

**SITE CALCULATIONS**

Site Area : 810.8 sqm

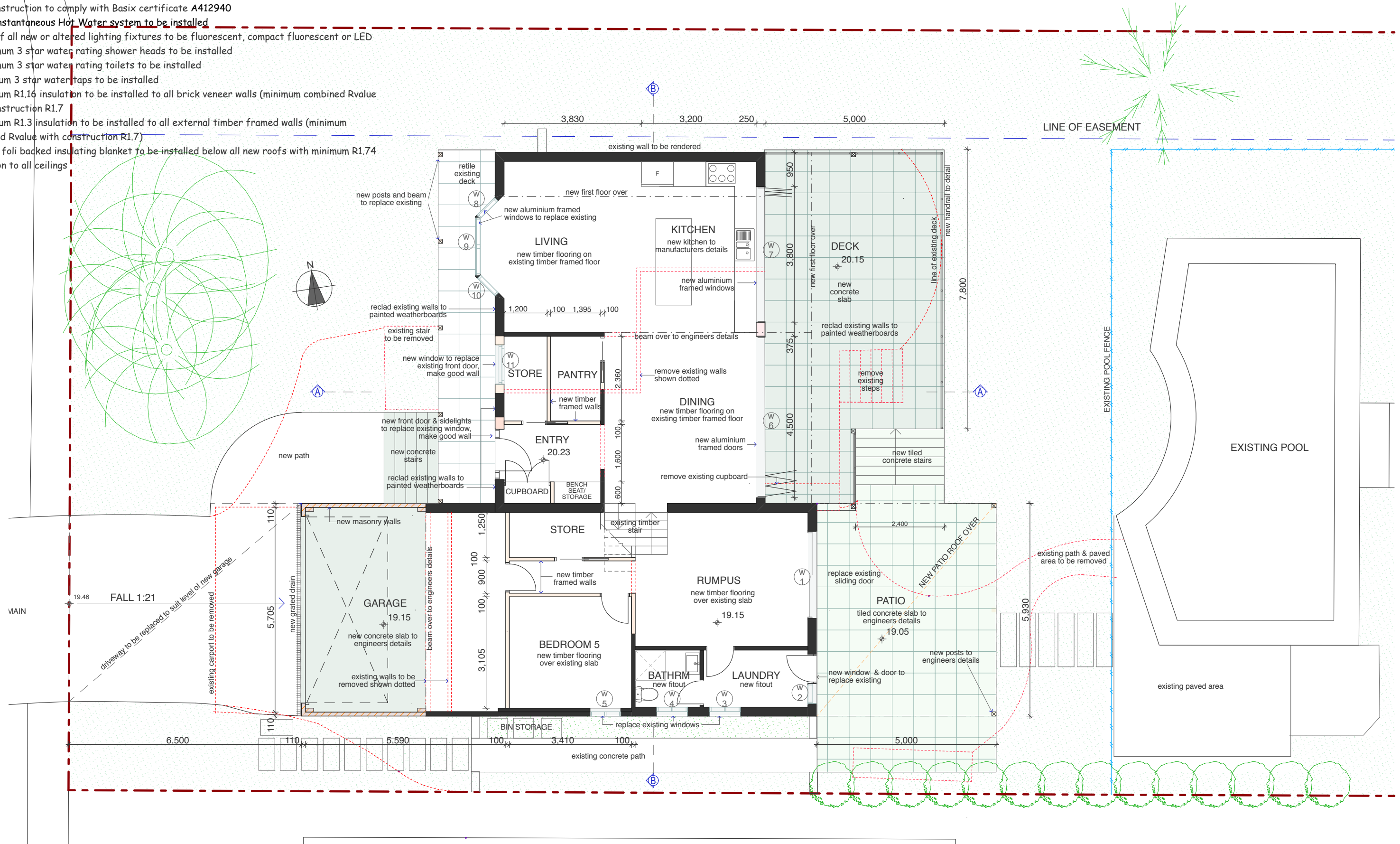
Existing Soft Landscaped area - 404sqm = 49.82%

Proposed Soft Landscaped area - 393sqm = 48.47%

- BASIX COMMITMENTS:**
- 1.All construction to comply with Basix certificate A412940
  - 2. Gas instantaneous 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 R1.16 insulation to be installed to all brick veneer walls (minimum combined Rvalue with construction R1.7)
  - 8.Minimum R1.3 insulation to be installed to all external timber framed walls (minimum combined Rvalue with construction R1.7)
  - 9.55mm foli backed insulating blanket to be installed below all new roofs with minimum R1.74 insulation to all ceilings

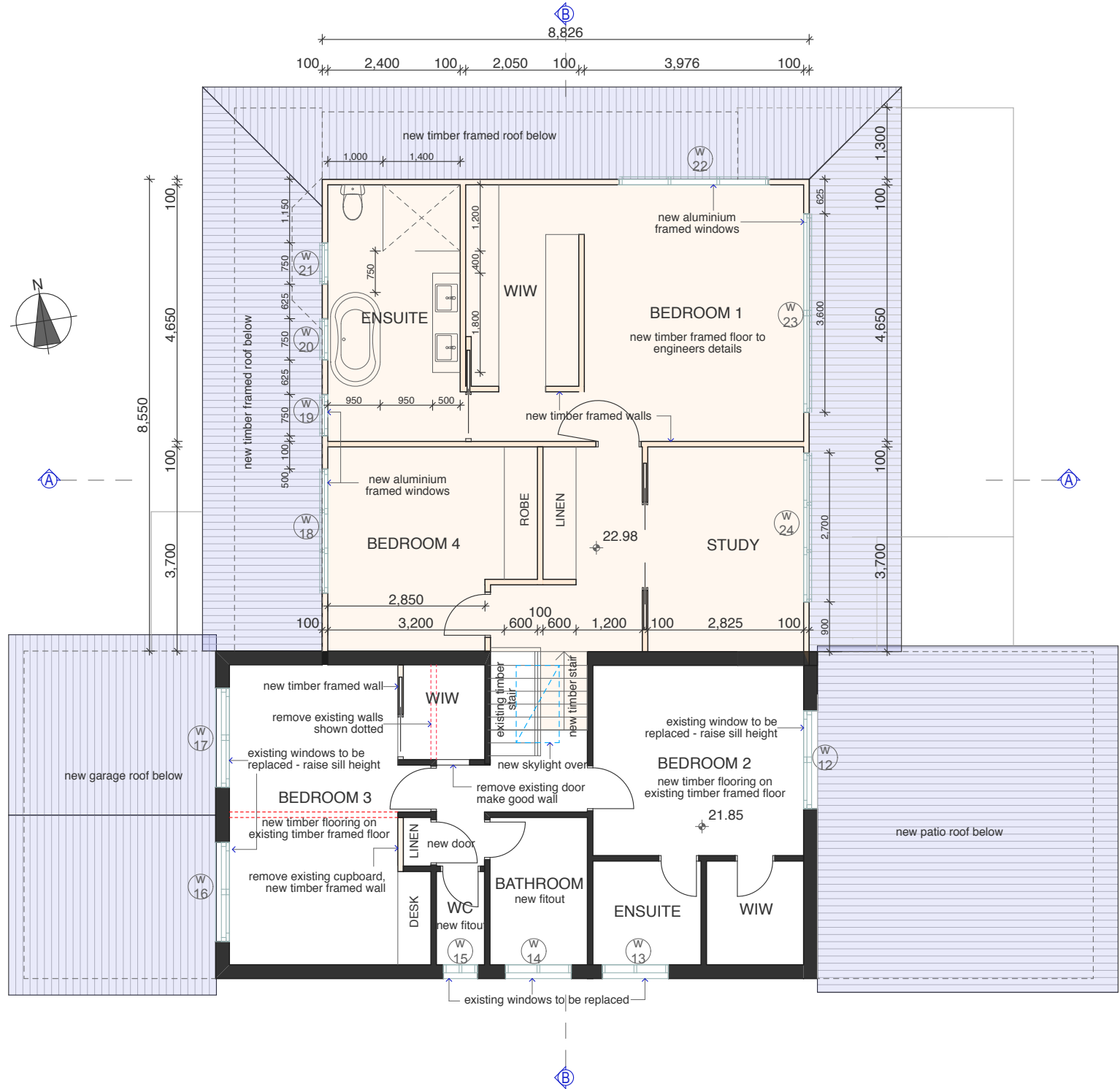
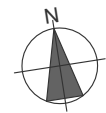
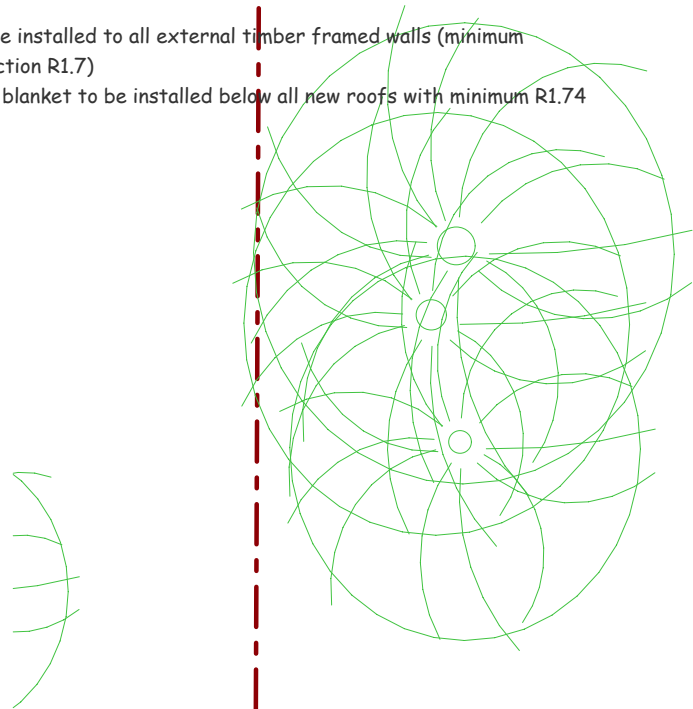
AMENDMENTS	JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 (02) 9918 2479 ABN 27 370 370 173	PROPOSED ALTERATIONS AND ADDITIONS for: G. & I Stephens at: LOT 1, DP 259940, 22 Samuel Street MONA VALE, 2103	drawing title <b>SITE PLAN</b>	date: JUNE 2021  scale: 1:200 (A3)
			NOTE: Use figured dimension only. Do not scale off drawings . All levels and dimensions to be verified prior to construction of work	drawing number <b>DA-01D</b>

1. All construction to comply with Basix certificate A412940
2. Gas instantaneous 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 R1.6 insulation to be installed to all brick veneer walls (minimum combined Rvalue with construction R1.7)
8. Minimum R1.3 insulation to be installed to all external timber framed walls (minimum combined Rvalue with construction R1.7)
9. 55mm foli backed insulating blanket to be installed below all new roofs with minimum R1.74 insulation to all ceilings



AMENDMENTS	JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 (02) 9918 2479 ABN 27 370 370 173	<b>PROPOSED ALTERATIONS AND ADDITIONS</b>  for: G. & I Stephens at: LOT 1, DP 259940, 22 Samuel Street MONA VALE, 2103	drawing title  <b>GROUND FLOOR</b>	date: JUNE 2021  scale: 1:100 (A3)
			NOTE: Use figured dimension only. Do not scale off drawings. All levels and dimensions to be verified prior to construction of work	drawing number  <b>DA-02D</b>

- BASIX COMMITMENTS:
- 1.All construction to comply with Basix certificate A412940
  - 2. Gas instantaneous 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 R1.16 insulation to be installed to all brick veneer walls (minimum combined Rvalue with construction R1.7
  - 8.Minimum R1.3 insulation to be installed to all external timber framed walls (minimum combined Rvalue with construction R1.7)
  - 9.55mm foli backed insulating blanket to be installed below all new roofs with minimum R1.74 insulation to all ceilings



AMENDMENTS

JO WILLMORE DESIGNS  
11 Hudson Parade  
Clareville NSW 2107  
(02) 9918 2479  
ABN 27 370 370 173

**PROPOSED ALTERATIONS  
AND ADDITIONS**

for: G. & I Stephens  
at: LOT 1, DP 259940, 22 Samuel Street  
MONA VALE, 2103

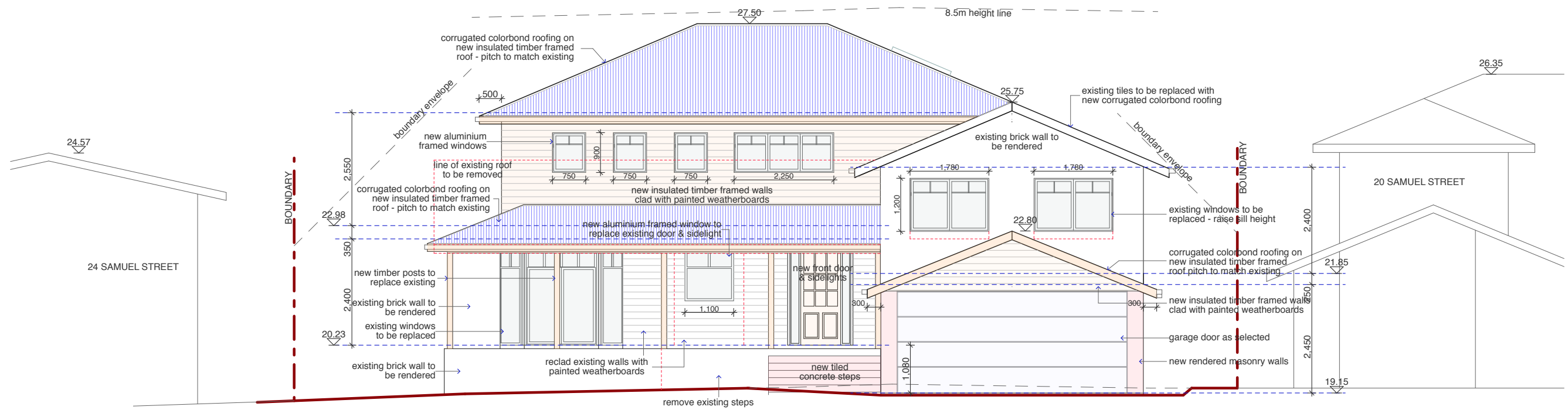
drawing title  
**FIRST FLOOR FLOOR**

NOTE: Use figured dimension only.  
Do not scale off drawings. All levels and  
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of work

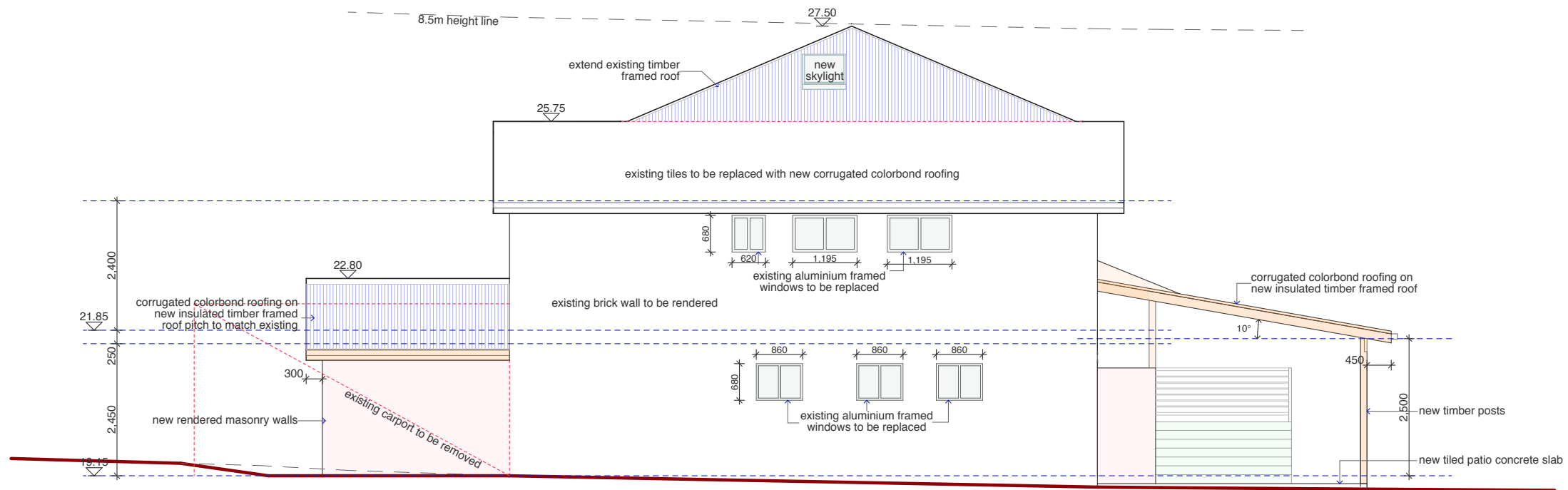
date: JUNE 2021  
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drawing number  
**DA-03D**





WEST ELEVATION



SOUTH ELEVATION

AMENDMENTS

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11 Hudson Parade  
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(02) 9918 2479  
ABN 27 370 370 173

**PROPOSED ALTERATIONS  
AND ADDITIONS**

for: G. & I Stephens  
at: LOT 1, DP 259940, 22 Samuel Street  
MONA VALE, 2103

drawing title

**ELEVATIONS**

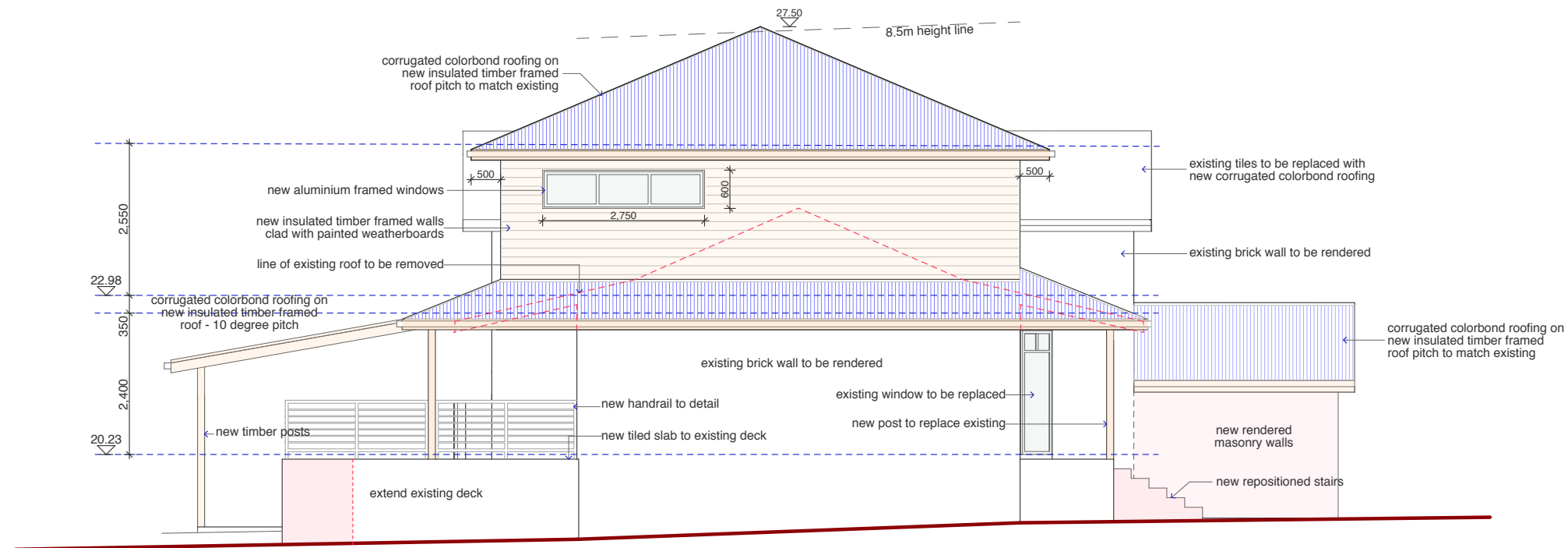
NOTE: Use figured dimension only.  
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of work

date: JUNE 2021

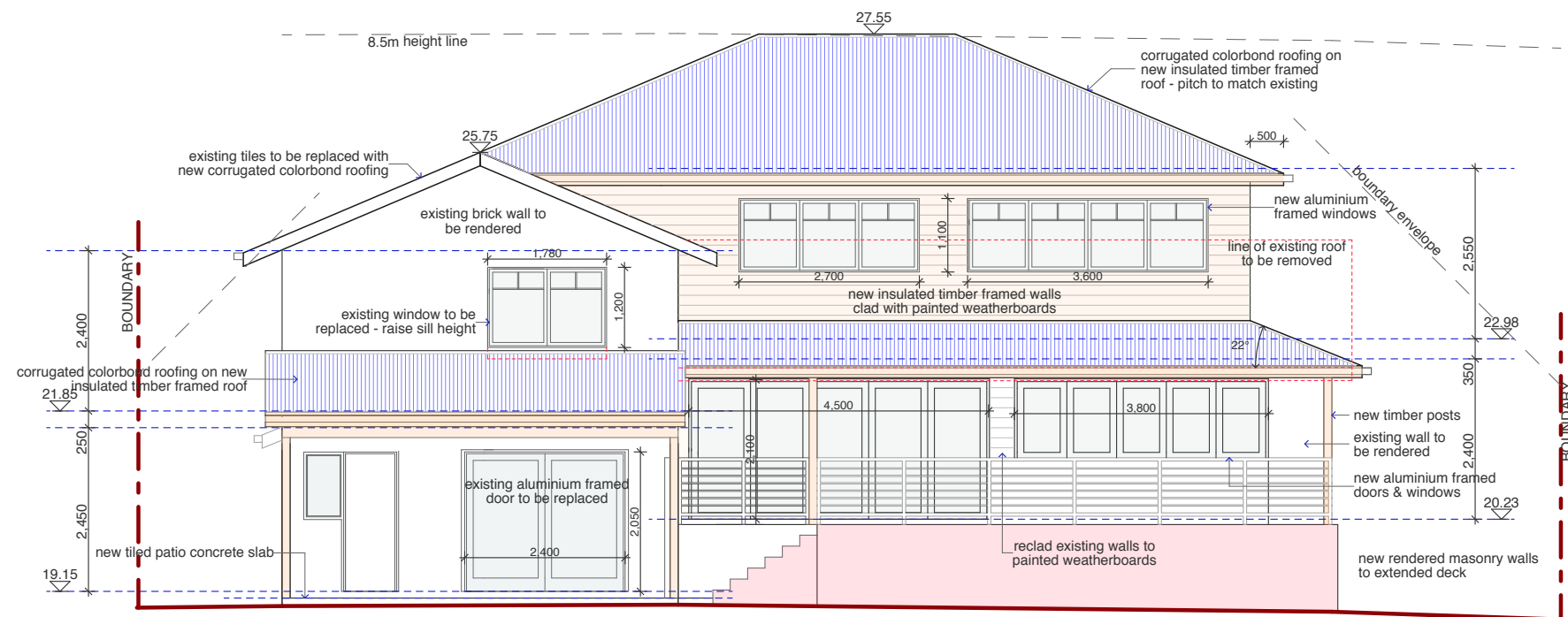
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drawing number

**DA-04D**



NORTH ELEVATION



EAST ELEVATION

AMENDMENTS

JO WILLMORE DESIGNS  
11 Hudson Parade  
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ABN 27 370 370 173

**PROPOSED ALTERATIONS  
AND ADDITIONS**

for: G. & I Stephens  
at: LOT 1, DP 259940, 22 Samuel Street  
MONA VALE, 2103

drawing title

**ELEVATIONS**

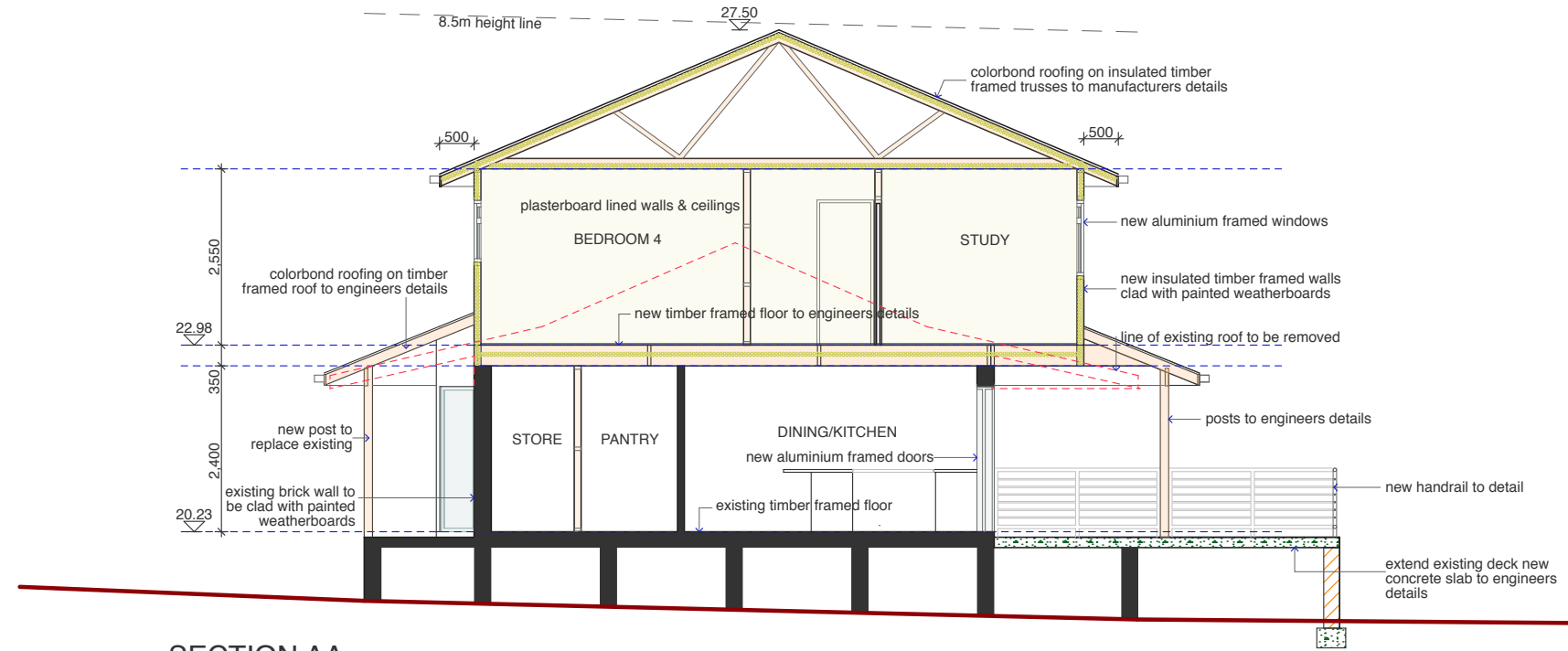
NOTE: Use figured dimension only.  
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of work

date: JUNE 2021

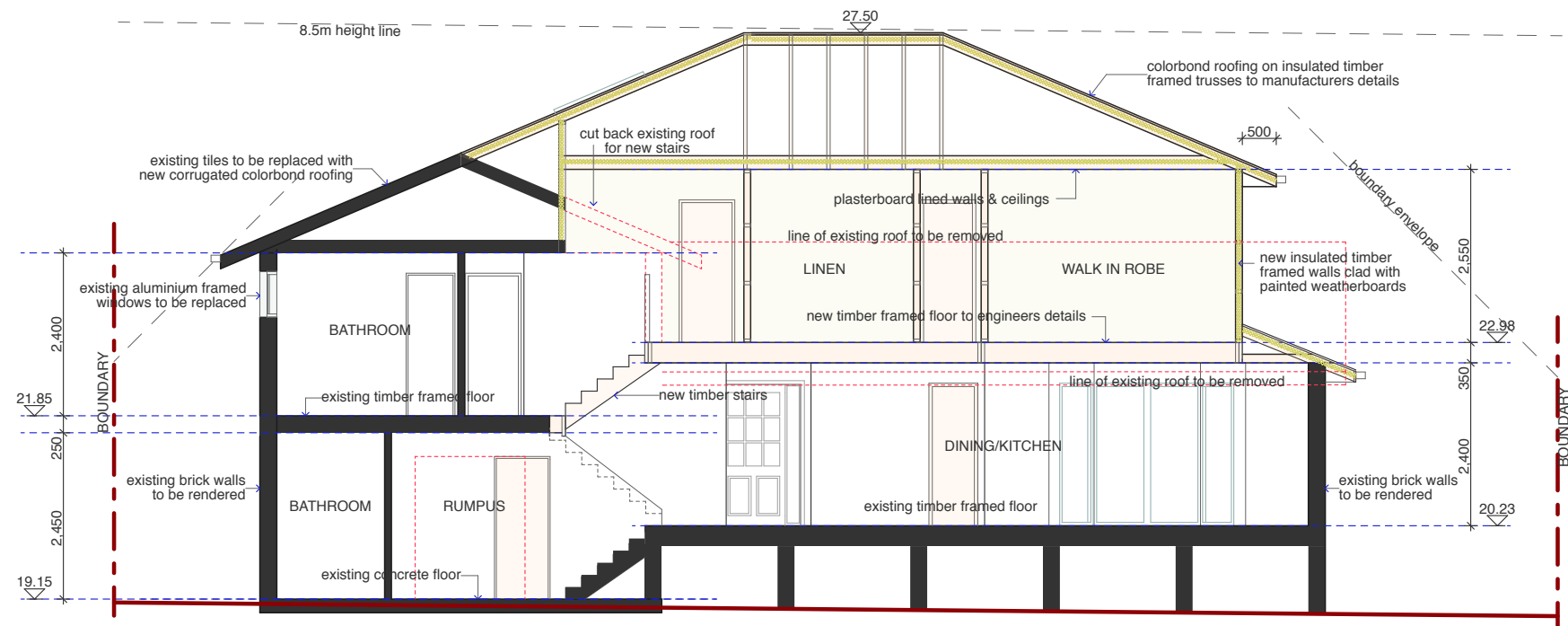
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drawing number

**DA-05D**



SECTION AA



SECTION BB

AMENDMENTS

JO WILLMORE DESIGNS  
11 Hudson Parade  
Clareville NSW 2107  
(02) 9918 2479  
ABN 27 370 370 173

**PROPOSED ALTERATIONS  
AND ADDITIONS**

for: G. & I Stephens  
at: LOT 1, DP 259940, 22 Samuel Street  
MONA VALE, 2103

drawing title

**SECTIONS**

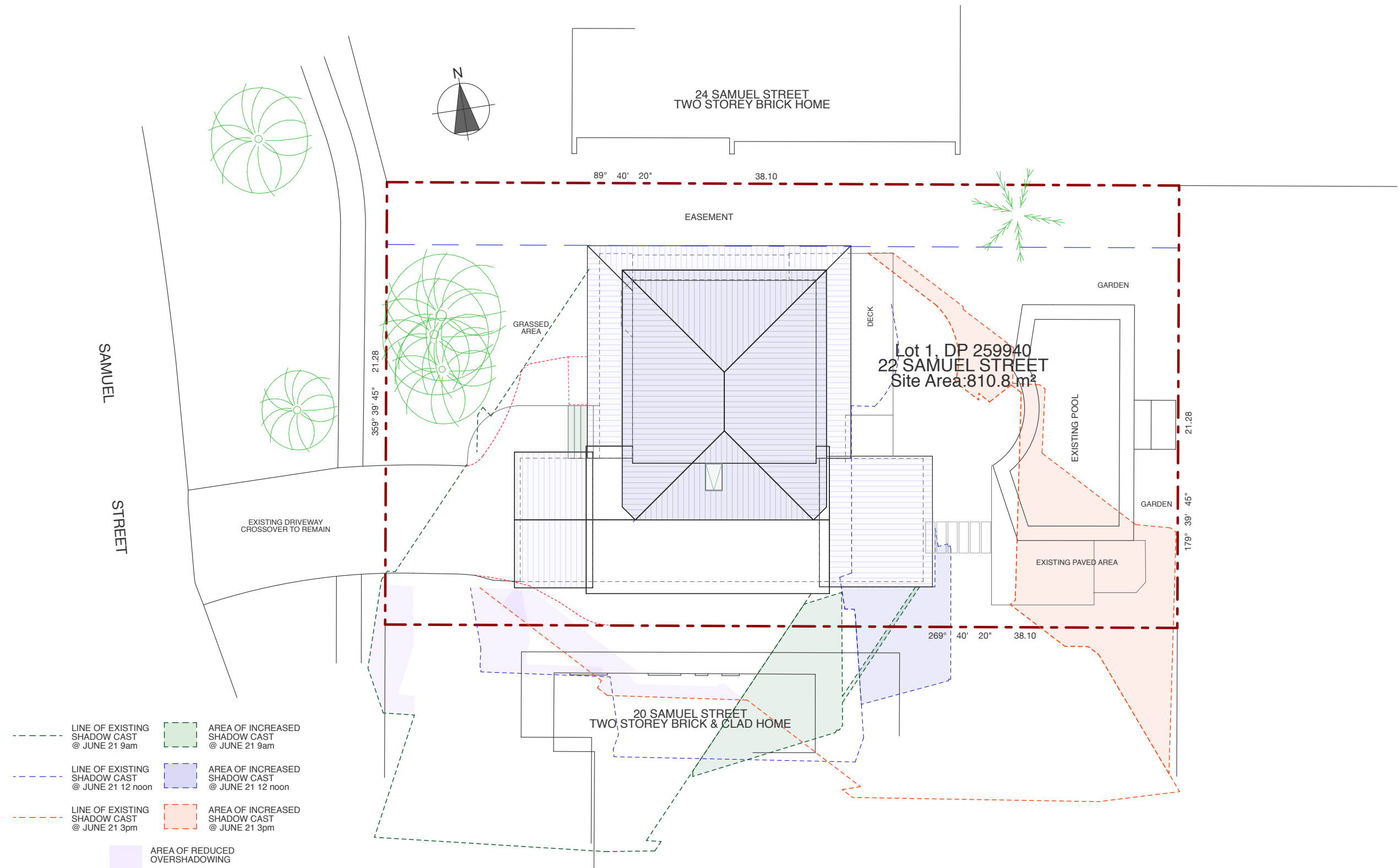
NOTE: Use figured dimension only.  
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of work

date: JUNE 2021

scale: 1:100 (A3)

drawing number

**DA-06D**



AMENDMENTS

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11 Hudson Parade  
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(02) 9918 2479  
ABN 27 370 370 173

**PROPOSED ALTERATIONS  
AND ADDITIONS**

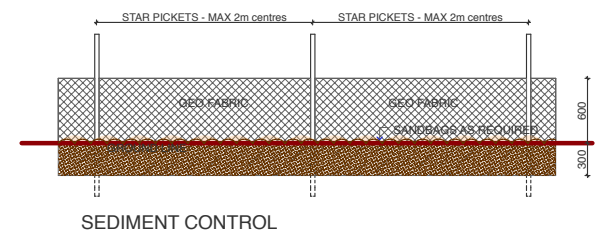
for: G. & I Stephens  
at: LOT 1, DP 259940, 22 Samuel Street  
MONA VALE, 2103

drawing title  
**SHADOW DIAGRAMS  
JUNE 21**

NOTE: Use figured dimension only.  
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of work

date: JUNE 2021  
scale: 1:200 (A3)

drawing number  
**DA-07D**

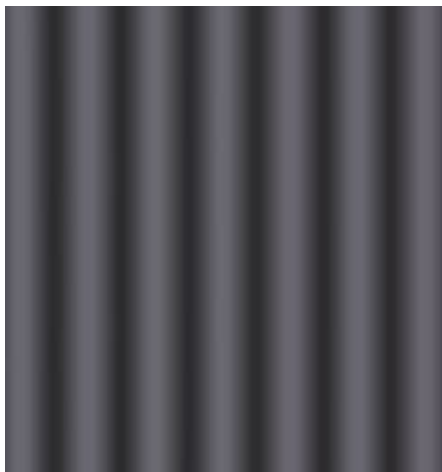


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			NOTE: Use figured dimension only. Do not scale off drawings . All levels and dimensions to be verified prior to construction of work	drawing number <div>DA-08D</div>



COLOUR SCHEDULE  
ALTERATIONS & ADDITIONS  
22 SAMUEL STREET, MONA VALE  
FOR: G. & I. STEPHENS

ROOF



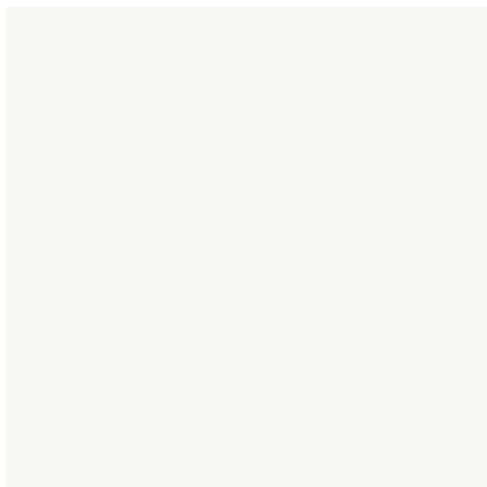
NEW & EXISTING -CORRUGATED  
COLORBOND ‘ MONUMENT’

WALLS



WEATHERBOARDS & RENDERED WALLS  
PAINTED SIMILAR TO  
DULUX ‘ TINKER’

TRIM/POSTS/FASCIAS



PAINTED - WHITE

WINDOWS



ALUMINIUM FRAMED-  
POWDER COATED PEARL WHITE