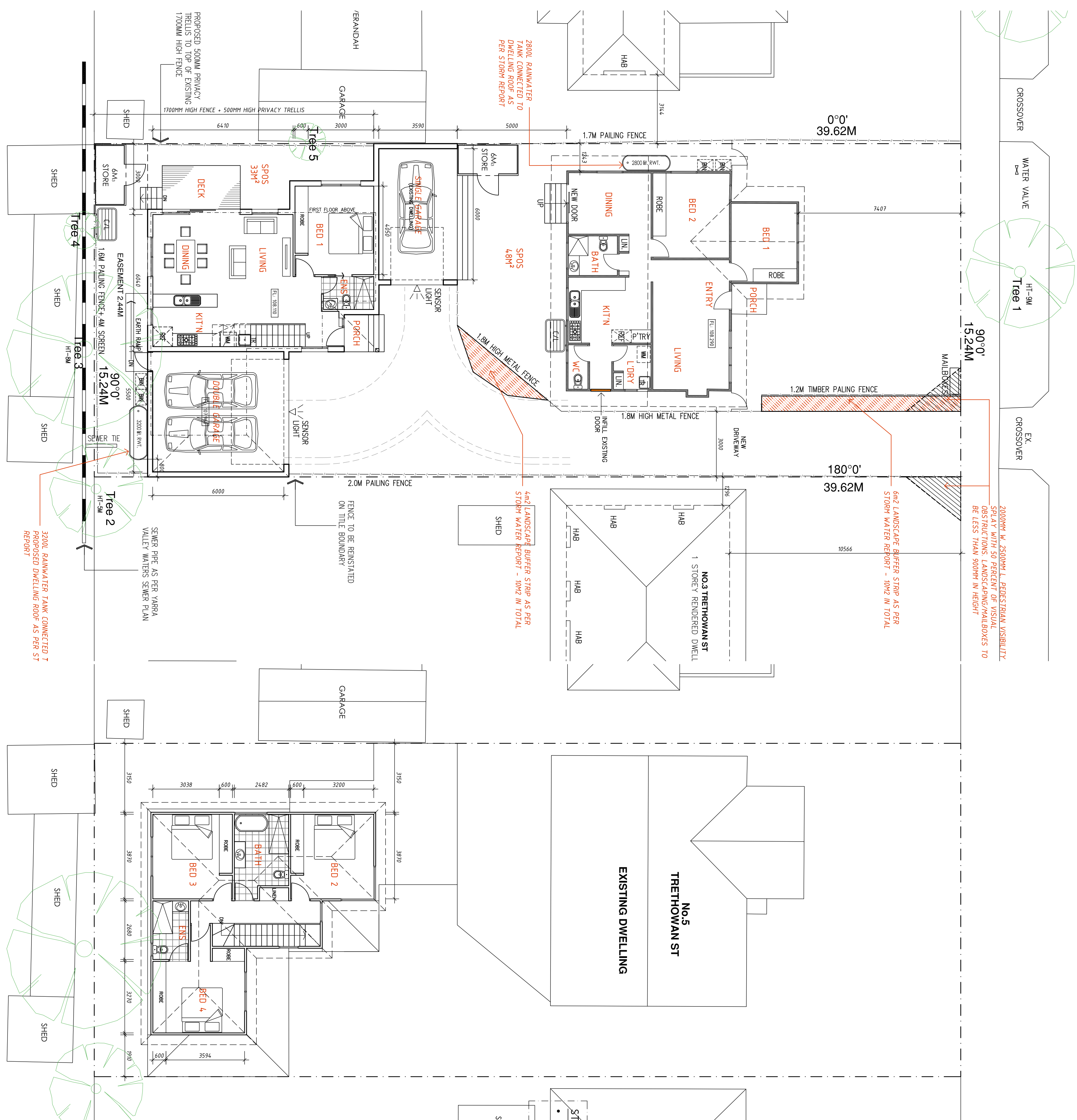


# GROUND FLOOR PLAN

## DEVELOPMENT SUMMARY

SITE AREA.....	603.8M <sup>2</sup>
<b>EXISTING DWELLING AREA ANALYSIS:</b>	
EXISTING DWELLING AREA.....	87.8M <sup>2</sup>
EXISTING PORCH AREA.....	2.2M <sup>2</sup>
PROPOSED GARAGE AREA.....	23.0M <sup>2</sup>
TOTAL AREA.....	113M <sup>2</sup>
SPOS AREA.....	48.8M <sup>2</sup>
<b>TOWNHOUSE AREA ANALYSIS:</b>	
PROPOSED DWELLING G.F. AREA.....	71.4M <sup>2</sup>
PROPOSED PORCH AREA.....	2.7M <sup>2</sup>
PROPOSED GARAGE AREA.....	97.0M <sup>2</sup>
PROPOSED UNCOVERED DECK AREA.....	7.1M <sup>2</sup>
PROPOSED DWELLING FF AREA.....	74.0M <sup>2</sup>
TOTAL AREA.....	187.1M <sup>2</sup> /20.1SQ
SPOS AREA.....	33.3M <sup>2</sup>
<b>SITE COVERAGE AREA ANALYSIS:</b>	
SITE COVERAGE.....	37%
PERMEABILITY AREA.....	38%
<b>GARDEN AREA ANALYSIS:</b>	
GARDEN AREA.....	38%

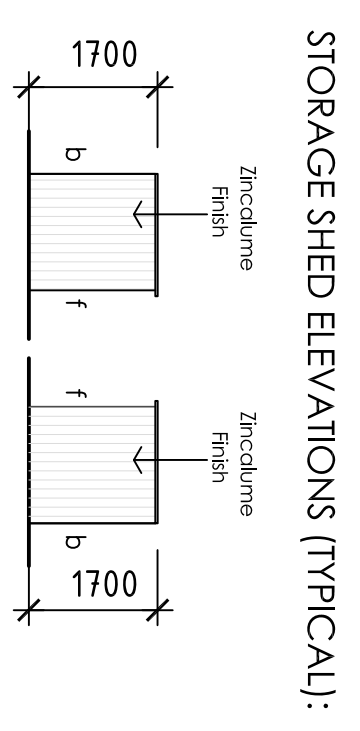
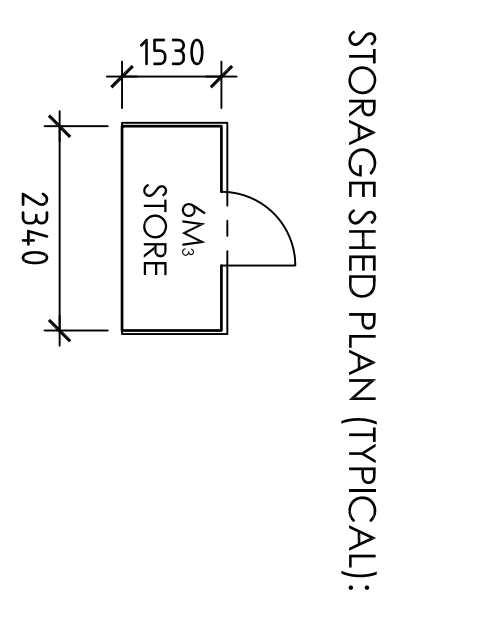


**LEGEND**

- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED CLOTHESLINE
- TITLE BOUNDARY
- EXISTING BOUNDARY FENCE
- REDUCED LEVEL
- FLOOR LEVEL
- PROVISION FOR REFRIGERATOR
- PROVISION FOR WASHING MACHINE
- WATER METER
- PROPOSED BIN AREA

**STORMWATER NOTE**

STORMWATER FROM ALL PAVED AREAS MUST BE RETAINED WITHIN THE PROPERTY AND DRAINED TO THE SITE'S UNDERGROUND STORMWATER SYSTEM



**TYPE OF SHED (TYPICAL) - OR SIMILAR SPANBLE - GARDEN KEEPER SHED (1 X SINGLE B/S DOOR) DIMENSIONS -**

COMPACTS 610 X 14240 X 61500 X 11700 / roof 14240 X 61610

VOLUME: 6M<sup>3</sup> 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 to be altered without written consent from our office.

Rev:	Date:	Issue:

## CONDITION 1 PLANS

**Drawing Title:** GROUND FLOOR PLAN  
**Date:** 1st Apr 2020  
**Scale:** 1:100 @ A1

**Project Address:** Broadmeadows 3047  
**Client:** Glenn Nielsen

**Project Address:** Broadmeadows 3047  
**Client:** Glenn Nielsen  
**Job No.:** 145  
**Drawing:** TP03

