REGULATION DESIGN RECORD			
PROJECT ADDRESS :	EARLWOOD		
PROJECT TILE :	199 WILLIAM STREET, BOARDING HOUSE		
CONSENT NO. :		BODY CORPORATE REG NO. :	
DRAWING TITLE :	ARCHITECTURAL PLAN	DRAWING NO. :	ARP-8396/24

REV	DATE	DESCRIPTION	DP FULL NAME	REG NO.
A	10 / 06 / 2024	ISSUED FOR DA	JOHN MOSHONIS	DEP 0000969
B	20 / 08 / 2024	FINALL DESIGN	JOHN MOSHONIS	DEP 0000969

Scale: 1:100 @ A1 (0 0.5 1 2 3 4 5m)

THIS PLAN IS ON M.M.

SITE ANALYSIS CALCULATION

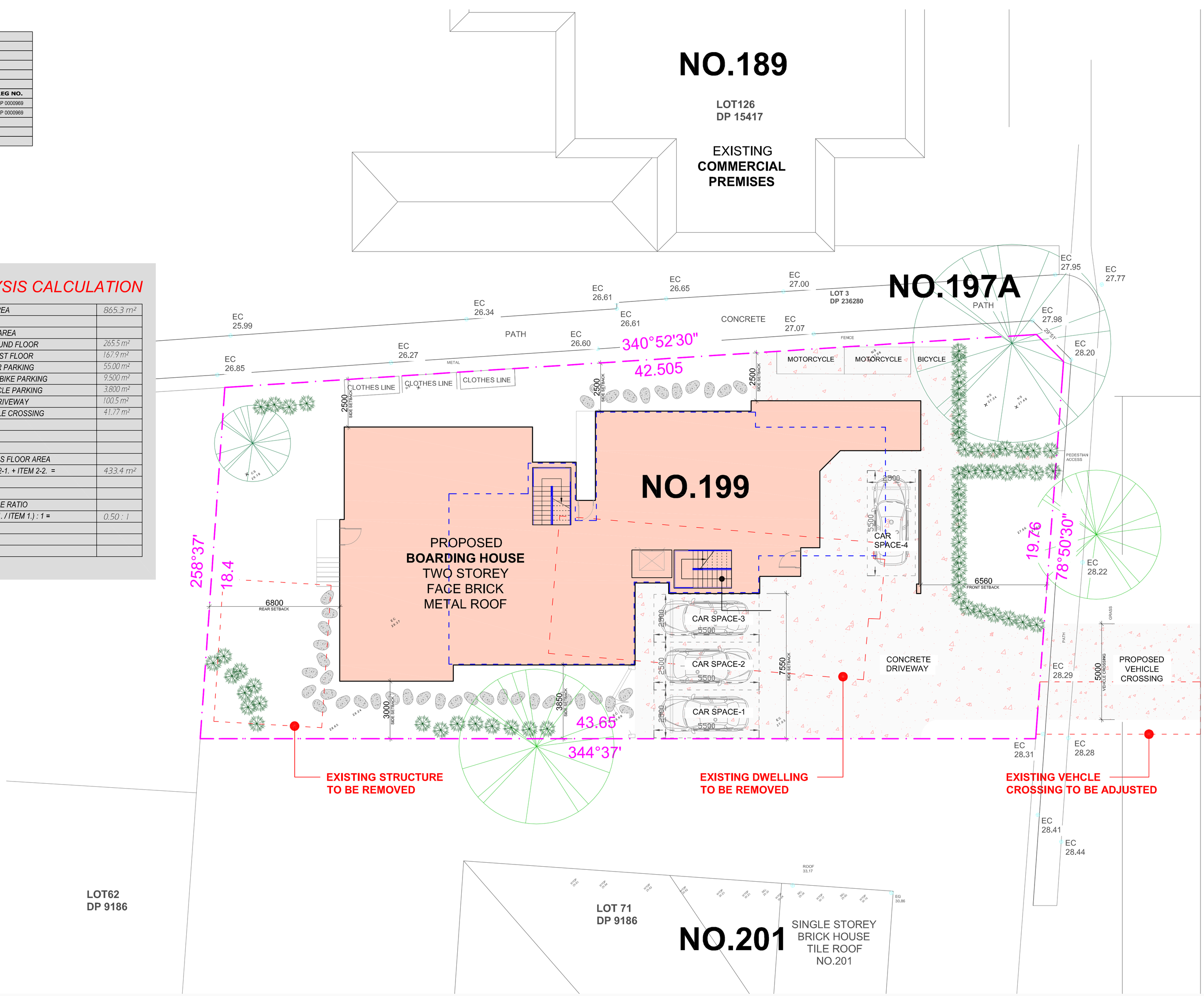
1.	SITE AREA	865.3 m²
2.	PROPOSED AREA	
2-1.	GROUND FLOOR	265.5 m²
2-2.	FIRST FLOOR	167.9 m²
2-3.	CAR PARKING	55.00 m²
2-4.	MOTORBIKE PARKING	9.500 m²
2-5.	BI CYCLE PARKING	3.800 m²
2-6.	DRIVEWAY	100.5 m²
2-7.	VEHICLE CROSSING	41.77 m²
3.	TOTAL GROSS FLOOR AREA	
3-1.	ITEM 2-1. + ITEM 2-2. =	433.4 m²
4.	FLOOR SPACE RATIO	
4-1.	(ITEM 4-1. / ITEM 1.) : 1 =	0.50 : 1

LEGEND

- DEMOLISHING STURCTURE
- PROPOSED BOARDING HOUSE
- PROPOSED FIRST FLOOR
- PROPOSED PARKING SPACE & DRIVEWAY
- EXISTING TREE TO BE REMOVED

ABBREVIATIONS

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
A-B	AWNING TO BOUNDARY
BB	BOTTOM OF BANK
BL-B	BALCONY TO BOUNDARY
BM	BENCH MARK
BOW	BOTTOM OF WALL
BRW	BOTTOM OF RETAINING WALL
CL	CENTRE LINE
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EB	EDGE OF BITUMEN
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
EP	ELECTRICAL BOX
EXR	EXPOSED ROCK
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IC	INSPECTION COVER
INV	INVERT LEVEL
KO	KERB OUTLET
LH	LAMP HOLE
LIP	LIP OF KERB
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
PR	PLANTER
RL	REDUCED LEVEL
RTK	ROLLING TOP OF KERB
S	STEPS
S-B	SHED TO BOUNDARY
SL	SURFACE LEVEL
SILL	WINDOW SILL
SIP	SEWER INSPECTION POINT
SMH	SEWER MAN HOLE
SV	STOP VALVE
TB	TOP OF BANK
TEL	TELSTRA PIT
TK	TOP OF KERB
TOW/TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
UC	UNDER SIDE OF EAVES
VC	VEHICLE CROSSING
W-B	WALL TO BOUNDARY
WM	WATER METER
WTOP	ATOP OF WINDOW



A.B.N. 24 657 308 426

SPECIAL NOTES :

All Dimensions to be Site Checked Prior to any commencement of Building Works by Builder

The setback dimensions shown on this plan are approximate, and based on measurements taken from aerial photography. Actual setback dimensions may vary slightly during construction subject to a surveyor's peg-out from the actual boundaries.

ALL BUILDING WORK TO COMPLY WITH AUSTRALIAN BUILDING CODES AND LOCAL COUNCIL REQUIREMENTS.

SIDE BOUNDARY SURVEY TO BE PROVIDED WHERE NECESSARY TO CONFIRM BOUNDARY POSITION IN ACCORDANCE WITH ADJOINING PROPERTIES AND SERVICE.

NOTES :

DISCLAIMER:
DO NOT SCALE USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE FABRICATION OR CONSTRUCTION ON SITE. ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND FOLLOW THE GUIDELINES OF THE BUILDING CODE OF AUSTRALIA AND/OR NATIONAL CONSTRUCTION CODE.

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PRINTS ISSUED

REV.	VER.	DATE	DESCRIPTION
A	1	01.04.24	ISSUED FOR DA
B	1	20.08.24	FINAL DESIGN

DRAWING NO. : A1

DRAWING TITLE : SITE PLAN

PROJECT : PROPOSED BOARDING HOUSE

CLIENT : RUGRA PTY. LTD.

ADDRESS : 199 WILLIAM STREET, EARLWOOD
LOT 72 / DP 9186 (863.5 M²)

SCALE : 1:100 A1

DRAWN BY : S L

CHECKED BY : J M

SHEET NO. : 01 / 08

PROJECT NO. : 8394/24