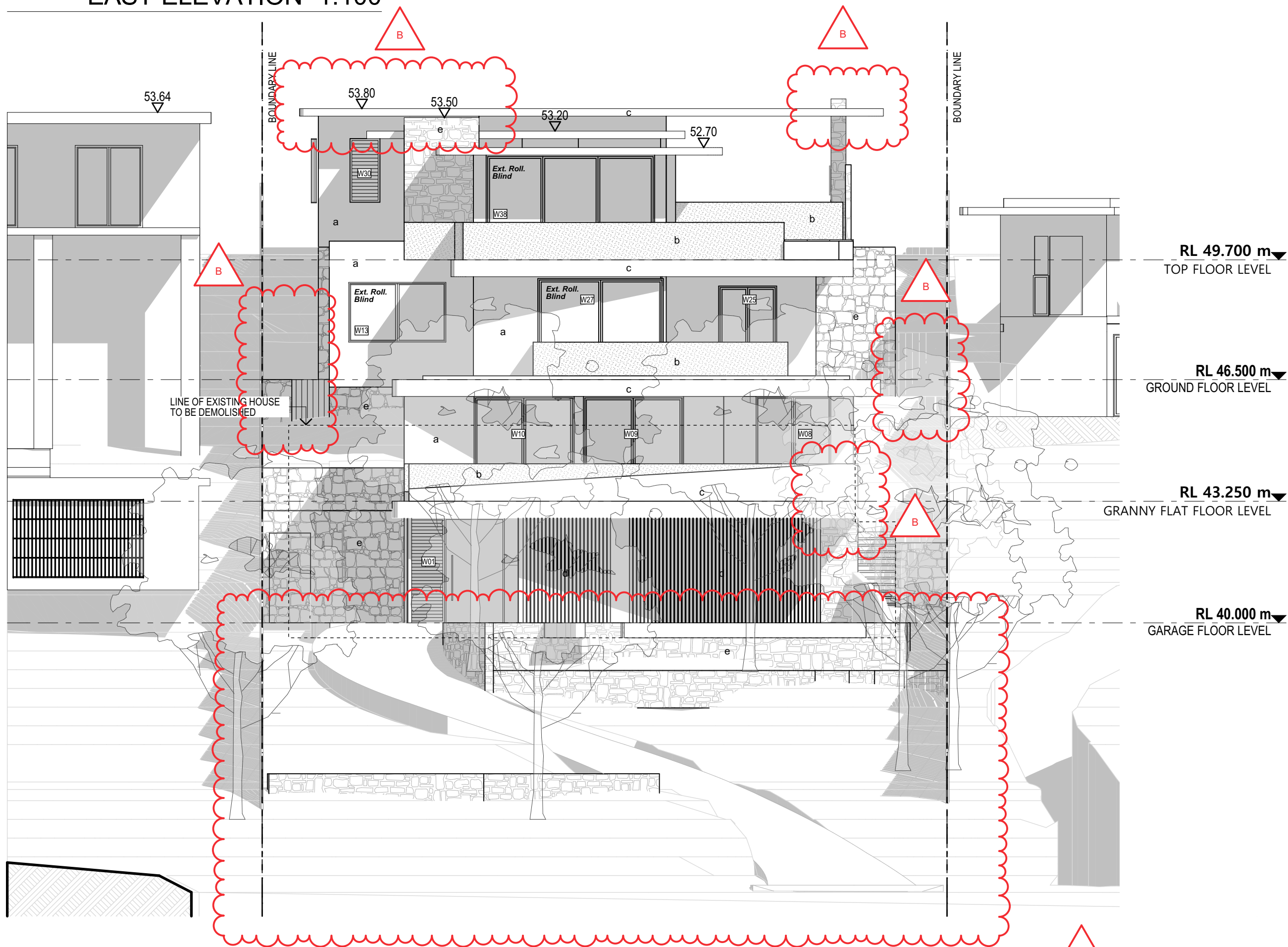
MID LEVEL PLAN 1:100



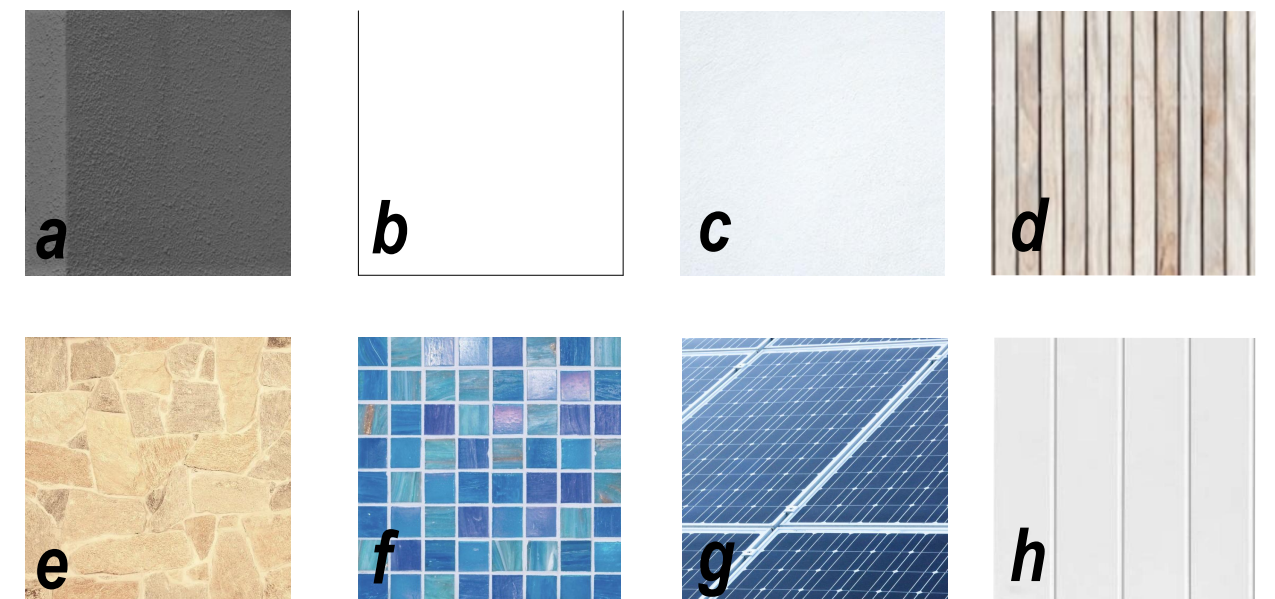




EAST ELEVATION 1:100



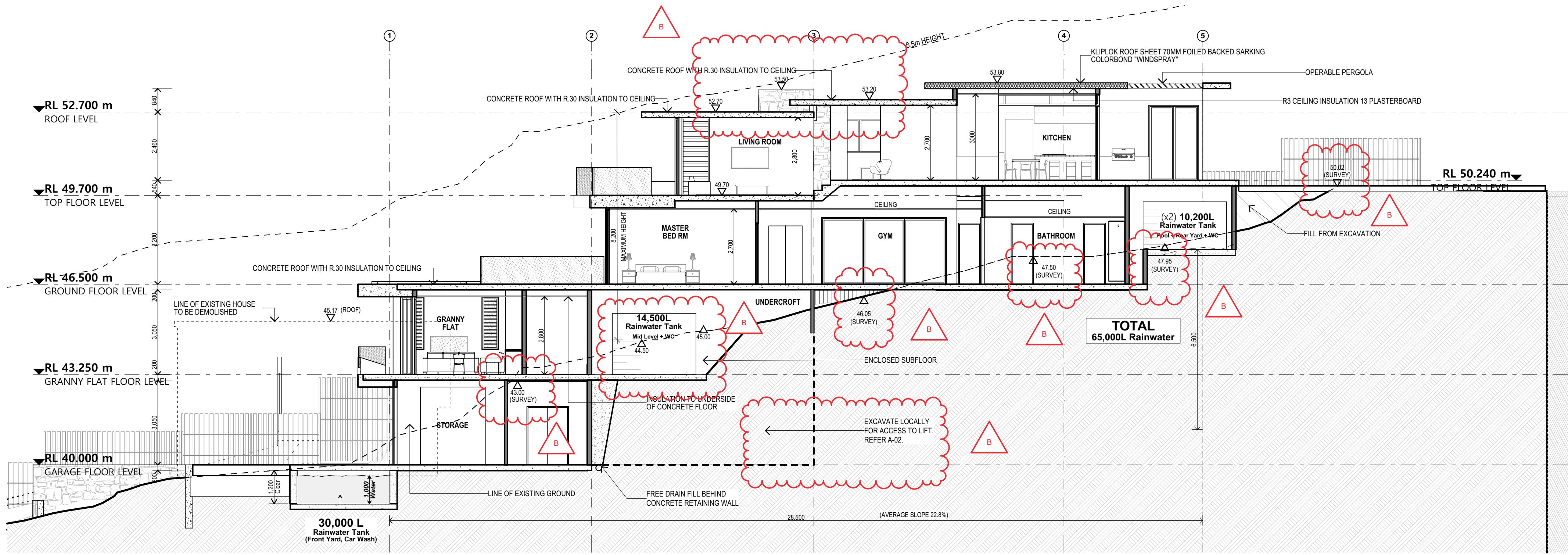
WEST ELEVATION 1:100



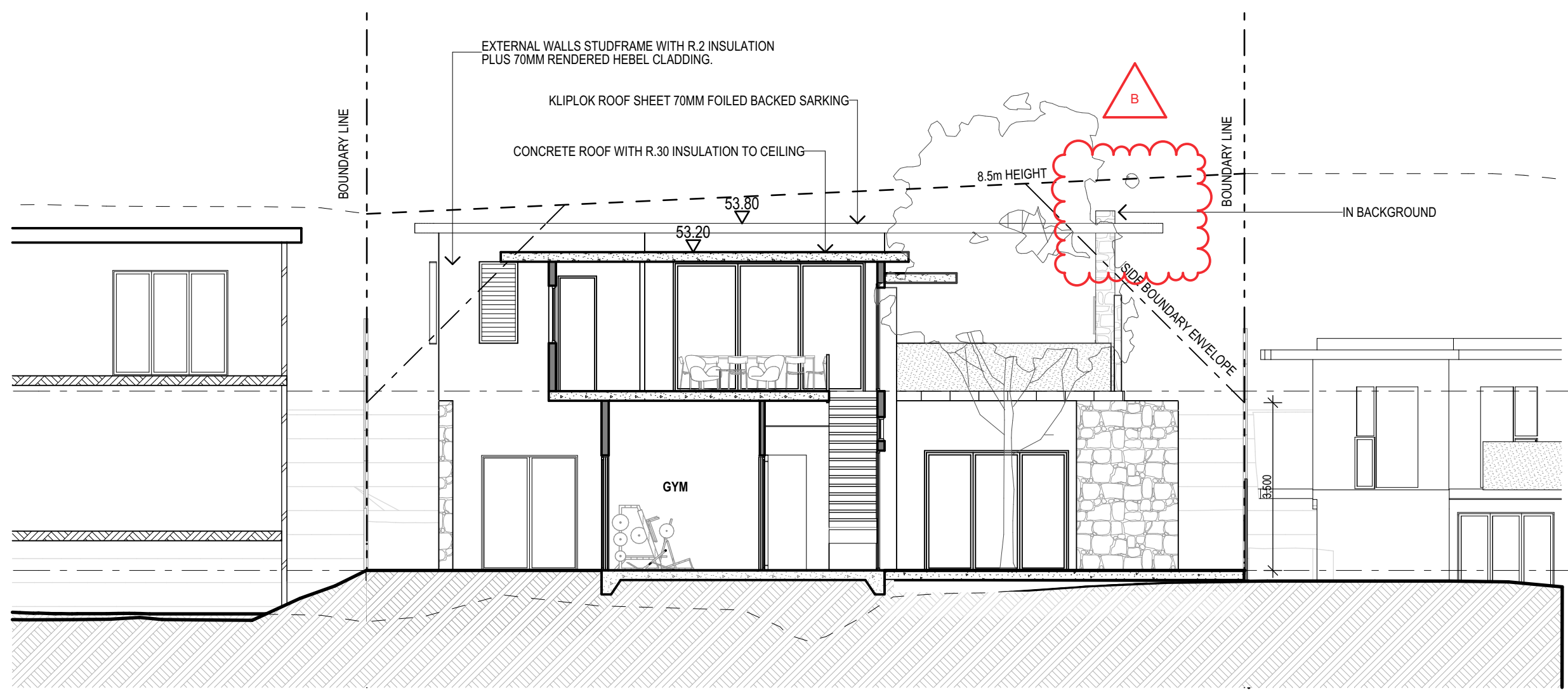
EXTERIOR FINISHES LEGEND

- a TEXTURED RENDER WITH PAINT FINISH - EQUAL TO RESENE DOUBLE GRAVEL
b GLASS BALUSTRADE
c OFF FORM CONCRETE BALUSTRADE - RESENE 'GLISTENING WHITE' PAINT FINISH
d HORIZONTAL TIMBER "THIN" CLADDING TO BALCONY SOFFIT - NATURAL CLEAR FINISH
e 'BODEGA' NATURAL STONE WALL CLADDING
f GLAZED MOSAIC TILES TO POOL
g SOLAR PANELS TO ROOF
h V JOINT FIBRE CEMENT SOFFIT - WHITE PAINT FINISH





SECTION A 1:100



SECTION B 1:100

- Basix Notes**
- Metal roof with 70mm foil lined blanket (roof a medium colour)
 - R3.0 insulation batts to all ceilings adjacent to metal & concrete roof
 - 250mm concrete slabs all levels
 - R3.0 insulation under concrete slabs adjacent to outdoor air and subfloor
 - R2.0 insulation under slabs adjacent to ground (except garage)
 - R3.0 insulation to garage ceiling
 - Garage/subfloor external walls concrete block/stone clad
 - All other external walls 70mm hebel cladding/framed & to include R2.5 insulation
 - R2.5 insulation to all internal walls
 - All louvre windows aluminium framed/SG U=5.4 SHGC=0.58 (+/-10%)
 - All other windows & glass doors double glazed U=3.6 SHGC=0.54 (+/-10%)
 - External blinds to W03, W13, W27, W32 & W38
 - All windows/doors are weather sealed
 - All exhaust fans sealed
 - All recessed downlights sealed and to allow for uninterrupted ceiling insulation
 - Ceiling fans to all bedrooms (minimum 1200mm diameter)



PROPOSED HOUSE 9:00 AM



PROPOSED HOUSE 12:00 PM



PROPOSED HOUSE 3:00 PM