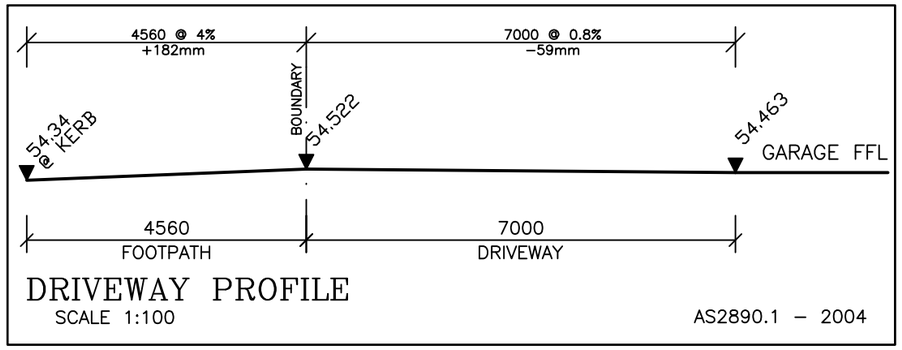
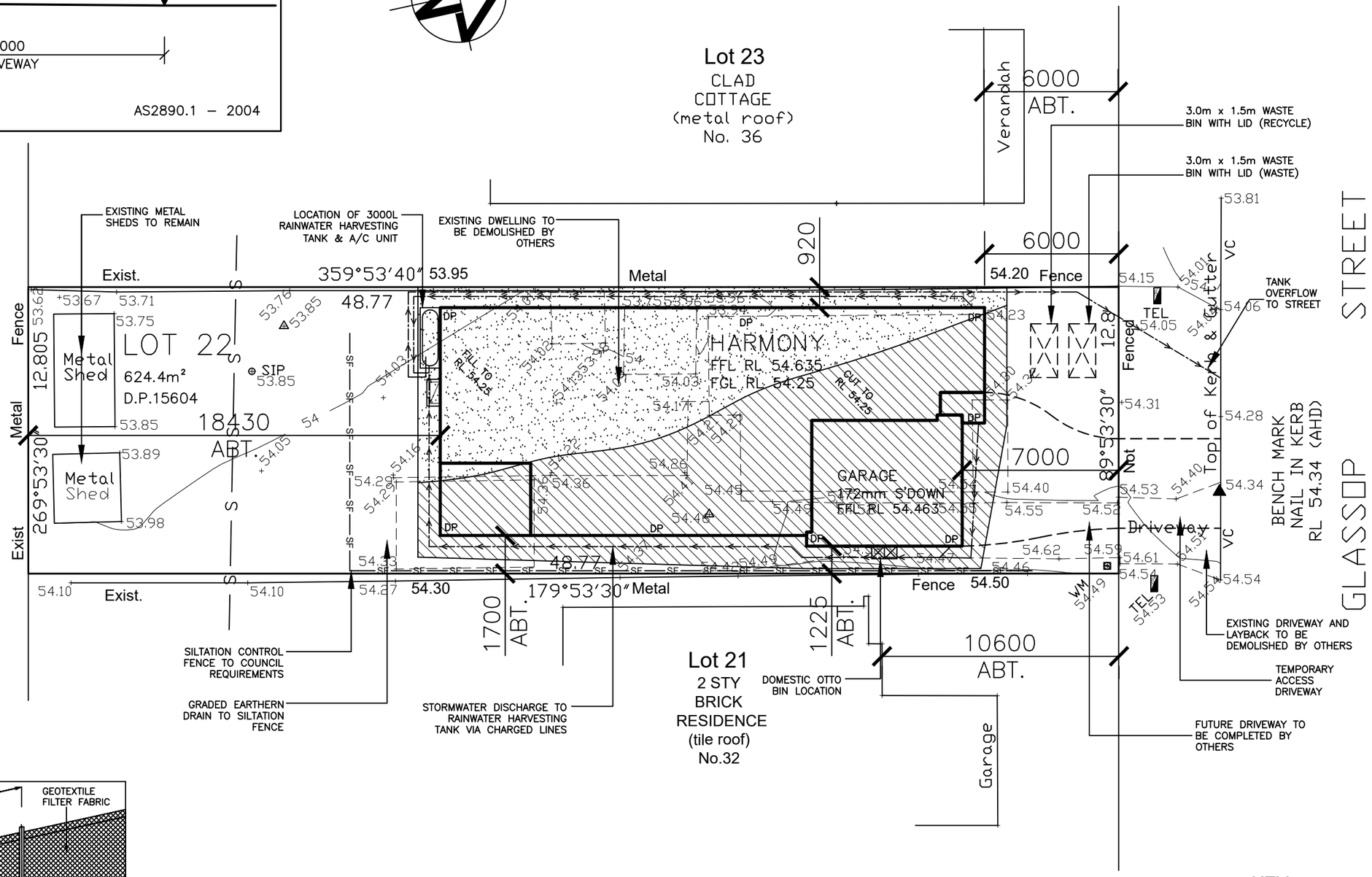


DRIVEWAY PROFILE
SCALE 1:100
AS2890.1 – 2004



DIAL BEFORE
YOU DIG
www.1100.com.au

SITE CLASSIFICATION
"P/H1"

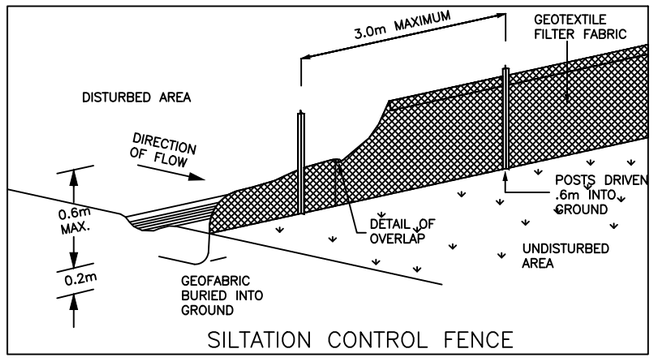
NOTES:

* AS REQUIRED, ALL RETAINING & SURFACE DRAINAGE WORK TO BE COMPLETED BY OWNER TO COUNCIL SPECIFICATIONS.

* STORMWATER DISCHARGE TO TANK VIA CHARGED LINES WITH OVERFLOW TO STREET

* FIXED INDOOR AND OUTDOOR CLOTHES LINE TO BE PROVIDED, POSITIONED AND INSTALLED BY OWNER

* NO TREES TO BE REMOVED



SILTATION CONTROL FENCE

SITE PLAN

SCALE 1:200

DEMOLITION AND REMOVAL FROM THE SITE OF THE EXISTING RESIDENCE, GARAGE, FOOTINGS, PATHS, FRONT FENCE ETC. (INCLUDING REMOVAL AND DISCONNECTION OF ALL SERVICES) TO BE UNDERTAKEN BY OWNER PRIOR TO SIGNING BUILDING AGREEMENTS OR OTHERWISE AGREED. WHERE ASBESTOS REMOVAL IS REQUIRED, THE OWNER WILL PROVIDE WRITTEN CERTIFICATION THE SITE IS ASBESTOS FREE

KEY

ET : Electric Turret	ET	LIN : Lintel	
LP : Light Pole		KO : Kerb Outlet	+
PP : Power Pole		SIP : Sewer Insp Point	
GM : Gas Meter	G	SMS : Sewer Maint. Shaft	
HYD : Hydrant	H	SMH : Sewer Manhole	
SV : Stop Valve		TEL : Telecom Pit	
WC : Water Connection	·	PC : Pram Crossing	
WM : Water Meter	WM	VC : Vehicle Crossing	
SWP : Stormwater Pit	PIT	DH&W:Drillhole & Wing	

ALLWORTH CONSTRUCTIONS PTY LTD
9A/9–11 SOUTH STREET, RYDALMERE NSW 2116
ABN 78 002 565 353 LIC No. 34459 PH: 1300 769 988

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PROPOSED BRICK VENEER RESIDENCE
FOR: MR C. & MRS A. LAWS
AT: LOT 22 (No. 34) GLASSOP STREET, YAGOONA
COUNCIL: CANTERBURY–BANKSTOWN

S1/6
DRAWN: DJ/DO
JOB No.: 14571
SCALE: 1:200

HOUSE DESIGN
THE HARMONY 12.5
FIVE GUEST 25
CLASSIC LH

Issue	By	Date	Notes
A	DO	19.01.22	FIRST ISSUE
B	MK	10.02.22	UPDATE PLANS
C	DO	01.03.22	COUNCIL ISSUE

ISSUE
C

600mm EAVE / GUTTER OVERHANG

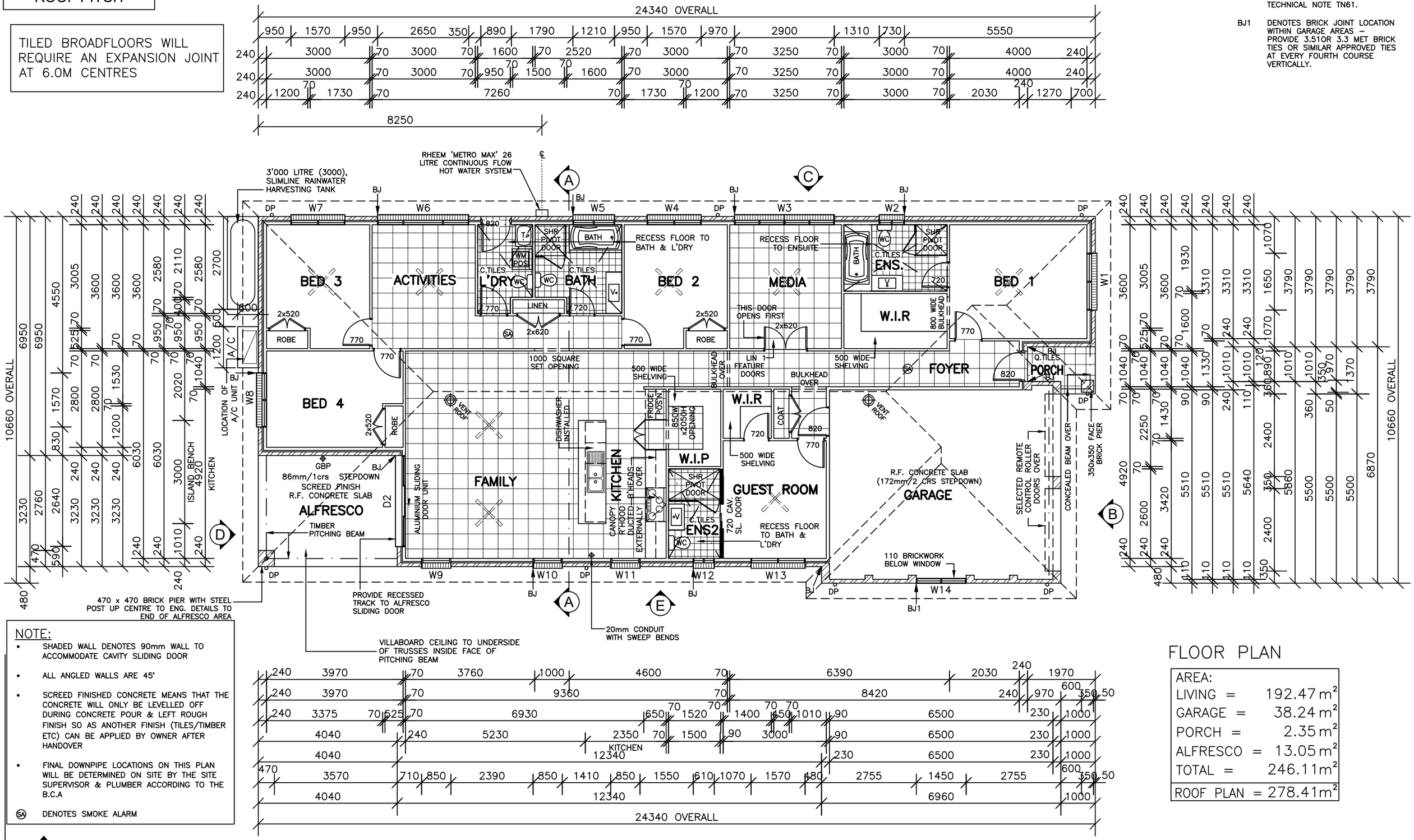
24 DEGREE ROOF PITCH

TILED BROADFLOORS WILL REQUIRE AN EXPANSION JOINT AT 6.0M CENTRES

KEY

BJ — DENOTES TYPICAL BRICK JOINT LOCATION – CONSTRUCT AS PER ARTICULATION NOTE DETAILS. TECHNICAL NOTE TN61.

BJ1 — DENOTES BRICK JOINT LOCATION WITHIN GARAGE AREAS – PROVIDE 3.51OR 3.3 MET BRICK TIES OR SIMILAR APPROVED TIES AT EVERY FOURTH COURSE VERTICALLY.



NOTE:

- SHADED WALL DENOTES 90mm WALL TO ACCOMMODATE CAVITY SLIDING DOOR
- ALL ANGLED WALLS ARE 45°
- SCREED FINISHED CONCRETE MEANS THAT THE CONCRETE WILL ONLY BE LEVELLED OFF DURING CONCRETE POUR & LEFT ROUGH FINISH SO AS ANOTHER FINISH (TILES/TIMBER ETC) CAN BE APPLIED BY OWNER AFTER HANDOVER
- FINAL DOWNPIPE LOCATIONS ON THIS PLAN WILL BE DETERMINED ON SITE BY THE SITE SUPERVISOR & PLUMBER ACCORDING TO THE B.C.A

(SA) DENOTES SMOKE ALARM

FLOOR PLAN

AREA:	
LIVING =	192.47 m²
GARAGE =	38.24 m²
PORCH =	2.35 m²
ALFRESCO =	13.05 m²
TOTAL =	246.11 m²
ROOF PLAN =	278.41 m²

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S2/6
DRAWN: DJ/DO
JOB No.: 14571
SCALE: 1:100

HOUSE DESIGN
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FIVE GUEST 25
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ISSUE C

600mm EAVE / GUTTER OVERHANG

24 DEGREE ROOF PITCH

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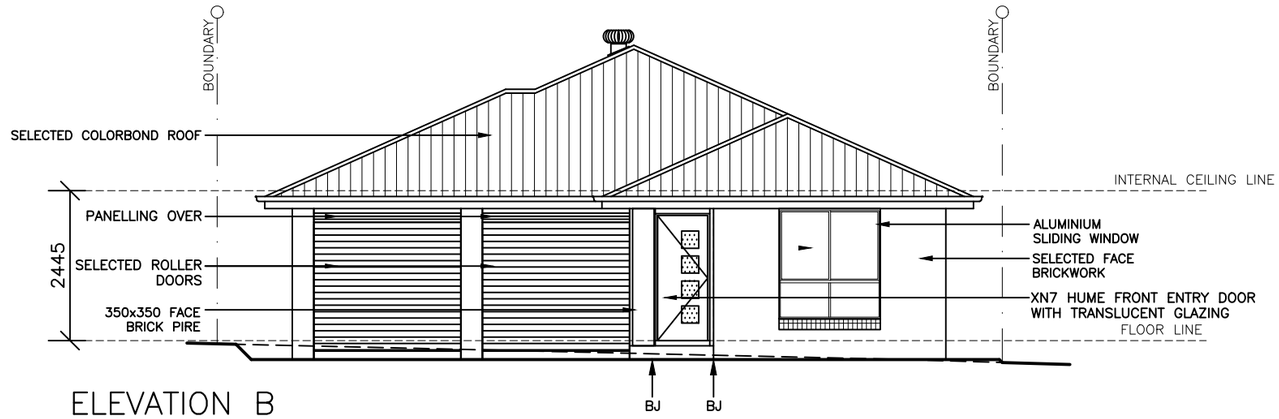
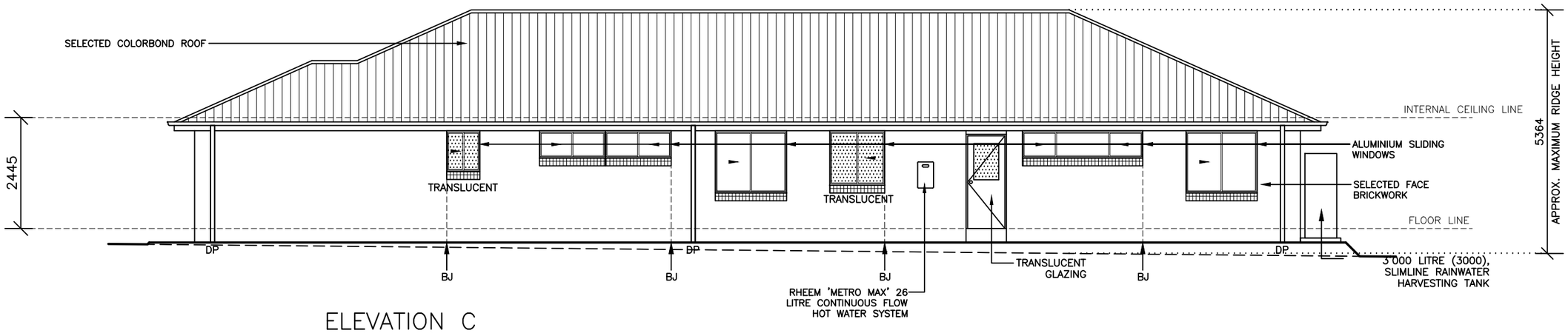


ELEVATION B
(NORTH)



ELEVATION C
(WEST)

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S3/6
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SCALE: 1:100

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FIVE GUEST 25
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ISSUE C

600mm EAVE / GUTTER OVERHANG

24 DEGREE ROOF PITCH

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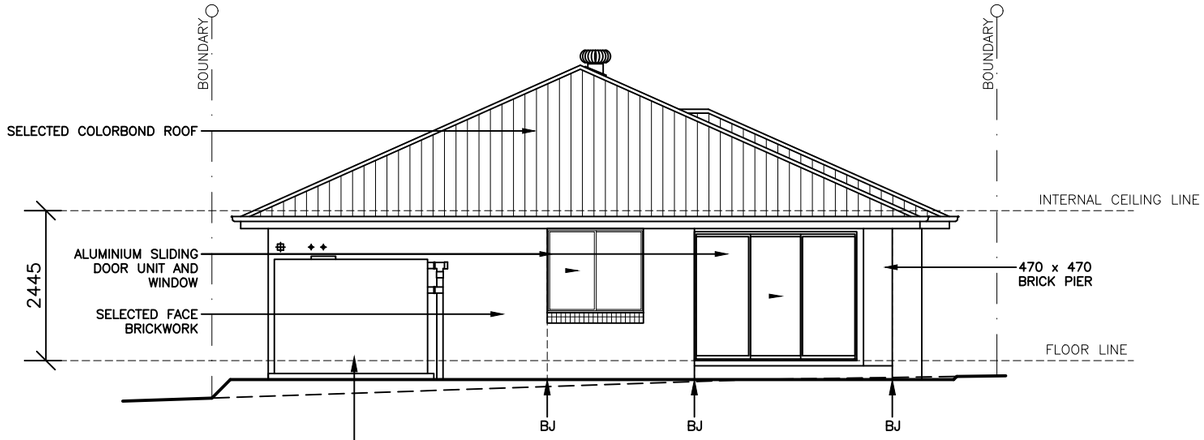
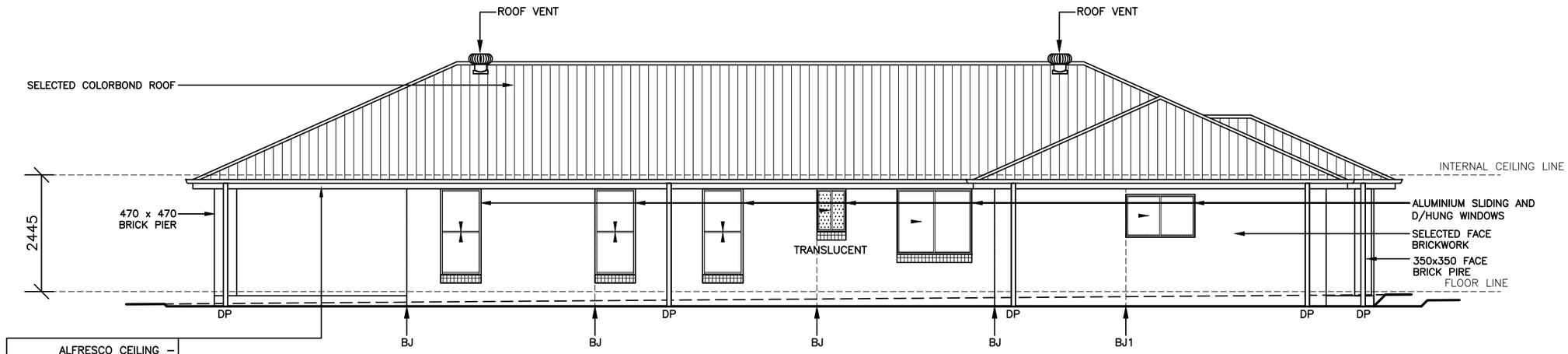


ELEVATION D (SOUTH)



ELEVATION E (EAST)

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COUNCIL: CANTERBURY–BANKSTOWN

S4/6

DRAWN: DJ/DO
JOB No.: 14571
SCALE: 1:100

HOUSE DESIGN
THE HARMONY 12.5
FIVE GUEST 25
CLASSIC LH

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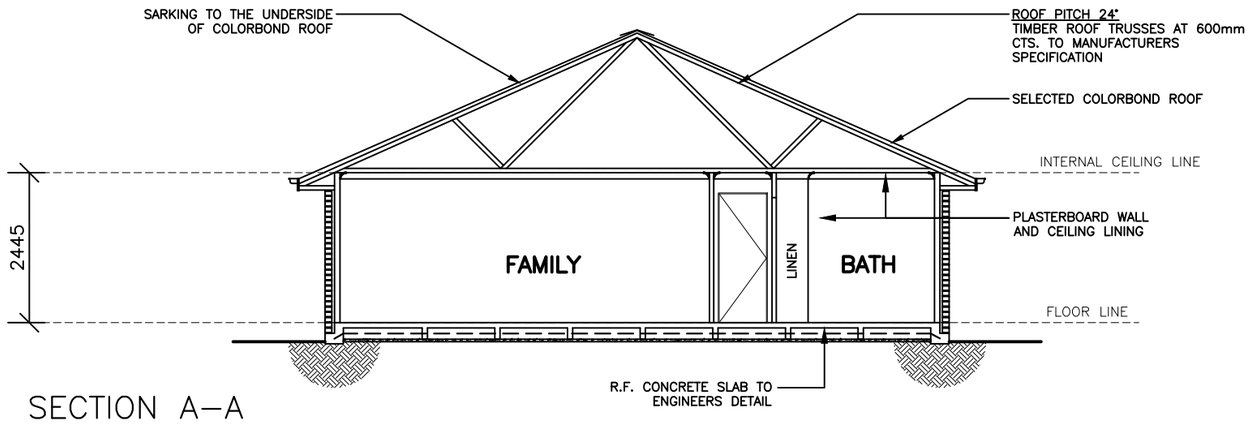
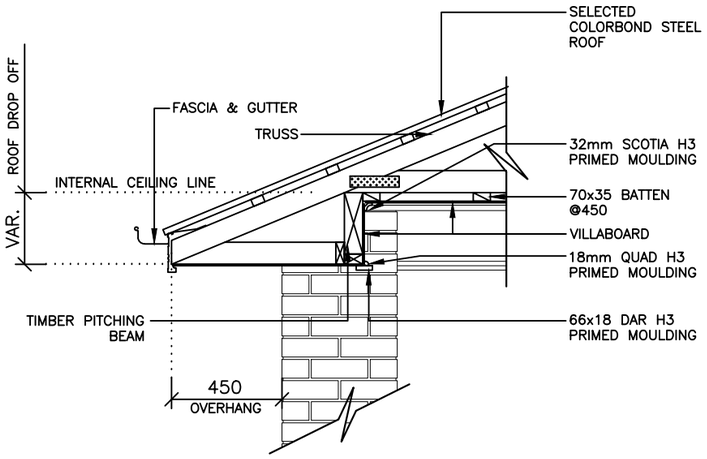
ISSUE C

600mm EAVE / GUTTER OVERHANG

24 DEGREE ROOF PITCH



SECTION A–A



450mm ALFRESCO CEILING DETAIL

SCALE 1:25

BASIX COMMITMENTS

STORMWATER	3000 LITRE RAINWATER TANK
SHOWERHEADS	3 STAR RATED SHOWER HEADS
TOILETS	4 STAR RATED CISTERNS
TAP FITTINGS	4 STAR RATED BATHROOM TAPWARE, 4 STAR RATED KITCHEN TAPWARE
ACTIVE COOLING	EER3.0–3.5 AIR COND.
ACTIVE HEATING	EER3.0–3.5 AIR COND.
HOT WATER	5.5 STAR CONTINUOUS FLOW GAS H.W.S.
LIGHTING	WINDOWS TO BATHS & KITCHEN
COOKING	GAS COOKTOP/ ELECTRIC OVEN
DESIGN ENHANCEMENTS	2 WIND DRIVEN ROOF VENTILATORS INDOOR/OUTDOOR CLOTHESLINE (BY OWNER) LED LIGHTING AS SPECIFIED SEALS AND DRAUGHT TO EXTERNAL DOOR JAMES BRADFORD R2.0 RATED BATTS TO EXTERNAL WALLS OF RESIDENCE(EXCLUDING GARAGE) BRADFORD R3.5 RATED BATTS TO LIVING AREA CEILING

WINDOW SCHEDULE TREND

1. STANDARD ALUMINIUM FRAME WINDOW WITH CLEAR GLASS (GROUP A AND GROUP B)
2. GLAZED ASSEMBLIES COMPLY WITH AS2047 & 1288

NO	LOCN	MODEL	TYPE	
W–1	BED 1	SS18x1650T(SP)	SLIDING	TRANSOM
W–2	ENSUITE	SS0907	SLIDING	TRANSLUCENT
W–3	MEDIA	SS0614+SS0614(FS) (180° COUPLED)	SLIDING	
W–4	BED 2	SS1316	SLIDING	
W–5	BATHROOM	SS1212(FS)	SLIDING	TRANSLUCENT
W–6	ACTIVITIES	SS0626	SLIDING	
W–7	BED 3	SS1316	SLIDING	
W–8	BED 4	SS1316	SLIDING	
W–9	FAMILY	SD1808	D/HUNG	
W–10	FAMILY	SD1808	D/HUNG	
W–11	KITCHEN	SD1808	D/HUNG	
W–12	ENSUITE 2	SS0906	SLIDING	TRANSLUCENT
W–13	GUEST	SS1316	SLIDING	
W–14	GARAGE	SS0914	SLIDING	110 BRICKWORK
D–1	FAMILY	SXD21x2640(FXF/L)(SP)	SLIDING DOOR UNIT/HWD TREAD /REVEALS SIDES AND TOP	

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AT: LOT 22 (No. 34) GLASSOP STREET, YAGOONA
COUNCIL: CANTERBURY–BANKSTOWN

S5/6
DRAWN: DJ/DO
JOB No.: 14571
SCALE: 1:100

HOUSE DESIGN
THE HARMONY 12.5
FIVE GUEST 25
CLASSIC LH

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ISSUE C

PROMOTIONS

1. ADVANTAGE PROMOTION
* COLORBOND STEEL ROOF (INCLUDING TWO (2)WINDMASTER ROOF VENTILATORS WITH EAVE VENTS).
* TREATED PINE TIMBER FRAME AND ROOF TRUSSES.
* SARKING TO UNDERSIDE OF ROOF.
* FLYSCREENS (FIBREMESH) TO ALL EXTERNAL WINDOWS (EXCLUDES HUNG AND SLIDING EXTERNAL DOORS).
* AUTOMATIC GARAGE DOOR OPENER.
* SINGLE STOREY DESIGN – CARPET TO BEDROOMS WITH FLOOR TILES TO BALANCE (EXCLUDING ALFRESCO).
* DULUX WASH & WEAR MATT THREE (3) COAT PAINT SYSTEM TO INTERNAL WALLS.
* BTICINO ESSENTIAL VIDEO ENTRY DOOR INTERCOM SYSTEM
* HILLS PREMIUM ALARM SYSTEM (MODEL: 'DAS RELIANCE 8').
* GAINSBOROUGH DOUBLE CYLINDER 'TRILOCK' FRONT ENTRY DOOR FURNITURE (ANGULAR '8901' MODEL).
* HUME 66MMX18MM SINGLE BEVEL SKIRTING AND ARCHITRAVES
* SCREEN FINISH CONCRETE FLOOR TO ALFRESCO
* INCREASE KITCHEN SPLASHBACK TO UNDERSIDE OF BULKHEAD.
* DOUBLE GPO'S THROUGHOUT.
* BULKHEADS TO KITCHEN OVERHEAD CABINETS.
* OVERHEAD CABINET TO FRIDGE SPACE.
* OMEGA 'OCG95XCOM'(900MM) GAS COOKTOP
* OMEGA 'OBO960X1'(900MM) ELECTRIC UNDERBENCH OVEN
* OMEGA 'ORW9XL'(900MM) DUCTED CANOPY RANGEHOOD
* OMEGA 'ODW700X' DISHWASHER INSTALLED
* OMEGA 'OM30X' STAINLESS STEEL MICROWAVE
* VITO BERTONI 'QAAD' KITCHEN SINK MIXER TAP (MODEL: '79490')
* RHEEM 'METRO MAX' 26 LITRE CONTINUOUS FLOW HOT WATER SYSTEM (EXCLUDING DELUXE CONTROLLERS)
* EXHAUST FAN TO BATHROOM AND ENSUITE.
* $5000 TO SPEND ON KITCHEN UPGRADES.

CLIENT VARIATIONS

1. GAS H.W.S, GAS COOKTOP, GAS HEATING POINT, AND ELECTRIC OVEN, INCLUDING GAS CONNECTION FEE. (OWNER TO CONFIRM GAS AVAILABILITY)

2. PROVIDE A RINNAI 'DONSR 14Z72' 14.2 KW SINGLE PHASE INVERTER REVERSE CYCLE DUCTED AIR–CONDITIONING SYSTEM

3. UPGRADE METER BOX TO ACCOMMODATE THREE PHASE POWER

4. PROVIDE AN ADDITIONAL TOILET TO LAUNDRY

5. RELOCATE GAS HEATING POINT TO ALFRESCO FOR BBQ

6. PROVIDE A 1.0M EXTENSION TO THE DEPTH OF ENSUITE 1, WALK–IN ROBE AND GARAGE. NEW GARAGE TO BE 6.5M DEEP X 5.5M WIDE

7. PROVIDE A CAROMA 'MAXTON' 1525 BATH TO ENSUITE 1

8. PROVIDE A PROVISIONAL ALLOWANCE FOR TILING UPGRADES

9. PROVIDE RECESSED TRACK TO ALFRESCO SLIDING DOOR

10. PROVIDE RECESSED FLOOR TO ALL WET AREAS, BATHROOM, ENSUITES AND LAUNDRY

11. PROVIDE AN EXTERNALLY DUCTED RANGEHOOD IN LIEU OF STANDARD

12. PROVIDE A PROVISIONAL ALLOWANCE FOR MAIN FLOOR TILE UPGRADES

13. PROVIDE A PROVISION ONLY FOR FUTURE CEILINGS FANS TO ALL BEDROOMS, MEDIA ROOM, ACTIVITIES AND TWO (2) TO FAMILY AREA (TO BE INSTALLED AFTER HANDOVER)

14. RECONFIGURE GUEST BEDROOM AND WALK–IN PANTRY WITH COAT CUPBOARD (SAME AS 'HARMONY FIVE GUEST 27)

15. GARAGE POSITION LEFT HAND SIDE (MIRROR REVERSE HOME).

16. PROVIDE 20MM CONDUIT WITH SWEEP BENDS TO KITCHEN SIDE WALL.

17. PROVIDE TRANSLUCENT GLAZING TO FRONT DOOR.

18. PROVIDE REVISED BASIX DUE TO HOME BEING MIRROR REVERSED.

19. PROVIDE A 920MM RIGHT HAND SIDE SETBACK.

20. PROVIDE DEDICATED LED LIGHTING TO LIVING/DINING AND BEDROOMS AREAS AS PER BASIX REQUIREMENT. (6 IN TOTAL)

21. OWNER TO ENSURE LED LIGHTING INSTALLED.

22. PROVIDE BRADFORD R2.0 RATED BATTS TO EXTERNAL BRICK VENEER WALLS IN LIEU OF STANDARD.

23. PROVIDE 'P/H1' SITE CLASSIFICATION IN LIEU OF PREVIOUSLY QUOTED 'M' AS PER GEOTECHNICAL REPORT.

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SCALE: NTS

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