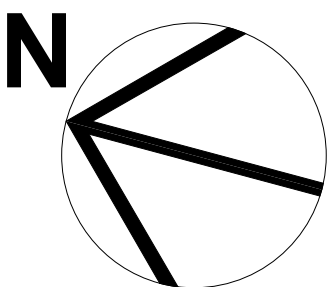


SITE AREA - 461.6m²

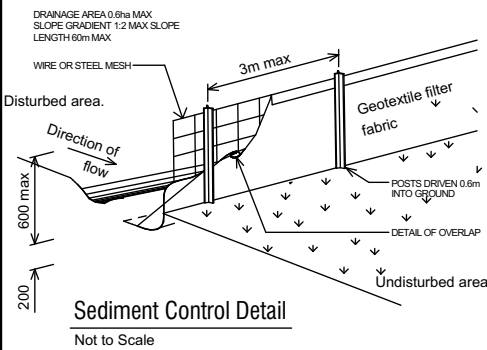


LEGEND FOR WORKING WITHIN THE
SYDNEY WATER MAIN SEWER LINE

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



IMPORTANT SURVEY NOTE:

THIS SURVEY HAS BEEN UNDERTAKEN FOR CONTOUR MAPPING
PURPOSES ONLY. THIS IS NOT A LAND SURVEY WITH RESPECT TO
THE SURVEYING AND SPATIAL INFORMATION ACT 2002. AS SUCH, NO
ACCURATE INVESTIGATION INTO PROPERTY BOUNDARIES HAS BEEN
MADE, THEREFORE ANY POSITION OF FEATURES AND STRUCTURES
ARE APPROXIMATE ONLY.

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

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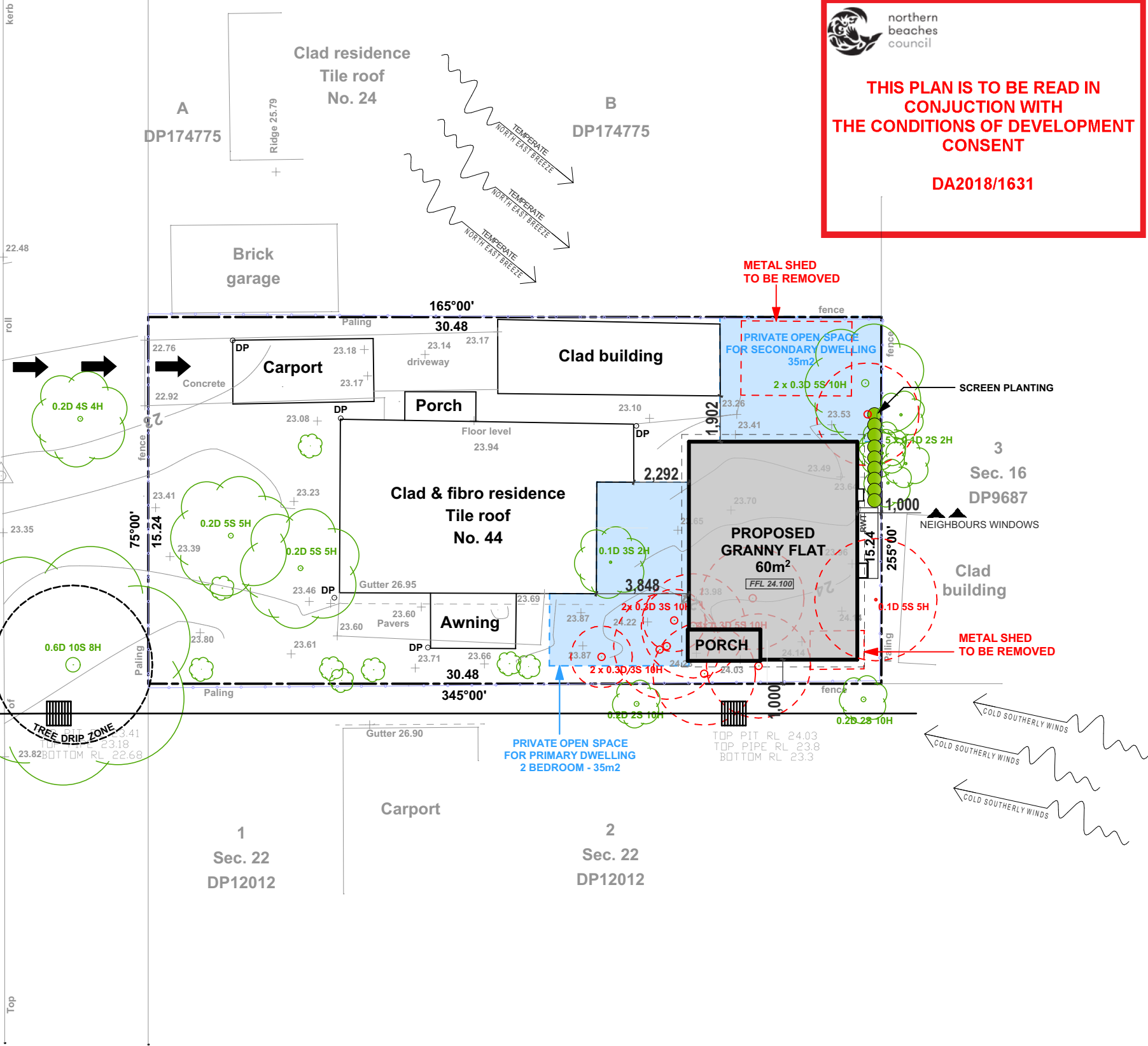
GROVE

OCEAN

EXISTING VEHICULAR &
PEDESTRIAN ACCESS TO SITE

BenchMark
RL23.05
(AHD)

TOP PIT RL 23.07
TOP PIPE RL 22.64
BOTTOM RL 22.24



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
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				SCALE A3	1:200
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DATE	DRAWN BY	REVISION	ISSUE		

CLIENT DETAILS

44 OCEAN GROVE, COLLAROY
EVA RYDEN

LOT C - DP 174775

SITE PLAN

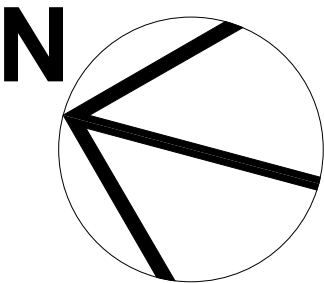
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Ph: (02) 9481 7443

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SITE AREA - 461.6m²



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)-
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FLOOR FINISHES NOTE

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

EXTERNAL DOOR WARRANTY

GRANNY FLAT SOLUTIONS CANNOT PROVIDE WARRANTY ON ENTRANCE DOORS IF THE COLOUR CHOSEN HAS A LIGHT REFLECTIVE VALUE (LRV) OF 50 OR BELOW (THESE COLOURS REPRESENT THE DARKER COLOURS IN THE PAINT SPECTRUM). THE MANUFACTURERS DO NOT WARRANT DOORS PAINTED IN DARK COLOURS AS THEY ABSORB MORE HEAT THAN COLOURS GREATER THAN 50 LRV RATING, CAUSING THEM TO WARP OR BEND. FURTHERMORE, THE MANUFACTURER'S WARRANTY IS ALSO VOID IF THE EXTERNAL DOOR IS NOT COVERED BY AT LEAST 1 METER WIDE ROOF / EAVE OVERHANG / PATIO, DUE TO THE DOOR HAVING DIRECT EXPOSURE TO WEATHER ELEMENTS (WIND, RAIN, SUN ETC.) WHICH MAY CAUSE THE DOOR TO SWELL, WARP OR BEND.

WINDOW SCHEDULE

W#	Height	Width	Description
W1	2,100	1,810	Aluminium Glass Sliding Door
W2	2,100	2,050	Aluminium Glass Sliding Door
W3	600	2,050	Aluminium Fixed Window
W4	1,200	1,210	Aluminium Sliding Window
W5	600	1,200	Aluminium Fixed Window
W6	600	2,410	Aluminium Fixed Window
W7	1,200	1,210	Aluminium Sliding Window
W8	2,100	1,450	Aluminium Glass Sliding Door
W9	600	1,810	Aluminium Sliding Window
W10	600	1,810	Aluminium Sliding Window
W11	600	610	Aluminium Sliding Window Obscure
W12	600	1,810	Aluminium Sliding Window
W13	1,200	1,810	Aluminium Sliding Window

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 : N/A GLAZING : AS PER BASIX REVEAL : 100

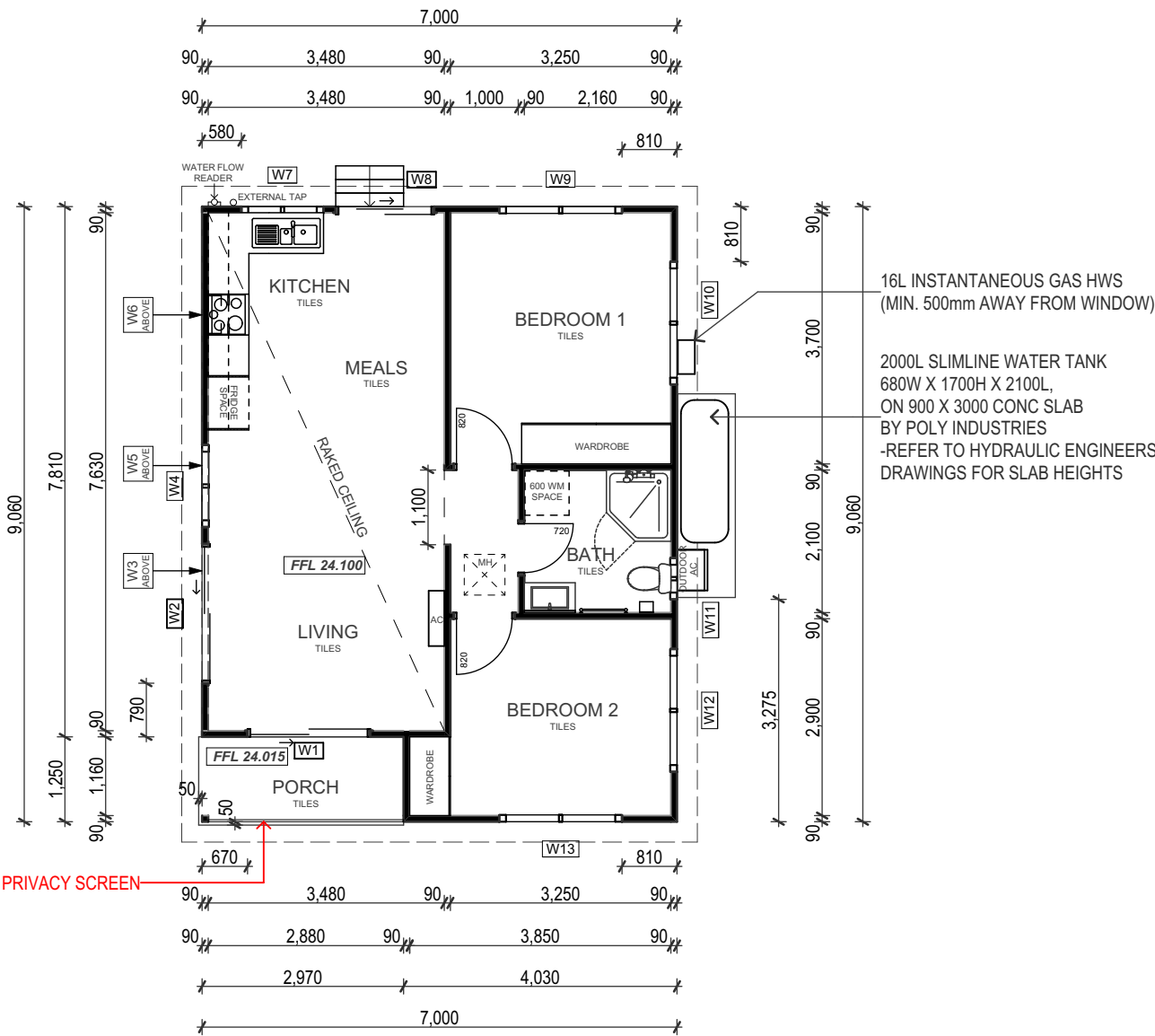


northern
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SOUND INSULATION INCLUDED
TO EXTERNAL WALLS



PRIVACY SCREEN

BAL Rating: N/A

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CLIENT DETAILS

44 OCEAN GROVE, COLLAROY
EVA RYDEN

LOT C - DP 174775

FLOOR PLAN

Thermal Performance Specifications

Floors	Concrete slab on ground with waffle pods
Walls	External walls: Timber Frame with R2.0 bulk insulation Internal walls: Plasterboard on studs,
Windows	Aluminium frame with single clear glazing
Ceilings	Plasterboard with R3.5 bulk insulation where roof or balcony above Note: Any downlights are assumed to be non-ventilated LED down lights IC abutted and covered.
Roof	Metal roof (Foil faced insulation blanket),
External shade	Min. 300 mm eaves to all windows Min. 300 mm eaves to all porches, patios etc
Ventilation	All external doors have weather seals, all exhaust fans and chimneys have dampers, any down lights proposed will have capped fittings.

BASIX Water Commitments

Fixtures	Install showerheads minimum rating of 3 stars-High flow (>7.5 and <= 9 Litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install taps with minimum rating of 3 stars in the kitchen & each bathroom
Alternative Water	Install rainwater tank, minimum 2,000L capacity collected from min. 60m2 roof area Tank connected to - Garden

BASIX Energy Commitments

Hot water	Gas Instantaneous - 3.5 Stars
Cooling system	1 phase air conditioning EER 2.5-3.0
Heating system	1 phase air conditioning EER 2.5-3.0
Ventilation	Kitchen: Individual fan, externally ducted to roof or façade, manual on/off switch Bathrooms: Individual fan, ducted to roof or façade, manual on/off switch Laundry: Natural Ventilation
Other	Gas cooktop & electric oven Outdoor Clothes drying line

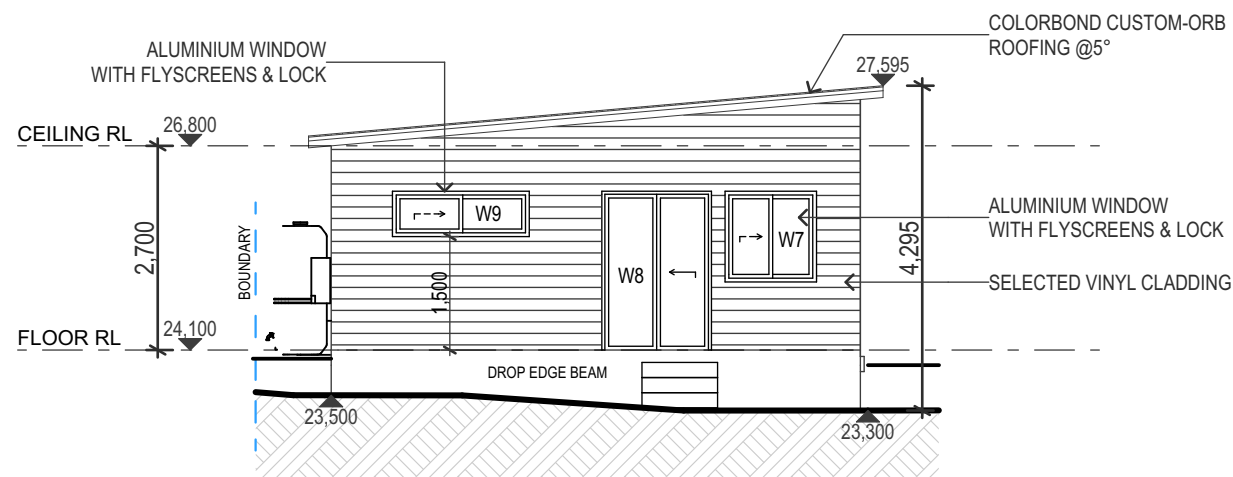
The above table is a summary only, and should be read in conjunction with the Full Basix Certificate

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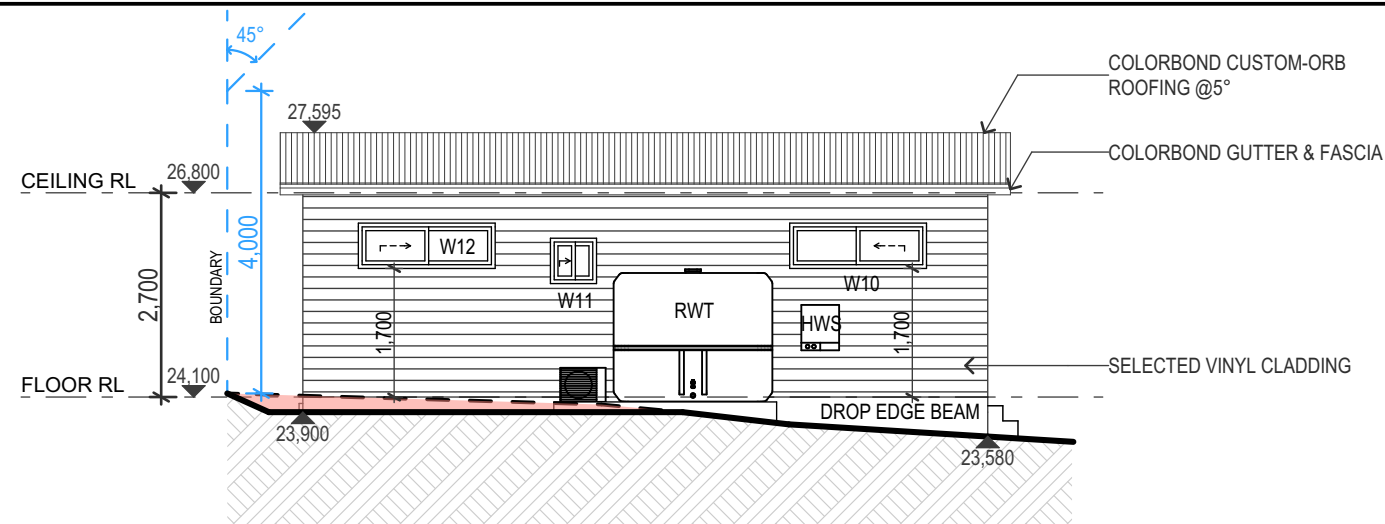
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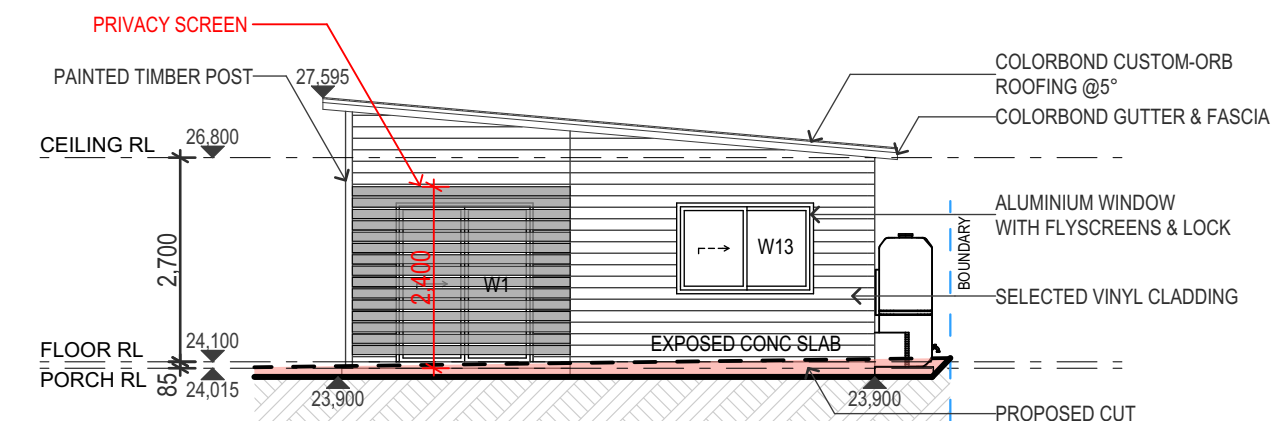
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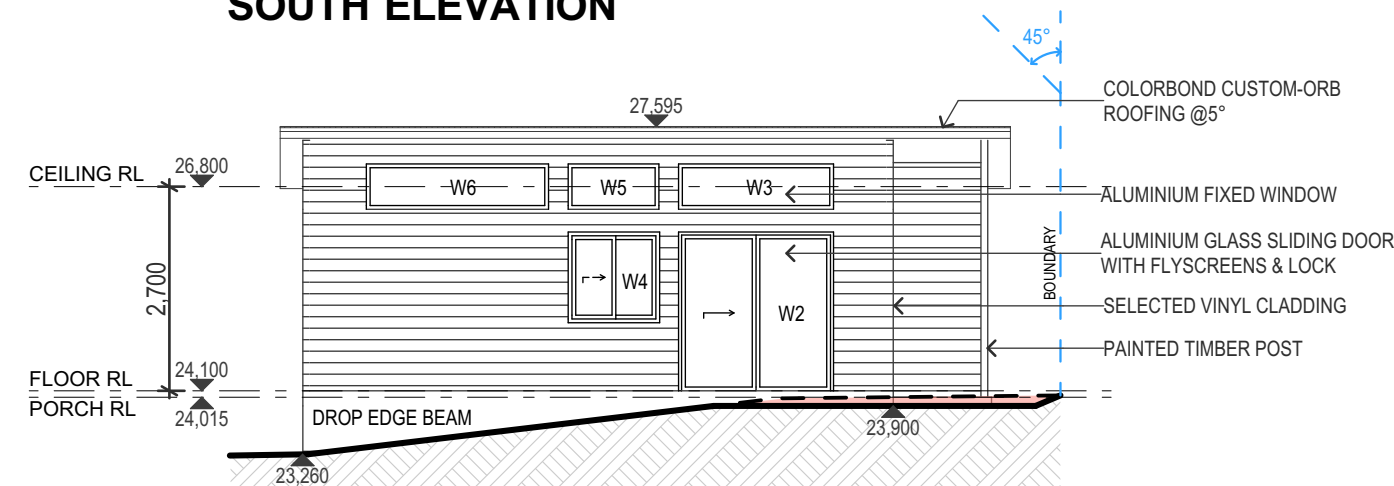
EAST ELEVATION



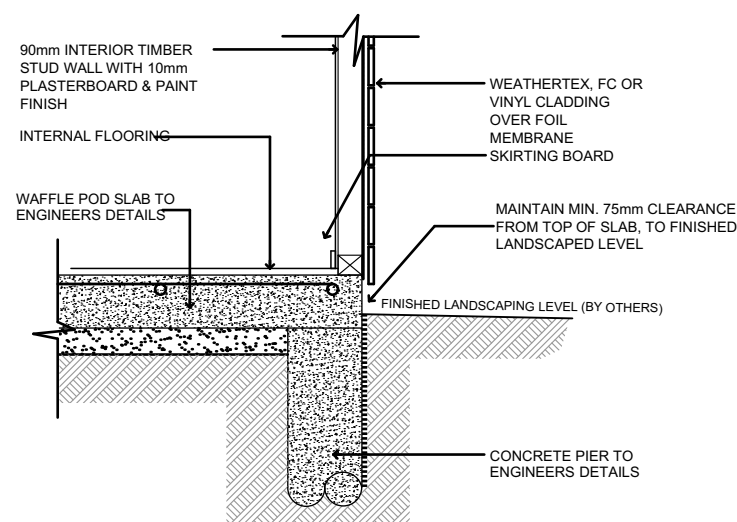
SOUTH ELEVATION



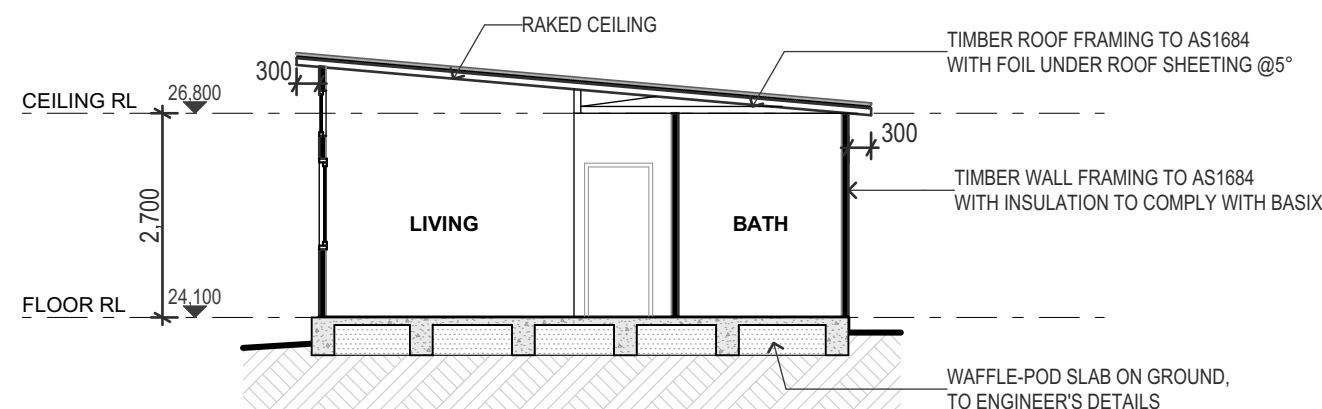
WEST ELEVATION



NORTH ELEVATION



Standard Lightweight Cladding Detail
NOT TO SCALE



CROSS SECTION

 northern beaches council

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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 OR PORCHES, DROP EDGE BEAMS OR RETAINING WALLS HAVE BEEN ALLOWED FOR, UNLESS SPECIFIED IN YOUR TENDER.

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ELEVATIONS & SECTION

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