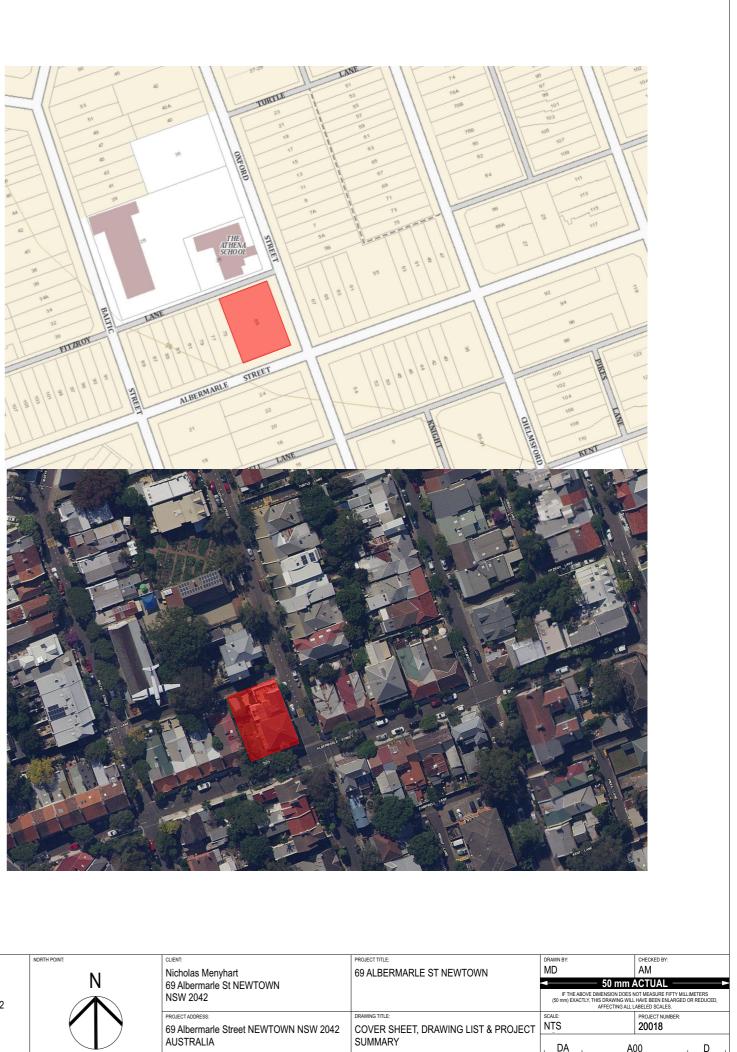
# 69 ALBERMARLE ST NEWTOWN

NSW 2042 AUSTRALIA

	DRAWING LIST						
No.	DRAWING NAME						
A00	COVER SHEET, DRAWING LIST & PROJECT SUMMARY						
A01	SITE PLAN AND ROOF PLAN						
A02	EXISTING / DEMOLITION PLAN						
A03	PROPOSED GROUND FLOOR PLAN						
A04	PROPOSED ABOVE GROUND PLAN						
A05	ELEVATIONS - NORTH						
A06	ELEVATIONS - SOUTH, EAST & WEST						
A07	SECTIONS						
A08	SECTION THROUGH GARAGE AND CROSSOVER						
A09	SHADOW DIAGRAMS - 21 JUNE 9AM/12NN						
A10	SHADOW DIAGRAMS - 21 JUNE 3PM						
A11	GFA PLANS						
A12	SITE COVERAGE PLAN						

FSR CALCULATION									
	SITE AREA 478.45 m <sup>2</sup>								
LEVEL	EXISTING AREA		PROPOSED AREA						
GROUND FLOOR	185.31 m <sup>2</sup>		185.31 m <sup>2</sup>						
FIRST LEVEL	139.52 m <sup>2</sup>		174.77 m <sup>2</sup>						
TOTAL GFA	324.83 m <sup>2</sup>		360.08 m <sup>2</sup>						
FSR	0.68 : 1		0.75 : 1						
	PROPOSED SITE COVERAGE								
25	51.39 m <sup>2</sup>		52%						



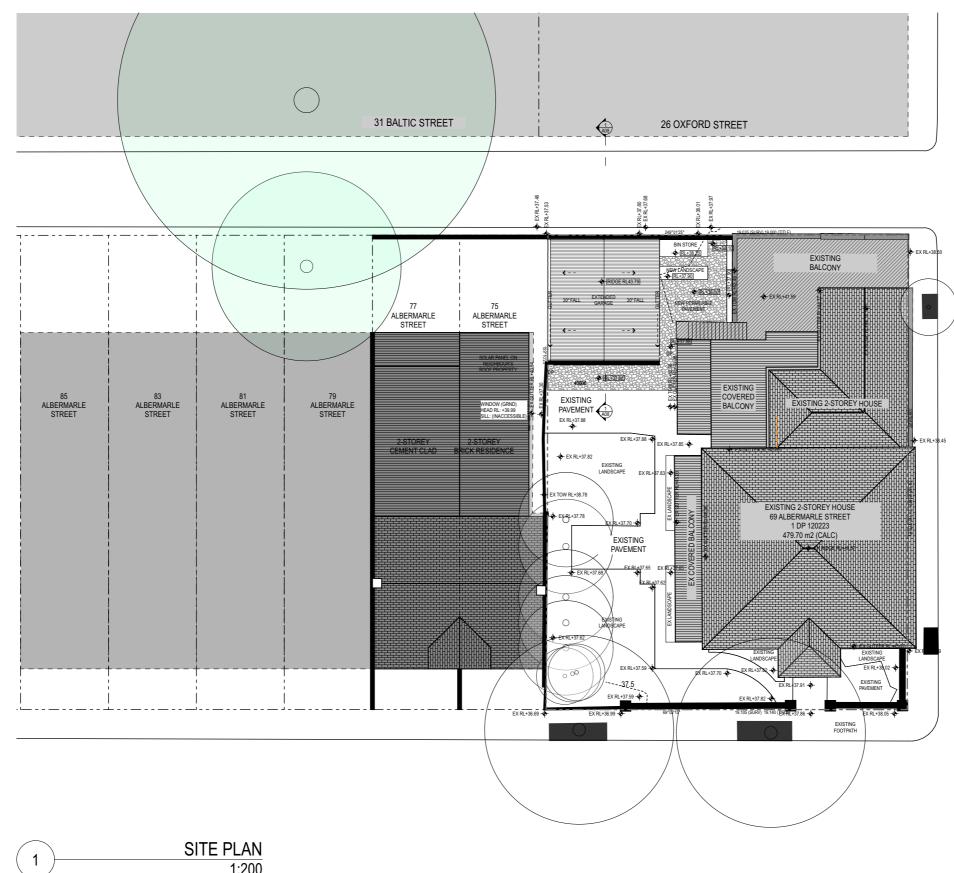
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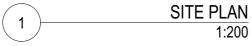
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		NORTH POINT:	CLIENT:	PROJECT TITLE:
BY	a L2, 17 federation rd, newtown nsw 2042	N	Nicholas Menyhart 69 Albermarle St NEWTOWN NSW 2042	69 ALBE
	w mostaghim.com.au e info@mostaghim.com.au p 02 9557 2002		PROJECT ADDRESS: 69 Albermarle Street NEWTOWN NSW 2042 AUSTRALIA	COVER
	nominated architect: ASHKAN MOSTAGHIM reg. 8358			

NOTE		REVISION NOTE			REVISION NOTE	
1. Contractors to verify all dimensions on site before any shop drawings or work is	REV	DESCRIPTION	BY	REV	DESCRIPTION	BY
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2. Any discrepancies between drawings of differing scales or between drawings and	В	ISSUE FOR INFORMATION	LN			
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<ol> <li>Critical dimensions to be taken from site.</li> </ol>						
5. This drawing is to be read in conjunction with the specification and engineers'						
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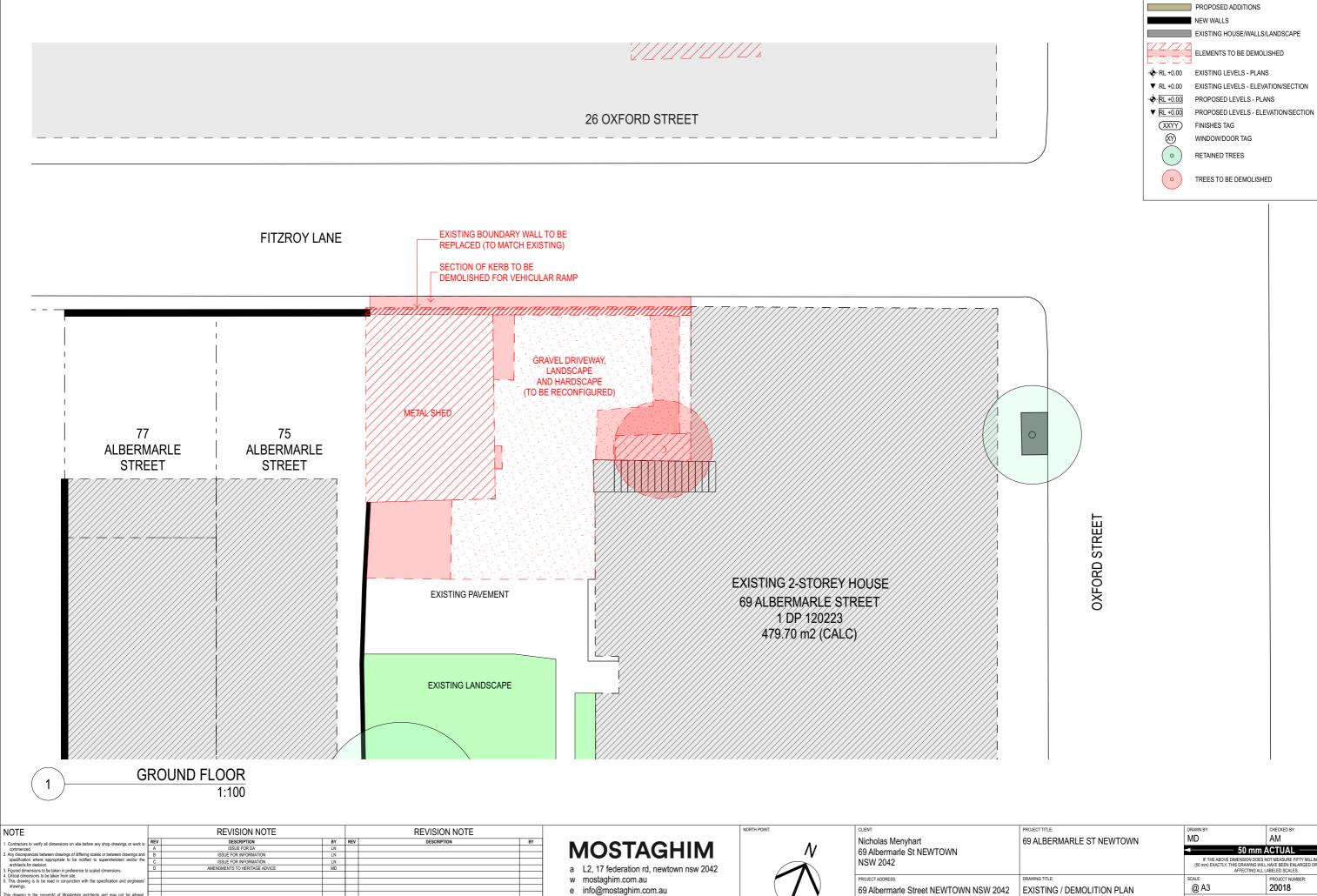




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the prior express written consent of Mostaghim architects.					nominated architect: ASHKAN MOSTAGHIM reg. 8358		AUSTRALIA		L DA L	A01 disc / dwg no.	D

## GENERAL LEGEND

	PROPOSED ADDITIONS
	NEW WALLS
	EXISTING HOUSE/WALLS/LANDSCAPE
	EXISTING LEVELS - PLANS
▼ RL +0.00	EXISTING LEVELS - ELEVATION/SECTION
+RL +0.00	PROPOSED LEVELS - PLANS
▼ RL +0.00	PROPOSED LEVELS - ELEVATION/SECTION
(XXYY)	FINISHES TAG
$\otimes$	WINDOW/DOOR TAG
$\bigcirc$	RETAINED TREES
$\circ$	PROPOSED TREES



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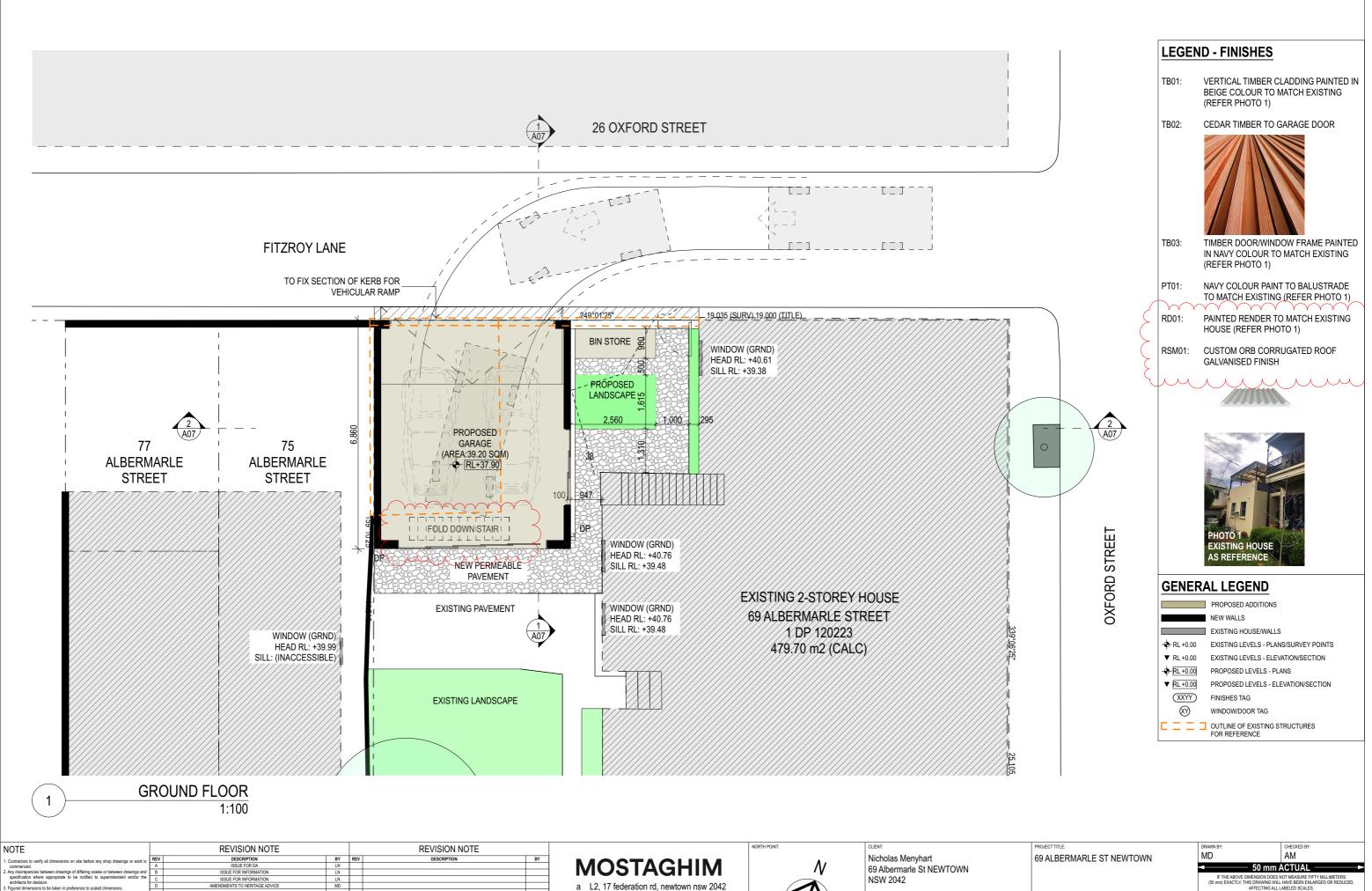
nominated architect: ASHKAN MOSTAGHIM reg. 8358

AUSTRALIA

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#### GENERAL LEGEND

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DRAWING TITLE:	SCALE:	PROJECT NUMBER:
EXISTING / DEMOLITION PLAN	@ A3	20018
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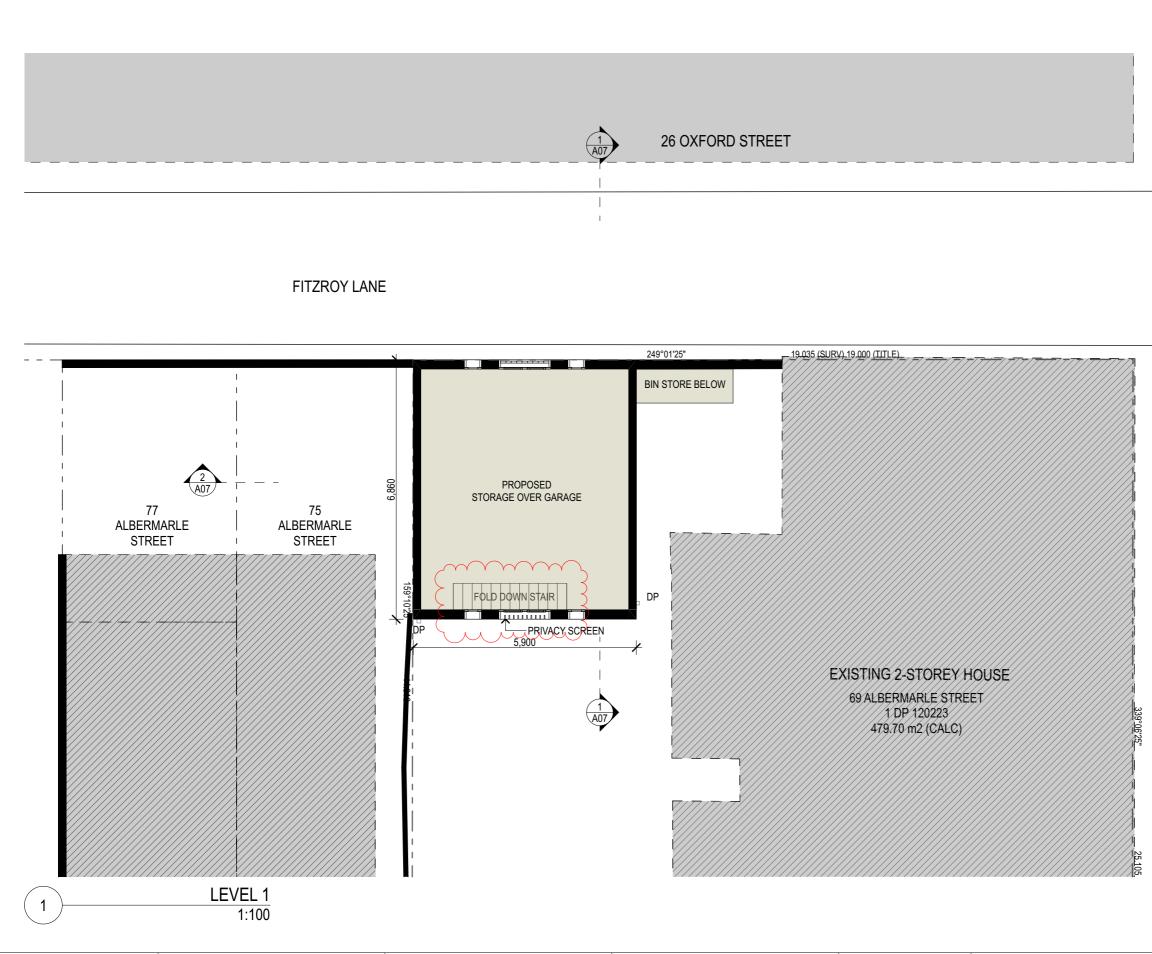
nominated architect: ASHKAN MOSTAGHIM reg. 8358

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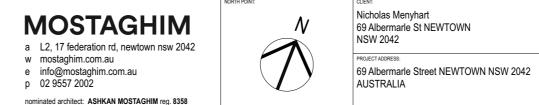
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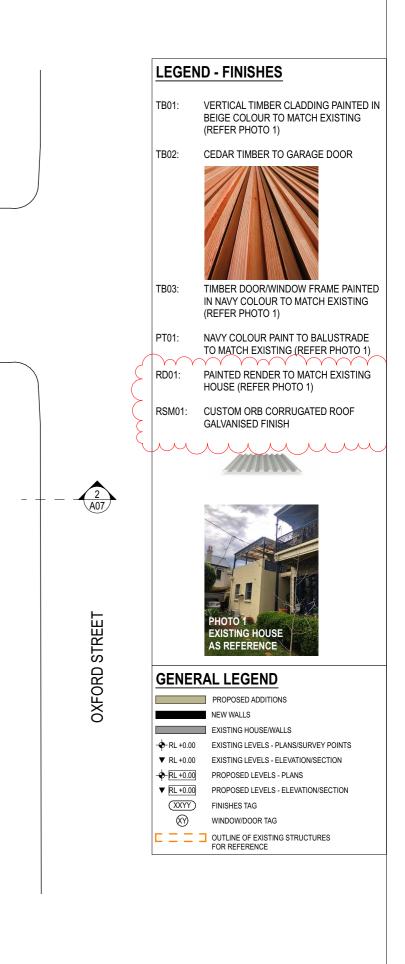
69 Albermarle Street NEWTOWN NSW 2042

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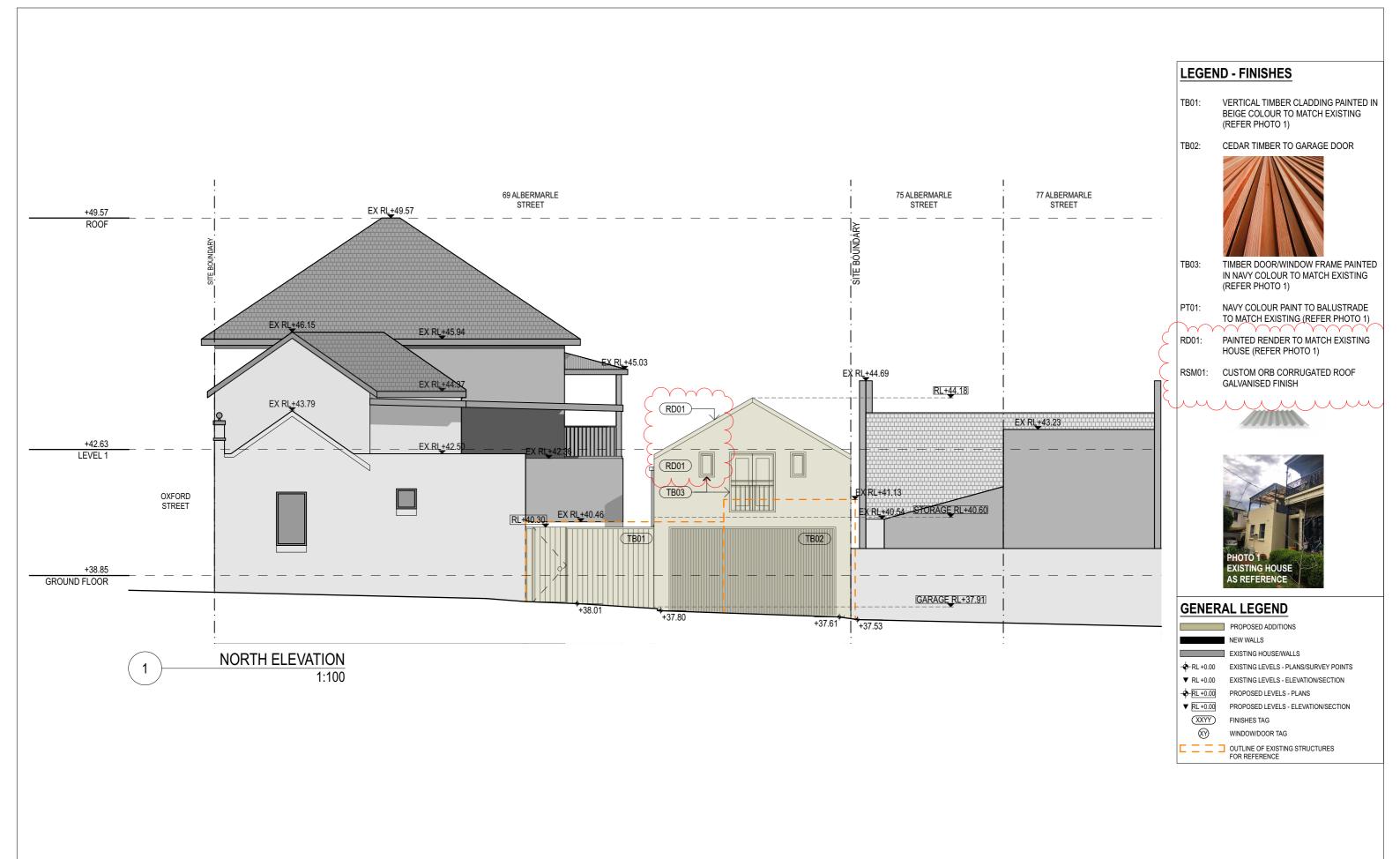


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1. Contractors to verify all dimensions on site before any shop drawings or work is	REV	DESCRIPTION	BY	REV	DESCRIPTION	BY
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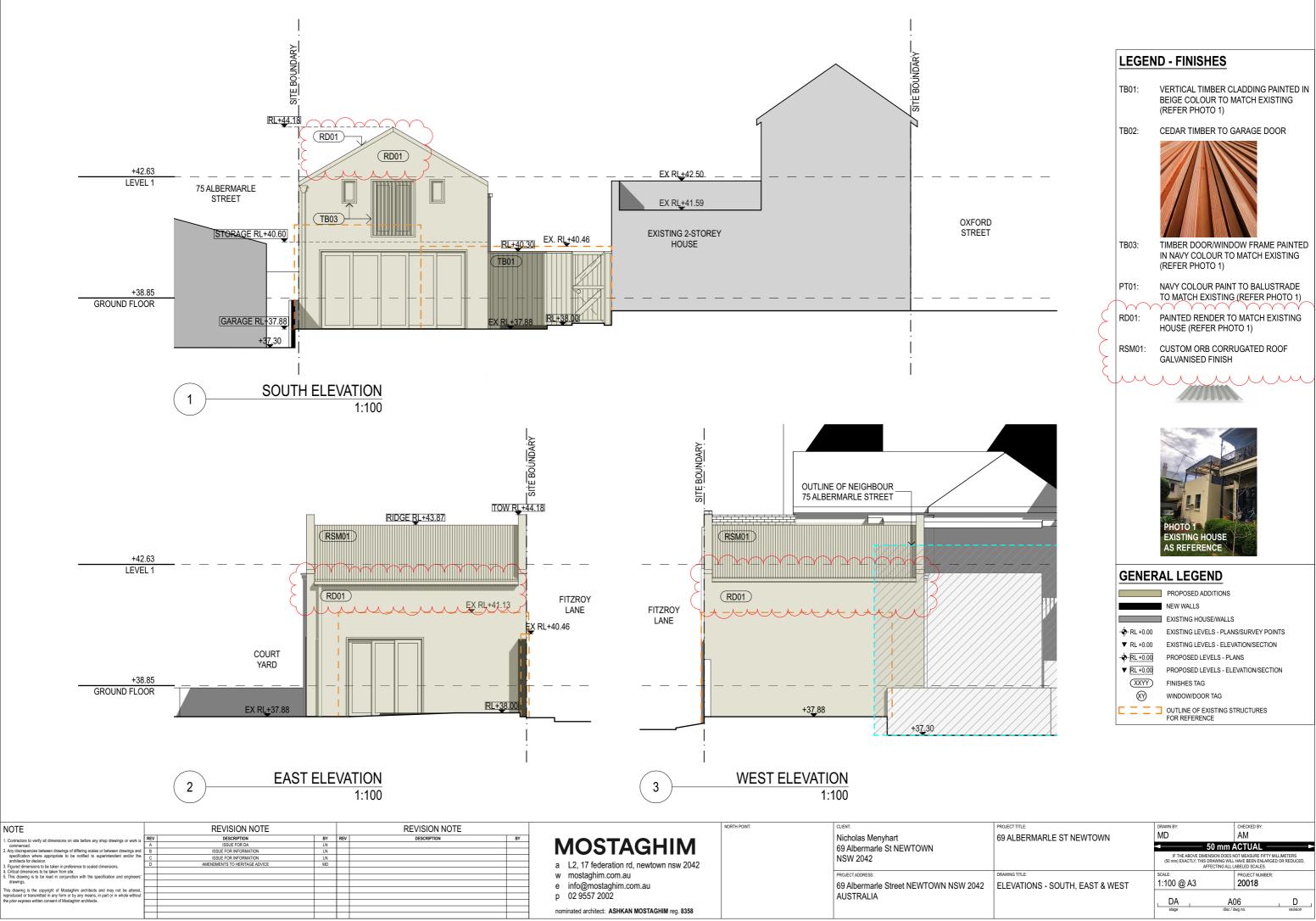


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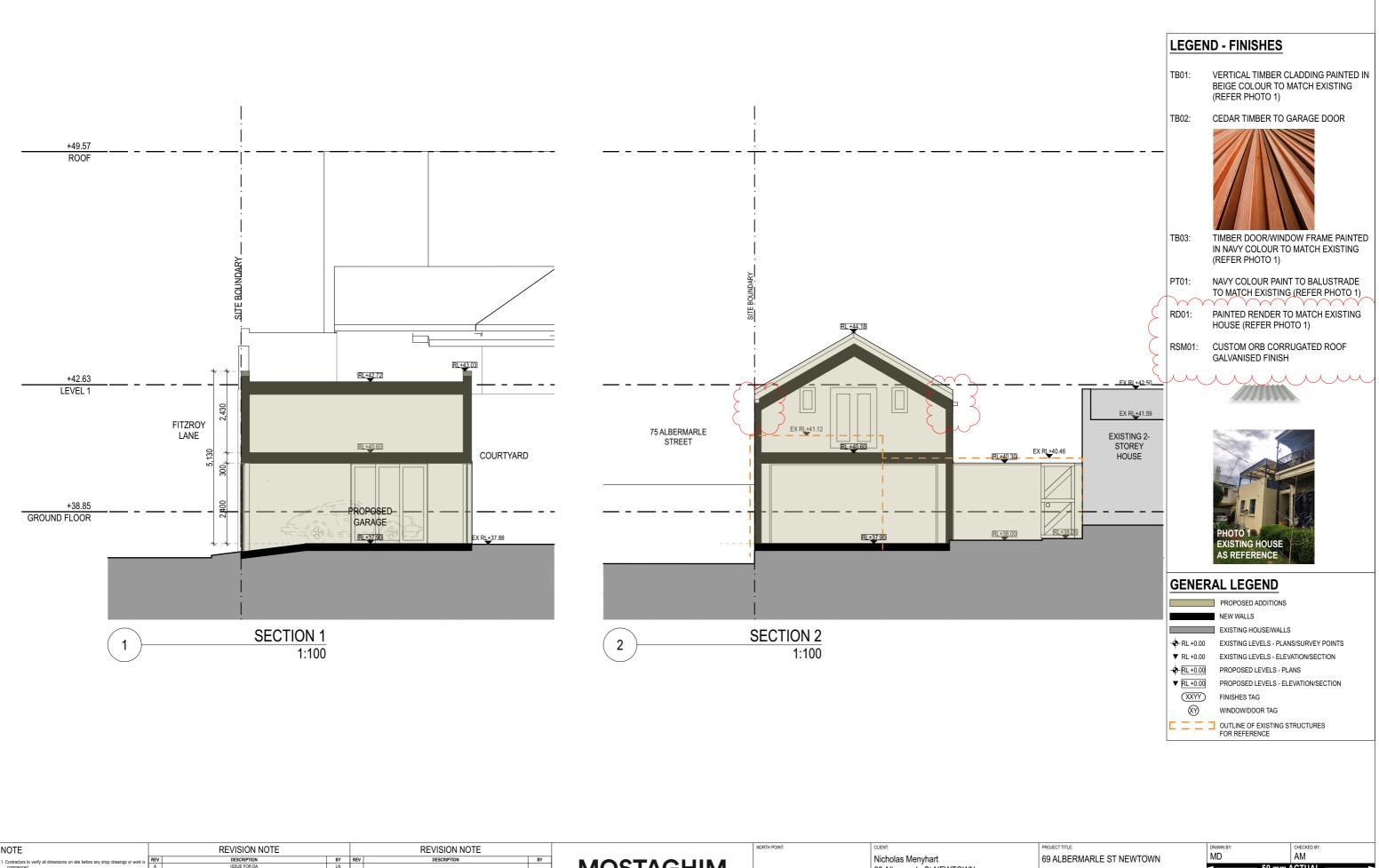


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ELEVATIONS - NORTH	1:100 @ A3	20018
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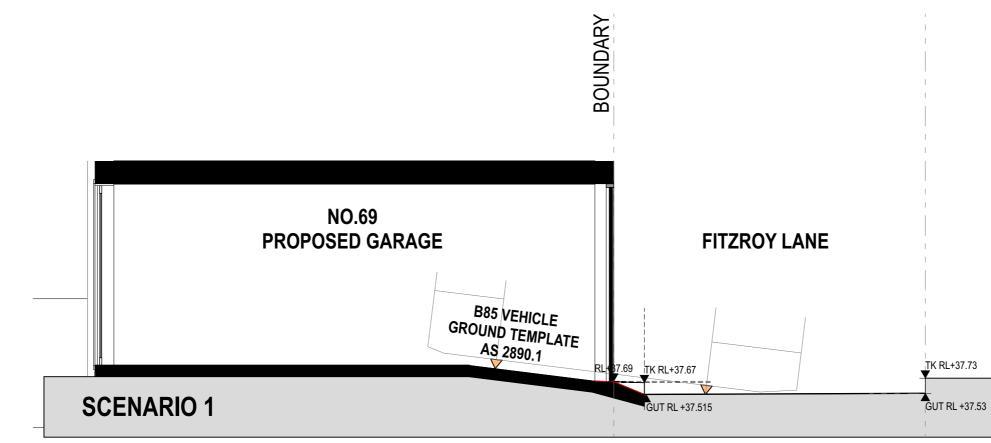


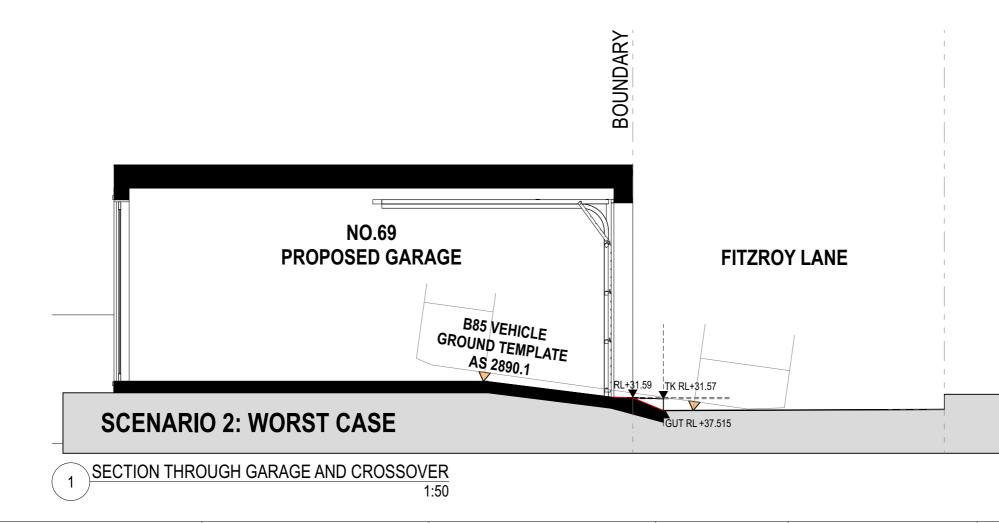
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ELEVATIONS - SOUTH, EAST & WEST	1:100 @ A3	20018	
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NOTE		REVISION NOTE			REVISION NOTE			NORTH POINT:	CLIENT:
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							nominated architect: ASHKAN MOSTAGHIM reg. 8358		

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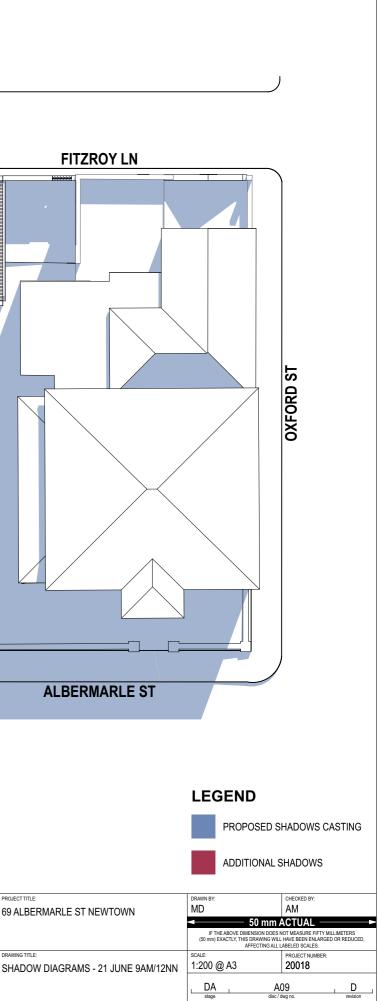


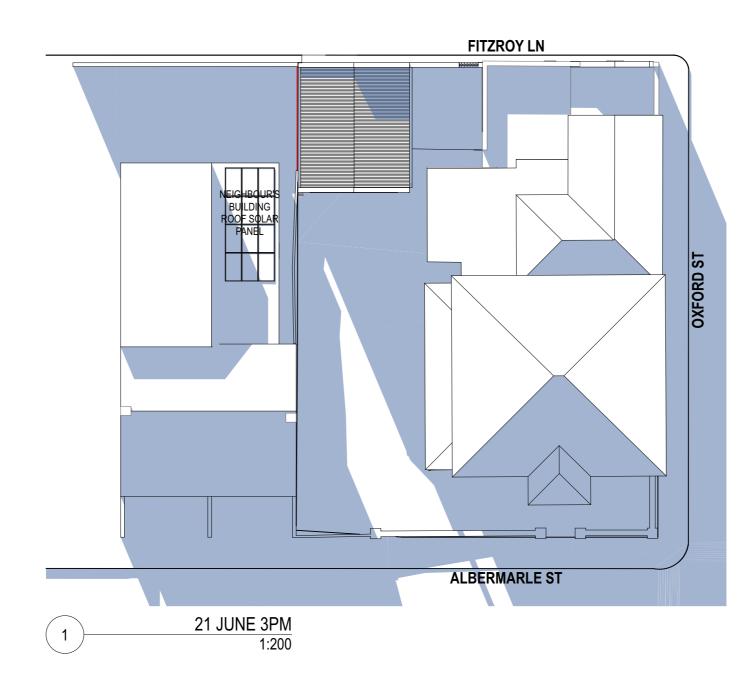
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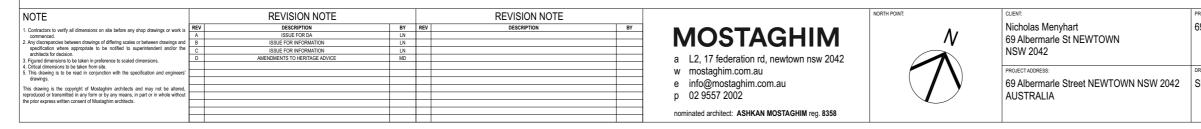
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ECTION THROUGH GARAGE AND	1:50 @ A3	20018
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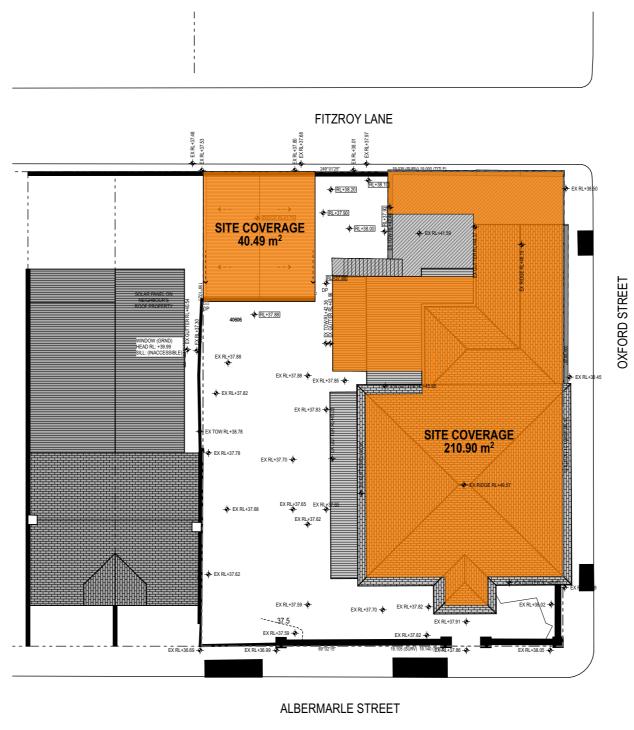
ADDITIONAL SHADOWS

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SHADOW DIAGRAMS - 21 JUNE 3PM	1:200 @ A3	20018	
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4. Critical dimensions to be taken from site. 5. This drawing is to be read in contractions with the specification and engineers' drawing. This drawing is the copyright of Mostaghim architects and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the prior express written consent of Mostaghim architects.	ı, —					w mostaghim.com.au e info@mostaghim.com.au p 02 9557 2002 nominated architect: ASHKAN MOSTAGHIM reg. 8358	$\sum$	PROJECT ADDRESS: 69 Albermarle Street NEWTOWN NSW 2042 AUSTRALIA	GF

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GFA PLANS	1:200, 1:1	@ A3	20018		
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SITE COVERAGE PLAN 1 1:200

> EXISTING SITE COVERAGE EXISTING HOUSE SITE COVERAGE 210.90 m<sup>2</sup> + EXISTING METAL SHED SITE COVERAGE 22.03 m<sup>2</sup> = 232.93 m<sup>2</sup> 232.93 m<sup>2</sup> : 478.45 m<sup>2</sup> (SITE AREA) = 0.48 (48% SITE COVERAGE)

	NORTH POINT:	CLIENT:	PROJECT TITLE:
a L2, 17 federation rd, newtown nsw 2042	N	Nicholas Menyhart 69 Albermarle St NEWTOWN NSW 2042	69 ALBERN
w mostaghim.com.au		PROJECT ADDRESS:	DRAWING TITLE:
e info@mostaghim.com.au		69 Albermarle Street NEWTOWN NSW 2042	SITE COVE
p 02 9557 2002		AUSTRALIA	
nominated architect: ASHKAN MOSTAGHIM reg. 8358			

NOTE		REVISION NOTE			REVISION NOTE	
1. Contractors to verify all dimensions on site before any shop drawings or work is	REV	DESCRIPTION	BY	REV	DESCRIPTION	BY
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specification where appropriate to be notified to superintendent and/or the architects for decision	С	ISSUE FOR INFORMATION	LN			
<ol> <li>Figured dimensions to be taken in preference to scaled dimensions.</li> </ol>	D	AMENDMENTS TO HERITAGE ADVICE	MD			
<ol><li>Critical dimensions to be taken from site.</li></ol>						
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#### GENERAL LEGEND

	BUILDING COVERAGE
- <b>\$</b> -RL +0.00	EXISTING LEVELS - PLANS
▼ RL +0.00	EXISTING LEVELS - ELEVATION/SECTION
+RL +0.00	PROPOSED LEVELS - PLANS
▼ RL +0.00	PROPOSED LEVELS - ELEVATION/SECTION
$(\circ)$	RETAINED TREES
$\bigcirc$	PROPOSED TREES

## PROPOSED SITE COVERAGE

EXISTING HOUSE SITE COVERAGE 210.90 m<sup>2</sup> + PROPOSED GARAGE SITE COVERAGE 40.49 m<sup>2</sup> = 251.39 m<sup>2</sup> 251.39 m<sup>2</sup> : 478.45 m<sup>2</sup> (SITE AREA) = 0.52 (52% SITE COVERAGE)

ROJECT TITLE:	DRAWN BY:	CHECKED BY:
9 ALBERMARLE ST NEWTOWN	MD	AM
	◄ 50 mm ACTUAL →	
	IF THE ABOVE DIMENSION DOES NOT MEASURE FIFTY MILLIMETERS (50 mm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.	
RAWING TITLE:	SCALE:	PROJECT NUMBER:
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