

RESIDENTIAL / COMMERCIAL / INTERIORS

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**ADDITIONS** 91 TOWNSEND STREET, CONDELL

TOWNSEND ALTERATIONS AND

PARK, NSW, 2200

ALEX SAAD

27.03.2025



AS INDICATED @ A1

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION. . BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT

TO CONFIRMATION BY BUILDER. . USE FIGURED DIMENSIONS ONLY, DO NOT SCALE

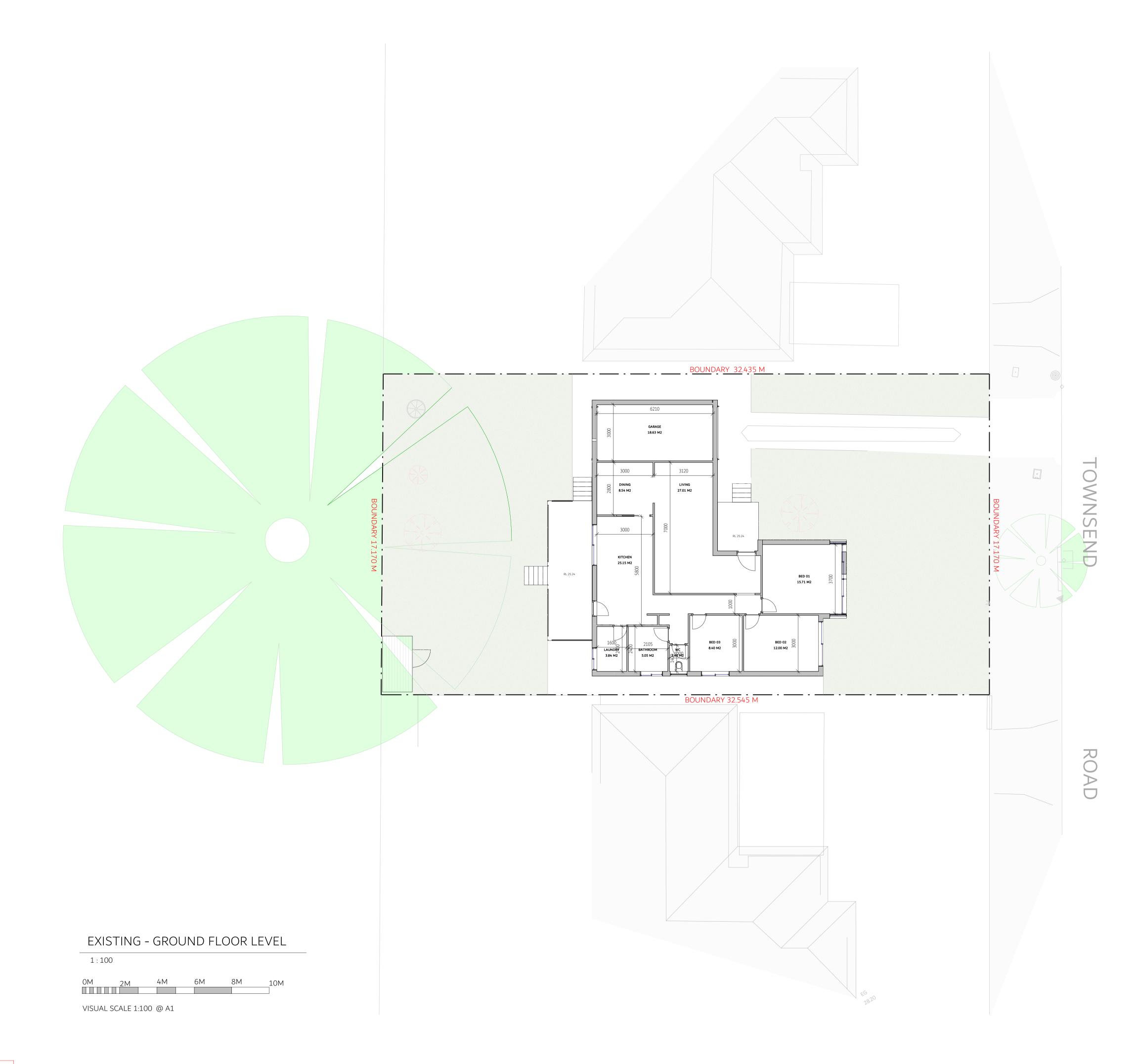
FROM PLANS.

RE	V/DATE	DESCRIPTION
Α	10.04.2025	ISSUED FOR FLOOR PLANS
В	15.04.2025	ISSUED FOR DESIGN PLANS
С	23.04.2025	ISSUED FOR CONSULTANTS
D	06.05.2025	ISSUED FOR DA SUBMISSION

LEGEND

CHECKED BY REVISION INHAUS-03 D PROJECT#

EXISTING GROUND PLAN 2525 NOT FOR CONSTRUCTION





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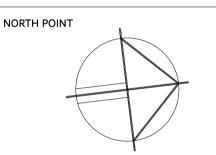
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TOWNSEND ALTERATIONS AND **ADDITIONS** 

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025



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REV/DATE DESCRIPTION A 10.04.2025 ISSUED FOR FLOOR PLANS ISSUED FOR DESIGN PLANS C 23.04.2025 ISSUED FOR CONSULTANTS D 06.05.2025 ISSUED FOR DA SUBMISSION

NON-TRAFFICABLE LANDSCAPE CONCRETE PATH CONCRETE SURFACE SWIMMING POOL TILED FLOOR ARTICULATION — — OVERHEAD - - HIDDEN SITE BOUNDARY SMOKE ALARM MECH.VENTILATION 90 STUD WALL 110 BRICK 250 BRICK VENEER 270 DOUBLE BRICK 130 CLADDING 200 HEBEL WALL

2525

GROUND FLOOR PLAN

CHECKED BY REVISION INHAUS-04 D PROJECT#

NOT FOR CONSTRUCTION

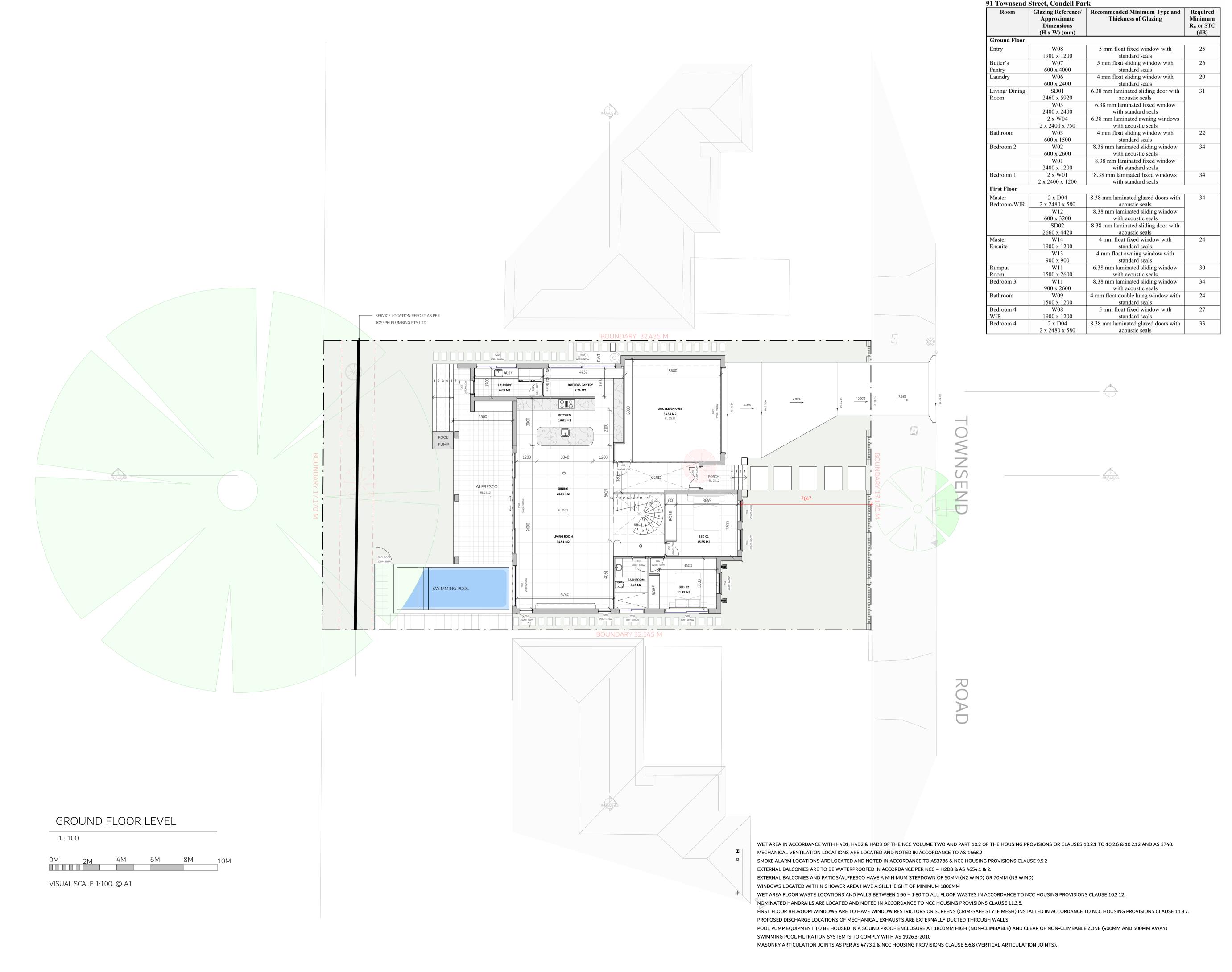


TABLE 2 – MINIMUM GLAZING THICKNESSES AND Rw RATINGS –



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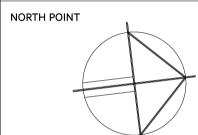
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL

ALEX SAAD

PARK, NSW, 2200

27.03.2025



SCALE AS INDICATED @ A1

BUILDING CODE OF AUSTRALIA.

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FIRST FLOOR PLAN

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DWG # REVISION

INHAUS-05

D

PROJECT # 2525

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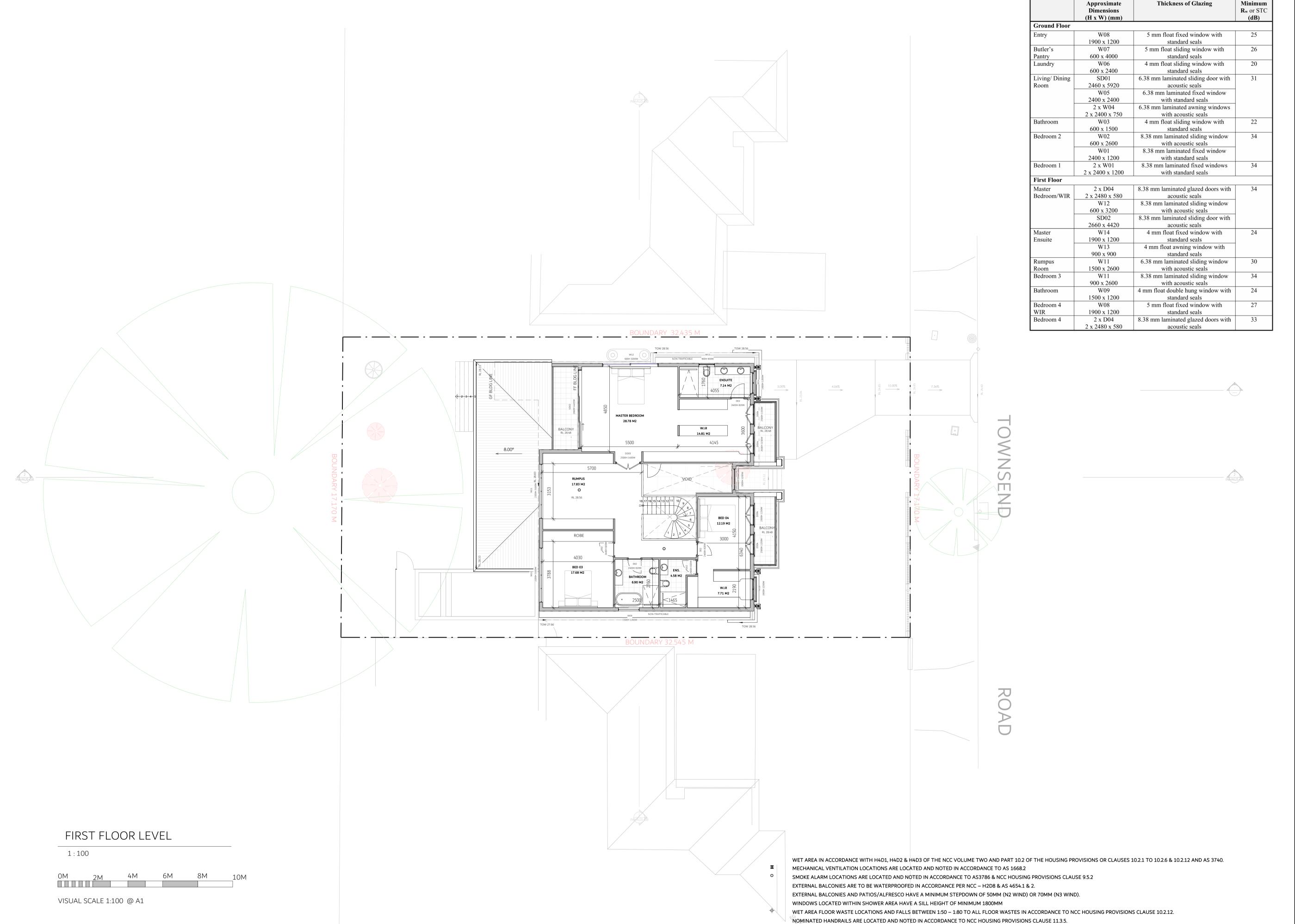


TABLE 2 – MINIMUM GLAZING THICKNESSES AND Rw RATINGS –

Room Glazing Reference/ Recommended Minimum Type and

91 Townsend Street, Condell Park

FIRST FLOOR BEDROOM WINDOWS ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.7.

POOL PUMP EQUIPMENT TO BE HOUSED IN A SOUND PROOF ENCLOSURE AT 1800MM HIGH (NON-CLIMBABLE) AND CLEAR OF NON-CLIMBABLE ZONE (900MM AND 500MM AWAY)

PROPOSED DISCHARGE LOCATIONS OF MECHANICAL EXHAUSTS ARE EXTERNALLY DUCTED THROUGH WALLS

MASONRY ARTICULATION JOINTS AS PER AS 4773.2 & NCC HOUSING PROVISIONS CLAUSE 5.6.8 (VERTICAL ARTICULATION JOINTS).

SWIMMING POOL FILTRATION SYSTEM IS TO COMPLY WITH AS 1926.3-2010



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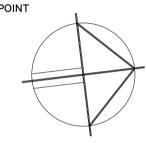
TOWNSEND ALTERATIONS AND

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PARK, NSW, 2200 ALEX SAAD

27.03.2025

NORTH POINT



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CHECKED BY REVISION DWG# INHAUS-06 D

PROJECT# 2525

NOT FOR CONSTRUCTION

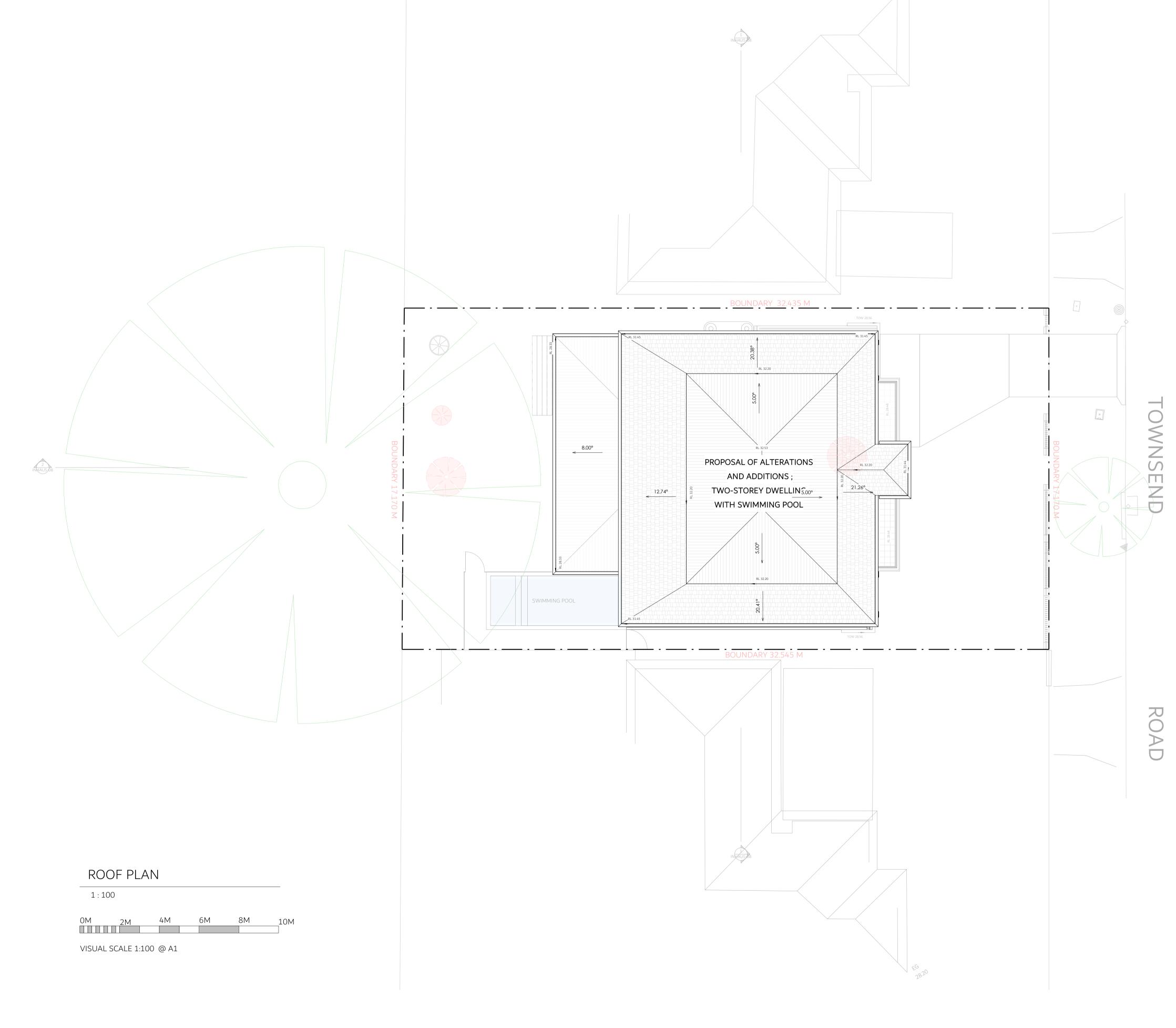


TABLE 2 – MINIMUM GLAZING THICKNESSES AND Rw RATINGS –

Room	Street, Condell Par	Decommended Minimum Type and	Dogging
Koom	Glazing Reference/ Approximate Dimensions	Recommended Minimum Type and Thickness of Glazing	Required Minimum Rw or STC
	(H x W) (mm)		(dB)
<b>Ground Floor</b>	(== == , , , (=====)		(#2)
Entry	W08	5 mm float fixed window with	25
21111	1900 x 1200	standard seals	
Butler's	W07	5 mm float sliding window with	26
Pantry	600 x 4000	standard seals	
Laundry	W06	4 mm float sliding window with	20
-	600 x 2400	standard seals	
Living/ Dining	SD01	6.38 mm laminated sliding door with	31
Room	2460 x 5920	acoustic seals	
	W05	6.38 mm laminated fixed window	
	2400 x 2400	with standard seals	
	2 x W04	6.38 mm laminated awning windows	
	2 x 2400 x 750	with acoustic seals	
Bathroom	W03	4 mm float sliding window with	22
	600 x 1500	standard seals	
Bedroom 2	W02	8.38 mm laminated sliding window	34
	600 x 2600	with acoustic seals	
	W01	8.38 mm laminated fixed window	
	2400 x 1200	with standard seals	
Bedroom 1	2 x W01	8.38 mm laminated fixed windows	34
	2 x 2400 x 1200	with standard seals	
First Floor			
Master	2 x D04	8.38 mm laminated glazed doors with	34
Bedroom/WIR	2 x 2480 x 580	acoustic seals	
	W12	8.38 mm laminated sliding window	
	600 x 3200	with acoustic seals	
	SD02	8.38 mm laminated sliding door with	
	2660 x 4420	acoustic seals	
Master	W14	4 mm float fixed window with	24
Ensuite	1900 x 1200	standard seals	
	W13	4 mm float awning window with	
	900 x 900	standard seals	
Rumpus	W11	6.38 mm laminated sliding window	30
Room	1500 x 2600	with acoustic seals	
Bedroom 3	W11	8.38 mm laminated sliding window	34
	900 x 2600	with acoustic seals	
Bathroom	W09	4 mm float double hung window with	24
	1500 x 1200	standard seals	
Bedroom 4	W08	5 mm float fixed window with	27
WIR	1900 x 1200	standard seals	2.2
Bedroom 4	2 x D04	8.38 mm laminated glazed doors with	33
	2 x 2480 x 580	acoustic seals	