

PROPOSED DUPLEX, DWELLING HOUSE WITH GRANNY AT 14 AVOCA STREET, YAGOONA, NSW 2199

DRAWING REGISTER					
SHEET	SHEET NAME	REVISION	DATE	Current Revision Issued	Sheet Issue Date
A001	COVER SHEET	F	20-05-2025	No	21-05-2025
A002	EXISTING SITE PLAN	A	16-04-2025	Yes	21-05-2025
A003	DEMOLITION PLAN	A	16-04-2025	Yes	21-05-2025
A004	SITE WITH GROUND FLOOR PLAN	F	20-05-2025	No	21-05-2025
A005	GROUND FLOOR LAYOUT PLAN (HA& HB)	E	20-05-2025	No	21-05-2025
A006	GROUND FLOOR LAYOUT PLAN (HC & GRANNY)	E	20-05-2025	No	21-05-2025
A007	FIRST FLOOR LAYOUT PLAN	F	20-05-2025	No	21-05-2025
A008	FIRST FLOOR LAYOUT PLAN (HA& HB)	E	20-05-2025	No	21-05-2025
A009	FIRST FLOOR LAYOUT PLAN (HC)	E	20-05-2025	No	21-05-2025
A010	ROOF PLAN	E	20-05-2025	No	21-05-2025
A011	EXTERNAL ELEVATIONS	E	20-05-2025	No	21-05-2025
A012	EXTERNAL ELEVATIONS	E	20-05-2025	No	21-05-2025
A013	EXTERNAL ELEVATIONS	B	20-05-2025	No	21-05-2025
A014	EXTERNAL ELEVATIONS	B	20-05-2025	No	21-05-2025
A015	SECTIONS	E	20-05-2025	No	21-05-2025
A016	SECTIONS	E	20-05-2025	No	21-05-2025
DW01	DOOR & WINDOW SCEDULE	B	20-05-2025	No	21-05-2025
SD01	SHADOW ANALYSIS	E	20-05-2025	No	21-05-2025

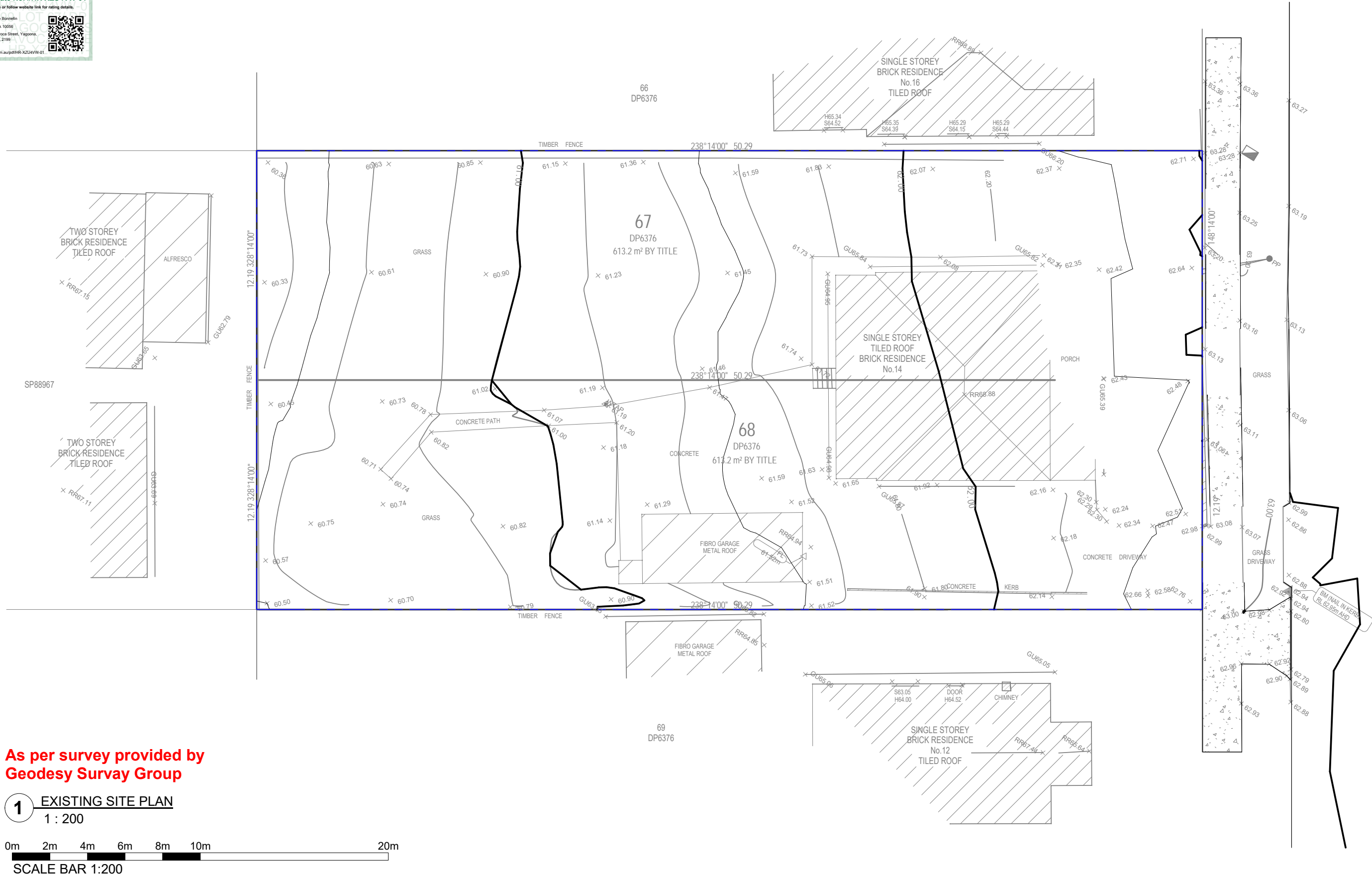
Total Sheets: 18

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	28-03-2025	NS
B	Revision 2	16-04-2025	NS
C	Revision 3	09-05-2025	NS
D	Revision 4	16-05-2025	NS
E	Revision 5	19-05-2025	NS
F	Revision 6	20-05-2025	NS

REV - F
20-05-2025
FOR DA - NOT FOR CONSTRUCTION



<div>PROPOSED DUPLEX, DWELLING HOUSE WITH GRANNY</div> <div>14 AVOCA STREET YAGOONA 2199, Lot 67 & 68, DP-6376</div> <div>CLIENT: Sohidullah</div> <div>ALL RIGHTS RESERVED BY IDEAS ARCHITECTS. NO REPRODUCTION UNLESS WRITTEN CONSENT GIVEN</div>	DESIGNED:	<div><div><div><div></div><div></div><div></div><div></div></div><div>ideas</div><div>Architects • Urban Designers</div></div><div><div><div><div></div><div></div><div></div><div></div></div><div>ideas</div><div>Architects •Urban Designers</div></div><div><div><div><div></div><div></div><div></div><div></div></div><div>iftekhhar+design associates</div><div>17 Warragamba Cr. Leumeah, NSW - 2560</div><div>Ph: 02 46257733, Mobile: 0404 891 326</div><div>e-mail: info@ideas-design.com.au</div><div>www.ideas-design.com.au</div></div></div><div><div>� This drawing is protected by copyright.</div><div>NOTES:</div><div>ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF BCA, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELATED BUILDING REGULATIONS.</div><div>ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY BUILDER / MANUFACTURER PRIOR TO COMMENCEMENT OF ANY WORK AND ANY DISCREPANCY THIS OFFICE MUST BE NOTIFIED. DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATION, ENGINEERING DESIGN AND RELEVANT CONSULTANTS DRAWINGS.</div><div>FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS</div><div>ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS</div></div></div></div>	COVER SHEET		
	<div>IFTEKHAR ABDULLAH FRAIA</div> <div>B. Arch., M. Urb. Des. (Sydney Uni.)</div> <div>Architect (Reg.8626 NSW)</div>		SCALE:	JOB / DRAWING No.	REVISION
	<div>Nazmus Sakib</div> <div>B. Arch, M.Arch, RAIA</div>		DRAWN: NS	A001	<div>F</div>



PROPOSED DUPLEX, DWELLING
HOUSE WITH GRANNY
14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

DESIGNED:

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA



© This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF
BCA, AUSTRALIAN STANDARDS, COUNCIL
REQUIREMENTS AND OTHER RELATED BUILDING
REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY
BUILDER / MANUFACTURER PRIOR TO
COMMENCEMENT OF ANY WORK AND ANY
DISCREPANCY THIS OFFICE MUST BE NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH
SPECIFICATION, ENGINEERING DESIGN AND RELEVANT
CONSULTANTS DRAWINGS.
FIGURED DIMENSIONS TO TAKE PREFERENCE OVER
SCALED DIMENSIONS
ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 2	16-04-2025	NS

EXISTING SITE PLAN

NORTH



SCALE: 1 : 200

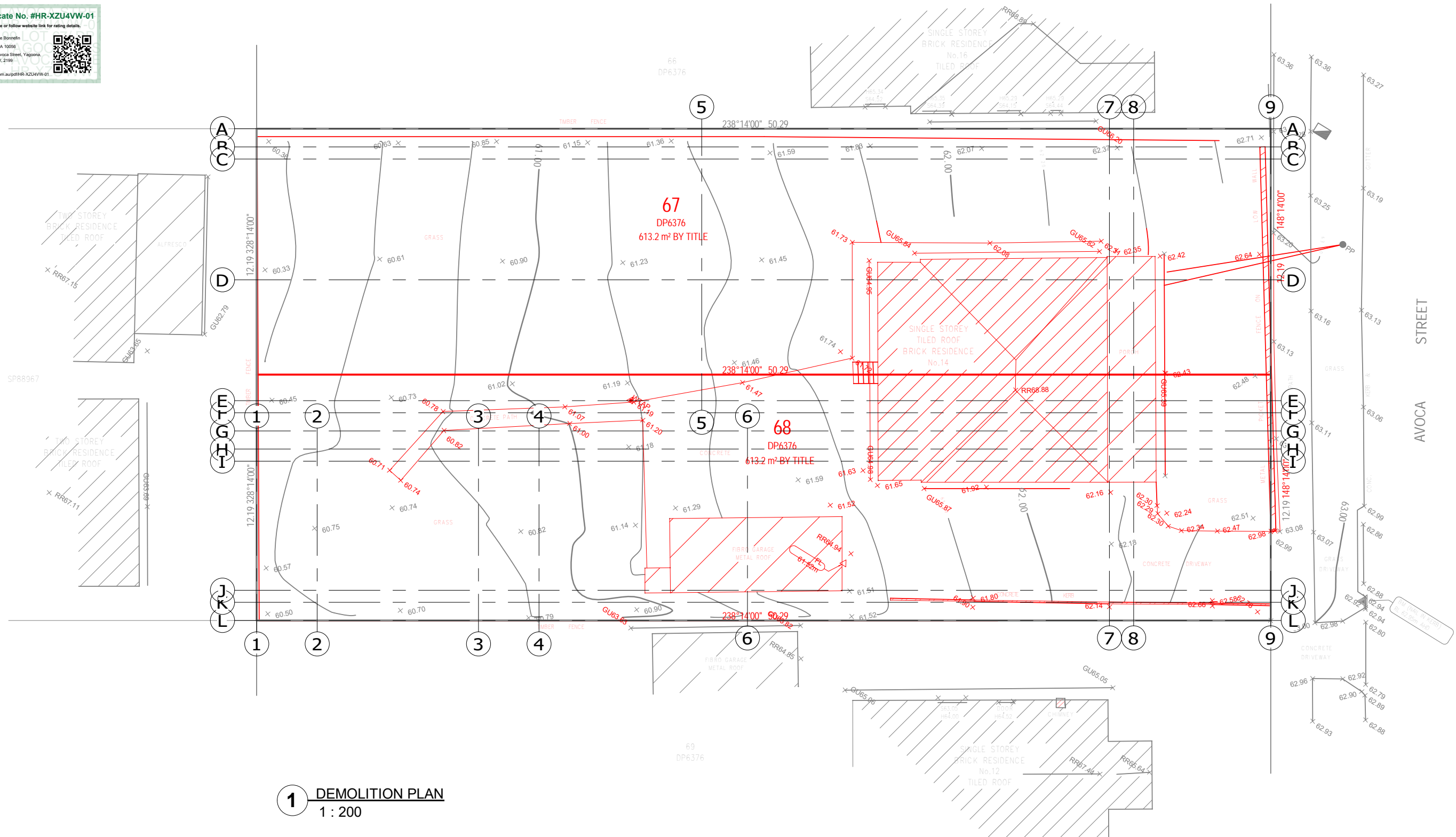
DRAWN: NS

JOB / DRAWING No.

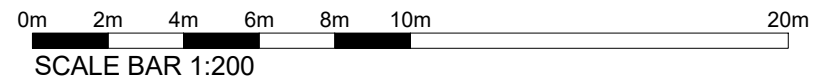
A002

REVISION

A



1 DEMOLITION PLAN
1 : 200



FOR DA - NOT FOR CONSTRUCTION

NOTE: ALL DEMOLITION
WORKS ARE SHOWN IN RED

Project Name: PROPOSED DUPLEX, DWELLING

HOUSE WITH GRANNY

Address: 14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney
Uni.)
Architect (Reg.8626 NSW)

NAZMUS SAKIB
Nazmus Sakib
B. Arch. M.Arch (UTS)

ideas Architects • Urban Designers
iftekhara + design associates Pty Ltd
17 Warragamba Cr. Leumeah, NSW - 2560
Ph: 02 46257733, Mobile: 0404 891 326
e-mail: info@ideas-design.com.au
www.ideas-design.com.au

This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT
VERSIONS OF BCA, AUSTRALIAN STANDARDS,
COUNCIL REQUIREMENTS AND OTHER
RELATED BUILDING REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE
VERIFIED BY BUILDER / MANUFACTURER
PRIOR TO COMMENCEMENT OF ANY WORK
AND ANY DISCREPANCY THIS OFFICE MUST BE
NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH
SPECIFICATION, ENGINEERING DESIGN AND
RELEVANT CONSULTANTS DRAWINGS.

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 2	16-04-2025	NS

DEMOLITION PLAN

SCALE: 1 : 200

DRAWN: NS

JOB / DRAWING No.

A003

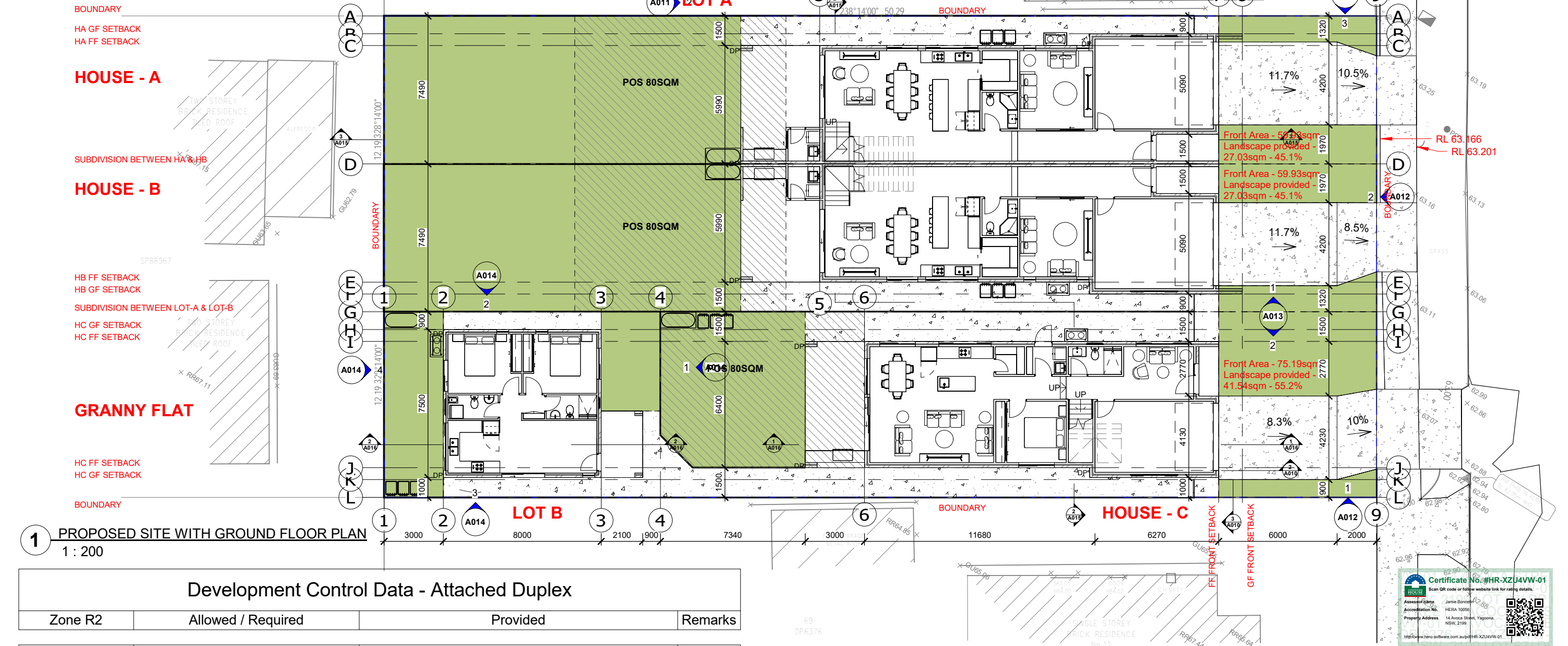
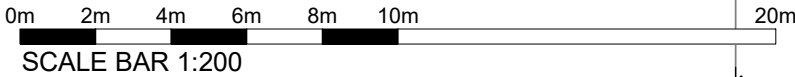
REVISION

A

NORTH



FOR DA - NOT FOR CONSTRUCTION



PROPOSED DUPLEX, DWELLING HOUSE WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

ED:

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA



This drawing is protected by copyright.

NOTES:

ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF BCA, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELATED BUILDING REGULATIONS.

ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY BUILDER / MANUFACTURER PRIOR TO COMMENCEMENT OF ANY WORK AND ANY DISCREPANCY THIS OFFICE MUST BE NOTIFIED.

DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATION, ENGINEERING DESIGN AND RELEVANT CONSULTANTS DRAWINGS.

FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS

ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	28-03-2025	NS
B	Revision 2	16-04-2025	NS
C	Revision 3	09-05-2025	NS
D	Revision 4	16-05-2025	NS
E	Revision 5	19-05-2025	NS
F	Revision 6	20-05-2025	NS

SITE WITH GROUND FLOOR PLAN

SCALE: 1 : 200

DRAWN: NS

JOB / DRAWING No.

A004

REVISION

F

REFER TO SPECIFICATION FOR COLOUR SELECTION, FINAL LAYOUT & FINISHES OF BATHROOM AND LAUNDRY

DIMENSIONS ARE TO FRAME SIZE ONLY UNLESS NOTED OTHERWISE

MECHANICAL VENTILATION.

PROVIDE MECHANICAL VENTILATION TO LAUNDRY, BATH & POWDER ROOM TO SATISFY CLAUSE 10.6.2 OF HOUSE PROVISION 2022

STAIRS

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH 3.9.1 AND 3.9.2 OF THE NCC/BCA.

BALUSTRADES - NCC/BCA Part 3.9

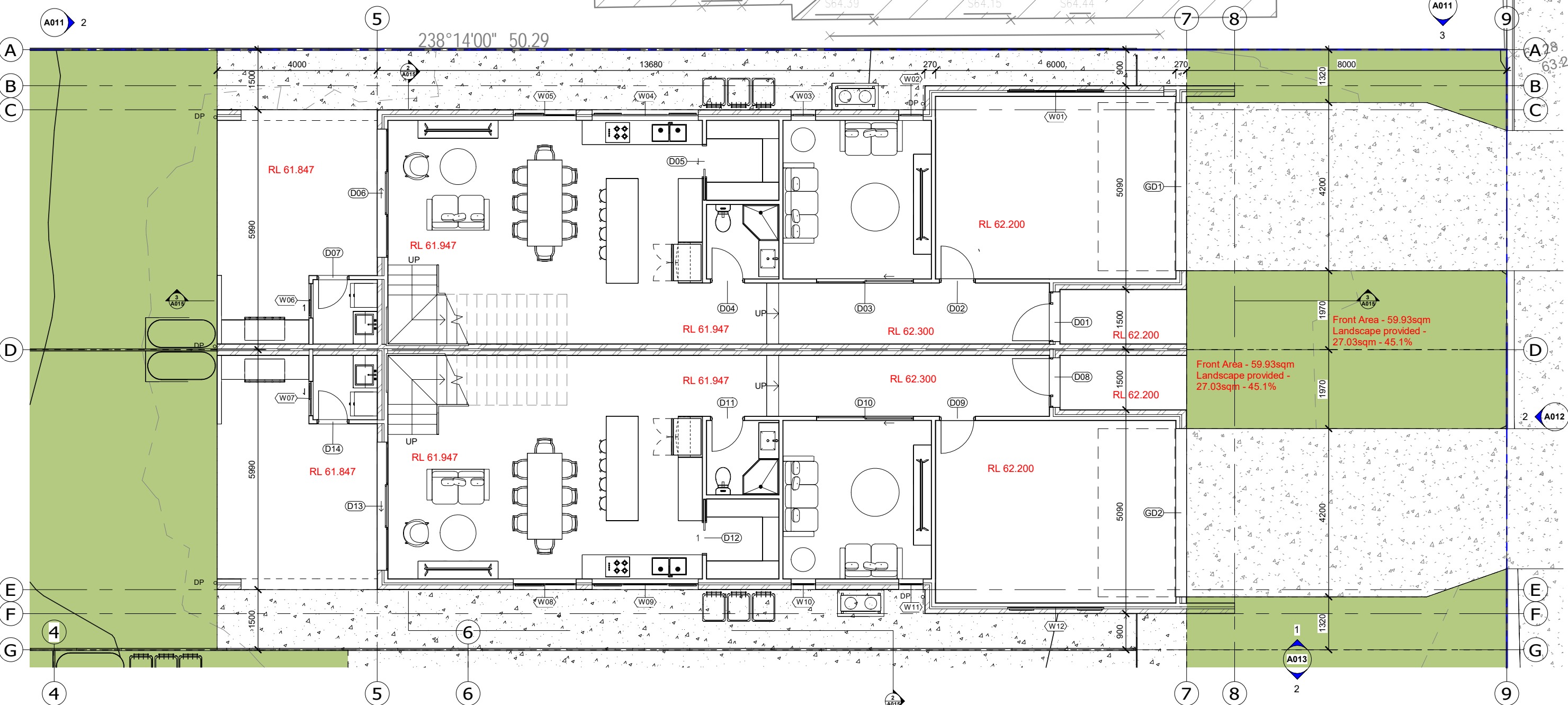
NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

SMOKE ALARMS

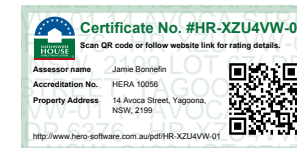
INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH CLAUSE 9.5.4 OF HOUSING PROVISION 2022

FOR DA - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100



1 GROUND FLOOR PLAN - Dependent 1 DP
1 : 100



PROPOSED DUPLEX, DWELLING HOUSE ED:
WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA

ideas Architects • Urban Designers
ideas
iftekhara+design associates
17 Warragamba Cr. Leumeah, NSW - 2560
Ph: 02 46257733, Mobile: 0404 891 326
e-mail: info@ideas-design.com.au
www.ideas-design.com.au

© This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF
BCA, AUSTRALIAN STANDARDS, COUNCIL
REQUIREMENTS AND OTHER RELATED BUILDING
REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY
BUILDER / MANUFACTURER PRIOR TO
COMMENCEMENT OF ANY WORK AND ANY
DISCREPANCY THIS OFFICE MUST BE NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH
SPECIFICATION, ENGINEERING DESIGN AND RELEVANT
CONSULTANTS DRAWINGS.
FIGURED DIMENSIONS TO TAKE PREFERENCE OVER
SCALED DIMENSIONS
ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 2	16-04-2025	NS
B	Revision 3	09-05-2025	NS
C	Revision 4	16-05-2025	NS
D	Revision 5	19-05-2025	NS
E	Revision 6	20-05-2025	NS

GROUND FLOOR LAYOUT NORTH
PLAN (HA& HB)

SCALE: 1 : 100

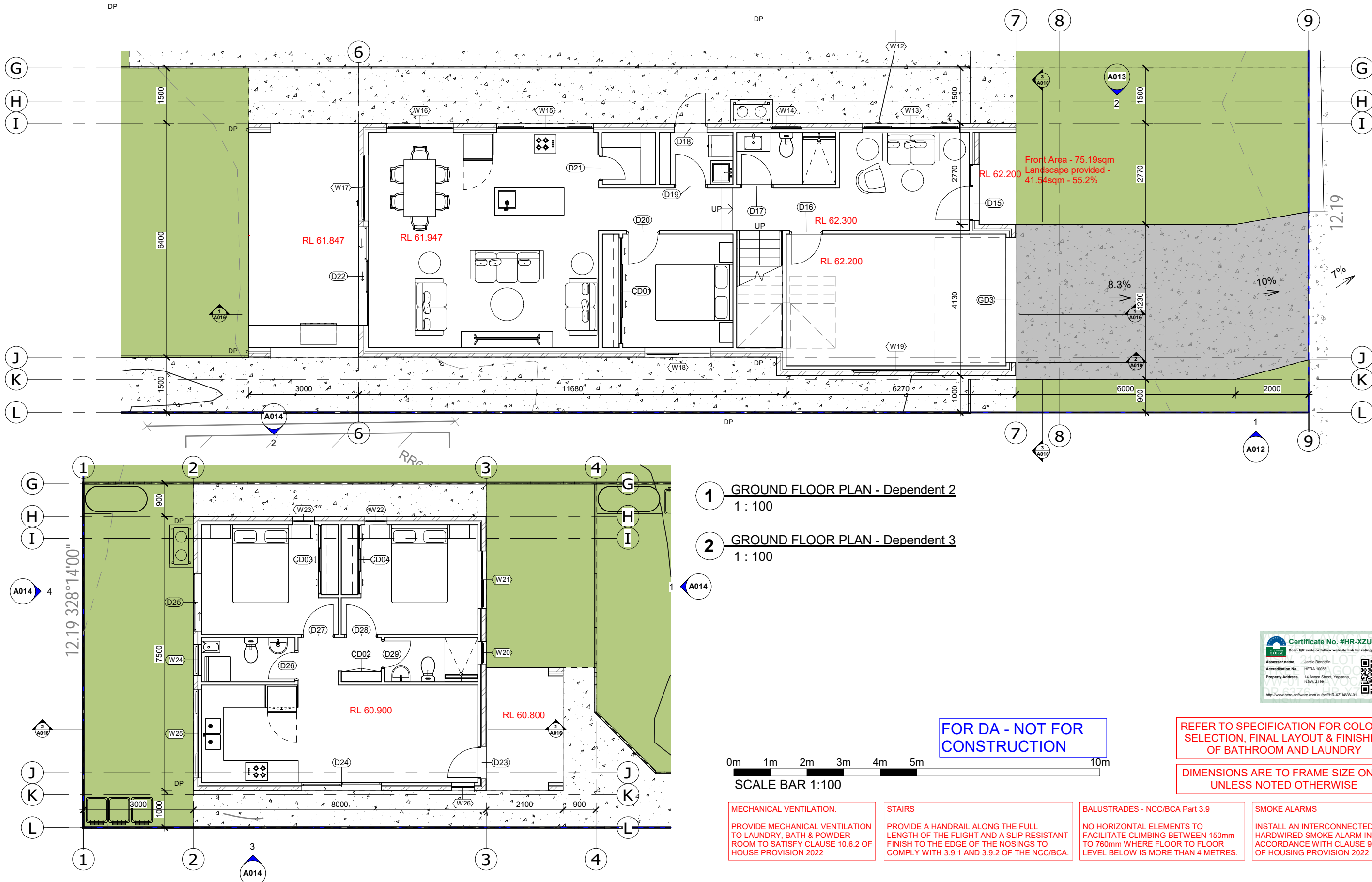
DRAWN: NS

JOB / DRAWING No.

A005

REVISION

E



- 1 GROUND FLOOR PLAN - Dependent 2
1 : 100
- 2 GROUND FLOOR PLAN - Dependent 3
1 : 100

FOR DA - NOT FOR
CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

MECHANICAL VENTILATION.

PROVIDE MECHANICAL VENTILATION TO LAUNDRY, BATH & POWDER ROOM TO SATISFY CLAUSE 10.6.2 OF HOUSE PROVISION 2022

STAIRS

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH 3.9.1 AND 3.9.2 OF THE NCC/BCA.

BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

SMOKE ALARMS

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH CLAUSE 9.5.4 OF HOUSING PROVISION 2022



PROPOSED DUPLEX, DWELLING HOUSE WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

ED:

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA



© This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF BCA, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELATED BUILDING REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY BUILDER / MANUFACTURER PRIOR TO COMMENCEMENT OF ANY WORK AND ANY DISCREPANCY THIS OFFICE MUST BE NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATION, ENGINEERING DESIGN AND RELEVANT CONSULTANTS DRAWINGS.
FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS
ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 2	16-04-2025	NS
B	Revision 3	09-05-2025	NS
C	Revision 4	16-05-2025	NS
D	Revision 5	19-05-2025	NS
E	Revision 6	20-05-2025	NS

GROUND FLOOR LAYOUT NORTH
PLAN (HC & GRANNY)

SCALE: 1 : 100

DRAWN: NS

JOB / DRAWING No.

A006

REVISION

E

REFER TO SPECIFICATION FOR COLOUR
SELECTION, FINAL LAYOUT & FINISHES
OF BATHROOM AND LAUNDRY

DIMENSIONS ARE TO FRAME SIZE ONLY
UNLESS NOTED OTHERWISE

MECHANICAL VENTILATION.

PROVIDE MECHANICAL VENTILATION
TO LAUNDRY, BATH & POWDER
ROOM TO SATISFY CLAUSE 10.6.2 OF
HOUSE PROVISION 2022

STAIRS

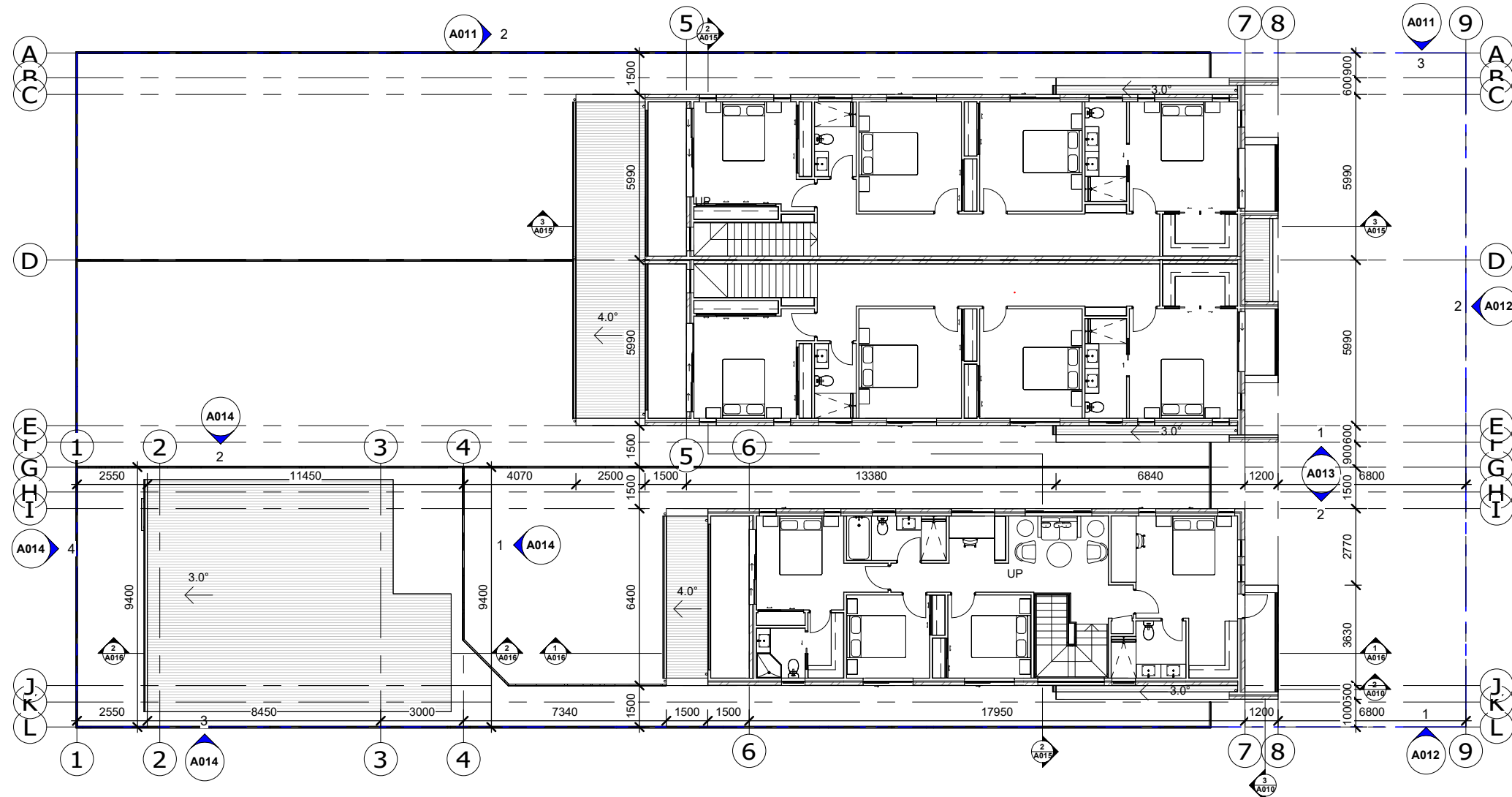
PROVIDE A HANDRAIL ALONG THE FULL
LENGTH OF THE FLIGHT AND A SLIP RESISTANT
FINISH TO THE EDGE OF THE NOSINGS TO
COMPLY WITH 3.9.1 AND 3.9.2 OF THE NCC/BCA.

BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO
FACILITATE CLIMBING BETWEEN 150mm
TO 760mm WHERE FLOOR TO FLOOR
LEVEL BELOW IS MORE THAN 4 METRES.

SMOKE ALARMS

INSTALL AN INTERCONNECTED /
HARDWIRED SMOKE ALARM IN
ACCORDANCE WITH CLAUSE 9.5.4
OF HOUSING PROVISION 2022



1 PROPOSED SITE WITH FIRST FLOOR PLAN
1 : 200

0m 2m 4m 6m 8m 10m 20m
SCALE BAR 1:200

FOR DA - NOT FOR
CONSTRUCTION



PROPOSED DUPLEX, DWELLING HOUSE ED:
WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA

ideas Architects • Urban Designers
ideas Architects • Urban Designers
iftekhara+design associates
17 Warragamba Cr. Leumeah, NSW - 2560
Ph: 02 46257733, Mobile: 0404 891 326
e-mail: info@ideas-design.com.au
www.ideas-design.com.au

© This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF
BCA, AUSTRALIAN STANDARDS, COUNCIL
REQUIREMENTS AND OTHER RELATED BUILDING
REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY
BUILDER / MANUFACTURER PRIOR TO
COMMENCEMENT OF ANY WORK AND ANY
DISCREPANCY THIS OFFICE MUST BE NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH
SPECIFICATION, ENGINEERING DESIGN AND RELEVANT
CONSULTANTS DRAWINGS.
FIGURED DIMENSIONS TO TAKE PREFERENCE OVER
SCALED DIMENSIONS
ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	28-03-2025	NS
B	Revision 2	16-04-2025	NS
C	Revision 3	09-05-2025	NS
D	Revision 4	16-05-2025	NS
E	Revision 5	19-05-2025	NS
F	Revision 6	20-05-2025	NS

FIRST FLOOR LAYOUT PLAN NORTH



SCALE:As indicated

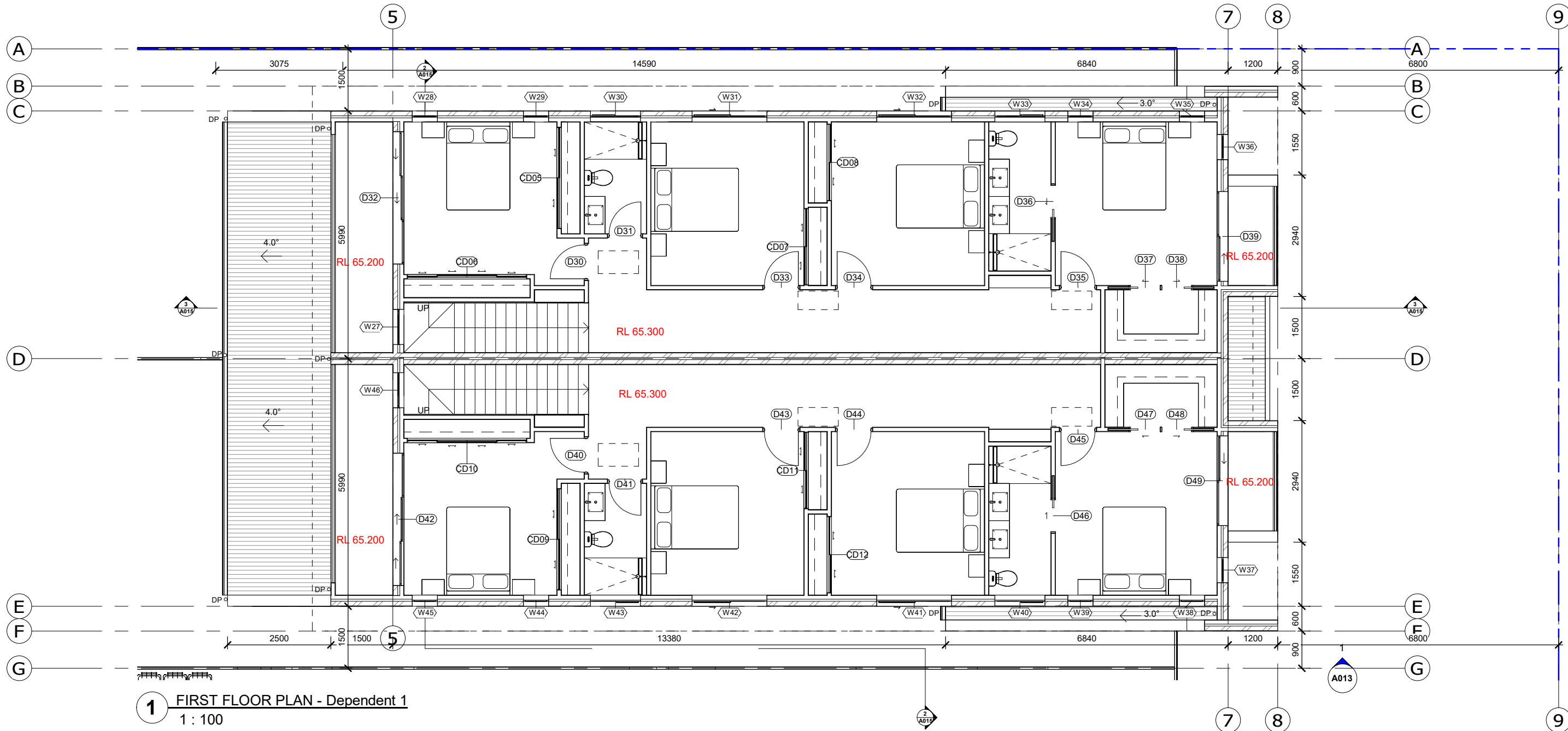
DRAWN:NS

JOB / DRAWING No.

A007

REVISION

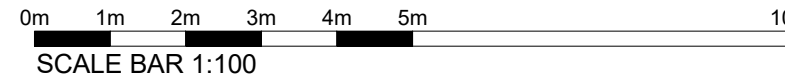
F



1 FIRST FLOOR PLAN - Dependent 1
1 : 100



FOR DA - NOT FOR
CONSTRUCTION



PROPOSED DUPLEX, DWELLING HOUSE^{ED}: WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: **Sohidullah**

IFTEKHAR ABDULLAH ^{FRAIA}
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA



© This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF
BCA, AUSTRALIAN STANDARDS, COUNCIL
REQUIREMENTS AND OTHER RELATED BUILDING
REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY
BUILDER / MANUFACTURER PRIOR TO
COMMENCEMENT OF ANY WORK AND ANY
DISCREPANCY THIS OFFICE MUST BE NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH
SPECIFICATION, ENGINEERING DESIGN AND RELEVANT
CONSULTANTS DRAWINGS.
FIGURED DIMENSIONS TO TAKE PREFERENCE OVER
SCALED DIMENSIONS
ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 2	16-04-2025	NS
B	Revision 3	09-05-2025	NS
C	Revision 4	16-05-2025	NS
D	Revision 5	19-05-2025	NS
E	Revision 6	20-05-2025	NS

FIRST FLOOR LAYOUT PLAN^{NORTH} (HA& HB)

SCALE: 1 : 100

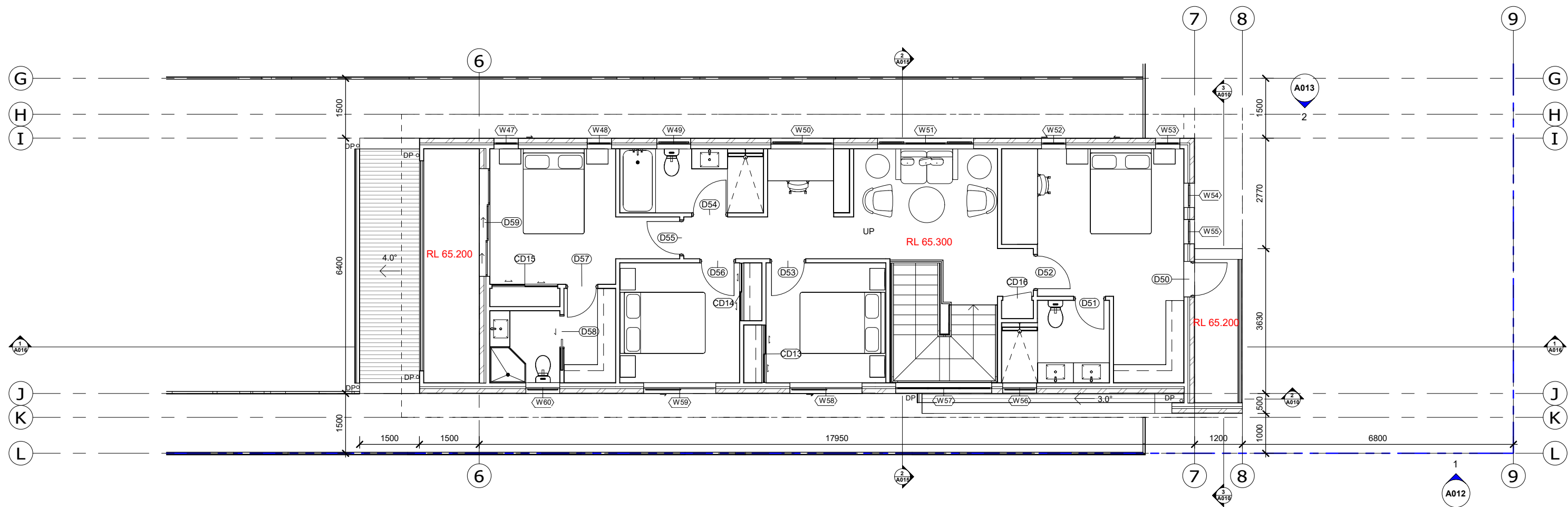
DRAWN: NS

JOB / DRAWING No.

A008

REVISION

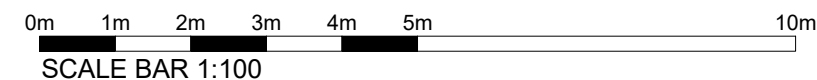
E



1 FIRST FLOOR PLAN - Dependent 2
1 : 100



FOR DA - NOT FOR
CONSTRUCTION



PROPOSED DUPLEX, DWELLING HOUSE ED: WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: **Sohidullah**

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA



© This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF
BCA, AUSTRALIAN STANDARDS, COUNCIL
REQUIREMENTS AND OTHER RELATED BUILDING
REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY
BUILDER / MANUFACTURER PRIOR TO
COMMENCEMENT OF ANY WORK AND ANY
DISCREPANCY THIS OFFICE MUST BE NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH
SPECIFICATION, ENGINEERING DESIGN AND RELEVANT
CONSULTANTS DRAWINGS.
FIGURED DIMENSIONS TO TAKE PREFERENCE OVER
SCALED DIMENSIONS
ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 2	16-04-2025	NS
B	Revision 3	09-05-2025	NS
C	Revision 4	16-05-2025	NS
D	Revision 5	19-05-2025	NS
E	Revision 6	20-05-2025	NS

FIRST FLOOR LAYOUT PLAN NORTH (HC)

SCALE: 1 : 100

DRAWN: NS

JOB / DRAWING No.

A009

REVISION

E

FOR DA - NOT FOR CONSTRUCTION

0m 2m 4m 6m 8m 10m 20m

SCALE BAR 1:200

BOUNDARY

HA GF SETBACK

HA FF SETBACK

HOUSE - A

SUBDIVISION BETWEEN HA & HB

HOUSE - B

HB FF SETBACK

HB GF SETBACK

SUBDIVISION BETWEEN LOT-A & LOT-B

HC GF SETBACK

HC FF SETBACK

GRANNY FLAT

HC FF SETBACK

HC GF SETBACK

BOUNDARY

1 ROOF PLAN
1 : 200

RL 69.747 ▼ RIDGE
RL 68.000 ▼ FIRST FLOOR CEILING
RL 65.300 ▼ FIRST FLOOR PLAN
RL 65.000 ▼ GROUND FLOOR CEILING
RL 62.300 ▼ GROUND FLOOR
RL 61.947 ▼ LOWER GROUND FLOOR

3 SECTION E
1 : 200

2 SECTION D
1 : 200

PROPOSED DUPLEX, DWELLING HOUSE ED:
WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA

ideas Architects • Urban Designers
ideas Architects • Urban Designers
iftekhara+design associates
17 Warragamba Cr. Leumeah, NSW - 2560
Ph: 02 46257733, Mobile: 0404 891 326
e-mail: info@ideas-design.com.au
www.ideas-design.com.au

0 This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF
BCA, AUSTRALIAN STANDARDS, COUNCIL
REQUIREMENTS AND OTHER RELATED BUILDING
REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY
BUILDER / MANUFACTURER PRIOR TO
COMMENCEMENT OF ANY WORK AND ANY
DISCREPANCY THIS OFFICE MUST BE NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH
SPECIFICATION, ENGINEERING DESIGN AND RELEVANT
CONSULTANTS DRAWINGS.
FIGURED DIMENSIONS TO TAKE PREFERENCE OVER
SCALED DIMENSIONS
ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 2	16-04-2025	NS
B	Revision 3	09-05-2025	NS
C	Revision 4	16-05-2025	NS
D	Revision 5	19-05-2025	NS
E	Revision 6	20-05-2025	NS

ROOF PLAN

SCALE: 1 : 200

DRAWN: NS

JOB / DRAWING No.

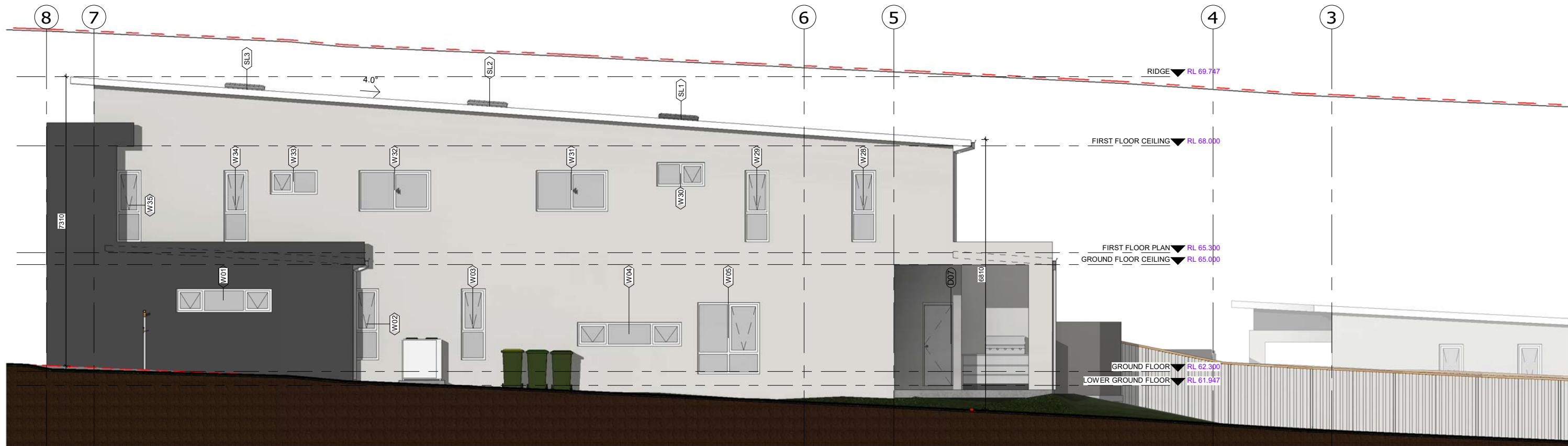
A010

REVISION

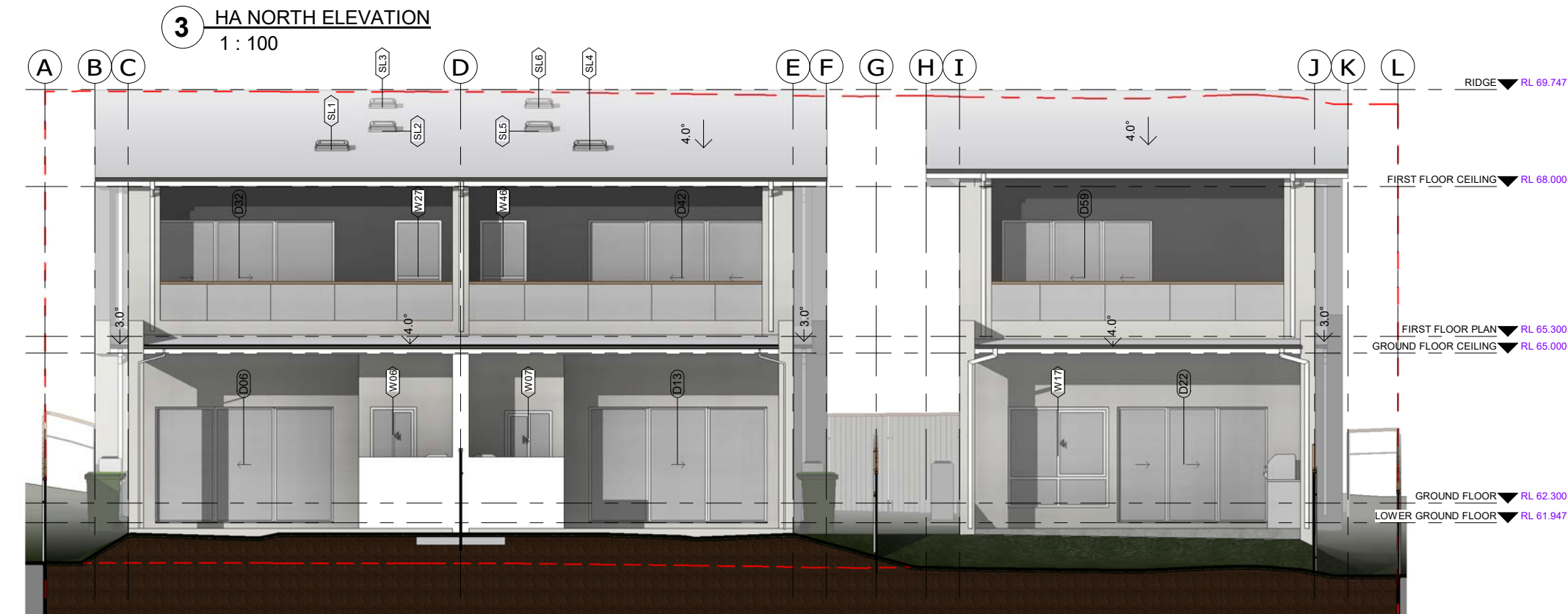
E



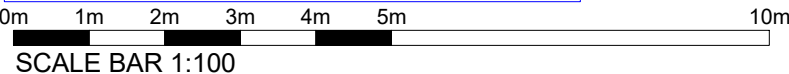
LOWER ROOF
SEE DETAIL
SECTION D



Note:
No Excavation beyond 900mm



FOR DA - NOT FOR CONSTRUCTION



PROPOSED DUPLEX, DWELLING HOUSE^{ED}: WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: **Sohidullah**

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA

ideas Architects • Urban Designers
ideas Architects • Urban Designers
iftekhara+design associates
17 Warragamba Cr. Leumeah, NSW - 2560
Ph: 02 46257733, Mobile: 0404 891 326
e-mail: info@ideas-design.com.au
www.ideas-design.com.au

© This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF
BCA, AUSTRALIAN STANDARDS, COUNCIL
REQUIREMENTS AND OTHER RELATED BUILDING
REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY
BUILDER / MANUFACTURER PRIOR TO
COMMENCEMENT OF ANY WORK AND ANY
DISCREPANCY THIS OFFICE MUST BE NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH
SPECIFICATION, ENGINEERING DESIGN AND RELEVANT
CONSULTANTS DRAWINGS.
FIGURED DIMENSIONS TO TAKE PREFERENCE OVER
SCALED DIMENSIONS
ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 2	16-04-2025	NS
B	Revision 3	09-05-2025	NS
C	Revision 4	16-05-2025	NS
D	Revision 5	19-05-2025	NS
E	Revision 6	20-05-2025	NS

EXTERNAL ELEVATIONS

SCALE: 1 : 100

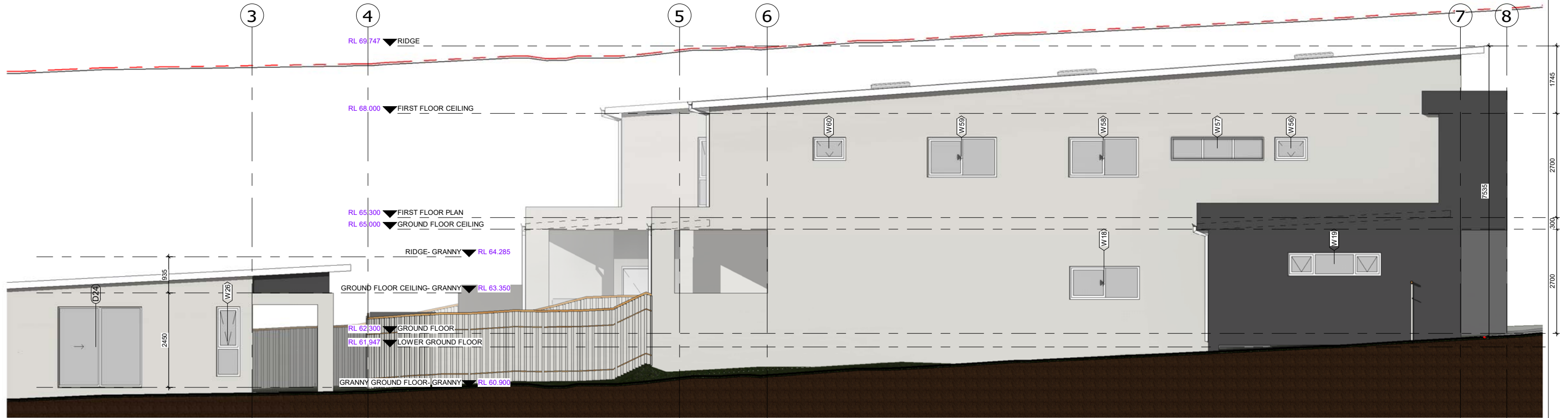
DRAWN: NS

JOB / DRAWING No.

A011

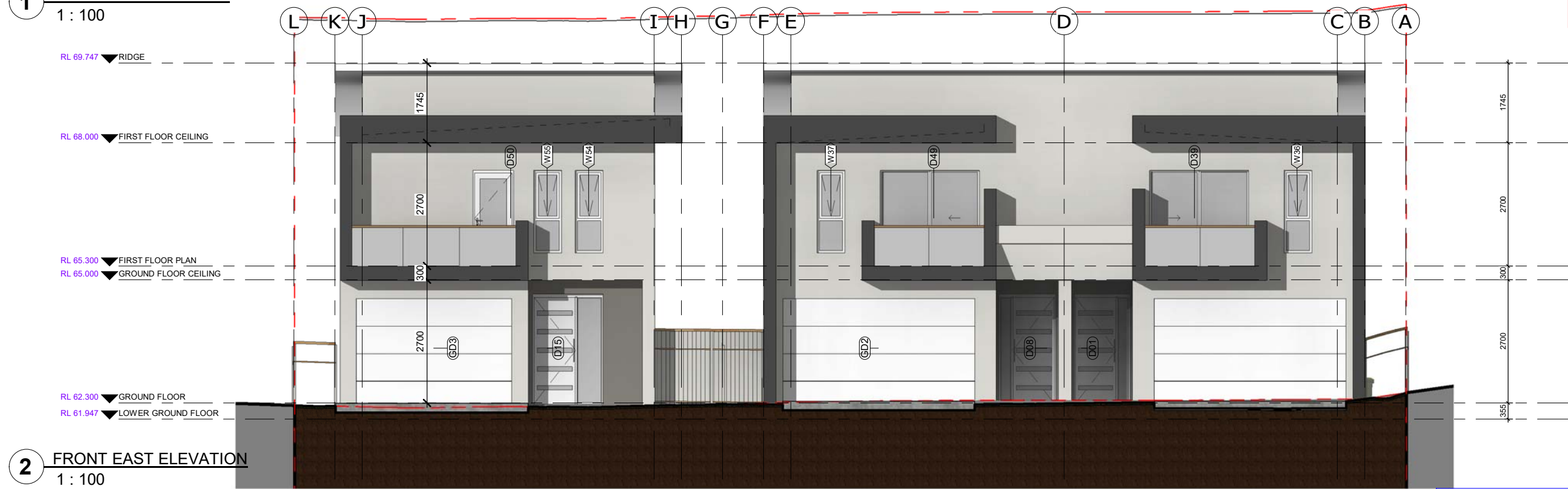
REVISION

E



1 HC SOUTH ELEVATION
1 : 100

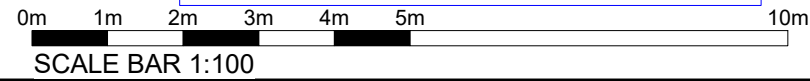
Note:
No Excavation beyond 900mm



2 FRONT EAST ELEVATION
1 : 100



FOR DA - NOT FOR CONSTRUCTION



PROPOSED DUPLEX, DWELLING HOUSE ED:
WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: **Sohidullah**

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA



This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF BCA, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELATED BUILDING REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY BUILDER / MANUFACTURER PRIOR TO COMMENCEMENT OF ANY WORK AND ANY DISCREPANCY THIS OFFICE MUST BE NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATION, ENGINEERING DESIGN AND RELEVANT CONSULTANTS DRAWINGS.
FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS
ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	Revision 2	16-04-2025	NS
B	Revision 3	09-05-2025	NS
C	Revision 4	16-05-2025	NS
D	Revision 5	19-05-2025	NS
E	Revision 6	20-05-2025	NS

EXTERNAL ELEVATIONS

SCALE: 1 : 100

DRAWN:NS

JOB / DRAWING No.

A012

REVISION

E

Certificate No. #HR-XZU4VW-01

Scan QR code or follow website link for rating details.

Assessor Name

James Bonnell

Accreditation No.

HERA 10059

Property Address

14 Avoca Street, Yagoona,
NSW, 2199

http://www.hera-software.com.au/pdf/HR-XZU4VW-01

1 HB SOUTH ELEVATION
1 : 100

2 HC NORTH ELEVATION
1 : 100

PROPOSED DUPLEX, DWELLING HOUSE WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

IFTEKHAR ABDULLAH FRAIA

B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib

B. Arch, M.Arch, RAIA

ideas

Architects • Urban Designers

ideas

iftekhar+design associates

17 Warragamba Cr. Leumeah, NSW - 2560
Ph: 02 46257733, Mobile: 0404 891 326
e-mail: info@ideas-design.com.au
www.ideas-design.com.au

© This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF
BCA, AUSTRALIAN STANDARDS, COUNCIL
REQUIREMENTS AND OTHER RELATED BUILDING
REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY
BUILDER / MANUFACTURER PRIOR TO
COMMENCEMENT OF ANY WORK AND ANY
DISCREPANCY THIS OFFICE MUST BE NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH
SPECIFICATION, ENGINEERING DESIGN AND RELEVANT
CONSULTANTS DRAWINGS.
FIGURED DIMENSIONS TO TAKE PREFERENCE OVER
SCALED DIMENSIONS
ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 5	19-05-2025	NS
B	Revision 6	20-05-2025	NS

EXTERNAL ELEVATIONS

SCALE: 1 : 100

DRAWN: NS

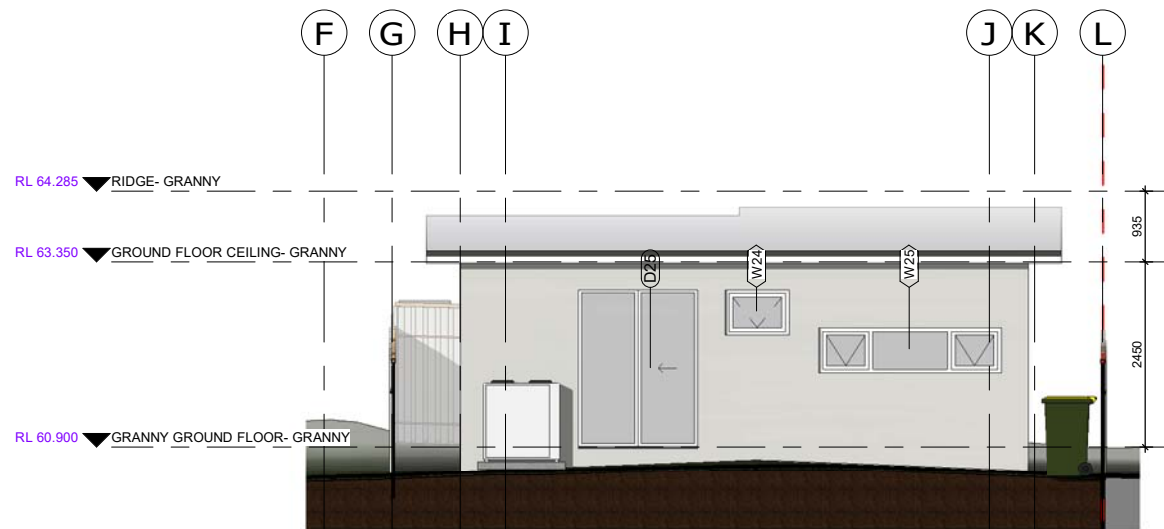
JOB / DRAWING No.

A013

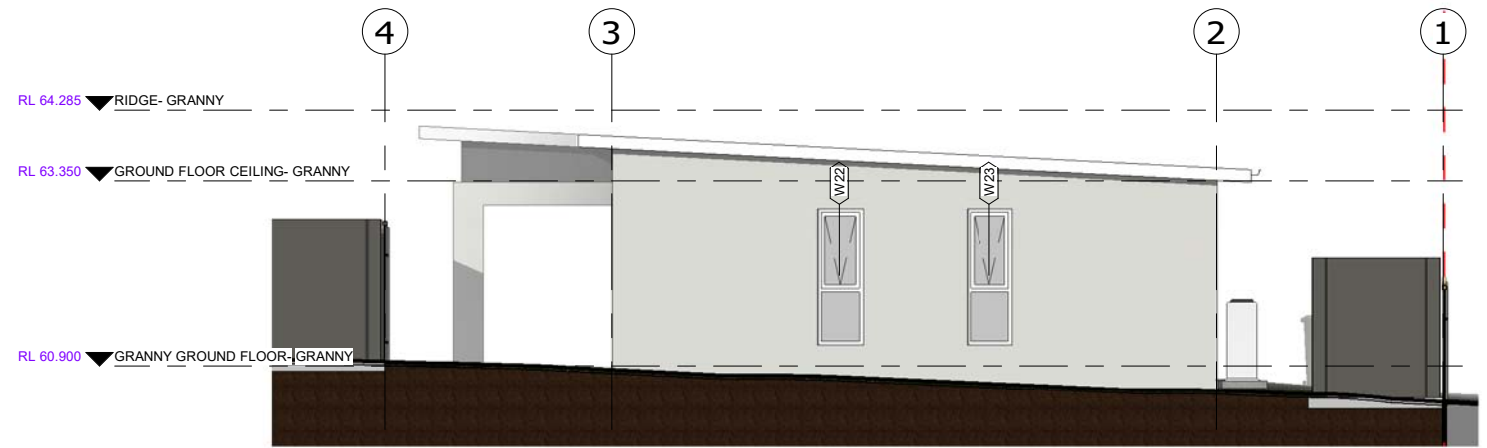
REVISION

B

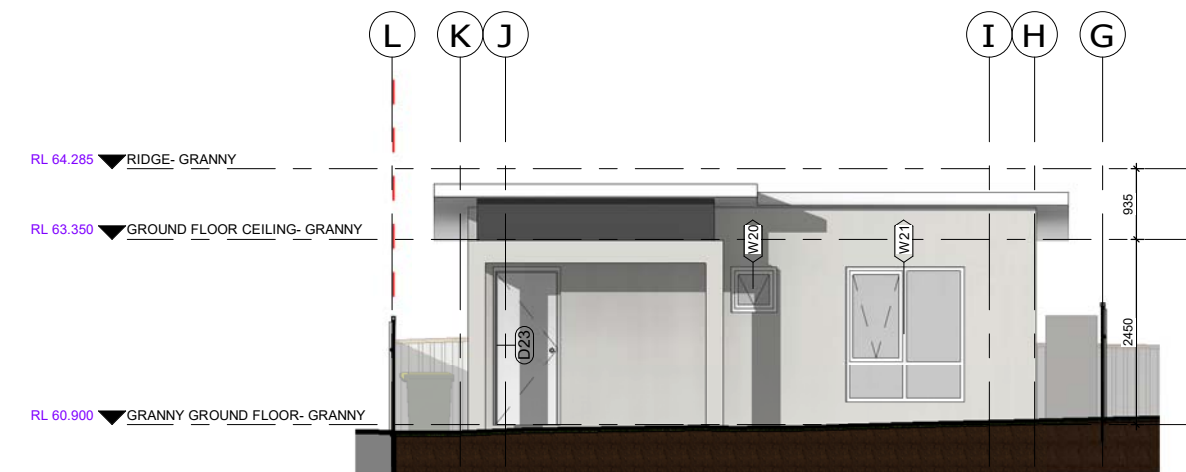
ALL RIGHTS RESERVED BY IDEAS ARCHITECTS. NO REPRODUCTION UNLESS WRITTEN CONSENT GIVEN



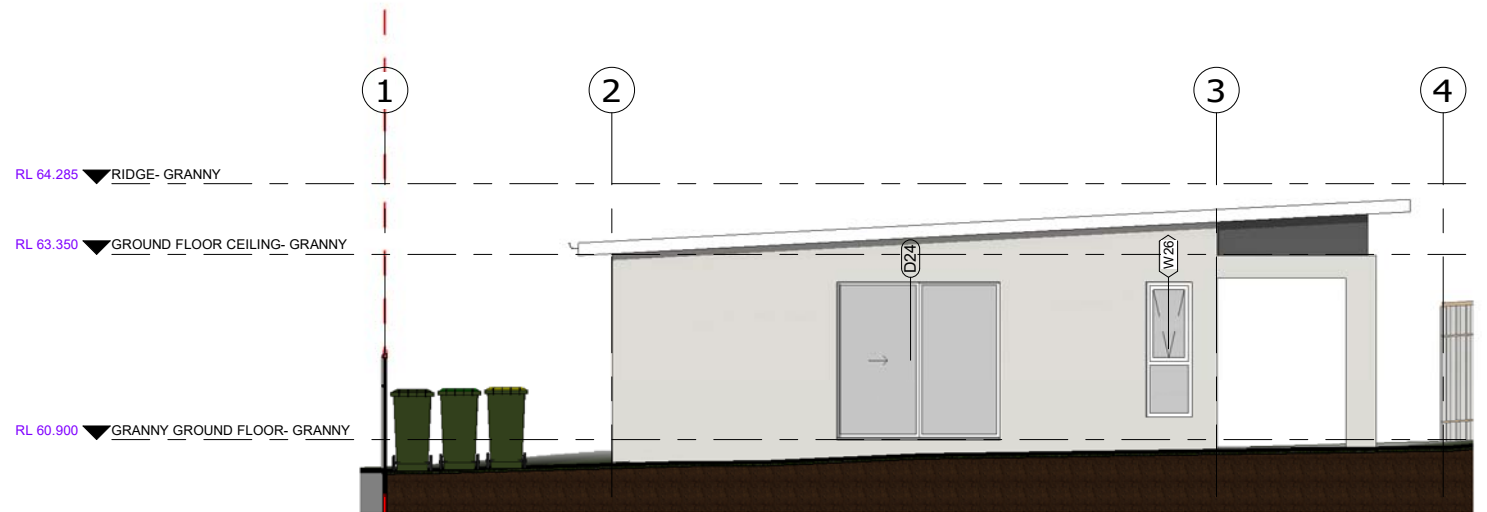
4 GRANNY WEST ELEVATION
1 : 100



2 GRANNY NORTH ELEVATION
1 : 100



1 GRANNY EAST ELEVATION
1 : 100



3 GRANNY SOUTH ELEVATION
1 : 100



PROPOSED DUPLEX, DWELLING HOUSEED:
WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA



© This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF
BCA, AUSTRALIAN STANDARDS, COUNCIL
REQUIREMENTS AND OTHER RELATED BUILDING
REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY
BUILDER / MANUFACTURER PRIOR TO
COMMENCEMENT OF ANY WORK AND ANY
DISCREPANCY THIS OFFICE MUST BE NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH
SPECIFICATION, ENGINEERING DESIGN AND RELEVANT
CONSULTANTS DRAWINGS.
FIGURED DIMENSIONS TO TAKE PREFERENCE OVER
SCALED DIMENSIONS
ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 5	19-05-2025	NS
B	Revision 6	20-05-2025	NS

EXTERNAL ELEVATIONS

SCALE: 1 : 100

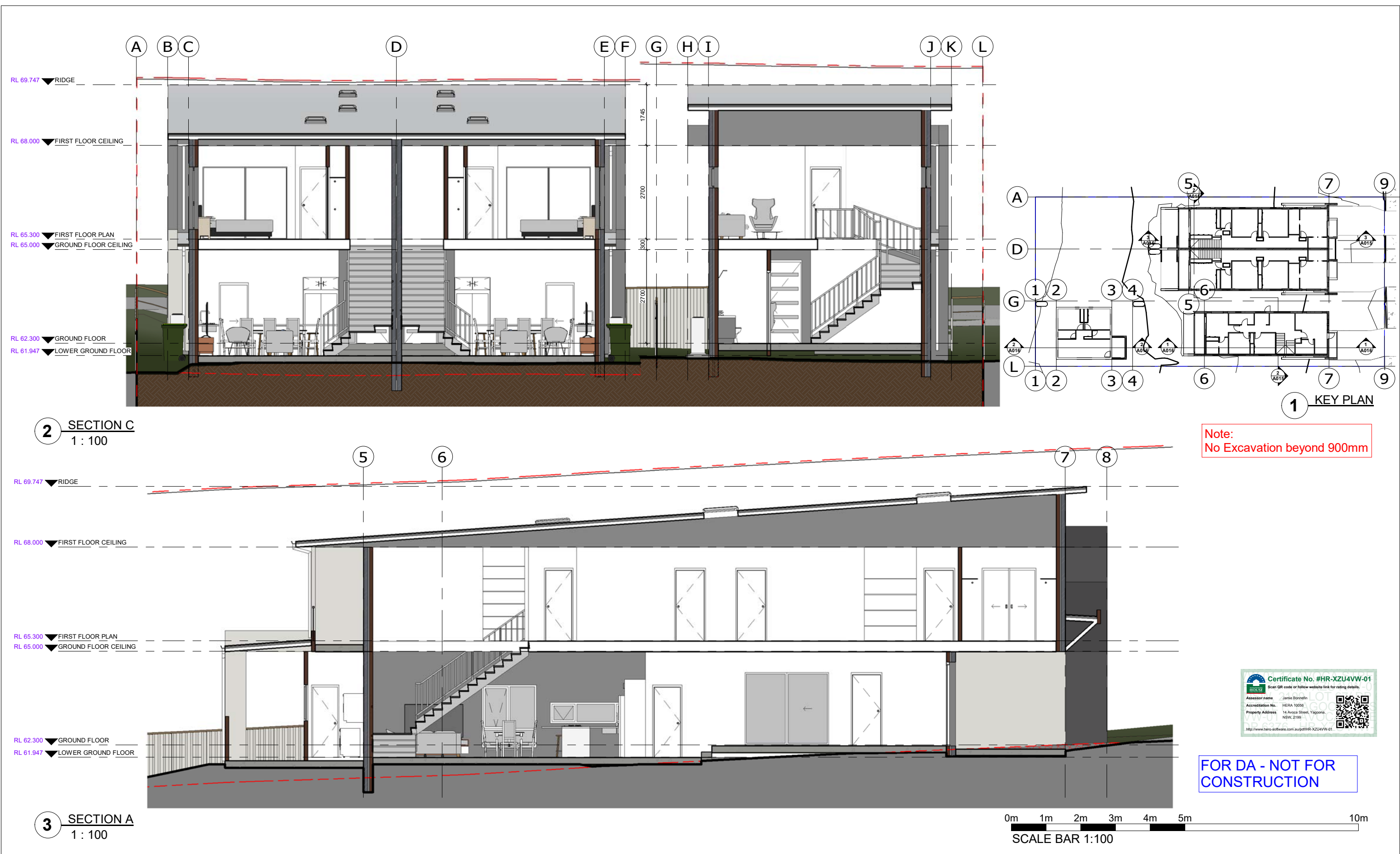
DRAWN:NS

JOB / DRAWING No.

A014

REVISION

B



PROPOSED DUPLEX, DWELLING HOUSEED:

WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: **Sohidullah**

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA

ideas Architects • Urban Designers

ideas Architects • Urban Designers

iftekhara+design associates

17 Warragamba Cr. Leumeah, NSW - 2560
Ph: 02 46257733, Mobile: 0404 891 326
e-mail: info@ideas-design.com.au
www.ideas-design.com.au

© This drawing is protected by copyright.

NOTES:

ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF BCA, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELATED BUILDING REGULATIONS.

ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY BUILDER / MANUFACTURER PRIOR TO COMMENCEMENT OF ANY WORK AND ANY DISCREPANCY THIS OFFICE MUST BE NOTIFIED.

DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATION, ENGINEERING DESIGN AND RELEVANT CONSULTANTS DRAWINGS.

FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS

ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION Schedule			
No.	AMENDMENTS	DATE	BY
A	Revision 2	16-04-2025	NS
B	Revision 3	09-05-2025	NS
C	Revision 4	16-05-2025	NS
D	Revision 5	19-05-2025	NS
E	Revision 6	20-05-2025	NS

SECTIONS

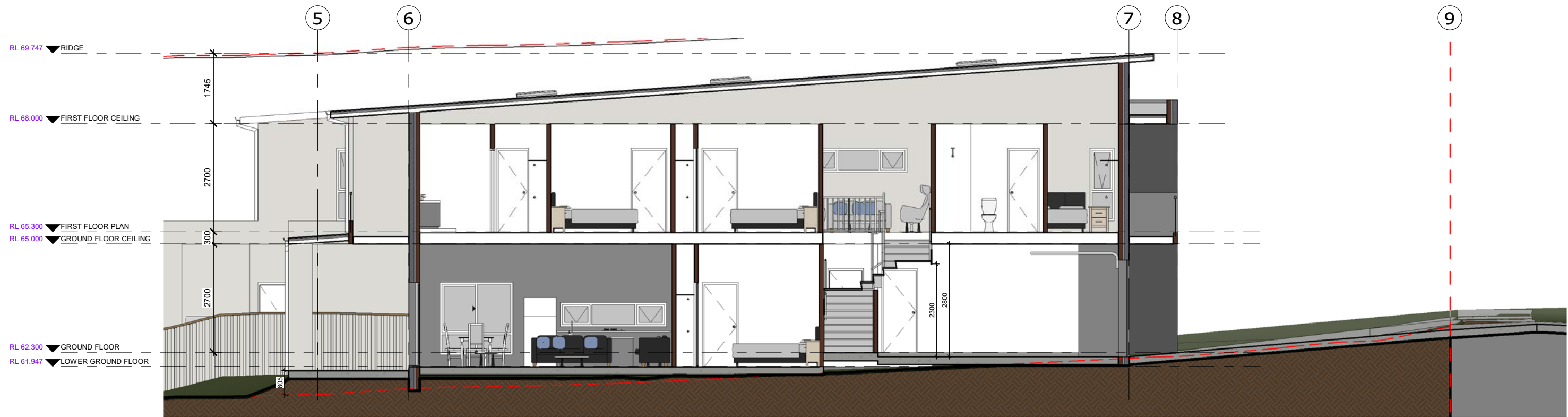
SCALE:As indicated

JOB / DRAWING No. **A015**

REVISION **E**

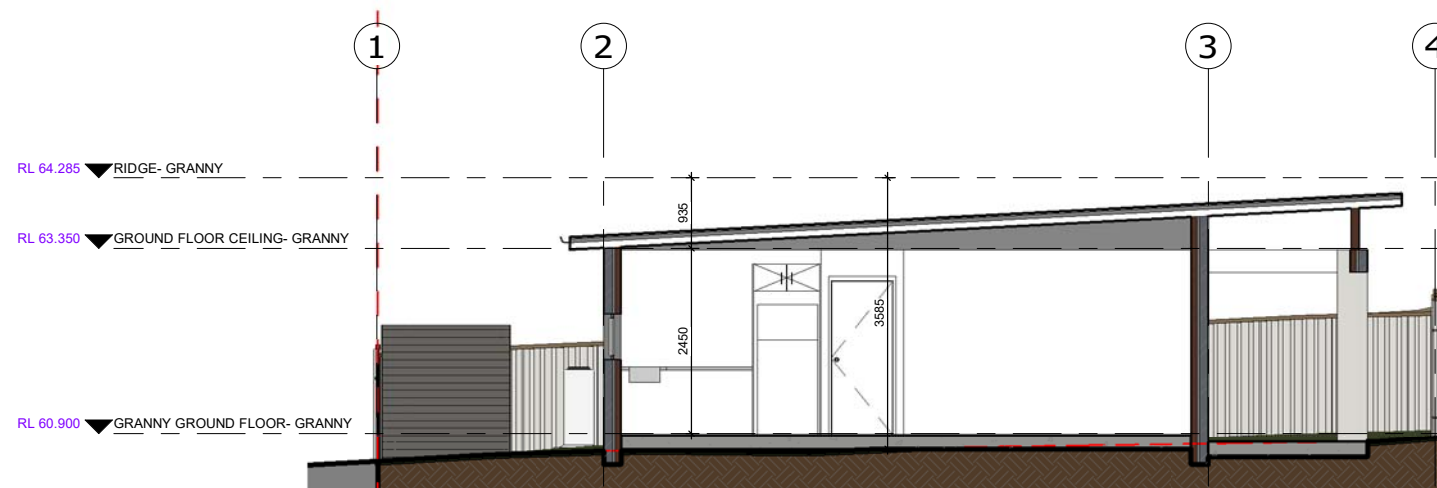
DRAWN:NS

ALL RIGHTS RESERVED BY IDEAS ARCHITECTS. NO REPRODUCTION UNLESS WRITTEN CONSENT GIVEN



1 SECTION B - Dependent 1
1 : 100

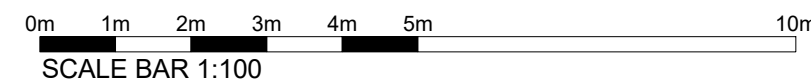
Note:
No Excavation beyond 900mm



2 SECTION B - Dependent 2
1 : 100



FOR DA - NOT FOR
CONSTRUCTION



PROPOSED DUPLEX, DWELLING HOUSE WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: **Sohidullah**

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA

ideas Architects • Urban Designers
ideas Architects • Urban Designers
iftekhar+design associates
17 Warragamba Cr. Leumeah, NSW - 2560
Ph: 02 46257733, Mobile: 0404 891 326
e-mail: info@ideas-design.com.au
www.ideas-design.com.au

© This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF
BCA, AUSTRALIAN STANDARDS, COUNCIL
REGULATIONS AND OTHER RELATED BUILDING
REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY
BUILDER / MANUFACTURER PRIOR TO
COMMENCEMENT OF ANY WORK AND ANY
DISCREPANCY THIS OFFICE MUST BE NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH
SPECIFICATION, ENGINEERING DESIGN AND RELEVANT
CONSULTANTS DRAWINGS.
FIGURED DIMENSIONS TO TAKE PREFERENCE OVER
SCALED DIMENSIONS
ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 2	16-04-2025	NS
B	Revision 3	09-05-2025	NS
C	Revision 4	16-05-2025	NS
D	Revision 5	19-05-2025	NS
E	Revision 6	20-05-2025	NS

SECTIONS

SCALE: 1 : 100

DRAWN:NS

JOB / DRAWING No.

A016

REVISION

E

DOOR SCHEDULE				
MARK	Level	WIDTH	Height	HEAD HT
CD01	LOWER GROUND FLOOR	2880	2040	2100
CD02	GRANNY GROUND FLOOR- GRANNY	1040	2040	2100
CD03	GRANNY GROUND FLOOR- GRANNY	1860	2040	2100
CD04	GRANNY GROUND FLOOR- GRANNY	1860	2040	2100
CD05	FIRST FLOOR PLAN	2440	2040	2100
CD06	FIRST FLOOR PLAN	2880	2040	2100
CD07	FIRST FLOOR PLAN	1840	2040	2100
CD08	FIRST FLOOR PLAN	1840	2040	2100
CD09	FIRST FLOOR PLAN	2440	2040	2100
CD10	FIRST FLOOR PLAN	2880	2040	2100
CD11	FIRST FLOOR PLAN	1840	2040	2100
CD12	FIRST FLOOR PLAN	1840	2040	2100
CD13	FIRST FLOOR PLAN	1440	2040	2100
CD14	FIRST FLOOR PLAN	1440	2040	2100
CD15	FIRST FLOOR PLAN	1640	2040	2100
CD16	FIRST FLOOR PLAN	720	2040	2100
D01	GROUND FLOOR	920	2340	2400
D02	GROUND FLOOR	820	2040	2100
D03	GROUND FLOOR	2410	2100	2100
D04	LOWER GROUND FLOOR	770	2040	2100
D05	LOWER GROUND FLOOR	770	2040	2100
D06	LOWER GROUND FLOOR	3200	2100	2100
D07	LOWER GROUND FLOOR	720	2040	2100
D08	GROUND FLOOR	920	2340	2400
D09	GROUND FLOOR	820	2040	2100
D10	GROUND FLOOR	2410	2100	2100
D11	LOWER GROUND FLOOR	770	2040	2100
D12	LOWER GROUND FLOOR	770	2040	2100
D13	LOWER GROUND FLOOR	3200	2100	2100
D14	LOWER GROUND FLOOR	720	2040	2100
D15	GROUND FLOOR	920	2340	2400
D16	GROUND FLOOR	820	2040	2100
D17	GROUND FLOOR	820	2040	2100
D18	LOWER GROUND FLOOR	820	2040	2100
D19	LOWER GROUND FLOOR	820	2040	2100
D20	LOWER GROUND FLOOR	820	2040	2100
D21	LOWER GROUND FLOOR	620	2040	2100
D22	LOWER GROUND FLOOR	2700	2100	2100
D23	GRANNY GROUND FLOOR- GRANNY	820	2040	2100
D24	GRANNY GROUND FLOOR- GRANNY	2170	2100	2100
D25	GRANNY GROUND FLOOR- GRANNY	1570	2100	2100
D26	GRANNY GROUND FLOOR- GRANNY	720	2040	2100
D27	GRANNY GROUND FLOOR- GRANNY	820	2040	2100
D28	GRANNY GROUND FLOOR- GRANNY	820	2040	2100
D29	GRANNY GROUND FLOOR- GRANNY	720	2040	2100
D30	FIRST FLOOR PLAN	820	2040	2100
D31	FIRST FLOOR PLAN	770	2040	2100
D32	FIRST FLOOR PLAN	3200	2100	2100
D33	FIRST FLOOR PLAN	820	2040	2100
D34	FIRST FLOOR PLAN	820	2040	2100
D35	FIRST FLOOR PLAN	820	2040	2100
D36	FIRST FLOOR PLAN	770	2040	2100
D37	FIRST FLOOR PLAN	720	2040	2100
D38	FIRST FLOOR PLAN	720	2040	2100
D39	FIRST FLOOR PLAN	2170	2100	2100
D40	FIRST FLOOR PLAN	820	2040	2100
D41	FIRST FLOOR PLAN	770	2040	2100
D42	FIRST FLOOR PLAN	3200	2100	2100
D43	FIRST FLOOR PLAN	820	2040	2100
D44	FIRST FLOOR PLAN	820	2040	2100
D45	FIRST FLOOR PLAN	820	2040	2100
D46	FIRST FLOOR PLAN	770	2040	2100
D47	FIRST FLOOR PLAN	720	2040	2100
D48	FIRST FLOOR PLAN	720	2040	2100
D49	FIRST FLOOR PLAN	2170	2100	2100
D50	FIRST FLOOR PLAN	820	2040	2100

DOOR SCHEDULE				
MARK	Level	WIDTH	Height	HEAD HT
D51	FIRST FLOOR PLAN	720	2040	2100
D52	FIRST FLOOR PLAN	820	2040	2100
D53	FIRST FLOOR PLAN	820	2040	2100
D54	FIRST FLOOR PLAN	820	2040	2100
D55	FIRST FLOOR PLAN	820	2040	2100
D56	FIRST FLOOR PLAN	820	2040	2100
D57	FIRST FLOOR PLAN	720	2040	2100
D58	FIRST FLOOR PLAN	770	2040	2100
D59	FIRST FLOOR PLAN	2700	2100	2100
GD1	GROUND FLOOR	4200	2400	2400
GD2	GROUND FLOOR	4200	2400	2400
GD3	GROUND FLOOR	3400	2400	2400

Grand Total: 78



CERTIFIED ENERGY - SUMMARY COMMITMENTS TABLE

1300 443 674
quote@certifiedenergy.com.au
www.certifiedenergy.com.au

Project Details		Accreditation Number: HERA 10056			
		Proposed: Multi Dwelling Lot Number: 67 & 68	Address: 14 Avoca Street Yagoona NSW 2199 DP NUMBER: 6376		
Thermal Comfort	NathERS Certificate Number: HR-XZU4VW-01				
	Windows For detailed window specifications please refer to NathERS Certificate (NSW BASIX Thermal Protocol allows for a 10% tolerance of SHGC Value & U Value => then which overrides NathERS Certificate)				
	Glassing	Glass Type	Frame Type		
		GF, H-A H-B, H-C	Single Glazed Clear Double Glazed Clear	Aluminium (Standard) Aluminium (Standard)	
	External walls	Requirements			
	Brick veneer	All Units	Light colour	R2.7	Bulk + Anti-glare foil
	Internal walls				
	Cavity wall, direct fix plasterboard	All Units	No insulation		
	Cavity wall, direct fix plasterboard	All Units	R2.5 Bulk insulation		
	Cavity brick	H-A, H-B	No insulation		
	Floors				
	Concrete slab on ground	All Units	R1.0 Bulk insulation		
	Suspended concrete slab	H-C	R2.5 Bulk insulation		
Suspended timber	All Units	No insulation			
Suspended timber	All Units	R2.5 Bulk insulation			
Ceiling					
Ceiling	Plasterboard	All Units	R6.0 Bulk insulation		
Roof					
Corrugated iron	All Units	Medium Colour (solar absorptance 0.475-0.7) R1.8 Bulk + Reflective side down, No air gap above (Anticon 75, 80mm)			
Ceiling Penetrations					
Lighting specification	Dwelling is rated with Assumed daylight as per NathERS Tech Note "Ceiling Penetrations 9.4 to 9.8"				
Ceiling fans	No ceiling fans need to be installed				
Overshadowing details	Adjoining units calculated into model calculations				
Site					
Orientation of nominal north elevation	As shown on plans				
* Approved fireproof daylight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuiter and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.					
Energy & Water		BASIX Certificate Number: 1798777M			
		Features	Specification	Alternative water details	
		Shower head rating	4 star (>6 but <= 7.5 L/min)	Rainwater tank size	Individual 2000L
		Toilet rating	3 star	Connected to:	Garden and lawn areas
		Kitchen taps rating	3 star	Yes	All toilets
		Bathroom taps rating	3 star		Yes
		Laundry taps rating	3 star		Laundry
		Hot water	Specification	Rating	Lighting
		Individual system	Gas instantaneous	6 star	Refer to NathERS Certificate
		Ventilation	Light-emitting diode (LED)		
		Bathroom Exhaust	Individual fan, ducted to facade or roof	Laundry Exhaust	Individual fan, ducted to facade or roof
		Control switch	Manual switch on/off	Control switch	Manual switch on/off
		Cooling	Heating		
		Individual systems - living areas	3 phase airconditioning EER 3.0 - 3.5	Individual systems - living areas	3 phase airconditioning EER 3.0 - 3.5
		Individual systems - bedroom areas	3 phase airconditioning EER 3.0 - 3.5	Individual systems - bedroom areas	3 phase airconditioning EER 3.0 - 3.5
		Appliances			
		Cooktop/ovens	Gas cooktop & electric oven	Private indoor or sheltered clothes drying line	No
		Private outdoor clothes drying line	Yes	Zoned Air-conditioning	Yes



PROPOSED DUPLEX, DWELLING HOUSE WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

ED:

IFTEKHAR ABDULLAH FRAIA
B. Arch., M. Urb. Des. (Sydney Uni.)
Architect (Reg.8626 NSW)

Nazmus Sakib
B. Arch, M.Arch, RAIA



© This drawing is protected by copyright.
NOTES:
ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF
BCA, AUSTRALIAN STANDARDS, COUNCIL
REQUIREMENTS AND OTHER RELATED BUILDING
REGULATIONS.
ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY
BUILDER / MANUFACTURER PRIOR TO
COMMENCEMENT OF ANY WORK AND ANY
DISCREPANCY THIS OFFICE MUST BE NOTIFIED.
DRAWING TO BE READ IN CONJUNCTION WITH
SPECIFICATION, ENGINEERING DESIGN AND RELEVANT
CONSULTANTS DRAWINGS.
FIGURED DIMENSIONS TO TAKE PREFERENCE OVER
SCALED DIMENSIONS
ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

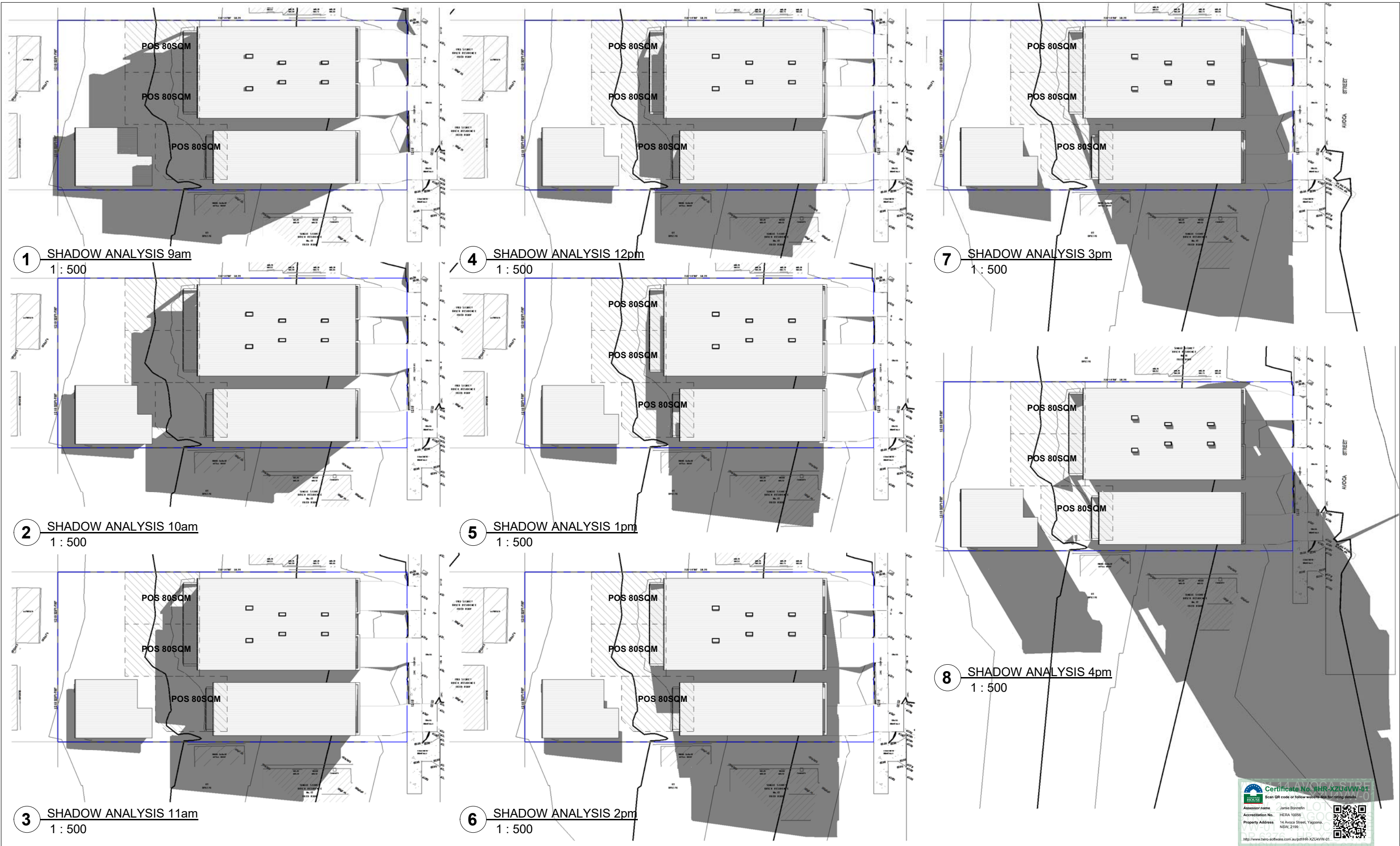
DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	Revision 5	19-05-2025	NS
B	Revision 6	20-05-2025	NS

DOOR & WINDOW SCEDULE

SCALE:	JOB / DRAWING No.	REVISION
DRAWN:NS	DW01	B

WINDOW SCHEDULE					
MARK	Level	Sill Height	WIDTH	HEIGHT	HEAD HT
SL1	FIRST FLOOR CEILING		550	980	
SL2	FIRST FLOOR CEILING		450	980	
SL3	FIRST FLOOR CEILING		450	980	
SL4	FIRST FLOOR CEILING		550	980	
SL5	FIRST FLOOR CEILING		450	980	
SL6	FIRST FLOOR CEILING		450	980	
W01	GROUND FLOOR	1500	2410	600	2100
W02	GROUND FLOOR	300	610	1800	2100
W03	GROUND FLOOR	300	610	1800	2100
W04	LOWER GROUND FLOOR	1000	2650	600	1600
W05	LOWER GROUND FLOOR	300	1570	1800	2100
W06	LOWER GROUND FLOOR	1070	850	1030	2100
W07	LOWER GROUND FLOOR	1000	850	1030	2030
W08	LOWER GROUND FLOOR	300	1570	1800	2100
W09	LOWER GROUND FLOOR	1000	2650	600	1600
W10	GROUND FLOOR	300	610	1800	2100
W11	GROUND FLOOR	300	610	1800	2100
W12	GROUND FLOOR	1500	2410	600	2100
W13	GROUND FLOOR	300	2650	1800	2100
W14	GROUND FLOOR	1500	850	600	2100
W15	LOWER GROUND FLOOR	1000	2650	600	1600
W16	LOWER GROUND FLOOR	300	1810	1800	2100
W17	LOWER GROUND FLOOR	300	1810	1800	2100
W18	LOWER GROUND FLOOR	1240	1810	860	2100
W19	GROUND FLOOR	1500	2410	600	2100
W20	GRANNY GROUND FLOOR- GRANNY	1500	610	600	2100
W21	GRANNY GROUND FLOOR- GRANNY	300	1570	1800	2100
W22	GRANNY GROUND FLOOR- GRANNY	300	610	1800	2100
W23	GRANNY GROUND FLOOR- GRANNY	300	610	1800	2100
W24	GRANNY GROUND FLOOR- GRANNY	1500	850	600	2100
W25	GRANNY GROUND FLOOR- GRANNY	1000	2410	600	1600
W26	GRANNY GROUND FLOOR- GRANNY	300	610	1800	2100
W27	FIRST FLOOR PLAN	40	850	2060	2100
W28	FIRST FLOOR PLAN	300	610	1800	2100
W29	FIRST FLOOR PLAN	300	610	1800	2100
W30	FIRST FLOOR PLAN	1700	1210	600	2300
W31	FIRST FLOOR PLAN	1070	1810	1030	2100
W32	FIRST FLOOR PLAN	1070	1810	1030	2100
W33	FIRST FLOOR PLAN	1500	1210	600	2100
W34	FIRST FLOOR PLAN	300	610	1800	2100
W35	FIRST FLOOR PLAN	300	610	1800	2100
W36	FIRST FLOOR PLAN	300	610	1800	2100
W37	FIRST FLOOR PLAN	300	610	1800	2100
W38	FIRST FLOOR PLAN	300	610	1800	2100
W39	FIRST FLOOR PLAN	300	610	1800	2100
W40	FIRST FLOOR PLAN	1500	1210	600	2100
W41	FIRST FLOOR PLAN	1070	1810	1030	2100
W42	FIRST FLOOR PLAN	1070	1810	1030	2100
W43	FIRST FLOOR PLAN	1700	1210	600	2300
W44	FIRST FLOOR PLAN	300	610	1800	2100
W45	FIRST FLOOR PLAN	300	610	1800	2100
W46	FIRST FLOOR PLAN	40	850	2060	2100
W47	FIRST FLOOR PLAN	300	610	1800	2100
W48	FIRST FLOOR PLAN	300	610	1800	2100
W49	FIRST FLOOR PLAN	1500	850	600	2100
W50	FIRST FLOOR PLAN	1500	1570	600	2100
W51	FIRST FLOOR PLAN	1500	2410	600	2100
W52	FIRST FLOOR PLAN	300	610	1800	2100
W53	FIRST FLOOR PLAN	300	610	1800	2100
W54	FIRST FLOOR PLAN	300	610	1800	2100
W55	FIRST FLOOR PLAN	300	610	1800	2100
W56	FIRST FLOOR PLAN	1500	850	600	2100
W57	FIRST FLOOR PLAN	1500	2410	600	2100
W58	FIRST FLOOR PLAN	1070	1810	1030	2100
W59	FIRST FLOOR PLAN	1070	1810	1030	2100
W60	FIRST FLOOR PLAN	1500	850	600	2100

Grand Total: 66



PROPOSED DUPLEX, DWELLING HOUSE

ED:

WITH GRANNY

14 AVOCA STREET YAGOONA 2199,
Lot 67 & 68, DP-6376

CLIENT:

Sohidullah

IFTEKHAR ABDULLAH FRAIA

B. Arch., M. Urb. Des. (Sydney Uni.)

Architect (Reg.8626 NSW)

Nazmus Sakib

B. Arch, M.Arch, RAIA

ideas

Architects • Urban Designers

ideas

Architects • Urban Designers

iftekar+design associates

17 Warragamba Cr. Leumeah, NSW - 2560

Ph: 02 46257733, Mobile: 0404 891 326

e-mail: info@ideas-design.com.au

www.ideas-design.com.au

Ö This drawing is protected by copyright.

NOTES:

ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF

BCA, AUSTRALIAN STANDARDS, COUNCIL

REQUIREMENTS AND OTHER RELATED BUILDING

REGULATIONS.

ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY

BUILDER / MANUFACTURER PRIOR TO

COMMENCEMENT OF ANY WORK AND ANY

DISCREPANCY THIS OFFICE MUST BE NOTIFIED.

DRAWING TO BE READ IN CONJUNCTION WITH

SPECIFICATION, ENGINEERING DESIGN AND RELEVANT

CONSULTANTS DRAWINGS.

FIGURED DIMENSIONS TO TAKE PREFERENCE OVER

SCALED DIMENSIONS

ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 2	16-04-2025	NS
B	Revision 3	09-05-2025	NS
C	Revision 4	16-05-2025	NS
D	Revision 5	19-05-2025	NS
E	Revision 6	20-05-2025	NS

SHADOW ANALYSIS

NORTH

SCALE: 1 : 500

DRAWN:NS

JOB / DRAWING No.

SD01

REVISION

E