

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 = 25.2m<sup>2</sup>)

First floor

Gross Floor Area = 155.74m<sup>2</sup>  
Timber Deck Area = 45.54m<sup>2</sup>  
Total = 201.28m<sup>2</sup>

|   |          |                                           |                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                             |                                   |                                                                                        |                                                   |                                                                                       |              |                        |                             |                  |
|---|----------|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------------|--------------|------------------------|-----------------------------|------------------|
|   |          |                                           | <br>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA<br><br>SALLY GARDNER DESIGN AND DRAFT<br><br>SustainAbility Design™ Specialist | 47 Towradgi Street, Narrabeena, NSW, 2099<br>ABN 17 751 732 195<br>Sally mobile : 0414 731 685<br>Robert mobile : 0413 572 250<br>e-mail: robert@designanddraft.com.au<br>http:// www.designanddraft.com.au | Clients<br><b>Justin SINFIELD</b> | Project<br><b>PROPOSED ALTERATIONS &amp; ADDITIONS<br/>58 LAGOON STREET, NARRABEEN</b> | Drawing Title<br><b>PROPOSED FIRST FLOOR PLAN</b> |  | Date         | Drawn<br><b>R.G.</b>   | Drawing Number<br><b>A3</b> | Rev.<br><b>B</b> |
| B | 21/01/19 | Section 96 Modifications                  |                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                             |                                   |                                                                                        |                                                   |                                                                                       | 21 MAR. 2018 | Checked<br><b>S.G.</b> |                             |                  |
| A | 11/10/18 | Lower L'dry/Storage floor raised to RL3.5 |                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                             |                                   |                                                                                        |                                                   |                                                                                       |              |                        |                             |                  |
|   | Date     | Amendments                                |                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                             |                                   |                                                                                        |                                                   |                                                                                       |              |                        |                             |                  |

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 x 230 and up to 1500mm high, then increase to 350 x 350 in lower portion, for extra height. Engaged piers to be a minimum 230 x 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.

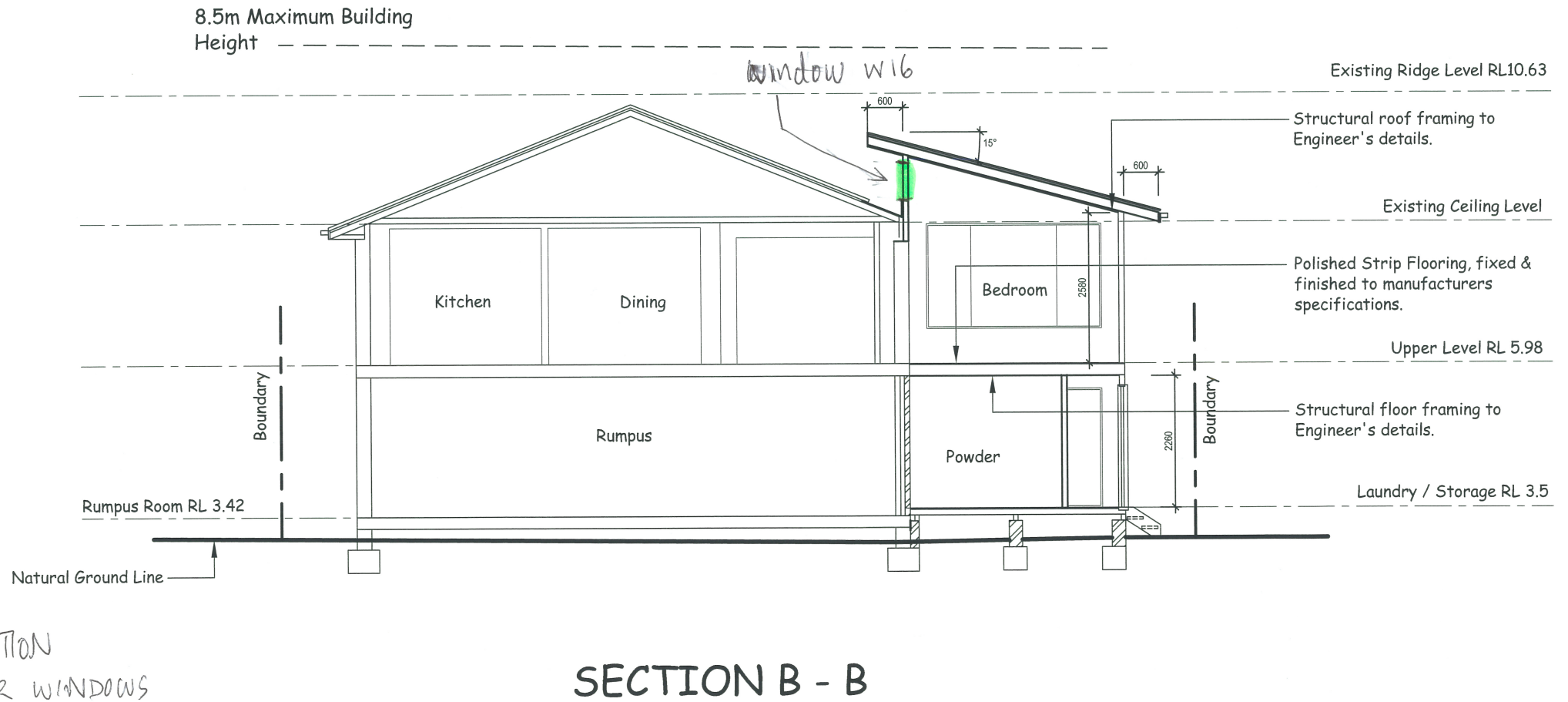
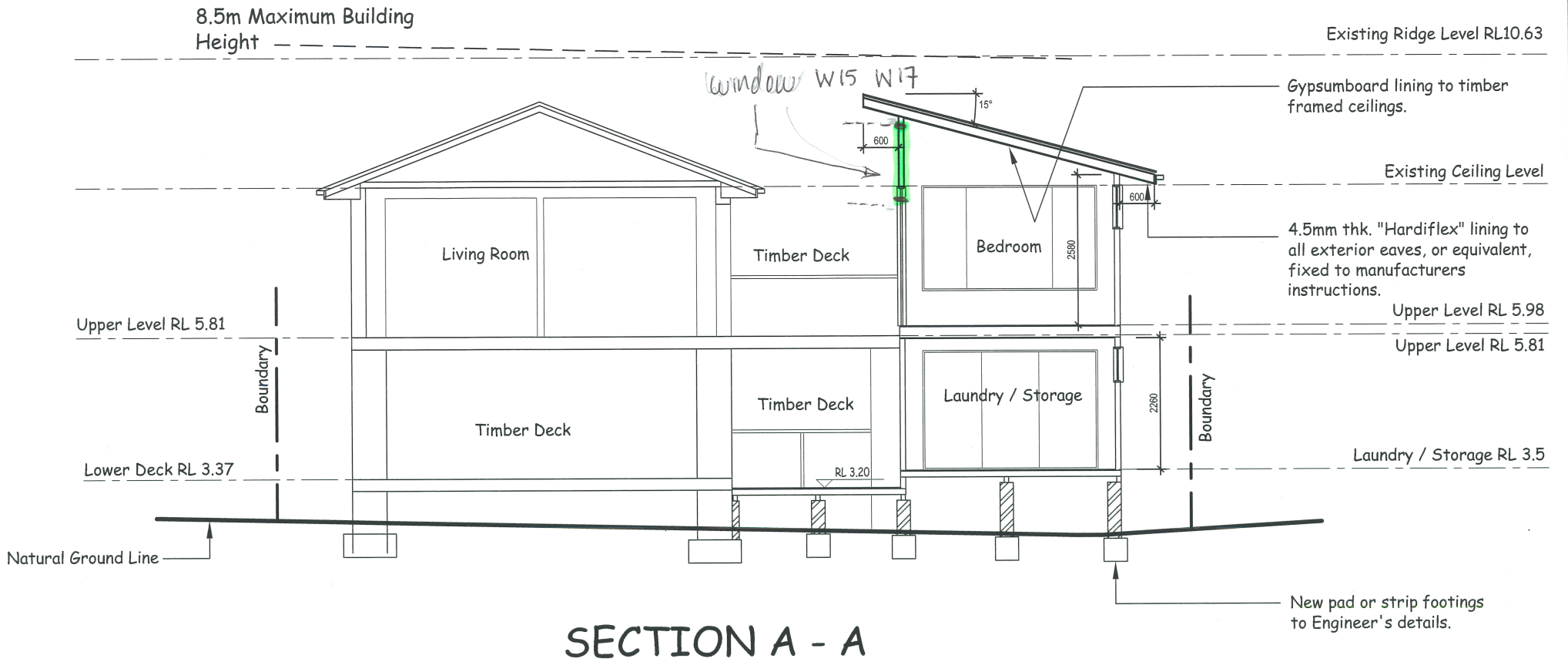
Sanitary Plumbing: Provide & connect all new & relocated fittings indicated to drainage system through wastes & traps as required by the Authority.

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.

MODIFICATION

FIRST FLOOR WINDOWS



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

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.

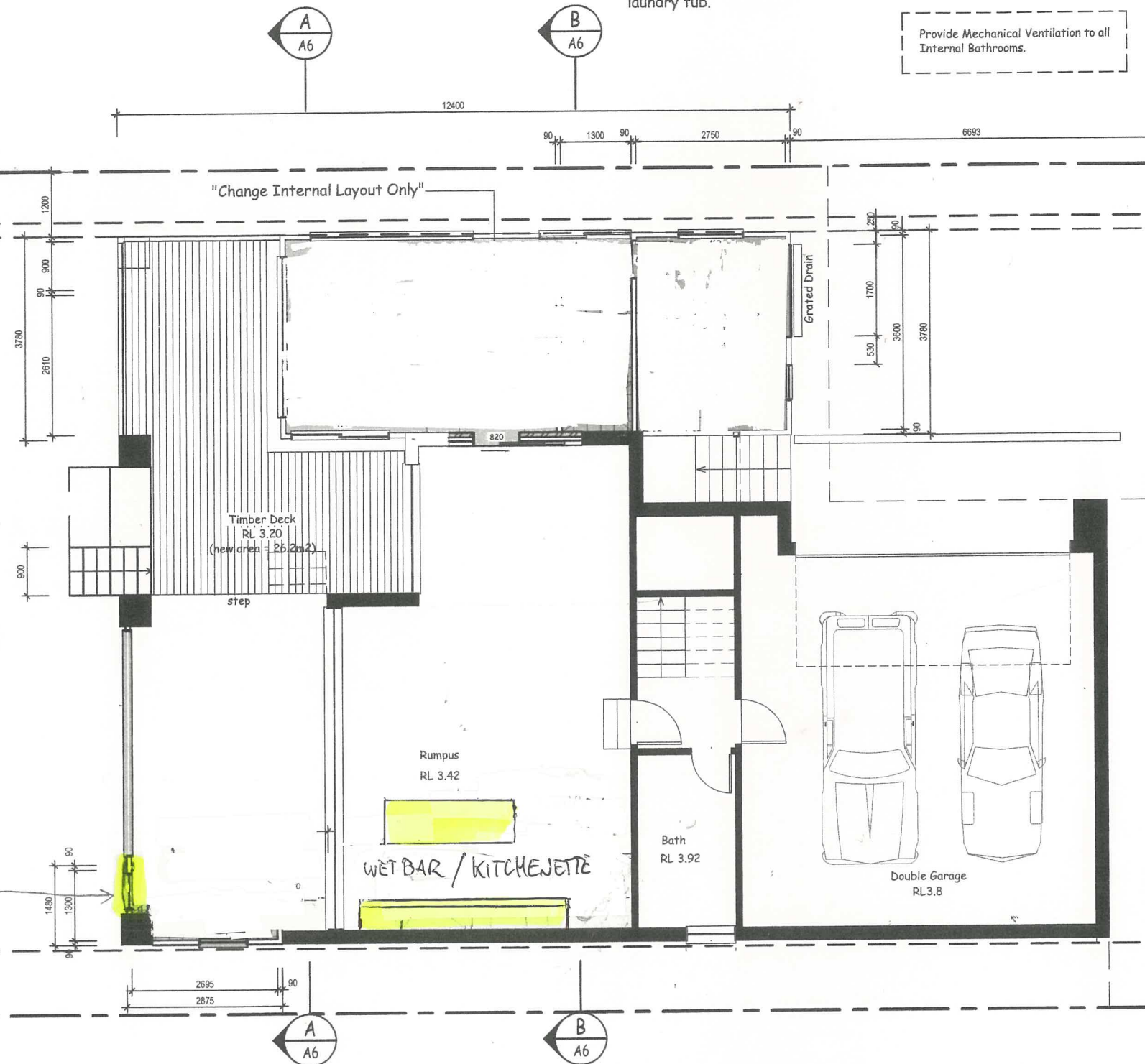
Provide Mechanical Ventilation to all Internal Bathrooms.

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) WET BAR / KITCHENETTE

2) EXTEND APPROVED DOORS



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

|   |          |                                           |                                                                                                                                                                                  |                                                                                                                       |                                                                                                                         |                                                                                                                                                                                                            |                                           |         |                                                                 |                                                                                                     |       |            |      |                             |                             |  |  |
|---|----------|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------|------------|------|-----------------------------|-----------------------------|--|--|
|   |          |                                           | <br>BUILDING DESIGNERS<br>ASSOCIATION OF AUSTRALIA<br><small>PLANS DRAWN FOR APPROVAL</small> | <br>SALLY GARDNER DESIGN AND DRAFT | <br>Sustainability Design Specialist | 47 Towradgi Street, Narrabeen, NSW, 2099<br>ABN 17 751 732 195<br>Sally mobile : 0414 731 685<br>Robert mobile : 0413 572 250<br>e-mail: robert@designanddraft.com.au<br>http:// www.designanddraft.com.au | Clients<br><br><b>Justin<br/>SINFIELD</b> | Project | PROPOSED ALTERATIONS & ADDITIONS<br>58 LAGOON STREET, NARRABEEN | <br>True North | Scale | 1:100 @ A3 |      |                             | Job Number<br><b>2-1318</b> |  |  |
| B | 21/01/19 | Section 96 Modifications                  |                                                                                                                                                                                  |                                                                                                                       |                                                                                                                         |                                                                                                                                                                                                            |                                           | Date    | 21 MAR. 2018                                                    |                                                                                                     |       | Drawn      | R.G. | Drawing Number<br><b>A3</b> | Rev.<br><b>B</b>            |  |  |
| A | 11/10/18 | Lower L'dry/Storage floor raised to RL3.5 |                                                                                                                                                                                  |                                                                                                                       |                                                                                                                         |                                                                                                                                                                                                            |                                           |         |                                                                 |                                                                                                     |       | Checked    | S.G. |                             |                             |  |  |
|   | Date     | Amendments                                |                                                                                                                                                                                  |                                                                                                                       |                                                                                                                         |                                                                                                                                                                                                            |                                           |         |                                                                 |                                                                                                     |       |            |      |                             |                             |  |  |