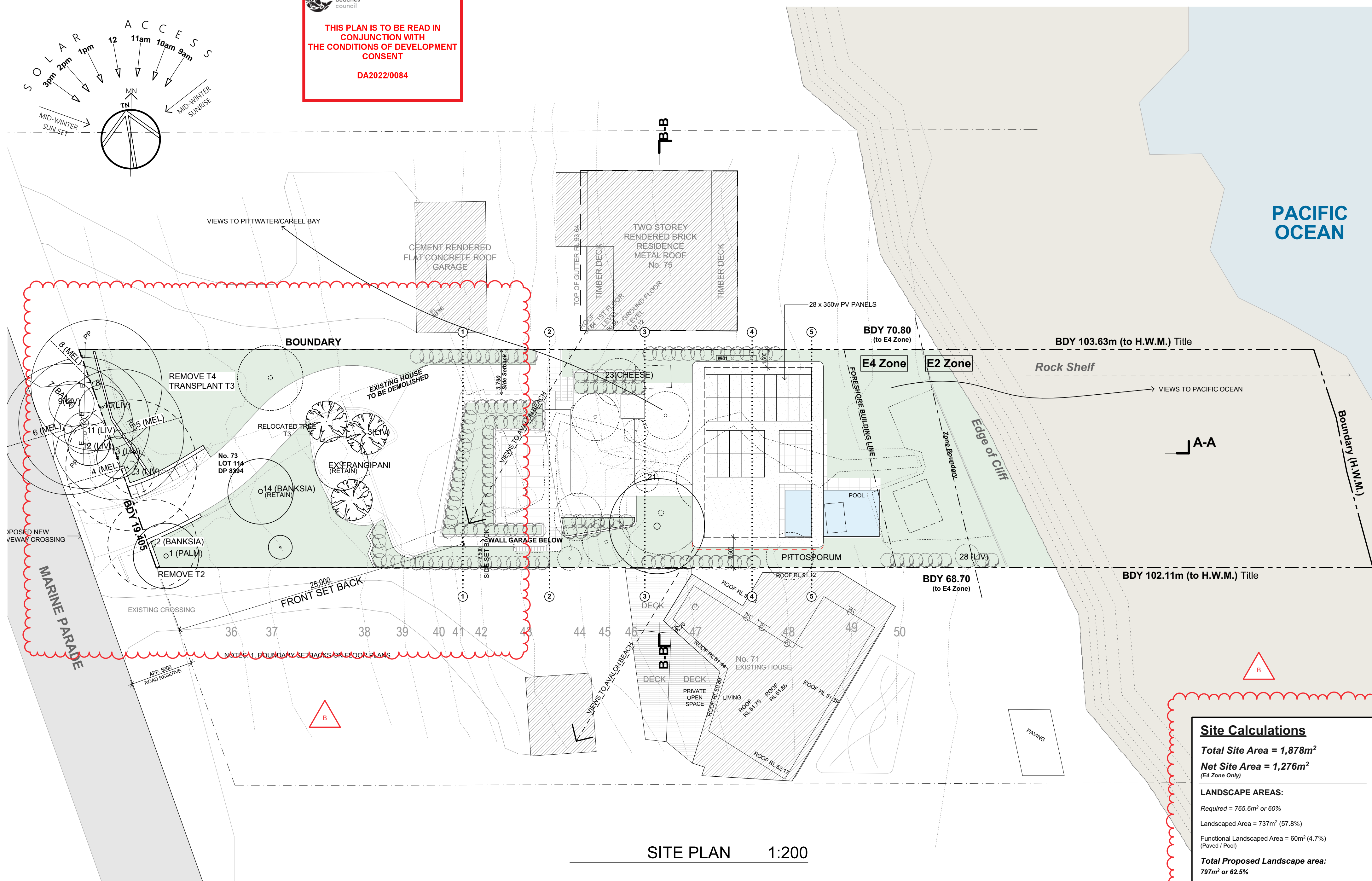
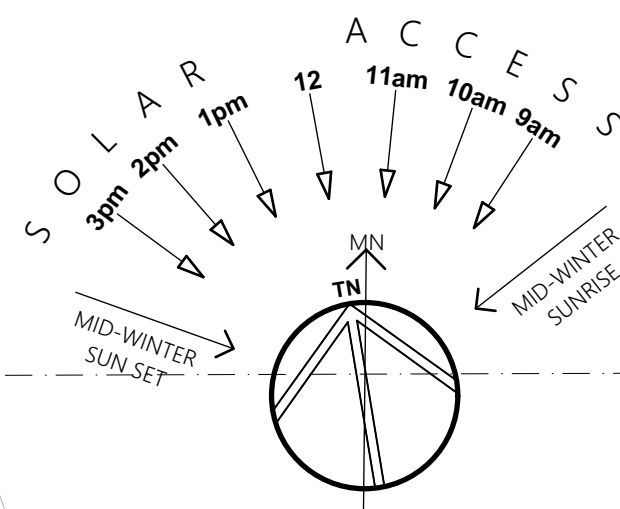
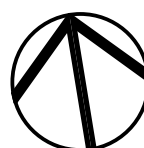




A R C H I T E C T S

A PITTWATER PLACE
L1/13 10 PARK STREET
PO BOX 1122
MONA VALE, NSW 2103
P +61 2 9979 4411
E GTA@G-T.COM.AU



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

FOR COURTNEY FAMILY

DRAWING TITLE

SITE PLAN + SITE ANALYSIS

PROJECT NO
2105

SCALE
1:200 @ A2

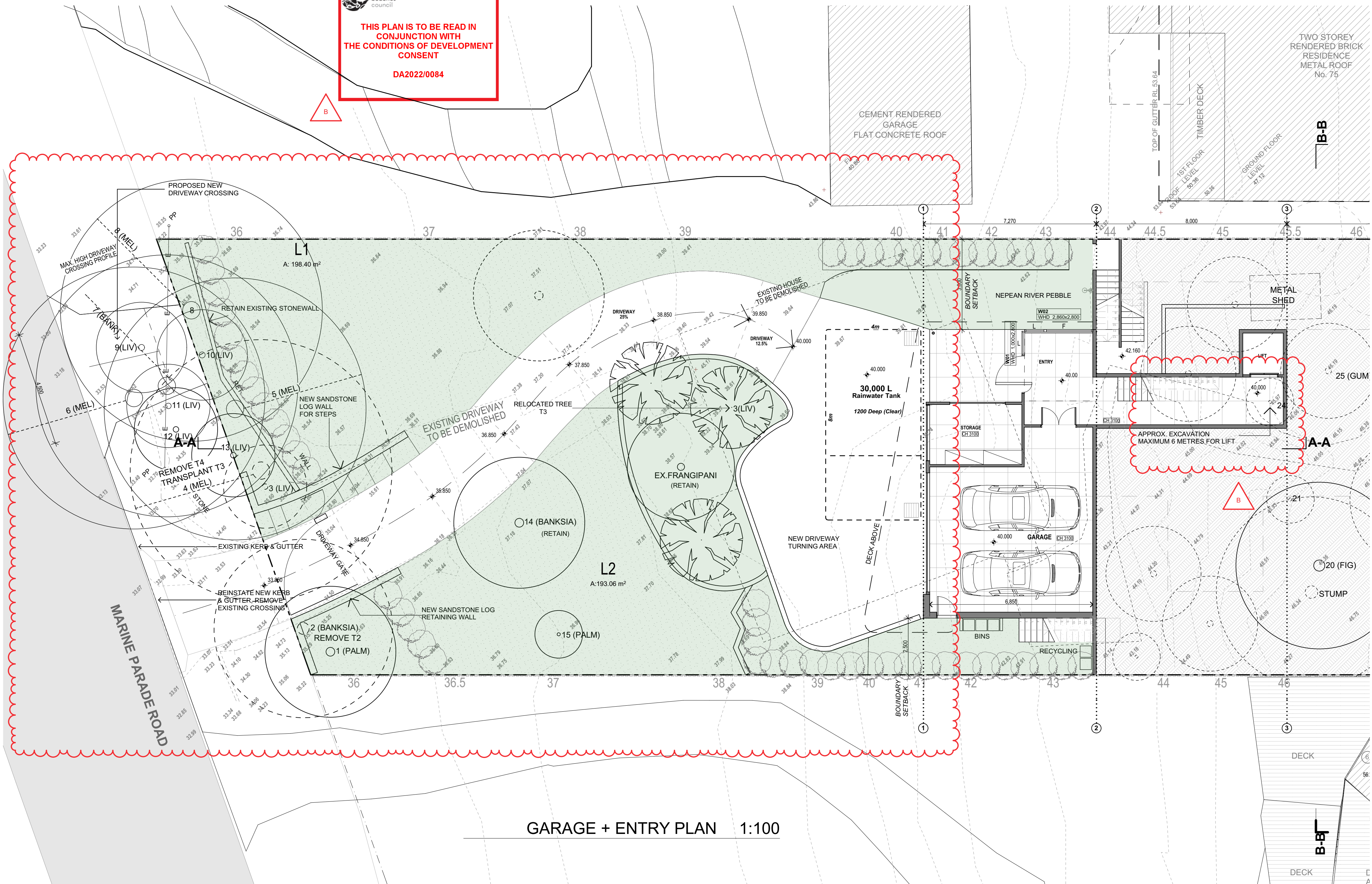
DRAWN BY
SG / AB

DRAWING NO.
A-01

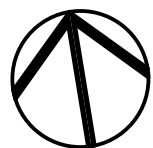
PLOT DATE
09/05/2022

REVISION
B

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2022/0084



GARAGE + ENTRY PLAN 1:100



DATE	REV	DESCRIPTION
25/01/2022	A	DEVELOPMENT APPLICATION
03/05/2022	B	REVISIONS TO DRAWINGS AS CLOUDED.

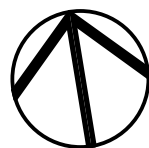
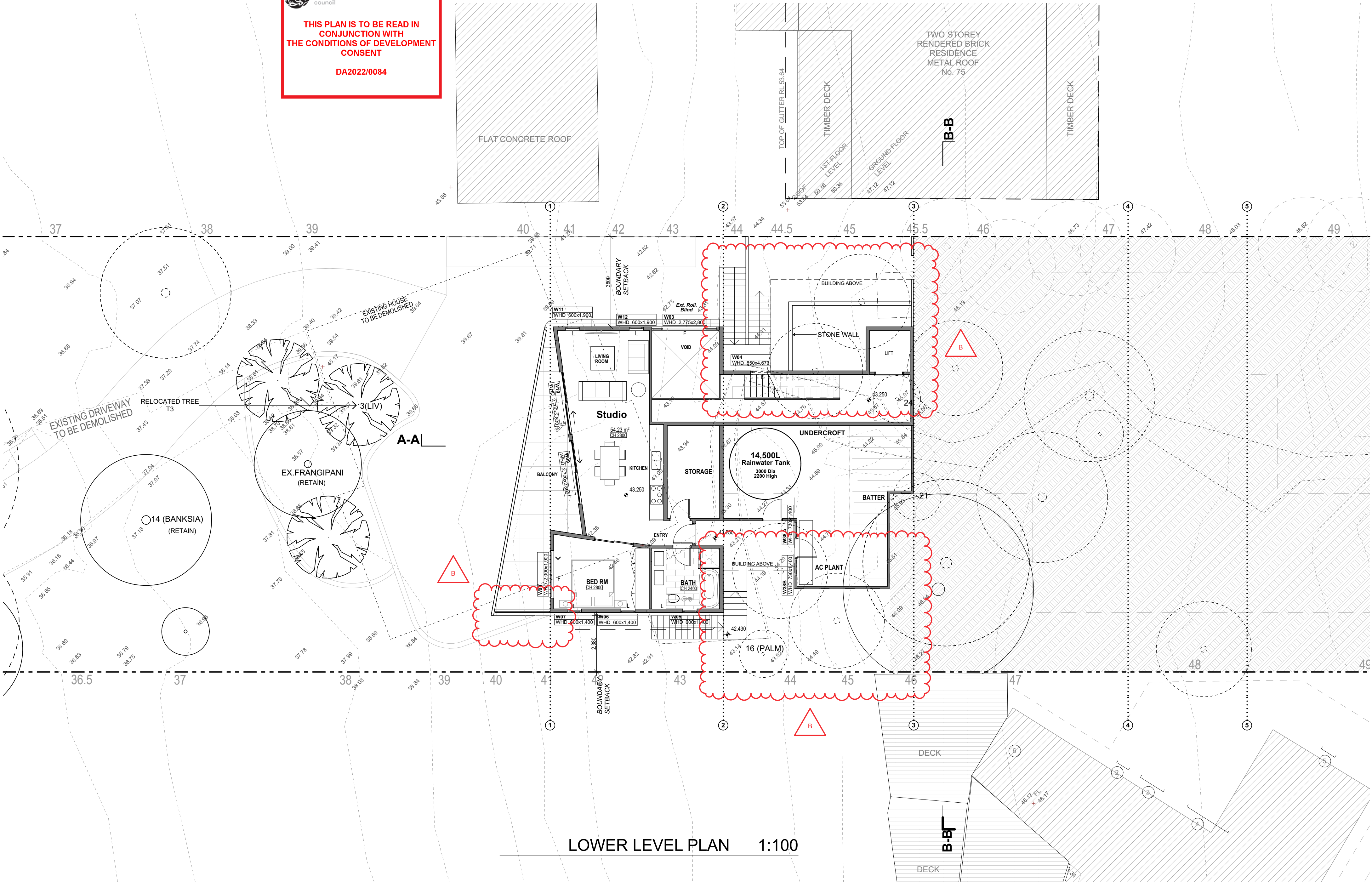
PROJECT
NEW HOUSE
73 MARINE PARADE, AVALON BEACH
LOT 114, DP 8394

FOR COURTNEY FAMILY

DRAWING TITLE
GARAGE + ENTRY PLAN
PROJECT NO.
2105
SCALE
1:100 @ A2
DRAWN BY
SG / AB
DRAWING NO.
A-02

PLOT DATE
09/05/2022
REVISION
B

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2022/0084



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

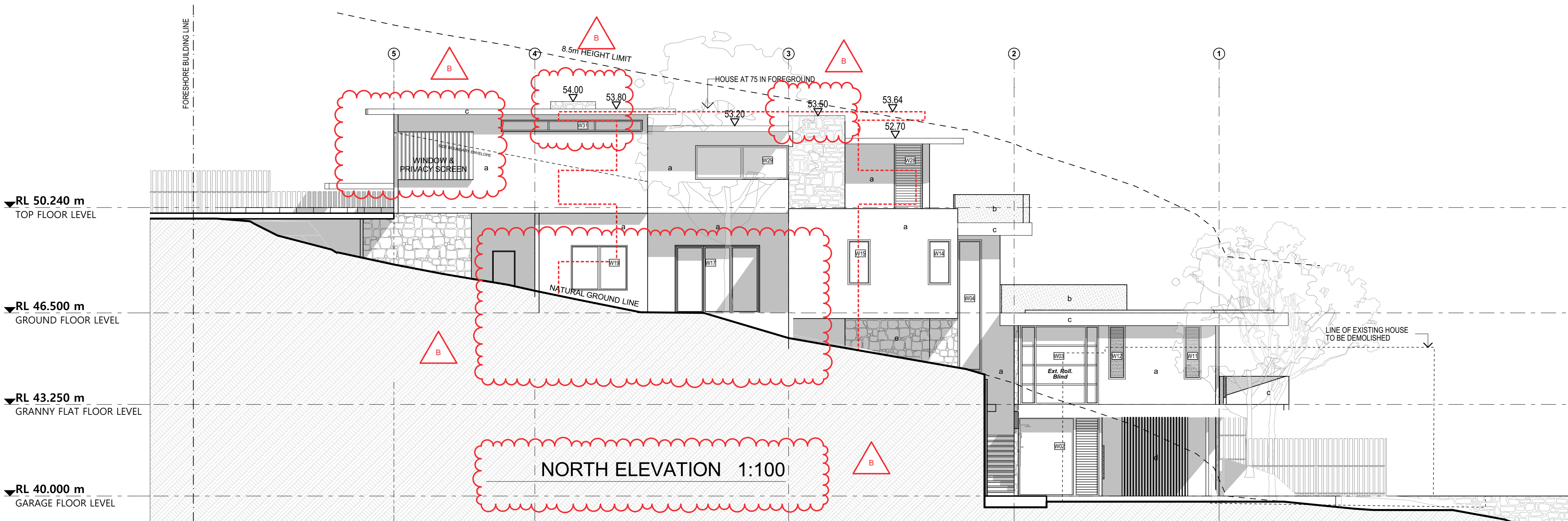
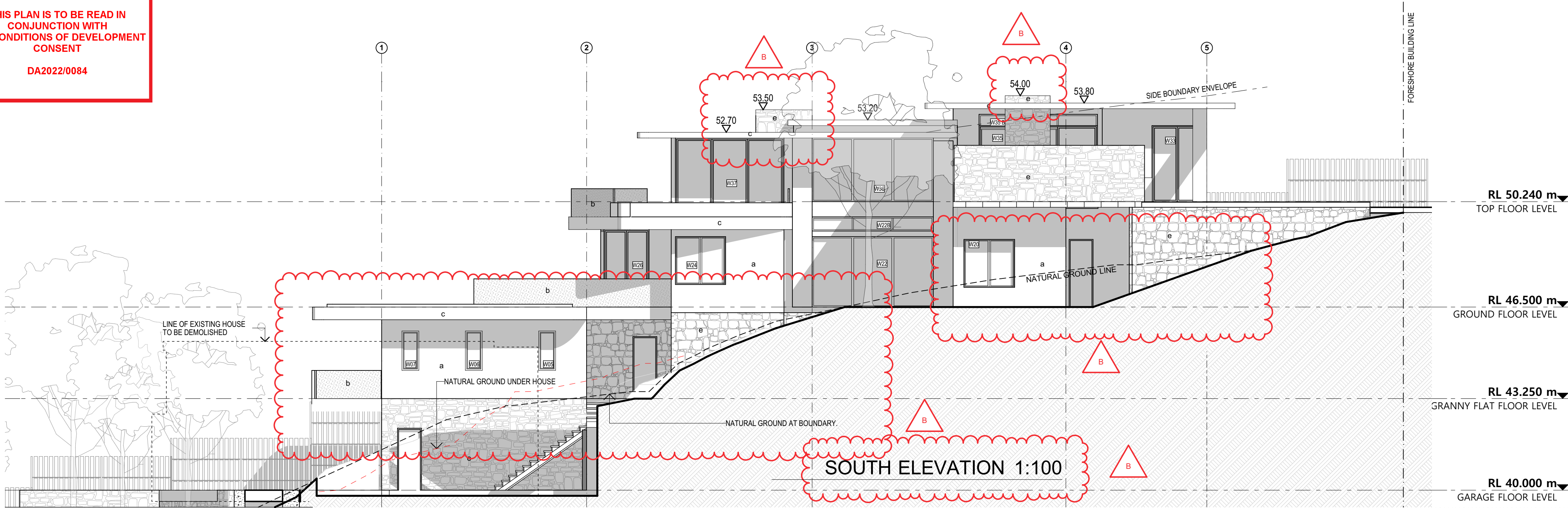
FOR COURTNEY FAMILY

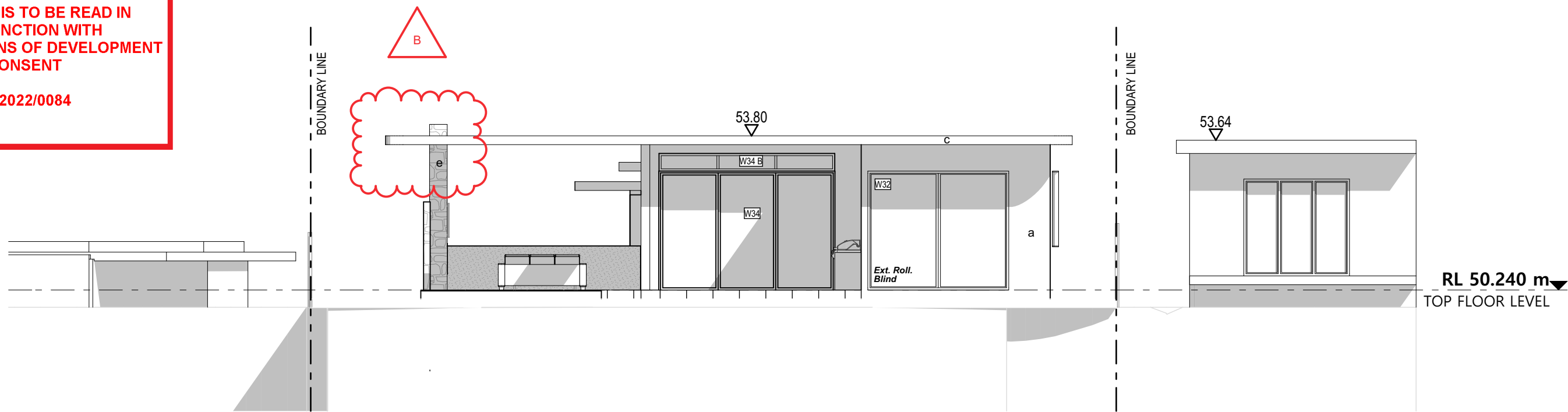
DRAWING TITLE
LOWER LEVEL PLAN
PROJECT NO.
2105
SCALE
1:100 @ A2
DRAWN BY
SG / AB
DRAWING NO.
A-03

PLOT DATE
09/05/2022
REVISION
B

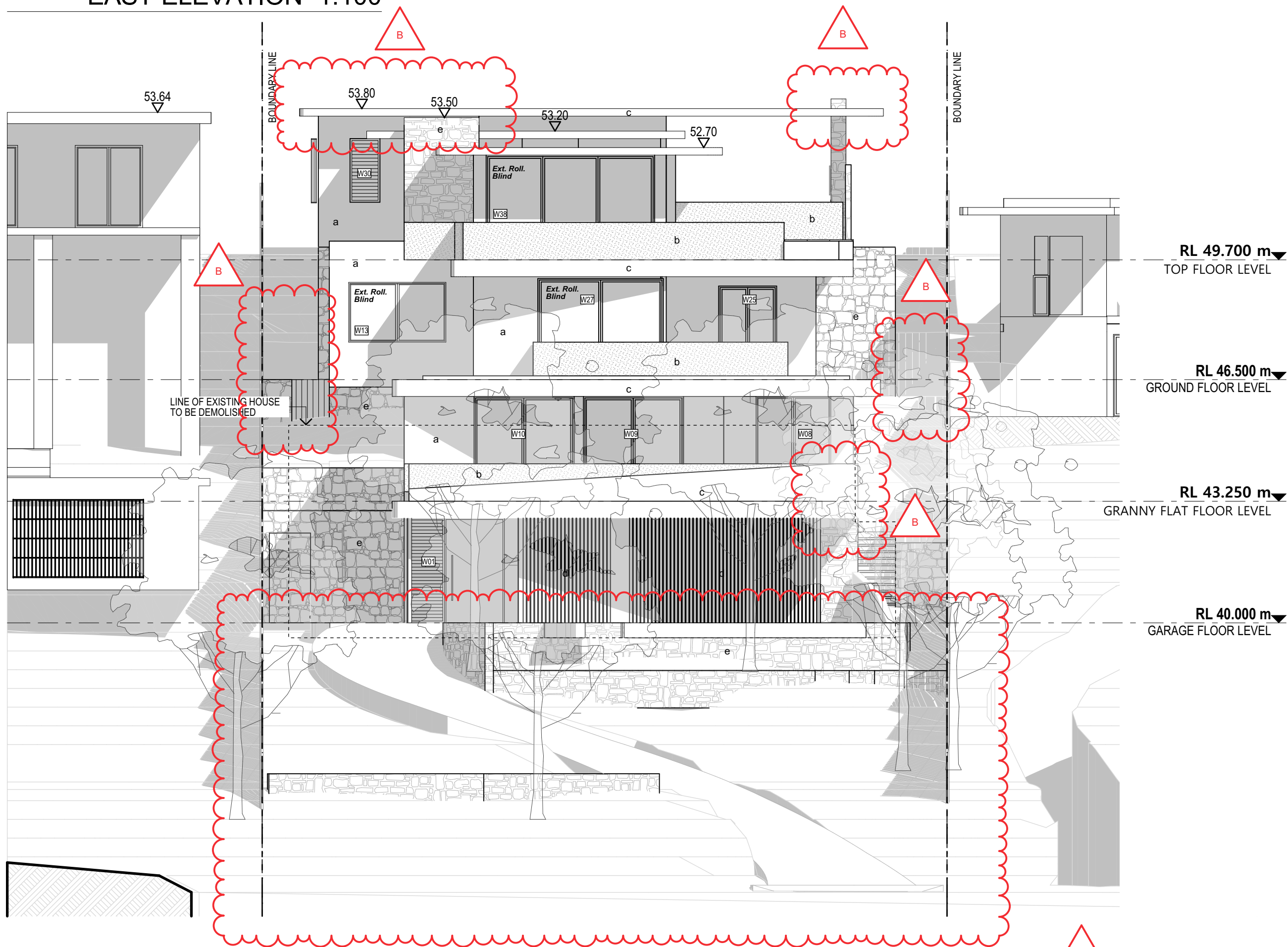




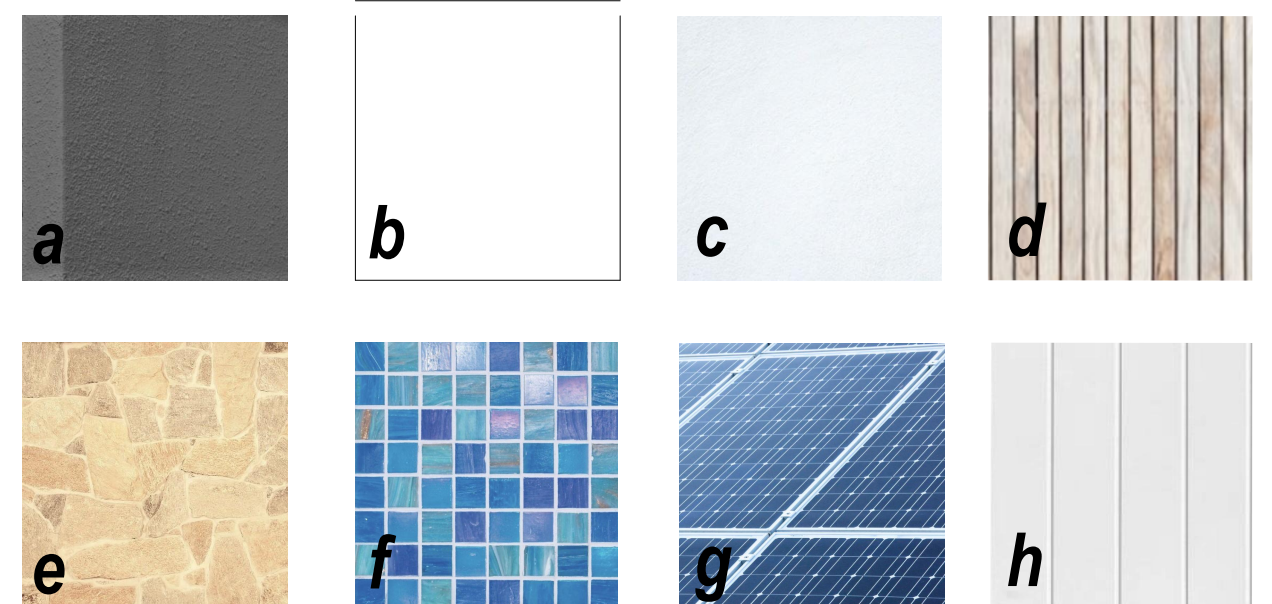




EAST ELEVATION 1:100



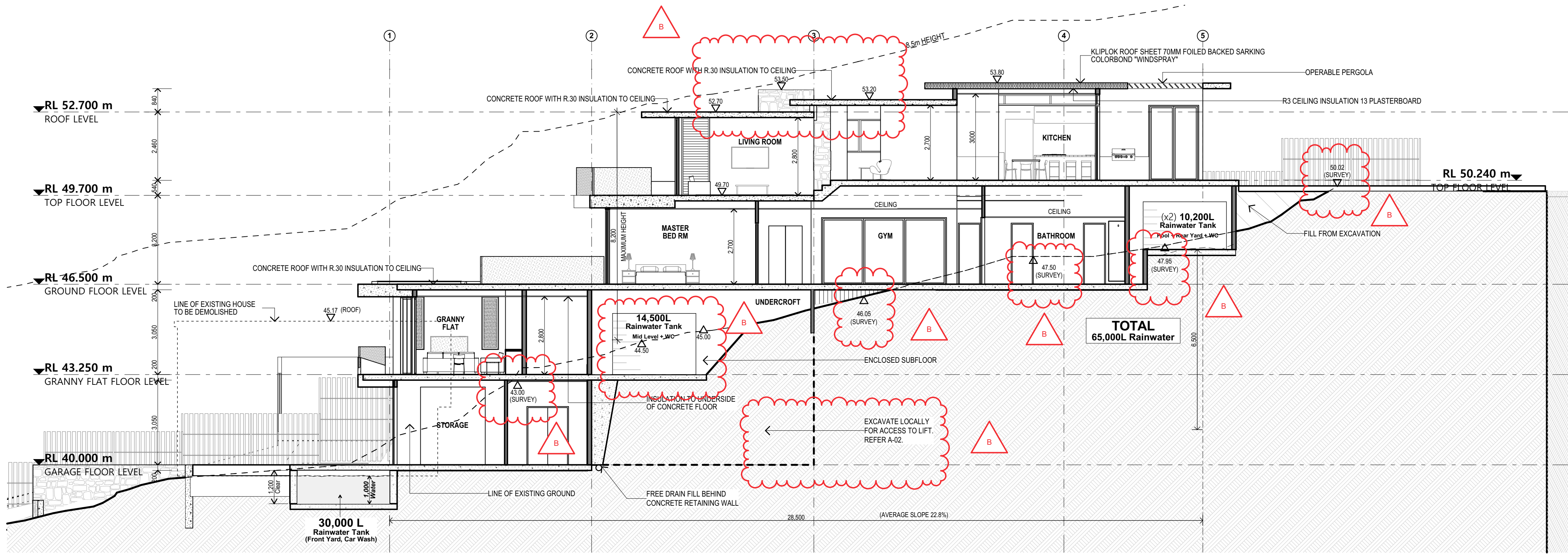
WEST ELEVATION 1:100



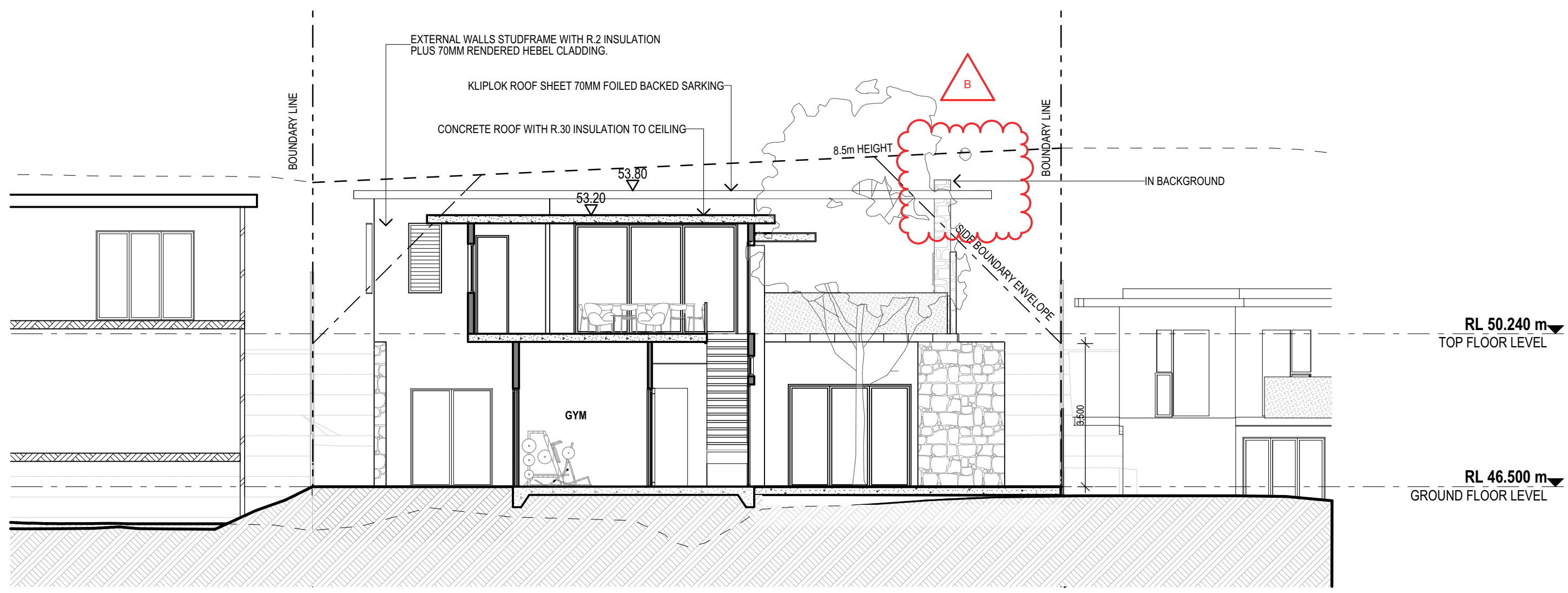
EXTERIOR FINISHES LEGEND

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

 **northern beaches council**

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

DA2022/0084

- 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)