



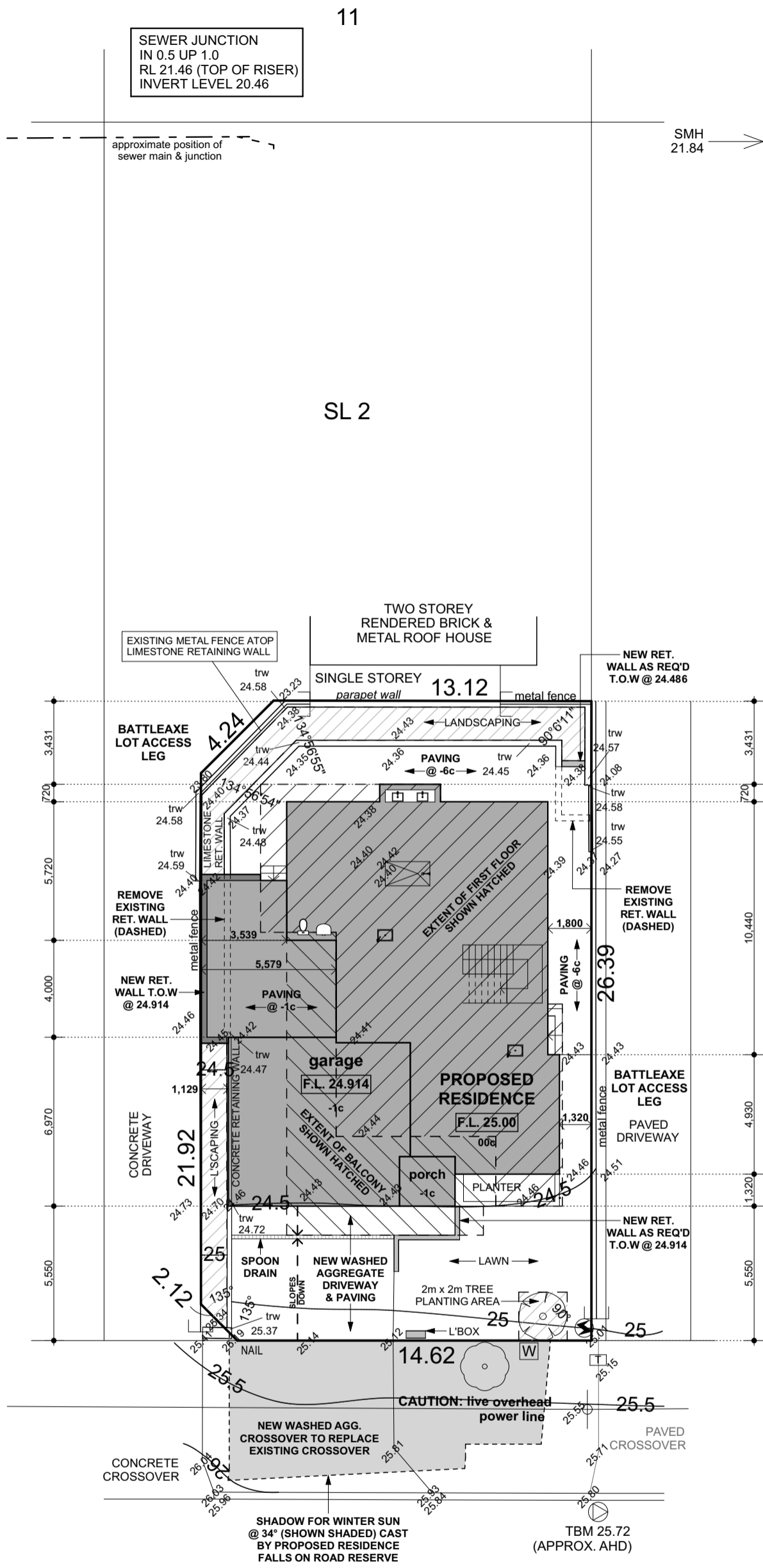
**AMENDED PLANNING**

**PROPOSED MARICIC RESIDENCE**

**13 OZONE ROAD, MARMION**

**T A S C O N E  
D E S I G N**

**DISCLAIMER NOTE**  
 PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF DRAWINGS, IT IS THE BUILDERS RESPONSIBILITY TO CHECK ALL DRAWINGS BEFORE ANY CONSTRUCTION COMMENCES



**OZONE ROAD**

**PROPOSED SITE PLAN**  
 SCALE 1:200

SITE AREAS		
TOTAL LOT AREA	420m <sup>2</sup>	
BUILDING AREA (SITE COVER)	192.81m <sup>2</sup>	45.91%
OPEN SPACE	227.19m <sup>2</sup>	54.09%

SHADOW AREAS	
SHADOW CAST BY PROPOSED RESIDENCE FALLS ENTIRELY WITHIN ROAD RESERVE, DOES NOT AFFECT NEIGHBOURING SITES	

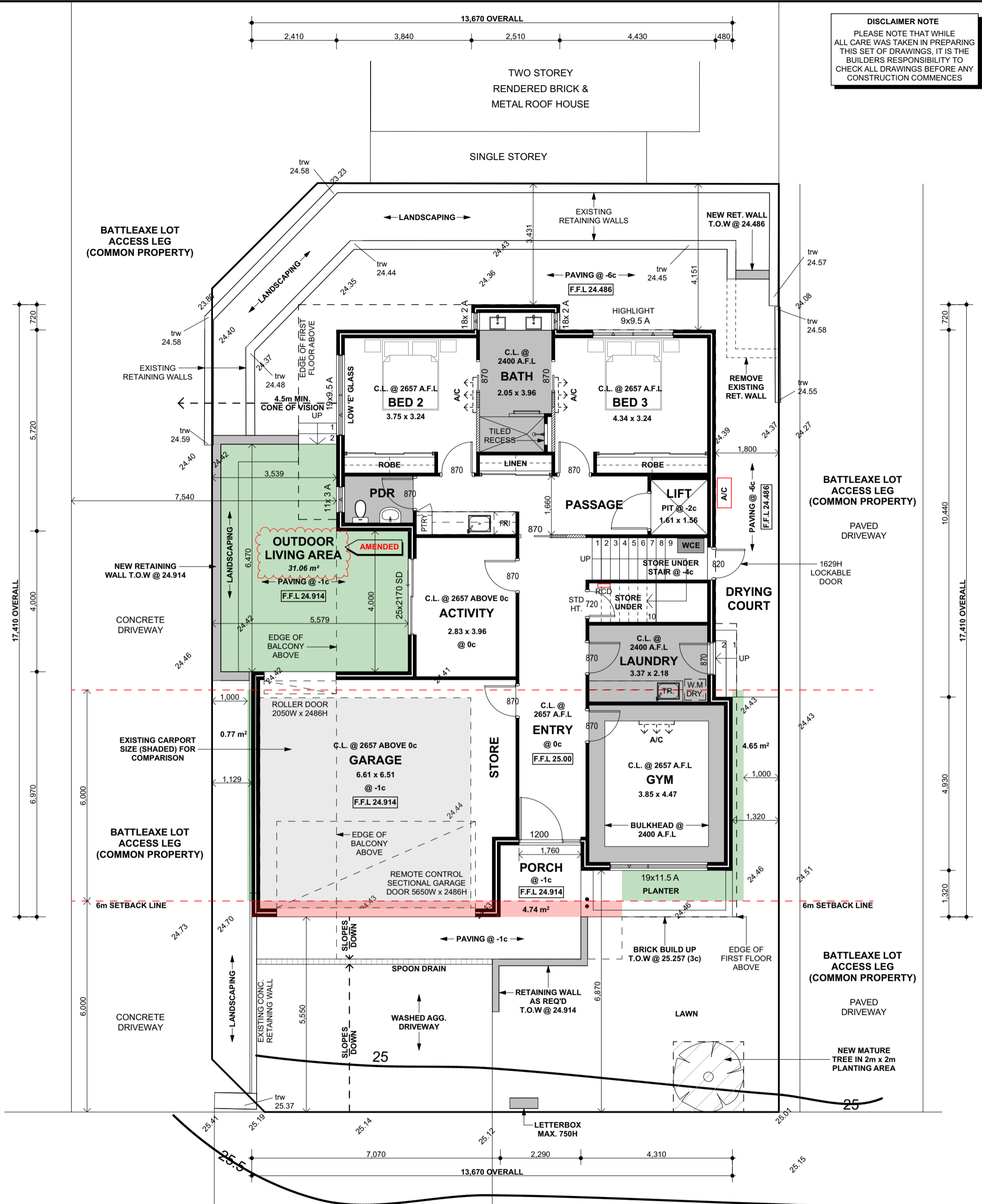


**AREAS**

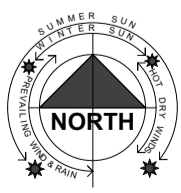
1) GARAGE	50.74
1) GROUND LIVING	132.26
1) OUTDOOR LIVING	31.95
1) PORCH	4.67
2) BALCONY	51.78
2) UPPER LIVING	154.17
<b>TOTAL</b>	<b>425.57 m<sup>2</sup></b>

AMENDED PLANNING

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**GROUND FLOOR PLAN**  
 SCALE 1:100



**AREAS**

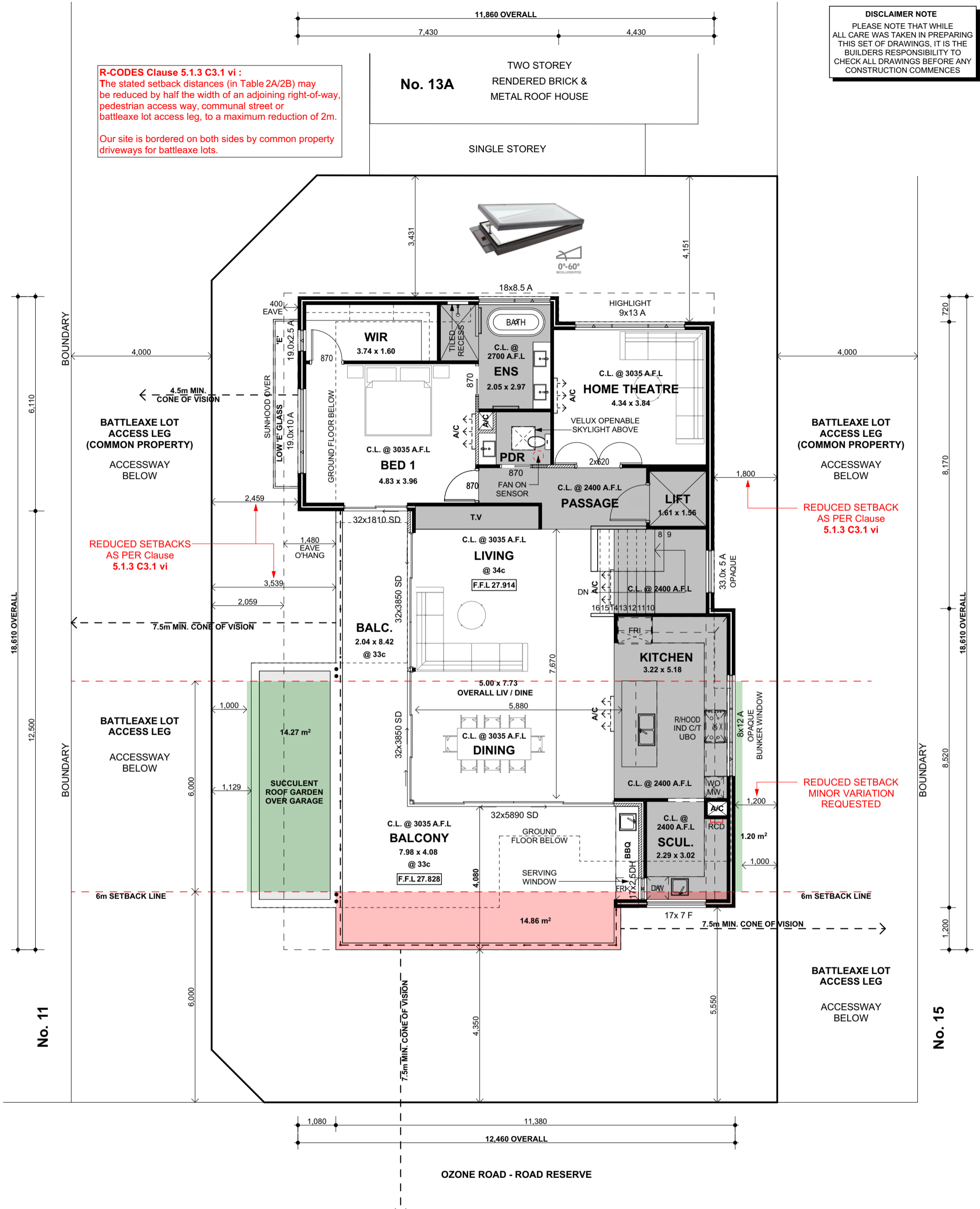
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AMENDED PLANNING

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**R-CODES Clause 5.1.3 C3.1 vi :**  
The stated setback distances (in Table 2A/2B) may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m.  
  
Our site is bordered on both sides by common property driveways for battleaxe lots.

**No. 13A**  
TWO STOREY  
RENDERED BRICK &  
METAL ROOF HOUSE  
  
SINGLE STOREY



**UPPER FLOOR PLAN**  
SCALE 1:100

**AREAS**

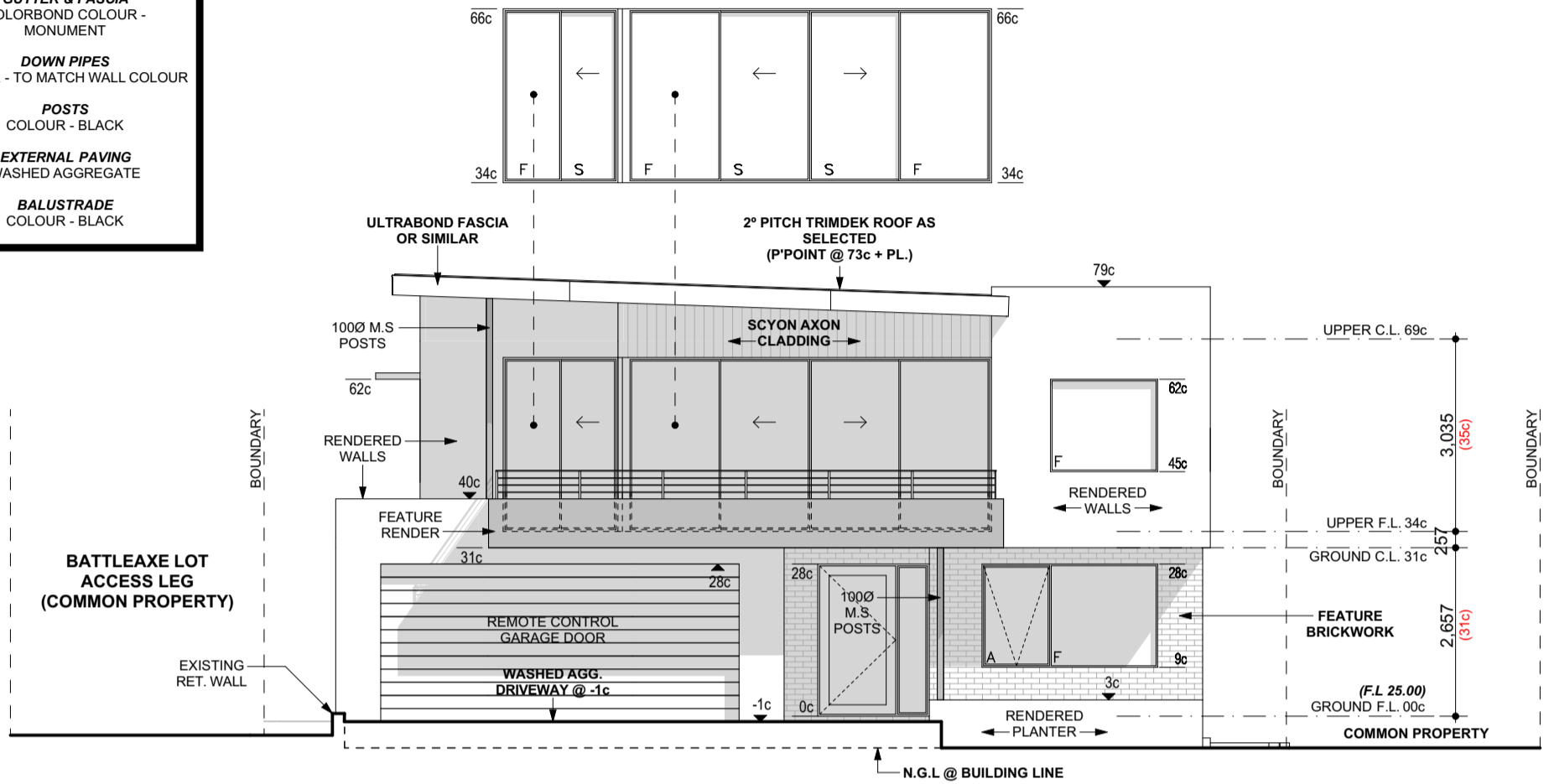
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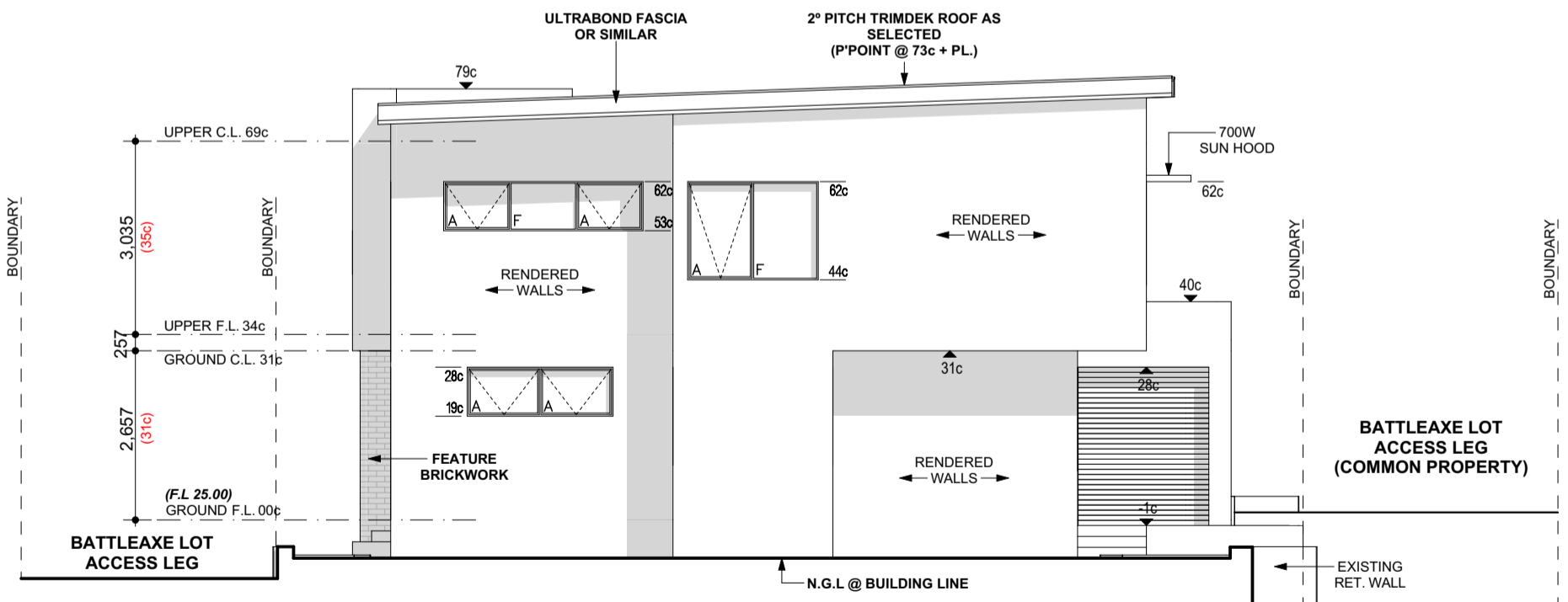
**FINISHES SCHEDULE**

- EXTERNAL WALLS**  
 RENDERED BRICK FINISH  
 MAIN COLOUR - SURFMIST /  
 WOODLAND GREY FEATURE  
 SCYON AXON CLADDING  
 COLOUR - MONUMENT  
 FEATURE BRICK - AUSTRAL  
 SIMMENTAL SILVER
- ROOF COVER**  
 CUSTOM ORB COLORBOND  
 COLOUR - MONUMENT
- WINDOW FRAMES**  
 ALUMINIUM COLOUR - BLACK
- GUTTER & FASCIA**  
 COLORBOND COLOUR -  
 MONUMENT
- DOWN PIPES**  
 COLOUR - TO MATCH WALL COLOUR
- POSTS**  
 COLOUR - BLACK
- EXTERNAL PAVING**  
 WASHED AGGREGATE
- BALUSTRADE**  
 COLOUR - BLACK



**PROPOSED ELEVATION 1 - SOUTH**

SCALE 1:100



**PROPOSED ELEVATION 3 - NORTH**

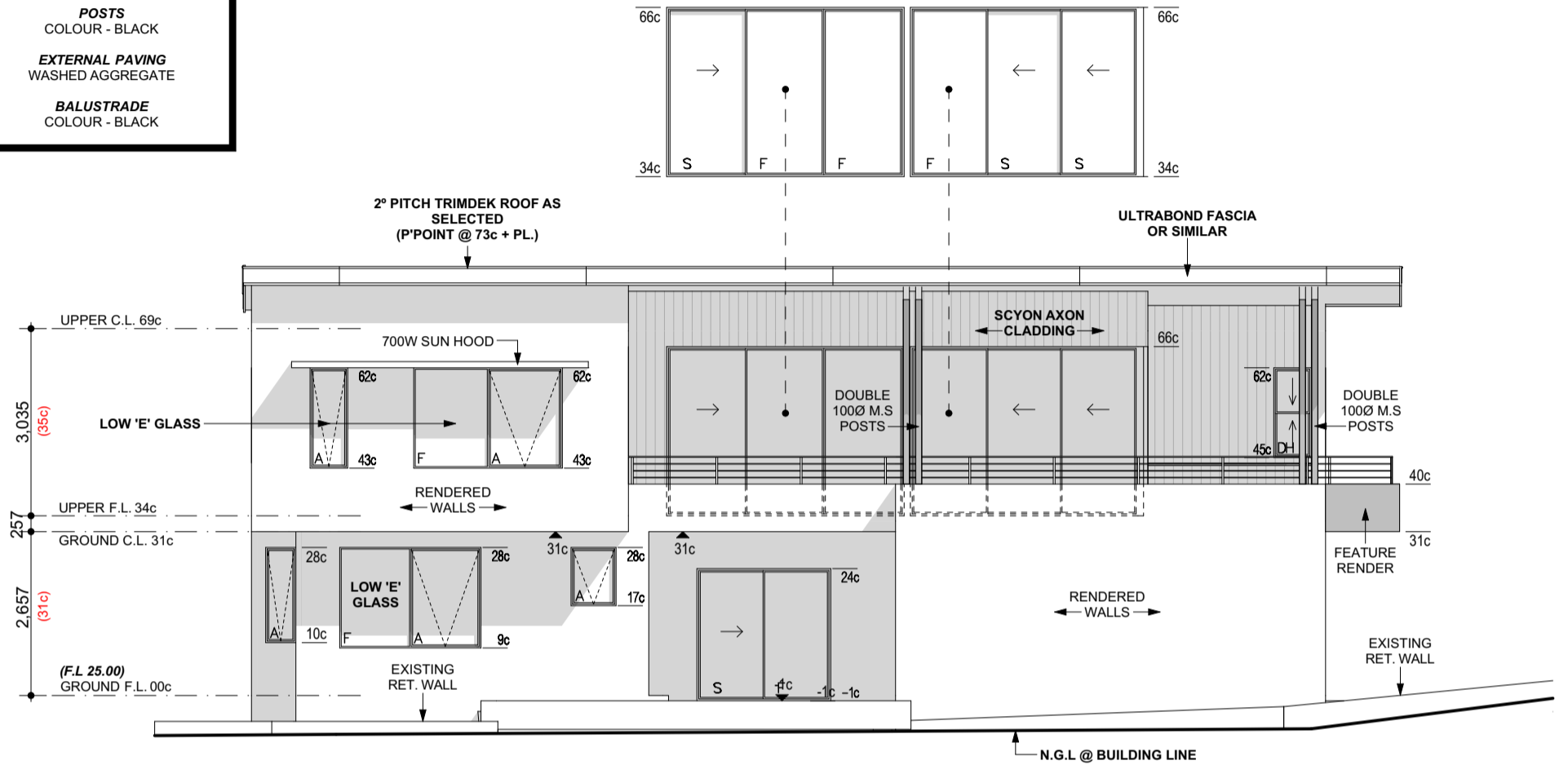
SCALE 1:100

AMENDED PLANNING

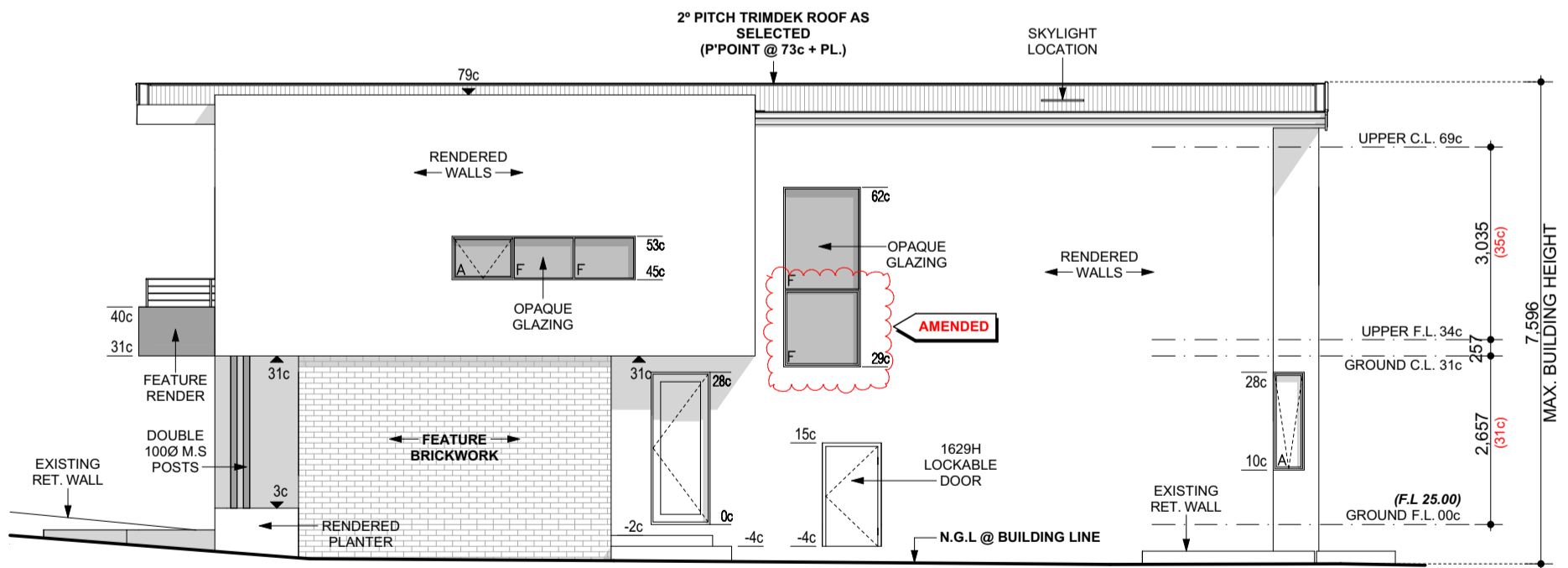
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**PROPOSED ELEVATION 2 - WEST**  
 SCALE 1:100



**PROPOSED ELEVATION 4 - EAST**  
 SCALE 1:100

AMENDED PLANNING