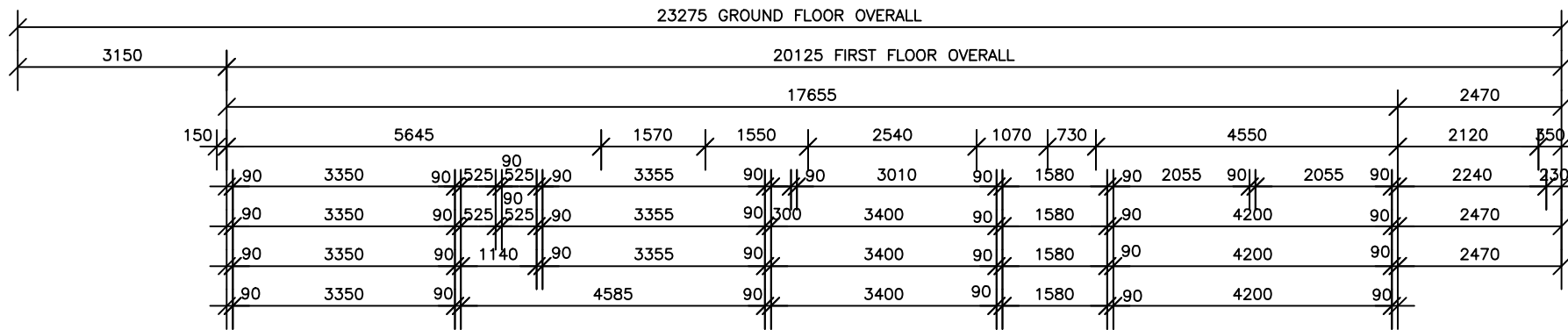


600mm EAVE /
GUTTER OVERHANG

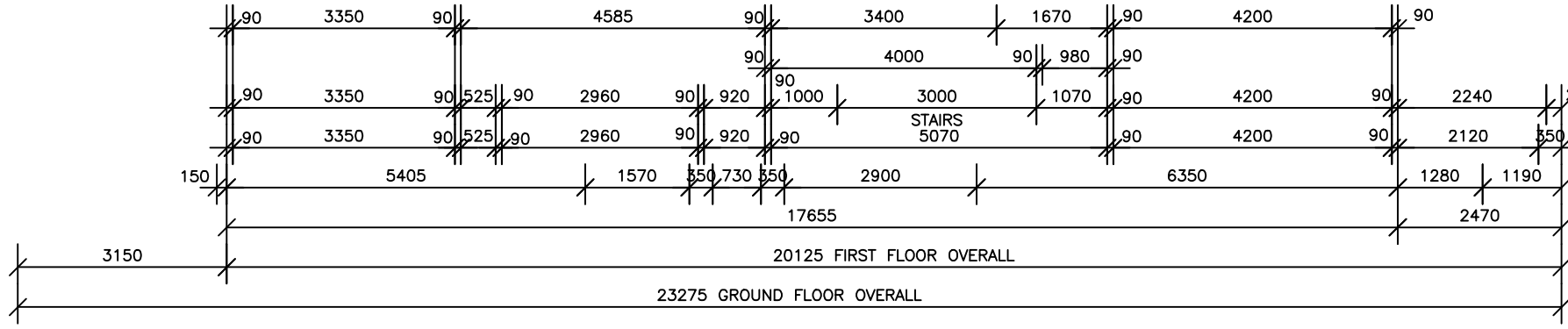
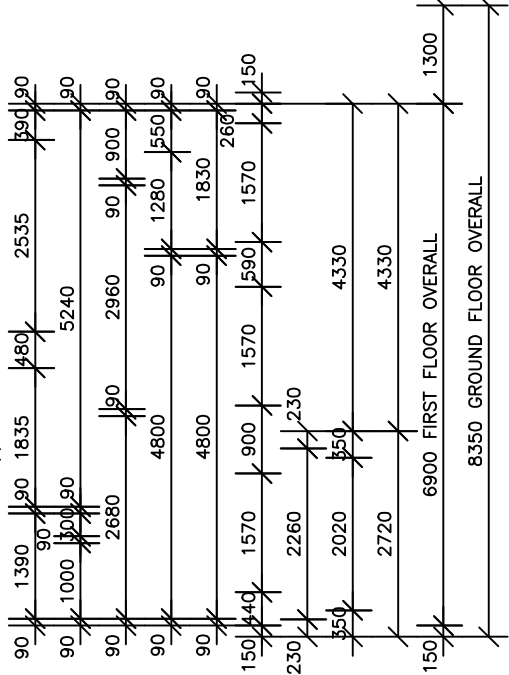
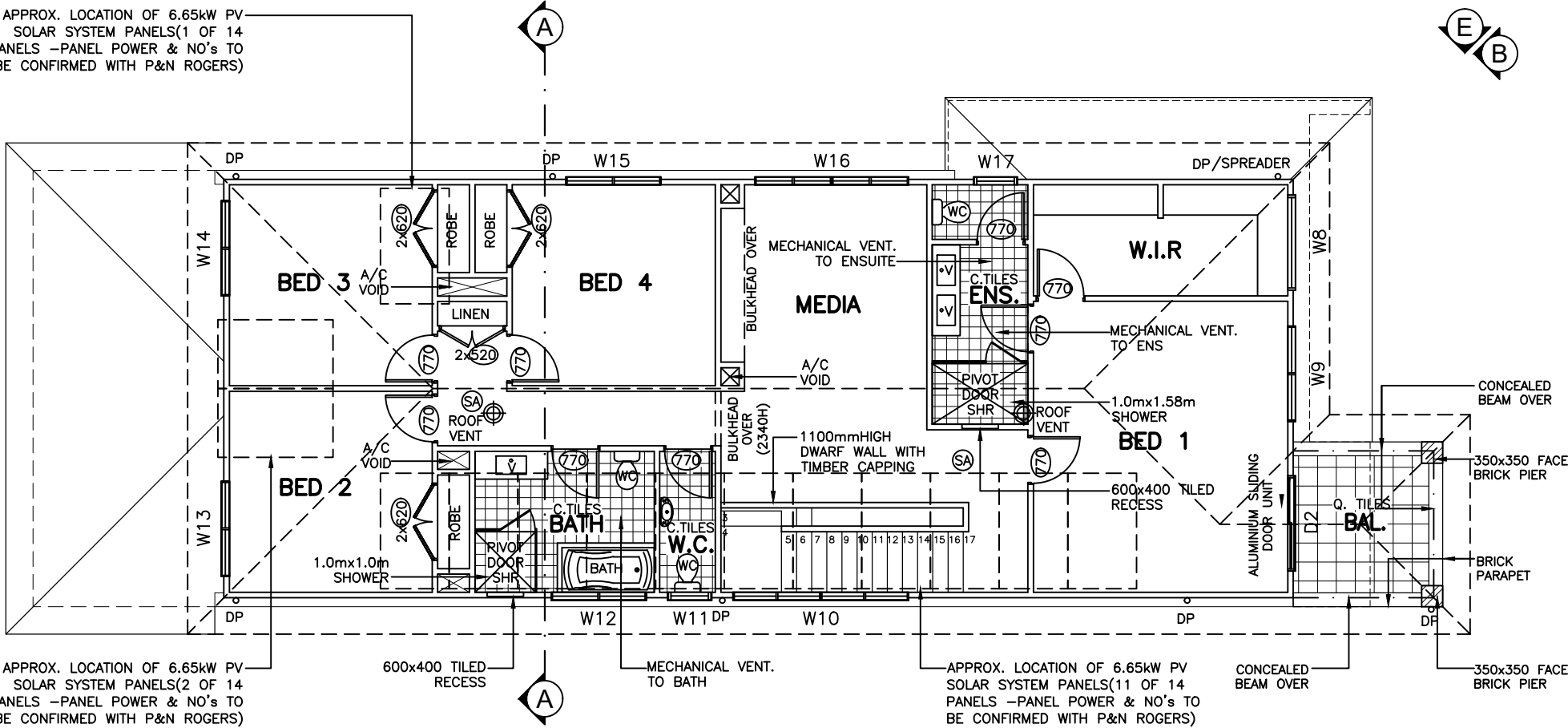
22.5 DEGREE
ROOF PITCH

NOTE:
CONSTRUCTION TO BE
COMPLETED IN ACCORDANCE
WITH BCA 2022

NOTE: 2 x WHIRLY BIRDS
AND 6 x EAVE VENTS TO
BE PROVIDED IN
ACCORDANCE WITH NCC
CLAUSE 10.8.3



APPROX. LOCATION OF 6.65kW PV
SOLAR SYSTEM PANELS(1 OF 14
PANELS –PANEL POWER & NO's TO
BE CONFIRMED WITH P&N ROGERS)



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

SIZE DENOTES 2340mm HIGH DOOR

KEY

: BAYSIDE 'SOMERSET'
122cm 3BLADE CEILING
FAN/LIGHT

FIRST FLOOR PLAN



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 A. KARDIASMENOS

AT: LOT11(No.78) BATT STREET, SEFTON

COUNCIL: CANTERBURY–BANKSTOWN

S4/10

DRAWN: MK

JOB No.: 15630

SCALE: 1:100

HOUSE DESIGN

FOCUS

FIVE GUEST 29 ZERO

+ GRANNY FLAT(TYPE 5)

CLASSIC RH

Issue	By	Date	Notes
A	MK	15.05.26	FIRST ISSUE
B	DO	23.06.26	COUNCIL ISSUE
C	MK	24.06.26	UPDATE PLAN AS PER STROMWATER PLAN

ISSUE

C