



## GENERAL NOTES

- THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
- CHECK ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCEMENT OF KITCHEN DRAWINGS OR FABRICATION. ANY DISCREPANCIES TO BE REFERRED TO THE ARCHITECT/ENGINEER/ DESIGNER PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, HNSW DESIGN STANDARDS, THE LOCAL, COUNTY AND AUSTRALIAN STANDARDS.
- ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION AND SCHEDULES, CONSULTANTS DOCUMENTATION.
- DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONING PURPOSES, FIGURED DIMENSIONS SHALL PREVAIL.
- FOOTINGS AND BEAMS TO ENGINEERS DRAWING AND DETAIL.
- TIMBER USED SHALL BE IN ACCORDANCE WITH AS 1684 OF TIMBER FRAMING CODE.
- PROVIDE 50mm SETDOWN TO SLAB TO WET AREA (GROUND FLOOR).
- WET AREAS TO BE IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786. ALARMS TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE 300mm FROM ANY WALL.
- ALL GROUND LINES ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED ON SITE
- ALL WINDOW SIZES ARE APPROXIMATE ONLY AND FINAL SIZES MUST BE DETERMINED BY THE BUILDER
- CONCEALED METAL FASTENED SHEET TO BE USED FOR ALL SKILLION FLOOR COVERING

| REVISION                     | NAME | DATE     |
|------------------------------|------|----------|
| REVISION A - CONCEPT         | M.M  | 08/11/24 |
| REVISION B - CONCEPT         | M.M  | 16/12/24 |
| REVISION C - CONCEPT         | M.M  | 17/01/25 |
| REVISION D - CONCEPT         | M.M  | 08/02/25 |
| REVISION E - CLIENT CHANGES  | M.M  | 12/02/25 |
| REVISION F - BCA CHANGES     | M.M  | 04/03/25 |
| REVISION G - FINALISE PLANS  | K.N  | 12/03/25 |
| REVISION H - TRAFFIC CHANGES | M.M  | 21/03/25 |
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|                              |      |          |

  
**CAMPBELL HILL**  
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**BUILDING DESIGNERS**  
ASSOCIATION OF AUSTRALIA

Client  
PETER DELLIMANOLIS

Project Name  
WAREHOUSE

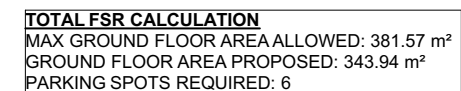
At  
84 BRYANT ST  
PADSTOW

Drawing Title:  
- **Site Plan**  
Site Plan

|                                       |                  |           |
|---------------------------------------|------------------|-----------|
| BDAA ACCREDITATION NO:<br><b>6455</b> | Scale: As Noted  | <b>A3</b> |
|                                       | Designed By: M.N |           |

|             |              |
|-------------|--------------|
| Project No: | Drawing No.: |
| #           | 03           |
| Date:       | 06/03/2005   |

Date: 26/03/2025



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| <p><b><u>TOTAL FSR CALCULATION</u></b></p> <p>MAX FSR ALLOWED: 545.10m<sup>2</sup></p> <p>TOTAL FSR PROPOSED: 424.48m<sup>2</sup></p> |
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**DWELLING AREAS**

**SITE DETAILS**

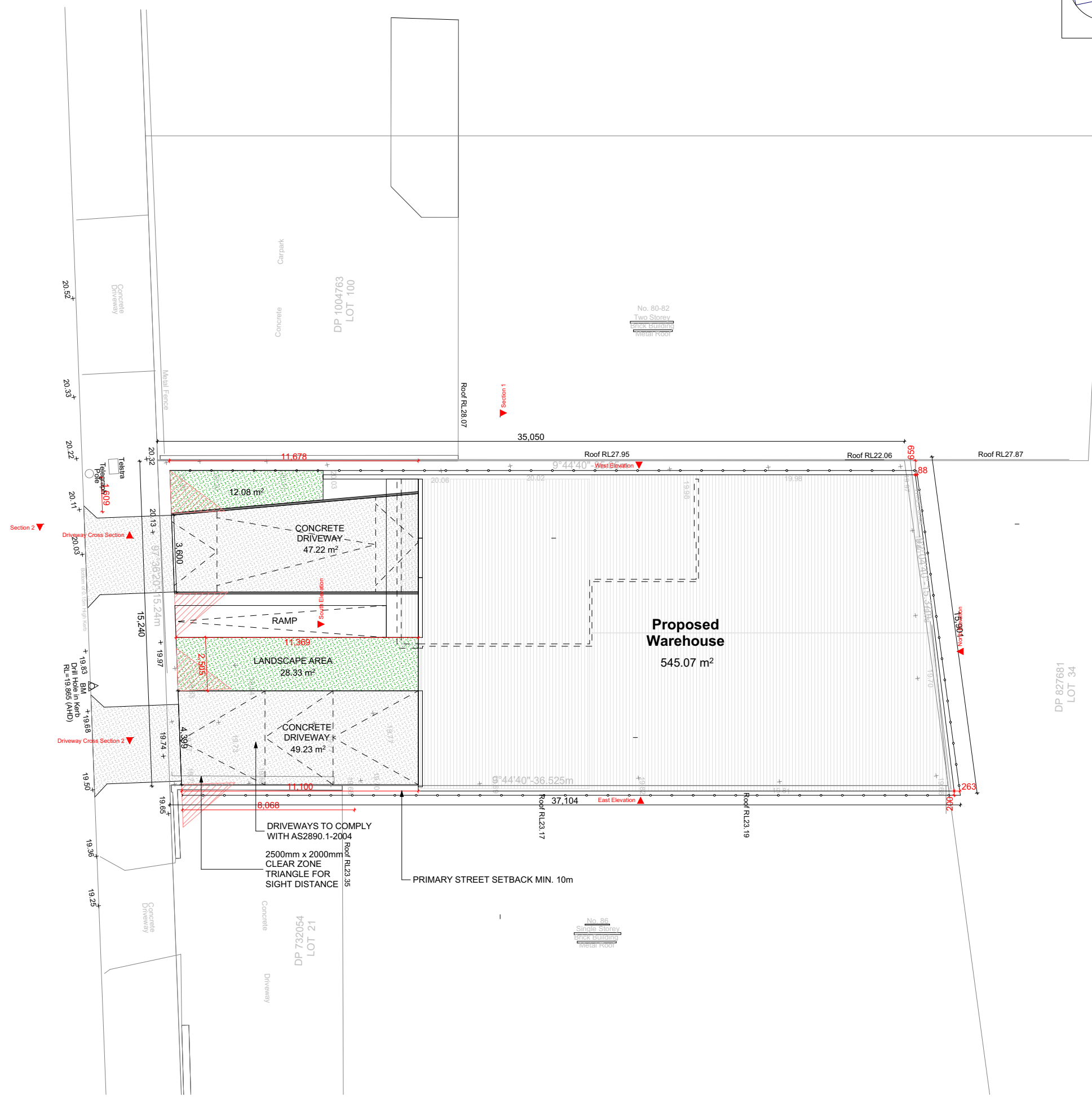
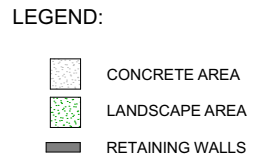
LOT NUMBER: 20  
DP NUMBER: 732054  
SITE AREA (DP): 545.10m<sup>2</sup>  
SITE AREA (CALC): 545.10m<sup>2</sup>

**WAREHOUSE**

**TOTAL SUBDIVIDED AREA: 545.10m<sup>2</sup>**

GROUND FLOOR AREA: 343.94 m<sup>2</sup>  
FIRST FLOOR AREA: 80.54 m<sup>2</sup>  
STAIRCASE VOID: 13.68 m<sup>2</sup>  
BASEMENT: 343.94 m<sup>2</sup>  
PORCH: 11.14 m<sup>2</sup>  
DRIVEWAY: 96.45 m<sup>2</sup>  
**TOTAL ROOF AREA: 383.87m<sup>2</sup>**

BRYANT STREET



# Site Plan

1:200#