

SITE AREA - 1322m ²
LOT 126 - DP 4889

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BM	BENCH MARK
CONC	CONCRETE
C5	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
FL	FLOOR LEVEL
GB	GARDEN BED
GDN	GARDEN
HYD	HYDRANT
IL	INVERT LEVEL
LH	LAMP HOLE
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
S	STEPS
SL	SURFACE LEVEL
SILL	WINDOW SILL
SV	STOP VALE
TEL	TELSTRA PIT
TK	TOP OF KERB
TW	TOP OF WALL
VC	VEHICLE CROSSING
W	WINDROW
WM	WATER METER
WTOP	TOP OF WINDROW

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.

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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 1m
MAJOR AND 0.20m 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, A1 GRANNY FLATS WILL NOT BE RESPONSIBLE FOR ANY VIBRATION CAUSED TO THE POOL DURING EXCAVATION, PIERING AND CONSTRUCTION, NOR TO FUTURE DAMAGE.

WHERE ANY UNFORSEEN EXISTING UNDERGROUND SERVICES (SUCH AS SEWERAGE LINES, WATER PIPES, ELECTRICAL CONDUITS, GAS LINES, TELEPHONE LINES OR ANY SERVICES ON SITE) ARE DAMAGED OR PUNCTURED DURING EXCAVATIONS AND/OR CONSTRUCTION STAGES, THE COSTS ASSOCIATED WITH REPAIRING, RELOCATING OR DISCONNECTING WILL BE AN ADDITIONAL CHARGE TO THE CONTRACT.

WHERE ANY UNFORSEEN EXISTING UNDERGROUND SERVICES (SUCH AS SEWERAGE LINES, WATER PIPES, ELECTRICAL CONDUITS, GAS LINES, TELEPHONE LINES OR ANY SERVICES ON SITE) ARE DAMAGED OR PUNCTURED DURING EXCAVATIONS AND/OR CONSTRUCTION STAGES, THE COSTS ASSOCIATED WITH REPAIRING, RELOCATING OR DISCONNECTING WILL BE AN ADDITIONAL CHARGE TO THE CONTRACT.

ADDITIONALLY, IF ANY WORK UNDERTAKEN DURING THE CONNECTION OF SERVICES REQUIRES THE BRAKING OF ANY HARD SURFACES OR UPTURNING OF TURF / LANDSCAPING, A1 GRANNY FLATS WILL REFILL THE TRENCHING, BUT HAVE NOT ALLOWED IN THE CONTRACT FOR ANY CONCRETE CUTTING / BREAKING OR FOR REPLACEMENT OF HARD SURFACES OR TURF / LANDSCAPING.

NOTE THAT WE MUST INSTALL CONCRETE PIERS OR PAD FOOTINGS IN THE LOCATIONS STIPULATED ON THE ENGINEERING PLANS AND CANNOT CHANGE THOSE LOCATIONS IF THEY INTERFERE WITH EXISTING UNDERGROUND SERVICES, THEREFORE EXISTING SERVICES WILL NEED TO BE REDIVERTED OR REPLACED IN THESE CIRCUMSTANCES.

A1 GRANNY FLATS RECOMMENDS RE-DIVERTING PRIVATE SEWER LINES WHICH RUN UNDER OR NEAR THE PROPOSED GRANNY FLAT LOCATION, FOR EASE OF ACCESS TO THE PIPES FOR ANY FUTURE MAINTENANCE. THE COST TO DO THIS WILL BE DISCUSSED WITH YOU AT THE PRE-CONSTRUCTION MEETING.

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA, AUSTRALIAN STANDARDS AND ANY RELEVANT AUTHORITIES.

DRAWINGS MUST BE READ IN CONJUNCTION WITH OTHER ARCHITECTURAL CONSULTANTS DRAWINGS & SPECIFICATIONS FOR THE WORK.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TO TAKE PRECEDENCE

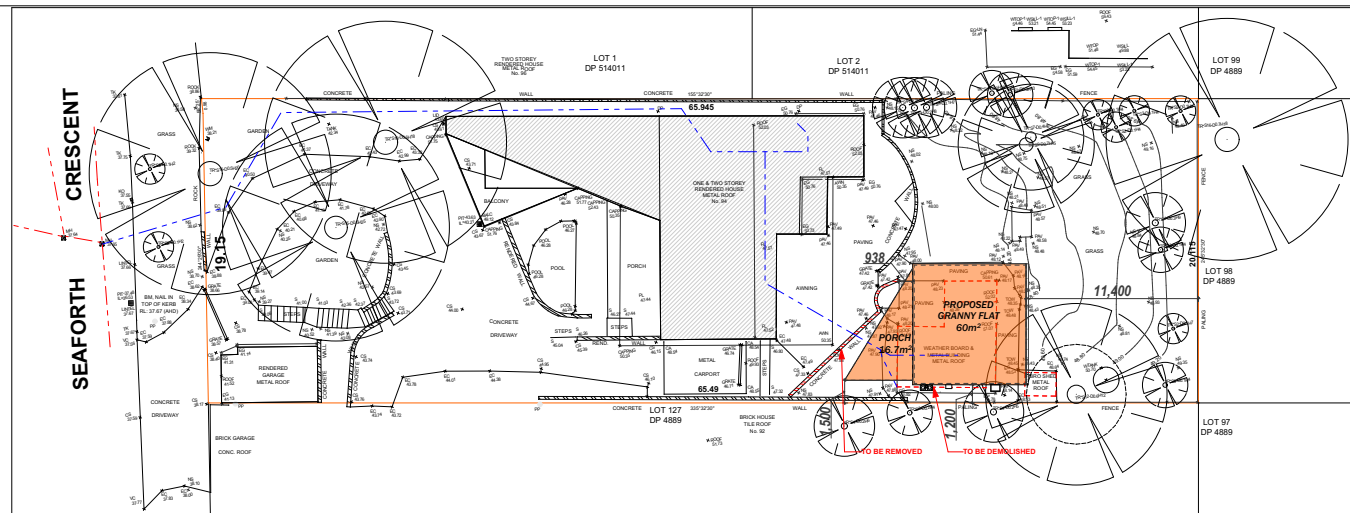
PLEASE CHECK ALL DOCUMENTS AND ADVISE A1 GRANNY FLATS IMMEDIATE DISCREPANCIES.

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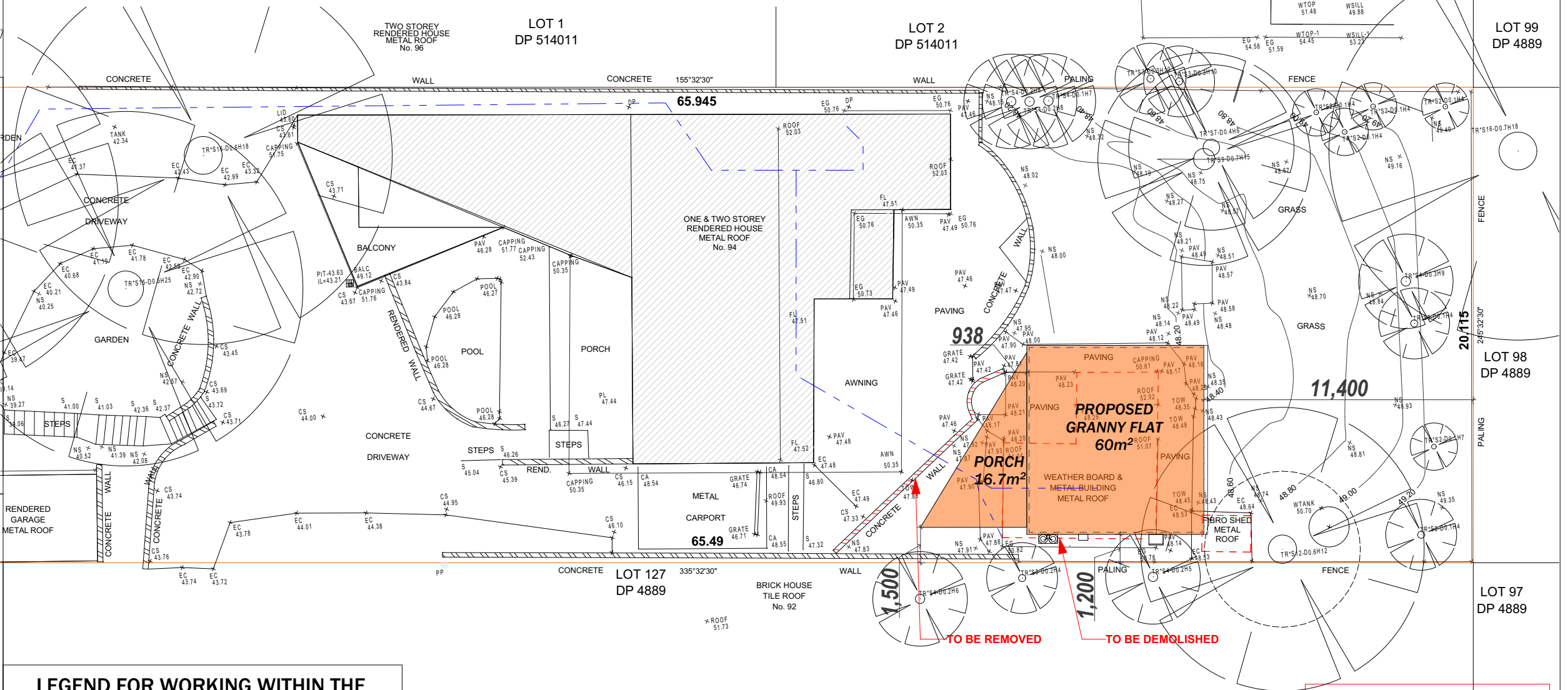
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 **DIAL 1100**
BEFORE YOU DIG

SCALE 1:500



MOD2021/0341




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ACID SULFATE SOILS

**CONSTRUCTION TO COMPLY
WITH BUSHFIRE ASSESSMENT
BPAD-PD 25584**

<div>GENERAL NOTES</div> <div>ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA, AUSTRALIAN STANDARDS AND ANY RELEVANT AUTHORITIES.</div> <div>DRAWINGS MUST BE READ IN CONJUNCTION WITH OTHER ARCHITECTURAL AND CONSULTANTS DRAWINGS & SPECIFICATIONS FOR THE WORK.</div> <div>DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.</div> <div>PLEASE CHECK ALL DOCUMENTS AND ADVISE A1 GRANNY FLATS IMMEDIATELY OF ANY DISCREPANCIES.</div>	<div>I approve of these plans and do not request any further changes.</div>	<div>REVISION</div> <div>6</div>	<div>DATE</div> <div>22/02/2021</div>	<div>ISSUE</div> <div>MODIFY DA ISSUE</div>	<div>DRAWN</div> <div>AC</div>	<div>JOB NO.</div> <div>TR23072020</div>	<div>CLIENT</div> <div>Tandy Rowley</div>	<div></div> <div>Unit 11 / 9-12 Lambridge Place, PENRITH 2750 NSW Ph: 02 4730 7270 E: info@a1grannyflats.com.au</div>	
	<div>DATE</div>					<div>SHEET NO.</div> <div>02</div>	<div>SITE ADDRESS</div> <div>94 SEAFORTH CRESCENT, SEAFORTH</div>		
	<div>SIGNATURE</div>						<div>SCALE @ A3</div> <div>1:200, 1:500</div>	<div>SITE PLAN</div>	<div>© THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED OR ALTERED WITHOUT WRITTEN PERMISSION FROM A1 GRANNY FLATS PTY.LTD. - BUILDERS LICENCE NO. 38180C</div>



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Ⓢ SMOKE DETECTOR(S) TO BE INSTALLED IN ACCORDANCE WITH PART 3.7.5 OF THE BCA

DIMENSIONS AND LEVELS NOTES:

ALL DIMENSIONS ARE INDICATED TO FRAME AND DO NOT INCLUDE THE CLADDING THICKNESS. PLEASE NOTE THAT THERE MAY BE A SMALL STEP WHEN THERE IS A CHANGE IN FLOOR FINISHES BETWEEN ROOMS.

WINDOWS NOTES:

DIMENSIONS LISTED ON SCHEDULE ARE REVEAL SIZES. FOR STUD OPENING SIZES, ADD 30mm. ALL GLAZING TO COMPLY WITH AS 1288 AND BASIX CERTIFICATE.

WINDOW SCHEDULE

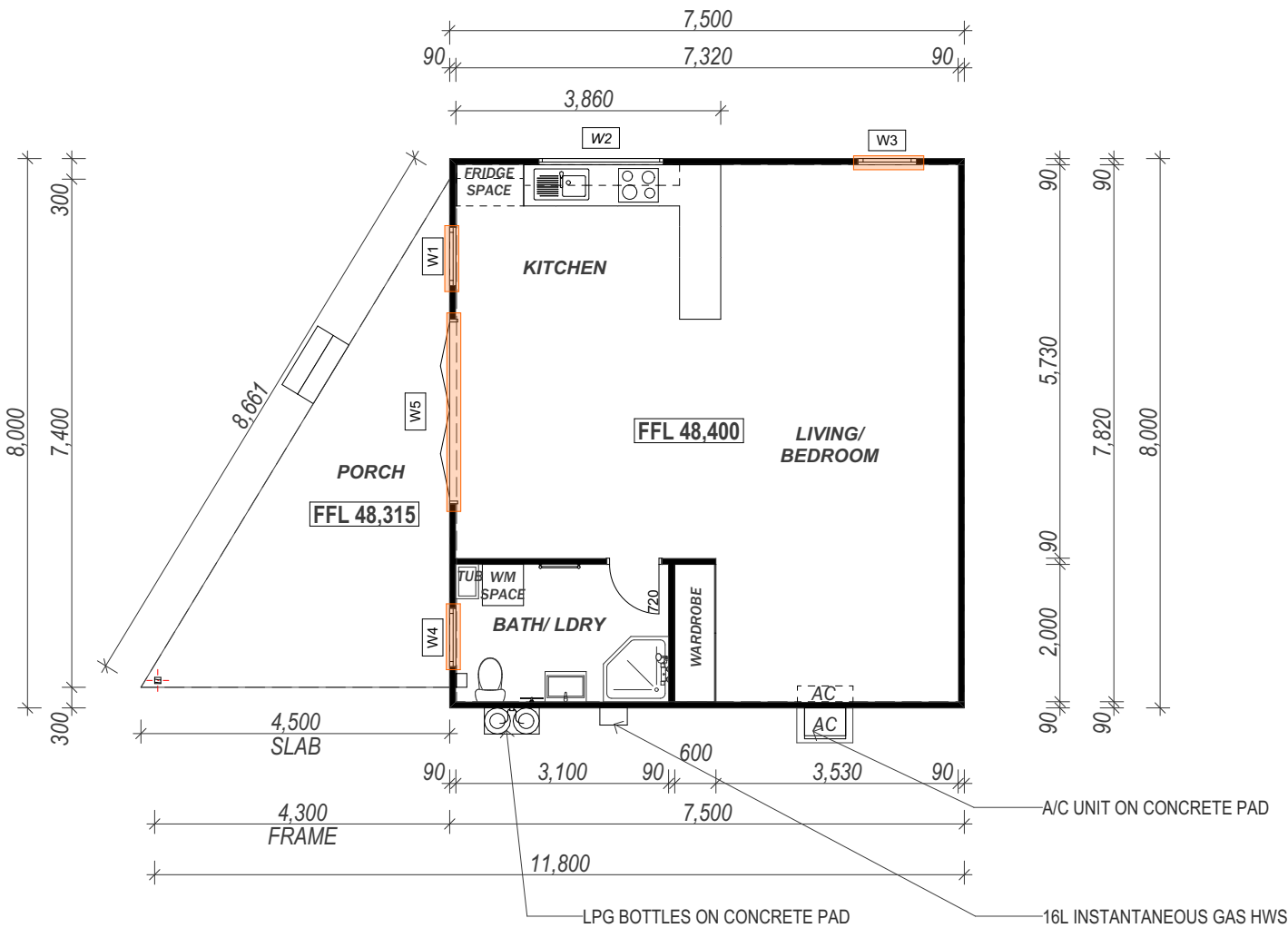
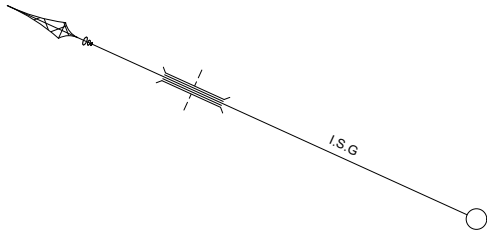
ID	HEIGHT	WIDTH	MATERIAL	OPENING	REVEAL
W1	1,800	850	ALUMINIUM	AWNING	100mm
W2	400	1,810	ALUMINIUM	FIXED	100mm
W3	1,800	850	ALUMINIUM	AWNING	100mm
W4	1,800	850	ALUMINIUM	AWNING	100mm
W5	2,100	2,688	ALUMINIUM	BI-FOLD DOOR	100mm



northern
beaches
council

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

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WINDOWS BEING MODIFIED
FROM PREVIOUS DA APPROVAL

CONSTRUCTION TO COMPLY
WITH BUSHFIRE ASSESSMENT
BPAD-PD 25584

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I approve of these plans and do
not request any further changes.

DATE

SIGNATURE

REVISION

6

DATE

22/02/2021

ISSUE

MODIFY DA ISSUE

DRAWN

AC

JOB NO.

TR23072020

SHEET NO.

03

SCALE @ A3

1:100

CLIENT

Tandy Rowley

SITE ADDRESS

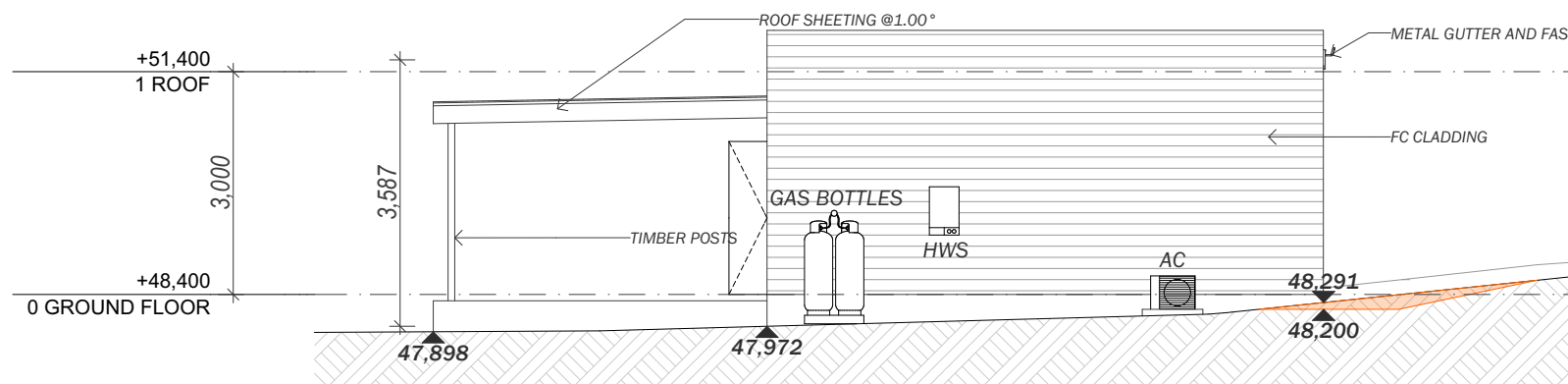
94 SEAFORTH CRESCENT, SEAFORTH

FLOOR PLAN

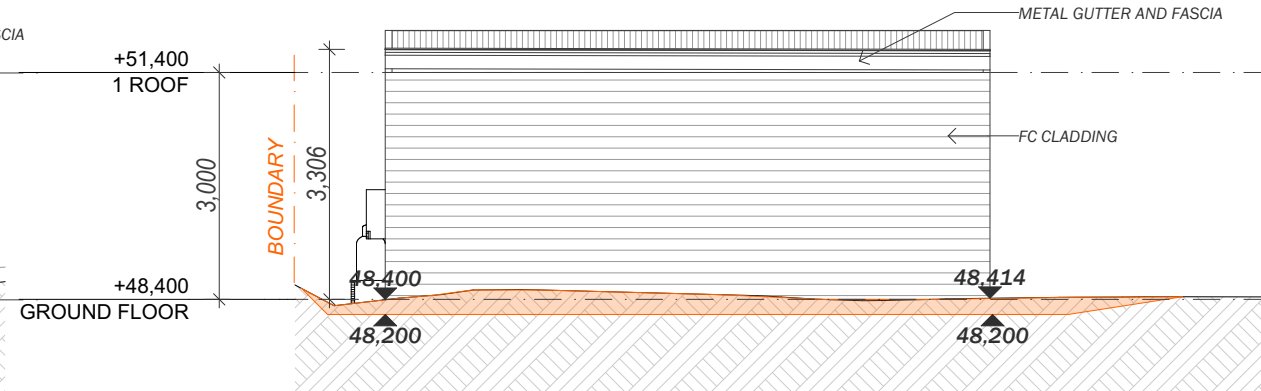


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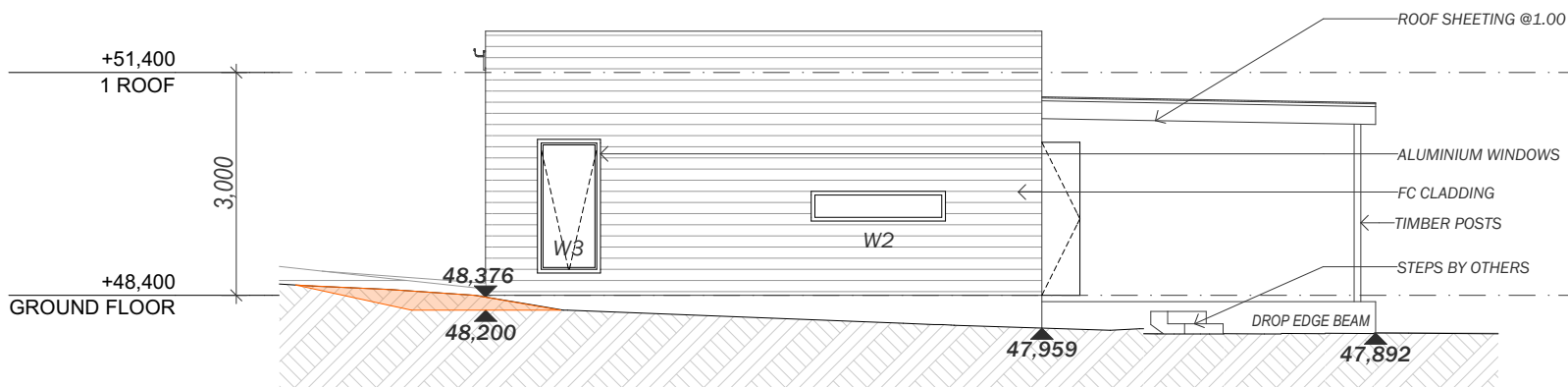
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SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



NORTH ELEVATION

FLOOR LEVEL NOTE:

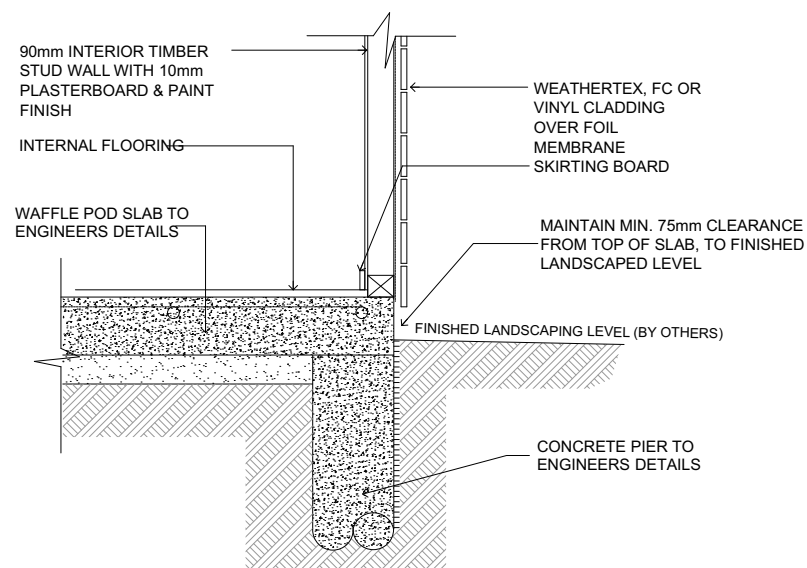
THE FLOOR LEVEL SHOWN ON THE ELEVATIONS MAY VARY SLIGHTLY ON SITE, DUE TO SITE CONDITIONS AND FINAL LEVELS AFTER EXCAVATION AND REMOVAL OF SOIL.

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.

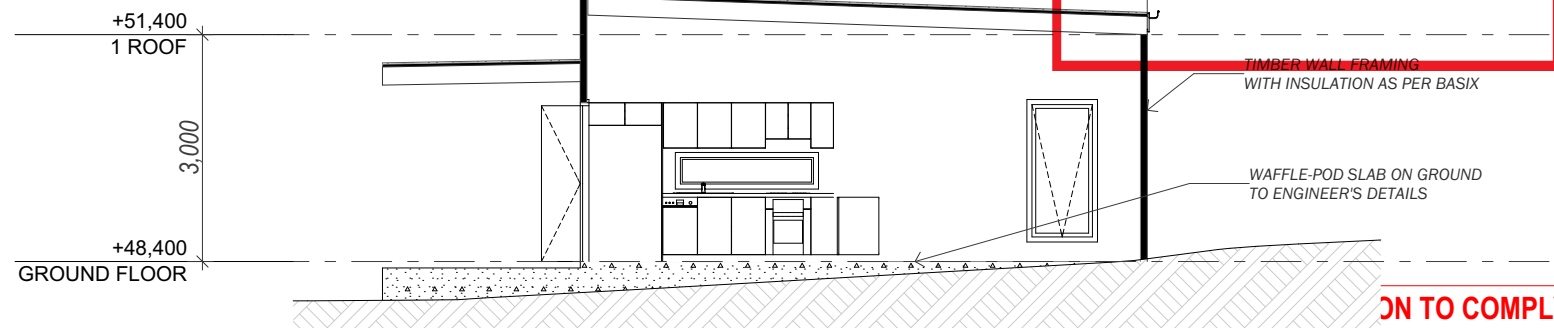
FURTHERMORE, NO EXTERNAL STEPS TO PORCHES, DROP EDGE BEAMS OR RETAINING WALLS HAVE BEEN ALLOWED FOR, UNLESS SPECIFIED IN YOUR TENDER.

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.



STANDARD LIGHTWEIGHT CLADDING
DETAIL - NOT TO SCALE



CROSS SECTION

 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
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**ON TO COMPLY
WITH BUSHFIRE ASSESSMENT
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SITE ADDRESS

94 SEAFORTH CRESCENT, SEAFORTH

ELEVATIONS & SECTION

SHEET NO.

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SCALE @ A3

1:100

 **GRANNY FLATS**
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