

ROOF PLAN LEGEND

NOTE:
READ IN CONJUNCTION WITH CONSULTANT DRAWINGS AND DETAILS.

REFER DWG NO. XXXX MATERIALS & FINISHES SCHEDULE

FA-01 PARAPET CAPPING - TYPE 01

DP-01 DOWNPIPES - TYPE 01

GU-01 GUTTERS - TYPES 01

RF-01 ROOF SHEETING - TYPES 01

INDICATIVE SOLAR PANEL LOCATION FOR TOTAL 9KW SYSTEM

REFERENCE NOTES:

REFER ARCHITECTURAL DRAWING NOTES PAGE FOR FURTHER NOTATION.

FOR ALL EXISTING SITE LEVELS REFER TO THE PROJECT SITE SURVEY. ALL SETOUT WORK TO BE UNDERTAKEN BY A REGISTERED SURVEYOR. THIS INCLUDED BUILDING SLAB EDGES, STRUCTURE & WORK ADJACENT TO THE SITE BOUNDARIES.

CONSTRUCTION OF DRIVEWAYS & VERGE CROSSEOVERS (INCLUDING BUT NOT LIMITED TO FINISHED FLOOR LEVELS, GRADIENTS) TO BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS & COMPLIANCE DRAWINGS.

GENERAL ARRANGEMENT NOTES:

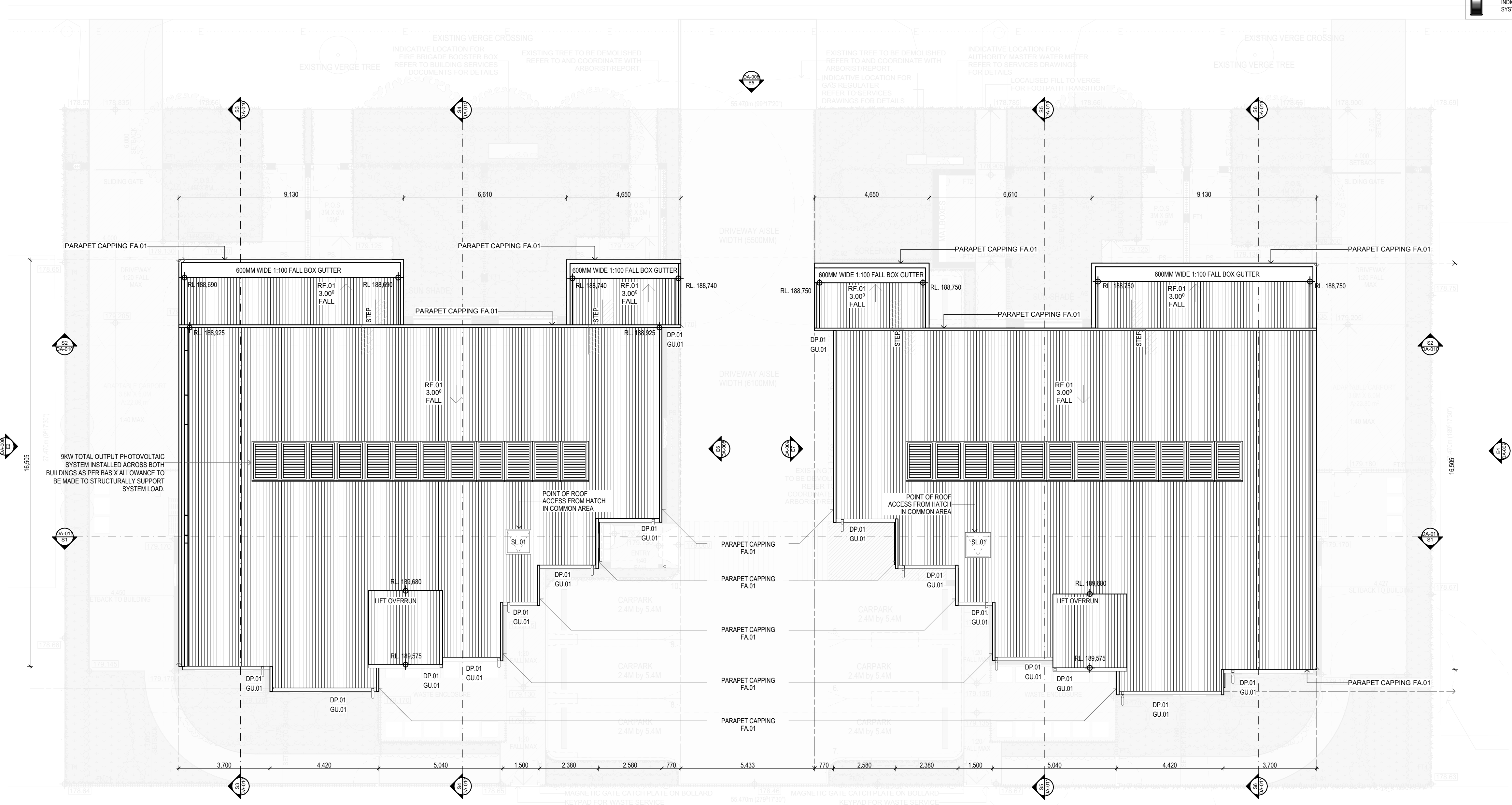
REFER ARCHITECTURAL DRAWING NOTES PAGE FOR FURTHER NOTATION.

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COMPLY WITH ALL DEVELOPMENT CONSENT CONDITIONS & BCA REQUIREMENTS.

GENERAL LEGEND:

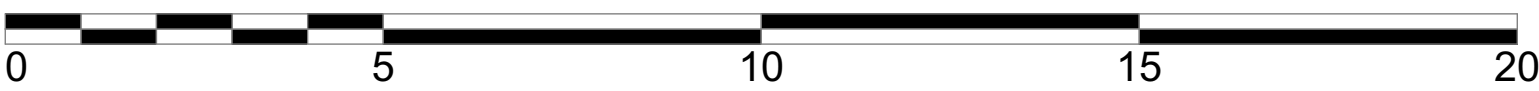
- RWO RAIN WATER OUTLET
- DP DOWN PIPE
- SG STORMWATER GULLEY
- AH ACCESS HATCH
- CJ CONTROL JOINT
- EJ EXPANSION JOINT
- FR-CJ FIRE RATED CONTROL JOINT
- FW FLOOR WASTE
- FD FIRE DOOR
- FHR FIRE HOSE REEL
- FE FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- RL REDUCED FLOOR LEVEL
- SRL STRUCTURAL REDUCED LEVEL
- TGSI TACTILE INDICATORS - TO COMPLY WITH RELEVANT CODES & STANDARDS
- DTR DOOR THRESHOLD RAMP - TO COMPLY WITH RELEVANT CODES & STANDARDS
- SHR SHOWER - STANDARD
- SHR-D SHOWER - ACCESSIBLE
- WC WATER CLOSET - STANDARD
- WC-D WATER CLOSET - ACCESSIBLE
- WB WALL BASIN - STANDARD
- WB-D WALL BASIN - ACCESSIBLE
- VB VANITY BASIN
- VB-D VANITY BASIN - ACCESSIBLE
- HR GRABRAIL - STANDARD
- HR-D GRABRAIL - ACCESSIBLE
- M MIRROR
- BA BATH
- LT LAUNDRY TUB
- SHR-D SHOWER SEAT - ACCESSIBLE
- WO WALL OVEN
- HT HOT TOP
- DW DISHWASHER
- S SINK
- IN-SITU CONCRETE WALLS & COLUMNS (TYPE AS INDICATED)
- PRE-CAST CONCRETE WALLS (TYPE AS INDICATED)
- FIRE RATED BLOCKWORK (TYPE AS INDICATED)
- NON FIRE RATED BLOCKWORK (TYPE AS INDICATED)
- BRICKWORK (TYPE AS INDICATED)
- PARTITION (TYPE AS INDICATED)



SERVICE LANE

PLANNING INFORMATION																									
SITE 34-40 SOUTH PARADE																									
APARTABLE																									
LIVABLE SILVER																									
PER UNIT	G1	G2	G3	G4	G5	11	12	13	14	15	16	21	22	23	24	25	26								
LEVEL	GROUND	GROUND	GROUND	GROUND	GROUND	FIRST	FIRST	FIRST	FIRST	FIRST	FIRST	SECOND	SECOND	SECOND	SECOND	SECOND	SECOND								
BEDROOMS	2	1	1	1	2	2	1	1	1	1	2	2	1	1	1	1	2								
6 x 2 BEDROOM																									
11 x 1 BEDROOM																									
GFA (m2)	81.04	57.4	57.4	57.4	80.67	83.67	57.4	57.4	57.4	57.4	83.67	83.67	57.4	57.4	57.4	57.4	83.67								
NLA (m2)	78.5	52.2	52.2	52.2	78.46	80.77	52.2	52.2	52.2	52.2	80.77	80.77	52.2	52.2	52.2	52.2	80.77								
STORAGE (m3)	9.52	8.68	8.68	8.68	9.52	8.68	8.68	8.68	8.68	8.68	9.52	8.68	8.68	8.68	8.68	8.68	9.52								
POS (m2)	112	42	47	42	112	13	8	10	10	8	13	13	8	10	10	8	13								
Above and beyond POS	97.0m	27.0m	32.0m	27.0m	97.0m	1.0m	2.0m	2.0m	2.0m	1.0m	1.0m	2.0m	2.0m	2.0m	2.0m	1.0m									

34-40 SOUTH PARADE	
SITE AREA	1,523.8m²
DWELLINGS	17 units
CARPARKING	11 x 1-bed + 6 x 2-bed
	12 spaces
	10 Standard
	2 Adaptable
HEIGHT	10.46M
FSR (GFA)	FSR = 0.9:1 (GFA = 1446.99M2)
SITE COVERAGE	509.56m2 / 33% actual
DEEP SOIL	General = 381.10m2 / 25%
	Rear Zone = 126.0m2 / 55%
LANDSCAPING ZONE	722.00m2 / 47.4%
SOLAR ACCESS	70% (12/17 units)
	Living Areas = 17/17
	POS = 17/17
	All dwellings are achieving 3+ hours of natural light into both living rooms and Private open spaces.



SCALE 1:100

DUKE OF KENT RESIDENTIAL FLAT BUILDING PROJECT

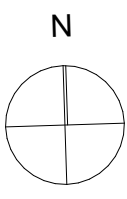
34-40 SOUTH PARADE (LOTS 4,5 & 6 DP35910), WAGGA WAGGA

ISSUE DA-E 1/05/2024

SCALE 1:100 @ A1

DA-007

ROOF PLAN- 34-40 SOUTH PARADE



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