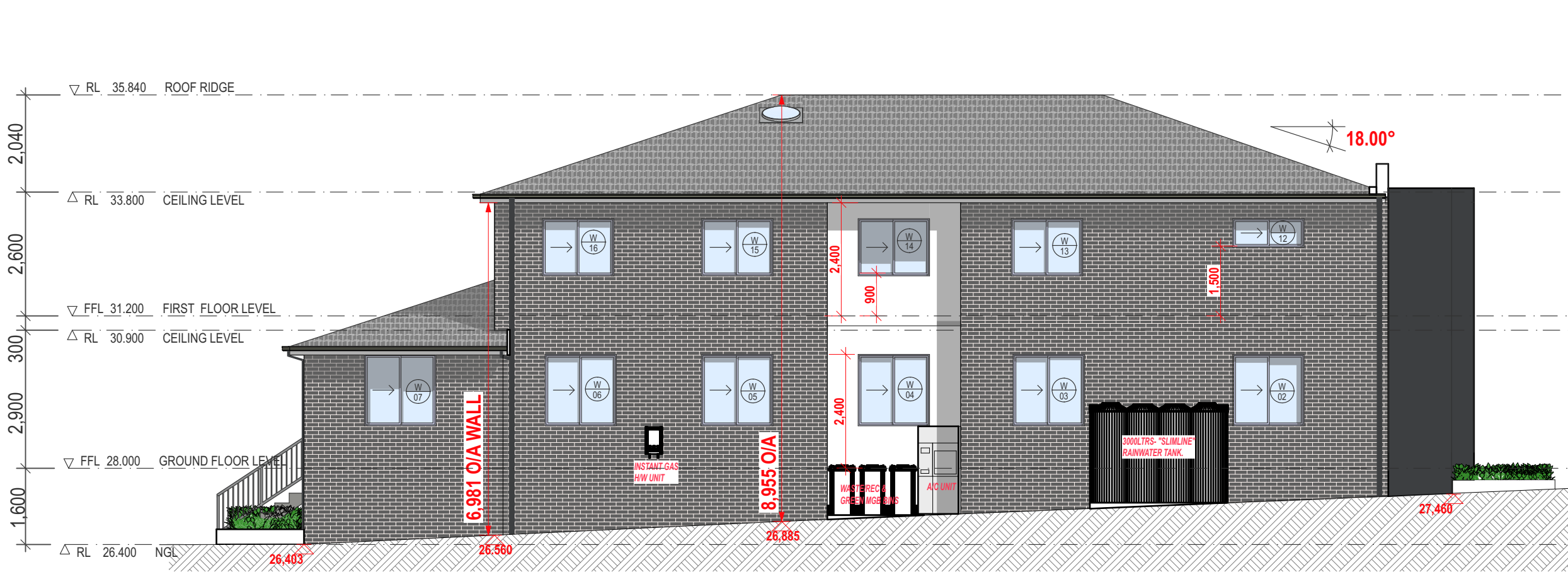


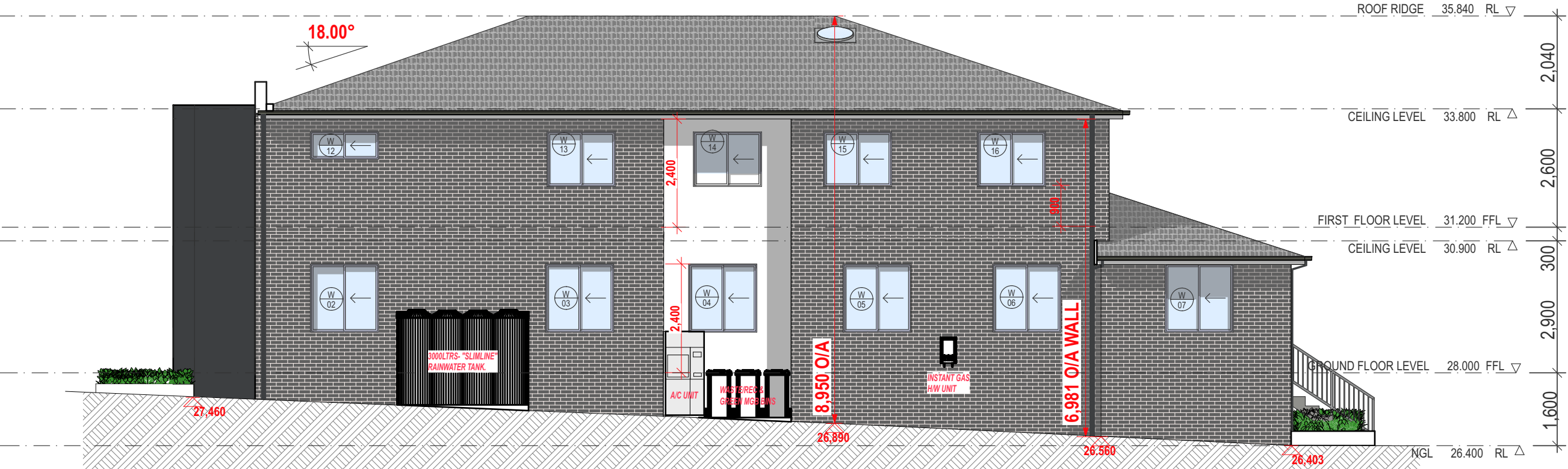
FRONT ELEVATION -WEST 1:100.



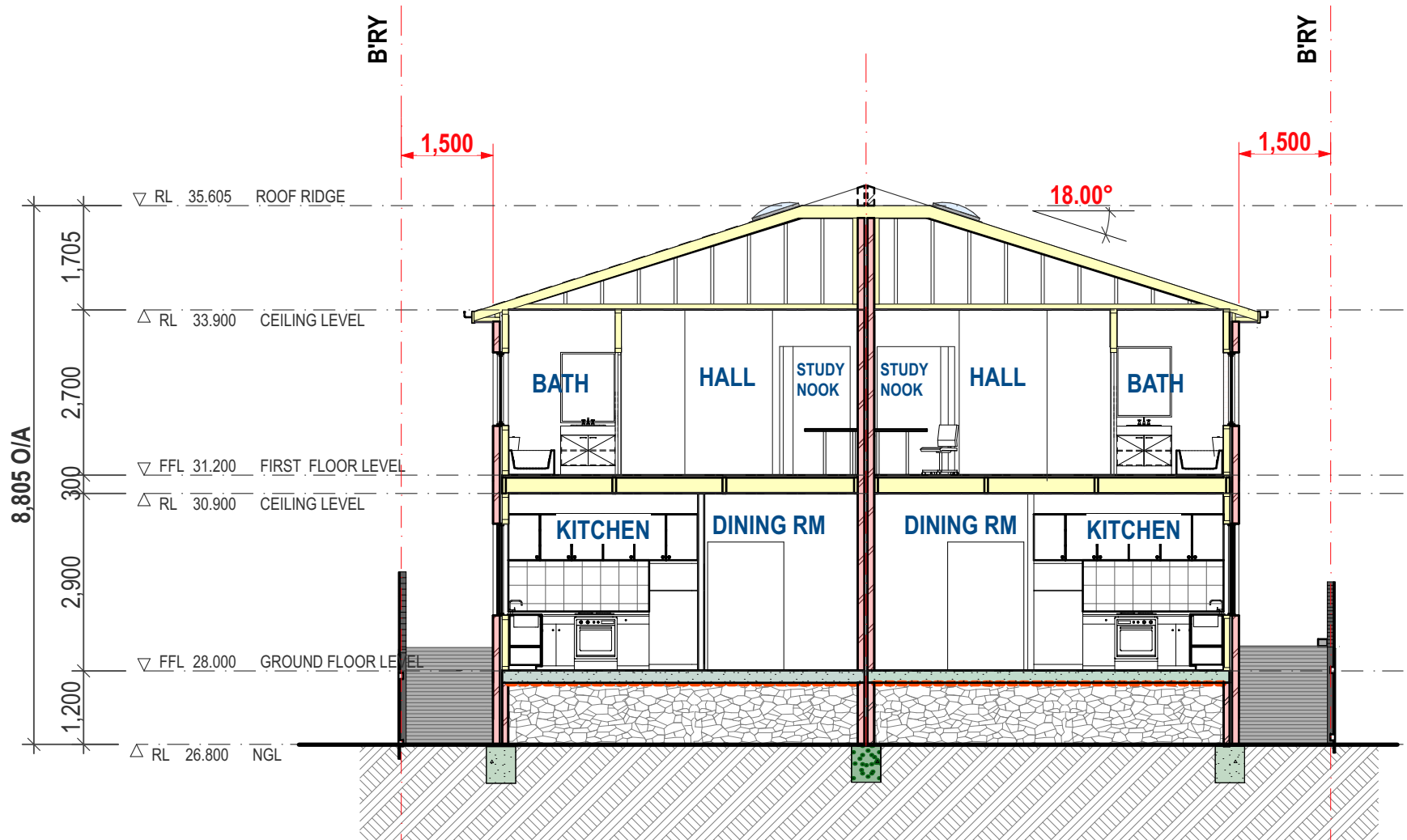
SIDE ELEVATION - NORTH 1:100.



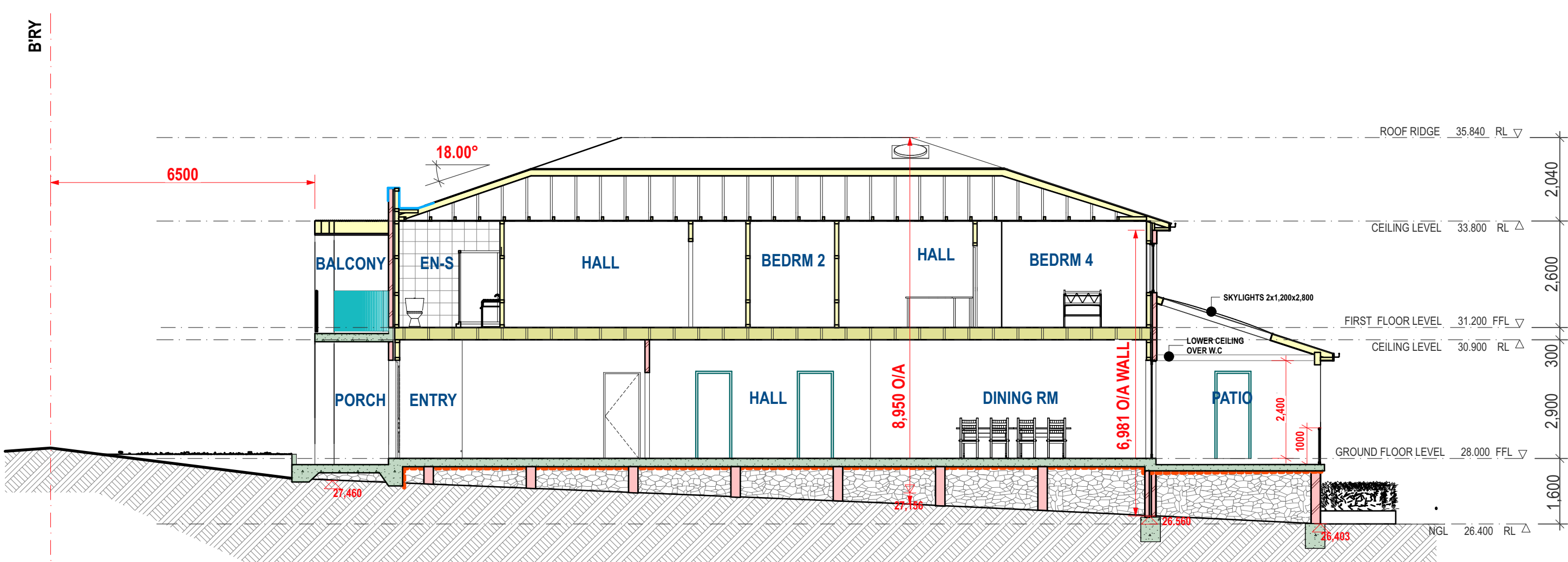
REAR ELEVATION -EAST 1:100.



SIDE ELEVATION - SOUTH 1:100.



SECTION Y-Y 1:100.



SECTION X-X 1:100.

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.
CEILING TOP BE INSULATED AS PER BASIX CERTIFICATE.

WALL CONSTRUCTION-BOTH DWELLINGS:
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
TIMBER FRAME MEMBERS.
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.

PARTY WALL:
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 SOLID 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.

FLOOR CONSTRUCTION:
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.

ROOF SKYLIGHTS:
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.

GARAGE DOORS:
SEL. AUTOMATIC GARAGE COLORBOND ROLLER DOORS
TO SCHEDULE OF EXTERNAL FINISHES.

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
SERVICES PT. L.

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Mr M NGUYEN
38 CLARENCE STREET, CONDELL
PARK NSW

client

NEW TWO STOREY ATTACHED
DUAL OCCUPANCY & S/DIVISION
project

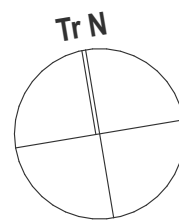
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ELEVATIONS & SECTIONS

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322-104

project

A06

drawing no.

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issue

29/4/22