

T:\RAWSON HOMES\CONTRACTS AND JOB FILES\A009185 Nogueira - Lot 14, Bubalo Street, Warriewood NSW 2102\A009185 Submission Plans.rvt



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SCHEDULE OF DRAWINGS:

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04	FIRST FLOOR
05	ELEVATIONS 1-2
06	ELEVATIONS 3-4
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08	WET AREA PLANS
09	SLAB PLAN (NOT IN SET)
10	SEDIMENT/ANALYSIS PLAN
11	SHADOW DIAGRAM AT JUNE 21ST
12	BASIX COMMITMENTS
KD	KITCHEN DETAILS

AMENDMENTS

ISS	DESCRIPTION	BY	DATE
A	APPLICATION PLANS (VARI: 1-31)	PG	25.06.19
B	SUBMISSION PLANS (TV:1-3)	JH	29.07.19
C	AMENDED SUBMISSION PLANS (PCV: 1-2)	JH	06.09.19

AMENDED SUBMISSION PLANS - DA

SIGNATURE:			
DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
DH	25.06.19	DH	
COUNCIL AREA:		SCALE:	
NORTHERN BEACHES			
JOB No:	DRWG No:	ISSUE:	
A009185	01	C	

NOTES:
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RAWSON HOMES

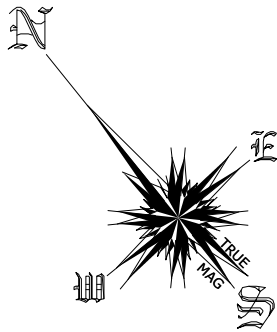
1 HOMEBUSH BAY DRIVE, BLDG. F
LEVEL 2, SUITE 1
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TELEPHONE 02 8765 5500
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Builder's licence No. 33493C



CLIENT:
MR. R. M. NOGUEIRA & MS. K. J. DE MORAES NOGUEIRA
SITE ADDRESS:
PROPOSED LOT 14 (DP UNREG)
BUBALO STREET
WARRIEWOOD NSW 2102

HOUSE TYPE
MODEL: ELLERSTON 22 MKI (OPTION1)
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: SYDNEY & HUNTER BASE
DRAWING TITLE:
COVER SHEET

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LEGEND	
DT	- DENOTES DEAD TREE
EB	- ELECTRICAL BOX
EM	- ELECTRICAL METER
G	- GAS METER
H	- HYDRANT
KO	- HYDRANT RECYCLED
LP	- LIGHT POLE
LH	- LAMP POLE
MH	- MAN HOLE
PP	- POWER POLE
SMH	- SEWER MAN HOLE
SIO	- SEWER INSPECTION OPENING
SV	- SEWER VENT PIPE STOP VALVE
S	- DENOTES TREE STUMP
SWP	- DENOTES STORM WATER PIT
T	- DENOTES TREE
TP	- TELESTRA PIT
WT	- WATER TAG
WM	- WATER METER
△	- BENCH MARK
1	- PHOTO POINT
	- GULLY PIT
	- VEHICULAR CROSSING

GENERAL SITING NOTES	
• ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENTS SUBJECT TO CONFIRMATION UPON COMPLETION OF ARCHITECTURAL PLANS.	
• ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFIRMATION WITH STEP-DOWNS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR.	
• ALL FLOOR AREA CALCULATIONS ARE TO BE CONFIRMED UPON THE COMPLETION OF FINAL ARCHITECTURAL PLANS.	
• ALL ALLOWANCES FOR STEPS/STAIRS THAT MAY BE REQUIRED ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.	
• ALL ALLOWANCES FOR RETAINING WALLS ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.	

EXISTING TREES GREATER THAN 8m IN HEIGHT WITHIN 3m OF THE PROPOSED BUILDING OR ANY TREES WITHIN PROPOSED DRIVEWAY TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

SITE CALCULATIONS DA	
GROUND FLOOR	80.18 m ²
FIRST FLOOR	86.57 m ²
TOTAL LIVING AREA	166.75 m ²
SITE AREA	270.00 m ²
BUILDING FOOTPRINT	107.10 m ²
DRIVEWAY & PATH	21.19 m ²
TOTAL LANDSCAPE AREA	55.14 m ²
LANDSCAPE AREA (%)	20 %
FRONT LANDSCAPE (%)	68.77 %
FLOOR SPACE RATIO	0.62 :1
SITE COVERAGE	71.73 %
LANDSCAPE AREA (4m)	32.9 %



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MODEL: ELLERSTON 22 MKI (OPTION1)
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: SYDNEY & HUNTER BASE
DRAWING TITLE:
SITE PLAN

DRAWN BY: DH	DATE DRAWN: 25.06.19	CHECKED BY: DH	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 200	
JOB No: A009185	DRWG No: 02	ISSUE: C	

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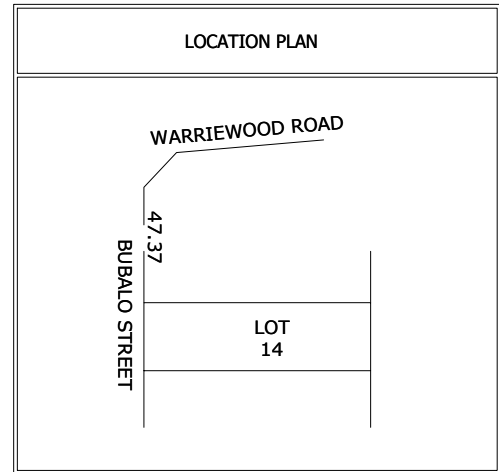
SITE NOTES:

BEFORE STARTING WORK ON SITE CHECK FOLLOWING:

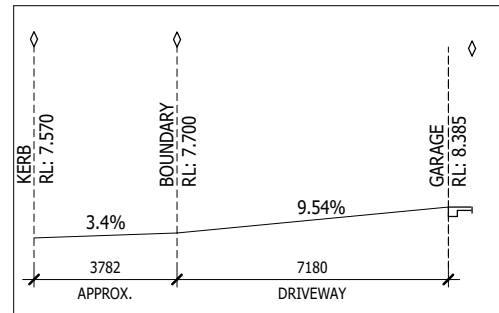
- SERVICE LOCATIONS
- SEWER CONNECTION POSITION
- DRIVEWAY ALIGNMENT & LEVELS

DP ○ INDICATES DOWNPIPE LOCATION

N2 WIND CATEGORY
0.89m FALL ACROSS BUILDING ENVELOPE
DRIVEWAY AND FRONT PATH TO COMPLY WITH AS2890



24m² (6m x 4m) PRINCIPAL PRIVATE OPEN SPACE .



DRIVEWAY GRADIENT

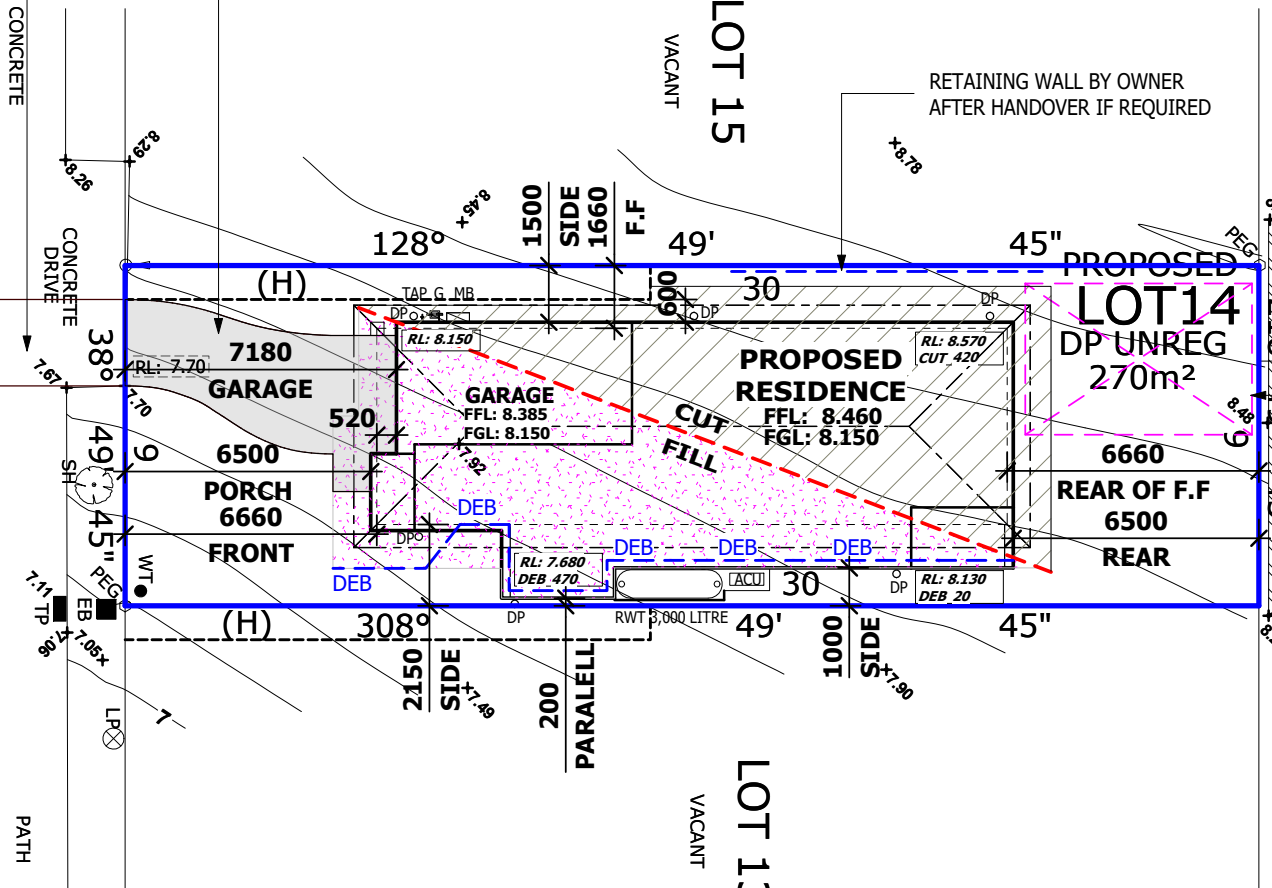
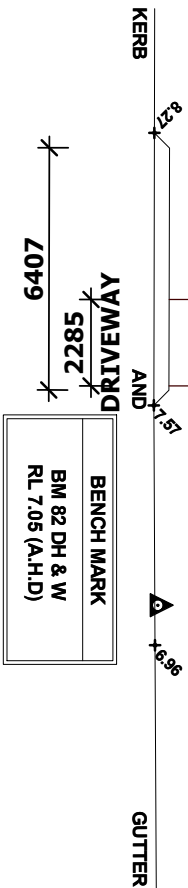
1 : 200

(H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

BROOM FINISHED COLOURED
CONCRETE DRIVEWAY & FRONT
PATH BY RAWSON HOMES

PLAIN CONCRETE
CROSSOVER BY
RAWSON HOMES

BUBALO STREET



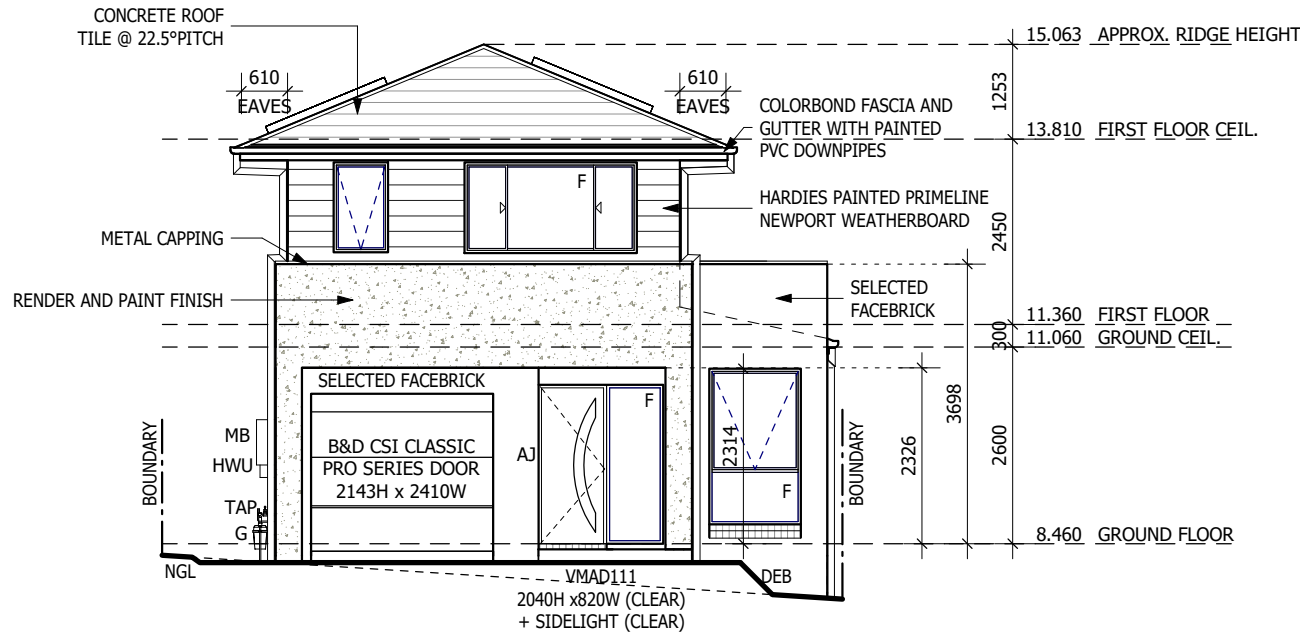
PT 1
DP 270907
KNOWN AS BAZ RETREAT
LOT 23
DP 270907

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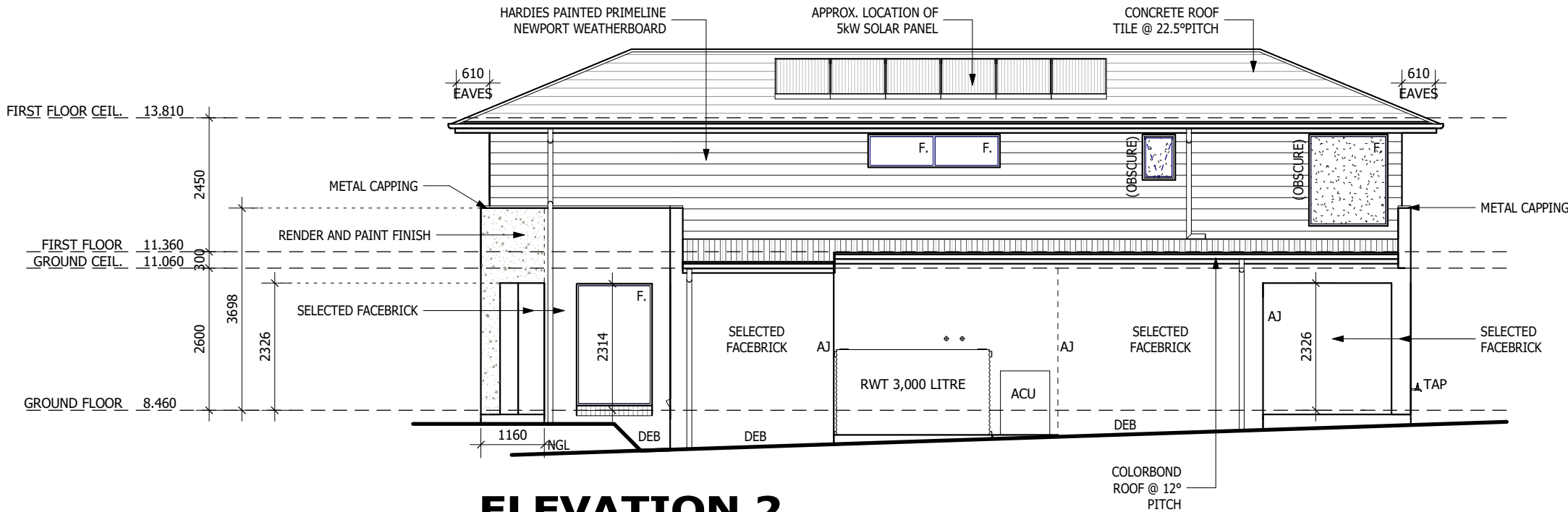
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NYLON MESH FLYSCREENS TO ALL OPENING WINDOWS,
SLIDING AND STACKER DOORS (EXCLUDING HINGED DOORS)



ELEVATION 1



ELEVATION 2

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FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: SYDNEY & HUNTER BASE
DRAWING TITLE:
ELEVATIONS 1-2

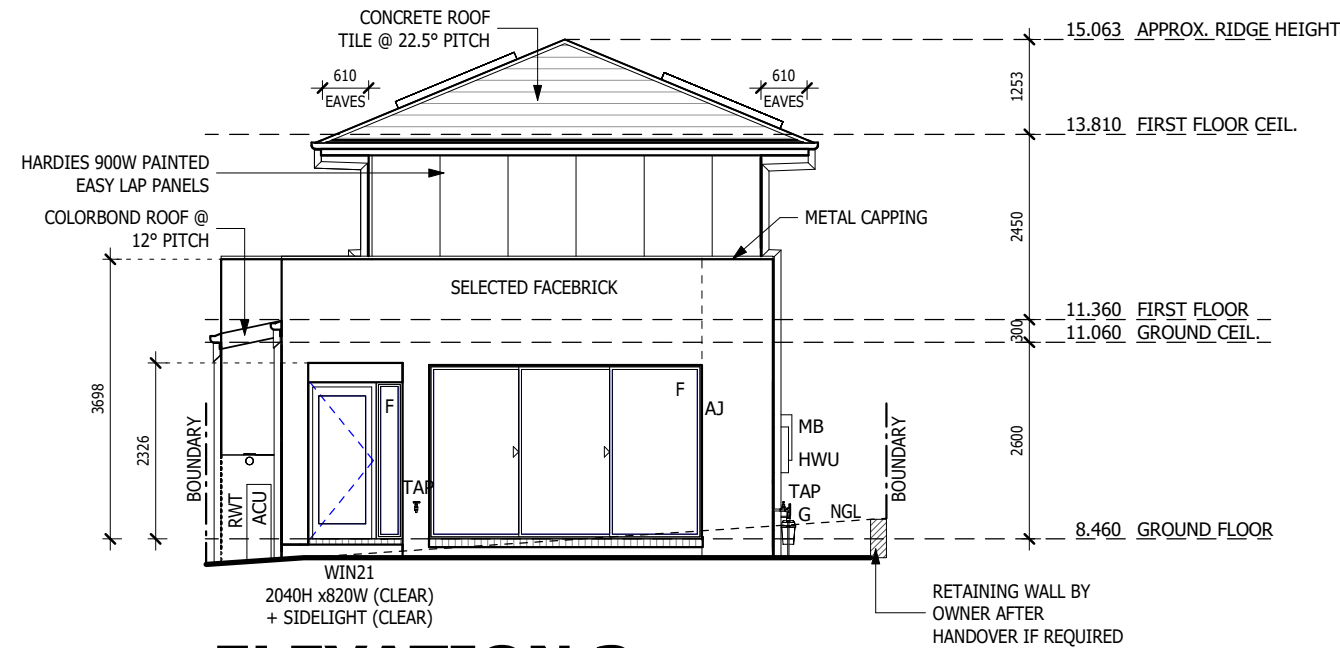
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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A009185		DRWG No: 05	ISSUE: C

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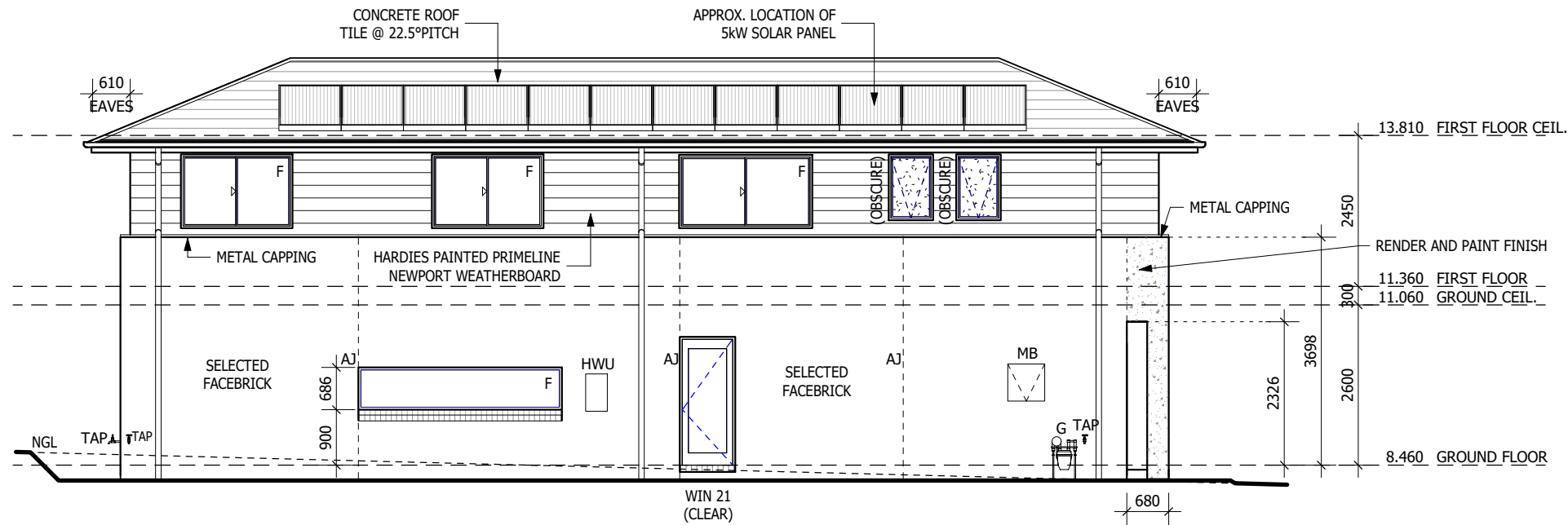
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ELEVATION 3



ELEVATION 4

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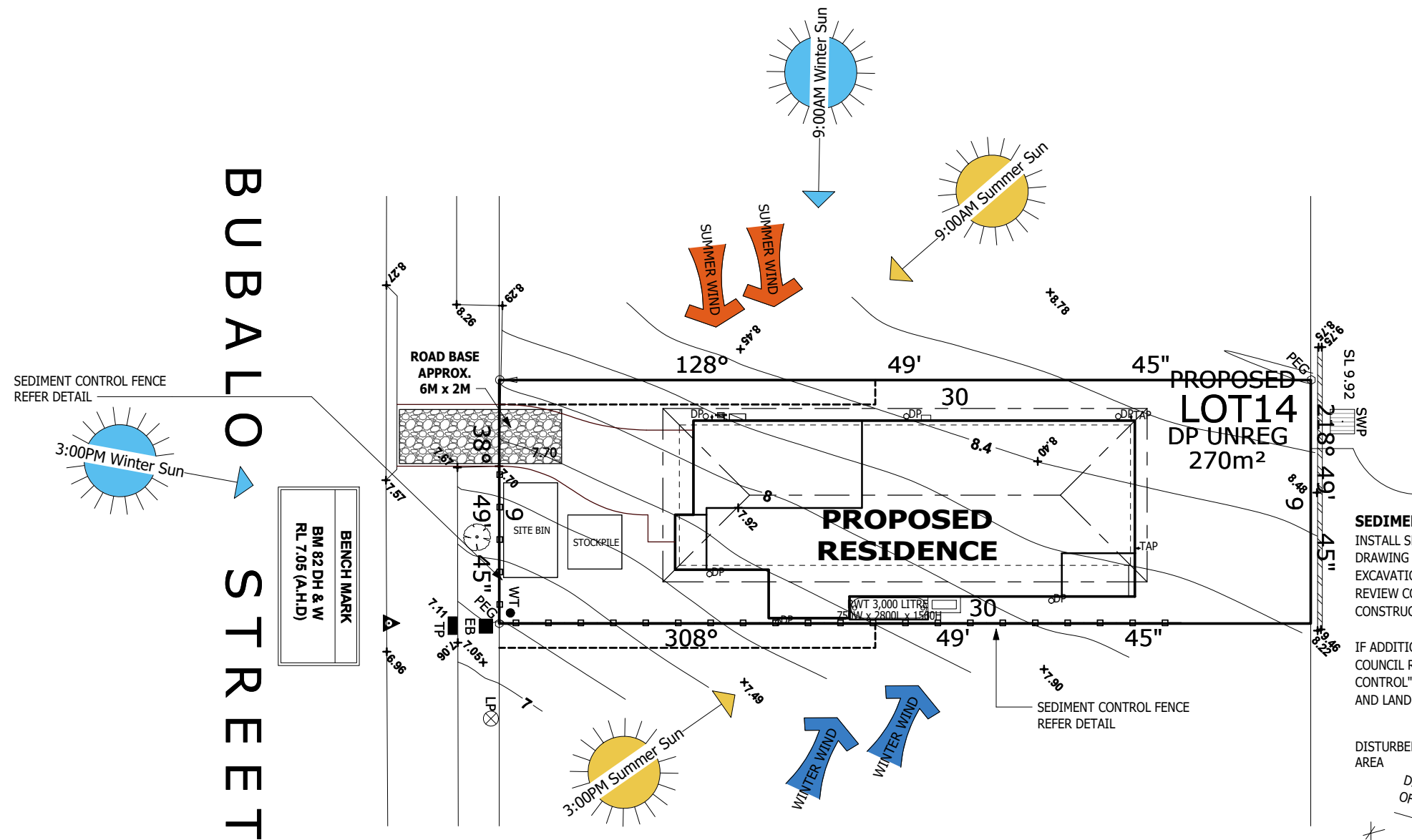
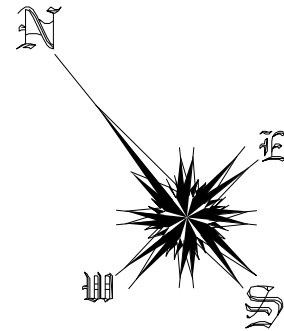
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HOUSE TYPE
MODEL: ELLERSTON 22 MKI (OPTION1)
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: SYDNEY & HUNTER BASE
DRAWING TITLE:
ELEVATIONS 3-4

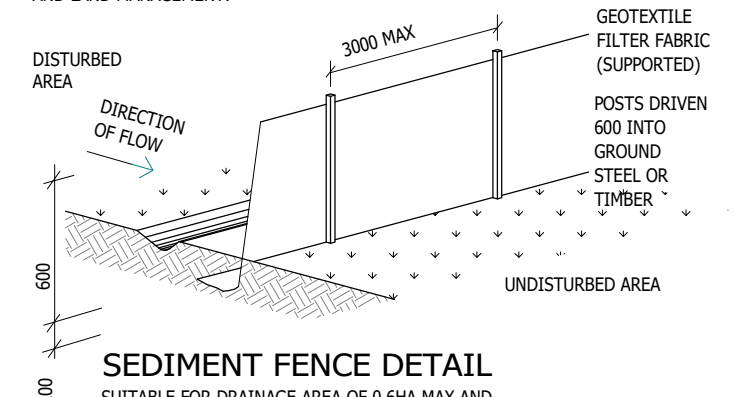
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JOB No: A009185		DRWG No: 06	ISSUE: C



SEDIMENT CONTROL

INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON THIS DRAWING AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION AND CONTROL OR BY COUNCIL REQUIREMENTS, REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.



SEDIMENT FENCE DETAIL

SUITABLE FOR DRAINAGE AREA OF 0.6HA MAX AND
SLOPE GRADIENT OF 1:2 MAX WITH LENGTH OF 60M MAX



The Essential First Step

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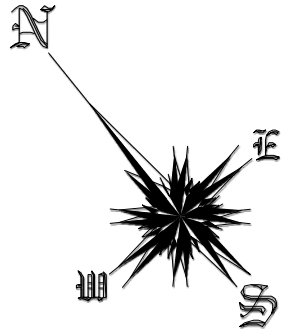
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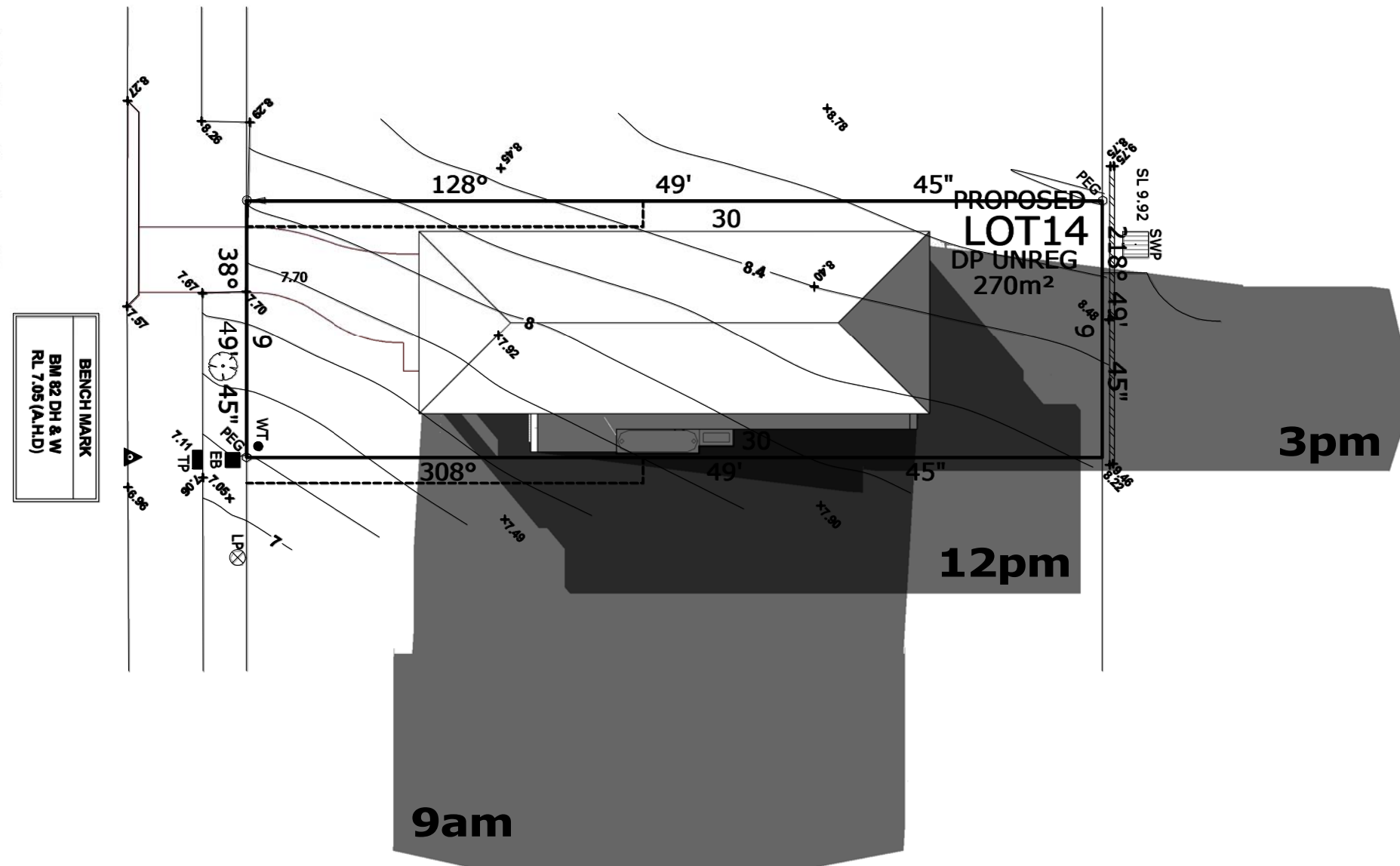
CLIENT:
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NOGUEIRA
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PROPOSED LOT 14 (DP UNREG)
BUBALO STREET
WARRIEWOOD NSW 2102

HOUSE TYPE
MODEL: ELLERSTON 22 MKI (OPTION1)
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: SYDNEY & HUNTER BASE
DRAWING TITLE:
SEDIMENT/ANALYSIS PLAN

DRAWN BY: KE	DATE DRAWN: 14.02.19	CHECKED BY: DL	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 200	
JOB No: A009185	DRWG No: 10	ISSUE: C	



BUBALO STREET



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SITE ADDRESS: PROPOSED LOT 14 (DP UNREG) BUBALO STREET WARRIEWOOD NSW 2102

HOUSE TYPE	
MODEL:	ELLERSTON 22 MKI (OPTION1)
FACADE:	CLASSIC
TYPE:	SINGLE GARAGE
SPECIFICATION:	SYDNEY & HUNTER BASE
DRAWING TITLE:	
SHADOW DIAGRAM AT JUNE 21ST	

DRAWN BY: KE	DATE DRAWN: 14.02.19	CHECKED BY: DL	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 200	
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BASIX COMMITMENTS					
PROJECT DETAILS			STORMWATER	ENERGY	LIGHTING
Site area	270	m ²	Rainwater tank to collect at least 62m ² of rain run off from roof area	ACTIVE COOLING/HEATING 1-PHASE	Applicant must provide a window or skylight for natural lighting to 4
Roof area	124.0	m ²	Rainwater tank to be connected to all toilets with in the development	Cooling system with day/night zoning for bedrooms & living areas with an 3 star rating	bathrooms/toilets
number of bedrooms	4		Rainwater tank to be connected to cold water tap to supply water to the washing machine	Heating system with day/night zoning for bedrooms & living areas with an 3.5 star rating	COOKING (KITCHEN APPLIANCES)
Total area of vegetation (garden & lawn)	55	m ²	Rainwater to be connected to at least one outdoor tap for garden watering	VENTILATION	Install a gas cooktop and electric oven
ABSA Certificate Number (if applicable)	0004183539		Rainwater to have a capacity of at least 3000L	At least 1 Bathroom: individual fan, ducted to façade or roof: manual switch on/off	DESIGN ENHANCEMENT
Net conditioned floor area	140	m ²	WATER	Kitchen: individual fan, ducted to façade or roof: manual switch on/off	Install a fixed outdoor clothes drying line
Net Unconditioned floor area	6	m ²	All showers with in the development are to have a minimum rating of 3 star showerheads	Laundry: natural ventilation only, or no laundry.	
Concession claimed (if applicable)	N/A		Each toilet is to have a flushing system of no less than a 4 star rating	ALTERNATIVE ENERGY	
Cooling load (if applicable)	24	MJ/m ² /pa	All basin taps to have a minimum rating of 3 star rating	The applicant must install a photovoltaic system with the capacity to generate at least	INSULATION
Heating load (if applicable)	40	MJ/m ² /pa	All taps in the kitchen are to have a minimum rating of 3 star	5.4 peak kilowatts of electricity as part of the development. The applicant must connect	External wall [including garage]: R2.5
			HOT WATER	this system to development's electrical system.	Ceiling [excluding garage & alfresco]: R4.1
			Gas instantaneous hot water system with a performance of 6 stars		

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DRAWING TITLE:
BASIX COMMITMENTS

DRAWN BY:
DH

DATE DRAWN:
25.06.19

CHECKED BY:
DH

APPROVED FOR
CONSTRUCTION:

COUNCIL AREA:
NORTHERN BEACHES

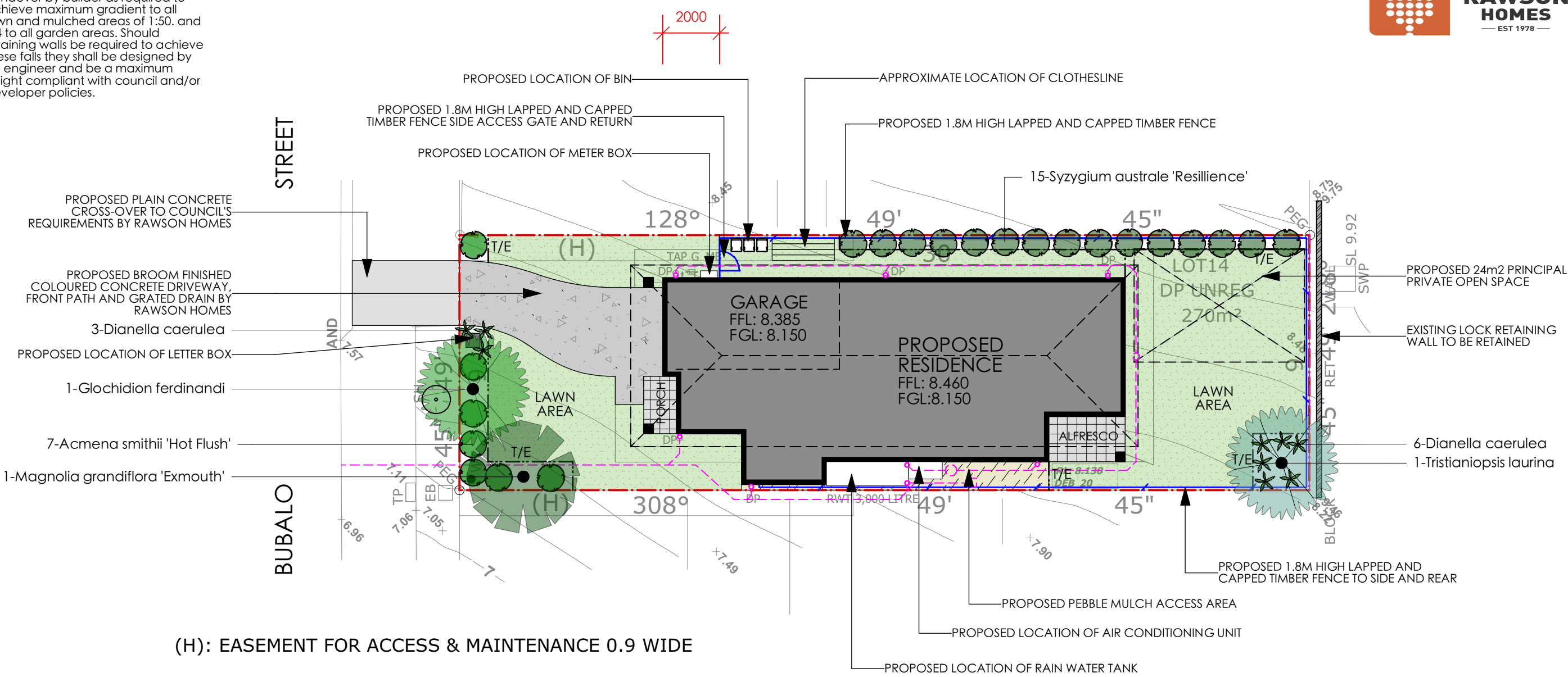
SCALE:

JOB No:
A009185

DRWG No:
12

ISSUE:
C

Note:
Landscape Contractor shall undertake minor earthworks after handover by builder as required to achieve maximum gradient to all lawn and mulched areas of 1:50. and 1:4 to all garden areas. Should retaining walls be required to achieve these falls they shall be designed by an engineer and be a maximum height compliant with council and/or developer policies.



(H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

PLANTING SCHEDULE INDICATES PROPOSED AUSTRALIAN NATIVE PLANTS

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Acmena smithii 'Hot Flush'	Lillypilly	7	200mm	1000	1500
Dianella caerulea	Blue Flax Lily	9	140mm	700	700
Glochidion ferdinandi	Cheese Tree	1	45lt	4000	8000
Magnolia grandiflora 'Exmouth'	Southern Magnolia	1	45lt	4000	6000
Syzygium australe 'Resillience'	Lillypilly	15	300mm	1000	2500
Tristaniopsis laurina	Water Gum	1	45lt	4000	10000



Legend

PROPOSED PAVED AREA

PROPOSED LAWN AREA

PROPOSED PEBBLED MULCH ACCESS PATH

PROPOSED CONCRETE CROSSOVER

PROPOSED CONCRETE DRIVEWAY

PROPOSED 1.8M HIGH CAPPED AND LAPPED TIMBER FENCE

TIMBER LAWN EDGE

SITE BOUNDARY

EXISTING TREE TO BE RETAINED

PROPOSED PIPELINE REFER TO HYDRAULIC DETAILS BY ALW DESIGN

Notes

1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.

2. All detailing of drainage to paved areas shall be by others.

3. All levels shall be determined by others and approved on site by client.

4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.

5. Do not scale from drawings.

6. If in doubt contact the Landscape Architect.

7. All boundaries shall be surveyed prior to commencement of construction works.

8. This plan is for DA purposes only. It has not been detailed for construction.

9. All dimensions, levels and boundaries are nominal only.

10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

Revision

Description

Date

DATE

REVISION

PROPOSED LANDSCAPE PLAN

LOT 14 (DP UNREG),BUBALO STREET,WARRIEWOOD

MR.R.M.NOGUIRA & MS.K.J.DE MORAES

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
Tel: (02) 9957 5122 Fx: (02) 9957 5922

PROJECT #

DWG #

REVISION

RAWSON HOMES

L/01

DATE #

SCALE @ A3

DRAWN

CHKD

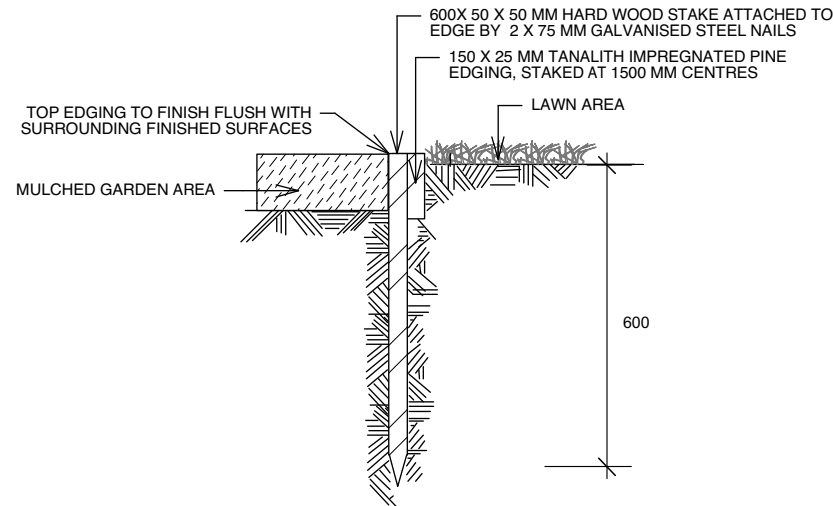
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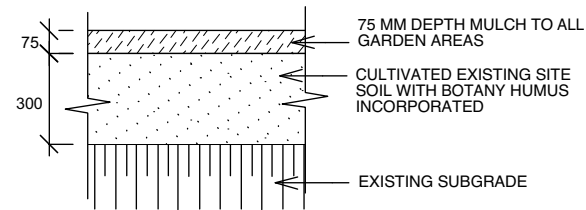
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JC

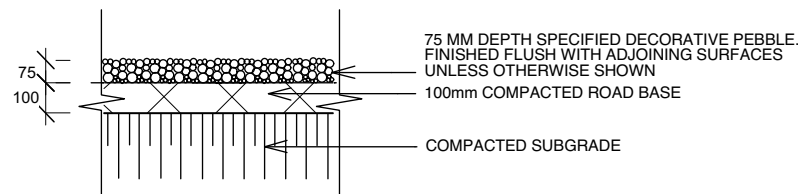
a total concept
landscape architects & swimming pool designers



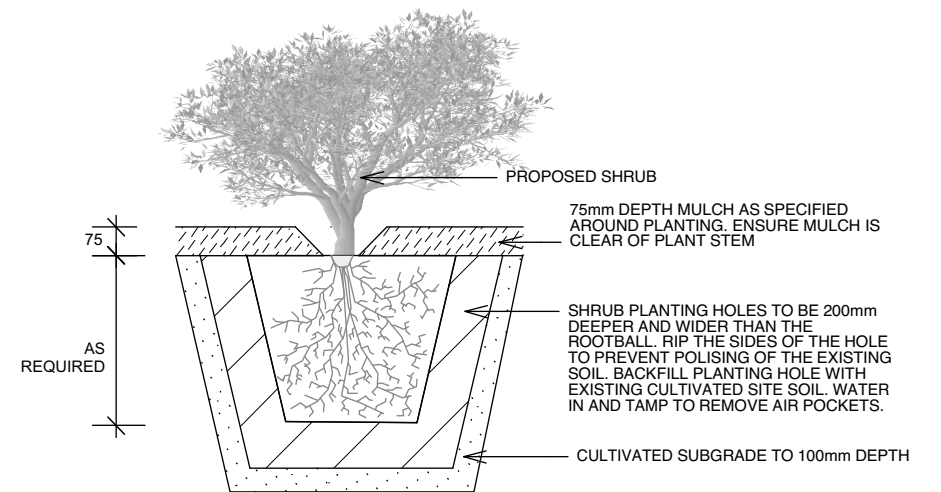
TYPICAL TIMBER EDGE DETAIL
SCALE 1:10
DO NOT SCALE



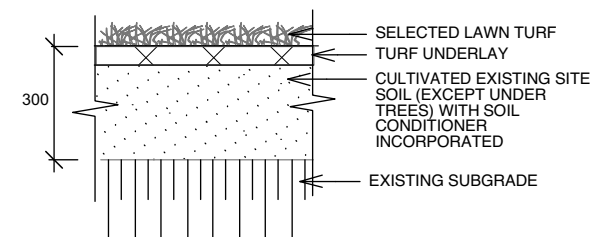
SOIL TO GARDEN AREAS
SCALE 1:20



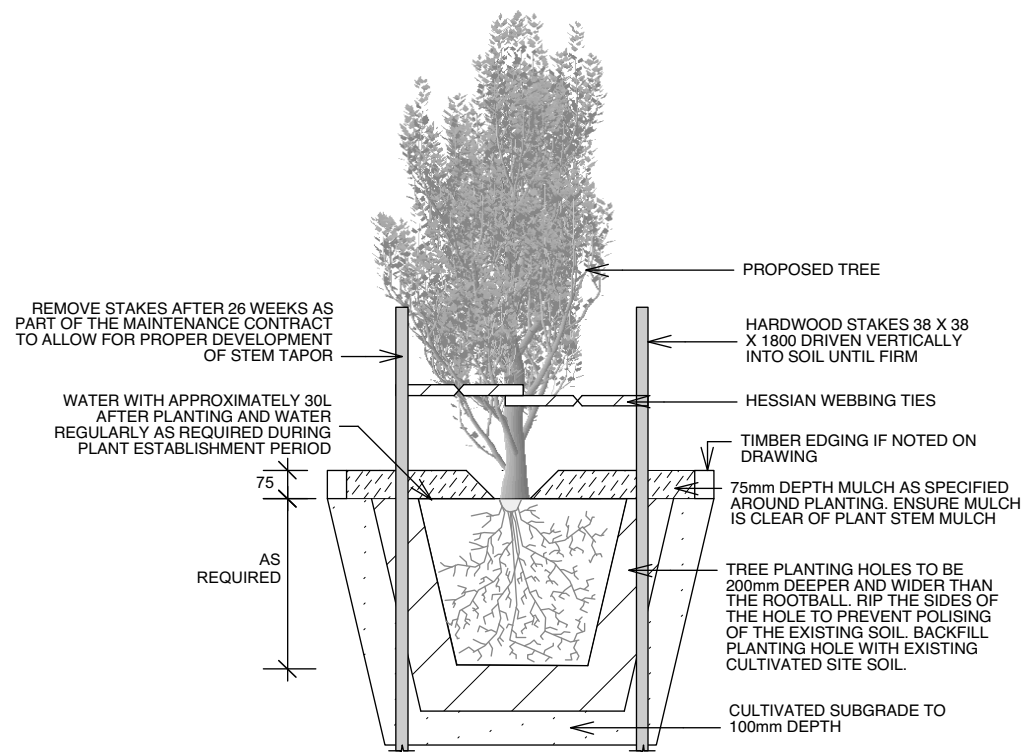
PEBBLE PATHWAY
SCALE 1:10



PLANTING DETAIL
SCALE 1:20



TYPICAL TURF DETAIL
SCALE 1:20



**TREE PLANTING
& STAKING DETAIL**
SCALE 1:20

- Notes:**
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 2. All detailing of drainage to paved areas shall be by others.
 3. All levels shall be determined by others and approved on site by client.
 4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client.
 5. Do not scale from drawings.
 6. If in doubt contact the Landscape Architect.
 7. All boundaries shall be surveyed prior to commencement of construction works.
 8. This plan is for DA purposes only. It has not been detailed for construction.
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DATE		REVISION	
DRAWING LANDSCAPE DETAILS			
ADDRESS		LOT 14 (DP UNREG),BUBALO STREET,WARRIEWOOD	
CLIENT		PROJECT #	
MR.R.M.NOGUIRA & MS.K.J.DE MORAES		RAWSON HOMES	
		DWG #	
		L/02	
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922		DATE # 04/09/19	
		SCALE @ A3 AS SHOWN	
		DRAWN SX	
		CHKD JC	
		REVISION	
		atc a total concept landscape architects & swimming pool designers	

OUTLINE LANDSCAPE SPECIFICATION

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works. Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

Lawn Edging and Stepping Stones:(i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging. (ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

Retaining Walls: Positions, detail and heights of retaining walls shall be by others.

Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

Turfing: Prepare for, level & lay cultivated Palmetto Buffulo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and returf councils nature strip as required.

Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

Clotheslines: Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.

Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

(a) Recurrent works Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

(b) Watering Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

(c) Replacements Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

(d) Mulched surfaces Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

(e) Stakes & ties Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

(f) Lawn areas Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

(g) Weeding Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

(h) Pruning Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

(i) Spraying Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

(j) Tree Care Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

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DRAWING		LANDSCAPE SPECIFICATION			
ADDRESS		LOT 14 (DP UNREG),BUBALO STREET,WARRIEWOOD		PROJECT # RAWSON HOMES	
CLIENT	MR.R.M.NOGUIRA & MS.K.J.DE MORAES		DATE #	04/09/19	
			SCALE @ A3	N/A	
			DRAWN	SX	
			CHKD	JC	
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922			DWG #		L/03
			REVISION		
			<div><div>atc</div><div>a total concept</div><div>landscape architects & swimming pool designers</div></div>		

Client Name: Mr Rafael Miranda Nogueira & Ms Karla Julia De Moraes Nogueira
Site Address: Lot 14, Bubalo Street WARRIEWOOD NSW 2102

External Materials & Fixtures Selection

Bricks

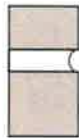
Mortar Joints

Off White



Mortar Joints

Ironed



* Please note colour images are an indication only and may not be a true representation of the final product.
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Client Name: Mr Rafael Miranda Nogueira & Ms Karla Julia De Moraes Nogueira
Site Address: Lot 14, Bubalo Street WARRIEWOOD NSW 2102

Roofing

**Main Roof -
Concrete/Terracotta Roof Tiles**

Atura



**Main Roof -
Concrete/Terracotta Roof Tiles**

Barramundi



**Secondary Roof - Colorbond
Sheet Roof**

Monument



Ridge Capping





A-Line Ridge



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Client Name: Mr Rafael Miranda Nogueira & Ms Karla Julia De Moraes Nogueira
Site Address: Lot 14, Bubalo Street WARRIEWOOD NSW 2102

Fascia, Gutter & Downpipes

Fascia	Gutter	Barge	Rainwater Tank
Monument	Monument	Monument	Surfmist
			

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Client Name: Mr Rafael Miranda Nogueira & Ms Karla Julia De Moraes Nogueira
Site Address: Lot 14, Bubalo Street WARRIEWOOD NSW 2102

Windows & Flyscreens

Window & Sliding Door Frames

STD Monument Matt



Flyscreens - Windows & Sliding Doors

STD Monument Matt



Wet Area Glazing

Obscure



Wet Area Glazing 2

Obscure



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Client Name: Mr Rafael Miranda Nogueira & Ms Karla Julia De Moraes Nogueira
Site Address: Lot 14, Bubalo Street WARRIEWOOD NSW 2102

Wet Area Glazing 3

Obscure



Wet Area Glazing 4

Obscure



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Client Name: Mr Rafael Miranda Nogueira & Ms Karla Julia De Moraes Nogueira
Site Address: Lot 14, Bubalo Street WARRIEWOOD NSW 2102

Garage

Garage- Main

Caoba



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Client Name: Mr Rafael Miranda Nogueira & Ms Karla Julia De Moraes Nogueira
Site Address: Lot 14, Bubalo Street WARRIEWOOD NSW 2102

External Doors

Laundry External Door

Windsor WIN 21



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Client Name: Mr Rafael Miranda Nogueira & Ms Karla Julia De Moraes Nogueira
Site Address: Lot 14, Bubalo Street WARRIEWOOD NSW 2102

External Paint Schedule

Cladding Style 1

Surfmist CB 23



Downpipes

Surfmist CB 23



- I/we acknowledge that this colour schedule is final. No changes will be permitted unless required by the developer and or council. Changes outside of this will incur an administration fee.
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- This DOES NOT FORM PART OF YOUR HOME BUILDING AGREEMENT. Please refer to the Complete Home Product Selection Document.

Client Signature

Date 22/07/2019

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