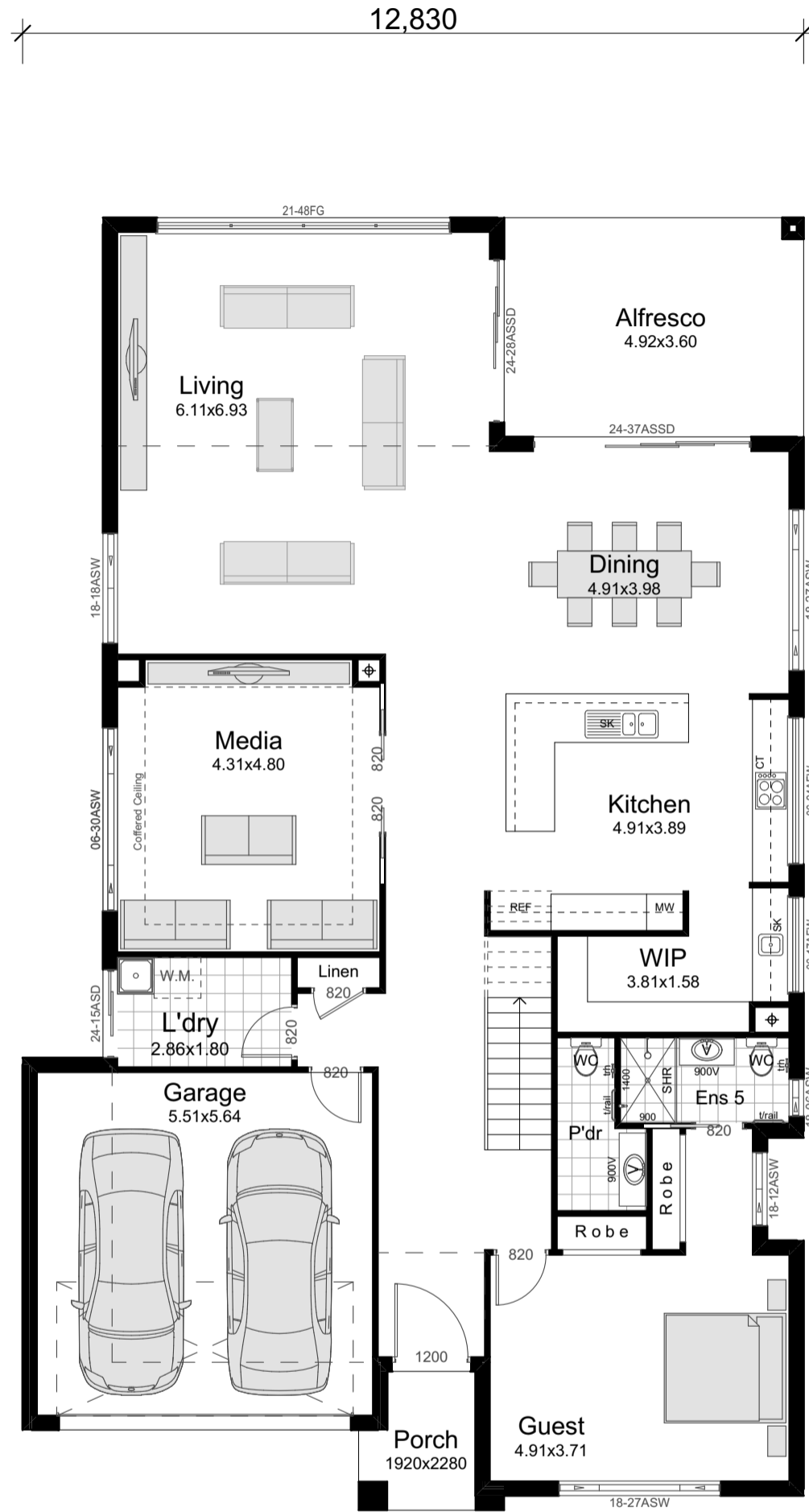


NOTE:
THIS DRAWING IS
PRELIMINARY AND IS SUBJECT
TO FINAL CONTOUR SURVEY
VOGUE HOMES RESERVES
THE RIGHT TO CHANGE
DESIGN BASED ON FINAL
SURVEY.



HOUSE AREAS	
Ground Living Area:	188.63m ²
First Living Area:	182.89m ²
Garage:	34.30m ²
Alfresco:	17.71m ²
Porch:	4.04m ²
Total Area:	427.57m² 45.97Sq

Ground Floor Plan scale 1:100

JR Design & Drafting
Residential Design & Drafting Services
Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003
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Address: Suite 304 No. 447 Victoria Street, Wetherill Park, NSW 2164

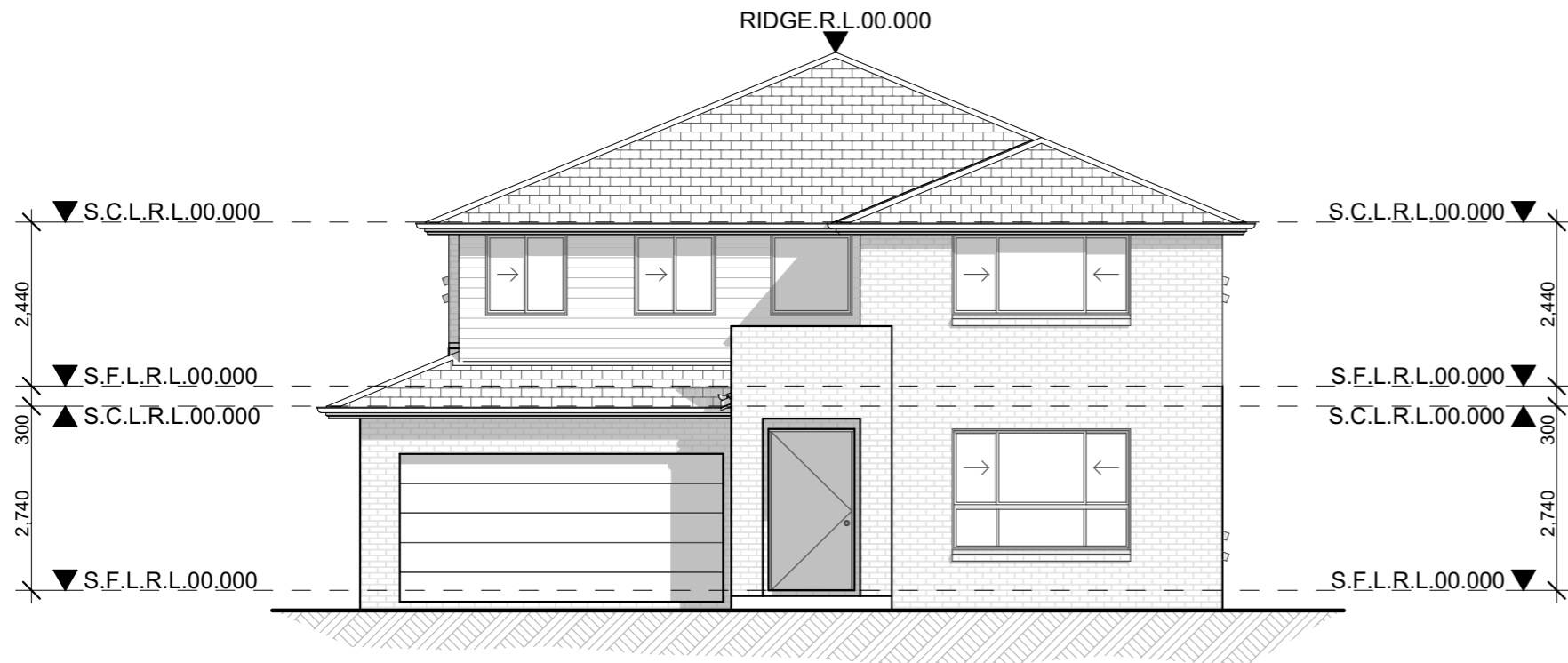
Issue	Amendment	Date:
A	Concept Plans	13.07.21



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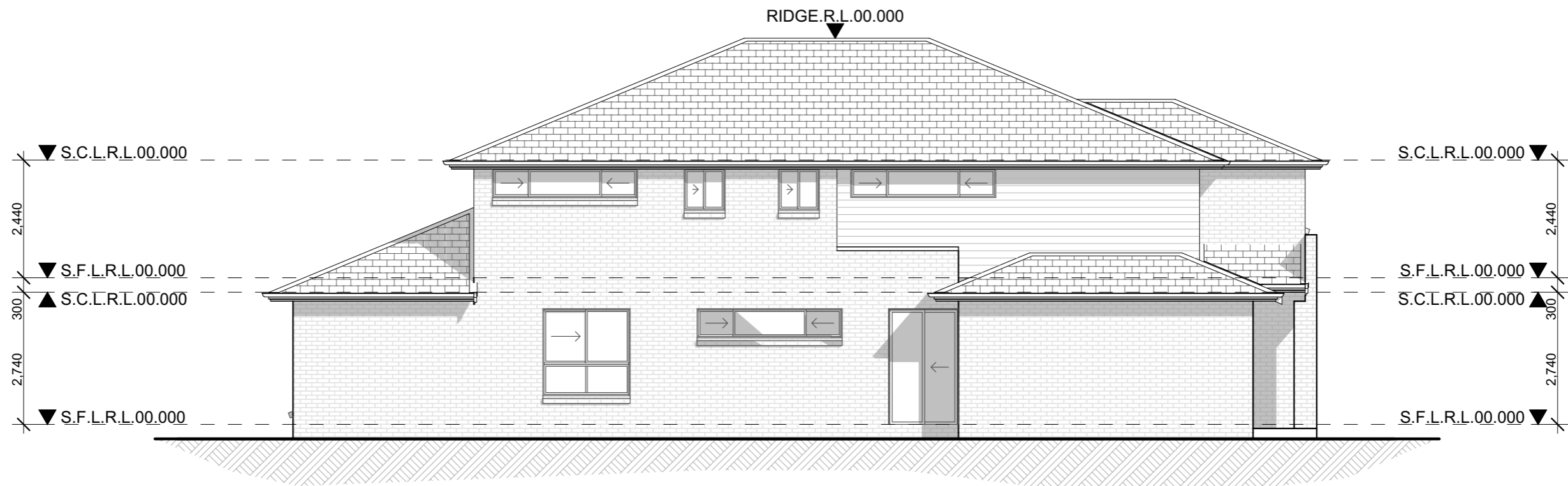
North:	Proposed: New Double Storey Dwelling	Drawing Title: Ground Floor Plan	Revision: A
Client: Vogue Homes	Location:	L.G.A	Design: SIENNA 46
		Facade: Standard	VH Job No: TBC
		Date: 13.07.21	JR Job No: VH0000
		Scale: 1:100	Sheet: 1 of 4

1. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
2. All timber framing to be carried out to the requirements of Australian Standards (as 1984) as a minimum.
3. All reinforced concrete, steel beams including supports, and reinforced beams including supports to Engineer's detail.
4. Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
5. All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
6. Control joints in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
7. Doorway openings with inward opening doors to rooms containing toilets which are closer than 1200mm to the toilet shall be fitted with hinges to allow the door to be removed from the outside when the door is closed.



Front Elevation
Elevation 1 scale 1:100

- CONSTRUCTION NOTES:**
1. Figured dimensions are to be taken in preference to scaling
 2. No allowance has been made for shrinkage or milling
 3. All Levels shown are approximate and should be verified on site during construction
 4. Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.
 5. Dimensions are to be verified on site by builder before the commencement of work
 6. All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
 7. Refer to the builders scope of works for inclusions & exclusions
 8. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
 9. All service positions, air conditioning droppers, outlets, return air grills, manholes and bulkheads to be determined on site at supervisor / contractors discretion
 10. All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
 11. Termite protection in accordance with Australian Standards
 12. Refer to Basix Certificate for energy, water & thermal requirements
 14. All 1st floor windows with a sill height less than 1700mm to have a max opening width of 125mm
 15. Final Construction Joints, steel posts & Beams, Floor Joist to structural engineer plans
 16. Meter Box, Gas Meter to be confirmed with Builder on site.
 17. Downpipes to be confirmed with plumber on site.



Side Elevation
Elevation 4 scale 1:100

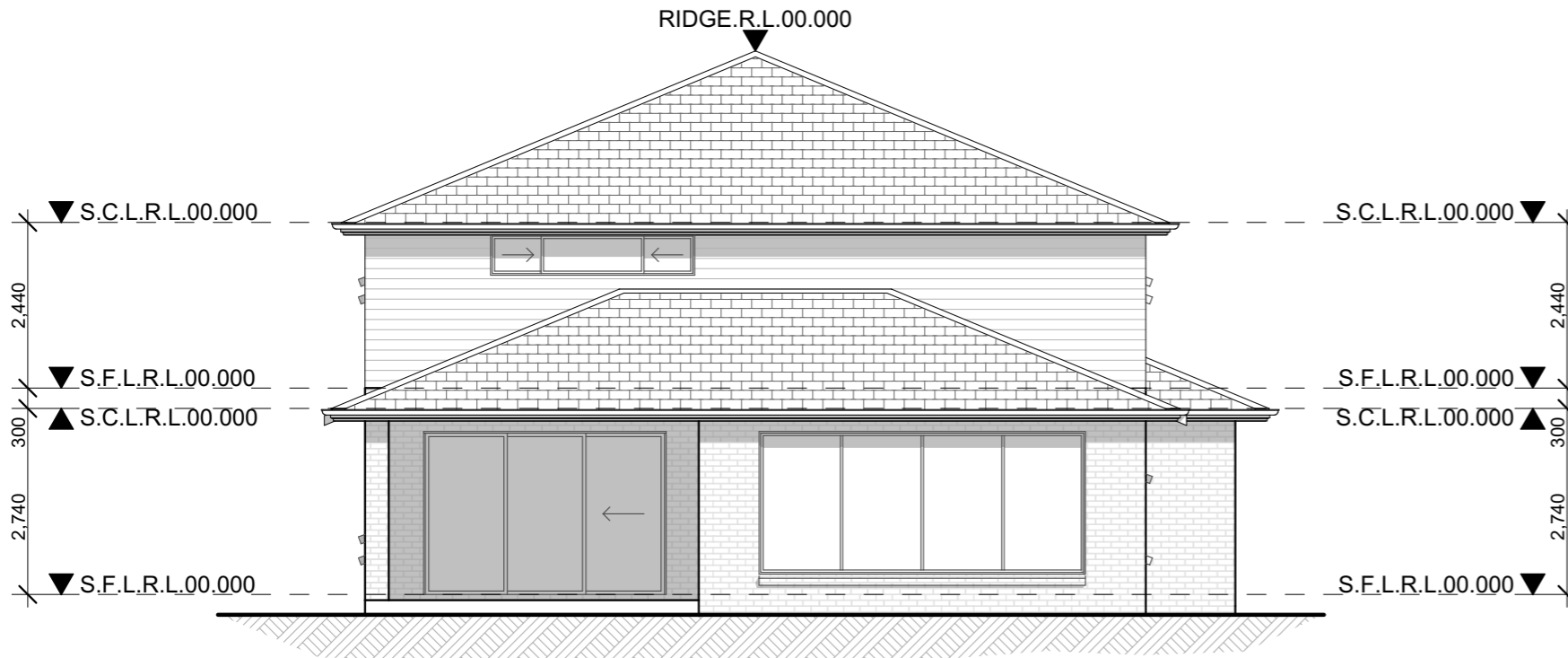
JR Design & Drafting
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Issue	Amendment	Date:	North:
A	Concept Plans	13.07.21	

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Proposed: New Double Storey Dwelling	Drawing Title: Elevations	Revision: A
Location: .	L.G.A	Design: SIENNA 46
Client: Vogue Homes	Facade : Standard Scale 1:100	VH Job No: TBC
	Date 13.07.21 Sheet 3 of 4	JR Job No: VH0000

1. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
2. All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
3. All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
4. Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
5. All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
6. Corbel sills in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
7. Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.



Rear Elevation
Elevation 3 scale 1:100

- CONSTRUCTION NOTES:**
1. Figured dimensions are to be taken in preference to scaling
 2. No allowance has been made for shrinkage or milling
 3. All Levels shown are approximate and should be verified on site during construction
 4. Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.
 5. Dimensions are to be verified on site by builder before the commencement of work
 6. All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
 7. Refer to the builders scope of works for inclusions & exclusions
 8. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
 9. All service positions, air conditioning droppers, outlets, return air grills, manholes and bulkheads to be determined on site at supervisor / contractors discretion
 10. All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
 11. Termite protection in accordance with Australian Standards
 12. Refer to Basix Certificate for energy, water & thermal requirements
 14. All 1st floor windows with a sill height less than 1700mm to have a max opening width of 125mm
 15. Final Construction Joints, steel posts & Beams, Floor Joist to structural engineer plans
 16. Meter Box, Gas Meter to be confirmed with Builder on site.
 17. Downpipes to be confirmed with plumber on site.



Side Elevation
Elevation 2 scale 1:100

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Issue	Amendment	Date:	North:
A	Concept Plans	13.07.21	

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Proposed:
New Double Storey Dwelling
Location:
Client:
Vogue Homes

Drawing Title: Elevations	Revision: A
L.G.A	Design: SIENNA 46
Facade : Standard	VH Job No: TBC
Date 13.07.21	JR Job No: VH0000
Scale 1:100	Sheet 4 of 4

1. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
2. All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
3. All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
4. Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
5. All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
6. Corbel sills in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
7. Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.