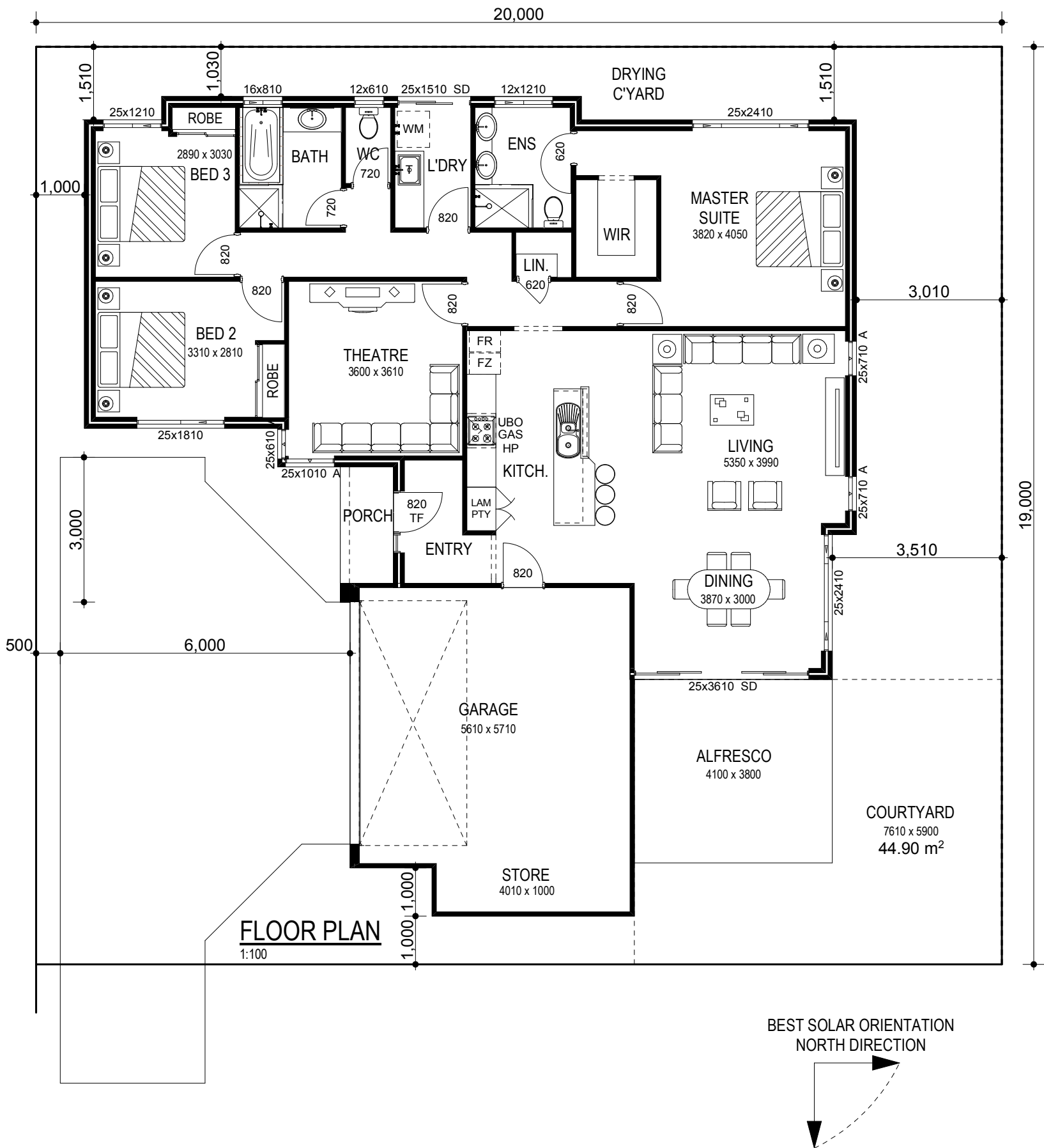
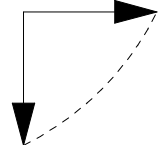


18m WIDE x 19m (18m min) DEEP REAR STRATA

3 x 2 w/- THEATRE DESIGN



BEST SOLAR ORIENTATION
NORTH DIRECTION



28c CEILING THROUGHOUT,
UNLESS NOTED OTHERWISE.

SITE COVER CALC'S:
SITE COVER = 188.32m²
R30/R40 = SITE AREA: 343m² MIN
R20 = SITE AREA: 377m² MIN
NOTE: R20 C'YARD = 30m²

Floor Areas			
Floor	Location	Area	Perimeter
Ground floor			
	GARAGE & STORE	38.26	25.56
	HOUSE	147.33	56.12
	PORCH	2.73	7.80
		188.32 m²	

NOTES:
NOTE: R20 C'YARD = 30m²
DESIGNED TO SUIT MIN. 18m x 19m BLOCK.
CAN PLACE GARAGE ON BOUNDARY MAKING FIT ON 18m x 18m BLOCK.
CAN MAKE THEATRE 4TH BEDROOM DUE TO LOCATION NEAR MINOR BEDROOMS.
* 20m x 18m BLOCK = CAN ADD 4TH BEDROOM BETWEEN L'DRY & ENS BY:
MOVE M/S & ENS TO RHS x 2m, REMOVE 1 SHELF IN WIR & 300mm FROM M/S = 2.7m WIDE BEDROOM.

**domain
HOMES**

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