

CONSTRUCTION:

INTERNAL WALLS - 90mm THICK TIMBER STUD WALLS
 EXTERNAL WALLS - 240mm THICK BRICK VENEER CONSTRUCTION
 GARAGE WALLS - 230mm THICK BRICKWORK

STORMWATER:

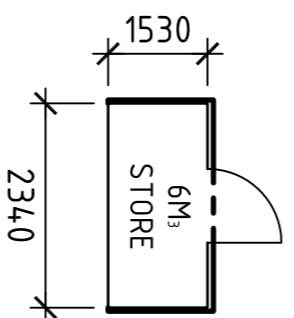
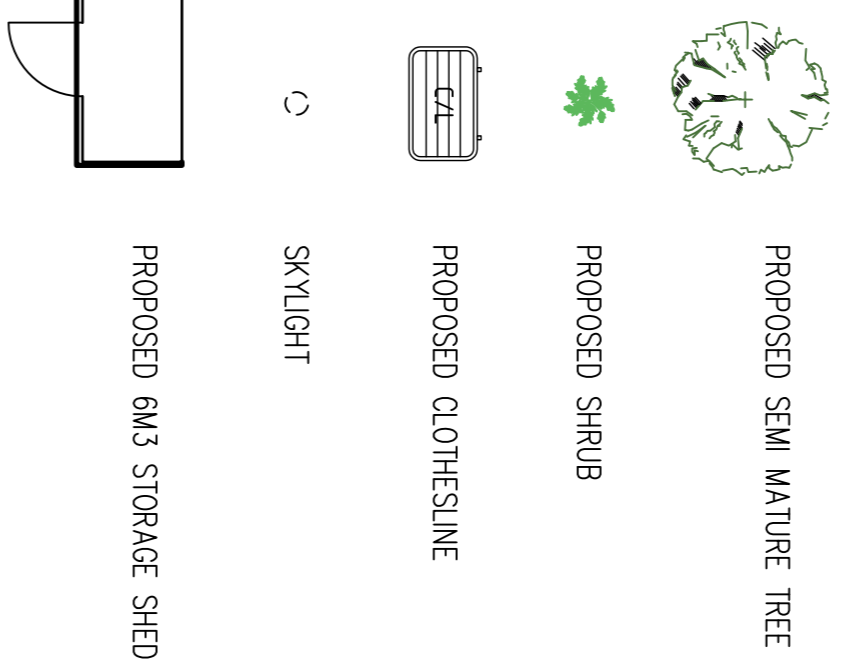
ALL STORMWATER, INCLUDING ROOF AND PAVEMENT TO BE COLLECTED VIA ON SITE SYSTEM AND CONNECTED TO LEGAL POINT OF DISCHARGE. DETAILS TO BE SUPPLIED AT A LATER DATE

MATERIALS:

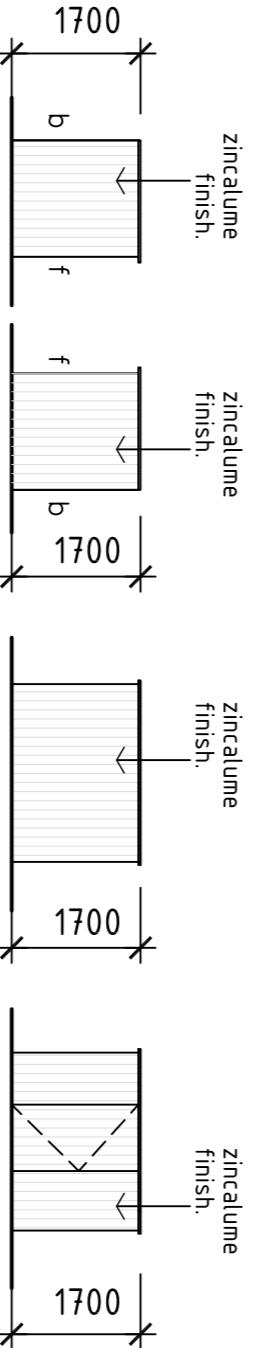
ROOFING - COLORBOND ROOF @22.5°
 WALLS - FACE BRICKWORK
 PORTICO - RENDERED BRICKWORK & TIMBER POSTS
 GUTTERS - COLORBOND
 FASCIA - COLORBOND
 WINDOWS - POWDERCOATED ALUMINIUM

LANDSCAPING:

LANDSCAPING SHOWN ON ARCHITECTURAL PLANS IS INDICATIVE AND AN LANDSCAPE PLAN DESIGNED AND PREPARED BY A SUITABLY QUALIFIED LANDSCAPE DESIGNER WILL BE SUPPLIED AT A LATER DATE

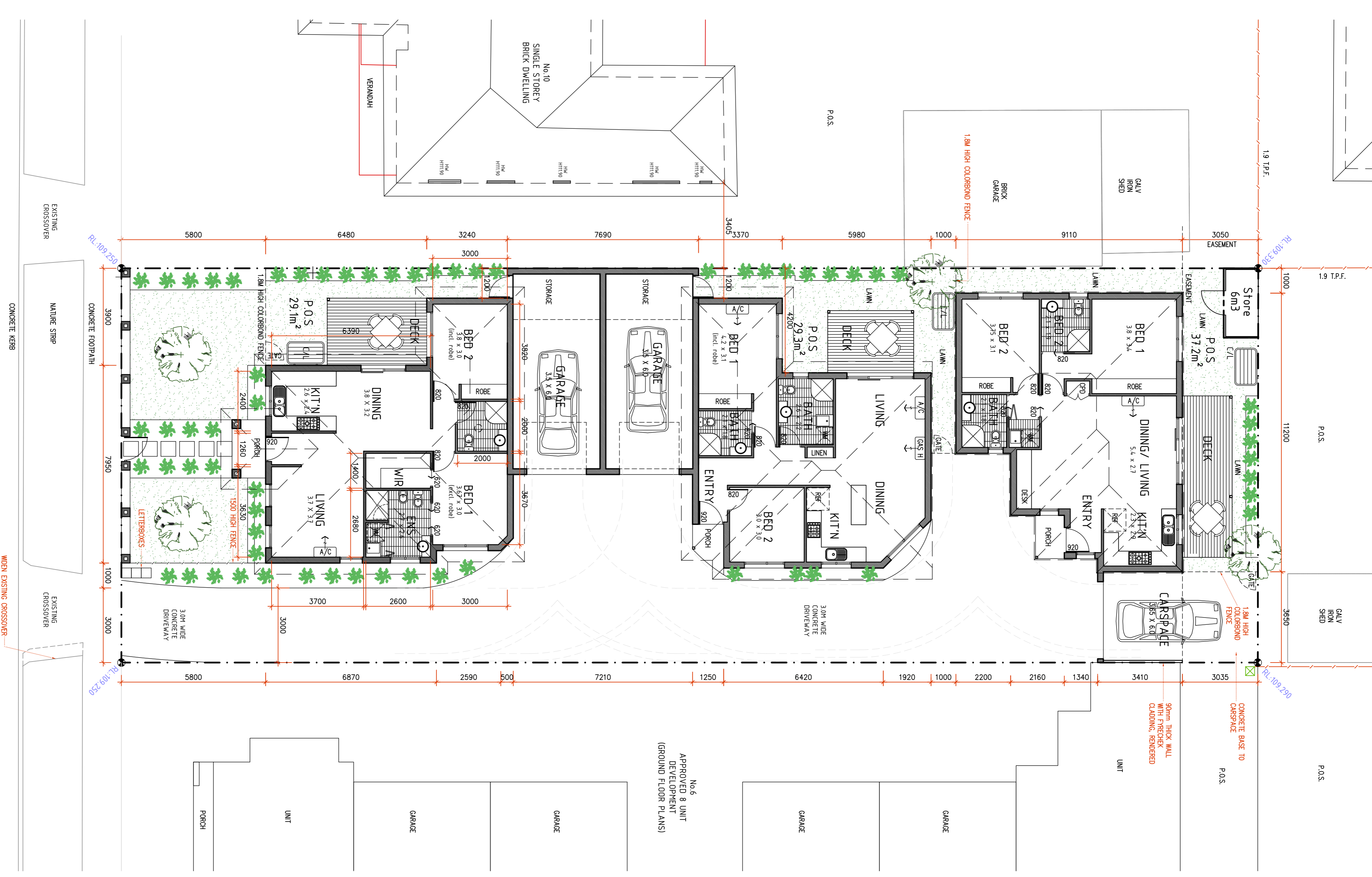


STORAGE SHED PLAN (TYPICAL)



STORAGE SHED ELEVATIONS (TYPICAL)

TYPE OF SHED (TYPICAL) - OR SIMILAR
 SPANABILITY - GARDEN KEEPER SHED (1 X SINGLE 875 DOORS)
 DIMENSIONS -
 COMPACT S/D (W2340 X D1530 X H1700 / roof w2340 X d1610)
 VOLUME : 6m3 FINISH : ZINCALUME



DEVELOPMENT SUMMARY:

SITE ANALYSIS:		725 M2
SITE AREA:		725 M2
PROPOSED UNIT 1 AREA ANALYSIS:		
PROPOSED UNIT 1 GF AREA:		85.92 M2
PROPOSED GARAGE AREA:		31.05 M2
PORCH AREA:		3.16 M2
TOTAL AREA:		120.13 M2
PROPOSED PRIVATE OPEN SPACE:		WCS1-29.1 M2 + SOUTH-37.1 = 66.20M2
PROPOSED UNIT 2 AREA ANALYSIS:		
PROPOSED UNIT 2 GF AREA:		81.23 M2
PROPOSED GARAGE AREA:		31.05 M2
PORCH AREA:		2.01 M2
TOTAL AREA:		114.29 M2
PROPOSED PRIVATE OPEN SPACE:		36.60M2
PROPOSED UNIT 3 AREA ANALYSIS:		
PROPOSED UNIT 3 GF AREA:		85.93 M2
PROPOSED GARAGE AREA:		23.51 M2
PORCH AREA:		1.87 M2
TOTAL AREA:		111.31 M2
PROPOSED PRIVATE OPEN SPACE:		46.23 M2
SITE COVERAGE ANALYSIS:		
SITE AREA:		725 M2
PROPOSED DEVELOPMENT AREA:		345.73 M2
TOTAL SITE COVERAGE:		47.88%
TOTAL PERMEABILITY:		47%

FLOOR LEVELS:

UNIT 1 LEVELS:		
DWELLING:		R/- 109.450
GARAGE:		R/- 109.364
PORCH:		R/- 109.364
UNIT 2 LEVELS:		
DWELLING:		R/- 109.450
GARAGE:		R/- 109.364
PORCH:		R/- 109.364
UNIT 3 LEVELS:		
DWELLING:		R/- 109.450
GARAGE:		R/- 109.364
PORCH:		R/- 109.364

CENTRAL AVENUE

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Project Address: **Thomasstown**
 Client(s): -

Date: **4th APR 2012**
 Scale: **1:100 @ A1**
 Job No: **145**
 Council: **Whittlesea**

Drawing Title: **Floor Plans**
 DRAWING NUMBER: **TP03**
 Drawn: **GN** REVISION: **A**