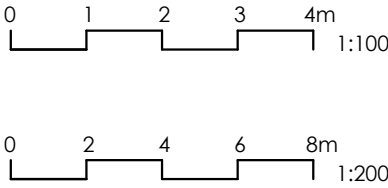
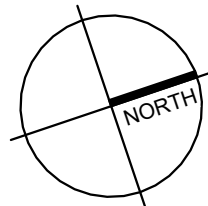


1

SITE ANALYSIS PLAN

Scale: 1 : 200

Educational Establishment



Date Rev Amendment

project:  
12 SEGERS AVENUE, PADSTOW

NOT FOR CONSTRUCTION

Verify all dimensions on site before proceeding with construction. Do not scale off drawings. Work to written dimensions. report any discrepancies for resolution. All work to be carried out in accordance with relevant parts of the BCA and the Environmental Planning and Assessment Act and regulations under the Act.  
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BUILDING DESIGNER  
Accreditation Number: 6467  
bdaa  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA  
Membership Number: 3639-20

SPACE

163A WEST BOTANY STREET, ARNCLIFFE NSW 2205

DESIGNER : MOE HIJAZI

AUTHOR : MOE HIJAZI

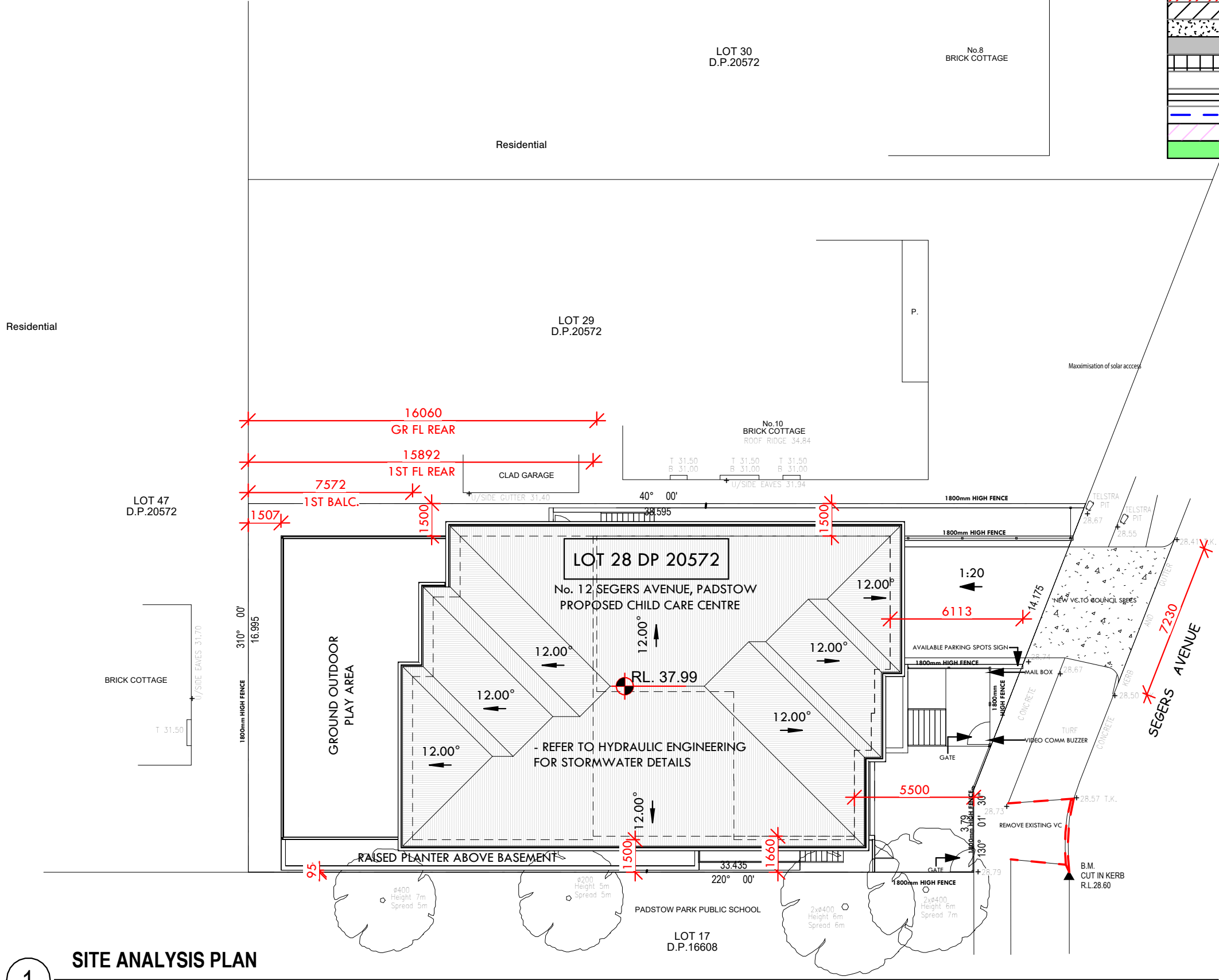
CERTIFICATE IV - ARCHITECTURAL TECHNOLOGY  
ADV. DIPLOMA - ARCHITECTURAL TECHNOLOGY

Title: SITE PLAN

Lot Number: 28 DP 20572

Job Number: 24-6 Stage: DA Class Type: 9B

Date: MAY 24 Scale @ A3: 1 : 200 Drawing no: DA1204



HATCH		MATERIAL	
	MASONRY IN SECTION		OUTLINE OF FLOOR ABOVE
	TIMBER IN SECTION		SMOKE ALARM DETECTOR TO AS3786
	PLASTERBOARD IN SECTION		DEMOLISHED STRUCTURES TO AS2601-2001
	EXISTING STRUCTURES		FIRE RATED
	FLOOR TILES		HWS
	CARPET		HOT WATER SYSTEM AS PER BASIX
	FLOOR BOARDS		ELECTRICAL METER BOX
	POOL FENCE + GATE TO AS1926.1-2012		WM
	ARTICULATION ZONE		GM
	ARTICULATION ZONE ENCROACHMENT		POOL PUMP IN SOUNDPROOF HOUSING
			DP
			SWIMMING POOL / SPA CONSTRUCTION TO AS1926.1, AS1926.2, AS1926.3

SITE CALCULATIONS		
	M2	M2
SITE AREA:		602.2
ALLOWABLE FSR		451.65m2 (0.75:1)
EXISTING FLOOR AREA:		110m2
BASEMENT FLOOR:		342.61m2
GROUND FLOOR:		95.42m2
FIRST FLOOR:		170.84m2
TOTAL:		266.26m2
IMPERVIOUS GROUND COVER		95.6m2 TOTAL
RAMP		13.2m2
DRIVEWAYS:		55.4
PATHS:		20.1m2
PROPOSED LANDSCAPED...		
TOTAL		117m2