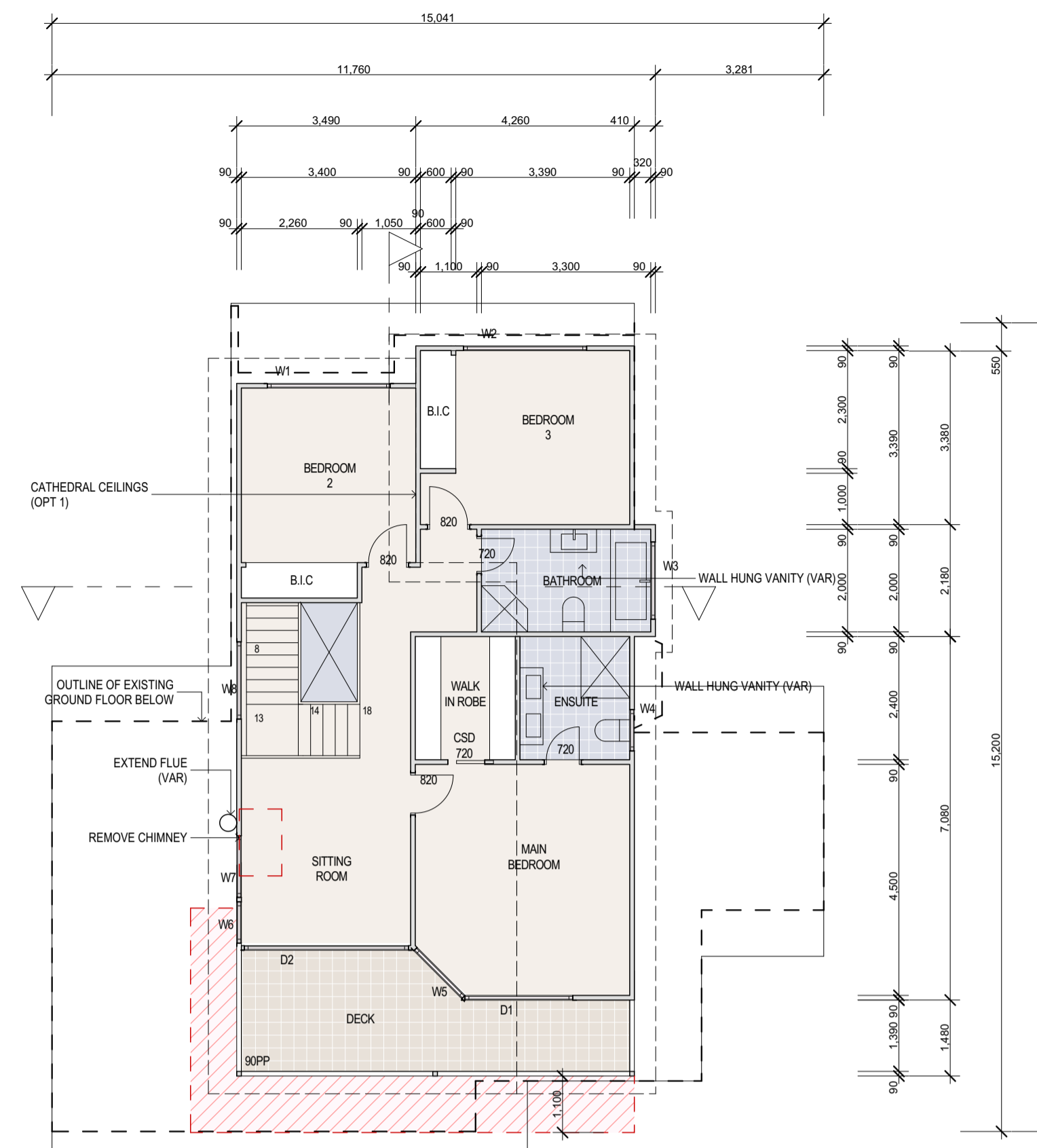


# MOORE STREET

LOT B  
DP 359788  
735.8 sqm

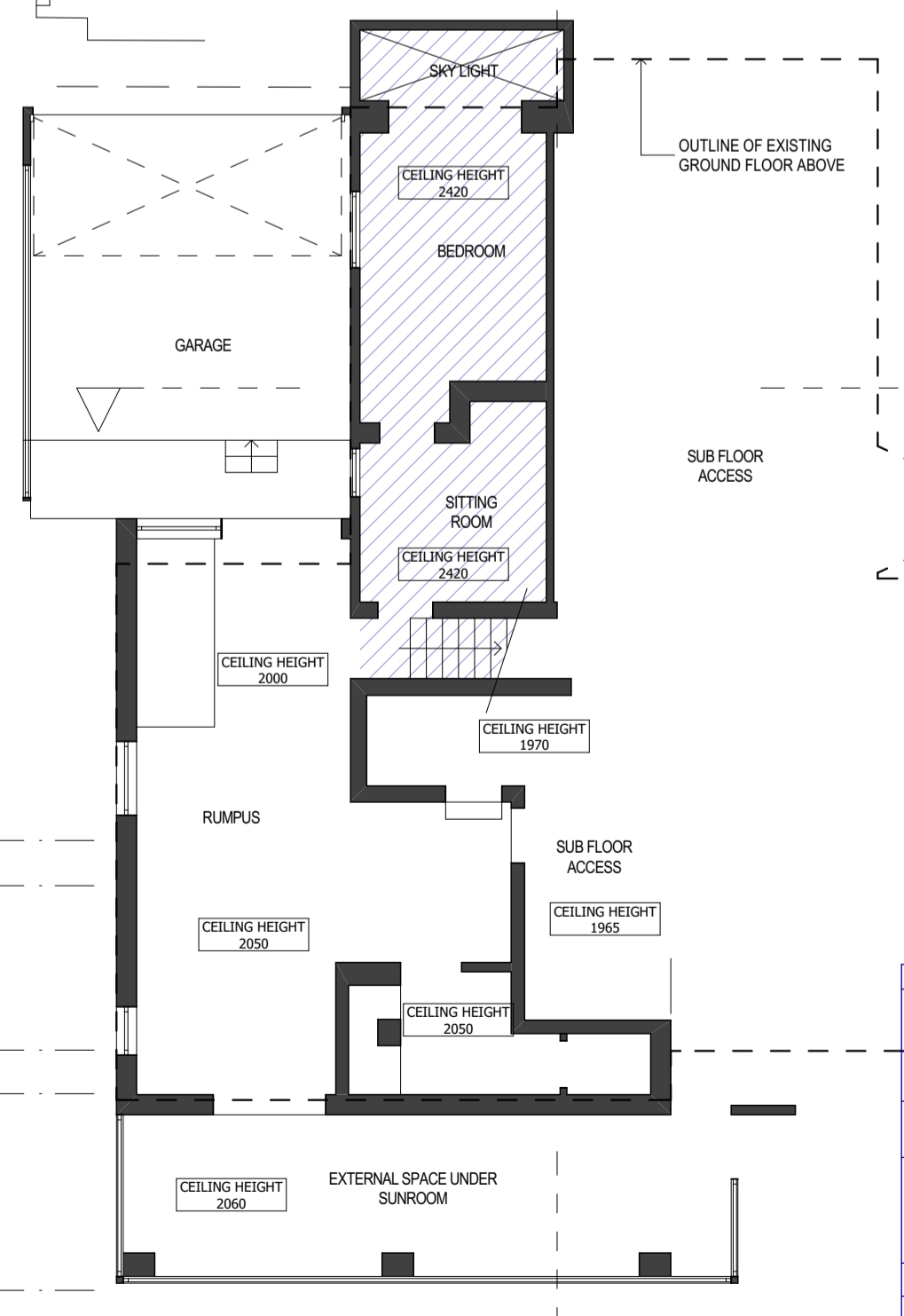
LEGEND & GENERAL NOTES	
VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
SQP	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SWW	SHOW ENCLOSURE
V.	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
COB	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DPBS	DOWNPIPE AND SPREADER
<b>NOTE 1</b>	
ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.	
<b>CONSTRUCTION LEVELS</b>	
SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TIMBER FLOORING BEFORE FINALISING FLOOR STRUCTURE TO BE STRICTLY COMPLIED WITH	



FIRST FLOOR PLAN

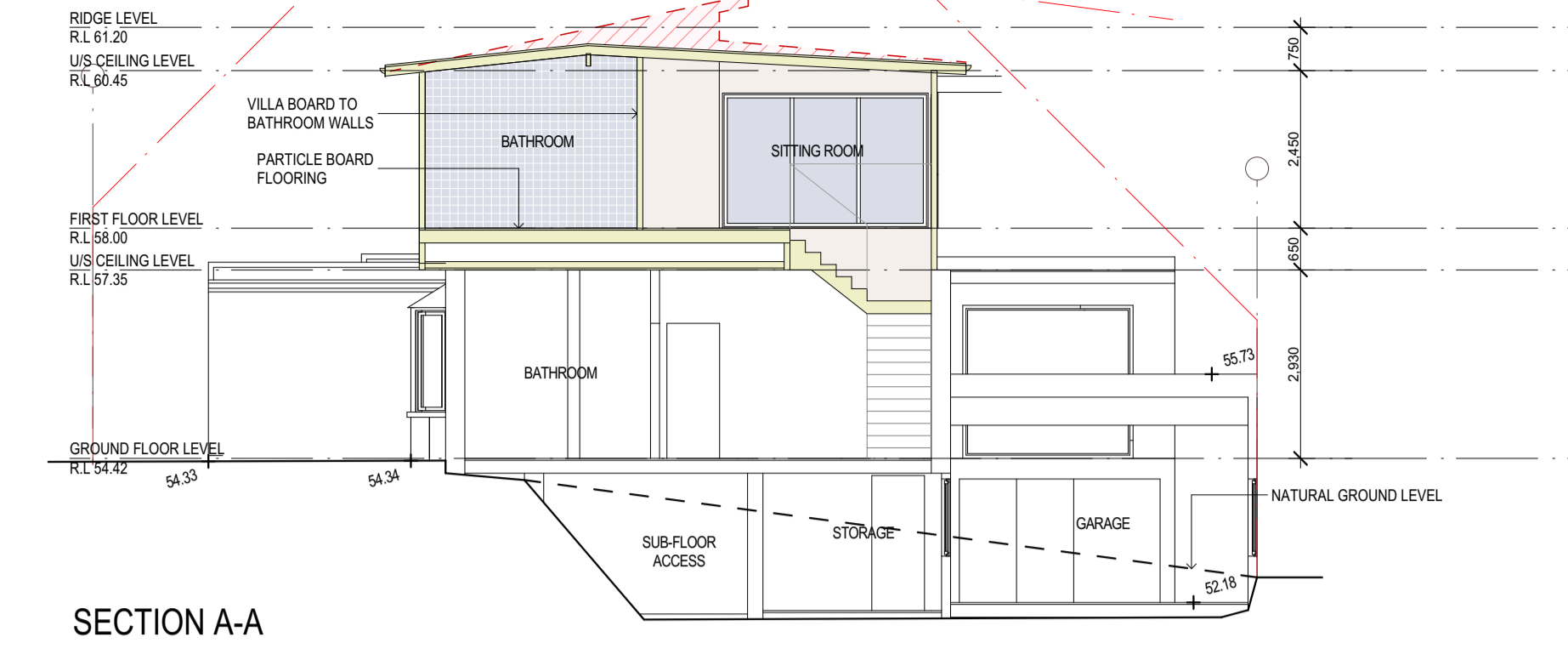
OPEN SPACE CALCULATIONS	
SITE AREA	735.8 sqm
GROSS FLOOR AREA	317.1 sqm
EXIST SITE COVERAGE	472.5 sqm 64%
PROPOSED SITE COVERAGE	472.5 sqm 64%
EXIST LANDSCAPED AREA	263.3 sqm 36%
PROPOSED LANDSCAPED AREA	263.3 sqm 36%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	
BASEMENT FLOOR AREA	27.0 sqm
ONLY HATCH AREA COMPLIES WITH THE BCA HABITABLE ROOM HEIGHT.	
GROUND FLOOR AREA	138.8sqm
FIRST FLOOR AREA	89.7sqm
TOTAL FLOOR AREA	228.5sqm 0.35:1

BASIX REQUIREMENTS	
-	40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.
-	BATHRM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.
-	EXTERNAL WALL TO HAVE R.70 OR GREATER INSULATION
-	FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER
-	RIBBED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER
-	IMPROVED ALUMINIUM WINDOWS
-	W1, W2, W3, W4 & W8 TO HAVE PYRO LOW-E GLASS

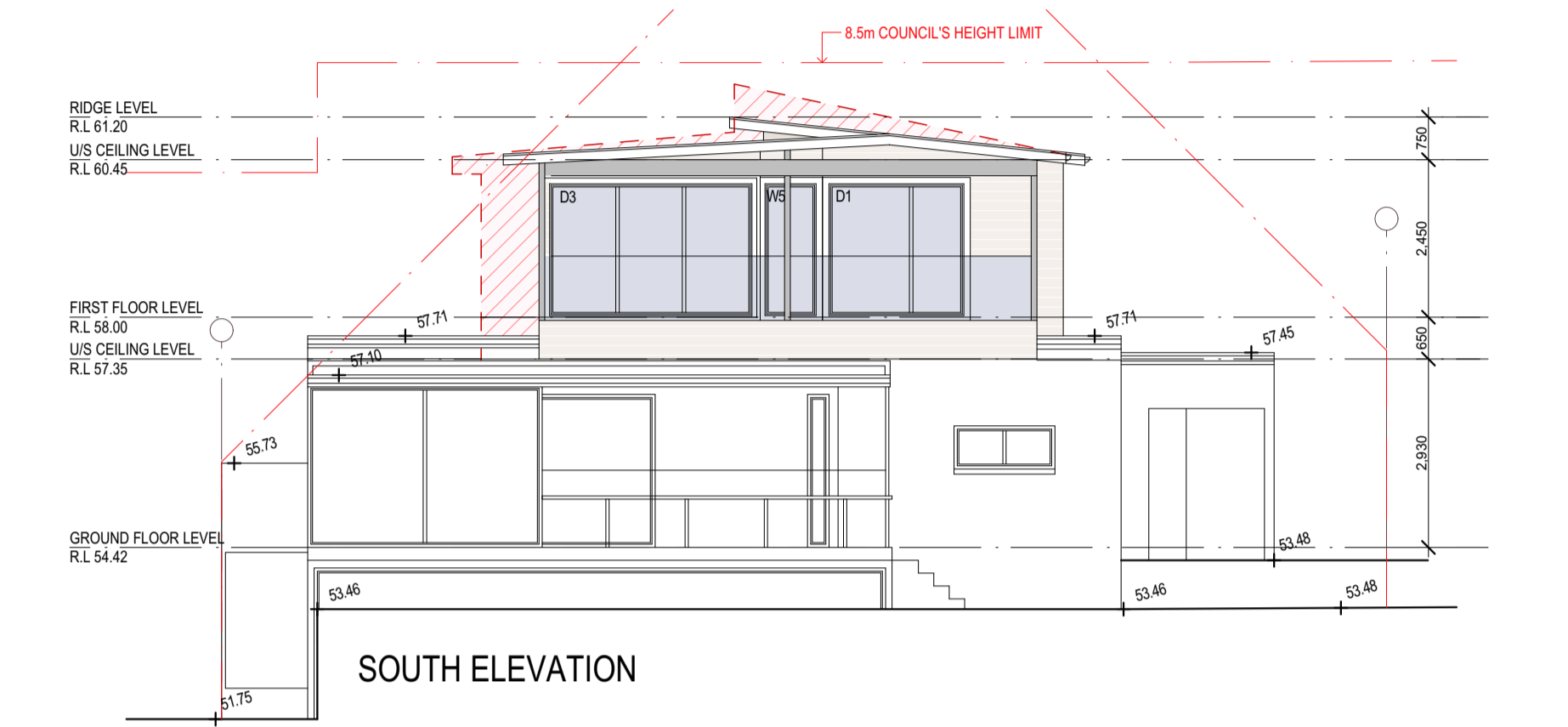


BASEMENT FLOOR PLAN

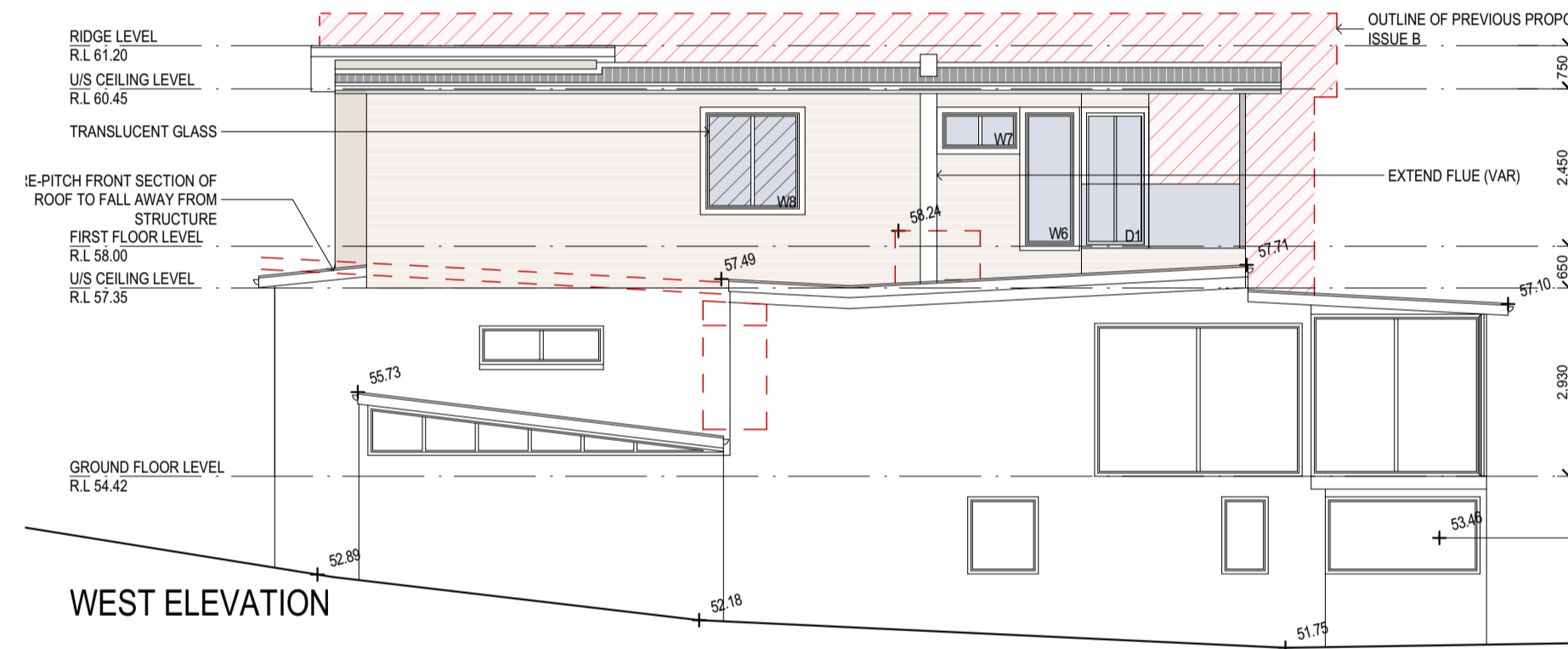
FRAMING NOTES	
ROOF PITCH	NEW: 3° AND 6° EXISTING 3°
FRAME HEIGHT	240mm CATHEDRAL CEILING OPTION
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	2130mm TO LINE UP
DOOR AND WINDOW NBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED



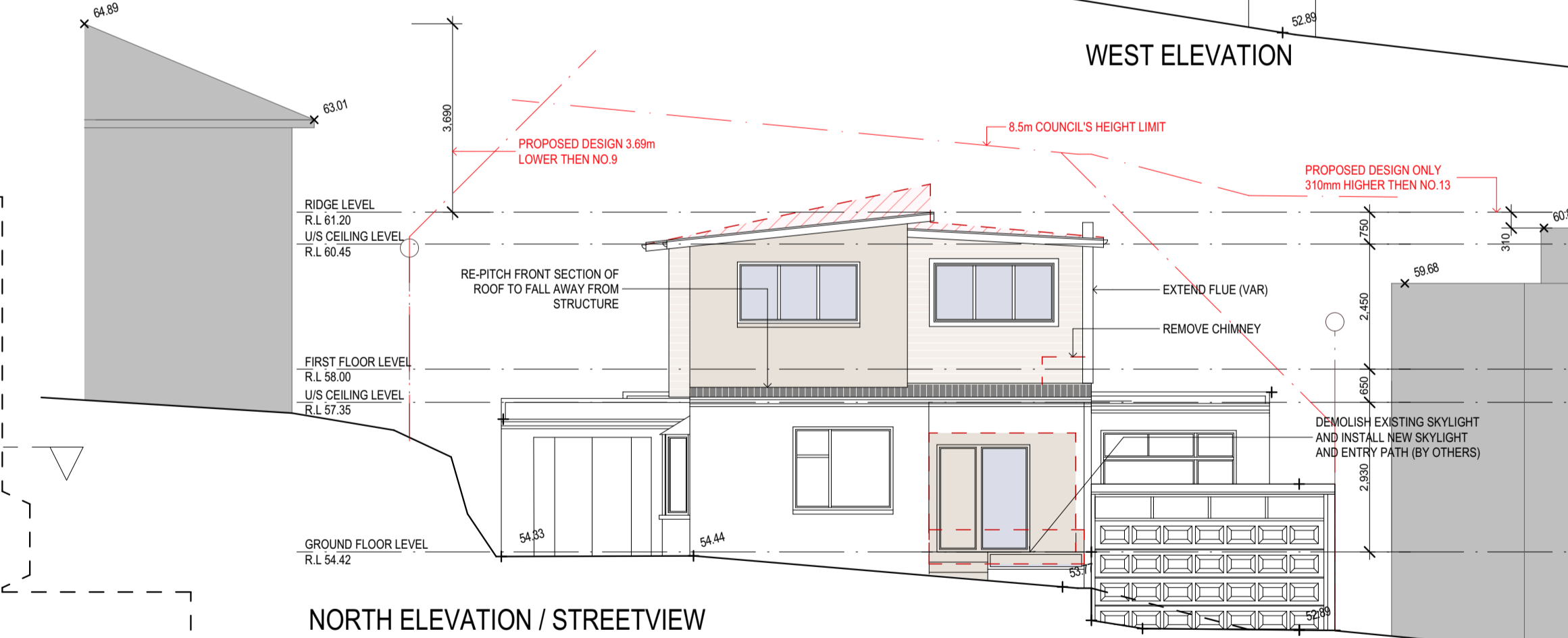
SECTION A-A



SOUTH ELEVATION



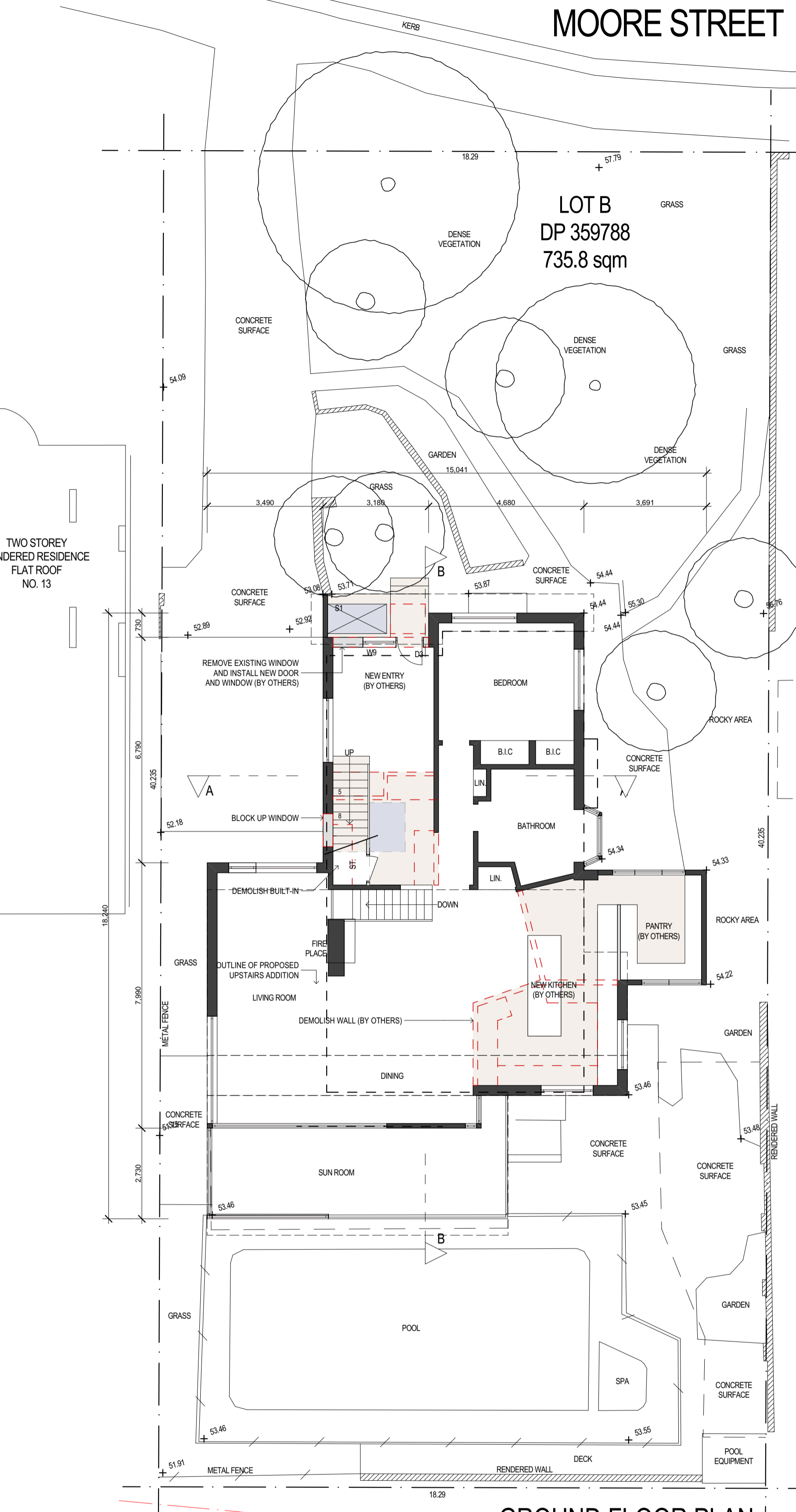
WEST ELEVATION



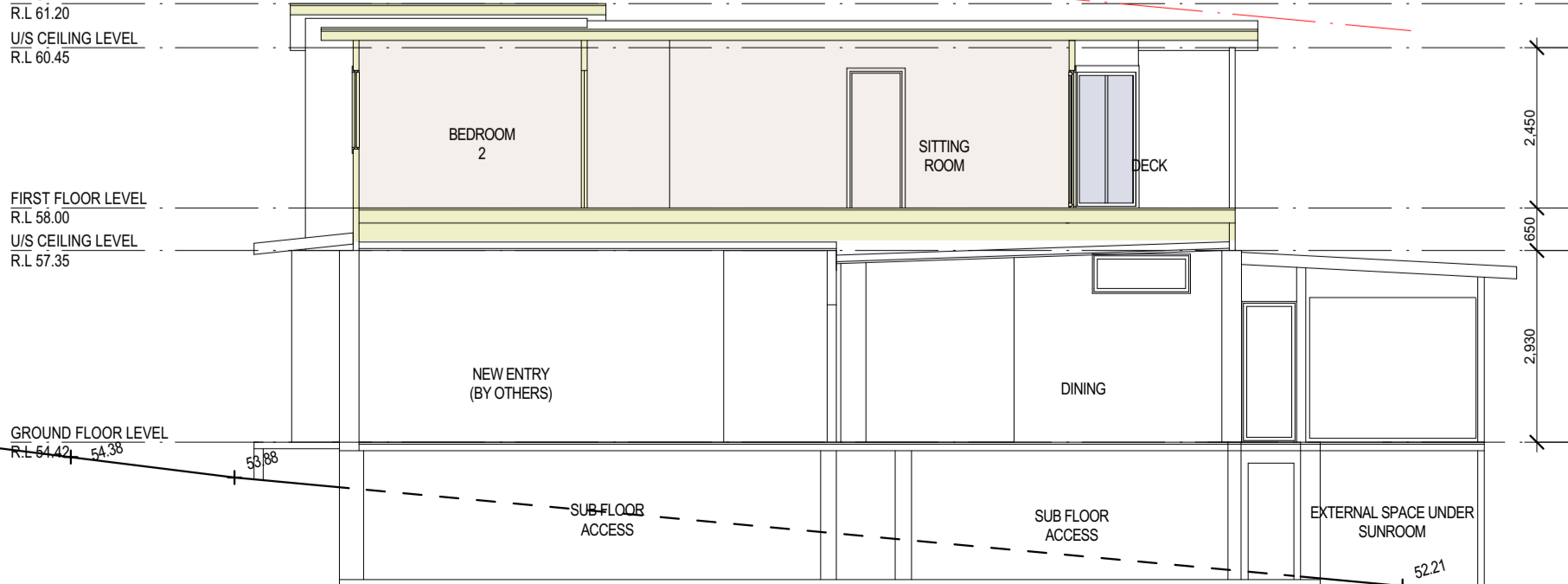
NORTH ELEVATION / STREETVIEW



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



GROUND FLOOR PLAN



SECTION B-B

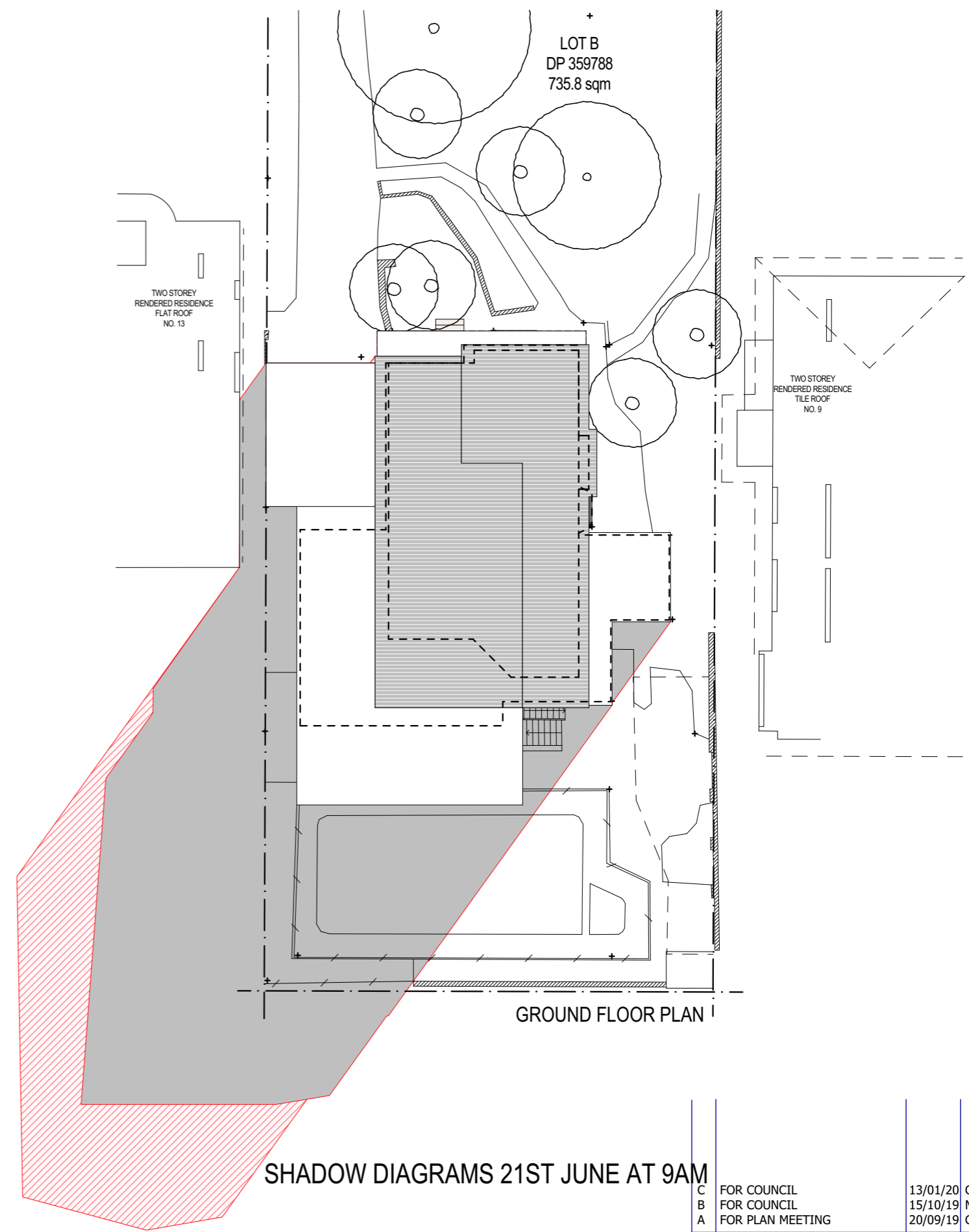
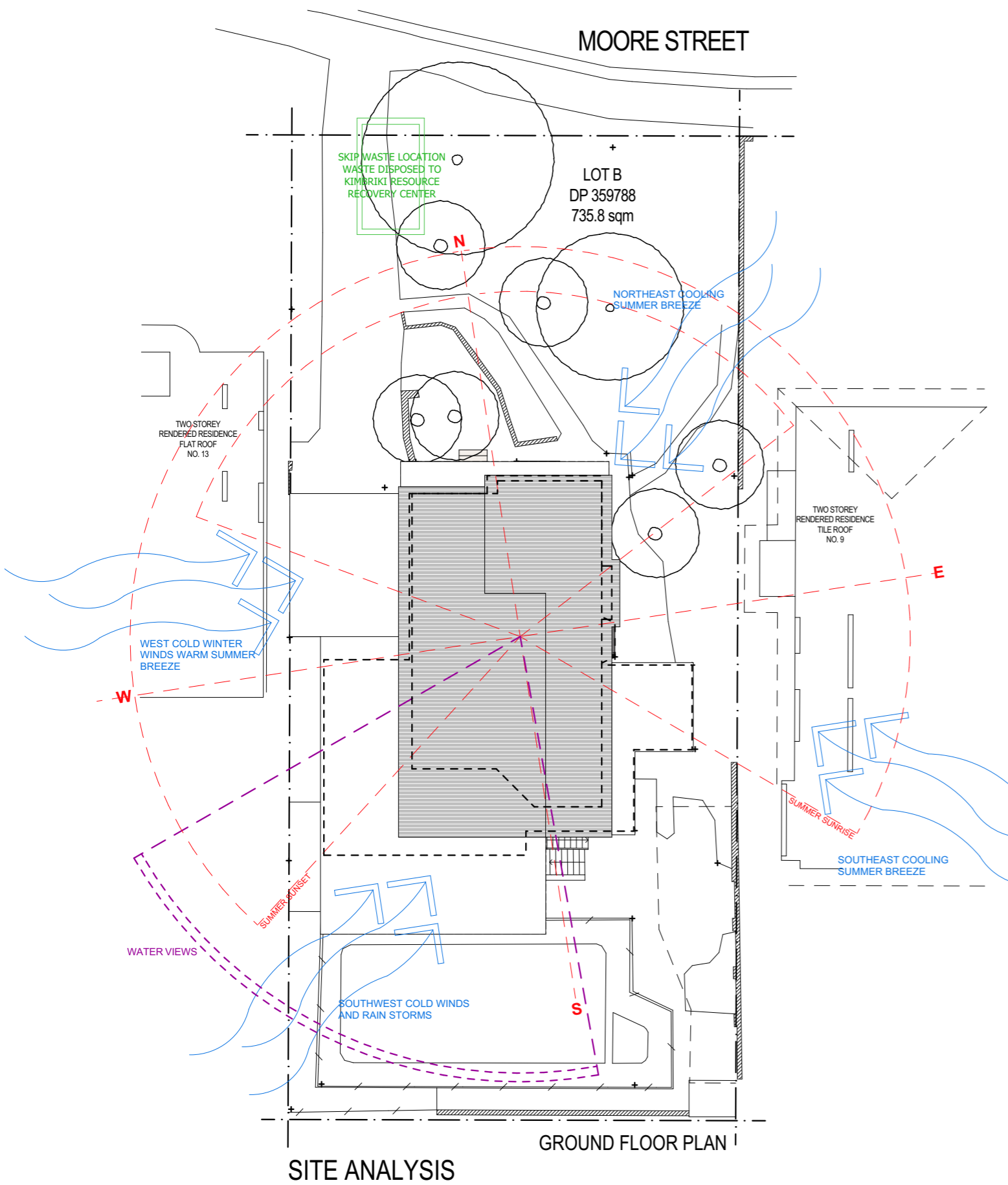
NO.	REVISION	DATE	BY
D	LONG SECTION	12/03/20	MB
C	REDUCED FSR & HEIGHT	11/12/19	MB
B	FOR COUNCIL	15/10/19	MB
A	FOR PLAN MEETING	20/09/19	GK

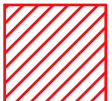
**PROJECT TITLE:**  
FIRST FLOOR ADDITION AT  
11 MOORE STREET,  
CLONTARF 2093


**SCALE:** 1:100 **DATE:** 20/09/19  
**DRAWN BY:** GK **CHECKED:** MB  
**TITLE:** PLANS, ELEVATIONS AND SECTIONS  
**DRAWING NO.:** 9079 DA 1 **ISSUE:** D







 NEW SHADOWS

 EXISTING SHADOWS

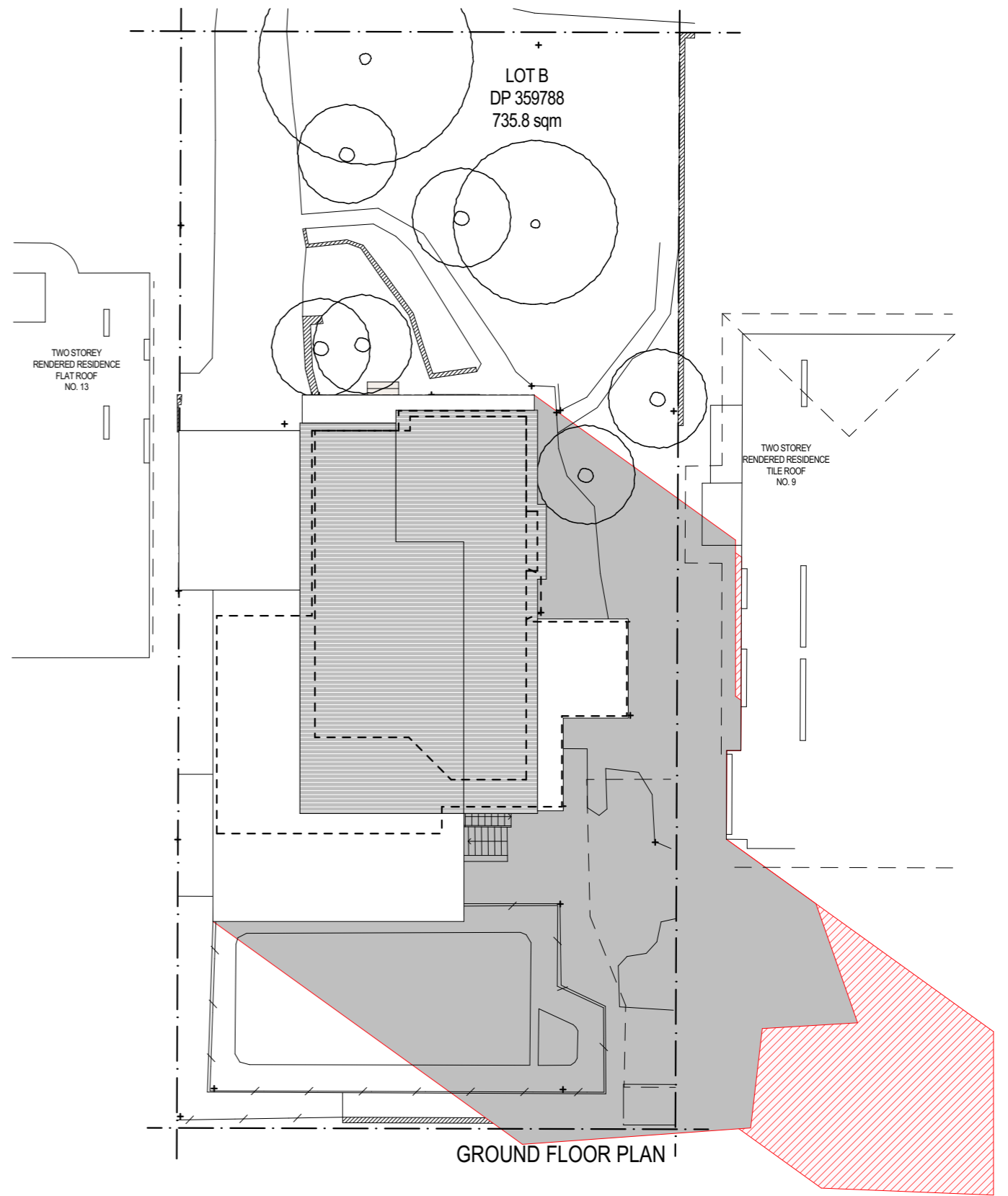
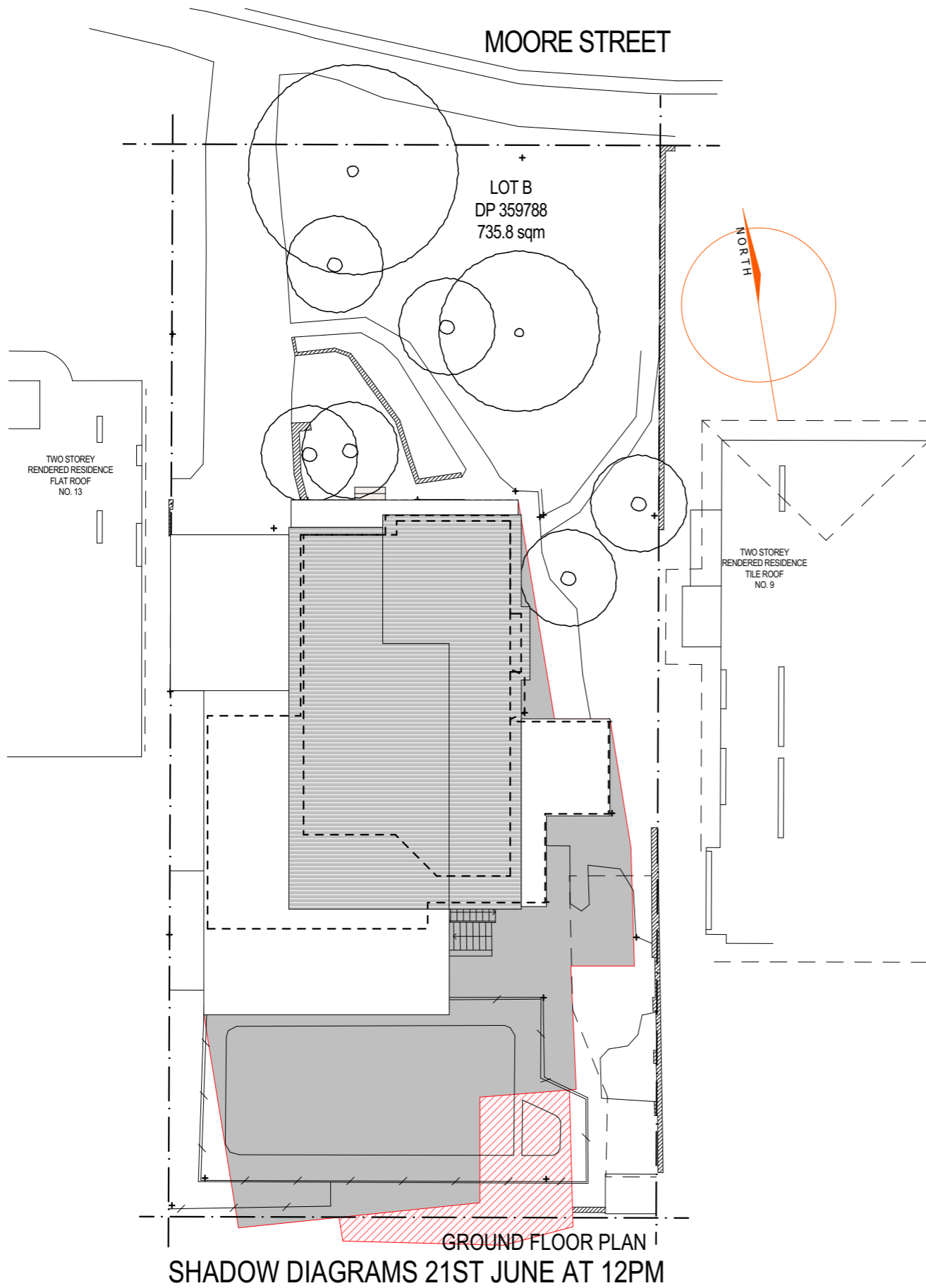


**ADD-STYLE**  
HOME ADDITIONS  
*Upstairs & On Ground Specialists*

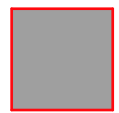
ADD-STYLE HOME ADDITIONS  
285 CONDOMINE STREET  
MANLY VALE 2093  
FAX: 99079051  
PAGER: 99079055  
EMAIL: tim@addstyle.com.au

**PROJECT TITLE.**  
FIRST FLOOR ADDITION AT  
11 MOORE STREET,  
CLONTARF 2093

C	FOR COUNCIL	13/01/20	GK
B	FOR COUNCIL	15/10/19	MB
A	FOR PLAN MEETING	20/09/19	GK
NO.	REVISION	DATE	BY
SCALE: 1:200		DATE: 13/01/20	
DRAWN BY: GK		CHECKED: MB	
TITLE: SHADOW DIAGRAMS			
DRAWING NO. 9079 DA 2		ISSUE C	



NEW SHADOWS



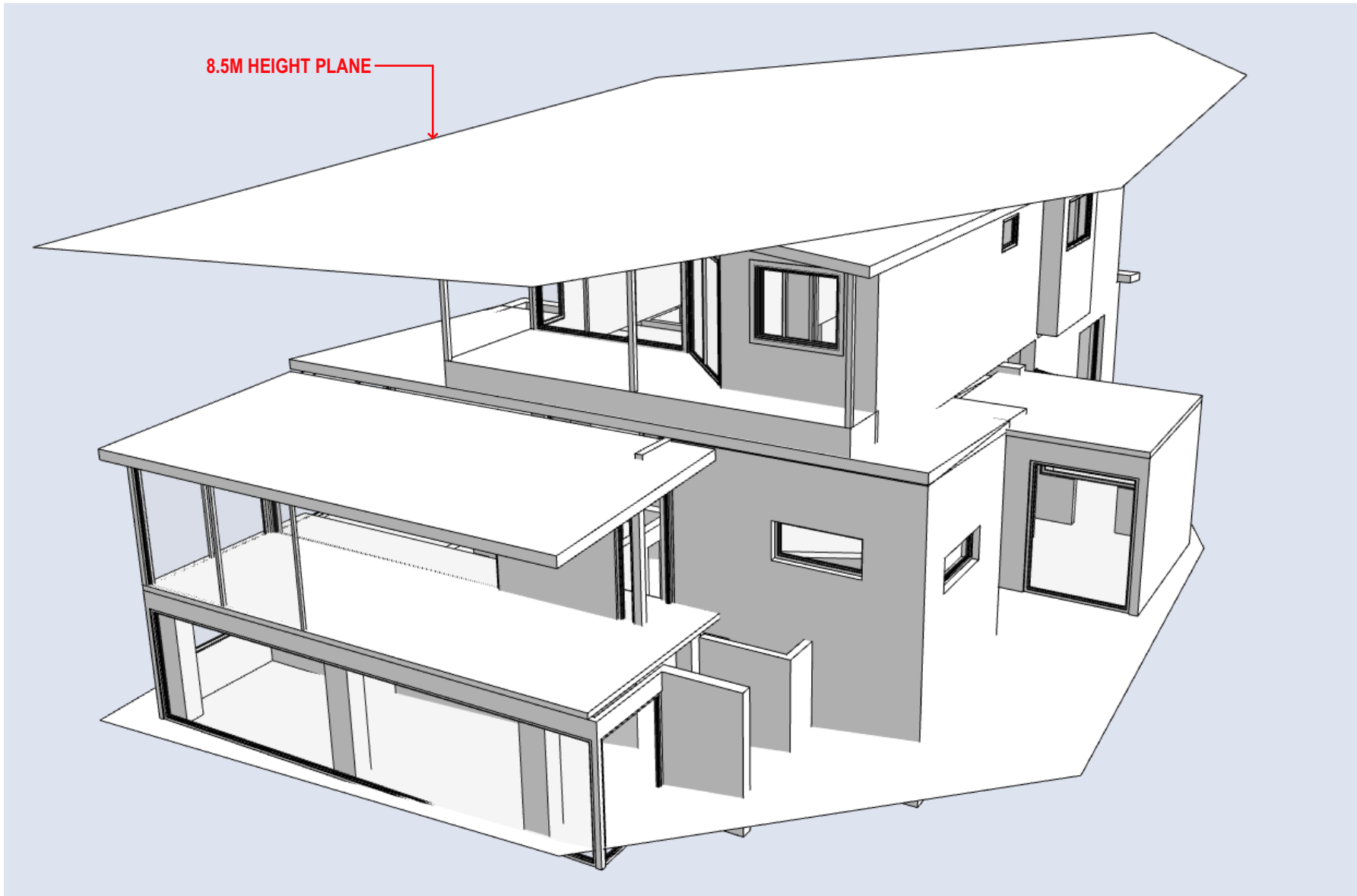
EXISTING SHADOWS

**ADD-STYLE**  
HOME ADDITIONS  
*Upstairs & On Ground Specialists*

ADD-STYLE HOME ADDITIONS  
285 CONDOMINE STREET  
MANLY VALE 2093  
FAX: 99079051  
PAGER: 99079055  
EMAIL: tim@addstyle.com.au

**PROJECT TITLE.**  
FIRST FLOOR ADDITION AT  
11 MOORE STREET,  
CLONTARF 2093

C	FOR COUNCIL	13/01/20	GK
B	FOR COUNCIL	15/10/19	MB
A	FOR PLAN MEETING	20/09/19	GK
NO.	REVISION	DATE	BY
SCALE: 1:200		DATE: 13/01/20	
DRAWN BY: GK		CHECKED: MB	
TITLE: SHADOW DIAGRAMS			
DRAWING NO. 9079 DA 2		ISSUE C	



3D HEIGHT PLANE