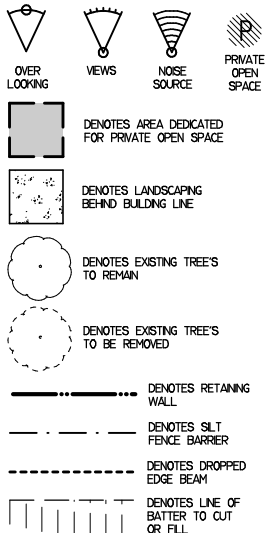


# SITE ANALYSIS KEY



## GENERAL NOTES

STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT AS REQUIRED OR NOMINATED

SEWER TO LOCAL AUTHORITIES REQUIREMENTS.

ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.

FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING

STRUCTURAL ELEMENTS SHOWN ON PLANS ARE TO BE USED AS A GUIDE ONLY. FINAL LOCATIONS AND SIZES OF STRUCTURAL ELEMENTS TO BE AS PER ENGINEER'S AND/OR MANUFACTURER'S SPECIFICATIONS. ANY DISCREPANCIES ARE TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

ALL KITCHEN AND JOINERY ELEMENTS SHOWN ON PLANS ARE TO BE USED AS A GUIDE ONLY. FINAL DESIGN, SELECTIONS AND SIZES TO BE AS PER JOINERY PLANS PREPARED BY OTHERS. ANY DISCREPANCIES ARE TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

SITE CLASSIFICATION H

CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL 22.55 GARAGE TO RL 22.55

HOUSE FLOOR LEVEL RL 22.9 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL 22.84. 295MM ABOVE PLATFORM LEVEL

ROOF AREA: 232.8 SQM

## SITE DATA

SITE AREA = 696.7 SQM

FLOOR SPACE RATIO PERMISSIBLE = 50% OR 348.3 SQM PROVIDED = 260 SQM

LANDSCAPE AREA REQUIRED = 4.5% OR 31.3 SQM PROVIDED = 64.2% OR 44.7 SQM

PRIVATE OPEN SPACE REQUIRED = 80 SQM PROVIDED = 354.3 SQM

## BUILDING HEIGHTS

CEILING LEVEL RL 28.29

RIDGE LEVEL RL 30.6

MAX BUILDING HEIGHT PERMISSIBLE = 9000 MM PROVIDED = 8100 MM

## FLOOR AREAS

GROUND FLOOR AREA= 134 SQM (NOT INCLUDING GARAGE)

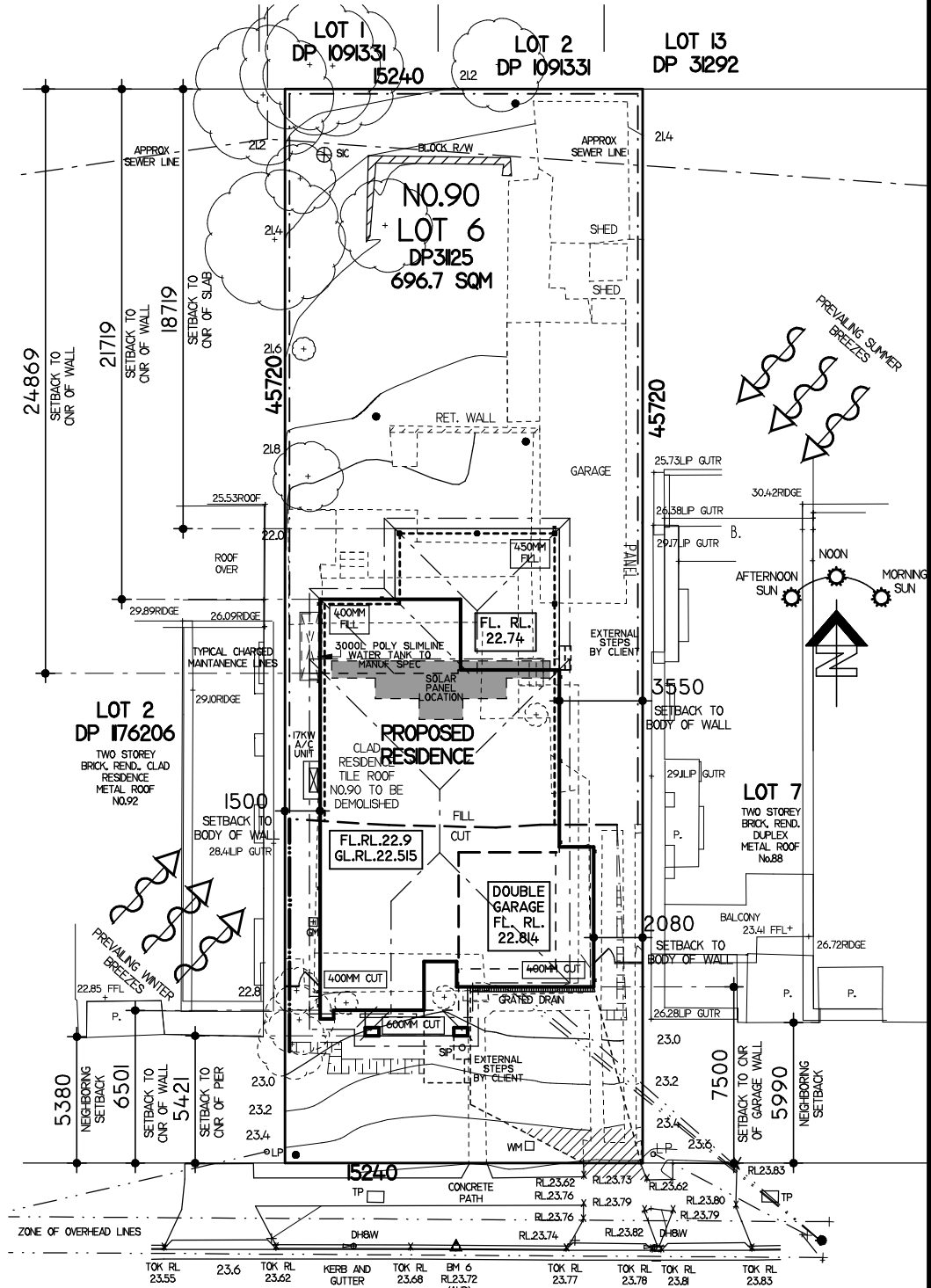
GARAGE FLOOR AREA= 33.4 SQM

PORCH FLOOR AREA= 8J SQM

ALFRESCO FLOOR AREA= 33.6 SQM

FIRST FLOOR AREA= 137.8 SQM

TOTAL FLOOR AREA= 346.9 SQM OR 37.3 SQS



BEACONSFIELD STREET

## SITE ANALYSIS & SITE PLAN 1:200

PROVIDE SOLAR ELECTRICITY SYSTEM INCLUDING INSTALLATION & CONNECTION TO METER BOX. ADDITIONAL METER CHARGES/ INSTALLATION FEES MAYBE CHARGED BY YOUR DISTRIBUTION COMPANY. THE CLIENT ACKNOWLEDGES THAT THEY MUST ASSIGN THEIR RENEWABLE ENERGY CERTIFICATES (RECS) TO THE DESIGNATED SUPPLIER AT COLOUR SELECTION STAGE. FINAL PANEL LOCATION TO BE DETERMINED BY THE PANEL SUPPLIER

**haden brae homes**

LEVEL 4, 2 BURSAR PLACE, NORTHWEST NSW 2533 TEL: (02) 8859 5700

FOR MR C. A. TSONIS & MRS V. TSONIS

AT LOT 6, NO.90 BEACONSFIELD ST. REVESSY

TYPE FORSYTH 33 (GUEST SUITE A & PERSONAL ENSUITE)

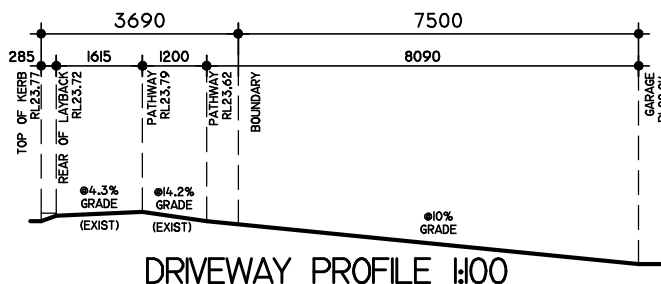
FACADE HAMPTON (ADVANTAGE SERIES)

MASTER AND-33694

JOB NO. 0028376

HAND RH

PAGE NO. 1 OF 14



## DRIVEWAY PROFILE 1:100

| ISSUE | DATE     | REVISION              | DRAWN |
|-------|----------|-----------------------|-------|
| A     | 9.8.24   | SITING                | JK    |
| B     | 16.10.24 | CC PLAN               | NC    |
| C     | 28.12.24 | BASIX/AMEND           | CS    |
| D     | 3.03.25  | HYDRAULICS            | MS    |
| E     | 20.03.25 | AMEND/BASIX/ELEV SHAD | CS/DP |

THIS DOCUMENT, INCLUDING ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS, IS THE INTELLECTUAL PROPERTY OF A&N DESIGN GROUP PTY LTD. IT IS PROTECTED UNDER THE COPYRIGHT ACT 1969 (CMA) THE DESIGN AND BUILDING PRACTITIONERS ACT 2020 (NSW) AND ALL OTHER APPLICABLE INTELLECTUAL PROPERTY LAWS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, AMENDED, DISTRIBUTED, DISCLOSED, OR USED FOR ANY PURPOSES OTHER THAN THAT EXPRESSLY ALLOWED IN WRITING BY A&N DESIGN GROUP PTY LTD. UNAUTHORIZED USE, REPRODUCTION, OR MODIFICATION OF THE CONTENT HEREIN MAY RESULT IN LEGAL ACTION. ALL RIGHTS ARE RESERVED.