

**NOTE:**

- FRONT SETBACK IS TO BE AT LEAST: 4.5m
- GARAGE IS REQUIRED TO BE 5.6m FROM FRONT BOUNDARY
- SIDE SETBACK IS TO BE AT LEAST: 1.5m

General notes  
Use figured dimensions only.  
Do not scale from drawings.  
All ground lines are approximate.  
Window and door sizes shown are nominal.  
All work to be carried out in accordance with local Council codes, BCA, Australian Standards and any relevant authorities.  
Wind rating, refer to framing manufacturers specifications.

FINAL SIGNED COPY  
I / We accept that these plans are the final working drawings. They supercede any preliminary plan and I / We have checked that all alterations and additions are shown. I / We are aware these plans form part of our contract between GJ Gardner Homes (Sydney North).

Owner(s) signature

Builders signature

Date

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	19/04/2018
B	CHANGES AS PER MARKUP	26/06/2018
C	CHANGES AS PER MARKUP	24/08/2018
D	UPDATE TO FULL CDC SET ISSUE	09/10/2018
E	CHANGES AS PER EMAIL 16/10/2018	31/10/2018
F	REMOVE GYM FROM GARAGE; CONCRETE TILE ROOF.	06/12/2018

**G.J. Gardner. HOMES**

**SYDNEY NORTH**  
Unit 2, 28 - 30 Orchard Rd, Brookvale  
Sydney, NSW, 2100  
Phone 9939 3339 Fax 9939 4442  
www.gjgardner.com.au

Drafted By: **KJR** SUITE 302  
5 CELEBRATION DRIVE  
BELLA VISTA NSW 2153  
PHONE: (02) 8883 4344  
EMAIL: kjrdrafting@kjr.net.au

Project  
DOUBLE STOREY DWELLING  
Project address  
1 ALTO AVE  
SEAFORTH NSW 2092  
Client  
REYNOLDS & MIYAZAWA  
Stage  
CDC

Drawing title  
SITE PLAN

Date	06/12/2018	Drawn	NG - KJR
Sheet Size	A3	Scale	1 : 200
Job No	230208	GJGN054	
True North	Drawing No	Rev	

**GJG-A03**

**F**



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

RL 95.263 ROOF PEAK

RL 93.040 UF CEILING

RL 92.400 UF JOINERY

RL 90.300 UF

RL 90.000 GF CEILING

RL 89.550 GF JOINERY

RL 87.450 GF

1 FRONT ELEVATION  
1 : 100

RL 95.263 ROOF PEAK

RL 93.040 UF CEILING

RL 92.400 UF JOINERY

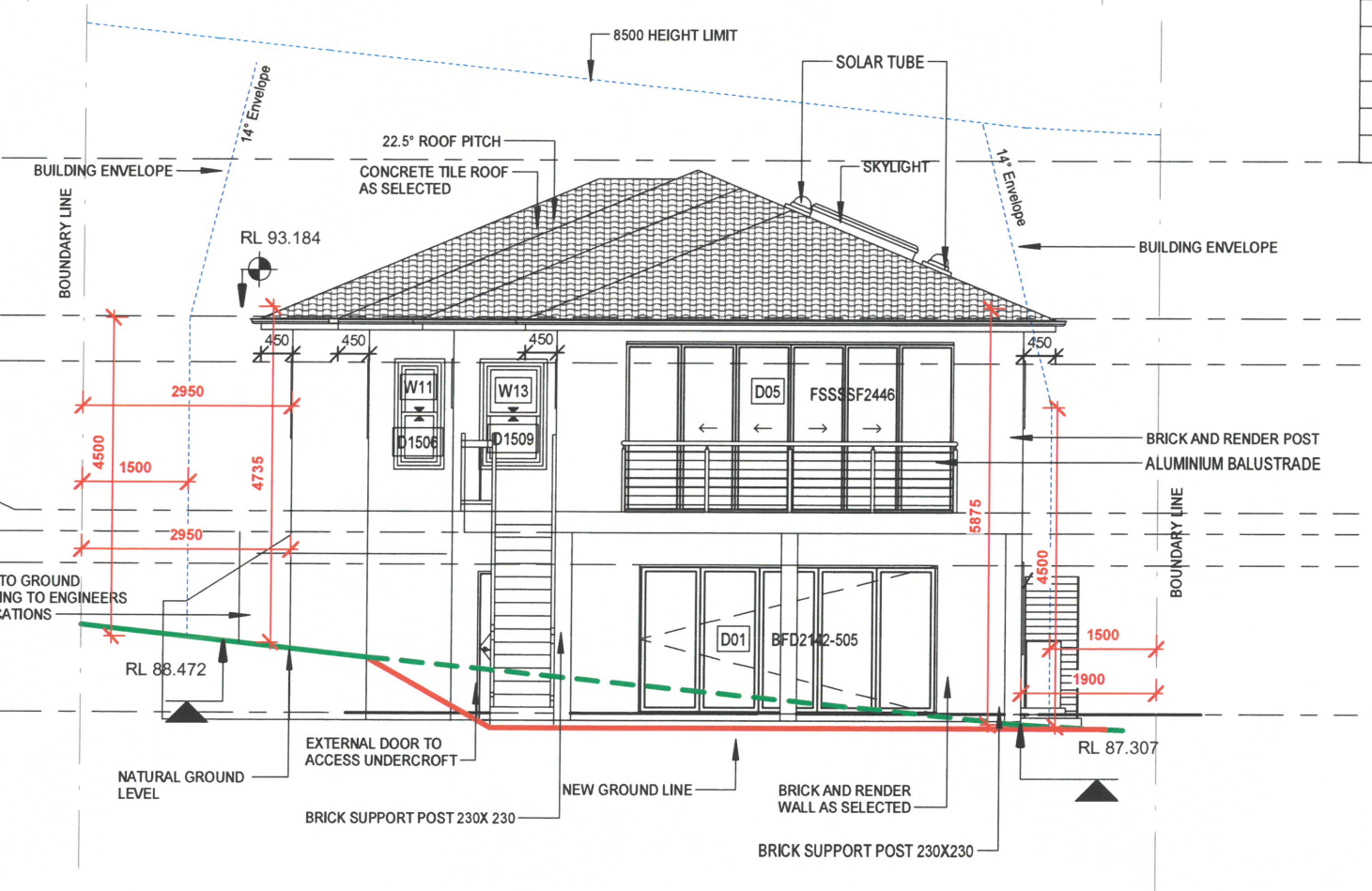
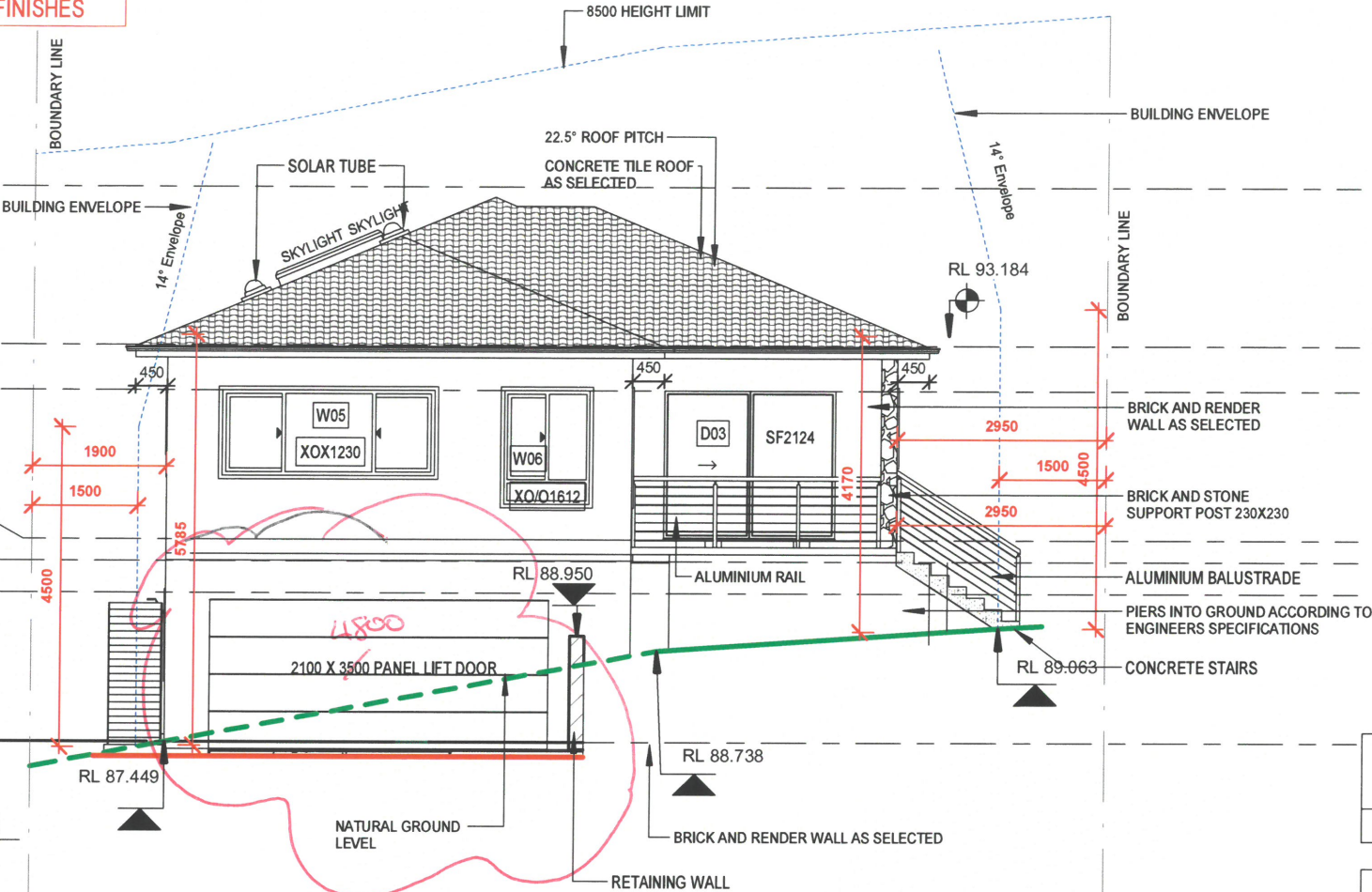
RL 90.300 UF

RL 90.000 GF CEILING

RL 89.550 GF JOINERY

RL 87.450 GF

2 REAR ELEVATION  
1 : 100



0 1m 2m 3m 4m 5m 10m

SCALE BAR 1:100

#### PROPOSED FLOOR SPACES

NAME	AREA	%
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ALFRESCO	23 m <sup>2</sup>	3%
DRIVEWAY	28 m <sup>2</sup>	4%
FIRST FLOOR	158 m <sup>2</sup>	22%
GARAGE	26 m <sup>2</sup>	4%
GROUND	68 m <sup>2</sup>	10%
LANDSCAPING	357 m <sup>2</sup>	50%
PORCH	13 m <sup>2</sup>	2%
SUB-FLOOR SPACE	36 m <sup>2</sup>	5%

TOTAL AREAS: 709 m<sup>2</sup> 100%

#### DOOR SCHEDULE

Code	Width	Height
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D01	4210	2100
D02	1200	2100
D03	2410	2100
D04	820	2100
D05	4626	2400

Grand total: 5

#### WINDOW SCHEDULE

Code	Width	Height
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W01	1810	1200
W02	2170	1200
W03	610	860
W04	1570	860
W05	3010	1200
W06	1210	1600
W07	850	1600
W08	1810	1030

#### WINDOW SCHEDULE

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

W09	1570	600
W10	1570	1030
W11	610	1460
W12	2410	600
W13	850	1460
W14	2410	600
W15	2410	600
W16	2410	600
W17	2410	600
W18	610	860
W19	2410	600

Grand total: 19

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Stage  
CDC

Drawing title  
ELEVATIONS

Date 06/12/2018 Drawn NG - KJR

Sheet Size A3 Scale 1 : 100

Job No 230208 GJGN054

True North Drawing No Rev

**GJG-A07 F**