

JAZZ  
DESIGNS  
*building designers*



*Example Drawings*  
**DETAILED  
CONCEPT  
DRAWINGS**

*Project Type*

Direct Client - Single Storey - New Build

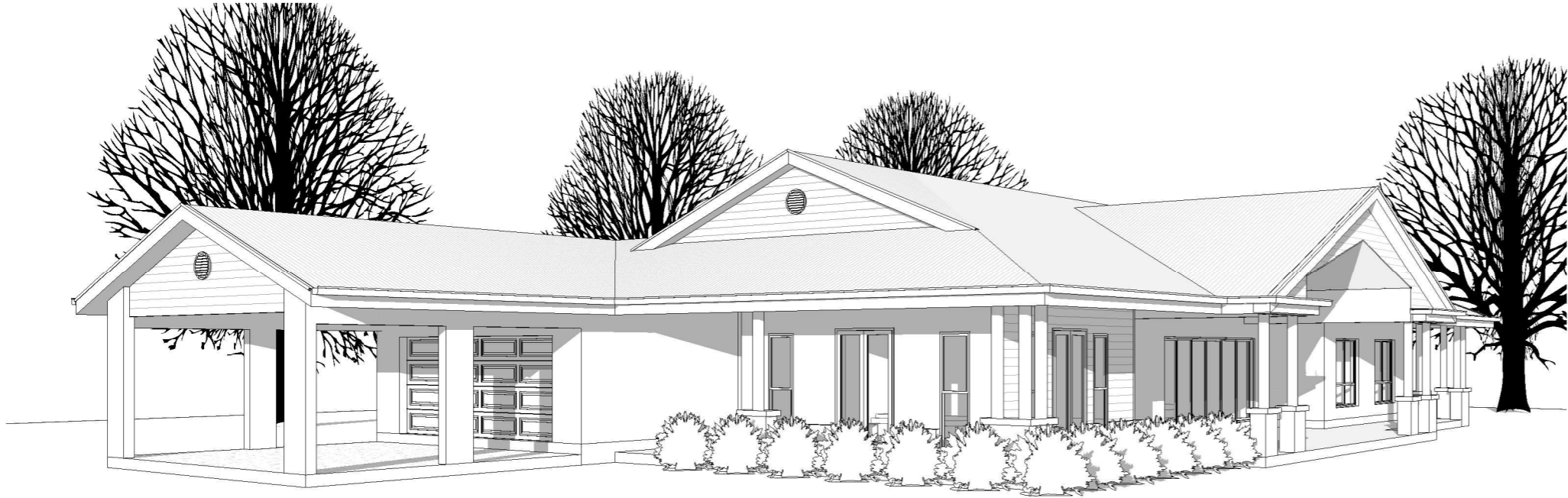
**INCLUDED DRAWINGS**

3D External Views  
Site Plan including Area Plan  
Floor Plan  
Basic External Elevations

2 rounds of revisions included

**DRAWING REGISTER**

SHEET NO.	SHEET NAME	REV.	DATE
0.00	COVER SHEET	B	2023
1.01	SITE PLAN	B	2023
2.01	GROUND FLOOR PLAN	B	2023
3.01	ELEVATIONS	B	2023
3.02	ELEVATIONS	B	2023



1 3D External View - Front



2 3D External View - Side

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119 Allen St, Sandgate QLD 4017 | 07 3869 4777  
admin@jazzdesigns.com.au | www.jazzdesigns.com.au

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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<b>Project Address</b>	<b>Project Name</b> PROPOSED NEW RESIDENCE
<b>Client Name</b>	

Rev	Date	Description	Drawn	Checked
A	2023	SKETCH CONCEPT DESIGN	JAZZ	
B	2023	DETAILED CONCEPT DESIGN	JAZZ	

<b>Job Number</b>	<b>Sheet</b> 0.00
<b>Staged Plans</b> DETAILED CONCEPT DESIGN	<b>Revision</b> B
<b>Drawn by</b> JAZZ	<b>Date</b> 2023
<b>Checked by</b>	<b>Scale</b> 1 : 50

# SITE PLAN

## REAL PROPERTY DESCRIPTION

00 NEW ROAD,  
SUBURB  
LOT XX RP XXXXX  
COUNCIL: X  
SITE AREA: X m<sup>2</sup>  
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.

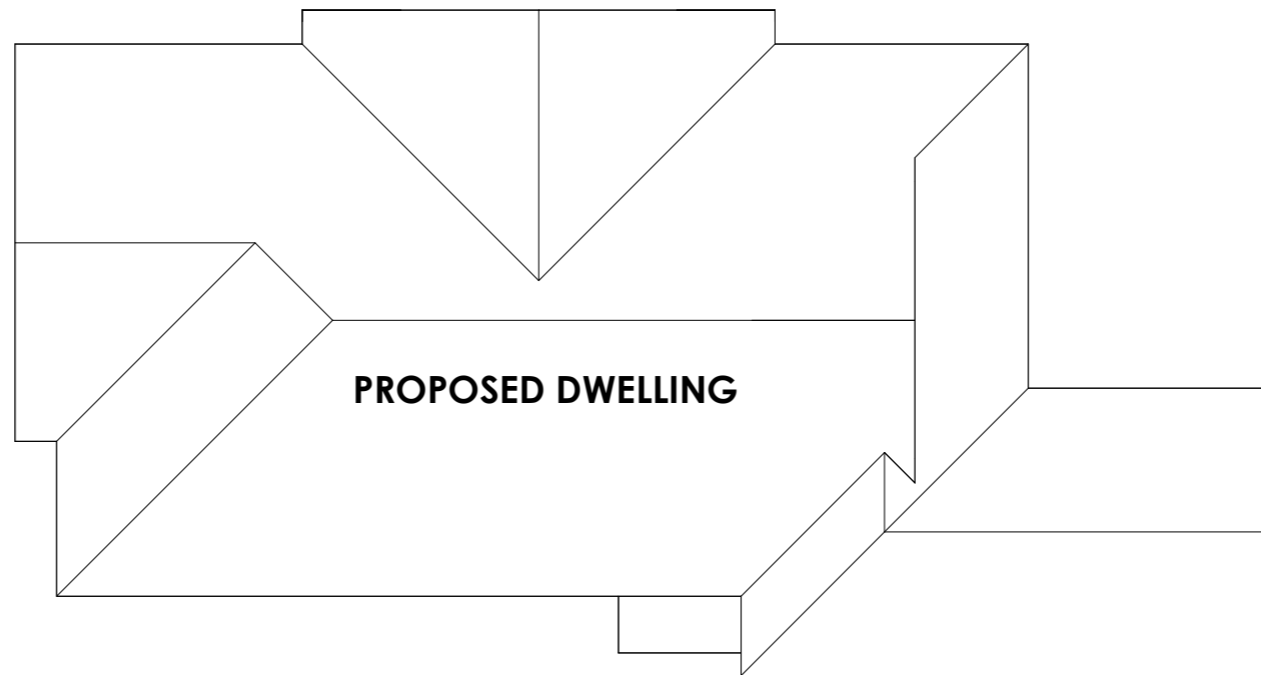
**NOTE:** ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

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

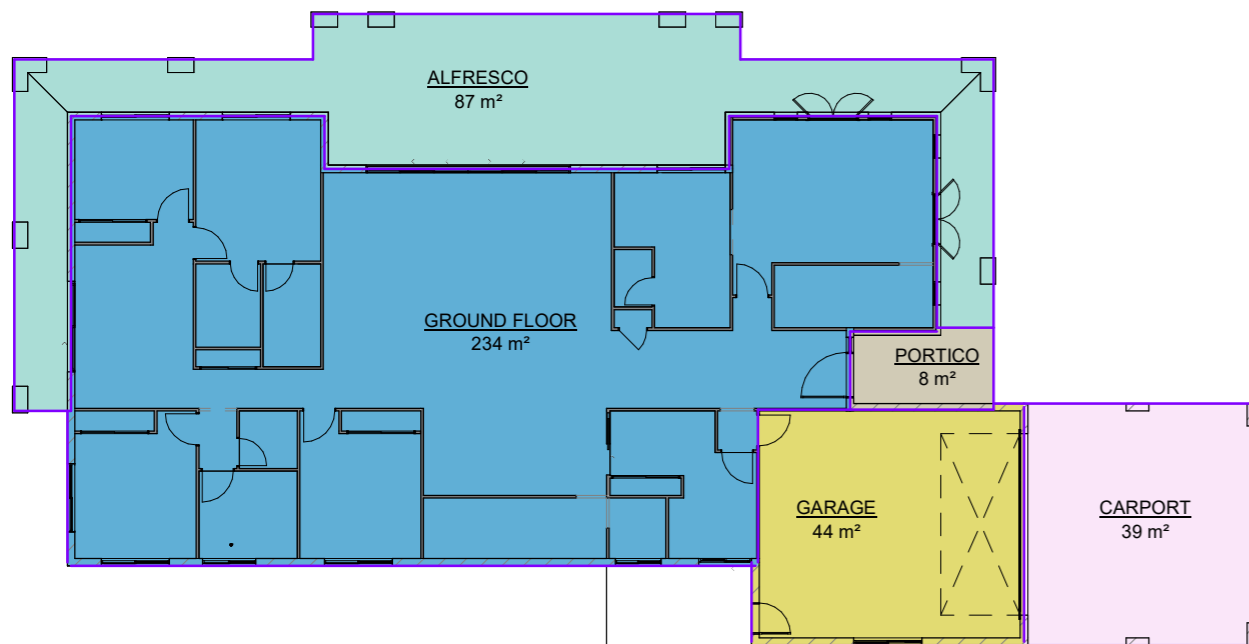
**NOTE:** HOUSE IS NOT TO BE RAISED OR RELOCATED

 TO BE DEMOLISHED  
C.O.S CONFIRM ON SITE

**ALERT:** THIS PROPERTY IS LOCATED IN A BUSHFIRE PRONE AREA. REFER TO BUSHFIRE REPORT FOR "BAL 12.5" RATING



PROPOSED DWELLING



AREA SCHEDULE	
VERANDAH	Not Placed
GROUND FLOOR	233.6 m <sup>2</sup>
ALFRESCO	87.5 m <sup>2</sup>
GARAGE	44.4 m <sup>2</sup>
CARPORT	39.0 m <sup>2</sup>
PORTICO	8.0 m <sup>2</sup>
AREA TOTAL	412.5 m <sup>2</sup>

## 2 AREA PLAN - GROUND FLOOR

1 : 200

Project Address

Project Name

PROPOSED NEW RESIDENCE

Rev

Date

B 2023

Description

DETAILED CONCEPT DESIGN

Drawn

Checked

JAZZ

Job Number

Staged Plans

DETAILED CONCEPT DESIGN

Drawn by Checked by

JAZZ

Sheet 1.01

Revision B

Date

2023

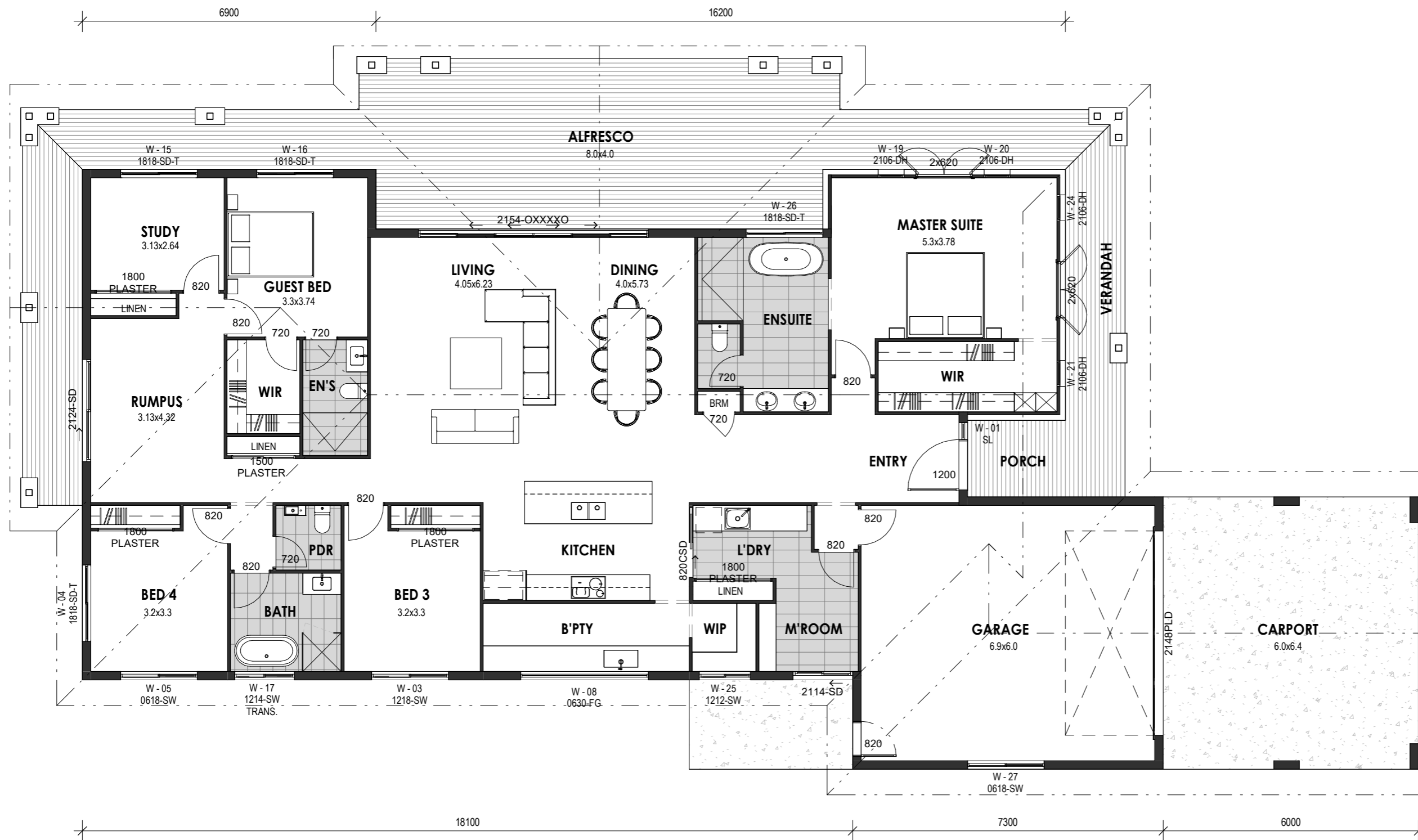
Scale

1 : 200



# GROUND FLOOR PLAN

3.01  
1  
2



AREA SCHEDULE	
VERANDAH	Not Placed
GROUND FLOOR	233.6 m <sup>2</sup>
ALFRESCO	87.5 m <sup>2</sup>
GARAGE	44.4 m <sup>2</sup>
CARPORT	39.0 m <sup>2</sup>
PORTICO	8.0 m <sup>2</sup>
<b>AREA TOTAL</b>	<b>412.5 m<sup>2</sup></b>

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## LEGEND

3  
3.02  
4



SCALE: 1:100

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Project Address

Project Name

PROPOSED NEW RESIDENCE

Client Name

Rev

Date

A 2023 SKETCH CONCEPT DESIGN  
B 2023 DETAILED CONCEPT DESIGN

Drawn

Checked

JAZZ  
JAZZ

Job Number

Staged Plans

DETAILED CONCEPT DESIGN

Drawn by Checked by  
JAZZ

Sheet 2.01

Revision B

Date  
2023

Scale 1 : 100

# ELEVATIONS

## GENERAL NOTES

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS.  
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## LEGEND

### 1 3.01 - SOUTH ELEVATION

1 : 125



### 2 3.02 - WEST ELEVATION

1 : 125



**Project Address**

**Project Name**

PROPOSED NEW RESIDENCE

Rev	Date	Description
A	2023	SKETCH CONCEPT DESIGN
B	2023	DETAILED CONCEPT DESIGN

**Description**

Drawn	Checked
JAZZ	JAZZ
JAZZ	JAZZ

**Job Number**

**Staged Plans**  
 DETAILED CONCEPT DESIGN

**Drawn by** JAZZ  
**Checked by** JAZZ

Sheet **3.01**

Revision **B**

Date  
 2023

Scale **As indicated**

# ELEVATIONS

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## LEGEND

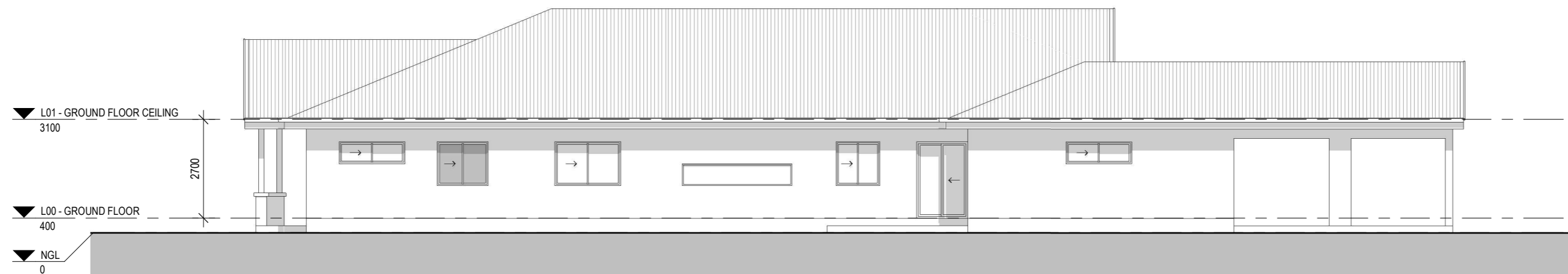
### 3 3.03 - NORTH ELEVATION

1 : 125



### 4 3.04 - EAST ELEVATION

1 : 125



**Project Address**

**Project Name**

PROPOSED NEW RESIDENCE

Rev	Date	Description
A	2023	SKETCH CONCEPT DESIGN
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**Description**

Drawn	Checked
JAZZ	JAZZ
JAZZ	JAZZ

**Job Number**

**Staged Plans**  
 DETAILED CONCEPT DESIGN

**Drawn by** JAZZ  
**Checked by** JAZZ

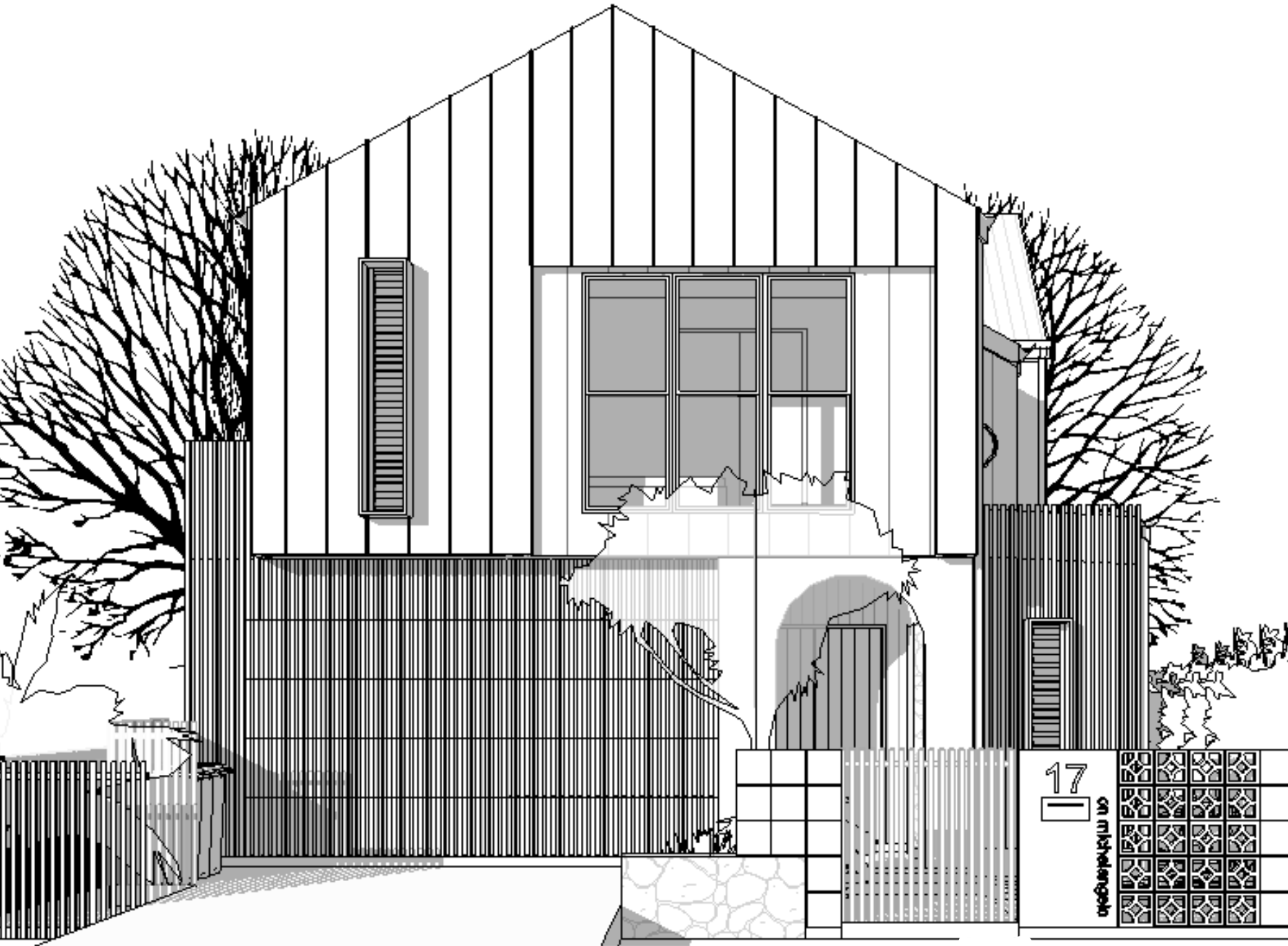
Sheet **3.02**

Revision **B**

Date  
 2023

Scale **As indicated**

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*Example Drawings*  
**DETAILED  
CONCEPT  
DRAWINGS**

*Project Type*

Direct Client - Two Storey - New Build

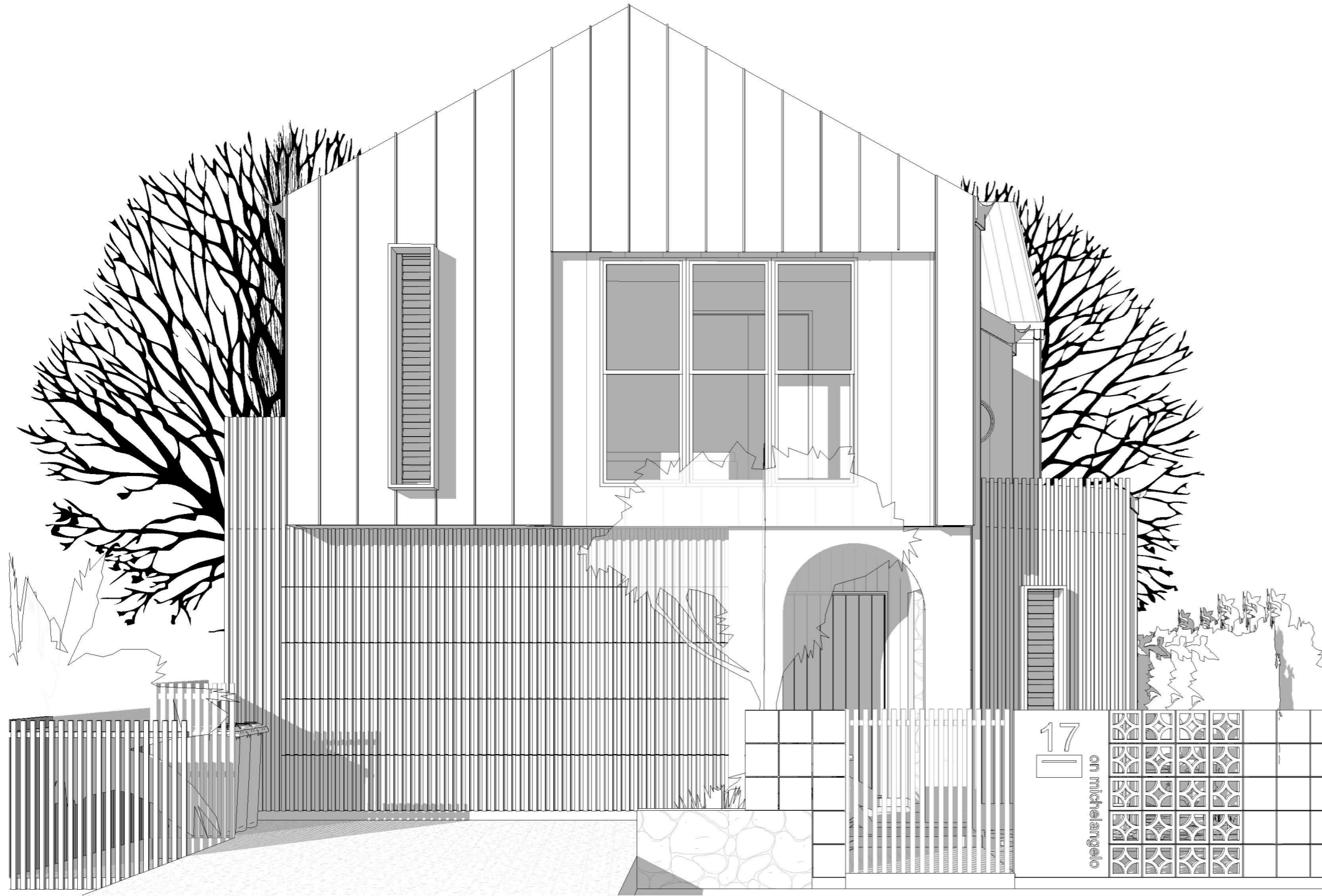
**INCLUDED DRAWINGS**

3D Perspective Views  
Site Plan including Area Plan  
Floor Plan  
Basic External Elevations

2 rounds of revisions included

## DRAWING REGISTER

SHEET NO.	SHEET NAME	REV.	DATE
0.00	COVER SHEET	A	2023
2.01	GROUND FLOOR PLAN	A	2023
2.02	GROUND FLOOR PLAN OVERALL	A	2023
3.01	ELEVATIONS	A	2023
3.02	ELEVATIONS	A	2023

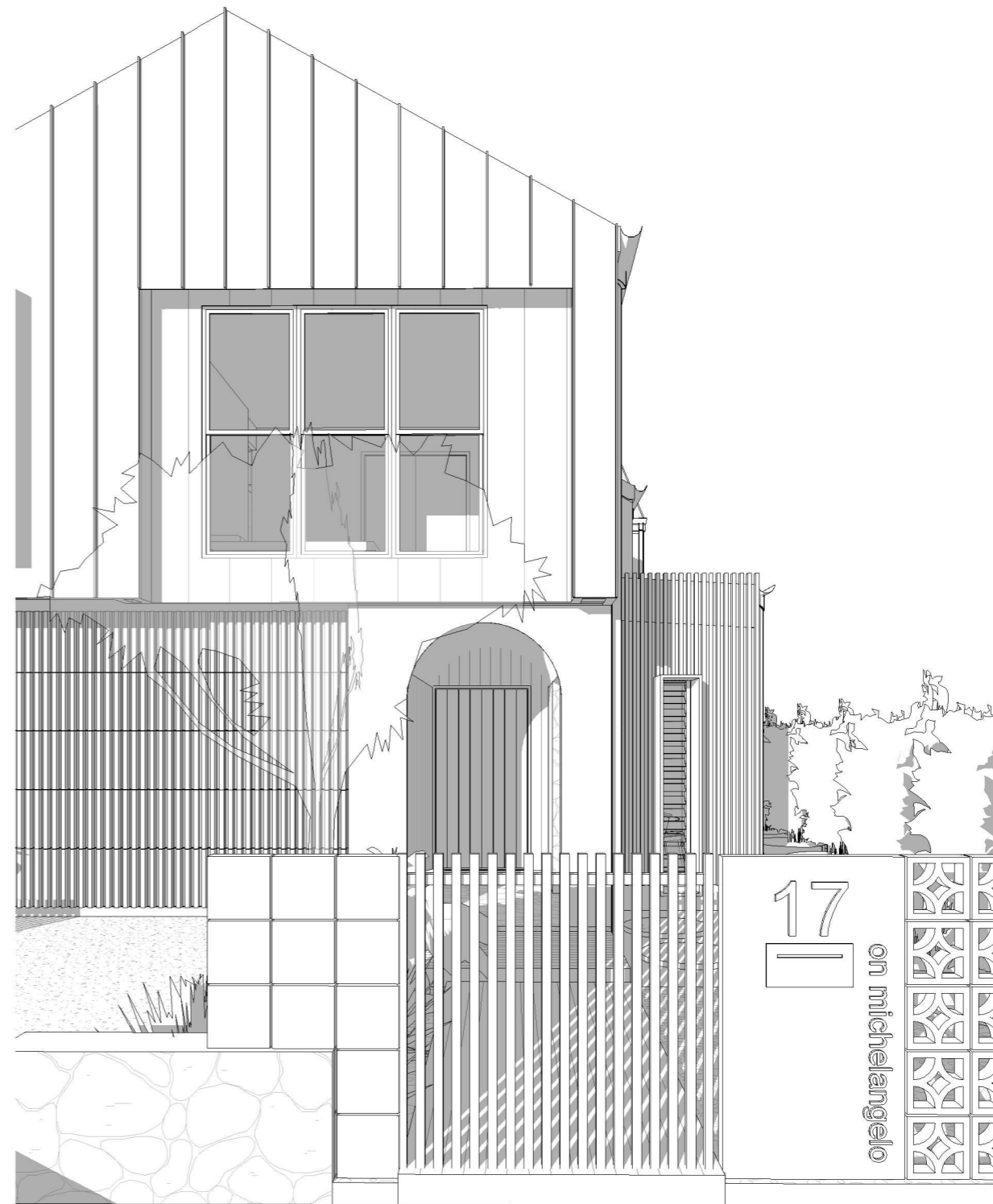


1 3D View 1

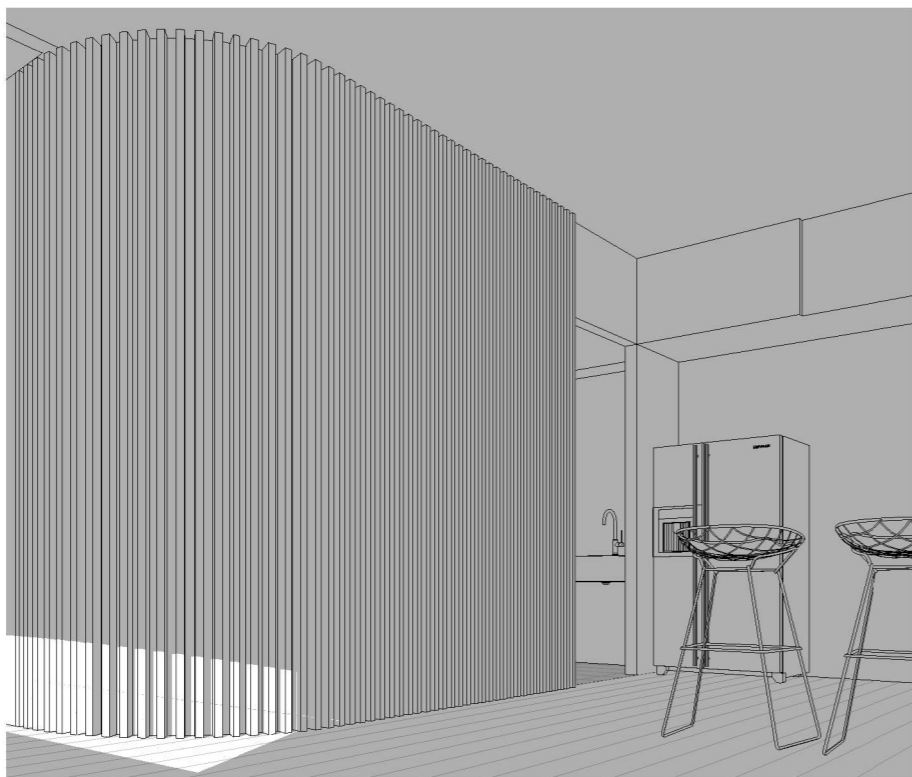




1 3D View 3



2 3D View 4



3 3D View 2

# SITE PLAN

## REAL PROPERTY DESCRIPTION

EXAMPLE STREET  
BRISBANE ST  
LOT 1  
COUNCIL: BRISBANE CITY  
SITE AREA: 447 m<sup>2</sup>  
SITE COVERAGE: 46.5 %

## GENERAL NOTES

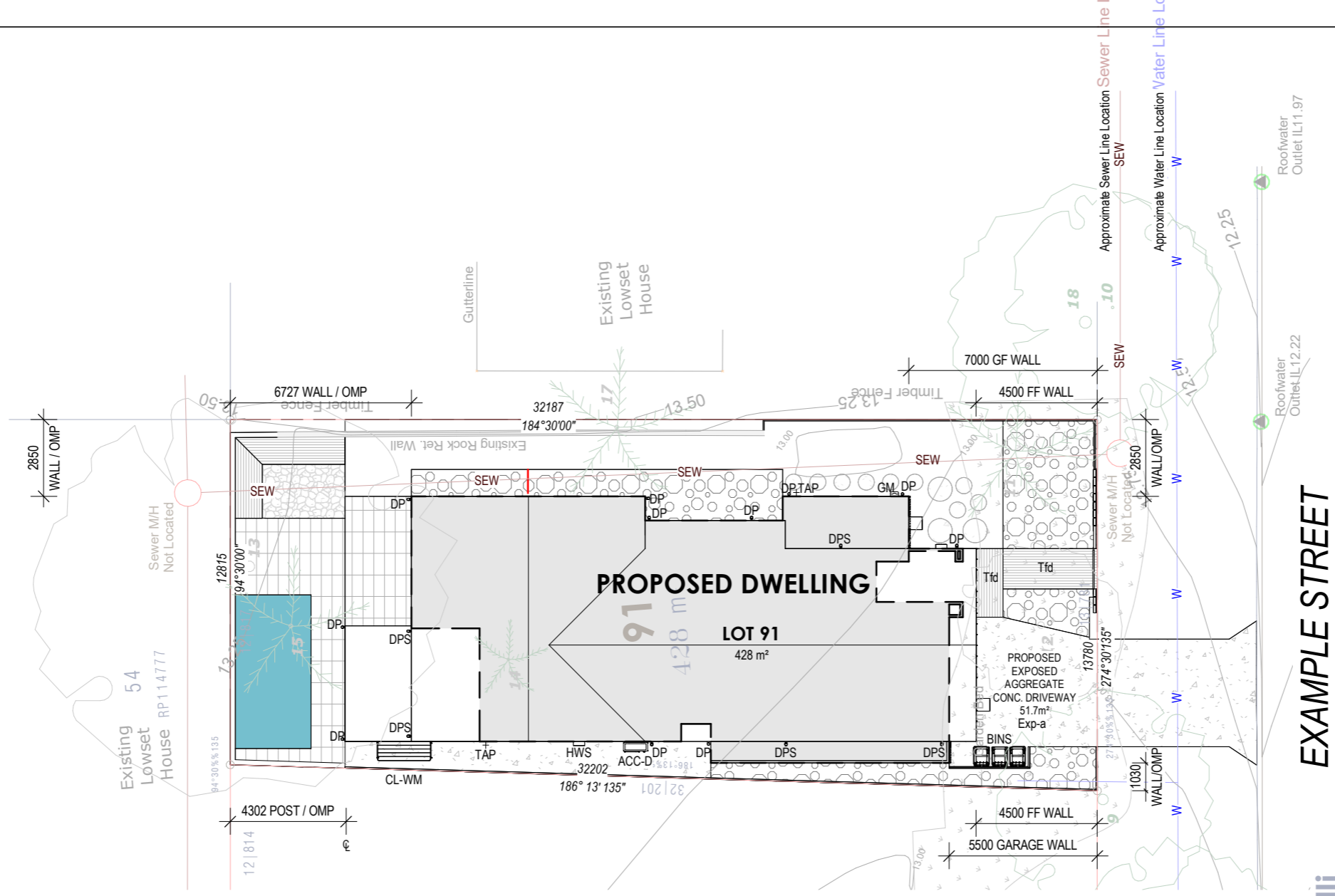
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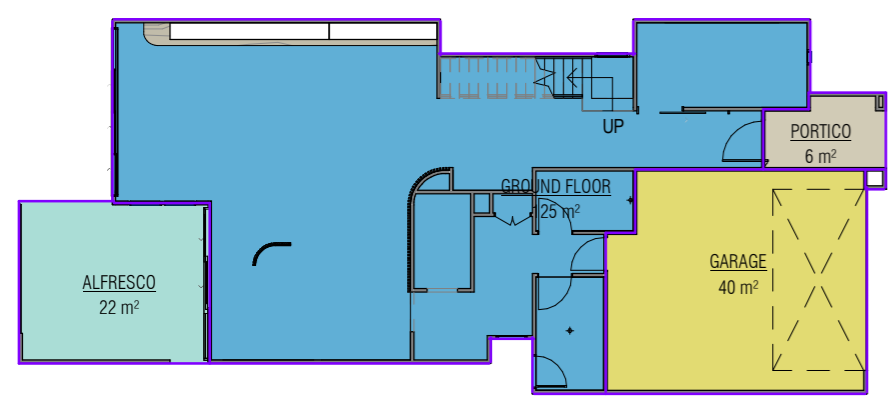
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## AREA SCHEDULE

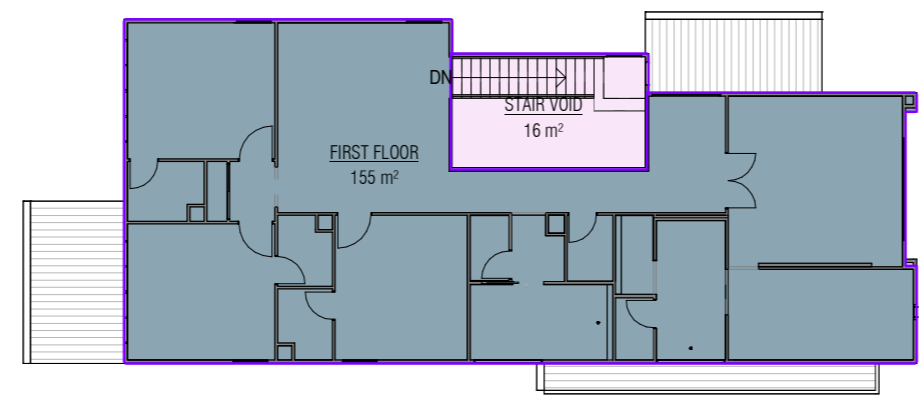
GROUND FLOOR	124.8 m <sup>2</sup>
GARAGE	39.7 m <sup>2</sup>
ALFRESCO	21.5 m <sup>2</sup>
PORTICO	6.0 m <sup>2</sup>
FIRST FLOOR	155.2 m <sup>2</sup>
STAIR VOID	16.0 m <sup>2</sup>
AREA TOTAL	363.2 m <sup>2</sup>



**3 1.01 - SITE PLAN**  
1 : 200



**2 AREA PLAN - GROUND FLOOR**  
1 : 200



**1 L02 - FIRST FLOOR**  
1 : 200



# GROUND FLOOR PLAN

3.01  
2

A  
3.11

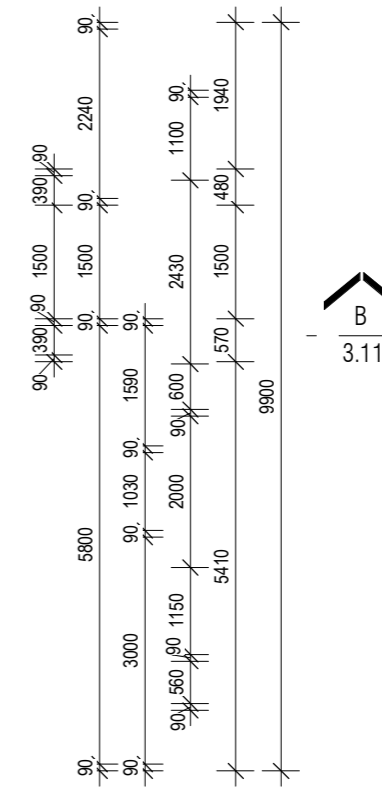
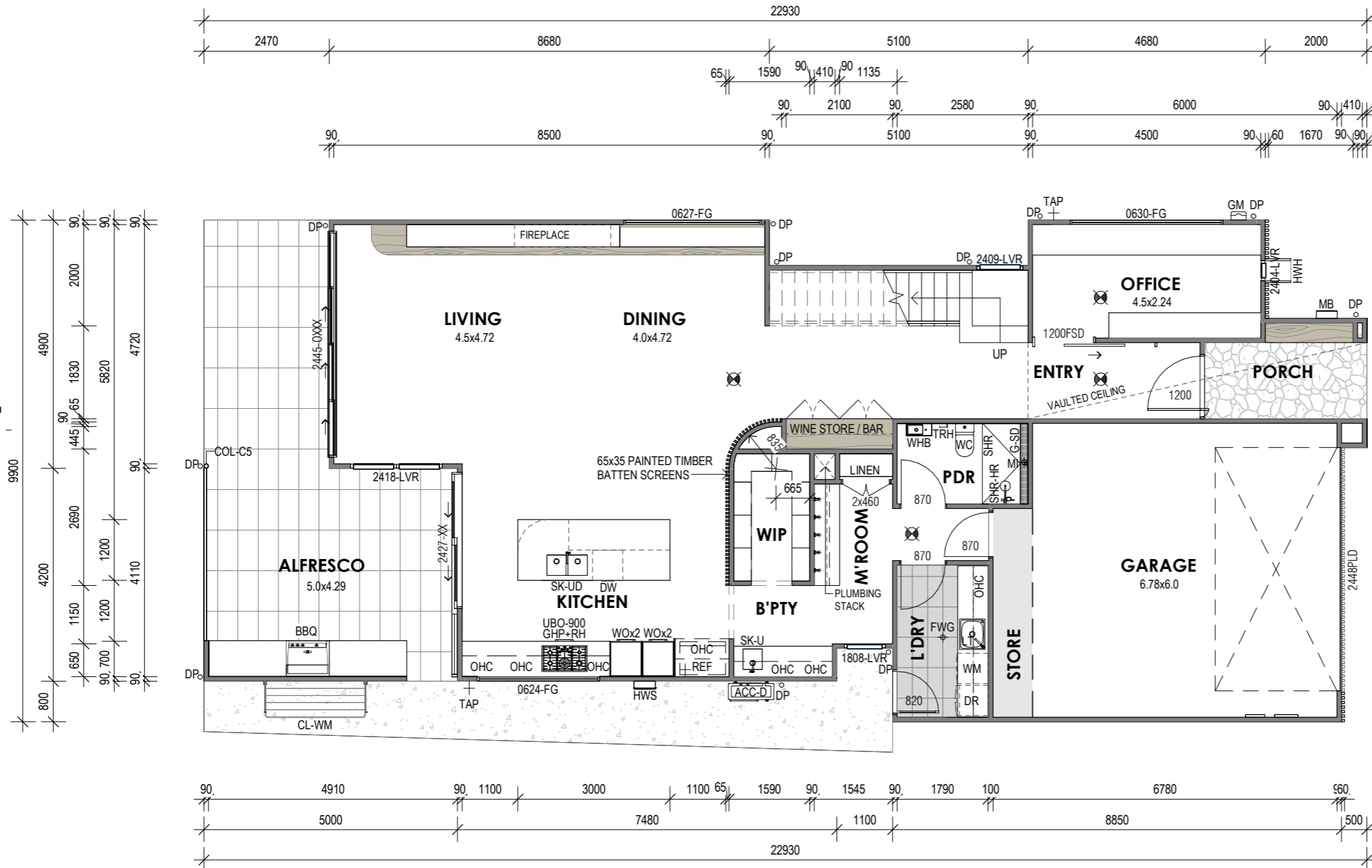
AREA SCHEDULE	
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PORTICO	6.0 m <sup>2</sup>
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## LEGEND

ACC-D	DUCTED AIR-CONDITIONER. Condenser to manufacturers specifications
BBQ	BARBECUE. PROPRIETARY ITEM
CL-WM	WALL MOUNTED CLOTHES LINE
COL-C5	COLUMN - 89ø CHS POST. REFER ENG'S DWG'S
DP	DOWNPIPE
DR	DRYER SPACE
DW	DISHWASHER SPACE
FWG	FLOOR WASTE GULLY
G-SD	GRATED STRIP DRAIN - CONTRACTOR TO CONFIRM SIZE
GHP+RH	GAS HOT PLATE AND RANGEHOOD
GM	GAS METER
HWH	'HEKA' METAL WINDOW HOOD
HWS	HOT WATER SYSTEM
LT	LAUNDRY TUB
MB	METER BOX
MI	MIXER
OHC	CUPBOARD - OVERHEAD
REF	REFRIGERATOR SPACE
SHR	SHOWER
SHR-HR	HAND HELD SHOWER RAIL
SK-U	UNDERMOUNTED SINK
SK-UD	UNDERMOUNTED SINK - DOUBLE
TAP	12mm HOSE COCK - EXTERNAL
TRH	TOILET ROLL HOLDER
UBO-900	OVEN - UNDER BENCH 900mm WIDE
WC	WATER CLOSET
WHB	WALL HUNG BASIN
WM	WASHING MACHINE SPACE
WOx2	DOUBLE OVEN - WALL MOUNTED



A  
3.11

3  
3.02

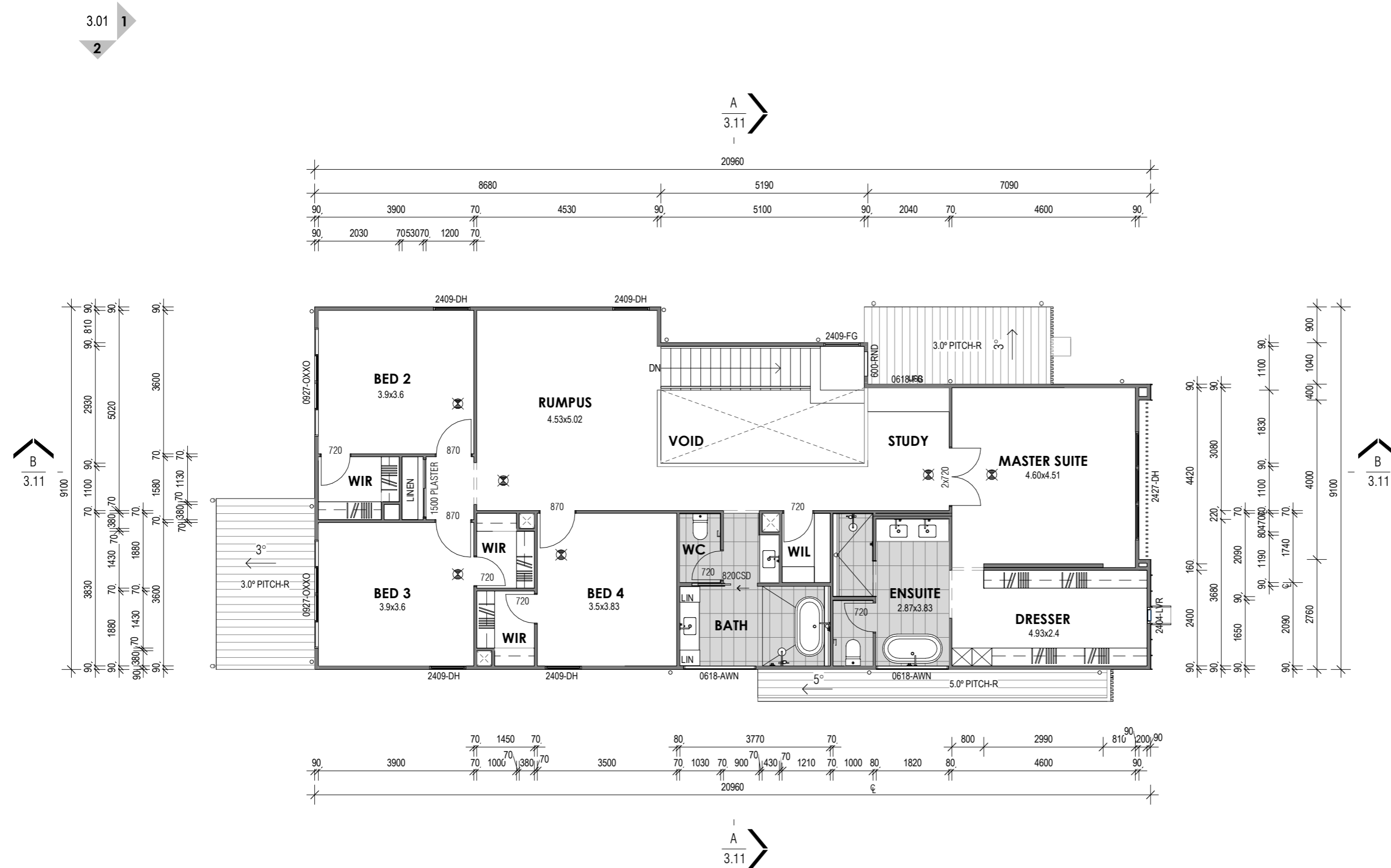
# FIRST FLOOR PLAN

## AREA SCHEDULE

GROUND FLOOR	124.8 m <sup>2</sup>
GARAGE	39.7 m <sup>2</sup>
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PORTICO	6.0 m <sup>2</sup>
FIRST FLOOR	155.2 m <sup>2</sup>
STAIR VOID	16.0 m <sup>2</sup>
<b>AREA TOTAL</b>	<b>363.2 m<sup>2</sup></b>

## LEGEND

3.0° PITCH-R	RAFTERS TO MANUFACTURERS SPECIFICATIONS
5.0° PITCH-R	RAFTERS TO MANUFACTURERS SPECIFICATIONS



# ELEVATIONS

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## LEGEND



**1 3.01 - WEST ELEVATION**  
1 : 100



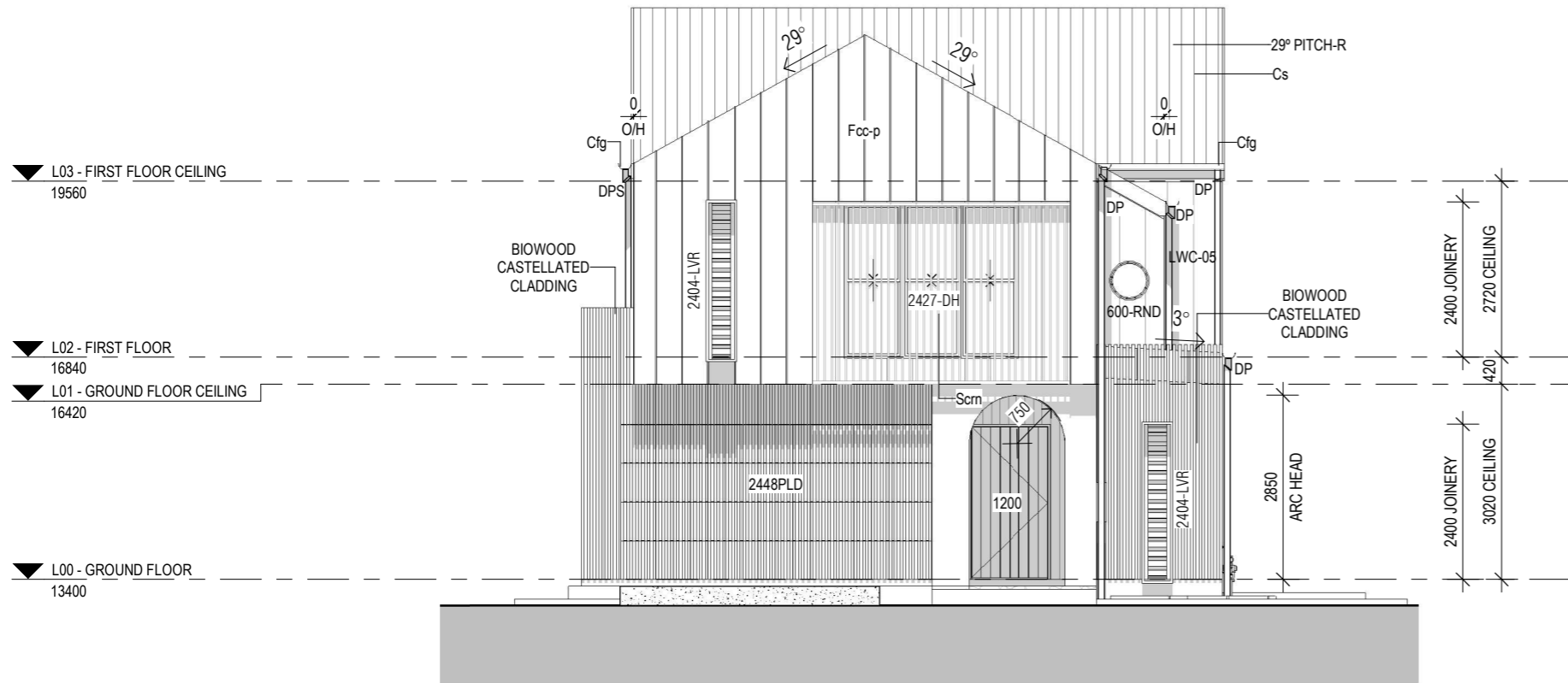
**2 3.02 - NORTH ELEVATION**  
1 : 100

# ELEVATIONS

## GENERAL NOTES

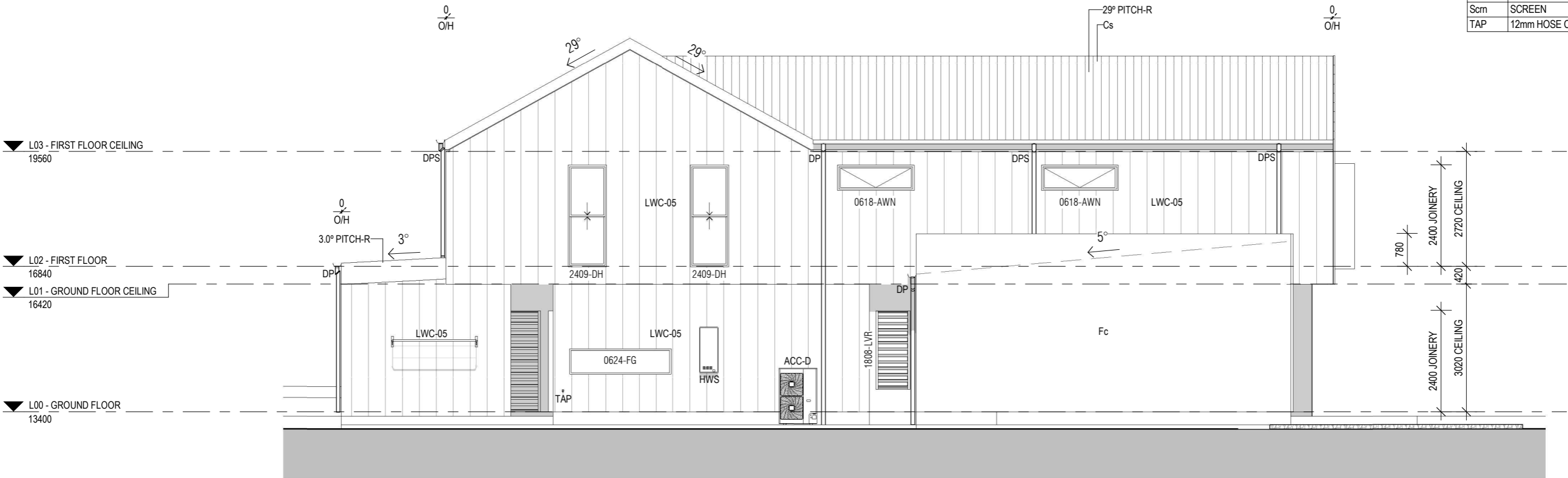
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LEGEND	
3.0° PITCH-R	RAFTERS TO MANUFACTURERS SPECIFICATIONS
29° PITCH-R	RAFTERS TO MANUFACTURERS SPECIFICATIONS
ACC-D	DUCTED AIR-CONDITIONER. Condenser to manufacturers specifications
Cfg	COLORBOND FASCIA & GUTTER
Cs	COLORBOND STEEL ROOFING
DP	DOWNPIPE
DPS	DOWNPIPE WITH SPREADER. To lower roof
Fc	Fibre-Cement
Fcc-p	Fibre-Cement, Cover Strips, Paint Finish
HWS	HOT WATER SYSTEM
LWC-05	James Hardie 400mm Axon
Scrn	SCREEN
TAP	12mm HOSE COCK - EXTERNAL



### 3 3.03 - EAST ELEVATION

1 : 100



### 4 3.04 - SOUTH ELEVATION

1 : 100