

THIS DRAWING IS THE COPYRIGHT OF CARDAMONE BUILDING DESIGN SOLUTIONS AND IS NOT TO BE REPRODUCED WITHOUT WRITTEN APPROVAL. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED. F IN DOUBT USE

REVISIONS

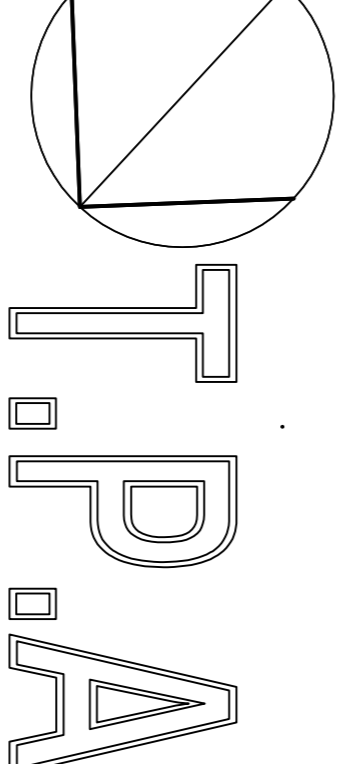
NO	DATE	AMENDMENTS	BY
1	12.12.11	PLANNING DESIGN CONDITIONS	DC
2	29.04.12	REVISION UNIT 2 PER DC SEWER PIPE	DC

**AREA ANALYSIS**

UNIT	AREA	m <sup>2</sup>	sq
<b>UNIT 1</b>			
GR. FLOOR	97.85	10.53	
PORCH	2.64	0.28	
GARAGE	23.14	2.49	
<b>TOTAL</b>	<b>121.87</b>	<b>13.11</b>	
<b>UNIT 2</b>			
GR. FLOOR	90.26	9.71	
PORCH	1.85	0.23	
GARAGE	23.14	2.49	
<b>TOTAL</b>	<b>115.25</b>	<b>12.43</b>	
<b>TOTAL BUILT UP AREA</b>	<b>237.12</b>		
<b>TOTAL SITE AREA</b>	<b>612.8m</b>		
<b>SITE COVERAGE</b>	<b>38.73%</b>		
<b>DRIVEWAY</b>	<b>140.00m<sup>2</sup></b>		
<b>PERMEABLE SURFACE</b>	<b>38.38%</b>		

**LEGEND**

- LETTER BOXES
- CLOTHES HOST
- PROPOSED 1800 HIGH TIMBER PALING FENCE
- 1.52m x 2.26m x 1.8m STORAGE SHED
- LOCATION OF BIN STORAGE
- DENOTES HABITABLE ROOM WINDOW
- DENOTES TREE TO BE REMOVED

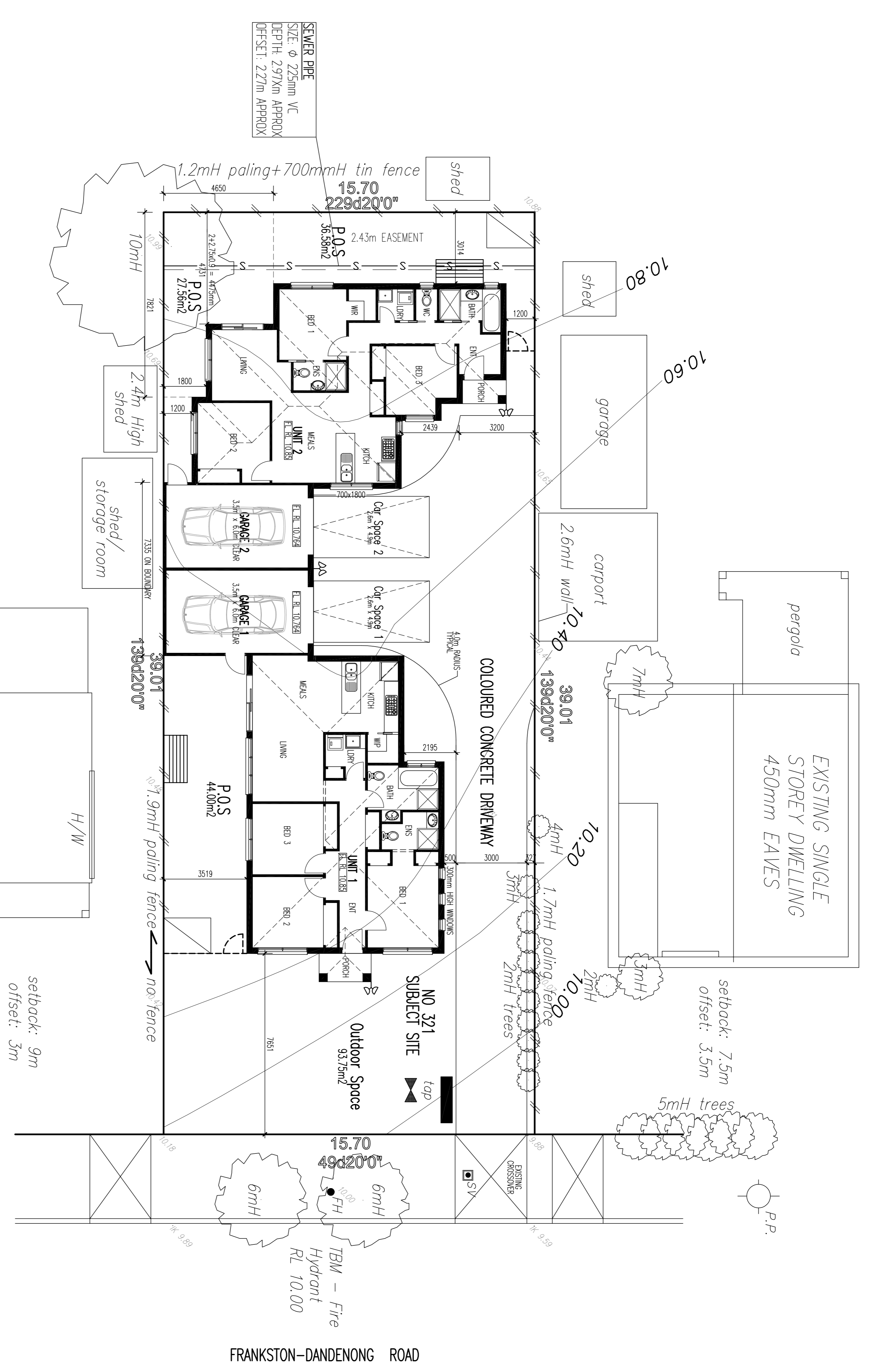


PROPOSED 2 UNIT DEVELOPMENT  
321 FRANKSTON-DANDENONG ROAD  
FRANKSTON NORTH

**GROUND/SITE FLOOR PLAN**

NO.	DATE	BY	FOR
DC/FD	1:100	DC	DC
PROJECT NO.	11-009	4 OF 9	FRANKSTON

**CARDAMONE**  
BUILDING DESIGN SOLUTIONS  
ARCHITECTURAL DESIGN & DRAWING



**LEGEND:**

- light pole
- mmbw pit
- water tap
- sw inlet
- sec pit
- drain pit
- sewer manhole
- P.P. power pole
- paling fence
- telecom pit
- Hydrant
- tree

EXISTING SINGLE STOREY DWELLING  
300mm EAVES

**GROUND FLOOR/SITE PLAN**

SCALE 1:100