

AREA CALCULATIONS

TOTAL AREA =515.40m²

MAIN DWELLING AREA	105.00	m ²
GRANNY FLAT	60	m ²
CARPORT	27.0	m ²
FSR	0.32	
LANDSCAPE AREA	170	m ²
% LANDSCAPE	33	%

SITE PLAN
DEMOLISH PLAN
SITE ANALYSIS PLAN
SCALE 1:200

REMARKS

NOTES:

- This drawing is copyright and the property of GHA Engineering.
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TITLE:

SITE PLAN
LANDSCAPE PLAN
SITE ANALYSIS PLAN
PROPOSED GRANNY FLAT
77 MOUNT LEWIS AVENUE
PUNCHPOWL

GHA ENGINEERING

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Project No.: 24251624-A

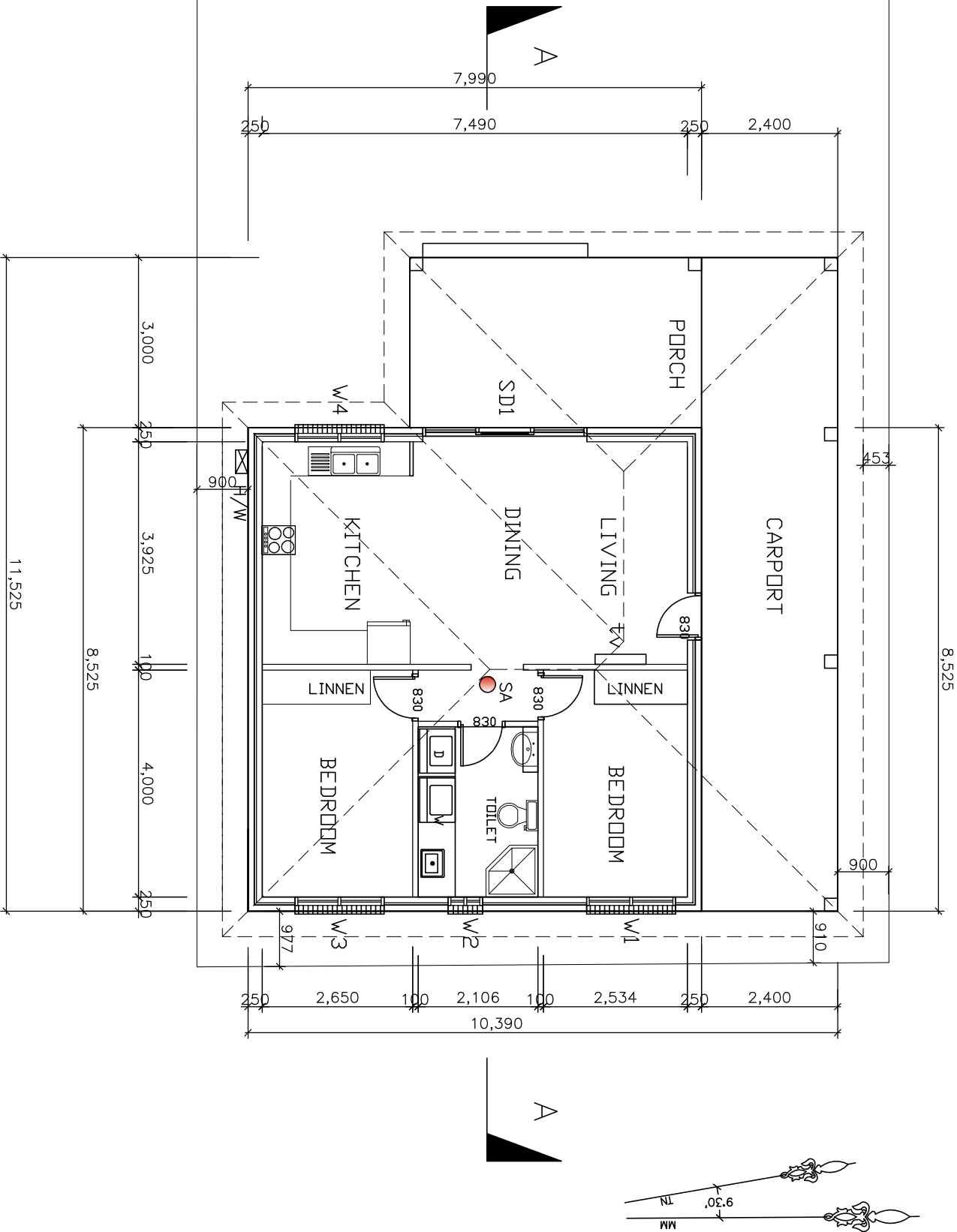
Scale: AS SHOWN

Date: JAN 25

DRAWN BY: G. AZZI

CLIENT

Drawing No.: 1/4




WINDOWS	WIDTH	HEIGHT	NOTES	NUMBER
W1	1570	1000	ALUMINIUM SINGLE GLAZED (VALUE: <=2.5 SHGC:0.60 - 0.74)	2
W2	610	1000	ALUMINIUM SINGLE GLAZED (VALUE: <=2.5 SHGC:0.60 - 0.74)	1
W3	1570	1000	ALUMINIUM SINGLE GLAZED (VALUE: <=2.5 SHGC:0.60 - 0.74)	1
W4	1570	900	ALUMINIUM SINGLE GLAZED (VALUE: <=2.5 SHGC:0.60 - 0.74)	
SD1	2890	2100	ALUMINIUM SINGLE GLAZED (VALUE: <=2.5 SHGC:0.60 - 0.74)	1

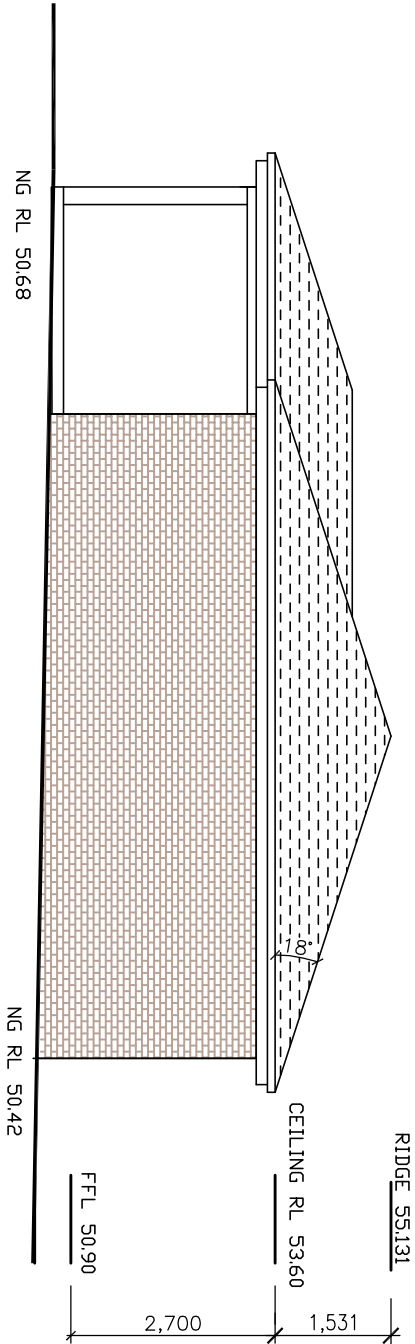
FLOOR PLAN

SCALE 1:100

- SA – SMOKE ALARM
- H/W – A SYSTEM WITH A HIGHER ENERGY RATING: GAS INSTANTANEOUS 5 STAR

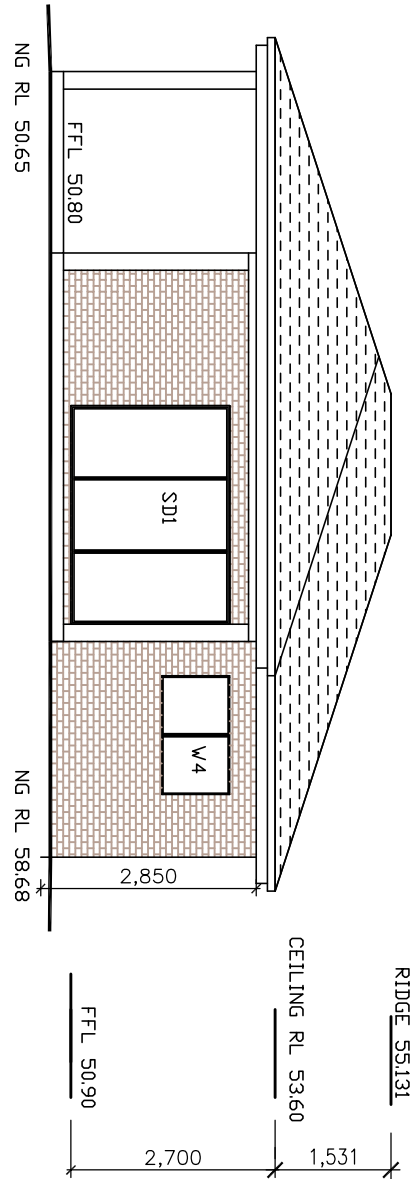
NOTE THESE PLANS SHOULD BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE.

REMARKS			TITLE:	<div> GHA ENGINEERING</div> <div>CIVIL & STRUCTURAL CONSULTANTS</div>		Project No.: 24251624-A	DRAWN BY: G. AZZI
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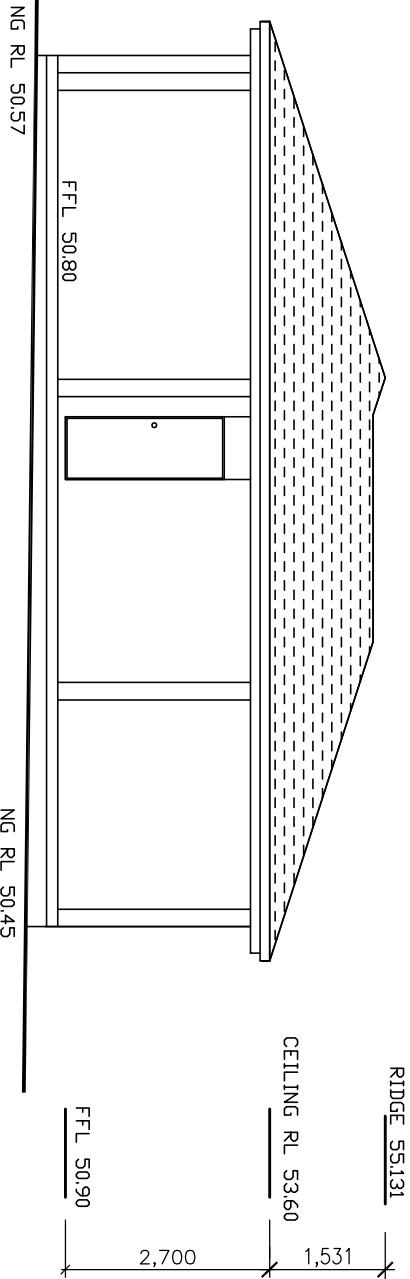
SOUTH ELEVATION

SCALE 1:100



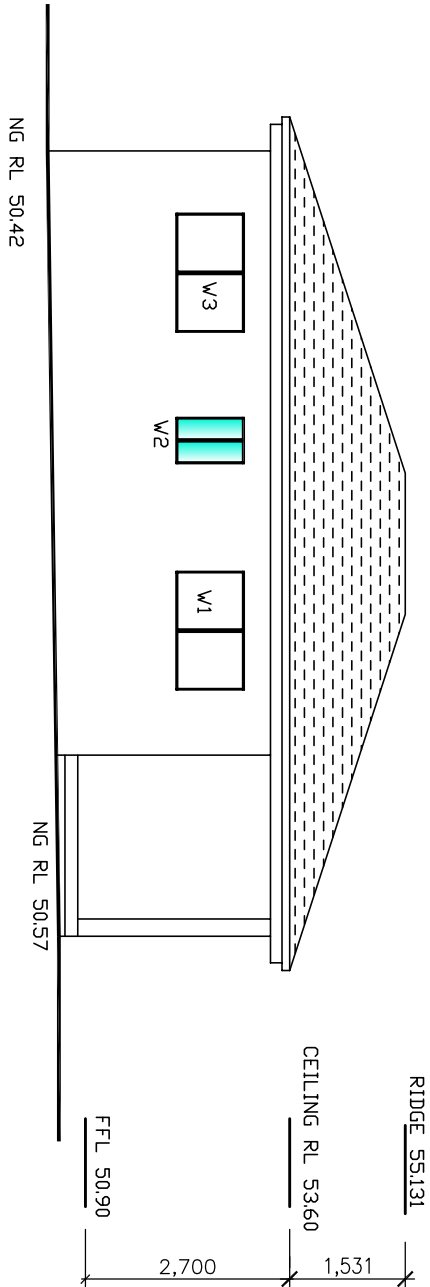
WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

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TITLE:

ELEVATIONS

PROPOSED GRANNY FLAT
77 MOOUNT LEWIS AVENUE
PUNCHPOW!



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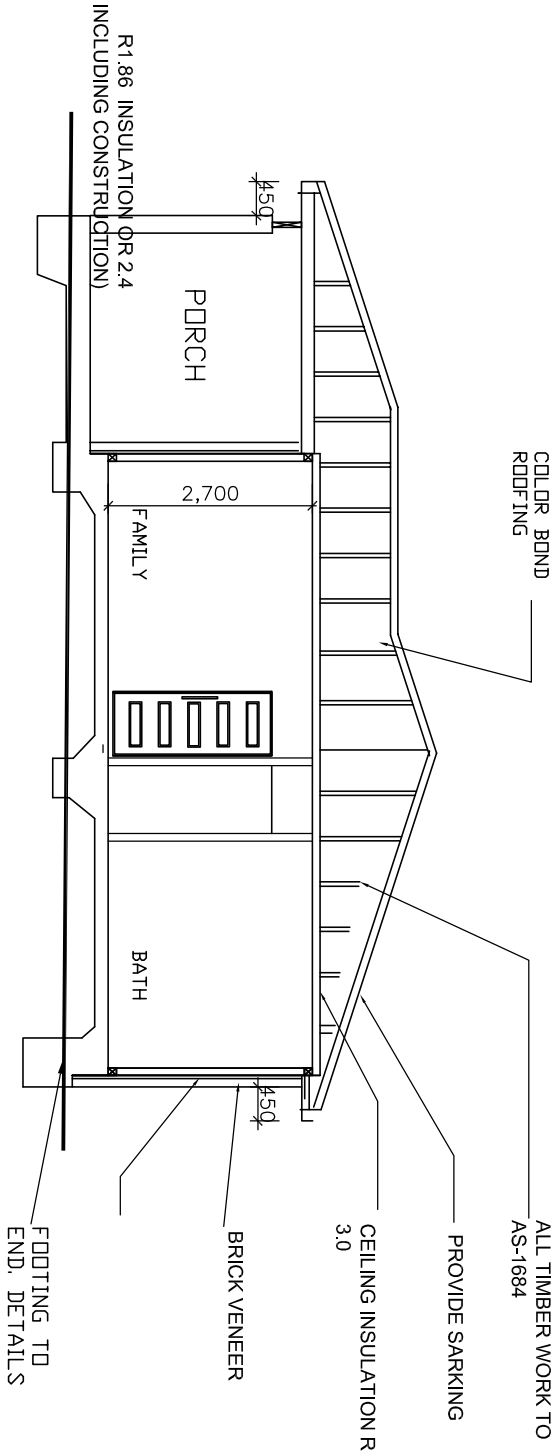
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Drawing No.:

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SECTION A-A

SCALE 1:100

BASIX INFORMATION

STORMWATER

RAINWATER TANK ABOVEGROUND =2000L
RAINWATER USE :

THE RAINWATRE MUST COLLECT AT LEAST 50 SQUARE METRES OF THE ROOF AREA.
THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:

- AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT (NOTE: NSW HEALTH DOES NOT RECOMMEND THAT RAINWATER BE USED FOR HUMAN CONSUMPTION IN AREAS WITH POTABLE WATER SUPPLY)
- ALL TOILETS IN THE DEVELOPMENT
- THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT.

WATER

SHOWER HEAD RATING : 4 STAR < 6 BUT <= 7.5 L/MIN PLUS SPRAY
FIBRE AND/OR COVERAGE :
TOILET FLUSHING RATING : 5 star
KITCHEN TAP FITTINGS RATING : 5 star
BATHROOM TAP FITTIND RATING : 5 star

EXTERNAL WALL INSULATION : BRICK VENEER (244 <OR 300 INCLUDING CONSTRUCTION)/FIBREGLASS BATTS OR ROLL)
CEILING INSULATION : CEILING: 4.7 (UP), ROOF: FOL/SARKING, CEILING: FIBREGLASS BATTS OR ROLL, ROOF: FOL/SARKING.
ROOF INSULATION : SARKING OR TWO WIND DRIVEN VENTILATORS
COOLING SYSTEM : DUCTED ONLY;
HEATING SYSTEM : DUCTED ONLY;
- STAR RATING : N/A
HOT WATER : GAS INSTANTANEOUS
- STAR RATING : 5 STAR
COOKING APPLINCES : ELECTRICAL COOKTOP & OVEN.
OUTSIDE FIXED CLOTHES DRYING LINE TO BE INSTALED

ALL WINDOWS AND GLAZED DOORS HAVE EAVES THAT PROJECT AT LEAST 450 MILLIMETRES (INCLUDING GUTTER WIDTH);

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TITLE: section and Basis

requirements
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