

Smoke detector alarms to be installed in accordance with AS3786 and the National Construction Code of Australia.

Allow for separate taps in location indicated for the washing machine and keep separate to those for the laundry tub.

Provide Mechanical Ventilation to all Internal Bathrooms.

MODIFICATION
FIRST FLOOR WINDOWS

Approved development

Timber Deck
Rt 8.20
(new area = 25.2m²)

First floor

Gross Floor Area = 155.74m²
Timber Deck Area = 45.54m²
Total = 201.28m²



northern
beaches
council

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

MOD2021/0063

	Date	Amendments
B	21/01/19	Section 96 Modifications
A	11/10/18	Lower L'dry/Storage floor raised to RL3.5



BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SALLY GARDNER DESIGN AND DRAFT



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Clients

Justin
SINFIELD

Project

PROPOSED ALTERATIONS & ADDITIONS
58 LAGOON STREET, NARRABEEN

Drawing Title

PROPOSED FIRST FLOOR PLAN



True North
Scale: 1:100 @ A3
Date: 21 MAR. 2018

Job Number

2-1318

Drawn: R.G.
Checked: S.G.

Drawing Number
A3

Rev.
B

			   BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA PLANS DRAWN FOR APPROVAL Sally Gardner Design and Draft SustainAbility Design™ Specialist	47 Towradgi Street, Narrabeena, NSW, 2099 ABN 17 751 732 195 Sally mobile : 0414 731 685 Robert mobile : 0413 572 250 e-mail: robert@designanddraft.com.au http:// www.designanddraft.com.au	Clients Justin SINFIELD	Project	PROPOSED ALTERATIONS & ADDITIONS 58 LAGOON STREET, NARRABEEN	True North Scale 1:100 @ A3 Date: 21 MAR. 2018 Job Number 2-1318			
B	20/12/18	Section 96 Modifications				Drawing Title	SECTIONS		Drawn R.G.	Drawing Number	Rev.
A	11/10/18	Lower floor raised to RL3.5 Upper floor raised to RL 3.98							Checked S.G.	A6	B
	Date	Amendments									

Note:
Wet areas shall be adequately flashed to ensure no water penetration to adjoining construction. Shower recess shall be waterproofed with an appropriate flexible epoxy coating covering the whole of the shower floor area. All wall junctions in the shower area shall be flashed to a height of at least 1800mm.

Allow for separate taps in location indicated for the washing machine and keep separate to those for the laundry tub.

Smoke detector alarms to be installed in accordance with AS3786 and the National Construction Code of Australia.

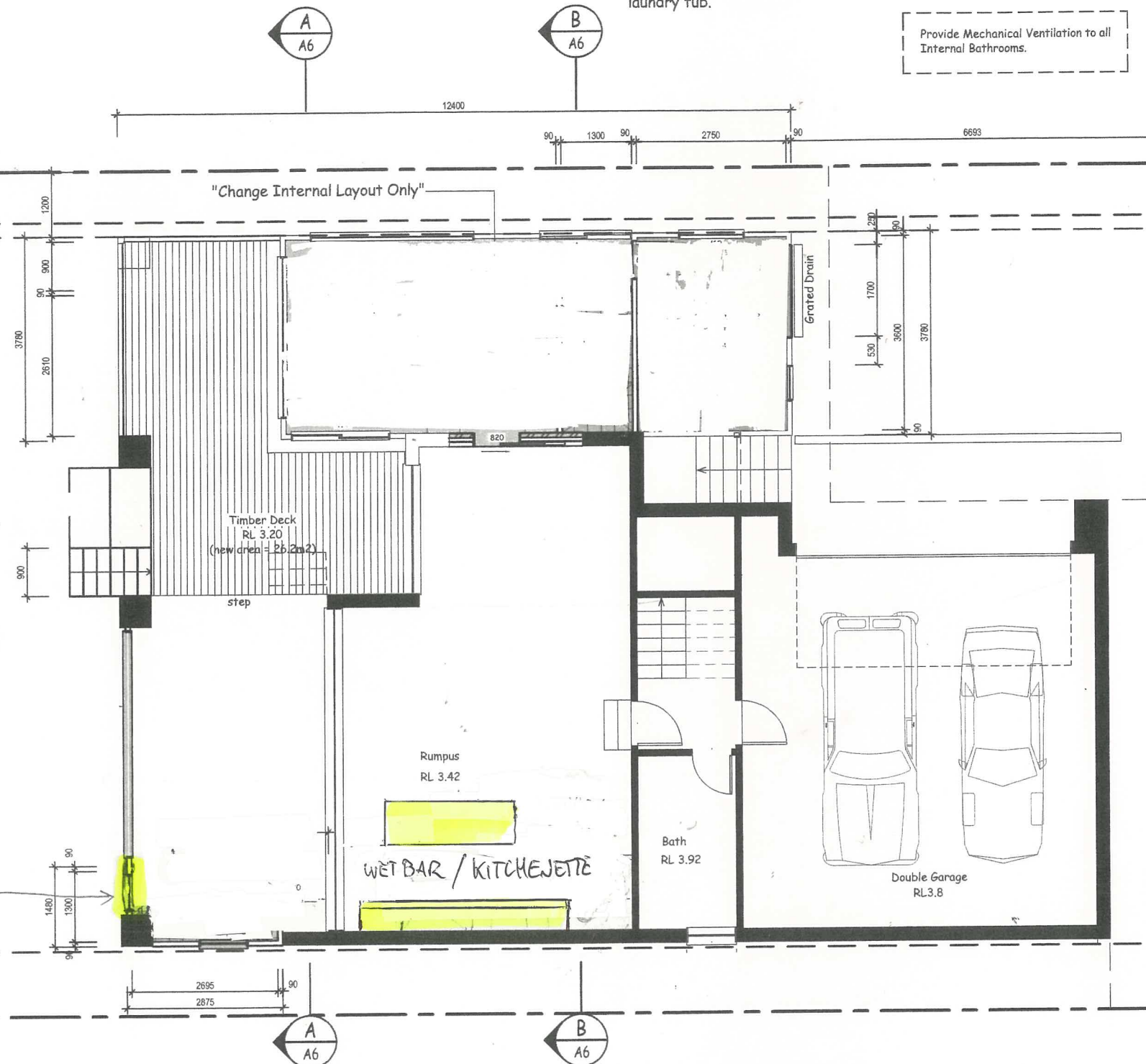
Provide Mechanical Ventilation to all Internal Bathrooms.

Demolish items as indicated (dashed) or as required to allow for new construction and if necessary, rubbish removal. Make good floors & walls to match existing. Protect any items indicated for reuse from damage. Disconnect and terminate existing services, pipelines etc. in a workman like manner. Provide barricades, hoardings, tarpaulines etc. as necessary to protect the existing property and persons within the work area.

MODIFICATION

1) WET BAR / KITCHENETTE

2) EXTEND APPROVED DOORS



Gross Floor Area = 155.74m²
Timber Deck Area = 45.54m²
Total = 201.28m²

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MOD2021/0063