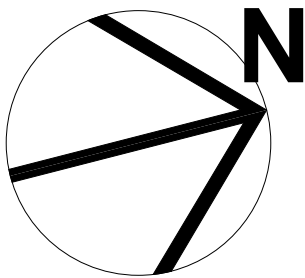
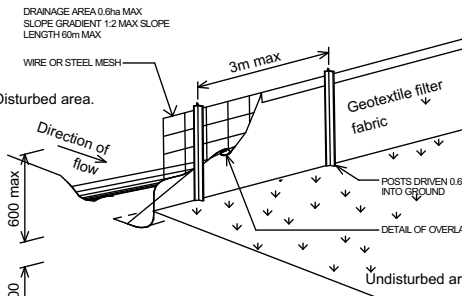


SITE AREA - 714.5m²



LEGEND FOR WORKING WITHIN THE SYDNEY WATER MAIN SEWER LINE

- INTERNAL SEWER LINE
RUNNING FROM THE EXISTING RESIDENCE INTO THE MAINS
- SYDNEY WATER MAINS SEWER LINE
TAKEN FROM SEWER PEGOUT REPORT
- ZONE OF INFLUENCE (ZOI)-
ANY WORKS WITHIN THE ZOI WILL REQUIRE ADDITIONAL PIERING OR ENCASING, AS WELL AS ADDITIONAL APPROVALS & INSPECTIONS BY A WATER SERVICES COORDINATOR
- BOUNDARY LINE
- FENCE LOCATION



Sediment Control Detail
Not to Scale

SITE INDUCTION NOTE:

BEFORE ENTERING THE SITE, PLEASE REVIEW AND MAKE YOURSELF FAMILIAR WITH THE EMERGENCY CONTACTS, AND SITE INDUCTION INFORMATION.

IF YOU HAVE ANY TROUBLES UNDERSTANDING THE INSTRUCTIONS, PLEASE CONTACT YOUR SITE SUPERVISOR BEFORE ENTERING THE SITE.

IMPORTANT SURVEY NOTE:

PARCEL BOUNDARY DIMENSIONS, BEARINGS AND AREAS HAVE BEEN ADOPTED FROM THE SUBJECT DEPOSITED PLAN AND HAVE NOT BEEN INVESTIGATED. ANY BEARING, DISTANCE, AREA, SETBACK OR OTHER DIMENSION MAY BE SUBJECT TO CHANGE WITH FURTHER INVESTIGATION AND LODGEMENT OF A PLAN AT THE LAND TITLES OFFICE.

THEREFORE, AT TIME OF SITE PEGOUT BEFORE CONSTRUCTION WORKS COMMENCE, THERE MAY BE SOME MINOR DISCREPANCIES WITH THE SETBACKS BETWEEN BUILDINGS AS SHOWN ON THE SITE PLAN.

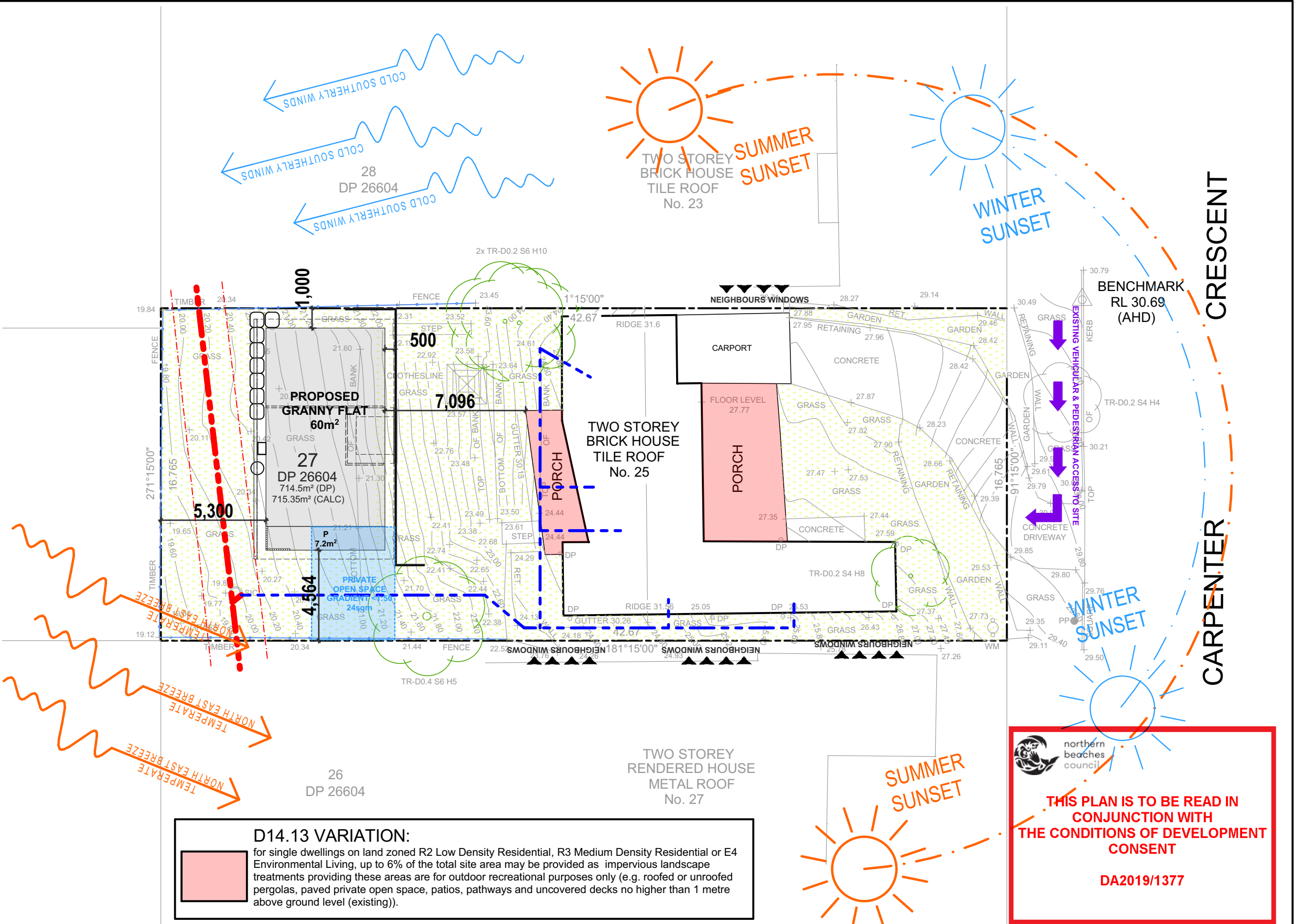
CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES AT WHICH REDUCED LEVEL CAN BE RELIED UPON. CONTOURS ARE DISPLAYED AT 1 METRE MAJOR AND 0.25 METRE MINOR INTERVALS.

SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. IT IS STRONGLY ADVISED TO VISIT 'DIAL BEFORE YOU DIG' PRIOR TO ANY EXCAVATION OR CONSTRUCTION AND VERIFY LOCATIONS WITH A SUITABLY QUALIFIED SERVICE LOCATOR PRIOR TO ANY WORKS OR CRITICAL DESIGN.

IT IS STRONGLY ADVISED TO REVIEW AN UP TO DATE TITLE SEARCH AND GIVE CAREFUL CONSIDERATION TO ALL ITEMS PRIOR TO ANY PLANNING OR CONSTRUCTION.

TREE AND ROOF PROFILE DETAILS ARE APPROXIMATE ONLY.

WHEN BUILDING ON A SITE WITH AN EXISTING INGROUND POOL, GRANNY FLAT SOLUTIONS WILL NOT BE RESPONSIBLE FOR ANY VIBRATION CAUSED TO THE POOL DURING EXCAVATION, PIERING AND CONSTRUCTION, OR TO FUTURE DAMAGE



D14.13 VARIATION:

for single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1377

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DIAL 1100 BEFORE YOU DIG

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14/02/2020	NS	J	PRELIMINARY CONCEPT
DATE	DRAWN BY	REVISION	ISSUE

CLIENT DETAILS

25 CARPENTER CRESCENT, WARRIEWOOD

JEREMY MAUDSON

LOT 27 - DP 26604

SITE ANALYSIS PLAN

JOB REF	193466
SCALE A3	1:200
SHEET	CDC 02

DESIGN BY

GrannyFlat solutions

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LEGEND FOR WORKING WITHIN THE SYDNEY WATER MAIN SEWER LINE

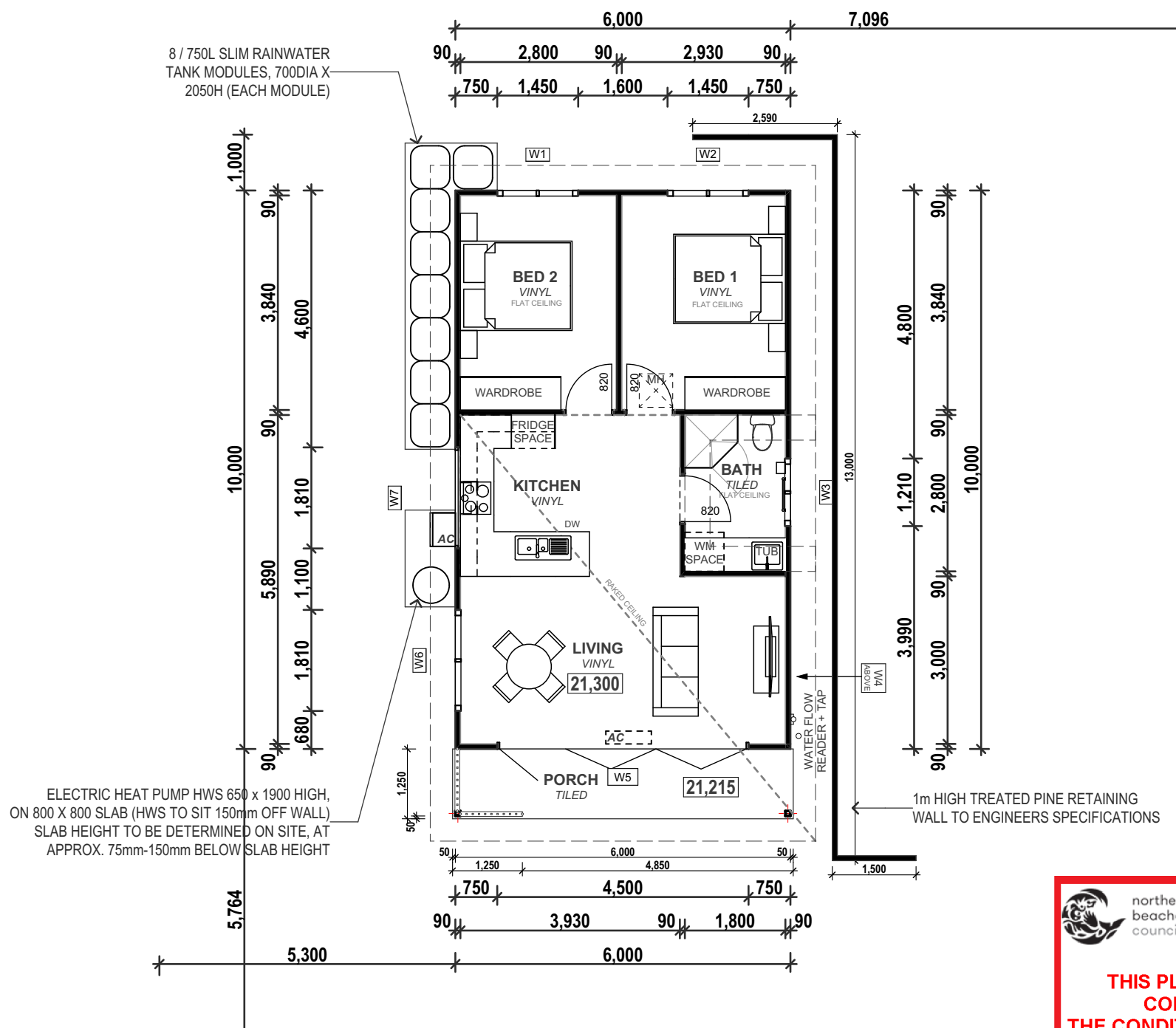
INTERNAL SEWER LINE
RUNNING FROM THE EXISTING RESIDENCE INTO THE MAINS

SYDNEY WATER MAINS SEWER LINE
TAKEN FROM SEWER PEGOUT REPORT

ZONE OF INFLUENCE (ZOI)-
ANY WORKS WITHIN THE **ZOI** WILL REQUIRE ADDITIONAL PIERING OR ENCASING, AS WELL AS
ADDITIONAL APPROVALS & INSPECTIONS BY A WATER SERVICES COORDINATOR

FLOOR FINISHES NOTE

PLEASE NOTE THAT THERE MAY BE A SMALL STEP WHEN THERE IS A CHANGE IN FLOOR FINISHES BETWEEN ROOMS



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2019/1377

WINDOW SCHEDULE

W#	HEIGHT	WIDTH	FRAME	GLAZING	TYPE	REVEAL
W1	1,200	1,450	ALUMINIUM	CLEAR	SLIDING	100mm
W2	1,200	1,450	ALUMINIUM	CLEAR	SLIDING	100mm
W3	600	1,210	ALUMINIUM	OBSURE	SLIDING	100mm
W4	400	1,810	ALUMINIUM	CLEAR	SLIDING	100mm
W5	2,100	4,500	ALUMINIUM	CLEAR	BI-FOLD	100mm
W6	1,200	1,810	ALUMINIUM	CLEAR	SLIDING	100mm
W7	400	1,810	ALUMINIUM	CLEAR	SLIDING	100mm

GLAZING NOTES

ALL GLAZING TO COMPLY WITH AS1288 & BASIX CERTIFICATE
ALL WINDOWS WILL HAVE A FIXED PANEL ON THE RIGHT AND OPENING PANEL ON THE LEFT, WHEN VIEWED FROM THE OUTSIDE, UNLESS REQUESTED OTHERWISE. SLIDING DOORS WILL OPEN IN DIRECTION AS SHOWN ON PLAN.

STUD OPENING SIZE

ADD 60mm TO HEIGHT AND 50mm TO WIDTH OF ALL WINDOWS

BAL RATING: SEE NOTE ON PAGE 1

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				SCALE A3	1:100
14/02/2020	NS	J	PRELIMINARY CONCEPT	SHEET	CDC 03
DATE	DRAWN BY	REVISION	ISSUE		

CLIENT DETAILS

25 CARPENTER CRESCENT,
WARRIEWOOD
JEREMY MAUDSON

LOT 27 - DP 26604

FLOOR PLAN

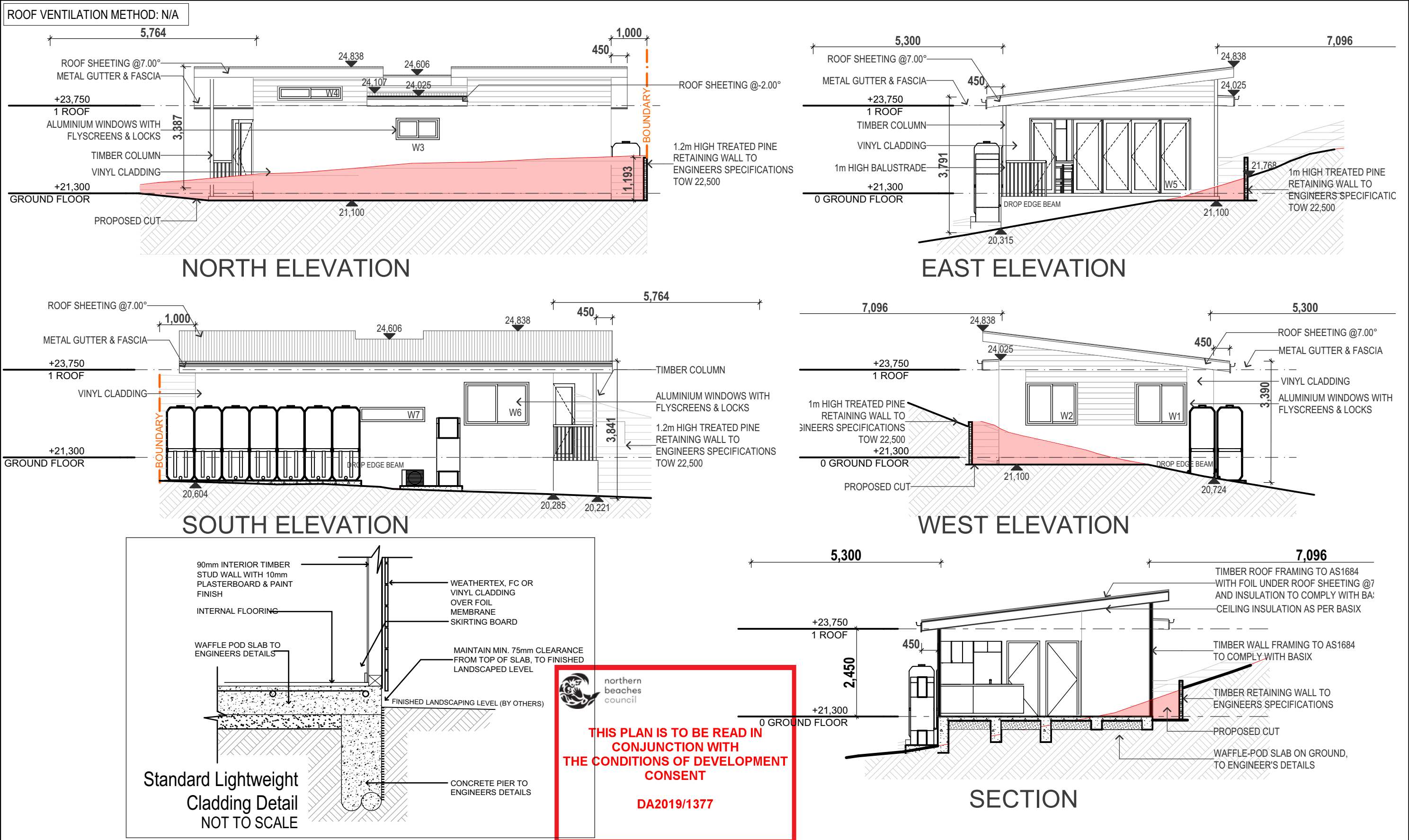
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LANDSCAPING NOTE

UNLESS SPECIFIED IN YOUR CONTRACT, NO LANDSCAPING WORKS HAVE BEEN ALLOWED FOR AROUND THE BUILDING.

AT COMPLETION OF LANDSCAPE WORKS, THE SLAB HEIGHT MUST REMAIN A MIN. OF 75mm ABOVE THE FINISHED LANDSCAPED LEVEL.

GUTTERING AND VALLEY NOTE

WHEN BUILDING NEAR TREES, WE STRONGLY RECOMMEND YOU INSTALL GUTTER-GUARD OR A SIMILAR PRODUCT IN ALL GUTTERS AND VALLEYS, TO PREVENT LEAF BUILD-UP AND WATER OVERFLOW UNDER THE ROOF TILES OR SHEETING

FLOOR LEVEL NOTE

THE FLOOR LEVEL SHOWN ON THE ELEVATIONS MAY VARY SLIGHTLY ON SITE, DUE TO SITE CONDITIONS AND FINAL LEVELS AFTER EXCAVATION AND REMOVAL OF SOIL.

UNLESS SPECIFIED IN YOUR TENDER AND BUILDING CONTRACT, NO DIRT REMOVAL HAS BEEN ALLOWED FOR WHEN LEVELLING THE SITE FOR A CONCRETE SLAB. WHEN ACCESS IS TIGHT, A DECISION WOULD NEED TO BE MADE AS TO WHERE TO STOCKPILE ON SITE TO AVOID ACCESS INTERRUPTIONS OR A COST TO REMOVE THE SOIL CAN BE ARRANGED OR YOU.

FURTHERMORE, NO EXTERNAL STEPS TO PORCHES, DROP EDGE BEAMS OR RETAINING WALLS HAVE BEEN ALLOWED FOR, UNLESS SPECIFIED IN YOUR TENDER.

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SCALE A3	1:100
SHEET	CDC 04

CLIENT DETAILS

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WARRIEWOOD
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ELEVATIONS & SECTION

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