

LEGEND

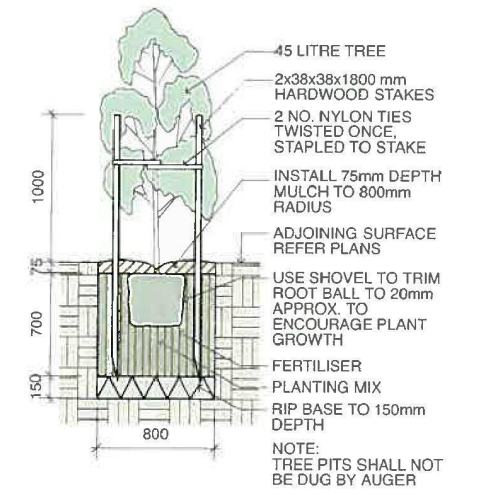
- Proposed tree plantings
- Proposed shrub plantings
- Proposed groundcover & native grass plantings
- Coloured concrete driveway / path pavement
- Non slip patio pavement
- Proposed garden bed
- Proposed turfed area
- Porous decorative pebble surface
- Coloured concrete flush edge or brick garden edge
- Unit paver stepping stones

JORDAN SPRINGS - ILLOURA VILLAGE NOTES:

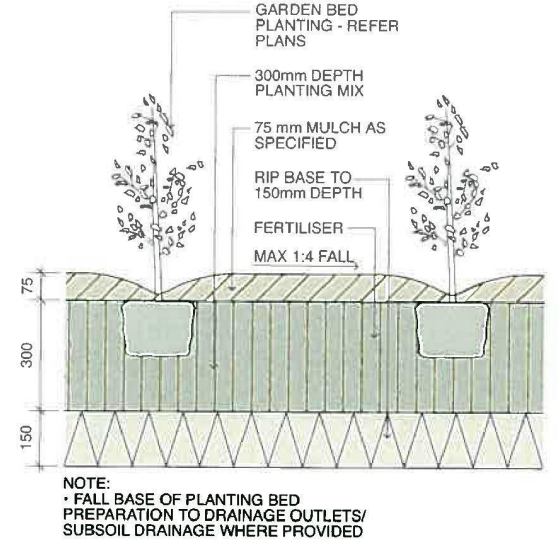
- Any garden or lawn edging visible from the street is to be constructed of masonry textured or coloured bricks, blocks or coloured concrete – no timber edging is permitted.
- Any retaining walls visible from the street or 900mm high and over are to be of masonry construction.
- Vehicle crossovers are to be plain concrete to PCC specifications. 5m wide V.C for double garage and 3m wide V.C for single garage.
- All existing street trees and verge planting are to be protected during construction.

Notes:

- Refer Architects drawings for pavement, walls, fence, steps, and levels
- Refer Engineers drawings for hydraulic information



1 45 Litre Tree Planting scale 1:50



2 Planting Bed Detail scale 1:20

SPECIFICATION NOTES

PLANTING MATERIALS

Planting Mix:

Imported planting mix to planting beds is to comprise an approved soil mix of:

- 60% Soil mix (75% coarse sand and 25% blacksoil)
- 10% Mushroom compost
- 10% Composted sawdust
- 10% Pine bark fines
- 10% Composted manure

Mulch:

Mulch shall mean Hort-Bark (15mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded pine bark mulch (ANL code MHB) to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

Plant Material:

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

Turfed areas:

All new turfed areas are to be selected weed free Soft Leaf Buffalo (eg. Sir Walter). Turf shall be laid neatly butted with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points.

All new turfed area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

PREPARATION AND HARDWORKS

Excavating for Spot Planting

To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

Staking

Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.

- 45 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie

TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at the height of the main stem and the other as necessary to stabilise the plant.

Loose Nepean River Pebble

MATERIAL: Nepean river pebble gravel to be of uniform size or graded material in the size 20mm grade to nominal 75mm thickness as available from Australian Native Landscapes. Ph: (02) 9450 1444.

Coloured concrete Edge

MATERIALS: Concrete to be dark grey colour.

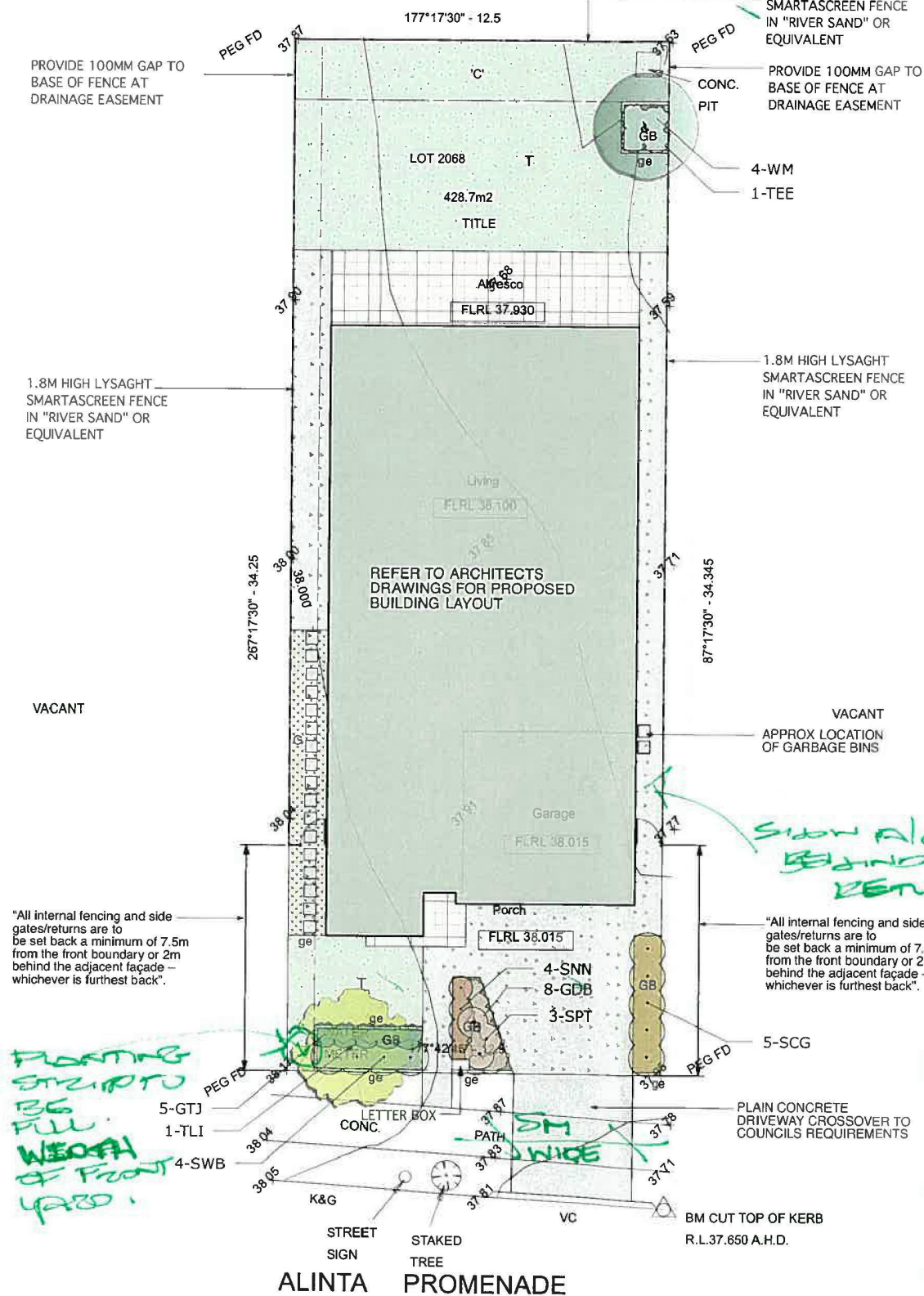
INSTALLATION: Supply and install 100 x 150mm reinforced flush concrete kerb to locations as approved on site by the Superintendent. Provide flexible joints at maximum 3 metre intervals in colour to match concrete. Lightly expose aggregate through rinsing / sponging. Tool finish exposed edges with 10mm pencil round to prevent chipping.

MAINTENANCE / PLANT ESTABLISHMENT

- Landscape Contractors to provide 13 weeks for maintenance / plant establishment period. Carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, top dressing, and keeping the site neat and tidy.

NOTE:

- All finished levels are to be verified by Contractor on site.
- All landscape works be in strict accordance with Council's landscape code and guidelines
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.



Reviewed by LEND LEASE COVENANT MANAGER

15 JAN 2014

Signed: [Signature]

ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees							
TEE	1	Eumundi Quandong	Elaeocarpus eumundi	45Litre	6 - 8m	3.5 - 6m	N
TLI	1	Crepe Myrtle	Lagerstroemia indica 'Natchez'	45Litre	6-8m	3.5 - 6m	N
Shrubs							
SCG	5	Bottle Brush	Callistemon 'Great Balls of Fire'	200mm	1 - 1.2m	2.0 - 3.5m	N
SNN	4	Dwarf Sacred Bamboo	Nandina domestica 'Nana'	150mm	0.6m	0.8m	N
SPT	3	New Zealand Flax	Phormium tenax 'Flamin'	200mm	0.6-0.9m	0.8 - 1.0m	N
SWB	4	Blue Gem	Westringia 'Blue Gem'	200mm	0.8 - 1.0m	0.9 - 1.2m	N
Native Grasses & Ground Covers							
GDB	8	Flax Lily	Dianella tasmanica 'Blaze'	150mm	0.4 - 0.5m	0.4 - 0.6m	N
GTJ	5	Star Jasmine	Trachelospermum jasminoides	150mm	0.3 - 0.6m	1 - 4m	N
WM	4	Mundi	Westringia fruticosa 'Mundi'	150mm	0.45 - 0.6m	0.9 - 1.2m	N

NOTE: 75% OF NATIVE PLANT SPECIES ARE PROPOSED

GENERAL NOTES:

1. Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent.
2. Verify all dimensions on site.
3. Refer to legend for all symbol and code keys.
4. Read in conjunction with the specifications
5. Read in conjunction with all associated drawings

DESIGNED:	PREPARED FOR:	LANDSCAPE ARCHITECTS:	PROJECT:	DRAWING TITLE:	DATE:
GD	LB HOMES	GREENLAND DESIGN Pty Ltd ABN 73 139 152 855 Landscape Architect: C. Ly IALA Mob.: 0403 184 198	NEW SINGLE STOREY RESIDENCE	Landscape Plan	DECEMBER 2013
DRAWN:	CL	CL	PROJECT ADDRESS:	SCALE:	ISSUE:
CL	CL	CL	LOT 2068, ALINTA PROMENADE JORDAN SPRINGS	1:100 @ A1 1:200 @ A3	A
ISSUE	AMENDMENT	DRAWN	DATE	DRAWING NO:	
A	FOR APPROVAL	CL	06.12.13	LB1329.L.01	



NOTES: USE FIGURED DIMENSIONS ONLY, DO NOT SCALE.
 * CHECK ALL DIMENSIONS PRIOR STARTING ANY WORK REPORT ANY DISCREPANCIES
 * FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS
 * ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION
 * NO ALLOWANCE HAS BEN MADE FOR SHRINKAGE OR MILLING
 * POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE

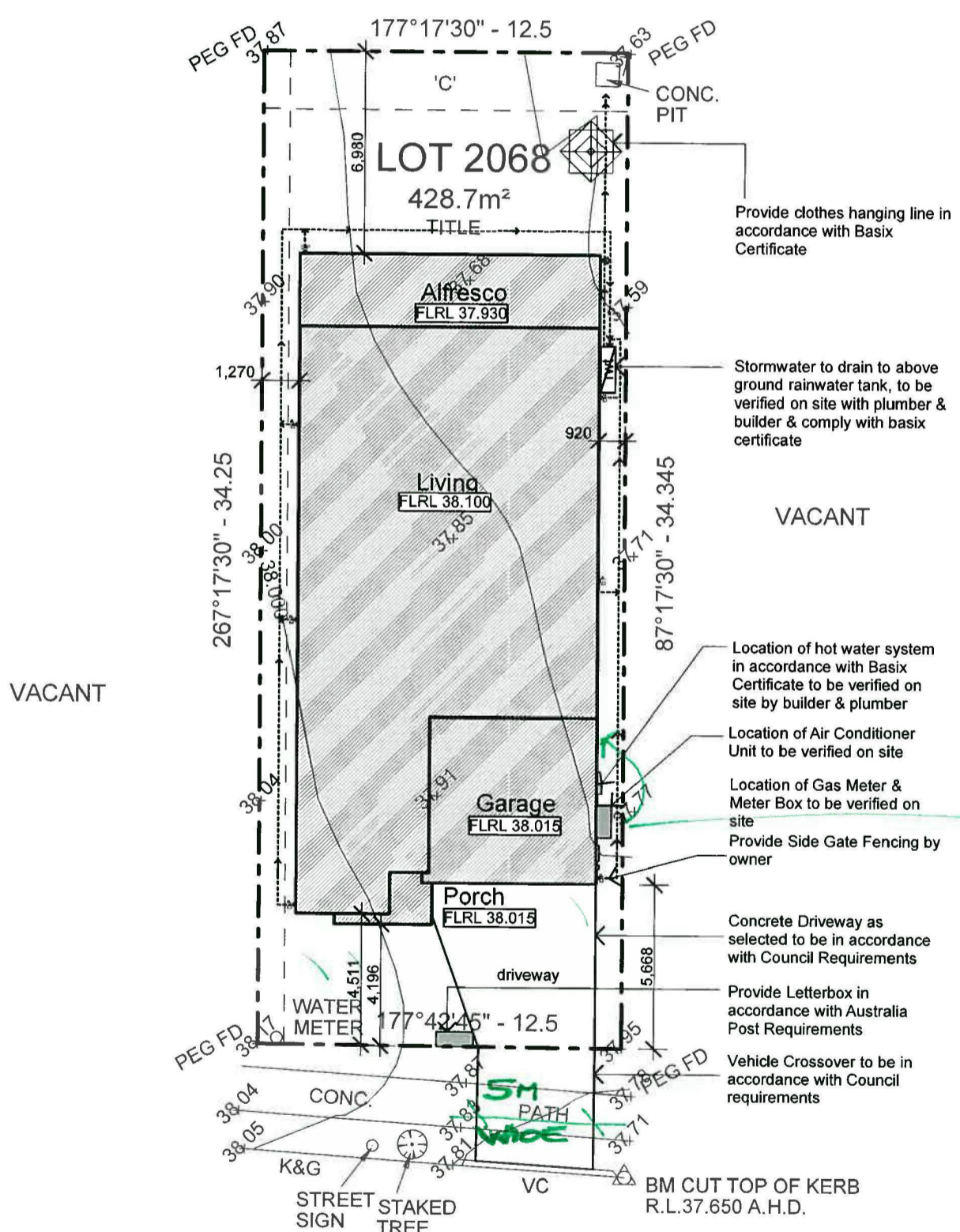
General Notes:
 1. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
 2. All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
 3. All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
 4. Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
 5. All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
 6. Control joints in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
 7. Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.

PROOF OF EXISTENCE OF ALL SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. CURRENT "DIAL BEFORE YOU DIG" SERVICES PLANS MUST BE OBTAINED PRIOR TO COMMENCING ANY EXCAVATION



AREAS:	
Site Plan:	428.70m ²
Living Area:	167.86m ²
Porch:	3.12m ²
Alfresco:	25.78m ²
Garage:	33.09m ²
TOTAL:	229.85m²
Courtyard:	
Required:	64.30m ²
Proposed:	119.40m ²
Provide 6 x 4 Dim:	Yes

Construction Notes:
 * R2.20 External Wall Insulation (Including Construction)
 * R3.0 Ceiling Insulation
 * Provide Foil & Sarking to Roof
 * Control Joints to be checked in accordance with engineers plans
 * Centre of kitchen Sink, Vanity, WC, Range Hood, to be confirmed with owner & Manufacturer Details.
 * All windows, Insulation requirements, lighting to comply with Basix Certificate Approve by council.
 * Structural slab to engineer details.
 * Metre Box, Gas Metre to be confirmed with Builder on site.
 * Downpipes to be confirmed with plumber on site.

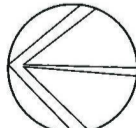


RELOCATE AIRCONDITIONER TO REAR OF GARAGE SO THAT SIDE FENCING CAN REMAIN 7.5M FROM THIS FRONT BOUNDARY

Reviewed by LEND LEASE COVENANT MANAGER
 15 JAN 2014
 Signed.....

ALINTA PROMENADE

Proposed Site Plan



scale 1:200

Issue	Amendment	Date
A	Preliminary Sketch Plans	25.10.13
B	Preliminary Sketch Plans	28.11.13

JR DESIGN & DRAFTING
 RESIDENTIAL DESIGN & DRAFTING SERVICES
 Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003
 Email: jr.design.drafting@gmail.com
 Address: 448 - 452 Victoria Street, Wetherill Park, NSW 2164

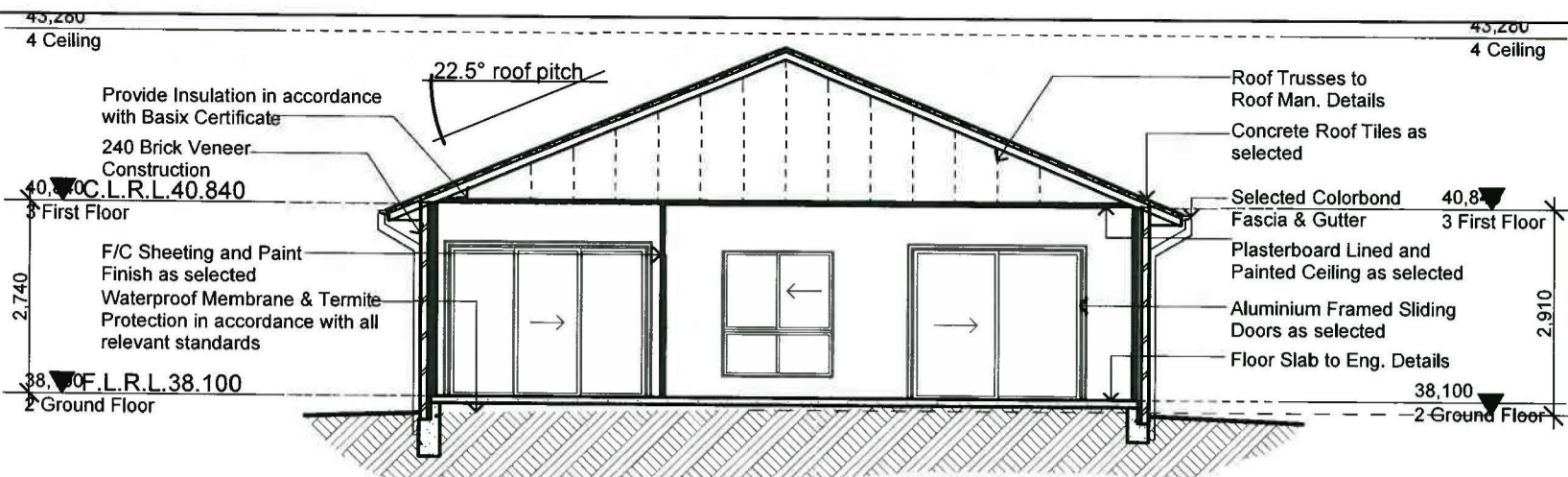
North:

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Proposed: **New Single Storey Residence**
 Location: **Lot 2068 Alinta Promenade, Jordan Springs, NSW**
 Client: **LB Homes**

Drawing Title: **Proposed Site Plan / Concept Drainage Plan**
 L.G.A.
 Drawn: **JR** Date: **28.11.2013**
 Scale: **1:200** Sheet: **2 of 8**

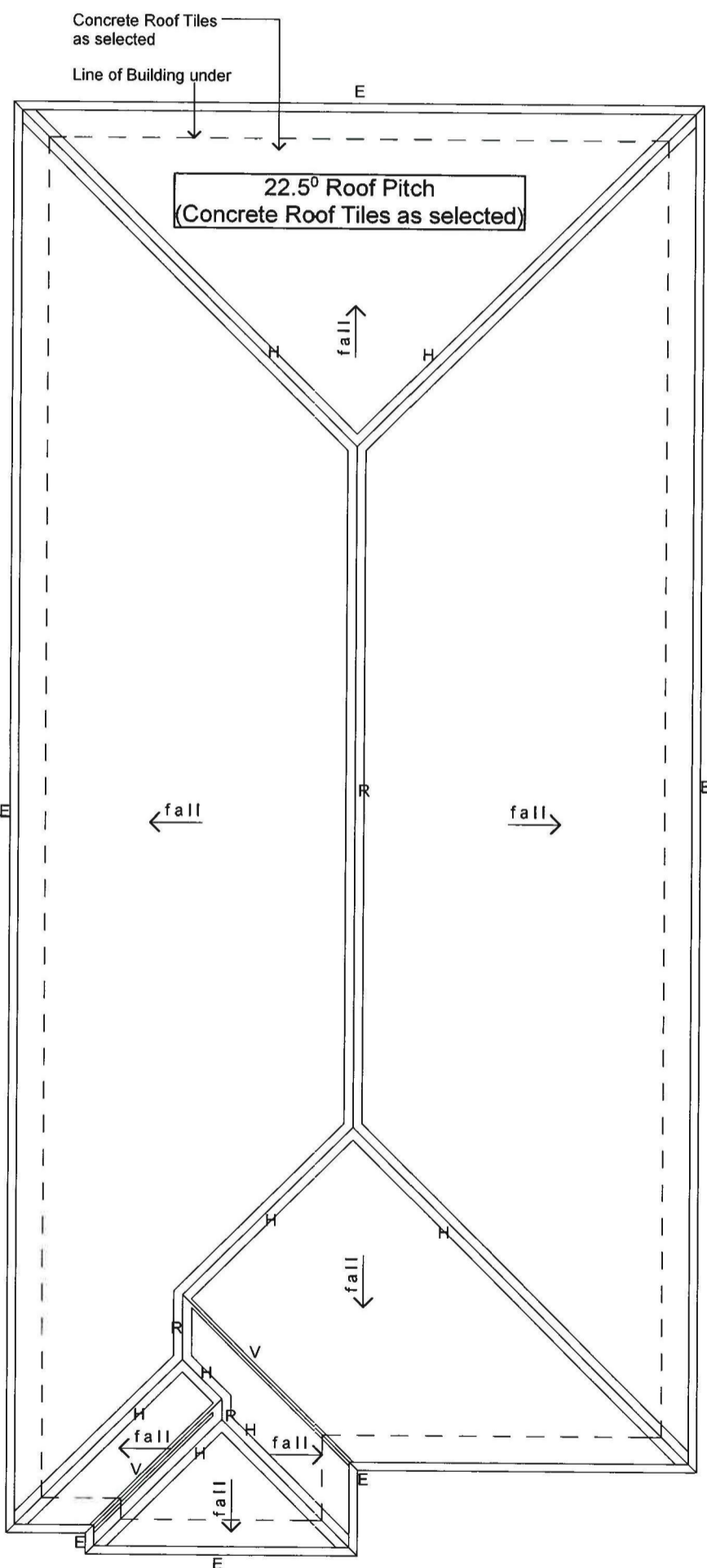
Revision: **B**
 Job No: **LB1329**



Section A-A

Cross Section

scale 1:100



Window Schedule

WINDOW NUMBER	WIDTH (mm)	HEIGHT (mm)	COMMENT
W1	610	1800	Aluminium Double Hung
W2	850	1800	Aluminium Double Hung
W3	2050	860	Aluminium Sliding
W4	610	860	Aluminium Sliding Obscure
W5	1570	600	Aluminium Sliding
W6	2410	2140	Aluminium Sliding Door
W7	1570	1800	Aluminium Sliding
W8	1810	600	Aluminium Sliding
W9	1810	600	Aluminium Sliding
W10	610	860	Aluminium Sliding Obscure
W11	1570	860	Aluminium Sliding Obscure
W12	1810	860	Aluminium Sliding

Note: * All Windows are to Dowell Windows Spec.
* All Windows to be counted & checked Before Ordering

LEGEND:

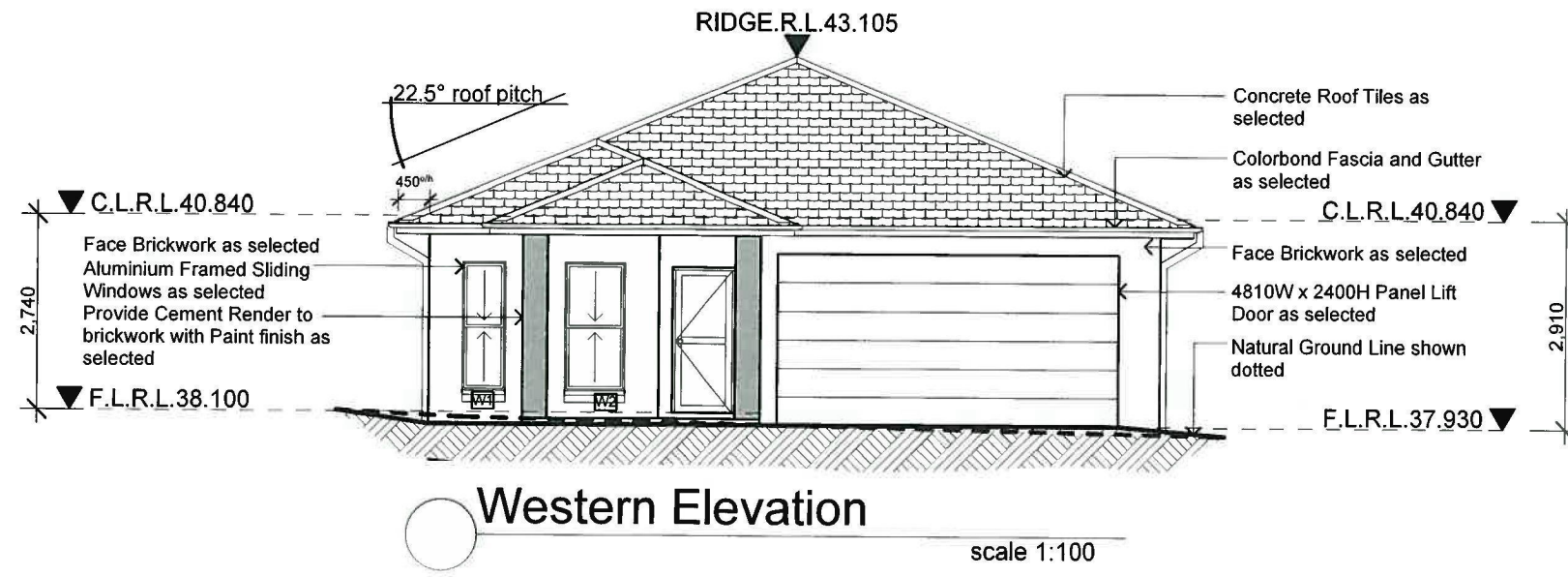
fall →	- DIRECTION OF FALL PROPOSED ROOF
E	- EAVES LINE
R	- RIDGE
H	- HIP
V	- VALLEY

Reviewed by LEND LEASE COVENANT MANAGER
15 JAN 2014
Signed: _____

Roof Plan

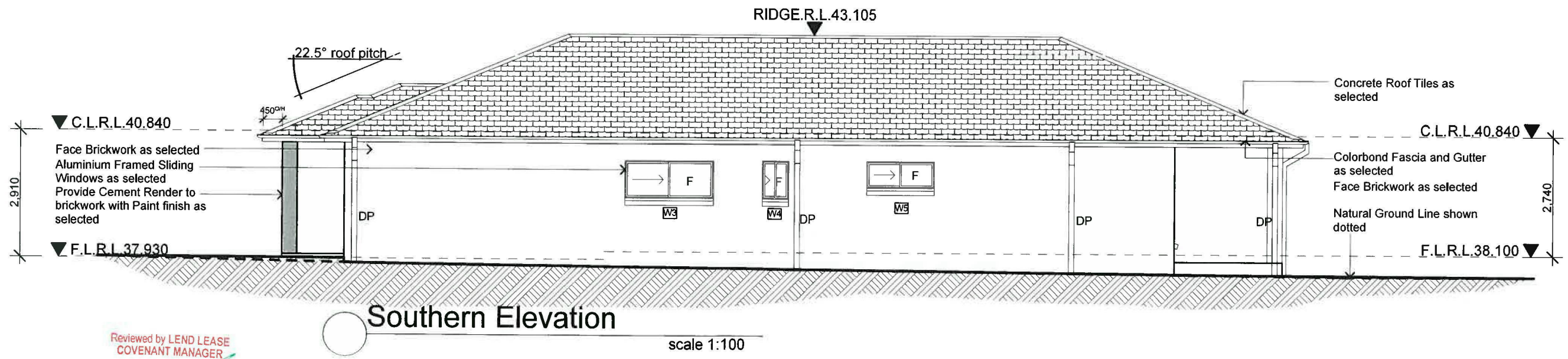
scale 1:100

Issue	Amendment	Date	<p>RESIDENTIAL DESIGN & DRAFTING SERVICES Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003 Email: jr.design.drafting@gmail.com Address: 448 - 452 Victoria Street, Wetherill Park, NSW 2164</p>	<p>North:</p>	Proposed:	Drawing Title:	Revision:
A	Preliminary Sketch Plans	25.10.13			New Single Storey Residence	First Floor Plan	B
B	Preliminary Sketch Plans	28.11.13	<p>Builder shall check and verify all dimensions prior to the commencement of any work</p>	<p>This plan is the exclusive property of JR Design & Drafting, and must not be used, reproduced or copied wholly or partly in any way without permission.</p>	Location:	L.G.A	Job No:
					Lot 2068 Alinta Promenade, Jordan Springs, NSW	Client:	LB Homes
					Drawn: JR	Date: 28.11.2013	
					Scale: 1:100	Sheet: 4 of 8	



Western Elevation

scale 1:100

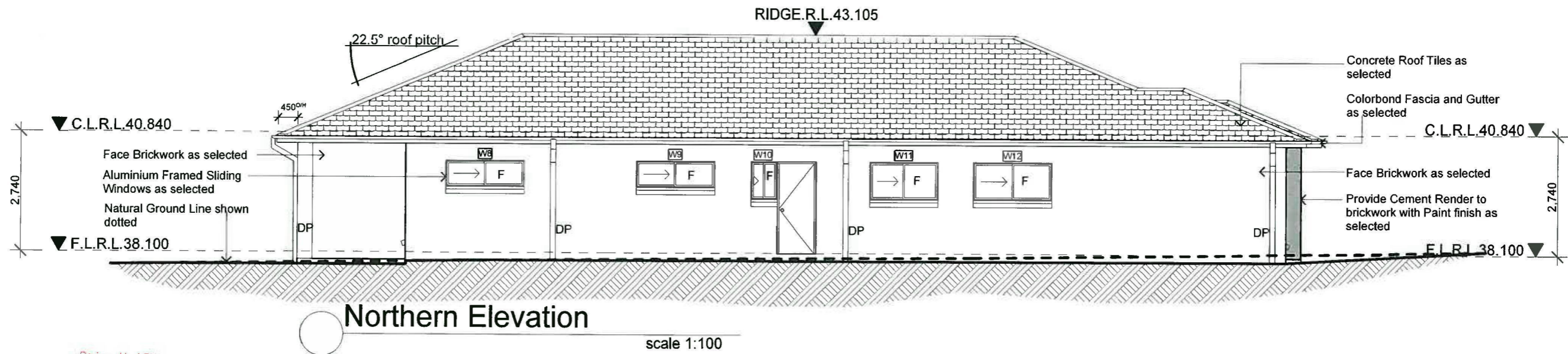
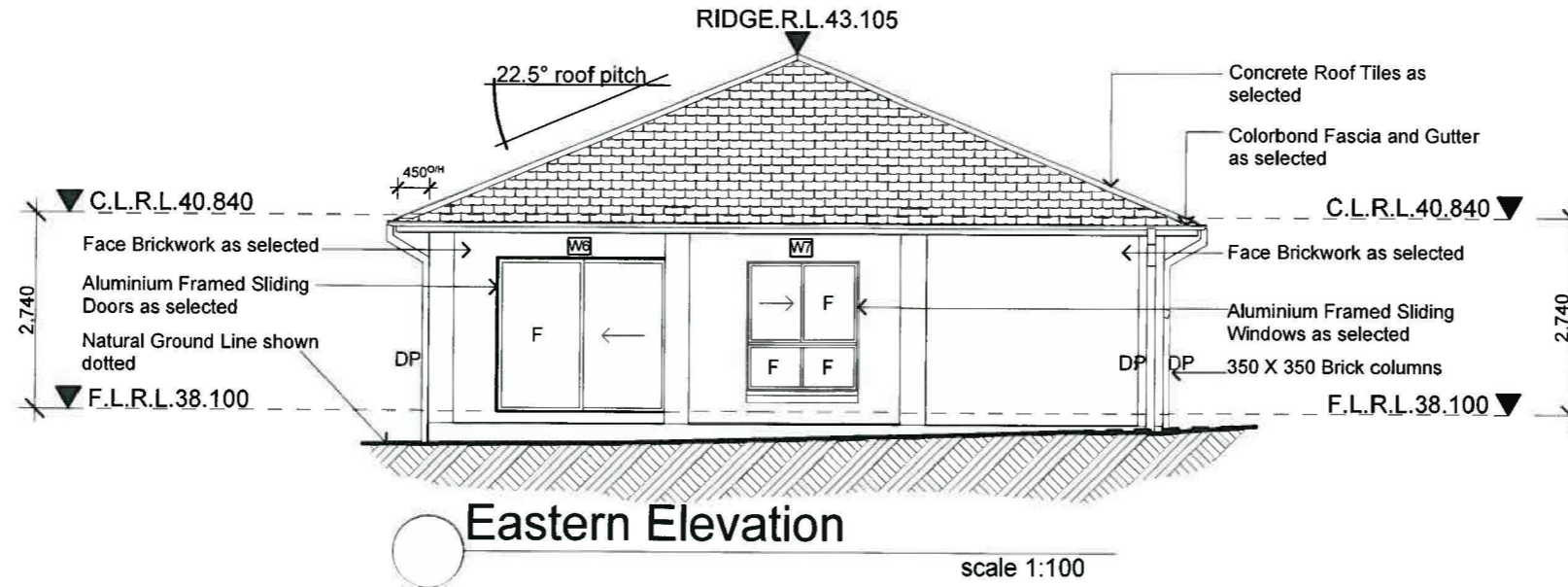


Southern Elevation

scale 1:100

Reviewed by LEND LEASE
COVENANT MANAGER
15 JAN 2014
Signed.....

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B	Preliminary Sketch Plans	28.11.13	<p>Note: Builder shall check and verify all dimensions prior to the commencement of any work</p>	<p>Copyright: This plan is the exclusive property of JR Design & Drafting, and must not be used, reproduced or copied wholly or partly in any way without permission</p>	<p>Location: Lot 2068 Alinta Promenade, Jordan Springs, NSW</p>	<p>Client: LB Homes</p>	<p>Job No: LB1329</p>		
							<p>Drawn: JR Date: 28.11.2013</p> <p>Scale: 1:100 Sheet: 5 of 8</p>		



Reviewed by LEND LEASE
COVENANT MANAGER
15 JAN 2014
Signed.....

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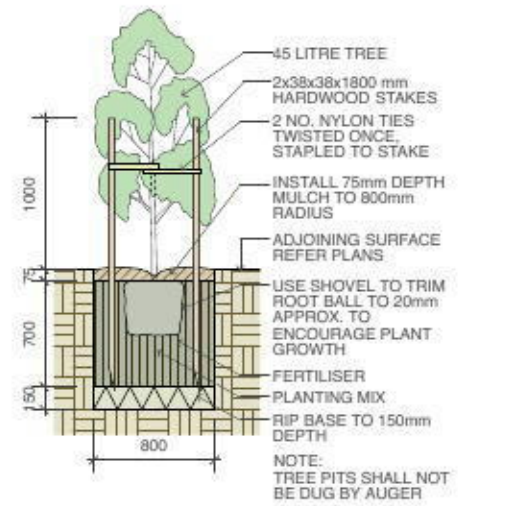
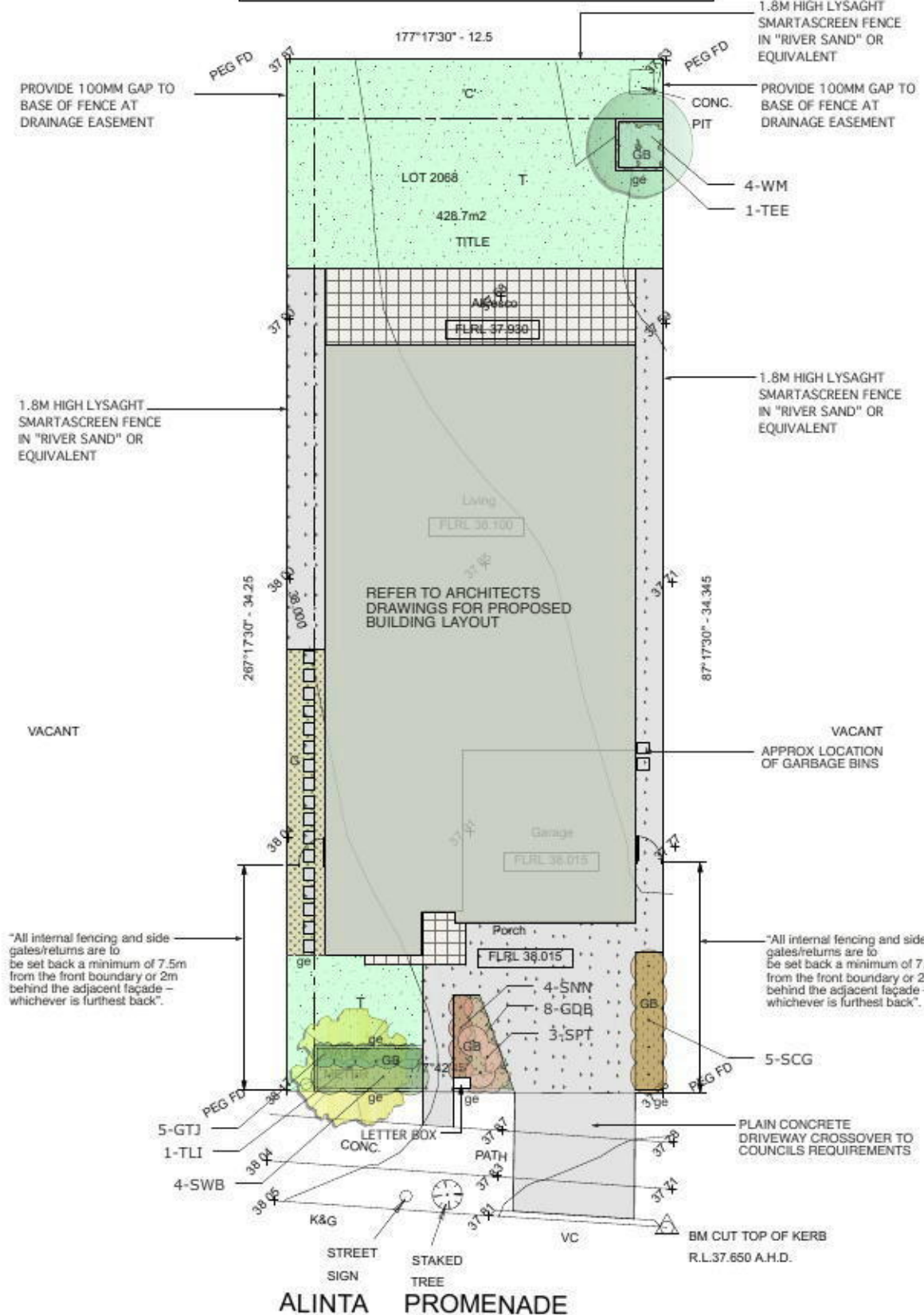
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NOTE:

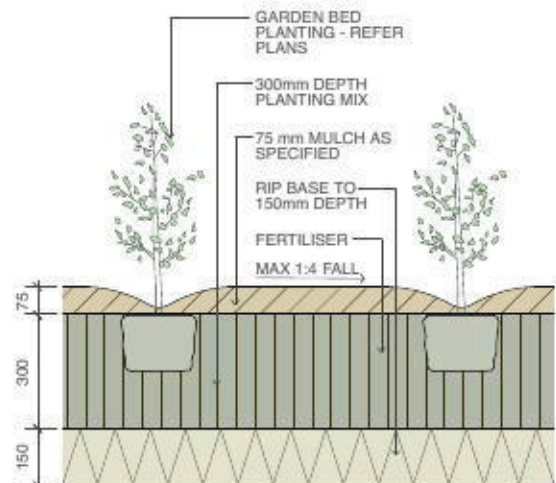
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NOTE: 75% OF NATIVE PLANT SPECIES ARE PROPOSED

GENERAL NOTES: 1. Do not scale of drawings. Follow written dimensions, if in doubt obtain written advice from the Superintendent. 2. Verify all dimensions on site. 3. Refer to legend for all symbol and code keys. 4. Read in conjunction with the specifications 5. Read in conjunction with all associated drawings	DESIGNED: GD	PREPARED FOR: LB HOMES	LANDSCAPE ARCHITECTS: GREENLAND DESIGN Pty Ltd ABN 75 139 152 855 Landscape Architects C. Ly / AEA Mob.: 0403 184 198	PROJECT: NEW SINGLE STOREY RESIDENCE	DRAWING TITLE: Landscape Plan	DATE: DECEMBER 2013
	DRAWN: CL	FOR APPROVAL A	CL	PROJECT ADDRESS: LOT 2068, ALINTA PROMENADE JORDAN SPRINGS	SCALE: 1:100 @ A1 1:200 @ A3	ISSUE: A
ISSUE	AMENDMENT	DRAWN	DATE 06.12.13			DRAWING NO: LB1329.L.01



Proposed New Single Storey Residence Located At: Lot 2068 Alinta Promenade, Jordan Springs. NSW

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Fixtures

The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 1 star in each toilet in the development.

The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 270.68 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- all toilets in the development
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Floor, walls and ceiling/roof

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction Additional insulation required (R-Value) Other specifications

floor - concrete slab on ground nil

external wall - brick veneer 1.66 (or 2.20 including construction)

internal wall shared with garage - plasterboard nil

ceiling and roof - flat ceiling / pitched roof ceiling: 3 (up), roof: foil/sarking unventilated; medium (solar absorptance 0.475-0.70)

Note Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Windows, glazed doors and skylights

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

- Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
- The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table.
- Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
- Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Window/glazed door no. Orientation Maximum area (square metres)

Type Shading Overshadowing

W1 W 1.09 standard aluminium, single clear (or

U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

451-600 mm

not overshadowed

W2 W 1.53 standard aluminium, single clear (or

U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

901-1,200 mm

not overshadowed

W3,W4,W5 S 2.66 standard aluminium, single clear (or

U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

451-600 mm

not overshadowed

W6 E 5.04 standard aluminium, single clear (or

U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

>2,000 mm

not overshadowed

W7 E 2.82 standard aluminium, single clear (or

U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

>2,000 mm

not overshadowed

W8,W9,W10,W11,W12 N 5.57 standard aluminium, single clear (or

U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

451-600 mm

not overshadowed

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 3 stars.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0

The cooling system must provide for day/night zoning between living areas and bedrooms.

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0

The heating system must provide for day/night zoning between living areas and bedrooms.

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a

Kitchen: individual fan, not ducted; Operation control: manual switch on/off

Laundry: natural ventilation only, or no laundry; Operation control: n/a

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.



The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.

Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

The applicant must install a fixed outdoor clothes drying line as part of the development

Issue	Amendment	Date	North:	Proposed:	Drawing Title:	Revision:
A	Preliminary Sketch Plans	25.10.13		New Single Storey Residence	Cover Page / Basix Requirements	B
B	Preliminary Sketch Plans	28.11.13				
			Location: Lot 2068 Alinta Promenade, Jordan Springs. NSW		Job No: LB1329	
Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003 Email: jr.design.drafting@gmail.com Address: 448 - 452 Victoria Street, Wetherill Park, NSW 2164			Client: LB Homes		Drawn: JR Date: 28.11.2013 Scale: Sheet 1 of 8	
Note: Builder shall check and verify all dimensions prior to the commencement of any work			Copyright: This plan is the exclusive property of JR Design & Drafting, and must not be used, reproduced or applied wholly or partly in any way without permission			

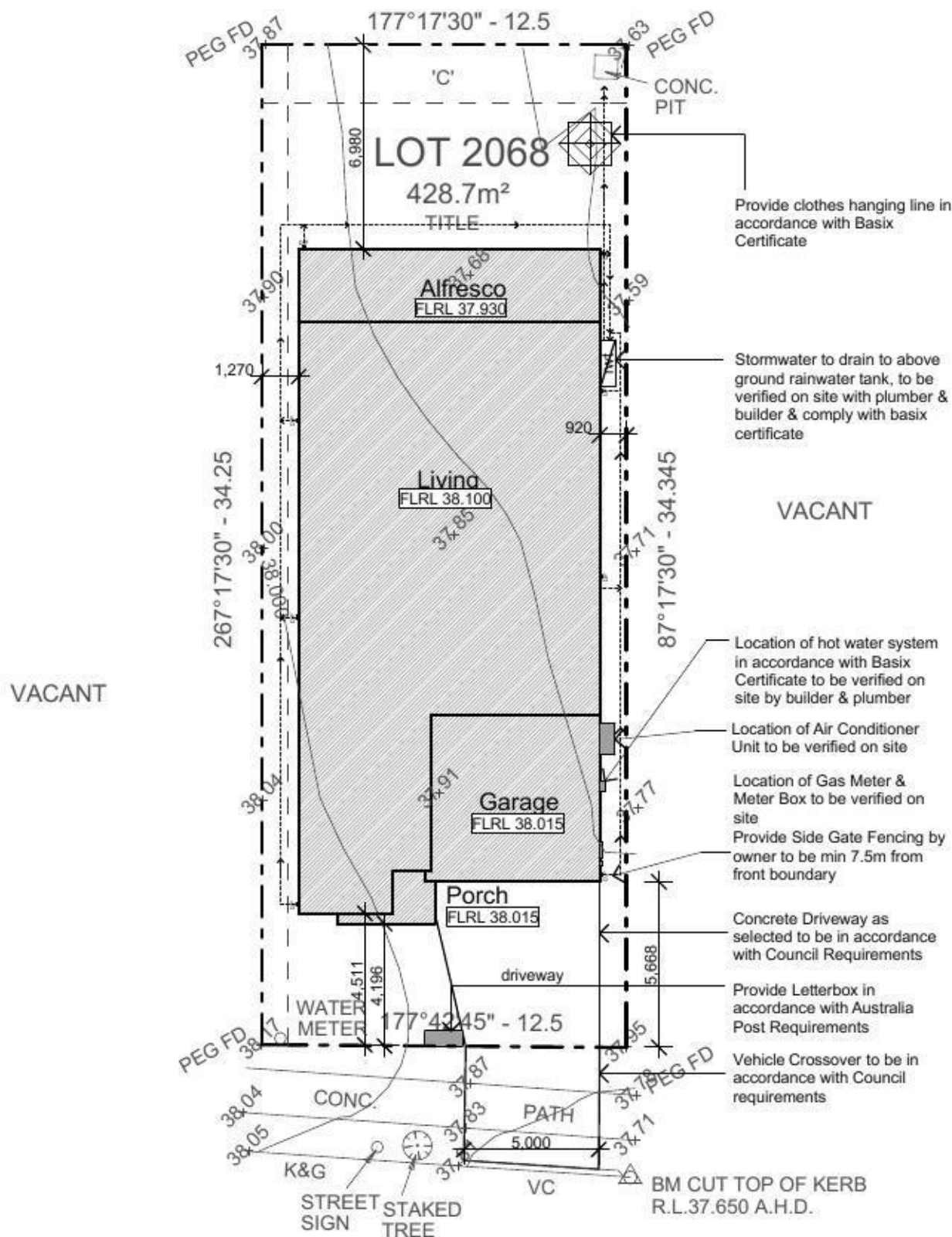
NOTES: USE FIGURED DIMENSIONS ONLY, DO NOT SCALE.
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 * FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS
 * ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION
 * NO ALLOWANCE HAS BEN MADE FOR SHRINKAGE OR MILLING
 * POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE

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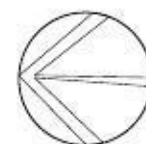
AREAS:	
Site Plan:	428.70m ²
Living Area:	167.86m ²
Porch:	3.12m ²
Alfresco:	25.78m ²
Garage:	33.09m ²
TOTAL:	229.85m²
Courtyard:	
Required:	64.30m ²
Proposed:	119.40m ²
Provide 6 x 4 Dim:	Yes

- General Notes:**
- All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
 - All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
 - All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
 - Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
 - All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
 - Control joints in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
 - Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.
- Construction Notes:**
- * R2.20 External Wall Insulation (Including Construction)
 - * R3.0 Ceiling Insulation
 - * Provide Foil & Sarking to Roof
 - * Control Joints to be checked in accordance with engineers plans
 - * Centre of kitchen Sink, Vanity, WC, Range Hood, to be confirmed with owner & Manufacturer Details.
 - * All windows, Insulation requirements, lighting to comply with Basix Certificate Approve by council.
 - * Structural slab to engineer details.
 - * Metre Box, Gas Metre to be confirmed with Builder on site.
 - * Downpipes to be confirmed with plumber on site.



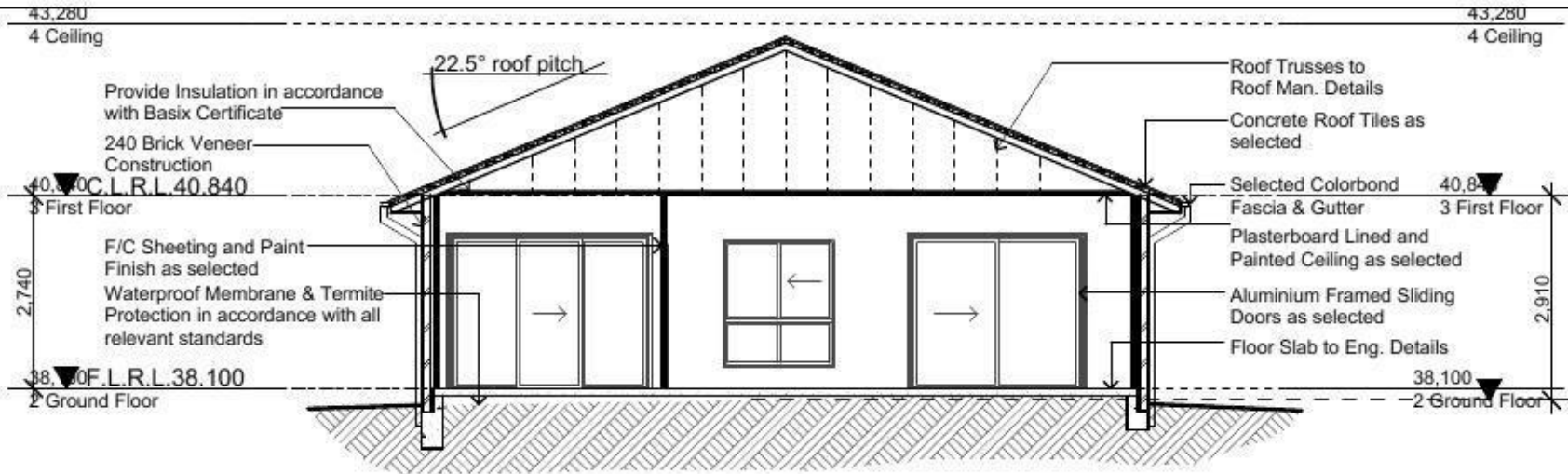
ALINTA PROMENADE

Proposed Site Plan

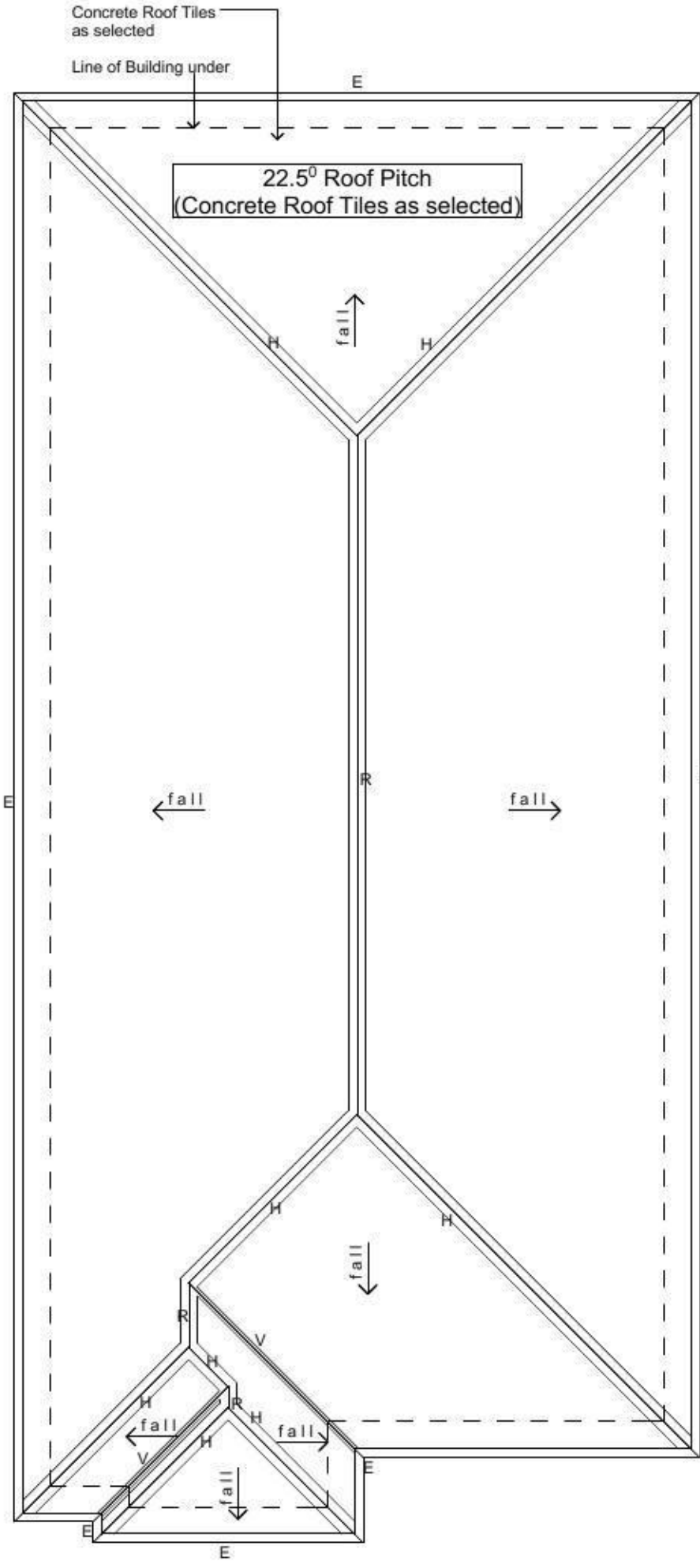


scale 1:200

Issue	Amendment	Date	North:		Proposed:	Drawing Title:	Revision:
A	Preliminary Sketch Plans	25.10.13			New Single Storey Residence	Proposed Site Plan / Concept Drainage Plan	B
B	Preliminary Sketch Plans	28.11.13					
					Location:	L.G.A	Job No:
Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003 Email: jr.design.drafting@gmail.com Address: 448 - 452 Victoria Street, Wetherill Park, NSW 2164			Client:		Lot 2068 Alinta Promenade, Jordan Springs, NSW	Drawn: JR Date: 28.11.2013	LB1329
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Section A-A
Cross Section scale 1:100



Roof Plan
scale 1:100

Window Schedule

WINDOW NUMBER	WIDTH (mm)	HEIGHT (mm)	COMMENT
W1	610	1800	Aluminium Double Hung
W2	850	1800	Aluminium Double Hung
W3	2050	860	Aluminium Sliding
W4	610	860	Aluminium Sliding Obscure
W5	1570	600	Aluminium Sliding
W6	2410	2140	Aluminium Sliding Door
W7	1570	1800	Aluminium Sliding
W8	1810	600	Aluminium Sliding
W9	1810	600	Aluminium Sliding
W10	610	860	Aluminium Sliding Obscure
W11	1570	860	Aluminium Sliding Obscure
W12	1810	860	Aluminium Sliding

Note: * All Windows are to Dowell Windows Spec.
*All Windows to be counted & checked Before Ordering

LEGEND:

fall →	- DIRECTION OF FALL PROPOSED ROOF
E	- EAVES LINE
R	- RIDGE
H	- HIP
V	- VALLEY

Issue	Amendment	Date
A	Preliminary Sketch Plans	25.10.13
B	Preliminary Sketch Plans	28.11.13

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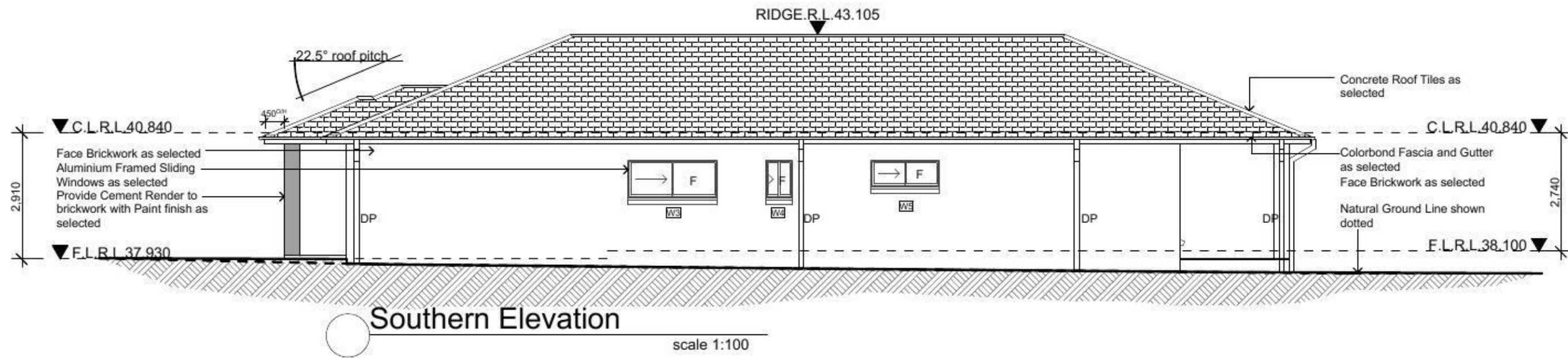
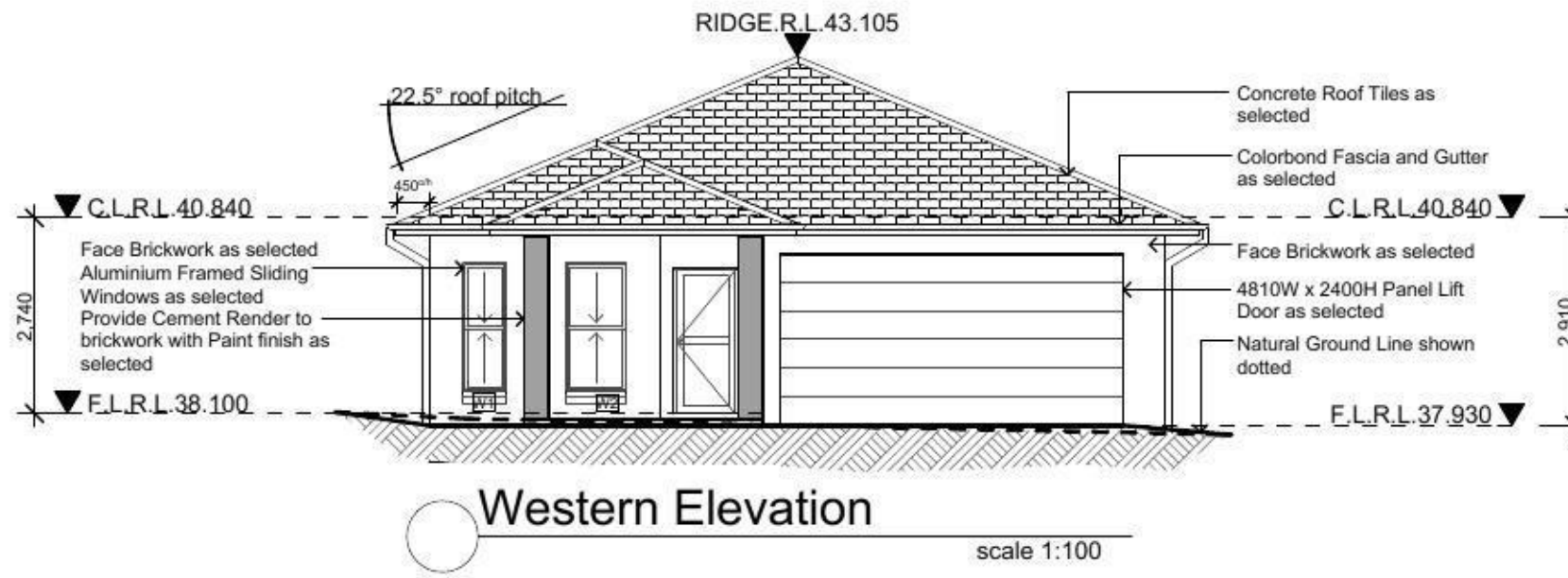
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Proposed: **New Single Storey Residence**
Location: **Lot 2068 Alinta Promenade, Jordan Springs, NSW**
Client: **LB Homes**

Drawing Title: **First Floor Plan**
L.G.A.
Drawn: **JR** Date: **28.11.2013**
Scale: **1:100** Sheet: **4 of 8**

Revision: **B**
Job No: **LB1329**



Issue	Amendment	Date:
A	Preliminary Sketch Plans	25.10.13
B	Preliminary Sketch Plans	28.11.13

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Proposed:
New Single Storey Residence

Location:
Lot 2068 Alinta Promenade, Jordan Springs, NSW

Client:
LB Homes

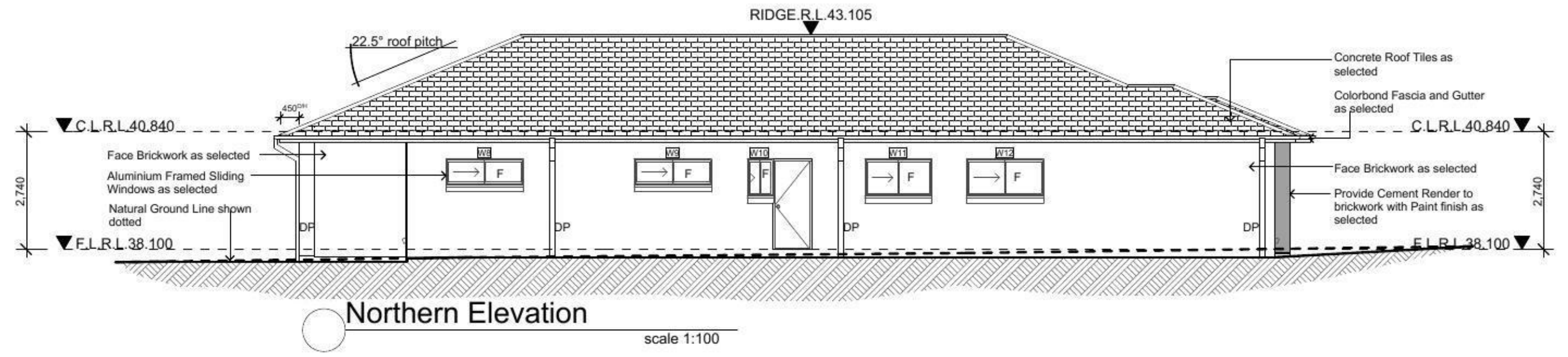
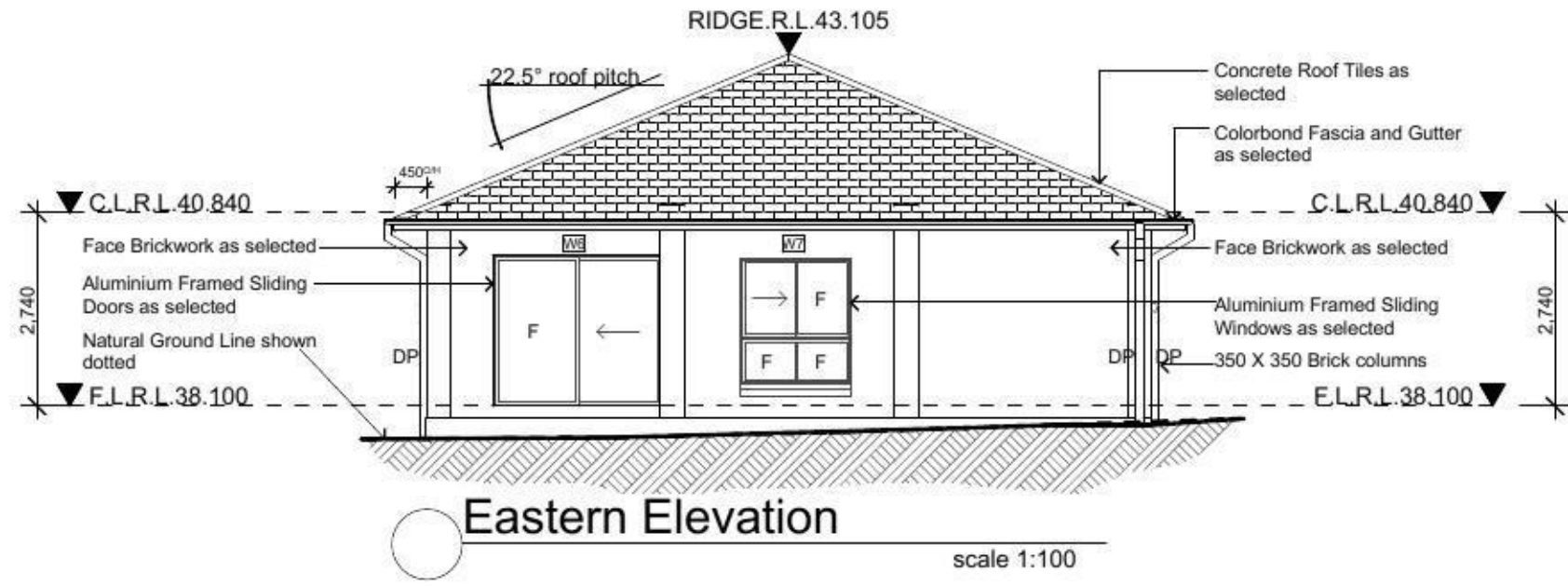
Drawing Title:
Southern Elevation Eastern Elevation

L.G.A.

Drawn: JR Date: 28.11.2013
 Scale: 1:100 Sheet: 5 of 8

Revision:
B

Job No:
LB1329



Issue	Amendment	Date:
A	Preliminary Sketch Plans	25.10.13
B	Preliminary Sketch Plans	28.11.13

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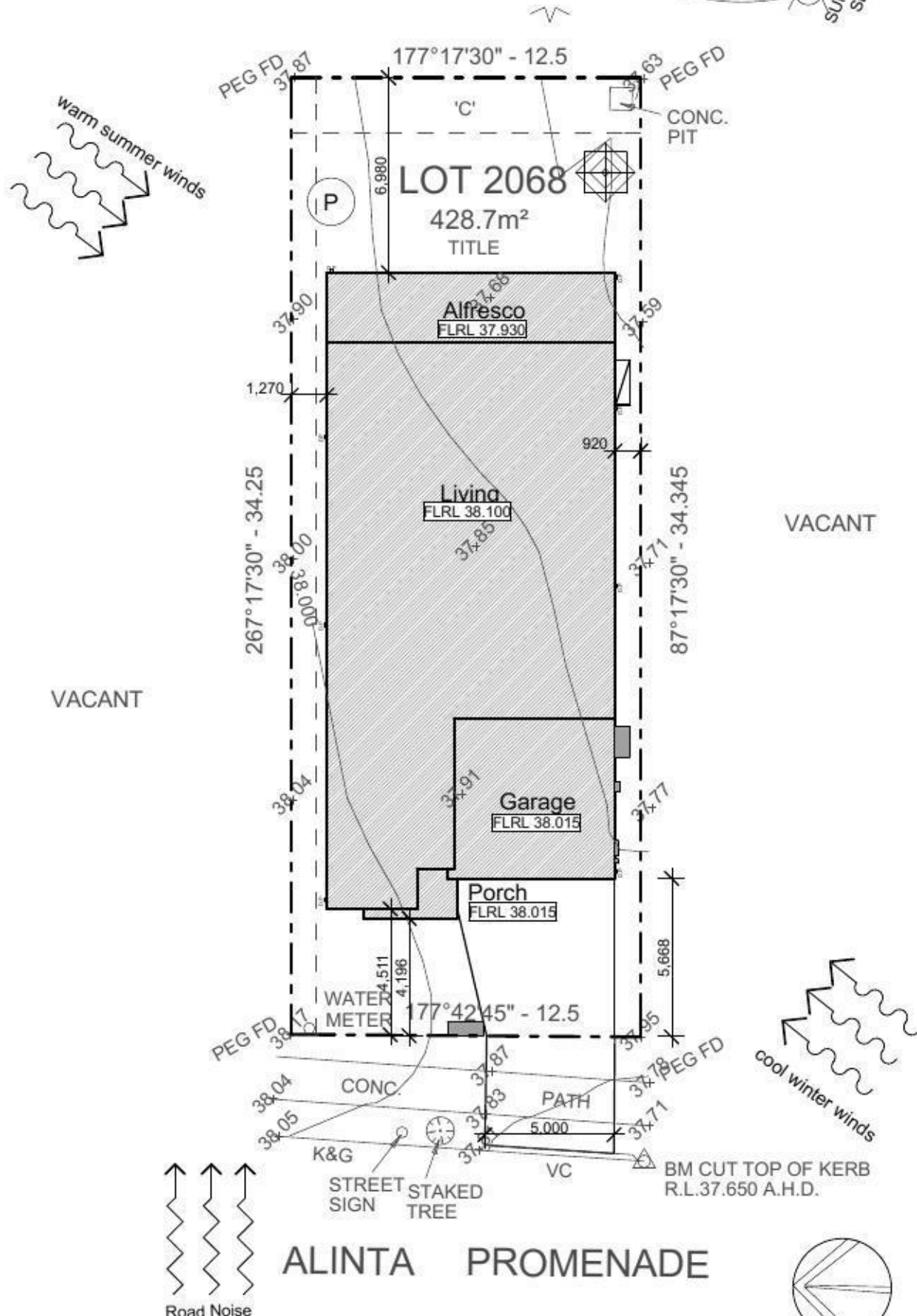
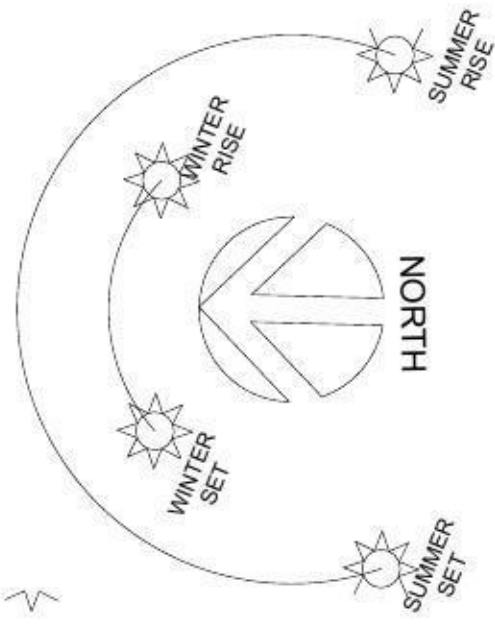
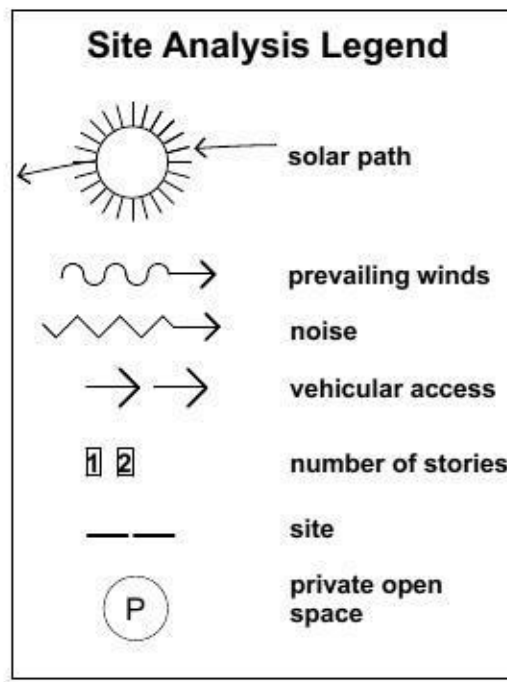
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Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels.
Figured dimensions to be taken in preference to scaling.
All Boundary clearances must be verified by Survey.
Stormwater to be discharged to Councils requirements before any work commences.
All services to be located & verified by the Builder with relevant Authorities before any work commences.

Proposed:
New Single Storey Residence
Location:
Lot 2068 Alinta Promenade, Jordan Springs, NSW
Client:
LB Homes

Drawing Title:
Southern Elevation
Eastern Elevation
L.G.A.
Drawn: JR
Date: 28.11.2013
Scale: 1:100
Sheet: 6 of 8

Revision:
B
Job No.:
LB1329



Proposed Site Analysis Plan scale 1:200

Issue	Amendment	Date
A	Preliminary Sketch Plans	25.10.13
B	Preliminary Sketch Plans	28.11.13

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North:

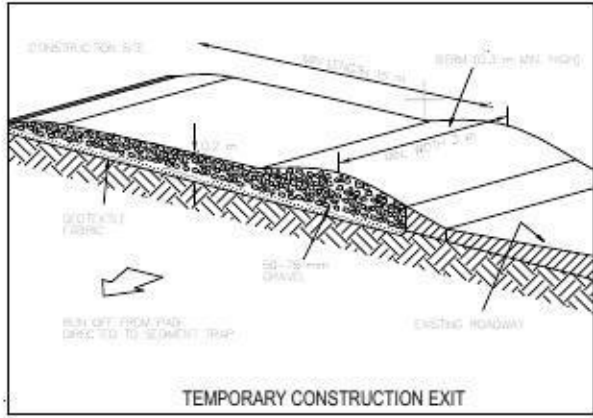
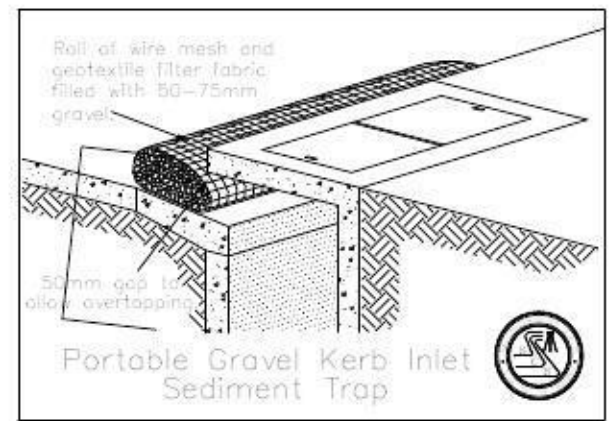
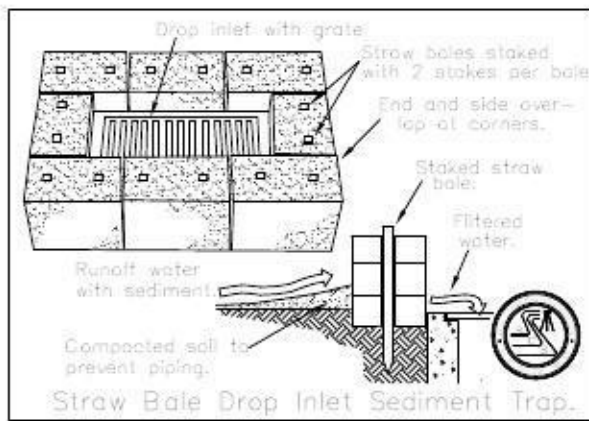
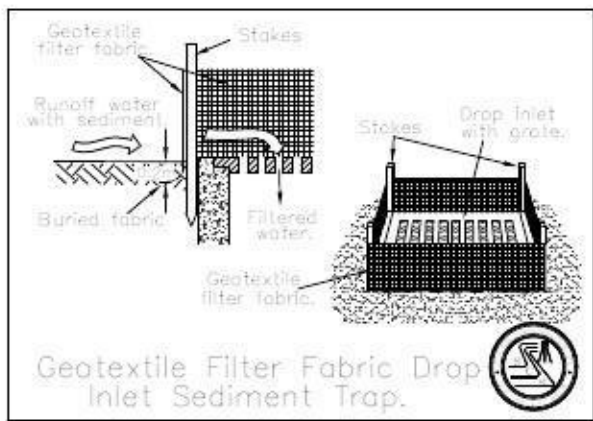
Proposed: **New Single Storey Residence**

Location: **Lot 2068 Alinta Promenade, Jordan Springs, NSW**

Client: **LB Homes**

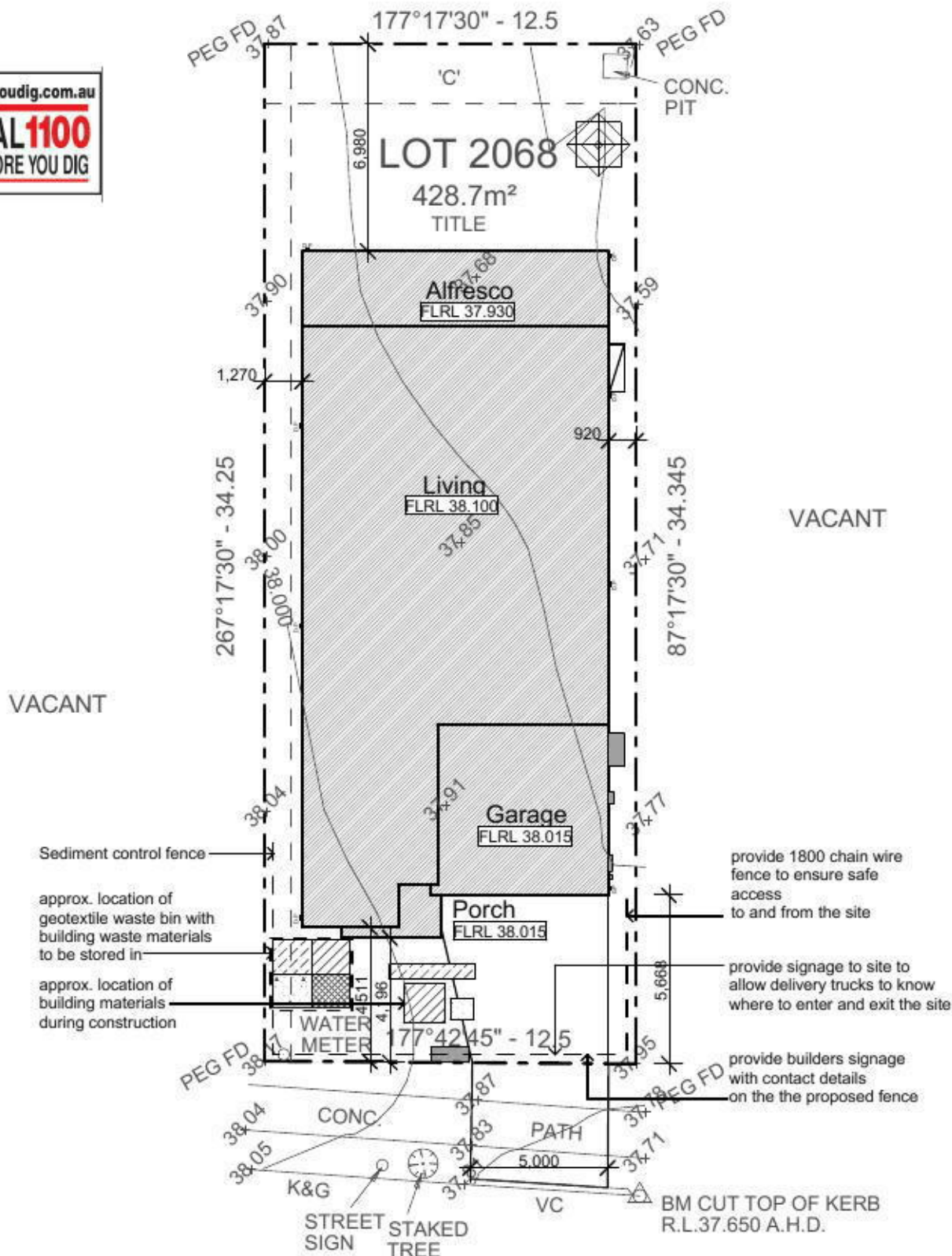
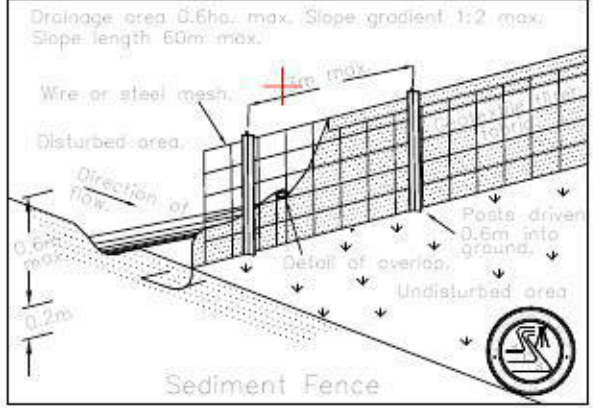
Drawing Title:	
Site Analysis Plan	
L.G.A	
Drawn: JR	Date: 28.11.2013
Scale: 1:200	Sheet: 7 of 8

Revision:
B
Job No: LB1329

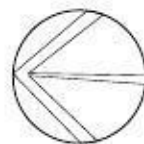


Erosion Control
 Temporary sediment and erosion control and measures are to be installed prior to commencement of any works on the site. these measures must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after major storm and/or as directed by the Principal Certifying Authority and Council officers.

PROOF OF EXISTENCE OF ALL SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. CURRENT "DIAL BEFORE YOU DIG" SERVICES PLANS MUST BE OBTAINED PRIOR TO COMMENCING ANY EXCAVATION.



ALINTA PROMENADE



Sedimentation & Waste Management Plan

scale 1:200

Issue	Amendment	Date	 JR DESIGN & DRAFTING RESIDENTIAL DESIGN & DRAFTING SERVICES Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003 Email: jr.design.drafting@gmail.com Address: 448 - 452 Victoria Street, Wetherill Park, NSW 2164	North:	Proposed:	Drawing Title:	Revision:
A	Preliminary Sketch Plans	25.10.13			New Single Storey Residence	Soil Sedimentation & Waste Management	B
B	Preliminary Sketch Plans	28.11.13				Job No:	
					Client:	Drawn: JR Date: 28.11.2013	LB1329
					LB Homes	Scale: 1:200 Sheet: 8 of 8	

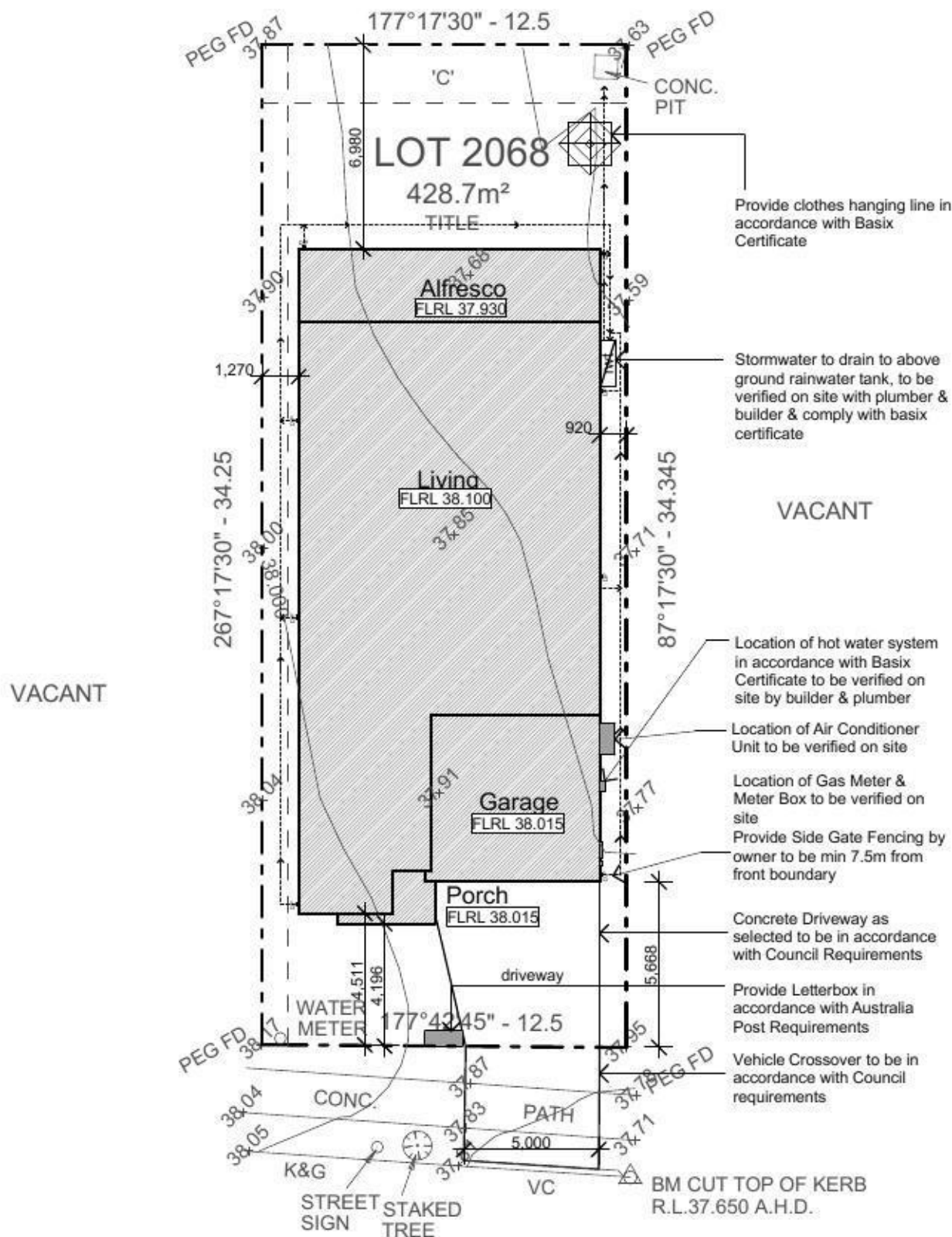
NOTES: USE FIGURED DIMENSIONS ONLY, DO NOT SCALE.
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 * POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE

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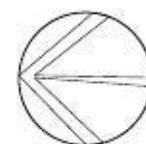
AREAS:	
Site Plan:	428.70m ²
Living Area:	167.86m ²
Porch:	3.12m ²
Alfresco:	25.78m ²
Garage:	33.09m ²
TOTAL:	229.85m²
Courtyard:	
Required:	64.30m ²
Proposed:	119.40m ²
Provide 6 x 4 Dim:	Yes

- General Notes:**
- All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
 - All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
 - All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
 - Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
 - All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
 - Control joints in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
 - Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.
- Construction Notes:**
- * R2.20 External Wall Insulation (Including Construction)
 - * R3.0 Ceiling Insulation
 - * Provide Foil & Sarking to Roof
 - * Control Joints to be checked in accordance with engineers plans
 - * Centre of kitchen Sink, Vanity, WC, Range Hood, to be confirmed with owner & Manufacturer Details.
 - * All windows, Insulation requirements, lighting to comply with Basix Certificate Approve by council.
 - * Structural slab to engineer details.
 - * Metre Box, Gas Metre to be confirmed with Builder on site.
 - * Downpipes to be confirmed with plumber on site.



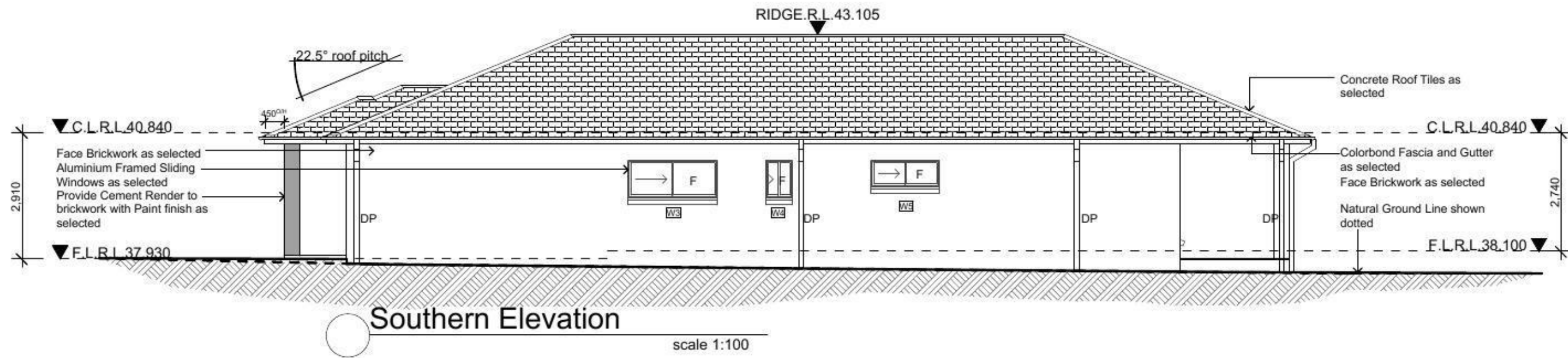
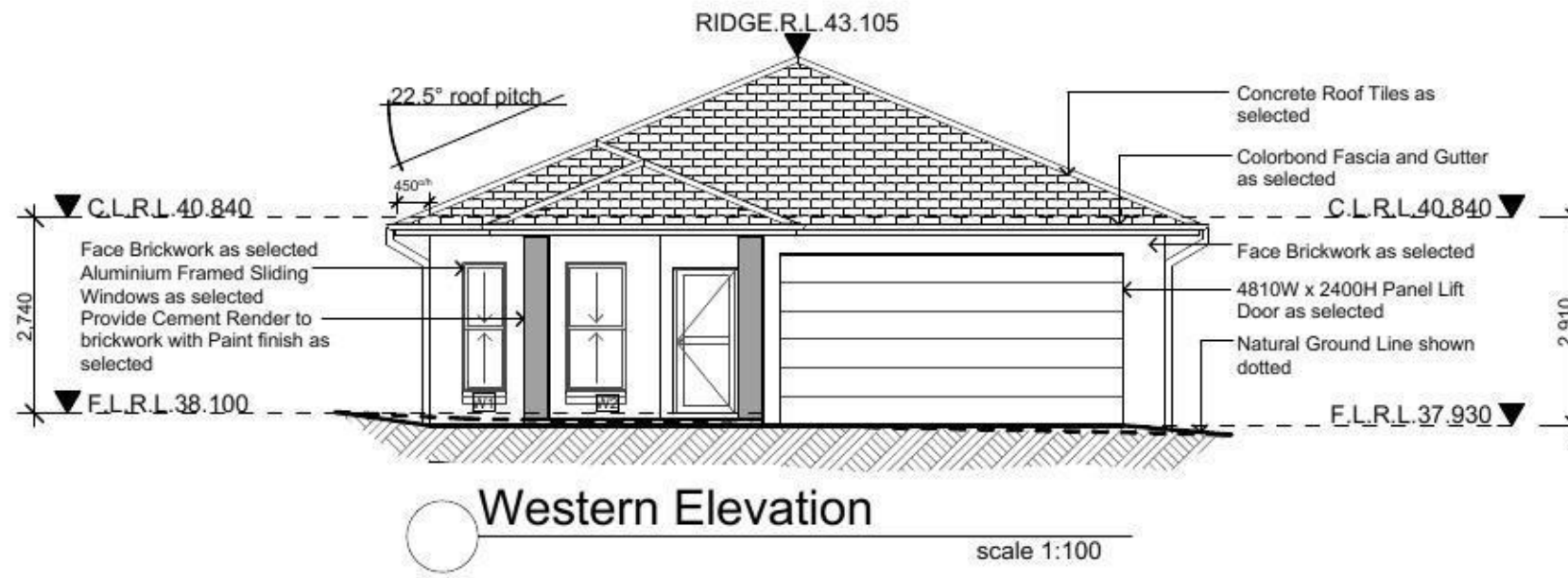
ALINTA PROMENADE

Proposed Site Plan



scale 1:200

Issue	Amendment	Date	North:		Proposed:	Drawing Title:	Revision:
A	Preliminary Sketch Plans	25.10.13			New Single Storey Residence	Proposed Site Plan / Concept Drainage Plan	B
B	Preliminary Sketch Plans	28.11.13					
					Location:	L.G.A	Job No:
Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003 Email: jr.design.drafting@gmail.com Address: 448 - 452 Victoria Street, Wetherill Park, NSW 2164			Client:		Lot 2068 Alinta Promenade, Jordan Springs, NSW	Drawn: JR Date: 28.11.2013	LB1329
Note: Builder shall check and verify all dimensions prior to the commencement of any work			Copyright: This plan is the exclusive property of JR Design & Drafting, and must not be used, reproduced or copied wholly or partly in any way without permission		LB Homes	Scale: 1:200 Sheet: 2 of 8	



Issue	Amendment	Date:
A	Preliminary Sketch Plans	25.10.13
B	Preliminary Sketch Plans	28.11.13

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Proposed:
New Single Storey Residence

Location:
Lot 2068 Alinta Promenade, Jordan Springs, NSW

Client:
LB Homes

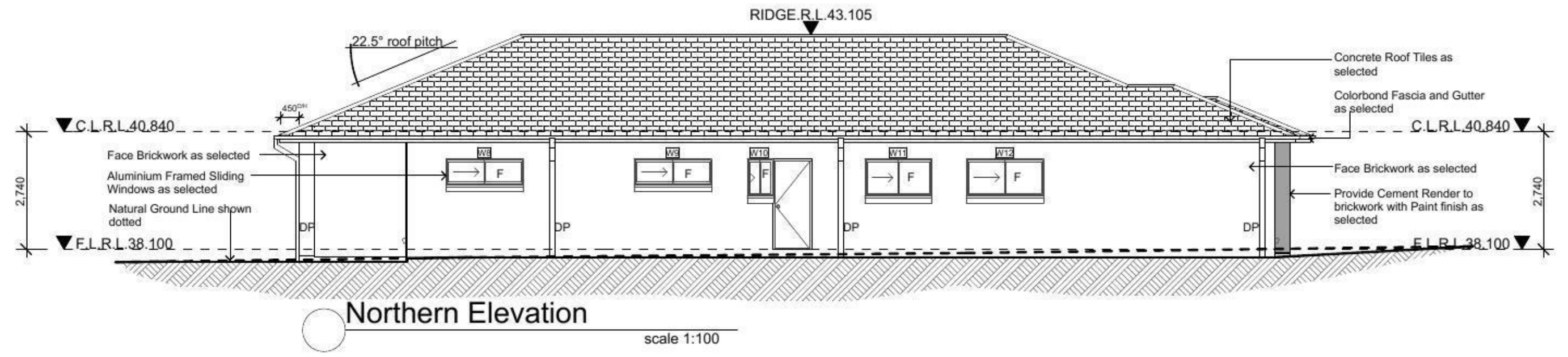
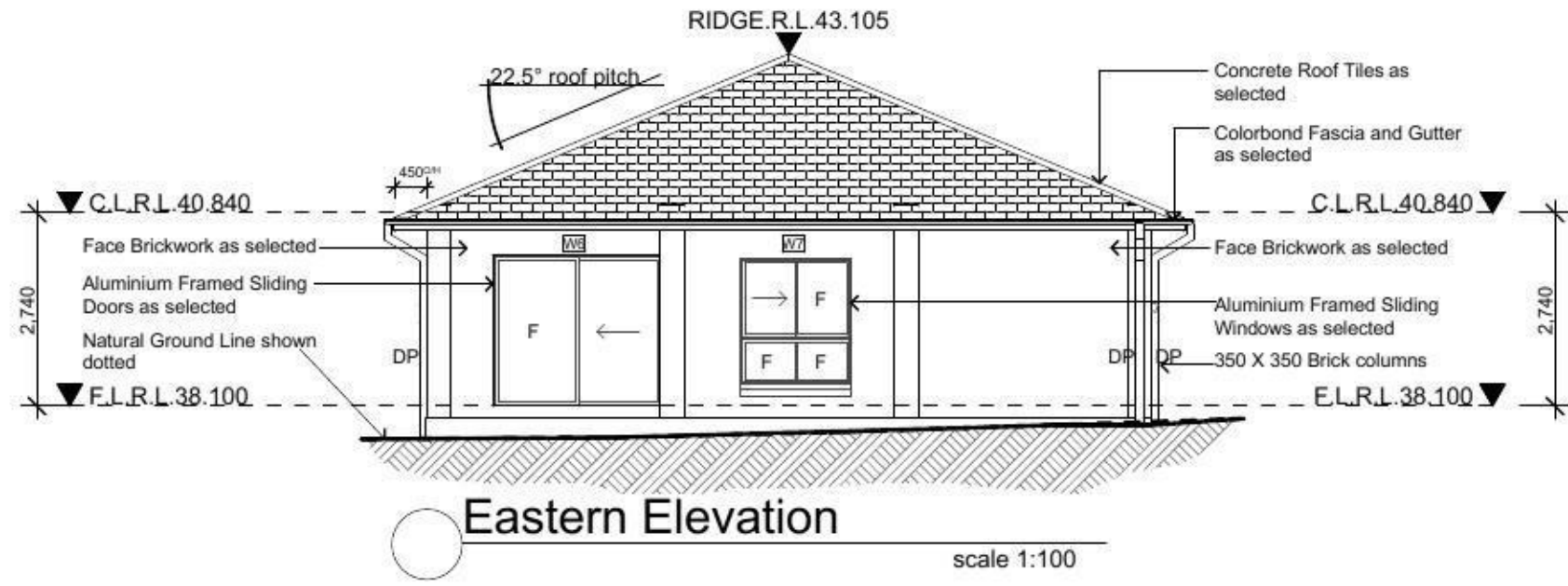
Drawing Title:
Southern Elevation Eastern Elevation

L.G.A.

Drawn: JR Date: 28.11.2013
 Scale: 1:100 Sheet: 5 of 8

Revision:
B

Job No:
LB1329



Issue	Amendment	Date
A	Preliminary Sketch Plans	25.10.13
B	Preliminary Sketch Plans	28.11.13

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Note:
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All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority. All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works. Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.

Where Engineering Detail Plans are required, such must take preference to this drawing. Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels. Figured dimensions to be taken in preference to scaling. All Boundary clearances must be verified by Survey. Stormwater to be discharged to Councils requirements before any work commences. All services to be located & verified by the Builder with relevant Authorities before any work commences.

Proposed: **New Single Storey Residence**

Location: **Lot 2068 Alinta Promenade, Jordan Springs, NSW**

Client: **LB Homes**

Drawing Title: **Southern Elevation Eastern Elevation**

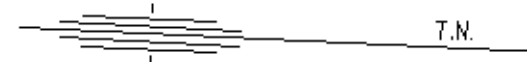
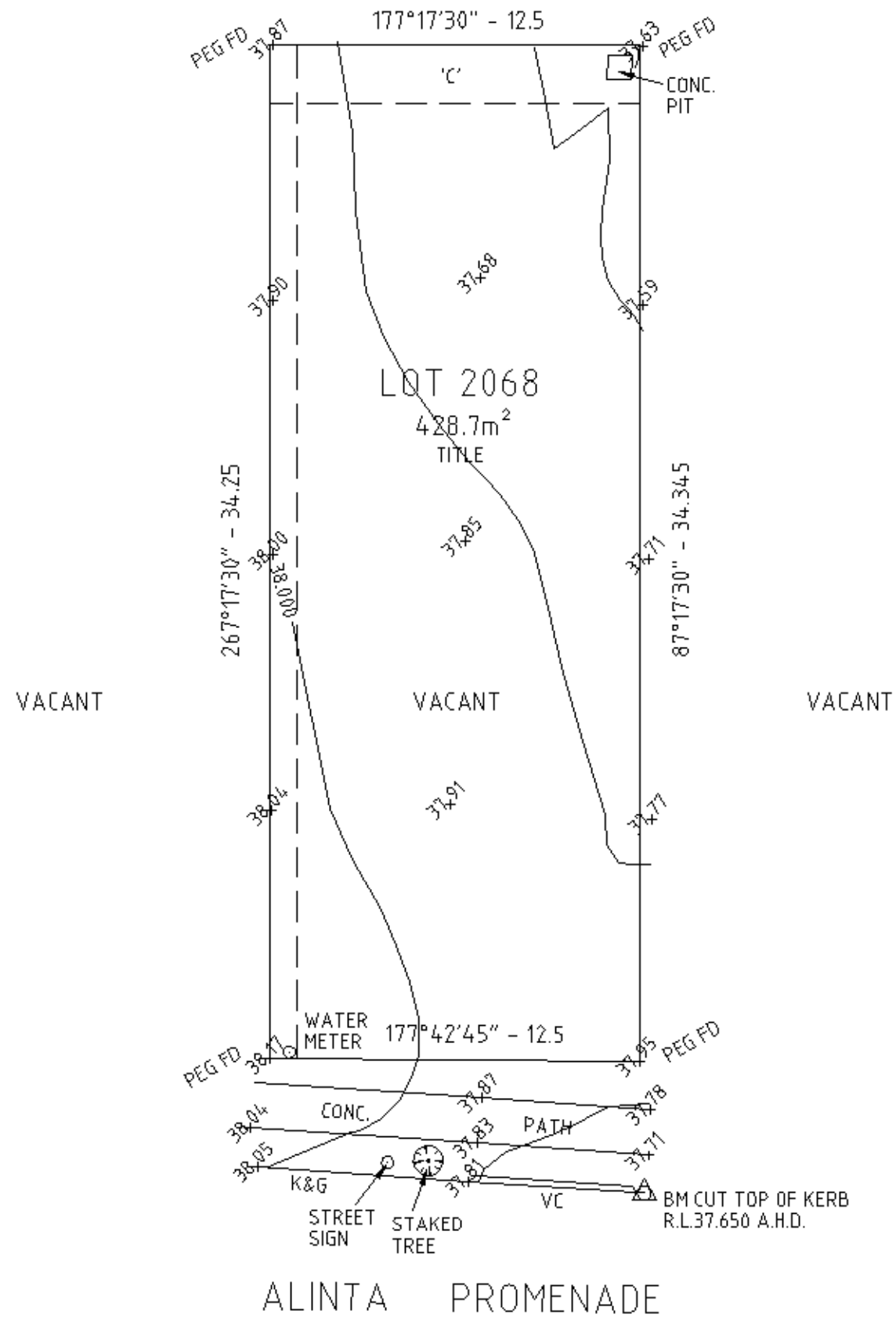
L.G.A

Drawn: JR Date: 28.11.2013

Scale: 1:100 Sheet: 6 of 8

Revision: **B**

Job No: **LB1329**



CAUTION

- THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS.
- NON-VISIBLE SERVICES HAVE NOT BEEN LOCATED.
- THE CERTIFICATE OF TITLE MUST BE CHECKED FOR EASEMENTS AND ENCUMBRANCES.

ORIGIN OF A.H.D. LEVELS
SSM180148 R.L.36.367 A.H.D.

'A' EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
'C' EASEMENT TO DRAIN WATER 2 WIDE

WARNING:-

1. Plan compiled from information at Land Titles Office as regards dimensions and these are subject to final survey.
2. All details and features shown hereon have been plotted in relation to the occupations (fences and/or walls, etc.). These occupations have not yet been accurately located in relation to the boundaries.
3. The detail and features and contours are shown to scale plot accuracy only. Copying may distort the scale.
4. Service structures shown hereon are those that were visible at the time of survey and have been located by field survey. Further services may be present. Prior to any construction or excavation on site the relevant authorities should be contacted for possible location of further underground services and detailed locations of all services.

TITLE:
LEVEL AND FEATURE SURVEY
LOT 2068 D.P.1168989
ALINTA PROMENADE
JORDAN SPRINGS

ASHER SILCOCK CONSULTING PTY LTD
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2/231 Maroubra Rd, Maroubra, NSW 2035
PHONE: 0408446567
EMAIL: steve@asherconsulting.com.au
CIVIL AND RESIDENTIAL SURVEYORS

REV.	AMENDMENT	DATE	DEC
REDUCTION RATIO:		DATE:	
1:200		26/9/13	
DRAWING No.		JOB No.	
13711fs		13711	
DATUM:	DRAWN BY:	CHECKED BY:	APPROVED BY:
A.H.D.	DB		
SHEET:	DATE:	DATE:	DATE:
1 OF 1	26/9/13		