

DEMOLISHED STRUCTURE
DASHED RED AS SHOWN

ALL PROPOSED ELEMENTS
SUBJECT TO ENGINEERS DETAIL
AND SITE CONDITIONS

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PLANS & DOCUMENTATION SHALL REMAIN THE EXCLUSIVE
PROPERTY OF SKETCH STUDIO 77 UNLESS A LICENCE IS
ISSUED STATING OTHERWISE.

SKETCH
STUDIO
77

2/85 LASSO RD, GREGORY HILLS NSW 2557
02 9043 1498 | admin@ss77.com.au

THE NOMINATED DESIGNER FOR SKETCH STUDIO 77 PTY
LTD IS PETER GULIKOV.
ACCREDITATION NO: 6337

SPANNENBERG & SON PTY LTD
builders & contractors

- CONSTRUCTION NOTES:**
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS PROVIDED.
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 - ALL BRICKWORK SHALL BE IN ACCORDANCE WITH AS3700.
 - ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684.
 - ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786.
 - ALL PROPOSED FLOOR LEVELS AND OTHER RELATED RL'S NOMINATED ARE SUBJECT TO +/-100mm.

PROPOSED:

NEW RESIDENCE

CLIENT:

SPANNENBERG & SON

LOCATION:

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

COUNCIL:

NORTHERN BEACHES

DESIGNED BY:

PETER GULIKOV

DRAWN BY:

P. GULIKOV

DESIGN:

HOUSE

PAPER:

A3

DRAWING:

SITE PLAN

SHEET:

101

REFERENCE:

SB-00067

REVISION:

B03

DEVELOPMENT CALCULATIONS

LOT AREA: 695.50sqm

EXISTING AREAS

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 AREAS

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

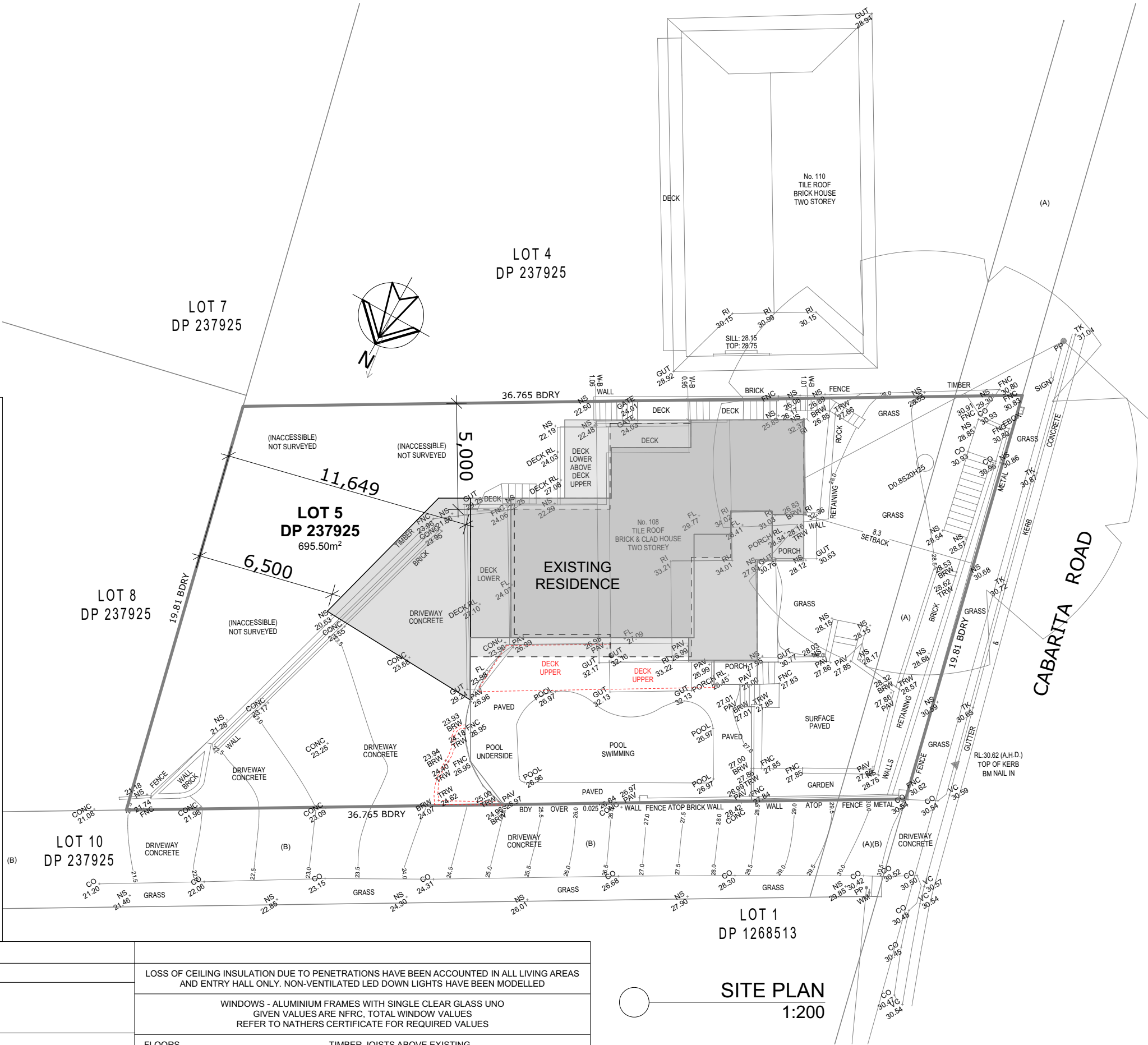
TOTAL AREA: 514.19sqm

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

BASIX NOTES			
STORMWATER DETAILS			
RAINWATER TANK / RETICULATED	N/A	LOSS OF CEILING INSULATION DUE TO PENETRATIONS HAVE BEEN ACCOUNTED IN ALL LIVING AREAS AND ENTRY HALL ONLY. NON-VENTILATED LED DOWN LIGHTS HAVE BEEN MODELLED	
MIN. RAINWATER TANK SIZE	N/A		
HARVESTED ROOF AREA	N/A		
CONNECT TO:	N/A		
WATER			
KITCHEN & BATHROOM TAP RATING	3 STARS	FLOORS FLOOR COVERINGS HOT WATER SYSTEM AIR CONDITIONING EER or STAR RATING VENTILATION COOKING APPLIANCES: OTHER	
SHOWER HEAD RATING	3 STAR (>7.5L BUT <= 9L/MIN)		
TOILET RATING	3 STARS		
THERMAL COMFORT / ENERGY			
EXT. WALL INSULATION (EXCL GARAGE)	R1.7		
EXT. WALL COLOUR	LIGHT	TIMBER JOISTS ABOVE EXISTING N/A N/A N/A N/A N/A N/A	
INT. WALL INSULATION (GARAGE)	R1.7		
ROOF MATERIAL	TILE/METAL		
ROOF INSULATION	SARKING/ANTICON BLANKET		
ROOF COLOUR	MEDIUM ROOF - SA 0.475-0.70		
CEILING INSULATION (EXCL GARAGE)	R1.45	ENERGY EFFICIENT LIGHTING THROUGHOUT	
FLR INSULATION			
UPPER FLOOR AND GARAGE/OUTDOOR	R2.0 (2-STOREY DWELLINGS ONLY)		
			IN ADDITION TO THE BASIX REQUIREMENTS; ALL NEW RESIDENTIAL DWELLINGS MUST COMPLY WITH; NSW PART 3.12.1 BUILDING SEALING & 3.12.5.0 - 3.12.5.3 IN VOLUME TWO OF THE NCC
		VENTILATED ROOF SPACE	



SITE PLAN

1:200

OWNER'S ACKNOWLEDGMENT

The owner hereby acknowledges that these drawings are correct illustrations of the house to be built at the job address pursuant to the building contract between the owner and the builder.

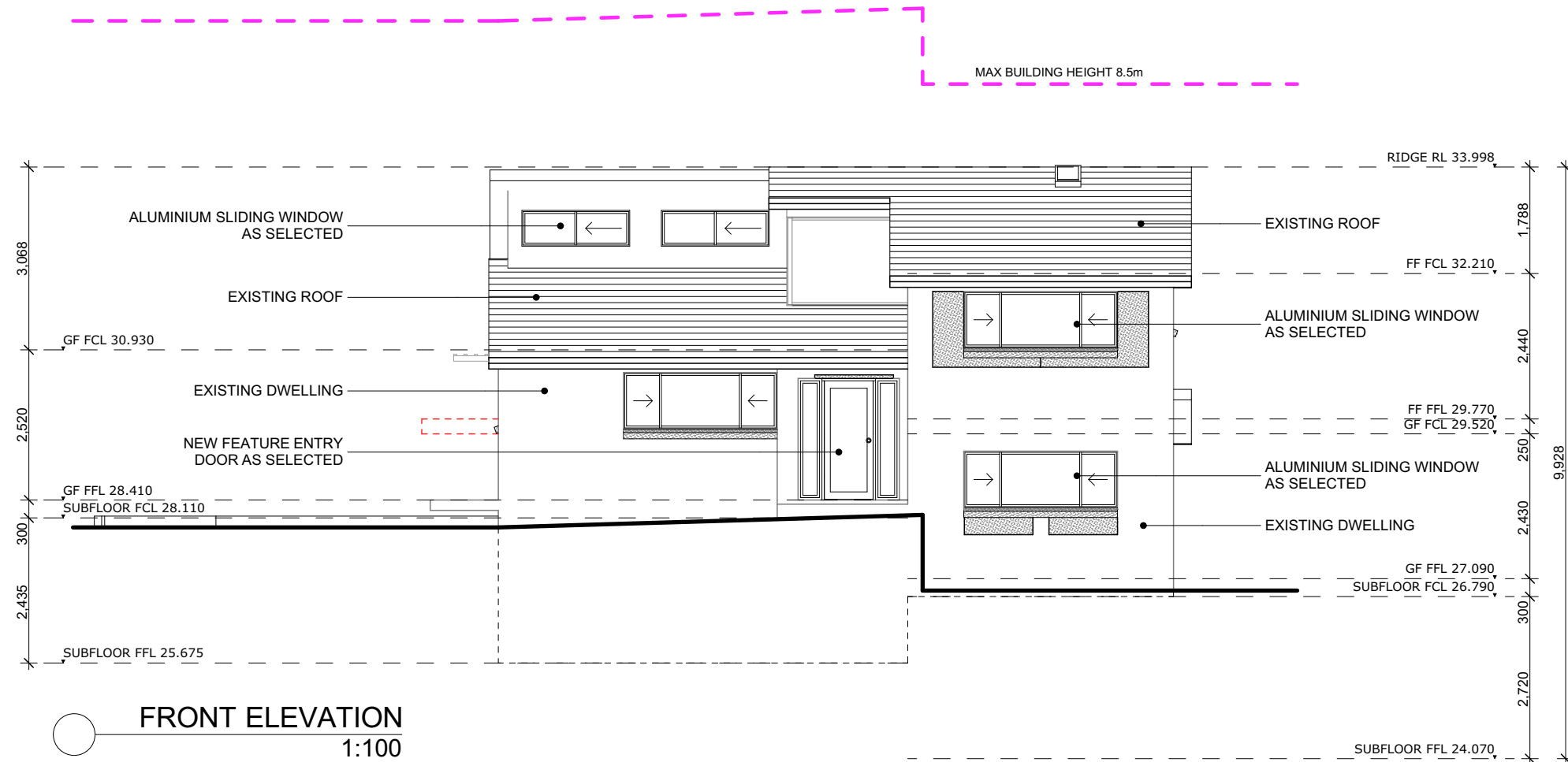
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FRONT ELEVATION
1:100



REAR ELEVATION
1:100

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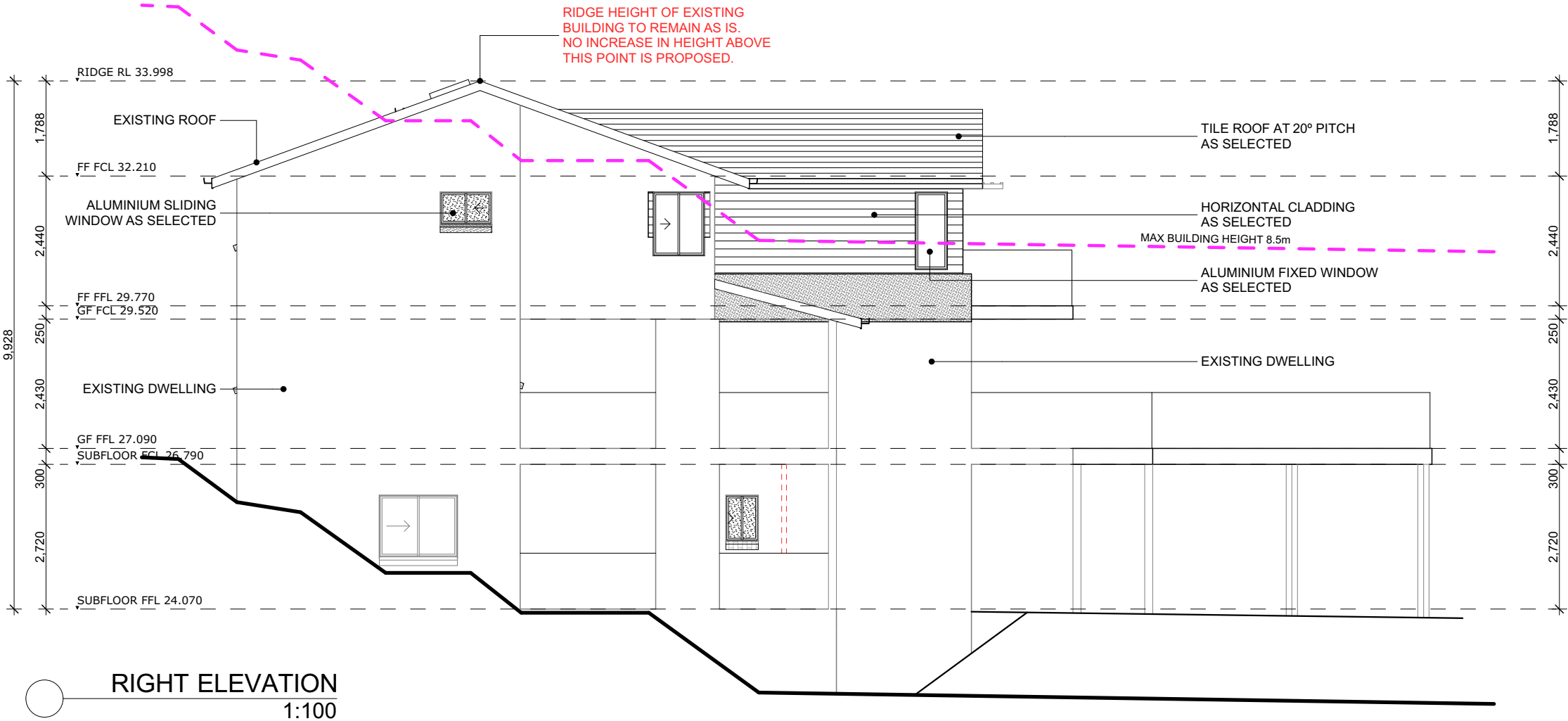
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