

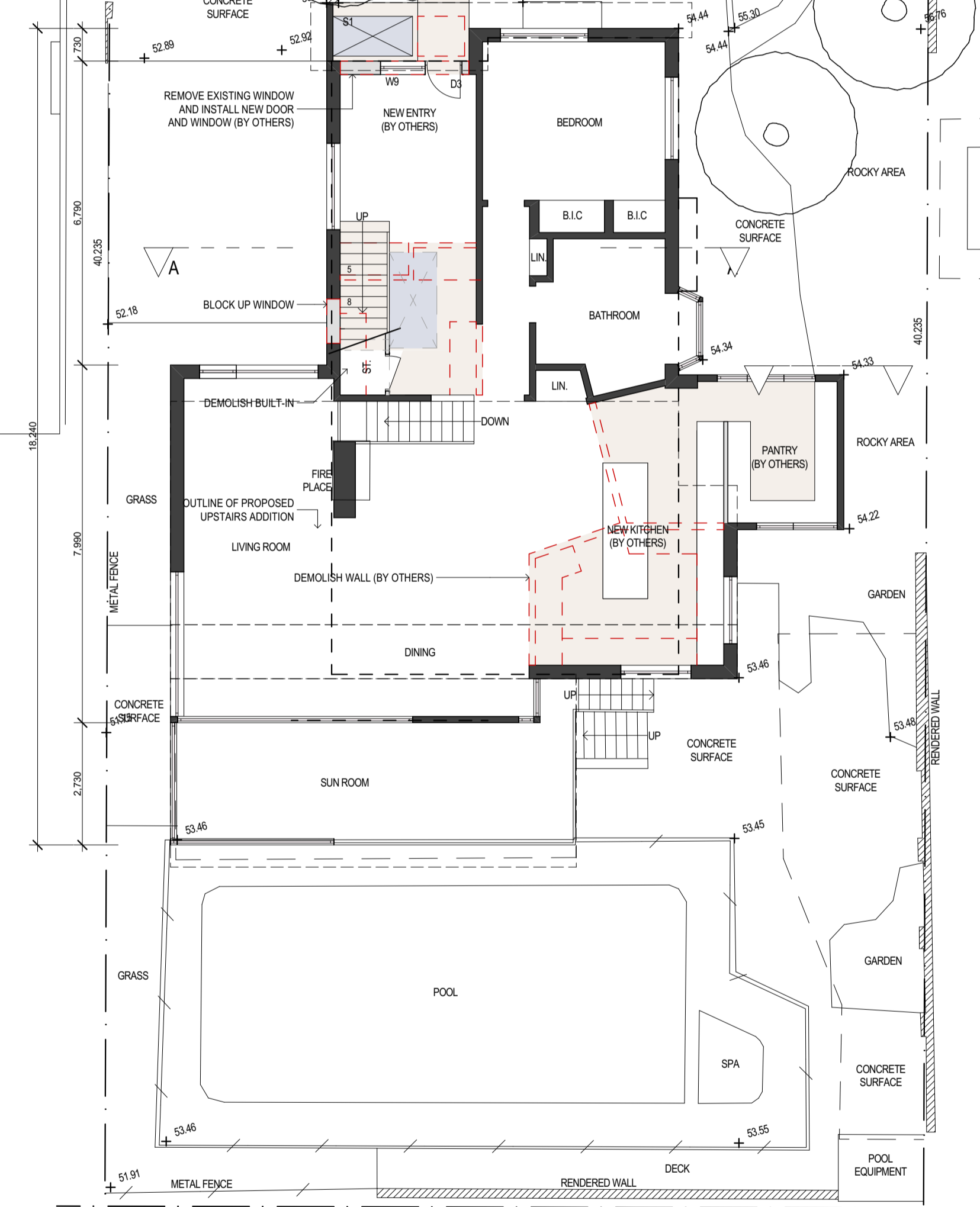
# MOORE STREET

LOT B  
DP 359788  
735.8 sqm



TWO STOREY  
RENDERED RESIDENCE  
FLAT ROOF  
NO. 13

TWO STOREY  
RENDERED RESIDENCE  
TILE ROOF  
NO. 9

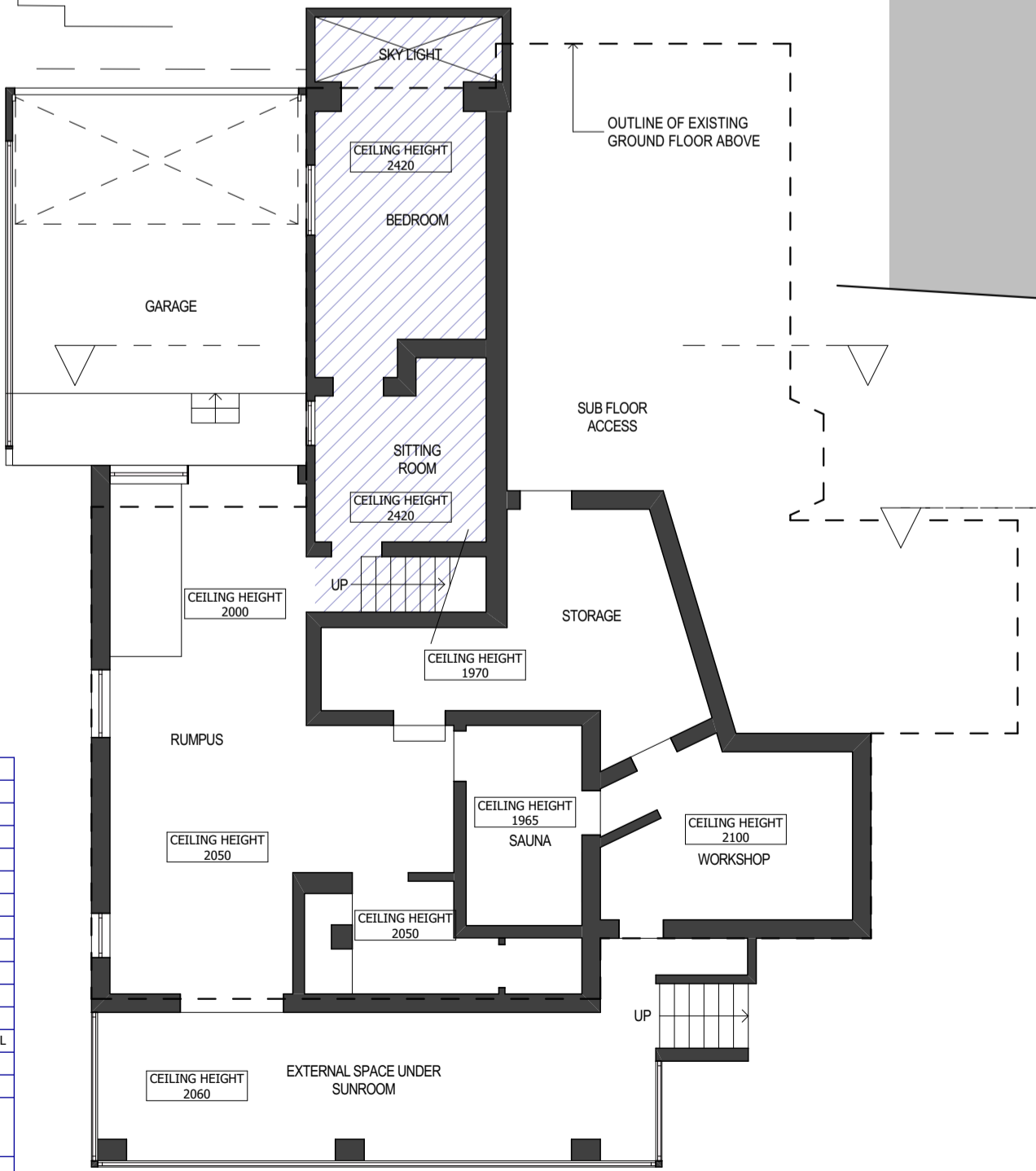


GROUND FLOOR PLAN

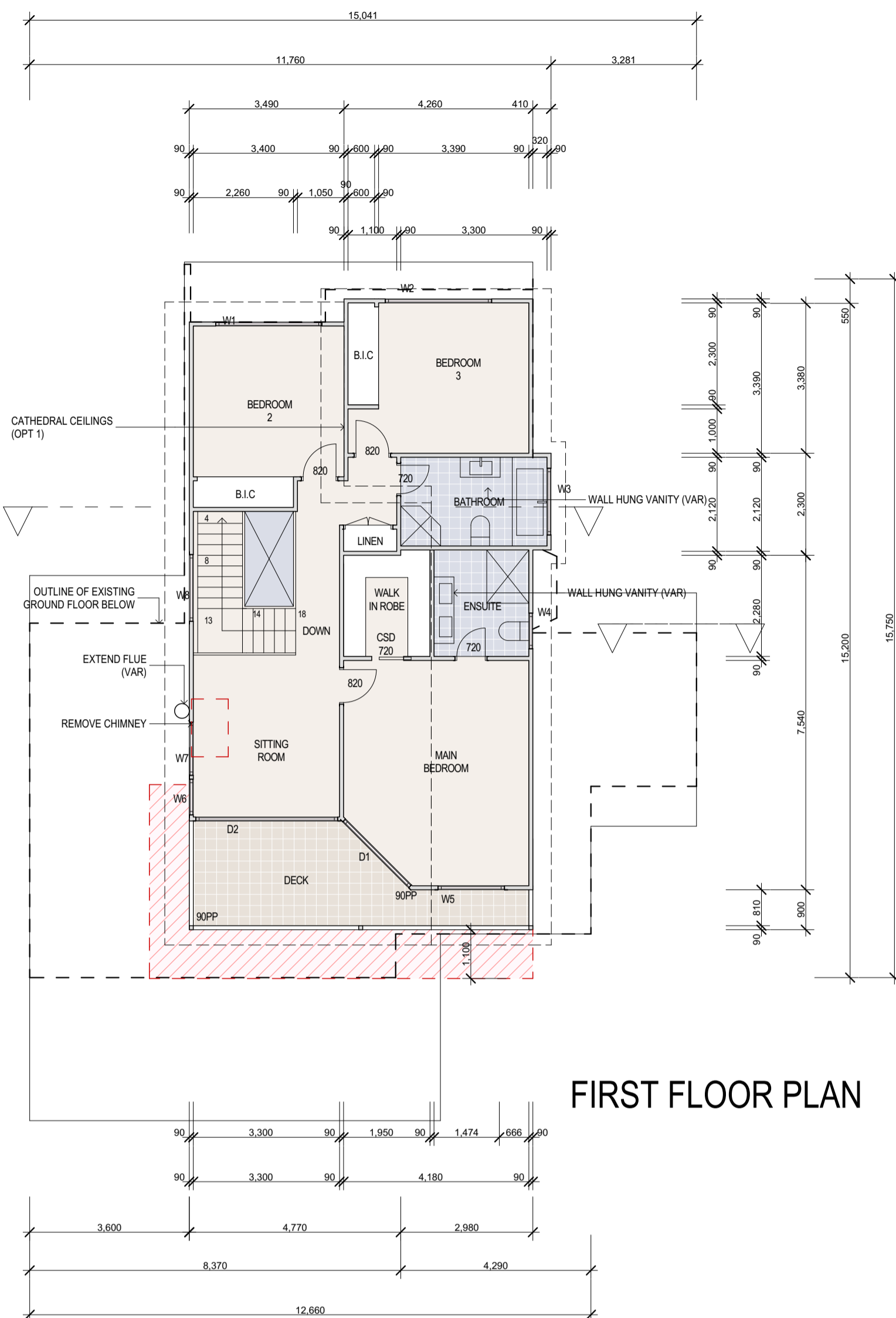
FRAMING NOTES	
ROOF PITCH	NEW: 3" AND 6" EXISTING 3"
FRAME HEIGHT	2450mm CATHEDRAL CEILING OPTION
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C. DOOR	2130mm TO LINE UP
DOOR AND WINDOW NEBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRIES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

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	109sqm
TOTAL FLOOR AREA	247.8sqm 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 R1.70 OR GREATER INSULATION ON FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER	
- RAISED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER.	
- IMPROVED ALUMINIUM WINDOWS	
- W1, W2, W6, & W8 TO HAVE PVFD LOW-E GLASS	

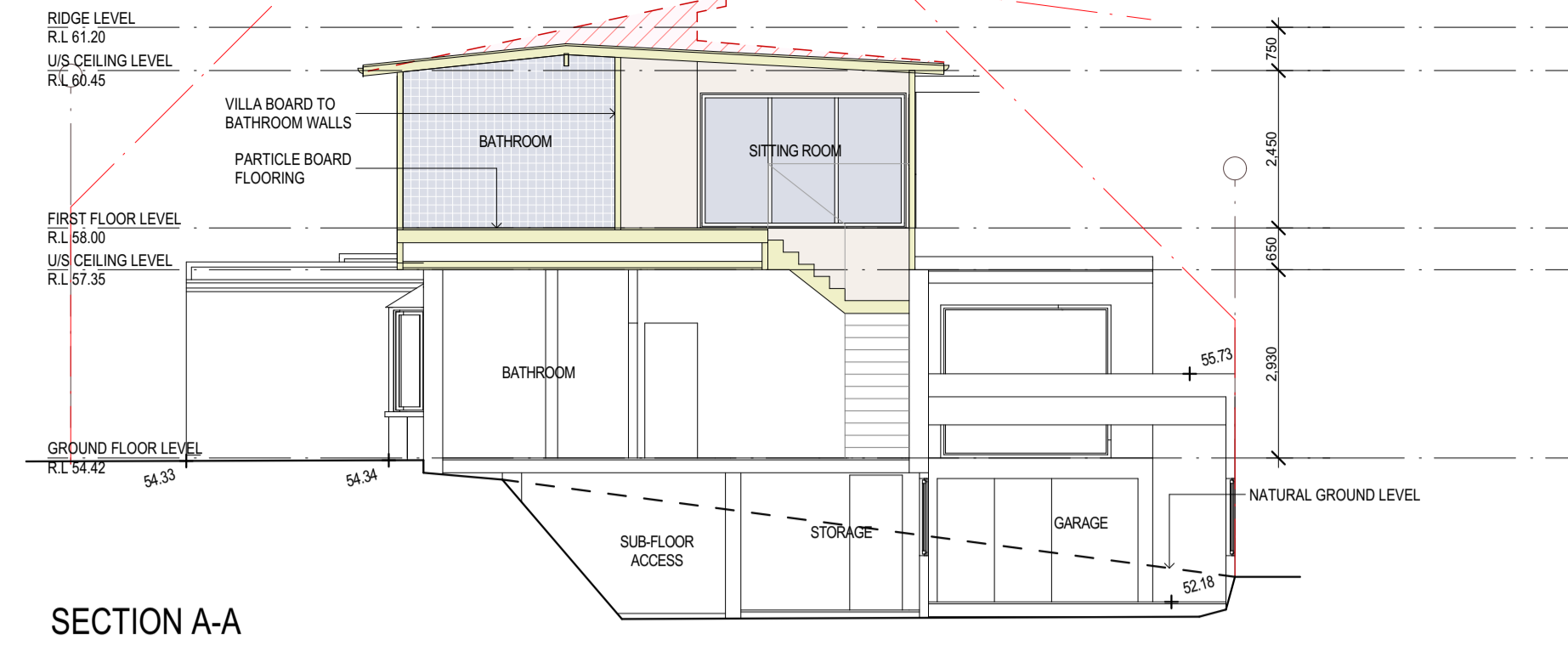
LEGEND & GENERAL NOTES	
VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
90P	90 x 90 TIMBER POST
S.L.	SKY LIGHT
S.W	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
B.I.C	BUILT IN CUPBOARD
ST	STORE
CD5	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DPBS	DOWNPIPE AND SPREADER
NOTE 1	ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.
CONSTRUCTION LEVELS SUBCONTRACTOR TO PROVIDE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TMH HOODS BEFORE FINALISING FLOOR STRUCTURE



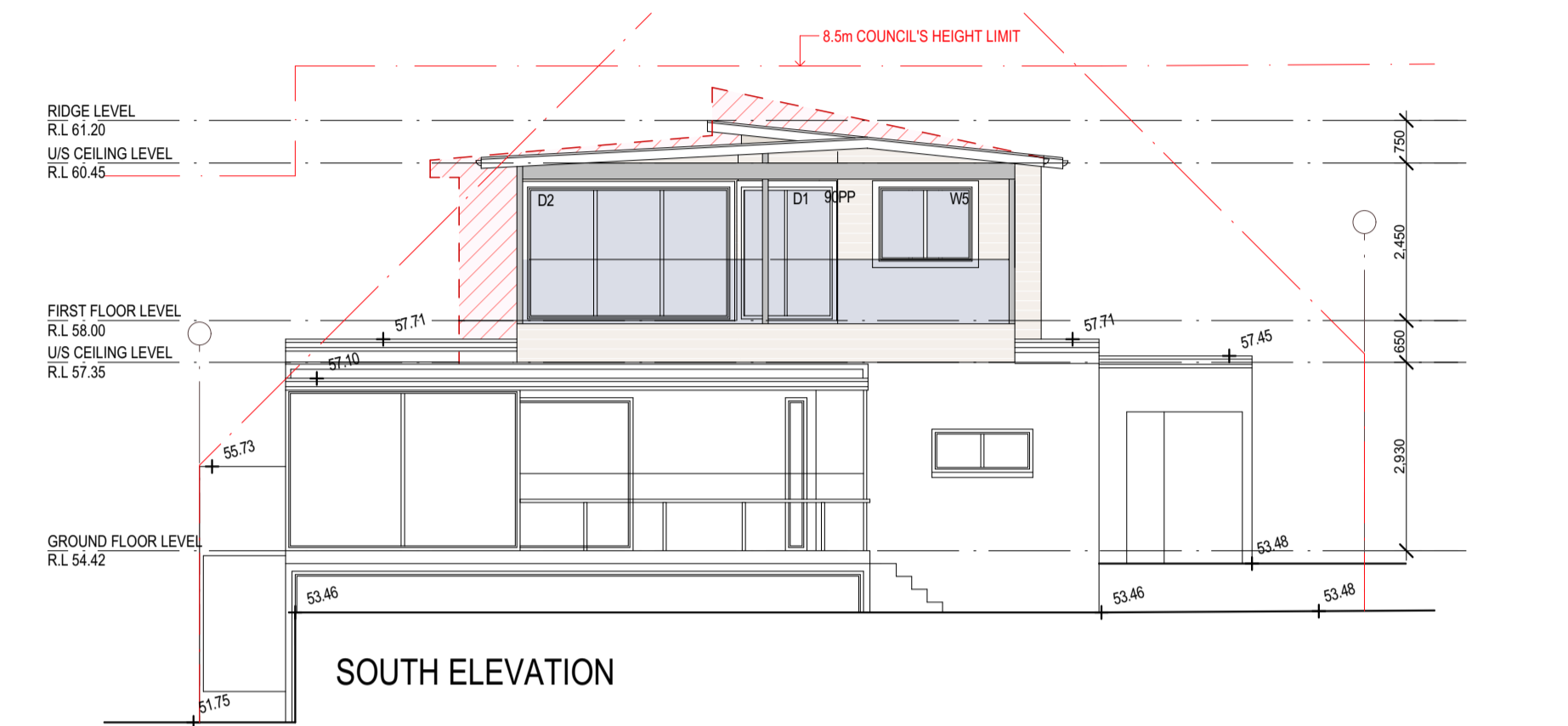
BASEMENT FLOOR PLAN



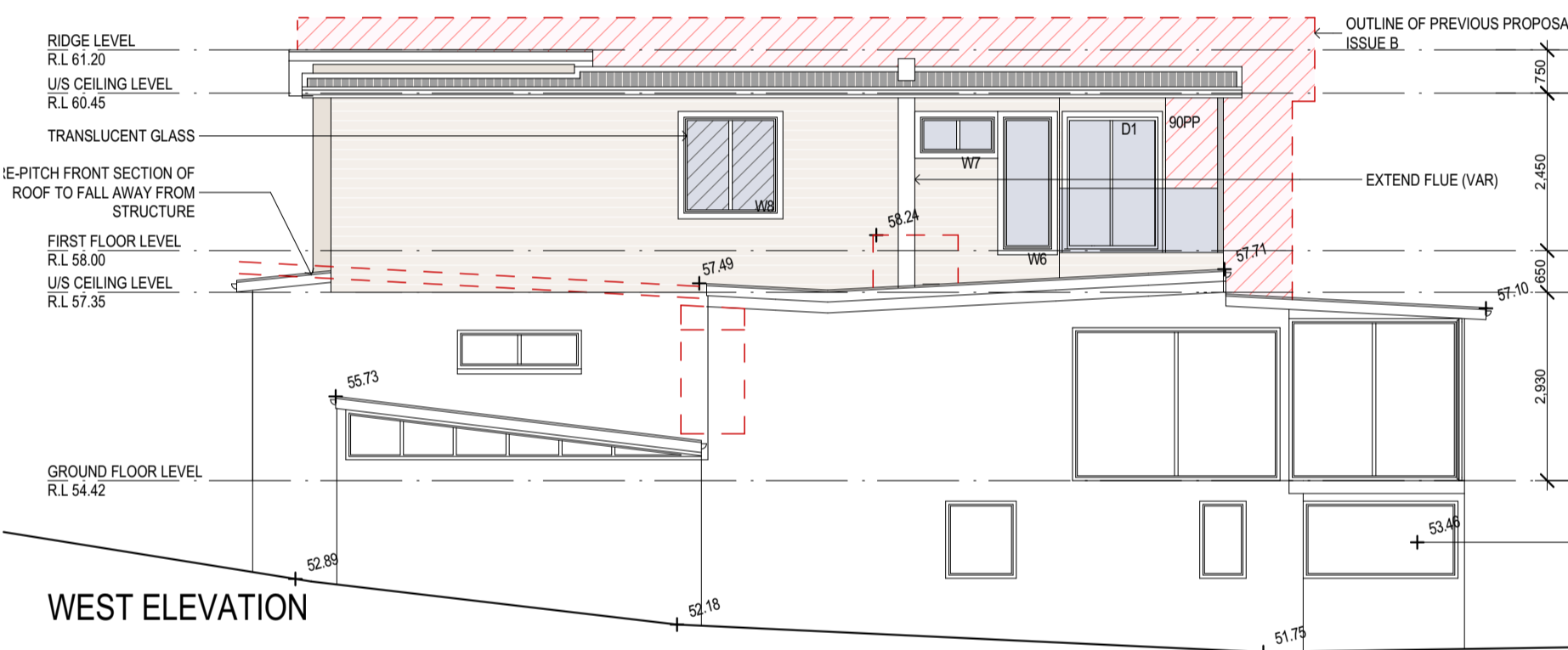
FIRST FLOOR PLAN



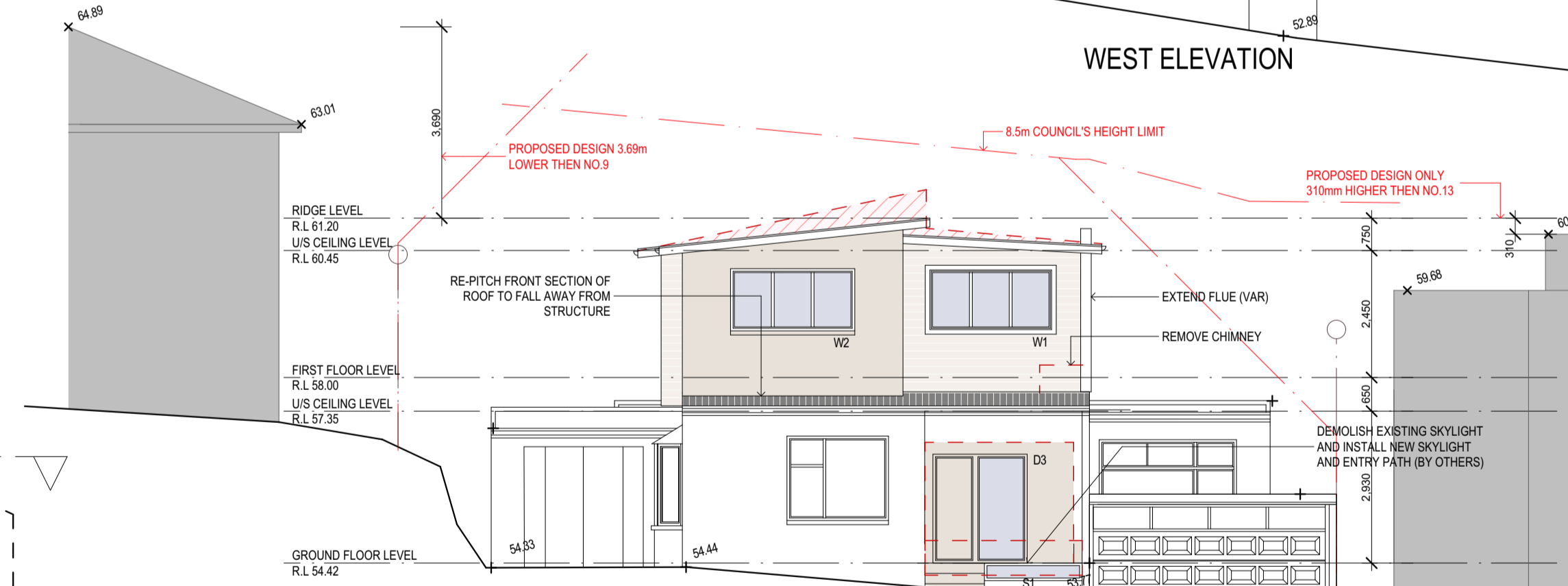
SECTION A-A



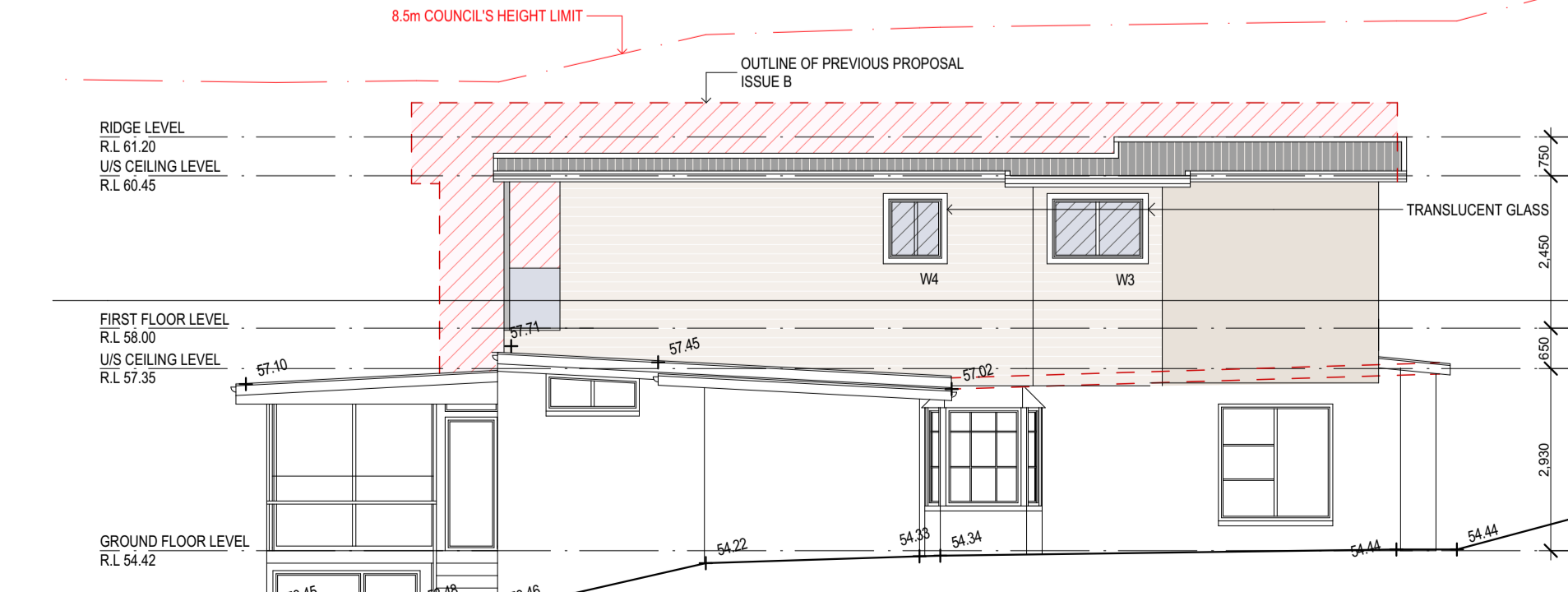
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION / STREETVIEW



EAST ELEVATION



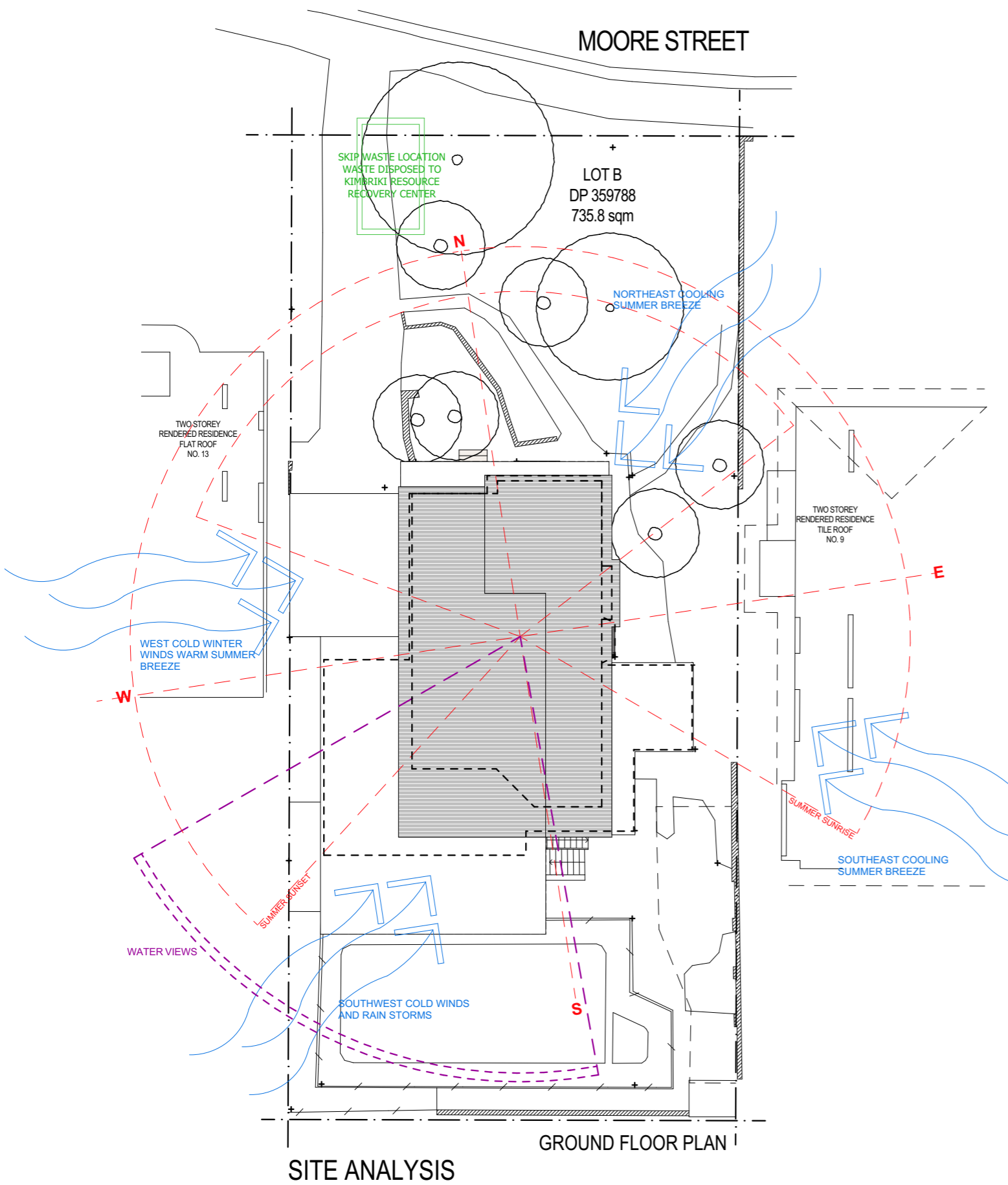
ARTIST'S IMPRESSION  
FOR ILLUSTRATION PURPOSES ONLY, NOT TO BE READ AS A WORKING DRAWING

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 C

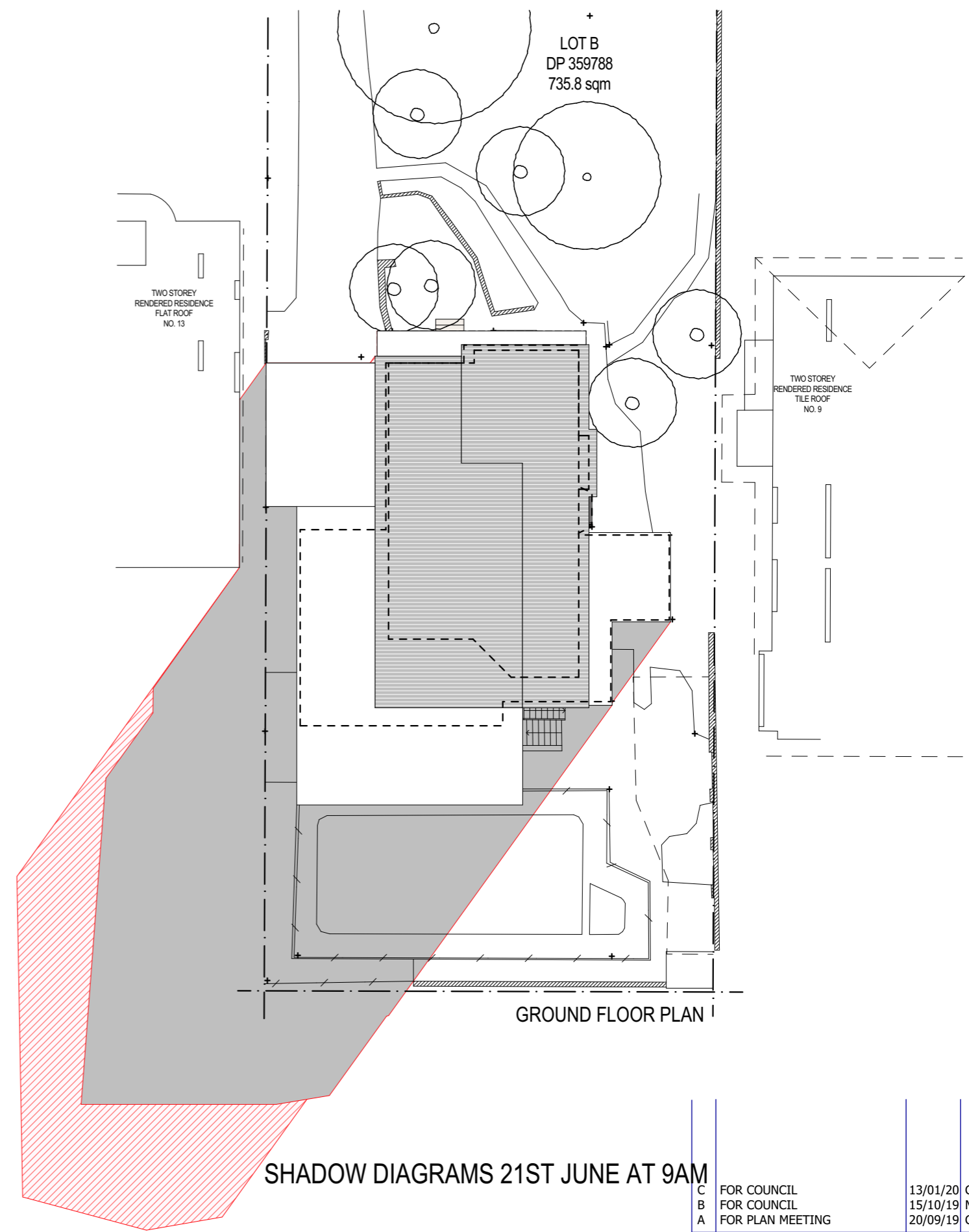
**ADD-STYLE HOME ADDITIONS**  
Upstairs & On Ground Specialists

ADD-STYLE HOME ADDITIONS  
285 CONDOMINE STREET  
MANLY VALE 2093  
FAX: 99079053  
PAGER: 99079055  
EMAIL: tim@addstyle.com.au

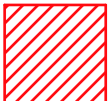





SITE ANALYSIS



SHADOW DIAGRAMS 21ST JUNE AT 9AM

-  NEW SHADOWS
-  EXISTING SHADOWS

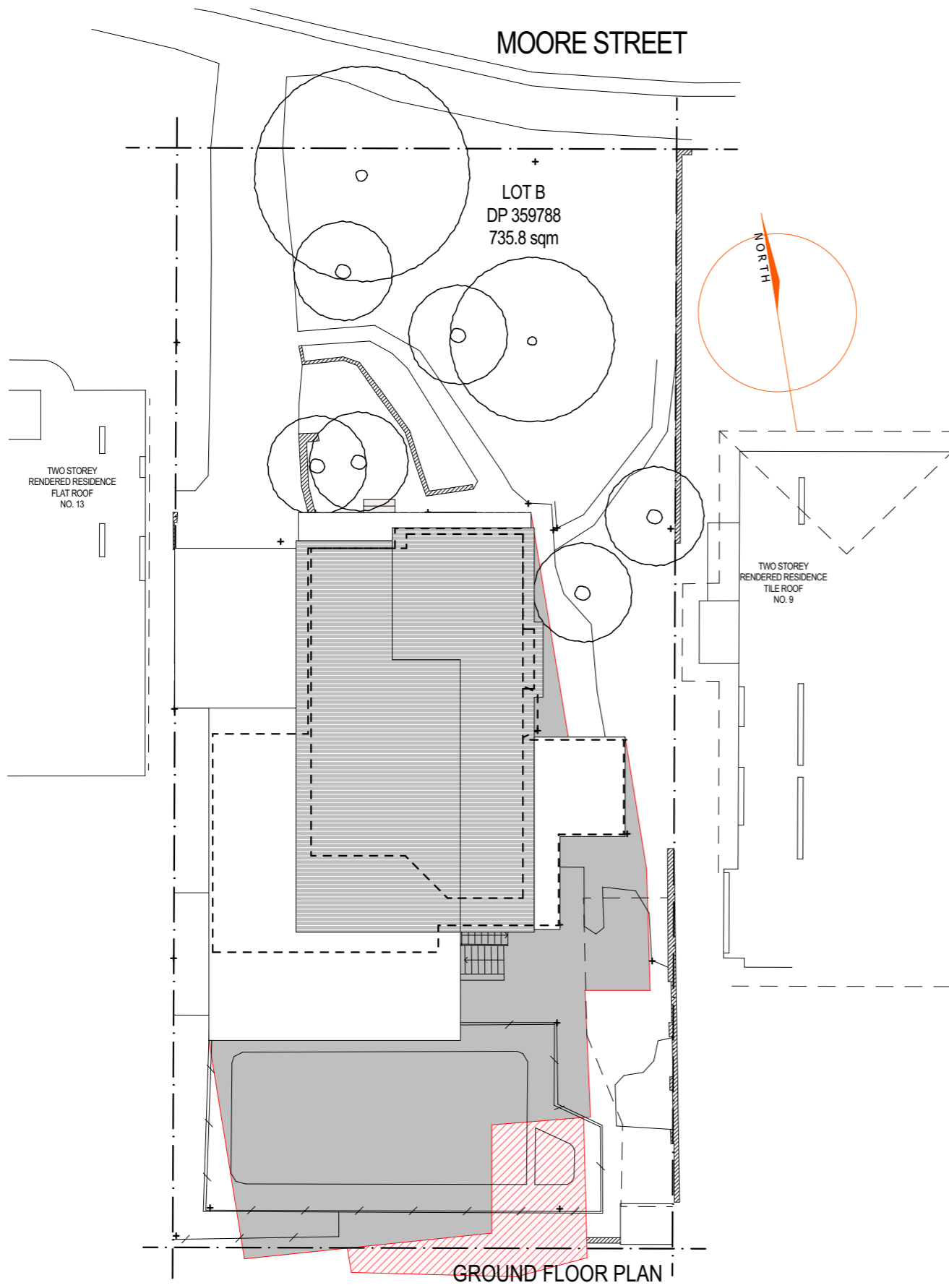


**ADD-STYLE**  
HOME ADDITIONS  
*Upstairs & On Ground Specialists*

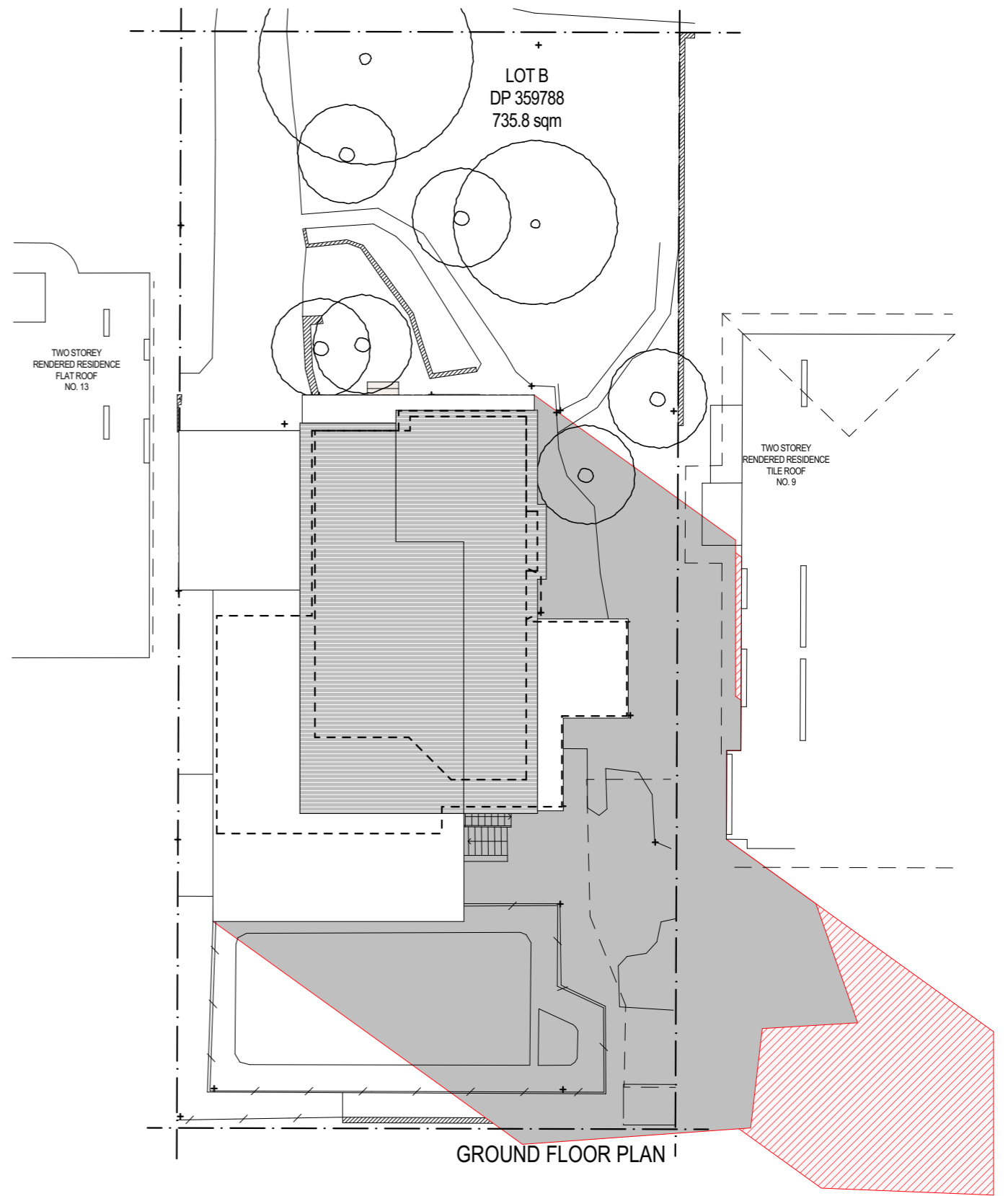
ADD-STYLE HOME ADDITIONS  
285 CONDOMINE STREET  
MANLY VALE 2093  
FAX: 99079051  
PAGER: 99079055  
EMAIL: tim@addstyle.com.au

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

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



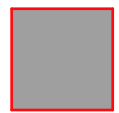
GROUND FLOOR PLAN I  
SHADOW DIAGRAMS 21ST JUNE AT 12PM



GROUND FLOOR PLAN I  
SHADOW DIAGRAMS 21ST JUNE AT 3PM



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	