

LUMSDENS LANE

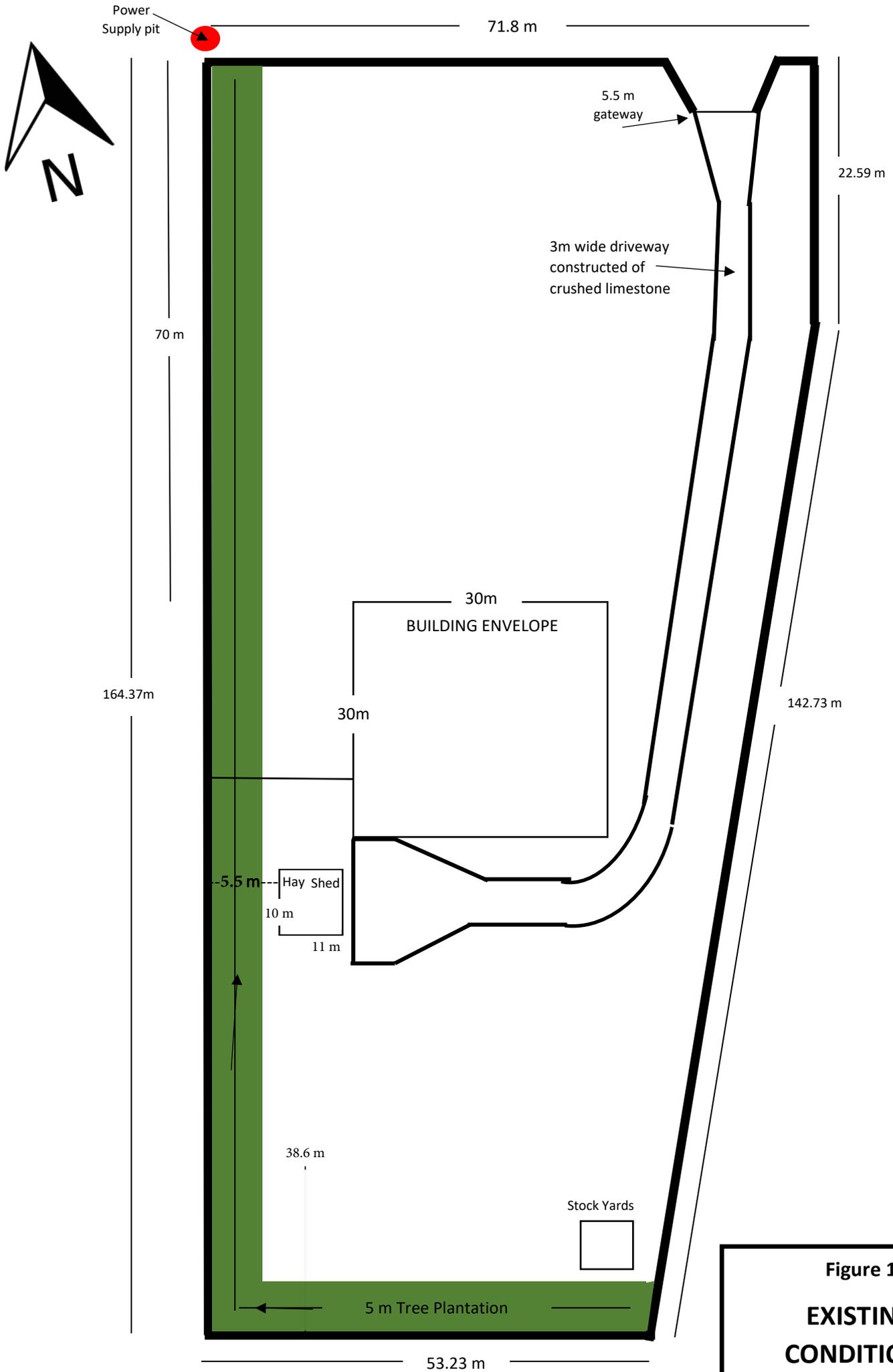


Figure 1
EXISTING
CONDITIONS

LUMSDENS LANE

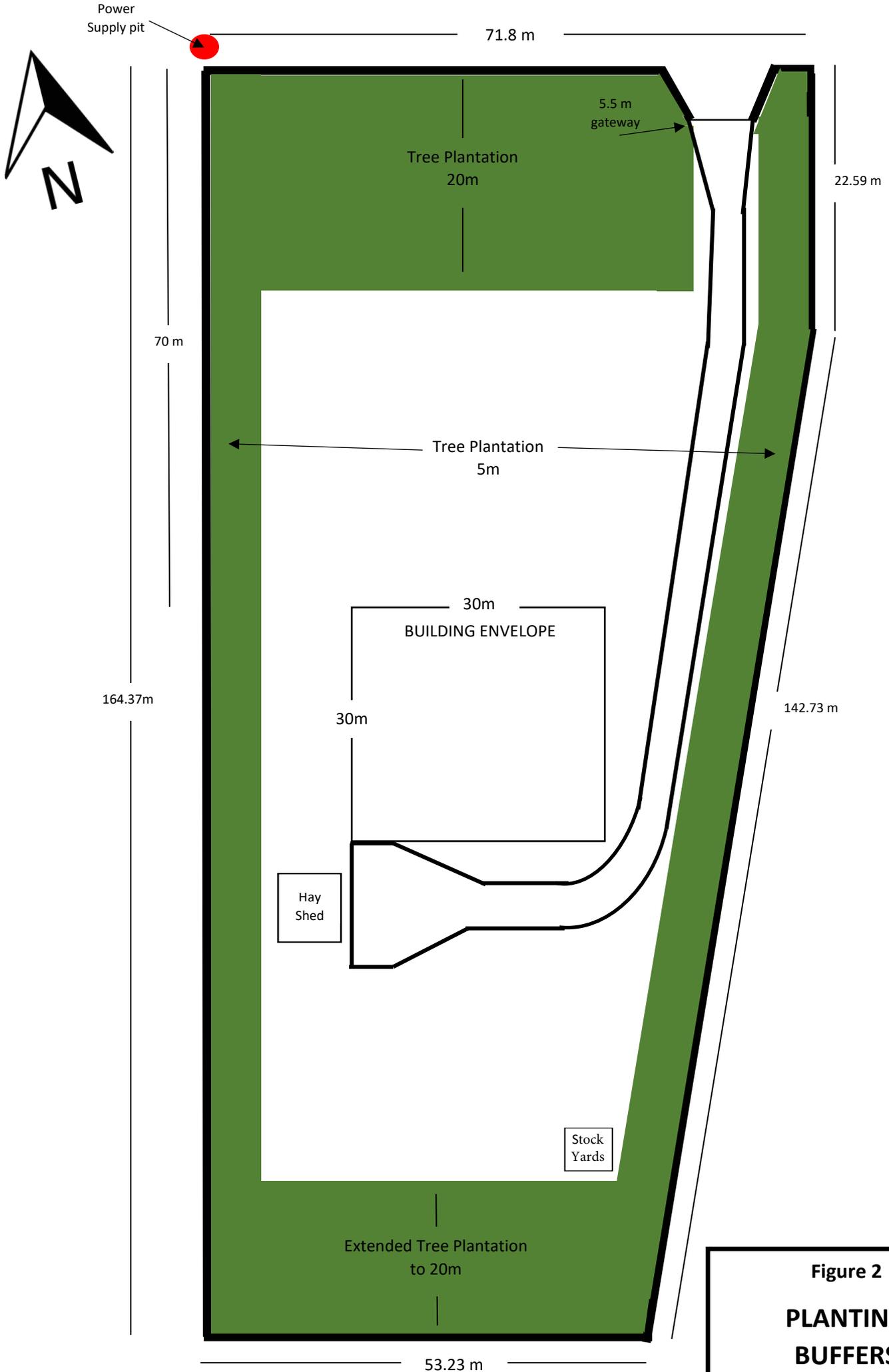
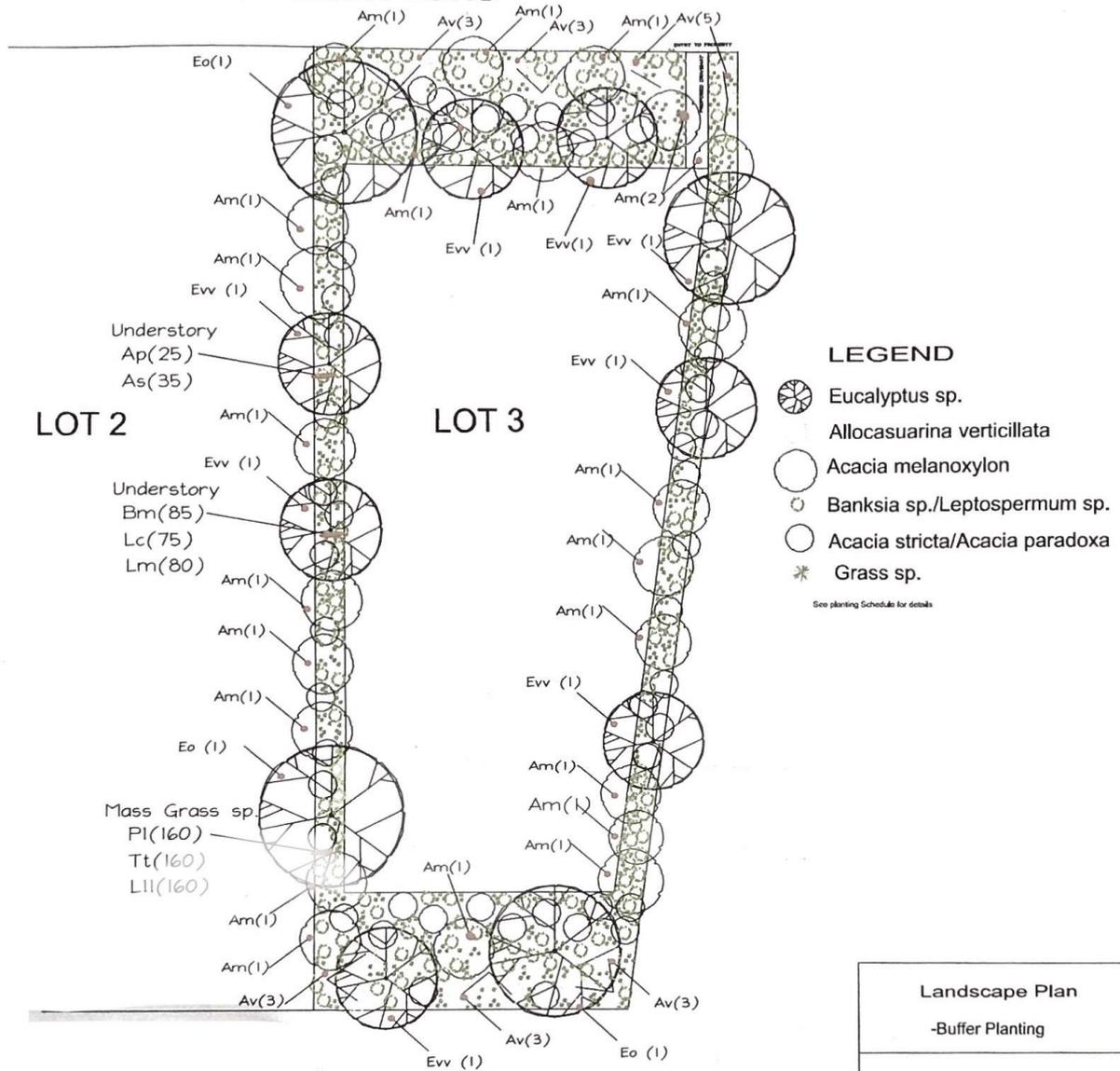


Figure 2
PLANTING
BUFFERS

Lumsden Lane



PLANTING SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	QTY	MATURE SIZE	INSTAL SIZE
LARGE TREES					
Am	Acacia melanoxylon	Blackwood	23	5-30m x 4-15m	14cm
Eo	Eucalyptus ovata	Swamp Gum	4	8 - 30m	14cm
Evv	Eucalyptus viminalis subsp. viminalis	Manna Gum	7	10 - 50m	14cm
LARGE SHRUB/SMALL TREE - Understorey					
Ap	Acacia paradoxa	Hedge Wattle	25	2-4m x 2-5m	Tube
As	Acacia stricta	Hop Wattle	35	2-5m x 2-4m	Tube
Av	Allocasuarina verticillata	Drooping She-oak	20	4-11m - 3-6m	20cm
Bm	Banksia marginata	Silver Banksia	85	1-2m - 1.2m	Tube
Lc	Leptospermum continentale	Prickly Tea-tree	75	1-4m x 1-2m	Tube
Lm	Leptospermum myrsinoides	Heath Tea-tree	80	0.5-2.5m x 1m	Tube
GRASS SPECIES - Mass underplanting					
PI	Poa labillardierei	Common Tussock-grass	160	Up to 1.2m	Tube
TI	Themeda triandra	Kangaroo Grass	160	Up to 1m	Tube
SEDGES - Mass underplanting					
LII	Lomandra longifolia subsp. Longifolia	Spiny-headed Mat-rush	160	0.5-1m x 0.5-1.2m	Tube

Landscape Plan
-Buffer Planting

Sheet 1 of 1

Designed by :

GREENSCAPES (VIC) PTY LTD
PO BOX 78
BLACK ROCK VIC 3193
ph: 0408 060 063

FIGURE 2a
LANDSCAPE PLAN

LUMSDENS LANE

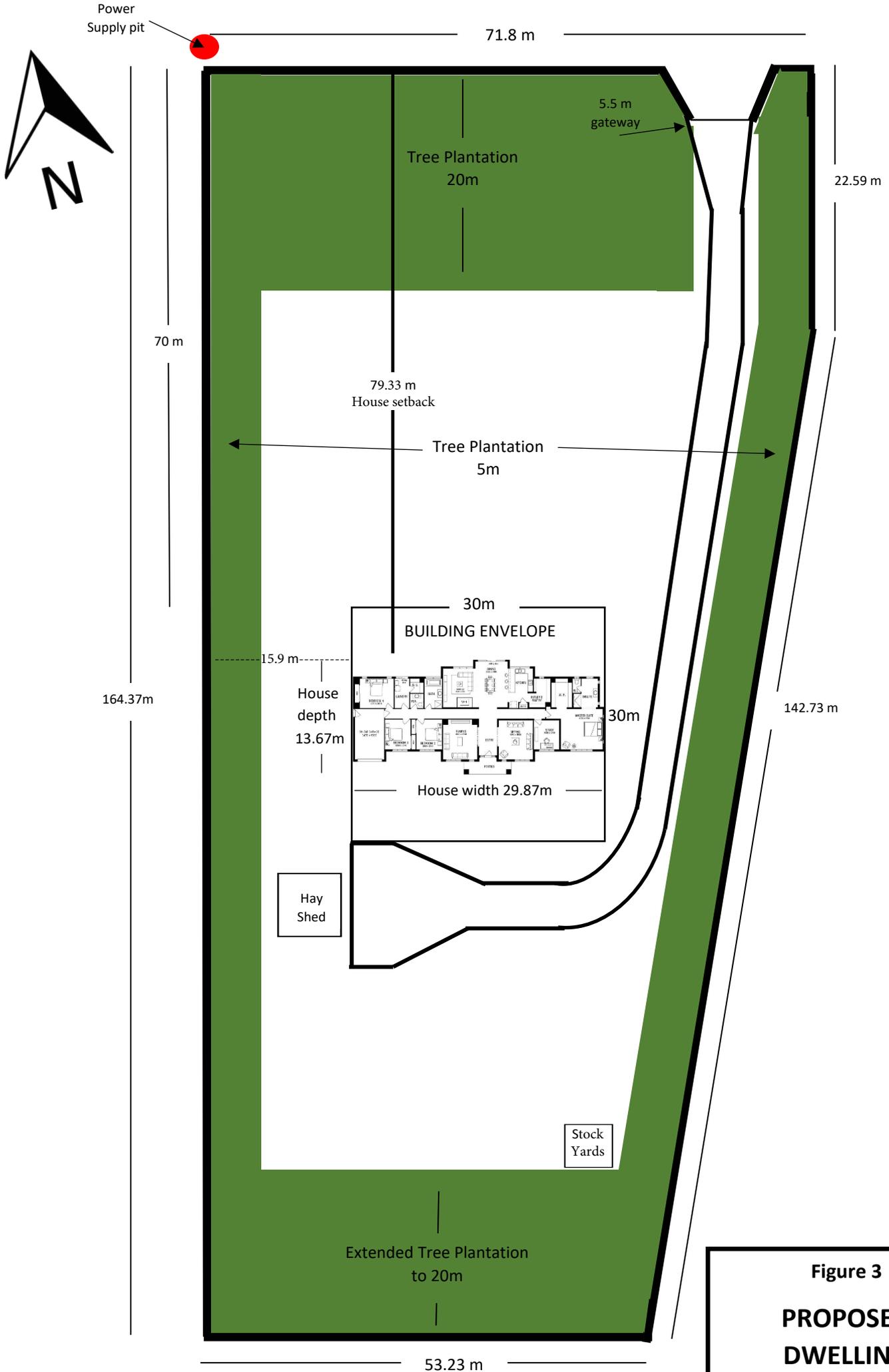
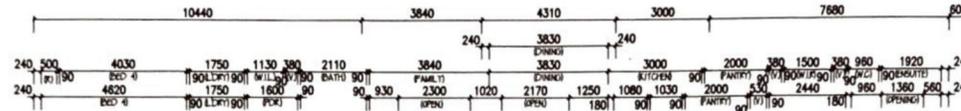
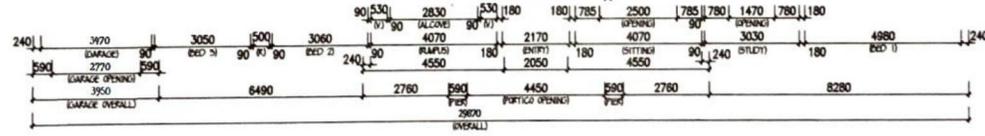
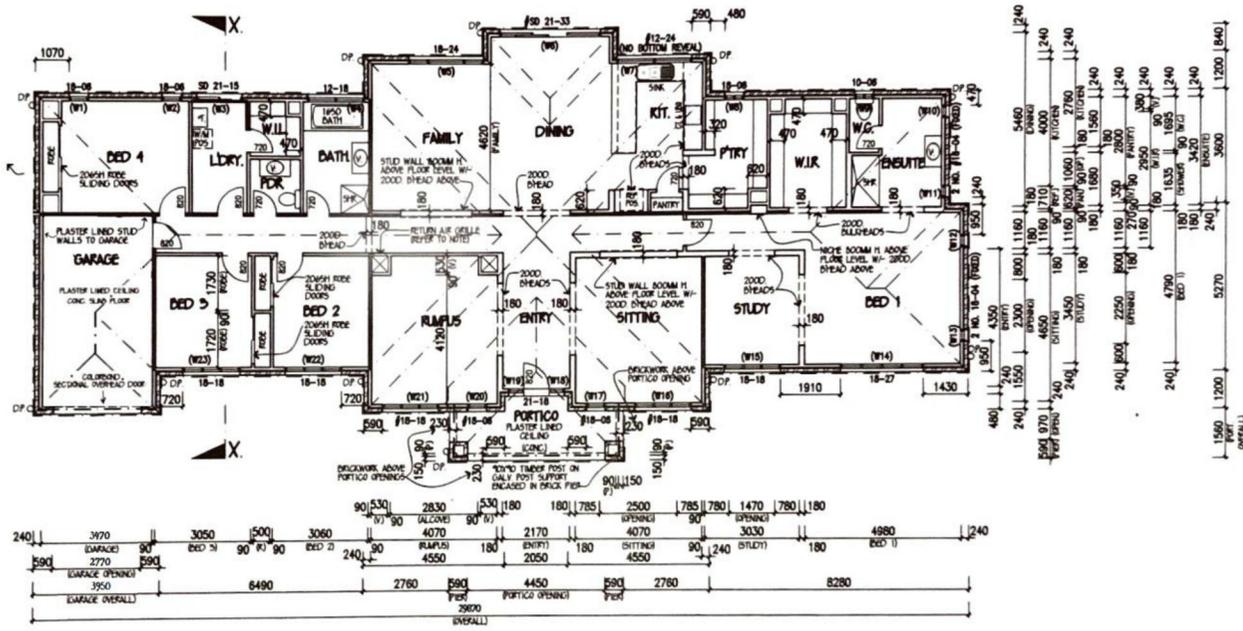
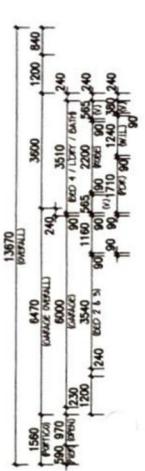


Figure 3
PROPOSED DWELLING



**FIGURE 3a
FLOOR PLAN**



FLOOR PLAN 1:150

NOTES:
 * WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
 * WINDOW SIZES ARE NOMINATED AS GENERIC CODES. FIRST 2 NUMBERS REFER TO HEIGHT & SECOND 2 RELATE TO WIDTH.
 * ALL GLAZING TO COMPLY WITH A.S. 1288-2006 GLASS IN BUILDINGS, & WITH A.S. 4055-2012 FOR WINDLOADING.
 * WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS U.N.D.
 * GARAGE ROOF TO BE TIED DOWN MIN. 1200 INTO BRICKWORK WITH HOOP IRON STRAPS.
 * ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH B.C.A.3.8.3.

FRAMING NOTES:
 * CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNLESS OTHERWISE NOTED)
 * PROVIDE 2NO. 90X45 JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAIL S-TYP-DOOR-01
 * ENSURE RETURN AIR GRILLE & VOID IS CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.
LEGEND:
 [Symbol] LOAD BEARING WALL
 [Symbol] WALL UNDER STAR TO BE BUILT AFTER STAR
 [Symbol] 70MM STUD WALL
 * INCREASE WIND RATING AS PER AS2047 TO NOMINATED GLAZING PANEL.

AREAS:	GARAGE: 24.36 50M
GRD FLR: 273.52 50M	PORTICO: 9.77 50M
SUBTOTAL: 273.52 50M	TOTAL: 307.65 50M
	294.44 50M

DESIGN:
 FACADE **ASPIRE** CEILING 27. L
 GARAGE **SINGLE** LOCATION **F**
FLOOR PLAN
VFSDEMBAPRS1
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 P.O. Box 857, Mount Waverley VIC 3149
 Tel: 03 9915 5555 Fax: 03 9222 5144
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PERMIT NO:	
DRAWN: PG	CHKD:
SHEET: 2 of 9	

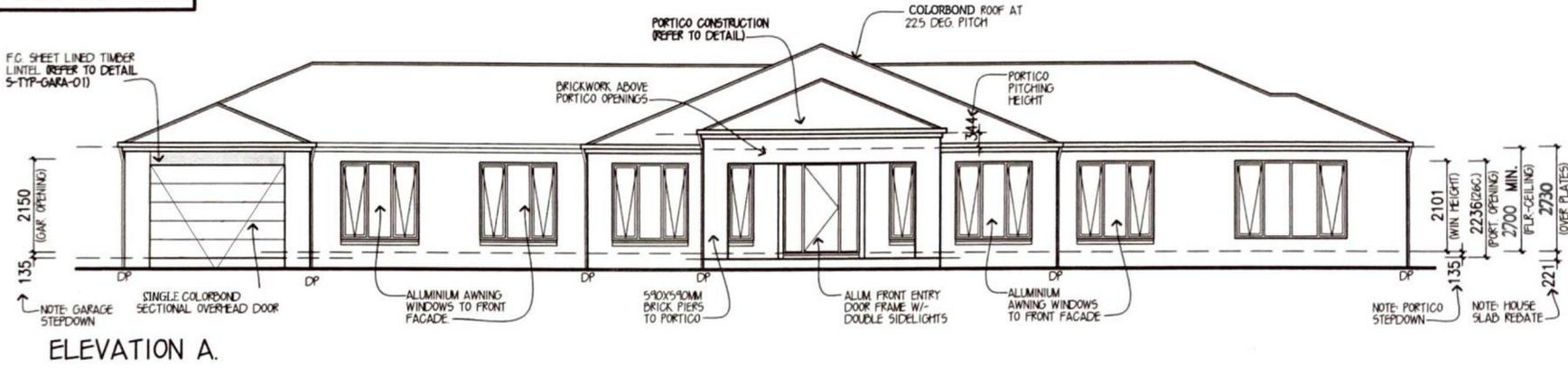
IMPORTANT NOTE:
REFER TO FACADE DETAIL
REF NO S-TYP-ASPI-04

PROVIDE F.C. INFILL ABOVE FRONT
ENTRY DOOR FRAME, BRICKWORK
ABOVE FRONT ELEVATION WINDOWS
& F.C. ABOVE GARAGE DOOR
OPENING UNLESS NOTED OTHERWISE

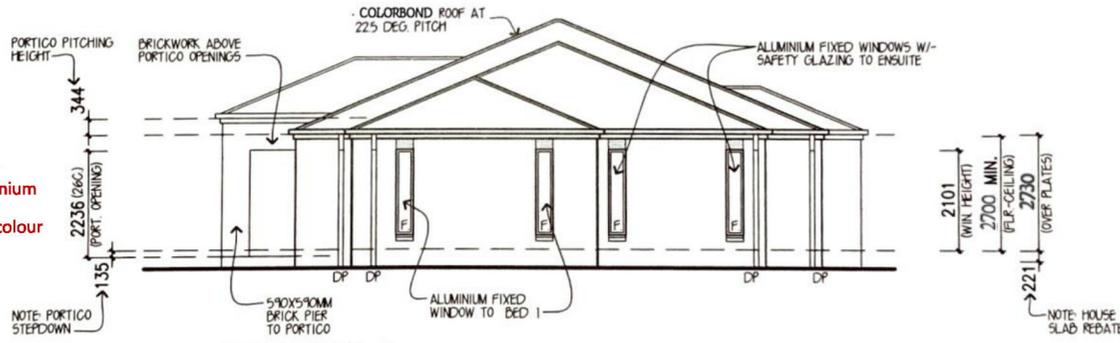
FIGURE 3b
ELEVATIONS A and B

IMPORTANT NOTE:
REFER TO SOIL ENGINEERS PLANS
FOR ARTICULATION JOINT LOCATIONS

PROVIDE F.C. INFILL ABOVE ALL
SIDE AND REAR ELEVATION WINDOWS
& DOORS UNLESS NOTED
OTHERWISE.



ELEVATION A.



ELEVATION B.

Walls – Light coloured brick
Roof – Colorbond® "Ironstone" in colour
Windows and glass sliding doors – Aluminium
"Ironstone" in colour
Garage door – Panel door "Ironstone" in colour
Solid timber front entrance door

ELEVATIONS 1:100

- NOTES:**
- WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
 - ALL GLAZING TO COMPLY WITH A.S. 1288 – 2006 GLASS IN BUILDINGS, & WITH A.S. 4055 – 2012 FOR WINDLOADING.
 - WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE.
 - WINDOWS TO COMPLY WITH B.C.A. 3.9.2.5
 - GUTTER AND DRAINAGE SYSTEM TO COMPLY WITH A.S. 3500

VARIATIONS(V), RE-PREPS(R), AMENDMENTS(A):							
No:	Date:	Drawn:	Chkd:	No:	Date:	Drawn:	Chkd:
V01	--/--/---	--	--	-			
-				-			
-				-			
-				-			
-				-			

DESIGN
FACADE: **ASPIRE** CEILING: **27, L**
GARAGE: **SINGLE** LOCATION: **F**
ELEVATIONS
VF50ENB-4APR1
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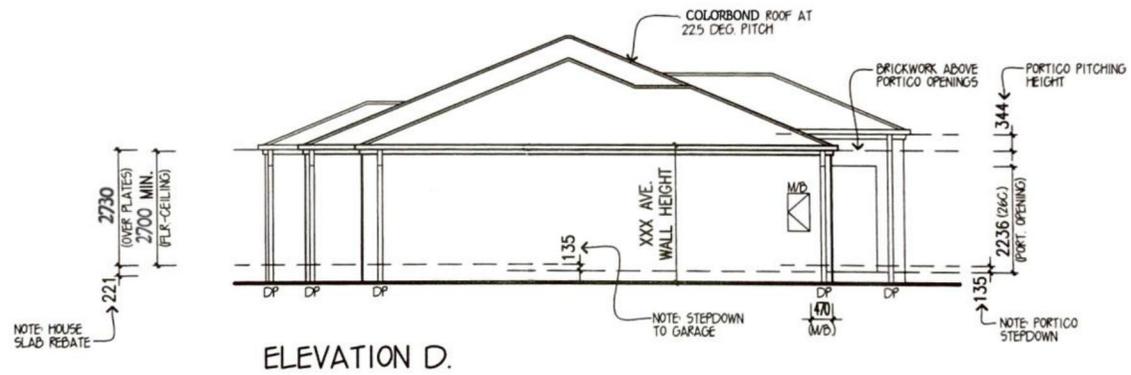
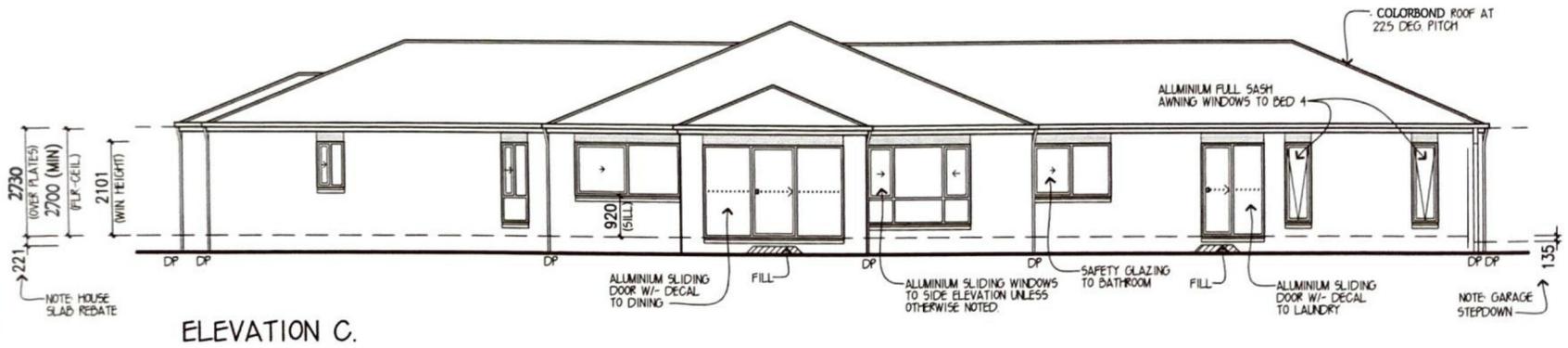
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SHEET: 3 of 9	

Walls – Light coloured brick
 Roof – Colorbond® "Ironstone" in colour
 Windows and glass sliding doors – Aluminium "Ironstone" in colour
 Garage door – Panel door "Ironstone" in colour
 Solid timber front entrance door

FIGURE 3c ELEVATIONS C and D

IMPORTANT NOTE:
 REFER TO SOIL ENGINEERS PLANS
 FOR ARTICULATION JOINT LOCATIONS

PROVIDE F.C. INFILL ABOVE ALL
 SIDE AND REAR ELEVATION WINDOWS
 & DOORS UNLESS NOTED
 OTHERWISE.



ELEVATIONS 1:100

- NOTES:**
- WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
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 - GUTTER AND DRAINAGE SYSTEM TO COMPLY WITH A.S. 3500

DESIGN:	FACADE: ASPIRE	CEILING: 27. L
	GARAGE: SINGLE	LOCATION: F
ELEVATIONS		
VFS0EN4APRS1		
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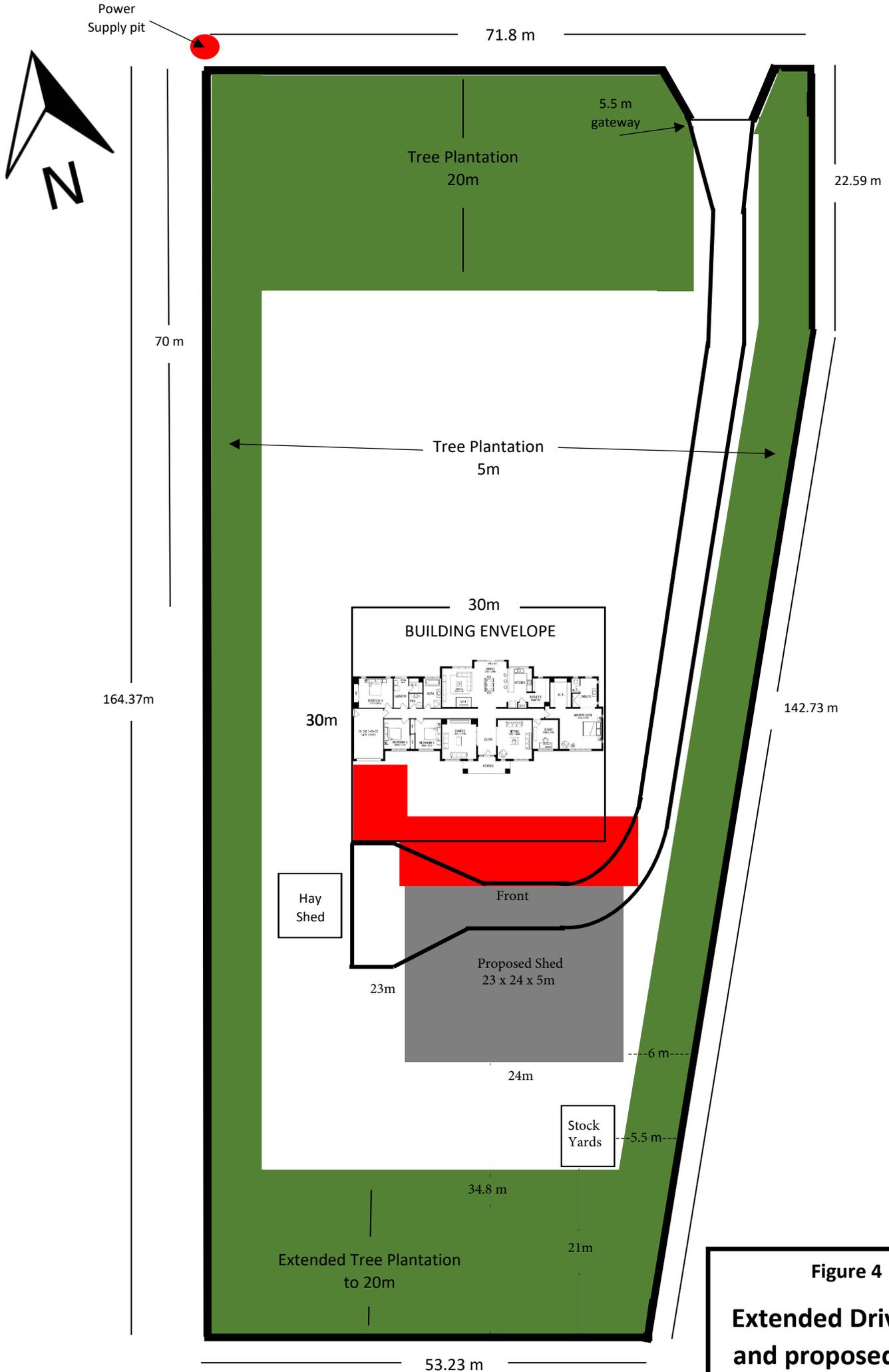
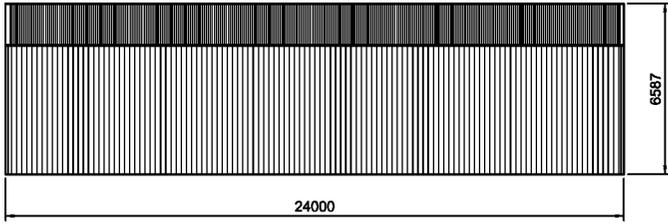
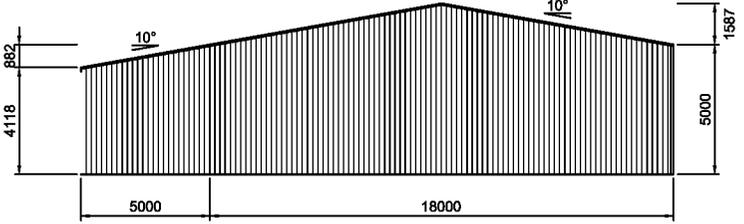


Figure 4
Extended Driveway
and proposed shed

Figure 4a Shed Elevations

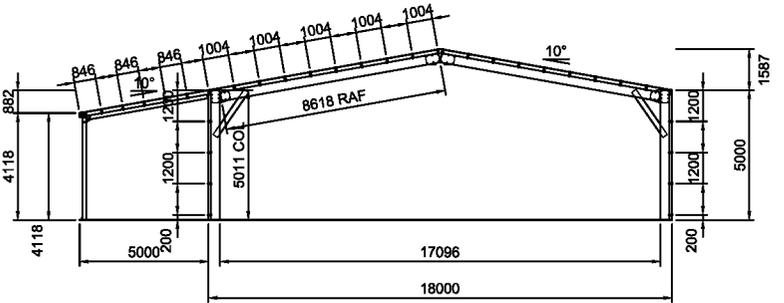


2 **SIDEWALL B BUILDING ELEVATION**
2 SCALE: 1:200

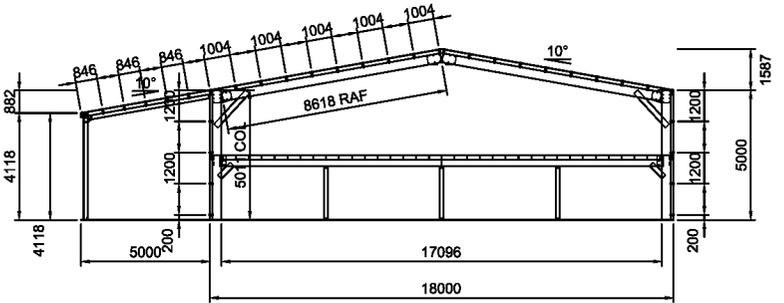


3 **REAR BUILDING ELEVATION**
2 SCALE: 1:200

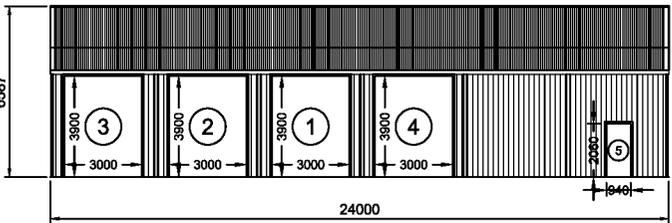
Roof pitch proposed to be 10°. Walls, roof, roller doors, personnel door, and trim proposed to be Colorbond® colour "Monument"



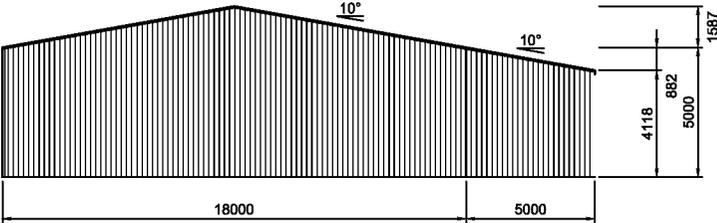
5 **INTERNAL FRAMING ELEVATION**
2 SCALE: 1:200 FRAMES 2-5



6 **INTERNAL FRAMING ELEVATION**
2 SCALE: 1:200 FRAME #6



1 **SIDEWALL A BUILDING ELEVATION**
2 SCALE: 1:200



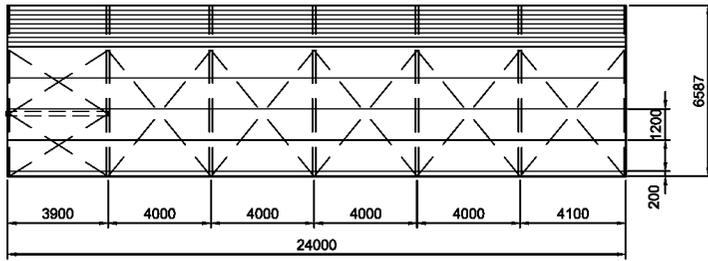
4 **FRONT BUILDING ELEVATION**
2 SCALE: 1:200

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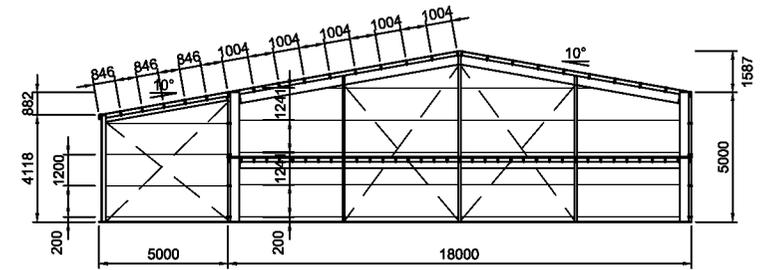


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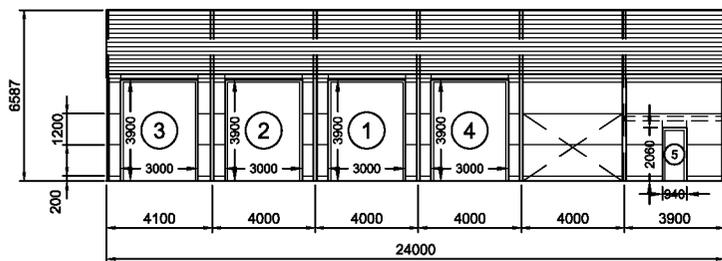
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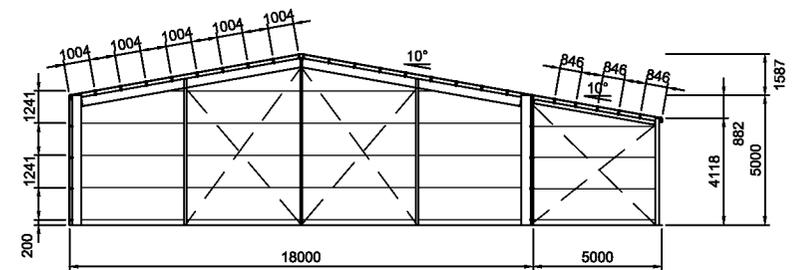
2 SIDEWALL B FRAMING ELEVATION
3 SCALE: 1:200



3 REAR FRAMING ELEVATION
3 SCALE: 1:200 FRAME #7



1 SIDEWALL A FRAMING ELEVATION
3 SCALE: 1:200



4 FRONT FRAMING ELEVATION
3 SCALE: 1:200 FRAME #1

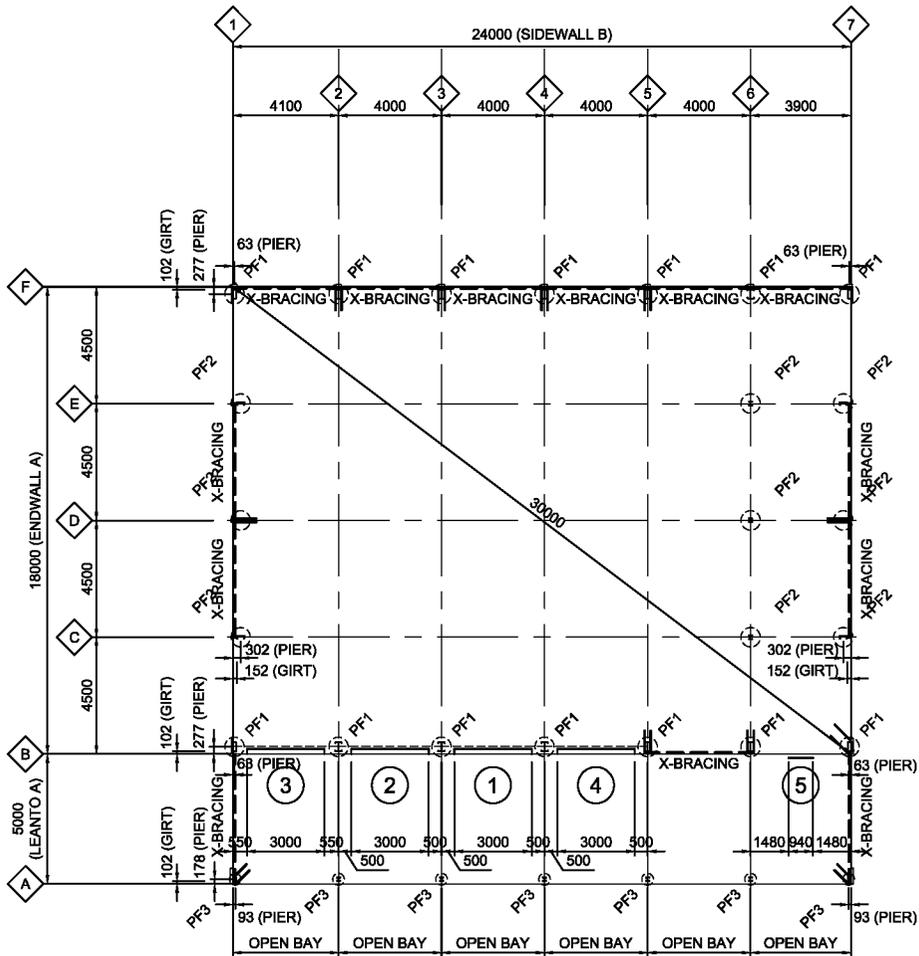
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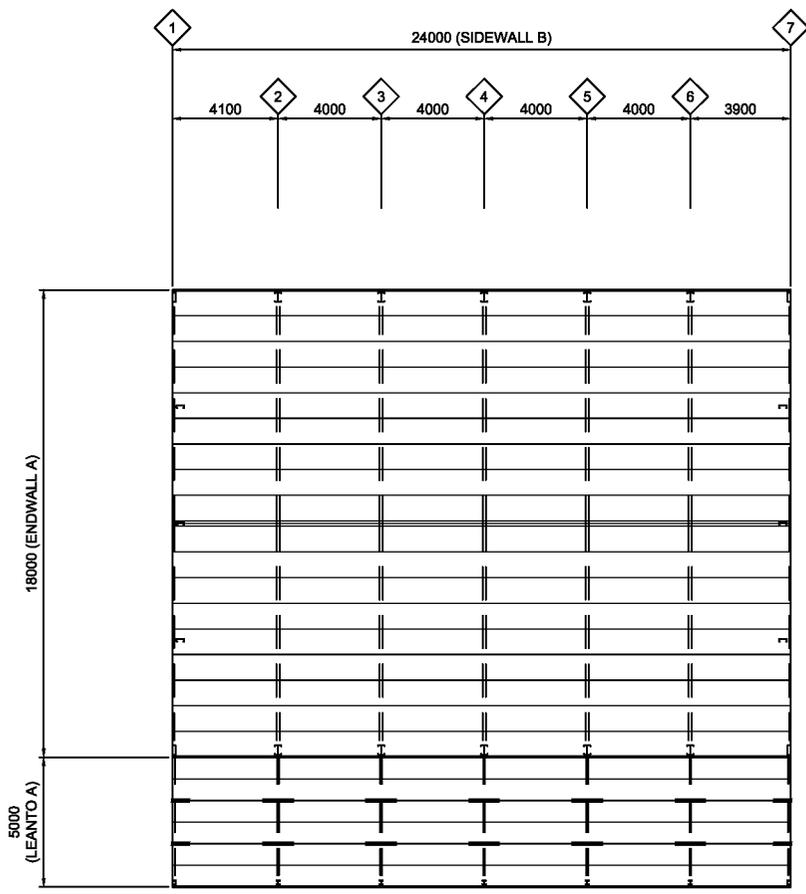


1 FOOTING/SLAB FLOOR PLAN
4

SCALE: 1:200 PF1 - 750Ø REINFORCED CONCRETE PIERS TO DETAIL
 PF2 - 750Ø REINFORCED CONCRETE PIERS TO DETAIL
 PF3 - 450Ø REINFORCED CONCRETE PIERS TO DETAIL

SLAB IS DESIGNED FOR CARS AND LIGHT VANS
 NOT EXCEEDING 3500kg GROSS MASS

CONCRETE CONTROL JOINTS SHALL BE PROVIDED IN SLAB TO DETAIL AT
 NOT MORE THAN 10m CENTRES IN EACH DIRECTION, APPROXIMATELY
 EQUALLY SPACED AND LOCATED APPROXIMATELY MIDWAY BETWEEN
 COLUMNS/MULLIONS

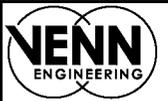


2 ROOF FRAMING PLAN
4

SCALE: 1:200

ROOF SHEETING IS USED AS DIAPHRAGM TO BRACE THE
 BUILDING AND IS NOT TO BE CUT UNDER ANY CIRCUMSTANCES

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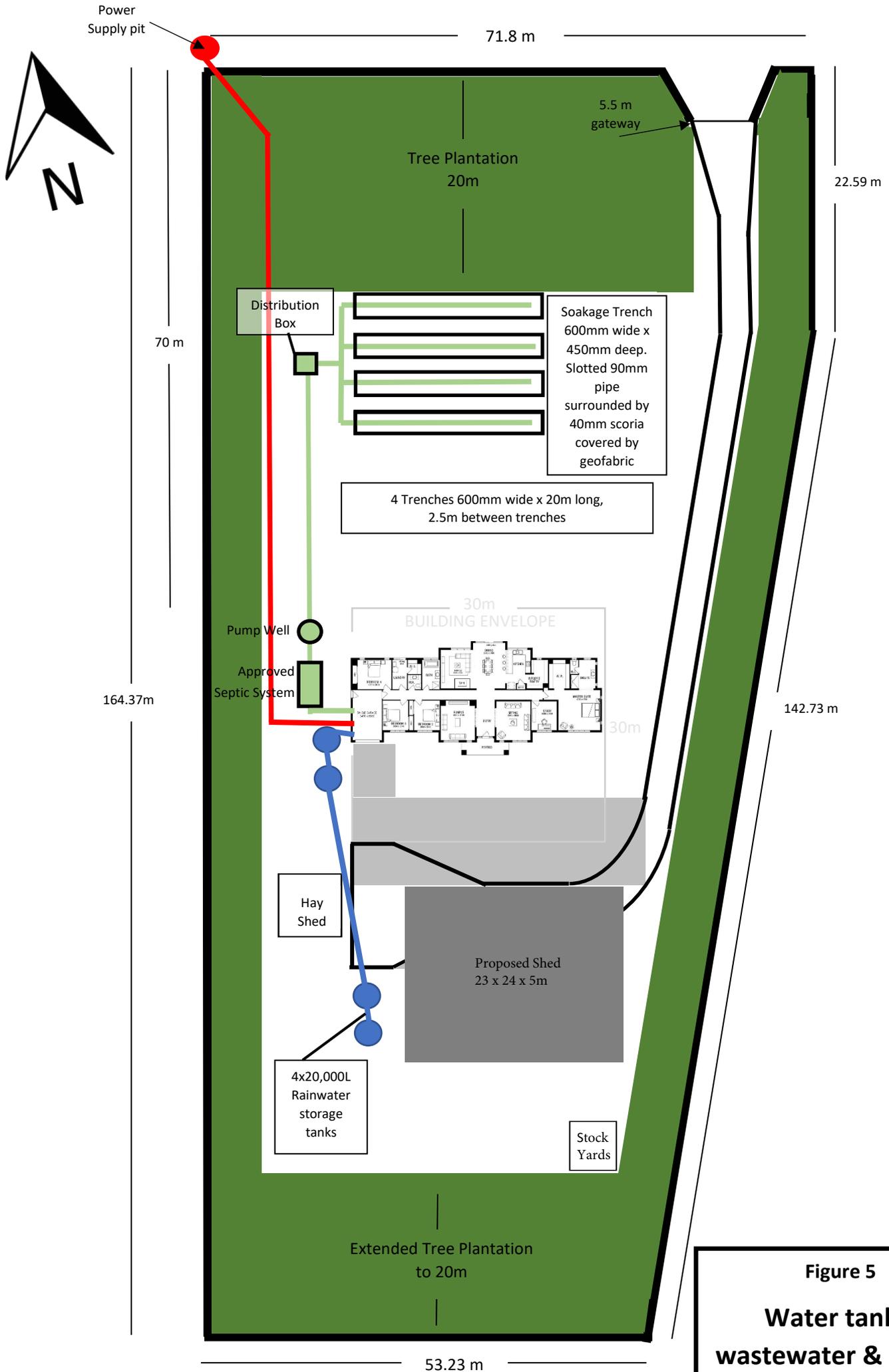


Figure 5
Water tanks,
wastewater & power