

10 BOULTON ROAD, BLACKBURN

SINGLE DWELLING ON A LOT

TOWN PLANNING

DRAWING INDEX	
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DO NOT SCALE FROM DRAWINGS.
BUILDER TO CHECK DIMENSIONS ON SITE.

BOULTON ROAD

LP 214382F EDITION 1

REVISIONS FOR THIS ISSUE SHOWN CLOUDED



REAGAN | ASHMORE
DESIGN AND DRAFTING SERVICES

REAGAN ASHMORE

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JOB No. 2101

CLIENT BOULTON HOUSE

ADDRESS 10 BOULTON ROAD
BLACKBURN

PRINT SIZE A3

DRAFTED 1:200

CHECKED RA

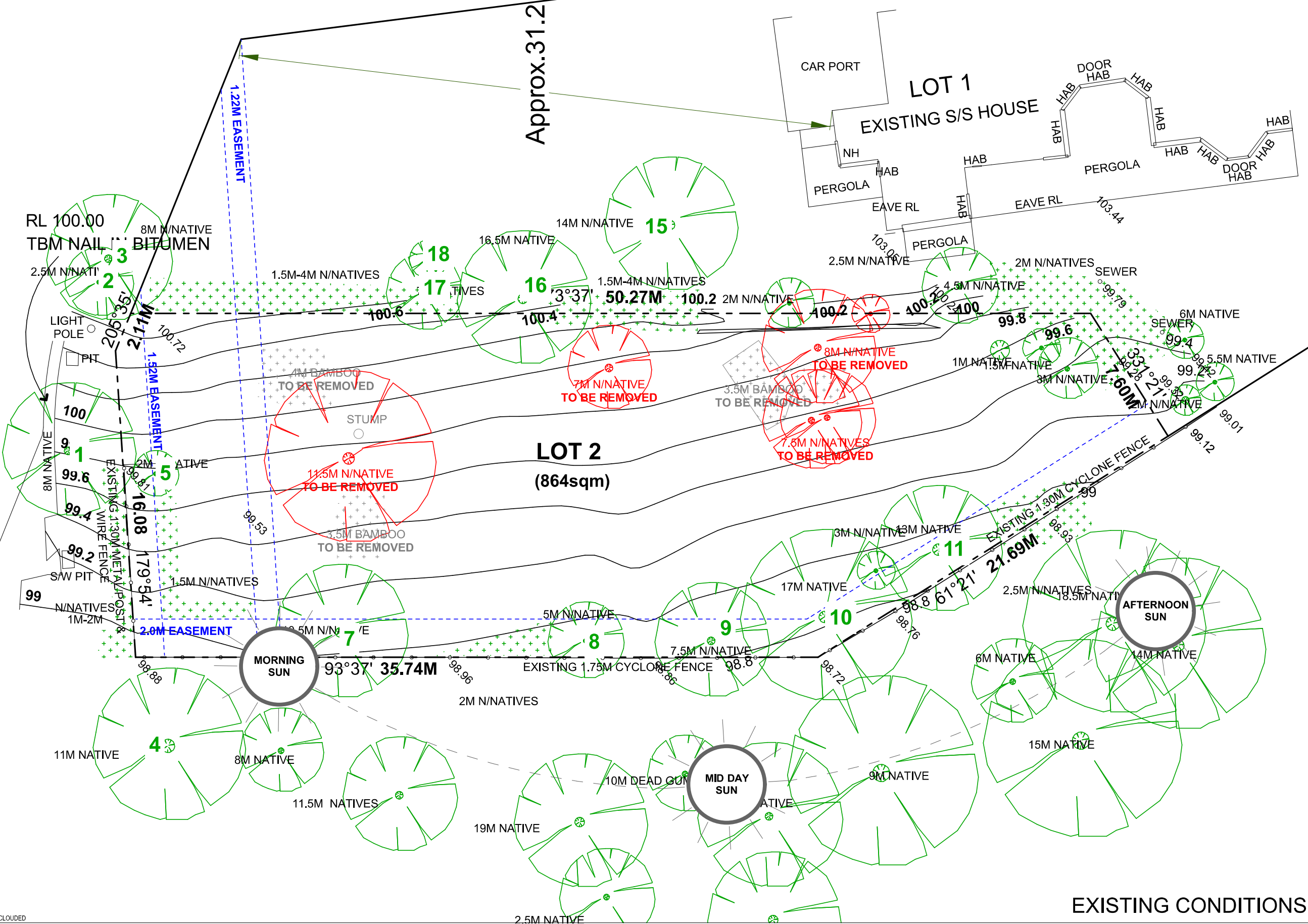
DATE 24/04/2021



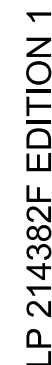
EXISTING CONDITIONS | 1:200

TOWN PLANNING

TP 01.B



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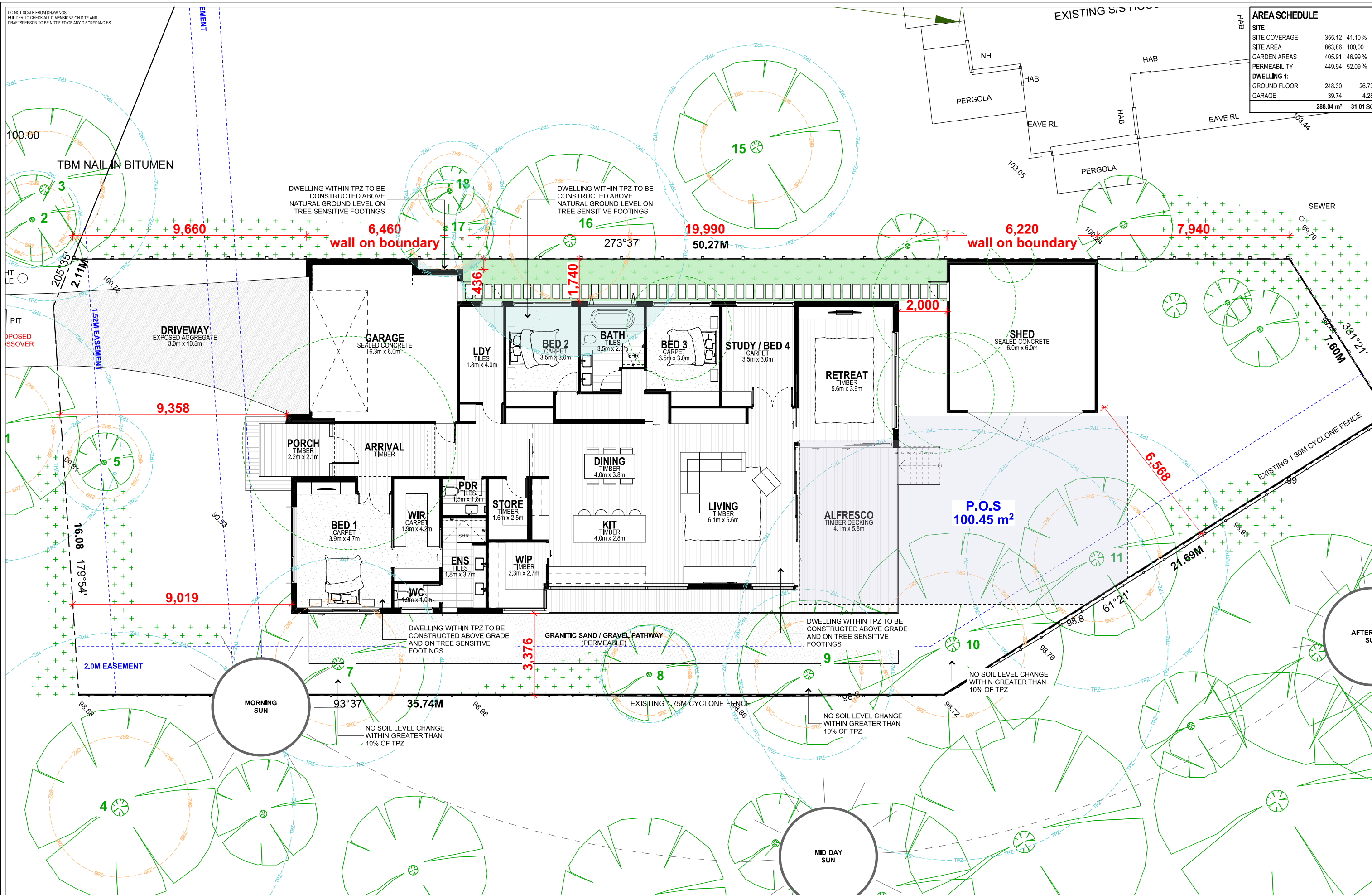
TOWN PLANNING



PRINT SIZE A3	
DRAFTED	1:200
CHECKED	RA
DATE	24/04/2021

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BUILDER TO CHECK ALL DIMENSIONS ON SITE AND
DRAFTSPERSON TO BE NOTIFIED OF ANY DISCREPANCIES.

HAB	AREA SCHEDULE		
	SITE		
	SITE COVERAGE	355.12	41.10%
	SITE AREA	863.86	100.00
	GARDEN AREAS	405.91	46.99%
	PERMEABILITY	449.94	52.09%
	DWELLING 1:		
	GROUND FLOOR	248.30	26.73%
	GARAGE	39.74	4.28%
		288.04 m²	31.01%



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GROUND FLOOR PLAN | 1:100

TOWN PLANNING

TP 03.B



REGISTERED
Building Practitioner
DP-AD 46655



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CLIENT	BOULTON HOUSE
ADDRESS	10 BOULTON ROAD BLACKBURN

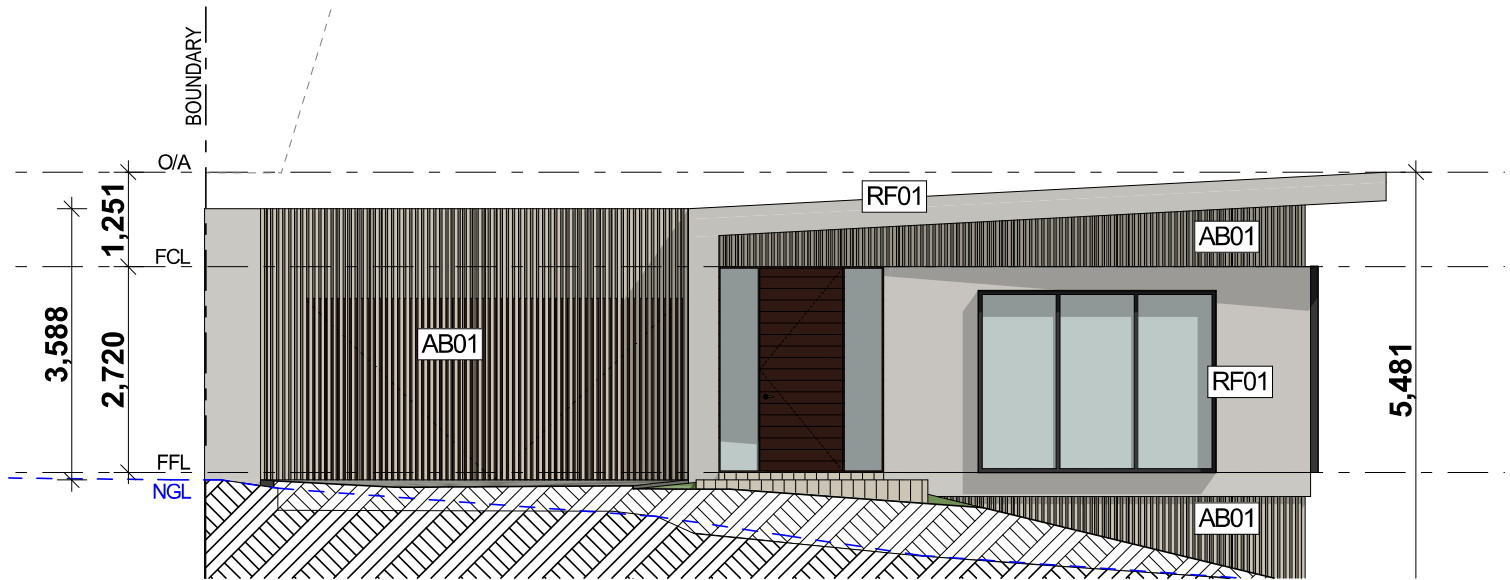
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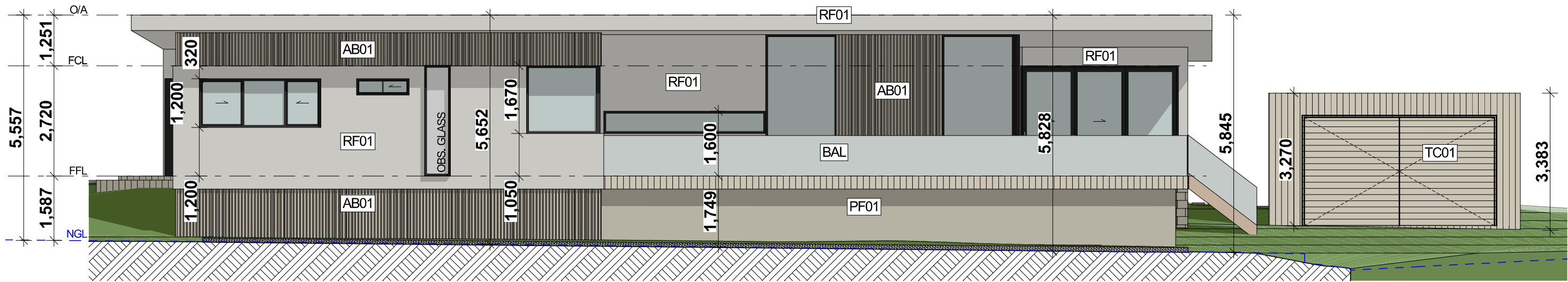
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FINISHES SCHEDULE:

- RB01 - ACRYLIC RENDERED FINISH TO BLOCKWORK
- RF01 - ACRYLIC RENDERED FINISH TO FOAM
- BL01 - BLOCKWORK
- PF01 - PAINT FINISH
- TC01 - TIMBER CLADDING
- AB01 - ALUMINIUM BATTEN
- BAL - BALUSTRADE
- CB01 - COLORBOND ROOFING



EAST



NORTH

EAST + NORTH ELEVATIONS | 1:100

TOWN PLANNING

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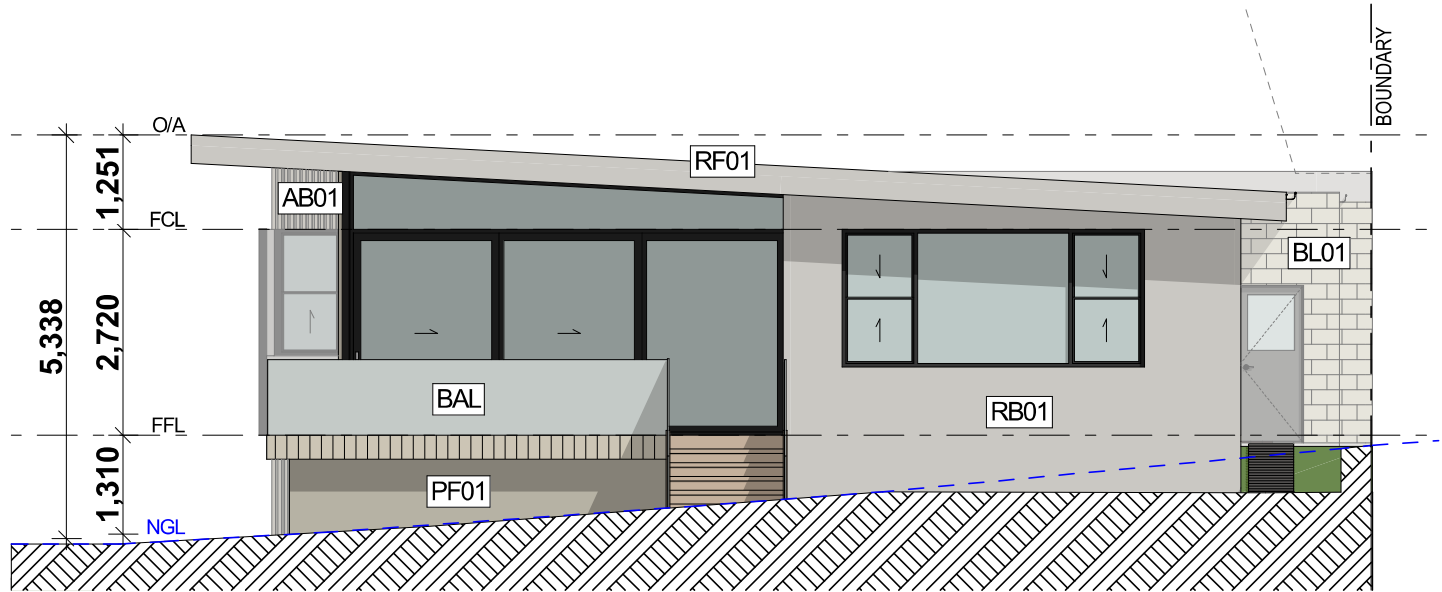


TP 04.B

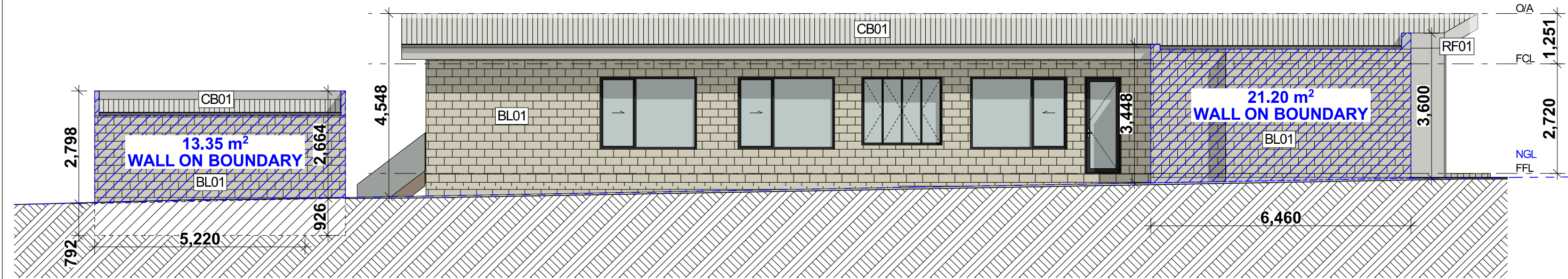
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WEST



SOUTH

WEST + SOUTH ELEVATIONS | 1:100

TOWN PLANNING

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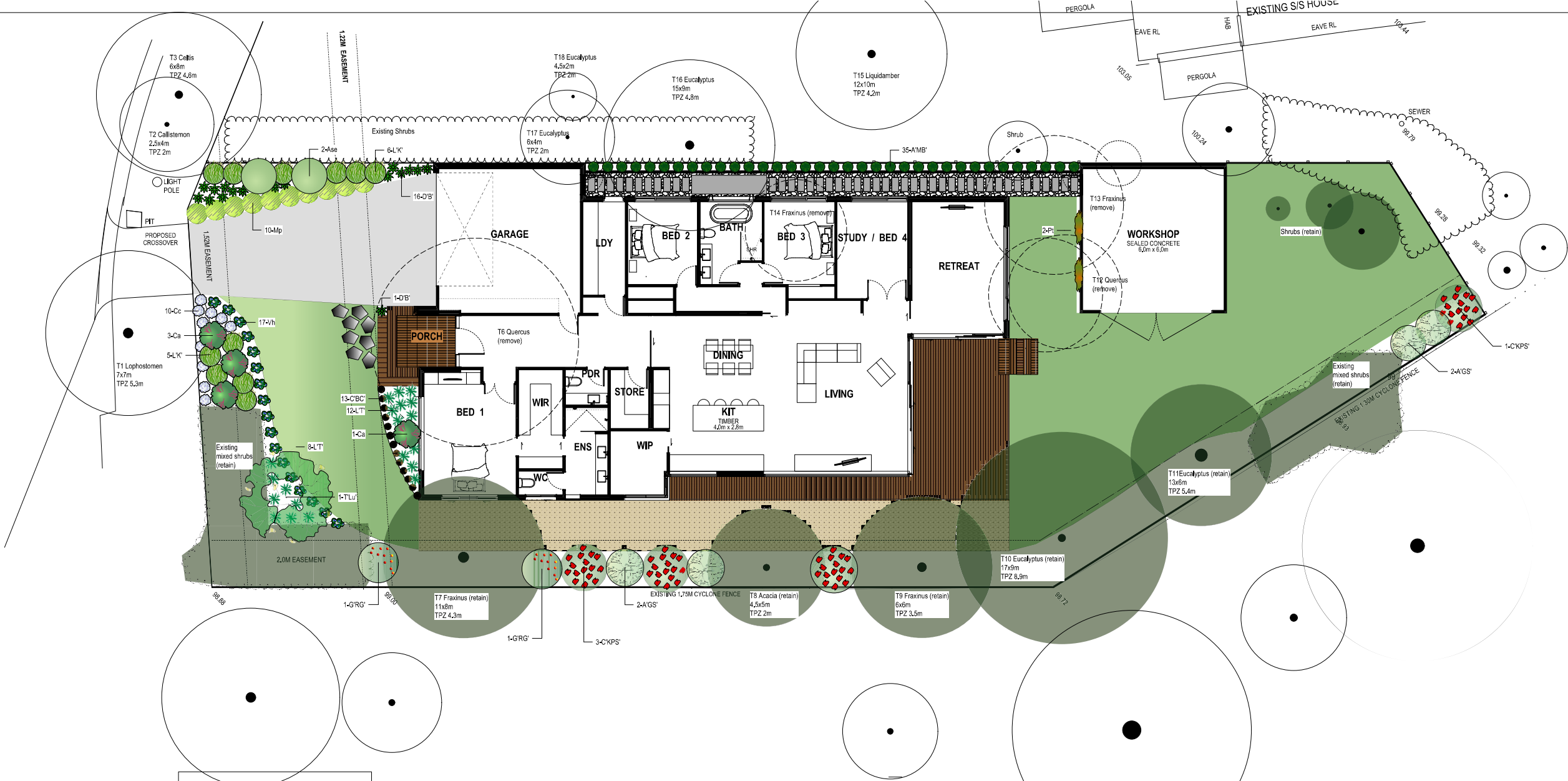
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TP 05.B



LEGEND

- TREES / SHRUBS TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- CRAZY PAVER STEPPING STONES
- RECTANGLE STEPPING STONES
- PEBBLES
- DROUGHT TOLERANT LAWN (Buffalo or similar)
- TIMBER DECKING
- GRANITIC SAND
- EXPOSED AGGREGATE

AUTOMATIC DRIP IRRIGATION SYSTEM
INSTALLED TO WATER GARDEN BEDS

TIMBER EDGING INSTALLED TO SEPARATE LAWN,
GARDEN BEDS & GRAVEL / PEBBLES

ALL GARDEN BEDS TO HAVE MINIMUM 75MM
LAYER OF DARK-COLOURED COMPOSTED MULCH
(e.g. Black Pine Bark or Mushroom Compost)

PLANTING SCHEDULE							
	ID	Qty	Common Name	Botanical Name	Height @ Maturity (m)	Width @ Maturity (m)	Pot Size @ Install (cm)
Trees							
	T'Lu'	1	Water Gum	Tristanopsis laurina 'Luscious'	8,0m	4,0m	40
Shrubs & Groundcovers							
	A'GS'	4	Green Screen	Acacia 'Green Screen'	3,0m	1,5m	20 or 25
	Ase	2	Woolly Bush	Adenanthos sericeus	3,0m	1,2m	20
	C'KPS'	4	Bottlebrush	Callistemon 'Kings Park Special'	2,0m	2,0m	20 or 25
	Cc	10	Silver Bush	Convolvulus creorum	0,3m	0,5m	14
	Ca	4	White Correa	Correa alba	1,5m	1,2m	20
	G'RG'	2	Robyn Gordon	Grevillea 'Robyn Gordon'	1,5m	1,7m	20
	Mp	10	Carpet Spreading Myoporum	Myoporum parvifolium	0,1m	1,0m	Tubestock
	Vh	17	Native Violet	Viola hederacea	0,2m	0,6m	Tubestock
Grasses & Climbers							
	A'MB'	35	NZ Rock Lily	Arthropodium 'Matapouri Bay'	0,5m	0,5m	14
	C'BC'	13	Bronze Curfs	Carex 'Bronze Curfs'	0,3m	0,3m	Tubestock
	D'B'	17	Blaze	Dianella 'Blaze'	0,5m	0,5m	14
	L'K'	11	Katrinus	Lomandra 'Katrinus'	1,0m	1,0m	14
	L'T'	20	Tanika	Lomandra 'Tanika'	0,6m	0,6m	Tubestock
	Pt	2	Boston Ivy	Parthenocissus tricuspidata	Climber	Climber	14

LANDSCAPE CONSTRUCTION SPECIFICATIONS

SUBGRADE PREPARATION:

Site preparation to be carried out under suitable conditions and in accordance with standard horticultural practice. The use of machinery and tools that may damage soil structure is not acceptable. Garden bed and lawn sub-grade is to be cultivated to a depth of 150mm and shaped to achieve drainage falls prior to adding topsoil. If gypsum is required, this is to be distributed and cultivated into the sub-grade as per the manufacturer's instructions. Weeds are to be removed prior to sub-grade preparation, top-soiling and planting.

SOIL PREPARATION:

Imported topsoil is to be supplied by an approved supplier to a depth of approximately 150-200mm (as required) for garden beds. Do not spread in muddy conditions. The topsoil is to a light to medium friable loam (capable of being compressed into a ball by hand when moist yet can be broken apart immediately after). Its PH will be 6,0 - 7,0 and free from perennial weeds and building rubble. The finished top level after settlement should be 75mm below the edging level to allow for mulch. Imported topsoil for lawn areas to be supplied to a depth of approximately 100mm (or as required).

TIMBER EDGING:

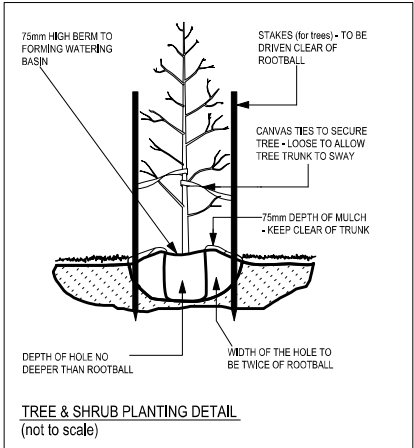
Timber edging is to be installed to separate all lawn, planting areas and flydale topping / pebble areas. The treated pine timber (or similar) is to be 75mm x 25mm in size, secured with 300mm long stakes at 1000mm spacings.

PLANTS AND PLANTING:

Trees and plants supplied are to be healthy and free from insects, diseases and weeds. The pot sizes indicated in the plant schedule are the minimum size to be supplied and installed. When each planting area is prepared, if soil is dry, fill with water and allow to drain away completely. Plant roots are to be teased outwards if roots are matted in pot. Place plant in centre of hole and ensure that the top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Soil is to be backfilled firmly into the hole and thoroughly watered in. Trees are to be staked with two hardwood stakes driven firmly into the ground but not through the rootball. Trees are to be secured to the stakes with strong but flexible tree ties that are tight enough to support the trees in windy conditions but loose enough to stimulate good tree growth and development. The tree ties must not injure tree bark or restrict tree growth for at least the first three years of tree growth. A slow release fertiliser (e.g. Osmocote or similar) is to be applied to all garden beds as specified by the manufacturer and be kept away from the plant trunks and then watered immediately. A layer of aged organic mulch to a minimum depth of 75mm is to be applied to all planting areas after planting is completed.

IRRIGATION:

An automatic drip irrigation system is to be installed to water all planting areas.



Zenith Concepts Pty Ltd Landscape Design

The builder is responsible for the setting out of the Works, the checking of all dimensions and levels on site, and the reporting of any discrepancies to the Proprietor prior to commencement of Works. Do not scale from drawings.

ADDRESS	40 Boulton Road, Blackburn	REVISION		DATE	
PROJECT	Proposed Dwelling	DATE	3/08/2021	DWG #	
CAD	Boulton House	SCALE	1:100	DRAWN	MM
		CHECKED	MM		

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