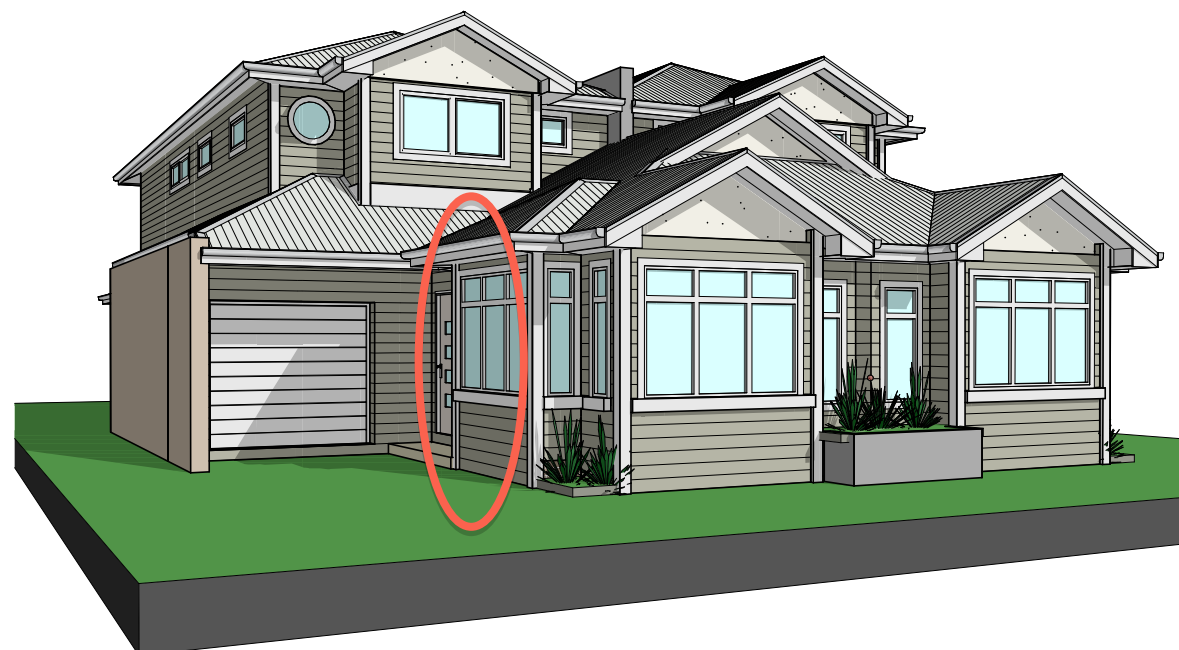


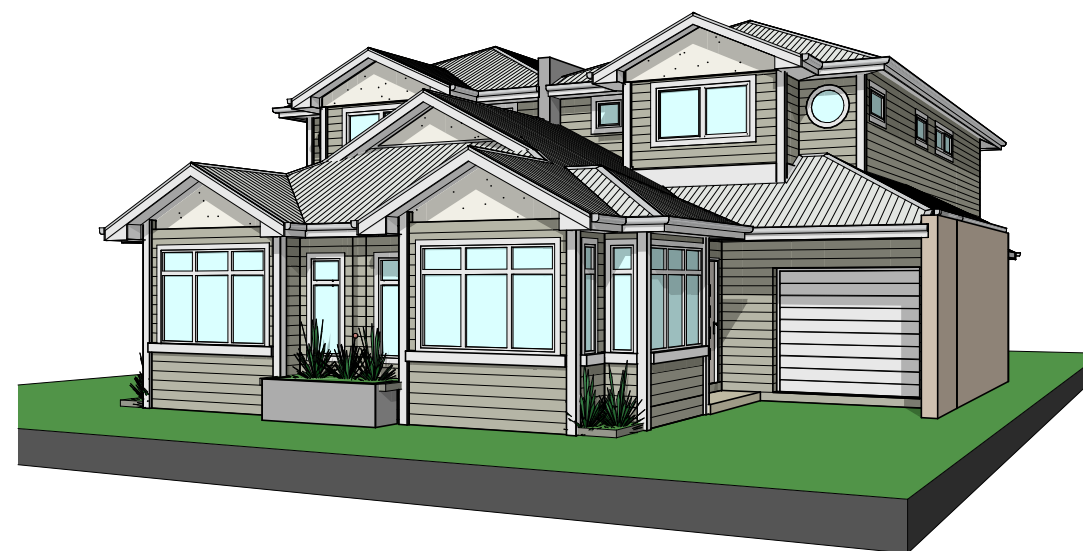


MCINTOSH ROAD STREETScape

Townplanning Drawings - Conceptual
Working Drawings - Reality.



FRONT VIEW UNIT 1



FRONT VIEW UNIT 1

ALL AREAS ARE IN SqM

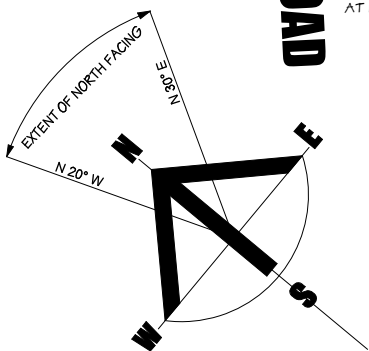
	GROUND FLOOR	FIRST FLOOR	POR& BALC	GARAGE/ CARPORT	TOTAL	COVERED AREA	SECLUDED PRIVATE OPEN SPACE
UNIT 1	99.26	81.89	1.41	23.40	223.05	141.16	84.81
UNIT 2	99.26	81.89	1.41	23.40	223.05	141.16	87.52
TOTAL	198.52	163.78	2.82	46.80	446.10	282.32	172.33

SITE AREA= 579.99 SqM
SITE COVERAGE= 48.7%
PERMEABLE AREA= 218.39 Sqm (37.65%)

Width of Block

1. Develop Orientation - Find out where you start

MCINTOSH ROAD



Site Orientation

NOTE 1
PRIOR TO COMMENCEMENT OF WORKS, THE FOLLOWING PROVISIONS RELATING TO THE PROTECTION OF THE EXISTING STREET TREE, MUST BE UNDERTAKEN TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY:

i) A SUITABLE TREE PROTECTION ZONE OF 2.5 METRE METRE RADIUS WITH BARRIER FENCE MUST BE ESTABLISHED AROUND THE STREET TREE ON THE STREET FRONTAGE.

ii) THE TREE PROTECTION ZONE MUST BE ENCLOSED USING A 2 METRE HIGH TEMPORARY CYCLONE FENCE OR SIMILAR, WHICH MUST REMAIN IN PLACE THROUGH ALL STAGES OF THE DEVELOPMENT. THIS FENCE MUST NOT ENCLOSE THE FOOTPATH WHICH MUST BE KEPT CLEAR FOR PEDESTRIAN ACCESS AND A SIGN MUST BE ERECTED ON THE FENCE INFORMING THAT THE FENCE IS A TREE PROTECTION ZONE.

iii) THE AREA WITHIN THE TREE PROTECTION ZONE MUST NOT BE DISTURBED BY ANY MEANS INCLUDING PARKING OF VEHICLES OR STORAGE OF PLANT & EQUIPMENT, MATERIALS, SOIL OR WASTE.

iv) NO EXCAVATION IS ALLOWED WITHIN THE TREE PROTECTION ZONE EXCEPT WITH THE CONSENT OF COUNCIL'S TOWN PLANNING DEPARTMENT AND UNDER THE SUPERVISION OF A QUALIFIED ARBORIST.

FLOOR AREAS	UNIT 1&2	SqM	Sq's
GROUND	99.26	10.68	
FIRST	81.89	8.81	
POR&BALC	1.41	0.15	
GARAGE	23.4	2.49	
TOTAL	223.05	24.01	

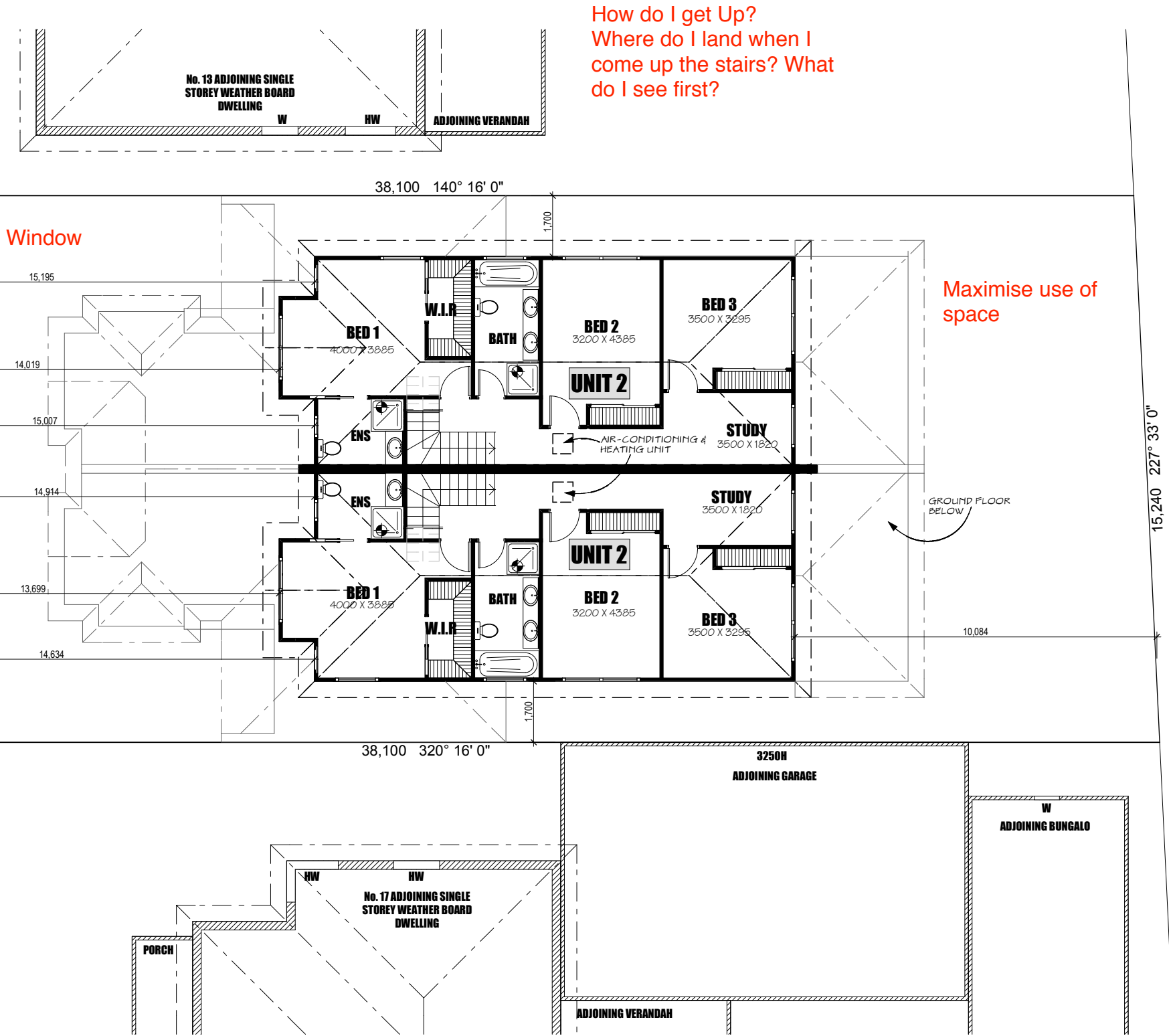
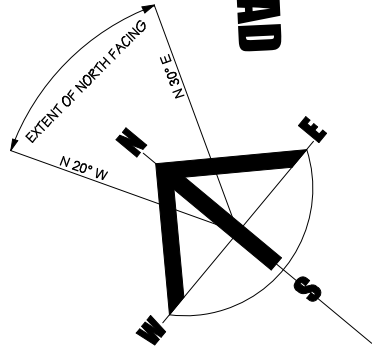
How do I enter the building?

2000 LITRE RAINWATER TANK
MIN. ROOF CATCHMENT OF 50m²
THE TANK IS TO BE CONNECTED TO THE SANITARY FLUSHING SYSTEM.

Party Wall

Block & Footprint

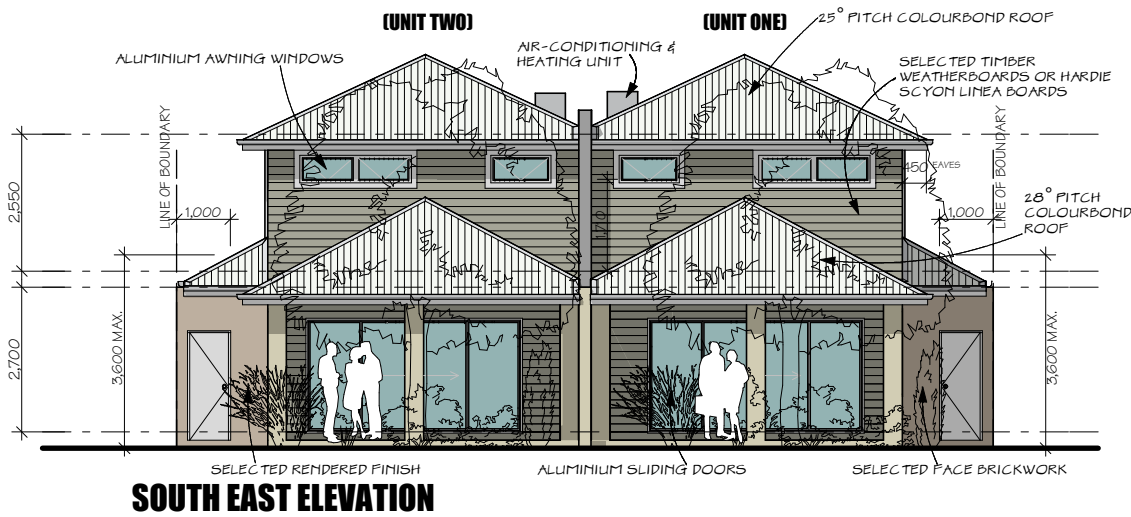
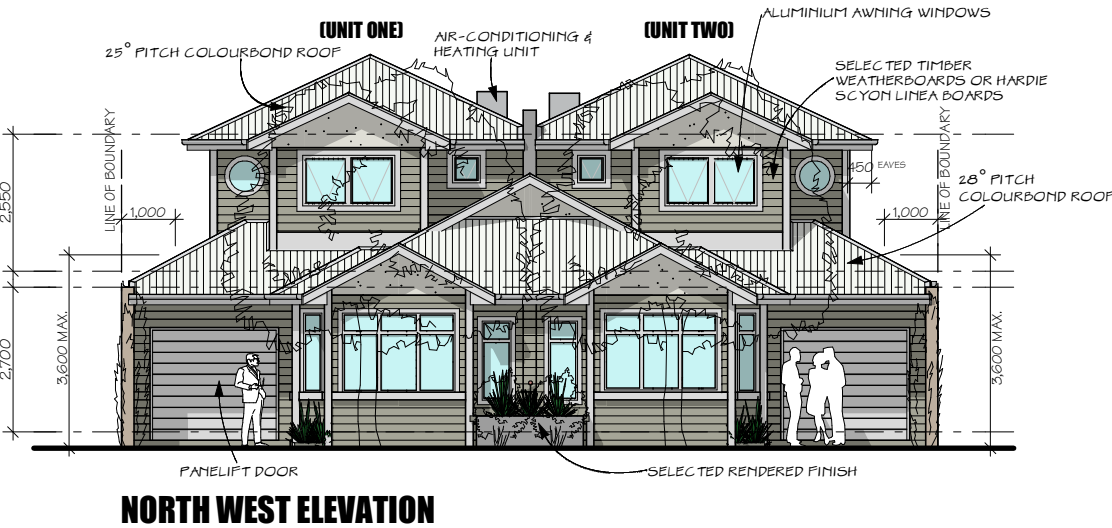
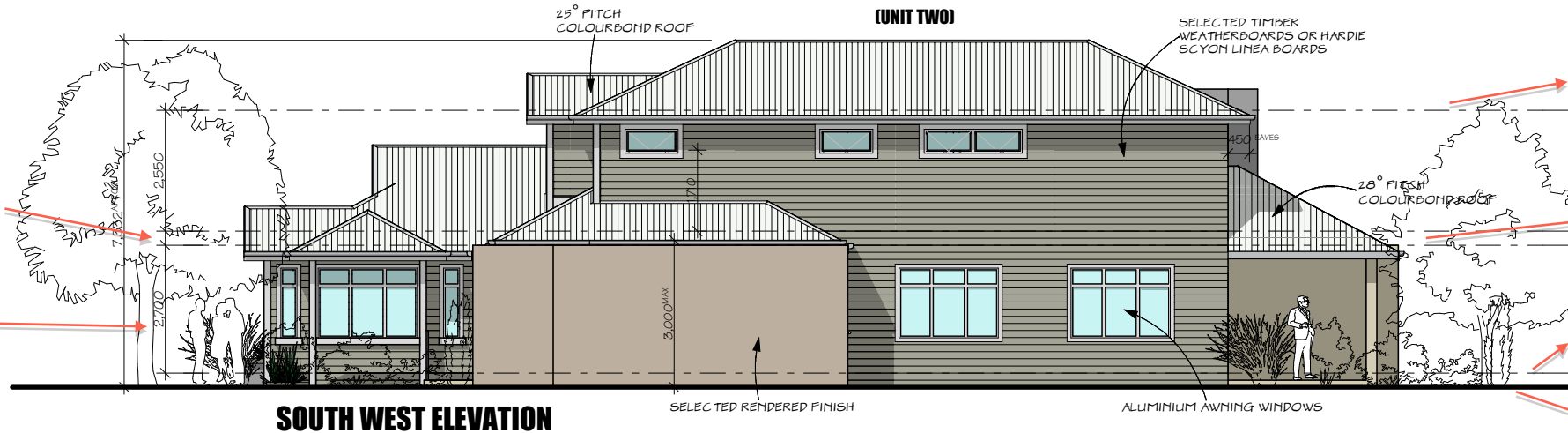
MCINTOSH ROAD



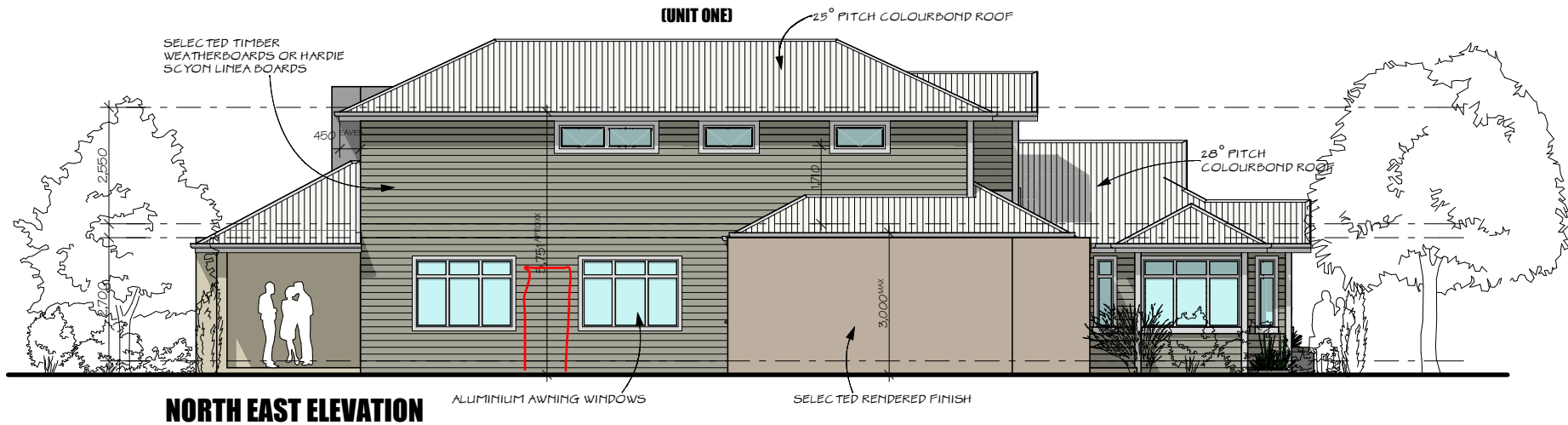
Where am I standing?

Space between the floor
Height of Walls

Ceiling
Space between floor
Floor Level
Ground Level

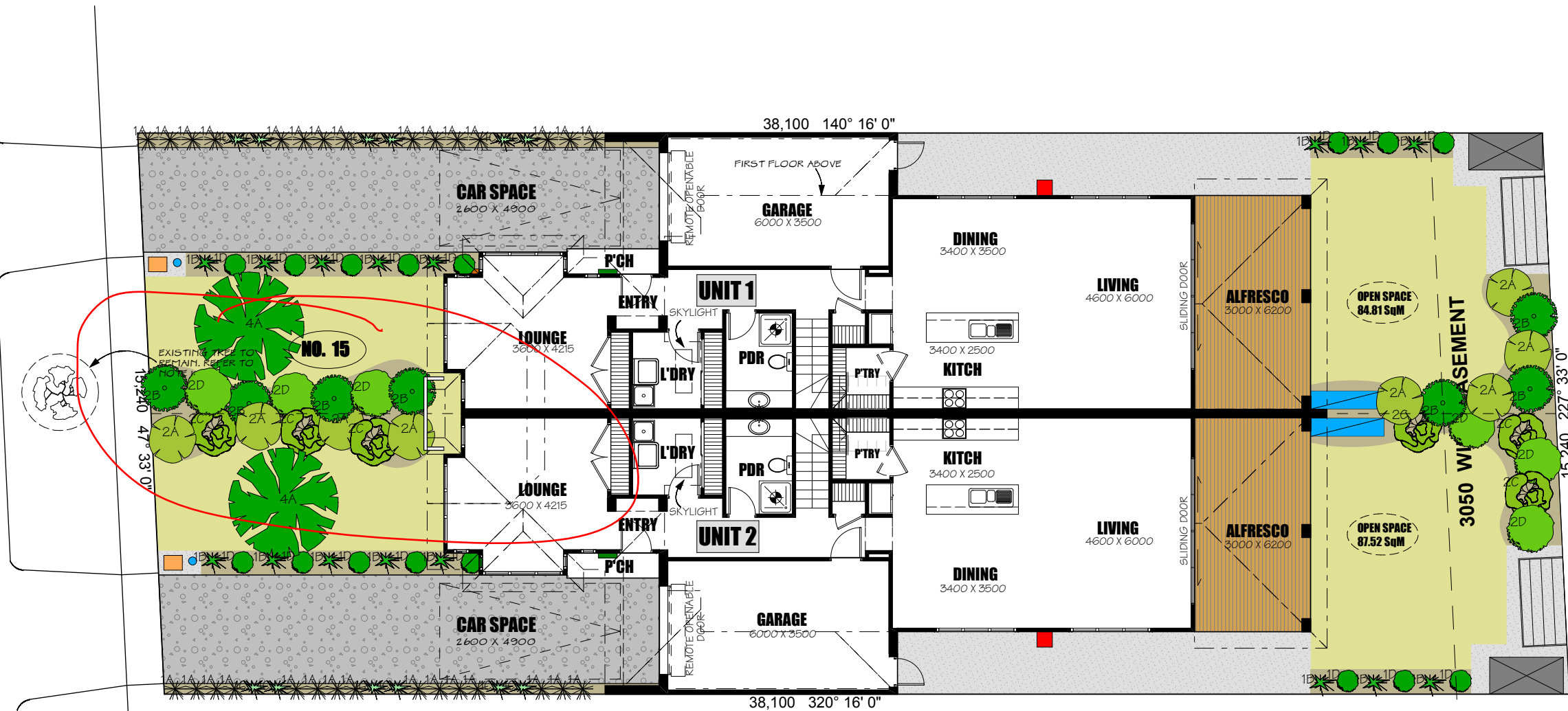
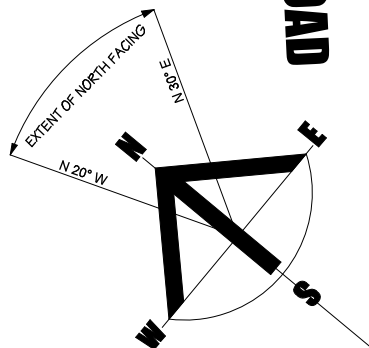


Everything is telling you something.



Match it with floor plan

McINTOSH ROAD



NOTE 1
PRIOR TO COMMENCEMENT OF WORKS, THE FOLLOWING PROVISIONS RELATING TO THE PROTECTION OF THE EXISTING STREET TREE MUST BE UNDERTAKEN TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY:

- A SUITABLE TREE PROTECTION ZONE OF 2.5 METRE METRE RADIUS WITH BARRIER FENCE MUST BE ESTABLISHED AROUND THE STREET TREE ON THE STREET FRONTAGE.
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Hard & Soft
surfaces

GROUND COVERS -
1A = 1B = 1C = 1D =

SMALL TREES -

3B =

SHRUBS -

MEDIUM TREES -

= 4A

LANDSCAPING SCHEDULE :

BOTANICAL NAME	COMMON NAME	H x W (m)	POT SIZE
GROUND COVERS - BELOW 1 METER (1)			
1A Correa 'Dusky Belle'	Correa Dusky Belle	0.4 x 1.0	150mm
1B Dianella Revoluta	Flax Lilly	0.5 x 0.5	150mm
1C Dietes Bicolour	Yellow Butterfly Lily	0.3 x 0.3	150mm
1D Ajuga Reptans	Blue Bugle	0.8 x 0.8	150mm
SHRUBS - 1 TO 2.5 METERS (2)			
2A Coleonma Pulcrum	Golden Diosma	1.0 x 1.0	150mm
2B Correa Alba	Coastal Correa	1.0 x 1.5	150mm
2C Lavandul Species	Lavander	1.2 x 1.2	150mm
2D Westringia Fruiticosa	Native Rosemary	5.0 x 5.0	150mm
SMALL TREES 5 TO 7 METERS (3)			
3B Pyrus Callera 'Chanticleer'	Chanticleer Pear	5.0 x 5.0	40 L
MEDIUM TREES - 8 TO 12 METERS (4)			
4A Malus loensis 'Plena'	Crab Apple	10 x 10	40 L

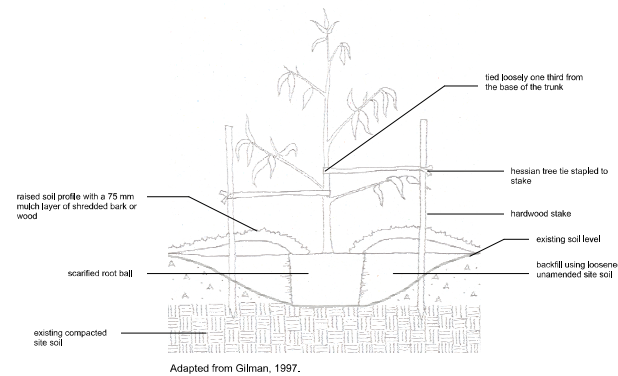
Contractor to check location of services prior to commencement of works.
Garden bed and lawn areas to be cultivated to a min depth of 250 mm.
Soil type: Mix 50 % Mountain soil, 50 % Sandy Loam and add Gypsum 1 kg per sq.m.

Mulching: Wood chips 100 mm high.

Planting: Trees in grassed areas to have 1000mm x 1000mm mulch around the base and be staked. Trees to be planted at least 2 m from stormwater and sewer pipes and at a distance of at least 1.5 times the mature height away from the buildings.

Trees should be irrigate to field capacity at least weekly for the first 12 months.

A specialist wholesale tree nursery is recommended for supply.

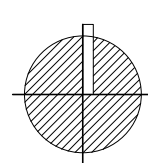
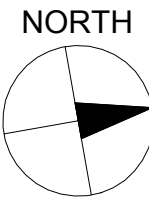
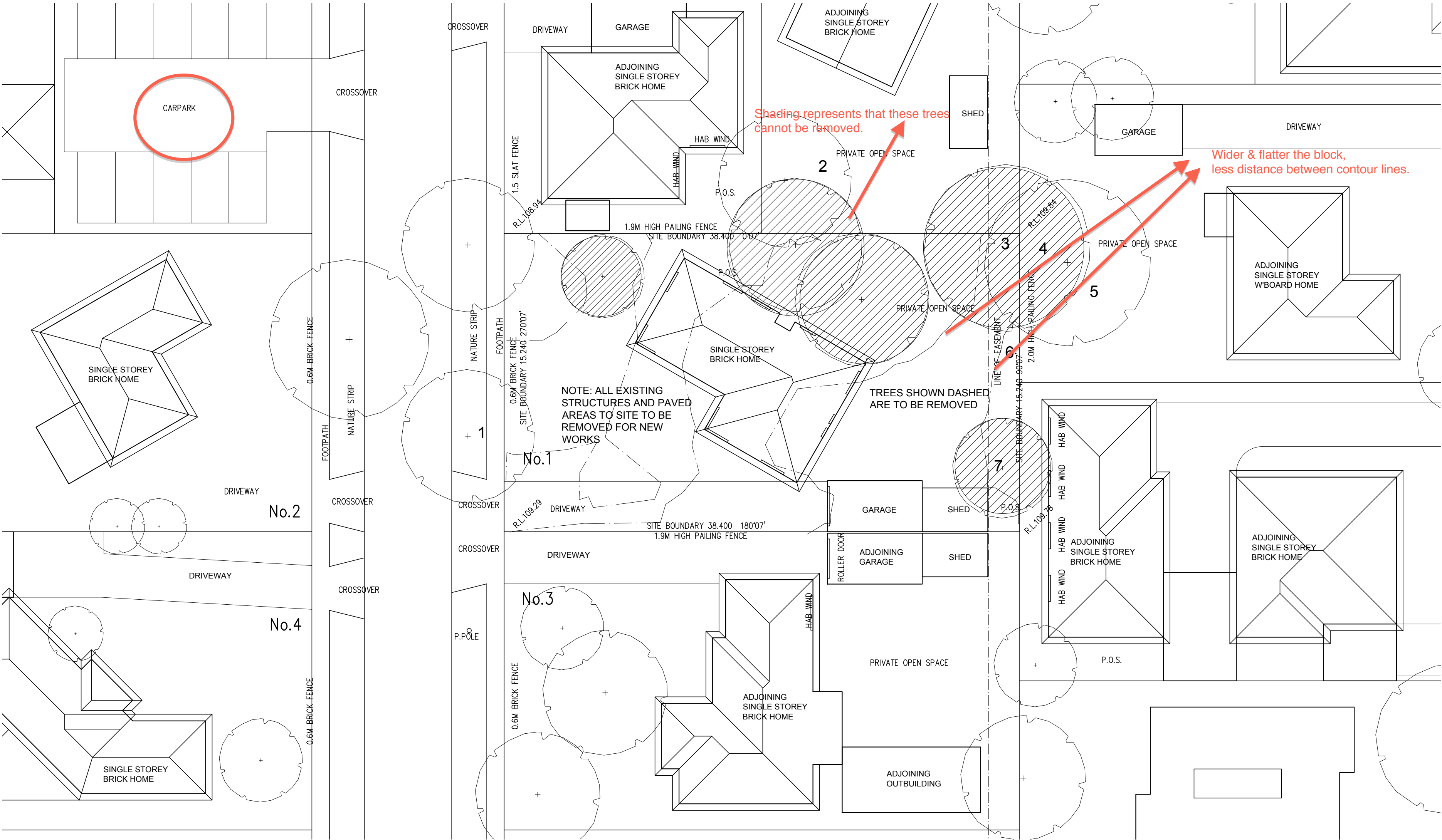


IF IN DOUBT JUST ASK

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Read everything & as you rad along highlight what you have read.



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Facsimile: 03 9499 1511

Email: lrwdesign1@bigpond.com

BUILDING DESIGN
TOWN PLANNING
DOCUMENTATION

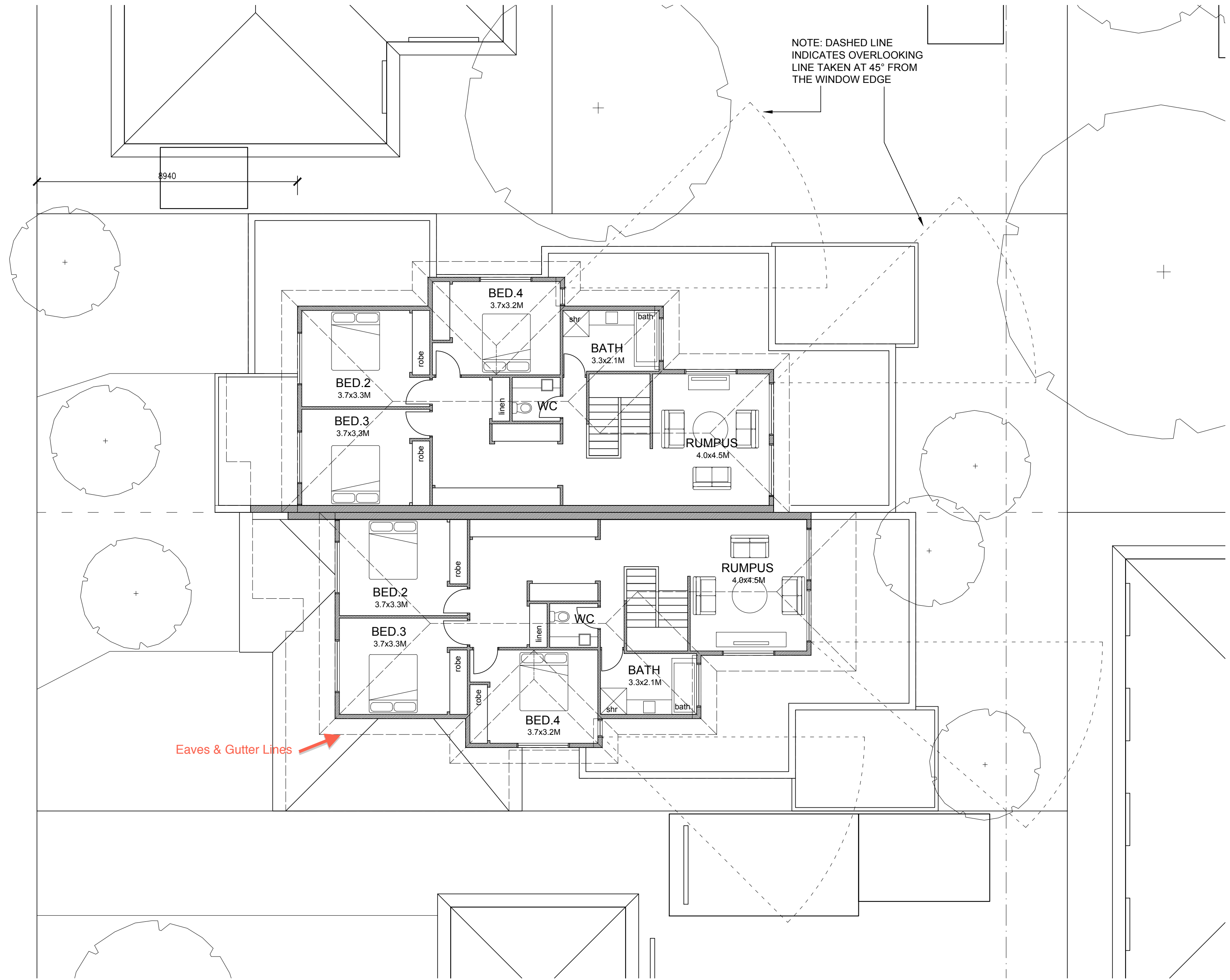
TOWN PLANNING ISSUE

PROPOSED DEVELOPMENT
1 Botanic Drive, Glen Waverley

EXISTING CONDITIONS
SITE PLAN

SCALE 1:200@A2
DATE JAN 2012
PROJECT 12.014

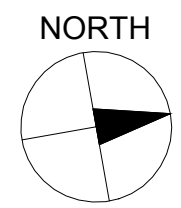
TP01a



NOTE: DASHED LINE
INDICATES OVERLOOKING
LINE TAKEN AT 45° FROM
THE WINDOW EDGE

Eaves & Gutter Lines

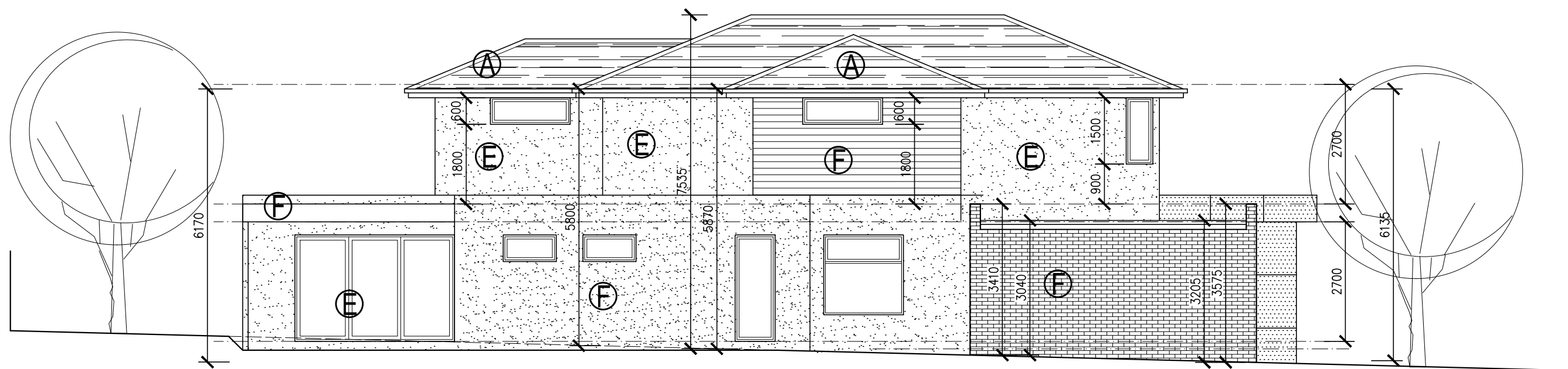
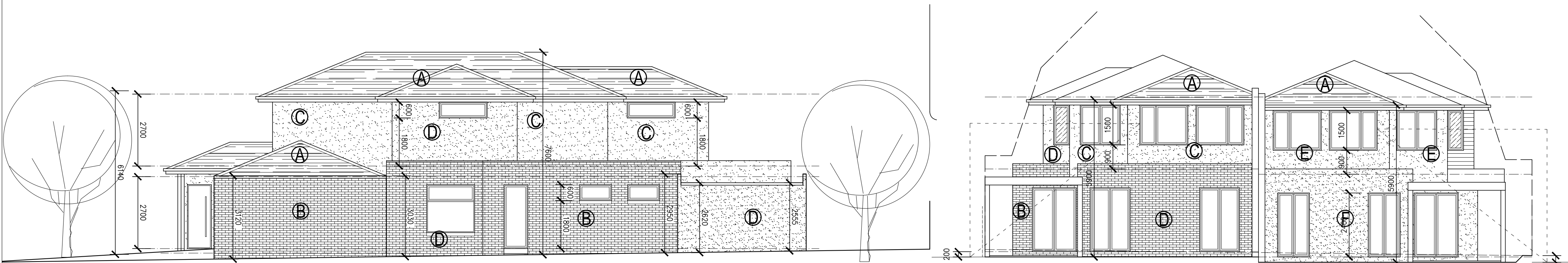
TOWN PLANNING ISSUE



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BUILDING DESIGN
TOWN PLANNING
DOCUMENTATION

PROPOSED DEVELOPMENT 1 Botanic Drive, Glen Waverley	SCALE 1:100@A2 DATE APR 2010 PROJECT 10.124
PROPOSED WORKS UPPER FLOOR PLAN	TP04a



LEGEND

EXTERNAL FINISHES

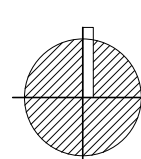
- TILED ROOFING
- RENDER FINISH
- SCYON CLADDING
- FACE BRICKWORK
- OBSCURE GLAZING

EXTERNAL COLOURS

- (A) TILED ROOFING
CHARCOAL COLOUR
- (B) FACE BRICKWORK
AUSTRAL 'CONGNAC ILLUSION'
- (C) PAINTED FINISH
DULUX 'SOFT DOVE'
- (D) PAINTED FINISH
DULUX 'CARRIAGE'
- (E) PAINTED FINISH
DULUX 'SILKWORT'
- (F) PAINTED FINISH
DULUX 'RAKU'
- (G) PAINTED FINISH
DULUX 'DALMATIAN'

ALUMINIUM WINDOWS
'ANODIZED' FINISH

TOWN PLANNING ISSUE



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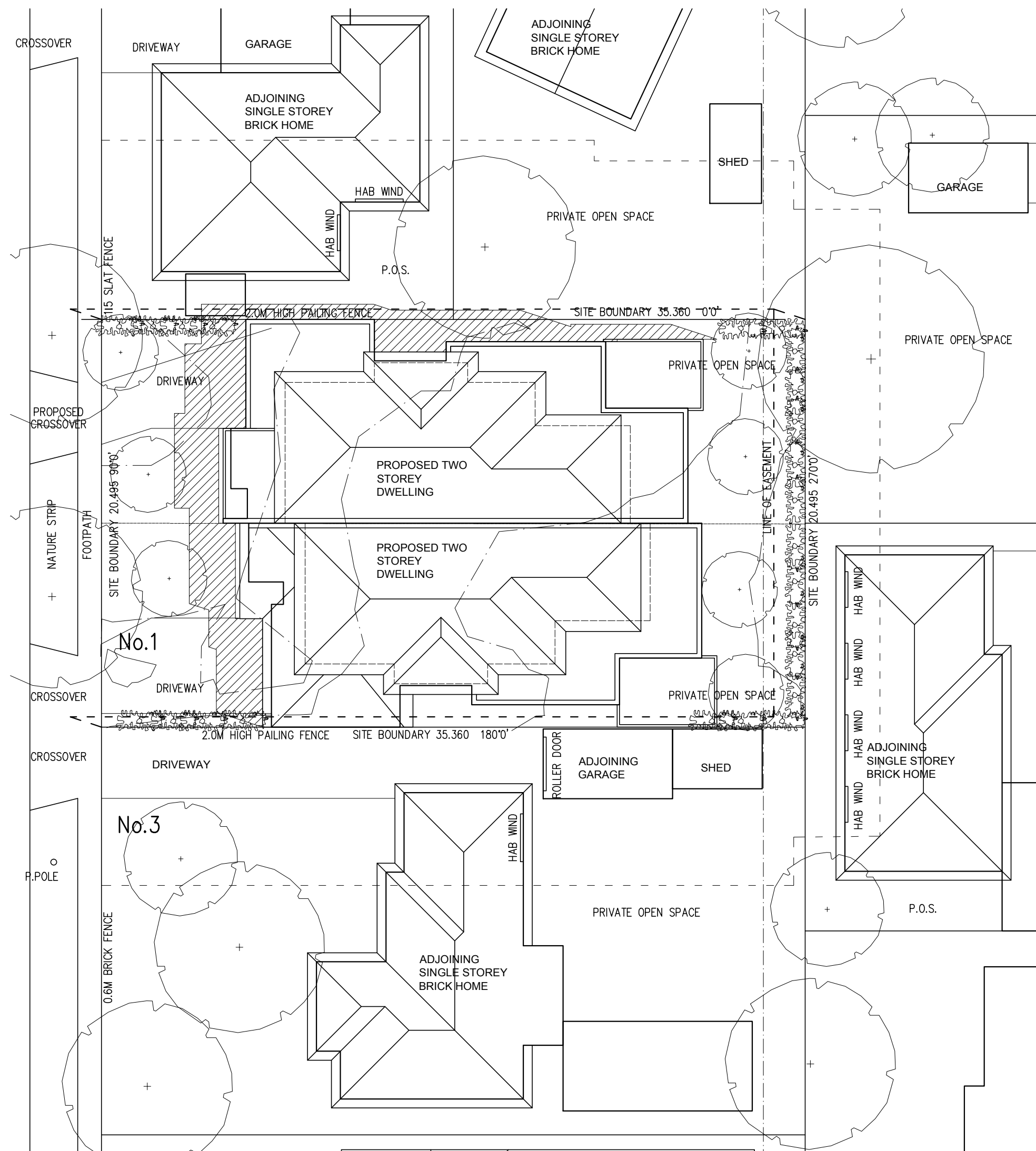
BUILDING DESIGN
TOWN PLANNING
DOCUMENTATION

PROPOSED DEVELOPMENT
1 Botanic Drive, Glen Waverley

PROPOSED WORKS
ELEVATIONS

SCALE 1:100@A2
DATE JAN 2012
PROJECT 12.014

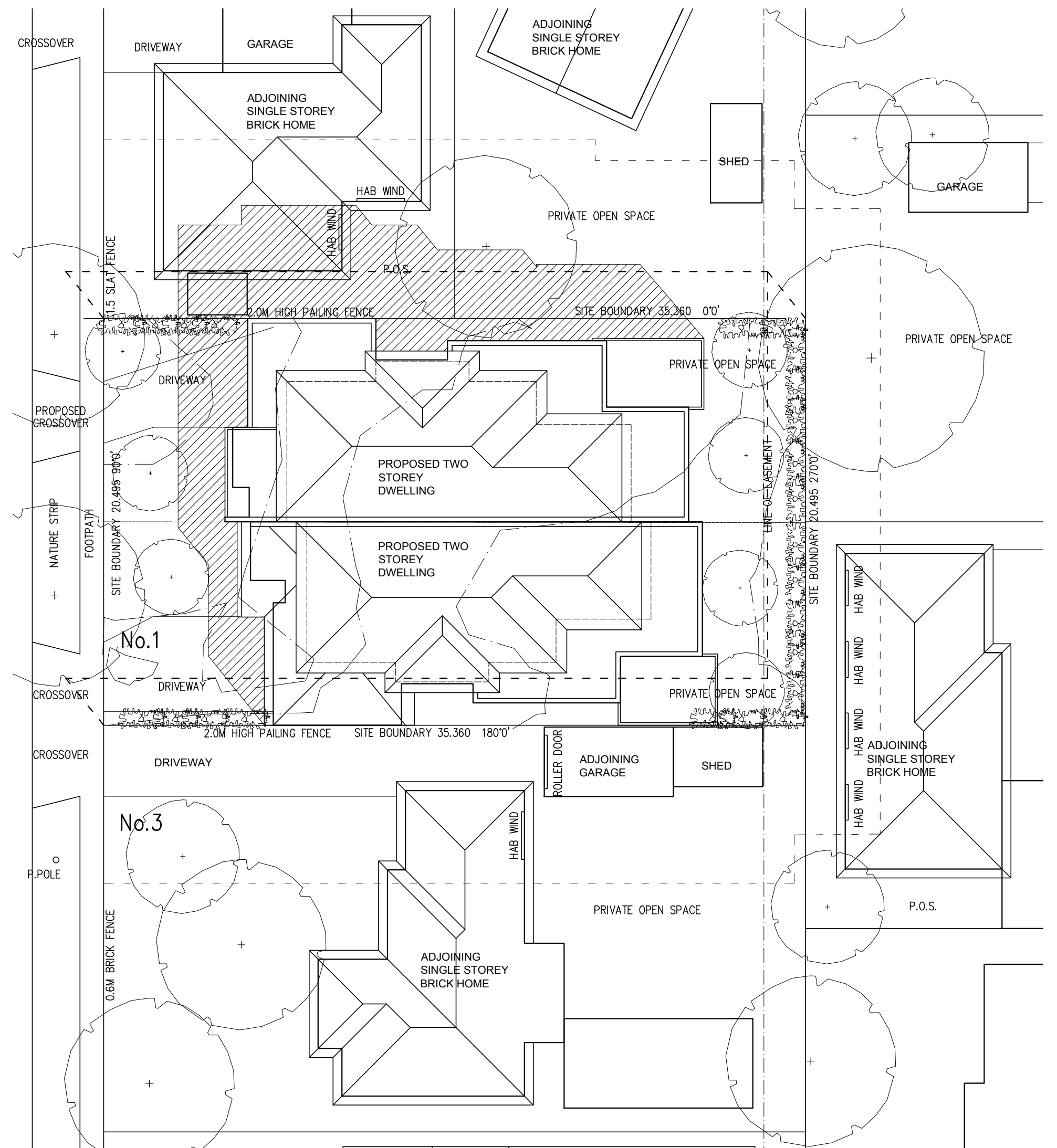
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11.00AM

--- EXISTING FENCE SHADOW
 ▨ PROPOSED SHADOW

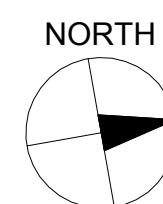
Shadows taken as at
 September 24th



9.00AM

--- EXISTING FENCE SHADOW
 ▨ PROPOSED SHADOW

Shadows taken as at
 September 24th



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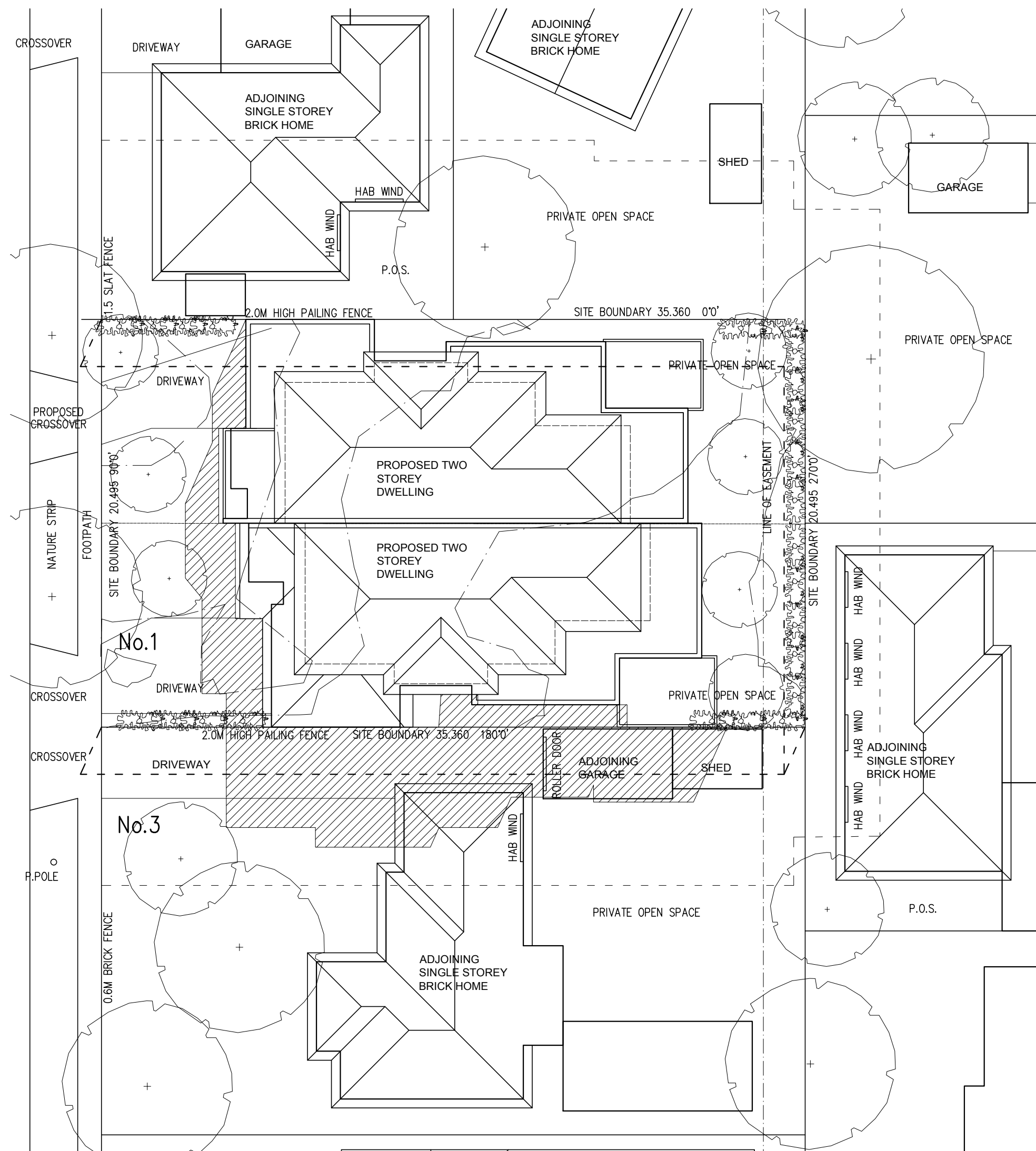
TOWN PLANNING ISSUE

PROPOSED DEVELOPMENT
 1 Botanic Drive, Glen Waverley

PROPOSED WORKS
 SHADING DIAGRAM

SCALE 1:200@A2
 DATE JAN 2012
 PROJECT 12.014

TP06a

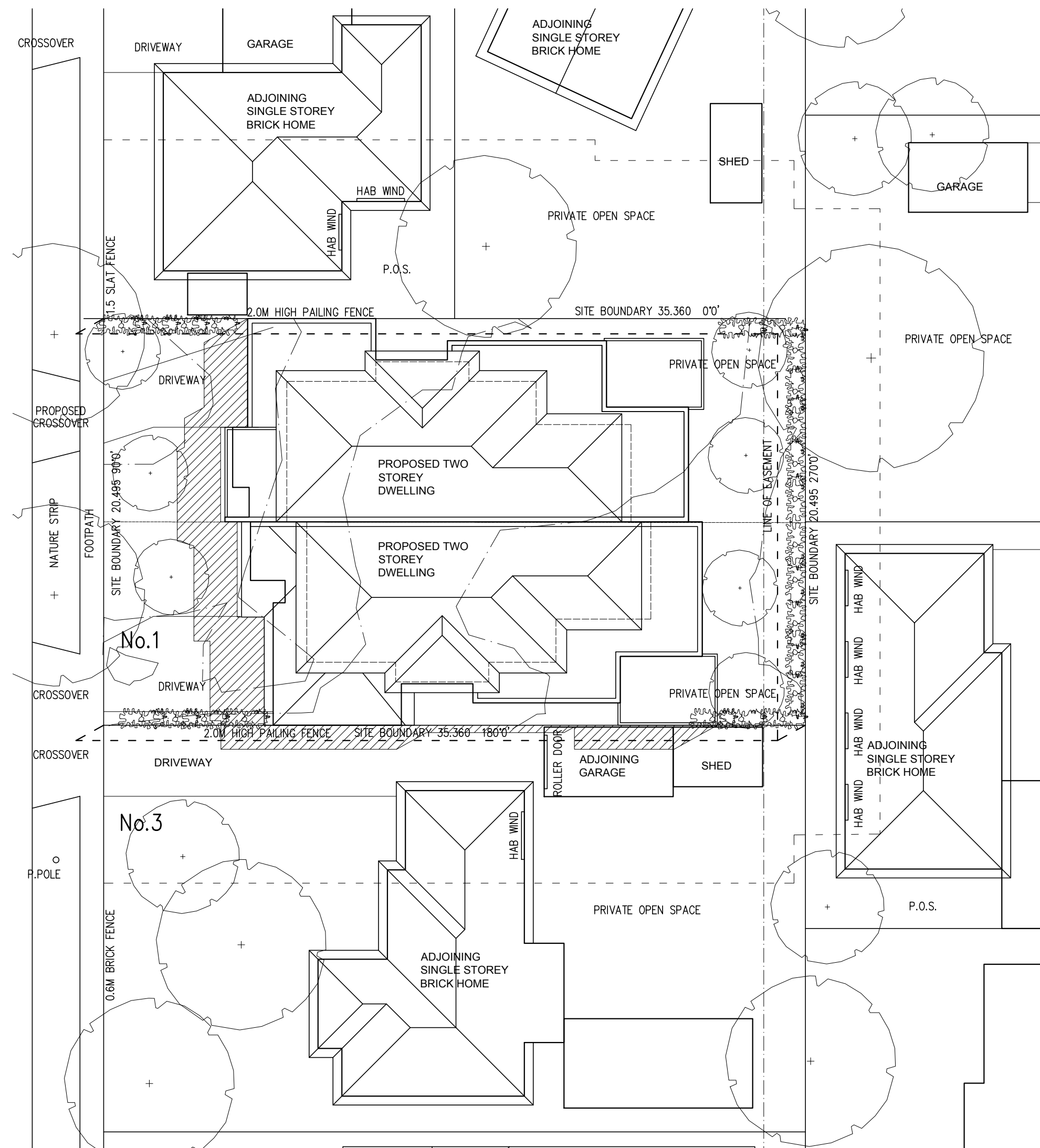


3.00PM

--- EXISTING FENCE SHADOW

--- PROPOSED SHADOW

Shadows taken as at
September 24th

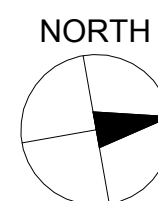


1.00PM

--- EXISTING FENCE SHADOW

--- PROPOSED SHADOW

Shadows taken as at
September 24th



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BUILDING DESIGN
TOWN PLANNING
DOCUMENTATION

TOWN PLANNING ISSUE

PROPOSED DEVELOPMENT 1 Botanic Drive, Glen Waverley	SCALE 1:200@A2 DATE JAN 2012 PROJECT 12.014
PROPOSED WORKS SHADING DIAGRAMS	TP07a