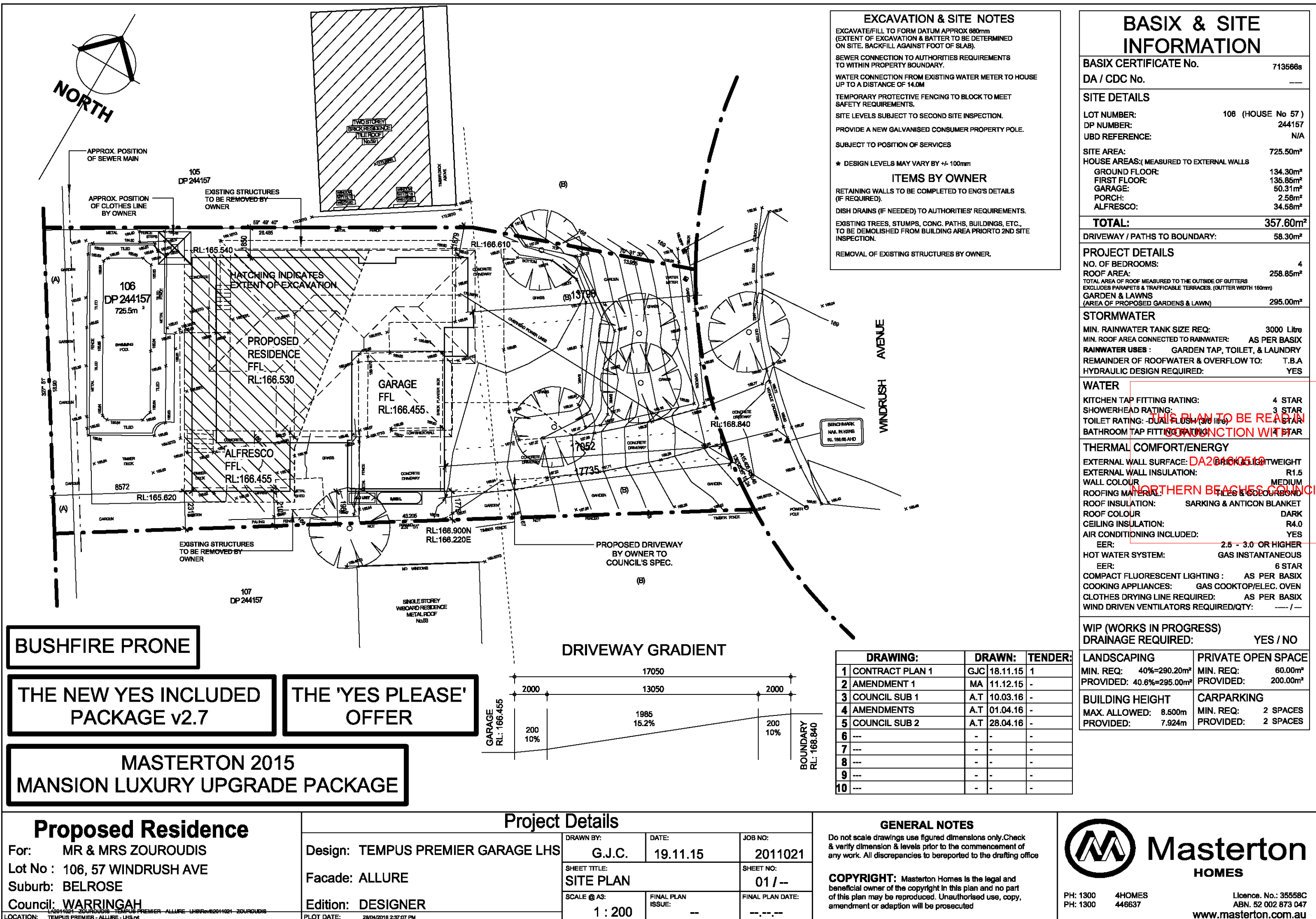
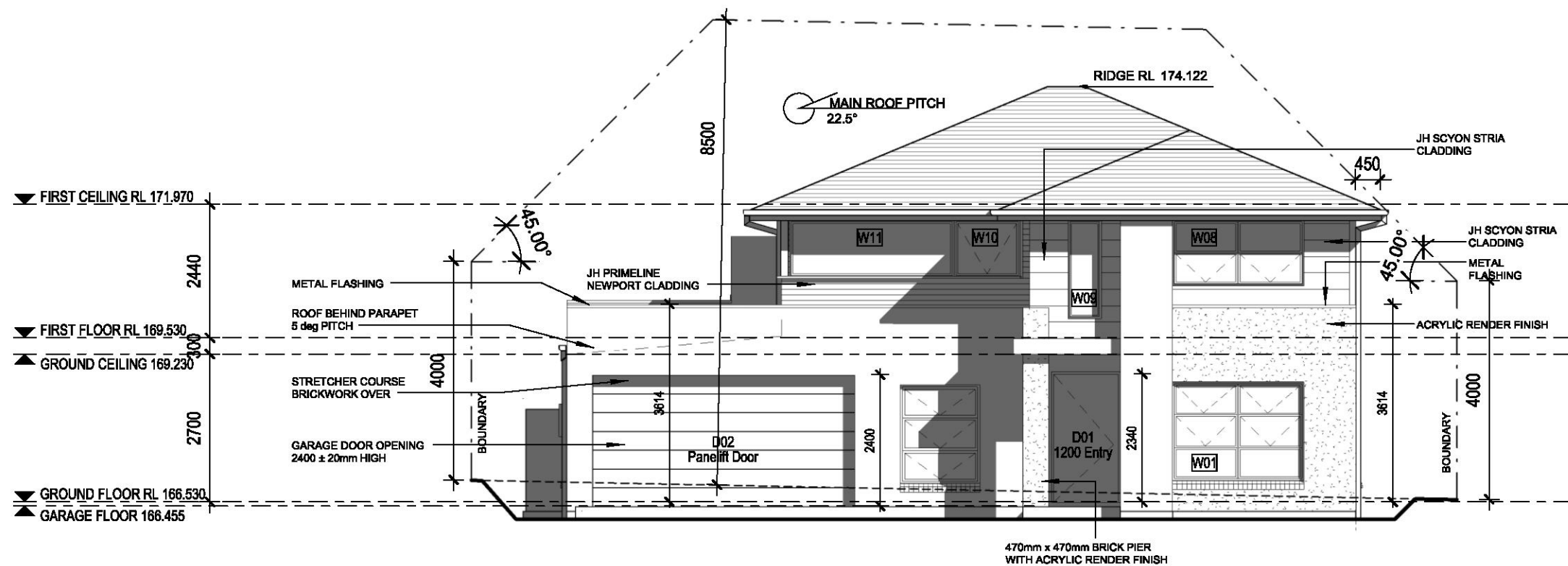
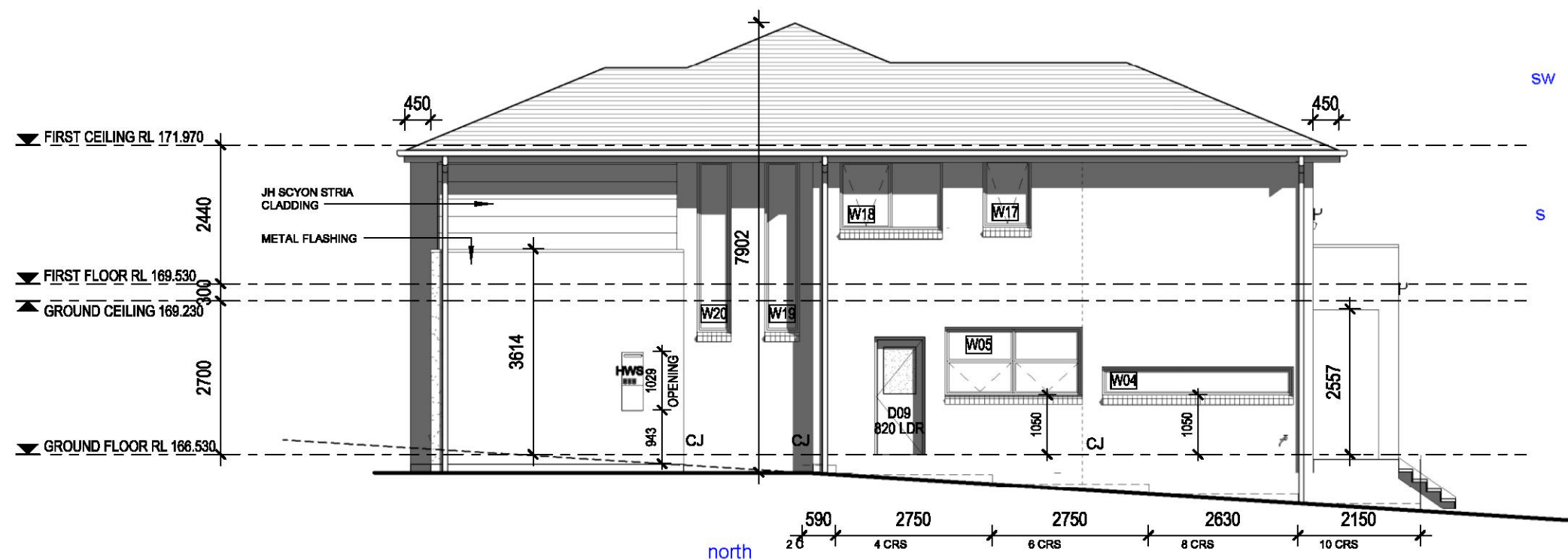


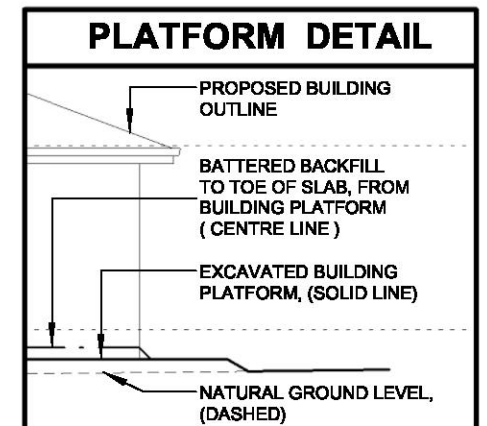




FRONT ELEVATION (NORTH-EAST)



RIGHT ELEVATION (NORTH-WEST)



"FLASHING TO DAMPCOURSE
LEVEL TO BE FINISHED FLUSH
WITH OUTSIDE FACE OF BRICKWORK"

THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2016/0519
NORTHERN BEACHES COUNCIL

Proposed Residence

For: MR & MRS ZOUROUDIS
Lot No : 106, 57 WINDRUSH AVE
Suburb: BELROSE
Council: WARRINGAH

Project Details

Design: TEMPUS PREMIER GARAGE LHS
Facade: ALLURE
Edition: DESIGNER

DRAWN BY:	DATE:	JOB NO:
G.J.C.	19.11.15	2011021
SHEET TITLE:	SHEET NO:	
ELEVATIONS	04 / --	
SCALE @ A3:	FINAL PLAN ISSUE:	FINAL PLAN DATE:
1 : 100	--	--, --, --

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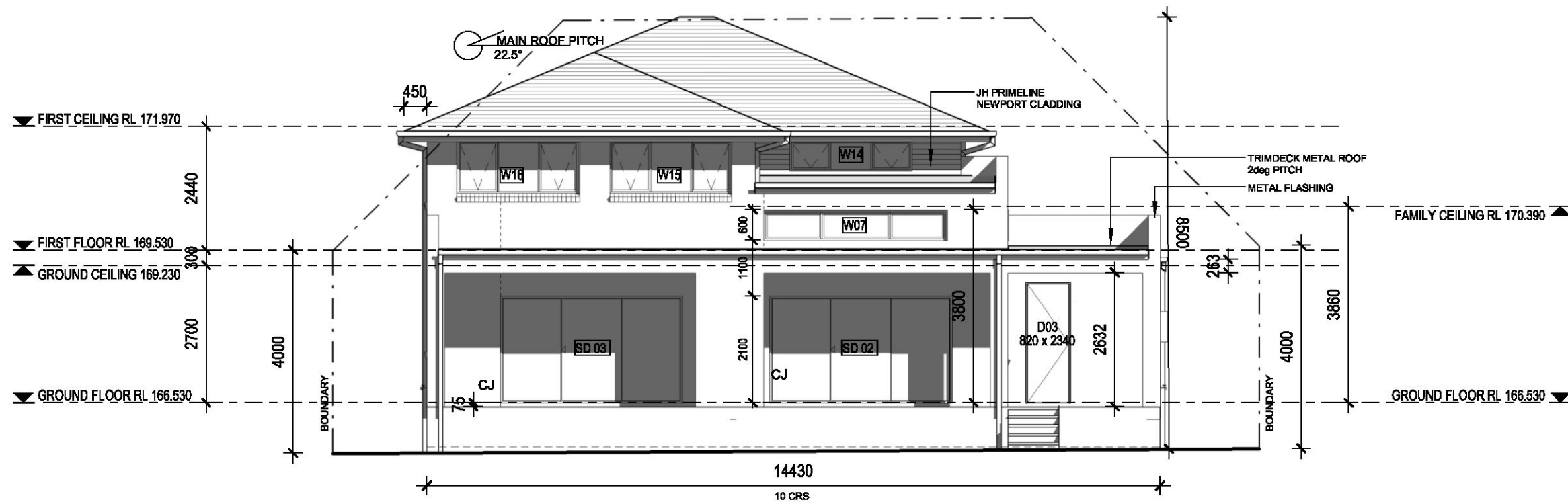
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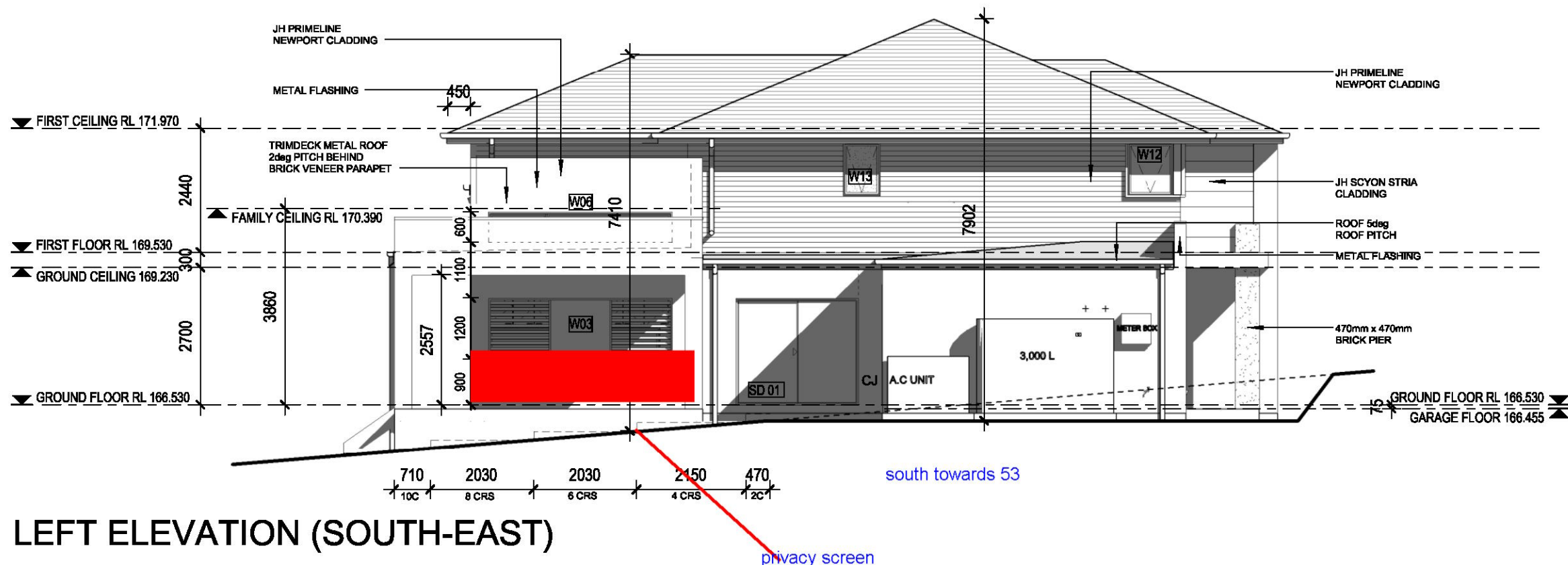
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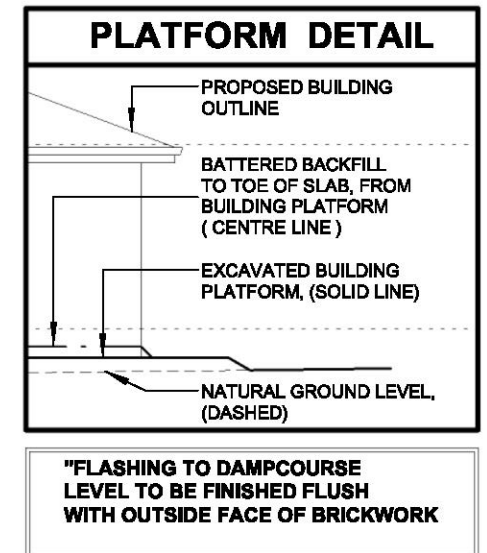
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REAR ELEVATION (SOUTH-WEST)



LEFT ELEVATION (SOUTH-EAST)



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Proposed Residence

For: MR & MRS ZOUROUDIS
Lot No : 106, 57 WINDRUSH AVE
Suburb: BELROSE
Council: WARRINGAH

Project Details

Design: TEMPUS PREMIER GARAGE LHS
Facade: ALLURE
Edition: DESIGNER

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G.J.C.	19.11.15	2011021
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ELEVATIONS	05 / --	
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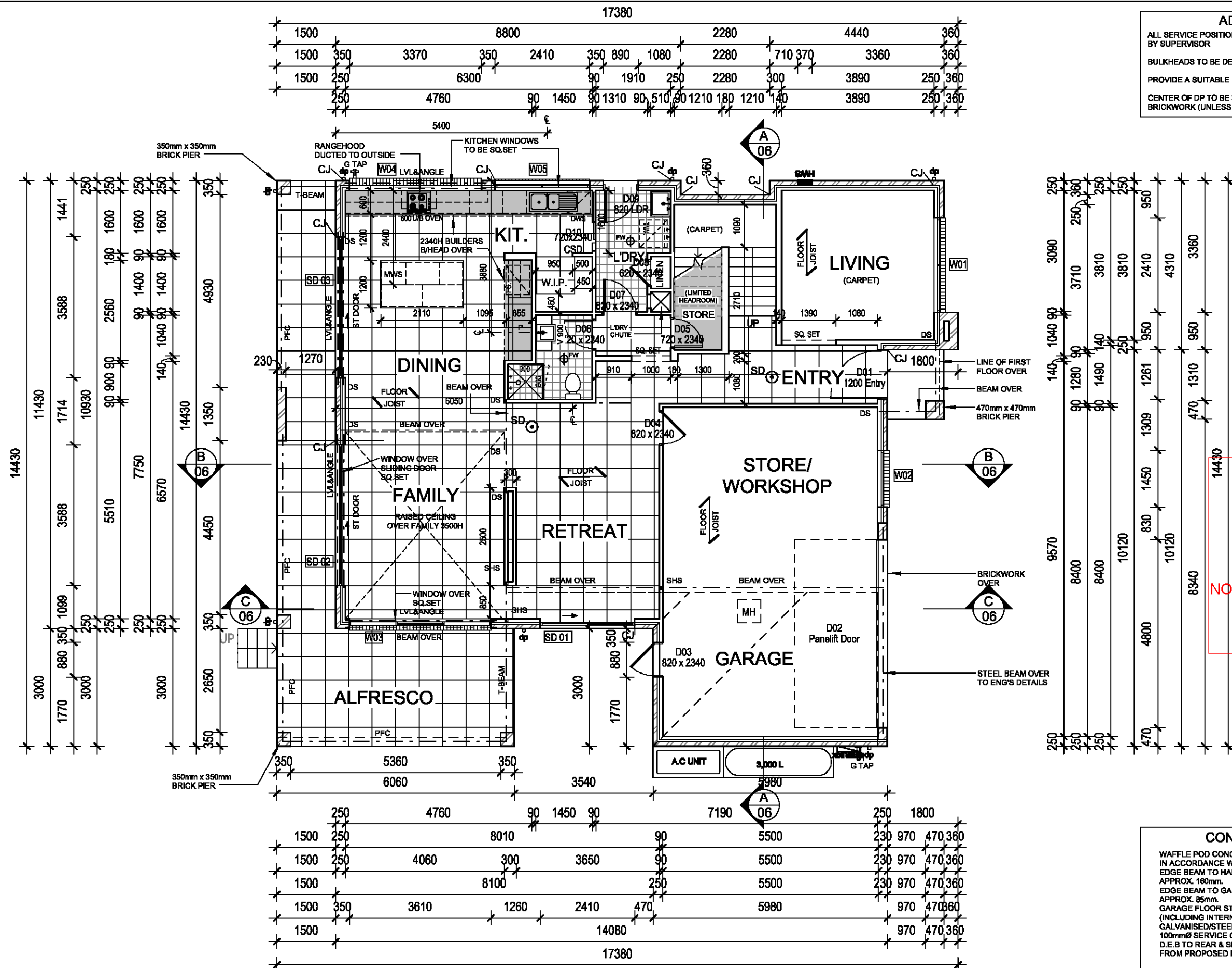
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Proposed Residence

For: MR & MRS ZOUROUDIS
Lot No : 106, 57 WINDRUSH AVE
Suburb: BELROSE
Council: WARRINGAH

LOCATION: TEMPUS PREMIER - ALLURE - LHS.M

Project Details

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Facade: ALLURE
Edition: DESIGNER

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DRAWN BY: G.J.C.	DATE: 19.11.15	JOB NO: 2011021
SHEET TITLE: GROUND FLOOR PLAN	SHEET NO: 02 / --	
SCALE @ A3: 1 : 100	FINAL PLAN ISSUE: --	FINAL PLAN DATE: -- . -- . --

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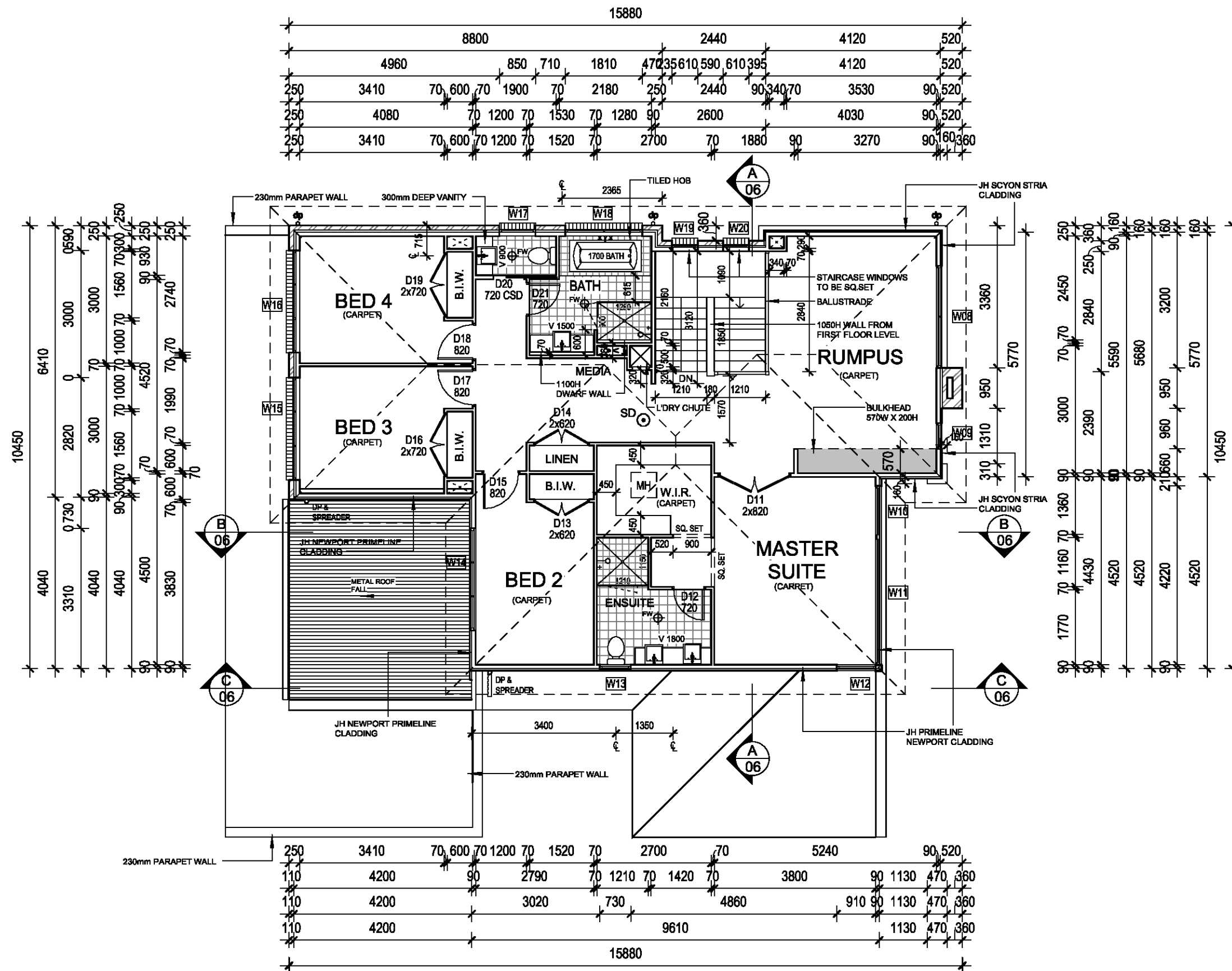
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Proposed Residence

For: MR & MRS ZOUROUDIS
Lot No : 106, 57 WINDRUSH AVE
Suburb: BELROSE
Council: WARRINGAH

Project Details

Design: TEMPUS PREMIER GARAGE LHS
Facade: ALLURE
Edition: DESIGNER

DRAWN BY: G.J.C.	DATE: 19.11.15	JOB NO: 2011021
SHEET TITLE: FIRST FLOOR PLAN	SHEET NO: 03 / --	
SCALE @ A3: 1 : 100	FINAL PLAN ISSUE: --	FINAL PLAN DATE: -- . -- . --

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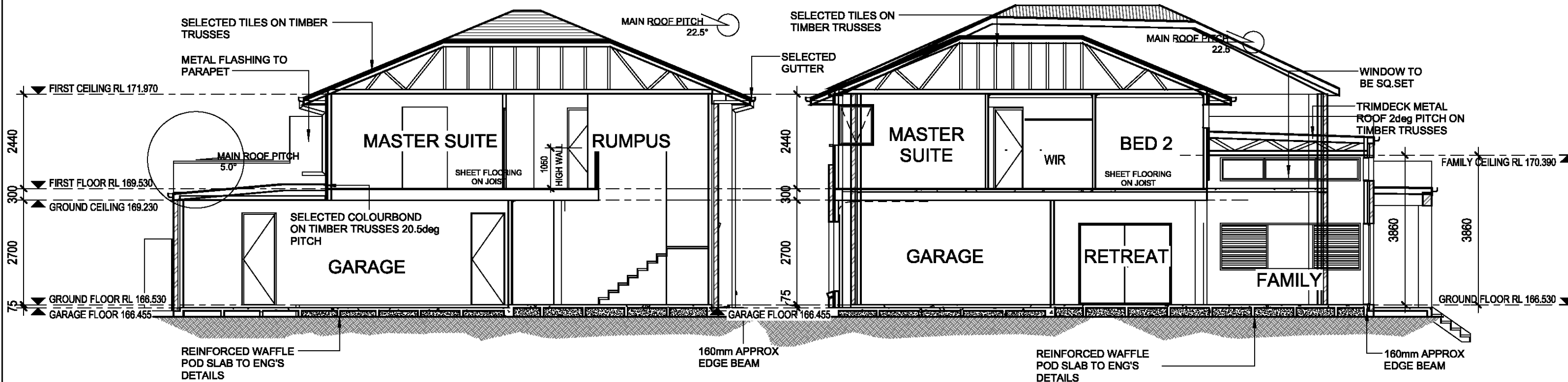
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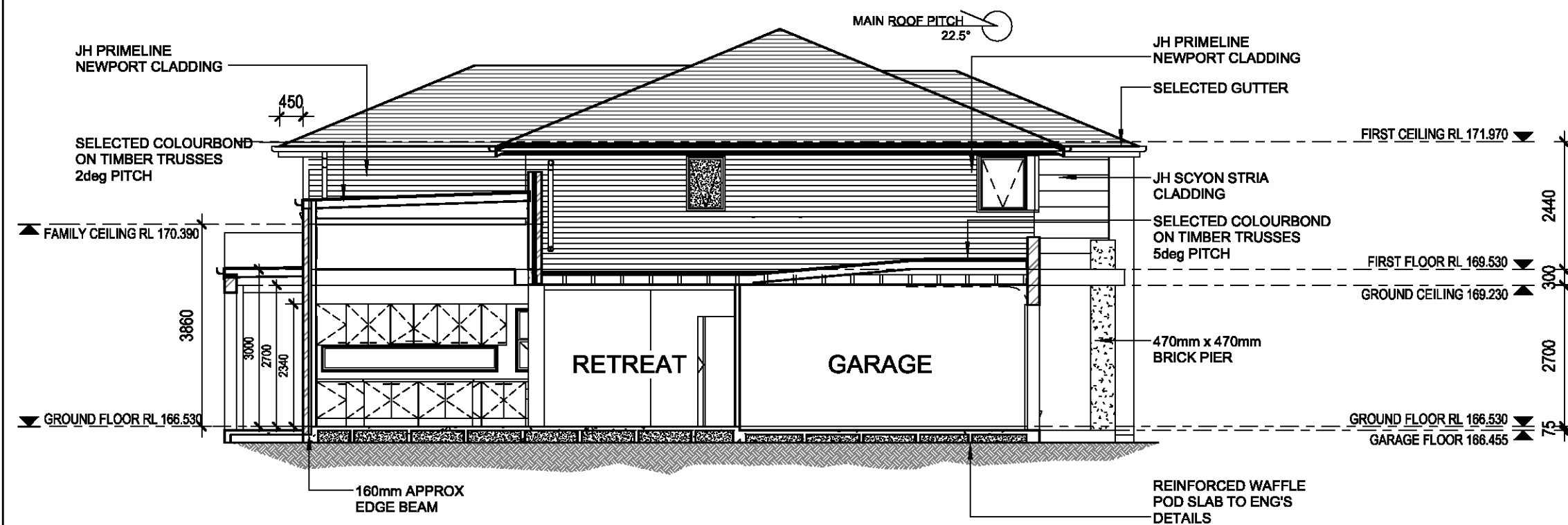
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SECTION A-A

SECTION B-B



SECTION C-C

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INSULATION REQUIREMENTS

R1.5 BRADFORD INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS
R4.0 BRADFORD INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)
SARKING & ANTI FLAP PADS TO UNDERSIDE OF THE ROOF TILES (INCLUDING ANTI PONDING BOARDS)
ANTICON BLANKET TO THE UNDERSIDE OF THE ROOFING SYSTEM

FRAMING NOTES

SQ. SET OPENINGS TO GROUND FLOOR 2340mm HIGH (UNLESS SPECIFIED ON FLOOR PLANS)
SQ. SET OPENINGS TO FIRST FLOOR 2100mm HIGH (UNLESS SPECIFIED ON FLOOR PLANS)
STRENGTHENING OF ROOF TRUSSES AS REQUIRED DUE TO AIR CONDITIONING.
ALL CJ (CONSTRUCTION JOINTS) REQUIRES A STUD WITHIN 300mm ON EITHER SIDE FOR NAILING OF WALL TILES.
PROVIDE TERMITE RESISTANT TREATED TIMBER FRAME AND ROOF TRUSSES (INCLUDING FLOORING IN TWO STOREY DESIGNS).

All permanent bracing in accordance with AS 1684 - Timber Framing Code
Wind velocity - TBA

Proposed Residence

For: MR & MRS ZOUROUDIS
Lot No : 106, 57 WINDRUSH AVE
Suburb: BELROSE
Council: WARRINGAH

LOCATION: TEMPUS PREMIER - ALLURE - LHS.M

Project Details

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Edition: DESIGNER

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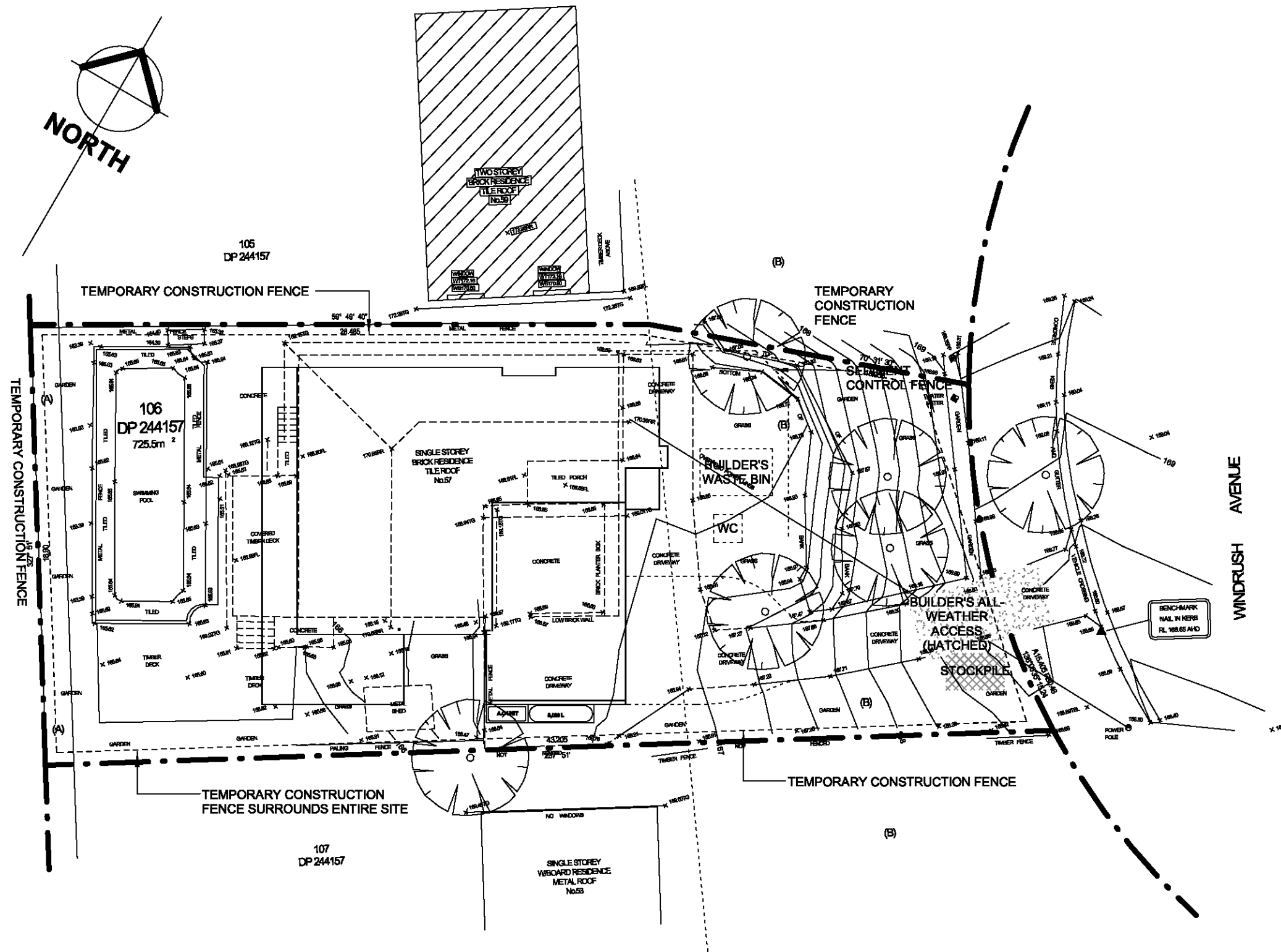
DRAWN BY:	DATE:	JOB NO:
G.J.C.	19.11.15	2011021
SHEET TITLE:	SHEET NO:	
SECTIONS	06 / --	
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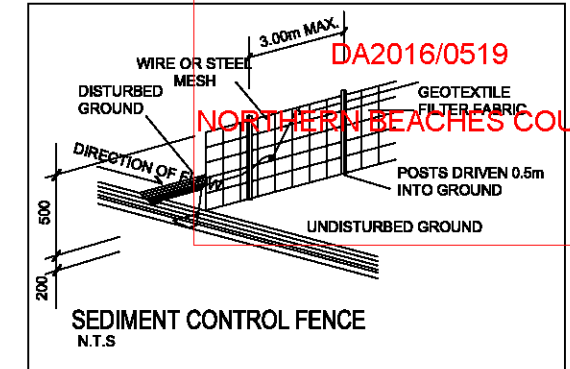
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SEDIMENT NOTE:

1. NO STOCKPILING OF MATERIALS IS PERMITTED ON THE VERGE BETWEEN KERB & PROPERTY BOUNDARY.
2. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL ON VEGETATION BUFFER.
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY.
4. ALL EXISTING VEGETATION WILL BE RETAINED OUTSIDE THE CONSTRUCTION SITE.
5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICABLE.
6. DEPRESSIONS LEFT IN THE FOOTPATH BY HEAVY TRUCKS ARE TO BE FILLED AS SOON AS POSSIBLE.
7. ONLY ONE EXIT POINT SHOULD BE USED & SHOULD BE CONSTRUCTED SO AS TO PREVENT SOIL REACHING THE ROAD & TO STOP BOGGING.
8. DRAINAGE DITCHES ABOVE & BELOW CUT & FILLED AREAS ARE TO REDUCE EROSION FROM DISTURBED GROUND.

Proposed Residence

For: MR & MRS ZOUROUDIS
Lot No : 106, 57 WINDRUSH AVE
Suburb: BELROSE
Council: WARRINGAH

LOCATION: L:\2014\2024 - ZOUROUDIS - TEMPUS PREMIER - ALLURE - LHS.M

Project Details

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Facade: ALLURE
Edition: DESIGNER

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DRAWN BY:	DATE:	JOB NO:
G.J.C.	19.11.15	2011021
SHEET TITLE:	SHEET NO:	
SEDIMENT CONTROL PLAN	09 / --	
SCALE @ A3:	FINAL PLAN ISSUE:	FINAL PLAN DATE:
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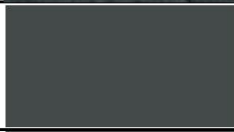
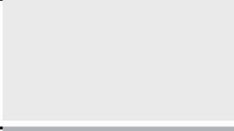
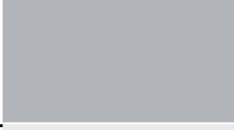


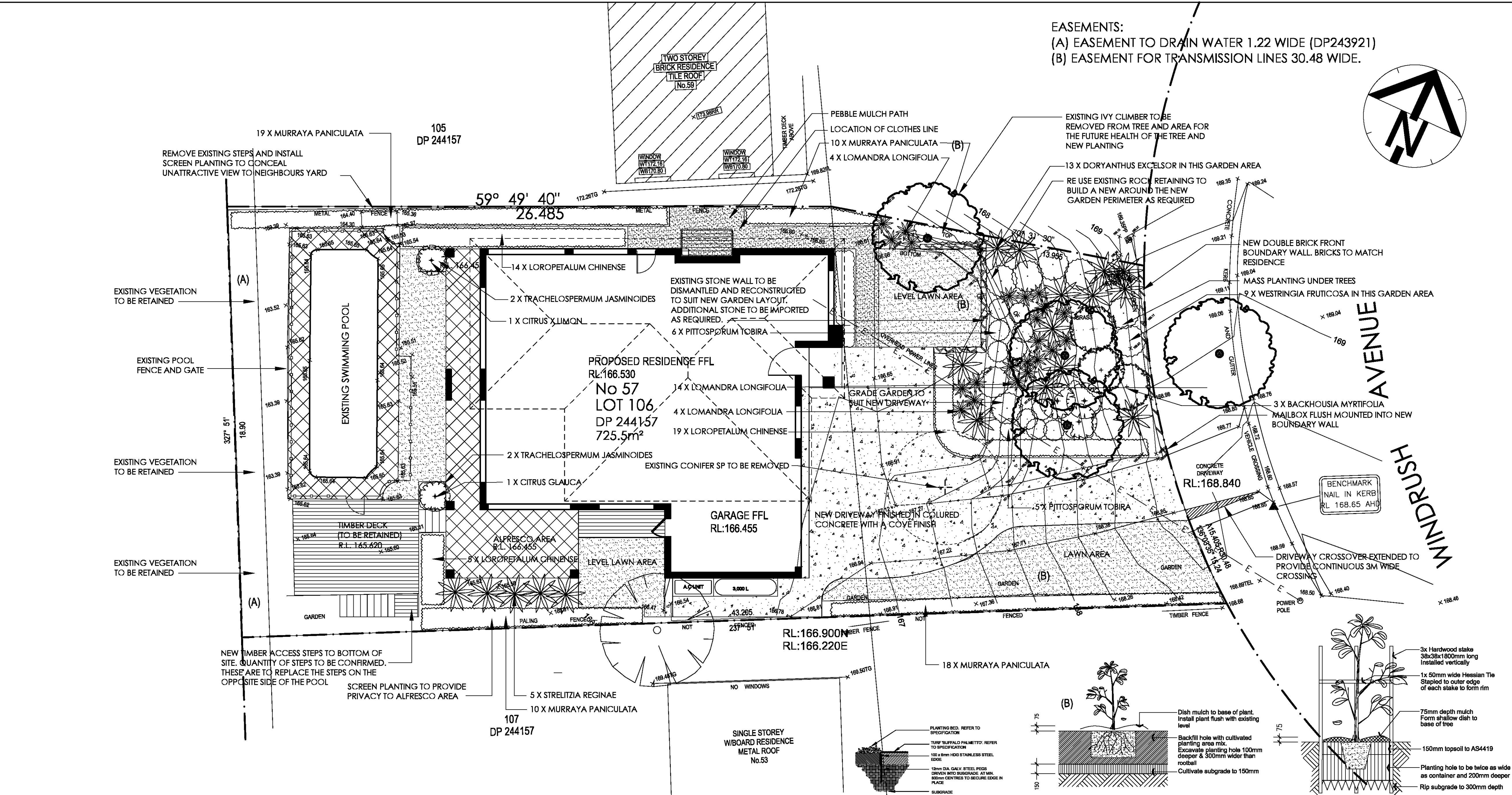
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SCHEDULE OF EXTERNAL FINISHES

Proposal:	Double Storey Residential Dwelling		
Address:	106, 57 windrush avenue Belrose NSW 2085		
Masterton Homes Job number:	2011021	Dated:	25/01/2016
Client:	Sam & Georgia Zouroudis		
Main Wall Finish	Austral Bricks Praline		
Mortar Colour	Off White		
Mortar Joint	Ironed		
Render	Braidwood		
Tiled Roof Colour	Monier Sambuca		THIS PLAN TO BE READ IN CONJUNCTION WITH DA2016/0519 NORTHERN BEACHES COUNCIL
Window Frames Colour	Monument		
Gutters Colour	Monument		
Fascia Colour	Surfmist		
Downpipes Colour	Dune		
Garage door Colour	Surfmist		



PLANT IMAGES



SPECIFICATION NOTES

PREPARATION & CULTIVATION:
General
All builders rubble, spoil and excess materials are to be removed from all areas prior to planting. In natural ground garden beds the original site topsoil is to be visible prior to the commencement of all soil works.

Weed Eradication
All noxious plants, weeds and grasses on the site and within planting areas shall be eradicated before the commencement of landscape works.

Cultivation of Natural Ground Planting
All natural ground garden areas are to be excavated to a depth of 150mm. Existing topsoil is to be stockpiled on site for reuse. Stockpiled topsoil is to be free from any foreign or deleterious material. The resultant subgrade is to be hand cultivated to a depth of 300mm. Where cultivation intrudes into podzol soils gypsum is to be added at the rate of 0.25 kg / square metre. A 150mm depth of first quality imported topsoil to AS.4419, or site topsoil, shall be added to garden beds and thoroughly turned in and incorporated into the cultivated subgrade prior to planting

Imported topsoil is to be free from any material toxic to plant growth, stumps, roots, stones, clay lumps or other extraneous material and free from noxious or troublesome weedssuch as nut grass, water couch mullumbimby couch, onion weed or oxalis.

Top Soil: To AS. 4419

PLANTING:
All plants used are to have been grown, selected and planted in accordance with the Natspec specifications. Planting is to be overseen by, and plant selection to be carried out by, a qualified Horticulturalist (Minimum Australian Qualification Framework Level 4). Plant sizes are to be in accordance with the Plant Schedule. Plants will not be substituted with other species, varieties or container sizes without consulting the Landscape Architect who will seek Council approval.

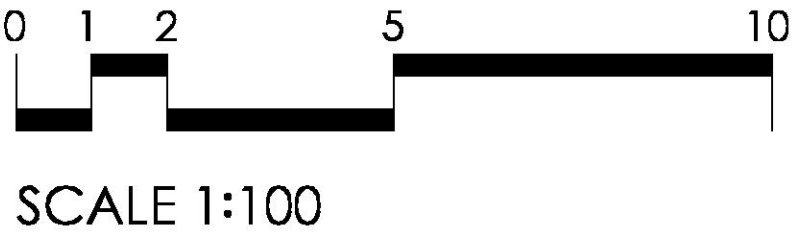
FERTILISER:
Fertiliser is to be slow release fertiliser equivalent to 'Osmocote' for ornamentals and 'Osmocote' low phosphorous for indigenous species and is to be applied to the bed at manufacturer's specified rates before mulch is applied.

MULCH:
All garden beds are to be mulched. Mulch is to be composted bark fines mulch (diameter less than 10 mm), spread evenly to a depth of 75mm to planting beds and watered in thoroughly. Finished level of mulch is to be 25mm below top of adjacent surface.
Mulch is to be free of weeds, soil, sticks and rocks, have binding qualities to minimise dispersion by the elements or slope, be durable- with minimum 12 months effective longevity and remain pervious during that time.
The following mulch compositions or origins are not acceptable:
- Sawdust;
- Inorganic;
- Treated or painted timbers;
- Noxious or undesirable weeds;
- Insufficiently composted or stored; or
- Excessively bound so unable to shed water.

MAINTENANCE:
All landscape works are to be maintained for a period of 12 months after construction. Plants, which have failed to thrive, are to be replaced. Mulch is to be maintained at specified depths. All planting is to be watered on a regular basis to maintain moisture levels required for optimum growth. All beds and areas around plants are to be maintained free from weeds. After proper establishment all plants are to be tip pruned to encourage dense growth and maintain shape to all plants. Plants of the same species are to be maintained as one band of planting and not individual specimens.

PLANT SCHEDULE

Botanical Name	Common Name	Mature Ht	Pot Size	No
Backhousia myrtifolia	Gray Myrtle	3m	200 mm	3
Doryanthus excelsa	Gymea Lily	1.5m	200mm	13
Lomandra longifolia	Lomandra	0.8m	150mm	22
Loropetalum chinense	Chinense Fringe Flower	1.0m	150mm	38
Murraya paniculata	Orange Jessamine	3.0m	200mm	57
Pittosporum tobira	Australia laurel	1m	200mm	11
Strelitzia reginae	Bird of Paradise	1.5m	200mm	5
Trachelospermum jasminoides	Star Jasmine	0.3m	150mm	4
Westringia fruticosa	Native rosemary	1.2m	200mm	9



GENERAL NOTES:
EXCAVATOR SHALL STRIP APPROVED TOPSOIL FROM ALL AREAS TO BE EXCAVATED AND SHALL STORE MATERIAL IN AN APPROVED LOCATION ON SITE. ALL EXCAVATION SHALL BE CARRIED OUT AS NECESSARY, INCLUDING OVER-EXCAVATION IN LAWN AREAS (AS REQUIRED) TO ENSURE MIN. 200MM DEPTH OF TOPSOIL IS ABLE TO BE PROVIDED AND FROM GARDEN AREAS (AS REQUIRED) TO ENSURE THAT MIN. 350MM TOPSOIL DEPTH IS ABLE TO BE PROVIDED. TOPSOIL DEPTHS REFER TO DEPTH OVER SUBSOIL, NOT OVER ROCK OR CONCRETE.

AGRICULTURAL DRAINAGE LINE IN GRAVEL FILLED TRENCH, OR OTHER APPROVED DRAINAGE LAYER, SHALL BE INSTALLED TO REAR OF ALL RETAINING WALLS, TO SATISFACTION OF LANDSCAPE ARCHITECT.

ALL CIVIL STRUCTURAL AND HYDRAULIC WORK ASSOCIATED WITH THIS PROJECT SHALL BE TO CONSULTING ENGINEER'S DETAILS.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS. ALL DIMENSIONS AND LEVELS SHALL BE VERIFIED BY CONTRACTOR ON SITE AND INITIAL SETOUT APPROVED BY LANDSCAPE ARCHITECT IN WRITING, PRIOR TO COMMENCEMENT OF WORK. IF IN DOUBT, CONTACT LANDSCAPE ARCHITECT.

EXACT LOCATION OF SITE BOUNDARIES ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.

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ALL LEVELS HAVE BEEN TAKEN FROM THE SURVEY PREPARED BY TOTAL SURVEYING SOLUTIONS, OCTOBER 2014.

PROPOSED LANDSCAPED AREA = 42% OR 309m²
WARRINGAH COUNCIL REQUIREMENT = 40% OR 290M²

THIS PLAN TO BE READ IN CONJUNCTION WITH
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REV	PARTICULARS	DATE
A	FOR REVIEW	04-3-2016
B	MODIFICATIONS BASED ON CLIENT FEEDBACK	28-3-2016
C	NOTE REMOVED	29-3-2016

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CLIENT MR AND MRS ZOUROUDIS		
PROJECT 57 WINDRUSH AVENUE, BELROSE		
DWG TITLE LANDSCAPE CONCEPT PLAN		
SCALE 1:100@A1	DRAWN BY P CUMMINS	
CHECKED P CUMMINS	REV C	DRAWING NUMBER 0220-00
JOB NUMBER 0220		