

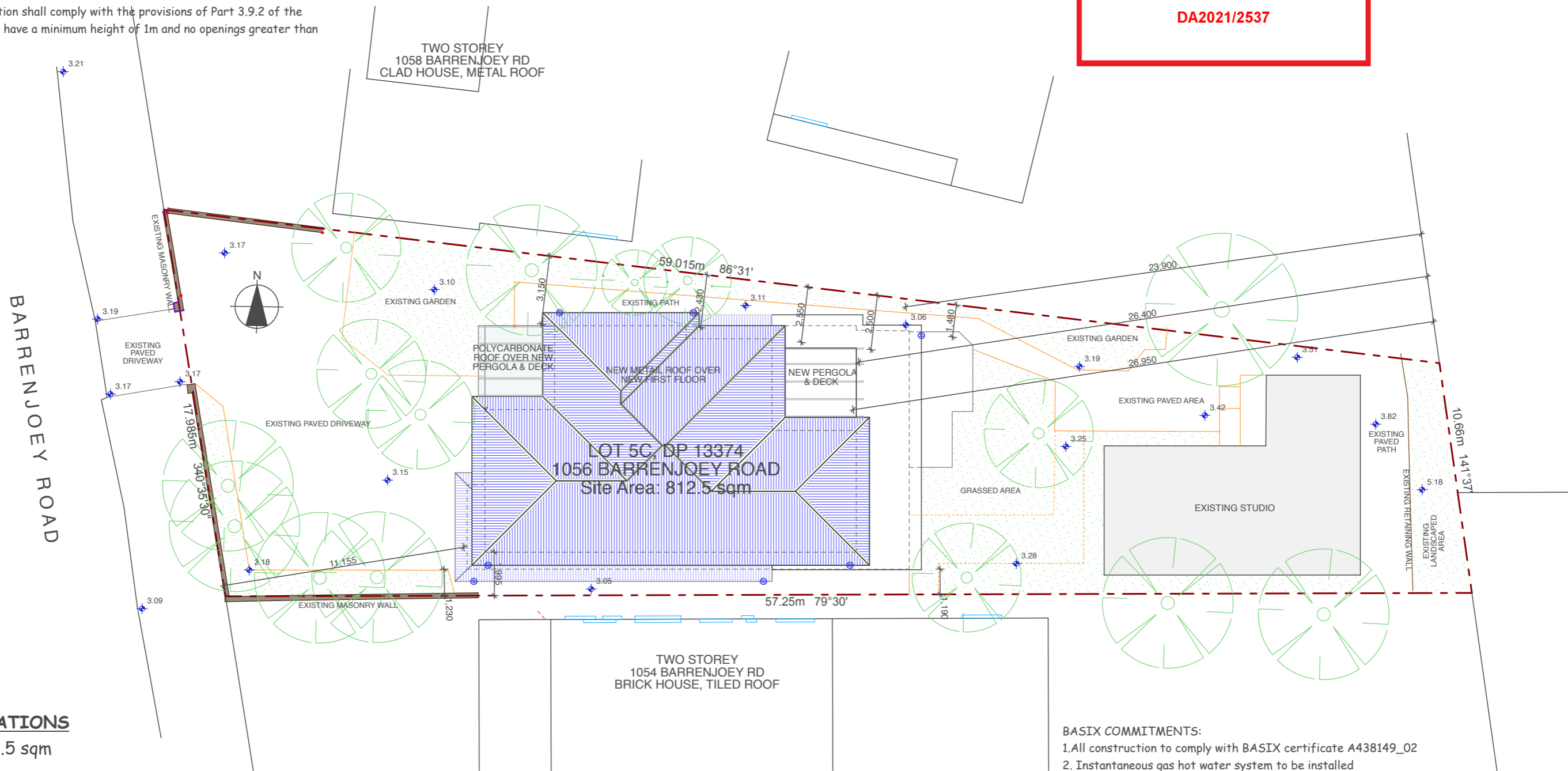
GENERAL NOTES

1. The Works shall be constructed in accordance with NCC2019/BCA and all relevant Australian Standards together with any amendment or replacement of those Standards
2. Smoke alarms shall be installed in accordance with 3.7.5 of the BCA, AS 3786 and Manufacturers Specification recommendations and connected to consumer mains power and interconnected where there is more than one alarm
3. Balustrade construction shall comply with the provisions of Part 3.9.2 of the BCA . Balustrades shall have a minimum height of 1m and no openings greater than 125mm



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SITE CALCULATIONS

Site Area : 812.5 sqm

Existing Landscaped area - 188sqm = 23.14%

Proposed Landscaped area - 213 sqm = 26.22%
+ 48 sqm (impervious uncovered recreational space)

TOTAL Landscaped area -261sqm = 32.12%

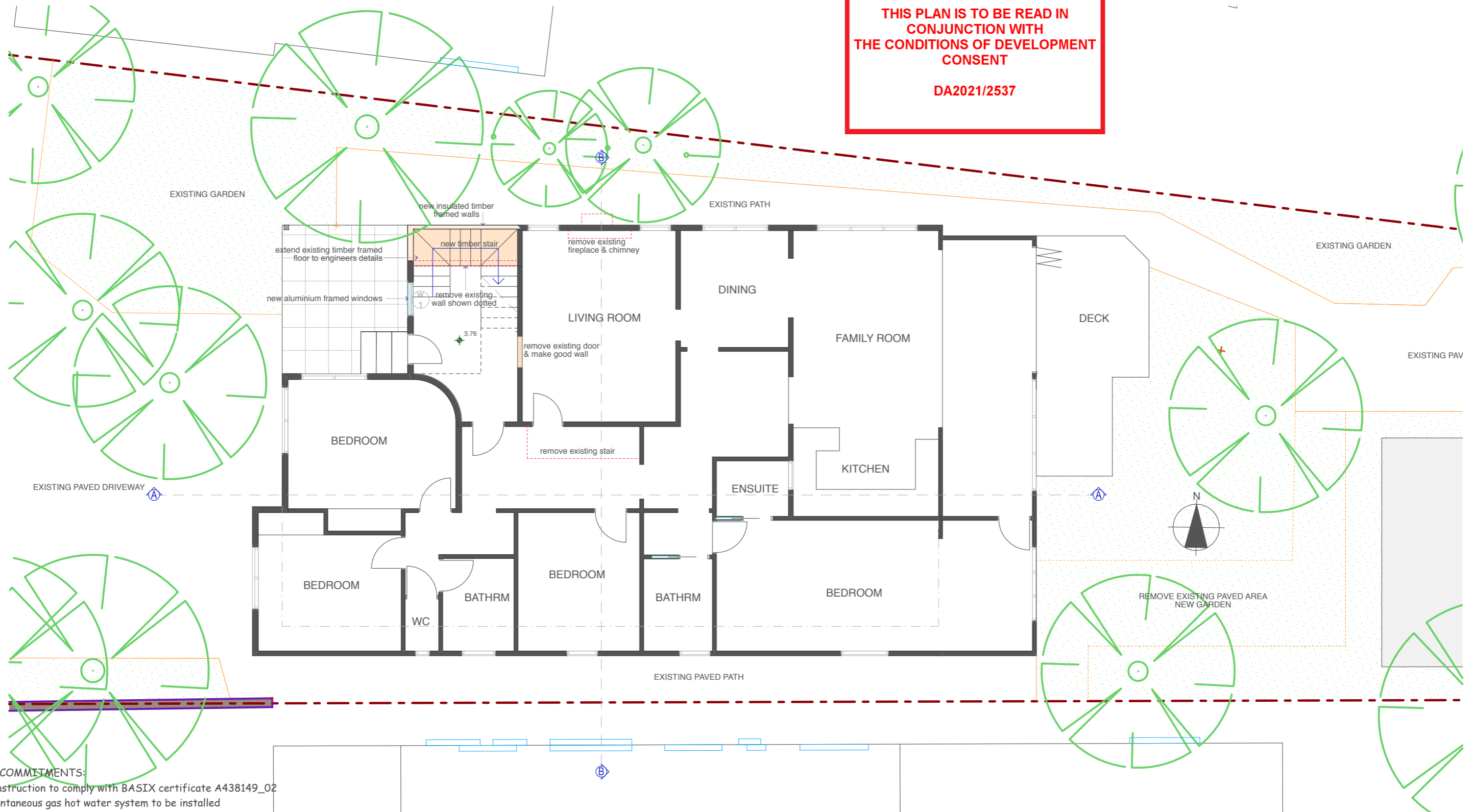
BASIX COMMITMENTS:

1. All construction to comply with BASIX certificate A438149_02
2. Instantaneous gas hot water system to be installed
3. 40% of all new or altered lighting fixtures to be fluorescent, compact fluorescent or LED
4. Minimum 3 star water rating shower heads to be installed
5. Minimum 3 star water rating toilets to be installed
6. Minimum 3 star water taps to be installed
7. Minimum R0.6 insulation to be installed below all suspended timber framed floors with enclosed subfloor
8. Minimum R1.3 insulation to be installed to all external timber framed walls (minimum combined Rvalue with construction R1.7)
9. Flat ceilings with pitched roofs to have minimum 55mm foil backed insulating blanket installed below all roofs with minimum R1.95 insulation to ceiling

<p>AMENDMENTS 'A' -APRIL 2022 -RUMPUS ROOM REDUCED IN SIZE, W7 & W8 MODIFIED SIZE</p>	<p>JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 9918 2479 ABN 27 370 370 173</p>	<p>PROPOSED ALTERATIONS & ADDITIONS for: J.Bryant at: LOT 5C, DP 13374, 1056 Barrenjoey Road PALM BEACH 2108</p>	<p>drawing title SITE PLAN NOTE: Use figured dimension only. Do not scale off drawings . All levels and dimensions to be verified prior to construction of work</p>	<p>date: November 2021 scale: 1:200 (A3) drawing number DA- 01A</p>
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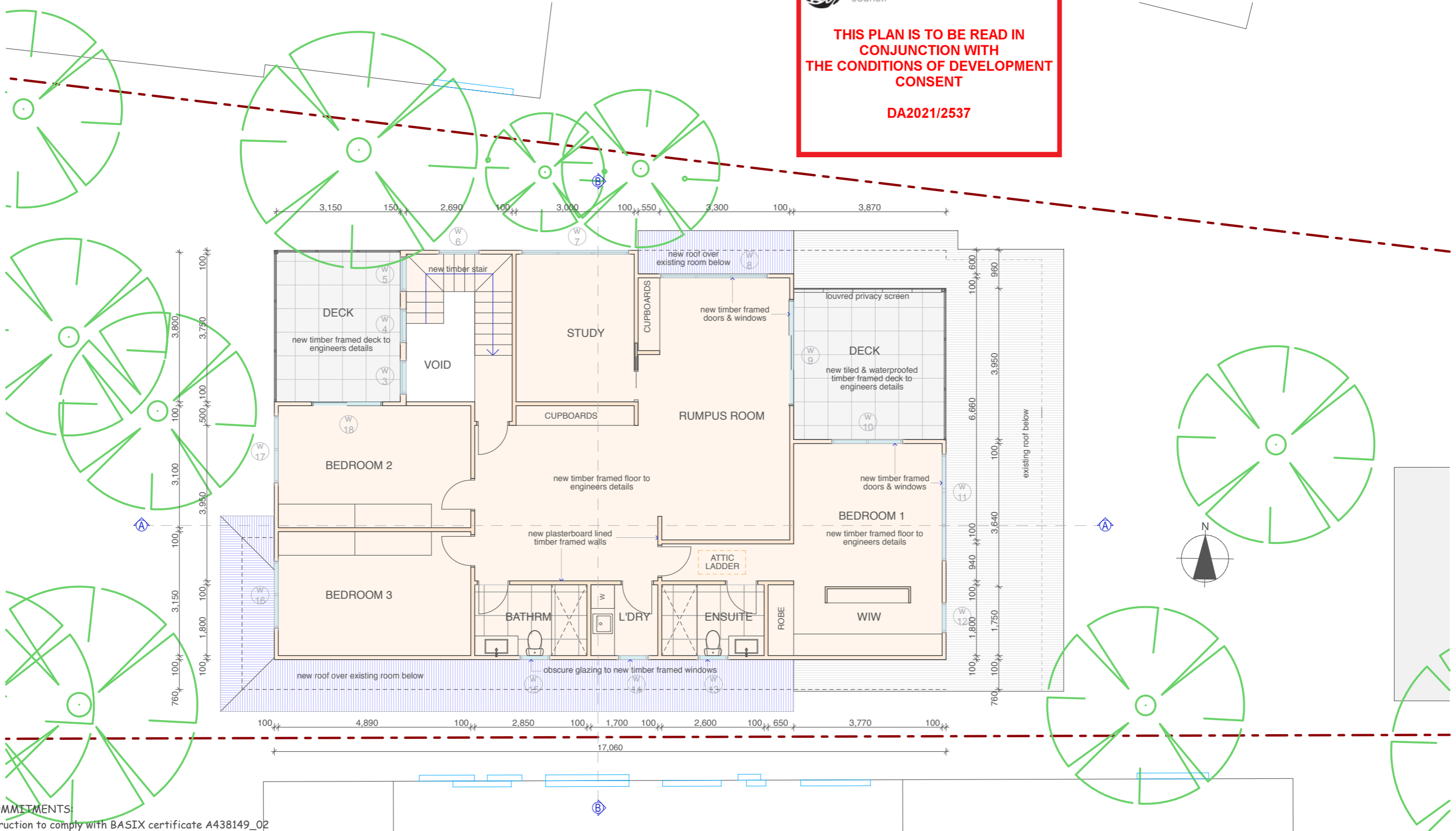
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			<p>NOTE: Use figured dimension only. Do not scale off drawings. All levels and dimensions to be verified prior to construction of work</p>	<p>drawing number DA-02A</p>



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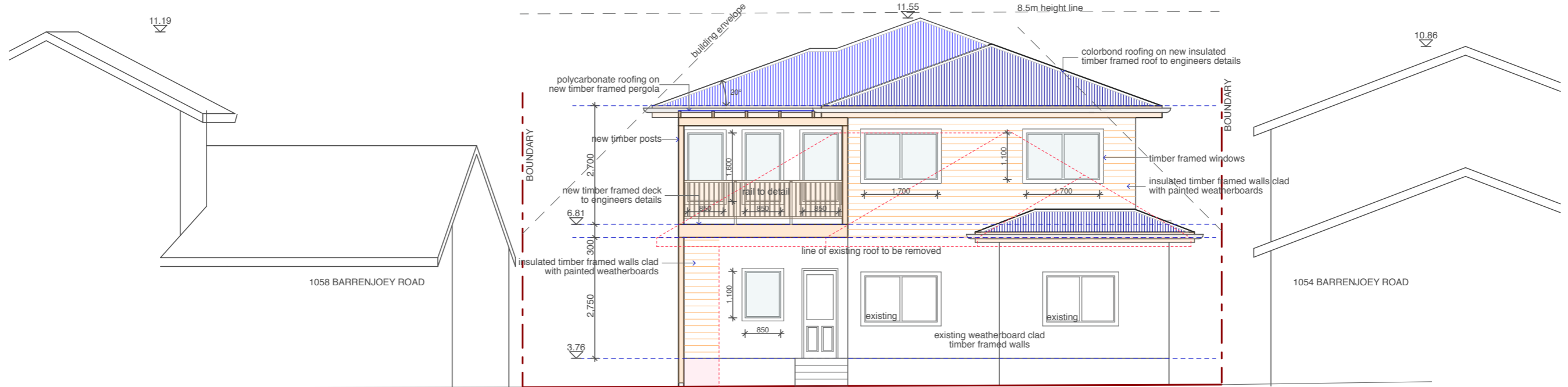
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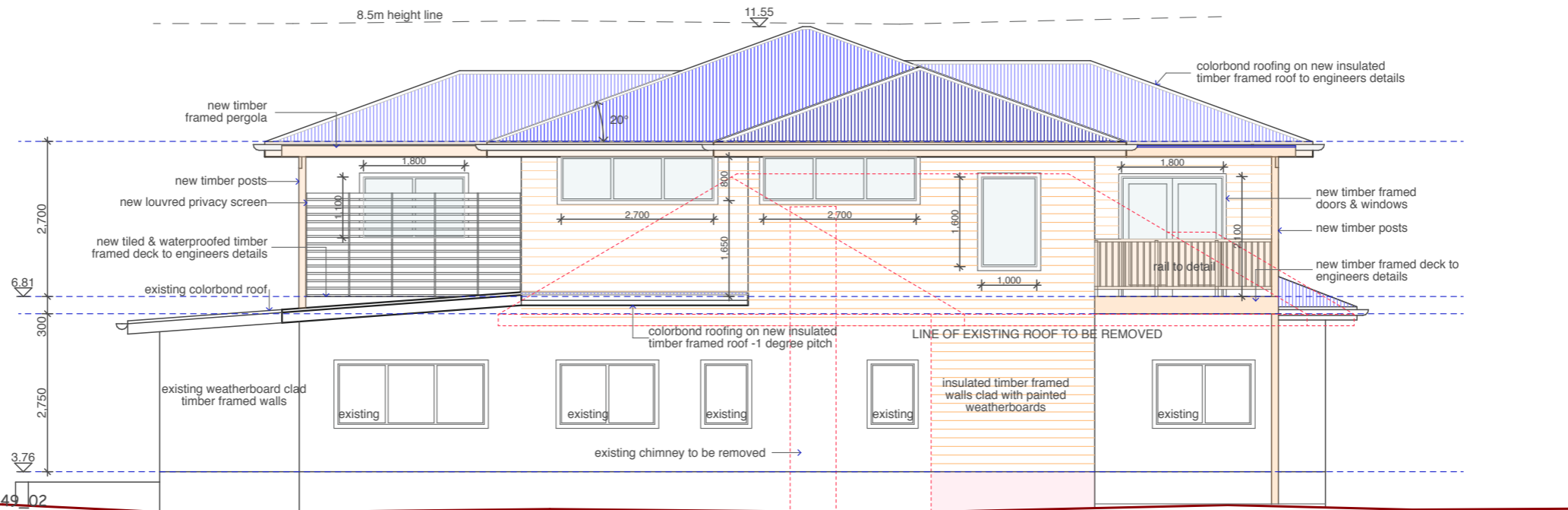
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WEST ELEVATION



NORTH ELEVATION

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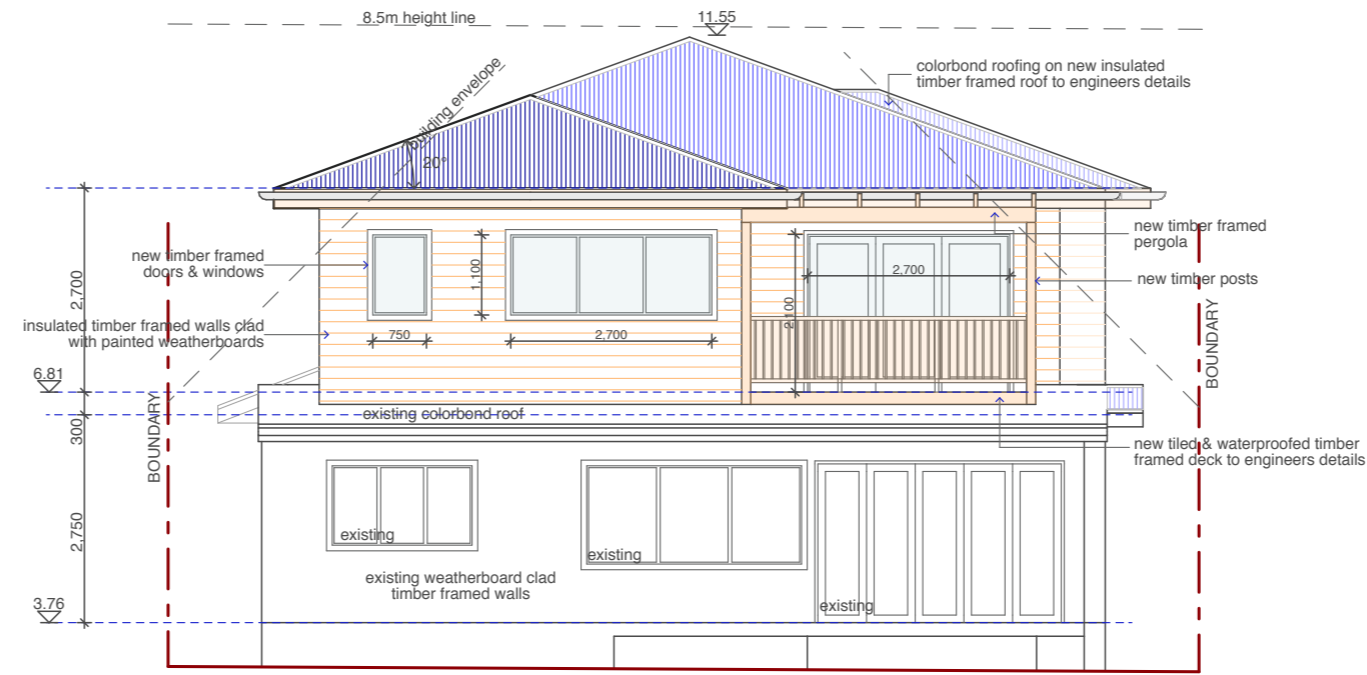
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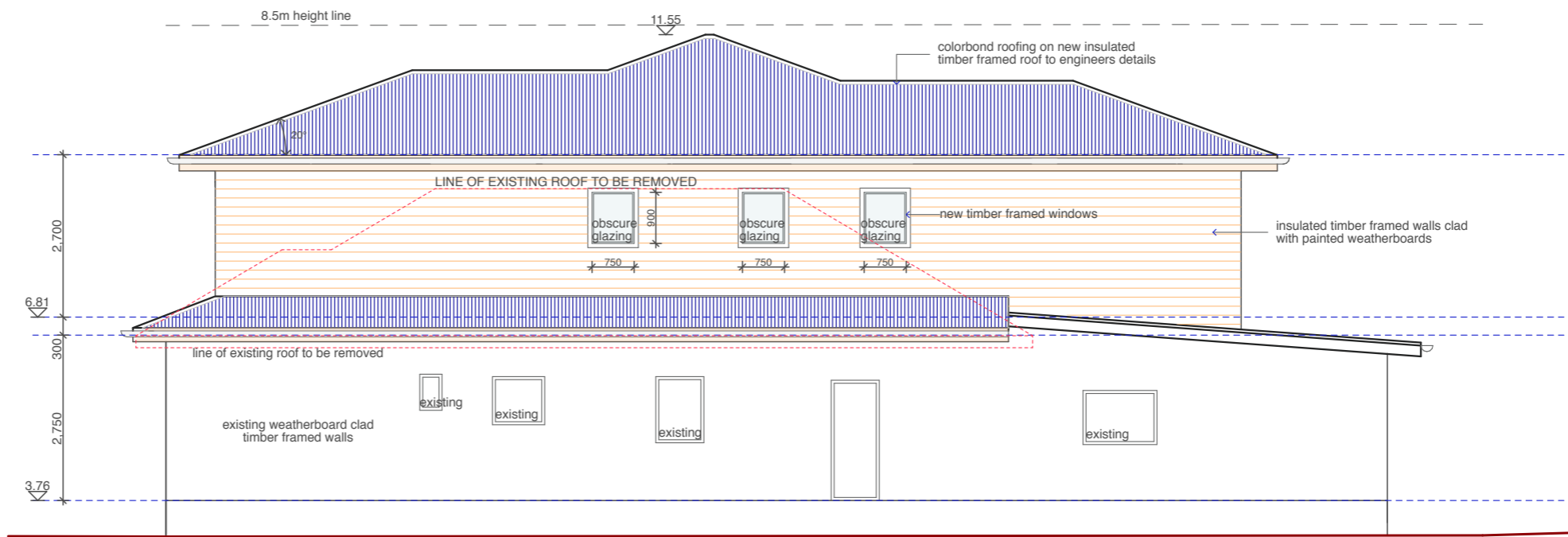
1. All construction to comply with BASIX certificate 4438149 02
2. Instantaneous gas hot water system to be installed
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EAST ELEVATION



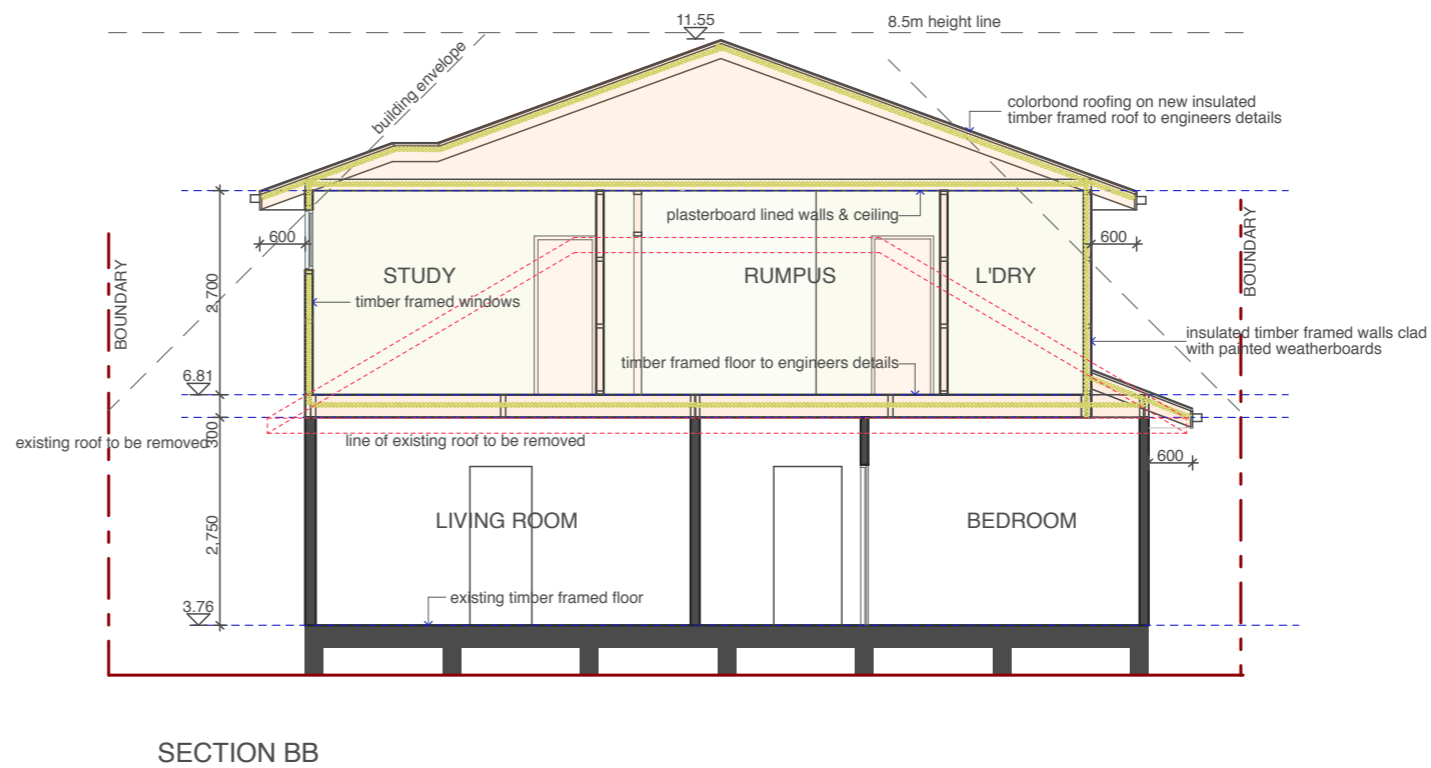
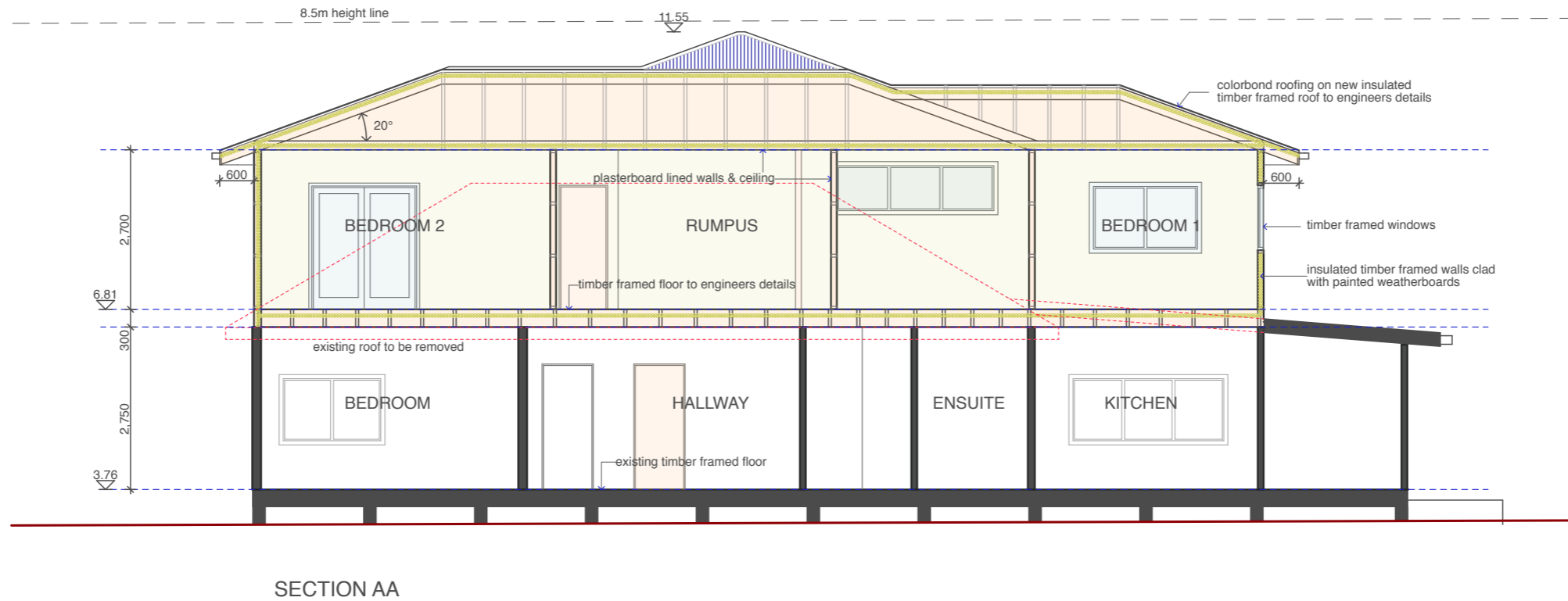
SOUTH ELEVATION

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