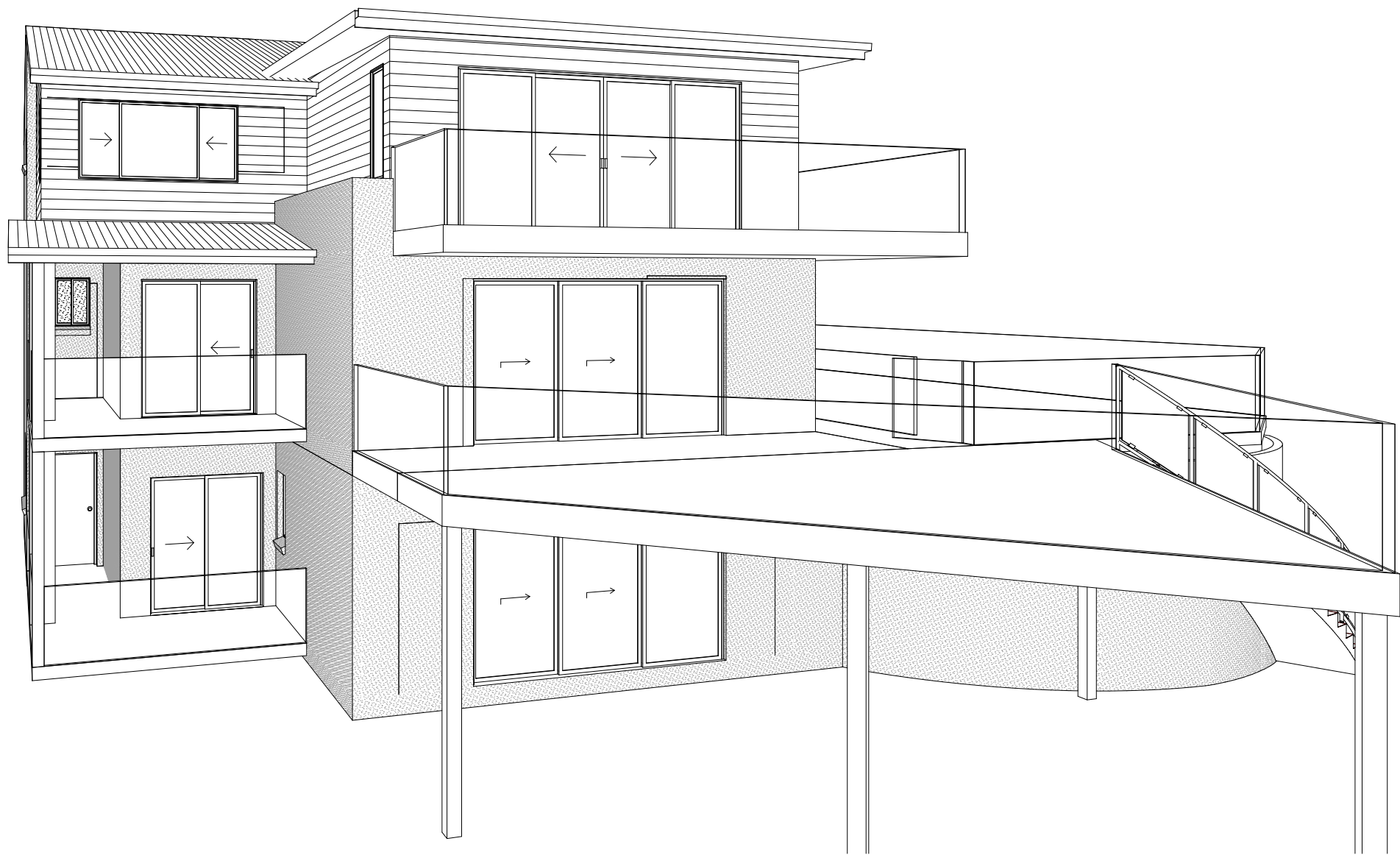




PROPOSAL:
ALTERATION & ADDITION

ADDRESS:
108 CABARITA ROAD,
AVALON BEACH 2107
LOT: 5 DP: 237925

LGA:
NORTHERN BEACHES

DRAWING:		REVISION:
COVER PAGE		B09
JOB REFERENCE:	SHEET:	PAPER:
108Caba	001	A3

OWNER'S ACKNOWLEDGMENT

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OWNER SIGNATURE _____ DATE _____

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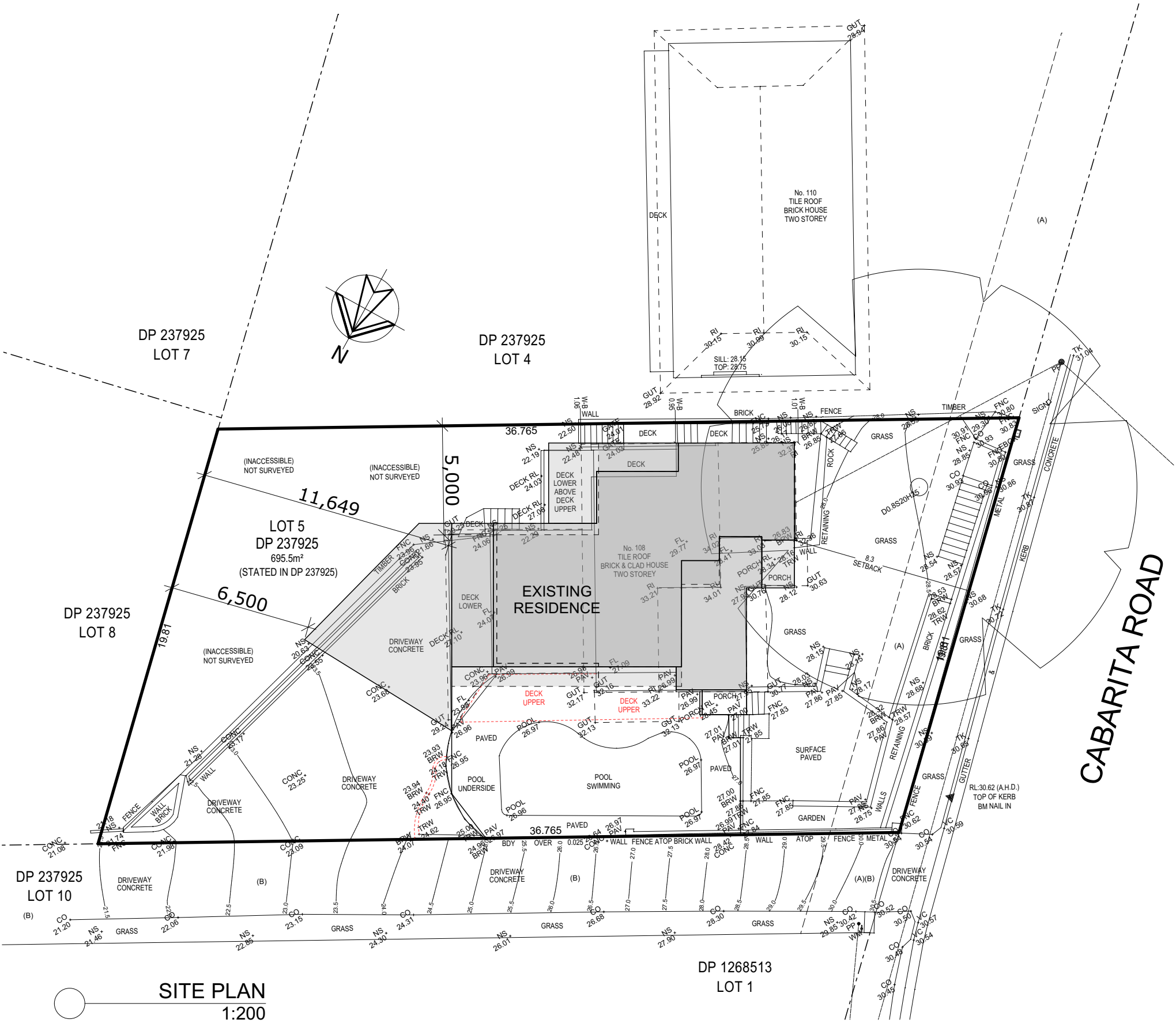
PROPOSAL:
ALTERATION & ADDITION

ADDRESS:
**108 CABARITA ROAD,
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LOT: 5 DP: 237925**

LGA:
NORTHERN BEACHES

AMENDMENT	DATE
COUNCIL LETTER	03.03.23
AMENDMENTS	06.03.23
COUNCIL LETTER	14.03.23
ADDITIONAL INFO	31.03.23

DRAWING:	REVISION:
SITE PLAN	B09
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	A3



DEVELOPMENT CALCULATIONS

LOT AREA:	695.50sqm
EXISTING AREA	
GROUND FLOOR:	111.73sqm
SUBFLOOR:	110.99sqm
FIRST FLOOR:	68.06sqm
SUBFLOOR DECK:	13.01sqm
POOL AREA:	96.16sqm
PORCH:	3.29sqm
GF DECK 1:	12.57sqm
GF DECK 2:	13.01sqm
GF DECK 3:	2.32sqm

PROPOSED AREA	
FIRST FLOOR:	27.55sqm
GF DECK:	36.14sqm
FF DECK:	19.36sqm

TOTAL AREA:	514.19sqm
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FLOOR AREA:	318.33sqm
FLOOR COVER AREA:	222.72sqm
SITE COVER RATIO:	32.02%

LANDSCAPING AREA:	248.30sqm
LANDSCAPING RATIO:	35.70%

ROOF AREA:	149sqm
------------	--------

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COUNCIL LETTER	03.03.23
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COUNCIL LETTER	14.03.23
ADDITIONAL INFO	31.03.23

DRAWING:

SUBFLOOR

REVISION:

B09

JOB REFERENCE:

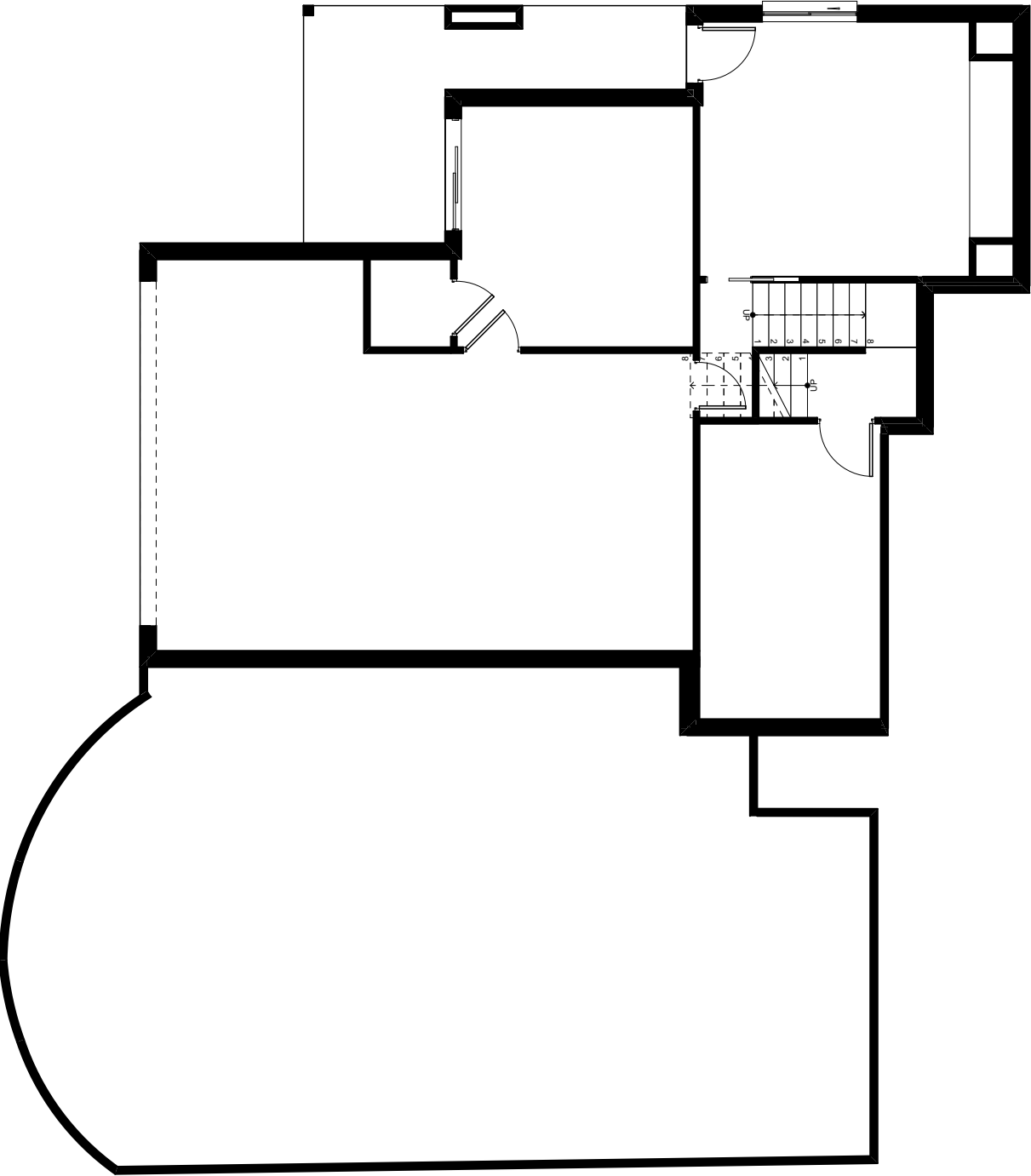
108Caba

SHEET:

201

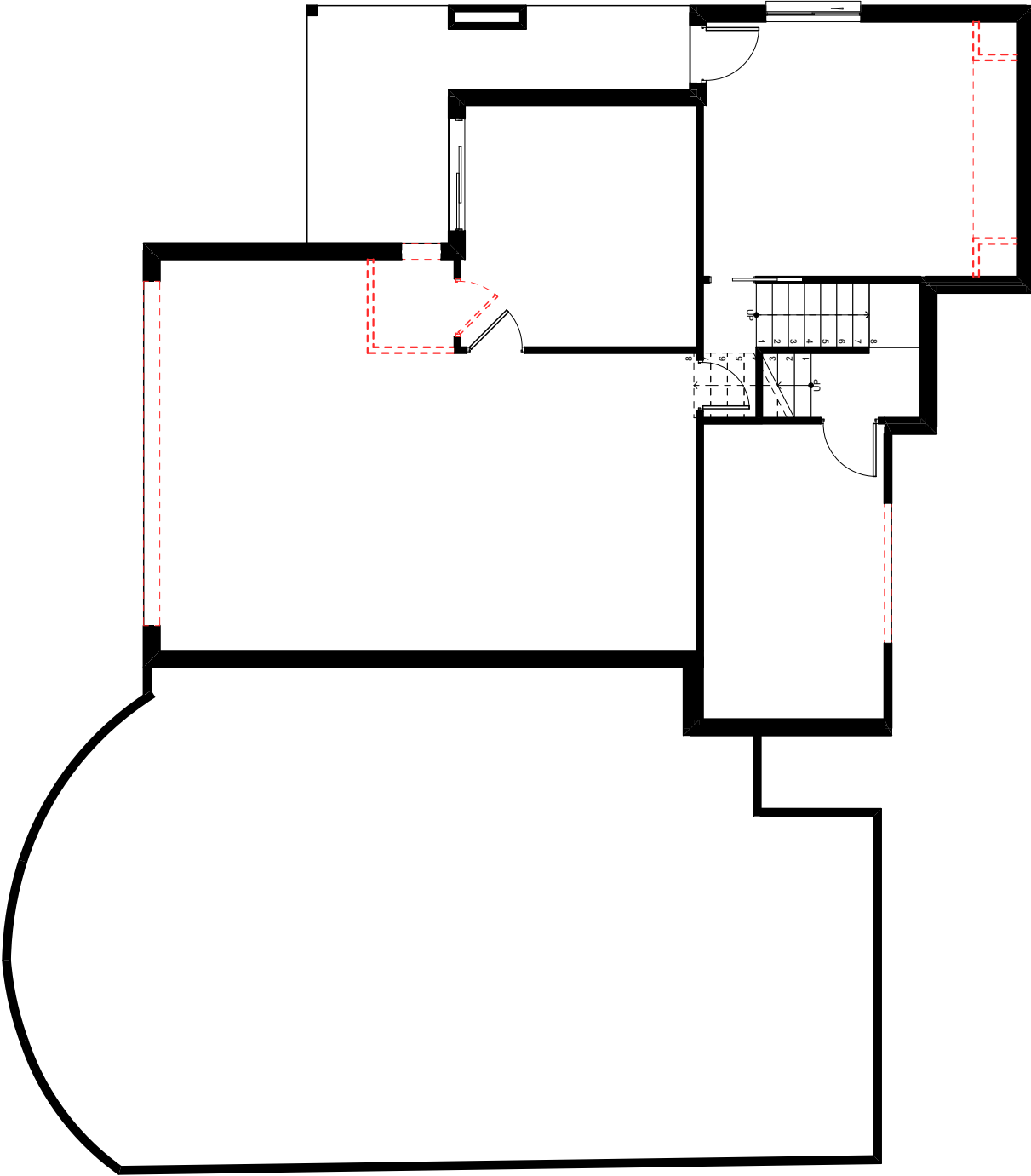
PAPER:

A3



EXISTING SUBFLOOR

1:100



DEMO SUBFLOOR

1:100

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COUNCIL LETTER	03.03.23
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ADDITIONAL INFO	31.03.23

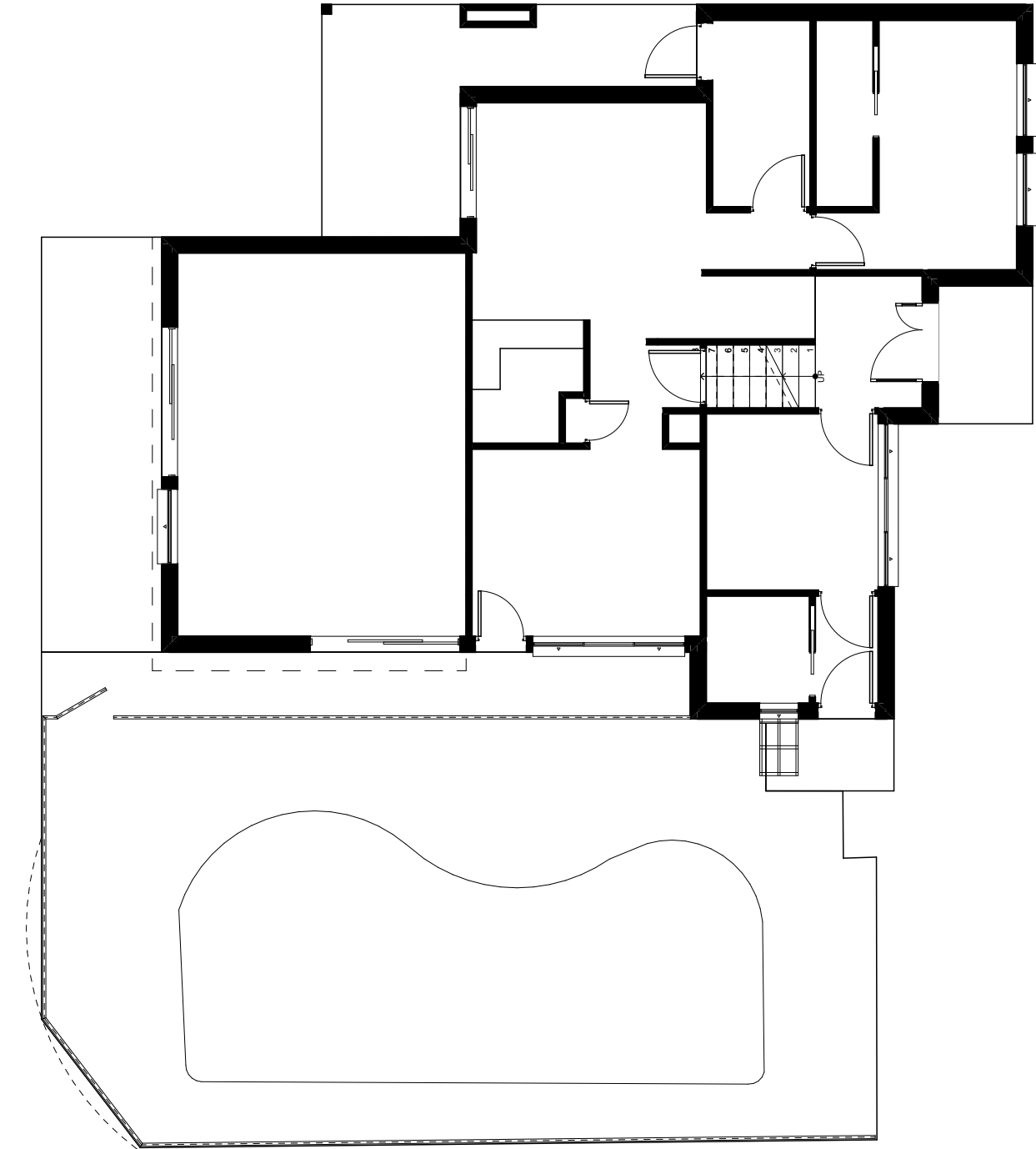
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REVISION:

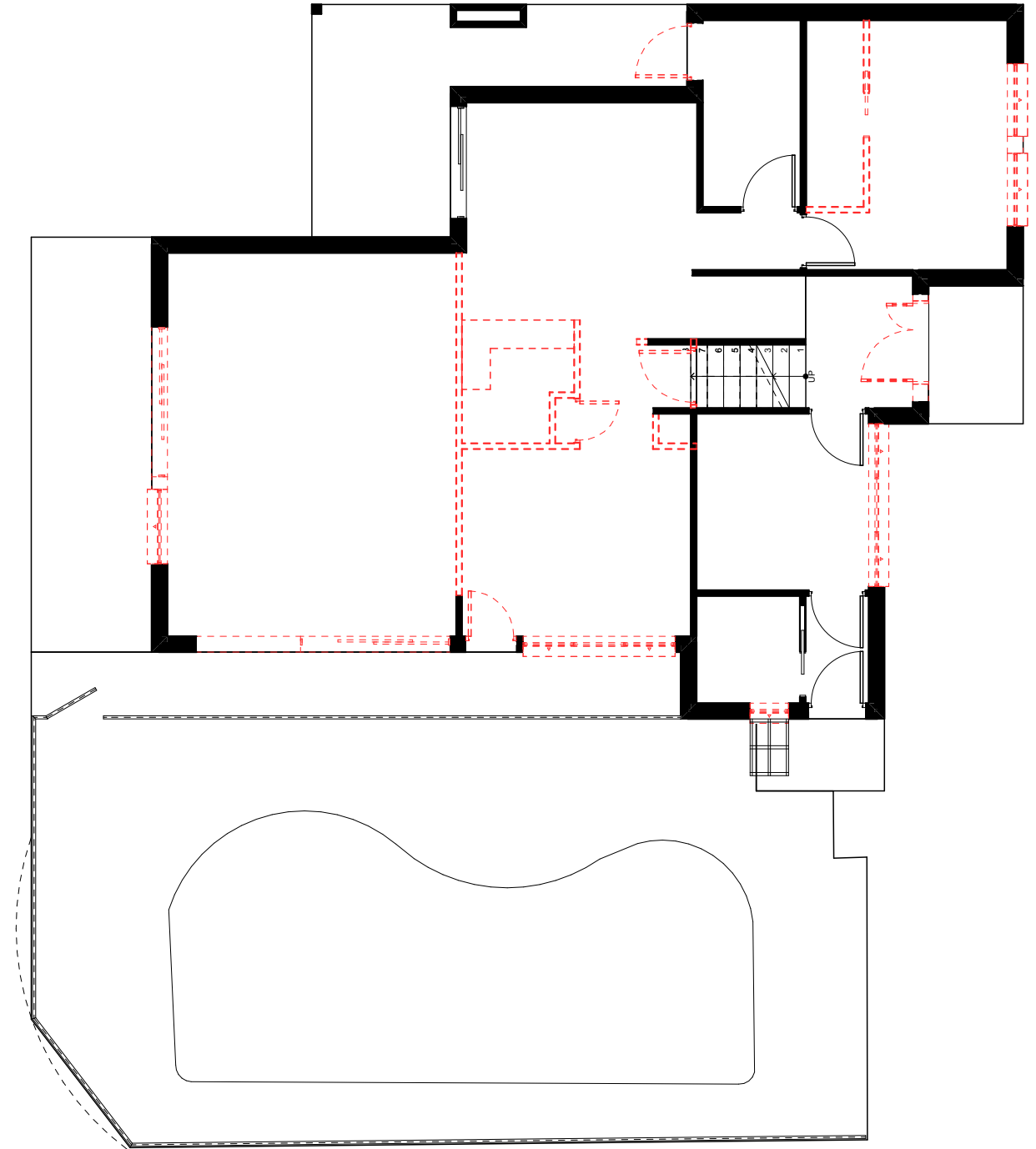
GROUND FLOOR

B09

JOB REFERENCE:	SHEET:	PAPER:
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EXISTING GROUND FLOOR
1:100



DEMO GF PLAN
1:100

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ALTERATION & ADDITION

ADDRESS:

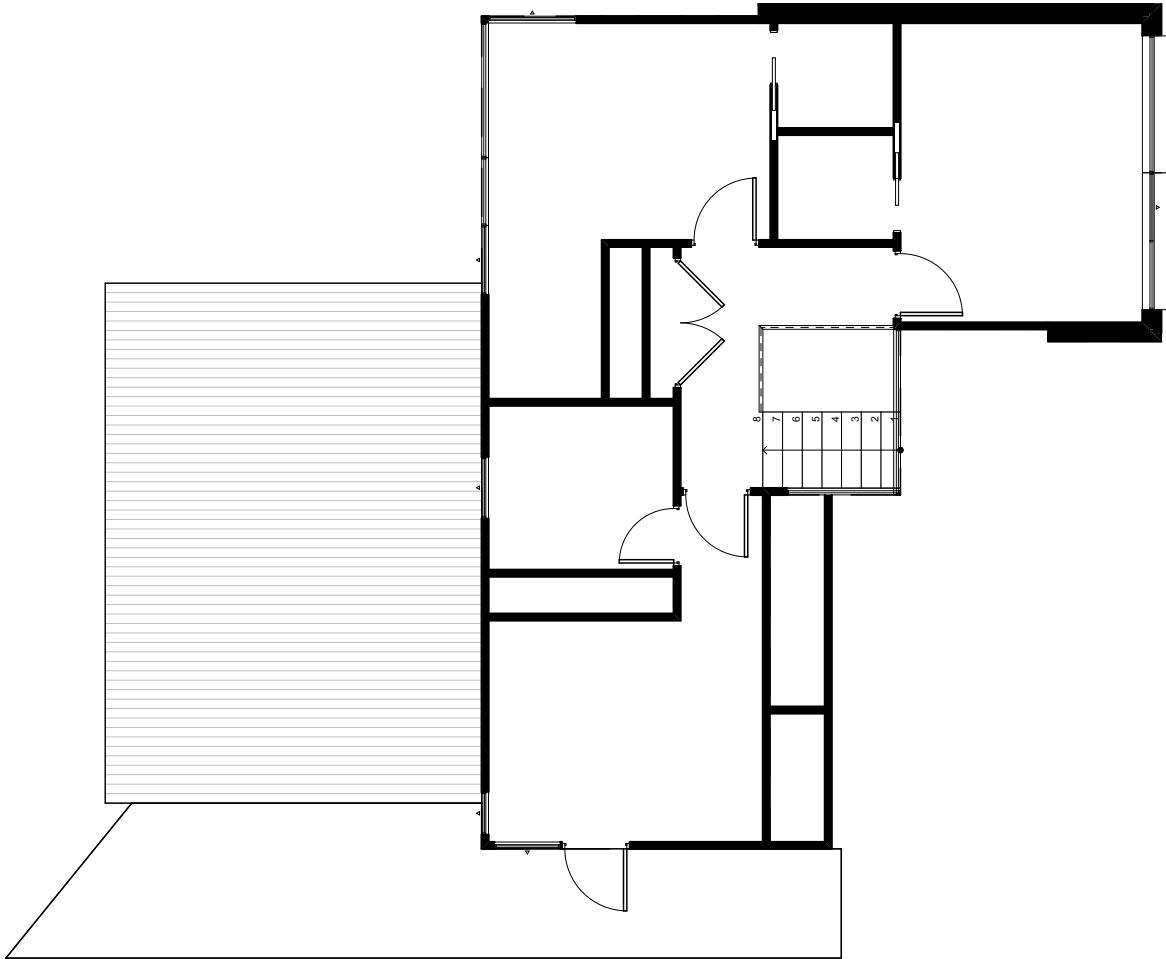
108 CABARITA ROAD,
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LOT: 5 DP: 237925

LGA:

NORTHERN BEACHES

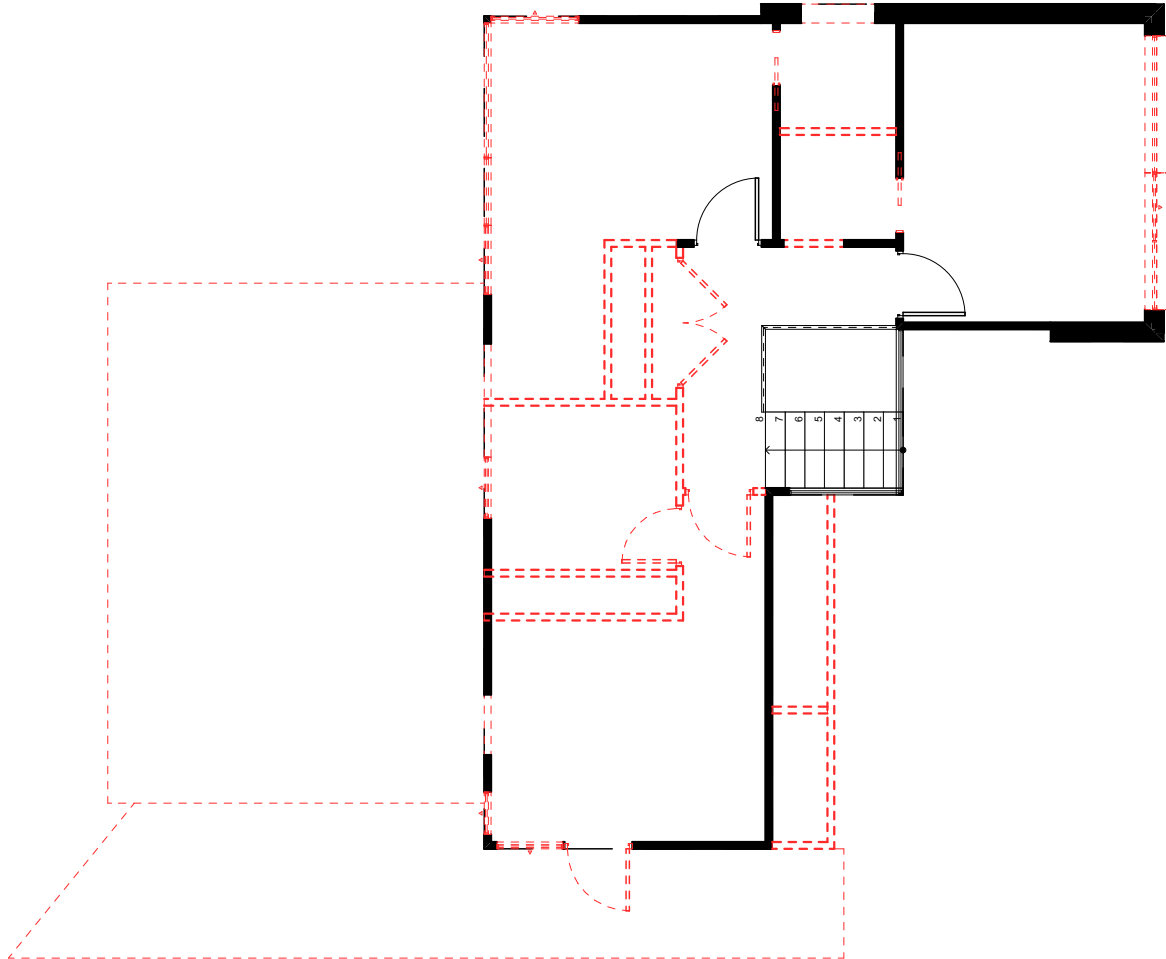
AMENDMENT	DATE
COUNCIL LETTER	03.03.23
AMENDMENTS	06.03.23
COUNCIL LETTER	14.03.23
ADDITIONAL INFO	31.03.23

DRAWING:		REVISION:
FIRST FLOOR		B09
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EXISTING FIRST FLOOR

1:100



DEMO FF PLAN

1:100

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108 CABARITA ROAD,
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AMENDMENT	DATE
COUNCIL LETTER	03.03.23
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DRAWING:

REVISION:

SUBFLOOR

B09

JOB REFERENCE:

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PAPER:

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A3

The architectural floor plan illustrates the subfloor layout for a residential building. The plan includes the following rooms and features:

- DECK**: Located at the top left, adjacent to the living area.
- BED 5**: Located at the top right, with a fitted wardrobe (FFL RL 24.070).
- BED 6**: Located in the center right, with a fitted wardrobe (FFL RL 24.070).
- BATH**: Located in the center, containing a toilet, shower, and vanity.
- LIVING**: A large central area (FFL RL 24.070) featuring a bar, a stacker (DS01, 2136), and 2300H openings for all robe doors.
- LDry**: A laundry area (FFL RL 25.675) with a washer/dryer provision (WM. PROV.) and a stud wall with removable panels for services behind.
- 3DR**: Two bedrooms (S/O 2245W) with linen closets.
- EXISTING POOL SUBFLOOR**: A large area at the bottom, partially enclosed by a curved wall with a staircase (UP).

Dimensions and structural details are provided throughout the plan, including room sizes, wall thicknesses, and boundary lines (BDry). The plan also shows various structural elements like columns (501 A, 501 B) and a curved wall with a staircase (UP).

SUBFLOOR
1:100

JOB REFERENCE:	SHEET:	PAPER:
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PROPOSAL:

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ADDRESS:

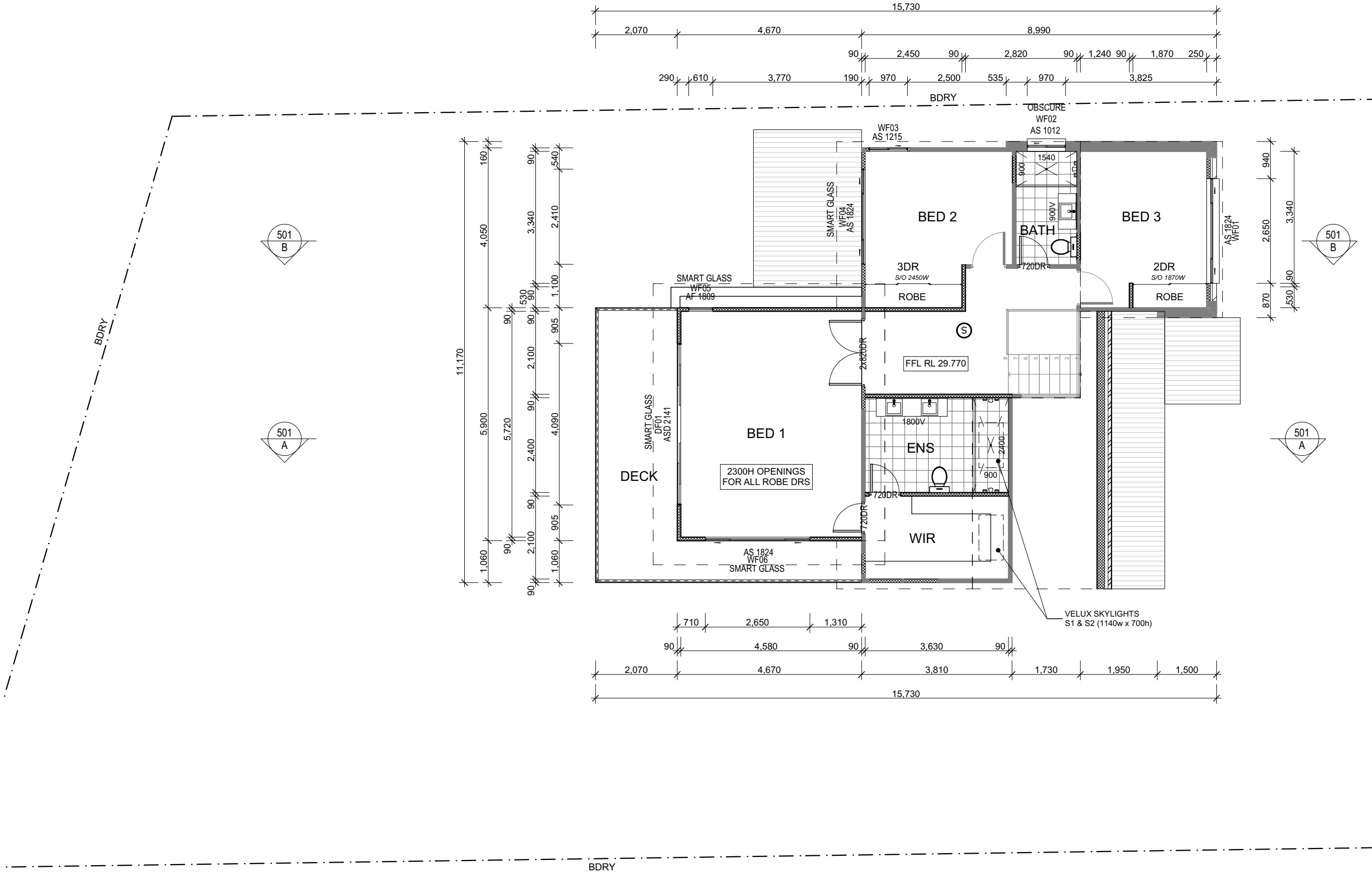
108 CABARITA ROAD,
AVALON BEACH NSW 2107
LOT: 5 DP: 237925

LGA:

NORTHERN BEACHES

AMENDMENT	DATE
COUNCIL LETTER	03.03.23
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DRAWING:		REVISION:
FIRST FLOOR		B09
JOB REFERENCE:	SHEET:	PAPER:
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FIRST FLOOR
1:100

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ALTERATION & ADDITION

ADDRESS:

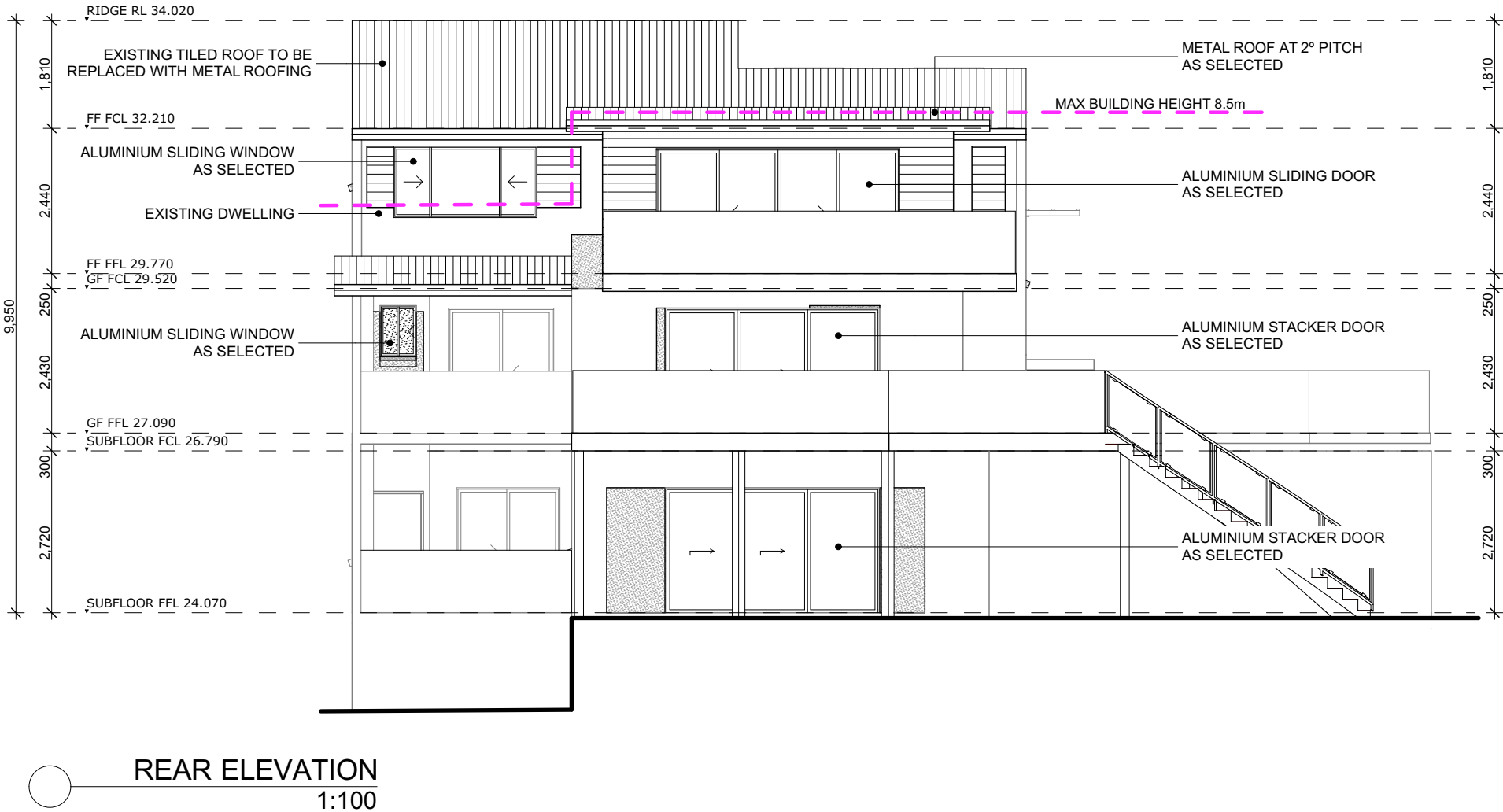
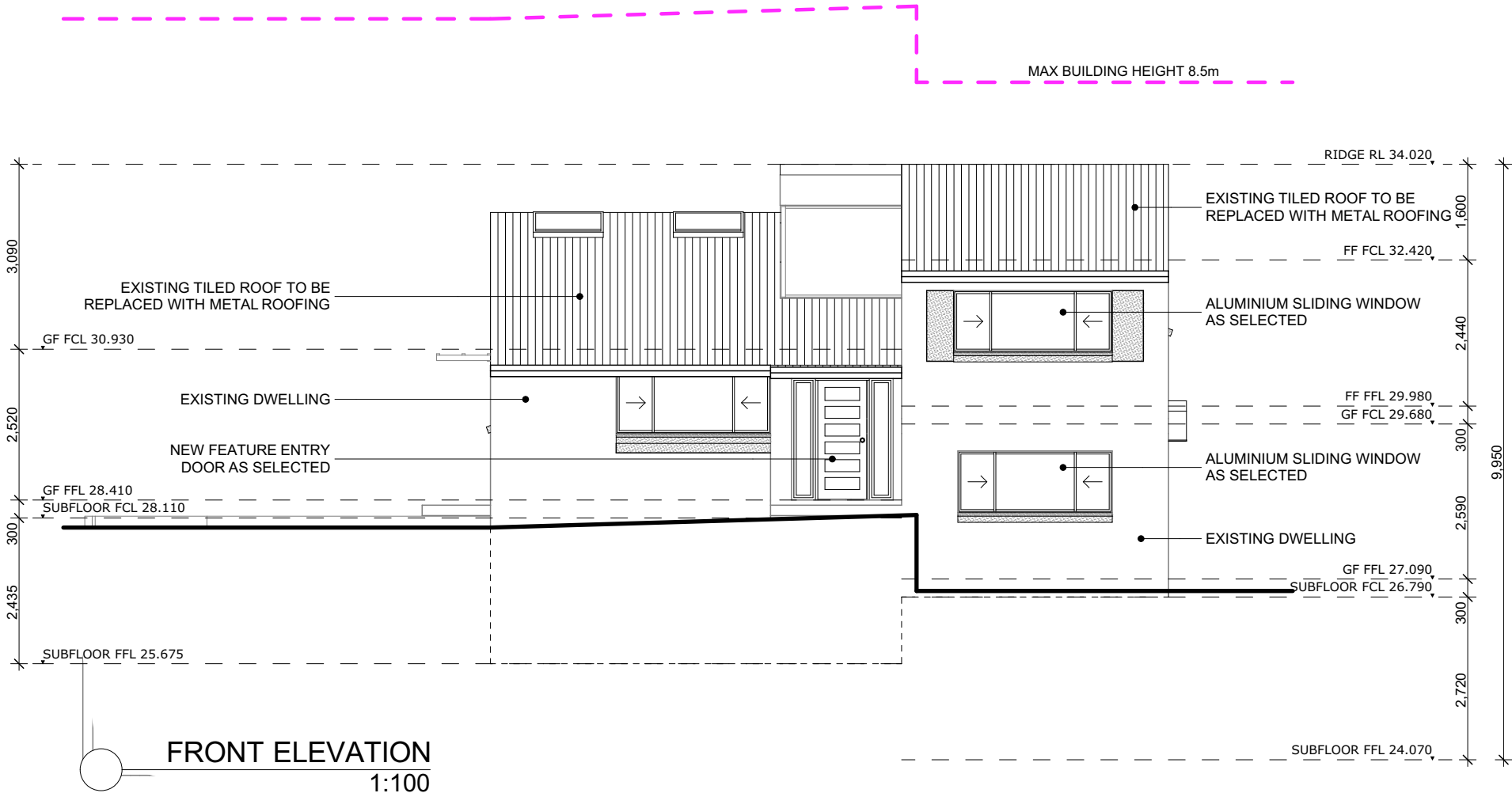
108 CABARITA ROAD,
AVALON BEACH NSW 2107
LOT: 5 DP: 237925

LGA:

NORTHERN BEACHES

AMENDMENT	DATE
COUNCIL LETTER	03.03.23
AMENDMENTS	06.03.23
COUNCIL LETTER	14.03.23
ADDITIONAL INFO	31.03.23

DRAWING:		REVISION:
ELEVATIONS		B09
JOB REFERENCE:	SHEET:	PAPER:
108Caba	401	A3



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PROPOSAL:

ALTERATION & ADDITION

ADDRESS:

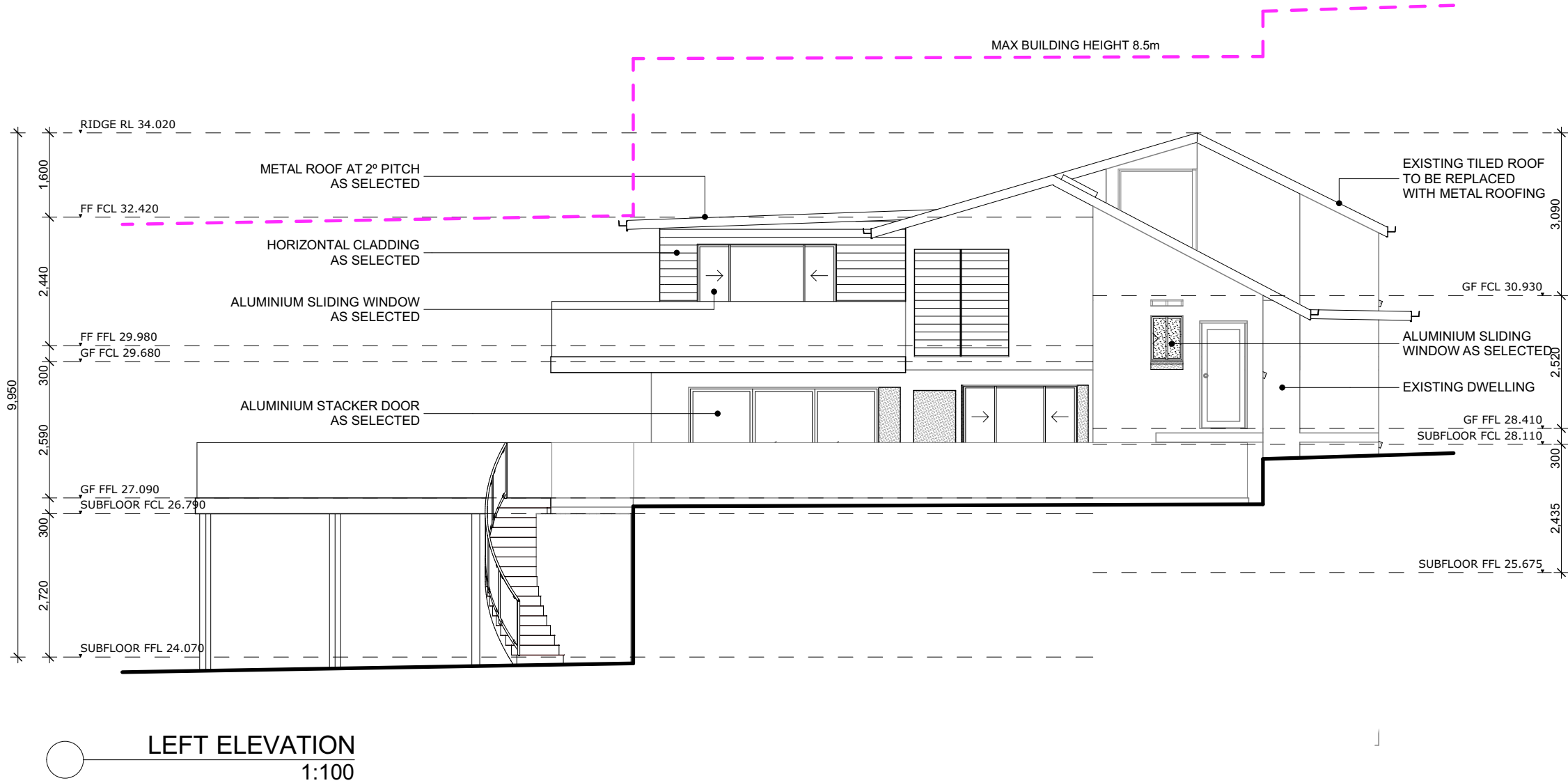
108 CABARITA ROAD,
AVALON BEACH NSW 2107
LOT: 5 DP: 237925

LGA:

NORTHERN BEACHES

AMENDMENT	DATE
COUNCIL LETTER	03.03.23
AMENDMENTS	06.03.23
COUNCIL LETTER	14.03.23
ADDITIONAL INFO	31.03.23

DRAWING:		REVISION:
ELEVATIONS		B09
JOB REFERENCE:	SHEET:	PAPER:
108Caba	402	A3



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PROPOSAL:

ALTERATION & ADDITION

ADDRESS:

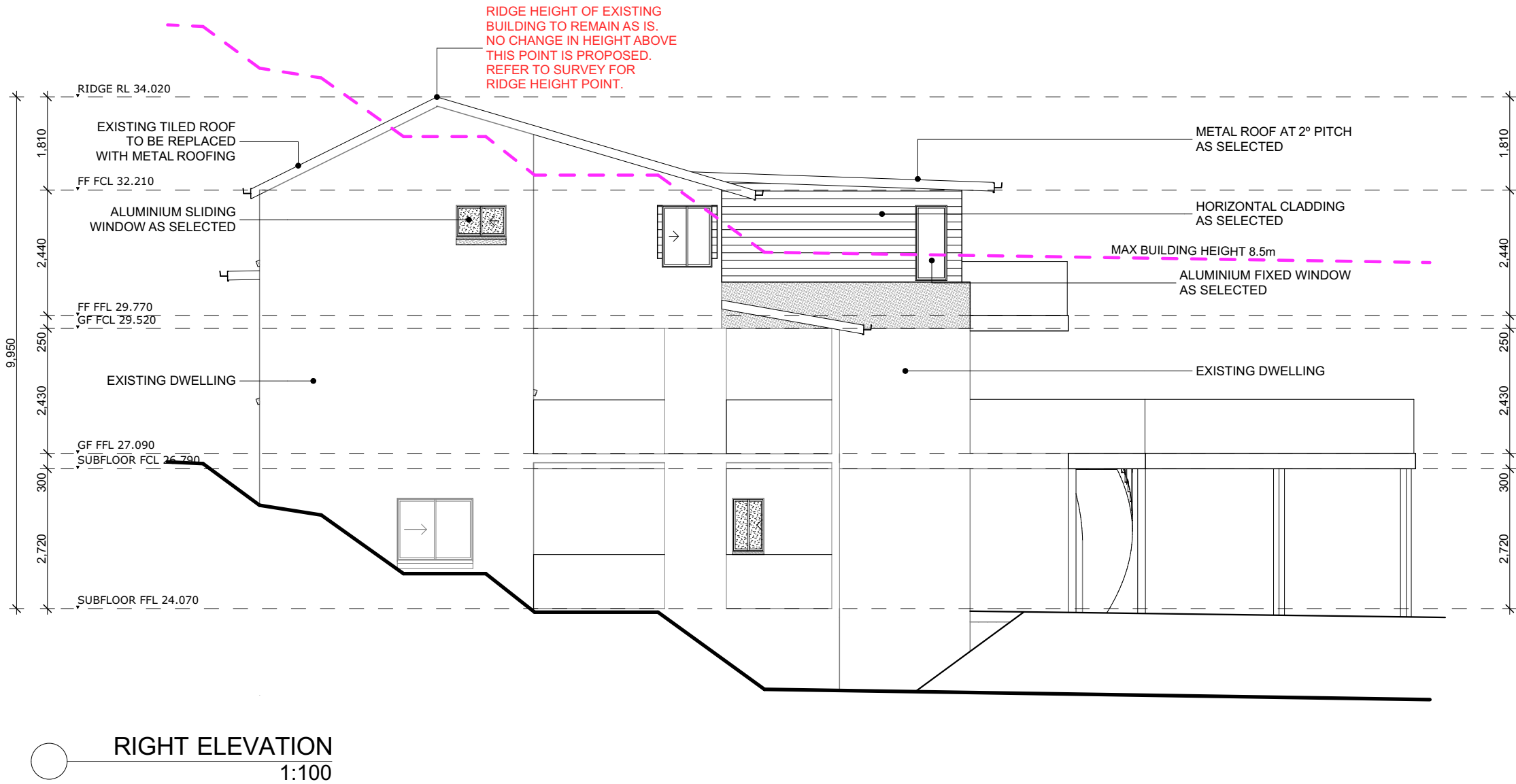
108 CABARITA ROAD,
AVALON BEACH NSW 2107
LOT: 5 DP: 237925

LGA:

NORTHERN BEACHES

AMENDMENT	DATE
COUNCIL LETTER	03.03.23
AMENDMENTS	06.03.23
COUNCIL LETTER	14.03.23
ADDITIONAL INFO	31.03.23

DRAWING:		REVISION:
ELEVATIONS		B09
JOB REFERENCE:	SHEET:	PAPER:
108Caba	403	A3



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PROPOSAL:
ALTERATION & ADDITION

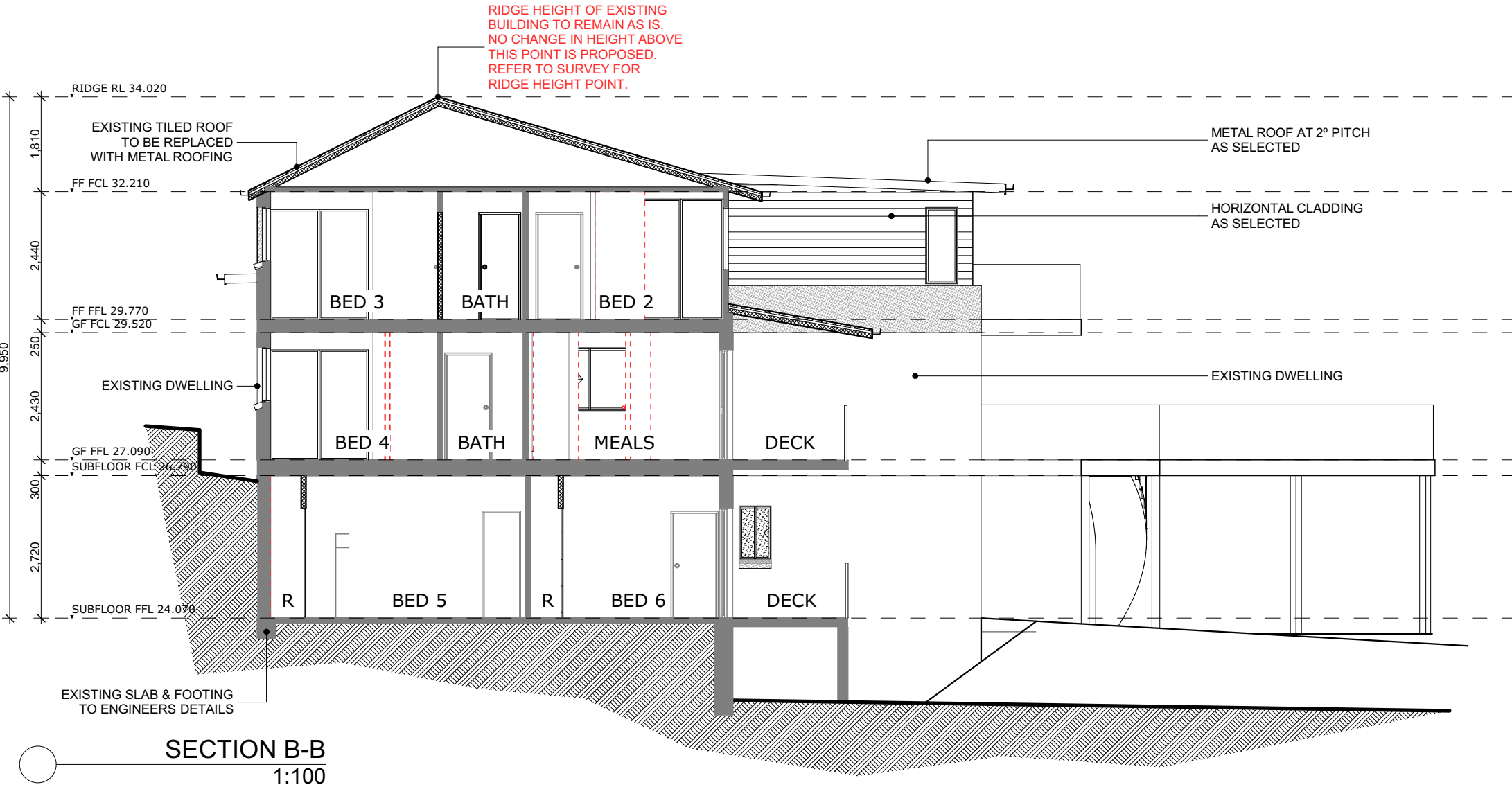
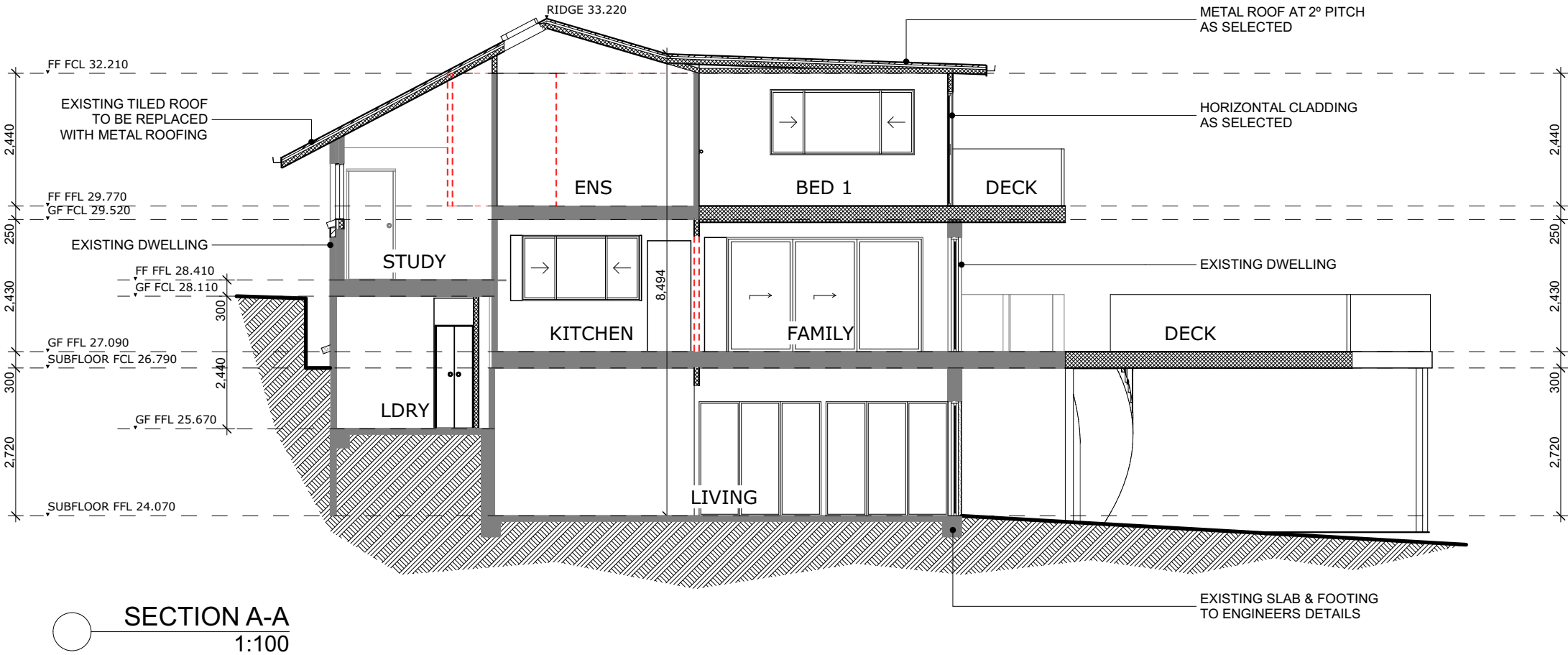
ADDRESS:
108 CABARITA ROAD,
AVALON BEACH NSW 2107
LOT: 5 DP: 237925

LGA:
NORTHERN BEACHES

AMENDMENT	DATE
COUNCIL LETTER	03.03.23
AMENDMENTS	06.03.23
COUNCIL LETTER	14.03.23
ADDITIONAL INFO	31.03.23

DRAWING: SECTION & DETAILS
REVISION: B09

JOB REFERENCE: 108Caba
SHEET: 501
PAPER: A3



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PROPOSAL:

ALTERATION & ADDITION

ADDRESS:

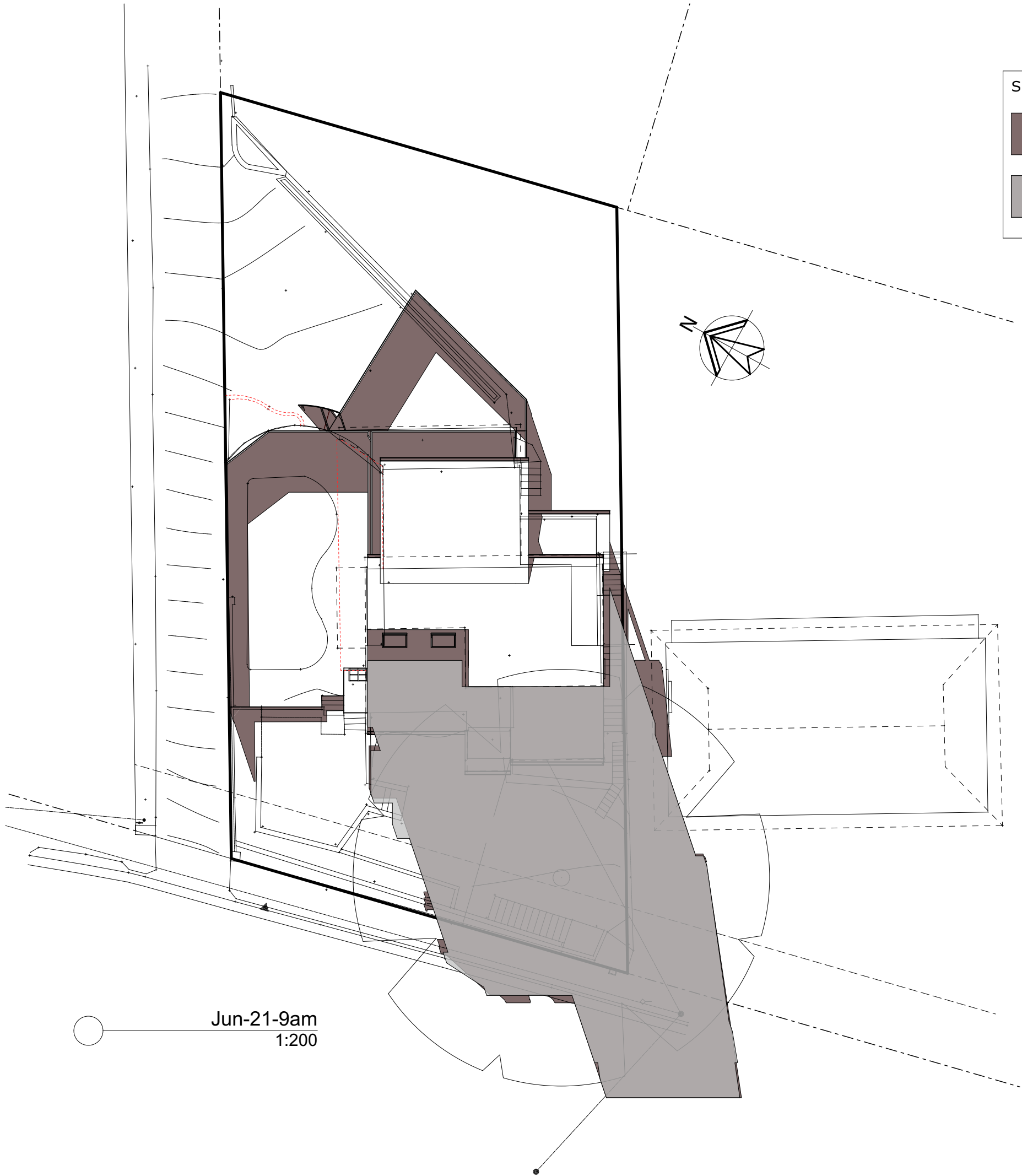
108 CABARITA ROAD,
AVALON BEACH NSW 2107
LOT: 5 DP: 237925

LGA:

NORTHERN BEACHES

AMENDMENT	DATE
COUNCIL LETTER	03.03.23
AMENDMENTS	06.03.23
COUNCIL LETTER	14.03.23
ADDITIONAL INFO	31.03.23

DRAWING:		REVISION:
SHADOWS		B09
JOB REFERENCE:	SHEET:	PAPER:
108Caba	601	A3



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PROPOSAL:

ALTERATION & ADDITION

ADDRESS:

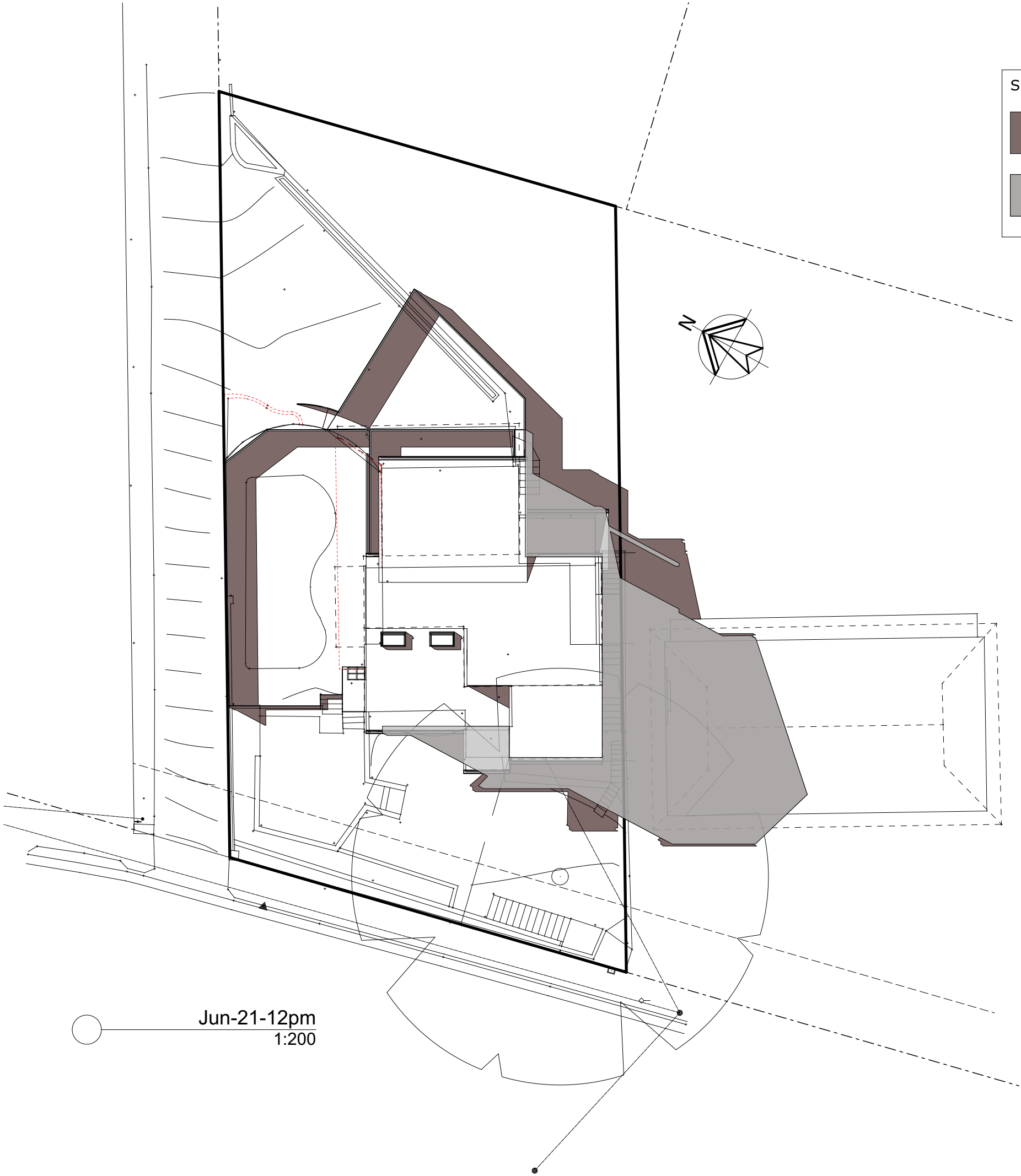
108 CABARITA ROAD,
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LOT: 5 DP: 237925

LGA:

NORTHERN BEACHES

AMENDMENT	DATE
COUNCIL LETTER	03.03.23
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COUNCIL LETTER	14.03.23
ADDITIONAL INFO	31.03.23

DRAWING:		REVISION:
SHADOWS		B09
JOB REFERENCE:	SHEET:	PAPER:
108Caba	602	A3



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DRAWING:		REVISION:
SHADOWS		B09
JOB REFERENCE:	SHEET:	PAPER:
108Caba	603	A3

