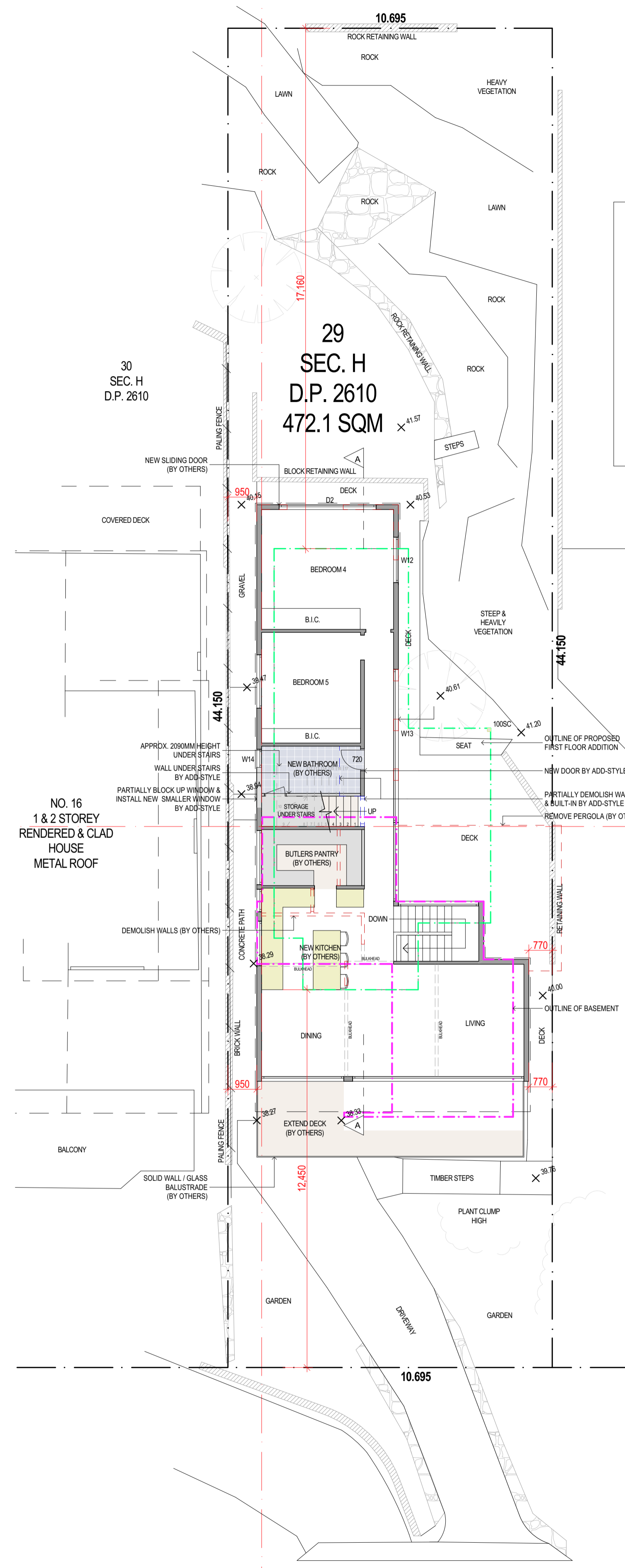
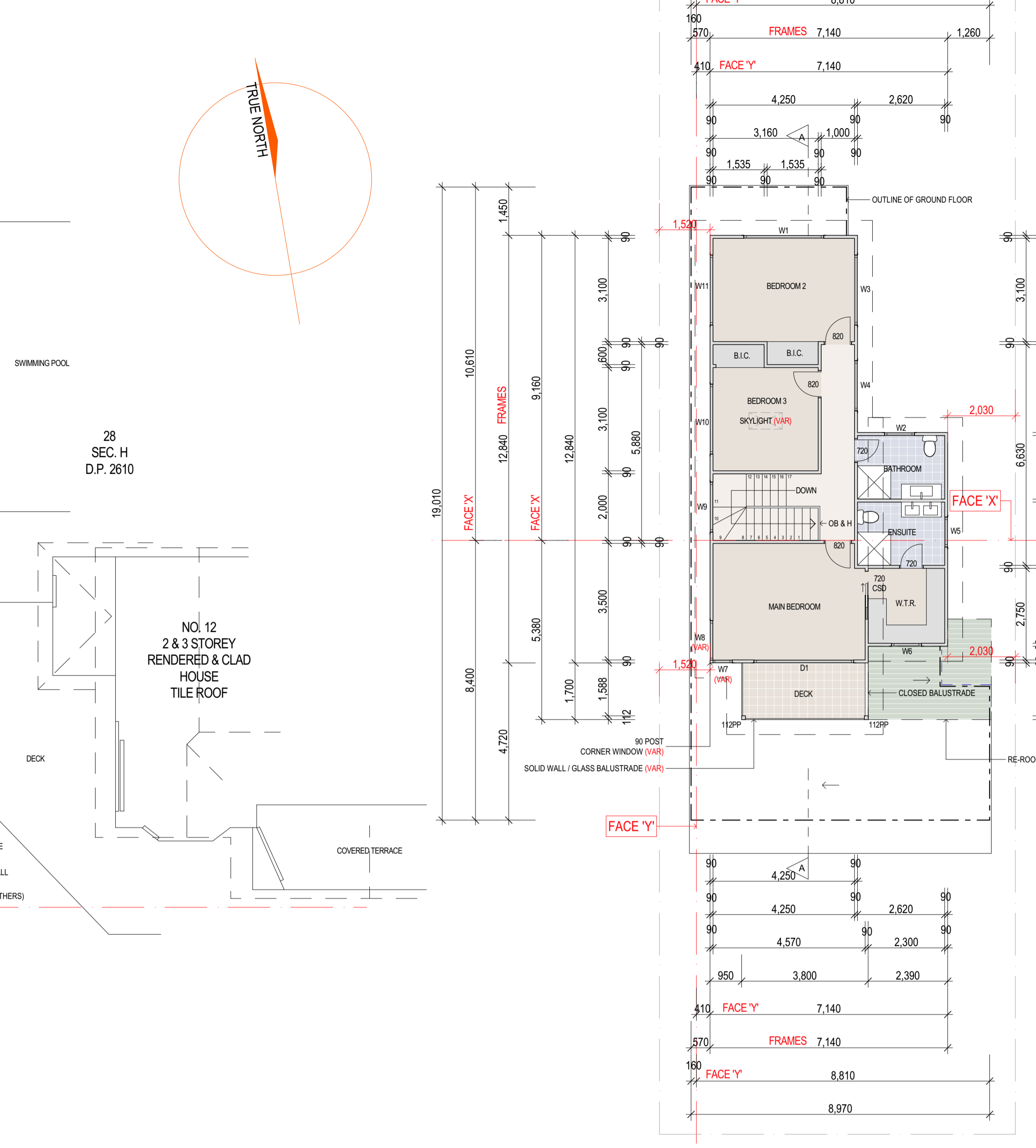


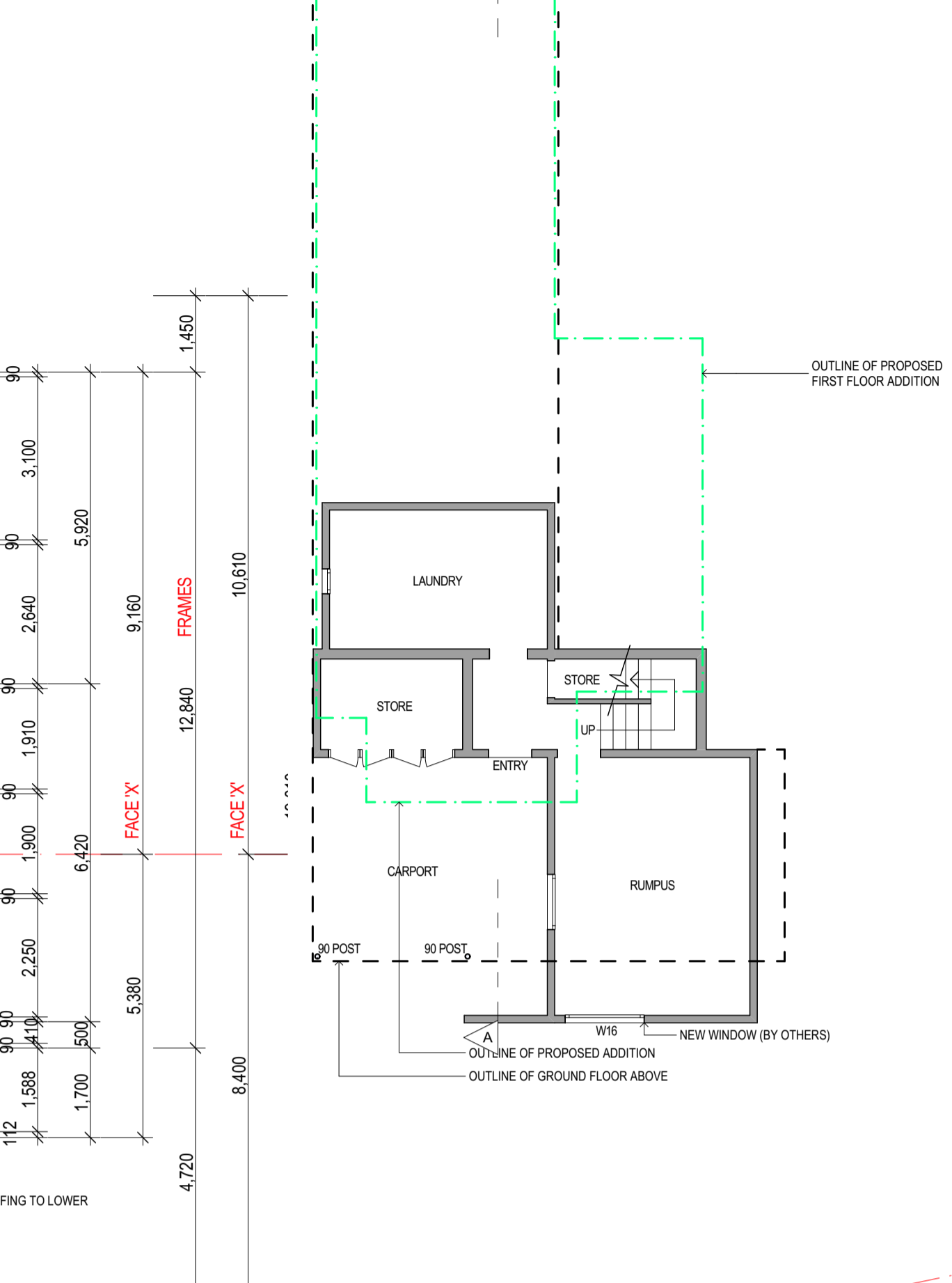
GROUND FLOOR PLAN



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

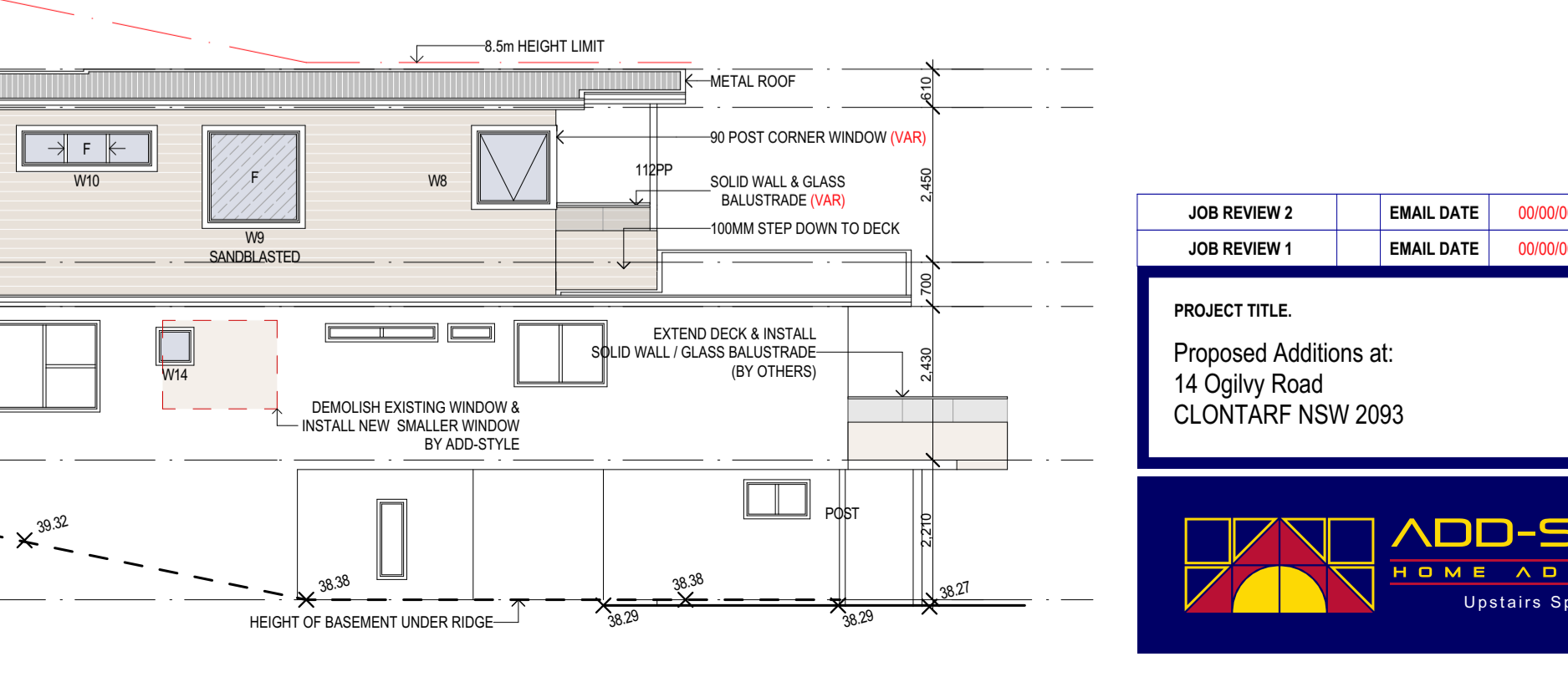
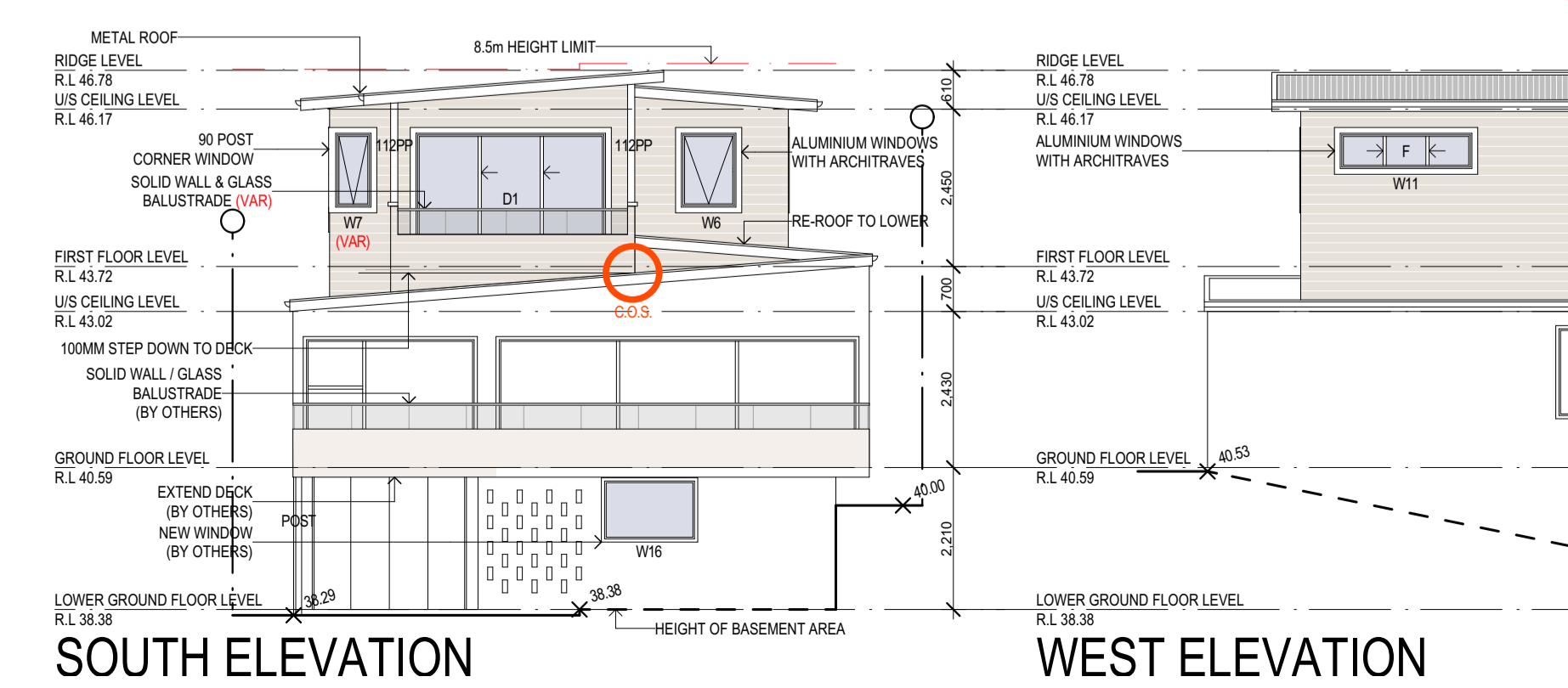
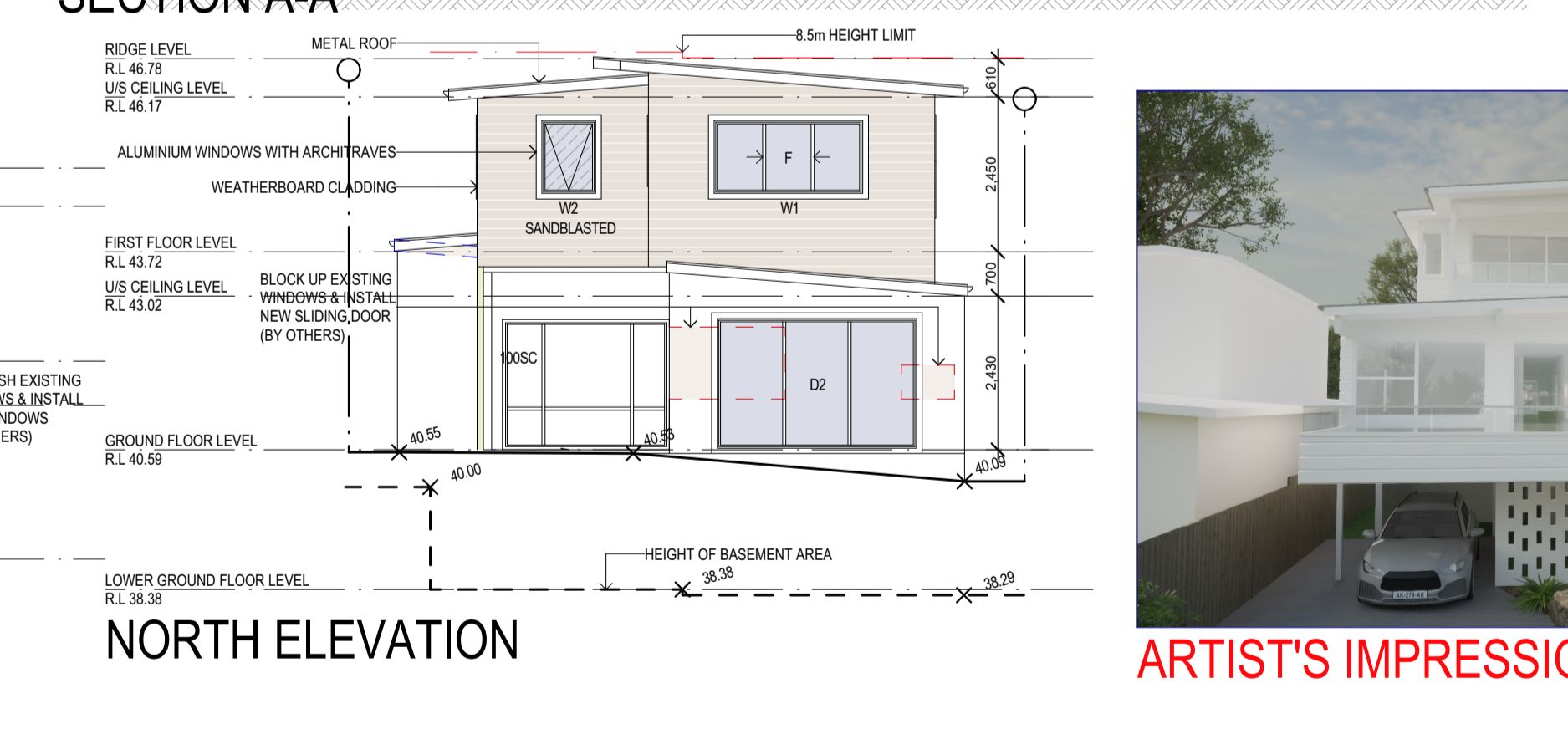
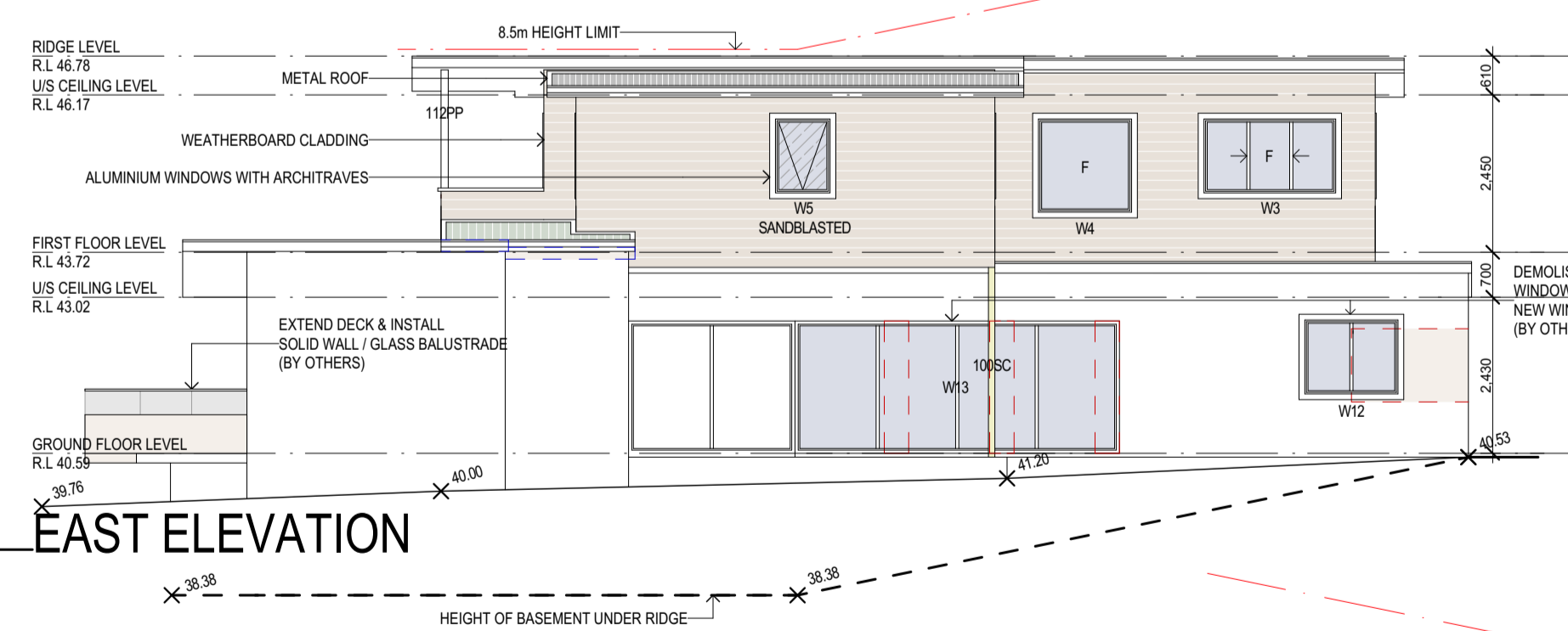
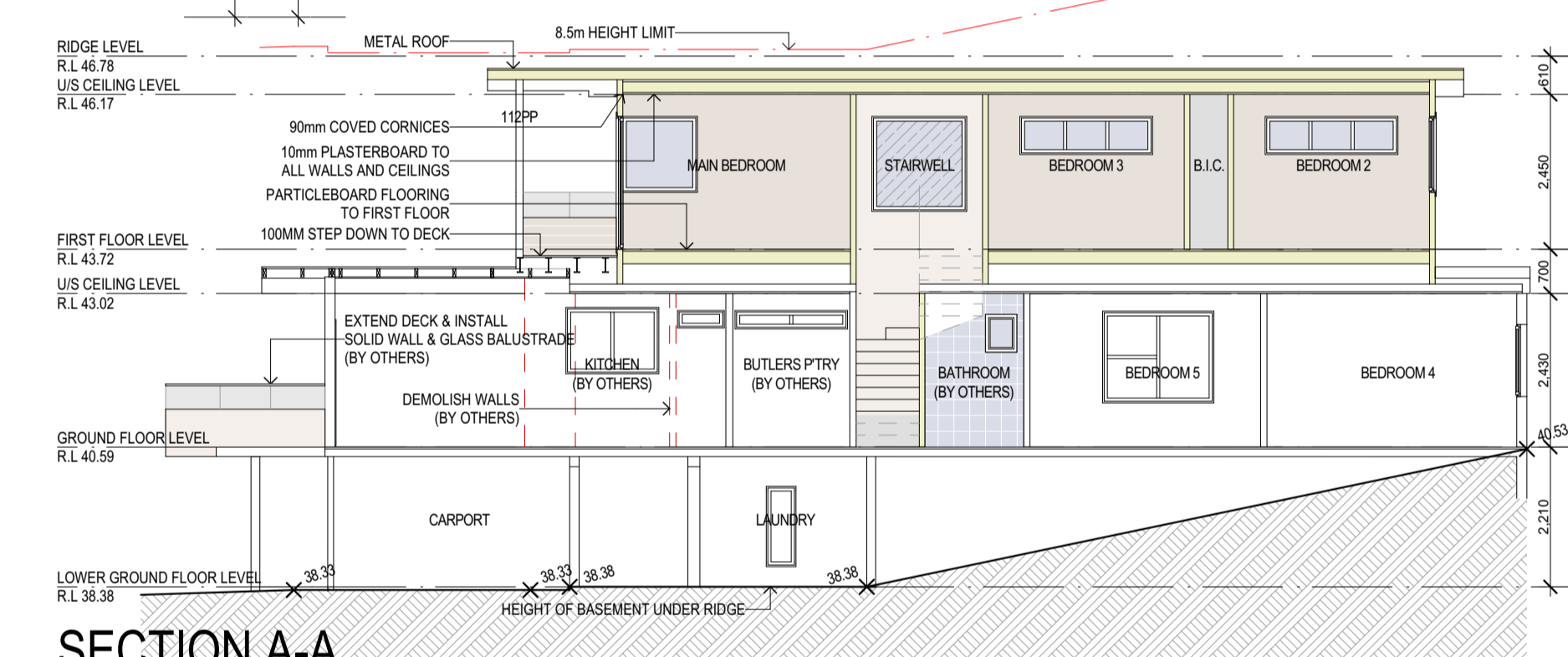
FRAMING NOTES.

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

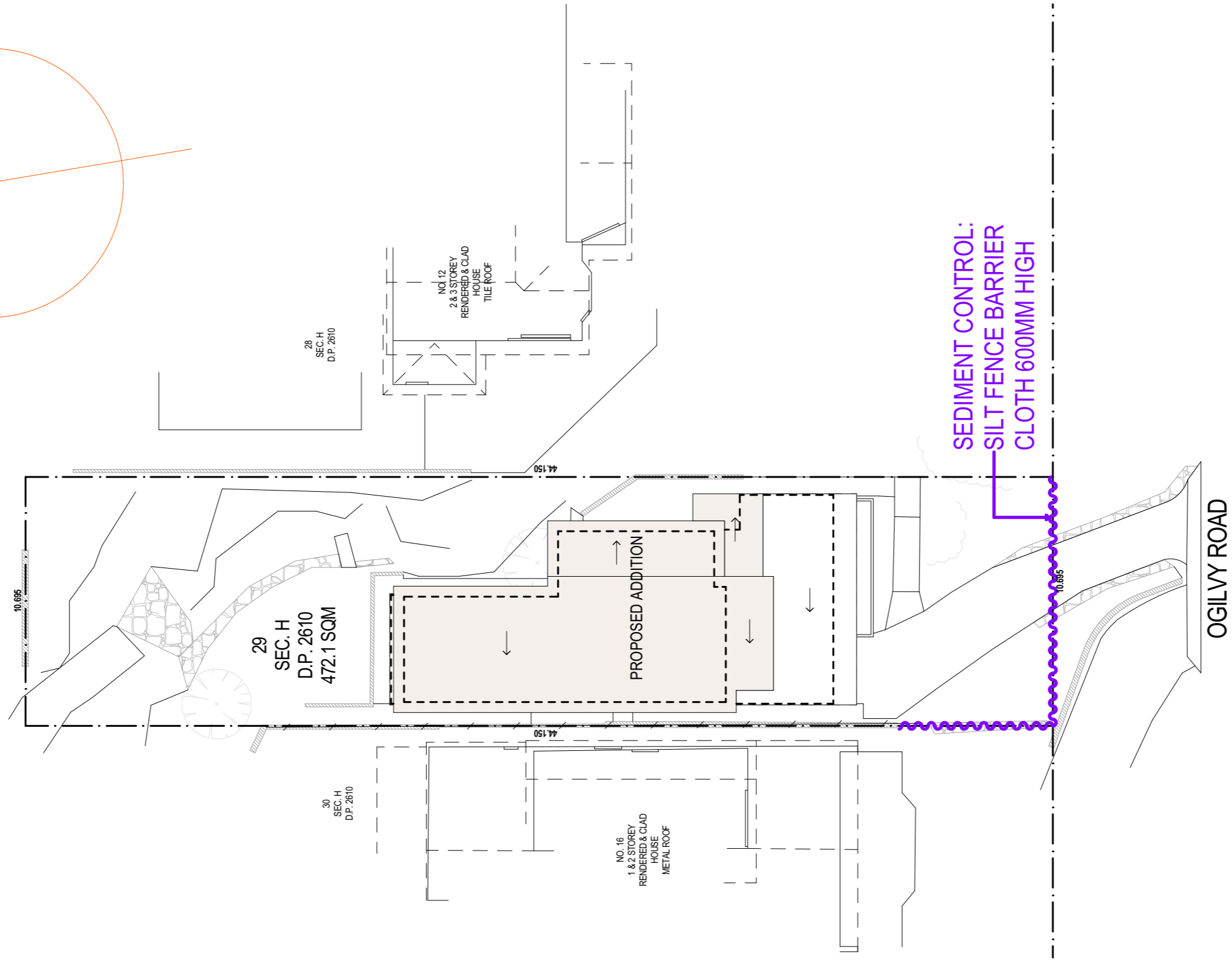
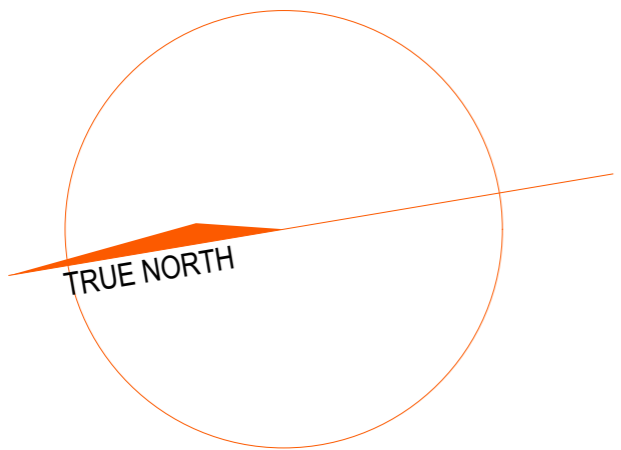
PROJECT TITLE:
 Proposed Additions at
 14 Ogilvy Road
 CLONTARF NSW 2093

NO.	REVISION	DATE	BY
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:** E

ADD-STYLE HOME ADDITIONS
 Upstairs Specialists
 5919 CONNAREE ST MANLY VALE 2093
 PHONE: (02) 9607 9555
 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

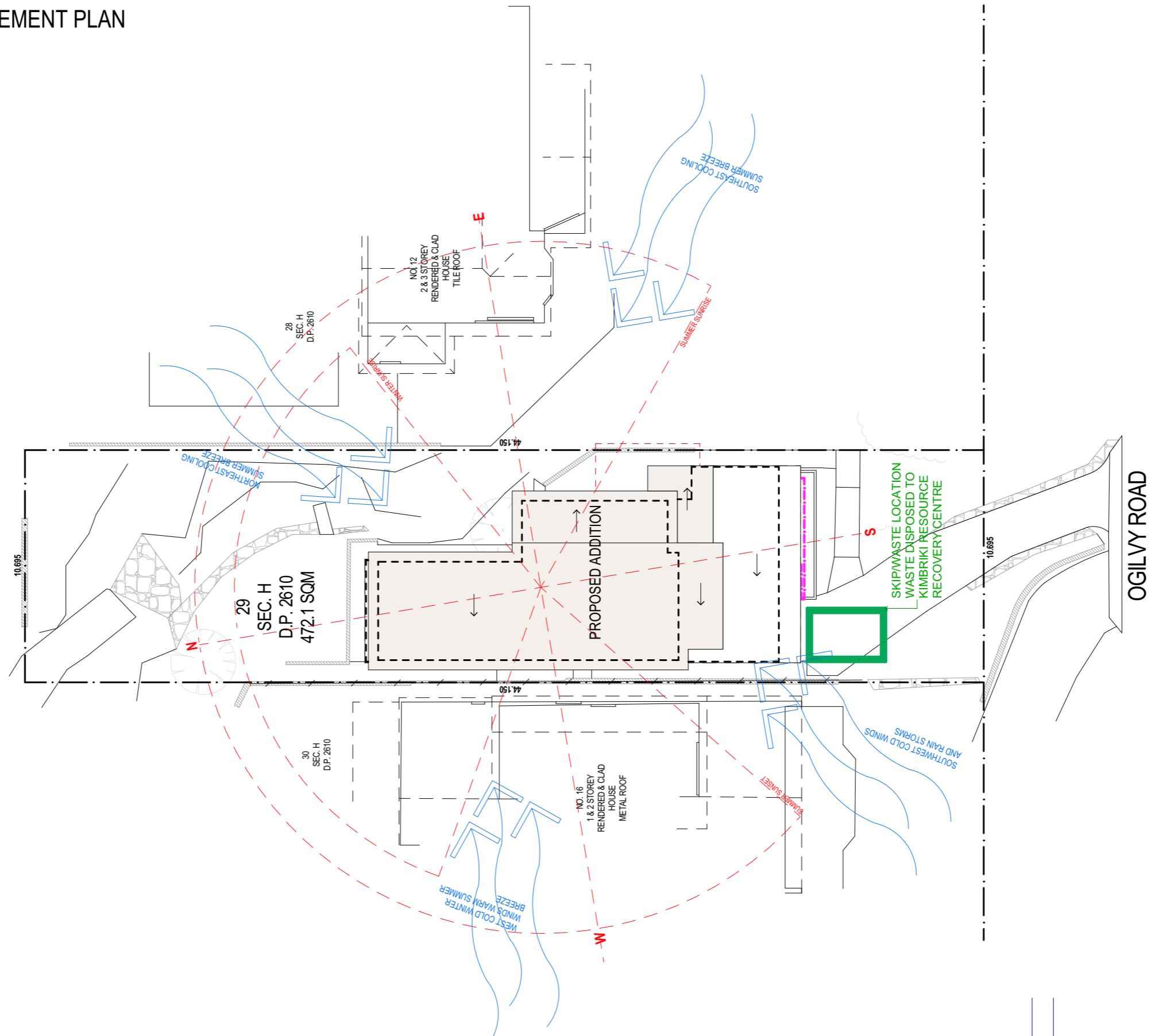
DRAWING TITLE SEDIMENT AND EROSION CONTROL PLAN
SCALE 1:200 **DRAWN BY** KH **CHECKED BY** CW

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


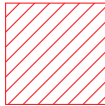
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CLONTARF NSW 2093

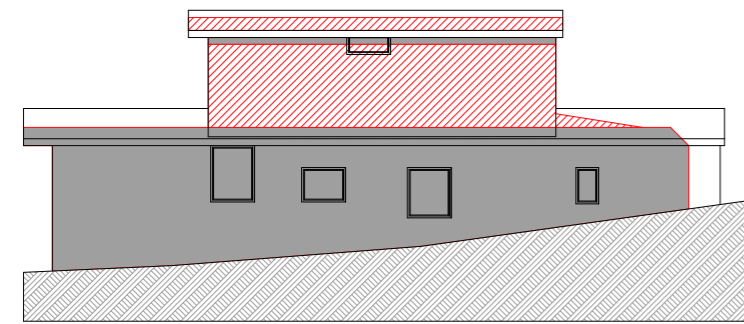
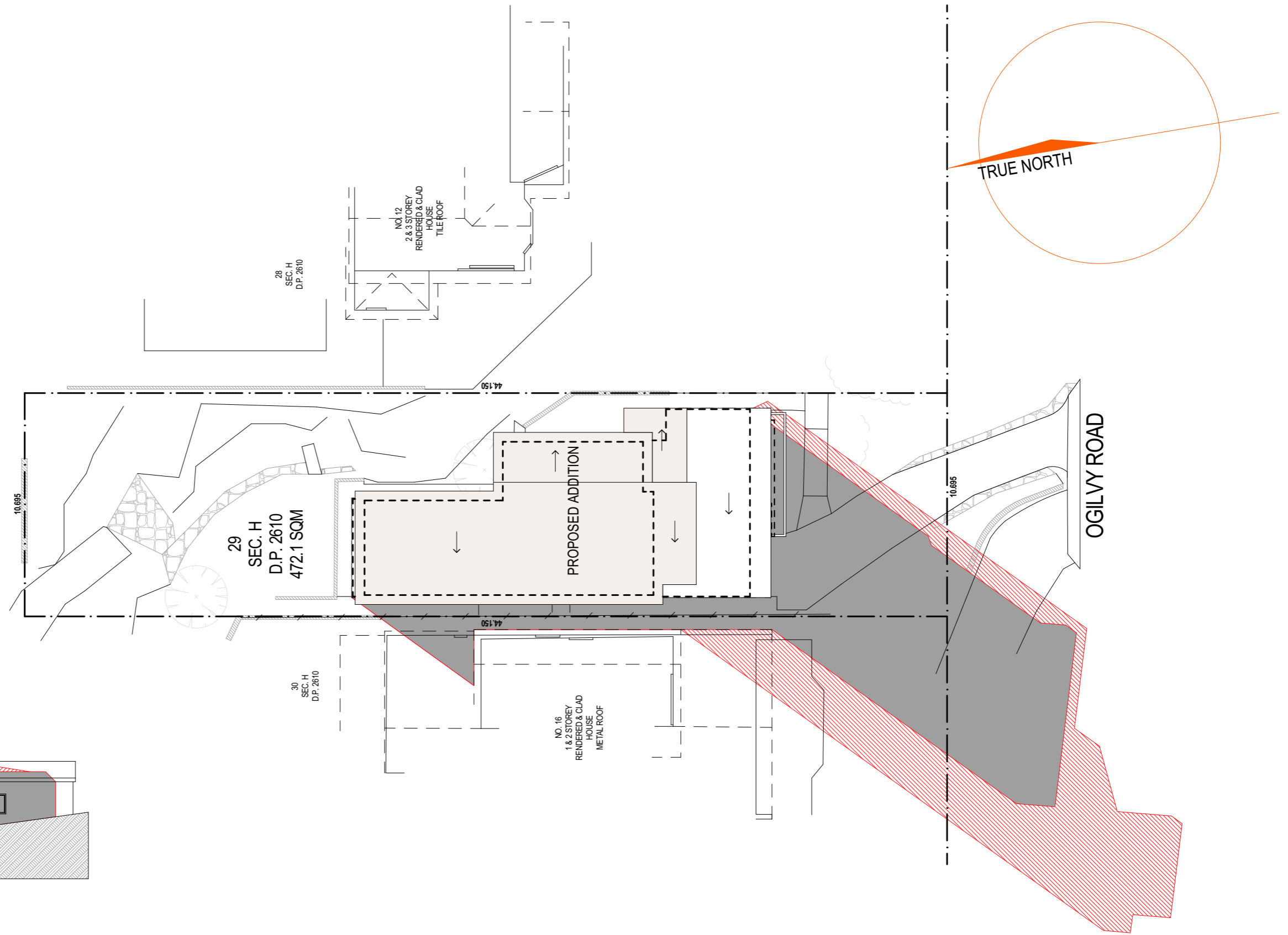
DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS
SCALE 1:200 **DRAWN BY** KH **CHECKED BY** CW

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


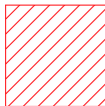
5/319 CONDAMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

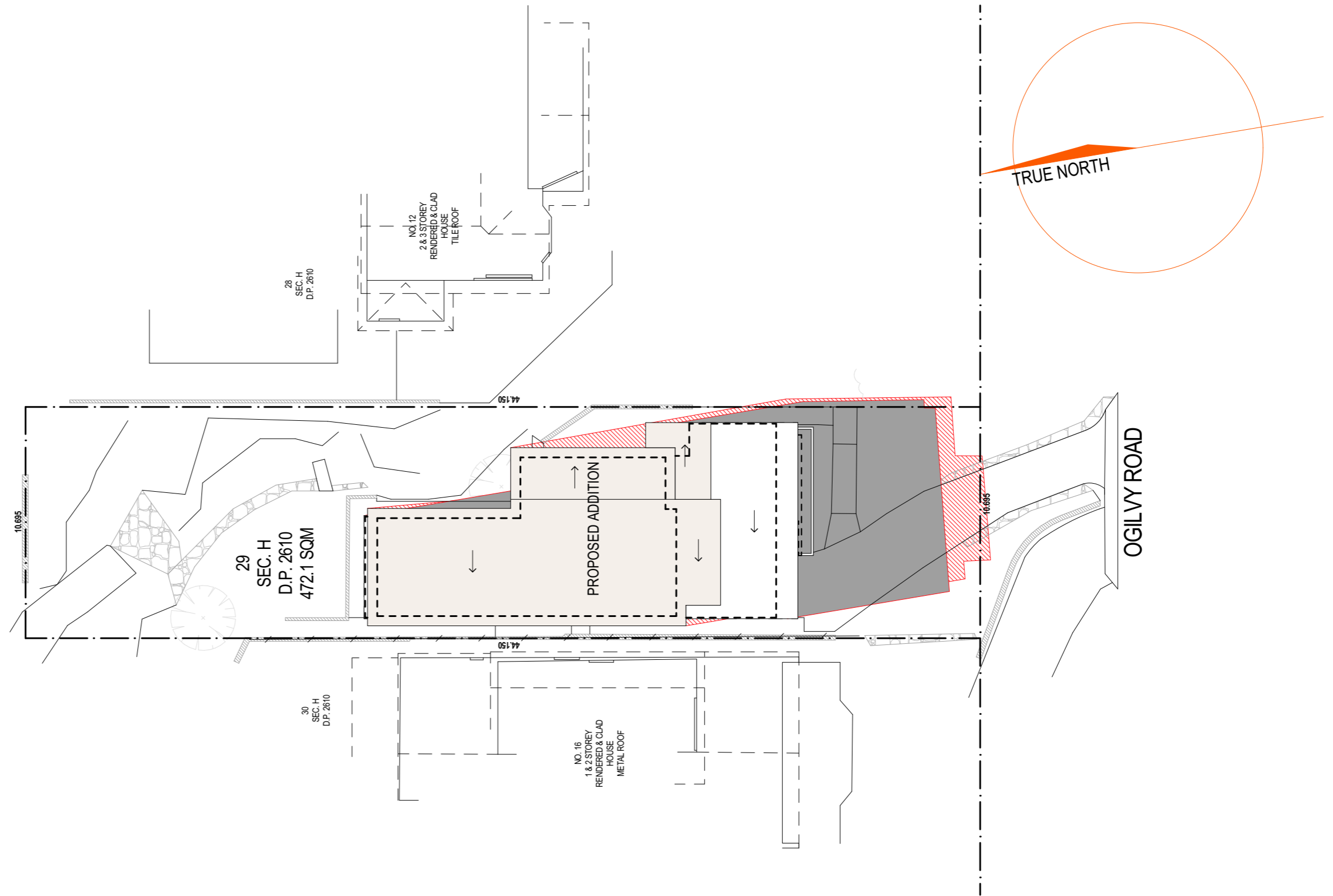
Proposed Additions at:
14 Ogilvy Road
CLONTARF NSW 2093

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

DRAWING NO. 4059 DA 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

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


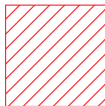
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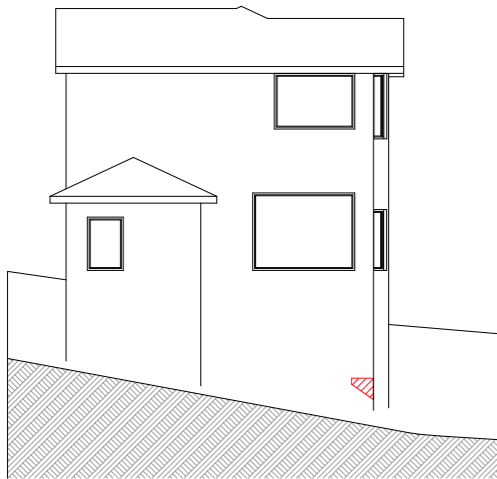
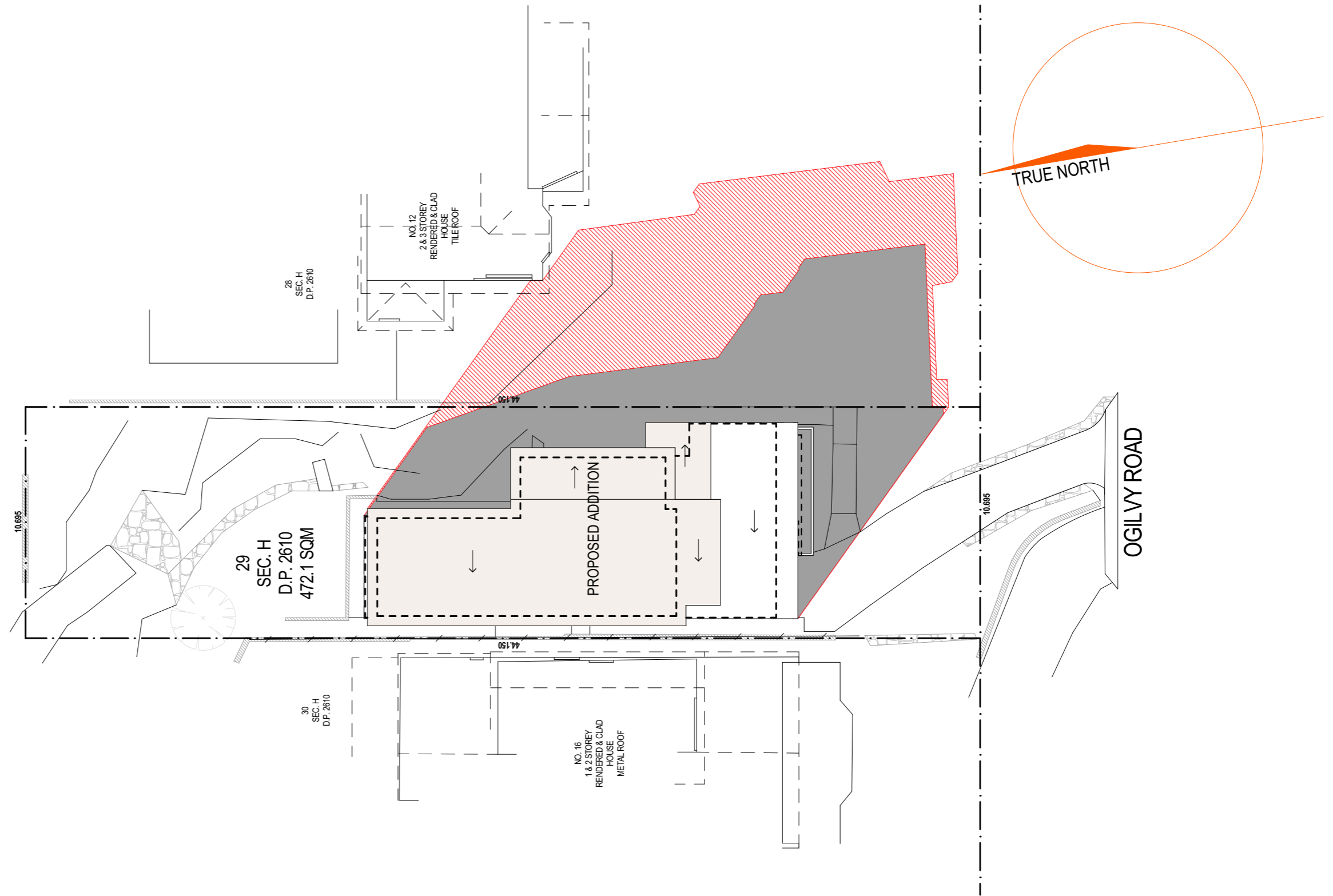
4059 DA 3/4

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
 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
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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.*