

HOUSE AREAS	
Ground Living Area:	142.06m ²
First Floor Living Area:	128.95m ²
Garage:	33.70m ²
Porch:	2.40m ²
Alfresco:	16.74m ²
Total Area:	323.85m ² 34.82Sq
CDC Gross Floor Area:	260.33m ²



Brochure Plan

scale 1:100

JR Design & Drafting
Residential Design & Drafting Services
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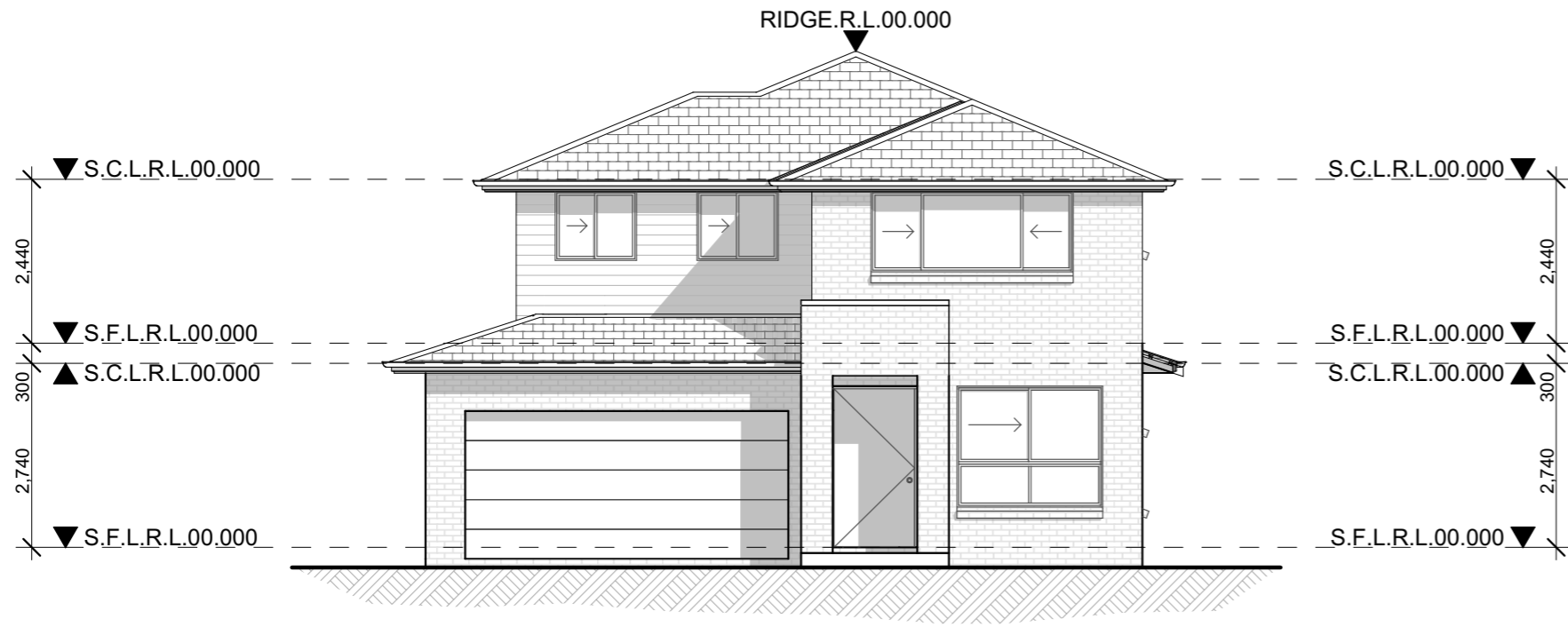
Issue	Amendment	Date:	North:
A	Concept Plans	07.06.21	

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

Drawing Title:		Revision:	
Brochure Plan		A	
L.G.A		Design: SIERO 35	
		VH Job No: TBC	
Facade : Standard	Date	JR Job No:	
Scale 1:100	07.06.21	VH0000	
	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. Coped gables to brickwork to be provided in accordance with the requirements of the Building Code of Australia.
7. Downway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet hinges to allow the door to be removed from the outside when the door is closed.



○ 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.



○ Front Elevation
Elevation 1 scale 1:100

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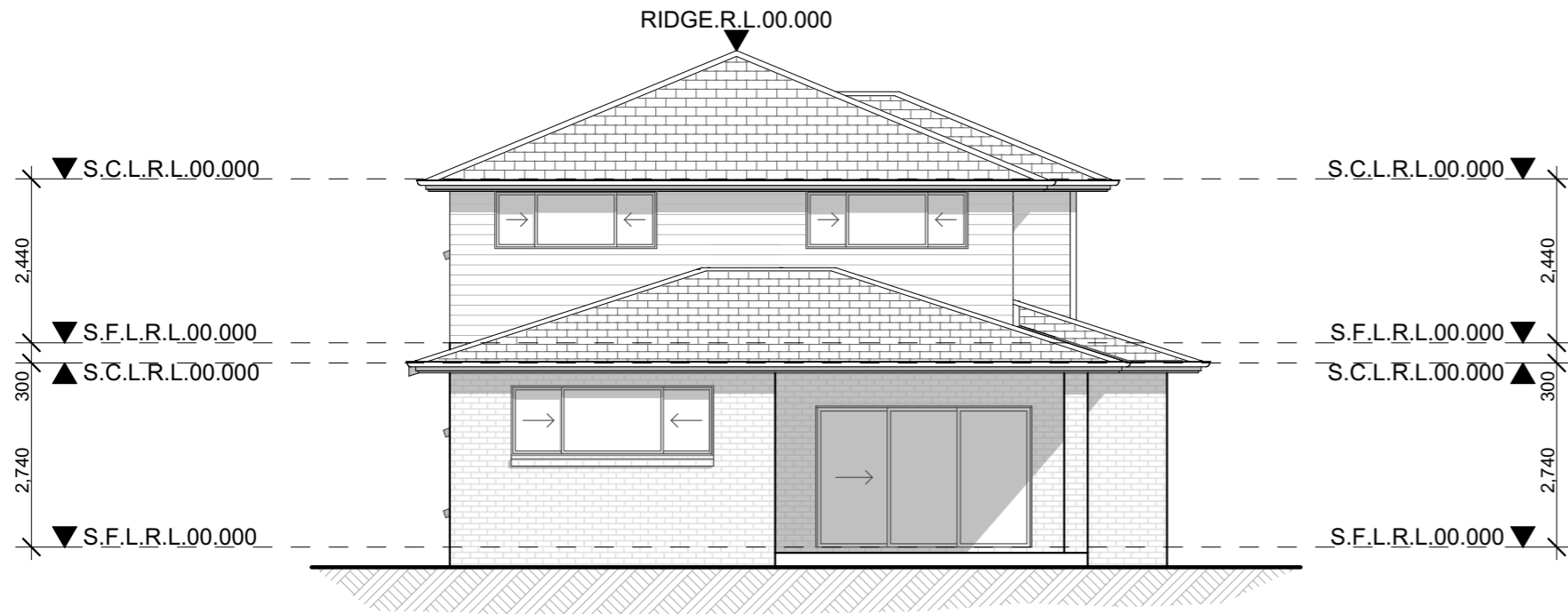
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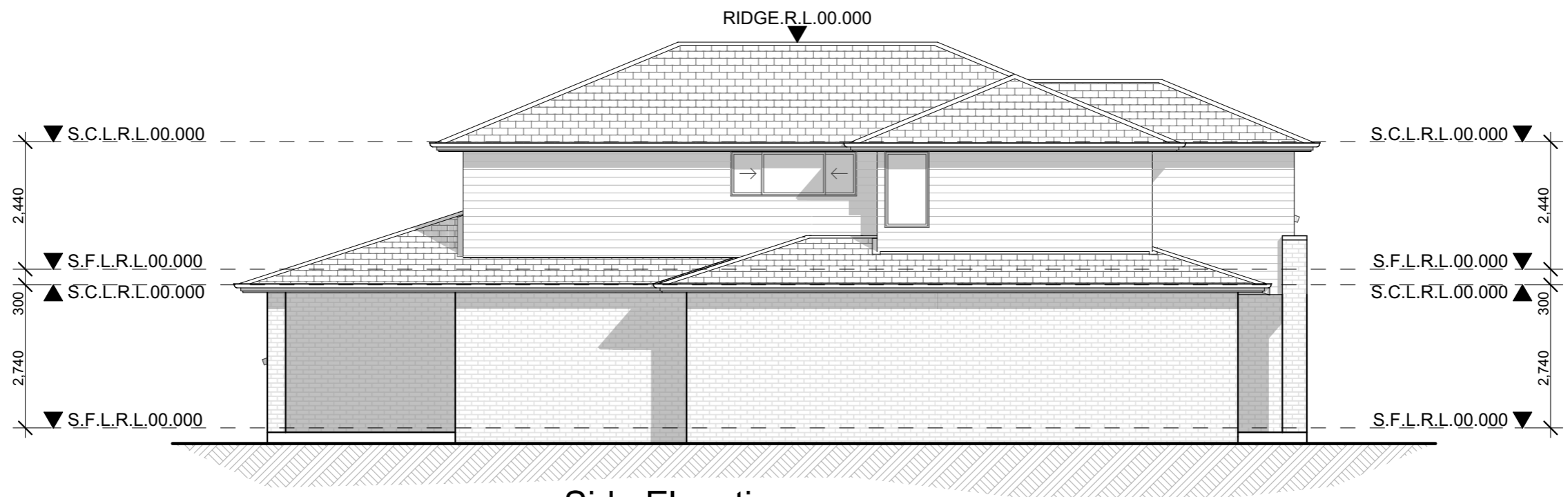
Proposed: New Double Storey Dwelling	Drawing Title: Elevations	Revision: A
Location: .	L.G.A	Design: SIERO 35
Client: Vogue Homes	Facade : Standard Scale 1:100	VH Job No: TBC
	Date 07.06.21 Sheet 3 of 4	JR Job No: VH0000

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.



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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Proposed: New Double Storey Dwelling	Drawing Title: Elevations	Revision: A
Location: .	L.G.A	Design: SIERO 35
Client: Vogue Homes	Facade : Standard Scale 1:100	VH Job No: TBC
	Date 07.06.21 Sheet 4 of 4	JR Job No: VH0000

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. Coated pipes 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.