

FRONT VIEW PERSPECTIVE



REAR VIEW PERSPECTIVE



SIDE VIEW (NORTH) PERSPECTIVE



REAR VIEW (SOUTH) PERSPECTIVE

NOTES:
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES.

C.O.S DENOTES ITEM TO BE CHECKED ON SITE. ALL LEVELS ARE TO **AHD** AND HAVE BEEN DETERMINED FROM OSSUM SURVEYING

AVAILABLE DETAILED SITE SURVEY INFORMATION BY THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF ERGO DESIGNS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF

A DA SUBMISSION

date

This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of ergo designs. 29.04.22

Mr M NGUYEN

client

38 CLARENCE STREET, CONDELL PARK NSW

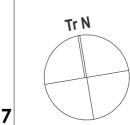
CLARENCE STREET,

CONDELL PARK

NEW TWO STOREY ATTACHED Ergo Designs P/L DUAL OCCUPANCY & S/DIVISION project

building designers and consultants 334A homer st earlwood nsw 2206 ph: 9558 1233 e-mail: ergo-des@bigpond.net.au



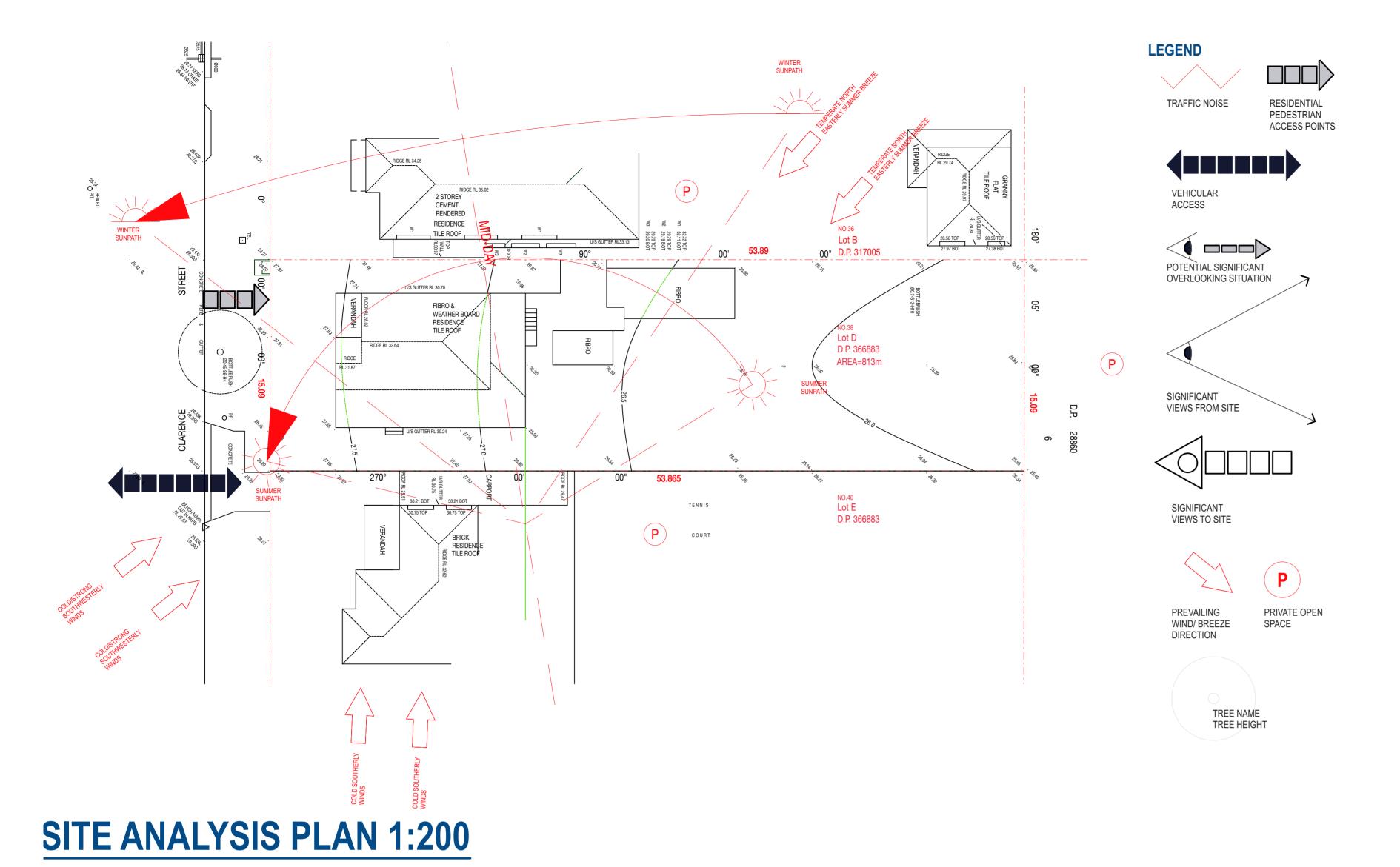


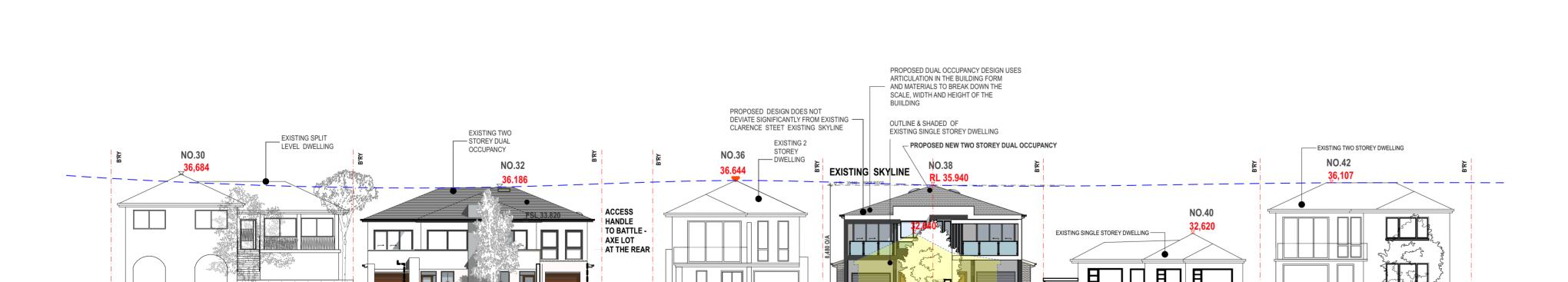
PERSPECTIVE VIEWS

322-104

drawing no.







STREETSCAPE ELEVATION 1:200

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES. C.O.S DENOTES ITEM TO BE CHECKED ON SITE.

ALL LEVELS ARE TO AHD AND HAVE BEEN DETERMINED FROM OSSUM SURVEYING AVAILABLE DETAILED SITE SURVEY INFORMATION BY THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE

A DA SUBMISSION COPYRIGHT THEREIN ARE THE PROPERTY OF ERGO DESIGNS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF

29.04.22

date

This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of ergo designs.

Mr M NGUYEN 38 CLARENCE STREET, CONDELL PARK NSW

client

DUAL OCCUPANCY & S/DIVISION project CLARENCE STREET, CONDELL PARK

NEW TWO STOREY ATTACHED

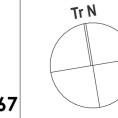


building designers and consultants

e-mail: ergo-des@bigpond.net.au

334A homer st earlwood nsw 2206 ph: 9558 1233





SITE ANALYSIS PLAN & STREETSCAPE ELEVATION.

322-104 project drawing no.

4 STAR WC FLUSH SYSTEM LAUNDRY TAPS 3 STAR THE SELECTED RATING SYSTEM IS CONTAINED IN THE MANUAL OF ASSESSMENT PROCEDURE OF WATER EFFICIENT APPLICATIONS SAA MP64-1995S ALL DWELLING ROOF AREAS ARE TO BE DRAINED INTO A 3000 LITRES RAIN WATER TANK TO BE PROVIDED AS SPECIFIED ON THESE DRAWINGS AND CONNECTED TO ALL GARDEN & TOILET. INSTALLATION AND LABELLING OF PIPES TO BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT

ENERGY CONSERVATION

THE BUILDING IS TO BE CONSTRUCTED AND FITTED WITH ALL THERMAL PERFORMANCE SPECIFICATION REQUIREMENTS LISTED IN THE BASIX CERTIFICATE, AND IS TO INCLUDE THE FOLLOWING AT MINIMUM:

REQUIRMENT EXTERNAL WALLS BRICK VENEER WALLS INTERNAL WALLS TIMBER WALLS FLOOR TYPE GROUND FLOOR - R/C SLAB FLOOR TYPE FORST FLOOR - TIMBER FLOOR WINDOW & SLIDING DOOR ALUM FRAME WITH 6.82mm LAMINATED GLAZING. GLASS TYPE

ROOF TYPE PITCH T/C TILES **ROOF INSULATION** FOIL SISALATION

TO BASIX CERTIFICATE CEILING INSULATION WALL INSULATION TO BASIX CERTIFICATE EXTERNAL WALL COLOUR DARK COLOUR

ROOF CLADDING COLOUR DARK COLOUR WEATHER STRIPPING TO ALL DOORS AND WINDOWS **ROOF VENTILATION** STANDARD INSTANT GAS. HOTWATER UNIT AIR CONDITIONING FOR SINGLE PHASE WITH HEATING AND COOLING < 3.0 EER & OF BEDROOMS AND DAY/NIGHT ZONING LIVING ROOMS BETWEEN BEDROOM AND LIVING AREAS

BATHROOM & LAUNDRY INDIVIDUAL FAN DUCTED TO FACADE **EXHAUST** OR ROOF WITH MANUAL SWITCH ON/

LIGHTING: ALL FITTINGS AT LEAST 6 BEDROOMS CAPABLE OF ACCEPTING LIVING, LOUNGE, DINING FLUORESCENT LAMPS TO: & KITCHEN. ALL NEW SELECTED WHITE GOODS AND OTHER PRIME COST ELECTRICAL APPLIANCES ARE TO BE OF AT LEAST A 3.5 STAR ENERGY RATING. THIS SHALL INCLUDE AT MINIMUM: REFRIDGERATOR DISHWASER, WASHING MACHINE. DRYER TO BE AT LEAST 2.5 STAR RATED. PROVIDE ADEQUATE VENTILATION SPACE BEHIND REFRIDGERATOR TO MANUFACTURERS REQUIREMENTS.

STAR ENERGY RATING. THIS SHALL INCLUDE AT MINIMUM: KITCHEN COOK TOP AND OVEN: AND A 3 STAR INSTANTAOUS GAS HOT WATER SYSTEM FOR DOMESTIC HOT WATER SUPPLY.

ALL GAS APPLIANCES ARE TO BE OF AT LEAST A 3.5

PROVIDE EXTERNAL CLOTHES DRYING AREA AS INDICATED ON PLAN, AND RETRACTIBLE INTERNAL DRYING LINE IN LAUNDRY.

BASIX CERTIFICATE THESE DRAWINGS ARE TO BE READ IN

CONJUNCTION WITH THE BASIX CERTIFICATE AND SPECIFICATION AND REQUIREMENTS SMOKE ALARM

CEILING MOUNTED SMOKE ALARM CONNECTED TO

MAINS POWER SUPPLY WITH BATTERY BACK. AS PER: CI E2.2 BCA; Spec E2.2a BCA; AS 1603; AS1670;AS3786 &AS1851.8 STORMWATER ALL STORMWATER DRAINAGE TO BE IN

ACCORDANCE WITH AS 3500 & COUNCIL'S REQUIRMENTS. DOWN PIPE & S/W PIPE LOCATIONS AND DOWNPIPES ARE INDICATIVE ONLY - TO BE DETERMINED BY PLUMBER.

ALL STORMWATER TO BE DISCHARGED TO THE STREET GUTTER USING NEW AND EXISTING UNDERGROUND PIPING. ALL NEW PIPING TO BE STORMWATER GRADE UPVC TO ALL RELEVANT AND CURRENT SAA CODE REQUIREMENTS.

ALL WATER RUN-OFF FROM PAVING TO BE DIRECTED TO GRASS AREAS AND GARDEN BEDS.

PLAN FOR FURTHER DETAILS. TERMITE PROTECTION PROVIDE TERMITE PROTECTION IN ACCORDANCE

REFER TO STORMWATER DRAINAGE CONCEPT

WITH AS 3660.1 - 2000. PROVISIONS IN THIS DESIGN

- PESTICIDE RETICULATION SYSTEM BELOW THE GROUND SLAB WITH FREQUENT CHEMICAL INJECTION SERVICE TO MANUFACTURER'S MAINTENANCE RECOMMENDATIONS. - WOVEN METAL MESH FABRIC LAID ACROSS 270MM BRICK WALL CAVITIES BELOW THE FLOOR STRUCTURE LEVEL REFER TO SECTIONS FOR FURTHER DETAILS

SLIP RESISTANCE ALL FLOOR SURFACES TO HAVE A SLIP-RESISTANT FINISHIN ACCORDANCE WITH ALL RELEVANT AND

CURRENT SAA CODES WET AREA WATERPROOFING WALLS AND FLOORS TO NEW WET AREAS (BATHROOM & LAUNDRY) TO BE WATERPROOFED

IN ACCORDANCE WITH ALL RELEVANT AND

CURRENT SAA CODES.

Provide Mechanical Ventilation to all sanitary compartments, laundries, bathrooms, En-suites and kitchens in accordance with Cl.3.8.5.2(c) of the NCC Vol 2 BCA 2019. (c) An exhaust fan or other means of mechanical ventilation may be used to ventilate a sanitary compartment, laundry, kitchen or bathroom, or where mechanical ventilation is provided in accordance with 3.8.5.3(b), provided contaminated air exhausts comply with 3.8.7.3.

MECHANICAL VENTILATION

3.9.2.6 Protection of openable windows — bedrooms (a) A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath. (b)Where the lowest level of the window opening covered by (a) is less than 1.7 m above the floor, the window opening must comply with the following: (i) The openable portion of the window must be protected with— (ii) (A) a device capable of restricting the window opening; or (B) a screen with secure fittings.

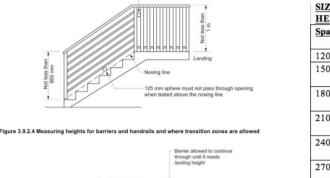
(A) not permit a 125 mm sphere to pass through the window opening or screen; and (B) resist an outward horizontal action of 250 N against the-(C) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. (c)Where a device or screen provided in accordance with (b)(i) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to the openable window in addition to window protection. (d)A barrier covered by (c) must not—

A device or screen required by (i) must—

(i) permit a 125 mm sphere to pass through it; and (ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing

PROTECTION OF

- (a) Barrier height: The height of a barrier must be in acco The height must not be less than 865 mm above the nosings of the stair treads, the floor of a ramp or the like (see Figure 3.9.2.3).
- (b) Transition zone: A transition zone may be incorporated where the barrier height changes from 865 mm on the stairway flight or ramp to 1 m at the landing (see Figure 3.9.2.4).
- (d) Barriers to certain non-habitable rooms: A barrier to a stairway serving a non-habitable root storeroom or the like that is not used on a regular or daily basis, need not comply with (c) if—
- where rails are used, the barrier consists of a top rail and an intermediate rail, with the openings between rails not more than 460 mm. (e) Restriction on horizontal elements:



- (i) be located along at least one side of the stairway flight or ramp; and

STRUCTURAL ROOF WALLS & FLOORVTIMBER MEMBERS SIZES

PROPOSED LANDSCAPED AREA

CALCULATIONS UNIT- A **A** 8.28 m² LAND AREA = 406.50m2 PERVIOUS AREA CALCULATIONS LOCATION **AREA** A=5.70 m2 B=19.17 m2 C=167.45 m2

TOTAL 192.32 m2 47.31% OF SITE AREA Minimum45% of 52.25m2 front of bldg area =23.5m2

Actual provided at the front =

LAND AREA = 406.50m2

Minimum45% of 52.25m2

front of bldg area =23.5m2

23.64m2= 45.24%

Actual provided at the front =

LOCATION

A=3.18 m2

TOTAL

B=20.46 m2 C=167.45 m2

PERVIOUS AREA CALCULATIONS

AREA

191.09 m2

OF SITE AREA

47.00%

24.87m2= 47.59%

★ SIZES OF FLOOR FRAMING STRUCTURAL TIMBER MEMEBRS: Spacing/Span Stress Grade F5 Stress Grade F7 **PROPOSED** 1.825-2.400 150 x 50 125 x 50 2.45 <u>- 3.00</u> 175 x 50 LANDSCAPED AREA **CALCULATIONS UNIT-B** 250 x 50 275 x 50 4.225 x 4.80 275 x 50 4.825 x 5.40 300 x 50 supported spans exceeding 2.70m to have 38 x 38 herringbone strutting @ 1.80mc/c. **A** 8.28 m²

No span to be greater than 6.0m, SIZES OF WALL FRAMING STRUCTURAL TIMBER MEMBERS:

ROOF FRAMING SIZES OF STRUCTURAL MEMBERS: PITCHED ROOF.

@ 600

Where practicable

| Spacing | Stress grade F5 | Stress grade F7 |
| Tile roof @ 450 | 100 x 50 | 100 x 38 |

100 x 38

Spacing/Span	Stress Grade F5	Stress Grade F7
For 100 x 50	100 x 50	100 x 50
studs@450c/c Trenched.	100 x 50	100 x 38
Untrenched,		
For 100mm studs @	100 x 75	100 x 50
Trenched	100 x 50	100 x 50
Untrenched		
	75 x 50	75 x 50
600 c/c.	75 x 50	75 x 50
Trenched		
	100 x 50	100 x 38
OI .	75 x50	75 x 50
Each side of openings	100 x 50	100 x50
	For 100 x 50 studs@450c/c Trenched. Untrenched. Untrenched For 100mm studs @ 600c/c Trenched Untrenched For 75mm studs @ 450 or 600 c/c. Trenched Untrenched Untrenched Untrenched On c/c. Trenched Untrenched On c/c. Trenched Untrenched On c/c.	For 100 x 50 studs@450e/c Trenched. Unitenched. Unitenched For 100mm studs @ 100 x 75 600e/c Trenched 100 x 50 Unitenched For 75mm studs @ 75 x 50 450 or 75 x 50 Trenched Unitenched Unitenched Unitenched Unitenched Unitenched Unitenched Unitenched Unitenched Trenched Unitenched Unitenched Trenched Unitenched Trenched Unitenched Trenched Unitenched Trenched Trenched Unitenched Trenched Tr

~	up to 1800mm wide		00 x 50	100 X
SIZES OF HEADS:				
Span	For tiled roo	f F 7	For metal	roof F
1200	75 x 50_0r 10	00 x 38	75 x 50	
1500	125 x 50 10 100	0 x	100 x 38	
1800	175 x 50 1:	50 x 75	125 x 50 O 100	r 100 x
2100	200 x 50 1	75 x 50	150 x 50 100	125 x
2400	225 x 50 2 75	00 x	175 x 50 75	150 x
2700	250 x 50 2 75	25 x	200 x 50 75	175 x
3000	250 x 75 3 50	00 x	225 x 50 75	200 x

Noggings @ 1200 c/c......100 x 50 Or 75 x 50

CALCULATIONS

	Control	Requirement	Proposal
lo.1	Site Area	- Minimum site area = attached = 500 m2 - Minimum site width = 15 metres.	- Actual site area = 813.00m2 - Actual site width = 15.09metres.
lo.2	Subdivision	- Minimum lot size = 250.00m2 - Minimum width = 7.50m	Min. lot sizeDwelling A = 406.50m2 Actual width Dwelling A= 7.545m Min. lot sizeDwelling B = 406.50m2 Actual width Dwelling B =7.545 m
lo.3	FSR	0.5:1 = 406.50m2	Actual total = 0.46:1 = 377.40m2
	UNIT A	0.5:1 = 203.25 m2	Actual = UNIT A Ground floor = 88.39m.2 First floor = 98.70m.2 Total = 0.46:1 = 187.09 m.2
	UNIT B	0.5:1 = 203.25 m2	Actual = UNIT B Ground floor = 88.39m.2 First floor = 98.70m.2 Total = 0.46:1 = 187.09 m.2 Actual total =
			0.46:1 = 377.40m2
).4.	Building Height -Roof height. Wall height.	9.0 metres 7.0 metres	8,955 metres max. 6,981 metres max.
o.5	Setbacks Front	Ground floor = 5.5m First floor = 6.5m	UNIT A = 6.50m Ground floor = 6.50m First floor UNIT B = 6.50m Ground floor = 6.50m First floor
	Side	- Both storeys = .90 m up to 7.0 wall height - Distance between eaves/gutters and lot boundary 0.450metres	UNIT A = 1.500metres min.both floors = .900m rear patio single store UNIT B = 1.500metres min.both floors = .900m rear patio single store Eaves throughout .450m
	Rear		UNIT A = Ground = 22.818m First = 26.797m UNIT B= Ground = 22.818m First= 26.797m
lo.6	Open Space	80m2 Private courtyard 5.0m min. width	UNIT A = 167.45m2 = Dimensions =7.545m min. UNIT B = 167.45m2 = Dimensions =7.545m min.
lo.7	Maximum roof pitch	Maximum roof pitch = 35 Deg.	Actual Maximum roof pitch = 18 Deg.
lo.8	Parking Rates	3 bedroom or more: 2 spaces per dwelling	Actual parking = 1 internal spaces per unit.
lo.9	Landscaping	Minimum 45% of front of bldg area	+ 1 external open @ front of drive. Actual UNIT A= 47.59% of front of bldg. UNIT B= 45.24% of front of bldg.

UNIT A:

WINDOW REF No.	WINDOW TYPE (REFER DRAWINGS)	X (HORIZ). DIMENSION STRUCTURAL OPENING CHECK ON SITE	Y (VERTICAL). DIMENSION STRUCTURAL OPENING CHECK ON SITE	SILL HEIGHT. FROM FFL	
WINDOW SC	HEDULE -GR				
W 01	ALUMINIUM FRAME AWNING WINDOWS	700mm	2400mm	0	
W W W W W W W W 02 03 04 05 06 W 07	ALUMINIUM FRAME SLIDING WINDOWS	1500mm	1500mm	900mm	
W 08	ALUMINIUM FRAME SLIDING DOOR	4000mm	2400mm	0	
W 09	ALUM. FRAME HIGH SLIDING WINDOW	600mm	600mm	1800mm	
WINDOW SC	WINDOW SCHEDULE -FIRST FLOOR				
W 10	ALUMINIUM FRAME SLIDING WINDOW	1800mm	1200mm	1200mm	
W 11	ALUMINIUM FRAME SLIDING DOOR	2700mm	2400mm	0	
W W W W W W W W W W 12 13 14 15 16 W W W 17 18		1500mm	1500mm	900mm	

(SK) ALUMINIUM FRAME SKYDOME SKYLIGHT 900mm DIAM.

TYPICAL FLOOR JOIST TO TIMBER BEAM CANTILEVERED CONNECTION

__ INTERNAL BRACED WALL

CONNECTOR PLATE

TYPICAL JOIST TO NAILING BEAM DETAIL

BATTEN TIE

STRUCTURAL TIE DOWN DETAILS

UNIT B:				
WINDOW REF No.	WINDOW TYPE (REFER DRAWINGS)	X (HORIZ). DIMENSION STRUCTURAL OPENING CHECK ON SITE	Y (VERTICAL). DIMENSION STRUCTURAL OPENING CHECK ON SITE	SILL HEIGHT. FROM FFL
INDOW SCI	HEDULE -GR	OUND FLOO	R	
W O1B	ALUMINIUM FRAME AWNING WINDOWS	700mm	2400mm	0
	ALUMINIUM FRAME SLIDING WINDOWS	1500mm	1500mm	900mm
	ALUMINIUM FRAME SLIDING DOOR	4000mm	2400mm	0
	ALUM. FRAME HIGH SLIDING WINDOW	600mm	600mm	1800mm
INDOW SC	HEDULE -FIR	ST FLOOR		
W A 10B	ALUMINIUM FRAME AWNING WINDOWS	700mm	2800mm	0
	ALUMINIUM FRAME SLIDING DOOR	2700mm	2400mm	0
W W W W W 13 14 15 16 W 18	ALUMINIUM FRAME SLIDING WINDOWS	1500mm	1500mm	900mm

GALVANISED METAL
STRAP 30mm x 1.8mm AS
PER DETAIL OR SINGLE
STRAPS BOTH SIGNE
WITH FOUR NAILS EACH
STRAP END, OR
EQUIVALENT
PROPRIETARY FRAMING
ANCHORS OR NAIL
PLATE FASTENERS.

(SK) ALUMINIUM FRAME SKYDOME SKYLIGHT 900mm DIAM

 $\frac{(SK)}{\Omega^2}$ $\frac{(SK)}{\Omega^3}$ ALUMINIUM FRAME SKYLIGHTS 2X1,200X2,800

I I I I I I

UNII A.			
DOOR	DOOR TYPE	X (HORIZ).	Y (VERTICAL).
REF No.	(REFER	DIMENSION	DIMENSION
	DRAWINGS)	STRUCTURAL OPENING CHECK ON SITE	STRUCTURAL OPENING CHECK ON SITE
DOOR SCHE	DULE -GROU	ND FLOOR	
D 01	SOLID CORE W/P DOOR	1000 mm	2100mm
D 02	AUTOMATIC ROLLER -DOOR	2700 mm	2400mm
D D D D D D D D D D D D D D D D D D D	HOLLOW CORE SWING DOORS	900 mm	2100mm
D 09	SOLID CORE SL. DOOR	900 mm	2100mm
DOOR SCHE	DULE -FIRST	FLOOR	
D D D D D D D D D D D D D D D D D D D	HOLLOW CORE SWING DOORS	900 mm	2100mm
D 12	SQUARE OPENING	900 mm	2100mm

IINIT R

UNII D.			
DOOR	DOOR TYPE	X (HORIZ).	Y (VERTICAL).
REF No.	(REFER	DIMENSION	DIMENSION
	DRAWINGS)	STRUCTURAL OPENING CHECK ON SITE	STRUCTURAL OPENING CHECK ON SITE
DOOR SCHE	DULE -GROU	ND FLOOR	
D 01	SOLID CORE W/P DOOR	1000 mm	2100mm
D 02	AUTOMATIC ROLLER -DOOR	2700 mm	2400mm
D D D D D D D D D D D D D D D D D D D	HOLLOW CORE SWING DOORS	900 mm	2100mm
D 09	SOLID CORE SL. DOOR	900 mm	2100mm
	DILLE FIDOT		·

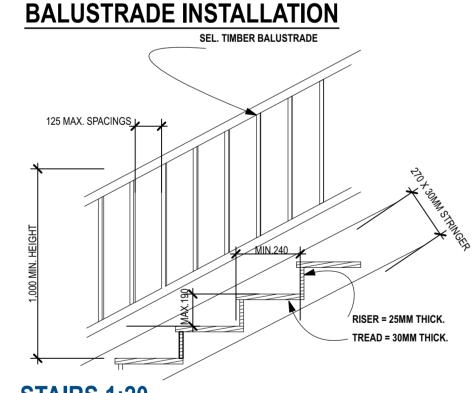
2100mm

DOOR SCHEDULE -FIRST FLOOR

PLYWOOD BRACING DETAIL

ULTIMATE BRACING CAPACITY 6kN/m REFER TO PLAN FOR LOCATION AND LENGTH OF BRACING

(b) The requirements of (a) do not apply to-



STAIRS 1:20

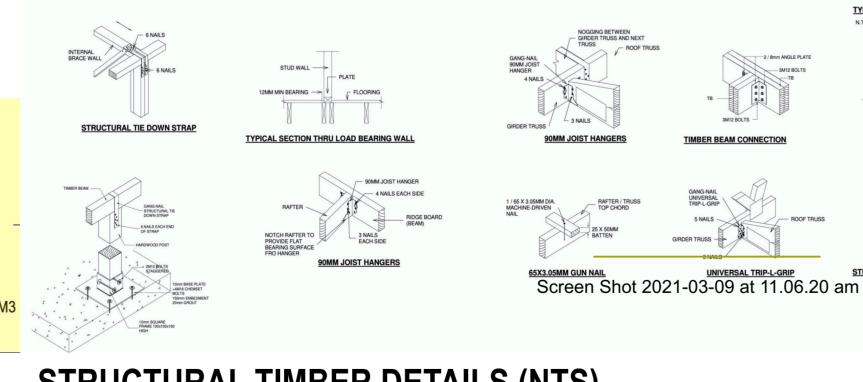
PARTITION WALLS: FIRE & ACOUSTIC DETAIL FIRE SEPARATION:

THE 270mm BRICK CAVITY PARTY WALL TO BE TAKEN UP ALL THE WAY TO THE U/S OF THE ROOFING TILES & SEALED WITH A SMOKE PROOF SEALANT AS PER BCA 2019 (NCC 2019) VOL.2-CL.3.7.3.2. (FIGURE 3.7.3.2 a&b). NO PENETRATIONS THROUGH THE PARTY WALL OF ROOF TIMBER MEMBERS ARE ALLOWED. PROVIDE SOILID BRICKS WITH FRL60/60/60. SOUND SEPARATION: 2 LEAVES OF 110mm BRICK SKINS & 50mm CAVITY.

50mm THICK GLASS WOOL INSULATION WITH A DENSITY OF 11KG/M3 OR 50mm POLYESTER INSULATION

WITH A DENSITY OF 20Kg/m3 IN THE CAVITY.

PARTITION WALL NOTES:



TYPICAL BEARING BEAM DETAIL

STRUCTURAL TIMBER DETAILS (NTS)

copied, reproduced, retained or disclosed to any either wholly or in part without prior consent in

Mr M NGUYEN 38 CLARENCE STREET, CONDELL PARK NSW

TYPICAL TIMBER POST BASE CONNECTION DETAIL

NEW TWO STOREY ATTACHED DUAL OCCUPANCY & S/DIVISION

Ergo Designs P/L

METAL TENSION STRAP BRACING
CORROSION PROTECTED FLAT METAL TENSION

NAILS 3.15mmØ x 30mm LONG TO THE STRAP RETURN OVER THE TOP PLATE AND UNDER THE BOTTOM PLATE

GANG-NAIL WALL BRACKETS SLOTTE

NON LOAD BEARING WALL PERPENDICULAR TO TRUSSES

DLES VERTICAL AT 1800 CRS. 3/2.8mm Ø NILS EACH LEG

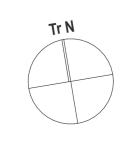
BUILDING DESIGNER **Accreditation No.6667**

INTERNAL BRACING WALL TO EXTERNAL WALL CONNECTION

1.8m MIN. TO 2.7m MAX.

45 x 70 x 450 BLOCK FIXED WITH

TYPICAL WALL BRACING DETAIL



PARALLEL TO TRUSS

TIMBER BRACING WALL TOP CONNECTION DETAIL

NOTES & SPECIFICATIONS

322-104 project

drawing no.

PERPENDICULAR TO TRUSS

issue 29/4/22

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES. C.O.S DENOTES ITEM TO BE CHECKED ON SITE

ALL LEVELS ARE TO AHD AND HAVE BEEN DETERMINED FROM OSSUM SURVEYING AVAILABLE DETAILED SITE SURVEY INFORMATION BY THESE DESIGNS, PLANS AND COPYRIGHT THEREIN ARE THE PROPERTY OF ERGO DESIGNS AND MUST NOT BE USED.

REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF

A DA SUBMISSION

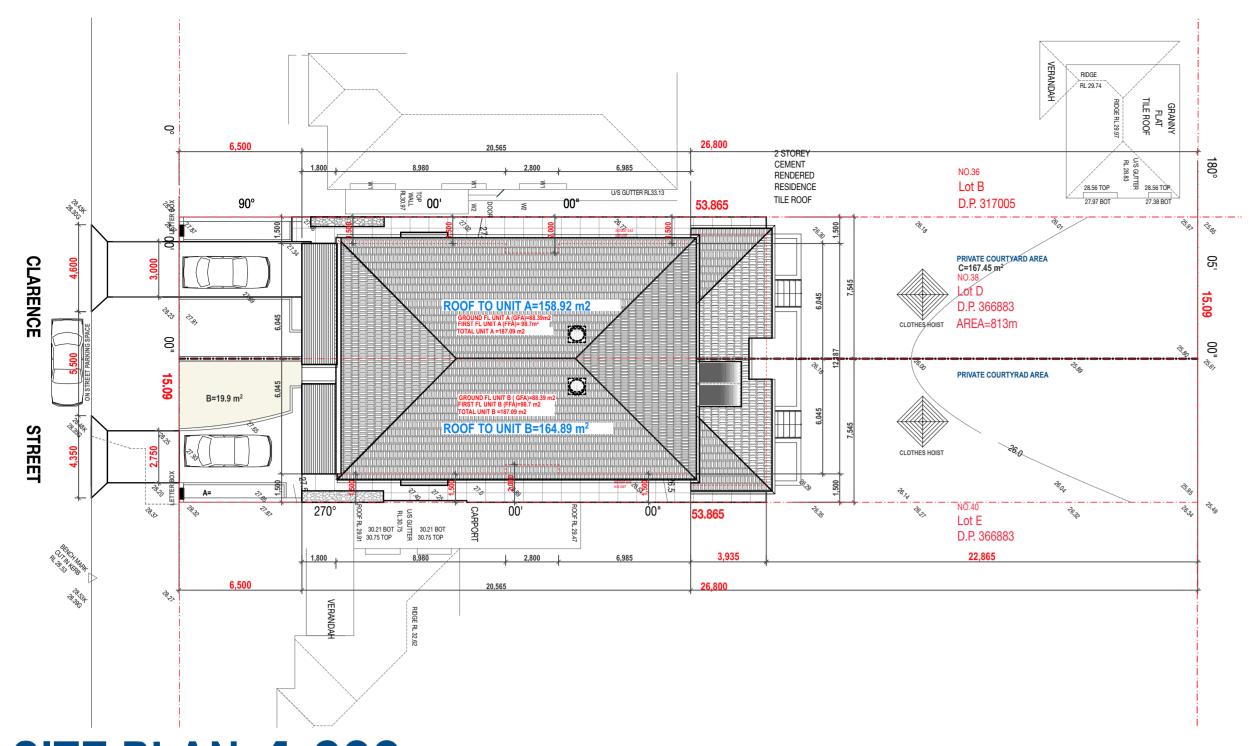
This drawing is issued upon the condition it is not unauthorised person writing of ergo designs. 29.04.22

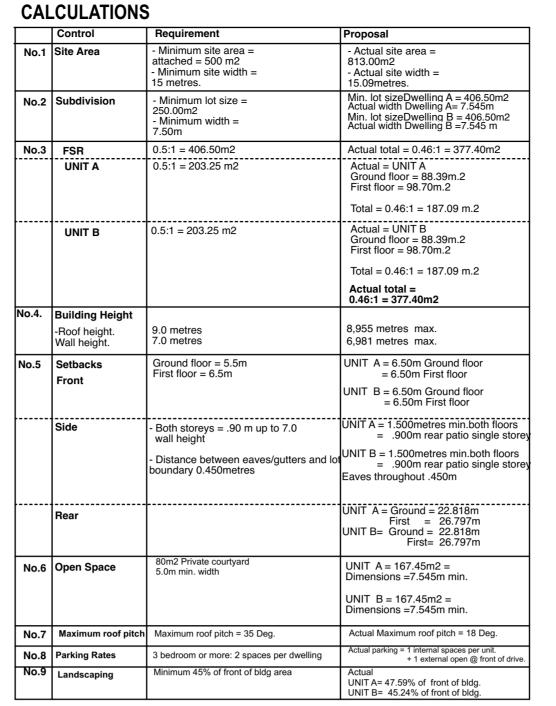
date

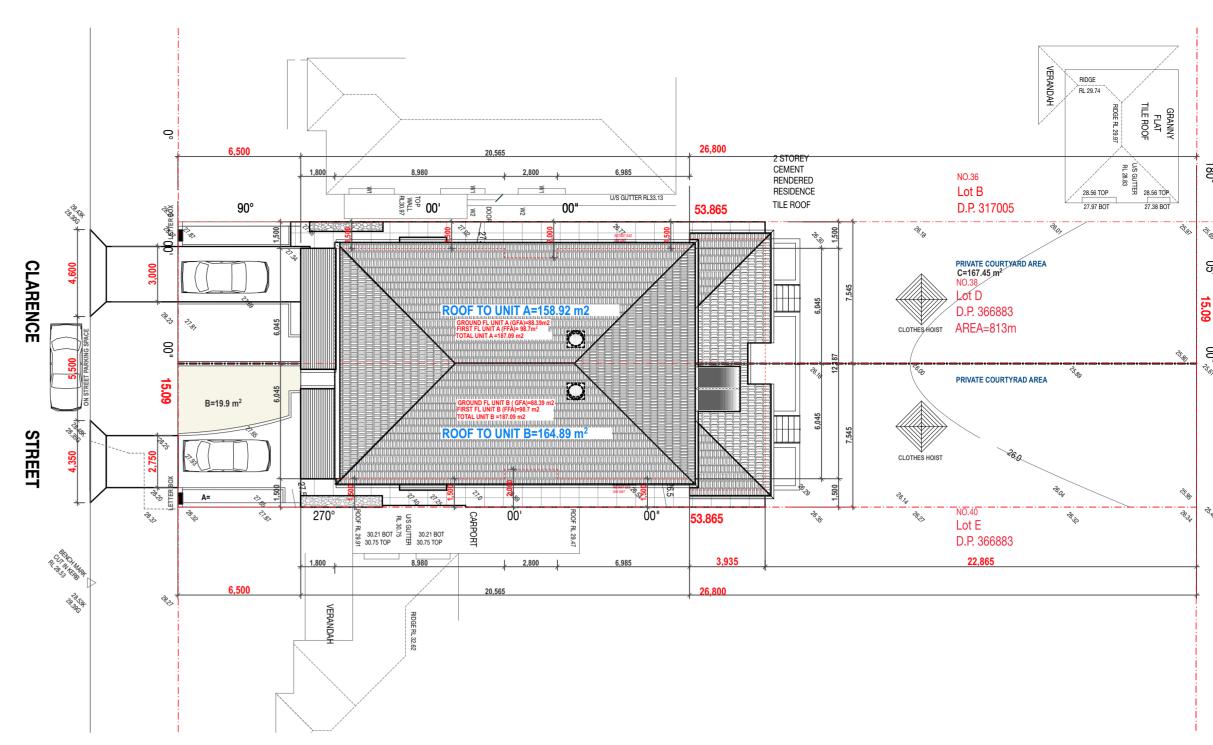
client

CLARENCE STREET, CONDELL PARK address

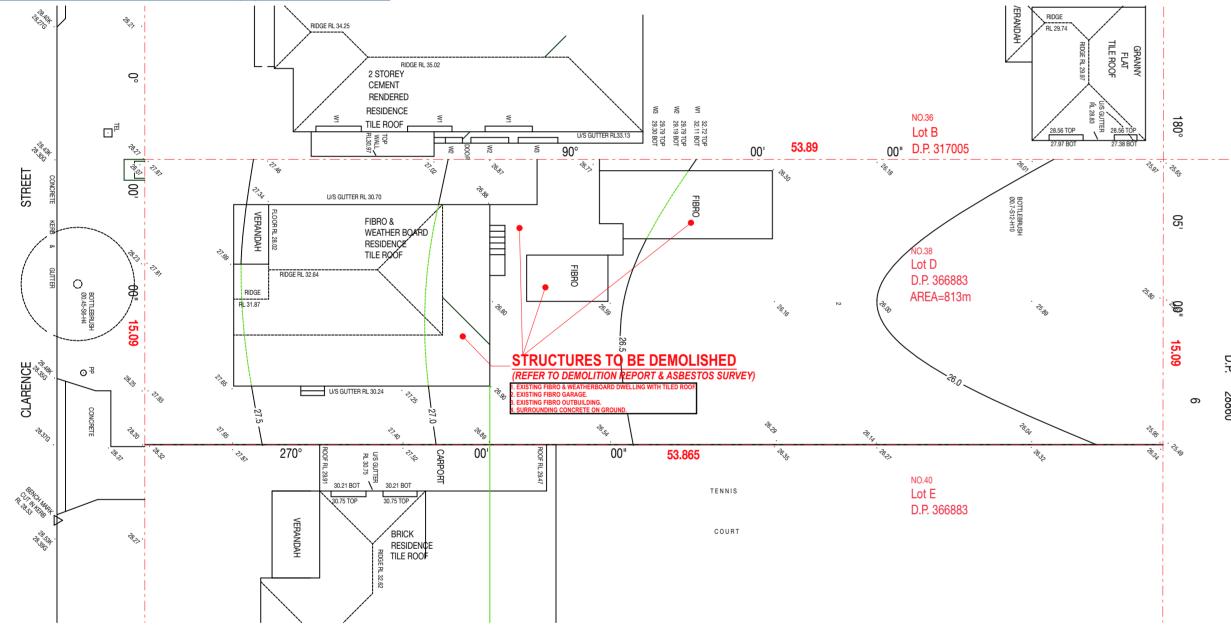
building designers and consultants 334A homer st earlwood nsw 2206 ph: 9558 1233 e-mail: ergo-des@bigpond.net.au

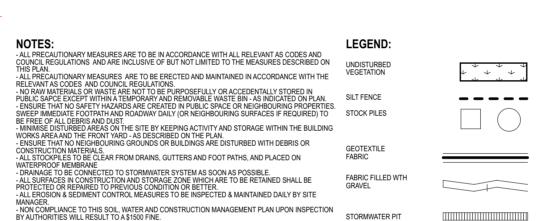




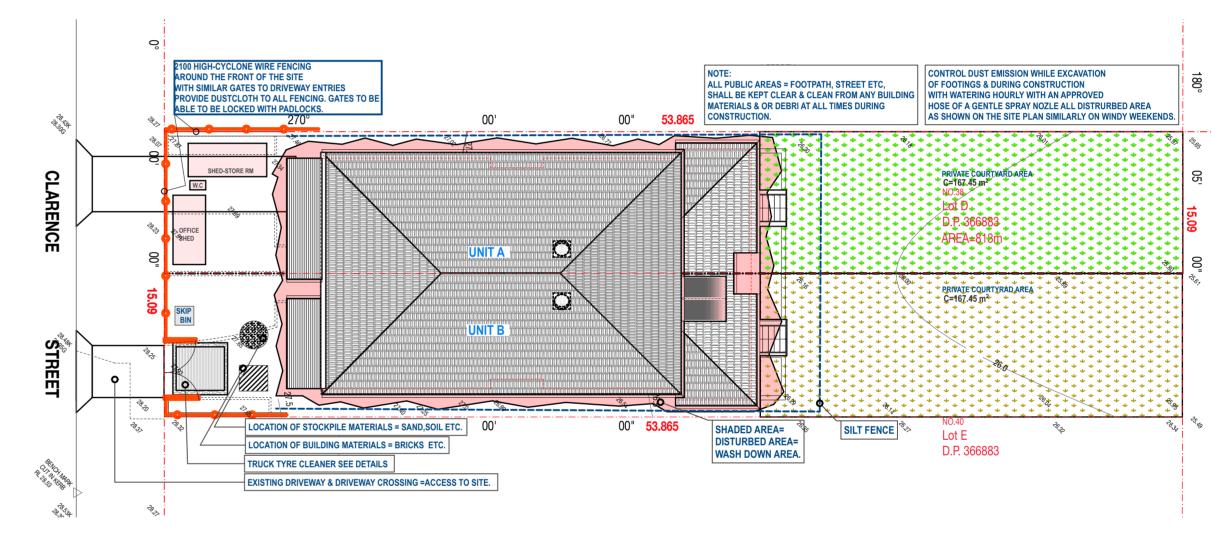


SITE PLAN 1:200



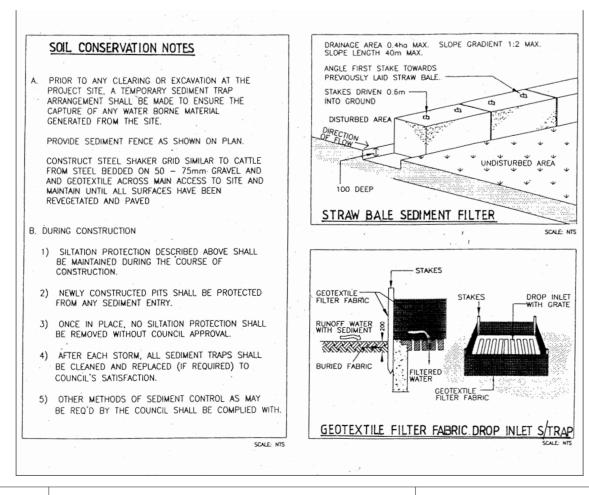


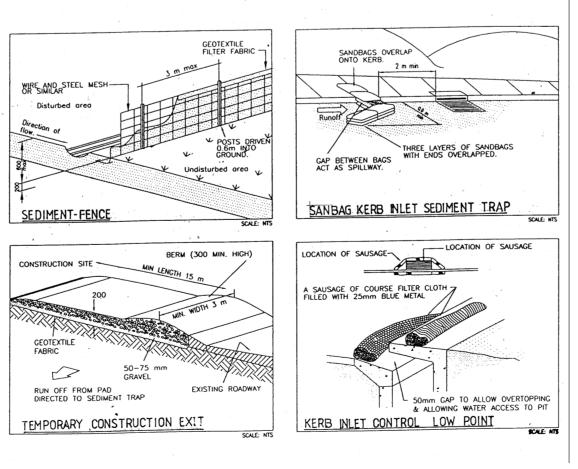
SUB DIVISION PLAN 1:200

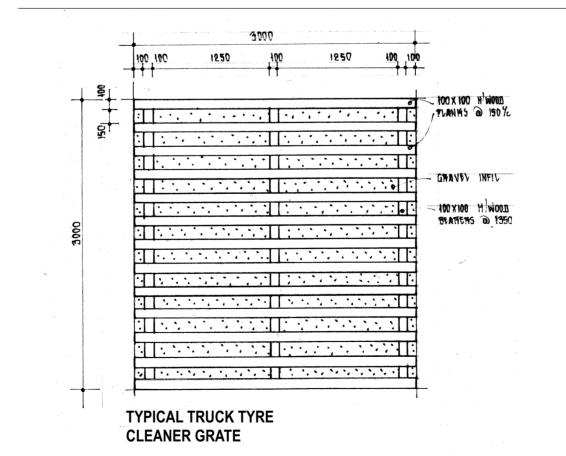


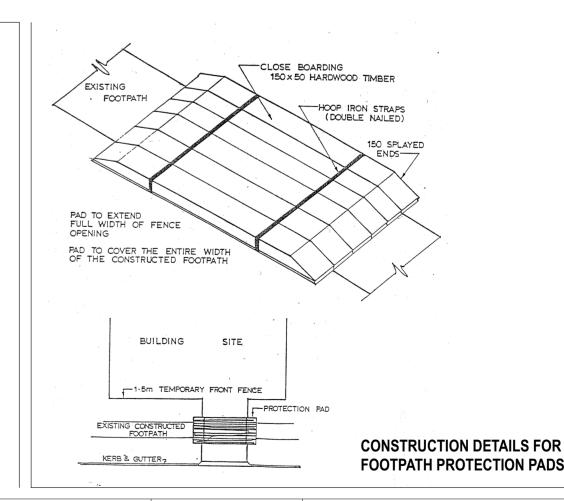
DEMOLITION PLAN 1:200

EROSION & SEDIMENT CONTROL PLAN 1:200









\frown TE	C	•
OTE	J	•
107.004		~

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES. C.O.S DENOTES ITEM TO BE CHECKED ON SITE.

ALL LEVELS ARE TO AHD AND HAVE BEEN DETERMINED FROM OSSUM SURVEYING SERVICES P/L
AVAILABLE DETAILED SITE SURVEY INFORMATION BY THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF ERGO DESIGNS AND MUST NOT BE USED,

REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF

.. A DA SUBMISSION

.. This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of ergo designs.

date

Mr M NGUYEN 38 CLARENCE STREET, CONDELL PARK NSW

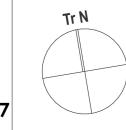
client

38 CLARENCE STREET, CONDELL PARK address

DUAL OCCUPANCY & S/DIVISION project CONTROL OF THE PROJECT OF TH

building designers and consultants
334A homer st earlwood nsw 2206 ph: 9558 1233
e-mail: ergo-des@bigpond.net.au

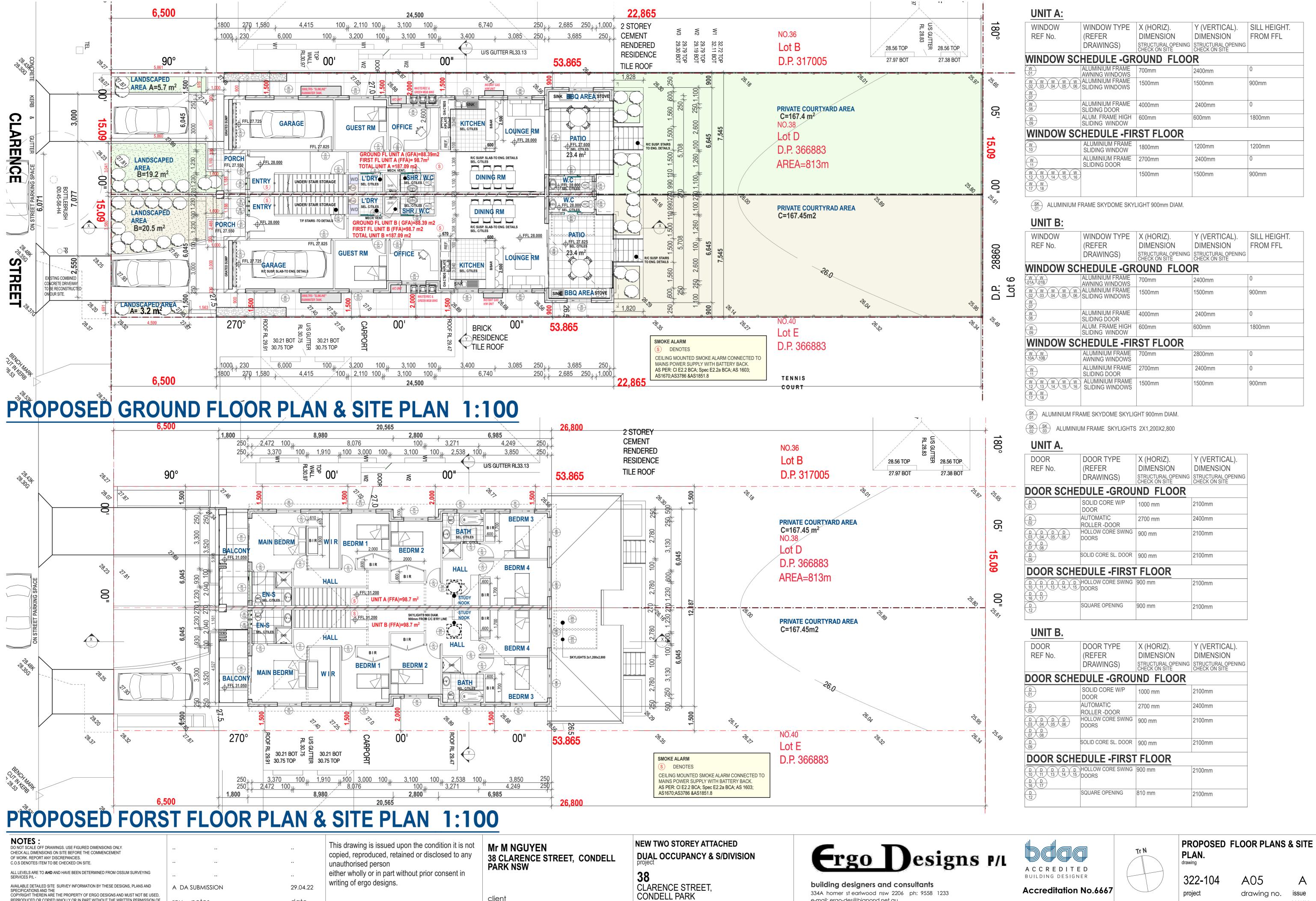




SITE + SUBDIVISION PLAN & EROSION/SED. CONTROL PLAN drawing

322-104 project

A04 drawing no. i



e-mail: ergo-des@bigpond.net.au

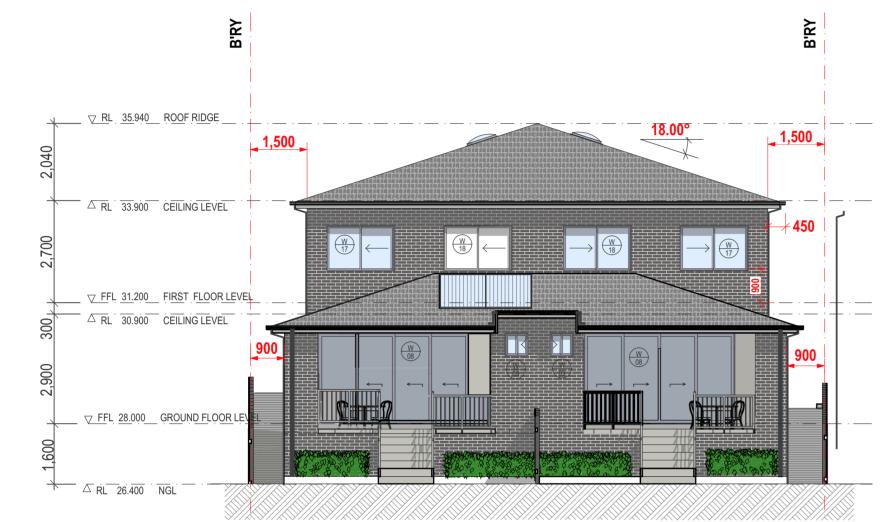
client

date

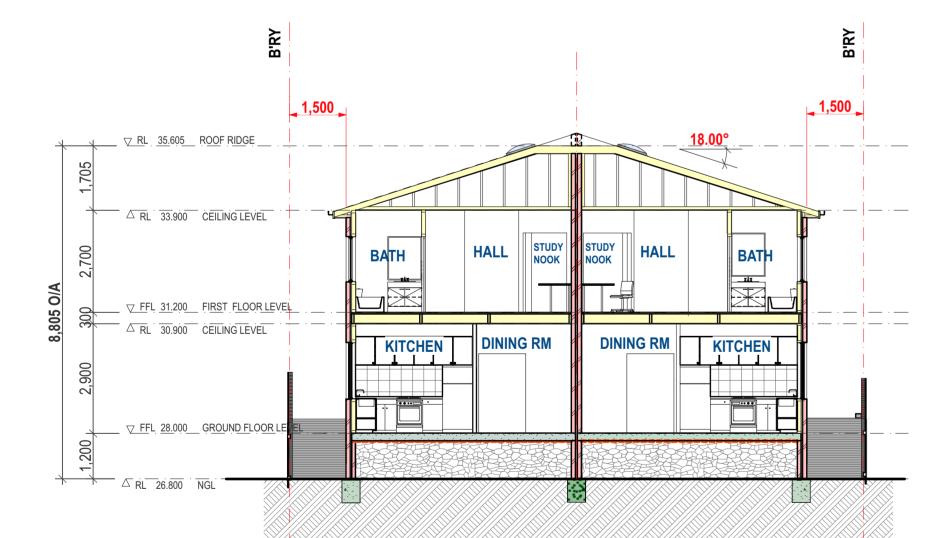
REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF



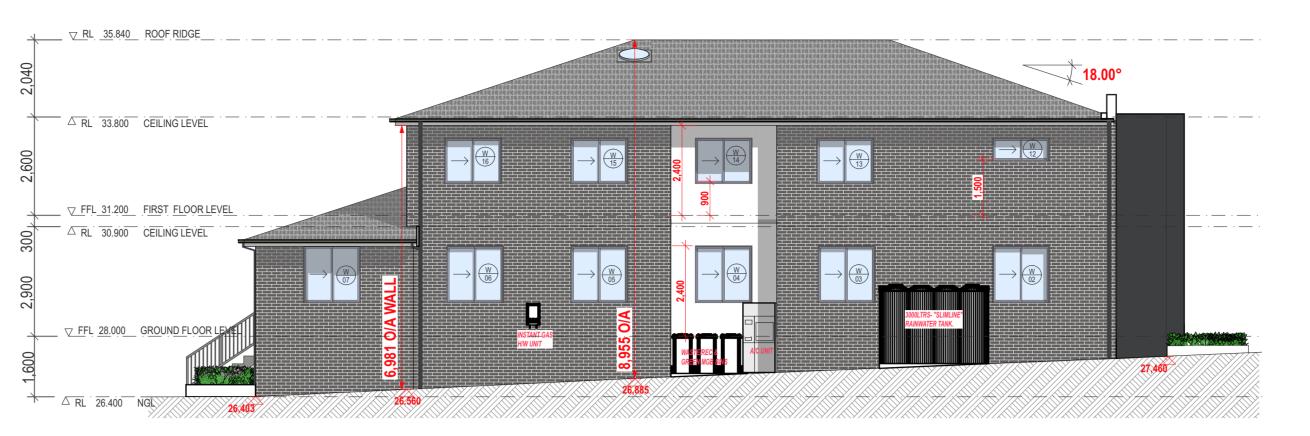
FRONT ELEVATION -WEST 1:100.



REAR ELEVATION -EAST 1:100.



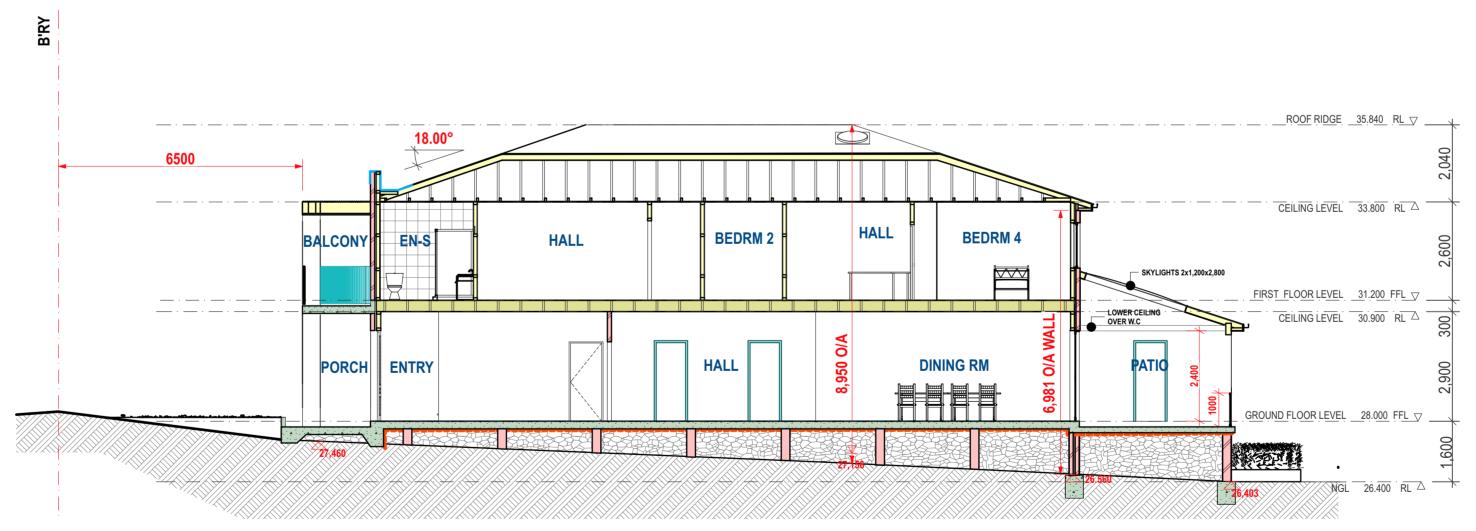
SECTION Y-Y 1:100.



SIDE ELEVATION - NORTH 1:100.



SIDE ELEVATION - SOUTH 1:100.



SECTION X-X 1:100.

client

SPECIFICATIONS:

ROOF CONSTRUCTION-BOTH DWELLINGS:
NEW T/C TILES PITCHED ROOF-AS PER SCHEDULE OF EXTERNAL FINISHES. PITCH = 18.00 DEG. EAVES = 450 mm WITH GUTTERS. GUTTERS/DOWN PIPES= SEL. COLORBOND GUTTERS & DOWN PIPES = CONNECT & DISCHARGE TO COUNCIL'S STORM WATER PIPE — AS PER STORM WATER DRAINAGE CONCEPT PLANS. ALL WORK & MATERIALS TO CONFORM TO AS 1684.2-2010 CODE. SEE SPECIFICATIONS FOR THE SIZES OF THE ROOF'S STRUCTURAL TIMBER FRAME MEMBERS 10mm PLASTER BOARD SHEETING TO CEILING LINING & SEL CORNICE. FIBRO SHEETING TO EAVES & BALCONY CEILING LINING. ROOF TO BE INSULATED WITH ALUM. SHEETING SARKING.

WALL CONSTRUCTION-BOTH DWELLINGS:

CEILING TOP BE INSULATED AS PER BASIX CERTIFICATE.

EXTERNAL WALLS- BOTH FLOORS: 250mm BRICK VENEER WALLS-

SEL. FACE BRICKS SEL. PARTS & 12 mm CEMENT RENDER WITH SEL. PAINT FINISH IN OTHER PARTS-AS PER SCHEDULE OF EXTERNAL FINISHES. SEE SPECIFICATIONS FOR THE SIZES OF THE WALL'S STRUCTURAL

ALL CARPENTRY WORK & MATERIALS TO CONFORM TO AS 1684.2-2010 CODE. EXTERNAL WALLS TOP BE INSULATED AS PER BASIX CERTIFICATE. 10mm PLASTER BOARD SHEETING TO WALL INTERNAL LINING.

INTERNAL WALLS:BOTH FLOORS:

100mm TIMBER FRAMED WALLS WITH 10mm PLASTER BOARD SHEETING. SEE SPECIFICATIONS FOR THE SIZES OF THE WALL'S STRUCTURAL TIMBER FRAME MEMBERS. ALL CARPENTRY WORK & MATERIALS TO CONFORM TO AS 1684.2-2010 CODE.

PROVIDE 10mm PLASTER BOARD SHEETING INTERNAL WALL LINING.

PARTITION WALLS:FIRE & ACOUSTIC DETAIL FIRE SEPARATION:

THE 270mm BRICK CAVITY PARTY WALL TO BE TAKEN UP ALL THE WAY TO THE U/S OF THE ROOFING TILES & SEALED WITH A SMOKE PROOF SEALANT AS PER BCA 2019 (NCC 2019) VOL.2-CL.3.7.3.2. (FIGURE 3.7.3.2 a&b). NO PENETRATIONS THROUGH THE PARTY WALL OF ROOF TIMBER MEMBERS ARE ALLOWED. PROVIDE SOILID BRICKS WITH FRL60/60/60. SOUND SEPARATION: 2 LEAVES OF 110mm BRICK SKINS & 50mm CAVITY. 50mm THICK GLASS WOOL INSULATION WITH A DENSITY OF 11KG/M3 OR 50mm POLYESTER INSULATION

FLOOR CONSTRUCTION:

WITH A DENSITY OF 20Kg/m3 IN THE CAVITY.

GROUND FLOOR: R/C SUSP. SLAB TO ENGINEERING DETAILS; PROVIDE & INSTALL A W/P MEMBRANE ON THE U/S OF THE SLAB. FIRST FLOOR CONSTRUCTION:

TIMBER FRAME FLOOR- SEL. T&G FLOOR BOARDS- STAINED & POLISHED. SEE SPECIFICATIONS FOR THE SIZES OF THE FLOOR'S STRUCTURAL TIMBER FRAMED MEMBERS. ALL CARPENTER'S WORK & MATERIALS TO CONFORM WITH AS 1684.2-2010 CODE. 10mm PLASTER BOARD SHEETING TO THE U/S FLOOR LINING.

STAIRS CONSTRUCTION: BOTH STAIRS: TIMBER FRAME STAIRS -TO DETAILS.

WINDOWS & SLIDING DOORS.

SEL. ALUMINIUM FRAMED SLIDING WINDOWS & DOORS. LAMINATED GLASS WITH SEL. FLY SCREENS & LOCKS. SIZES AND QUALITY TO WINDOW SCHEDULE & BASIX CERTIFICATE. FLY SCREENS AND LOCKS INCLUDED. TO WINDOW SCHEDULE. ALL OPENABLE WINDOW PROTECTION MEASURES-REFER TO NOTES ON DWG A03.

SEL. ALUMINIUM FRAMED ROOF SKYLIGHT LAMINATED GLASS-TO BASIX CERTIFICATE & WINDOW SCHEDULE.

DRIVEWAY CONSTRUCTION:

R/C STRIP SLAB ON GROUND- TO ENG. DETAILS. FINISH AS PER SCHEDULE OF EXTERNAL FINISHES.

SEL. AUTOMATIC GARAGE COLORBOND ROLLER DOORS

TO SCHEDULE OF EXTERNAL FINISHES.

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES. C.O.S DENOTES ITEM TO BE CHECKED ON SITE.

ALL LEVELS ARE TO AHD AND HAVE BEEN DETERMINED FROM OSSUM SURVEYING AVAILABLE DETAILED SITE SURVEY INFORMATION BY THESE DESIGNS, PLANS AND COPYRIGHT THEREIN ARE THE PROPERTY OF ERGO DESIGNS AND MUST NOT BE USED,

REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF

A DA SUBMISSION

This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of ergo designs. 29.04.22

date

Mr M NGUYEN 38 CLARENCE STREET, CONDELL PARK NSW

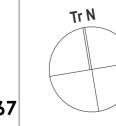
NEW TWO STOREY ATTACHED DUAL OCCUPANCY & S/DIVISION

CLARENCE STREET, CONDELL PARK



building designers and consultants 334A homer st earlwood nsw 2206 ph: 9558 1233 e-mail: ergo-des@bigpond.net.au

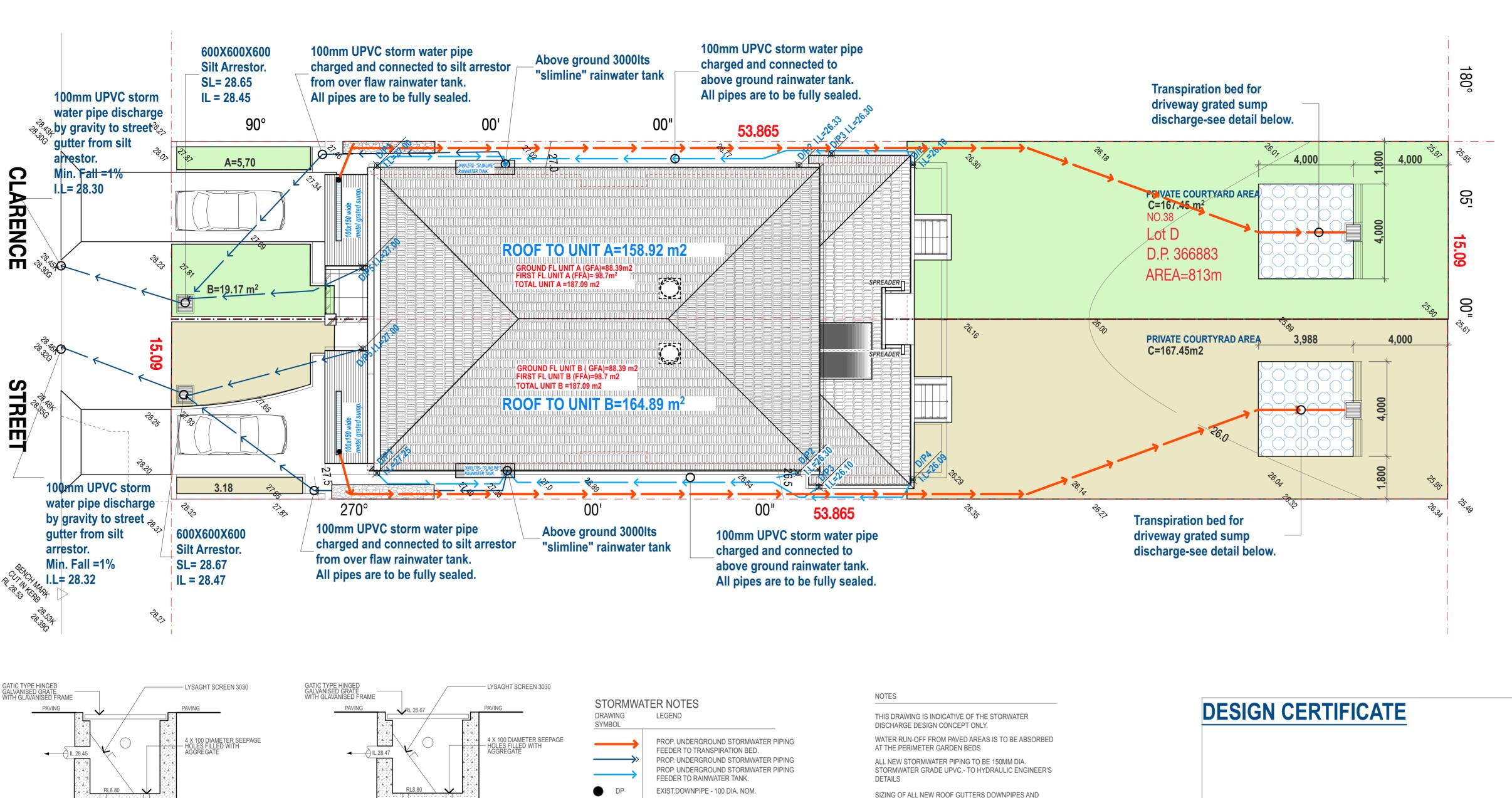


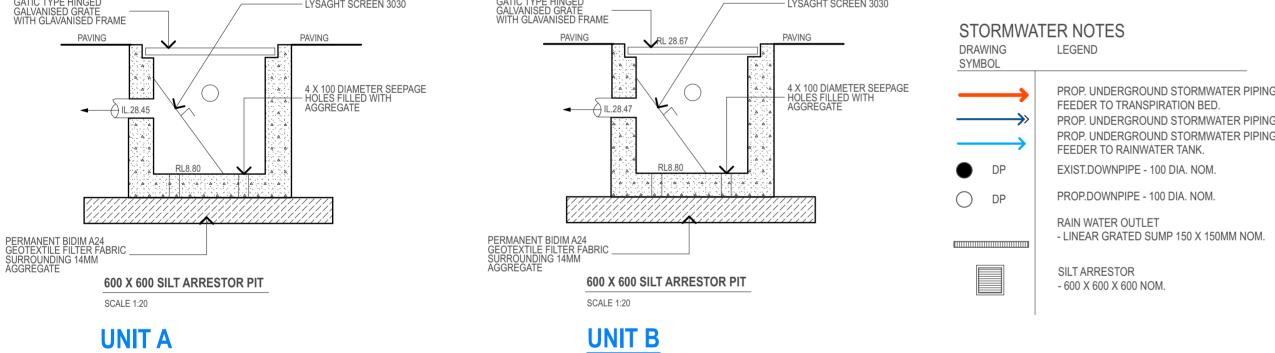


ELEVATIONS & SECTIONS

322-104 project drawing no.



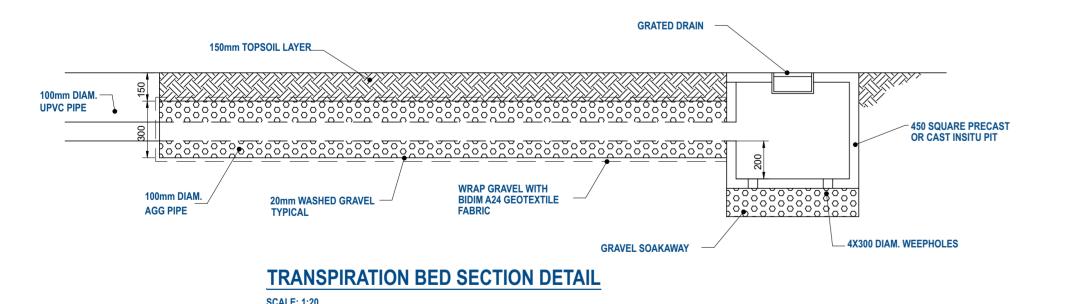




SIZING OF ALL NEW ROOF GUTTERS DOWNPIPES AND UNDERGROUND STORMWATER PIPES ARE TO BE VERIFIED

BY HYDRAULIC CONTRACTOR ON SITE BEFORE THE COMMENCEMENT OF THE WORKS. ALL STORMWATER DRAINAGE WORKS ARE TO BE IN ACCORDANCE WITH AS3500 & COUNCIL'S REQUIRMENTS.

EXISTING STORMWATER PIPELINES ARE TO BE INSPECTED AND RECTIFIED OR REPLACE IF REQUIRED BY HYDRAULIC



PROPOSED LANDSCAPED & PERVIOUS AREA CALCULATIONS UNIT- A **A** 8.28 m² LAND AREA = 406.50m2 PERVIOUS AREA CALCULATIONS LOCATION A=5.70 m2 B=19.17 m2 C=167.45 m2 192.32 m2 47.31% OF SITE AREA Minimum45% of 52.25m2 front of bldg area =23.5m2 Actual provided at the front = 24.87m2= 47.59%

PROPOSED LANDSCAPED & PERVIOUS AREA CALCULATIONS UNIT- E **A** 8.28 m² LAND AREA = 406.50m2 PERVIOUS AREA CALCULATIONS LOCATION A=3.18 m2 B=20.46 m2 C=167.45 m2 TOTAL 191.09 m2 47.00% OF SITE AREA Minimum45% of 52.25m2 front of bldg area =23.5m2 Actual provided at the front = 23.64m2= 45.24%

STORM WATER DRAINAGE CONCEPT PLAN 1:100.

29.04.22

date

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES. C.O.S DENOTES ITEM TO BE CHECKED ON SITE. ALL LEVELS ARE TO AHD AND HAVE BEEN DETERMINED FROM OSSUM SURVEYING AVAILABLE DETAILED SITE SURVEY INFORMATION BY THESE DESIGNS, PLANS AND

COPYRIGHT THEREIN ARE THE PROPERTY OF ERGO DESIGNS AND MUST NOT BE USED,

REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF

A DA SUBMISSION

This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of ergo designs.

Mr M NGUYEN 38 CLARENCE STREET, CONDELL PARK NSW

client

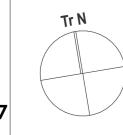
NEW TWO STOREY ATTACHED DUAL OCCUPANCY & S/DIVISION

CLARENCE STREET, CONDELL PARK



building designers and consultants 334A homer st earlwood nsw 2206 ph: 9558 1233 e-mail: ergo-des@bigpond.net.au





STORM WATER DRAINAGE **COPNCEPT PLAN**

322-104 project drawing no.



PROPERTY: 38 CLARENCE STREET CONDELL PARK

SCHEDULE	OF EXTERNAL	FINISHES
LOCATION	KEY & SAMPLE	CONSTRUCTION & TYPE OF FINISH
Refer to the Perspectives EXTERNAL FRONT WALLS AND FRONT = A & G	A Dulux Wayward Grey GR7	250 & 230MM BRICK WALLS WITH 12 MM CEMENT RENDER FINISHED WITH: A = DULUX Wayward Grey-GR7
=B & F	B&F Dulux	250 & 230MM BRICK WALLS WITH 12 MM CEMENT RENDER FINISHED WITH: B&F= DULUX Snowy Mountains Half 3W
	Snowy Mountains Half 3W	
EXTERNAL SIDE & REAR WALLS = E		Austral Bricks- Blackstone Texture
ROOF FASCIA & PARAPET = C	C Dulux Wayward Grey GR7	HARDIE DECK FASCIA/FINISH BOARD FINISHED WITH: C = DULUX Wayward Grey-GR7
ROOF FASCIA & PARAPET = D	Dulux Snowy Mountains Half 3W	HARDIE DECK FASCIA/FINISH BOARD D = DULUX Snowy Mountains Half 3W
STEPS AND TREADS	Dark Bluestone Tiles	DARK BLUESTONE Armstone- Bluestone tiles

ROOF		ECLIPSE Boral Shingles- Granite Roof tiles
WINDOWS /SL. DOORS.	Charcoal	DURALLOY CHARCOAL GREY FINISH. Aluminium Framed with Powder Coating Finish
FASCIA BOARDS, BARGE BOARDS & EAVES.	Dulux	SNOWY MOUNTAINS HALF 3W PAINTED WITH DULUX WEATHER SHIELD
	Snowy Mountains Half 3W	
GUTTERS & DOWN PIPES		OLDE PEWTER SATIN 27250243 Aluminium Framed with Powder Coating Finish
ROLLER DOORS		SHOJI WHITE SATIN 27284682 Aluminium Framed with Powder Coating Finish
FRONT ENTRY DOORS		2040x920x35 SOLID CORE W/P DOOR HLR260-AFRICANA GLASS







PERSPECTIVES- FRONT, REAR & TYPICAL SIDE OF THE BUILDING