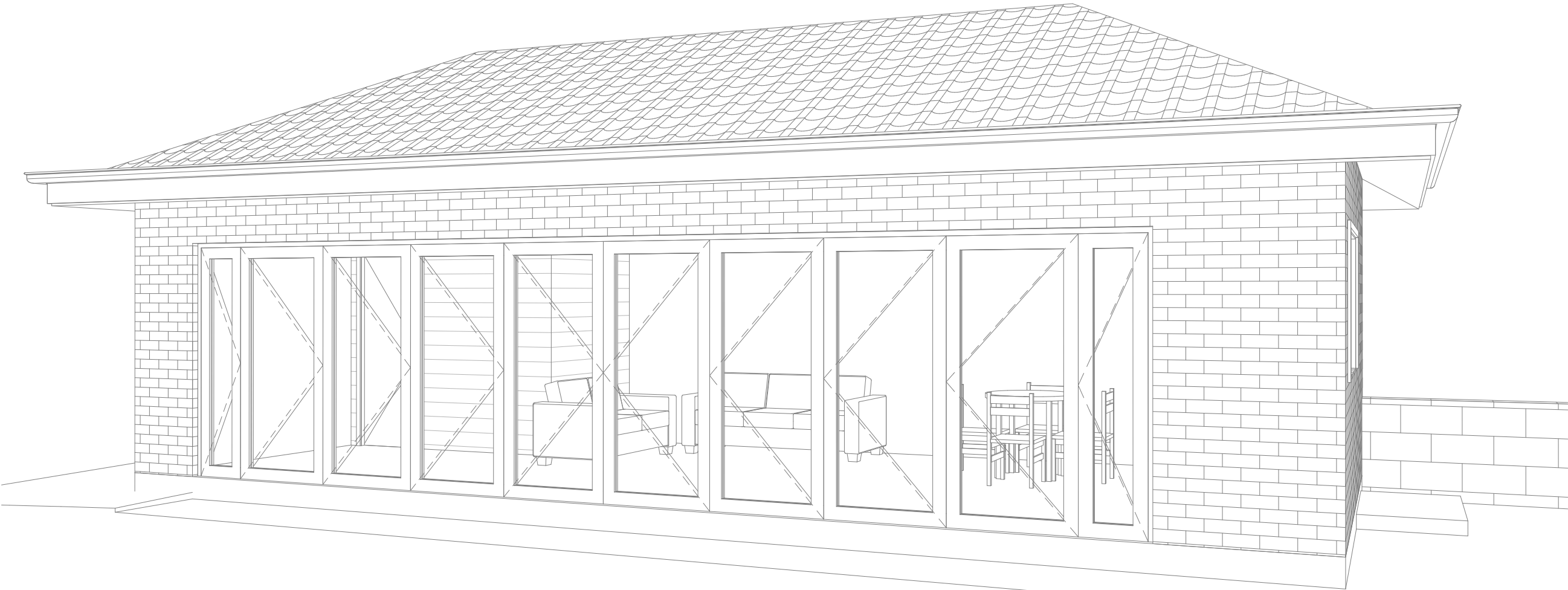


AMENDMENTS TO DA APPROVED STUDIO

17 Old Sydney Road, Seaforth



CALCULATIONS
REMAIN AS PER
APPROVED DA
NO: DA2021/1835

SITE AREA 1062 m²

ACID SULPHATE:	N/A
BAS/BOS:	N/A
BAL RATING:	N/A
FLOOD:	N/A
HERITAGE:	N/A
MARINE GRADE:	N/A

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			CONSTRUCTION ISSUE		SHEET DA 01

CLIENT DETAILS	
17 Old Sydney Road, Seaforth	
Martin O'Conner	
LOT B - DP 340085	
COVER PAGE	

AS DESIGNED BY:
SITE DESIGN+STUDIOS
REDRAFTED BY:
GRANNY FLAT SOLUTIONS

SITE AREA - 1062m²

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 (WHERE AVAILABLE)
- 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**

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

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.

SERVICES NOTE:

SERVICES/EXTERNAL CONDUITS WILL MOST LIKELY BE LOCATED NEAR THE WATER FLOW READER. CONDUITS PROTRUDING FROM THE GROUND IS COMMON AND MAY BE VISIBLE.

THE PROJECT MANAGER WILL ADVISE IF SERVICES/EXTERNAL CONDUITS WILL NEED TO BE LOCATED ELSEWHERE.

STORMWATER NOTE:

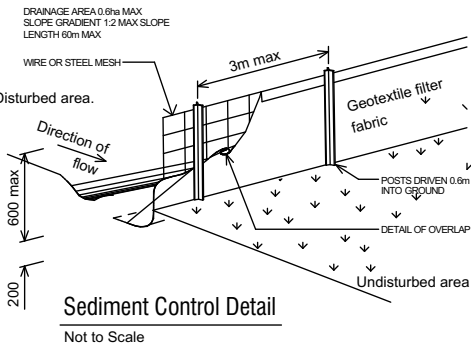
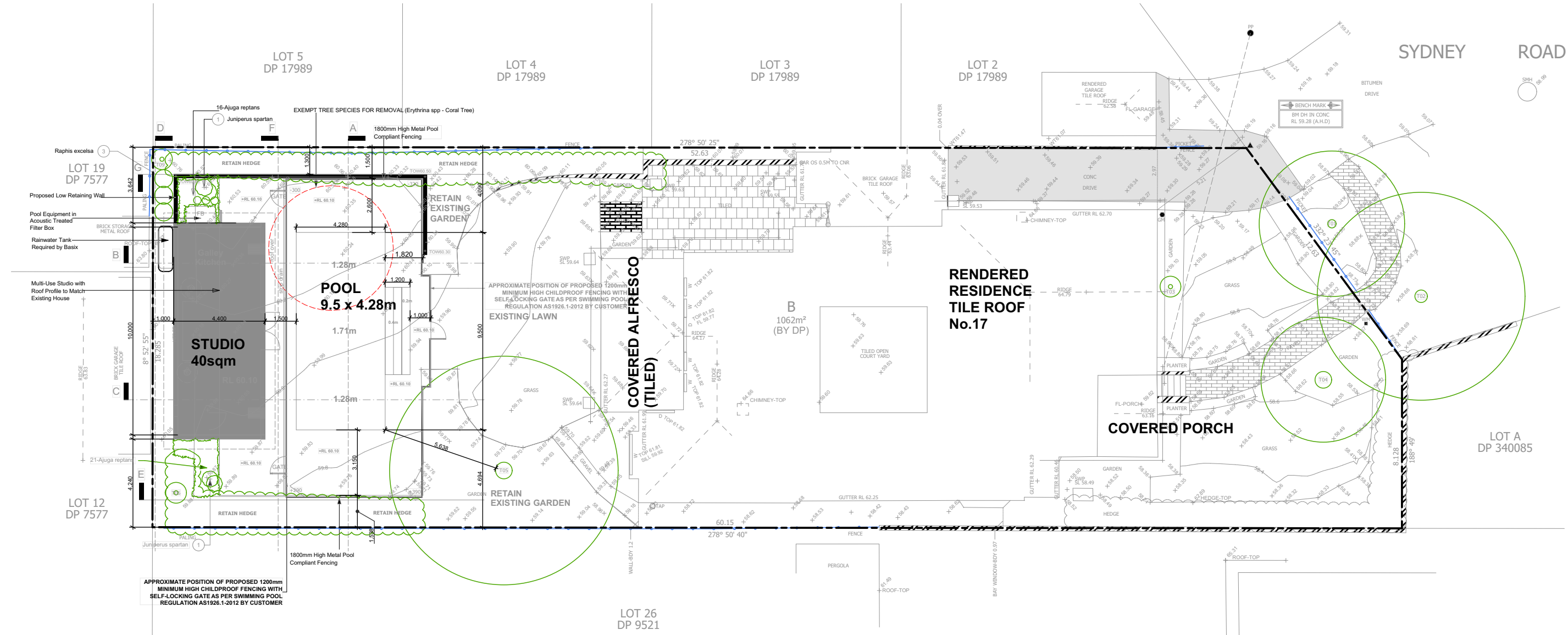
PLEASE NOTE THAT UNLESS INCLUDED IN OUR TENDER, GFS WILL CONNECT ALL THE ROOF WATER FROM THE GRANNY FLAT ROOF ONLY AS PER THE HYDRAULIC ENGINEERS PLANS.

IF THE OWNER IS UNDERTAKING THEIR OWN LANDSCAPING WORKS AFTER HANDOVER, IT IS THE OWNER'S RESPONSIBILITY TO ENSURE ALL SURROUNDING GROUND WATER IS COLLECTED AND DRAINED AWAY FROM THE GRANNY FLAT.

IT IS HIGHLY RECOMMENDED TO ENGAGE A REPUTABLE LANDSCAPER AND INSTALL ADEQUATE DRAINAGE AROUND THE PERIMETER OF THE BUILDING TO AVOID ANY WARRANTY ISSUES.

FOR MORE INFORMATION, PLEASE ASK YOUR PROJECT MANAGER DURING CONSTRUCTION.

www.dialbeforeyoudig.com.au



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Martin O'Conner

LOT B - DP 340085

SHEET DA 02

SCALE A3 1:200

SITE PLAN

STUD OPENING SIZE

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

FLYSCREEN NOTES

ALL FLYSCREEN FOR SLIDING DOORS TO HAVE MID BARS

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.

DIVIDING MULLIONS WILL BE REQUIRED ON LARGE WINDOWS, AND LOCATIONS ARE SUBJECT TO MANUFACTURERS SPECIFICATIONS

WINDOW FLASHING NOTES

ALL WINDOWS ON CLADDED WALLS, INCLUDING ACRYLIC RENDERED WALLS TO HAVE FLASHINGS ON ALL SIDES.

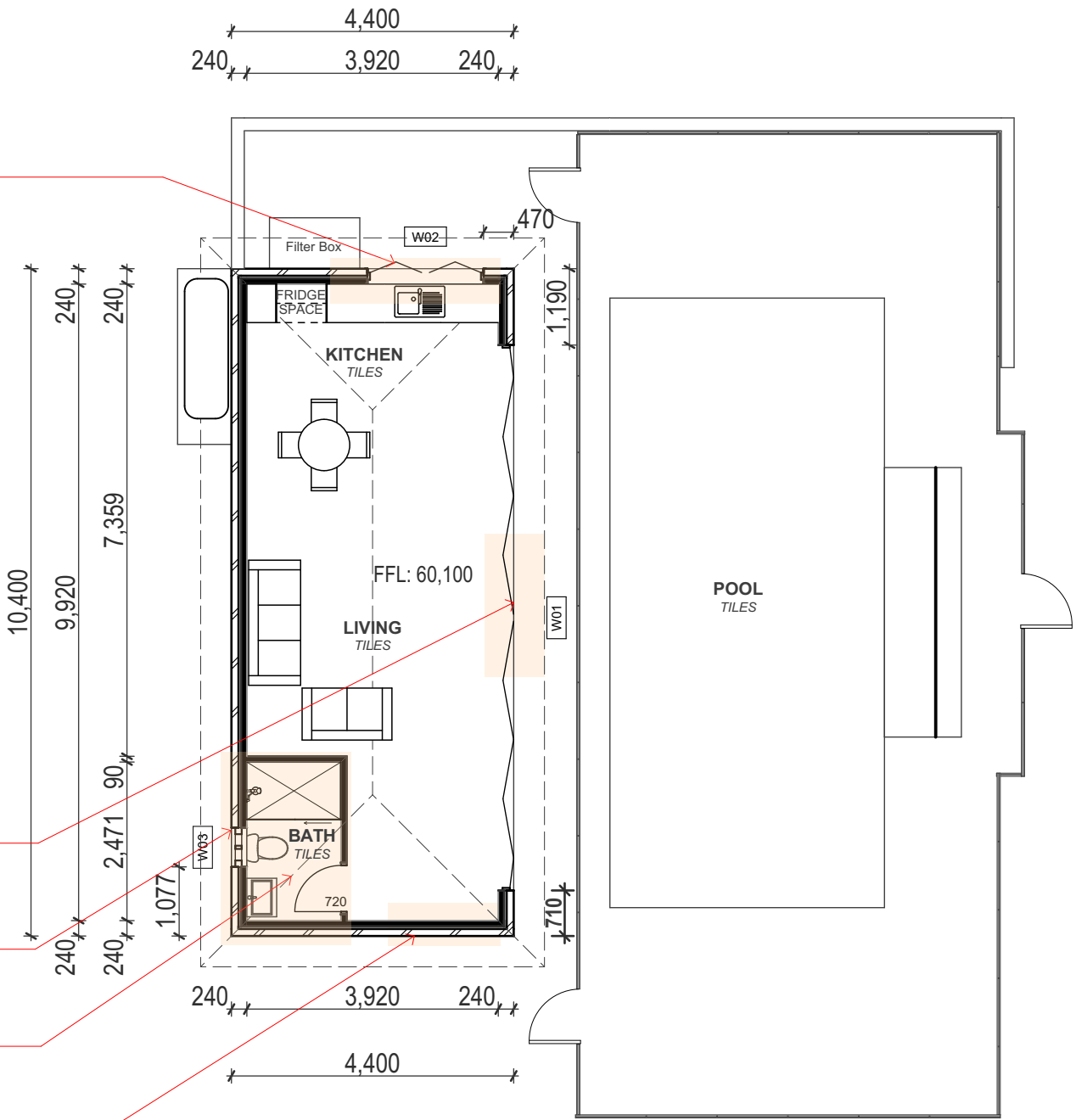
BIFOLD WINDOW MOVED TOWARDS FB
WIDTH CHANGED FROM
1370 mm TO 1810 mm (H 1029)

BI-FOLDING DOORS WILL HAVE
ITS TWO CENTER PANELS HINGED

BATHROOM WINDOW MOVED
TO THE MIDDLE

BATHROOM LAYOUT
CHANGED

DOOR REMOVED



BAL RATING ON PAGE 1

FLOOR FINISHES NOTES

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. FUTUREMORE, 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.



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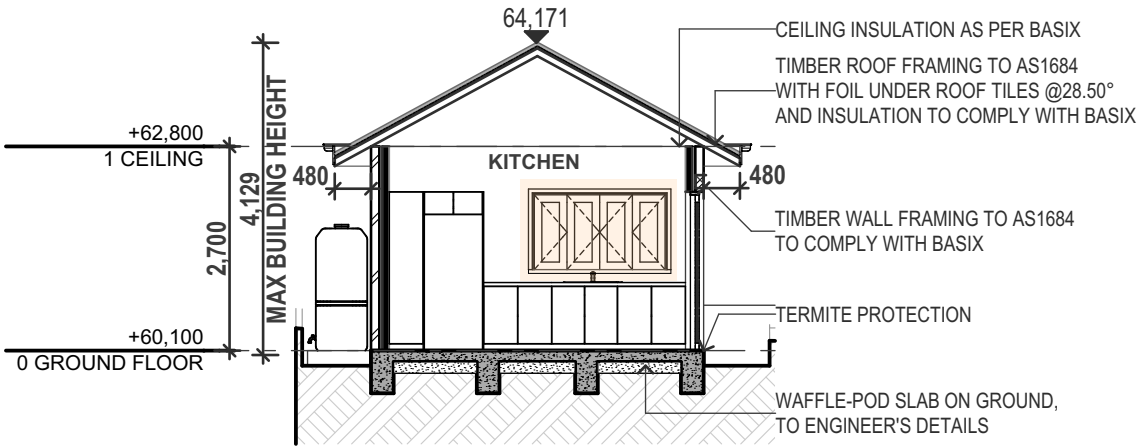
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FLOOR PLAN

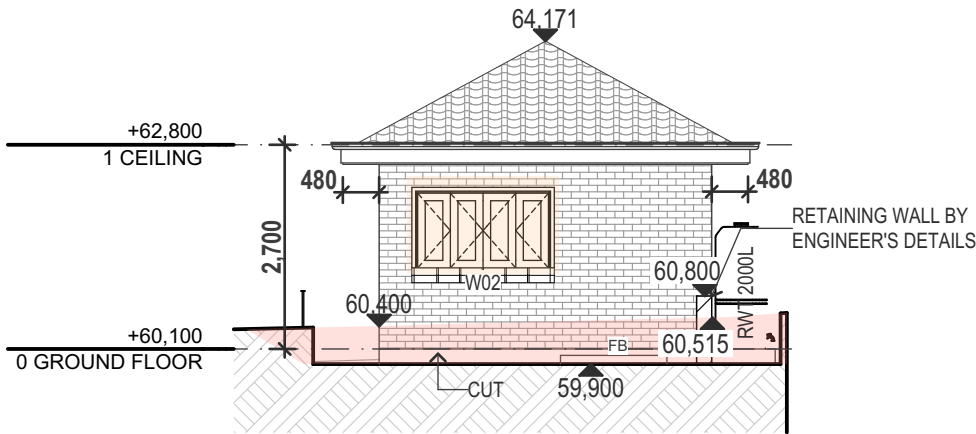
ROOF VENTILATION METHOD: EAVE VENTS

ROOF SCHEDULE

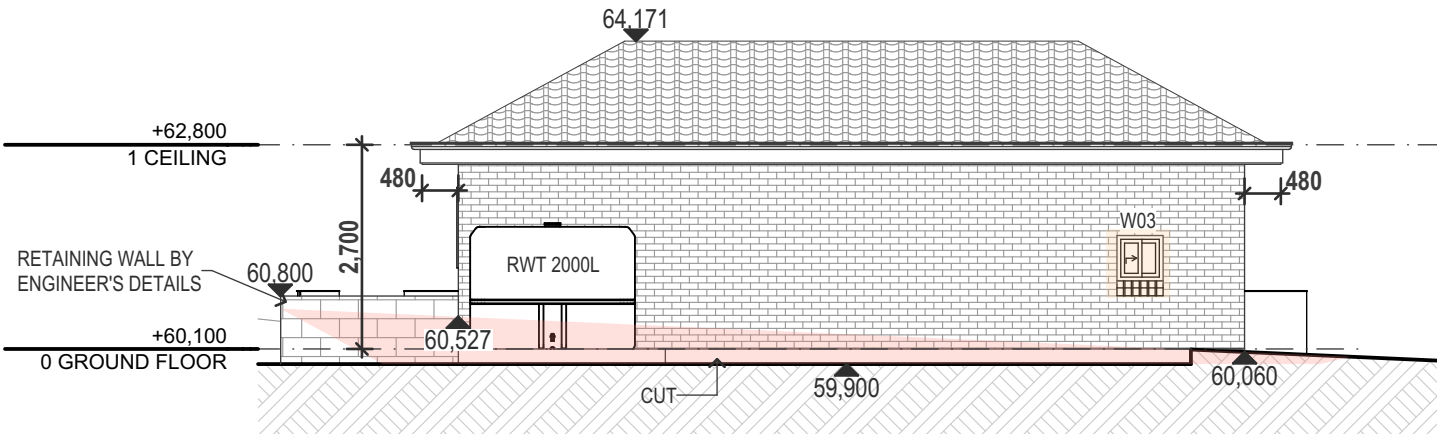
Surface Area	Eaves Length
8.17	5,360
8.17	5,360
26.47	11,360
26.47	11,360
69.28 m²	33,440 mm



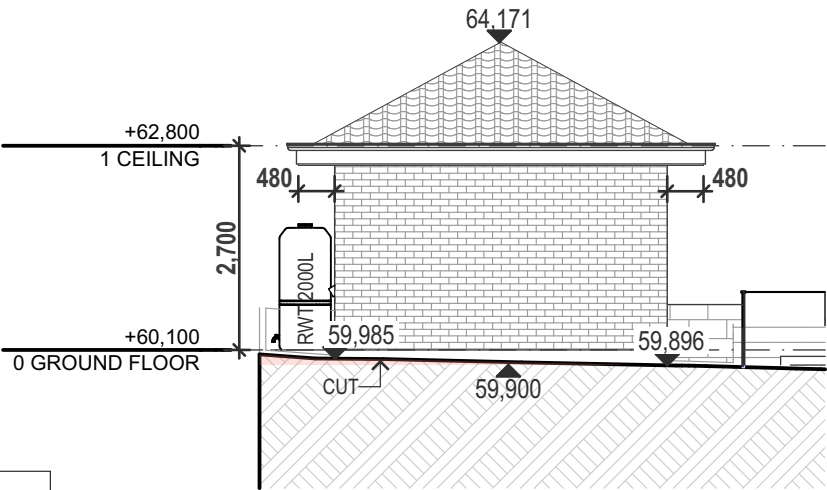
CROSS SECTION



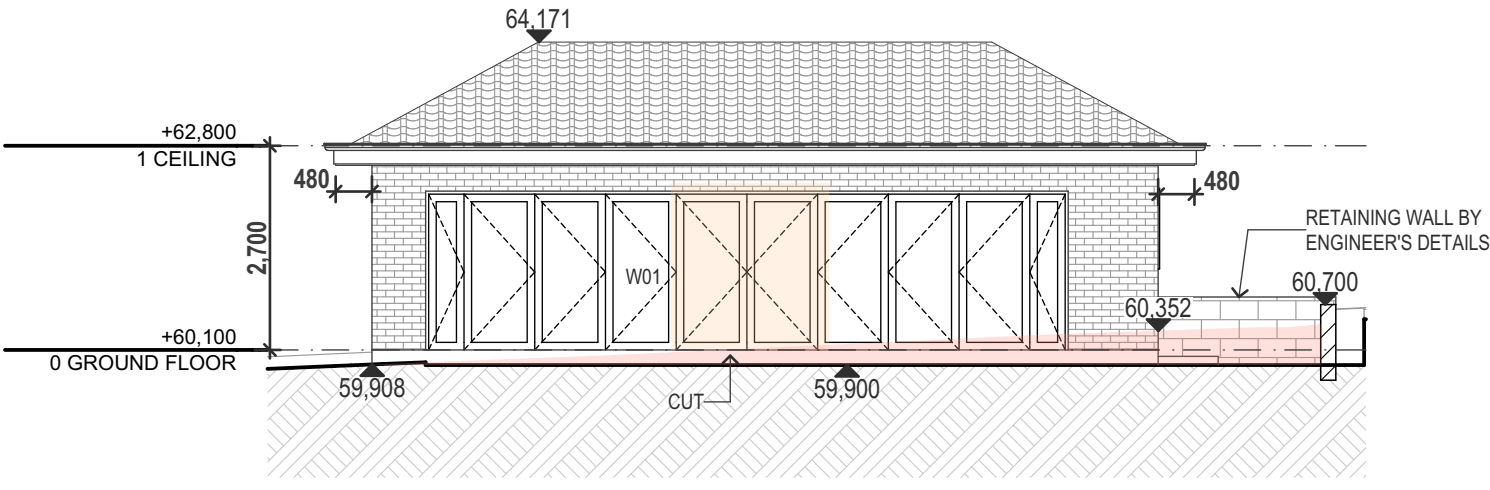
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

SITE BENCHING NOTES:

WHERE POSSIBLE/APPROPRIATE, EXISTING SOIL TO BE REUSED AS COMPACTED FILL TO AVOID ANY DROP EDGE BEAMS.
IF EXCAVATED SOIL IS NOT APPROPRIATE FOR USE, DROP EDGE BEAMS OR ADDITIONAL IMPORTED SOIL MAY BE REQUIRED.
PLEASE REFER TO YOUR TENDER VARIATION FOR ANY RELEVANT ALLOWANCES.

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.

GUTTER & 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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ELEVATIONS & SECTION

Thermal Comfort Specifications	
Glazing Doors/windows/cl erestory	Aluminium framed single clear glazing throughout: Windows and glazed doors: W01 & W02: U-value: 4.10 (equal to or lower than) SHGC: 0.47 (±10%) W03: U-value: 4.30 (equal to or lower than) SHGC: 0.53 (±10%) Given values are AFRC, total window system values (glass and frame)
Roof	Metal roof with foil/sarking (R0.0 up and R0.0 down) External Colour: Light (SA<0.475)
Ceiling	Plasterboard ceiling with R4.0 insulation (insulation value only) where roof is above Note: All ceiling penetrations have been modelled in accordance with NatHERS protocols, all downlights are assumed sealed LED downlights.
External Walls	Brick veneer with R2.5 insulation (insulation only value) No insulation required to garage walls External Colour: Light (SA<0.475)
Floors	Waffle Pod Slab Floor coverings: Tiles
External Shading	Covered Porch. Eaves as per stamped plans
BASIX Water Commitments	
Fixtures	Install showerheads minimum rating of 4 stars-High flow (>4.5 and <= 6 Litres/min) Install toilet flushing system with a minimum rating of 5 stars in each toilet Install tap with minimum rating of 6 stars in the kitchen Install taps with minimum rating of 6 stars in each bathroom
Alternative Water	Install rainwater tank, minimum 2,000L capacity collected from minimum 61 m ² roof area. Tank connected to – At least one outdoor tap, laundry, toilets and swimming pool
BASIX Energy Commitments	
Hot water System	Electric Instantaneous
Cooling system	1400mm Ceiling fan included to Kitchen/Living
Heating system	No heating system
Ventilation	Kitchen– Natural Ventilation Bathrooms - Individual fan, externally ducted to roof or façade, manual on/off switch Laundry- Natural Ventilation
Lighting	Recessed (sealed) LED downlights include to all rooms at a rate of 1 per 2.5m2
Appliances	Electric cooktop with Electric oven
Other	Minimum 3.0 kW PV system

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BASIX COMMITMENTS