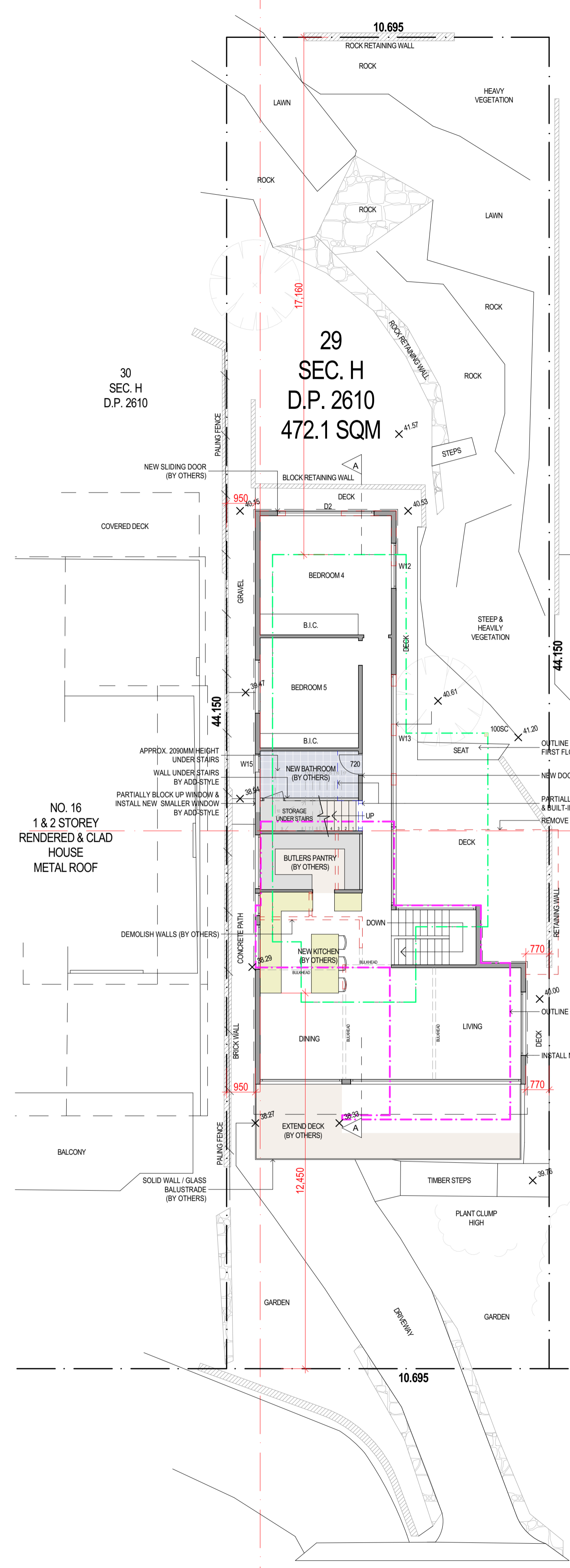
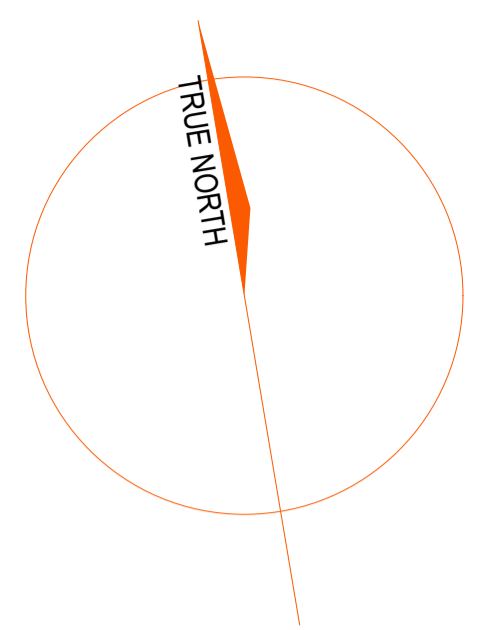


**GROUND FLOOR PLAN**

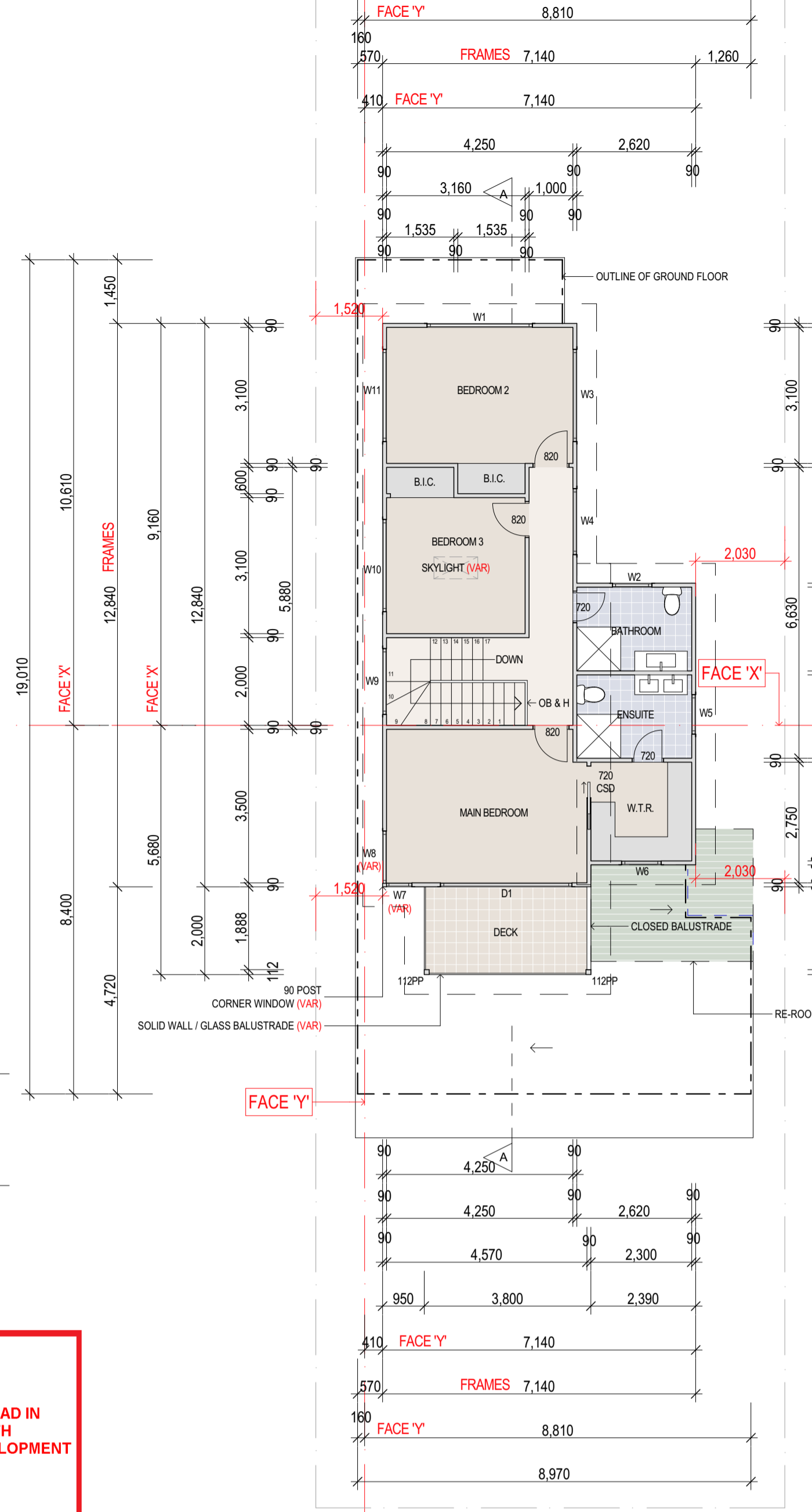


29 SEC. H  
D.P. 2610  
472.1 SQM

28 SEC. H  
D.P. 2610

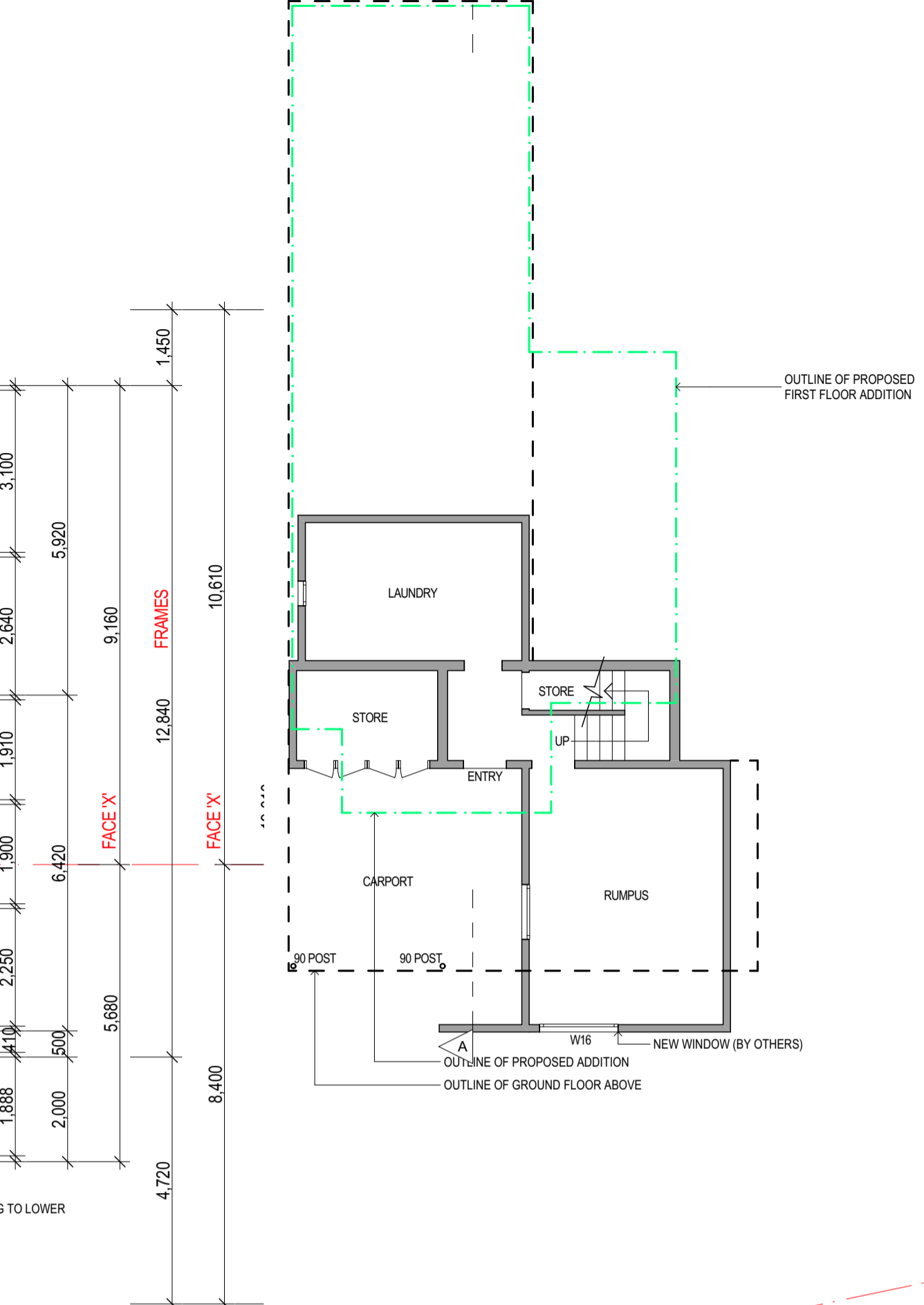


**PROPOSED FIRST FLOOR PLAN**



**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2024/1403**

**LOWER LEVEL FLOOR PLAN**



**BASIX REQUIREMENTS**

- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.
- BATHROOM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.
- EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION.
- FLAT CEILING, PITCHED ROOF TO HAVE R0.45 OR GREATER, FOIL BACKED BLANKET (100mm).
- ALL WINDOWS TO HAVE IMPROVED ALUMINIUM WINDOWS
- W1, W2, W6, W7 AND D1 TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75
- W3, W4 AND W5 TO HAVE U-VALUE NO GREATER THAN 6.39 AND SHGC OF 0.56
- W8, W9, W10 AND W11 TO HAVE U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46

**VARIATIONS**

- SOLID WALL / GLASS BALUSTRADE
- CORNER WINDOW IN MAIN BEDROOM

**OPEN SPACE CALCULATIONS**

SITE AREA	472.1 sqm
GROSS FLOOR AREA	206.9 sqm
EXIST IMPERVIOUS AREA	227.1 sqm 48%
PROPOSED IMPERVIOUS AREA	228.1 sqm 48%
EXIST. LANDSCAPED AREA	245.0 sqm 52%
PROPOSED LANDSCAPED AREA	244.0 sqm 52%
EXIST FLOOR SPACE	137.9 sqm 0.24 : 1
PROPOSED FLOOR SPACE	206.9 sqm 0.438 : 1

**FRAMING NOTES.**

ROOF PITCH	NEW: 4.5° EXISTING 4.5° TO BE CHECKED
FRAME HEIGHT	2450mm
ROOFING	METAL
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT TO LINE UP	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR OPENING HEAD HEIGHT	2110mm TO LINE UP
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

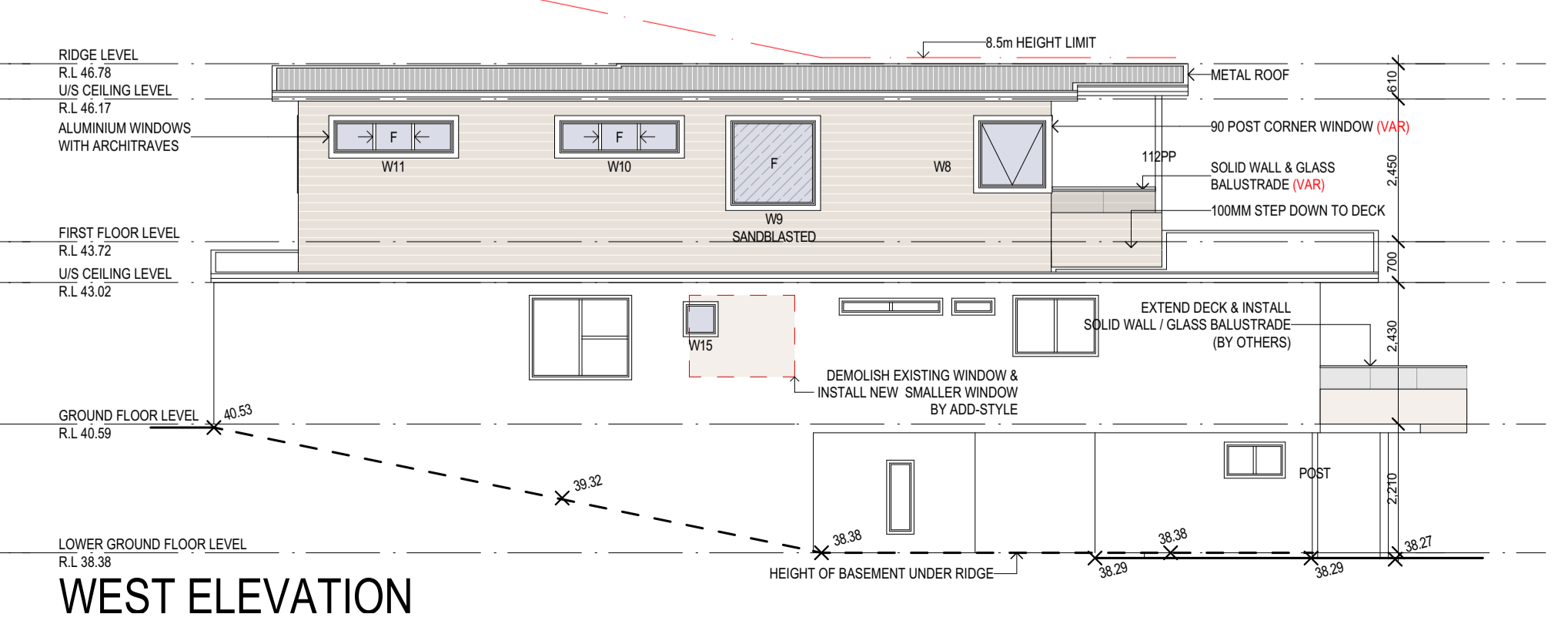
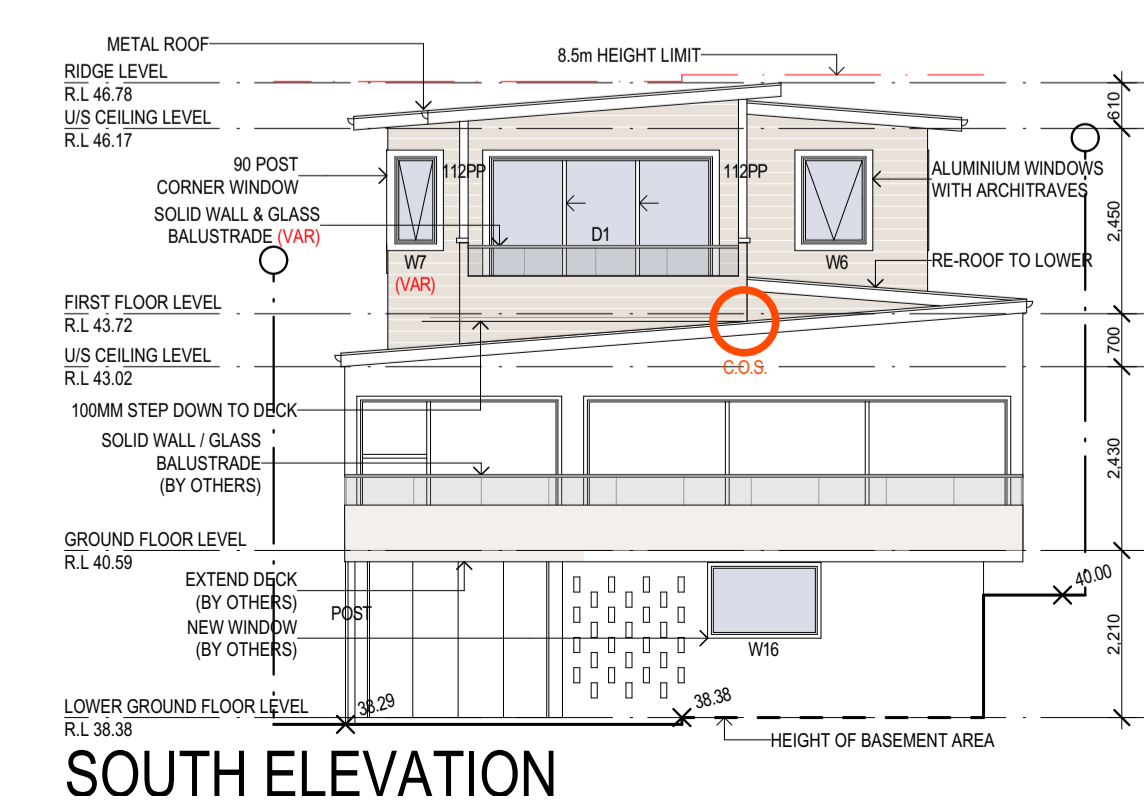
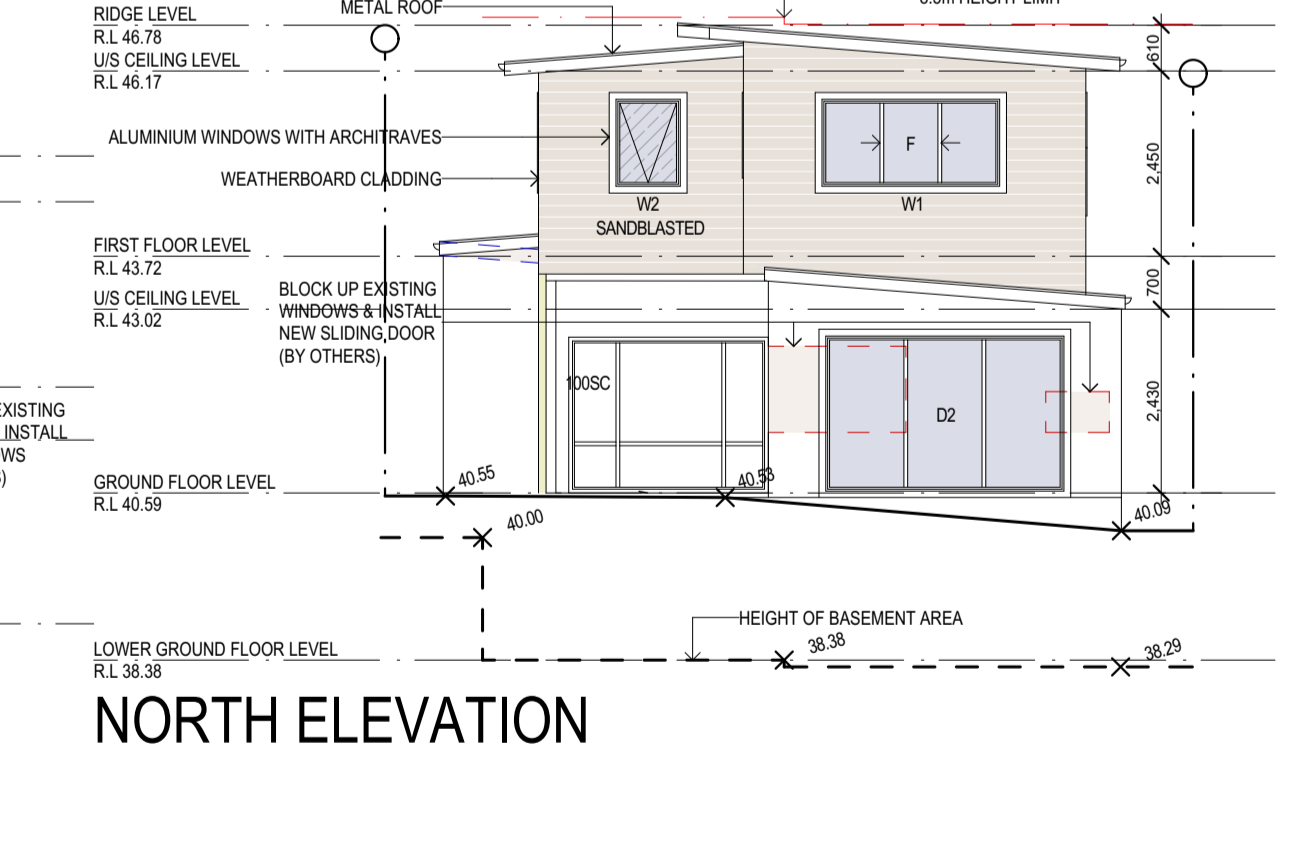
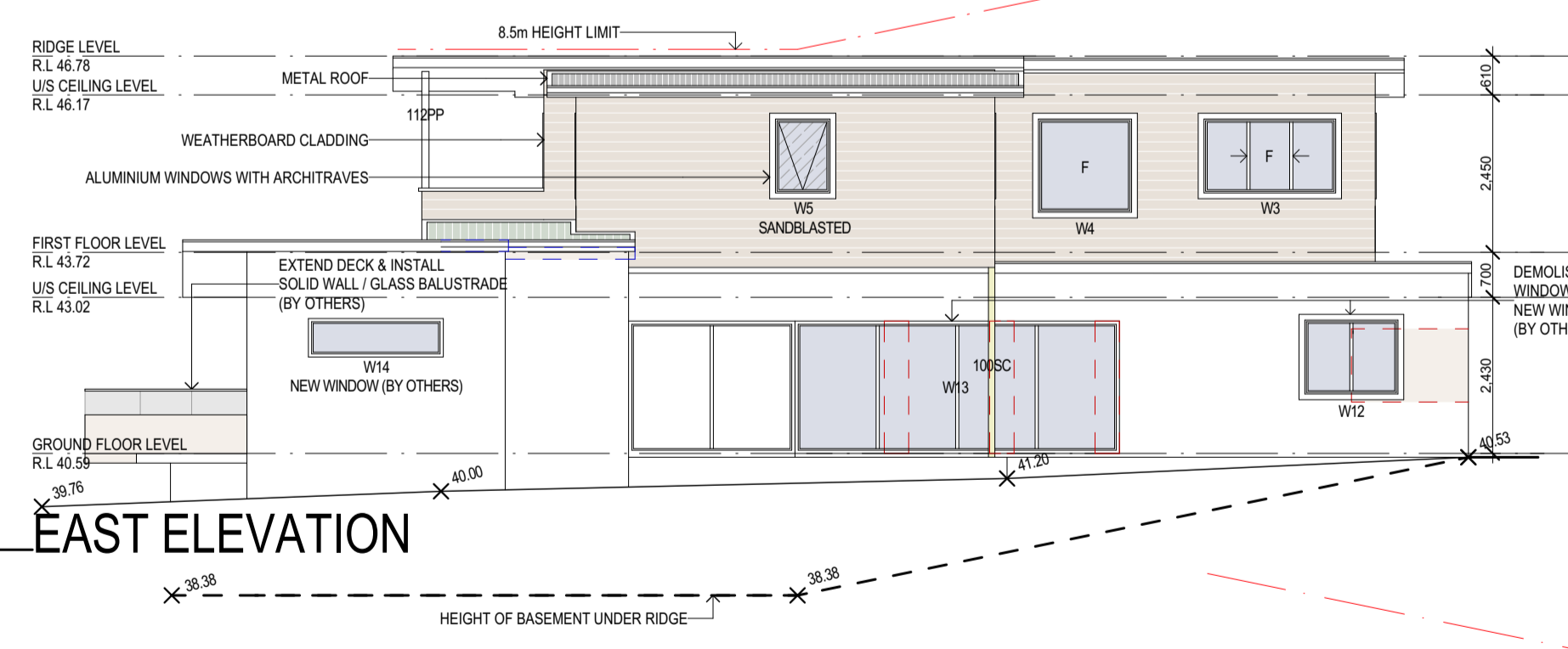
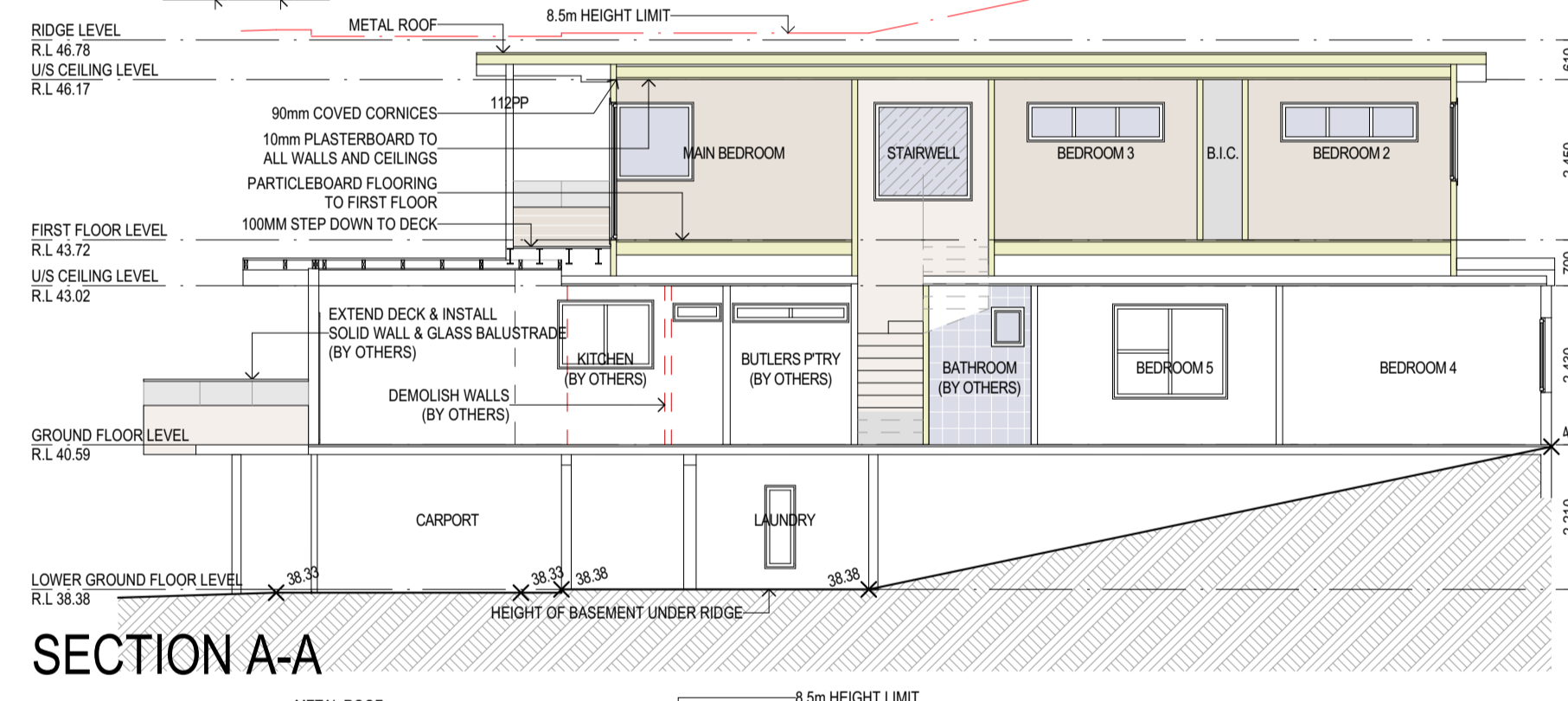
**LEGEND & GENERAL NOTES**

(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
B.O	BY OTHERS
90PP	90 x 90 PRIMED POST
S.L	SKY LIGHT
SHW	SHOWER ENCLOSURE
V.	VANITY UNIT
W/C	TOILET SUITE (WATER CLOSET)
B.I.C	BUILT IN CUPBOARD
ST.	STORE
C.O.S	TO BE CHECKED ON SITE
OPT. #	OPTION
OB/H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP&S	DOWNPIPE AND SPREADER

ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.

SUBCONTRACTORS TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLYING WITH CC / CDC

SUBCONTRACTORS TO CONFIRM DA LEVEL IS IN COMPLIANCE WITH PROJECT MANAGER BEFORE FINALISING FLOOR STRUCTURE



**ARTIST'S IMPRESSION** FOR ILLUSTRATION PURPOSES ONLY. NOT TO BE READ AS A WORKING DRAWING

JOB REVIEW 2	EMAIL DATE	00/00/00
JOB REVIEW 1	EMAIL DATE	00/00/00

PROJECT TITLE:  
Proposed Additions at  
14 Ogilvy Road  
CLONTARF NSW 2093

NO.	REVISION	DATE	BY
F	For Council	19/12/24	KH
E	For Council	17/12/24	KH
D	For Council	12/12/24	KH
C	For Council	10/12/24	KH
B	For Council	27/08/24	KH
A	For review	08/08/24	KH

DRAWN BY: KH    CHECKED BY: CW  
SCALE: 1:100

TITLE: PLANS, ELEVATIONS AND SECTIONS  
DRAWING NO. 4059 DA 1    ISSUE F

**ADD-STYLE HOME ADDITIONS**  
Upstairs Specialists

5918 CONNAREE ST MANLY VALE 2093  
PHONE: (02) 9607 9055  
EMAIL: info@addstyle.com.au

**EXTERIOR COLOUR SCHEDULE**

NAME	Benjamin and Louise Wilson
ADDRESS	14 Ogilvy Road, Clontarf NSW 2093
CONTACT	0412 710 923 (B)



**ADD-STYLE**  
HOME ADDITIONS

AREA	COLOUR NAME	MATERIAL/FINISH	COLOUR SAMPLE
ROOF	Shale Grey	Coloured Corrugated Metal	
GUTTERS	Shale Grey	Coloured Steel	
FASCIA	Lexicon Quarter	Dulux Low Sheen	
EAVES	Lexicon Quarter	Dulux Low Sheen	
DOWNPIPES	Dover White	Coloured Steel	
WINDOWS	Pearl White	Aluminium	
ARCHITRAVES	Lexicon Quarter	Dulux Low Sheen	
DECK POST & BEAM	Lexicon Quarter	Dulux Low Sheen	
WALLS	Lexicon (full strength)	Cladding – Dulux Low Sheen	

**COLOUR CONSULTANT – MEGAN JAGASIA**

CONTACT DETAILS	MeganJagasia@arthouseinteriors.com.au	Mobile – 0493 388 769	Office - (02) 9907 9055
Please email the signed colour schedule form to info@addstyle.com.au			

x

Benjamin Wilson

x

Louise Wilson

28/08/2024

*\*Add-Style Home Additions will not be liable for any variation in colour supplied for any surface provided as it is specified in the Colour Schedule. Add-Style will use standard colours and will not be liable for any colour matching.*



northern  
beaches  
council

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2024/1403**