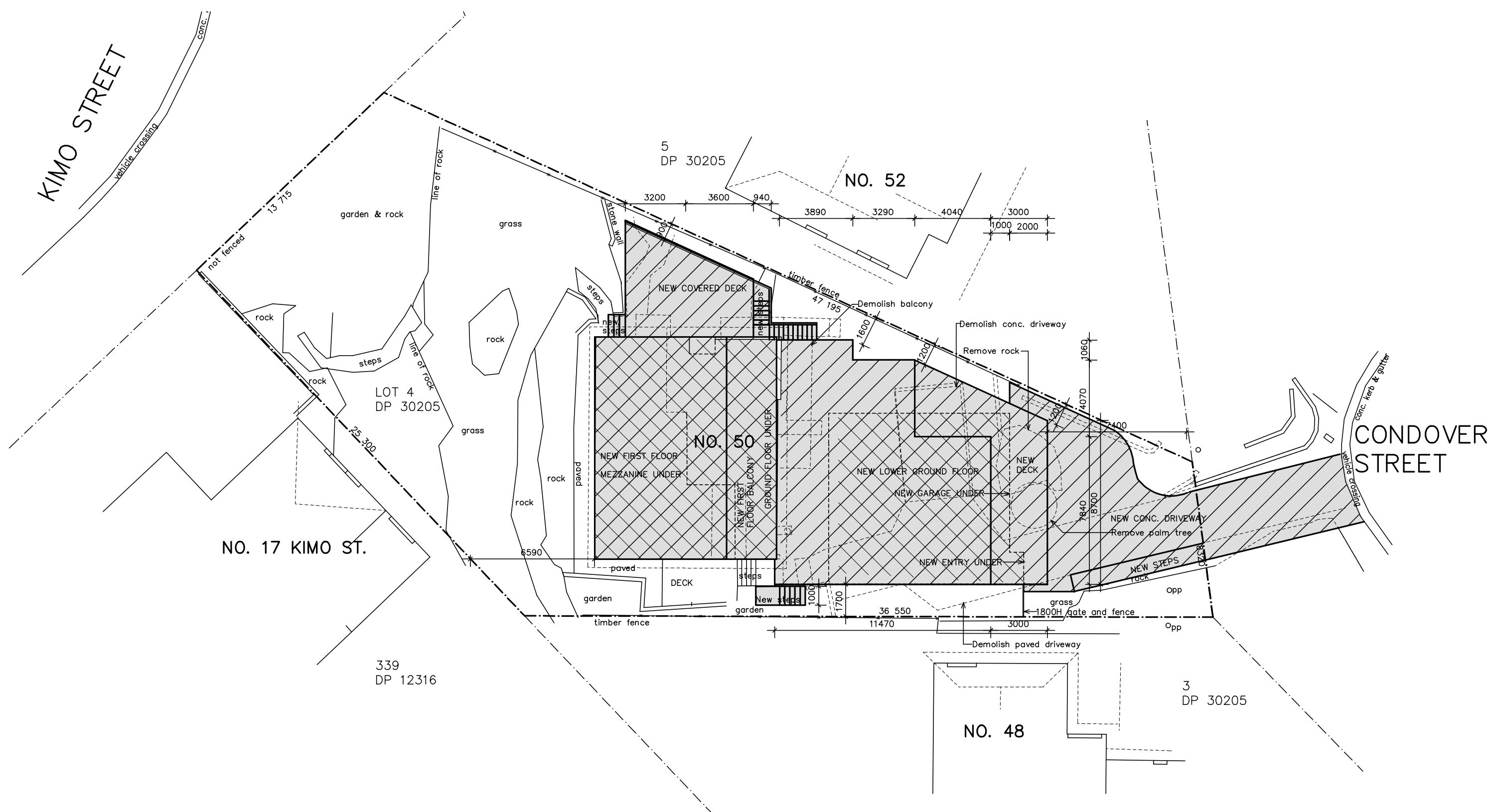




- KEY
- S → PREVAILING WINDS (SUMMER)
- W → PREVAILING WINDS (WINTER)
- ← P → PRIVACY CONSIDERATIONS
- N → NOISE CONSIDERATIONS
- V → VIEWS TO RESERVE

- A — BALCONY, DECK, PATIO
- FALLS FOR DRAINAGE
- — — BOUNDARY
- ▲ CAR ENTRY POINT

- INDICATES GROUND FLOOR
- INDICATES FIRST FLOOR

SITE AREA: 847.2 sq.m.
EXISTING STORAGE: 19.6 sq.m.
EXISTING GROUND FLOOR: 103.3 sq.m.
EXISTING STUDY: 7.8 sq.m.
EXISTING DECK: 12.7 sq.m.
EXISTING CARPORT: 20.4 sq.m.
NEW FIRST FLOOR: 86.9 sq.m.
NEW FIRST FLOOR BALCONY: 24.9 sq.m.
NEW LOWER GROUND FLOOR: 122.9 sq.m.
NEW GROUND FLOOR COVERED DECK: 34.5 sq.m.
NEW LOWER GROUND FLOOR DECK: 40.9 sq.m.
NEW GARAGE, ENTRY & CORRIDOR: 88.4 sq.m.

NOTES:
This drawing is the copyright of Duffy Regan Design and may not be altered, reproduced or transmitted without permission of Duffy Regan Design.
All levels and dimensions are to be checked on site prior to commencement of any work.
All new and altered works to relevant BCA and AS/NZ standards.
NOT FOR CONSTRUCTION

Project: ALTERATIONS & ADDITIONS

Job. No. 639/19

for: C. Rose
at: 50 Condoever Street, North Balgowlah

Title:
SITE PLAN

Scale: 1:200 @ A3

Revision:

Date: SEPT 2019

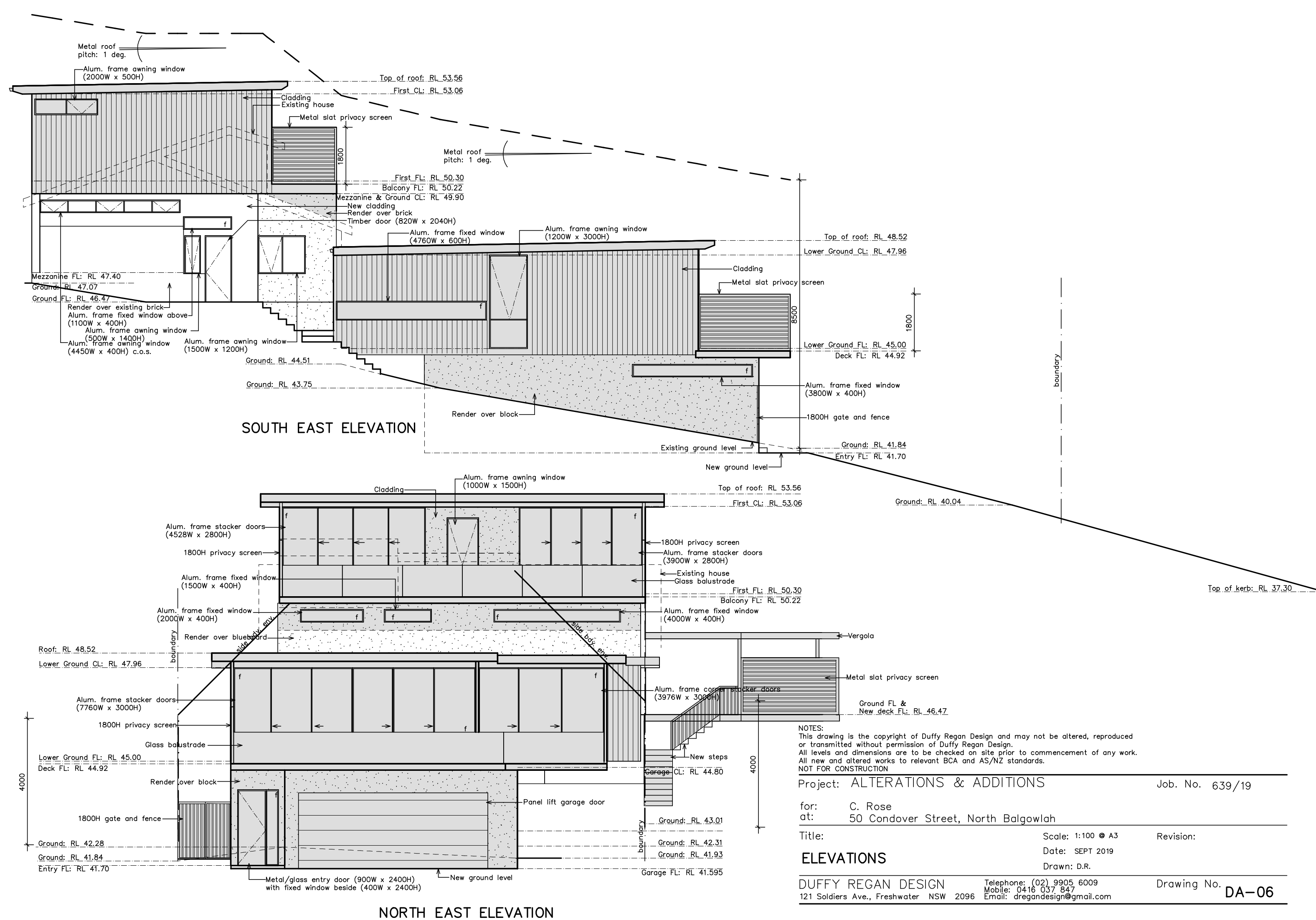
Drawn: D.R.

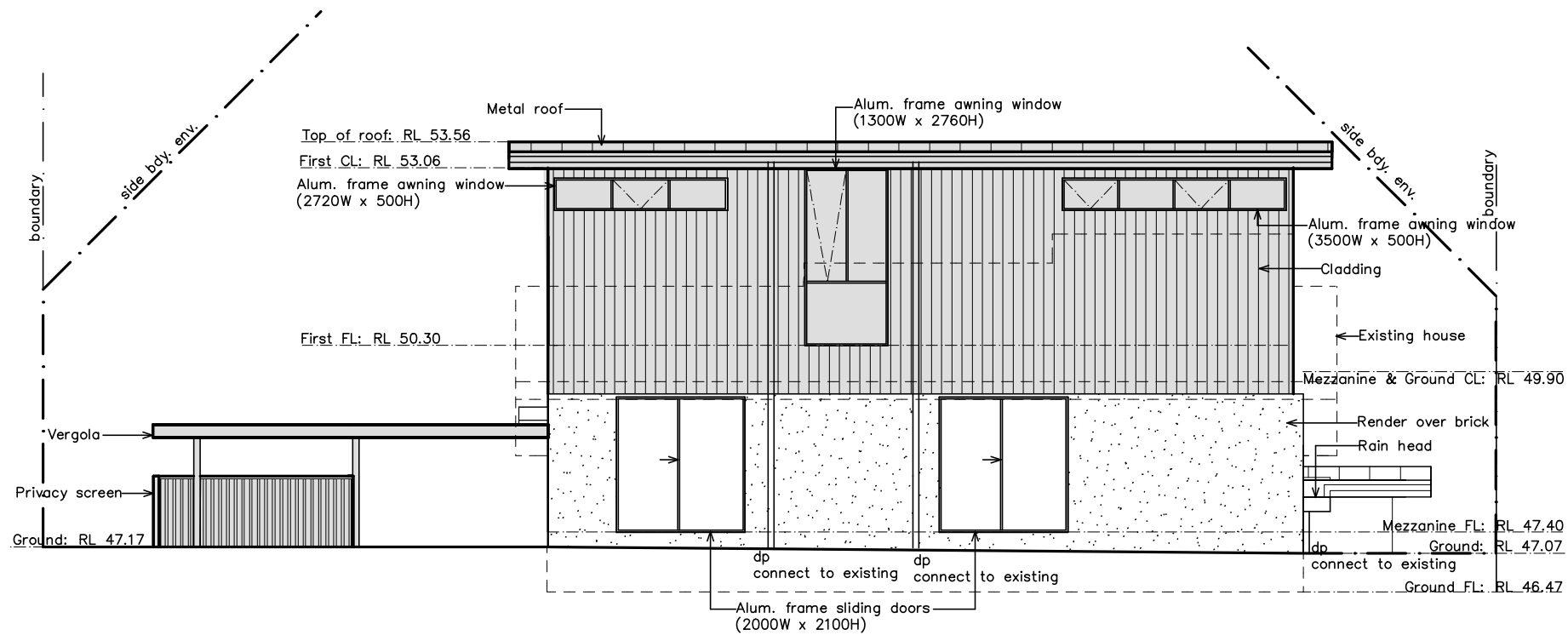
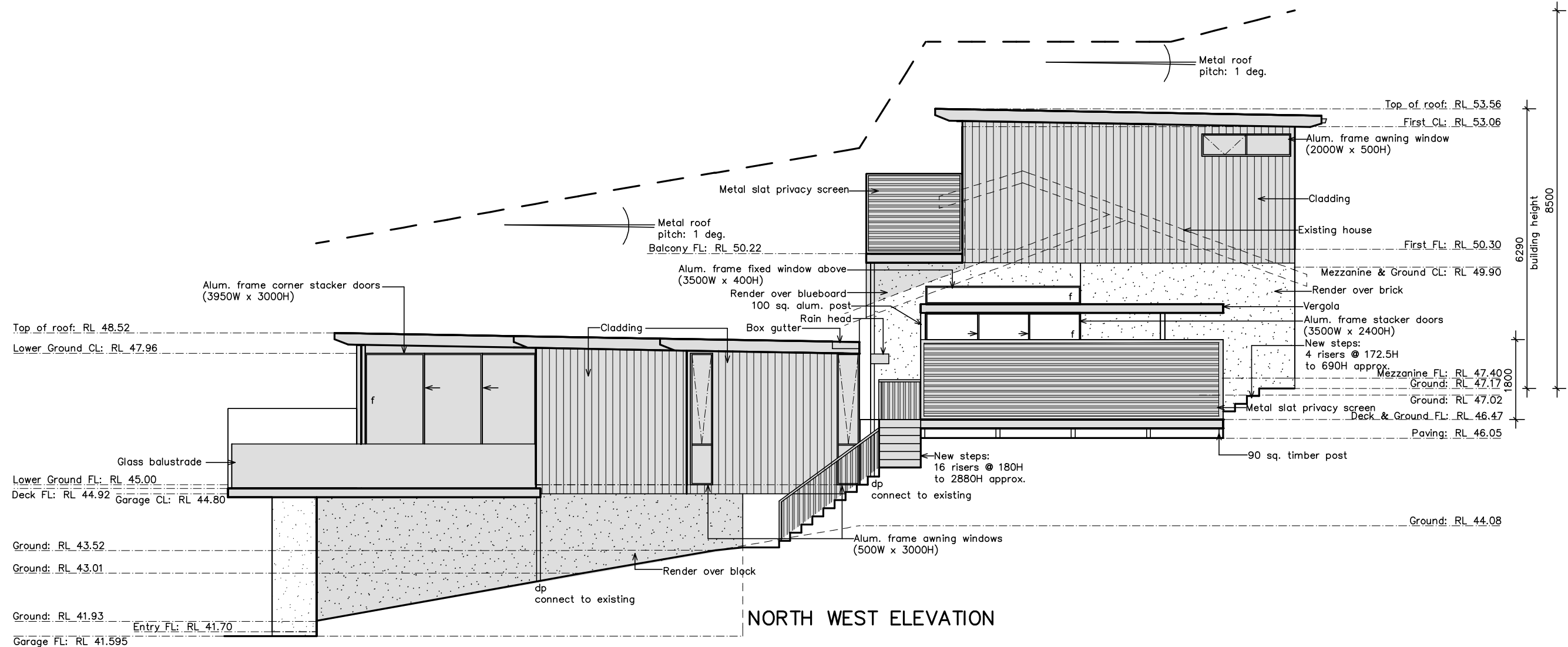
DUFFY REGAN DESIGN
121 Soldiers Ave., Freshwater NSW 2096

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

Drawing No. **DA-01**







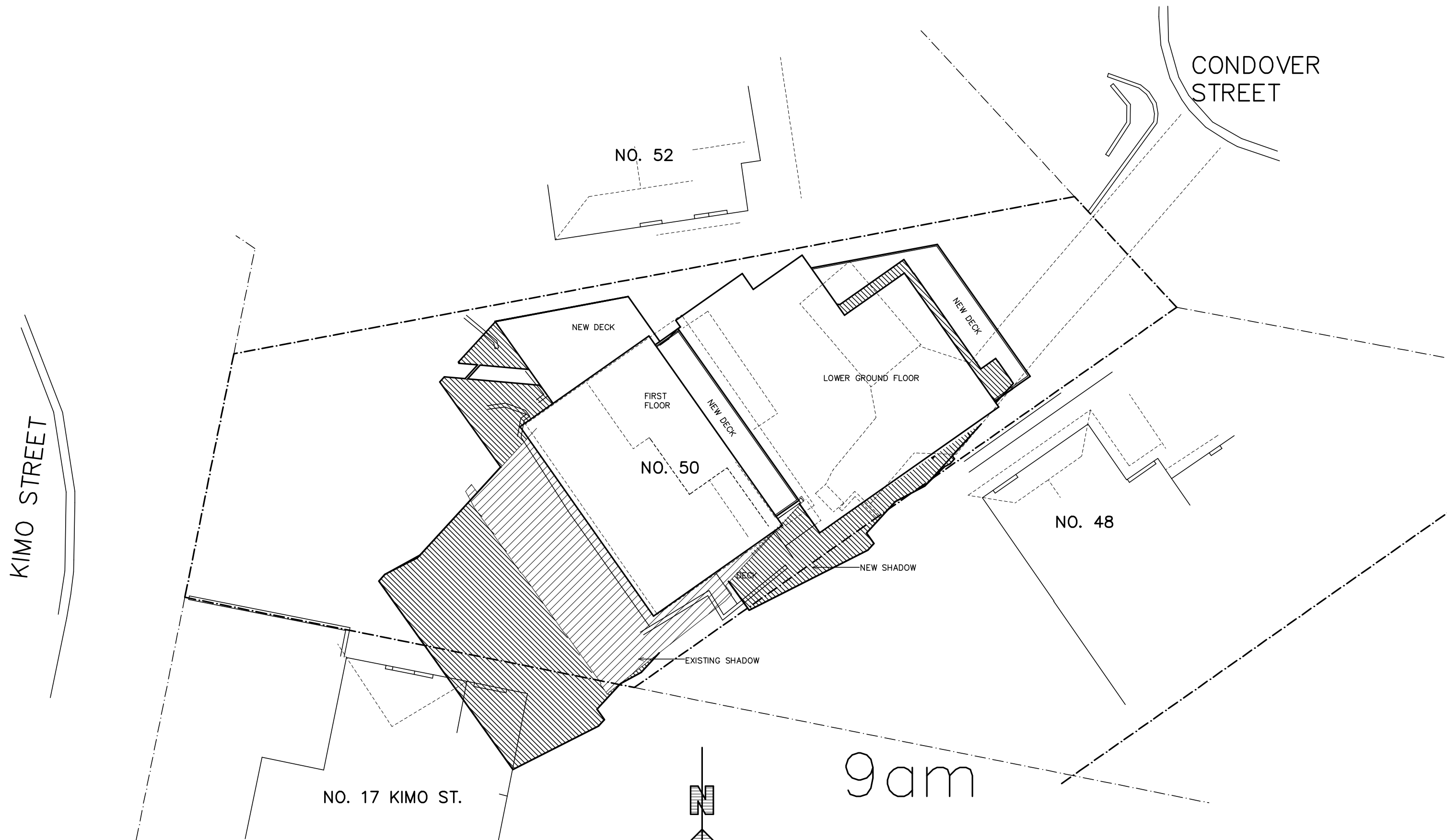
NOTES:
This drawing is the copyright of Duffy Regan Design and may not be altered, reproduced or transmitted without permission of Duffy Regan Design.
All levels and dimensions are to be checked on site prior to commencement of any work.
All new and altered works to relevant BCA and AS/NZ standards.
NOT FOR CONSTRUCTION

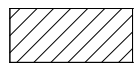
Project: ALTERATIONS & ADDITIONS		Job. No. 639/19	
for: C. Rose			
at: 50 Condoever Street, North Balgowlah			
Title:		Scale: 1:100 @ A3	Revision:
		Date: SEPT 2019	
		Drawn: D.R.	
DUFFY REGAN DESIGN		Telephone: (02) 9905 6009	Drawing No. DA-07
121 Soldiers Ave., Freshwater NSW 2096		Mobile: 0416 037 847 Email: dregandesign@gmail.com	

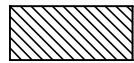


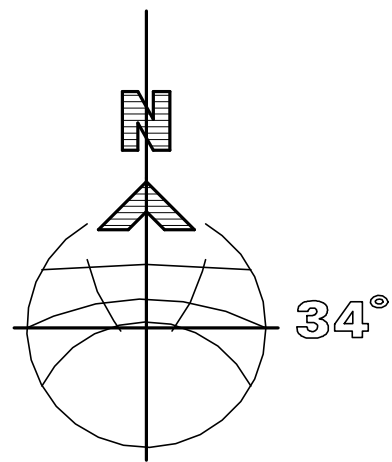
Drawing No. **DA-09**

Note: Planting being removed to be transplanted where possible

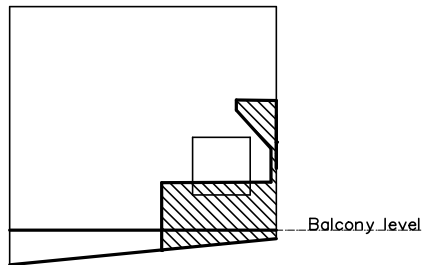


 EXISTING SHADOW FROM SUBJECT PROPERTY

 NEW SHADOW FROM SUBJECT PROPERTY



Project: ALTERATIONS & ADDITIONS		Job. No. 639/19	
for:	C. Rose		
at:	50 Condover Street, North Balgowlah		
Title: JUNE 21		Scale: 1:200	Revision:
SHADOW DIAGRAMS		Date: SEPT 2019	
		Drawn: D.R.	
DUFFY REGAN DESIGN		Tel. & Fax: (02) 9905 6009	Drawing No. DA-10
121 Soldiers Ave., Freshwater NSW 2096		Mobile: 0416 037 847	
		Email: dregandesign@gmail.com	



ELEVATION NORTHWEST
WALL TO NO. 48

KIMO STREET

CONDOVER STREET

NO. 52

NEW DECK

FIRST FLOOR

NO. 50

NEW DECK

LOWER GROUND FLOOR

NEW DECK

NO. 48

Privacy screen shadow

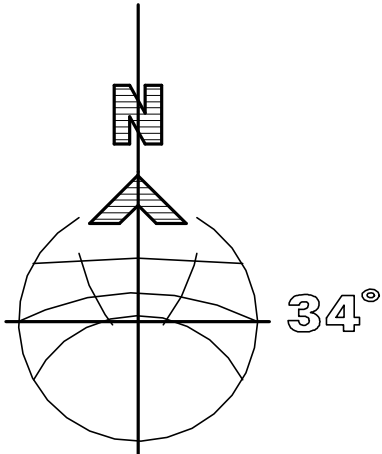
NEW SHADOW

EXISTING SHADOW

No. 48 self shadow

NO. 17 KIMO ST.

12pm



EXISTING SHADOW FROM SUBJECT PROPERTY



NEW SHADOW FROM SUBJECT PROPERTY

Project: ALTERATIONS & ADDITIONS

Job. No. 639/19

for: C. Rose
at: 50 Condover Street, North Balgowlah

Title: JUNE 21
SHADOW DIAGRAMS

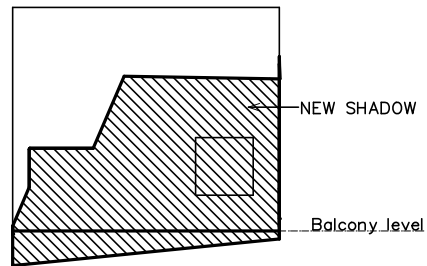
Scale: 1:200
Date: SEPT 2019
Drawn: D.R.

Revision:

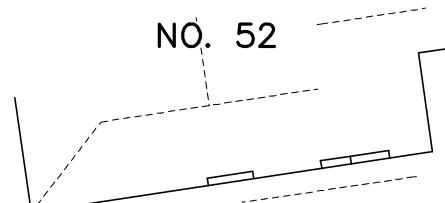
DUFFY REGAN DESIGN
121 Soldiers Ave., Freshwater NSW 2096

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

Drawing No. DA-11



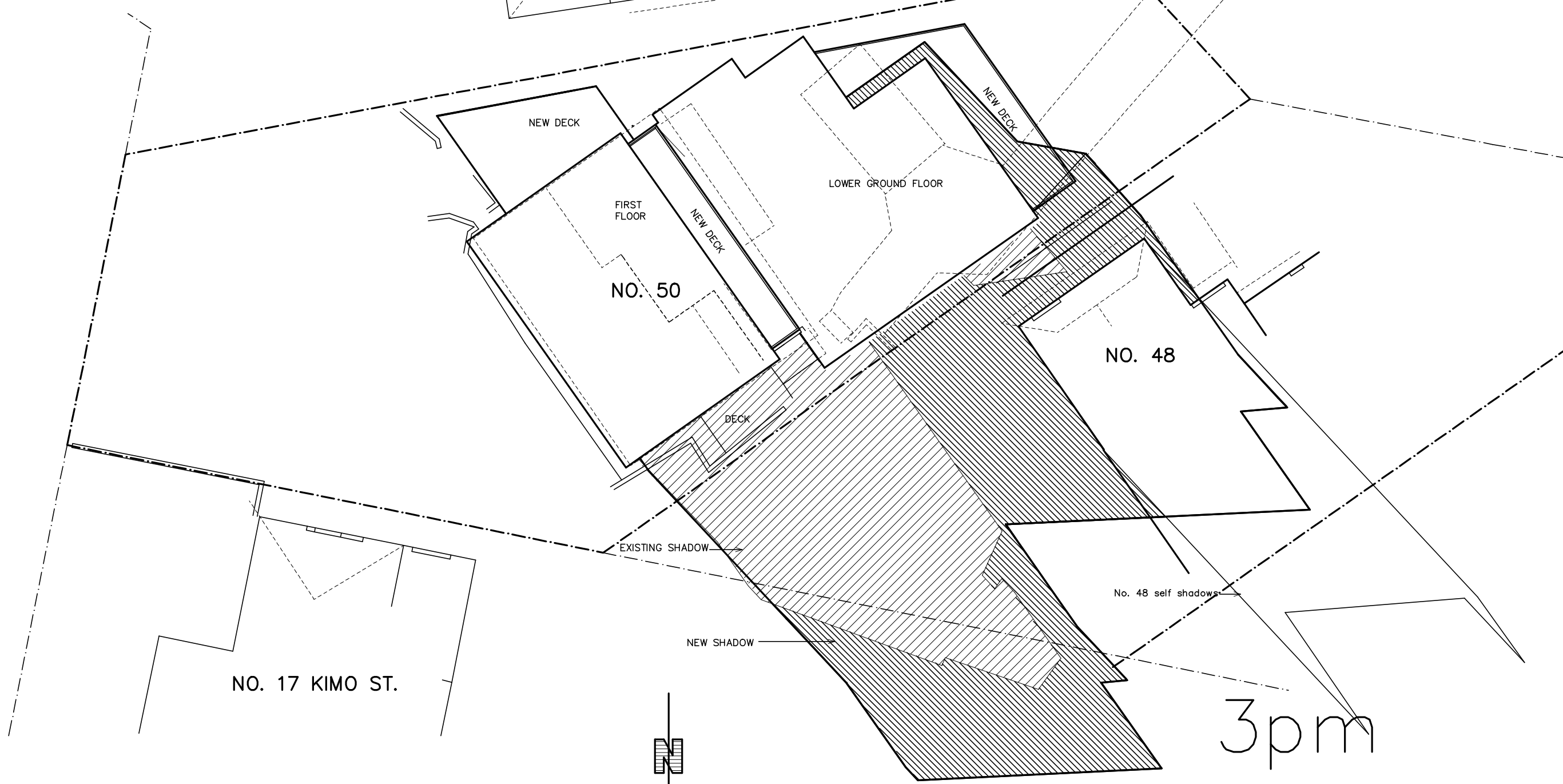
ELEVATION NORTHWEST
WALL TO NO. 48



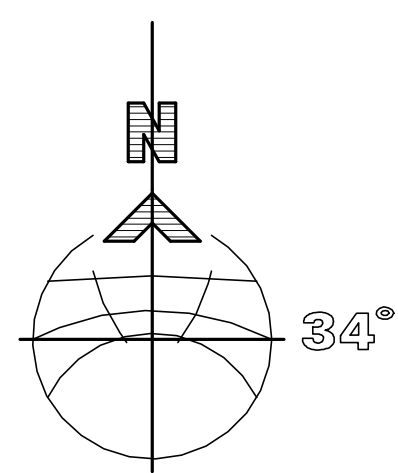
NO. 52

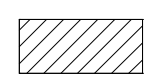
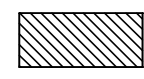
CONDOVER
STREET

KIMO STREET



3pm



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

Project: ALTERATIONS & ADDITIONS		Job. No. 639/19
for:	C. Rose	
at:	50 Condover Street, North Balgowlah	
Title: JUNE 21	Scale: 1:200	Revision:
SHADOW DIAGRAMS	Date: SEPT 2019	
	Drawn: D.R.	
DUFFY REGAN DESIGN	Tel. & Fax: (02) 9905 6009	Drawing No.
121 Soldiers Ave., Freshwater NSW 2096	Mobile: 0416 037 847	DA-12
	Email: dregandesign@gmail.com	

FINISHES/COLOURS

New wall types – double brick, block, brick veneer, timber frame	Garage & entry – block & Concrete lower ground – Timber & steel frame ground – brick veneer t.m.e. first – timber frame
Existing Brick walls – render or other finish Block walls – render or other finish	Bag render/render Render
Timber & steel frame & wall cladding	Metal
Roof material – , metal colour (for basix)	Kliplok Windspray
New windows and doors–timber frame or aluminium frame – and size	Aluminium frame Sizes as per plan
New window type – sliding, awning, double hung, bi-fold, louvre	As per schedule
New window glass type – clear, translucent	As per schedule
New door type – sliding, bi-fold	As per plan and schedule
Entry doors – Front Entry — Laundry (back door)	Aluminium and glass (900x2040x 40) solid timber (820x2040x40)
Floor construction –	Garage & entry – concrete Living - concrete All other –timber
Flooring – timber or tile	Entry,Lower ground -finished concrete/tile Bathrooms -tiles Other floors - timber
Deck flooring – timber or tile	Lower ground – finished concrete/tile Ground floor covered deck – timber/tile first floor decks –tile
Deck roof-Vergola –,	Colorbond & Aluminium/ louvres 2x Aluminium 100x100mm posts
Deck posts –	Timber H3 90x90mm
External stairs – timber, steel or concrete	North, East, West, South – concrete/tile, timber Metal handrail, timber and glass balustrade

Handrail and balustrade material –timber, stainless steel, glass – and type	
Internal stairs – Handrail, glass – and type	Entry - Concrete/tile From Lower ground to Ground Floor- Timber First Floor – timber -stainless steel
New hot water tank – type and size	Solahart Powerstore 315L Hot water system (situated under house)
Garage door – roll-a-door, panel lift	Panel lift
Solar panels – size, quantity and location	Solahart 300W Panels x 34. 1670mmx1000mmx32mm Situated on roof over Lower Ground(Living)
Privacy screens – height, type and material	Metal slat
Pergolas over windows – size and material	NE& NW windows 116mm metal projection above.
Pool and surrounds– size, location, materials	N/A
Water tank – size, location, litres	3,000 Slimline Poly Tank situated in space behind garage.
Roof insulation (for basix)	Bradford Anticon FBS-1
Exterior wall insulation (for basix)	Bradford Gold HP R2.7 & Soundscreen R2.5
Interior wall insulation (for basix)	Bradford Gold HP R2.7 & Soundscreen R2.5
Ceiling insulation (for basix)	Bradford Gold R3.5
Air Con	Mitsubishi –situated unde rhouse
Colours	Roof& fascia – Windspray Fascia feature/ surround - Monument Render, Eaves - Lexicon half Entry door – Timber/Aluminium anodised/glass Back door- solid timber - Lexicon half Garage door panels- copper Vergola – Shale Grey