



Project ALTERATIONS AND ADDITIONS TO 1-3 FLORIDA RD
PALM BEACH FOR MR & MRS W. ANDERSON

Title **SITE ANALYSIS PLAN**

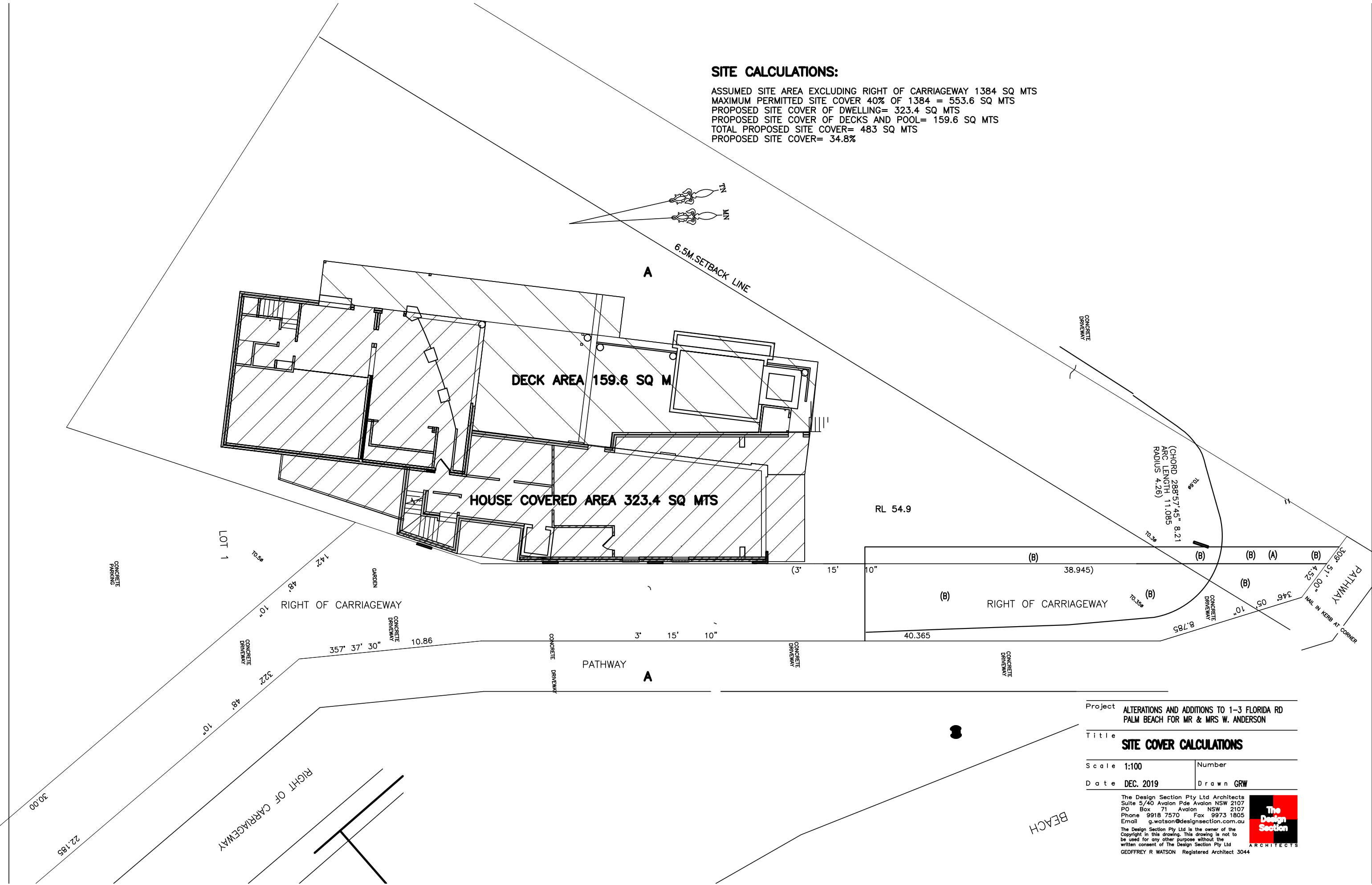
Scale 1:100 Number DA-01
Date OCT. 2019 Drawn GRW

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PO Box 71 Avalon NSW 2107
Phone 9918 7570 Fax 9973 1805
Email g.watson@designsection.com.au
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SITE CALCULATIONS:

ASSUMED SITE AREA EXCLUDING RIGHT OF CARRIAGEWAY 1384 SQ MTS
MAXIMUM PERMITTED SITE COVER 40% OF 1384 = 553.6 SQ MTS
PROPOSED SITE COVER OF DWELLING= 323.4 SQ MTS
PROPOSED SITE COVER OF DECKS AND POOL= 159.6 SQ MTS
TOTAL PROPOSED SITE COVER= 483 SQ MTS
PROPOSED SITE COVER= 34.8%

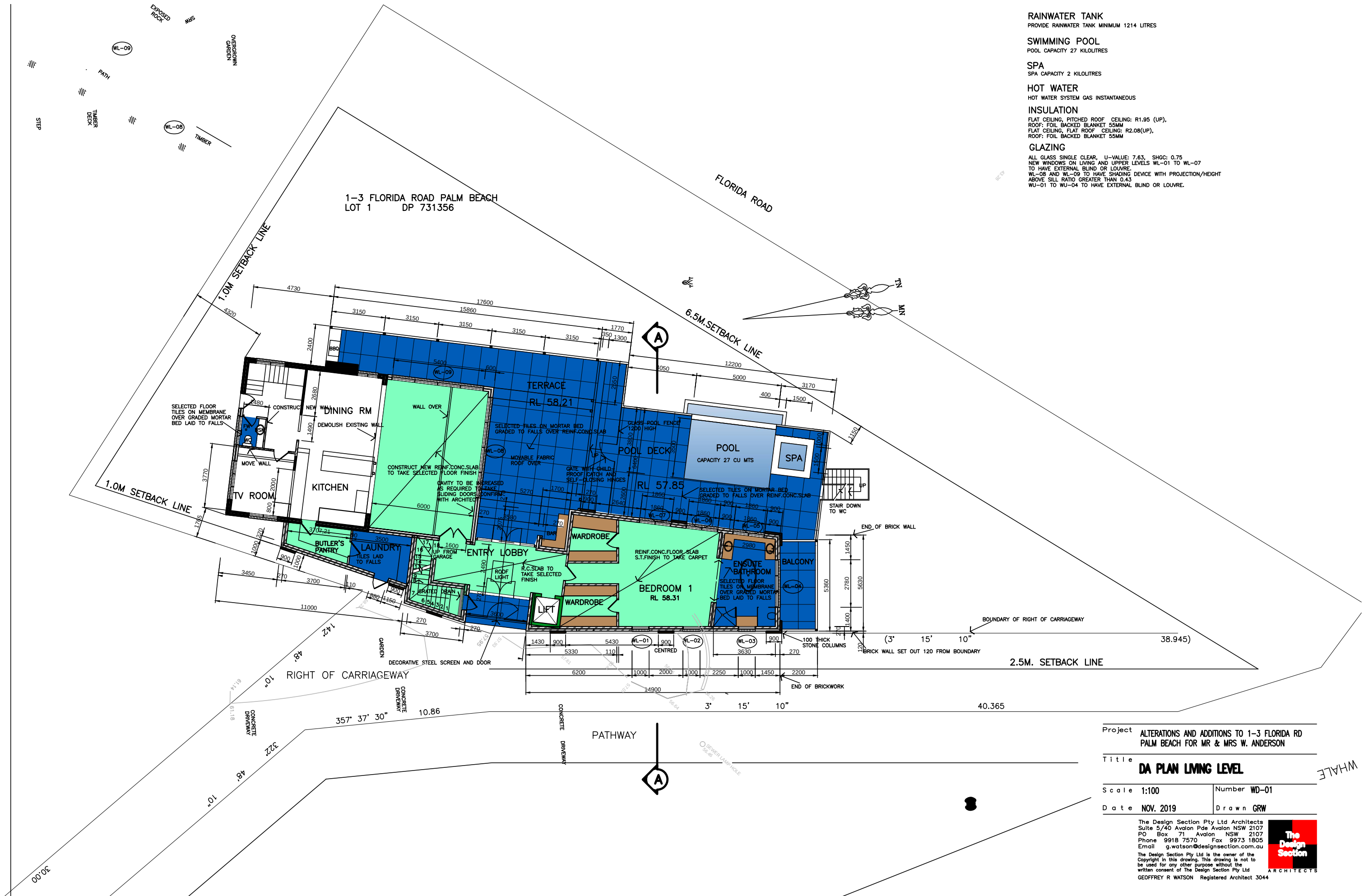


Project		ALTERATIONS AND ADDITIONS TO 1-3 FLORIDA RD PALM BEACH FOR MR & MRS W. ANDERSON	
Title		SITE COVER CALCULATIONS	
Scale	1:100	Number	
Date	DEC. 2019	Drawn	GRW

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GEOFFREY R WATSON Registered Architect 3044

The Design
Section
ARCHITECTS



RAINWATER TANK
PROVIDE RAINWATER TANK MINIMUM 1214 LITRES

SWIMMING POOL
POOL CAPACITY 27 KILOLITRES

SPA
SPA CAPACITY 2 KILOLITRES

HOT WATER
HOT WATER SYSTEM GAS INSTANTANEOUS

INSULATION
FLAT CEILING, PITCHED ROOF CEILING: R1.95 (UP),
ROOF: FOIL BACKED BLANKET 55MM
FLAT CEILING, FLAT ROOF CEILING: R2.08(UP),
ROOF: FOIL BACKED BLANKET 55MM

GLAZING
ALL GLASS SINGLE CLEAR, U-VALUE: 7.63, SHGC: 0.75
NEW WINDOWS ON LIVING AND UPPER LEVELS WL-01 TO WL-07
TO HAVE EXTERNAL BLIND OR LOUVRE.
WL-08 AND WL-09 TO HAVE SHADING DEVICE WITH PROJECTION/HEIGHT
ABOVE SILL RATIO GREATER THAN 0.43
WU-01 TO WU-04 TO HAVE EXTERNAL BLIND OR LOUVRE.

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PALM BEACH FOR MR & MRS W. ANDERSON

Title DA PLAN LIVING LEVEL

Scale 1:100 Number WD-01

Date NOV. 2019 Drawn GRW

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BASIX NOTES:

RAINWATER TANK
PROVIDE RAINWATER TANK MINIMUM 1214 LITRES

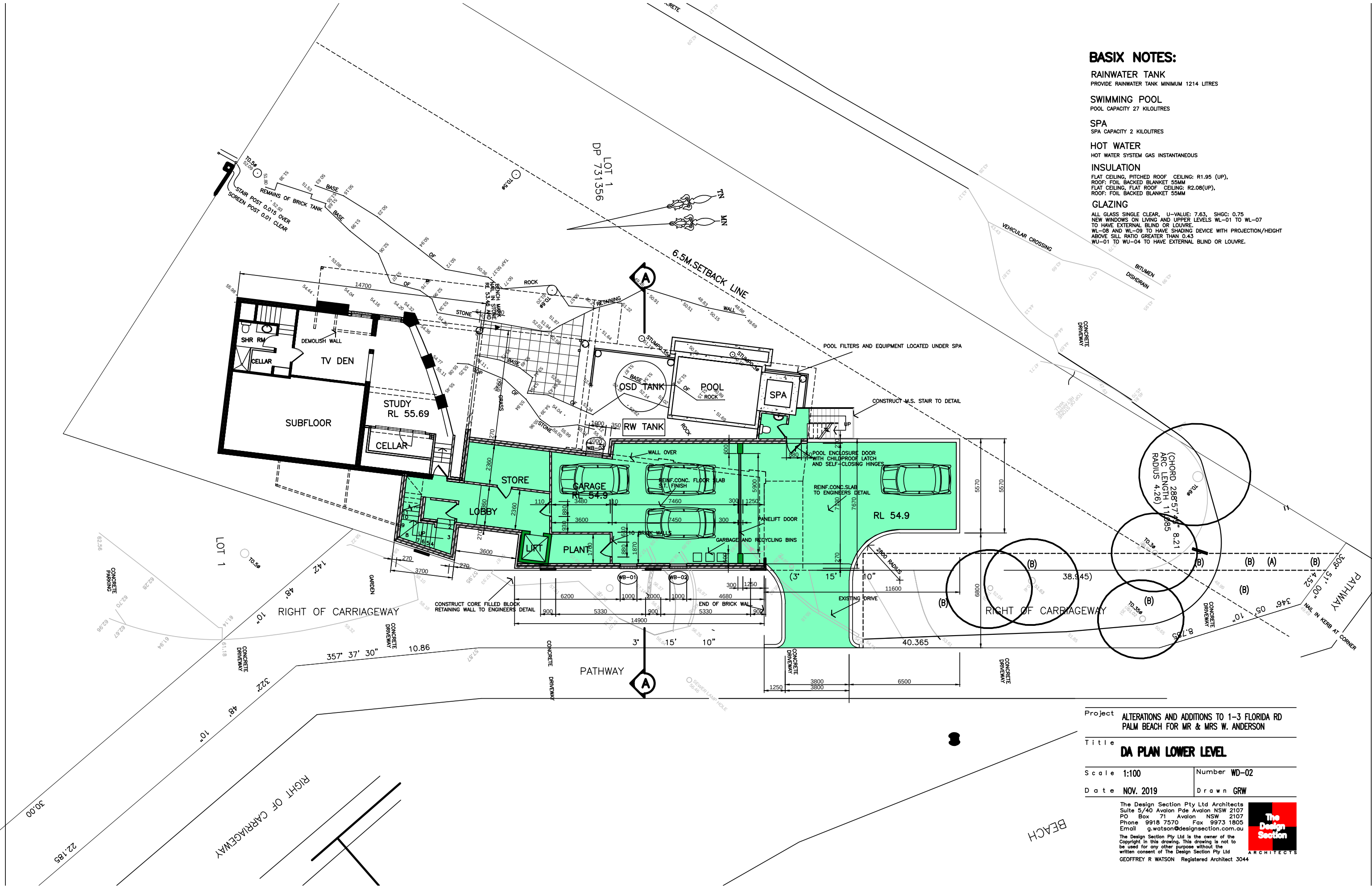
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PALM BEACH FOR MR & MRS W. ANDERSON

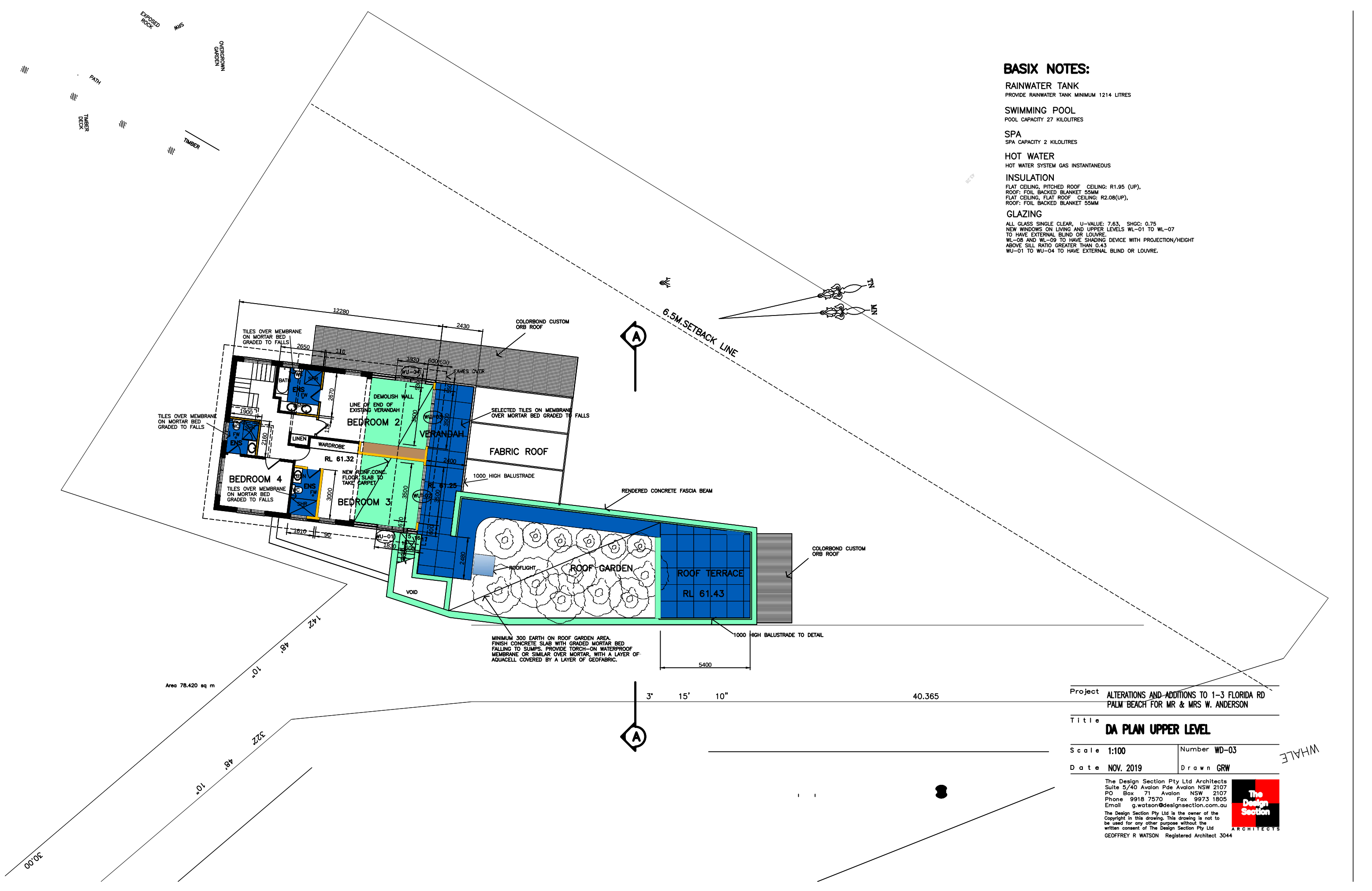
Title **DA PLAN LOWER LEVEL**

Scale 1:100 Number WD-02

Date NOV. 2019 Drawn GRW

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BASIX NOTES:

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SWIMMING POOL
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SPA
SPA CAPACITY 2 KILOLITRES

HOT WATER
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INSULATION
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PALM BEACH FOR MR & MRS W. ANDERSON

Title **DA PLAN UPPER LEVEL**

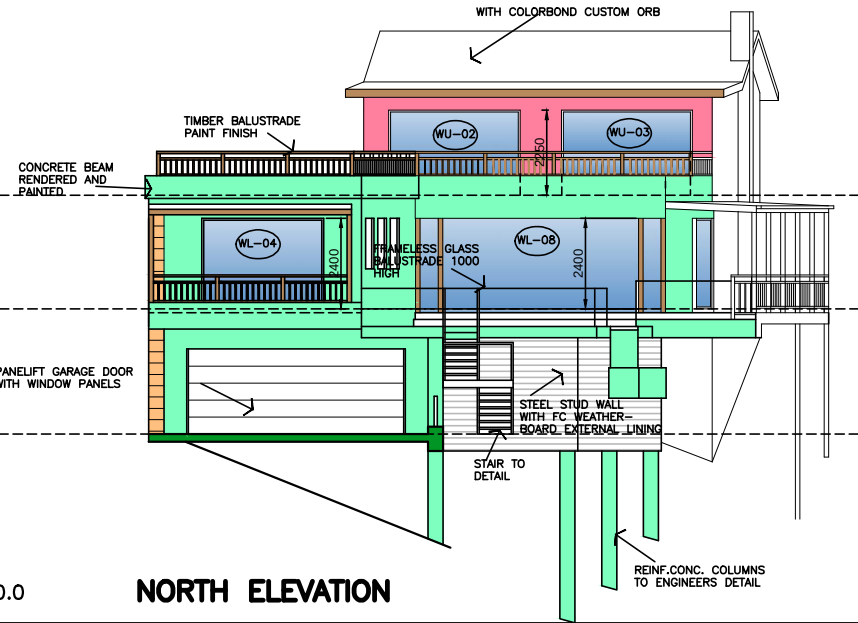
Scale 1:100 Number WD-03

Date NOV. 2019 Drawn GRW

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WHALE



NORTH ELEVATION

BASIX NOTES:

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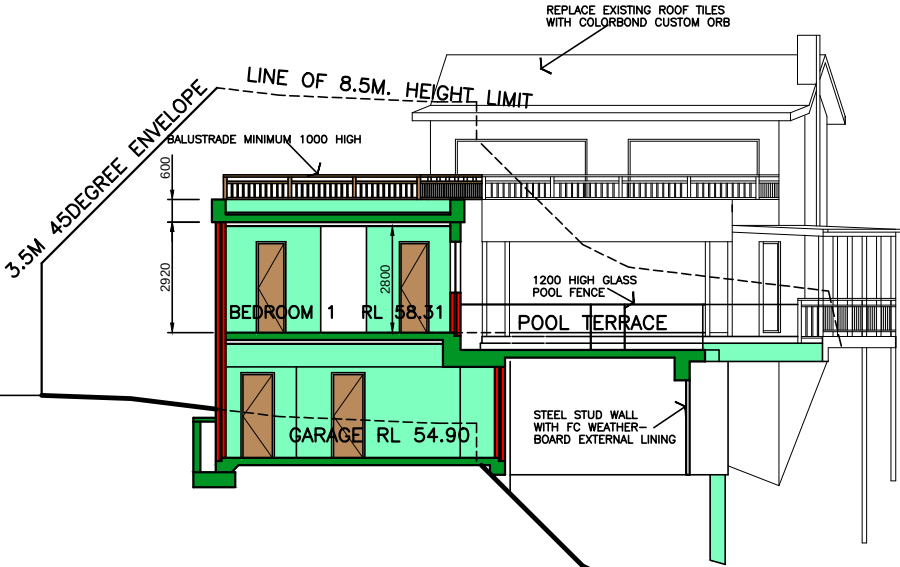
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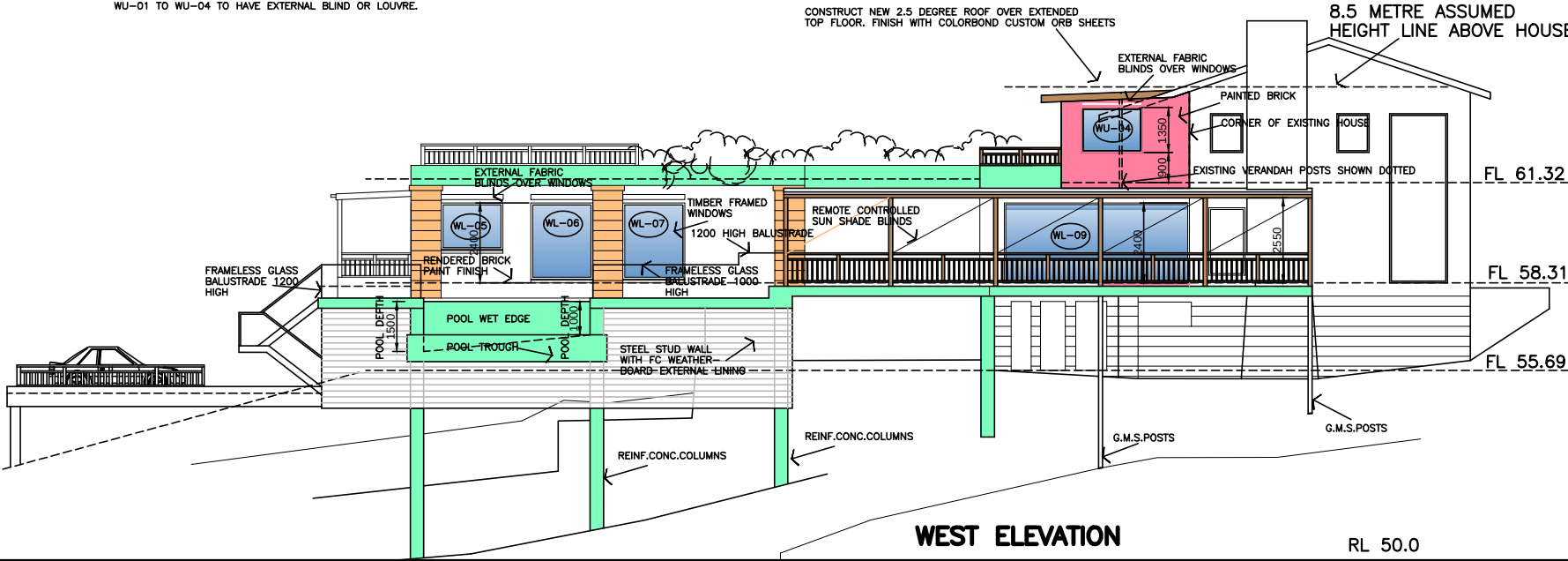
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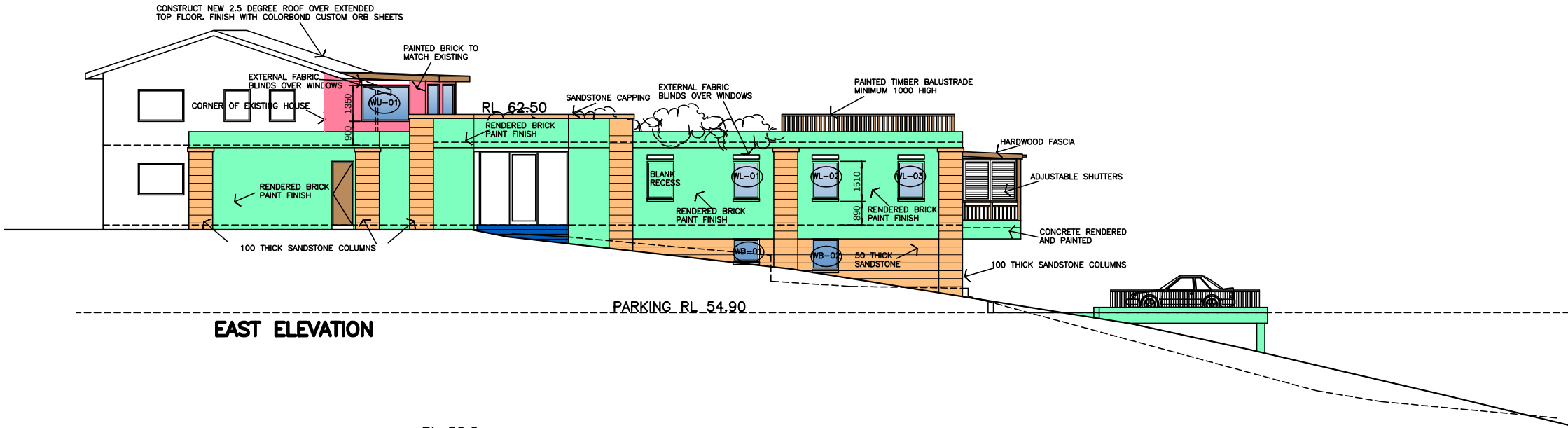
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SECTION AA



WEST ELEVATION



EAST ELEVATION

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PALM BEACH FOR MR & MRS W. ANDERSON

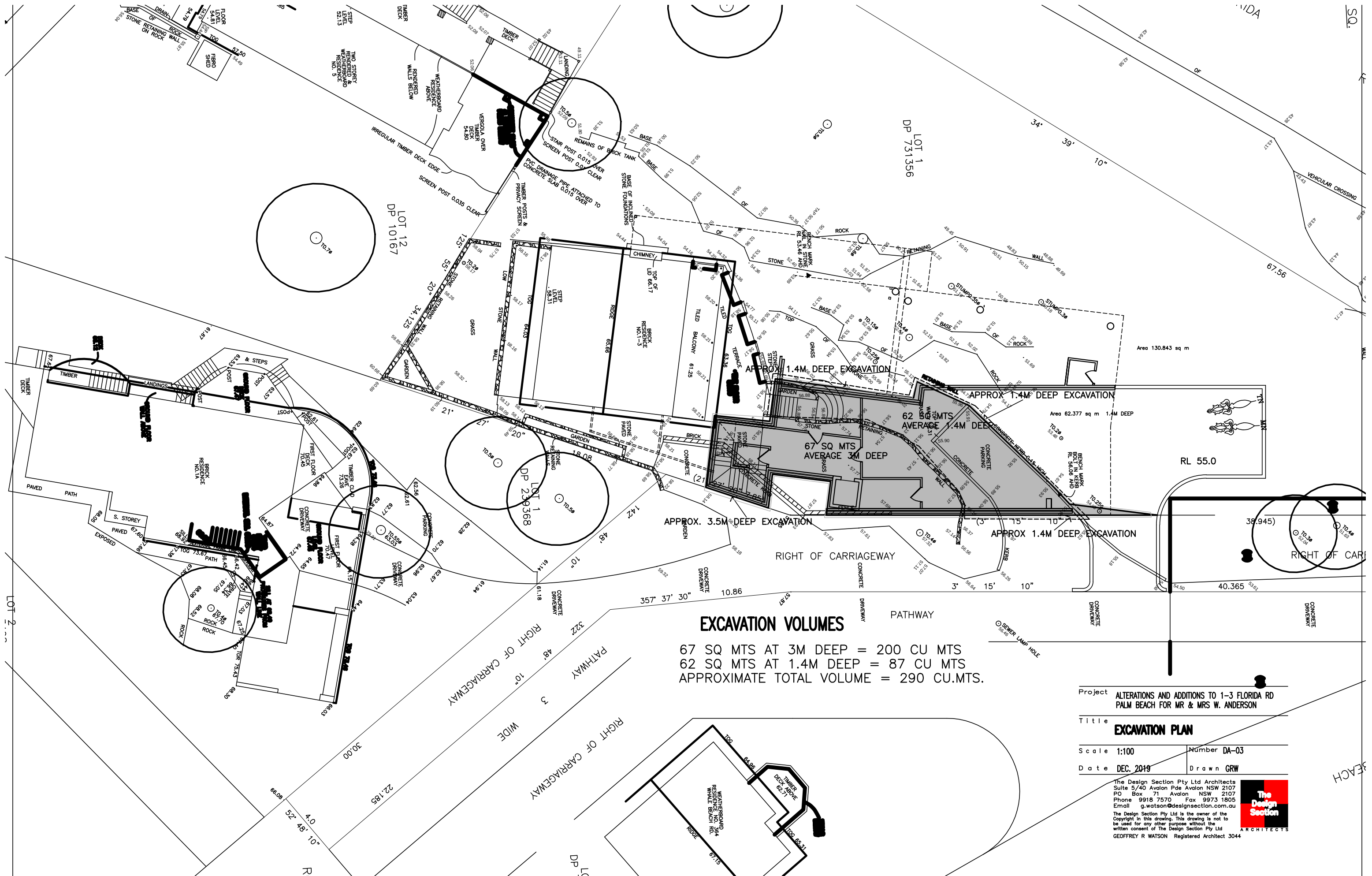
Title DA ELEVATIONS AND SECTION

Scale 1:100 Number WD-04

Date NOV, 2019 Drawn GRW

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EXCAVATION VOLUMES

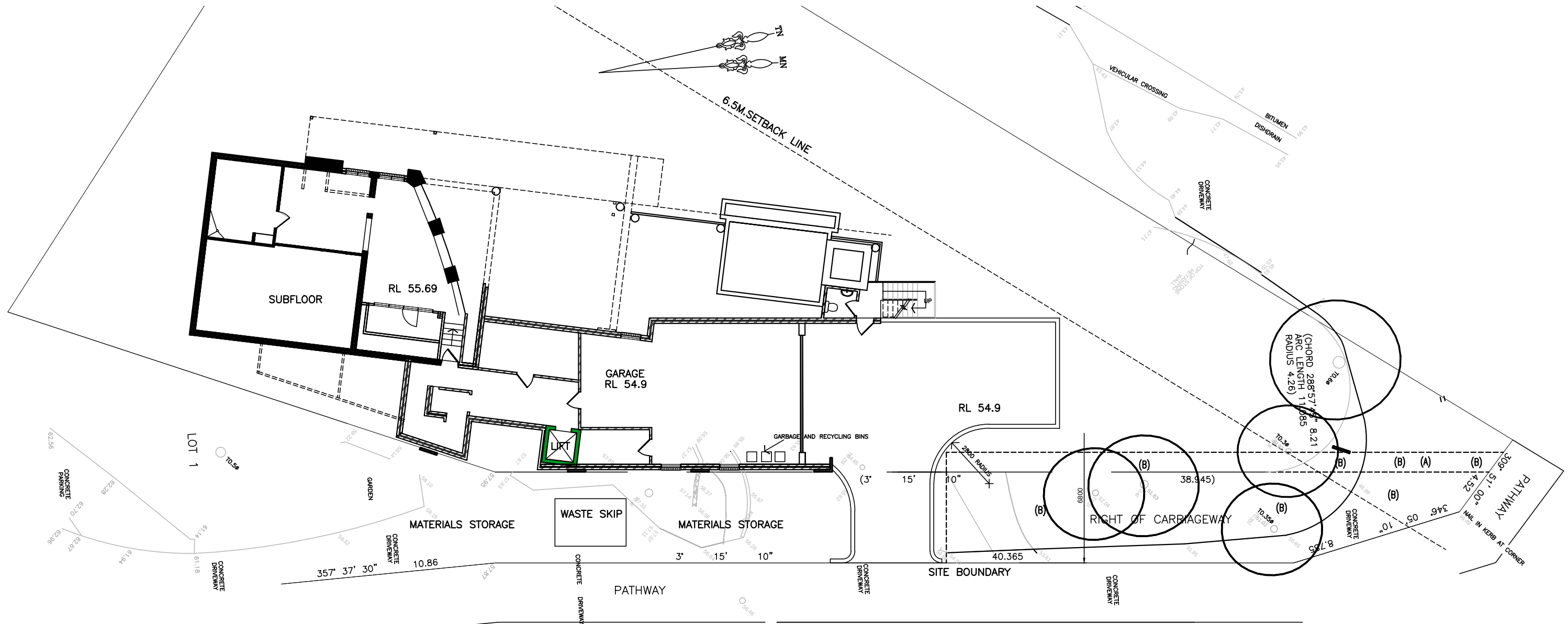
67 SQ MTS AT 3M DEEP = 200 CU MTS
62 SQ MTS AT 1.4M DEEP = 87 CU MTS
APPROXIMATE TOTAL VOLUME = 290 CU.MTS.

Project	ALTERATIONS AND ADDITIONS TO 1-3 FLORIDA RD PALM BEACH FOR MR & MRS W. ANDERSON		
Title	EXCAVATION PLAN		
Scale	1:100	Number	DA-03
Date	DEC. 2019	Drawn	GRW

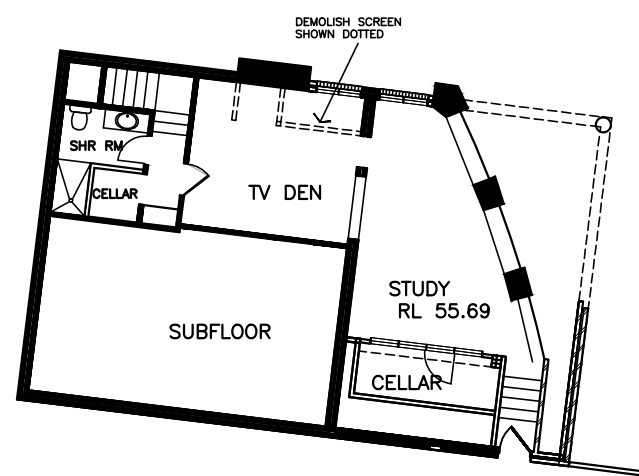
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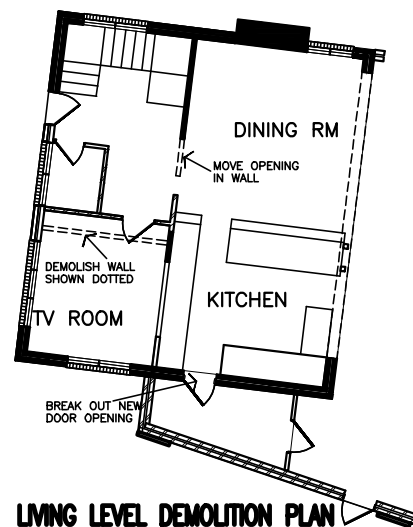




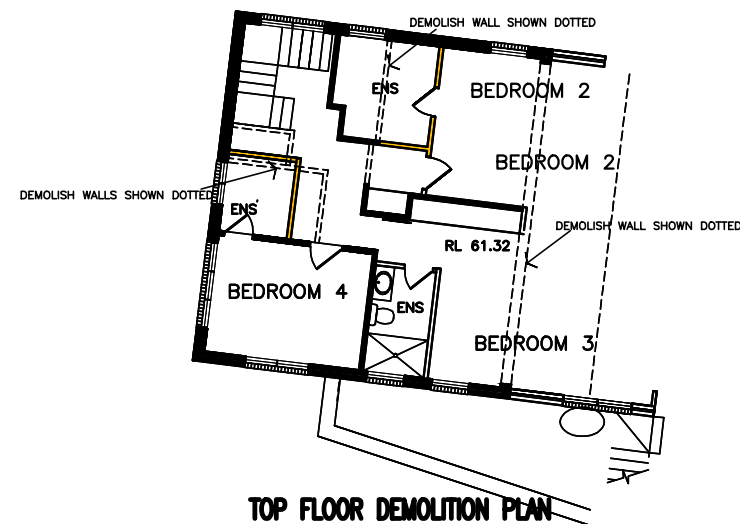
WASTE AND MATERIALS STORAGE PLAN



LOWER LEVEL DEMOLITION PLAN



LIVING LEVEL DEMOLITION PLAN



TOP FLOOR DEMOLITION PLAN

Project ALTERATIONS AND ADDITIONS TO 1-3 FLORIDA RD
PALM BEACH FOR MR & MRS W. ANDERSON

Title **DEMOLITION & MATERIALS STORAGE PLAN**

Scale 1:100 Number DA-04

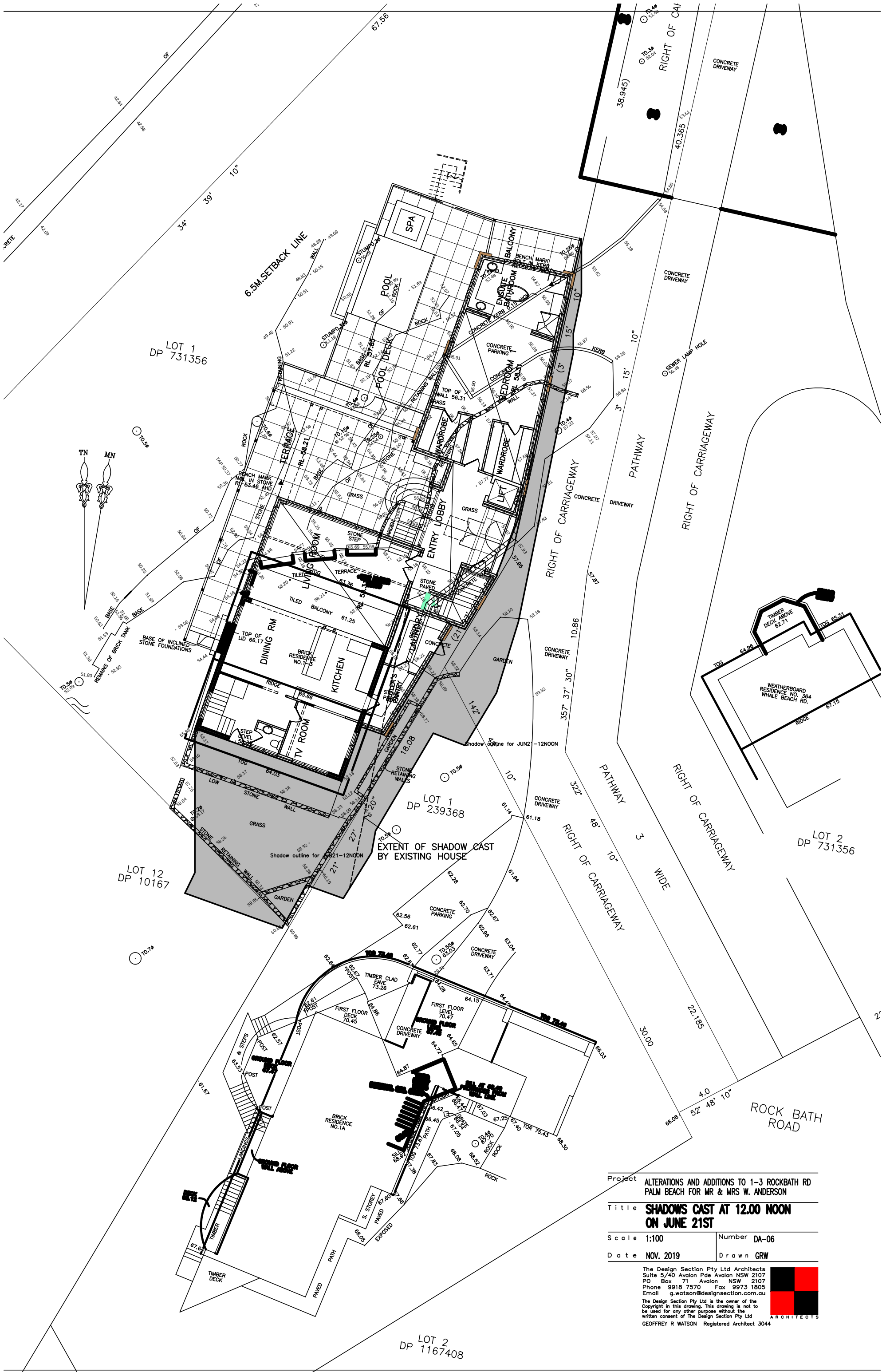
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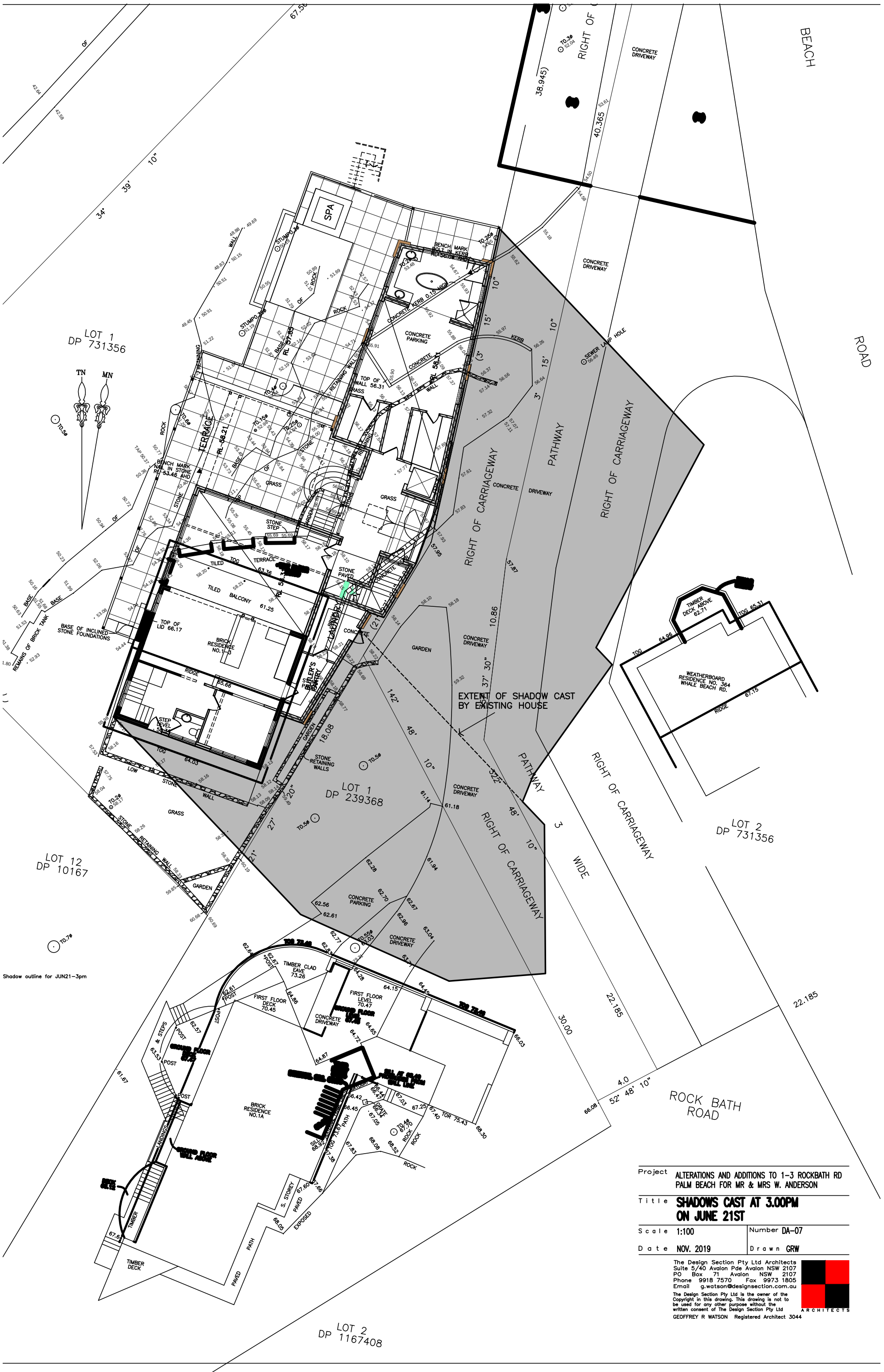


Project		ALTERATIONS AND ADDITIONS TO 1-3 ROCKBATH RD PALM BEACH FOR MR & MRS W. ANDERSON	
Title		SHADOWS CAST AT 12.00 NOON ON JUNE 21ST	
Scale	1:100	Number	DA-06
Date	NOV. 2019	Drawn	GRW

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Project ALTERATIONS AND ADDITIONS TO 1-3 ROCKBATH RD
PALM BEACH FOR MR & MRS W. ANDERSON

Title SHADOWS CAST AT 3.00PM
ON JUNE 21ST

Scale 1:100 Number DA-07

Date NOV. 2019 Drawn GRW

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21/12/2019

Alterations and Additions to dwelling at 1-3 Florida Road Palm Beach 2108

EXTERIOR COLOUR SCHEDULE

Cement Render &
Painted Brickwork
Porters Drumbeat



Timber Fascias
Window Frames
Plain White
Porter's Original Paints

Undercroft F.C. Weatherboards
Dulux Bogart



Roof
Colorbond *Windspray*



Columns Sydney Sandstone

Windspray® +**
SA = 0.58



PLAN OF

LOT 1 IN D.P. 731356
AT No.1-3 FLORIDA RD., PALM BEACH.
SCALE 1:1000 A1 DATUM A.H.D.

SITE AREA = 1800 M SQ.
SITE AREA EXCLUDING ROW = 1384 M SQ.

DP SURVEYING

LAND & ENGINEERING SURVEYORS
48 JOHN ST, AVALON BEACH 2107
PHONE : 9918-3359, 0414183220
EMAIL : dp@dpssurveying.com.au
DATE : 17 SEPTEMBER, 2019
MY REF : 3285 SHEET 2 OF 2
DAVID PARSONS, REGISTERED SURVEYOR NO.1819

NOTES

1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CAREFULLY MARKED ON SITE.
2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH. MINIMIZE YOUR RISK AND DIAL 1100 BEFORE YOU DIG.
3. THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. BEARINGS SHOWN ARE BASED ON A MAGNETIC MERIDIAN.
4. W DENOTES WINDOW, D DENOTES DOOR, WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SPREADS ARE SHOWN BY CIRCLES ONLY AND MAY NOT BE SYMMETRICAL.
7. SW, BR, BL, LN, SL, SW - DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
8. TOS, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB.
9. C DENOTES ROAD GUTTER.
10. SUBJECT LAND IS AFFECTED BY A COVENANT NO. W332499 SHOWN TAN COLOURED HEREON.

