

PROPOSED ALTERATIONS & FIRST FLOOR ADDITIONS

GENERAL NOTES

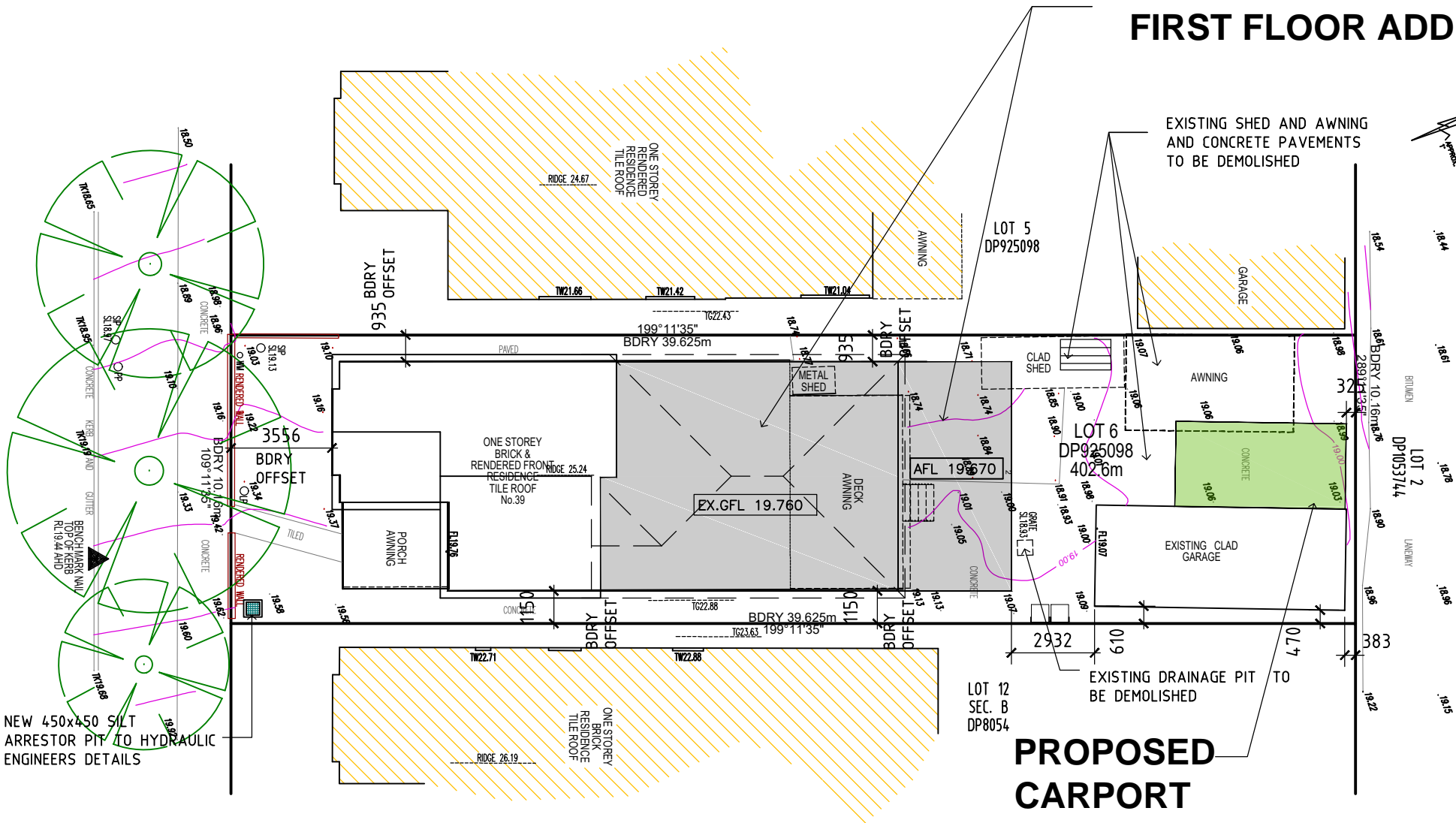
- ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
- LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
- ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
- STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS3500.3-1990.
- ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

Area Calculations

| | | |
|---|---------------------------|-----------------------------------|
| SITE AREA | = 402.60m? | |
| | | |
| EXISTING GROUND FLOOR | (Inc. External Walls) | |
| EXISTING DETACHED GARAGE | = 117.10m? | |
| EXISTING ATTACHED ALFRESCO | = 31.40m? | |
| EXISTING FRONT VERANDAH | = 27.00m? | |
| EXISTING DETACHED AWNING | = 11.40m? | |
| | = 20.80m? | |
| | | |
| EXISTING TOTAL FLOOR AREA | = 210.70m? | |
| | | |
| | (Inc. External Walls) | (Internal face of External walls) |
| PROPOSED GROUND FLOOR-TO REMAIN | = 117.10m? | (103.90m?) |
| PROPOSED GROUND FLOOR ADDITION | = 30.76m? | (28.65m?) |
| PROPOSED FIRST FLOOR ADDITION | = 82.30m? | (73.82m?) |
| PROPOSED ATTACHED ALFRESCO | = 32.30m? | |
| PROPOSED NEW CARPORT AWNING | = 18.00m? | |
| EXISTING DETACHED GARAGE | = 31.40m? | |
| | | |
| PROPOSED GROSS TOTAL BUILT FLOOR AREA | = 395.60m? | (206.37m?) |
| | | |
| FLOOR SPACE RATIO (Internal) 0.55:1 or 221.43m? | | |
| | | |
| PROPOSED FLOOR SPACE RATIO | = 206.37/402.6 (51.25%) | |
| | | |
| SITE COVERAGE Max.300m? | | |
| | | |
| TOTAL BUILT UPON AREA | = 229.56m? | |
| INCLUDES GROUND FLOOR, ALFRESCO, FRONT PORCH CARPORT AND GARAGE | | |
| | | |
| LANDSCAPE: | | |
| SITE SOFT SOIL ZONE area Min. 15% or 60.39m? | | |
| LANDSCAPE AREA (MIN 2.5m WIDTH) | | |
| FRONT YARD AREA | = 38.56m2 | |
| REAR YARD AREA | = 66.40m2 | |
| TOTAL LANDSCAPE AREA | = 104.96 / 402.60 = 26.0% | |
| | | |
| PRIVATE OPEN SPACE | | |
| PRIVATE COURTYARD | = 98.70m2 | |

FIRST STREET

STREET



PROPOSED CARPORT ADDITION

SITE PLAN

SCALE 1:200

SURVEY OBTAINED FROM:
UNITED SURVEYORS
PLAN No.10784-1 DATED:18.10.2021

HYDRAULIC DESIGN FROM:
KD STORMWATER PTY LTD
DWG No DG2469 DATED 28-02-2022

LANDSCAPE DESIGN FROM:
MONACO DESIGNS PTY LTD
DWG No DATED

NOTE: STORMWATER DRAINAGE
EXISTING ROOF DRAINAGE, GUTTERS DOWNPIPES DRAIN TO
STREET GUTTER. NO INCREASE MADE TO EXISTING IMPERVIOUS
PAVEMENT AREAS.
PLUMBER TO CONFIRM LOCATION OF EXISTING DOWNPIPES

| Legend | |
|--------|---|
| | Tree to be removed |
| | Tree to be retained |
| | 1.2m x 2.4m Fold-a-line |
| | Stormwater pits as per hydraulic engineer plans |
| | Garbage/Recycle bins |

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NOTE:
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Project:
**PROPOSED ALTERATIONS + ADDITIONS
AT LOT 6 IN DP925098
No 39 FIRST STREET, ASHBURY**



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Date: DEC 2021
Design: FD
Drawn: C.F.
Scales: 1:100

Sheet: 2
Job No:
22300