



CRAMPTON CENTRAL

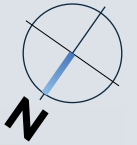
Lot 12

7/53 CRAMPTON ST
WAGGA WAGGA



Living: 112.8m²

Total: 146.1m²



Disclaimer: Whilst every attempt has been made to ensure the accuracy of this floor plan. This is an artist's impression and as such intended as an approximate guide.



LOT 12


areas:

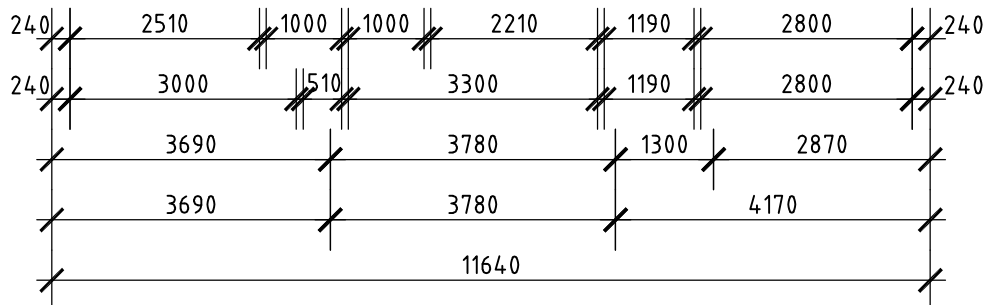
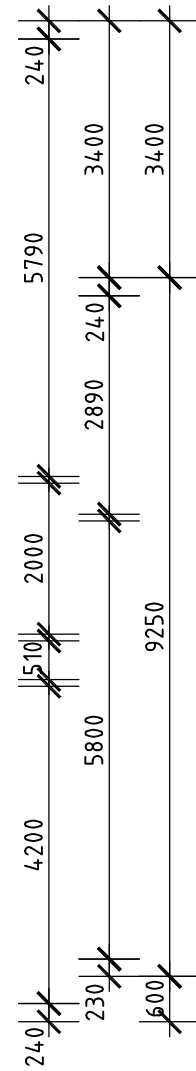
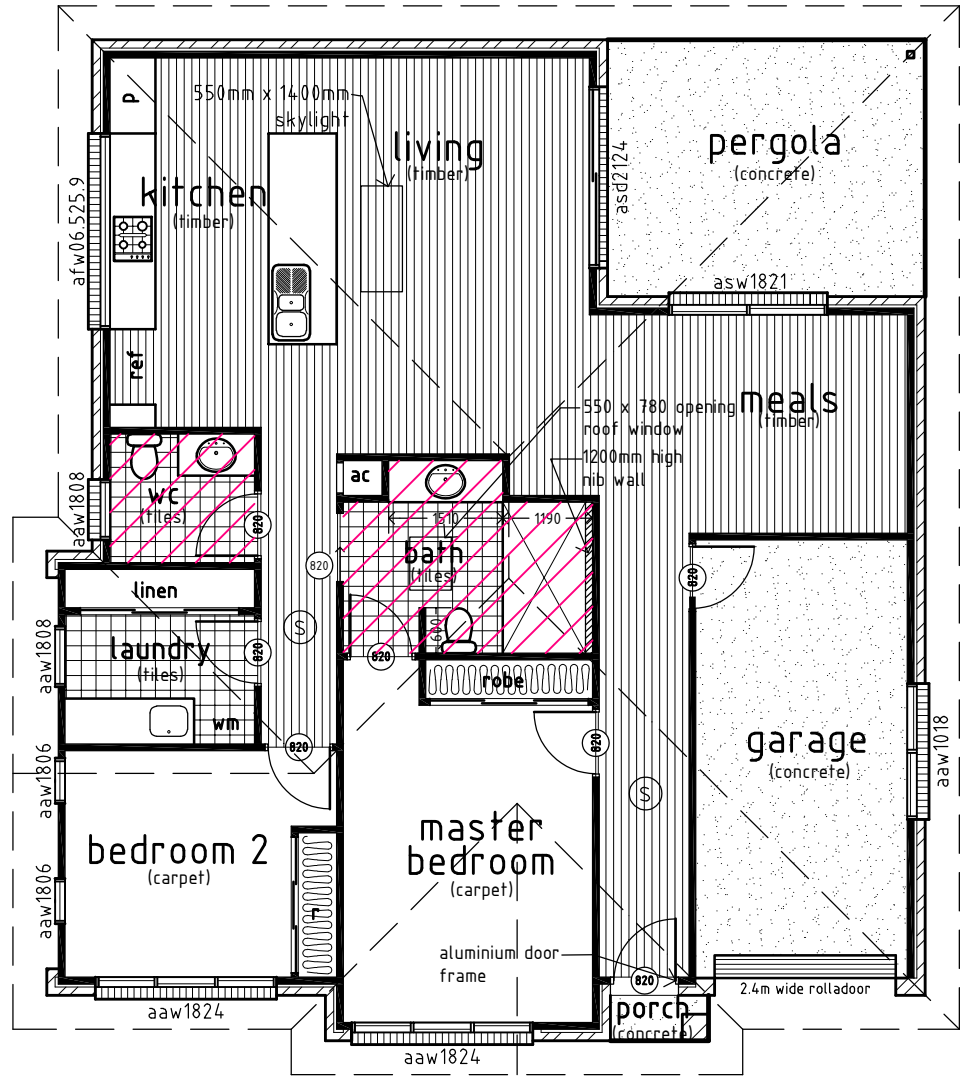
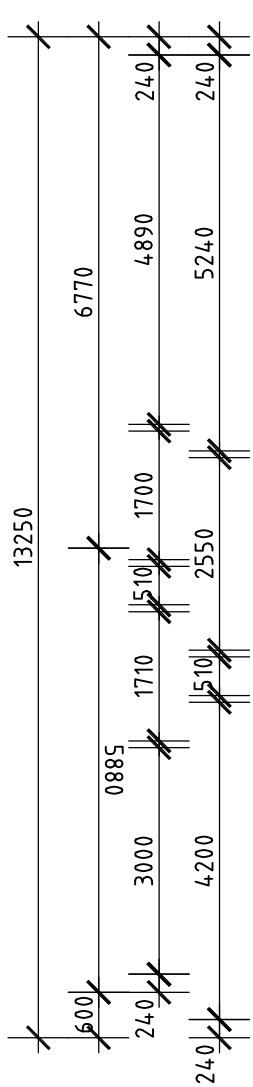
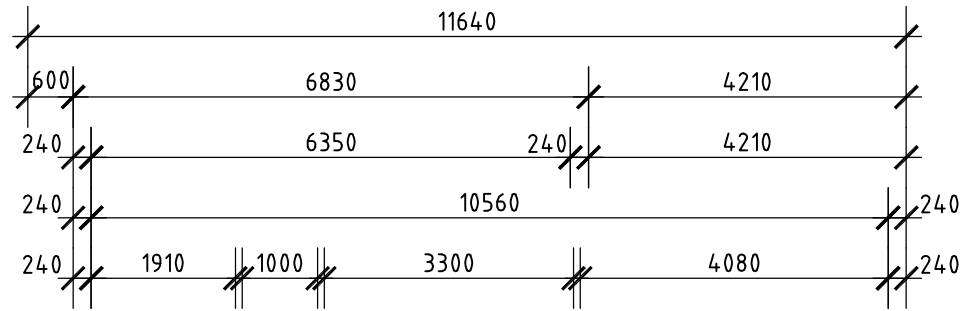
living - 112.8m²
 garage - 18.3m²
 pergola - 14.3m²
 porch - 0.7m²
total - 146.1m²

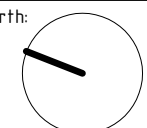

WINDOW KEY:
 window sizes are indicated by the type of window first:
 asw = aluminium sliding window
 aaw = aluminium awning window
 adh = aluminium double hung
 asd = aluminium sliding door
 then size:
 1012 = 1.0m high x 1.2m wide
 eg: asw1012 = aluminium sliding window 1.0m high x 1.2m wide

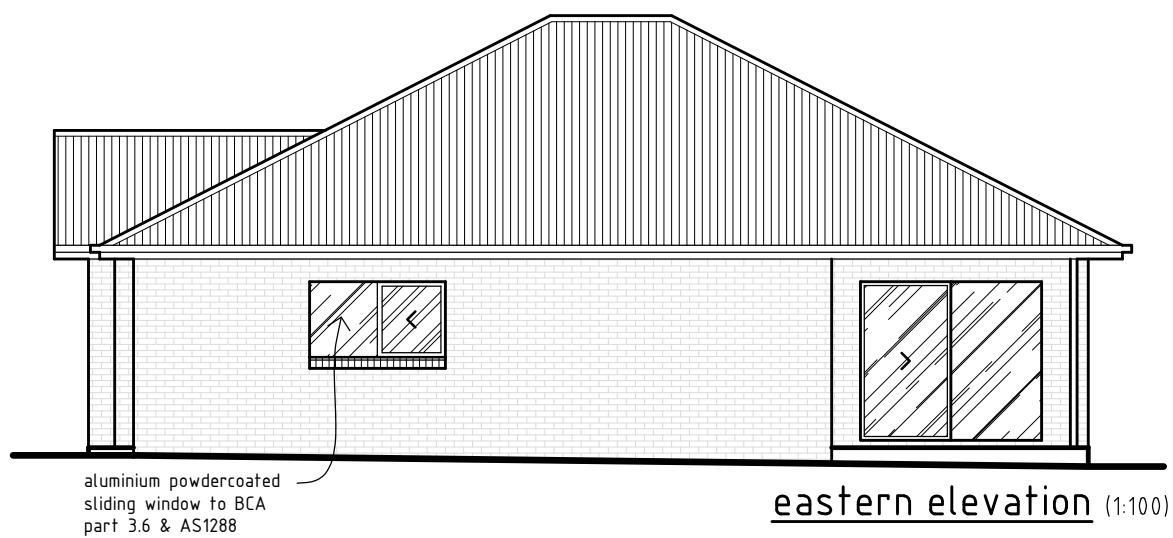
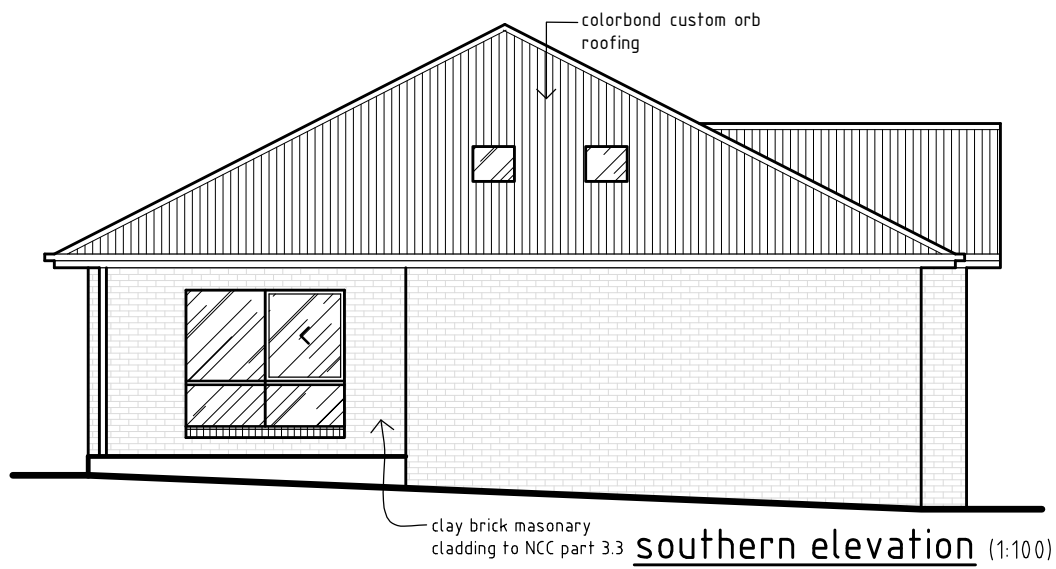
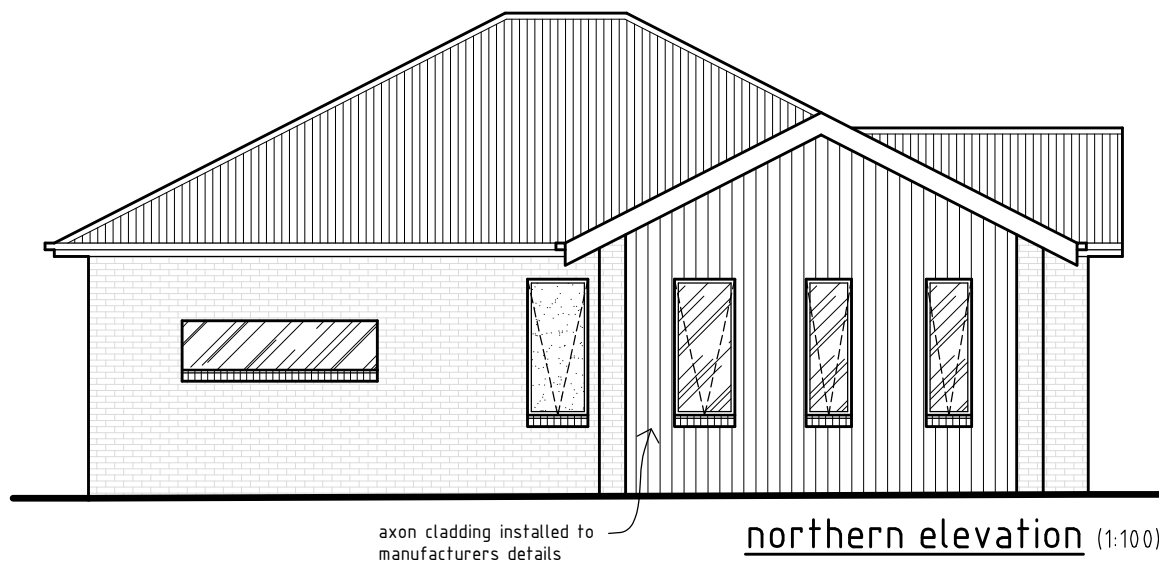
(S) - hardwired smoke alarm
 ⊕ - 300mm skylight

exhaust fans to comply with NCC 3.8.7

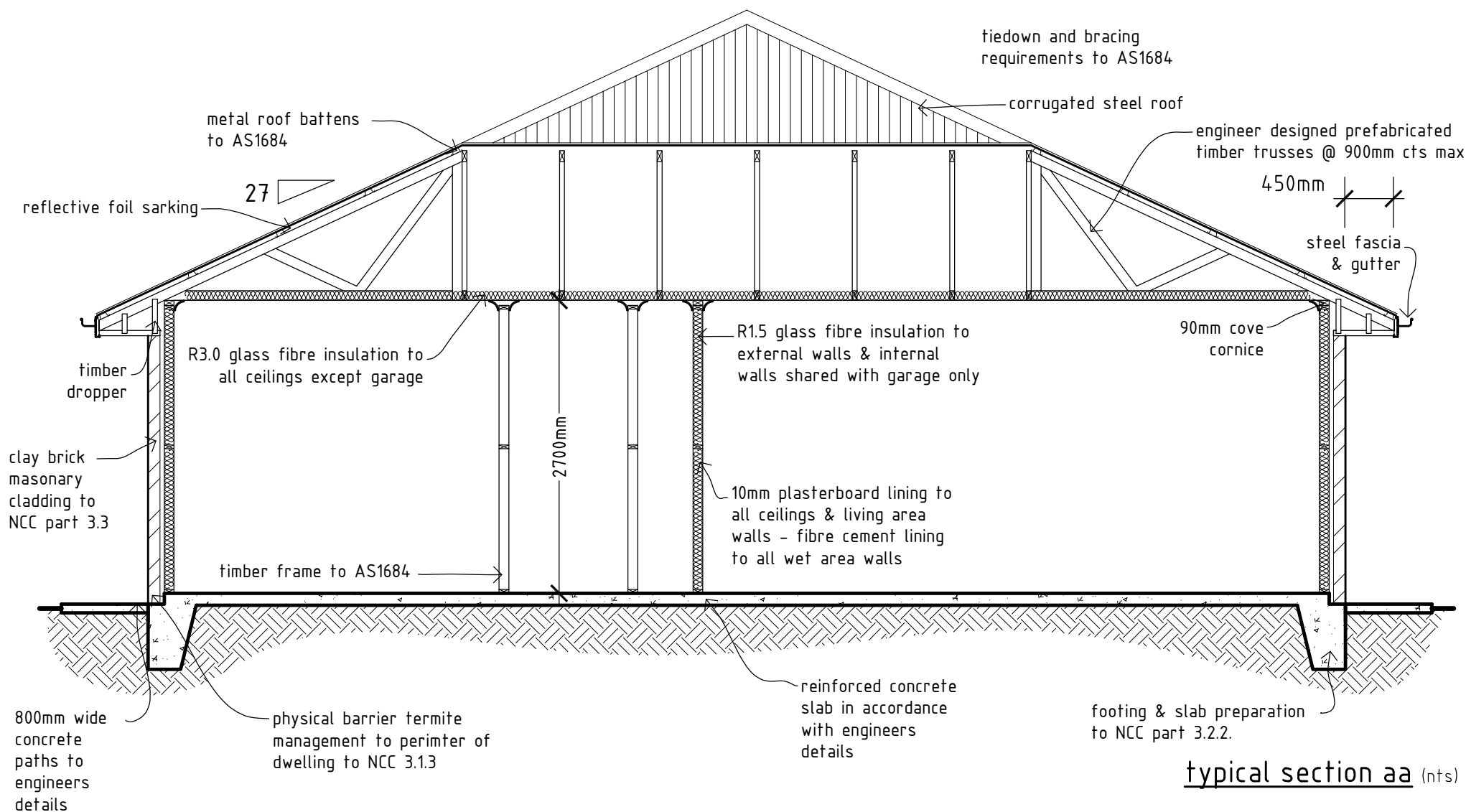
 area of heated floor to manufacturers details



		job: PROPOSED 16 RESIDENCE		north: 		 JONES DESIGNS	
1 6.12.23 issued for quoting		client: OLD GIRL		date: 29/3/23			
No date amendment		location: LOT 1,6,&7 53 CRAMPTON ST WAGGA WAGGA		scale: 1:100 @ A3		drawn: A. Jones	c'ked:
A.Jones - 115 Bradman Dr Boorooma NSW 2650 - PH: 0439 715 702		drawing title: FLOOR PLAN LOT 12		This plan is protected by copyright ©		drawing number: 2021026	sheet #: 1/4
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		job: PROPOSED 16 RESIDENCE		north: 			
		client: OLD GIRL					
1 6.12.23 issued for quoting		location: LOT 1,6,&7 53 CRAMPTON ST WAGGA WAGGA		date: 29/3/23		designed: A. Jones	
No date amendment		drawing title: ELEVATIONS LOT 12		scale: 1:100 @ A3		c'ked: drawing number: sheet #:	
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typical section aa (nts)

GENERAL NOTES:

1. These drawing shall be read in conjunction with the specifications & drawing supplied by engineers, with BASIX report & with any other information
2. Prior to the commencement of work it is the responsibility of the building contractor to check & confirm all dimensions, heights, setbacks, levels, windows, etc.
3. Installation of all materials & fittings shall always be in strict accordance with manufacturers and suppliers instructions and in accordance with NCC and Australia Standard
4. 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.
5. The building contractor is to visit the site of the proposed works & confer with the Owner/Developerto fully determine the nature and scope of the works.
6. 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.

<p>Water Commitments</p> <p>Landscape Area of indigenous or low water use species = 44.9m2</p> <p>Fixtures Showerheads = 4 star (>6 but <7.5L/min) Kitchen taps & basin taps = 4 star Toilets = 4 star</p>	<p>Energy Commitments</p> <p>Hot Water Hot water Unit = gas instantaneous - 5 star.</p> <p>Cooling System Cooling Unit = 1 phase aircon 4 star</p> <p>Heating System Heating Unit = 1 phase aircon 4 star</p> <p>Ventilation At least 1 Bathroom = individual fan, not ducted; Operation control: manual switch on/off. Kitchen = individual fan, ducted to facade or roof; Operation control: manual switch on/off. Laundry = natural ventilation only, or no laundry; Operation control: n/a.</p> <p>Artificial Lighting Primary type of artificial light is fluorescent or LED in dedicated - at least 2 of the bedrooms / study, dedicated - at least 2 of the living / dining rooms, dedicated - kitchen, dedicated - all bathroom/toilet, dedicated - the laundry, dedicated - all hallways, dedicated</p> <p>Natural Lighting 2 Bathroom(s) / toilet(s) = Window and/or skylight</p> <p>Other The applicant must install a induction cook top & electric oven in the kitchen of the dwelling. The applicant must install a fixed outdoor clothes drying line as part of the development.</p>
<p>Thermal Comfort Commitments</p> <p>General features The dwelling must be a Class 1 dwelling according to the Building Code of Australia, and must not have more than 2 storeys The conditioned floor area of the dwelling must not exceed 300 m2 The dwelling must not contain open mezzanine area exceeding 25m2 The dwelling must not not contain third level habitable attic room.</p> <p>Floor, walls and ceiling / roof Floor = concrete slab on ground, nil External wall = brick veneer, 2.06 or (2.6 including construction) External wall = framws weatherboard, 2.20 or (2.6 including construction) Internal wall shared with garage = plasterboard, 0.84 (or 1.20 including construction) Ceiling and roof = flat ceiling / pitched roof, ceiling: 3.5 (up), roof: foil/sarking, solar absorptance >0.70</p> <p>Windows, glazed doors and skylights</p> <p>North Facing W1, Height = 1800 Width = 600, Type = aluminium - single clear, Shading = eave 575mm , 1000mm above head of window/glazed door, Overshadowing = n/a W2, Height = 1800 Width = 600, Type = aluminium - single clear, Shading = eave 575mm , 1000mm above head of window/glazed door, Overshadowing = n/a W3, Height = 1800 Width = 800, Type = aluminium - single clear, Shading = eave 575mm , 300mm above head of window/glazed door, Overshadowing = n/a W4, Height = 1800 Width = 800, Type = aluminium - single clear, Shading = eave 575mm , 300mm above head of window/glazed door, Overshadowing = n/a W5, Height = 650 Width = 2590, Type = aluminium - single clear, Shading = eave 575mm , 850mm above head of window/glazed door, Overshadowing = n/a</p> <p>East Facing W6, Height = 1800 Width = 2100, Type = aluminium - single clear, Shading = eave 3850mm , 300mm above head of window/glazed door, Overshadowing = n/a</p> <p>South Facing W9, Height = 2100 Width = 2400, Type = aluminium - single clear, Shading = eave 4660mm , 575mm above head of window/glazed door, Overshadowing = n/a</p> <p>West Facing W7, Height = 1800 Width = 2400, Type = aluminium - single clear, Shading = eave 575mm , 300mm above head of window/glazed door, Overshadowing = n/a W8, Height = 1800 Width = 2400, Type = aluminium - single clear, Shading = eave 575mm , 1000mm above head of window/glazed door, Overshadowing = n/a</p>	<p>BASIX Building Sustainability Index Certificate # 1383580S</p>

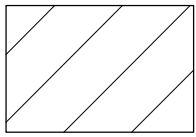
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No	date	amendment				
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legend:

- geotextile filter fabric
- - - - - 24m2 open space
- \—\—\— 1.8m high colorbond panel fence

ⓐ easement to drain sewage 20 wide

- mb - mail box
- cda - clothes line
- bs - bin storage
- g - gas meter
- w - water meter



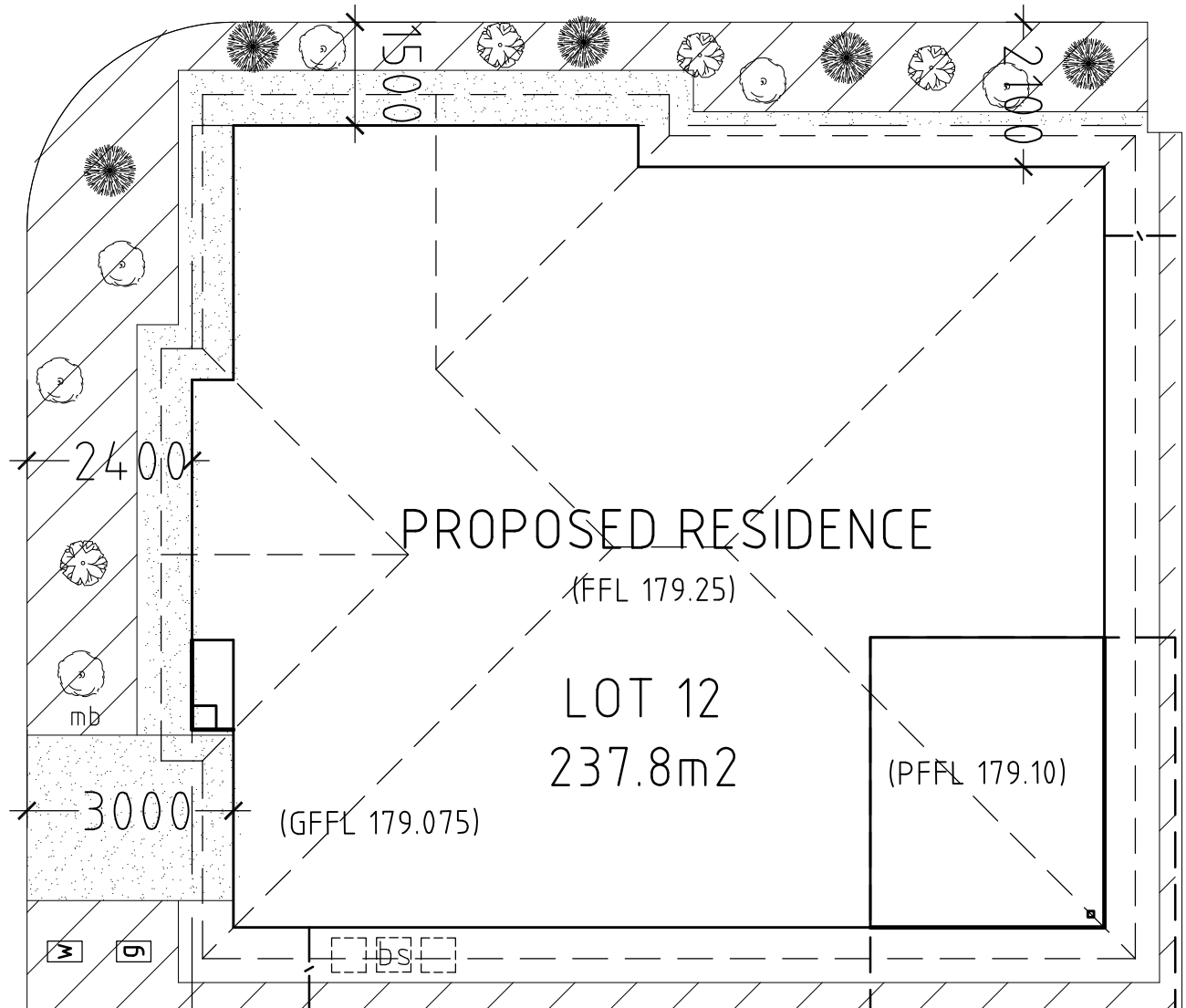
44.9m2 of Designated low water use/indigenous BASIX planting as per WCCC Landscape Guidelines

legend:

- - - - - 24m2 open space
- 100mm UPVC stormwater pipe
- \—\—\— 1.8m high colorbond panel fence
- swp - storm water pit
- cda - clothes drying area
- bs - bin storage
- mb - brick mail box
- cd - channel drain
- all plumbing to be confined by Plumber

landscape legend:

- turf to block: 0m2
- landscaped garden area: 44.9m2
- total site landscaping area: 44.9m2
- concrete paths: 40m2
- concrete driveway: 7.4m2
- 54.9% site coverage**
- all plumbing to be confined by Plumber



proposed privacy screen

plant legend:

	botanical name	pot size	spacing	# plants
	melaleuca linariifolia 'snow in summer'	300mm	n/a	0
	Allium schoenoprasum	100mm	500mm	5
	Grevillea ilicifolia	100mm	500mm	4
	Origanum vulgare	100mm	500mm	6
	kikuyu grass			

all garden beds to be filled with pine bark chip mulch

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