

All new Internal timber framed walls to be provided with gypsumboard lining to all general areas and 'Hardies' Villaboard or similar to all 'wet' areas. Fixed & Finished in accordance with manufacturers specifications.

If a member which provides structural support to the work is subject to attack by subterranean termites, provide a physical barrier protection system to the new work by 1 or more of the means allowed for under AS 3660.1

EXTERNAL WALLS:

All new External timber framed walls to be provided with gypsumboard lining to all general areas and 'Hardies' Villaboard or similar to all wet areas & cladding as specified to the exterior.

Walls to be wrapped in a breathable membrane and 35mm minimum battens fixed to studs to create an 'air void' behind Cladding.

Paint finish with ZERO-VOC or LOW-VOC paints and primers only. Colours to be chosen by the Owner.

Tile Fixing

Floors: Provide tiles as selected to all W.C., Bathroom, Laundry and other wet areas indicated, with falls where required. Walls: Provide to all W.C., Bathroom, Laundry and other wet areas indicated as follows:-

1500mm high tiled skirting generally Floor to Ceiling all bathrooms and ensuites 450mm high splashbacks over tubs and vanities.

BRICKWORK

All brickwork shall be built in accordance with AS1640, to the heights shown on the drawings. All exposed brickwork must be cleaned down on completion. Spacing of piers is related to span and spacing of bearers. Minimum size of 230 \times 230 and up to 1500mm high, then increase to 350 \times 350 in lower portion, for extra height. Engaged piers to be a minimum 230 \times 110, spaced generally at not more than 1800mm centres, to support floor framing. Install bituminous coated aluminium dampcourse into all brickwork, including free standing piers, at a height not less than 3 courses above finished ground level and lapped 150 at joints and laid in 2 runs in cavity walls or as otherwise directed.

PAINTING

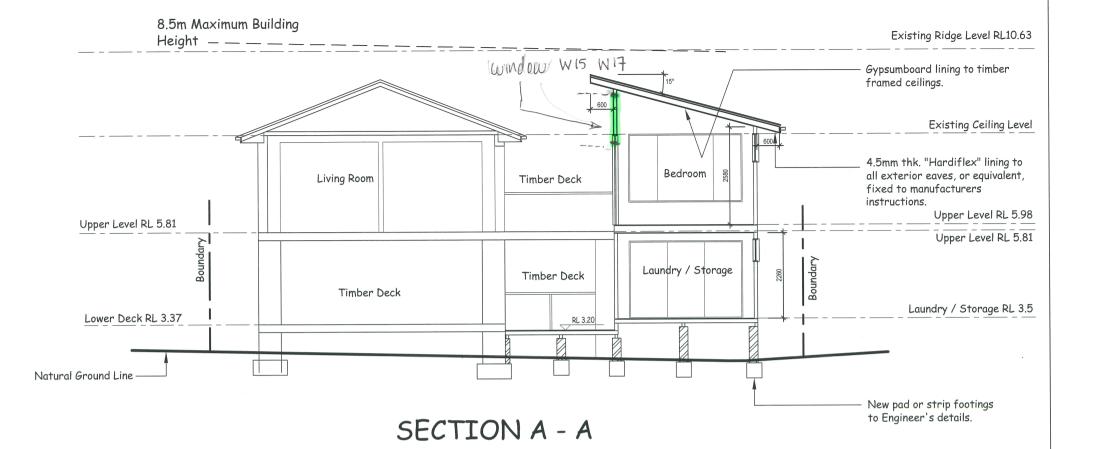
All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand and compatible to the finishing coats to be applied over them. External joinery intended to be painted, shall be primed on all faces at the place of assembly. Colours to be chosen by Owners. Where new or altered works adjoin existing painted surfaces, allow for repainting existing surfaces to provide uniform appearances. Only ZERO-VOC or LOW-VOC paints and primers are to be used.

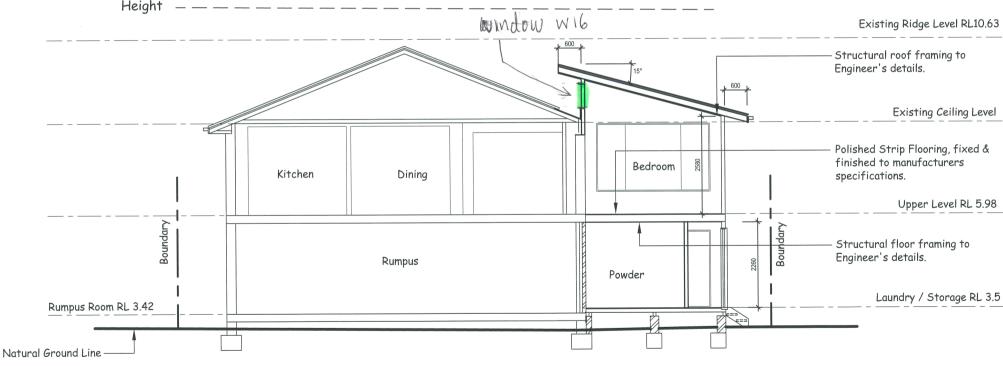
Sanitary Plumbing: Provide & connect all new & relocated fittings indicated to drainage system through wastes & traps as required by the Authority.

Water Service: Extend from existing service with copper pipe to allow new & relocated fittings & hose cocks as indicated on plan & terminate with pressure cocks all to Authorities requirements.

Hotwater: Provide copper water service which is fully lagged to all new & existing fittings as required.







SECTION B - B

20/12/18 Section 96 Modifications A 11/10/18 Lower floor raised to RL3.5 Amendments Date

Lower floor raised to RL3.5
Upper floor raised to RL 3.98
BUILDING DESIGNERS SALLY GARDNER DESIGN AND DRAFT

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8.5m Maximum Building

Justin SINFIELD http://www.designanddraft.com.au

Project PROPOSED ALTERATIONS & ADDITIONS 58 LAGOON STREET, NARRABEEN **SECTIONS**

2-1318 1:100 @ A3 21 MAR. 2018 *A*6

