

CALCULATIONS

TOTAL SITE AREA	=	560.00 SQM
MAX ALLOWABLE FLOOR AREA	=	280.00 SQM
GROUND FLOOR AREA	=	130.00 SQM
FIRST FLOOR AREA	=	142.30 SQM
TOTAL FLOOR AREA	=	272.30 SQM
FSR 272.30 / 560.00 x 100	=	48.62 %

FRONT LANDSCAPE CALCULATION

TOTAL FRONT AREA	=	78.54 SQM
TOTAL FRONT LANDSCAPE AREA	=	43.11 SQM
LANDSCAPE AREA 43.11 / 78.54 x 100	=	54.89 %

BASIX COMMITMENT

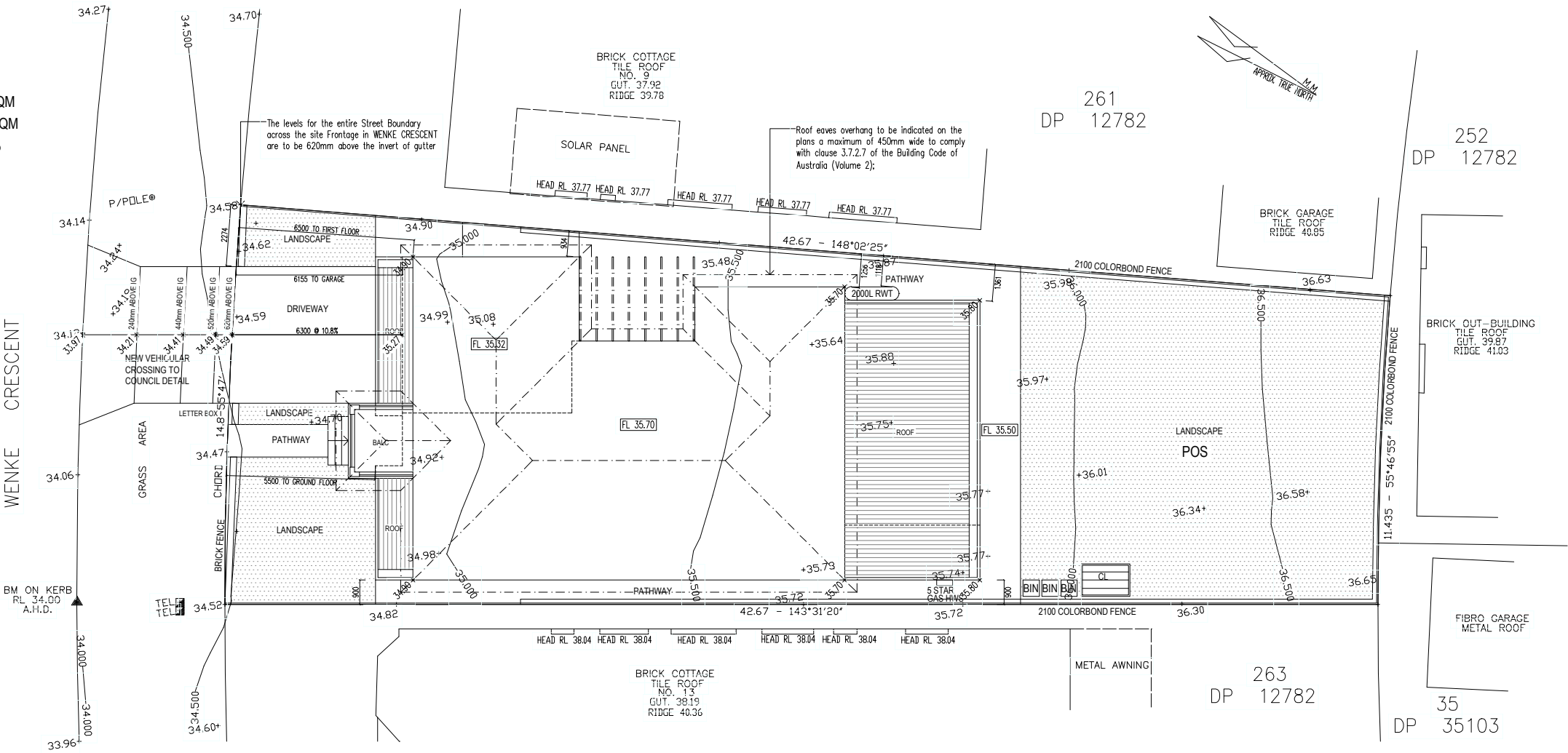
- WATER COMMITMENTS
- 4 STAR SHOWER HEADS
 - 4 STAR TOILET FLUSHING SYSTEM
 - 4 STAR KITCHEN TAPS
 - 4 STAR BATHROOM TAPS
 - 2000L RWT CONNECTED LDRY, LANDSCAPE

THERMAL COMMITMENTS

- 2 STOREY MAX
- 300 SQM MAX AREA
- 25 SQM MAX MEZZANINE
- NO ATTIC OR THIRD LEVEL
- R1.86 WALL INSULATION
- R2.75 CEILING INSULATION & SARKING
- UNVENTILATED LIGHT ROOF COLOUR
- WINDOWS ARE ALUMINUM SINGLE CLEAR

ENERGY COMMITMENTS

- HWS GAS INSTANTANEOUS 5 STAR
- 1 PHASE AC 3 STAR TO LIVING AND BEDROOMS
- LED LIGHTING TO 6 BEDROOMS
- LED LIGHTING TO 3 LIVING ROOMS & DINING
- LED LIGHTING TO KITCHEN
- LED LIGHTING TO BATHROOMS
- LED LIGHTING TO LAUNDRY
- LED LIGHTING TO HALLWAYS
- NATURAL LIGHTING TO 4 BATHROOMS
- NATURAL LIGHTING TO KITCHEN
- GAS COOK TOP & ELECTRIC OVEN
- WELL VENTILATED FRIDGE SPACE
- OUTDOOR CLOTHES LINE



SITE PLAN

BCA Volume 2 – Compliance:

- Part 3.1 Site Preparation
- Part 3.1.1 Earthworks
- Part 3.1.2 Earth retaining structures
- Part 3.1.3 Drainage
- Part 3.1.4 Termite risk management
- Part 3.2 Footings and Slabs
- Part 3.2.2 Preparation
- Part 3.2.3 Concrete and reinforcing
- Part 3.2.4 Site classification
- Part 3.2.5 Footing and slab construction
- Part 3.3 Masonry
- Part 3.3.1 Unreinforced masonry
- Part 3.3.2 Reinforced masonry
- Part 3.3.3 Masonry accessories
- Part 3.3.4 Weatherproofing of masonry
- Part 3.3.5 Masonry veneer
- Part 3.3.6 Isolated masonry piers
- Part 3.4.0 Framing
- Part 3.4.1 Subfloor ventilation
- Part 3.4.2 Steel framing
- Part 3.4.3 Timber framing
- Part 3.4.4 Structural steel members
- Part 3.5 Roof cladding, gutters and downpipes and wall cladding
- Part 3.5.1 Sheet roofing
- Part 3.5.2 Roof tiles and shingles
- Part 3.5.3 Gutters and downpipes
- Part 3.5.4 Timber and composite wall cladding
- Part 3.5.5 Metal wall cladding
- Part 3.6 Glazing
- Part 3.7 Fire Safety
- Part 3.7.1 Fire properties for materials and construction
- Part 3.7.2 Fire separation of external walls
- Part 3.7.3 Fire protection of separating walls and floors
- Part 3.7.4 Fire separation of garage top dwellings
- Part 3.7.5 Smoke alarms and evacuation lighting
- Part 3.8 Health and Amenity
- Part 3.8.1 Wet areas and external waterproofing
- Part 3.8.2 Room heights
- Part 3.8.3 Facilities
- Part 3.8.4 Light
- Part 3.8.5 Ventilation
- Part 3.8.6 Sound insulation
- Part 3.8.7 Condensation management
- Part 3.9 Safe Movement and Access
- Part 3.9.1 Stairway and ramp construction
- Part 3.9.2 Barriers and handrails

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			-DO NOT scale drawings and always refer to dimensions.						
B	AMENDED FRONT FACADE WINDOWS SIZES AND ADDED LAUNDRY DOOR	28.07.23	-Check all dimensions on site before commencing work.						
A	AMENDED AS PER LETTER DATED 20.06.22	21.06.22	-Always refer all discrepancies and enquiries to the Designer						
REV	AMENDMENT	DATE							



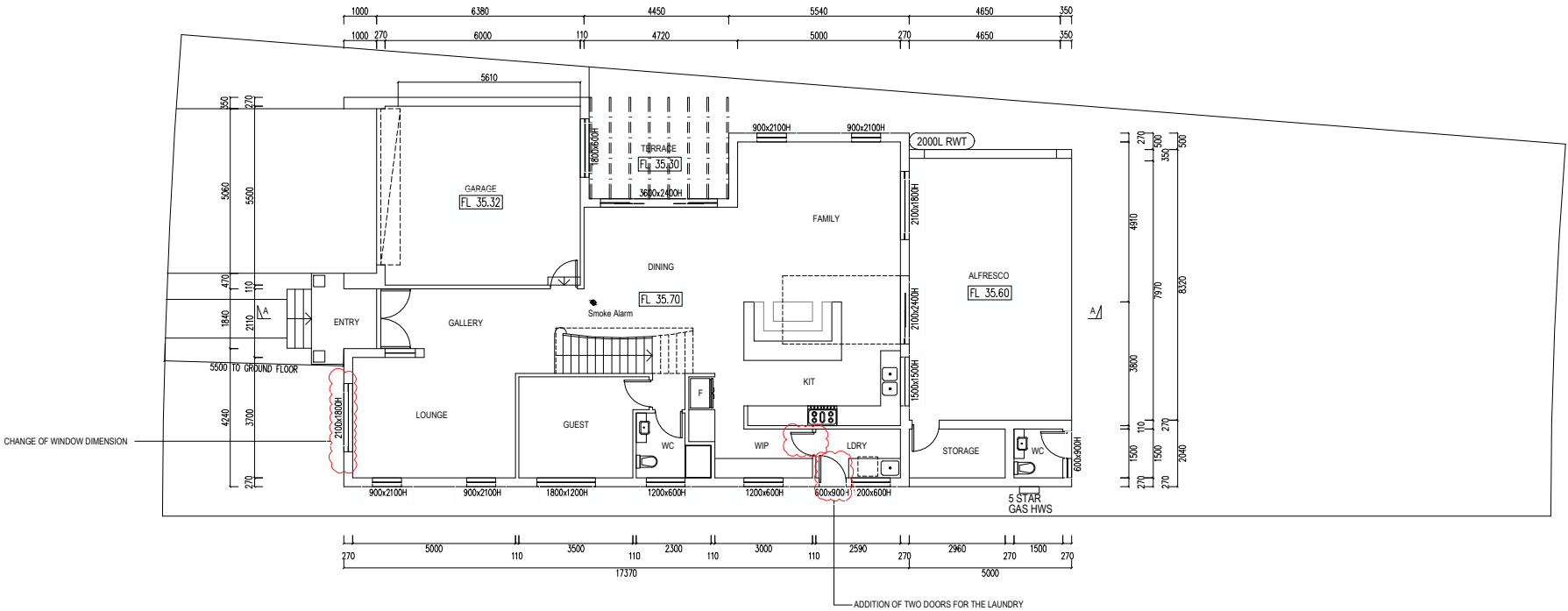
Gec Désign
BUILDING DESIGNERS
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Unit 2A, 148-150 Canterbury Rd
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CLIENT:
EAMAN ARJA & MOHAMAD ELARJA
PROJECT:
2 STOREY DWELLING
ADDRESS:
11 WENKE CRES YAGOONA
TITLE:
ARCHITECTURAL PLANS

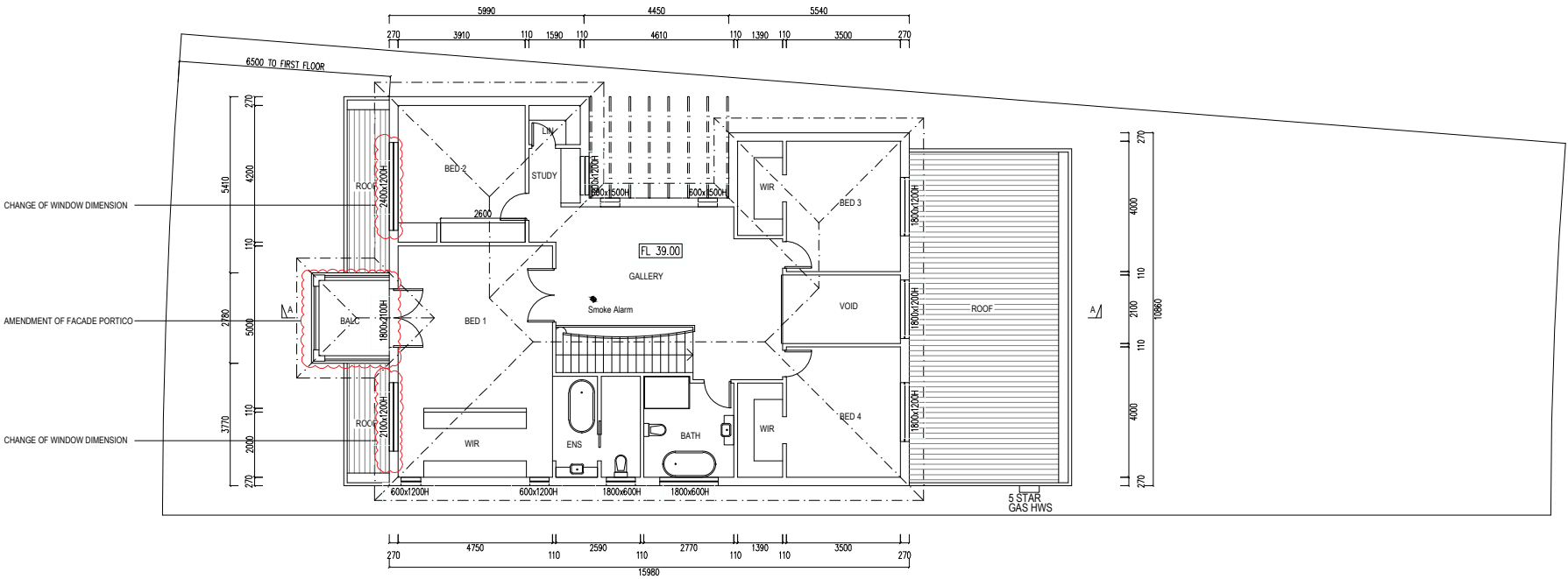
DRAWN: A.NAKEEB	SCALE: 1:200 @ A3 1:100 @ A1
APPROVED: A.WEHBHE	JOB NO: 22009
DATE: 04.02.22	SHEET: DA01

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GROUND FLOOR PLAN

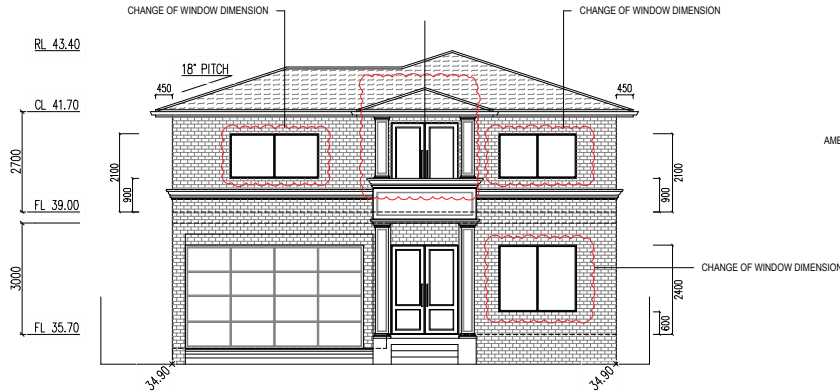


FIRST FLOOR PLAN

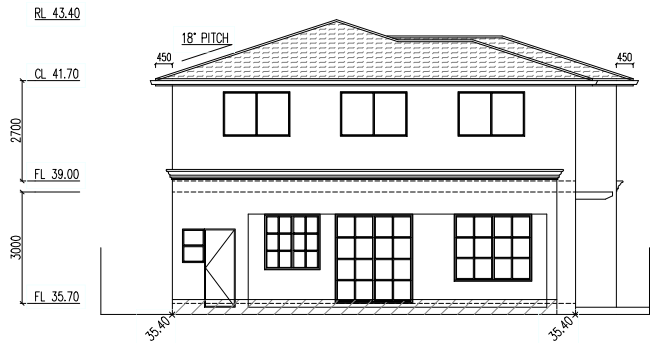
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B	AMENDED FRONT FACADE WINDOWS SIZES AND ADDED LAUNDRY DOOR	28.07.23					PROJECT: 2 STOREY DWELLING	APPROVED: A.WEHB	JOB NO: 22009
A	AMENDED AS PER LETTER DATED 20.06.22	21.06.22					ADDRESS: 11 WENKE CRES YAGOONA	DATE: 04.02.22	SHEET: DA02
REV	AMENDMENT	DATE					TITLE: ARCHITECTURAL PLANS		

BCA Volume 2 – Compliance:

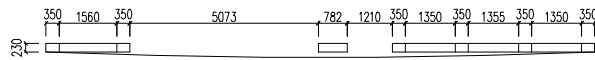
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NORTH ELEVATION



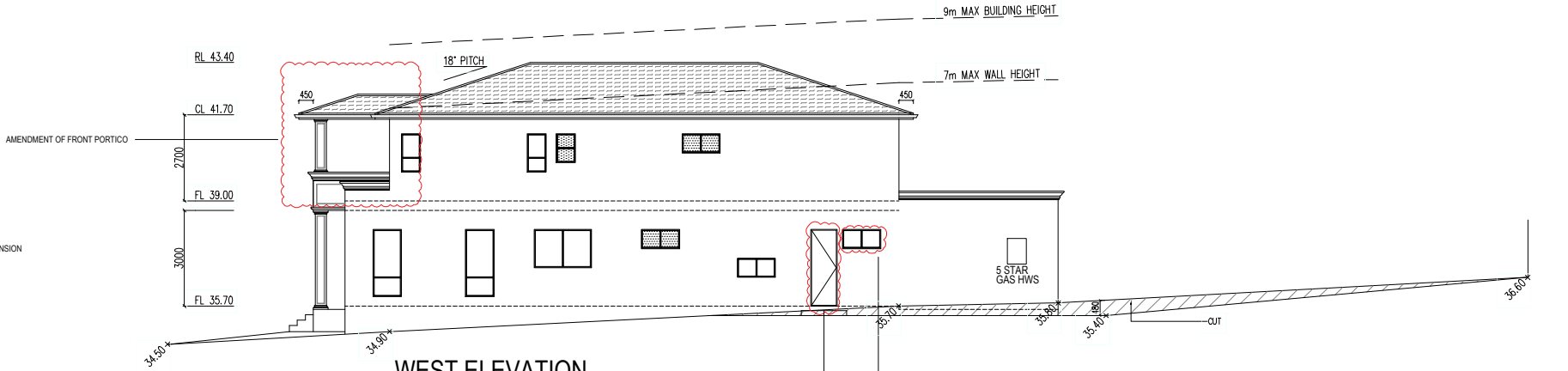
SOUTH ELEVATION



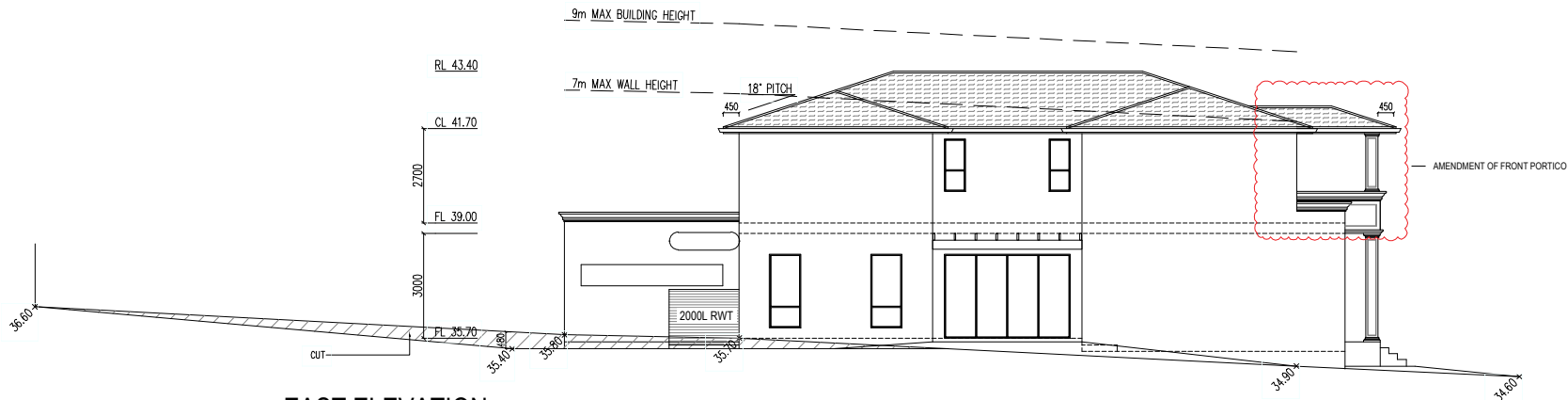
FRONT FENCE PLAN



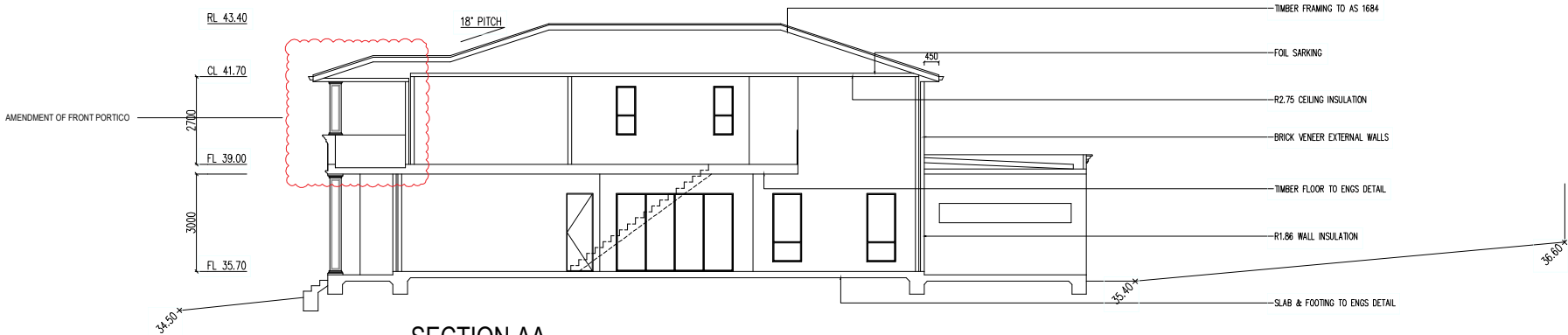
FRONT FENCE ELEVATION



WEST ELEVATION



EAST ELEVATION



SECTION AA

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APPROVED:
A.WEHBHE
DATE:
04.02.22

SCALE:
1:200 @ A3
1:100 @ A1
JOB NO:
22009
SHEET:
DA03

REV	DESCRIPTION	DATE
B	AMENDED FRONT FACADE WINDOWS SIZES AND ADDED LAUNDRY DOOR	28.07.23
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