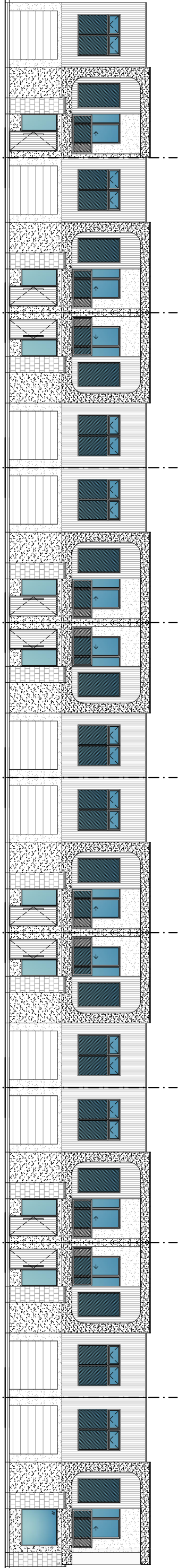


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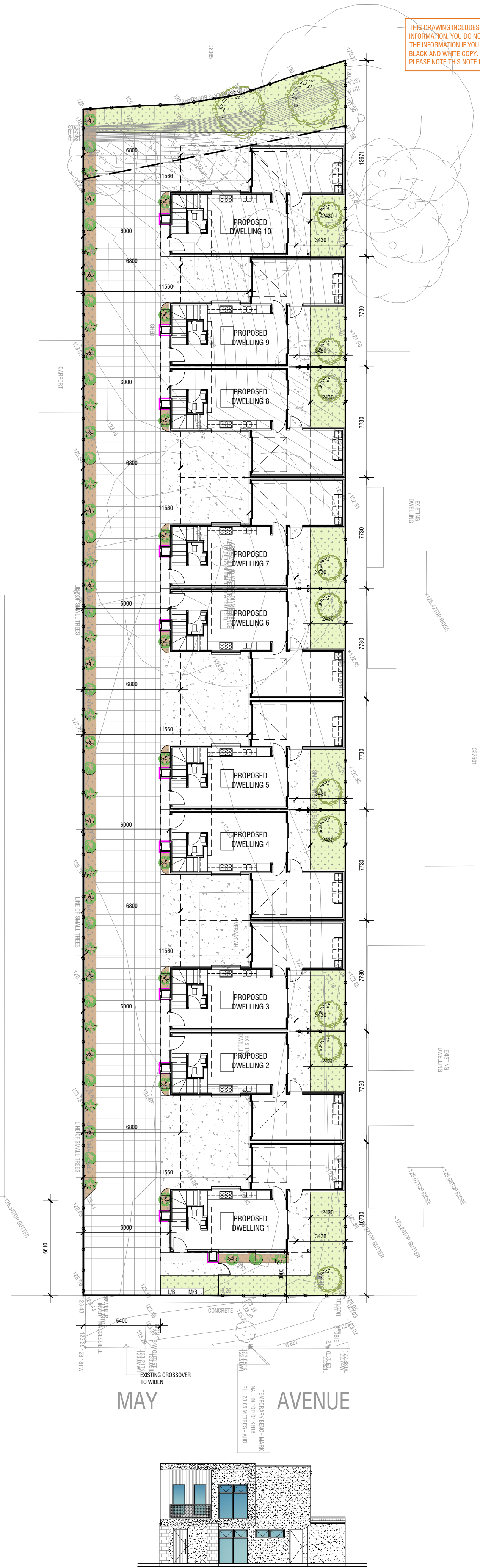
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LANDSCAPE LEGEND			
CONCRETE GRASS MULCH PERMEABLE PAVING			
TREES			
		BOTANICAL NAME: ROBINIA COMMON NAME: MOP TOP MATURE HEIGHT: 5-10 m MATURE SPREAD: 4 m	
		BOTANICAL NAME: CUPRESSUS COMMON NAME: PENCIL PINE MATURE HEIGHT: 4 m MATURE SPREAD: 0.8 m	
SHRUB			
		BOTANICAL NAME: ABELIA COMMON NAME: DWARF ABELIA MATURE HEIGHT: 1 m MATURE SPREAD: 1 m	
		BOTANICAL NAME: LEUCOPHYTA COMMON NAME: CUSHION BUSH MATURE HEIGHT: 1 m MATURE SPREAD: 1.5 m	
		BOTANICAL NAME: LOMANDRA COMMON NAME: LITTLE LIME MATURE HEIGHT: 0.30-0.60 m MATURE SPREAD: 0.30-0.60 m	
FENCING			
1800mm HIGH GOOD NEIGHBOR FENCING COLORBOND WOODLAND GREY.			

STREETSCAPE
COMMON DRIVEWAY



EXISTING
UNITS



THIS DRAWING INCLUDES COLOURED INFORMATION. YOU DO NOT HAVE ALL THE INFORMATION IF YOU ONLY HAVE A BLACK AND WHITE COPY. PLEASE NOTE THIS NOTE IS IN ORANGE.

BOUNDARY/SURVEY/SETOUT:

REFER TO WD-00 FOR ALL GENERAL/ BUILDING NOTES

ARCHITECTURALS BY 365 STUDIO IS INDICATIVE FOR BUILDING SETOUT PURPOSE ONLY. PRIOR TO ANY CONSTRUCTION REFER TO SURVEYOR DRAWINGS AND ENGINEERING CIVIL PLAN FOR SITE LEVELS, CONTOURS, BENCH MARKS, SERVICE LOCATIONS. BUILDER TO ORGANISE A CERTIFIED SURVEY PRIOR TO ANY CONSTRUCTION IS COMMENCED. BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PLANS TO BE READ IN CONJUNCTION WITH THE ENGINEERS AND SURVEYORS DRAWINGS/ DETAILS. BUILDER TO CONFIRM ENGINEER DRAWINGS ARE UPDATED

BRUSH FENCE NOTE:

THERE WILL NOT BE ANY BRUSH FENCES WITHIN 3M OF THE PROPOSED BUILDING WORKS. ANY BRUSH FENCES THAT ARE WITHIN 3M OF THE PROPOSED WORKS/DWELLING ARE TO BE REMOVED BY THE OWNER & REPLACED WITH A NON-COMBUSTIBLE MATERIAL THAT MUST COMPLY WITH BCA REQUIREMENTS

STORM-WATER / RAINWATER TANK NOTE:

REFER TO ENGINEERS CIVIL PLAN FOR ALL LEVELS, RETAINING WALLS, STORMWATER DRAINAGE PLAN AND RAINWATER TANK SPECIFICATIONS

CHANGES:

ISSUE H - CHANGES
ISSUE I - CHANGES
ISSUE J - CHANGES
ISSUE K - CHANGES

SITE COVERAGE		m ²
SITE AREA - TOTAL		1535.60
DWELLING AREA - TOTAL		853.40
TOTAL		55.57%

SOFT LANDSCAPE		m ²
SITE AREA - TOTAL		1535.60
LANDSCAPE - TOTAL		242.40
PERMEABLE PAVING		370.80
TOTAL		39.93%

AREAS		m ²
SITE AREA - TOTAL		1535.60
PRIVATE OPEN SPACE - D1		48.90
PRIVATE OPEN SPACE - D2:10		24.60

ISSUE	AMENDMENT	DATE
A	PLANNING ISSUE	24.03.2026
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WWW.365STUDIO.COM.AU

CLIENT: KAIZEN PROJECTS

PROJECT: PROPOSED DEVELOPMENT

ADDRESS: 5 MAY AVENUE, MODBURY

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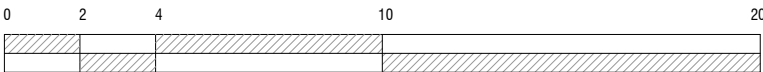


PROPOSED SITE PLAN

SCALE 1:200

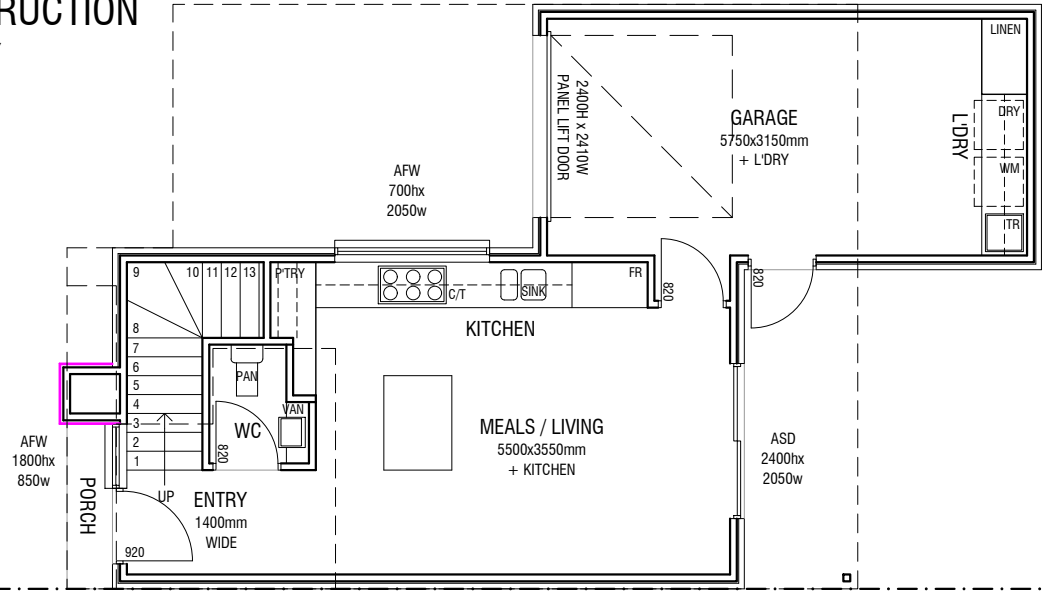


STREETSCAPE
MAY AVENUE

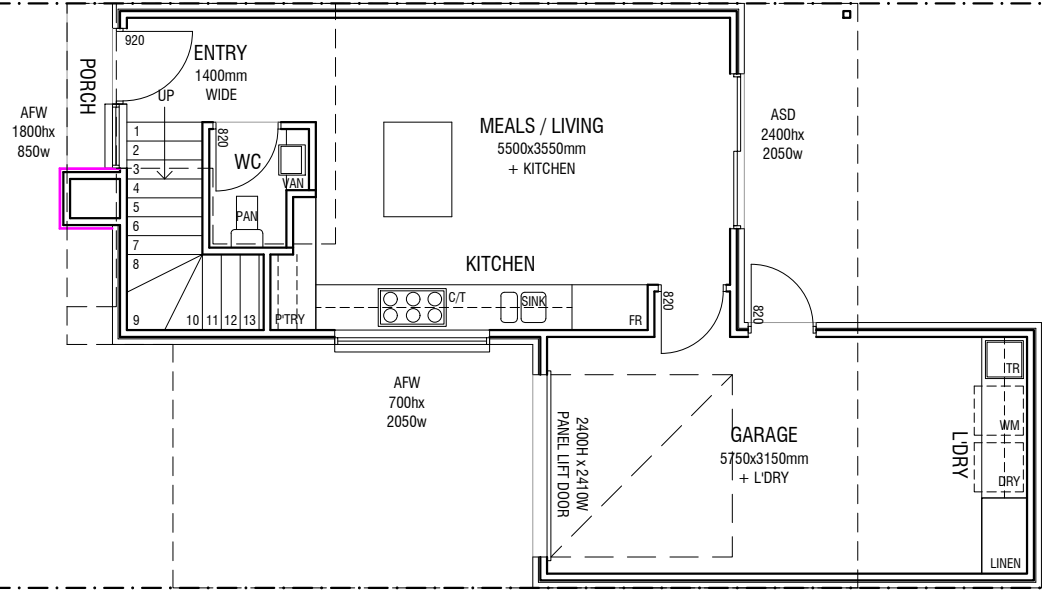


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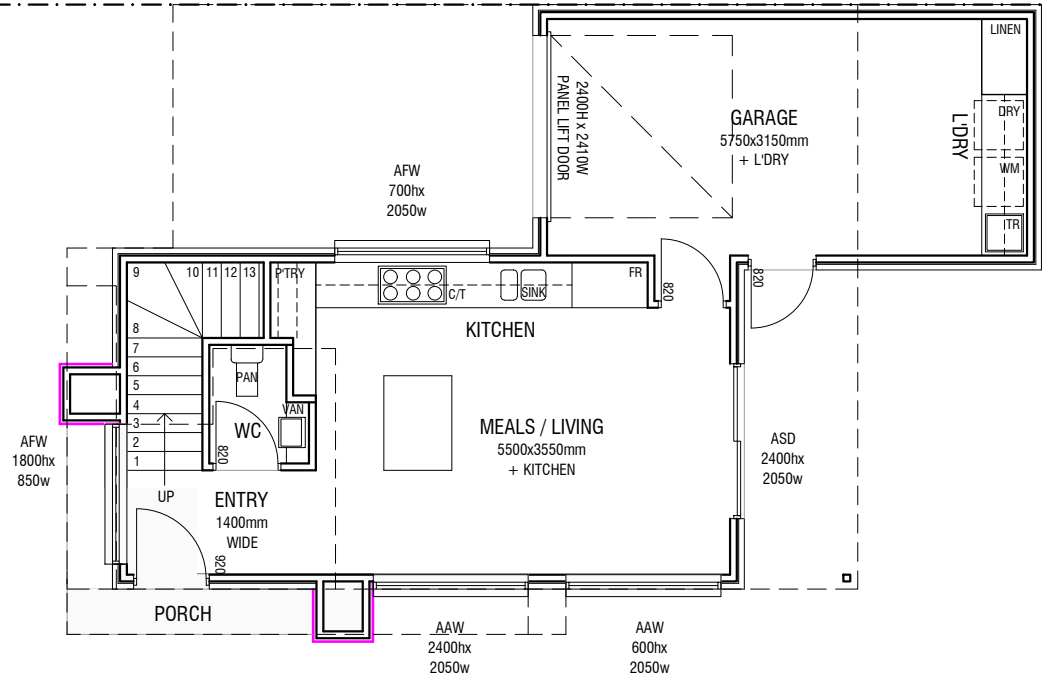
DWELLING 3/5/7/9/10



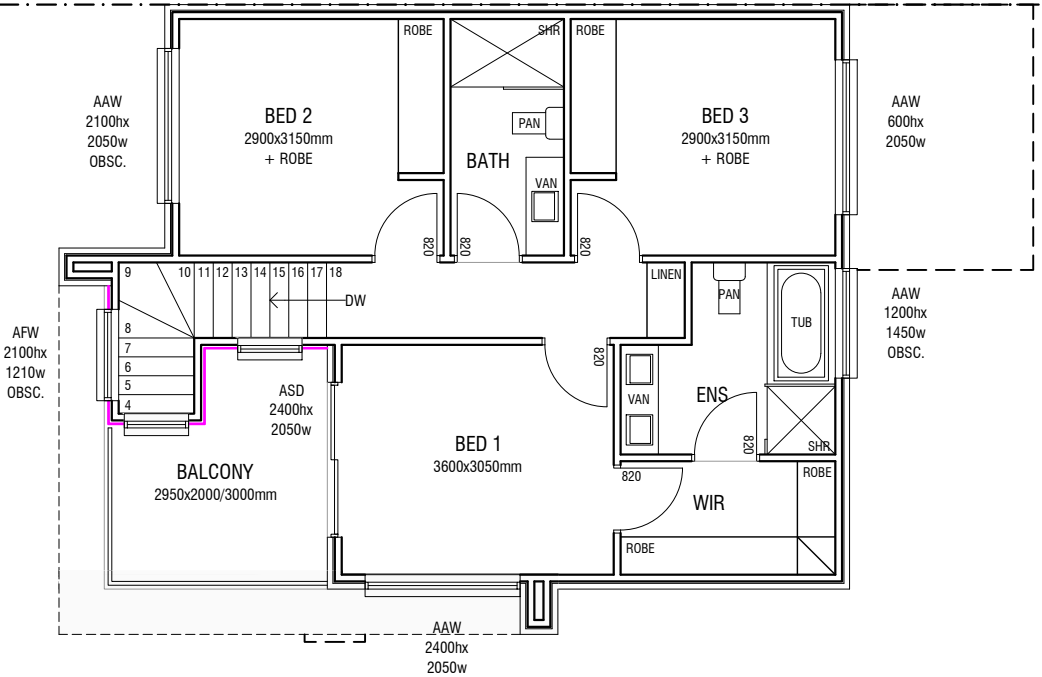
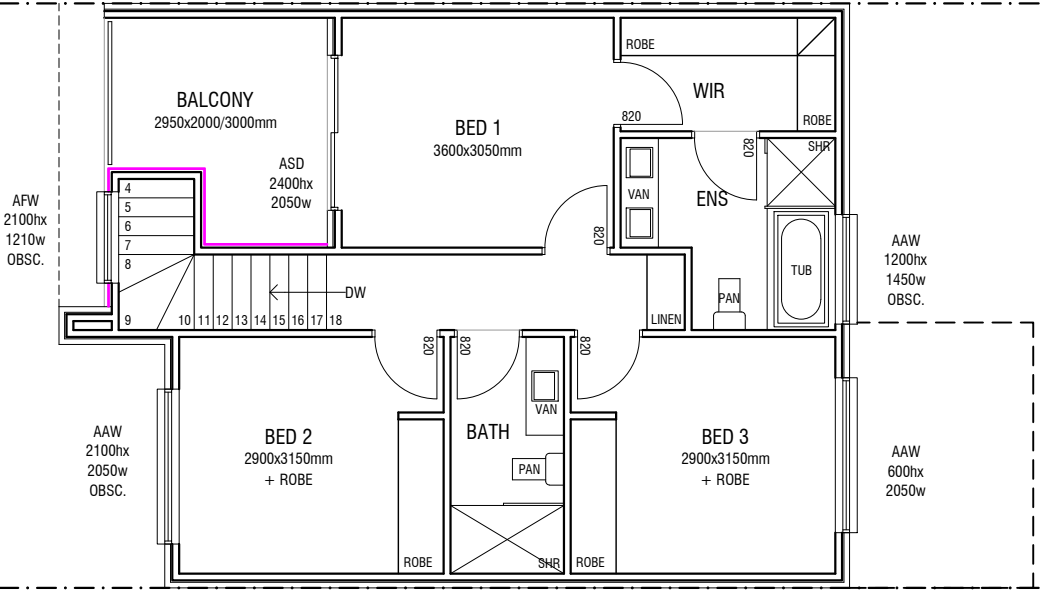
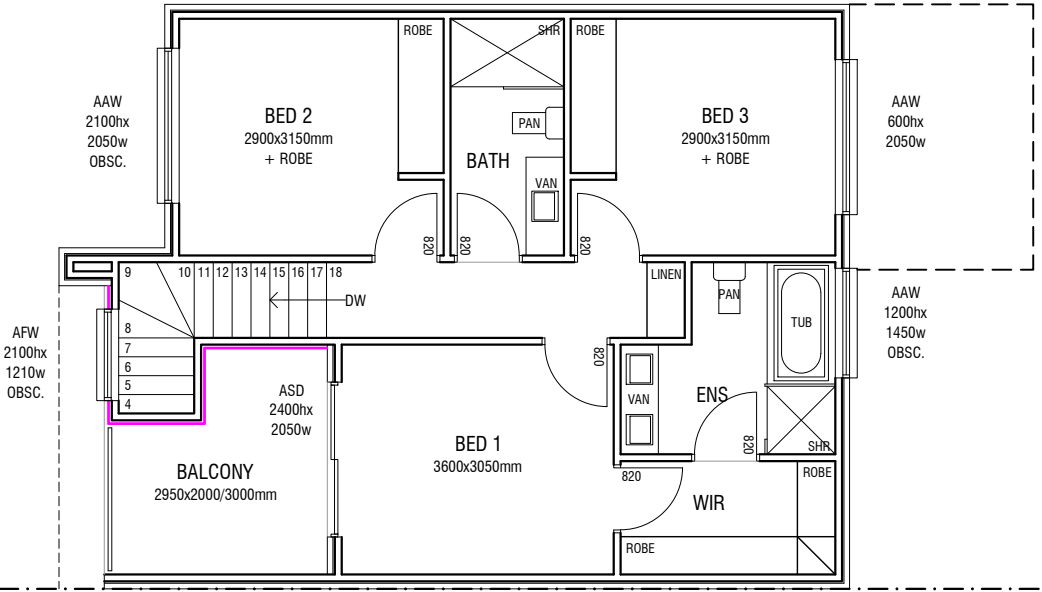
DWELLING 2/4/6/8



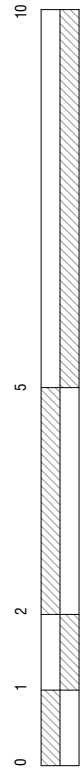
DWELLING 1



PROPOSED LOWER FLOOR PLANS - D1:10 SCALE 1:100



PROPOSED UPPER FLOOR PLANS - D1:10 SCALE 1:100



AREAS (D1:10)		m ²
LOWER LIVING		36.90
UPPER LIVING		65.80
GARAGE		24.00
PORCH		1.30
BALCONY		8.00
TOTAL		136.00

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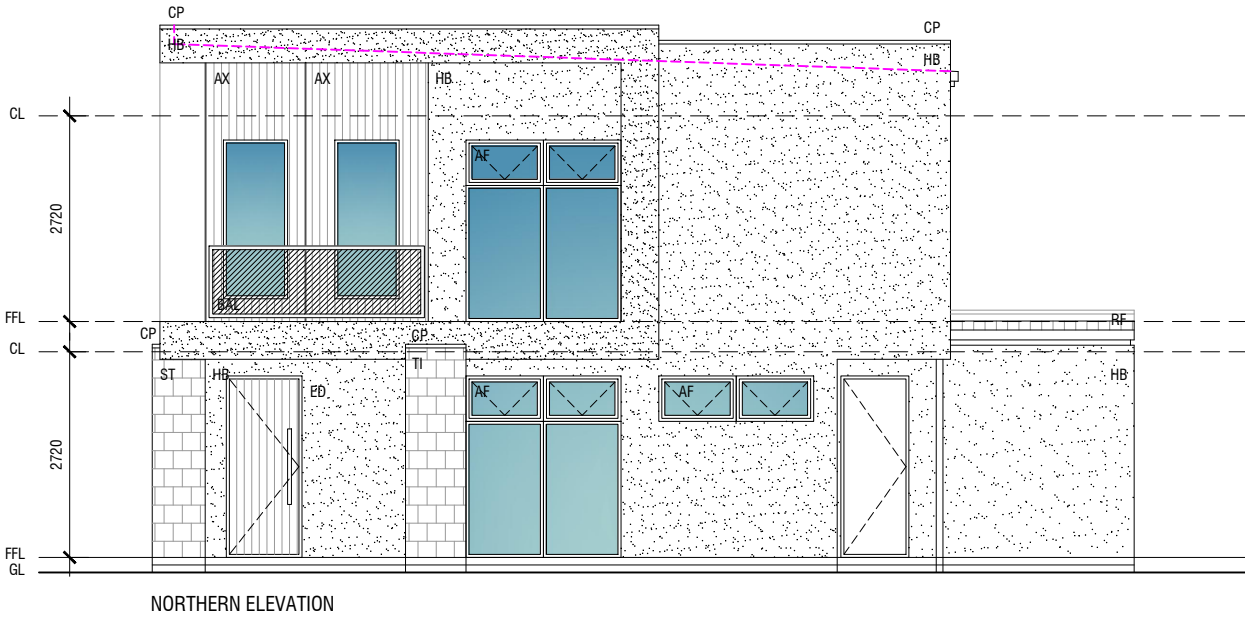
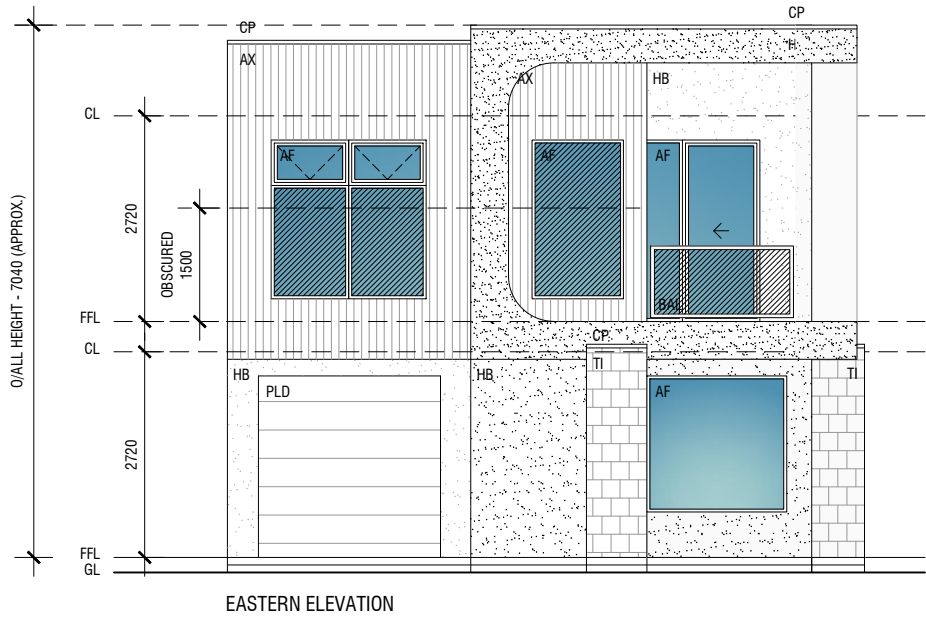
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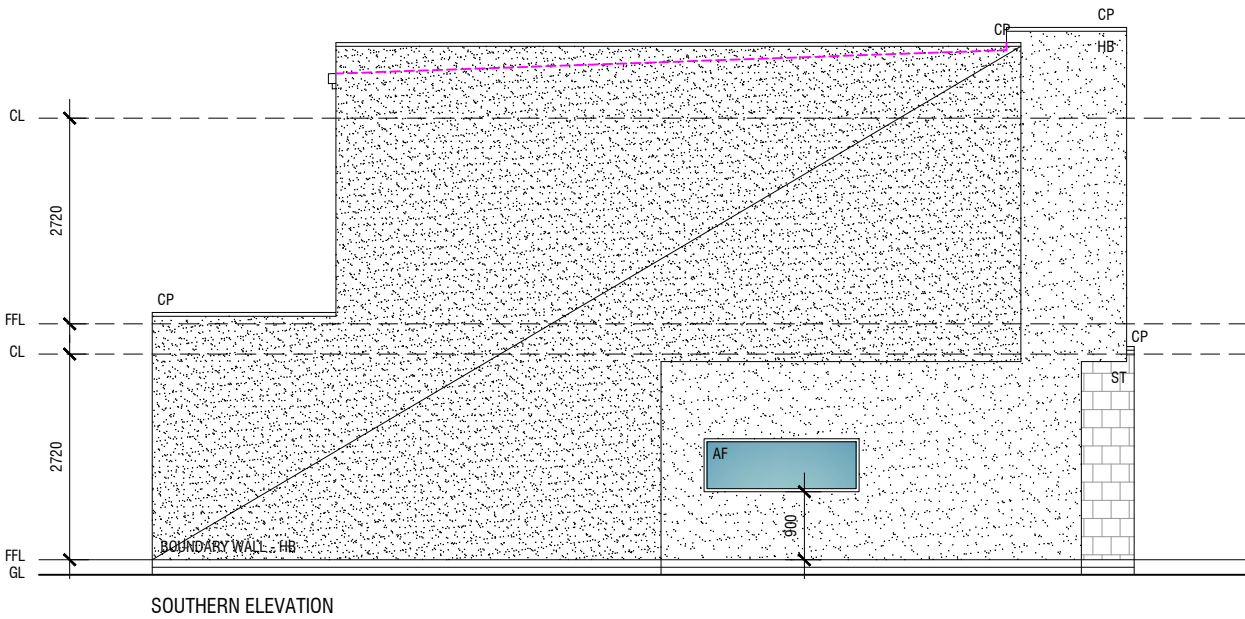
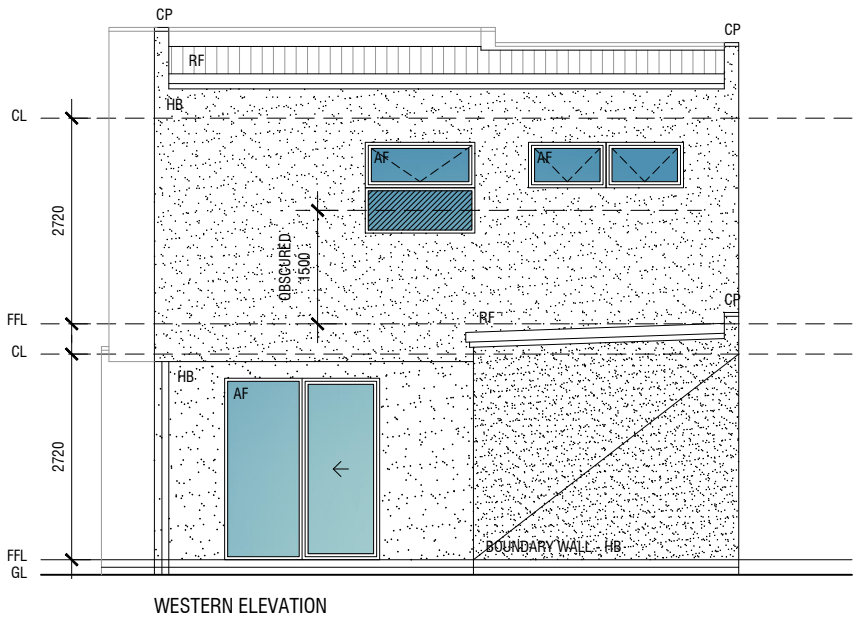
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AXON CLAD	AX	AXON CLADDING 133mm SMOOTH
FEATURE	TI	SELECTED TILE CLADDING
DOORS & WINDOWS	AF	BLACK ALUMINUM FRAMES
ENTRY DOOR	ED	CORINTHIAN - SHIPLAP WESTERN RED CEDAR
PANEL-LIFT DOOR	PLD	COLORBOND - SURFMIST
ROOF/FASCIA	RF	COLORBOND ROOF @ 2° PITCH MONUMENT
GUTTER	GT	COLORBOND - MONUMENT
CAPPING	CP	COLORBOND - SURFMIST
BALUSTRADE	BAL	SELECTED BALUSTRADE



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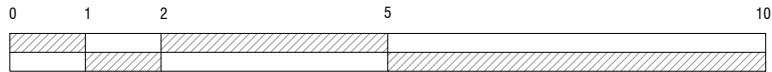
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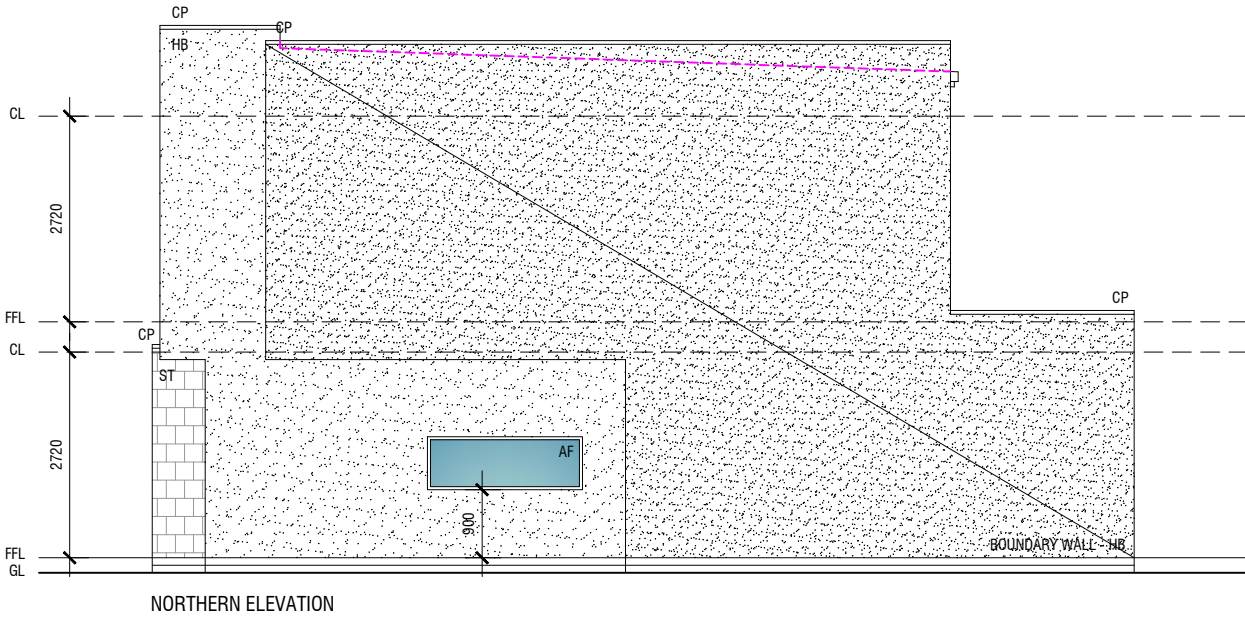
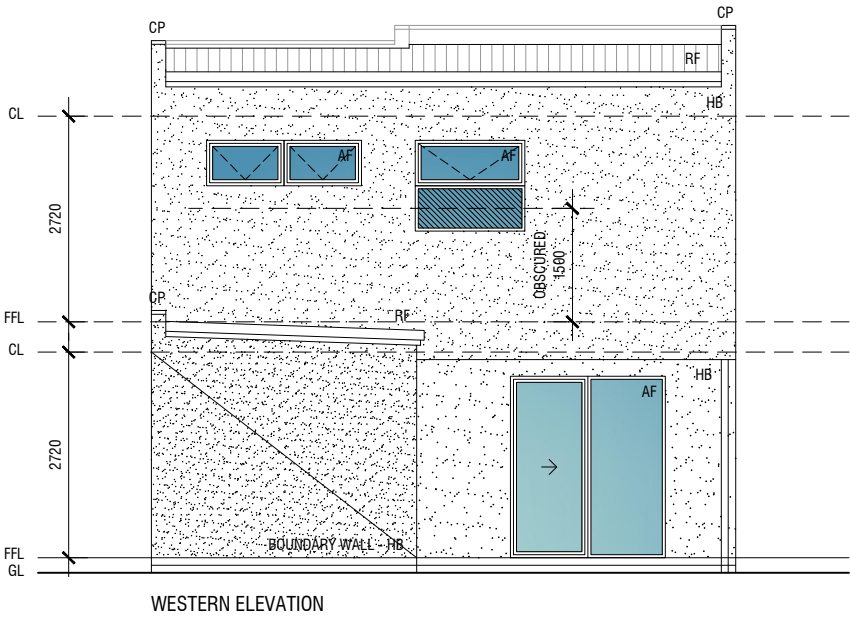
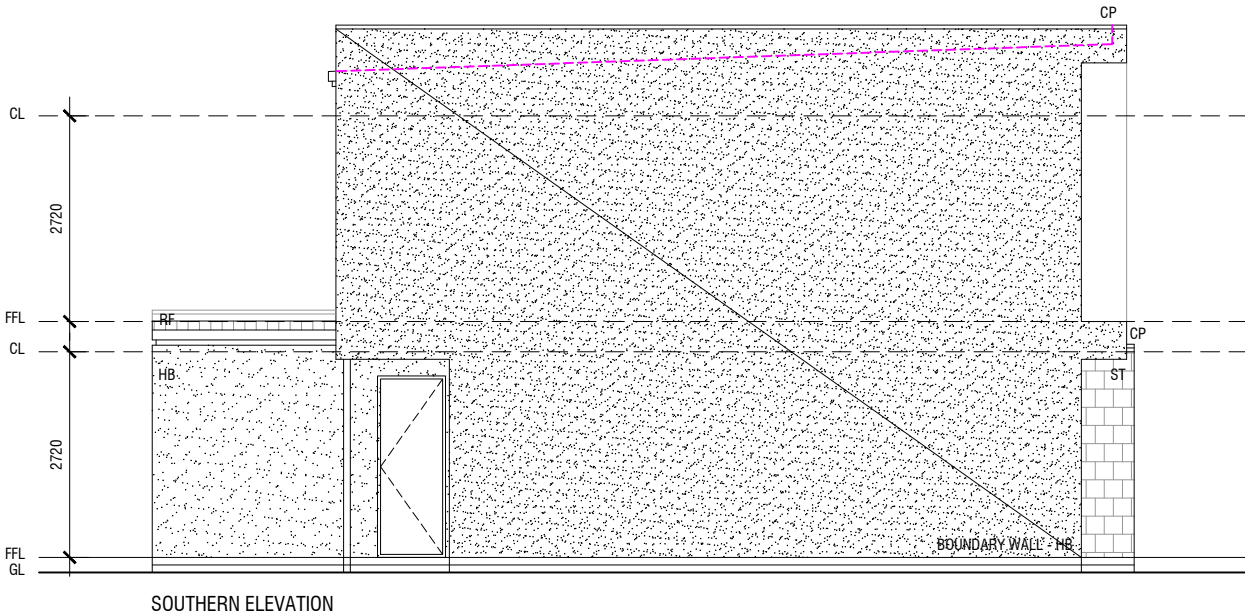
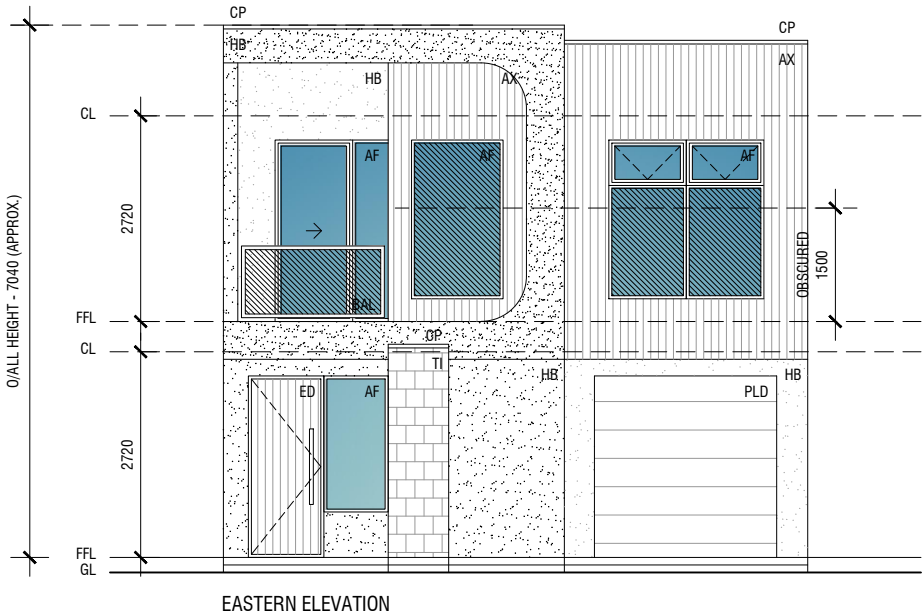
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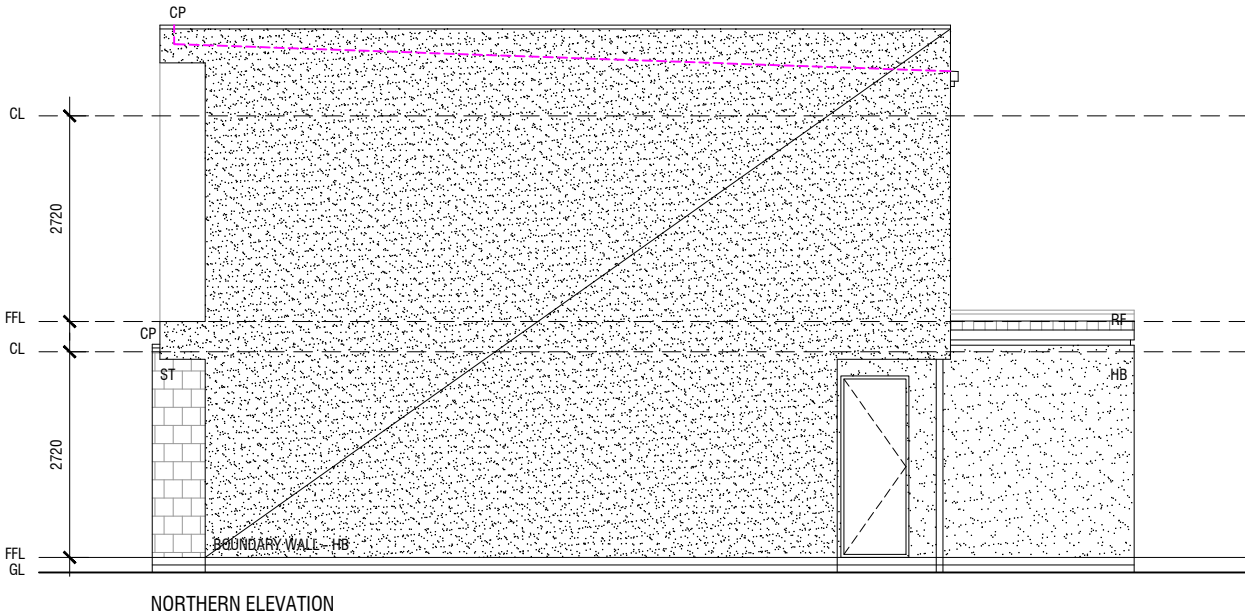
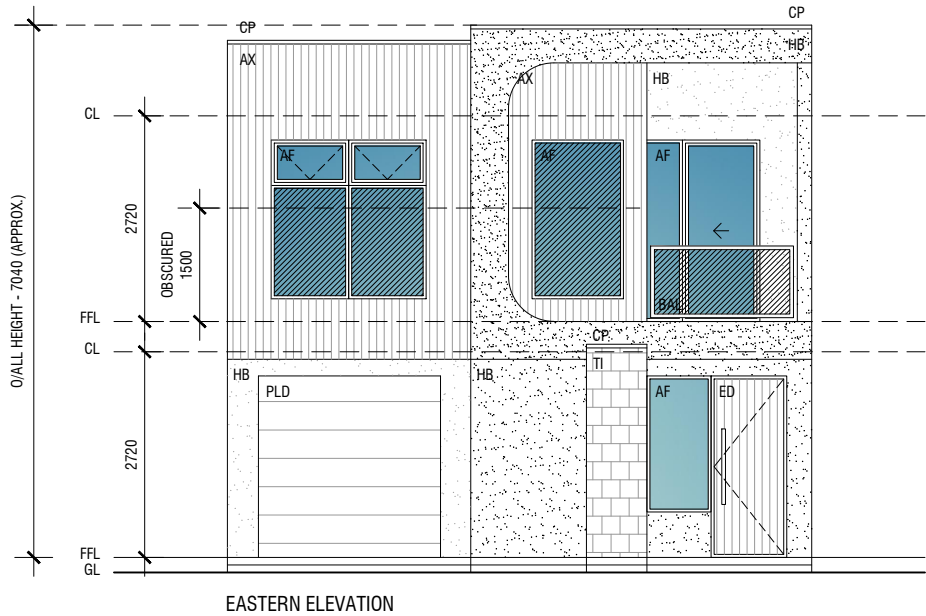
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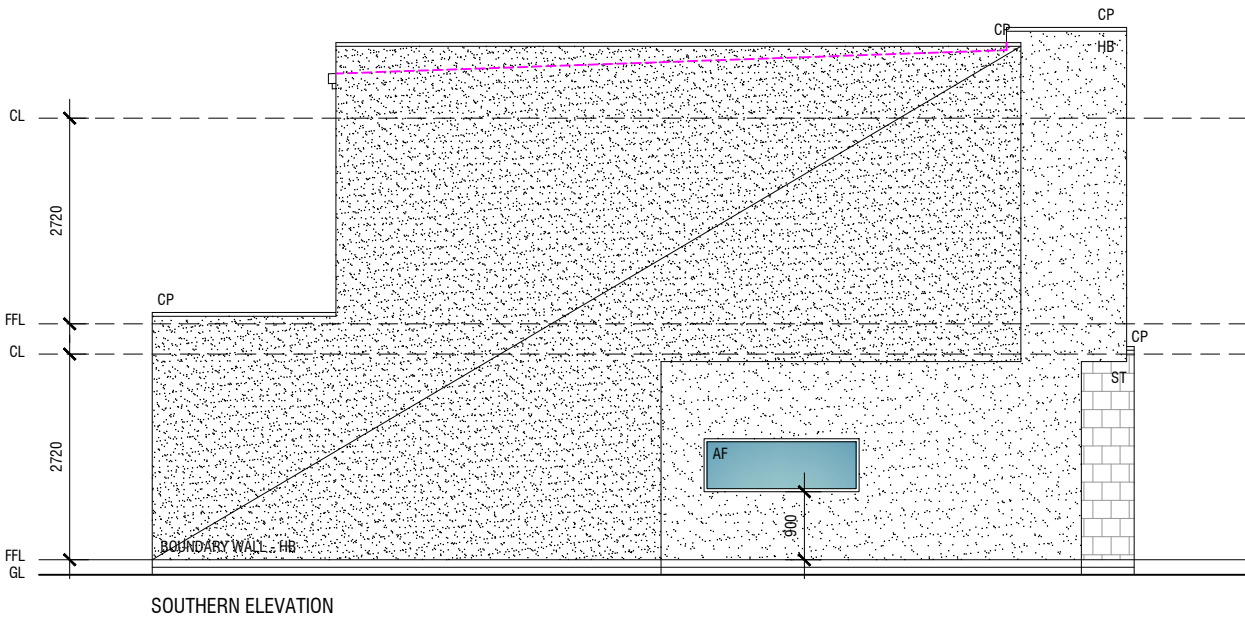
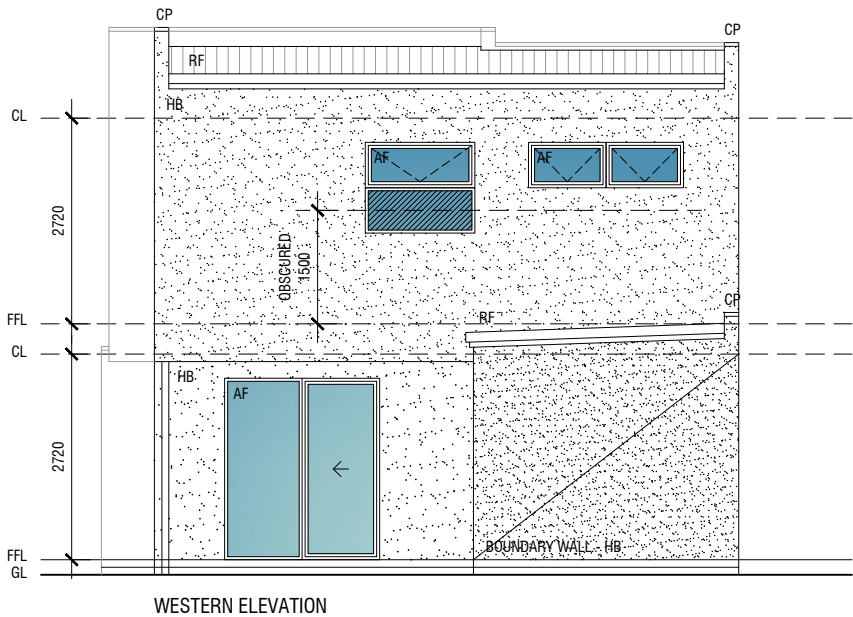
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