SITE DEVELOPMENT PLANS
not for construction

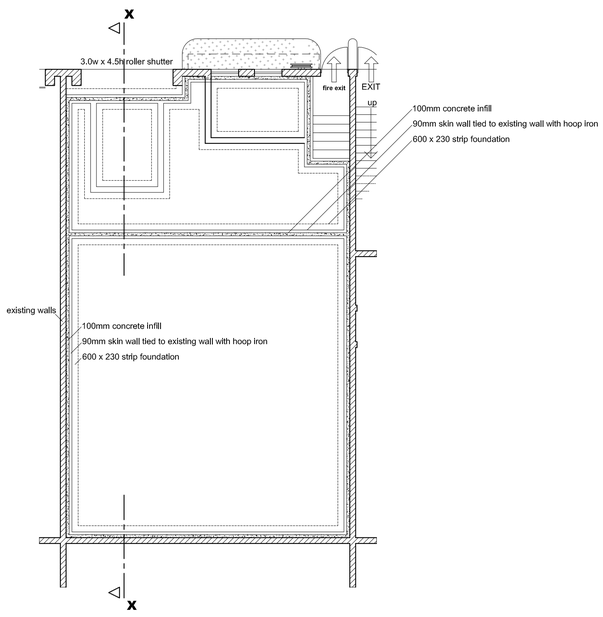
NOTES

THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE DESIGNER

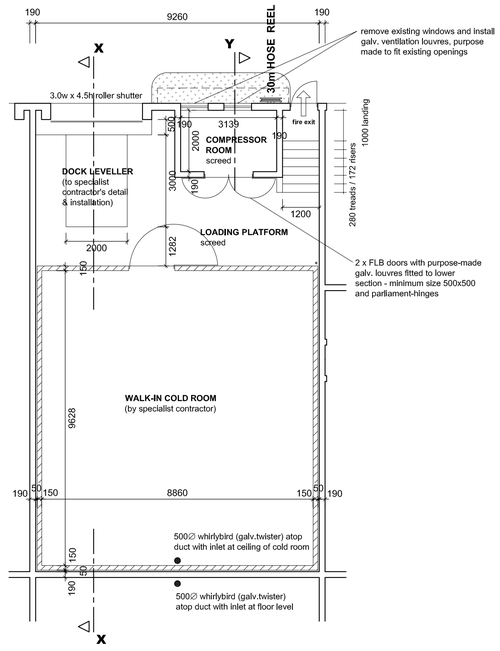
SET OUT FROM MUNICIPAL APPROVED PLANS ONLY

FIGURE DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALING

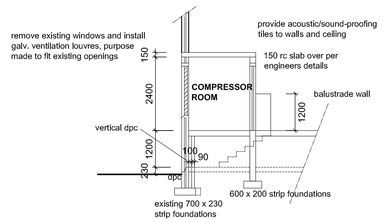
ALL RELEVANT LEVELS, DIMENSIONS AND DETAILS MUST BE VERIFIED ON SITE BY BUILDER. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BEFORE ANY WORK COMMENCES



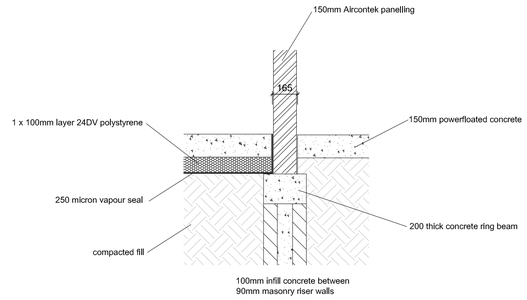
WALL & FOUNDATION LAYOUT
1 in 100



FLOOR PLAN - UNIT 11
1 in 100

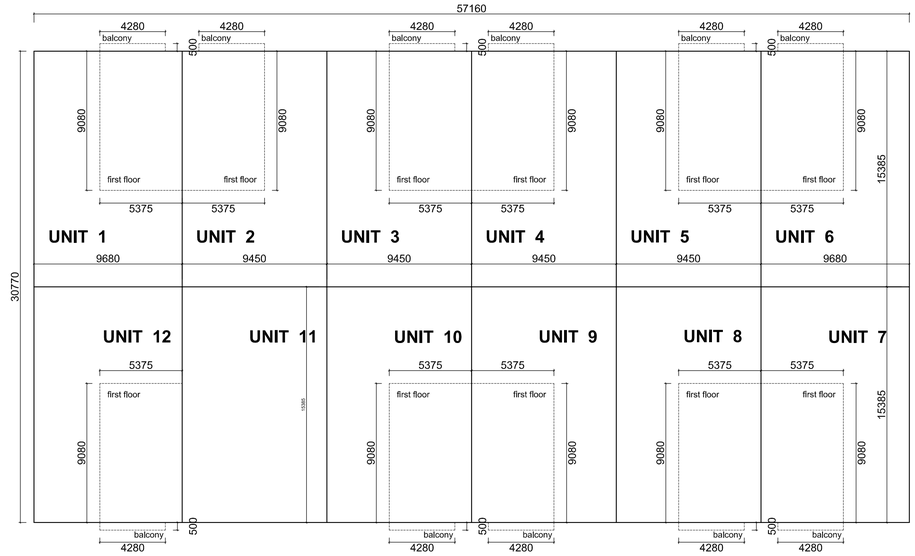


SECTION "Y - Y"
1 in 100

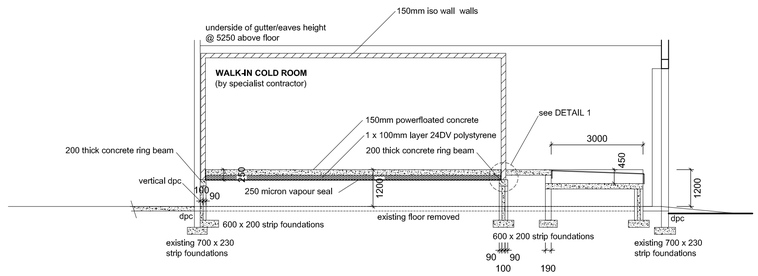


DETAIL '1'
1 in 20

NOTE:
(a) RISER WALLS AND FLOOR CONSTRUCTION MUST BE CHECKED / CERTIFIED BY A REGISTERED STRUCTURAL ENGINEER. CERTIFICATE & APPOINTMENT FORM MUST ACCOMPANY MUNICIPAL PLAN SUBMISSIONS.
(b) DOCKING BAY AND COOLER ROOM TO BE CHECKED BY THE APPLICABLE SPECIALIST CONTRACTORS. ANY CHANGES REQUIRED TO BE COMMUNICATED TO DESIGNER IN WRITING TO FACILITATE CHANGES BEFORE SUBMISSION TO MUNICIPALITY.



LINE DIAGRAM / COVERAGE / BULK
1 : 200



SECTION "X - X"
1 in 100

NATURAL VENTILATION DETAILS

UNITS 1, 6, 7 & 12 :

GROUND FLOOR AREA @ 148.9m²
OPENINGS REQUIRED = 7.45m² (5%)
PROVIDED = 1 x 3.0 x 4.5 = 13.5m²
2 x 0.813 x 2.03 = 3.3m²
1 x 0.9 x 1.2 x 0.5 = 0.5m²
total openable = 17.3m² (11.6%)

FIRST FLOOR AREA @ 48.8m²
OPENINGS REQUIRED = 2.4m² (5%)
PROVIDED = 1 x 2.4 x 2.1 x 0.5 = 2.5m²
1 x 0.6 x 0.6 x 2 = 0.7m²
1 x 0.6 x 0.6 = 0.4m²
total openable = 3.6m² (7.4%)

UNITS 2 to 5 & 8 to 10 :

GROUND FLOOR AREA @ 145.4m²
OPENINGS REQUIRED = 7.8m² (5%)
PROVIDED = 1 x 3.0 x 4.5 = 13.5m²
2 x 0.813 x 2.03 = 3.3m²
1 x 0.9 x 1.2 x 0.5 = 0.5m²
total openable = 17.3m² (11.9%)

FIRST FLOOR AREA @ 48.8m²
OPENINGS REQUIRED = 2.4m² (5%)
PROVIDED = 1 x 2.4 x 2.1 x 0.5 = 2.5m²
1 x 0.6 x 0.6 x 2 = 0.7m²
1 x 0.6 x 0.6 = 0.4m²
total openable = 3.6m² (7.4%)

UNITS 11 only :

GROUND FLOOR AREA @ 145.4m²
OPENINGS REQUIRED = 7.8m² (5%)
PROVIDED = 1 x 3.0 x 4.5 = 13.5m²
2 x 0.813 x 2.03 = 3.3m²
1 x 0.9 x 1.2 x 0.5 = 0.5m²
total openable = 17.3m² (11.9%)

FIRST FLOOR AREA - no 1st floor

BULK / COVERAGE / PARKING

SITE AREA = 4120m²

UNITS 1, 6, 7 &12
ground floor = 148.9m²
first floor = 48.8m²
balcony = 2.1m²
TOTAL/UNIT = 198.8m²

UNITS 2 to 5 and 8 to 10
ground floor = 145.4m²
first floor = 48.8m²
balcony = 2.1m²
TOTAL = 196.3m²

UNIT 11
ground floor = 145.4m²
balcony = 2.1m²
TOTAL = 147.5m²

TOTAL BULK = 2316.8m² / 56.2%

COVERAGE = 1780m² / 43.2%

PARKING
(@ 2 per 1st 100m² + 1 per following 100m²)
required @ 3 / unit = 36
no. of bays provided = 36

THE GABLES

project :

OFFICES and FACTORIES
for PORT FERRY PROPERTIES cc,
ERF 34636, PRIME PARK
MONTAGUE GARDENS.

owner ..... date .....

The S.A.Council for the Architectural Profession-Reg. No. ST 0658-PrSArchT

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designer.....date.....

date : **24 MARCH 2006**

SHEET 6 of 6

scale: **1 in 200 & n.t.s.**

revisions: