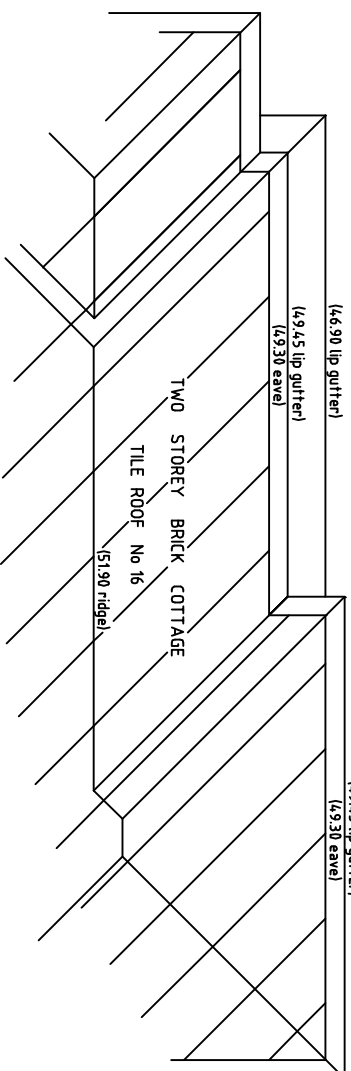
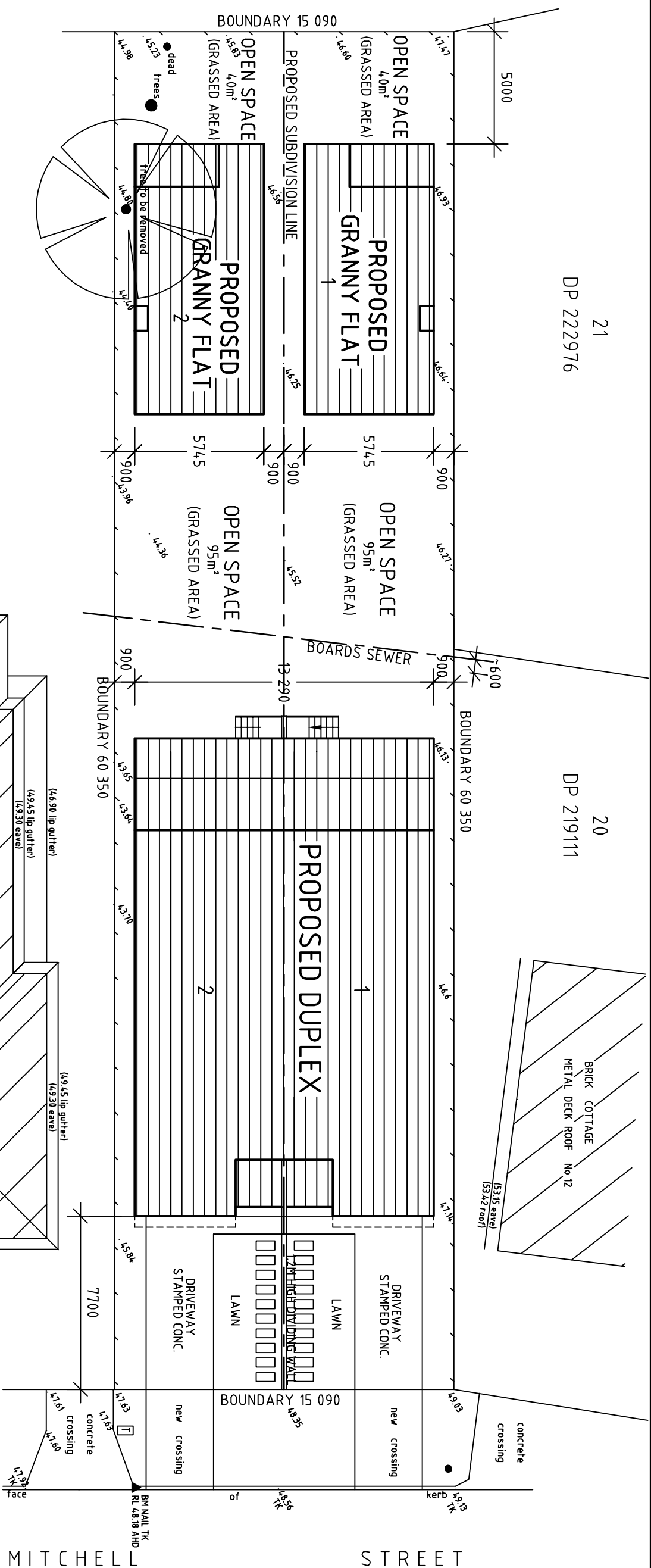
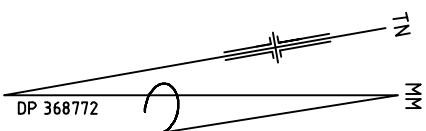




WINDOW & DOOR SCHEDULE			
DUPLEX	W	H	QUANTITY
GARAGE	2100	600	2
GROUND BATH	600	600	2
L.DRY	900	600	2
KITCHEN	1200	900	2
FAMILY WINDOW FAMILY DOOR	1800 4600	600 2400	2 2
ENTRY	1600	2400	2
MAIN BEDROOM	2100	2400	2
ENSUITE	600	600	2
BEDROOMS	1500	600	4
TOP BATH	900	600	2
LOUNGE UNIT 1	800 1800	1500 1500	1 1
LOUNGE UNIT 2	800 1800 1500	1500 1500 1500	1 1 1
FIRST FLOOR HALLWAY	1500	1500	2
SECONDARY DWELLINGS	W	H	QUANTITY
BEDROOMS	1500	900	4
LOUNGE WINDOW LOUNGE DOOR	1500 1800	900 2100	2 2
KITCHEN	1200	900	2
BATH	600	900	2
L.DRY	900	900	2

- F.S.R FOR WHOLE SITE = 0.5:1
- DO NOT SCALE OFF DRAWING
- USE FIGURED DIMENSIONS ONLY
- VERIFY ALL DIMENSIONS ON SITE
- ALL DIMENSIONS ARE IN MILLIMETRES
- THIS PLAN IS TO BE SUBMITTED TO ALL RELEVANT AUTHORITIES INCLUDING SYDNEY WATER, PRIOR TO ANT COMMENCEMENT OF WORK FOR SERVICE CHECK
- SD~~Ø~~ SMOKE DETECTORS TO BE IN ACCORDANCE WITH AS3786 & BCA CLAUSE/PATH E1.7 & E2.2.
- ALL DRAINAGE TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS
- ALL STRUCTURAL BEAMS & REINFORCED CONCRETE WORK TO ENGINEER'S DETAILS
- RL'S TO AHD



NOTES

- SITE AREA = 910.5m²
 - PROPOSED
 - DUPLEX AREA = 339m²
 - SECONDARY DWELLING AREAS = 114m²
 - TOTAL AREA = 453m²
- F.S.R FOR WHOLE SITE = 0.5:1

C
DP 368772

PROPOSED DUPLEX, SECONDARY DWELLINGS
& SUBDIVISION.
AT No.14 MITCHELL ST CONDELL PARK.

JAY DESIGN
ARCHITECTURAL & PROJECT MANAGEMENT
235 BURWOOD RD BELMORE, 2192
TEL/FAX: 9703 0975, M: 0419 618 817
EMAIL: jonjay14@optusnet.com.au

Scale	1:200 @ A1
Date	MAY 2022

Client
M. ALSULEIMAN

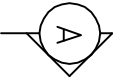
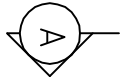
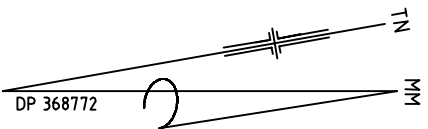
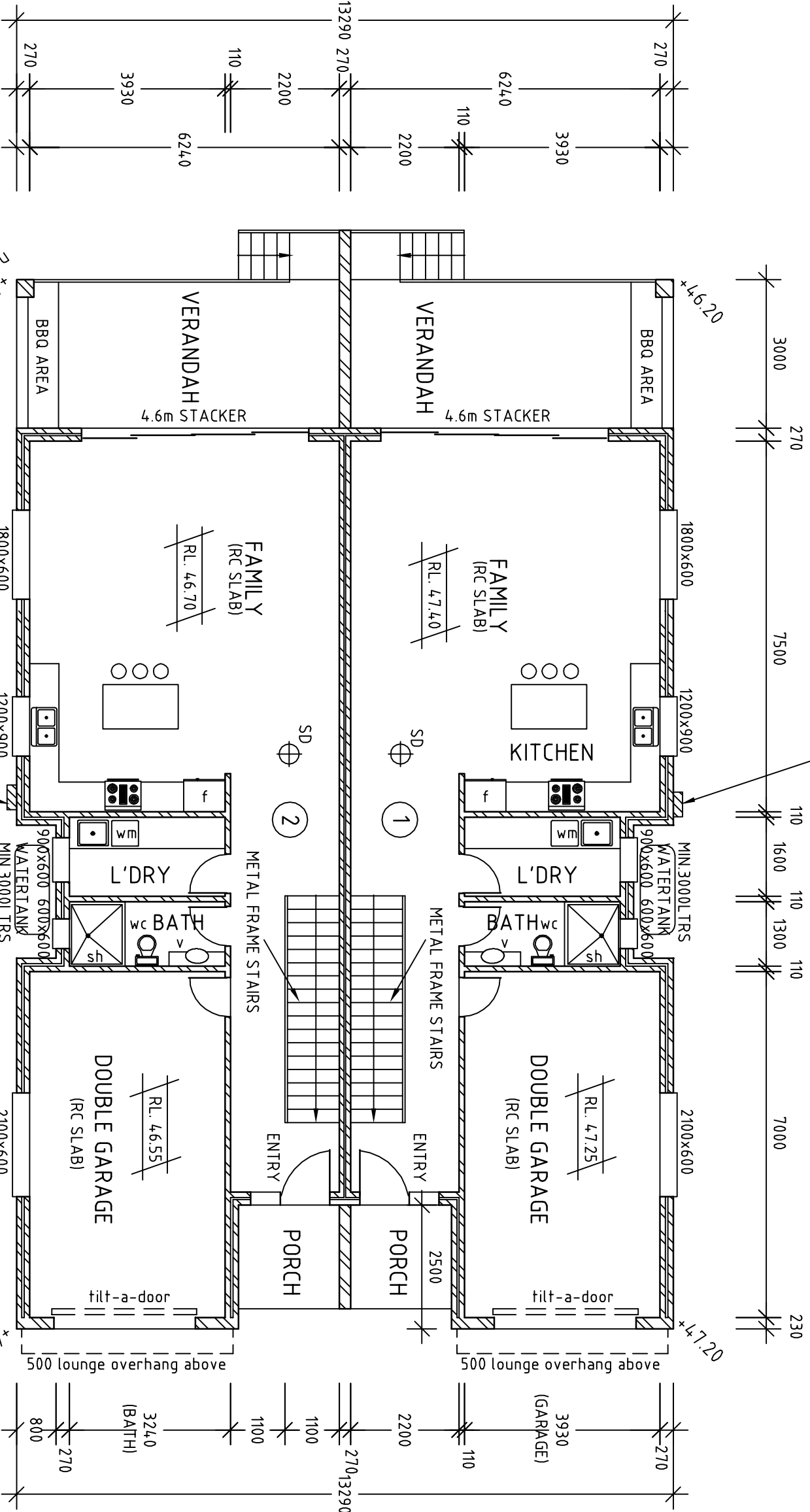
Amendments

Drawings
SITE PLAN
Drawn By
JOHN GEORGIU 04.19.618.8177

Dwg. No. 1

Set of
9

Job No. 22-06



Job

PROPOSED DUPLEX, SECONDARY DWELLINGS
& SUBDIVISION.
AT No.14 MITCHELL ST CONDELL PARK.

JAY DESIGN
ARCHITECTURAL & PROJECT MANAGEMENT
235 BURWOOD RD BELMORE, 2192
TEL/FAX: 9703 0975, M: 0419 618 817
EMAIL: jonjay14@optusnet.com.au

Scale
1:100 @ A3
Date
MAY 2022

Client
M. ALSULEIMAN
Amendments

Drawings
GROUND FLOOR PLAN
Drawn By
JOHN GEORGIU 0419 618 817

Dwg. No.

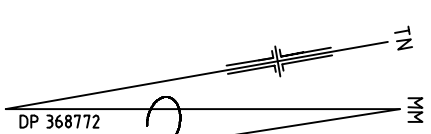
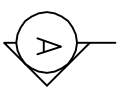
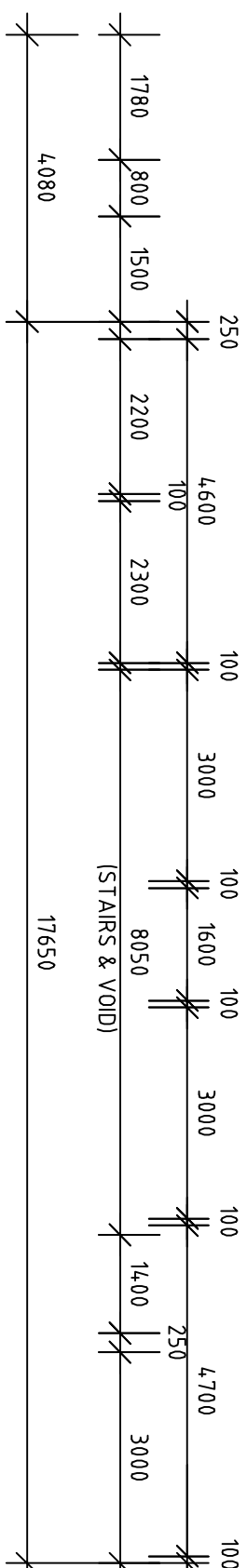
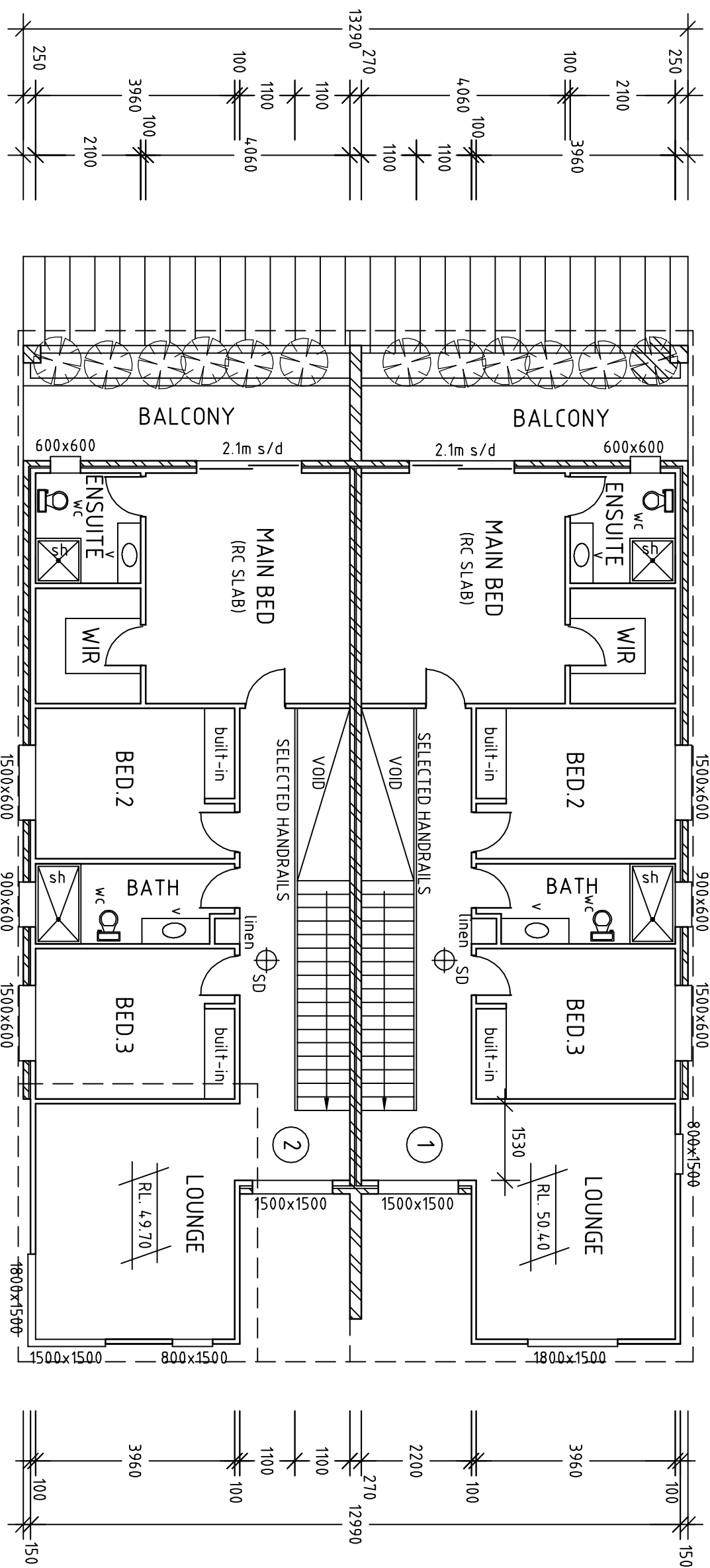
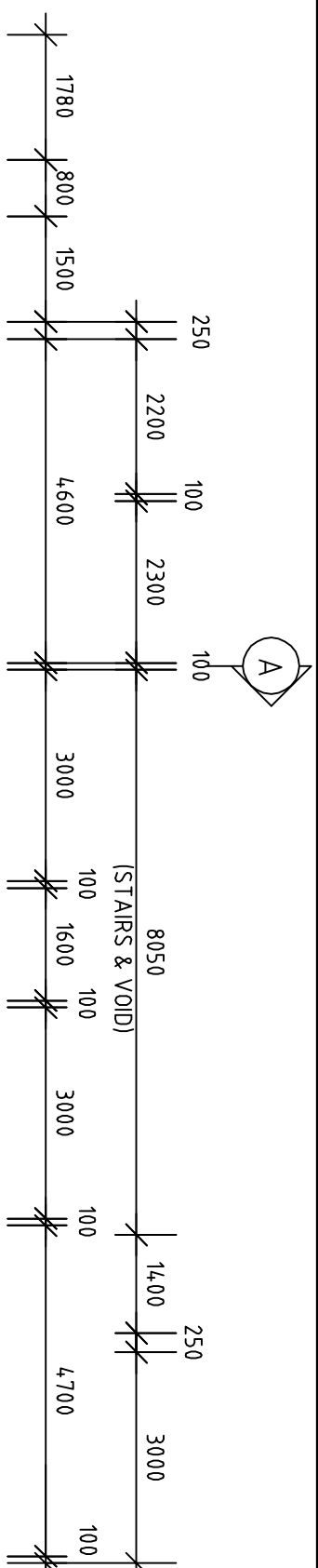
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Set of

9

Job No.

22-06



PROPOSED DUPLEX, SECONDARY DWELLINGS
& SUBDIVISION.
AT No.14 MITCHELL ST CONDELL PARK.

JAY DESIGN
ARCHITECTURAL & PROJECT MANAGEMENT
225 BURWOOD RD BELMORE, 2192
TEL/FAAX: 9703 0975, M: 0419 618 817
EMAIL: jonjay14@optusnet.com.au

Scale	1:100 @ A3
Date	MAY 2022

M. ALSULEIMAN

Drawings

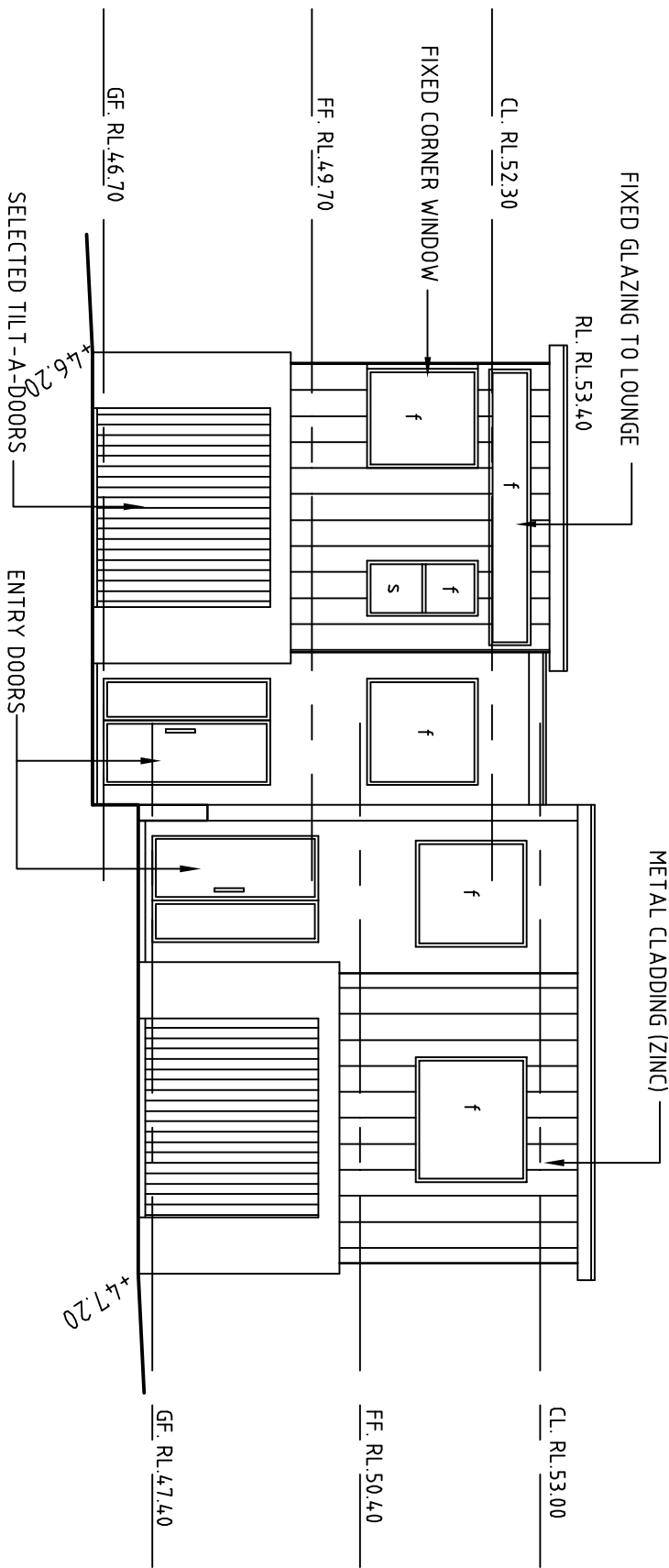
FIRST FLOOR PLAN

Drawn By
JOHN GEORGIU 0419 618 817

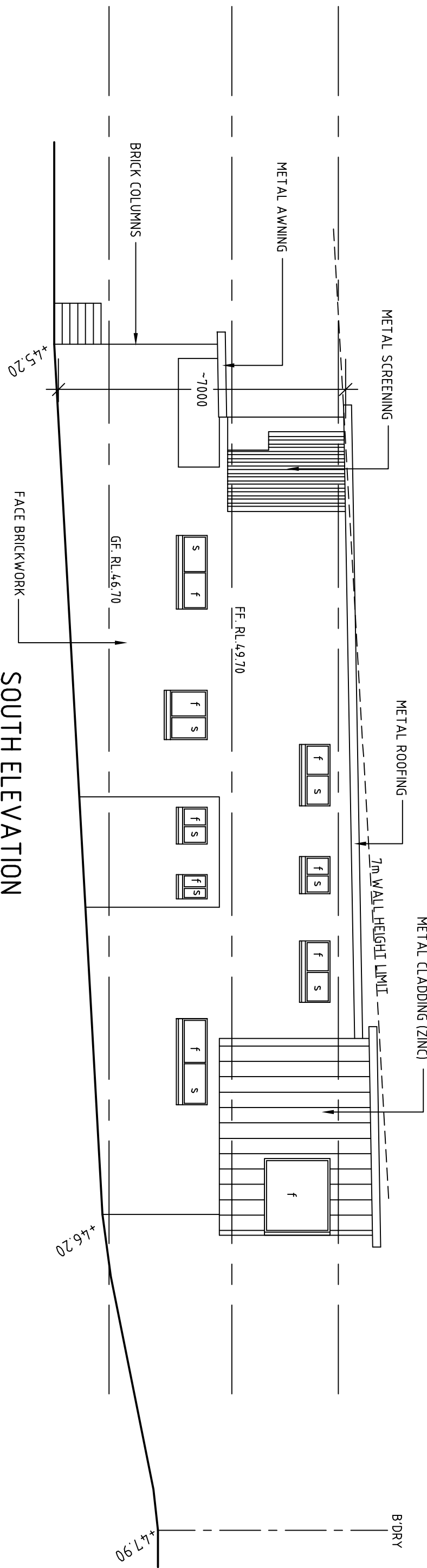
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22-06

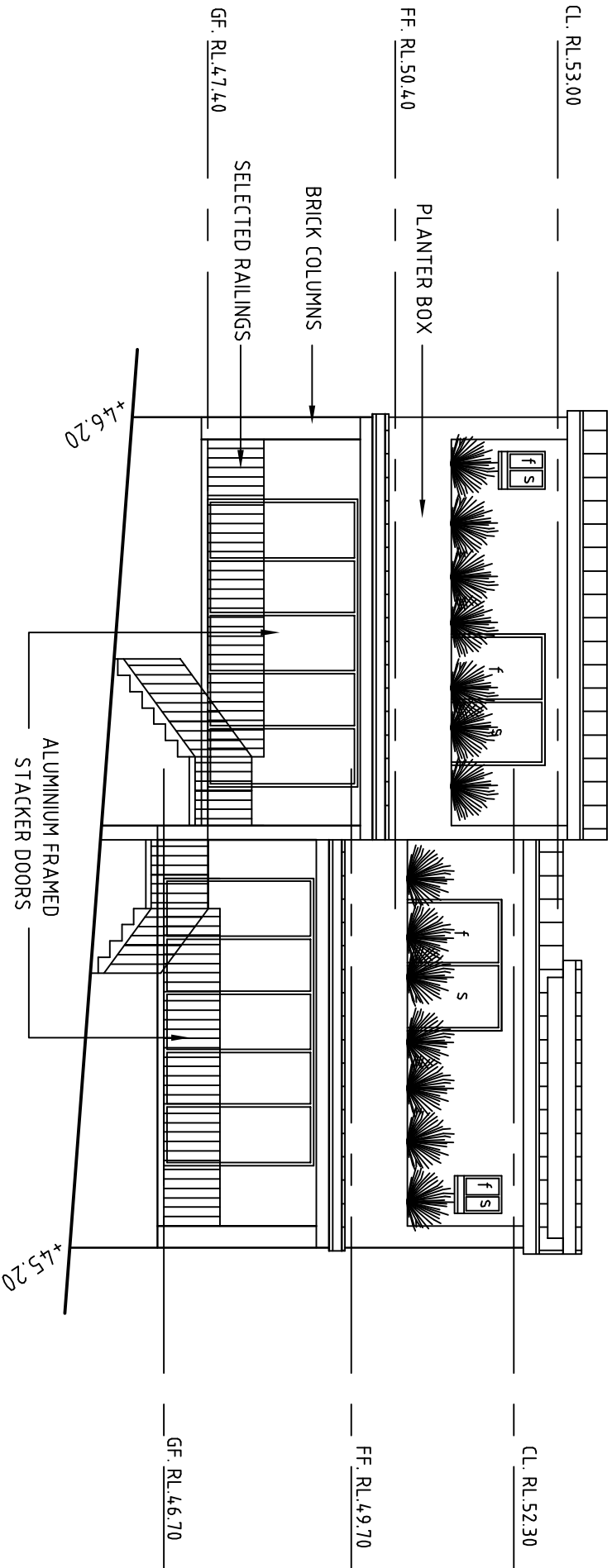


FRONT ELEVATION

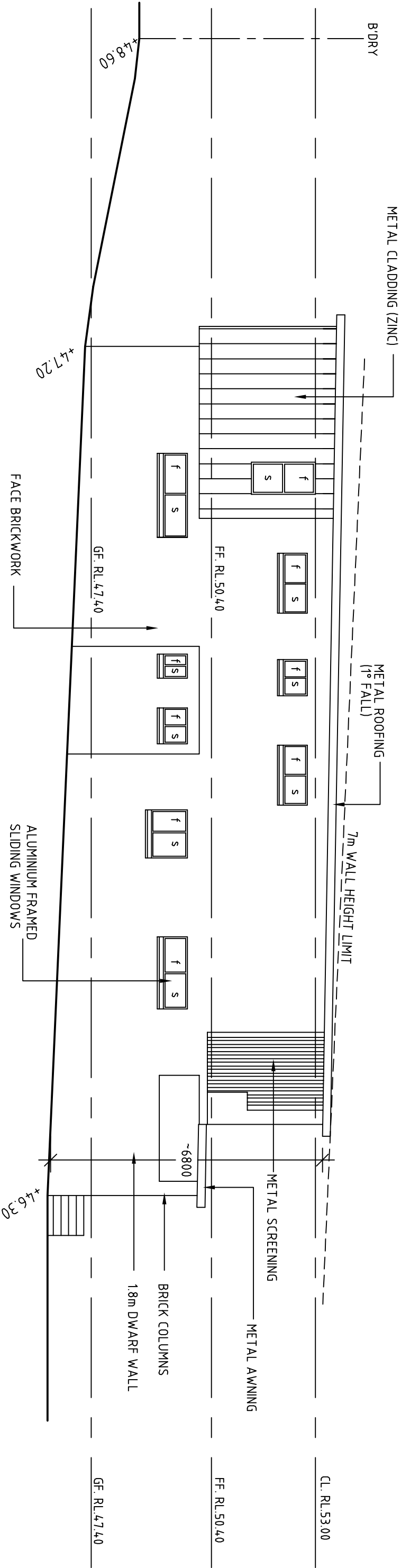


SOUTH ELEVATION

Job		JAY DESIGN		Scale	Client	Drawings	Dwg. No.	Set of	Job No.
PROPOSED DUPLEX, SECONDARY DWELLINGS & SUBDIVISION. AT No.14 MITCHELL ST CONDELL PARK.		ARCHITECTURAL & PROJECT MANAGEMENT 235 BURWOOD RD BELMORE, 2192 TEL/FAX: 9703 0975, M: 0419 618 817 EMAIL: jonjay14@optusnet.com.au		1:100 @ A3	M. ALSULEIMAN	ELEVATIONS	4	9	22-06
				Date MAY 2022					

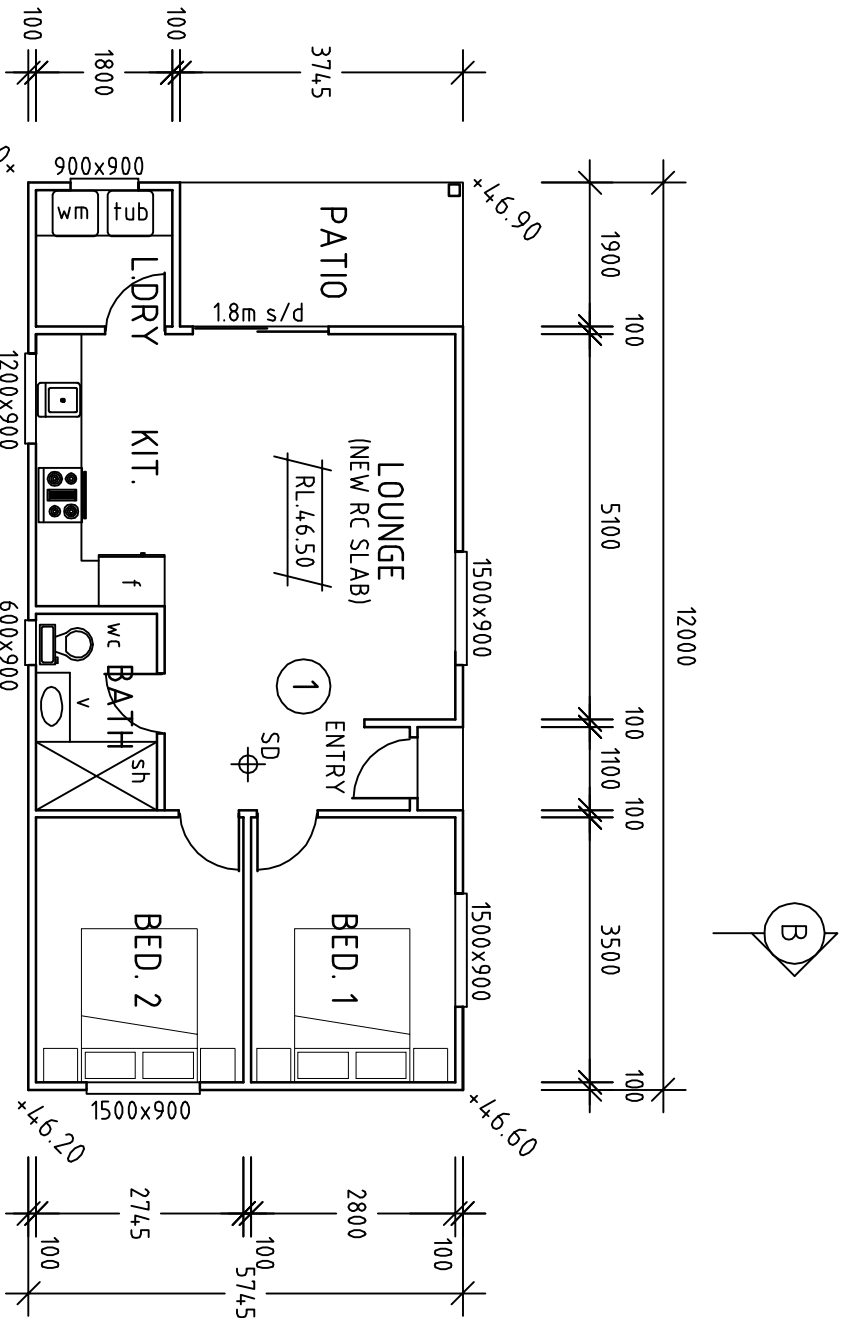


WEST ELEVATION

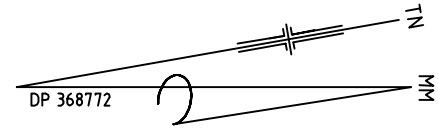
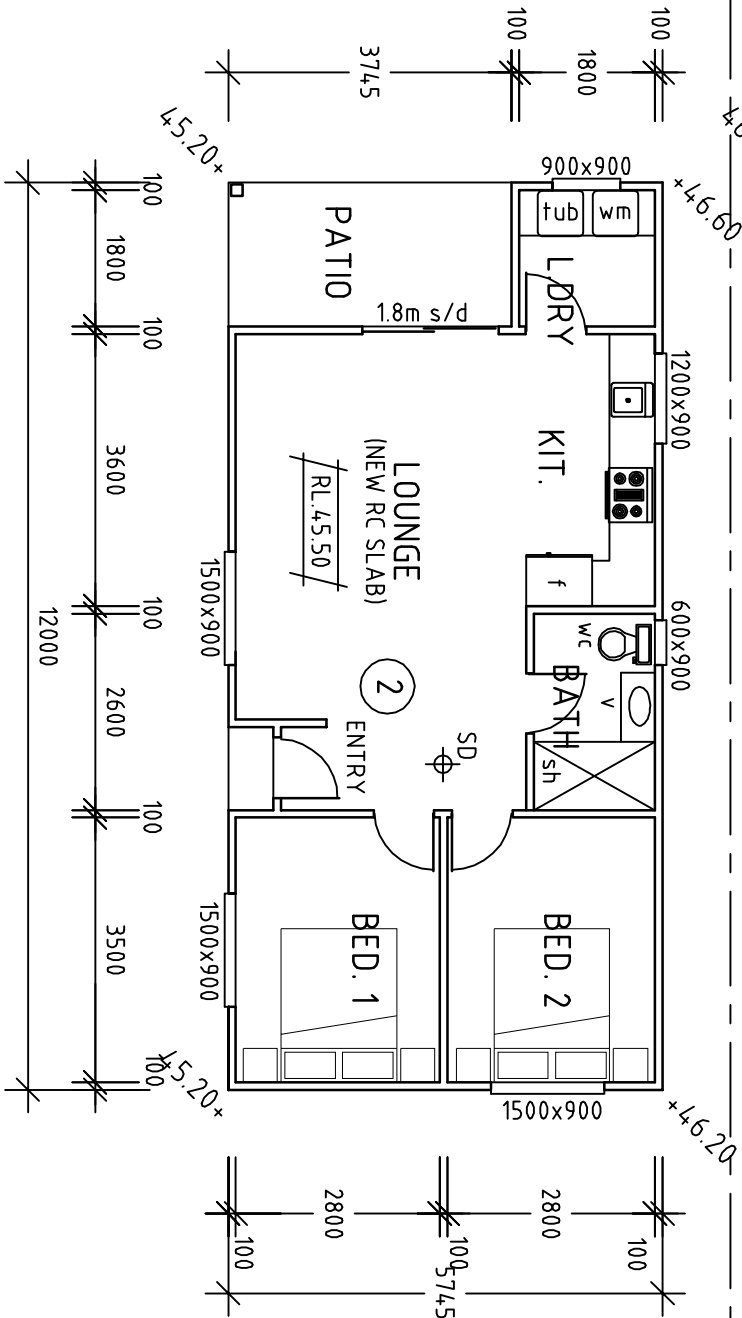


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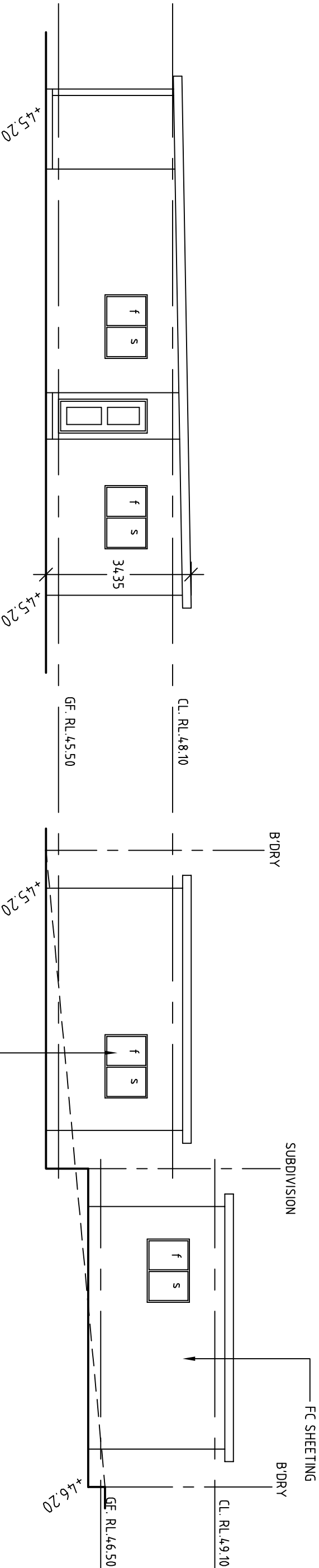
Job		Scale		Client		Drawings		Dwg. No.		Set of		Job No.	
PROPOSED DUPLEX, SECONDARY DWELLINGS & SUBDIVISION. AT No.14 MITCHELL ST CONDELL PARK.		JAY DESIGN ARCHITECTURAL & PROJECT MANAGEMENT 235 BURWOOD RD BELMORE, 2192 TEL/FAX: 9703 0975, M: 0419 618 817 EMAIL: jonjay14@optusnet.com.au		M. ALSULEIMAN		ELEVATIONS		5		9		22-06	
		Date		Amendments		Drawn By							
		MAY 2022				JOHN GEORGIU		04.19 618 817					



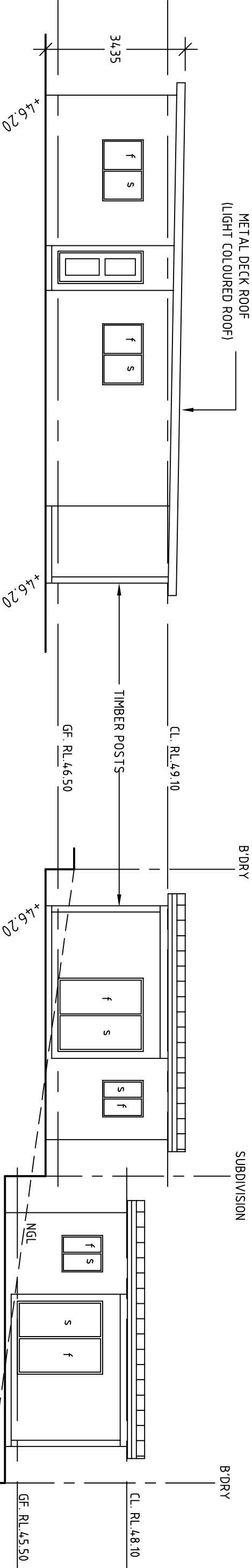
PROPOSED SUBDIVISION LINE



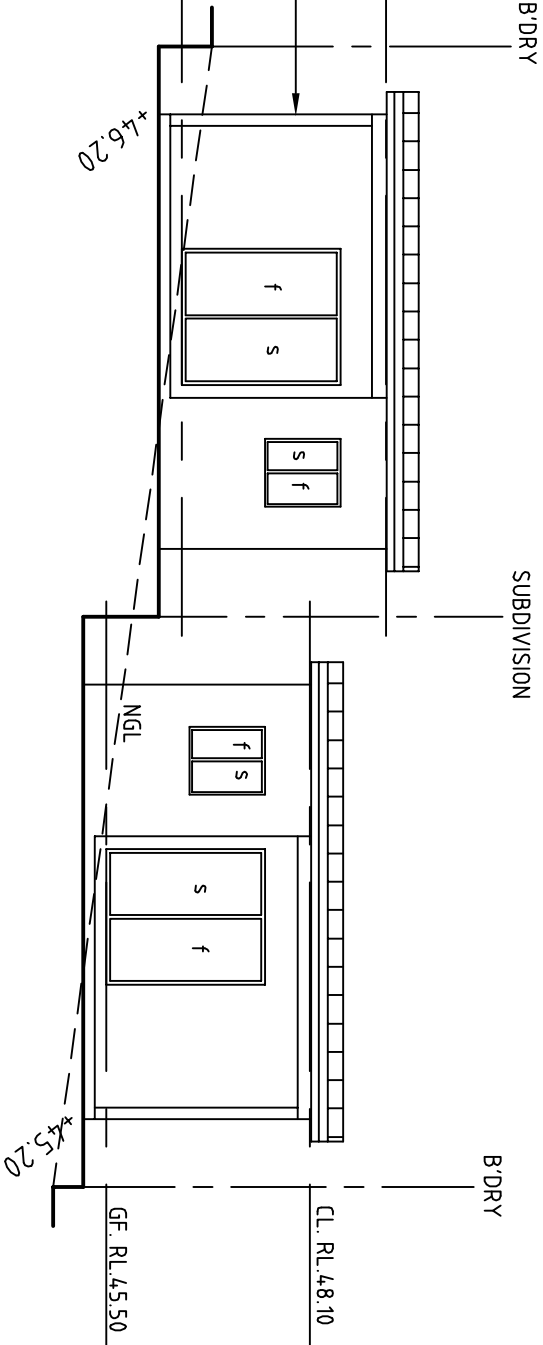
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PROPOSED DUPLEX, SECONDARY DWELLINGS & SUBDIVISION. AT No.14 MITCHELL ST CONDELL PARK.		JAY DESIGN ARCHITECTURAL & PROJECT MANAGEMENT 235 BURWOOD RD BELMORE, 2192 TEL/FAX: 9703 0975, M: 0419 618 817 EMAIL: jonjay14@optusnet.com.au		M. ALSULEIMAN		FLOOR PLANS		6		9		22-06	
		Date		Amendments		Drawn By							
		MAY 2022				JOHN GEORGIOU		04.19 618 817					



SOUTH ELEVATION

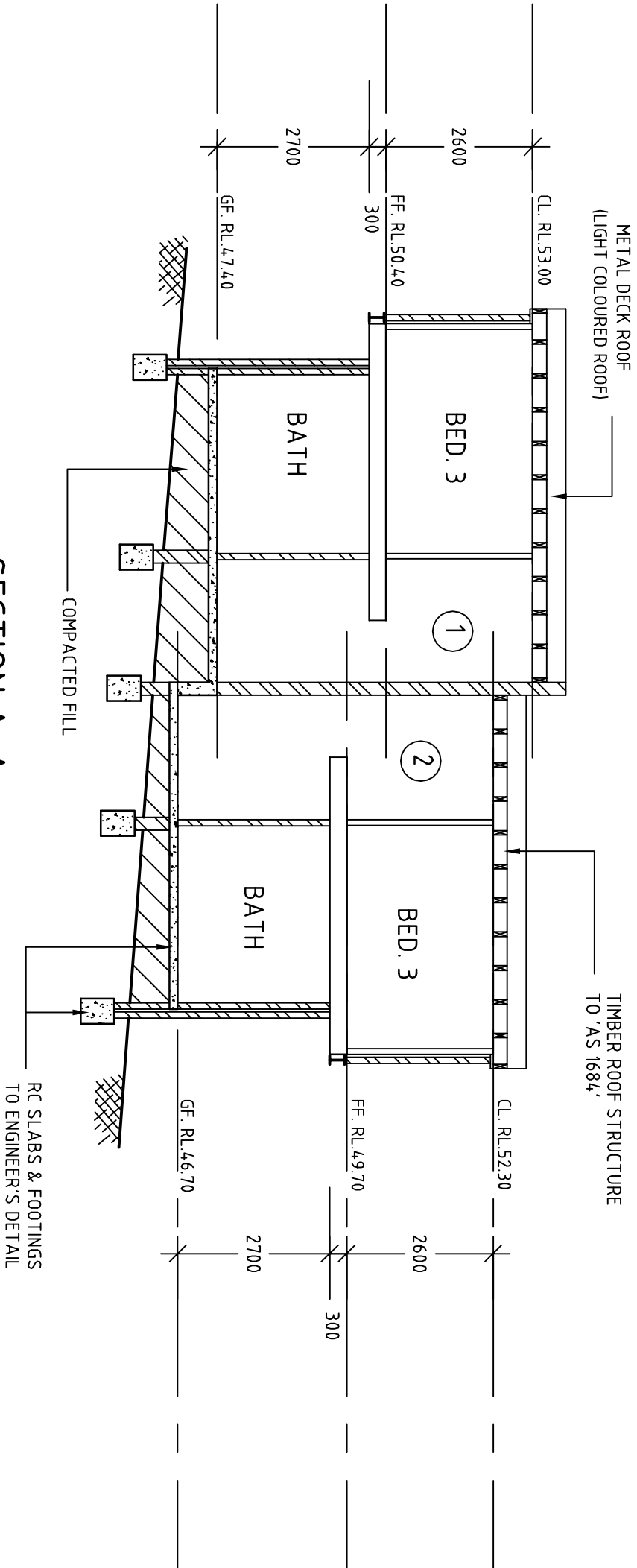


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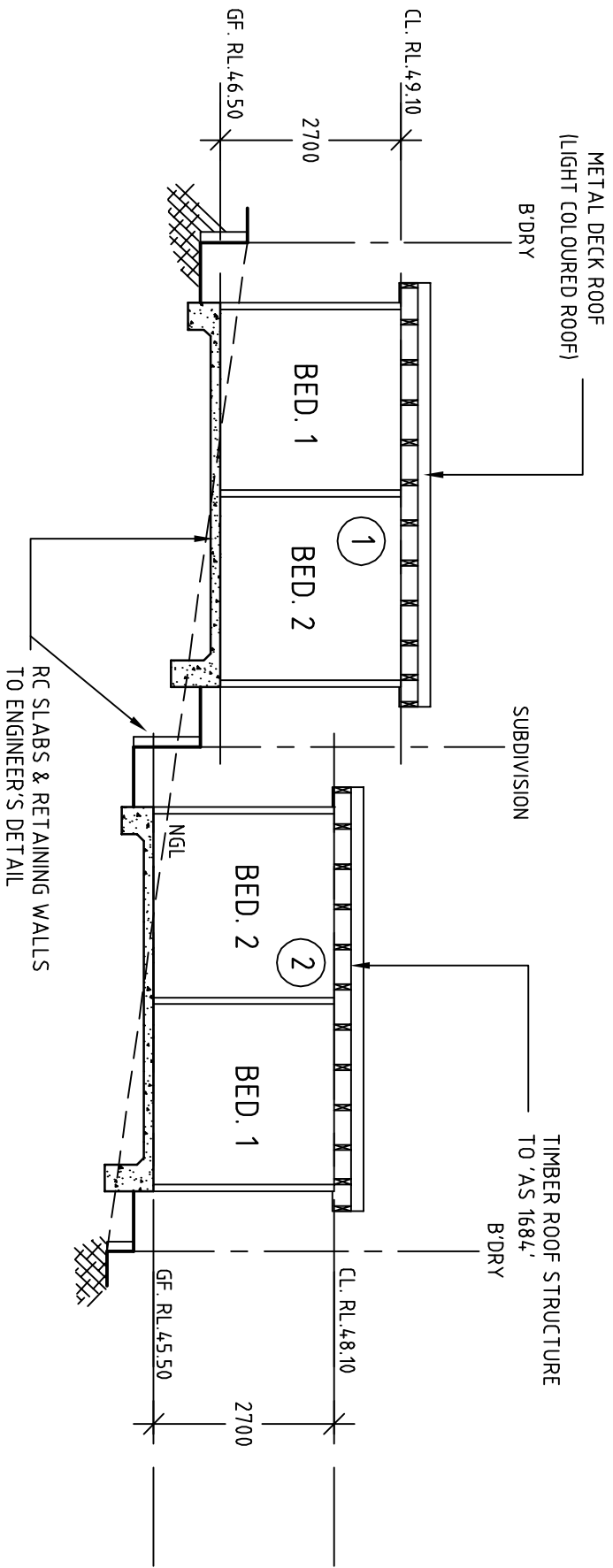


WEST ELEVATION

Job		Scale		Client		Drawings		Dwg. No.		Set of		Job No.	
PROPOSED DUPLEX, SECONDARY DWELLINGS & SUBDIVISION. AT No.14 MITCHELL ST CONDELL PARK.		JAY DESIGN ARCHITECTURAL & PROJECT MANAGEMENT 235 BURWOOD RD BELMORE, 2192 TEL/FAX: 9703 0975, M: 0419 618 817 EMAIL: jonjay14@optusnet.com.au		M. ALSULEIMAN		ELEVATIONS		7		9		22-06	
		Date		Amendments		Drawn By							
		MAY 2022				JOHN GEORGIOU		04.19 618 817					



SECTION A-A



SECTION B-B

Job	PROPOSED DUPLEX, SECONDARY DWELLINGS & SUBDIVISION. AT No.14 MITCHELL ST CONDELL PARK.			JAY DESIGN ARCHITECTURAL & PROJECT MANAGEMENT 235 BURWOOD RD BELMORE, 2192 TEL/FAX: 9703 0975, M: 0419 618 817 EMAIL: jonjay14@optusnet.com.au		Scale 1:100 @ A3	Client M. ALSULEIMAN	Drawings SECTIONS	Dwg. No. 8	Set of 9	Job No. 22-06
				Date MAY 2022	Amendments	Drawn By JOHN GEORGIU	0419 618 817				

BASIX/NaHERS Project Commitments				Proposed: Proposed Double Storey Dual Occupancy with detached Secondary Dwellings		
Address: 16 Mitchell Street, Condell Park				Lot No. / DP: D/368/72		
Water (Dwellings 1 and 2)				Specification		
Fixtures				4 star (> 4.5 but <= 6 L/min)		
Shower Head Rating				4 star		
Toilet Rating				4 star		
Kitchen Taps Rating				4 star		
Bathroom Taps Rating				4 star		
Water (Dwellings 1A and 2A)				Specification		
Fixtures				4 star (> 4.5 but <= 6 L/min)		
Shower Head Rating				3 star		
Toilet Rating				3 star		
Kitchen Taps Rating				3 star		
Bathroom Taps Rating				3 star		
Alternative Water Details				Minimum 3,000L collecting runoff entire roof area		
Individual Rainwater Tanks)				Dwellings 1 and 2		
Thermal Comfort				Requirements		
External Walls				Dwelling 1		
Cavity Brick				No insulation		
Brick Veneer				R1.75 rigid cavity board insulation (eg. Follboard or Kingspan insulation board)		
Lightweight Cladding				Dwellings 1 and 2		
Lightweight Cladding				Dwellings 1 and 2		
Lightweight Cladding				Dwellings 3 and 4		
Internal Walls				Dwellings 1 and 2		
Single Brick, Direct Fix Plasterboard				No insulation		
Cavity Wall, Direct Fix Plasterboard				All Dwellings		
Interchange Walls, Direct Fix Plasterboard				Dwellings 1 and 2		
Ceiling				Dwellings 1 and 2		
External Ceiling - Plasterboard				Dwellings 3 and 4		
External Ceiling - Plasterboard				Glass fibre batt: R3.0		
Roof				Dwellings 3 and 4		
Sheet Metal Roof				All Dwellings		
Floors				Symm Roll Backed Blanket under Sheet Metal Roof		
Concrete Slab On Ground				All Dwellings		
Suspended Slab (First Floor)				No insulation		
Suspended Slab (First Floor)				Dwelling 1		
Windows (refer to NaHERS Certificate for locations)				Dwelling 2		
ALM-002-01 A Aluminium 8 SG Clear				R1.75 rigid board direct fix		
TIM-002-01 W Timber 8 SG Clear				All Dwellings		
Energy				≤ U-value 6.7 and SHGC 0.66 - 0.74		
Hot Water (All Dwellings)				≤ U-value 5.4 and SHGC 0.60 - 0.66		
Individual System				Specification		
Ventilation (All Dwellings)				Gas instantaneous		
Bathroom Ventilation System				Rating		
Kitchen Ventilation System				6 star		
Laundry Ventilation System				No mechanical ventilation (ie. Natural)		
Cooling (All Dwellings)				Individual fan, ducted to facade or roof - manual switch on/off		
Individual Systems - Living Areas				Natural ventilation only		
Individual Systems - Bedroom Areas				1-phase airconditioning		
Heating (All Dwellings)				1-phase airconditioning		
Individual Systems - Living Areas				EER 3.0 - 3.5		
Individual Systems - Bedroom Areas				1-phase airconditioning		
Appliances (All Dwellings)				EER 3.0 - 3.5		
Cooktop/Oven				1-phase airconditioning		
Well Ventilated Fridge Space				Gas cooktop & electric oven		
Outdoor/Unsheltered Clothes Drying Line				No		
Indoor/Sheltered Clothes Drying Line				Yes		
Artificial Lighting				No		
Dedicated fluorescent or LED fitting				Bedrooms/Study		
Dedicated fluorescent or LED fitting				Living/Dining		
Dedicated fluorescent or LED fitting				To 3 of Dwellings 1 and 2 To 2 of Dwellings 3 and 4		
Dedicated fluorescent or LED fitting				To 2 of Dwellings 1 and 2 To 1 of Dwellings 3 and 4		
Dedicated fluorescent or LED fitting				Kitchen		
Dedicated fluorescent or LED fitting				Yes		
Dedicated fluorescent or LED fitting				Bathrooms/Toilets		
Dedicated fluorescent or LED fitting				Yes		
Dedicated fluorescent or LED fitting				Laundry		
Dedicated fluorescent or LED fitting				Yes		
Dedicated fluorescent or LED fitting				Hallways		
Dedicated fluorescent or LED fitting				Yes to Dwellings 1 and 2, N/A to Dwellings 3 and 4		
Job				Scale		
PROPOSED DUPLEX, SECONDARY DWELLINGS & SUBDIVISION.				1:200 @ A3		
AT No.14 MITCHELL ST CONDELL PARK.				Date		
JAY DESIGN				MAY 2022		
ARCHITECTURAL & PROJECT MANAGEMENT				Client		
235 BURWOOD RD BELMORE, 2192				M. ALSULEIMAN		
TEL/FAX: 9703 0975, M: 0419 618 817				Drawings		
EMAIL: jonjay14@optusnet.com.au				BASIX COMMITMENTS		
JOHN GEORGIU 0419 618 817				Dwg. No.		
9				Set of		
9				Job No.		
22-06						