

1 SITE PLAN  
1 : 200

## AREA CALCULATION

SITE AREA	= 518.50 SQM
FLOOR AREA :	
MAIN HOUSE	= 120.55 SQM
NEW EXTENSION	= 38.09 SQM
NEW GRANNY FLAT	= 51.57 SQM
	= 210.21 SQM
FSR	= 210.21 SQM (40.54%)
SITE COVERAGE :	
MAIN HOUSE	= 134.48 SQM
NEW EXTENSION	= 37.79 SQM
NEW GRANNY FLAT	= 51.57 SQM
	= 223.84 SQM (43.17%)
AREA BUILT UPON	= 353.05 SQM (68.09%)
SOFT SOIL AREA	= 165.45 SQM (31.91%)
LANDSCAPE AREA	= 165.45 SQM (31.91%)
DEEP SOIL AREA	= 79.25 SQM (15.28%)
PRIVATE OPEN SPACE :	
MAIN HOUSE	= 53.06 SQM
NEW GRANNY FLAT	= 26.19 SQM

## GENERAL NOTES

DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.

ALL WORK TO BE DONE IN A TRADESPERSON MANNER AND SHALL COMPLY IN ALL RESPECTS WITH LOCAL GOVERNMENT REQUIREMENTS. RELEVANT AUST. STANDARDS. BUILDING CODE OF AUSTRALIA AND INDUSTRY TRADE PRACTICE.

ALL ELECTRICAL, PLUMBING AND DRAINAGE WORKS TO BE CARRIED OUT BY RELEVANT QUALIFIED LICENCED PERSONS IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITY.

ALL WORKED TO BE CARRIED OUT WITH A MINIMUM OF INCONVENIENCE TO ADJOINING RESIDENCE. PROTECT ADJOINING PROPERTIES FROM DUST AND DEBRIS. KEEP SITE CLEAN AT ALL TIMES AND PROTECT ALL ESTABLISHED FLORA.

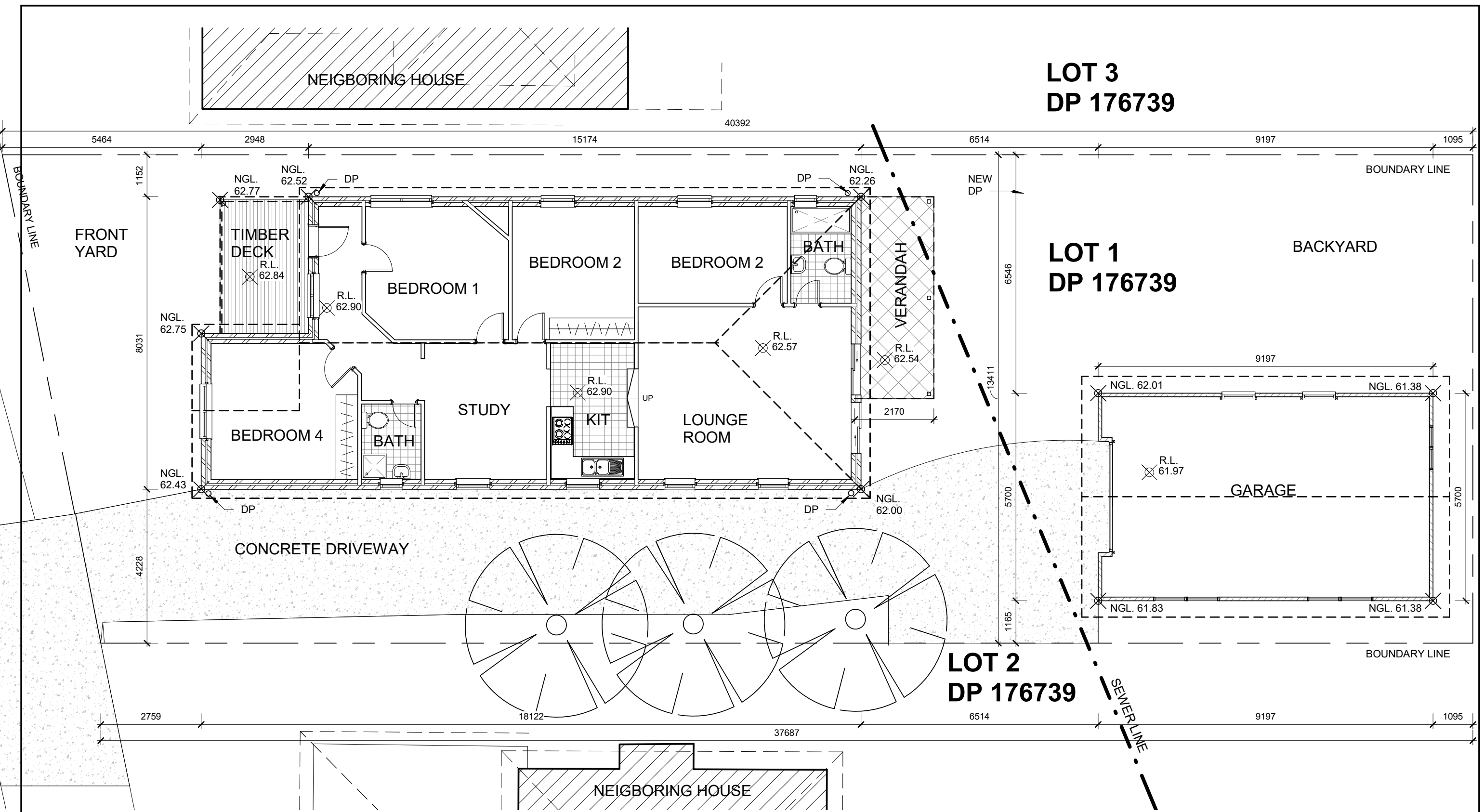
ALL INSURANCES MUST BE TAKEN OUT PRIOR TO THE COMMENCEMENT OF WORKS AND EVIDENCE PROVIDED TO THE PROPOSED TIMBER FROM MORTAR STAINS AND OTHER DAMAGE AND REMOVE ALL DEBRIS FROM ROOF GUTTERS ON COMPLETION OF WORKS.

ALL TIMBER FRAMING MEMBERS TO BE STRESS GRADE F8 OR GREATER UNLESS OTHERWISE NOTES (EXCEPT TRUSSES IN ACCORDANCE WITH MANU. DESIGN SPEC.). FRAMING TO COMPLY WITH AS 1684 IN ALL RESPECTS. ALL EXPOSED TIMBERS TO BE DRESSED UNLESS OTHERWISE NOTED AND PAINT PRIMED WHERE APPLICABLE PRIOR TO INSTALLATION.

ALL FOOTINGS, CONCRETE, SLABS, RETAINING WALLS AND OTHER LOAD BEARING ELEMENTS WHERE REQUIRED TO BE DESIGNED BY STRUCTURAL ENGINEER. GROUND FLOOR SLAB SHOULD BE REINFORCED CONCRETE ACCORDING ENGINEERS DESIGN. ROOF TO BE BUILD FROM TIMBER FRAMING AND TRUSS.

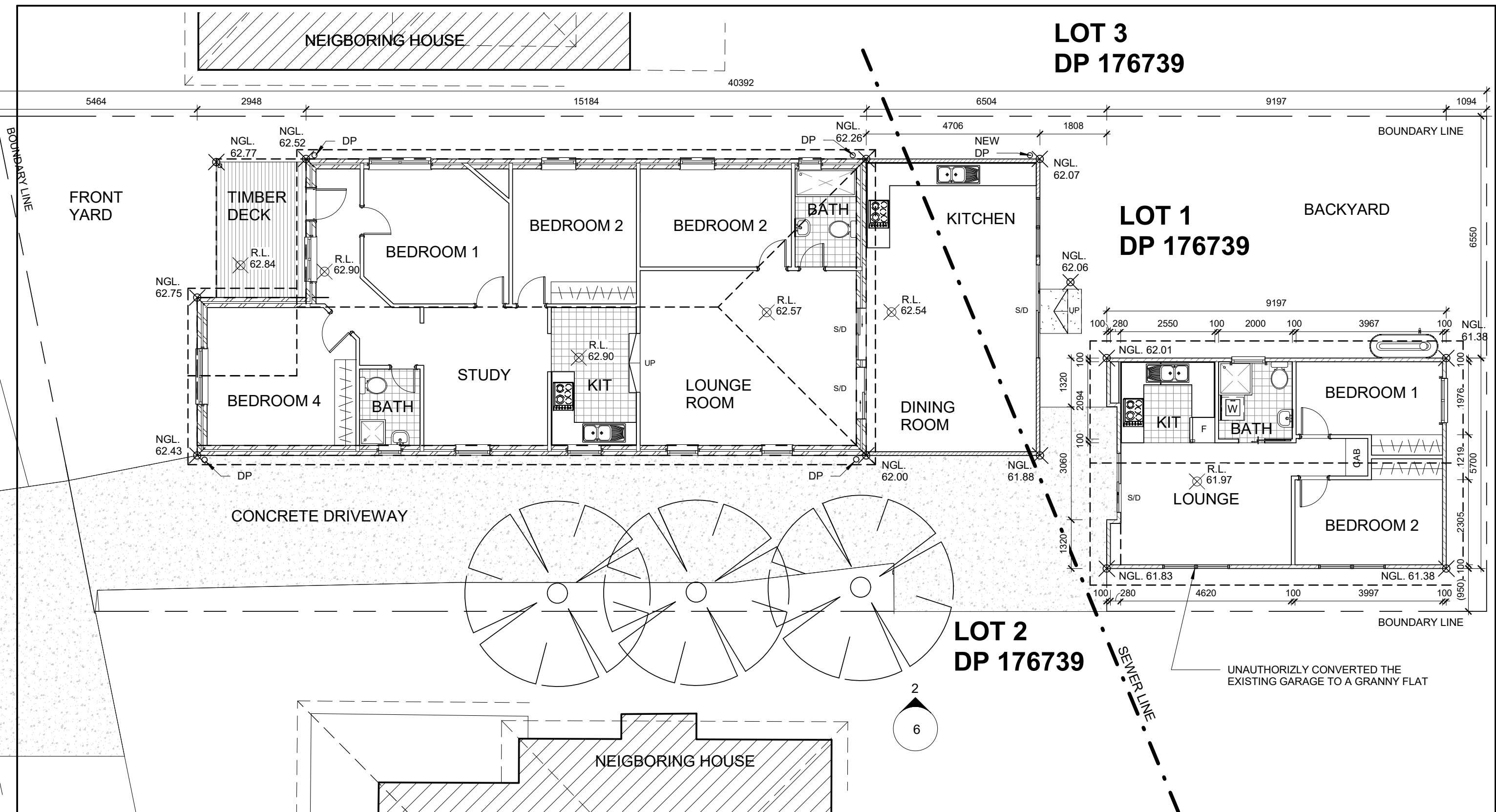
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NO.	DATE	REMARKS			SHEET NO. 1		
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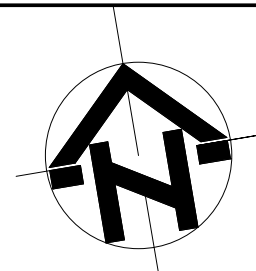


1 ORIGINAL GROUND FLOOR  
1 : 100

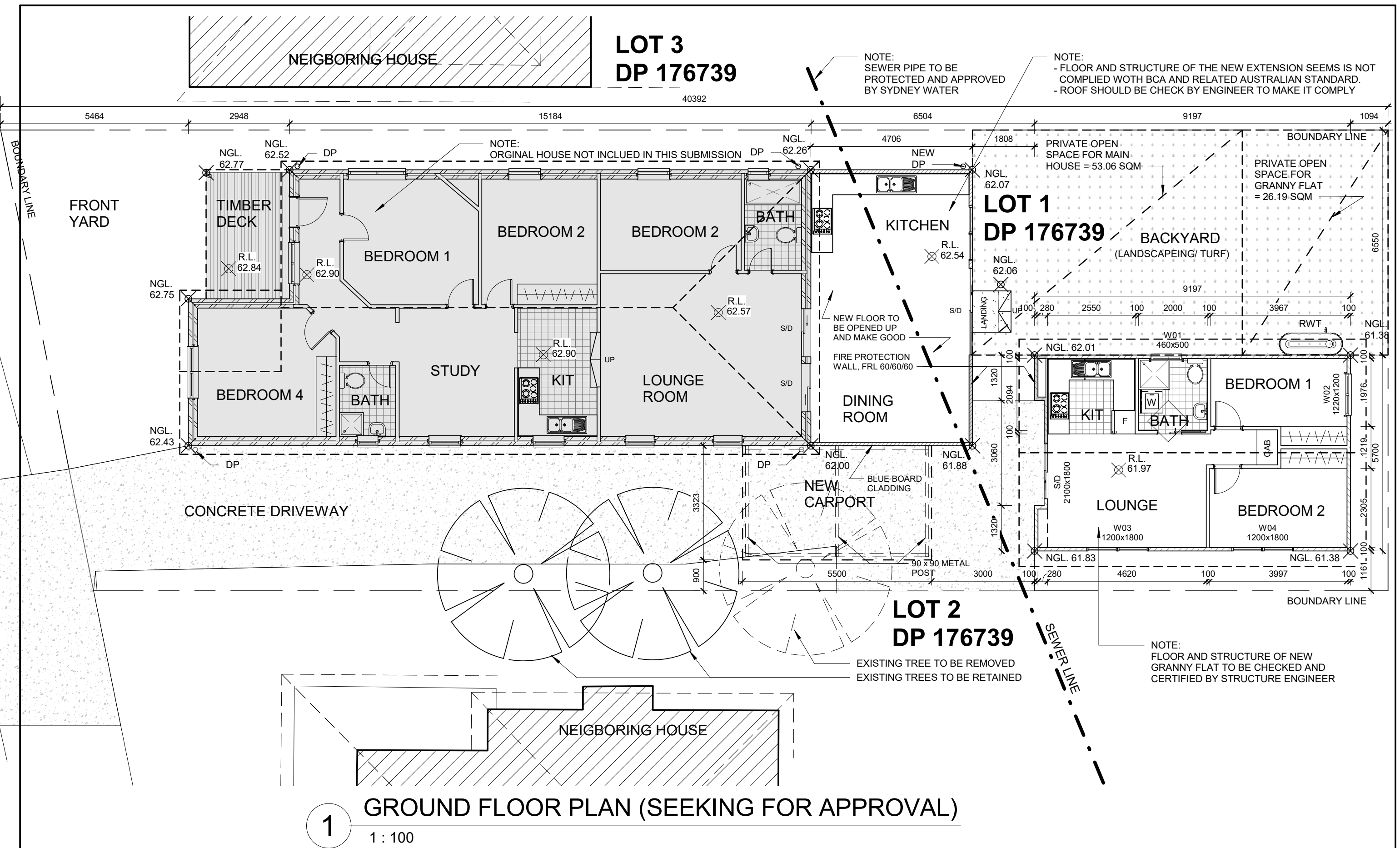
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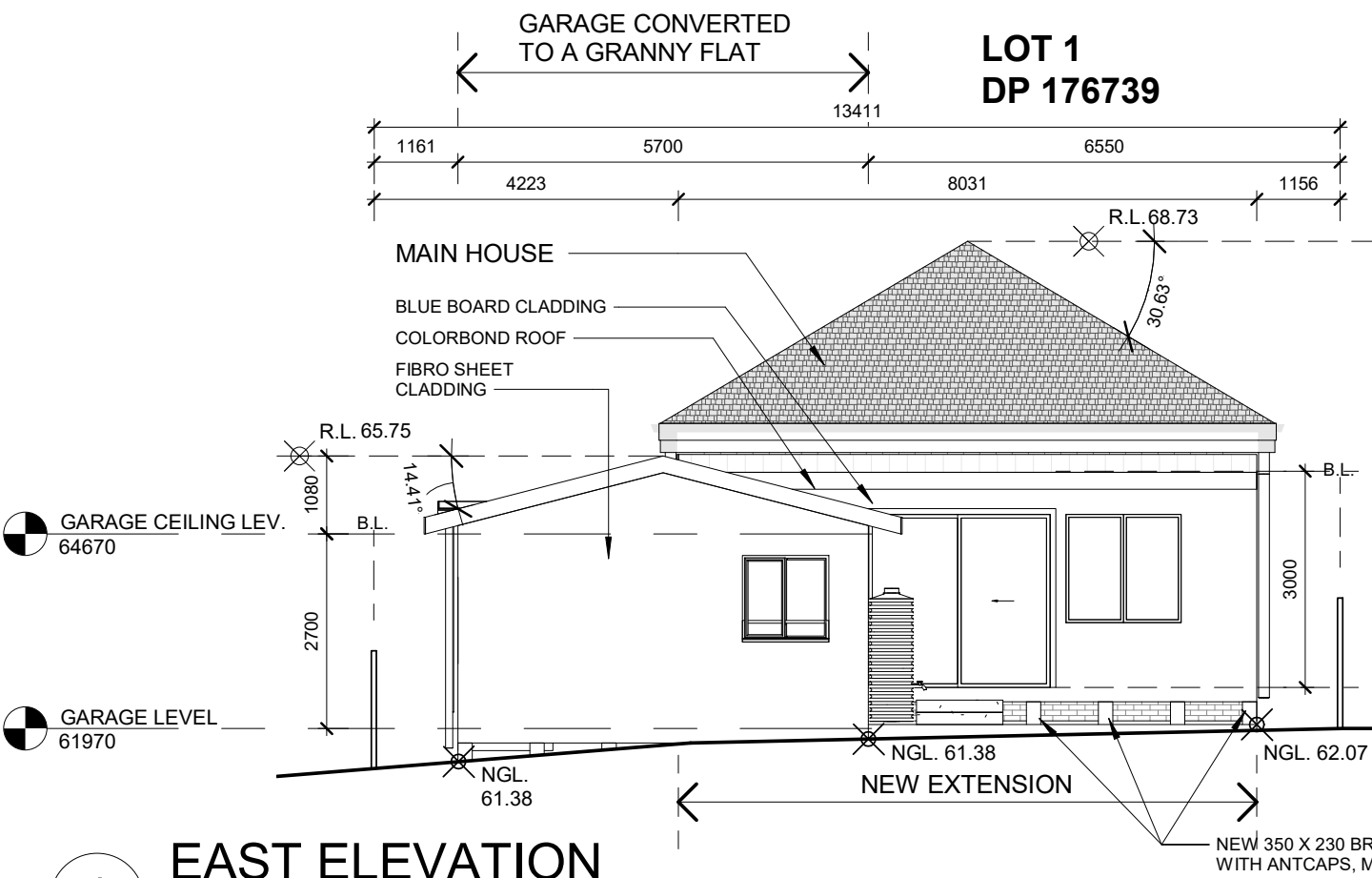


AMENDMENTS		
NO.	DATE	REMARKS



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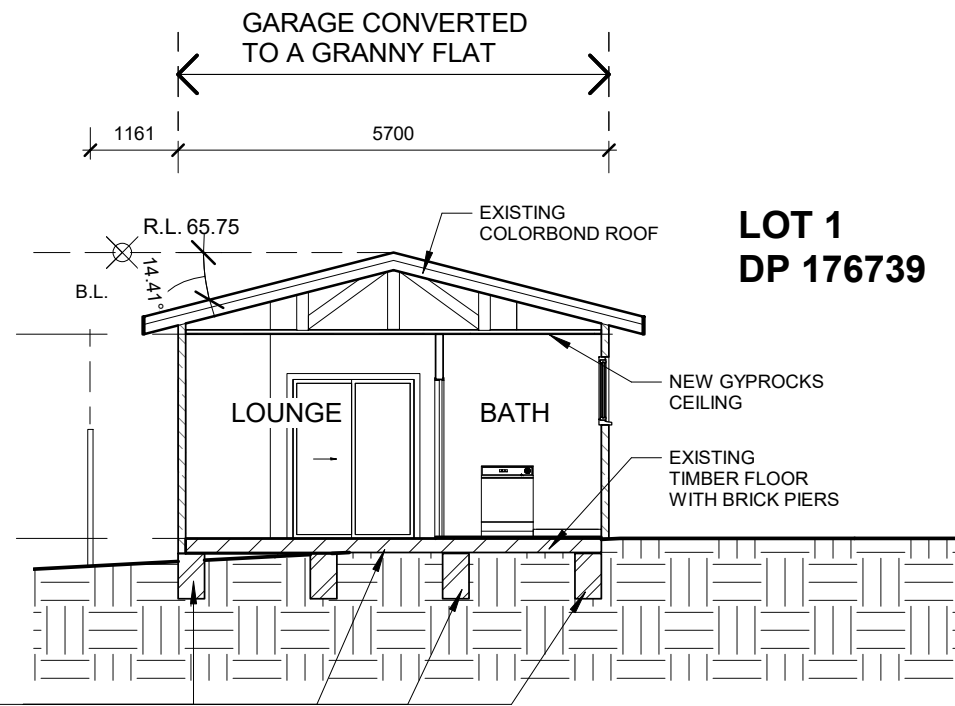




GARAGE CEILING LEV. 64670

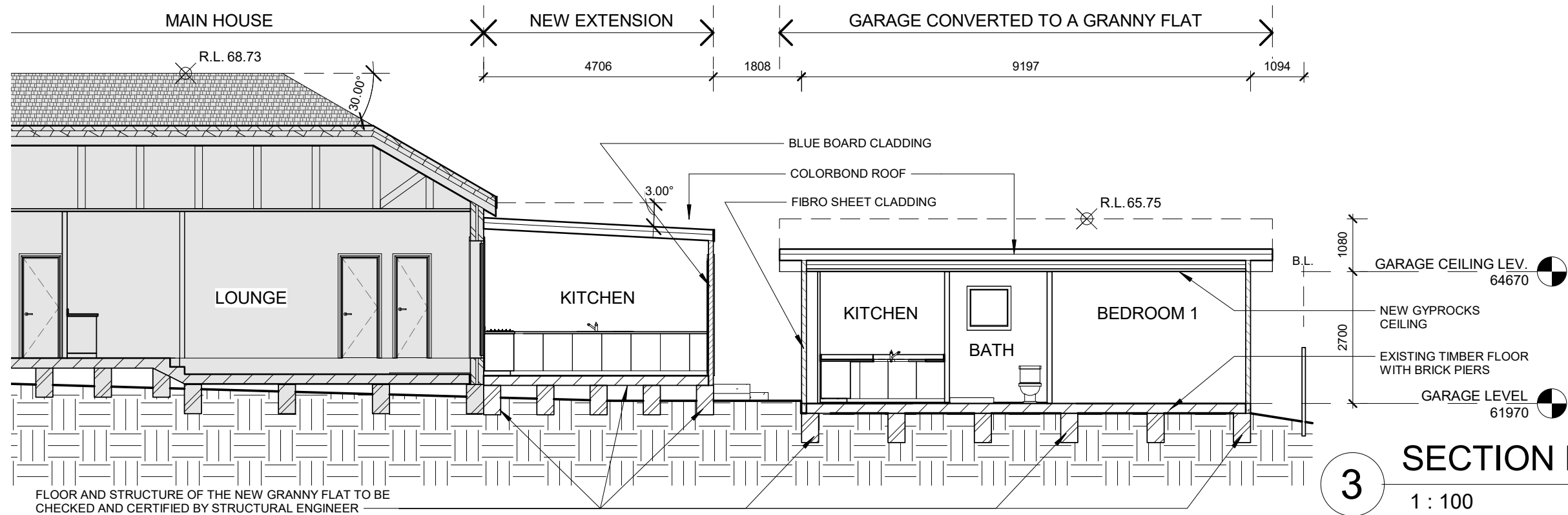
GARAGE LEVEL 61970

FLOOR AND STRUCTURE OF THE NEW GRANNY FLAT TO BE CHECKED AND CERTIFIED BY STRUCTURAL ENGINEER

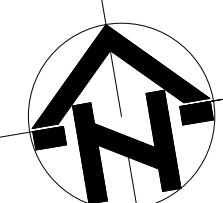


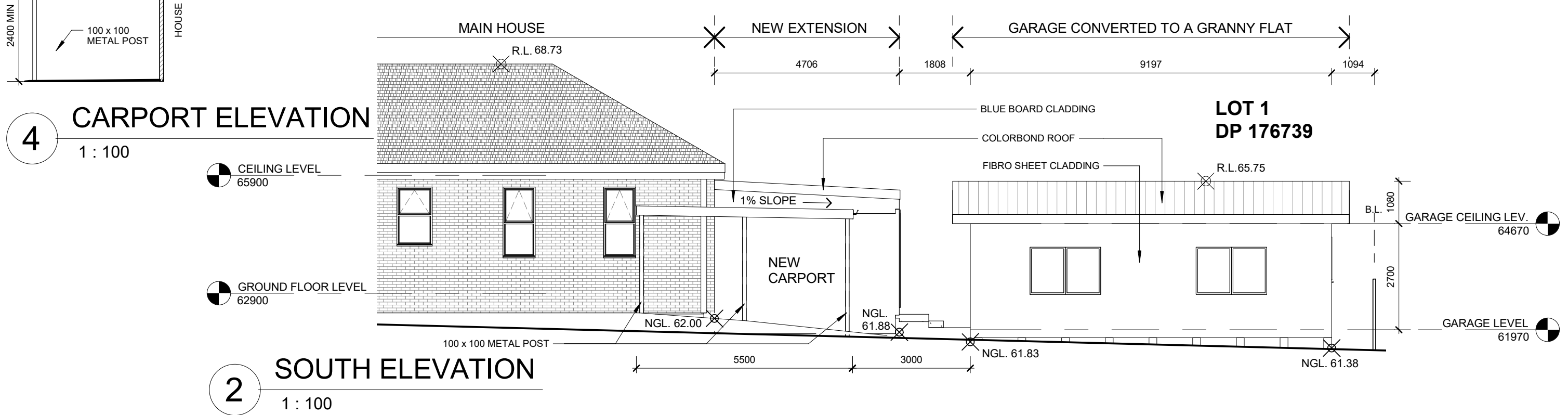
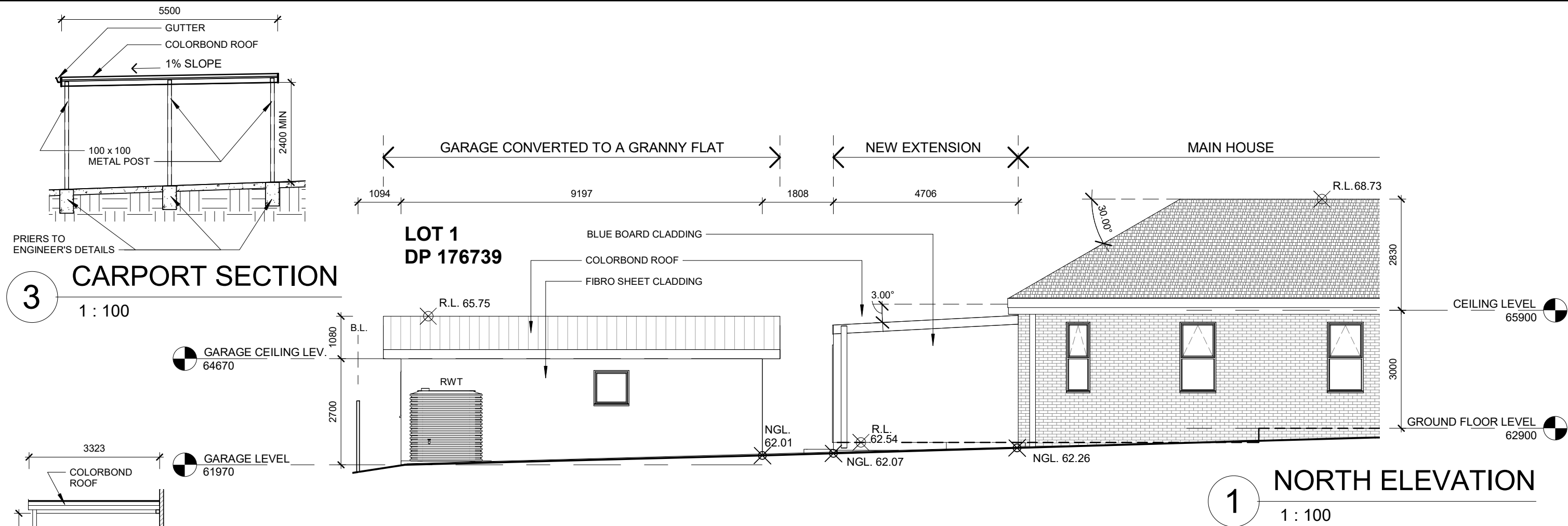
**LOT 1  
DP 176739**

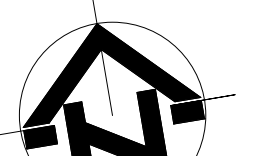
**2 SECTION A-A**  
1 : 100



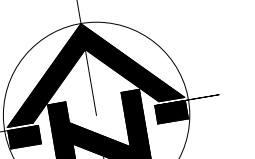


**3 SECTION B-B**  
1 : 100

AMENDMENTS				<b>AAMO Architect</b> <small>Unit 11/45 Rawson Street, Auburn          PHONE (02) 9643 7474 MOBILE 0415 673 529          Email: mwhakim@optusnet.com.au</small>		PROJECT SEEKING APPROVAL OF UNAUTHORISED WORK AT 415 STACEY ST, BANKSTOWN, NSW 2200	JOB NO.
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BASIX COMMITMENTS FOR MAIN		CERTIFICATE NUMBER: 1303839S DATED 6 MAY 2022
FIXTURES		
SHOWERHEAD	4 STAR (>4.5 BUT <=6 L/MIN PLUS FORCE AND/OR COVERAGE TESTS) IN ALL SHOWERS	
TOILET FLUSHING	5 STAR MINIMUM RATING IN EACH TOILET	
TAP	5 STAR MINIMUM RATING IN THE KITCHEN	
BASIN	5 STAR MINIMUM RATING IN EACH BATHROOM	
RAIN WATER TANK	3000 LITRE	
RETICULATED WATER		
CONNECT RAINWAWATER TANK		
- ALL TOILETS IN THE DEVELOPMENT		
- AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT		
FLOOR, WALL AND CEILING/ROOF		
FLOOR- ABOVE HABITABLE ROOMS OR MEZZANINE, FRAMED	1.3 (OR 2 INCLUDING CONSTRUCTION) (DOWN)	
EXTERNAL WALL - BRICK VENEER	3.00 (OR 3.40 INCLUDING CONSTRUCTION)	
INTERNAL WALL SHARED WITH 200MM AAC	NIL	
CEILING AND ROOF	CEILING: 4.25 (UP), ROOF: FOIL/ SARKING	
- FLAT CEILING/ PITCHED ROOF	GABLE END VENTS; LIGHT (SOLAR ABSORPTANCE < 0.475)	
HOT WATER SYSTEM		
WOOD COMBUSTION		
COOLING SYSTEM		
AIR CONDITIONING 3 PHASE: LIVING AREA	ENERGY RATING: EER 3.5 - 4.0	
AIR CONDITIONING 3 PHASE: BEDROOM AREA	ENERGY RATING: EER 3.5 - 4.0	
COOLING SYSTEM	DAY/ NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS	
HEATING SYSTEM		
AIR CONDITIONING 1 PHASE: LIVING AREA	ENERGY RATING: EER > 4.0	
AIR CONDITIONING 1 PHASE: BEDROOM AREA	ENERGY RATING: EER > 4.0	
HEATING SYSTEM	DAY/ NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS	
VENTILATION		
AT LEAST 1 BATH	NO MECHANICAL VENTILATION (IE. NATURAL); OPERATION CONTROL: N/A	
KITCHEN	NO MECHANICAL VENTILATION (IE. NATURAL); OPERATION CONTROL: N/A	
LAUNDRY	NATYRAL VENTILATION ONLY, OR NO LAUNDRY; OPERATION CONTORL: N/A	
NATURAL LIGHTING		
KITCHEN	WINDOWS OR SKYLIGHT FOR NATURAL	
1 BATH	WINDOWS OR SKYLIGHT FOR NATURAL	
ARTIFICIAL LIGHTING		
KITCHEN, BATH ROOM,	AS REQUIRED	
BED ROOM, LIVING ROOM,	AS REQUIRED	
OTHER		
KITCHEN	GAS COOKTOP & ELECTRIC OVEN	
REFRIGERATO	WELL VENTILATION	
CLOTHES	FIXED OUT DOOR INSTALLED AS PART OF THE DEVELOPMENT	

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