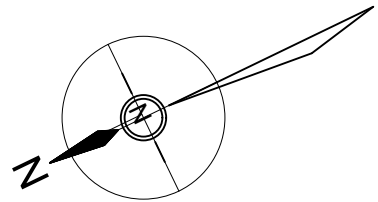


SITE AREA : 5484 sqm (from Detail Survey)

GFA :  
BASEMENT FLOOR :..... 202 sqm  
GROUND FLOOR :.....1,988 sqm  
FIRST FLOOR :.....2,210 sqm  
SECOND FLOOR.....1,315 sqm

TOTAL GFA..... = 5,715 sqm

MAXIMUM FSR ALLOWED = 1.1 : 1  
PROPOSED FSR = 1.04 : 1



SCALE 1 : 200 @ A1 size

- NOTES
1. ALL BUILDING AND ASSOCIATED WORKS INVOLVED IN THIS DA ARE TO BE BUILT IN ACCORDANCE WITH ALL RELEVANT PROVISIONS OF BCA AND OTHER APPLICABLE RELEVANT AUTHORITY REQUIREMENTS
  2. RAINWATER DOWN PIPES, GUTTERS AND STORMWATER DRAINAGE PITS SHOWN INDICATIVELY. REFER TO HYD. ENG'S DESIGN
  4. FOR DETAIL LEVELS REFER TO SURVEY DRAWING
  5. LANDSCAPING SHOWN INDICATIVELY. REFER TO LANDSCAPE ARCH'S DRAWING
  6. SIZES OF ALL STRUCTURAL MEMBERS ARE SHOWN INDICATIVELY. SUBJECT TO DESIGN BY STRUCTURAL ENGINEER

06	Minor Mitigating Streetscape changes, storage spaces shown, Unit 33 amended, north POS added to Unit 4	MM	MM	24.05.17
05	DA : Lodgement Issue	MM	MM	25.10.16
04	PRE-DA : Lodgement Issue	MM	MM	19.10.16
03	PRE-DA : Discussion with Council staff	MM	MM	06.10.16
02	DD ISSUE - CLIENT REVIEW	MM	MM	14.09.16
01	DD ISSUE - CONSULTANT COORDINATION	MM	MM	03.08.16

ISSUE/NOTES  
CHK DWN DATE

AMENDMENTS

GENERAL NOTES TO BUILDER / OR CONTRACTOR

These drawings shall be read in conjunction with other consultants' drawings and specifications and with such other written instructions as may be issued during the course of the contract and the construction of the works.

All building works, associated works, materials and workmanship in this project are to be in accordance with all relevant and current:  
- provisions of Building Code of Australia;  
- Australian Standards issued by 'Standards Australia';  
- and all other relevant Authority requirements

Any discrepancy shall be referred to MMA Architects before proceeding with the work.

All dimensions must be taken from site and/or verified before commencement of work.  
Approval by the Architect of this drawing for project use is for the design concept only and does not relieve the Contractor or Builder of any of his/her responsibilities under the contract.

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MR G. TURLAND

CLIENT

164-178 MITTAGONG RD  
BOWRAL, NSW

PROJECT

LOT 1, DP 778892 & LOT 1, DP 794957  
LOT 3, DP 74728 &  
LOT 1 DP 1091496 & LOT 1, DP 916166  
LOT 4, DP 916166

FIRST FLOOR PLAN

TITLE

PROJECT ARCHITECT: MM  
PROJECT / DRAWING NUMBER  
DATE AS NOTED  
SCALE AS NOTED  
AMENDMENT

542.01 DA05 06



FIRST FLOOR PLAN

1:200