





ENGINEERING NOTES: -Piers and Chassis layout to be read in conjuction with Engineering Details prepared by ACOR Consultants Project No. WS170089 Dated April 2017

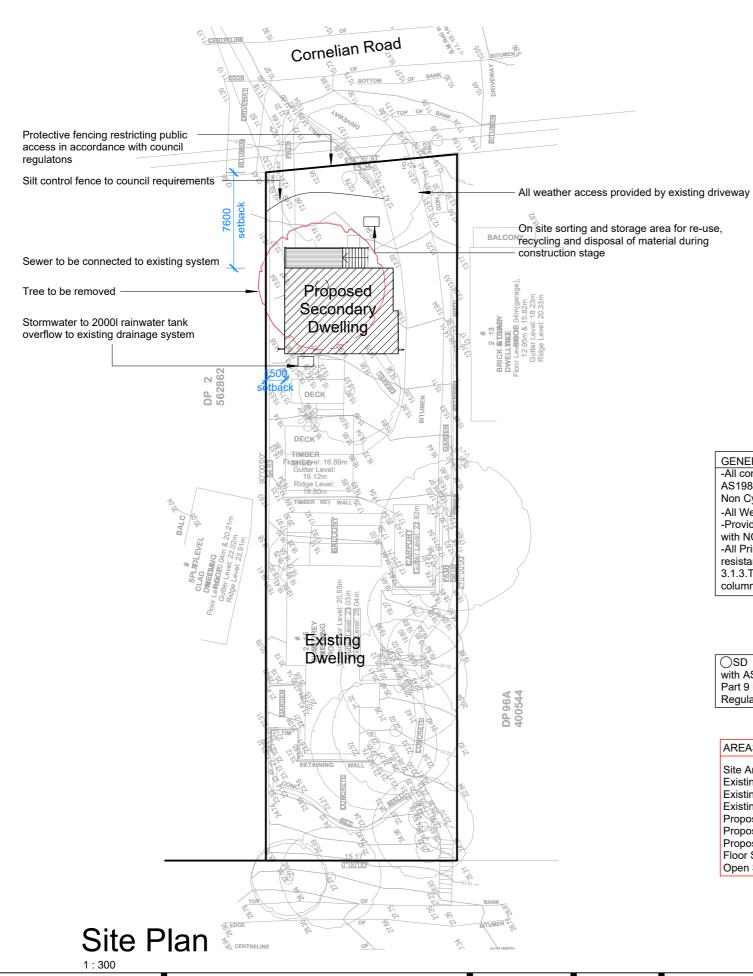
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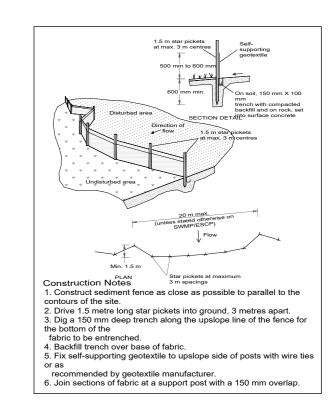
Proposed Secondary Dwelling 15 Cornelian Road, Pearl Beach Gardner & Quinn Section

drawing number A02 22 Apr 22 amendment

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Sediment Details

GENERAL NOTES:

-All construction works to be in accordance with AS1984.2 Residential Timber Framed Construction Non Cyclonic Areas and to NCC Regulations

-All Wet Areas in accordance with NCC Part 3.8.1 -Provide Lift off hinges to WC doors in accordance with NCC Part 3.8.3.3

-All Primary building elements to be of termite resistant materials in accordance with NCC part 3.1.3. Termite barrier system achieved by sub-floor column design and adequate visual inspection

OSD Smoke Alarms to be installed in accordance with AS 3786 under the provisions of Div 7A of Part 9 Environmental Planning and Assessment Regulation 2000

AREAS	
Site Area Existing Residence Existing Decks Existing Garage Proposed Secondary Dwelling Proposed Uncovered Deck Proposed Footprint Floor Space Ratio Open Space	839.39 m ² 125 m ² 31.5 m ² 21 m ² 57 m ² 7.59 m ² 242 m ² 28.8 %

LOCAL GOVERNMENT (MHE'S) REGULATION 2021(NSW)

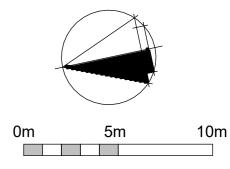
-149 Termite Shields in accordance with

AS 3660.1-2014 Termite management Part 1 -150 Glazing in accordance with AS 1288-2021 and Safety Glass in accordance with AS/NZS2208:1996 -151 External Waterproofing to prevent rain or damp penetrating the inner parts of the home.

-152 Internal Waterproofing to comply and be in accordance with AS3740-2021

-153 Plumbing and drainage in accordance with the Plumbing and Drainage Act 2011 and the requirements of the relevant statutory body. All pipes and fittings relating to stormwater to be installed in accordance with the Plumbing Code of Australia and any relevant statutory body -154 Electical Wiring to Comply with AS/NZS 3000:2000

-155 Fire and Smoke Alarms in Accordance with NCC Volume 2 Part 3.7.2 for Class 1(a) buildings



Scale 1:200

Proposed Secondary Dwelling

15 Cornelian Road, Pearl Beach

Gardner & Quinn drawing title

drawing number date A03

22 Apr 22 drawn

amendment

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Site Plan indicated Parkwood Modular Buildings - 7-11 Kangoo Road Somersby, NSW 2250 - Ph: 02 4340 4077 - Fax: 02 4340 4088 - www.parkwood.com.au