

**SUBJECT LOCATION: 11A DONALD STREET PICNIC POINT  
NSW 2213**

LAMBETH STREET



DONALD STREET

EILEEN STREET

PICNIC POINT ROAD

EXISTING GARAGE  
TO PROPOSED  
TREATMENT ROOM



PROPOSED  
TREATMENT  
ROOM FOR  
KMBEAUTY

LIGHT WEIGHT GYPROCK WALL WITH FC SHEETING INSIDE BATHROOM & PLASTERBOARD EXTERNAL TO BATHROOM. ADDITION OF DOOR FRAME & DOOR.

WC TO HAVE APPROPRIATE PC ITEMS SUCH AS SOAP DISPENSER NEXT TO BASIN, TOILET ROLL HOLDER & PAPER TOWEL HOLDER.

EXISTING LIGHTING TO REMAIN AS IT IS AMPLE AND TO HIGH LUX. LGHT TEMP 6000K COOL WHITE.

MACHINERY IS ALL SINGLE PHASE WITH NO REQUIREMENT FOR 3 PHASE. ELECTRICIAN CONFIRMED THAT EXISTING BOARD LOAD IS AMPLE WITH INDIVIDUAL BREAKER TO GARAGE GPOs

ADDITION OF COMMERCIAL GLAZING TO AS1288 - FULL SIZE FIXED PANEL WITH SINGLE DOOR OPENING TO OUTSIDE IN DIRECTION OF EGRESS. 6mm TOUGHENED GLASS TO CONTRACTOR'S SPECIFICATIONS. KMBEAUTY BUSINESS LOGO AND RELEVANT STATUTORY SIGNAGE ON FIXED PANEL OF GLASS. COLOURBACK GLASS. VIEW FROM INSIDE OUT ONLY. RESTRICTED VIEW FROM OUTSIDE IN.

EXISTING BRICK WALLS

EXISTING DOOR WITH HARDWARE FOR ONE WAY ACCESS ONLY FROM INSIDE GARAGE TO LOUNGE ROOM. DOOR WILL BE LOCKED FROM INSIDE.

CLEAR ACCESS WAY TO WC WITH PRECAUTIONS TO BE TAKEN FOR TRIP HAZARDS

EXISTING GARAGE DOOR TO REMAIN. TO BE LOCKED PRE & POST BUSINESS HOURS.

MECHANICAL VENTILATION FOR PROPOSED WC EXHAUST TO CONNECT TO EXISTING BATHROOM EXHAUST ABOVE THROUGH FALSE CEILING.

MECHANICAL VENTILATION TO TREATMENT ROOM TO BE VIA DUCTED AIR CONDITIONING. PRE EXISTING GARAGE ALREADY HAS ITS OWN OUTLET ON SEPERATE ZONE. MECHANICAL CONTRACTOR TO ADD SECONDARY INDIVIDUAL REMOTE CONTROL TO CONTROL CLIMATE.

FULL HEIGHT WALL HUNG MIRRORS INSTALLED BY CONTRACTOR TO COMPLY WITH AS1288.

FLOOR TO BE TILED. WC FLOOR & WALLS TO BE CERAMIC TILED TO AS3958.1 WITH APPROPRIATE SKIRTING FOR VACUUM & MOPPING.

FEMALE FRIENDLY SANITARY BIN

EXISTING 100mm SEWER STACK FROM ABOVE ENSUITE BATHROOM WHICH WILL BE TAPPED INTO. TO COMPLY WITH AS3500-2018. PLUMBER TO ENSURE LOAD ON EXISTING STACK IS SATISFACTORY.

