# 132 Wilbur St, Greenacre NSW 2190

## PROPOSED CONVERSION OF EXISTING GARAGE TO A GRANNY FLAT LOT: 90 DP: 11603 TOTAL SITE AREA: 531.1m<sup>2</sup>

### **DA - CALCULATIONS**

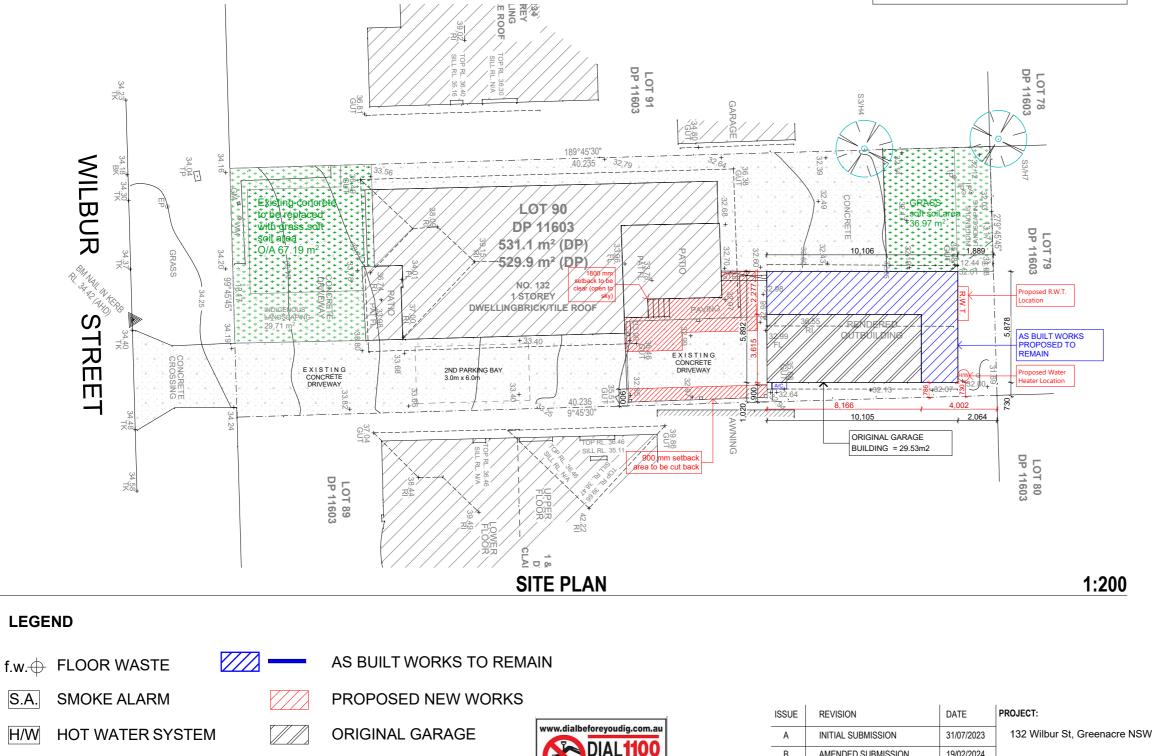
TOTAL SITE AREA = 531.1sqm

#### FLOOR AREA EXISTING = $110 \text{ m}^2$ PROPOSED GRANNY FLAT = 56.5 m<sup>2</sup> TOTAL COMBINED AREA = 166.5 m<sup>2</sup> ie / FSR = 0.32:1

#### LANDSCAPE AREA

Permeable surfaces =  $215.2 \text{ m}^2 = 40.5\%$ Green Area =  $168.67 \text{ m}^2 = 31.8\%$ 

**GRANNY FLAT ROOF AREA** PROPOSED ROOF =  $65.72 \text{ m}^2$ 



**BEFORE YOU DIG** 

Allow + or - 200 mm on all RL(S) on plans. All levels are subject to final determination on site.

**AIR-CONDITIONING UNIT** 

S.A.

A/C

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RAIN WATER TANK

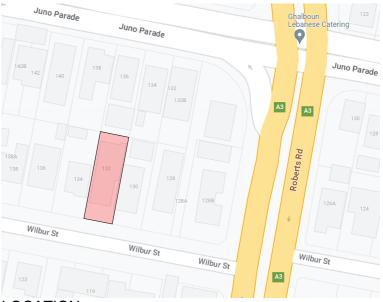
R.W.T.

В

С

AMENDED SUBMISSION

AMENDED SUBMISSION



#### LOCATION

#### NOTE:

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL
- DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM DRAWINGS
- REFER TO ARCHITECTS FINAL DRAWINGS.
- BUILDER SHALL CHECK ALL RELEVANT DIMENSIONS ON SITE.
- REFER ANY DISCREPANCY TO THE ENGINEER/ARCHITECT
- IF IN DOUBT ASK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE APPROPRIATE SAA SPECIFICATIONS OR CODE AND WITH THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
- DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. THE
- BUILDER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE WORKS DURING CONSTRUCTION.
- ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE STATED.
- CONCRETE QUALITY SHALL BE :-
- F'c SLUMP Max Agg CEMENT SLABS :- 20 MPa 80 mm 20 mm "A"
- PIERS :- 20 MPa N/A 20 mm "A"
- REINFORCEMENT LAPS :- MESH :- 2 CROSSWIRES + 25 mm BARS :- Y12-450 mm / Y16-550 mm
- COVER TO REINFORCEMENT :- SLAB ABOVE GROUND TOP : 30 mm - BOTTOM : 30 mm
  - SLAB ON GROUND 40 mm (ALL ROUND)
- ALL REINFORCEMENT SHALL BE ADEQUATELY SUPPORTED IN ITS
- REQUIRED POSITION - CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE
- APPROVAL OF THE ENGINEER. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL
- DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- INTERNAL AND EDGE BEAMS ARE DESIGNED TO REST ON NATURAL GROUND OR CONTROLLED FILL WITH A SAFE BEARING CAPACITY OF 100 KPa U.N.O.
- PRIOR TO CONSTRUCTION OF THE SLAB OR FORMATION OF A CONTROLLED CUT/FILL BUILDING PLATFORM :-
- (a) AN AREA EXTENDING AT LEAST 1.0 m BEYOND THE EDGE OF THE SLAB AND TO THE TOE OF ANY FILL BATTERS SHALL BE STRIPPED OF ALL ORGANIC MATTER AND ASSOCIATED TOPSOIL.
- (b) THE SUBGRADE SHALL BE THOROUGHLY TRIMMED AND CONSOLIDATED. THE SLAB SHALL BE LAID ON MAX 50 mm THICKNESS OF CONSOLIDATED LEVELLING SAND COVERED WITH A 0.2 mm THICK POLYTHENE VAPOUR
- BARRIER WITH ALL JOINTS PROPERLY LAPPED AND TAPED. - THE SLAB SHALL BE CURED BY ONE OF THE FOLLOWING METHODS :
- (a) WETTING TWICE DAILY FOR THE FIRST THREE DAYS.
- (b) USING AN APPROVED CURING COMPOUND.
- ALL CONCRETE SHALL BE MECHANICALLY VIBRATED AND SHALL BE CAREFULLY WORKED AROUND THE REINFORCEMENT AND INTO CORNERS OF FORMWORK
- THE OWNER'S ATTENTION IS DRAWN TO APPENDIX A OF AS2870.2-1996 "PERFORMANCE REQUIREMENTS AND FOUNDATION MAINTENANCE". - SLAB AND FOOTING DESIGN HAS BEEN BASED ON PRINCIPLES AS SET OUT IN AS2870.1-1996 "RESIDENTIAL SLABS AND FOOTINGS".

2190	DRAWING No: 1 OF 10	Premium Quality Group Pty Ltd
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