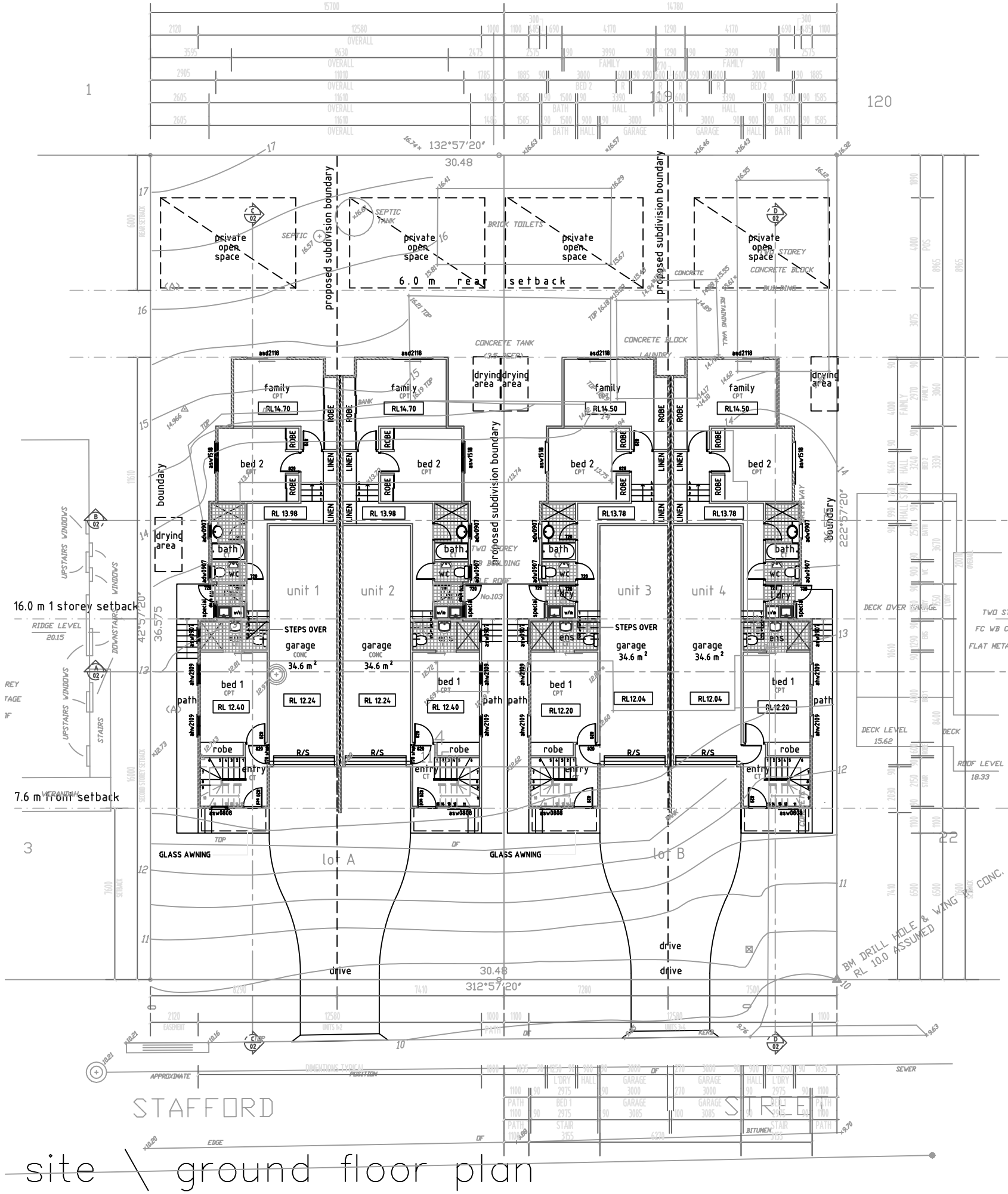

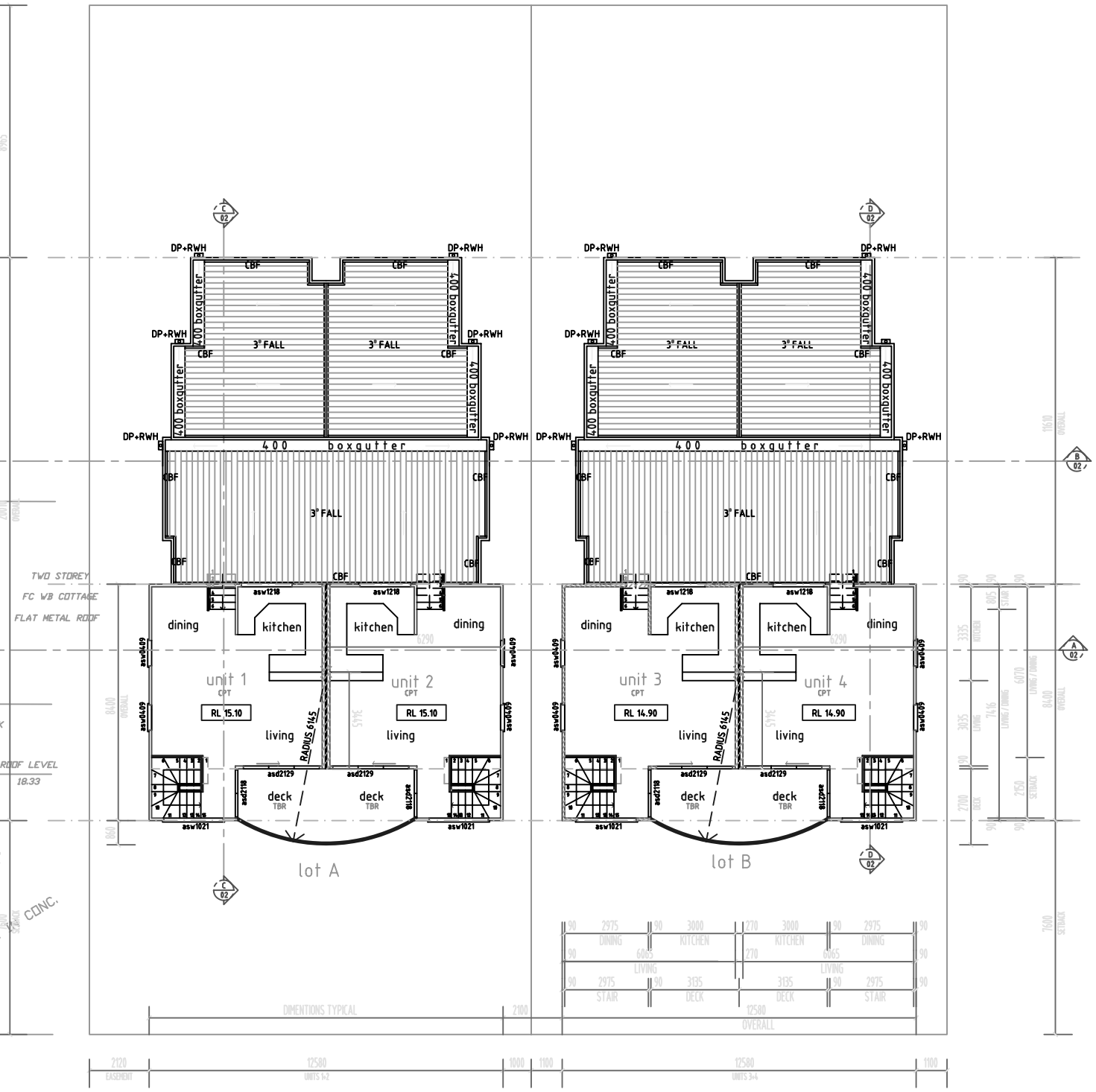

first floor plan

total site area - 1115 m²
.5 : 1 f.s.r. = 557.5 m²
unit 1 = 135.0m²
(18.0 m² of garage area excluded)
unit 2 = 135.0m²
unit 3 = 135.0m²
unit 4 = 135.0m²

Lot A	574.23 m2
FSR required 50%	287.12.m2
FSR proposed 47.6	270 m2
Lot B	540.58 m2
FSR required 50%	270.29.m2
FSR proposed 49.2	270 m2

NOTE:
1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NCV TIMBER FRAMING MANUAL AMENDED TO SUIT WIND TERRAIN CATEGORY.
2. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
3. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
4. DO NOT SCALE THE DRAWING. USE FIGURED DIMENSIONS.
5. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.
6. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTICING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
7. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.
8. PROVIDE CERTIFIED TERMITE BARRIER SYSTEM TO AS 3660.1

No	DATE	AMENDMENT
A	04.09.02	SKETCH DESIGN ISSUE
B	12.09.02	REVISED DESIGN ISSUE
C	15.11.02	REVISED DESIGN ISSUE
D	25.11.02	DEVELOPMENT APPLICATION ISSUE
E	23.04.03	CONSTRUCTION CERTIFICATE ISSUE

No	DATE	AMENDMENT

BISHOP HITCHCOCK + IRWIN architects
A.C.N. 003 383 397 A.B.N. 40 320 040 894
NOWRA 9 BERRY STREET 02 4423 2000
KIAMA TOWNSHIPS HOUSE 42 BOLTON STREET 02 4232 1400
WOLLONGONG 16-17 CROWN STREET 02 4229 5177
SHELL COVE BOMBORA DRIVE 02 4229 2017
BATEMANS BAY 57 BEACH ROAD 02 4472 5007
PENSHURST 10 THE STRAND PENSHURST 02 9570 2000

PROJECT: PROPOSED DUAL OCCUPANCY x 2 DEVELOPMENT
SITE: LOT 4 DP 749275 STAFFORD STREET GERROA
CLIENT: Mr N. BURROWS
DRAWING: FLOOR PLANS

SCALE: 1:100
DATE: APR 02
DRAWN: CR
CHECKED:
01 SHEET 02 No IN SET
JOB No: 3909-CC-A-01-E