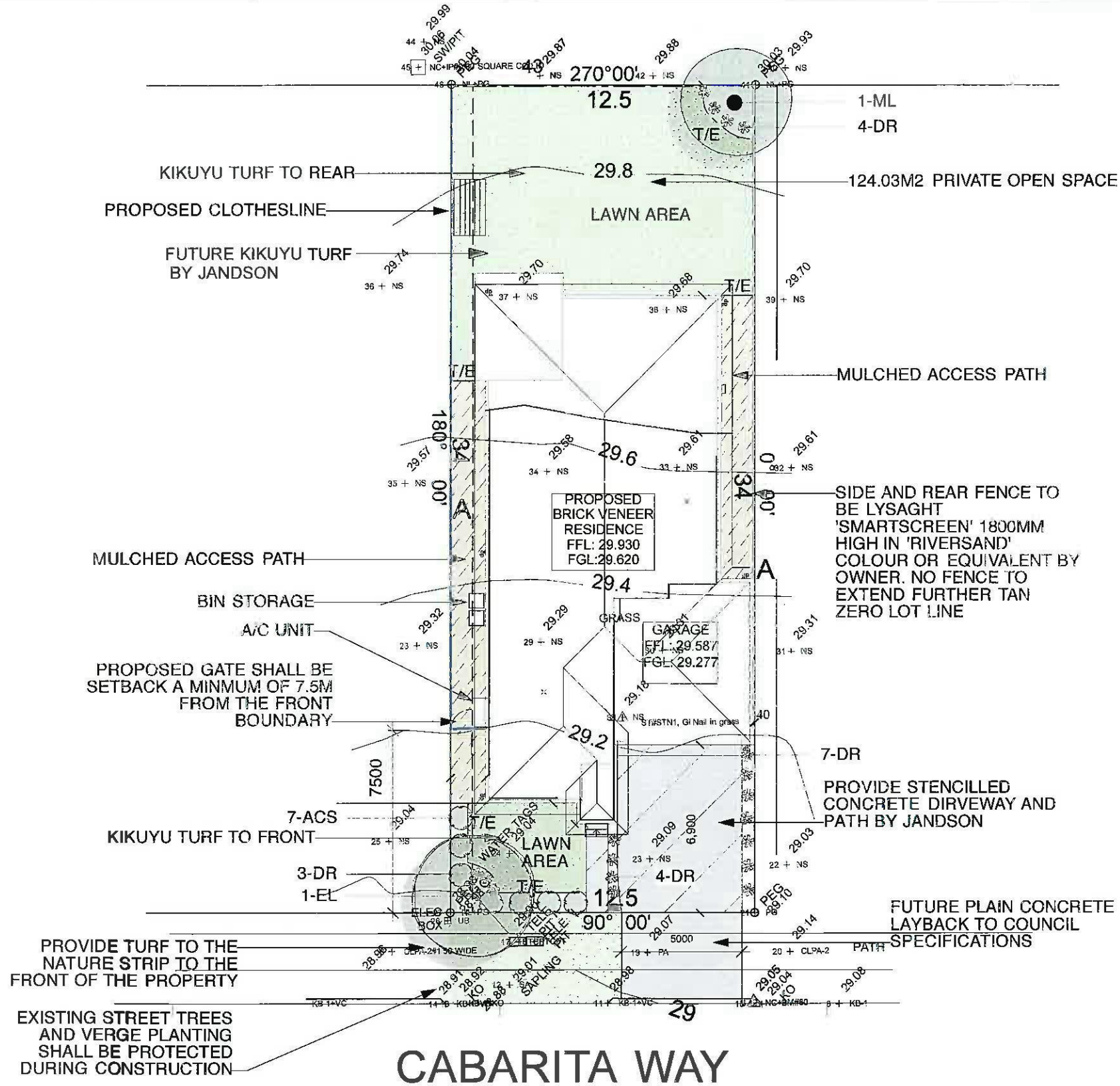


LEGEND

- FFL.RL. 29.930 PROPOSED LEVEL
- EXISTING LEVEL
- MULCHED ACCESS PATH
- PROPOSED DRIVEWAY
- LAWN AREA
- BOUNDARY FENCE
- T/E TIMBER LAWN EDGE

NOTE:
 - ANY RETAINING WALLS VISIBLE FROM THE STREET OR CONSTRUCTED GREATER THAN 900mm HIGH SHALL BE OF MASONRY CONSTRUCTION
 - ANY GARDEN EDGING VISIBLE FROM THE STREET SHALL BE OF BRICK OR COLOURED CONCRETE. NO TIMBER EDGING IS PERMITTED



- 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.

PLANTING SCHEDULE

ID	Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
ACS	Acmena smithii 'Minor'	Lillypilly	7	15lt	1000	2000
DR	Dianella revoluta	Mauve Flax Lily	18	2.5lt	500	500
EL	Elaeocarpus reticulatus	Blueberry Ash	1	25lt	5000	12000
ML	Melaleuca linearifolia	Snow In Summer	1	25LT	5000	8000

DATE: 22/06/13 | REVISION 'A' Amendments made as per developer's request

DRAWING
PROPOSED LANDSCAPE PLAN

ADDRESS
 LOT 2172 CABARITA WAY, JORDAN SPRINGS

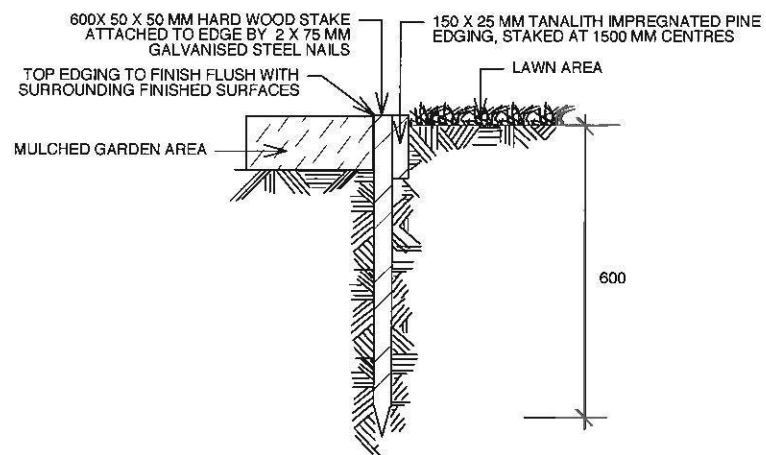
CLIENT
DHA

PROJECT # **JANDSON** DWG # **L/01** REV **A**

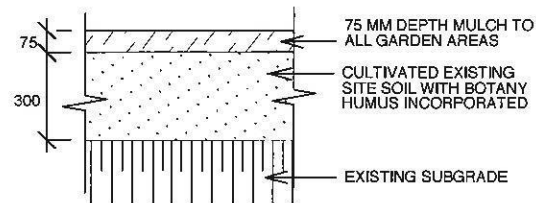
DATE **29/07/13**

SCALE @ A3 **1:200** DRAWN NI CHKD SW

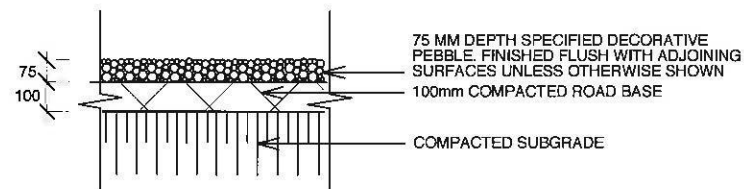
A Total Concept
Landscape Architects & Swimming Pool Designers
 65 West Street, North Sydney NSW 2060
 Tel: (02) 9957 5122 Fx: (02) 9957 5922



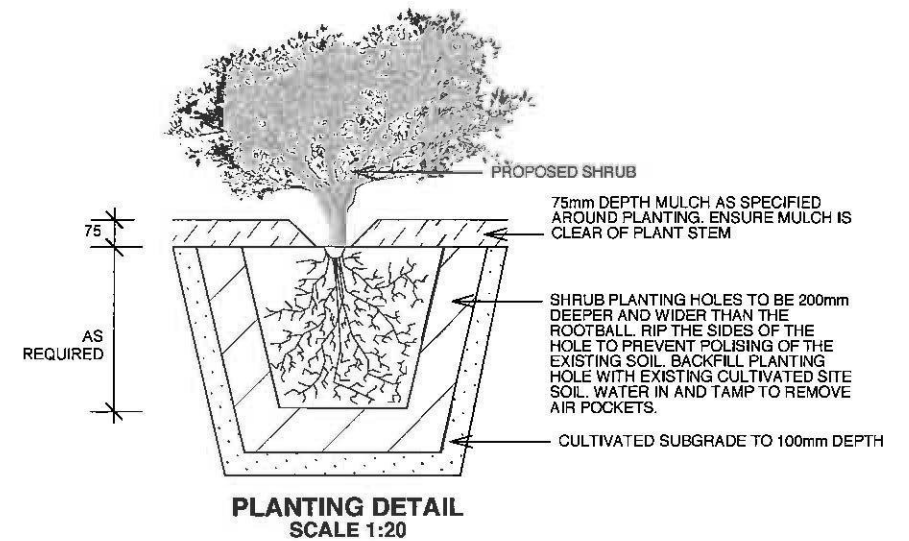
TYPICAL TIMBER EDGE DETAIL
SCALE 1:10
DO NOT SCALE



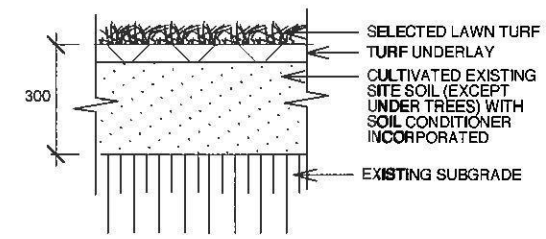
SOIL TO GARDEN AREAS
SCALE 1:20



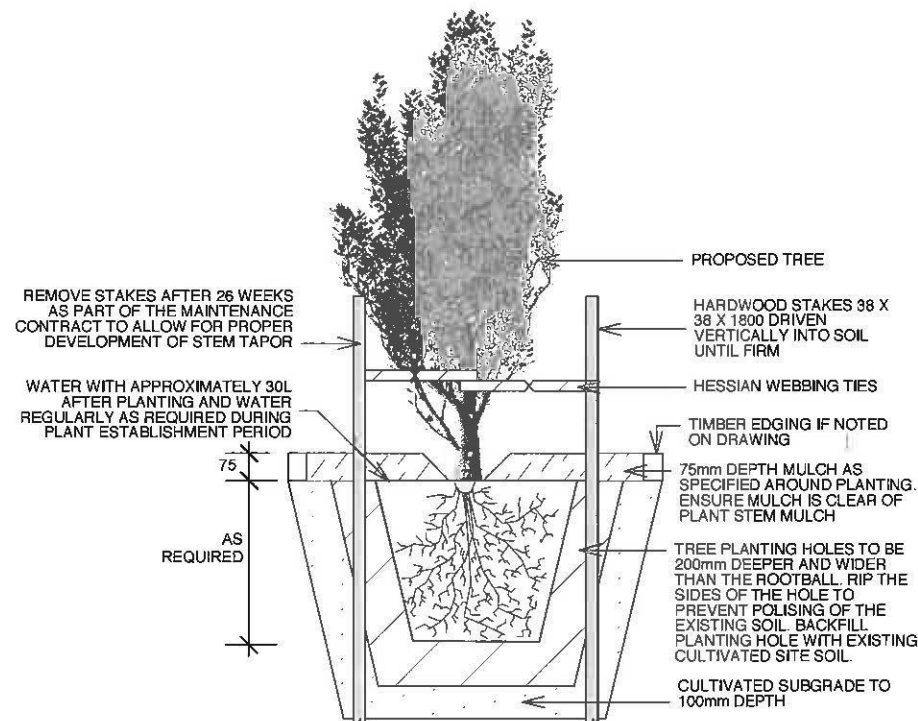
PEBBLE PATHWAY
SCALE 1:10



PLANTING DETAIL
SCALE 1:20



TYPICAL TURF DETAIL
SCALE 1:20



TREE PLANTING & STAKING DETAIL
SCALE 1:20

- Notes:**
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.
 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.

DATE	REVISION		
LANDSCAPE DETAILS			
ADDRESS LOT 2172 CABARITA WAY, JORDAN SPRINGS			PROJECT # JANDSON
CLIENT DHA	DATE # 29/07/13	DWG #	L/02
A Total Concept Landscape Architects & Swimming Pool Designers		SCALE @ A3 1:200	
65 West Street, North Sydney NSW 2060		DRAWN NI	
Tel: (02) 9957 5122 Fx: (02) 9957 5922		CHKD SW	REVISION
			

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 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 Buffalo 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 return 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 Foldalines'.

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.

Notes:

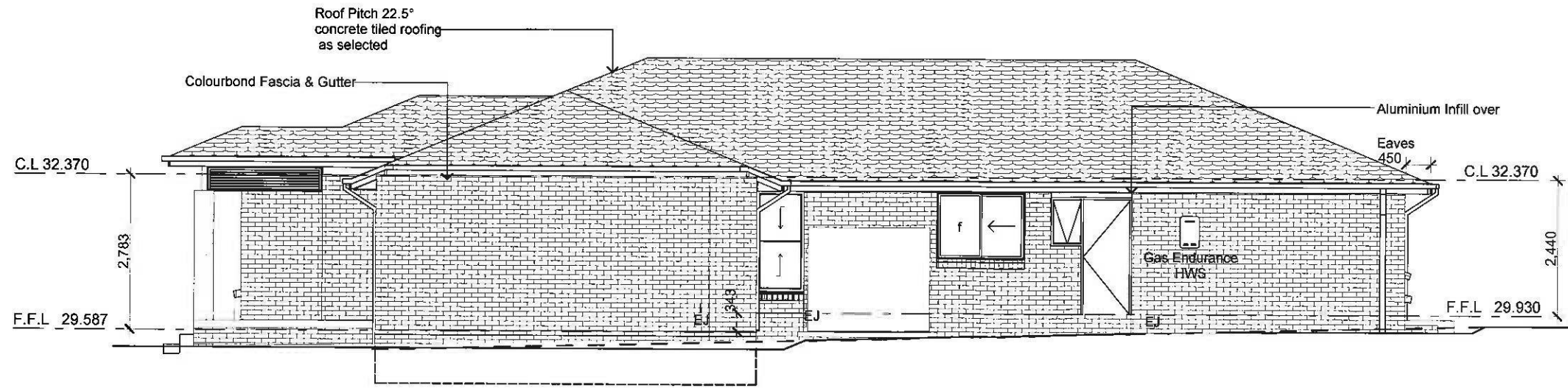
- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
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- Extent, height and position of all retaining walls shall be determined by others and approved on site by client.
- Do not scale from drawings.
- If in doubt contact the Landscape Architect.
- All boundaries shall be surveyed prior to commencement of construction works.
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DRAWING		LANDSCAPE SPECIFICATION	
ADDRESS		LOT 2172 CABARITA WAY, JORDAN SPRINGS	PROJECT # JANDSON
CLIENT	DHA	DATE # 29/07/13	DWG # L/03
A Total Concept Landscape Architects & Swimming Pool Designers		DRAWN NI	REVISION
65 West Street, North Sydney NSW 2060		CHKD SW	
Tel: (02) 9957 5122 Fax: (02) 9957 5922			

Window Schedule					
ID	Height	Width	Orientation	Quantity	2D Symbol
W1	1,800	850	R	1	
W2	1,800	850	R	1	
W3	1,800	850	L	1	
W4	1,200	1,570	R	1	
W5	1,370	1,570	R	1	
W6	1,800	610	L	1	
W7	1,800	610	R	1	
W8	1,460	2,170	R	1	
W9	1,800	610	L	1	
W10	1,800	610	L	1	
W11	1,800	610	L	1	
W12	1,370	1,570	L	1	
W13	1,030	1,210	R	1	



ELEVATION 2



ELEVATION 4

PRELIMINARY
DATED 21/08/2013
NOT FOR CONSTRUCTION

WD	25.07.13	Working Drawings To Tender # and Variations
JD		
AMENDMENTS		
REV	DATE	DETAILS
A	09.08.13	BASIX update
B	21.08.13	Council Prep, developer changes and amended BASIX
JD		

PROPOSED BRICK VENEER RESIDENCE AT ADDRESS			
Lot 2172 Cabarita way Jordan Springs			
CLIENT DHA			
DESIGN : ULTIMA 24			
DATE	25.07.13	FINISH	Classic
UBD REF	....	FACADE	Trend
DRAWN BY	JD	SCALE	1:100
CHECKED BY	....	D.P No	....

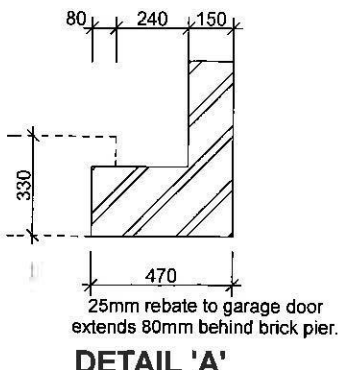
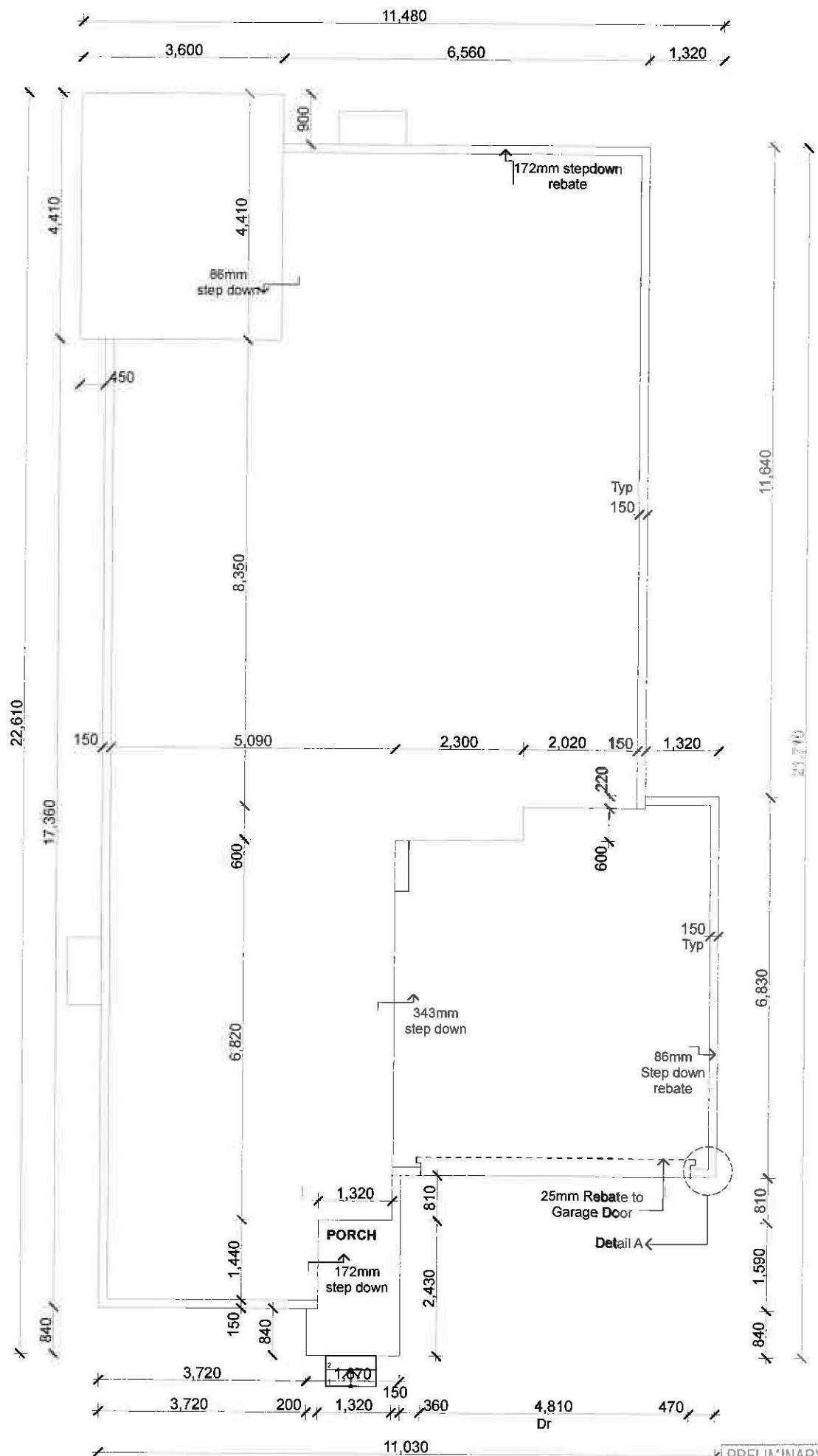
ELEVATIONS

JOB # 2883 SHEET # 4


DESIGN BY : ACN 003 144 330

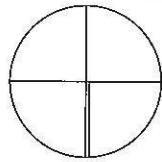
Jandson Homes
SUITE 402, GATEWAY BUSINESS PARK
63-79 PARRAMATTA ROAD
SILVERWATER, NSW 2128
PH: 9741 7100 FAX: 9737 9372

Written dimension to take precedence over scale if unclear. Check with title block.



PRELIMINARY
DATED... 21/08/2013
NOT FOR CONSTRUCTION

WD	25.07.13 JD	Working Drawings To Tender # and Variations	PROPOSED BRICK VENEER RESIDENCE AT ADDRESS Lot 2172 Cabarita way Jordan Springs		SLAB LAYOUT	
AMENDMENTS			CLIENT DHA		JOB # 2883	SHEET # 5
REV	DATE	DETAILS	DESIGN : ULTIMA 24		DESIGN BY : ACN 003 144 330	
A	09.08.13 JD	BASIX update	DATE	25.07.13	FINISH	Classic
B	21.08.13 JD	Council Prep, developer changes and amended BASIX	UBD REF	....	FACADE	Trend
			DRAWN BY	JD	SCALE	1:100
			CHECKED BY	....	D.P No	....
			 Jandson Homes SUITE 402, GATEWAY BUSINESS PARK 63-79 PARRAMATTA ROAD SILVERWATER, NSW 2128 PH: 9741 7100 FAX: 9737 9372			
Written dimension to take precedence over scale if unclear, check with builder						



N

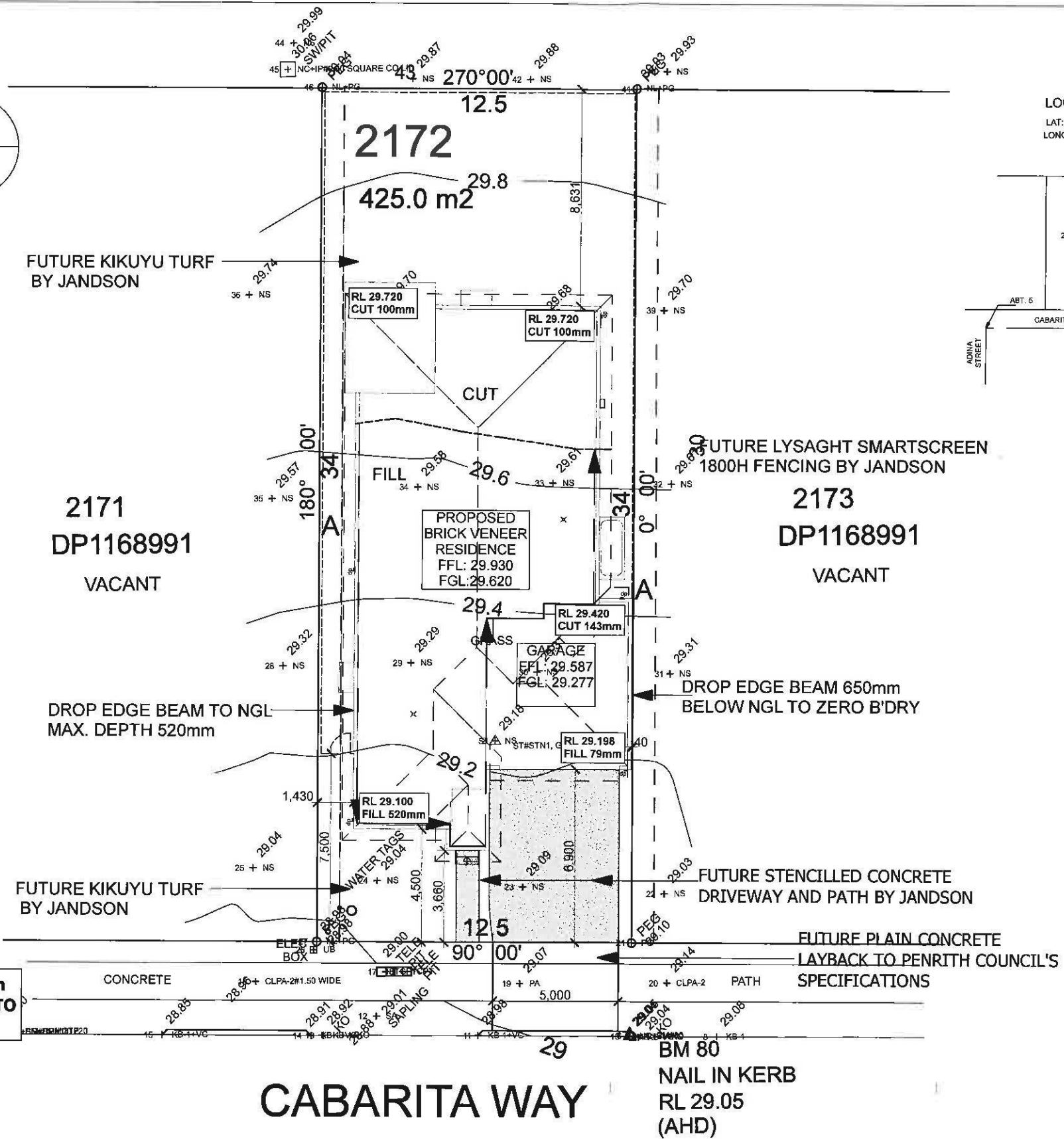
LEGEND

- WATER METER
- TELECOM PIT
- MANHOLE (SEWER/STORMWATER)
- VEHICLE CROSSING
- KERB INLET PIT
- LIGHT POLE
- ELECTRICITY POLE
- ELECTRICITY PILLAR
- HYDRANT
- STOP VALVE
- KERB OUTLET
- SERVICE CONDUIT
- TREE (DIA/HEIGHT)

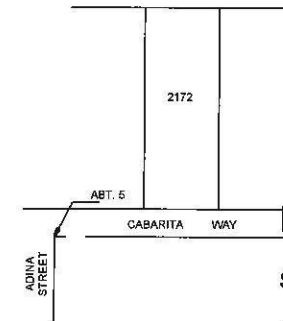
Note: All existing street trees and large planting are to be protected during construction.

NOTE: RETAINING WALLS OVER 900mm OR THOSE VISIBLE FROM THE STREET TO BE MASONRY CONSTRUCTION

PRELIMINARY
DATED 21/09/2013
NOT FOR CONSTRUCTION

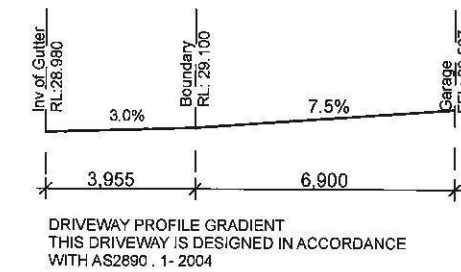


LOCATION PLAN
LAT: 33.728082
LONG: 150.733746



DEVELOPMENT DATA

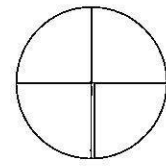
SITE AREA	425m ²
HOUSE FOOT PRINT	207.61 m ²
DRIVEWAY & PATH	38.85 m ²
ROOF AREA	239.36m ²
TOTAL POST-DEVELOPMENT IMPERVIOUS AREA	246.46m ²
LANDSCAPED AREA (Excluding driveway)	178.54m ²
PRIVATE OPEN SPACE	124.03m ²



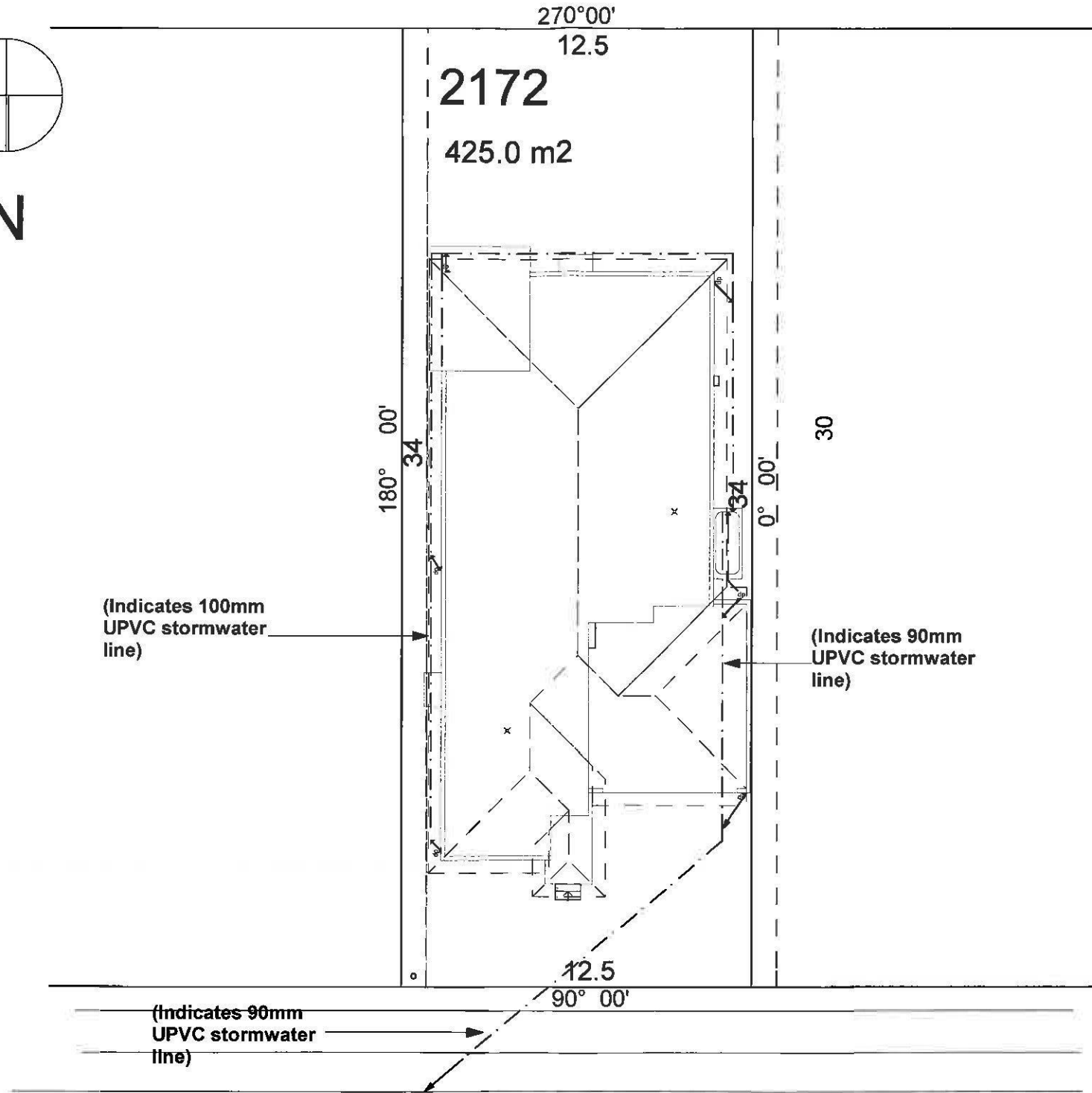
DRIVEWAY PROFILE GRADIENT
THIS DRIVEWAY IS DESIGNED IN ACCORDANCE WITH AS2890.1-2004

A: EASEMENT FOR ACCESS AND MAINTAINENCE 0.9 WIDE

WD	25.07.13 JD	Working Drawings To Tender # ... and Variations	PROPOSED BRICK VENEER RESIDENCE AT ADDRESS Lot 2172 Cabarita way Jordan Springs		SITE PLAN
AMENDMENTS			CLIENT DHA	JOB # 2883 SHEET # 1	
REV	DATE	DETAILS	DESIGN : ULTIMA 24		DESIGN BY : ACN 003 144 330
A	09.08.13 JD	BASIX update	DATE	25.07.13	<p>Jandson Homes SUITE 402, GATEWAY BUSINESS PARK 63-79 PARRAMATTA ROAD SILVERWATER, NSW 2128 PH : 9741 7100 FAX: 9737 9372</p>
B	21.08.13 JD	Council Prep, developer changes and amended BASIX	UBD REF	...	
			DRAWN BY	JD	
			CHECKED BY	...	
			FINISH	Classic	Written dimension to take precedence over scale if unclear, check with builder
			FACADE	Trend	
			SCALE	1:200	
			D.P No	...	



N



PRELIMINARY
 DATED 21/08/2013
 NOT FOR CONSTRUCTION

WD	25.07.13 JD	Working Drawings To Tender # and Variations
AMENDMENTS		
REV	DATE	DETAILS
A	09.08.13 JD	BASIX update
B	21.08.13 JD	Council Prep, developer changes and amended BASIX

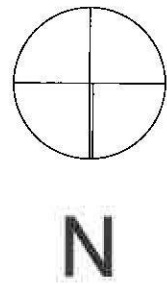
PROPOSED BRICK VENEER RESIDENCE AT ADDRESS Lot 2172 Cabarita way Jordan Springs			
CLIENT DHA			
DESIGN : ULTIMA 24			
DATE	25.07.13	FINISH	Classic
UBD REF	....	FACADE	Trend
DRAWN BY	JD	SCALE	1:200
CHECKED BY	....	D.P No	....

STORMWATER PLAN

JOB # 2883 SHEET # 9
 DESIGN BY : ACN 003 144 330

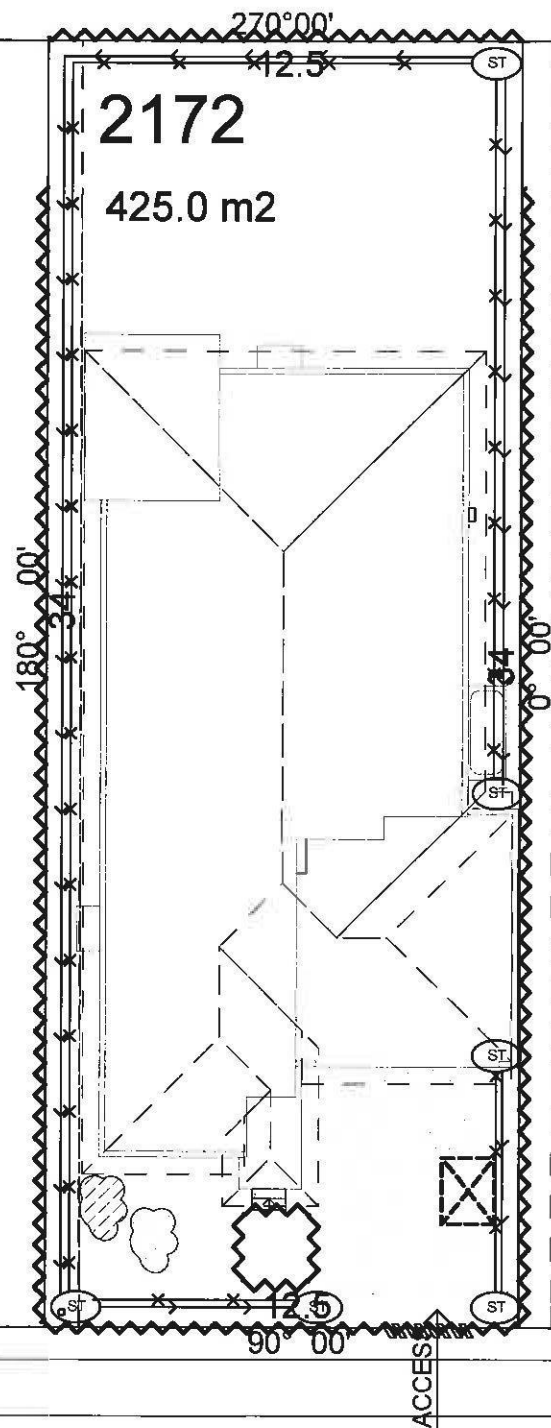
Jandson Homes
 SUITE 402, GATEWAY BUSINESS PARK
 63-79 PARRAMATTA ROAD
 SILVERWATER, NSW 2128
 PH : 9741 7100 FAX: 9737 9372

Written dimension to take precedence over scale if unclear, check with builder

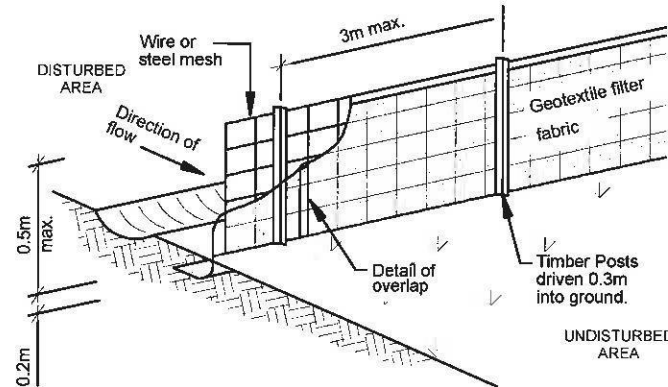


LEGEND

- EXTENT OF DISTURBANCE/CLEARING
- DIVERSION CHANNEL
- SEDIMENT TRAP
- SITE DRAINAGE
- SEDIMENT FENCE
- CONTOUR
- PROPOSED DWELLING OUTLINE
- KERB TURF FILTER
- GEO TEXTILE FABRIC TRADE WASTE RECEPTABLE (2.5 X 2.5)
- GEO TEXTILE FABRIC USED TO FORM A SILT BARRIER
- TOPSOIL STOCKPILES COVERED WITH POLYTHENE MEMBRANE
- SAND STOCKPILE
- PROVISIONAL AREA FOR STOCKPILING OF MATERIALS
- ACCESS** →
HARD STAND AREA FOR USE DURING CONSTRUCTION



30



SEDIMENT FENCE
N.T.S

NOTES

1. ALL RUN OFF AND SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED IN A FUNCTIONAL CONDITION
2. AREAS NOT USED FOR BUILDING SHOULD BE RETAINED WITH VEGETATION
3. REVEGETATION ON RETAIN CUT AND FILLS AS SOON AS POSSIBLE DURING CONSTRUCTION

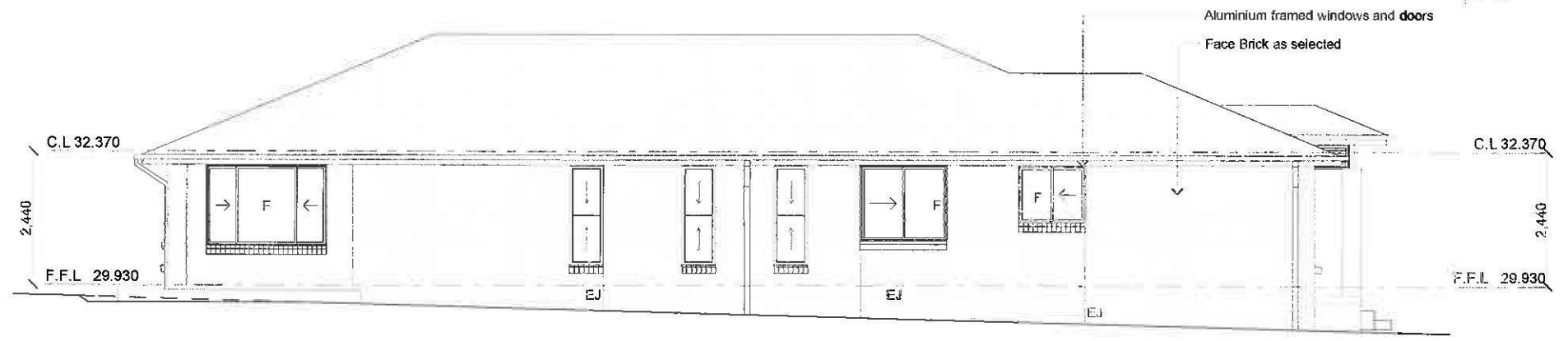
SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

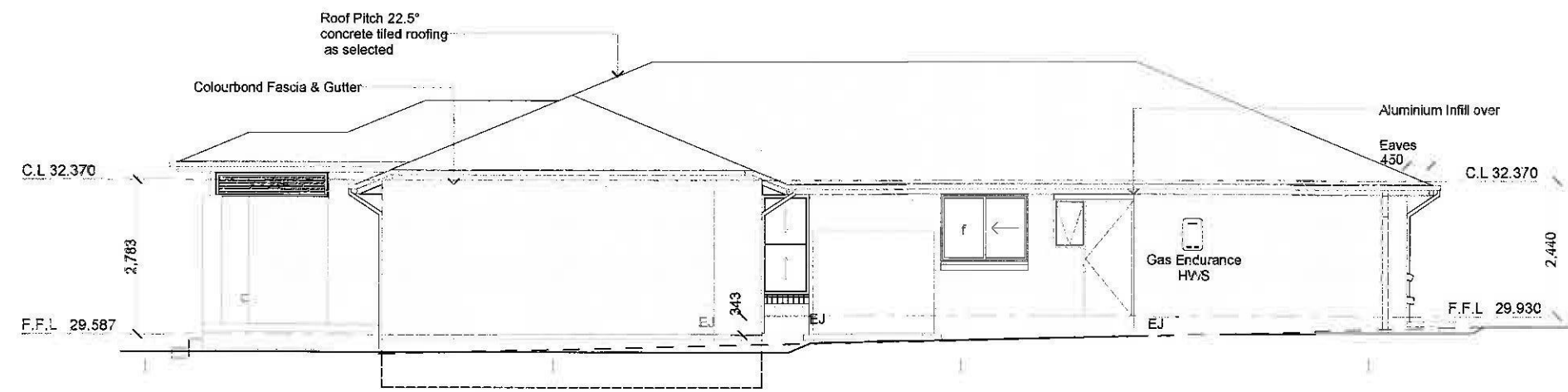
PRELIMINARY
DATED 21/08/2013
NOT FOR CONSTRUCTION

WD	25.07.13 JD	Working Drawings To Tender # and Variations	PROPOSED BRICK VENEER RESIDENCE AT ADDRESS Lot 2172 Cabarita way Jordan Springs	
AMENDMENTS			CONST MANAGEMENT/SEDIMENT	
REV	DATE	DETAILS	JOB # 2883 SHEET # 10	
A	09.08.13 JD	BASIX update	DESIGN BY : ACN 003 144 330	
B	21.08.13 JD	Council Prep, developer changes and amended BASIX	CLIENT DHA	
			DESIGN : ULTIMA 24	
		DATE 25.07.13	FINISH	Classic
		UBD REF	FAÇADE	Trend
		DRAWN BY JD	SCALE	1:200
		CHECKED BY	D.P No	....
			Jandson Homes SUITE 402, GATEWAY BUSINESS PARK 83- 79 PARRAMATTA ROAD SILVERWATER, NSW 2128 PH : 9741 7100 FAX: 9737 9372	
Written dimension to take precedence over scale if unclear, check with builder				

Window Schedule					
ID	Height	Width	Orientation	Quantity	2D Symbol
W1	1,800	850	R	1	
W2	1,800	850	R	1	
W3	1,800	850	L	1	
W4	1,200	1,570	R	1	
W5	1,370	1,570	R	1	
W6	1,800	610	L	1	
W7	1,800	610	R	1	
W8	1,460	2,170	R	1	
W9	1,800	610	L	1	
W10	1,800	610	L	1	
W11	1,800	610	L	1	
W12	1,370	1,570	L	1	
W13	1,030	1,210	R	1	



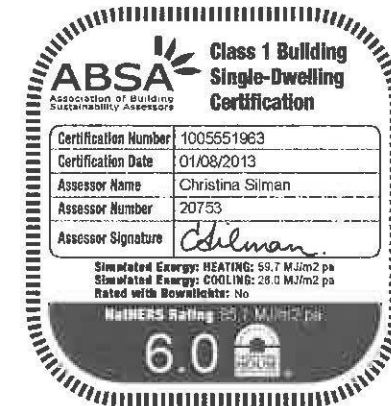
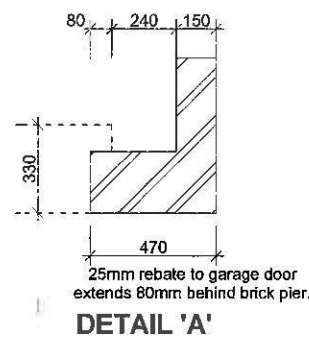
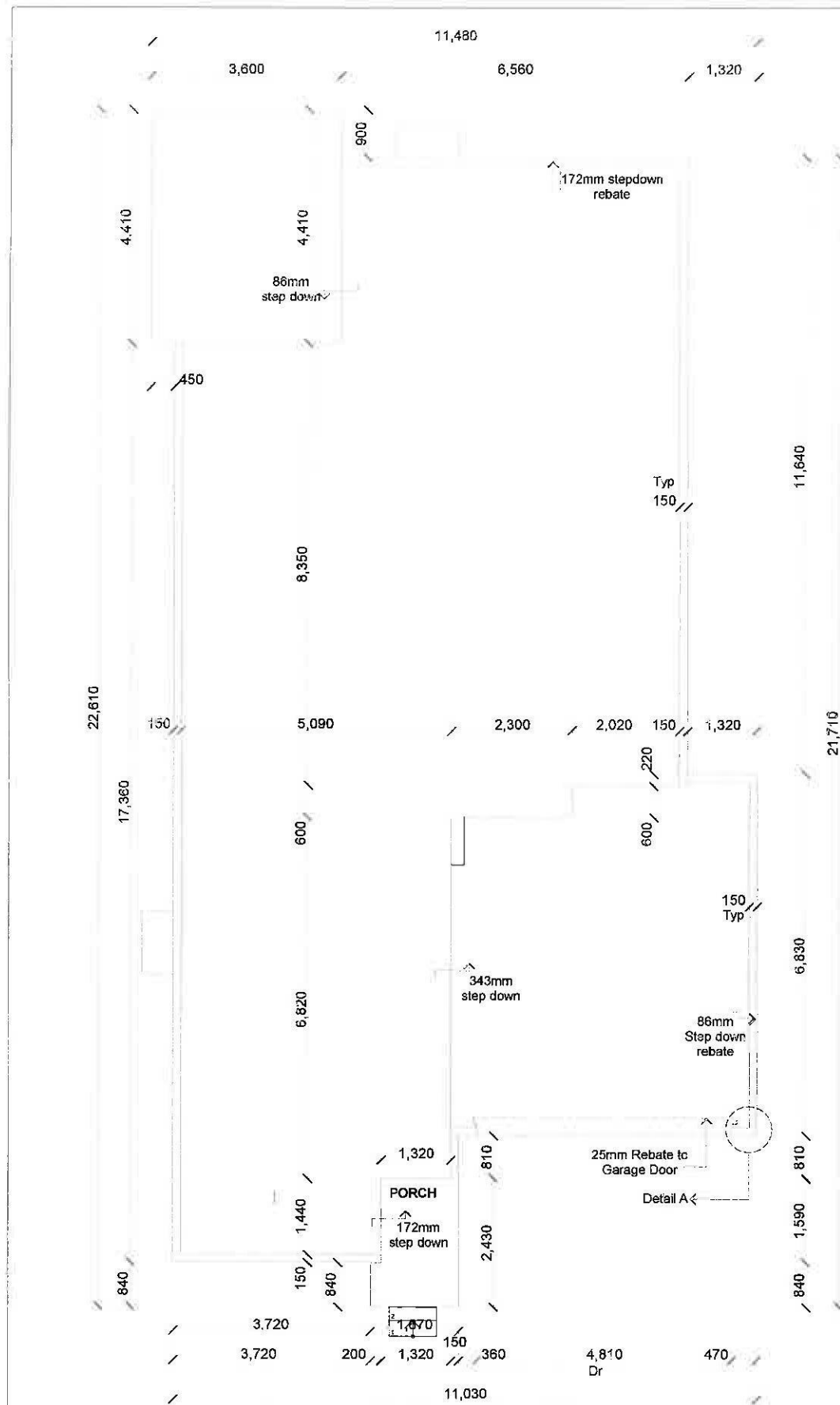
ELEVATION 2



ELEVATION 4

WD	25.07.13 JD	Working Drawings To Tender # ... and Variations	PROPOSED BRICK VENEER RESIDENCE AT ADDRESS Lot 2172 Cabarita way Jordan Springs		ELEVATIONS JOB # 2883 SHEET # 4 DESIGN BY : ACN 003 144 330	
AMENDMENTS			CLIENT DHA			
REV	DATE	DETAILS	DESIGN : ULTIMA 24		 Jandson Homes SUITE 402, GATEWAY BUSINESS PARK 63-79 PARRAMATTA ROAD SILVERWATER, NSW 2128 PH : 9741 7100 FAX: 9737 9372	
A	09.08.13 JD	BASIX update	DATE	25.07.13		
B	21.08.13 JD	Council Prep, developer changes and amended BASIX	FINISH	Classic		
			UBD REF	...		
			DRAWN BY	JD	FACADE	Trend
			CHECKED BY	...	SCALE	1:100
					D.P No	...

Written dimension to take precedence over scale if unclear, check with builder

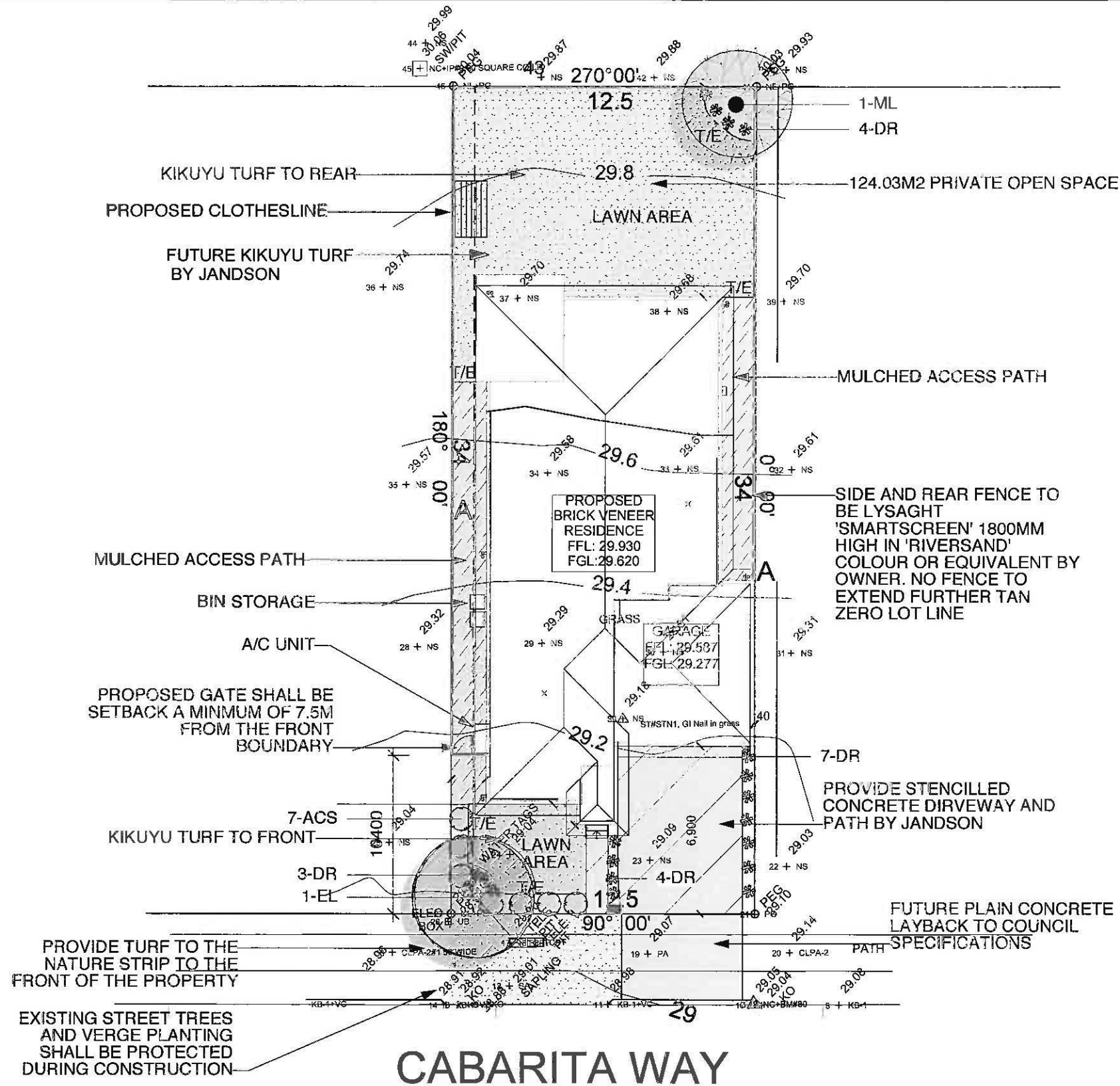


WD	25.07.13 JD	Working Drawings To Tender # and Variations	PROPOSED BRICK VENEER RESIDENCE AT ADDRESS Lot 2172 Cabarita way Jordan Springs		SLAB LAYOUT	
AMENDMENTS			CLIENT DHA		JOB # 2883 SHEET # 5	
REV	DATE	DETAILS	DESIGN : ULTIMA 24		DESIGN BY : ACN 003 144 330	
A	09.08.13 JD	BASIX update	DATE	25.07.13	FINISH	Classic
B	21.08.13 JD	Council Prep. developer changes and amended BASIX	UBD REF	....	FACADE	Trend
			DRAWN BY	JD	SCALE	1:100
			CHECKED BY	....	D.P No	....
					 Jandson Homes SUITE 402, GATEWAY BUSINESS PARK 63-79 PARRAMATTA ROAD SILVERWATER, NSW 2128 PH: 9741 7100 FAX: 9737 9372	
Written dimension to take precedence over scale if unclear, check with builder						

LEGEND

- FFL.RL. 29.930 PROPOSED LEVEL
- 29.6 EXISTING LEVEL
- MULCHED ACCESS PATH
- PROPOSED DRIVEWAY
- LAWN AREA
- BOUNDARY FENCE
- T/E TIMBER LAWN EDGE

NOTE:
 - ANY RETAINING WALLS VISIBLE FROM THE STREET OR CONSTRUCTED GREATER THAN 900mm HIGH SHALL BE OF MASONRY CONSTRUCTION
 - ANY GARDEN EDGING VISIBLE FROM THE STREET SHALL BE OF BRICK OR COLOURED CONCRETE. NO TIMBER EDGING IS PERMITTED



- 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.

ABS A Class 1 Building Single-Dwelling Certification
 Association of Building Sustainability Assessors

Certification Number	100551963
Certification Date	01/09/2013
Assessor Name	Christina Silman
Assessor Number	20753
Assessor Signature	<i>Christina Silman</i>

Simulated Energy: HEATING: 69.7 MJ/m2 pa
 Simulated Energy: COOLING: 28.0 MJ/m2 pa
 Rated with Downlights: No

NAHERS Rating 6.0

PLANTING SCHEDULE

ID	Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
ACS	Acmena smithii 'Minor'	Lillypilly	7	15lt	1000	2000
DR	Dianella revoluta	Mauve Flax Lily	18	2.5lt	500	500
EL	Elaeocarpus reticulatus	Blueberry Ash	1	25lt	5000	12000
ML	Melaleuca lineariifolia	Snow In Sumer	1	25LT	5000	8000

DATE	29/07/13	REVISION	
DRAWING PROPOSED LANDSCAPE PLAN			
ADDRESS LOT 2172 CABARITA WAY, JORDAN SPRINGS			
CLIENT DHA			
PROJECT #	JANDSON	DWG #	L/01
DATE	29/07/13	REV	
SCALE	A3 1:200	DRAWN BY	CHKD SW
A Total Concept Landscape Architects & Swimming Pool Designers			
65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922			