

ALTERATIONS & ADDITIONS

21 FOX STREET
WAGGA WAGGA, NSW
FOR: KATE & SEAN ROBERTS

GENERAL NOTES

EXTERNAL WALLS TO GARAGE AND LOFT ARE TO BE 240mm BRICK VENEER WITH 230 BRICK RETURNS FOR ROLLER DOOR AS SHOWN

INTERNAL WALLS ARE 90mm TIMBER STUD FRAME IN ACCORDANCE WITH AS1684. LINED IN ACCORDANCE WITH BCA REQUIREMENTS.

DIMENSIONS ARE TO BE CHECKED BY BUILDING CONTRACTOR PRIOR TO COMMENCEMENT OF BUILDING WORKS.

DO NOT SCALE OFF DRAWINGS.

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH RELEVANT STANDARDS AND THE BCA REQUIREMENTS.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND "BASIX" CERTIFICATE.

WINDOW AND DOOR SIZES DEPICTED ARE NOMINAL ONLY. FRAME OPENINGS ARE TO BE CONFIRMED WITH MANUFACTURERS DETAILS. WINDOW AND DOOR FRAMES ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS DETAILS AND THE BCA REQUIREMENTS.

SMOKE DETECTORS TO BE LOCATED AND INSTALLED IN ACCORDANCE WITH RELEVANT STANDARDS AND THE BCA REQUIREMENTS.

WATERPROOFING, FLASHING, DAMP PROOF COURSES AND TERMITE PROTECTION TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH BCA REQUIREMENTS

SITE NOTES

OVERALL SITE DRAINAGE, EROSION CONTROL MEASURES AND LANDSCAPING ARE TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.

DRIVEWAYS AND CROSSOVERS TO LOCAL COUNCIL REQUIREMENTS.

SITE SETOUT DIMENSIONS ARE TO BE ESTABLISHED AND CONFIRMED BY A REGISTERED SURVEYOR.

BOUNDARY DIMENSIONS AND BEARING SHOWN ARE TO BE CONFIRMED WITH REGISTERED LINEN PLAN.

CONTOURS SHOWN ARE RELATIVE ONLY.

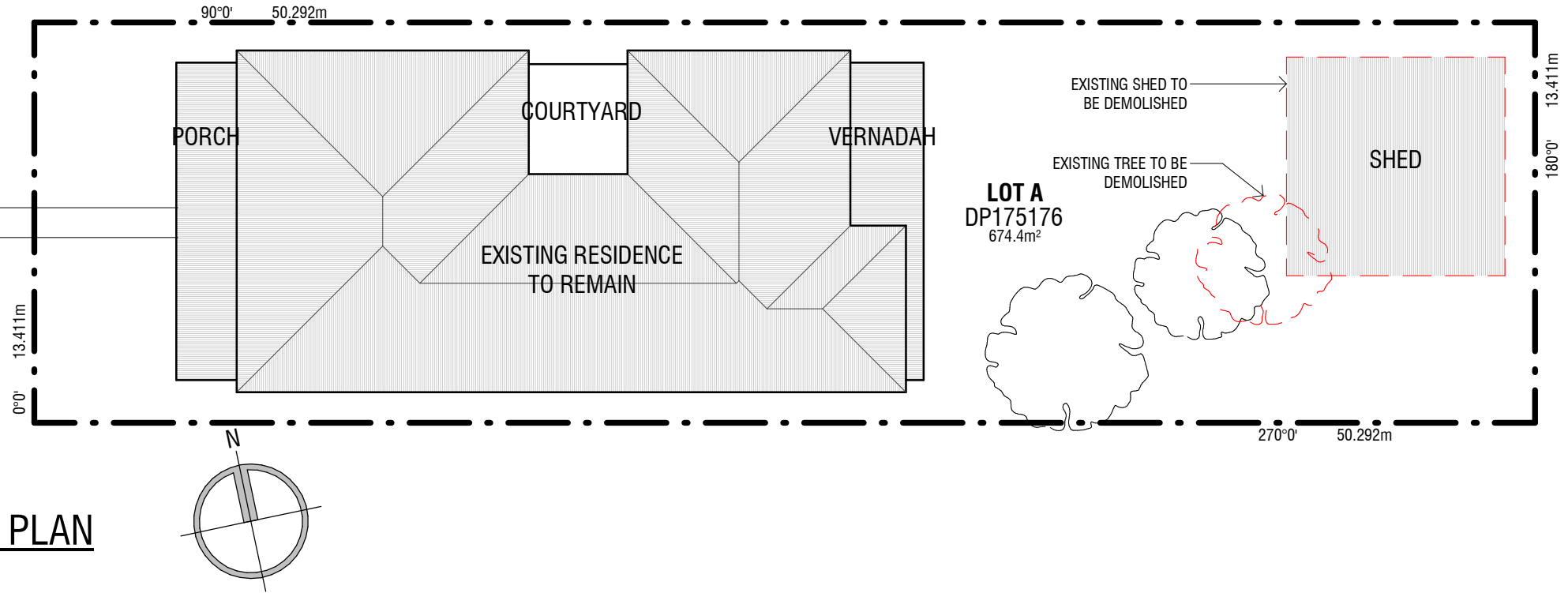
DRAWING SCHEDULE

| | |
|------|-----------------------------------|
| BD01 | EXISTING & PROPOSED SITE PLAN |
| BD02 | GARAGE & LOFT FLOOR PLAN |
| BD03 | SECTION A-A |
| BD04 | SECTION B - B |
| BD05 | ELEVATIONS |
| BD06 | RESIDENCE ALTERATIONS & ADDITIONS |
| BD07 | SHADOW DIAGRAM 1/2 |
| BD08 | SHADOW DIAGRAM 2/2 |

FOX STREET

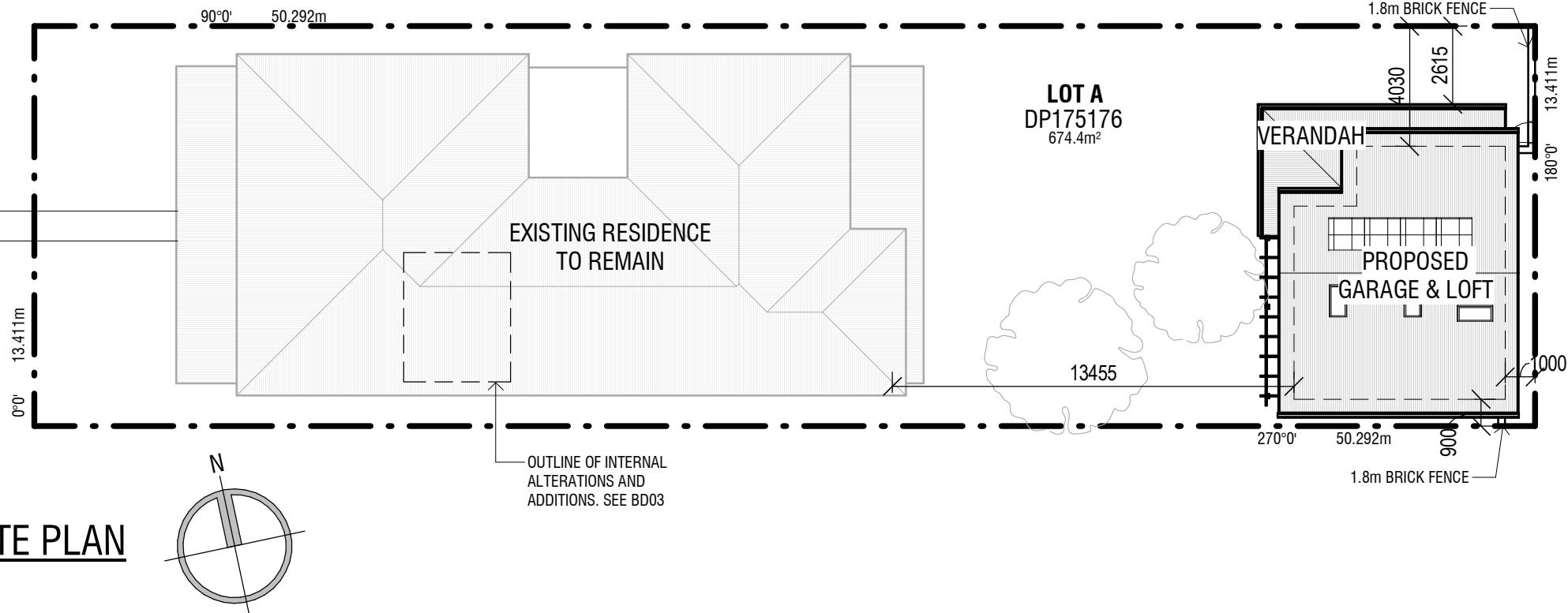
FOX STREET

EXISTING SITE PLAN SCALE: 1:200 (A3)



WOMBOY LANE

PROPOSED SITE PLAN SCALE: 1:200 (A3)



WOMBOY LANE

| No. | DATE | AMENDMENTS | BY |
|-----|------------|---------------------|----|
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| P2 | 05/09/2019 | PRELIMINARY ISSUE | JH |
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| D | 09/12/2019 | ISSUED FOR APPROVAL | JH |
| E | 10/03/2020 | ISSUED FOR APPROVAL | CH |

Filename:

MJM
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • BUILDING DESIGN • PLANNING

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ABN 16 107 158 350 ACN 107 158 350

PROJECT
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21 FOX STREET,
WAGGA WAGGA, NSW

SHEET SUBJECT
EXISTING & PROPOSED SITE
PLAN

CLIENT
KATE & SEAN ROBERTS

Local Government
PROCUREMENT
APPROVED CONTRACTOR

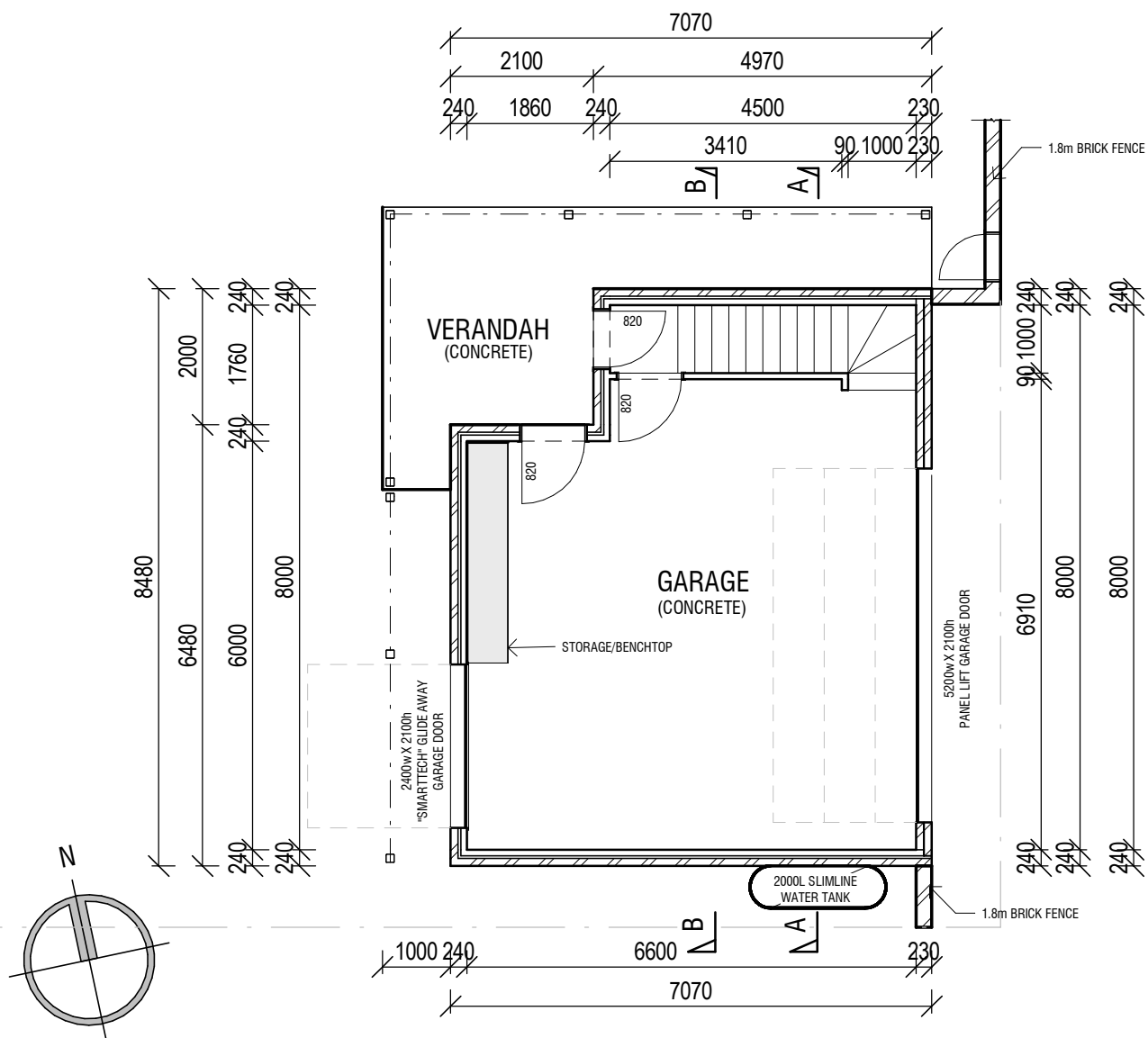
PROJECT NO. 190234 SHEET NO. BD01 ISSUE E DATE AUG 2019

DESIGNED JH CHECKED JH DRAWN JH CHECKED JH

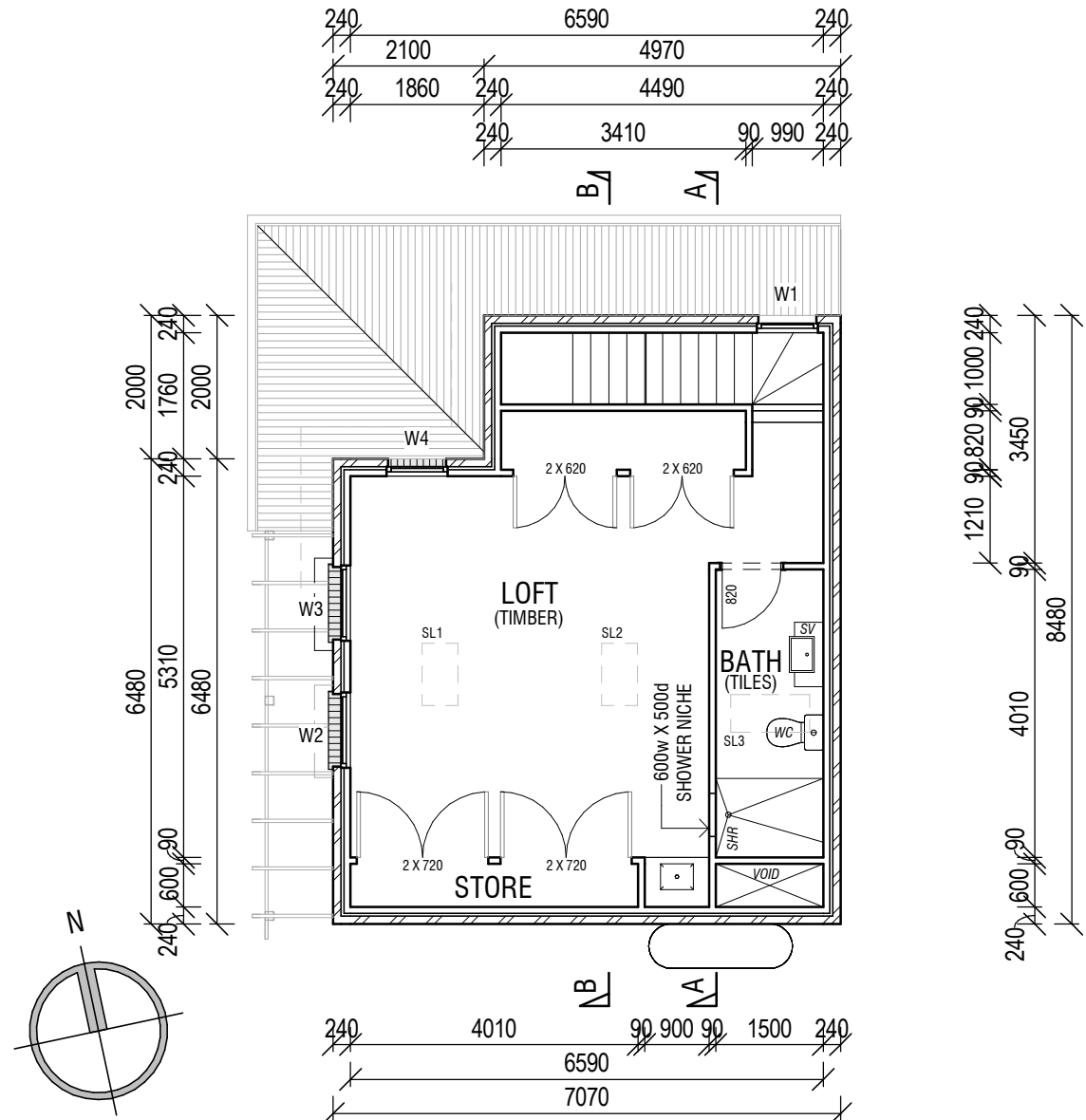
Local Government
PROCUREMENT
APPROVED CONTRACTOR

Local Government
PROCUREMENT
APPROVED CONTRACTOR

Local Government
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APPROVED CONTRACTOR



GARAGE & LOFT GROUND FLOOR PLAN
SCALE: 1:100 (A3)



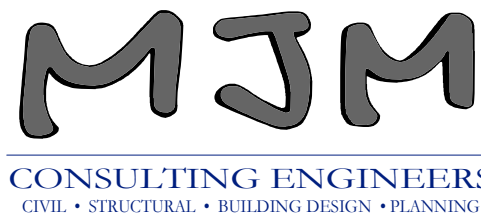
GARAGE & LOFT FIRST FLOOR PLAN
SCALE: 1:100 (A3)

WINDOW SCHEDULE

| No. | HEIGHT | WIDTH | ORIENTATION | TYPE |
|-----|--------|-------|-------------|--|
| W1 | 1370 | 850 | NORTH | ALUMINIUM, DOUBLE, CLEAR, DOUBLE HUNG |
| W2 | 1600 | 1050 | WEST | ALUMINIUM, DOUBLE, CLEAR, DOUBLE HUNG |
| W3 | 1600 | 1050 | WEST | ALUMINIUM, DOUBLE, CLEAR, DOUBLE HUNG |
| W4 | 1370 | 850 | NORTH | ALUMINIUM, DOUBLE, CLEAR, DOUBLE HUNG |
| SL1 | 1180 | 550 | SOUTH | ALUMINIUM, DOUBLE, CLEAR, FIXED SKYLIGHT |
| SL2 | 1180 | 550 | SOUTH | ALUMINIUM, DOUBLE, CLEAR, FIXED SKYLIGHT |
| SL3 | 1180 | 550 | SOUTH | ALUMINIUM, DOUBLE, CLEAR, FIXED SKYLIGHT |

NOTE: W1, W2, W3, W4 TO MATCH APPEARANCE OF WINDOWS AT CURRENT RESIDENCE WHERE POSSIBLE

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WAGGA WAGGA, NSW

SHEET SUBJECT
GARAGE & LOFT FLOOR PLAN & 3D VIEW

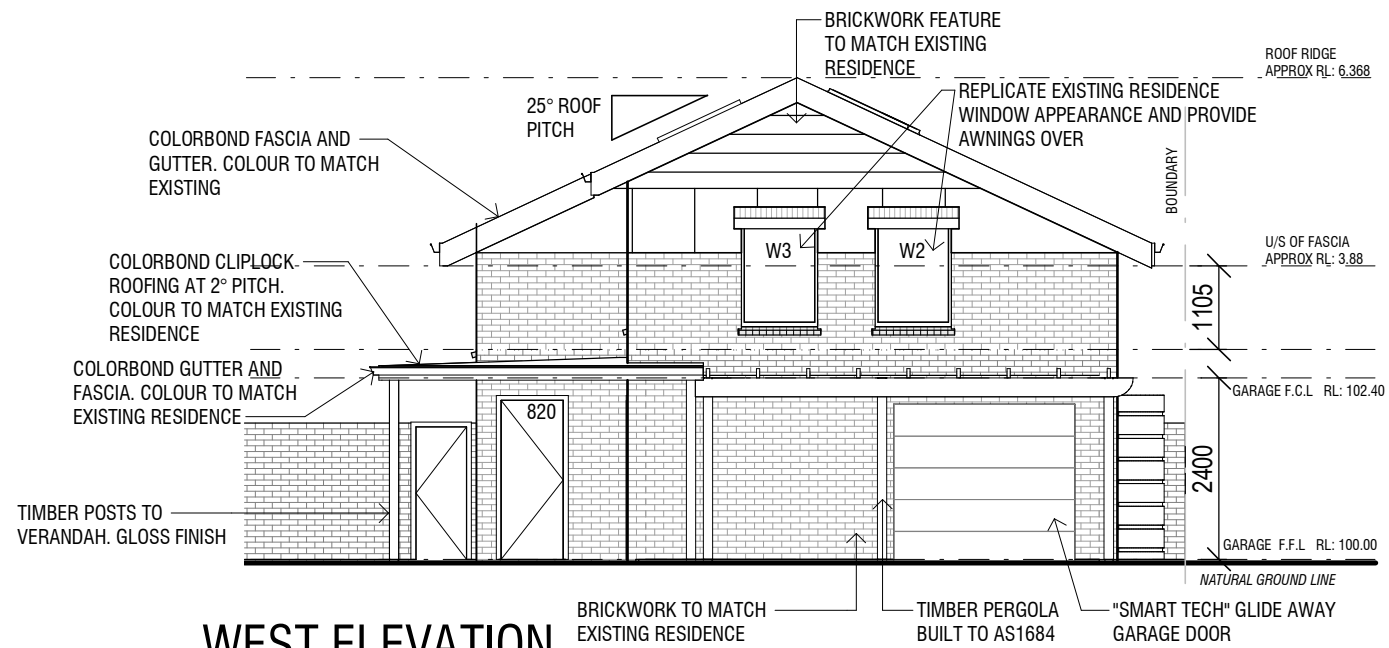
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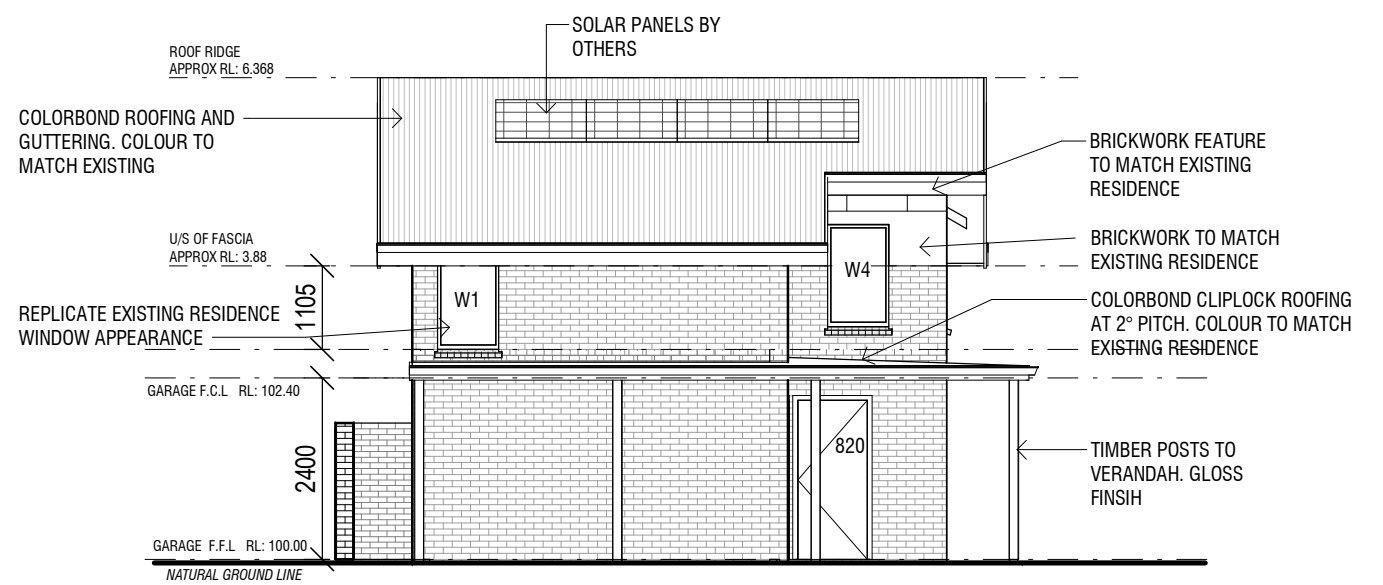
PROJECT NO. **190234** SHEET NO. **BD02** ISSUE **E** DATE **AUG 2019**

DESIGNED **JH** CHECKED **JH** DRAWN **JH** CHECKED **JH**

bda BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

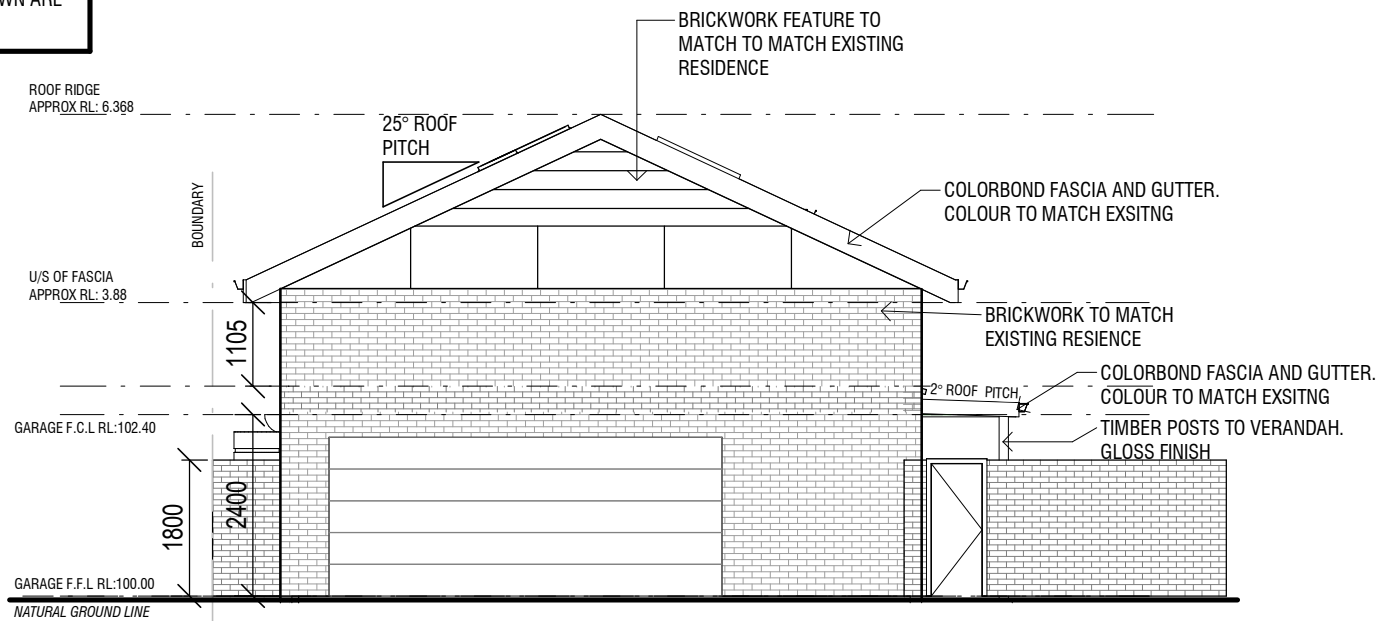


WEST ELEVATION
SCALE: 1:100 (A3)

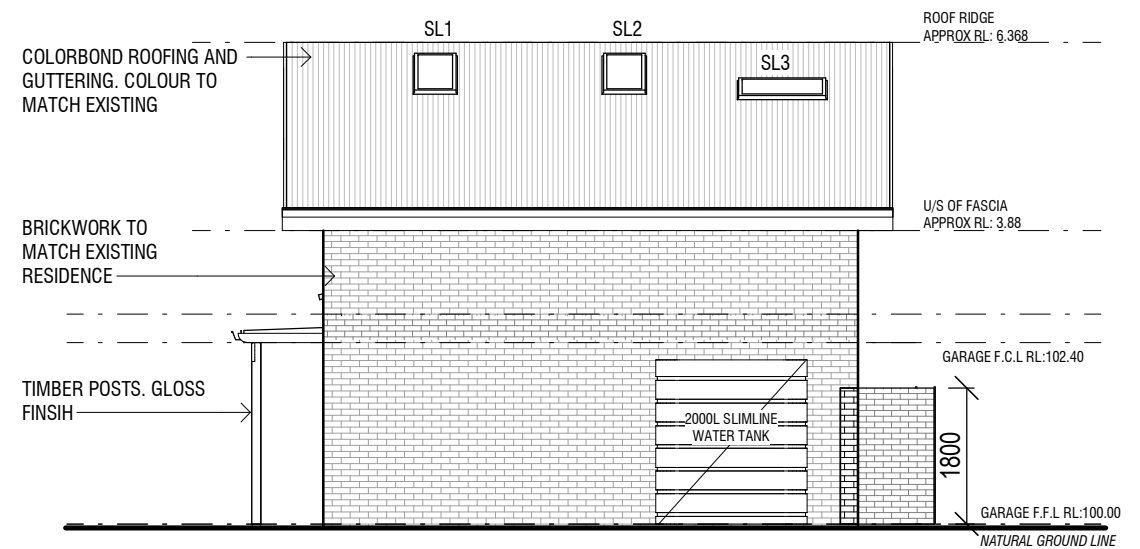


NORTH ELEVATION
SCALE: 1:100 (A3)

ALL LEVELS SHOWN ARE
RELATIVE ONLY



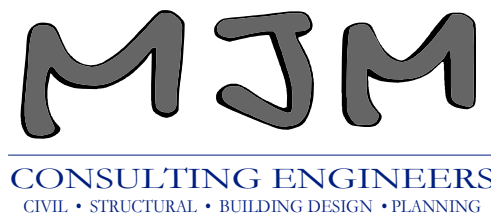
EAST ELEVATION
SCALE: 1:100 (A3)



SOUTH ELEVATION
SCALE: 1:100 (A3)

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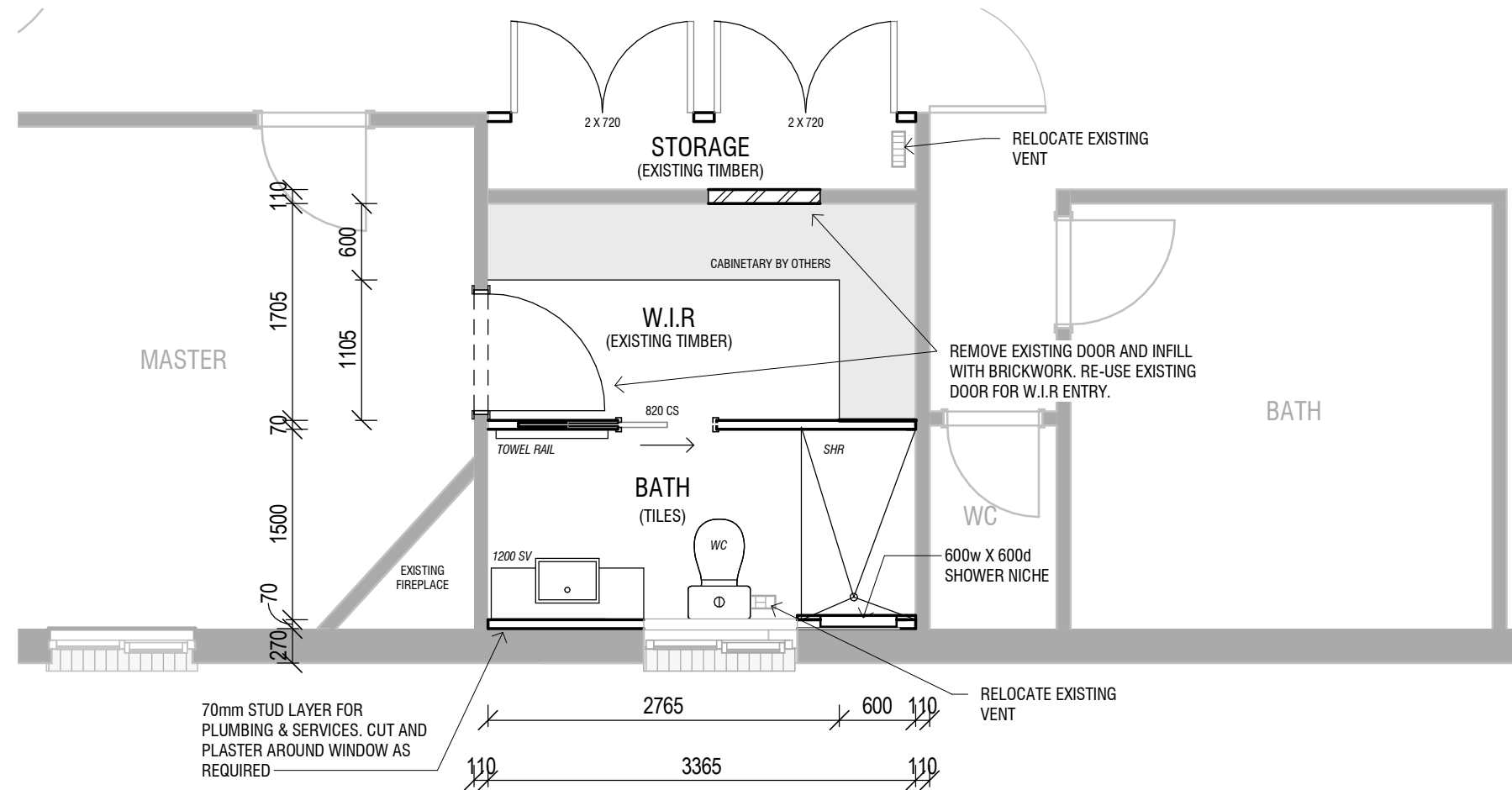
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21 FOX STREET,
WAGGA WAGGA, NSW

SHEET SUBJECT
GARAGE & LOFT ELEVATIONS

CLIENT
KATE & SEAN ROBERTS

| | | | |
|---------------------------------|--------------------------|---|-------------------------|
| Local Government PROCUREMENT | | bda BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA | |
| PROJECT NO. 190234 | SHEET NO. BD05 | ISSUE E | DATE AUG 2019 |
| DESIGNED JH | CHECKED JH | DRAWN JH | CHECKED |



RESIDENCE ALTERATIONS & ADDITIONS

SCALE: 1:50(A3)

| No. | DATE | AMENDMENTS | BY |
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SHEET SUBJECT
RESIDENCE ALTERATIONS &
ADDITIONS OPTION A & B

CLIENT
KATE & SEAN ROBERTS

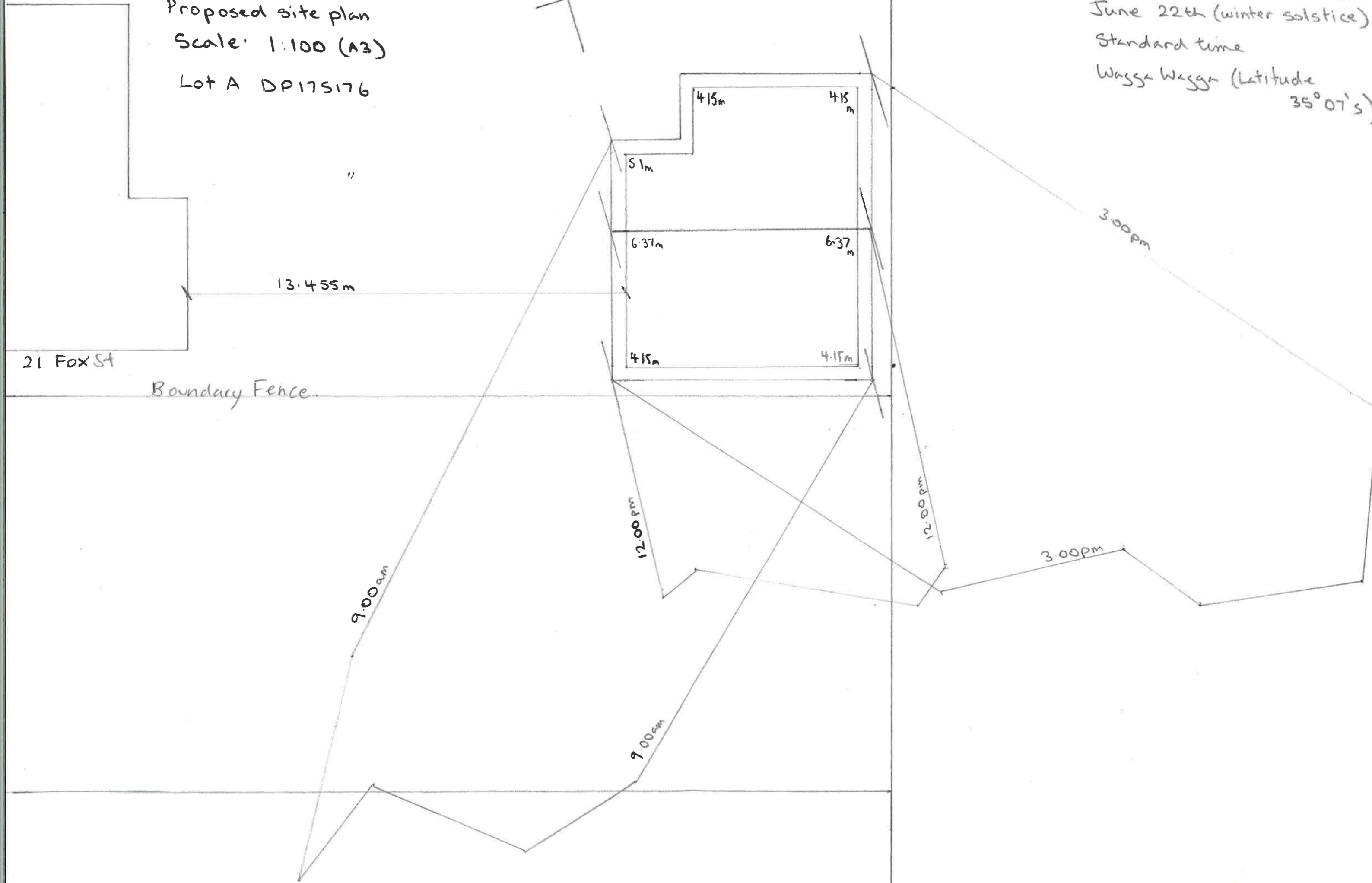
| | | | |
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| | | | |
| APPROVED CONTRACTOR | | BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA | |
| PROJECT NO. 190234 | SHEET NO. BD06 | ISSUE E | DATE AUG 2019 |
| DESIGNED JH | CHECKED | DRAWN JH | CHECKED |

Shadow Diagram

Proposed site plan
Scale: 1:100 (A3)
Lot A DP175176



Shadow Draw (manual kit)
June 22th (winter solstice)
Standard time
Wagga Wagga (Latitude 35°07'S)



21 FOX ST

Boundary Fence

9.00am

9.00am

12.00pm

12.00pm

3.00pm

3.00pm