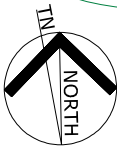


## SITE PLAN

Scale 1:200



### DRAWING NOTES

All new RWP to be connected to the Council's satisfaction  
All timber sizes to comply with timber codes of Australia  
All reinforced concrete slabs, footings, beams, etc to be engineers details and sizes.  
All building works to be in compliance with the building code of Australia.  
DO NOT SCALE FROM DRAWINGS - USE FIGURED DIMENSIONS ONLY  
DIMENSIONS TO BE CHECKED ON SITE.

### CONSTRUCTION

#### Ground Level -Alterations

Demolish internal walls as shown  
Remove sheds for carport  
Demolish section of front fence for widened driveway  
Remove roof tiles and metal decking to allow for first floor addition.  
Construct new WC and stair to upper level  
Extend carport as shown

#### First Floor Additions

Construct first floor addition with timber stud walls, weatherboard external cladding and plasterboard internal linings.  
Construct new balcony and provide waterproof surface above lower entry.  
Internal walls timber stud with plasterboard lining  
Tiled roof is timber framed, insulated plasterboard ceilings.  
Floor to first floor area is timber framed  
Windows are timber and aluminium

### GENERALLY

All sewer fixtures to be connected to existing sewer system  
All new downpipes to drain to existing roof drainage and stormwater system.  
Provide plumbing services to new bathroom facilities.  
Provide electrical services to all new work

### BASIX

As per Basix Certificate Number: A351303

**Lighting** - minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

**Fixtures** - New or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.  
New or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.  
New or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

**Insulation**- for floor/walls/ceiling/roof):  
Floor above existing - Nil  
External wall: Framed: R1.3 or R1.7 incl construction  
Flat ceiling, Pitched roof: ceiling: ceiling: 2.5(up), roof: foil / sarking  
Rood-dark (solar absorptance > 0.7)

**Windows & Glazed Doors** - Each window or glazed door with standard aluminium or timber frames and single clear glass  
or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than U-value:7.63, SHGC: 0.75  
Other windows to have alternate glass options as per the glazing requirements

AREAS			
SITE AREA		579.7 m2	
FSR	Allowed	0.45:1	
	Proposed	0.45:1	

DATE	Amdt.
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Neil Harvey - B.Arch Ph: 0403 505 322  
14 Farrer Place, Frenchs Forest NSW 2086 Email: nfhavry@bigpond.com

### Alterations & Additions

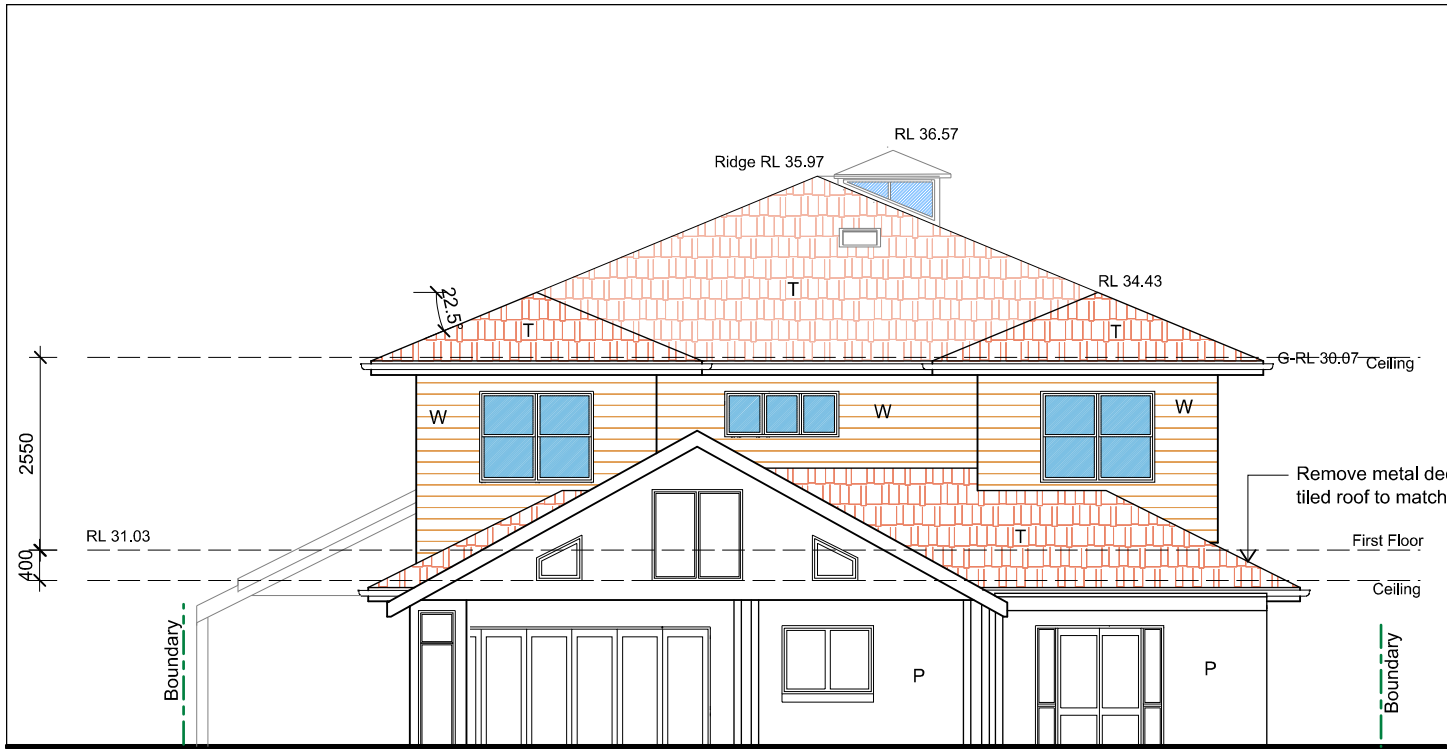
Mr & Mrs Watt

20 Hogan Street, Balgowlah Heights 2093

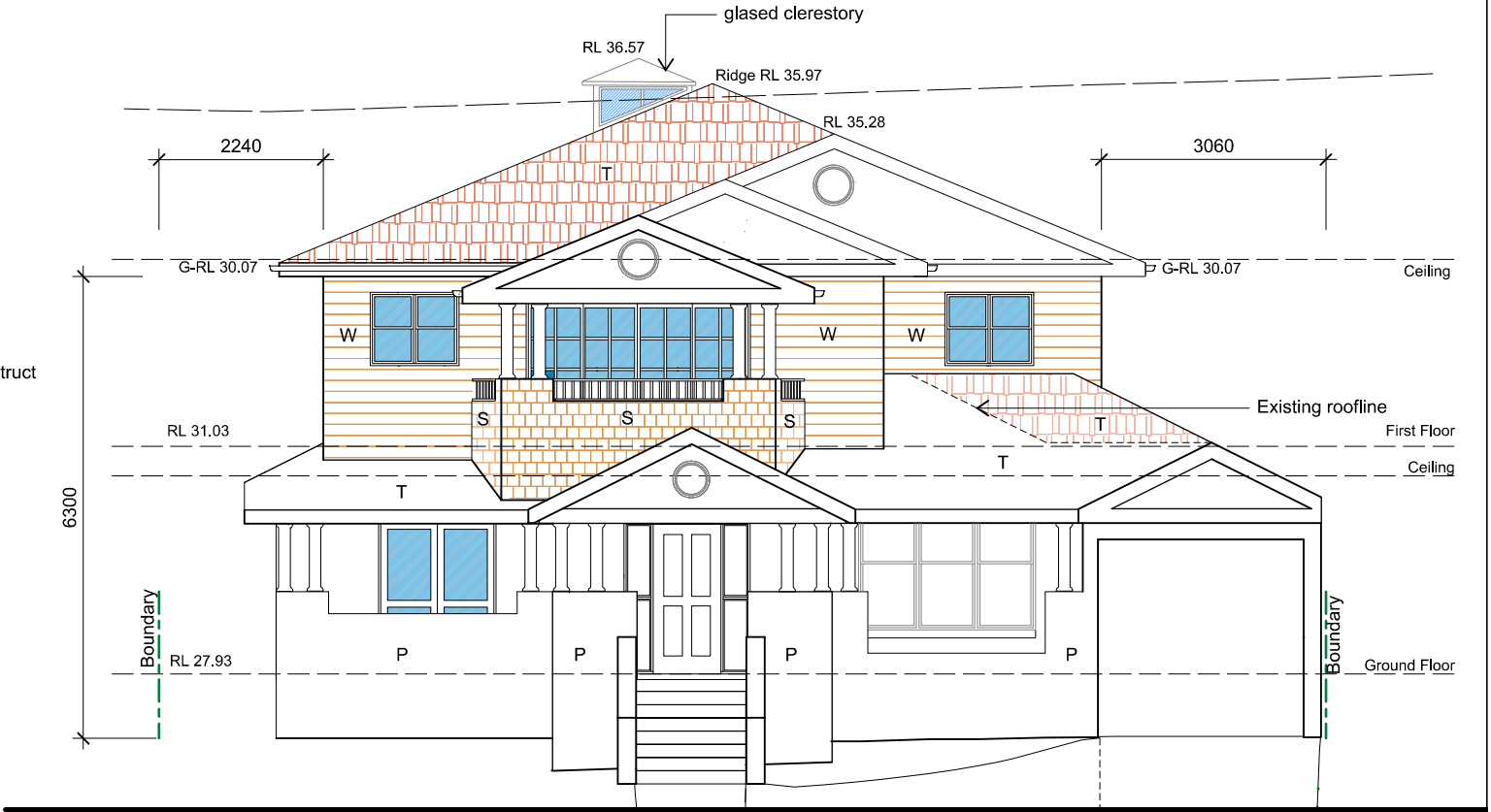
## SITE PLAN

SCALE: 1:200

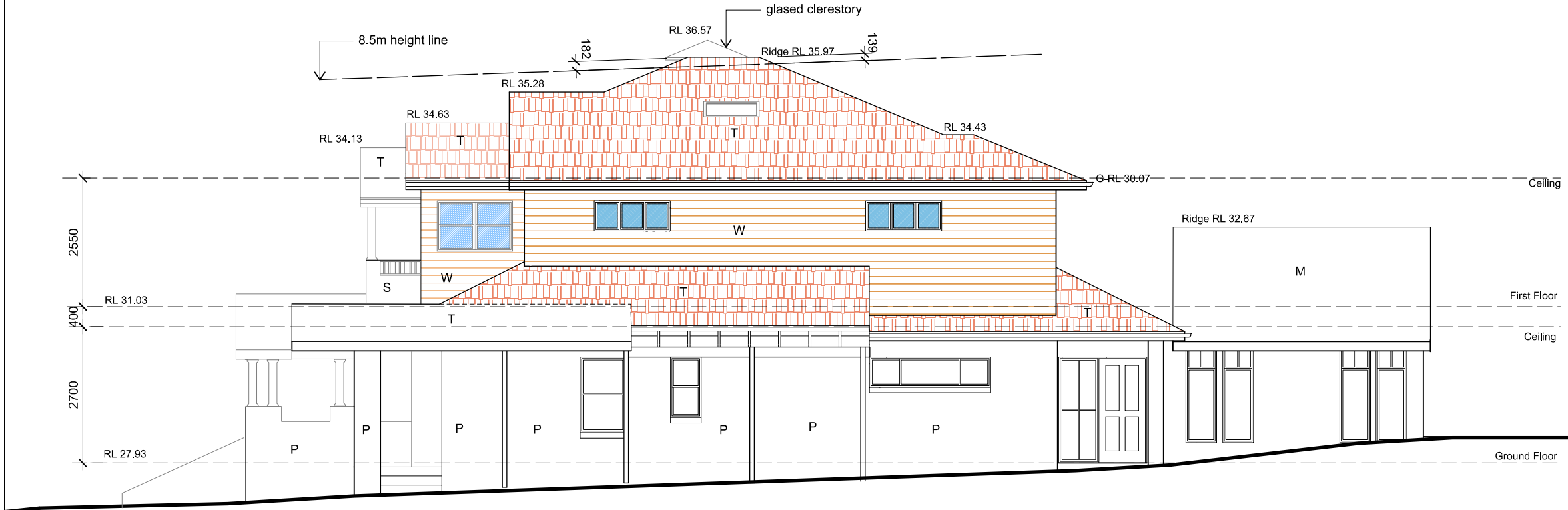
DRAWN:	JOB No:	2037
DATE: 11-6-2019	LOT REF:	Lot 41 DP 36454
DWG SIZE: A3	SHEET:	DA-1



ELEVATION - EAST



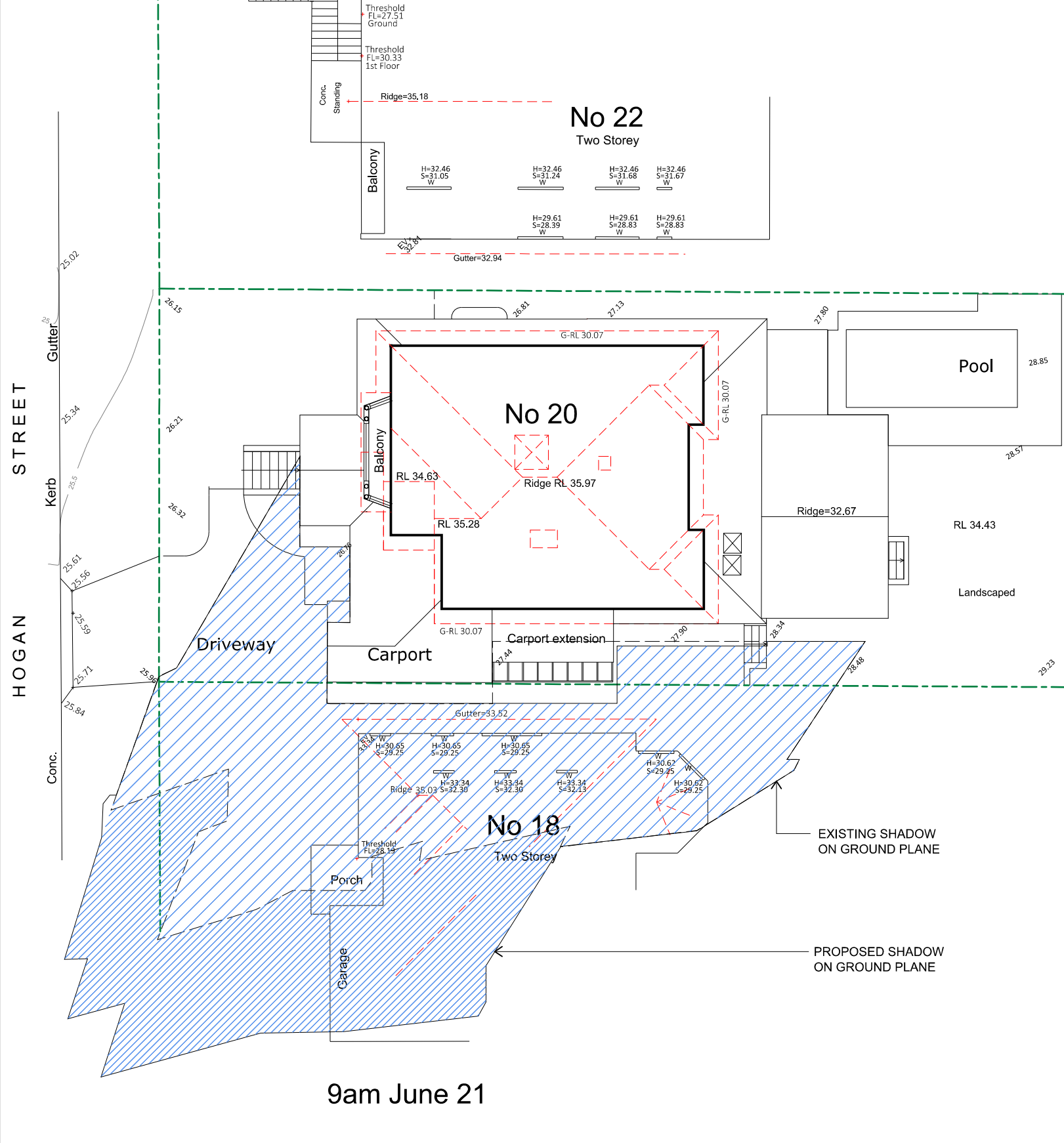
ELEVATION - WEST



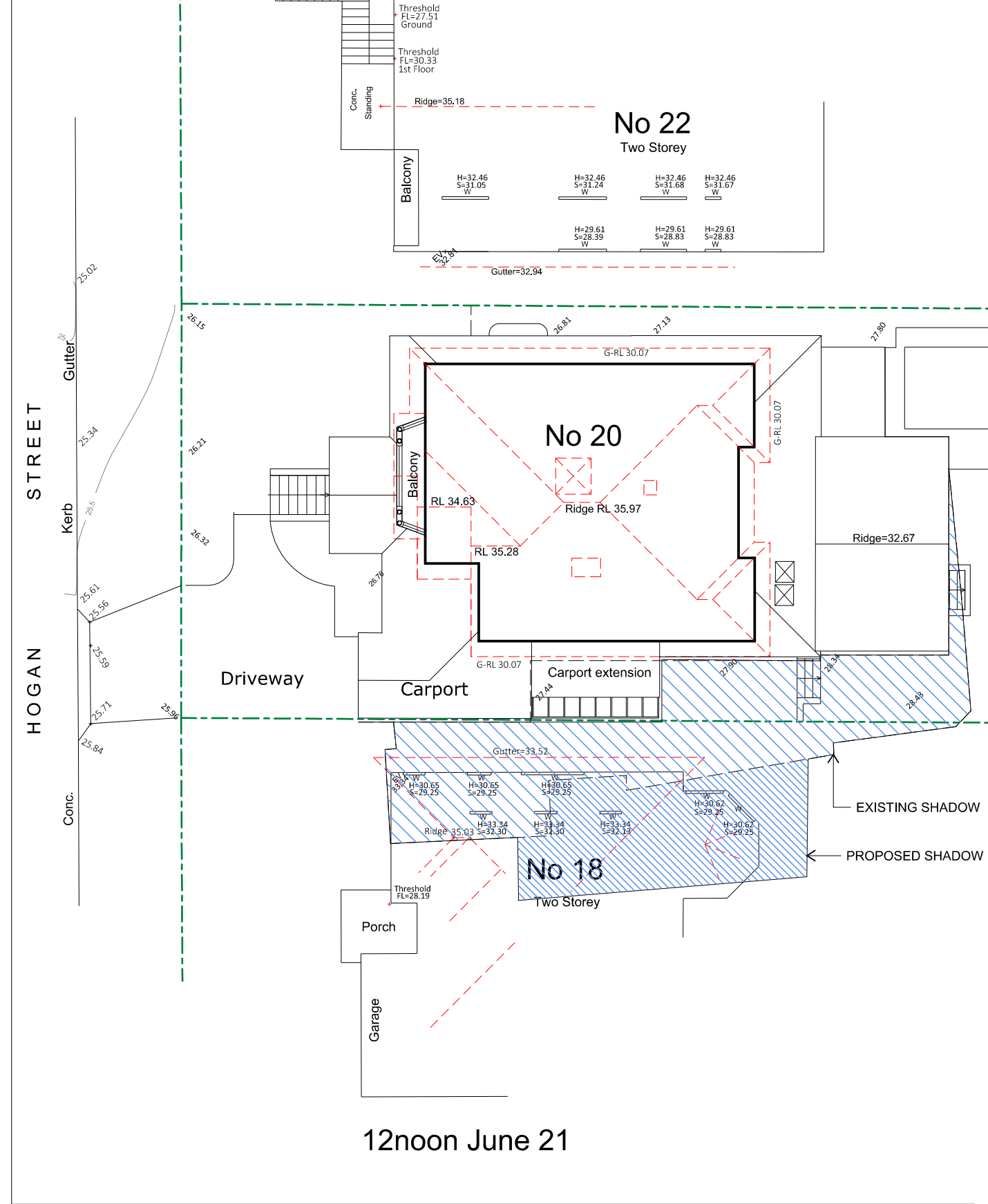
ELEVATION - SOUTH

- LEGEND**
- W WEATHERBOARD
  - T TILED ROOF
  - S SHINGLE SIDING
  - M METAL COLORBOND ROOF
  - P PAINTED EXISTING BRICK

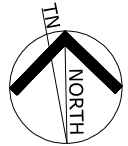
DATE	Amdt.
Neil Harvey - B.Arch 14 Farrer Place, Frenchs Forest NSW 2086 Ph: 0403 505 322 Email: nharvey@bigpond.com	
Alterations & Additions Mr & Mrs Watt 20 Hogan Street, Balgowlah Heights 2093	
ELEVATIONS	
SCALE:	1:100
DRAWN:	JOB No: 2037
DATE: 11-6-2019	LOT REF: Lot 41 DP 36454
DWG SIZE: A3	SHEET: DA-4



9am June 21

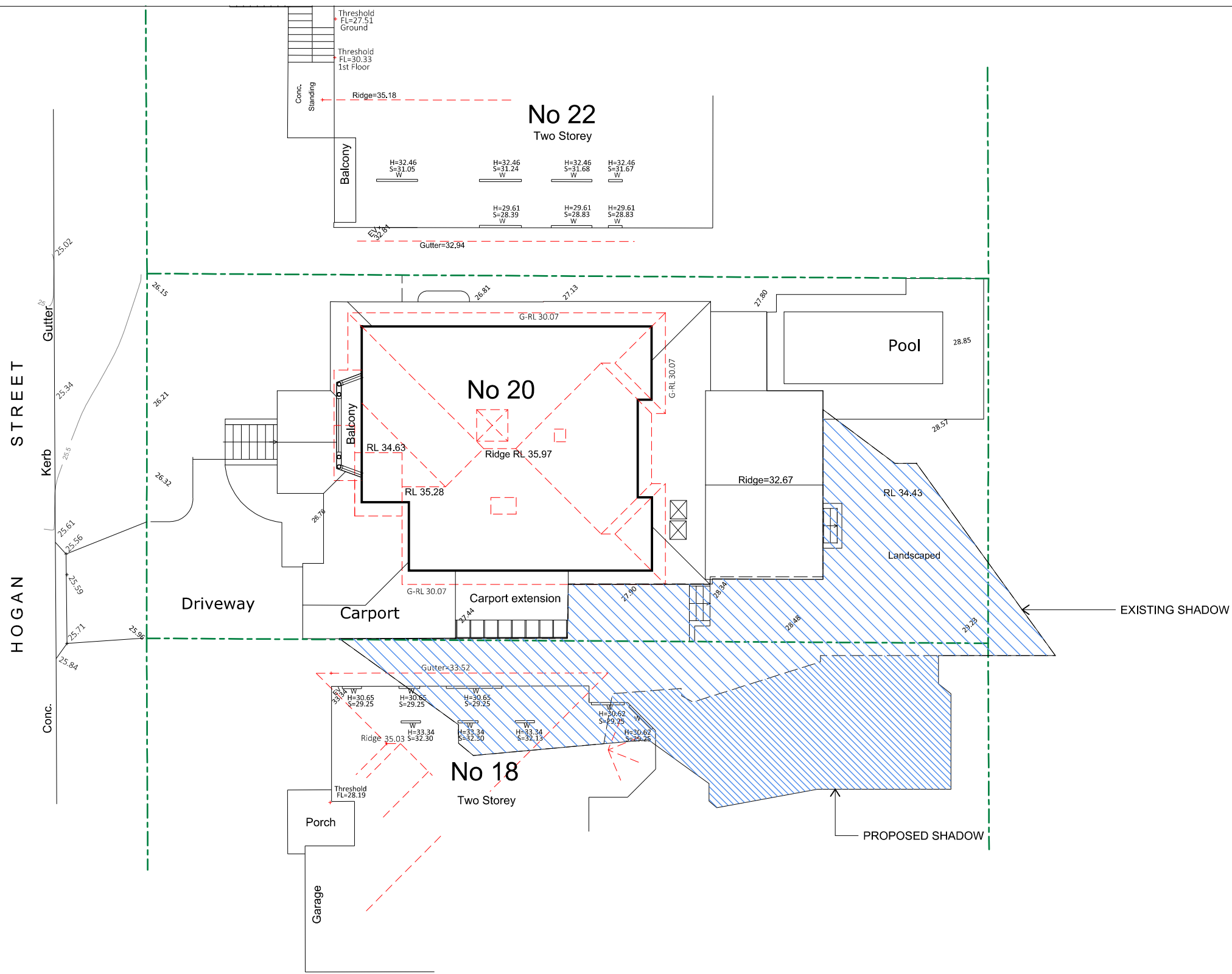


12noon June 21



Note:  
Shadows were cast to true north at the winter solstice.  
The shadows projected from the proposed first floor addition provide additional overshadowing to ground floor windows at No18 residence at 9am.  
This shadow moves off for 12pm and 3pm. No shadows effect the first floor windows.  
It is projected that suitable sun penetration is available for these times selected at the Winter solstice with increased sunlight prior to and after this period.

DATE	Amdt.		
Neil Harvey - B.Arch			Ph: 0403 505 322
14 Farrer Place, Frenchs Forest NSW 2086			Email: nharvey@bigpond.com
Alterations & Additions			
Mr & Mrs Watt			
20 Hogan Street, Balgowlah Heights 2093			
SHADOWS 1			
SCALE:	1:200		
DRAWN:	JOB No: 2037		
DATE:	11-6-2019	LOT REF:	Lot 41 DP 36454
DWG SIZE:	A3	SHEET:	DA-SH-1



Note:  
Shadows were cast to true north at the winter solstice.  
The shadows projected from the proposed first floor addition provide additional overshadowing to ground floor windows at No19 residence at 9am. This shadow moves off for 12pm and 3pm. No shadows effect the first floor windows.  
It is projected that suitable sun penetration is available for these times selected at the Winter solstice with increased sunlight prior to and after this period.

DATE	Amdt.
Neil Harvey - B.Arch 14 Farrer Place, Frenchs Forest NSW 2086	
Ph: 0403 505 322 Email: nharvey@bigpond.com	

Alterations & Additions  
Mr & Mrs Watt  
20 Hogan Street, Balgowlah Heights 2093

## SHADOWS 2

SCALE:	1:200
DRAWN:	JOB No: 2037
DATE: 11-6-2019	LOT REF: Lot 41 DP 36454
DWG SIZE: A3	SHEET: DA-SH-2