

ARCHITECTURAL DRAWINGS

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CONSULTANT DRAWINGS

78057	Survey by Realserve dated 26.03.2021
A465223	BASIX by xxxx dated 01.07.2022
-	Landscape plans by Bates Landscape dated 11.04.2022
21/225	Stormwater Drainage plans by ITMDesign dated 30.06.2022
-	Statement of Environmental Effects by BBF Town Planners dated June 2022
J4204	Geotech report by White Geotechnical Group dated 06.05.2022

Development Application
For Alterations and Additions at 123 Bynya Road, Palm Beach NSW 2108

DA APPLICATION

COLOUR CODES / LEGEND

- BRICKWORK
- TIMBER
- STONE
- GLASS
- METAL
- ROOF TILE
- CONCRETE
- CEMENT RENDER
- EXISTING WALLS
- WALLS TO BE DEMOLISHED

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C	additional information	27.09.2022
B	driveway sections	09.08.2022
A	issue for DA	01.07.2022
Rev.	Description	Date

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client Anna & Niall Lenahan	drawing title Cover Sheet	scale As indicated @A2	
		date	Dec 2021
project 123 Bynya Road, Palm Beach NSW 2108 - DP 572887	drawing no. DA0.00	revision	drawn
		C	KL job ref. PB 2021

Alterations and Additions

Certificate number: A465223

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 01, July 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Palm Beach
Street address	123 Bynya Road oalm beach 2108
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 572887
Lot number	23
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: design studio group architects
ABN (if applicable): 84 101 489 945

BASIX Certificate number: A465223

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

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BASIX Certificate number: A465223

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil		
external wall: cavity brick	nil		
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	

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BASIX Certificate number: A465223

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																
Windows and glazed doors																			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓																
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓																
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓																
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓																
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓																
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓																
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓																
Windows and glazed doors glazing requirements																			
<table><tr><th>Window / door no.</th><th>Orientation</th><th>Area of glass inc. frame (m2)</th><th>Height (m)</th><th>Distance (m)</th><th>Overshadowing</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>W1</td><td>NE</td><td>15</td><td>3</td><td>4</td><td>eave/verandah/pergola/balcony >=900 mm</td><td></td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr></table>	Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Overshadowing	Shading device	Frame and glass type	W1	NE	15	3	4	eave/verandah/pergola/balcony >=900 mm		standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Overshadowing	Shading device	Frame and glass type												
W1	NE	15	3	4	eave/verandah/pergola/balcony >=900 mm		standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)												
Skylights																			
The applicant must install the skylights in accordance with the specifications listed in the table below.				✓	✓	✓													
The following requirements must also be satisfied in relation to each skylight:					✓	✓													
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in					✓	✓													

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BASIX Certificate number: A465223

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check												
the table below.															
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.		✓	✓												
Skylights glazing requirements															
<table><tr><th>Skylight number</th><th>Area of glazing inc. frame (m2)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>S1</td><td>3</td><td>external adjustable awning or blind</td><td>aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)</td></tr><tr><td>S2</td><td>3</td><td>external adjustable awning or blind</td><td>aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)</td></tr></table>	Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type	S1	3	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)	S2	3	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type												
S1	3	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)												
S2	3	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)												

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BASIX Certificate number: A465223

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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DA APPLICATION

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A
Rev.

issue for DA
Description

01.07.2022
Date

design studio group

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client
Anna & Niall Lenahan

drawing title
BASIX

scale @A2

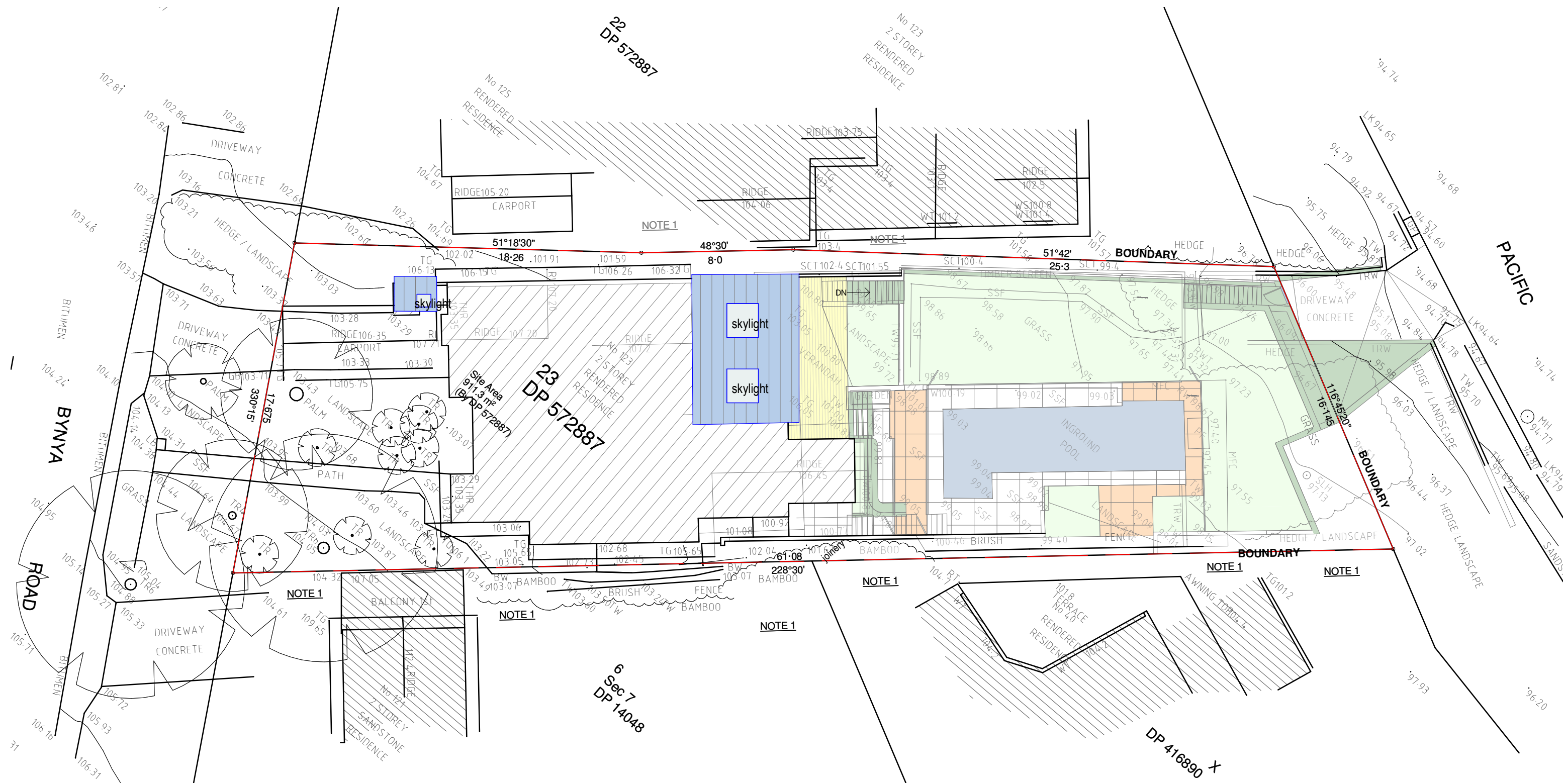
date Dec 2021

project
123 Bynya Road, Palm Beach
NSW 2108 - DP 572887

drawing no.
DA0.01

revision
A

drawn
Author
job ref.
PB 2021



1 PROPOSED SITE PLAN
1 : 200

COLOUR CODES / LEGEND

- BRICKWORK
- TIMBER
- STONE
- GLASS
- METAL
- ROOF TILE
- CONCRETE
- CEMENT RENDER
- EXISTING WALLS
- WALLS TO BE DEMOLISHED

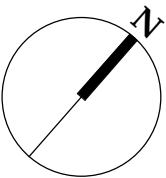
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Rev.	additional information	27.09.2022
A	issue for DA	01.07.2022
B	Description	Date

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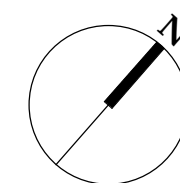
client	Anna & Niall Lenahan	drawing title	Proposed site plan	scale	As indicated @A2
project	123 Bynya Road, Palm Beach NSW 2108 - DP 572887	drawing no.	DA1.02	date	Dec 2021
revision	B	drawn	KL	job ref.	PB 2021

DA APPLICATION

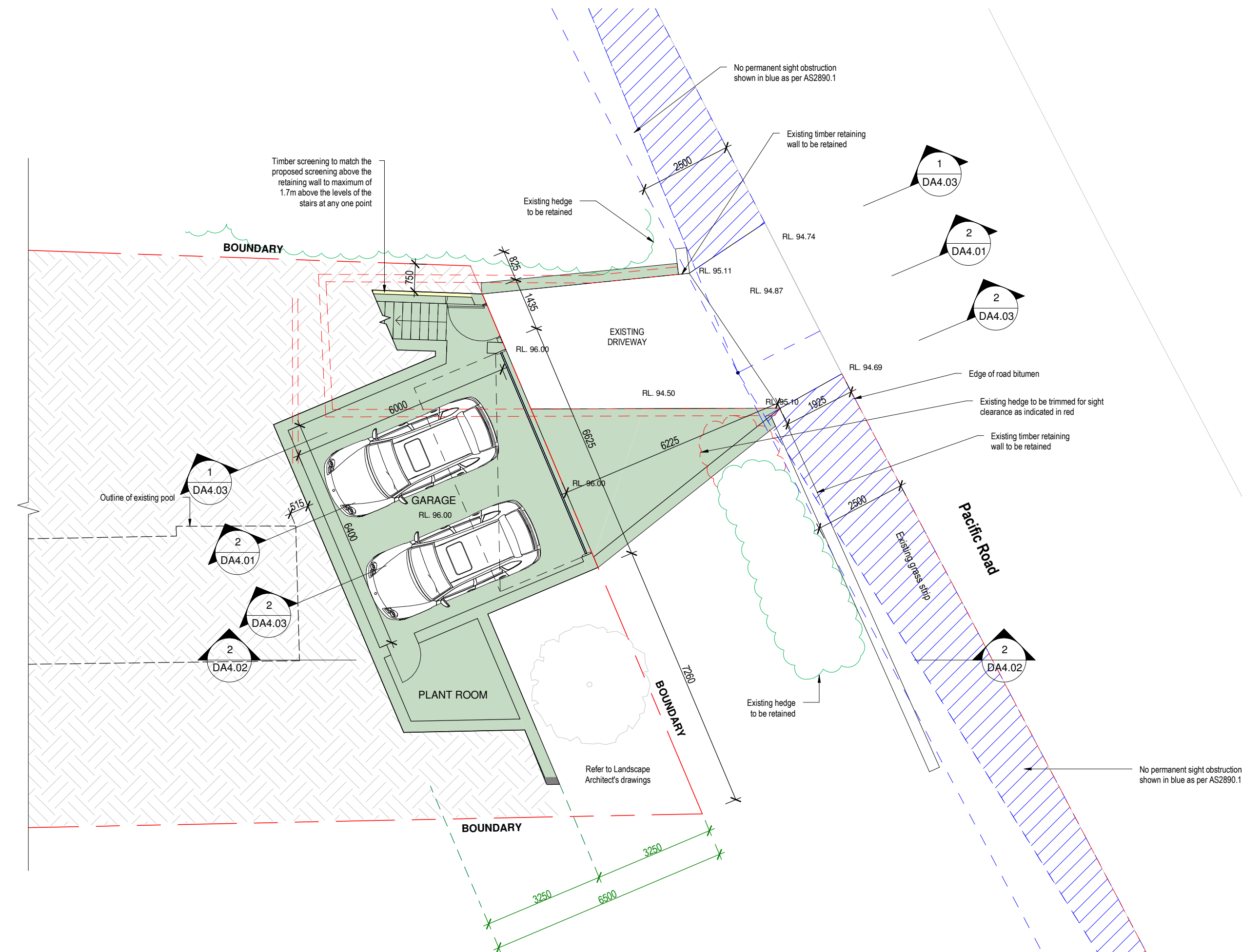
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Rev.	Description	Date
D	driveway sight clearance	20.10.2022
C	additional information	27.09.2022
B	driveway sections	09.08.2022
A	issue for DA	01.07.2022

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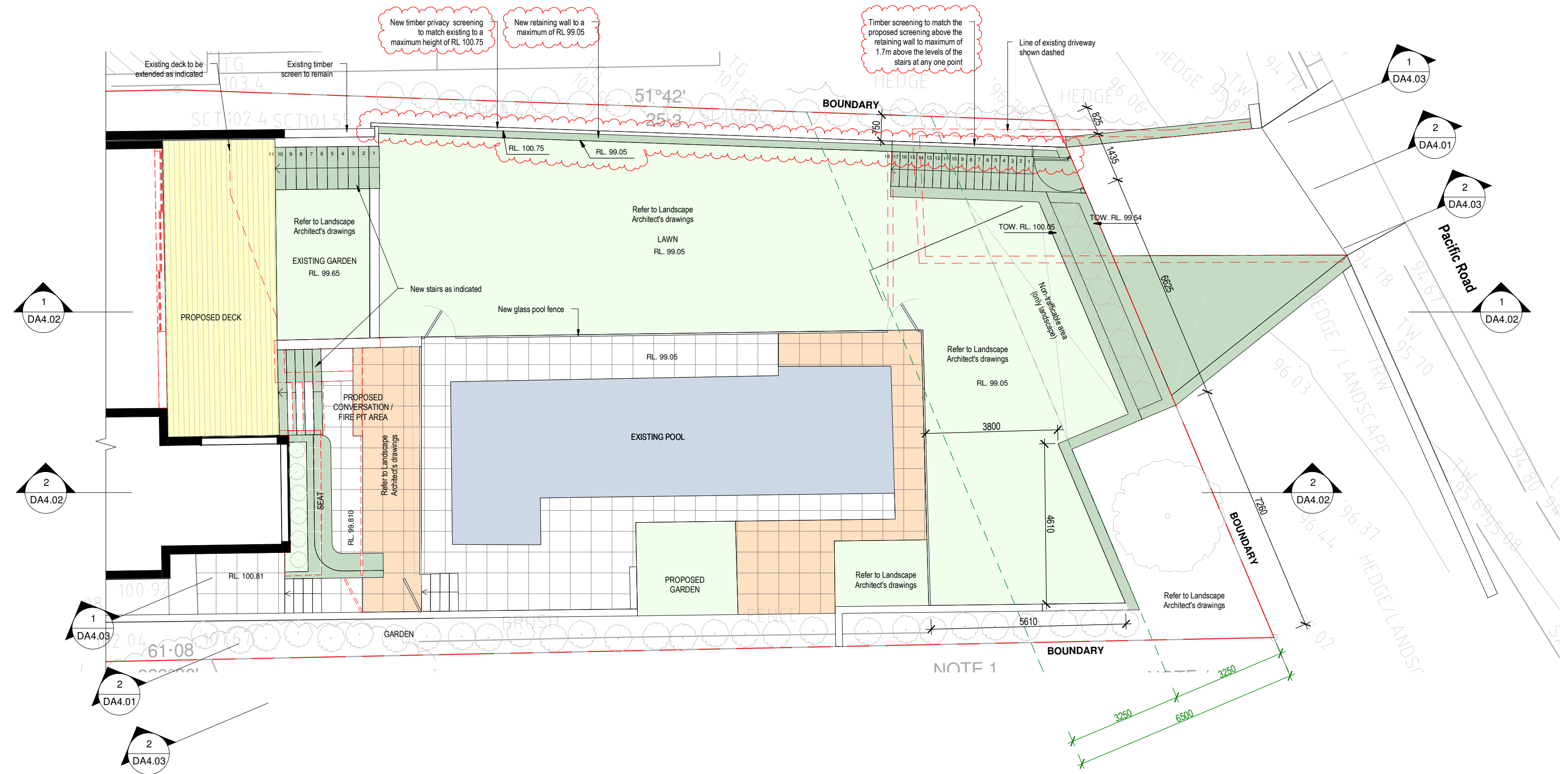
client Anna & Niall Lenahan	drawing title Proposed garage plan	scale 1 : 100 @A2	
		date	Dec 2021
project 123 Bynya Road, Palm Beach NSW 2108 - DP 572887	drawing no. DA2.01	revision D	drawn KL
			job ref. PB 2021



1 PROPOSED GARAGE
1 : 100

COLOUR CODES / LEGEND

- BRICKWORK
- TIMBER
- STONE
- GLASS
- METAL
- ROOF TILE
- CONCRETE
- CEMENT RENDER
- EXISTING WALLS
- WALLS TO BE DEMOLISHED



1 PROPOSED LOWER GROUND
1 : 100

COLOUR CODES / LEGEND

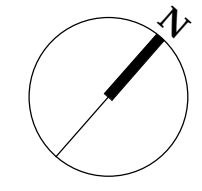
- BRICKWORK
- TIMBER
- STONE
- GLASS
- METAL
- ROOF TILE
- CONCRETE
- CEMENT RENDER
- EXISTING WALLS
- WALLS TO BE DEMOLISHED

DA APPLICATION

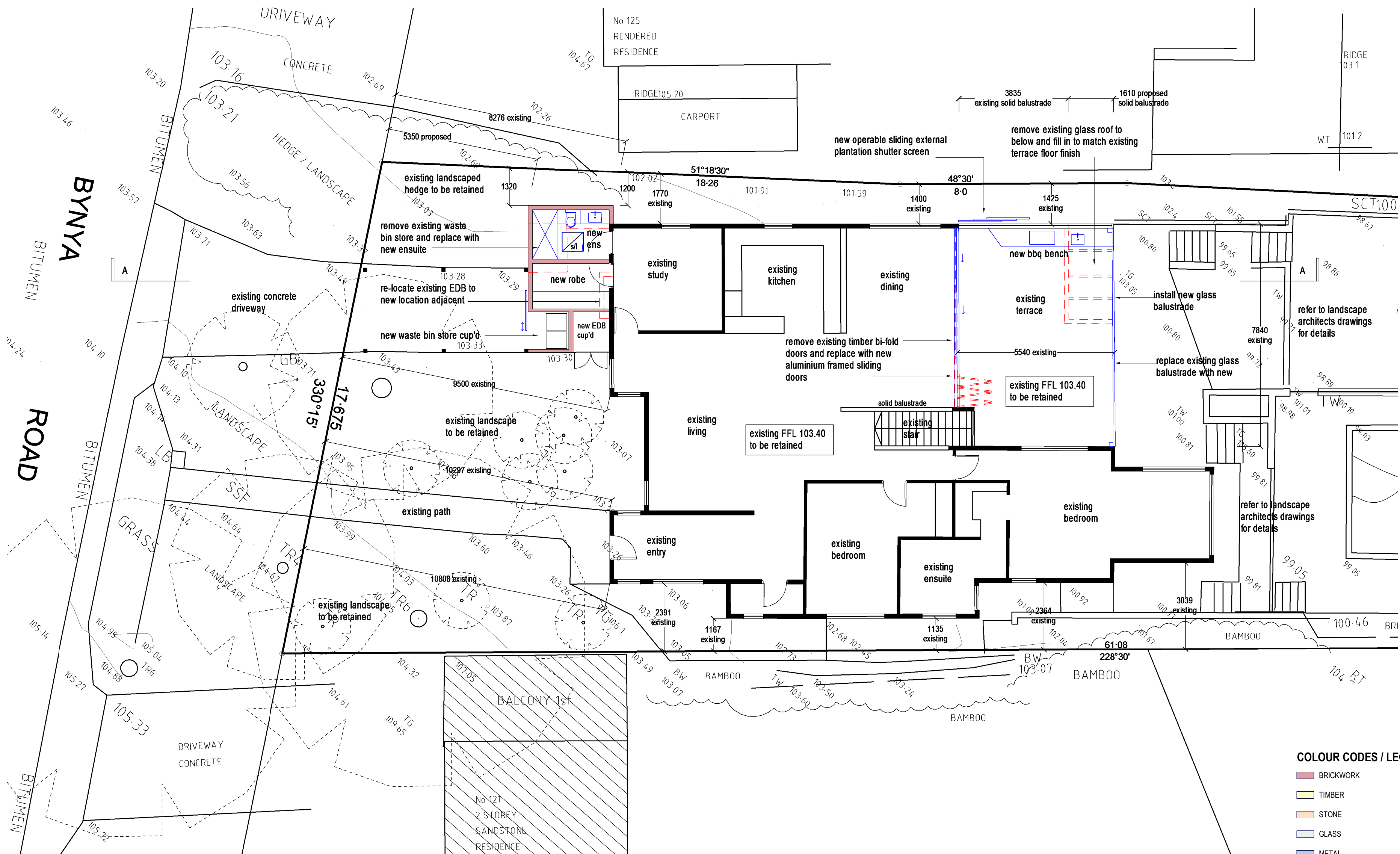
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B	additional information	27.09.2022
A	issue for DA	01.07.2022
Rev.	Description	Date

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client	Anna & Niall Lenahan	drawing title	Proposed lower ground plan	scale	1 : 100 @A2
project	123 Bynya Road, Palm Beach NSW 2108 - DP 572887	drawing no.	DA2.02	date	Dec 2021
		revision	B	drawn	KL
				job ref.	PB 2021



1 PROPOSED GROUND FLOOR PLAN
1 : 100

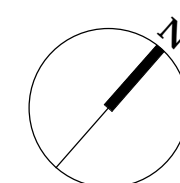
DA APPLICATION

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A	issue for DA	01.07.2022
Rev.	Description	Date

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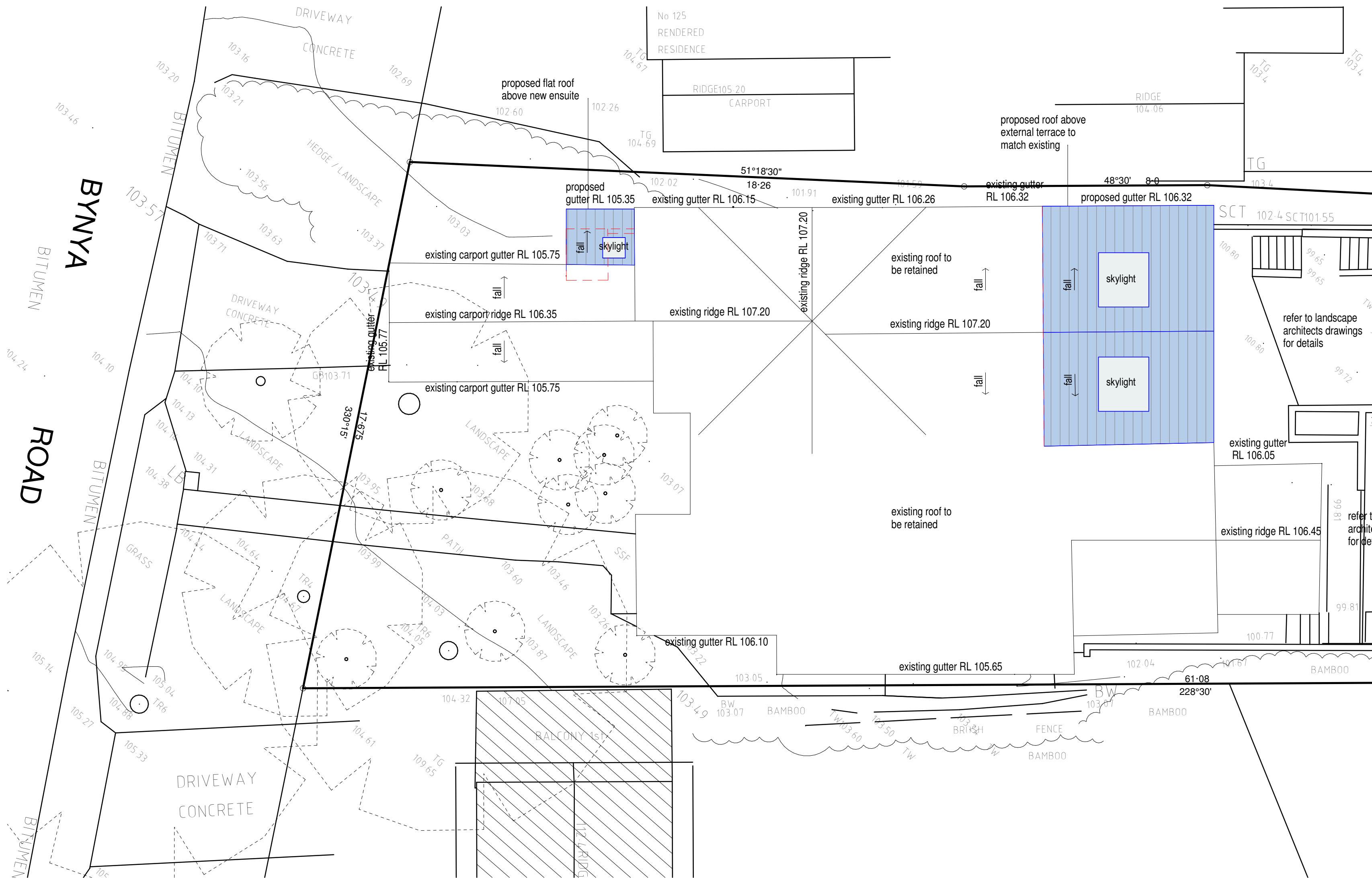
a: suite 5, 706 military road mosman nsw 2088
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client	Anna & Niall Lenahan
project	123 Bynya Road, Palm Beach NSW 2108 - DP 572887

drawing title	Proposed ground floor plan
drawing no.	DA2.03

scale	1 : 100 @A2
date	Dec 2021
revision	A
drawn	KL
job ref.	PB 2021



COLOUR CODES / LEGEND	
	BRICKWORK
	TIMBER
	STONE
	GLASS
	METAL
	ROOF TILE
	CONCRETE
	CEMENT RENDER
	EXISTING WALLS
	WALLS TO BE DEMOLISHED

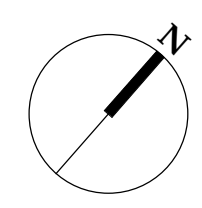
1 PROPOSED ROOF PLAN
1 : 100

DA APPLICATION

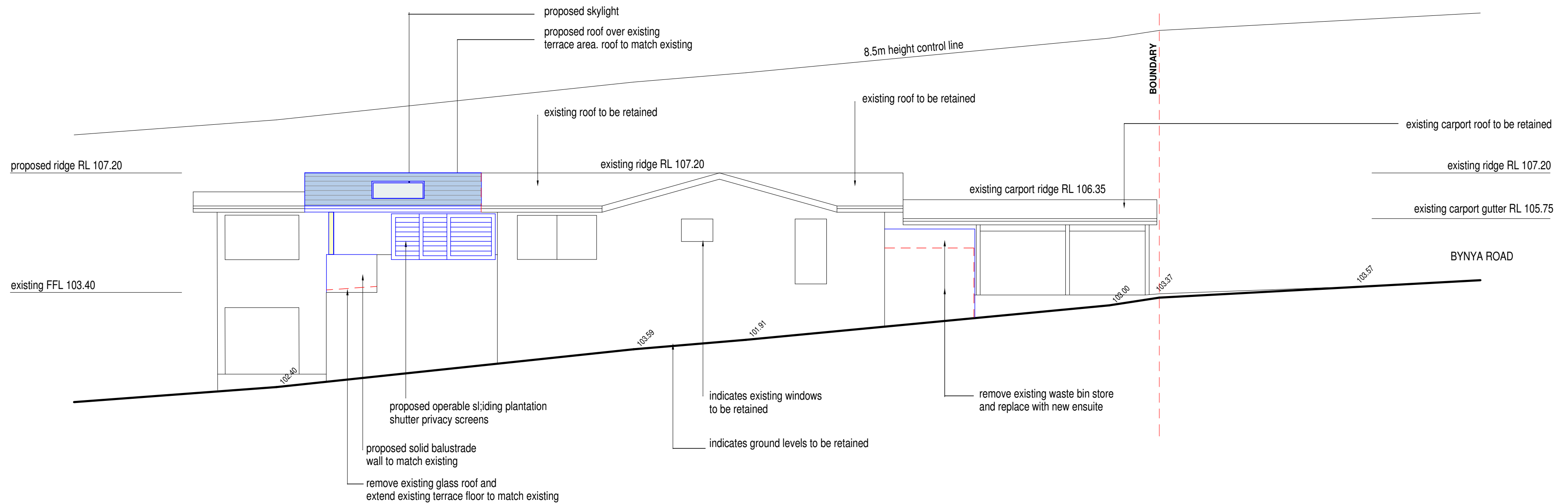
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Rev.	Description	Date

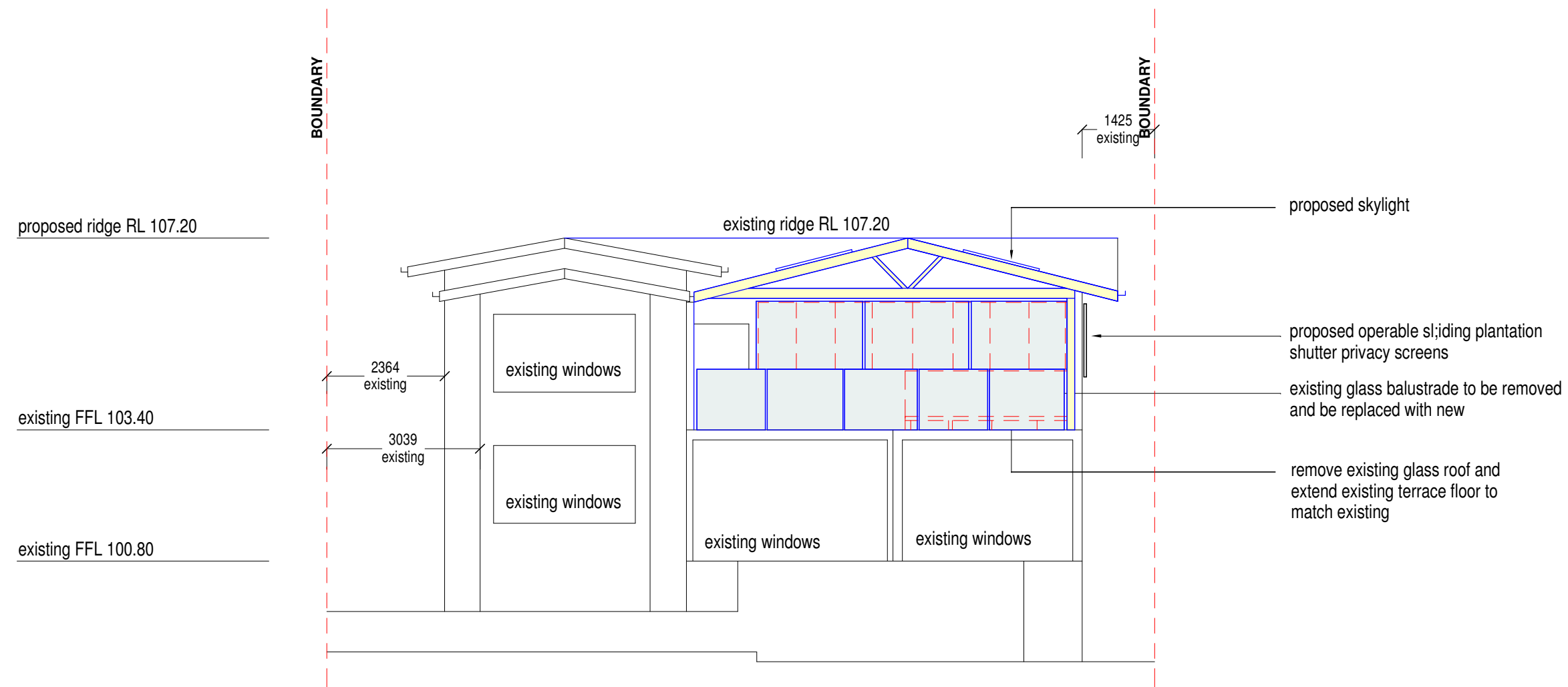
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client Anna & Niall Lenahan		drawing title Proposed roof plan		scale 1 : 100 @A2	
project 123 Bynya Road, Palm Beach NSW 2108 - DP 572887		drawing no. DA2.51		date Dec 2021	
		revision A	drawn KL	job ref. PB 2021	



1 NORTH WEST ELEVATION
1 : 100



2 NORTH EAST ELEVATION
1 : 100

COLOUR CODES / LEGEND

- BRICKWORK
- TIMBER
- STONE
- GLASS
- METAL
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- CEMENT RENDER
- EXISTING WALLS
- WALLS TO BE DEMOLISHED

DA APPLICATION

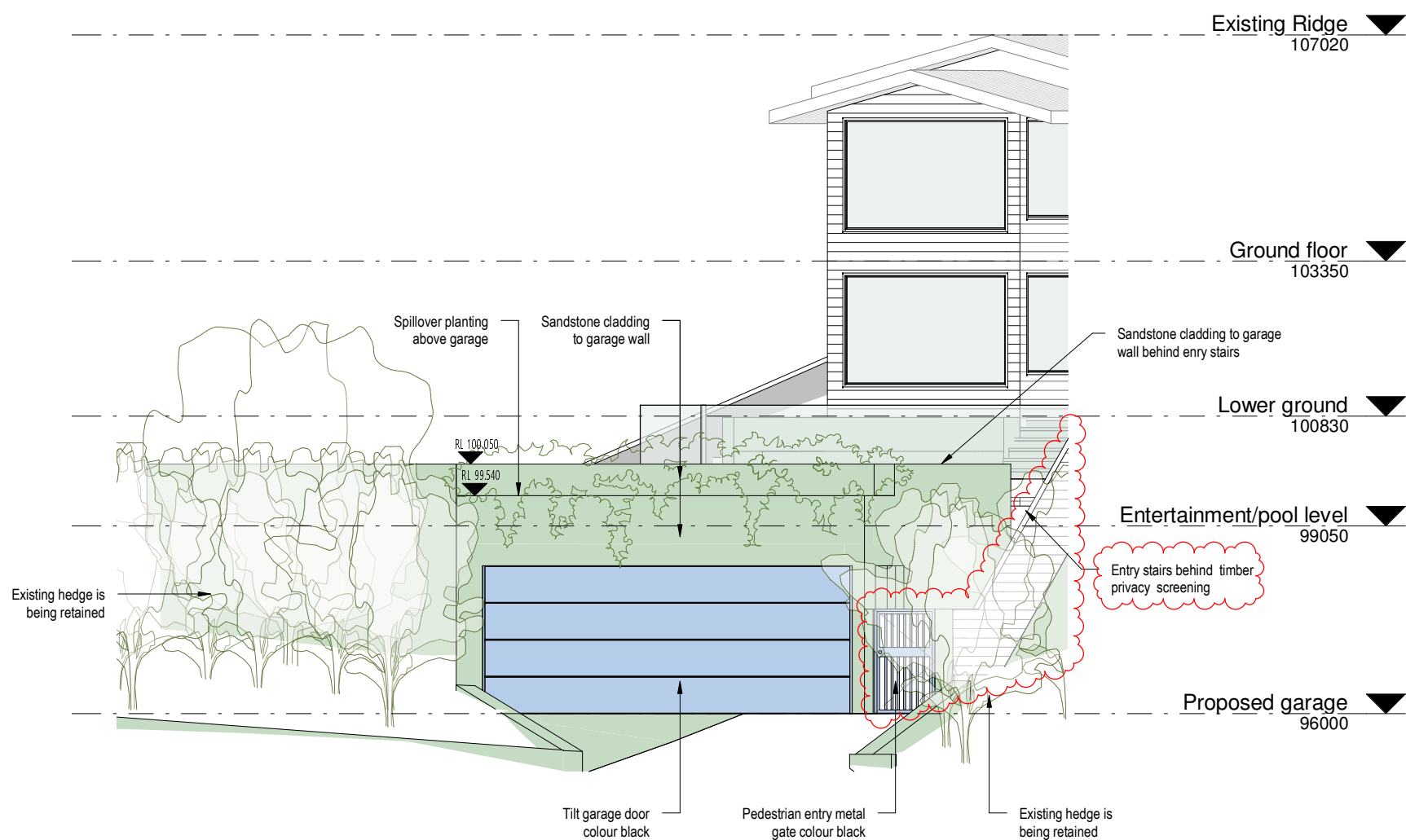
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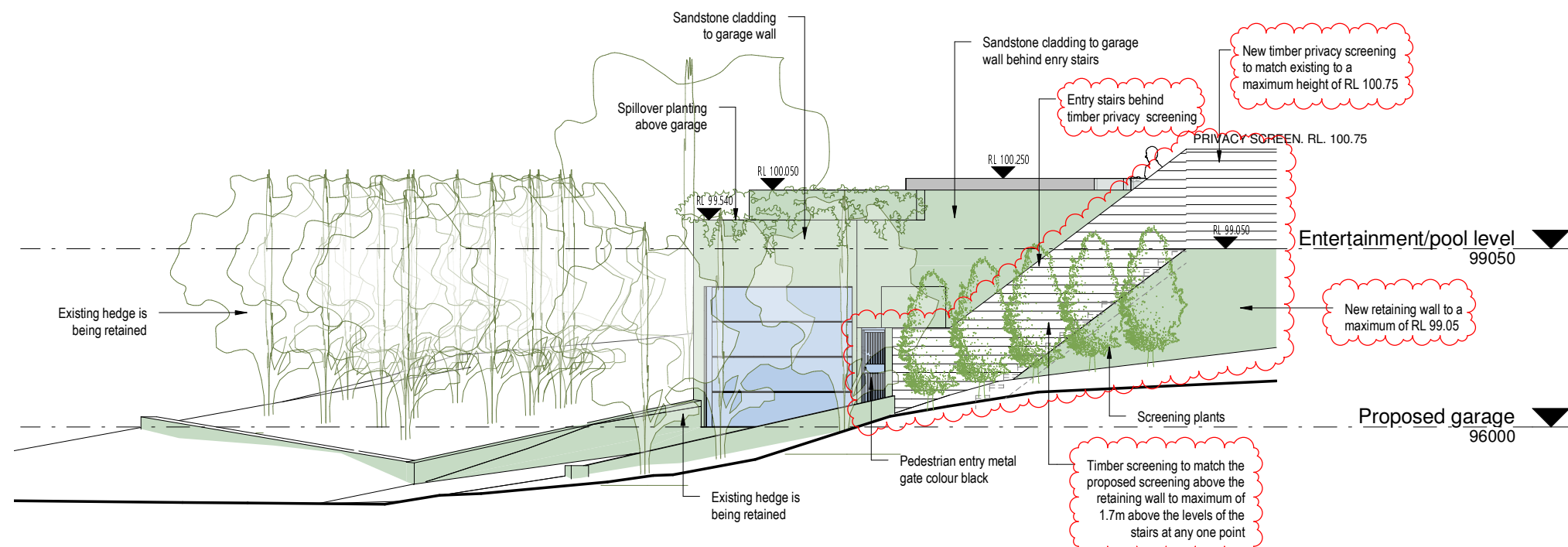
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client Anna & Niall Lenahan	drawing title Proposed elevations 1	scale 1 : 100 @A2	
		date	Dec 2021
project 123 Bynya Road, Palm Beach NSW 2108 - DP 572887	drawing no. DA3.01	revision A	drawn KL
			job ref. PB 2021



1 GARAGE ELEVATION
1 : 100



2 GARAGE ELEVATION - NORTH WEST
1 : 100



3 GARAGE ELEVATION - SOUTH EAST
1 : 100

COLOUR CODES / LEGEND

- BRICKWORK
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- WALLS TO BE DEMOLISHED

DA APPLICATION

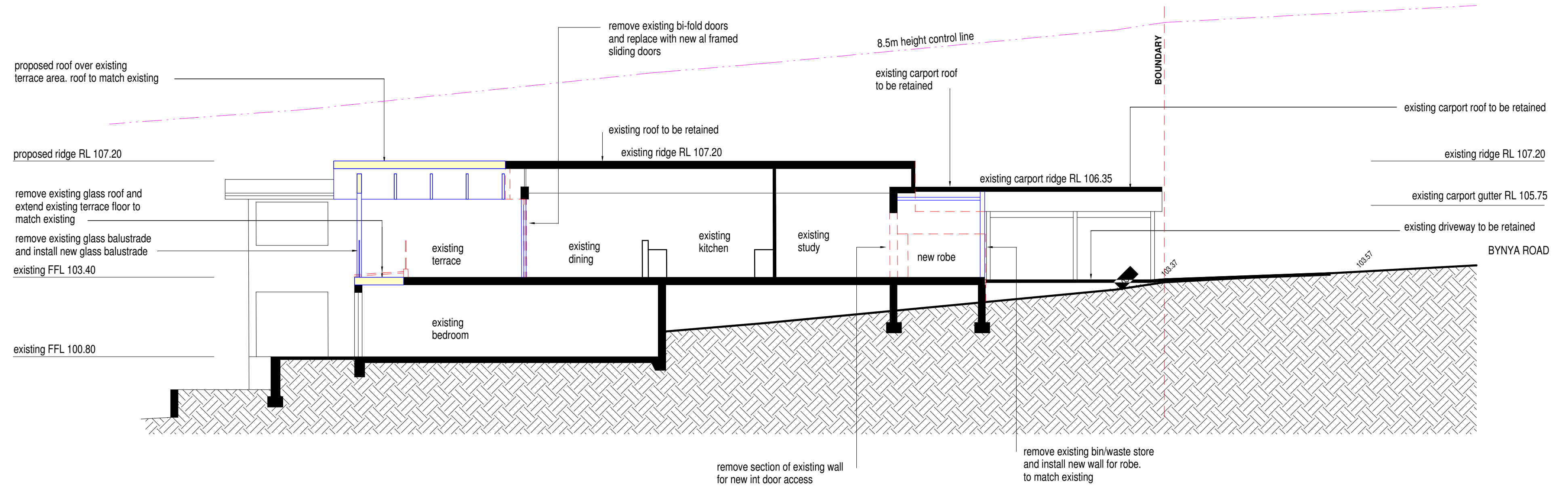
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C	additional information	27.09.2022
B	request of further information	18.08.2022
A	issue for DA	01.07.2022
Rev.	Description	Date

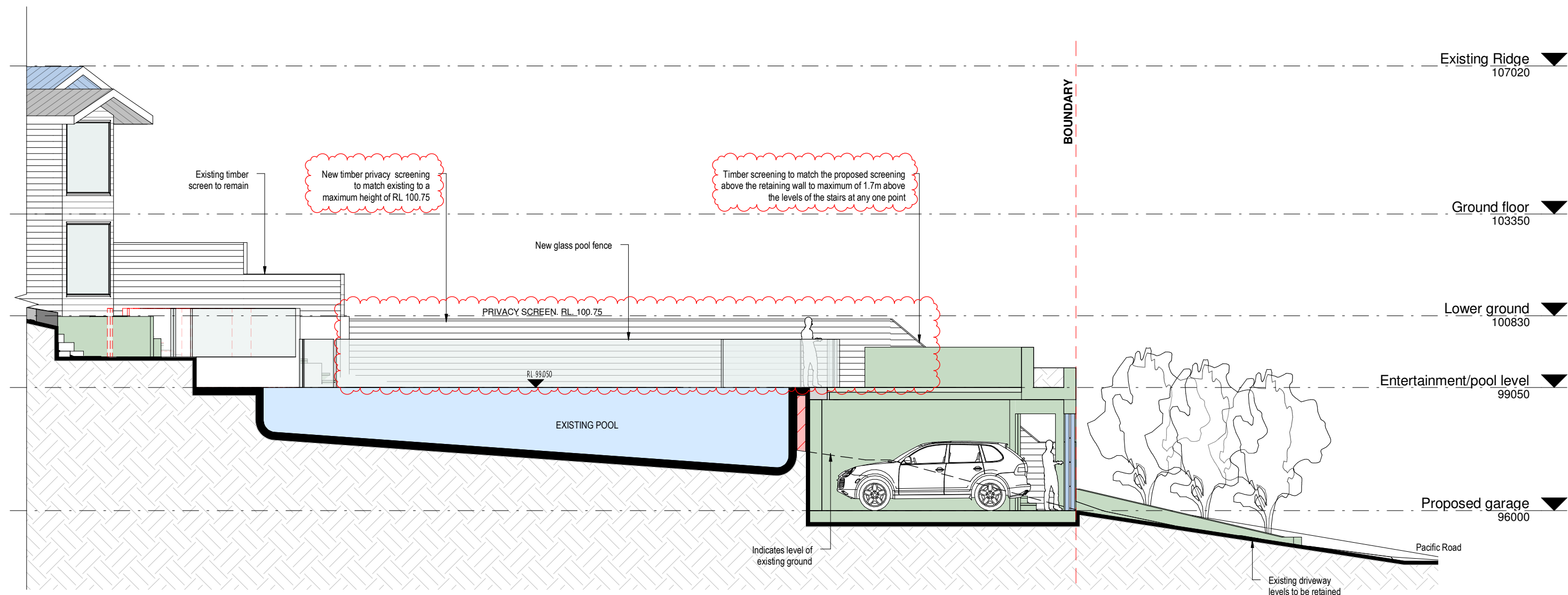
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client Anna & Niall Lenahan	drawing title Proposed elevations 2	scale 1 : 100 @A2	
		date	Dec 2021
project 123 Bynya Road, Palm Beach NSW 2108 - DP 572887	drawing no. DA3.02	revision	drawn
		C	KL job ref. PB 2021



1 **PROPOSED SECTION AA'**
1 : 100



2 **PROPOSED SECTION BB'**
1 : 100

DA APPLICATION

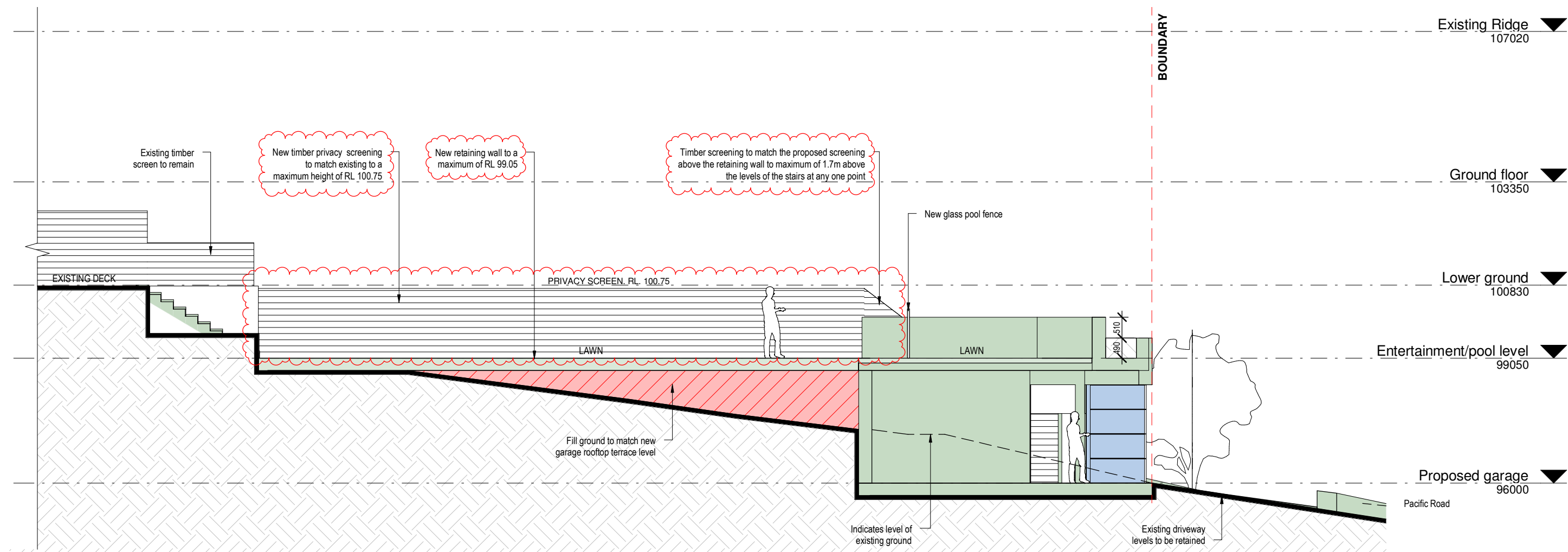
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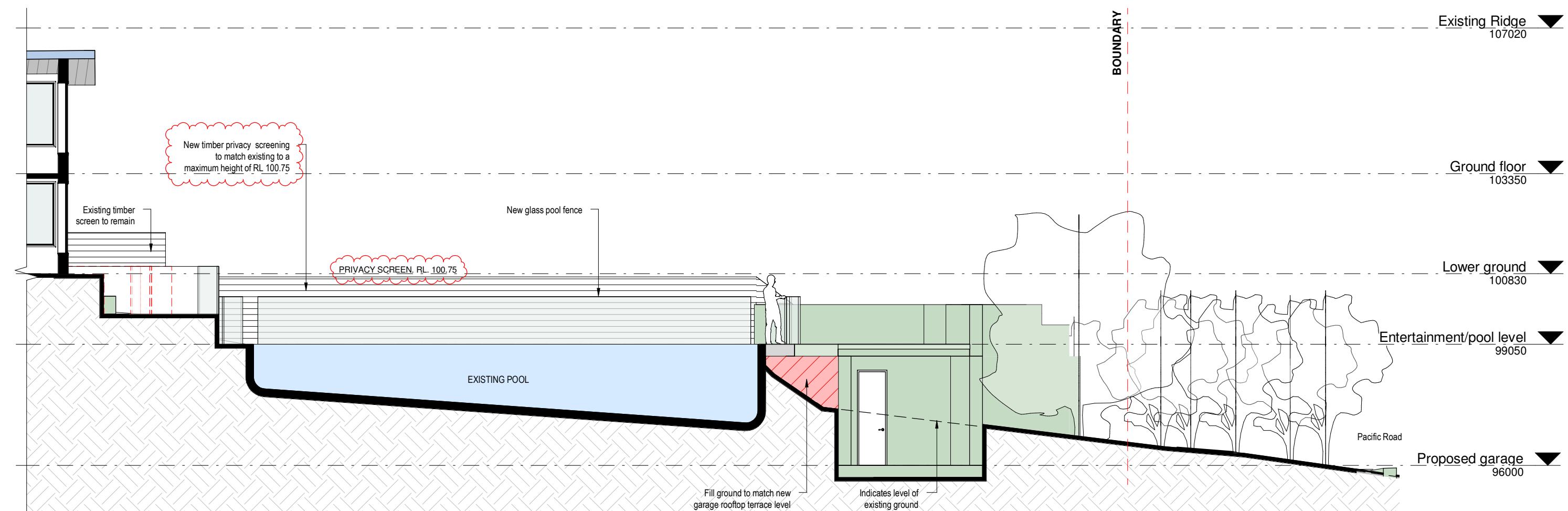
client	Anna & Niall Lenahan	drawing title	Proposed sections 1	scale	1 : 100 @A2
project	123 Bynya Road, Palm Beach NSW 2108 - DP 572887	drawing no.	DA4.01	date	Dec 2021
revision	B	drawn	KL	job ref.	PB 2021



1

PROPOSED SECTION CC'

1 : 100



2

PROPOSED SECTION DD'

1 : 100

COLOUR CODES / LEGEND

- BRICKWORK
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- CEMENT RENDER
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- WALLS TO BE DEMOLISHED

DA APPLICATION

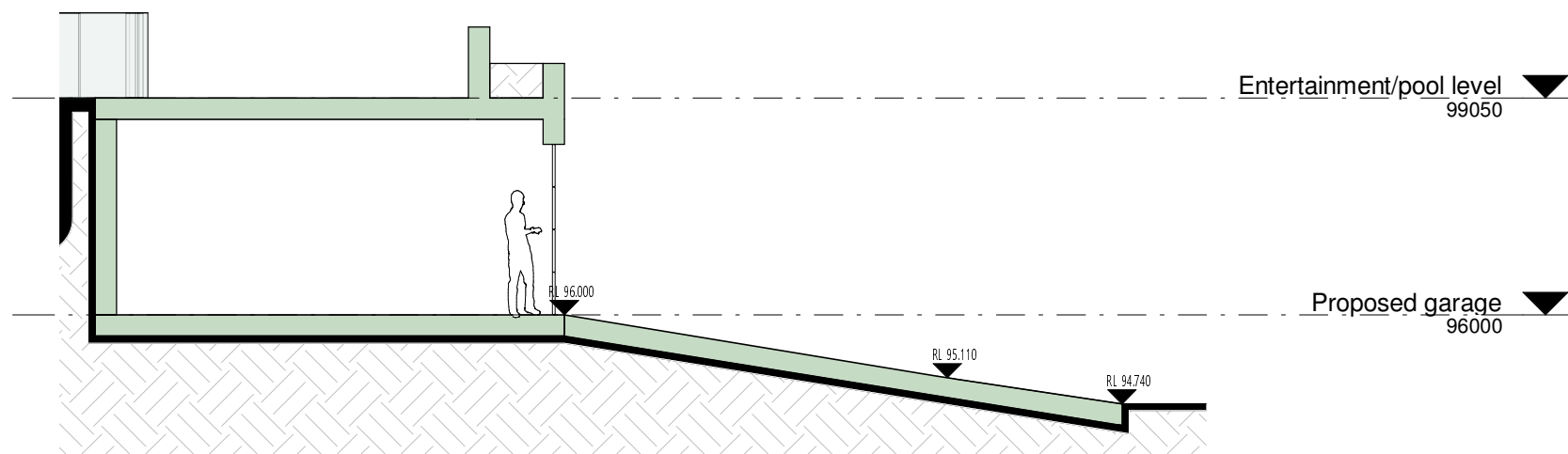
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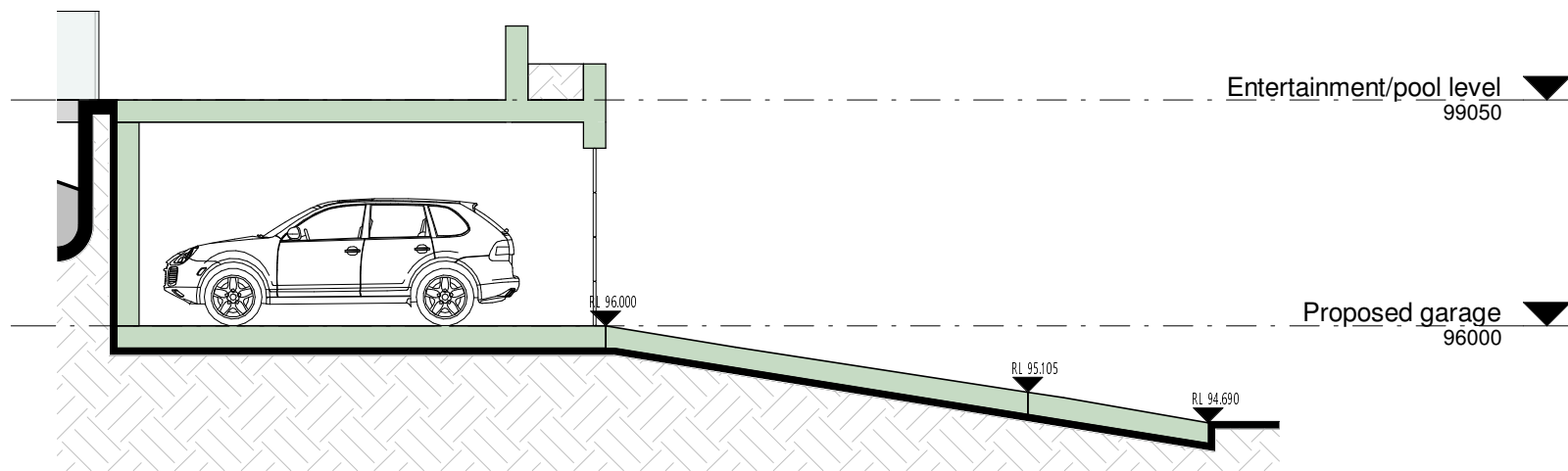
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client Anna & Niall Lenahan	drawing title Proposed sections 2	scale 1 : 100 @A2	
		date Dec 2021	
project 123 Bynya Road, Palm Beach NSW 2108 - DP 572887	drawing no. DA4.02	revision B	drawn KL
			job ref. PB 2021



1 **PROPOSED DRIVEWAY SECTION BB'1**
1 : 100



2 **PROPOSED DRIVEWAY SECTION BB'2**
1 : 100

DA APPLICATION

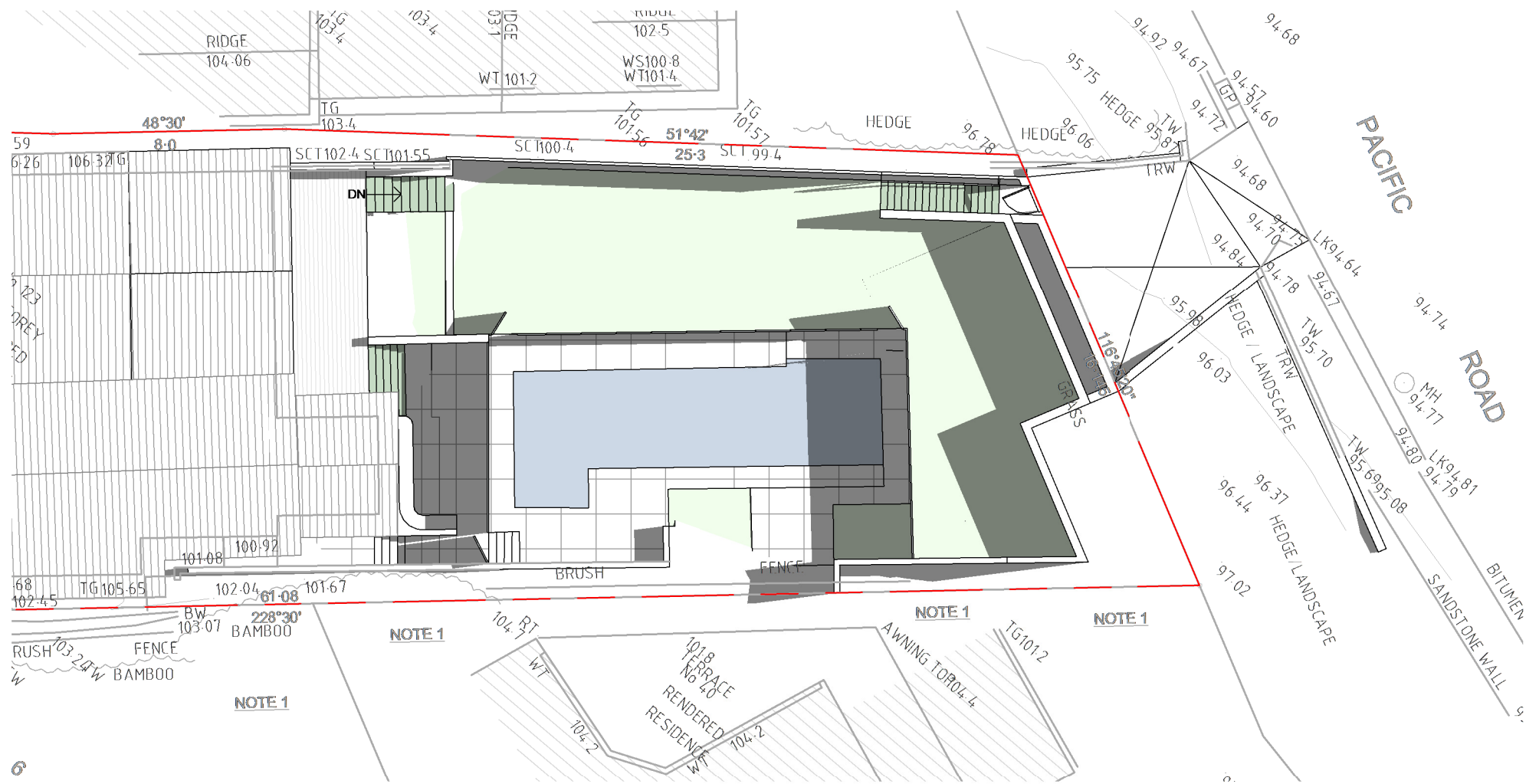
notes:
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A	driveway sections	09.08.2022
Rev.	Description	Date

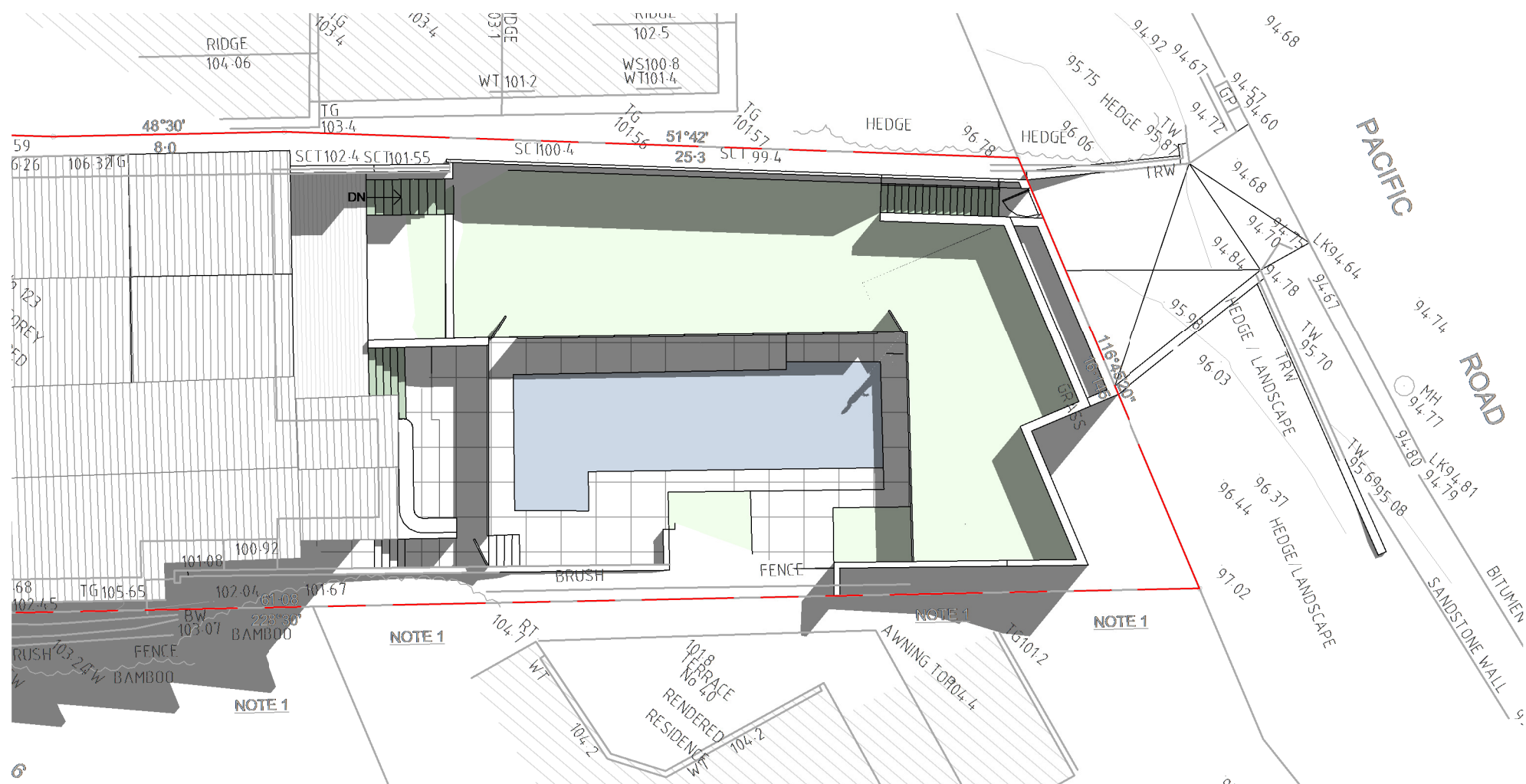
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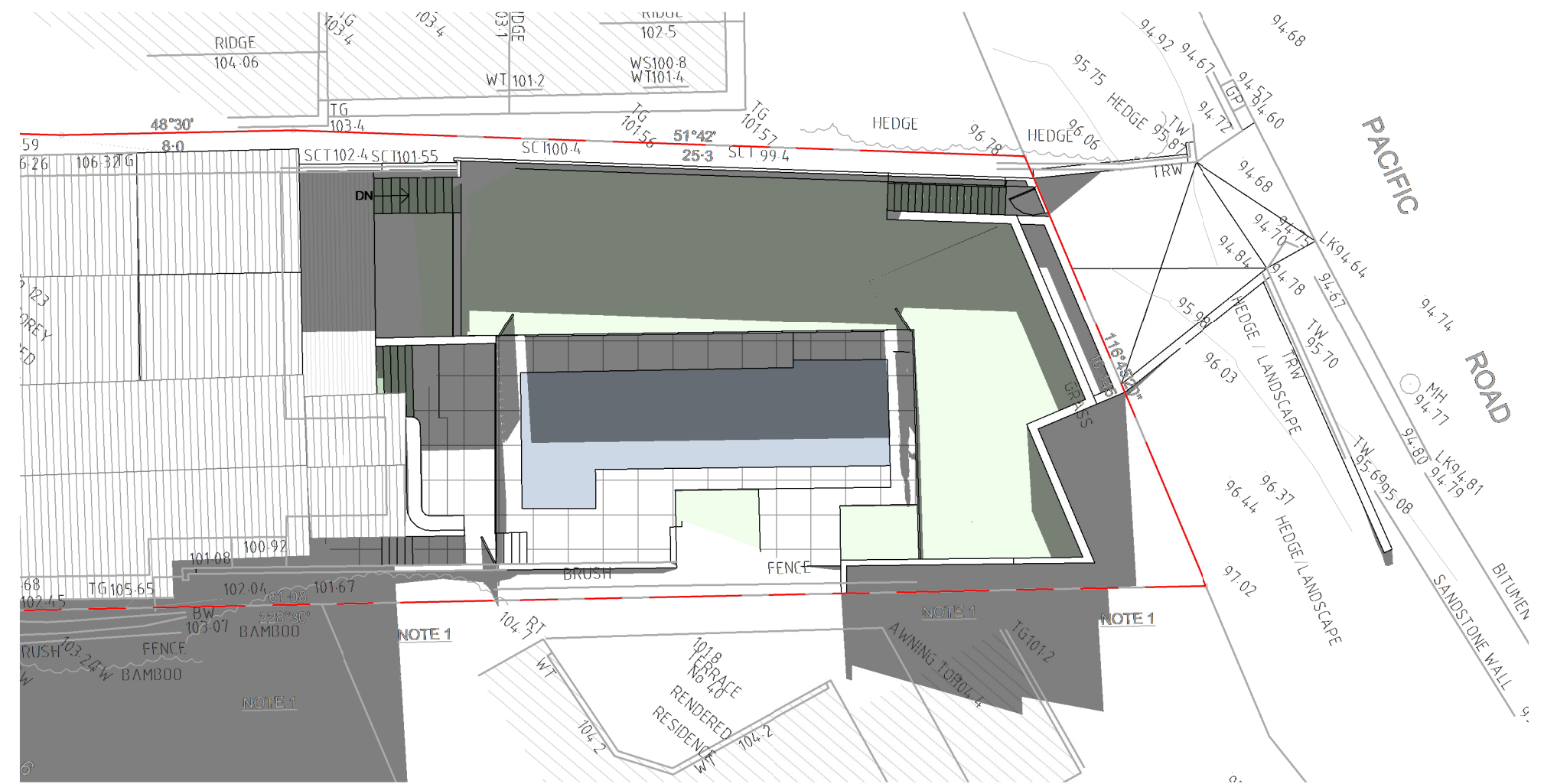
client Anna & Niall Lenahan	drawing title Proposed driveway section detail	scale 1 : 100 @A2	
		date	Dec 2021
project 123 Bynya Road, Palm Beach NSW 2108 - DP 572887	drawing no. DA4.03	revision	drawn
		A	Author job ref. PB 2021



1 **PROPOSED SHADOW DIAGRAM - 21st JUNE 9AM**
1 : 200



2 **PROPOSED SHADOW DIAGRAM - 21st JUNE 12PM**
1 : 200



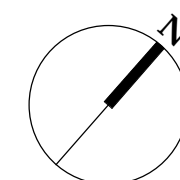
3 **PROPOSED SHADOW DIAGRAM - 21st JUNE 3PM**
1 : 200

DA APPLICATION

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A	issue for DA	01.07.2022
Rev.	Description	Date

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client Anna & Niall Lenahan	drawing title Shadow diagrams	scale 1 : 200 @A2
project 123 Bynya Road, Palm Beach NSW 2108 - DP 572887	drawing no. DA5.01	date Dec 2021
	revision A	drawn KL job ref. PB 2021



Metal roofing



Fire place feature wall
Natural stone wall cladding



Timber deck



Sandstone to garage wall



Grey render to match existing

DA APPLICATION

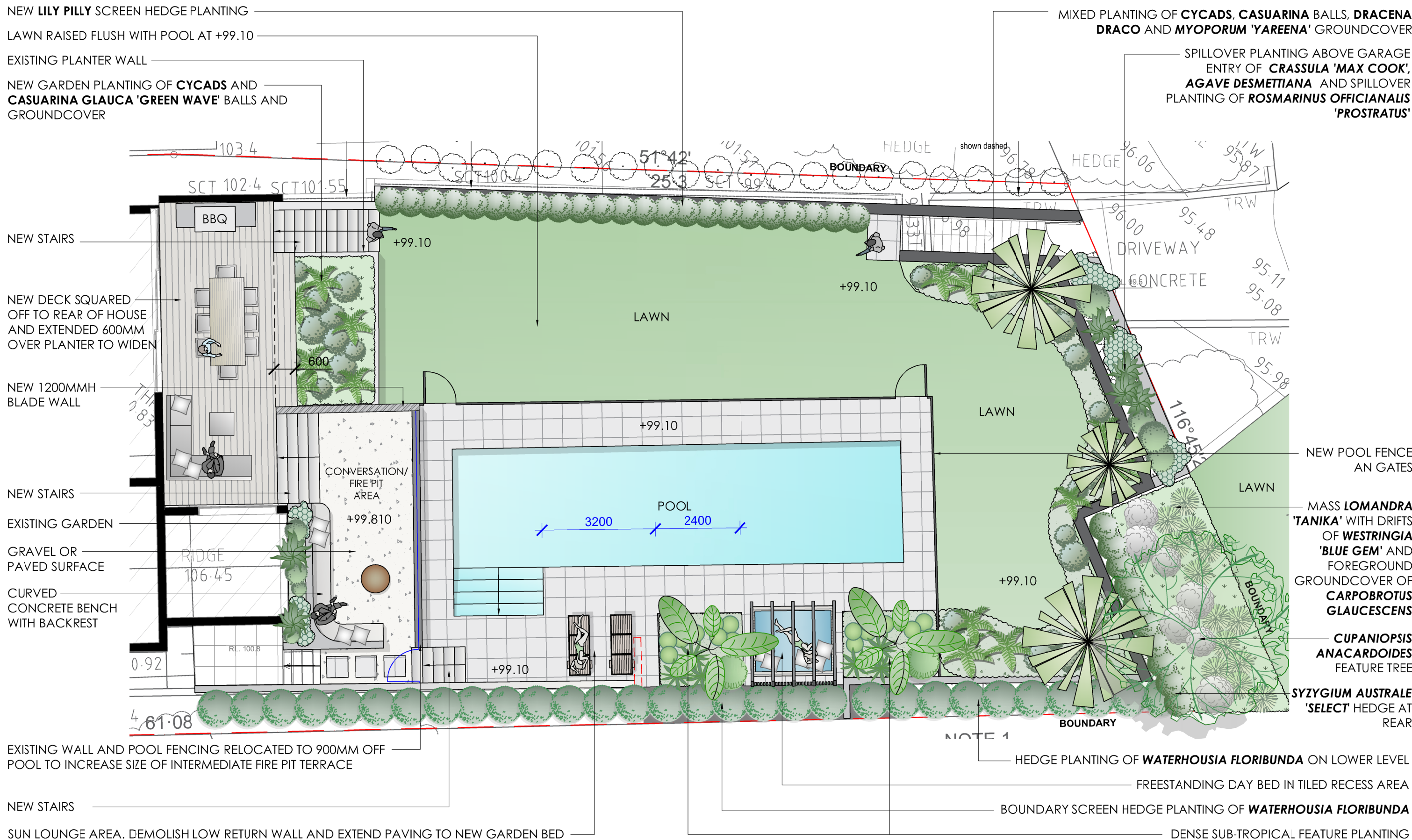
notes:
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A Rev.	issue for DA Description	01.07.2022 Date
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client Anna & Niall Lenahan	drawing title External finishes	scale @A2	
		date	Dec 2021
project 123 Bynya Road, Palm Beach NSW 2108 - DP 572887	drawing no. DA7.01	revision A	drawn KL
			job ref. PB 2021

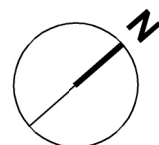


NOTES



Scale in metres at 1:100 @ A3

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LANDSCAPE PLAN

LENAHAN RESIDENCE
REAR GARDEN

123 BYNYA ROAD
PALM BEACH NSW

11 APR 2022
DWG NO. LEN.01.01
PAGE 1 OF 3
1:100 @ A3



PLANT SCHEDULE

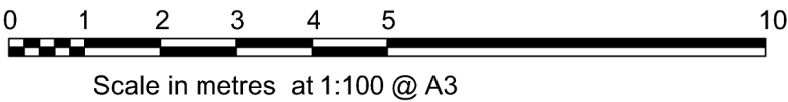
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SIZE	SPACING
	6	Agave desmettiana 'El Mirador's Gold'	Variegated Smooth Agave	25Ltr	800mm	600cts
	2	Alpinia zerumbet	Shell Ginger	45Ltr	1.5m	800cts
	17	Carissa macrocarpa 'Desert Star'	Dwarf Natal Plum	200mm	500mm	500cts
	30	Carpobrotus glaucescens	Native Pig Face	140mm	300mm	600cts
	33	Casuarina 'Cousin It'	Prostrate She Oak	140mm	400mm	600cts
	8	Crassula arborescens 'Max Cook'	Ripple Jade Plant	25Ltr	1m	600cts
	1	Cupaniopsis anacardoides	Tuckeroo	75Ltr	8m	per plan
	17	Cycas revoluta	Cycad	25Ltr	1m	per plan
	3	Dracena draco	Dragons Blood Tree	75Ltr	4m	per plan
	2	Howea belmoreana	Sentry Palm or Curly Palm	200Ltr	10-12m	per plan
	13	Lomandra longifolia 'Tanika'	Mat Rush 'Tanika'	140mm	600mm	500cts
	45	Myoporum parvifolium 'Yareena'	Boobiala	140mm	300mm	1mcts
	9	Rosmarinus officianalis 'Prostrata'	Prostrate Rosemary	140mm	300mm	600cts
	6	Strelitzia reginae	Bird of Paradise	45Ltr	1.5m	700cts
	33	Syzygium australe 'Select'	Lily Pilly	200mm	2m hedge	600cts
	16	Trachelospermum asiaticum	Asiatic Jasmine	140mm	250mm	500cts
	30	Waterhousia floribunda	Weeping Lily Pilly	250mm	3m hedge	800cts
	7	Westringia fruticosa 'Blue Gem'	Coastal Rosemary cvs	200mm	800mm mounds	800cts



Selection of proposed planting species -

Cycas revoluta, Ccsuarina 'Cousin It', Carpobrotus glaucescens, Myoporum parvifolium 'Yareena', Syzygium australe 'Select',Lomandra 'Tanika', Westringia 'Blue Gem', Waterhousia floribunda, Cupaniopsis anacardoides, Crassula 'Max Cook', Agave desmettiana, Rosmarinus 'Prostrata', Dracena draco

NOTES



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LANDSCAPE PLAN

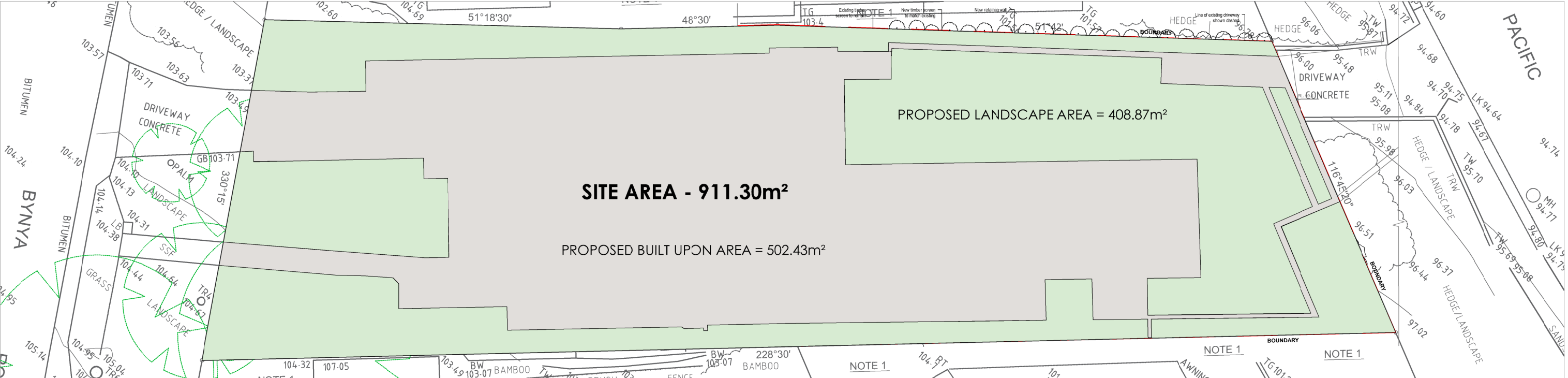
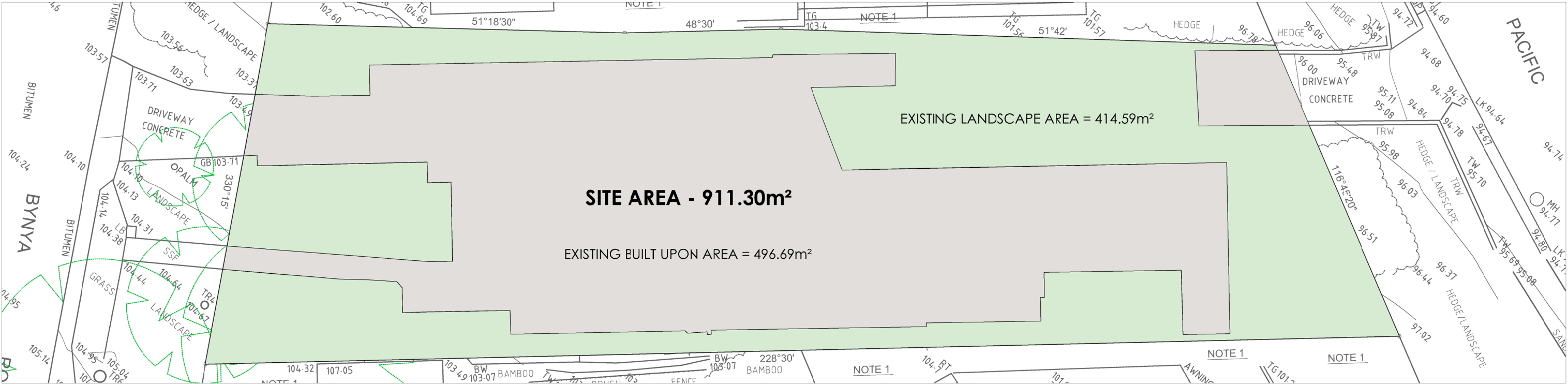
LENAHAN RESIDENCE

PLANT SCHEDULES
& PLANT IMAGES

123 BYNYA ROAD
PALM BEACH NSW

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DWG NO. LEN.01.02
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1 : 1 0 0 @ A 3

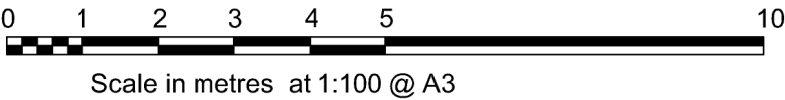




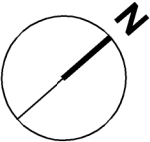
LANDSCAPE SITE CALCULATIONS

SITE AREA	911.30m²	
EXISTING BUILT UPON AREA	496.69m²	
PROPOSED BUILT UPON AREA	502.43m²	
EXISTING LANDSCAPE AREA	414.59m²	(45.49%)
PROPOSED LANDSCAPE AREA	408.87m²	(44.86%)
LANDSCAPE AREA REQUIRED	546.78m²	(60.00%) AS PER PITTWATER 21 DCP - D12.10 LANDSCAPED AREA - ENVIRONMENTALLY SENSITIVE LAND (E4)

NOTES



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LANDSCAPE PLAN

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