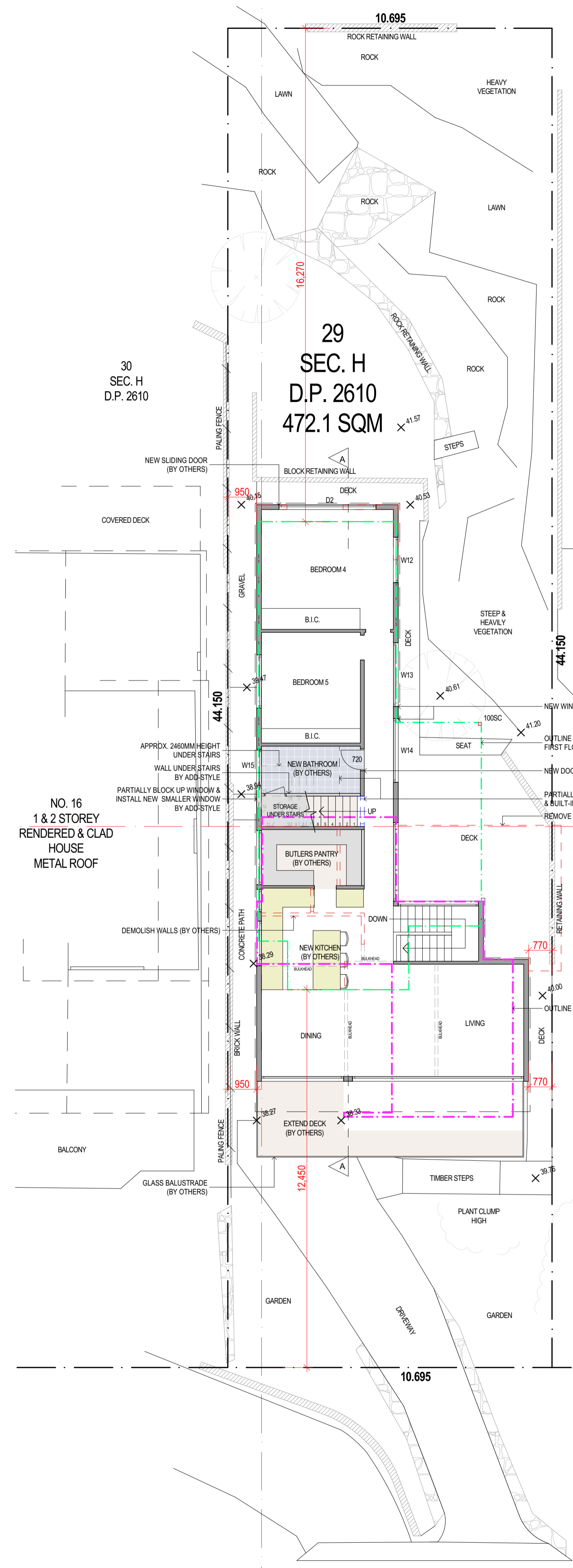
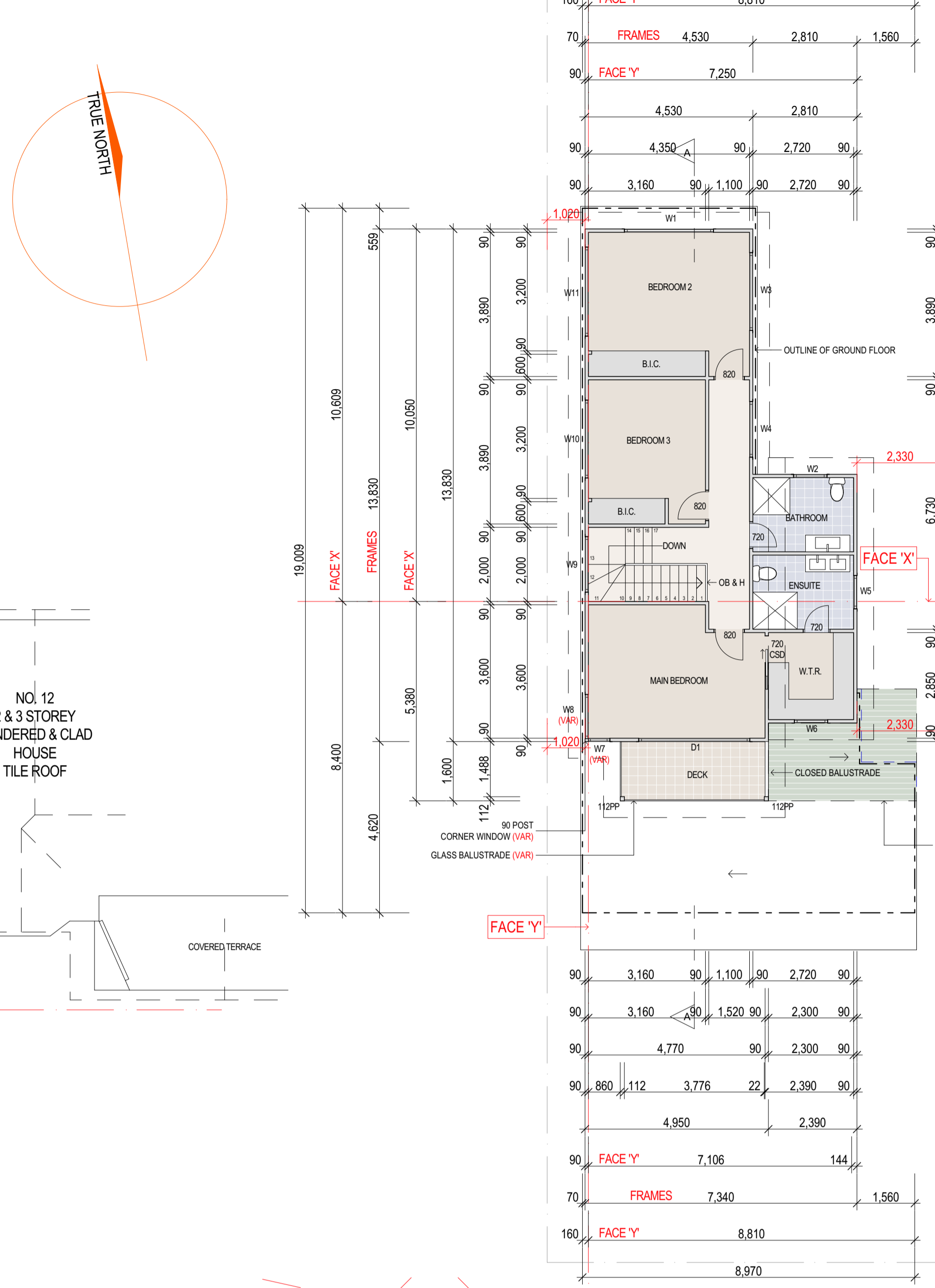


GROUND FLOOR PLAN

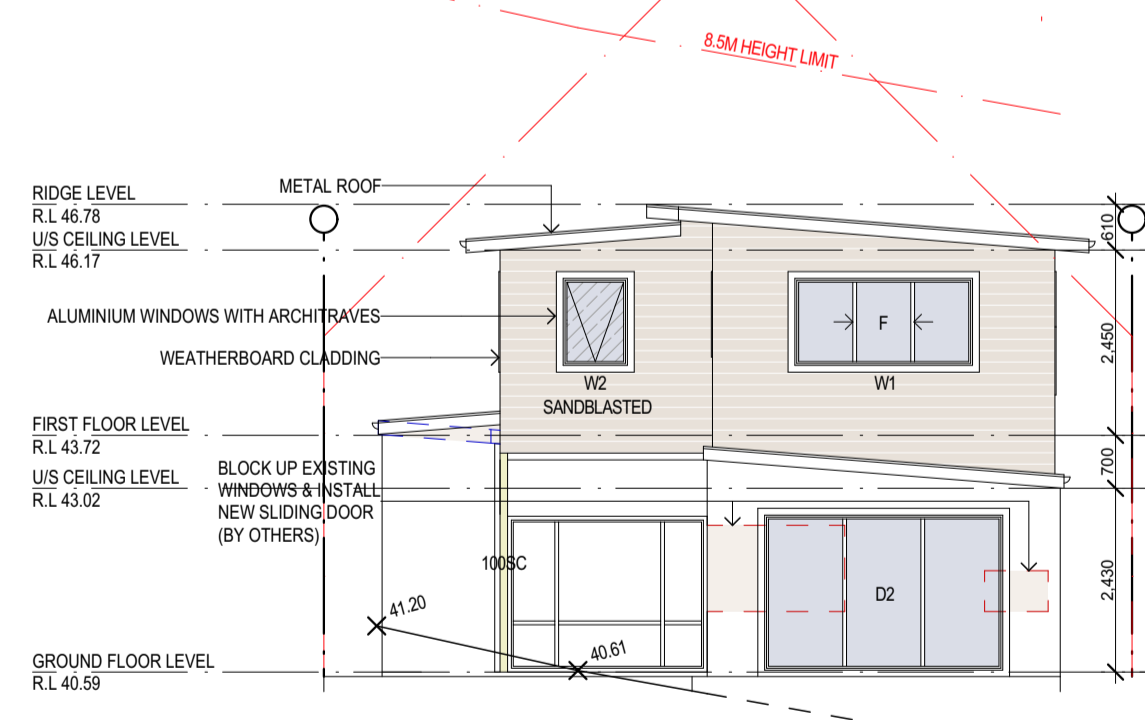


OGILVY ROAD

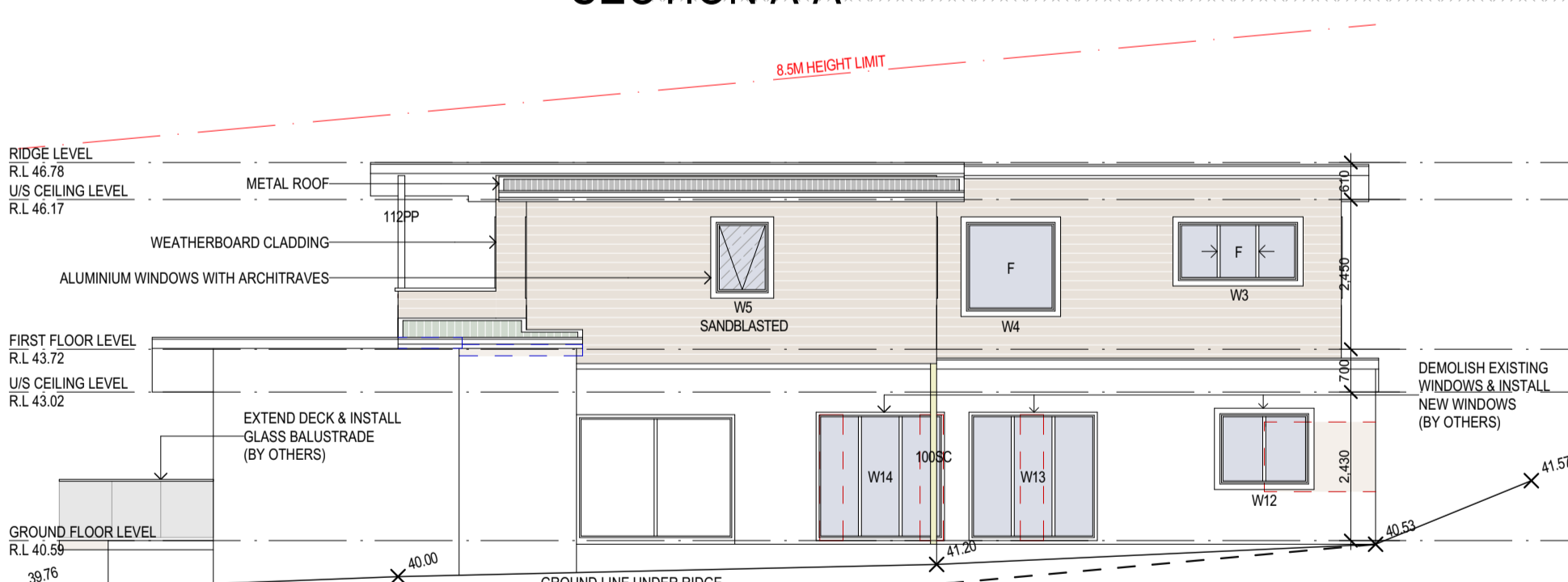
PROPOSED FIRST FLOOR PLAN



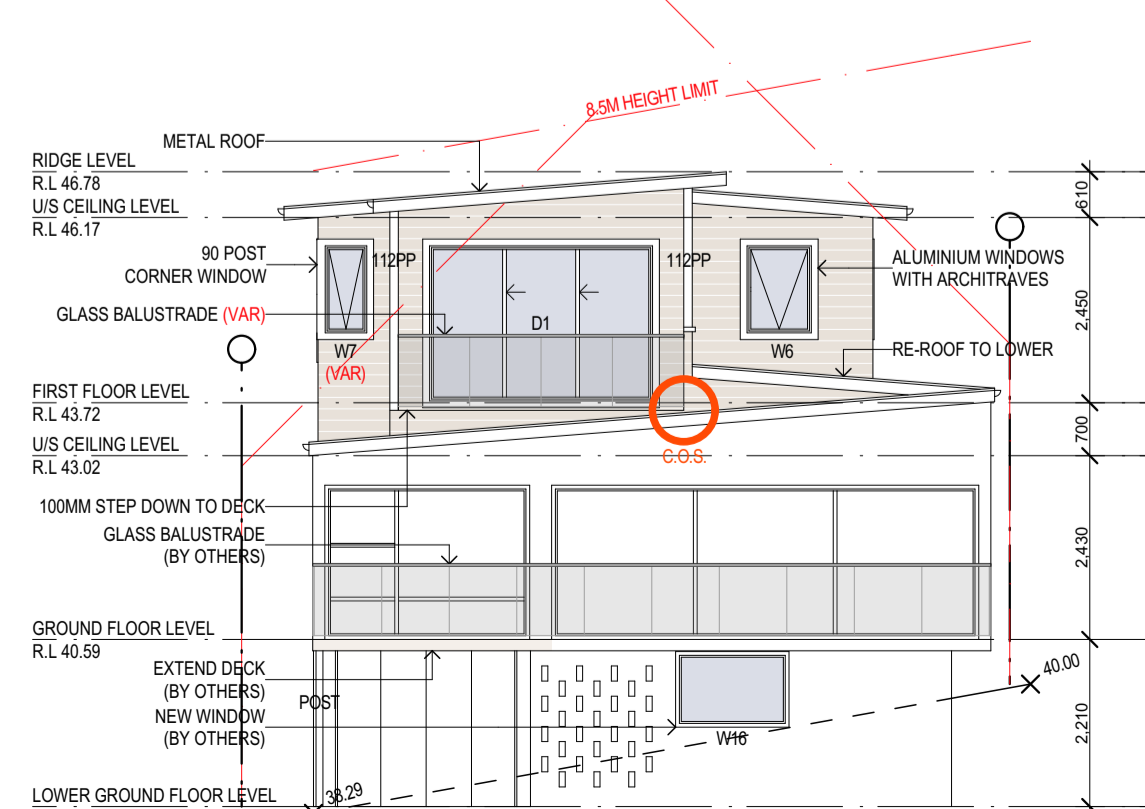
NORTH ELEVATION



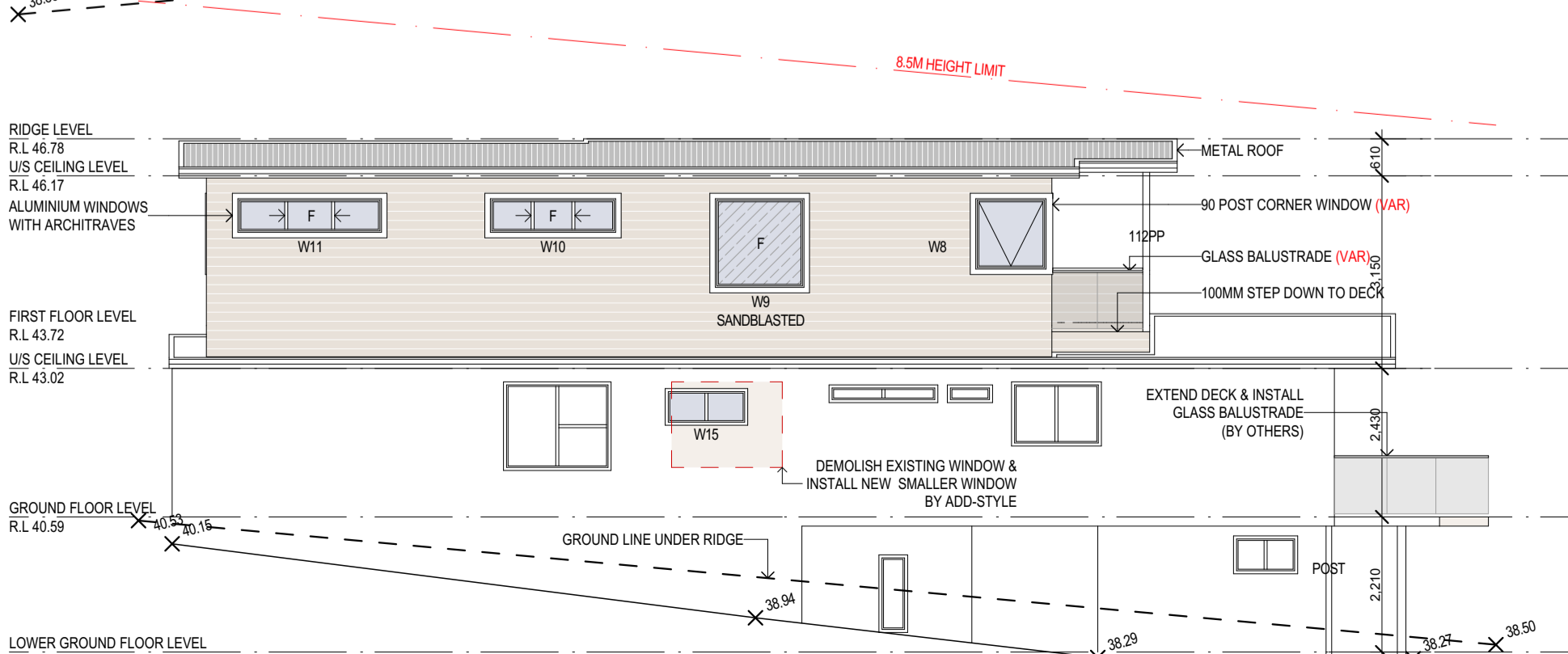
EAST ELEVATION



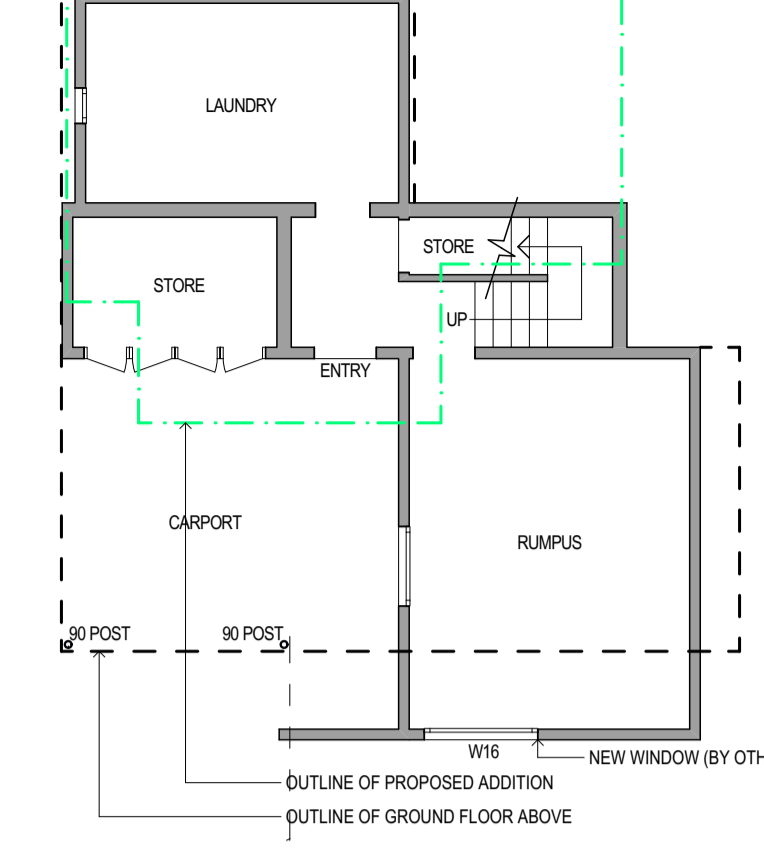
SOUTH ELEVATION



WEST ELEVATION

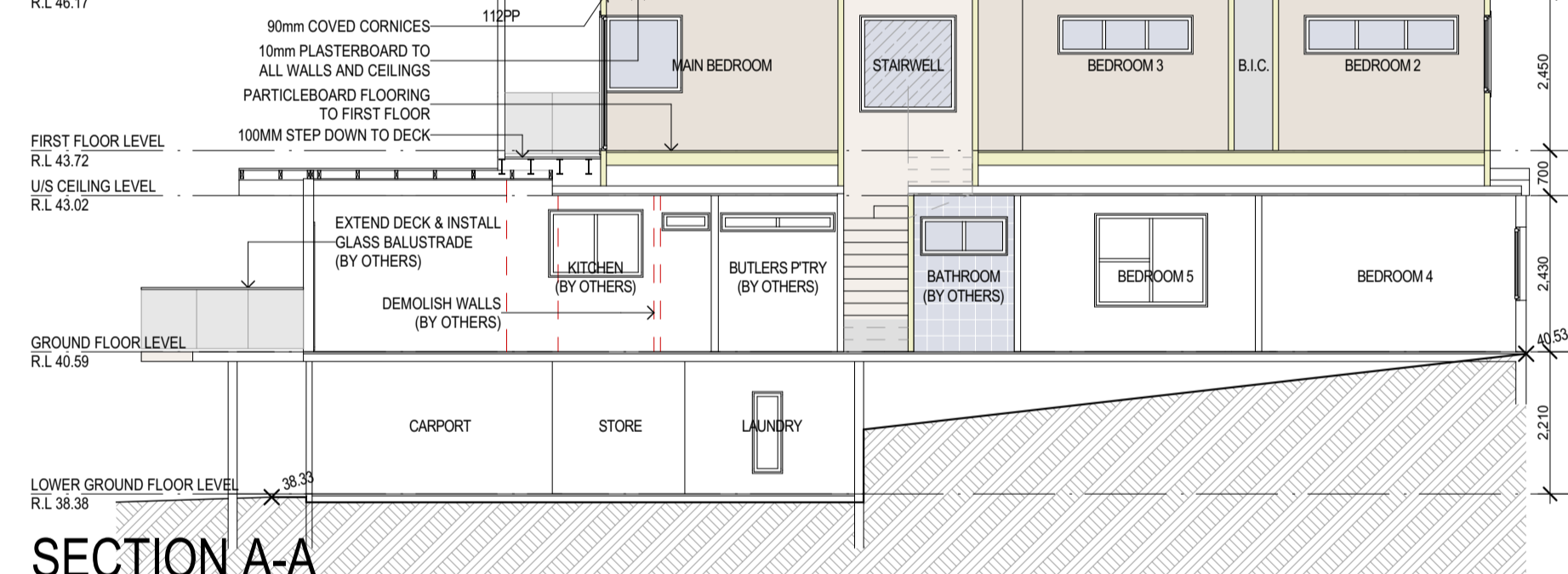


LOWER LEVEL FLOOR PLAN



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

SECTION A-A



VARIATIONS

- GLASS BALUSTRADE
- CORNER WINDOW IN MAIN BEDROOM

OPEN SPACE CALCULATIONS

SITE AREA	472.1 sqm
GROSS FLOOR AREA	211.9 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	137.8 sqm 0.29 : 1
PROPOSED FLOOR SPACE	211.9 sqm 0.45 : 1

FRAMING NOTES.

ROOF PITCH	NEW: 4.5° EXISTING 4.5° TO BE CHECKED
FRAME HEIGHT	2400mm
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

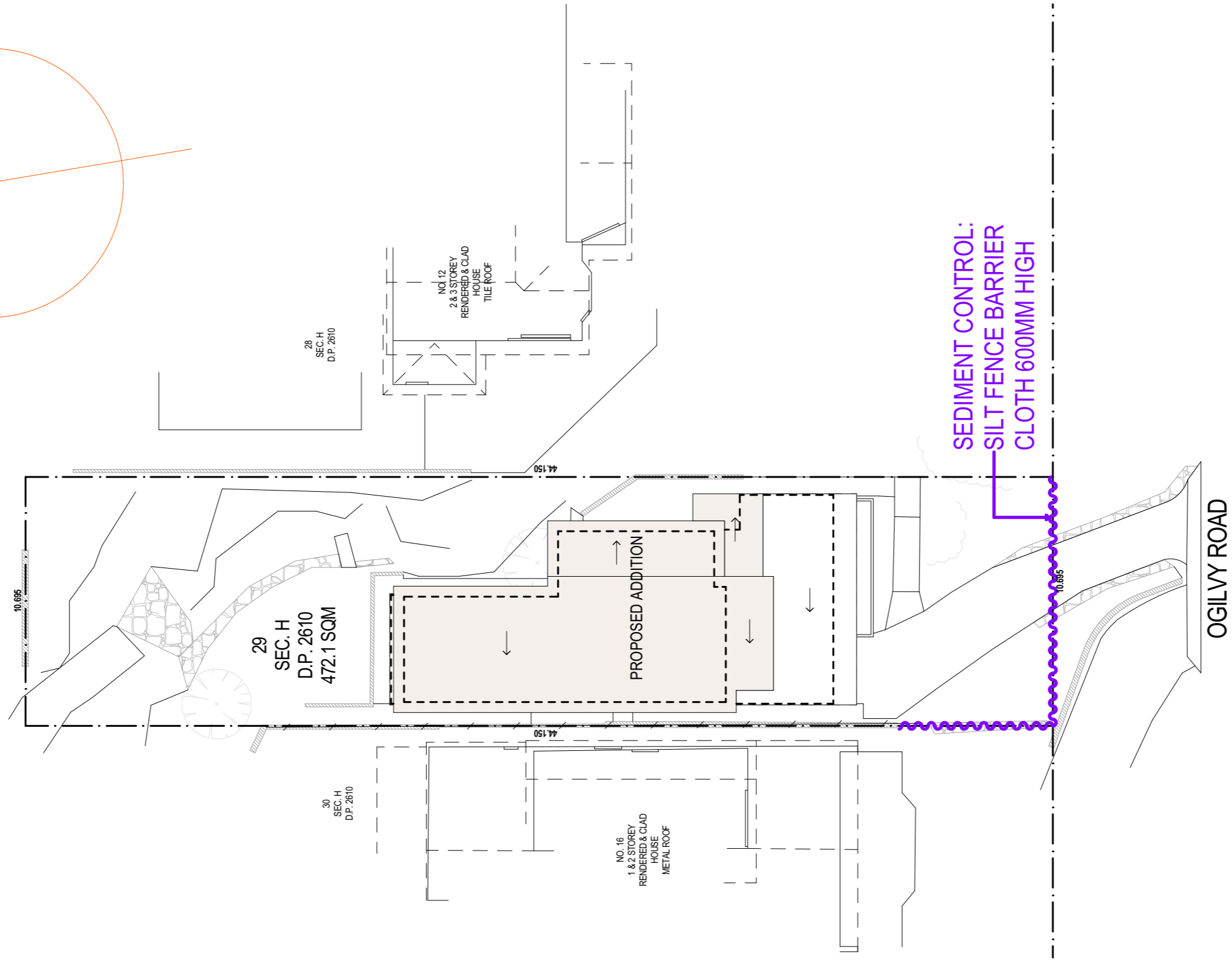
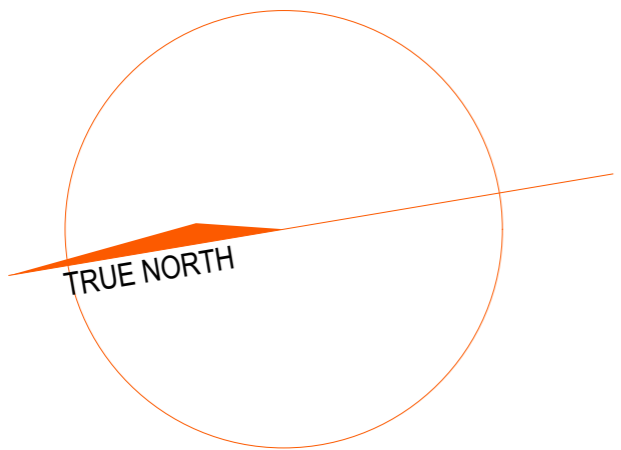
ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.
 SUBCONTRACTORS TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLYING WITH CC / CDC
 SUBCONTRACTORS TO CONFIRM DA LEVEL IS IN COMPLIANCE WITH PROJECT MANAGER BEFORE FINALISING FLOOR STRUCTURE



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

JOB REVIEW 2	EMAIL DATE	0000/00	B For Council	20/08/24	KH
JOB REVIEW 1	EMAIL DATE	0000/00	A For review	08/08/24	KH
PROJECT TITLE:			NO.	REVISION	DATE
Proposed Additions at 14 Ogilvy Road CLONTARF NSW 2093			NO.	REVISION	DATE
DRAWN BY: KH			CHECKED BY: CW		
SCALE: 1:100			TITLE: PLANS, ELEVATIONS AND SECTIONS		
DRAWING NO. 4059 DA 1			ISSUE A		

ADD-STYLE HOME ADDITIONS
 Upstairs Specialists
 5919 CONNAREE ST MANLY VALE 2093
 PHONE: (02) 9607 9055
 EMAIL: info@addstyle.com.au



SEDIMENT CONTROL:
SILT FENCE BARRIER
CLOTH 600MM HIGH

ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

Proposed Additions at:
14 Ogilvy Road
CLONTARF NSW 2093

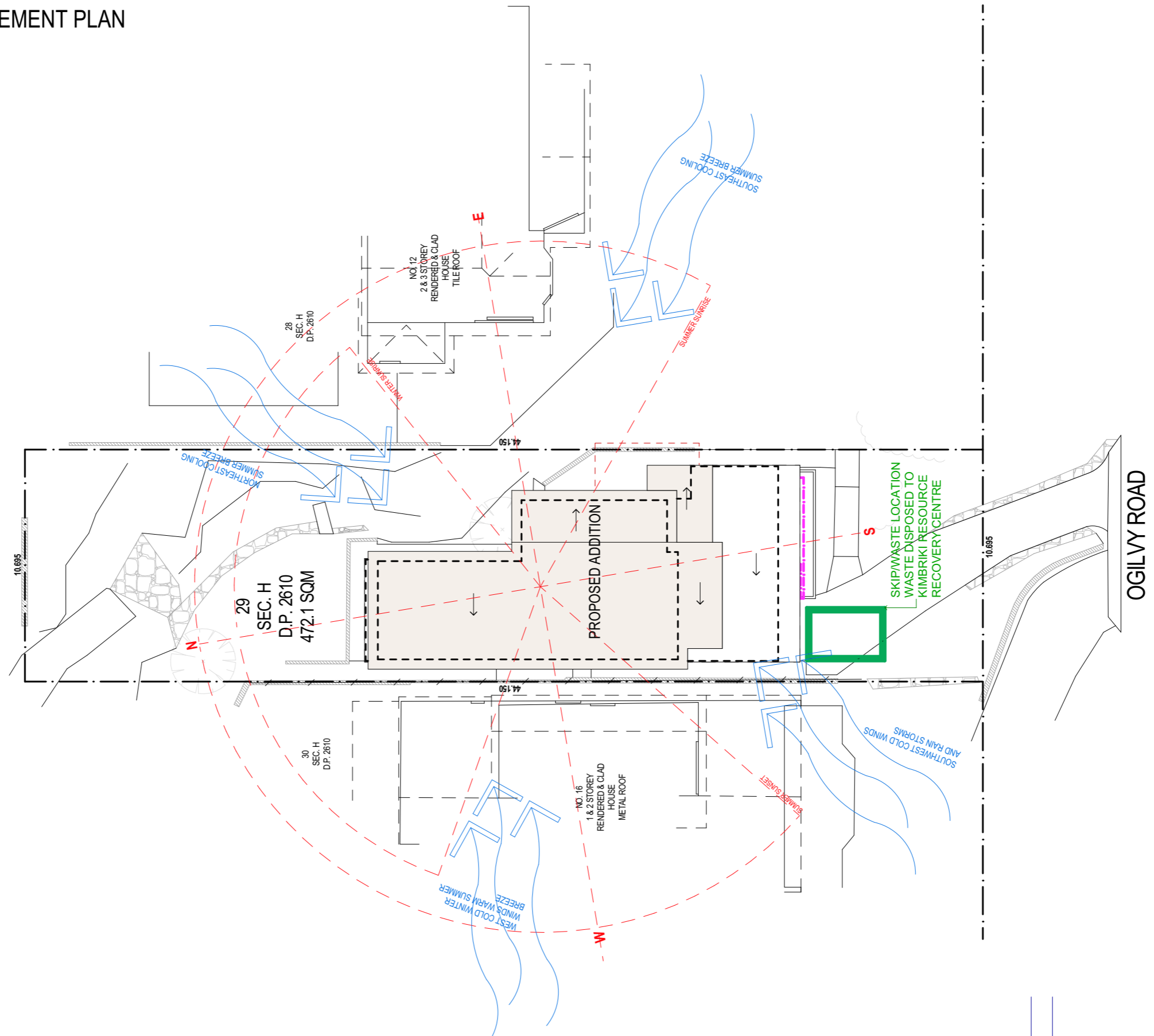
DRAWING TITLE SEDIMENT AND EROSION CONTROL PLAN
SCALE 1:200 **DRAWN BY** KH **CHECKED BY** CW

DRAWING NO.
4059 DA 1

ISSUE
A

NO.	REVISION	DATE	BY
A	For Council	08/08/24	KH

SITE ANALYSIS & WASTE MANAGEMENT PLAN




ADD-STYLE
 HOME ADDITIONS
 Upstairs Specialists
 5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au


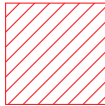
Proposed Additions at:
 14 Ogilvy Road
 CLONTARF NSW 2093

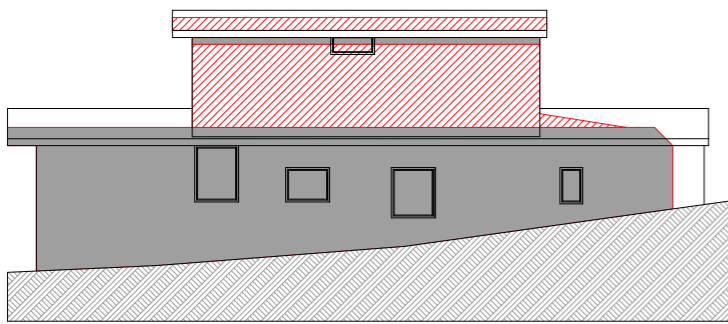
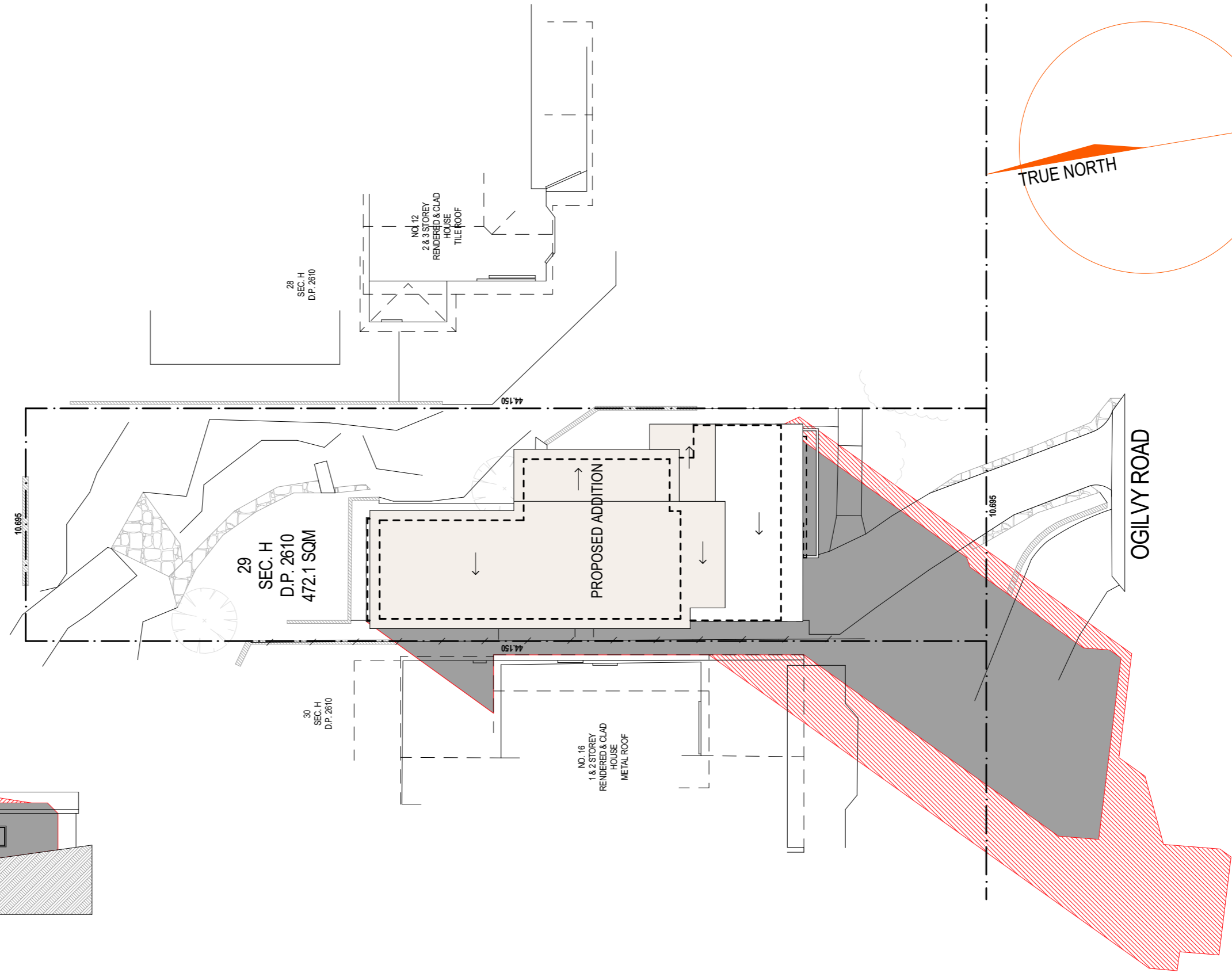
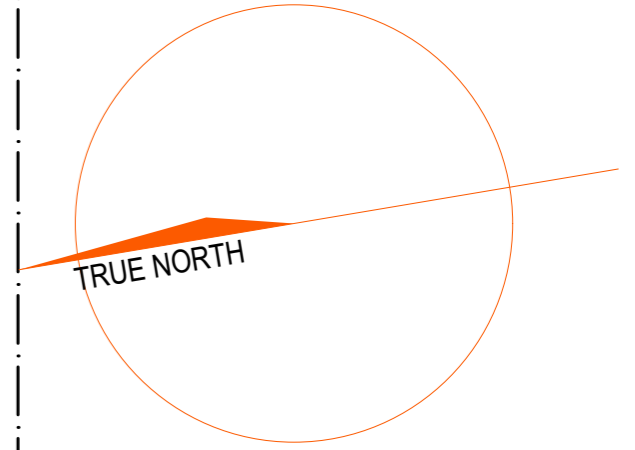
DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS
SCALE 1:200 **DRAWN BY** KH **CHECKED BY** CW

DRAWING NO.
 4059 DA 1/4

ISSUE
 A

NO.	REVISION	DATE	BY
A	For Council	19/08/24	KH

 EXISTING SHADOWS
 NEW SHADOWS



House No. 16 at 9AM



ADD-STYLE
HOME ADDITIONS
Upstairs Specialists


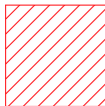
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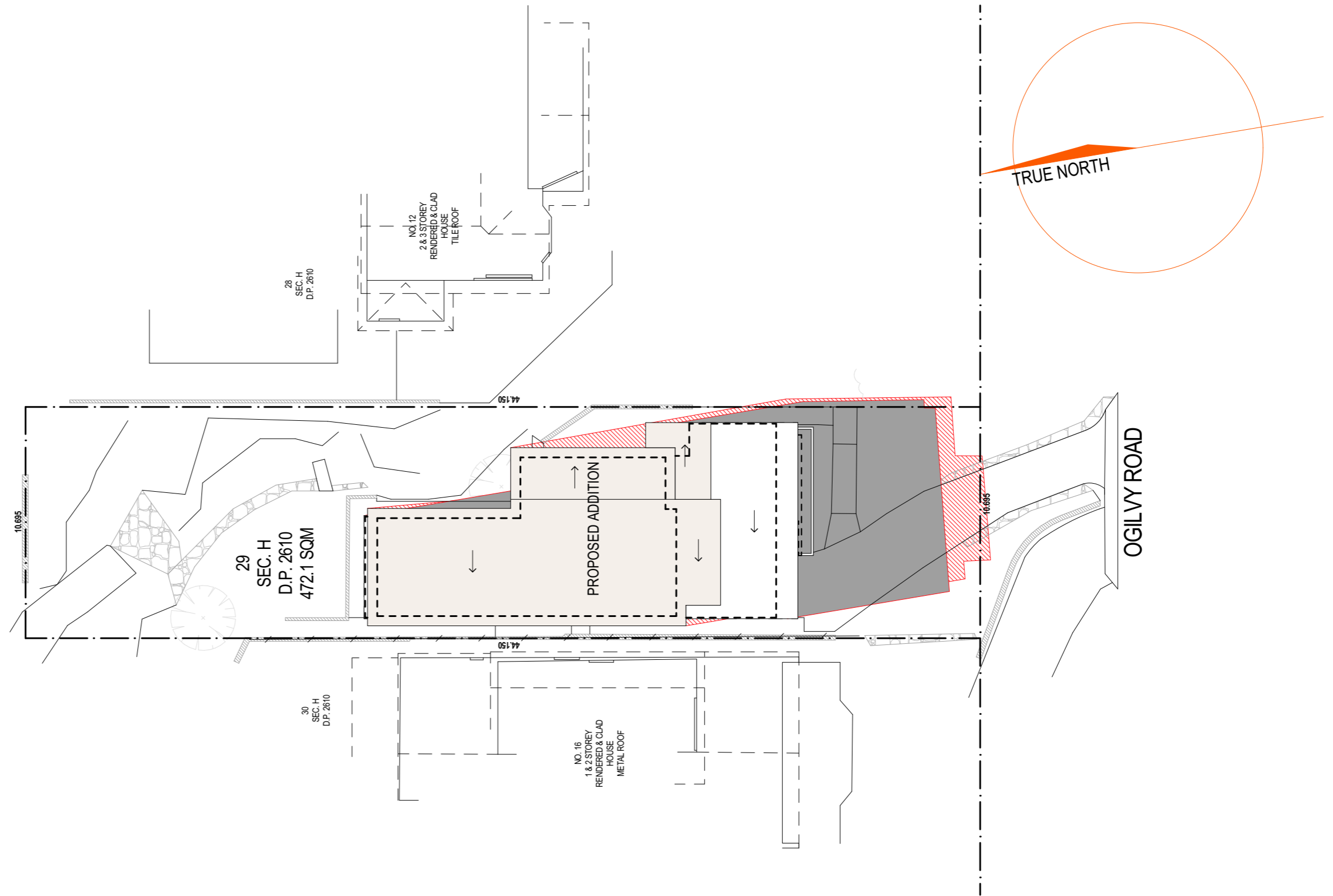
Proposed Additions at:
14 Ogilvy Road
CLONTARF NSW 2093

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS
SCALE 1:200 **DRAWN BY** KH **CHECKED BY** CW

DRAWING NO. 4059 DA 2/4
ISSUE A

NO.	REVISION	DATE	BY
A	For Council	19/08/24	KH

 EXISTING SHADOWS
 NEW SHADOWS



ADD-STYLE
 HOME ADDITIONS
 Upstairs Specialists


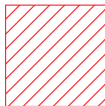
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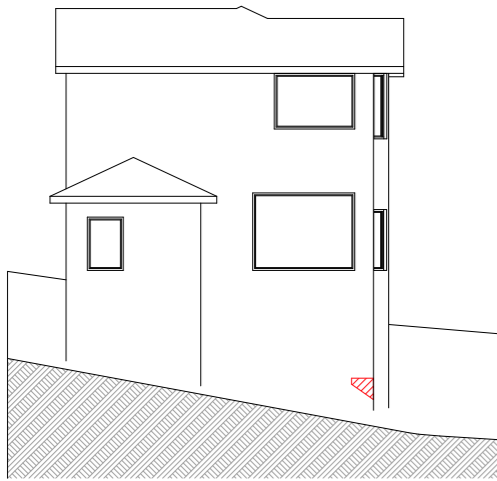
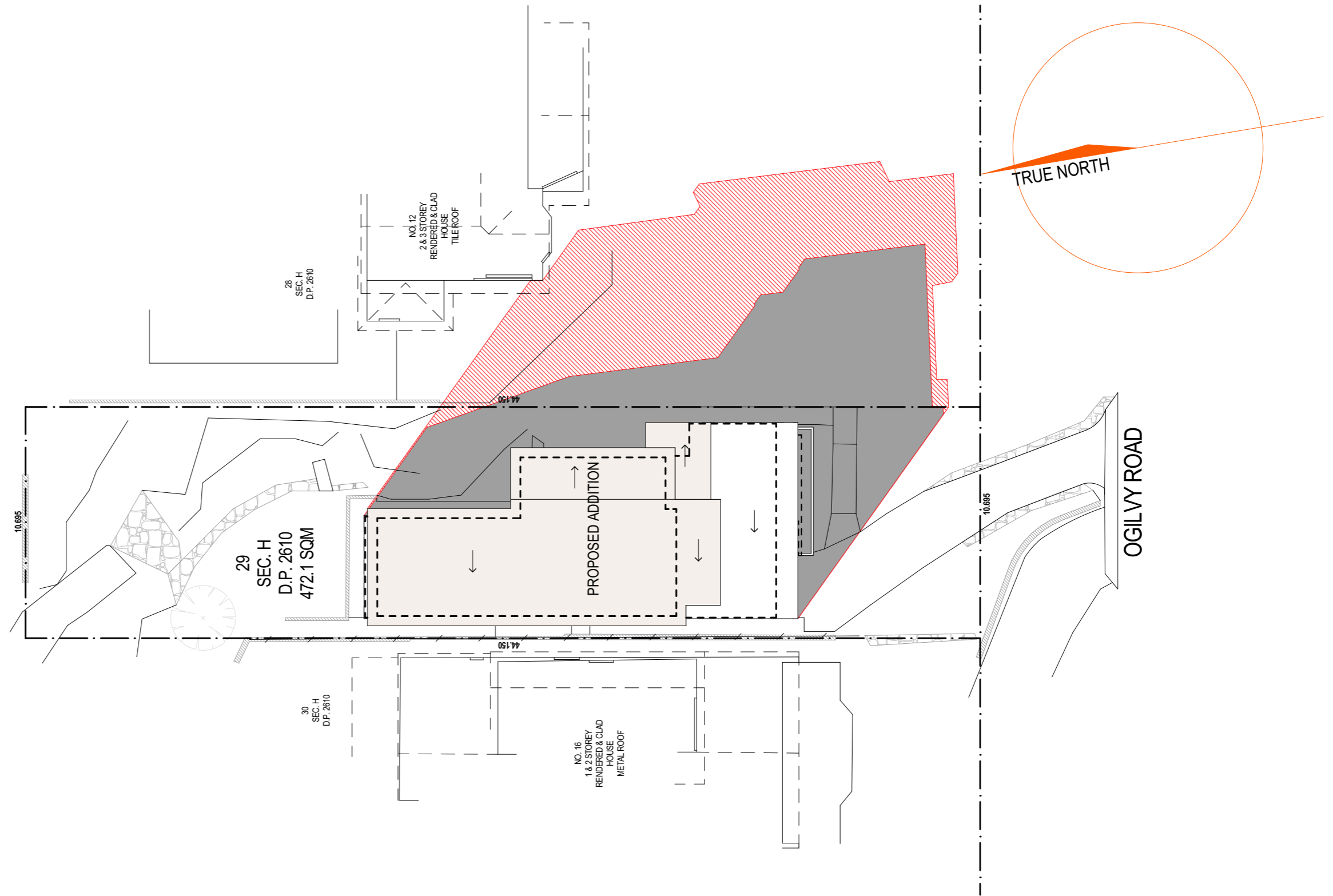
Proposed Additions at:
 14 Ogilvy Road
 CLONTARF NSW 2093

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS
SCALE 1:200 **DRAWN BY** KH **CHECKED BY** CW

DRAWING NO. 4059 DA 3/4
ISSUE A

NO.	REVISION	DATE	BY
A	For Council	19/08/24	KH

 EXISTING SHADOWS
 NEW SHADOWS



House No. 12 at 9AM



ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

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Proposed Additions at:
14 Ogilvy Road
CLONTARF NSW 2093

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS
SCALE 1:200 **DRAWN BY** KH **CHECKED BY** CW

DRAWING NO. 4059 DA 4/4
ISSUE A

NO.	REVISION	DATE	BY
A	For Council	19/08/24	KH

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.*