

DEVELOPMENT SUMMARY

SITE ANALYSIS:

SITE AREA: 695.7M²

PROPOSED UNIT 1 ANALYSIS:

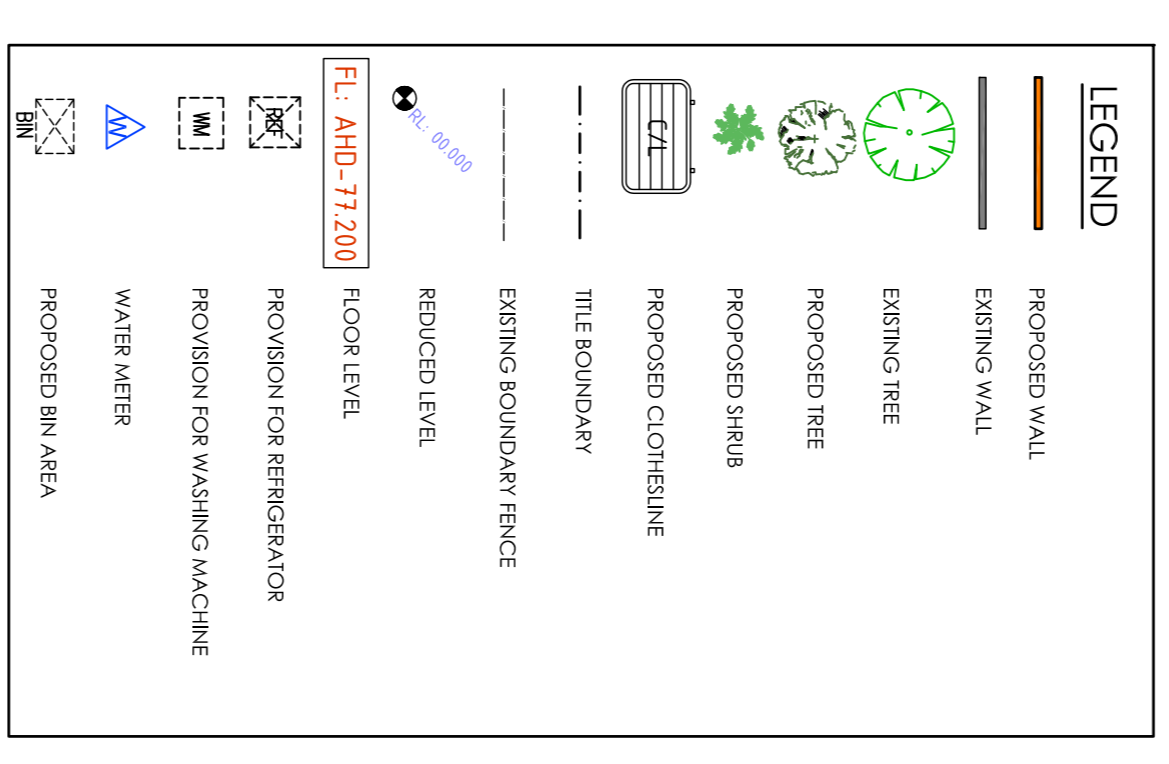
PROPOSED DWELLING GF AREA: 145.1M²
 PROPOSED DWELLING FF AREA: 116.9M²
 PROPOSED PORCH AREA: 3.0M²
 PROPOSED GARAGE AREA: 24.2M²
 PROPOSED ALFRESCO AREA: 17.2M²
 TOTAL DWELLING AREA (INCLUDING ALFRESCO): 295.2M²/3.75Q
 SPDS AREA: 80M²

PROPOSED UNIT 2 ANALYSIS:

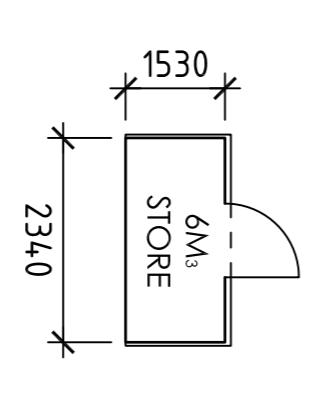
PROPOSED DWELLING GF AREA: 138.8M²
 PROPOSED DWELLING FF AREA: 116.9M²
 PROPOSED PORCH AREA: 3.0M²
 PROPOSED GARAGE AREA: 24.2M²
 PROPOSED ALFRESCO AREA: 17.2M²
 TOTAL DWELLING AREA (INCLUDING ALFRESCO): 288.7M²/3.05Q
 SPDS AREA: 80M²

SITE COVERAGE/GARDEN AREA:

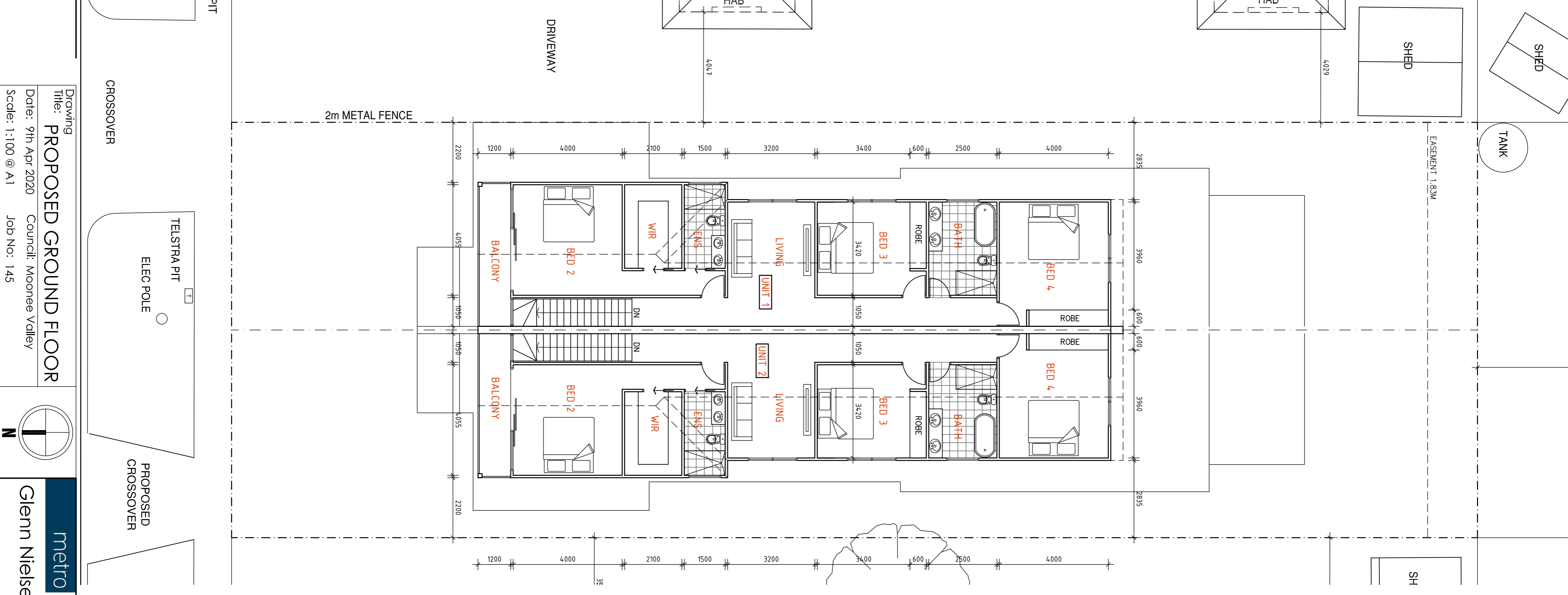
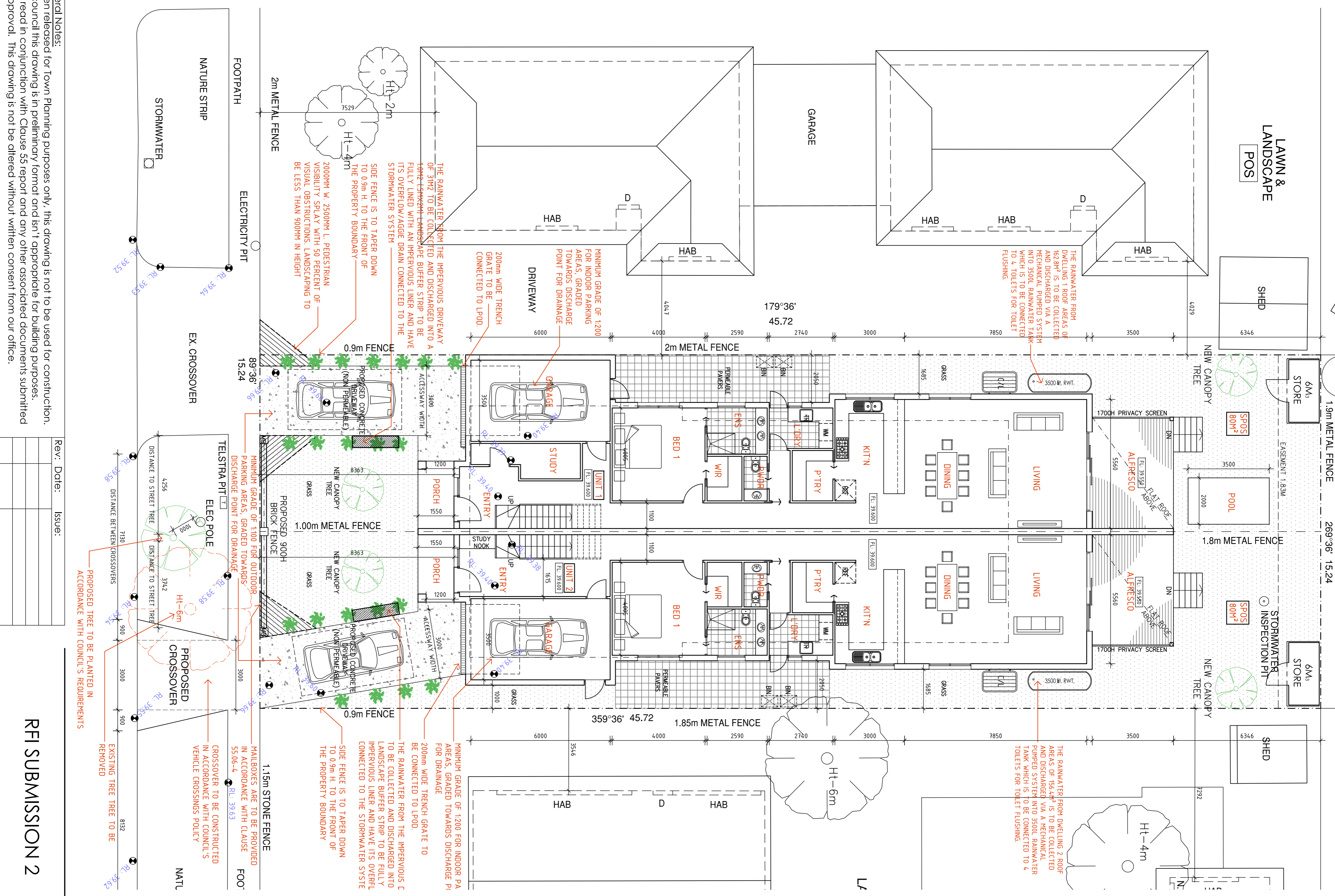
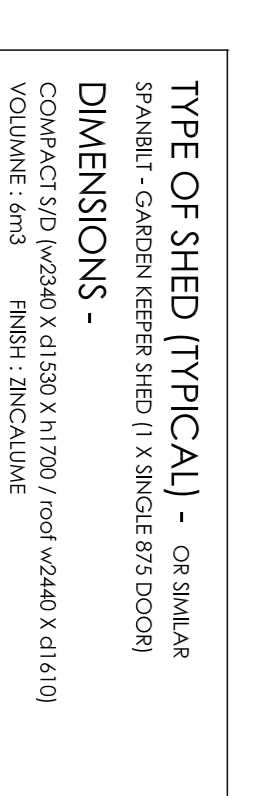
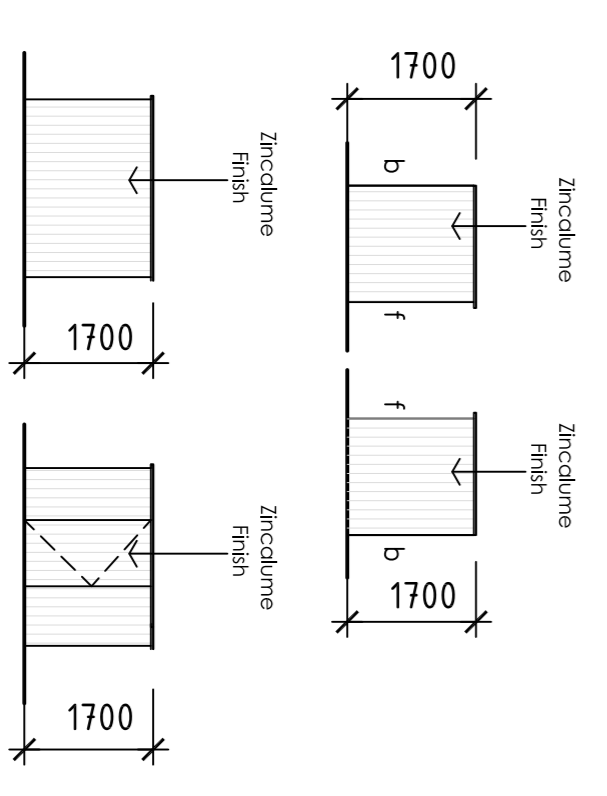
SITE COVERAGE AREA: 53%
 PERMEABILITY AREA: 37%
 GARDEN AREA: 257M²/36.8%
 PROPOSED SHRUB: 17.2M²
 PROPOSED TREE: 17.2M²



STORAGE SHED PLAN (TYPICAL):



STORAGE SHED ELEVATIONS (TYPICAL):



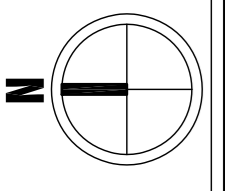
Town Planning General Notes:
 This drawing has been released for Town Planning purposes only. This drawing is not to be used for construction.
 Unless stamped by council this drawing is in preliminary format and isn't appropriate for building purposes.
 This drawing is to be read in conjunction with 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:

--	--	--

RFI SUBMISSION 2

Drawing Title: **PROPOSED GROUND FLOOR**
 Date: 9th Apr 2020 Council: Moonee Valley
 Scale: 1:100 @ A1 Job No: 145



metro building designers
 Glenn Nielsen
 Project Address: Avondale Heights 3034
 Phone: 0411 840 192
 Email: e:metri@metrobd.com.au
 Website: w:www.metrobd.com.au
 Drawing: TP03