

EXISTING LIGHTING LEGEND

	EXISTING CEILING FAN WITH LIGHT
	EXISTING BATTEN HOLDER
	EXISTING DOWN LIGHT
	EXISTING MAN HOLE

NOTE:
FLOOR LEVELS ARE APPROXIMATE ONLY, AND ARE TO BE
CONFIRMED.

NOTE:
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE
PRECEDENCE OVER SCALE.

IMPORTANT NOTE
IF THIS DRAWING IS PLOTTED / PRINTED ON ANY PAPER SIZE
OTHER THAN A1, THIS DRAWING WILL NOT BE AT 1:100 SCALE
AS NOTED ON THIS DRAWING.

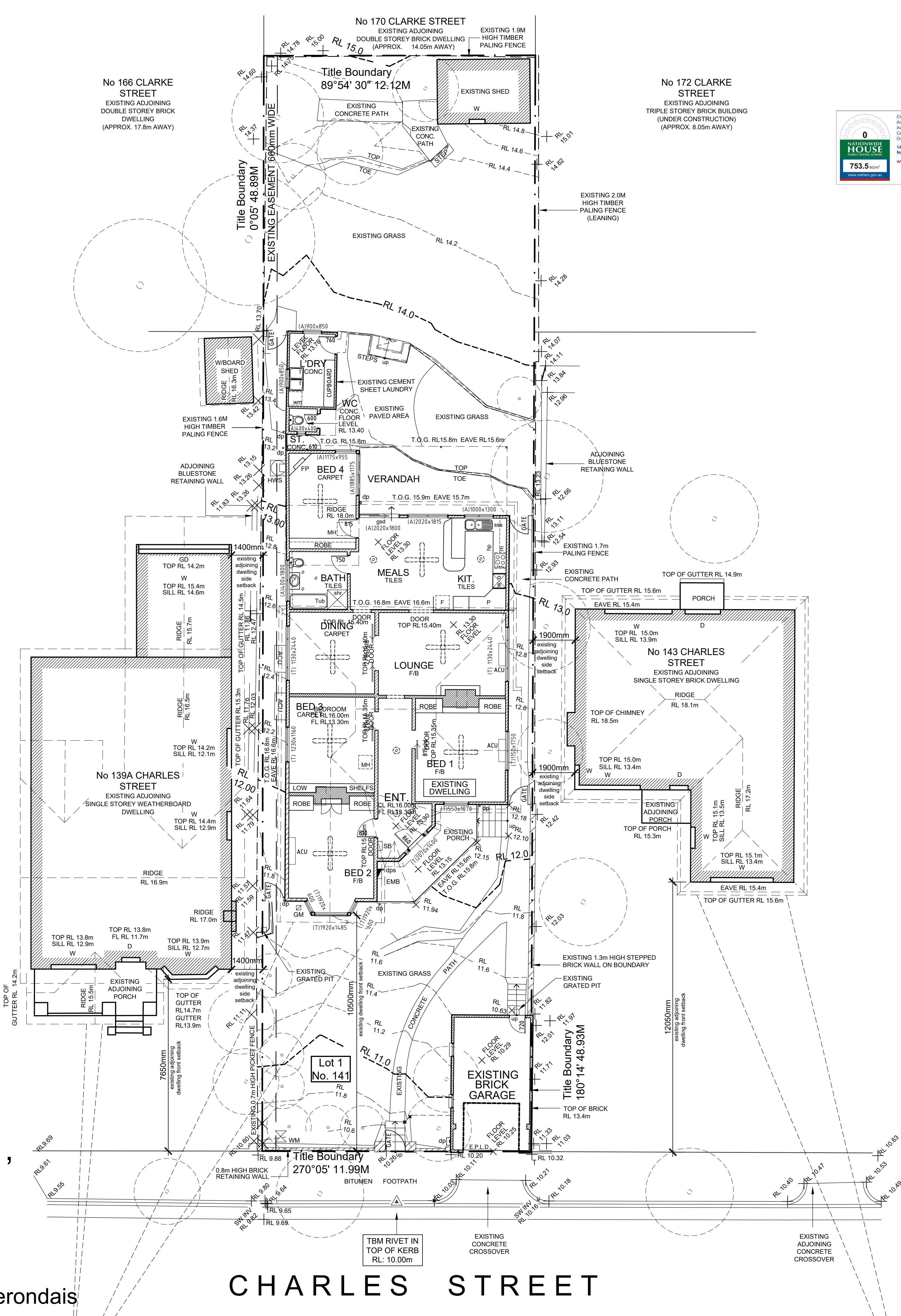
SETBACKS OF EXISTING FENCES FROM TITLE BOUNDARIES
IS APPROXIMATE ONLY. REFER TO SURVEY PLAN REF.
18-09001 REVISION B DATED 29-05-2016 JRL LAND
SURVEYORS PTY. LTD.

EXISTING CONDITIONS SITE &
GROUND FLOOR PLAN

SCALE 1:100

EXISTING CONDITIONS
LAYOUT TO EXISTING
DWELLING AT Lot 1, No.141,
CHARLES STREET,
NORTHCOTE, VIC, 3070.

For: Mr. Paul Yerondais & Mrs. Anthea Yerondais



SITE & AREA ANALYSIS

SITE (APPROXIMATE)	589 sq/m
SITE COVERAGE (MAX 60.00%)	38.26 % approx.
PRIVATE OPEN SPACE	21.28 % approx.
SECLUDED PRIVATE OPEN SPACE	40.63 % approx.
No. OF CAR SPACES	1

CALCULATIONS BELOW FOR PERVIOUS AND NON PERVIOUS

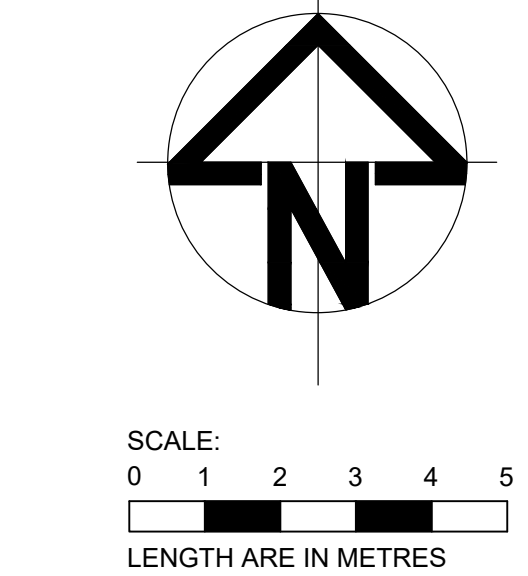
DRIVEWAYS AND PATHS	70.12 sq/m
BUILT ON AREA	225.41 sq/m
TOTAL NON-PERVIOUS	295.53 sq/m
PERVIOUS SURFACES (MIN 20.00%)	49.83 % approx.
NON-PERVIOUS SURFACES (MAX 80.00%)	50.17 % approx.

EXISTING DWELLING

EXISTING LIVING	172.71 sq/m	18.59 sq's
EXISTING GARAGE	22.27 sq/m	2.40 sq's
EXISTING VERANDAH	0.23 sq/m	2.18 sq's
EXISTING PORCH	10.20 sq/m	1.09 sq's
EXISTING TOTAL	225.41 sq/m	24.26 sq's

PROPOSED DWELLING

LIVING	sq/m	sq's
GARAGE	sq/m	sq's
PATIO	sq/m	sq's
ALFRESCO	sq/m	sq's
TOTAL	sq/m	sq's



EXISTING SITE
FEATURES LEGEND

	SITE LEVELS (TO AUSTRALIAN HEIGHT DATUM)
	EXISTING CONCRETE CROSSOVER
	EXISTING WATER METER
	EXISTING GAS METER
	EXISTING SITE & ADJOINING TREES
	EXISTING ADJOINING HABITABLE WINDOW
	EXISTING ADJOINING DOOR
	TOP OF KERB
	INVERT OF KERB
	EXISTING ELECTRICAL METER BOX
	EXISTING HOT WATER SYSTEM
	AIR CONDITIONING UNIT
	APPROXIMATE LOCATION OF BRICK WALL
	LOCATION OF LIGHT WEIGHT WALL
	TIMBER WINDOW
	ALUMINIUM WINDOW



NOTES:
Do not scale.
Contractor must verify all dimensions on site before commencing any
work or preparing shop drawings which must be approved by the
Building Designer and / or client before manufacture. Any extra
entailed in work shown on this drawing must be claimed and approved
before proceeding.

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