

Martin Lane

SUMMER MORNING SOLAR ACCESS

MM BY DP 3277
APPROX TRUE NORTH

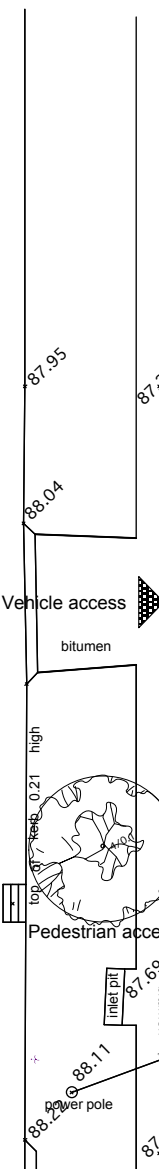
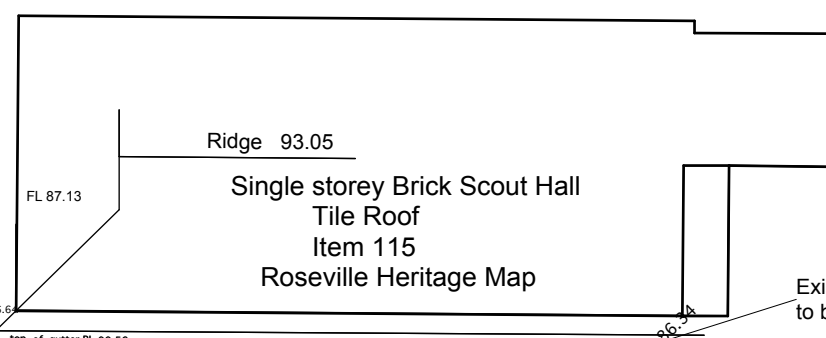
NORTHERN SOLAR ACCESS

WINTER AFTERNOON SOLAR ACCESS

Community Open space

WINTER MORNING SOLAR ACCESS

Community Open space

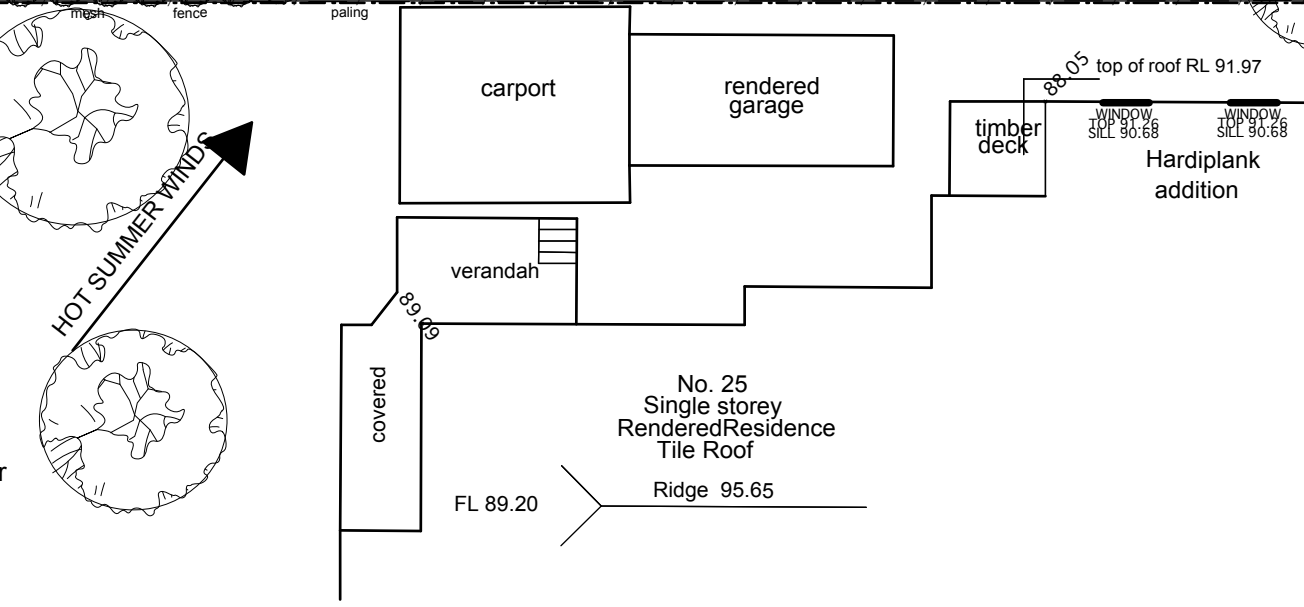
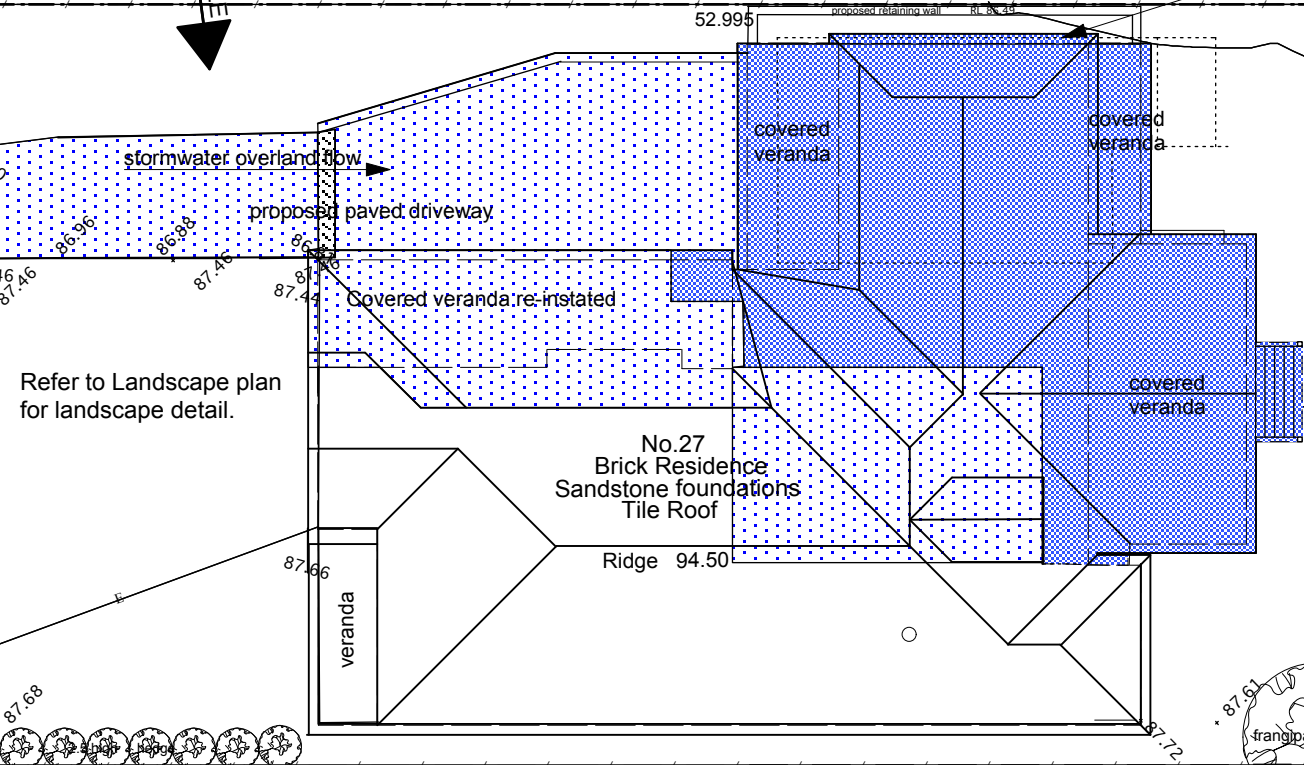


Roseville Avenue

COOL SUMMER BREEZE

HOT SUMMER WINDS

COLD WINTER WINDS



Refer to Landscape plan for landscape detail.

Private open Space over 300sqm

Private open Space

Pool

NOTES:

This property is within Roseville Heritage Conservation area

Extent of new footprint to residence

Alterations to existing

Works detailed in Landscape plan

- Opportunities-
- Formalise existing garaging & driveway.
 - Re-instate winter veranda, allow sunlight & breezes to access rooms.
 - Create a stronger link between the private open space of the site & the living areas of the home.
 - Additional trees to be planted.
 - Extend the existing federation style.
 - Remove random concrete pathways & hardened areas.
 - The proposal will not make any significant change to the solar aspect for adjoining properties.


DRAWN BY
Marie Mattinson
building designer

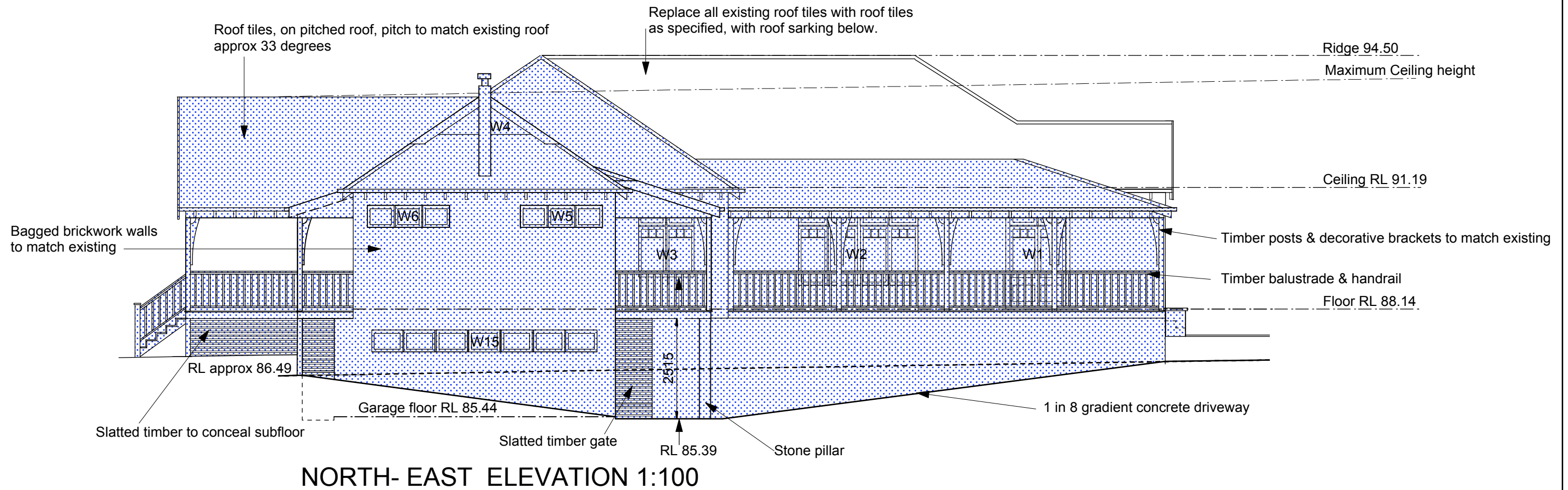
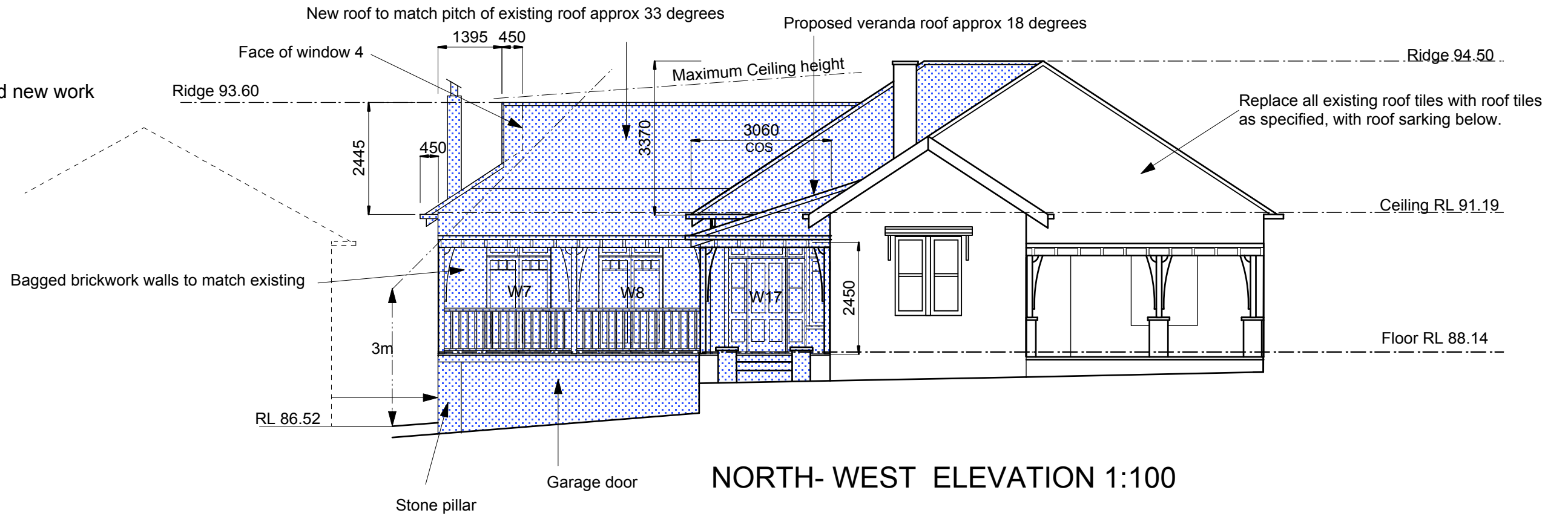
M: 0410 191 908 W: www.mariemattinson.com.au ABN 95 118 231 847

PROJECT
27 Roseville Avenue, Roseville.
for Matthew & Joanne Connors
Lot 64 Sec B DP 3277

DRAWN	SCALE	DATE	DWG NO
MM	1:200	20/12/2013	DA 02
TITLE			REV
Site Analysis			A

LEGEND

 Proposed new work



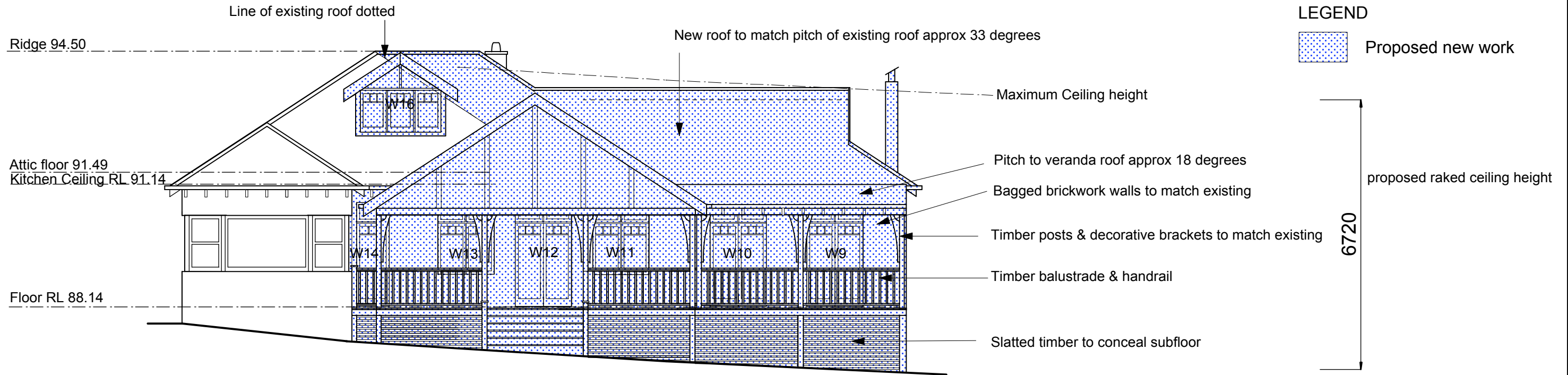
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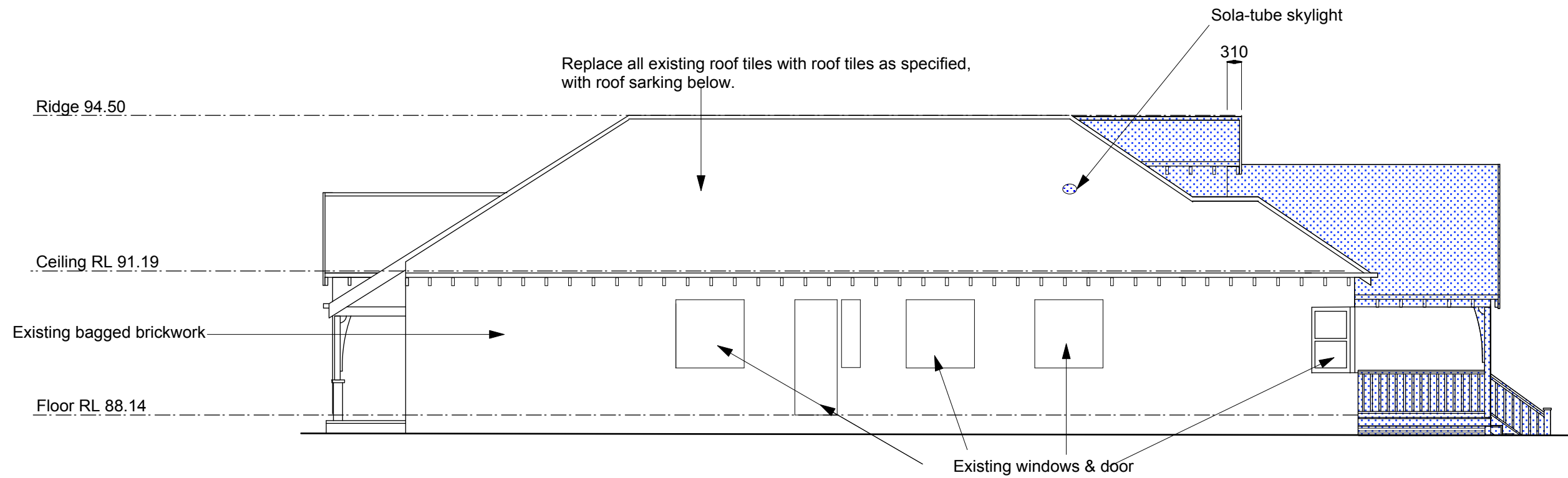
PROJECT
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DRAWN MM	SCALE 1:100	DATE 20/12/2013
TITLE North Elevations		

DWG NO DA 12	REV A
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SOUTH-EAST ELEVATION 1:100



SOUTH- WEST ELEVATION 1:100

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DRAWN MM	SCALE 1:100	DATE 20/12/2013
TITLE South Elevations		

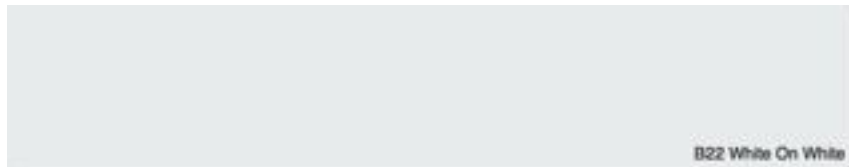
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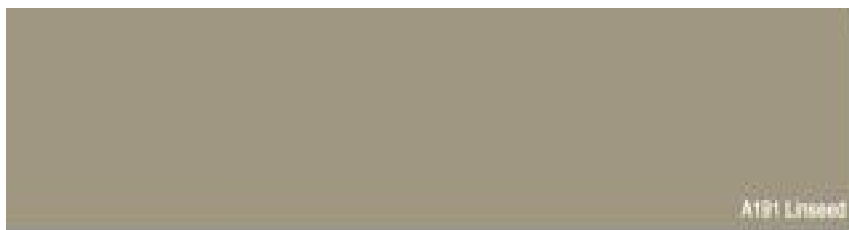
Timberposts & decorative brackets to match existing



PAINT COLOUR 3- Accent colour, gutter , garage door etc. Dulux Woodland Grey, Garage door-panelift Seville style.



PAINT COLOUR 2- Dulux white on white Timber posts, window frames, balustrades



PAINT COLOUR 1- Dulux linseed External walls

V-jointed lining boards, lining underside of veranda ceilings



Timber framed windows in extensions

JAFFA RED



Finish: Matt

ROOF TILES- Boral French profile Jaffa red



DRIVEWAY PAVERS- Second hand common bricks



EXPOSED ROOF RAFTERS- to raked ceiling in proposed living room



EXPOSED TIMBER TRUSS- to raked ceiling in proposed living room



BAGGED BRICKWORK- To match existing external walls



RE-USE EXISTING SANDSTONE- For subfloor walls below veranda & subfloor below entry.

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DRAWN

MM

SCALE

1:100

DATE

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DWG NO

DA 16

REV

A

TITLE

Sample board