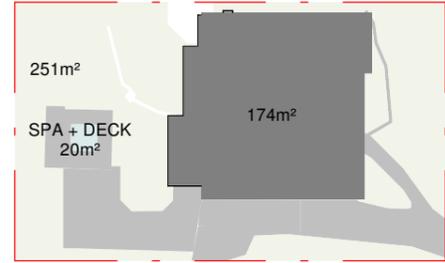


CALCULATION TABLE			
ZONE	R2 - LOW DENSITY RESIDENTIAL		
HAZARDS	Bushfire Prone Land/ Land Slip Risk		
SITE AREA	557.4 m ² (By Title)		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
BUILDING ENVELOPE	4.0m - SIDE BOUNDARY ENVELOPES		
	EXISTING	DEMOLISHED	PROPOSED
GROSS FLOOR AREA	115 m ²	m ²	170 m ²
SITE COVERAGE	174 m ² / 31%	m ²	240 m ² / 43%
HARD SURFACE	112.4 m ² / 20%	m ²	81.4 m ² / 14%
SPA + DECK	20m ² / 4%		20m ² / 4%
SOFT LANDSCAPING	251 m ² / 45%	-	216 m ² / 39%
FLOOR SPACE RATIO	0.21:1	-	0.30:1



2 | SITE ANALYSIS - EXISTING

A101 | 1 : 500

1 | SITE PLAN

A101 | 1 : 200

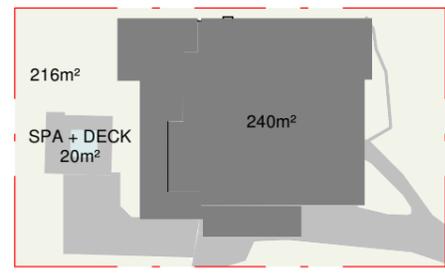
NOTES:

- Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
 - Protection of site workers and the general public
 - Asbestos handling and disposal where applicable
- Termite protection to be in accordance with AS 3600.1
- All construction to comply with current BCA codes and Australian Standards.
- All timber framing shall comply with AS1684
- These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
- Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
- Sediment & Erosion control are to be installed and maintained during the life of the project

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1131



4 | SITE ANALYSIS - PROPOSED

A101 | 1 : 500

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	19.03.2019	EXISTING	KC	KM
	18.06.2019	PRELIMINARY 3	KM	
	29.08.2019	DA ISSUE	KM	

BLUE SKY BUILDING DESIGNS

PO BOX 167 Newport 2106

Mobile: 0 414 310 171
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www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2019016

AT: 57 NANDI AVE, FRENCHS FOREST

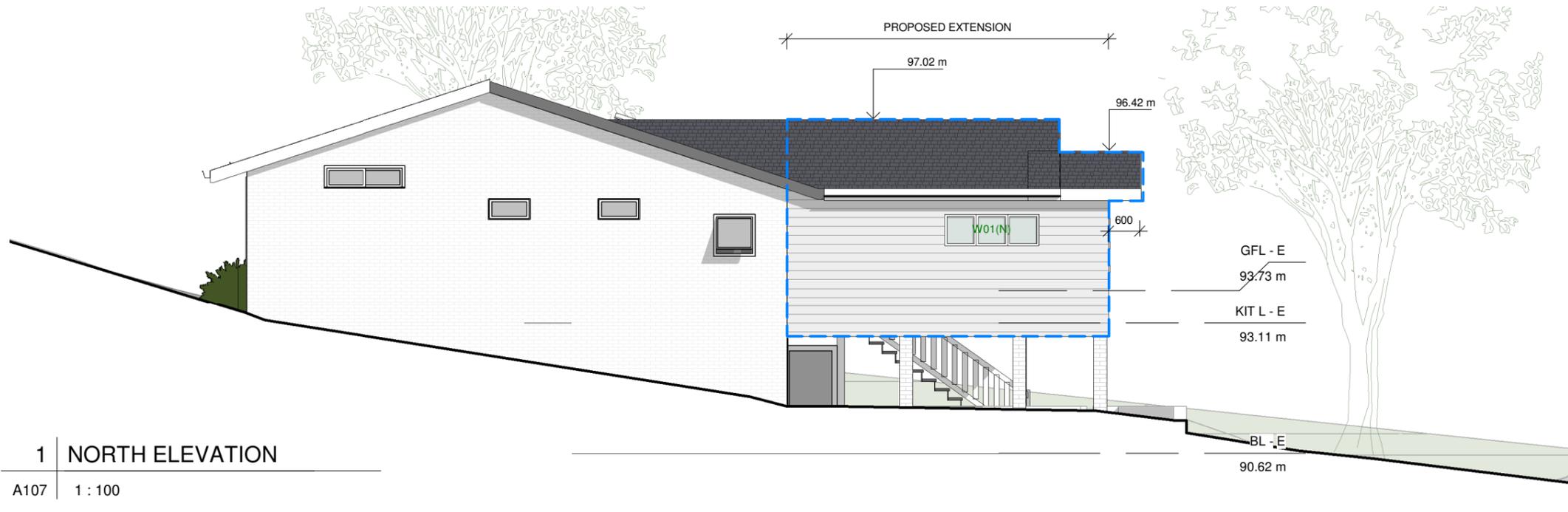
FOR: Katherine Shallvey

SHEET TITLE: SITE PLAN

SHEET NO: A101

SCALE A3: As indicated





1 | NORTH ELEVATION

A107 | 1 : 100



2 | SOUTH ELEVATION

A107 | 1 : 100

 northern beaches council

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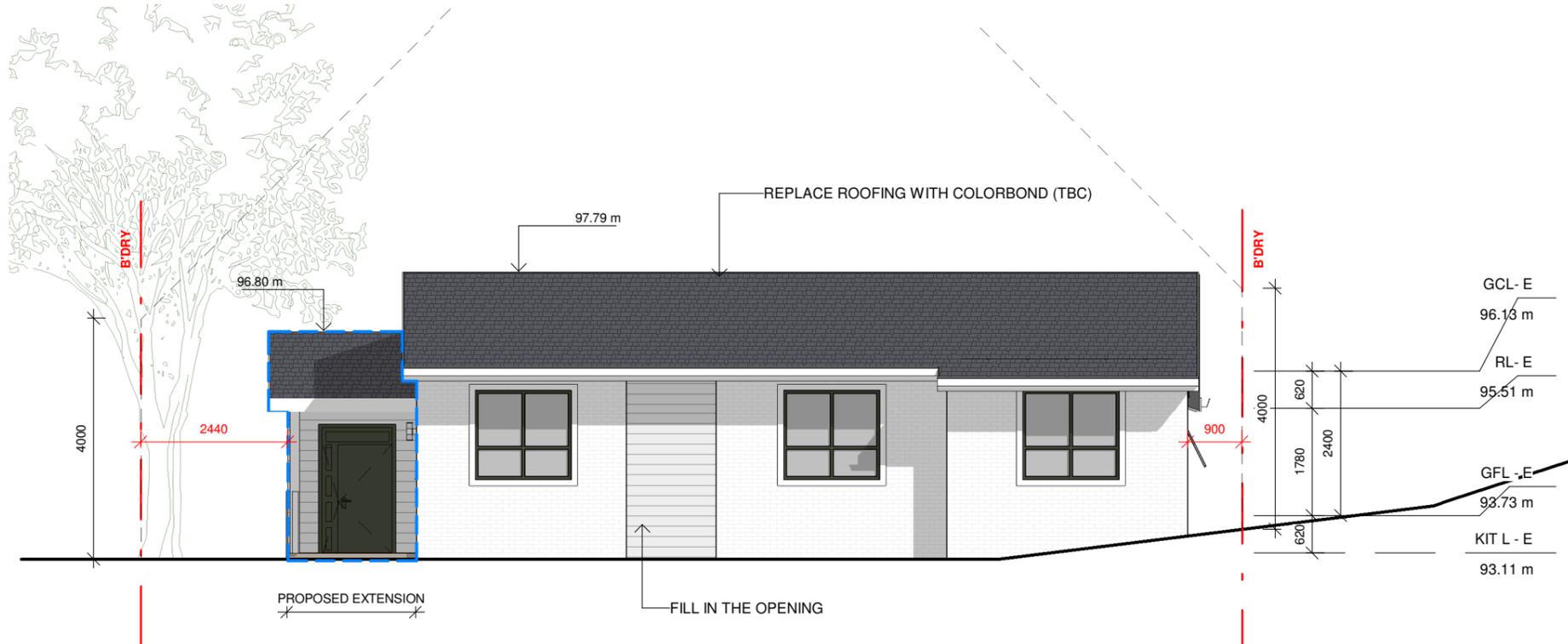
AT: 57 NANDI AVE, FRENCHS FOREST

FOR: Katherine Shallvey

SHEET TITLE: NORTH & SOUTH ELEVATIONS

SHEET NO: A107

SCALE A3: 1 : 100



WINDOW SCHEDULE

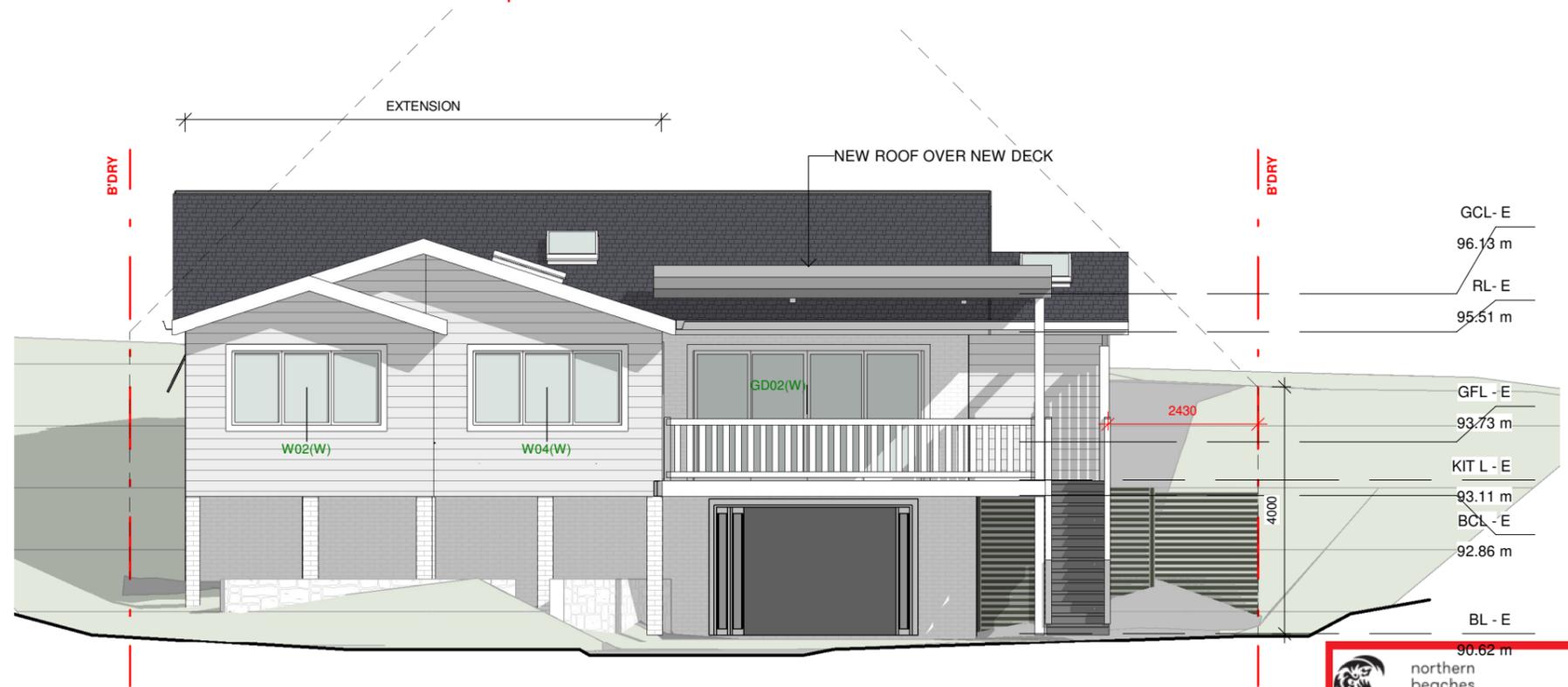
Mark	Width	Height	Sill Height	Comments
W01(N)	1800	600	1500	
W02(W)	2400	1200	900	
W03(S)	800	1500	600	
W04(W)	2400	1200	900	
W05(S)	1800	1200	900	
WS1	800	1200		
WS2	800	1200		
WS3	800	1200		

DOOR SCHEDULE

Mark	Width	Height	Comments
GD01(S)	2600	2100	
GD02(W)	3700	2100	

2 EAST ELEVATION

A108 1 : 100



3 WEST ELEVATION

A108 1 : 100

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1131

SHEET TITLE: EAST & WEST ELEVATIONS

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-	19.03.2019	EXISTING	KC	KM
	18.06.2019	PRELIMINARY 3	KM	
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FOR: Katherine Shallvey

SHEET NO: A108

SCALE A3: 1 : 100