

DIMENSIONS INCLUDE CLADDING THICKNESS

NOTE:

• **FRONT SETBACK IS TO BE AT LEAST: 6.5m**

• **SIDE SETBACK IS TO BE AT LEAST: .9m**

PROPOSED FLOOR SPACES		
NAME	AREA	%
ALFRESCO	33 m ²	9%
BALCONY	5 m ²	1%
FIRST FLOOR	147 m ²	41%
GARAGE	41 m ²	11%
GROUND	126 m ²	35%
PORCH	7 m ²	2%
TOTAL AREAS:	359 m ²	100%

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	24/06/2019
B	CHANGES AS PER EMAIL 06/08/2019	07/08/2019
C	CHANGES TO OFFICE WINDOW, LAUNDRY, LOUNGE WALL, FRIDGE SPACE & FF BALUSTRADE. ADDED NICHE & DRYER TO LAUNDRY	21/08/2019
D	UPDATED SURVEY AND RL'S	01/11/2019
E	CHANGES AS PER EMAIL 15/11/2019	18/11/2019
F	UPDATE SITE PLAN	03/12/2019
G	DELETE LAUNDRY DOOR. UPDATE TO FULL SET DA ISSUE	22/01/2020

1 SITE PLAN
1 : 200

0 1m 3m 5m 10m
SCALE BAR 1:200

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

DIMENSIONS ARE TO FRAME
SIZE ONLY

STAIRS

FLOOR TO FLOOR = 3040mm
No. of RISERS = 17
RISERS = 178.8mm
TREADS = 250mm

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE
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GROUND	126 m ²	35%
PORCH	7 m ²	2%

TOTAL AREAS: 359 m² 100%

WINDOW SCHEDULE

Code	Width	Height
------	-------	--------

W01	700	2200
W02	700	2200
W03	2170	600
W04	2650	1800
W05	2650	2060
W06	2650	2060
W07	905	2060
W08	3000	600
W09	1810	600
W10	1210	600
W11	1810	1200
W12	2170	600
W13	1810	1030
W14	600	1800
W15	600	1800
W16	1810	1030
W17	1810	600
W18	1810	1030
W19	1810	1030
W20	1810	600
W21	1210	600
W22	1810	1030
W23	600	900
W24	610	1030

Grand total: 24

DOOR SCHEDULE

Code	Width	Height
------	-------	--------

D01	1200	2400
D02	4626	2400
D03	3584	2100

Grand total: 3

G.J. Gardner. **HOMES**
Builders Details

© COPYRIGHT EXCLUSIVE
TO G.J. GARDNER HOMES

DRAFTERS:



SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: BRAD & TARA EDGTON

2 STOREY SWELLING

DRAWING TITLE:

GROUND FLOOR PLAN

SCALE: 1 : 100

PROJECT:

39 INGLEBAR AVE
ALLAMBIE HEIGHTS

SHEET SIZE:

A3 A05 G

DATE: 22/01/2020

JOB NO: 230256

DRAWN: NF

REVISION:

STAGE: DA

GJGN093



OWNER SIGNED: DATE: _____

OWNER SIGNED: DATE: _____

BUILDER SIGNED: DATE: _____

1 GROUND FLOOR
1 : 100

0 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

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I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION (DATE AND ANY
FURTHER PLANS TO BE PREPARED).

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

DIMENSIONS ARE TO FRAME SIZE ONLY

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W10	1210	600
W11	1810	1200
W12	2170	600
W13	1810	1030
W14	600	1800
W15	600	1800
W16	1810	1030
W17	1810	600
W18	1810	1030
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CLIENT: BRAD & TARA EDGTON

2 STOREY SWELLING

DRAWING TITLE:

FIRST FLOOR PLAN

SCALE: 1 : 100

PROJECT:

39 INGLEBAR AVE
ALLAMBIE HEIGHTS

SHEET SIZE: SHEET No:

A3 A06 G

REVISION:

DATE: 22/01/2020

JOB NO: 230256

STAGE: DA

DRAWN: NF

GJGN093



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DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
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ADDITION TO THE COST OF THE VARIATION. DATES AND ANY
FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: _____ DATE: _____
OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

RL 127.237 ▼ ROOF PEAK

RL 125.390 ▼ UF CEILING

RL 122.840 ▼ UF

RL 122.540 ▼ GF CEILING

RL 119.800 ▼ GF

RL 119.500 ▼ GARAGE

① FRONT ELEVATION
1 : 100

RL 127.237 ▼ ROOF PEAK

RL 125.390 ▼ UF CEILING

RL 122.840 ▼ UF

RL 122.540 ▼ GF CEILING

RL 119.800 ▼ GF

② REAR ELEVATION
1 : 100

0 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

DRAWING REVISION SCHEDULE

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W09	1810	600
W10	1210	600
W11	1810	1200
W12	2170	600
W13	1810	1030
W14	600	1800
W15	600	1800
W16	1810	1030
W17	1810	600
W18	1810	1030
W19	1810	1030
W20	1810	600
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CLIENT: BRAD & TARA EDGTON

2 STOREY SWELLING

DRAWING TITLE:
ELEVATIONS

SCALE: 1 : 100

PROJECT:

39 INGLEBAR AVE
ALLAMBIE HEIGHTS

SHEET SIZE: SHEET NO: REVISION:

A3 A07 G

DATE: 22/01/2020

JOB NO: 230256

STAGE: DA

DRAWN: NF

GJGN093

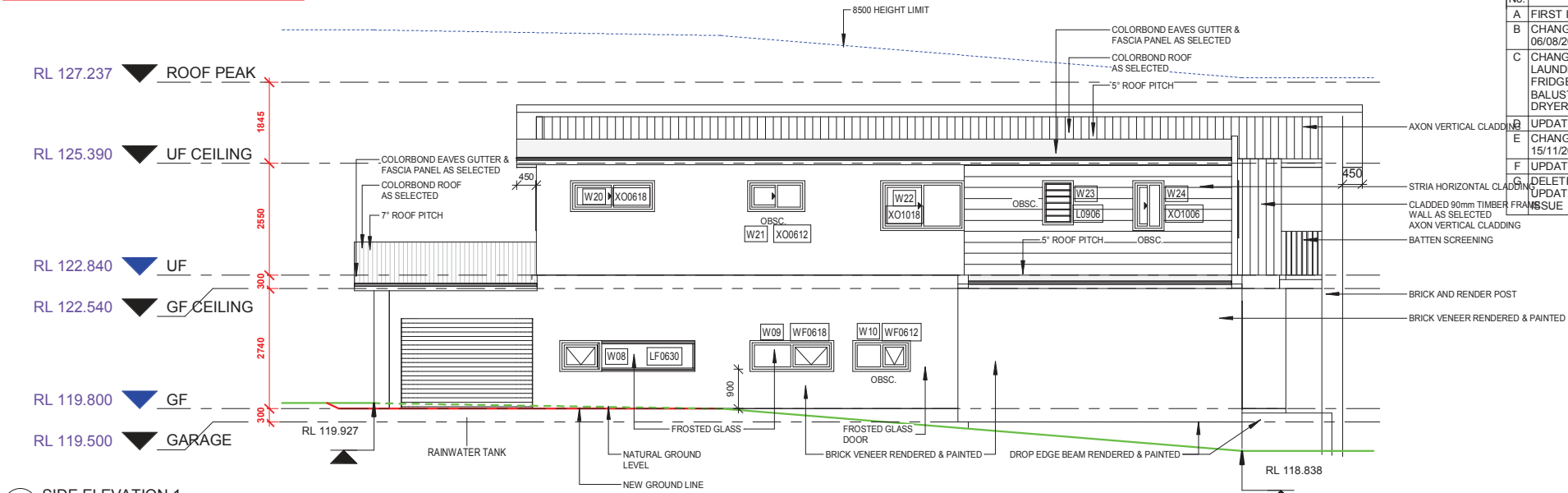
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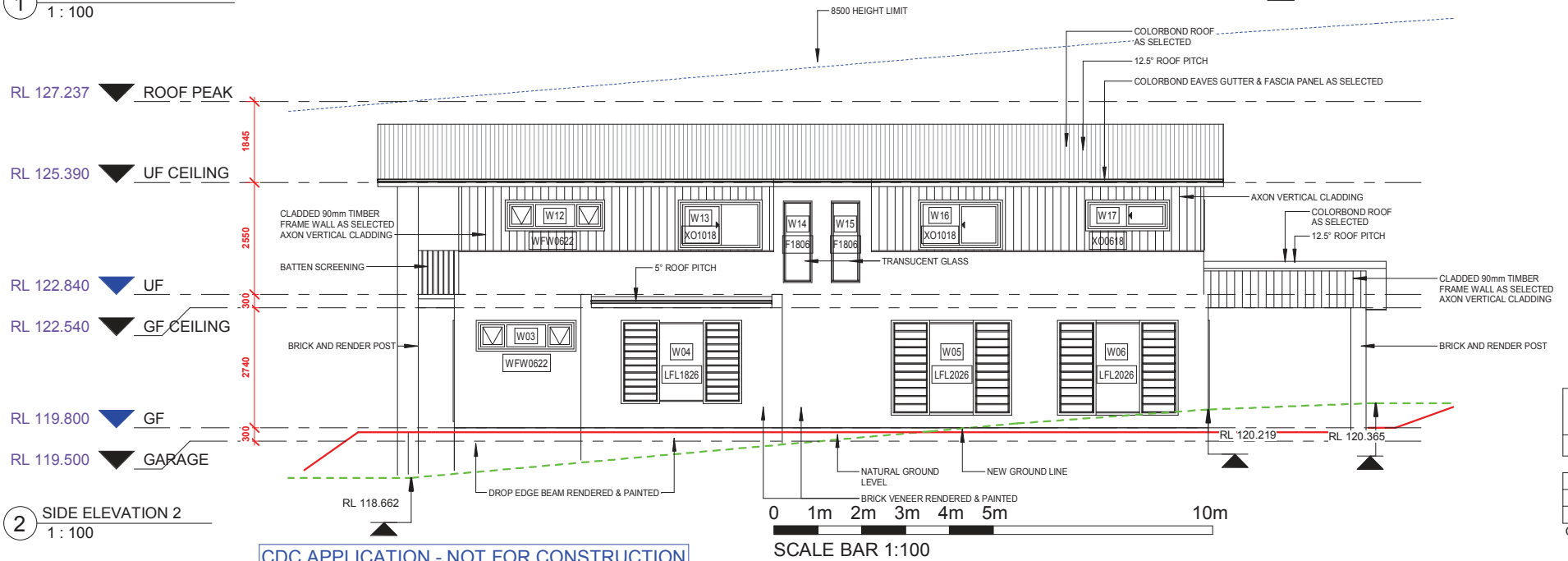
OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES



1 SIDE ELEVATION 1
1 : 100



2 SIDE ELEVATION 2
1 : 100

CDC APPLICATION - NOT FOR CONSTRUCTION

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