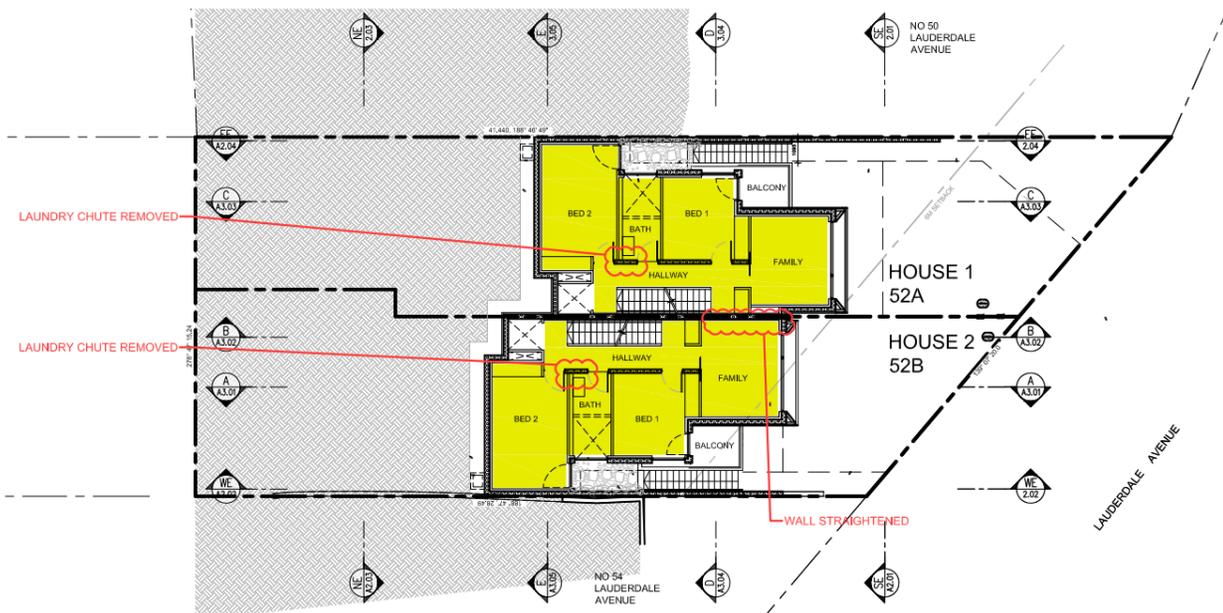


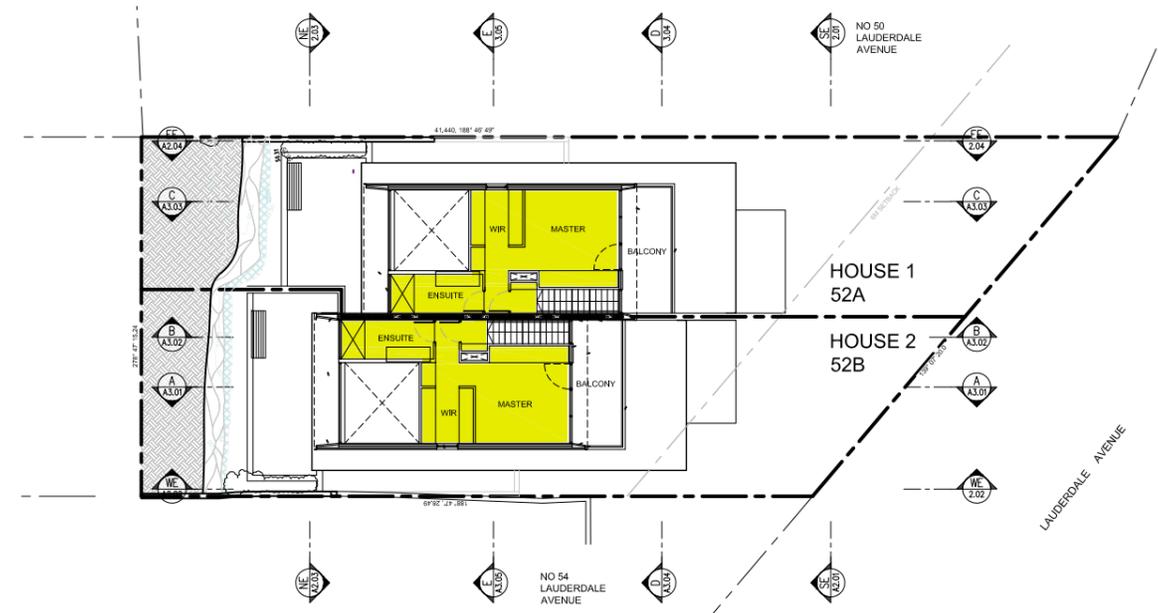
S4.55 AMENDMENTS:

- UNDERCROFT LEVEL TO BE ENCLOSED WITH NEW WINDOWS TO FORM A SEALED ENVELOPE TO ENSURE THE HRV SYSTEM CAN WORK EFFICIENTLY
- ADDITION OF BATHROOM TO UNDERCROFT LEVEL
- LOCATION OF PASSIVE AIR INLET/ OUTLET TO EAST AND WEST ELEVATIONS
- FRONT PARTY FENCE SIMPLIFIED
- MINOR ADJUSTMENTS TO EXTERNAL FINISHES



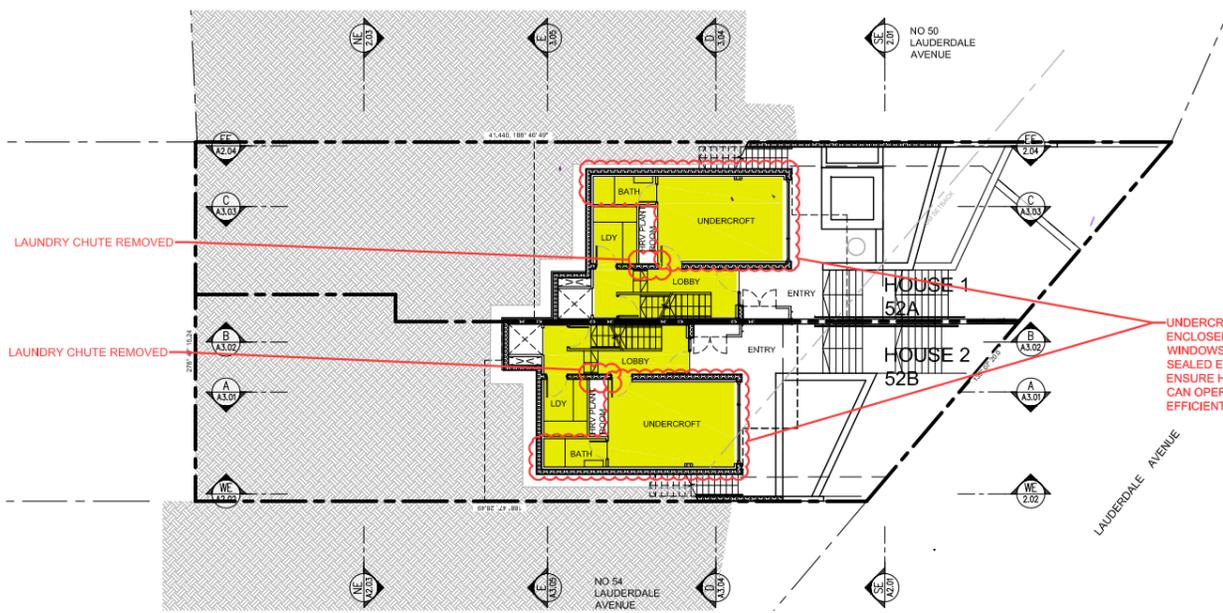
GROUND FLOOR

HOUSE 1 - GFA 56.6M²
HOUSE 2 - GFA 57.7M²



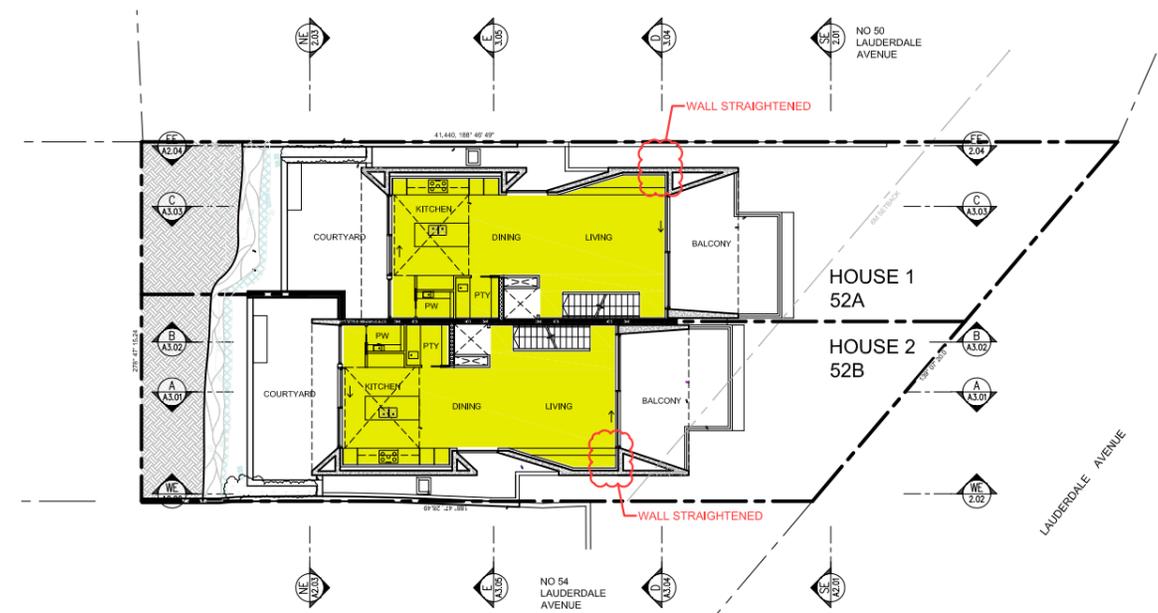
LEVEL 2

HOUSE 1 - GFA 32.0M²
HOUSE 2 - GFA 32.0M²



UNDERCROFT

HOUSE 1 - GFA 40.7M²
HOUSE 2 - GFA 40.7M²



LEVEL 1

HOUSE 1 - GFA 57.7M²
HOUSE 2 - GFA 57.7M²

TOTAL HOUSE 1 - 52A
SITE AREA 281.3M²
TOTAL GFA 187.0M²
FSR 0.66:1

TOTAL HOUSE 2 - 52B
SITE AREA 251.7M²
TOTAL GFA 188.1M²
FSR 0.74:1

IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD, All levels to AHD.

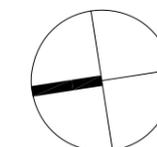
P3	2019.10.22	PRELIMINARY COORDINATION	FB
P4	2020.02.24	FOR AGENT	FB
CC	2020.03.09	CONSTRUCTION CERTIFICATE	FB
A	2020.08.26	ISSUED TO BUILDER	FB
B	2020.09.10	ISSUED TO BUILDER	FB
MOD2	2021.01.13	S4.55 MODIFICATION	FB

LEGEND

(C1) CONCRETE, BRUSH FINISH	(G1) GLAZING	(E1) NATURAL STONE TILES EXT.
(R1) RENDER-OFF WHITE	(M1) METAL CLADDING	(S1) STONE PAVERS
(C2) COMPRESSED FIBRE CEMENT	(M2) METAL ROOFING	(T1) TIMBER CLADDING OR SIMILAR
(C3) CARPET-BEDROOMS	(P1) PEBBLES	(F1) FLOOR TILES - WET AREA
(T1) TIMBER FLOOR BOARDS	(C4) CONCRETE LOOK RENDER	(X1) RL 11,704 PROPOSED RL
(M3) METAL OR TIMBER FENCE	(S2) STONE CLADDING	(X2) RL 11,704 EXISTING RL TO BE MAINTAINED
(G2) GLASS BALUSTRADE	(E2) NATURAL STONE TILES INT.	

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect 88like Gough Reg No. 8280

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING;
**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**
CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



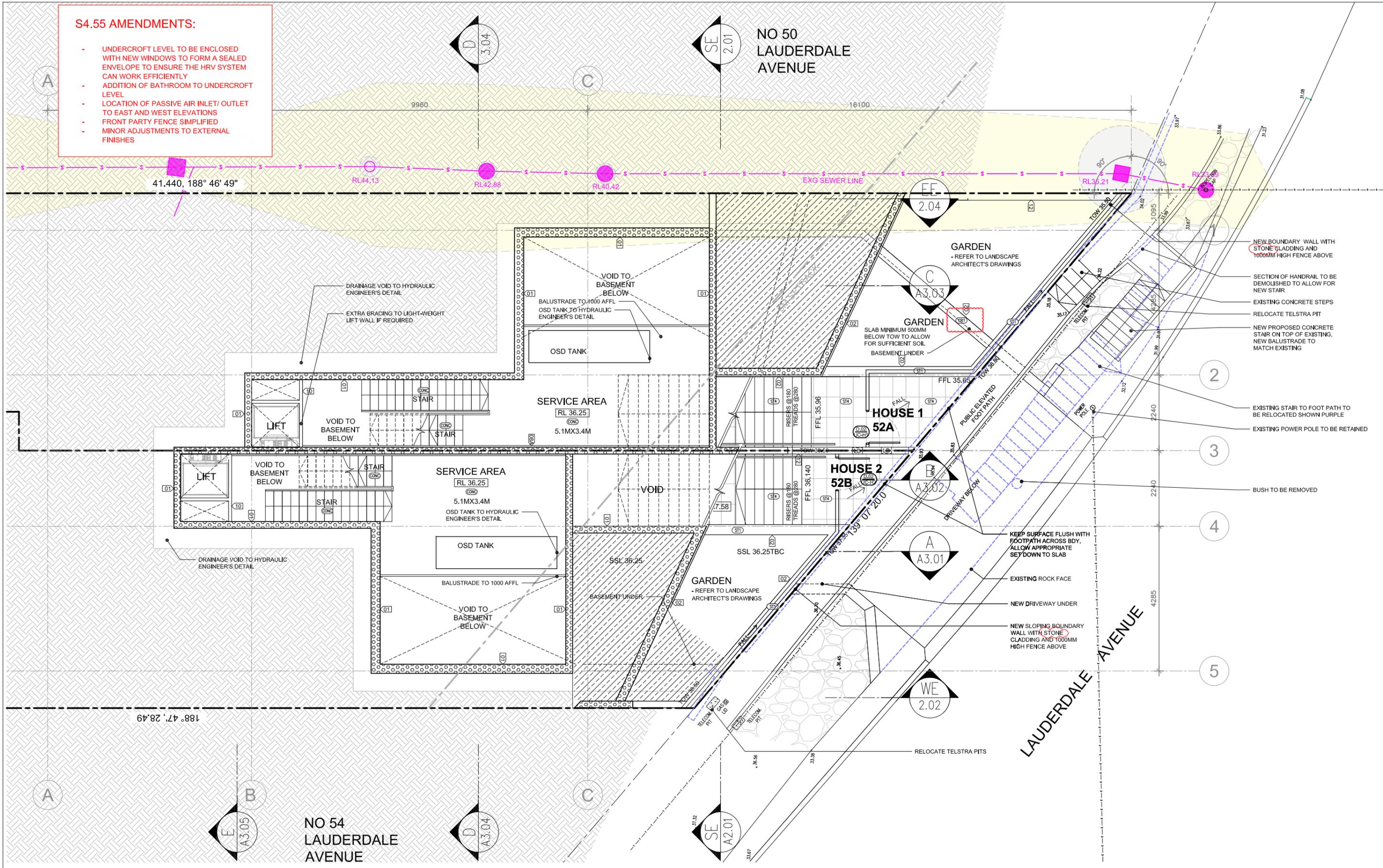
DRAWING TITLE
CALCULATIONS

SCALE 1:300 @A3
STATUS **s4.55**

PROJECT LAF
NUMBER A0.02
REVISION MOD2

S4.55 AMENDMENTS:

- UNDERCROFT LEVEL TO BE ENCLOSED WITH NEW WINDOWS TO FORM A SEALED ENVELOPE TO ENSURE THE HRV SYSTEM CAN WORK EFFICIENTLY
- ADDITION OF BATHROOM TO UNDERCROFT LEVEL
- LOCATION OF PASSIVE AIR INLET/ OUTLET TO EAST AND WEST ELEVATIONS
- FRONT PARTY FENCE SIMPLIFIED
- MINOR ADJUSTMENTS TO EXTERNAL FINISHES



IMPORTANT NOTES:
 Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD, All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

NO.	DATE	DESCRIPTION	BY
P1	2019.09.05	PRELIMINARY COORDINATION	FB
P2	2019.10.02	PRELIMINARY COORDINATION	FB
P3	2019.10.22	PRELIMINARY COORDINATION	FB
P4	2020.02.24	FOR AGENT	FB
CC	2020.03.09	CONSTRUCTION CERTIFICATE	FB
MOD2	2021.01.13	S4.55 MODIFICATION	FB

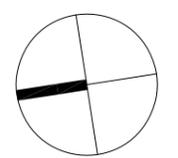
LEGEND

(C01) CONCRETE, BRUSH FINISH	(G1) GLAZING	(S01) NATURAL STONE TILES EXT.
(C02) RENDER, OFF WHITE	(M1) METAL CLADDING	(S02) STONE PAVERS
(C03) COMPRESSED FIBRE CEMENT	(M2) METAL ROOFING	(S03) TIMBER CLADDING OR SIMILAR
(C04) CARPET - BEDROOMS	(P) PEBBLES	(S04) FLOOR TILES - WET AREA
(C05) TIMBER FLOOR BOARDS	(R) CONCRETE LOOK RENDER	(S05) FLOOR TILES - WET AREA
(C06) METAL OR TIMBER FENCE	(S) STONE CLADDING	(X) RL 11,704 PROPOSED RL
(C07) GLASS BALUSTRADE	(S) NATURAL STONE TILES INT.	(X) RL 11,704 EXISTING RL TO BE MAINTAINED

platform ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
 p. 02 9976 6666 abn. 74602856157
 nominated architect 8184 Gough Reg No. 8280

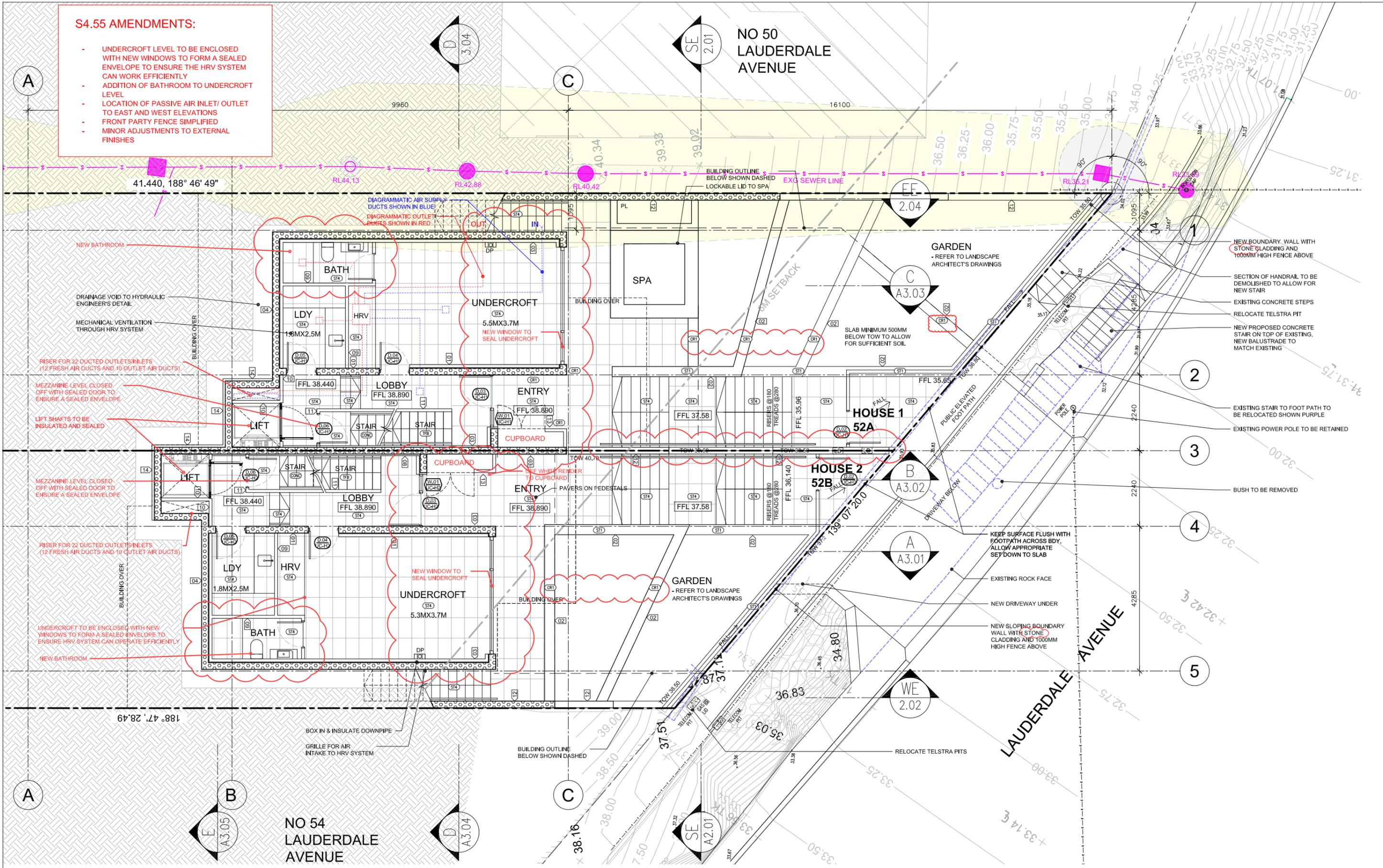
PROJECT
 TWO SEMI-DETACHED DWELLINGS WITH BASEMENT CARPARKING:
52 LAUDERDALE AVENUE, FAIRLIGHT, NSW
 CLIENT
 DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE	PROJECT
MEZZANINE FLOOR PLAN	LAF
SCALE	STATUS
1:100 @A3	s4.55
NUMBER	REVISION
A1.01	MOD2

S4.55 AMENDMENTS:

- UNDERCROFT LEVEL TO BE ENCLOSED WITH NEW WINDOWS TO FORM A SEALED ENVELOPE TO ENSURE THE HRV SYSTEM CAN WORK EFFICIENTLY
- ADDITION OF BATHROOM TO UNDERCROFT LEVEL
- LOCATION OF PASSIVE AIR INLET/ OUTLET TO EAST AND WEST ELEVATIONS
- FRONT PARTY FENCE SIMPLIFIED
- MINOR ADJUSTMENTS TO EXTERNAL FINISHES



IMPORTANT NOTES:
 Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD, All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

NO	DATE	DESCRIPTION	BY
P3	2019.10.22	PRELIMINARY COORDINATION	FB
P4	2020.02.24	FOR AGENT	FB
CC	2020.03.09	CONSTRUCTION CERTIFICATE	FB
A	2020.08.26	ISSUED TO BUILDER	FB
B	2020.09.10	ISSUED TO BUILDER	FB
MOD2	2021.01.13	S4.55 MODIFICATION	FB

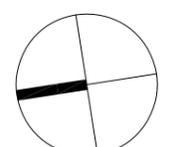
LEGEND

(CC) CONCRETE, BRUSH FINISH	(GL) GLAZING	(NT) NATURAL STONE TILES EXT.
(CR) RENDER - OFF WHITE	(MC) METAL CLADDING	(SP) STONE PAVERS
(CF) COMPRESSED FIBRE CEMENT	(MR) METAL ROOFING	(TC) TIMBER CLADDING OR SIMILAR
(CP) CARPET - BEDROOMS	(PB) PEBBLES	(FT) FLOOR TILES - WET AREA
(TB) TIMBER FLOOR BOARDS	(CL) CONCRETE LOOK RENDER	(RL) FLOOR TILES - WET AREA
(MT) METAL OR TIMBER FENCE	(SC) STONE CLADDING	(RL) 11.704 PROPOSED RL
(GB) GLASS BALUSTRADE	(NT) NATURAL STONE TILES INT.	(RL) 11.704 EXISTING RL TO BE MAINTAINED

platform ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
 p. 02 9976 6666 abn. 74602856157
 nominated architect Bldg Reg No. 8280

PROJECT
 TWO SEMI-DETACHED DWELLINGS WITH BASEMENT CARPARKING:
52 LAUDERDALE AVENUE, FAIRLIGHT, NSW
 CLIENT
 DAVID ALLEN & THE CASEY FAMILY TRUST

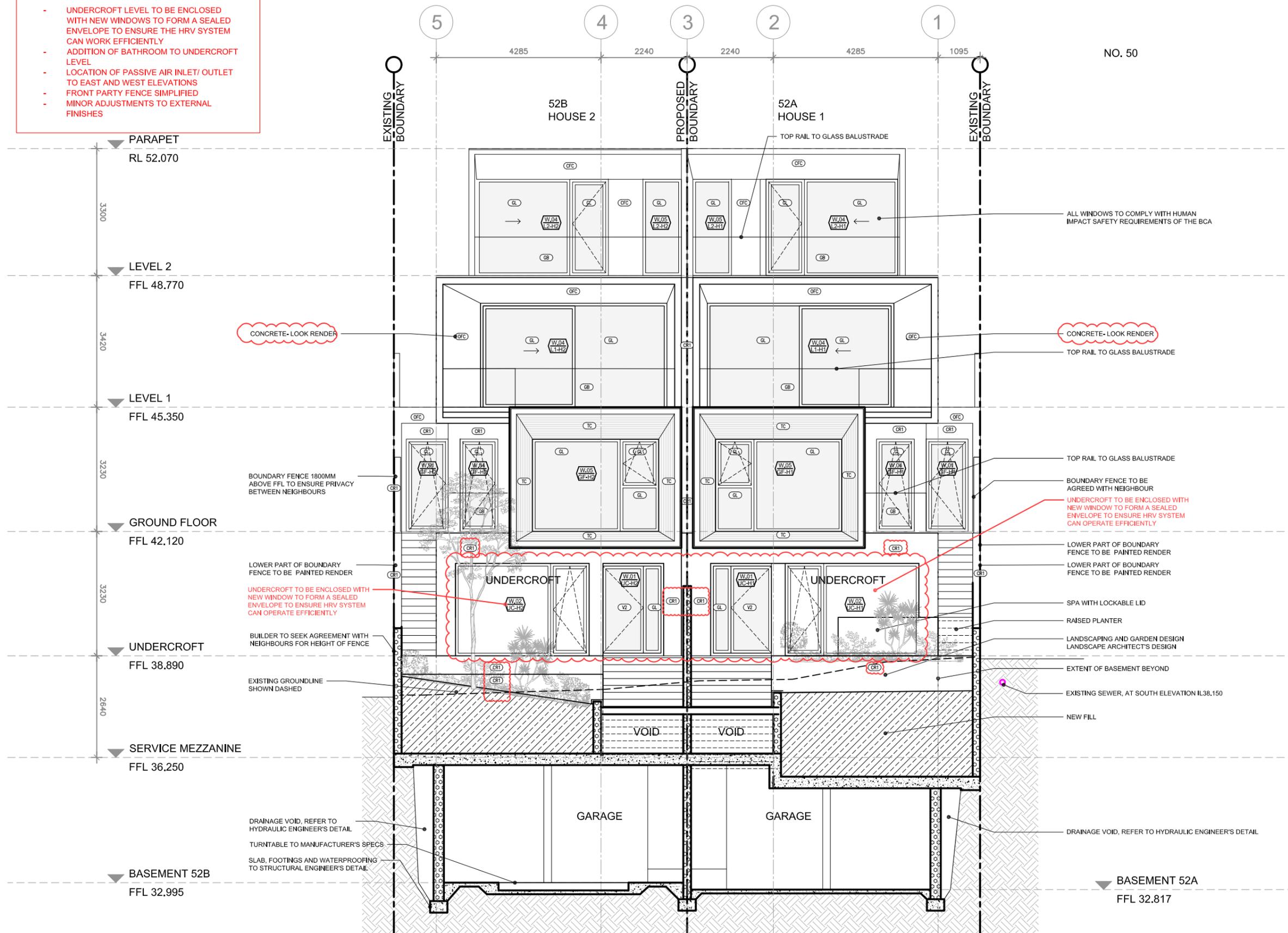


DRAWING TITLE	PROJECT		
UNDERCROFT FLOOR PLAN	LAF		
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	s4.55	A1.02	MOD2

S4.55 AMENDMENTS:

- UNDERCROFT LEVEL TO BE ENCLOSED WITH NEW WINDOWS TO FORM A SEALED ENVELOPE TO ENSURE THE HRV SYSTEM CAN WORK EFFICIENTLY
- ADDITION OF BATHROOM TO UNDERCROFT LEVEL
- LOCATION OF PASSIVE AIR INLET/ OUTLET TO EAST AND WEST ELEVATIONS
- FRONT PARTY FENCE SIMPLIFIED
- MINOR ADJUSTMENTS TO EXTERNAL FINISHES

NO. 50



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD, All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

P1	2019.09.17	PRELIMINARY COORDINATION	FB
P2	2019.10.02	PRELIMINARY COORDINATION	FB
CC	2020.03.09	CONSTRUCTION CERTIFICATE	FB
A	2020.09.10	ISSUED TO BUILDER	FB
MOD2	2021.01.13	S4.55 MODIFICATION	FB

LEGEND

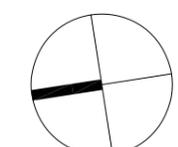
(CFC) CONCRETE, BRUSH FINISH	(GL) GLAZING	(NTE) NATURAL STONE TILES EXT.
(R1) RENDER - OFF WHITE	(MC) METAL CLADDING	(SP) STONE PAVERS
(CFC) COMPRESSED FIBRE CEMENT	(MR) METAL ROOFING	(TCC) TIMBER CLADDING OR SIMILAR
(CR) CARPET - BEDROOMS	(P) PEBBLES	(FT) FLOOR TILES - WET AREA
(TF) TIMBER FLOOR BOARDS	(CCL) CONCRETE LOOK RENDER	(R) RL 11,704 PROPOSED RL
(MT) METAL OR TIMBER FENCE	(ST) STONE CLADDING	(X) RL 11,704 EXISTING RL TO BE MAINTAINED
(GB) GLASS BALUSTRADE	(NST) NATURAL STONE TILES INT.	

platform ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bldg Reg No. 8280

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**

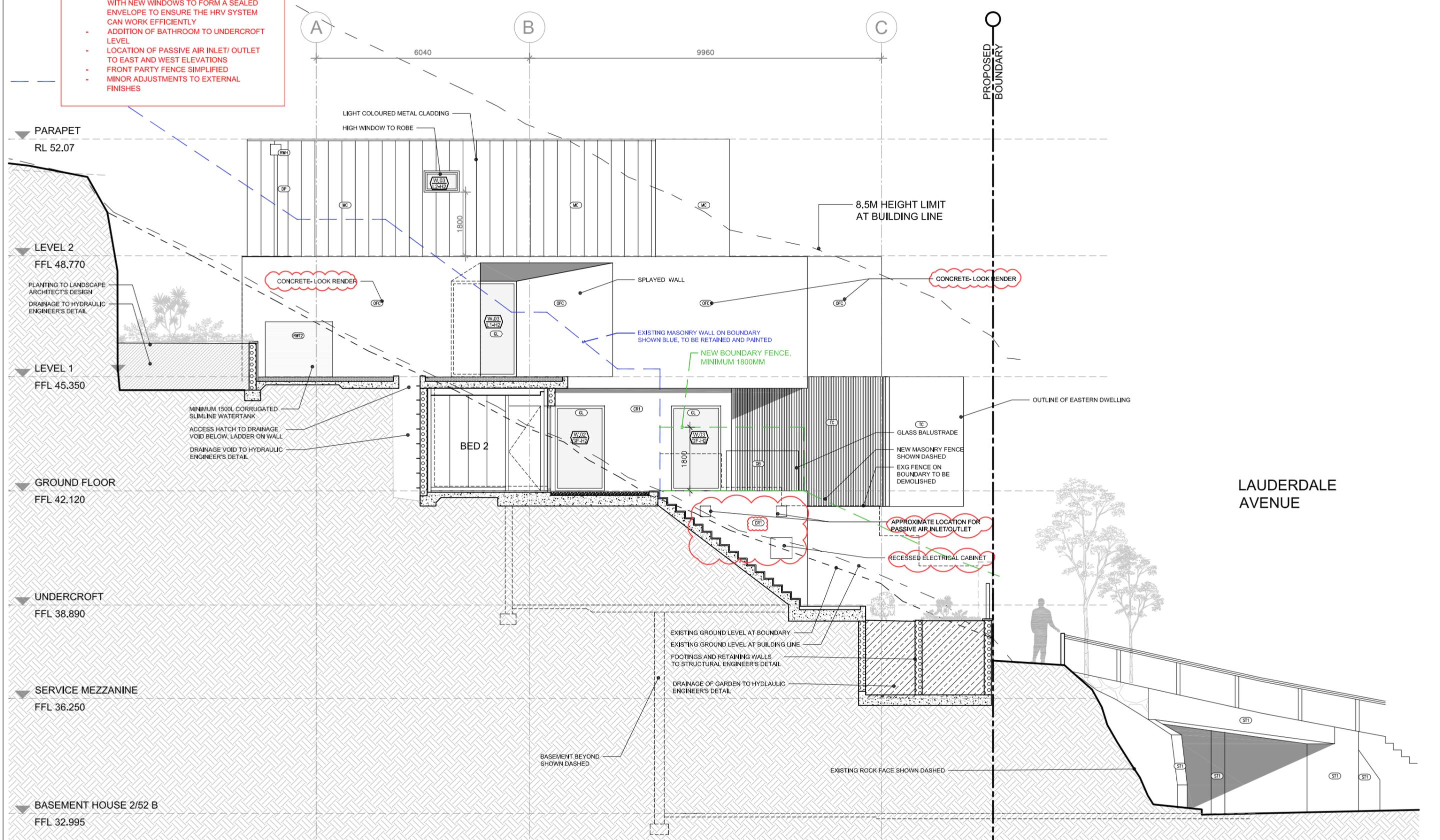
CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE	PROJECT		
SOUTH ELEVATION	LAF		
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	s4.55	A2.01	MOD2

S4.55 AMENDMENTS:

- UNDERCROFT LEVEL TO BE ENCLOSED WITH NEW WINDOWS TO FORM A SEALED ENVELOPE TO ENSURE THE HRV SYSTEM CAN WORK EFFICIENTLY
- ADDITION OF BATHROOM TO UNDERCROFT LEVEL
- LOCATION OF PASSIVE AIR INLET/ OUTLET TO EAST AND WEST ELEVATIONS
- FRONT PARTY FENCE SIMPLIFIED
- MINOR ADJUSTMENTS TO EXTERNAL FINISHES



LAUDERDALE AVENUE

IMPORTANT NOTES:
 Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3,1m AHD, All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

P1	2019.09.17	PRELIMINARY COORDINATION	FB
CC	2020.03.09	CONSTRUCTION CERTIFICATE	FB
MOD2	2021.01.13	s4.55 MODIFICATION	FB

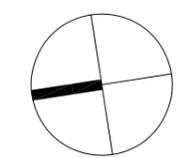
LEGEND

(CNC) CONCRETE, BRUSH FINISH	(GL) GLAZING	(NTS) NATURAL STONE TILES EXT.
(R1) RENDER - OFF WHITE	(MC) METAL CLADDING	(SP) STONE PAVERS
(CCF) COMPRESSED FIBRE CEMENT	(MR) METAL ROOFING	(TC) TIMBER CLADDING OR SIMILAR
(CP) CARPET - BEDROOMS	(PB) PEBBLES	(FT) FLOOR TILES - WET AREA
(TFB) TIMBER FLOOR BOARDS	(CLR) CONCRETE LOOK RENDER	(X) RL 11,704 PROPOSED RL
(MT) METAL OR TIMBER FENCE	(STR) STONE CLADDING	(X) RL 11,704 EXISTING RL TO BE MAINTAINED
(GB) GLASS BALUSTRADE	(NST) NATURAL STONE TILES INT.	

platform ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
 p. 02 9976 6666 abn. 74602856157
 nominated architect Bldg Reg No. 8280

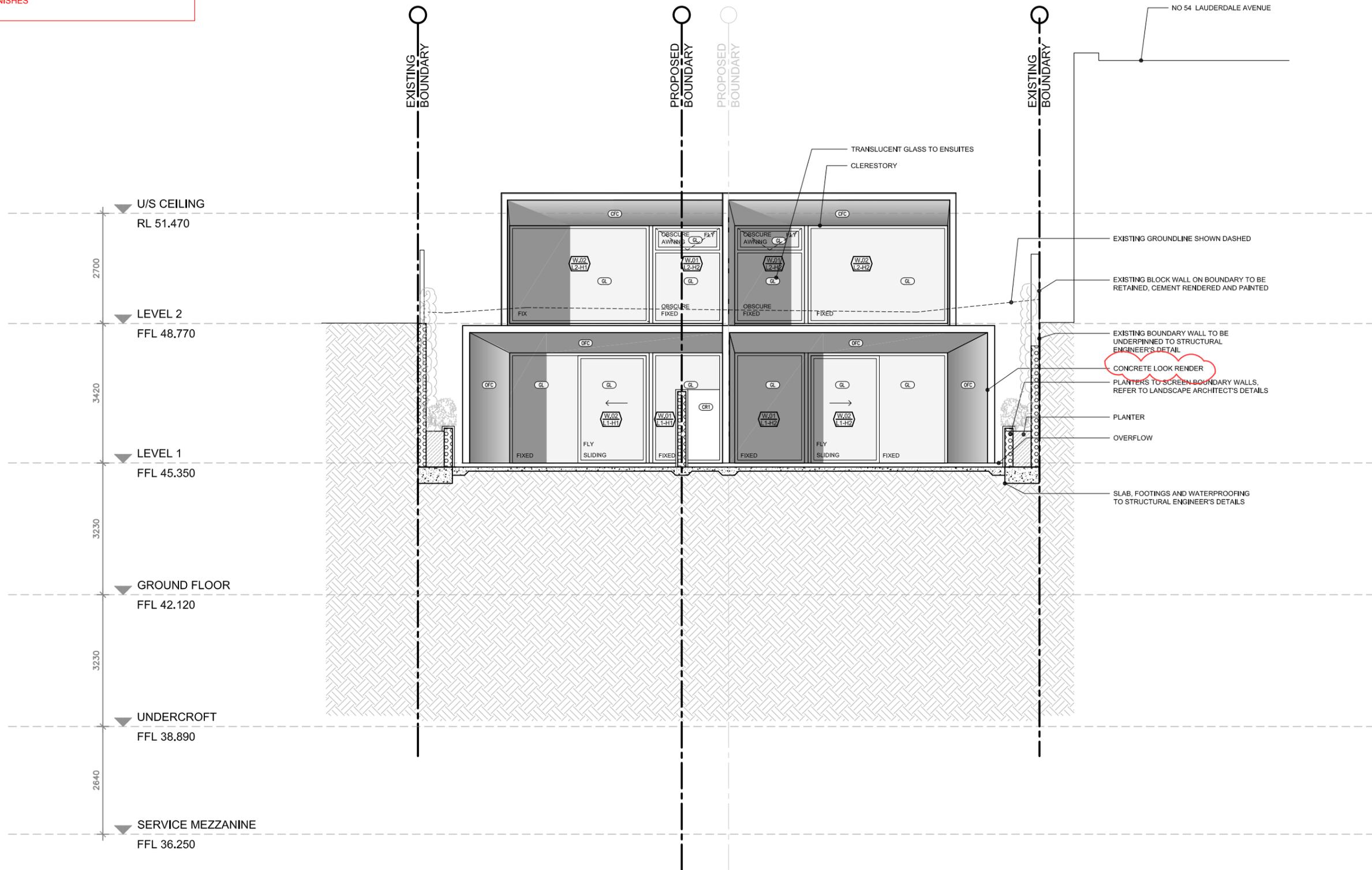
PROJECT
 TWO SEMI-DETACHED DWELLINGS
 WITH BASEMENT CARPARKING:
**52 LAUDERDALE AVENUE,
 FAIRLIGHT, NSW**
 CLIENT
 DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE	PROJECT		
WEST ELEVATION	LAF		
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	s4.55	A2.02	MOD 2

S4.55 AMENDMENTS:

- UNDERCROFT LEVEL TO BE ENCLOSED WITH NEW WINDOWS TO FORM A SEALED ENVELOPE TO ENSURE THE HRV SYSTEM CAN WORK EFFICIENTLY
- ADDITION OF BATHROOM TO UNDERCROFT LEVEL
- LOCATION OF PASSIVE AIR INLET/ OUTLET TO EAST AND WEST ELEVATIONS
- FRONT PARTY FENCE SIMPLIFIED
- MINOR ADJUSTMENTS TO EXTERNAL FINISHES



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3,1m AHD, All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

P1	2019.09.17	PRELIMINARY COORDINATION	FB
CC	2020.03.09	CONSTRUCTION CERTIFICATE	FB
MOD2	2021.01.13	s4.55 MODIFICATION	FB

LEGEND

(CFC) CONCRETE, BRUSH FINISH	(GL) GLAZING	(ST) NATURAL STONE TILES EXT.
(RW) RENDER - OFF WHITE	(MC) METAL CLADDING	(SP) STONE PAVERS
(CCF) COMPRESSED FIBRE CEMENT	(MR) METAL ROOFING	(TC) TIMBER CLADDING OR SIMILAR
(CP) CARPET - BEDROOMS	(PB) PEBBLES	(FT) FLOOR TILES - WET AREA
(TB) TIMBER FLOOR BOARDS	(CLR) CONCRETE LOOK RENDER	(X) RL 11.704 PROPOSED RL
(MF) METAL OR TIMBER FENCE	(SC) STONE CLADDING	(X) RL 11.704 EXISTING RL TO BE MAINTAINED
(GB) GLASS BALUSTRADE	(NST) NATURAL STONE TILES INT.	

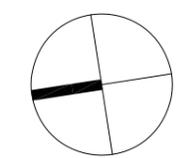
platform ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect 888de Gough Reg No. 8280

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:

**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**

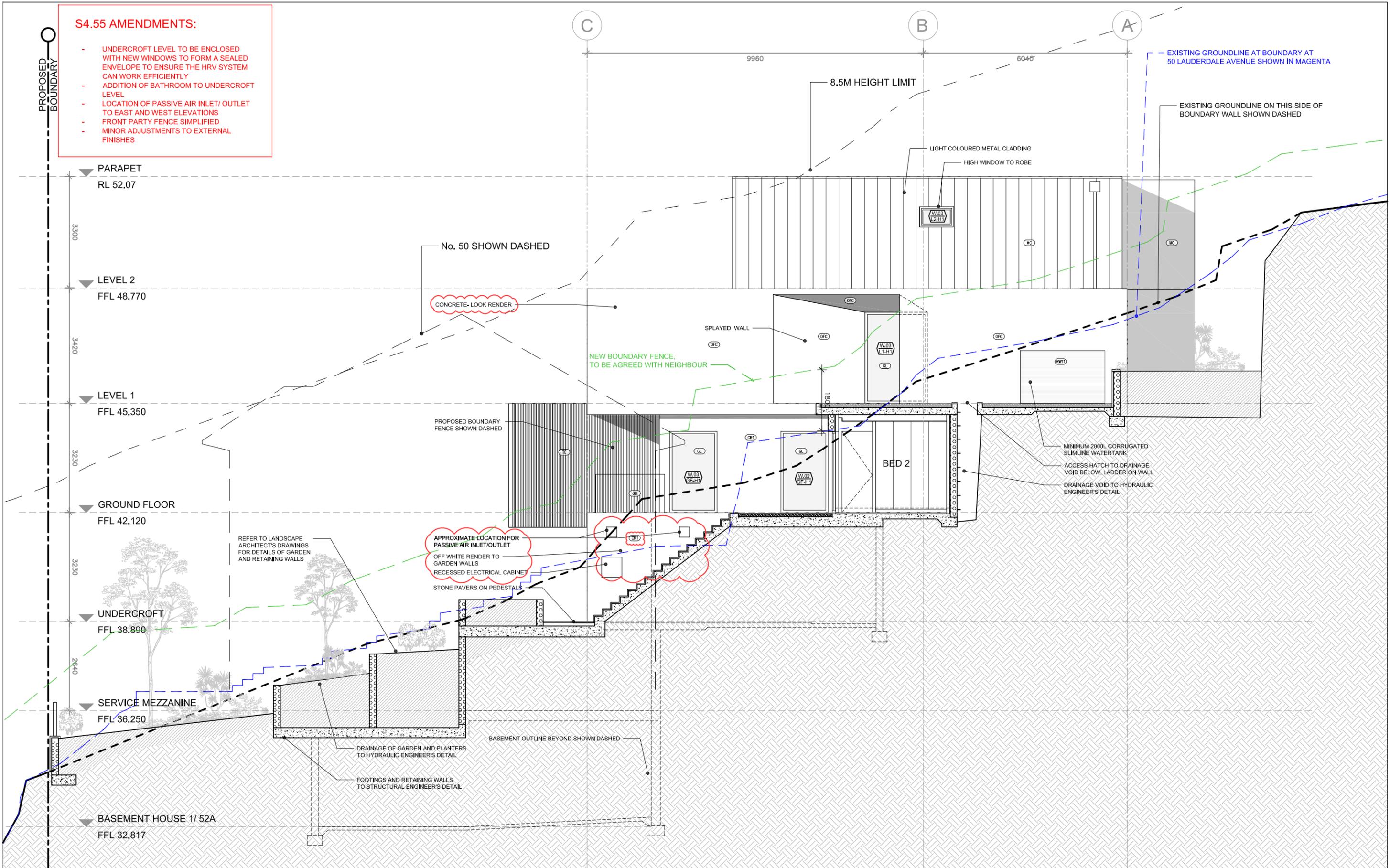
CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE	NORTH ELEVATION		PROJECT	LAF
SCALE	STATUS	NUMBER	REVISION	
1:100 @A3	s4.55	A2.03	MOD2	

S4.55 AMENDMENTS:

- UNDERCROFT LEVEL TO BE ENCLOSED WITH NEW WINDOWS TO FORM A SEALED ENVELOPE TO ENSURE THE HRV SYSTEM CAN WORK EFFICIENTLY
- ADDITION OF BATHROOM TO UNDERCROFT LEVEL
- LOCATION OF PASSIVE AIR INLET/ OUTLET TO EAST AND WEST ELEVATIONS
- FRONT PARTY FENCE SIMPLIFIED
- MINOR ADJUSTMENTS TO EXTERNAL FINISHES



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD, All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

P1	2019.09.17	PRELIMINARY COORDINATION	FB
P2	2019.10.02	PRELIMINARY COORDINATION	FB
CC	2020.03.09	CONSTRUCTION CERTIFICATE	FB
A	2020.03.31	GRID ADDED	FB
MOD2	2021.01.13	S4.55 MODIFICATION	FB

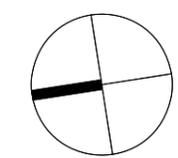
LEGEND

(C1) CONCRETE, BRUSH FINISH	(G1) RENDERS - OFF WHITE	(R1) COMPRESSED FIBRE CEMENT	(T1) CARPET - BEDROOMS	(F1) TIMBER FLOOR BOARDS	(M1) METAL OR TIMBER FENCE	(G2) GLASS BALUSTRADE	(C2) CONCRETE, BRUSH FINISH	(G2) RENDERS - OFF WHITE	(R2) COMPRESSED FIBRE CEMENT	(T2) CARPET - BEDROOMS	(F2) TIMBER FLOOR BOARDS	(M2) METAL OR TIMBER FENCE	(G3) GLASS BALUSTRADE
(C3) RENDERS - OFF WHITE	(R3) COMPRESSED FIBRE CEMENT	(T3) CARPET - BEDROOMS	(F3) TIMBER FLOOR BOARDS	(M3) METAL OR TIMBER FENCE	(G4) GLASS BALUSTRADE	(C4) CONCRETE, BRUSH FINISH	(G4) RENDERS - OFF WHITE	(R4) COMPRESSED FIBRE CEMENT	(T4) CARPET - BEDROOMS	(F4) TIMBER FLOOR BOARDS	(M4) METAL OR TIMBER FENCE	(G5) GLASS BALUSTRADE	(C5) CONCRETE, BRUSH FINISH
(C5) CONCRETE, BRUSH FINISH	(G5) RENDERS - OFF WHITE	(R5) COMPRESSED FIBRE CEMENT	(T5) CARPET - BEDROOMS	(F5) TIMBER FLOOR BOARDS	(M5) METAL OR TIMBER FENCE	(G6) GLASS BALUSTRADE	(C6) CONCRETE, BRUSH FINISH	(G6) RENDERS - OFF WHITE	(R6) COMPRESSED FIBRE CEMENT	(T6) CARPET - BEDROOMS	(F6) TIMBER FLOOR BOARDS	(M6) METAL OR TIMBER FENCE	(G7) GLASS BALUSTRADE
(C7) CONCRETE, BRUSH FINISH	(G7) RENDERS - OFF WHITE	(R7) COMPRESSED FIBRE CEMENT	(T7) CARPET - BEDROOMS	(F7) TIMBER FLOOR BOARDS	(M7) METAL OR TIMBER FENCE	(G8) GLASS BALUSTRADE	(C8) CONCRETE, BRUSH FINISH	(G8) RENDERS - OFF WHITE	(R8) COMPRESSED FIBRE CEMENT	(T8) CARPET - BEDROOMS	(F8) TIMBER FLOOR BOARDS	(M8) METAL OR TIMBER FENCE	(G9) GLASS BALUSTRADE

platform ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bldg Gough Reg No. 8280

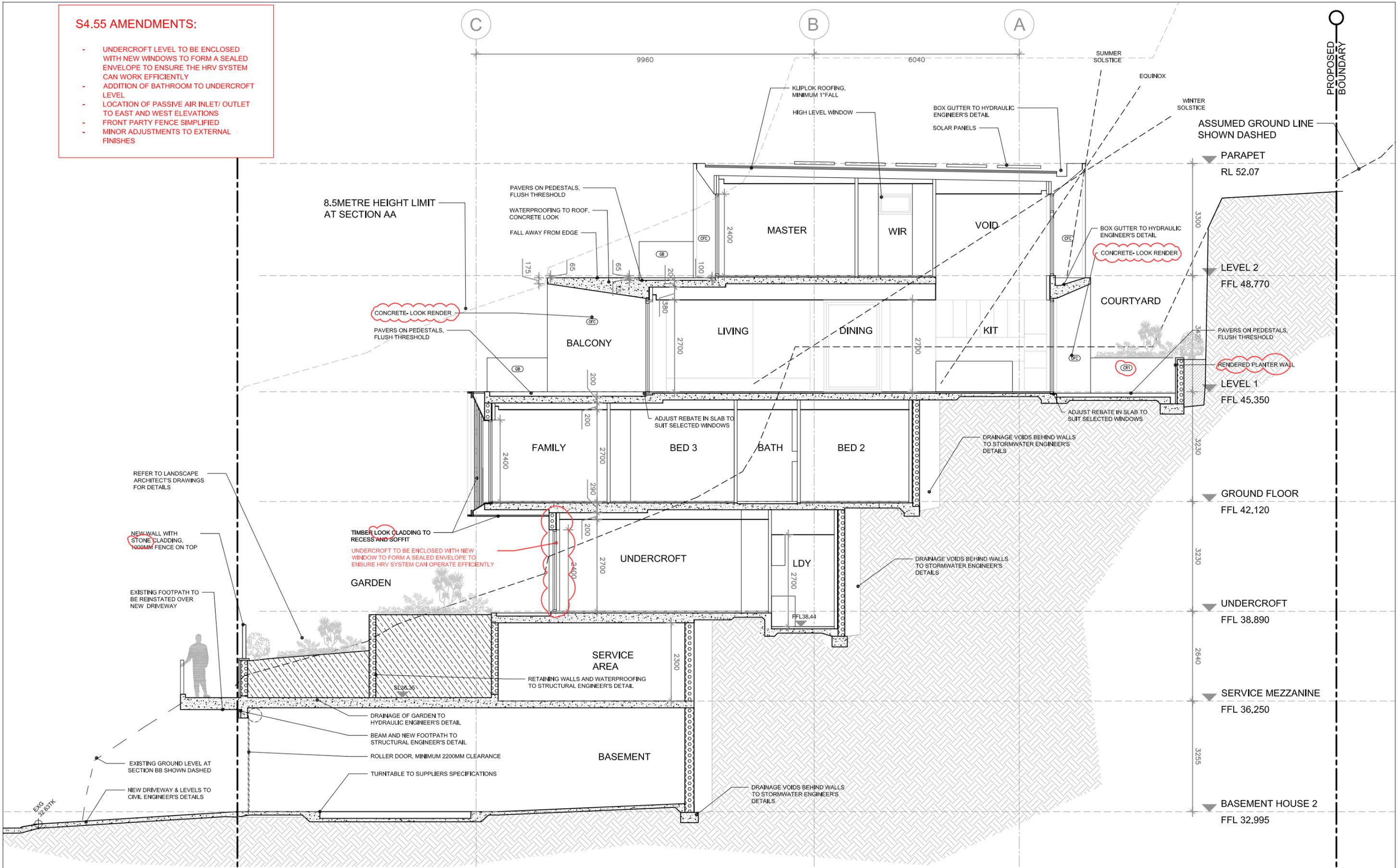
PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING;
**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**
CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE	EAST ELEVATION		PROJECT	LAF
SCALE	STATUS	NUMBER	REVISION	
1:100 @A3	s4.55	A2.04	MOD2	

S4.55 AMENDMENTS:

- UNDERCROFT LEVEL TO BE ENCLOSED WITH NEW WINDOWS TO FORM A SEALED ENVELOPE TO ENSURE THE HRV SYSTEM CAN WORK EFFICIENTLY
- ADDITION OF BATHROOM TO UNDERCROFT LEVEL
- LOCATION OF PASSIVE AIR INLET/ OUTLET TO EAST AND WEST ELEVATIONS
- FRONT PARTY FENCE SIMPLIFIED
- MINOR ADJUSTMENTS TO EXTERNAL FINISHES



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD, All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

P2	2019.09.05	PRELIMINARY COORDINATION	FB
P3	2019.09.20	PRELIMINARY COORDINATION	FB
P4	2020.02.24	FOR AGENT	FB
CC	2020.03.09	CONSTRUCTION CERTIFICATE	FB
A	2020.03.31	GRID ADDED	FB
MOD2	2021.01.13	S4.55 MODIFICATION	FB

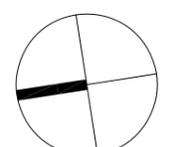
LEGEND

(C1) CONCRETE, BRUSH FINISH	(C2) METAL CLADDING	(C3) NATURAL STONE TILES EXT.
(C4) RENDER - OFF WHITE	(C5) METAL ROOFING	(C6) STONE PAVERS
(C7) COMPRESSED FIBRE CEMENT	(C8) PEBBLES	(C9) TIMBER CLADDING OR SIMILAR
(C10) CARPET - BEDROOMS	(C11) CONCRETE LOOK RENDER	(C12) FLOOR TILES - WET AREA
(C13) TIMBER FLOOR BOARDS	(C12) STONE CLADDING	(C13) FLOOR TILES - WET AREA
(C14) METAL OR TIMBER FENCE	(C13) STONE CLADDING	(C14) FLOOR TILES - WET AREA
(C15) GLASS BALUSTRADE	(C14) NATURAL STONE TILES INT.	(C15) FLOOR TILES - WET AREA

platform ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bldg Reg No. 8280

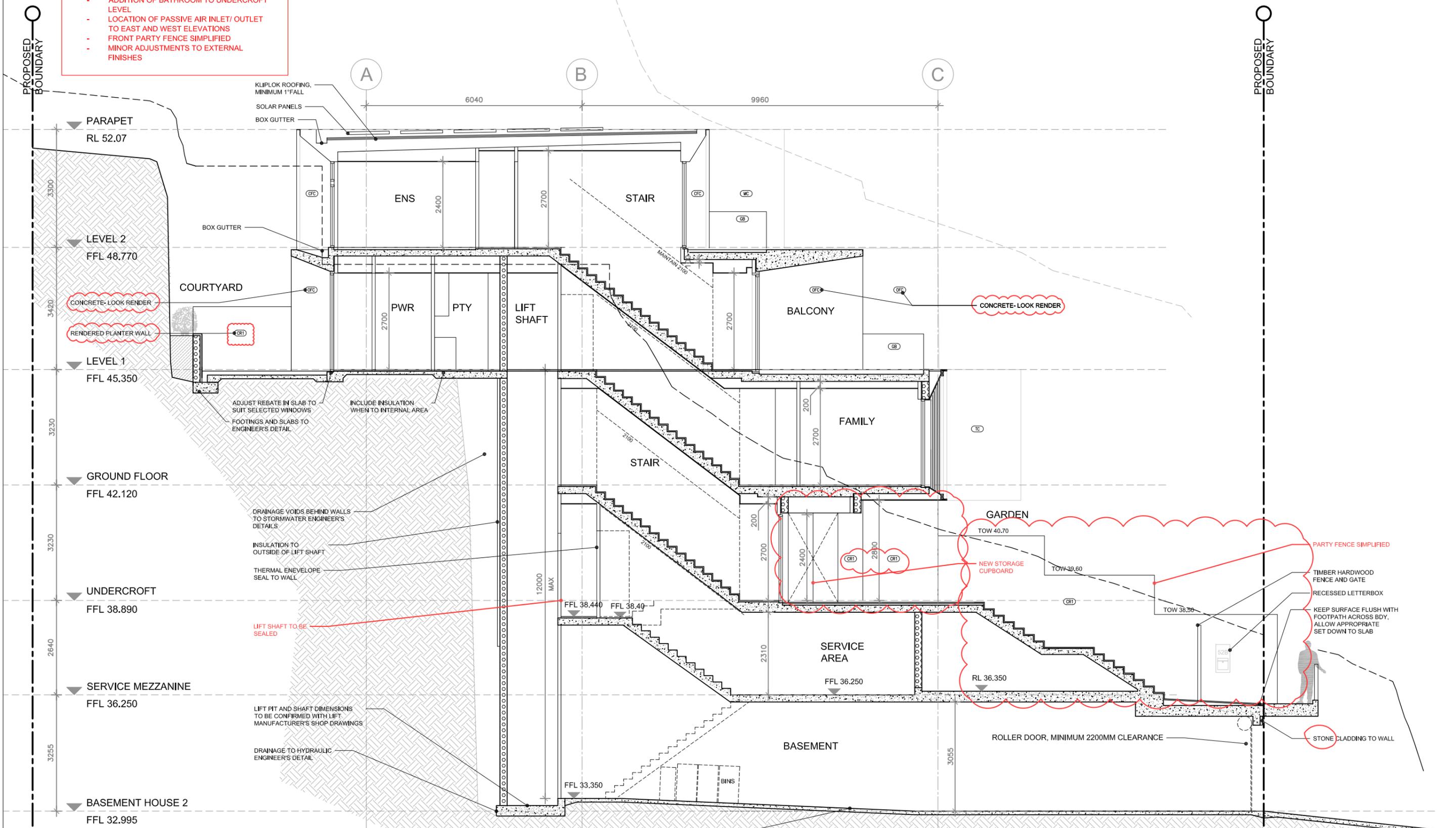
PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**
CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE	PROJECT
SECTION AA	LAF
SCALE	STATUS
1:100 @A3	s4.55
NUMBER	REVISION
A3.01	MOD2

S4.55 AMENDMENTS:

- UNDERCROFT LEVEL TO BE ENCLOSED WITH NEW WINDOWS TO FORM A SEALED ENVELOPE TO ENSURE THE HRV SYSTEM CAN WORK EFFICIENTLY
- ADDITION OF BATHROOM TO UNDERCROFT LEVEL
- LOCATION OF PASSIVE AIR INLET/ OUTLET TO EAST AND WEST ELEVATIONS
- FRONT PARTY FENCE SIMPLIFIED
- MINOR ADJUSTMENTS TO EXTERNAL FINISHES



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Eastuarine Planning Level is min 3.1m AHD, All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

NO	DATE	DESCRIPTION	BY
P3	2019.09.20	PRELIMINARY COORDINATION	FB
P4	2020.02.24	FOR AGENT	FB
CC	2020.03.09	CONSTRUCTION CERTIFICATE	FB
A	2020.03.31	GRID ADDED	FB
B	2020.09.10	PARTY FENCE AMENDED	FB
MOD2	2021.01.13	S4.55 MODIFICATION	FB

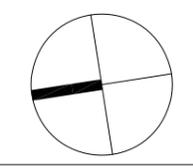
LEGEND

(CFC) CONCRETE, BRUSH FINISH	(GL) GLAZING	(NTE) NATURAL STONE TILES EXT.
(RO) RENDER - OFF WHITE	(MC) METAL CLADDING	(SP) STONE PAVERS
(CFC) COMPRESSED FIBRE CEMENT	(MR) METAL ROOFING	(TC) TIMBER CLADDING OR SIMILAR
(CP) CARPET - BEDROOMS	(P) PEBBLES	(FT) FLOOR TILES - WET AREA
(TB) TIMBER FLOOR BOARDS	(CCL) CONCRETE LOOK RENDER	(RL) FLOOR TILES - WET AREA
(MT) METAL OR TIMBER FENCE	(ST) STONE CLADDING	(R) RL 11.704 PROPOSED RL
(G) GLASS BALUSTRADE	(NT) NATURAL STONE TILES INT.	(X) RL 11.704 EXISTING RL TO BE MAINTAINED

platform ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bldg Gough Reg No. 8280

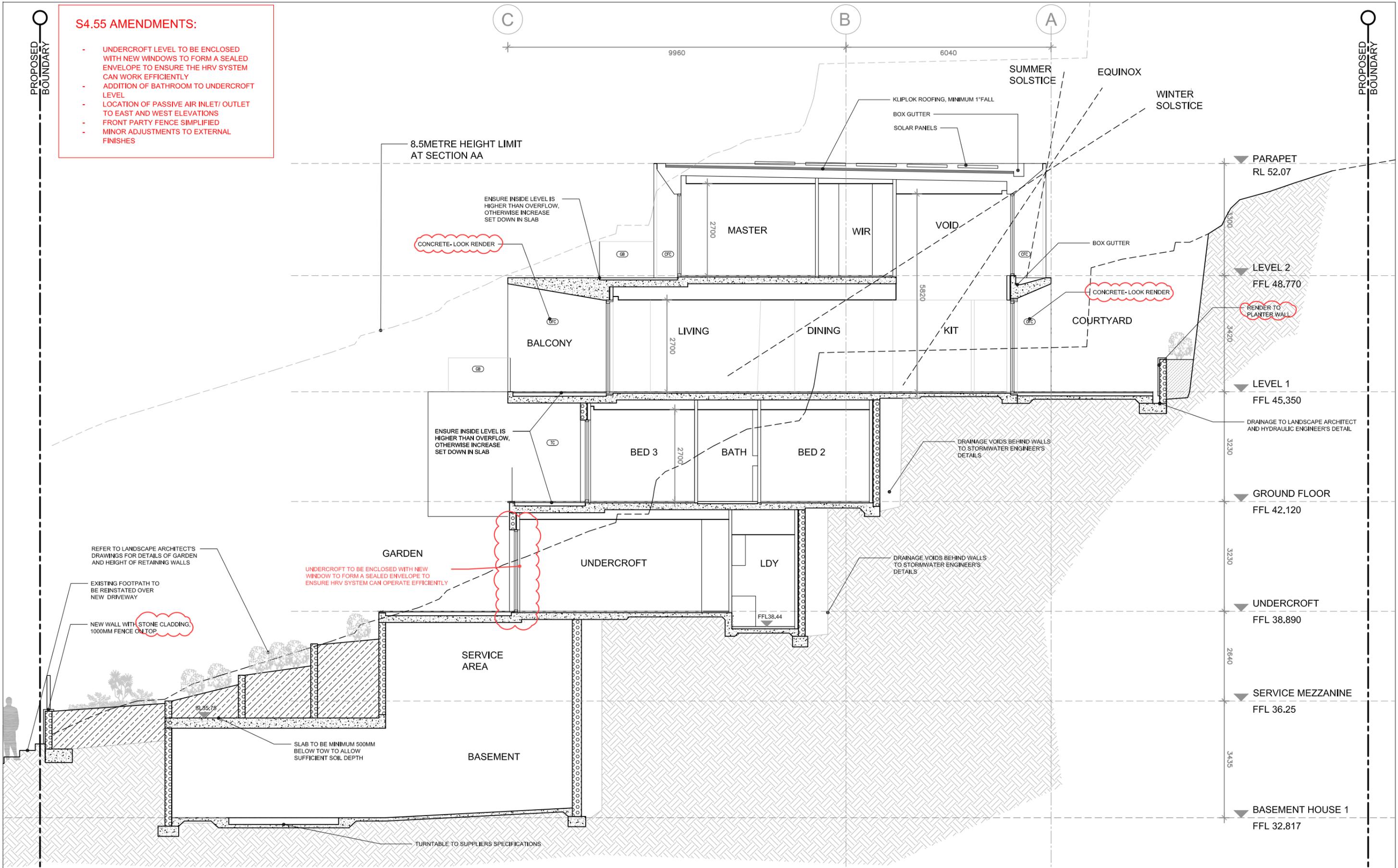
PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**
CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE SECTION BB	PROJECT LAF
SCALE 1:100 @A3	STATUS s4.55
NUMBER A3.02	REVISION MOD2

S4.55 AMENDMENTS:

- UNDERCROFT LEVEL TO BE ENCLOSED WITH NEW WINDOWS TO FORM A SEALED ENVELOPE TO ENSURE THE HRV SYSTEM CAN WORK EFFICIENTLY
- ADDITION OF BATHROOM TO UNDERCROFT LEVEL
- LOCATION OF PASSIVE AIR INLET/ OUTLET TO EAST AND WEST ELEVATIONS
- FRONT PARTY FENCE SIMPLIFIED
- MINOR ADJUSTMENTS TO EXTERNAL FINISHES



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD, All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

NO.	DATE	DESCRIPTION	BY
P1	2019.08.26	PRELIMINARY COORDINATION	FB
P2	2019.09.20	PRELIMINARY COORDINATION	FB
P3	2020.02.24	FOR AGENT	FB
CC	2020.03.09	CONSTRUCTION CERTIFICATE	FB
A	2020.03.31	GRID ADDED	FB
MOD2	2021.01.13	S4.55 MODIFICATION	FB

LEGEND

(CFC) CONCRETE, BRUSH FINISH	(GL) GLAZING	(NST) NATURAL STONE TILES EXT.
(RW) RENDER - OFF WHITE	(MC) METAL CLADDING	(SP) STONE PAVERS
(CFC) COMPRESSED FIBRE CEMENT	(MR) METAL ROOFING	(TCC) TIMBER CLADDING OR SIMILAR
(CP) CARPET - BEDROOMS	(PB) PEBBLES	(FT) FLOOR TILES - WET AREA
(TF) TIMBER FLOOR BOARDS	(CLR) CONCRETE LOOK RENDER	(RL) FLOOR TILES - WET AREA
(MT) METAL OR TIMBER FENCE	(SC) STONE CLADDING	(X) RL 11,704 PROPOSED RL
(GB) GLASS BALUSTRADE	(NST) NATURAL STONE TILES INT.	(X) RL 11,704 EXISTING RL TO BE MAINTAINED

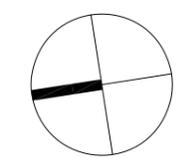
platform ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bk14e Gough Reg No. 8280

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:

**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**

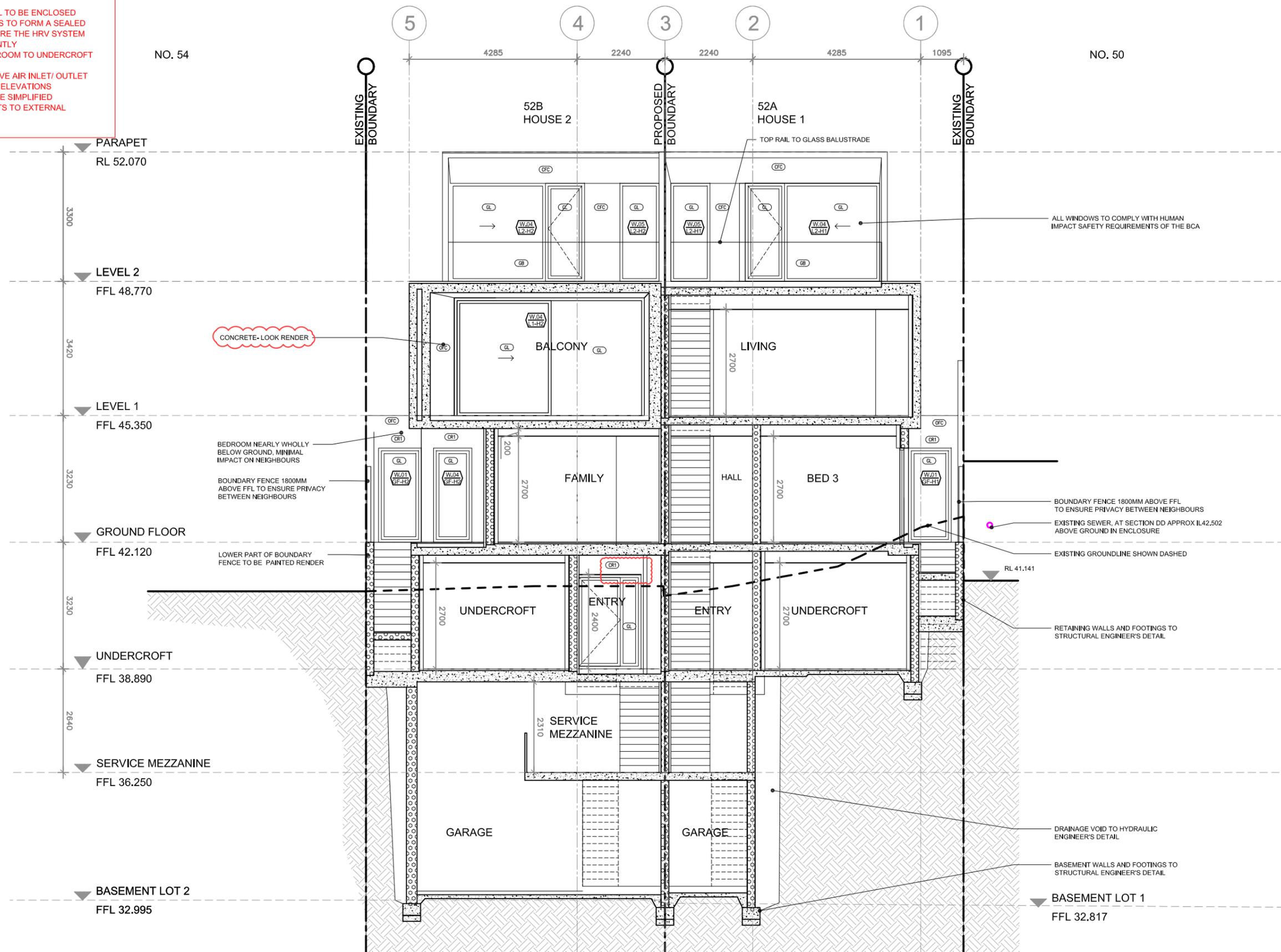
CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



DRAWING TITLE	PROJECT		
SECTION CC	LAF		
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	s4.55	A3.03	MOD2

S4.55 AMENDMENTS:

- UNDERCROFT LEVEL TO BE ENCLOSED WITH NEW WINDOWS TO FORM A SEALED ENVELOPE TO ENSURE THE HRV SYSTEM CAN WORK EFFICIENTLY
- ADDITION OF BATHROOM TO UNDERCROFT LEVEL
- LOCATION OF PASSIVE AIR INLET/ OUTLET TO EAST AND WEST ELEVATIONS
- FRONT PARTY FENCE SIMPLIFIED
- MINOR ADJUSTMENTS TO EXTERNAL FINISHES



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3,1m AHD, All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

NO.	DATE	DESCRIPTION	BY
P1	2019.08.26	PRELIMINARY COORDINATION	FB
P2	2019.09.17	PRELIMINARY COORDINATION	FB
P3	2019.10.02	PRELIMINARY COORDINATION	FB
P4	2020.02.24	FOR AGENT	FB
CC	2020.03.09	CONSTRUCTION CERTIFICATE	FB
MOD2	2021.01.13	S4.55 MODIFICATION	FB

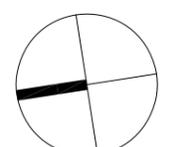
LEGEND

CONCRETE, BRUSH FINISH	GLAZING	NATURAL STONE TILES EXT.
RENDER-OFF WHITE	METAL CLADDING	STONE PAVERS
COMPRESSED FIBRE CEMENT	METAL ROOFING	TIMBER CLADDING OR SIMILAR
CARPET-BEDROOMS	PEBBLES	FLOOR TILES - WET AREA
TIMBER FLOOR BOARDS	CONCRETE LOOK RENDER	RL 11,704 PROPOSED RL
METAL OR TIMBER FENCE	STONE CLADDING	RL 11,704 EXISTING RL TO BE MAINTAINED
GLASS BALUSTRADE	NATURAL STONE TILES INT.	

platform ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bldg. Gough Reg No. 8280

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**
CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST



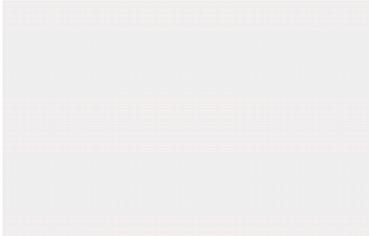
DRAWING TITLE	PROJECT
SECTION DD	LAF
SCALE	STATUS
1:100 @A3	s4.55
NUMBER	REVISION
A3.04	MOD2

SCHEDULE OF EXTERNAL FINISHES

52 LAUDERDALE AVENUE, FAIRLIGHT

ISSUED FOR s4.55

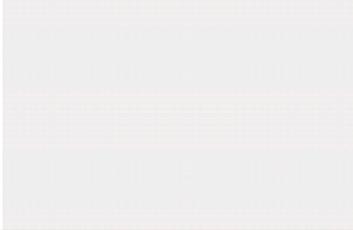
Below is a schedule containing relevant external colours and materials to be used in the above project.

ITEM	DESCRIPTION	REF. IMAGE
Roof	Concrete roof with River Pebble Finish	
Roof	Colorbond roof standing seam in Surfmist	
External walls level 2	Colorbond roof standing seam in Surfmist	
Side boundary walls, new party boundary walls	Rendered and painted in Dulux "Natural White" or similar	
Planter walls to front garden, external walls to undercroft and ground floor	Rendered and painted in Dulux "Natural White" or similar	
Party wall edge All floors	Rendered and painted in Dulux "Natural White" or similar	

SCHEDULE OF EXTERNAL FINISHES

52 LAUDERDALE AVENUE, FAIRLIGHT

ISSUED FOR s4.55

<p>External walls level 1</p>	<p>Concrete look render, smooth</p>	
<p>External walls ground floor (to family room)</p>	<p>Hardwood cladding in natural finish or timber-look metal cladding</p>	
<p>External walls – Internal face of blade walls on level 2</p>		
<p>Soffit Level 2</p>	<p>cfc</p>	
<p>Boundary fence</p>	<p>Hardwood fence, natural finish, or timber-look metal fence</p>	
<p>Planter walls to stairs, front fence & driveway</p>	<p>Stone cladding</p>	

SCHEDULE OF EXTERNAL FINISHES

52 LAUDERDALE AVENUE, FAIRLIGHT

ISSUED FOR s4.55

Windows and Sliding doors	Anodised aluminium frames	
Garage doors	Slatted stained timber or metal doors	
Downpipes and gutters	Prefinished colorbond guttering where required, surfmist to roof & level 2, to match windows on ground floor	
Balustrades	Channel set frameless clear glass with SS top rail	
Terrace and Balcony	Natural stone tiles	

SCHEDULE OF EXTERNAL FINISHES

52 LAUDERDALE AVENUE, FAIRLIGHT

ISSUED FOR s4.55
