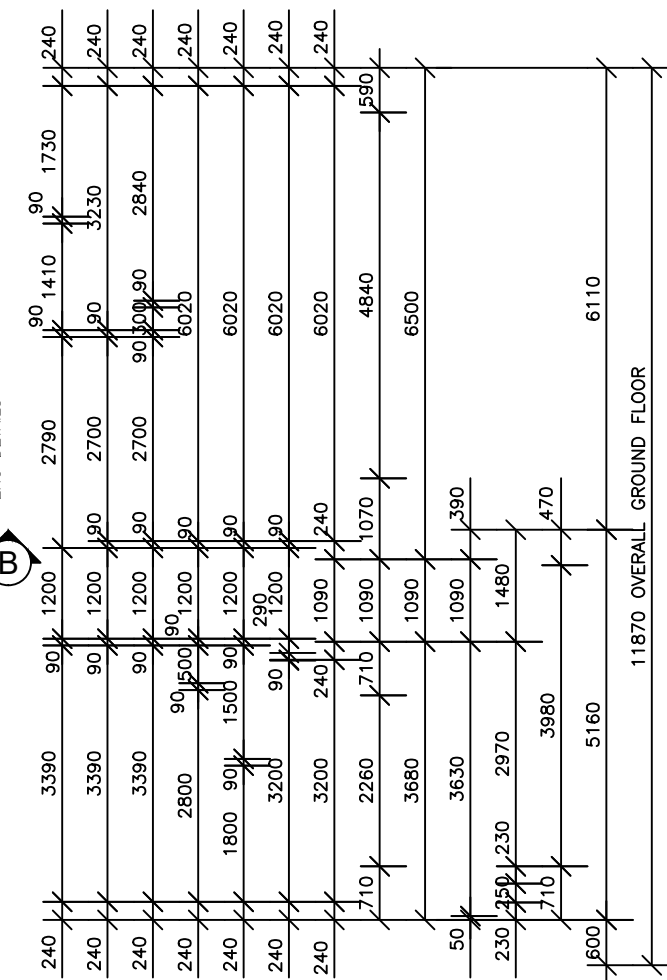
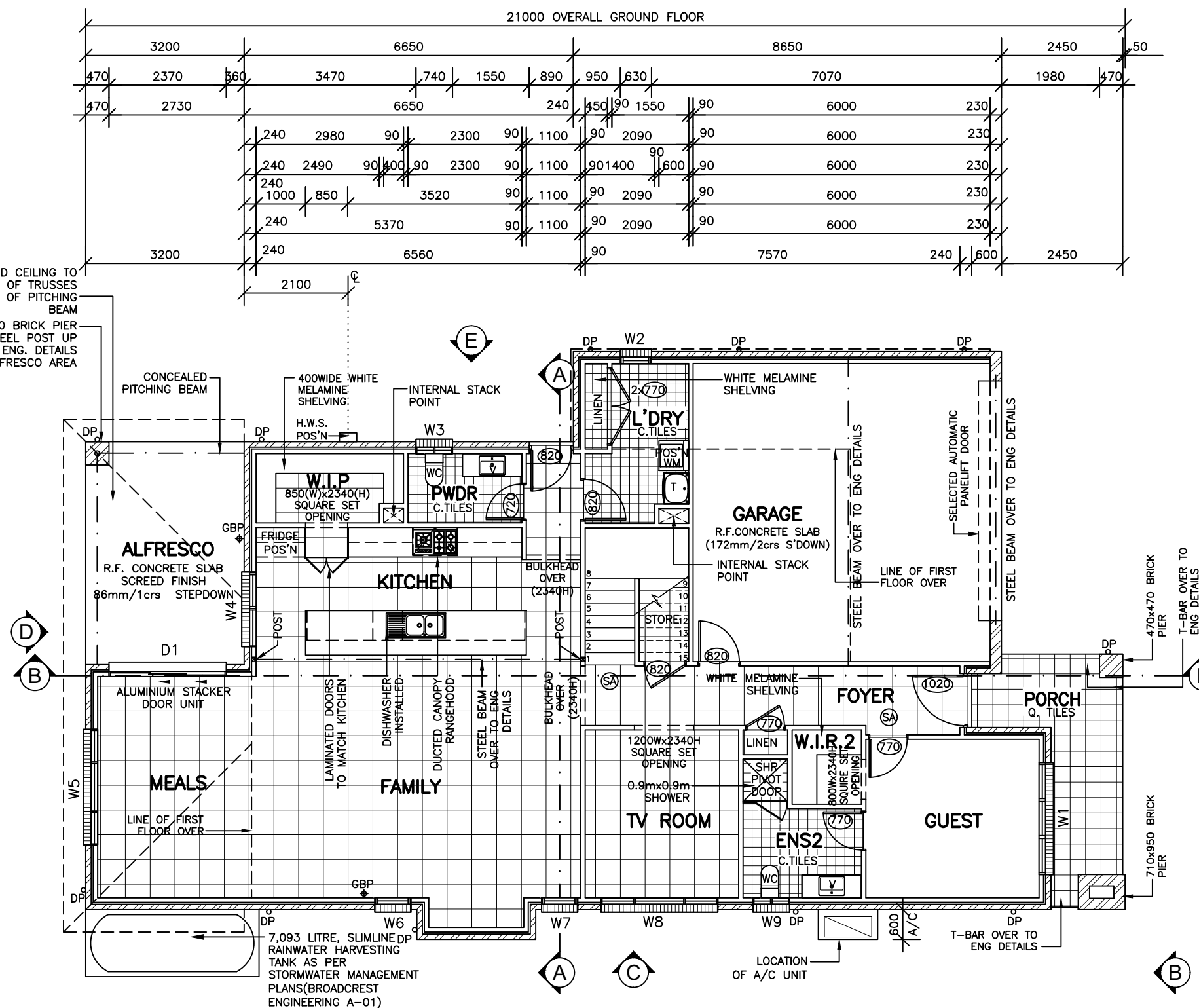
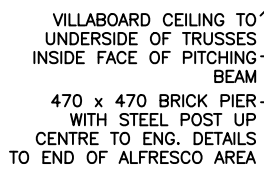
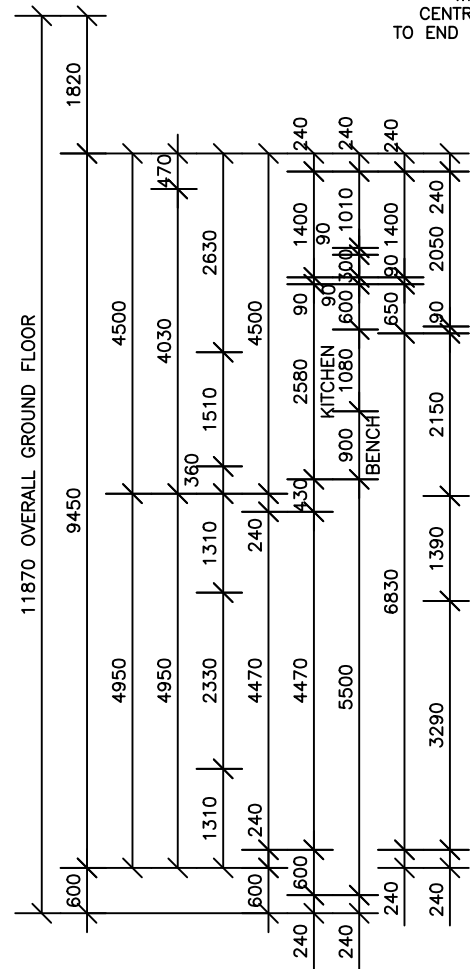


D

TILED BROADFLOORS
 WILL REQUIRE AN
 EXPANSION JOINT
 AT 6.0M CENTRES

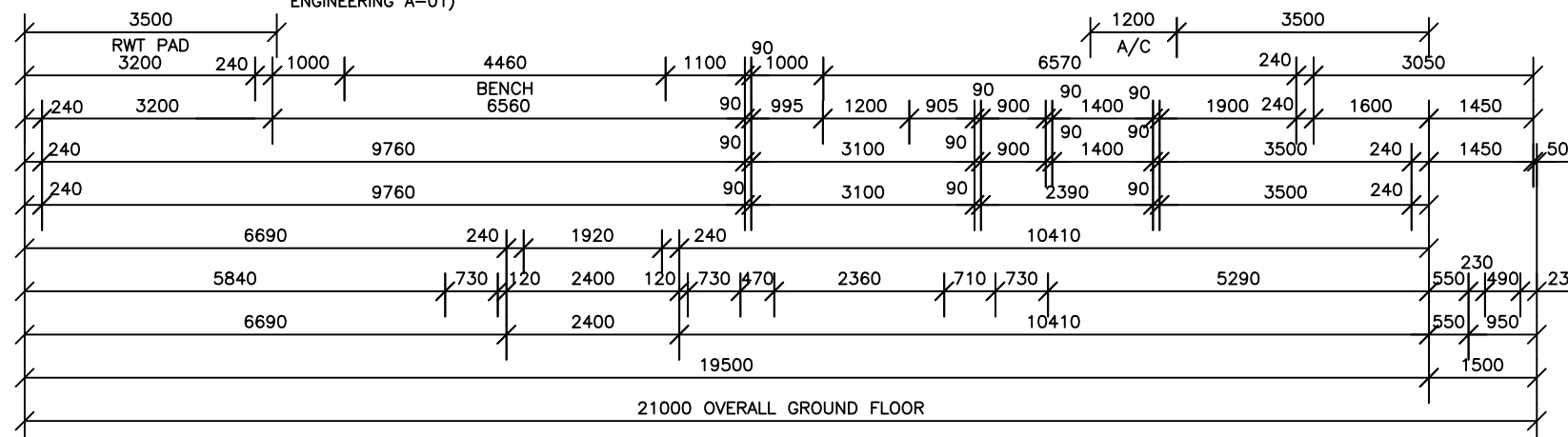


GROUND FLOOR PLAN

- 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

 DENOTES SMOKE ALARM

 DENOTES 2340mm HIGH DOORS



AREA:	
GROUND =	141.49 m ²
FIRST =	134.49 m ²
GARAGE =	39.14 m ²
PORCH =	9.62 m ²
BALCONY =	8.29 m ²
ALFRESCO =	14.40 m ²
TOTAL =	347.43 m ²
ROOF PLAN = 252.31 m ²	



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FOR: MR D. AND MRS S. EVANS
AT: LOT 5A (No.83A) PRINCE CHARLES RD, FRENCHS FOREST
COUNCIL: NORTHERN BEACHES

DRAWN: MK
JOB No.: 14531
SCALE: 1:100

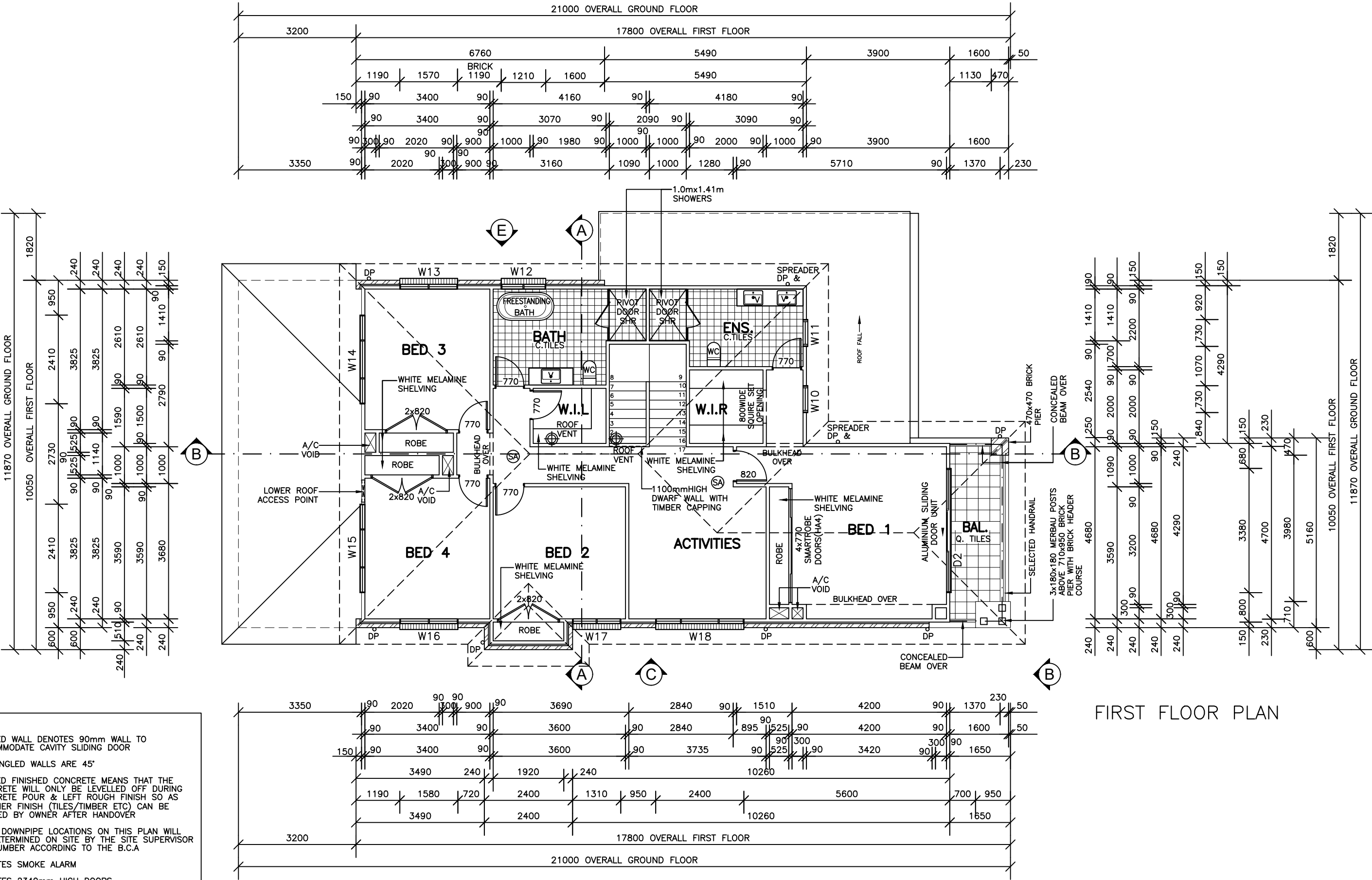
MONTANA
FIVE GUEST 35
SUMMIT RH

Issue	By	Date	Notes
A	MK	10.11.21	FIRST ISSUE
B	DO	10.12.21	SECOND ISSUE
C	MK	14.02.22	COUNCIL ISSUE
D	PL	05.05.22	UPDATED COUNCIL ISSUE

ISSUE

D

600mm EAVE /
GUTTER OVERHANG



FIRST FLOOR PLAN

- 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
- SIZES DENOTES 2340mm HIGH DOORS



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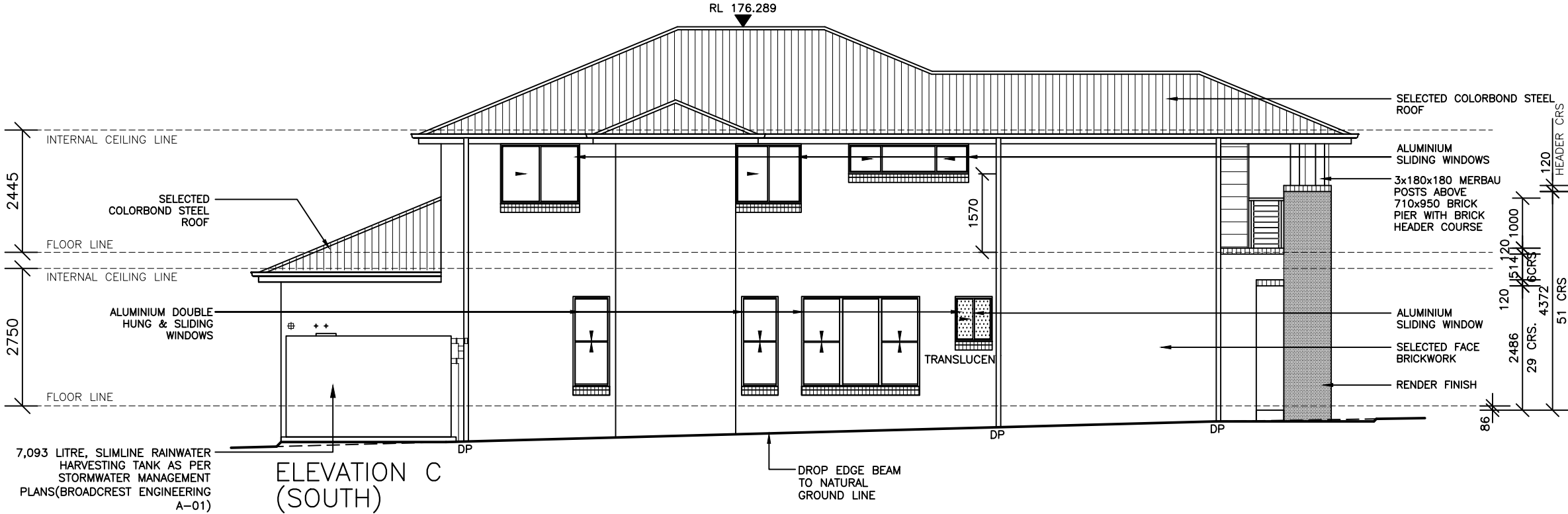
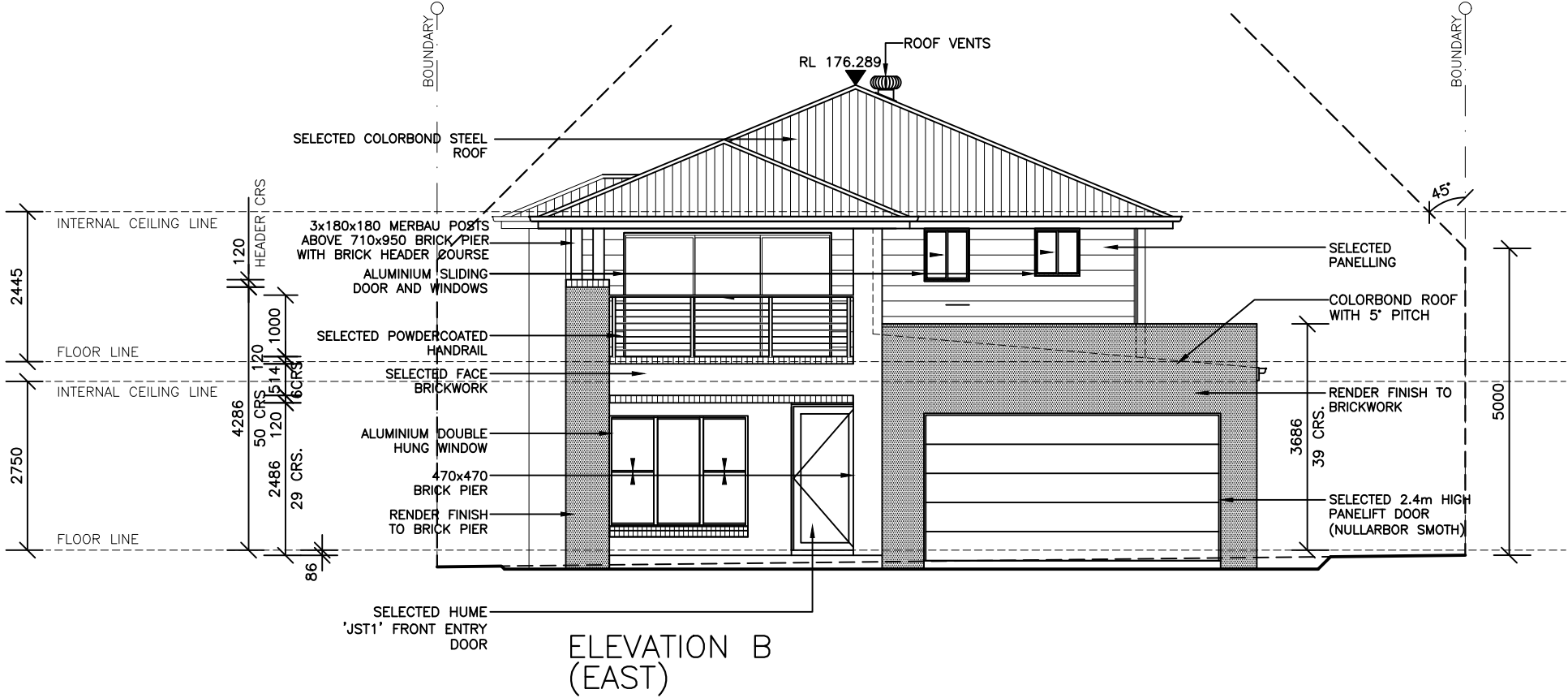
S3/7
DRAWN: MK
JOB No.: 14531
SCALE: 1:100

HOUSE DESIGN
MONTANA
FIVE GUEST 35
SUMMIT RH

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600mm EAVE /
GUTTER OVERHANG



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S4/7

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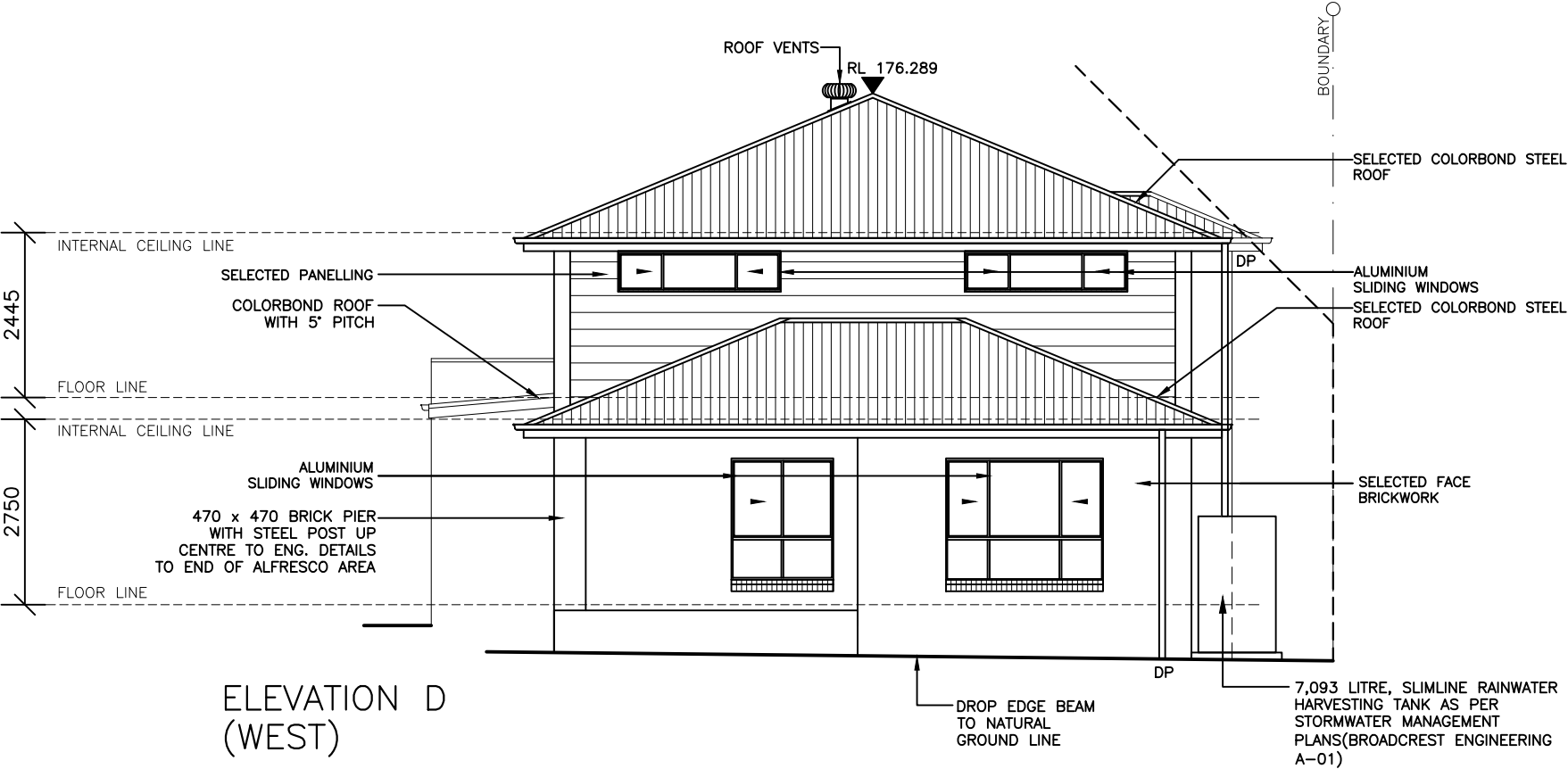
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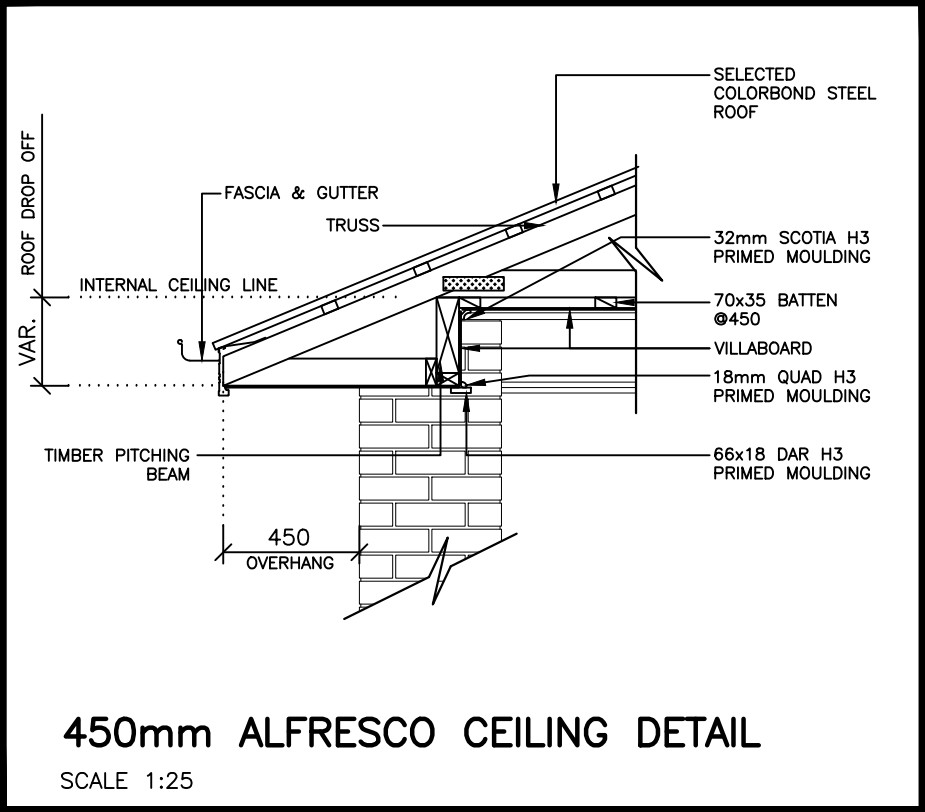
ISSUE

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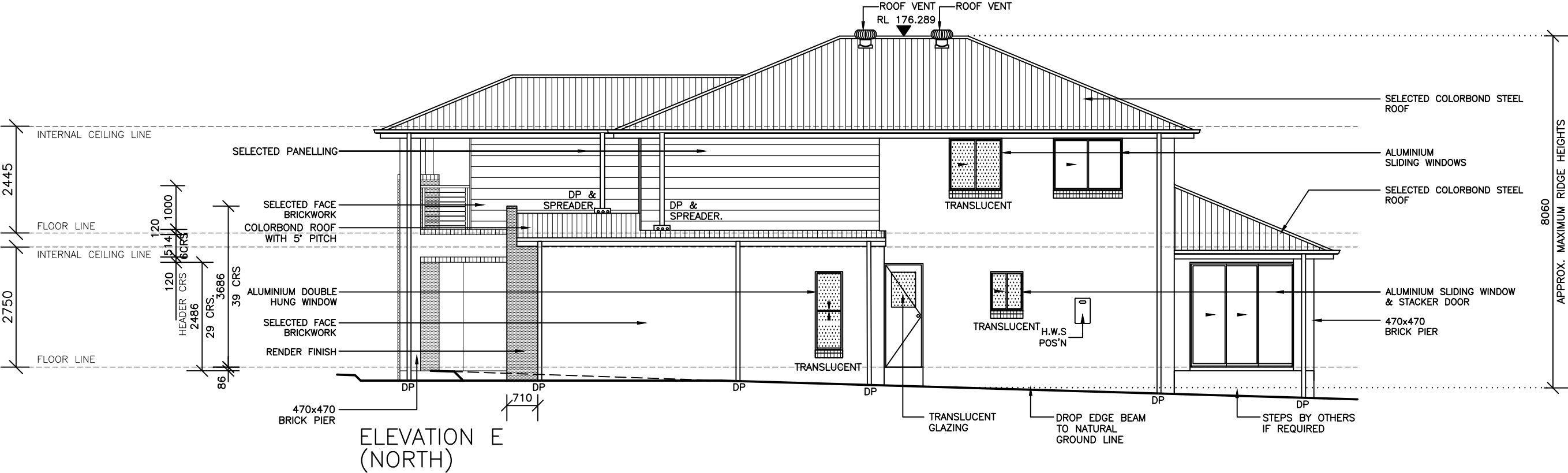
600mm EAVE /
GUTTER OVERHANG



ELEVATION D
(WEST)



450mm ALFRESCO CEILING DETAIL
SCALE 1:25



ELEVATION E
(NORTH)



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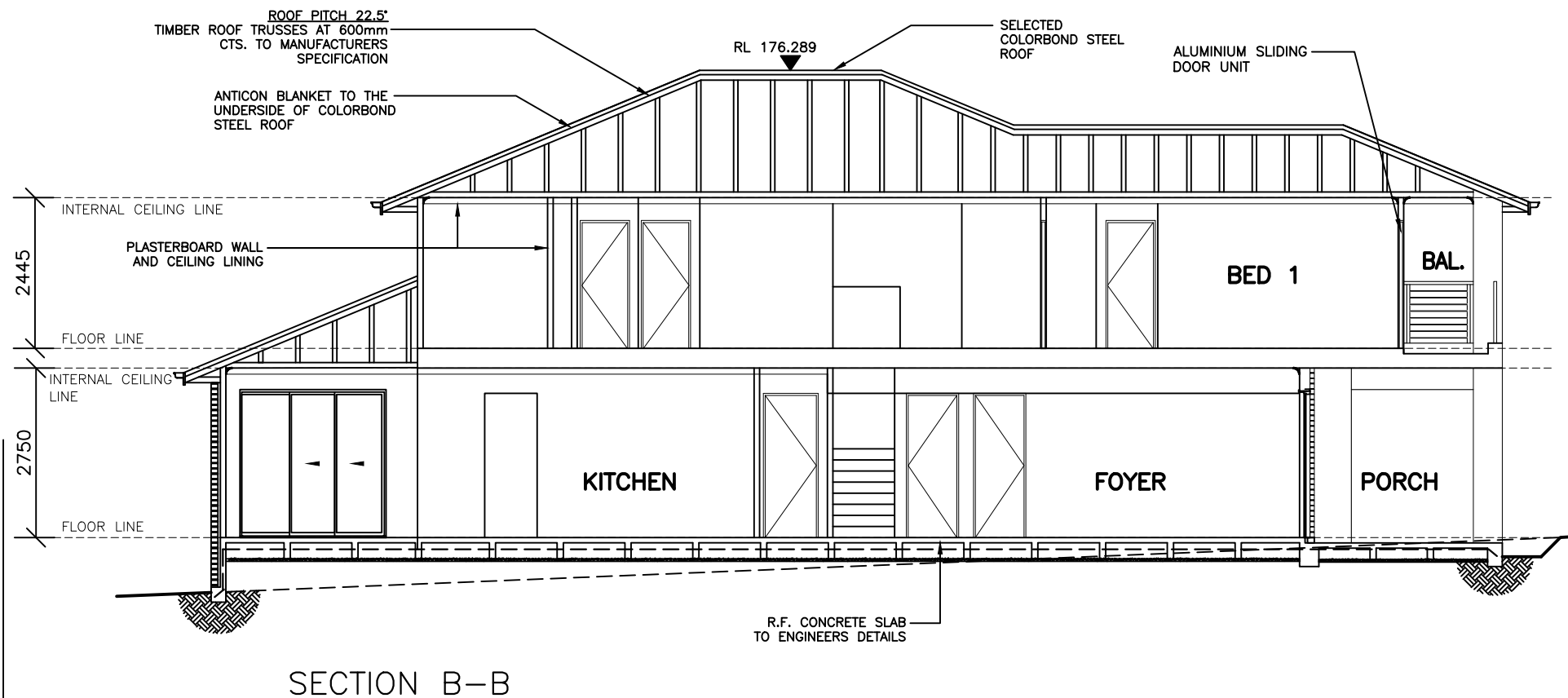
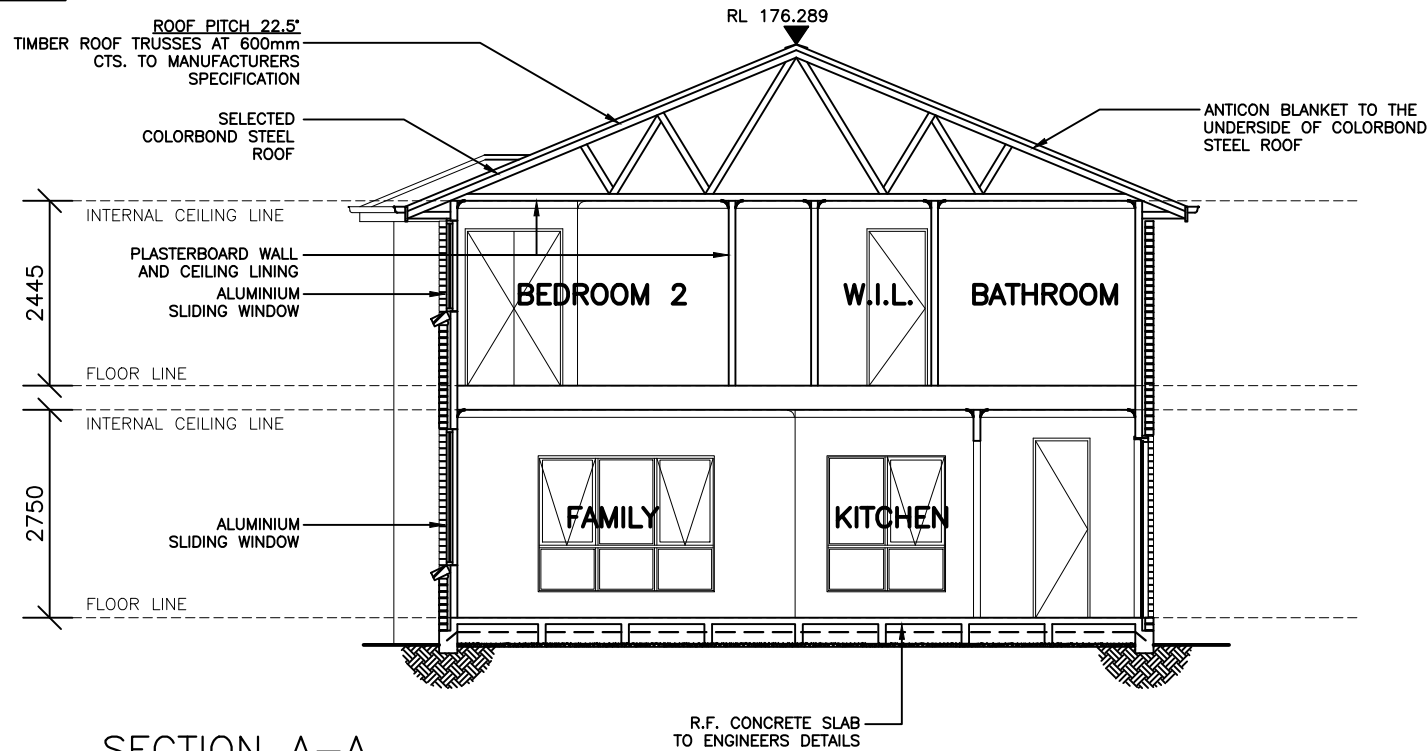
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600mm EAVE /
GUTTER OVERHANG



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 GAS INSTANTANEOUS 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 STEGBAR

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	GUEST	ADW18x2260(SP)	D/HUNG	
W-2	LAUNDRY	ADW18x630(SP)	D/HUNG	TRANSLUCENT
W-3	PWDR	ASW09x740(SP)	SLIDING	TRANSOM/TRANSLUCENT
W-4	KITCHEN	ASW18x1510T(SP)	SLIDING	TRANSOM
W-5	MEALS	ASW18x2330T(SP)	SLIDING	TRANSOM
W-6	FAMILY	ADW1807	D/HUNG	
W-7	FAMILY	AAW1807	D/HUNG	
W-8	TV ROOM	ASW18x2400(SP)	SLIDING	
W-9	ENS2	ASW09x740(SP)	SLIDING	TRANSLUCENT
W-10	W.I.R.	ASW0707	SLIDING	90mm FRAME REVEAL
W-11	ENS.	ASW0707	SLIDING	90mm FRAME REVEAL
W-12	BATH	ASW1212	SLIDING	TRANSLUCENT
W-13	BED 3	ASW12X1570(SP)	SLIDING	
W-14	BED 3	ASW0624	SLIDING	
W-15	BED 4	ASW0624	SLIDING	
W-16	BED 4	ASW12X1580(SP)	SLIDING	
W-17	BED 2	ASW12X1310(SP)	SLIDING	
W-18	ACTIVITIES	ASW06x2400(SP)	SLIDING	

D-1	FAMILY	AST24x3230(XXF)(SP) ALUMINIUM STACKER DOOR / REVEALS TOP & SIDES
D-2	BED 1	ASD21x3380(FXF/L)(SP) ALUMINIUM SLIDING DOOR /HWD TREAD & 90MM FRAME REVEALS TOP AND SIDES



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ADVANTAGE PROMOTION			14. PROVIDE FULL HEIGHT WALL TILING TO MAIN BATHROOM AND ENSUITE IN LIEU OF STANDARD (EXCLUDING GUEST ENSUITE AND POWDER ROOM)	THE GARAGE WHEN INSTALLING THEIR DRIVEWAY INCLUDING CONNECTING THE DRAIN TO THE PROVIDED FRAINAGE LINE IN ACCORDANCE WITH THE NOTED STORMWATER PLANS.
* 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 66MM X 18MM SINGLE BEVEL SKIRTING AND ARCHITRAVES * SCREED FINISH CONCRETE FLOOR TO ALFRESCO. * INCREASE KITCHEN SPLASHBACK TO UNDERSIDE OF BULKHEAD. * DOUBLE GPOS THROUGHOUT. * BULKHEADS TO KITCHEN OVERHEAD CABINETS. * OVERHEAD CABINET TO FRIDGE SPACE. * OMEGA 'OG95XCOM' (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.			15. PROVIDE 1200MM HIGH WALL TILING TO GUEST ENSUITE ONLY	42. PROVIDE 7,093 LITRE RAINWATER TANKS IN LIEU OF PREVIOUSLY QUOTED '3,000 LITRE' AS PER STORMWATER MANAGEMENT PLANS.
CLIENT VARIATIONS			16. PROVIDE 'ASPIRE' BRICK RANGE UPGRADE TO: PGH: 'SUMMERVILLA' / 'DARK & STORMY' / 'FOUNDATIONS' / 'ELEMENTS' / 'BOTANICALS' OR AUSTRAL: 'EVERYDAY LIVING' / 'WHITSUNDAY' / 'WILDERNESS' / 'INDULGENCE'	43. PROVIDE 'P/M' SITE CLASSIFICATION IN LIEU OF PREVIOUSLY QUOTED 'H1' AS PER GEOTECHNICAL REPORT
1. GAS H.W.S, GAS COOKTOP, GAS HEATING POINT, AND ELECTRIC OVEN, INCLUDING GAS CONNECTION FEE. (OWNER TO CONFIRM GAS AVAILABILITY).			17. PROVIDE A PROVISIONAL ALLOWANCE FOR FLOORING UPGRADES	
2. PROVIDE A RINNAI 'DONSR 14Z72' 14.2 KW SINGLE PHASE INVERTER REVERSE CYCLE DUCTED AIR–CONDITIONING SYSTEM			18. DELETE POWER POLE FROM SITE COSTS. CLIENT WILL PROVIDE NEW POWER POLE TO ACCOMMODATE EXISTING GRANNY FLAT AND WILL INSTALL PRIOR TO HOUSE CONSTRUCTION	
3. PROVIDE 2700MM HIGH CEILINGS IN LIEU OF 2400MM HIGH CEILINGS TO GROUND FLOOR ONLY. EXCLUDES 2340MM HIGH DOORS			19. DELETE TEMPORARY FENCING FROM STATUTORY AUTHORITY REQUIREMENTS – NOT AVAILABLE	
4. PROVIDE 2340MM HIGH INTERNAL DOORS AND SQUARE SET OPENINGS TO GROUND FLOOR			20. FIRST FLOOR WINDOW LOCATIONS AND SIZES ARE SUBJECT TO COUNCIL APPROVAL	
5. PROVIDE 2340MM HIGH EXTERNAL HUNG AND SLIDING DOORS TO GROUND FLOOR			21. PROVIDE SW0624 ALUMINIUM SLIDING WINDOWS TO BEDROOMS 3 AND 4 IN LIEU OF STANDARD AND RELOCATE WINDOWS TO REAR WALL IN LIEU OF SIDE WALL	
6. PROVIDE A 2.4M X 600MM EXTENSION TO SIDE OF FAMILY AND BEDROOM 2, REPOSITIONING BEDROOM 2 AND FAMILY WINDOWS TO SUIT TO COMPLY WITH COUNCIL'S DCP (INCLUDES STEPPING ROOF LINE)			22. PROVIDE POWDERCOATED HANDRAIL (AS PER SIERRA 'LODGE' ELEVATION) TO BALCONY IN LIEU OF BRICKS	
7. EXTEND WIDTH OF HOME APPROX. 520MM THROUGH GARAGE AND LAUNDRY			23. NOTE: OWNER TO SUPPLY AND INSTALL PHOTOVOLTAIC SOLAR SYSTEM AFTER HOUSE COMPLETION (NOTE: THIS CANNOT BE USED IN ASSESSING ENERGY EFFICIENCY AS THIS IS AFTER HANDOVER)	
8. PROVIDE A WALK–IN LINEN WITH FOUR (4) ROWS OF SHELVING IN LIEU OF FIRST FLOOR POWDER ROOM			24. NOTE: AS PER MANAGEMENT, CLIENTS CAN LIVE IN EXISTING GRANNY FLAT WHILE MAIN HOUSE UNDER CONSTRUCTION (SUBJECT TO APPROVALS)	
9. PROVIDE CAROMA 'AURA' 1600 FREESTANDING BATH (CODE: AU6W) TO MAIN BATHROOM IN LIEU OF STANDARD BATH			25. PROVIDE SPECIAL REBATE	
10. EXTEND BEDROOMS 3 AND 4 ROBES INTO LINEN			26. PROVIDE AN ADDITIONAL SPECIAL REBATE	
11. PROVIDE WHITE MELAMINE SHELVING TO ALL ROBES, WALK–IN PANTRY, LINEN AND BROOM IN LIEU OF STANDARD (WHERE APPLICABLE)			27. PROVIDE TRANSLUCENT GLAZING TO WINDOWS #W2, #W3, #W9 AND #W12 IN LIEU OF SPOTWOOD GLAZING	
12. PROVIDE 'ASPIRE' PROMOTION OPTIONS TO MAIN BATHROOM, ENSUITE AND GUEST ENSUITE (EXCLUDING POWDER ROOM): * POLYTEC 'EVOLUTION' DOORS (CHOOSE FROM 'RAVINE' OR 'LEGATO' PROFILES); * 20MM 'CAESARSTONE' VANITY TOPS WITH CAROMA® 'BASA' INSERT BASIN; * SOFT CLOSE DOORS AND DRAWERS TO VANITIES; * CAROMA® 'LUNA' SQUARE CLEANFLUSH WALL FACED TOILETS WITH SOFT CLOSE LIDS; * 'FLOATING' MIRRORS; * FAN / LIGHT / HEATER (2 BULB); * 400MM X 400MM TILED RECESS TO SHOWERS			28. PROVIDE HORIZTONTAL CLADDING IN LIEU OF VERTICAL CLADDING	
13. PROVIDE 'ASPIRE' PROMOTION OPTIONS TO GROUND FLOOR POWDER ROOM: * POLYTEC 'EVOLUTION' DOORS (CHOOSE FROM 'RAVINE' OR 'LEGATO' PROFILES); * 20MM 'CAESARSTONE' VANITY TOPS WITH CAROMA® 'BASA' INSERT BASIN; * SOFT CLOSE DOORS AND DRAWERS TO VANITY; * CAROMA® 'LUNA' SQUARE CLEANFLUSH WALL FACED TOILET WITH SOFT CLOSE LID; * 'FLOATING' MIRROR			29. PROVIDE BRADFORD PROMO: SOUNDSCREEN ACOUSTIC INSULATION TO MIDFLOOR	
			30. PROVIDE THE FOLLOWING WINDOWS VARIATIONS: W1 GUEST – DOUBLE HUNG + TRANSOM WINDOW IN LIEU OF AWNING WINDOW W2 LAUNDRY – DOUBLE HUNG + TRANSOM WINDOW IN LIEU OF AWNING WINDOW W4 KITCHEN – SLIDING + TRANSOM WINDOW IN LIEU OF AWNING WINDOW W5 MEALS – SLIDING + TRANSOM WINDOW IN LIEU OF AWNING WINDOW W6 FAMILY – DOUBLE HUNG + TRANSOM WINDOW IN LIEU OF AWNING WINDOW W7 FAMILY – DOUBLE HUNG + TRANSOM WINDOW IN LIEU OF AWNING WINDOW W8 TV ROOM – DOUBLE HUNG WINDOW DH18X2400 TRANSOM WINDOW IN LIEU OF STANDARD 600 HIGH WINDOW W10 W.I.R. – SLIDING WINDOW IN LIEU OF AWNING WINDOW W11 ENS – SLIDING WINDOW IN LIEU OF AWNING WINDOW	
			31. PROVIDE ALUMINIUM SLIDING WINDOW ASW1215 TO EXTERNAL SIDE WALL OF BEDS 3 AND 4	
			32. PROVIDE R2.0 INSULATION BATTS TO EXTERNAL WALLS IN LIEU OF R1.5	
			33. PROVIDE TO UPGRADE ELECTRICAL BOARD TO ACCOMMODATE 3 PHASE POWER	
			34. PROVIDE ANTICON BLANKET	
			35. PROVIDE EXTERNAL GAS BBQ POINT	
			36. DELETE TREE IN FRONT YARD ON SITE PLAN, AS CLIENT HAS HAD THIS REMOVED.	
			37. PROVIDE DEDICATED LED LIGHTING TO LIVING/DINING AND BEDROOMS AREAS, AS PER BASIX REQUIREMENT.(9 IN TOTAL)	
			38. OWNER TO ENSURE LED LIGHTING INSTALLED.	
			39. PROVIDE BRADFORD R2.0 RATED BATTS TO EXTERNAL BRICK VENEER WALLS IN LIEU OF STANDARD.	
			40. PROVIDE STORMWATER DISCHARGE IN ACCORDANCE WITH DETAILS PREPARED BY BROADCREST ENGINEERING DATED 01.02.2022(ISSUE A–01) INCLUDING SURFACE WATER DRAINAGE(EXCLUDING GRATED DRAIN TO FRONT OF GARAGE)	
			41. THE PROPERTY OWNER IS TO SUPPLY AND INSTALL THE GRATED DRAIN TO THE FRONT OF	