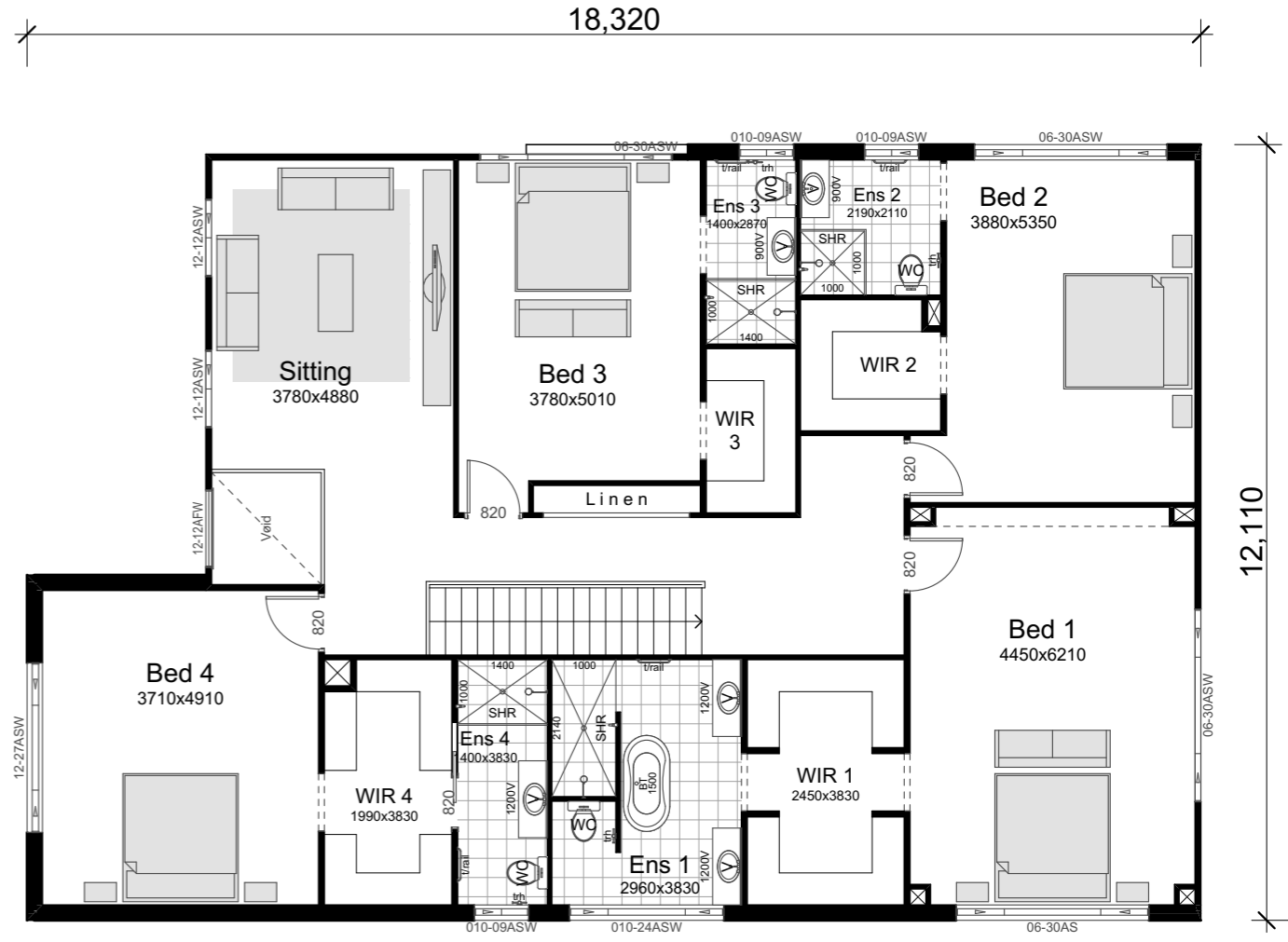
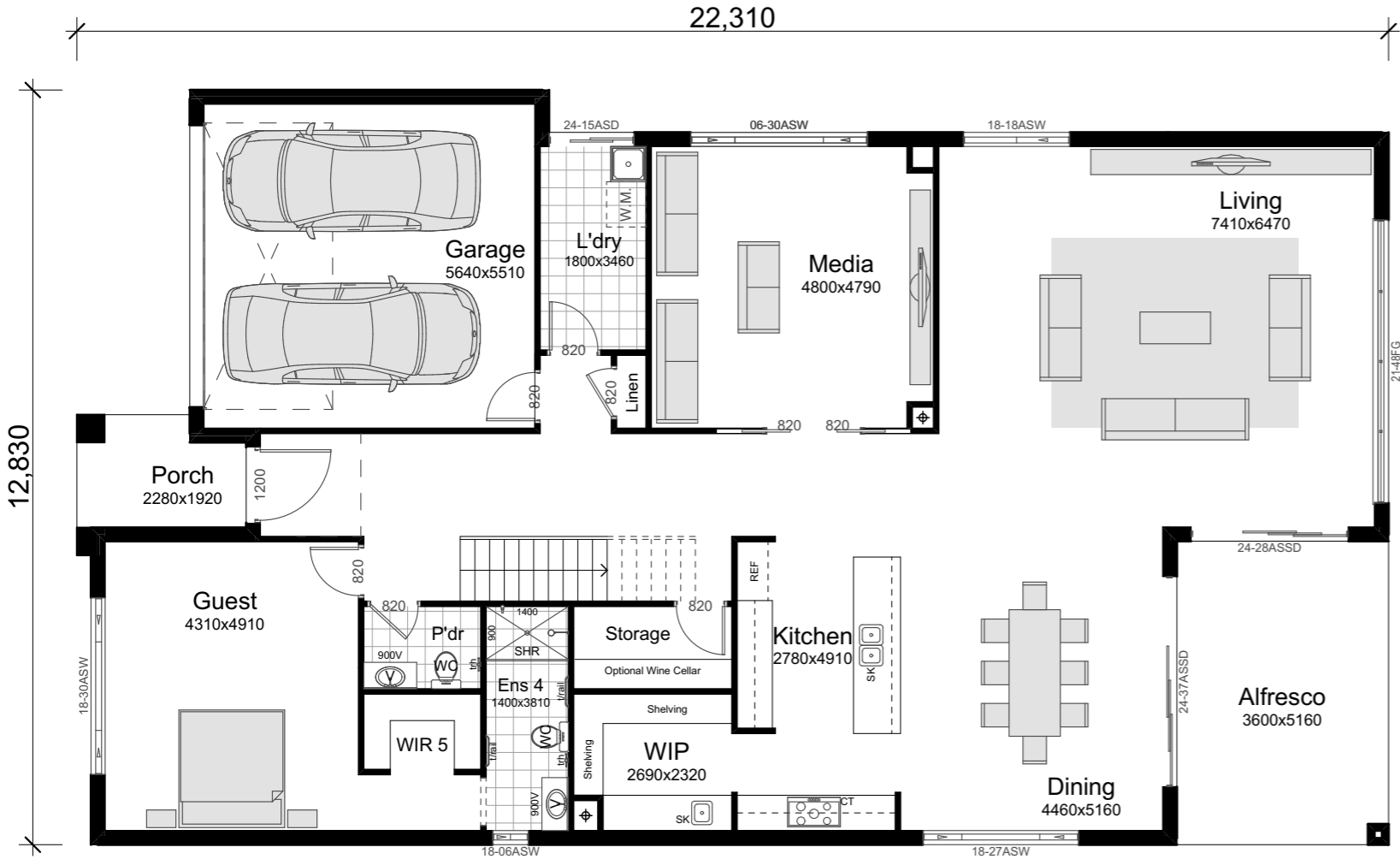


HOUSE AREAS	
Ground Living Area:	206.25m <sup>2</sup>
First Floor Living Area:	201.98m <sup>2</sup>
Garage:	34.16m <sup>2</sup>
Porch:	5.19m <sup>2</sup>
Alfresco:	18.58m <sup>2</sup>
Total Area:	466.16m <sup>2</sup> 50.12Sq
CDC Gross Floor Area:	407.30m <sup>2</sup>



**Brochure Plan**  
scale 1:110

<p><b>JR Design &amp; Drafting</b> Residential Design &amp; 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</p>	Issue	Amendment	Date:	North:
	A	Concept Plans	24.05.21	
<p>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. 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 fire rated.  8. To allow the door to be removed from the outside when the door is closed.</p>				

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Proposed:	New Double Storey Dwelling		Drawing Title:	Brochure Plan		Revision:	<b>A</b>
Location:	.		L.G.A	.		Design:	SIENNA 50
Client:	Vogue Homes		Facade :	Date	24.05.21	VH Job No:	TBC
	Scale	Sheet	1 of 1		JR Job No:	VH0000	



○ 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

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Email: jr.design.drafting@gmail.com  
Address: Suite 304 No. 447 Victoria Street, Wetherill Park, NSW 2164

- General Notes:**
- All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
  - 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.
  - Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
  - All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
  - Control joints in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
  - 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	24.05.21	

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Proposed: New Double Storey Dwelling	Drawing Title: Elevations	Revision: <b>A</b>
Location: .	L.G.A	Design: SIENNA 50
Client: Vogue Homes	Facade : Standard Scale 1:100	VH Job No: TBC
	Date 24.05.21 Sheet 3 of 4	JR Job No: VH0000



**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

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Issue	Amendment	Date:	North:
A	Concept Plans	24.05.21	

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Proposed: New Double Storey Dwelling	Drawing Title: Elevations	Revision: <b>A</b>
Location: .	L.G.A	Design: SIENNA 50
Client: Vogue Homes	Facade : Standard Scale 1:100	VH Job No: TBC
	Date 24.05.21 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. Coated pipes 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.