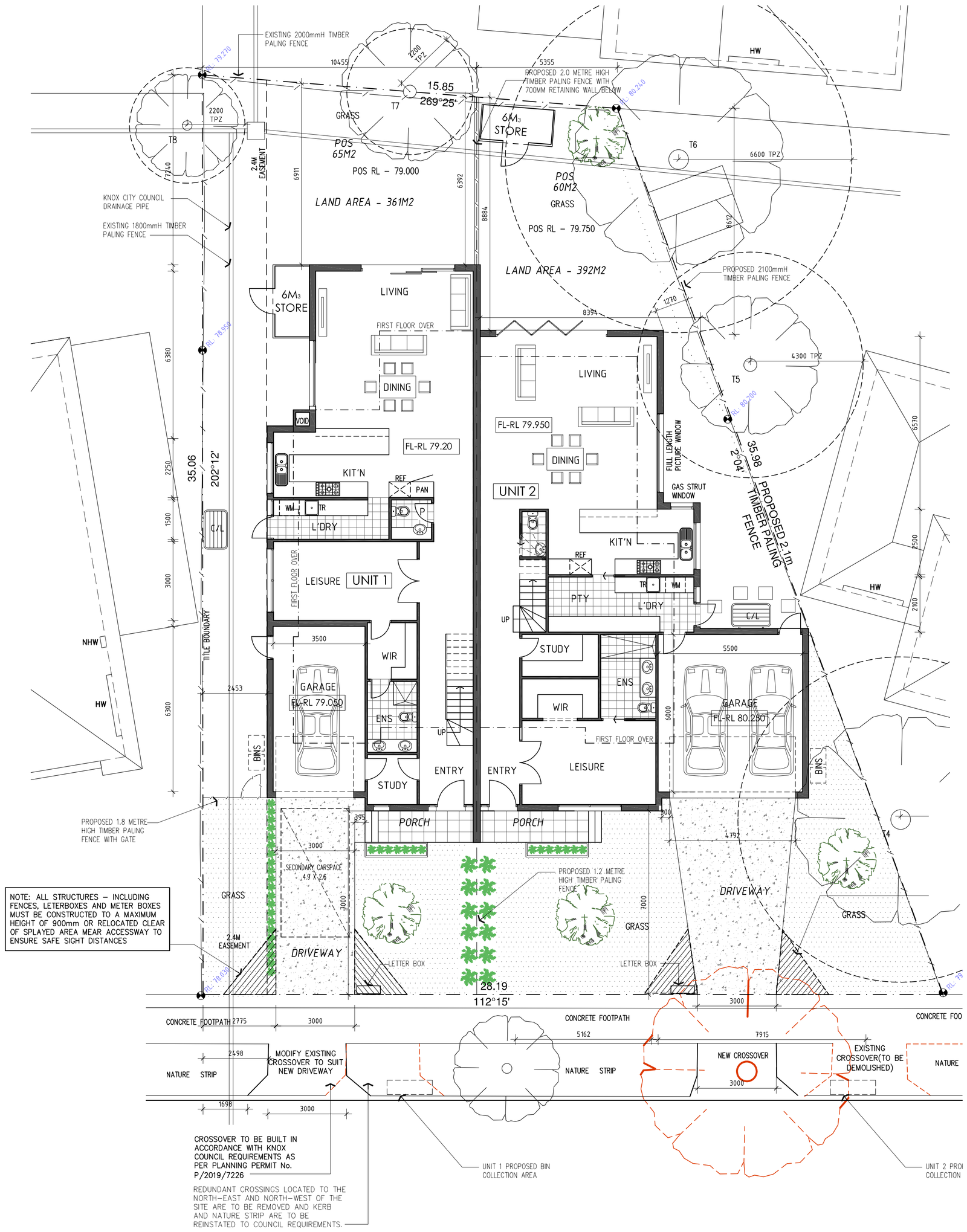
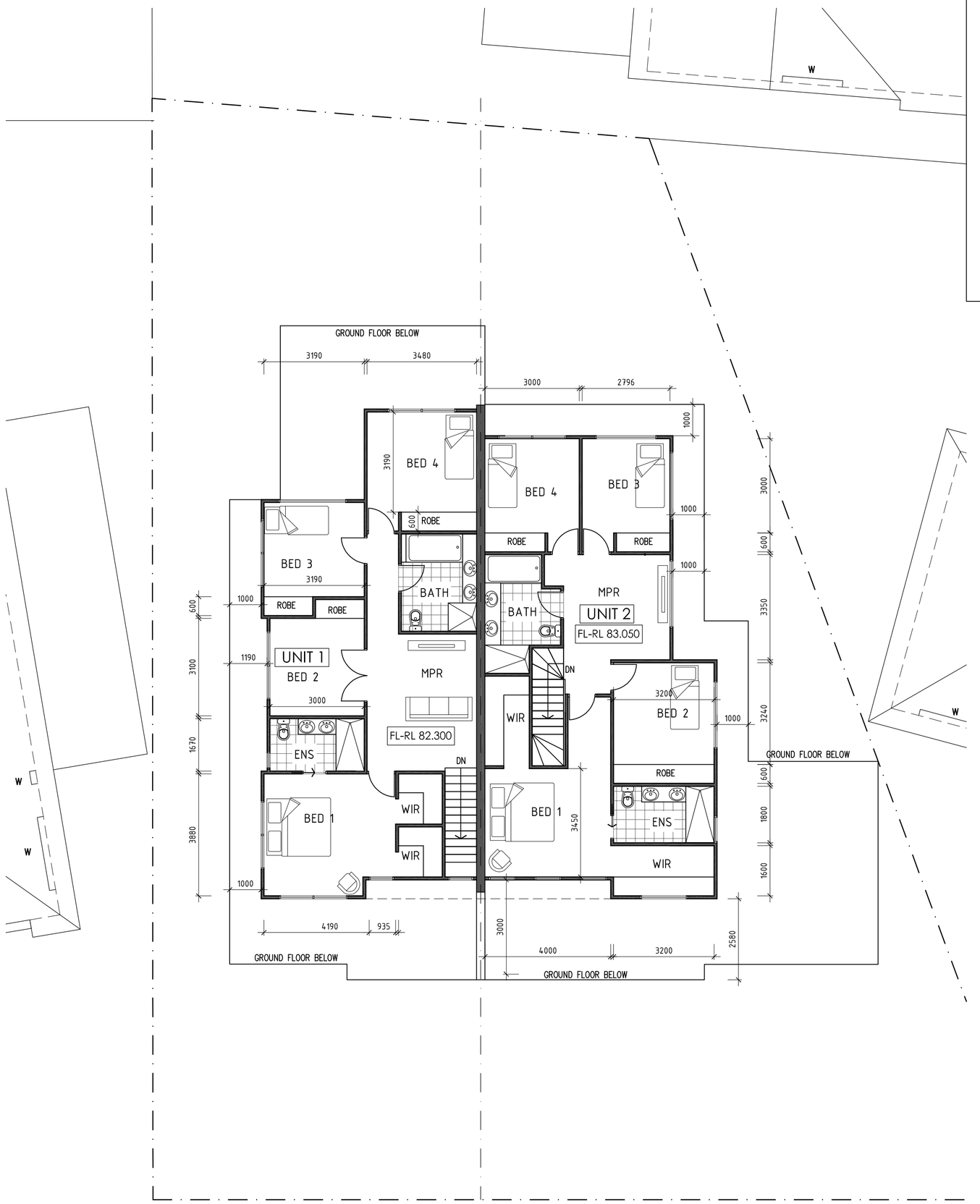
GROUND FLOOR PLAN



FIRST FLOOR PLAN



DEVELOPMENT SUMMARY

SITE ANALYSIS:

SITE AREA:	753M2

PROPOSED UNIT 1 AREA ANALYSIS:

PROPOSED DWELLING GF AREA:	154.8M2
PROPOSED PORCH AREA:	4.3M2
PROPOSED DWELLING FF AREA:	96.9M2
TOTAL AREA:	256M2 (27.5SQ)
PRIVATE OPEN SPACE:	130M2
CAR PARKING SPACES:	2

PROPOSED UNIT 2 AREA ANALYSIS:

PROPOSED DWELLING GF AREA:	172.9M2
PROPOSED PORCH AREA:	4.9M2
PROPOSED DWELLING FF AREA:	98.2M2
TOTAL AREA:	276M2 (29.7SQ)
PRIVATE OPEN SPACE:	91.7M2
CAR PARKING SPACES:	2

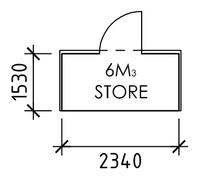
SITE COVERAGE:

SITE AREA:	753M2
TOTAL SITE COVERAGE:	336.9M2 (44.7%)
TOTAL PERMEABILITY:	361M2 (47%)
GARDEN AREA:	361M2 (47%)

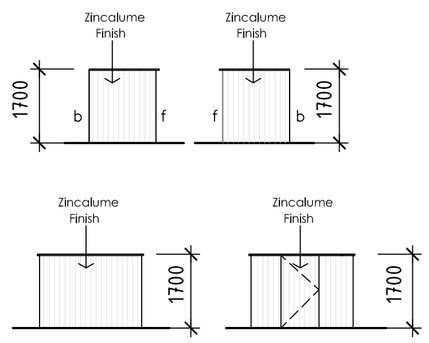
LEGEND

- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB
- C/L — PROPOSED CLOTHESLINE
- TITLE BOUNDARY
- EXISTING BOUNDARY FENCE
- 83.600 — REDUCED LEVEL
- FL: AHD-77.200 — FLOOR LEVEL
- RF — PROVISION FOR REFRIGERATOR
- WM — PROVISION FOR WASHING MACHINE
- WATER METER
- BIN — PROPOSED BIN AREA

STORAGE SHED PLAN (TYPICAL):



STORAGE SHED ELEVATIONS (TYPICAL):



TYPE OF SHED (TYPICAL) - OR SIMILAR
SPANBILT - GARDEN KEEPER SHED (1 X SINGLE 875 DOOR)

DIMENSIONS -
COMPACT S/D (w2340 X d1530 X h1700 / roof w2440 X d1610)
VOLUMNE : 6m3 FINISH : ZINCALUME

ALL LEVELS TO AHD

Town Planning General Notes:
This drawing has been released for Town Planning purposes only, this drawing is not to be used for construction. Unless stamped by council this drawing is in preliminary format and isn't appropriate for building purposes. This drawing is to be read in conjunction with Clause 55 report and any other associated documents submitted for town planning approval. This drawing is not be altered without written consent from our office.

Rev:	Date:	Issue:

CONDITION 1 SUBMISSION

Drawing Title: GROUND FLOOR PLAN
Date:
Scale: 1:100 @ A1
Council: Knox City
Job No: 145

metro building designers
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Project Address: Wantirna South 3152

Drawing: TP04