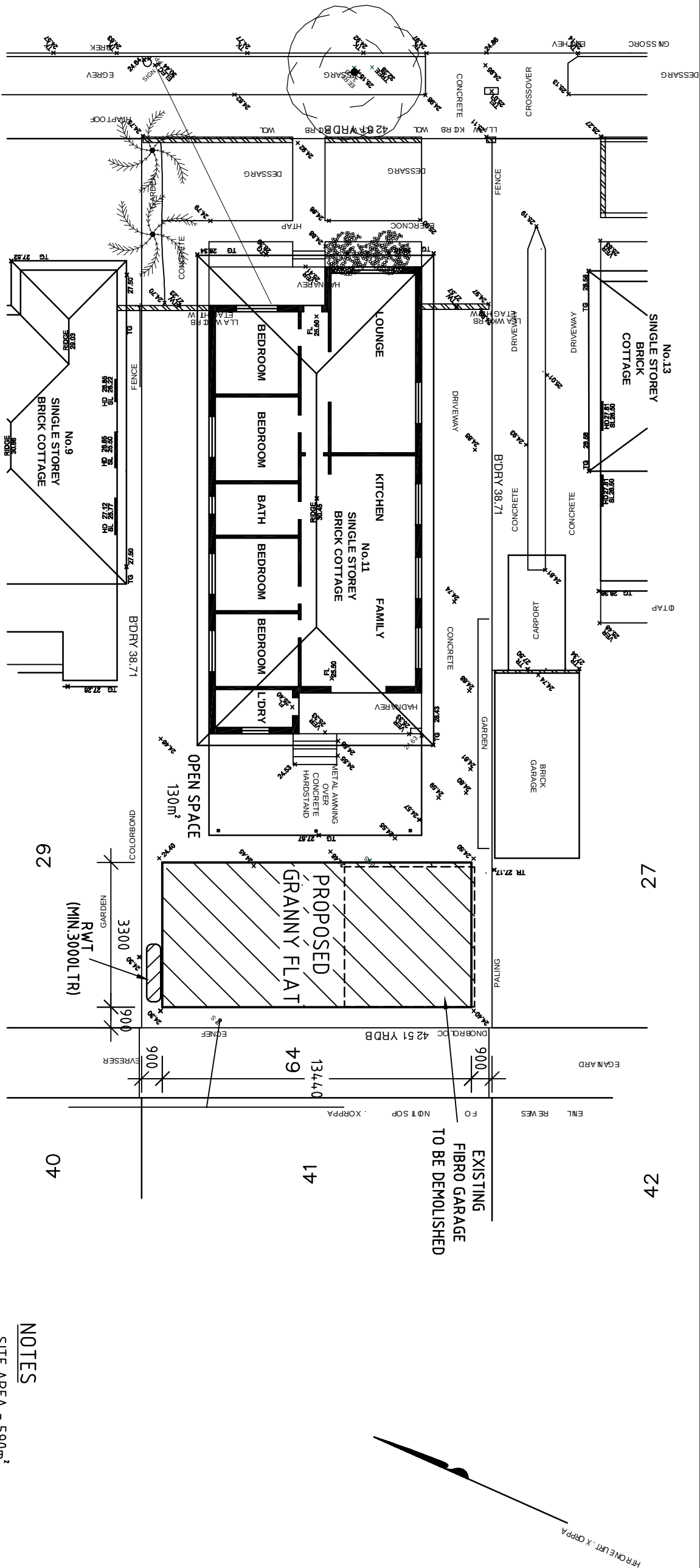




BASIX COMMITMENTS

SITE PLAN 1:200

THERMAL COMMITMENTS			
WINDOW/GLAZED DOOR No.	MAX. HEIGHT	MAX. WIDTH	TYPE
NORTH FACING			
W. 7	1500	800	aluminium, single clear
EAST FACING			
W. 1	900	1500	aluminium, single clear
W. 2	900	1500	aluminium, single clear
W. 6	900	1500	aluminium, single clear
WEST FACING			
W. 3	900	900	aluminium, single clear
W. 4	900	600	aluminium, single clear
W. 5	600	1500	aluminium, single clear

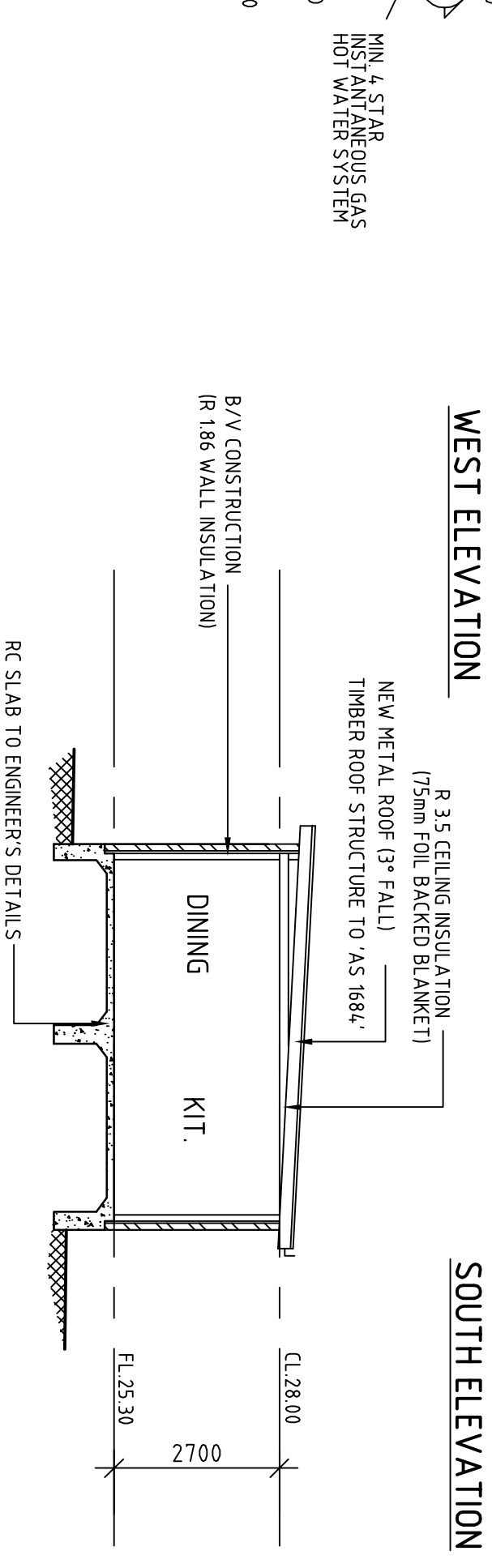
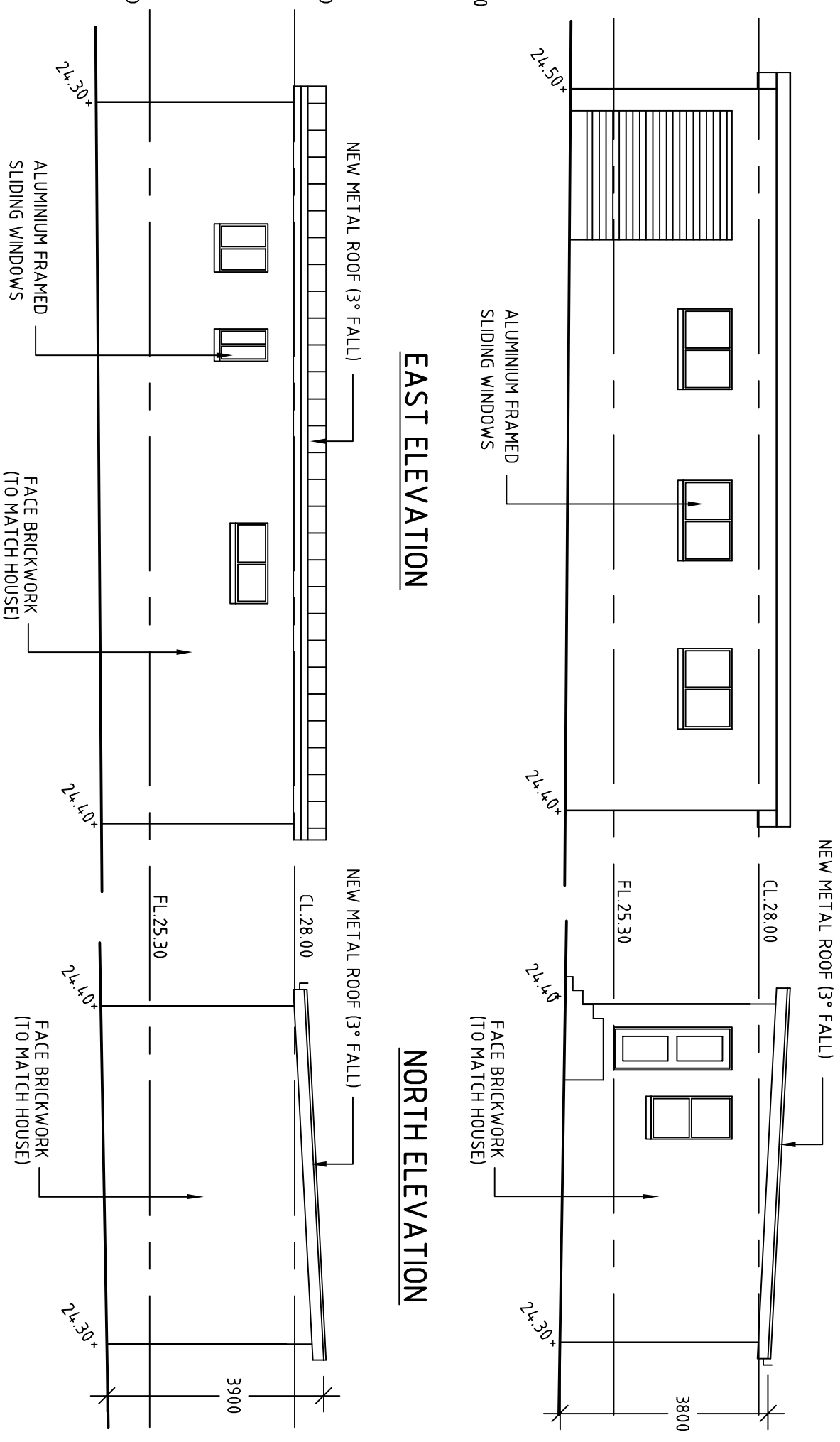
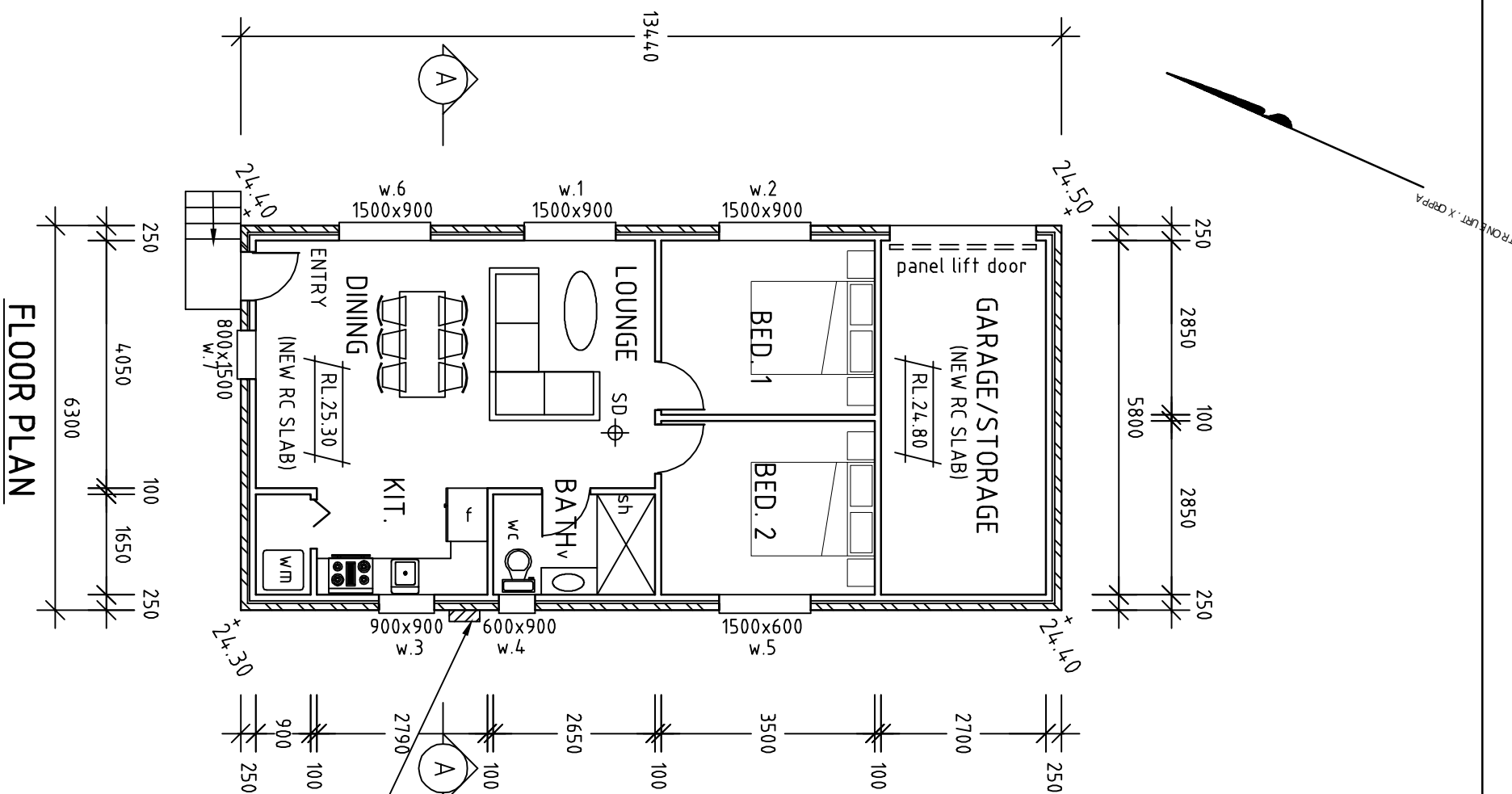
- 4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO BE INSTALLED.
- MINIMUM 3 STAR SHOWERHEADS, 5 STAR TOILET FLUSHING SYSTEM & 6 STAR TAPS TO KITCHEN & BATHROOM TO BE INSTALLED.
- RWT TO SUPPLY TO 1 OUTDOOR TAP.
- COOLING & HEATING SYSTEM TO BE AT LEAST 1 PHASE A/C TO LIVING AREA. (EER 3.0-3.5)
- INDUCTION COOKTOP & ELECTRIC OVEN TO BE INSTALLED.
- REFRIGERATOR TO BE WELL VENTILATED.
- FIXED OUTDOOR CLOTHES LINE TO BE INSTALLED.

- DO NOT SCALE OFF DRAWING
- USE FIGURED DIMENSIONS ONLY
- VERIFY ALL DIMENSIONS ON SITE
- ALL DIMENSIONS ARE IN MILLIMETRES
- THIS PLAN IS TO BE SUBMITTED TO ALL RELEVANT AUTHORITIES INCLUDING SYDNEY WATER, PRIOR TO ANY COMMENCEMENT OF WORK FOR SERVICE CHECK
- SD-Ø SMOKE DETECTORS TO BE IN ACCORDANCE WITH AS3786 & BCA CLAUSE/PATH E1.7 & E2.2.
- ALL DRAINAGE TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS
- ALL STRUCTURAL BEAMS & REINFORCED CONCRETE WORK TO ENGINEER'S DETAILS
- RL'S ASSUMED

NOTES

- SITE AREA = 590m²
- GRANNY FLAT AREA = 60m²
- EXISTING HOUSE AREA = 155m²
- TOTAL AREA = 215m² = 0.36:1

Job	PROPOSED GRANNY FLAT AT No.11 TUDOR ST BELMORE.				JAY DESIGN ARCHITECTURAL & PROJECT MANAGEMENT 235 BURWOOD RD BELMORE, 2192 TEL/FAX: 9703 0975, M: 0419 618 817 EMAIL: jonjay14@optusnet.com.au				Scale		Client	Drawings		Dwg. No.	Set of	Job No.
									1:200 @ A3			SITE PLAN				
									Date			Drawn By				
									JUL Y 2023			JOHN GEORGIOU				
												0419 618 817				
		1		2		23-07										



FLOOR PLAN

SECTION A-A

Job		Job No.	
PROPOSED GRANNY FLAT AT No.11 TUDOR ST BELMORE.		23-07	
JAY DESIGN ARCHITECTURAL & PROJECT MANAGEMENT 235 BURWOOD RD BELMORE, 2192 TEL: M: 0419 618 817 EMAIL: jonjay14@optusnet.com.au		Set of	
Scale 1:100 @ A3		Dwg. No.	
Date JUL Y 2023		2	
Client MR & MRS SAOUMA		2	
Drawings PLAN & ELEVATIONS		2	
Drawn By JOHN GEORGIOU 0419 618 817		2	