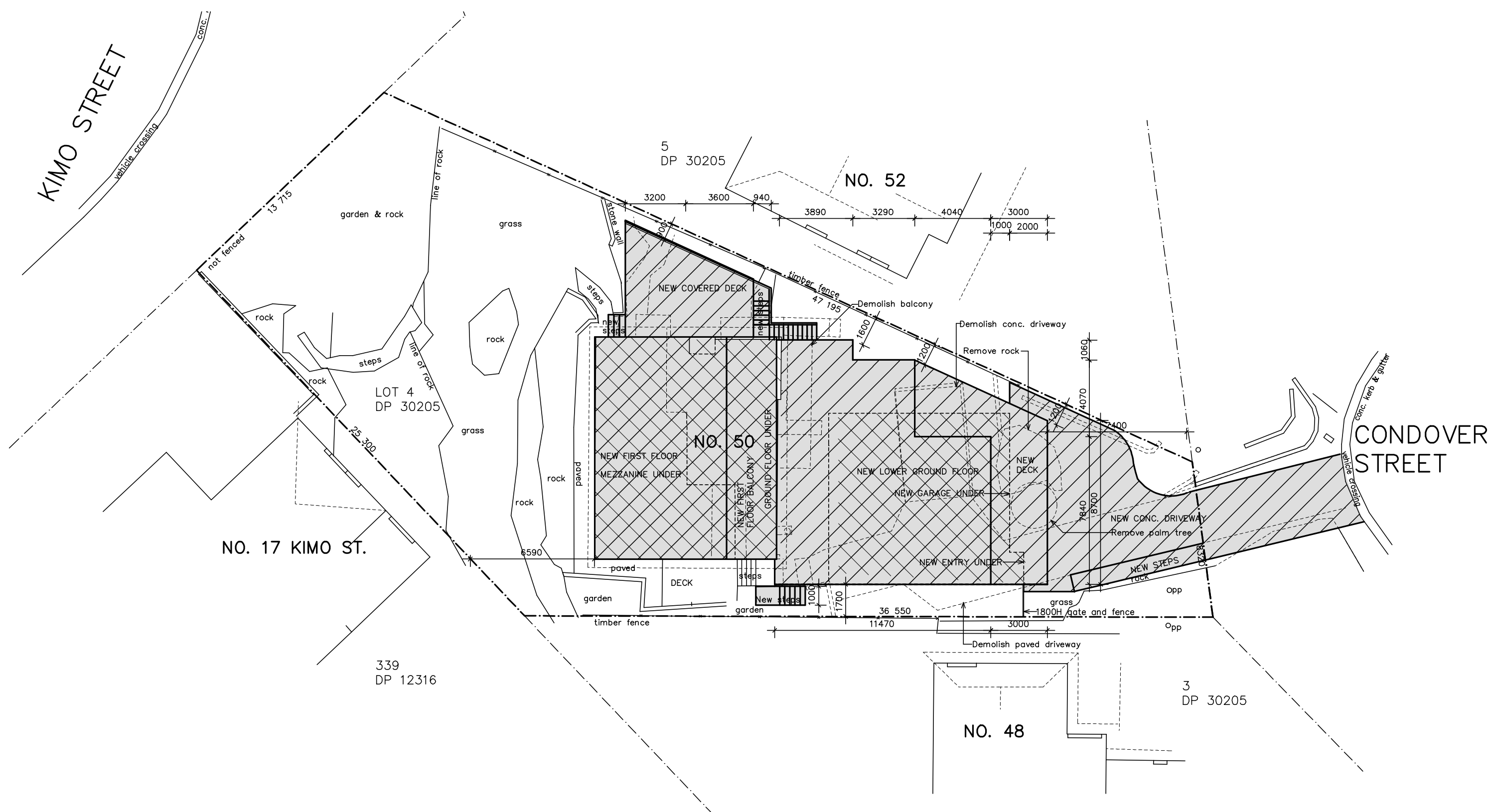




KEY

- 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.

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Project: ALTERATIONS & ADDITIONS

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

Title:
SITE PLAN

Scale: 1:200 @ A3
Date: OCT 2019
Drawn: D.R.

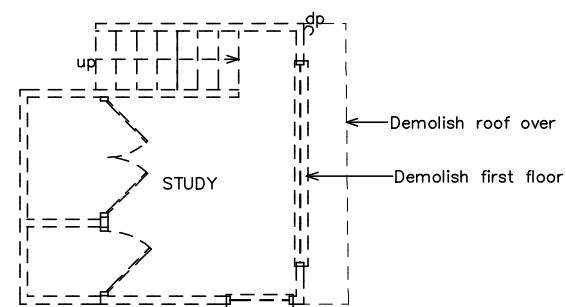
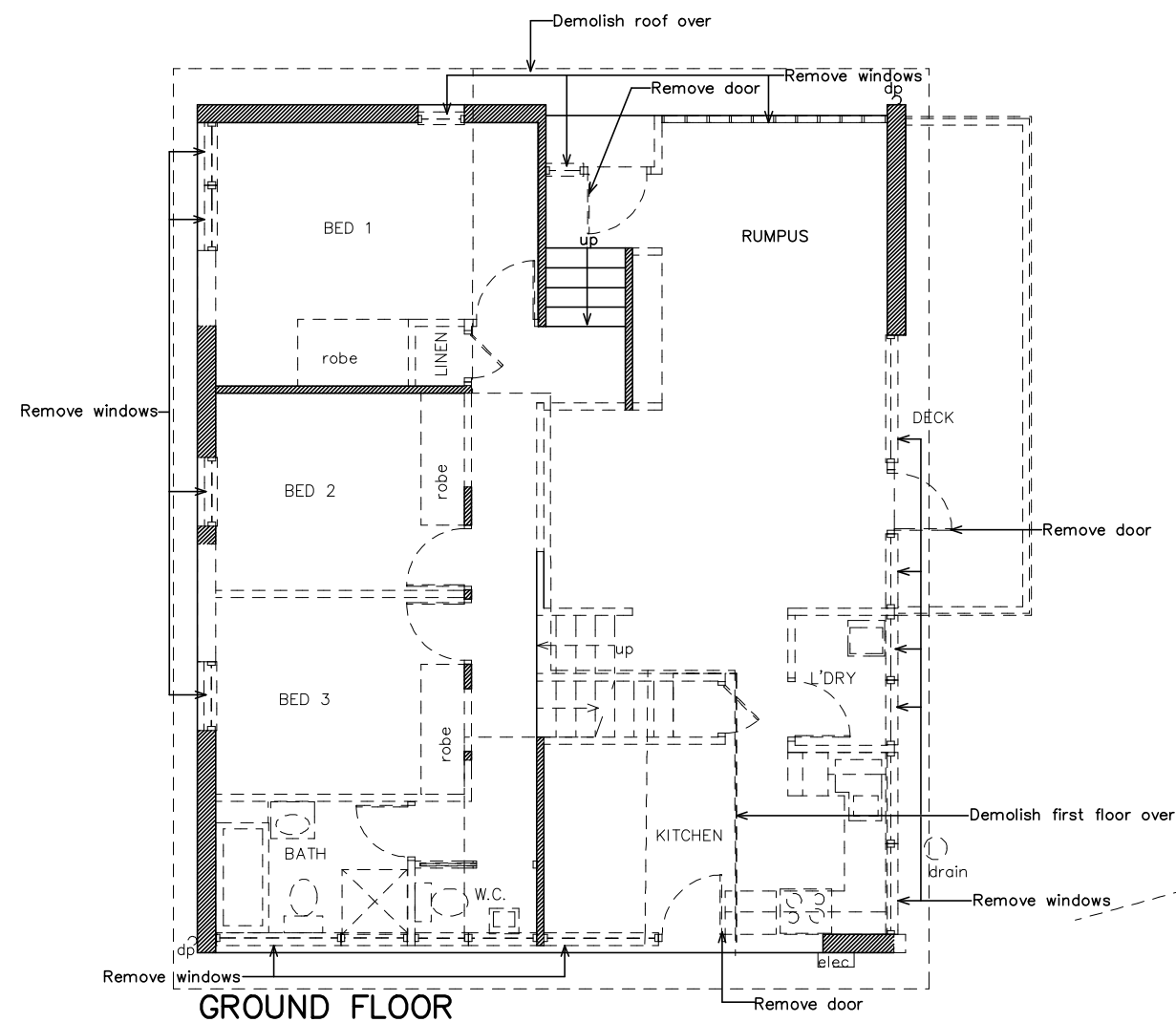
Job. No. 639/19

Revision: A: Add screen planting for windows 24, 26, 27

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Drawing No. **DA-01** A



LEGEND

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

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Project: ALTERATIONS & ADDITIONS

Job. No. 639/19

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

Title:

Scale: 1:100 @ A3

Revision: A: Add screen planting for windows 24, 26, 27

Date: OCT 2019

Drawn: D.R.

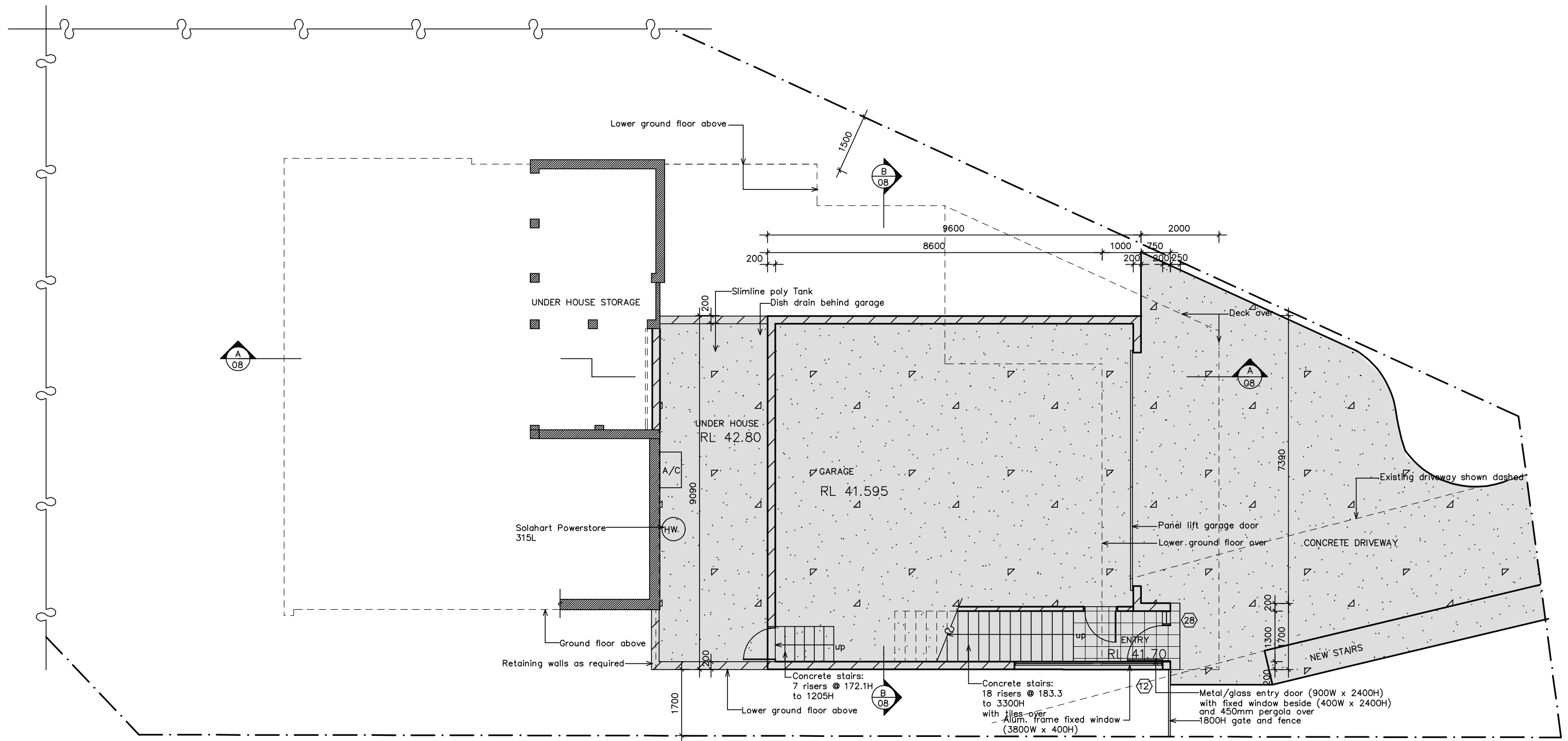
DEMOLITION PLANS

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Email: dregandesign@gmail.com

Drawing No. DA-02_A





BASIX REQUIREMENTS:
All new window and door frames to be standard aluminum frame.
Windows 1–6, 18–20, 22 & 25–28 to have pyrolytic low-e glass.
Windows 7–16, 17, 21, & 23–24 to have single clear glass.
Windows 18–20 & 22 to have a 120mm pergola over.
Window 28 to have a 450mm pergola over.

LEGEND

	Existing brickwork
	Block wall (200mm)
	Block wall (110mm)

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Project: ALTERATIONS & ADDITIONS

Job. No. 639/19

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

Title:

Scale: 1:100 @ A3

Revision: A: Add screen planting
for windows 24, 26, 27

Date: OCT 2019

Drawn: D.R.

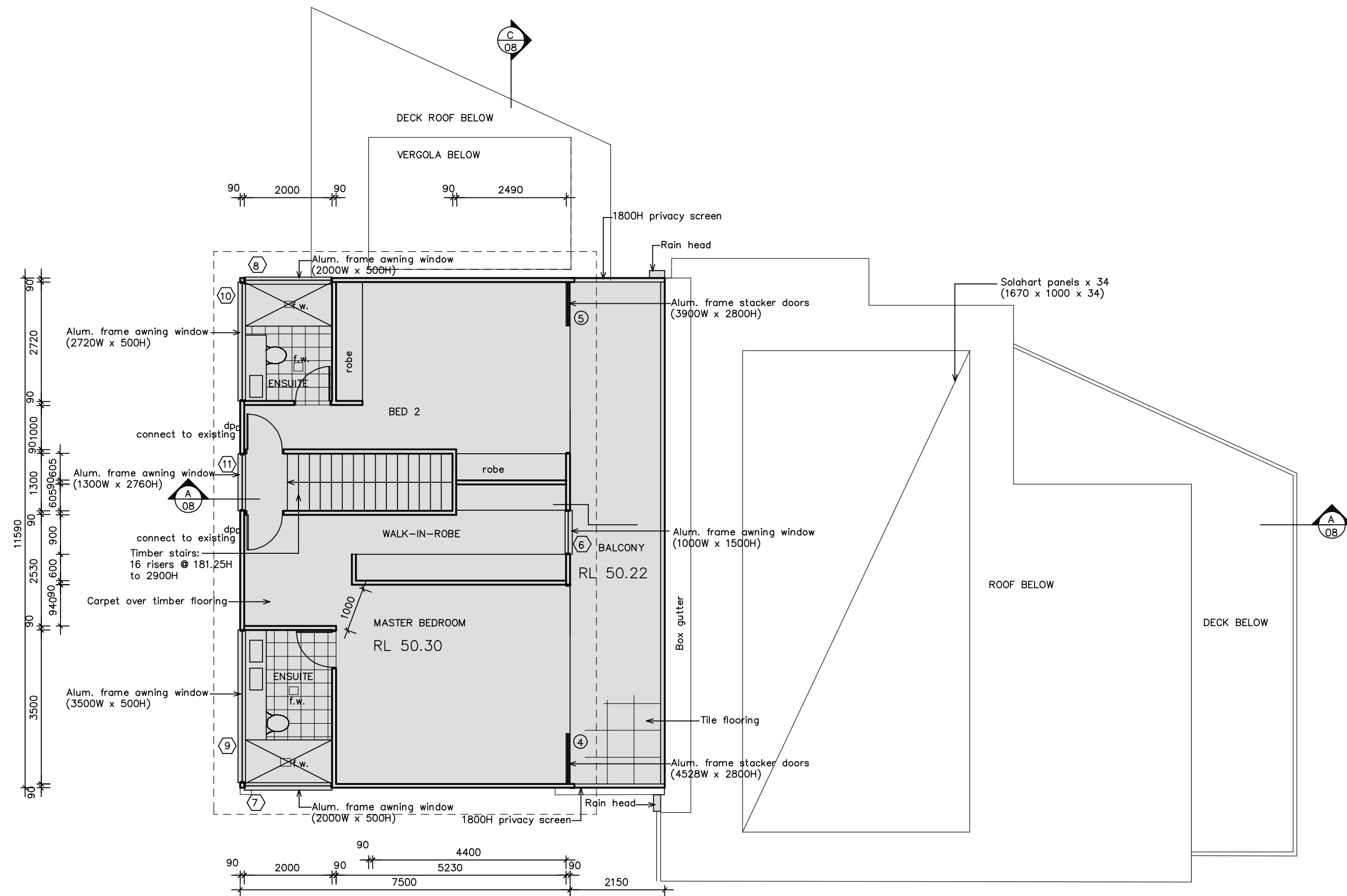
ENTRY & GARAGE FLOOR PLAN

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

Drawing No. **DA-03_A**



Drawing No. **DA-04**_A



BASIX REQUIREMENTS:
 All new window and door frames to be standard aluminum frame.
 Windows 1-6, 18-20, 22 & 25-28 to have pyrolytic low-e glass.
 Windows 7-16, 17, 21 & 23-24 to have single clear glass.
 Windows 18-20 & 22 to have a 120mm pergola over.
 Window 28 to have a 450mm pergola over.

LEGEND

	New timber frame wall
	Window number (basix)
	Door number (basix)

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 NOT FOR CONSTRUCTION

Project: ALTERATIONS & ADDITIONS

Job. No. 639/19

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

Title:

Scale: 1:100 @ A3

Revision: A: Add screen planting for windows 24, 26, 27

Date: OCT 2019

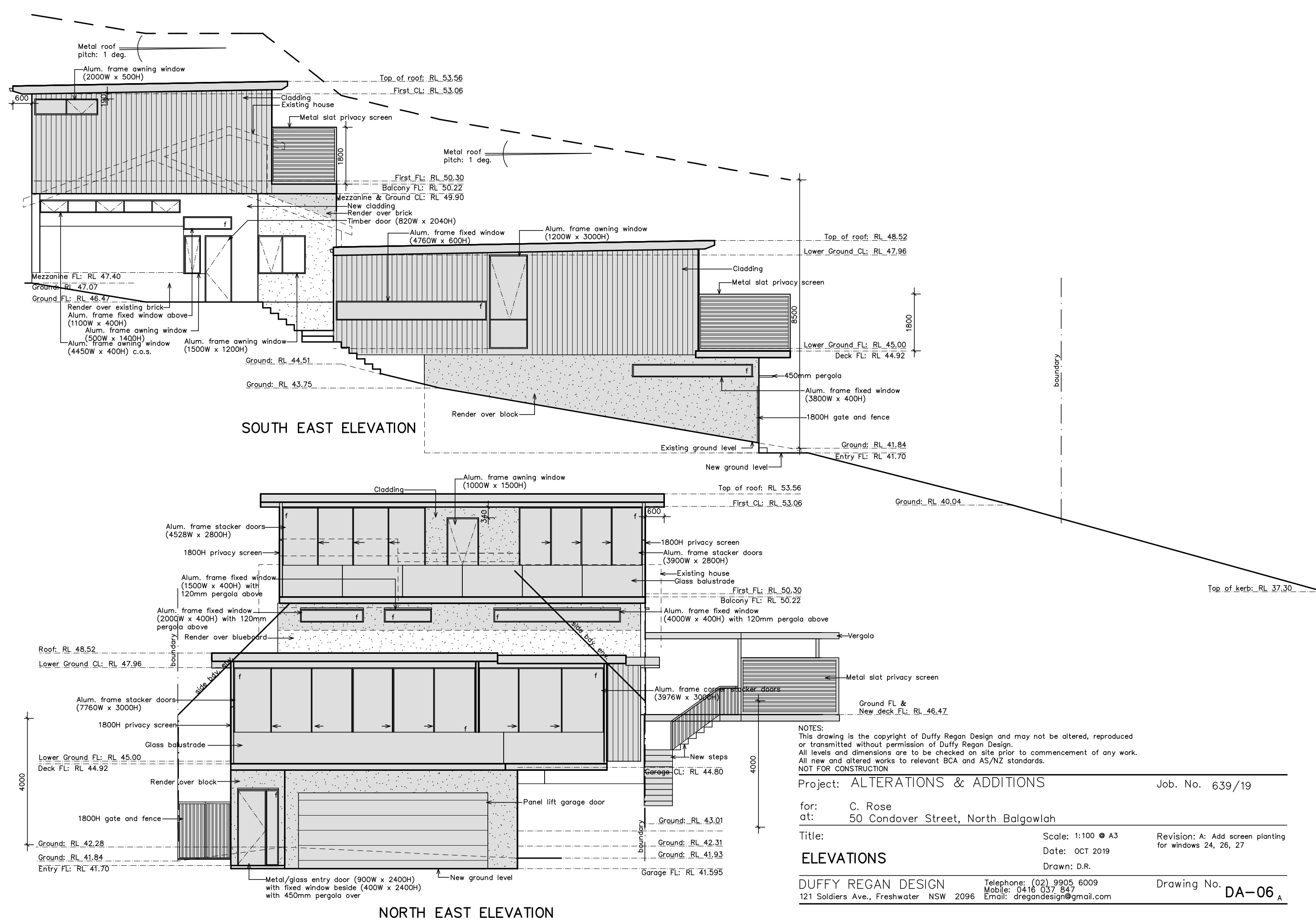
Drawn: D.R.

FIRST FLOOR PLAN

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 Mobile: 0416 037 847
 Email: dregandesign@gmail.com

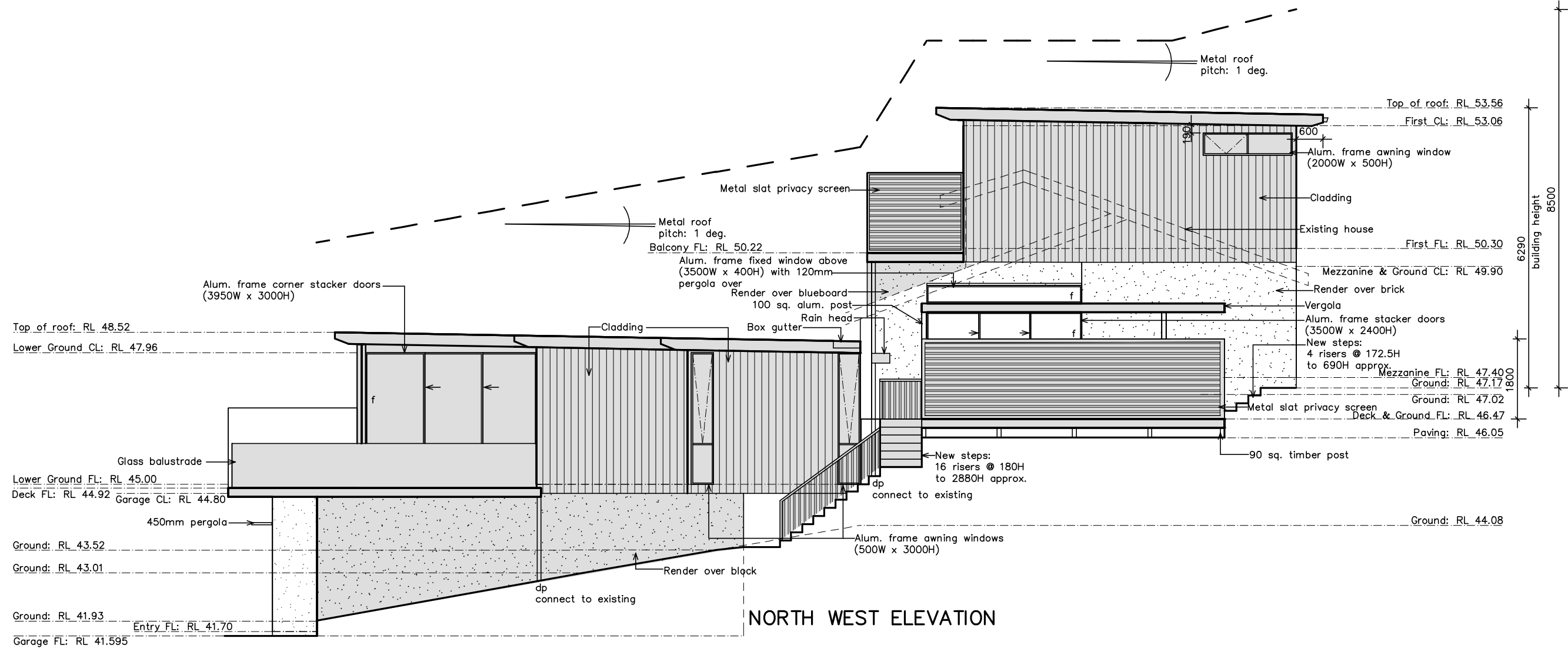
Drawing No. DA-05_A



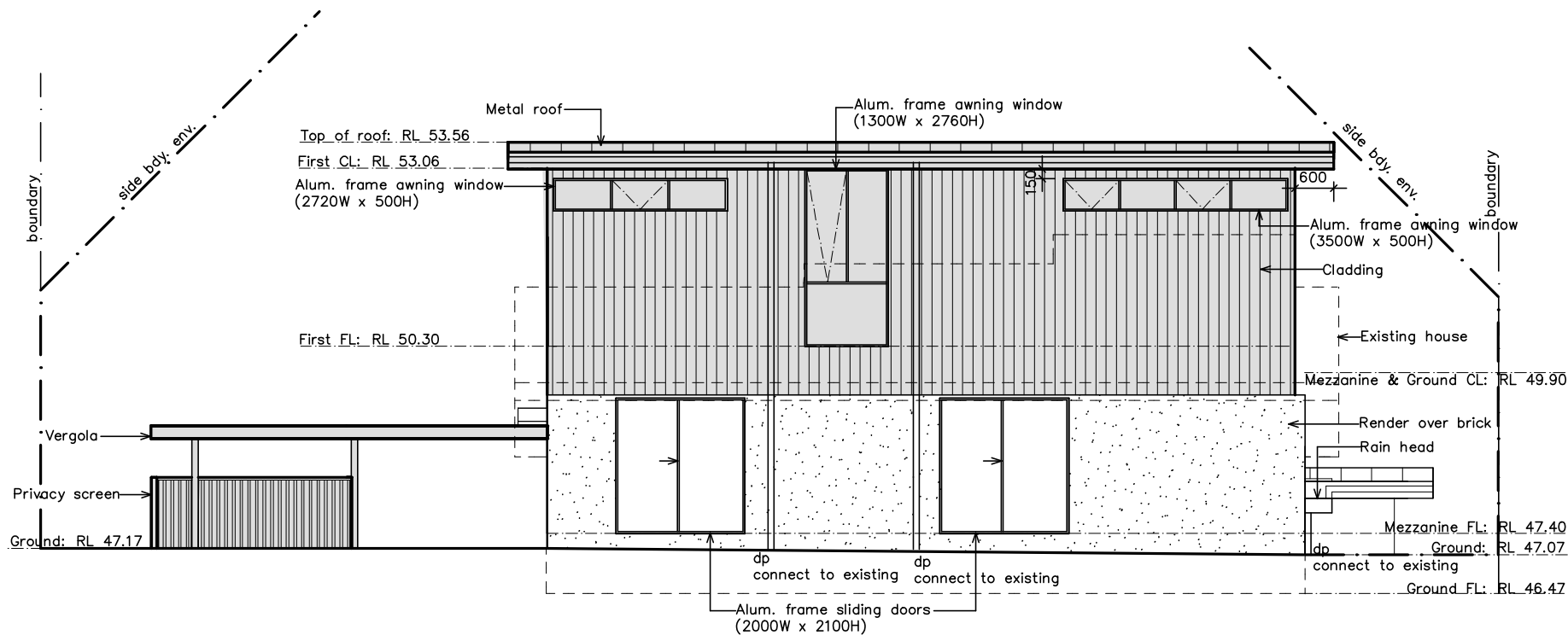


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NOT FOR CONSTRUCTION

Project: ALTERATIONS & ADDITIONS		Job. No. 639/19
for: C. Rose at: 50 Condover Street, North Balgowlah		
Title:	Scale: 1:100 @ A3	Revision: A: Add screen planting for windows 24, 26, 27
	Date: OCT 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-06_A



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

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Project: ALTERATIONS & ADDITIONS

Job. No. 639/19

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

Title:

Scale: 1:100 @ A3

Revision: A: Add screen planting for windows 24, 26, 27

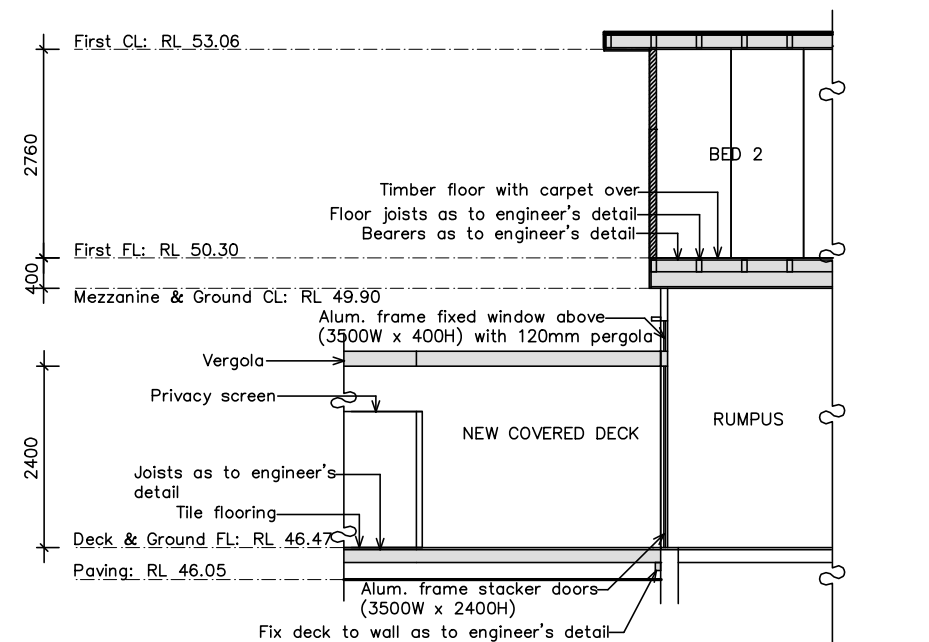
Date: OCT 2019

Drawn: D.R.

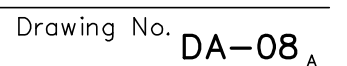
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Email: dregandesign@gmail.com

Drawing No. **DA-07_A**



SECTION A - A

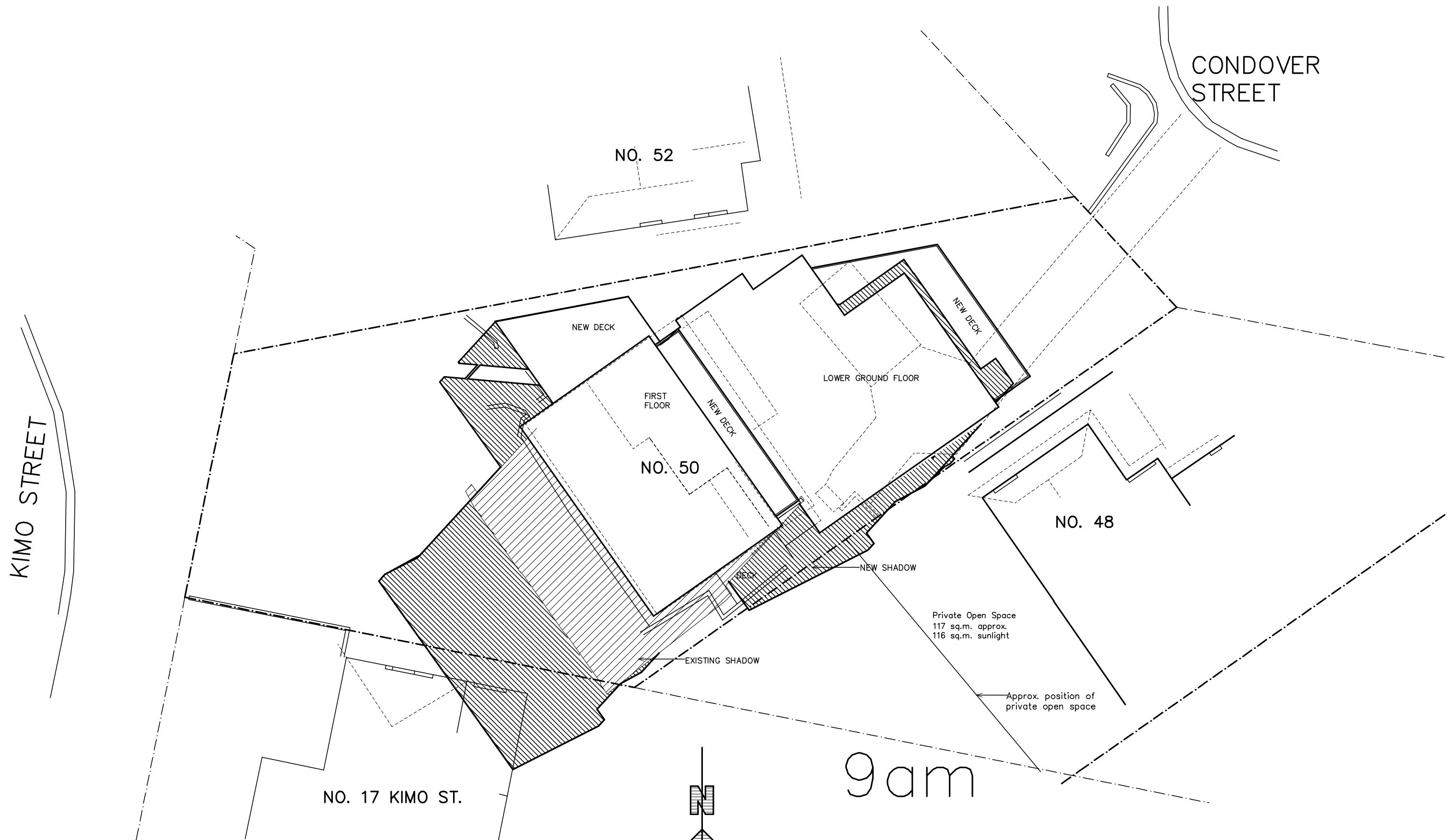


SECTION B - B



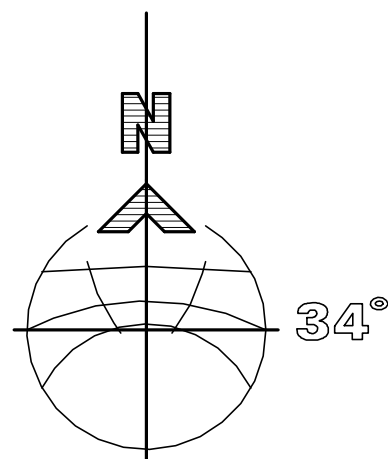
Drawing No. **DA-09**_A

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**
SHADOW DIAGRAMS

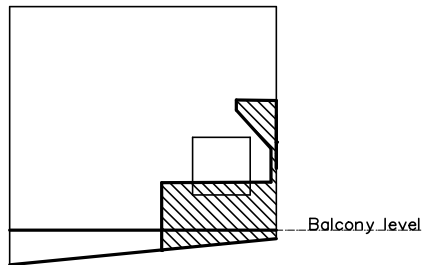
Scale: 1:200
Date: OCT 2019
Drawn: D.R.

Revision: A: 12/19 Add sunlight
sq.m.

DUFFY REGAN DESIGN
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Email: dregandesign@gmail.com

Drawing No. **DA-10** _A



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

DECK

NEW SHADOW

Private Open Space
117 sq.m. approx.
59.8 sq.m sunlight

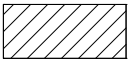
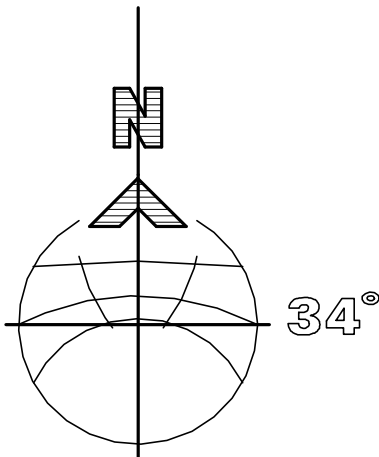
EXISTING SHADOW

No. 48 self shadow

Approx. position of
private open space

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: OCT 2019

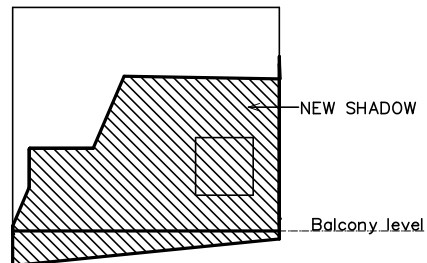
Drawn: D.R.

Revision: A: 12/19 Add sunlight
sq.m.

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Email: dregandesign@gmail.com

Drawing No. DA-11 A



ELEVATION NORTHWEST
WALL TO NO. 48

KIMO STREET

CONDOVER
STREET

NO. 52

NEW DECK

FIRST
FLOOR

NO. 50

NEW DECK

LOWER GROUND FLOOR

DECK

NEW DECK

NO. 48

Private Open Space
117 sq.m. approx
35 sq.m. sunlight

EXISTING SHADOW

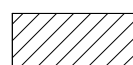
Approx. position of
private open space

No. 48 self shadows

NEW SHADOW

NO. 17 KIMO ST.

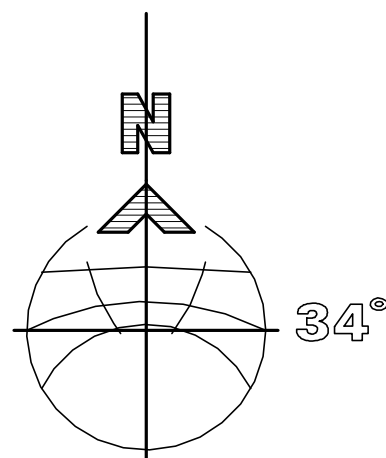
3pm



EXISTING SHADOW FROM SUBJECT PROPERTY



NEW SHADOW FROM SUBJECT PROPERTY



Project: ALTERATIONS & ADDITIONS

Job. No. 639/19

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

Title: JUNE 21
SHADOW DIAGRAMS

Scale: 1:200
Date: OCT 2019

Revision: A: 12/19 Add sunlight
sq.m.

Drawn: D.R.

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Drawing No. DA-12 A