

RETAINING WALL:

1. VERIFY ALL REQUIRED RETAINING WALLS ON SITE AFTER SITE PREPARATION AND DETERMINE EXACT LOCATION.  
RETAINING WALLS AS PER CLAUSES 3.29(5) & (6) MUST BE DESIGNED & CERTIFIED BY STRUCTURAL ENGINEER.

BASIX REQUIREMENTS:

- 1.INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION MUST BE PLANTED THROUGHOUT 532m2 OF THE SITE
2. RAINWATER TANK MUST BE MIN 4500 L & INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES
3. RAINWATER TANK MUST COLLECT RAIN RUNOFF FROM AT LEAST 152m² OF THE ROOF AREA
4. RAINWATER TANK MUST BE CONNECTED TO AT LEAST 1 OUTDOOR TAP IN THE DEVELOPMENT, ALL TOILETS IN THE DEVELOPMENT, THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT
5. ALL SHOWERHEADS MIN RAITING OF 3 STARS
6. EVERY TOILET FLUSHING SYSTEM MIN RAITING OF 5 STARS
7. KITCHEN TAPS MIN RAITING OF 5 STARS
8. BAISIN TAPS MIN RAITING OF 6 STARS
9. THE SWIMMING POOL MUST NOT HAVE A VOLUME GRATER THAN 100kL, MUST HAVE POOL COVER AND BE OUTDOORS
10. EXTERNAL WALL INSULATION TO BE MIN R1.5
11. CEILING AND ROOF INSULATION TO BE R1.5
12. INSULATION MUST BE INSTALLED IN ACCORDANCE WITH PART 3.12.1.1 OF THE BUILDING CODE OF AUSTRALIA
13. HOT WATER SYSTEM MUST BE SOLAR (ELECTRIC BOOSTED) WITH A PERFORMANCE OF 31 TO 35 RECs OR BETTER
14. VENTILATION IN AT LEAST 1 BATHROOM , INDIVIDUAL FAN DUCTED TO FACADE OR ROOF IN KITCHEN, LAUNDRY - NATURAL VANTILATION ONLY

WINDOWS:

ALL WINDOWS TO BE PROTECTED IN ACCORDANCE WITH PART 3.9.2.5 OF THE BCA

BALUSTRADE:

INSTALL LOAD BEARING TOP RAIL TO GLASS BALUSTRADES

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THESE DOCUMENTS MUST BE READ IN CONJUNCTION WITH ALL THE SUB CONSULTANTS REPORTS AND RECOMMENDATIONS. THE ARCHITECTURAL DOCUMENTS FORM PART OF THE TOTAL CONSTRUCTION SET AND ARE NOT TO BE TAKEN AS EXCLUSIVELY BEING THE BUILDING CONSTRUCTION DOCUMENTS

	DATE	PROJECT NO.	AMENDEMENT
	22/02/2016	DA012016SG	
NOTE	DO NOT SCALE OF DRAWINGS		
	ALL DIMENSIONS MUST BE VERIFIED ON SITE		
PROJECT	GIRDIS RESIDENCE KNOCK DOWN AND REBUILD		
	SMJ INVESTMENTS PTY LTD 967 BARRENJOEY RD PALM BEACH		
DRAWING TITLE	NOTES		
PROJECT CONSULTANTS	<div>BLUE SKY BUILDING DESIGNS</div> <div>ARCHITECTURAL DRAFTING · 3D VISUALISATIONS</div> <div>PO Box 167 Newport NSW 2106</div> <div>M   0414 310 171 E   info@bsbd.com.au</div>		
	SHEET A3	SCALE 1 : 55	ISSUE DA ISSUE
	DRAWING NO. A-100	DESIGN SG	DRAWN KM