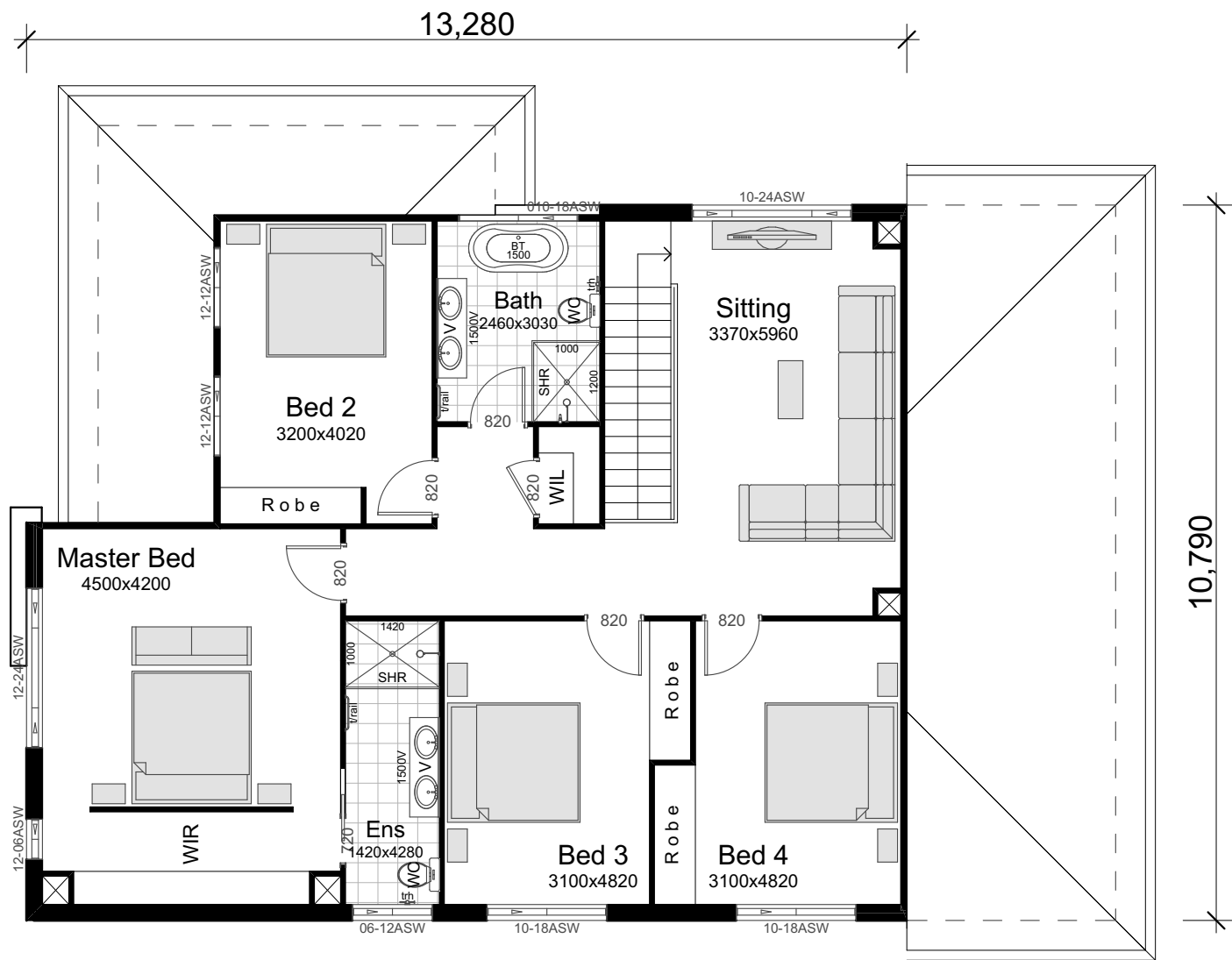
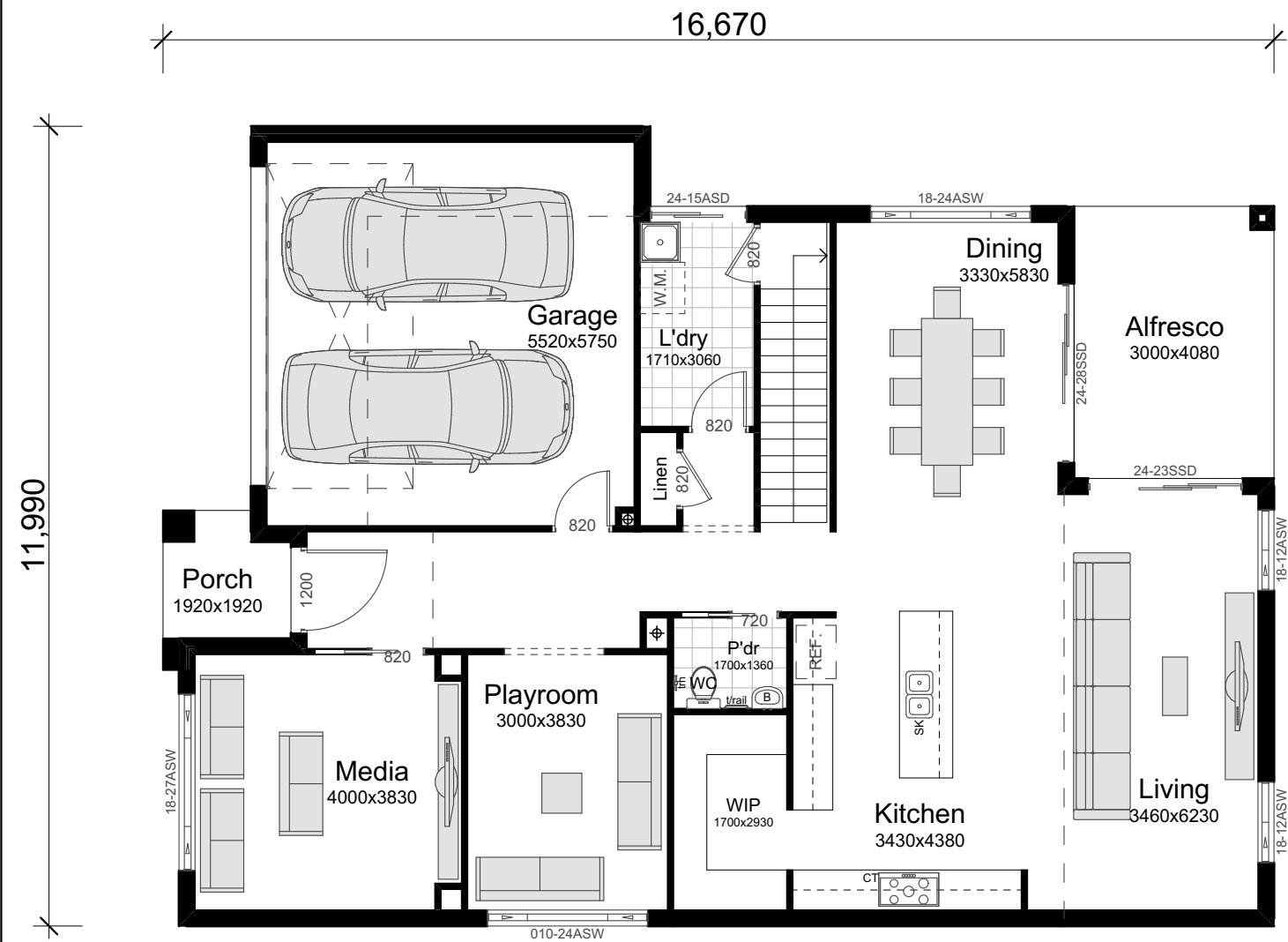


HOUSE AREAS	
Ground Living Area:	129.48m ²
First Floor Living Area:	128.86m ²
Garage:	34.87m ²
Porch:	3.52m ²
Alfresco:	12.24m ²
Total Area:	308.97m ² 33.22Sq
CDC Gross Floor Area:	250.56m ²



Brochure Plan
scale 1:100

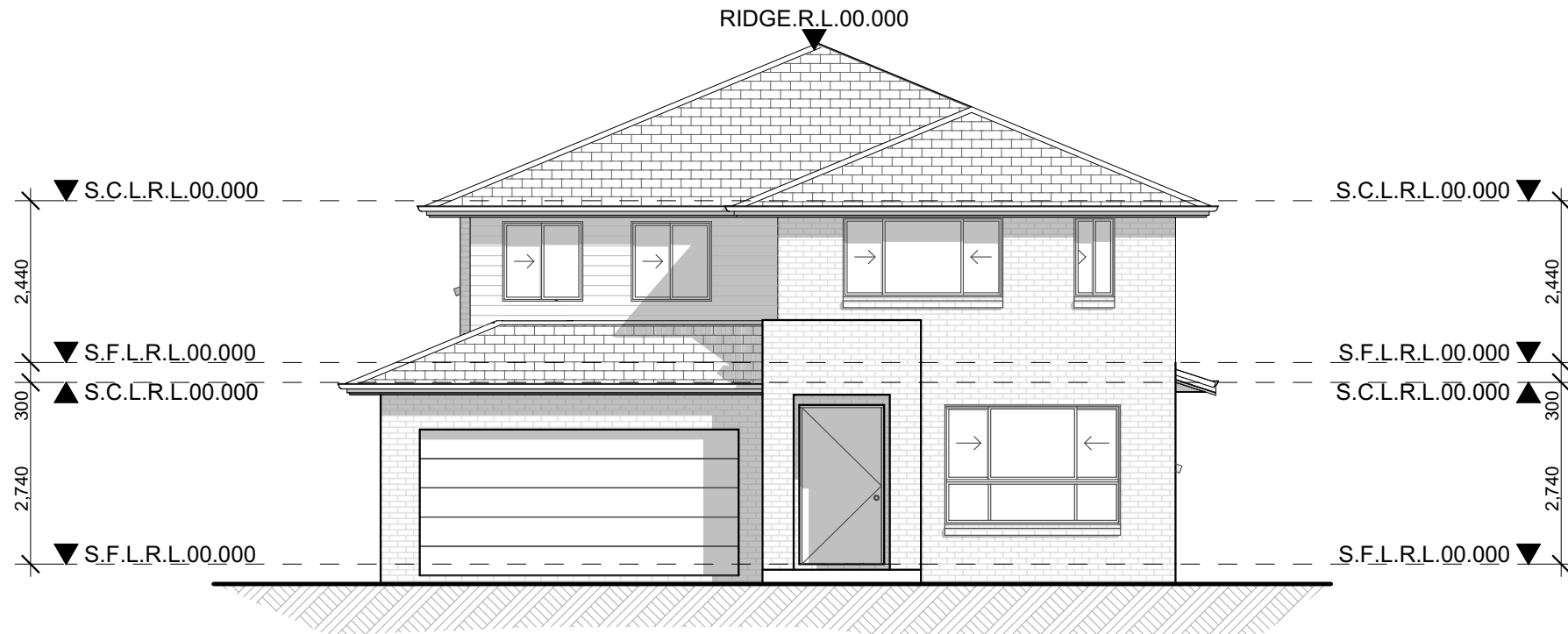
JR Design & Drafting
Residential Design & Drafting Services
Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003
Email: jr.design.drafting@gmail.com
Address: Suite 304 No. 447 Victoria Street, Wetherill Park, NSW 2164

Issue	Amendment	Date:	North:
A	Concept Plans	22.06.21	

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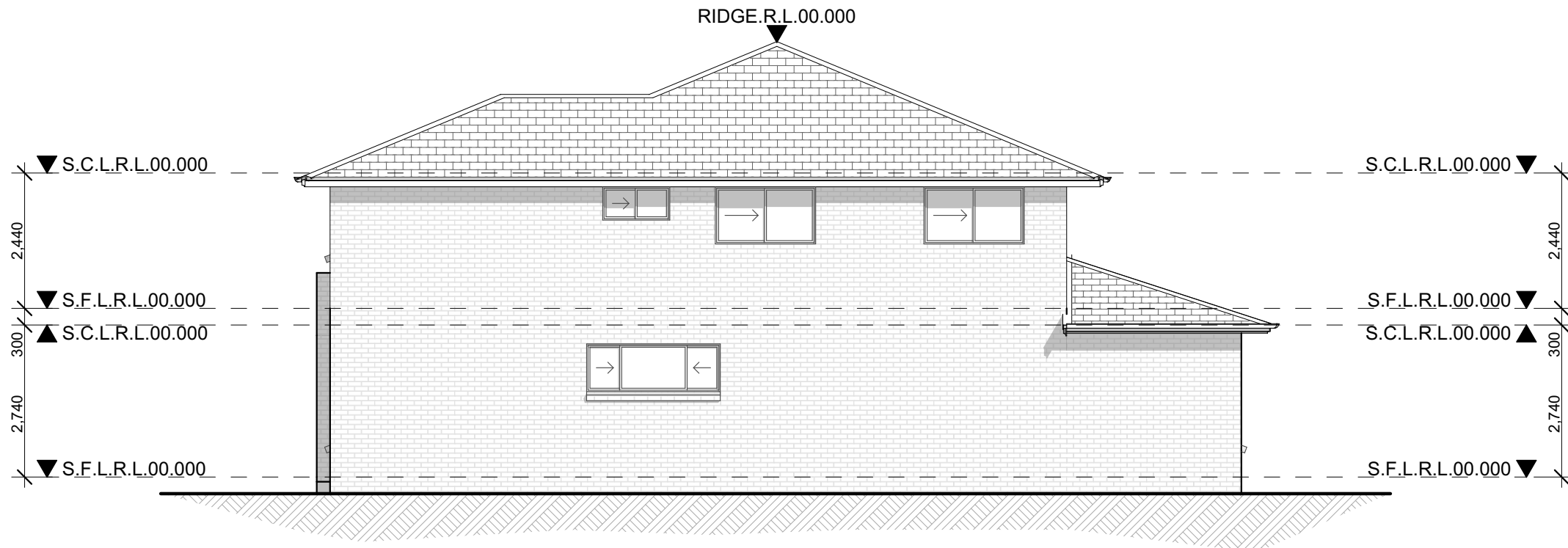
Proposed:
New Double Storey Dwelling
Location:
Client:
Vogue Homes

Drawing Title: Brochure Plan		Revision: A
L.G.A		Design: LEO 33
.		VH Job No: TBC
Facade : Standard	Date 22.06.21	JR Job No: VH0000
Scale 1:100	Sheet 1 of 1	



Front 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.	



Side Elevation
Elevation 1
scale 1:100

Issue	Amendment	Date:	North:
A	Concept Plans	22.06.21	

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

Drawing Title:	Elevations	
Revision:	A	
Design:	LEO 33	
VH Job No:	TBC	
JR Job No:	VH0000	
Facade :	Standard	Date 22.06.21
Scale	1:100	Sheet 3 of 4



Rear 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.	



Side Elevation
Elevation 3
scale 1:100

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

General Notes:
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. 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 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.

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:	Elevations	
Revision:	A	
Design:	LEO 33	
VH Job No:	TBC	
JR Job No:	VH0000	
Facade :	Standard	Date 22.06.21
Scale	1:100	Sheet 4 of 4