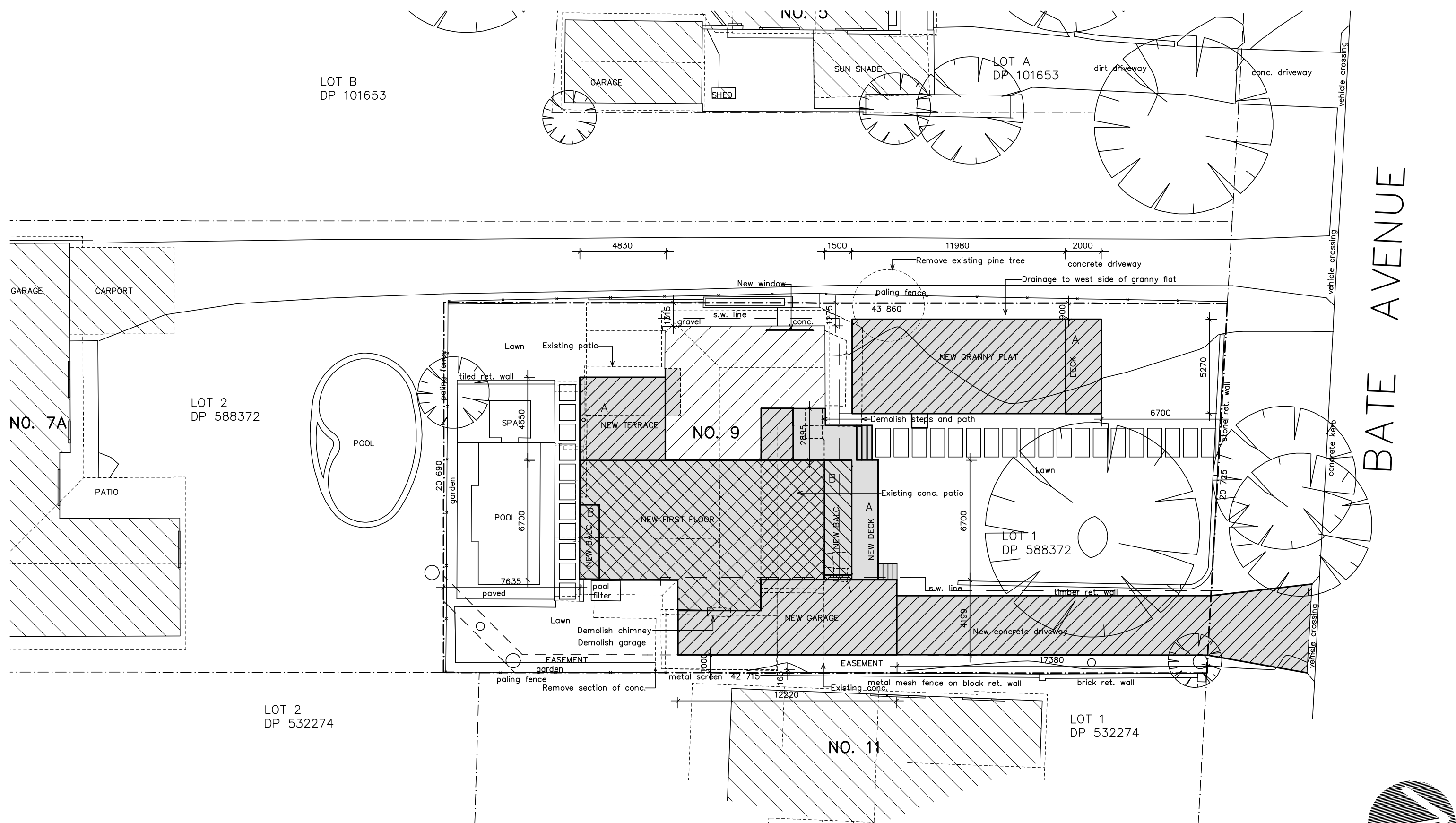




- KEY
- S → PREVAILING WINDS (SUMMER)
- W → PREVAILING WINDS (WINTER)
- P → PRIVACY CONSIDERATIONS
- N → NOISE CONSIDERATIONS

- A - DECK
- B - BALCONY
- FALLS FOR DRAINAGE
- BOUNDARY
- ▲ CAR ENTRY POINT

- INDICATES GROUND FLOOR
- INDICATES FIRST FLOOR

SITE AREA: 895.7 sq.m.
EXISTING GROUND FLOOR AREA: 128.4 sq.m.
EXISTING GARAGE: 20.3 sq.m.
NEW GROUND FLOOR AREA: 147.3 sq.m.
NEW FIRST FLOOR AREA: 76.7 sq.m.
NEW FIRST FLOOR BALCS.: 16.9 sq.m.
NEW GARAGE AREA: 39.2 sq.m.
NEW DECK: 27.7 sq.m.
NEW TERRACE: 22.4 sq.m.
NEW GRANNY FLAT AREA: 60 sq.m.
NEW GRANNY FLAT DECK: 9.8 sq.m.

LANDSCAPE OPEN SPACE: (40%) 358.2 sq.m.

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Project: ALTERATIONS & ADDITIONS
& NEW GRANNY FLAT
for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights 2100

Title:
**SITE PLAN &
SITE ANALYSIS PLAN**

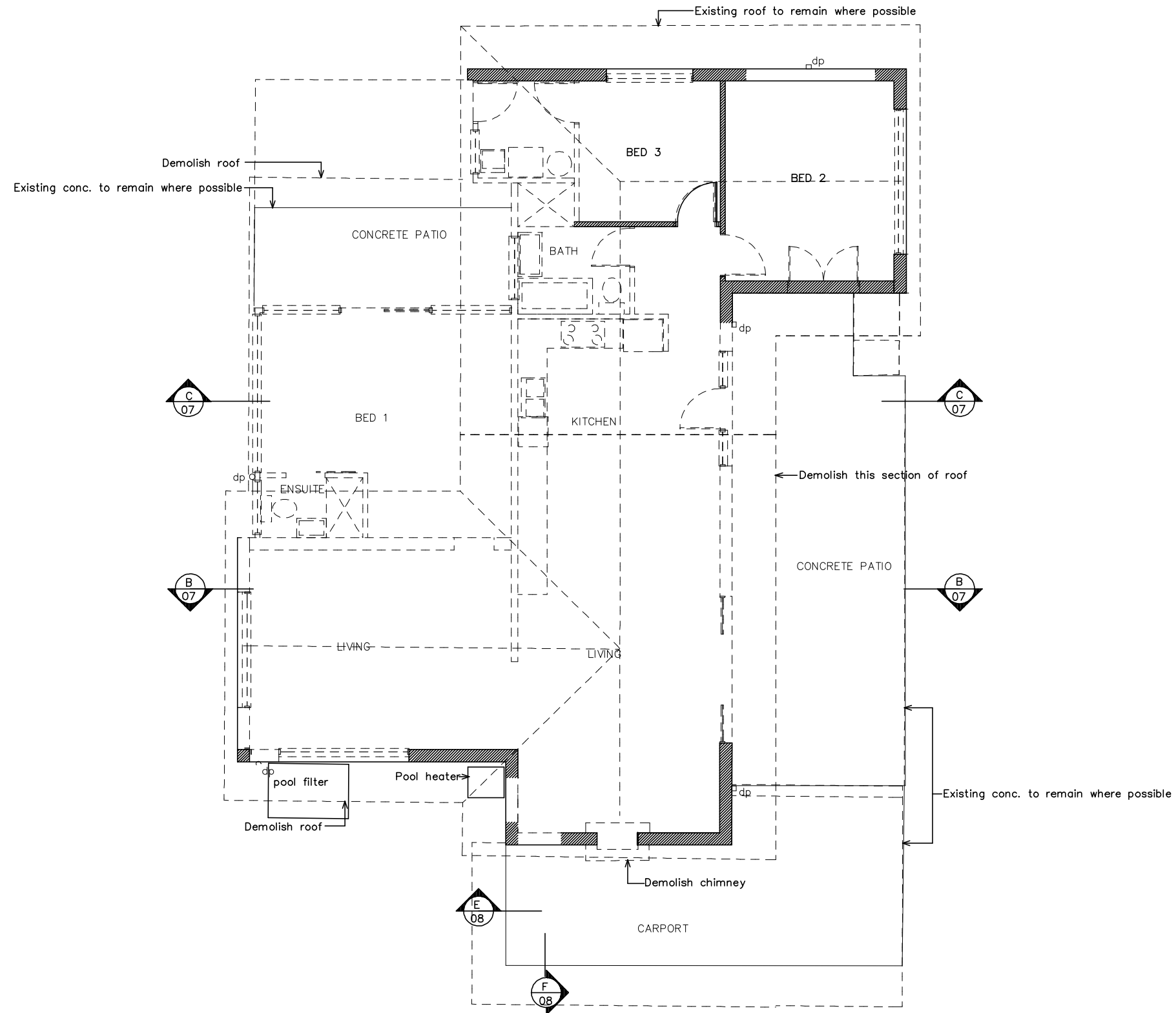
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Scale: 1:200 @ A3
Date: NOV 2020
Drawn: D.R.

Job. No. 659/20

Revision:

Drawing No. **DA-01**



LEGEND

	Existing brick veneer wall
	Demolish brick veneer wall
	Demolish timber frame wall

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Project: ALTERATIONS & ADDITIONS
 & NEW GRANNY FLAT
 for: V. Paice & T. Kennedy
 at: 9 Bate Avenue, Allambie Heights 2100

Job. No. 659/20

Title:

Scale: 1:100 @ A3

Revision:

DEMOLITION PLAN

Date: NOV 2020

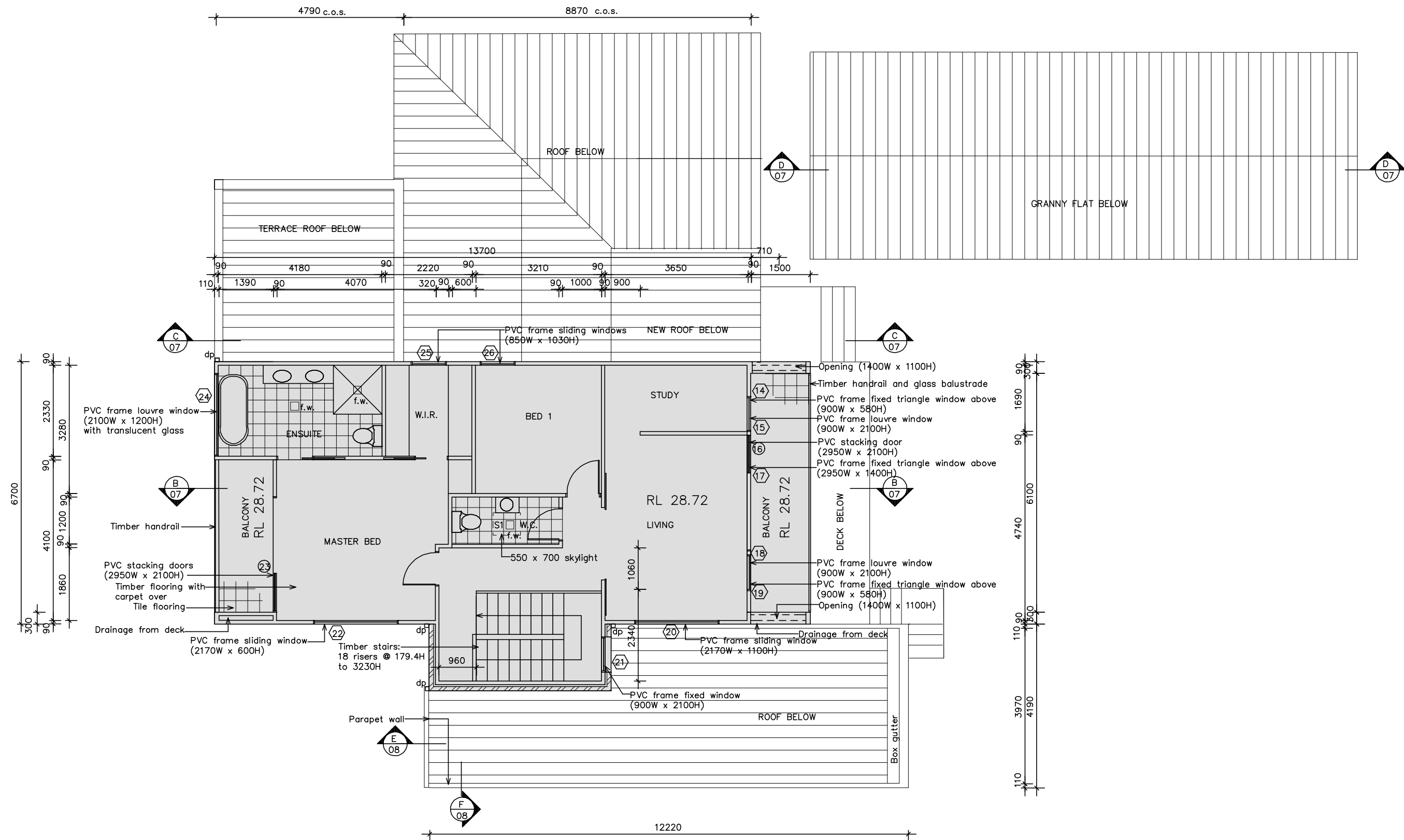
Drawn: D.R.

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Drawing No. DA-02





BASIX WINDOWS AND GLAZED DOORS REQUIREMENTS:

All window and door frames to be uPVC.

Windows 10 and 24 to have single toned glass (U-value: 5.67, SHGC: 0.49).

Windows 5, 15-16, 18, 20-22 and 25-26 to have single pyrolytic low-e glass (U-value: 3.99, SHGC: 0.4).

All other windows and doors to have single clear glass.

Windows 5, 15, 16, 18, 20-22, and 25-26 to have 450D pergola over.

Skylight S1 to be aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808).

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NOT FOR CONSTRUCTION

Project: ALTERATIONS & ADDITIONS
& NEW GRANNY FLAT

Job. No. 659/20

for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights 2100

Title:

Scale: 1:100 @ A3

Revision:

FIRST FLOOR PLAN

Date: NOV 2020

Drawn: D.R.

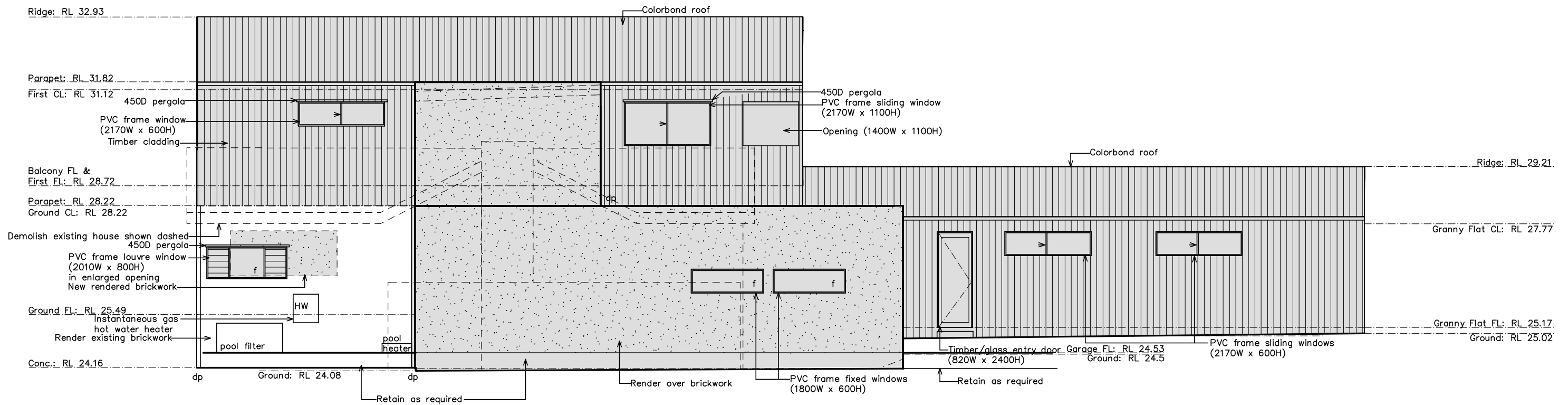
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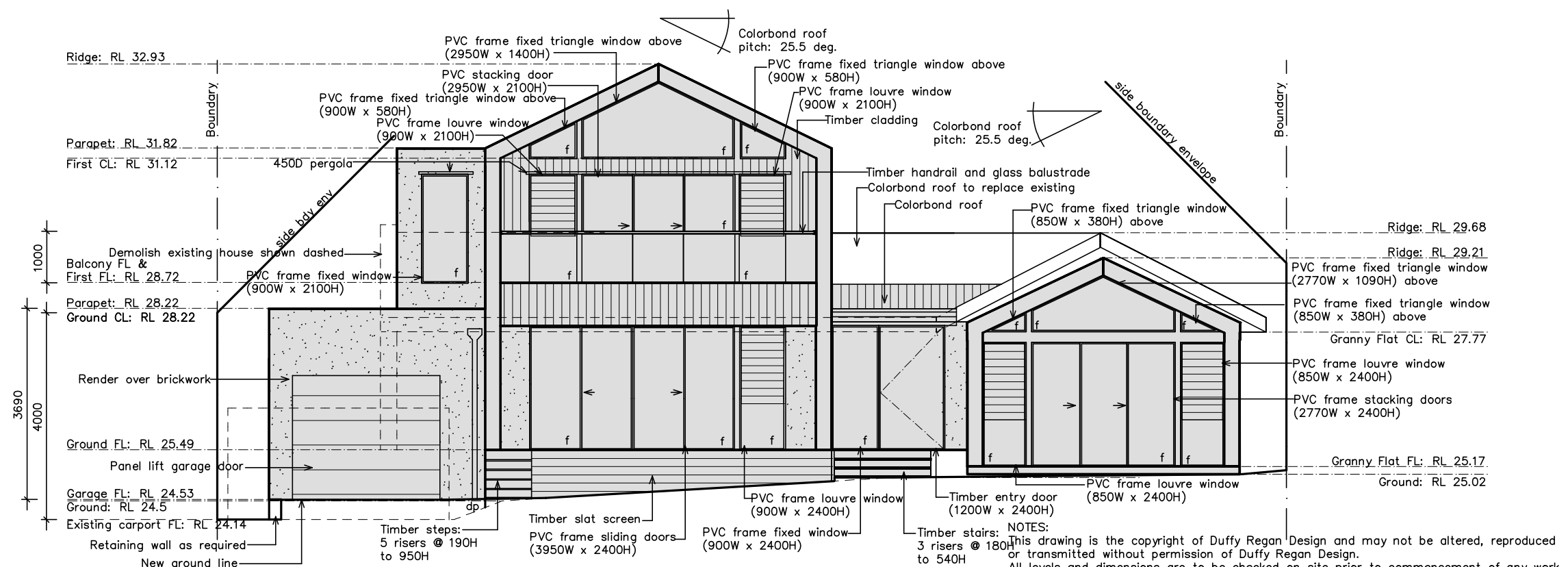
Drawing No.

DA-04





EAST ELEVATION



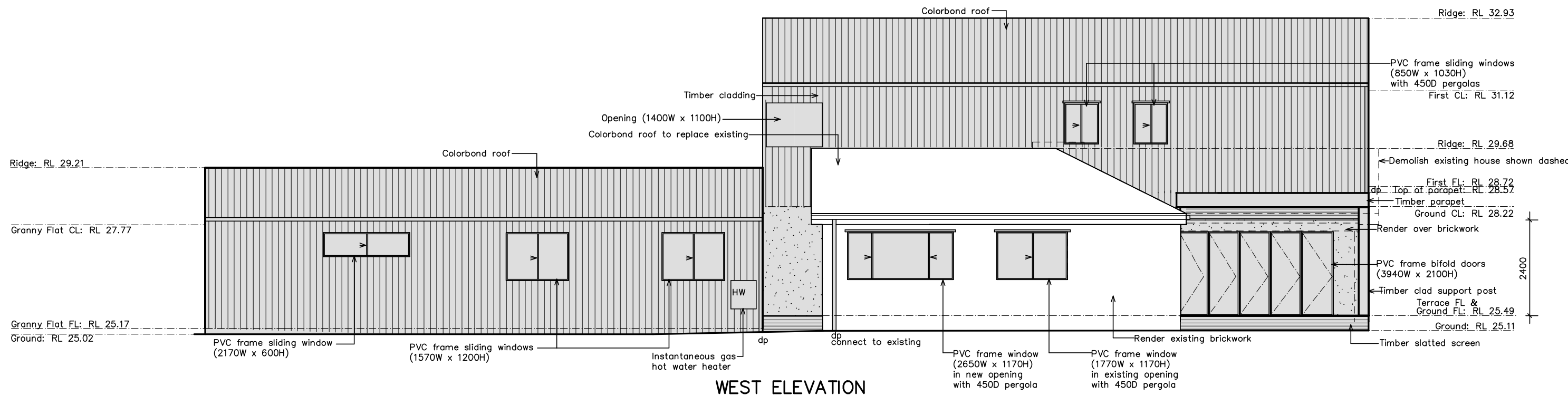
NORTH ELEVATION

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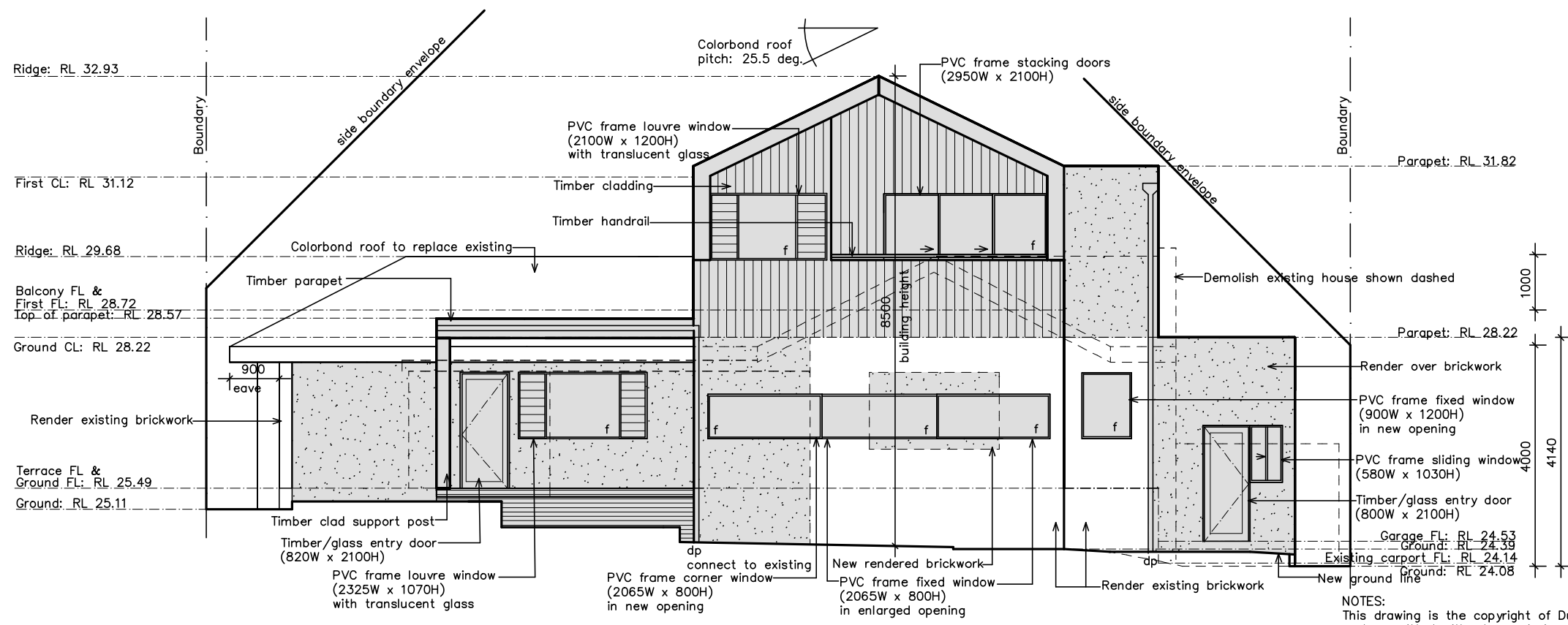
Project: ALTERATIONS & ADDITIONS & NEW GRANNY FLAT
for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights 2100
Job. No. 659/20

Title: ELEVATIONS
Scale: 1:100 @ A3
Date: NOV 2020
Drawn: D.R.
Revision:

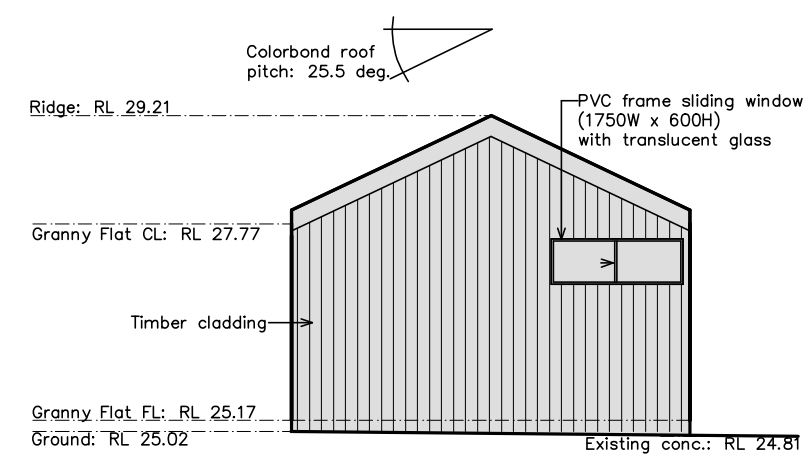
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Drawing No. DA-05



WEST ELEVATION



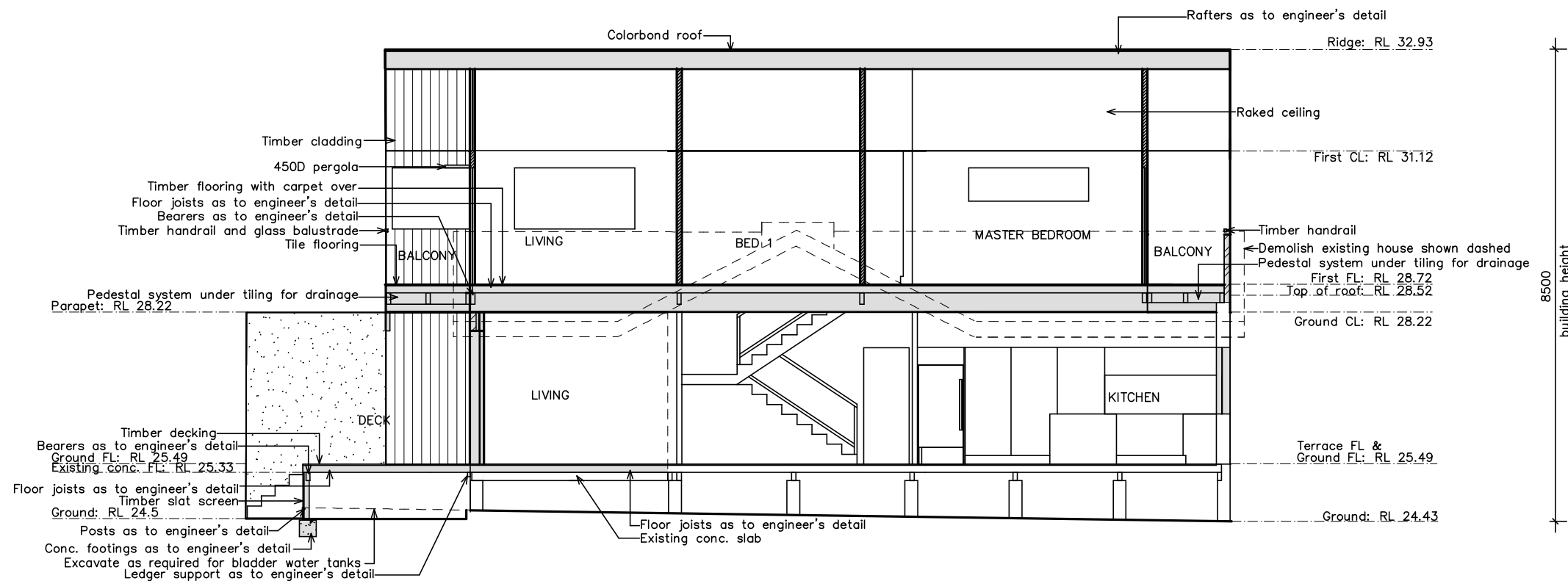
SOUTH ELEVATION



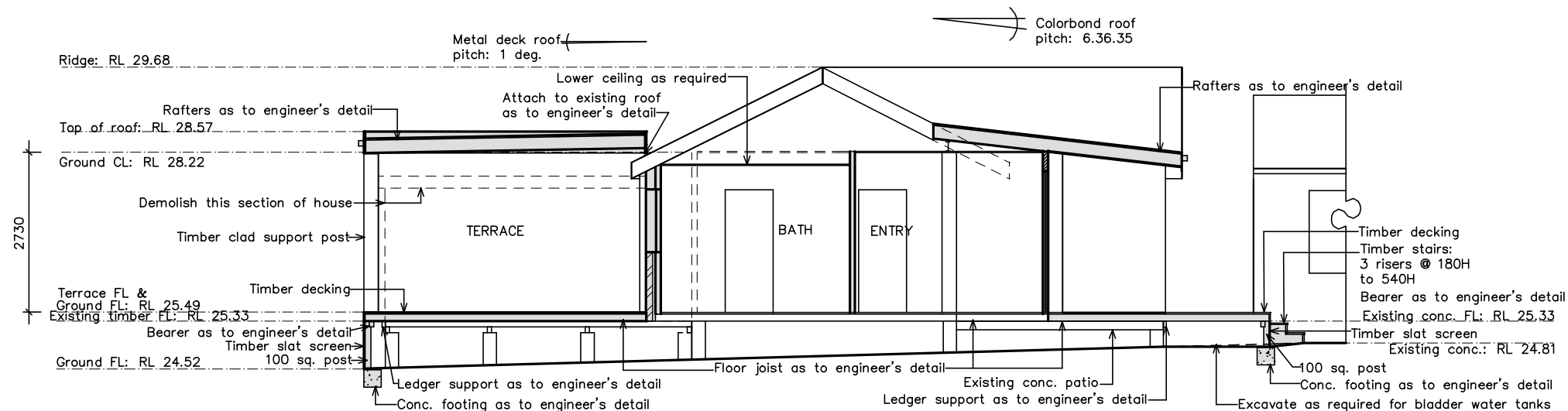
ELEVATION A

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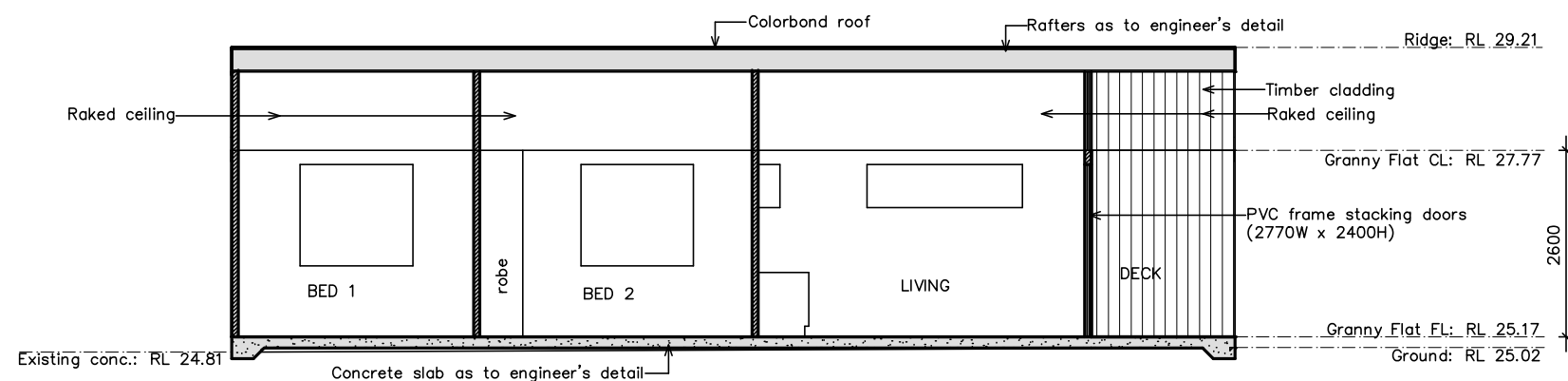
Project: ALTERATIONS & ADDITIONS & NEW GRANNY FLAT		Job. No. 659/20	
for: V. Paice & T. Kennedy			
at: 9 Bate Avenue, Allambie Heights 2100			
Title:		Scale: 1:100 @ A3	Revision:
ELEVATIONS		Date: NOV 2020	
		Drawn: D.R.	
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121 Soldiers Ave., Freshwater NSW 2096		Mobile: 0416 037 847 Email: dregandesign@gmail.com	



SECTION B - B



SECTION C - C



SECTION D - D

BASIX INSULATION REQUIREMENTS:

Suspended floor with enclosed subfloor: framed (R0.7) - R0.60 (down) (or R1.30 including construction)
 Floor above existing dwelling or building: nil
 External wall: brick veneer - R1.16 (or R1.70 including construction)
 External wall: framed (weatherboard, fibro, metal clad) - R1.30 (or R1.70 including construction)
 External wall: cavity wall - nil
 Roof: foil backed blanket (55 mm)
 Flat ceiling, pitched roof: framed - ceiling: R1.20 (up)
 Raked ceiling, pitched/skillion roof: framed - ceiling: R1.50 (up)
 Roof colour: light (solar absorptance < 0.475)

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Project: ALTERATIONS & ADDITIONS
 & NEW GRANNY FLAT

Job. No. 659/20

for: V. Paice & T. Kennedy
 at: 9 Bate Avenue, Allambie Heights 2100

Title:

Scale: 1:100 @ A3

Revision:

SECTIONS

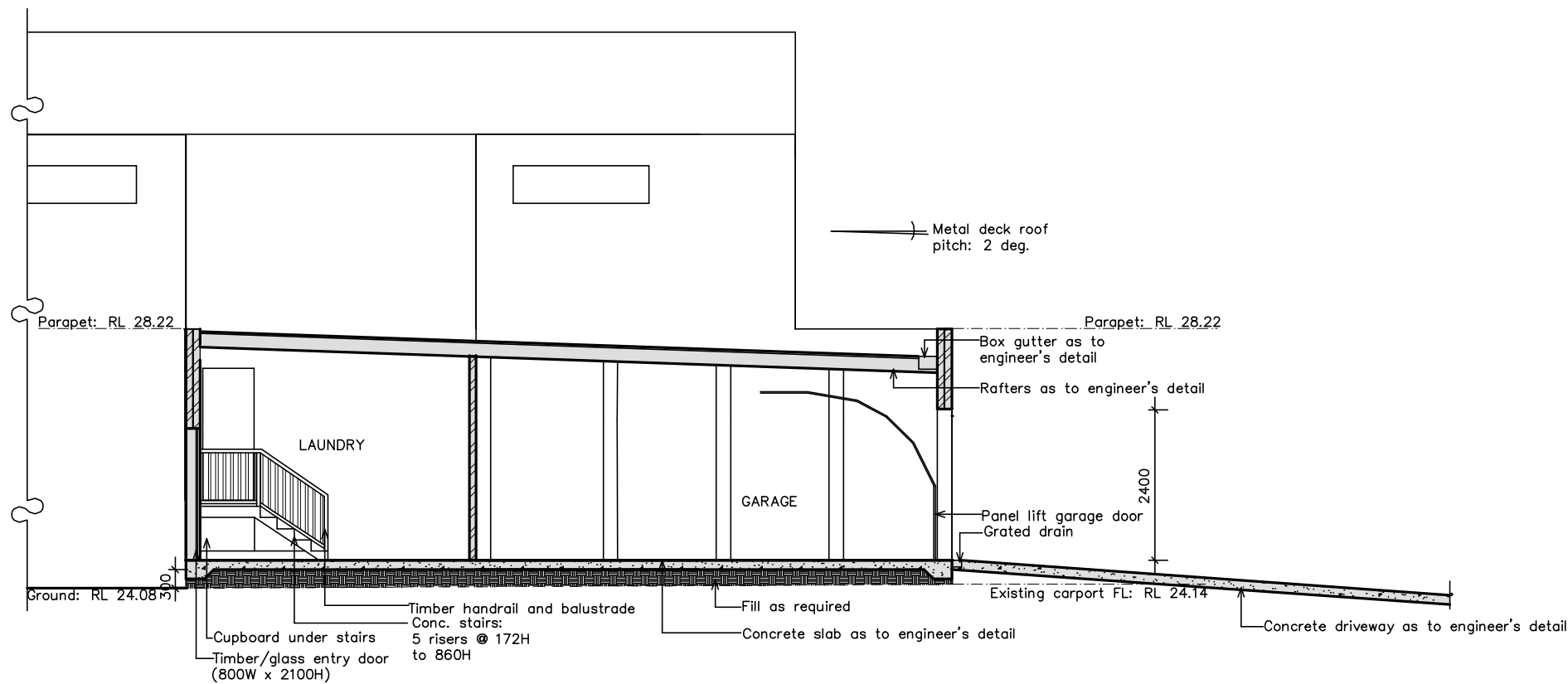
Date: NOV 2020

Drawn: D.R.

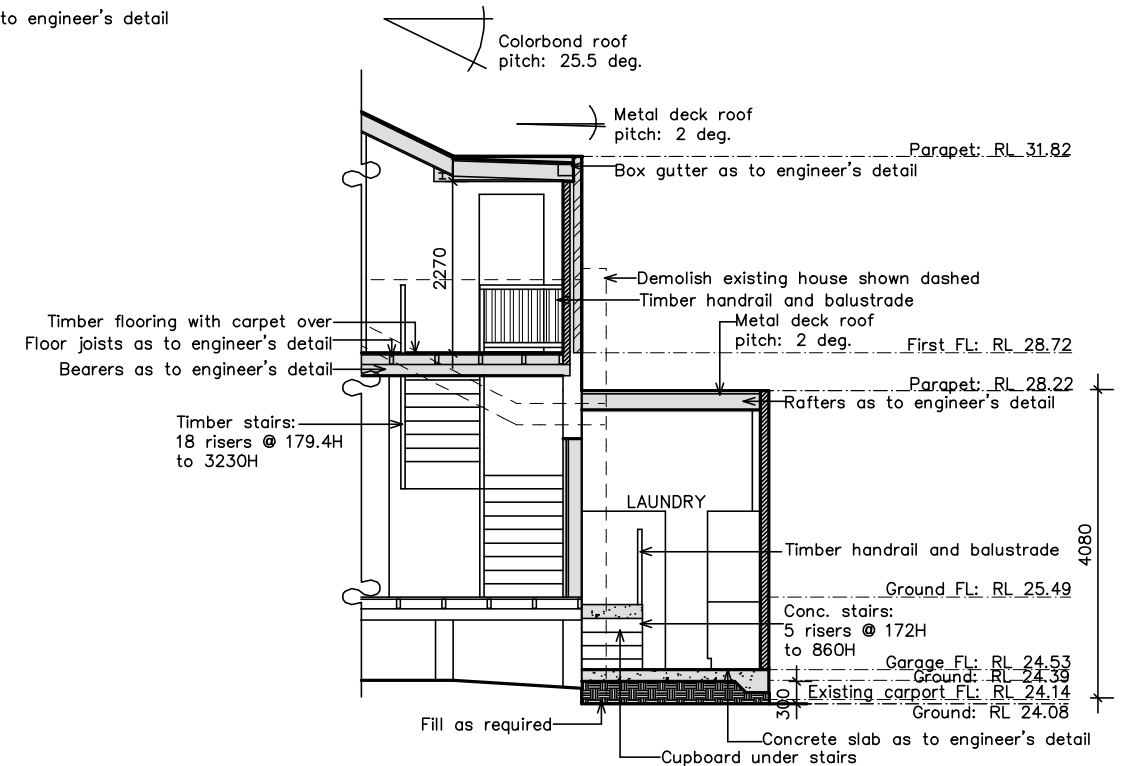
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Drawing No. DA-07



SECTION E



SECTION F

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Project: ALTERATIONS & ADDITIONS
& NEW GRANNY FLAT
for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights 2100

Job. No. 659/20

Title:

Scale: 1:100 @ A3

Revision:

SECTIONS

Date: NOV 2020

Drawn: D.R.

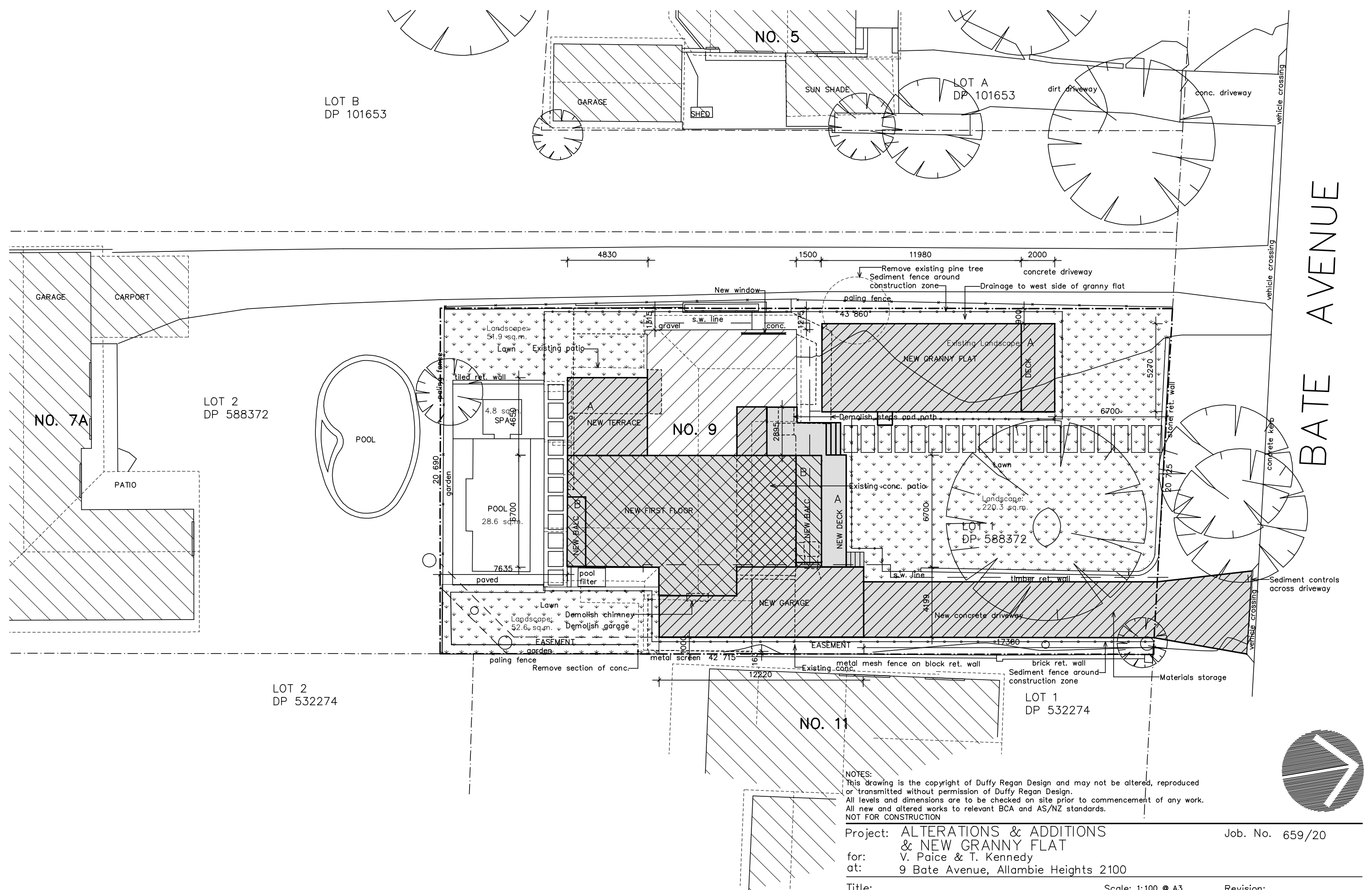
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Email: dregandesign@gmail.com

Drawing No. DA-08

BASIX INSULATION REQUIREMENTS:

Suspended floor with enclosed subfloor: framed (R0.7) – R0.60 (down) (or R1.30 including construction)
Floor above existing dwelling or building: nil
External wall: brick veneer – R1.16 (or R1.70 including construction)
External wall: framed (weatherboard, fibro, metal clad) – R1.30 (or R1.70 including construction)
External wall: cavity wall – nil
Roof: foil backed blanket (55 mm)
Flat ceiling, pitched roof: framed – ceiling: R1.20 (up)
Raked ceiling, pitched/skillion roof: framed – ceiling: R1.50 (up)
Roof colour: light (solar absorptance < 0.475)



SITE AREA: 895.7 sq.m.
EXISTING LANDSCAPE: 438 sq.m. (48%)
PROPOSED LANDSCAPE: 358.2 sq.m. (40%)

Project: ALTERATIONS & ADDITIONS
& NEW GRANNY FLAT
for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights 2100

Job. No. 659/20

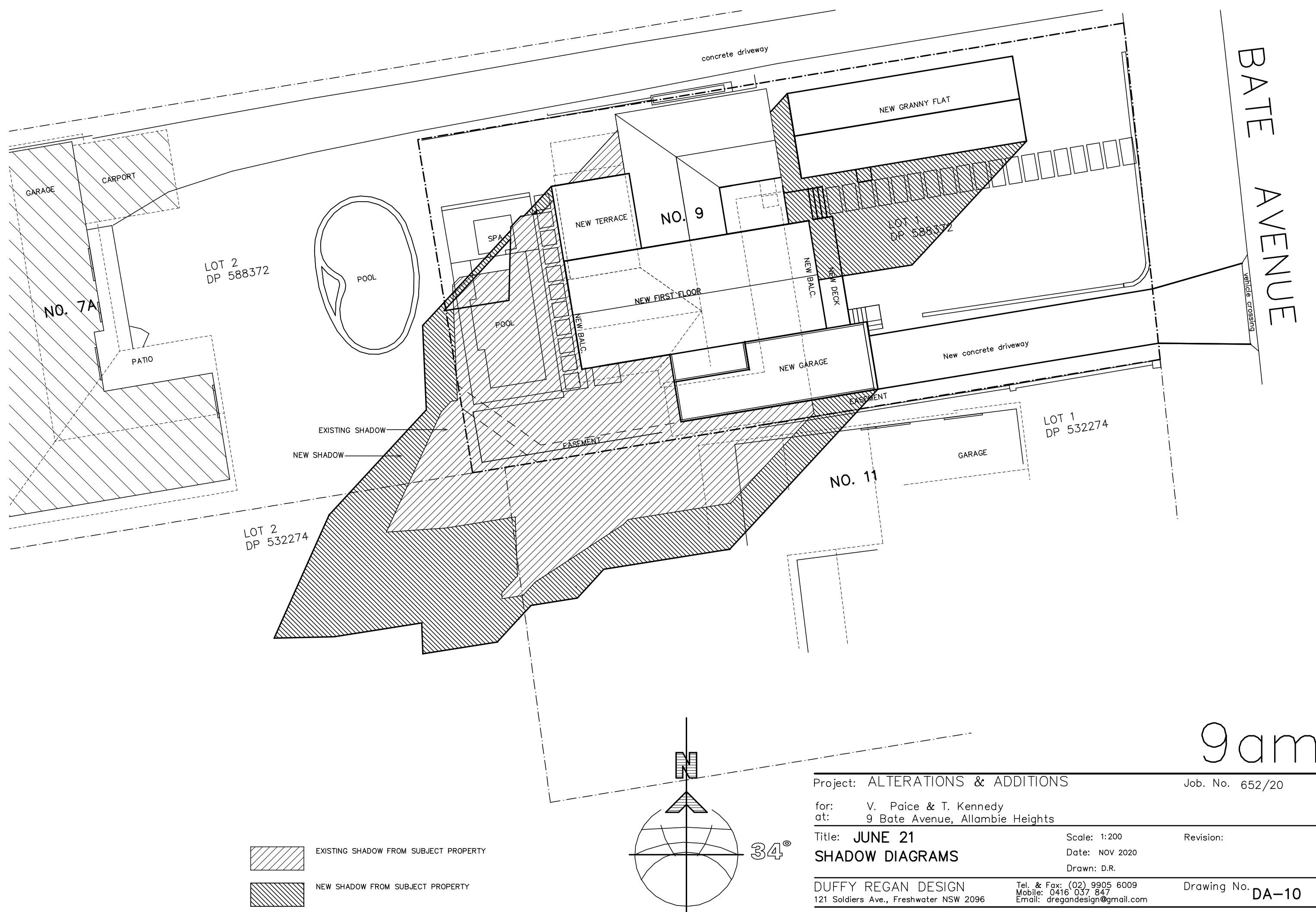
Title:
LANDSCAPE & EROSION &
SEDIMENT CONTROL PLAN

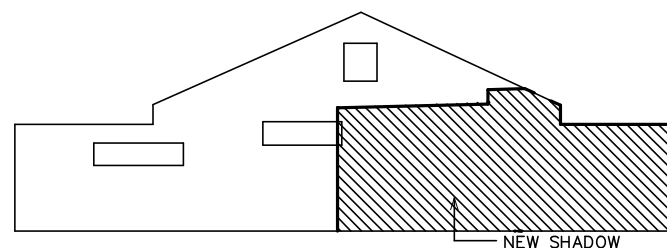
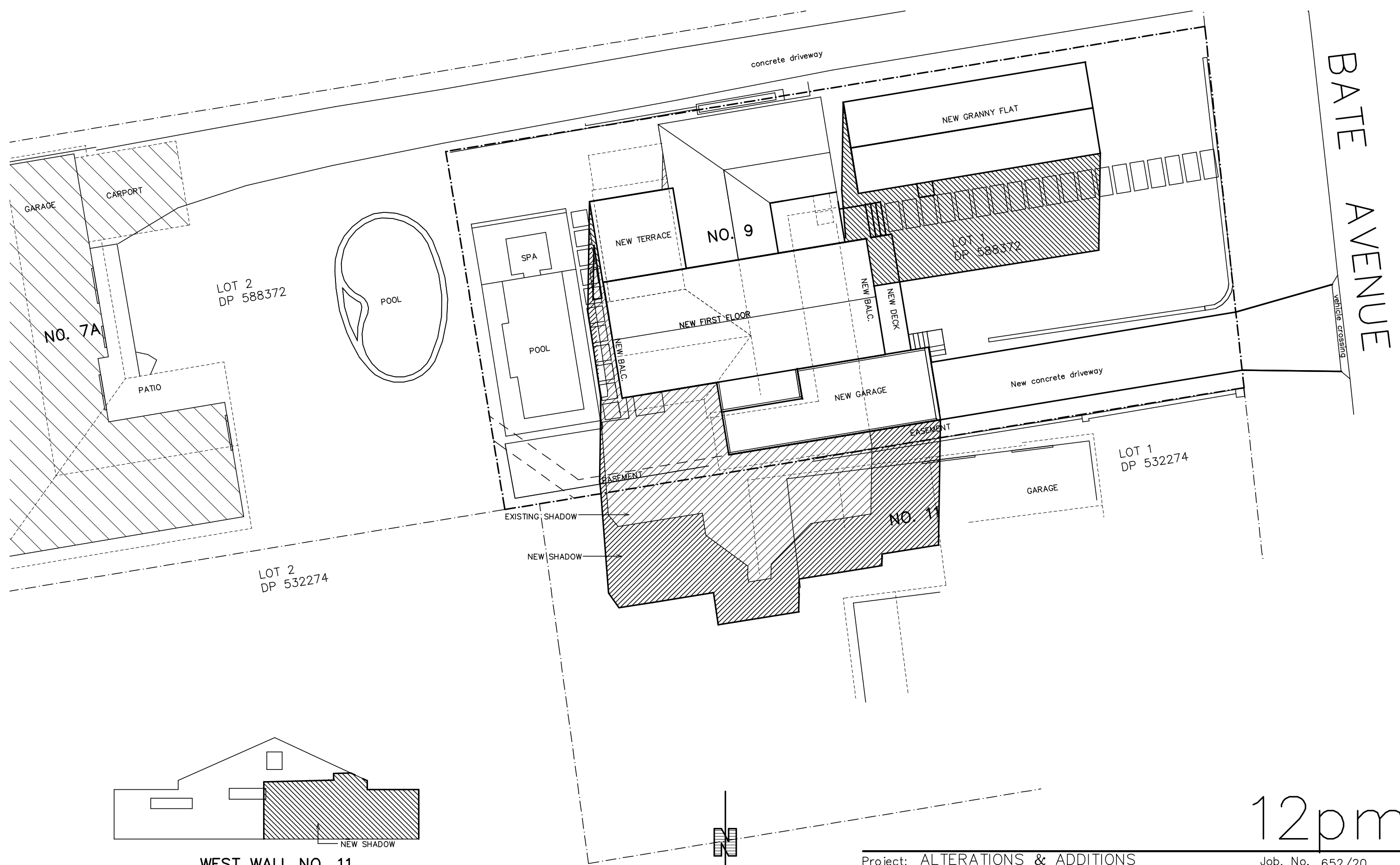
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Date: NOV 2020
Drawn: D.R.

Revision:

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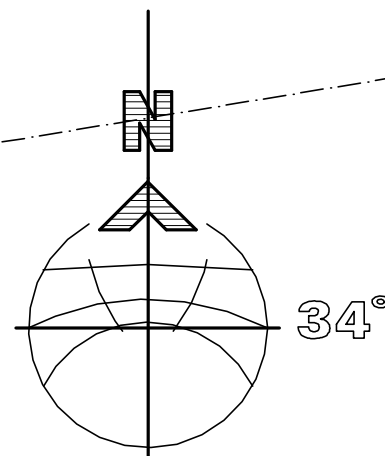
Drawing No. **DA-09**





WEST WALL NO. 11

-  EXISTING SHADOW FROM SUBJECT PROPERTY
-  NEW SHADOW FROM SUBJECT PROPERTY



Project: ALTERATIONS & ADDITIONS

Job. No. 652/20

for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights

Title: JUNE 21
SHADOW DIAGRAMS

Scale: 1:200
Date: NOV 2020
Drawn: D.R.

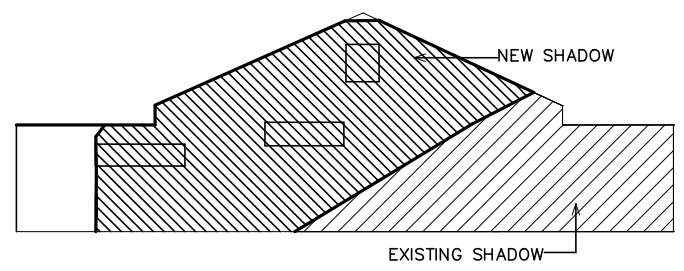
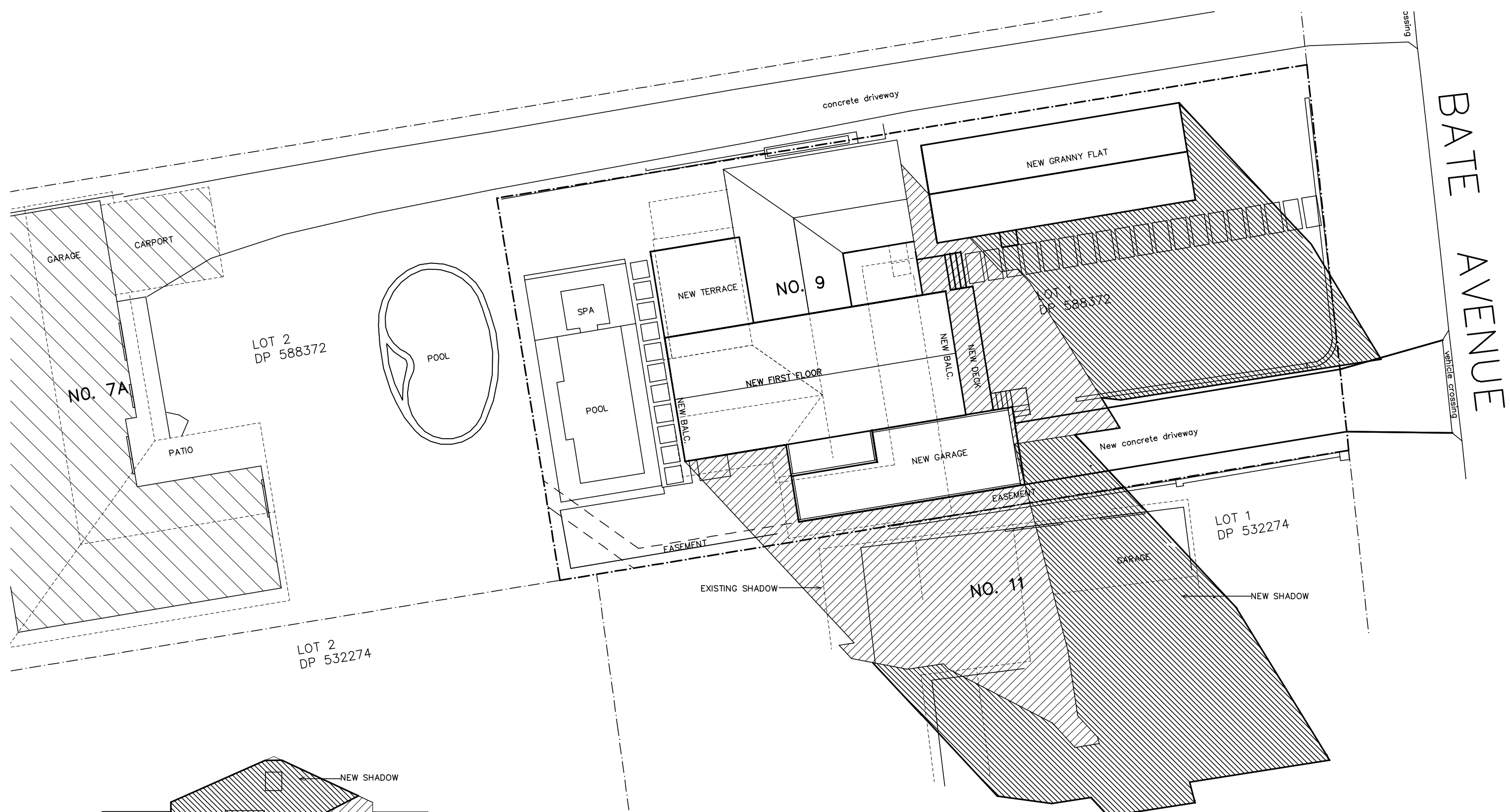
Revision:

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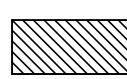
Tel. & Fax: (02) 9905 6009
Mobile: 0416 037 847
Email: dregandesign@gmail.com

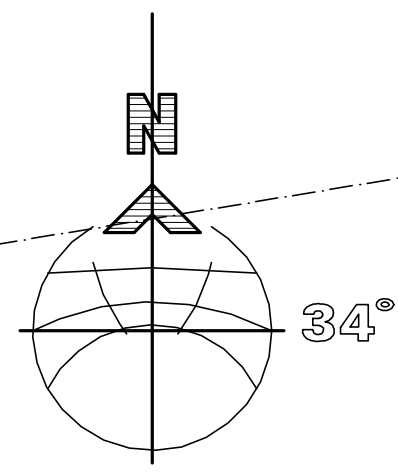
Drawing No. DA-11

12pm



WEST WALL NO. 11

-  EXISTING SHADOW FROM SUBJECT PROPERTY
-  NEW SHADOW FROM SUBJECT PROPERTY



Project: ALTERATIONS & ADDITIONS

Job. No. 652/20

for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights

Title: JUNE 21
SHADOW DIAGRAMS

Scale: 1:200
Date: NOV 2020
Drawn: D.R.

Revision:

DUFFY REGAN DESIGN
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Email: dregandesign@gmail.com

Drawing No. DA-12

3pm