

- PB DENOTES PLANTER BOX
- FL DENOTES FLOOR LEVEL
- BP DENOTES BRICK PIER
- S DENOTES STEP
- H DENOTES HEIGHT OF TREE
- SP DENOTES SPREAD OF TREE
- Ø DENOTES DIAMETER OF TREE TRUNK

- (A) DENOTES PROPOSED ROAD CLOSURE FROM PLAN 11/11/2010 BY FRANK M MASON & CO
- STATUS OF PROPOSED ROAD CLOSURE NOT INVESTIGATED

NOTES

- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. NO BOUNDARY SURVEY HAS BEEN MADE. DO NOT SCALE OFF THIS PLAN WHERE OFFSETS ARE CRITICAL. THEY SHOULD BE CONFIRMED BY A FURTHER SURVEY.
- SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.
- THE BEARINGS ON THESE PLAN BOUNDARIES, ARE FROM PLANS OF THE DEPARTMENT OF LANDS. THEY ARE ON MAGNETIC MERIDIAN. IF ACCURATE TRUE NORTH IS REQUIRED, A FURTHER SURVEY WOULD BE NECESSARY.

**HOUSED**  
BY NANNA LESIUK  
m:0405128186 e:nannalesiuk@housedarchitects.com

project:  
**20 PALM BEACH ROAD  
PALM BEACH  
MODIFICATIONS TO EXISTING DA**

NOTE: All work to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes, and with Manufacturers' recommendations and instructions.  
**Check all dimensions** on site prior to construction. Work to figured dimensions only.  
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Nominated Architect Nanna Lesiuk, 10732

drawing:  
**MOD.01 SURVEY**

status :  
**DESIGN DEVELOPMENT**

date :  
**13/4/21**

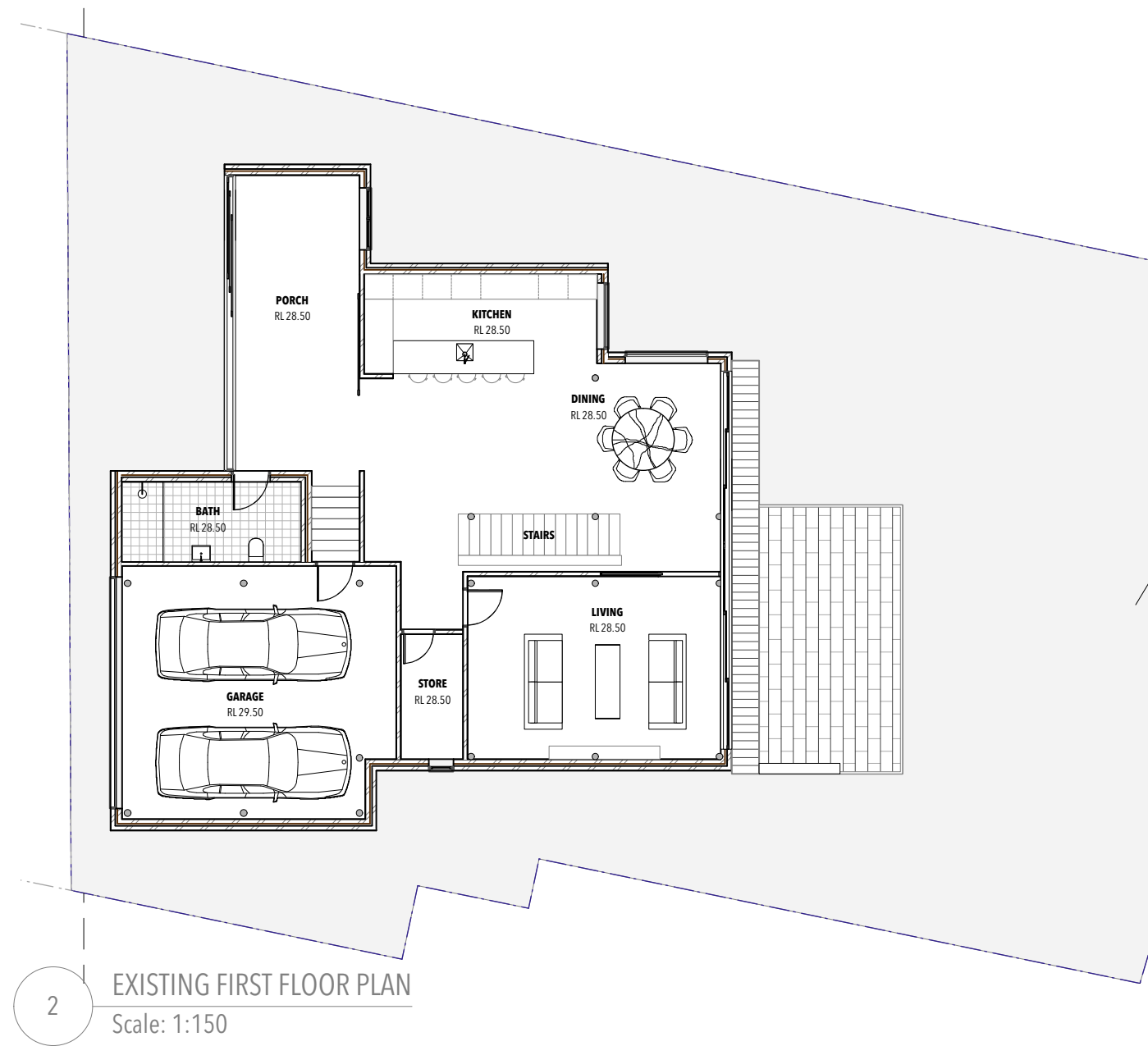
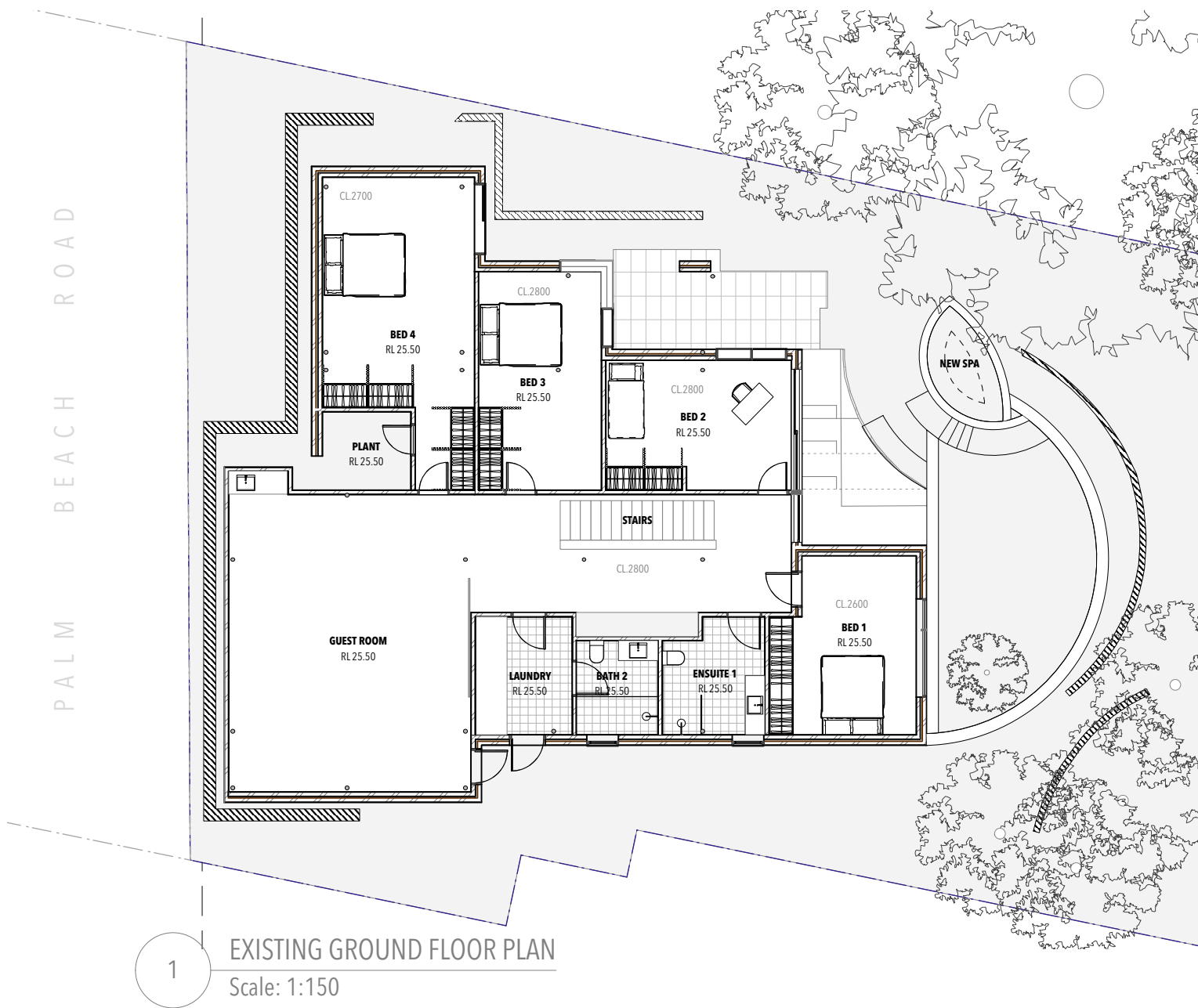
scale :  
**1:100**

scale bar

0 1 2 3 4 5

1 EXISTING SITE PLAN  
Scale: 1:200





**HOUSED**

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**20 PALM BEACH ROAD  
PALM BEACH  
MODIFICATIONS TO EXISTING DA**

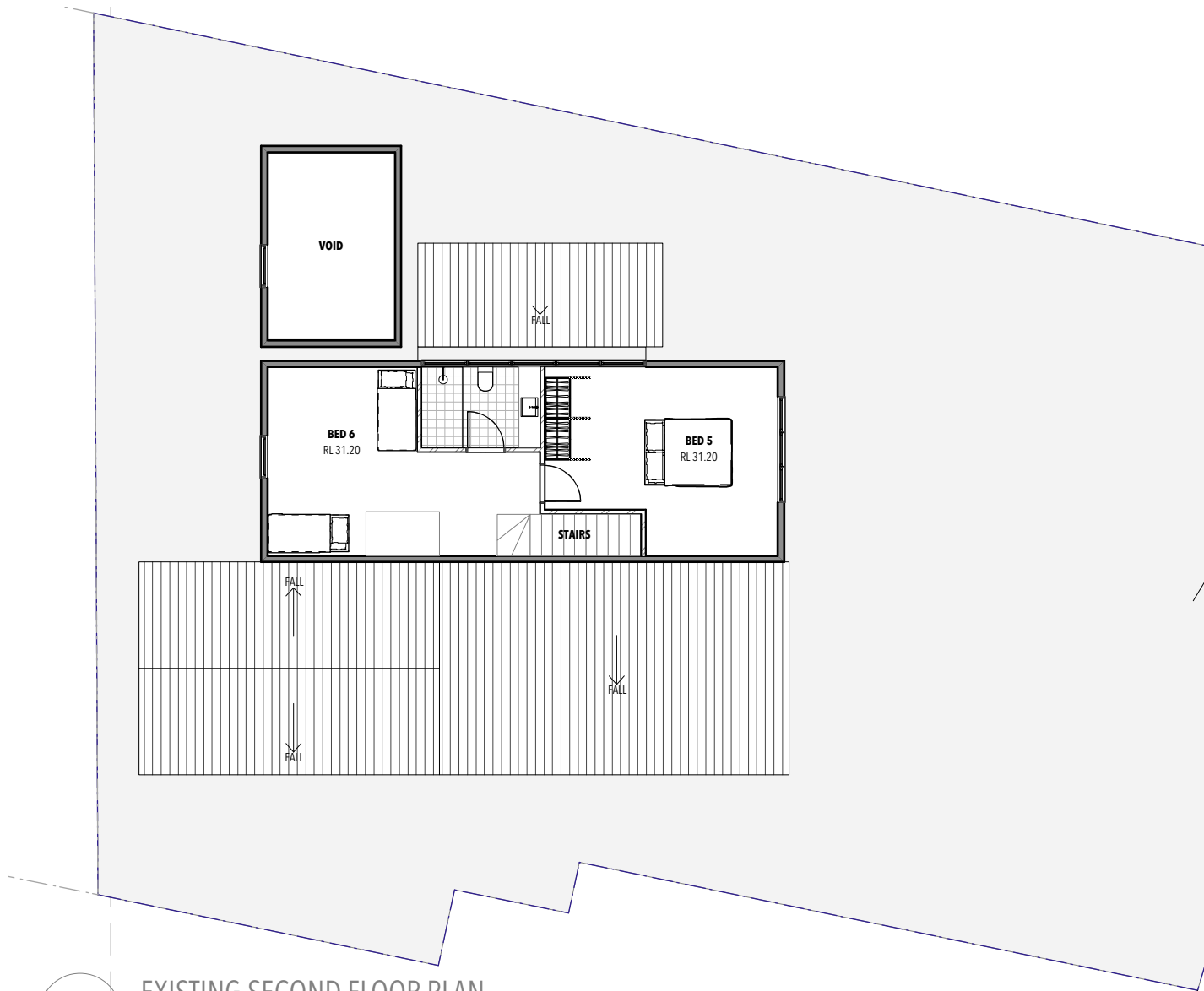
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Nominated Architect Nanna Lesiuk, 10732

drawing:  
**MOD.03 EXISTING FLOOR PLANS**  
  
status :  
**DESIGN DEVELOPMENT**

date :  
**13/4/21**  
  
scale :  
**1:100**

scale bar





1 EXISTING SECOND FLOOR PLAN  
Scale: 1:150

**HOUSED**

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project:

**20 PALM BEACH ROAD  
PALM BEACH  
MODIFICATIONS TO EXISTING DA**

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Nominated Architect Nanna Lesiuk, 10732

drawing:

**MOD.04 EXISTING FLOOR PLANS**

status :

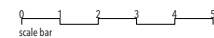
**DESIGN DEVELOPMENT**

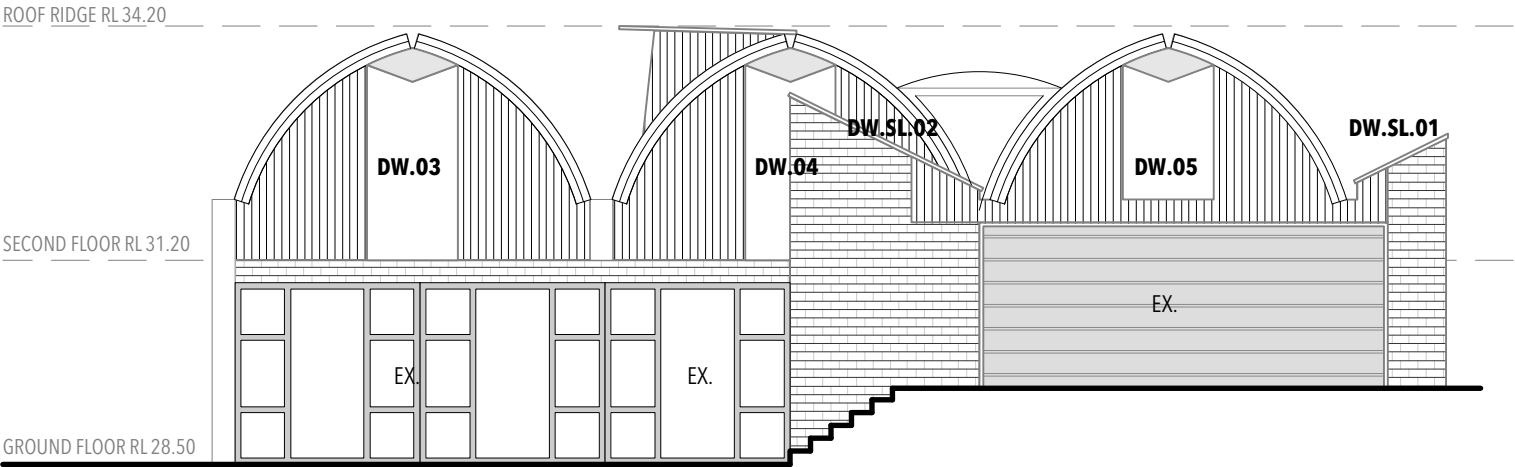
date :

**13/4/21**

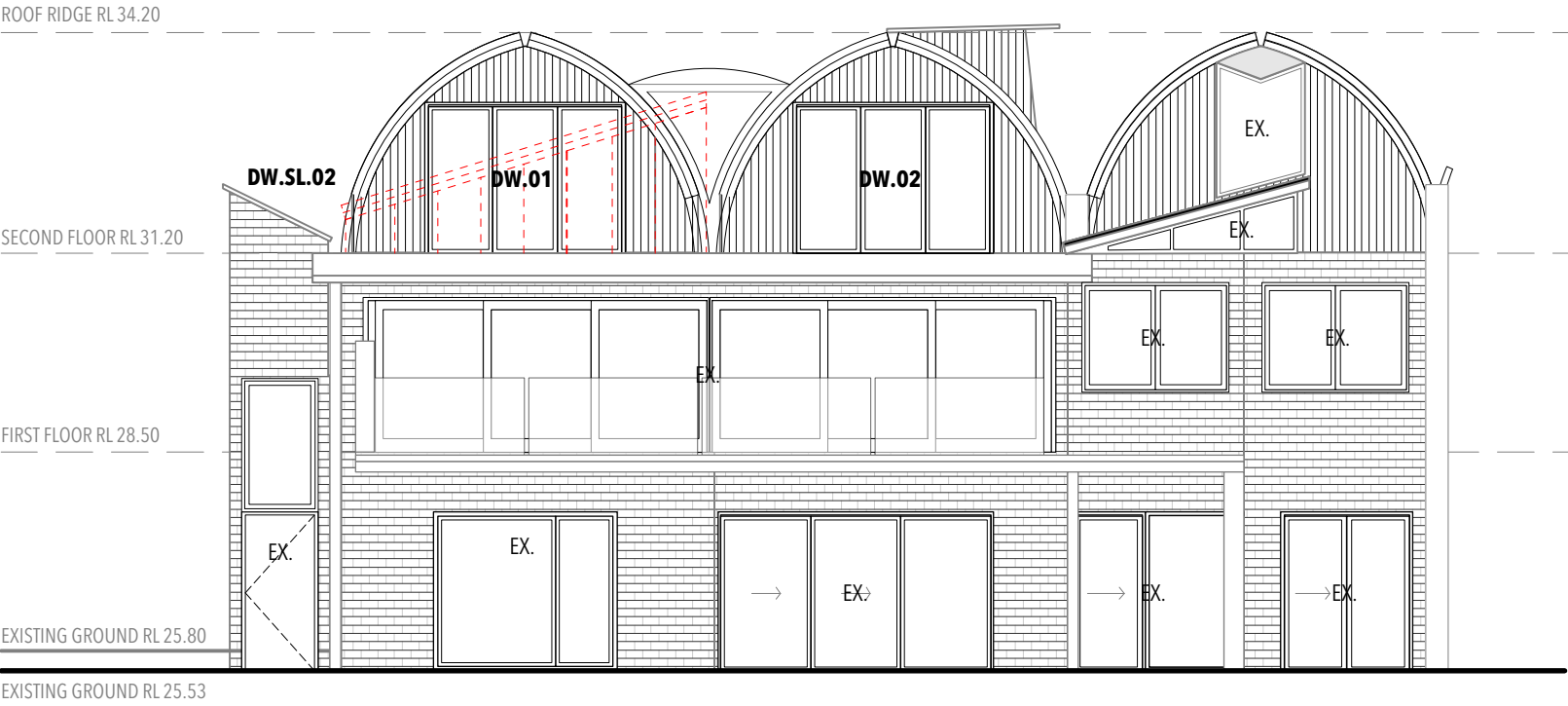
scale :

**1:100**





1 APPROVED WEST ELEVATION  
Scale: 1:100



2 APPROVED EAST ELEVATION  
Scale: 1:100



**HOUSED**

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project:

**20 PALM BEACH ROAD  
PALM BEACH  
MODIFICATIONS TO EXISTING DA**

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drawing:

**MOD.06 PROPOSED SITE PLAN**

status :

**DESIGN DEVELOPMENT**

date :

**13/4/21**

scale :

**1:100**

scale bar



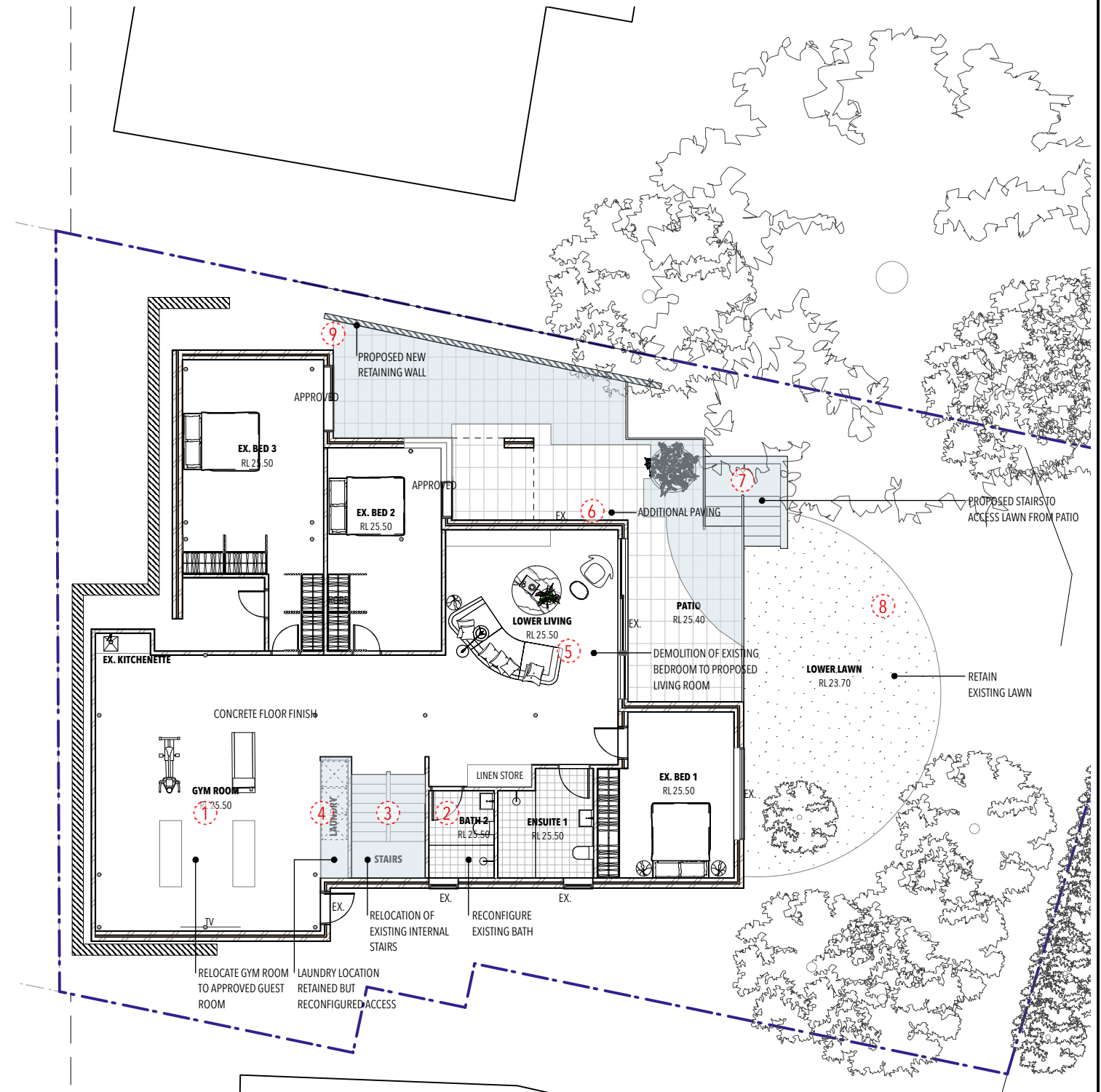




1 APPROVED GROUND FLOOR PLAN  
Scale: 1:150

WINDOW AND DOOR SCHEDULE (APPROVED)		WINDOW AND DOOR SCHEDULE	
WINDOW AND DOORS	SQM	WINDOW AND DOORS	SQM
DW.01 (EAST)	7.1m2	DW.01 (EAST)	7.1m2
DW.02 (EAST)	7.1m2	DW.02 (EAST)	7.1m2
DW.03 (WEST)	7.1m2	DW.03 (WEST)	7.1m2
DW.04 (WEST)	3m2	DW.04 (WEST)	3m2
DW.05 (WEST)	5m2	DW.05 (WEST)	5m2
SKYLIGHTS	SQM	DW.06 (NORTH)	9.1m2
DW.SL.01	2m2	DW.07 (WEST)	1.8m2
		SKYLIGHTS	SQM
		DW.SL.01	2m2
		HIGHLIGHT GLAZING	SQM
		DW.HG.01 (NORTH)	16.8m2

APPROVED DA



2 MODIFIED GROUND FLOOR PLAN  
Scale: 1:150

#### CHANGES TO DA APPROVED DESIGN

- GROUND FLOOR**
1. RELOCATE EXISTING GYM ROOM TO REPLACED APPROVED GUEST ROOM
  2. RECONFIGURE BATHROOM ACCESS
  3. RELOCATION OF EXISTING INTERNAL STAIR
  4. LAUNDRY LOCATED RETAINED, RECONFIGURE ACCESS TO GYM ROOM
  5. DEMOLITION OF EXISTING BEDROOM
  6. PROPOSED EXTERNAL STAIR CONNECTING PATIO AND LOWER LAWN
  7. ADDITIONAL PATIO SPACE ON GROUND FLOOR
  8. PROPOSED STAIRS TO ACCESS LAWN FROM PATIO
  9. RELOCATION OF EXISTING RETAINING WALL

MODIFIED DA

**HOUSED**

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project:  
**20 PALM BEACH ROAD  
PALM BEACH  
MODIFICATIONS TO EXISTING DA**

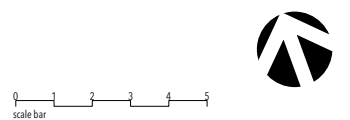
NOTE: All work to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes, and with Manufacturers' recommendations and instructions.  
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Nominated Architect Nanna Lesiuk, 10732

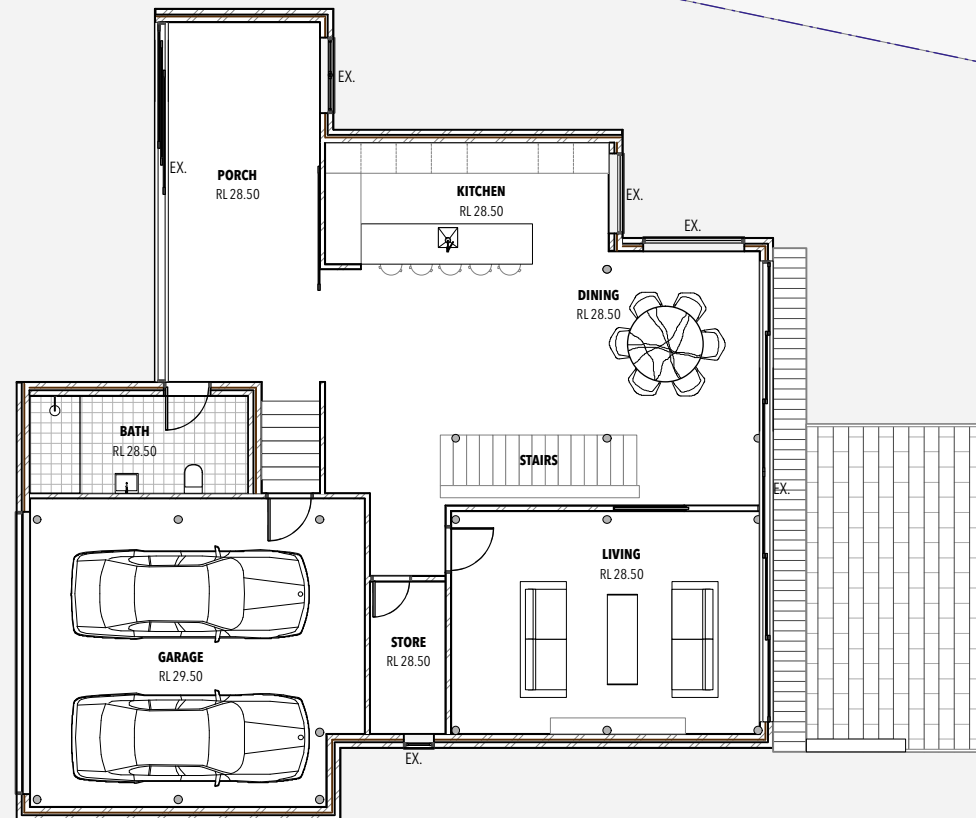
drawing:  
**MOD.07 MODIFIED GROUND FLOOR PLAN**

status :  
**DESIGN DEVELOPMENT**

date :  
**13/4/21**

scale :  
**1:100**

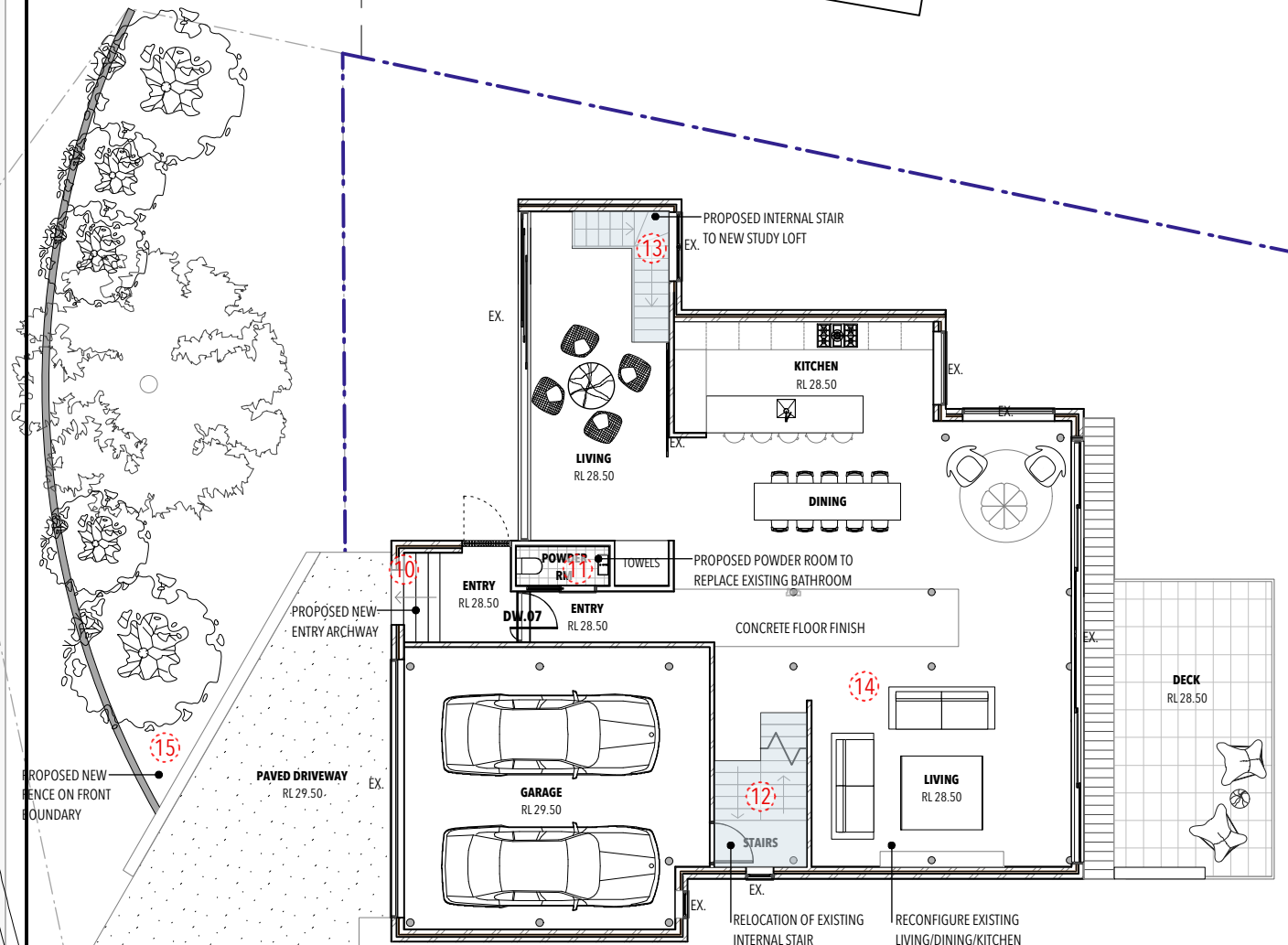




1 APPROVED FIRST FLOOR PLAN  
Scale: 1:150

WINDOW AND DOOR SCHEDULE (APPROVED)		WINDOW AND DOOR SCHEDULE	
WINDOW AND DOORS	SQM	WINDOW AND DOORS	SQM
DW.01 (EAST)	7.1m2	DW.01 (EAST)	7.1m2
DW.02 (EAST)	7.1m2	DW.02 (EAST)	7.1m2
DW.03 (WEST)	7.1m2	DW.03 (WEST)	7.1m2
DW.04 (WEST)	3m2	DW.04 (WEST)	3m2
DW.05 (WEST)	5m2	DW.05 (WEST)	5m2
SKYLIGHTS	SQM	DW.06 (NORTH)	9.1m2
DW.SL.01	2m2	DW.07 (WEST)	1.8m2
		SKYLIGHTS	SQM
		DW.SL.01	2m2
		HIGHLIGHT GLAZING	SQM
		DW.HG.01 (NORTH)	16.8m2

APPROVED DA



2 MODIFIED FIRST FLOOR PLAN  
Scale: 1:150

#### CHANGES TO DA APPROVED DESIGN

##### FIRST FLOOR

10. PROPOSED NEW ENTRY ARCHWAY
11. PROPOSED POWDER ROOM TO REPLACE EXISTING BATHROOM
12. RELOCATION OF EXISTING INTERNAL STAIR
13. PROPOSED INTERNAL STAIR TO NEW STUDIO LOFT
14. DEMOLITION OF EXISTING PARTITION IN LIVING ROOM
15. PROPOSED NEW FENCE TO FRONT BOUNDARY

MODIFIED DA

**HOUSED**

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project:  
**20 PALM BEACH ROAD  
PALM BEACH  
MODIFICATIONS TO EXISTING DA**

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drawing:  
**MOD.08 MODIFIED FIRST FLOOR PLAN**

status :  
**DESIGN DEVELOPMENT**

date :  
**13/4/21**

scale :  
**1:100**

scale bar



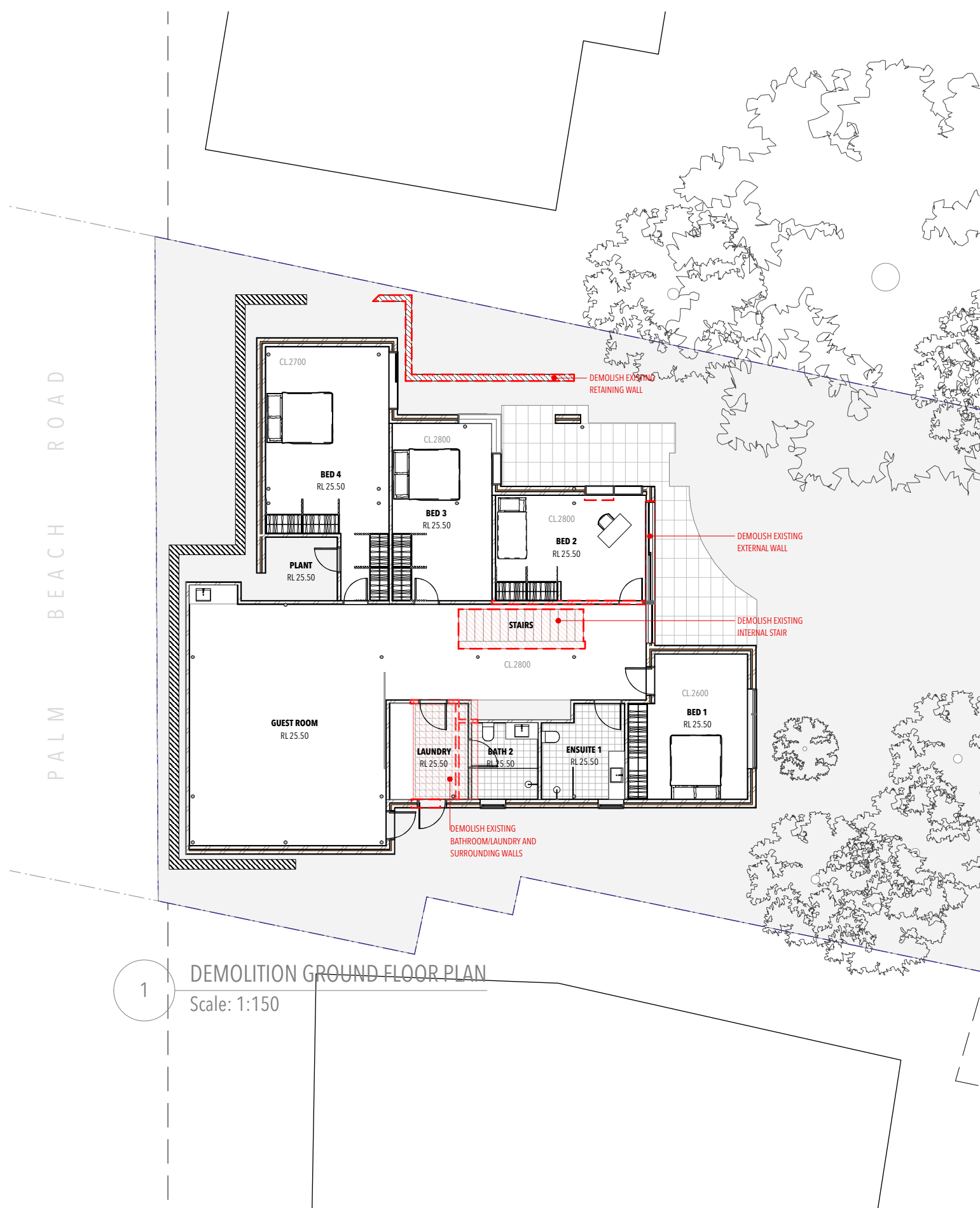




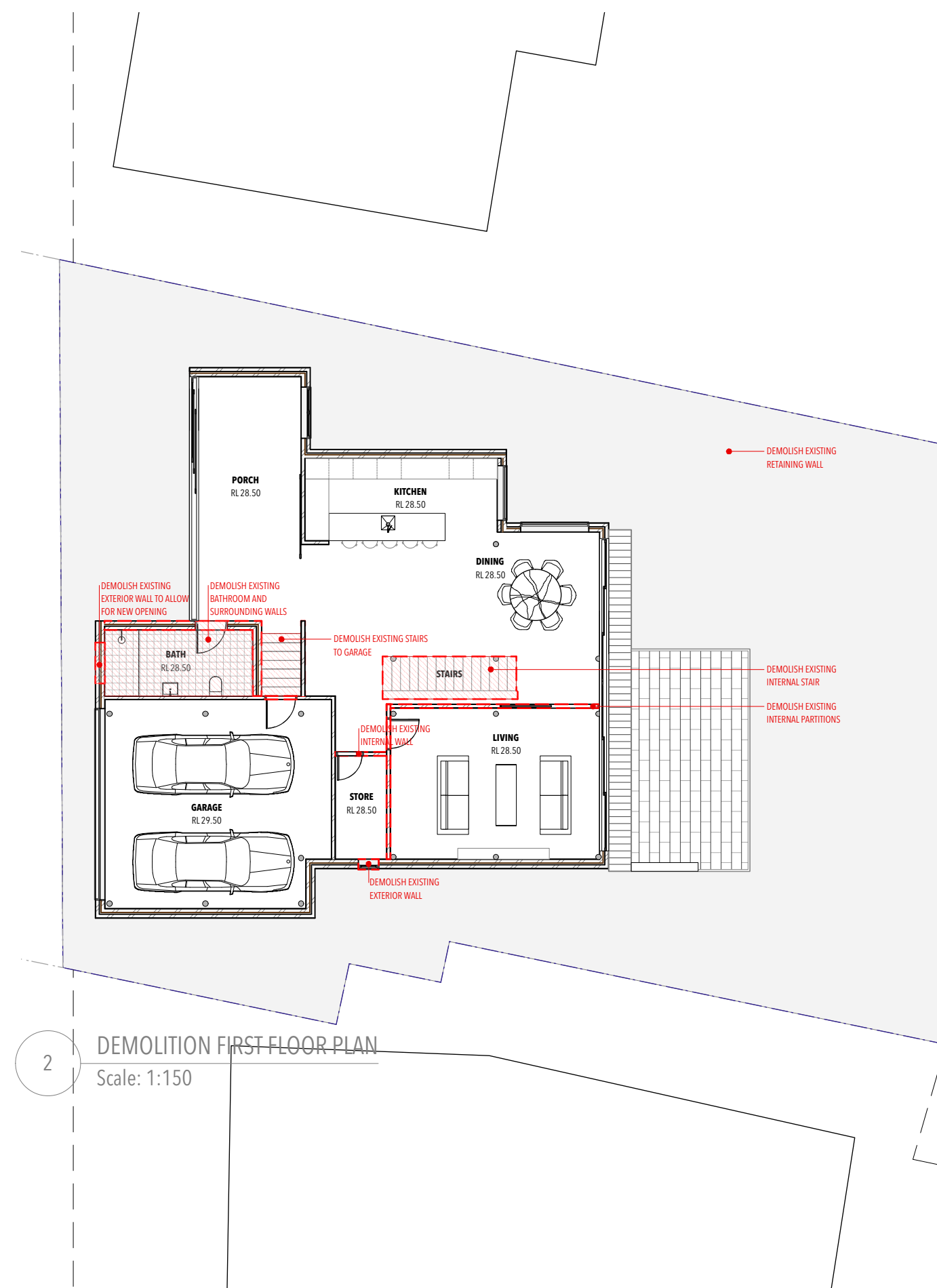
APPROVED DA



- MODIFIED DA**



1 DEMOLITION GROUND FLOOR PLAN  
Scale: 1:150



2 DEMOLITION FIRST FLOOR PLAN  
Scale: 1:150

**HOUSED**

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project:  
**20 PALM BEACH ROAD  
PALM BEACH  
MODIFICATIONS TO EXISTING DA**

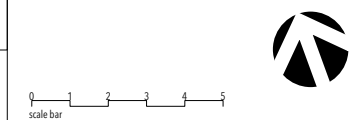
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Nominated Architect Nanna Lesiuk, 10732

drawing:  
**MOD.10 DEMOLITION PLANS**

status :  
**DESIGN DEVELOPMENT**

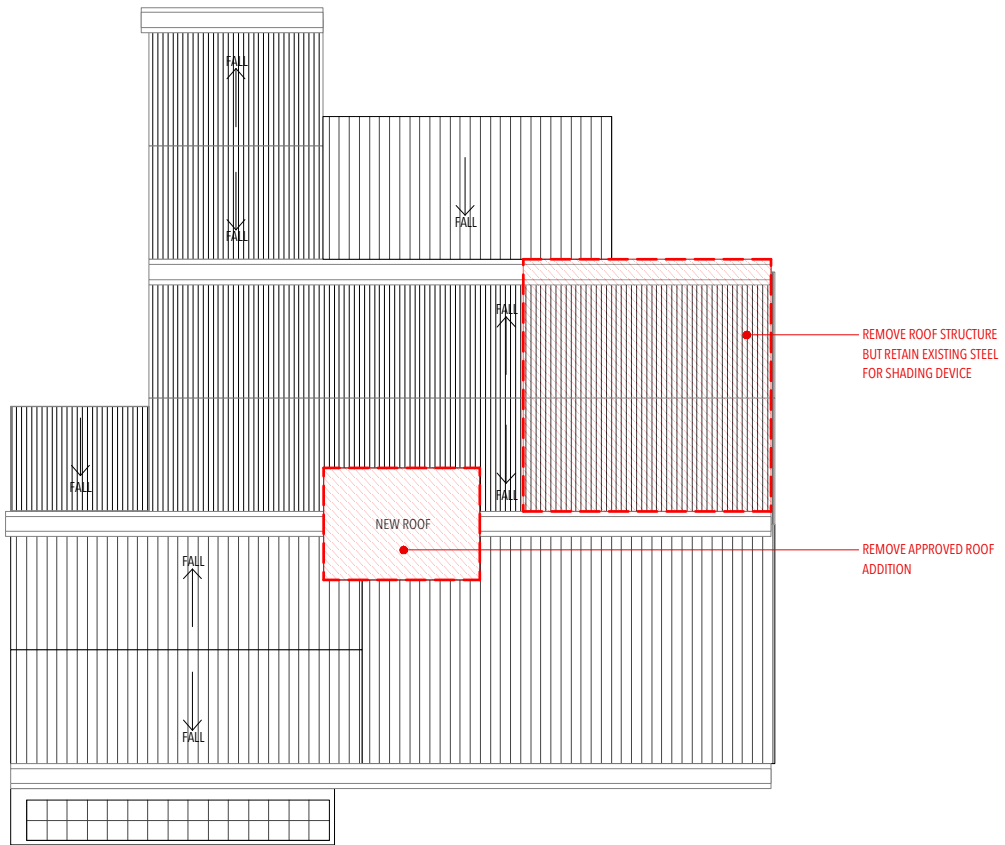
date :  
**13/4/21**

scale :  
**1:100**





1 DEMOLITION SECOND FLOOR PLAN  
Scale: 1:150



2 DEMOLITION ROOF PLAN  
Scale: 1:150

**HOUSED**

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project:  
**20 PALM BEACH ROAD  
PALM BEACH  
MODIFICATIONS TO EXISTING DA**

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drawing:  
**MOD.11 DEMOLITION PLANS**

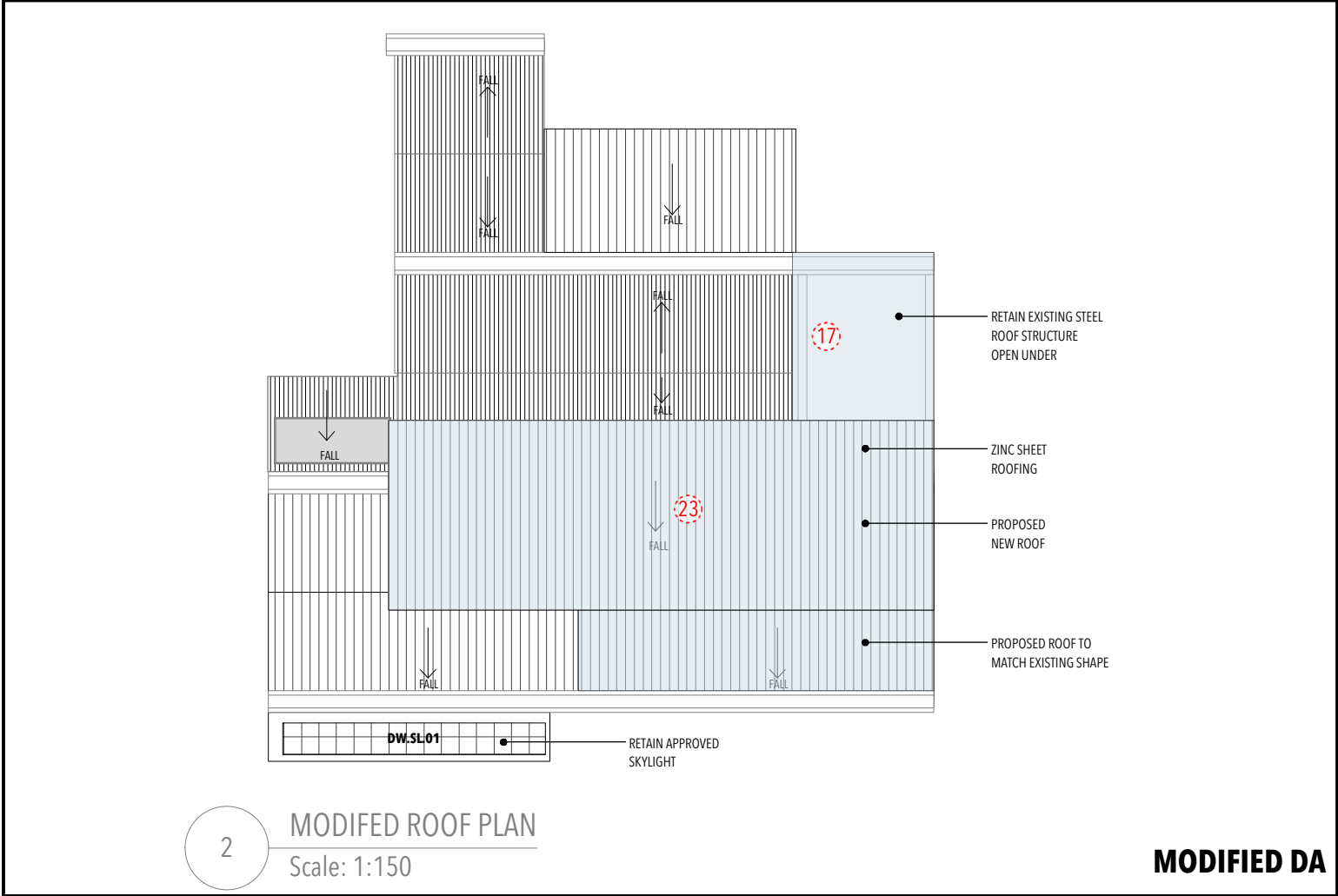
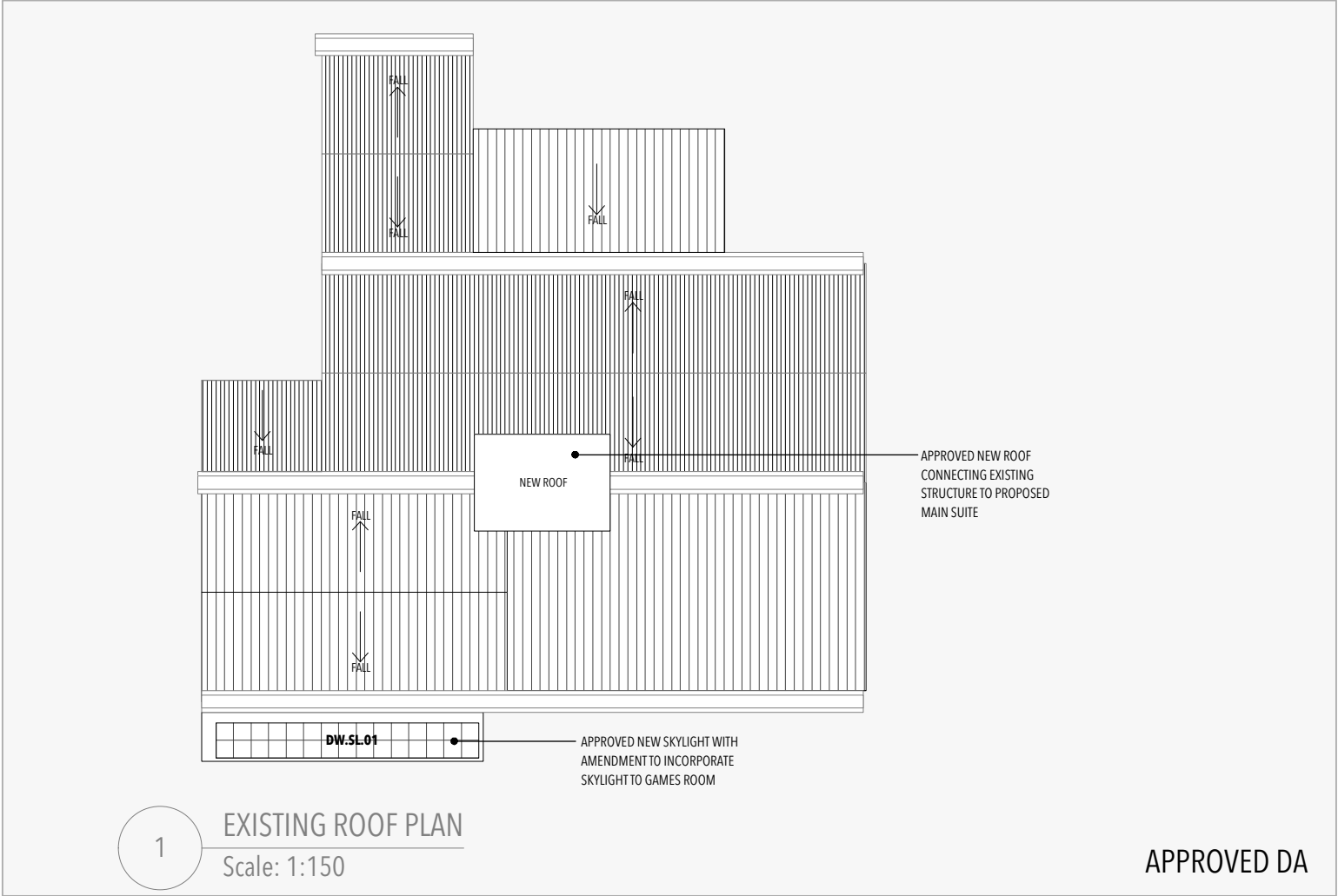
status :  
**DESIGN DEVELOPMENT**

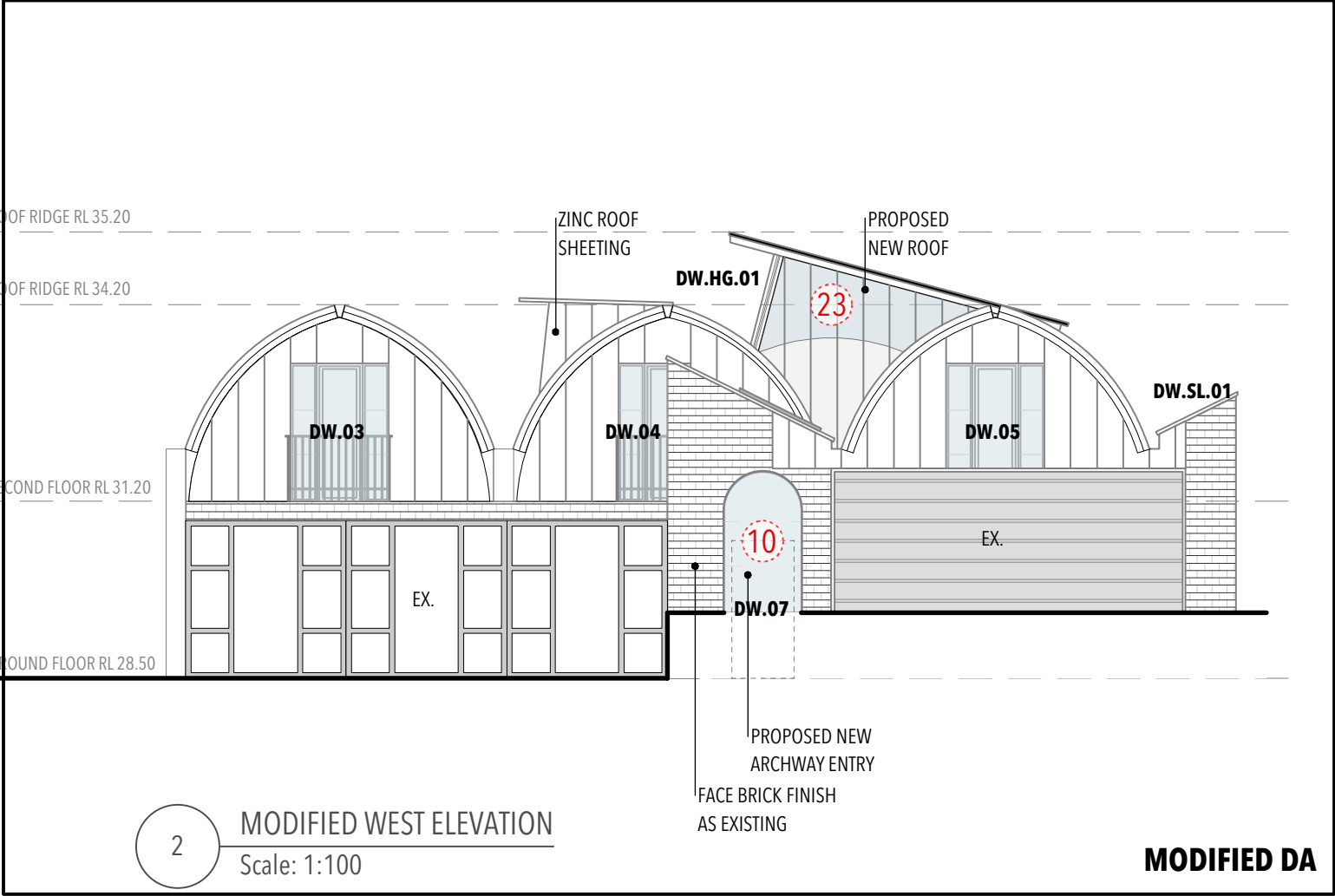
date :  
**13/4/21**

scale :  
**1:100**

0 1 2 3 4 5  
scale bar

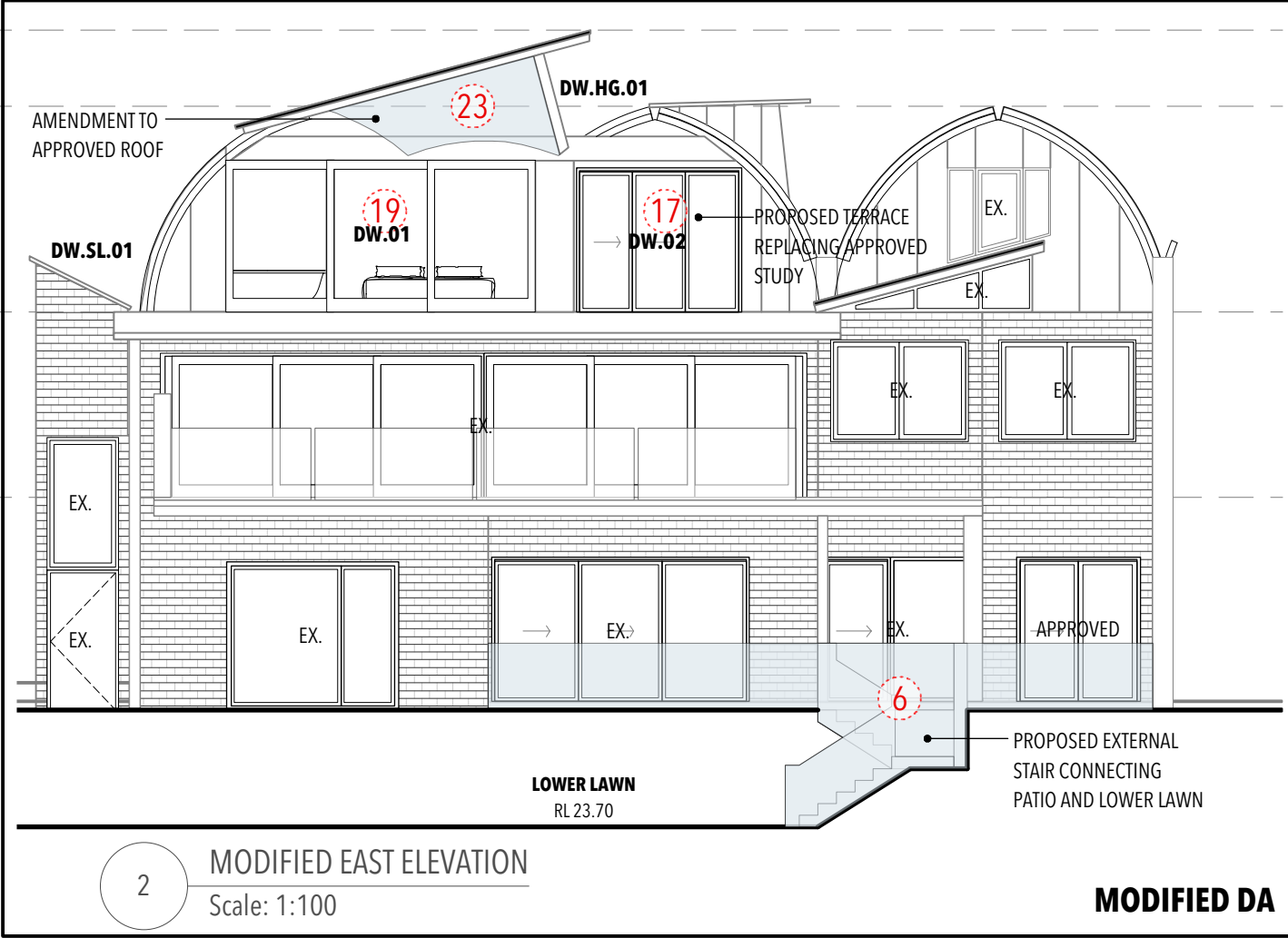
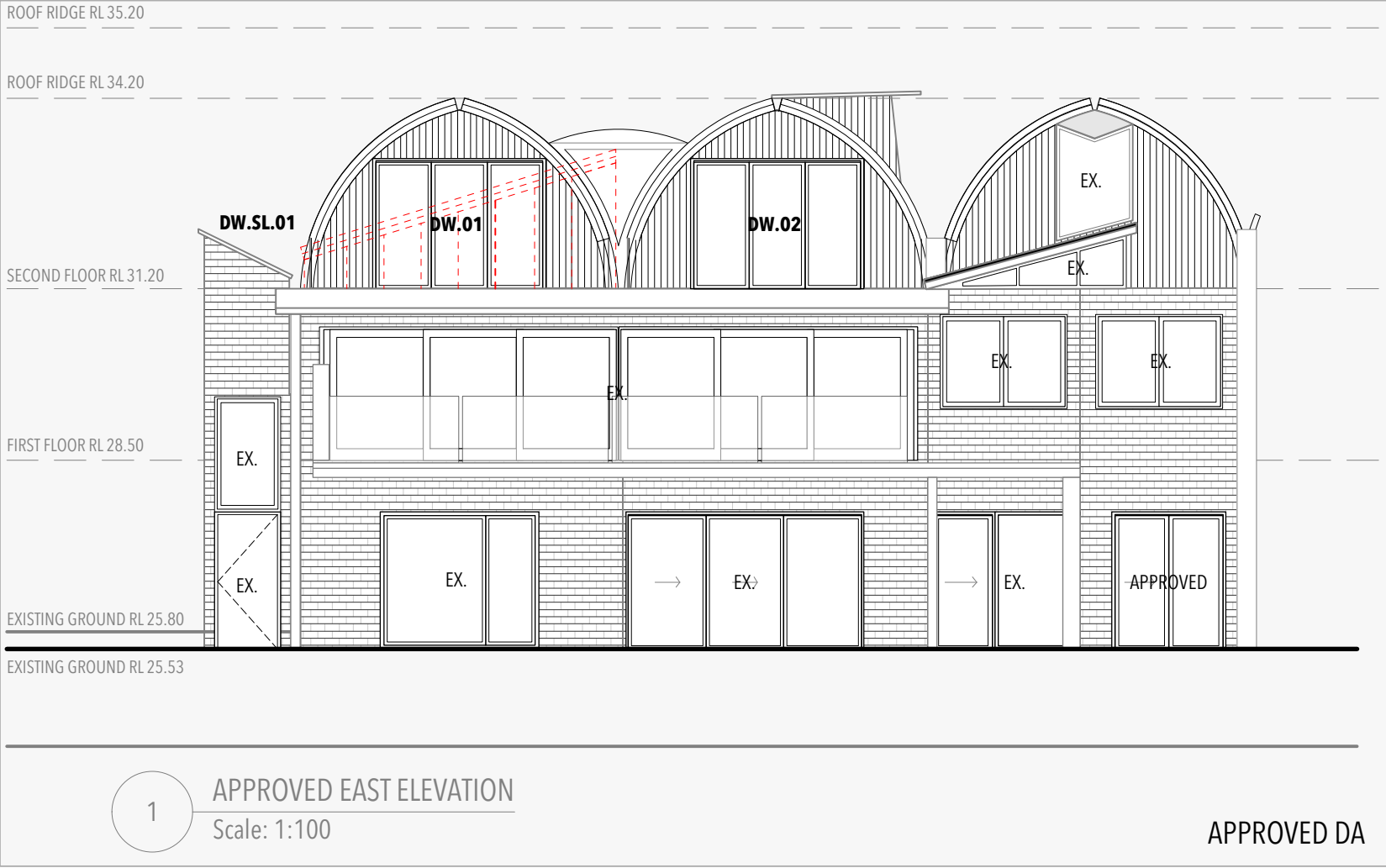




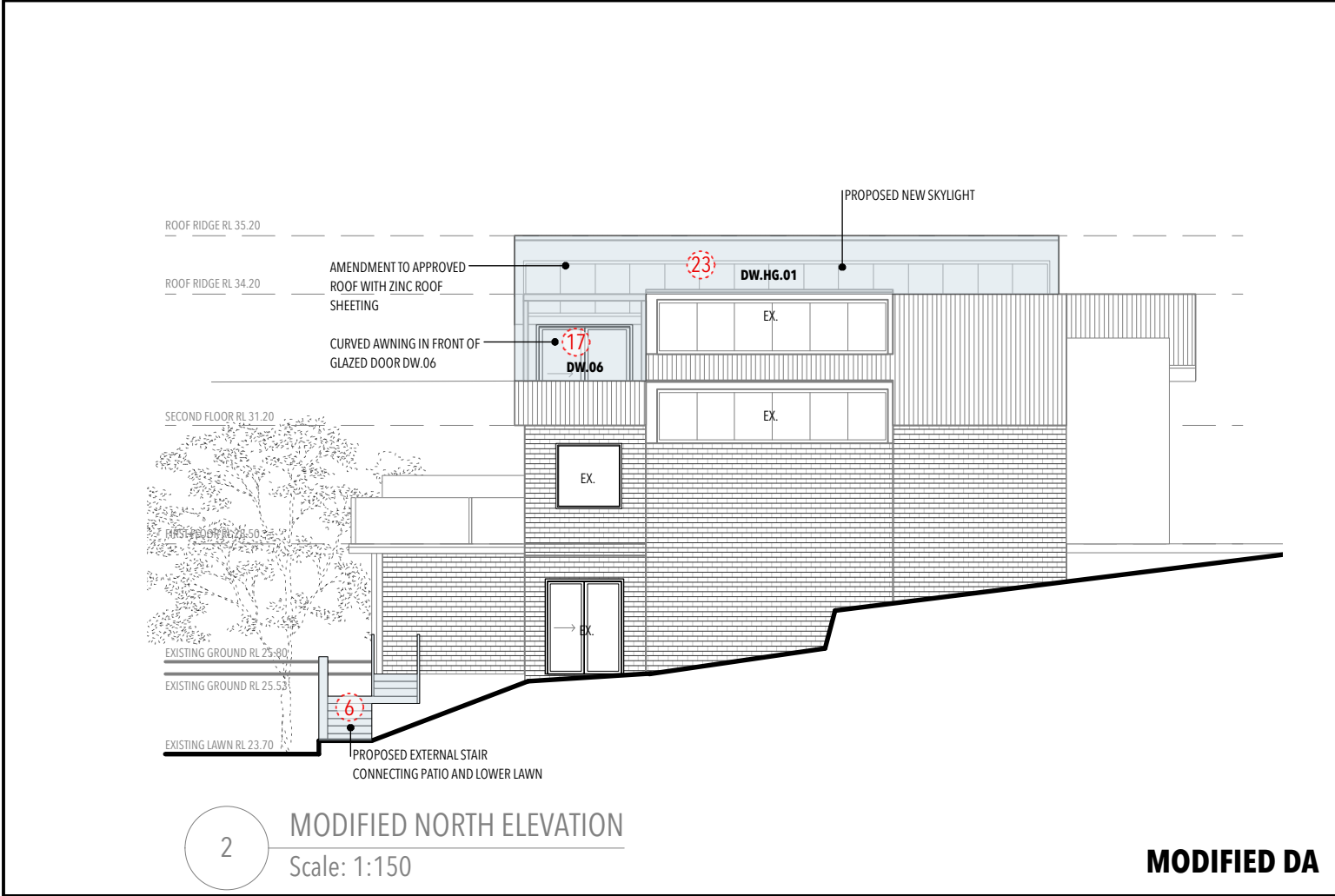
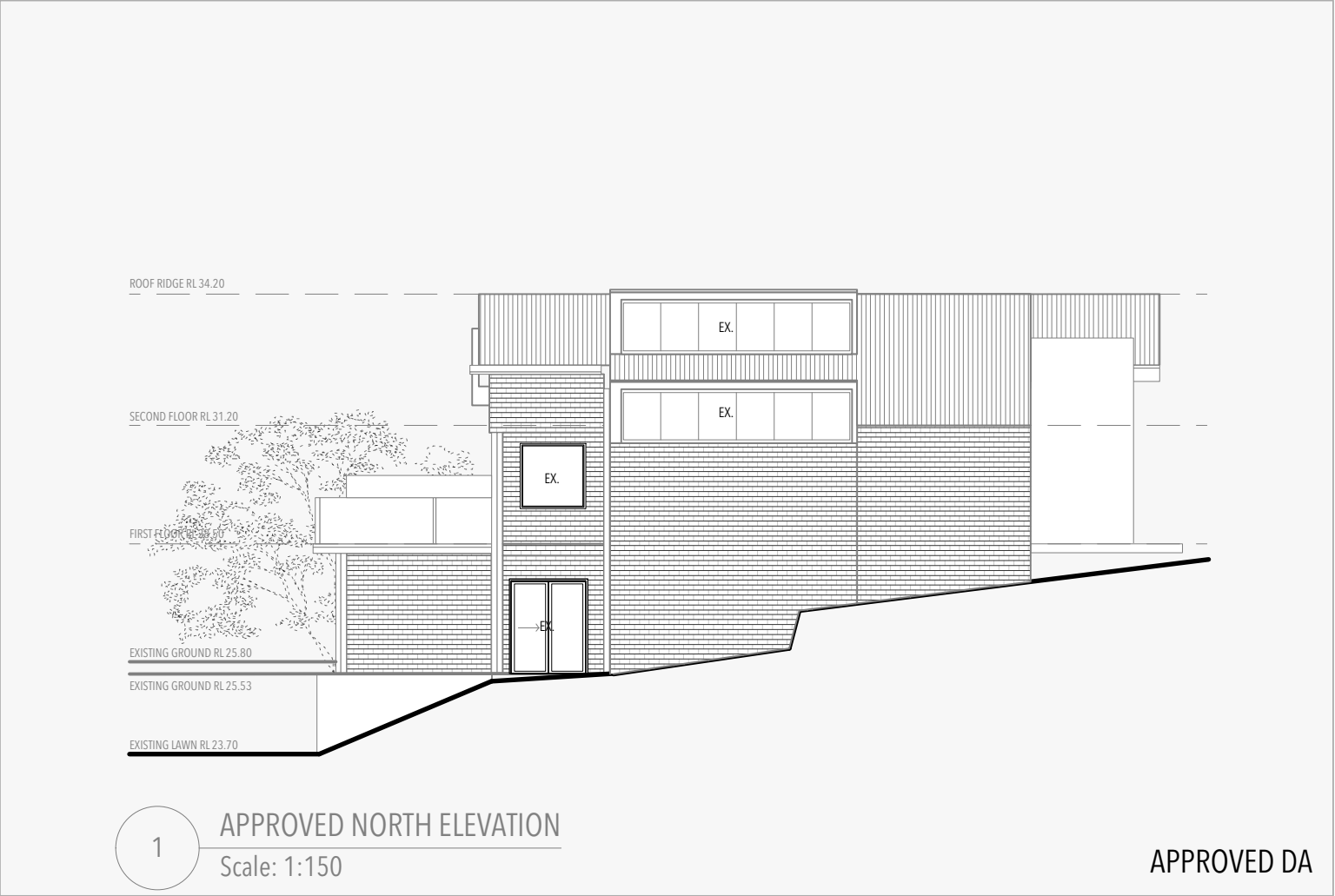


WINDOW AND DOOR SCHEDULE (APPROVED)		WINDOW AND DOOR SCHEDULE	
WINDOW AND DOORS	SQM	WINDOW AND DOORS	SQM
DW.01 (EAST)	7.1m2	DW.01 (EAST)	7.1m2
DW.02 (EAST)	7.1m2	DW.02 (EAST)	7.1m2
DW.03 (WEST)	7.1m2	DW.03 (WEST)	7.1m2
DW.04 (WEST)	3m2	DW.04 (WEST)	3m2
DW.05 (WEST)	5m2	DW.05 (WEST)	5m2
		DW.06 (NORTH)	9.1m2
		DW.07 (WEST)	1.8m2
SKYLIGHTS	SQM	SKYLIGHTS	SQM
DW.SL.01	2m2	DW.SL.01	2m2
		HIGHLIGHT GLAZING	SQM
		DW.HG.01 (NORTH)	16.8m2

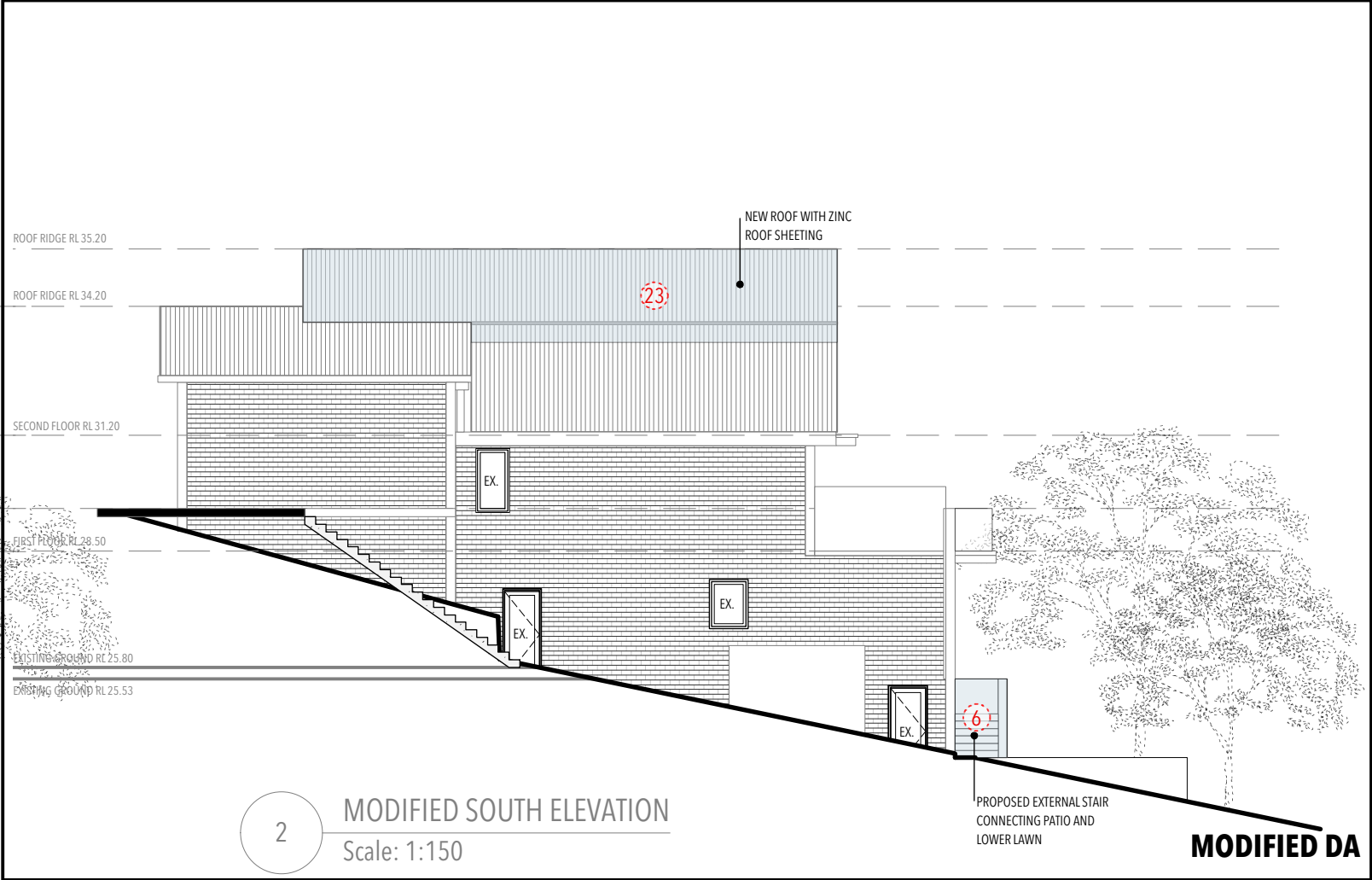
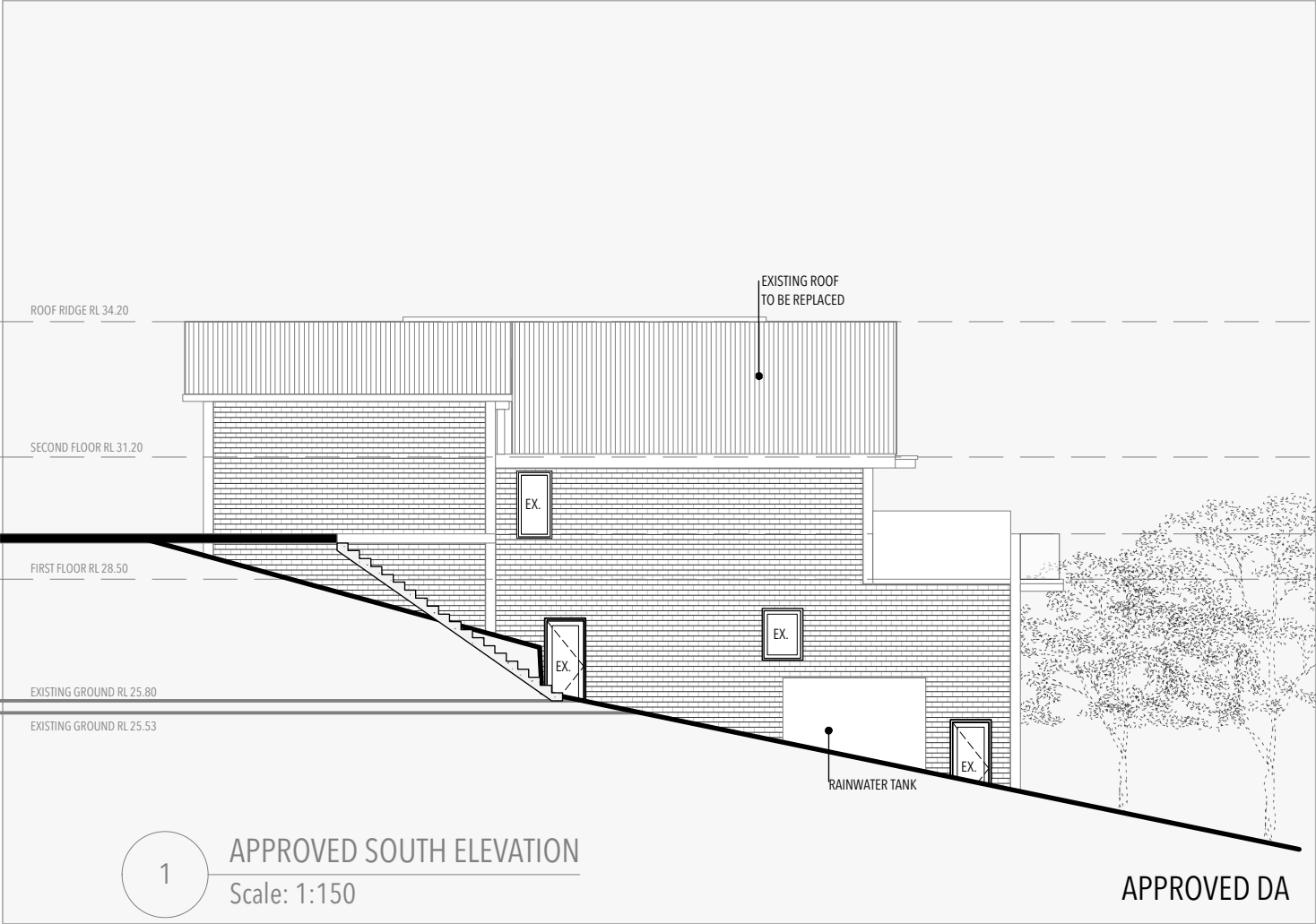




WINDOW AND DOOR SCHEDULE (APPROVED)		WINDOW AND DOOR SCHEDULE	
WINDOW AND DOORS	SQM	WINDOW AND DOORS	SQM
DW.01 (EAST)	7.1m2	DW.01 (EAST)	7.1m2
DW.02 (EAST)	7.1m2	DW.02 (EAST)	7.1m2
DW.03 (WEST)	7.1m2	DW.03 (WEST)	7.1m2
DW.04 (WEST)	3m2	DW.04 (WEST)	3m2
DW.05 (WEST)	5m2	DW.05 (WEST)	5m2
SKYLIGHTS	SQM	DW.06 (NORTH)	9.1m2
DW.SL.01	2m2	DW.07 (WEST)	1.8m2
		SKYLIGHTS	SQM
		DW.SL.01	2m2
		HIGHLIGHT GLAZING	SQM
		DW.HG.01 (NORTH)	16.8m2



WINDOW AND DOOR SCHEDULE (APPROVED)		WINDOW AND DOOR SCHEDULE	
WINDOW AND DOORS	SQM	WINDOW AND DOORS	SQM
DW.01 (EAST)	7.1m2	DW.01 (EAST)	7.1m2
DW.02 (EAST)	7.1m2	DW.02 (EAST)	7.1m2
DW.03 (WEST)	7.1m2	DW.03 (WEST)	7.1m2
DW.04 (WEST)	3m2	DW.04 (WEST)	3m2
DW.05 (WEST)	5m2	DW.05 (WEST)	5m2
		DW.06 (NORTH)	9.1m2
SKYLIGHTS	SQM	DW.07 (WEST)	1.8m2
DW.SL.01	2m2		
		SKYLIGHTS	SQM
		DW.SL.01	2m2
		HIGHLIGHT GLAZING	SQM
		DW.HG.01 (NORTH)	16.8m2



WINDOW AND DOOR SCHEDULE (APPROVED)		WINDOW AND DOOR SCHEDULE	
WINDOW AND DOORS	SQM	WINDOW AND DOORS	SQM
DW.01 (EAST)	7.1m2	DW.01 (EAST)	7.1m2
DW.02 (EAST)	7.1m2	DW.02 (EAST)	7.1m2
DW.03 (WEST)	7.1m2	DW.03 (WEST)	7.1m2
DW.04 (WEST)	3m2	DW.04 (WEST)	3m2
DW.05 (WEST)	5m2	DW.05 (WEST)	5m2
SKYLIGHTS	SQM	DW.06 (NORTH)	9.1m2
DW.SL.01	2m2	DW.07 (WEST)	1.8m2
		SKYLIGHTS	SQM
		DW.SL.01	2m2
		HIGHLIGHT GLAZING	SQM
		DW.HG.01 (NORTH)	16.8m2

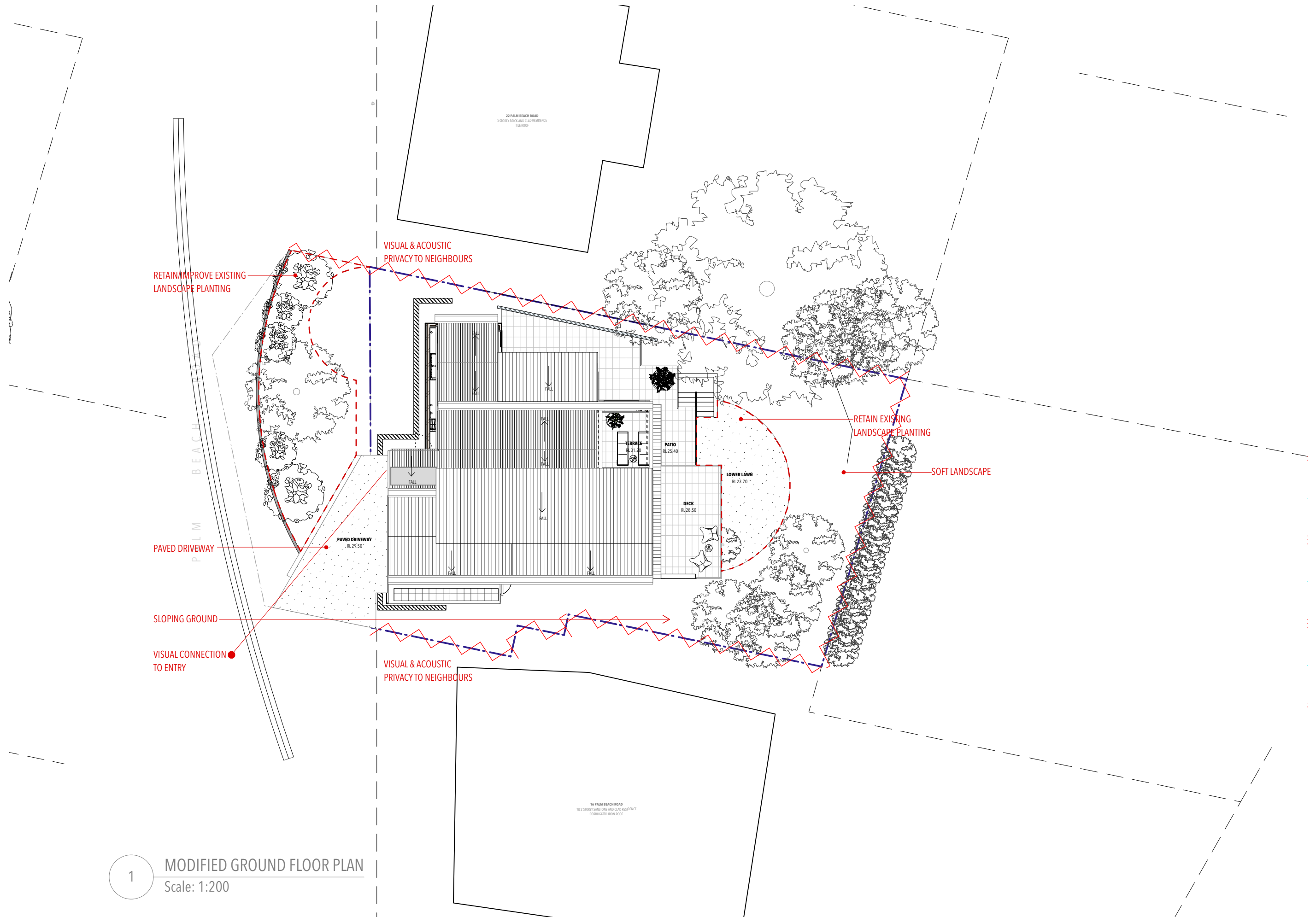
EXISTING GROUND RL 25.53



2 SHORT SECTION- MAIN SUITE  
Scale: 1:100

EXISTING GROUND RL 25.53





1 MODIFIED GROUND FLOOR PLAN  
Scale: 1:200

**HOUSED**

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project:  
**20 PALM BEACH ROAD  
PALM BEACH  
MODIFICATIONS TO EXISTING DA**

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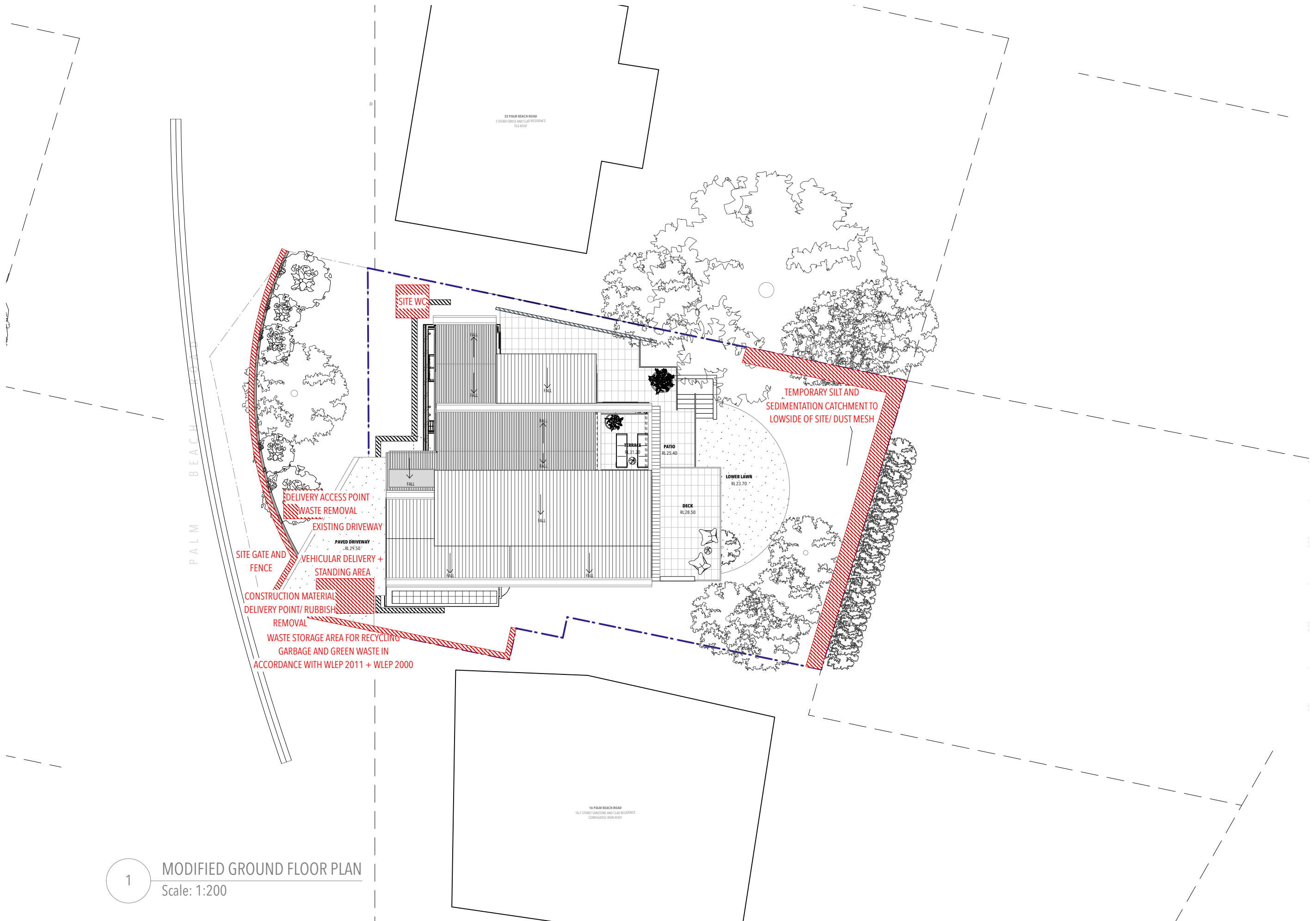
drawing:  
**MOD.18 PROPOSED SITE ANALYSIS**  
  
status :  
**DESIGN DEVELOPMENT**

date :  
**13/4/21**  
  
scale :  
**1:100**

scale bar







1 MODIFIED GROUND FLOOR PLAN  
Scale: 1:200

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Nominated Architect Nanna Lesiuk, 10732

drawing:  
**MOD.19 PROPOSED SITE MANAGEMENT**

status :  
**DESIGN DEVELOPMENT**

date :  
**13/4/21**

scale :  
**1:100**

0 1 2 3 4 5  
scale bar





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drawing:  
**MOD.20 LANDSCAPE PLAN**

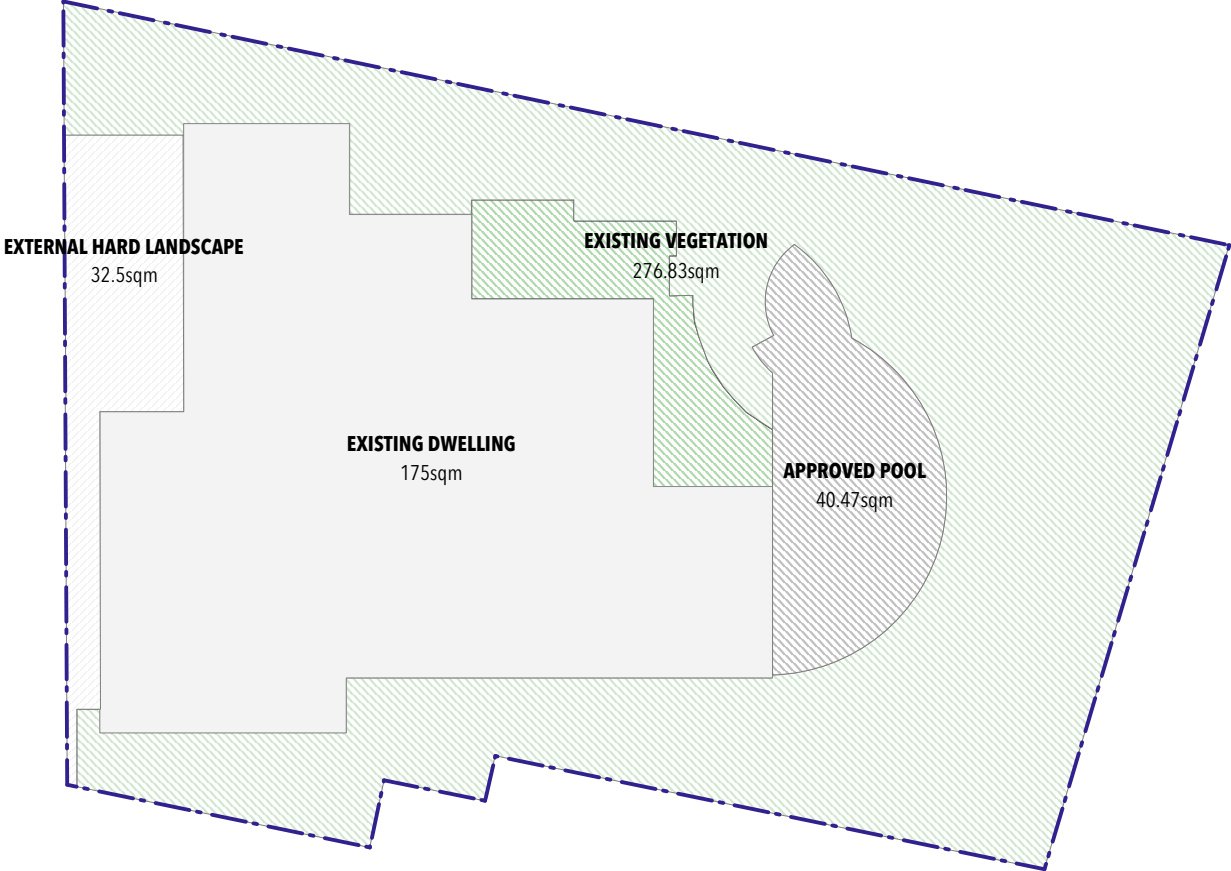
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**DESIGN DEVELOPMENT**

date :  
**13/4/21**

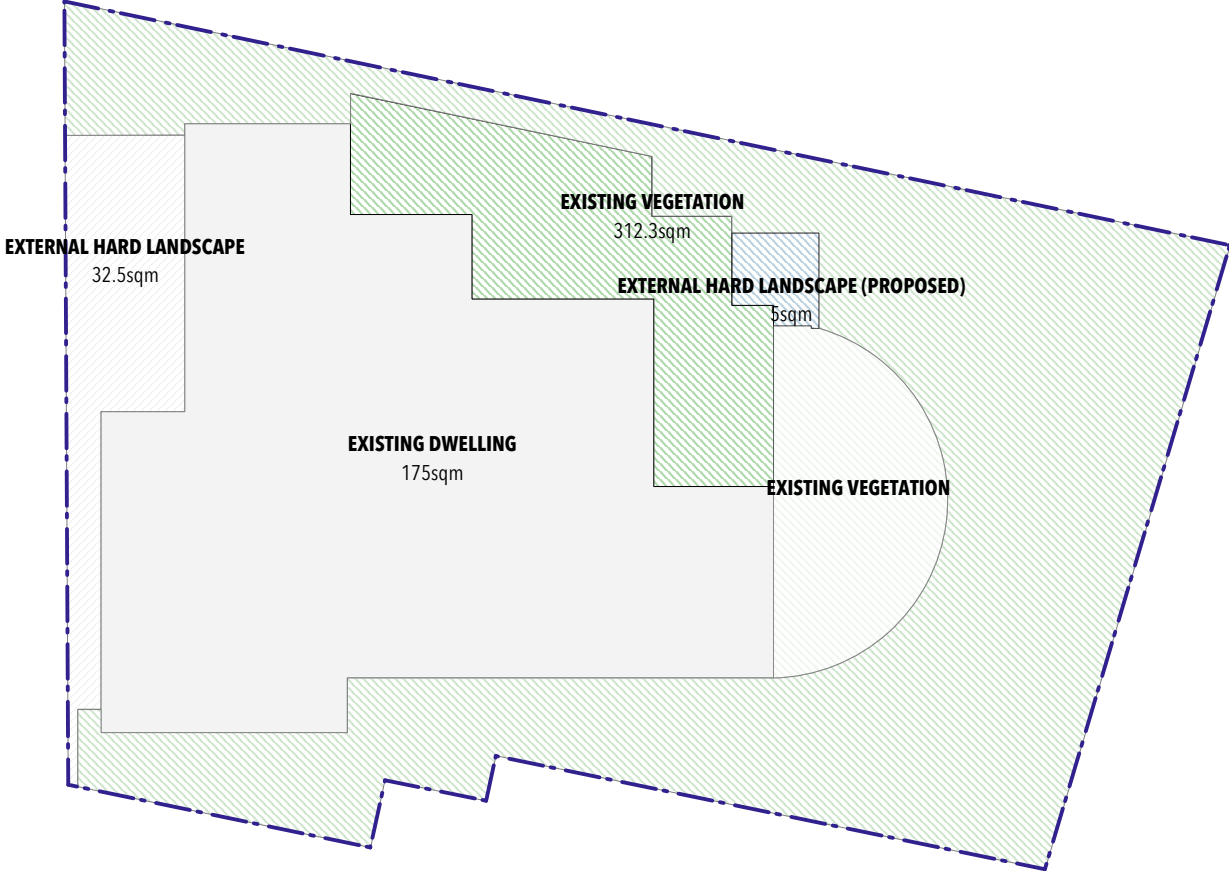
scale :  
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scale bar



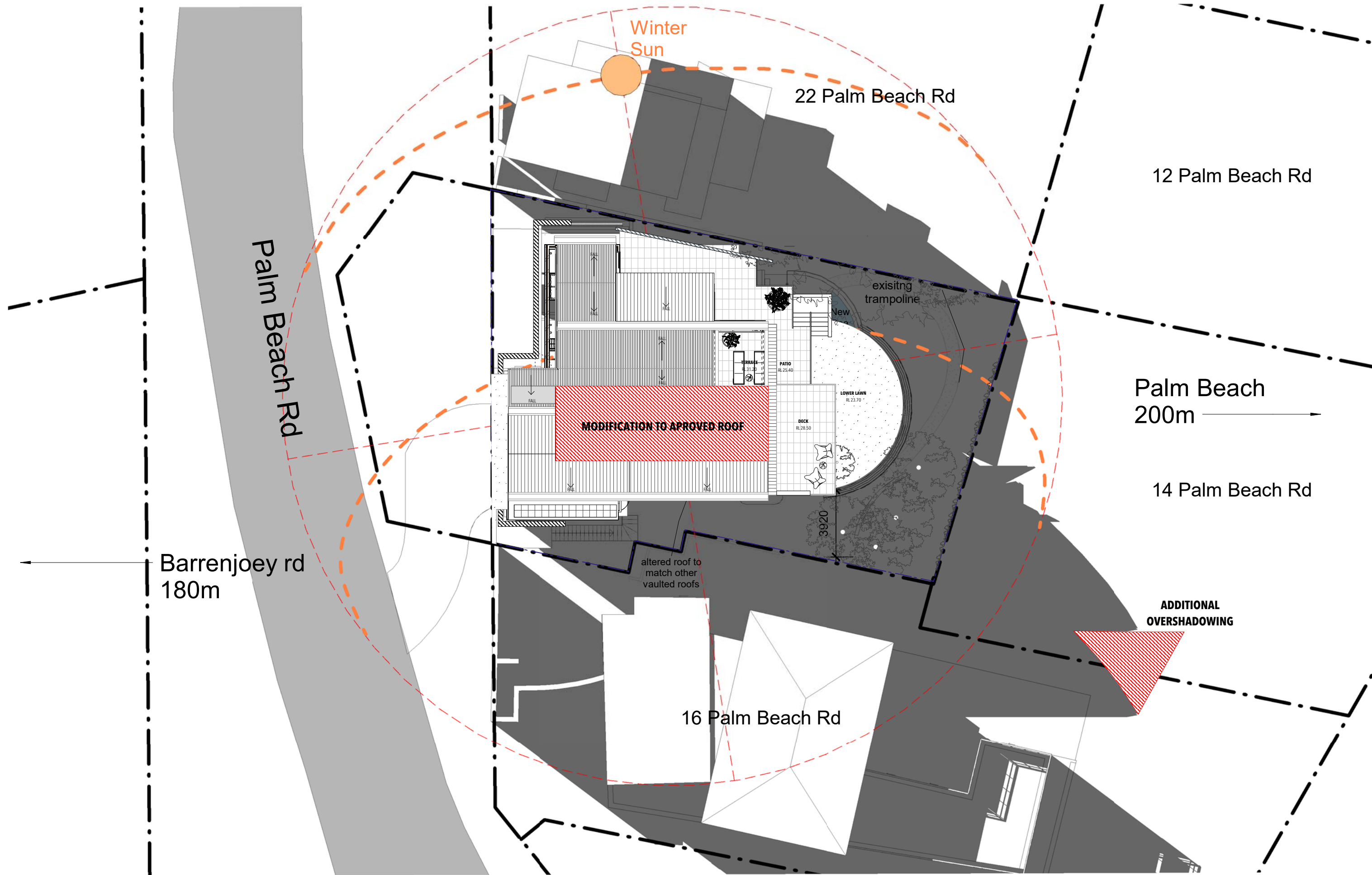


1 APPROVED AREA CALCULATIONS  
Scale: 1:200



2 MODIFIED AREA CALCULATIONS  
Scale: 1:200

APPROVED DA		MODIFIED DA	
SITE ANALYSIS / CALCULATION PLAN		SITE ANALYSIS / CALCULATION PLAN	
SITE AREA	524.8sqm	SITE AREA	524.8sqm
PROPOSED		PROPOSED	
BUILDING FOOTPRINT	175sqm	BASEMENT LEVEL	175sqm
LANDSCAPE (EXISTING)	276.83sqm	LANDSCAPE (IMPROVED)	312.3sqm
LANDSCAPE AREA (EXISTING)	52.7%	LANDSCAPE AREA (IMPROVED)	59.5%
REQUIRED DCP LANDSCAPE	60% OF SITE	REQUIRED DCP LANDSCAPE	60% OF SITE
REQUIRED DCP LANDSCAPE	314.9sqm	REQUIRED DCP LANDSCAPE	314.9sqm



**HOUSED**

BY NANNA LESIUK  
m:0405128186 e:nannalesiuk@housedarchitects.com

project:  
**20 PALM BEACH ROAD  
PALM BEACH  
MODIFICATIONS TO EXISTING DA**

NOTE: All work to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes, and with Manufacturers' recommendations and instructions.  
Check all dimensions on site prior to construction. Work to figured dimensions only.  
Do not scale from drawings.  
Report any discrepancies to HOUSED for a decision before proceeding with work.  
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Nominated Architect Nanna Lesiuk, 10732

drawing:  
**MOD.22 SHADOW DIAGRAMS**

status :  
**DESIGN DEVELOPMENT**

date :  
**13/4/21**

scale :  
**1:100**

scale bar

