GENERAL NOTES

- ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE BUILDER/ SUBCONTRACTOR, ANY INCONGRUENCE MUST BE REPORTED TO THE DESIGNER BEFORE COMMENCEMENT OF ANY WORK.

- IN THE EVENT OF ENCOUNTERING ANY DISCREPANCIES ON THESE DRAWINGS, SPECIFICATION OR SUBSEQUENT INSTRUCTION ISSUED, THE BUILDER/ SUBCONTRACTOR SHALL CONTACT THE DESIGNER BEFORE PROCEEDING FURTHER WITH ANY WORK.

- THE BUILDER/ SUBCONTRACTOR WILL BE HELD RESPONSIBLE FOR THE WATER TIGHTNESS OF THE WHOLE BUILDING FOR A MINIMUM PERIOD OF TWO YEARS AFTER THE DATE OF PRACTICAL COMPLETION.

- ALL CONSTRUCTION CONTROL JOINTS AND EXPANSION JOINTS IN THE WALL, FLOORS, & OTHER LOCATIONS SHALL BE IN STRICT ACCORDANCE WITH ARCHITECTURAL AND/ OR STRUCTURAL ENGINEERING DETAILS. NO JOINTS OR BREAKS OTHER THAN SPECIFIED ARE ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT AND/ OR ENGINEER.

- MEASUREMENTS FOR THE FABRICATION OF SECONDARY COMPONENTS SUCH AS WINDOWS, DOORS, INTERNAL FRAMES, STRUCTURAL STEEL COMPONENTS AND THE LIKE ARE NOT TO BE TAKEN FROM THESE DOCUMENTS. MEASUREMENTS MUST BE TAKEN ON SITE TO SUIT THE WORK AS CONSTRUCTED.

- ALL STRUCTURAL COMPONENTS SHALL BE IN STRICT ACCORDANCE TO DETAILS AND SPECIFICATIONS AS PREPARED BY STRUCTURAL ENGINEER, AND THOSE DETAILS FORM PART OF THE TOTAL SPECIFICATION.

- ALL EXISTING STRUCTURES NEED TO BE EXAMINED FOR STRUCTURAL ADEQUACY. AND IT IS THE BUILDERS AND/ OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT A CERTIFICATE OF STRUCTURAL ADEQUACY IS AVAILABLE PRIOR TO THE START OF ANY WORK.

- NO CONSTRUCTION WORK SHALL COMMENCE UNTIL A SITE SURVEY HAS BEEN COMPLETED. THIS WORK MUST BE PERFORMED BY A REGISTERED SURVEYOR.

- ALL TIMBER WORK IS TO COMPLY WITH THE REQUIREMENTS OF THE "LIGHT TIMBER FRAMING CODE" S.A.A. CODES AND STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

NOTE REGARDING WINDOW AND DOOR SCHEDULES

THE CONTRACTOR MUST ALLOW FOR ALL LABOUR AND MATERIALS NECESSARY FOR THE SUPPLY AND INSTALLATION OF ALL WINDOWS AND DOORS INDICATED THROUGHOUT THE PROPOSED BUILDING.
HE MUST ALSO ALLOW FOR THE PREPARATION OF A DETAILED WINDOW AND DOOR SCHEDULE THAT PROVIDES DETAIL INFORMATION AS TO THE TYPE, NUMBER AND CONFIGURATION OF EACH AND EVERY DOORS AND WINDOWS FOR THE APPROVAL OF THE OWNERS BEFORE ORDERING OF THE DOORS AND WINDOWS.
THIS DETAIL SCHEDULE IS NOT PART OF THE CONSTRUCTION CERTIFICATE DOCUMENTATION AND MUST BE ALLOWED FOR BY THE CONTRACTOR IN THE TENDER PRICE. ALL WINDOW AND DOOR DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING THESE ITEMS.
TIMBER FRAME WINDOWS & GLAZED DOORS AS PER THE BASIX CERTIFICATE REQUIREMENTS & AS SELECTED BY THE PROPRIETORS.

Sheet Index

ALTERATION & ADDITION @ 173 SEAFORTH CRESCENT SEAFORTH

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753 email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments:

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **COVER PAGE**

scale: NTS

project #: 2017.P003

dwg #.: **01**

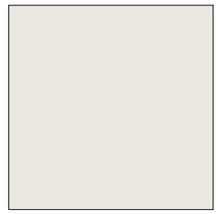
date: 02- 05- 20

issue: **K**

STREET VIEW

PERSPECTIVE

EXTERNAL FINISHES SCHEDULE



PAINT

SPECIFICATION: DULUX NATURAL WHITE (PN1E1) OR SIMILAR

FINISH: SEMI GLOSS

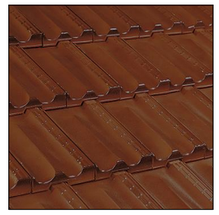
LOCATION: EXTERNAL RENDERED WALLS

STONE MASONRY

SPECIFICATION: AUSTRAL MASONRY HERRON LIMESTONE OR SIMILAR

FINISH: NATURAL

LOCATION: RETAINING WALLS



ROOF TILES

SPECIFICATION: FRENCH TERRACOTTA FEDERATION
OR SIMILAR TO MATCH EXISTING

FINISH:

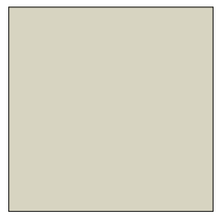
LOCATION: FRONT PORCH ROOF

GARAGE DOOR

SPECIFICATION: B&D GARAGE DOOR (NEO) OR SIMILAR

FINISH:

LOCATION: GARAGE DOOR



WINDOW FRAMES

SPECIFICATION: COLORBOND SURFMIST OR SIMILAR

FINISH:

LOCATION: WINDOWS AND GLAZED DOORS

NOTE

ALL EXISTING BOUNDARY FENCE TO BE RETAINED UNLESS SPECIFIED.

PLANS MUST BE READ IN CONJUNCTION WITH STRUCTURAL/ STORMWATER ENGINEER'S PLANS.

REFER TO LANDSCAPING ARCHITECT'S PLAN FOR LANDSCPING SPECIFICATIONS.

JAYN DESIGN
ARCHITECTURE & INTERIOR

mobile: 0410 274 753 email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments:

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT
SEAFORTH
NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **FINISHES SCHEDULE**

scale: NTS

project #: 2017.P003

dwg #.: **02**

date: 02- 05- 20

issue: **K**

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments:

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT, SEAFORTH, NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **DEMOLITION PLAN**

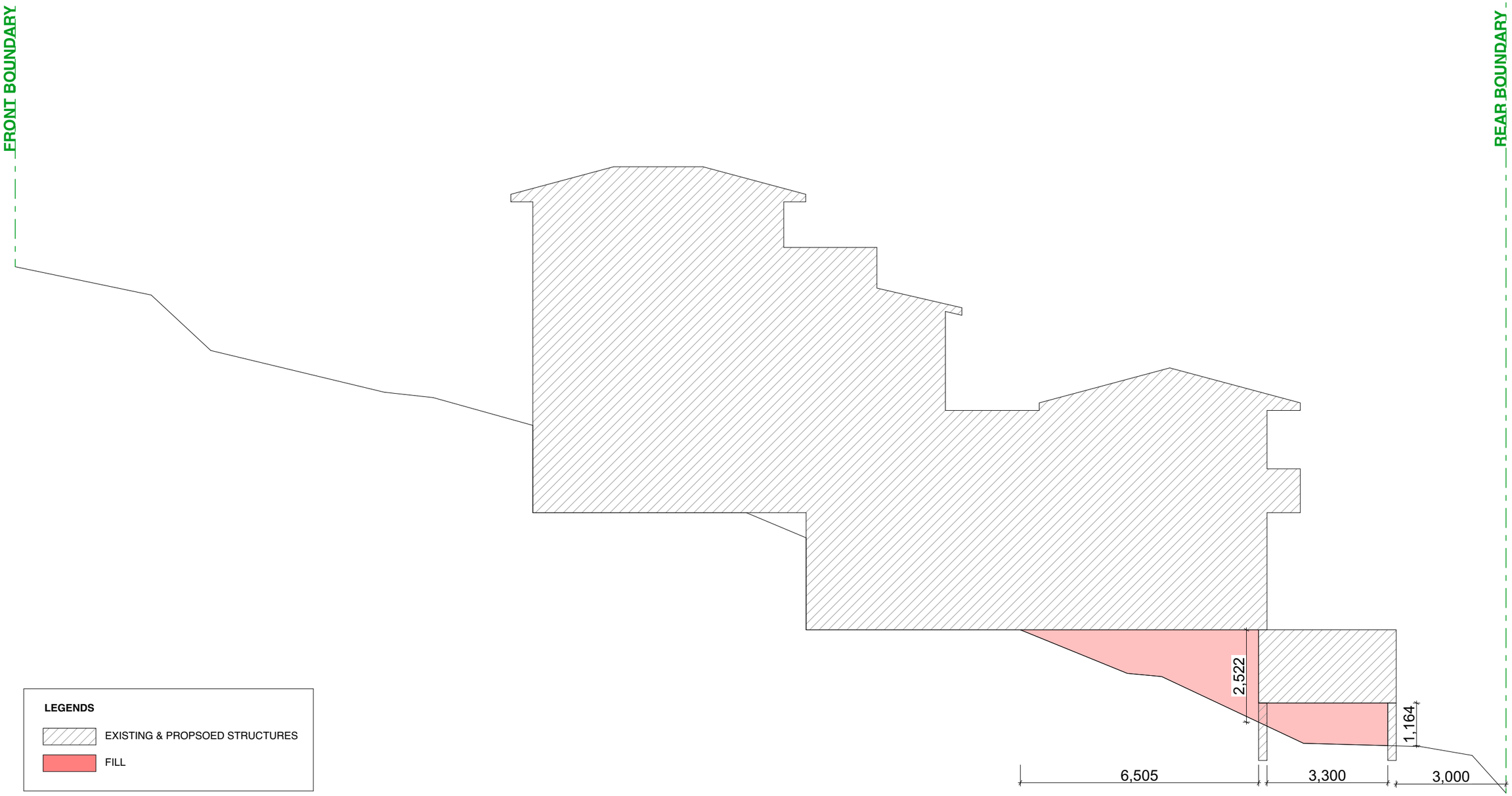
scale: 1:100

project #: 2017.P003

dwg #.: **03**

date: 02- 05- 20

issue: **K**



LEGENDS

EXISTING & PROPSOED STRUCTURES

FILL

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT
SEAFORTH
NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **EXCAVATION & FILL PLAN**

dwg #.: **04**

scale: NTS

project #: 2017.P003

date: 02- 05- 20

issue: **K**

NORTHERN BEACHES LEP & DCP_ COMPLIANCE TABLE					
173 SEAFORTH CRESCENT, SEAFORTH (R2 Low Density Residential Zone)					
DESCRIPTION	EXISTING	PROPOSED	RELEVANT CODE	LIMIT	COMPLIANCE
TOTAL SITE AREA	888.5m2		–	–	–
FLOOR SPACE RATIO		LG2 66m2 + LG 127.6m2 + G 100.34m2 + FF 80.45m2 = 374.39m2 (42%)	Northern Beaches LEP FSR map 002	40%	COMPLIES
HEIGHT OF BUILDING	10m	9.1m	Northern Beaches LEP FSR map 002	Max 8.5m	COMPLIES
WALL HEIGHT			DCP 4.1.2.1 Wall Height	Max 6.8m	COMPLIES
ROOF HEIGHT		1.45m	DCP 4.1.2.3 Roof Height	Max 2.5m Above actual wall height	COMPLIES
FRONT SETBACK	4.35m	4.35m	DCP 4.1.4.1 Street front Setbacks	6m	
SIDE SETBACK			DCP 4.1.4.2 Side Setbacks	Min 1/3 of Wall height	
REAR SETBACK		8m	DCP 4.1.4.4 Rear Setbacks	8m	COMPLIES
OPEN SPACE		32% (280m2)	DCP 4.1.5.1 Minimum residential open space requirements	Min 60% of site area (533.1m2)	DOES NOT COMPLY
LANDSCAPING AREA		105m2	DCP 4.1.5.1 Minimum residential open space requirements	Min 40% of Open space (213.2m2)	DOES NOT COMPLY
LANDSCAPING AREA			DCP 4.1.5.2 Landscaped area	Min 4 Native trees	
PRIVAE OPEN SPACE			DCP 4.1.5.3 Private open space	Min 18m2	COMPLIES
PARKING			DCP 4.1.6.1 Parking	Max 50% of Frontage. Max 6.2m	COMPLIES

LEGEND

EXISTING WALLS

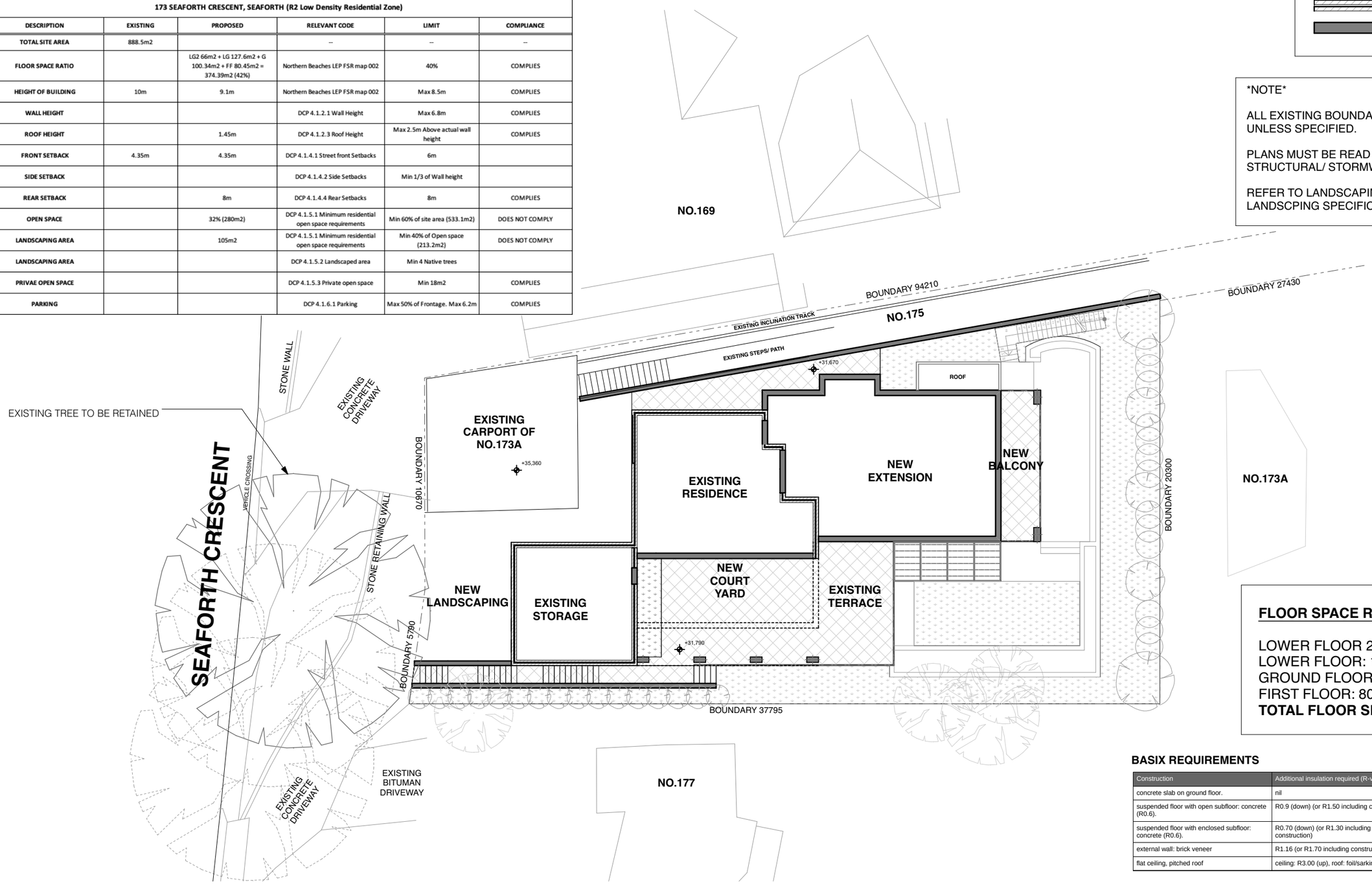
PROPOSED NEW WALLS

NOTE

ALL EXISTING BOUNDARY FENCE TO BE RETAINED UNLESS SPECIFIED.

PLANS MUST BE READ IN CONJUNCTION WITH STRUCTURAL/ STORMWATER ENGINEER'S PLANS.

REFER TO LANDSCAPING ARCHITECT'S PLAN FOR LANDSCPING SPECIFICATIONS.



FLOOR SPACE RATIO CALCULATIONS

LOWER FLOOR 2: 66m2
LOWER FLOOR: 127.6m2
GROUND FLOOR: 100.34m2
FIRST FLOOR: 80.45m2
TOTAL FLOOR SPACE: 374.39m2 (42%)

BASIX REQUIREMENTS

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with open subfloor: concrete (R0.6).	R0.9 (down) (or R1.50 including construction)	
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **PROPOSED SITE PLAN/ DEMOLITION PLAN**

dwg #.: **05**

scale: 1:200

project #: 2017.P003

date: 02- 05- 20

issue: **K**

NOTE

ALL EXISTING BOUNDARY FENCE TO BE RETAINED UNLESS SPECIFIED.

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REFER TO LANDSCAPING ARCHITECT'S PLAN FOR LANDSCPING SPECIFICATIONS.

LEGENDS

- EXISTING WALLS
- PROPOSED NEW WALLS
- EXISTING STRUCTURE TO BE DEMOLISHED
- PROPOSED NEW WORKS

NOTE
REFER TO LANDSCAPING ARCHITECT'S PLAN FOR LANDSCPING SPECIFICATIONS.

BOUNDARY 94210

EXISTING INCLINATION TRACK

EXISTING STEPS/ PATH

8,000 REAR SETBACK

EXISTING CARPORT OF NO.173A

+35,360

EXISTING GARAGE BELOW TO BE CONVERTED TO STORAGE AREA

EXISTING SUBSOIL

W01 W02 W03 W04

WC

STUDY

+30,284

LIBRARY/ GALLERY

+28,680

RUMPUS ROOM

SWR

2000L RAINWATER TANK

OPEN STORAGE

POOL

GARDEN

D01 D02 D03

BOUNDARY 20300

BOUNDARY 37795

PROPOSED SCREENING TREES ALONG SIDE BOUNDARY

PROPOSED SCREENING TREES ALONG REAR BOUNDARY. REFER TO LANDSCAPE ARCHITECT'S PLAN.

LOWER FLOOR 2
SCALE 1:100

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753 email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north

project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **LOWER FLOOR2**

scale: 1:100

project #: 2017.P003

dwg #.: **06**

date: 02- 05- 20

issue: **K**

NOTE

ALL EXISTING BOUNDARY FENCE TO BE RETAINED UNLESS SPECIFIED.

PLANS MUST BE READ IN CONJUNCTION WITH STRUCTURAL/ STORMWATER ENGINEER'S PLANS.

REFER TO LANDSCAPING ARCHITECT'S PLAN FOR LANDSCPING SPECIFICATIONS.

LEGENDS

- EXISTING WALLS
- PROPOSED NEW WALLS
- EXISTING STRUCTURE TO BE DEMOLISHED
- PROPOSED NEW WORKS

BOUNDARY 94210

EXISTING INCLINATION TRACK

EXISTING STEPS/ PATH

EXISTING CARPORT OF NO. 173A

+35,360

+35,180

EXISTING GARAGE BELOW TO BE CONVERTED TO STORAGE AREA

EXISTING SUB FLOOR

NEW STORAGE

EXISTING SUB FLOOR

NEW STORAGE

NEW STEPS

VOID

NEW BEDROOM

GYM

+31,880

+31,670

+30,284

VOID

ROOF

W05

ENS

W07

NEW BALCONY

D04

NEW BED

WALK-IN

+31,880

W01

W09

W08

D06

D05

D06

W10

9,129

3,810

5,376

2,000

GARDEN

+31,880

TERRACE

GRASS
55.34m2

GRASS
46.43m2

PROPOSED SCREENING TREES ALONG REAR BOUNDARY. REFER TO LANDSCAPE ARCHITECT'S PLAN.

PROPOSED SCREENING TREES ALONG SIDE BOUNDARY

BOUNDARY 37795

BOUNDARY 20300

LOWER FLOOR
SCALE 1:100

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north

project: 173 SEAFORTH CRESCENT
SEAFORTH
NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **LOWER FLOOR**

scale: 1:100

project #: 2017.P003

dwg #.: **07**

date: 02- 05- 20

issue: **K**

NOTE

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REFER TO LANDSCAPING ARCHITECT'S PLAN FOR LANDSCPING SPECIFICATIONS.

LEGENDS

- EXISTING WALLS
- PROPOSED NEW WALLS
- EXISTING STRUCTURE TO BE DEMOLISHED
- PROPOSED NEW WORKS

BOUNDARY 94210

EXISTING INCLINATION TRACK

EXISTING STEPS/ PATH

EXISTING CARPORT OF NO. 173A

+35,360

BATH

LOUNGE

NEW ROOF

POOL

+34,560

ENTRY

+34,680

EXISTING GARAGE BELOW TO BE CONVERTED TO STORAGE AREA

BAR

DINING

+34,860

PROPOSED LANDSCAPING

GRATE DRAIN

PROPOSED ENTRANCE PORCH

+35,220

KITCHEN

LDR

GARDEN

EXISTING BALCONY

+34,650

+34,860

NEW STEPS

1,927

BOUNDARY 37795

PROPOSED SCREENING TREES ALONG SIDE BOUNDARY

BOUNDARY 20300

PROPOSED SCREENING TREES ALONG REAR BOUNDARY. REFER TO LANDSCAPE ARCHITECT'S PLAN

GROUND FLOOR

SCALE 1:100

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north

project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **GROUND FLOOR**

scale: 1:100

project #: 2017.P003

dwg #.: **08**

date: 02- 05- 20

issue: **K**

NOTE

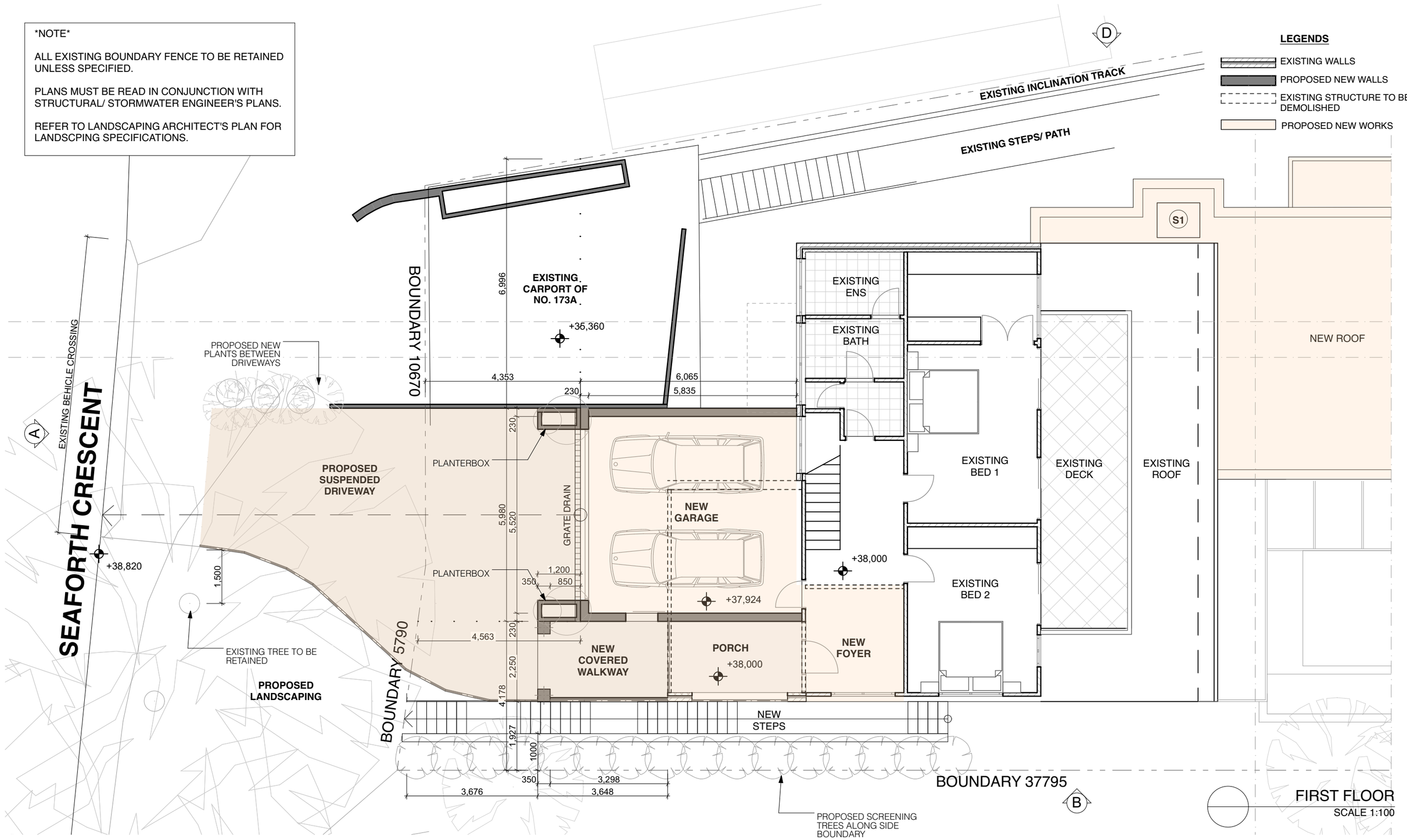
ALL EXISTING BOUNDARY FENCE TO BE RETAINED UNLESS SPECIFIED.

PLANS MUST BE READ IN CONJUNCTION WITH STRUCTURAL/ STORMWATER ENGINEER'S PLANS.

REFER TO LANDSCAPING ARCHITECT'S PLAN FOR LANDSCPING SPECIFICATIONS.

LEGENDS

- EXISTING WALLS
- PROPOSED NEW WALLS
- EXISTING STRUCTURE TO BE DEMOLISHED
- PROPOSED NEW WORKS



FIRST FLOOR
SCALE 1:100

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **FIRST FLOOR**

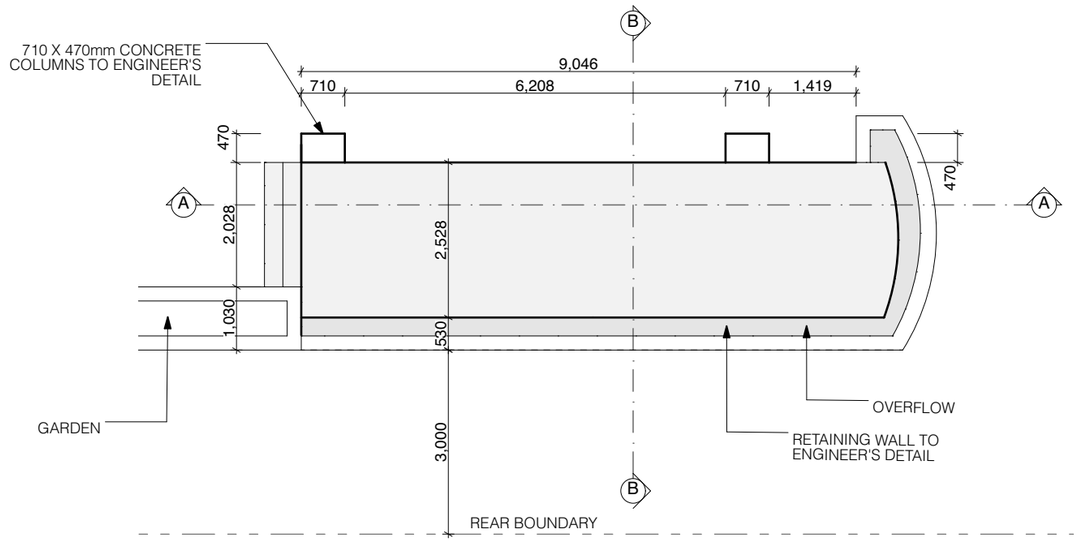
scale: 1:100

project #: 2017.P003

dwg #.: **09**

date: 02- 05- 20

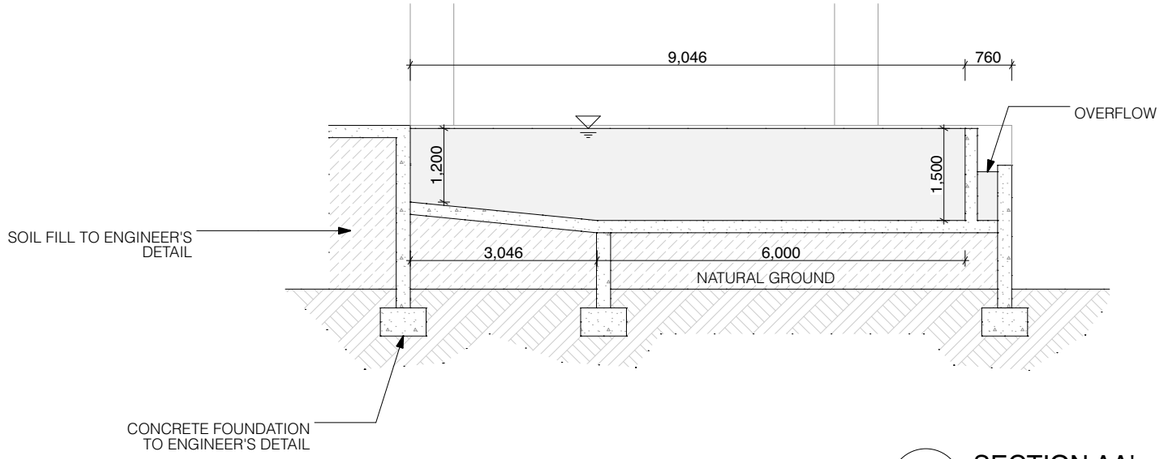
issue: **K**



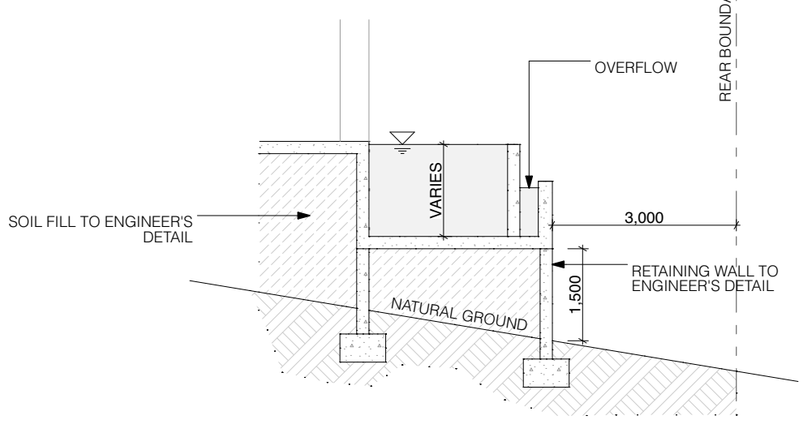
PLAN
SCALE 1:100

BASIX REQUIREMENTS

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1798 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 87.6 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 40 kilolitres.	✓	✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: solar only.		✓	✓



SECTION AA'
SCALE 1:100



SECTION BB'
SCALE 1:100

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **POOL PLAN**

scale: 1:100

project #: 2017.P003

dwg #.: **10**

date: 02- 05- 20

issue: **K**

NOTE

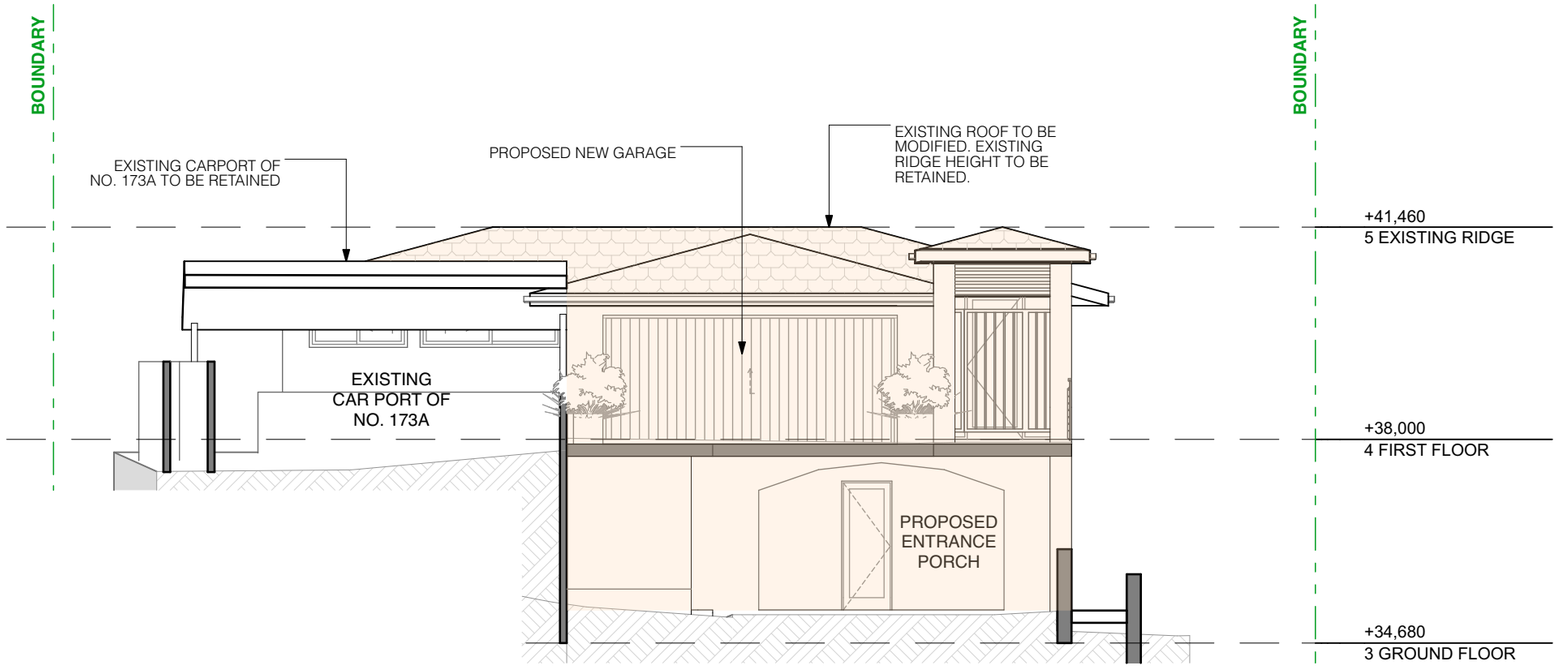
ALL EXISTING BOUNDARY FENCE TO BE RETAINED UNLESS SPECIFIED.

PLANS MUST BE READ IN CONJUNCTION WITH STRUCTURAL/ STORMWATER ENGINEER'S PLANS.

REFER TO LANDSCAPING ARCHITECT'S PLAN FOR LANDSCPING SPECIFICATIONS.

LEGENDS

PROPOSED NEW WORKS



SOUTH ELEVATION
SCALE 1:100

BASIX REQUIREMENTS

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	SW	3.6	0	0	none	standard aluminiium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	SW	1.26	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	SW	1.44	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	NW	2.88	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D01	NW	6.912	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D02	NW	6.912	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D03	NE	11.57	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	SW	0.87	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	NW	2.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D04	NW	12	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D05	NE	2.52	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	NE	1.44	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	NE	1.44	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D06	NE	2.52	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	1.17	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

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project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

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FOR DA

dwg title: **SOUTH ELEVATION**

scale: 1:100

project #: 2017.P003

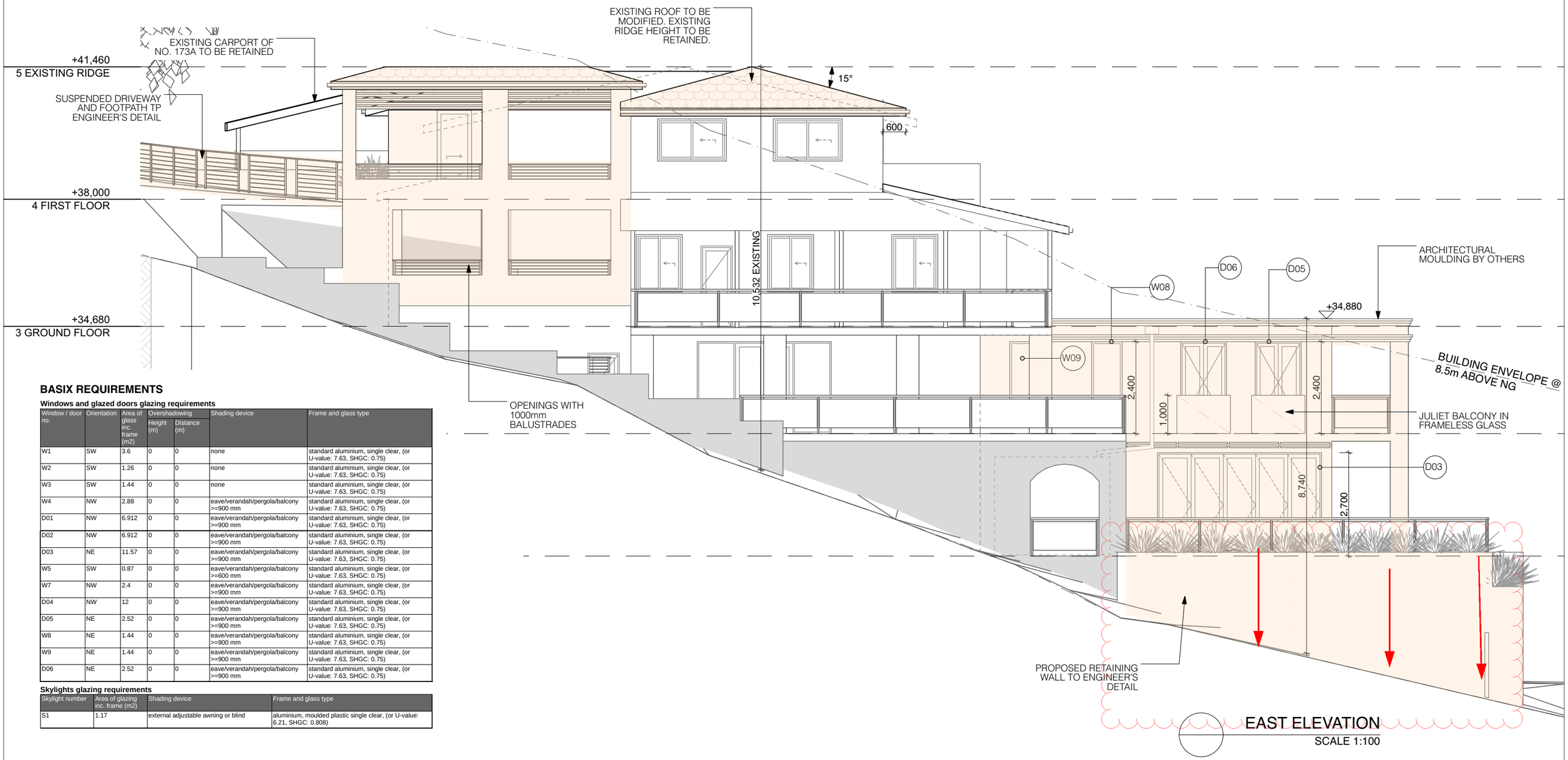
dwg #.: **11**

date: 02- 05- 20

issue: **K**

LEGENDS

PROPOSED NEW WORKS



EAST ELEVATION

SCALE 1:100

BASIX REQUIREMENTS

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	SW	3.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	SW	1.26	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	SW	1.44	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	NW	2.88	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D01	NW	6.912	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D02	NW	6.912	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D03	NE	11.57	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	SW	0.87	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	NW	2.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D04	NW	12	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D05	NE	2.52	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	NE	1.44	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	NE	1.44	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D06	NE	2.52	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	1.17	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT
SEAFORTH
NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **EAST ELEVATION**

scale: 1:100

project #: 2017.P003

dwg #.: **12**

date: 02- 05- 20

issue: **K**

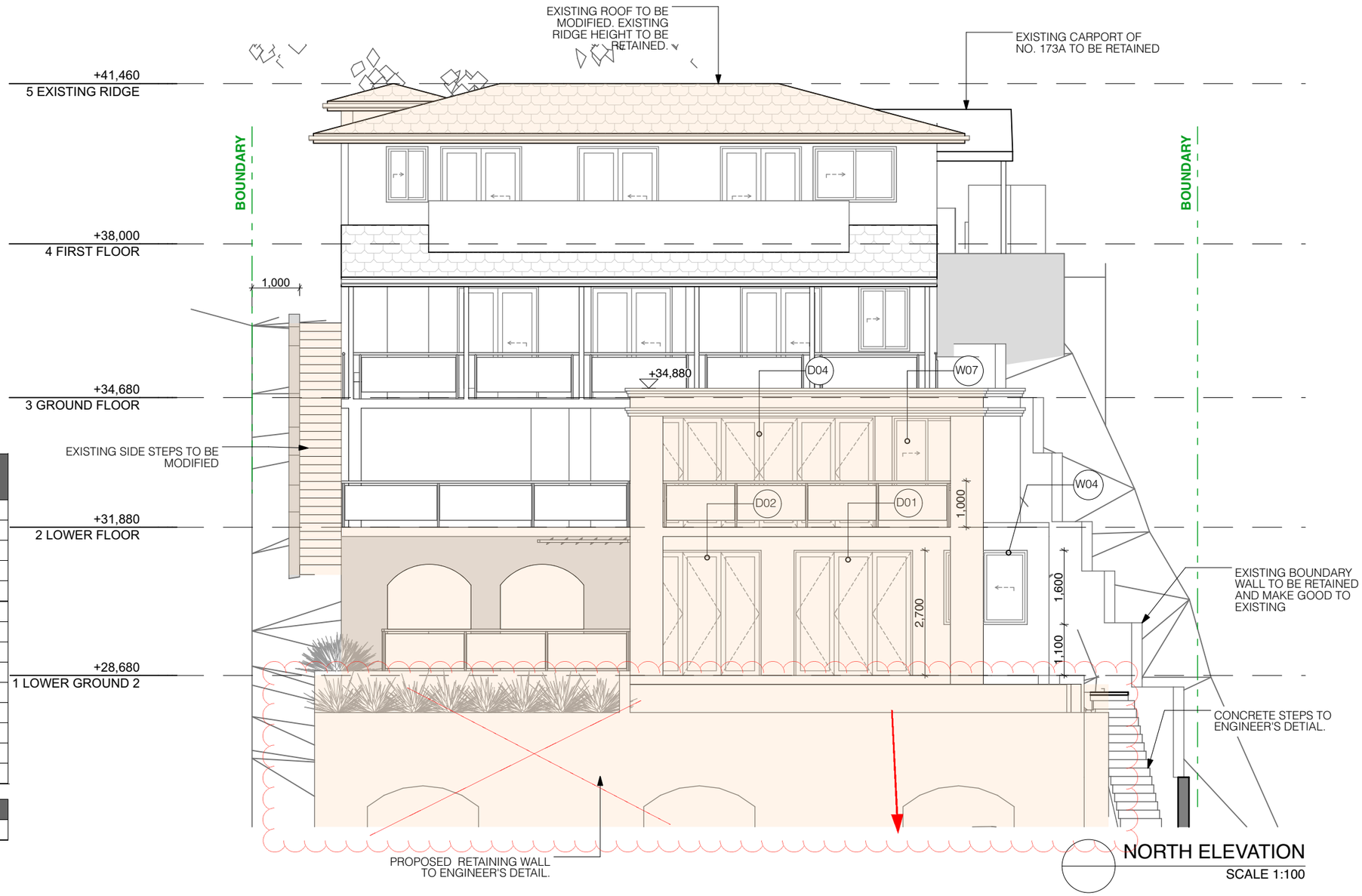
NOTE

ALL EXISTING BOUNDARY FENCE TO BE RETAINED UNLESS SPECIFIED.

PLANS MUST BE READ IN CONJUNCTION WITH STRUCTURAL/ STORMWATER ENGINEER'S PLANS.

LEGENDS

PROPOSED NEW WORKS



NORTH ELEVATION

SCALE 1:100

BASIX REQUIREMENTS

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	SW	3.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	SW	1.26	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	SW	1.44	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	NW	2.88	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D01	NW	6.912	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D02	NW	6.912	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D03	NE	11.57	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	SW	0.87	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	NW	2.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D04	NW	12	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D05	NE	2.52	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	NE	1.44	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	NE	1.44	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D06	NE	2.52	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	1.17	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north

project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **NORTH ELEVATION**

scale: 1:100

project #: 2017.P003

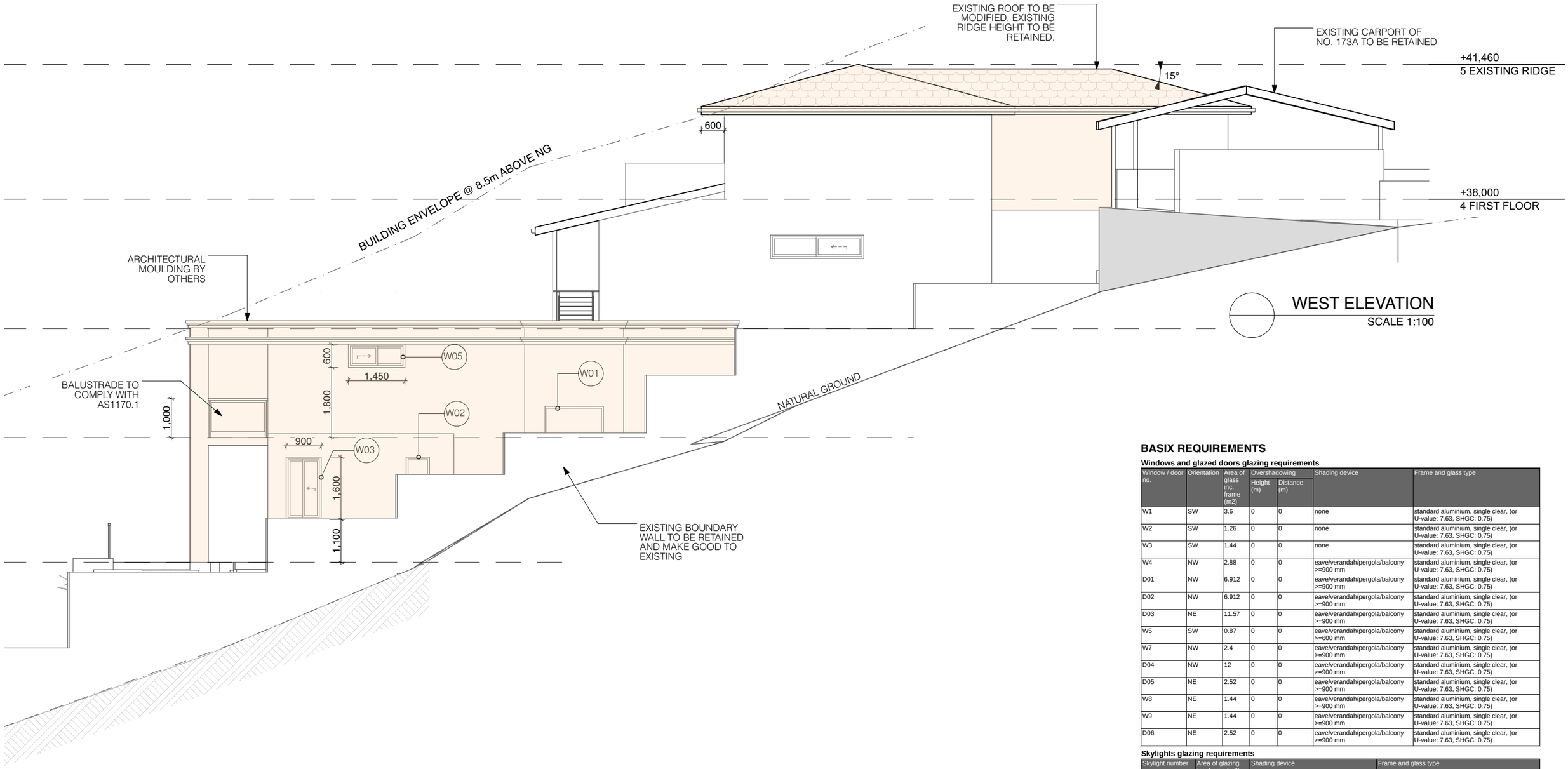
dwg #.: **13**

date: 02- 05- 20

issue: **K**

LEGENDS

PROPOSED NEW WORKS



WEST ELEVATION

SCALE 1:100

BASIX REQUIREMENTS

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	SW	3.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	SW	1.26	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	SW	1.44	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	NW	2.88	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D01	NW	6.912	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D02	NW	6.912	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D03	NE	11.57	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	SW	0.87	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	NW	2.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D04	NW	12	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D05	NE	2.52	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	NE	1.44	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	NE	1.44	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D06	NE	2.52	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	1.17	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **WEST ELEVATION**

scale: 1:100

project #: 2017.P003

dwg #.: **14**

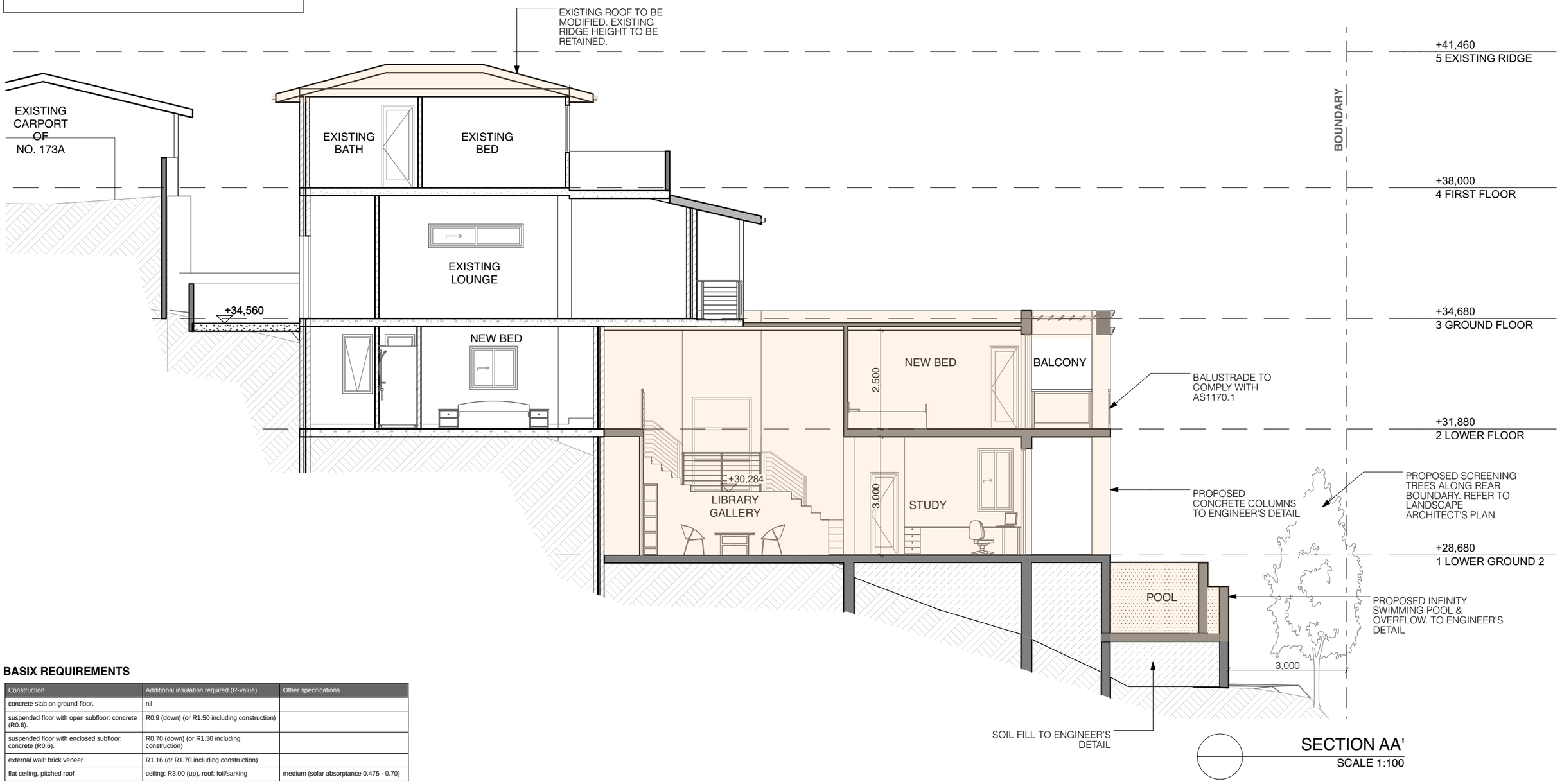
date: 02- 05- 20

issue: **K**

NOTE

ALL EXISTING BOUNDARY FENCE TO BE RETAINED UNLESS SPECIFIED.

PLANS MUST BE READ IN CONJUNCTION WITH STRUCTURAL/ STORMWATER ENGINEER'S PLANS.



SECTION AA'
SCALE 1:100

BASIX REQUIREMENTS

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with open subfloor: concrete (R0.6).	R0.9 (down) (or R1.50 including construction)	
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753 email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **SECTION AA'**

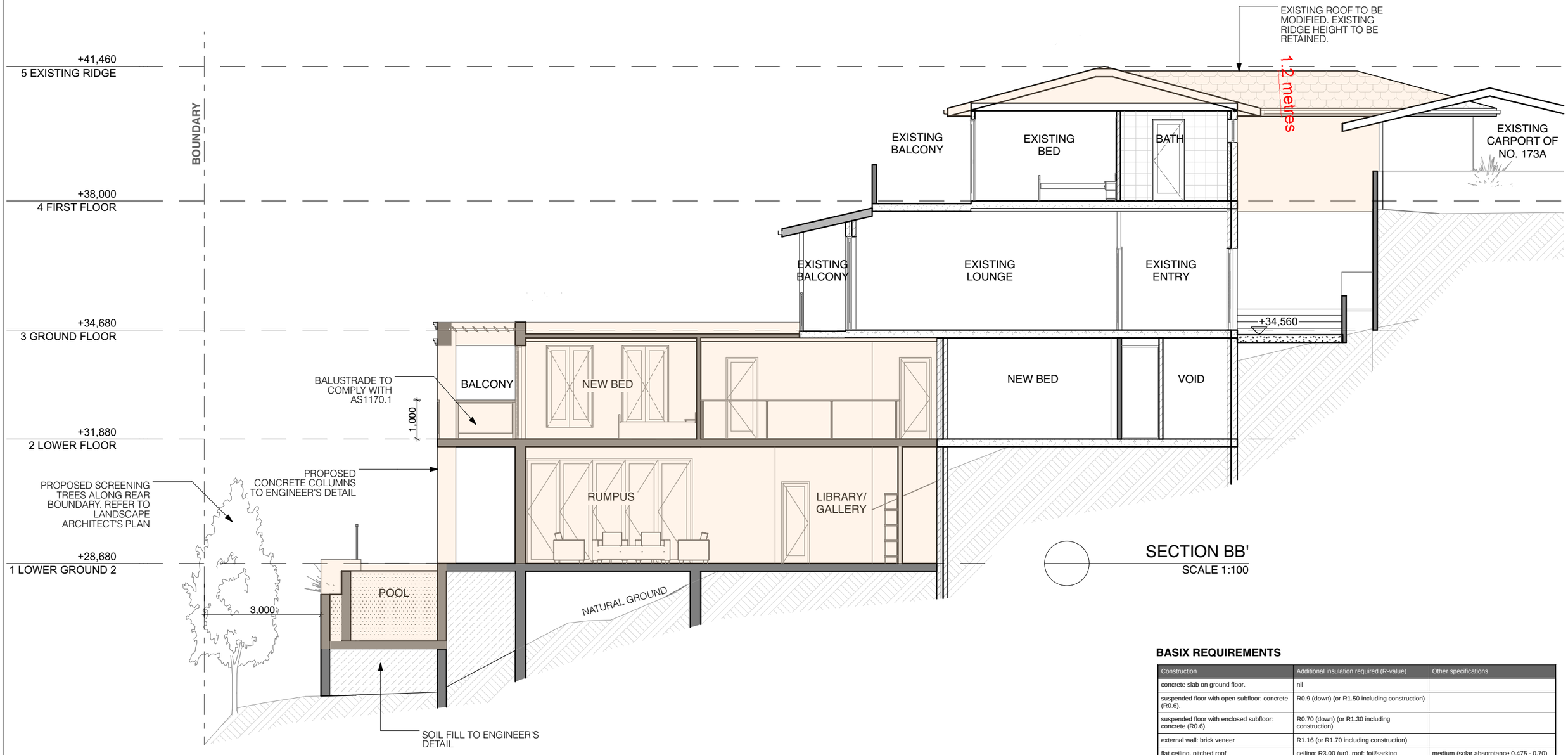
scale: 1:100

project #: 2017.P003

dwg #.: **15**

date: 02- 05- 20

issue: **K**



SECTION BB'
SCALE 1:100

BASIX REQUIREMENTS

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with open subfloor: concrete (R0.6).	R0.9 (down) (or R1.50 including construction)	
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **SECTION BB'**

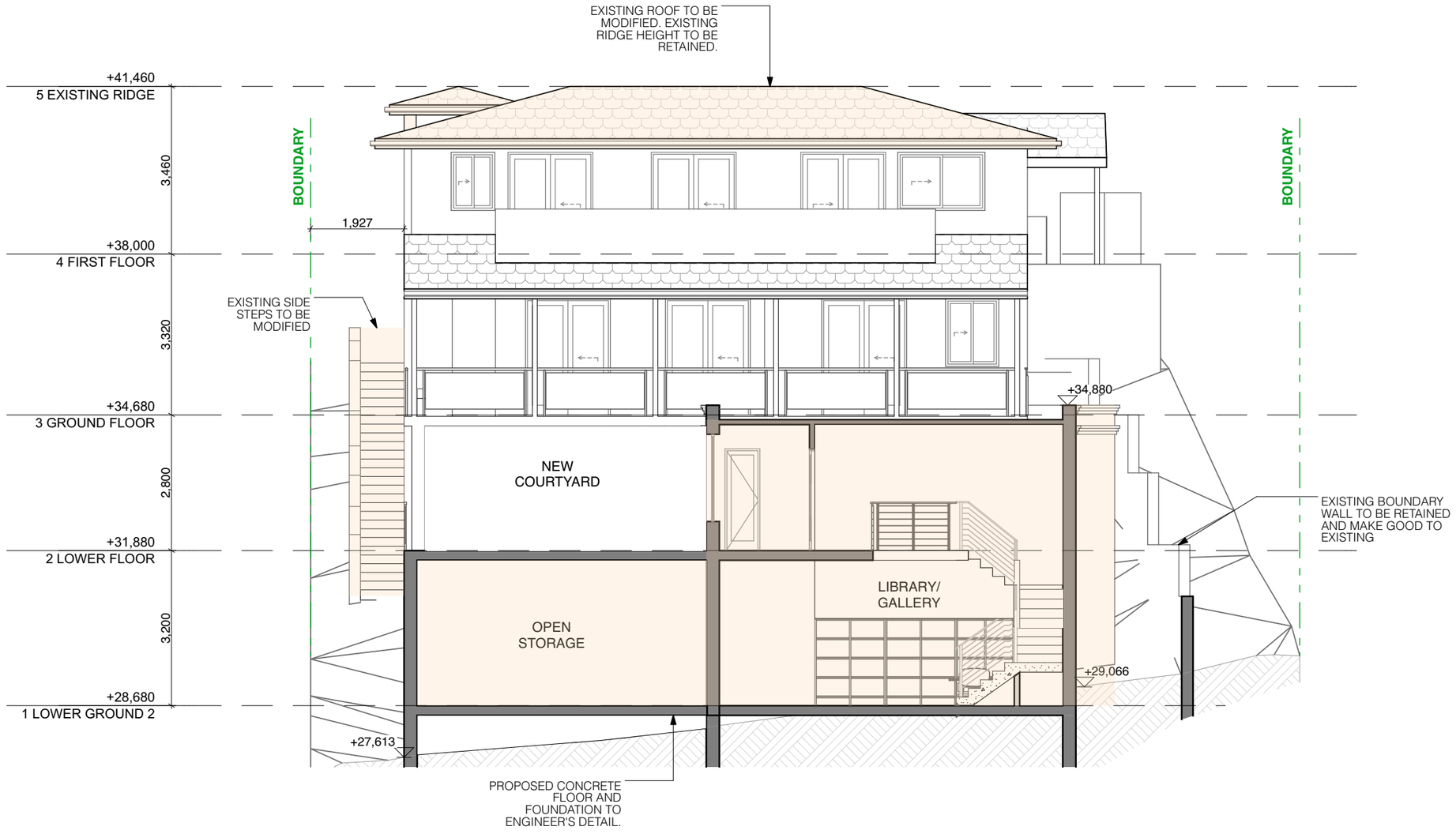
scale: 1:100

project #: 2017.P003

dwg #.: **16**

date: 02- 05- 20

issue: **K**



SECTION CC'
SCALE 1:100

BASIX REQUIREMENTS

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with open subfloor: concrete (R0.6).	R0.9 (down) (or R1.50 including construction)	
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **SECTION CC'**

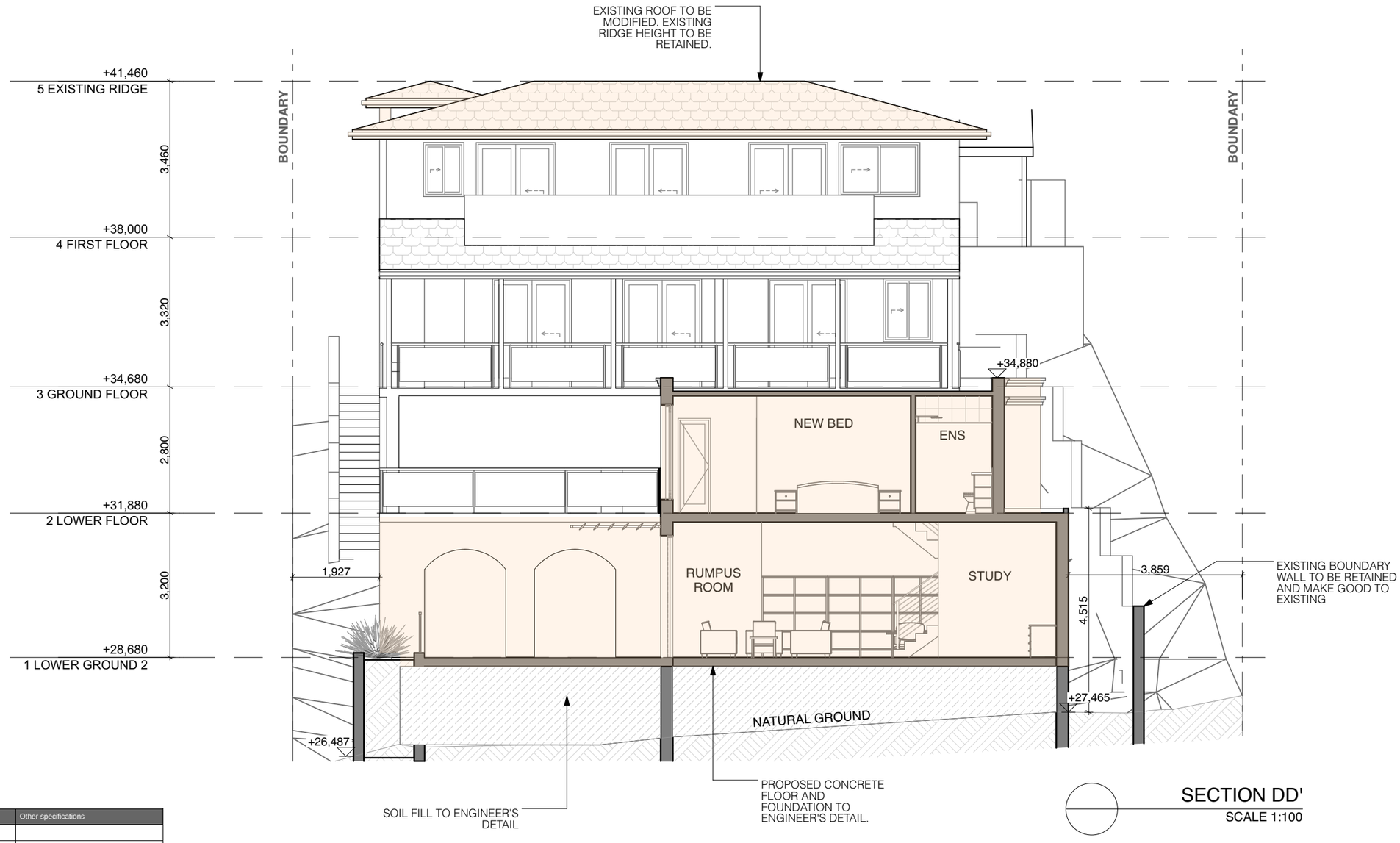
scale: 1:100

project #: 2017.P003

dwg #.: **17**

date: 02- 05- 20

issue: **K**



SECTION DD'
SCALE 1:100

BASIX REQUIREMENTS

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with open subfloor: concrete (R0.6).	R0.9 (down) (or R1.50 including construction)	
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north

project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **SECTION DD'**

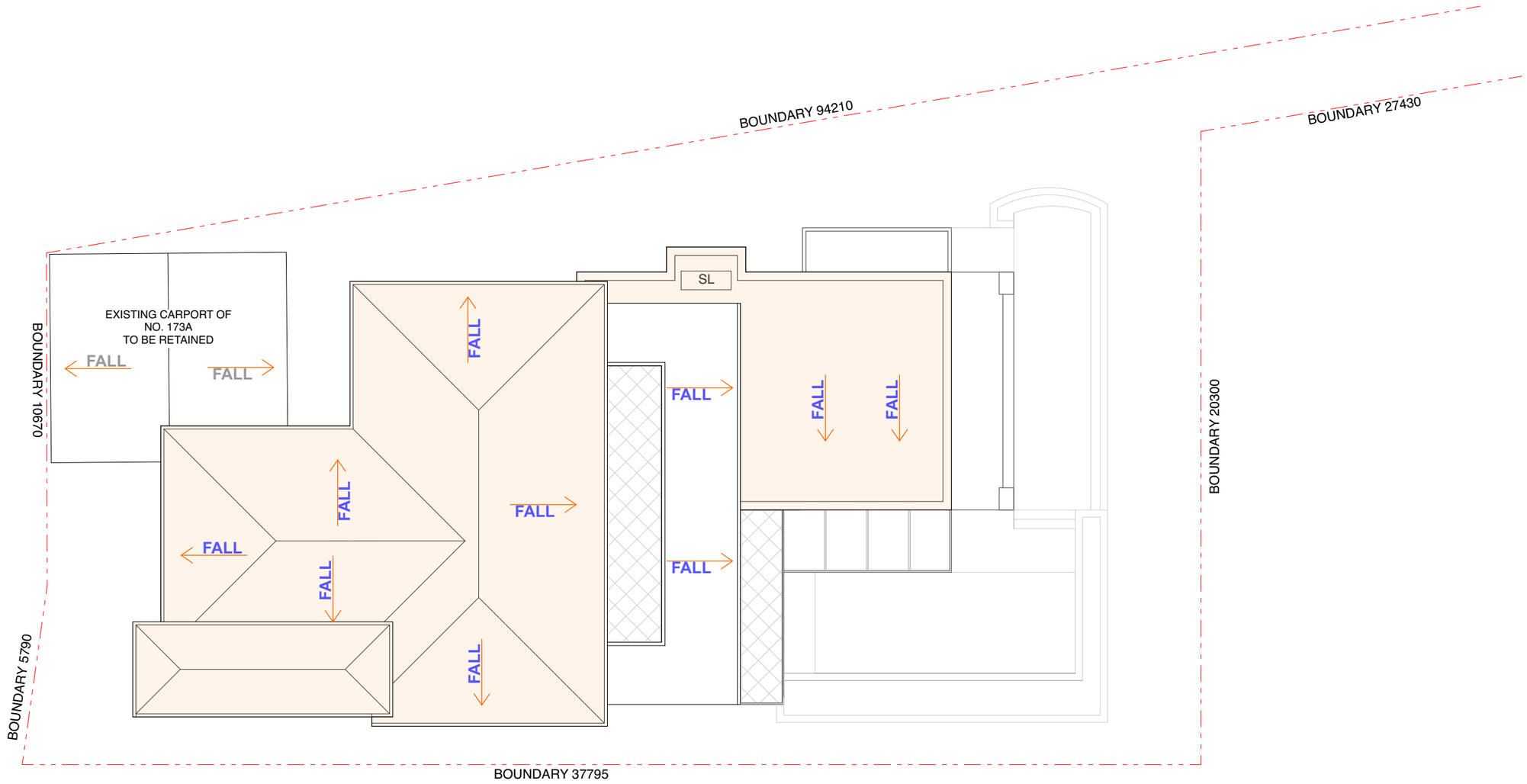
scale: 1:100

project #: 2017.P003

dwg #.: **18**

date: 02- 05- 20

issue: **K**



STORMWATER NOTE

THIS CONCEPT STORMWATER PLAN IS DIAGRAMATIC ONLY.
STORMWATER SYSTEM TO BE CONSULTED BY STORMWATER ENGINEER.

ROOF PLAN
SCALE 1:150

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT
SEAFORTH
NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **ROOF PLAN / CONCEPT STORMWATER PLAN**

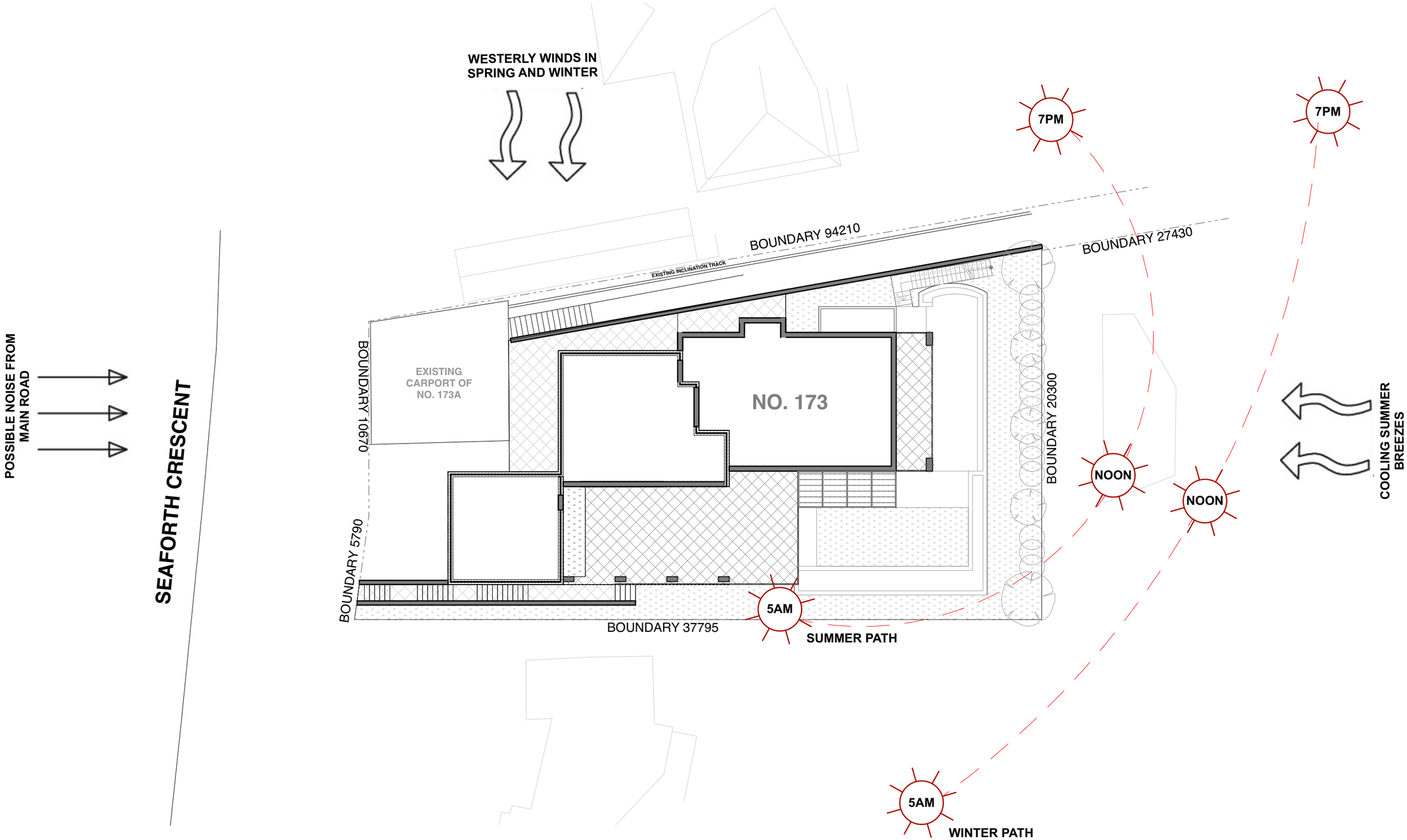
dwg #.: **19**

scale: 1:150

project #: 2017.P003

date: 02- 05- 20

issue: **K**



JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments:

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT
SEAFORTH
NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **SITE ANALYSIS PLAN**

scale: 1:200

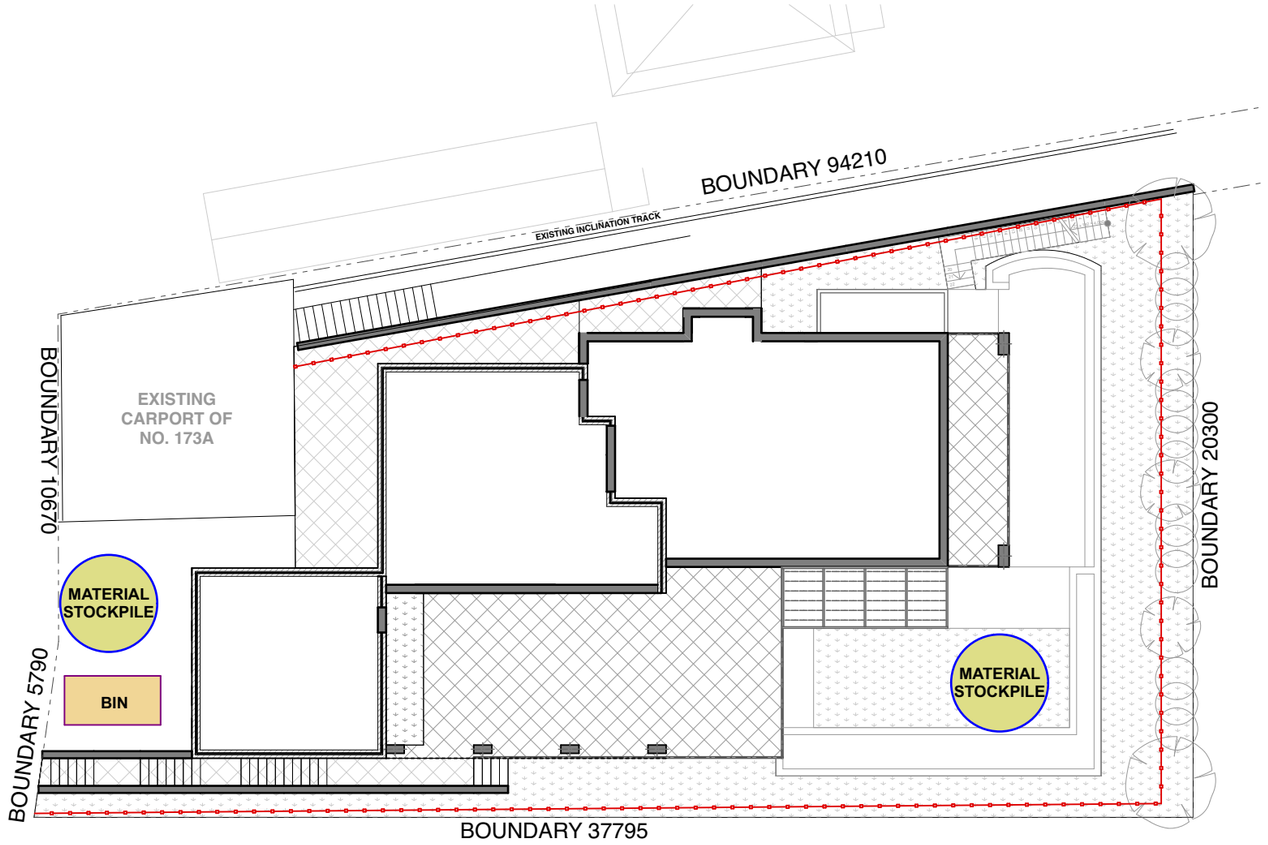
project #: 2017.P003

dwg #.: **20**

date: 02- 05- 20

issue: **K**

SYMBOL	DESCRIPTION
	SEDIMENT FENCE
DP	DOWNPIPE



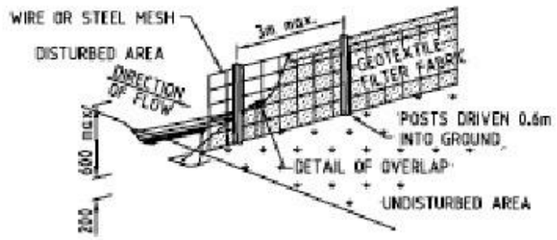
SILTATION NOTE

ALL EROSION AND SILTATION DEVICES ARE TO BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF WORKS.

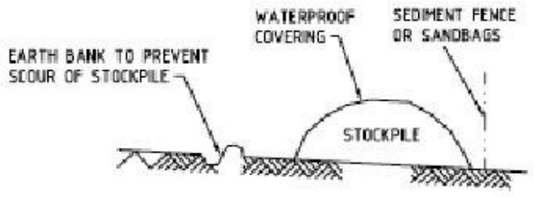
ANY SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED FREQUENTLY.

INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER TO COUNCILS STANDARDS.

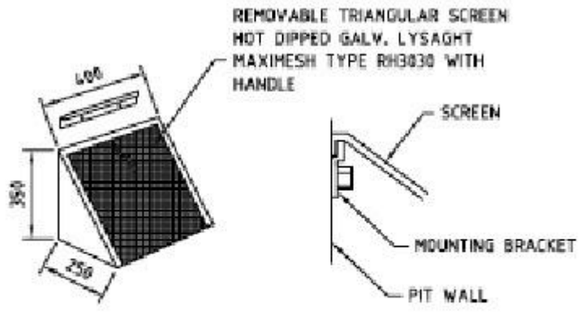
NOT WITHSTANDING THE DETAILS SHOWN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR OF TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE CLEAN WATERS ACT.



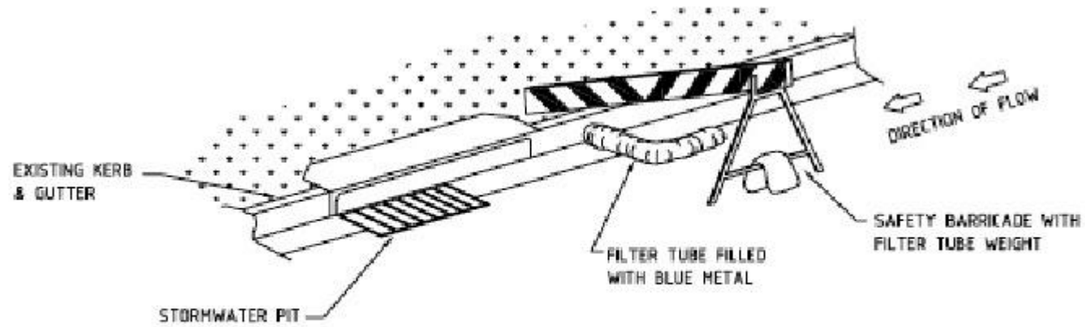
SEDIMENT FENCE



BUILDING MATERIAL STOCKPILES
N.T.S.



MULTI PURPOSE FILTER SCREEN
SCALE 1:20
PRODUCT CODE: MMMPS (MASCOT ENGINEERING)



FILTER TUBE SILT TRAP
N.T.S.

JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments:

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT SEAFORTH NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **EROSION & SEDIMENT CONTROL PLAN**

dwg #.: **21**

scale: NTS

project #: 2017.P003

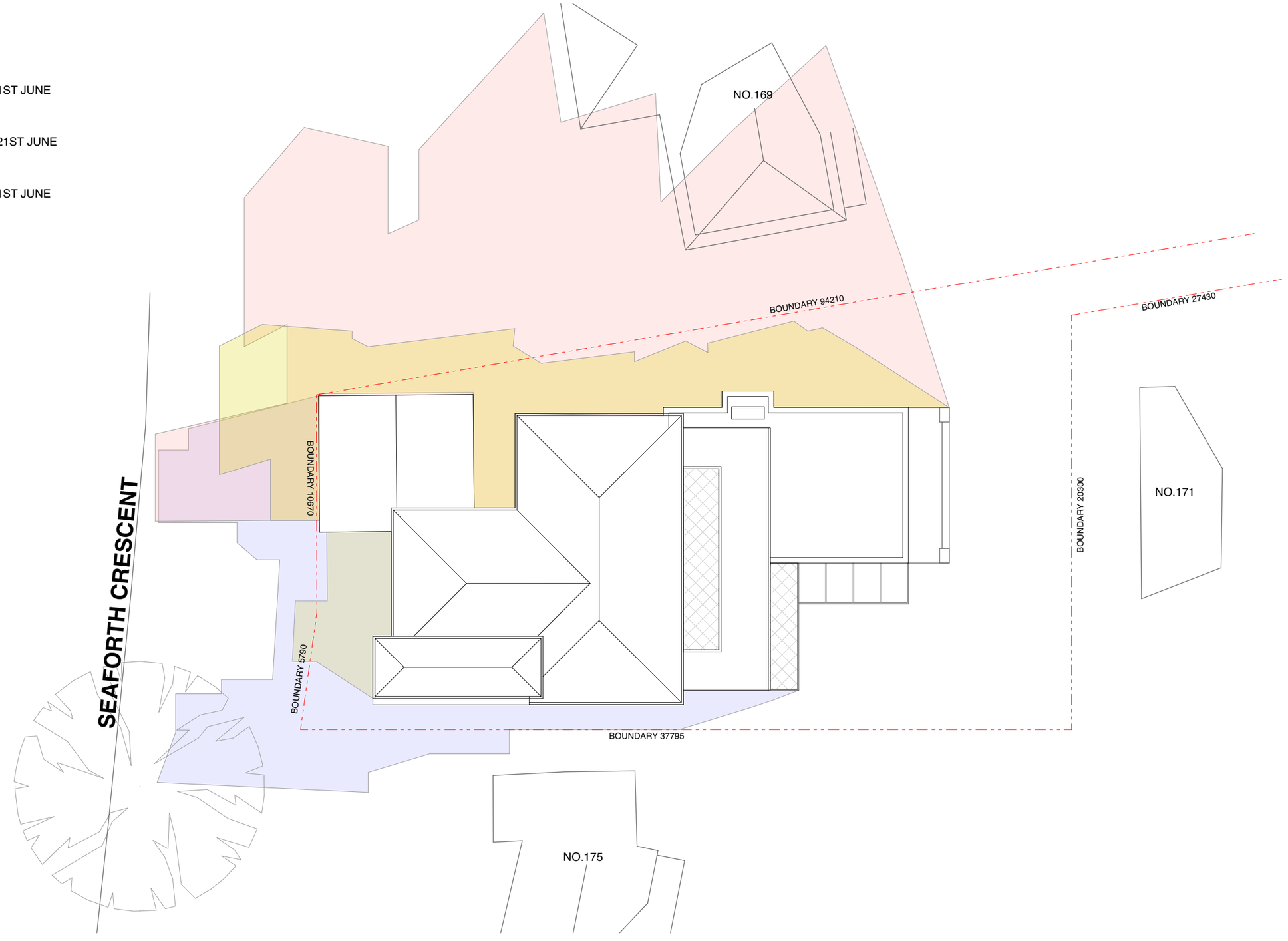
date: 02- 05- 20

issue: **K**

9AM, 21ST JUNE

12PM, 21ST JUNE

3PM, 21ST JUNE



JAYN DESIGN
ARCHITECTURE & INTERIOR
mobile: 0410 274 753
email: jay@jayndesign.com.au

drawn by: Jay Nam

amendments:

notes: #Notes

true north: N

project: 173 SEAFORTH CRESCENT
SEAFORTH
NSW 2092

client: TITUS THESEIRA

FOR DA

dwg title: **SHADOW DIAGRAM**

scale: 1:200

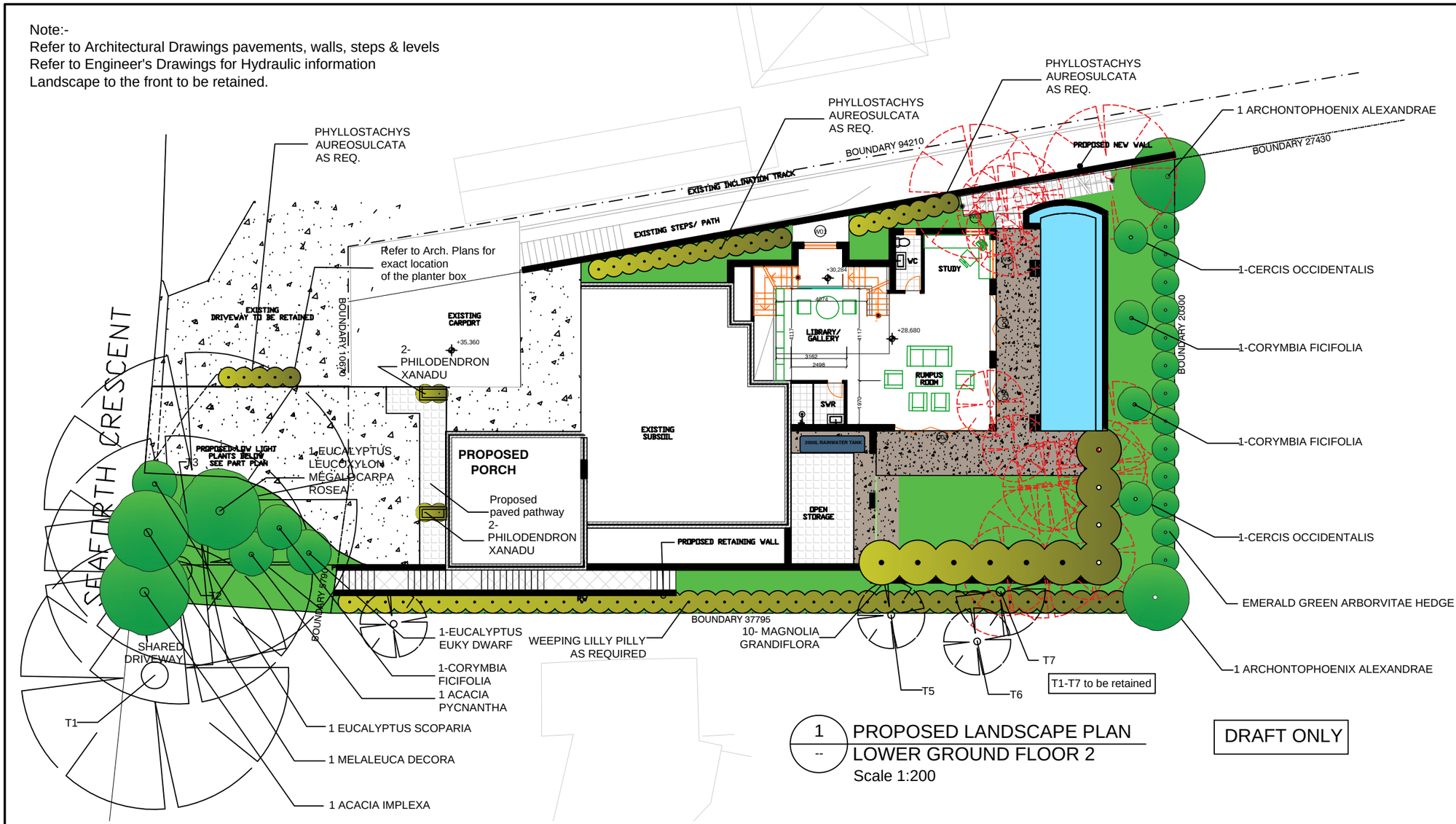
project #: 2017.P003

dwg #.: **22**

date: 02- 05- 20

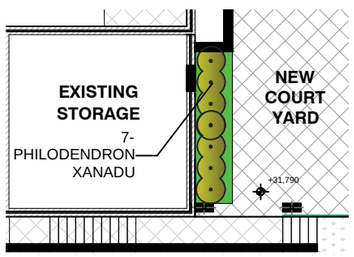
issue: **K**

Note:-
Refer to Architectural Drawings pavements, walls, steps & levels
Refer to Engineer's Drawings for Hydraulic information
Landscape to the front to be retained.

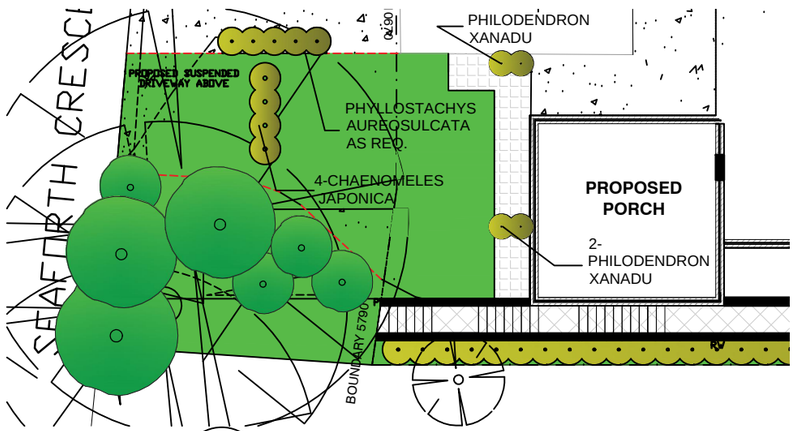


1 -- PROPOSED LANDSCAPE PLAN
LOWER GROUND FLOOR 2
Scale 1:200

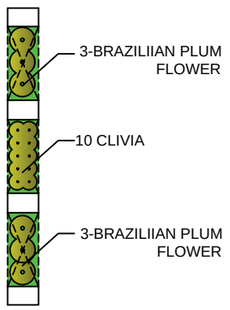
DRAFT ONLY



2 -- PROPOSED LANDSCAPE PLAN
LOWER GROUND FLOOR
Scale 1:200
(Refer to Architectural plan for detail plan)



3 -- PROPOSED LANDSCAPE PLAN
BELOW SUSPENDED DRIVEWAY
Scale 1:200
(Refer to Architectural plan for detail plan & exact location of planter box)



2 -- PROPOSED LANDSCAPE PLAN
ARCHES OF RETAINING WALL (SWIMMING POOL)Scale 1:200
(Refer to Architectural plan for detail plan)

LEGEND

- Existing Trees to be demolished
- Proposed Tree Planting
- Proposed Shrubs Planting
- Proposed Turfed Area
- New Concrete
- Existing Concrete

FOR DA ONLY - NOT FOR CONSTRUCTION

ACCON ENGINEERS

NO.	REVISION	DATE
A.	AMEND PER COUNCIL REQ. ISSUED FOR APPROVAL	4.6.20
	ISSUED TO CL FOR APPROVAL	15.2.19

ACCON ENGINEERS
PO Box 307
Minto, NSW 2566
Ph. 02 8712 1487
Email:
info@acconengineers.com.au

PROJECT
ALTERATION & ADDITION
173 SEAFORTH CRESCENT,
SEAFORTH NSW 2092

CLIENT
TITUS THESEIRA

TITLE
LANDSCAPE PLAN

DESIGNED BY
AS

APPROVED BY
AS

DATE	
5/02/2019	L 01 (A)
SCALE	**SHEET**
1:200@A3	

LANDSCAPE WORKS:

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- Prior to commencement of site landscape works, remove all building rubbish and debris from the site, remove all weed growth and unwanted remnant plant material.
- All ground surfaces should be formed to final profiles. See separate Survey Plan.
- Incorporated composted green manure in a ration of 1 meter to 5 meters of site soil before planting out in areas of native planting, in front of building complex where exotic plant species are to be planted incorporate cow manure in same ratio to site soil.
- For areas behind retaining walls and where site soil has been significantly modified
  replace with an organic soil mix to a depth of at least 350mm.
- Check pH and make sure it is between 5.5-7.0.
- After planting fertilize non native areas with Organic Life fertilizer or Osmocote slow
  release fertilizer and in areas planted up with native species fertilize with low
  phosphate Osmocote
- Mulch planted up areas to a depth of 75mm with native leaf litter in areas outside
  the building complex and mulch to same depth with fine leaf pine bark in all planter
  boxes within the building complex
- Water plants in well

GARDEN EDGING:

Garden edging to be either timber, brick or concrete (as selected by the owner) the edges are to be laid in even curves and straight lines as shown on the plan. The top of the edge is finish flush with the adjacent turf and mulch levels.

TURF:

Excavate /grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards inlet pits, kerbs etc and away from buildings. Ensure that no pooling or ponding will occur. Rip the sub grade to a depth of 150mm install 100mm depth of imported topsoil at the recommended rate. Lay "

Kikuyu " turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.

MAINTENANCE:

All landscape works are to be maintained for a period of twelve months from the date
of completion. This includes the following: -

Watering: Which is to be done once a week for 2 months, then once a fortnight for 8 months.

Weeds: Which are to be maintained and mulch replaced to maintain a depth of 50mm.

Mowing: Which is to be done at 2 weeks intervals during spring and 4 weeks intervals during Winter

Pruning: Which is to be done to encourage shape and size. Any plants or turf, which fails during this period, are to be replace at no extra cost.

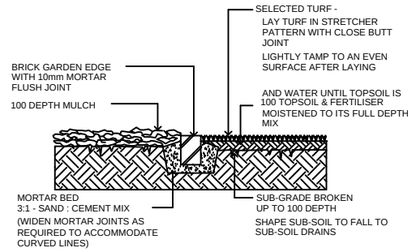
PROTECTION OF TREES RETAINED ON AND ADJACENT TO SITE

Existing trees so indicated shall be retained. The trees shall be protected for the period of construction by the erection of a fence not less that 1800 high, set out 5 times the stem diameter of the tree, or 3 metres clear of the tree, which ever is greater. Where existing protection fencing exists, it shall be maintained. The protected zone within this fence shall not be interfered with in any way during
construction; the protected area shall be mulched at the time of erection of the protection fences with leaf litter mulch to a thickness of 75mm and the fenced zone shall be regularly watered. Finishing landscape works within these areas shall be carried out on ground levels as found, with minimum cultivation. Provide similar protection to primary root zones of trees on adjoining properties where root zones
project in the property.

DRAFT ONLY

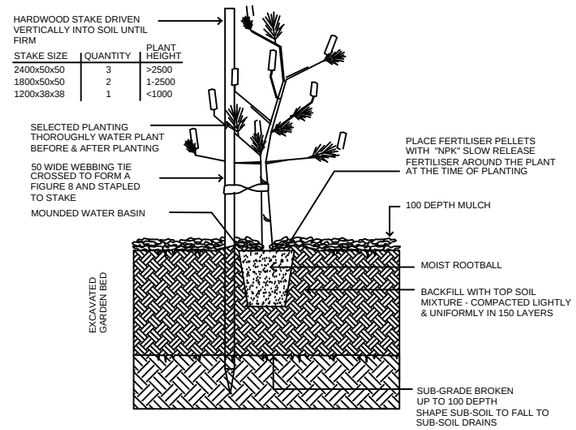
PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	APPX MATURED HEIGHT	MATURE SPREAD	NATIVE (N)
TREES				
Alexander Palm	Archontophoenix Alexandrae	15-25m	2-3m	(N)
Emerald Green Arborvitae	Thuja Trees	3-4.5m	0.9-1.2m	
Gum Tree	Corymbia Ficifolia	2-15m	2-5m	
Western Redbud	Cercis Occidentalis	5m		
Yellow Gum	Eucalyptus Leucoxylon Megalocarpa Rosea	5-6m	3.5m	
Golden Wattle	Acacia Pycnantha	2-10m	2-6m	
White Feather Honeymyrtle	Melaleuca Decora	12m		
Wallangarra White Gum	Eucalyptus Scoparia	15-20m		
Euky Dwarf	Eucalyptus Leucoxylon Dwarf	5-6m	3-4m	
Hickory Wattle	Acacia Implexa	5-15m	4-10m	
SHURBS/FLOWERS				
Clivia		0.4-0.5m	0.8m	
Flowering Quince	Chaenomeles Japonica	1m	1m	
Brazillian Plume Flower	Justicia Carnea	0.92-0.120	0.5m	
Philodendron Xanadu		0.5-0.8m		
Weeping Lilly Pilly	Syzygium ‘Cascade’	2-3m	1.2-1.5m	(N)
Yellow Bamboo	Phyllostachys Aureosulcata	8m	2m	(N)
Little Gem	Magnolia Grandiflora	4m	2.5m	



1. TURF & GARDEN EDGE DETAIL

NOTE :
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM



2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE :
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST

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