LEGEND

BOUNDARY LINE

EXISTING DWELLING

BUILDING LINE

PROPOSED PATIO

PROPOSED STAIRS & BALUSTRADES

EXISTING PRIVACY SCREEN-1800mm HIGH

PROPOSED PRIVACY SCREEN TO MATCH EXISTING

SEDIMENT CONTROL FENCE

PROPOSED PAVING

LANDSCAPING

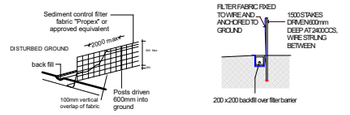
PROPOSED LANDSCAPING

PROPOSED SKIP BIN- CONSTRUCTION WASTE AREA

PROPOSED STOCK PILE AREA- CONSTRUCTION MATERIALS AREA

ACCESS IN & OUT

STORMWATER:
SUBJECT OF APPROVAL PROPOSED PATIO & INFILL LIVING SPACE BENEATH. ROOF AREAS AND HARDSTAND AREAS REMAIN UNCHANGED WITH THE PROPOSED, NO ADDITIONAL STORMWATER OUTFLOWS WILL OCCUR – STORMWATER TO BE MANAGED ACCORDING TO ENGINEERS REQUIREMENTS.



SILT FENCE PERSPECTIVE Scale NTS

SILT FENCE SECTION Scale NTS

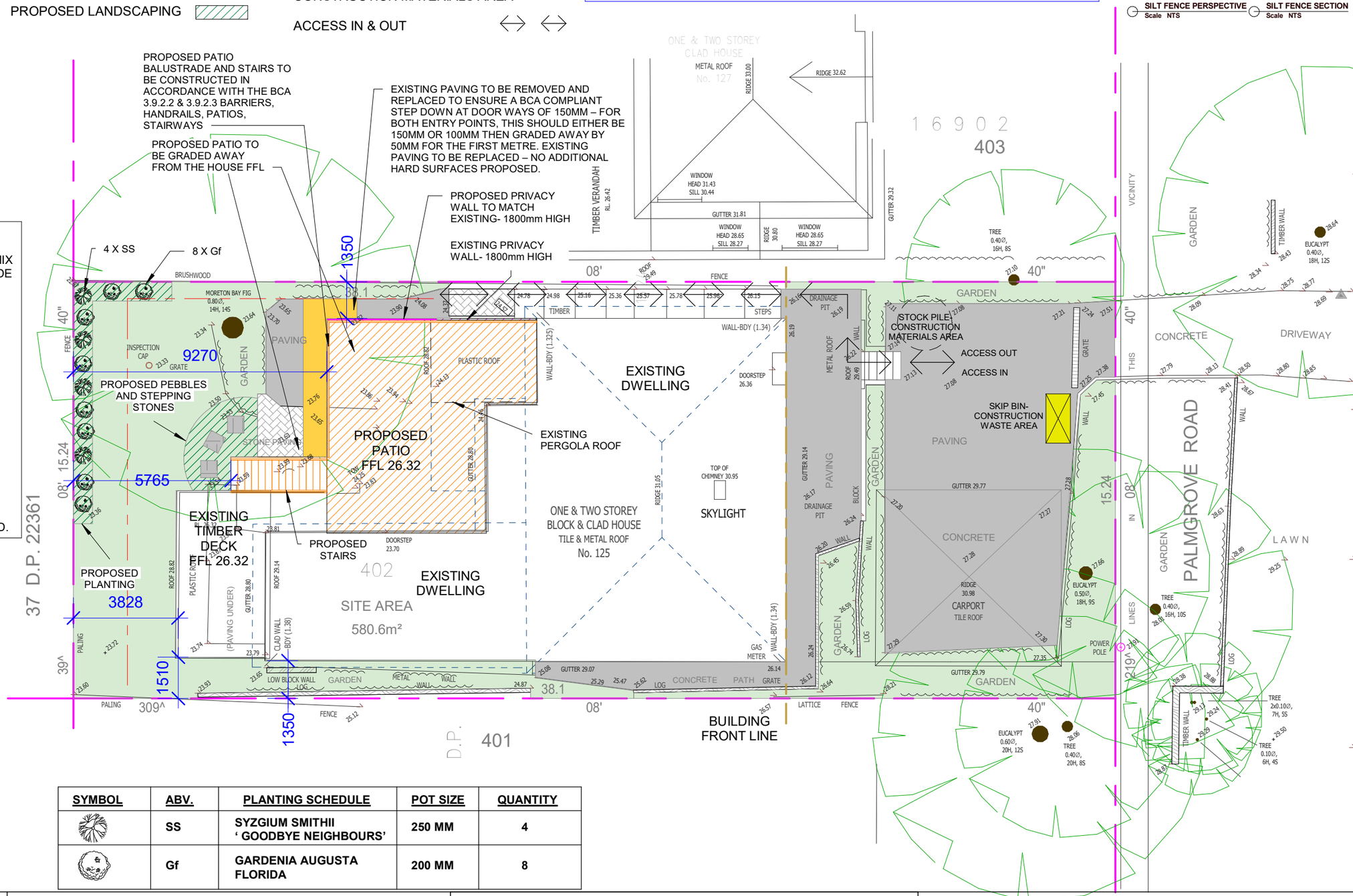
SPECIFICATION NOTES:
PLANTING SOIL MIX:
· SHALL BE 4:1 SITE SOIL IMPORTED COMPOST MIX
· POCKET PLANTED- HOLES TO BE TWICE AS WIDE AS ROOT BALL AND 100mm DEEPER

MULCH:
· 25mm HARDWOOD CHIP, 75mm DEPTH

STAKES +TIES:
· EACH TREE TO BE INITIALLY SUPPORTED WITH SUITABLY SIZED HWD STAKES + HESSIAN TIES

DEFECTS LIABILITY PERIOD WORKS:
· CONTRACTOR SHALL FULLY MAINTAIN THE LANDSCAPE WORKS FOR 13 WEEKS
· WATERING- 25 mm PER WEEK
· WEEDING- WEEKLY BASIS
· PEST+ DISEASE MONITORING- WEEKLY BASIS
· LITTER CONTROL- WEEKLY BASIS
· PLANT REPLACEMENT (AT SAME SIZE + SPECIFICATION) FOR ALL PLANTS THAT DIE OR ARE IN A POOR/ DISEASED CONDITION.
· REMOVE OFF SITE ALL STAKES+ TIES AT THE COMPLETION OF THE DEFECTS LIABILITY PERIOD.

SITE CALCULATIONS - sqm	
AREA OF SITE	580.6
EXISTING PAVED AREA	159.90
TOTAL HARDSURFACE AREA	159.90
TOTAL BUILDING + HARDSURFACE	409.23
TOTAL LANDSCAPE AREA	171.37
LANDSCAPE COVERAGE	29.5%
TOTAL AREA IN FRONT OF BUILDING LINE	183.40
ACTUAL LANDSCAPE IN FRONT OF BUILDING LINE	52.20
ACTUAL LANDSCAPE BEHIND BUILDING LINE	119.17



SYMBOL	ABV.	PLANTING SCHEDULE	POT SIZE	QUANTITY
	SS	SYZGIUM SMITHII ' GOODBYE NEIGHBOURS'	250 MM	4
	Gf	GARDENIA AUGUSTA FLORIDA	200 MM	8

① LANDSCAPE PLAN
1 : 150

LEGEND:

TW - TOP OF WALL LEVEL
BW - BOTTOM OF WALL LEVEL
ZOI - ZONE OF INFLUENCE
BLD - EXTERNAL BUILDING LEVEL
DK - FINISHED DECK LEVEL
PAV - FINISHED PAVING LEVEL
TIL - FINISHED TILE LEVEL

FFL - FINISHED FLOOR LEVEL
FCL - FINISHED CEILING LEVEL
BCL - BOTTOM CEILING LEVEL
FRL - FINISHED RIDGE LEVEL
GL - FINISHED GUTTER LEVEL
FBL - FLOOR BOTTOM LEVEL
TCL - TOP CEILING LEVEL
FGL - FINISHED GROUND LEVEL
EGL - EXISTING GROUND LEVEL
F - FILTER
FPL - FINISHED POOL COPING LEVEL
NCC - NATIONAL CONSTRUCTION CODE

FOR APPROVAL USE ONLY

DRAWING ORIGINAL SIZE A3

DISCLAIMER
• All work to be carried out with the Building Code of Australia. All Local and State Ordinances relevant to Australian Standards, local eletricity, Water Regulations and all other relevant Authorities concerned.
• All structural and drainage to be subject to Engineer's details or certification where required by the PCA. This shall include R.C. Slabs & footings & steel beams and columns, wind bracng to AS 1170 & AS 4055 anchor rods or bolts, tie downs, fixings, etc. driveway slabs & drainage to the PCA's satisfaction.
• All work to be carried out in a professional & workmanship manner according to the plans & specification.
• Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.
• All dimensions & levels are subject to final survey and set out, all dimensions are to be checked & verified on site before the commencement of work.
• The Design Scheme (drawings documents information) contained within this set have been prepared by Drafting Solutions purely for the purpose of providing information about potential design schemes. The information should not be considered to be error free or to include all relevant data.
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Project:	PROPOSED PATIO & INFILL LIVING SPACE BENEATH (RUMPUS ROOM)
Client:	DE GIGLIO
Site:	LOT 402 D.P. 16902 125 PALMGROVE ROAD, AVALON BEACH
Drawing Title:	LANDSCAPE PLAN

Scale	Date:	Checked by	Authorised
1 : 150	03-07-2020	BK	

Designers/Architect/Drafters:
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North Point:	Job Reference:	Sheet No:
	DE GIGLIO	2A