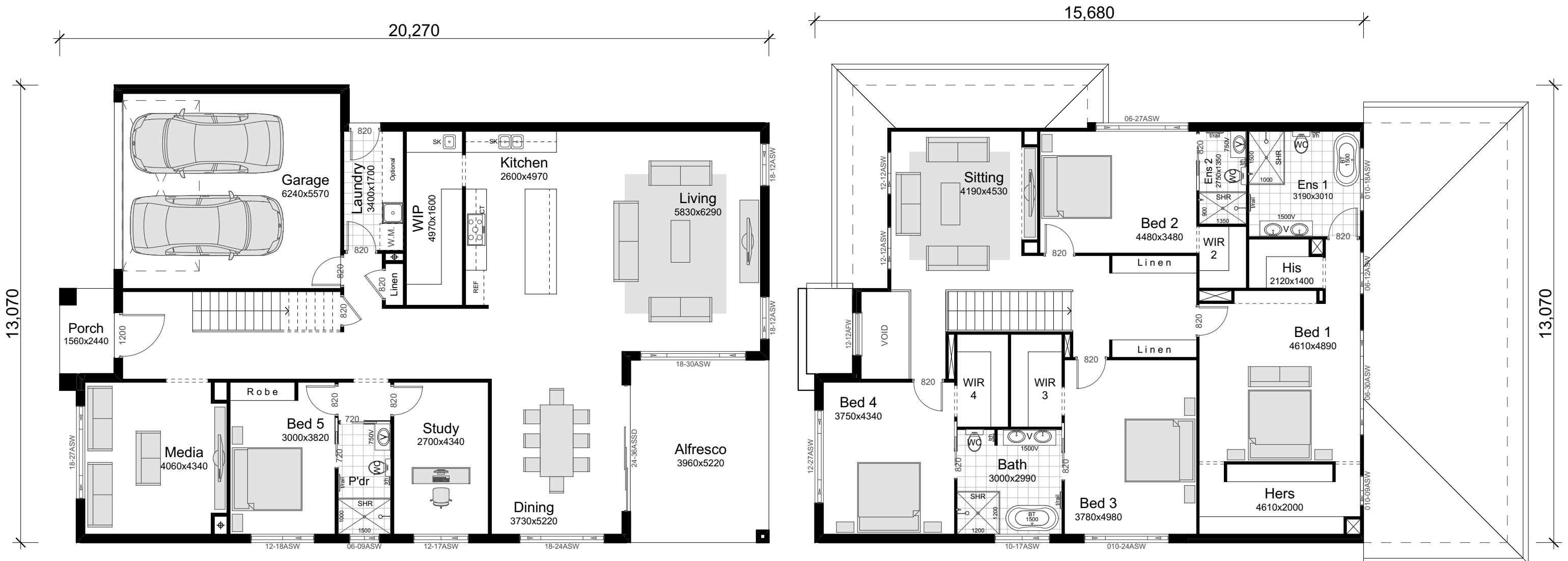


HOUSE AREAS	
Ground Living Area:	177.25m ²
First Floor Living Area:	176.47m ²
Garage:	38.87m ²
Porch:	4.03m ²
Alfresco:	20.67m ²
Total Area:	417.29m ² 44.86Sq
CDC Gross Floor Area:	340.07m ²



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

Issue	Amendment	Date:	North:
A	Concept Plans	22.06.21	

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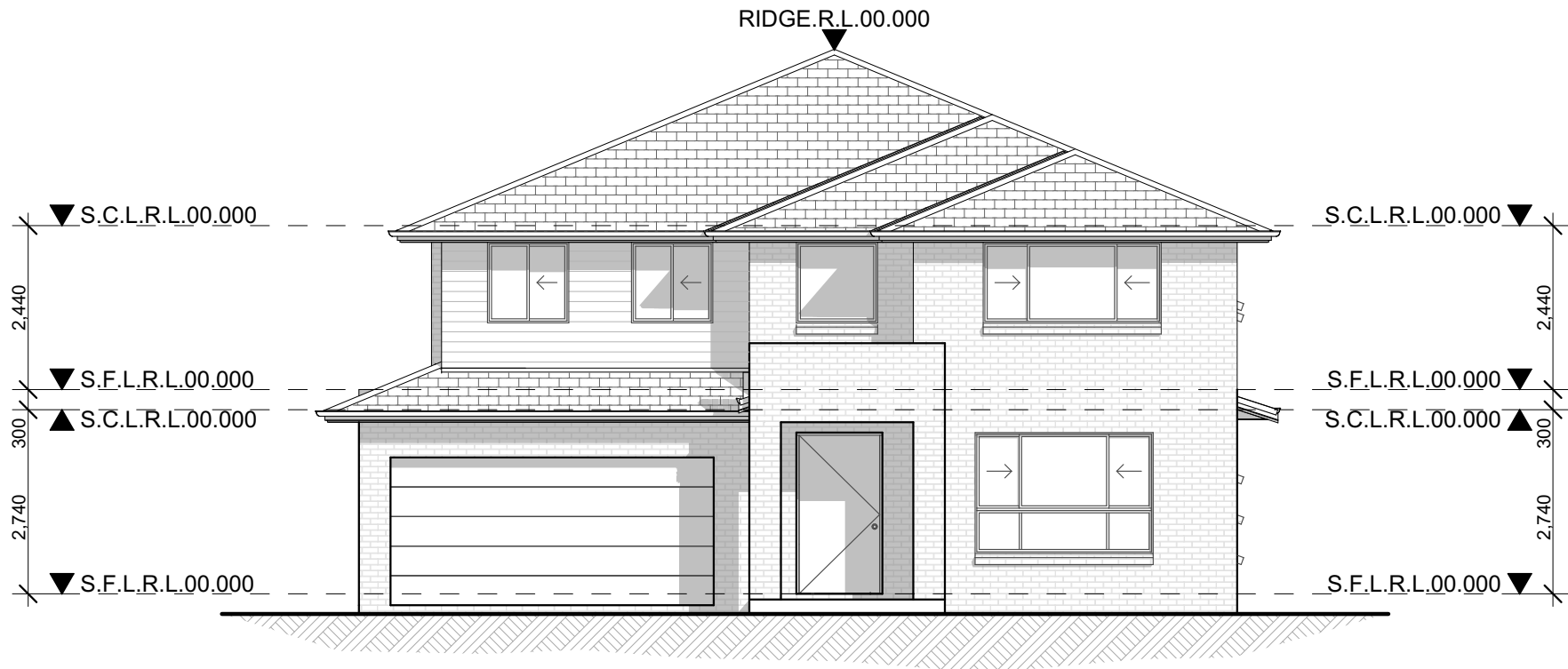
Proposed:
New Double Storey Dwelling

Location:
.

Client:
Vogue Homes

Drawing Title:		Revision: A	
L.G.A		Design: CARDIFF 45	
.		VH Job No: TBC	
Facade : Standard	Date	JR Job No: VH0000	
Scale 1:110	Sheet 1 of 1		

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 1884) 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 girders to brickwork to be provided in accordance with the requirements of the Building Code of Australia.
7. Downway openings with inward opening doors to rooms containing toilets which are closer than 1200mm to the toilet door to be fitted with hinges to allow the door to be removed from the outside when the door is closed.



Side Elevation
Elevation 4 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.



Front Elevation
Elevation 1 scale 1:100

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Issue	Amendment	Date:	North:
A	Concept Plans	22.06.21	

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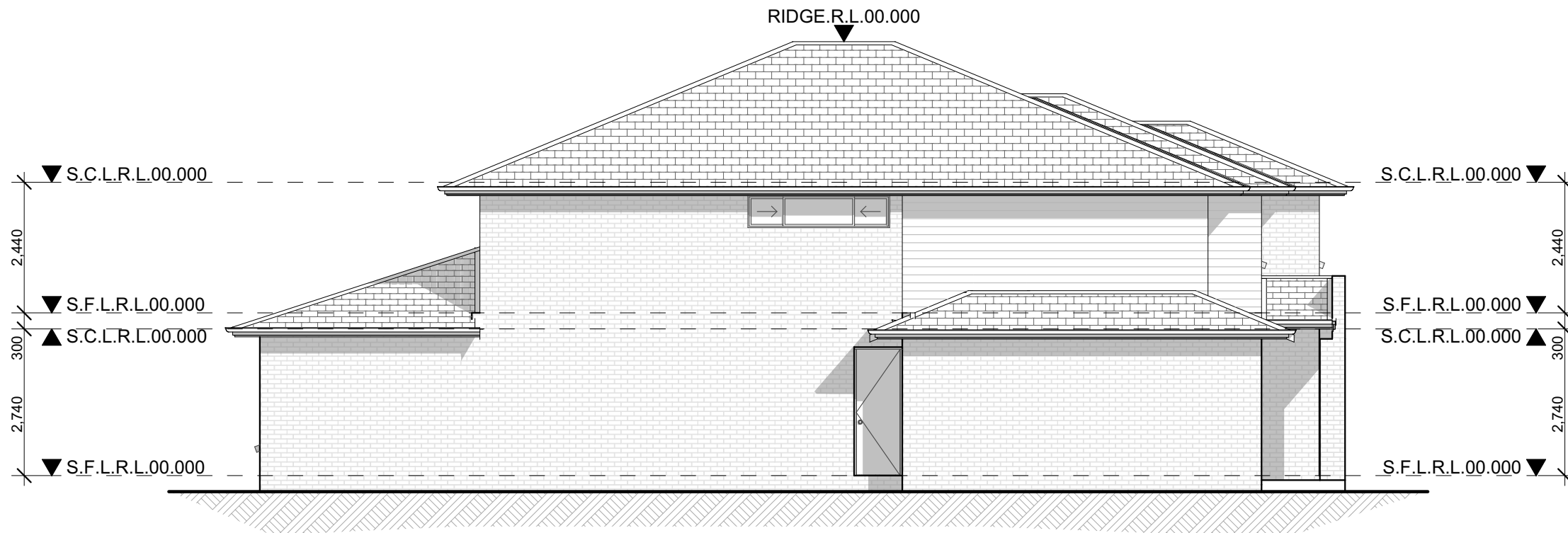
Proposed: New Double Storey Dwelling	Drawing Title: Elevations	Revision: A
Location: .	L.G.A	Design: CARDIFF 45
Client: Vogue Homes	Facade : Standard Scale 1:100	VH Job No: TBC
	Date 22.06.21 Sheet 3 of 4	JR Job No: VH0000

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.



Side Elevation
Elevation 2 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.



Rear Elevation
Elevation 3 scale 1:100

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Issue	Amendment	Date:	North:
A	Concept Plans	22.06.21	

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Proposed: New Double Storey Dwelling	Drawing Title: Elevations	Revision: A
Location: .	L.G.A	Design: CARDIFF 45
Client: Vogue Homes	Facade : Standard Scale 1:100	VH Job No: TBC
	Date 22.06.21 Sheet 4 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 to 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.