

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
RL 8.20
(new area = 25.2m²)

First floor

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

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



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**
Drawing Title **PROPOSED FIRST FLOOR PLAN**



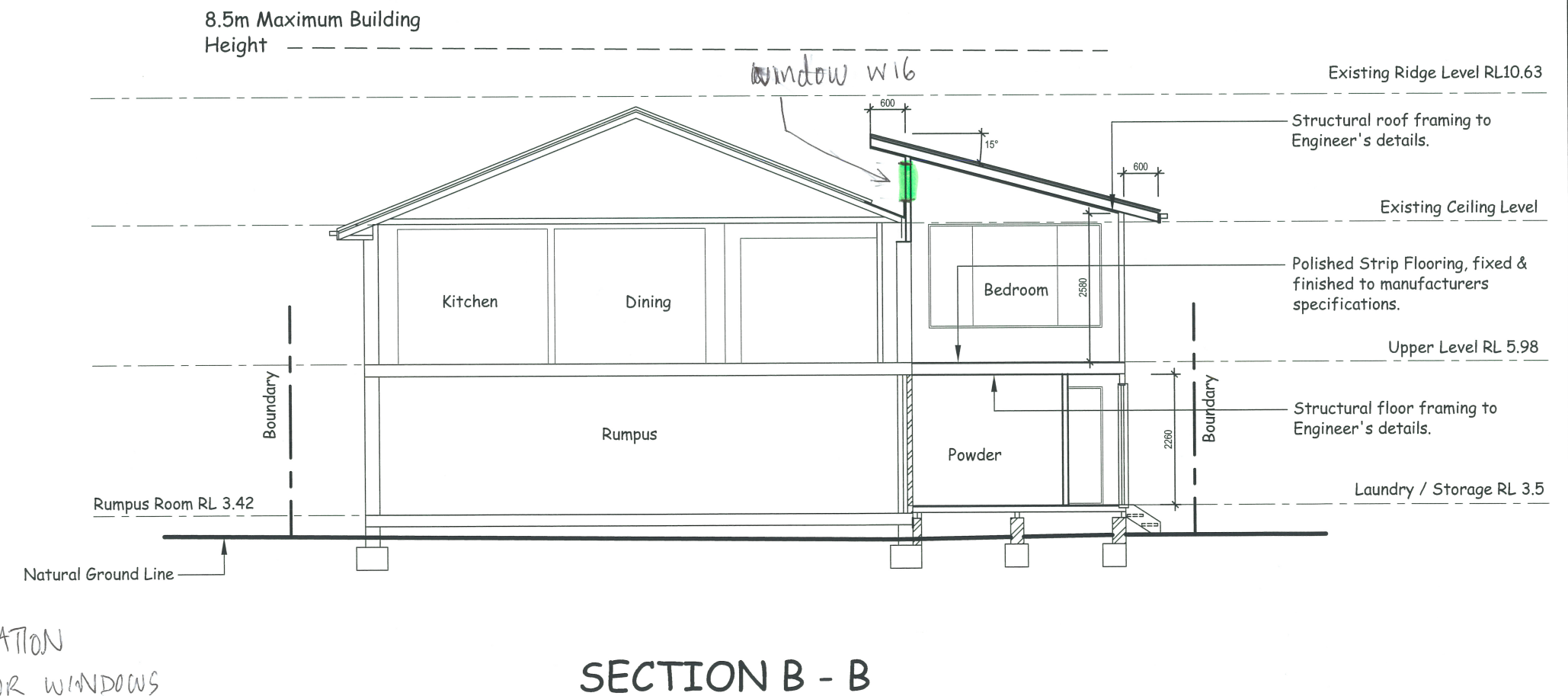
Scale: 1:100 @ A3
Date: 21 MAR. 2018

Job Number: **2-1318**
Drawn: R.G.
Checked: S.G.
Drawing Number: **A3**
Rev.: **B**

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

MODIFICATION

FIRST FLOOR WINDOWS



			   BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA PLANS DRAWN FOR APPROVAL	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. Checked S.G. Drawing Number A6 Rev. B	
A	11/10/18	Lower floor raised to RL3.5 Upper floor raised to RL 3.98						
	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 a least 1800mm.

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

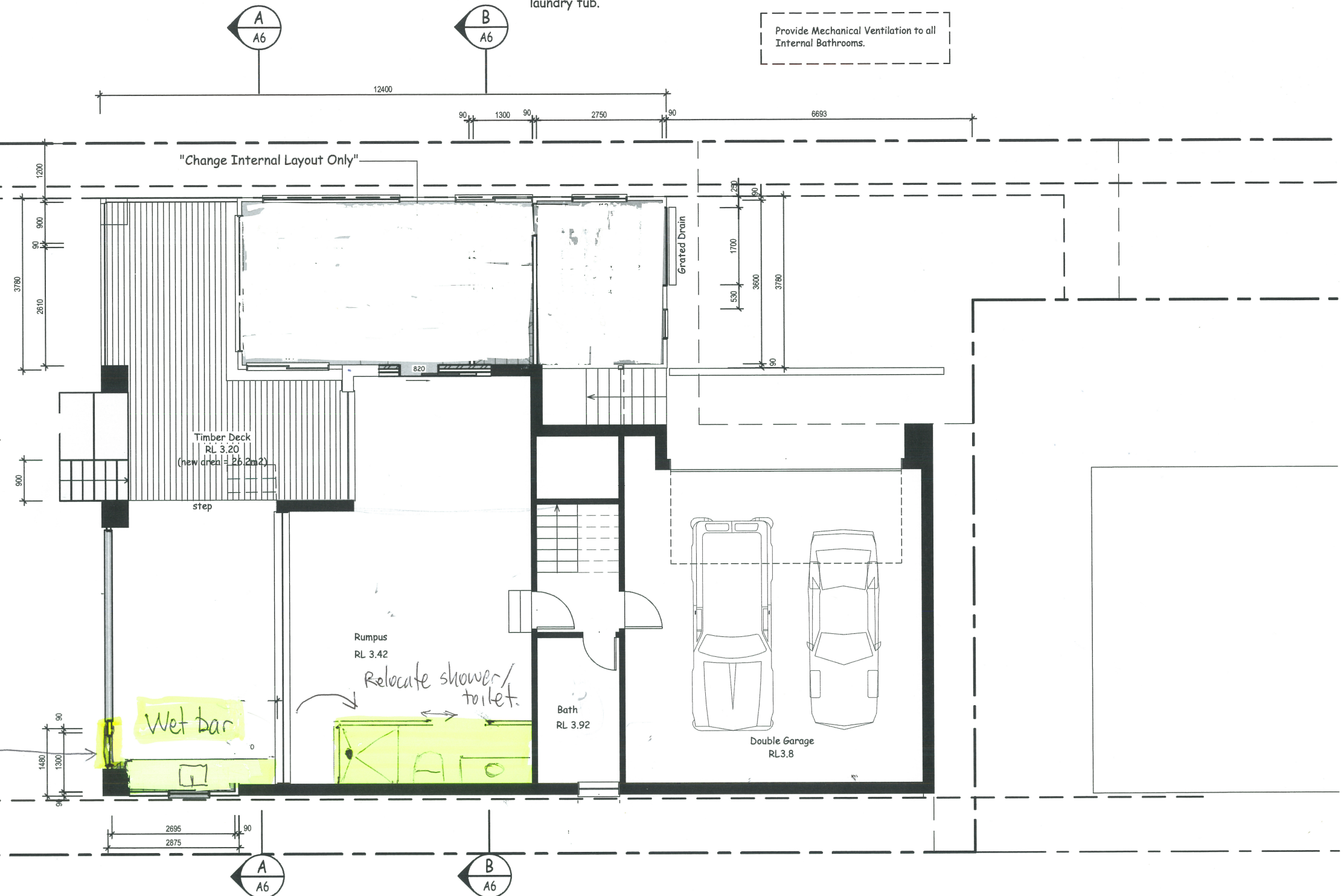
Smoke detector alarms to be installed in accordance with AS3786 and the National Construction Code of Australia.

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) MOVE APPROVED SHOWER/TOILET
- 2) WET BAR IN ITS PLACE
- 3) EXTEND APPROVED DOORS



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

B 21/01/19 A 11/10/18 Date	Section 96 Modifications Lower L'dry/Storage floor raised to RL 3.5 Amendments	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA  SALLY GARDNER DESIGN AND DRAFT  Sustainability Design Specialist	47 Towradgi Street, Narrabeen, 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 SINFELD	Project PROPOSED ALTERATIONS & ADDITIONS 58 LAGOON STREET, NARRABEEN Drawing Title PROPOSED GROUND 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
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