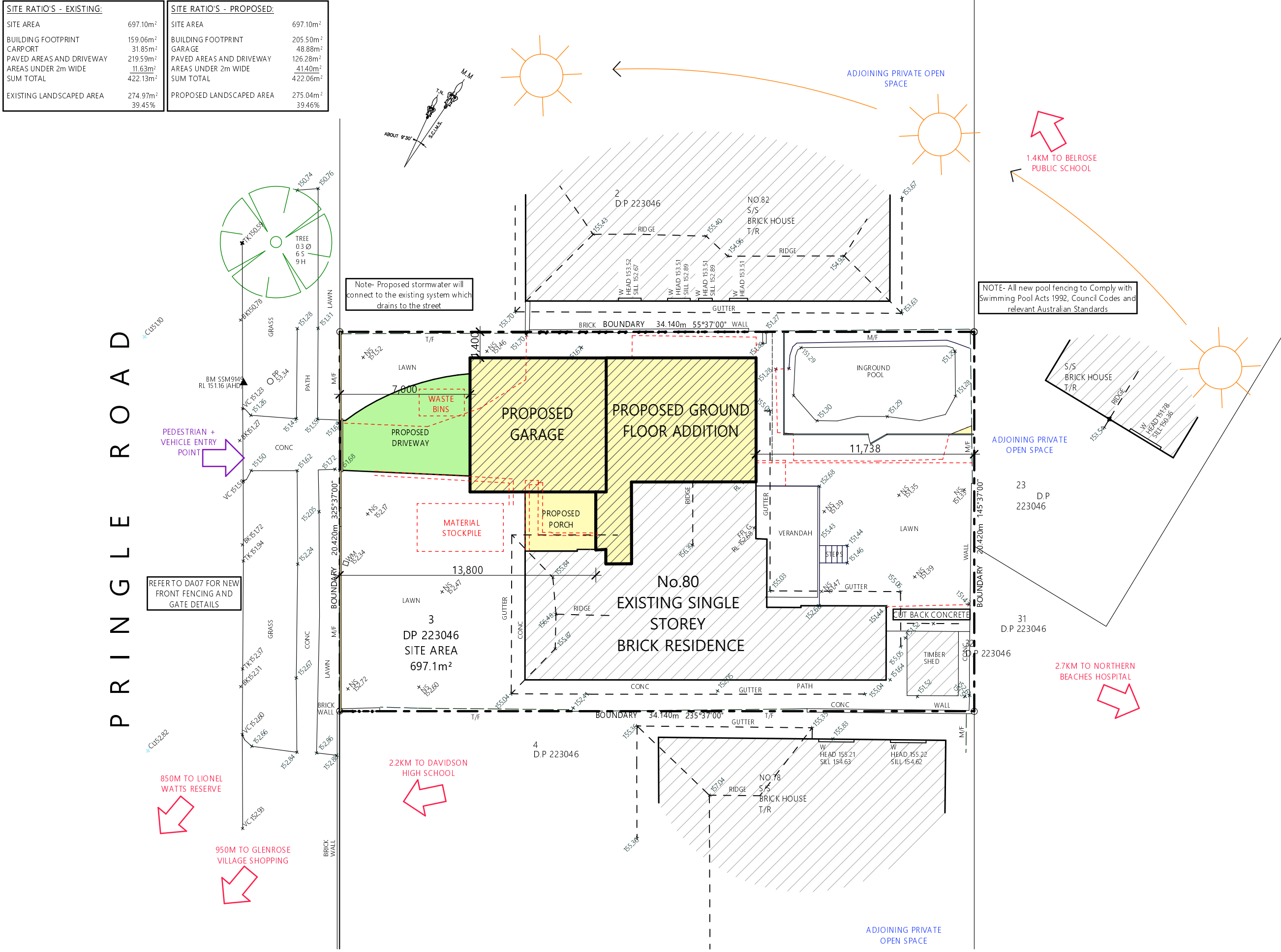


SITE RATIOS - EXISTING:			SITE RATIOS - PROPOSED:		
SITE AREA	697.10m ²		SITE AREA	697.10m ²	
BUILDING FOOTPRINT	159.06m ²		BUILDING FOOTPRINT	205.50m ²	
CARPOR	31.85m ²		GARAGE	48.88m ²	
PAVED AREAS AND DRIVEWAY	219.59m ²		PAVED AREAS AND DRIVEWAY	126.28m ²	
AREAS UNDER 2m WIDE	11.63m ²		AREAS UNDER 2m WIDE	41.40m ²	
SUM TOTAL	422.13m ²		SUM TOTAL	422.06m ²	
EXISTING LANDSCAPED AREA	274.97m ²		PROPOSED LANDSCAPED AREA	275.04m ²	
	39.45%			39.46%	



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.

BASIC INFORMATION REQUIREMENTS:

LIGHTING:

A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or LED 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)

Floors: The suspended floor with enclosed sub-floor shall meet minimum R1.30 (including construction)

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 Basic certificate.

Sizes: The total area of glazing for each window/door/skylight shall be no greater than that shown on the Basic certificate

Shading devices: Shading devices shall be installed in accordance with the Basic certificate

Frames and glazing: Frame and glazing types shall meet the requirements of the Basic certificate

A- 12/11/24 LANDSCAPE SPACE CALCULATION REVISED

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:jule@jahdesigns.com.au

Drawing Title:

SITE PLAN

Scale:

1:200 @ A3

Date:

SEPTEMBER 2024

Status:

DA Submission

Checked By:

JAH

Project No:

2314

Drawing No.:

DA01

Plot Date:

12/11/2024

1 SITE PLAN & SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT