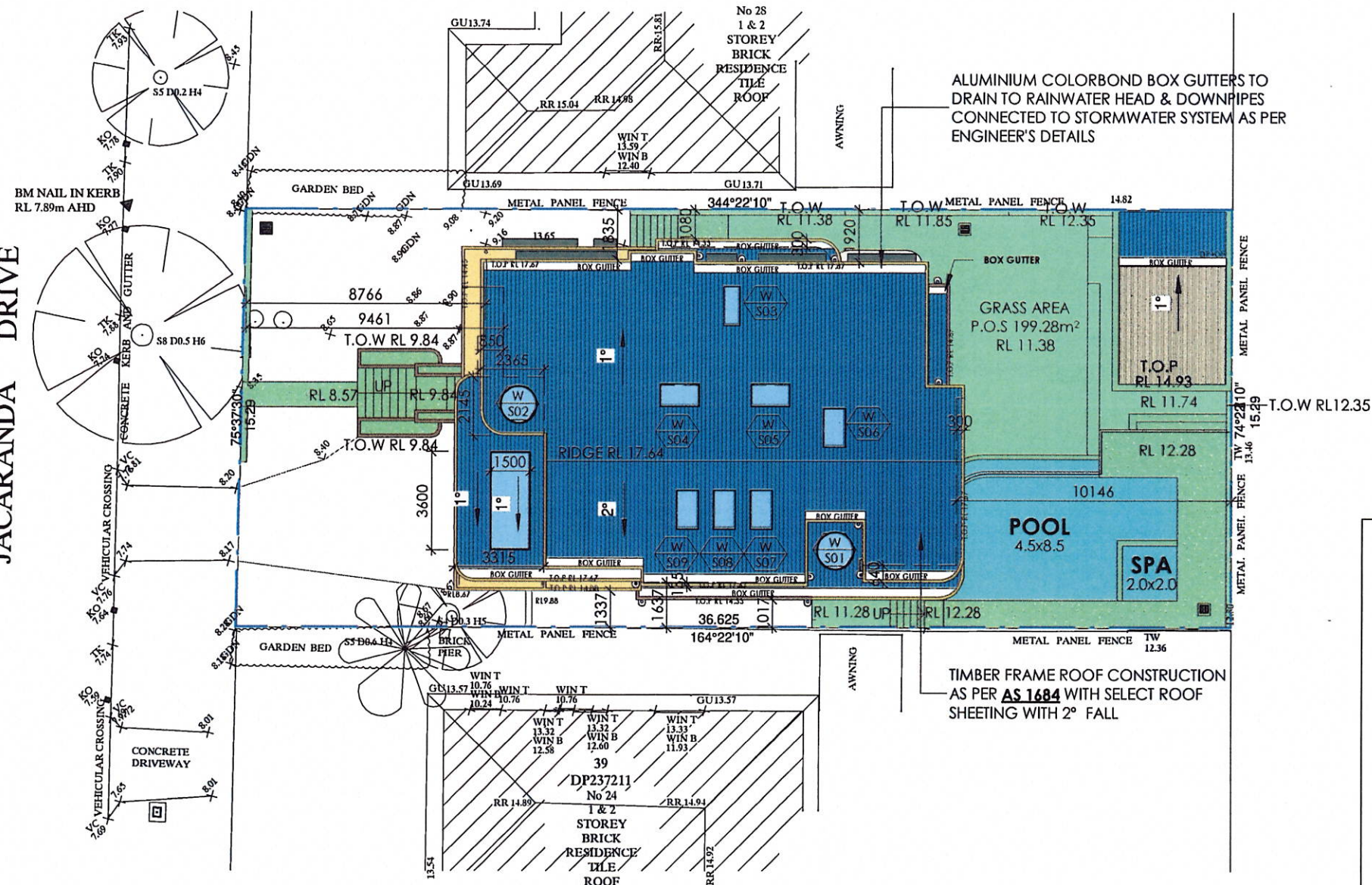




JACARANDA DRIVE



PROPOSED SITE & ROOF PLAN

1 : 200

SITE CALCULATIONS

ALTERATIONS & ADDITIONS

ZONE	R2
SITE AREA - BY TITLE	556.4m ²
SITE AREA - BY CALCULATION	557.4m ²
FLOOR AREA	
EXISTING GROUND FLOOR AREA	94.25m ²
EXISTING GROUND FLOOR TO REMAIN	92.95m ²
PROPOSED GROUND FLOOR	59.39m ²
PROPOSED CABANA WC	1.94m ²
PROPOSED FIRST FLOOR	123.53m ²
TOTAL PROPOSED AREA	277.81m ²
TOTAL FSR	0.5:1 RATIO
MAX PERMISSIBLE	0.5:1 RATIO
SITE COVERAGE - BY SITE CALCULATION	
PROPOSED DWELLING FOOTPRINT	200.53m ²
CABANA FOOTPRINT	29.07m ²
TOTAL DWELLING & CABANA FOOTPRINT	41.24%
POOL	42.40m ²
DEEP SOIL AREA	167.06m ²
DEEP SOIL %	29.97%
HARD PAVED	118.34m ²

GENERAL NOTES

- R.C SLAB TO NEW FLOORS ON BASEMENT LEVEL & GROUND FLOOR LEVEL AS PER ENGINEERS DETAILS
- DOUBLE BRICK CONSTRUCTION WITH SELECT FINISH TO NEW WALLS ON GROUND FLOOR LEVEL
- RC SLABS, FOOTINGS, BEAMS, COLUMNS & STAIRS TO ENGINEER'S DETAILS
- TIMBER FRAME CONSTRUCTION AS PER LIGHT TIMBER FRAME CODE TO FLOOR ON FIRST FLOOR LEVEL AS PER ENGINEERS DETAILS
- TIMBER FRAME STUD WALLS AS PER LIGHT TIMBER FRAME CODE WITH SELECT F.C WALL SHEETING TO FIRST FLOOR LEVEL WALLS
- TIMBER FRAME ROOF AS PER LIGHT TIMBER FRAME CODE WITH SELECT ROOF SHEETING AT 1 DEG. FALL
- COLORBOND ALUMINIUM BOX GUTTERS, FASCIAS AND DOWNPIPES
- POWDERCOATED ALUMINIUM WINDOW AND DOOR ASSEMBLIES - REFER TO SCHEDULES & BASIX CERTIFICATE
- NEW POWDERCOATED ALUMINIUM PANEL LIFT GARAGE DOOR
- SELECTED ALUMINIUM PIVOT FRONT ENTRY DOOR
- PLANTERBOXES WITH ADEQUATE WATERPROOFING AND DRAINAGE
- SELECTED 1000mm HIGH BALUSTRADING
- REFER TO BASIX FOR WATER, ENERGY AND THERMAL COMFORT COMMITMENTS
- REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR STORMWATER MANAGEMENT DETAILS
- REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE DETAILS

A	DEVELOPMENT APPLICATION	08/05/2025	M.K	EJS, RO
ISSUE	AMENDMENTS	DATE	DRN	CHK

CLIENT
MR & MRS FAZIL

ADDRESS
26 JACARANDA DRIVE,
GEORGES HALL

PROJECT
PROPOSED ALTERATIONS &
ADDITIONS

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
PROPOSED SITE & ROOF PLAN

SHEET NO: 04
ISSUE: A
SCALE: As indicated @ A3
JOB NO: 888-1766
DESIGN: M.K
DRAWN: M.K
CHECKED BY: EJS, RO



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Rodolfo O'Laco: Nominated Architect NSW A.R.B. 6520.
Principal Design Practitioner: PDP0000407