SHEET No.

A01	COVER PAGE
A02	PROPOSED SITE PLAN
A03	GROUND FLOOR PLAN
A04	ELEVATIONS



FOR ILLUSTRATION PURPOSES ONLY



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COVER PAGE

REVISION	DATE
REV 1	07.05.26
REV 2	24.07.26
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SHEET No: A01 OF 4

CLIENT NOTE:

PRELIMINARY DESIGN ONLY
THIS DESIGN IS SUBJECT TO CHANGE UPON RECEIPT OF ALL APPLICABLE ENERGY, ENGINEERING, AIRCONDITIONING AND SURVEY ASSESSMENTS

PLANNING NOTE:

CITY OF VINCENT ZONING = R40

MIN. 45% OPEN SPACE
SITE AREA = 597m²
COVERED AREA = 316.31m²
OPEN SPACE PROVIDED = 47.02%

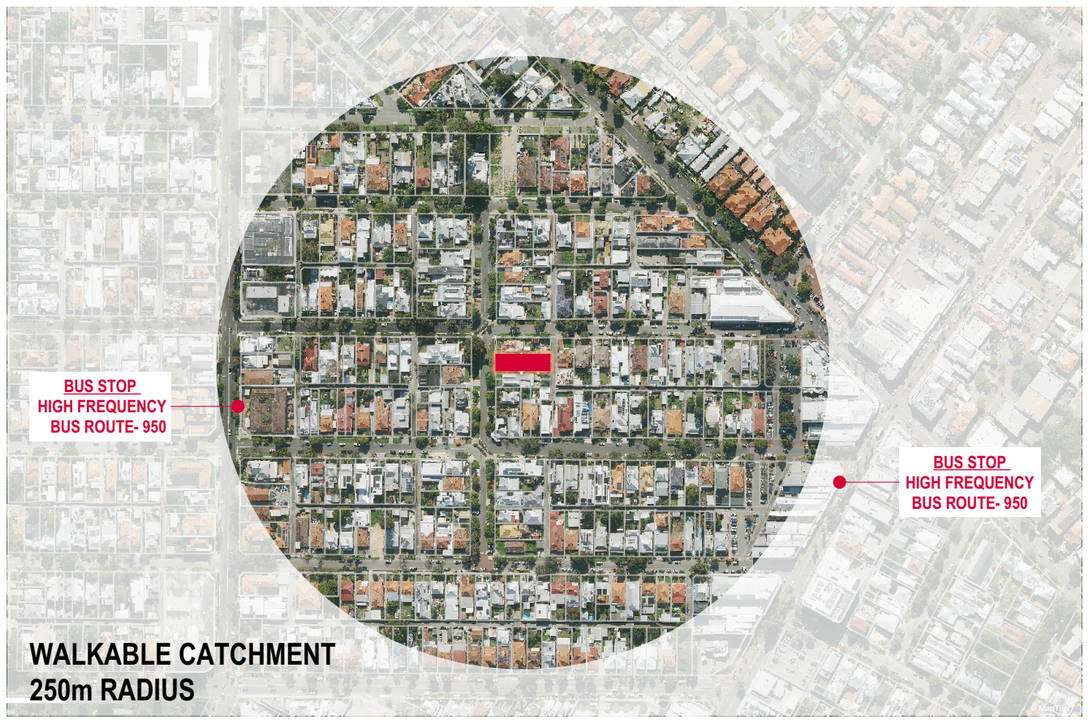
STORMWATER NOTE
STORMWATER BY BUILDER TO SHIRE REQUIREMENTS AND IN ACCORDANCE WITH AUSTRALIAN STANDARDS & NATIONAL CONSTRUCTION CODES

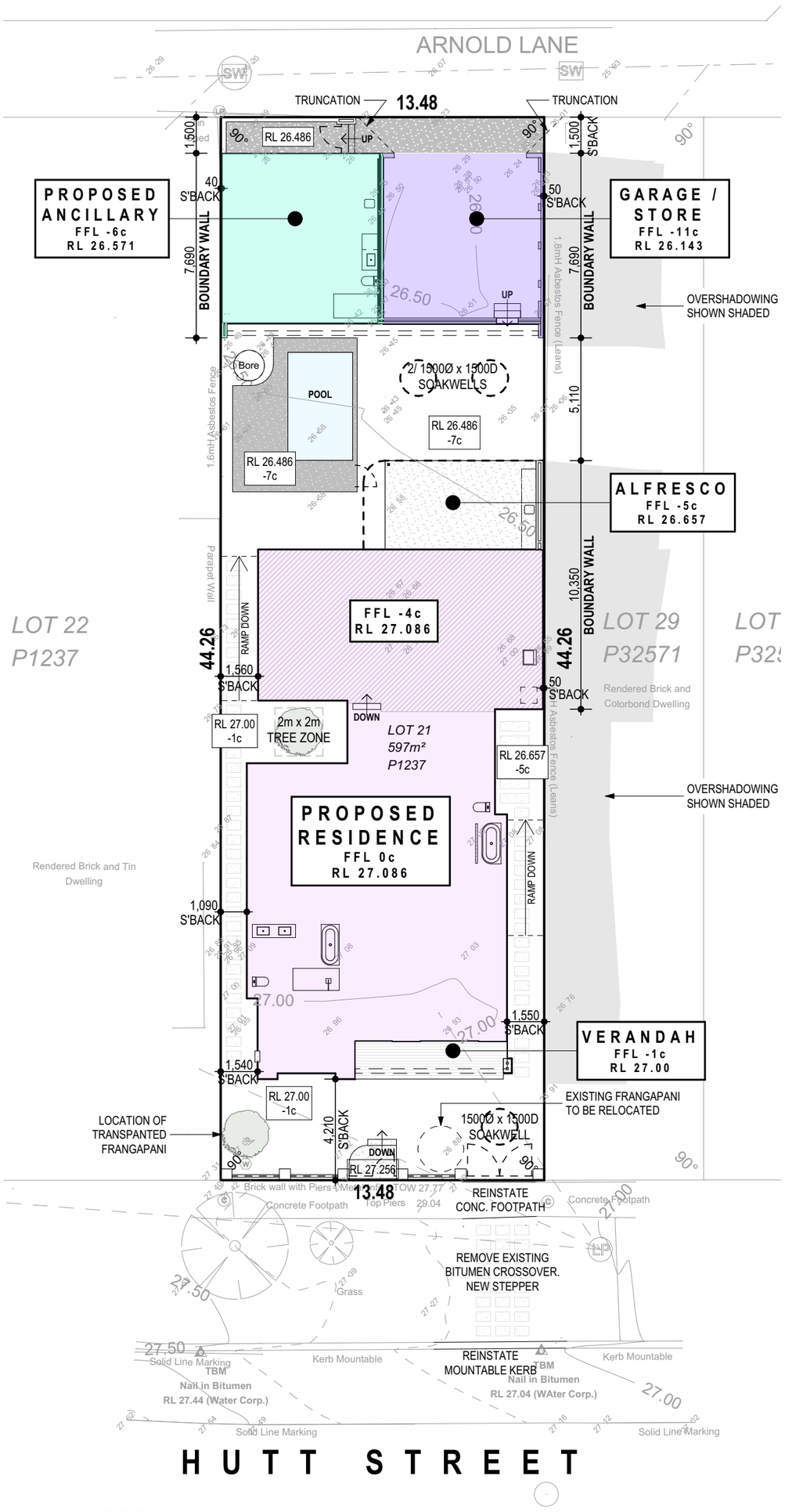
TOTAL CATCHMENT AREA: 367m²
367m² x 0.0208 = 7.63m³ (1:20 ARI)
3x 1500Ø x 1500D = 7.95m³

OVERSHADOWING - (MAX. OF 35% OF SITE AREA)
NEIGHBOURING PROPERTY AREA: 295m²
OVERSHADOWING AREA: 134.37m²
PERCENTAGE OF OVERSHADOWING: 45%

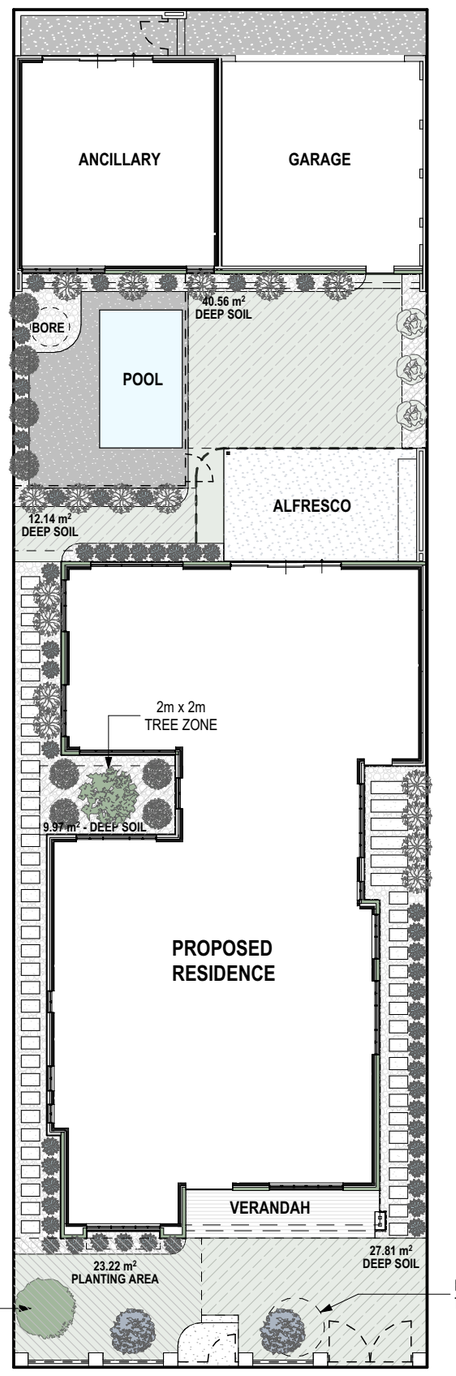
DEMOLITION NOTE: EXISTING STRUCTURE DEMOLISHED AND SITE CLEARED FOR NEW DEVELOPMENT

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SITE PLAN



LANDSCAPING PLAN

LEGEND

Note: Plants specified in our architectural landscape plans are subject to change based on fluctuations in price and availability.

SYMBOL	DESCRIPTION
	DENOTES DWARF OLIVE TREE (Olea europaea 'Piccolo Dwarf') Pot size at planting: 45L Canopy spread at maturity (maintained): 1.5m²
	DENOTES PEPPERMINT TREE (Agonis flexuosa) Pot size at planting: 45L Canopy spread at maturity (maintained): 9–16m²
	DENOTES DWARF CREPE MYRTLE (Lagerstroemia Inica) Pot size at planting: 10L Canopy spread at maturity (maintained): 1.5m²
	DENOTES THICK-LEAF FAN FLOWER (Scaevola crassifolia) Pot size at planting: 140mm Canopy spread at maturity (maintained): 1.0m²
	DENOTES WESTRINGIA DAMPIERI (SHORE WESTRINGIA) WITH POP UP SPRINKLERS ON AUTOMATED RETICULATION SYSTEM Pot size at planting: 20–30L Canopy spread at maturity: 1–1.5m² (depending on trim)
	DENOTES SYZYGIUM AUSTRALE 'TINY TREV' (DWARF LILLY PILLY) WITH POP UP SPRINKLERS ON AUTOMATED RETICULATION SYSTEM Pot size at planting: 20–30L Canopy spread at maturity: 0.5–1m² (depending on trim)

GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	DENOTES MULCHED GARDEN. COARSE, CHUNKY MULCH INCLUDING A MIX OF PLANT MATERIALS
	DENOTES EXPOSED AGGREGATE COLOUR: TBA
	DENOTES SOFT LEAF PALMETTO LAWN WITH POP UP SPRINKLERS ON AUTOMATED RETICULATION SYSTEM

LANDSCAPING AREAS LEGEND

SYMBOL	DESCRIPTION
	PLANTING AREA - MIN 3% (17.91m²) AS PER BUILT FORM POLICY **TOTAL: 23.22m² = 3.90%**
	DEEP SOIL AREA - MIN 12% (71.64m²) AS PER BUILT FORM POLICY **TOTAL: 90.47m² = 15.15%**

NOTE:
THE LANDSCAPING SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. IT IS NOT AN ACTUAL PLANTING PLAN. THE OWNER IS RESPONSIBLE FOR ARRANGING AND IMPLEMENTING THE LANDSCAPING IN ACCORDANCE WITH LOCAL COUNCIL GUIDELINES AND PLANT AVAILABILITY.

MULCHING NOTE:

- TO ASSIST IN SOIL MOISTURE RETENTION, MAINTAIN EVEN SOIL AND ROOT TEMPERATURES, AND SUPPRESS WEED GROWTH, APPLY MULCH AROUND THE TREE.
- **MULCH SHOULD BE APPROXIMATELY 5-10 CM THICK.**
ENSURE MULCH IS PULLED AWAY FROM THE BASE OF THE TRUNK TO PREVENT DAMAGE.

NOTE:
POOL AND LANDSCAPING DESIGN TO BE CONFIRMED (TBA).
ALL DETAILS ARE SUBJECT TO THE FINAL LANDSCAPE DESIGN.

PROPOSED SITE PLAN

REVISION	DATE
REV 1	07.05.26
REV 2	24.07.26
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SHEET No: A02 OF 4

CLIENT NOTE:

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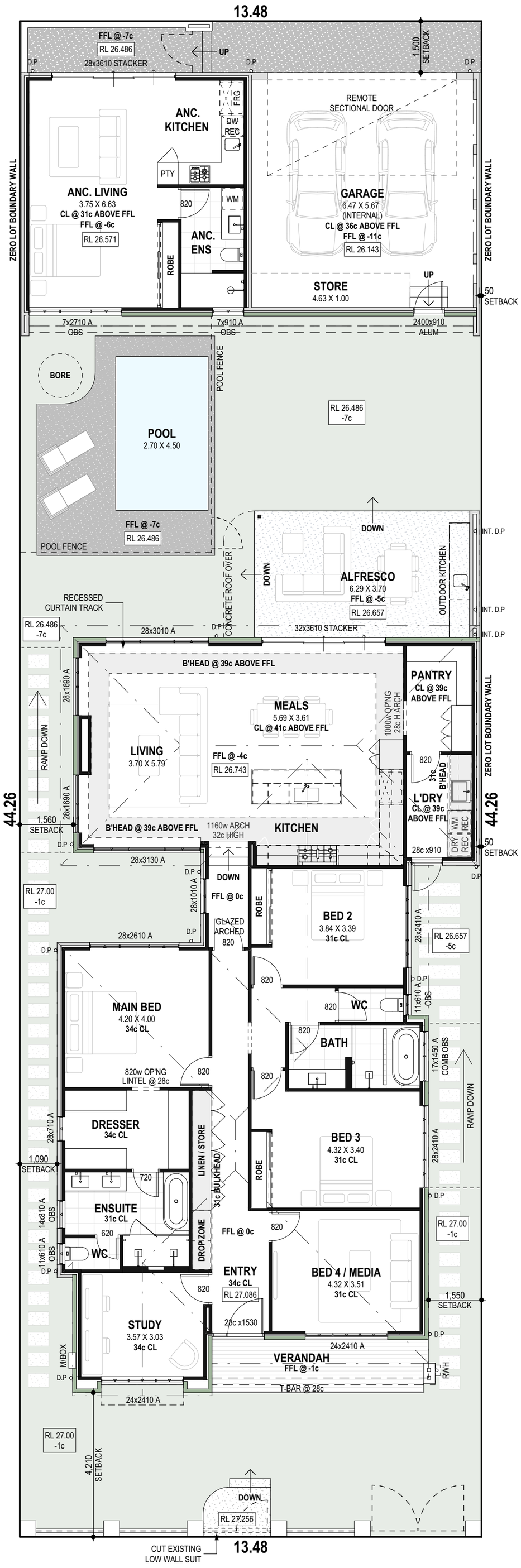
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AREAS

	PERIM. (m)	AREA (m²)
ALFRESCO	21.97	27.50
ANCILLARY	27.36	46.72
GARAGE	27.54	47.35
HOUSE	77.78	220.95
VERANDAH	15.74	8.48
		351.00 m²

N



FLOOR PLAN

REVISION	DATE
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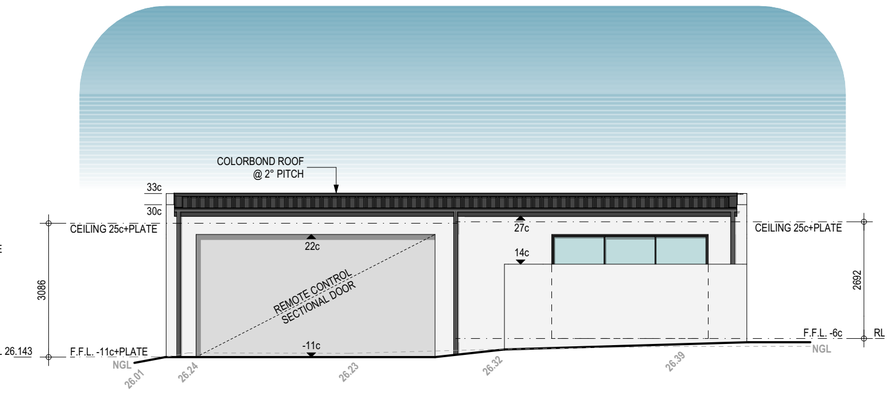
SHEET No: A03 OF 4



E01 **WEST ELEVATION**
1:100



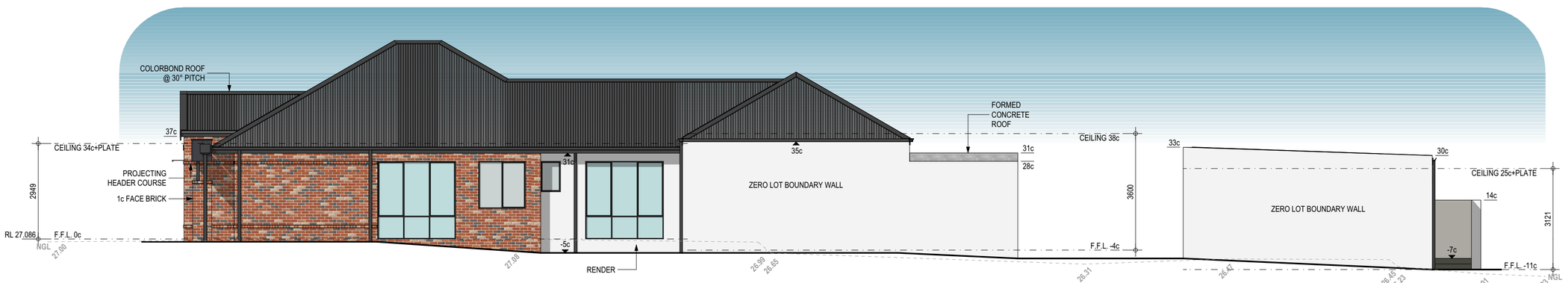
E03 **EAST ELEVATION**
1:100



E05 **EAST ELEVATION (LANE WAY)**
1:100



E02 **NORTH ELEVATION**
1:100



E04 **SOUTH ELEVATION**
1:100

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MATERIAL SCHEDULE:

ROOF / GUTTERS / FASCIA: COLORBOND MONUMENT
FACE BRICK: 1c VINTAGE RED
MAIN RENDER: TEXTURE COAT - DULUX SNOWY MOUNTAINS QUARTER
CONTRAST RENDER: TEXTURE COAT - DULUX MONUMENT
CLADDING: JAMES HARDIE AXON - COLORBOND MONUMENT
WINDOW / DOOR FRAMES: MONUMENT

ELEVATIONS

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