

PROPOSED D/STOREY RESIDENCE @ LOT 2, NO.23 DUNVEGAN CRESCENT, SURF BEACH 3922



ISOMETRIC DRAWING NOT TO BE USED FOR CONSTRUCTION



NEW HOME DESIGN CONSULTING & QUOTING PROCESS:

(UPDATED JULY 2016)

WHEN ENGAGING WITH LANGFORD JONES HOMES SALES TEAM IT IS IMPORTANT FOR YOU TO UNDERSTAND THE FOLLOWING INFORMATION AS PART OF OUR CLIENT DESIGN CONSULTING AND QUOTING PROCESS:

- YOU WILL RECEIVE "TWO BASIC SKETCH PLANS" FREE OF CHARGE. A "BASIC SKETCH PLAN" IS CREATING YOUR NEW HOME DESIGN USING AN EXISTING DESIGN FROM OUR COLLECTION AS YOUR STARTING POINT AND DOES NOT TAKE INTO ACCOUNT ANY DETAILS THAT SPECIFICALLY RELATE TO YOUR BLOCK OF LAND.
- YOUR FIRST PLAN WILL BE TITLED, "BASIC SKETCH PLAN 1", AND IS YOUR INITIAL SKETCH PLAN THAT WILL REFLECT THE REQUIREMENTS THAT YOU HAVE OUTLINES TO OUR SALES TEAM. THIS PLAN AND A DRAFT PROJECT SPECIFICATION* WILL BE PRESENTED TO YOU, ALONG WITH AN APPROXIMATE QUOTE BASED ON SOME GENERAL ASSUMPTIONS, IE. A FLAT BLOCK OF LAND, SOIL TYPE CLASSIFICATION, ETC.
- FROM THIS MEETING, IF THERE ARE FURTHER CHANGES REQUIRED TO "BASIC SKETCH PLAN 1" AND/OR THE DRAFT PROJECT SPECIFICATION THEY MUST BE DOCUMENTED AND CONFIRMED BY YOU (THE CLIENT) BEFORE WE APPLY THESE CHANGES TO YOUR SECOND SKETCH PLAN, "BASIC SKETCH PLAN 2"
- WE WILL PRESENT "BASIC SKETCH PLAN 2" AND AN UPDATED DRAFT PROJECT SPECIFICATION DOCUMENT.

- IF YOU WISH TO PROCEED FURTHER, AND WOULD LIKE TO GET A "DETAILED SKETCH PLAN", THAT INCLUDES CABINETRY AND ELECTRICAL DRAWINGS, AND A QUOTE TO BUILD THIS DESIGN ON YOUR BLOCK OF LAND, THEN YOU ARE REQUIRED TO SIGN A " PRELIMINARY AGREEMENT" TO AUTHORISE LANGFORD JONES HOMES TO OBTAIN THE REQUIRED PROPERTY INFORMATION SERVICES

WHEN YOU SIGN THIS AGREEMENT, YOU WILL BE AGREEING TO PAY AN INITIAL \$1500 DEPOSIT TO PARTIALLY COVER ADMINISTRATION COSTS THAT WILL PROVIDE YOU WITH SERVICES. YOU WILL THEN BE REQUIRED TO PAY TWO FURTHER INSTALMENTS PAYMENTS THAT WILL PROVIDE YOU WITH PROPERTY INFORMATION SERVICES TO VALUE OF APPROXIMATELY \$5,000 (SEE "PRELIMINARY AGREEMENT" FOR FULL DETAILS AND A DESCRIPTION OF THE NEXT TWO INSTALMENT PAYMENTS - AVAILABLE UPON REQUEST).

ALL OF THESE SERVICES THAT WILL BE PERFORMED UNDER THIS AGREEMENT ARE REQUIRED FOR ANY OWNER TO BUILD ON THEIR BLOCK OF LAND, AND INCLUDE:

1. OBTAIN CURRENT TITLE & PLAN OF SUBDIVISION
2. SOIL REPORT
3. FEATURE & LEVELS SURVEY SITE INSPECTION
4. DESIGN WORK OF STRUCTURAL ELEMENTS
5. PREPARATION OF SALES ESTIMATE OF BUILDING COST AND SPECIFICATION.

PLEASE NOTE THAT ON SIGNING TO BUILD WITH LANGFORD JONES HOMES THE TOTAL VALUE YOU HAVE PAID FOR THESE PROPERTY SERVICES (APPROXIMATELY \$5,000) WILL BE DEDUCTED FROM YOUR 5% CONTRACT DEPOSIT VALUE AND THEREFORE THE FINAL CONTRACT PRICE.

* A DRAFT PROJECT SPECIFICATION IS A DOCUMENT THAT DETAILS LANGFORD JONES HOMES STANDARD INCLUSIONS, FIXTURES AND FITTINGS OF YOUR NEW HOME.

IMPORTANT NOTE: ALL "BASIC SKETCH PLANS" REMAIN THE INTELLECTUAL PROPERTY OF LANGFORD JONES HOMES AND ARE NOT TO BE SHARED WITH ANY OTHER BUILDER, DRAFTSPERSON, ARCHITECT OR ANY OTHER PROFESSIONAL ENTITY THAT CAN REASONABLY BE CONSIDERED A COMPETITOR TO LANGFORD JONES HOMES. ONCE WE HAVE COMPLETED A "DETAILED SKETCH PLAN" THE DESIGN WILL THEN BECOME THE PROPERTY OF THE CLIENT.

PROPERTY INFORMATION

COUNCIL: BASS COAST

FLOOD PRONE LAND:

TERMITE AREA:

BUSHFIRE PRONE AREA:

BUSHFIRE ATTACK LEVEL:

TOWN PLANNING

PERMIT REQUIRED:

PLANNING ZONES: GRZ1

PLANNING OVERLAYS: DD01-VP02

REQUIREMENTS:

BUILDING HEIGHT FRONT
SETBACK

BAL

REF. No.

DATE:

SOIL CLASSIFICATION

REF. No.

DATE:

ENERGY RATING

REF. No.

DATE:

LAND SURVEYING

REF. No. 1974

DATE: 19/10/2011

STUMP LAYOUT

REF. No.

DATE:

Sheet List	
Sheet Number	Sheet Name
01	COVER SHEET
02	SITE PLAN (A2)
03	FLOOR PLAN (A1)
04	NORTH & EAST ELEVATIONS
05	SOUTH & WEST ELEVATIONS
06	SHADOW DIAGRAM (A2)
07	OVERLOOKING DIGRAM (A2)

Langford Jones Homes

3 Scanlan Street EAST BENTLEIGH 3165

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DB - U2907 ABN: 88005252157

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DRAWING STATUS:

TOWN PLANNING

I HAVE SIGHTED & UNDERSTOOD THESE WORKING DRAWINGS AND NOW GIVE LANGFORD - JONES HOMES MY APPROVAL TO PROCEED TO THE BUILDING PERMIT STAGE, BASE ON THESE DRAWINGS. NOTE: BUILDING PERMIT APPLICATION WILL NOT PROCEED UNTIL AGREEMENT IS SIGNED & RECEIVED BY THIS OFFICE.

SIGNED: DATE:

DATE
02/25/2019

SCALE
1 : 100

DRAWING No.
01 OF 07

SHEET SIZE
A3

CONTRACT No.
RUDUN5

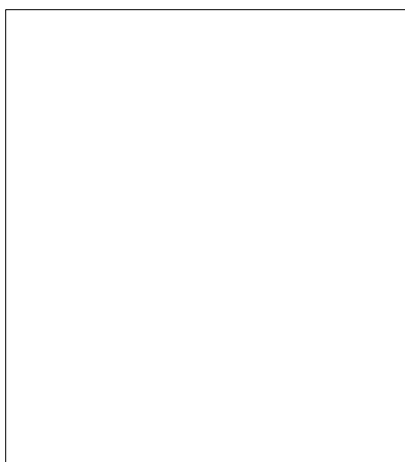
DRAWN
THANH

CHECKED

PROJECT PROPOSED D/STOREY RESIDENCE @

ADDRESS LOT 2, NO.23 DUNVEGAN CRESCENT,
SURF BEACH 3922

CLIENT RUDAN



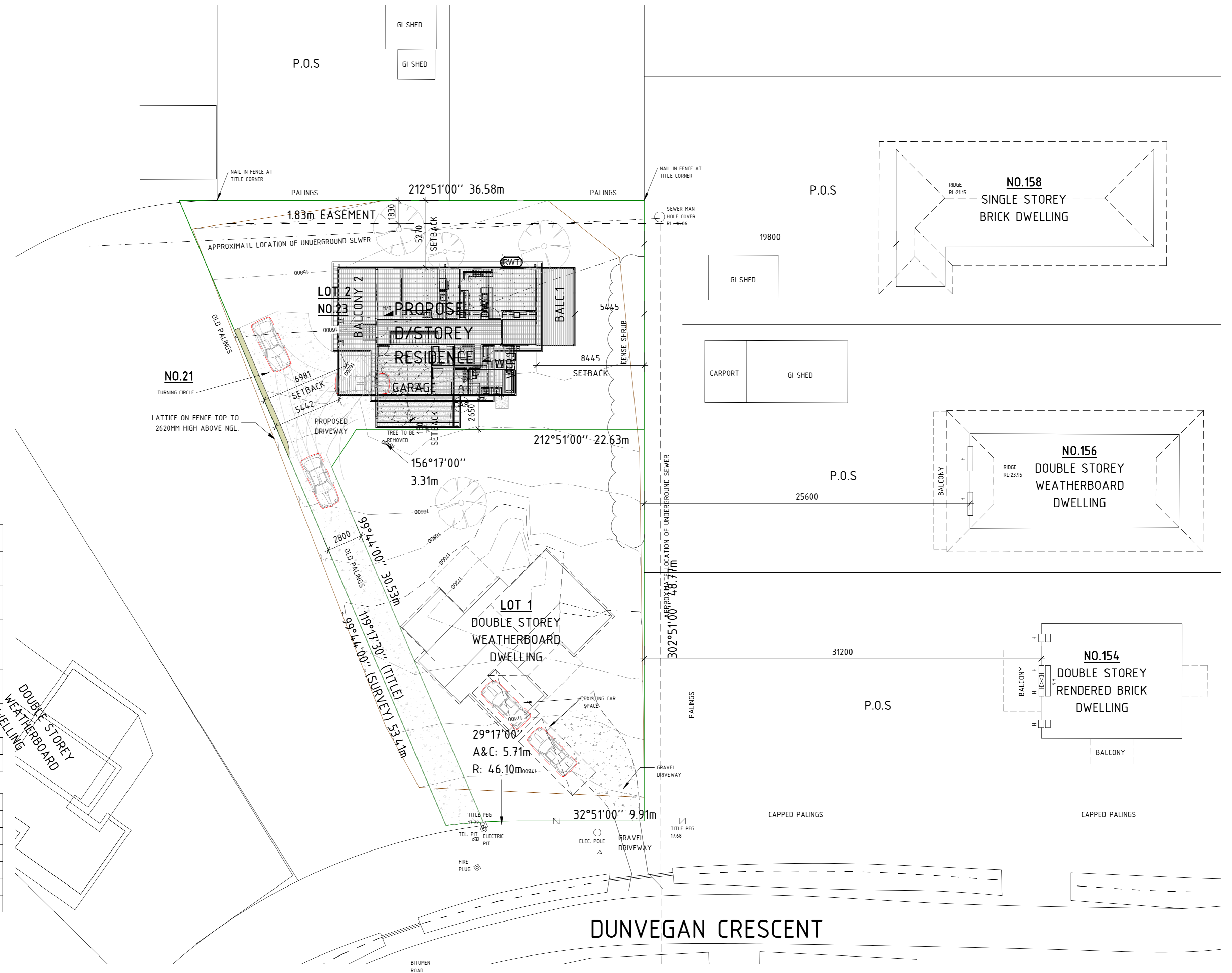
LEGEND:

- DP - DOWNPIPES
- (S) SMOKE DETECTOR
- [P] - POST
- HWS DENOTES HOT WATER SERVICE REFER TO SPECIFICATIONS FOR DETAILS
- (RWT) DENOTES POSITION OF SELECTED RAIN WATER TANK REFER TO SPECIFICATIONS FOR DETAILS
- M/B METER BOX POSITION TO BE DETERMND ON SITE DEPENDING ON POSITION OF SERVICES ON BLOCK
- GARDEN TAP
- N.H - NON-HABITABLE ROOM WINDOW
- H - HABITABLE ROOM WINDOW
- P.O.S - PRIVATE OPEN SPACE

ESTIMATED CUT 0m³

Area Analysis		
Name	Area	SQ ft
SITE AREA	697.37 m ²	75.07
GROUND FLOOR	83.43 m ²	8.98
FIRST FLOOR	112.62 m ²	12.12
TOTAL HOUSE AREA	196.04 m ²	21.10
GARAGE	39.62 m ²	4.26
PORCH	6.57 m ²	0.71
BALCONY 1	18.51 m ²	1.99
BALCONY 2	30.24 m ²	3.26
VER'H	24.19 m ²	2.60
TOTAL FLOOR AREA	315.18 m ²	33.93
DRIVEWAY (APPROX)	165.75 m ²	17.84

SITE COVERAGE	199.65m ²	28.63%
PERMEABLE AREA	408.37m ²	58.56%
TOTAL DRIVEWAY AREA	165.75m ²	23.77%
PRIVATE OPEN SPACE		
SECLUDED OPEN SPACE		
PRIVATE OPEN SPACE	355.54m ²	50.1%
GARDEN AREA	297.32m ²	42.63%



1 SITE PLAN
SCALE: 1 : 200



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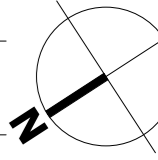
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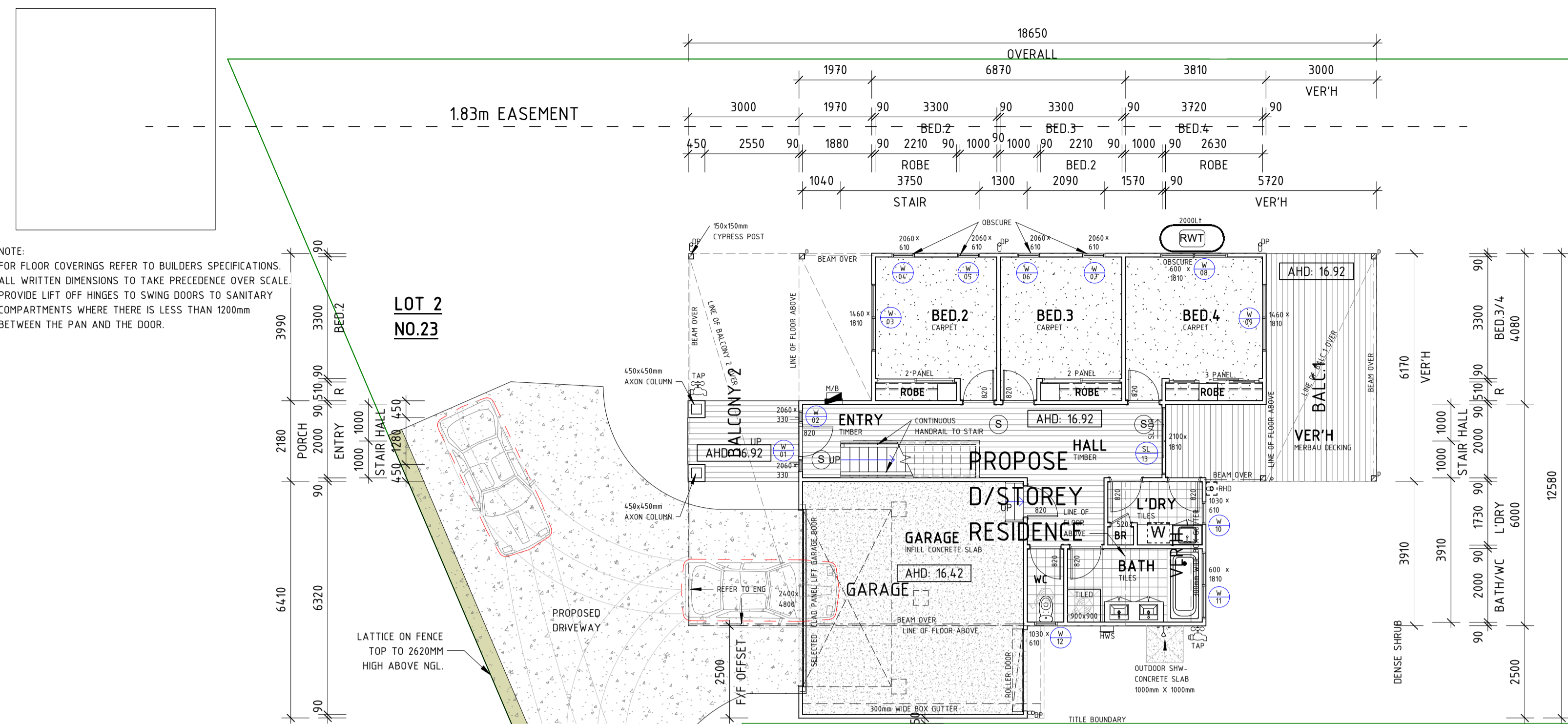
SCALE
 As indicated
 DRAWN
THANH

DRAWING No.
02 OF **07**
 SHEET SIZE
A2
 CHECKED

PROJECT
PROPOSED D/STOREY RESIDENCE @
 ADDRESS
LOT 2, NO.23 DUNVEGAN CRESCENT, SURF BEACH 3922
 CLIENT
RUDAN



NOTE:
FOR FLOOR COVERINGS REFER TO BUILDERS SPECIFICATIONS.
ALL WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
PROVIDE LIFT OFF HINGES TO SWING DOORS TO SANITARY COMPARTMENTS WHERE THERE IS LESS THAN 1200mm BETWEEN THE PAN AND THE DOOR.



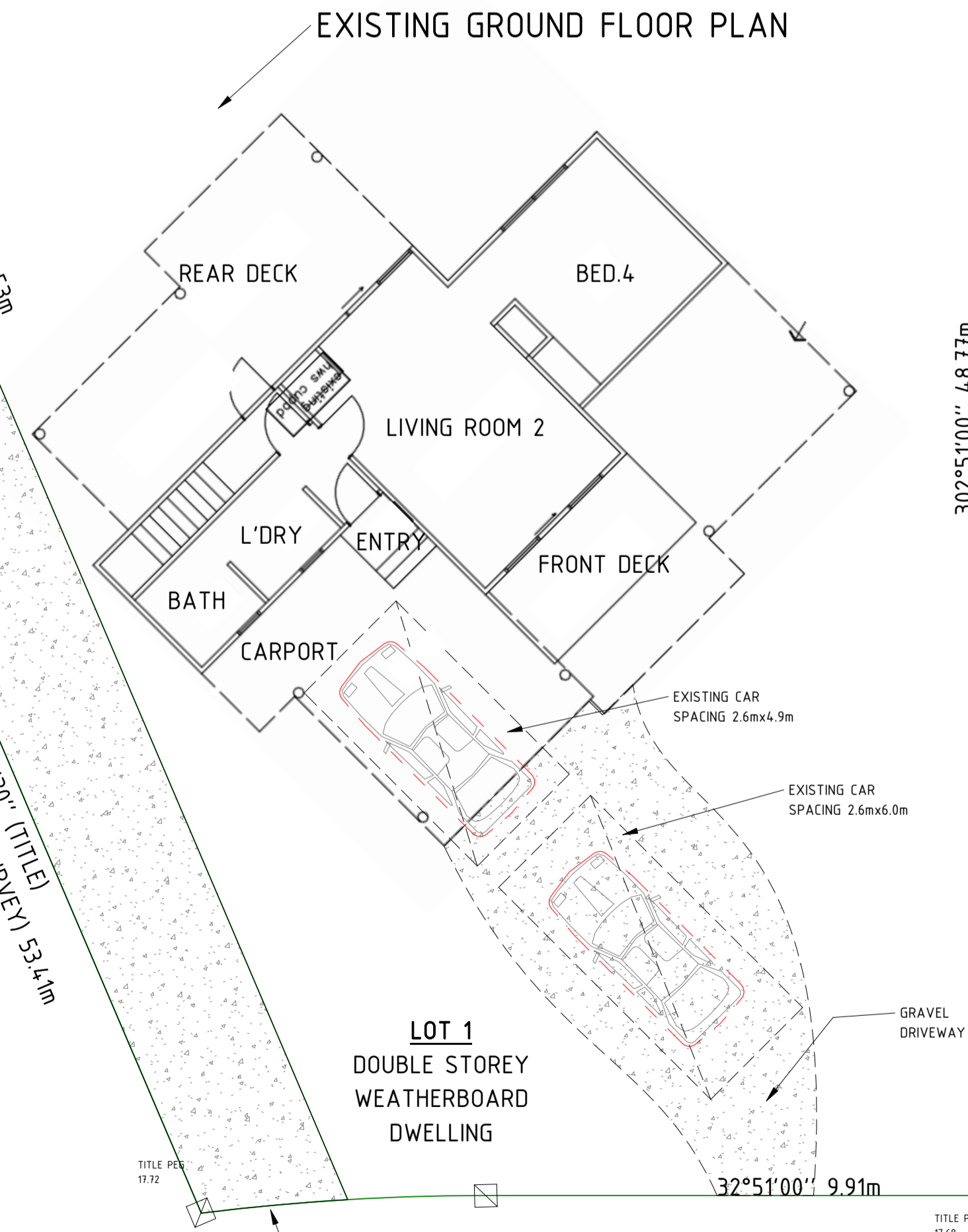
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- NH - NON-HABITABLE ROOM WINDOW
- H - HABITABLE ROOM WINDOW
- P.O.S - PRIVATE OPEN SPACE

Ground Floor Window Schedule

Mark	Height	Width	Window Style	Reveals
01	2060	330		
02	2060	330		
03	1640	1810		
04	2060	610		
05	2060	610		
06	2060	610		
07	2060	610		
08	600	1810		
09	1640	1810		
10	1030	610		
11	600	1810		
12	1030	610		
13	2100	1810	SLIDING DOOR	

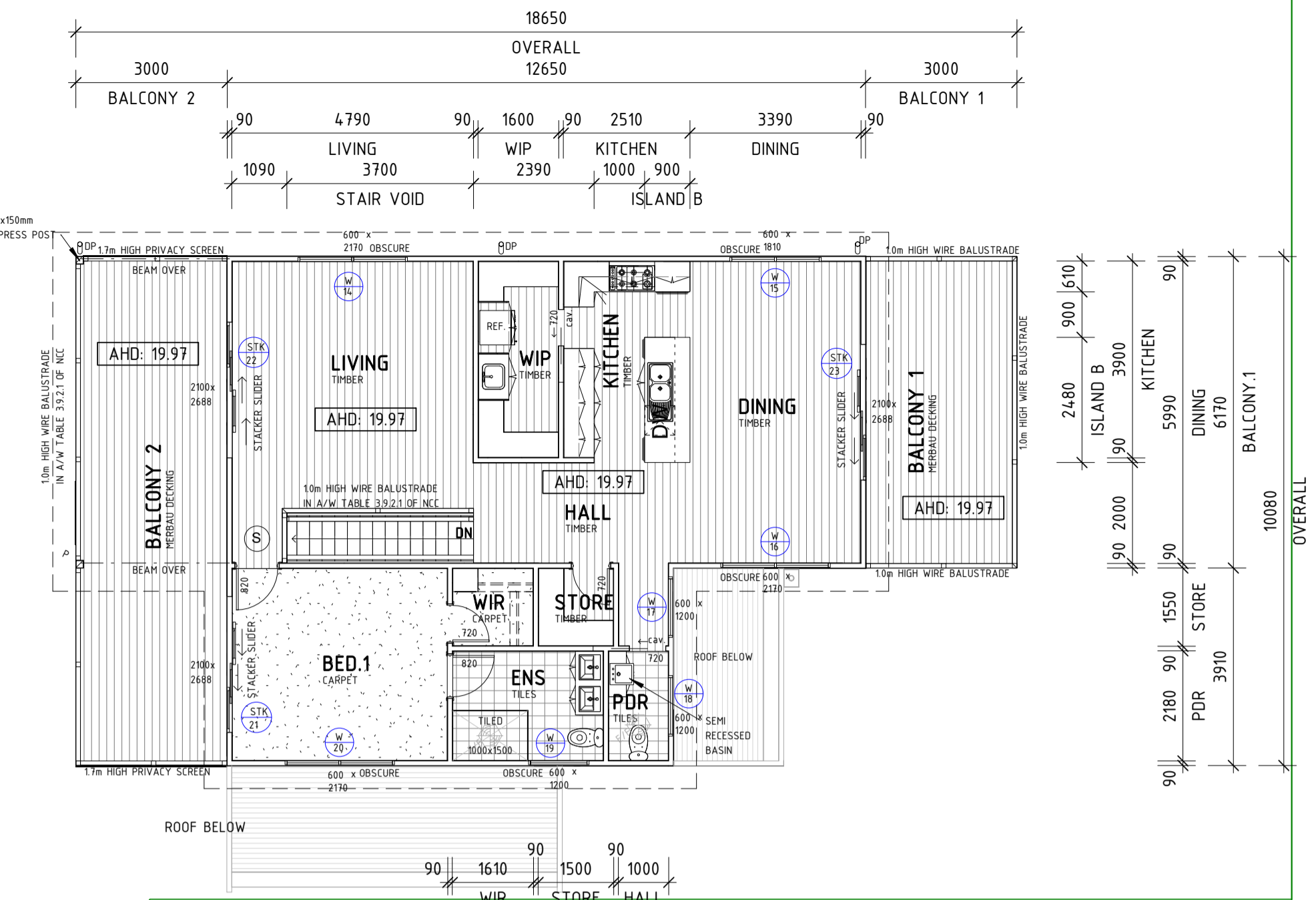
1 GROUND FLOOR PLAN
SCALE: 1 : 100



First Floor Window Schedule

Mark	Height	Width	Window Style	Reveals
14	600	2170		
15	600	1810		
16	600	2170		
17	600	1200		
18	600	1200		
19	600	1200		
20	600	2170		
21	2100	2688	STACKER SLIDER	
22	2100	2688	STACKER SLIDER	
23	2100	2688	STACKER SLIDER	

2 FIRST FLOOR PLAN
SCALE: 1 : 100



EXISTING FIRST FLOOR PLAN

APPROXIMATE LOCATION OF UNDERGROUND SEWER

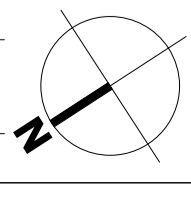
PALINGS

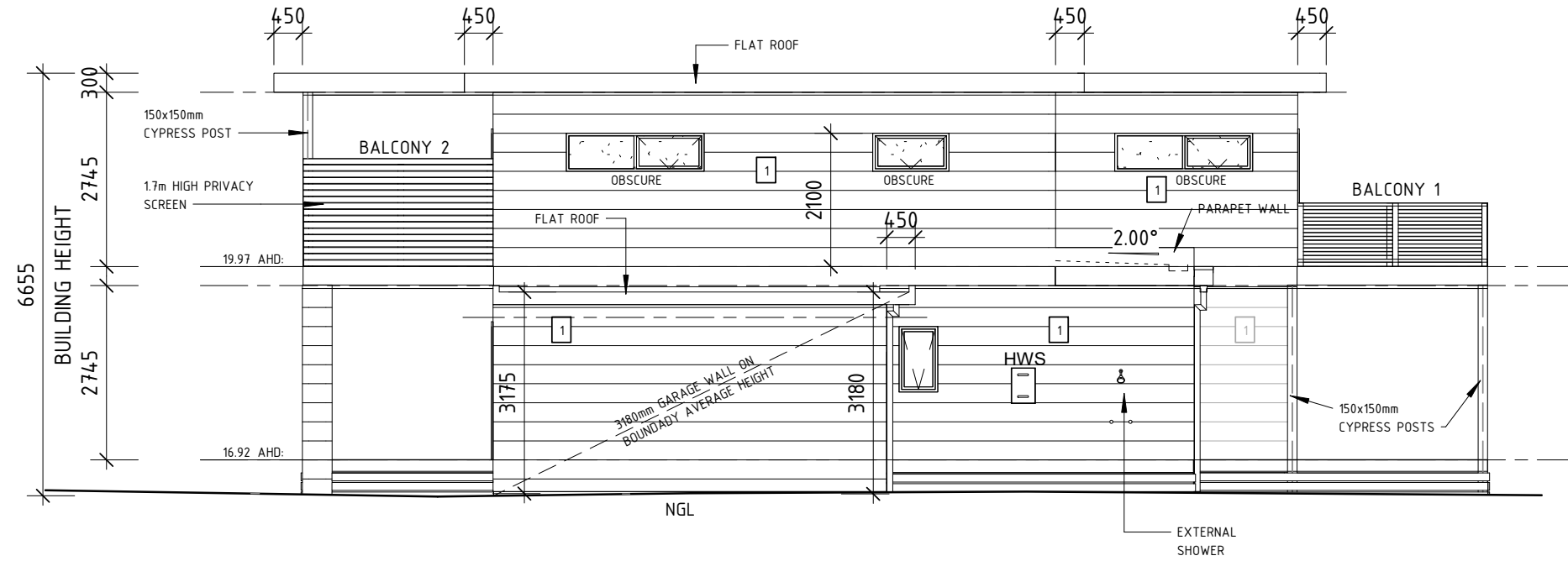
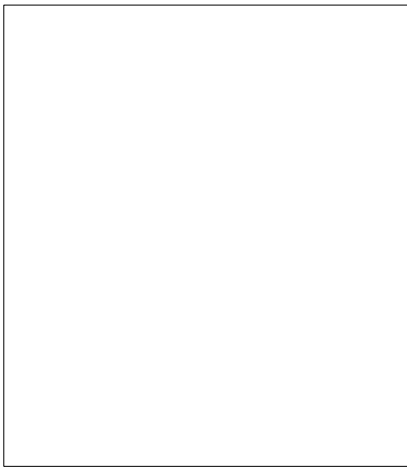


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DB - U2907 ABN: 8800525157
I am a Licensed Building Practitioner

DRAWING STATUS:
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SIGNED: DATE:

DATE	02/25/2019	SCALE	1 : 100	DRAWING No.	03	SHEET SIZE	A1	PROJECT	PROPOSED D/STOREY RESIDENCE @
CONTRACT No.	RUDUN5	DRAWN	THANH	CHECKED				ADDRESS	LOT 2, NO.23 DUNVEGAN CRESCENT, SURF BEACH 3922
								CLIENT	RUDAN





1 NORTH WEST ELEVATION
SCALE: 1 : 100

LIGHT AND VENTILATION

PROVIDE VENTILATION TO ALL HABITABLE ROOMS THROUGH BOTH WINDOWS, AND DOORS, WITH AN OPENABLE SIZE NOT LESS THEN 5% OF THE FLOOR AREA OF THE ROOM CONCERNED. PROVIDE NATURAL LIGHT TO ALL HABITABLE ROOMS THROUGH WINDOWS HAVING A LIGHT TRANSMITTING AREA OF NOT LESS THAN 10% OF THE FLOOR AREA OF THE ROOM CONCERNED. BORROWED LIGHT AND VENTILATION FROM ADJOINING ROOMS ARE TO COMPLY WITH AUST. BUILDING CODES

DOORS: HUMAN IMPACT

GLAZING TO DOORS AND SIDE LIGHTS SHOULD BE AS FOLLOWS: BETWEEN 0.1M SQ AND 0.3M SQ MINIMUM 4MM ANNEALED GLASS, BETWEEN 0.3M SQ AND 0.5M SQ MINIMUM 5MM ANNEALED GLASS, LARGER AREAS TO BE SAFETY GLAZED IN ACCORDANCE WITH AUST. STANDARD 1288

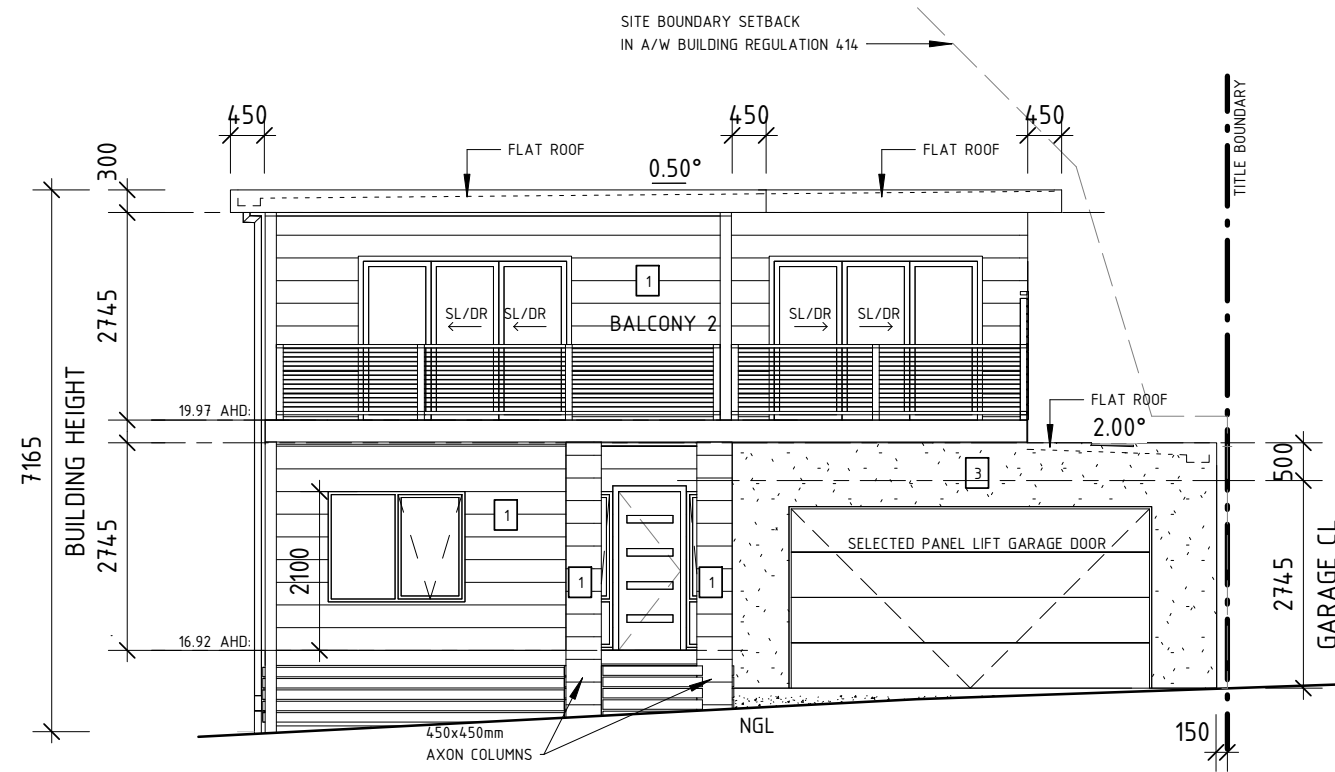
WINDOWS: HUMAN IMPACT

GLAZING TO WINDOWS WHERE THE SILL IS LESS THAN 500MM ABOVE FLOOR LEVEL SHOULD BE GLAZED AS FOLLOWS:

UP TO 0.3M SQ MINIMUM 4MM ANNEALED GLASS. BETWEEN 0.3M SQ AND 2M SQ MINIMUM 5MM ANNEALED GLAZING. LARGER AREAS OF GLAZING ARE TO BE SAFETY GLAZED IN ACCORDANCE WITH AUST. STANDARD 1288.

FLASHING

ALL WINDOWS AND EXTERNAL DOOR OPENINGS ARE TO BE FLASHED ALL ROUND.



2 NORTH EAST ELEVATION
SCALE: 1 : 100

PARAPET HEIGHT MAY CHANGE DURING CONSTRUCTION DUE TO ROOF TRUSS MANUFACTURERS ISSUE DESIGN, OTHER BUILDING HEIGHTS MAY ALTER IN ACCORDANCE TO REMAIN WITHIN BUILDING REGULATIONS

PROVIDE SELECTED CORRUGATED METAL ROOF LINING THROUGHOUT. UNLESS SPECIFIED OTHERWISE

PROVIDE COLORBOND GUTTERING & FLASHINGS DOWNPIPES & FASCIA'S THROUGHOUT AS PER BUILDERS SPECIFICATION

STEPS & LANDING AS RIQUIRED
RISER: 115mm MIN, 190mm MAX
GOING: 240mm MIN, 355mm MAX

MATERIAL LEGEND		
MARK	CLADDING TYPE	HATCH PATTERN
1	CHAMFER	
2	RENDER	

Langford Jones Homes

3 Scanlan Street EAST BENTLEIGH 3165
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SCALE
As indicated

DRAWN
THANH

DRAWING No.
04 OF 07

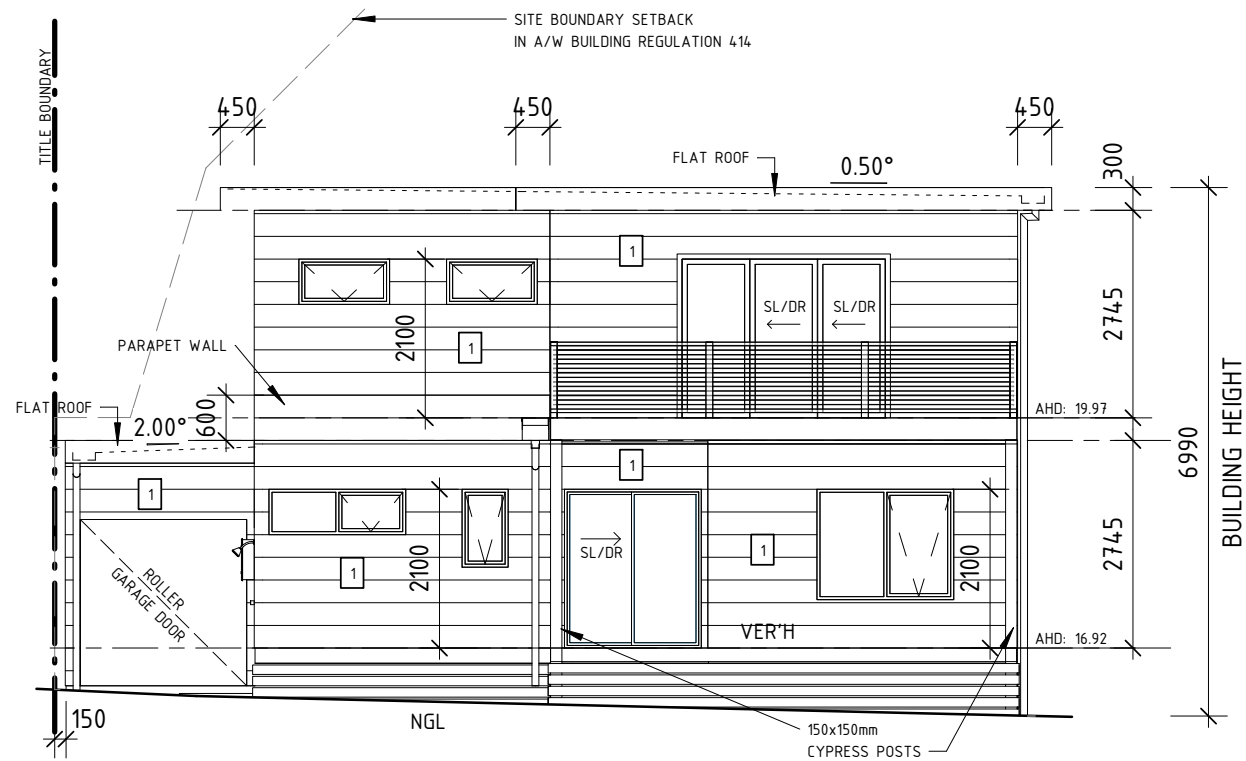
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SHEET SIZE
A3

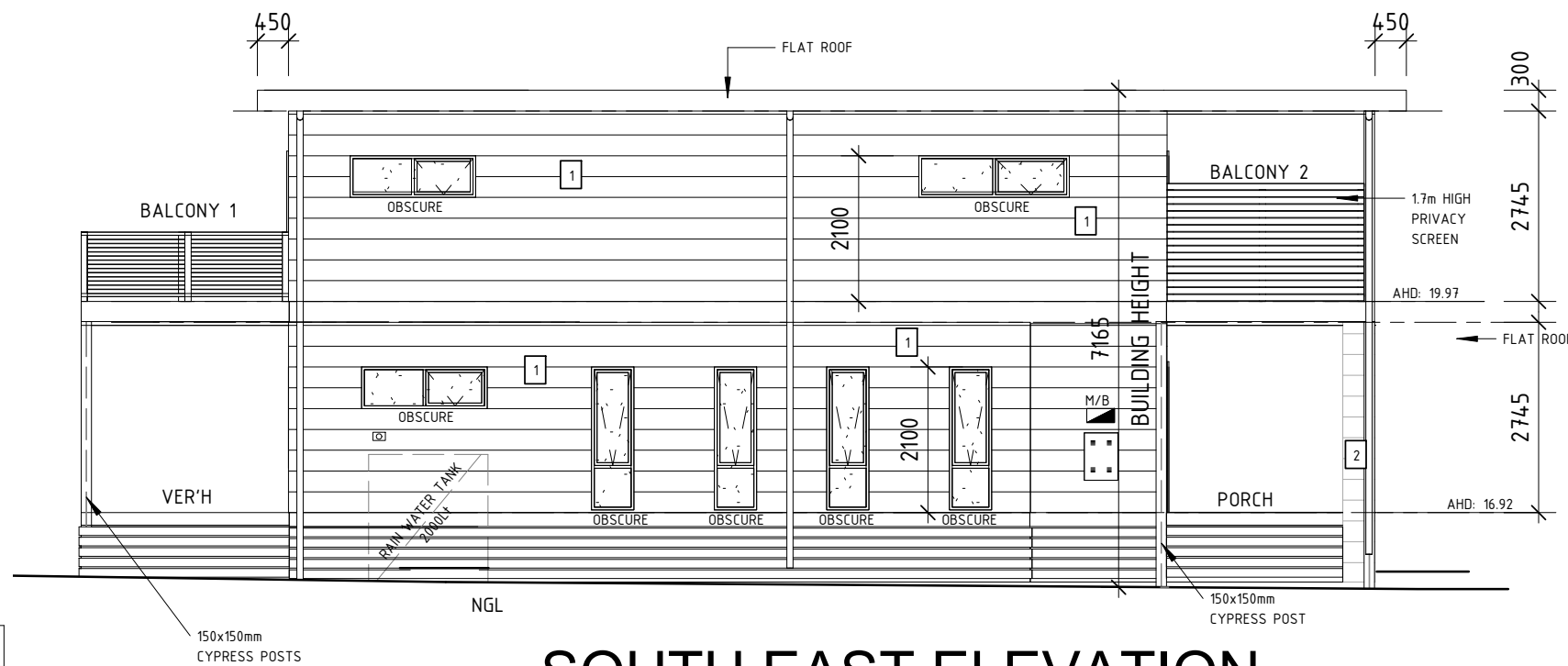
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ADDRESS LOT 2, NO.23 DUNVEGAN CRESCENT,
SURF BEACH 3922

CLIENT RUDAN



2 SOUTH WEST ELEVATION
SCALE: 1 : 100



1 SOUTH EAST ELEVATION
SCALE: 1 : 100

MATERIAL LEGEND		
MARK	CLADDING TYPE	HATCH PATTERN
1	CHAMFER	
2	RENDER	

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1 : 100

DRAWN
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05 OF 07

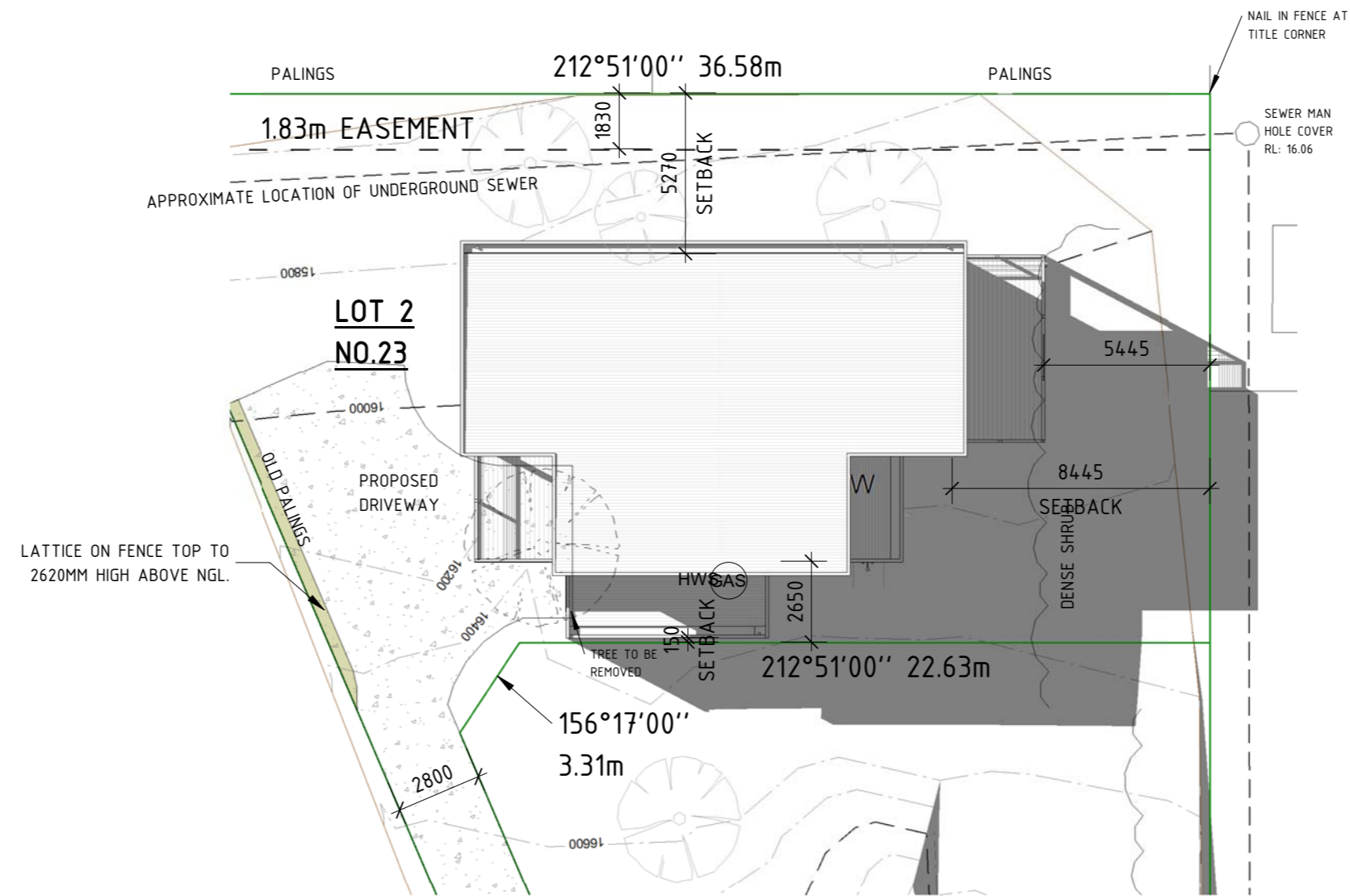
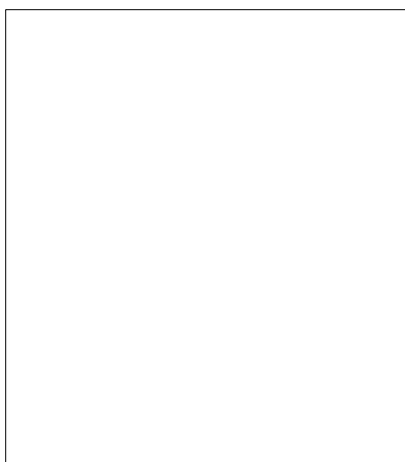
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SHEET SIZE
A3

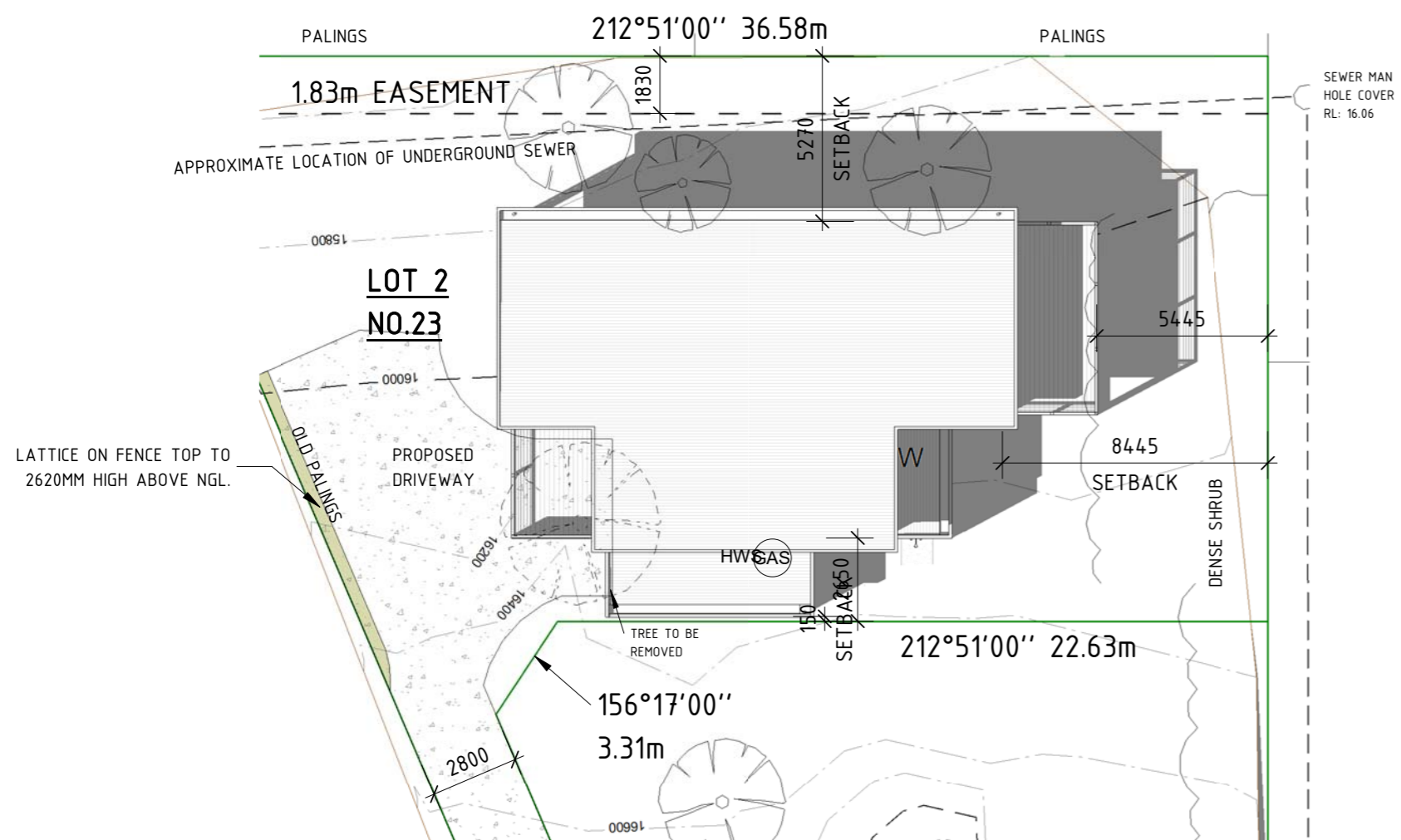
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1 SHADOW 22/9@9AM
SCALE: 1 : 200



2 SHADOW 22/9@12PM
SCALE: 1 : 200



3 SHADOW 22/9@3PM
SCALE: 1 : 200



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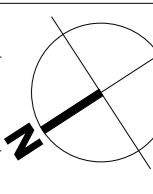
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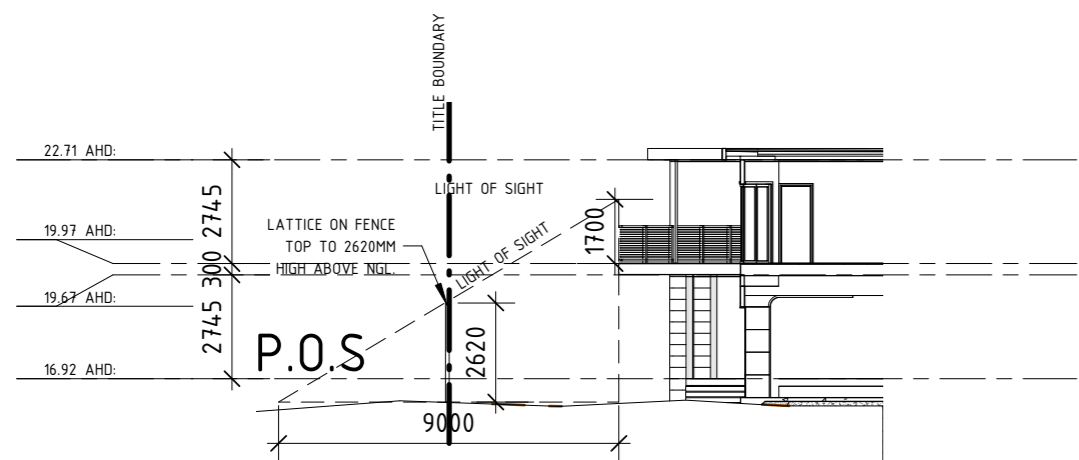
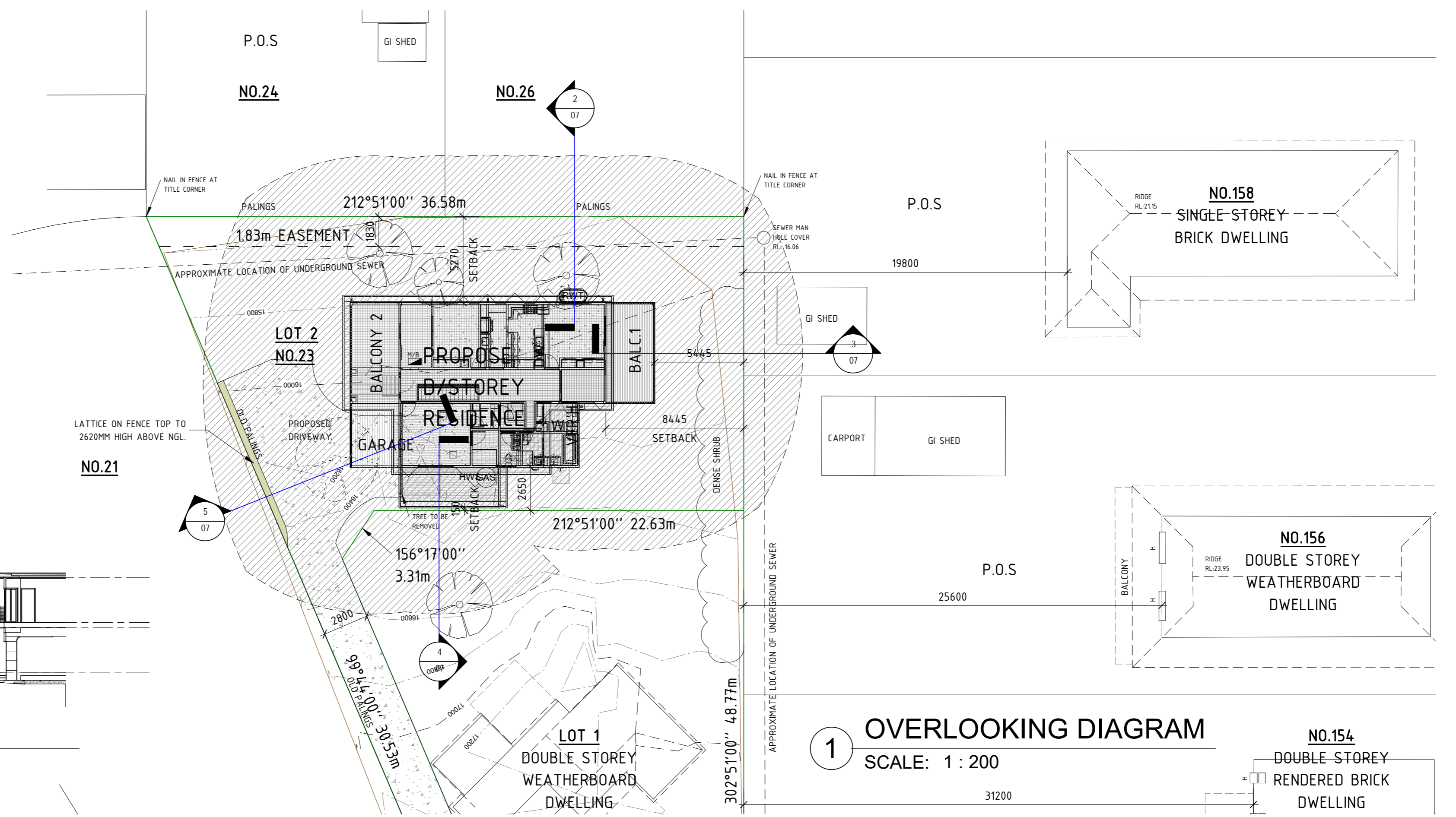


OVERLOOKING REGULATION

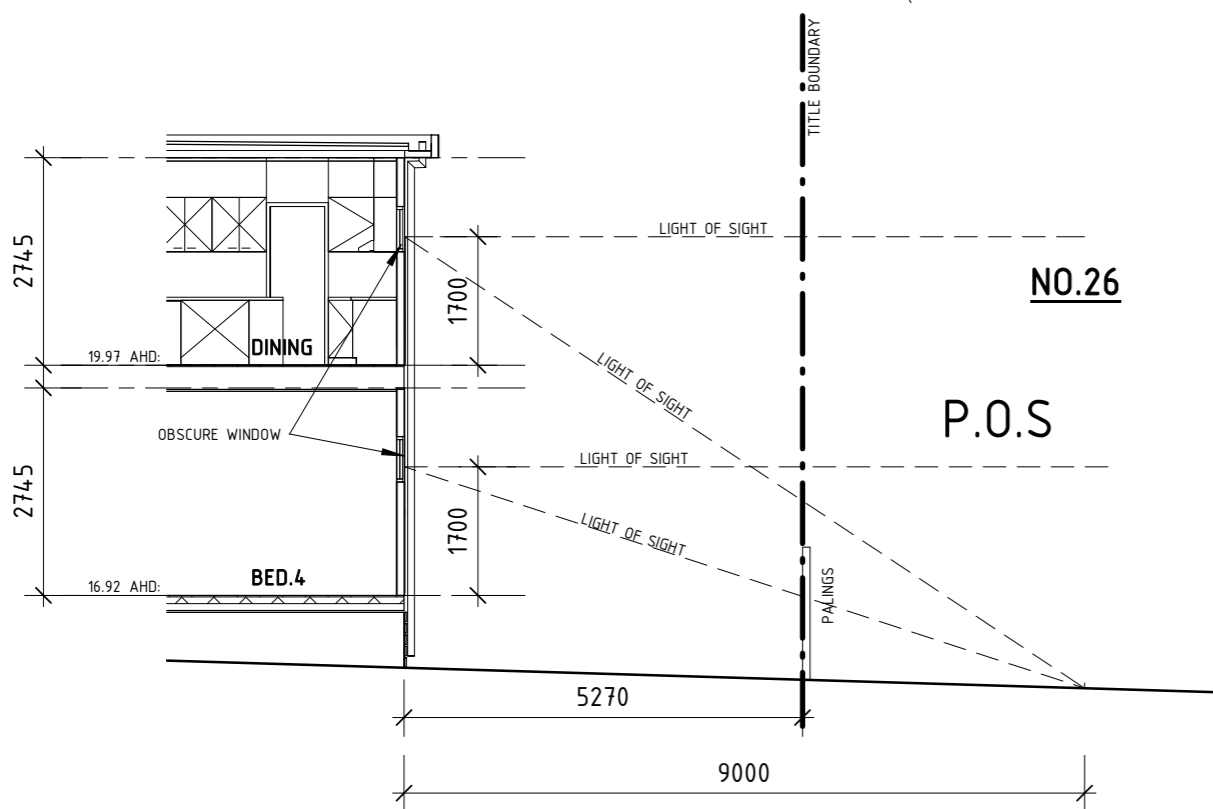
PROPOSED NEW WINDOWS and DECK 800mm OR MORE ABOVE NATURAL GROUND LEVEL NOT TO OVERLOOK NEIGHBOUR'S EXISTING PRIVATE OPEN SPACE & HABITABLE ROOM WINDOWS (hrw) WITHIN A 9.0M RADIUS. VIEWS ARE MEASURED WITHIN A 45° ANGLE FROM THE PLANE OF THE WINDOW OR PERIMETER OF THE DECK, 1.7M ABOVE FLOOR/DECK LEVEL

HRW - DENOTES HABITABLE ROOM WINDOW
NHRW - DENOTES NON-HABITABLE ROOM WINDOW

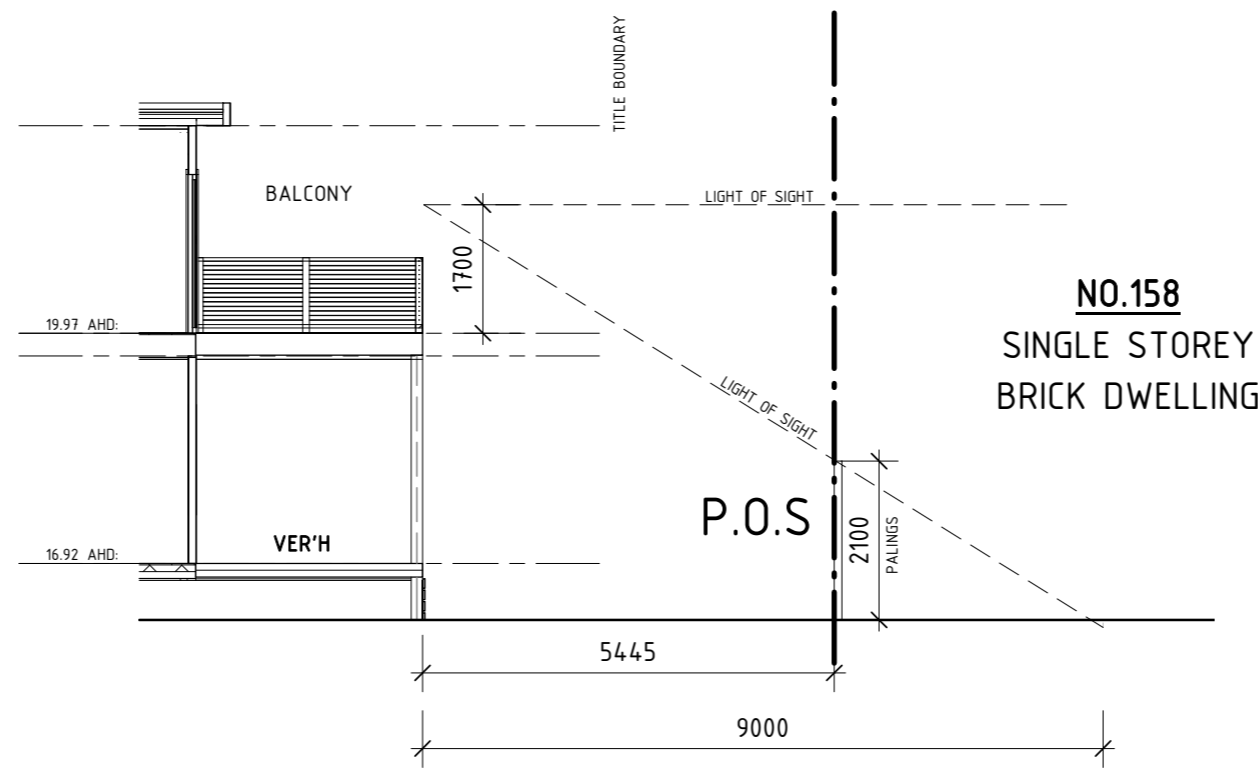
TERMITE PROTECTION (IF REQ.) WILL BE IN ACCORDANCE WITH A.S 3660



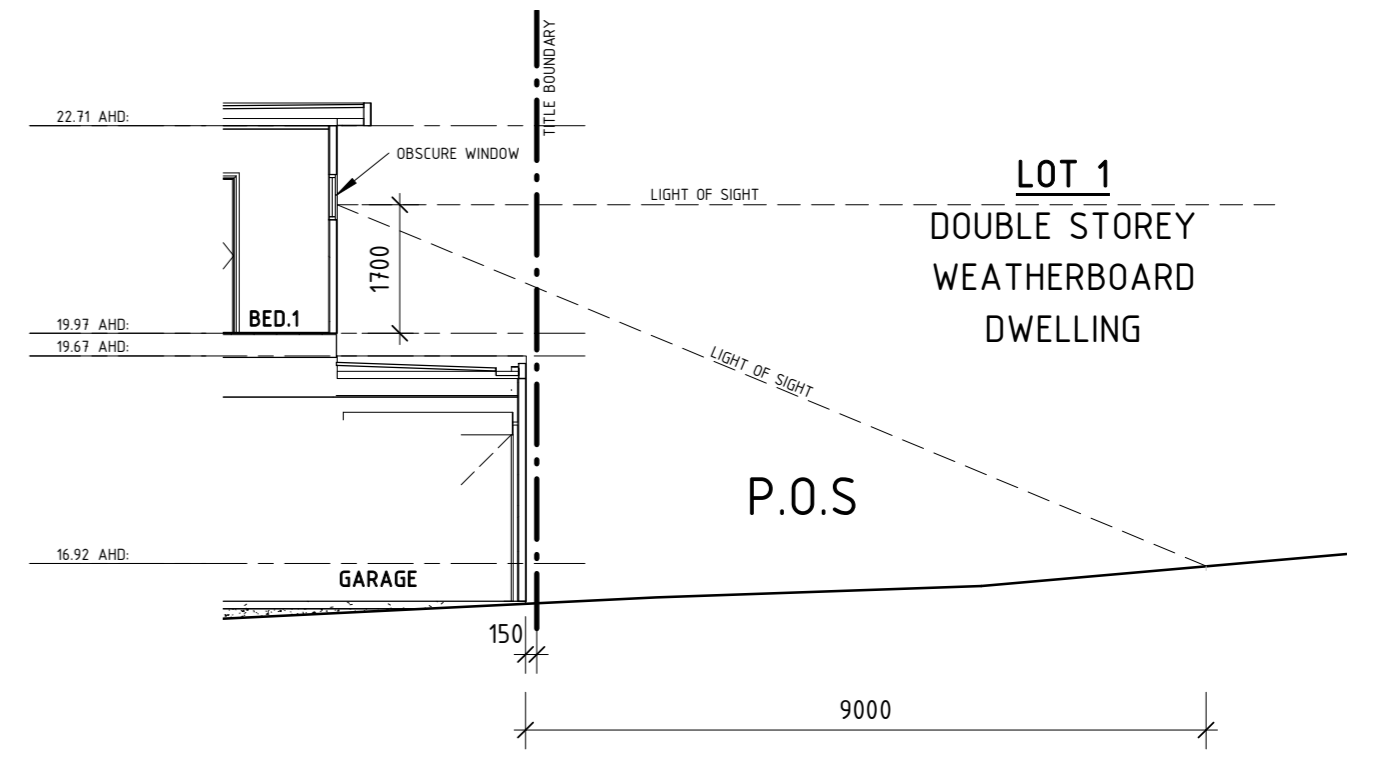
5 OVERLOOKING 4
SCALE: 1 : 200



2 OVERLOOKING 1
SCALE: 1 : 100



3 OVERLOOKING 2
SCALE: 1 : 100



4 OVERLOOKING 3
SCALE: 1 : 100



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