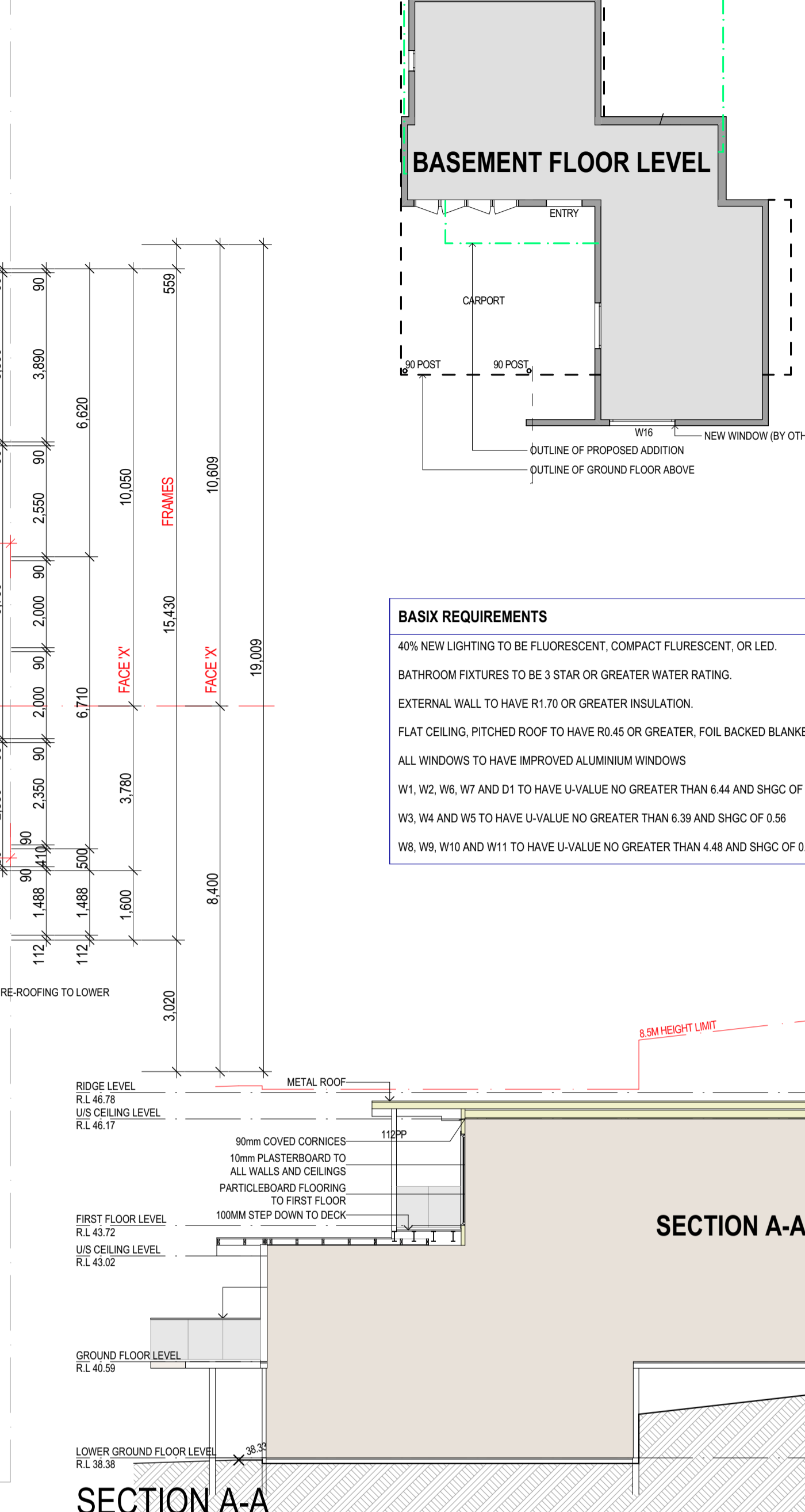
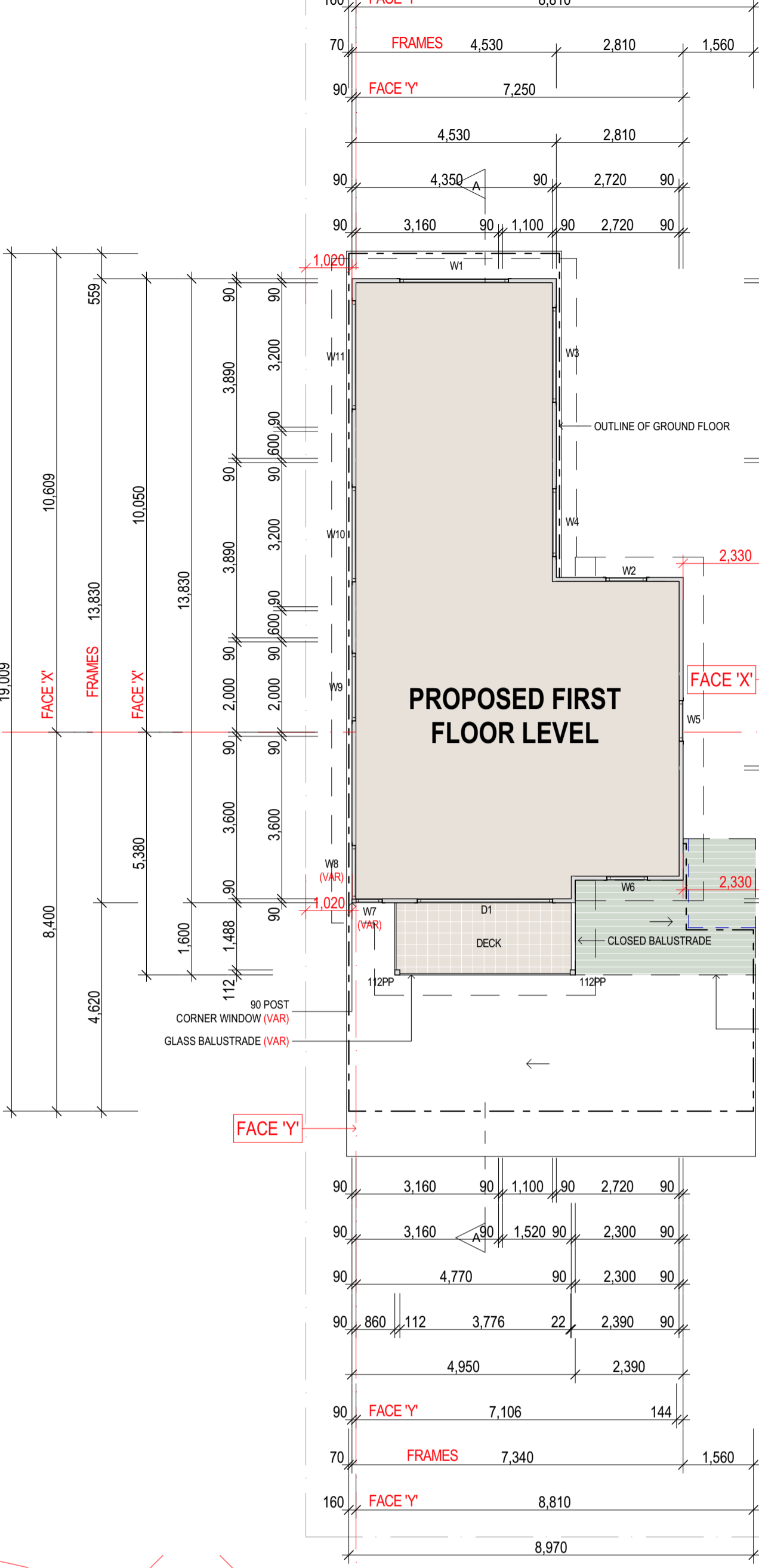
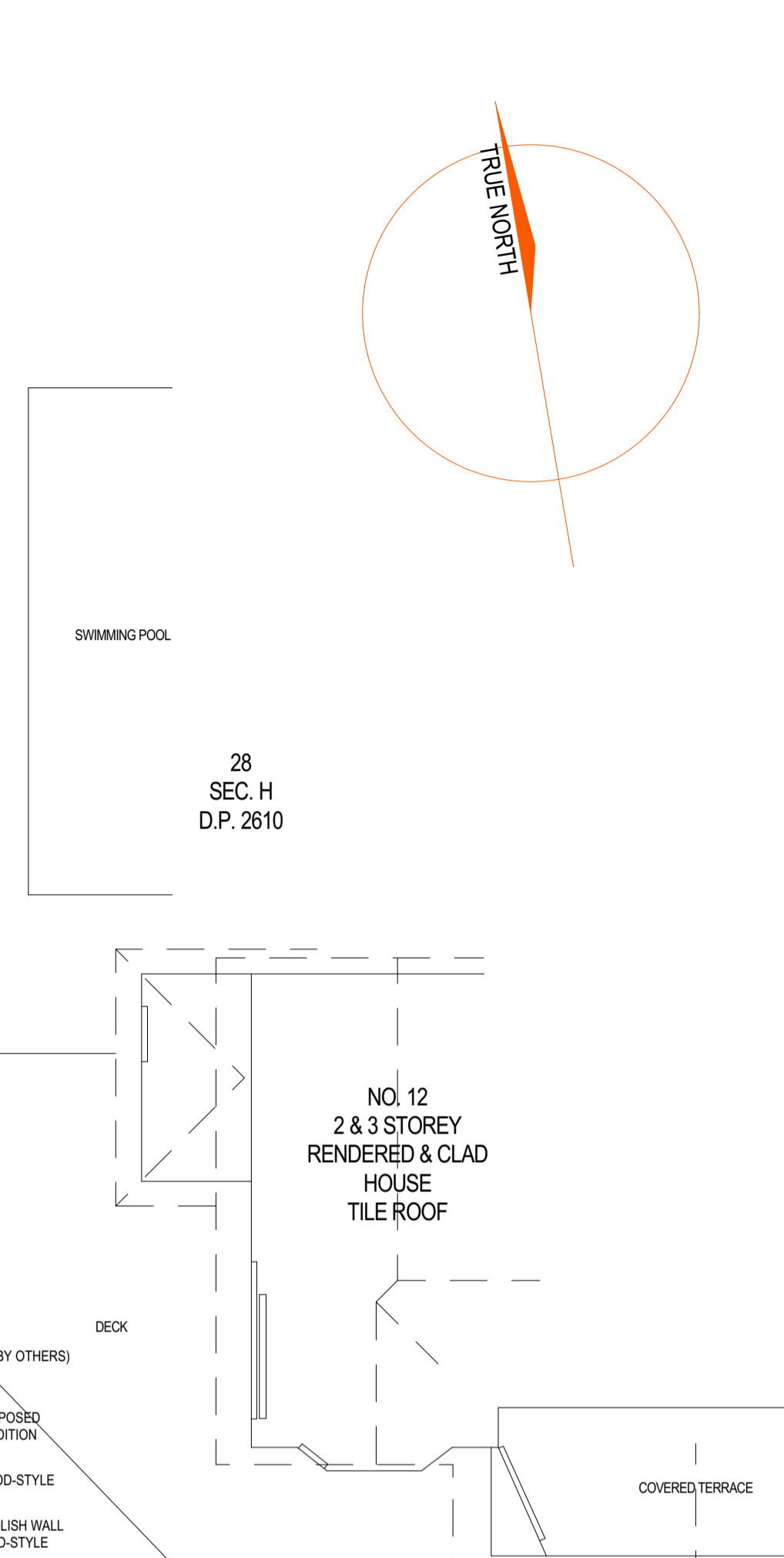
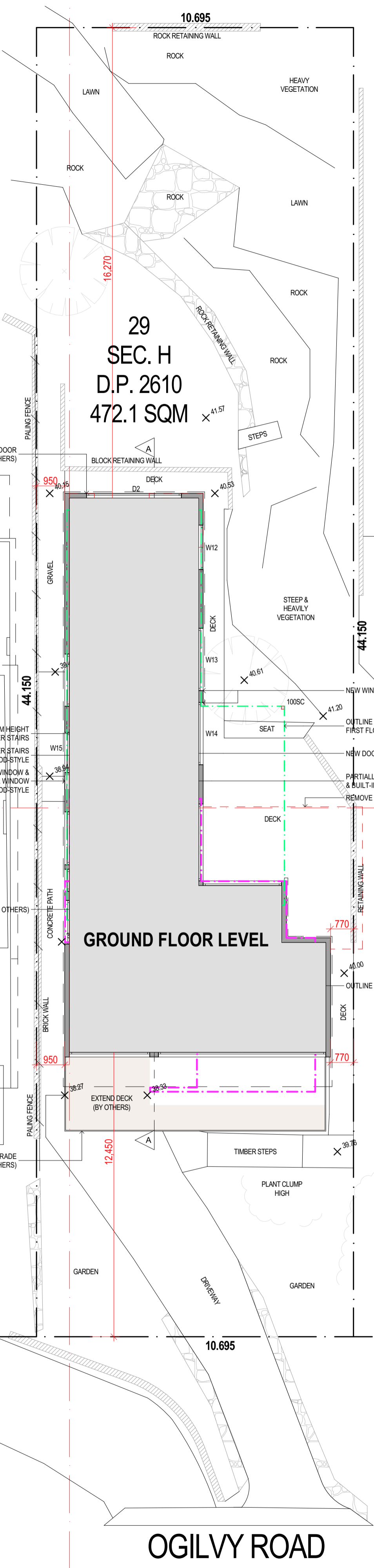


GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

LOWER LEVEL FLOOR PLAN

A4 NOTIFICATION PLAN

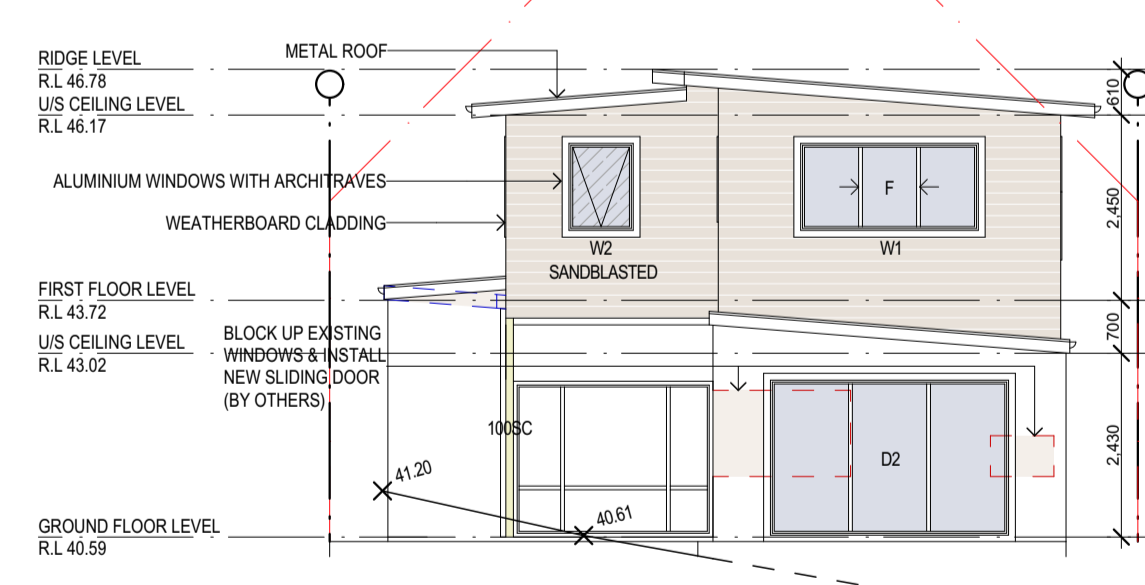


VARIATIONS	
- GLASS BALUSTRADE	
- CORNER WINDOW IN MAIN BEDROOM	

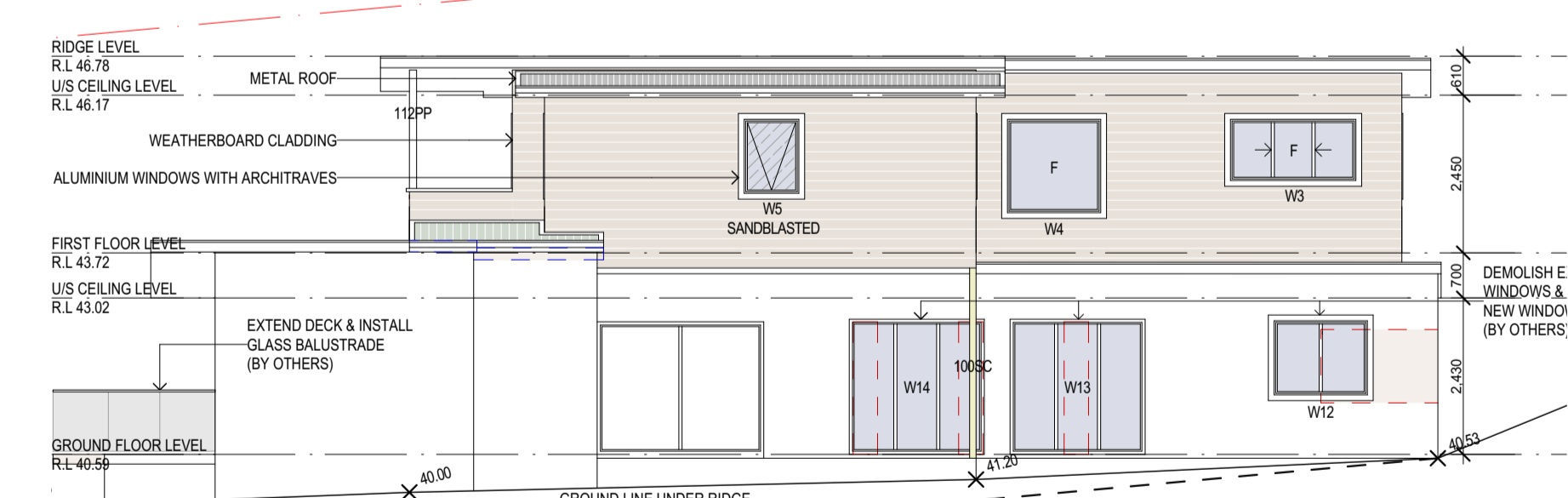
OPEN SPACE CALCULATIONS	
SITE AREA	472.1 sqm
GROSS FLOOR AREA	211.9 sqm
EXIST IMPERVIOUS AREA	227.1 sqm 48%
PROPOSED IMPERVIOUS AREA	228.1 sqm 48%
EXIST. LANDSCAPED AREA	245.0 sqm 52%
PROPOSED LANDSCAPED AREA	244.0 sqm 52%
EXIST FLOOR SPACE	137.8 sqm 0.29 : 1
PROPOSED FLOOR SPACE	211.9 sqm 0.45 : 1

FRAMING NOTES.	
ROOF PITCH	NEW: 4.5° EXISTING 4.5° TO BE CHECKED
FRAME HEIGHT	2430mm
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

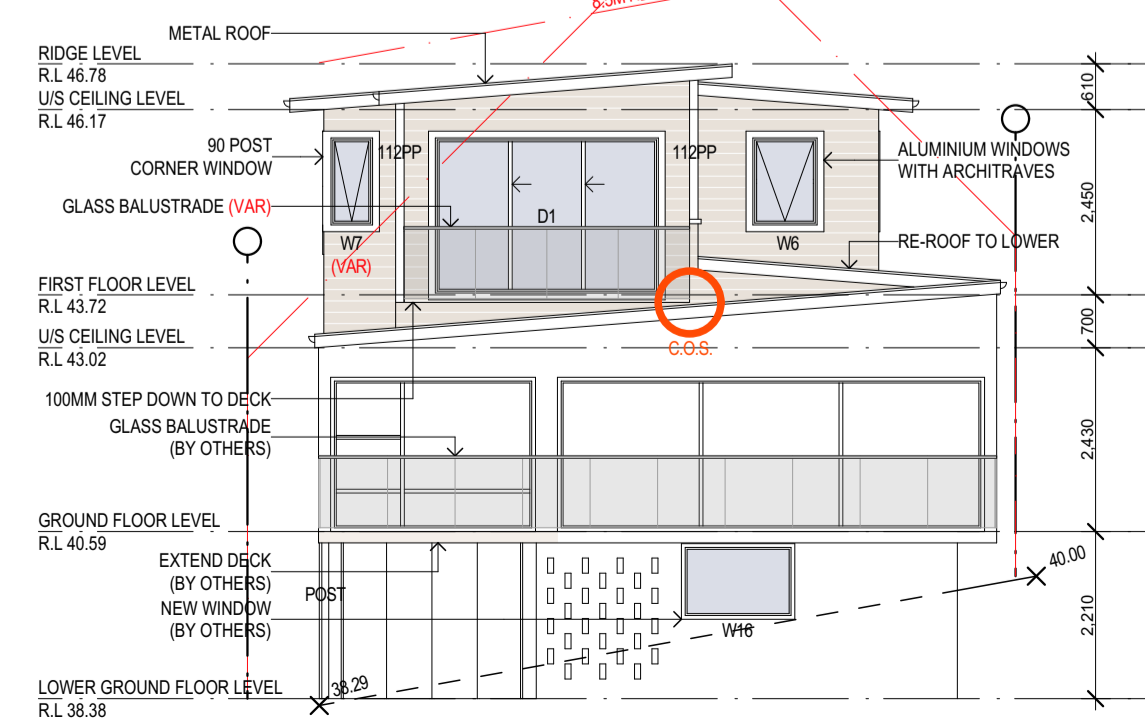
LEGEND & GENERAL NOTES	
(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
B.O	BY OTHERS
90PP	90 x 90 PRIMED POST
S.L	SKY LIGHT
SHW	SHOWER ENCLOSURE
V.	VANITY UNIT
W/C	TOILET SUITE (WATER CLOSET)
B.I.C	BUILT IN CUPBOARD
ST.	STORE
C.O.S	TO BE CHECKED ON SITE
OPT. #	OPTION
OB/H	OPEN BALUSTRADE AND HANDRAIL
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	



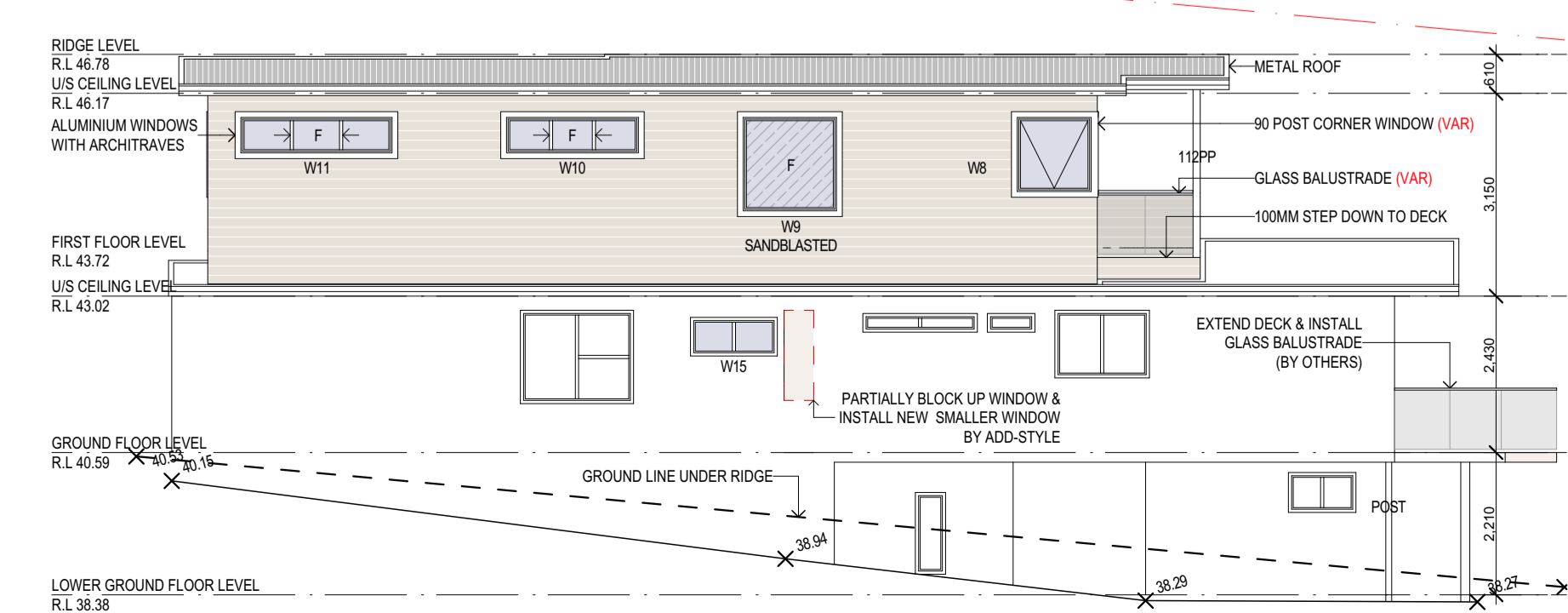
NORTH ELEVATION



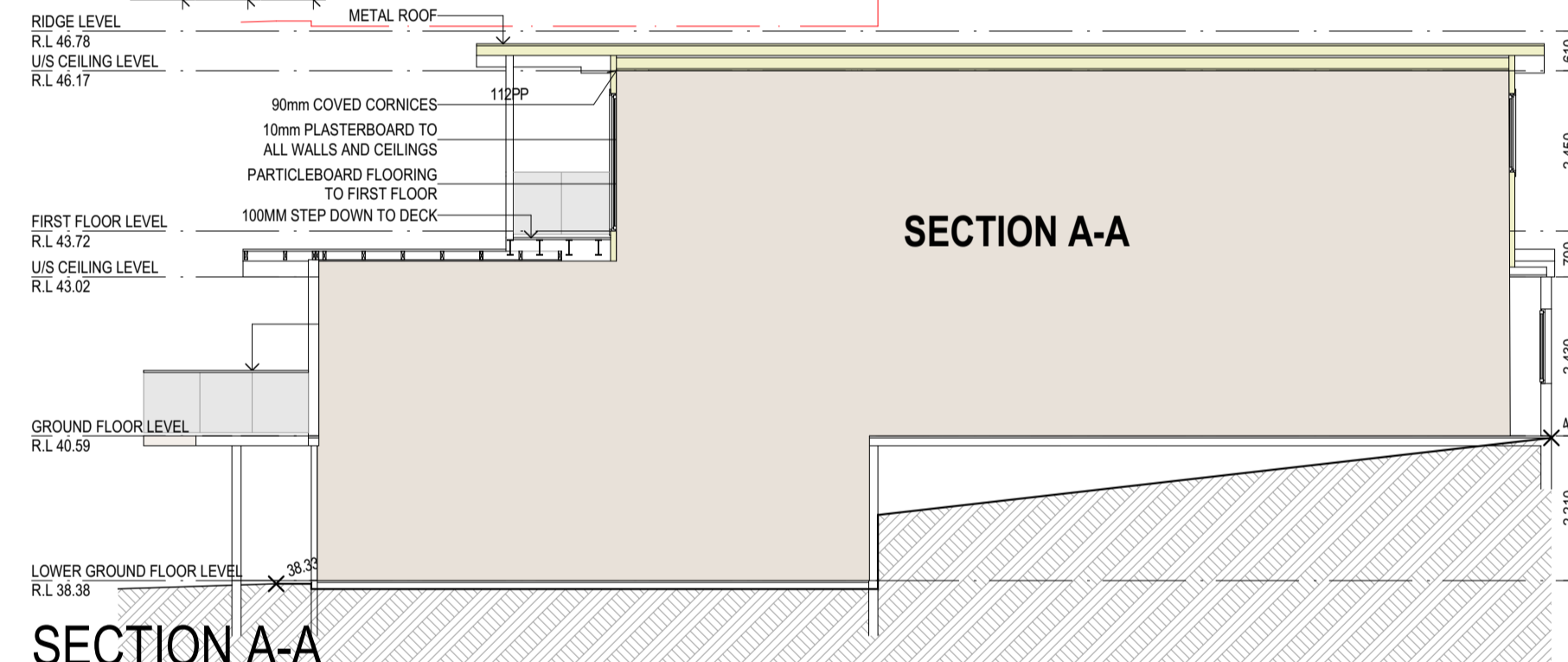
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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	19/08/24	KH
JOB REVIEW 1	EMAIL DATE	0000/00	A	For review	08/08/24	KH
PROJECT TITLE:			NO.	REVISION	DATE	BY
Proposed Additions at: 14 Ogilvy Road CLONTARF NSW 2093						
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 9555
EMAIL: info@addstyle.com.au