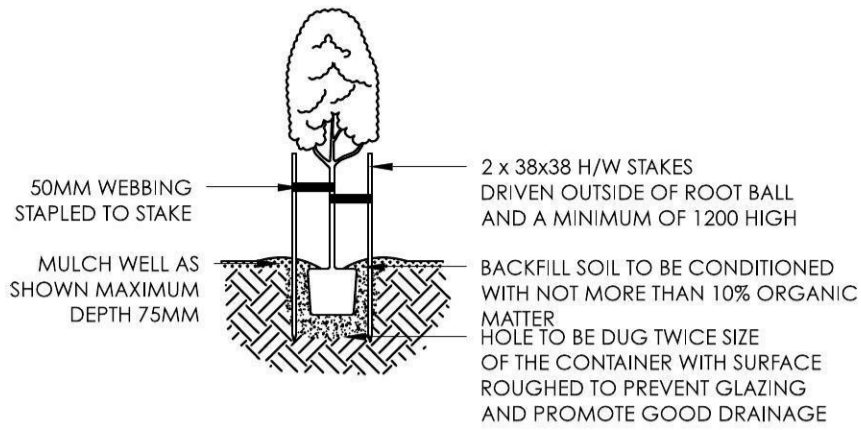


**DRAINAGE CONCEPT PLAN 1 : 200**



PROPOSED BRICK-VENEER  
RESIDENCE  
  
AT LOT 2074  
CULLEN AVENUE  
JORDAN SPRINGS  
  
FOR IMPECCABLE CONSTRUCTION

DESIGN		<b>LORIKEET S1</b>		HAND
		CUSTOM FACADE		RH
	MASTER	JOB	JOB No.	SHEET
DRN	XX	XX	<b>7338</b>	1
DATE	XX/XX/XX	XX/XX/XX		OF
SCALE	1:100	1:200		1

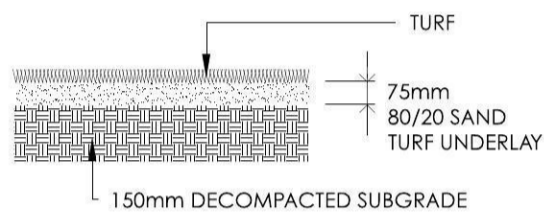


NOTES: AFTER PLANTING WATER IN PLANT WELL USING 4 TIMES THE PLANT CONTAINER CAPACITY OF WATER.

FOR TREES 50H AND ABOVE INSERT A 60MM DIA AG PIPE UNDER PLANT IN BACKFILL TO PROMOTE GOOD AERATION IN SOIL.

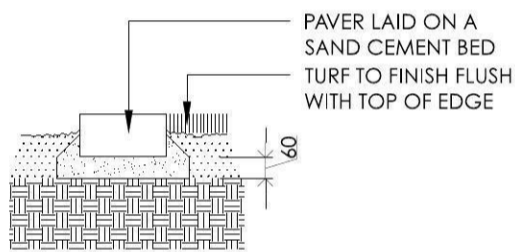
### TYPICAL PLANTING DETAIL

Scale: N.T.S.



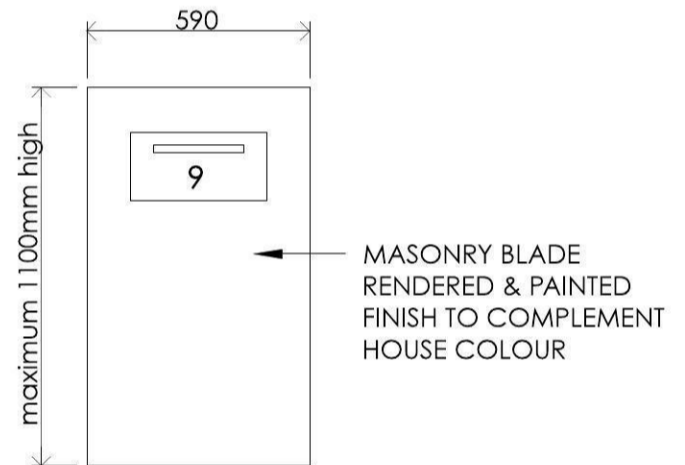
### TURF DETAIL

Scale: N.T.S.



### GARDEN EDGE DETAIL

SCALE: N.T.S.



### BLADE STYLE LETTERBOX DETAIL

SCALE: N.T.S.

## Planting Schedule

Symbol	Botanic Name	Common Name	Number	Origin	Pot Size	Mature Height	Spacing
<b>Trees</b>							
HF	Hymenosporum flavum	Native Frangipani	1	N	45lt	9m	1.5m
SJ	Syzygium jambos	Lilly pilly	1	N	45lt	9m	1.2m
<b>Shrubs</b>							
AS	Adenanthos sericea	Woolly Bush	9	N	200mm	1.2m hedged	1m
AJD	Agonis 'Jeddas Dream'	Willow Myrtle	3	N	300mm	3m	1m
PTF	Phormium tenax 'Flamin'	NZ Flax	4	E	200mm	0.9m	0.9m
<b>Ground Covers</b>							
LLT	Lomandra longifolia 'Tanika'	Lomandra	6	N	200mm	0.6m	0.6m
Turf	Sir Walter Buffalo'	Soft Leaf Buffalo	-	-	-	-	-
N	Native Species =		20				
E	Exotic Species =		4				
	<b>Total</b>		24				
%	Percentage of Native Species =		83.3%				

### SPECIFICATION NOTES:

- The contractor shall be responsible for all sub-grade excavation and preparation to allow for topsoil and mulch depth requirements.
- All trees and shrubs are to be planted in accordance with Planting Schedule.
- Before Landscape work is commenced, Contractor is to establish the position of all service lines. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, mulch, garden beds, etc.,)
- "No levels taken" therefore any walls, steps etc., to be constructed must have levels taken on site by contractor to ascertain height and/or slope. All contours shown in A.H.D.
- On-structure garden bed soils to be conditioned with a 50mm cover of pasteurised Cow Manure.
- All imported soil to be of premium garden mix standard containing 40% Soil, 20% coarse sand, 10% graded ash, 10% coco peat, 20% composted saw dusts. Profile depths not to exceed 200mm.
- Turf type to be as specified in Planting Schedule. Turf to be laid on a 75mm minimum base of 80% sand 20% soil mix. All sub grade clays to be judiciously cultivated 150mm deep.
- All beds to be covered with a minimum of 50mm of Horticultural grade composted pine bark mulch.
- All garden bed edges to be brick laid on a sand cement bed.
- Surface drains to be 250mm wide and connected to storm water unless otherwise noted.



Iss.	Description	Date
A	Initial design for Approval	08.07.13

**General Notes:**  
 Drawings that not be used for construction purposes until issued by Landscape Designer for construction. Prior to use for building construction the builder must ensure that they are in possession of a Construction Certificate and all other required Council approvals.  
 Contractors must verify all dimensions on site before commencing fabrication or preparation of workshop drawings, and verify all errors and omissions with the Architect. Use figured dimensions only. Do not scale from drawings.

**DesignerScapes**  
 Landscape Design and Arboricultural Consultants  
 t: 0409 668 230  
 f: 02 8246 6349  
 e: info@designerscapes.com.au  
 p: 32a Golf Pde, Manly NSW 2095

Scale @ A3:  
 AS SHOWN

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Project:  
 NEW RESIDENCE

Project Address:  
 LOT 2074 CULLEN AVENUE,  
 JORDAN SPRINGS, NSW

Dwg:  
**LANDSCAPE PLAN**  
 Drawing No: LP7338\_13  
 Drawn: MAF  
 Date: 05.07.13  
 Client: IMPECCABLE CONSTRUCTIONS  
 Issue: A

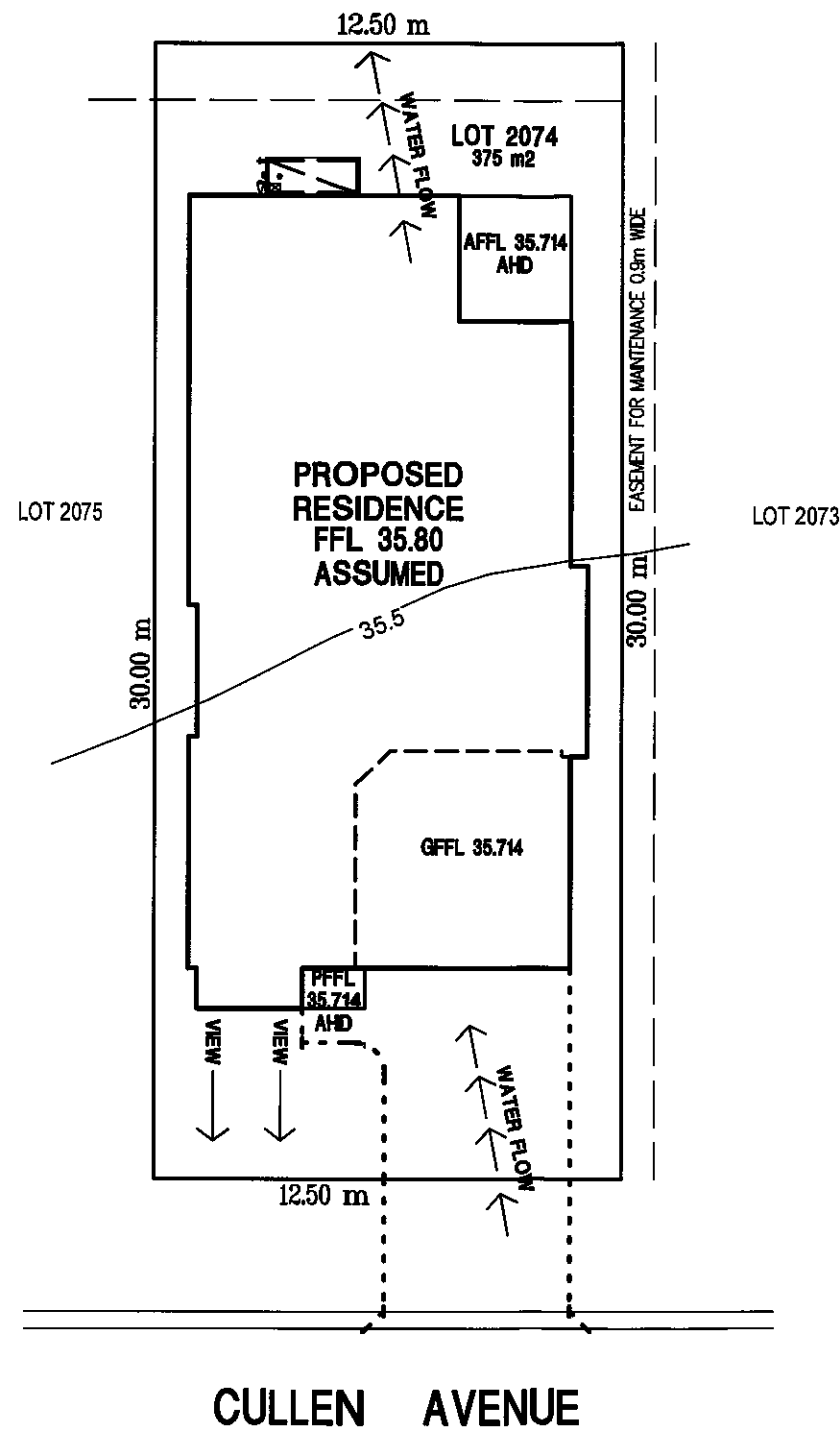
Sheet:  
**02**

02

PREVAILING WINDS  
SUMMER - SE



PREVAILING WINDS  
WINTER - SW



PREVAILING WINDS  
SUMMER - NE

PREVAILING WINDS  
WINTER - W

SITE ANALYSIS PLAN 1 : 200



PROPOSED BRICK-VENEER  
RESIDENCE

AT LOT 2074  
CULLEN AVENUE  
JORDAN SPRINGS

FOR IMPECCABLE CONSTRUCTION

DESIGN  
**LORIKEET S1**  
CUSTOM FACADE

HAND  
RH

MASTER		JOB		JOB No. <b>7338</b>	SHEET 1 OF 1
DRN	XX	XX			
DATE	XX/XX/XX	XX/XX/XX			
SCALE	1:100	1:200			

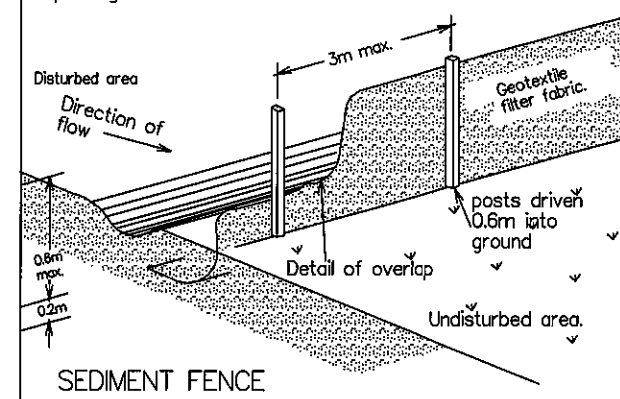
**NO FILL BEYOND PERIMETER OF SLAB**

**ANY GARDEN EDGING IN FRONT YARD OR VISIBLE FROM THE STREET ARE TO BE CONSTRUCTED OF MASONRY BLOCKS, BRICKS OR COLOURED CONCRETE**

**ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900MM HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION**

**ALL EXISTING STREET TREES AND VERGE PLANTING IS TO BE PROTECTED DURING CONSTRUCTION**

Drainage area 0.6ha. max. Slope gradient 1:2 max. Slope length 60m max.



**NOTE: STANDARD SITE**

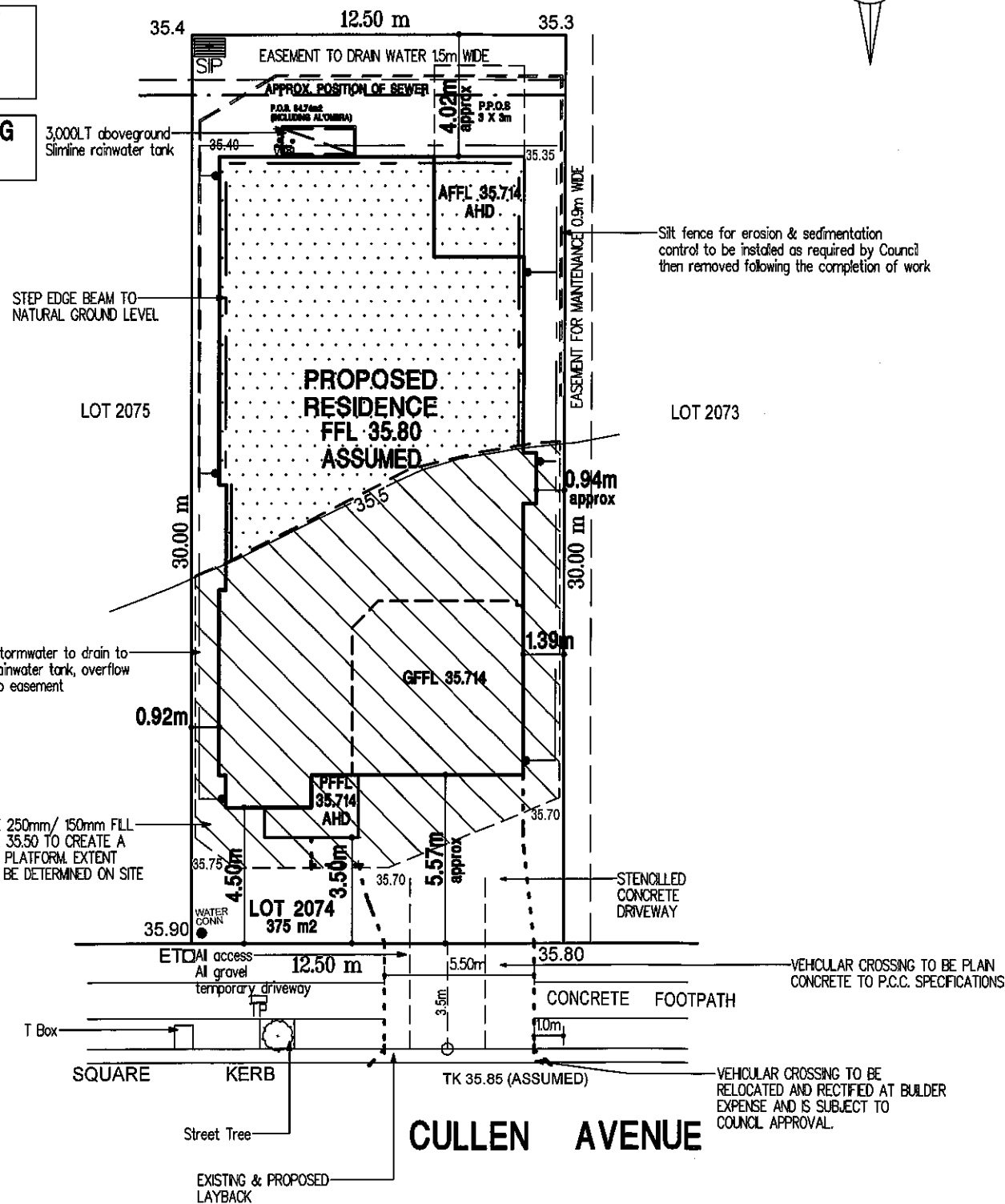
**ALL FLOOR LEVELS SHOWN ARE APPROXIMATE ONLY. EXACT LEVELS TO BE DETERMINED ON SITE**

**NOMINATED PLATFORM LEVEL MAY VARY PLUS OR MINUS 100mm**

**FLOOR SPACE RATIO**

TOTAL AREA	216.94
LESS GARAGE	32.46
LESS PATIO	1.70
LESS AL L'OMBRA	12.93
<b>TOTAL</b>	<b>169.85</b>
SITE AREA	375m <sup>2</sup>
FSR (169.85 x 100) / 375	45.29%

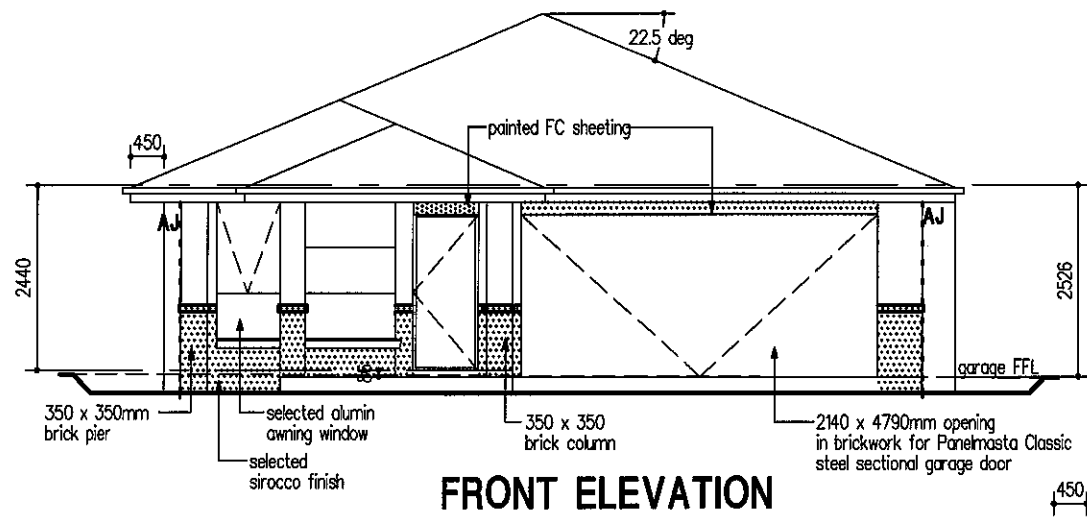
PLANS SCHEDULE			
	DATE	BY	REMARKS
PRELIM PLANS 1	27.08.13	SK	
CONTRACT PLANS 1			
COUNCIL PLANS	04.07.13	AD	
COUNCIL AMENDMENTS	02.08.13	AD	
COLOUR PLANS			
CONSTRUCTION PLANS			
READY TO GO			



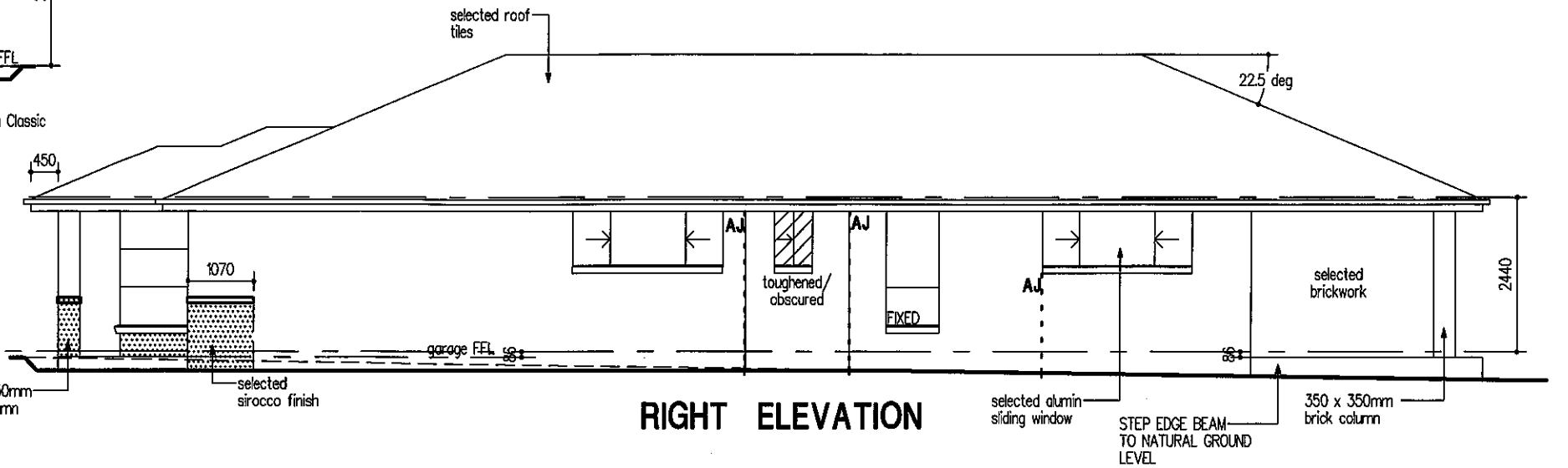
**SITE PLAN 1 : 200**

COPYRIGHT This plan is the property of EAGLE HOMES and must not be used in whole or in part. Legal action will be taken against any person infringing the copyright.	PROPOSED BRICK-VENEER RESIDENCE		DESIGN <b>LORIKEET S1</b> CUSTOM FACADE	HAND RH
	AT LOT 2074 CULLEN AVENUE JORDAN SPRINGS			
	FOR IMPECCABLE CONSTRUCTIONS		JOB No. <b>7338</b>	SHEET 1 OF 4
	DRN      XX      XX	DATE    XX/XX/XX    XX/XX/XX	SCALE    1:100    1:200	

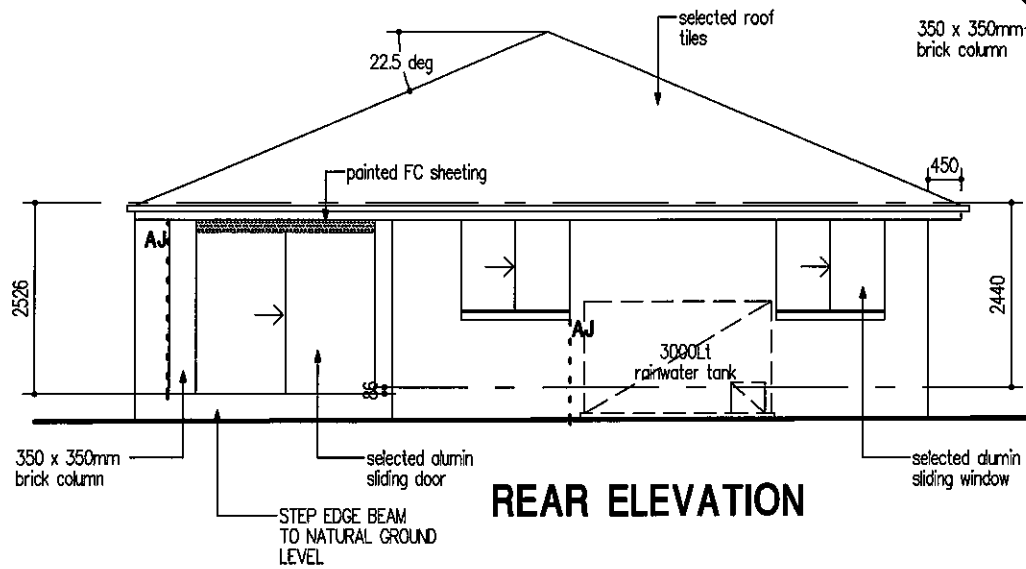




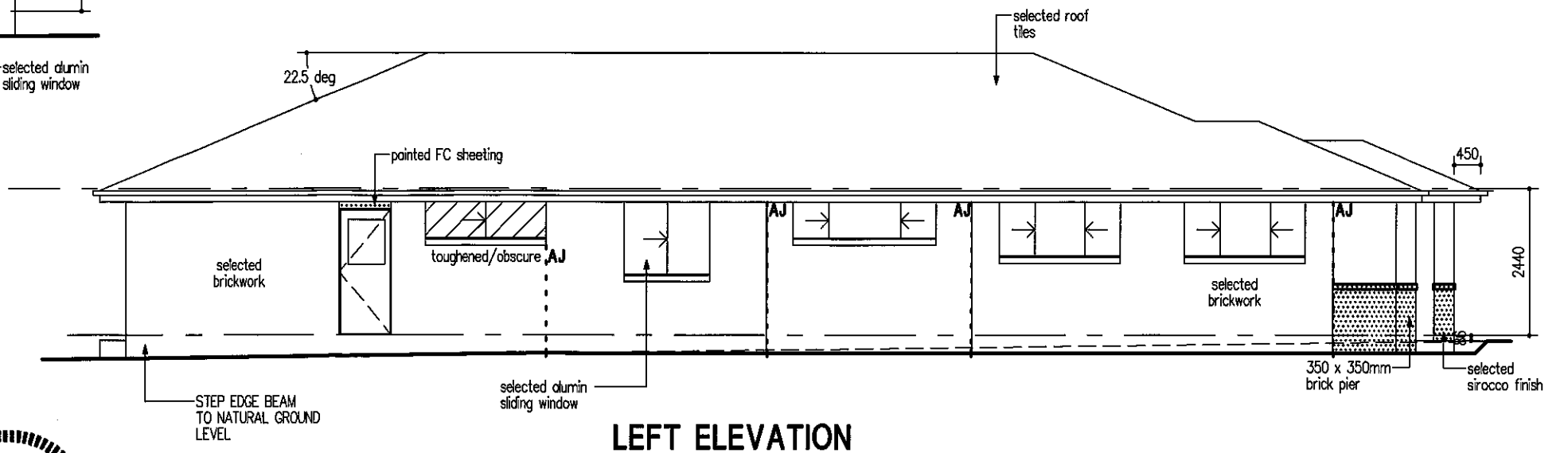
**FRONT ELEVATION**



**RIGHT ELEVATION**



**REAR ELEVATION**



**LEFT ELEVATION**

PLANS SCHEDULE			
	DATE	BY	REMARKS
PRELIM PLANS 1	27.06.13	SK	
CONTRACT PLANS 1			
COUNCIL PLANS	04.07.13	AD	
COUNCIL AMENDMENTS	02.08.13	AD	
COLOUR PLANS			
CONSTRUCTION PLANS			
READY TO GO			

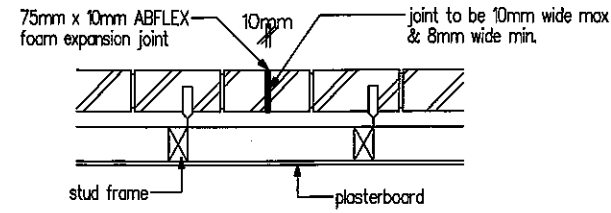
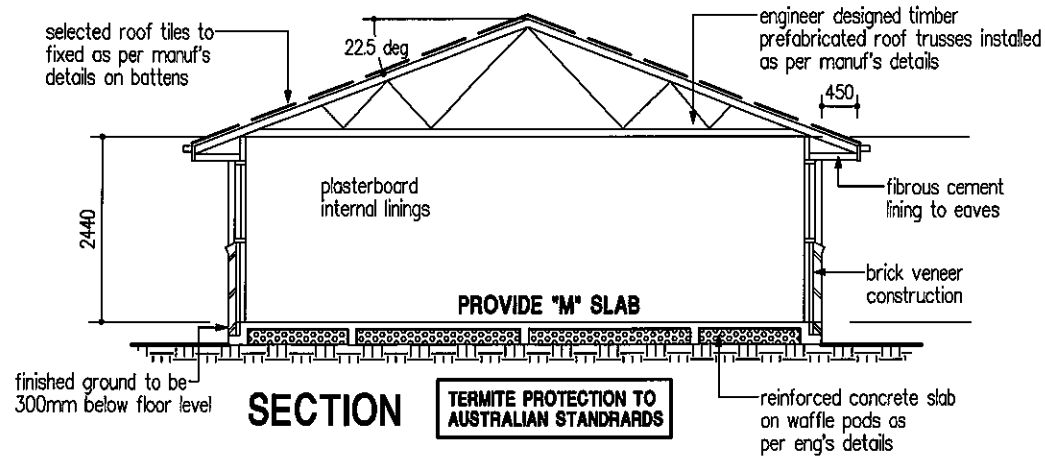


**ELEVATIONS**



PROPOSED BRICK-VENEER RESIDENCE  
 AT LOT 2074  
 CULLEN AVENUE  
 JORDAN SPRINGS  
 FOR IMPECCABLE CONSTRUCTIONS

DESIGN		<b>LORIKEET S1</b>		HAND RH
		CUSTOM FACADE		
MASTER		JOB		JOB No. <b>7338</b>
DRN	AD	XX		
DATE		16/02/12		SHEET 3 OF 4
SCALE		1:100		



**BRICK EXPANSION JOINT DETAIL**

**NOTES**

- WET AREAS TO COMPLY WITH CLAUSE F17 OF BCA
- BRICKWORK TO COMPLY WITH AS3700
- W/C DOORS TO COMPLY WITH CLAUSE F2.5(d) OF BCA
- WEEPHOLES AT 900 c/c
- SETDOWN PATIO AND GARAGE SLABS AS PER SITE PLAN
- DOWNPIPE, ELECTRICAL & GAS LOCATIONS ARE APPROX ONLY & FINAL LOCATIONS TO BE DETERMINED ON SITE
- PROVIDE R1.5 FIBREGLASS BATTS WALL INSULATION TO EXTERNAL WALLS ONLY EXCLUDING GARAGE
- PROVIDE R3.5 FIBREGLASS BATTS CEILING INSULATION TO CEILINGS ONLY EXCLUDING GARAGE

**BASIX INFO :**

DP NO: 1168989  
 ANY EXISTING STRUCTURES TO REMAIN ? - NO  
 BRICKS : MEDIUM IN COLOUR  
 ROOF TILES : DARK IN COLOUR  
 CARPET : BEDROOMS, LIVING, THEATRE (BY OWNER)  
 TILES : DINING, KITCHEN, HALLWAY (BY OWNER)  
 TILES : WET AREAS (BY EH)  
 R1.5 WALL INSULATION  
 R3.5 CEILING INSULATION  
 WEATHER STRIPPING - NO  
 HOT WATER SYSTEM - 26L INSTANTANEOUS HWS (GAS 5 STARS)  
 SOFT LANDSCAPING - REFER TO LANDSCAPE PLAN  
 ROOF AREA - 242.30 M2  
 RAINWATER TANK TO CONNECT TO TOILET, WASHING MACHINE AND GARDEN TAPS  
 ALL DOWNPIPES TO BE CONNECTED TO THE RAINWATER TANK ( CHARGED LINES )  
 SIZE OF RAINWATER TANK - 3,000 LTR (ABOVE GROUND SLIMLINE)

TOILETS - 3 A  
 AAA RATED SHOWER HEADS AND AERATORS TO KITCHEN AND BATHROOM HAND BASINS  
 AIR CONDITIONER TO BE INSTALLED ? - NO  
 CEILING FAN TO BE INSTALLED ? - NO  
 COMPACT FLUORO LIGHTS - YES TO ALL ROOMS BY OWNER  
 EXHAUST FAN - TO KITCHEN RANGEHOOD, NOT DUCTED TO ANYWHERE  
 EXHAUST FANS & DOWNLIGHTS (WHERE APPLICABLE) ARE SEALED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA  
 COOKTOP - GAS  
 OVEN - ELECTRIC  
 CLOTHES LINE TO BE INSTALLED BY OWNER - OUTDOOR  
 GLASS CODE FOR WINDOWS - GENERIC ALUMIN STD GLAZED: U=6.5:SHGC:0.75  
 GLASS CODE FOR TOUGHED GLASS WINDOWS - GENERIC ALUMIN STD GLAZED: U=6.5:SHGC:0.75  
 GLASS CODE FOR SLIDING DOOR ( 2 PANEL ) - GENERIC ALUMIN STD GLAZED: U=6.5:SHGC:0.75



PLANS SCHEDULE			
	DATE	BY	REMARKS
PRELIM PLANS 1	27.06.13	SK	
CONTRACT PLANS 1			
COUNCIL PLANS	04.07.13	AD	
COUNCIL AMENDMENTS	02.08.13	AD	
COLOUR PLANS			
CONSTRUCTION PLANS			
READY TO GO			

**SECTION & DETAILS**



PROPOSED BRICK-VENEER RESIDENCE  
 AT LOT 2074 CULLEN AVENUE JORDAN SPRINGS  
 FOR IMPECCABLE CONSTRUCTIONS

DESIGN		<b>LORIKEET S1</b>		HAND RH
CUSTOM FACADE				
MASTER		JOB		JOB No. <b>7388</b>
DRN	AD	XX		
DATE	16/02/12	XX/XX/XX		SHEET 4 OF 4
SCALE	1:100			