

AKORA STREET

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/2444

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
DBH.	OPEN BALUSTRADE AND HANDRAIL
DP.	DOWNPIPE
DRPS.	DOWNPIPE AND SPREADER
NOTE 1	ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE
ON SITE.	
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 34° 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	880mm 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

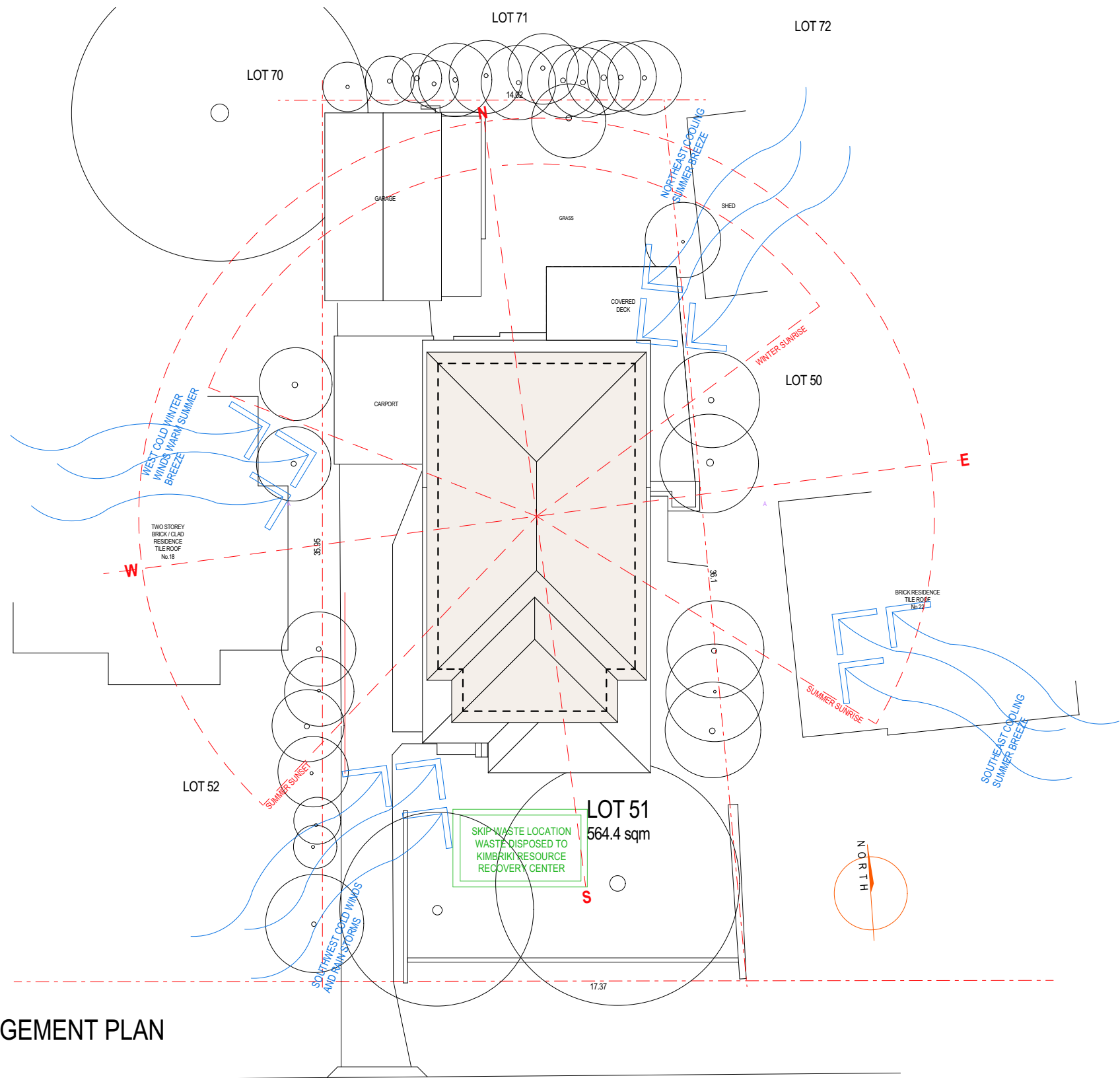
C	For Council	7/12/21	TH
B	For review	23/11/21	JV
A	For review	12/11/21	CW
PROJECT TITLE			
Proposed Additions at: 20 Akora Street, Frenchs Forest, NSW 2086			
SCALE:	1:100	DATE:	7/12/21
DRAWN BY:	JV	CHECKED:	CW
TITLE: PLANS, ELEVATIONS AND SECTIONS			
DRAWING NO.	1328 DA 1	ISSUE	C



northern
beaches
council


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CONSENT

DA2021/2444



SITE ANALYSIS & WASTE MANAGEMENT PLAN

AKORA STREET

 <div>5/319 Condamine Street, MANLY VALE 2093 (02) 9907 9055</div>		<div>PROJECT ADDRESS</div> <div>20 Akora Street, Frenchs Forest, NSW 2086</div>	<div>DRAWING TITLE</div> <div>Site Analysis and Waste Management Plan</div> <div>DATE</div> <div>12/2/2021</div> <div>SCALE</div> <div>1:200</div> <div>DRAWN</div> <div>JV</div> <div>CHECKED</div> <div>GL</div>	<div>DRAWING NO.</div> <div>1328 DA 1</div>	<div>ISSUE</div> <div>A</div>	<div>A</div> <div>FOR COUNCIL</div> <div>02/12/21</div> <div>JV</div>
						<div>NO.</div> <div>REVISION</div> <div>DATE</div> <div>BY</div>