

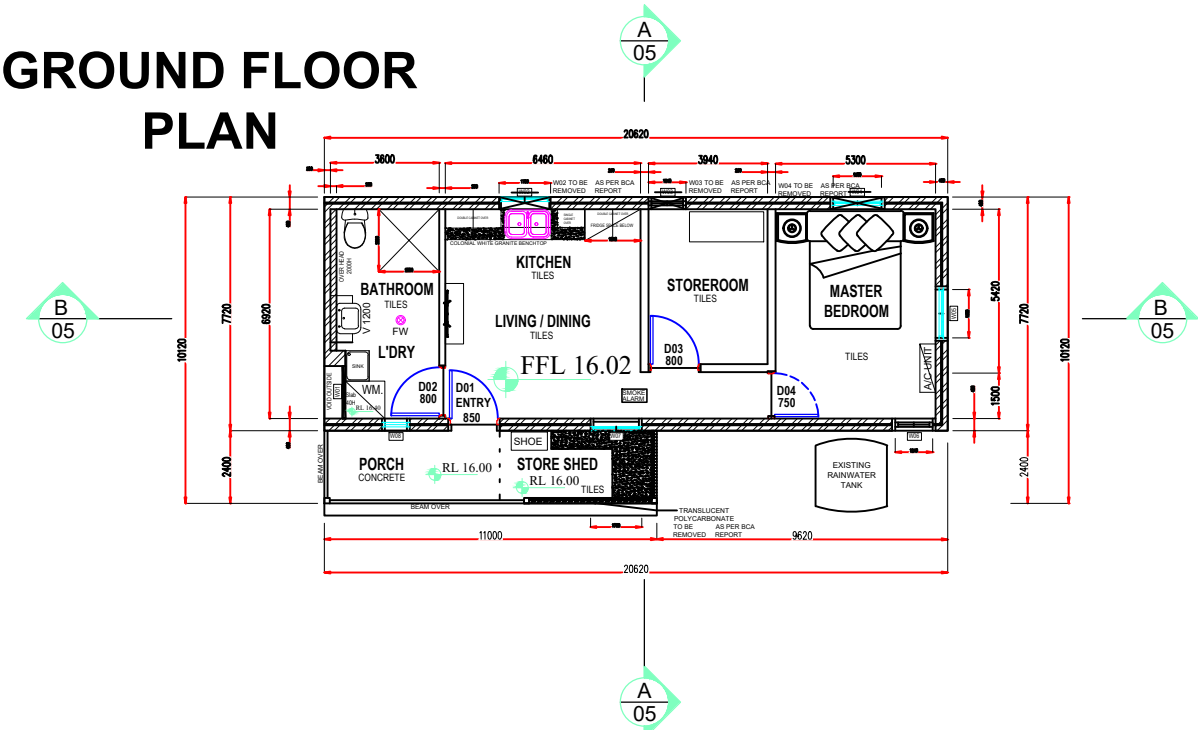
ARCHITECTURAL DESIGN SET

EXISTING GRANNY FLAT AT 10 BLENMAN AVE, PUNCHBOWL, NSW 2196

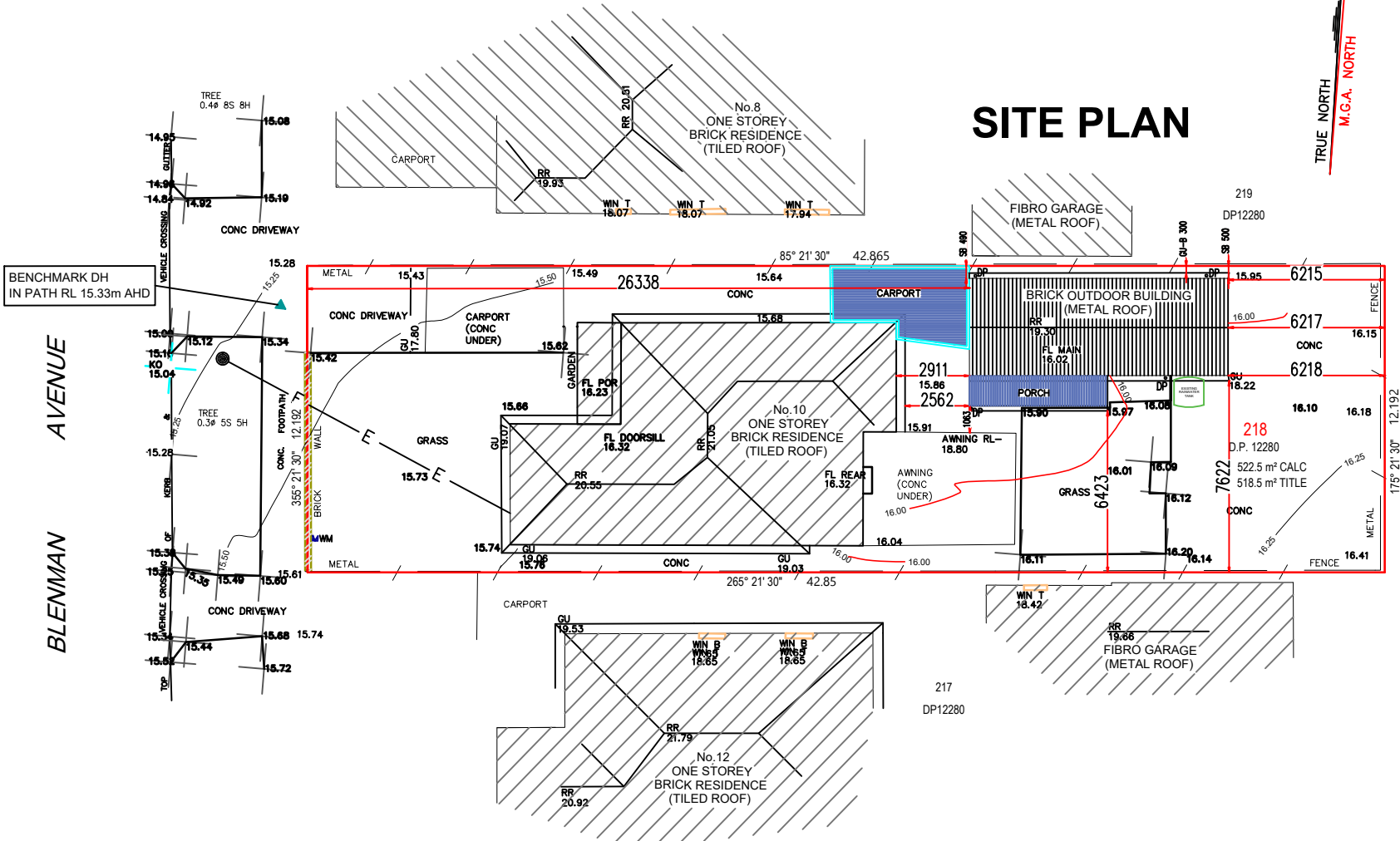
Designed by:	E.C.	ERTAZ H, CHOWDHURY MIEAust., CPEng. NPER, Reg. No. 2214897	Australiawide Consulting Services P/L Civil & Structural Engineering and Project Management 1369 Canterbury Road,, Punchbowl, NSW 2196 Mobile: 0420710548 Email: ertaz1@hotmail.com		Architect: Australiawide Consulting Services P/L Civil & Structural Engineering and Project Management 1369 CANTERBURY RD, Punchbowl, NSW 2196 T: 97937998 M: 0420710548 Email: ertaz1@hotmail.com		Client: MR CONG QUANG LE	Project North: 	Project: EXISTING GRANNY FLAT AT 10 BLENMAN AVENUE, PUNCHBOWL, NSW 2196.	Job: ARCHITECTURAL DESIGN	Date: 30-09-2022
Drawn by:	S.M.									Title: COVER SHEET	Scale @A3: Drg No. 1

SITE DETAILS	TOTAL FLOOR AREA:
SITE ADDRESS: 12 BLENMAN AVE, PUNCHBOWL, NSW 2196 LOT 218 DP 12280	TOTAL GRANNY PORCH AREA: 6.6 m2 TOTAL GRANNY AREA FROM EXTERNAL WALLS: 39.8m2 TOTAL AREA OF PORCH AND GRANNY COMBINED: 46.4m2
SITE AREA CALC: 522.5 m2 SITE AREA TITLE: 518.5 m2	
EXISTING BUILDING AREAS: (MEASURED TO INTERNAL WALLS)	TOTAL ROOF AREA:
EXISTING MAIN HOUSE AREA: 111 m2 EXISTING CARPORT AREA: 13.3 m2 GRANNY PORCH AREA: 6.6 m2 EXISTING GRANNY FLOOR AREA: 34.35 m2	EXISTING CARPORT ROOF AREA: 15 m2 EXISTING GRANNY PORCH ROOF AREA: 7.7 m2 EXISTING GRANNY ROOF AREA: 44.2 m2

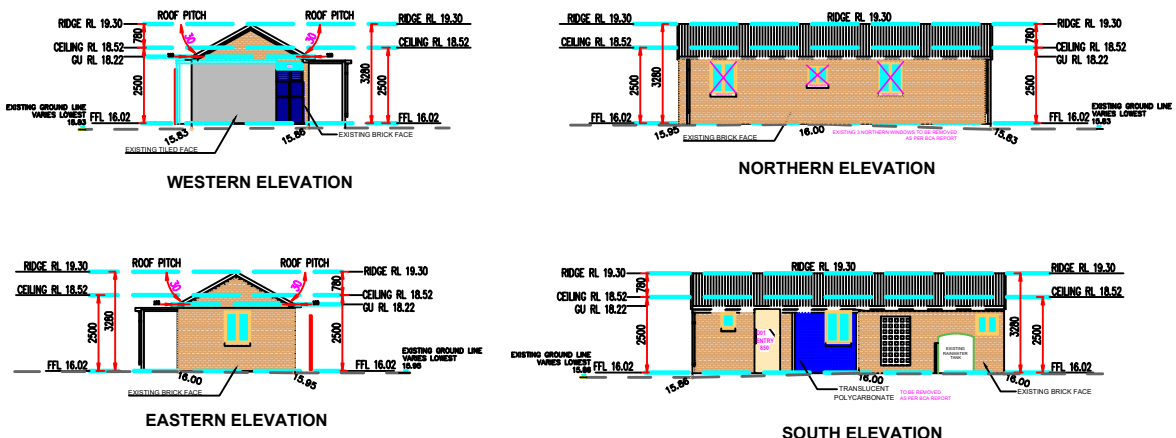
GROUND FLOOR PLAN



SITE PLAN



ELEVATIONS

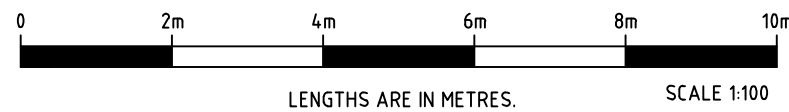


SECTIONS



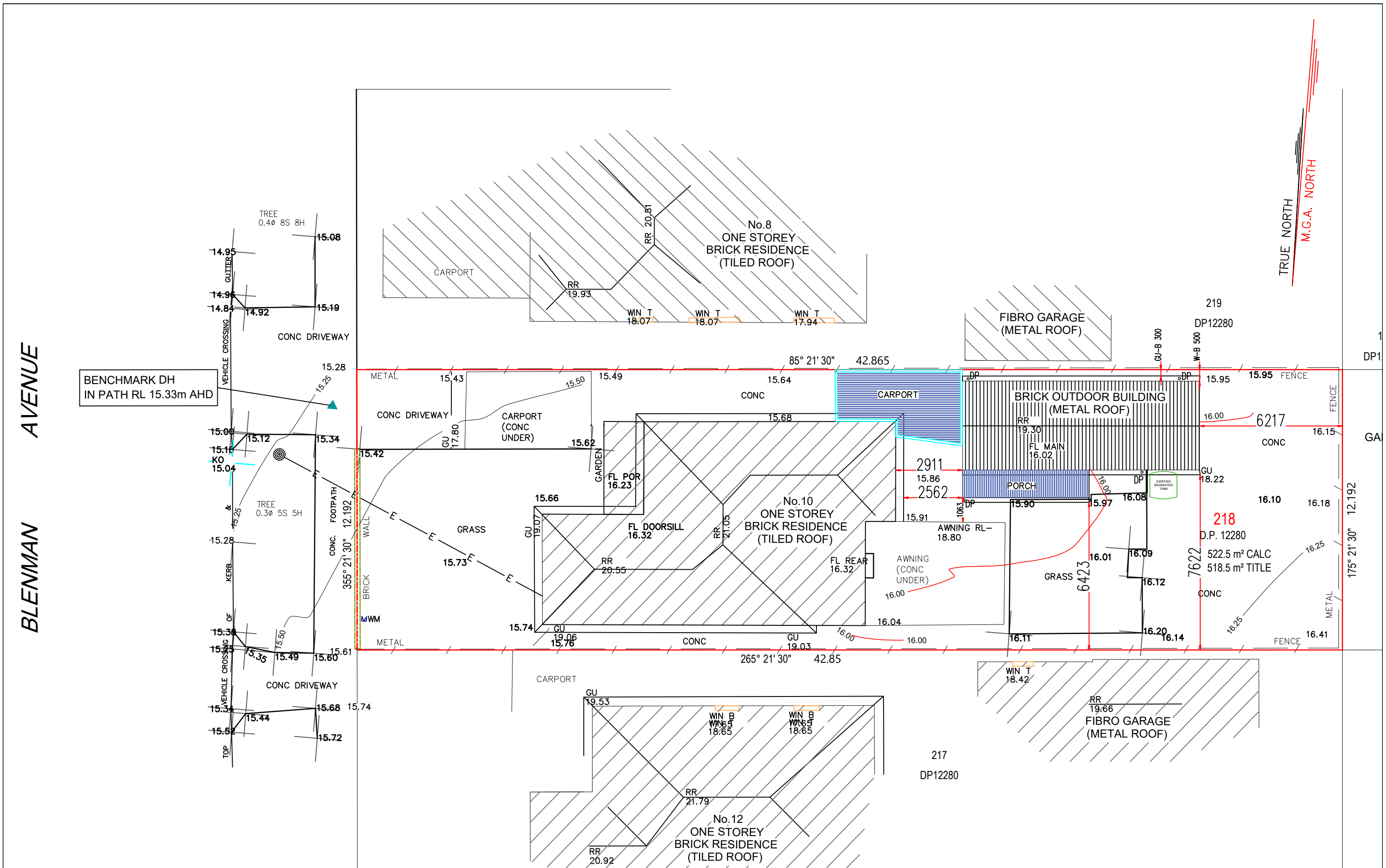
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Drawn by:	S.M.								Scale @A3: 1:250 Drg No. 2

- THIS PLAN IS PREPARED FOR THE CLIENT NAMED HEREON FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSES OUTLINED IN THE JOB SCOPE AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- A BOUNDARY SURVEY HAS NOT BEEN MADE. IF ANY CONSTRUCTION IS INTENDED IN THE PROXIMITY OF THE BOUNDARIES IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR THE MARKING OF THE RELEVANT BOUNDARIES.
- BEARINGS RELATE TO MAGNETIC NORTH.
- TREE SPREADS & TRUNK DIAMETERS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE REQUIRED TO DESIGN (IN PARTICULAR DRIPLINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION. TREES & VEGETATION NOT AFFECTING THE BUILDING ENVELOPE AREA OR ACCESS PATH HAS NOT BEEN LOCATED.
- VISIBLE SURFACE PITS ONLY SHOWN. THE EXISTENCE AND POSITION OF ANY SUBSURFACE SERVICES IS NOT BEEN INVESTIGATED.
- A CURRENT SERVICES SEARCH, INCLUDING ALL 'DIAL BEFORE YOU DIG' SERVICES PLANS, AND SITE CHECKING OF ALL EXISTING SERVICES WILL BE NECESSARY PRIOR TO COMMENCING ANY WORK.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
- THIS NOTE IS AN INTEGRAL PART OF THIS PLAN INCLUDING SUBSEQUENT SHEETS.

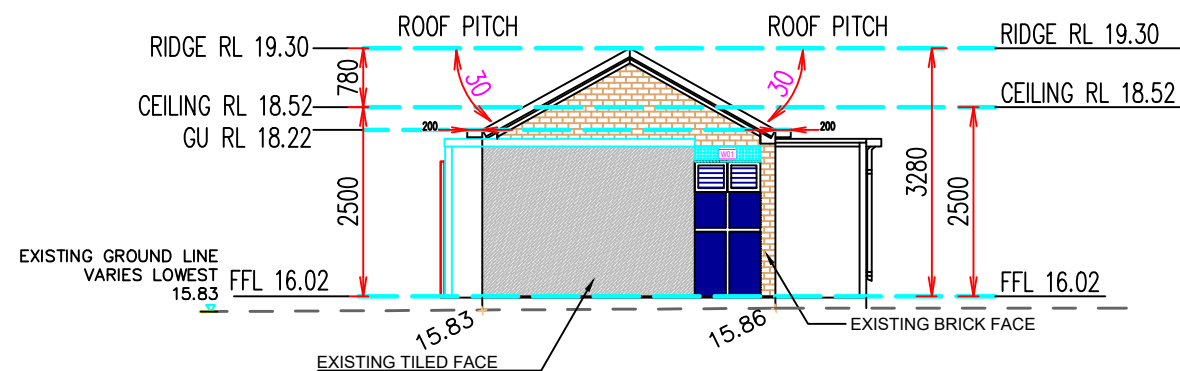


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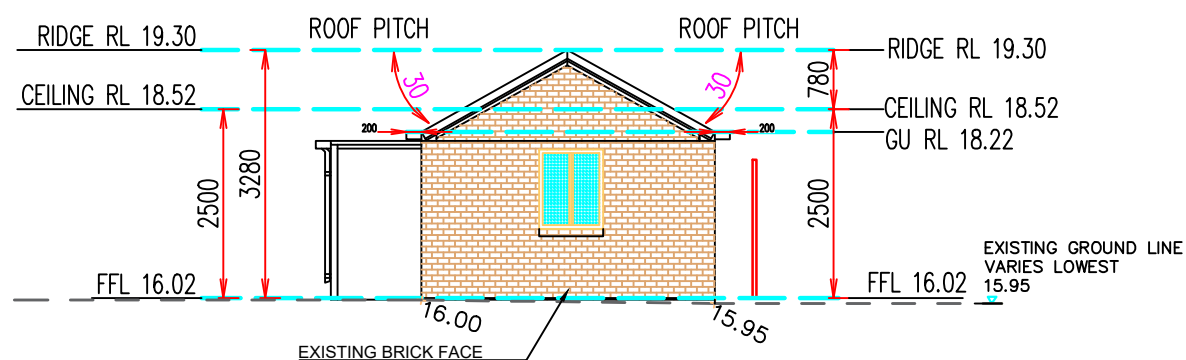
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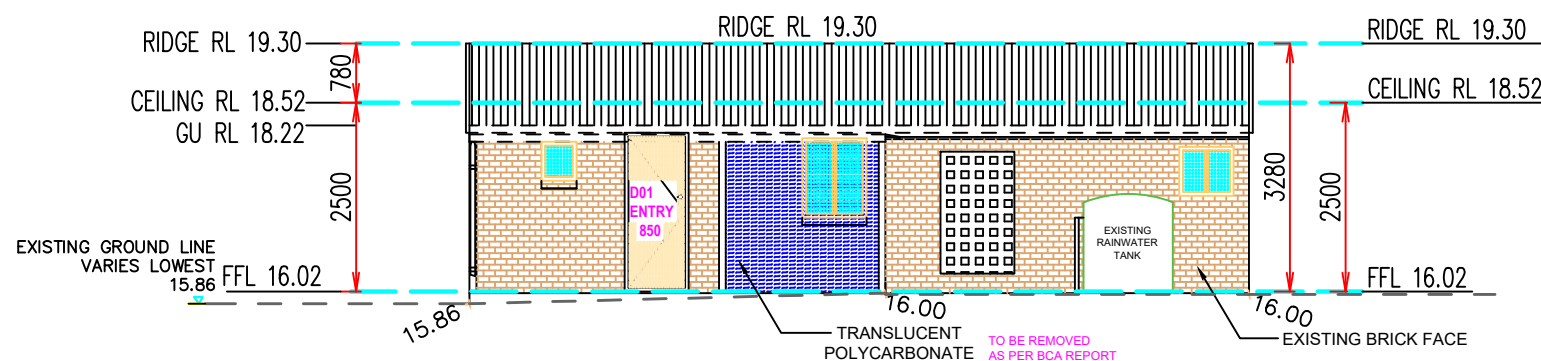
WESTERN ELEVATION



NORTHERN ELEVATION



EASTERN ELEVATION



SOUTH ELEVATION

ELEVATIONS

1:100

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Drawn by:	S.M.								Scale @A3: 1:100
								Title: ELEVATIONS	Drg No. 5

LANDSCAPING NOTES AND SPECIFICATIONS

EXCAVATIONS

Any services drawn on the plan have been indicatively located, Further services may be present prior to any construction or excavation on site the relevant authorities should be contacted for possible location of of further underground services and detailed of all services.

GARDEN BED/MULCH

The topsoil to all garden bed areas shall be 1 part site topsoil and two parts organic compost thoroughly mixed together prior to placing into position, Where site topsoil is not suitable Imported topsoil meeting the requirements of AS4419-1998 shall be used, Topsoil depth to all garden bed areas to be garden mix 300mm deep.

Mulch consisting of pine bark is to be spread over all planter beds to a depth of 100 mm, Reduce depth of mulch around base of plants to form "watering dish" to facilitate watering (NOTE ONLY USE PEBBLES MULCH IN DRAINAGE EASEMENT)

GARDEN EDGING

All garden edging as denoted by GE on the plan is to be constructed using either insitu concrete or brick laid over 100mm layer mortar, extruded bricks shall not

PLANT MATERIAL

All plants to be healthy and well developed without being root bound and disease free,

PROPOSED TREES

All tree planting holes are to be excavated 200mm wider and at least 200mm deeper than the rootball size, All trees are to be double staked and secured with hessian ties in figure eight arrangement.

TURF

Apply 150mm layer of topsoil to all turfed areas laid over deep soil, Prior to laying turf, contractor to ensure all topsoiled areas are smoothly graded with no surface depressions or other Irregularities, large stones or building debris, turf used for this site shall be cultivated kikuyu, Unless specified otherwise, turf shall be laid flush with adjacent finished surface levels.

EXISTING TREES

Unless specified otherwise existing trees which are to be retained are to be protected for the duration of the construction period, Install a 1.5 m high temporary protective fence at a distance of 3.0 m around the base of the tree or group of trees, The protective fencing shall be constructed using parrawebbing The area to be protected is to be mulched with a 100mm layer of organic mulch such as pine bark or similar, Attach sign on fence to advise contractors, Do not store or otherwise place any harmful materials under or near such trees, Where it is absolutely necessary to cut tree roots firstly obtain Council approval, Do not carry out any tree work until all council approvals have been obtained in In order to minimise root damage, any excavation work occurring near an existing tree is to be retained shall be carried out under the supervision of a qualified

Prior to the occupation of the dwellings all existing trees to be retained are dead or dying limbs, carried out (only with council approval) to ensure safety of future occupants.

PAVED AREAS

All pavement areas including driveways and pathways are to have a stendled concrete finish, All pavement surfaces to comply with the requirements of AS/NZ 3661.1-1993 Slip resistance of pedestrian surfaces.

STANDARDS

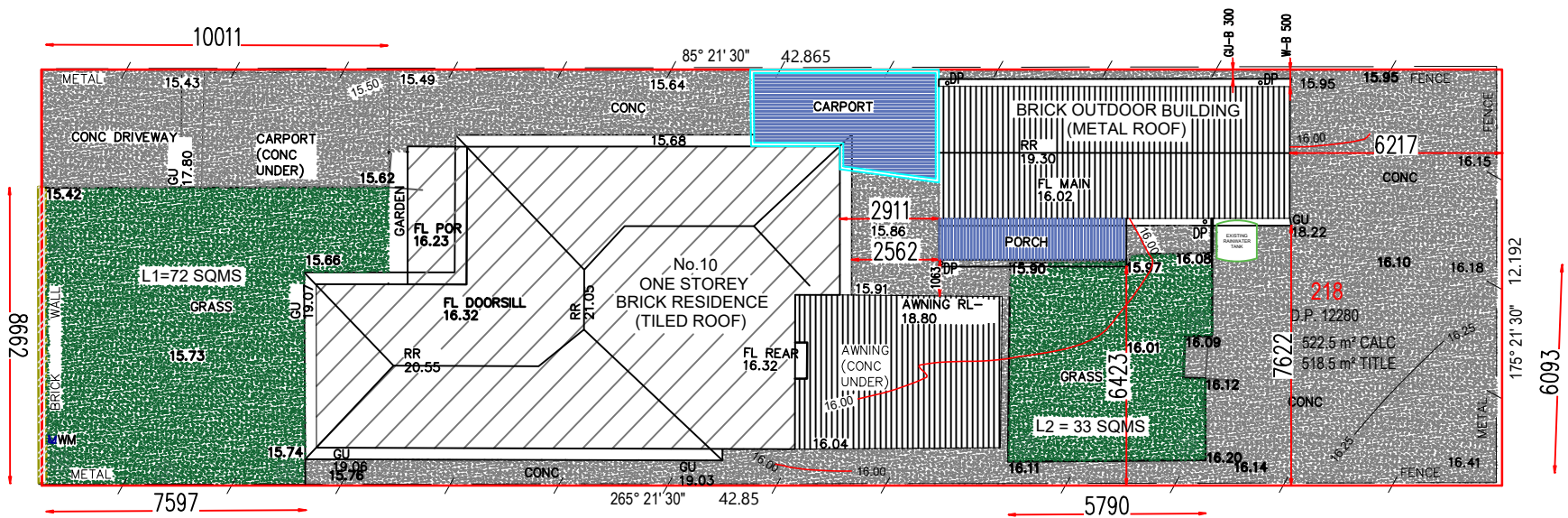
All materials and standards of workmanship used on this project is to comply with the latest revision of the relevant Australian Standards.

DISCREPANCIES

Should there be any discrepancies on the drawings and or on site, landscape contractor to notify the superintendent for resolution prior to the commencement of the works, Where the situation is not readily resolved onsite, the superintendent is to notify the landscape planner immediately for correction.

IRRIGATION

Provide one housecock in the front and rear yard, or the instalatonof automatic/manual water system as owner choice



EXISTING LANDSCAPE= L1 + L2
72 + 33= 105 M2

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Drawn by:	S.M.								Scale @A3: 1:200
								Title: LANDSCAPE PLAN	Drg No. 7

FINISHES SCHEDULE FOR EXISTING GRANNY FLAT AT 10 BLENMAN AVENUE, PUNCHBOWL, NSW 2196		
NO.	ITEM	MATERIAL FINISH
1	FACE BRICKS AUSTRAL EVERYDAY LIFE - FREEDOM IRONED JOINT OFFSITE MORTAR	
2	COLOURBOND ROOF DOVER WHITE	 Dover White™
3	TRANSLUCENT POLYCARBONATE	
4	MOROKA FINISH TILES TO FRONT FACADE TILED FACE	
5	DOWN PIPE- WHITE	
6	EAVE- WHITE	

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					Civil & Structural Engineering and Project Management 1369 CANTERBURY RD, Punchbowl, NSW 2196 T: 97937998 M: 0420710548 Email: ertaz1@hotmail.com			Title: FINISHES SCHEDULE	Scale @A3: 1:100	
										Drg No. 8