

			 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		Job Number		2-1318	
A	20/12/18	Section 96 Modifications						Date	21 MAR. 2018			Drawn	R.G.	Drawing Number	Rev.				
	Date	Amendments							Checked	S.G.		A1	A						

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.

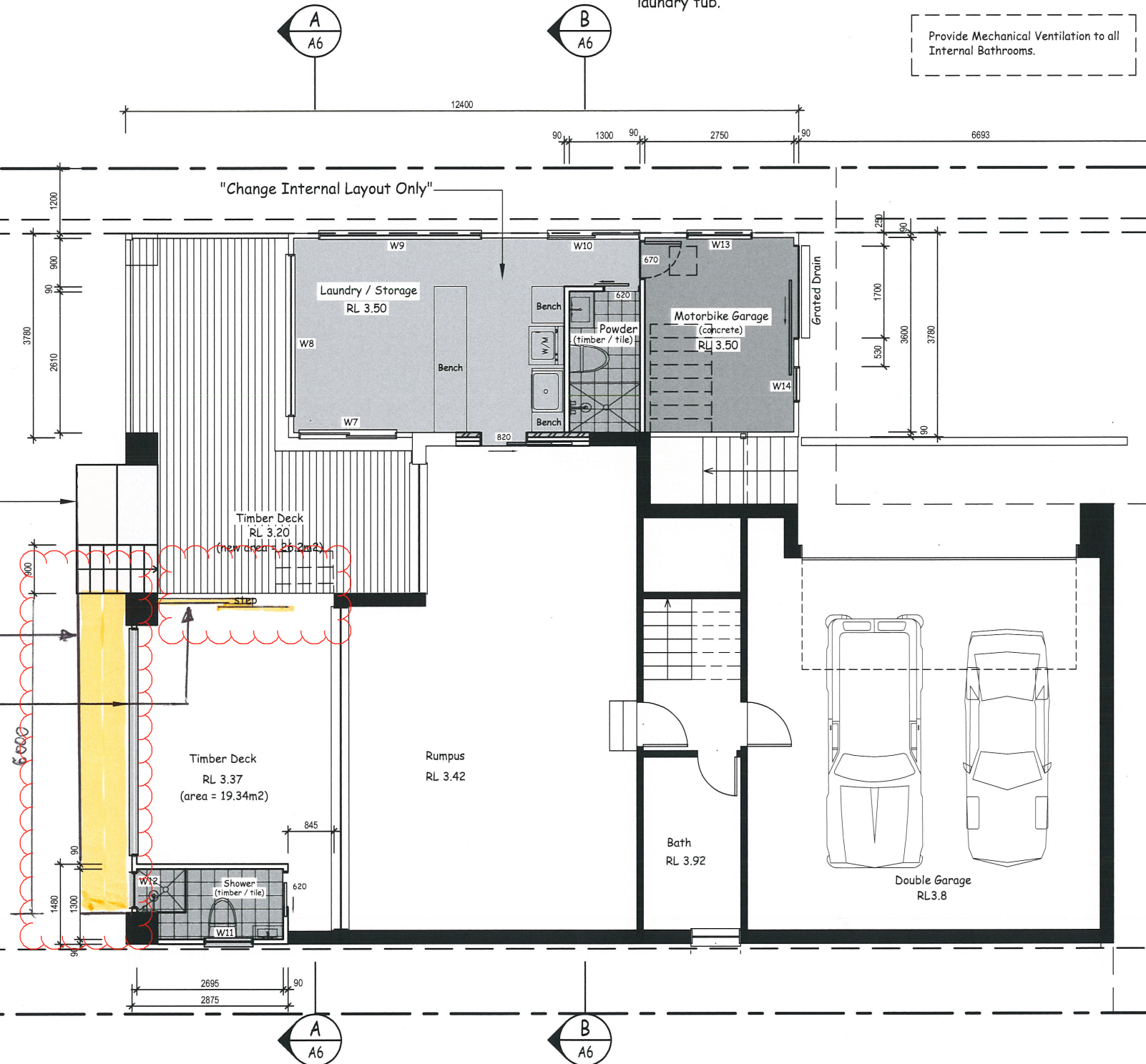
Smoke detector alarms to be installed in accordance with AS3786 and the National Construction Code of Australia.

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.

Timber framed stairs and seating platforms with open risers to NCC requirements.

Infill gap in north side of existing deck. Balustrade cladding to match existing residence. Glazed partition to owners selection. *POOR TO OWNERS SPECIFICATIONS*



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



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

MOD2019/0567

B 21/01/19 A 11/10/18 Date	Section 96 Modifications Lower L dry/Storage floor raised to RL3.5 Amendments	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA  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 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
----------------------------------	---	--	---	-----------------------------------	--	---	---	---	-----------------------------	------------------

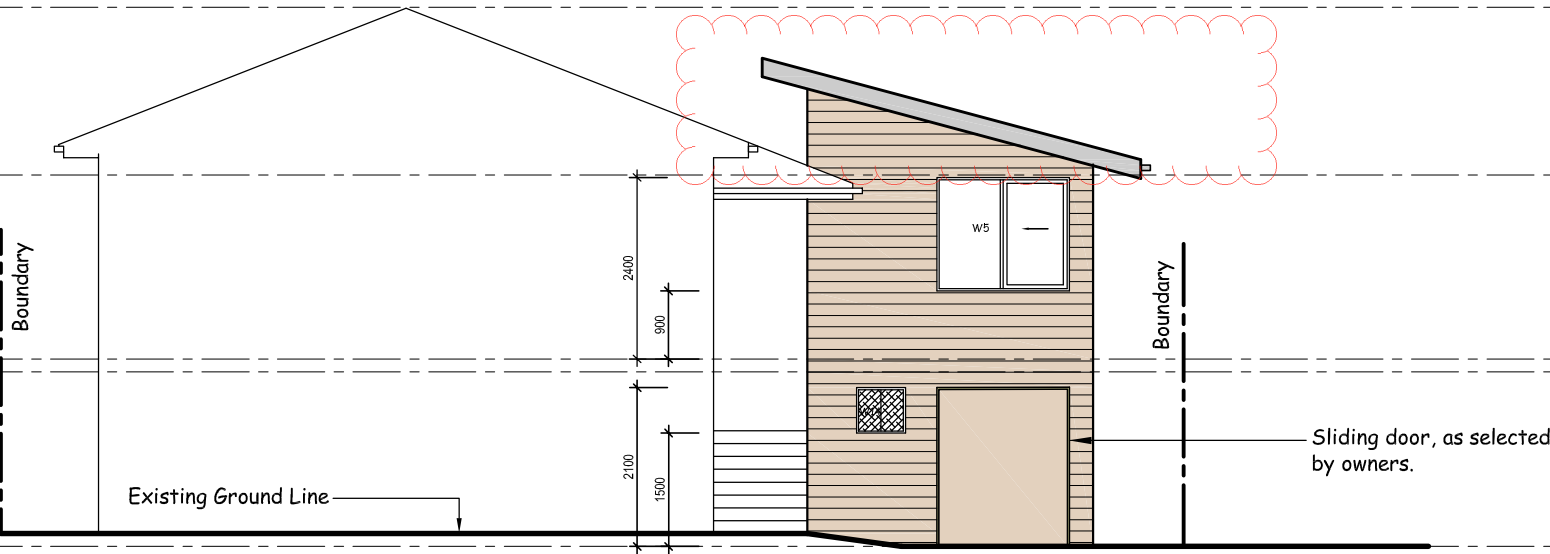
Existing Ridge Level RL10.63

Existing Ceiling Level

Upper Level RL 5.98

Upper Level RL 5.81

Laundry / Storage RL 3.5



Sliding door, as selected by owners.

EASTERN ELEVATION



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

MOD2019/0567

Existing Ridge Level RL10.63

Existing Ceiling Level

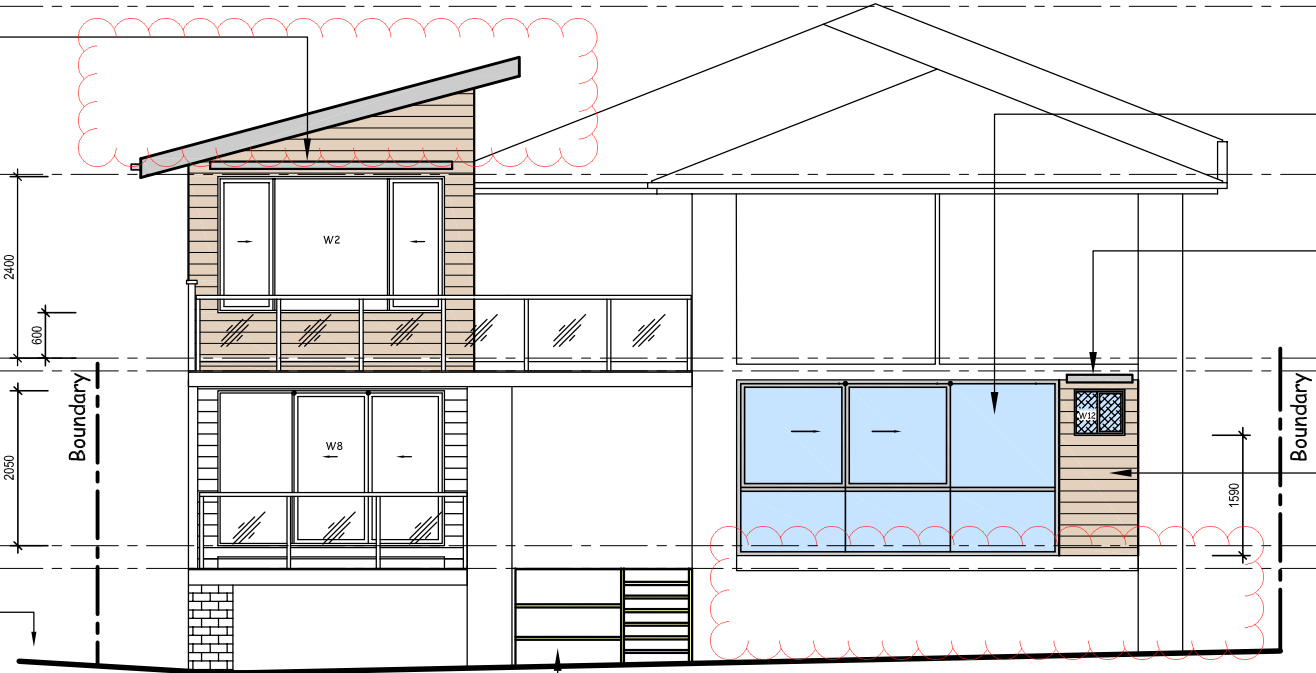
Upper Level RL 5.98

Upper Level RL 5.81

Laundry / Storage RL 3.5

Lower Deck Level RL 3.20

W2 requires a minimum 700mm shade projection be provided above window in accordance with Basix requirements.



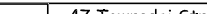
Infill gap in west side of existing deck. Glazed partition to owners selection.

W12 requires a minimum 300mm shade projection be provided above window in accordance with Basix requirements.

Weatherboard cladding as selected by owners. Fixed in accordance with manufacturers recommendations

Timber framed stairs and seating platforms with open risers to NCC requirements.

WESTERN ELEVATION

			 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	Job Number			2-1318
B	20/12/18	Section 96 Modifications						Date			21 MAR. 2018		Drawn	R.G.	Drawing Number	
A	11/10/18	Lower floor raised to RL 3.5 Upper floor raised to RL 3.98						Checked	S.G.							
	Date	Amendments														

