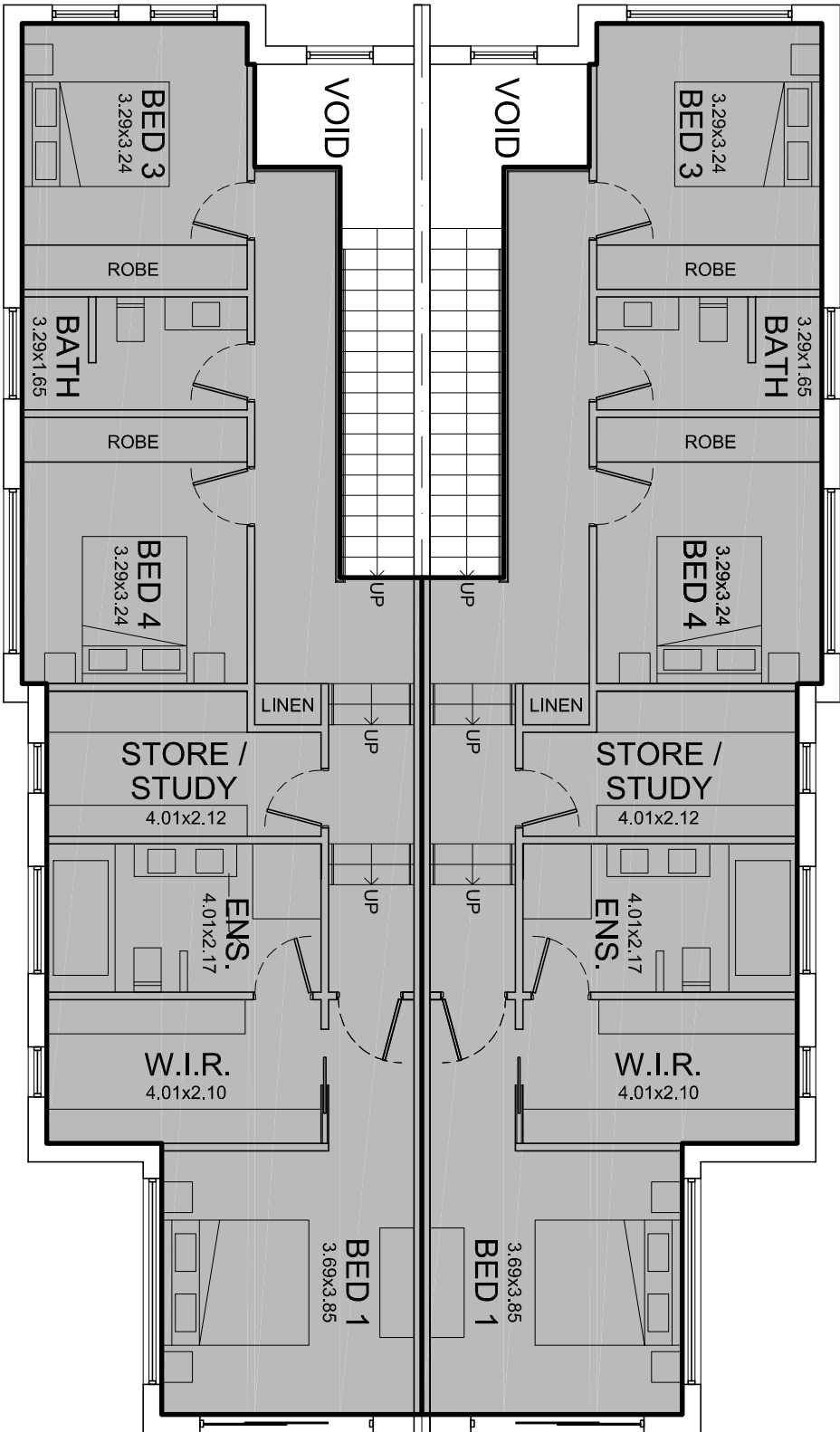


SITE CALCULATIONS

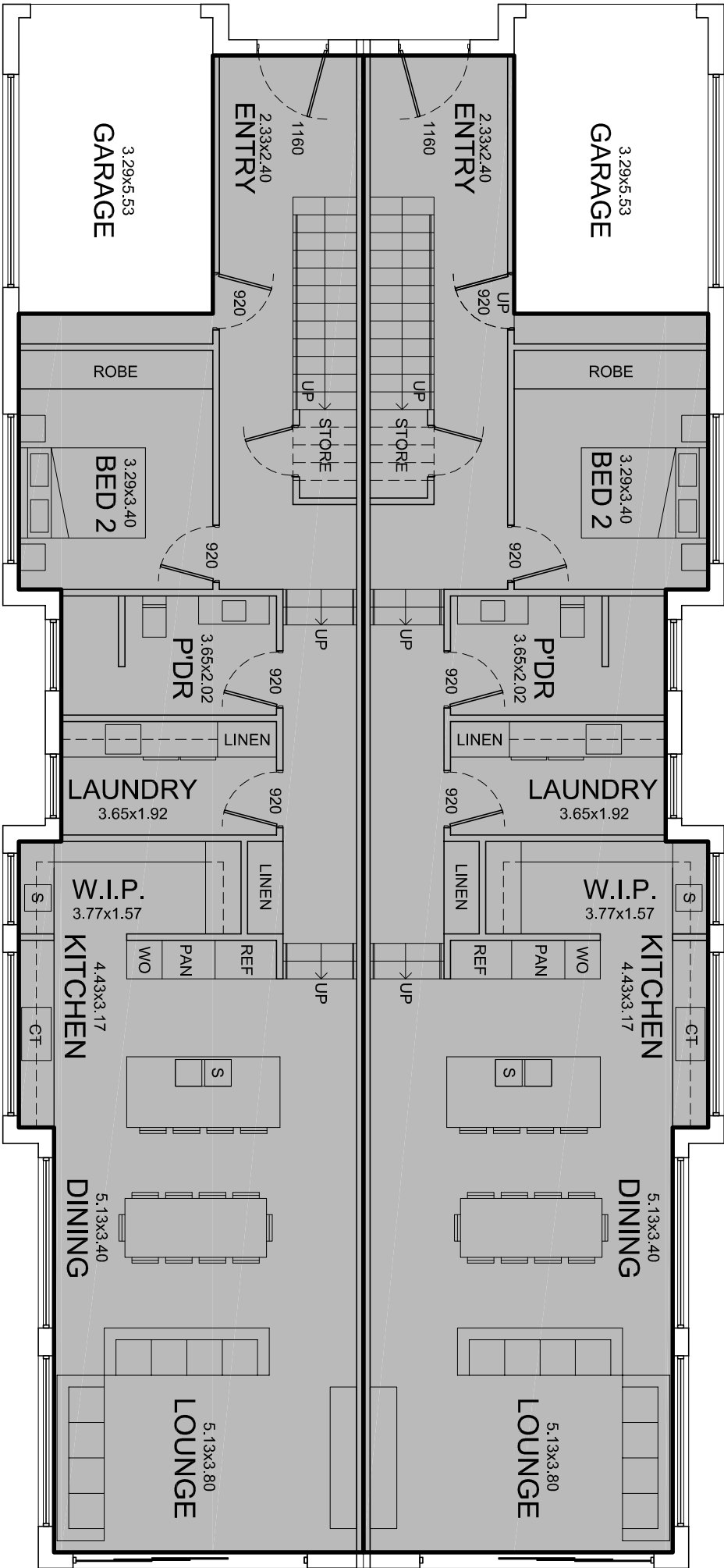
HOUSE IS MEASURED INTERNALLY, EXCLUDES EXTERNAL WALL THICKNESSES.
FIRST FLOOR LEVEL OF STAIRCASE & VOID.
FLOOR SPACE RATIO EXCLUDES 22.8 SQM OF GARAGING FOR DWELLING NO 115.
FLOOR SPACE RATIO EXCLUDES 16.5 SQM OF GARAGING FOR DWELLING NO 115A.

SITE AREA	= 891.40 SQM
MAXIMUM F.S.R PROPOSED F.S.R	= 445.70 SQM @ 50% = 444.90 SQM @ 50% 0.80 SQM UNDER
FRONT YARD AREA MINIMUM FRONT YARD LANDSCAPING PROPOSED FRONT YARD LANDSCAPING	= 93.26 SQM = 41.96 SQM @ 45% = 42.05 SQM @ 45% 0.09 SQM OVER
LANDSCAPING OF TOTAL SITE	= 386.05 SQM @ 43%
GROUND FLOOR DWELLINGS	= 249.60 SQM
FIRST FLOOR DWELLINGS	= 191.92 SQM
GARAGES	= 36.38 SQM
PORCHES	= 8.10 SQM
PATIOS	= 60.44 SQM
BALCONIES	= 13.70 SQM
DWELLING NO 13	
SITE AREA	= 445.70 SQM
MAXIMUM F.S.R PROPOSED F.S.R	= 222.85 SQM @ 50% = 222.45 SQM @ 50% 0.40 SQM UNDER
FRONT YARD AREA MINIMUM FRONT YARD LANDSCAPING PROPOSED FRONT YARD LANDSCAPING	= 47.30 SQM = 21.29 SQM @ 45% = 21.36 SQM @ 45% 0.07 SQM OVER
LANDSCAPING OF TOTAL SITE	= 193.36 SQM @ 43%
GROUND FLOOR DWELLING	= 124.80 SQM
FIRST FLOOR DWELLING	= 95.96 SQM
GARAGE	= 18.19 SQM
PORCH	= 4.20 SQM
PATIO	= 30.22 SQM
BALCONY	= 6.85 SQM
DWELLING NO 13A	
SITE AREA	= 445.70 SQM
MAXIMUM F.S.R PROPOSED F.S.R	= 222.85 SQM @ 50% = 222.45 SQM @ 50% 0.40 SQM UNDER
FRONT YARD AREA MINIMUM FRONT YARD LANDSCAPING PROPOSED FRONT YARD LANDSCAPING	= 45.96 SQM = 20.68 SQM @ 45% = 20.69 SQM @ 45% 0.01 SQM OVER
LANDSCAPING OF TOTAL SITE	= 192.69 SQM @ 43%
GROUND FLOOR DWELLING	= 124.80 SQM
FIRST FLOOR DWELLING	= 95.96 SQM
GARAGE	= 18.19 SQM
PORCH	= 3.90 SQM
PATIO	= 30.22 SQM
BALCONY	= 6.85 SQM



NO. 113
FLOOR AREA
= 95.96 SQM

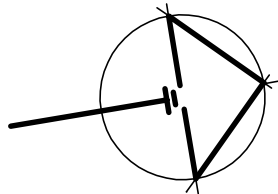
FIRST FLOOR PLAN



NO. 113
FLOOR AREA
= 126.50 SQM

GROUND FLOOR PLAN

NO. 113A
FLOOR AREA
= 126.50 SQM



FLOOR SPACE RATIO CALCULATION PLANS - NO.113 SITE

PROUDLY DESIGNED BY NICK NIKOLAIDIS

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MULTI AWARD WINNING DESIGNER SINCE 1995

ISSUE

REVISION DESCRIPTION

DATE

DUAL OCCUPANCIES

FOR : GIOMPAOLO PTY LTD.
AT : 113 - 115 FARADAY ROAD, PADSTOW.
DATE : 09/11/23
JOB No. : 1349 DA

SCALE : 1:100 @ A2
SHEET : 10 OF 17

BAR SCALE :
0 1 2

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