



<p>RICHARD JEFFREY BUILDING DESIGNER</p> 	<p>10000 100th Ave NE Suite 100 Redmond, WA 98073 Phone: 206.881.1234 Fax: 206.881.1235 Website: www.rjbd.com</p>
<p>PROPOSED MIXED DEVELOPMENT DEVELOPMENT APPLICATION</p> <p>10000 100th Ave NE Suite 100 Redmond, WA 98073</p>	<p>PARKSIDE</p>

PARKSIDE



NORTHERN ELEVATION.



WESTERN ELEVATION



SOUTHERN ELEVATION



EASTERN ELEVATION



LONGITUDINAL SECTION

NO.	DESCRIPTION	UNIT
1	CONCRETE	m ²
2	BRICKWORK	m ²
3	GLASS	m ²
4	WOOD	m ²
5	STEEL	m ²
6	PAINT	m ²
7	ROOFING	m ²
8	PERGOLA	m ²
9	SCREENING	m ²
10	SCREENING	m ²
11	SCREENING	m ²
12	SCREENING	m ²
13	SCREENING	m ²
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45	SCREENING	m ²
46	SCREENING	m ²
47	SCREENING	m ²
48	SCREENING	m ²
49	SCREENING	m ²
50	SCREENING	m ²

NOTATION

FBW	FACE BRICKWORK
PBBW	PANDED BRICKED BRICKWORK
RRBW	PAINTED RENGLED BRICKWORK
FSTW	FEATURE STONE WALL
CWB	GRANDED CEDAR WEATHERBOARDS
PTWB	PANTEL TIMBER WEATHERBOARD
TLFD	TIMBER LOOK PANEL LEFT DOOR
DTGS	DEEPTRED TIMBER SLATED ROOFING
ALGW	AL FRAMED SLIDING WINDOW
ALFW	AL FRAMED FIXED WINDOW
ALSD	AL FRAMED SLIDING DOOR
ALFD	AL FRAMED FIXED DOOR
ALSD	AL FRAMED GLASS SLIDING DOOR
PTSD	PAINTED TIMBER ENTRY DOOR
CMR	COLORBOND METAL ROOFING
CMF	COLORBOND METAL PERGOLA
STTS	STEEL FRAMED TIMBER SUB ROOFING
GSB	GALVANISED STRUCTURAL STEEL
SB	NATURAL SURFACE AT BUILDING LINE

RICHARD JEFFREY BUILDING DESIGNER

PROPOSED MIXED DEVELOPMENT

BUILDING ELEVATIONS

10/20/2024

10/20/2024

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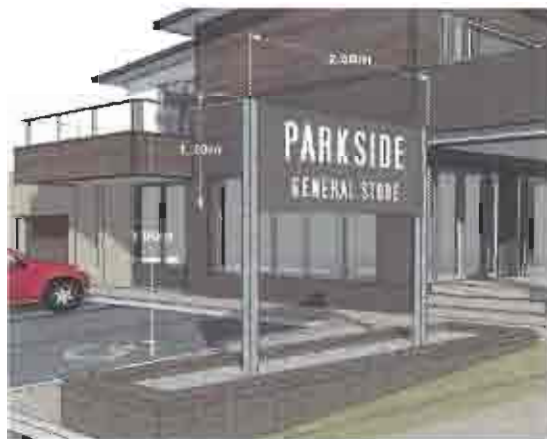
PARKSIDE

GENERAL PLAN OF FACADE UPPER FLOOR Showing Unit 1, 2, 3 and Shop area in relation to overall site & surrounding.	GENERAL PLAN OF FACADE LOWER FLOOR Showing Unit 1, 2, 3 and Shop area in relation to overall site & surrounding.
TERMINAL FINISH (FACADE) BRICKWORK, STONE, METAL ROOFING, ETC.	TERMINAL FINISH (FACADE) BRICKWORK, STONE, METAL, ETC.



FACADE STUDY

UNIT 1: 100m ² (1000sqft) COMMERCIAL OFFICE/RETAIL 100m ² (1000sqft)	UNIT 2: 100m ² (1000sqft) COMMERCIAL OFFICE/RETAIL 100m ² (1000sqft)	UNIT 3: 100m ² (1000sqft) COMMERCIAL OFFICE/RETAIL 100m ² (1000sqft)	SHOP: 100m ² (1000sqft) COMMERCIAL OFFICE/RETAIL 100m ² (1000sqft)
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FINAL SIGN CONTENT TO BE DETERMINED BY TENANT POLE SIGN DETAILS

SUPPORTING DOCUMENTATION

THE FOLLOWING DESIGNS AND DOCUMENTATION ARE TO SUPPORT THIS APPLICATION AND NOT INCLUDES UNDER THESE PLANS.

- LANDSCAPE DESIGN BY APPROVED LANDSCAPE ARCHITECT
- BASIX CERTIFICATE INCLUDING ALL COMMITMENTS
- CIVIL ENGINEERING DESIGN INCLUDING:
 - STORMWATER RETENTION
 - RETENTION / DETENTION / DISCHARGE SYSTEM
 - FINAL PAVEMENT LEVELS
 - EROSION AND SEDIMENTATION CONTROLS

DEVELOPMENT DETAILS

TOTAL SITE AREA	1 458	m ²
PROPOSED LOT 1	1 378	m ²
PROPOSED LOT 2	780	m ²
TOTAL FLOOR AREA	188 8	m ²
UNIT 1	124 5	m ²
UNIT 2	123 5	m ²
UNIT 3	131 5	m ²
SHOP	109 3	m ²
FLOOR BOARD PATH	5 41 1	
TOTAL PAVING	4	SP
TOTAL LANDSCAPING AREA	227 200	m ²

NOTATION

FBB	FACE BRICKWORK
PBBW	PAINTED BAGGED BRICKWORK
PBBW	PAINTED PLYWOOD BRICKWORK
CSW	FEATURE STONE WALL
CSW	BRESSIE LEGAR WEATHERBOARD
PTWB	PAINTED TIMBER WEATHERBOARD
LPL	TIMBER / OSB PANEL LIFT DOOR
DTBB	DRESSED TIMBER SLATED SCREEN
APSW	AL FRAMED SLIDING WINDOW
APFW	AL FRAMED FIXED WINDOW
AFSD	AL FRAMED SLIDING DOOR
ASD	AL FRAMED SLIDING DOOR
AFDD	AL FRAMED SLIDING DOOR
AFDS	AL FRAMED SLIDING DOOR
PTED	PAINTED TIMBER ENTRY DOOR
CMR	COLORBOND METAL ROOFING
CMR	COLORBOND METAL ROOFING
STTS	STEEL FRAMED TIMBER SON SCREEN
RS	REINFORCED STRUCTURAL STEEL

GENERAL NOTES

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM
- THE SITE IS NOT BURDENED BY R.O.W OR ROAD-WIDENING
- ALL EASEMENTS ARE INDICATED ON THE PLAN
- THE SITE HOSTS NO WATERWAYS OR WATERCOURSES
- NO EXISTING IMPROVEMENTS ARE TO BE REMOVED
- THE SITE CONTAINS NO SIGNIFICANT VEGETATION

UNIT AREAS

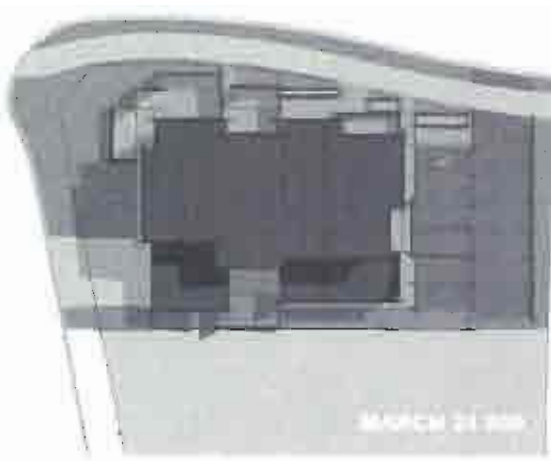
UNIT NO	COVERED	UPPER	TOTAL	GND
UNIT 1	86.0	38.5	124.5	12.4
UNIT 2	60.0	63.5	123.5	12.0
UNIT 3	75.0	56.5	131.5	12.0
SHOP	102.0 (100.0)	7.3	109.3	5.0



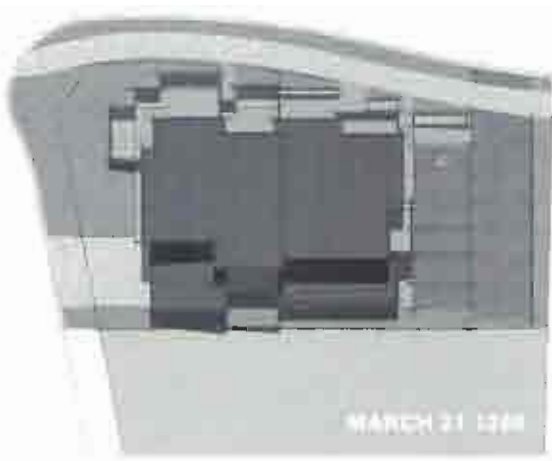
RICHARD JEFFREY BUILDING DESIGNER
 100/101 PARKSIDE BLVD, SYDNEY NSW 1588
 PH: 02 9550 1000
 WWW.RICHARDJEFFREY.COM.AU

PROPOSED MIXED DEVELOPMENT
 FACADE STUDY
 100/101 PARKSIDE BLVD, SYDNEY NSW 1588
 PH: 02 9550 1000
 WWW.RICHARDJEFFREY.COM.AU

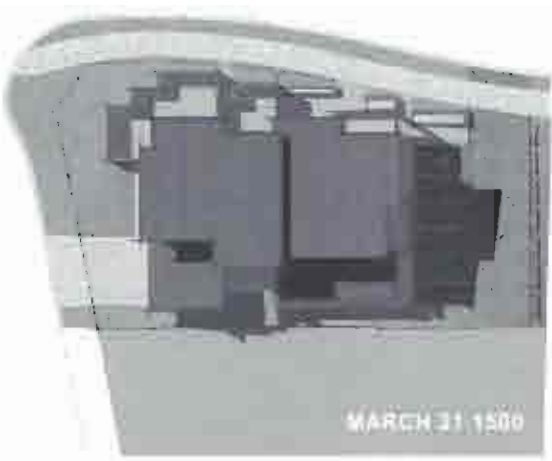
PARKSIDE



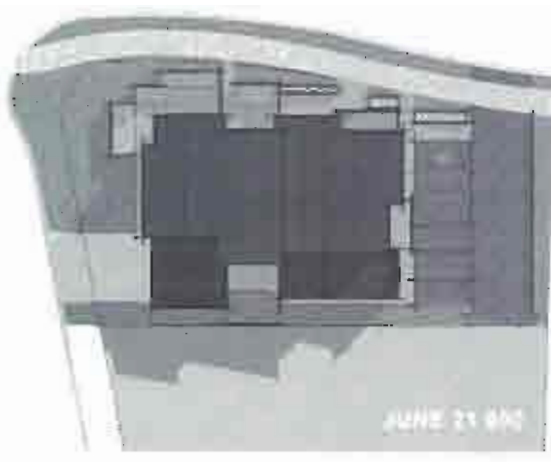
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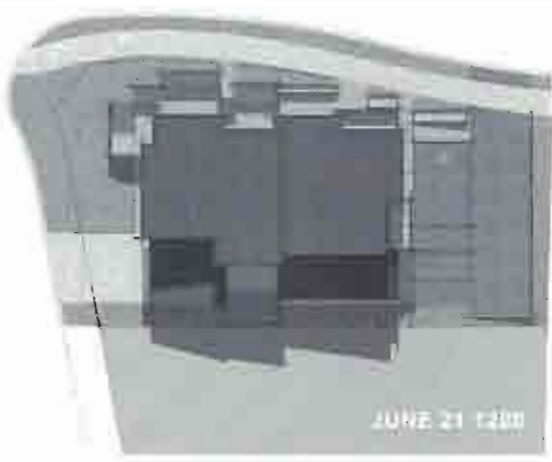
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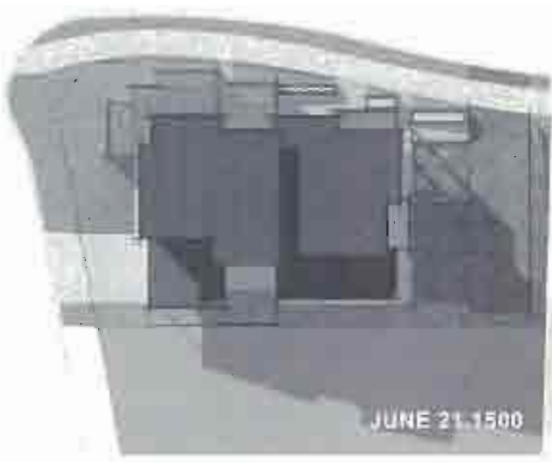
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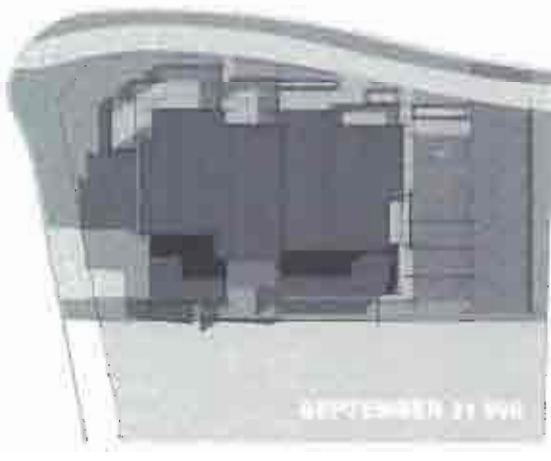
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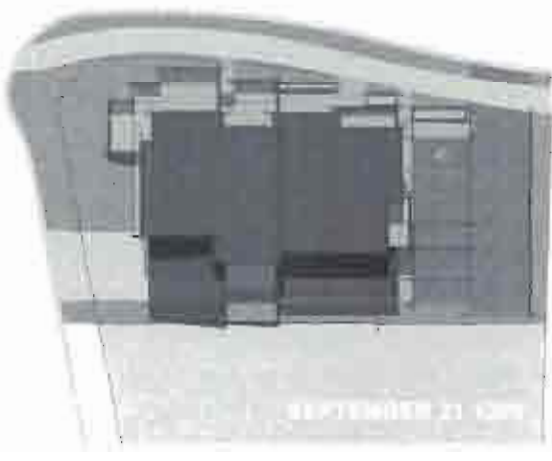
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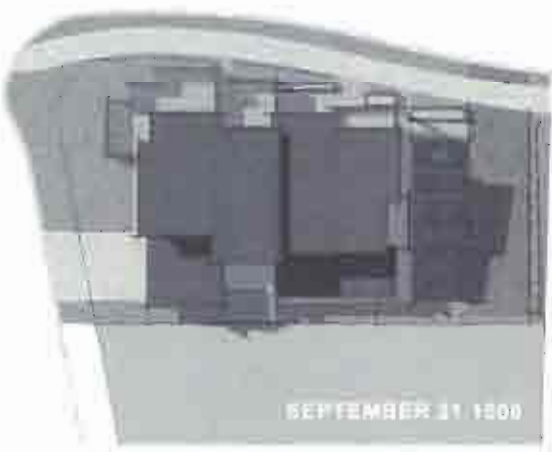
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SEPTEMBER 21 9:00



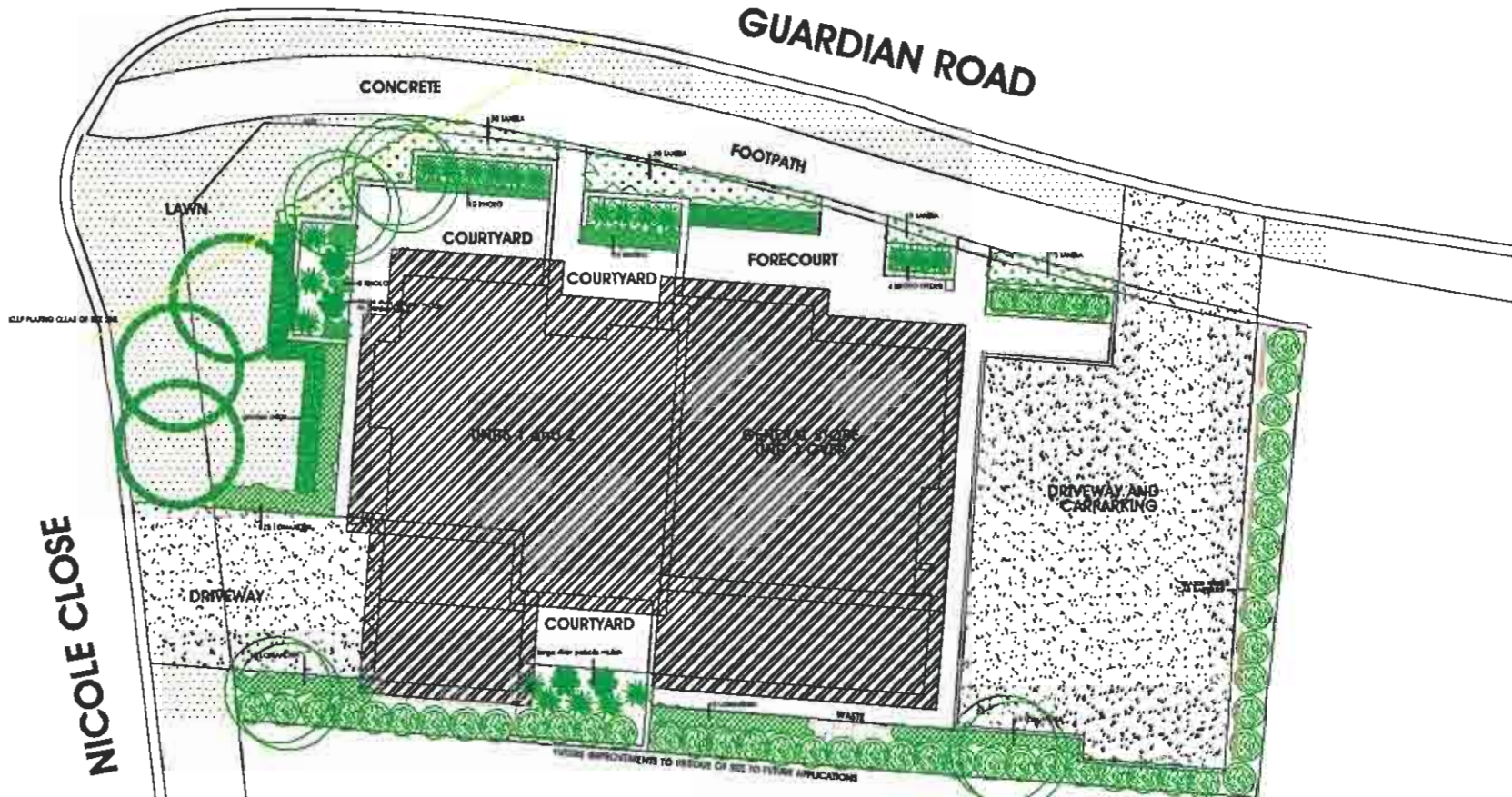
SEPTEMBER 21 12:00



SEPTEMBER 21 15:00

RICHARD JEFFREY BUILDINGS DESIGNER		
PROPOSED MIXED DEVELOPMENT SHADOW CAST DIAGRAMS FOR THE BUILDING OF THE RICHARD JEFFREY BUILDINGS 1000 - 1000 - 1000 - 1000 - 1000 - 1000		
PARKSIDE		

GUARDIAN ROAD



NICOLE CLOSE



SCALE 1: 200 (A3)

PROPOSED PLANTING STRUCTURE

SPECIFICATION NOTES

SYMBOL	PLANT SPECIES	COMMON NAME	MIN POT SIZE	NUMBER REQUIRED
TREES				
	CORNISH MACULATA	Scribbled Gum	26 LITRE	4
	EUCALYPTUS ARAKADOENSIS	Tuckeroo	26 LITRE	4
SHRUBS ACCENTS & SCREENING				
	ACMENA SMITHII	Creek Lilly Pilly	25 LITRE	51
	METROSIDEROS THOMSONII	Silver NZ Xmas Bush	25 LITRE	23
	FUCHSIA REGINAE	Red of Paradise	26 LITRE	21
	CYCAS REVOLUTA	Gardenia	25 LITRE	4
GROUND COVERS				
	LOMANDRA LONGICOMA	Moss Bush	150MM	40
	LOMANDRA 'AUREA'	Tonka	150MM	46
	PHLOX DISCOLOR	Moss in a Boot	150MM	32

SOIL IMPROVEMENT
 TO ALL GARDEN & LAWN AREAS REMOVE CLAY AND ROADBASE MATERIALS TO MIN 500MM DEPTH AND INSTALL STOCKPILED SITE SOIL MIXED WITH "GREENLIFE" COMPOST AT A RATIO OF 4:1. SHOULD SUFFICIENT SITE SOIL NOT BE AVAILABLE SUBSTITUTE WITH "ORGANIC SOIL MIX" (PRODUCTS SUPPLIED BY ANL OR EQUAL)

GARDEN EDGING
 TO ALL AREAS WHERE LAWN AND PLANTED AREAS MEET, INSTALL 100 X 25MM TREATED PINE EDGINGS SECURED AT MAX 1.8M SPACINGS WITH 50 X 25MM H.W PEGS.

FERTILISER
 AT PLANTING, APPLY DYNAMIC LIFER PELLETS AT 50 G EACH TO PLANTS INDIVIDUALLY

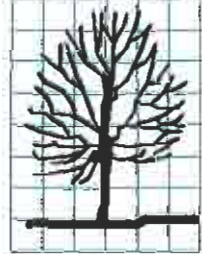
MULCHING
 GARDEN AREAS TO BE MULCHED WITH MIN. 75 MM OF LEAF LITER \ CHIPPINGS RECYCLED FROM SITE TREE REMOVAL WORKS.

TREE STAKING
 STAKE 25 LT TREES WITH 1 OF 38 X 38 X 1500 MM HARDWOOD STAKES FIXED WITH 50 MM HESSIAN TIE (OR EQUAL). ONLY TREES REQUIRING ADDITIONAL SUPPORT SHALL BE STAKED

TURFING
 AREAS SHOWN AS LAWN TO BE TURFED / REINSTITATED WITH COUCH TURF ROLLS

MAINTENANCE
 MAINTAIN WORKS IN A HEALTHY, WEED PEST AND WEED FREE STATE FOR A PERIOD OF 26 WEEKS. REPLACE OR REMOVE DEAD AND DAMAGED PLANTS

Brian Filby



Landscape Group Pty Ltd

AUSTRALIAN INSTITUTE OF LANDSCAPE DESIGNERS & MANAGERS

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PROJECT
 PROPOSED MIXED DEVELOPMENT
ADDRESS
 CNR NICOLE CLOSE &
 GUARDIAN ROAD WATANOBBI
THIS DRAWING
 LANDSCAPE \ PLANTING PLAN
CLIENT:
 VERSITILE PROPERTY INVESTMENTS P
DRAWING REF: 0704-DA **DATE:** MARCH 07
offices:
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 PH 02 43 654333 FAX 02 43 654299
 EMAIL: bfg@bigpond.net.au