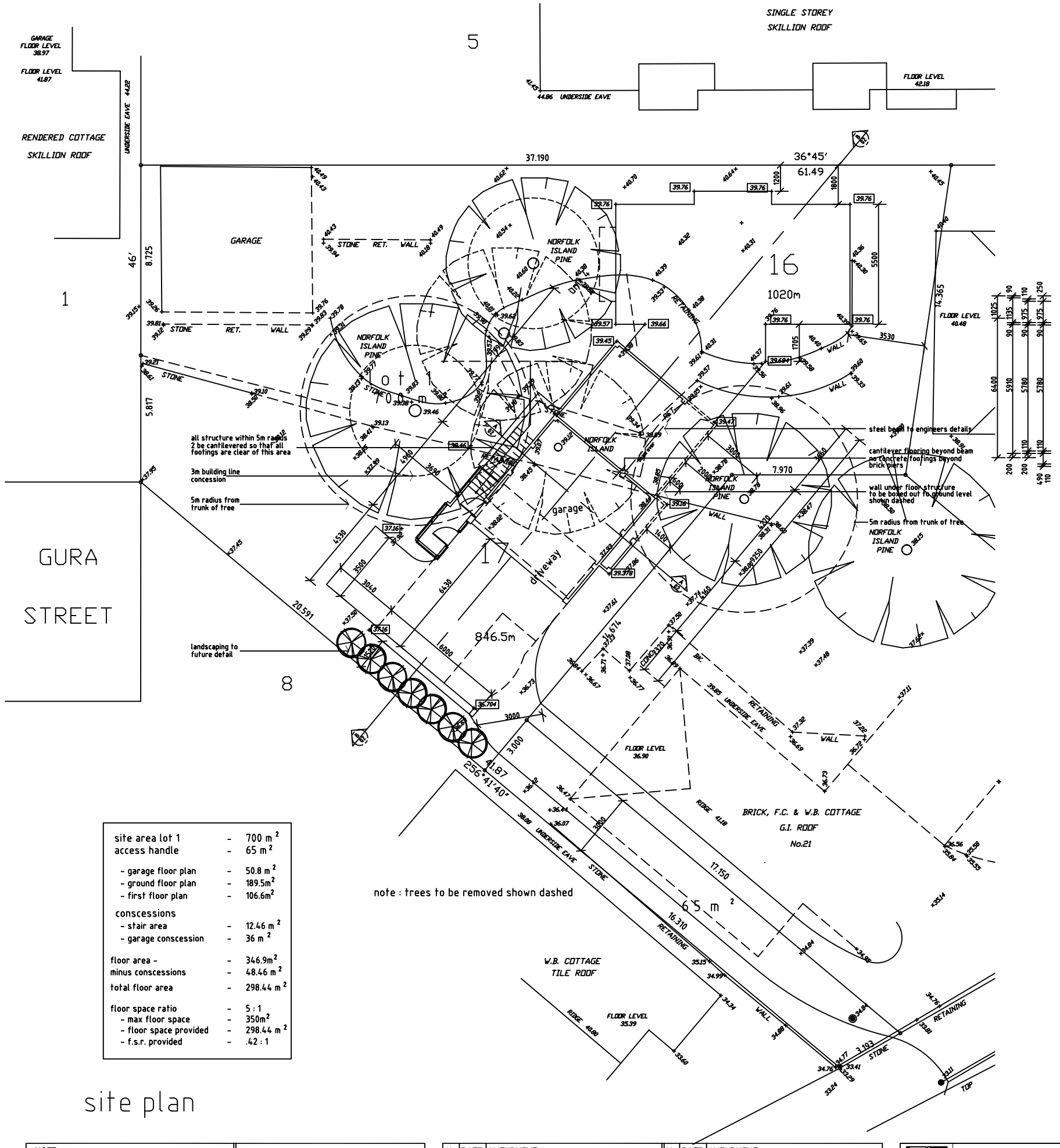

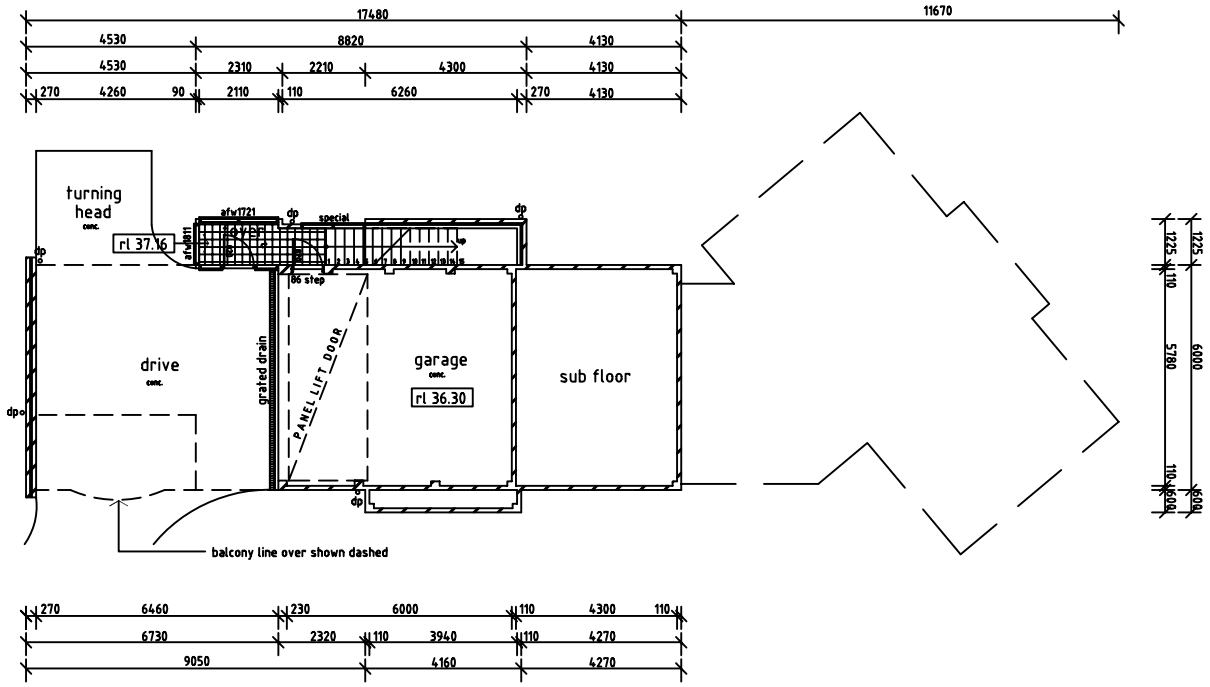

site area lot 1	-	700 m²
access handle	-	65 m²
- garage floor plan	-	50.8 m²
- ground floor plan	-	189.5m²
- first floor plan	-	106.6m²
conscessions		
- stair area	-	12.46 m²
- garage conscession	-	36 m²
floor area -	-	346.9m²
minus conscessions	-	48.46 m²
total floor area	-	298.44 m²
floor space ratio	-	5 : 1
- max floor space	-	350m²
- floor space provided	-	298.44 m²
- f.s.r. provided	-	.42 : 1

site plan

NOTE:

1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW 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	No	DATE	AMENDMENT
A	12.07.02	preliminary sketch design			
B	02.09.02	Development application issue			
C	04.10.02	Revised development application issue			
D	08.10.02	Revised development application issue			
E	17.12.02	Revised development application issue cantilevered stair & entry structure			
F	19.01.03	Further information relating to truss			

bhi architects
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NOWRA 44 Kinkora Street (02) 4421 8966
KIAMA 1/15 Bong Street (02) 4232 0377
WOLLONGONG 3/15 Corrimal Street (02) 4229 1077
SHELL COVE Shoreline Drive (02) 4448 9447
BATEMANS BAY 2/1 Beach Road (02) 4472 6647
ALEXANDRIA 3/47 Mitchell Street (02) 9698 9944

PROJECT: PROPOSED RESIDENCE	SCALE: 1:100	01
SITE: PROPOSED LOTS 16 & 17 DP 864269 PHEASANT POINT DRIVE KIAMA	DATE: NOV 02	SHEET
	DRAWN: RAC, CR	04
CLIENT: Mr N. BURROWS	CHECKED:	No IN SET
DRAWING: CONSTRUCTION CERTIFICATE	JOB No: 2967-DA-A-01-F	