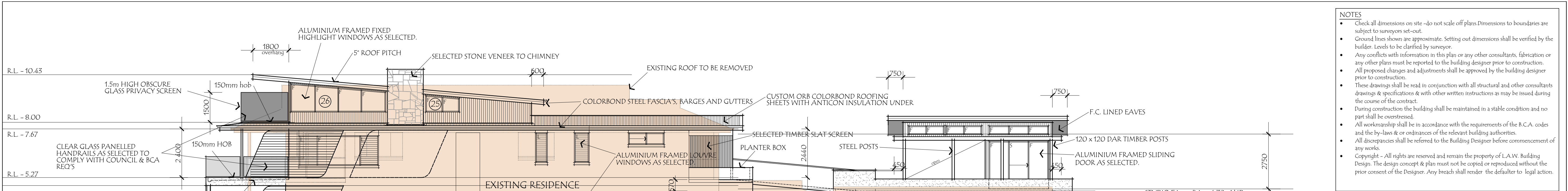
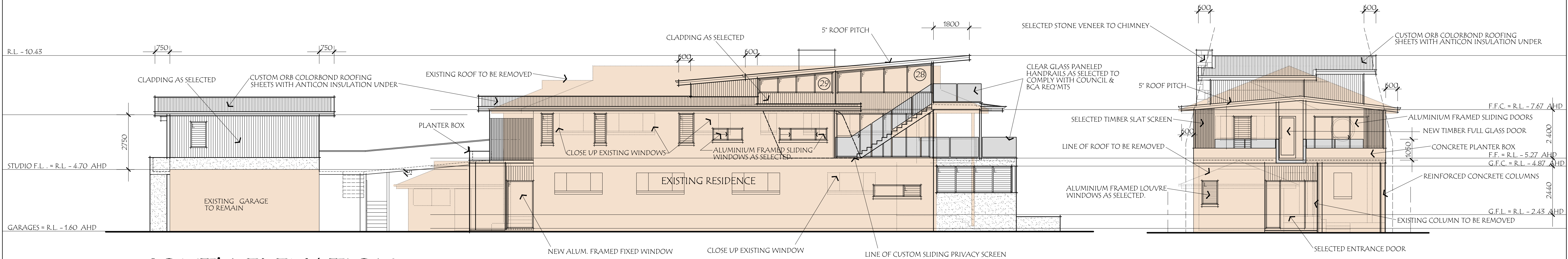


DRAWN: M.J.V.	DATUM: AHD	JOB N°: 211023 - C
DATE: DECEMBER 2022	SCALE: 1:100, 1:200	SHEET: 1 OF 4



NORTH ELEVATION.



SOUTH ELEVATION.

WEST ELEVATION.
RESIDENCE

Amendment C - 14.11.23 - 12pm & 3pm Shadow diagrams amended & r.c. columns & r.c. beams to terrace removed. Site stats adjusted.
Amendment B - 31.10.23 - notation added no cooking or laundry facilities to studio
Amendment A - 8.8.23 - Adjustments to plans include a new privacy screen to upper level balcony, lower level sliding privacy screens shown for clarity & reference to new crossover & driveway removed.

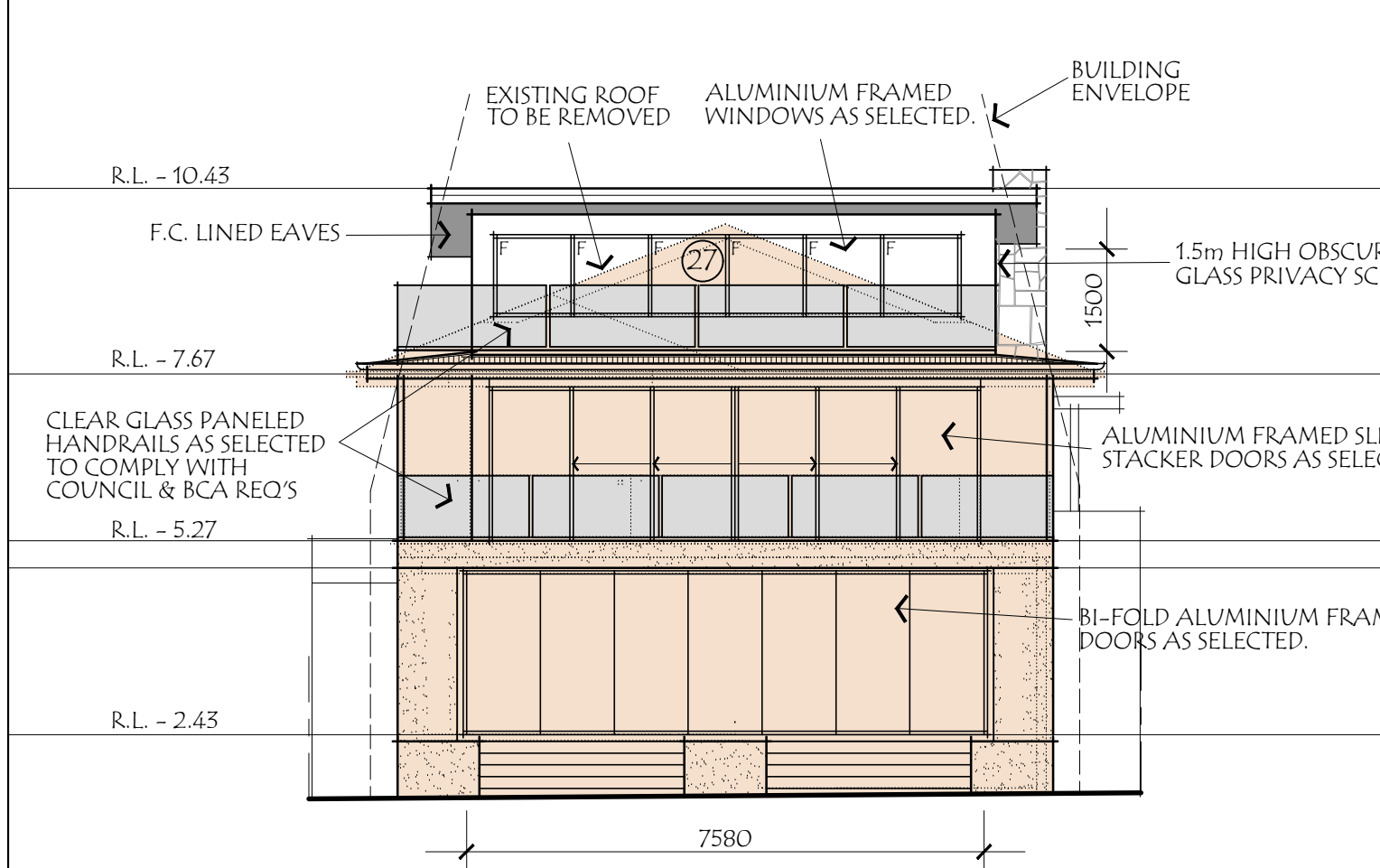
THIS DRAWING:
SECTIONS & ELEVATIONS

PROJECT:
PROPOSED ALTERATIONS & ADDITIONS
TO EXISTING RESIDENCE, PROPOSED NEW
STUDIO / CABANA.

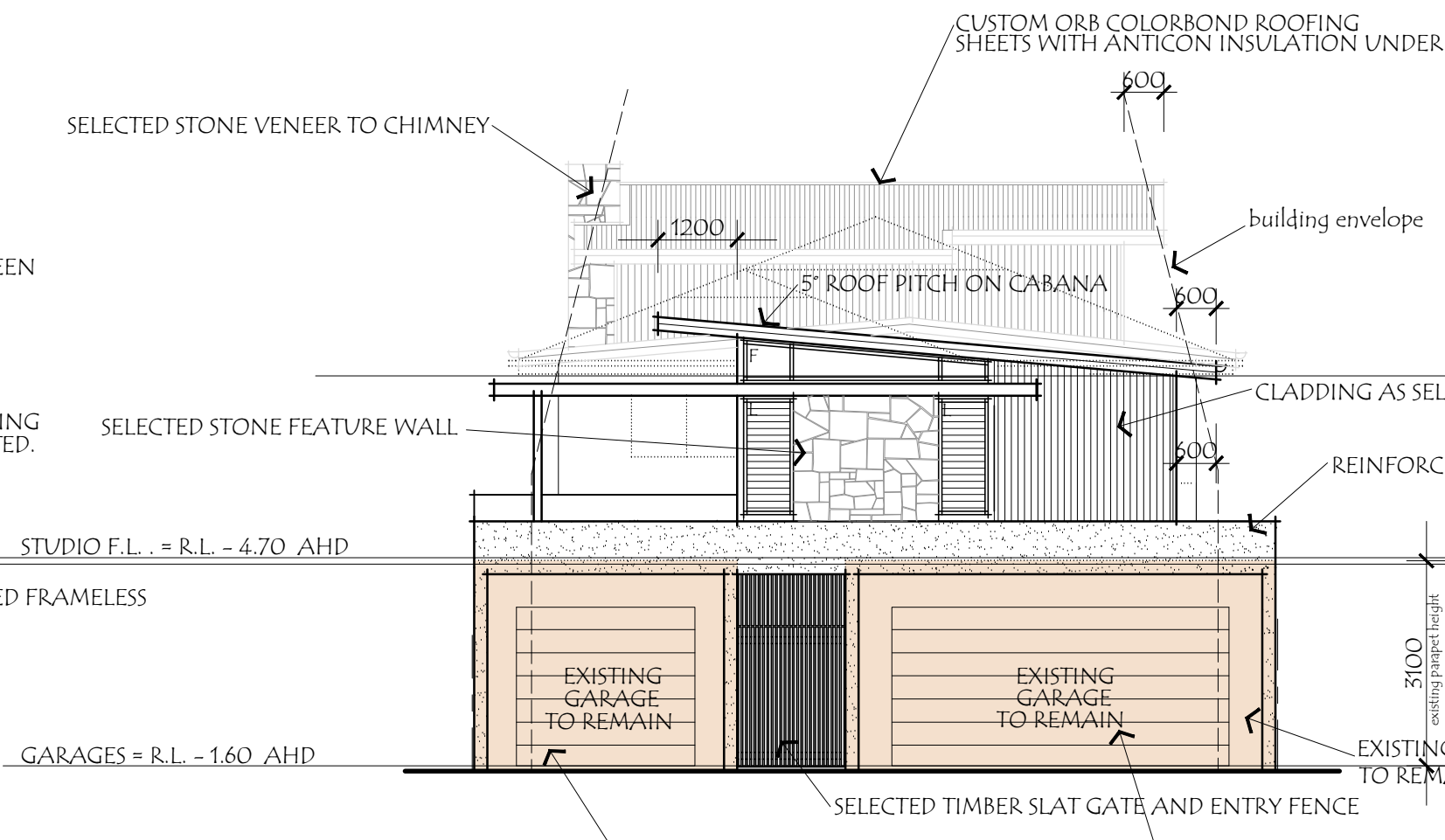
ADDRESS:
LOT A DP - 339787
166 BOOKER BAY ROAD,
BOOKER BAY.

CLIENT:
LAURETI.

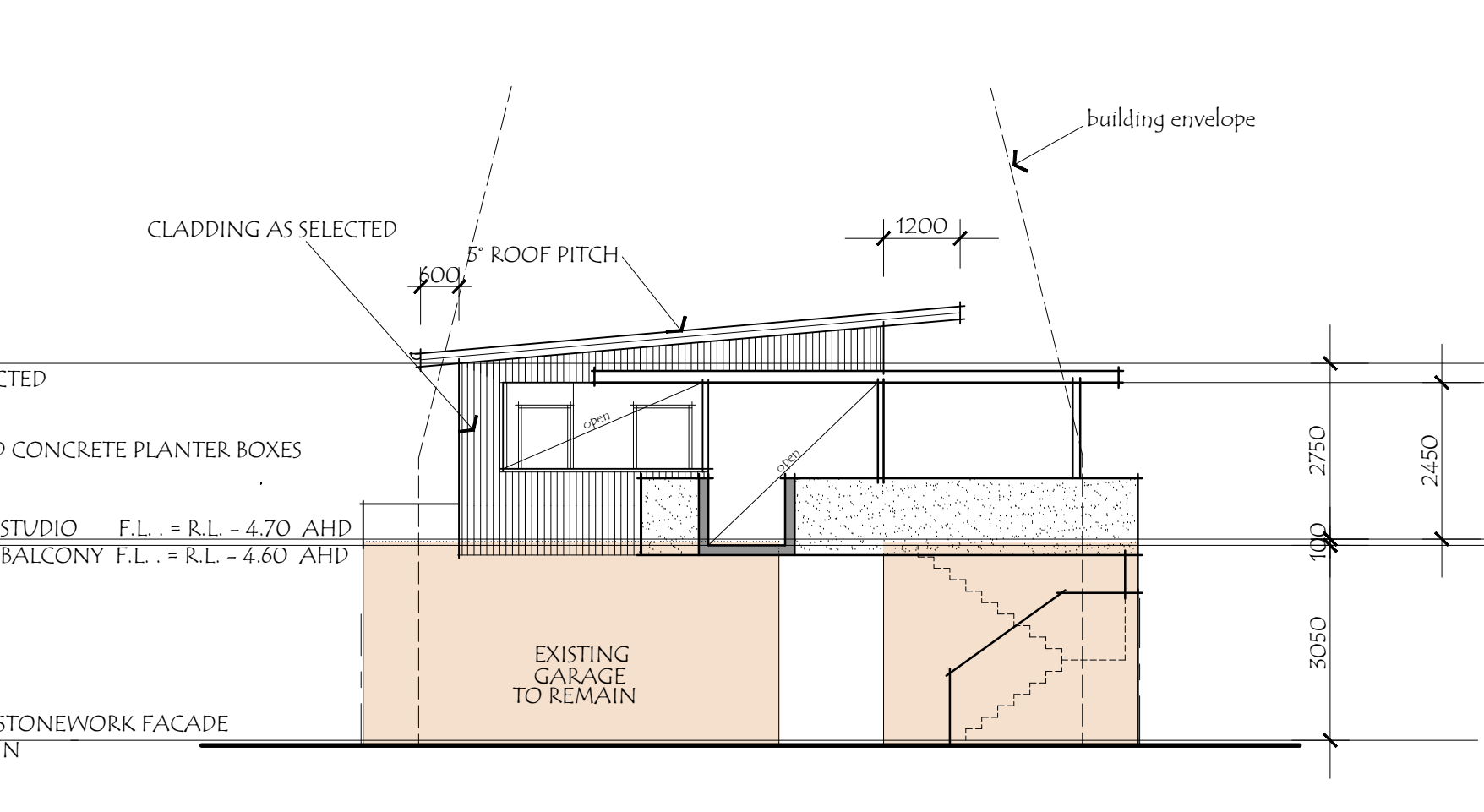

110 HELMSMAN BVD, ST HUBERTS ISLAND NSW 2257
PH: 02 4341 7371 MOB: 0418 667 781
www.lawbuildingdesign.com.au



EAST ELEVATION.
RESIDENCE WATER VIEW



WEST ELEVATION.
CABANA. STREET VIEW

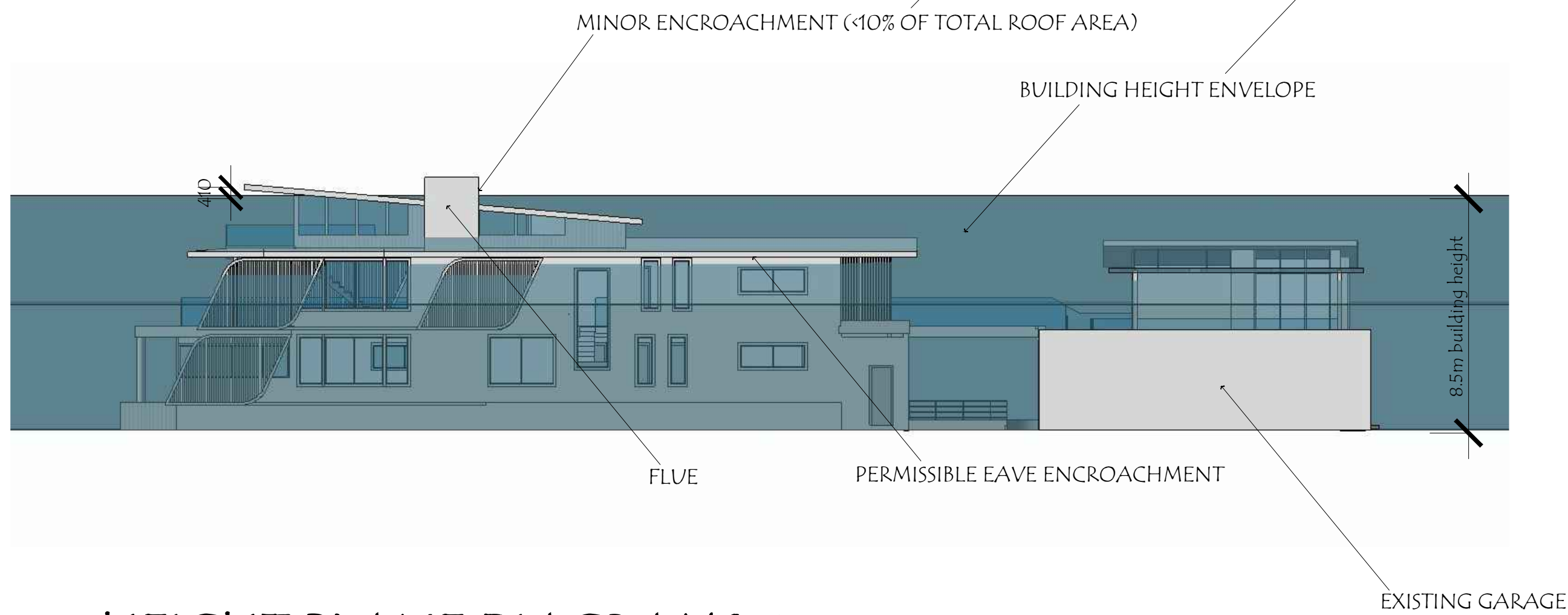
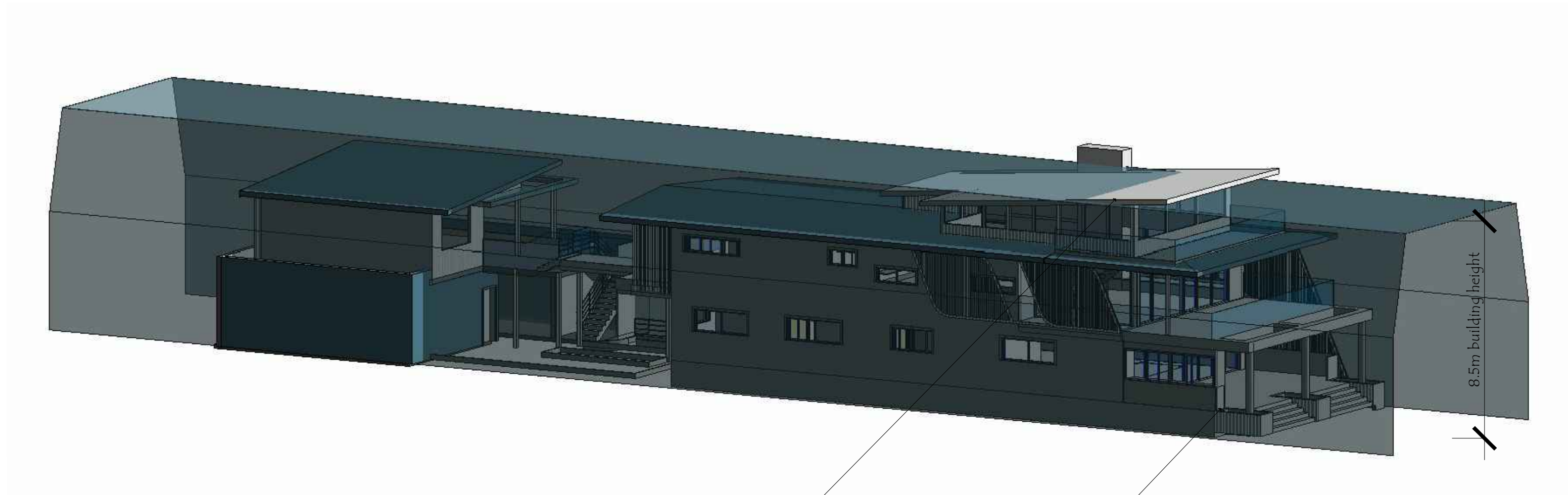


EAST ELEVATION.
CABANA.

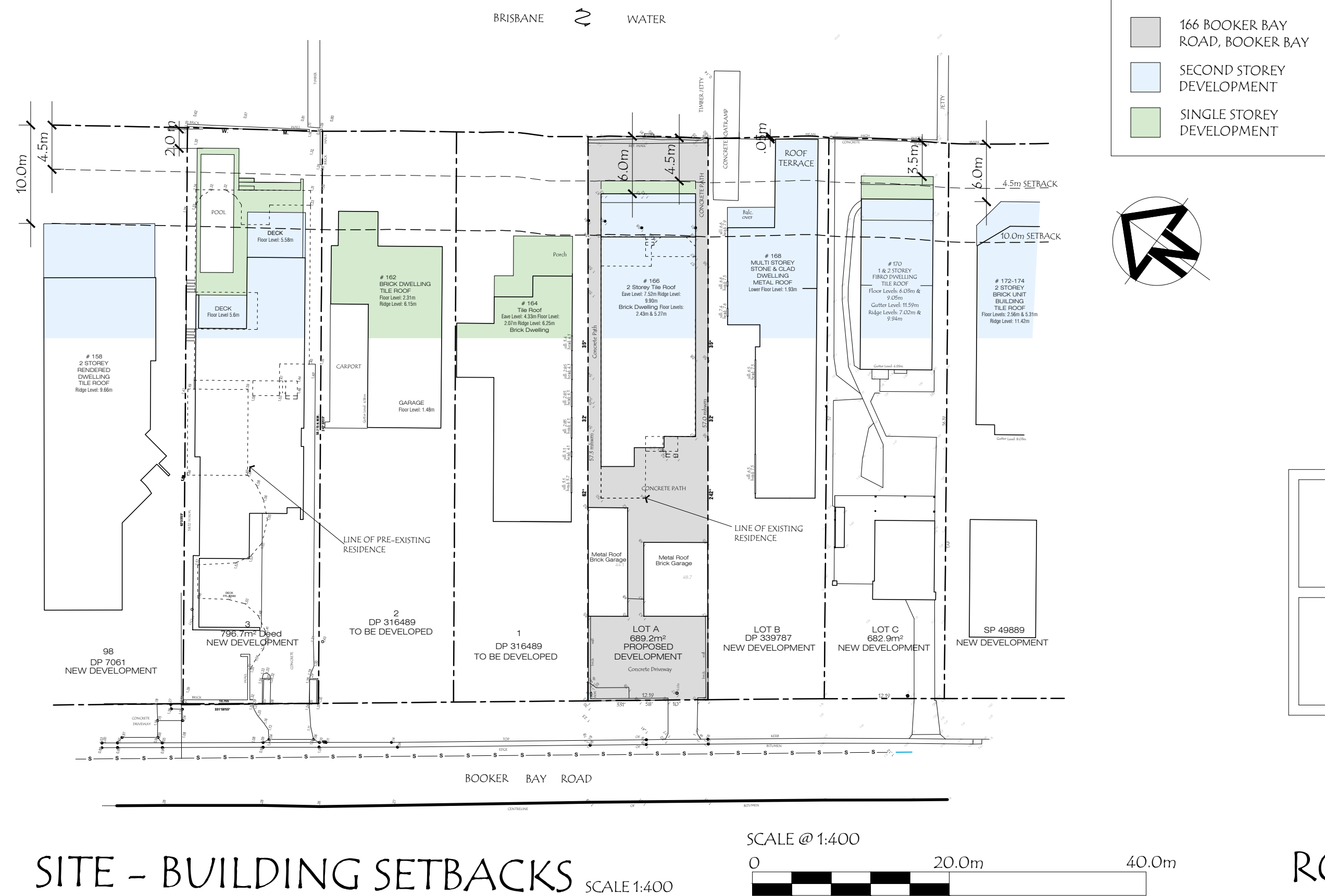
DRAWN: M.J.V.	DATUM: AHD	JOB N°: 211023 - C
DATE: DECEMBER 2022	SCALE: 1:100	SHEET: 3 OF 4



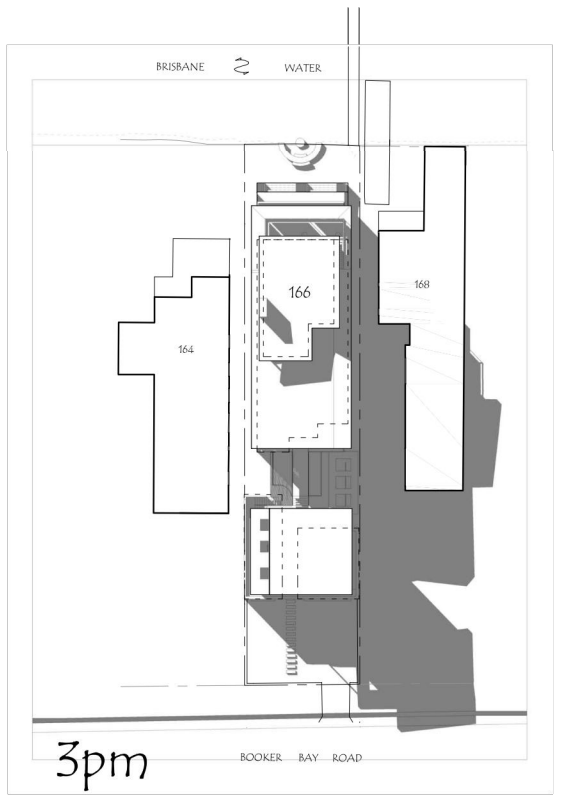
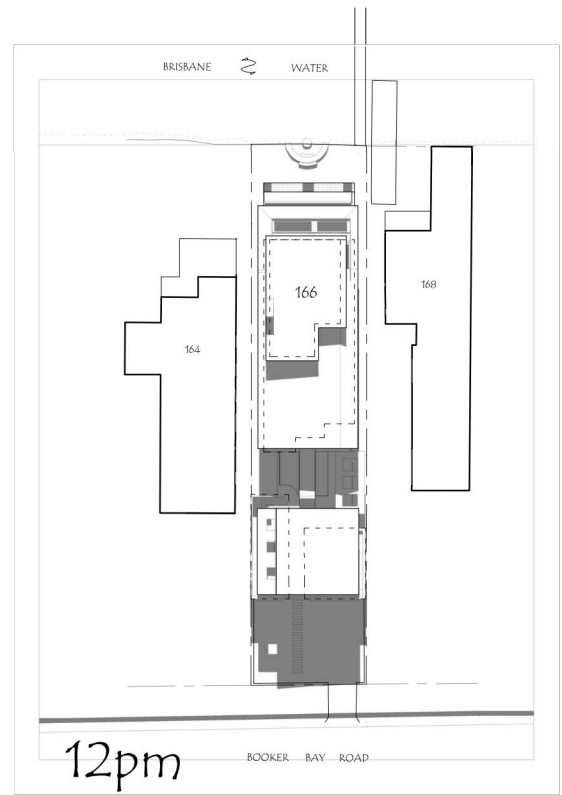
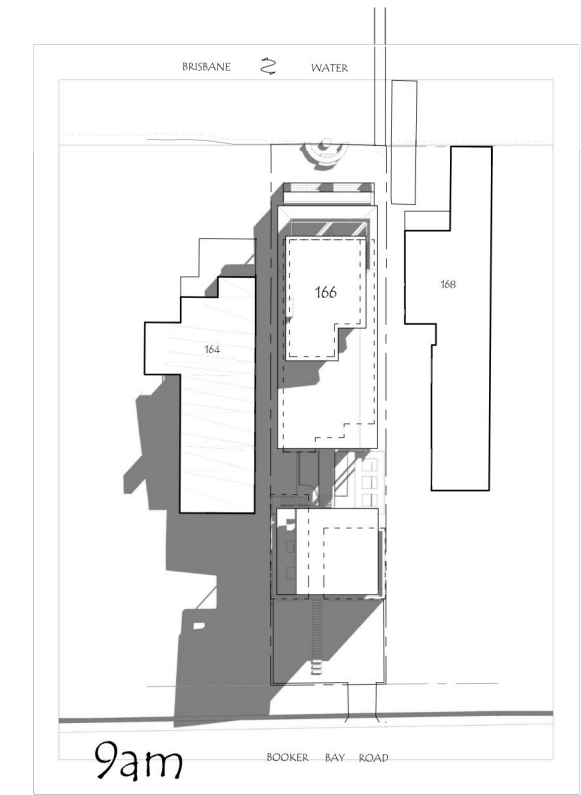
AT ORIGINAL SIZE



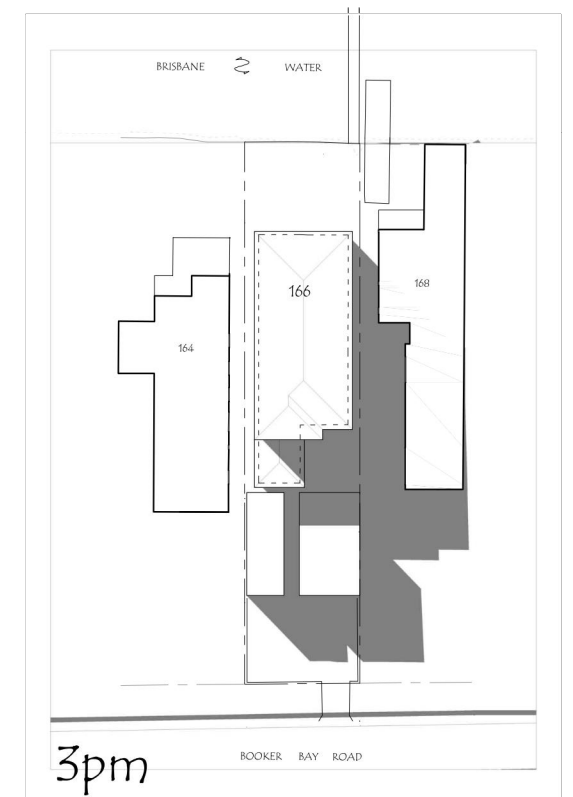
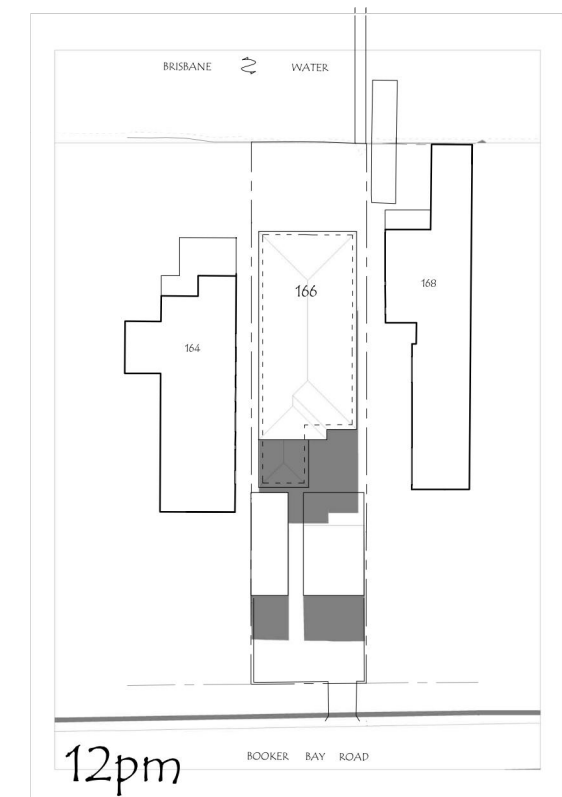
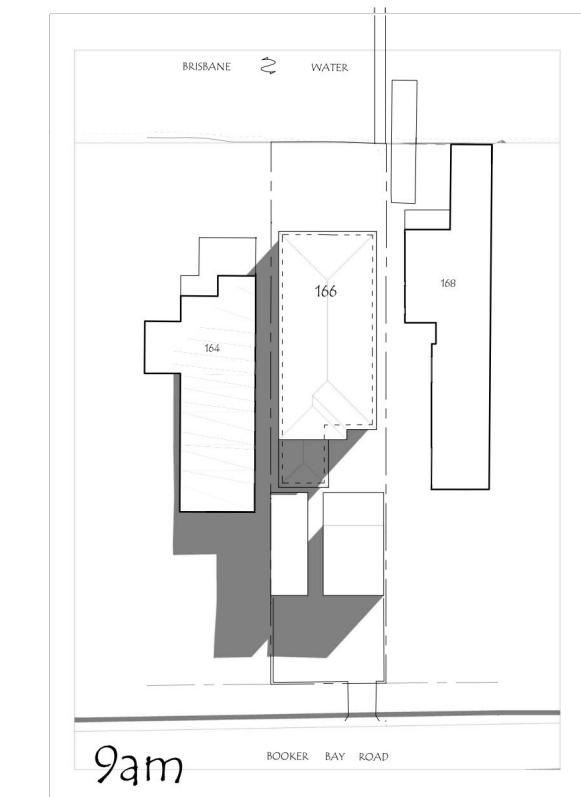
HEIGHT PLANE DIAGRAMS SCALE : NTS
ROOF PLANE ENCROACHMENTS



SITE - BUILDING SETBACKS SCALE 1:400



SHADOW DIAGRAM - NEW RESIDENCE
WINTER SOLSTICE (22nd June)



SHADOW DIAGRAM - EXISTING RESIDENCE
WINTER SOLSTICE (22nd June)



ROOF	AREA
A	118.95m ²
B	173.94m ²
C	76.00m ²
D	34.70m ²
E	10.20m ²
TOTAL	413.78m ²

ENCROACHMENT AREA
(AREA ABOVE 8.5m BUILDING HEIGHT)
= 41.15m² (9.94% of total roof area)

Amendment C - 14.11.23 - 12pm & 3pm Shadow diagrams amended & r.c. columns & r.c. beams to terrace removed. Site stats adjusted.
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THIS DRAWING:
SHADOW DIAGRAMS, HEIGHT PLANE
DIAGRAMS, SITE BUILDING SETBACKS, ROOF
AREA CALCULATIONS

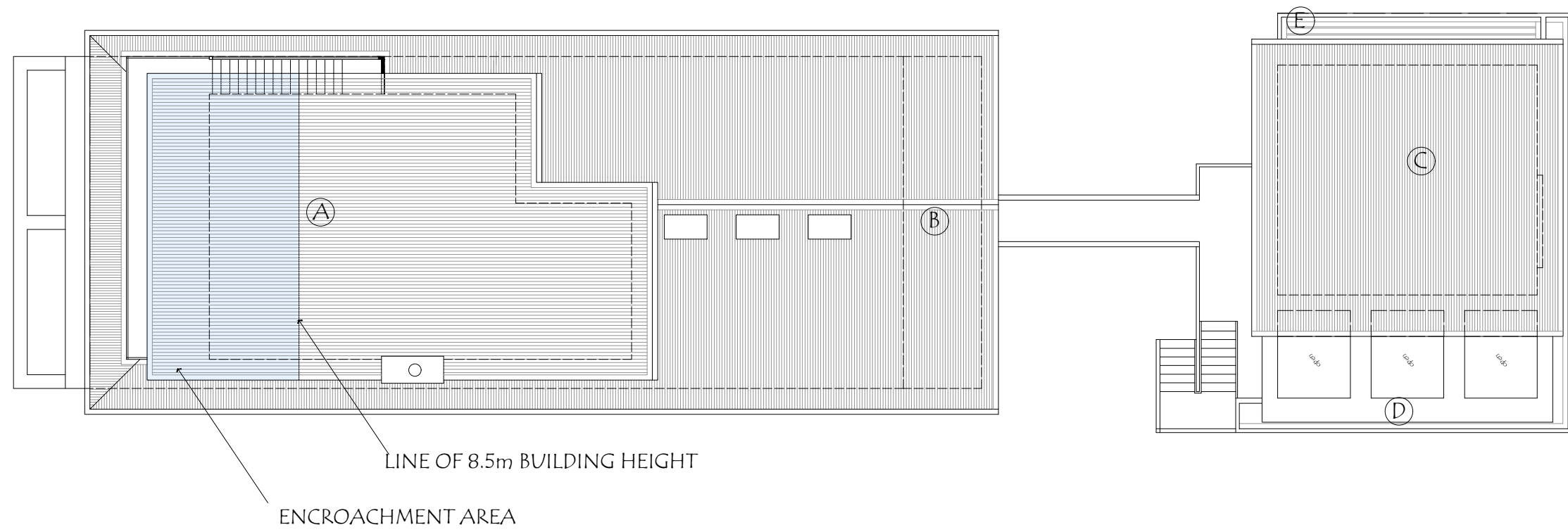
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ADDRESS:
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BOOKER BAY.

CLIENT:
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Louise Williams
LAW BUILDING DESIGN
110 HELMSMAN BVD, ST HUBERTS ISLAND NSW 2257
PH: 02 4341 7371 MOB: 0418 667 781
www.lawbuildingdesign.com.au

DRAWN: M.J.V.	DATUM: AHD	JOB N°: 211223 - C
DATE: DECEMBER 2022	SCALE: NTS	SHEET: 4 OF 4



ROOF AREA CALCULATIONS SCALE : NTS