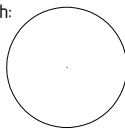

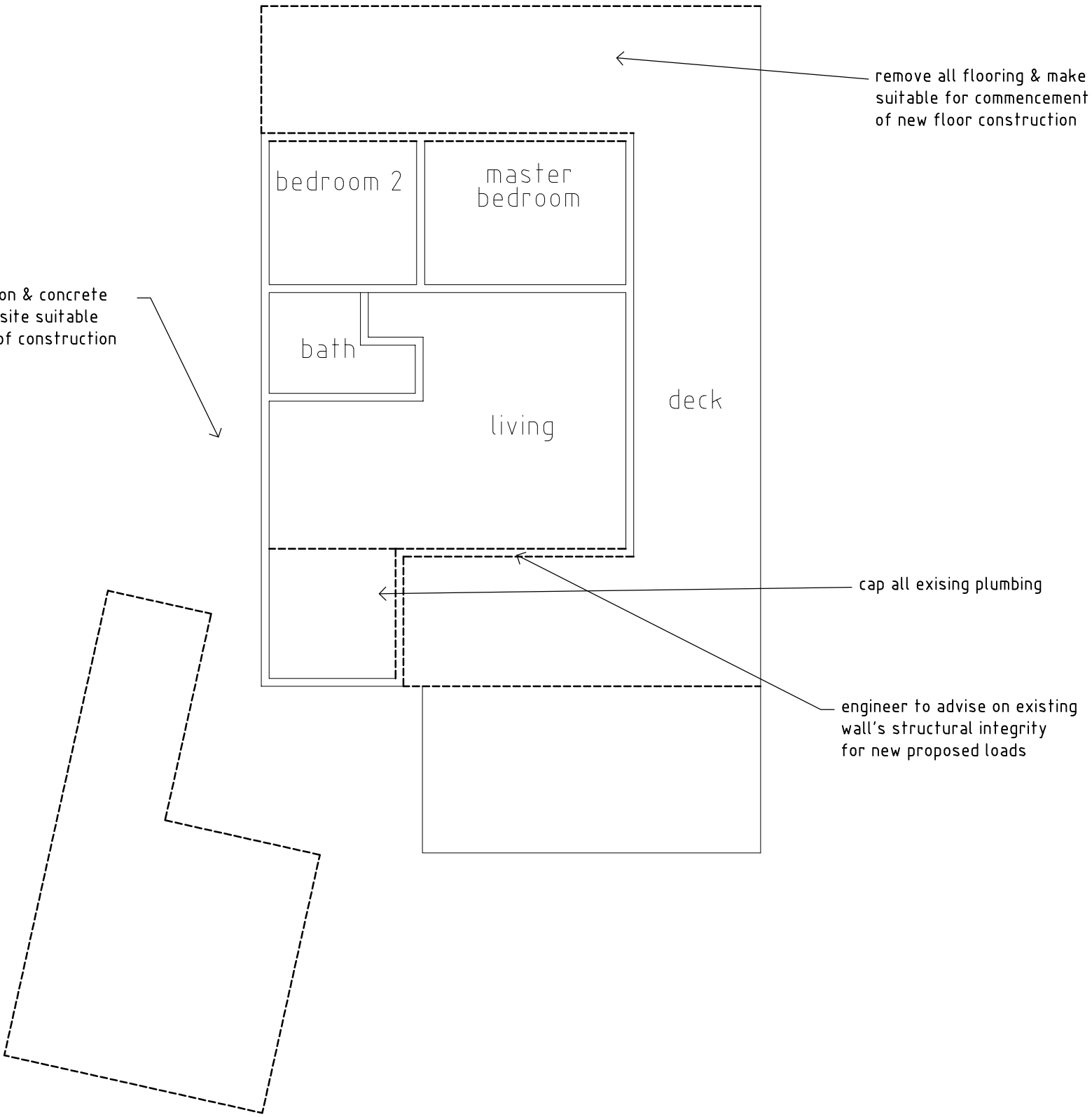



			job: PROPOSED EXTENSION	<div>north: </div> <div> JONES DESIGNS</div>				
1	1/9/21	revised plan	client: HUGH McGRATH					
No	date	amendment	location: LOT 1 (DP813245) 907 RIVER ROAD WELAREGANG					
A.Jones - 13 Chaston St Wagga Wagga NSW 2650 - PH: 0439 715 702			drawing title: SITE PLAN	date: 27/10/2020	designed: A.Jones	c'ked:	drawing number:	sheet #:
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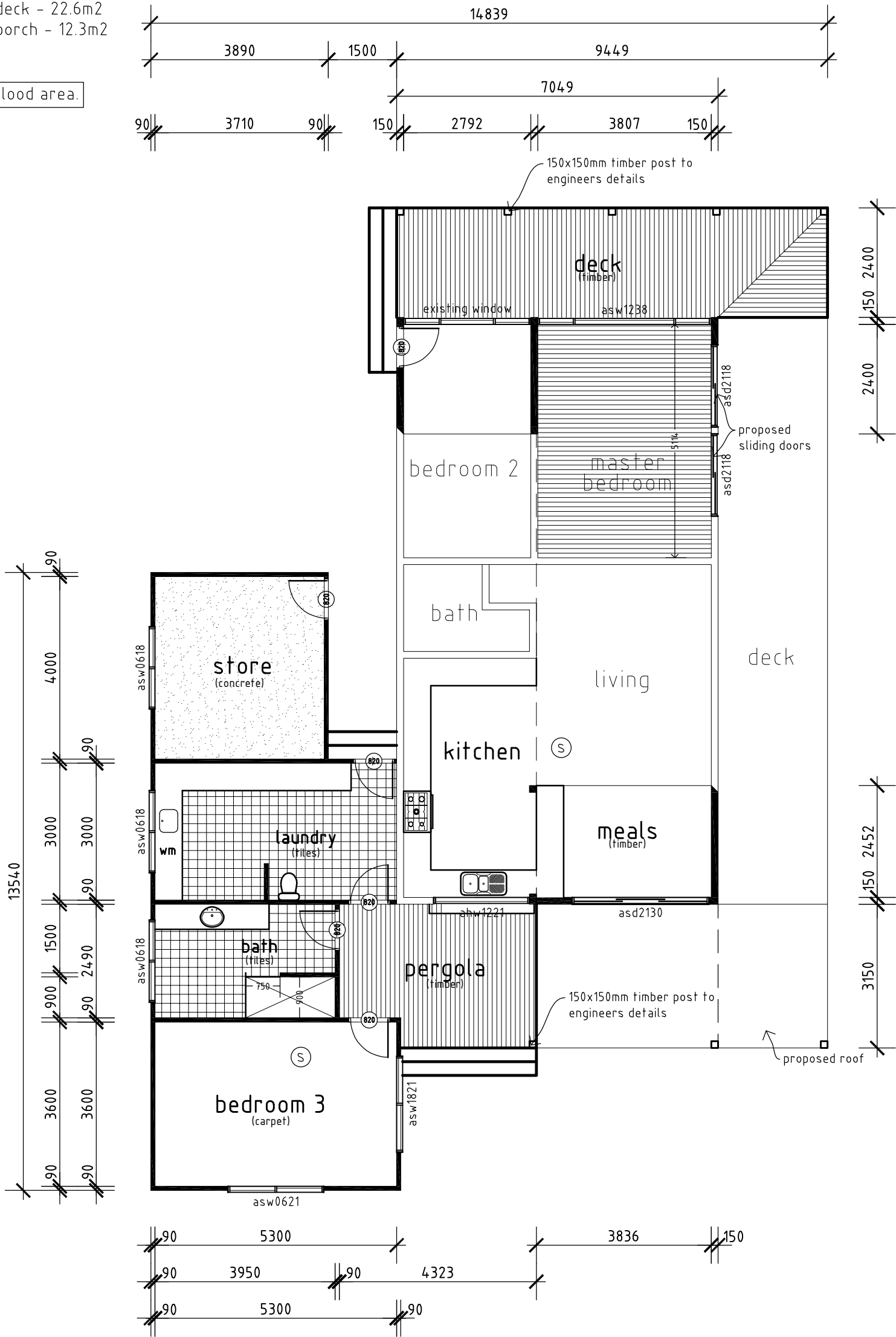


			job: PROPOSED EXTENSION	<div>north:</div> <div>JONES DESIGNS</div>					
			client: HUGH McGRATH						
1	1/9/21	revised plan	location: LOT 1 (DP813245) 907 RIVER ROAD WELAREGANG						
No	date	amendment	A.Jones - 13 Chaston St Wagga Wagga NSW 2650 - PH: 0439 715 702		date: 27/10/2020	designed: A.Jones	c'ked:	drawing number:	sheet #:
			this drawing is protected by copyright laws and can not be copied, altered or reproduced without the written permission of Andrew Jones	drawing title: EXISTING FLOOR PLAN	This plan is protected by copyright©	scale: 1:100 @A3	drawn: A.Jones	2020047	2/4

areas:
existing living - 62.3m2
proposed living - 81.4m2
proposed deck - 22.6m2
proposed porch - 12.3m2


potential flood area.

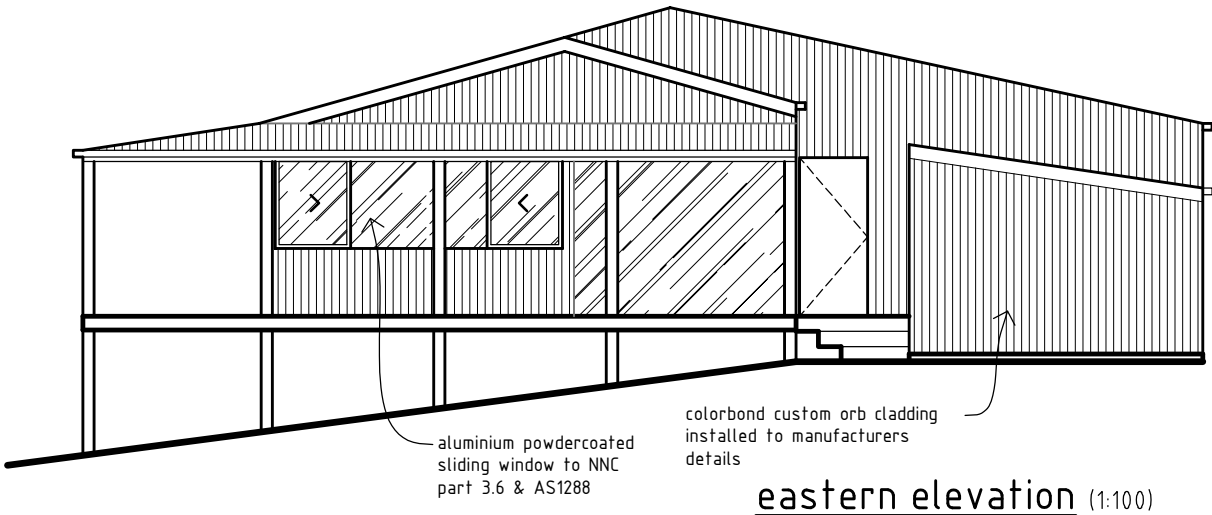
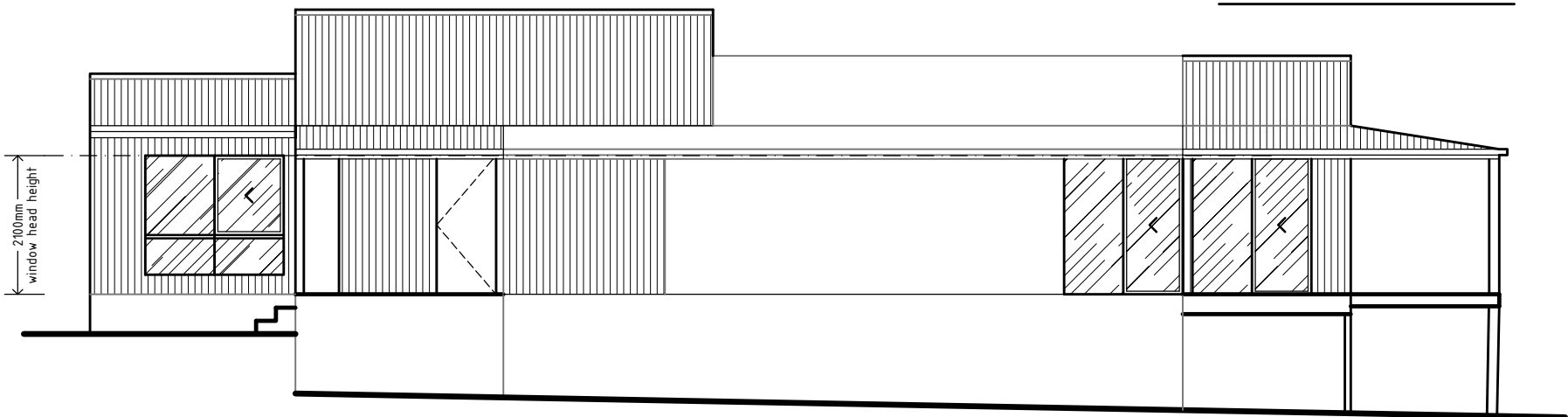
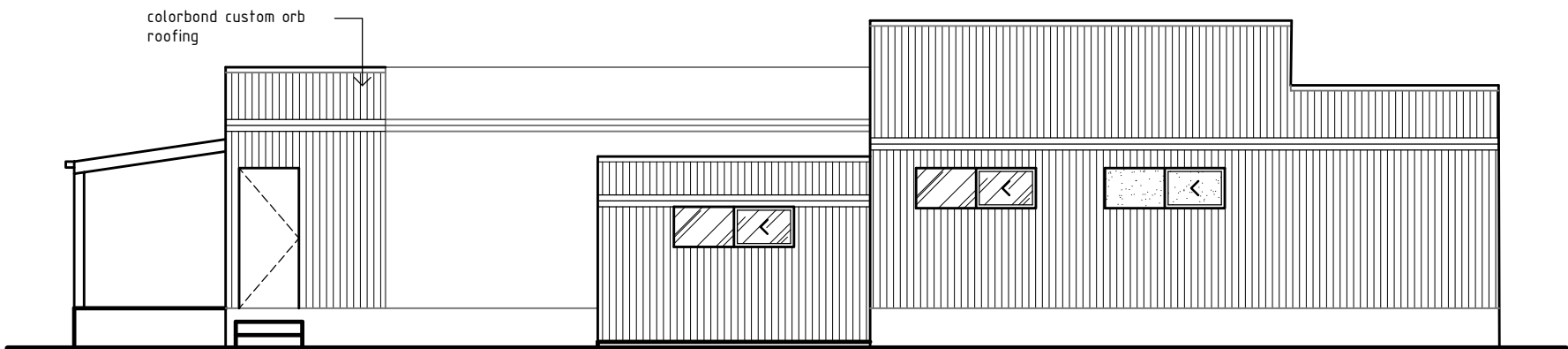
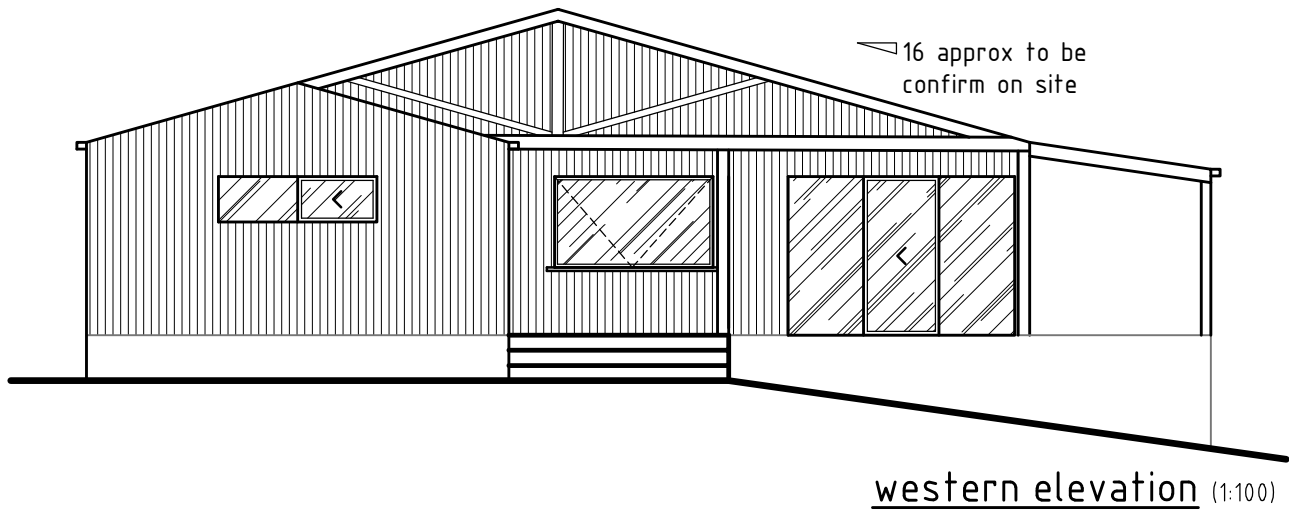
WINDOW KEY:
window sizes are indicated by the
type of window first:
asw = aluminium sliding window
aaw = aluminium awning window
adh = aluminium double hung
asd = aluminium sliding door
then size:
1012 = 1.0m high x 1.2m wide
eg: asw1012 = aluminium sliding window
1.0m high x 1.2m wide
S - hardwired smoke alarm
+ - 300mm skylight



GENERAL NOTES:

- These drawing shall be read in conjunction with the specifications & drawing supplied by engineers, with BASIX report & with any other information
- Prior to the commencement of work it is the responsibility of the building contractor to check & confirm all dimensions, heights, setbacks, levels, windows, etc.
- Installation of all materials & fittings shall always be in strict accordance with manufacturers and suppliers instructions and in accordance with NCC and Australia Standard
- All contractors / Sub-contractors shall be fully licensed & approved in their relevant trade & are to comply with all the standards, codes & best practices relevant to their particular trades.
- The building contractor is to visit the site of the proposed works & confer with the Owner/Developer to fully determine the nature and scope of the works.
- The building contractor is to ensure that the site of the proposed works is made safe and secure from access by others during construction in accordance with Local Authority & OHS requirements.

			job: PROPOSED EXTENSION	<div>north: </div>	<div> JONES DESIGNS</div>			
1	1/9/21	revised plan	client: HUGH McGRATH					
No	date	amendment	location: LOT 1 (DP813245) 907 RIVER ROAD WELAREGANG	date: 27/10/2020	designed: A.Jones	c'ked:	drawing number:	sheet #:
A.Jones - 13 Chaston St Wagga Wagga NSW 2650 - PH: 0439 715 702			drawing title: PROPOSED FLOOR PLAN	This plan is protected by copyright©	scale: 1:100 @A3	drawn: A.Jones	2020047	3/4
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Fixtures and Systems

Hot Water

The applicant must install the following hot water system in the development : gas instantaneous.

Lighting

A minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps

Fixtures

Showerheads, taps & toilets = 3 star

Thermal Comfort Commitments

Insulation requirements

suspended floor with open subfloor R1.8 (or R2.5 including construction)

External wall = framed , R1.8 (or @2.20 including construction)

Ceiling and roof = flat ceiling pitched roof, ceiling: R4 (up), roof:

foil/sarking, medium (solar absorptance 0.475-0.70)

Windows, glazed doors and skylights

W1, Orientation =N, Area (m2) = 1.08, Type = improved aluminum - single low-e,

Shading = eave/verandah/pergola/balcony >450mm, Overshadowing = n/a

W2, Orientation =N, Area (m2) = 1.08, Type = improved aluminum - single low-e,

Shading = eave/verandah/pergola/balcony >450mm, Overshadowing = n/a

W3, Orientation =W, Area (m2) = 1.26, Type = improved aluminum - low-e, Shading

= eave/verandah/pergola/balcony >450mm, Overshadowing = n/a

W4, Orientation =S, Area (m2) = 3.7, Type = improved aluminum - single low-e,

Shading = eave/verandah/pergola/balcony >450mm, Overshadowing = n/a

W5, Orientation =W, Area (m2) = 2.52, Type = improved aluminum - single low-e,

Shading = eave/verandah/pergola/balcony >900mm, Overshadowing = n/a

W6, Orientation =W, Area (m2) = 6.3, Type = improved aluminum - single low-e,

Shading = eave/verandah/pergola/balcony >900mm, Overshadowing = n/a

W7, Orientation =W, Area (m2) = 3.78, Type = improved aluminum - single low-e,

Shading = eave/verandah/pergola/balcony >900mm, Overshadowing = n/a

W8, Orientation =W, Area (m2) = 3.78, Type = improved aluminum - single low-e,

Shading = eave/verandah/pergola/balcony >900mm, Overshadowing = n/a

W9, Orientation =W, Area (m2) = 4.56, Type = improved aluminum - single low-e,

Shading = eave/verandah/pergola/balcony >900mm, Overshadowing = n/a

BASIX

Building Sustainability Index

Certificate # A399505

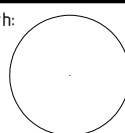
job:
PROPOSED EXTENSION

client:
HUGH McGRATH

location:
LOT 1 (DP813245) 907 RIVER ROAD WELAREGANG

drawing title:
PROPOSED ELEVATION

north:



**JONES
DESIGNS**

date:27/10/2020

designed: A.Jones

c'ked:

drawing number:

sheet #:

scale:1:100 @A3

drawn: A.Jones

2020047 4/4

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