

## 1 SITE PLAN

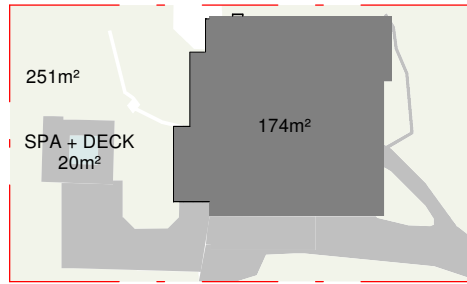
A101 1 : 200

### 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

### CALCULATION TABLE

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



## 2 SITE ANALYSIS - EXISTING

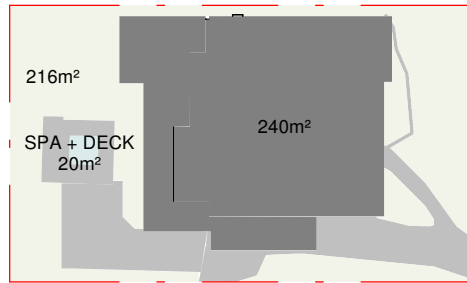
A101 1 : 500



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	

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**BLUE SKY**  
BUILDING DESIGNS

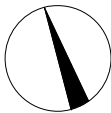
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**PROJECT TITLE:** ALTERATION & ADDITION  
**PROJECT NO.:** 2019016  
**AT:** 57 NANDI AVE, FRENCHS FOREST  
**FOR:** Katherine Shallvey

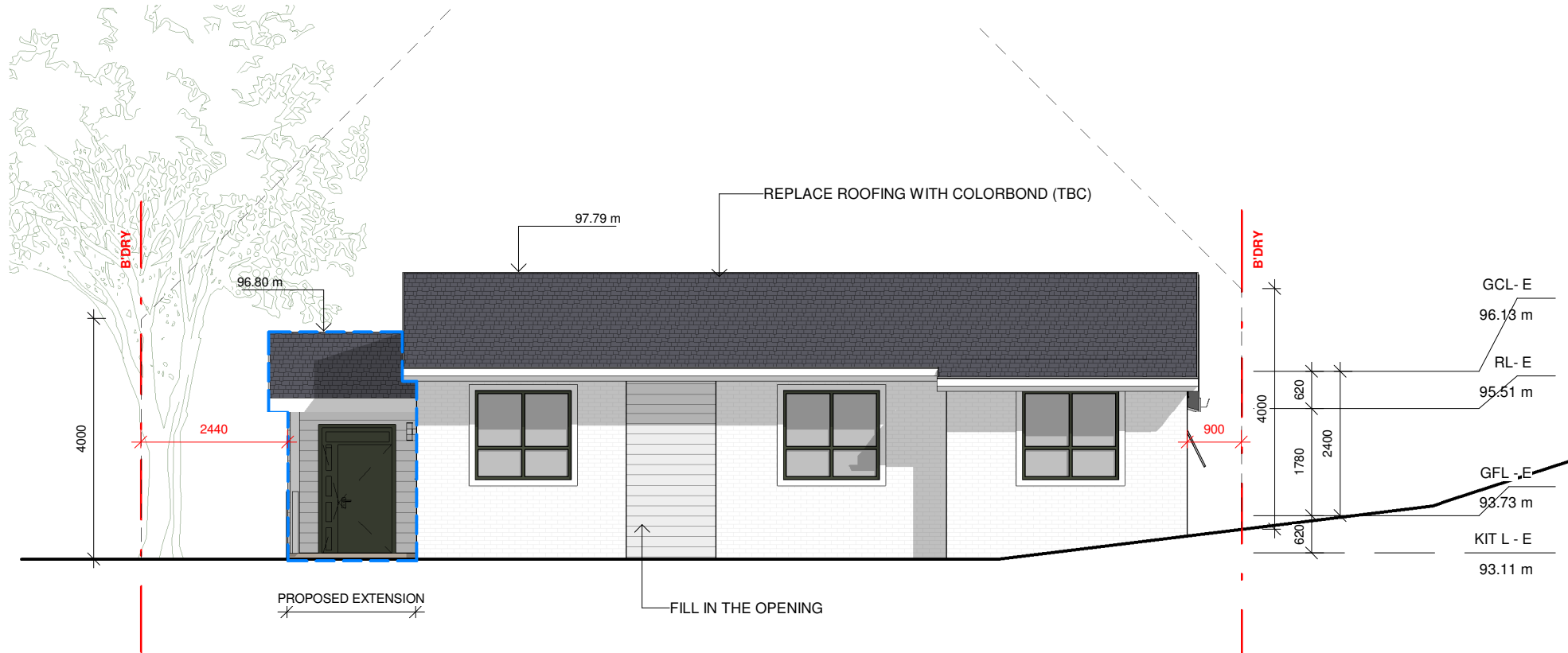
**SHEET TITLE:** SITE PLAN  
**SHEET NO:** A101  
**SCALE A3:** As indicated





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<b>SHEET TITLE:</b>	NORTH & SOUTH ELEVATIONS
<b>SHEET NO:</b>	A107
<b>SCALE A3:</b>	1 : 100

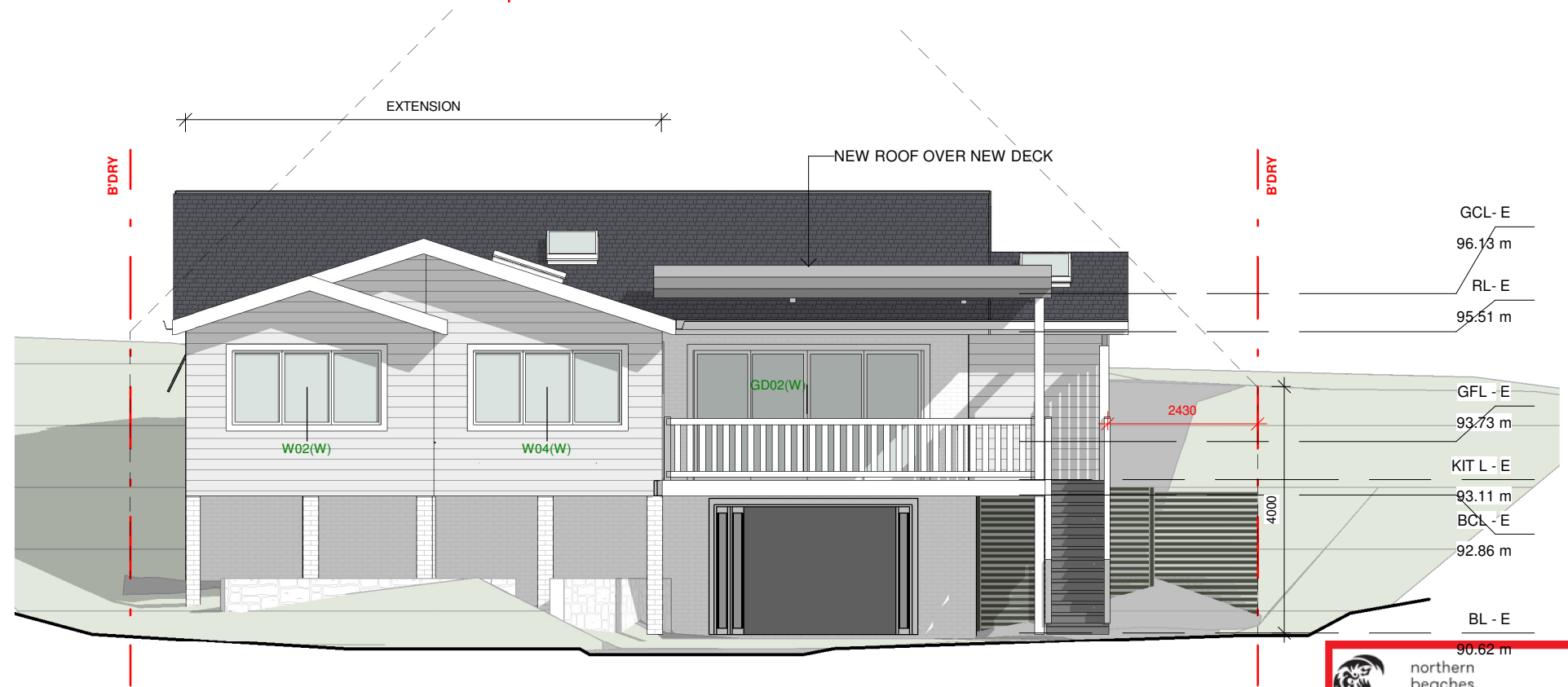


WINDOW SCHEDULE				
Mark	Width	Height	Sill Height	Comments
W01(N)	1800	600	1500	
W02(W)	2400	1200	900	
W03(S)	800	1500	600	
W04(W)	2400	1200	900	
W05(S)	1800	1200	900	
WS1	800	1200		
WS2	800	1200		
WS3	800	1200		

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

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SHEET NO: A108

SCALE A3: 1 : 100

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