

WALL LEGEND

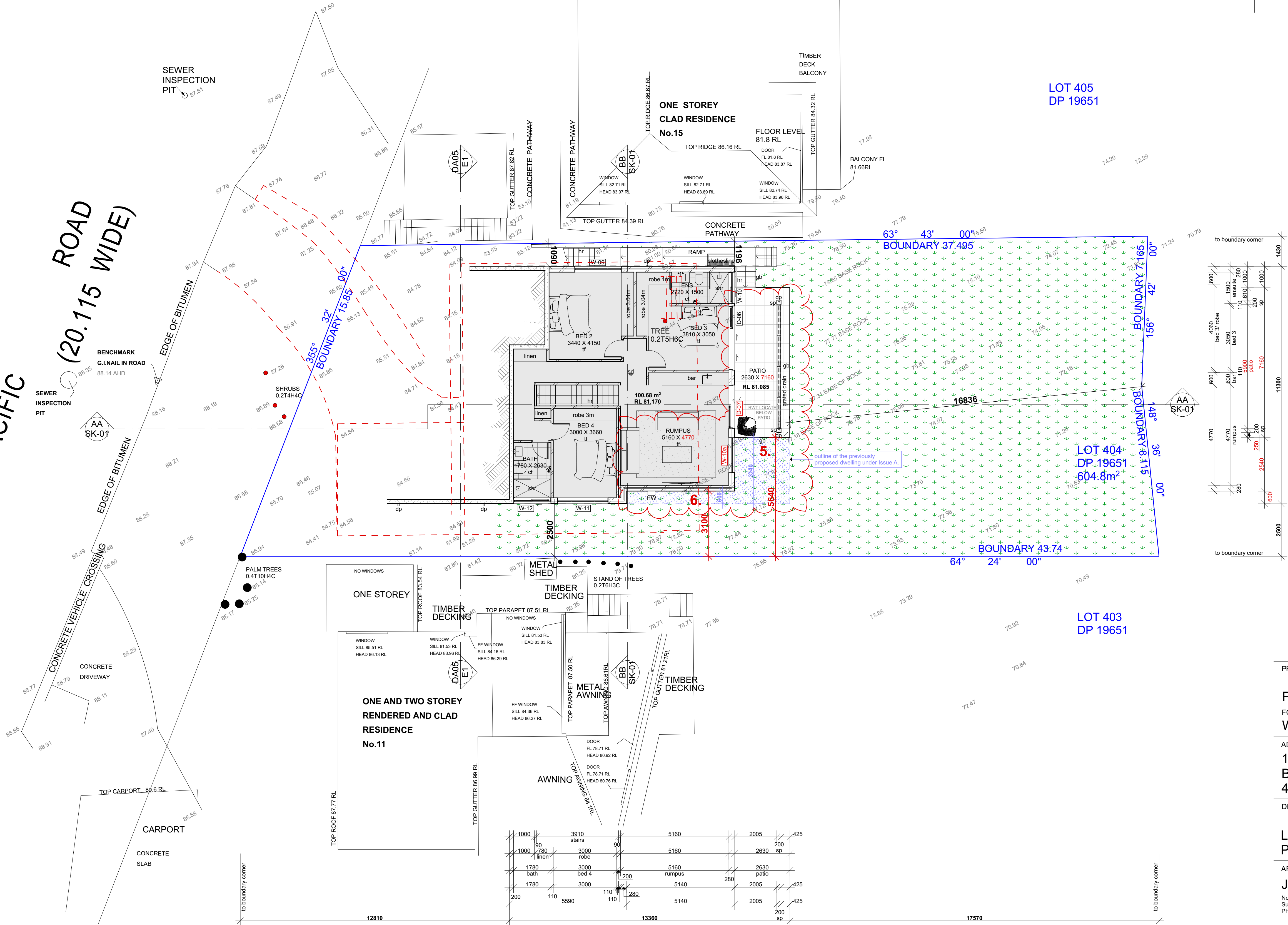
Symbol	Type	Finish
	280mm Double Cavity Brick	Rendered
	200mm AFS Logic Wall	
	110mm Single Brick	Face Brick
	90mm Timber Framed	

LEGEND

	existing tree to be removed
	existing tree to be retained
	proposed tree
ct	ceramic tiles
tf	timber floor
dp	downpipe
do	drainage outlet
rwt	rain water tank
of	overflow
hr	handrail
gm	gas meter
T.O.W.	top of wall
T.O.P.	top of parapet
sd	smoke detector
sp	structural post
shr	shower
gb	glass balustrade
x21.10	existing RL's
	outline of existing buildings to be demolished

LOWER GROUND FLOOR PLAN

SCALE 1:100

PACIFIC ROAD
(20.115 WIDE)ROAD
(20.115 WIDE)

DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.

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Builder to refer to DA consent conditions and DA approved drawings.
All building works to comply with relevant provisions of the Building Code of Australia (BCA) & National Construction Code (NCC) 2019 Volume Two and relevant Australian Standards.

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020
B	DA AMENDMENTS 1. First floor plan reconfigured with the rear first floor setback increased by 2.355m to ensure compliance with the maximum 10m Building Height limit. 2. The width of the first floor balcony has been reduced and the storage area at the rear of the carport has been deleted. 3. The non trafficable portion of the first floor balcony has been removed to comply with the maximum 10m Building Height limit. 4. The carport roof over the proposed driveway has been reduced in length by 4.505m to comply with the maximum 10m Building Height limit. 5. The southern portion of the ground floor and lower ground floor balconies shown hatched on plan have been removed. 6. The ramp on the lower ground floor has been setback a further 600mm from the southern side boundary. 7. The southern external wall of the WC and Butlers Pantry on the ground floor have been aligned with the external walls above and below. 8. The southern side solid driveway has been replaced with an open form fence.	03/2021

PROJECT

PROPOSED DWELLING HOUSE
FOR
WILLIAM & NANCY GROUNDS

ADDRESS

13 PACIFIC ROAD PALM
BEACH, NSW, 2108 LOT NO.
404 | DP NO. 19651

DRAWING TITLE

LOWER GROUND FLOOR
PLAN

ARCHITECT

JAMISA ARCHITECTS PTY LTD
Nominated Architect: Jamie Grounds NSW Registration No. 7265
Suite 4, 112 Cronulla St, Cronulla
PH/FAX: 9523 6499

SCALE

1:100 @ A1

DRAWN

MC

CHECKED

JG

SUBMISSION DATE

SEPTEMBER 2020

JOB NUMBER

03/2018/07

DRAWING NUMBER

DA02

ISSUE

B