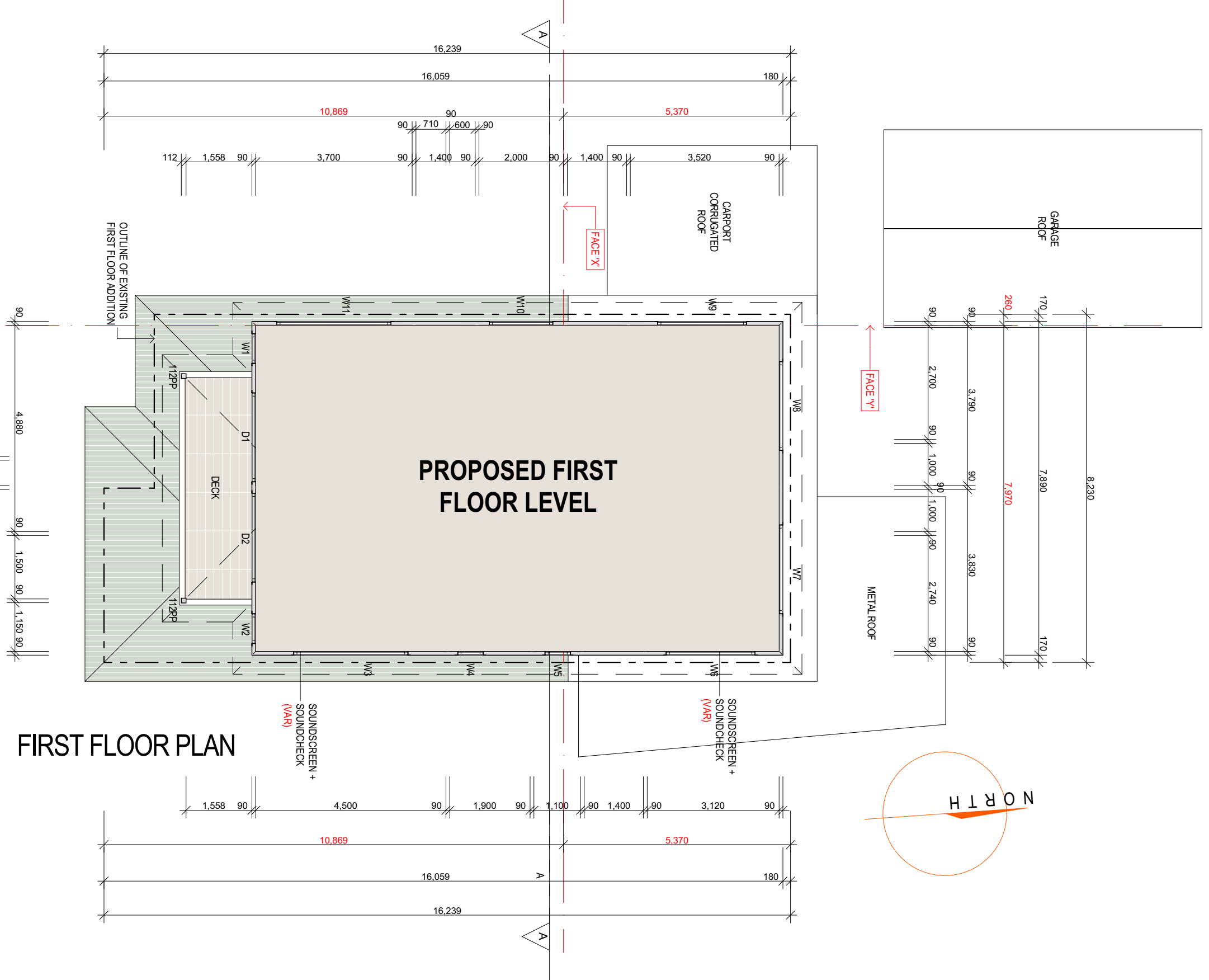
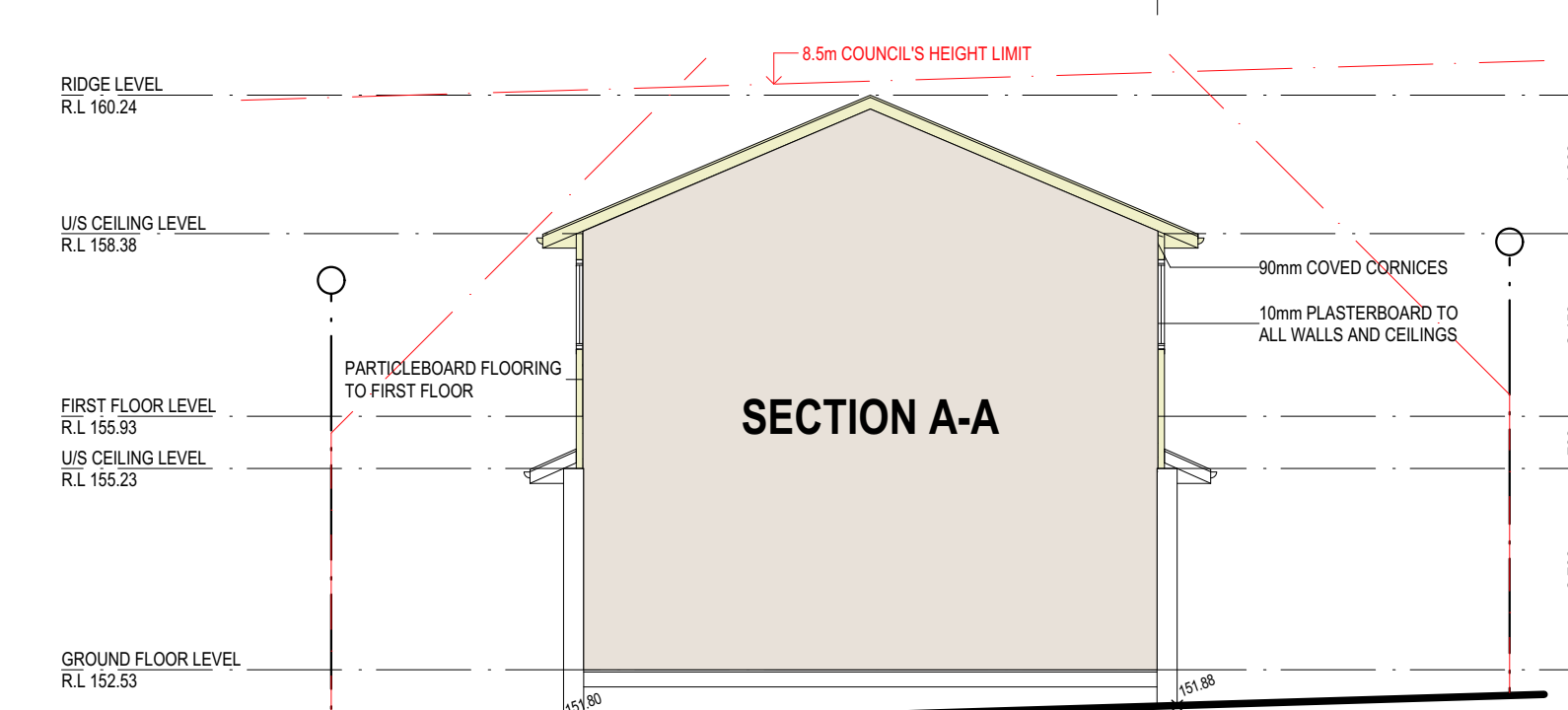


SITE & GROUND FLOOR PLAN

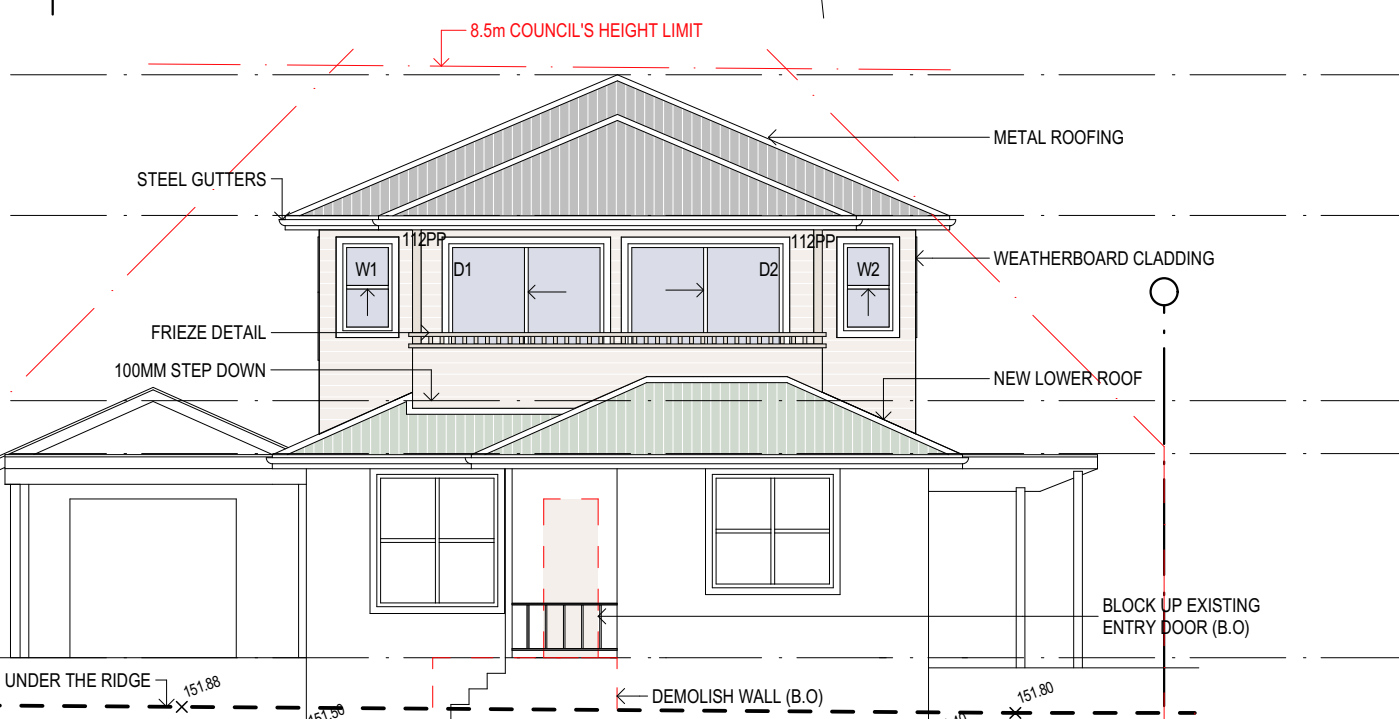


FIRST FLOOR PLAN



SECTION A-A

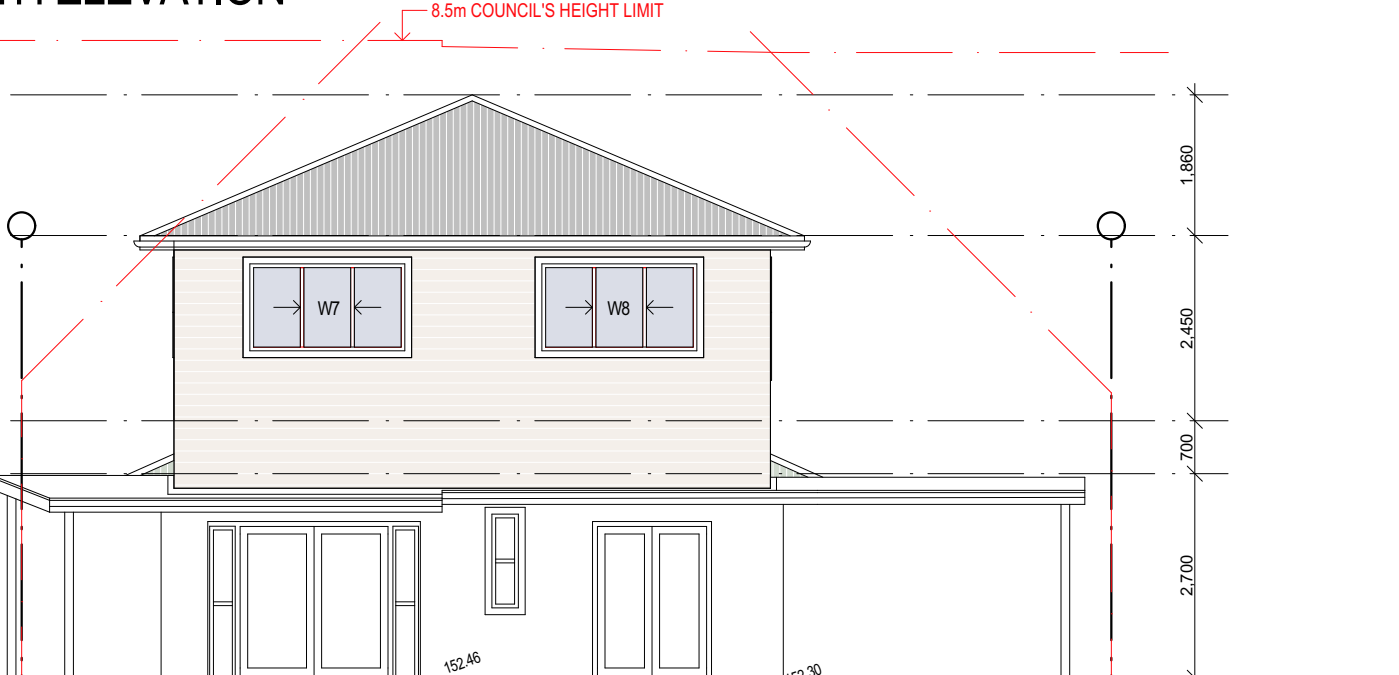
LEGEND & GENERAL NOTES	
VAR.	OWNER TO ADVISE BUILDER
D.T.A.	90 x 90 TIMBER POST
S.P.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
B.C.	BUILT IN CLIPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
DBH	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DRPS	DOWNPIPE AND SPREADER
NOTE 1	
ON SITE.	ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE
CONSTRUCTION LEVELS	
SUBCONTRACTOR TO CONFIRM DA LEVELS & COMPLIANCE WITH PROJECT MANAGER BEFORE FINALISING FLOOR STRUCTURE	
CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	



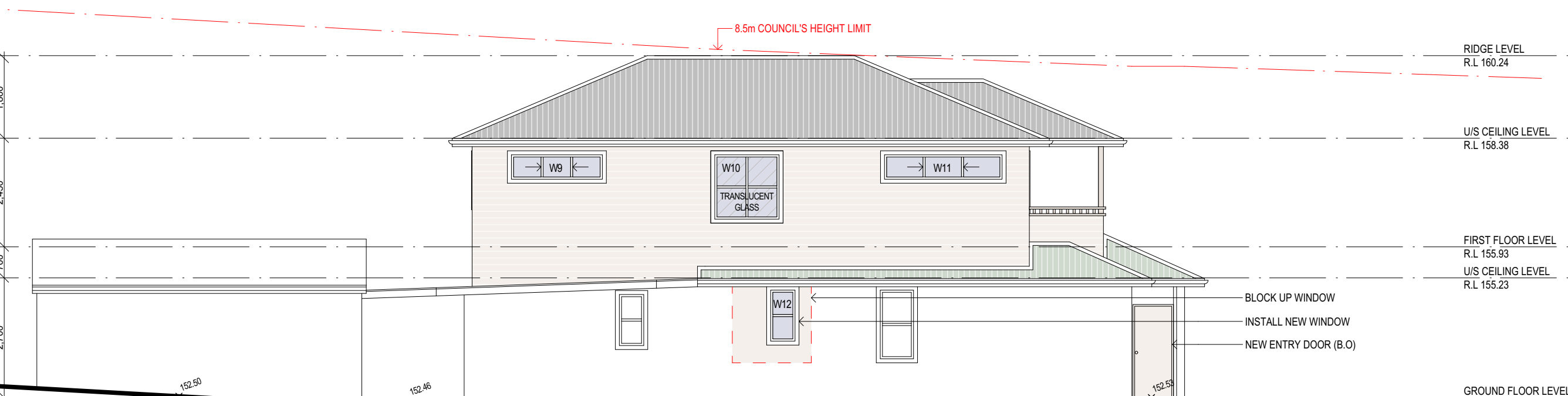
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

FRAMING NOTES	
ROOF PITCH	NEW 21° EXISTING 34° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
81.C DOOR	200mm BULK-HEAD
DOOR AND WINDOW NBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	80mm WIDE UNLESS OTHERWISE NOTED

OPEN SPACE CALCULATIONS	
SITE AREA	564.4 sqm
GROSS FLOOR AREA	237.6 sqm
EXIST. IMPERVIOUS AREA	306.4 sqm 54%
PROPOSED IMPERVIOUS AREA	306.4 sqm 54%
EXIST. LANDSCAPED AREA	258 sqm 46%
PROPOSED LANDSCAPED AREA	258 sqm 46%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	
EXIST FLOOR SPACE	128.8 sqm 0.23:1
PROPOSED FLOOR SPACE	237.6 sqm 0.42:1

VARIATIONS	
- BEDROOM DOORS TO BE SOLID CORE	
WC + POWDER ROOM	
- COPPER WATER TANK, RETAIN ON SITE	
- UPGRADE EXTERNAL WALL INSULATION	
- SOUNDSCREEN + SOUND-CHECK INSULATION TO WALLS INDICATED	



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

023:1 1:28 sgm 0:37:0 sgm 0:42:11										
JR 2			EMAIL DATE					2/12/21		TH
JR 1		<input checked="" type="checkbox"/>	EMAIL DATE	18/11/21				23/11/21		JV
								12/11/21		CW
C		For Council								
B		For review								
A		For review								
NO.		REVISION								

PROJECT TITLE:	
Proposed Additions at: 20 Akora Street, Frenchs Forest, NSW 2086	

SCALE: 1:100		DATE: 2/12/21	
DRAWN BY: JV		CHECKED: CW	
TITLE: PLANS, ELEVATIONS AND SECTIONS			
DRAWING NO. 1328 DA 1		ISSUE C	

	ADD-STYLE HOME ADDITIONS Upstairs & On Ground Specialists	ADD-STYLE HOME ADDITIONS 5018 CONDOMINE ST MARY VALE 2063 PHONE: (02) 9907 8055 EMAIL: info@addstyle.com.au
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