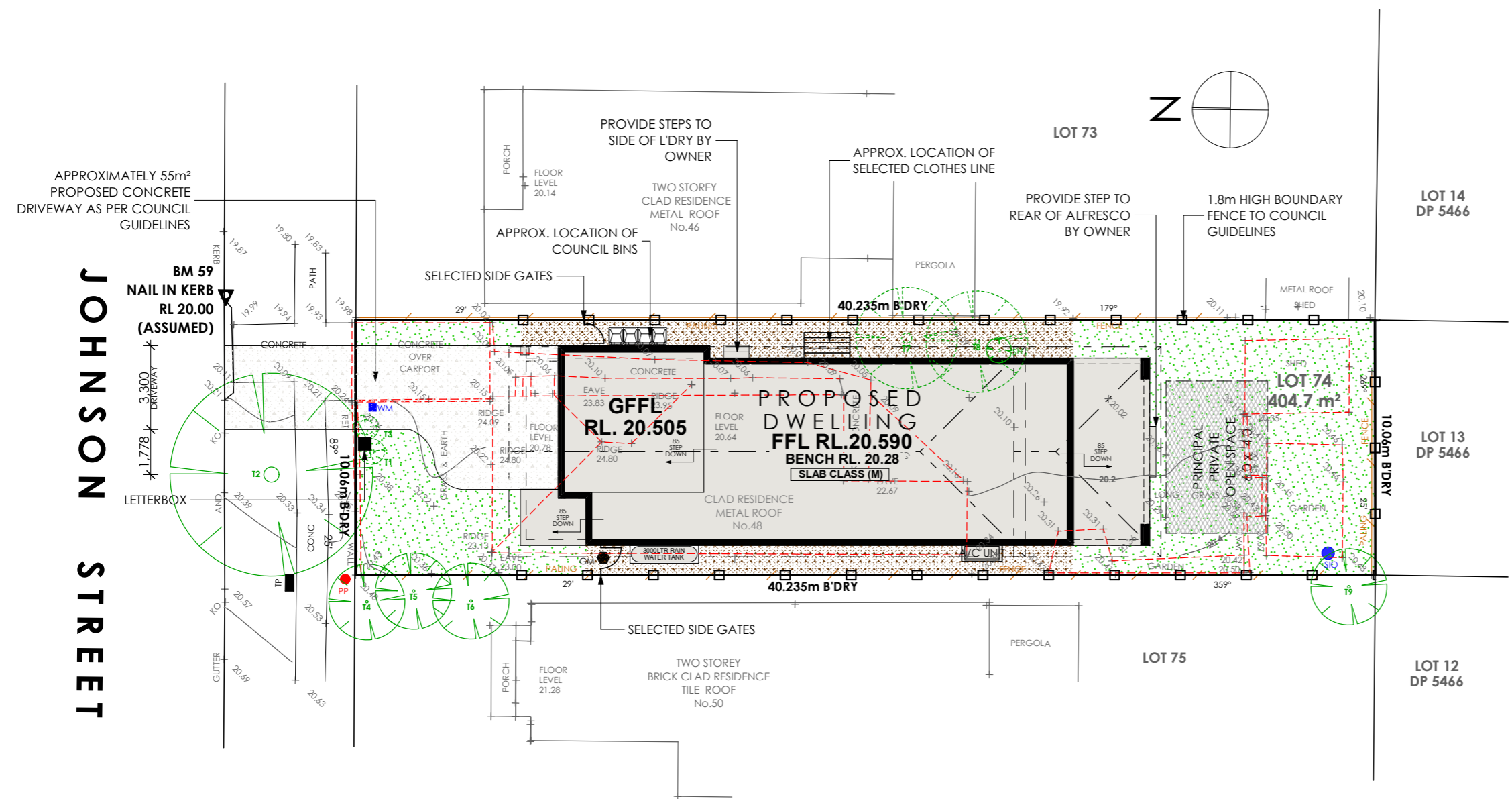


Area	m2
VOIDS	15.54
ALFRESCO	22.17
BALCONY FRONT	13.10
UPPER FLOOR	115.25
PORCH	5.32
GARAGE	33.49
GROUND FLOOR	117.61
	322.48 m <sup>2</sup>
Area	m2
POS	89.53
LANDSCAPING	183.10

**\*NOTE: ALL LANDSCAPING TO BE COMPLETED BY OWNER PRIOR TO FINAL OCCUPATION CERTIFICATE.**

SCHEDULE OF TREES			
	DIAMETER	HEIGHT	TYPE
T1	0.20	-	STUMP
T2	0.60	8m	-
T3	0.60	1m	STUMP
T4	0.10	3m	-
T5	0.10	3m	-
T6	0.10	3m	-
T7	0.40	8m	PALM
T8	0.20	6m	PALM
T9	0.10	3m	-

KEY	
	PROPOSED DRIVEWAY APPROXIMATE AREA
	PROPOSED NEW DWELLING
	PRINCIPAL PRIVATE OPEN SPACE
	AREA OF SOFT LANDSCAPING (TURF & GARDEN BEDS) -
	AREA OF HARD LANDSCAPING - (PAVERS, DECORATIVE CONCRETE OR SIMILAR)
	AREA OF HARD LANDSCAPING - (GRAVEL, PEBBLES OR SIMILAR)
	1.8m HIGH BOUNDARY FENCE TO COUNCIL AND/OR DEVELOPERS GUIDELINES
	1.2M HIGH FRONT FENCE TO COUNCIL AND/OR DEVELOPERS GUIDELINES
	SIDE GATE
	LETTERBOX
	COUNCIL BINS
	SELECTED OUTDOOR CLOTHES LINE
	25L ADVANCE TREE
	CONSISTENT DENSE HEDGE ROW AT MIN. 1m MATURE HEIGHT
	SELECTED PLANTS/SHRUBS



**SUBMISSION PLANS**

SIGNED: .....

DATE: ..... / ..... / .....20.....

CL REP: .....



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**COMPLETE VISION DESIGNS**  
ARCHITECTURAL DRAFTING

Disclaimer: Some items displayed or noted on these plans may be for indicative nominal placement or certification purposes only. The written words in any accompanying building tender will on all occasions take precedence to the plan. All internal room dimensions shown on any floor plan are to timber frame for construction purpose.

Notes:  
- Refer to Engineer's details for all expansion joint locations.  
- Refer to Engineer's details for all steel beam locations.  
- Refer to truss manufacturers details for all floor joist sizes & directions.  
- Refer to A/C manufacturers details for A/C duct positions.  
- A/C duct locations may need to change due to construction requirements (ie. joist location, structural beams etc.)  
- Floor finishes as selected as per tender.

REVISION SCHEDULE			
ISSUE	DESCRIPTION	DATE	INITIAL
A	PRELIMINARY PLANS	11/01/23	AS
B	AMENDED PRELIMINARY PLANS	17/02/23	AS
C	AMENDED ENSUITE LAYOUT	14/03/23	AS
D	SUBMISSION PLANS	04/05/23	AS
E	CLIENT AMENDMENT - ADDITIONAL WINDOWS TO BEDS 2 & 3	26/05/23	AS
F	AMENDED PLANS AS PER HYDRAULIC ENGINEER'S PLANS	30/05/23	AS

SCALE: 1:200

DP No: 7310

EXHAUST FAN  
SMOKE ALARM AS 3786-1993

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**CONCEPT LANDSCAPE PLAN**

PROPOSAL:  
NEW BRICK VENEER TWO STOREY DWELLING

CLIENT:  
**MR M. BATTAGLIA**

ADDRESS:  
LOT 74 (No.48) JOHNSON STREET  
FRESHWATER, NSW 2096

LODGEMENT: <b>DA</b>	STAGE: SUBMISSION
COUNCIL: NORTHERN BEACHES	PLOT DATE: 30/05/2023
FLOOR PLAN: CUSTOM	SOIL CLASSIFICATION: 'M' CLASS
FACADE: CUSTOM	PROJECT No: 48_JOHNSON
	SHEET: <b>08</b>