

SITE NOTES

ALL TRADES TO CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

ANY DISCREPANCIES IN DOCUMENTATION AND / OR ON SITE ARE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED

ALL WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS.

ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT LOCAL AUTHORITY REQUIREMENTS

FOUNDATIONS, EXCAVATIONS, REINFORCEMENT PLACEMENT, ETC. TO BE INSPECTED AND APPROVED BY ENGINEER OR BUILDING SURVEYOR PRIOR TO ANY CONCRETE PLACEMENT

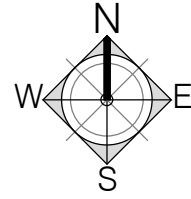
GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNERS

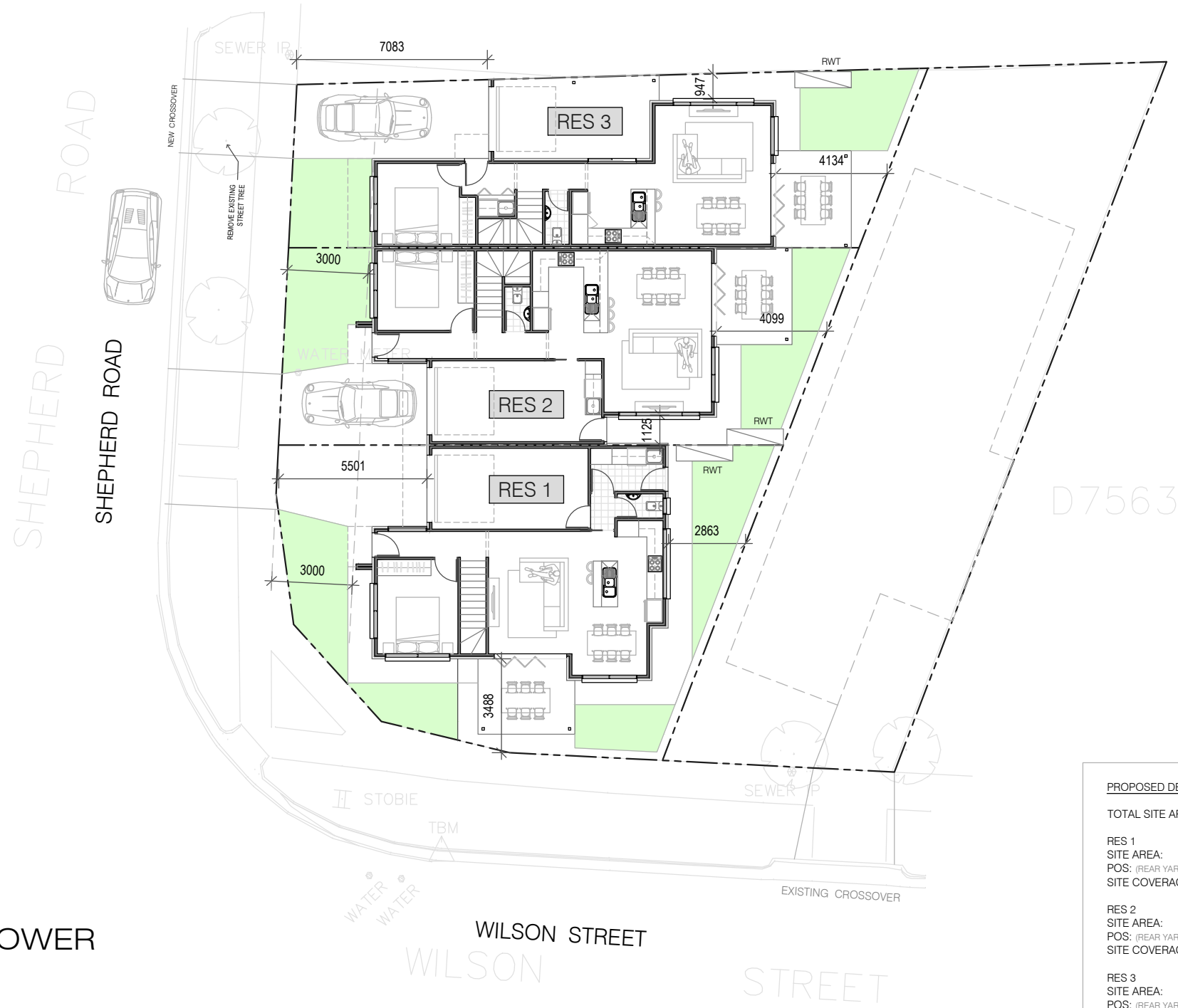
REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

STORMWATER TO BE DISCHARGED TO STREET WATERTABLE OR RAINWATER TANK IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND/OR DIRECTION

SURFACE WATER RUN-OFF FROM NOT LESS THAN 50sqm OF ROOF CATCHMENT AREA TO BE STORED IN 1000L RAIN WATER TANK AND, PLUMBED TO EITHER A TOILET, WATER HEATER OR LAUNDRY COLD WATER AND, INLET/OVERFLOW ON RAIN WATER TANK MUST BE FITTED WITH INSPECT PROOF AND NON DEGRADABLE SCREENS



PROPOSED TORRENS TITLE DEVELOPMENT



SITE PLAN - LOWER
SCALE 1:200

PROPOSED DEVELOPMENT	
TOTAL SITE AREA:	461m ²
RES 1	
SITE AREA:	175m ²
POS: (REAR YARD)	44m ² (25%)
SITE COVERAGE:	77m ² (44%)
RES 2	
SITE AREA:	146m ²
POS: (REAR YARD)	28m ² (19%)
SITE COVERAGE:	83m ² (57%)
RES 3	
SITE AREA:	142m ²
POS: (REAR YARD)	29m ² (20%)
SITE COVERAGE:	78m ² (55%)



SITE NOTES

ALL TRADES TO CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

ANY DISCREPANCIES IN DOCUMENTATION AND / OR ON SITE ARE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED

ALL WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS.

ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT LOCAL AUTHORITY REQUIREMENTS

FOUNDATIONS, EXCAVATIONS, REINFORCEMENT PLACEMENT, ETC. TO BE INSPECTED AND APPROVED BY ENGINEER OR BUILDING SURVEYOR PRIOR TO ANY CONCRETE PLACEMENT

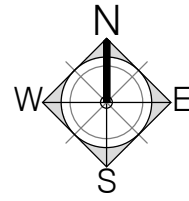
GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNERS

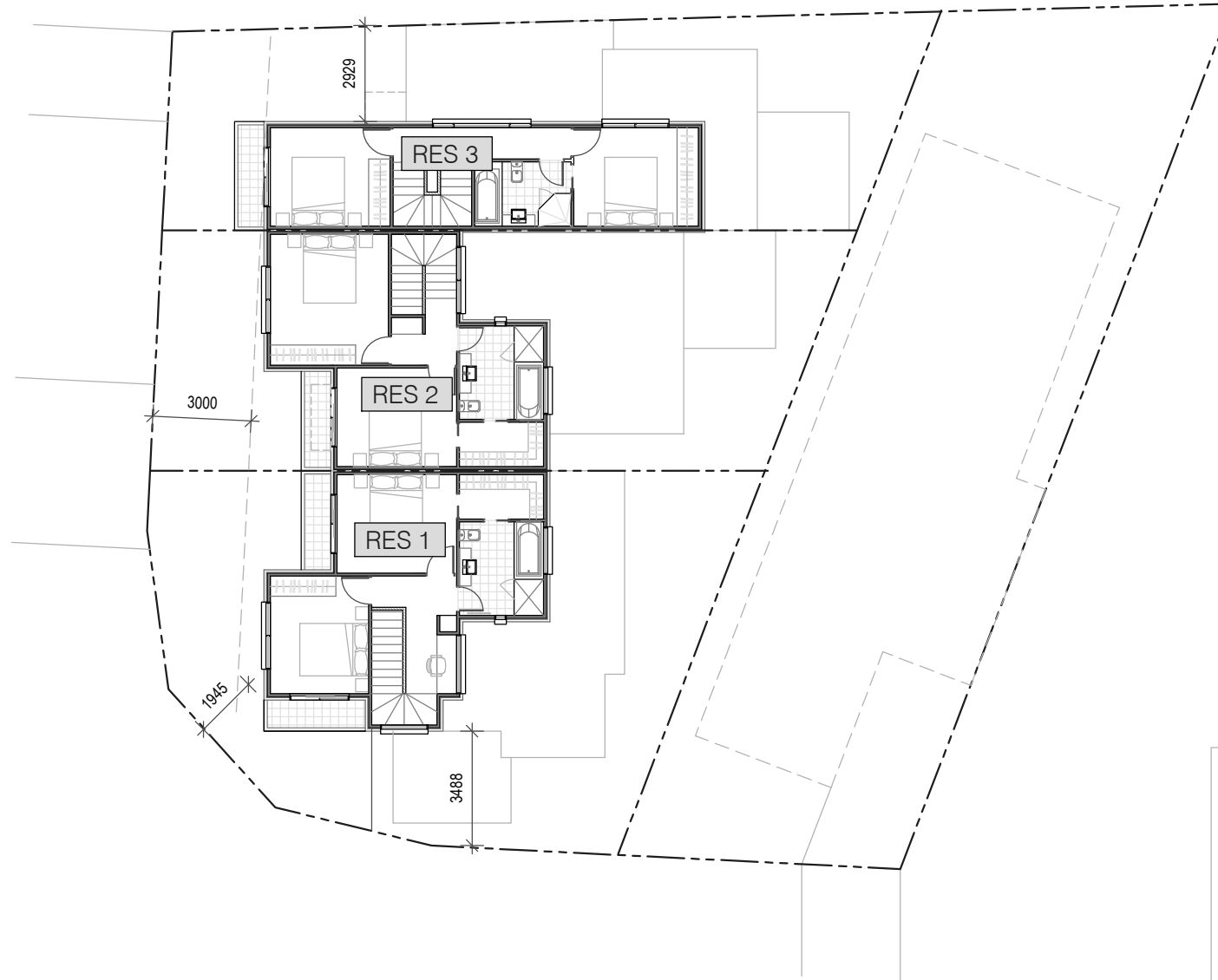
REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

STORMWATER TO BE DISCHARGED TO STREET WATERTABLE OR RAINWATER TANK IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND/OR DIRECTION

SURFACE WATER RUN-OFF FROM NOT LESS THAN 50sqm OF ROOF CATCHMENT AREA TO BE STORED IN 1000L RAIN WATER TANK AND, PLUMBED TO EITHER A TOILET, WATER HEATER OR LAUNDRY COLD WATER AND, INLET/OVERFLOW ON RAIN WATER TANK MUST BE FITTED WITH INSPECT PROOF AND NON DEGRADABLE SCREENS



PROPOSED TORRENS TITLE DEVELOPMENT



PROPOSED DEVELOPMENT	
TOTAL SITE AREA:	461m ²
RES 1	
SITE AREA:	175m ²
POS: (REAR YARD)	44m ² (25%)
SITE COVERAGE:	77m ² (44%)
RES 2	
SITE AREA:	146m ²
POS: (REAR YARD)	28m ² (19%)
SITE COVERAGE:	83m ² (57%)
RES 3	
SITE AREA:	142m ²
POS: (REAR YARD)	29m ² (20%)
SITE COVERAGE:	78m ² (55%)





SITE PLAN - UPPER

SCALE 1:200

LANDSCAPING SCHEDULE

* PLANTING SCHEDULE SUBJECT TO CHANGE

SHRUBS / SUCCULENTS

-  CAREX TESTACEA
-  PURPLE FOXTAIL
-  NANDINA
-  VIBURNUM


SMALL TREES

-  ORNAMENTAL PEAR

-  MULCH

-  TURF

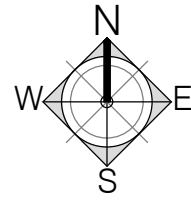
-  CONCRETE PATHWAY
REFER TO SPECIFICATIONS FOR DETAIL

-  TYPICAL PAVING
REFER TO SPECIFICATIONS FOR DETAIL

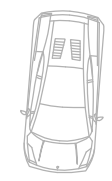
-  TYPICAL FENCING
1800(h) COLOURBOND GOOD NEIGHBOUR
REFER TO SPECIFICATION FOR DETAIL

LEGEND

- TAP+FG: TAP ON A STAKE WITH FLOOD GULLY UNDERNEATH
- RWT: RAINWATER TANK
(SEE ENGINEERS DWGS FOR SIZE & DETAIL)
- A/C: AIR CONDITIONER
(SEE DETAIL FROM AC CONTRACTOR)
- HWS: HOT WATER SYSTEM
(SEE SPECIFICATION FOR DETAIL)
- M.B: METER BOX
- W.M: WATERMETER
- LB: LETTERBOX



SHEPHERD ROAD



LANDSCAPE PLAN
SCALE 1:200



GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL BRICKWORK AT MAXIMUM 600mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS. SPACING OF WALL TIES TO TOP AND SIDES OF OPENING TO BE HALVED

PROVIDE R3.0 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS.

NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNERS

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSE TRADESPERSONS

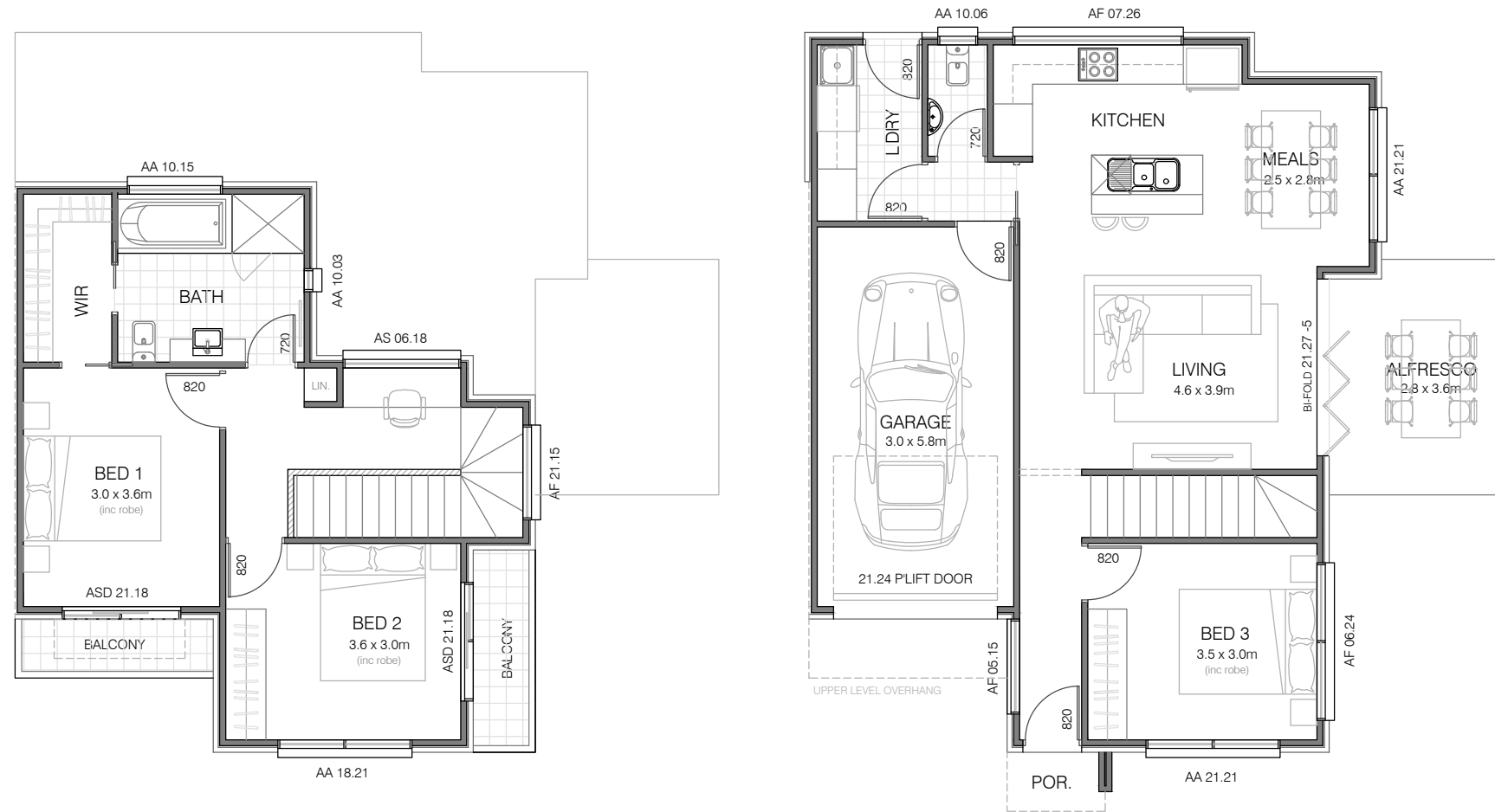
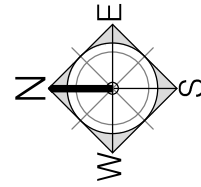
ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED

BUILDING TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1-2000

ALL GLAZING WILL BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS 1288-2006 AND/OR AS 2047-2014

ALL WATERPROOFING IN WET AREAS WILL BE IN ACCORDANCE WITH AS 3740-2004 AND BCA-TABLE 3.8.1.1

SELF CONTAINED SMOKE ALARMS WILL COMPLY WITH AS 3786, CONNECTED TO CONSUMER MAINS POWER AND WILL BE INTERCONNECTED (IF MORE THAN 1)

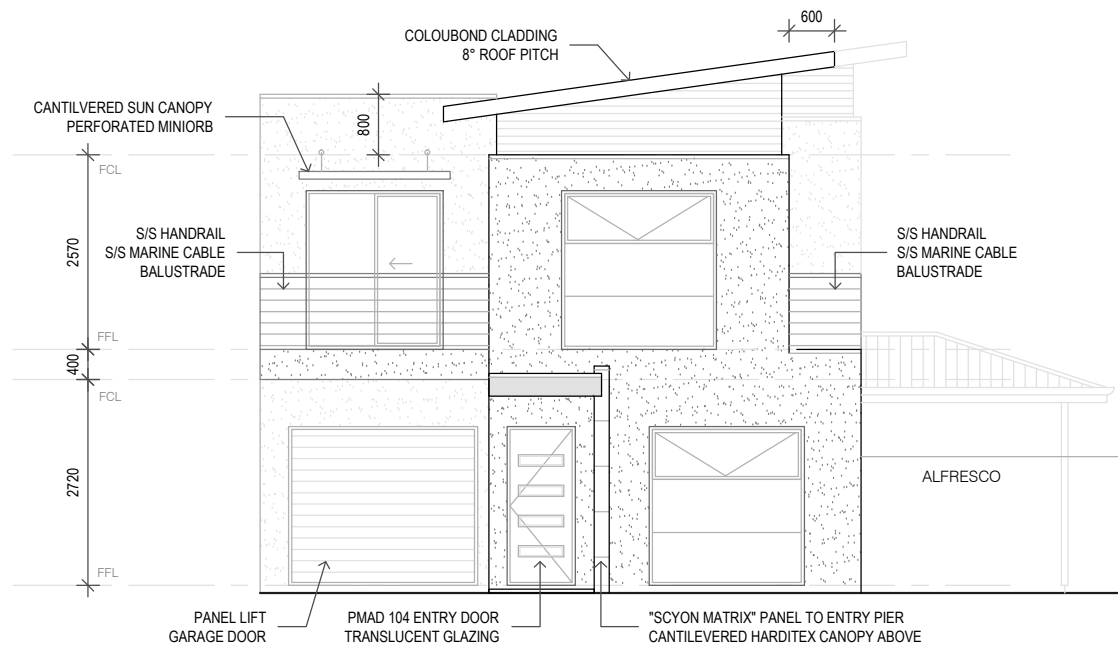


PROPOSED RESIDENCE

LWR LIVING:	63.77m ²
GARAGE:	19.25m ²
ALFRESCO:	9.84m ²
PORCH:	1.30m ²
UPR LIVING:	50.71m ²
BALCONY (2):	5.65m ²
TOTAL:	150.52m²

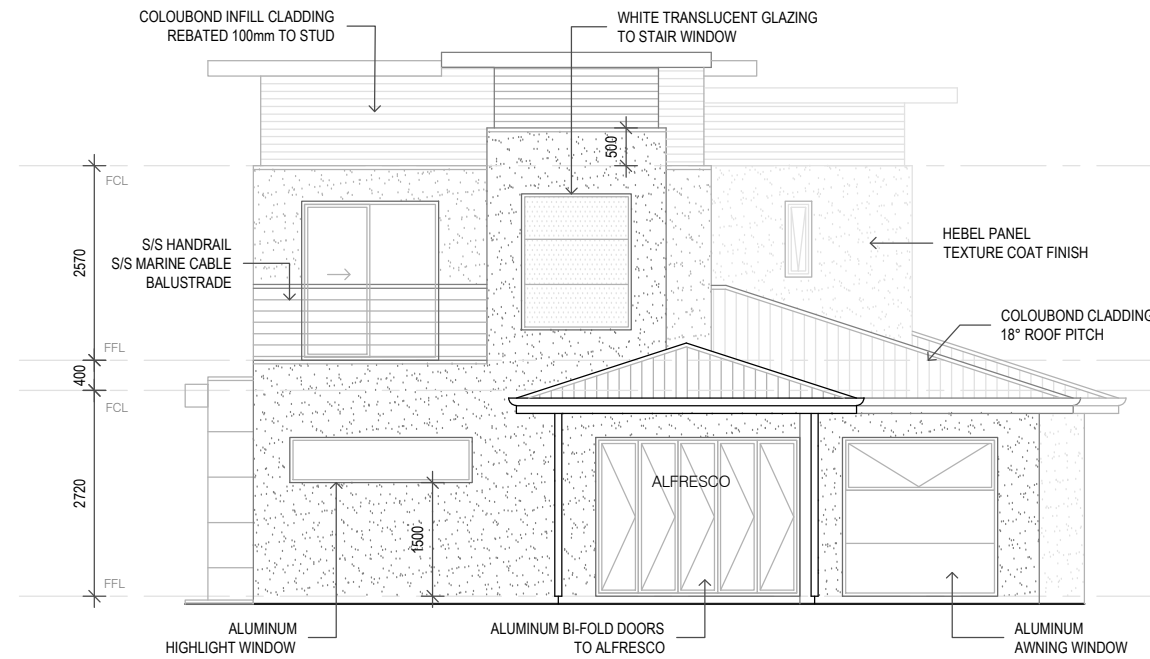
FLOOR PLAN - RES 1

SCALE 1:100



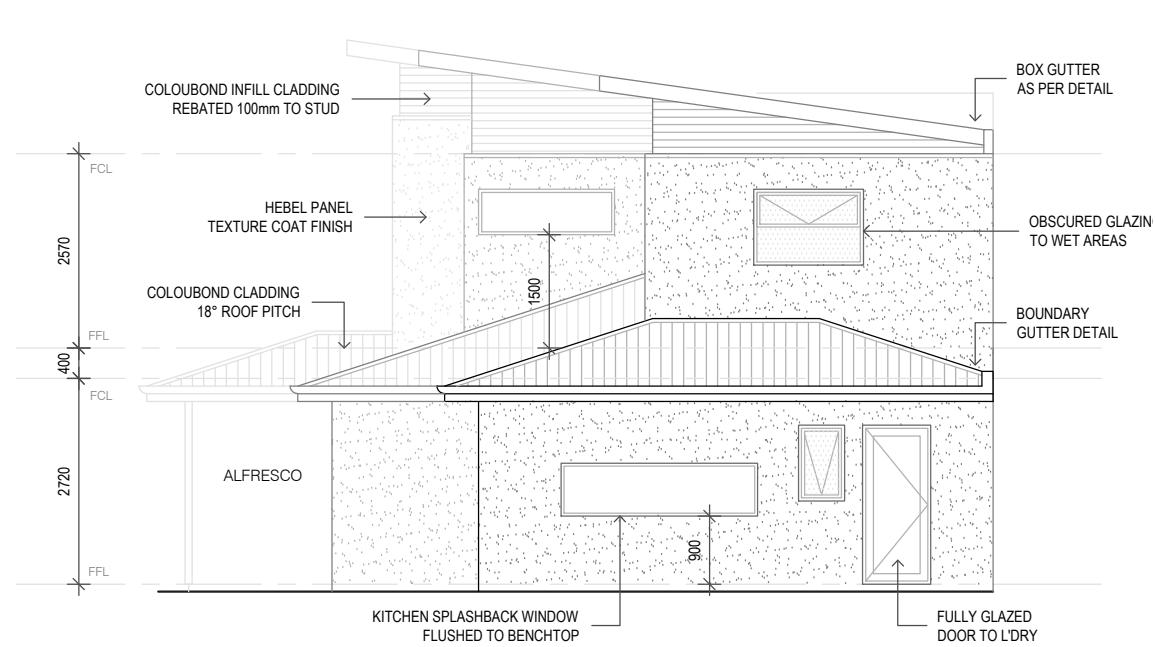
FRONT ELEVATION

SCALE 1:100



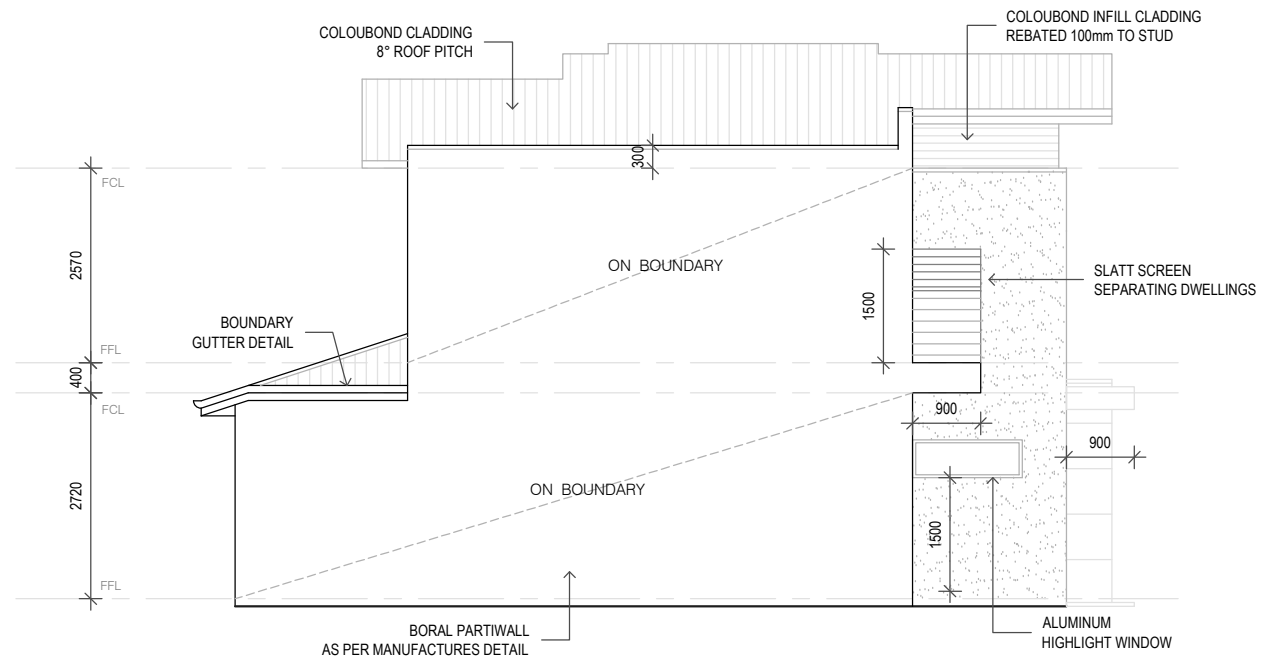
SOUTHERN ELEVATION

SCALE 1:100



REAR ELEVATION

SCALE 1:100



NORTHERN ELEVATION

SCALE 1:100

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL BRICKWORK AT MAXIMUM 600mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS. SPACING OF WALL TIES TO TOP AND SIDES OF OPENING TO BE HALVED

PROVIDE R3.0 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS.

NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNERS

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSE TRADESPERSONS

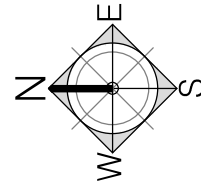
ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED

BUILDING TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1-2000

ALL GLAZING WILL BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS 1288-2006 AND/OR AS 2047-2014

ALL WATERPROOFING IN WET AREAS WILL BE IN ACCORDANCE WITH AS 3740-2004 AND BCA-TABLE 3.8.1.1

SELF CONTAINED SMOKE ALARMS WILL COMPLY WITH AS 3786, CONNECTED TO CONSUMER MAINS POWER AND WILL BE INTERCONNECTED (IF MORE THAN 1)

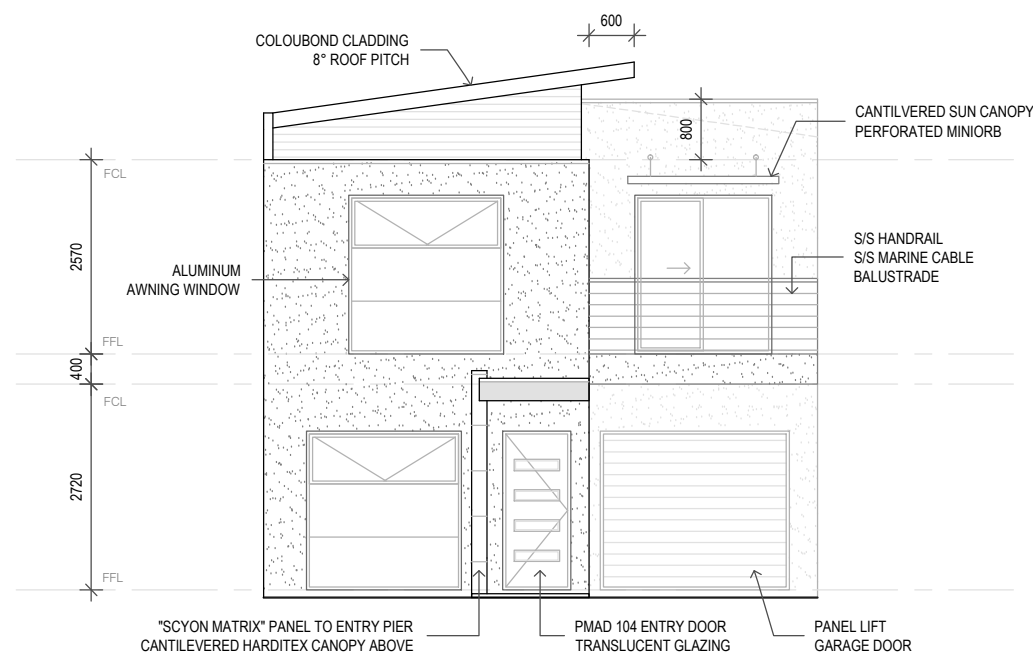


PROPOSED RESIDENCE

LWR LIVING:	62.22m ²
GARAGE:	21.25m ²
ALFRESCO:	10.08m ²
PORCH:	1.30m ²
UPR LIVING:	50.48m ²
BALCONY:	2.72m ²
TOTAL:	148.05m²

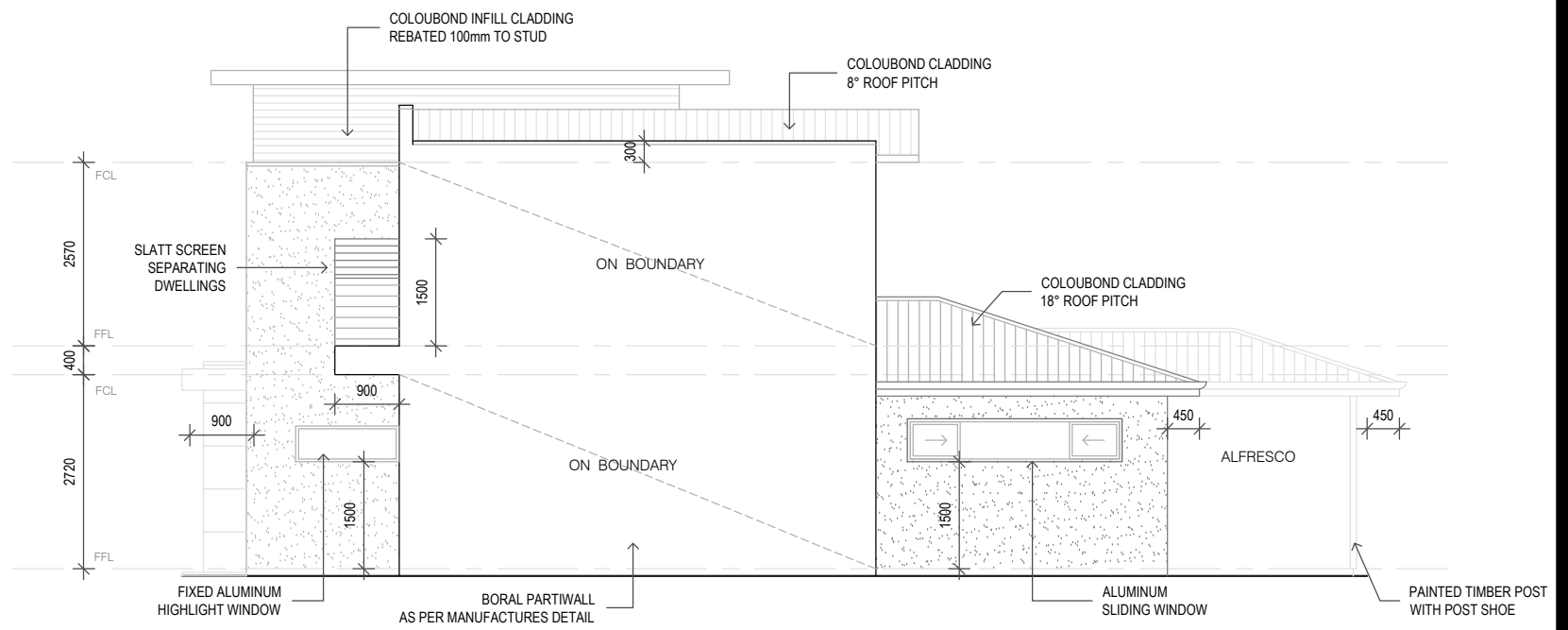
FLOOR PLAN - RES 2

SCALE 1:100



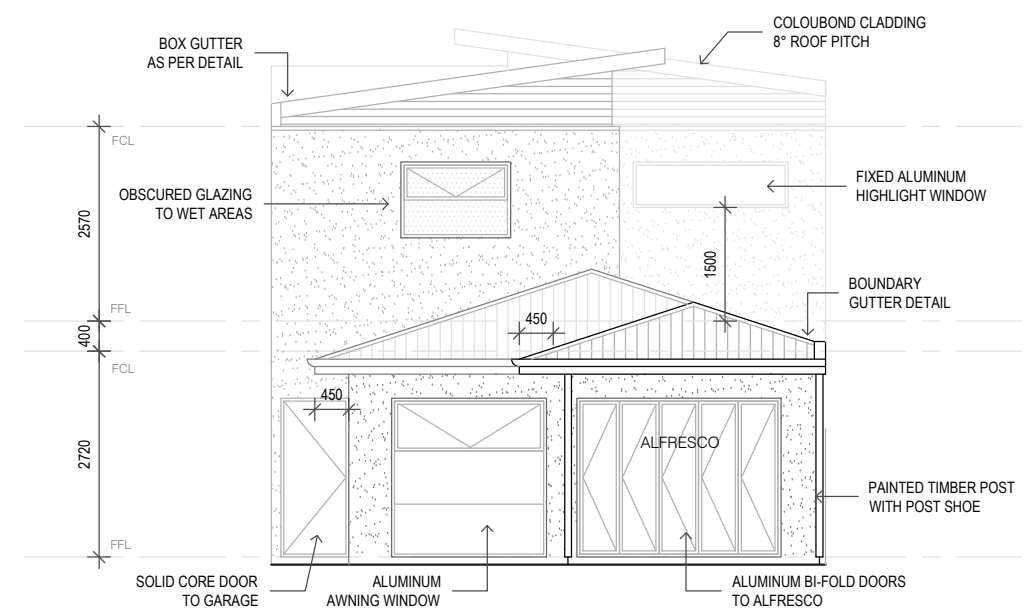
FRONT ELEVATION

SCALE 1:100



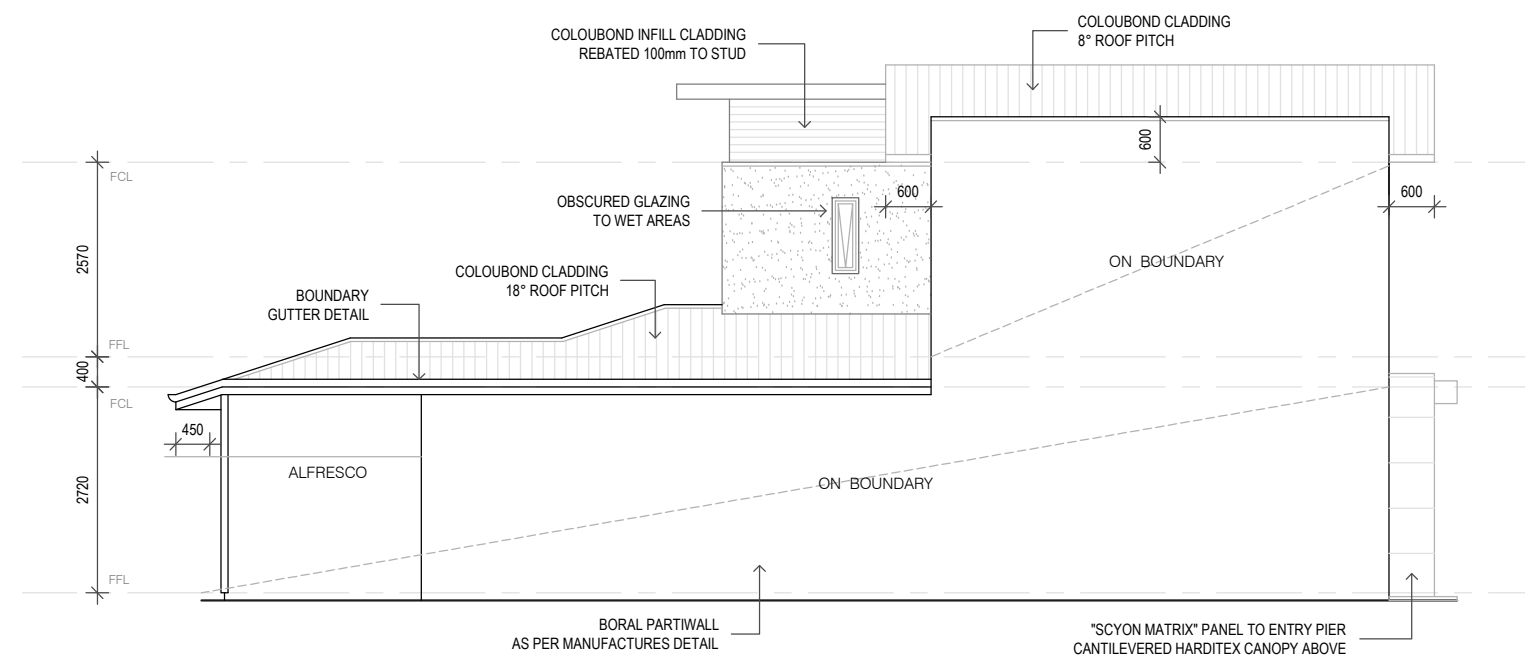
SOUTHERN ELEVATION

SCALE 1:100



REAR ELEVATION

SCALE 1:100



NORTHERN ELEVATION

SCALE 1:100

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL BRICKWORK AT MAXIMUM 600mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS. SPACING OF WALL TIES TO TOP AND SIDES OF OPENING TO BE HALVED

PROVIDE R3.0 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS.

NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNERS

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSE TRADESPERSONS

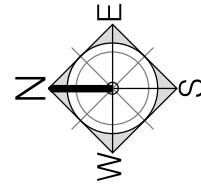
ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED

BUILDING TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1-2000

ALL GLAZING WILL BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS 1288-2006 AND/OR AS 2047-2014

ALL WATERPROOFING IN WET AREAS WILL BE IN ACCORDANCE WITH AS 3740-2004 AND BCA-TABLE 3.8.1.1

SELF CONTAINED SMOKE ALARMS WILL COMPLY WITH AS 3786, CONNECTED TO CONSUMER MAINS POWER AND WILL BE INTERCONNECTED (IF MORE THAN 1)

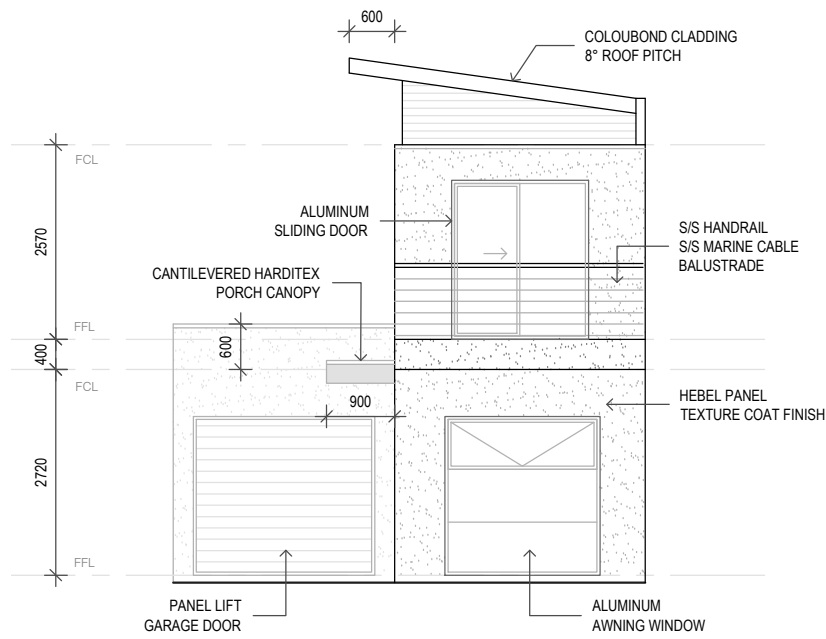


PROPOSED RESIDENCE

LWR LIVING:	59.78m ²
CARPORT:	18.33m ²
ALFRESCO:	10.08m ²
UPR LIVING:	44.55m ²
BALCONY:	2.98m ²
TOTAL:	135.72m²

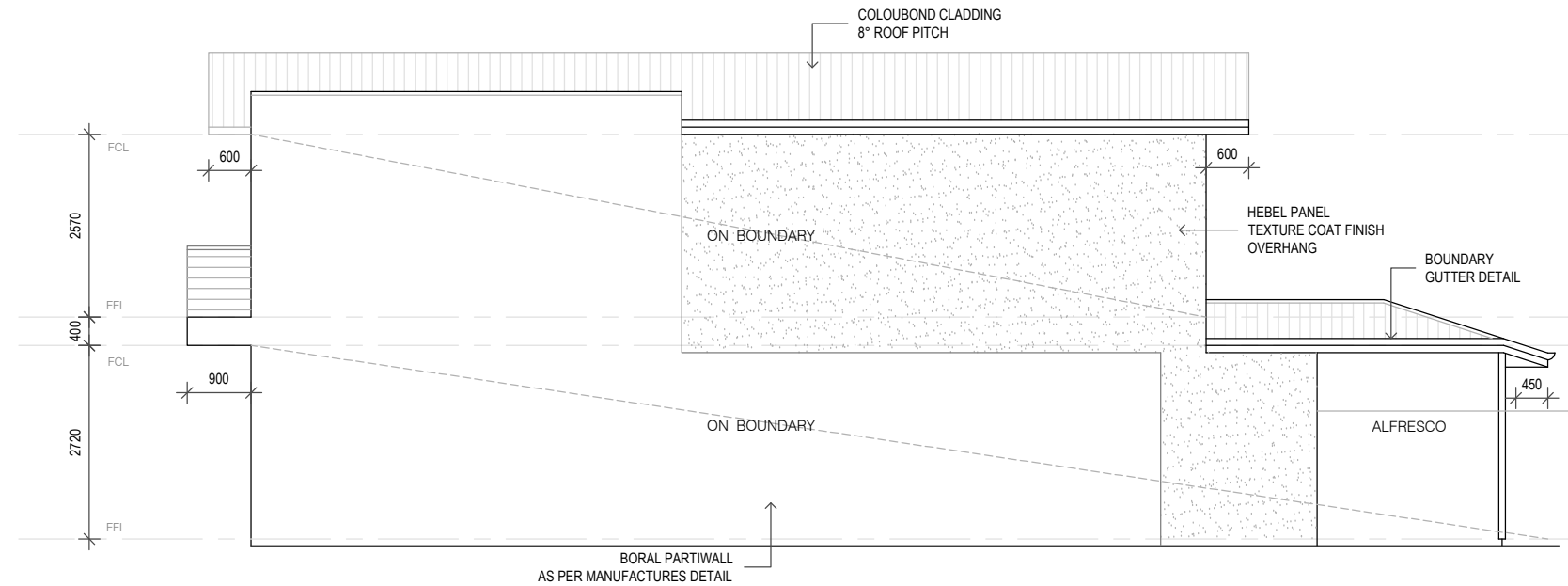
FLOOR PLAN - RES 3

SCALE 1:100



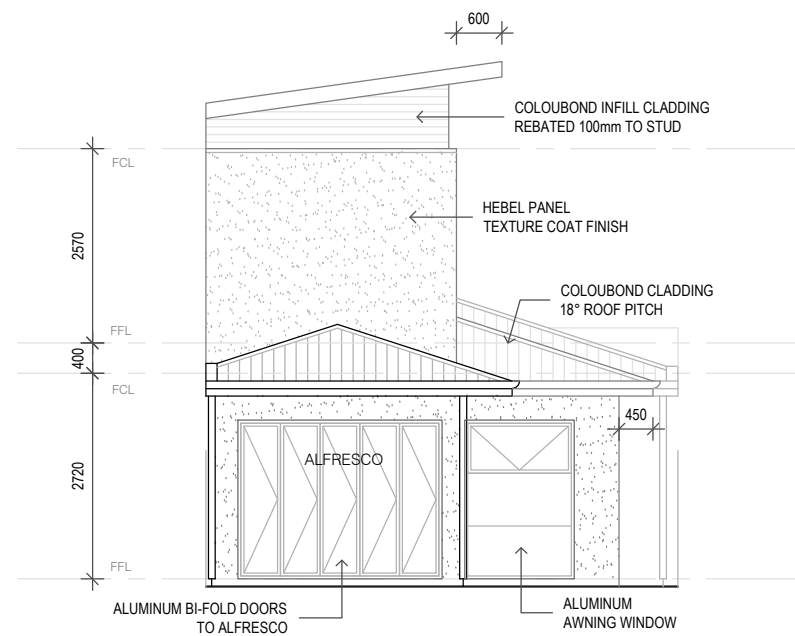
FRONT ELEVATION

SCALE 1:100



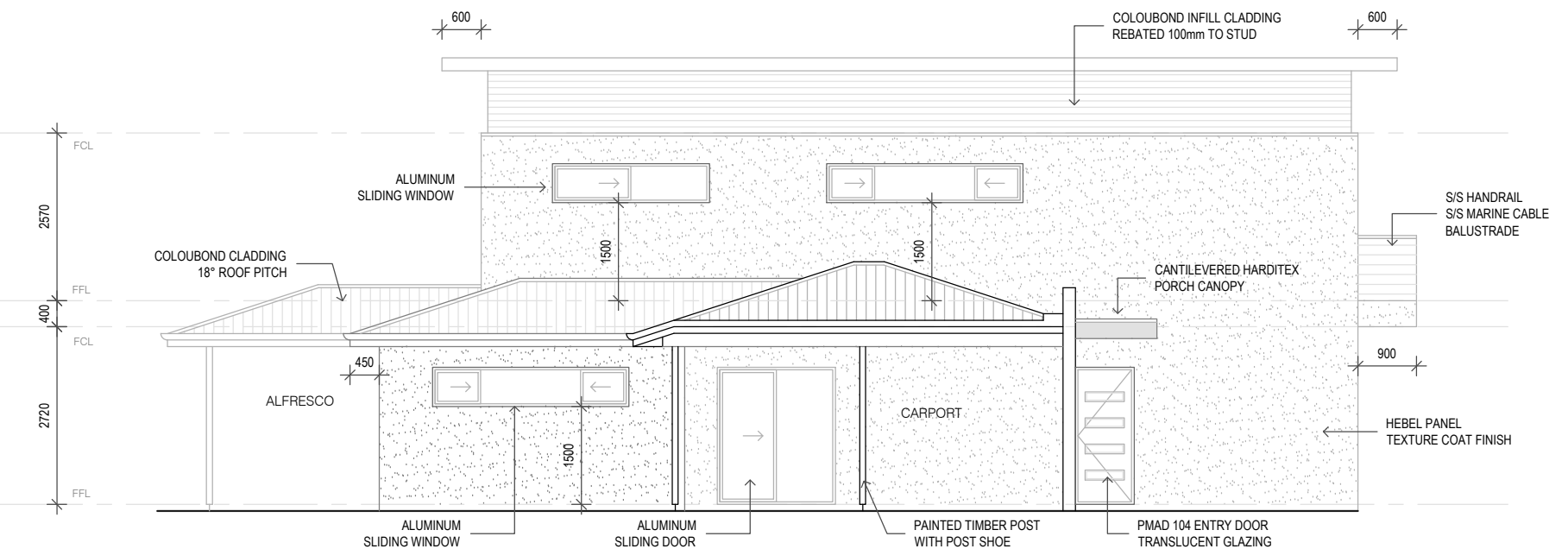
SOUTHERN ELEVATION

SCALE 1:100



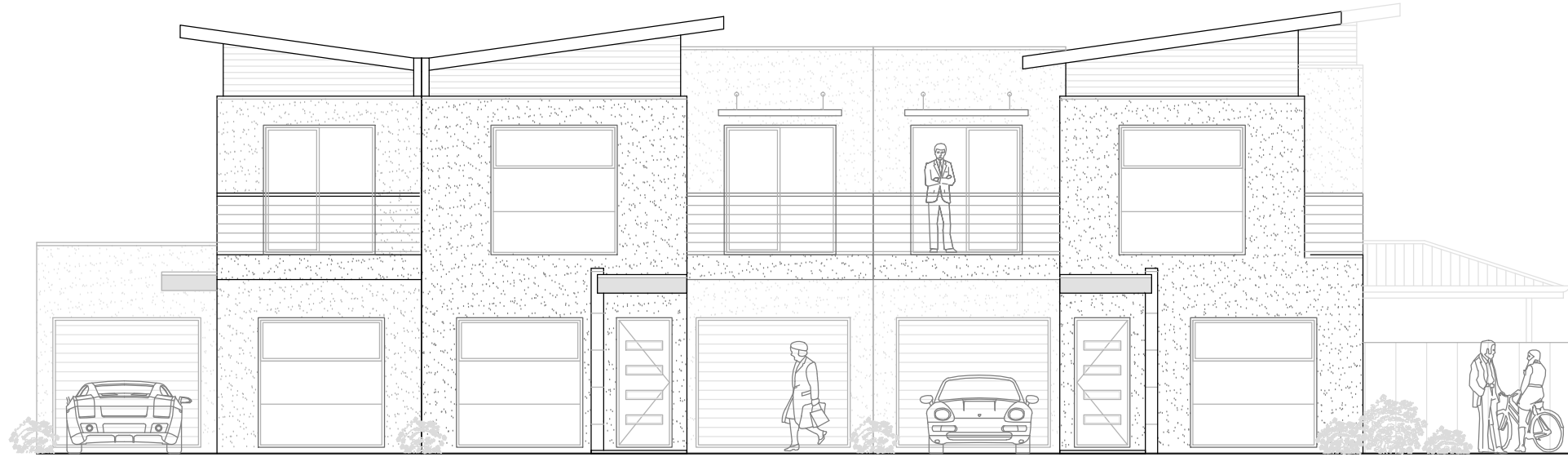
REAR ELEVATION

SCALE 1:100



NORTHERN ELEVATION

SCALE 1:100



STREETSCAPE - SHEPHERD ROAD

SCALE 1:100



STREETSCAPE - WILSON STREET

SCALE 1:100

REVISION
A

in property
Design

JOB# 268

david@inpropertydesign.com.au | 0407 398 437 | www.inpropertydesign.com.au

© COPYRIGHT 2015 All rights reserved. These drawings remain the property of Inproperty Design. Any reproduction of the whole or part thereof is strictly prohibited without prior consent.

Client: Peter Koulizos
Address: 10 Shepherd Road Christies Beach

10 OF 10
scale at A3