



159.50 sqm gross

HOUSE SPECIFICATIONS

HOUSE WIDTH	8.00 m
HOUSE DEPTH	20.21 m

ROOM DIMENSIONS

LIVING	3.8 x 3.4 m
BEDROOM 1	3.2 x 3.3 m
BEDROOM 2	3.2 x 3.3 m
BATHROOM	2.8 x 2.3 m
MASTER BEDROOM	4.2 x 3.3 m
ENSUITE	2.0 x 1.8 m
WALK IN ROBE	2.0 x 1.4 m
FAMILY	3.6 x 4.1 m
DINING	2.4 x 3.2 m
KITCHEN	2.7 x 3.2 m
PANTRY	1.1 x 0.9 m
LAUNDRY	1.5 x 3.0 m

HOME DIMENSIONS

GROUND FLOOR	127.25 sqm
GARAGE	18.00 sqm
ALFRESCO	10.75 sqm
PORCH	2.27 sqm
TOTAL	159.50 sqm

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VALOR 17

1 : 100

GENERAL NOTES

- . All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
- . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- . All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- . Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- . All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
RK	00/00/00	A	ISSUE FOR ...

project

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client

VALOR HOMES

true north

drawing

VALOR 17

project no	date	sheet no.	scale @ A3	issue	drawn
.	07.03.2019	1	1 : 100	A	RK



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