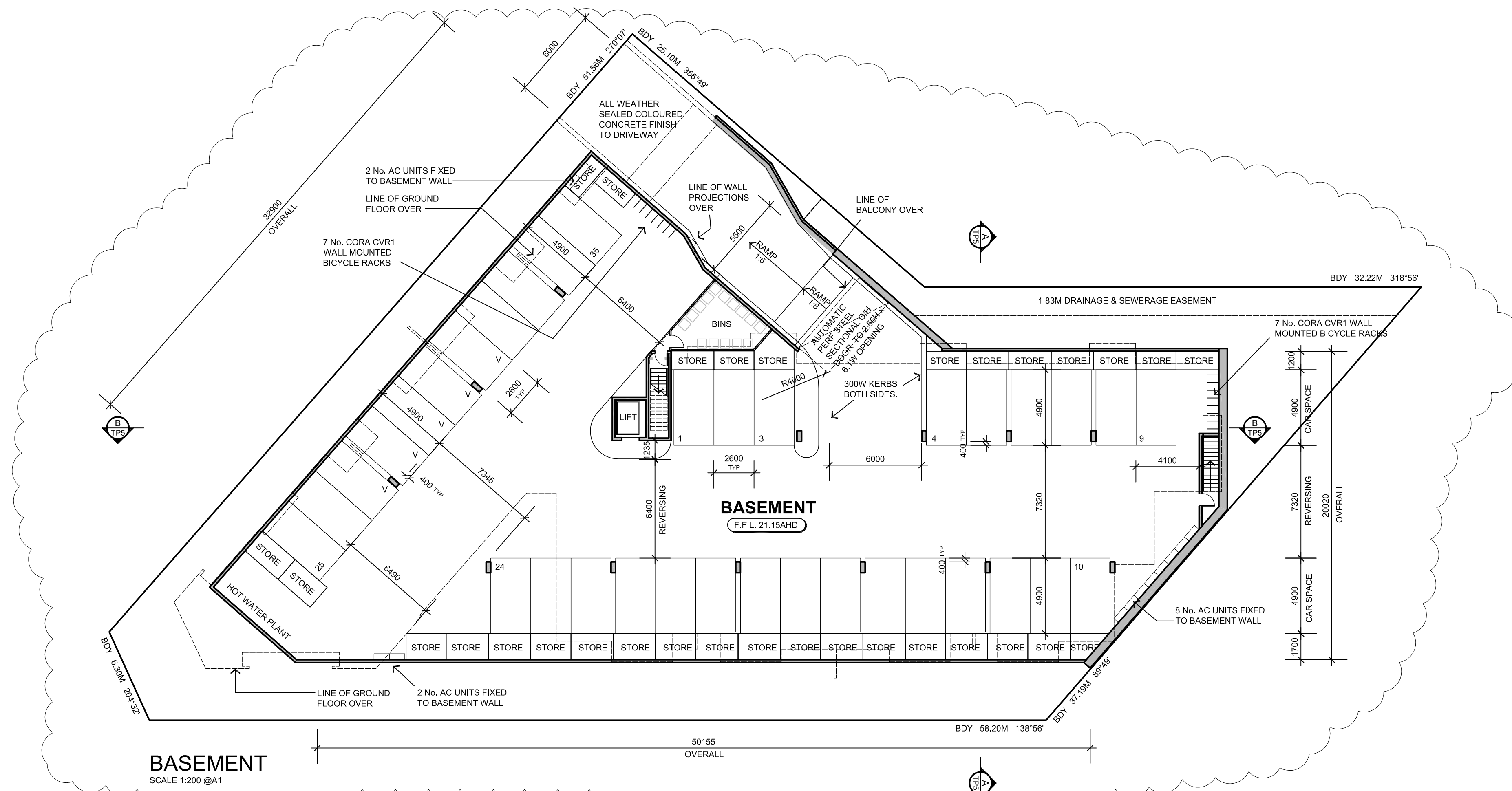
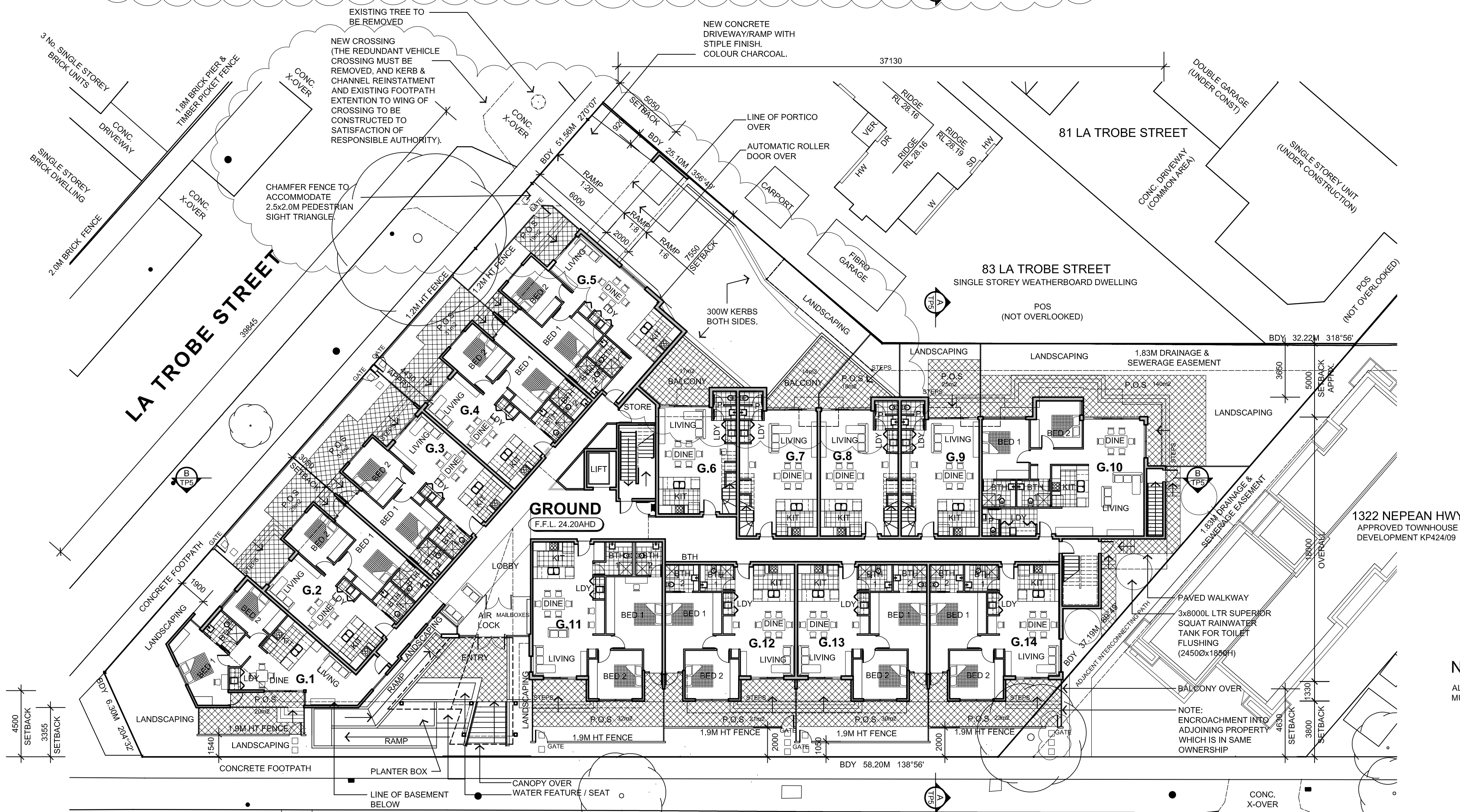




BASEMENT
SCALE 1:200 @A1



GROUND FLOOR
SCALE 1:200 @A1

NEPEAN HIGHWAY
SERVICE ROAD

NOTES:
1. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.)
0 1 2 3 4 5
SCALE IN METRES (1:200 @ A1 SHEET, 1:400 @ A3 SHEET)

AREA ANALYSIS

SITE AREA 2098.92M²
SITE COVERAGE (BUILDING FOOTPRINT) 1160.69M² 55.29%
SITE PERMEABILITY 17.7%

APART. NO.	FLOOR AREA (M ²)	P.O.S (M ²)	APART. NO.	FLOOR AREA (M ²)	P.O.S (M ²)	APART. NO.	FLOOR AREA (M ²)	P.O.S (M ²)
GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
G.01	71.14	19.92	1.15	71.27	9.42	2.25	76.65	10.48
G.02	76.37	28.51	1.16	73.40	8.02	2.26	67.06	17.62
G.03	73.48	31.26	1.17	73.48	8.02	2.27	68.31	8.00
G.04	73.48	31.26	1.18	73.48	8.02	2.28	68.24	12.27
G.05	84.03	19.43	1.19	84.12	10.17	2.29	71.80	15.57
G.06	44.08	16.94	G.06	46.24		2.30	71.42	14.52
G.07	47.48	14.17	G.07	49.00				
G.08	46.87	18.11	G.08	47.98				
G.09	46.87	25.11	G.09	47.98				
G.10	96.81	140.23	1.20	90.75	12.36			
G.11	90.93	31.83	1.21	80.50	10.46			
G.12	83.56	20.98	1.22	75.60	10.46			
G.13	78.65	29.93	1.23	77.09	12.78			
G.14	77.09	22.97	1.24	98.03	13.50			

CAR PARKING & BICYCLE PROVISIONS

CAR SPACES REQUIRED UNDER CLAUSE 55.03 OF THE KINGSTON PLANNING SCHEME

- 1 CAR SPACE FOR EACH 1 OR 2 BEDROOM UNITS
- 2 CAR SPACES FOR EACH 3 BEDROOM UNITS
- 1 VISITOR CAR SPACES FOR EVERY 5 UNITS

TOTAL CAR SPACES REQUIRED - 35
TOTAL CAR SPACES PROVIDED - 35

18 No. BICYCLE WALL MOUNTED RACKS PROVIDED IN THE BASEMENT

RPC ARCHITECTS

102 Poath Road, Hughesdale
PO Box 5111, Hughesdale 3166
P 03 9564 6000 F 03 9564 6099
E office@rpcarchitects.com.au

ISSUE: DATE:

B 02.02.10

AMENDMENT:

NOTES ADDED, AC UNITS LOCATED IN BASEMENT. BUILDING & FENCE SETBACKS SHOWN. DISABLED RAMP ADDED TO ENTRY. GATES ADDED TO GROUND FLOOR COURTYARDS.

C 04.02.11

BASEMENT CARPARK LAYOUT & ACCESS AMENDED. ENTRY AREA REFINED.

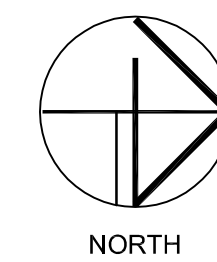
CLIENT:

JOSH HOLDINGS PTY LTD

PROJECT:

PROPOSED APARTMENT DEVELOPMENT AT 1324-1328 NEPEAN HWY CHELTENHAM, VIC, 3192

BASEMENT PLAN GROUND FLOOR PLAN



DRAWING No.:

TP03

ISSUE:

C

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
DATE: JUNE 2009 JOB No.:
REF: 1728-TP
DRAWN BY: DV / FBA
1728

NOTE

ALL LEVELS ALONG SITE BOUNDARIES MUST REMAIN AS EXISTING.

