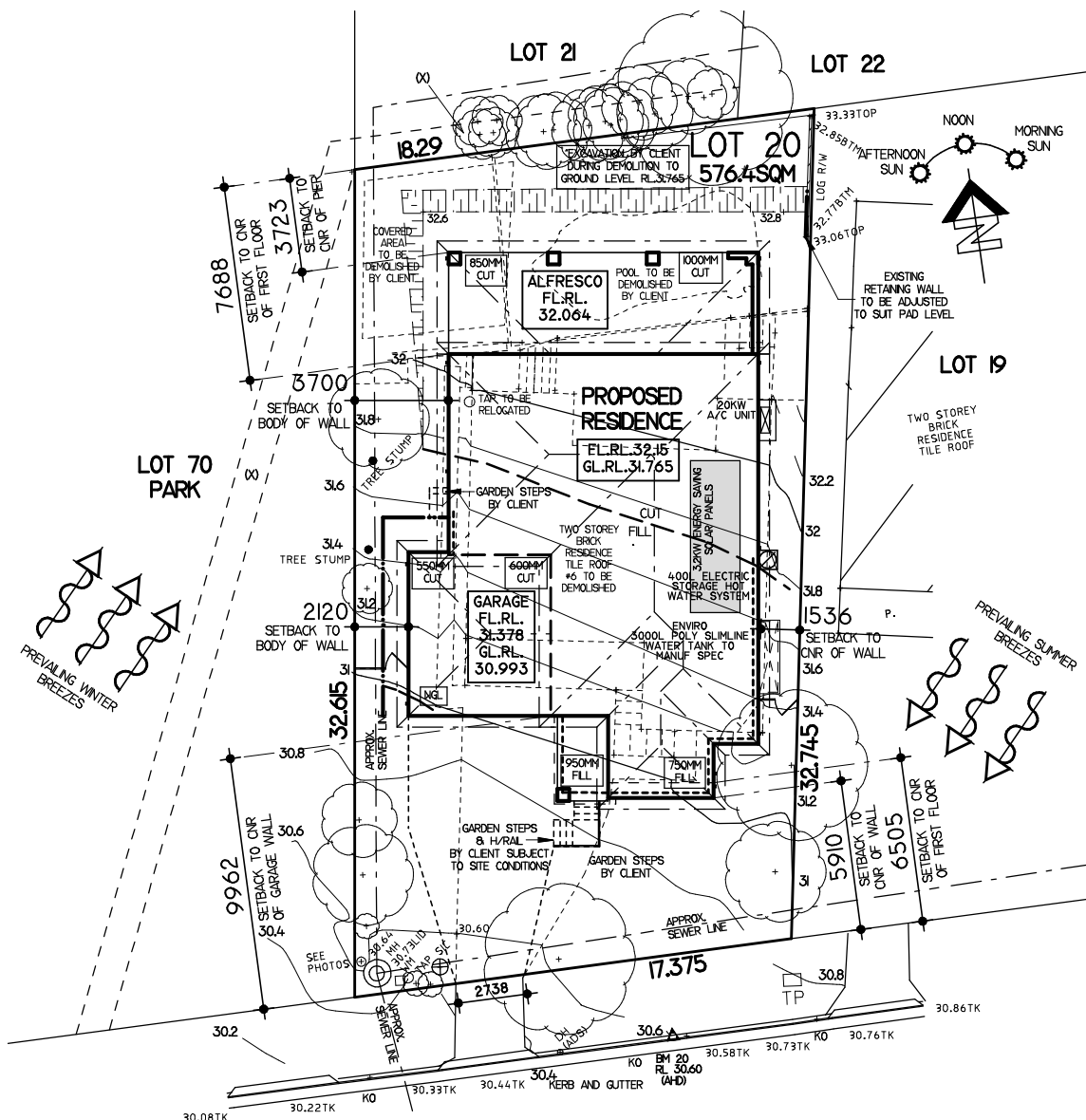


OVER LOOKING	VIEWS	NOISE SOURCE	PRIVATE OPEN SPACE
	DENOTES AREA DEDICATED FOR PRIVATE OPEN SPACE		
	DENOTES LANDSCAPING BEHIND BUILDING LINE		
	DENOTES EXISTING TREE'S TO REMAIN		
	DENOTES EXISTING TREE'S TO BE REMOVED		
		DENOTES RETAINING WALL BY OWNER	
		DENOTES SILT FENCE BARRIER	
		DENOTES DROPPED EDGE BEAM	
		DENOTES LINE OF BATTER TO CUT OR FILL	

STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT AS REQUIRED OR NOMINATED
SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALES. ANY PLAN DISCREPANCIES ARE TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING
STRUCTURAL ELEMENTS SHOWN ON PLANS ARE TO BE USED AS A GUIDE ONLY. FINAL LOCATIONS AND SIZES OF STRUCTURAL ELEMENTS TO BE AS PER ENGINEER'S AND/OR MANUFACTURER'S SPECIFICATIONS. ANY DISCREPANCIES ARE TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO COMMENCING CONSTRUCTION
ALL KITCHEN AND JOINERY ELEMENTS SHOWN ON PLANS ARE TO BE USED AS A GUIDE ONLY. FINAL DESIGN, SELECTIONS AND SIZES TO BE AS PER JOINERY PLANS PREPARED BY OTHERS. ANY DISCREPANCIES ARE TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO COMMENCING CONSTRUCTION.
SITE CLASSIFICATION H
CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL 33.765 GARAGE TO RL 30.993
HOUSE FLOOR LEVEL RL 32.15 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL 33.78 385MM ABOVE PLATFORM LEVEL
ROOF AREA: 28.4 SQM
DUE TO MODERATE TO LOW SALINE EXPOSURE CLASSIFICATION FOLLOWS THE FOLLOWING:
- ACID SULPHATE SOIL REPORT -
- 25MPa STRENGTH CONCRETE TO PIERS AND SLAB IN LIEU OF STANDARD
PROVIDE SOLAR ELECTRICITY SYSTEM INCLUDING INSTALLATION & CONNECTION TO METER BOX.
ANY OTHER SPECIAL CHARGES/INSTALLATION FEES MAYBE CHARGED BY YOUR DISTRIBUTION COMPANY. THE CLIENT ACKNOWLEDGES THAT THEY MUST ASSIGN THEIR RENEWABLE ENERGY CERTIFICATES (RECS) TO THE DESIGNATED SUPPLIER AT COLOR SELECTION STAGE. FINAL PANEL LOCATION TO BE DETERMINED BY THE PANEL SUPPLIER.



 CALOOLA STREET

**SITE ANALYSIS &
SITE PLAN 1:200**

(X) DRAINAGE EASEMENT 122 WIDE

SITE AREA = 576.4 SQM

FLOOR SPACE RATIO
PERMISSIBLE = 50% OR 288.2 SQM
PROVIDED = 287.9 SQM

LANDSCAPE IN FRONT OF BUILDING LINE
AREA IN FRONT OF BUILDING LINE = 115.8 SQM
REQUIRED = 45% OR 52.1 SQM
PROVIDED = 68.4% OR 79.3 SQM

PRIVATE OPEN SPACE
REQUIRED = 80 SQM
PROVIDED = 112 SQM

CEILING LEVEL
RL 37.5

RIDGE LEVEL
RL 39.375

MAX BUILDING HEIGHT
PERMISSIBLE = 9000 MM

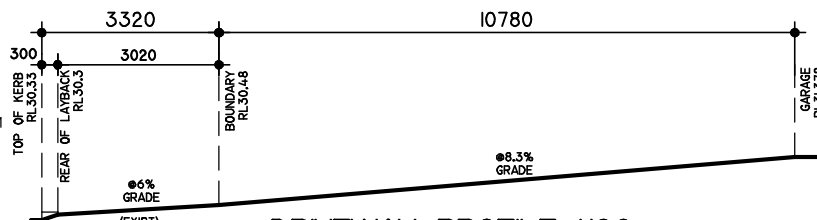
GROUND FLOOR AREA= 166.7 SQM
(NOT INCLUDING GARAGE)
GARAGE FLOOR AREA= 35.8 SQM
PORCH FLOOR AREA= 8.3 SQM
ALFRESCO FLOOR AREA= 48.9 SQM
FIRST FLOOR AREA= 164.2 SQM

TOTAL FLOOR AREA= 423.9 SQM OR 45.6 SQS

INCLUSIONS -
GROUND FLOOR AREA = 188.4 SQM
(INCLUDING GARAGE)
(EXCLUDING EXTERNAL WALL THICKNESS)
FIRST FLOOR AREA = 150.1 SQM
(EXCLUDING EXTERNAL WALL THICKNESS)

EXCLUSIONS -
FIRST FLOOR VOID SPACE = 17 SQM
PARKING = 33.6 SQM

TOTAL -
GROSS FLOOR AREA = 287.9 SQM



DRIVEWAY PROFILE 1:00

		LEVEL 4, 2 BURBANK PLACE NORTHEAST ASH TEL. 0202 8959 5700	
FOR	MR R. HATEM & MRS. S. HATEM		URB/STD MAP/21 REV/4 REF/6
AT	LOT 20, NO.6 CALOOLA ST. CONDELL PARK		DP24-0882
TYPE	MARINA 4.2 MK2 (LIFESTYLE SERIES)	JOB NO. 0029522	
FACADE	BALMAIN	HAND	LH
MASTER AND-000000	DWG NO. AND-4162	PAGE NO. 1 OF 14	



**25-27 SOLENT CROFT,
NORMEST - LEVEL 2 SUITE
250 - MACARTHUR POINT
143 GARDEN ROAD, SINGAPORE**

WWW.OANDN.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	18.12.25	SITING	JK
BI	22.01.26	RESITE	JK
C	18.1.26	CC PLANS	RL
DI	30.04.26	BASIK AMENDMENTS	JP

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