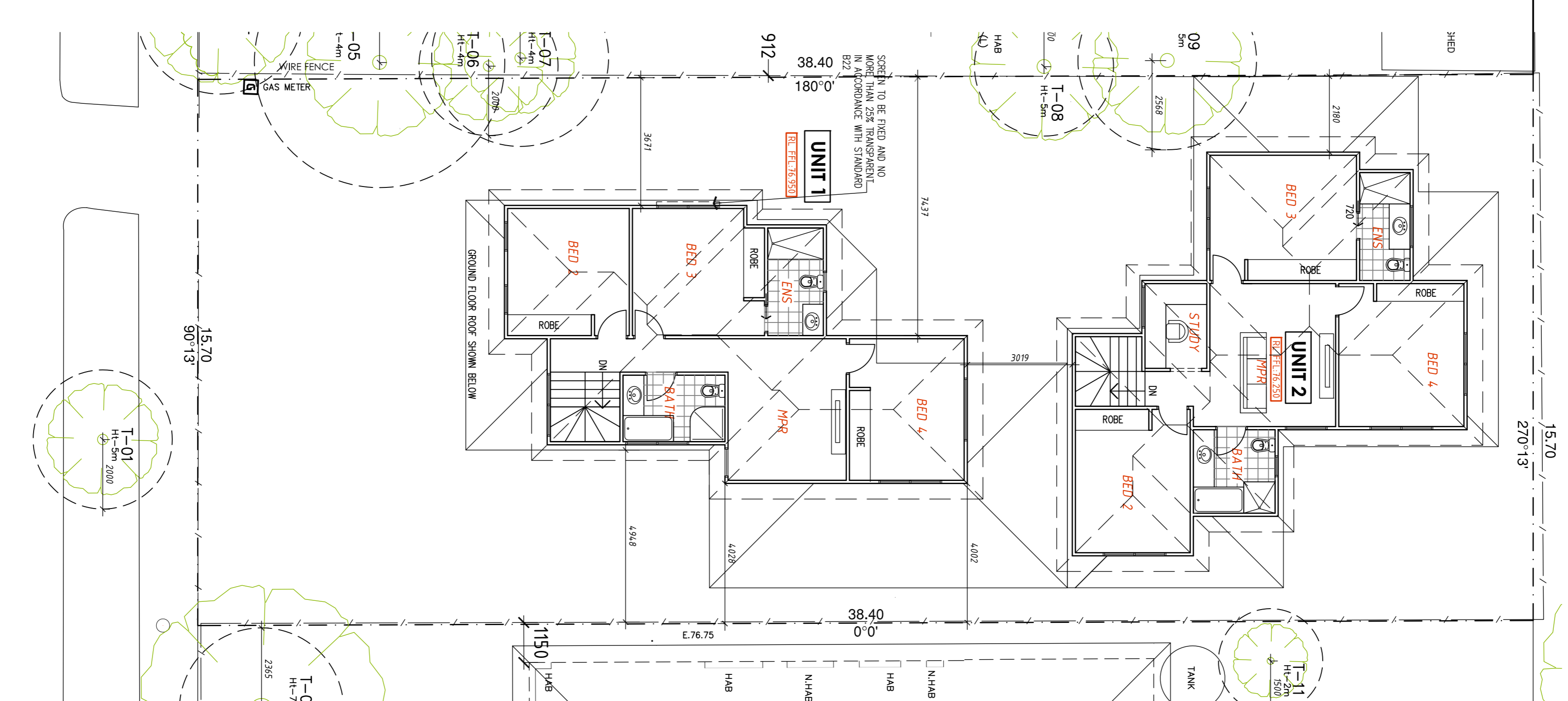
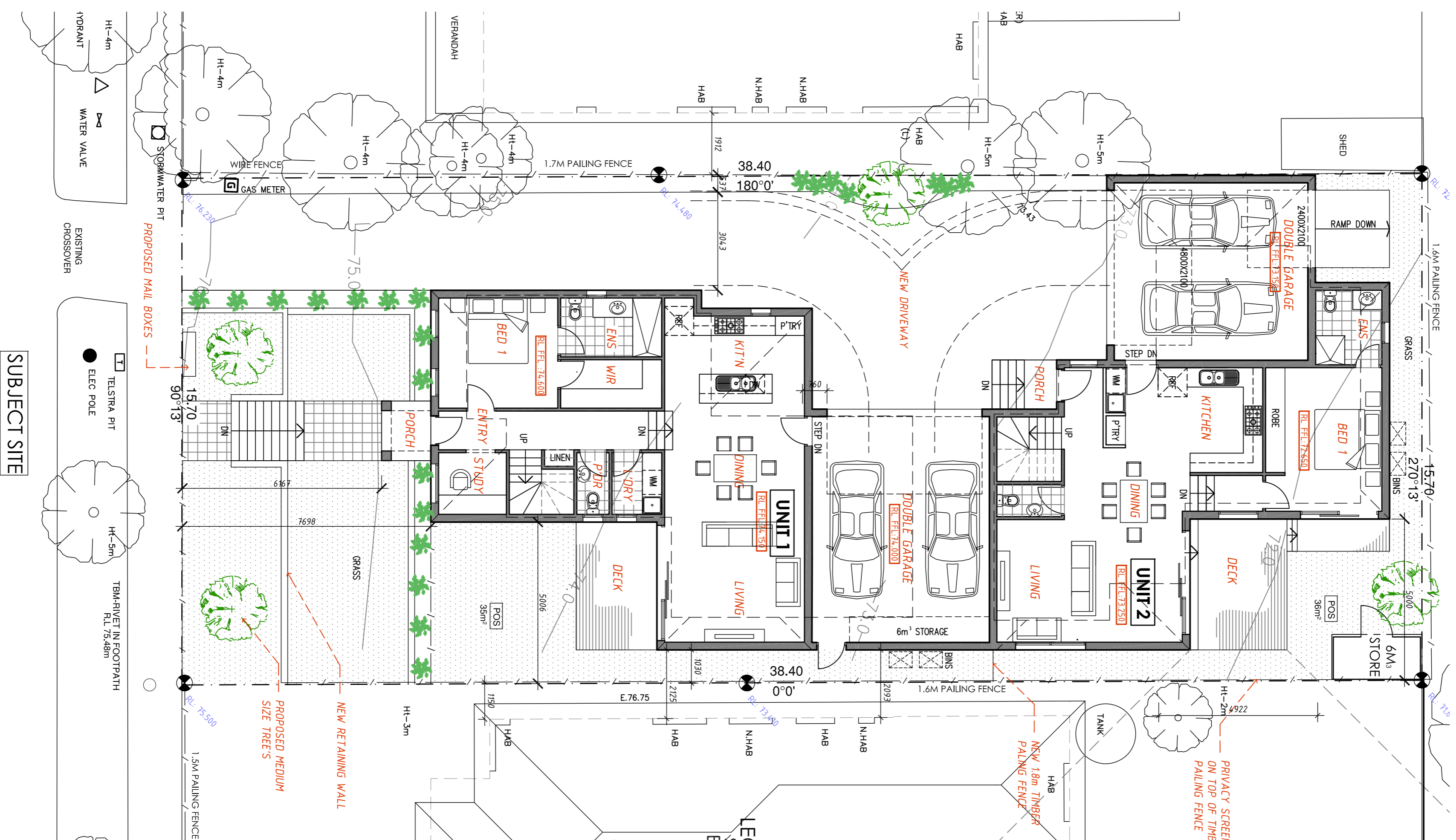


GROUND FLOOR PLAN

WINDOW NOTE:
ALL OBSCURED GLAZING TO BE
MANUFACTURED OBSCURED GLASS
OBSCURE FILM BEING APPLIED TO CLEAR
GLAZING WILL NOT BE ACCEPTED



DEVELOPMENT SUMMARY

SITE ANALYSIS:

SITE AREA..... 622.8M²

PROPOSED UNIT 1 AREA ANALYSIS:

PROPOSED DWELLING CF AREA..... 142.9M²

PROPOSED PORCH AREA..... 2.8M²

PROPOSED DWELLING FF AREA..... 79M²

TOTAL AREA..... 234.4M²

PROPOSED UNIT 2 AREA ANALYSIS:

PROPOSED DWELLING CF AREA..... 125.6M²

PROPOSED PORCH AREA..... 3.0M²

PROPOSED DWELLING FF AREA..... 85.2M²

TOTAL AREA..... 213.8M²

SITE COVERAGE:

SITE AREA..... 622.8M²

TOTAL SITE COVERAGE..... 274.3M² / 45%

TOTAL PERMEABILITY..... 209.7M² / 34%

FLOOR LEVELS:

PROPOSED UNIT 1 GROUND..... RL FH: 74.100

PROPOSED UNIT 1 LOWER GROUND..... RL FH: 73.450

PROPOSED UNIT 1 FIRST FLOOR..... RL FH: 74.850

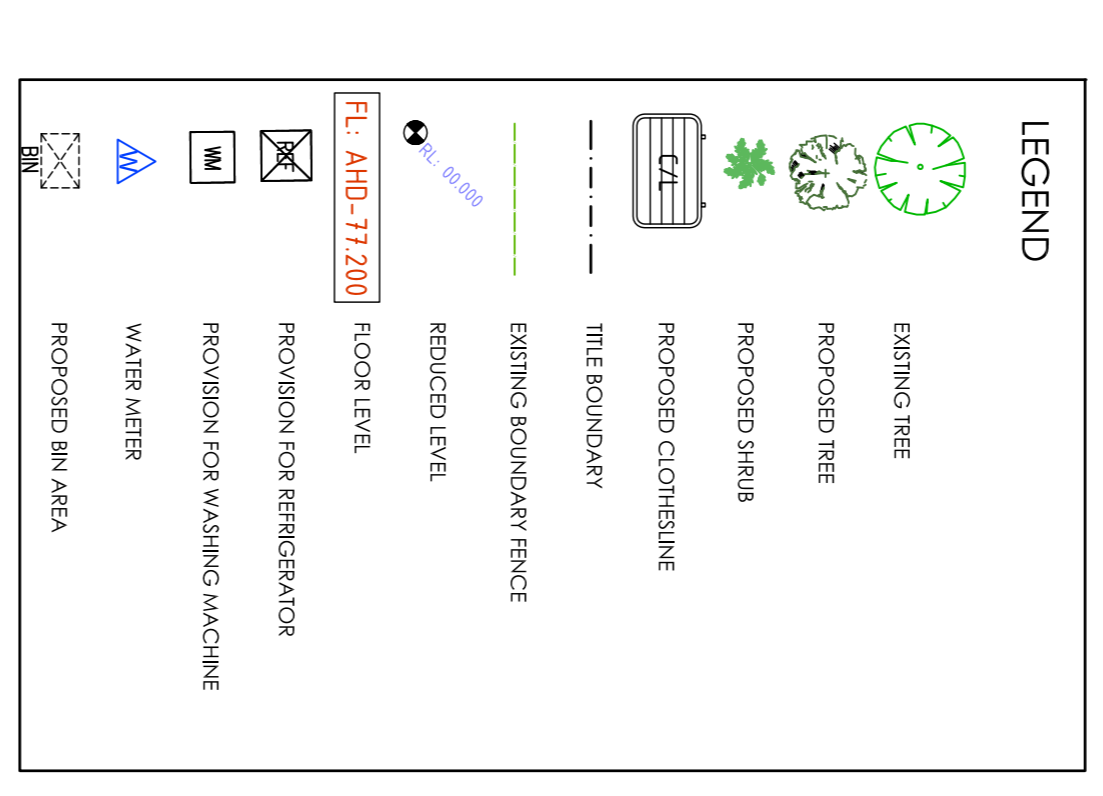
PROPOSED UNIT 1 GARAGE..... RL FH: 74.150

PROPOSED UNIT 2 GROUND..... RL FH: 72.250

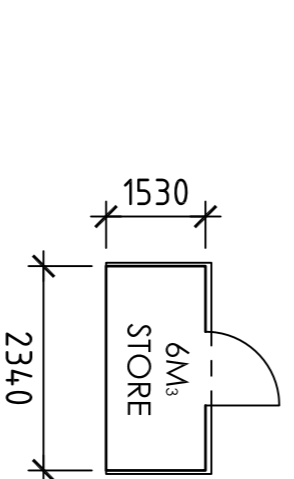
PROPOSED UNIT 2 LOWER GROUND..... RL FH: 71.500

PROPOSED UNIT 2 FIRST FLOOR..... RL FH: 74.250

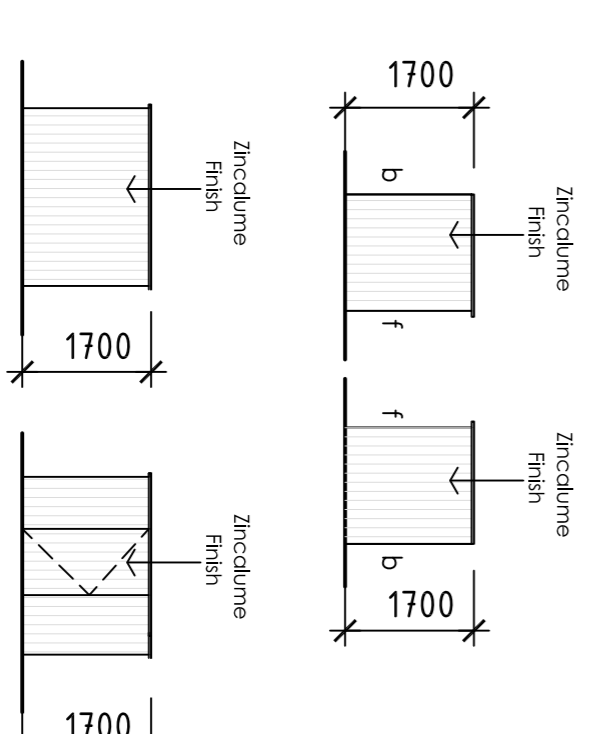
PROPOSED UNIT 2 GARAGE..... RL FH: 72.500



STORAGE SHED PLAN (TYPICAL):



STORAGE SHED ELEVATIONS (TYPICAL):



TYPE OF SHED (TYPICAL) - OR SIMILAR
SPANBLT - GARDEN KEEPER SHED (1 X SINGLE B75 DOOR)

DIMENSIONS -
COMPACT STD (W2440 X D1530 X H1700 / roof W2440 X D1610)

VOLUME: 8m³ 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: 9th Sep 2019 Council: Whitehorse
Scale: 1:100 @ A1 Job No: 145

metro building designers
Glenn Nielsen
Project Address: **Burwood 3125**
m: 0411 840 192 e: mail@metrobd.com.au w: www.metrobd.com.au
Drawing: **TP04**