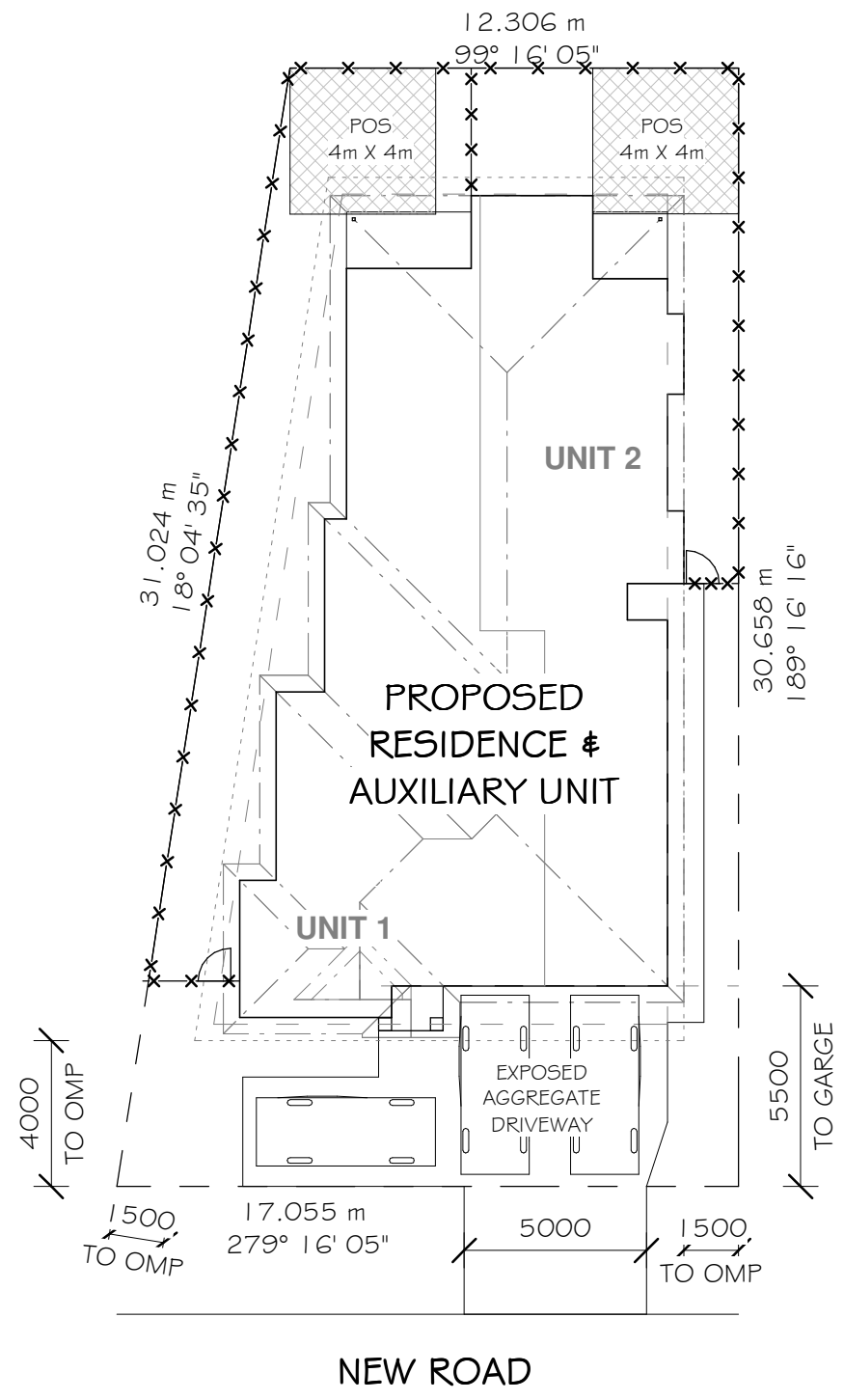


CLIENT..... DATE.....  
 CLIENT..... DATE.....



2 FRONT ELEVATION  
 1 : 100



SETBACKS AS PER:  
 LOGAN PLANING SCHEME 2015:8.G.2.5  
 LOW DENSITY RESIDENTIAL ZONE - SMALL LOT

SITE LEGEND	
###	existing fencing on site
xxx	new approve 1800 high timber fencing
□□□	new good neighbour fencing
OMP	outermost projection

PERIMETER	72520 mm
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Site Coverage		
Dwelling Area	Site Area	Site Coverage
215.71 m <sup>2</sup>	450 m <sup>2</sup>	48%

1 SITE PLAN  
 1 : 200

ISSUE	REV. DESCRIPTION	DRAWN	DATE
1	CONCEPT PLANS	KTE	05.03.2021

**NOTES**

NOTE: DRAWING SYMBOLS USED ON THIS DRAWING MAY NOT BE A TRUE REPRESENTATION OF ITEMS INCLUDED IN CONTRACT. REFER TO CONTRACT FOR SPECIFIED ITEMS

SITING IS APPROXIMATE ONLY & MAY BE ADJUSTED AT BUILDER'S DISCRETION.

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT
5. A/C & HWS LOCATIONS ON PLANS ARE INDICATIVE ONLY. POSITIONING IS SUBJECT TO CHANGE ON SITE AT SOLE DISCRETION OF THE BUILDER IN CONSULTATION WITH RELEVANT INSTALLERS.



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CLIENT: .

PROJECT: PROPOSED RESIDENCE & AUXILIARY UNIT

SITE: LOT 4 NEW ROAD  
 #22-30 THIRD AVENUE  
 MARSDEN

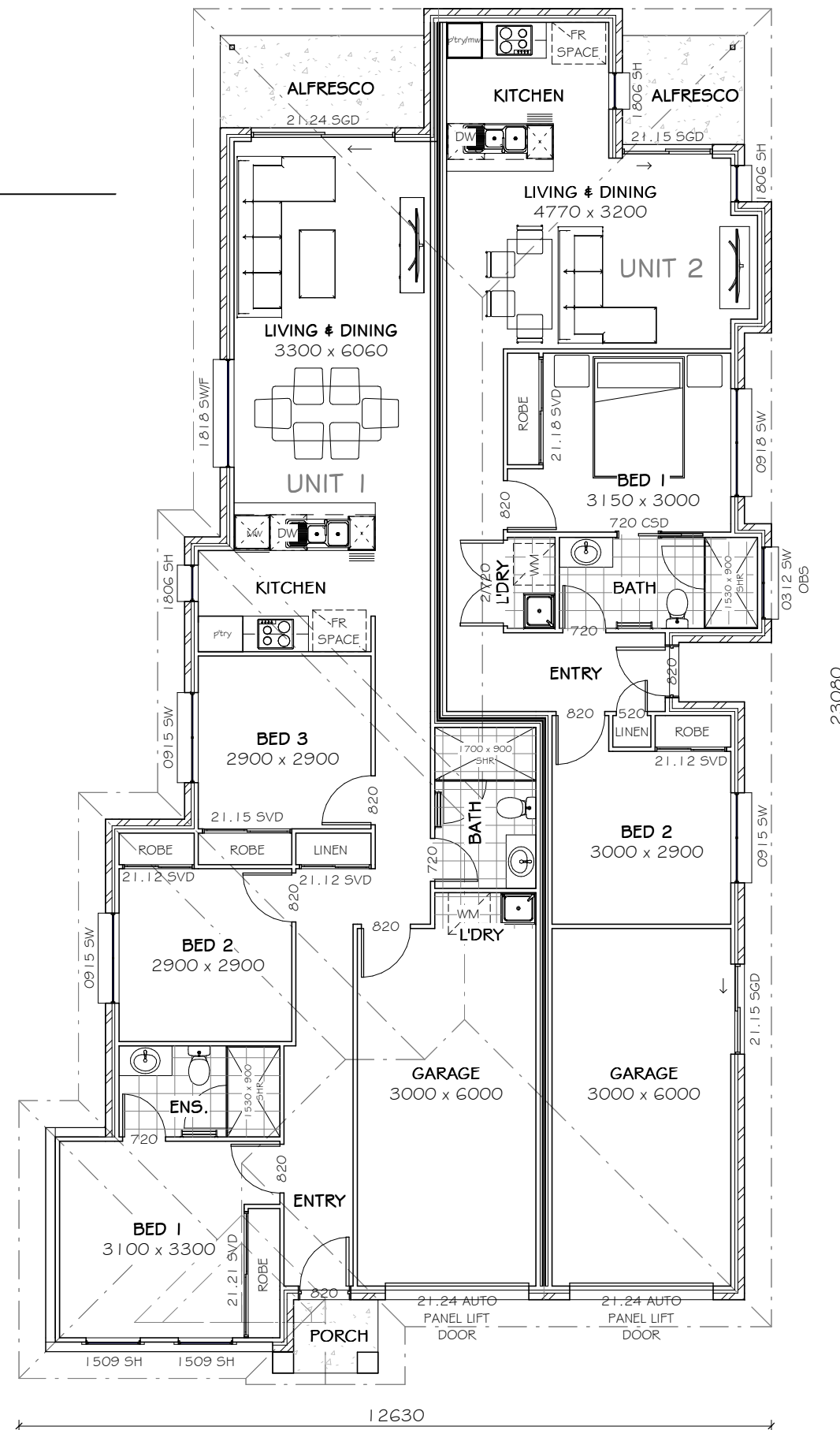
REAL PROPERTY DESCRIPTION: LOT 4 ON 4562-07-DIM		
WIND: N2	SITE: H1/ P	Area: 450 m <sup>2</sup>
Council: LOGAN CITY COUNCIL		
DESIGN BASE: VALMAI 3&2		
JOB No: .	DATE: 05/03/2021	
DRAWN BY: KTE	DESIGNED BY: KTE	
PLAN VERSION: CONCEPT DRAWINGS		
<b>SITE PLAN</b>		
SCALE: As indicated	SHEET: DD01	



**2 STREET ELEVATION**  
1 : 100

Approx Area	
UNIT 1	
LIVING	Not Placed
ALFRESCO	5.30 m <sup>2</sup>
PORCH	1.87 m <sup>2</sup>
GARAGE	19.79 m <sup>2</sup>
LIVING (incl. l'dry)	94.89 m <sup>2</sup>
	121.86 m <sup>2</sup>
UNIT 2	
LIVING	Not Placed
ALFRESCO	3.75 m <sup>2</sup>
PORCH	Not Placed
GARAGE	21.08 m <sup>2</sup>
LIVING (incl. l'dry)	69.02 m <sup>2</sup>
	93.86 m <sup>2</sup>
GRAND TOTAL	215.71 m <sup>2</sup>
PERIMETER	72520 mm

**1 GROUND FLOOR**  
1 : 100



CLIENT..... DATE.....

CLIENT..... DATE.....

ISSUE	REV. DESCRIPTION	DRAWN	DATE
1	CONCEPT PLANS	KTE	05.03.2021

**NOTES**

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CLIENT: .

PROJECT: **PROPOSED RESIDENCE & AUXILIARY UNIT**

SITE: **LOT 4 NEW ROAD  
#22-30 THIRD AVENUE  
MARSDEN**

REAL PROPERTY DESCRIPTION: **LOT 4 ON 4562-07-DIM**

WIND: <b>N2</b>	SITE: <b>H1/P</b>	Area: <b>450 m<sup>2</sup></b>
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Council: **LOGAN CITY COUNCIL**

DESIGN BASE: **VALMAI 3&2**

JOB No: .	DATE: <b>05/03/2021</b>
DRAWN BY: <b>KTE</b>	DESIGNED BY: <b>KTE</b>

PLAN VERSION: **CONCEPT DRAWINGS**

**FLOOR PLAN**

SCALE: <b>1 : 100</b>	SHEET: <b>DD02</b>
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