AREA ANALYSIS FOR LOT 1:

TOTAL SITE AREA = 4921.43 SQ METERS

PROPOSED BUILDING:

STORE 1	=	133.30m2
STORE 2	=	127.50m2
STORE 3	=	122.90m2
STORE 4	=	118.80m2
STORE 5	=	113.60m2
STORE 6	=	108.90m2
STORE 7	=	104.30m2
STORE 8	=	112.90m2
STORE 9	=	97.60m2
STORE 10 - 15	=	96.80m2
STORE 16	=	109.90m2
STORE 17	=	136.40m2
STORE 18	=	136.40m2
WH. 1	=	202.90m2 + F/FOOR OFFICE = 54.60m2
WH. 2	=	196.40m2 + F/FLOOR OFFICE = 59.90m2

TOTAL BUILDING AREA 2517.10SQ METERS

SITE COVERAGE: 51.14%

CARPARK ANALYSIS

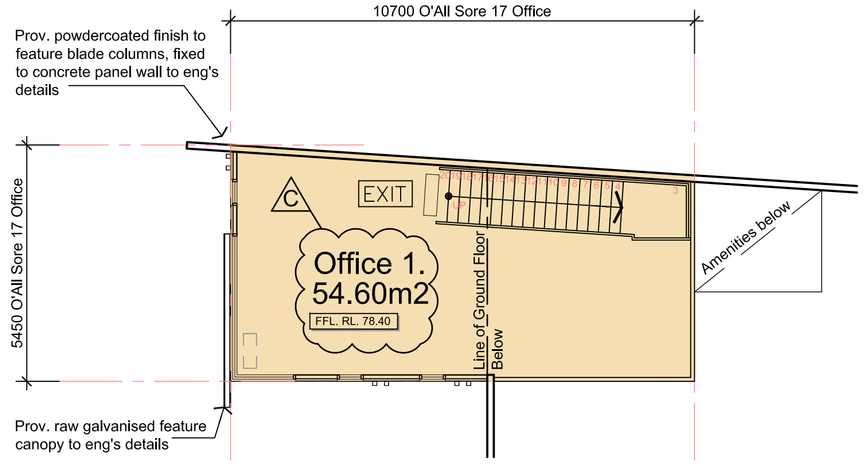
STORE :
Stores occupy 79.60% overall site area x 10% = 3917.40m2 x 10% = 391.75m2 of required carparking
Typical 2.6 x 4.9m carspace = 12.74m2 each space.
391.75m2 / 12.74m2 = 27.90 > 31 carspaces

WAREHOUSE: 399.30m2
(**324.50** m2 net - minus loading bays 54.80m2 & - minus stair voids 20.00m2)
Carspace Required @ 1.5/100M2 + 2 Carspaces per tenancy = 9 Cars

OFFICES: 114.50m2
Carspace Required @ 3.5/100M2 = 4 Cars

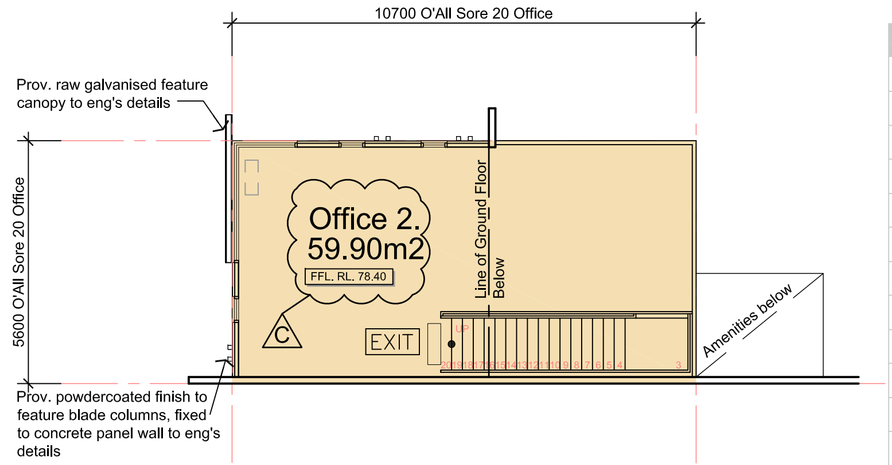
TOTAL CARSPACE REQUIRED : 44
TOTAL CARSPACE PROVIDED: 54

NOTE:
THE MAXIMUM SIZE OF VEHICLE TO ACCESS THE SITE IS MEDIUM RIGID VEHICLE 8.8M LONG



First Floor Plan

SCALE 1:100
(Store 17)



First Floor Plan

SCALE 1:100
(Store 20)

Ground Floor Plan

SCALE 1:200

REVISIONS

NO.	DATE.	DESCRIPTION.	APP'D
A	18.03.13	TOWN PLANNING SUBMISSION 1ST ISSUE	A.M
B	25.03.13	AMENDMENTS AS PER CLIENT REQUESTS	A.M
C	15.05.13	TOWN PLANNING RFI AMENDMENTS	A.M

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PROJECT

PROPOSED WAREHOUSE DEVELOPMENT
AT: LOT 1 THOMSONS RD, KEILOR PARK.

CLIENT

CORPLEX

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Design. Build. Manage.

MEMBERS OF

DRAWING TITLE

SITE PLAN
(ENLARGED SCALE)

ORIENTATION

DATE FEB.2013	SCALE 1:200	DRG NO.TP02
DRAWN A.M	CHECKED B.B.	JOB NO. 130301