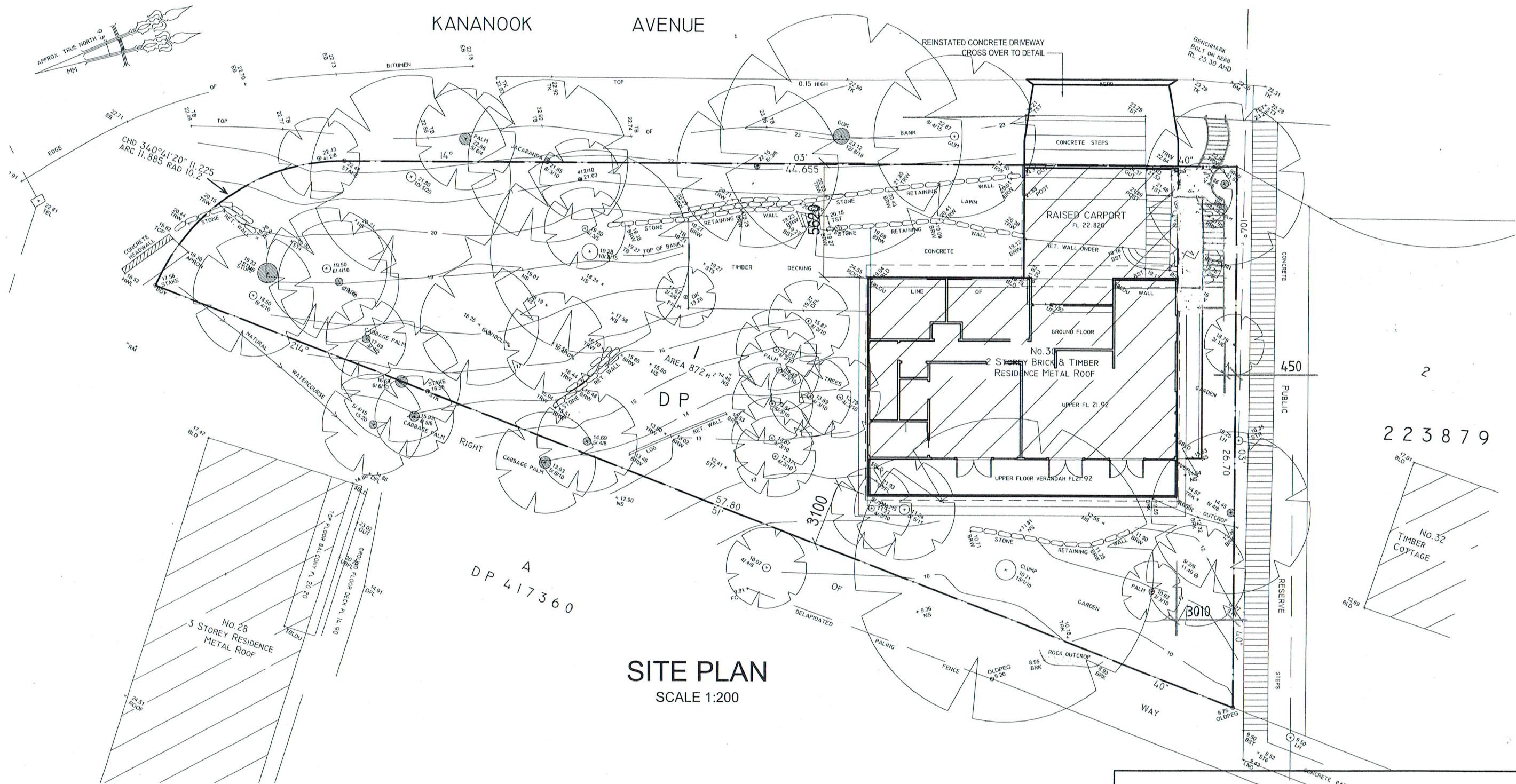




NOTES:

1. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK
2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL ORDINANCES & RELEVANT SAA CODES
3. ALL FINISHES ETC. AS SELECTED BY OWNER
4. CONNECT ALL NEW ROOF AREAS TO EXISTING STORM WATER SYSTEM WITH 100 DIA DOWN PIPES
5. ALL FOOTINGS DESIGNED IN ACCORDANCE WITH AS 2870 RESIDENTIAL SLABS & FOOTINGS CODE
6. ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684 (LIGHT) TIMBER FRAMING CODE

SITE AREA DESIGN CRITERIA

1) SITE AREA	= 872 (100%)	(sq.m.)
2) EXISTING SITE COVERAGE	= 209 (23%)	(sq.m.)
3) SITE COVERAGE/PAVING TO BE REMOVED	= 0 (0%)	(sq.m.)
4) PROPOSED SITE COVERAGE REDUCTION	= 0.0 (0%)	(sq.m.)
6) TOTAL PROPOSED SITE COVERAGE	= 209.0 (23%)	(sq.m.)
7) LANDSCAPED AREA	= 663 (76%)	(sq.m.)

FLOOR AREA DESIGN CRITERIA

1) EXISTING FLOOR AREA	= 167 (19%)	(sq.m.)
2) PROPOSED FLOOR AREA	= 0 (0%)	(sq.m.)
3) TOTAL FLOOR AREA	= 167 (19%)	(sq.m.)

GENERAL

NOTES

REV	DESCRIPTION	DATE	DWN
A	FOR APPROVAL	8/9/16	CCD
B	AS BUILT	22/9/16	CCD
C	FOR DA APPROVAL	23/9/16	CCD
D	SECONDARY DWELLING ALT	17/10/18	JDE

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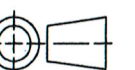
BRETT JEFFERIES

30 KANANOOK AVE, BAYVIEW
ARCHITECTURAL DRAWING
SITE PLAN

JOB NUMBER
1902

SHEET SIZE
SCALE 1:200

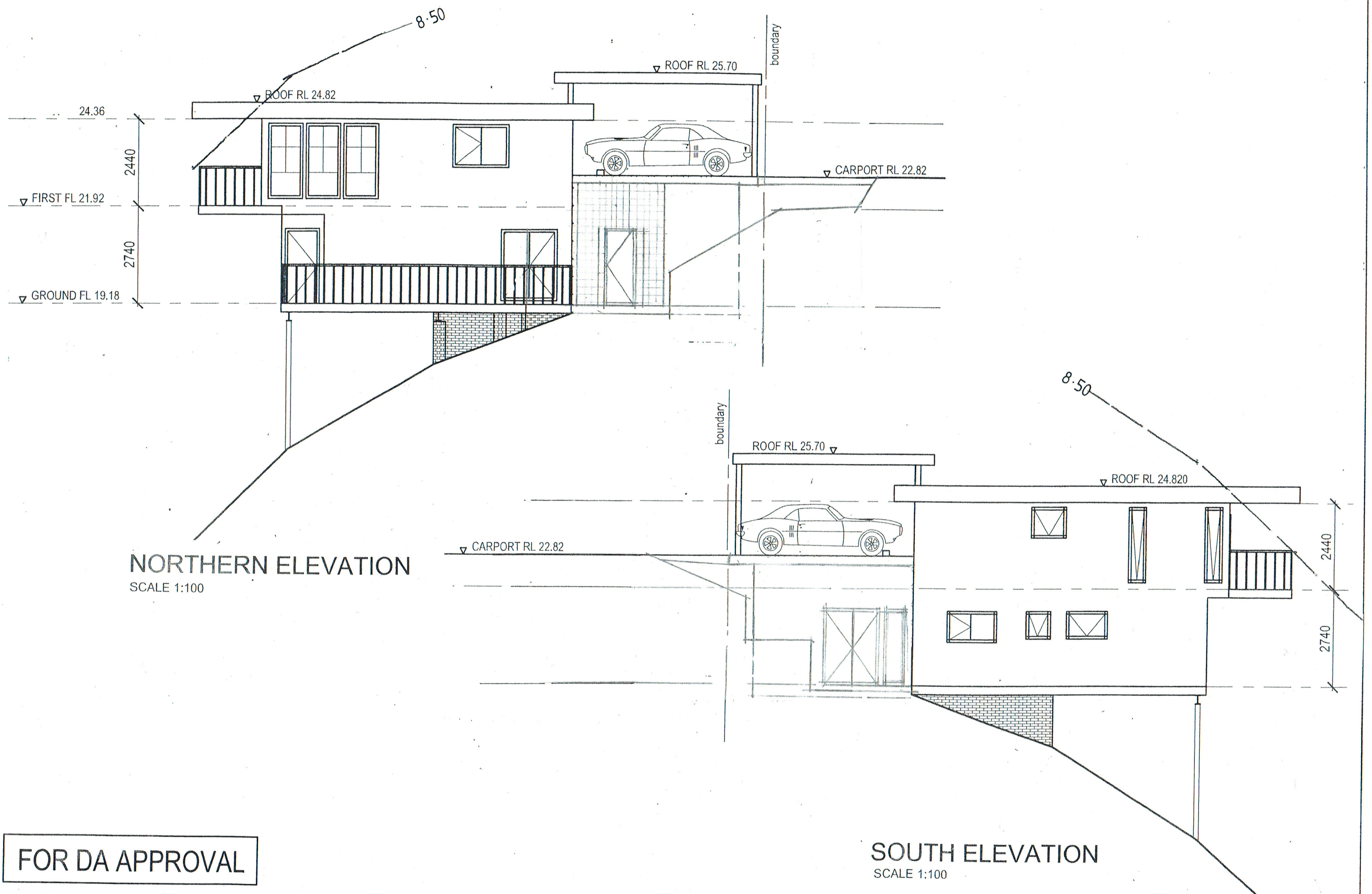
THIRD ANGLE
PROJECTION.



DRAWING NUMBER

A-100

REV
D

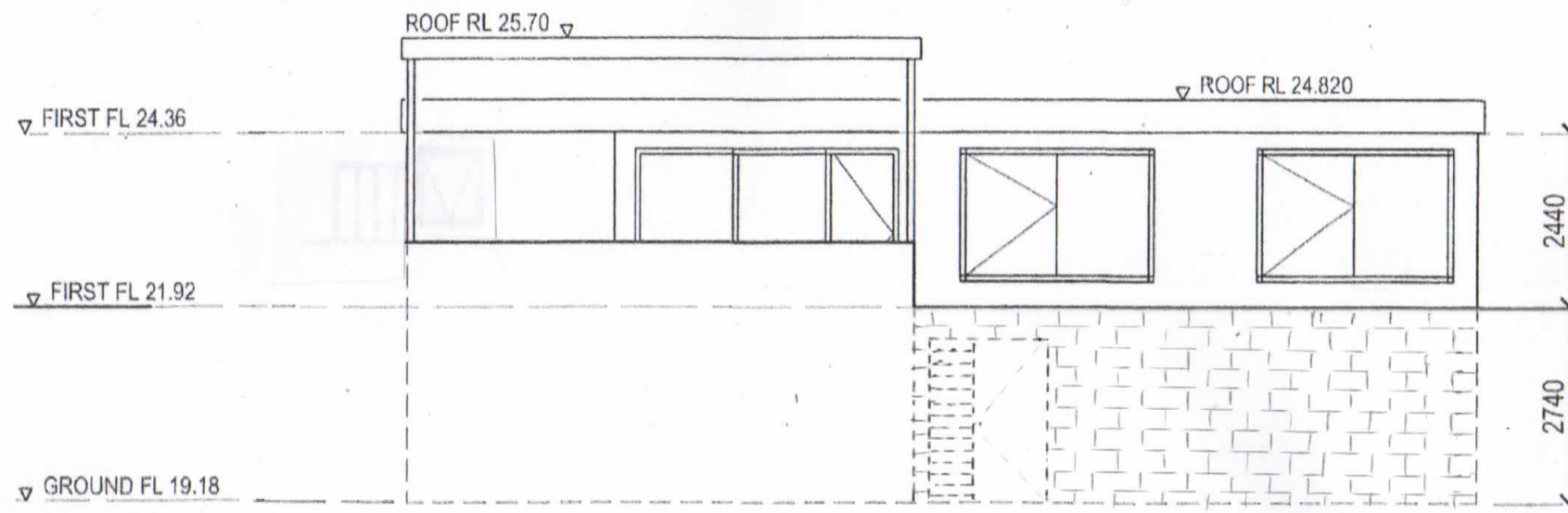


NORTHERN ELEVATION
SCALE 1:100

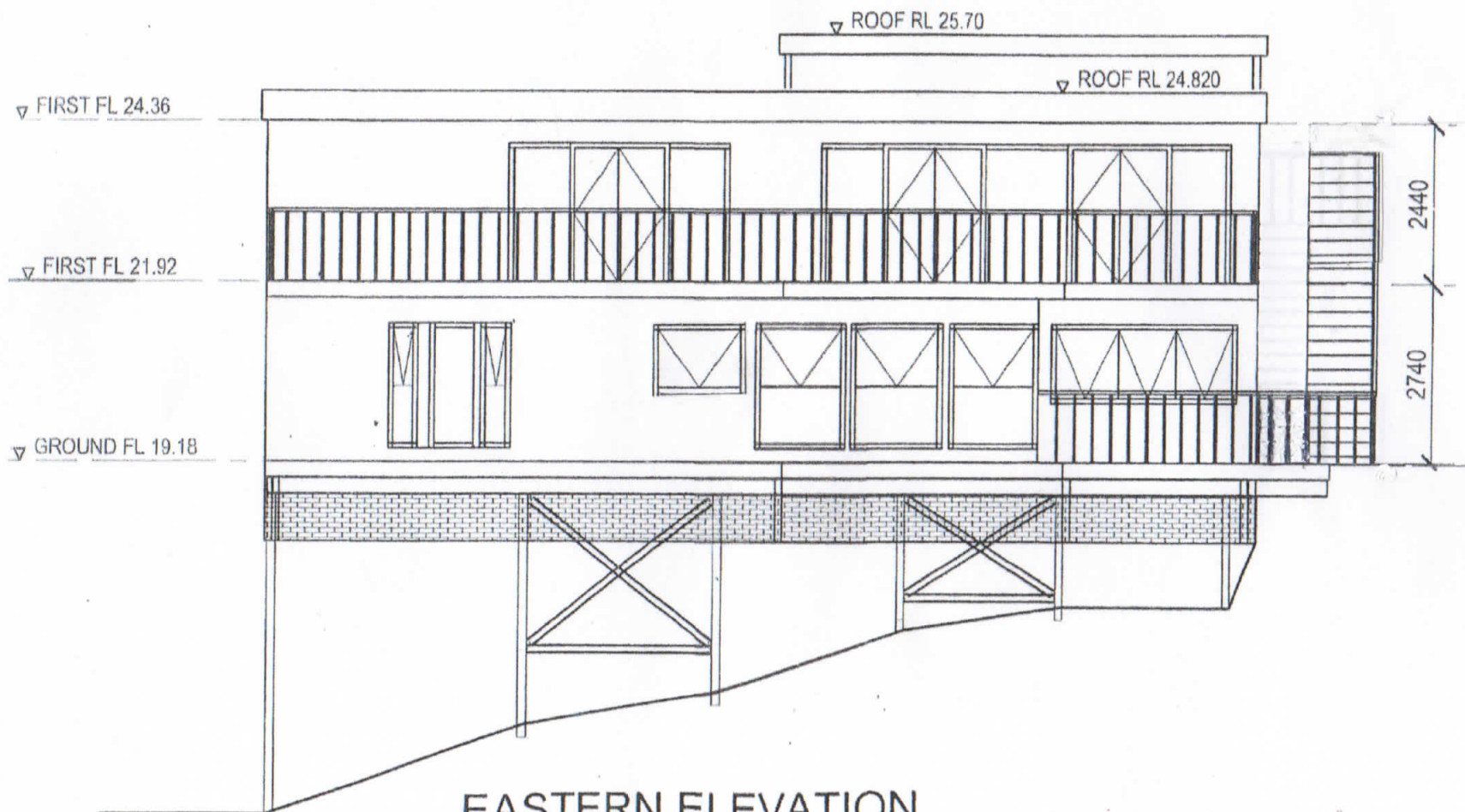
SOUTH ELEVATION
SCALE 1:100

FOR DA APPROVAL

GENERAL		NOTES		REV	DESCRIPTION	DATE	DWN	BRETT JEFFERIES			JOB NUMBER	SHEET SIZE	THIRD ANGLE PROJECTION.		REV
				A	FOR APPROVAL	8/9/16	CCD	30 KANANOOK AVE, BAYVIEW			1902	1:100 at A3			D
				B	AS BUILT	22/9/16	CCD	ARCHITECTURAL DRAWING			DRAWING NUMBER				
				C	FOR DA APPROVAL	23/9/16	CCD	ELEVATIONS			A-103				
				D	SECONDARY DWELLING ALT	17/10/18	JDE								



WESTERN ELEVATION
SCALE 1:100



EASTERN ELEVATION
SCALE 1:100

SCHEDULE OF BASIX COMMITMENTS

THERMAL COMFORT COMMITMENTS

CONSTRUCTION INSULATION REQUIREMENTS

1. THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER. A281069, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.

WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS

1. THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER. A281069. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR
2. FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE,
3. PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM
4. ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR &
5. NO MORE THAN 2400MM ABOVE THE SILL.

ENERGY COMMITMENTS

LIGHTING

1. THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.:

VENTILATION

1. THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
 - a. AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
 - b. KITCHEN : INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
 - c. LAUNDRY: NATURAL VENTILATION ONLY.

NATURAL LIGHTING

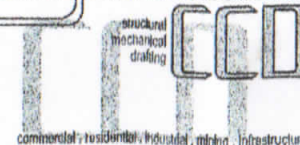
1. THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
2. THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

FOR DA APPROVAL

GENERAL NOTES

REV	DESCRIPTION	DATE	DWN
A	FOR APPROVAL	8/9/16	CCD
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BRETT JEFFERIES
30 KANANOOK AVE, BAYVIEW
ARCHITECTURAL DRAWING
ELEVATIONS

JOB NUMBER 1902	SHEET SIZE 1:100 at A3	THIRD ANGLE PROJECTION.	REV D
DRAWING NUMBER A-104			