



SOUTHERN ELEVATION
1:100



WESTERN ELEVATION
1:100

Generic Perspective
1:100

MATERIAL SELECTION LEGEND:

CD.01	CD.02	BR.01	CD.03	SC.01	FN.01	FN.02	GL.01
LOCATION:	LOCATION:	LOCATION: BRICKWORK	LOCATION:	LOCATION: FEATURE SCREENING	LOCATION: STREETScape FENCE	LOCATION: STREETScape FENCE	LOCATION: TO BALCONIES
TYPE AND FINISH: PROFILED METAL CLADDING TO MATCH IMAGE SHOWN	TYPE AND FINISH: PFC CLADDING TO MATCH IMAGE SHOWN	TYPE AND FINISH: SELECT BRICKWORK TO MATCH IMAGE SHOWN	TYPE AND FINISH: PFC SHEETING TO MATCH IMAGE SHOWN	TYPE AND FINISH: ALUMINIUM BATTENS	TYPE AND FINISH: SELECT BRICKWORK AND METAL PALLISADE TO MATCH IMAGE SHOWN	TYPE AND FINISH: METAL FENCING	TYPE AND FINISH: OBSCURED GLASS PANEL

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 CROSSOVERS (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.

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.

COMPLY WITH ALL DEVELOPMENT CONSENT CONDITIONS & BCA REQUIREMENTS.

ELEVATION LEGEND

TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS & REFER FOR DETAILS.

TO BE READ IN CONJUNCTION WITH DEVELOPMENT APPROVAL ELEVATIONS & FINISHES DRAWINGS. REFER DETAILS & SCHEDULES ON MATERIALS & FINISHES.

ALL DOWNPIPES SHOULD MATCH GUTTERS, COLORBOND FINISH - REFER SCHEDULE OF FINISHES & COLOURS.

INSTALLATION OF PROPRIETARY SYSTEMS TO MANUFACTURER'S WRITTEN REQUIREMENTS.

ANY EXTERNAL FINISH TYPE THAT IS OMITTED OR NOT CONSISTENT IS TO BE RESOLVED BY THE CONTRACTOR TO ENSURE THAT IT MEETS ALL REQUIREMENTS UNDER THE CONTRACT.

MATERIALS & FINISHES: REFER TO THE ARCHITECTURAL SELECTIONS TABLE FOR DETAILED INFORMATION ON MATERIALS & FINISHES INDICATED IN THESE DETAILS.

WALL TYPE DESCRIPTIONS: MAY NOT INCLUDE ALL NECESSARY COMPONENT ELEMENTS - E.G. WATERPROOFING, FASTENERS, FLASHINGS, VAPOUR BARRIERS, ETC. FINISHES - REFER SCHEDULE OF FINISHES & COLOUR.

INSTALLATION: PROPRIETARY SYSTEMS TO MANUFACTURER'S WRITTEN REQUIREMENTS & DETAILS.

ANY WALL TYPE THAT IS OMITTED OR NOT CONSISTENT IS TO BE RESOLVED BY THE CONTRACTOR TO ENSURE THAT IT MEETS ALL REQUIREMENTS UNDER THE CONTRACT.

FOR ACOUSTIC PERFORMANCE: REFER TO ACOUSTIC CONSULTANTS REPORT & REQUIREMENTS.

FIRE RESISTANT LEVELS: ARE TO BOTH SIDES OF THE WALL. FOR RATINGS REFER TO CERTIFIERS REPORT & WRITTEN SCHEDULES & SPECIFICATIONS.

FOR COMBUSTIBILITY RATINGS: REFER TO WRITTEN SCHEDULE & SPECIFICATION.

FOR THERMAL PERFORMANCE RATINGS: REFER TO WRITTEN SCHEDULE & SPECIFICATION.

CONCEALED SERVICES: WHERE SERVICES ARE CONCEALED WITHIN THE WALL, FIRE & ACOUSTIC RATINGS TO THE WALL ARE TO BE MAINTAINED WITHOUT VISIBLE OR SPATIALLY CHANGING THE WALL.

STRUCTURAL REINFORCING: THE CONTRACTOR IS TO PROVIDE ADDED STRUCTURAL REINFORCING IN EXTERNAL WALLS WHERE REQUIRED FOR INSTALLATION OF FIXTURES & FITTINGS.

PROVIDE DOWNTURNS AT PERIMETER OF ALL SLABS SO THAT ALL SLAB EDGES ARE A CONSISTENT HEIGHT. ALL EXPOSED SLAB EDGES ARE TO BE PAINTED - REFER SCHEDULE OF FINISHES & COLOURS.

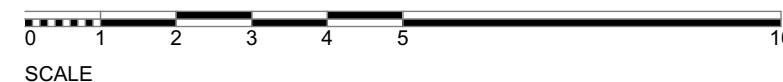
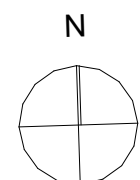
COMPLY WITH ALL DEVELOPMENT CONSENT CONDITIONS & BCA REQUIREMENTS.

DUKE OF KENT RESIDENTIAL FLAT BUILDING PROJECT
48-56 SOUTH PARADE, (LOTS 20,21,22 DP21074), WAGGA WAGGA

ISSUE DA-E 2/05/2024

SCALE 1:100 @ A1

DA-009
ELEVATIONS - 48-56 SOUTH PARADE



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