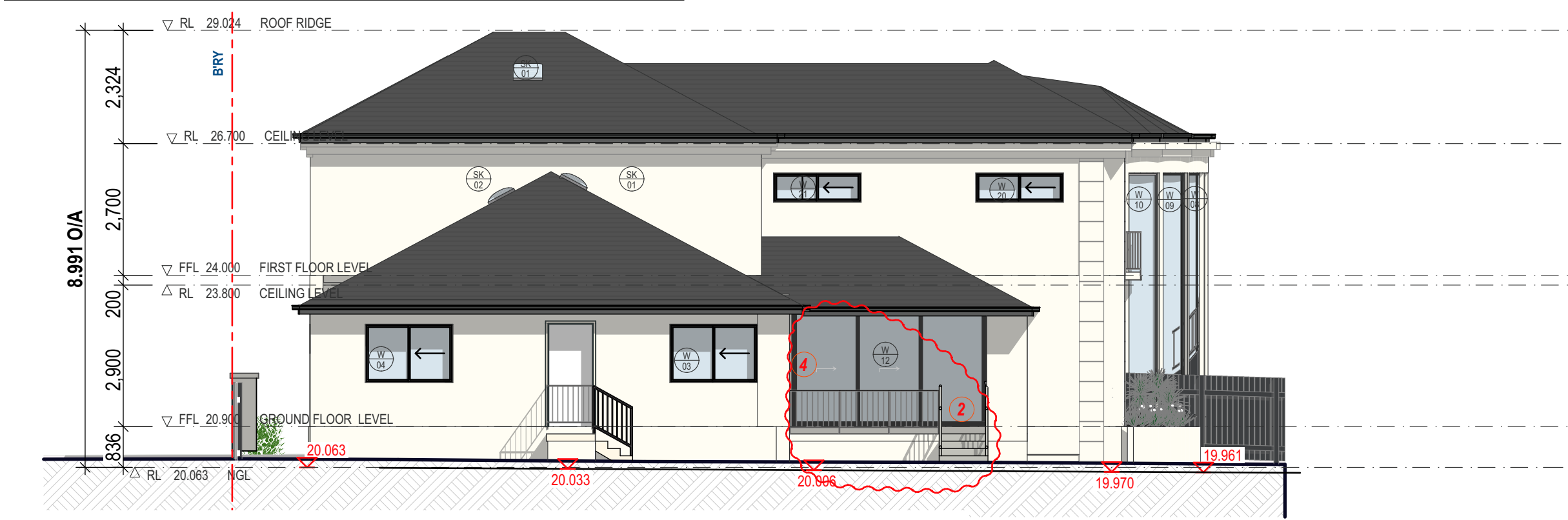
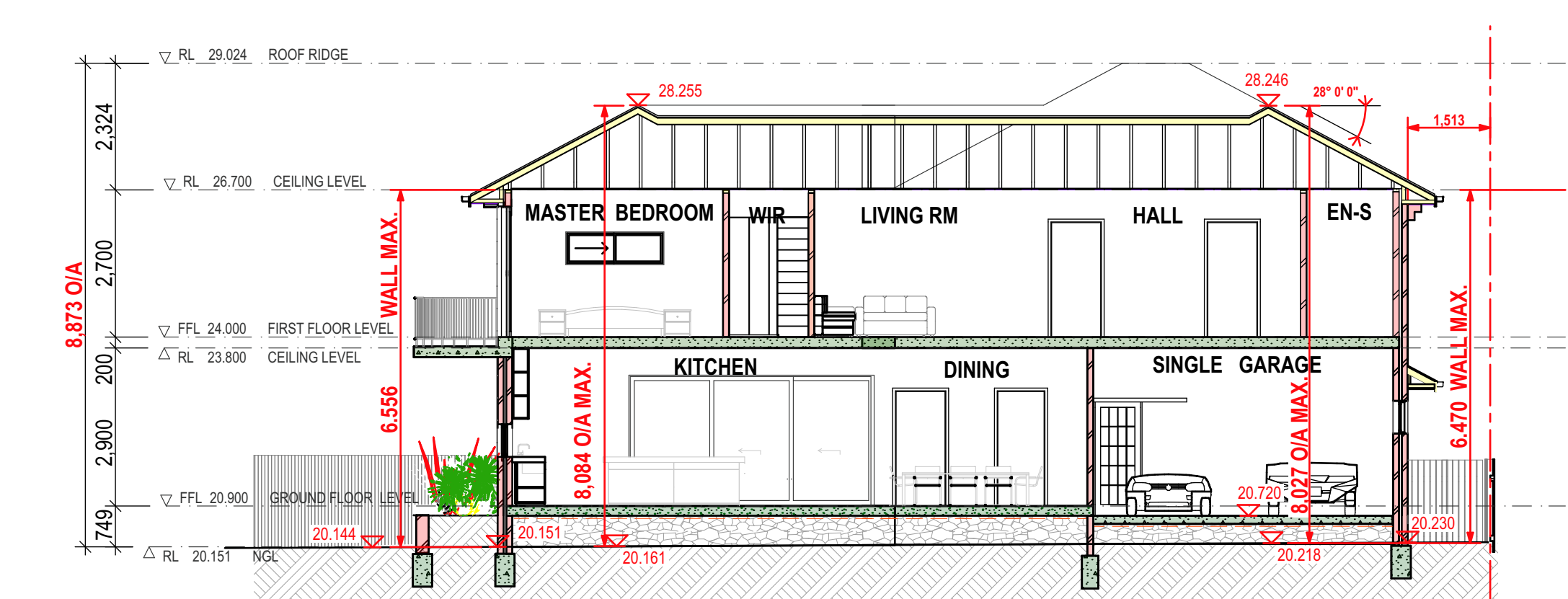




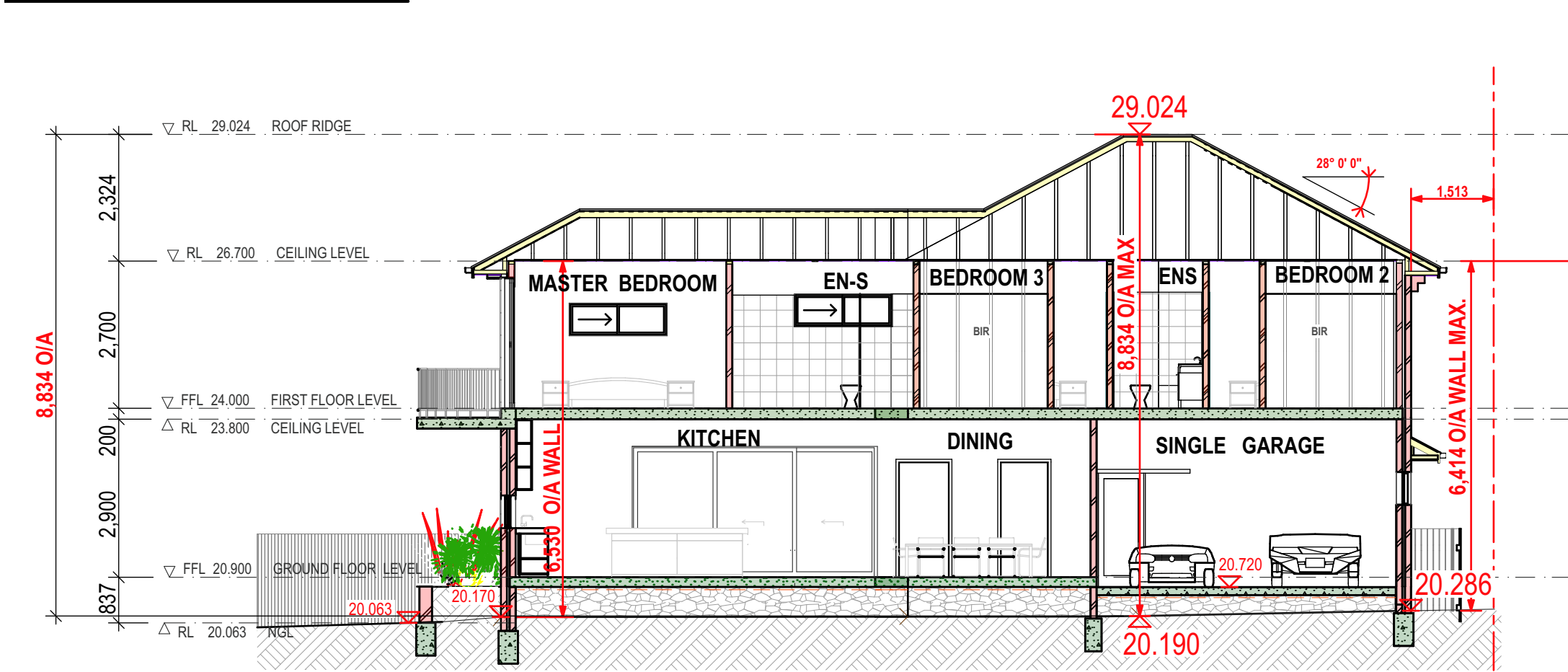
FRONT ELEVATION (NORTH) 1:100



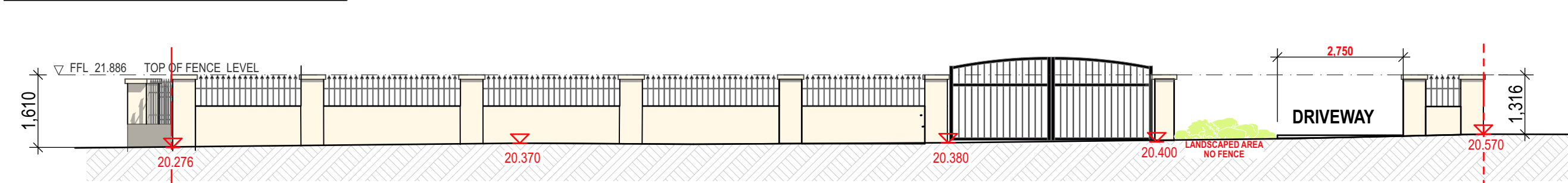
REAR ELEVATION (SOUTH) 1:100



SECTION Y-Y 1:100



SECTION Z-Z 1:100



FRONT FENCE ELEVATION -NORTH 1:100

SPECIFICATIONS.

ROOF CONSTRUCTION:
NEW SEL. T/C ROOFS-AS PER SCHEDULE OF EXTERNAL FINISHES.
PITCH = 28° 0' 0"
EAVES = 450 mm WITH GUTTERS.
GUTTERS/DOWN PIPES= SEL. COLORBOND GUTTERS & DOWN PIPES = CONNECT & DISCHARGE TO COUNCIL'S STREET GUTTER — 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 ROOFS.
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. SARKING.
CEILING TOP BE INSULATED AS PER BASIX CERTIFICATE.

WALL CONSTRUCTION-BOTH DWELLINGS:
EXTERNAL WALLS- BOTH FLOORS:
270mm BRICK CAVITY WALLS- & 12 mm CEMENT RENDER WITH SEL. PAINT FINISH.
AS PER SCHEDULE OF EXTERNAL FINISHES.
INTERNAL WALLS-BOTH FLOORS:
110mm BRICK WALLS WITH 12 mm CEMENT RENDER.

PARTITION WALL-FIRE & ACOUSTIC DETAILS
BETWEEN DWELLING & SEC. DWELLING:
FIRE:
THE 270mm BRICK CAVITY PARTY WALL TO BE TAKEN UP ALL THE WAY TO THE UIS OF THE ROOFING METAL SHEETS & SEALED WITH A SMOKE PROOF SEALANT AS PER ABCB Housing Provisions Parts 9.20 & 9.30 of BCA 2022 (NCC 2022) Volume Two-Building Code of Australia (figure 9.3.1c of the ABCB-housing Provisions)
ACOUSTIC:
NO PENETRATIONS THROUGH THE PARTY WALL OF ROOF TIMBER MEMBERS ARE ALLOWED.

FLOOR CONSTRUCTION:
GROUND FLOOR:
R/C SUSP. SLAB OM WELL COMPACTED FILL- TO ENGINEERING DETAILS; PROVIDE & INSTALL A W/P MEMBRANE ON THE UIS OF THE SLAB.
FIRST FLOOR CONSTRUCTION:
R/C SUSP. STAIRS - TO ENG. DETAILS

FOOTING CONSTRUCTION:
R/C STRIP FOOTINGS -TO ENG. 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 BELOW.
PROTECTION OF OPENABLE WINDOWS
NCC 2022 Building Code of Australia - Volume Two HSP2
Protection of openable windows — bedrooms.
15.2.6. 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:
(i) (A) a device capable of restricting the window opening; or
(B) a screen with secure fittings.
A device or screen required by (i) must—
(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.
(d) 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 (b) must not—
(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

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

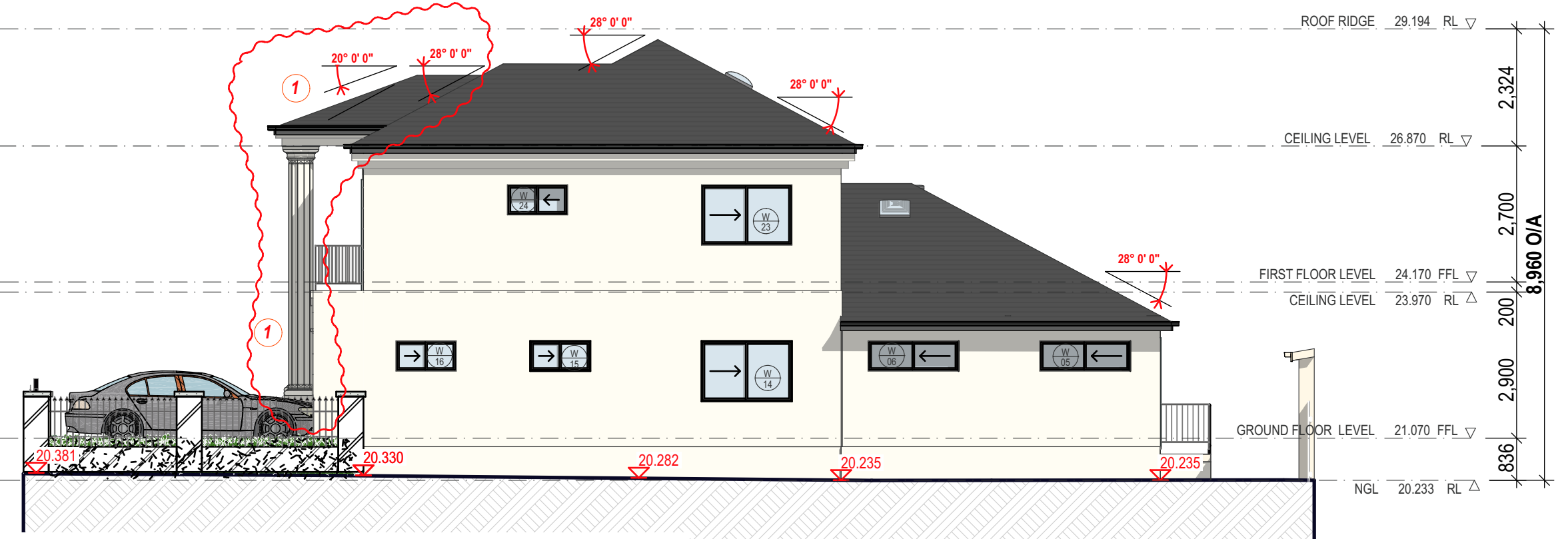
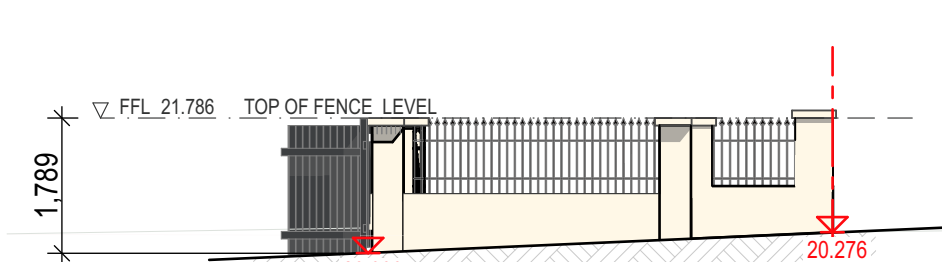
GARAGE DOOR:
SEL. AUTOMATIC GARAGE COLORBOND ROLLER DOOR. TO SCHEDULE OF EXTERNAL FINISHES.

FRONT FENCE:
230X 600 HIGH mm BRICK WALL TO FRNT FENCE WITH 230 X 230 BRICK PIERS ABOVE
FINISHED WITH 12mm CEMENT RENDER & SEL PAINT FINISH AS PER SCHEDULE OF EXTERNAL FINISHES.
OPEN METAL GRILLE PANELS IN BETWEEN.
CONTINUOUS R/C STRIP FOOTINGS- TO ENG DETAILS.

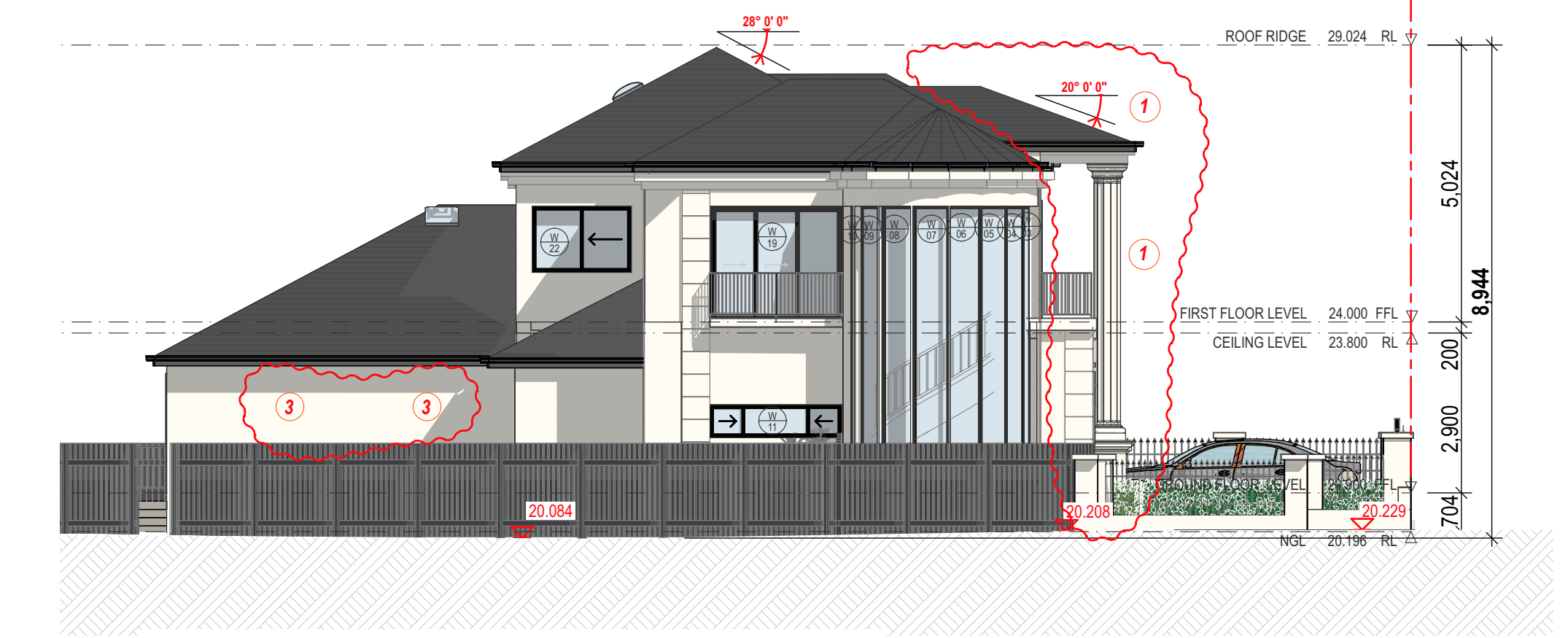
MODIFICATIONS INCLUDE THE FOLLOWING:

LOCATION NO.	CHANGES INTRODUCED
①	INTRODUCE CONCRETE CLASSICAL COLUMNS AT THE FRONT & RE DESIGN FRONT PROCH GENERALLY.
②	EXTEND REAR BALCONY TO THE MAIN DWELLING.
③	ELIMINATE WINDOWS TO SECONDARY DWELLING 01 & 02
④	RELOCATE BBQ AREA
⑤	EN-S BETWEEN BDRMS 2&3 TO BE RE DESIGNED TO HAVE 1 EXTERNAL DOOR ONLY.
⑥	MASTER BEDROOM TO BE ENLARGED @ THE EXPENSE OF THE LIVING ROOM- WITH A LARGER EN-S & WIR.

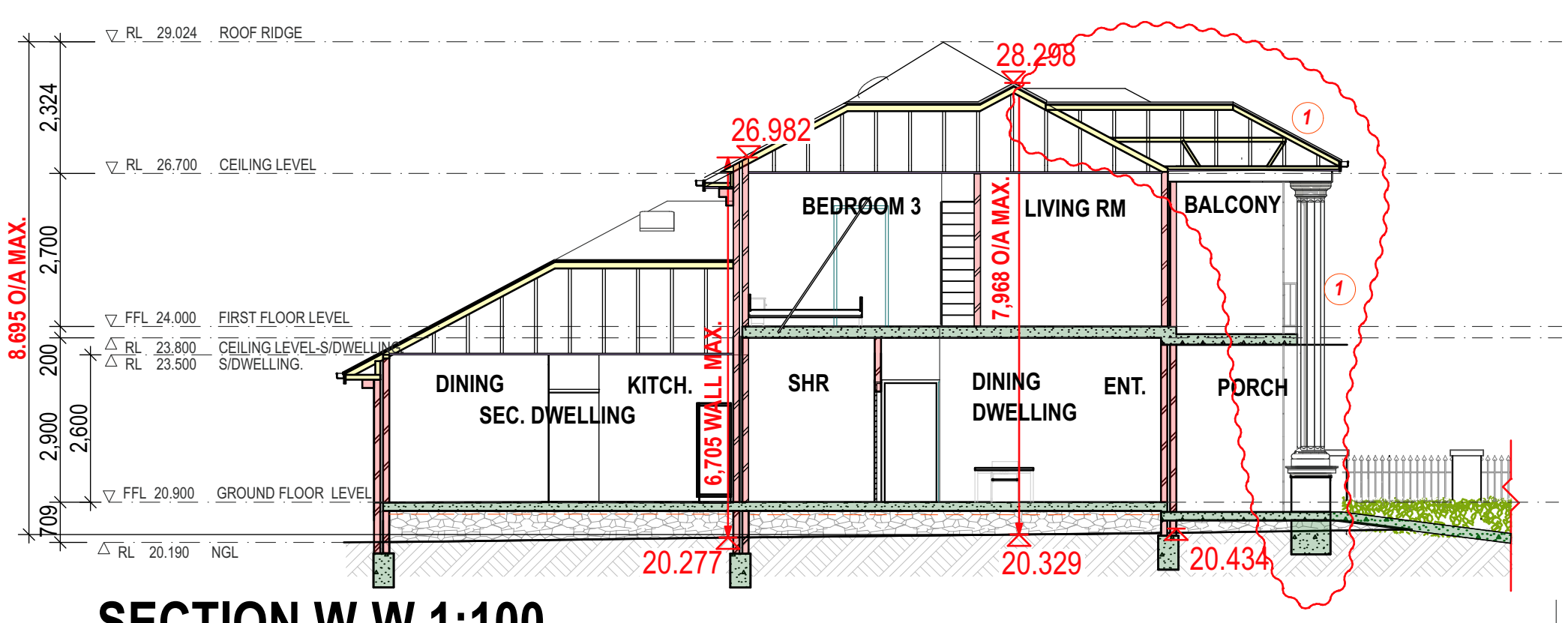
SIDE OF FRONT FENCE ELEVATION -EAST 1:100



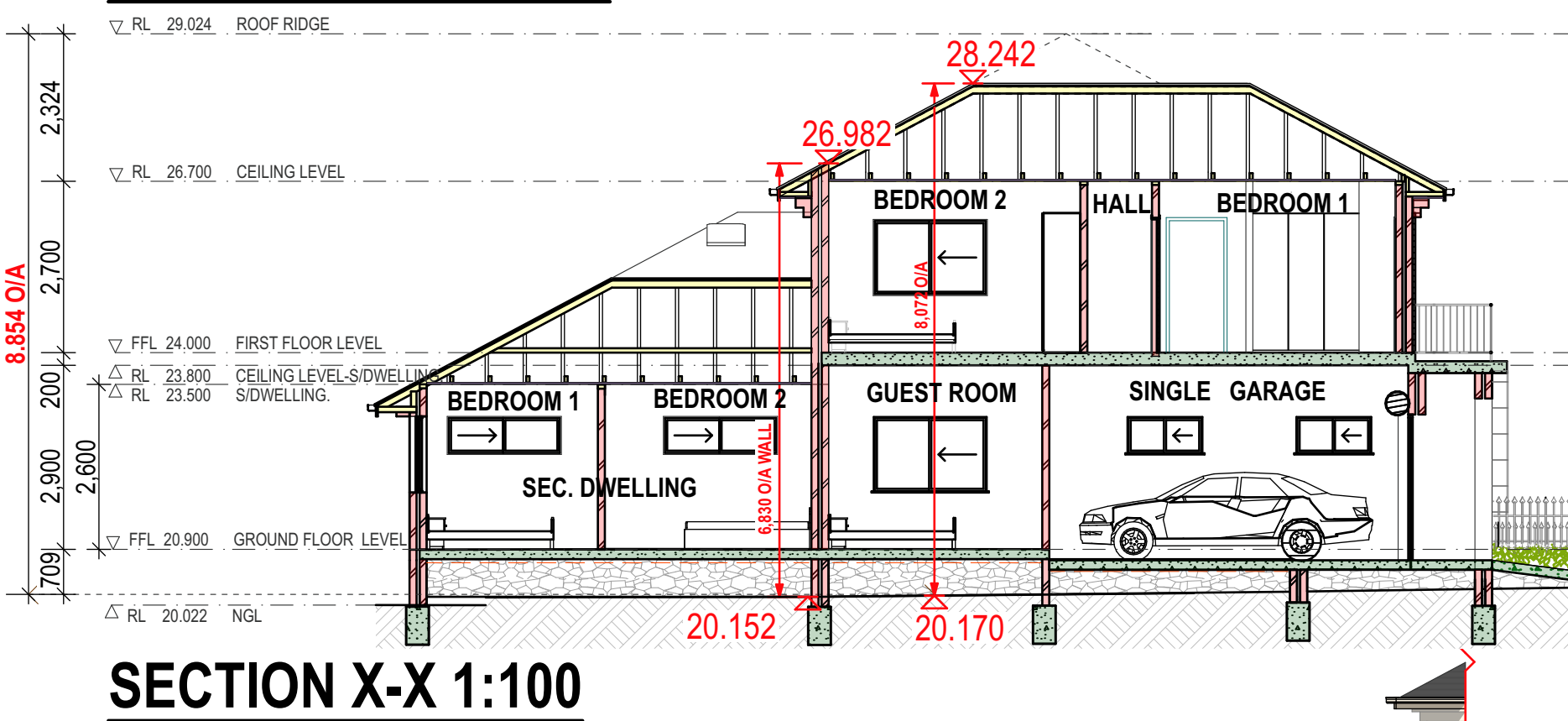
SIDE ELEVATION (WEST) 1:100



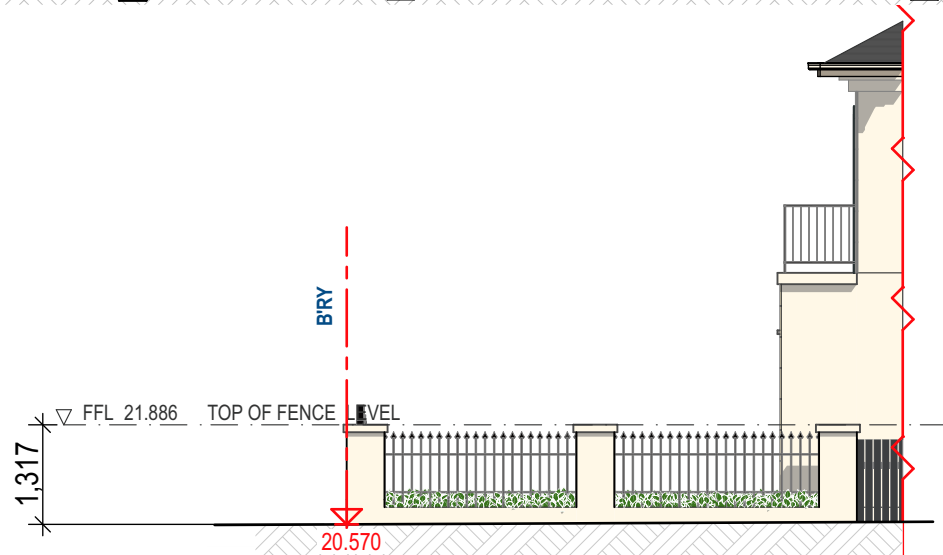
SIDE ELEVATION (EAST) 1:100



SECTION W-W 1:100



SECTION X-X 1:100



SIDE OF FRONT FENCE ELEVATION -WEST 1:100

G	\$4.55 MODIFICATION PLANS	11/12/24
F	CC AMENDMENTS	14/11/24
E	CC SUBMISSION	29/7/22
D	D.A AMENDMENTS	26/1/22
C	D.A AMENDMENTS	15/12/21
B	D.A AMENDMENTS	23/11/21
A	D.A SUBMISSION	22/10/21

REV	NOTES	DATE
CLIENT	Yassin and Carmen Zebib	

Ergo Designs P/L

Building Designers & Consultants
334A Homer Street
Earwood NSW 2206
PH: 9558 1233 FAX: 9558 1233

PROJECT:
**NEW TWO STOREY DWELLING
& SEC.DWELLING.
AT 4 PELMAN AVENUE GREENACRE .**
DRAWING NAME:

ELEVATIONS & SECTIONS

SCALE:	DRAWN BY:	DATE:
A1 1:100	BV	11/12/24
A3 1:200		
JOB NO:	DRAWING NO:	REVISION:
621-77	A04	G