



SITE PLAN

REAL PROPERTY DESCRIPTION

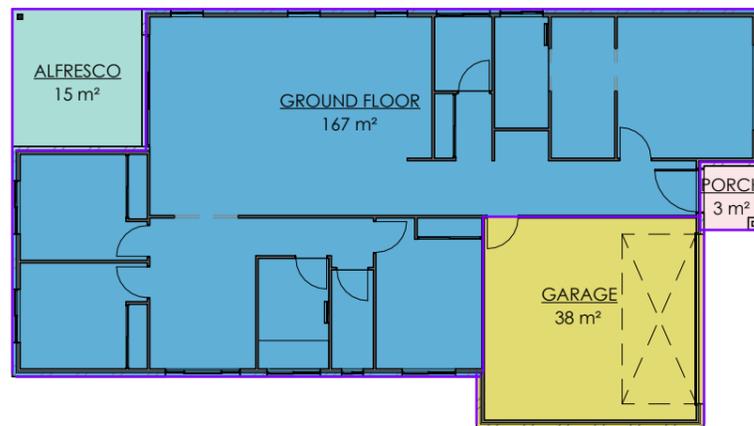
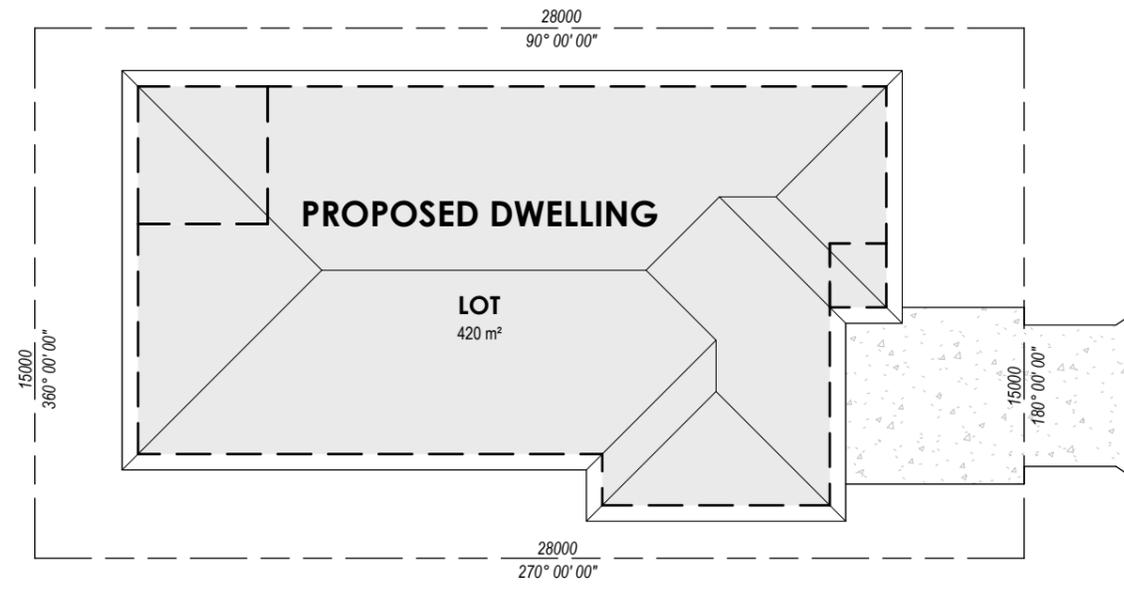
00 NEW ROAD,
SUBURB
LOT XX RP XXXXX
COUNCIL: X
SITE AREA: X m²
SITE COVERAGE: XX %

GENERAL NOTES

/ SITEWORKS HAS BEEN BASED ON CONTOUR INFORMATION AVAILABLE AT TIME OF SURVEY. NO ALLOWANCE HAS BEEN MADE FOR CHANGE IN LEVELS DUE TO ACTUAL CONDITIONS ON SITE. DISCREPANCIES WITH THE PLANS SHOULD BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCING SITEWORKS
/ CONTOURS AND LEVELS SHOWN ARE PROVIDED BY A LICENSED SURVEYOR.
/ ALL SURVEY PEGS ARE TO BE LOCATED PRIOR TO EARTHWORKS.
/ SURFACE WATER TO BE DRAINED AWAY FROM DWELLING. 1:20 MIN. FALL.
/ UNLESS NOTED OTHERWISE, REMOVAL OF EXISTING TREES, ON SITE DRAINAGE REQUIREMENTS, AND CONSTRUCTION OF RETAINING WALLS, ARE TO BE PROVIDED BY OWNER.
/ BUILDING PLATFORM APPROX. 1500 FROM BUILDING
/ MAXIMUM BATTERS ARE TO BE: - CUT 1:2 - FILL 1:3
/ PAD LEVEL NOTED ON SITE CAN HAVE A TOLERANCE OF UP TO 100MM.
/ BUILDER TAKES NO RESPONSIBILITY FOR RETAINING OR DRAINAGE REQUIREMENTS CAUSED BY CONDITIONS FROM ADJOINING PROPERTIES.
/ DRIVEWAY CONSTRUCTION TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS.
/ THE LOCATIONS OF ALL STORMWATER LINES AND FIELD GULLIES (FG) AS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY AND ARE SUBJECT TO CHANGE ON SITE AT THE DISCRETION OF THE BUILDER.

NOTE: ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

NOTE: EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO CONSTRUCTION



AREA SCHEDULE	
GROUND FLOOR	167.0 m ²
GARAGE	37.6 m ²
ALFRESCO	15.1 m ²
PORCH	3.3 m ²
AREA TOTAL	223.0 m ²

2 AREA PLAN - GROUND FLOOR

1 : 200



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USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND BCA.

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Project Address
STANDARD COURTYARD

Project Name
THE INDIANA
TRADITIONAL FACADE

Rev	Date	Description
A	08.07.24	CONCEPT

Drawn	Checked
BJC	JAZZ

Job Number
240114

Staged Plans
CONCEPT

Drawn by	Checked by
BJC	JAZZ

Sheet 1.01

Revision A

Date
08.07.24

Scale 1 : 200

JAZZDESIGNS
building designers

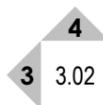
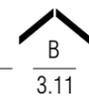
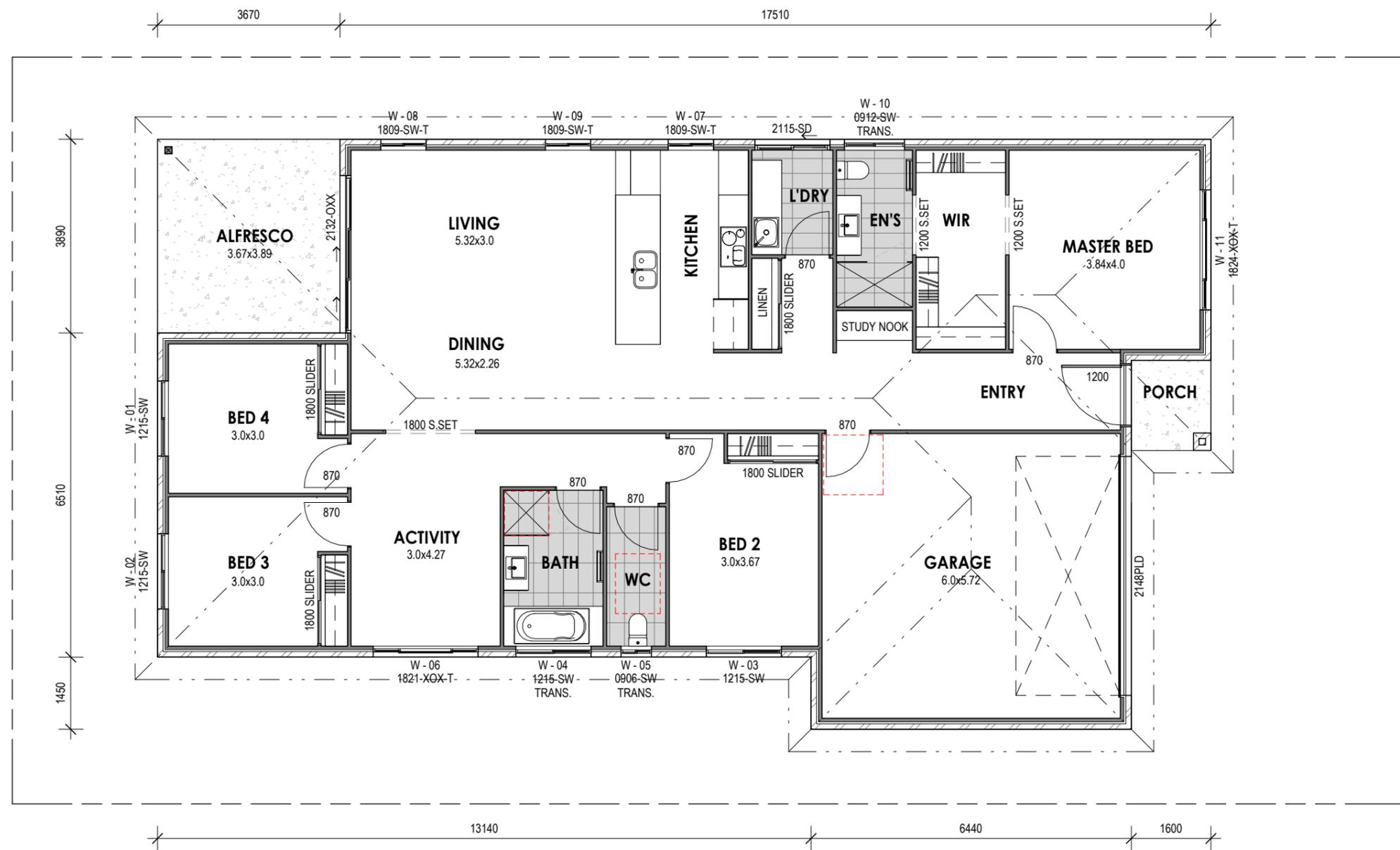
GROUND FLOOR PLAN

AREA SCHEDULE	
GROUND FLOOR	167.0 m ²
GARAGE	37.6 m ²
ALFRESCO	15.1 m ²
PORCH	3.3 m ²
AREA TOTAL	223.0 m ²

GENERAL NOTES

- / DIMENSIONS NOTED ARE FRAME TO FRAME
- / THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ENGINEER'S DWGS'
- / FINAL HEIGHTS & FRAME THICKNESS TO BE CONFIRMED BY MANUFACTURER PRIOR TO ORDERING.
- / UPPER FLOOR OPENINGS TO COMPLY WITH ALL RELEVANT BUILDING CODES & REGULATIONS.
- / ALL APPLIANCES, PLUMBING FIXTURES & SPECIALTY EQUIPMENT SHOWN DIAGRAMMATICALLY ONLY. FINAL LOCATIONS TO OWNERS REQUIREMENTS.
- / ALL INTERNAL DOORS TO BE 2340H U.N.O
- / ALL FULL HEIGHT WINDOWS TO HAVE NO TIMBER REVEAL TO SILL
- / SMOKE ALARM CEILING MOUNTED
- / WATER CLOSET DOORS TO BE READILY REMOVABLE WHEN REQUIRED IN ACCORDANCE WITH PART HP10.4.2
- / REFER TO ENGINEERS DRAWINGS AND/OR BCA HP5.6.8. FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS AS REQUIRED.

LEGEND



SCALE: 1:100



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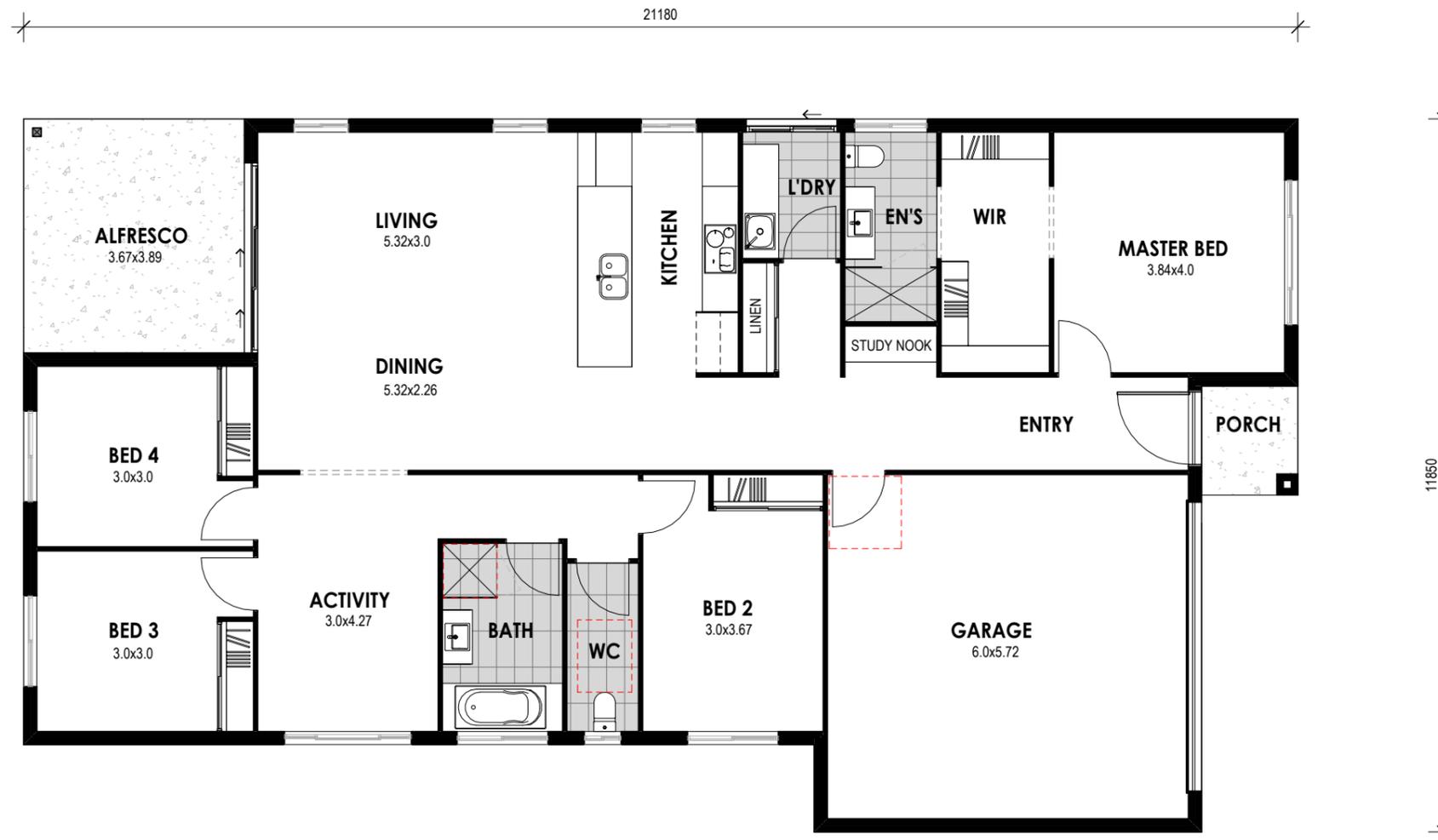
Project Address STANDARD COURTYARD	Project Name THE INDIANA TRADITIONAL FACADE
Client Name TBA	

Rev	Date	Description	Drawn	Checked
A	08.07.24	CONCEPT	BJC	JAZZ

Job Number 240114
Staged Plans CONCEPT
Drawn by BJC
Checked by JAZZ

Sheet 2.01
Revision A
Date 08.07.24
Scale 1 : 100





1 2.01 - GROUND FLOOR PLAN - MARKETING
1 : 100

GENERAL NOTES

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS.
 / ONLY A TYPICAL DESCRIPTION OF FINISHES ARE SHOWN. REFER TO BUILDING SPECIFICATION FOR FURTHER INFORMATION.
 / POWDERCOATED ALUMINUM JOINERY THROUGHOUT UNLESS NOTED OTHERWISE.
 / 600mm EAVES UNLESS NOMINATED OTHERWISE
 / REFER TO ENGINEERS DRAWINGS AND/OR BCA HP5.6.8, FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS AS REQUIRED.
 / FINISHED LEVELS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED ON SITE.

LEGEND



1 3.01 - WEST ELEVATION

1 : 100



2 3.02 - NORTH ELEVATION

1 : 100

ELEVATIONS

GENERAL NOTES

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LEGEND



3 3.03 - EAST ELEVATION

1 : 100



4 3.04 - SOUTH ELEVATION

1 : 100



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Sheet 3.02

Revision A

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