

SITE CALCULATIONS

ALTERATIONS & ADDITIONS

ZONE R2
SITE AREA 297.2m²

FLOOR AREA
EXISTING DWELLING 88.11m²

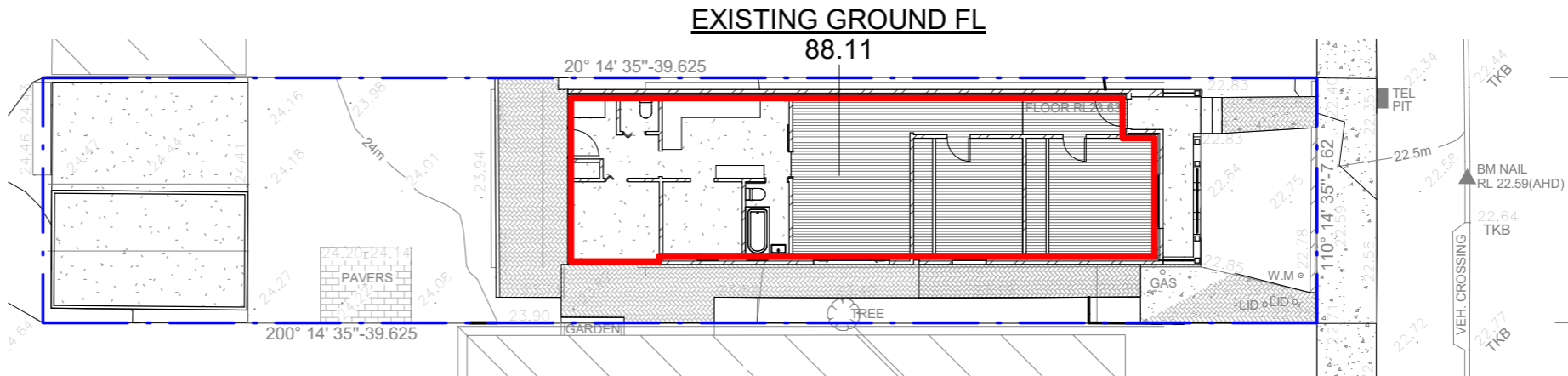
PROPOSED ADDITIONS
PROPOSED GROUND FLOOR 98.73m²
PROPOSED FIRST FLOOR 63.40m²

TOTAL FLOOR AREA 162.13m²

TOTAL FLOOR SPACE RATIO 54:1
*MAX. ALLOWABLE FSR 55:1

SITE COVERAGE
PROPOSED DWELLING FOOTPRINT 143.11m²
GARAGE/OUTBUILDINGS 27.51m²
POOL 19.86m²
HARDBAVED AREA 49.83m²
DEEP SOIL AREA 63.43m²

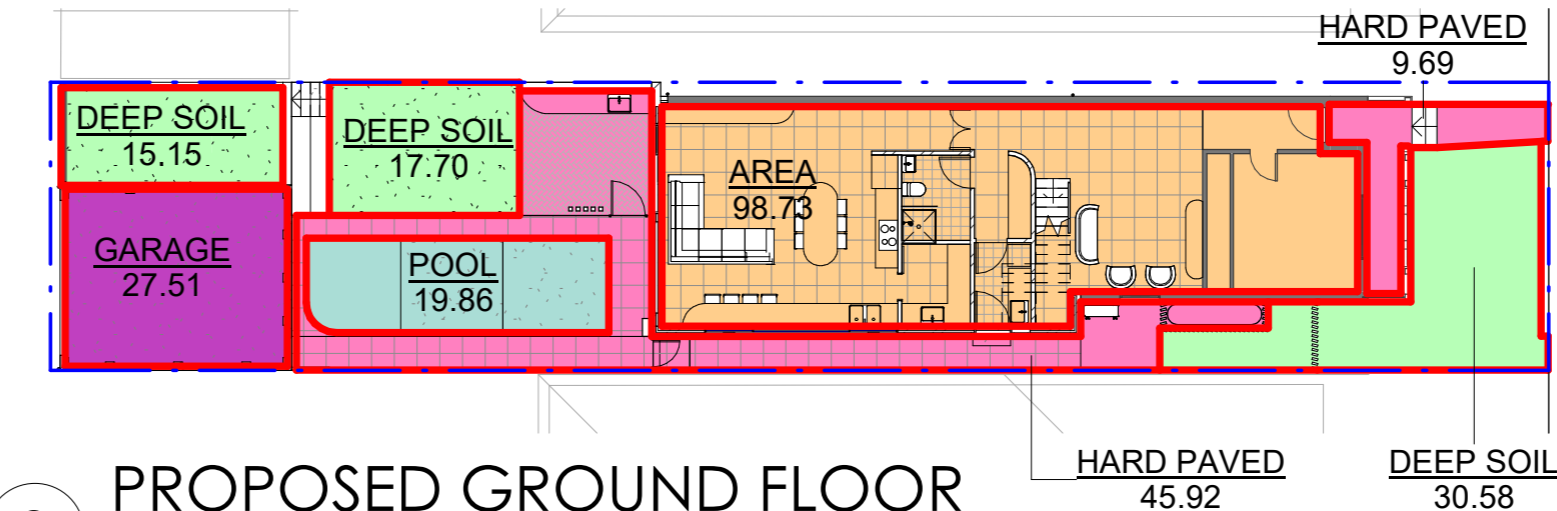
DEEP SOIL PERCENTAGE 21%
MIN. REQUIRED LANDSCAPING 15%



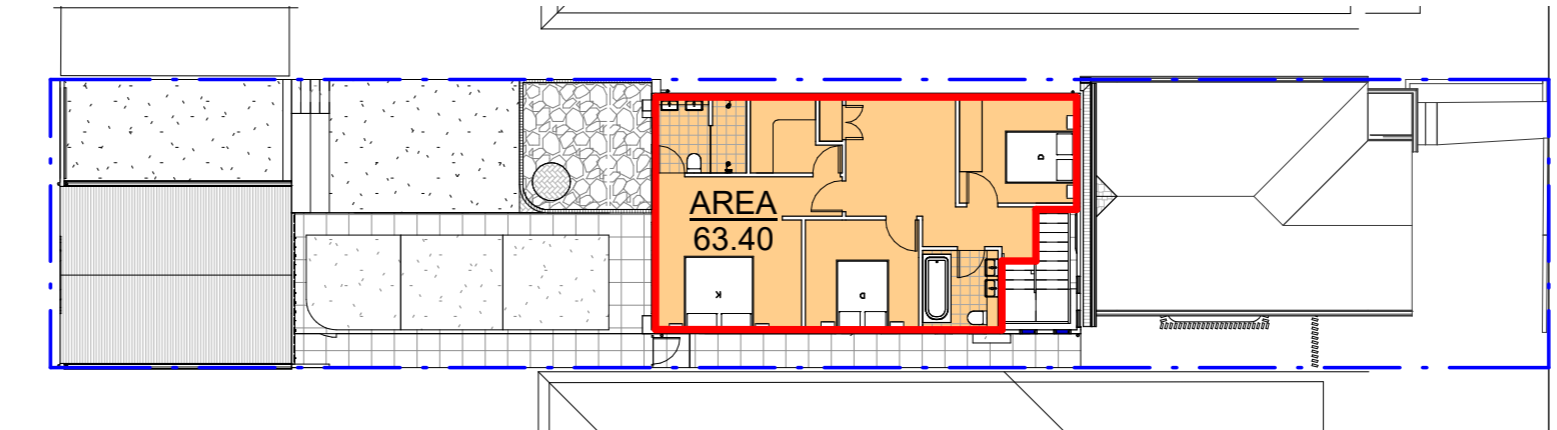
1 EXISTING GROUND FLOOR
1 : 200

AREA LEGEND

- AREA
- DEEP SOIL
- GARAGE
- HARD PAVED
- POOL



2 PROPOSED GROUND FLOOR
1 : 200



3 PROPOSED FIRST FLOOR
1 : 200

CLIENT
Mr & Mrs Ferrara

PROJECT
ALTERATIONS & ADDITIONS

DRAWING TITLE
AREA CALCULATIONS

ADDRESS
26 Second St, Ashbury

PROJECT STATUS
DEVELOPMENT APPLICATION

SHEET NO: 13
SCALE: As indicated@A3
DESIGN: DP
ISSUE: B
JOB NO: 888-1657
DRAWN: DP
CHECKED: RO, EJS

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Contractor(s) to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling.
Rod O'Laco: Nominated Architect NSW A.R.B. 6520.