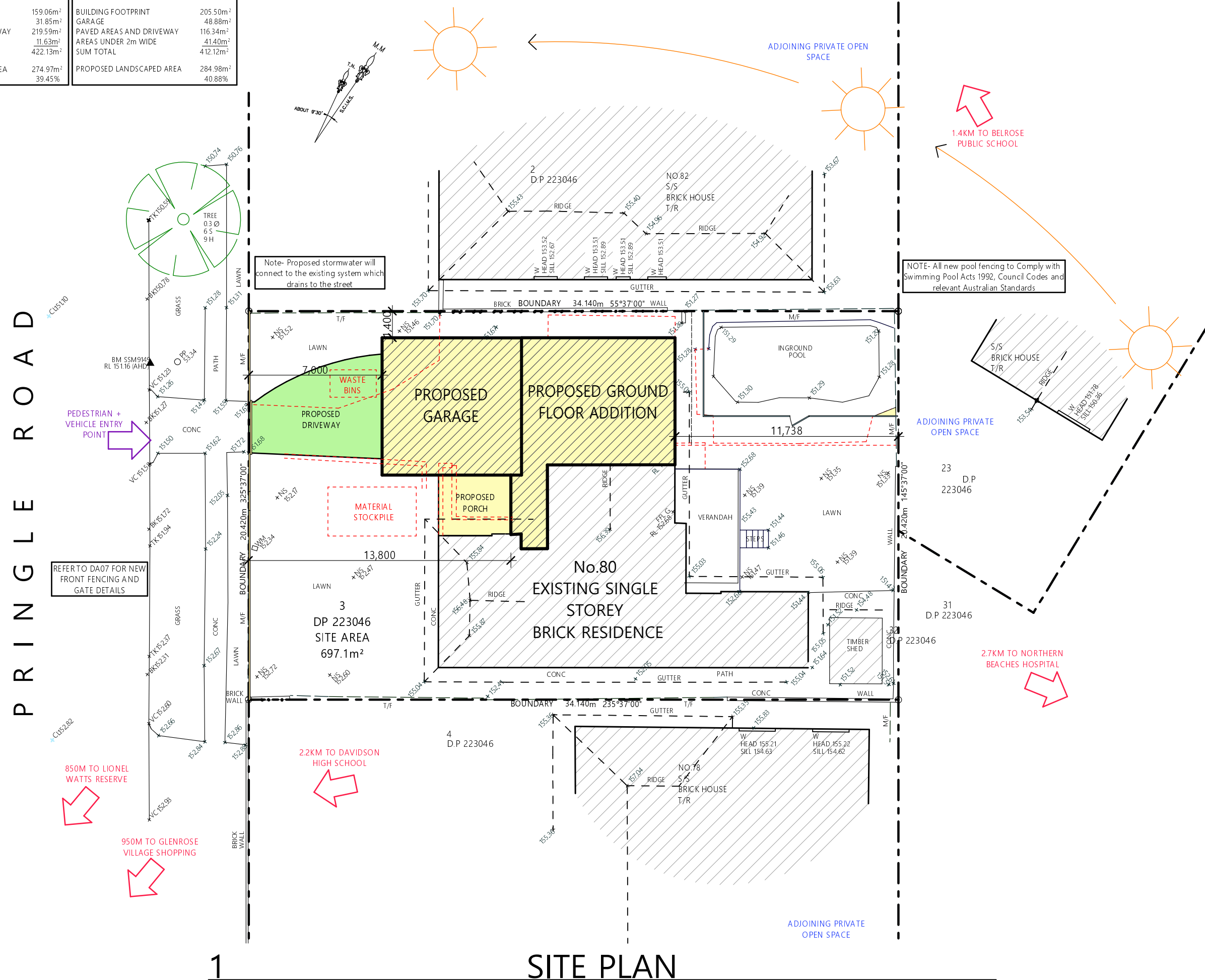


SITE RATIO'S - EXISTING:		SITE RATIO'S - PROPOSED:	
SITE AREA	697.10m ²	SITE AREA	697.10m ²
BUILDING FOOTPRINT	159.06m ²	BUILDING FOOTPRINT	205.50m ²
CARPOT	31.85m ²	GARAGE	48.88m ²
PAVED AREAS AND DRIVEWAY	219.59m ²	PAVED AREAS AND DRIVEWAY	116.34m ²
AREAS UNDER 2m WIDE	<u>11.63m²</u>	AREAS UNDER 2m WIDE	<u>41.40m²</u>
SUM TOTAL	422.13m ²	SUM TOTAL	412.12m ²
EXISTING LANDSCAPED AREA	274.97m ² 39.45%	PROPOSED LANDSCAPED AREA	284.98m ² 40.88%



NOTES	
All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.	
The Builder is to give all notices, obtain all permits and pay all fees.	
Finished ground levels on the plan are subject to site conditions.	
Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.	
All figured dimensions to be checked on site	
BASIX INFORMATION REQUIREMENTS:	
LIGHTING:	
A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps	
WATER COMMITMENTS:	
Fixtures:	All new Shower heads, toilets and taps shall have a minimum 3 Star rating
INSULATION REQUIREMENTS:	
External walls:	The external walls brick veneer and weatherboard clad wall shall meet R1.70 (including construction) The suspended floor with enclosed sub-floor shall meet minimum R1.30 (including construction)
Floors:	
Ceilings:	The new raked ceiling, pitched/skillion roof ceilings and flat ceiling, pitched roof ceilings shall meet minimum R3.00 (up).
Roof:	The roof shall have foil/sarking and be medium colour (solar absorption 0.475>0.70)
WINDOWS, GLAZED DOORS & SKYLIGHTS:	
All window, door & skylight numbers shown on the window/door/skylight schedule correspond to matching window/door/skylight numbers shown in the Basix certificate,	
Sizes:	The total area of glazing for each window/door/skylight shall be no greater than that shown on the Basix certificate
Shading devices:	Shading devices shall be installed in accordance with the Basix certificate
Frames and glazing:	Frame and glazing types shall meet the requirements of the Basix certificate
	
Project North	
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Client	
MR & MRS LAM-ELTON	
Project Name	
PROPOSED ALTERATIONS + ADDITIONS	
80 PRINGLE AVENUE	
LOT 3 , DP 223046	
BELROSE NSW 2085	
	
ABN 22 630 690 834	
SUITE 106, 138 NARABANG WAY, BELROSE NSW 2085	
PH. (0410) 410 064 EMAIL:julie@jahdesigns.com.au	
Drawing Title:	
SITE PLAN	
Scale:	Date:
1:200 @ A3	SEPTEMBER 2024
Status:	Checked By:
DA Submission	JAH
Project No:	Drawing No:
2314	DA01
Plot Date:	8/11/2024