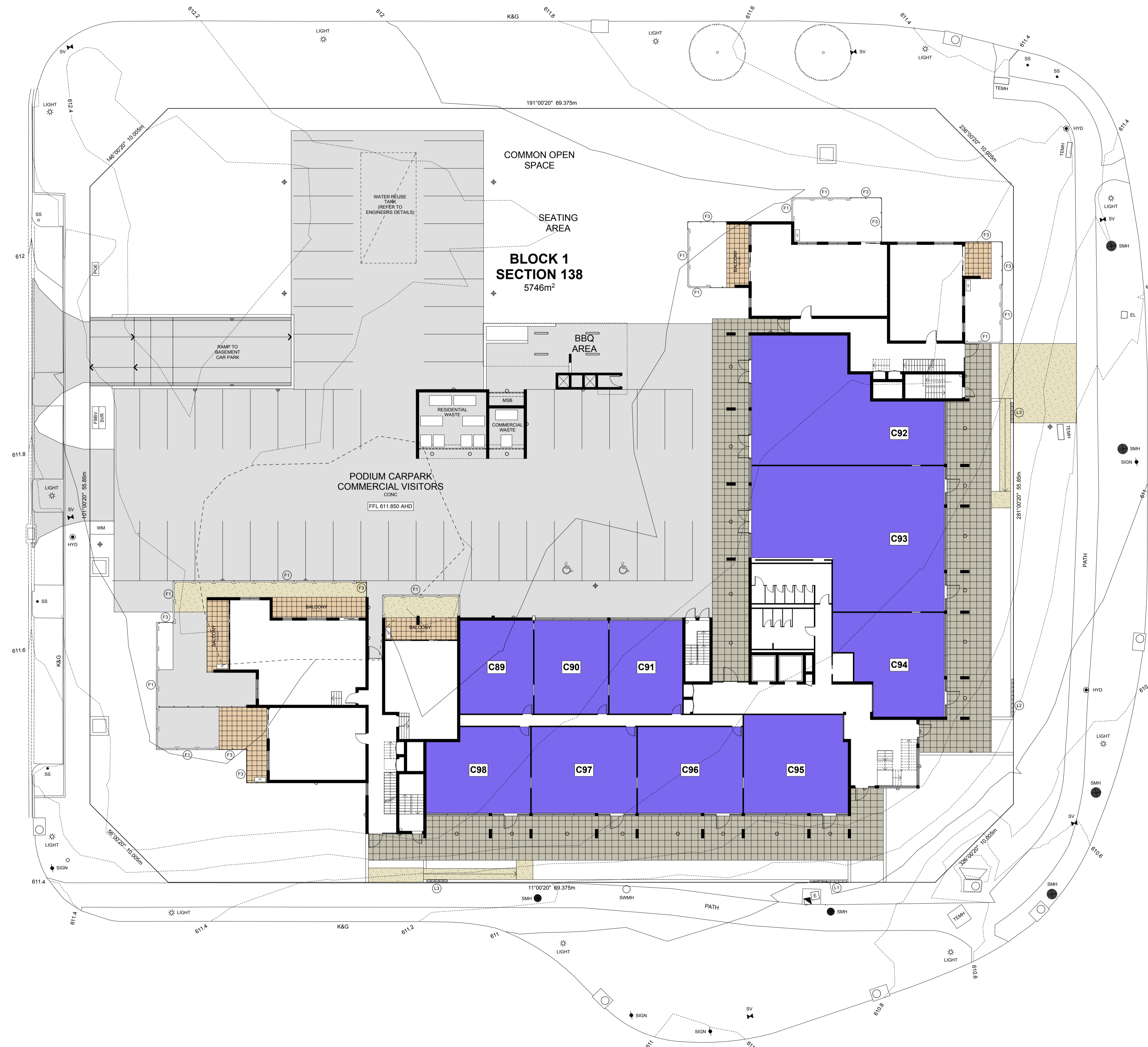


WIMMERA STREET

TOPRA STREET

NULLABOR AVENUE

FLEMINGTON ROAD



SITE STATISTICS

SITE AREA:	5746m ²
GFA	
GROUND FLOOR GFA:	1680m ²
FIRST FLOOR GFA:	1522m ²
SECOND FLOOR GFA:	1511m ²
THIRD FLOOR GFA:	1422m ²
FOURTH FLOOR GFA:	1422m ²
FIFTH FLOOR GFA:	1142m ²
STORAGE GFA:	300m ²
WASTE ENCLOSURE GFA:	54m ²
TOTAL GFA:	8922m ²
(COMMON FOYER):	1366m ²
(COMMERCIAL):	2187m ²
SITE COVER	
BUILDING FOOTPRINT:	1680m ²
DEEP ROOT PLANTING AREA:	1672m ²
DEEP ROOT PLANTING PERCENTAGE:	29%
BASEMENT AREA:	3337m ²
PARKING	
REQUIREMENTS	
1 SPACE PER 1 BED UNIT:	39
1.5 SPACES PER 2 BED UNIT:	42
2 SPACES PER 3 BED UNIT:	16
1 VISITOR SPACE PER 4 UNITS:	19
TOTAL CARSPACES REQUIRED:	116
PROVIDED	
1 SPACE PER 1 BED UNIT:	39
1.5 SPACES PER 2 BED UNIT:	42
2 SPACES PER 3 BED UNIT:	16
VISITOR SPACES:	15
(RESIDENTIAL COMMERCIAL) PROVIDED:	51
COMMERCIAL (TENANT) SPACES:	15
TOTAL CARSPACES PROVIDED:	163

NLA FOR TENANCIES SCHEDULE

Tenancy	Area (m ²)	Tenancy	Area (m ²)
C76	55.94	C88	66.60
C77	55.94	C89	55.94
C78	43.62	C90	56.61
C79	58.22	C91	55.94
C80	58.22	C92	157.36
C81	57.53	C93	194.04
C82	62.97	C94	78.44
C83	69.15	C95	82.85
C84	68.64	C96	74.27
C85	67.63	C97	74.27
C86	67.63	C98	69.49
C87	67.63	Total	1698.93

SITE LEGEND

- 10 — CONTOUR LINES (200mm INTERVALS)
- SV EXISTING SEWER VENT
- HYD EXISTING HYDRANT
- TEMH EXISTING TELSTRA BOX
- EXISTING SUMP
- SIGN EXISTING SIGNAGE
- SMH EXISTING SEWER MAN HOLE
- LIGHT EXISTING STREET LIGHT
- EL EXISTING ELECTRICAL BOX
- SWMH EXISTING STORMWATER MAN HOLE
- HWS HOT WATER SERVICE AS PER BUILDER SPECIFICATION
- U10 NOTATION DENOTES UNIT CARSPACE IS ALLOCATED TO
- V1 NOTATION DENOTES VISITOR CARSPACE TO AS2890.1
- 100CS DENOTES CARSPACE NUMBER TO AS2890.1
- F1 1.8m HIGH MASONRY COURTYARD WALL (SEE SHEET 23 FOR DETAILS)
- F2 1.5m HIGH HORIZONTAL SLAT FENCE (SEE SHEET 23 FOR DETAILS)
- F3 1.8m HIGH HORIZONTAL SLAT FENCE (SEE SHEET 23 FOR DETAILS)
- F4 1.8m TIMBER PALING FENCE (SEE SHEET 23 FOR DETAILS)
- L1 LETTERBOX IDENTIFIER (SEE SHEET 23 FOR DETAILS)
- L2 LETTERBOX IDENTIFIER (SEE SHEET 23 FOR DETAILS)
- L3 LETTERBOX IDENTIFIER (SEE SHEET 35 FOR DETAILS)
- JINGRI JR81 - REFER ENGINEERS DRAWINGS
- 1X36W T8 4000K TRI PHOSPHOR FLORESCENT
- 18W LED DOWNLIGHT (RECESSED)
- 18W CFL IN A WALL MOUNTED BUNKER FITTING

3.1	15.11.2012	DA ISSUE & BA COORDINATION
3.0	24.10.2012	DA ISSUE
2.0	19.10.2012	PRELIMINARY DA ISSUE
Rev:	Date:	Description:

Client Name:
EMPIRE BUILDING GROUP


Project Name:
MIXED USE DEVELOPMENT (75 UNITS)

Project Address:
BLOCK 1 SECTION 138 HARRISON ACT 2914

Drawing Title:
NLA FOR TENANCIES : GROUND FLOOR

Architect:	Kasperek Architects
Engineer:	AWT Consulting Engineers
Surveyor:	Clarke & Di Pauli Surveyors
Landscaping:	JEA & Associates

Architect:	FKA
Technician:	CAD3
Checked:	FKA
Project No:	12-150
Scale:	AS SHOWN
Commenced:	SEPT 2012
Plot Date:	24/01/2014
DA ISSUE & BA COORDINATION	Revision 3.1

WIMMERA STREET

TOPRA STREET

NULLABOR AVENUE

FLEMINGTON ROAD

BLOCK 1 SECTION 138
5746m²

SITE STATISTICS

SITE AREA:	5746m ²
GFA	
GROUND FLOOR GFA:	1680m ²
FIRST FLOOR GFA:	1552m ²
SECOND FLOOR GFA:	1511m ²
THIRD FLOOR GFA:	1442m ²
FOURTH FLOOR GFA:	142m ²
FIFTH FLOOR GFA:	1142m ²
STORAGE GFA:	300m ²
WASTE ENCLOSURE GFA:	54m ²
TOTAL GFA:	8992m ²
(COMMON FOYER):	1366m ²
(COMMERCIAL):	2187m ²
SITE COVER	
BUILDING FOOTPRINT:	1680m ²
DEEP ROOT PLANTING AREA:	1672m ²
DEEP ROOT PLANTING PERCENTAGE:	23%
BASEMENT AREA:	3337m ²
PARKING REQUIREMENTS	
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C87	67.63	Total	1698.93

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 - HYD EXISTING HYDRANT
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 - JINGRI JRB1 - REFER ENGINEERS DRAWINGS
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3.1	15.11.2012	DA ISSUE & BA COORDINATION
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Rev:	Date:	Description:

Client Name:
EMPIRE BUILDING GROUP

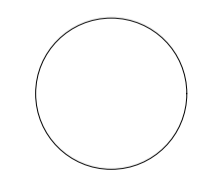

Project Name:
MIXED USE DEVELOPMENT (75 UNITS)

Project Address:
BLOCK 1 SECTION 138 HARRISON ACT 2914

Drawing Title:
NLA FOR TENANCIES : FIRST FLOOR

C:\PROJECTS\12-150-FKA-Harrison-Bk1-Sec138-Act1\100-150-FKA-Harrison-Bk1-Sec138-Act1.gn

Architect:	Kasperek Architects
Engineer:	AWT Consulting Engineers
Surveyor:	Clarke & Di Pauli Surveyors
Landscaping:	JEA & Associates

Architect:	FKA	 38 Revision 3.1
Technician:	CAD3	
Checked:	FKA	
Project No:	12-150	
Scale:	AS SHOWN	
Commenced:	SEPT 2012	
Plot Date:	24/01/2014	
DA ISSUE & BA COORDINATION		