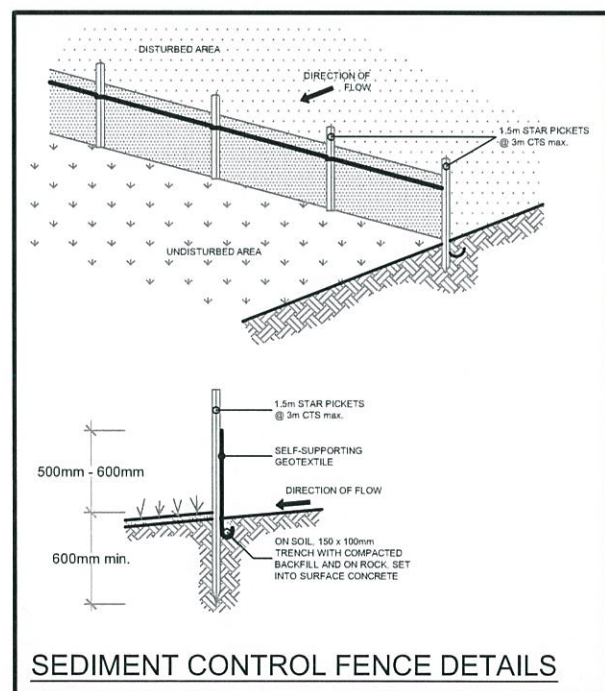
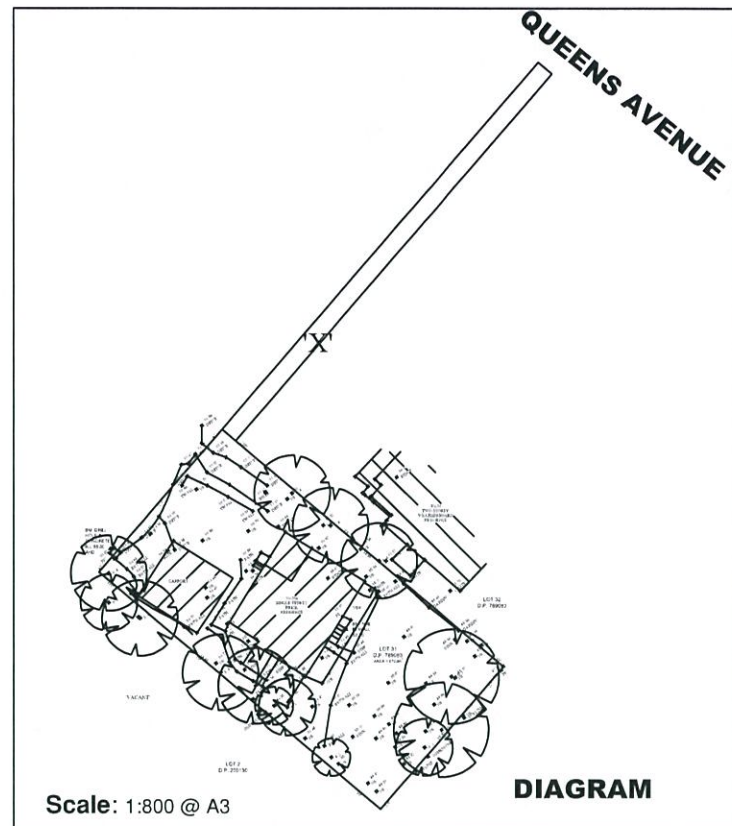
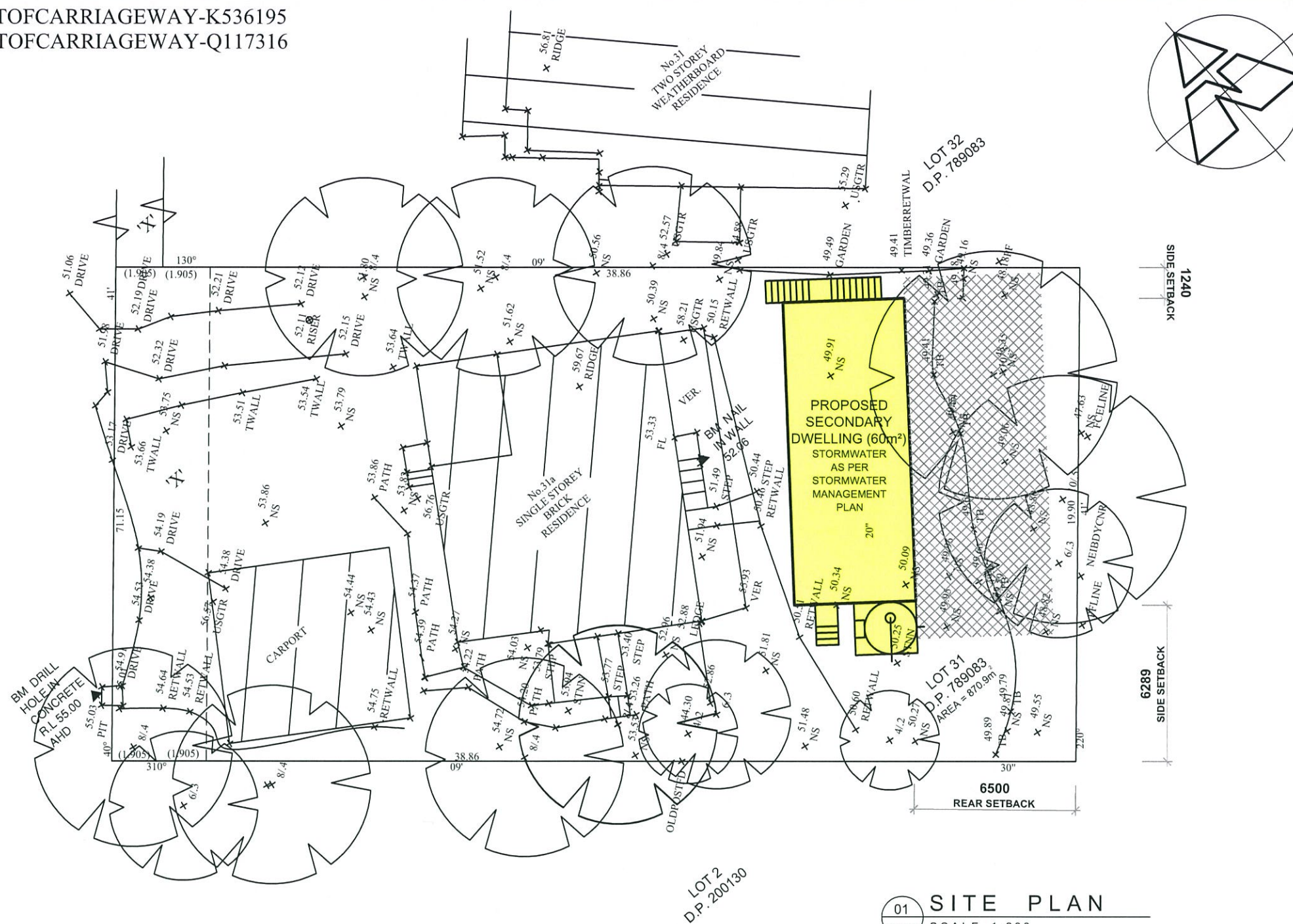




'X' RIGHT OF CARRIAGEWAY-K536195
RIGHT OF CARRIAGEWAY-Q117316



SITE ANALYSIS

TOTAL SITE AREA

870.9m²

EXISTING DWELLING
EXISTING DRIVEWAY & CONCRETE
EXISTING PATIO

101m²
45m²
44m²

TOTAL EXISTING IMPERVIOUS AREA

190m²

TOTAL AREA OF PROPOSED
TOTAL NEW IMPERVIOUS AREA
TOTAL PROPOSED IMPERVIOUS AREA
TOTAL PROPOSED PERVIOUS AREA

70.5m²
70.5m²
260.50m² (29.91%)
610.40m² (70.09%)

FLOOR SPACE RATIO

TOTAL SITE AREA	870.9m²
EXISTING FLOOR AREA	110m²
EXISTING FLOOR SPACE RATIO	0.12 : 1
PROPOSED FLOOR AREA	60m²
TOTAL PROPOSED FLOOR AREA	170m²
PROPOSED FLOOR SPACE RATIO	0.19 : 1

Ian Cubitt's
CLASSIC HOME IMPROVEMENTS
152 Russell Street Emu Plains NSW 2750 Ph: (02)4735-2944
www.classichomeimprovements.com.au Lic. 66902C

Checked

Drawn

At Site Address

E.Reyes

31A QUEENS AVENUE, AVALON

Proposed

SECONDARY DWELLING

for

BORIS PANOV

Lot No.
31

DP No.
789083

Date
17/04/15

Sheet
01 of 07

Job no.
20743

Drg No.
20743 01

This drawing supersedes any previous concept drawings. Please check carefully prior to signing.

Figured dimensions only to be used. DO NOT SCALE from drawing. All dimensions are to be verified on site prior to commencement of work. This drawing remains the property of Ian Cubitt's Classic Home Improvements and is subject to copyright.

CURRENT ISSUE				E
17/05/16	DA ISSUE	MY		E
18/12/15	DA ISSUE	DI		D
30/09/15	DA ISSUE	MY		C
19/08/15	DA ISSUE	ER		B
21/04/15	DA ISSUE	MY		A
Date	Amendment	Drawn	Issue	

