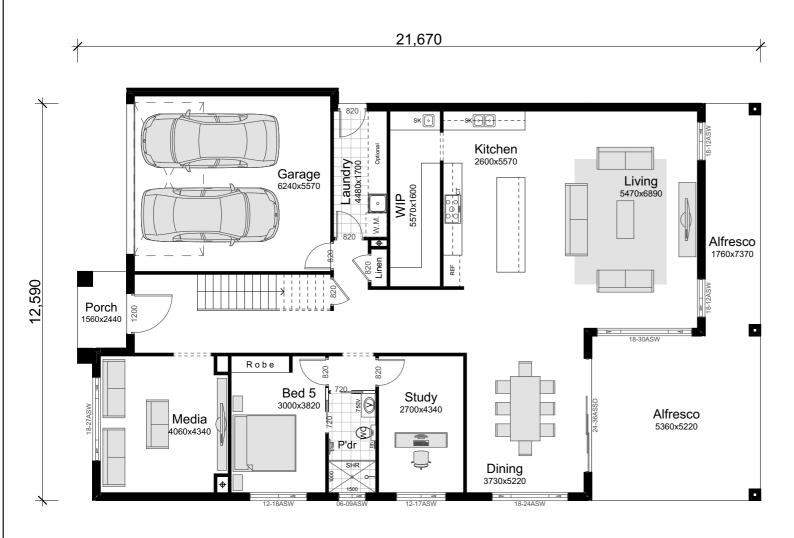
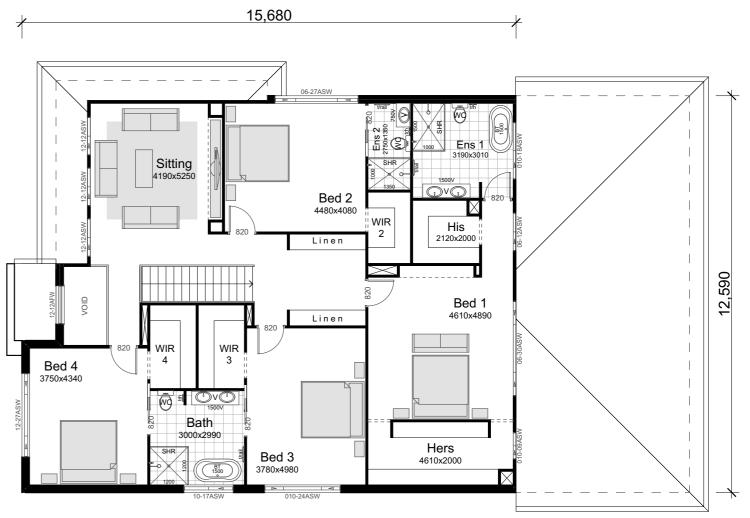
HOUSE ARE	AS
Ground Living Area:	181.88m²
First Floor Living Area:	184.72m²
Garage:	38.78m²
Porch:	4.03m ²
Alfresco:	40.95m ²
Total Area:	450.36m ² 48.42Sq
CDC Gross Floor Area:	353.00m ²





JR Design & Drafting	e Amendment	Date:	North:		Proposed:	Drawing Title:	Revision:
Residential Design & Drafting Services	Concept Plans	22.06.21			New Double Storey Dwelling		L A
Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003 Email: jr. design.drafting@gmail.com Address: Suits 204 Nb. 4473 @rsig Street Workborill Park. NSW 2164					Location:	L.G.A	Design: CARDIFF 48
Auditess. Solite 304-190, 444-Victoria Sietel, yet entire in an Art No. 192-2104. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local. 2. All whole framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.]	VOGUÉ)HOMES			VH Job No: TBC
3. All reinforced concritie, steel beams including supports, and nominated beams including supports to Engineer's default. 4. Structural Engineer to check, detail and certify bioducorit, to garage area with a height greater than 3000mm between the control of the constructed in accordance with the producerents of the Bullions Code of Australia.]	Copyright: This plan is the exclusive property of Vogue Homes. and must not be used, reproduced or copied wholly in any way without	Client:	Facade: Standard Date 22.06.2	.21 JR Job No:
Control joints in biokswork to be provided in accordance with the requirements of the Building Code of Australia. To Doorway openings with Inward opening doors for room centaining tolles which are closer than 1200mm to the tollet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.			-	This plan is the exclusive property of Vogue Homes. and must not be used, reproduced or copied wholly in any way without permission	Vogue Homes	Scale Sheet 1 of 1	VH0000



CONSTRUCTION NOTES:

- Figured dimensions are to be taken in preference to scaling
 No allowance has been made for shrinkage or milling
 All Levels shown are approximate and should be verified on site during construction 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
- nitted 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.

- 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
 - 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

☐ JR Design & Drafting	Issue	Amendment	Date:	North:		Proposed:	Drawing Title:	Revision:
Residential Design & Drafting Services	Α	Concept Plans	22.06.21	1		New Double Storey Dwelling	Elevations	A
Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003 Email: ir.design.drafting@gmail.com				1		Location:	L.G.A	Design:
Email: jr. design.drafting@gmail.com Address: Suite 304 No. 447 Victoria Street, Wetherill Park. NSW 2164 General Nature 1. All work to be carried out in accordance with the recivilements of the Buldino Code of Australia and the relevant local			+	4				CARDIFF 48 VH Job No:
All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum. All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.				1	VOGUE/HOMES	Client	Facade: Quill Date 00.00	TBC
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.			+	4	Copyright: This plan is the exclusive property of Vogue Homes. and must not be used, reproduced or copied wholly in any way without	Oliota.	Standard 22.06.21	- 317 30D 140.
7. Doorway openings with inward opening doors to room containing tolets which are closer than 1200mm to the tollet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.				†	permission	Vogue Homes	Scale 1:100 Sheet 3 of 4	VH0000



CONSTRUCTION NOTES:

- Figured dimensions are to be taken in preference to scaling
 No allowance has been made for shrinkage or milling
 All Levels shown are approximate and should be verified on site during construction Doorway openings with inward opening doors to room containing toilets which are closer than
 1200mm to the toilet are to be
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- nitted with hinges to allow the door to be removed from the outside when the door is closed.

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- minimum.

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 8. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.

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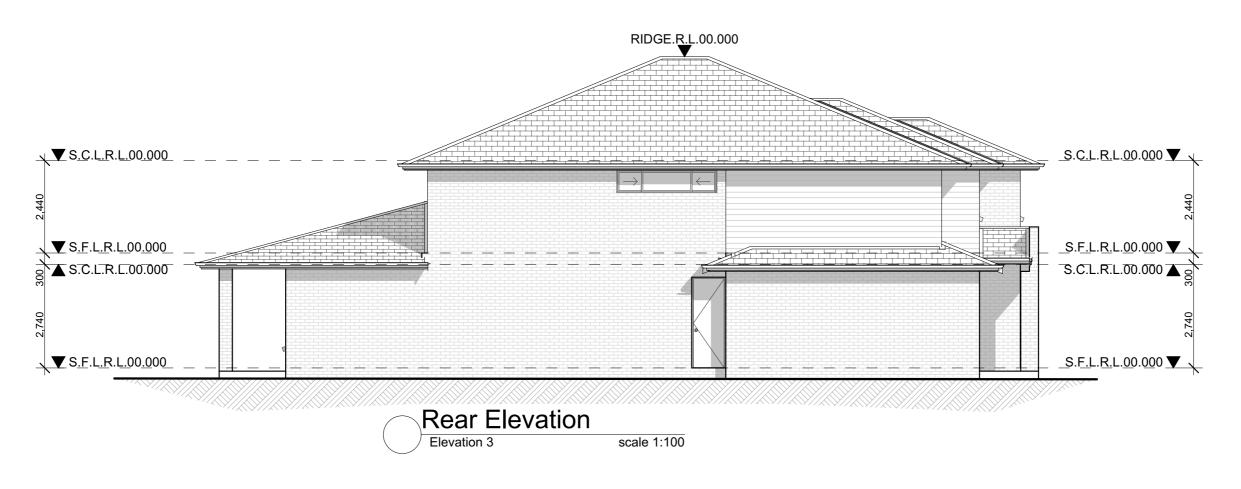
 12. Refer to Basix Certificate for energy, water & thermal requirements

 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
 - plans

 16. Meter Box, Gas Meter to be confirmed with Builder on site.

 17. Downpipes to be confirmed with plumber on site.





☐ JR Design & Drafting	Issue	Amendment	Date:	North:		Proposed:	Drawing Title:	Revision:
Residential Design & Drafting Services	A	Concept Plans	22.06.21	}		New Double Storey Dwelling	Elevations	<u> </u>
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						Location:	L.G.A	Design: CARDIFF 48
Concrat Netsc. All work to be carried out in accordance with the requirements of the Bulding Code of Australia and the relevant local authority. All where faming to be carried out the contract of the familiar Standards (as 1684) as a minimum. All minimum dependence our				-	VOGUÉ/HOMES			VH Job No: TBC
details. 4. Structural Engineer to check, detail and certify incinctive to parage area with a height greater than 3000mm between horizontal supports. 5. All brickwork to be constructed in accordance with the requirements of the Bullding Code of Australia. 6. Control joints in brickwork to be provided in accordance with the requirements of the Bullding Code of Australia. 7. Donawa-reaceins with livinaria received now constraints to talker which are desert than 2010mm to the foliater than 2010mm to				_	Copyright: This plan is the exclusive property of Vogue Homes. and must not be used, reproduced or copied wholly in any way without	Client:	Facade: Standard Date 22.06.21 Scale 4.400 Sheet	1 JR Job No:
are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.					permission	Vogue Homes	1:100 Sileet 4 of 4	VH0000