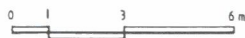


01 ROOF PLAN + SITE PLAN



#### DRAWING LIST

DRAWING NO: 01 A	ROOF PLAN + SITE PLAN
DRAWING NO: 02 A	EXISTING FLOOR PLANS
DRAWING NO: 03 A	PROPOSED FLOOR PLANS
DRAWING NO: 04 A	EXISTING & PROPOSED SECTION A-A + ELEVATIONS

SITE AREA - 574.3 SQ METRES

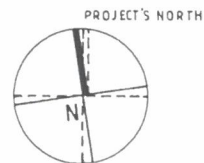
EXISTING FLOOR AREAS - Floor Areas (incl. external walls)

1 BASEMENT (the whole basement area)	209.17 sq. metres
2 GROUND	213.35 sq. metres
3 FIRST	201.50 sq. metres
TOTAL EXISTING FLOOR AREA	624.02 sq. metres

TOTAL PROPOSED FLOOR AREA 624.02 sq. metres

NOTE - THE FOOTPRINT OF THE EXISTING DWELLING WILL REMAIN THE SAME WITHOUT ANY ADDITIONAL FLOOR AREAS

THE LANDSCAPED AREA + LAYOUT TO BE RETAINED AS EXISTING WITHOUT AMENDMENTS



BASIX CERTIFICATE No: A1783789

Certificate Prepared by: Garcia Negrette Architecture & Design P/L

ABN: 003886806

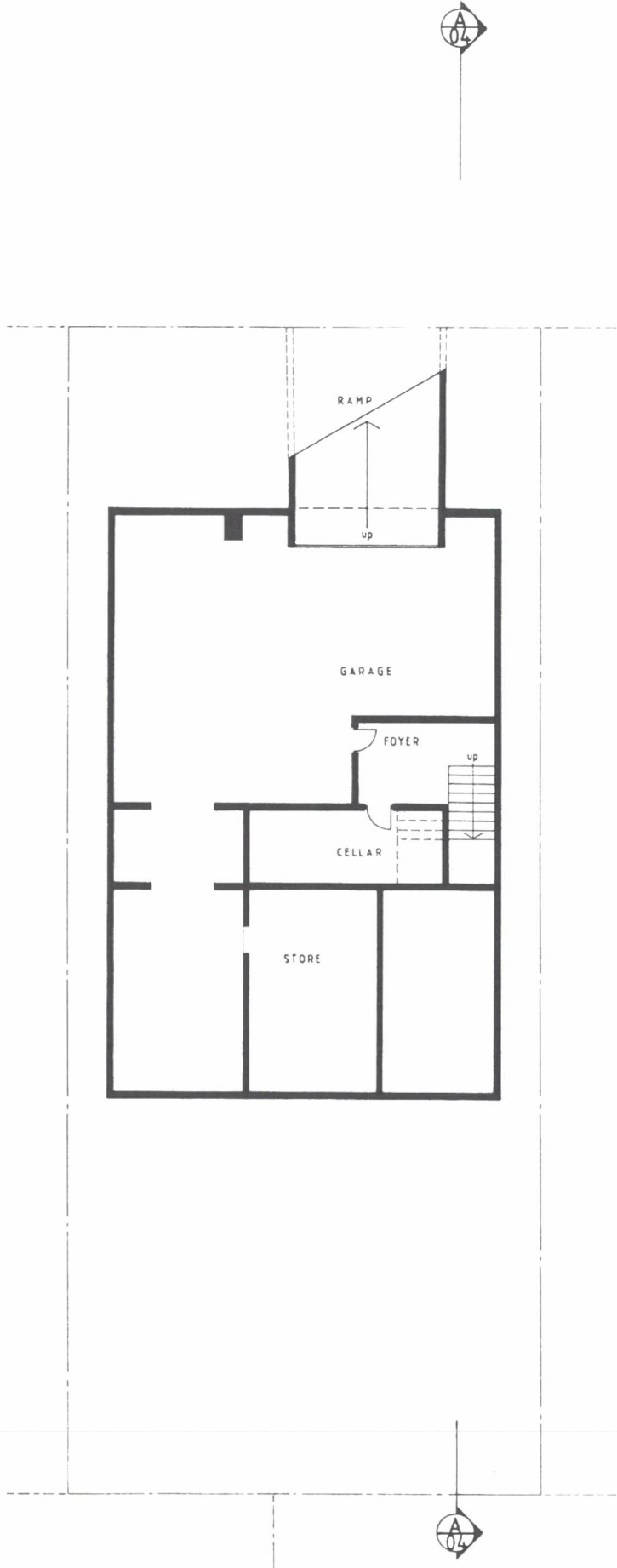
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A R C H I T E C T U R E  
& D E S I G N

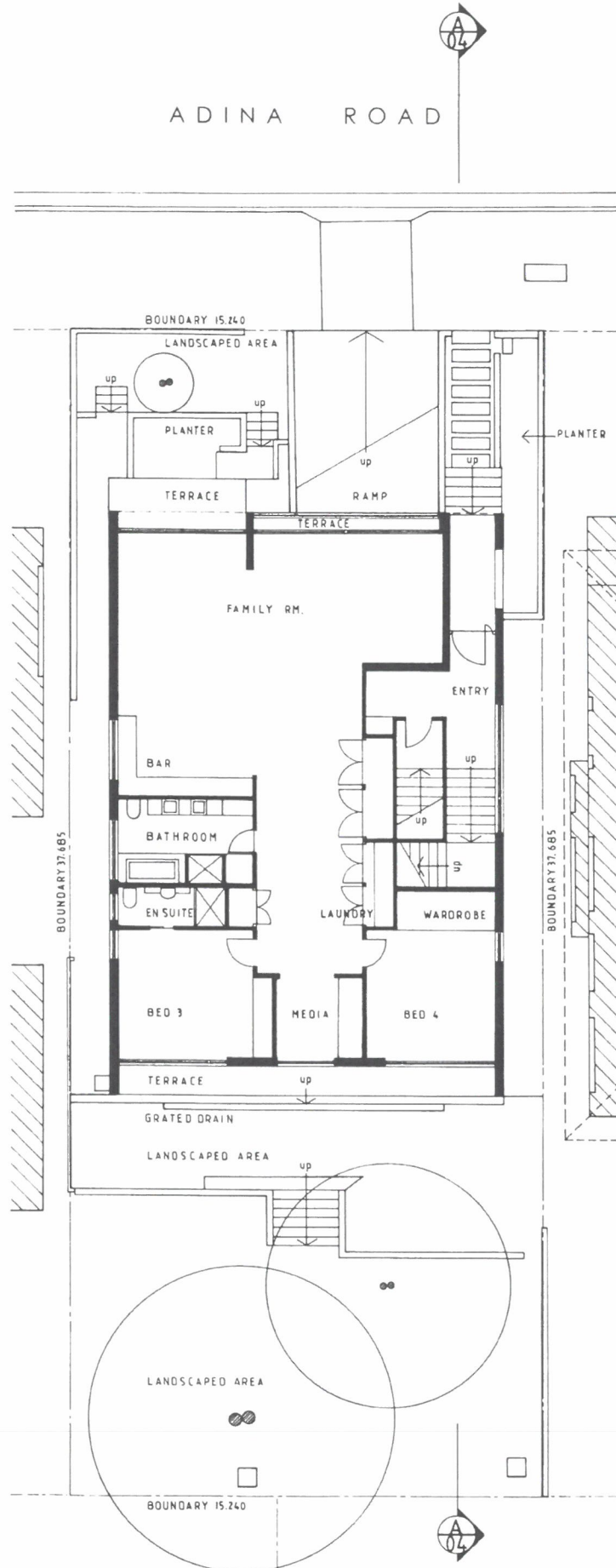
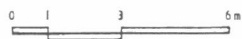
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307/30-40 HARCOURT PARADE, ROSEBERY NSW 2018 AUSTRALIA  
TEL: 02 - 9669 2900 EMAIL: garcianegrette@bigpond.com MOBILE: 0419 202 184

PROJECT: DEVELOPMENT APPLICATION FOR A RESIDENTIAL FLAT BUILDING - 5 ADINA ROAD CURL CURL NSW 2096 FOR MR & MRS BROOKS

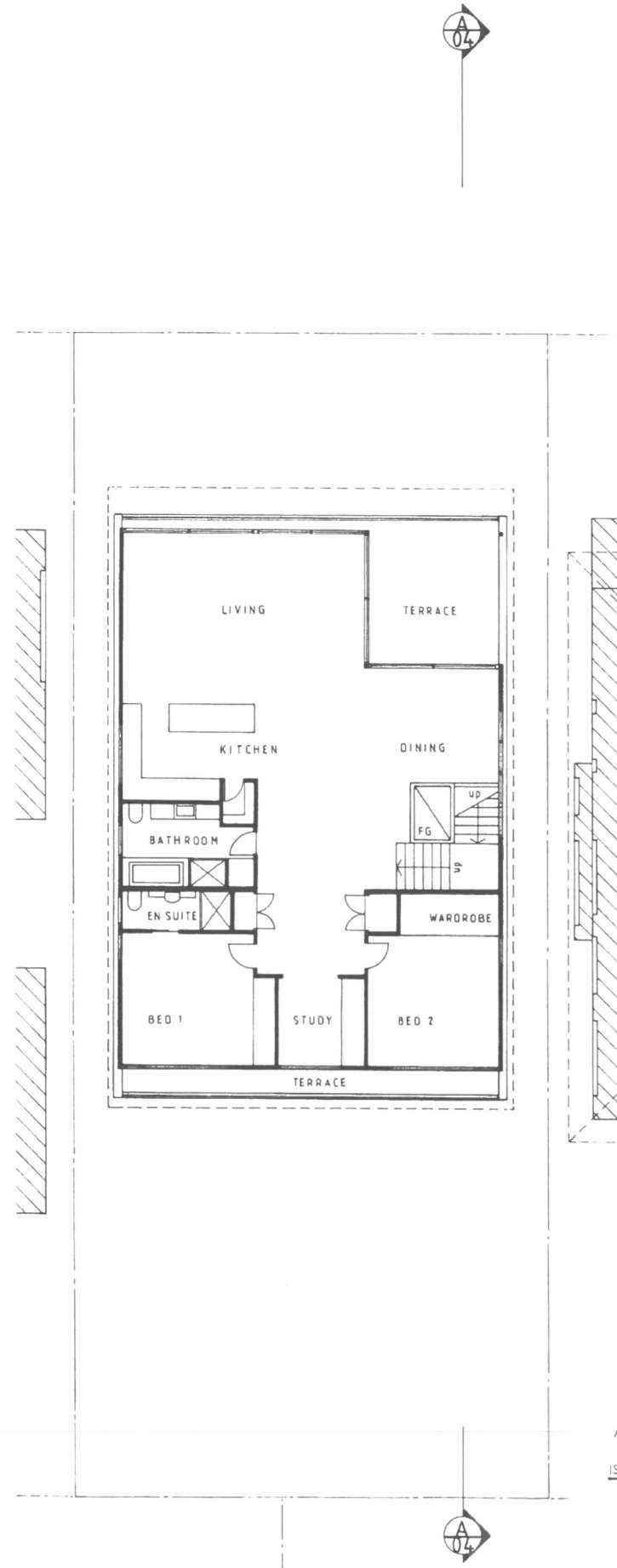
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01 BASEMENT FLOOR PLAN  
EXISTING



02 GROUND FLOOR PLAN  
EXISTING



03 FIRST FLOOR PLAN  
EXISTING

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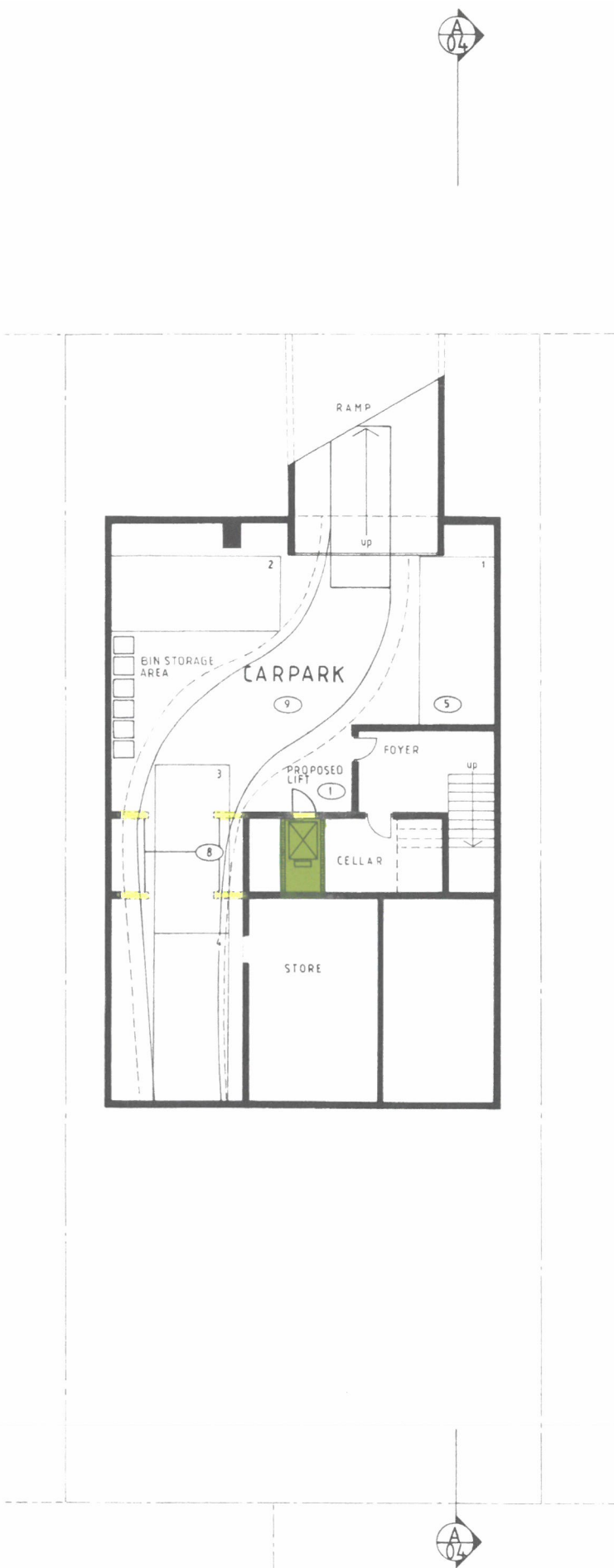
ARCHITECTURE  
& DESIGN

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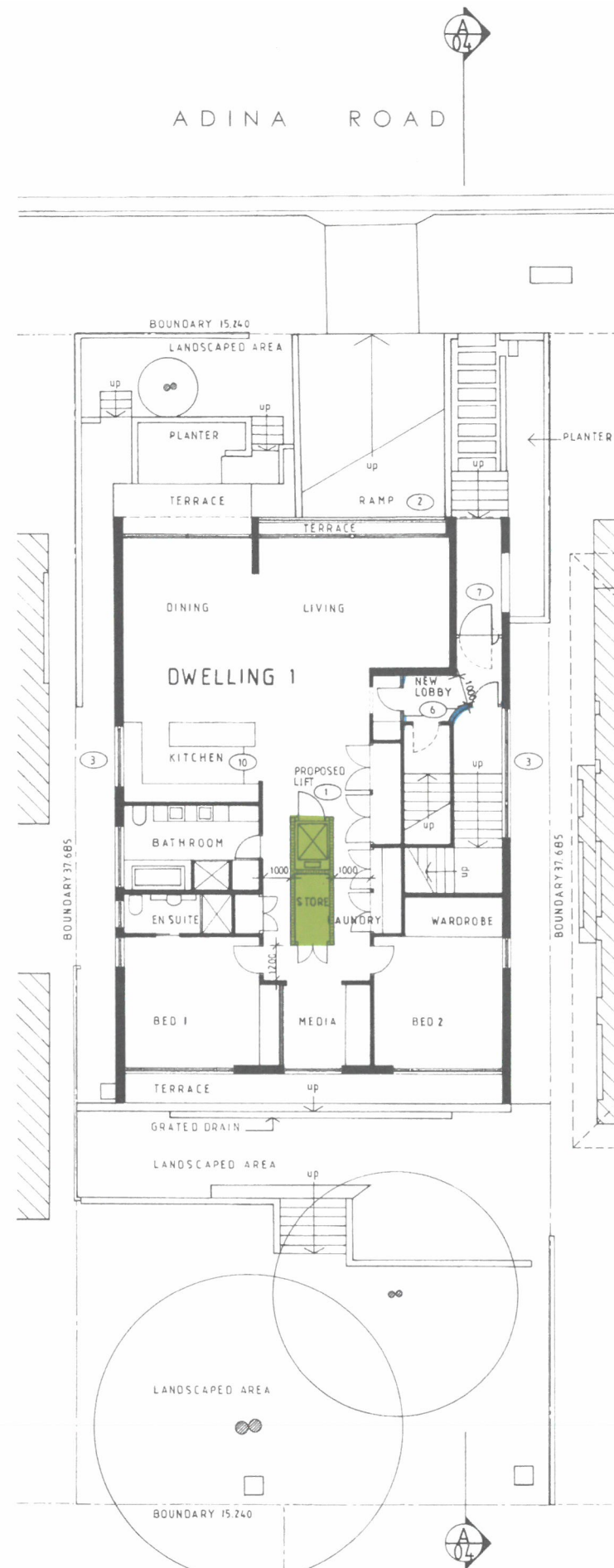
PROJECT: DEVELOPMENT APPLICATION FOR A RESIDENTIAL  
FLAT BUILDING - 5 ADINA ROAD CURL CURL NSW 2096  
FOR MR & MRS BROOKS

Date: 01/2025 Scale: 1:100-A1 Drawn by: JGN Drawing No: 02 A

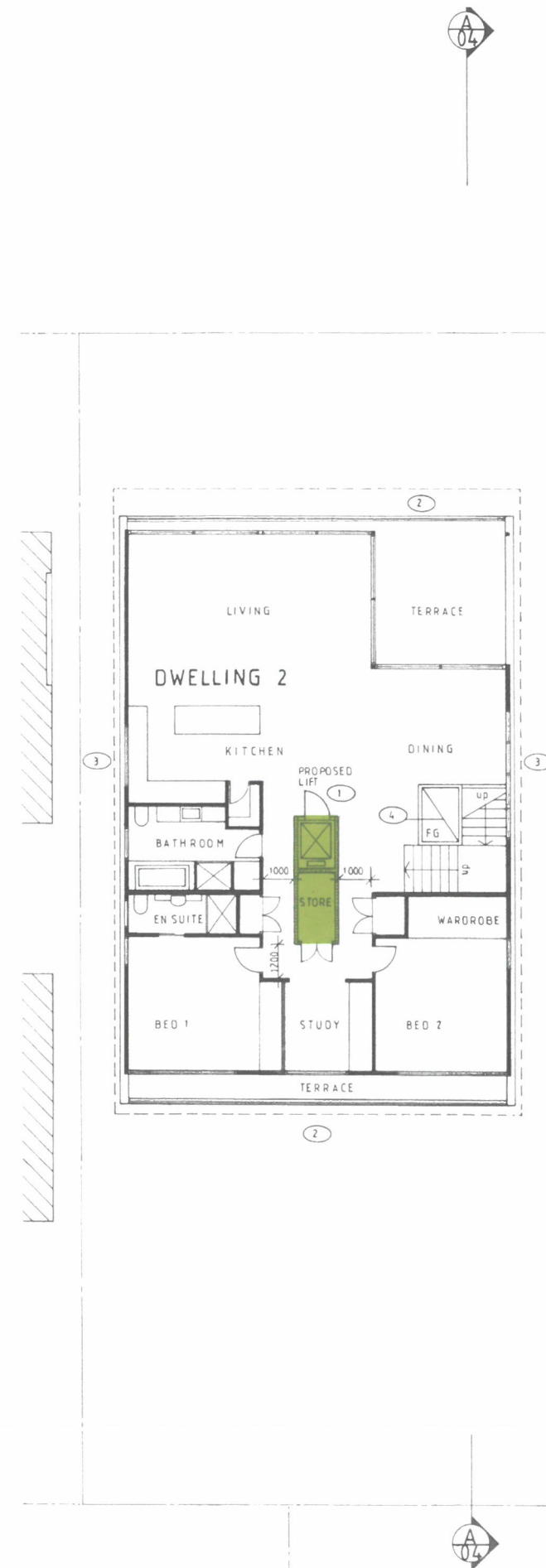
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01 BASEMENT FLOOR PLAN



02 GROUND FLOOR PLAN



03 FIRST FLOOR PLAN

# NOTES:

1. INTRODUCING A NEW LIFT (SHAFT INTERIOR 1470 X 1140 mm) CONNECTING THE BASEMENT CARPARK TO GROUND AND FIRST FLOORS. THE LIFT SHAFT MUST BE ENCLOSED IN A FIRE RATED CONSTRUCTION.
2. REPLACING EXISTING WIRE BALUSTRADES TO TERRACES WITH GLAZED PANELS TO COMPLY WITH BCA.
3. PROTECT THE SIDE WINDOWS + DOORS LOCATED WITHIN 3 METRES OF SIDE BOUNDARIES (EAST + WEST) IN RELATION TO FIRE SOURCE.
4. EXISTING GLAZED FLOOR ON LEVEL 1 TO COMPLY WITH FIRE REQUIREMENTS.
5. PARKING SPACE FOR 4 CARS IN THE EXISTING BASEMENT. EACH PARKING SPACE TO BE 5.4 X 2.4 METRES.
6. PROPOSED FIRE RATED WALLS AND DOORS TO NEW LOBBY AREA.
7. EXISTING FRONT DOOR TO BE AMENDED TO OPEN OUTWARDS.
8. DEMOLISH PART OF EXISTING WALLS TO ALLOW FOR PARKING SPACE.
9. TURNING/MANOEUVRING TEMPLATE FROM AS/NZS 2890.1:2004 FOR B99 CAR USING A TURN RADIUS OF 6.3 M.
10. APPROVED BAR/EXISTING KITCHEN.

## GENERAL NOTES:

- DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS, SPECIFICATIONS AND WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCIES SHALL BE REFERRED TO THE PROPRIETOR AND ARCHITECT BEFORE PROCEEDING WITH THE WORKS.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, ALL LOCAL AND STATE GOVERNMENT ORDINANCES, RELEVANT AUSTRALIAN STANDARDS, CODES, LOCAL ELECTRICITY AND WATER AUTHORITIES REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL STRUCTURAL WORK AND SITE DRAINAGE TO BE SUBJECT TO ENGINEERS DETAILS OR CERTIFICATION WHERE REQUIRED BY COUNCIL.
- ALL TIMBERS TO BE IN ACCORDANCE WITH THE TIMBER STRUCTURE CODE AS 1720 AND THE NATIONAL TIMBER FRAMING CODE AS1684.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE MANNER ACCORDING TO THE SPECIFICATION.
- UNLESS OTHERWISE NOTED ALL DIMENSIONS AND LEVELS ARE IN MILLIMETRES.



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## ARCHITECTURE & DESIGN

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PROJECT: DEVELOPMENT APPLICATION FOR A RESIDENTIAL FLAT BUILDING - 5 ADINA ROAD CURL CURL NSW 2096 FOR MR & MRS BROOKS

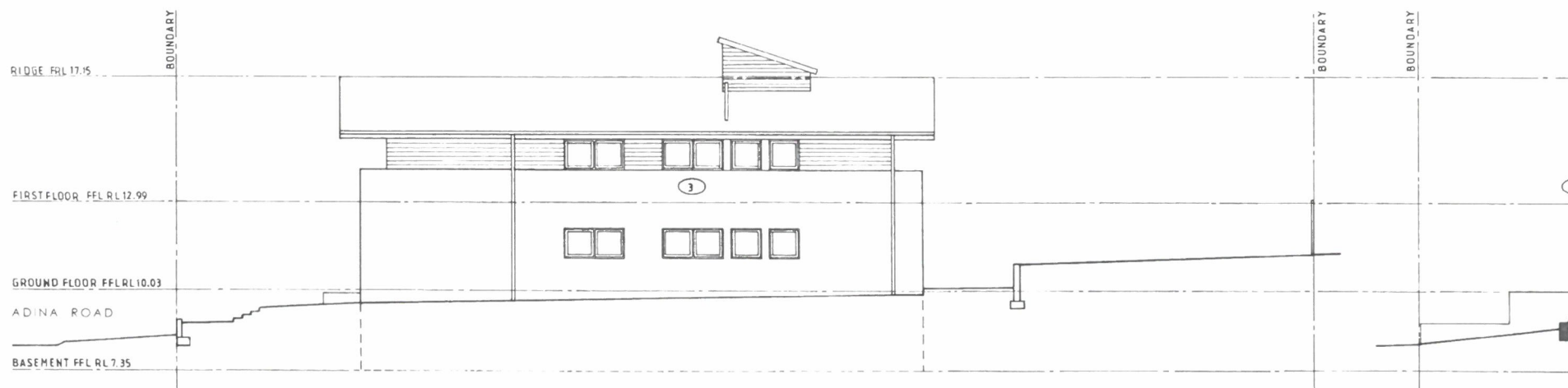
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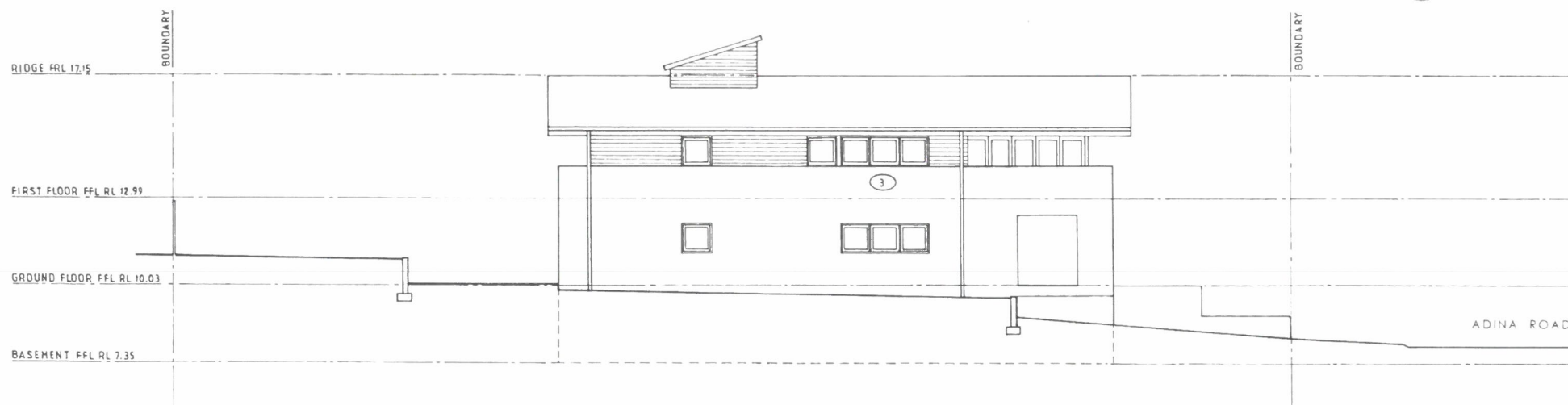


03 SOUTH ELEVATION

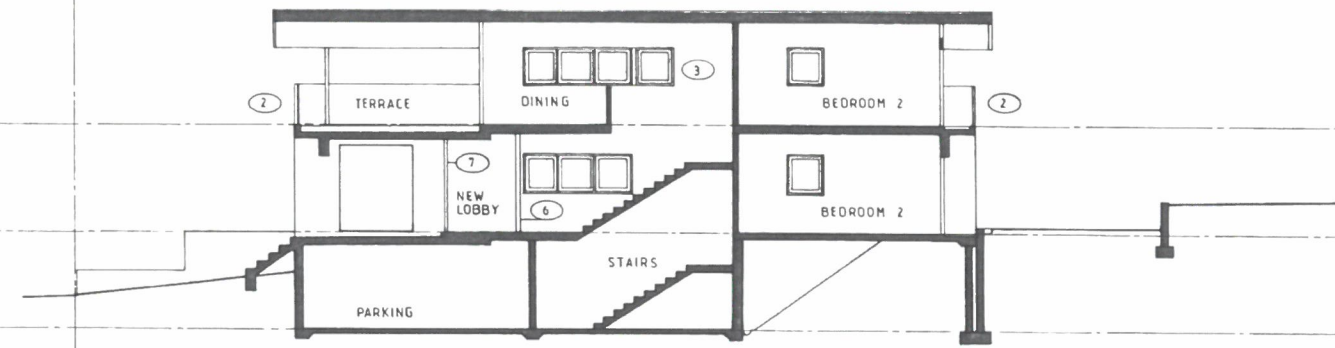
04 NORTH ELEVATION



02 WEST ELEVATION



01 EAST ELEVATION



05 SECTION A-A

#### NOTES:

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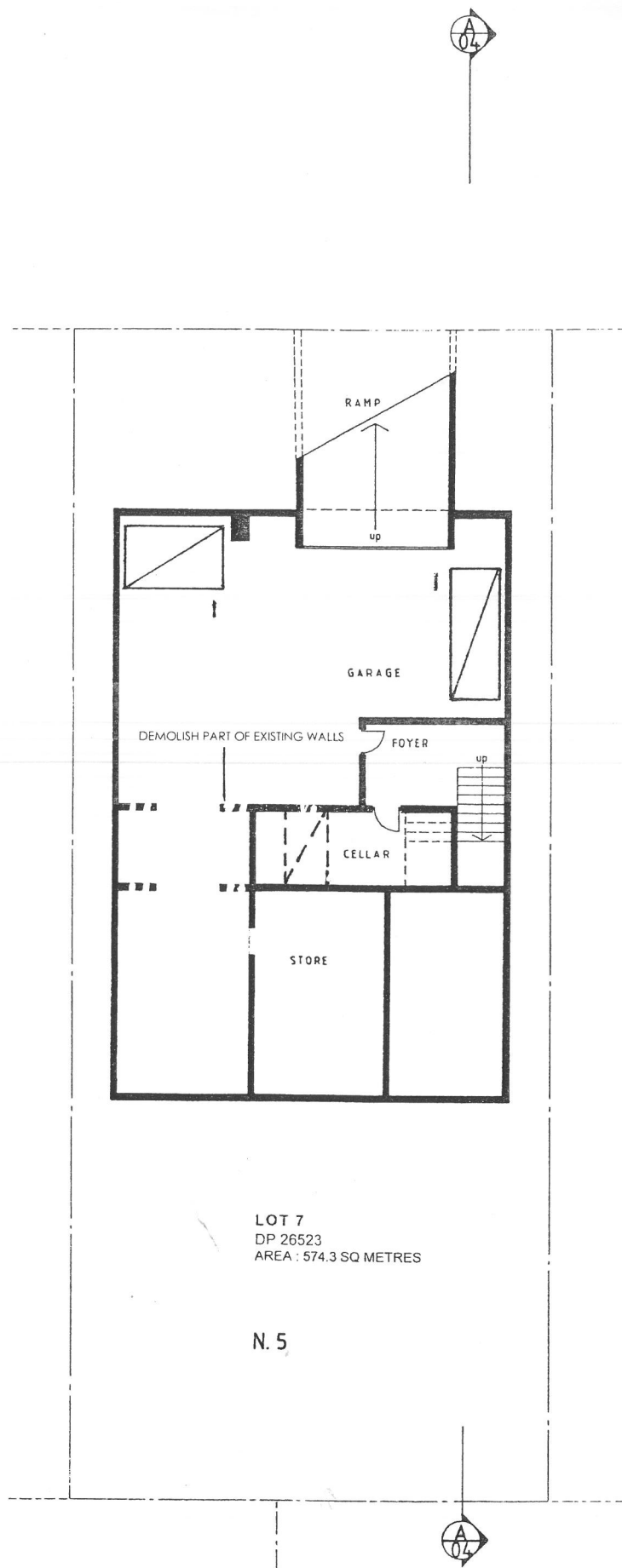
#### ARCHITECTURE & DESIGN

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PROJECT: DEVELOPMENT APPLICATION FOR A RESIDENTIAL FLAT BUILDING - 5 ADINA ROAD CURL CURL NSW 2096 FOR MR & MRS BROOKS

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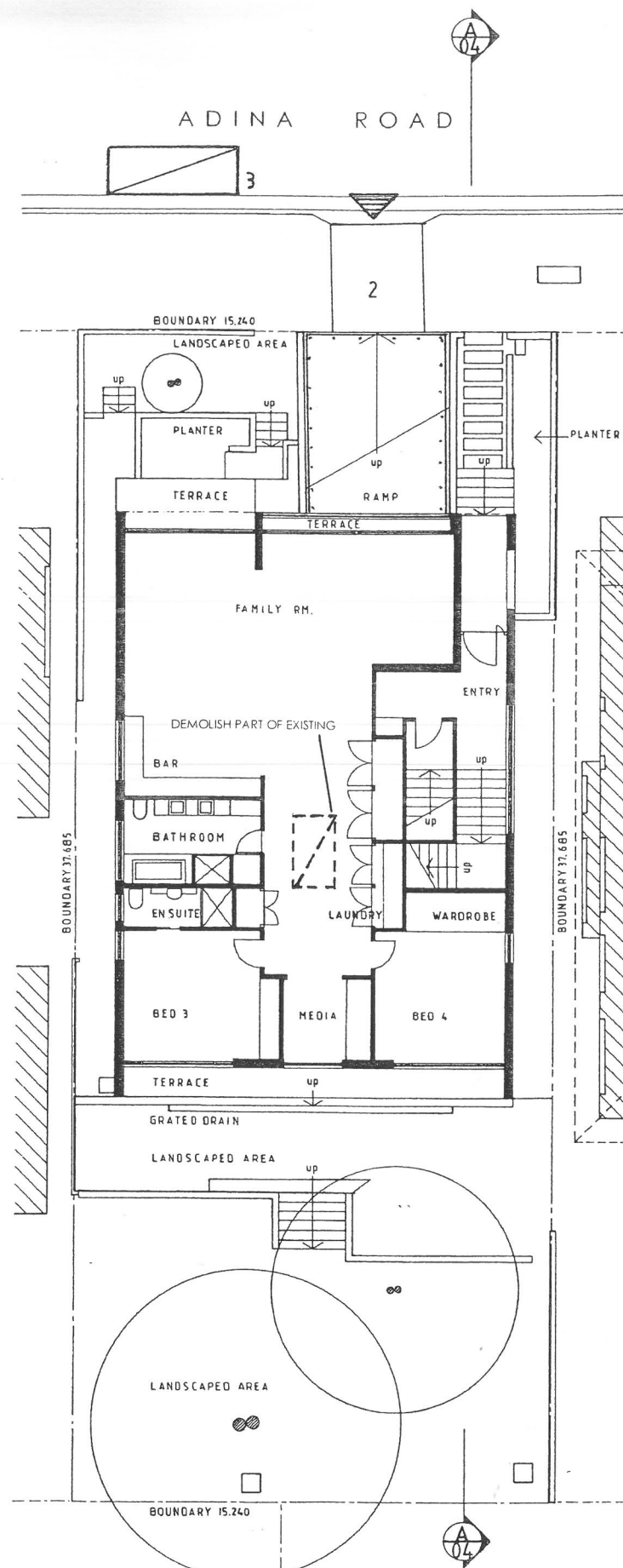
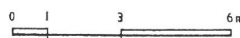
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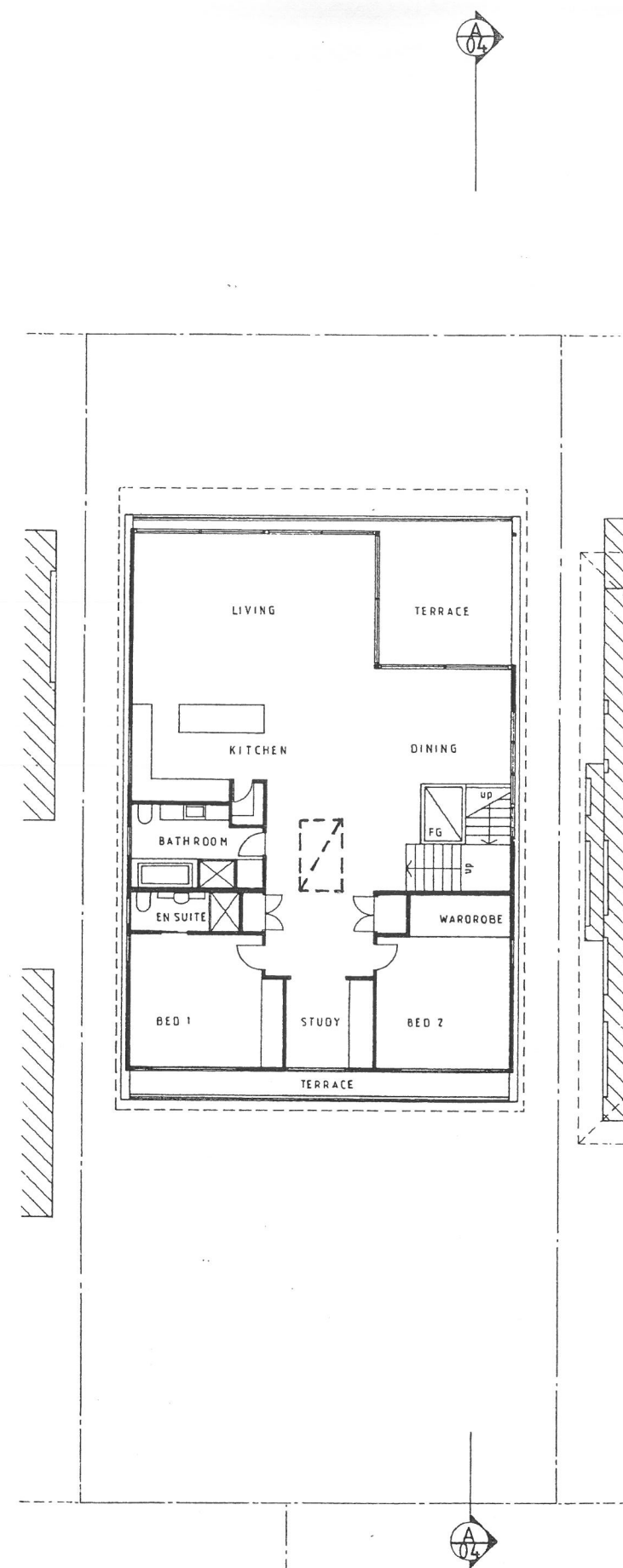
LOT 7  
DP 26523  
AREA : 574.3 SQ METRES

N. 5

01 BASEMENT FLOOR PLAN  
EXISTING



02 GROUND FLOOR PLAN  
EXISTING



03 FIRST FLOOR PLAN  
EXISTING

## SITE WASTE + RECYCLING MANAGEMENT PLAN

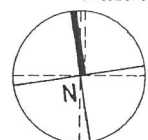
### NOTE

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
2. MINIMISE DISTURBED AREAS
3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY

### LEGEND

- □ STOCKPILES
- GEOTEXTILE FABRIC
- FABRIC FILLED WITH GRAVEL
- ▨ STORMWATER PIT
- W.O. WATER OUTLET POINT
- ⊗ TEMPORARY ELECTRICAL POINT
- ▲ VEHICULAR ENTRY
- ▼▼▼ EXISTING VEGETATION
- SILT FENCE

### PROJECT'S NORTH



### NOTES

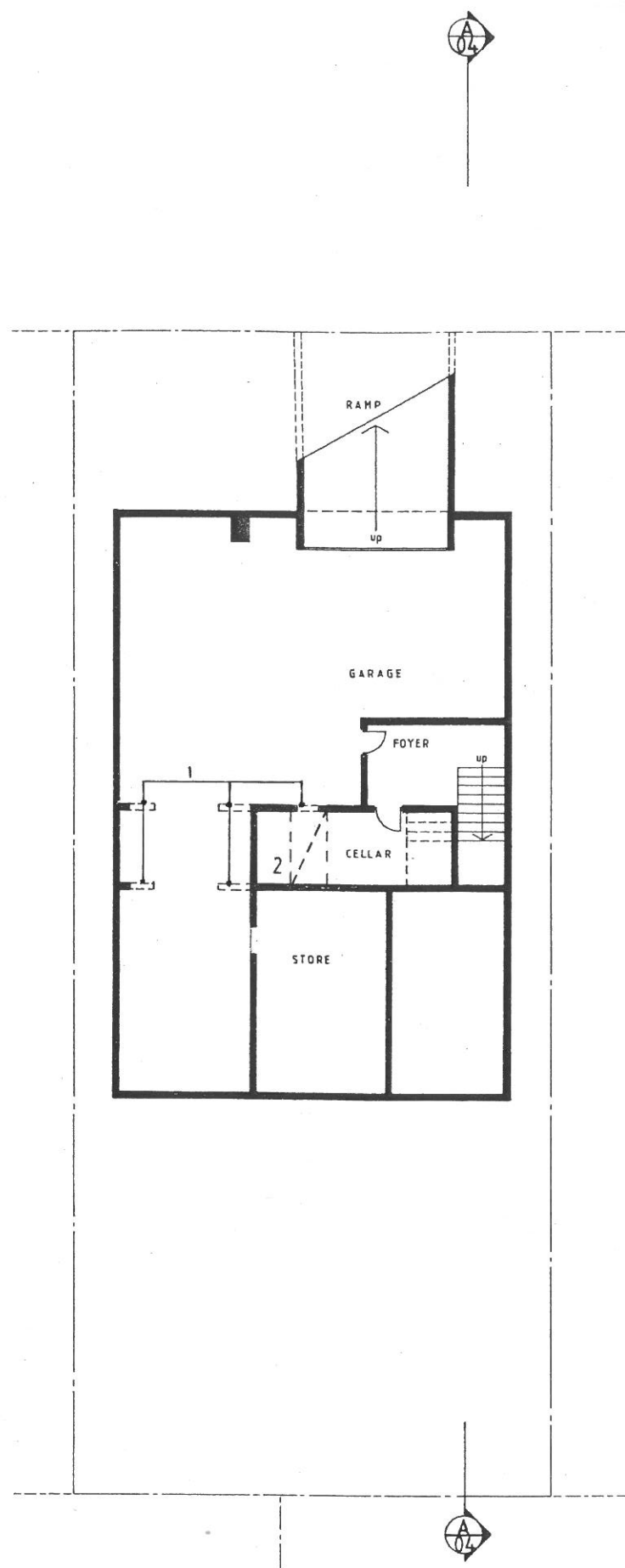
1. STOCKPILES PLACED WHOLLY ON THE CONSTRUCTION SITE AND BEHIND FENCE.
2. FOOTPATH TO BE KEEP CLEAN AND CLEAR AT ALL TIMES.
3. SKIP BIN FOR WASTE STORAGE PLACED ON STREET.

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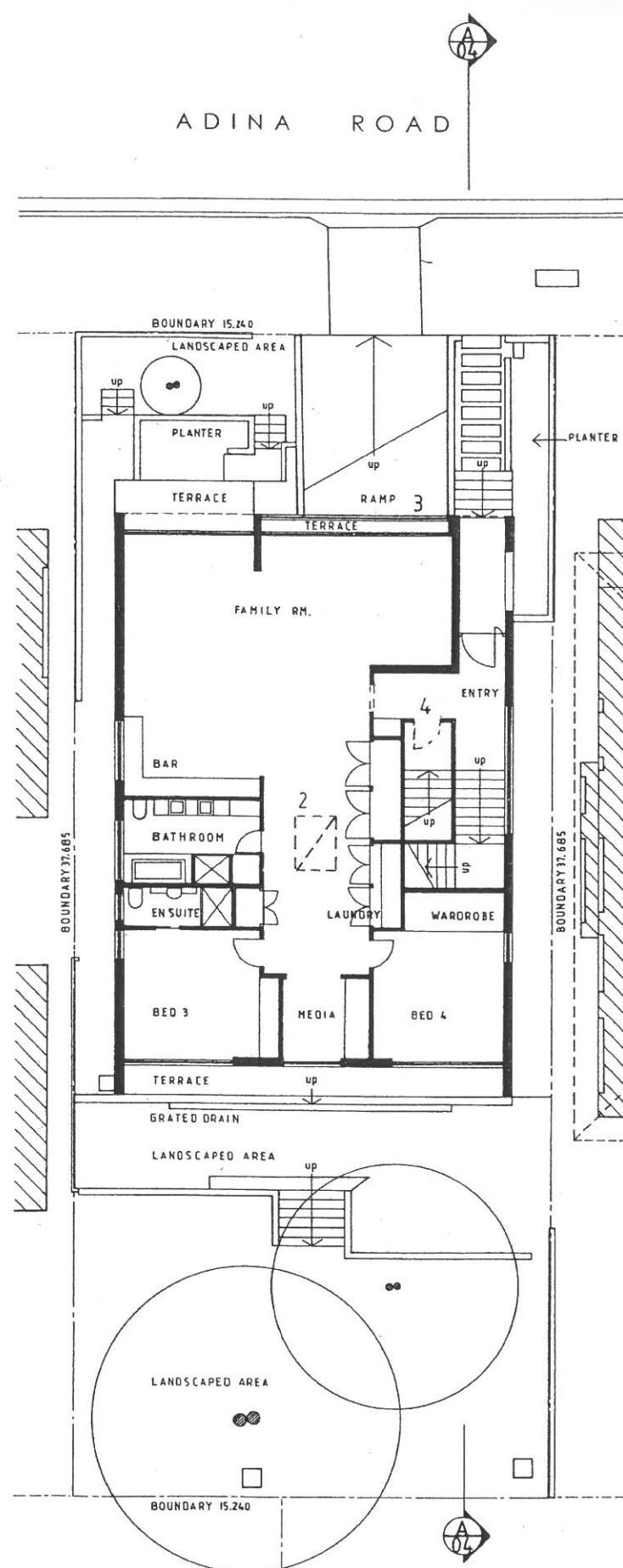
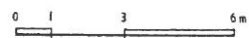
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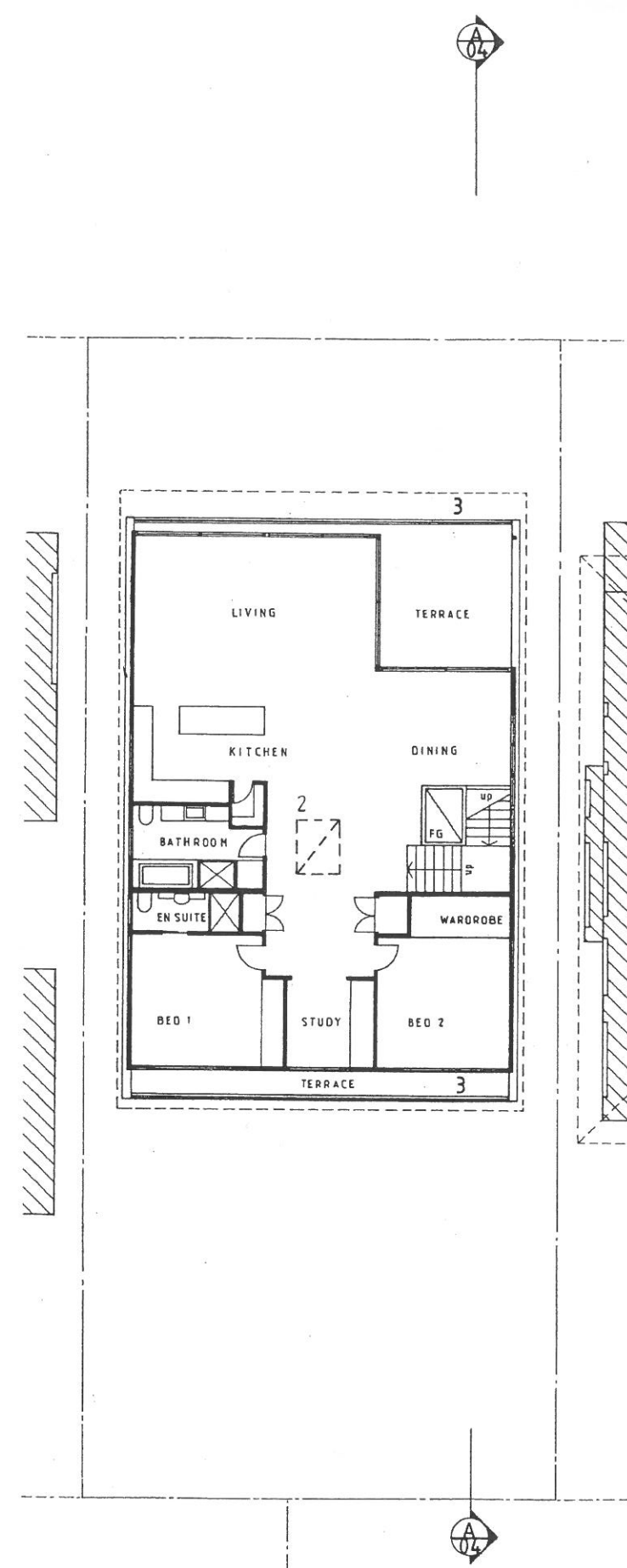
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01 BASEMENT FLOOR PLAN  
EXISTING



02 GROUND FLOOR PLAN  
EXISTING



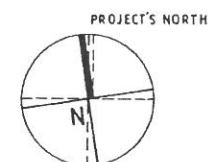
03 FIRST FLOOR PLAN  
EXISTING

## DEMOLITION PLAN

- EXISTING WALLS TO BE RETAINED SHOWN SHADED  
EXISTING WALLS TO BE DEMOLISHED  
NEW TIMBER STUD WITH INSULATION  
NEW BRICK WALLS

### NOTES

1. REMOVE WALLS AS INDICATED ON THE PLANS BASED ON THE ENGINEER'S SPECIFICATION.
2. DEMOLITION SECTIONS OF EXISTING CONCRETE SLAB FOR LIFT PENETRATION BASED ON ENGINEER'S SPECIFICATION.
3. REMOVE EXISTING WIRE BALUSTRADE AND REPLACE WITH GLASS.
4. REMOVE EXISTING DOOR.



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