PROPOSED RESIDENCE FOR MR & MRS DANIEL DASON

49 ATHERTON CRESCENT
TATTON NSW

DRAWING LIST		REVISION
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AR 002	CONSTRUCTION NOTES - 2	R3
AR 003	CONSTRUCTION NOTES - 3	R3
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AS-BUILT INFOMATION

No.	DATE	ITEM	No.	DATE	ITEM
1	17/05/20	CONSTRUCTION ISSUE			
2	15/08/20	IFC UPDATED FOR BUILDER REQ.			
3	04/12/21	AS-BUILT INFORMATION			
REVISIONS			REVISIONS		

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Designs & Creations
4 HARVARD STREET
DOUGLAS QLD 4814
AUSTRALIA
M: +61 403 148 378
E: archi@designsandcreations.com.au
RAIA: 68149
BDA: 1921-15
QBCC: 1313407

PROJECT TITLE: **PROPOSED RESIDENCE FOR DANIEL DASON**

PROJECT ADDRESS: **49 ATHERTON CRESCENT TATTON NSW**

L.G.A. WAGGA WAGGA NSW

SCALE: @A3

DATE: 4/12/2021

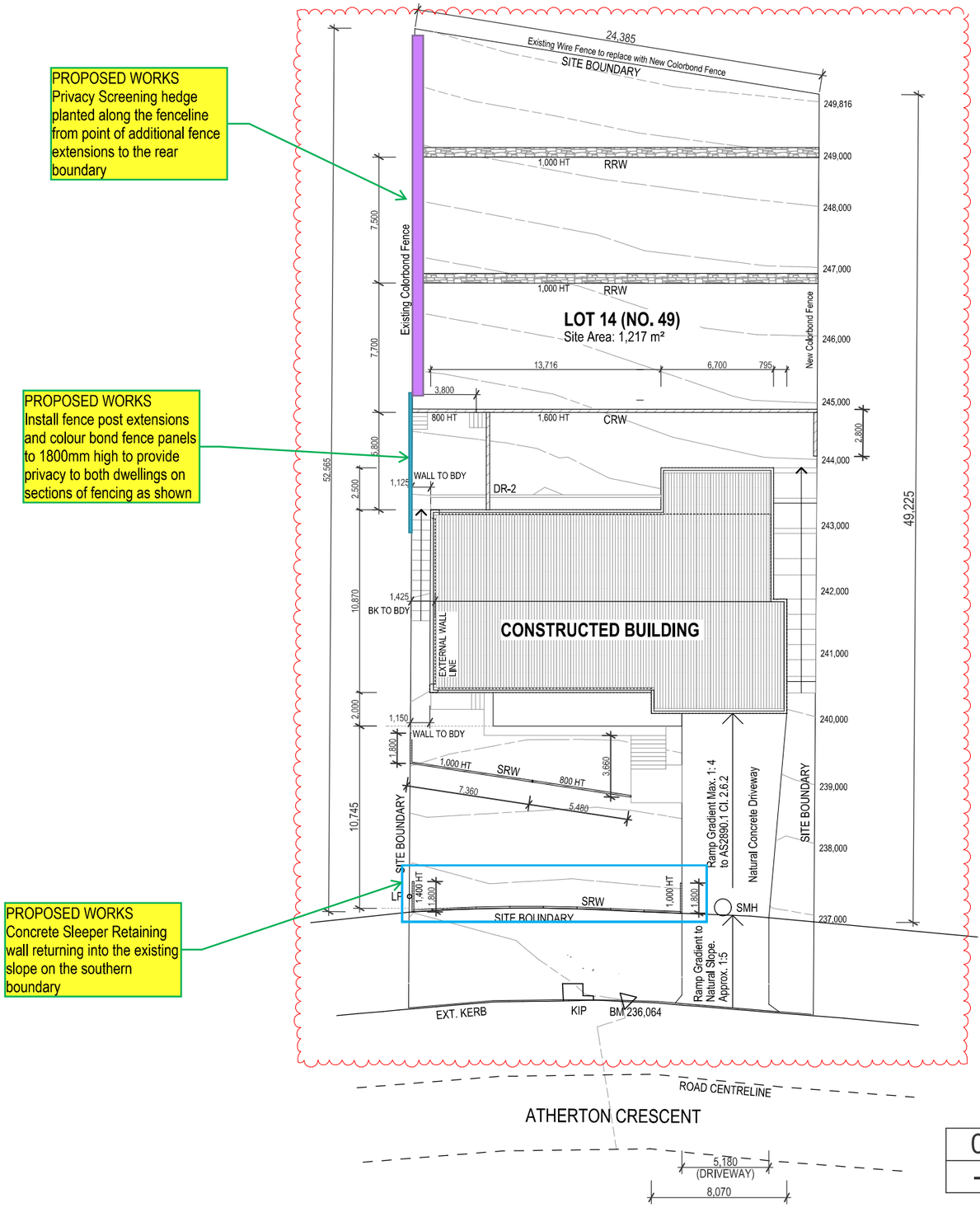
DRAWN: HW

ISSUE: AS-CONSTRUCTED

TYPE: COVER PAGE

SHEET NUMBER: AR 000

REVISION: R3



LEGEND

AHD	AUSTRALIAN HEIGHT DATUM
BM	BENCH MARK
CRW	CONCRETE BLOCK RETAINING WALL
DR-1	DRAINING BACKFILL
DR-2	CONCRETE DRAIN WITH STEEL GRATING COVER
EXT	EXISTING
KIP	KERB INLET PIT
LP	LIGHT POLE
RRW	RUBBLE RETAINING WALL
SMH	SEWER MANHOLE
SRW	SLEEPER RETAINING WALL

SCHEDULE OF AREA (Sqm)

LOWER LEVEL		
ENTRY PASSAGE STEPS		1.7
VERANDA		11.5
GARAGE		37.6
GROUND FLOOR		67.6
LOWER LEVEL AREA		118.4
UPPER LEVEL		
BALCONY		22.6
PATIO 1		15.5
PATIO 2		4.3
UPPER FLOOR		219.7
UPPER LEVEL AREA		262.1
ENTRY STEPS		10.3
DRIVEWAY		80.8
POOL & PAVINGS		137.3
LAND AREA		**1,217.0**
SITE COVER	**(44%)**	**530.4**
PERMIABILITY	**(56%)**	**686.6**

NOTES

1. SITE CUT/ FILL LEVELS ARE ESTABLISH AS BELOW TO BE SUPERSEDED BY STRUCTURAL ENGINEERS RECOMMENDATIONS;
   A. 150mm BELOW THE FINISH LEVEL FOR CONCRETE FLOORS
   B. 600mm BELOW THE FINISH LEVEL FOR TIMBER FLOORS
2. SLAB THICKNESS AND STRUCTURAL FINISH LEVELS TO COORDINATE WITH STRUCTURAL ENGINEERING DRAWINGS BEFORE PROCEEDING
3. ASSIGNED CUT LEVELS MAY NOT BE PRACTICAL FOR EXCAVATOR AND BUILDER TO COORDINATE THE LEVELS SUIT TO THEIR CONSTRUCTION METHODOLOGY
4. ALL RETAINING WALLS TO ENGINEERS' DETAILS AD SPECIFICATIONS
5. ALL DRAINING BACKFILLS AND CONCRETE DRAINS TO ENGINEERS' DETAILS AND SPECIFICATIONS

DISCLAIMER

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0	SITE PLAN
-	1:300

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1	17/05/20	CONSTRUCTION ISSUE			
2	15/08/20	IFC UPDATED FOR BUILDER REQ.			
3	04/12/21	AS-BUILT INFORMATION			

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BUILDING DESIGNERS ASSOCIATION OF QUEENSLAND

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Designs & Creations
4 HARVARD STREET
DOUGLAS QLD 4814
AUSTRALIA
M: +61 403 148 378
E: archi@designsandcreations.com.au
RAIA: 68149
BDA: 1921-15
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PROJECT ADDRESS: **49 ATHERTON CRESCENT TATTON NSW**

L.G.A. WAGGA WAGGA NSW

SCALE: 1 : 300 @A3

DATE: 4/12/2021

DRAWN: HW

ISSUE: AS-CONSTRUCTED

TYPE: SITE PLAN

SHEET NUMBER: AR 100

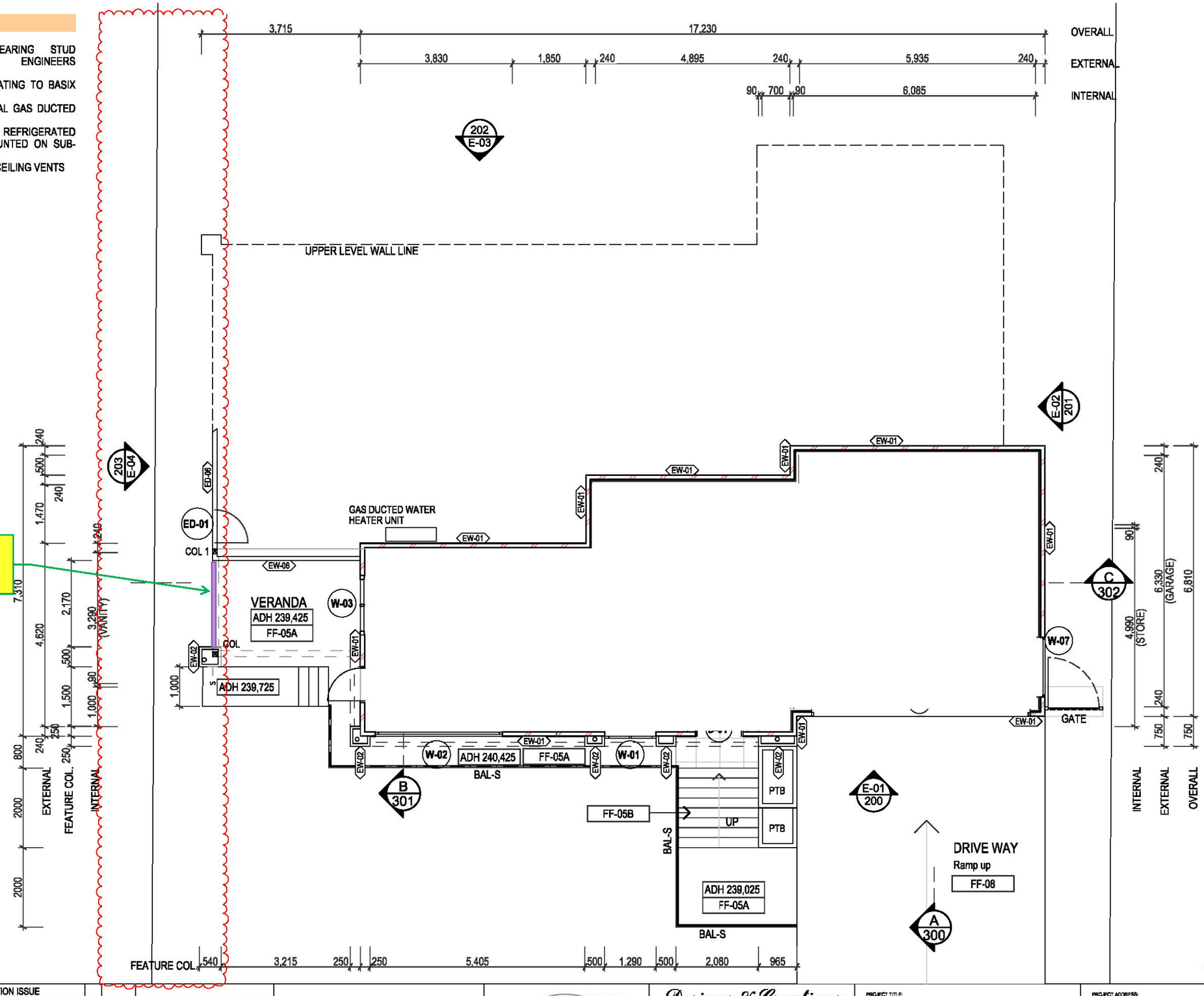
REVISION: R3

N

NOTES

1. INTERNAL LOADBEARING STUD SIZES TO ENGINEERS SPECIFICATION
2. 6 STAR ENERGY RATING TO BASIX SPECIFICATIONS
3. HEATING - EXTERNAL GAS DUCTED HEATER
   COOLING - ADD ON REFRIGERATED COOLING UNIT MOUNTED ON SUB-FLOOR
   VENT LOCATIONS - CEILING VENTS

PROPOSED WORKS
Privacy screen installed from brick wall to pillar on veranda to 2000mm high



LEGEND

BAL-G	GLASS BALUSTRADE
BAL-S	STEEL BALUSTRADE
COL	COLUMN
CPB	CUPBOARD
DP	DOWNPIPE
FR	FRIDGE
FW	FLOW WASTE
KB	KITCHEN BENCH
KT	COOKTOP
LN	LINEN CUPBOARD
LT	LAUNDRY TUB
MPB	MOISTURE RESISTANT PB
OHC	OVERHEAD CUPBOARD
OV	OVEN
PB	PLASTERBOARD
PTB	PLANTER BOX
PWT	PANTRY WORKTOP
RH	RANGE HOOD
SHR	SHOWER
SN	SINK
WC	WATER CLOSET
WIP	WALK-IN-PANTRY
WM	WASHING MACHINE
WR	WALK-IN-ROBE

WALL TYPES

EW1	110mm BRICK VENEER WALL EXTERNALLY + CAVITY SPACE + 90mm TIMBER STUD AND 10mm PB INTERNALLY
EW2	70mm TIMBER STUD + POLIMER RENDERED FC SHEET EXTERNALLY
EW3	90mm TIMBER STUD WITH 10mm PB INTERNALLY + PROPRITERY ALUMINIUM CLADDING FIXED OVER TOPHATS EXTERNALLY
EW4	90mm TIMBER STUD WITH 10mm PB INTERNALLY + POLYMER RENDERED FC CLADDING OVER TOPHATS EXTERNALLY
EW5	90mm TIMBER STUD WITH 10mm MPB INTERNALLY + POLYMER RENDERED FC CLADDING OVER TOPHATS EXTERNALLY
EW6	COLORBOND WALL CLADDING SUB-FLOOR COVER
IW1	70 OR 90mm TIMBER STUD WITH PB TO BOTH SIDES
IW2	70 OR 90mm TIMBER STUD WITH PB TO ONE SIDE AND MPB TO OTHERSIDE
IW3	70 OR 90mm TIMBER STUD WITH MPB TO BOTH SIDES
IW4	50mm TIMBER FRAMED CUPBOARD WALLS, LAMINATED TIMBER FINISH

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5	17/05/20	CONSTRUCTION ISSUE
6	15/08/20	IFC UPDATED FOR BUILDER REQ.
7	04/12/21	AS-BUILT INFORMATION

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Designs & Creations
4 HARVARD STREET
DOUGLAS QLD 4814
AUSTRALIA
M: +61 403 148 378
E: archi@designsandcreations.com.au
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PROJECT ADDRESS:
49 ATHERTON CRESCENT TATTON NSW

L.G.A. WAGGA WAGGA NSW

ISSUE: AS-CONSTRUCTED

TYPE: GROUND FLOOR PLAN

SCALE: 1 : 100 @A3

DATE: 4/12/2021

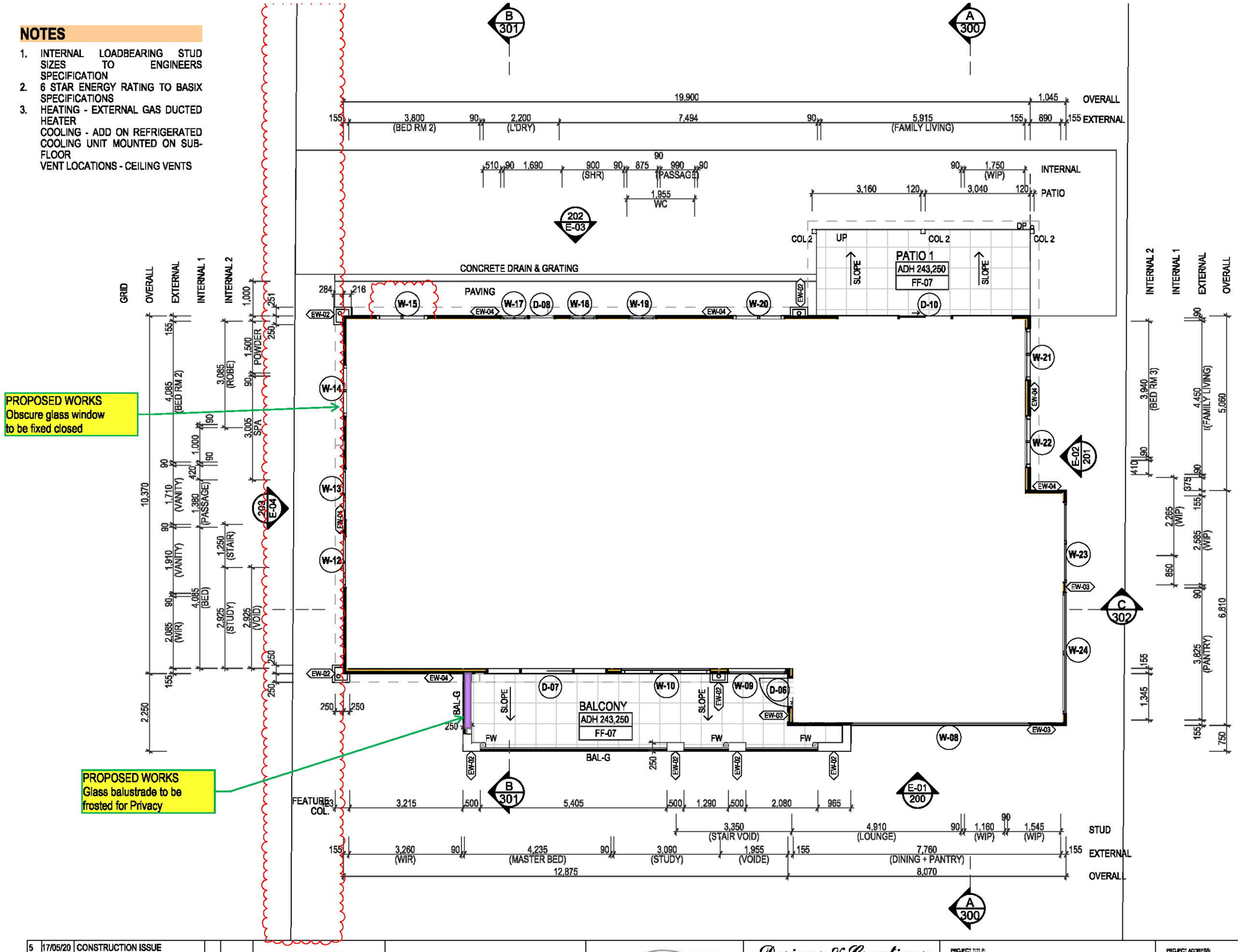
DRAWN: HW

SHEET NUMBER: AR 101

REVISION: R7

NOTES

1. INTERNAL LOADBEARING STUD SIZES TO ENGINEERS SPECIFICATION
2. 6 STAR ENERGY RATING TO BASIX SPECIFICATIONS
3. HEATING - EXTERNAL GAS DUCTED HEATER
   COOLING - ADD ON REFRIGERATED COOLING UNIT MOUNTED ON SUB-FLOOR
   VENT LOCATIONS - CEILING VENTS



LEGEND

BAL-G	GLASS BALUSTRADE
BAL-S	STEEL BALUSTRADE
COL	COLUMN
CPB	CUPBOARD
DP	DOWNPIPE
FR	FRIDGE
FW	FLOW WASTE
KB	KITCHEN BENCH
KT	COOKTOP
LN	LINEN CUPBOARD
LT	LAUNDRY TUB
MPB	MOISTURE RESISTANT PB
OHC	OVERHEAD CUPBOARD
OV	OVEN
PB	PLASTERBOARD
PTB	PLANTER BOX
PWT	PANTRY WORKTOP
RH	RANGE HOOD
SHR	SHOWER
SN	SINK
WC	WATER CLOSET
WIP	WALK-IN-PANTRY
WM	WASHING MACHINE
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WALL TYPES

EW1	110mm BRICK VENEER WALL EXTERNALLY + CAVITY SPACE + 90mm TIMBER STUD AND 10mm PB INTERNALLY
EW2	70mm TIMBER STUD + POLIMER RENDERED FC SHEET EXTERNALLY
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IW1	70 OR 90mm TIMBER STUD WITH PB TO BOTH SIDES
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IW3	70 OR 90mm TIMBER STUD WITH MPB TO BOTH SIDES
IW4	50mm TIMBER FRAMED CUPBOARD WALLS, LAMINATED TIMBER FINISH

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No.	DATE	ITEM
5	17/05/20	CONSTRUCTION ISSUE
6	15/08/20	IFC UPDATED FOR BUILDER REQ.
7	24/02/21	IFC UPDATED FOR CLIENT REQ.
8	04/12/21	AS-BUILT INFORMATION

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Designs & Creations
4 HARVARD STREET
DOUGLAS QLD 4814
AUSTRALIA
M: +61 403 148 378
E: archi@designsandcreations.com.au
RAIA: 68149
BDA: 1921-15
QBCC: 1313407

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PROJECT ADDRESS: 49 ATHERTON CRESCENT TATTON NSW

L.G.A. WAGGA WAGGA NSW

SCALE: 1 : 100 @A3

DATE: 4/12/2021

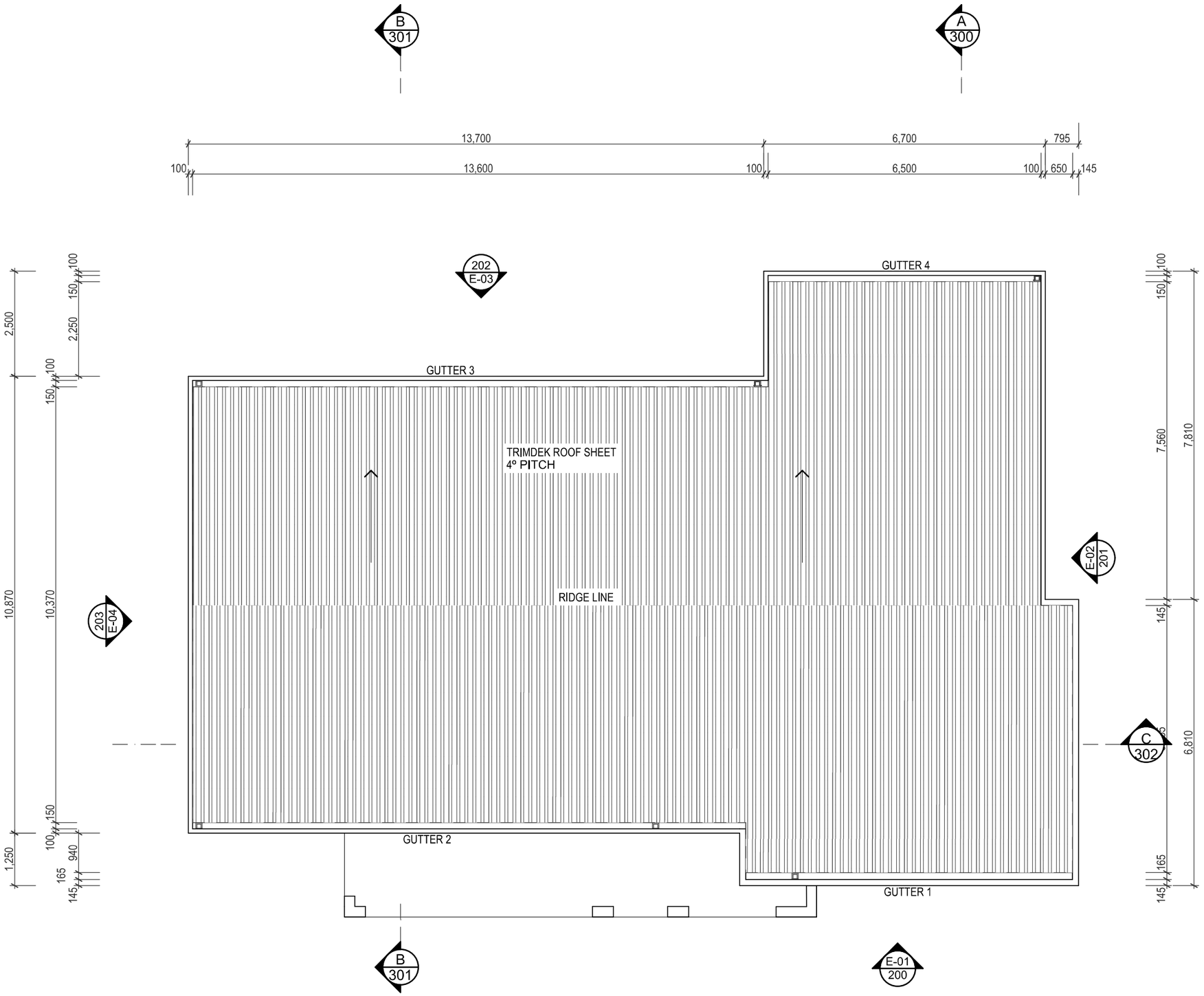
DRAWN: HW

ISSUE: AS-CONSTRUCTED

TYPE: UPPER FLOOR PLAN

SHEET NUMBER: AR 102

REVISION: R8



LEGEND

GUTTER 1
GUTTER TYPE: BOX GUTTER
GUTTER WIDTH: 165mm
GUTTER DEPTH: 100mm
DOWNPIPE DIAMETER: 150mm
NUMBER OF DOWNPIPES: 01

GUTTER 2
GUTTER TYPE: BOX GUTTER
GUTTER WIDTH: 150mm
GUTTER DEPTH: 100mm
DOWNPIPE DIAMETER: 100mm
NUMBER OF DOWNPIPES: 02

GUTTER 3
GUTTER TYPE: BOX GUTTER
GUTTER WIDTH: 150mm
GUTTER DEPTH: 100mm
DOWNPIPE DIAMETER: 100mm
NUMBER OF DOWNPIPES: 02

GUTTER 4
GUTTER TYPE: BOX GUTTER
GUTTER WIDTH: 150mm
GUTTER DEPTH: 100mm
DOWNPIPE DIAMETER: 100mm
NUMBER OF DOWNPIPES: 01

NOTES

1. ALL ROOF PENETRATIONS ARE PAINTED TO MATCH ROOF SHEET COLOUR (INCLUDING VENTS, DRAIN PIPES, FLUES AND SOLAR PANEL FRAMES FOR HOT WATER OR ELECTRICAL USE, IF APPLICABLE)

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Designs & Creations
4 HARVARD STREET
DOUGLAS QLD 4814
AUSTRALIA
M: +61 403 148 378
E: archi@designsandcreations.com.au
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49 ATHERTON CRESCENT
TATTON NSW

L.G.A. WAGGA WAGGA NSW

ISSUE: AS-CONSTRUCTED

TYPE: ROOF PLAN

SCLAE: 1 : 100 @A3

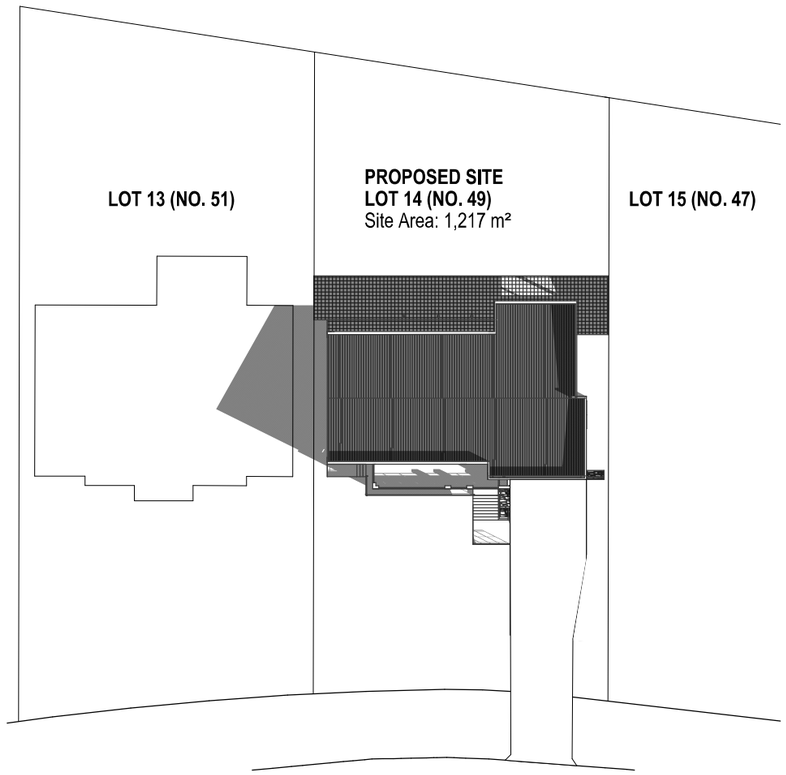
DATE: 4/12/2021

DRAWN: HW

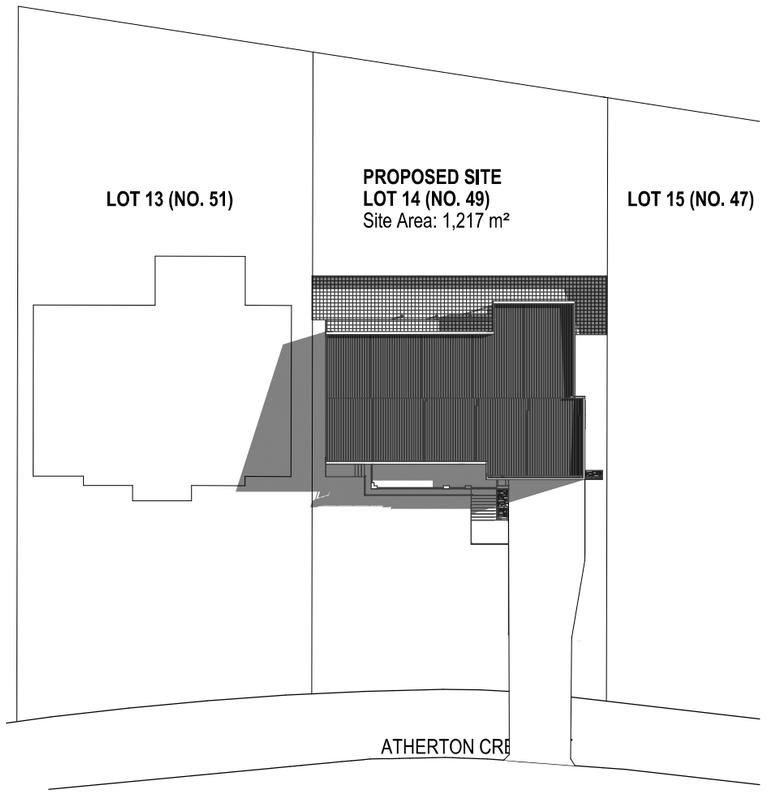
SHEET NUMBER: AR 103

REVISION: R3

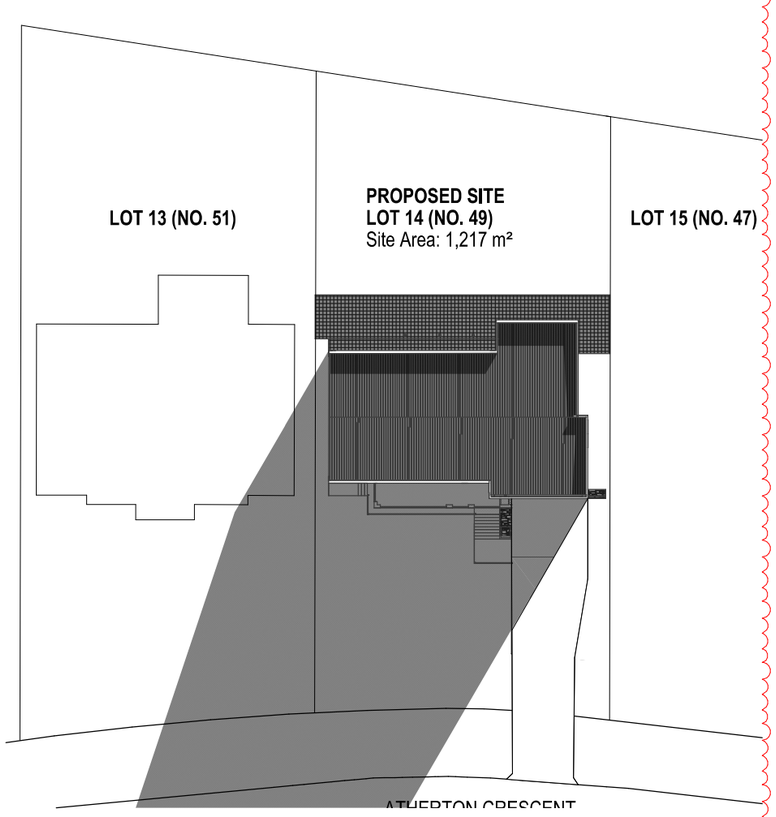
N



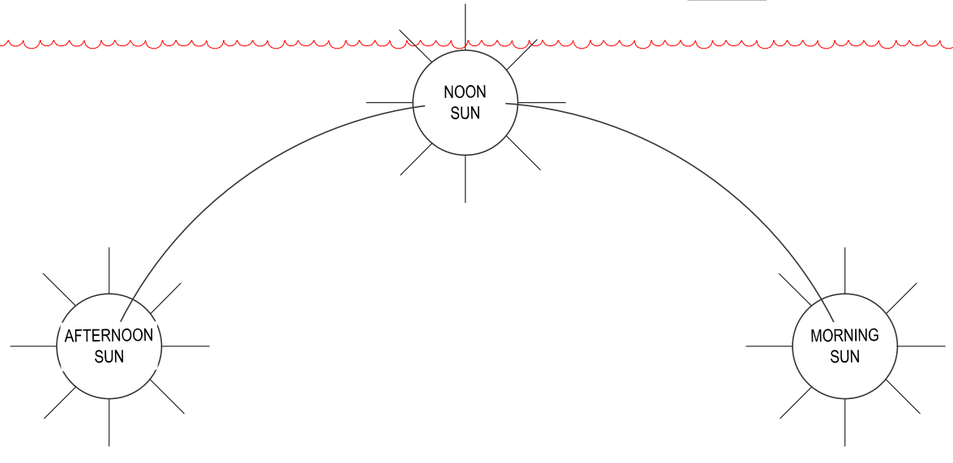
01 - 21 JUN 9AM



02 - 21 JUN 12 NOON



03 - 21 JUN 3 PM



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Designs & Creations
4 HARVARD STREET
DOUGLAS QLD 4814
AUSTRALIA
M: +61 403 148 378
E: archi@designsandcreations.com.au
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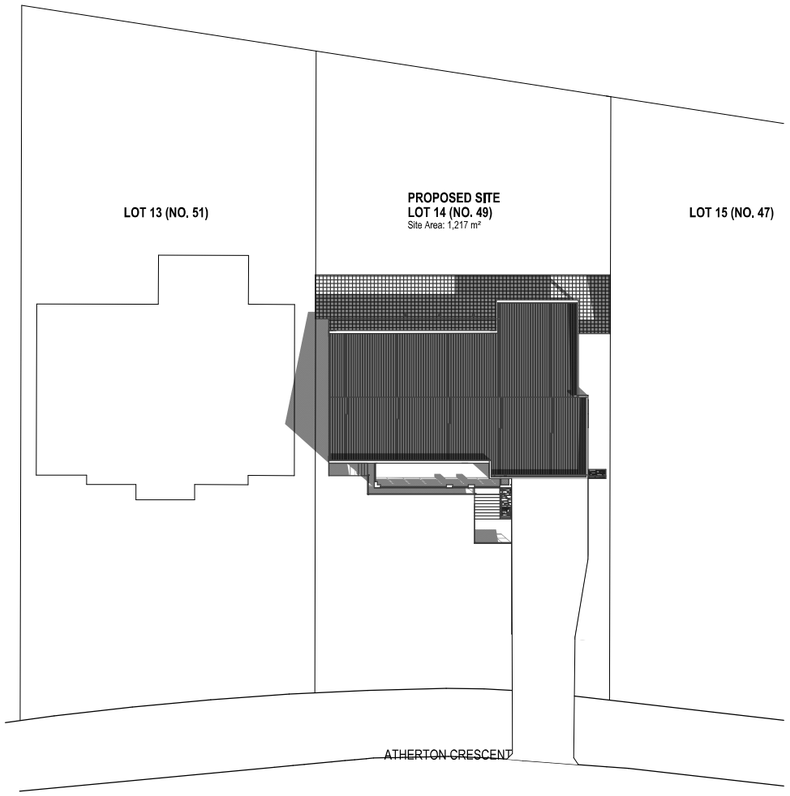
ISSUE:
CONSTRUCTION ISSUE

PROJECT ADDRESS:
49 ATHERTON CRESCENT TATTON NSW

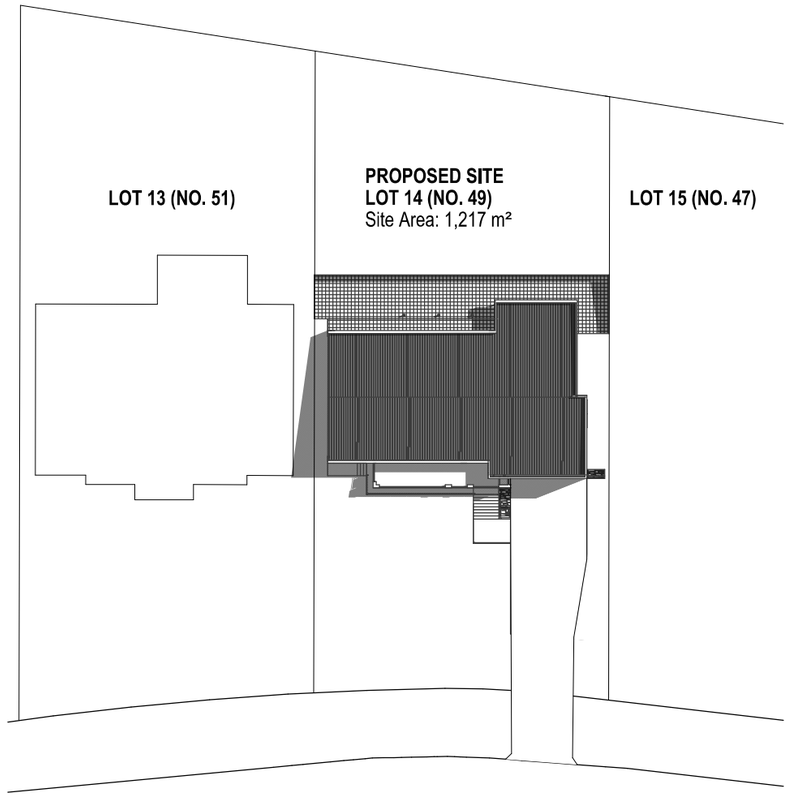
L.G.A. WAGGA WAGGA NSW

TYPE: **SHADOW DIAGRAM ON 21 JUNE**

SCLAE: 1:500 @A3
DATE: 4/12/2021
DRAWN: HW
SHEET NUMBER: A 106
REVISION: R 2
N



01 - 21 SEPTEMBER 9 AM



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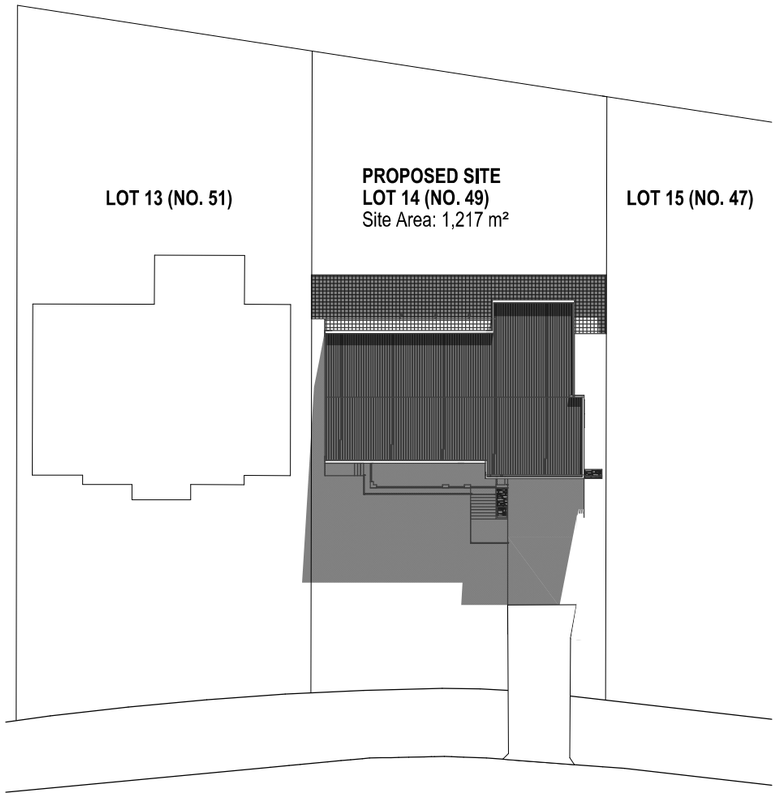
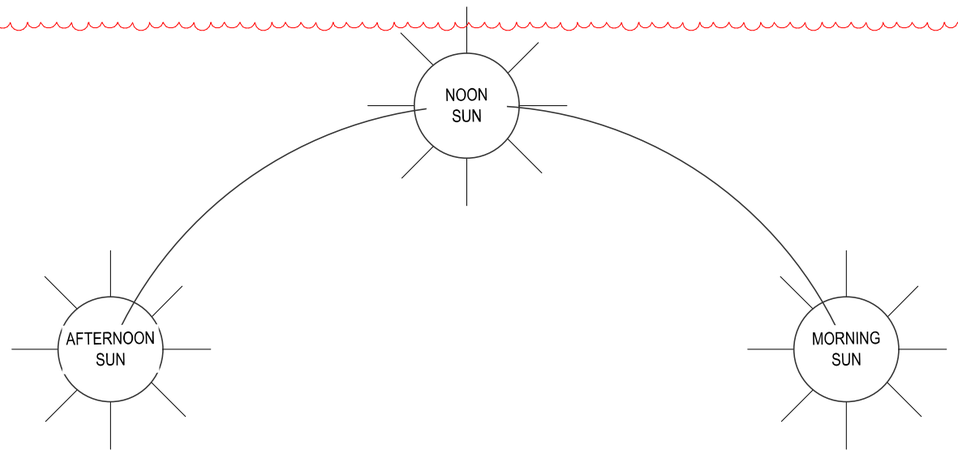


01 - 21 SEPTEMBER 3 PM



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4 HARVARD STREET
DOUGLAS QLD 4814
AUSTRALIA
M: +61 403 148 378
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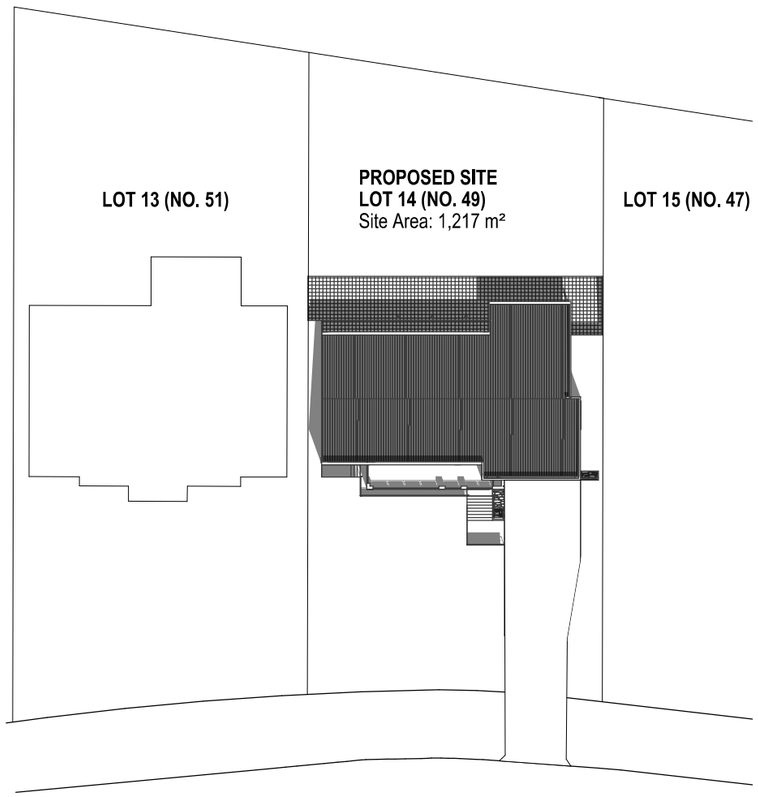
ISSUE:
CONSTRUCTION ISSUE

PROJECT ADDRESS:
49 ATHERTON CRESCENT TATTON NSW

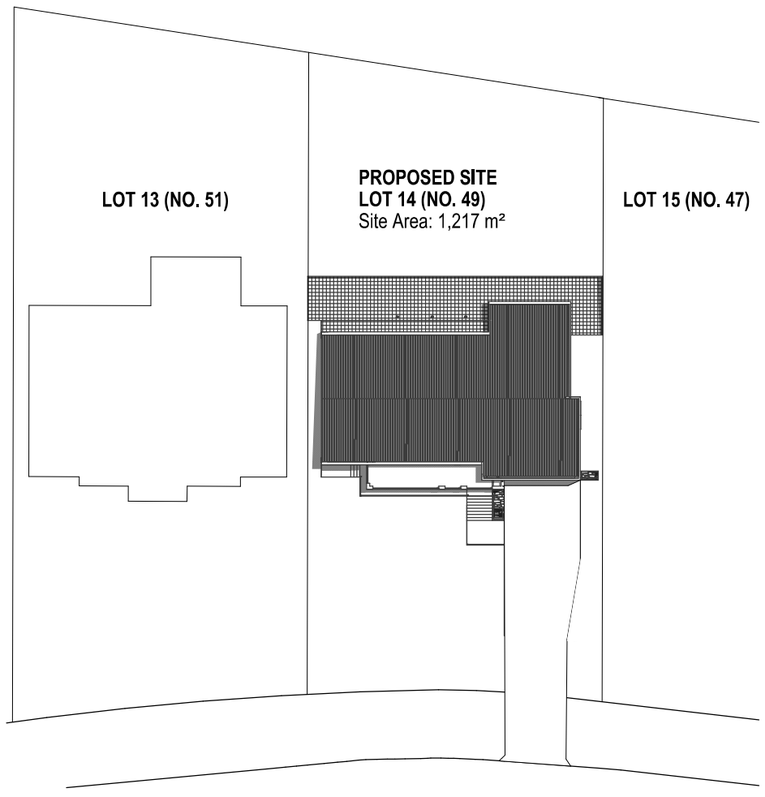
L.G.A. WAGGA WAGGA NSW

TYPE: **SHADOW DIAGRAM ON 22 SEPTEMBER**

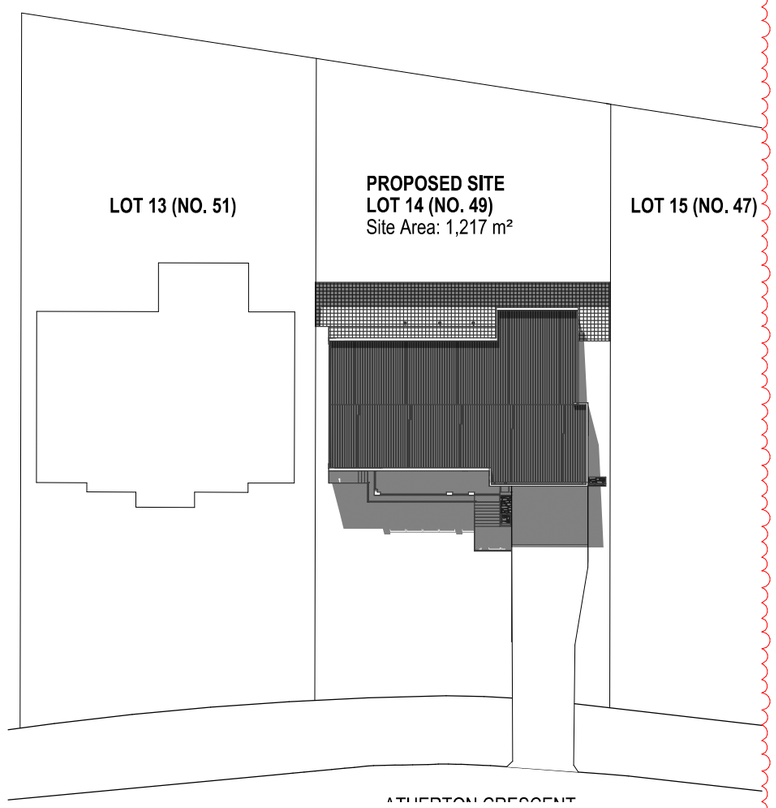
SCLAE: 1:500 @A3
DATE: 4/12/2021
DRAWN: HW
SHEET NUMBER: A 107
REVISION: R 2
N



01 - 21 DECEMBER 9AM



02 - 21 DECEMBER 12 NOON



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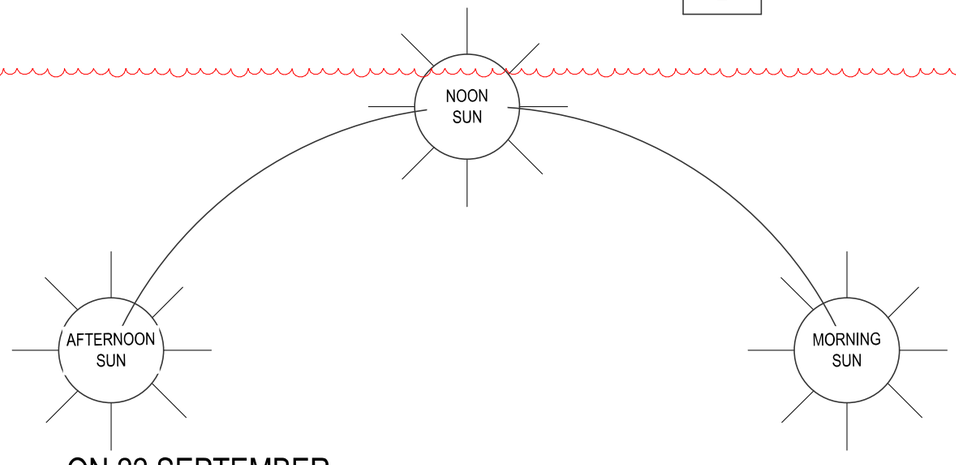

ON 22 SEPTEMBER

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4 HARVARD STREET
DOUGLAS QLD 4814
AUSTRALIA
M: +61 403 148 378
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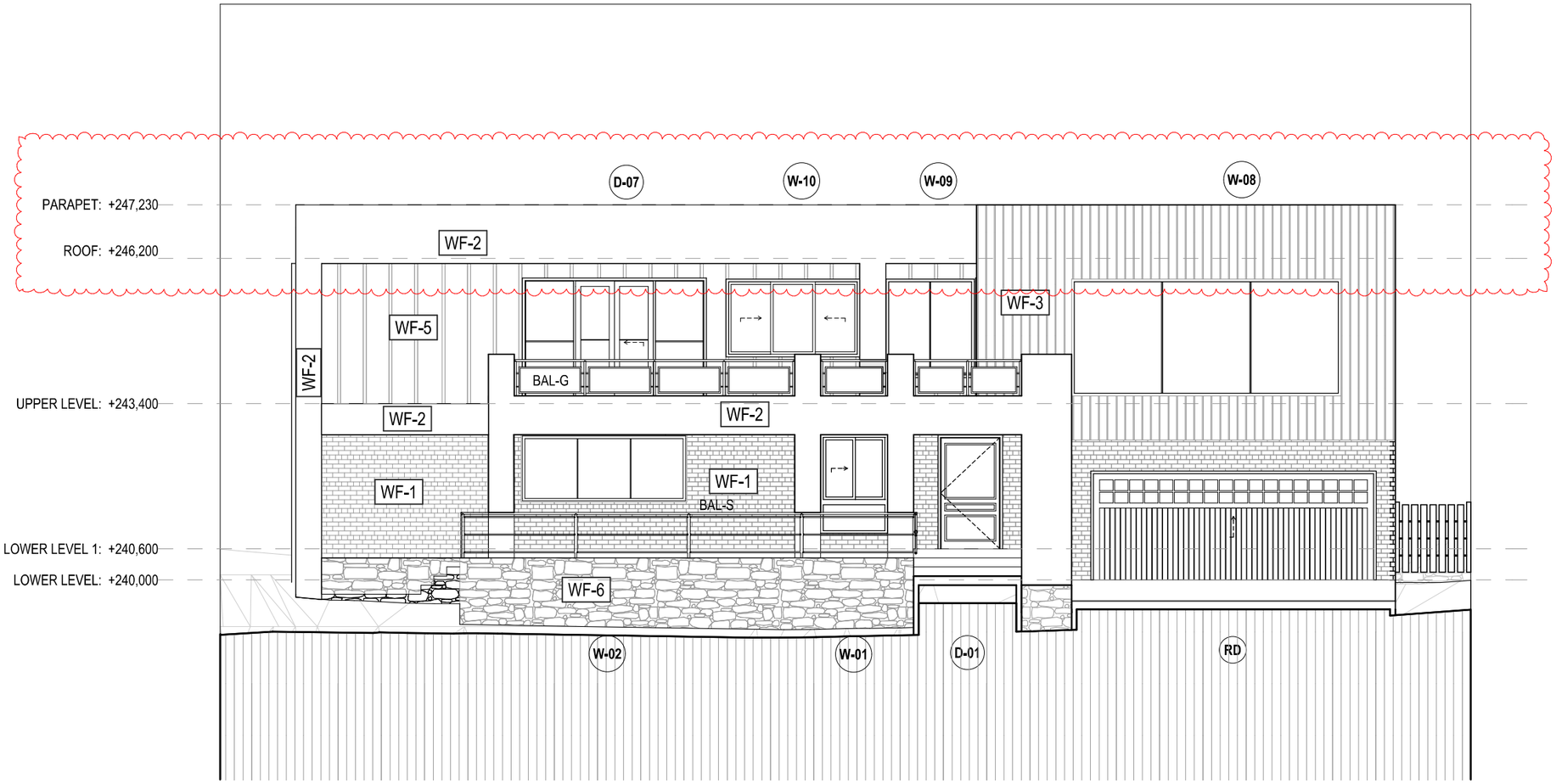
ISSUE:
CONSTRUCTION ISSUE

PROJECT ADDRESS:
49 ATHERTON CRESCENT TATTON NSW

L.G.A. WAGGA WAGGA NSW

TYPE: **SHADOW DIAGRAM ON 21 DECEMBER**

SCLAE: 1:500 @A3
DATE: 4/12/2021
DRAWN: HW
SHEET NUMBER: A 108
REVISION: R 2



E-01
-

EAST ELEVATION
1:100

LEGEND

BAL-G	GLASS BALUSTRADE
BAL-S	STEEL BALUSTRADE
COL	COLUMN
DP	DOWNPIPE
WF	WALL FINISH - REFER FINISHES SCHEDULE AR 600

NOTES

1. REFER FINISHES SCHEDULE FOR EXTERNAL FINISHES LABELLED IN ELEVATION
2. PROVIDE EXPANSION JOINTS FOR BRICK WALLS TO AS 3700
3. PROVIDE CAVITY TIES, VENEER TIES AND EXPANSION TIES TO AS 2699
4. ALL WINDOW LOCATIONS AND OPENING SIZES TO ADJUST ACCORDING TO BRICK CAUSING CHART
5. ALL WINDOW HEAD LEVELS TO LINE UP WITH NUMBER OF BRICK CAUSES NEAREST TO 2400mm FROM FINISH FLOOR LEVEL
6. PROVIDE CLADDING FIXING DETAILS TO MANUFACTURERS SPECIFICATIONS
7. ALL EXTERNAL PATIOS, VERANDA, BALCONY FLOORS TO FALL OUTSIDE FOR SHEDDING OF WATER TO GRADIENT NOT STEEPER THAN 1:40

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AS-BUILT INFOMATION

No.	DATE	ITEM	No.	DATE	ITEM
1	17/05/20	CONSTRUCTION ISSUE			
2	15/08/20	IFC UPDATED FOR BUILDER REQ.			
3	04/12/21	AS-BUILT INFORMATION			
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DOUGLAS QLD 4814
AUSTRALIA
M: +61 403 148 378
E: archi@designsandcreations.com.au
RAIA: 68149
BDA: 1921-15
QBCC: 1313407

PROJECT TITLE:
PROPOSED RESIDENCE FOR DANIEL DASON

PROJECT ADDRESS:
49 ATHERTON CRESCENT TATTON NSW

L.G.A. WAGGA WAGGA NSW

ISSUE: AS-CONSTRUCTED

TYPE: EAST ELEVATION

SCLAE: 1 : 100 @A3

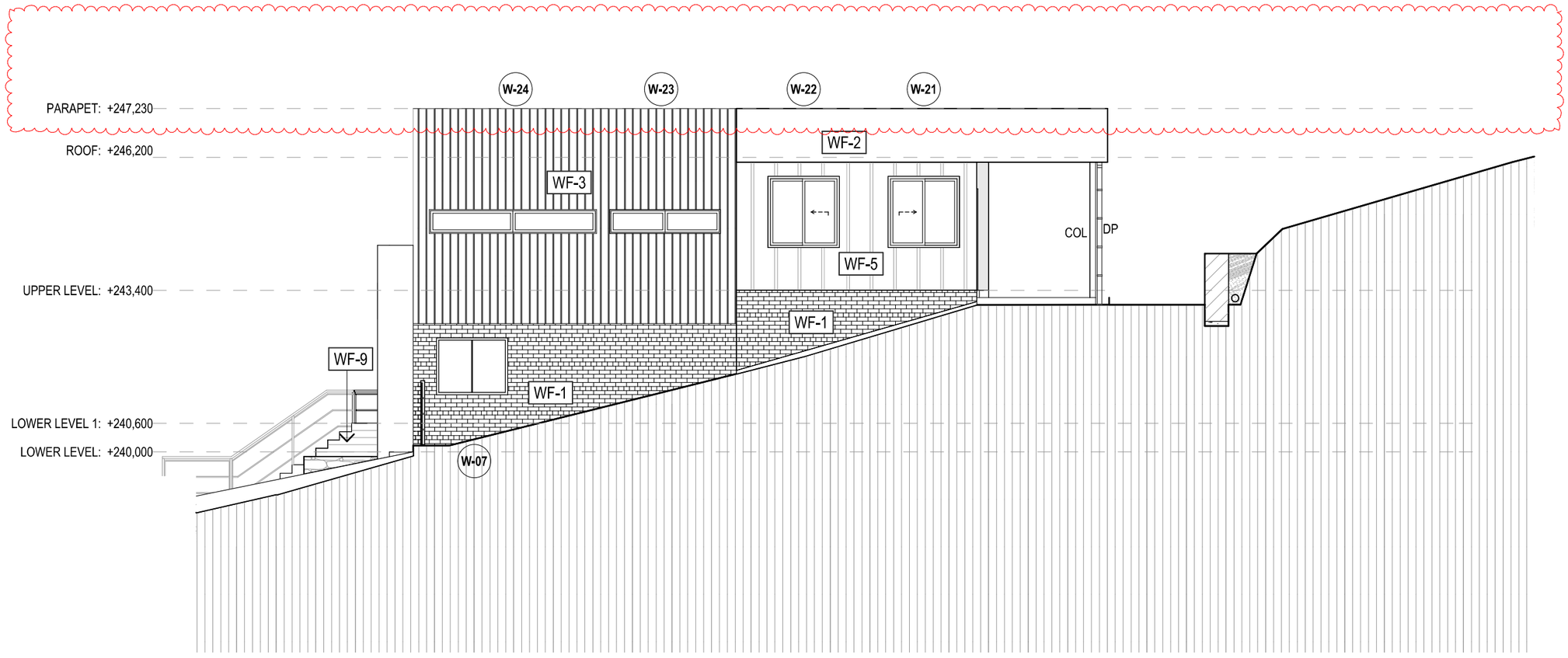
DATE: 4/12/2021

DRAWN: HW

SHEET NUMBER: AR 200

REVISION: R3

N



LEGEND

BAL-G	GLASS BALUSTRADE
BAL-S	STEEL BALUSTRADE
COL	COLUMN
DP	DOWNPIPE
WF	WALL FINISH - REFER FINISHES SCHEDULE AR 600

NOTES

1. REFER FINISHES SCHEDULE FOR EXTERNAL FINISHES LABELLED IN ELEVATION
2. PROVIDE EXPANSION JOINTS FOR BRICK WALLS TO AS 3700
3. PROVIDE CAVITY TIES, VENEER TIES AND EXPANSION TIES TO AS 2699
4. ALL WINDOW LOCATIONS AND OPENING SIZES TO ADJUST ACCORDING TO BRICK CAUSING CHART
5. ALL WINDOW HEAD LEVELS TO LINE UP WITH NUMBER OF BRICK CAUSES NEAREST TO 2400mm FROM FINISH FLOOR LEVEL
6. PROVIDE CLADDING FIXING DETAILS TO MANUFACTURERS SPECIFICATIONS
7. ALL EXTERNAL PATIOS, VERANDA, BALCONY FLOORS TO FALL OUTSIDE FOR SHEDDING OF WATER TO GRADIENT NOT STEEPER THAN 1:40

E-02

-

NORTH ELEVATION

1:100

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49 ATHERTON CRESCENT TATTON NSW

L.G.A. WAGGA WAGGA NSW

SCALE: 1 : 100 @A3

DATE: 4/12/2021

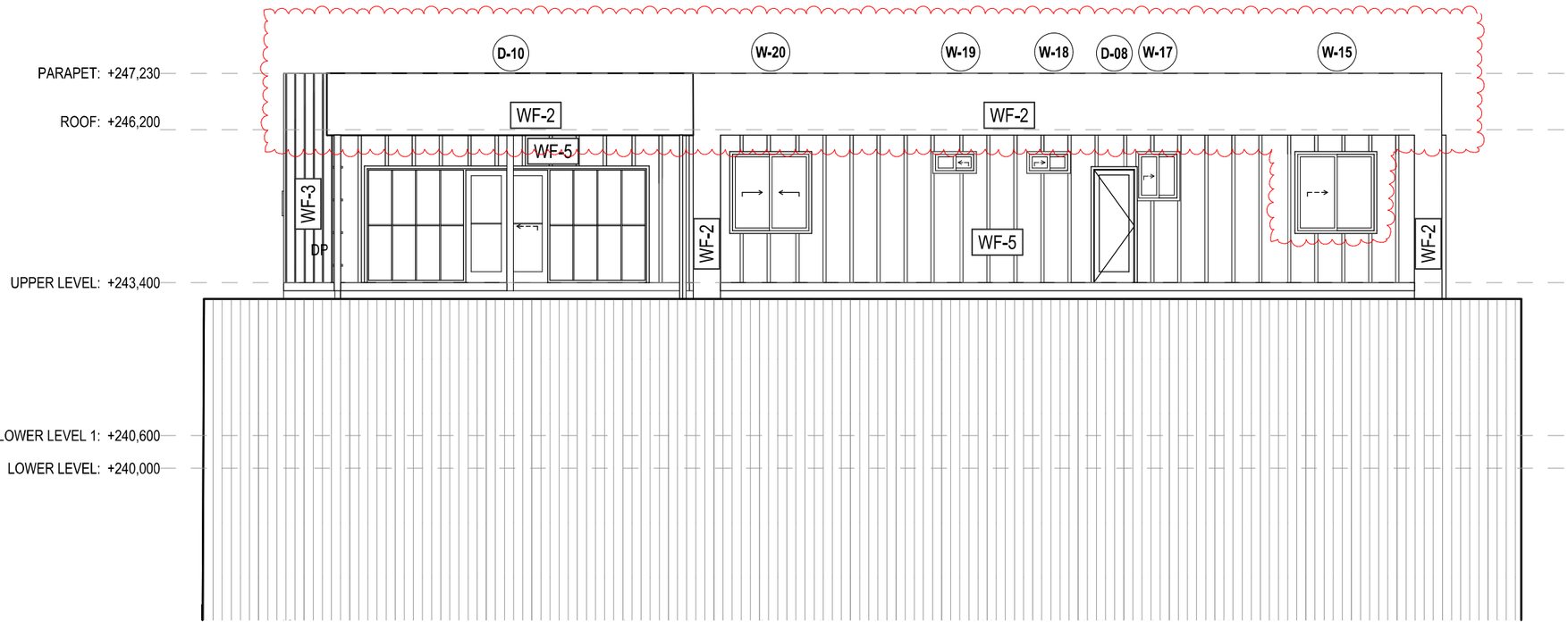
DRAWN: HW

ISSUE: AS-CONSTRUCTED

TYPE: NORTH ELEVATION

SHEET NUMBER: AR 201

REVISION: R3



E-03
-

WEST ELEVATION
1:100

LEGEND

BAL-G	GLASS BALUSTRADE
BAL-S	STEEL BALUSTRADE
COL	COLUMN
DP	DOWNPIPE
WF	WALL FINISH - REFER FINISHES SCHEDULE AR 600

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AS-BUILT INFOMATION

No.	DATE	ITEM	No.	DATE	ITEM
0	17/05/20	CONSTRUCTION ISSUE			
1	15/08/20	IFC UPDATED FOR BUILDER REQ.			
2	24/02/21	IFC UPDATED FOR CLIENT REQ.			
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BDA: 1921-15
QBCC: 1313407

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PROPOSED RESIDENCE FOR DANIEL DASON

PROJECT ADDRESS:
49 ATHERTON CRESCENT TATTON NSW

L.G.A. WAGGA WAGGA NSW

ISSUE: AS-CONSTRUCTED

TYPE: WEST ELEVATION

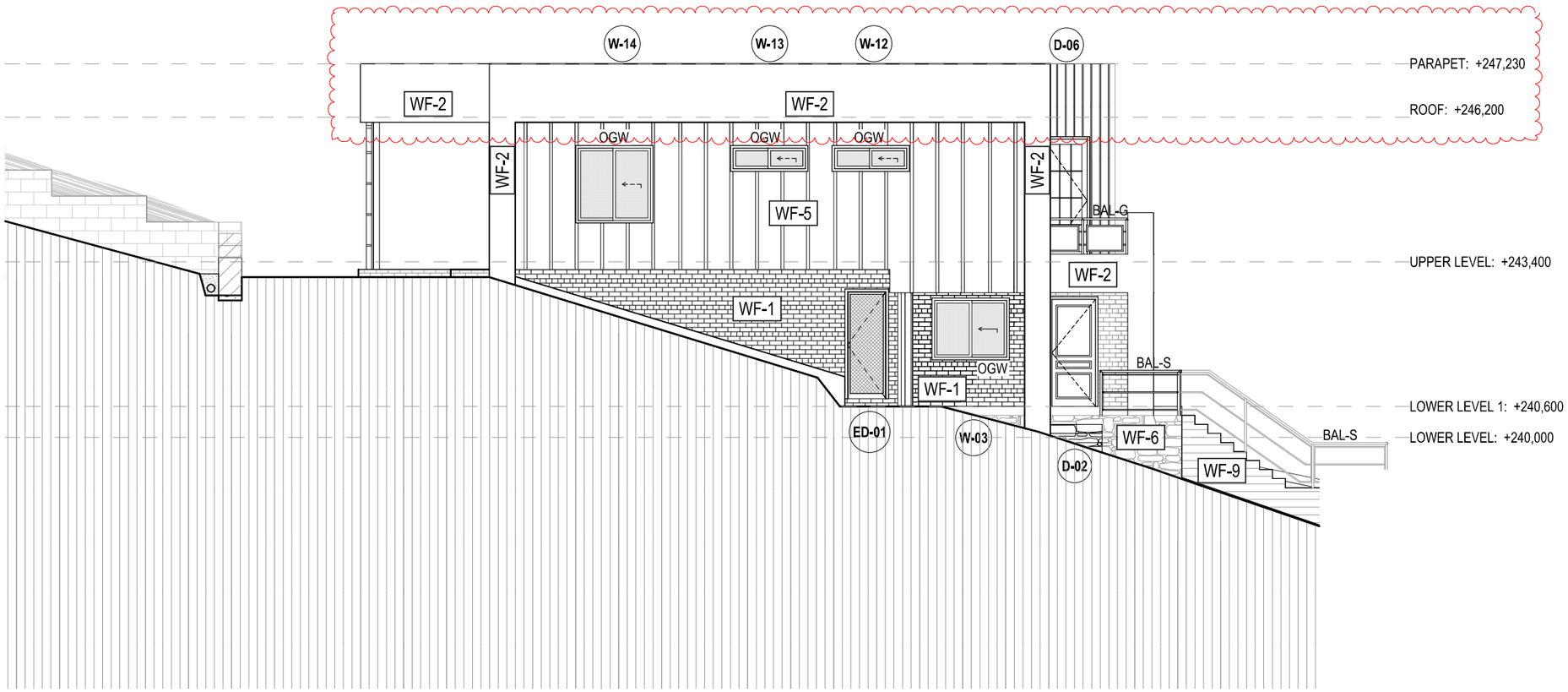
SCALE: 1 : 100 @A3

DATE: 4/12/2021

DRAWN: HW

SHEET NUMBER: AR 202

REVISION: R3



E-04
-

SOUTH ELEVATION
1:100

LEGEND

BAL-G	GLASS BALUSTRADE
BAL-S	STEEL BALUSTRADE
COL	COLUMN
DP	DOWNPIPE
WF	WALL FINISH - REFER FINISHES SCHEDULE AR 600

NOTES

1. REFER FINISHES SCHEDULE FOR EXTERNAL FINISHES LABELLED IN ELEVATION
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AUSTRALIA
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E: archi@designsandcreations.com.au
RAIA: 68149
BDA: 1921-15
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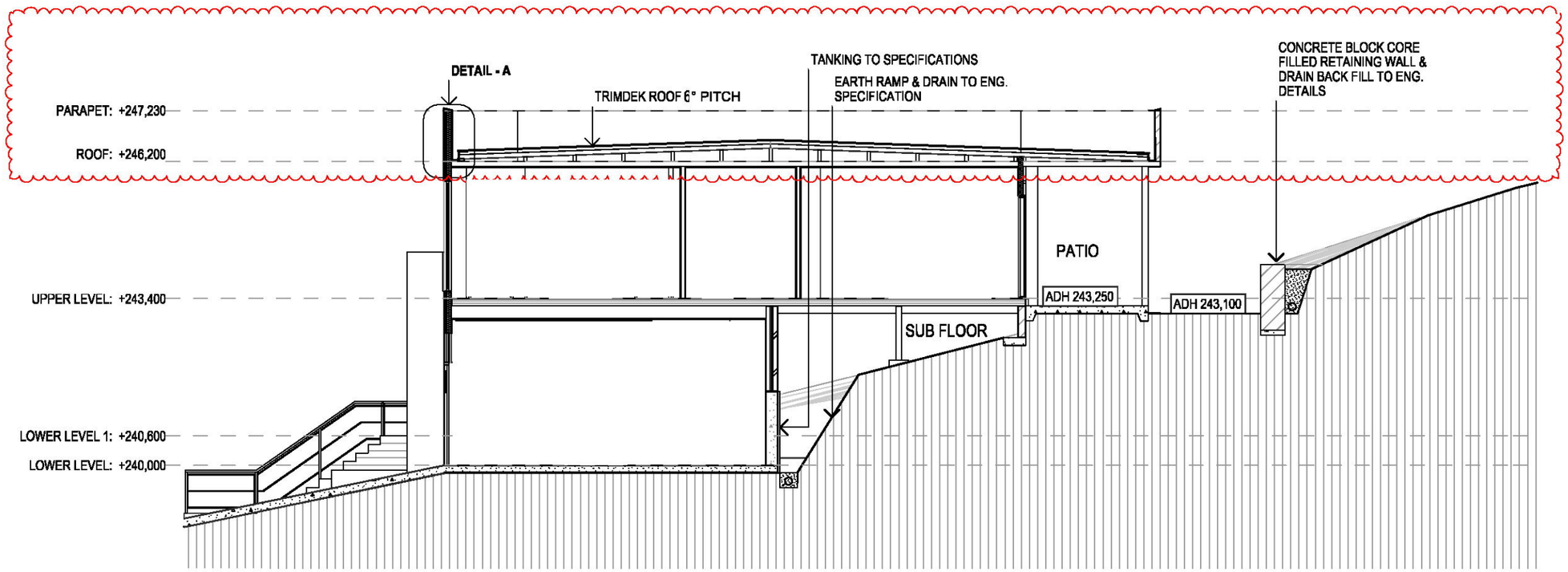
SCALE: 1 : 100 @A3
DATE: 4/12/2021
DRAWN: HW

ISSUE: AS-CONSTRUCTED
TYPE: SOUTH ELEVATION
SHEET NUMBER: AR 203
REVISION: R3

LEGEND



A
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SECTION A
1:100

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No.	DATE	ITEM
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AUSTRALIA
M: +61 403 148 378
E: archi@designsandcreations.com.au
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L.G.A. WAGGA WAGGA NSW

SCALE: @A3
DATE: 4/12/2021
DRAWN: HW

ISSUE: AS-CONSTRUCTED
TYPE: SECTION A
SHEET NUMBER: AR 300
REVISION: R3

N

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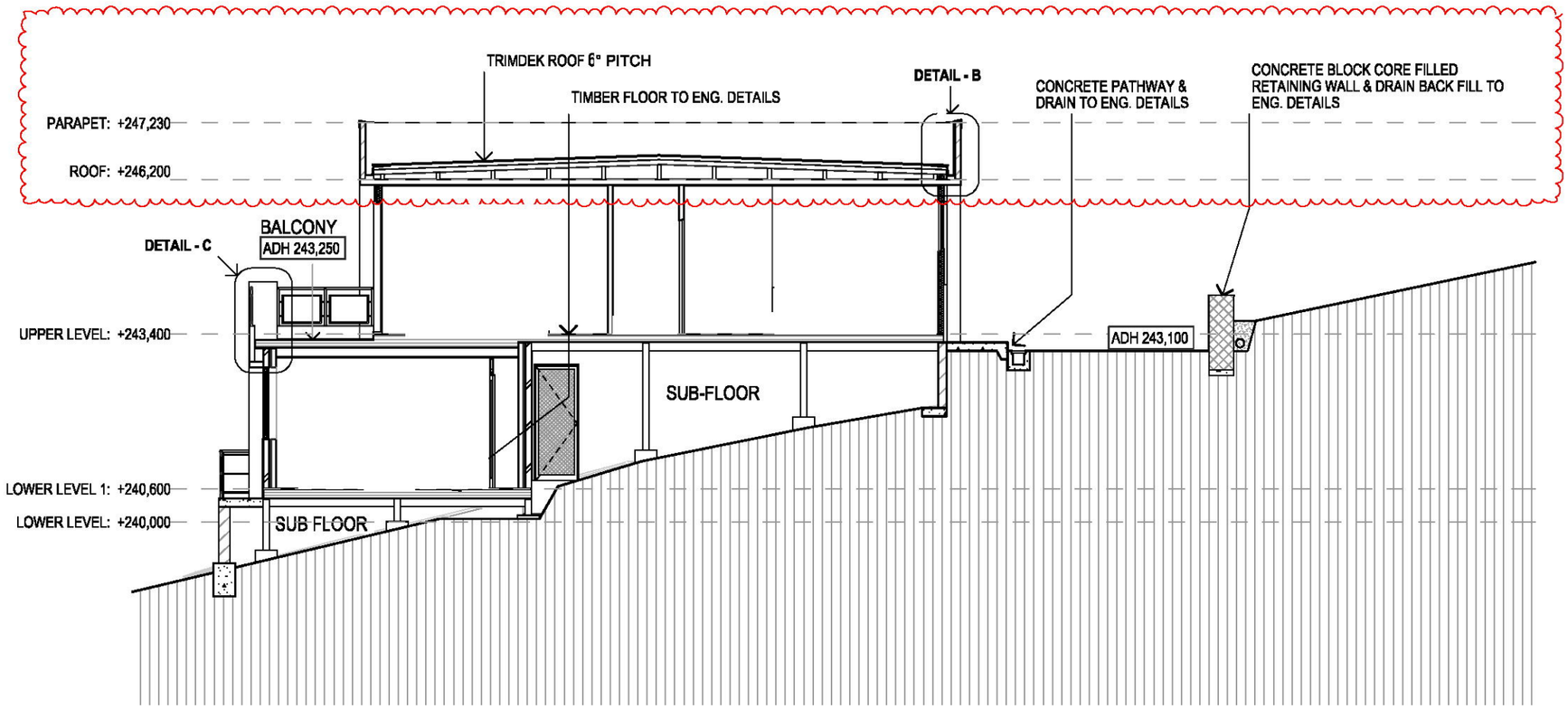

B
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SECTION B
1:100

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E: archi@designsandcreations.com.au
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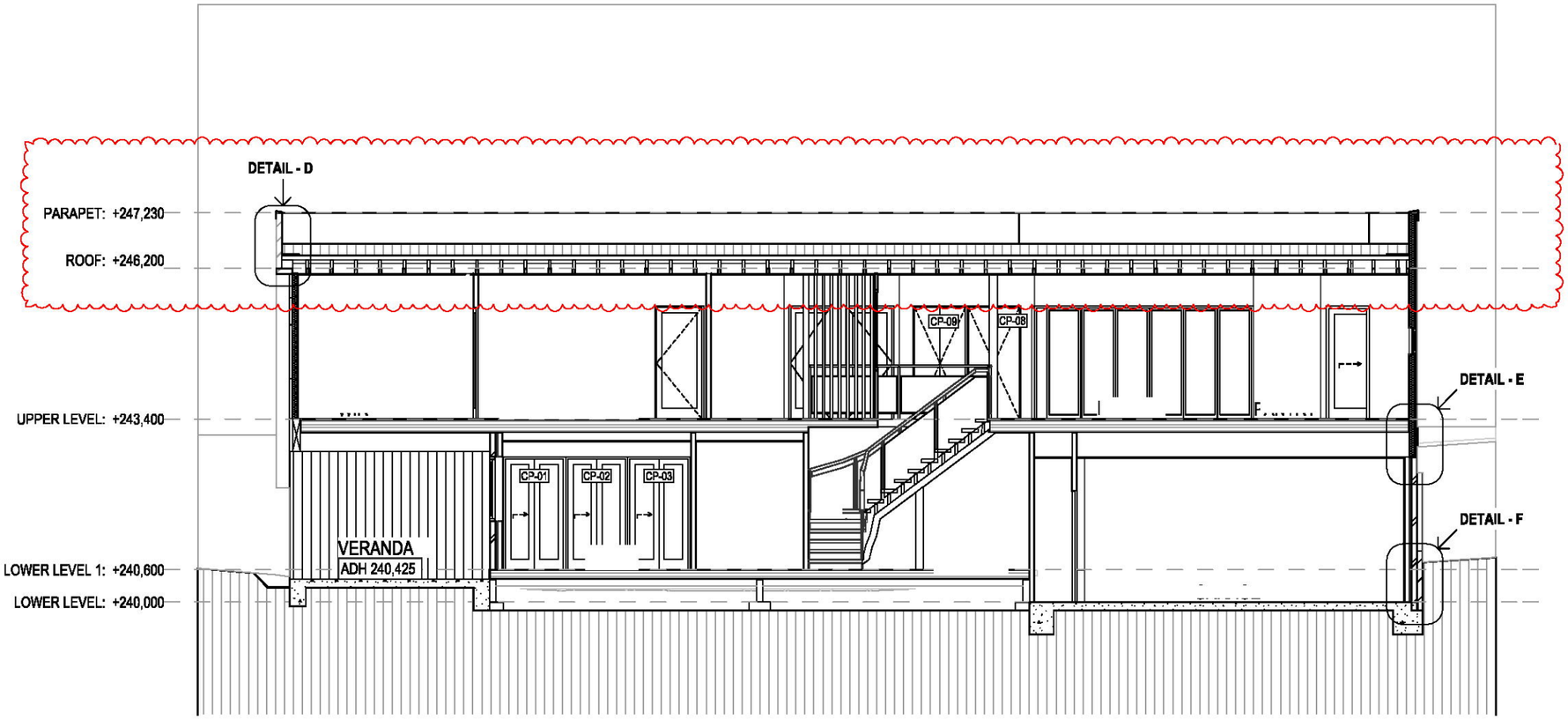
ISSUE: AS-CONSTRUCTED

TYPE: SECTION B

SCALE: @A3
DATE: 4/12/2021
DRAWN: HW
SHEET NUMBER: AR 301
REVISION: R3

LEGEND



C
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SECTION C
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3	04/12/21	AS-BUILT INFORMATION			
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ISSUE: AS-CONSTRUCTED

TYPE: SECTION C

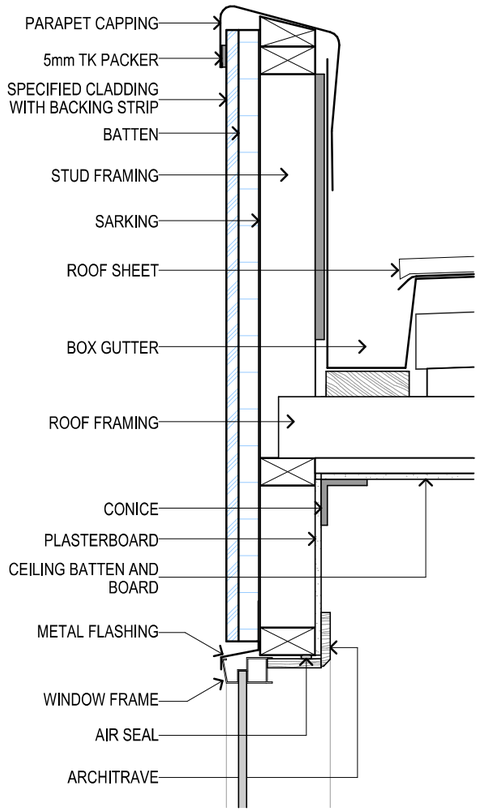
SCLAE: @A3

DATE: 4/12/2021

DRAWN: HW

SHEET NUMBER: AR 302

REVISION: R3



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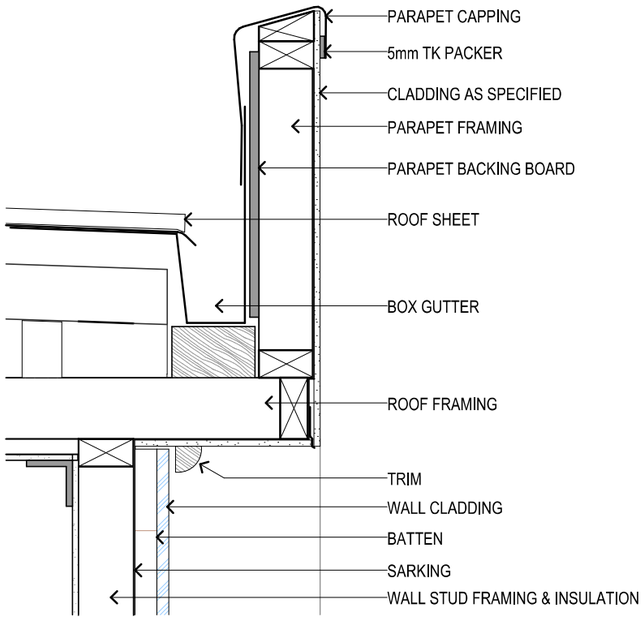

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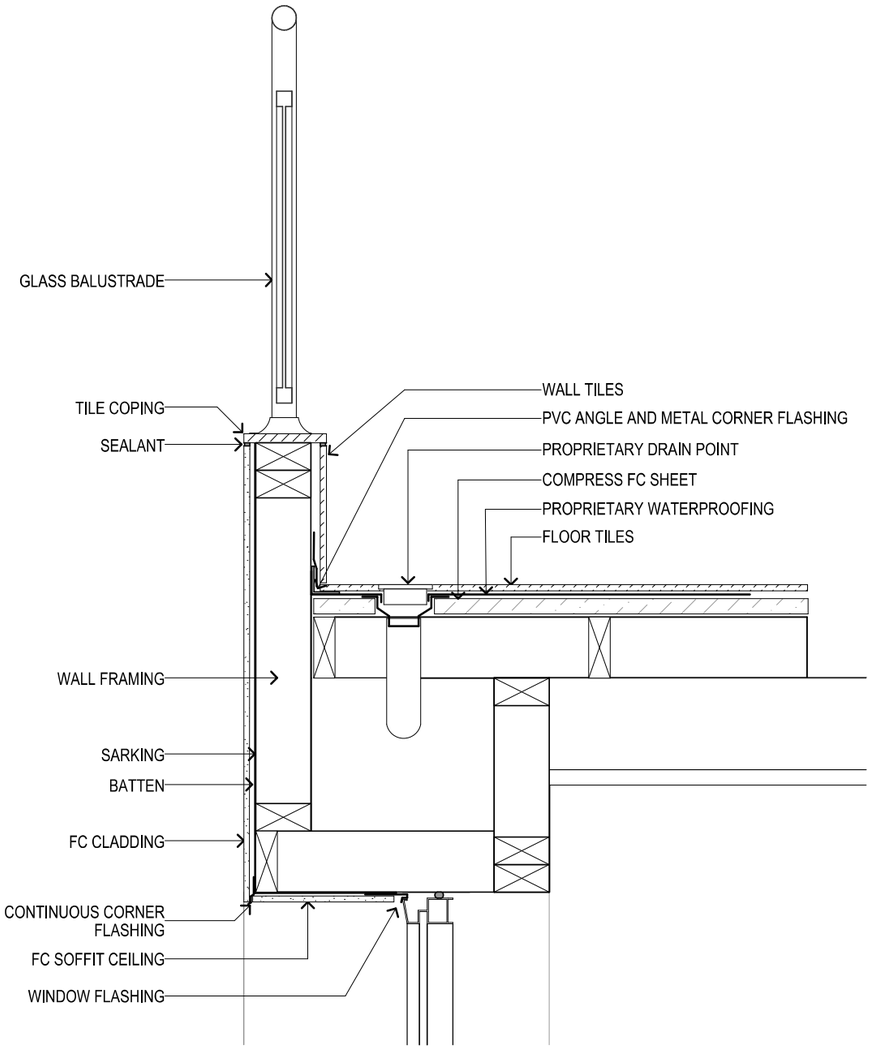

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DOUGLAS QLD 4814
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E: archi@designsandcreations.com.au
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PROJECT ADDRESS:
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L.G.A. WAGGA WAGGA NSW

SCLAE: @A3

DATE: 4/12/2021

DRAWN: HW

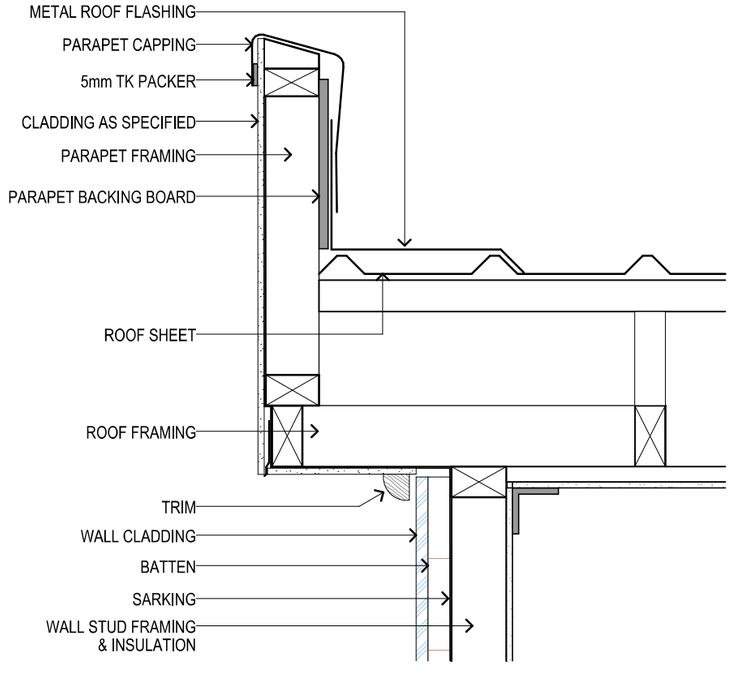
ISSUE: AS-CONSTRUCTED

TYPE: SECTION DETAILS - 1

SHEET NUMBER: AR 400

REVISION: R2

N



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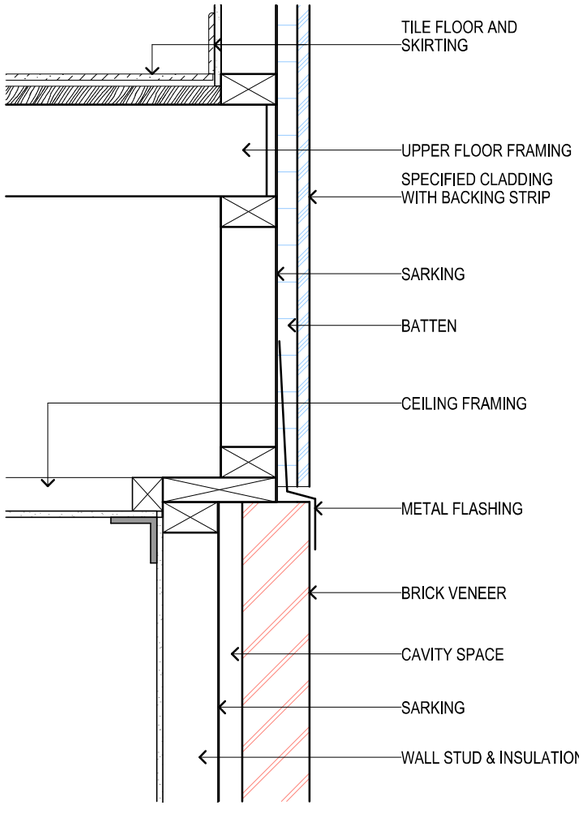

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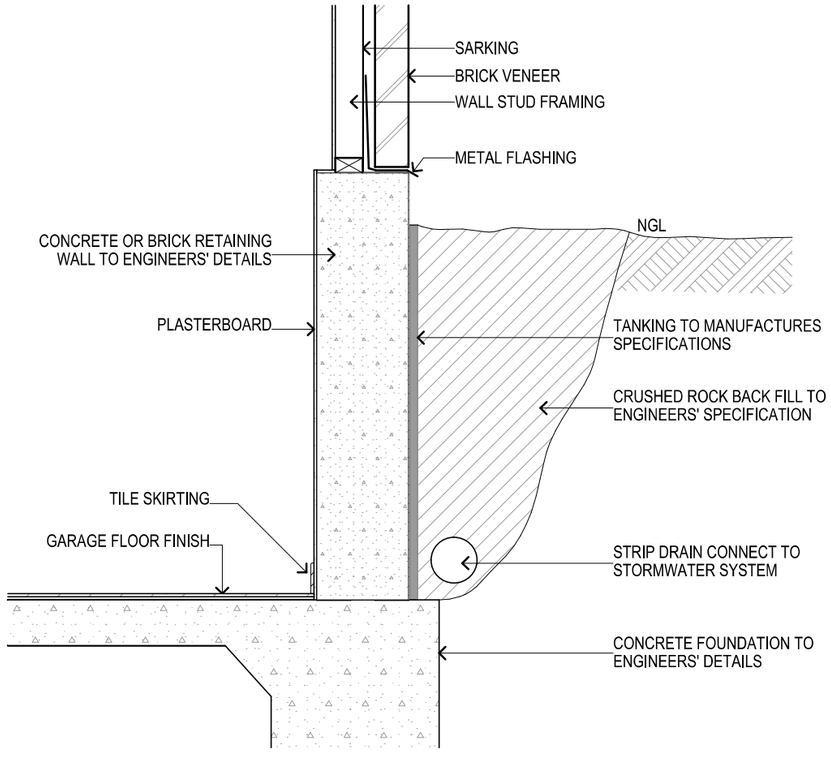

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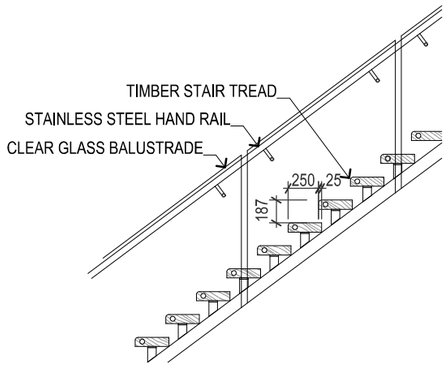
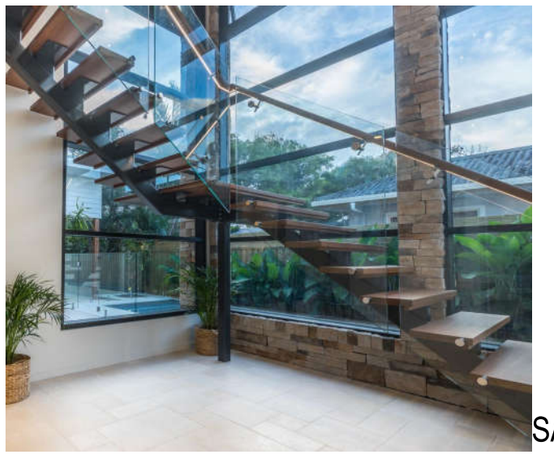


STAIR DETAIL



SAMPLE IMAGE

STAIR NOTATION

GENERAL

THE GOING AND RISER HEIGHT OF A FLIGHT OF STAIRS IN A STAIR SHALL BE CONSTANT AND THE SUM OF 2 TIMES RISER HEIGHT PLUS THE TREAD WIDTH (2R+G) SHALL NOT EXCEED 700mm

HANDRAILS SHALL BE AT A MINIMUM HEIGHT OF 865mm ABOVE TREAD. WHERE A HANDRAIL IS NOT ADJACENT TO A WALL PROVIDE A BOTTOM RAIL 125m ABOVE TREAD NOSING OR FLOOR.
PROVIDE 125mm MAX. CLEAR BETWEEN RAILS OR BALUSTERS.
HORIZONTAL RAIL SHALL NOT BE PLACED BETWEEN 150m AND 760m ABOVE THE FLOOR OR TREAD NOSINGS.
THE WIDTH OF A STAIR MEAURED CLEAR OF HANDRAILS AND OBSTRUCTIONS.

TIMBER

SHAL HAVE A MINIMM THICKNESS OF 45mm, TO BE NOT LESS F5 STRESS GRADE.
CHECKING TEADS, GOING AND STRINGERS SHLL BE ACCURATE AND SHAL ALOW MOVEMENT BETWEN MEMBERS.

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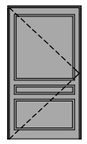
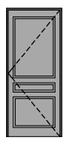
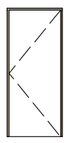
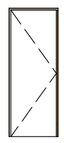
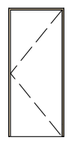
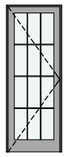
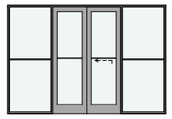
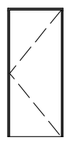
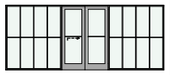
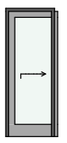
SCLAE: @A3
DATE: 4/12/2021
DRAWN: HW

ISSUE: AS-CONSTRUCTED
TYPE: SECTION DETAILS - 2
SHEET NUMBER: AR 401
REVISION: R2

LEGEND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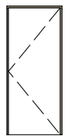
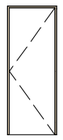
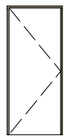
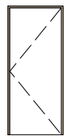
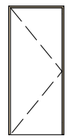
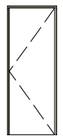
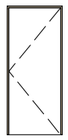
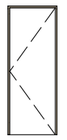
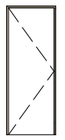
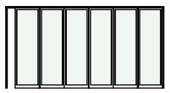
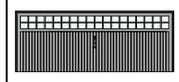
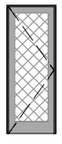
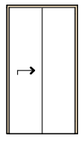
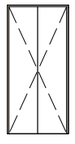
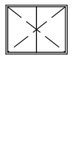
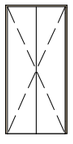
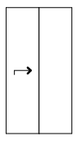
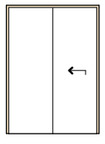
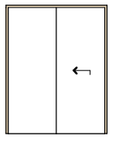
DESCRIPTION	DOUBLE DOOR, TIMDER FRAMED, DECORATIVE FIT PANEL DOOR	SINGLE DOOR, TIMDER FRAMED, DECORATIVE FIT PANEL DOOR	SINGLE DOOR, STEEL FRAMED, SOLID CORE DOOR	SINGLE DOOR, STEEL FRAMED, SOLID CORE DOOR	SINGLE DOOR, STEEL FRAMED, SOLID CORE DOOR	SINGLE DOOR, AL FRAMED, GLASS PANEL DOOR	AL FRAMED, SLIDING AND FIXED GLASS COMBINE DOOR	SINGLE DOOR, STEEL FRAMED, SOLID CORE DOOR		AL FRAMED, SLIDING AND FIXED GLASS COMBINE DOOR	CAVITY SLIDING GLASS PANEL DOOR
W x H	1,200x2,175	900x2,100	900x2,100	800x2,100	900x2,100	900x2,400	3,500x2,400	900x2,100		5,137x2,100	800x2,100
FINISH	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	POWDERCOATED	POWDERCOATED	PAINTED		POWDERCOATED	PAINTED

											
TYPE	INTERNAL DOOR	Door 20	INTERNAL DOOR	INTERNAL DOOR	INTERNAL DOOR	Door 20	INTERNAL DOOR	Door 20	Door 20	INTERNAL DOOR	GARAGE DOOR
ID	D-12	D-13	D-14	D-15	D-16	D-17	D-18	D-19	D-20	D-21	RD
DESCRIPTION	SINGLE DOOR, STEEL FRAMED, SOLID CORE DOOR	SINGLE DOOR, STEEL FRAMED, SOLID CORE DOOR	SINGLE DOOR, STEEL FRAMED, SOLID CORE DOOR	SINGLE DOOR, STEEL FRAMED, SOLID CORE DOOR	SINGLE DOOR, STEEL FRAMED, SOLID CORE DOOR	SINGLE DOOR, STEEL FRAMED, SOLID CORE DOOR	SINGLE DOOR, STEEL FRAMED, SOLID CORE DOOR	SINGLE DOOR, STEEL FRAMED, SOLID CORE DOOR	SINGLE DOOR, STEEL FRAMED, SOLID CORE DOOR	TIMBER FRAMED, SLIDING & FOLDING, MULTI SASH DOOR	AL FRAMED, SECTIONAL LIFT GARAGE DOOR
W x H	900x2,100	800x2,100	900x2,100	900x2,100	900x2,100	800x2,100	900x2,100	800x2,100	800x2,100	4,074x2,100	5,500x2,100
FINISH	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	ACRYLIC PANELS

								
TYPE	EXTERNAL DOOR	CUPB'D DOOR X 3	CUPB'D DOOR X 4	CUPB'D DOOR X 4	CUPB'D DOOR X 2	CUPB'D DOOR X 2	CUPB'D DOOR X 2	CUPB'D DOOR X 2
ID	ED-01	CP-01, CP-02, CP-03	CP-04A, 05A, 06A, 07A	CP-04B, 05B, 06B, 07B	CP-08, CP-09	CP-10, CP-11	CP-12, CP-13	CP-14, CP-15
DESCRIPTION	SINGLE DOOR, STEEL FRAMED, STEEL GRILL DOOR	SLIDING DOOR, FRAMLESS MIRROR GLASS	TIMBER FRAMED, HINGED DOOR	TIMBER FRAMED, HINGED DOOR	TIMBER FRAMED, FIT PANEL DOOR	SLIDING DOOR, FRAMLESS MIRROR GLASS	SLIDING DOOR, FRAMLESS MIRROR GLASS	SLIDING DOOR, FRAMLESS MIRROR GLASS
W x H	800x2,100	1,155x2,100	1,000x2,100	1000x800	1,000x2,100		1,515x2,100	1,655x2,100
FINISH	PAINTED							

NOTES

1. ALL DOORS TO BE PROVIDED WITH DOOR HARDWARE, LOCATED 900mm TO 1100mm ABOVE FINISH FLOOR LEVEL
2. ALL DOOR GLAZING TO COMPLY WITH AS 1288. ALL GLASS SHOULD BE FREE FROM DEFECTS WHICH DETRACT FROM APPEARANCE OR INTERFACE WITH PERFORMANCE UNDER NORMAL CONDITION OF USE.
3. PROVIDE OPTIMUM SEALING SYSTEM 'RAVEN' OR EQUIVALENT TO SEAL THE GAP AROUND ALL DOORS AGAINST A COMBINATION OF INTRUSIONS AND LEAKAGE.
4. PROVIDE ELASTOMERIC SEALENTS FOR CONTROL JOINTS. DEPTH OF THE SEALENT TO ONE HALF THE JOINT WIDTH OR 6mm WHICHEVER IS GREATER.
5. PROVIDE CORROSION RESISTANCE FLASHING TO AS/NZS 2904, COMPATIBLE WITH OTHER MATERIALS IN THE INSTALLATION.
6. ALL DOOR DIMENSIONS TO BE ADJUSTED TO THE SUPPLIER NEAREST STANDARD SIZES.

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AS-BUILT INFOMATION

No.	DATE	ITEM	No.	DATE	ITEM
0	17/05/20	CONSTRUCTION ISSUE			
1	15/08/20	IFC UPDATED FOR BUILDER REQ.			
2	24/02/21	IFC UPDATED FOR CLIENT REQ.			
3	04/12/21	AS-BUILT INFORMATION			
REVISIONS			REVISIONS		

Member Australian Institute of Architects

BUILDING DESIGNERS ASSOCIATION OF QUEENSLAND

abcc

Designs & Creations
4 HARVARD STREET
DOUGLAS QLD 4814
AUSTRALIA
M: +61 403 148 378
E: archi@designsandcreations.com.au
RAIA: 68149
BDA: 1921-15
QBCC: 1313407

PROJECT TITLE:
PROPOSED RESIDENCE FOR DANIEL DASON

PROJECT ADDRESS:
49 ATHERTON CRESCENT TATTON NSW

L.G.A. WAGGA WAGGA NSW

SCLAE: @A3

DATE: 4/12/2021

DRAWN: HW

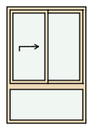
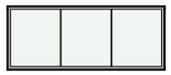
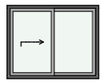
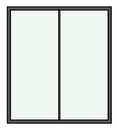
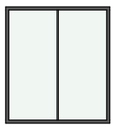
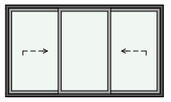
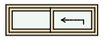
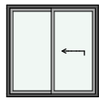
ISSUE: AS-CONSTRUCTED

TYPE: WINDOW SCHEDULE

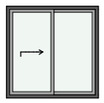
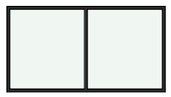
SHEET NUMBER: AR 500

REVISION: R3

N

ID	W-01	W-02	W-03	W-07	W-08	W-09	W-10	W-12, W-13	W-14
QTY	01	01	01	01	01	01	01	01 EACH	01
W x H	1,290x1,900	3,200x1,300	1,500x1,200	1,700x1,900	5,190x2,250	1,700x1,900	2,580x1,500	1,500x500	1,500x1,500
SILL HEIGHT	300	900	900	500	150	500	900	1,900	900
HEAD HEIGHT	2,200	2,200	2,100	2,400	3,100	2,400	2,400	2,400	2,400
DESCRIPTION	AL SLIDING WINDOW; TINTED	AL FIXED GLASS WINDOW; TINTED	AL SLIDING WINDOW	AL FIXED GLASS WINDOW	AL FIXED GLASS WINDOW; TINTED	AL FIXED GLASS WINDOW; TINTED	AL SLIDING WINDOW; TINTED	AL TOP HUNG WINDOW, OBSCURE GLASS	AL SLIDING WINDOW, OBSCURE GLASS
ELEVATION									

W-15, W-20, W-21, W-22 (W-16 DELETED)

ID		W-17, W-19	W-18	W-23	W-24	FG-01
FROM	01 EACH	01 EACH	01		02	01
W x H	1,500x1,500	800x900	800x400	2,330x500	3,520x500	2,780x1,500
SILL HEIGHT	900	1,500	2,000	1,900	1,900	900
HEAD HEIGHT	2,400	2,400	2,400	2,400	2,400	2,400
DESCRIPTION	AL SLIDING WINDOW; TINTED	AL SLIDING WINDOW; TINTED	AL SLIDING WINDOW; TINTED	AL FIXED GLASS WINDOW	AL FIXED GLASS WINDOW	AL FIXED GLASS PANEL (INTERNAL)
ELEVATION						

LEGEND

NOTES

1. IF THE FINISH FLOOR LEVEL (FFL) IS 2m OR OVER FROM GROUND SURFACE LEVEL, ALL OPENABLE WINDOWS LESS THAN 1.7m HEIGHT FROM FFL MUST HAVE RESTRICTED OPENABLE DEVICE, SO A 125mm SPHERE CANNOT PASS THROUGH (BCA CLAUSE 3.9.2.5).
2. ALL WINDOWS TO BE ALUMINIUM FRAMED SLIDING, DOUBLE HUNG, TOP HUNG OR FIXED GLASS UNLESS SPECIFIED OTHERWISE, GLAZING TO BE CLEAR, UNLESS NOTED OTHERWISE AND TO COMPLY WITH REQUIREMENT OF AS 1288.
3. ALL GLASS SHOULD BE FREE FROM DEFECTS WHICH DETRTACT FROM APPEARANCE OR INTERFACE WITH PERFORMANCE UNDER NORMAL CONDITION OF USE. FULL HEIGHT WINDOWS NOT TO HAVE CHAIR RAILS.
4. ALL GLASS SHOULD BE DOUBLE GLAZING TO SUIT BASIX ENERGY REQUIREMENT.
5. ALL WINDOW HEADS TO BE SET 2400mm HIGH ABOVE FINISH FLOOR LEVEL, UNLESS NOTED OTHERWISE TO BE ADJUSTED TO NEAREST BRICK COURSE.
6. PROVIDE OPTIMUM SEALING SYSTEM 'RAVEN' OR EQUIVALENT TO SEAL THE GAP AROUND ALL WINDOWS AGAINST A COMBINATION OF INTRUSIONS AND LEAKAGE.
7. PROVIDE ELASTOMERIC SEALENTS FOR CONTROL JOINTS. DEPTH OF THE SEALENT TO ONE HALF THE JOINT WIDTH OR 6mm WHICHEVER IS GREATER.
8. PROVIDE CORROSION RESISTANCE FLASHING TO AS/NZS 2904, COMPATIBLE WITH OTHER MATERIALS IN THE INSTALLATION.
9. ALL WINDOW DIMENSIONS TO BE ADJUSTED TO THE SUPPLIER NEAREST STANDARD SIZES.

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AS-BUILT INFOMATION

No.	DATE	ITEM
1	17/05/20	CONSTRUCTION ISSUE
2	15/08/20	IFC UPDATED FOR BUILDER REQ.
3	04/12/21	AS-BUILT INFORMATION

REVISIONS

Member Australian Institute of Architects

Designs & Creations
4 HARVARD STREET
DOUGLAS QLD 4814
AUSTRALIA
M: +61 403 148 378
E: archi@designsandcreations.com.au
RAIA: 68149
BDA: 1921-15
QBCC: 1313407

PROJECT TITLE:
PROPOSED RESIDENCE FOR DANIEL DASON

PROJECT ADDRESS:
49 ATHERTON CRESCENT TATTON NSW

L.G.A. WAGGA WAGGA NSW

ISSUE: AS-CONSTRUCTED

TYPE: WINDOW SCHEDULE

SCLAE: @A3

DATE: 4/12/2021

DRAWN: HW

SHEET NUMBER: AR 501

REVISION: R3

FLOOR FINISHES

ID	LOCATION	DESCRIPTION	PRODUCT	COLOUR	IMAGE
FF-01	LOBBY	600x600 PORCELAIN TILES	TBC	TBC	
FF-02	BED ROOMS	TIMBER FLOOR BOARDS	TBC	TBC	
FF-03	WET AREA	300x300 CEREMIC TILES - NON SLIP	TBC	TBC	
FF-04	GARAGE	EPOXY FLAKE FLOOR	TBC	TBC	
FF-05A	ENTRY PASSAGE/ VERANDA	800 X 400 SANDSSTONE TILES	MARBLE & CEREMIC CORP	HIMALAYAN WHITE HONED	
FF-05B	ENTRY STEPS	SANDSSTONE REBATED STEP TREAD	MARBLE & CEREMIC CORP	HIMALAYAN WHITE HONED	
FF-06	LIVING/ DINING/ STUDY PASSAGE	TIMBER FLOOR BOARDS	CLIENT/ BUILDER SELECTION	TBC	
FF-07	PATIO/ BALCONY	400x400 CEREMIC TILES - NON SLIP	CLIENT/ BUILDER SELECTION	TBC	
FF-08	DRIVEWAY	NATURAL CONCRETE	BUILDER	CONCRETE	

EXTERNAL WALL FINISHES

ID	DESCRIPTION	PRODUCT	COLOUR	IMAGE
WF-1	STANDARD VENEER BRICK	BUILDER SELECTION	CHOCOLATE	
WF-2	COMPRESS FIBER CEMENT SHEET; PROPRIETARY FINISH	JAMES HARDIE (BUILDER SELECTION)	AXION 133; CHARCOAL COLOUR	
WF-3	CLIENT CHANGE	CLIENT CHANGE	CLIENT CHANGE	TBC
WF-5	COMPRESS FIBER CEMENT SHEET; PROPRIETARY FINISH	JAMES HARDIE (BUILDER SELECTION)	AXON 133; GRAINED STAINED IN TIMBER COLOUR	
WF-6	STONE CLADDING, 'DRY STACKED TRAVERTINE' OR EQ.	VENEER STONE	AS SHOWN	
WF-9	800 X 400 SANDSSTONE TILES	MARBLE & CEREMIC CORP	HIMALAYAN WHITE HONED	

EXTERNAL DOOR AND WINDOW AND ARCHITECTURAL METAL WORK COLOURS

ID	DESCRIPTION	PRODUCT	COLOUR	IMAGE
WINDOWS	POWDERCOATED	DULUX	FRAME: DUNE (26084682) SASH: SHOJI WHITE (26084682)	
DOORS	POWDERCOAT FINISH TO ALUMINIUM PAINT FINISH TO TIMBER AND STEEL	DULUX	FRAME: DUNE (26084682) SASH: SHOJI WHITE (26084682)	
GARAGE DOOR	FLATLINE WITH POWDERCOATING	DANMAR	DUNE	
HANDRAILS / BALUSTRADES	POWDERCOATED	TBC	SHALE GREY	

TIMBER FEATURE COLUMNS & WALL SLATS

ID	DESCRIPTION	PRODUCT	COLOUR	IMAGE
COL 1	150 X 150mm TIMBER FEATURE COLUMN	TBC	TASMANIAN OAK	
COL 2	120 X 120mm STEEL SHS	TBC	DULUX - MONUMENT	
TB-2	120 X 40 TIMBER VERTICAL SLAT	TBC	TASMANIAN OAK	

CEILING FINISHES

ID	DESCRIPTION	PRODUCT	COLOUR	IMAGE
PB-PT1	PLASTERBOARD CEILING	TBC	TBC	
PB-PT2	PLASTERBOARD CEILING	TBC	TBC	
PB-PT3	PLASTERBOARD CEILING	TBC	TBC	
PB-PT4	PLASTERBOARD CEILING	TBC	TBC	
CF-PT5	COMPRESS FIBER CEMENT SHEET - POLYMER RENDER, SPONGE FINISH AND PAINTED	BLUEBOARD	'DULUX - ANCIENT RUIN' - A251' WEATHERSHIELD OR EQ.	
CF-PT6	COMPRESS FIBER CEMENT SHEET - POLYMER RENDER, SPONGE FINISH AND PAINTED	BLUEBOARD	'DULUX - MONUMENT - C29' WEATHERSHIELD OR EQ.	

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REVISIONS

Designs & Creations
4 HARVARD STREET
DOUGLAS QLD 4814
AUSTRALIA
M: +61 403 148 378
E: archi@designsandcreations.com.au
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L.G.A. WAGGA WAGGA NSW

SCLAE: @A3

DATE: 4/12/2021

DRAWN: HW

ISSUE: AS-CONSTRUCTED

TYPE: FINISHES SCHEDULE

SHEET NUMBER: AR 600

REVISION: R3

Scott Gunning Constructions

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Date: 23rd December, 2021

STATEMENT OF ENVIROMENTAL EFFECTS (SEE)

49 Atherton Cresent
Tatton, NSW 2650

This report is intended to outline how the dwelling at 49 Atherton Cres, Tatton fulfils the requirements and suggestions of Wagga Wagga Development Control Plan.

1. DESCRIPTION OF DEVELOPMENT:

DA20/0451 was approved by WWCC on 25/09/2020 to build a four-bedroom, double garage dwelling at 49 Atherton Cres, Tatton.
A CC was then approved by David Whitwell Building Certifiers on 10th November 2021.
Rivland Surveyors were given a copy of the stamped plans and were engaged to survey the block and provide the builder with external set-out points. Unfortunately, the set-out points and the survey provided by Rivland were incorrect and the house was setback 1145mm further from the front boundary and 0.305m closer to the southern side boundary resulting in a front boundary setback of 10,745mm and a south side boundary of 1125mm from external parapet wall and 1445mm from the brick wall.

This error was not discovered until late November 2021 when the owners of 51 Atherton Cres brought it to the attention of WWCC , however all of these setback distances are all still within the objectives of the Wagga Wagga Development Control Plan.

During the construction phase the flooring trusses and the roof trusses were modified slightly to carry the load over the size of the roof and floor span. The FFL on the ground floor was dug out further to compensate for the increased height of the floor trusses and roof trusses however the excavation team hit bedrock and the full height increase could not be compensated for, resulting in an increase FFL of the First floor and an increased finished height at the top of the parapet by 400mm to enable the roof to be concealed and provide an aesthetically pleasing result with the design.

The dwelling was designed to work with the existing slope of the site & therefore is a mix of double and single story construction. The front (Eastern) section of the home is double storey and the rear (western elevation) of the home is single level with the first floor flowing out to the back yard at ground level.

This home has an open plan living area at the northern aspect of the design utilising the northern sun to be energy efficient. There are also 3 bedrooms on the first floor and one bedroom on the ground floor along with the double garage and main entrance foyer.

The home has been constructed with brick construction on the ground floor level and fibre cement cladding to the exterior of the first floor. It fits in nicely with the streetscape of existing houses in Atherton Crescent and is of average size compared to other houses in the street.

2. DESCRIPTION OF SITE:

The site at 49 Atherton Crescent was an existing vacant block on the high side of Atherton Crescent adjoining the Willian's Hill bushland reserve with walking tracks directly behind the block.

The site has a significant incline of almost 13m from the kerb side (East) to the rear boundary of the block (West) with no existing trees on the site and only a few small shrubs at the rear of the block.

49 Atherton Crescent is slightly more elevated than the neighbouring block at 51 Atherton Crescent and has a significant flat area suited adjacent to the building envelop/house on 51 Atherton Crescent. This flattened area assisted both economically and environmentally with the cut and fill method of site preparation used with the built design.

49 Atherton Cres Tatton – May 2015

3. PLANNING CONTROLS:

49 Atherton Crescent is located in an R1 Residential Zone.
The house was designed with the Wagga Wagga Local Environmental Plan (LEP) 2010 and the Wagga Wagga Development Control Plan (DCP) 2010 at the forefront of design decisions. The building as it stands now complies to all the DCP controls and objectives.

The house meets requirements for front and side setbacks.
The house meets requirements for the building height of the Residential 1 Zone
The house meets requirements for the size of the construction in comparison to lot size.

4. SITE SUITABILITY:

The site is in the middle of a residential street with an existing house on the south side and a vacant block on the north. Most of the houses in this area, are of double storey style taking advantage of the beautiful views to the North-east, East and South-east and also designed to suit the slope of the block.

This house design fits nicely in the streetscape with the living spaces on the first-floor level and oriented to maximise the solar access. The home was designed to accommodate the upward sloping site from front to back, by using the width of the block to avoid cutting into the hill unnecessarily.

The house at 49 Atherton Cres was built on, or very close to the natural ground level of the site. The builders of the existing home at 51 Atherton Cres have cut into their site at the northern boundary of their lot, and then retained the lot using concrete sleepers up to a height of above 1000mm in some places. The existing boundary fence between 49 and 51 Atherton Cres is constructed from 1600mm high colour-bond fence panels which sits on top of the retaining,

creating in some areas a boundary fence of well over two meters above path height at the 51 Atherton Cres. boundary.

5. PRESENT & PREVIOUS USES:

The site was previously a vacant block in the Tatton Subdivision which was subdivided in the 1990's. The dwelling that has been constructed in 2021 and all inspections have been undertaken as per the schedule by David Whitwell Building Certifier and will be used as a residential home by a family of four people.

6. OPERATION & MANAGEMENT:

This home is a Residential dwelling for one family of two adults and two children. The owners are both nurses at the Wagga Wagga Base Hospital and will not be conducting any business from within the home or working from home.

7. SOCIAL IMPACT:

The construction of this home has converted a vacant block, which for much of the year would have vegetation growing on it, being a potential home of vermin or snakes or a fire threat to neighbouring houses in Atherton Crescent. This home will now have a landscaped and well maintained back and front yard.

8. ECONOMIC IMPACT:

The construction of this home has impacted positively on the local economy as a local builder was engaged to carry out the work. Local sub-contractors have been used and supplies and materials have been sourced through local businesses.

9. PEDESTRIAN & VEHICLE MOVEMENTS:

All vehicle access is from Atherton Crescent via the driveway. A double garage provides parking for the family.

10. VISUAL PRIVACY:

The design of this house has considered the existing neighbour at 51 Atherton Crescent limiting the number of windows located on the Southern elevation to four windows.
Three of those four windows are located on the first-floor level and are obscure glass ensuring privacy to both households.
Two of the three windows are in ensuite bathrooms and are located at 1900mm above floor level posing no visual privacy concerns.

Following a meeting with the neighbours at 51 Atherton Cres, however, the following additional measures have been offered, to alleviate any privacy concerns:

1. There is a bedroom located on the first floor in the south-west corner of the home with two windows. The window located on the southern wall of the home facing the neighbours at 51 Atherton Crescent is double glazed, obscure glass and to mitigate privacy issues, will be permanently fixed closed to provide privacy for both families.

2. The second window is of modest size, facing due west and is needed to provide ventilation and light to the bedroom as per the BASIX requirements. Window furnishings will be fitted to the window to provide for privacy.

3. A privacy screen, 1800mm high will be installed to close in the southern end of the verandah adjoining the bedroom on the ground floor to provide privacy for the outdoor private space and for the neighbouring living area.

4. A frosted glass panel will be installed at the southern end of the first-floor balcony to provide privacy between the balcony and the neighbouring ground level courtyard in the front yard. As the private space is on ground level and the owners of 49 Atherton would like to retain the

scenic views to the south from their front balcony, the frosted glass panel will match the height of the existing balcony.

5. The ground floor of the house at 49 Atherton Cres was built slightly below the natural ground level of the site.
   The builders of the existing home at 51 Atherton Cres have cut into their site at the north-west corner of their house, which then required the boundary to be retained using concrete sleepers up to a height of 1000mm. The existing boundary fence between 49 and 51 Atherton Cres is constructed from 1600mm high colour-bond fence panels which sits on top of the retaining, creating in some areas a boundary fence of over two meters on the side of the 51 Atherton boundary.

   The concrete steps/path on the south end of 49 Atherton Cres has been laid to accommodate the incline of the block and the level of the footings, resulting in some areas of the fence being lower and causing some concern with privacy.
   Scott Gunning Constructions will increase the height of the fence between the two houses and rear outdoor private spaces using polycarbonate obscure panels with colour bond framing to provide privacy for both dwellings without blocking further light to the residents at 51 Atherton Cres.

6. A privacy screening hedge will be planted along the fence-line in the rear yard, which will in time provide further privacy between the neighbouring properties.

11. ACOUSTIC PRIVACY:

This home has been designed with living areas on the north end of the home to minimize noise transmission between dwellings.
Double glazing has been used throughout the home to minimize noise transfer to neighbours.
The garage and driveway are also on the north side of the block to minimize noise transmission to the existing neighbour.
The air conditioning unit has been located at the north end of the home to minimise noise disturbance for the neighbours at 51 Atherton Cres.

12. VIEWS:

This home was designed to capture the amazing 180-degree views from north-east, east and south-east. Large, double-glazed windows facing east have been used to capture these views along with the front balcony area.
The location of the house with the 10,745mm setback, allows uninterrupted views to the north for the residents of 51 Atherton Crescent whereas these views would have been interrupted if the house at 49 Atherton was further forward.
There are no substantial views to the rear of the home which backs onto bushland.

13. OVERSHADOWING:

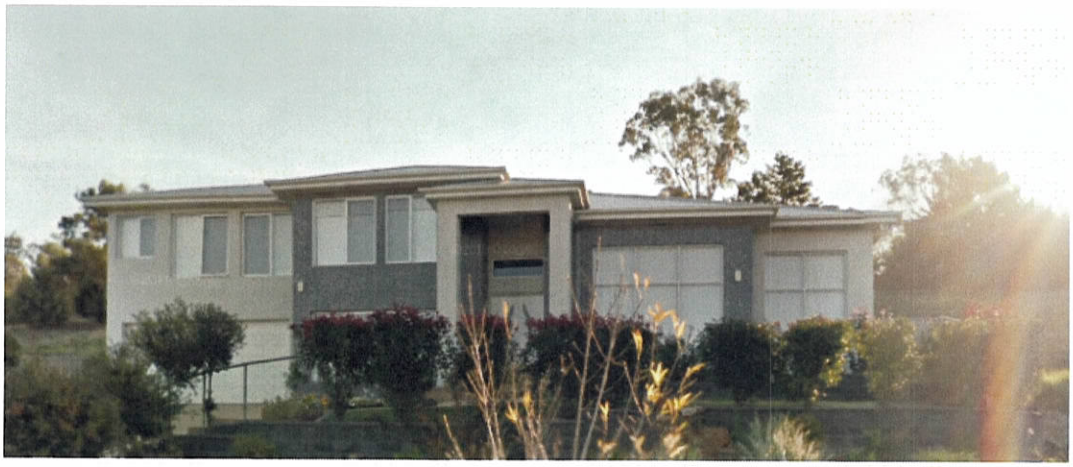
The home at 49 Atherton Crescent has been designed with Wagga Wagga DCP Solar Access controls and objectives in mind for both the dwelling at 49 and the dwelling at 51 Atherton Crescent. Both homes have an open plan living area located at the north end of the home extending from the front (East) to the rear (West) of the homes. (DCP 9.3.4 C2)
This allows for sunlight to enter the homes for an extended length of time throughout the day, achieving the DCP Solar Access Objectives O1, O2,

Both residences have private open spaces located on the eastern side of the home as well as the western elevation which ensures access to natural sunlight for a longer period throughout the day.

The flat roof design of the home at 49 Atherton Crescent was chosen to help minimises the shadowing of the residence at 51 Atherton Crescent. The height of the roof at 49 Atherton Crescent is below the roof height restrictions of the DCP and is lower than most of the roofline of 51 Atherton Cres.

The Shadow diagrams attached to the Application, provided by "Designs & Creations", demonstrates some minor overshadowing at the winter solstice on the 21st June to the

neighbouring house at 51 Atherton Crescent, however demonstrates continuous sunlight into at least two of the large windows in the open plan living area achieving the requirements in the DCP 9.3.4 Control 6.- For any adjacent dwellings that have north facing living areas maintain 3 hours of sunlight to the windows of the living areas between 9am and 3pm in mid-winter (June 21).



A single storey home of the same size, cannot be built on the lot at 49 Atherton Crescent without excessive earth cuts which is not economical and would have substantial affects on the natural contours and have a dramatic effect on adjoining properties going against the Wagga Wagga DCP 2010 "cut and fill" policy.

However, should a single storey house with a pitched roof have been built on the site, the shadowing effect is almost identical in impact to that of the "as built home" at 49 Atherton Crescent.

In actual fact, as you can see from the shadow diagrams provided by Chris Kendall, the existing fence has a greater shadowing effect onto the northern wall and kitchen window of the house at 51 Atherton Cres than the "as built design" at 49 Atherton Cres OR the example of the alternate single storey design used in the shadow diagram.

These diagrams demonstrate the compliance of the "as built design with the Wagga Wagga DCP 2010 Solar Access controls and objectives.

14. AIR & NOISE

The house will have minimal impact on any neighbouring dwellings in relation to air or noise. The Air conditioner motor has been placed at the north end of the home, away from the neighbours at 51 Atherton Crescent.
The greater setback has provided a noise reduction measure for neighbours across the street along with double glazed windows and insulation.

15. SOIL & WATER:

The dwelling has been designed as to have as minimal impact on excavation as possible.
All new stormwater pipes have been connected to the existing stormwater infrastructure as per Wagga Wagga City Council regulations.

16. WASTEWATER:

Yard pits have been strategically placed to direct run off and are connected into stormwater infrastructure.
All sewer pipes have been connected into existing council infrastructure.

17. SOIL EROSION CONTROL:

Retaining walls have been built across the site to minimise any erosion effects on the site and to maximise the usable space in the yard for the owners.
A professional landscaper has been engaged by the owners to create a visually appealing finish and to ensure adequate measures have been taken to control soil erosion.
The proposed concrete sleeper retaining wall on the front boundary is designed to return into the slope of the block on the southern boundary complementing the existing retaining on 51 Atherton Cres. The height of the front retaining wall lessens the slope of the front yard area reducing the possibility of run off and erosion concerns. The landscaper plans to use the space between the front boundary retaining wall and the retaining wall at the front of the residence as a space to plant out further screening plants to provide a more private space at the front of the dwelling from which to enjoy the views.

18. ENERGY EFFICIENCY:

The building has been sited on the block to be as energy efficient as possible considering site restraints. The layout of the living areas within the home are on the northern end and maximise the use of natural northern sun. The selection of windows includes double glazing and tinting where appropriate to provide maximum energy efficiency. The use of insulation to external walls and ceiling as well as skylights and zoned air conditioning, has made this home and extremely energy efficient dwelling. The installation of solar panels also adds to this efficiency.

19. WASTE:

Builder's waste and on-site rubbish will be contained within a skip bin located on the site for disposal by the builder as needed.
Reusable pallets will be returned to original suppliers and other useable materials will be removed from the site and stored by the builder to be used on other projects.

Yours sincerely

Scott Gunning