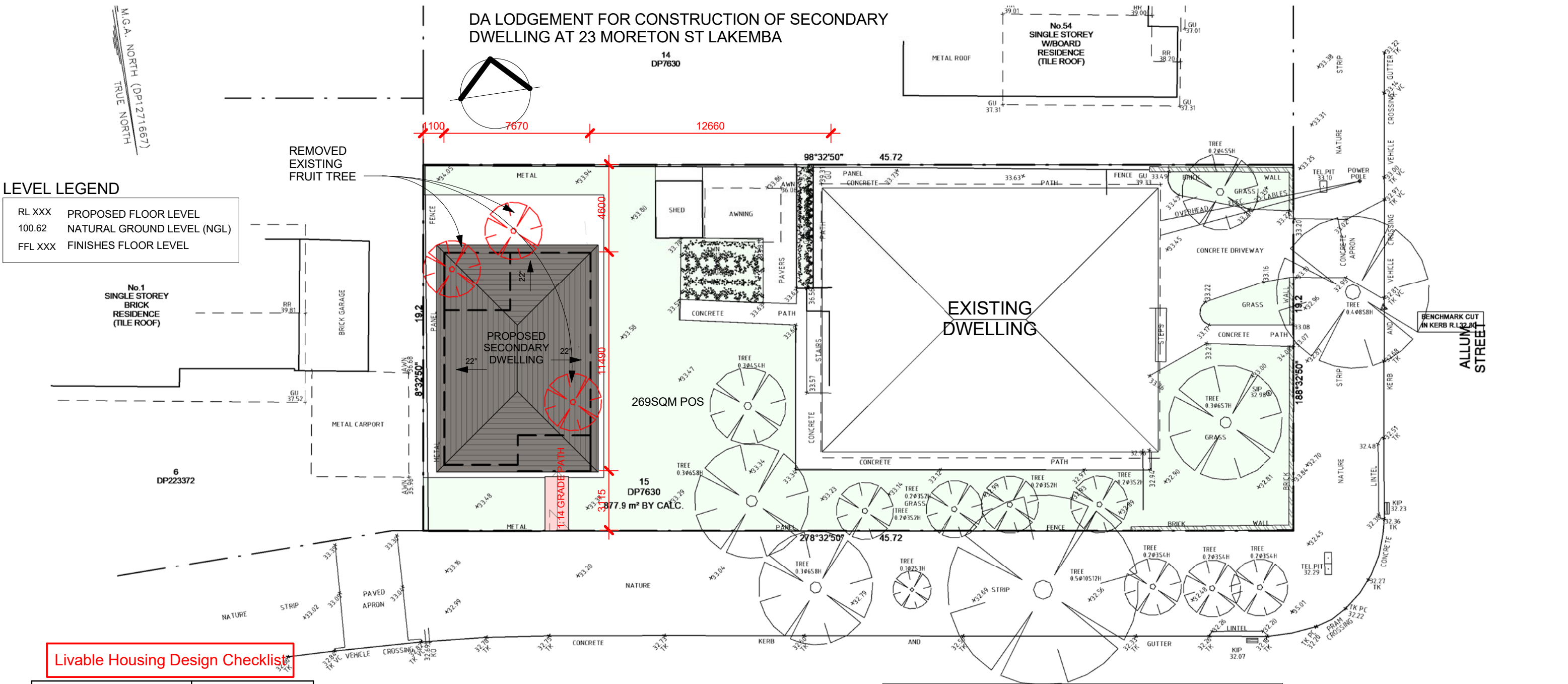


LEVEL LEGEND

RL XXX	PROPOSED FLOOR LEVEL
100.62	NATURAL GROUND LEVEL (NGL)
FFL XXX	FINISHES FLOOR LEVEL



Livable Housing Design Checklist

REQUIREMENT	COMPLIANCE
A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level	Provide step free path from street entrance to front door of dwelling. COMPLY
At least one, level (step-free) entrance into the dwelling.	Provided level step-free entrance to dwelling. COMPLY
Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.	Provide at least 820 clear door to bedroom and 1 bathroom and at least 1m clear corridor. COMPLY
A toilet on the ground (or entry) level that provides easy access.	Provide easy access to at least 1 bath (ensuite) with easy access. COMPLY
A bathroom that contains a hobless shower recess.	Provide hobless shower in ensuite. COMPLY
Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date	Provided reinforce wall in suite bath. COMPLY

00_SITE PLAN / ROOF PLAN (GRANNY FLAT)
1 : 200

EXTERNAL FINISHES SCHEDULE

CODE	ITEM DESCRIPTION	SUPPLIER CODE	IMAGE/DETAIL REF
①	MAIN FACE BRICK	BORAL NAME: SYDNEY BLUE OR SIMILAR	
②	TILE ROOF	MONIES NAME: ELABANA OR SIMILAR	
	COLORBOND GUTTER/DOWNSPIPE		OWNER TO SELECT FASCIA/GUTTERING COLOUR

NOTE: ALL EXTERNAL FINISHES ARE RECOMMENDATION FROM ARCHITECT, OWNER TO CONFIRM ALL FINISHES SCHEDULE WITH BUILDER.

TOTAL SITE AREA :	877.9m ²
LOT: 15	DP7630
EXISTING MAIN HOUSE AREA GROUND LV:	144m ²
EXISTING MAIN HOUSE AREA 1ST LV:	171m ²
EXISTING GARAGE:	43m ²
MAXIMUM SECONDARY DWELLING AREA:	60m ²
PROPOSED SECONDARY DWELLING AREA:	60m ²
MAXIMUM GFS ALLOWED:	0.5:1= 438.95m ²
PROPOSED GROSS FLOOR AREA (EXC. GARAGE) :	375m ² =0.42:1
REAR SETBACK AND SIDE:	900MM
PROPOSED REAR AND SIDE SETBACK:	MIN.900MM
MIN POS FOR EXISTING DWELLING:	80m ²
PROPOSED POS AREA:	269m ²
PROPOSED LANDSCAPING AREA	308m ² =35%

Sheet List	
Sheet Number	Sheet Name
DA101	SITE PLAN -ROOF PLAN - SITE CALCULATION- SCHEDULE OF FINISH/
DA102	SITE ANALYSIS
DA103	FLOOR PLAN
DA104	EXISTING 1ST FLOOR LEVEL/ BASIX COMMITMENT
DA105	ELEVATIONS/ SECTION AA / WINDOWS-DOORS SCHEDULES
DA106	SEDIMENT & EROSION CONTROL PLAN
DA107	GROSS FLOOR AREA DIAGRAM / DEEP SOIL AREA DIAGRAM

GENERAL NOTES:
-ALL DIMENSION ARE TO BE CHECKED ON ON SITE PRIOR TO ANY WORK COMMENCEMENT.
-DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES SHALL IMMEDIATELY BE REFERRED TO THE DESINGER/ARCHITECT FOR CLARIFICATION.
-ALL DRAWINGS MUST NOT BE REPRODUCED OR DISTRIBUTED WITHOUT PRIOR PERMISSION FROM THE DESIGNER/ARCHITECT

Revision	Description	Date
A	DA LODGEMENT	JULY 26

Client: THI THU HUONG NGUYEN

Project name
DA LODGEMENT FOR CONSTRUCTION OF SECONDARY DWELLING AT 52 ALLUM ST BANKSTOWN

Sheet Name
SITE PLAN -ROOF PLAN - SITE CALCULATION- SCHEDULE OF FINISH/

Scale
As indicated

Drawn BN Checked TN

Project no.
260702

Status
DA

Drawing No.
DA101

SPACES DESIGN

BRUCE NGUYEN
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A

