

AKORA STREET

SITE & GROUND FLOOR PLAN

LOT 51
DP 36616
564.4 sqm

LOT 52

LOT 70

LOT 71

LOT 72

LOT 50

BASIC 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)
• IMPROVED ALUMINIUM WINDOWS (NO GREATER THAN U-VALUE OF 6.44 AND SHGC OF 0.75)
• W3, W4, W6, W7, W8, W9, W10 & W11 TO HAVE PYRO LOW-E GLASS (NO GREATER THAN U-VALUE OF 4.48 AND SHGC OF 0.48)

FIRST FLOOR PLAN

SECTION A-A

LEGEND & GENERAL NOTES	
VAR.	OWNER TO ADVISE BUILDER
D.T.A.	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
B.C.	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB-H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP-S	DOWNPIPE AND SPREADER
NOTE 1	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
MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

FRAMING NOTES	
ROOF PITCH	NEW 21° EXISTING 24° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.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

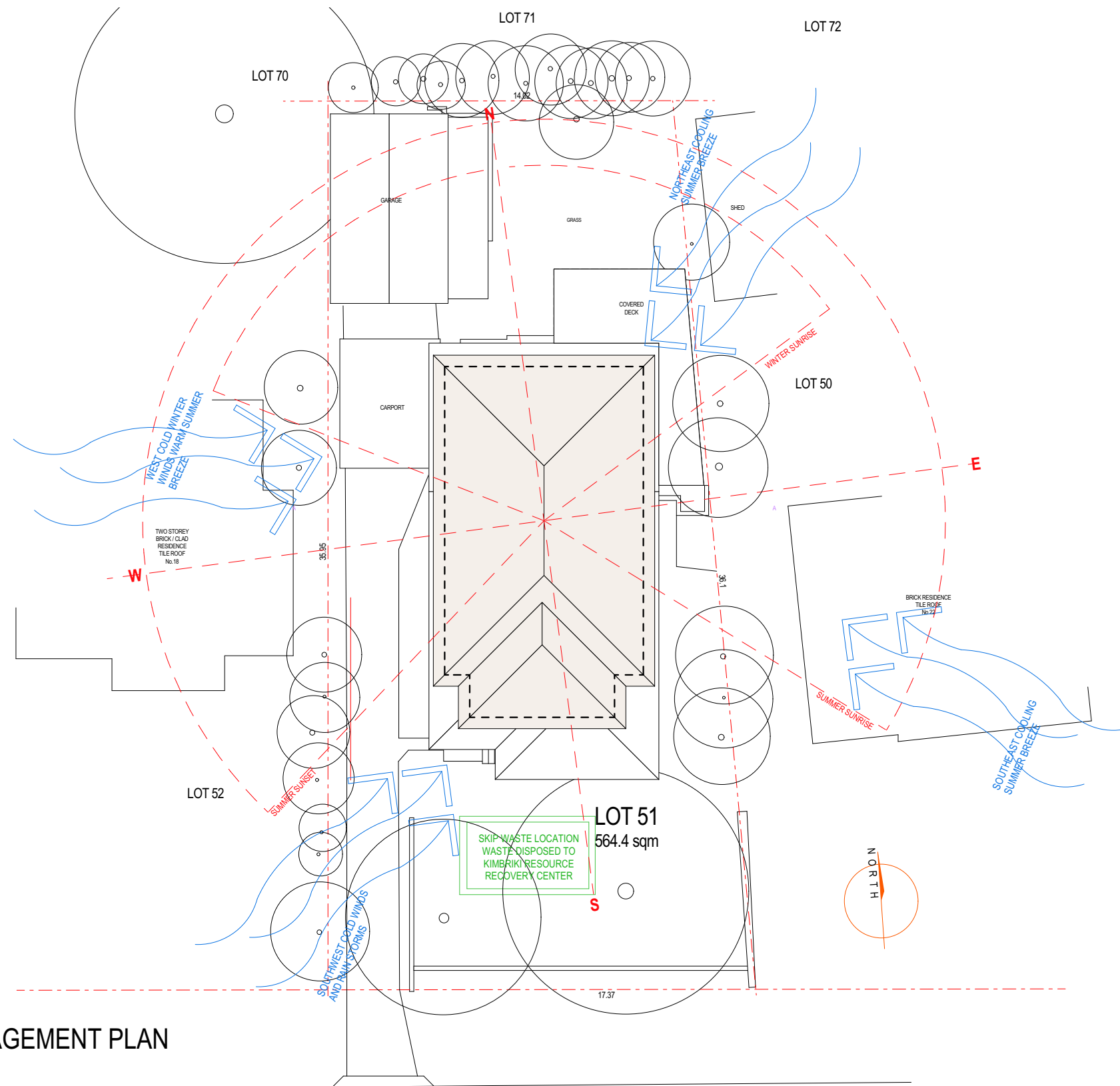
OPEN SPACE CALCULATIONS	
SITE AREA	564.4 sqm
GROSS FLOOR AREA	237.6 sqm
EXIST. IMPERVIOUS AREA	306.4 sqm
PROPOSED IMPERVIOUS AREA	306.4 sqm
EXIST. LANDSCAPED AREA	258 sqm
PROPOSED LANDSCAPED AREA	258 sqm
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	
EXIST FLOOR SPACE	128.8 sqm
PROPOSED FLOOR SPACE	237.6 sqm
	0.23 : 1
	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
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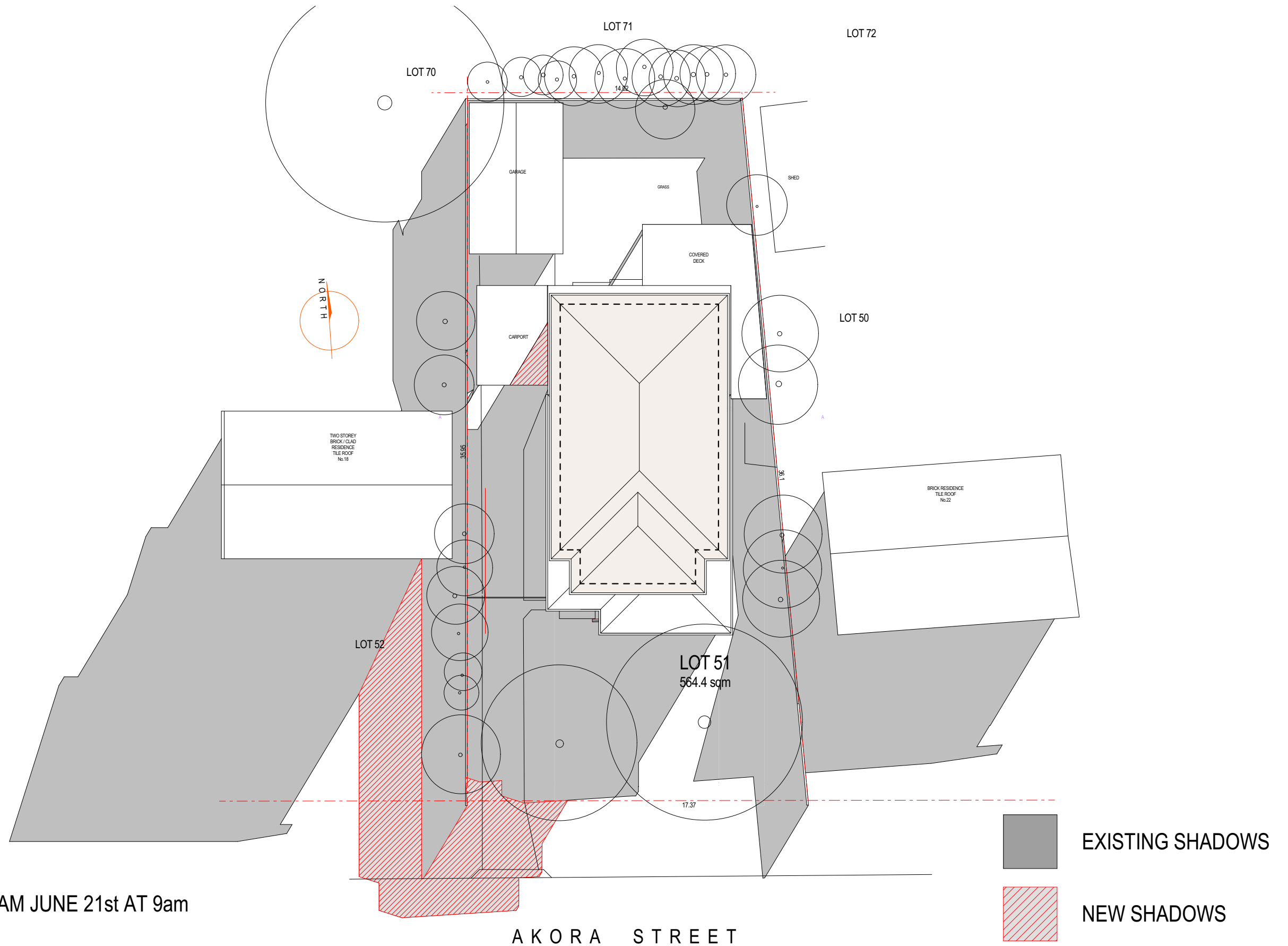
PROJECT TITLE	SCALE: 1:100	DATE: 7/12/21
Proposed Additions at: 20 Akora Street, Frenchs Forest, NSW 2086	DRAWN BY: JV	CHECKED: CW
	TITLE: PLANS, ELEVATIONS AND SECTIONS	
	DRAWING NO. 1328 DA 1	ISSUE C



SITE ANALYSIS & WASTE MANAGEMENT PLAN

AKORA STREET

 <div>ADD-STYLE H O M E A D D I T I O N S <i>Upstairs & On Ground Specialists</i></div>	PROJECT ADDRESS 20 Akora Street, Frenchs Forest, NSW 2086			DRAWING TITLE Site Analysis and Waste Management Plan	DRAWING NO. 1328 DA 1	ISSUE A				
	DATE 12/2/2021			SCALE 1:200			DRAWN JV	CHECKED GL	A	FOR COUNCIL
5/319 Condamine Street, MANLY VALE 2093 (02) 9907 9055							NO.	REVISION	DATE	BY



ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093

(02) 9907 9055

PROJECT ADDRESS

20 Akora Street, Frenchs Forest, NSW 2086

DRAWING TITLE

Site Analysis and Shadow Diagrams

DATE

12/2/2021

SCALE

1:200

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CHECKED

GL

DRAWING NO.

1328 DA 1

ISSUE

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FOR COUNCIL

02/12/21

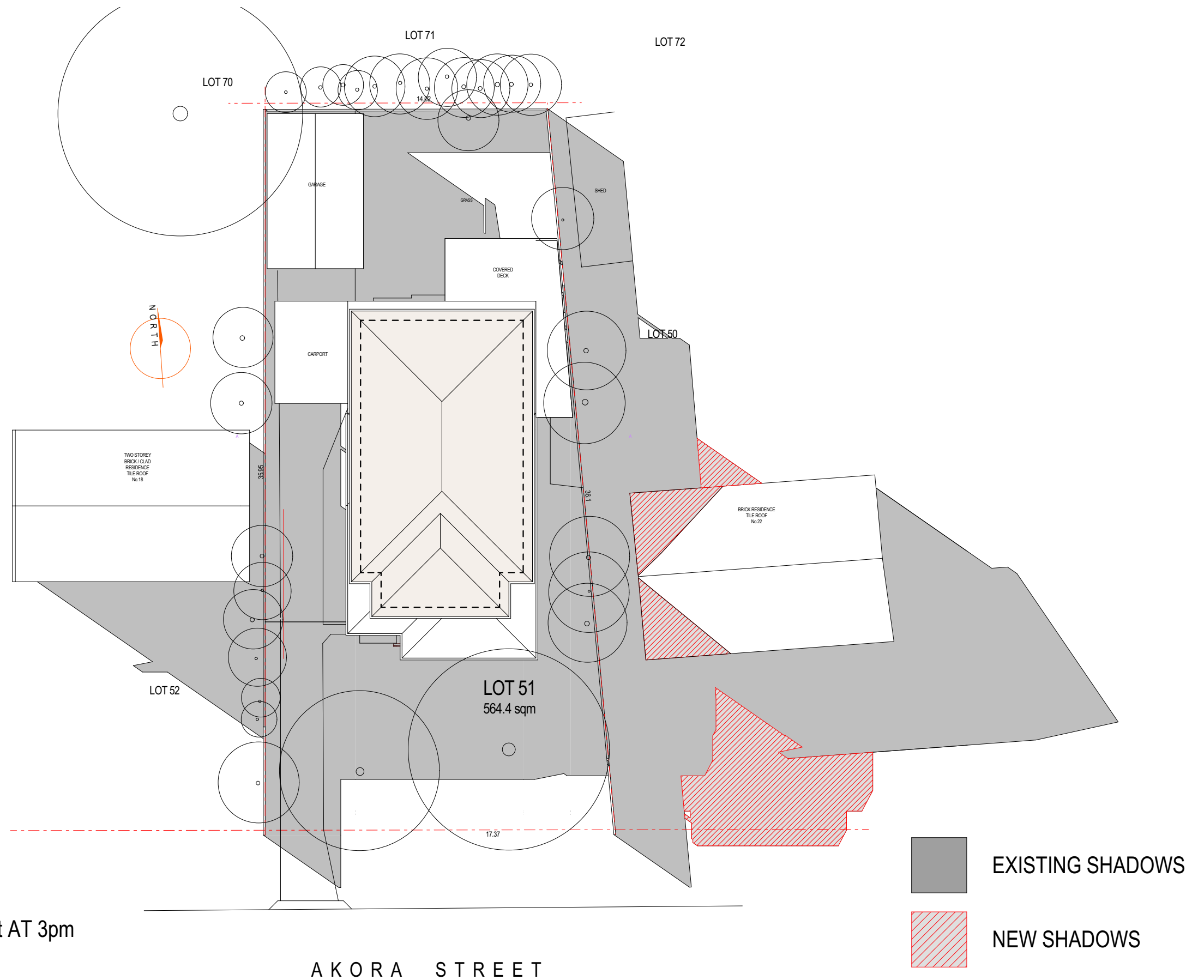
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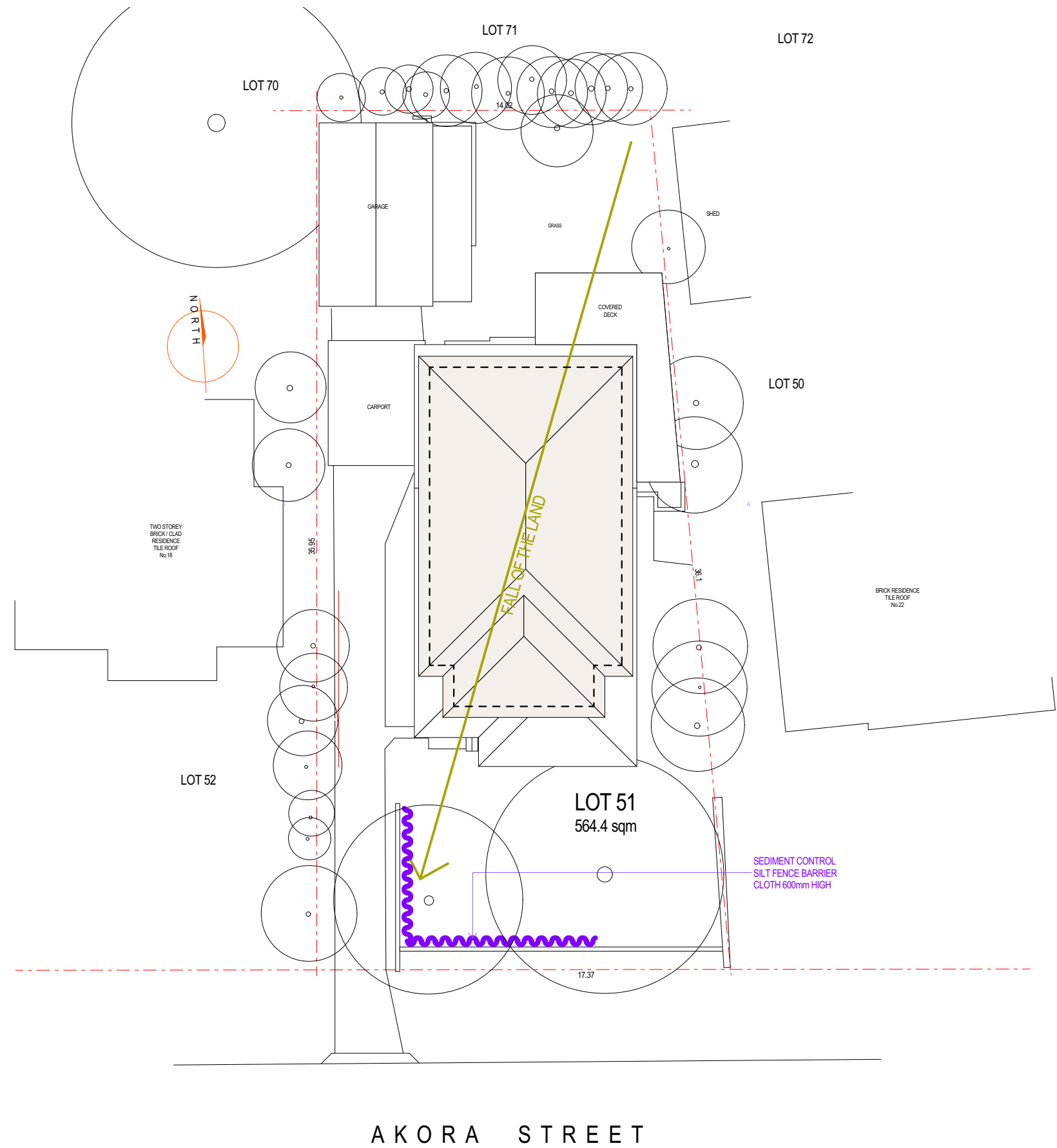
REVISION

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PROJECT ADDRESS		DRAWING TITLE		Site Analysis and Shadow Diagrams	DRAWING NO.	ISSUE						
20 Akora Street, Frenchs Forest, NSW 2086		DATE		12/2/2021			1328 DA 1	A	A	FOR COUNCIL	02/12/21	JV
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AKORA STREET



ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093

(02) 9907 9055

PROJECT ADDRESS

20 AKora Street, Frenchs Forest,
NSW 2086

DRAWING TITLE

Sediment and Erosion Control Plan

DATE

12/2/2021

SCALE

1:200

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