

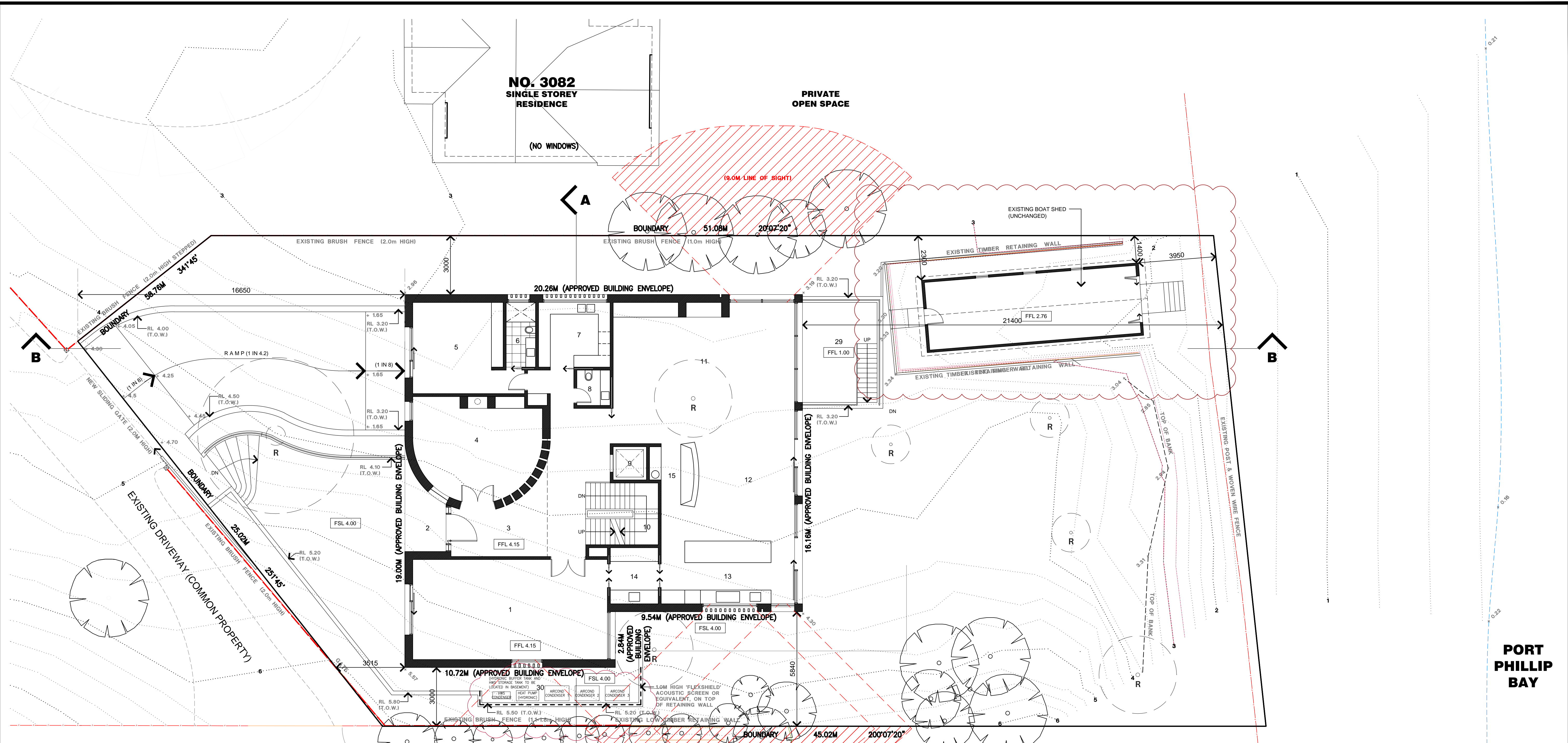
BASEMENT FLOOR PLAN

○ R DENOTES TREES TO BE REMOVED

- KEY
- | | | | |
|------------------------|-------------------|------------------|-------------------------|
| 1 GAMES ROOM | 10 STAIRS | 19 VOID | 28 BOAT SHED (EXISTING) |
| 2 PORCH | 11 SITTING | 20 GARAGE | 29 LIGHT WELL |
| 3 HALL / FOYER / LOBBY | 12 DINING | 21 STORE | 30 MECHANICAL SERVICES |
| 4 STUDY | 13 KITCHEN | 22 CELLAR | |
| 5 BEDROOM | 14 PANTRY | 23 GYMNASIUM | |
| 6 ENSUITE | 15 BAR | 24 CHANGE ROOM | |
| 7 LAUNDRY | 16 DECK / BALCONY | 25 STEAM ROOM | |
| 8 POWDER ROOM | 17 MASTER BEDROOM | 26 CINEMA | |
| 9 LIFT | 18 DRESSING | 27 DRIVEWAY RAMP | |

PLANNING NOTE:
1. ALL LEVELS ARE TO AUSTRALIAN
HEIGHT DATUM (AHD)
2. ALL DOWNPIPES TO BE CONCEALED

<div>Revised By: YSY Date: 14.01.25 Amendment: 1 Description: Mechanical equipment shown in response to Master Architects comments. Responses to Master Architects comments. Remove better to pool deck adjust pool design to suit. Note re AHD. Amendment to existing boat shed and swimming pool.</div>		<div>General Notes THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. THE BUILDER SHALL CHECK ALL DIMENSIONS AT THE JOB AND SHALL REFER ALL DISCREPANCIES TO THE ARCHITECT BEFORE THE WORK PROCEEDS. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS OF THE RELEVANT SAA STANDARDS AND SAA CODES OF PRACTICE EXCEPT AS VARIED BY THE CONTRACT DOCUMENTS AND BY THE LAWS AND REQUIREMENTS OF STATUTORY AUTHORITIES. SUBSTITUTIONS ARE TO BE ONLY WITH THE APPROVAL OF THE ARCHITECT.</div>		<div>Project NEW RESIDENCE 3080A POINT NEPEAN ROAD SORRENTO</div>		<div>Proprietor</div>		<div>North</div>		<div>Drawn: YSY Date: 15 APRIL 2024 Scale: 1:100 Filename:</div>		<div>Job No: 2406 Drawing No: TP01 Revision: E</div>		<div>ILARIO G CORTESE ARCHITECTS PTY LTD Suite 5 - 681 Burke Road - Camberwell Victoria 3124 P: +613 9813 1727 a: info@cortesearchitects.com.au</div>	
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GROUND FLOOR PLAN

SCHEDULE OF AREAS

SITE AREA	1309 M2
SITE COVER (INCLUDING EXISTING BOAT SHED)	398 M2 (30.40 %)
PERMEABLE AREAS	780 M2 (60.0%)
GARDEN AREAS	828 M2 (63.25%)
BASEMENT FLOOR	357 M2
GROUND FLOOR	351 M2
FIRST FLOOR	357 M2
TOTAL	1065 M2
EXISTING BOAT SHED	41 M2

KEY

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NO. 3080
DOUBLE STOREY
RESIDENCE

CARPORT FLOOR LEVEL 4.96
GROUND FLOOR LEVEL 6.95
FIRST FLOOR LEVEL 9.91

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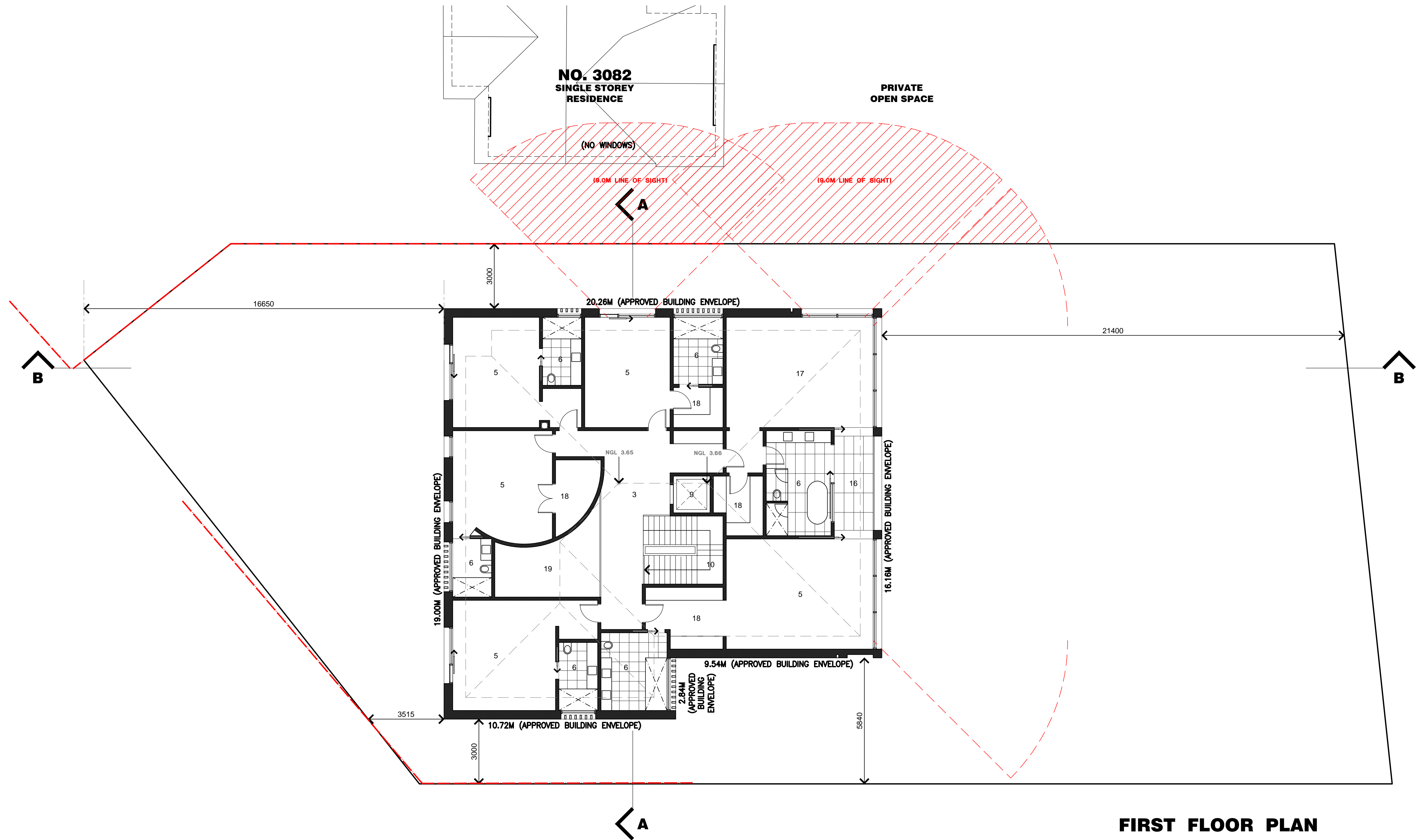
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<p>Drawn</p> <p>YSY</p>		<p>Date</p> <p>15 APRIL 2024</p>		<p>Scale</p> <p>1:100</p>	
<p>Rev'd By</p> <p>Date</p> <p>Amendment Details</p>		<p>Job No</p> <p>2406</p>		<p>Drawing No</p> <p>TP02</p>	
<p>Amendments</p>		<p>Revision</p> <p>E</p>		<p>Filename</p>	

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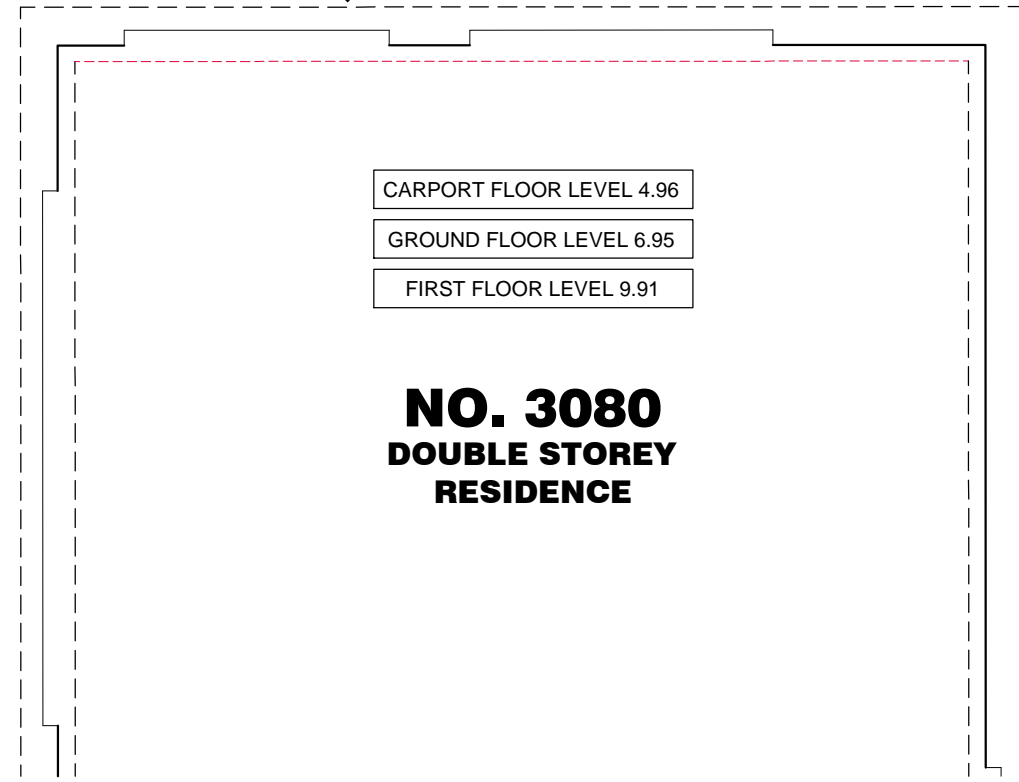
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FIRST FLOOR PLAN



PRIVATE OPEN SPACE


KEY

- | | | | |
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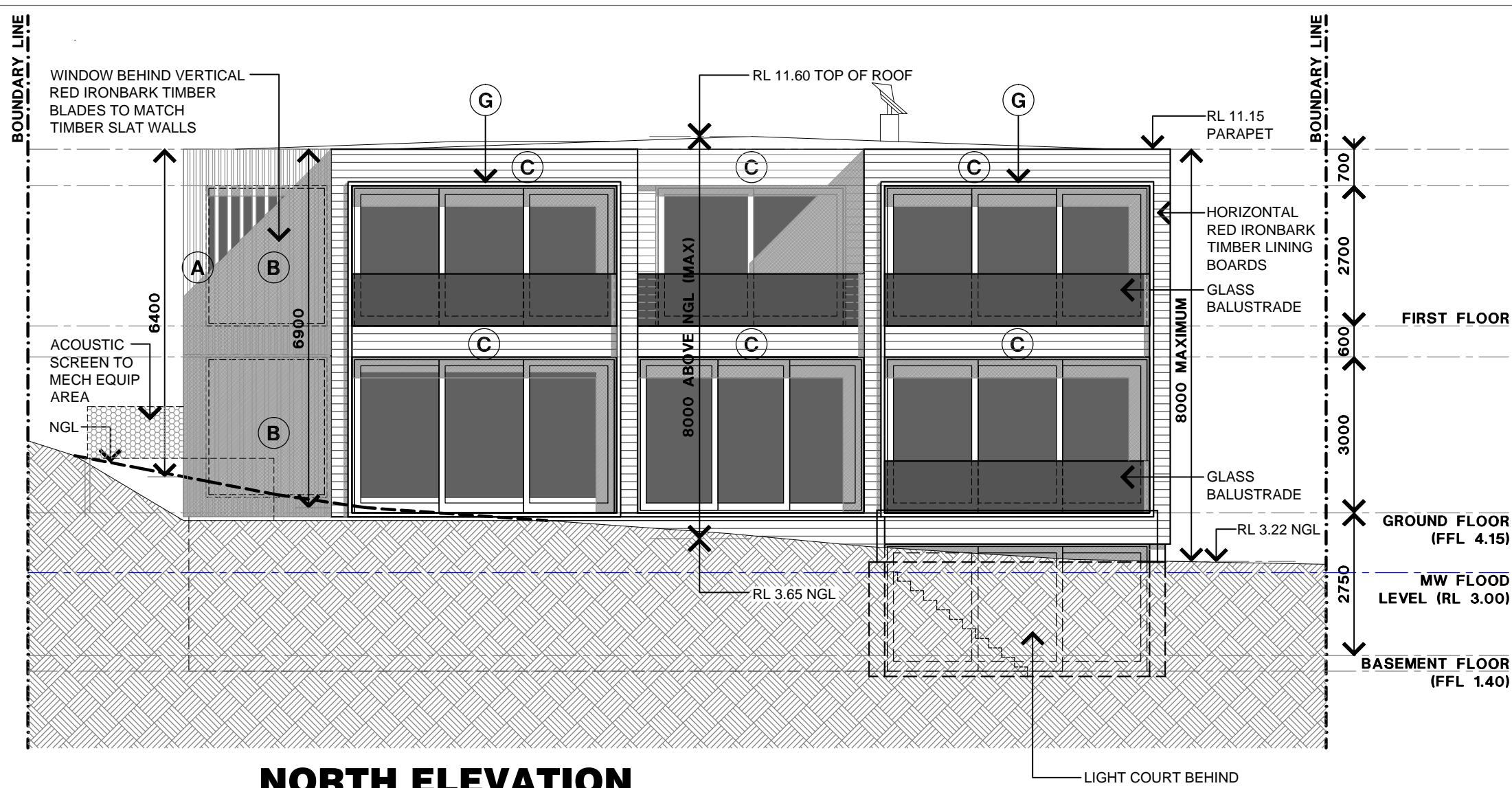
A	C300	21.10.24	Retaining Wall Heights Shown NGL Shown at Highest Roof Point/s 9.0M Line of Sight Diagrams Shown
Rev	By	Date	Amendment Details

General Notes
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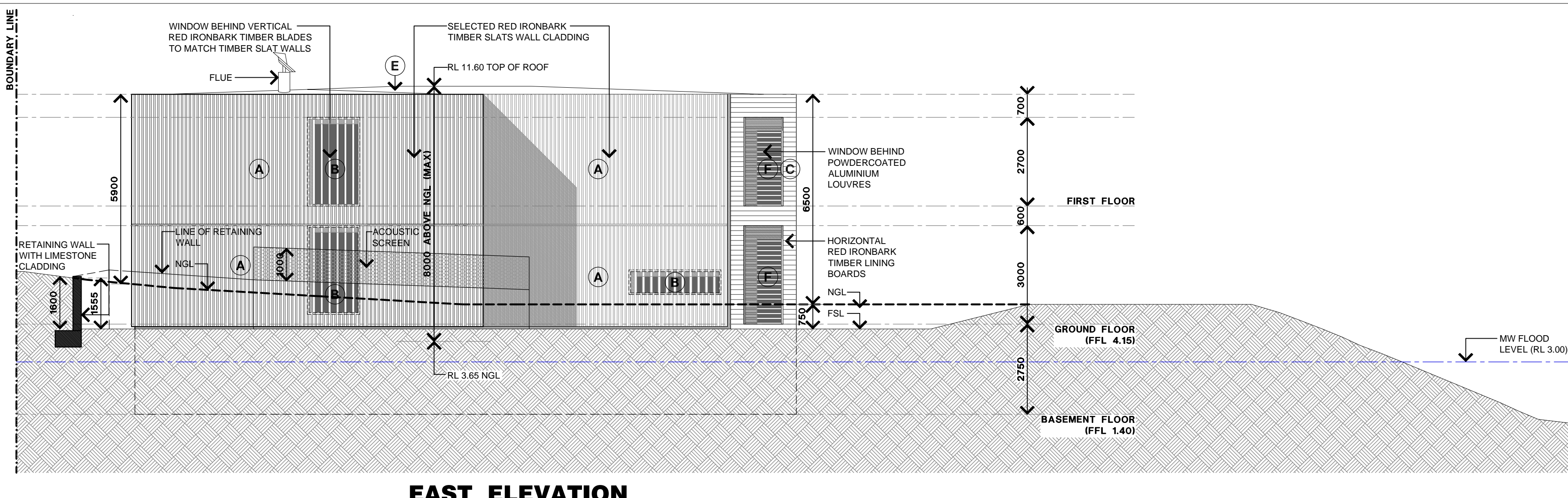
Project	NEW RESIDENCE 3080A POINT NEPEAN ROAD SORRENTO		
	Drawing Title FIRST FLOOR PLAN		
Job No	2406	Drawing No	TP03

Proprietor			
	Drawn	YSY	
	Date	15 APRIL 2024	
	Scale	1:100	
	Filename		
	Job No	2406	Drawing No
		Revision	A

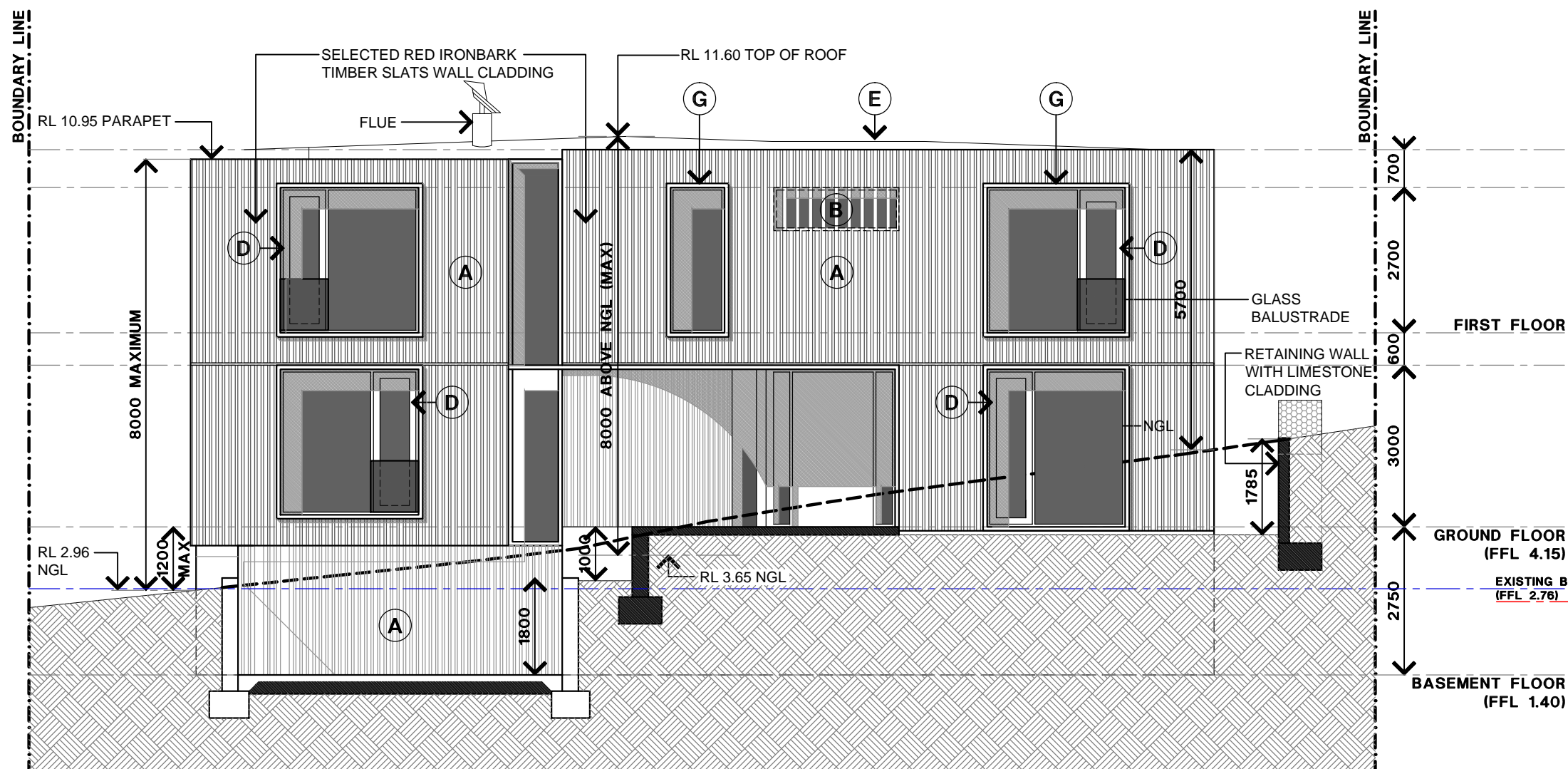




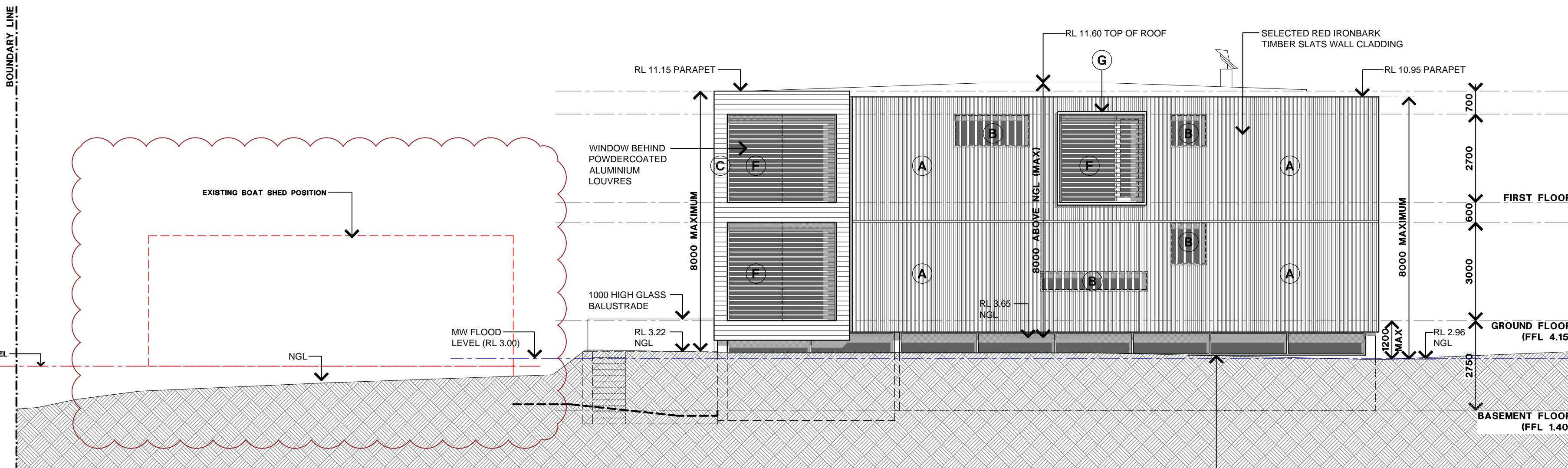
NORTH ELEVATION



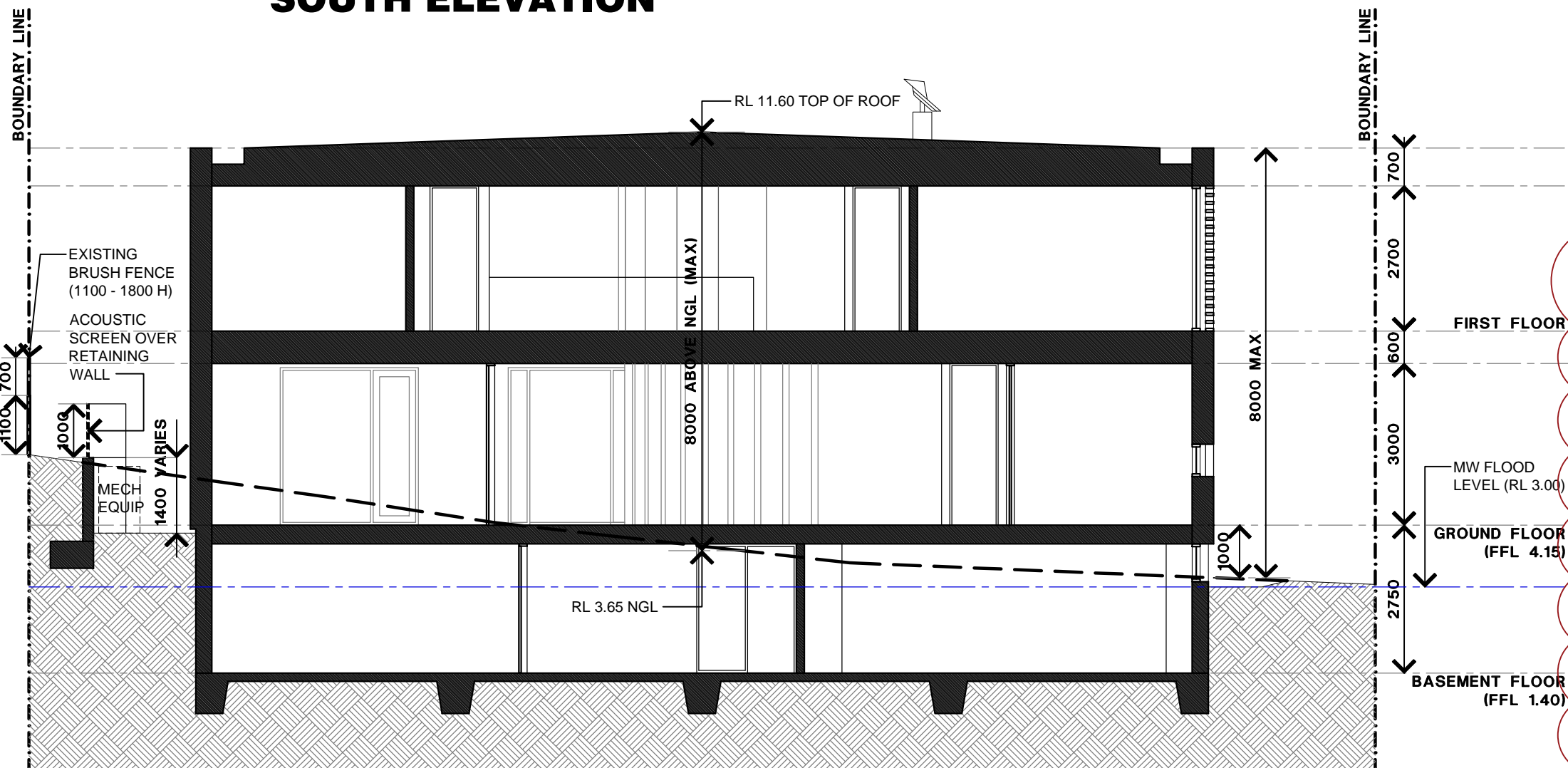
EAST ELEVATION



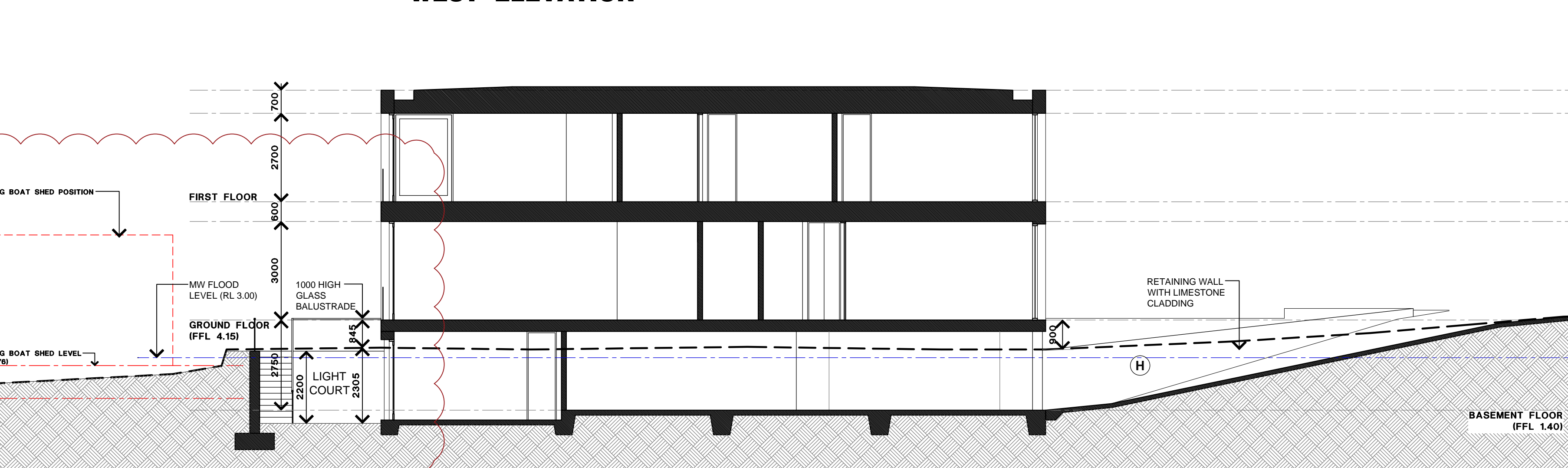
SOUTH ELEVATION



WEST ELEVATION



SECTION A



SECTION B

CLOUR SCHEDULE

VERTICAL TIMBER SLATS WALL CLADDING (RED IRONBARK)	HORIZONTAL TIMBER WALL CLADDING (RED IRONBARK)	COLORBOND 'WOODLAND GREY' METAL ROOF	DULUX 'NATURAL WHITE' SATIN PAINT FINISH
VERTICAL TIMBER BLADES OVER WINDOWS (RED IRONBARK)	DULUX 'NATURAL WHITE' SATIN POWDERCOAT ALUMINIUM FRAMES	DULUX 'NATURAL WHITE' SATIN POWDERCOAT ALUMINIUM LOUVRES	SELECTED LOCAL LIMESTONE OR EQUIVALENT

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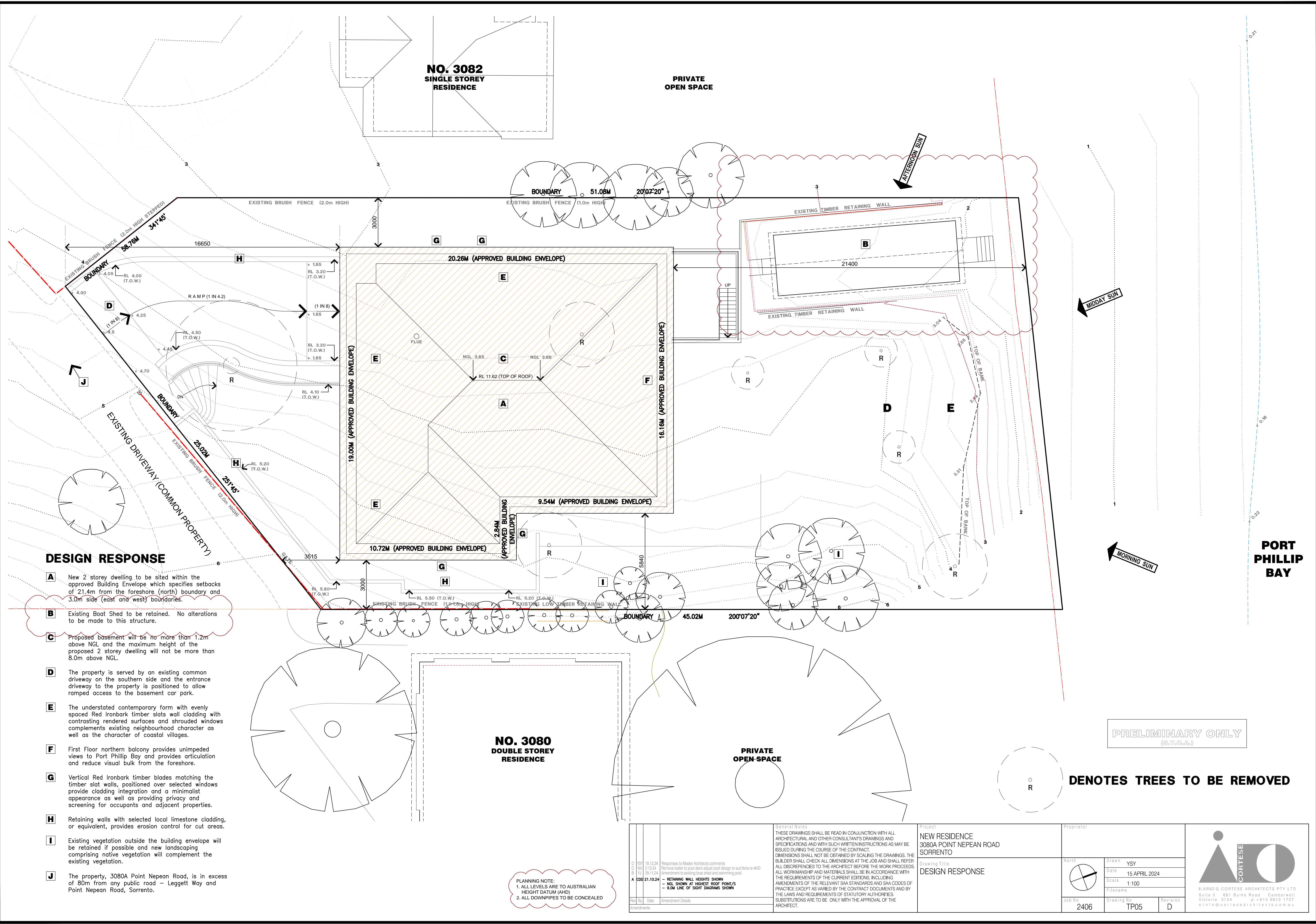
Rev	By	Date	Amendment Details
D	YSY	19.12.24	Responses to Master Architects comments
C	NY	2.12.24	Remove better to pool deck adjust pool design to suit. Note re AHD
B	YU	29.11.24	Amendment to existing boat shed and swimming pool.
A	CD	21.10.24	RETAINING WALL HEIGHTS SHOWN - NGL SHOWN AT HIGHEST ROOF POINT/S - 9.0M LINE OF SIGHT DIAGRAM SHOWN

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Project	NEW RESIDENCE 3080A POINT NEPEAN ROAD SORRENTO
Drawing Title	ELEVATIONS & SECTIONS

Proprietor	North	Drawn	YSY
		Date	15 APRIL 2024
		Scale	1:100
		Filename	
Job No	2406	Drawing No	TP04
		Revision	D

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B YU 29.11.24 Amendment to existing boat shed and swimming pool.		
A CDD 21.10.24 - BORED PIERS TO SWIMMING POOL & BOAT SHED - RETAINING WALL HEIGHTS SHOWN - NGL SHOWN AT HIGHEST ROOF POINT/S - 9.0M LINE OF SIGHT DIAGRAM SHOWN		
Rev	By	Date
Amendment Details		
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Project		
NEW RESIDENCE 3080A POINT NEPEAN ROAD SORRENTO		
Proprietor		
Drawing Title		
SITE PLAN		
North	Drawn	YSY
Date	15 APRIL 2024	
Scale	1:400	
Filename		
Job No	2406	Drawing No
		TP06
		Revision
		B
		
ILARIO G. CORTESE ARCHITECTS PTY LTD Suite 5 681 Burke Road Camberwell Victoria 3124 p. 613 9813 1727 e. info@cortesearchitects.com.au		