


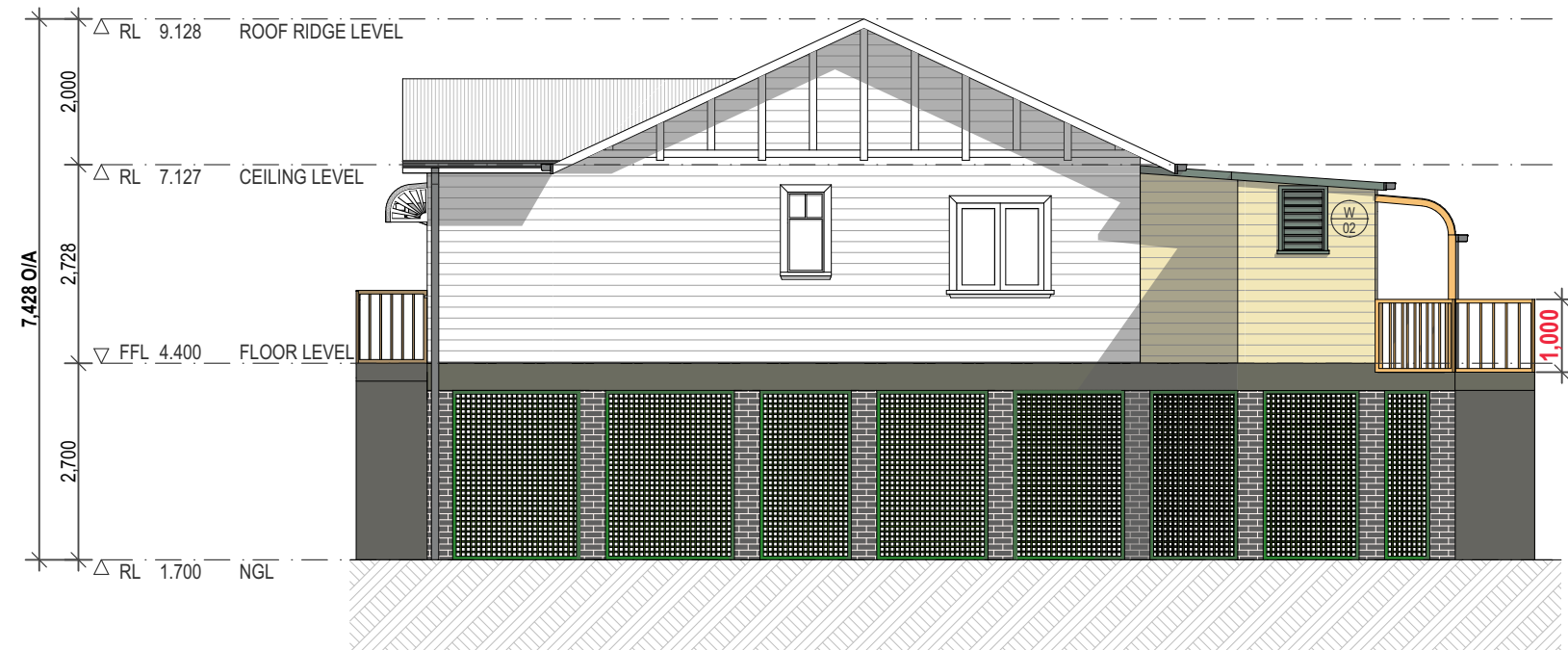
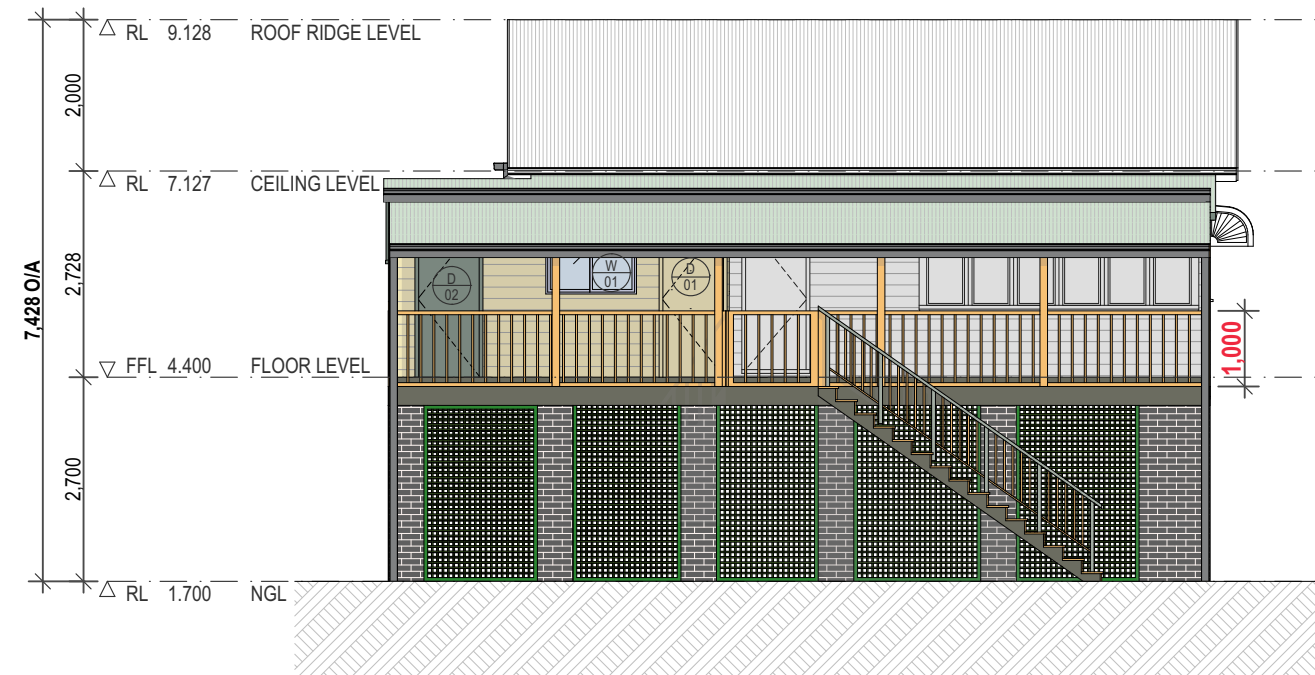
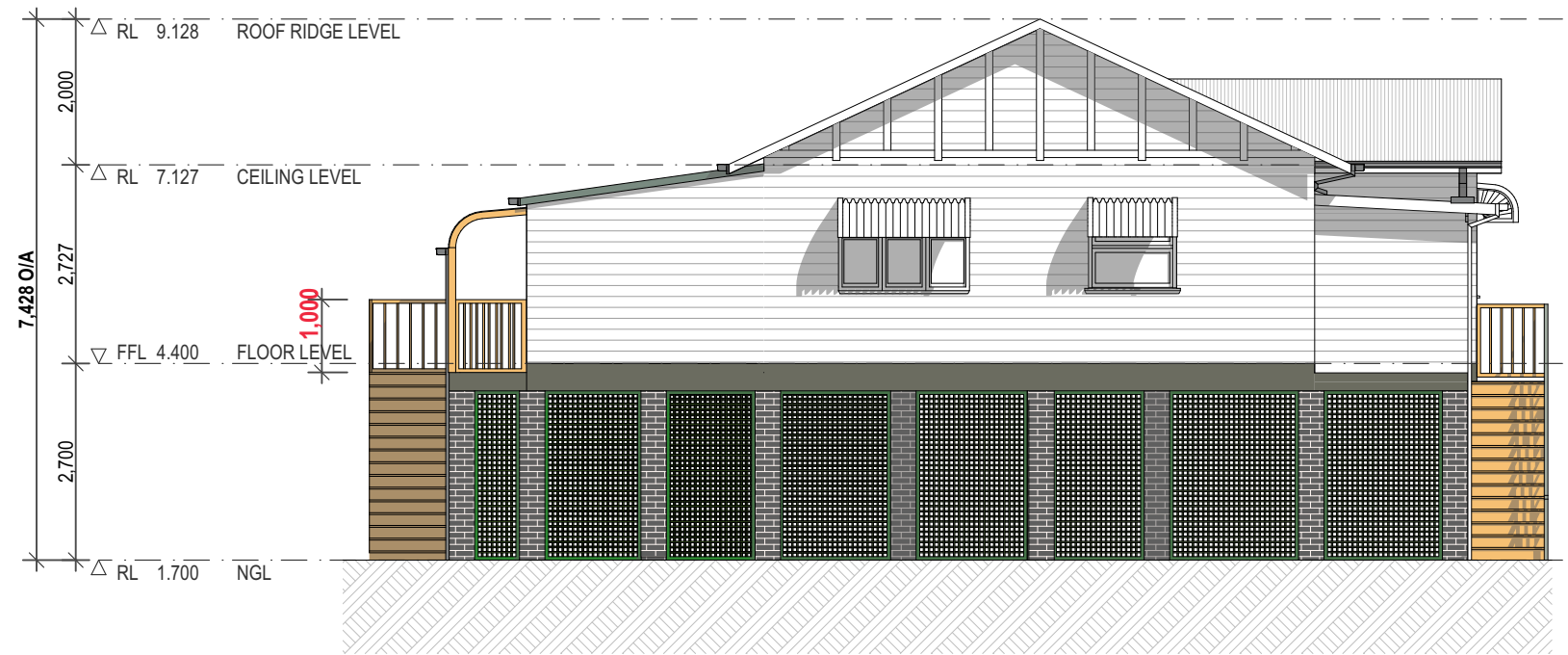
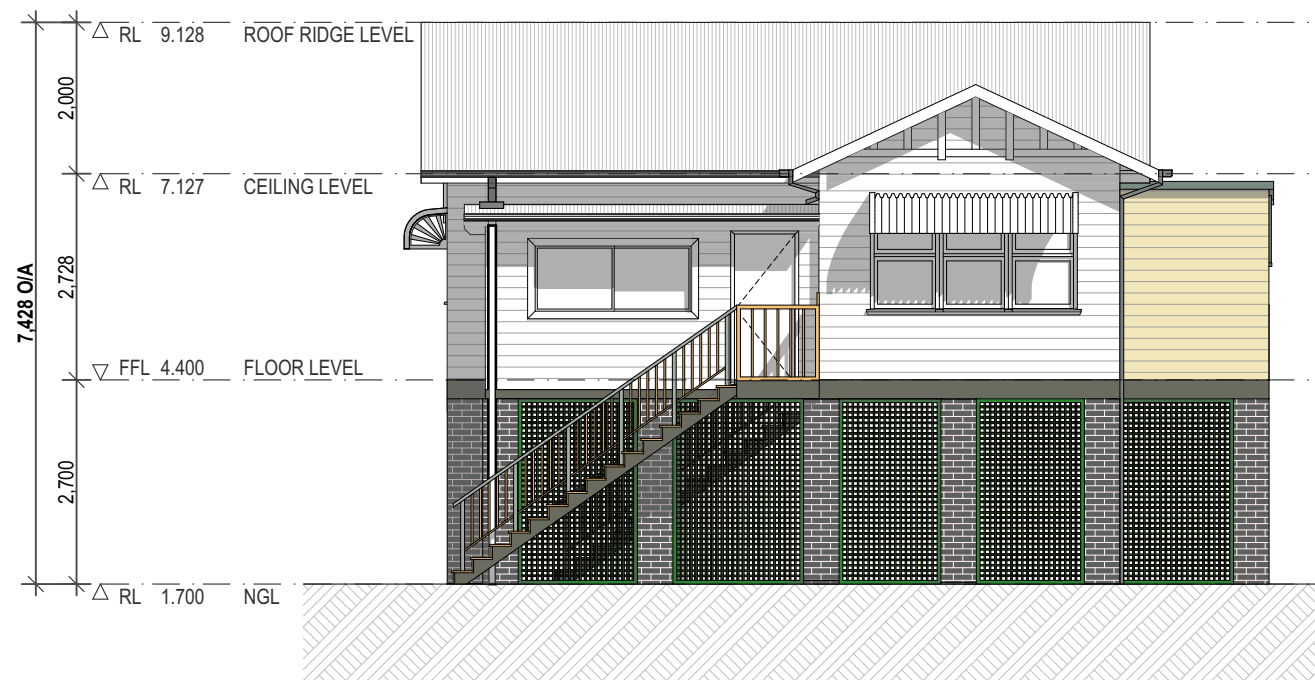


## REAR ELEVATION-NORTH 1:100

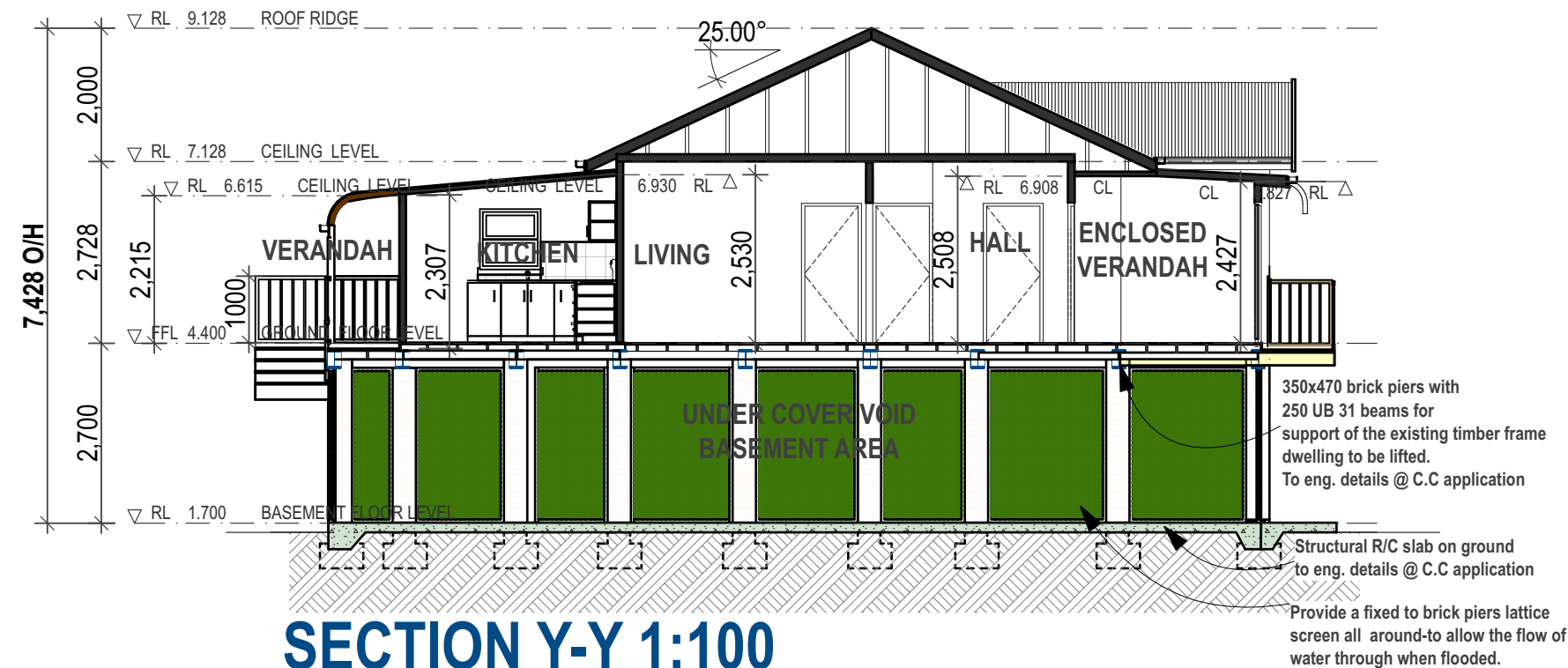
## EXISTING ELEVATIONS

<b>NOTES :</b> 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 OSUM 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			..                  ..                  .. ..                  ..                  .. ..                  ..                  .. ..                  ..                  ..			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.			<b>CANTERBURY RUGBY UNION CLUB</b> <b>17 WARDELL ROAD EARLWOOD . NSW</b>  client			<b>LIFTING OF EXISTING ANCILLARY STRUCTURE TO ABOVE APPROVED FLOOD LEVEL</b>  project  <b>17 WARDELL ROAD EARLWOOD</b>  address			 <b>Ergo Designs P/L</b>  building designers and consultants 334A homer st earlwood nsw 2206 ph: 9558 1233 e-mail: ergo-des@bigpond.net.au			 <b>bdca</b> ACCREDITED BUILDING DESIGNER <b>Accreditation No.6667</b> <small>Registration Class BUILDING DESIGN CLASSES (2 LOW &amp; MEDIUM RISE) Registration Number DEP0001990</small>						<b>EXISTING ELEVATIONS</b> drawing  <div style="display: flex; justify-content: space-around;"> <span>125-173 project</span> <span>A09 drawing no.</span> <span>A issue</span> </div>		
--	--	--	--	--	--	---	--	--	---	--	--	---	--	--	--	--	--	--	--	--	---	--	--	--	--	--

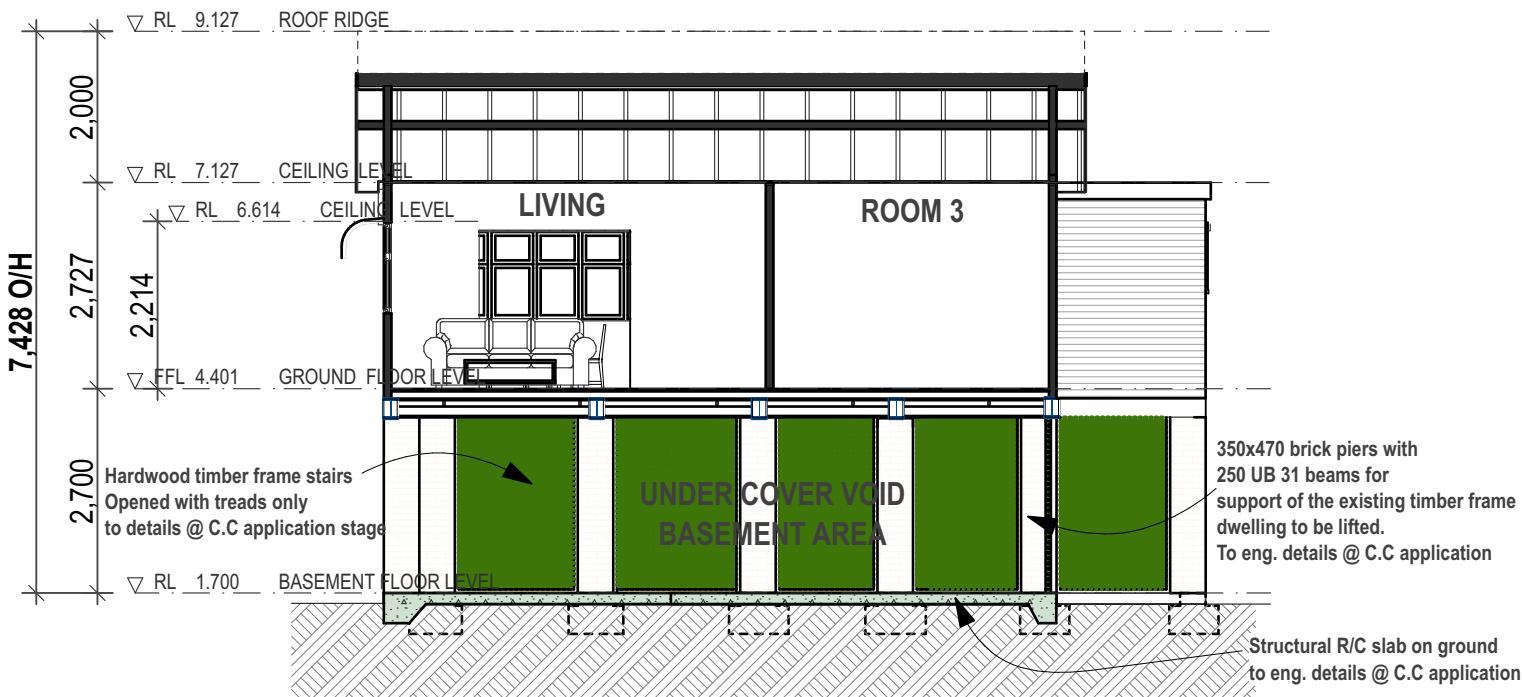


## PROPOSED ELEVATIONS

[illegible]



SECTION Y-Y 1:100



SECTION X-X 1:100

## SPECIFICATIONS:

### EXISTING DWELLING:

#### EXISTING ROOF CONSTRUCTION:

COR. IRON PITCHED ROOF.  
PITCH = 25 DEGREES MINIMUM.  
EAVES = 450mm WITH GUTTERS.  
GUTTERS/DOWN PIPES= Z/A METAL GUTTERS & DOWN PIPES.  
DOWN PIPES ARE CONNECTED & DISCHARGE TO AN EXISTING S/W RUBBLE PIT.  
THE STRUCTURAL ADEQUACY OF THE EXISTING ROOF IS SUBJECT TO AN ENGINEERING CERTIFICATE OF STRUCTURAL ADEQUACY @ THE C.C APPLICATION STAGE.  
**NEW ROOF OVER THE REAR VERANDAH.**  
SKILLION COLOR BOND METAL ROOF WITH 100X100-F7 POSTS.

#### EXISTING WALL CONSTRUCTION:

EXTERNAL WALLS = 100mm TIMBER FRAMED WALLS  
INTERNAL WALLS = 100mm TIMBER FRAMED WALLS  
EXISTING EXTERNAL WALL LINING= WEATHERBOARD SHEETING.  
EXISTING INTERNAL WALL LINING = 10mm PLASTER BOARD SHEETING.  
THE STRUCTURAL ADEQUACY OF THE EXISTING WALL CONSTRUCTION IS SUBJECT TO AN ENGINEERING CERTIFICATE OF STRUCTURAL ADEQUACY @ THE C.C APPLICATION STAGE.

#### EXISTING FLOOR CONSTRUCTION:

EXISTING FLOOR = TIMBER FRAME FLOOR -  
THE STRUCTURAL ADEQUACY OF THE EXISTING WALL CONSTRUCTION IS SUBJECT TO AN ENGINEERING CERTIFICATE OF STRUCTURAL ADEQUACY @ THE C.C APPLICATION STAGE.

#### WINDOWS & SLIDING DOOR:

EXISTING TIMBER FRAME WINDOWS & DOORS-  
ALL WINDOWS WITH A FLOOR LEVEL HIGHER THAN 2m ABOVE NATURAL GROUND LEVEL TO CONFORM TO  
BCA 2022 (NCC 2022) VOL. 2 PART 3.9.2.5- PROTECTION OF OPENABLE WINDOWS.

#### NEW BASEMENT LEVEL CONSTRUCTION:

FLOOR BASE TO BE CONSTRUCTED OF R/C SLAB ON GROUND TO SUPPORT THE NEW BRICK PIERS.  
TO ENGINEERING DETAILS @ C.C APPLICATION STAGE.  
SERIES OF 350X 470 BRICK PIERS AS PER BASEMENT FLOOR PLAN- TO FUTURE ENG. DETAILS.  
A GRID SYSTEM OF 250 UB31 BEAMS SUPPORTING THE EXISTING STRUCTURE AFTER BEING LIFTED TO  
THE NEW FLOOR HEIGHT LEVEL ABOVE THE FLOOD LEVEL AS PER ENGINEERING DETAILS @ C.C APPLICATION STAGE.  
ENCLOSE ALL BASEMENT (NON HABITABLE) SPACE WITH NON LOAD BEARING SEL. LATTICE SCREEN TO ALLOW THE FREE MOVEMENT OF FLOODWAY STORM WATER THROUGH.

#### NEW STAIRS CONSTRUCTION:

NEW SEL. HARDWOOD TIMBER STAIRS FRONT & REAR WITH VERTICAL RAILING OF MIN. 1000mm HEIGHT.  
TO DETAILS @ C.C APPLICATION.

#### 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 OSUM SURVEYING SERVICES PT.  
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 ERGO DESIGNS.

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.

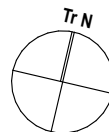
CANTERBURY RUGBY UNION CLUB  
17 WARDELL ROAD EARLWOOD . NSW  
client

LIFTING OF EXISTING ANCILLARY STRUCTURE TO ABOVE APPROVED FLOOD LEVEL  
project  
17 WARDELL ROAD EARLWOOD  
address

**Ergo Designs P/L**

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

**bdaa**  
ACCREDITED  
BUILDING DESIGNER  
Accreditation No.6667  
Registration Class  
BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE)  
Registration Number DEP0001890



#### PROPOSED SECTIONS

125-173 project  
A11 drawing no.  
A issue  
31/1/25