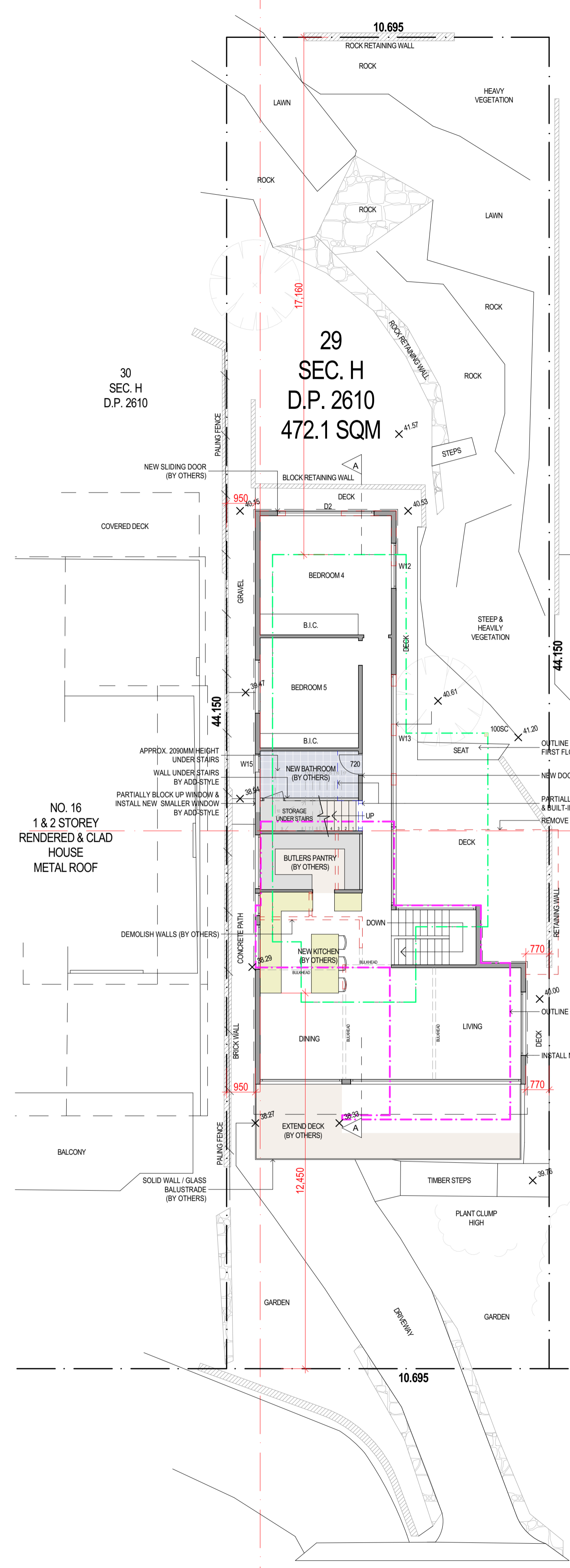
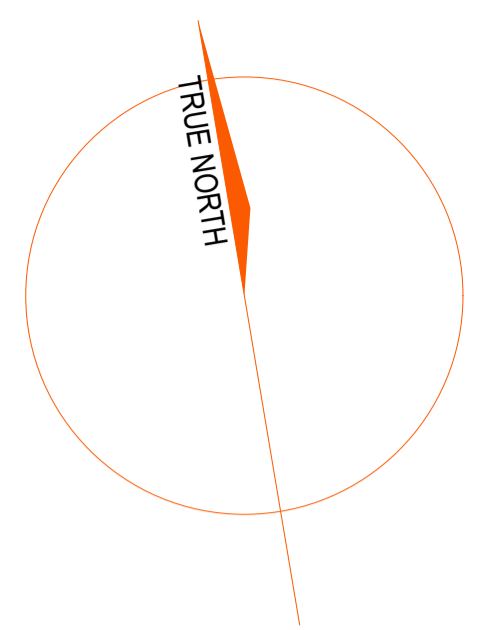


**GROUND FLOOR PLAN**

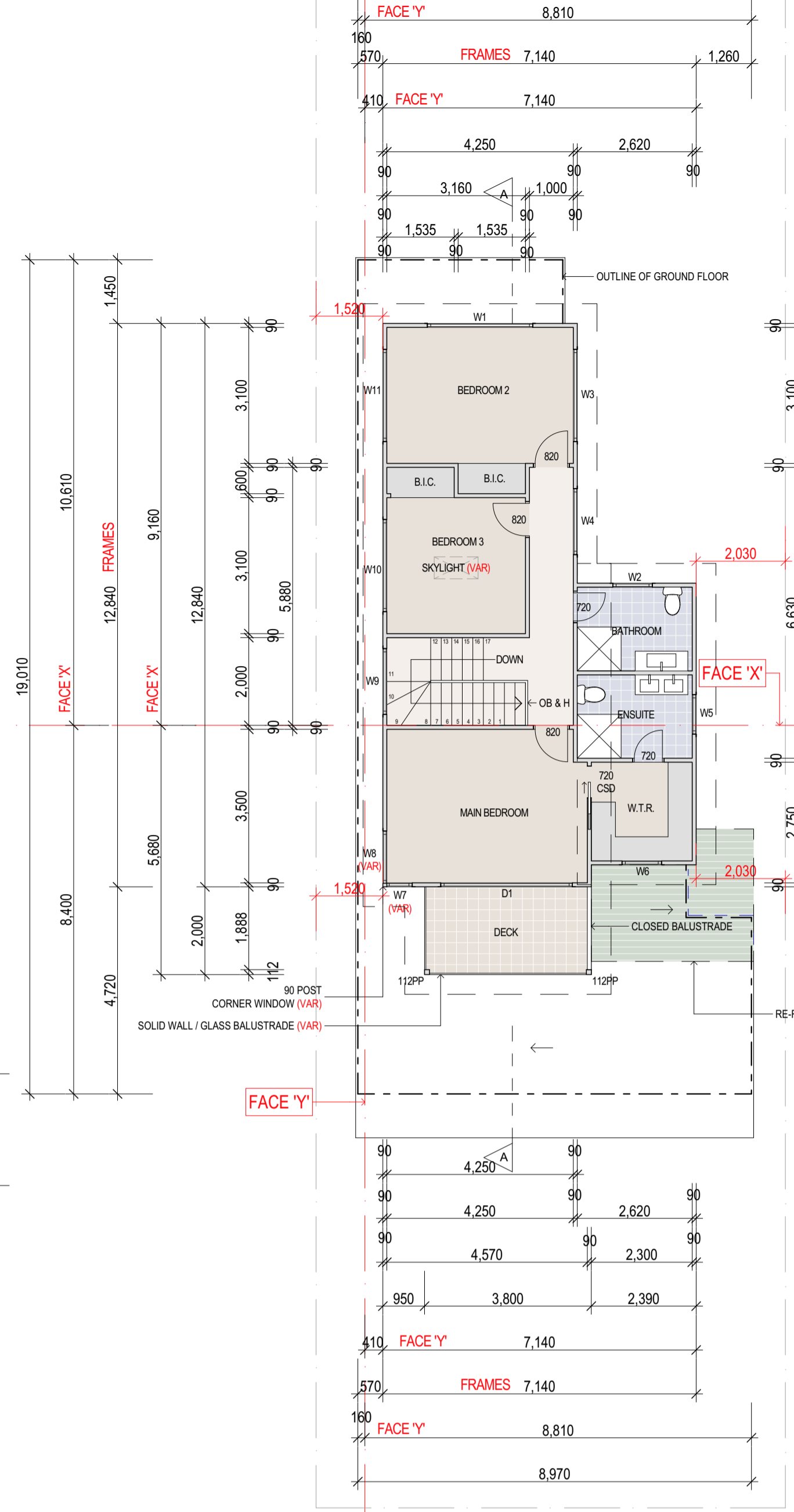


29 SEC. H  
D.P. 2610  
472.1 SQM

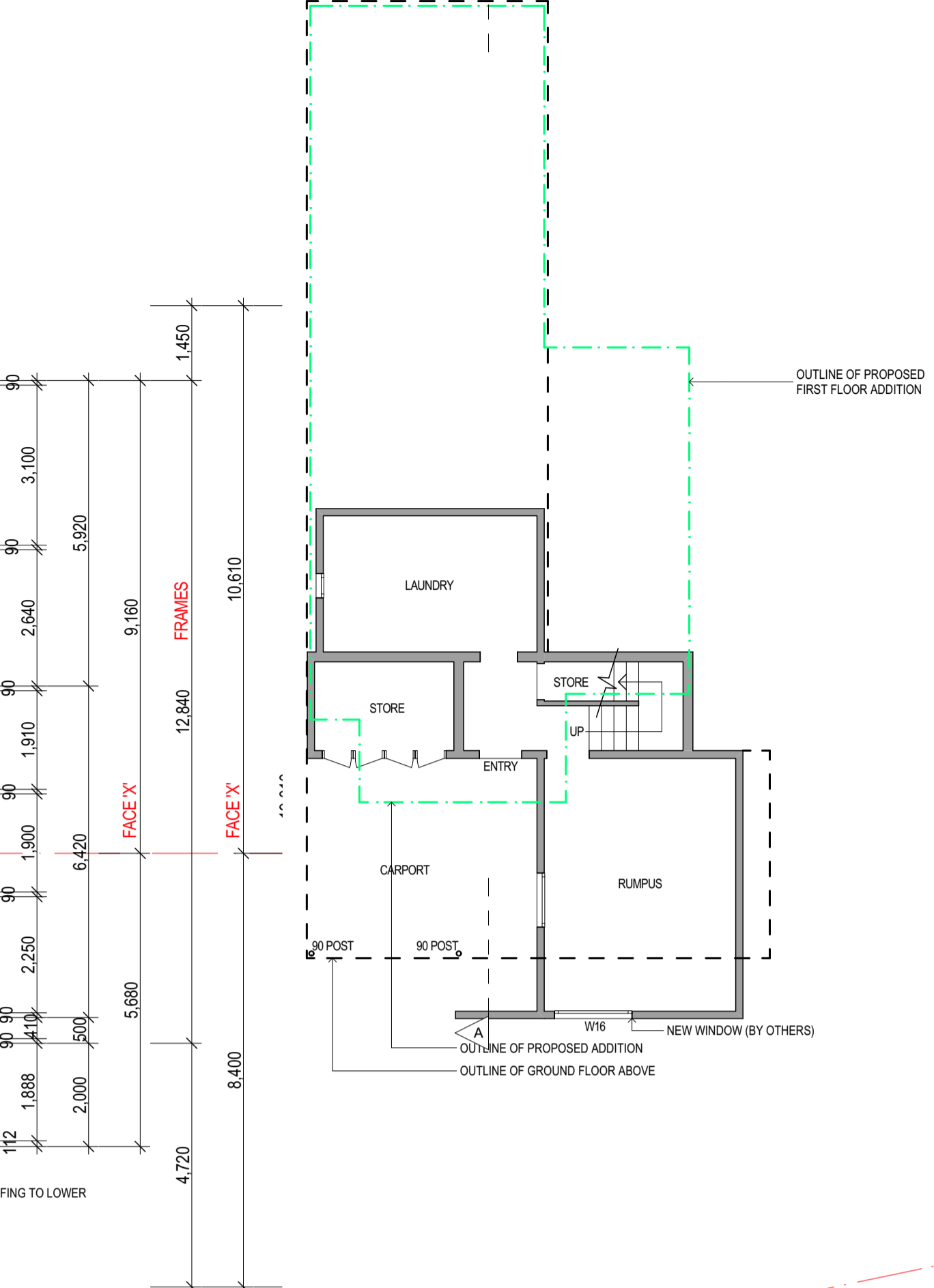
28 SEC. H  
D.P. 2610



**PROPOSED FIRST FLOOR PLAN**



**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

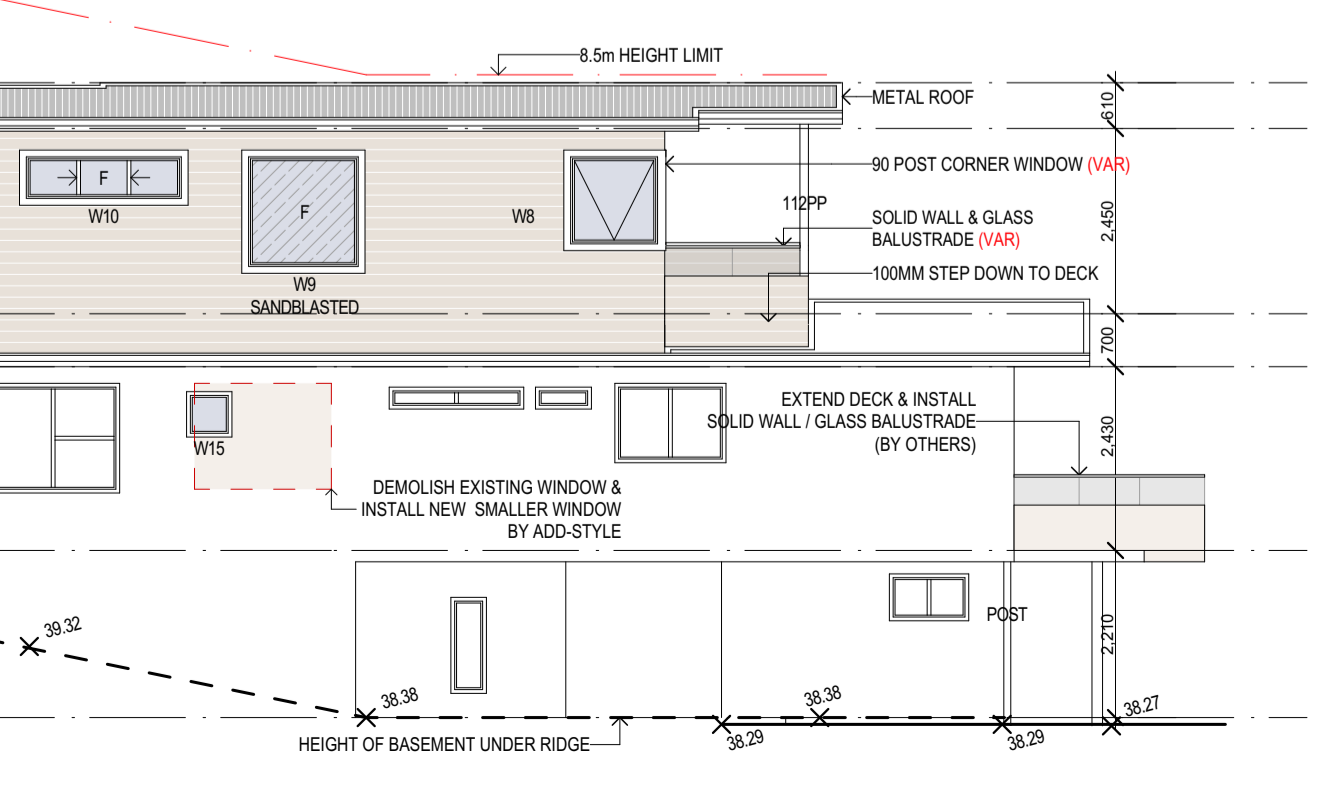
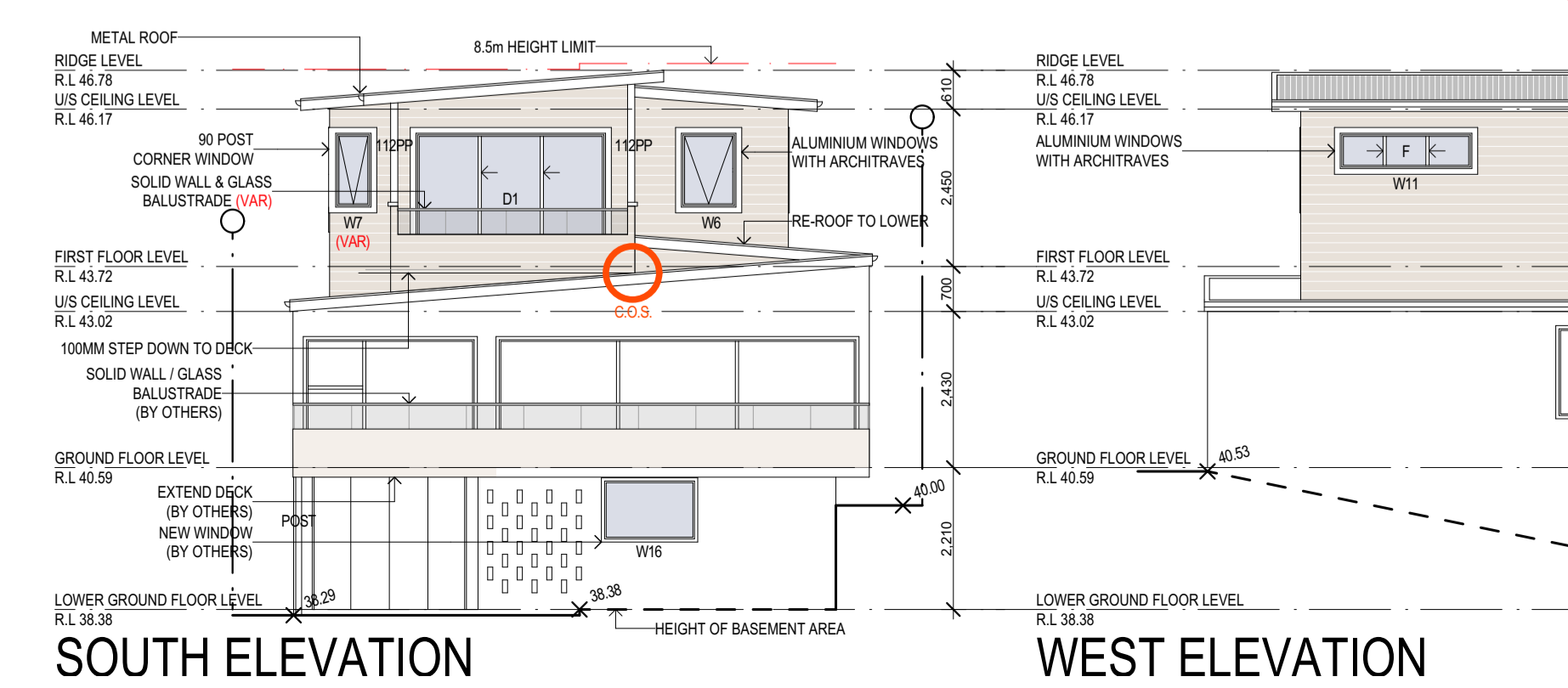
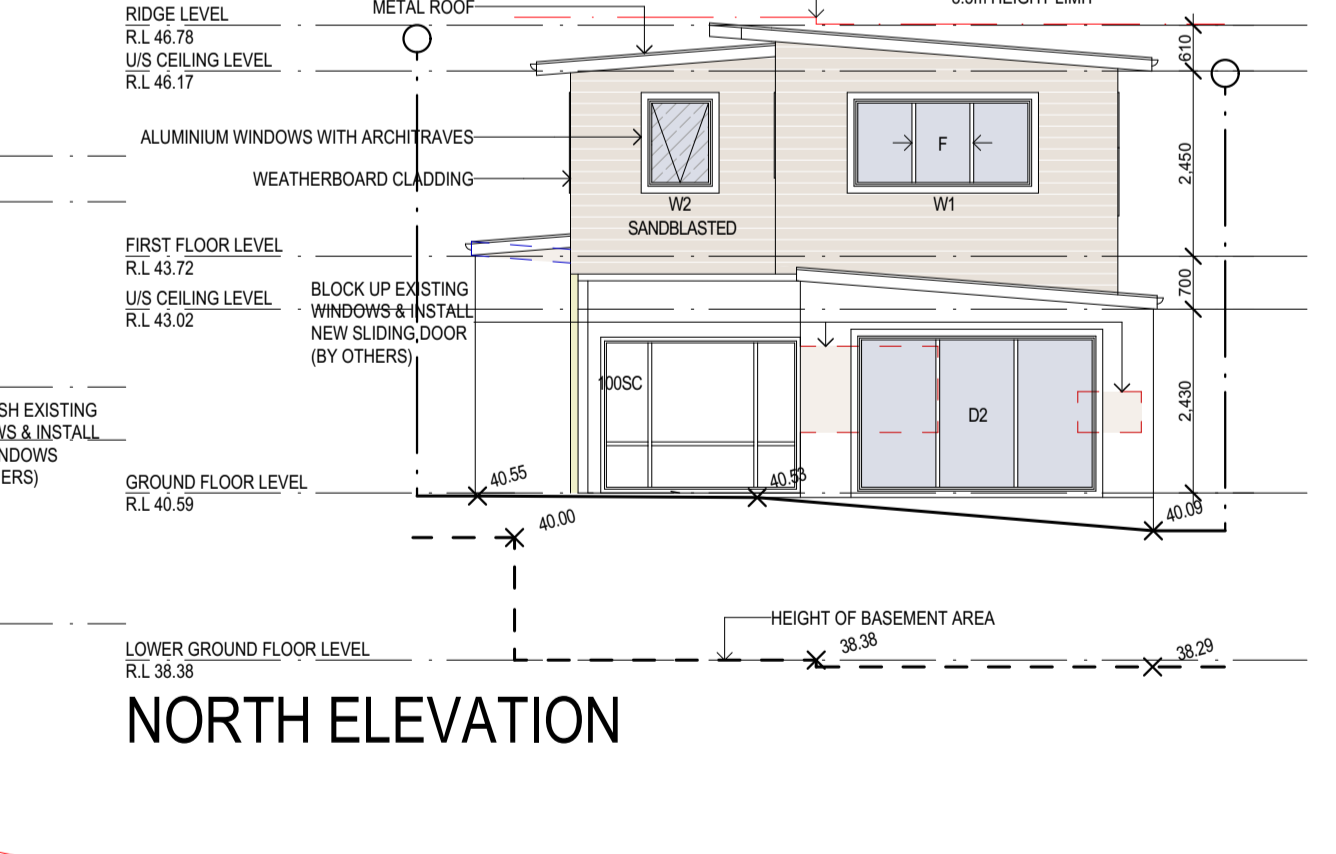
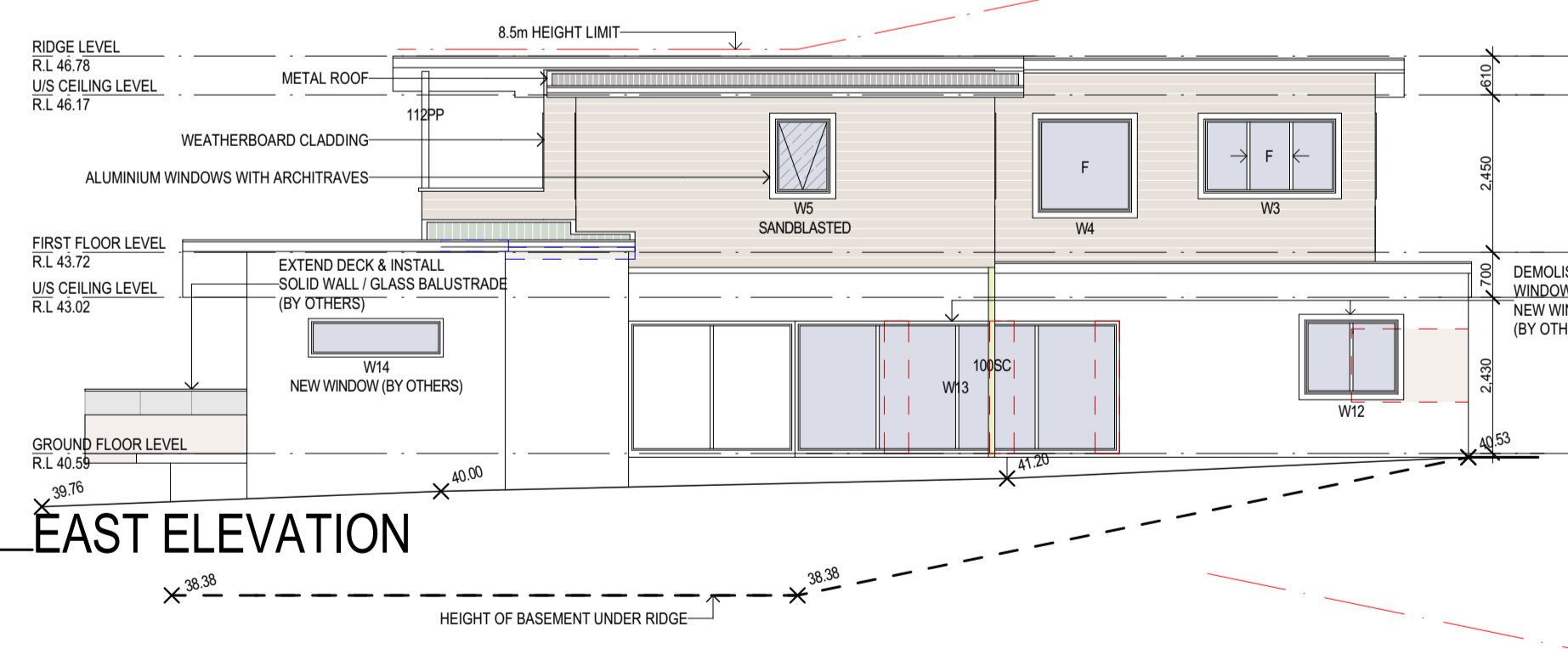
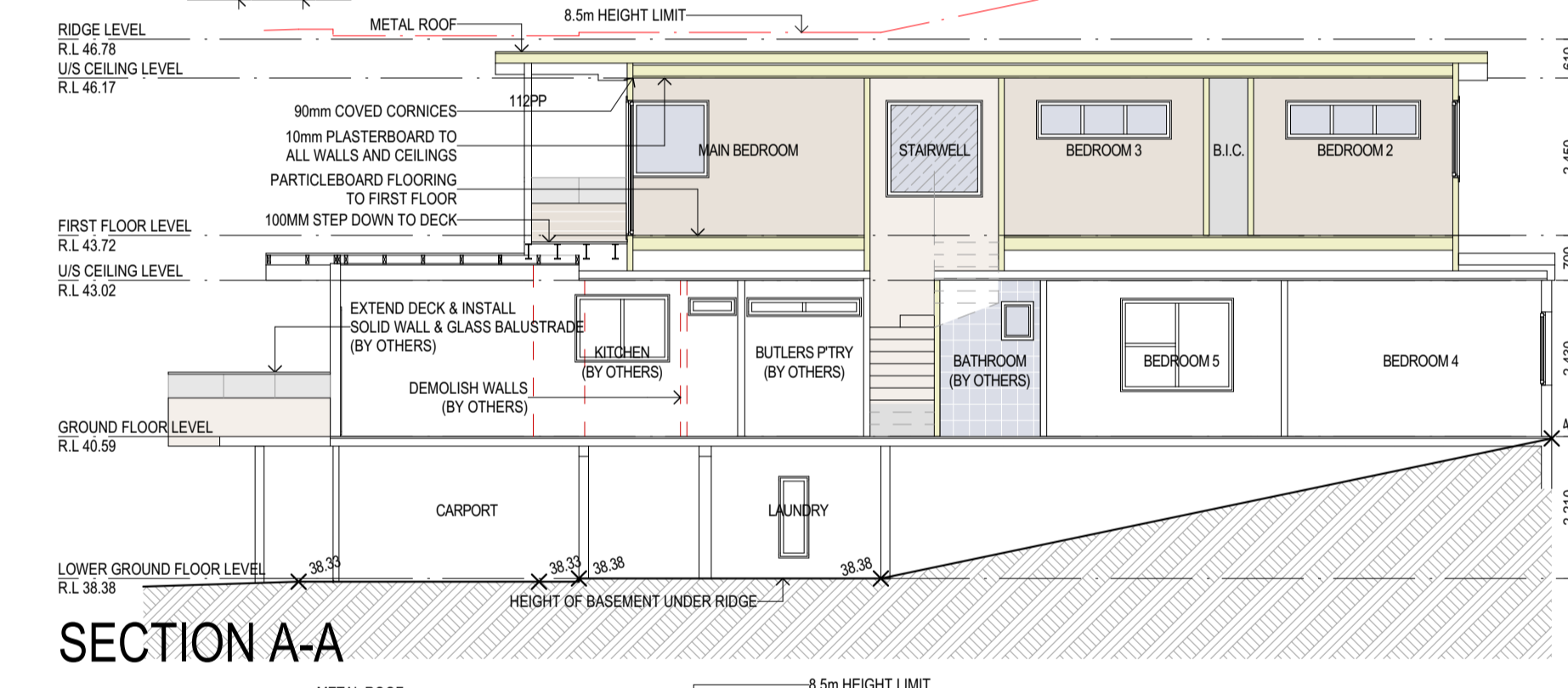
**FRAMING NOTES.**

ROOF PITCH	NEW: 4.5° EXISTING 4.5° TO BE CHECKED
FRAME HEIGHT	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
JOB REVIEW 1	EMAIL DATE	0000/00

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