

MARION ROAD MIXED USE DEVELOPMENT

147

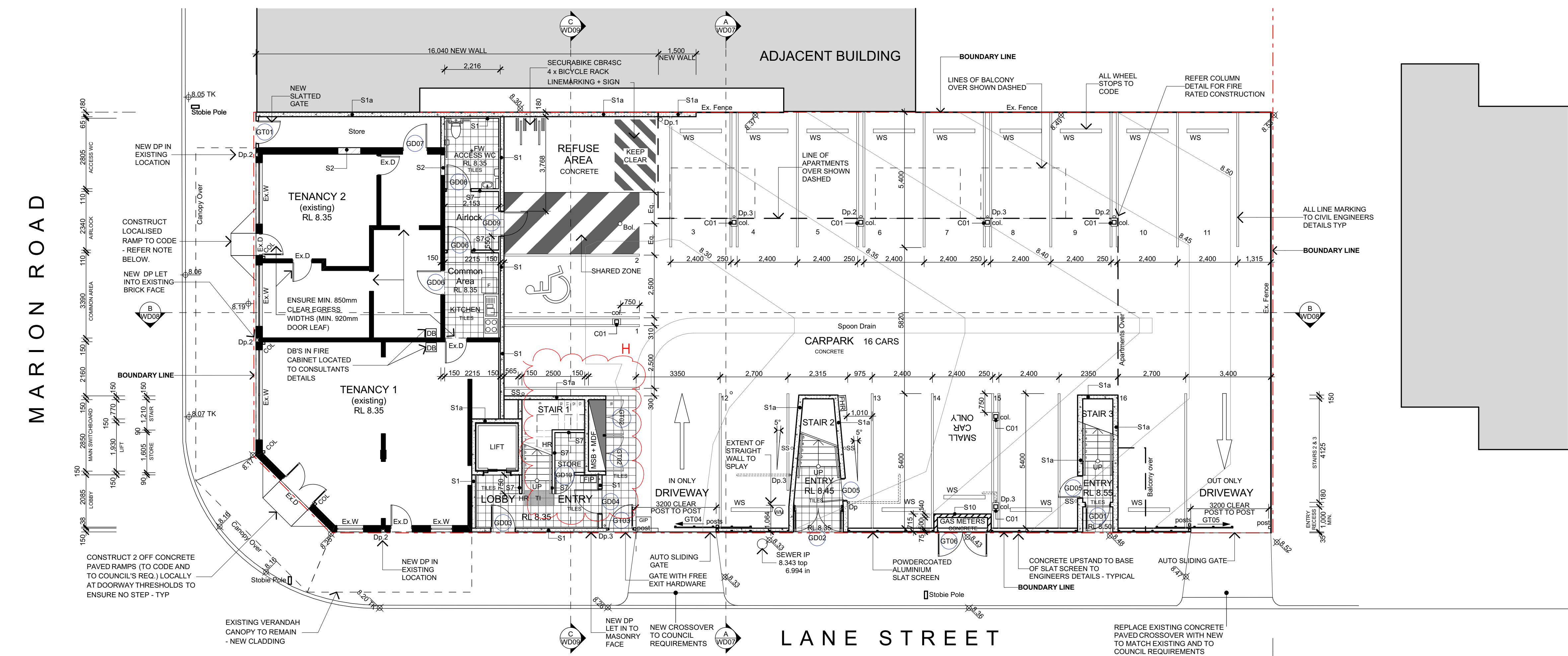
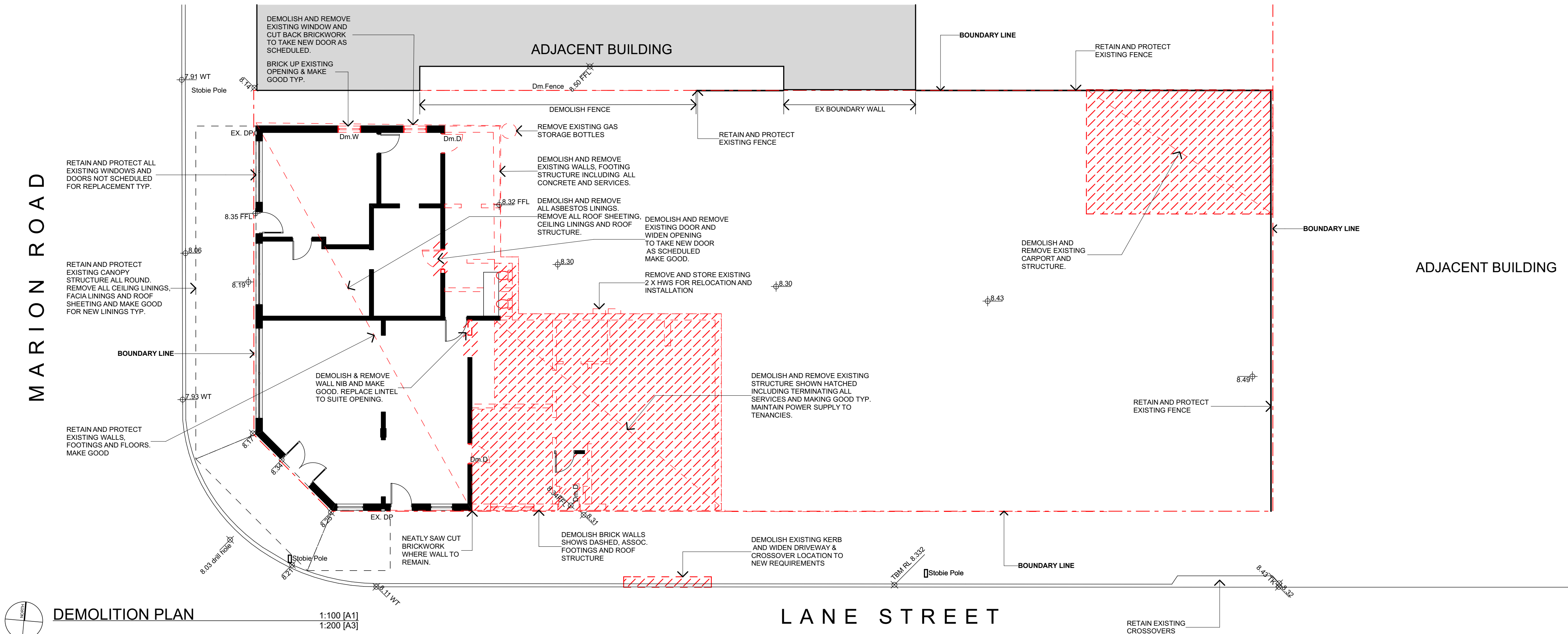
147 MARION ROAD
RICHMOND SA 5033



Drawing No.		Drawing Name
		COVER WD
WD01	H	DEMOLITION & GROUND FLOOR PLAN
WD02	J	FIRST FLOOR PLAN
WD03	G	MEZZANINE FLOOR PLAN
WD04	G	GF & FF REFLECTED CEILING PLANS
WD05	D	ROOF PLAN & MEZZANINE FLOOR REFLECTED CEILING PLAN
WD06	I	ELEVATIONS
WD07	G	SECTION A
WD08	H	SECTION B
WD09	J	SECTION C
WD10	F	CONSTRUCTION DETAILS
WD11	C	STAIR DETAILS, GENERAL NOTES
WD12	D	WET AREA DETAILS
WD13	E	DOOR + WINDOW SCHEDULE

PROJECT No 12142
FEBRUARY 2018





WALLS TYPES

S1: INSULATED PRECAST CONCRETE WALLS
13 PLASTERBOARD / 25mm TOPHAT/ 32KG/M³ DENSITY FIBREGLASS INSULATION BATTS / PRECAST CONCRETE PANEL TO ENGINEERS DETAIL.

S1.1 AS ABOVE WITH 90X45 TIMBER STUDS @600 CTS IN LIEU OF 25mm TOPHATS

S1a: PRECAST CONCRETE WALLS
PRECAST CONCRETE PANEL TO ENGINEERS DETAIL.

S2: INFILL OF OPENINGS TO EXISTING WALLS
BRICK TO MATCH EXISTING.

S3: FRL 90/90/90 PARTY WALLS
BETWEEN APARTMENTS
BORAL TT90.1 (min. R1.5, 70P14) SYSTEM
2 X 13mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 20mm CAVITY / 90X45 TIMBER STUD + R4.0 50G11 INSULATION / 2 X 13mm FIRESTOP PBD

S3a: FRL 120/120/120 PARTY WALLS
BETWEEN APARTMENT & OFFICE INTERNALLY
BORAL TT120.1 (min. R1.5, 70P14) SYSTEM
2 X 16mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 20mm CAVITY / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 2 X 16mm FIRESTOP PBD

S3b: FRL 120/120/120 PARTY WALLS
BETWEEN APARTMENT & OFFICE EXTERNALLY
BORAL TT120.1 (min. R1.5, 70P14) SYSTEM
6mm FIBRE CEMENT SHEET WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION 25mm TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 16mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + 50G11 INSULATION / 20 CAVITY / 90X45 TIMBER STUDS @600 CTS + 50G11 INSULATION / 2 X 16mm FIRESTOP PBD

S4: FRL 90/90/90 EXTERN. FIRE RATED WALL
BORAL OWT90.3
FIELDERS TL5 COLORBOND METAL CLADDING / 25mm TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 13 WET AREA FIRESTOP PBD EXTERNALLY / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / 25mm TOPHATS / 2 X 13 FIRESTOP PBD INTERNALLY (WATER RESISTANT PBD IF IN WET AREA)

S5.1: FRL 90/90/90 EXTERN. FIRE RATED WALL
BORAL OWT90.3
6mm FIBRE CEMENT SHEET WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION / 25mm TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 13 WET AREA FIRESTOP PBD EXTERNALLY / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / 25mm TOPHATS / 2 X 13 FIRESTOP PBD INTERNALLY

S5.2 AS ABOVE WITH ADDITION OF 140X45 TIMBER STUDS @600 CTS BETWEEN FIRE RATED LINING AND TOPHATS

S6: STEEL CLAD EXTERNAL WALLS
FIELDERS TL5 COLORBOND METAL CLADDING / 25 TOP HAT / VAPOUR BARRIER / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / FIELDERS TL5 COLORBOND METAL CLADDING

S7: INTERNAL PARTITIONS
13 PLASTERBOARD / 50G11 INSULATION / 90X45 TIMBER STUDS @600 CTS / 13 PLASTERBOARD

S9: EXTERNAL SOUTHERN BALUSTRADES
40mm POLYSTYRENE WALL PANEL TO BOTH SIDES OF 90X45 TIMBER STUDS @600 CTS WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION. 90 GLASSWOOL INSULATION.

S10: FRL 120/120/120 CONCRETE BLOCK WALL
140mm HOLLOW CONCRETE BLOCK WALL. CORE FILLED WITH CONCRETE.

C1: FRL 120/- CAR PARK COLUMNS
FACE FIX 64 STEEL STUDS TO COLUMNS/ 3 LAYERS 13mm FIRE RATED PLASTERBOARD TO FULL HEIGHT OF COLUMN. INSTALL 1 LAYER 6mm FIBRE CEMENT OVER ALL AROUND OVER PYRCEK TO FULL HEIGHT.
ALTERNATIVE - 4 COATS (3mm DRY FILM) CAPCO SPRAYFILM W83 INTUMESCENT COATING INSTALLED TO MANUFACTURERS WRITTEN SPECIFICATION.

C2: FRL 90/- COLUMNS WITHIN APARTMENT
- **CSR 195 OR EQUAL APPROVED**
FIX RONDO TRACK TO COLUMNS/ 2 X 16mm FIRE RATED PLASTERBOARD TO FULL HEIGHT OF COLUMN.

Notes

INSTALL ALL TGSIS TO STAIRS SHOWN IN ACCORDANCE WITH AS1428.1 REQUIREMENTS TYP.

ALL PENETRATIONS OF SERVICES THROUGH WALLS AND FLOORS SHALL COMPLY WITH NCC SPECIFICATION C3.15 REQUIRING FIRE STOPPING COLLARS / MATERIALS.

ALL ACCESS TOILETS. FIXTURES & FITTINGS TO BE IN INSTALLED IN ACCORDANCE WITH AS 1428.1 TYP.

REFER TO ACOUSTIC REPORT FOR DETAILS OF INSULATION

LEGEND - FLOOR PLANS

CONCRETE	FLOOR TILES TO SELECTION
TILES	FLOOR TILES TO SELECTION ON UNDERLAY
CARPET	CARPET FLOOR COVERING TO SELECTION ON UNDERLAY
Ex ...	EXISTING TO REMAIN
D01	ALUMINIUM FRAMED DOOR / DOOR NUMBER
W01	ALUMINIUM FRAMED WINDOW / WINDOW NUMBER
G	GROUND LEVEL DOOR
F	FIRST LEVEL
M	MEZZANINE LEVEL
GT01	ALUMINIUM FRAMED GATE / GATE NUMBER
WS	CONCRETE WHEEL STOP TO CIVIL ENGINEERS DETAILS
Dp	DOWNPIPE - REFER ROOF LEGEND
SD	STAINLESS STEEL STRIP DRAIN
S	SUMP TO CIVIL ENGINEERS DETAILS
FW	FLOOR WASTE TRAP
SS	SEWER STACK PIPE TO HYDRAULIC CONSULTANTS DETAILS
SV	SEWER VENT PIPE TO HYDRAULIC CONSULTANTS DETAILS
Col.	STRUCTURAL COLUMN TO ENGINEERS DETAILS
Bol.	POWDERCOATED STEEL BOLARD SET IN GROUND TO SELECTION
HR	POWDERCOATED STEEL FRAMED HANDRAIL FIXED TO WALLS DETAILED.
BAL	POWDERCOATED STEEL FRAMED STAIR BALUSTRADE AS DETAILED
RAL	ALUMINIUM FRAMED ROOF ACCESS LADDER AS SPECIFIED
MSB	MAIN SWITCH BOARD TO CONSULTANTS DETAILS
DB	DISTRIBUTION BOARD TO CONSULTANTS DETAILS
FIP	FIRE INDICATION PANEL TO CONSULTANTS DETAILS
HWS	HOT WATER SYSTEM TO CONSULTANTS DETAILS
TI	TACTILE INDICATORS TO CODE
H	02.02.18 STAIR 1 REVISED. STORE ROOM ADDED. JD
G	13.12.17 LINE OF SHARED BALCONY SET BACK WITH SOUTHERN BOUNDARY. JS
F	20.09.17 ISSUED FOR TENDER JS
E	04.09.17 TYPE OF INSULATION REVISED JS
D	21.08.17 WALL TYPES REVISED. EXISTING DOOR BETWEEN TEN 1 & KITCHEN MIN. WIDTH REQUIREMENT CLARIFIED. VEHICULAR IN + OUT CIRCULATION REVISED AS PER COUNCIL'S REQUEST. DOOR DG05 RE-SWING INTO STAIR 2. FHR RELOCATED TO CLEAR PASSAGE. JS
C	28.06.17 INSULATION THICKNESS REVISED TO WALLS TYPES S3, S3A + S3B. CSR EXTERNAL SYSTEM ASSIGNED TO WALL TYPE S4. INSULATION THICKNESS REVISED. WALL TYPES S5 DESCRIPTION REVISED TO C02. RELEVANT WALLS REVISED TO WALL TYPE S7. WALL TYPE S5.1 SYSTEM REVISED TO EXTERNAL. INSULATION THICKNESS REVISED. WALL TYPE S5.2 REVISED ACCORDINGLY. WALL TYPE S8 DELETED. RELEVANT BALCONY WALLS REVISED TO S5. JS
B	02.05.17 GENERAL REVISION AS CLOUDED JS
A	31.01.17 AS CLOUDED JG
Issue	Date Amendments By



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Project

Marion Rd Mixed Use Development
147 Marion Road
Richmond SA 5033

Drawing Title Date of Print 7/02/2018

DEMOLITION & GROUND FLOOR PLAN

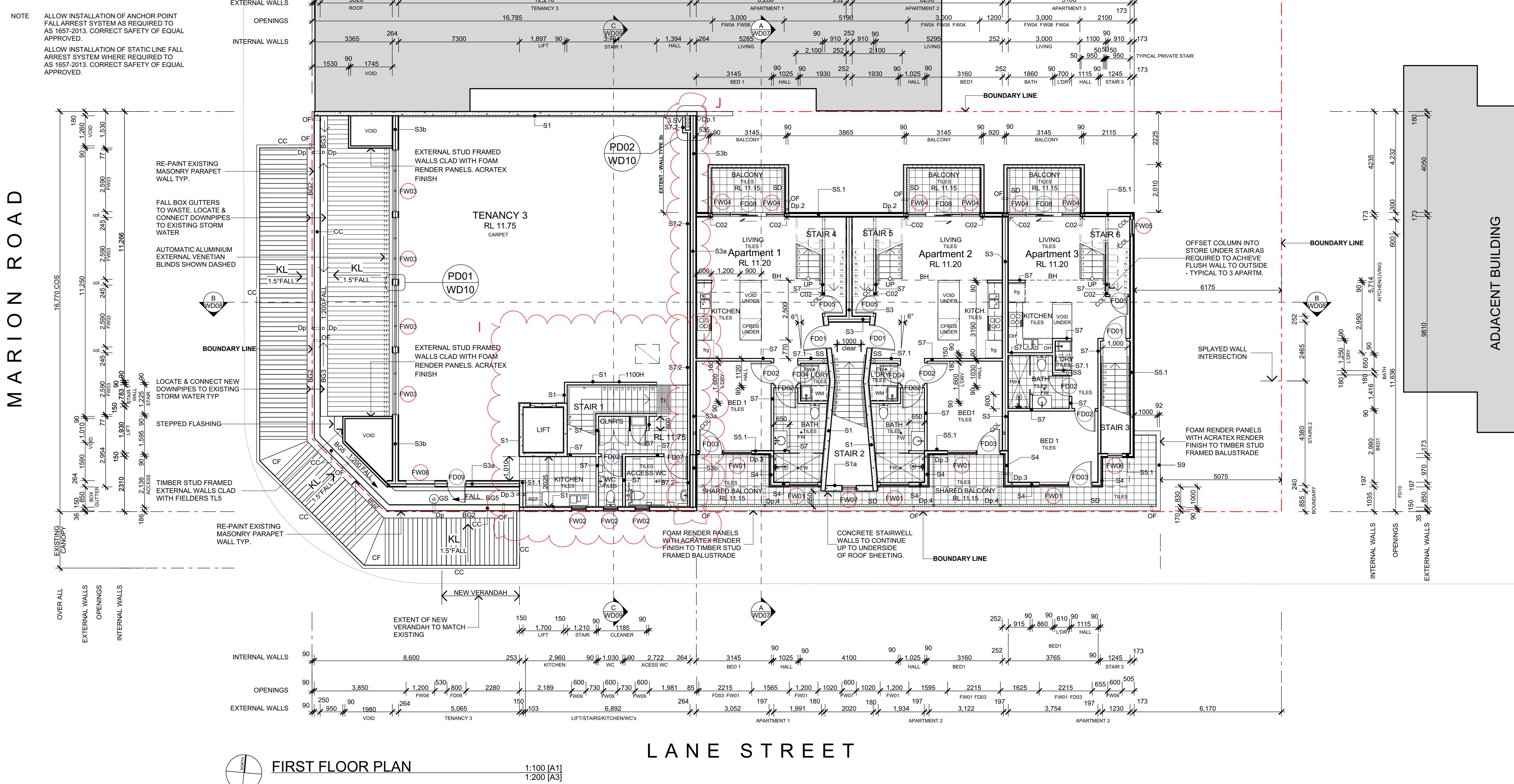
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Date Created	CAD File Name	
28.10.16	12142 Marion Rd WDs	
Drawing Number	Issue	
12142 WD01	H	

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LEGEND - ROOF PLAN

TL5	FIELERS TL5 HI STRENGTH 0.48 BMT ROOF SHEETING. COLORBOND COLOUR - MONUMENT
KL	KLIP-LOK 700 HI STRENGTH 0.48 BMT ROOF SHEETING. COLORBOND COLOUR - MONUMENT
Dp.1	1500 SEWER GRADE PVC DOWNPIPE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. PAINT EXPOSED SURFACES TO MATCH WALL COLOUR.
Dp.2	1000 SEWER GRADE PVC DOWNPIPE
Dp.3	800 SEWER GRADE PVC DOWNPIPE
Dp.4	500 SEWER GRADE PVC DOWNPIPE
BG.1	300 x 100MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
BG.2	300 x 130MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
BG.3	300 x 150MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
BG.4	450 x 150MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
BG.5	800 x 150MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
BG.6	800 x 150MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
OF	750 OVERFLOW SEWER GRADE PVC PIPE. COLORBOND COLOUR - MONUMENT
GS	PROPRIETARY GUTTA SUMP WITH LEAF GUARD INSTALLED TO MANUFACTURERS SPECIFICATION. LOW PROFILE WHERE REQUIRED
RWH	300 x 300 x 500mm ZINCALUME RAIN WATER HEAD WITH 150 x 35mm OVERFLOW OPENING. PAINT TO MATCH WALL COLOUR.
CC	COLORBOND CAPPING FOLDED OR SCRIBED TO SUIT APPLICATION. COLORBOND COLOUR - MONUMENT
CF	COLORBOND FLASHING SCRIBED TO SUIT ROOF PROFILE. CB COLOUR - MONUMENT
RAH	1000 x 800MM ROOF ACCESS HATCH WITH TWIN STRUTS COMPLETE WITH ALUMINIUM FRAMED FOLD DOWN STEP LADDER AS SPECIFIED.
RW	SELECTED REINFORCED FIBRE ROOF WALKWAY TO AS 1657-2013
LD	INSTALL WALL FIXED ALUMINIUM FRAMED STEP LADDER OVER PARAPET TO AS 1657-2013
NOTE	ALLOW INSTALLATION OF ANCHOR POINT FALL ARREST SYSTEM AS REQUIRED TO AS 1657-2013. CORRECT SAFETY OF EQUAL APPROVED. ALLOW INSTALLATION OF STATIC LINE FALL ARREST SYSTEM WHERE REQUIRED TO AS 1657-2013. CORRECT SAFETY OF EQUAL APPROVED.



WALLS TYPES

S1: INSULATED PRECAST CONCRETE WALLS
13 PLASTERBOARD / 25mm TOPHAT/ 32KG/M³ DENSITY FIBREGLASS INSULATION BATTS / PRECAST CONCRETE PANEL TO ENGINEERS DETAIL.

S1.1 AS ABOVE WITH 90X45 TIMBER STUDS @600 CTS IN LIEU OF 25mm TOPHATS

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PRECAST CONCRETE PANEL TO ENGINEERS DETAIL.

S2: INFILL OF OPENINGS TO EXISTING WALLS
BRICK TO MATCH EXISTING.

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BETWEEN APARTMENTS
BORAL TT90.1 (min. R1.5, 70P14) SYSTEM
2 X 13mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 20mm CAVITY / 90X45 TIMBER STUD @600 CTS + R4.0 50G11 INSULATION / 2 X 13mm FIRESTOP PBD

S3a: FRL 120/120/120 PARTY WALLS
BETWEEN APARTMENT & OFFICE INTERNALLY
BORAL TT120.1 (min. R1.5, 70P14) SYSTEM
2 X 16mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 20mm CAVITY / 90X45 TIMBER STUD @600 CTS + R4.0 50G11 INSULATION / 2 X 16mm FIRESTOP PBD

S3b: FRL 120/120/120 PARTY WALLS
BETWEEN APARTMENT & OFFICE EXTERNALLY
BORAL TT120.1 (min. R1.5, 70P14) SYSTEM
6mm FIBRE CEMENT SHEET WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION 25mm TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 16mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + 50G11 INSULATION / 20 CAVITY / 90X45 TIMBER STUDS @600 CTS + 50G11 INSULATION / 2 X 16mm FIRESTOP PBD

S4: FRL 90/90/90 EXTERN. FIRE RATED WALL
BORAL OWT90.3
FIELERS TL5 COLORBOND METAL CLADDING / 25mm TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 13 WET AREA FIRESTOP PBD EXTERNALLY / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / 25mm TOPHATS / 2 X 13 FIRESTOP PBD INTERNALLY (WATER RESISTANT PBD IF IN WET AREA)

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S5.2 AS ABOVE WITH ADDITION OF 140X45 TIMBER STUDS @600 CTS BETWEEN FIRE RATED LINING AND TOPHATS

S6: STEEL CLAD EXTERNAL WALLS
FIELERS TL5 COLORBOND METAL CLADDING / 25 TOP HAT / VAPOUR BARRIER / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / FIELERS TL5 COLORBOND METAL CLADDING

S7: INTERNAL PARTITIONS
13 PLASTERBOARD / 50G11 INSULATION / 90X45 TIMBER STUDS @600 CTS / 13 PLASTERBOARD

S9: EXTERNAL SOUTHERN BALUSTRADES
40mm POLYSTYRENE WALL PANEL TO BOTH SIDES OF 90X45 TIMBER STUDS @600 CTS WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION. 90 GLASSWOOL INSULATION.

S10: FRL 120/120/120 CONCRETE BLOCK WALL
140mm HOLLOW CONCRETE BLOCK WALL. CORE FILLED WITH CONCRETE.

C1: FRL 120/-/- CAR PARK COLUMNS
FACE FIX 64 STEEL STUDS TO COLUMNS/ 3 LAYERS 13mm FIRE RATED PLASTERBOARD TO FULL HEIGHT OF COLUMN. INSTALL 1 LAYER ACRYLRE CEMENT OVER ALL AROUND OVER PYRCHKEK TO FULL HEIGHT. ALTERNATIVE - 4 COATS (3mm DRY FILM) CAPCO SPRAYFILM W83 INTUMESCENT COATING INSTALLED TO MANUFACTURERS WRITTEN SPECIFICATION.

C2: FRL 90/-/- COLUMNS WITHIN APARTMENT
- **CSR 195 OR EQUAL APPROVED**
FIX RONDRO TRACK TO COLUMNS/ 2 X 16mm FIRE RATED PLASTERBOARD TO FULL HEIGHT OF COLUMN.

Notes
INSTALL ALL TGS/IS TO STAIRS SHOWN IN ACCORDANCE WITH AS1428.1 REQUIREMENTS TYP.

ALL PENETRATIONS OF SERVICES THROUGH WALLS AND FLOORS SHALL COMPLY WITH NCC SPECIFICATION C3.15 REQUIRING FIRE STOPPING COLLARS / MATERIALS.

ALL ACCESS TOILETS. FIXTURES & FITTINGS TO BE IN INSTALLED IN ACCORDANCE WITH AS 1428.1 TYP.

REFER TO ACOUSTIC REPORT FOR DETAILS OF INSULATION

LEGEND - FLOOR PLANS

CONCRETE	FLOOR TILES TO SELECTION
TILES	FLOOR TILES TO SELECTION
CARPET	CARPET FLOOR COVERING TO SELECTION ON UNDERLAY
Ex. ...	EXISTING TO REMAIN
D01	ALUMINIUM FRAMED DOOR / DOOR NUMBER
W01	ALUMINIUM FRAMED WINDOW / WINDOW NUMBER
	G - GROUND LEVEL DOOR
	F - FIRST LEVEL
	M - MEZZANINE LEVEL
GT01	ALUMINIUM FRAMED GATE / GATE NUMBER
WS	CONCRETE WHEEL STOP TO CIVIL ENGINEERS DETAILS
Dp	DOWNPIPE - REFER ROOF LEGEND
SD	STAINLESS STEEL STRIP DRAIN
S	SUMP TO CIVIL ENGINEERS DETAILS
FW	FLOOR WASTE TRAP
SS	SEWER STACK PIPE TO HYDRAULIC CONSULTANTS DETAILS
SV	SEWER VENT PIPE TO HYDRAULIC CONSULTANTS DETAILS
Col.	STRUCTURAL COLUMN TO ENGINEERS DETAILS
Bol.	POWDERCOATED STEEL BOLARD SET IN GROUND TO SELECTION
HR	POWDERCOATED STEEL FRAMED HANDRAIL FIXED TO WALL AS DETAILED.
BAL	POWDERCOATED STEEL FRAMED STAIR BALUSTRADE AS DETAILED
RAL	ALUMINIUM FRAMED ROOF ACCESS LADDER AS SPECIFIED
MSB	MAIN SWITCH BOARD TO CONSULTANTS DETAILS
DB	DISTRIBUTION BOARD TO CONSULTANTS DETAILS
FIP	FIRE INDICATION PANEL TO CONSULTANTS DETAILS
HWS	HOT WATER SYSTEM TO CONSULTANTS DETAILS
TI	TACTILE INDICATORS TO CODE
J	07.02.18 INTERNAL WALL SHOWN AS ORIGINALLY DOCUMENTED
I	02.02.18 TENANT 3 KITCHEN, WC, ACCESS WC, J, CLEANERS AREA, STAIR 1 REVISED, INTERNAL PARTITION S7.2 DELETED
H	15.01.18 DOOR FD10 DELETED.
G	13.12.17 SHARED BALCONY SET BACK AND STRAIGHTENED WITH SOUTHERN BOUNDARY. ACOF FW02 WINDOWS SETOUT REVISED.
F	20.09.17 ISSUED FOR TENDER
E	04.09.17 TYPE OF INSULATION REVISED
D	21.08.17 WALL TYPES REVISED. COLUMNS SHOWN AS PER ENGINEERS DRAWINGS. EXTENT OF FIRE TREATMENT OF COLUMNS CLARIFIED. WALL AND DOOR 07 RELOCATED TO ACHIEVE ADEQUATE CIRCULATION SPACE.
C	28.06.17 INSULATION THICKNESS REVISED TO WALL TYPES S3, S3A + S3B. CSR EXTERNAL SYSTEM ASSIGNED TO WALL TYPE S4. INSULATION THICKNESS REVISED TO CO2. RELEVANT WALLS REVISED TO WALL TYPE S7. WALL TYPE S5.1 SYSTEM REVISED TO EXTERNAL. INSULATION THICKNESS REVISED. WALL TYPE S5.2 REVISED ACCORDINGLY. WALL TYPE S8 DELETED. RELEVANT BALCONY WALLS REVISED TO S7.
B	02.05.17 GENERAL REVISION AS CLOUDED
A	31.01.17 AS CLOUDED
Issue	Date
	Amendments
	By



Nelson

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Interior design
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Project
Marion Rd Mixed Use Development
147 Marion Road
Richmond SA 5033

Drawing Title Date of Print 7/02/2018
FIRST FLOOR PLAN

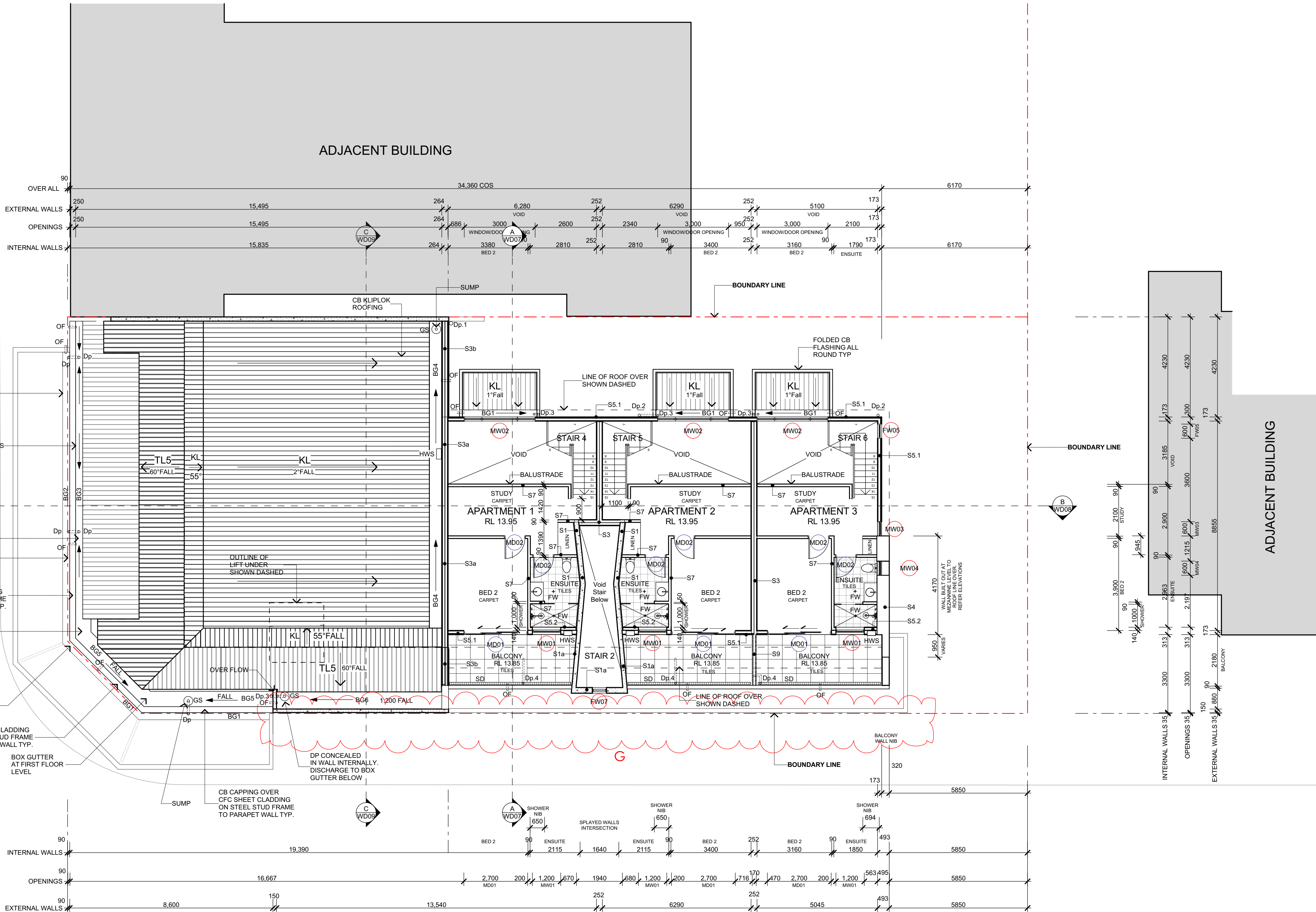
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28.10.16	12142 Marion Rd WDs	
Drawing Number	Issue	
12142 WD02	J	

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LEGEND - ROOF PLAN

TL5	FIELDERS TL5 HI STRENGTH 0.48 BMT ROOF SHEETING. COLORBOND COLOUR - MONUMENT
KL	KLIP-LOK 700 HI STRENGTH 0.48 BMT ROOF SHEETING. COLORBOND COLOUR - MONUMENT
Dp.1	1500 SEWER GRADE PVC DOWNPIPE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. PAINT EXPOSED SURFACES TO MATCH WALL COLOUR.
Dp.2	1000 SEWER GRADE PVC DOWNPIPE
Dp.3	800 SEWER GRADE PVC DOWNPIPE
Dp.4	500 SEWER GRADE PVC DOWNPIPE
BG.1	300 x 100MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
BG.2	300 x 130MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
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RWH	300 x 300 x 500mm ZINCALUME RAIN WATER HEAD WITH 150 x 35mm OVERFLOW OPENING. PAINT TO MATCH WALL COLOUR.
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NOTE	ALLOW INSTALLATION OF ANCHOR POINT FALL ARREST SYSTEM AS REQUIRED TO AS 1657-2013. CORRECT SAFETY OF EQUAL APPROVED. ALLOW INSTALLATION OF STATIC LINE FALL ARREST SYSTEM WHERE REQUIRED TO AS 1657-2013. CORRECT SAFETY OF EQUAL APPROVED.



MEZZANINE FLOOR PLAN

1:100 [A1]
1:200 [A3]

LANE STREET

WALLS TYPES

S1: INSULATED PRECAST CONCRETE WALLS
13 PLASTERBOARD / 25mm TOPHAT / 32KG/M³ DENSITY FIBREGLASS INSULATION BATTS / PRECAST CONCRETE PANEL TO ENGINEERS DETAIL.

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S3a: FRL 120/120/120 PARTY WALLS
BETWEEN APARTMENT & OFFICE INTERNALLY
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S3b: FRL 120/120/120 PARTY WALLS
BETWEEN APARTMENT & OFFICE EXTERNALLY
BORAL TT120.1 (min. R1.5, T0P14) SYSTEM
6mm FIBRE CEMENT SHEET WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION / 25mm TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 16mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + 50G11 INSULATION / 20 CAVITY / 90X45 TIMBER STUDS @600 CTS + 50G11 INSULATION / 2 X 16mm FIRESTOP PBD

S4: FRL 90/90/90 EXTERN. FIRE RATED WALL
BORAL OWT90.3
FIELDERS TL5 COLORBOND METAL CLADDING / 25mm TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 13 WET AREA FIRESTOP PBD EXTERNALLY / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / 25mm TOPHATS / 2 X 13 FIRESTOP PBD INTERNALLY (WATER RESISTANT PBD IF IN WET AREA)

S5.1: FRL 90/90/90 EXTERN. FIRE RATED WALL
BORAL OWT90.3
6mm FIBRE CEMENT SHEET WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION / 25mm TOPHATS / TYVEK HOME WRAP MEMBRANE / 2 X 13 WET AREA FIRESTOP PBD EXTERNALLY / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / 25mm TOPHATS / 2 X 13 FIRESTOP PBD INTERNALLY

S5.2 AS ABOVE WITH ADDITION OF 140X45 TIMBER STUDS @600 CTS BETWEEN FIRE RATED LINING AND TOPHATS

S6: STEEL CLAD EXTERNAL WALLS
FIELDERS TL5 COLORBOND METAL CLADDING / 25 TOP HAT / VAPOUR BARRIER / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / FIELDERS TL5 COLORBOND METAL CLADDING

S7: INTERNAL PARTITIONS
13 PLASTERBOARD / 50G11 INSULATION / 90X45 TIMBER STUDS @600 CTS / 13 PLASTERBOARD

S9: EXTERNAL SOUTHERN BALUSTRADES
40mm POLYSTYRENE WALL PANEL TO BOTH SIDES OF 90X45 TIMBER STUDS @600 CTS WITH 3 X LAYERS OF DULUX ACRATEX SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION. 90 GLASSWOOL INSULATION.

S10: FRL 120/120/120 CONCRETE BLOCK WALL
140mm HOLLOW CONCRETE BLOCK WALL. CORE FILLED WITH CONCRETE.

C1: FRL 120/- CAR PARK COLUMNS
FACE FIX 64 STEEL STUDS TO COLUMNS / 3 LAYERS 13mm FIRE RATED PLASTERBOARD TO FULL HEIGHT OF COLUMN. INSTALL 1 LAYER 6mm FIBRE CEMENT OVER ALL AROUND OVER PYRCHEX TO FULL HEIGHT.
ALTERNATIVE - 4 COATS (3mm DRY FILM) CAPCO SPRAYFILM W83 INTUMESCENT COATING INSTALLED TO MANUFACTURERS WRITTEN SPECIFICATION.

C2: FRL 90/- COLUMNS WITHIN APARTMENT
- **CSR 195 OR EQUAL APPROVED**
FIX RONDO TRACK TO COLUMNS / 2 X 16mm FIRE RATED PLASTERBOARD TO FULL HEIGHT OF COLUMN.

Notes

INSTALL ALL TGS'S TO STAIRS SHOWN IN ACCORDANCE WITH AS1428.1 REQUIREMENTS TYP.

ALL PENETRATIONS OF SERVICES THROUGH WALLS AND FLOORS SHALL COMPLY WITH NCC SPECIFICATION C3.15 REQUIRING FIRE STOPPING COLLARS / MATERIALS.

ALL ACCESS TOILETS / FIXTURES & FITTINGS TO BE IN INSTALLED IN ACCORDANCE WITH AS 1428.1 TYP.

REFER TO ACOUSTIC REPORT FOR DETAILS OF INSULATION

LEGEND - FLOOR PLANS

CONCRETE	FLOOR TILES TO SELECTION
TILES	FLOOR TILES TO SELECTION
CARPET	CARPET FLOOR COVERING TO SELECTION ON UNDERLAY
Ex. ...	EXISTING TO REMAIN
D01	ALUMINIUM FRAMED DOOR / DOOR NUMBER
W01	ALUMINIUM FRAMED WINDOW / WINDOW NUMBER
G	G - GROUND LEVEL DOOR
F	F - FIRST LEVEL
M	M - MEZZANINE LEVEL
GT01	ALUMINIUM FRAMED GATE / GATE NUMBER
WS	CONCRETE WHEEL STOP TO CIVIL ENGINEERS DETAILS
Dp	DOWNPIPE - REFER ROOF LEGEND
SD	STAINLESS STEEL STRIP DRAIN
S	SUMP TO CIVIL ENGINEERS DETAILS
FW	FLOOR WASTE TRAP
SS	SEWER STACK PIPE TO HYDRAULIC CONSULTANTS DETAILS
SV	SEWER VENT PIPE TO HYDRAULIC CONSULTANTS DETAILS
Col.	STRUCTURAL COLUMN TO ENGINEERS DETAILS
Bol.	POWDERCOATED STEEL BOLARD SET IN GROUND TO SELECTION
HR	POWDERCOATED STEEL FRAMED HANDRAIL FIXED TO WALLS AS DETAIL.
BAL	POWDERCOATED STEEL FRAMED STAIR BALUSTRADE AS DETAIL
RAL	ALUMINIUM FRAMED ROOF ACCESS LADDER AS SPECIFIED
MSB	MAIN SWITCH BOARD TO CONSULTANTS DETAILS
DB	DISTRIBUTION BOARD TO CONSULTANTS DETAILS
FIP	FIRE INDICATION PANEL TO CONSULTANTS DETAILS
HWS	HOT WATER SYSTEM TO CONSULTANTS DETAILS
TI	TACTILE INDICATORS TO CODE

G	13.12.17	LINE OF FIRST FLOOR SHARED BALCONY'S SET BACK WITHIN SOUTHERN BOUNDARY.	JS
F	20.09.17	ISSUED FOR TENDER	JS
E	04.09.17	TYPE OF INSULATION REVISED	JS
D	21.08.17	WALL TYPES REVISED	JS
C	28.06.17	INSULATION THICKNESS REVISED TO WALL TYPE S3, S3A + S3B. CSR EXTERNAL SYSTEM ASSIGNED TO WALL TYPE S4. INSULATION THICKNESS REVISED. WALL TYPE S5 DESCRIPTION REVISED TO C02. RELEVANT WALLS REVISED TO WALL TYPE S7. WALL TYPE S5.1 SYSTEM REVISED TO EXTERNAL. INSULATION THICKNESS REVISED. WALL TYPE S5.2 REVISED ACCORDINGLY. WALL TYPE S8 DELETED. RELEVANT BALCONY WALLS REVISED TO S5.	JS
B	02.05.17	GENERAL REVISION AS CLOUDED	JS
A	31.01.17	AS CLOUDED	JG
Issue	Date	Amendments	By



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Project

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147 Marion Road
Richmond SA 5033

Drawing Title Date of Print 7/02/2018

MEZZANINE FLOOR PLAN

Drawn	Checked	Scale
JG, JS	PR	As Shown
Date Created	CAD File Name	
28.10.16	12142 Marion Rd WDs	
Drawing Number	Issue	
12142 WD03	G	

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Notes

CEILING SYSTEMS

STAIRWELL: CEILINGS
2 x 16 FYRCHEK / STEEL FRAMING (150 MIN. DEPTH)
+ 70mm GLASSWOOL BATTS / 10mm PLASTERBOARD
CEILING LINING

APARTMENTS: CEILINGS
METAL SHEET ROOF / BRADFORD ANTICON OVER ROOF
TRUSSES / TIMBER FRAMING TO CODE/50mm FIBREGLASS
INSULATION 32KG/M³ DENSITY / 13mm PLASTERBOARD
CEILING LINING (2x13mm LAYER TO TOP LEVEL ONLY).

OFFICE: CEILINGS
METAL SHEET ROOF / BRADFORD ANTICON OVER ROOF
TRUSSES / TIMBER FRAMING TO CODE/165mm FIBREGLASS
INSULATION 8KG/M³ DENSITY / 1X10m PLASTERBOARD
CEILING LININGS.

BALCONIES: SOFFIT UNDER
6mm EXPRESSED JOINT HARDIFLEX WITH BACKING STRIPS
3000mm LONG HARDIFLEX CFC SHEETING AT 1200mm CTS.

CARPARK: SOFFIT / APARTMENT FLOOR
HEBEL POWERFLOOR PF-001 / CSR 75mm HEBEL
POWERFLOOR / TIMBER TRUSSES AT 600mm MAX. CTRS /
75mm FIBREGLASS INSULATION 32KG/M³ DENSITY / 3 X
16mm FYRCHEK (TO ACHIEVE FRL 120/120/120) 25mm
FURRING CHANNEL / 1 X 6mm CFC SHEET

LEGEND - CEILING PLAN

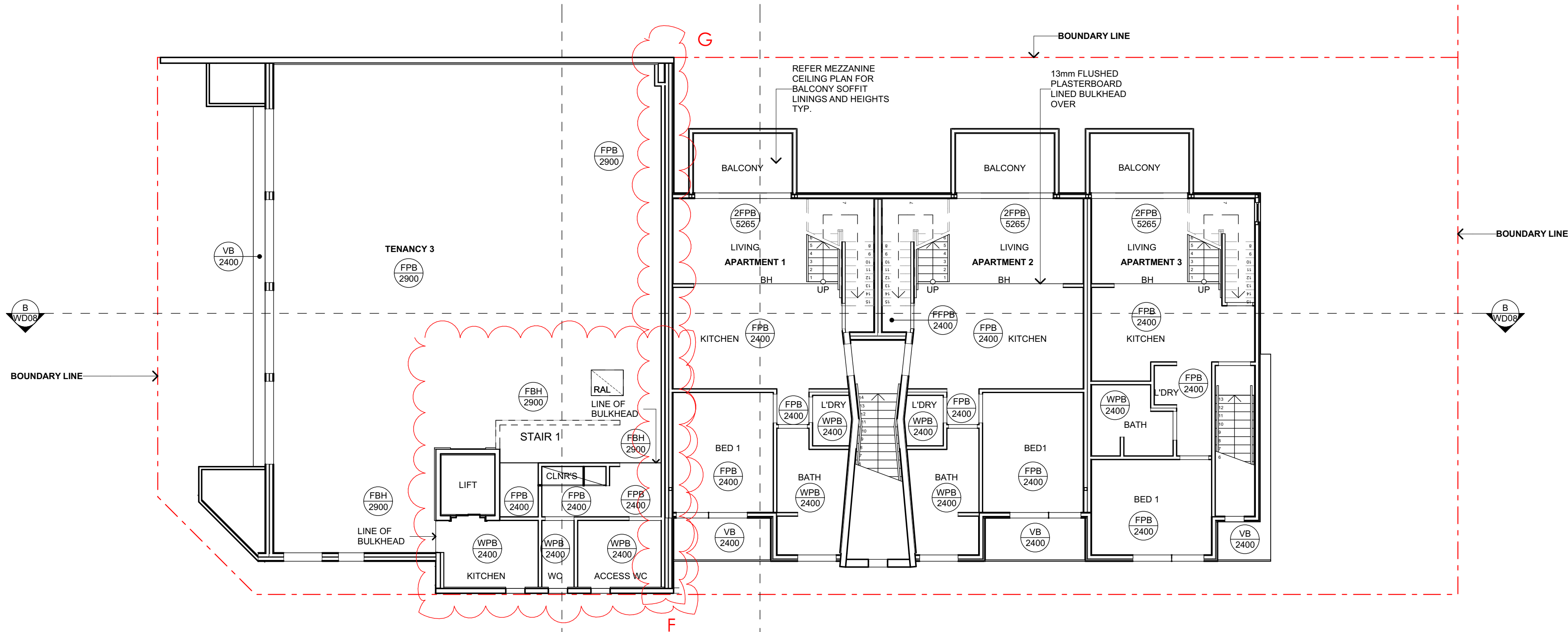
(2FPB 2700)	CEILING FINISH CEILING HEIGHT AFFL
FPB	13mm FLUSHED PLASTERBOARD CEILING LINING
2FPB	2 x 13mm FLUSHED PLASTERBOARD CEILING LINING
WPB	13mm WATERPROOF FLUSHED PLASTERBOARD CEILING LINING
2WPB	2 x 13mm WATERPROOF FLUSHED PLASTERBOARD CEILING LINING
PBH	13mm FLUSHED PLASTERBOARD LINED BULKHEAD
VB	6mm SQUARE SET FLUSHED VILLABOARD LINING
CFC	6mm THICK EXPRESSED JOINT COMPRESSED FIBRE CEMENT CEILING LINING
AP	ACCESS PANEL AS SCHEDULED NOMINAL 600 x 600mm
EG	EXHAUST GRILLE TO CONSULT. DETAILS
AF	A/C OUTSIDE AIR FAN
RAL	1000 x 800MM ROOF ACCESS ALUM. FRAMED FOLD DOWN STEP LADDER AS SPECIFIED.
AL	ALUMINIUM LOUVRES
FPB-FR	3X16mm FYRCHEK FLUSHED AND PAINTED PLASTERBOARD LINING TO ACHIEVE FRL 2Hr

NOTE:

SQUARE SET ALL WALL CEILING JUNCTIONS
TYP.

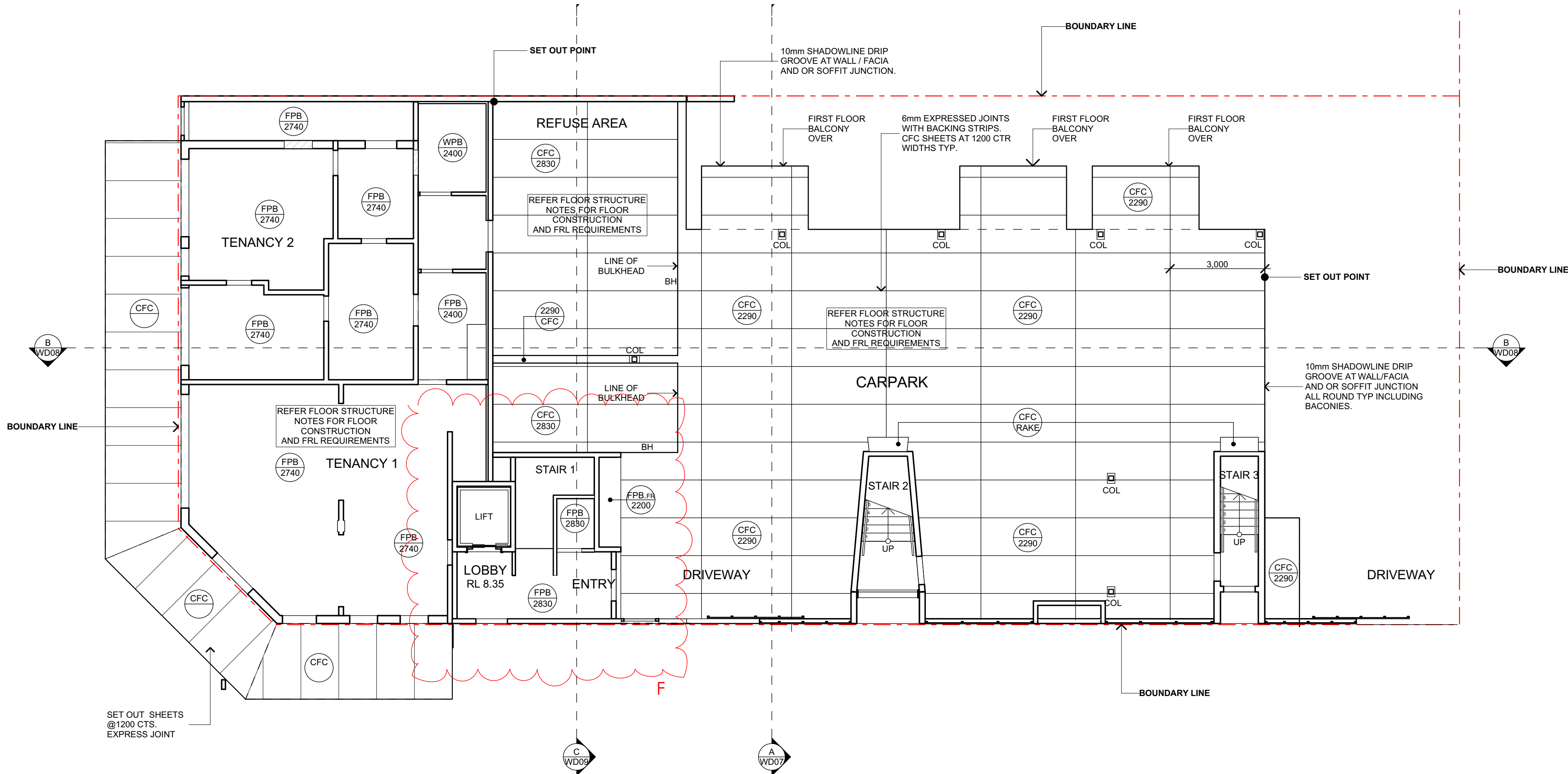
ALL INSULATION INCLUDING THERMAL AND
ACOUSTIC AS SCHEDULED.

REFER TO ENG'S DETAILS FOR SETOUT OF
ALL ACES HATCHES AND EXHAUST VENT
DETAILS



FIRST FLOOR CEILING PLAN

1:100 [A1]
1:200 [A3]



GROUND FLOOR CEILING PLAN

1:100 [A1]
1:200 [A3]

G	07.02.18	INTERNAL WALL SHOWN AS ORIGINALLY DOCUMENTED	JD
F	02.02.18	CEILING HEIGHTS REVISED. LINE OF BULKHEAD RELOCATED. REVISED TO REFLECT CHANGES TO PLAN LAYOUT	JD
E	15.01.18	DOOR FD10 DELETED.	JS
D	13.12.17	FIRST FLOOR SHARED BALCONY INCL. CEILING SET BACK WITHIN SOUTHERN BOUNDARY.	JS
C	20.09.17	ISSUED FOR TENDER	JS
B	02.05.17	GENERAL REVISION AS CLOUDED	JS
A	31.01.17	AS CLOUDED	JG
Issue	Date	Amendments	By



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Richmond SA 5033

Drawing Title Date of Print 7/02/2018

GF & FF REFLECTED CEILING
PLANS

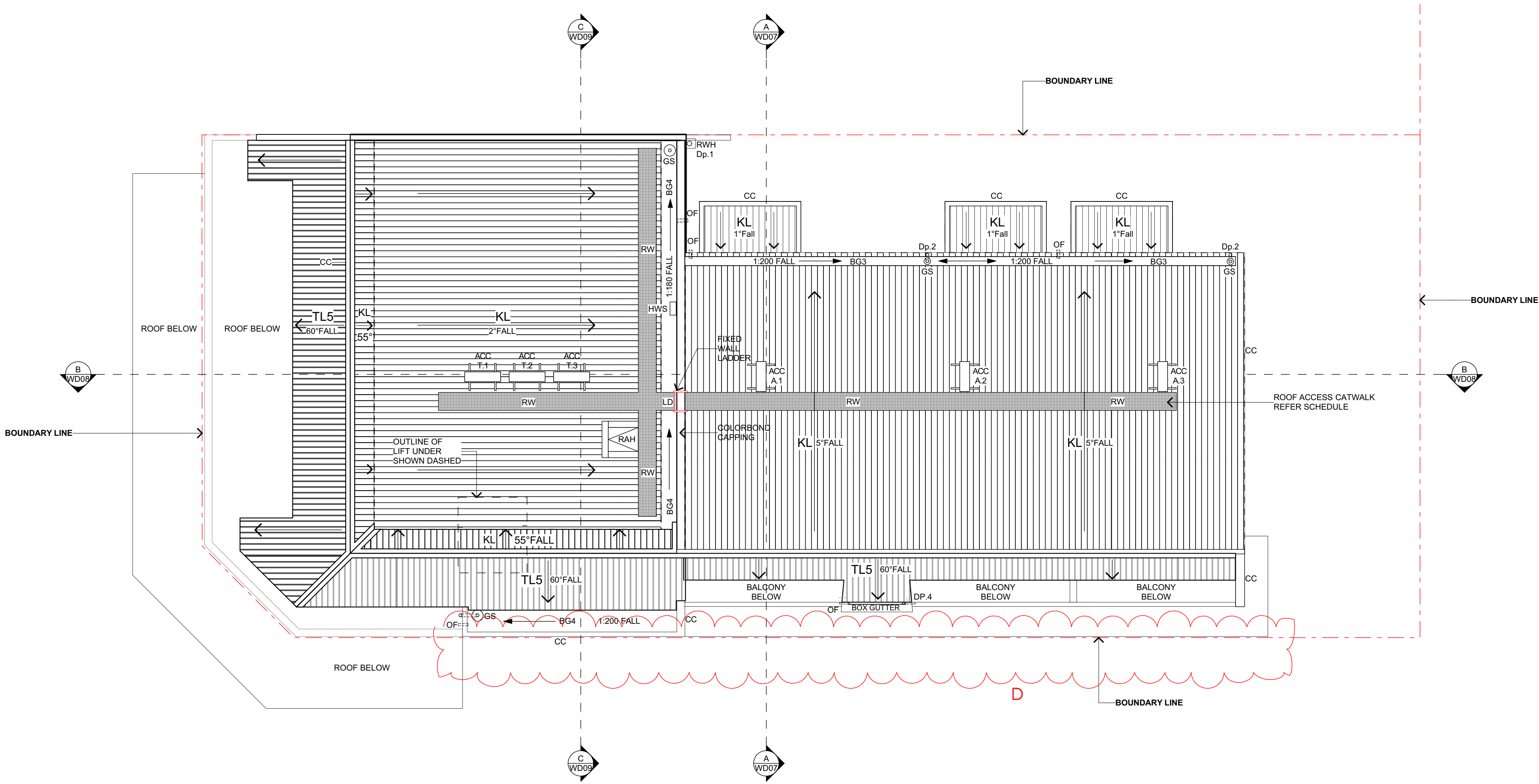
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JG, JS	PR	As Shown
Date Created	CAD File Name	
28.10.16	12142 Marion Rd WDs	
Drawing Number	Issue	
12142 WD04	G	

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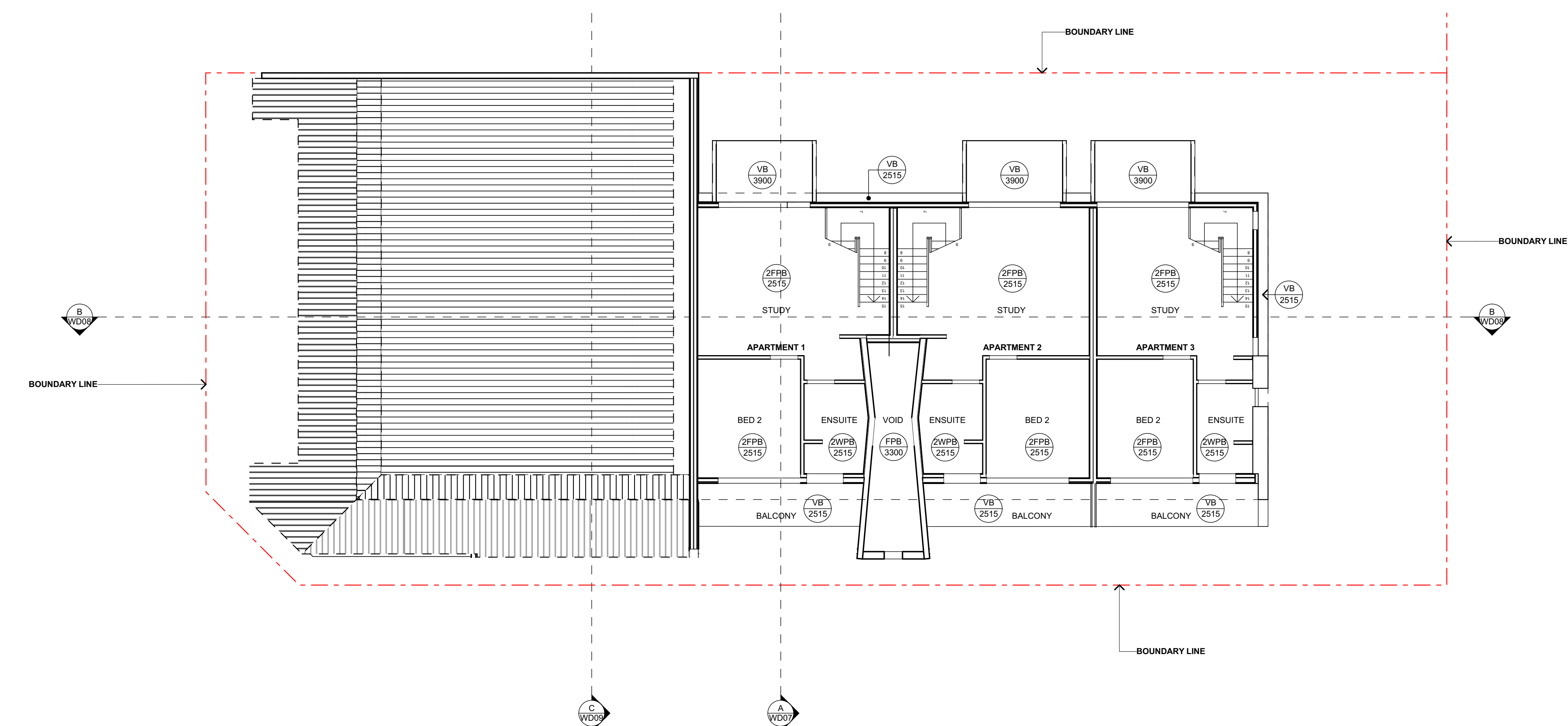
LEGEND - ROOF PLAN

- TL5 FIELDERS TL5 HI STRENGTH 0.48 BMT ROOF SHEETING. COLORBOND COLOUR - MONUMENT
- KL KLIP-LOK 700 HI STRENGTH 0.48 BMT ROOF SHEETING. COLORBOND COLOUR - MONUMENT
- Dp.1 1500 SEWER GRADE PVC DOWNPIPE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. PAINT EXPOSED SURFACES TO MATCH WALL COLOUR.
- Dp.2 1000 SEWER GRADE PVC DOWNPIPE
- Dp.3 800 SEWER GRADE PVC DOWNPIPE
- Dp.4 500 SEWER GRADE PVC DOWNPIPE
- BG.1 300 x 100MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
- BG.2 300 x 130MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
- BG.3 300 x 150MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
- BG.4 450 x 150MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
- BG.5 800 x 150MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
- BG.6 800 x 150MM ZINCALUME BOX GUTTER ON SPANDEK GUTTER BOARD AND ADJ. STRAPS @ 900MM MAX. CTS.
- OF 750 OVERFLOW SEWER GRADE PVC PIPE. COLORBOND COLOUR - MONUMENT
- GS PROPRIETARY GUTTA SUMP WITH LEAF GUARD INSTALLED TO MANUFACTURERS SPECIFICATION. LOW PROFILE WHERE REQUIRED.
- RWH 300 x 300 x 500mm ZINCALUME RAIN WATER HEAD WITH 150 x 35mm OVERFLOW OPENING. PAINT TO MATCH WALL COLOUR.
- CC COLORBOND CAPPING FOLDED OR SCRIBED TO SUIT APPLICATION. COLORBOND COLOUR - MONUMENT
- CF COLORBOND FLASHING SCRIBED TO SUIT ROOF PROFILE. CB COLOUR - MONUMENT
- RAH 1000 x 800MM ROOF ACCESS HATCH WITH TWIN STRUTS COMPLETE WITH ALUMINIUM FRAMED FOLD DOWN STEP LADDER AS SPECIFIED.
- RW SELECTED REINFORCED FIBRE ROOF WALKWAY TO AS 1657-2013
- LD INSTALL WALL FIXED ALUMINIUM FRAMED STEP LADDER OVER PARAPET TO AS 1657-2013
- NOTE ALLOW INSTALLATION OF ANCHOR POINT FALL ARREST SYSTEM AS REQUIRED TO AS 1657-2013. CORRECT SAFETY OF EQUAL APPROVED.
- ALLOW INSTALLATION OF STATIC LINE FALL ARREST SYSTEM WHERE REQUIRED TO AS 1657-2013. CORRECT SAFETY OF EQUAL APPROVED.



ROOF PLAN

1:100 [A1]
1:200 [A3]



MEZZANINE FLOOR CEILING PLAN

1:100 [A1]
1:200 [A3]

CEILING SYSTEMS

STAIRWELL: CEILINGS

2 X 16 FYRCHEK / STEEL FRAMING (150 MIN. DEPTH)
+ 70mm GLASSWOOL BATTS / 10mm PLASTERBOARD
CEILING LINING

APARTMENTS: CEILINGS

METAL SHEET ROOF / BRADFORD ANTICON OVER ROOF
TRUSSES / TIMBER FRAMING TO CODE/50mm FIBREGLASS
INSULATION 32KG/M³ DENSITY / 13mm PLASTERBOARD
CEILING LINING (2x13mm LAYER TO TOP LEVEL ONLY).

OFFICE: CEILINGS

METAL SHEET ROOF / BRADFORD ANTICON OVER ROOF
TRUSSES / TIMBER FRAMING TO CODE/165mm FIBREGLASS
INSULATION 8KG/M³ DENSITY / 1X10m PLASTERBOARD
CEILING LININGS.

BALCONIES: SOFFIT UNDER

6mm EXPRESSED JOINT HARDIFLEX WITH BACKING STRIPS
3000mm LONG HARDIFLEX CFC SHEETING AT 1200mm CTS.

CARPARK: SOFFIT / APARTMENT FLOOR

HEBEL POWERFLOOR PF-001 : CSR 75mm HEBEL
POWERFLOOR / TIMBER TRUSSES AT 600mm MAX. CTRS /
75mm FIBREGLASS INSULATION 32KG/M³ DENSITY / 13 X
16mm FYRCHEK (TO ACHIEVE FRL 120/120/120/ 25mm
FURRING CHANNEL / 1 X 6mm CFC SHEET

Notes

LEGEND - CEILING PLAN

- 2FPB (2700) CEILING FINISH
CEILING HEIGHT AFFL
- FPB 13mm FLUSHED PLASTERBOARD
CEILING LINING
- 2FPB 2 x 13mm FLUSHED PLASTERBOARD
CEILING LINING
- WPB 13mm WATERPROOF FLUSHED
PLASTERBOARD CEILING LINING
- 2WPB 2 x 13mm WATERPROOF FLUSHED
PLASTERBOARD CEILING LINING
- PBH 13mm FLUSHED PLASTERBOARD
LINED BULKHEAD
- VB 6mm SQUARE SET FLUSHED
VILLABOARD LINING
- CFC 6mm THICK EXPRESSED JOINT
COMPRESSED FIBRE CEMENT
CEILING LINING
- AP ACCESS PANELS SCHEDULED
NOMINAL 600 x 600mm
- EG EXHAUST GRILLE TO CONSULT.
DETAILS
- AF A/C OUTSIDE AIR FAN
- RAL 1000 x 800MM ROOF ACCESS ALUM.
FRAMED FOLD DOWN STEP LADDER
AS SPECIFIED.
- AL ALUMINIUM LOUVRES
- FPB.FR 3X16mm FYRCHEK FLUSHED AND
PAINTED PLASTERBOARD LINING TO
ACHIEVE FRL 2Hr

NOTE:

SQUARE SET ALL WALL CEILING JUNCTIONS
TYP.

ALL INSULATION INCLUDING THERMAL AND
ACOUSTIC AS SCHEDULED.

REFER TO ENG'S DETAILS FOR SETOUT OF
ALL ACCES HATCHES AND EXHAUST VENT
LOCATIONS.

D	13.12.17	LINE OF FIRST FLOOR SHARED BALCONY/JS SET BACK WITHIN SOUTHERN BOUNDARY.		
C	20.09.17	ISSUED FOR TENDER	JS	
B	02.05.17	GENERAL REVISION AS CLOUDED	JS	
A	31.01.17	AS CLOUDED	JG	
Issue	Date	Amendments		By



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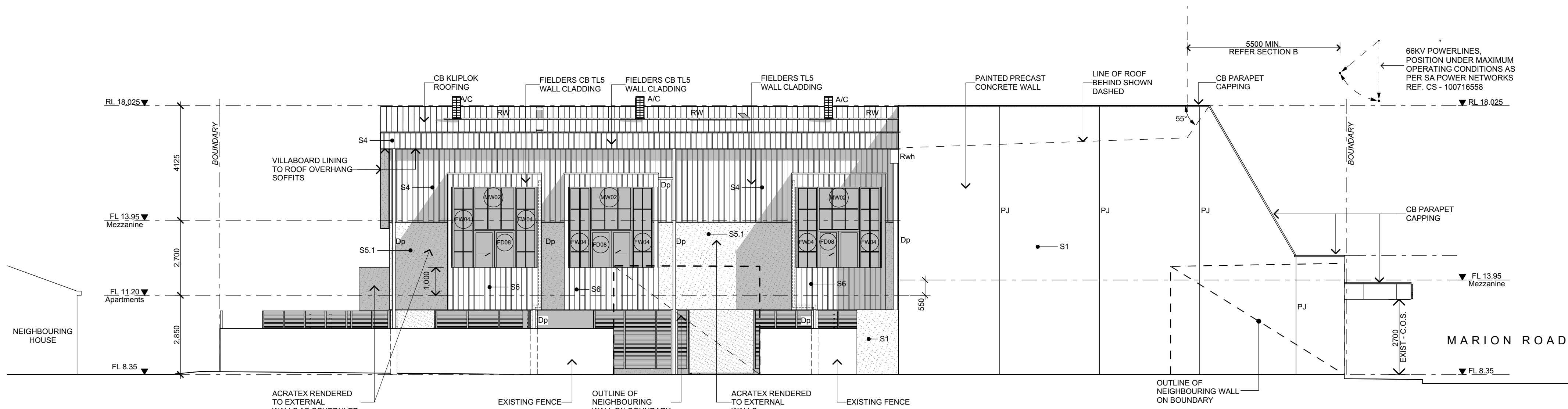
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ROOF PLAN & MEZZANINE FLOOR
REFLECTED CEILING PLAN

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JG, JS	PR	As Shown
Date Created	CAD File Name	
28.10.16	12142 Marion Rd WDs	
Drawing Number	Issue	
12142 WD05	D	

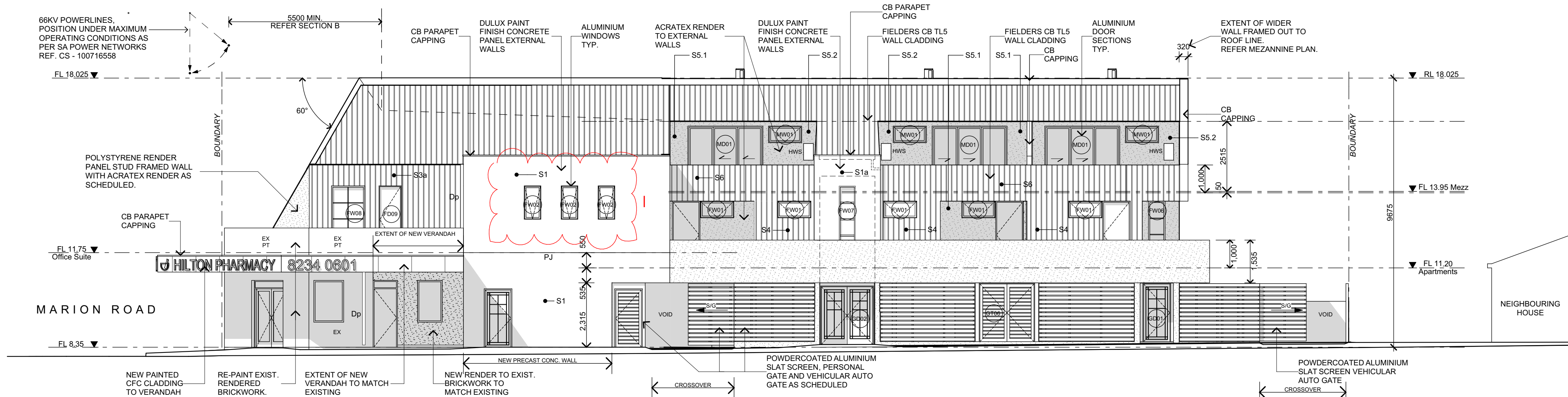
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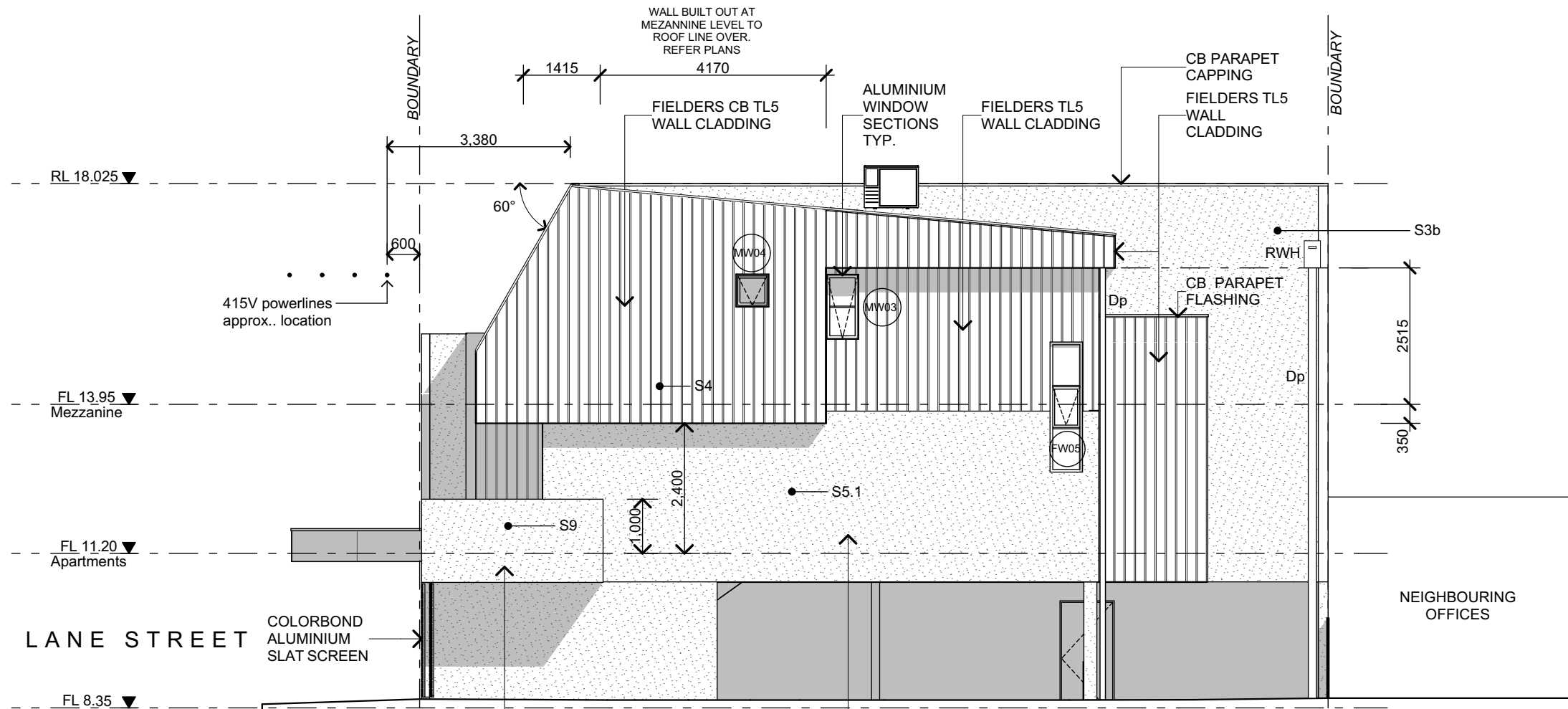
NORTH ELEVATION

1:100 [A1]
1:200 [A3]



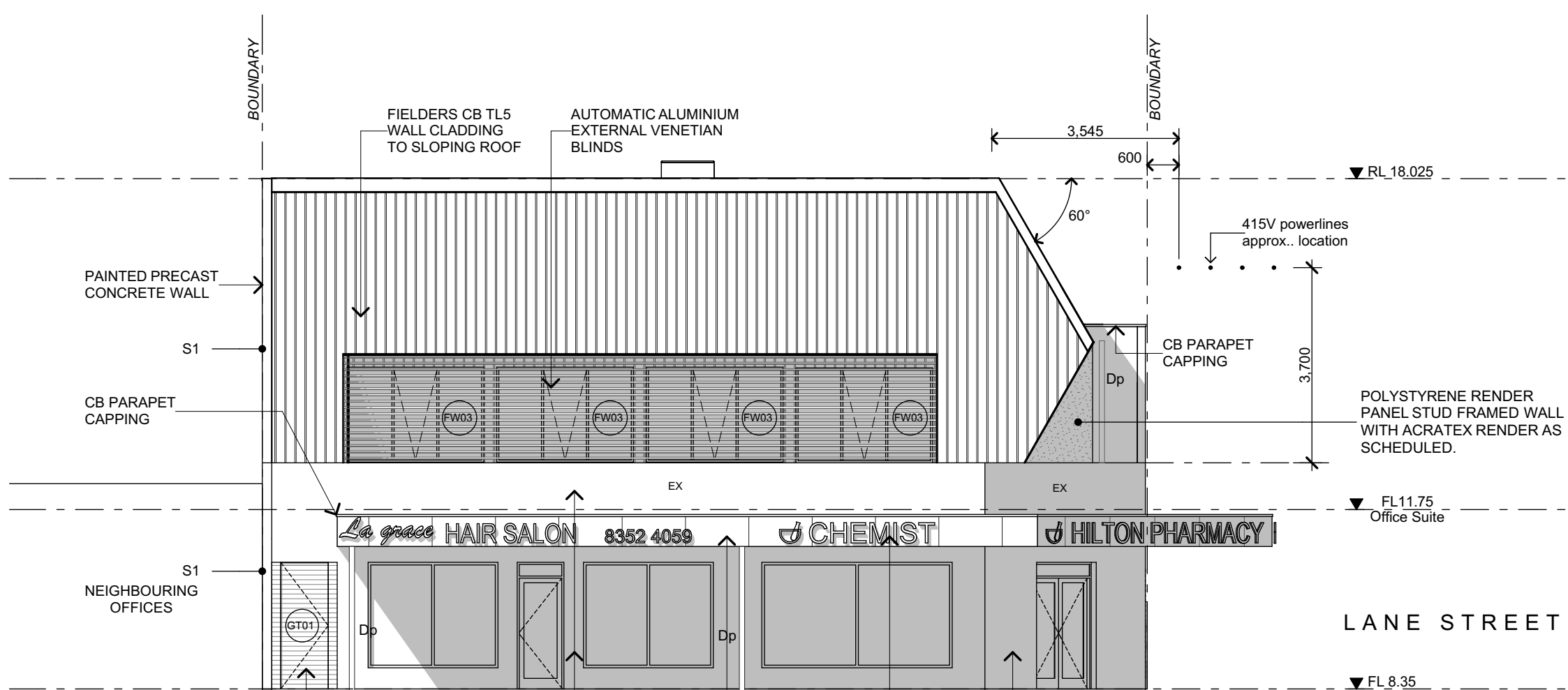
SOUTH ELEVATION

1:100 [A1]
1:200 [A3]



EAST ELEVATION

1:100 [A1]
1:200 [A3]



WEST ELEVATION

1:100 [A1]
1:200 [A3]

WALLS TYPES

S1: INSULATED PRECAST CONCRETE WALLS
13 PLASTERBOARD / 25mm TOPHAT/ 32KG/M³ DENSITY FIBREGLASS INSULATION BATTS / PRECAST CONCRETE PANEL TO ENGINEERS DETAIL.

S1.1 AS ABOVE WITH 90X45 TIMBER STUDS @600 CTS IN LIEU OF 25mm TOPHATS

S1a: PRECAST CONCRETE WALLS
PRECAST CONCRETE PANEL TO ENGINEERS DETAIL.

S2: INFILL OF OPENINGS TO EXISTING WALLS
BRICK TO MATCH EXISTING.

S3: FRL 90/90/90 PARTY WALLS
BETWEEN APARTMENTS
BORAL TT90.1 (min. R1.5, TOP14) SYSTEM
2 X 13mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 20mm CAVITY / 90X45 TIMBER STUD + R4.0 50G11 INSULATION / 2 X 13mm FIRESTOP PBD

S3a: FRL 120/120/120 PARTY WALLS
BETWEEN APARTMENT & OFFICE INTERNALLY
BORAL TT120.1 (min. R1.5, TOP14) SYSTEM
2 X 16mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 20mm CAVITY / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 2 X 16mm FIRESTOP PBD

S3b: FRL 120/120/120 PARTY WALLS
BETWEEN APARTMENT & OFFICE EXTERNALLY
BORAL TT120.1 (min. R1.5, TOP14) SYSTEM
6mm FIBRE CEMENT SHEET WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION 25mm TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 16mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + 50G11 INSULATION / 20 CAVITY / 90X45 TIMBER STUDS @600 CTS + 50G11 INSULATION / 2 X 16mm FIRESTOP PBD

S4: FRL 90/90/90 EXTERN. FIRE RATED WALL
BORAL OWT90.3
FIELDERS TL5 COLORBOND METAL CLADDING / 25mm TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 13 WET AREA FIRESTOP PBD EXTERNALLY / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / 25mm TOPHATS / 2 X 13 FIRESTOP PBD INTERNALLY (WATER RESISTANT PBD IF IN WET AREA)

S5.1: FRL 90/90/90 EXTERN. FIRE RATED WALL
BORAL OWT90.3
6mm FIBRE CEMENT SHEET WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION / 25mm TOPHATS / TYVEK HOME WRAP MEMBRANE / 2 X 13 WET AREA FIRESTOP PBD EXTERNALLY / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / 25mm TOPHATS / 2 X 13 FIRESTOP PBD INTERNALLY

S5.2 AS ABOVE WITH ADDITION OF 140X45 TIMBER STUDS @600 CTS BETWEEN FIRE RATED LINING AND TOPHATS

S6: STEEL CLAD EXTERNAL WALLS
FIELDERS TL5 COLORBOND METAL CLADDING / 25 TOP HAT / VAPOUR BARRIER / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / FIELDERS TL5 COLORBOND METAL CLADDING

S7: INTERNAL PARTITIONS
13 PLASTERBOARD / 50G11 INSULATION / 90X45 TIMBER STUDS @600 CTS / 13 PLASTERBOARD

S9: EXTERNAL SOUTHERN BALUSTRADES
40mm POLYSTYRENE WALL PANEL TO BOTH SIDES OF 90X45 TIMBER STUDS @600 CTS WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION. 90 GLASSWOOL INSULATION.

S10: FRL 120/120/120 CONCRETE BLOCK WALL
140mm HOLLOW CONCRETE BLOCK WALL. CORE FILLED WITH CONCRETE.

C1: FRL 120/- CAR PARK COLUMNS
FACE FIX 64 STEEL STUDS TO COLUMNS/ 3 LAYERS 13mm FIRE RATED PLASTERBOARD TO FULL HEIGHT OF COLUMN. INSTALL 1 LAYER 6mm FIBRE CEMENT OVER ALL AROUND OVER PYRCEK TO FULL HEIGHT.
ALTERNATIVE - 4 COATS (3mm DRY FILM) CAPCO SPRAYFLM W83 INTUMESCENT COATING INSTALLED TO MANUFACTURERS WRITTEN SPECIFICATION.

C2: FRL 90/- COLUMNS WITHIN APARTMENT
- **CSR 195 EQUAL APPROVED**
FIX RONDOL TRACK TO COLUMNS/ 2 X 16mm FIRE RATED PLASTERBOARD TO FULL HEIGHT OF COLUMN.

Notes

I	02.02.18	WINDOWS FW02 REVISED AND 1 DELETED.	JD
H	15.01.18	DOOR FD10 DELETED.	JS
G	13.12.17	SHARED BALCONY SET BACK AND STRAIGHTENED WITH SOUTHERN BOUNDARY. PRECAST PANEL WALL EXPOSED. 40FF FW02 WINDOWS SETOUT REVISED.	JS
F	20.09.17	ISSUED FOR TENDER	JS
E	04.09.17	TYPE OF INSULATION REVISED	JS
D	21.08.17	WALL TYPES REVISED	JS
C	28.06.17	INSULATION THICKNESS REVISED TO WALLS TYPES S3, S3a + S3b. CSR EXTERNAL SYSTEM ASSIGNED TO WALL TYPE S4. INSULATION THICKNESS REVISED. WALL TYPE S5 DESCRIPTION REVISED TO C02. RELEVANT WALLS REVISED TO WALL TYPE S7. WALL TYPE S5.1 SYSTEM REVISED TO EXTERNAL INSULATION THICKNESS REVISED. WALL TYPE S5.2 REVISED ACCORDINGLY. WALL TYPE S8 DELETED. RELEVANT BALCONY WALLS REVISED TO S5.	JS
B	02.05.17	GENERAL REVISION AS CLOUDED	JS
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ELEVATIONS

Drawn	Checked	Scale
JG, JS	PR	As Shown
Date Created	CAD File Name	
28.10.16	12142 Marion Rd WDs	
Drawing Number	Issue	
12142 WD06	I	

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Notes

ALL PENETRATIONS OF SERVICES THROUGH WALLS AND FLOORS SHALL COMPLY WITH NCC SPECIFICATION C3.15 REQUIRING FIRE STOPPING COLLARS / MATERIALS.

S1a: PRECAST CONCRETE WALLS
PRECAST CONCRETE PANEL TO ENGINEERS DETAIL.

**S3: FRL 90/90/90 PARTY WALLS
BETWEEN APARTMENTS**

S3a: FRL 120/120/120 PARTY WALLS
BETWEEN APARTMENT & OFFICE INTERNALLY
BORAL TT120.1 (min. R1.5, 70P14) SYSTEM
 2 X 16mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS
 + R4.0 50G11 INSULATION / 20mm CAVITY / 90X45 TIMBER
 STUDS @600 CTS + R4.0 50G11 INSULATION / 2 X 16mm
 FIRESTOP PBD

S4: FRL 90/90/90 EXTERN. FIRE RATED WALL
BORAL OWT90.3
 FIELDS TL5 COLORBOND METAL CLADDING / 25mm
 TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 13 WET
 AREA FIRESTOP PBD EXTERNALLY / 90X45 TIMBER STUDS
 @600 CTS + R2.5 GW WALL BATTS / 25mm TOPHATS / 2 X 13
 FIRESTOP PBD INTERNALLY (WATER RESISTANT PBD IF IN
 WET AREA)

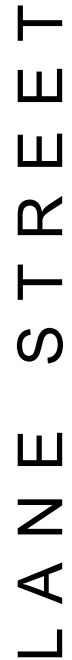
S5.2 AS ABOVE WITH ADDITION OF 140X45 TIMBER STUDS @600 CTS BETWEEN FIRE RATED LINING AND TOPHATS

S7: INTERNAL PARTITIONS
13 PLASTERBOARD / 50G11 INSULATION / 90X45 TIMBER STUDS @600 CTS / 13 PLASTERBOARD

S9: EXTERNAL SOUTHERN BALUSTRADES
40mm POLYSTYRENE WALL PANEL TO BOTH SIDES OF 90X45 TIMBER STUDS @600 CTS WITH 3 X LAYERS OF DULUX ACRATEX SYSTEM TOMANUFACTURERS WRITTEN SPECIFICATION. 90 GLASSWOOL INSULATION.

C1: FRL 120/- CAR PARK COLUMNS
FACE FIX 64 STEEL STUDS TO COLUMNS/ 3 LAYERS 13mm
FIRE RATED PLASTERBOARD TO FULL HEIGHT OF
COLUMN. INSTALL 1 LAYER 6mm FIBRE CEMENT OVER ALL
AROUND OVER FYRCHCK TO FULL HEIGHT.
ALTERNATIVE - 4 COATS (3mm DRY FILM) CAFCO
SPRAYFILM WB3 INTUMESCENT COATING INSTALLED TO
MANUFACTURERS WRITTEN SPECIFICATION.

G	13.12.17	SHARED BALCONY SET BACK WITHIN BOUNDARY.	JS
F	04.09.17	ISSUED FOR TENDER	JS
E	20.09.17	TYPE OF INSULATION REVISED	JS
D	21.08.17	WALL TYPES REVISED	JS
C	28.06.17	INSULATION THICKNESS REVISED TO WALLS TYPES: S3, S3A + S3B. CUR EXTERNAL SYSTEM ASSIGNED TO WALL TYPE S4. INSULATION THICKNESS REVISED. WALL TYPE S5 DESCRIPTION REVISED TO C02. RELEVANT WALLS REVISED TO WALL TYPE S7. WALL TYPE S5.1 SYSTEM REVISED TO EXTERNAL. INSULATION THICKNESS REVISED. WALL TYPE S5.2 REVISED ACCORDINGLY. WALL TYPE S0 DELETED. BALCONY WALL BALCONY WALLS REVISED TO S9.	JS
B	02.05.17	GENERAL REVISION AS CLOUDED	JS
A	31.01.17	AS CLOUDED	JG
Issue Date		Amendments	By


$$\frac{1:50 \text{ [A1]}}{1:100 \text{ [A3]}}$$

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Drawing Title	Date of Print 7/02/2018
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28.10.16	12142 Marion Rd WDs	
Drawing Number	Issue	
12142 WD07	G	

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ALL PENETRATIONS OF SERVICES THROUGH WALLS AND FLOORS SHALL COMPLY WITH NCC SPECIFICATION C3.15 REQUIRING FIRE STOPPING COLLARS / MATERIALS.

WALLS TYPES

S1: INSULATED PRECAST CONCRETE WALLS
13 PLASTERBOARD / 25mm TOPHAT/ 32KG/M² DENSITY FIBREGLASS INSULATION BATTS / PRECAST CONCRETE PANEL TO ENGINEERS DETAIL.

S1.1 AS ABOVE WITH 90X45 TIMBER STUDS @600 CTS IN LIEU OF 25mm TOPHATS

S1a: PRECAST CONCRETE WALLS
PRECAST CONCRETE PANEL TO ENGINEERS DETAIL.

S2: INFILL OF OPENINGS TO EXISTING WALLS
BRICK TO MATCH EXISTING.

S3: FRL 90/90/90 PARTY WALLS
BETWEEN APARTMENTS
BORAL TT90.1 (min. R1.5, TOP14) SYSTEM
2 X 13mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 20mm CAVITY / 90X45 TIMBER STUD + R4.0 50G11 INSULATION / 2 X 13mm FIRESTOP PBD

S3a: FRL 120/120/120 PARTY WALLS
BETWEEN APARTMENT & OFFICE INTERNALLY
BORAL TT120.1 (min. R1.5, TOP14) SYSTEM
2 X 16mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 20mm CAVITY / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 2 X 16mm FIRESTOP PBD

S3b: FRL 120/120/120 PARTY WALLS
BETWEEN APARTMENT & OFFICE EXTERNALLY
BORAL TT120.1 (min. R1.5, TOP14) SYSTEM
6mm FIBRE CEMENT SHEET WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION 25mm TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 16mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + 50G11 INSULATION / 20 CAVITY / 90X45 TIMBER STUDS @600 CTS + 50G11 INSULATION / 2 X 16mm FIRESTOP PBD

S4: FRL 90/90/90 EXTERN. FIRE RATED WALL
BORAL OW790.3
FIELDERS TL5 COLORBOND METAL CLADDING / 25mm TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 13 WET AREA FIRESTOP PBD EXTERNALLY / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / 25mm TOPHATS / 2 X 13 FIRESTOP PBD INTERNALLY (WATER RESISTANT PBD IF IN WET AREA)

S5.1: FRL 90/90/90 EXTERN. FIRE RATED WALL
BORAL OW790.3
6mm FIBRE CEMENT SHEET WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION / 25mm TOPHATS / TYVEK HOME WRAP MEMBRANE / 2 X 13 WET AREA FIRESTOP PBD EXTERNALLY / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / 25mm TOPHATS / 2 X 13 FIRESTOP PBD INTERNALLY

S5.2 AS ABOVE WITH ADDITION OF 140X45 TIMBER STUDS @600 CTS BETWEEN FIRE RATED LINING AND TOPHATS

S6: STEEL CLAD EXTERNAL WALLS
FIELDERS TL5 COLORBOND METAL CLADDING / 25 TOP HAT / VAPOUR BARRIER / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / FIELDERS TL5 COLORBOND METAL CLADDING

S7: INTERNAL PARTITIONS
13 PLASTERBOARD / 50G11 INSULATION / 90X45 TIMBER STUDS @600 CTS / 13 PLASTERBOARD

S9: EXTERNAL SOUTHERN BALUSTRADES
40mm POLYSTYRENE WALL PANEL TO BOTH SIDES OF 90X45 TIMBER STUDS @600 CTS WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION. 90 GLASSWOOL INSULATION.

S10: FRL 120/120/120 CONCRETE BLOCK WALL
140mm HOLLOW CONCRETE BLOCK WALL. CORE FILLED WITH CONCRETE.

C1: FRL 120/-/- CAR PARK COLUMNS
FACE FIX 64 STEEL STUDS TO COLUMNS/ 3 LAYERS 13mm FIRE RATED PLASTERBOARD TO FULL HEIGHT OF COLUMN. INSTALL 1 LAYER 6mm FIBRE CEMENT OVER ALL AROUND OVER FYRCHKEK TO FULL HEIGHT.
ALTERNATIVE - 4 COATS (3mm DRY FILM) CAPCO SPRAYFILM W83 INTUMESCENT COATING INSTALLED TO MANUFACTURERS WRITTEN SPECIFICATION.

C2: FRL 90/-/- COLUMNS WITHIN APARTMENT
- **CSR 195 OR EQUAL APPROVED**
FIX RONDO TRACK TO COLUMNS/ 2 X 16mm FIRE RATED PLASTERBOARD TO FULL HEIGHT OF COLUMN.

H	07.02.18	INTERNAL WALL SHOWN AS ORIGINALLY DOCUMENTED	JD
G	02.02.17	REVISED TO REFLECT CHANGES TO PLAN LAYOUT	JD
F	20.09.17	ISSUED FOR TENDER	JS
E	04.09.17	TYPE OF INSULATION REVISED	JS
D	21.08.17	WALL TYPES REVISED	JS
C	28.06.17	INSULATION THICKNESS REVISED TO WALL TYPES S3, S3a + S3b. CSR EXTERNAL SYSTEM ASSIGNED TO WALL TYPE S4. INSULATION THICKNESS REVISED. WALL TYPES DESCRIPTION REVISED TO C02. RELEVANT WALLS REVISED TO WALL TYPE S7. WALL TYPE S5.1 SYSTEM REVISED TO EXTERNAL INSULATION THICKNESS REVISED. WALL TYPE S5.2 REVISED ACCORDINGLY. WALL TYPE S8 DELETED. RELEVANT BALCONY WALLS REVISED TO S5.	JS
B	02.05.17	GENERAL REVISION AS CLOUDED	JS
A	31.01.17	AS CLOUDED	JG
Issue	Date	Amendments	By



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Project

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Richmond SA 5033

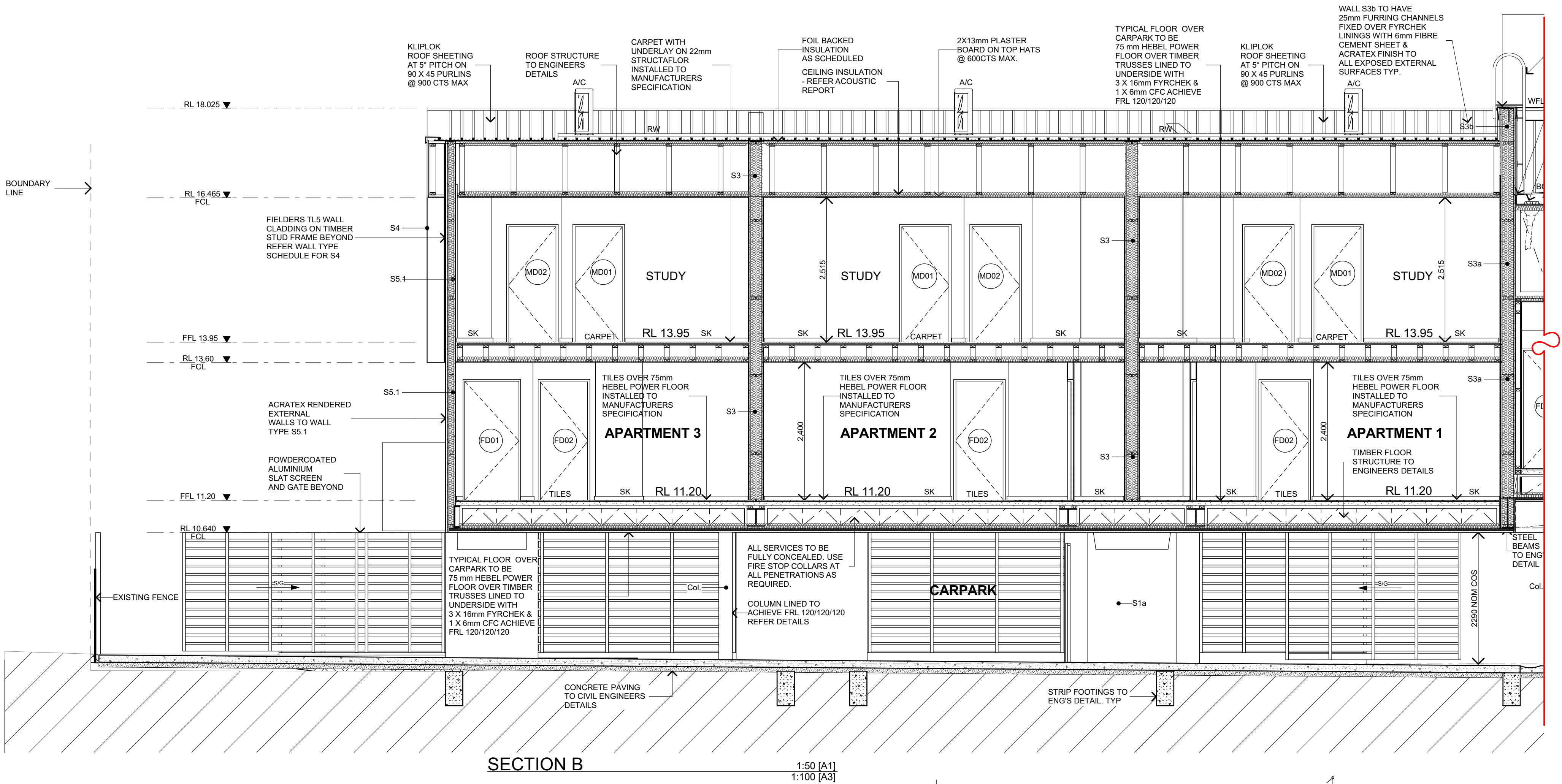
Drawing Title Date of Print 7/02/2018

SECTION B

Drawn	Checked	Scale
JG, JS	PR	As Shown
Date Created	CAD File Name	
28.10.16	12142 Marion Rd WDs	
Drawing Number	Issue	
12142 WD08	H	

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WALLS TYPES

S1: INSULATED PRECAST CONCRETE WALLS
13 PLASTERBOARD / 25mm TOPHAT/ 32KG/M³ DENSITY FIBREGLASS INSULATION BATTS / PRECAST CONCRETE PANEL TO ENGINEERS DETAIL.

S1.1 AS ABOVE WITH 90X45 TIMBER STUDS @600 CTS IN LIEU OF 25mm TOPHATS

S1a: PRECAST CONCRETE WALLS
PRECAST CONCRETE PANEL TO ENGINEERS DETAIL.

S2: INFILL OF OPENINGS TO EXISTING WALLS
BRICK TO MATCH EXISTING.

S3: FRL 90/90/90 PARTY WALLS
BETWEEN APARTMENTS
BORAL TT90.1 (min. R1.5, 70P14) SYSTEM
2 X 13mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 20mm CAVITY / 90X45 TIMBER STUD + R4.0 50G11 INSULATION / 2 X 13mm FIRESTOP PBD

S3a: FRL 120/120/120 PARTY WALLS
BETWEEN APARTMENT & OFFICE INTERNALLY
BORAL TT120.1 (min. R1.5, 70P14) SYSTEM
2 X 16mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 20mm CAVITY / 90X45 TIMBER STUDS @600 CTS + R4.0 50G11 INSULATION / 2 X 16mm FIRESTOP PBD

S3b: FRL 120/120/120 PARTY WALLS
BETWEEN APARTMENT & OFFICE EXTERNALLY
BORAL TT120.1 (min. R1.5, 70P14) SYSTEM
6mm FIBRE CEMENT SHEET WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION 25mm TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 16mm FIRESTOP PBD / 90X45 TIMBER STUDS @600 CTS + 50G11 INSULATION / 20 CAVITY / 90X45 TIMBER STUDS @600 CTS + 50G11 INSULATION / 2 X 16mm FIRESTOP PBD

S4: FRL 90/90/90 EXTERN. FIRE RATED WALL
BORAL OWT90.3
FIELDERS TL5 COLORBOND METAL CLADDING / 25mm TOPHAT / TYVEK HOME WRAP MEMBRANE / 2 X 13 WET AREA FIRESTOP PBD EXTERNALLY / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / 25mm TOPHATS / 2 X 13 FIRESTOP PBD INTERNALLY (WATER RESISTANT PBD IF IN WET AREA)

S5.1: FRL 90/90/90 EXTERN. FIRE RATED WALL
BORAL OWT90.3
6mm FIBRE CEMENT SHEET WITH 3 X LAYERS OF DULUX ACRATEC SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION / 25mm TOPHATS / TYVEK HOME WRAP MEMBRANE / 2 X 13 WET AREA FIRESTOP PBD EXTERNALLY / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / 25mm TOPHATS / 2 X 13 FIRESTOP PBD INTERNALLY

S5.2 AS ABOVE WITH ADDITION OF 140X45 TIMBER STUDS @600 CTS BETWEEN FIRE RATED LINING AND TOPHATS

S6: STEEL CLAD EXTERNAL WALLS
FIELDERS TL5 COLORBOND METAL CLADDING / 25 TOP HAT / VAPOUR BARRIER / 90X45 TIMBER STUDS @600 CTS + R2.5 GW WALL BATTS / FIELDERS TL5 COLORBOND METAL CLADDING

S7: INTERNAL PARTITIONS
13 PLASTERBOARD / 50G11 INSULATION / 90X45 TIMBER STUDS @600 CTS / 13 PLASTERBOARD

S9: EXTERNAL SOUTHERN BALUSTRADES
40mm POLYSTYRENE WALL PANEL TO BOTH SIDES OF 90X45 TIMBER STUDS @600 CTS WITH 3 X LAYERS OF DULUX ACRATEX SYSTEM TO MANUFACTURERS WRITTEN SPECIFICATION. 90 GLASSWOOL INSULATION.

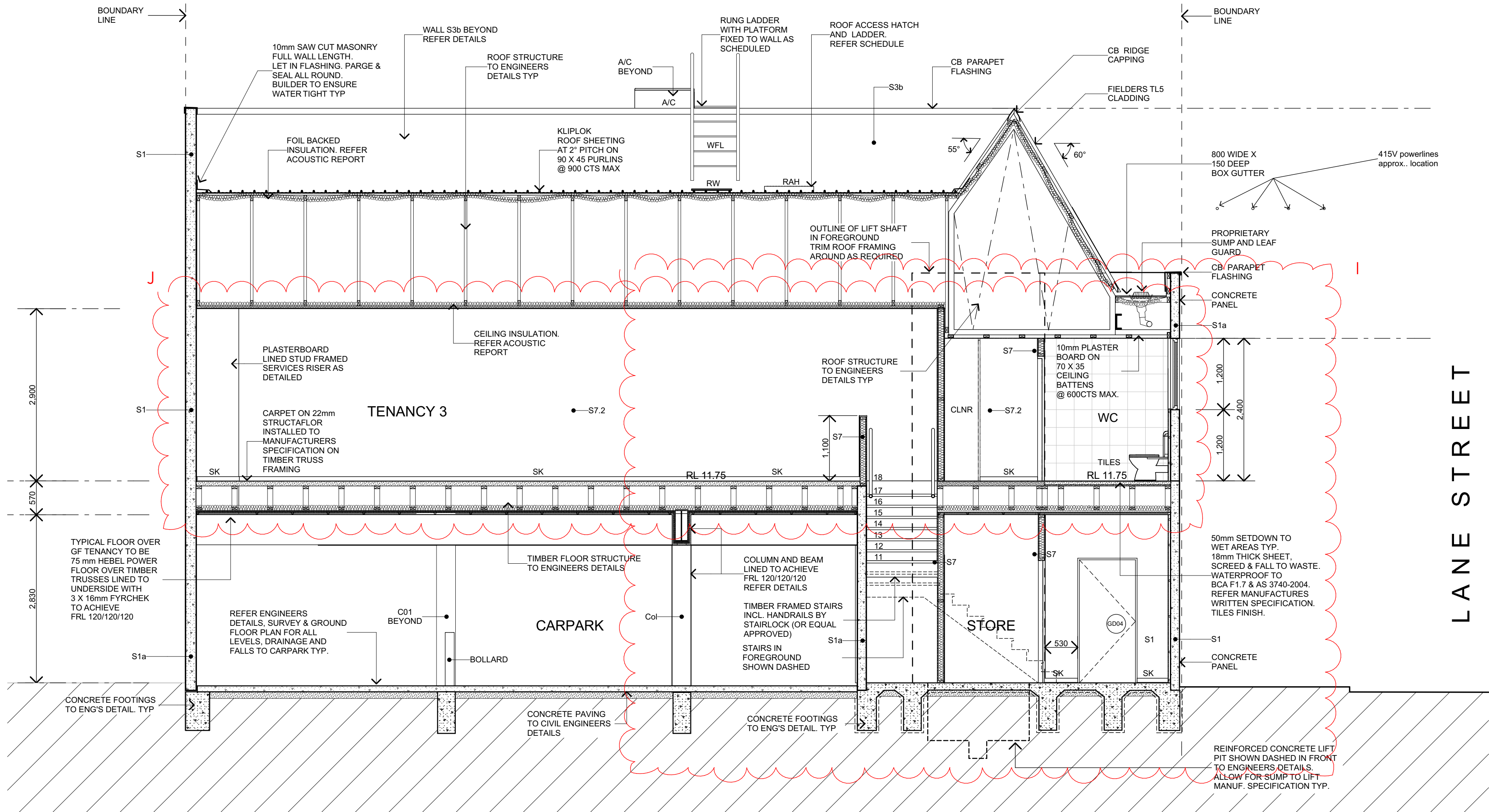
S10: FRL 120/120/120 CONCRETE BLOCK WALL
140mm HOLLOW CONCRETE BLOCK WALL. CORE FILLED WITH CONCRETE.

C1: FRL 120/- CAR PARK COLUMNS
FACE FIX 64 STEEL STUDS TO COLUMNS/ 3 LAYERS 13mm FIRE RATED PLASTERBOARD TO FULL HEIGHT OF COLUMN. INSTALL 1 LAYER 6mm FIBRE CEMENT OVER ALL AROUND OVER FYRCHEK TO FULL HEIGHT.
ALTERNATIVE - 4 COATS (3mm DRY FILM) CAPCO SPRAYFILM W83 INTUMESCENT COATING INSTALLED TO MANUFACTURERS WRITTEN SPECIFICATION.

C2: FRL 90/- COLUMNS WITHIN APARTMENT
- **CSR 195 OR EQUAL APPROVED**
FIX RONDO TRACK TO COLUMNS/ 2 X 16mm FIRE RATED PLASTERBOARD TO FULL HEIGHT OF COLUMN.

Notes

ALL PENETRATIONS OF SERVICES THROUGH WALLS AND FLOORS SHALL COMPLY WITH NCC SPECIFICATION C3.15 REQUIRING FIRE STOPPING COLLARS / MATERIALS.



SECTION C

1:50 [A1]
1:100 [A3]

J	07.02.18	INTERNAL WALL SHOWN AS ORIGINALLY DOCUMENTED	JD
I	02.02.18	FIRST FLOOR LAYOUT REVISED. PORTION OF FLOOR RAISED. CEILING REVISED ACCORDINGLY.	JD
H	15.01.18	DOOR FD10 DELETED.	JS
G	13.12.17	PORTION OF BALCONY DELETED.	JS
G	20.09.17	ISSUED FOR TENDER	JS
F	04.09.17	TYPE OF INSULATION REVISED	JS
E	21.08.17	WALL TYPES REVISED	JS
D	28.06.17	INSULATION THICKNESS REVISED TO WALL TYPES: S3, S3a + S3b. CSR EXTERNAL SYSTEM ASSIGNED TO WALL TYPE S4. INSULATION THICKNESS REVISED. WALL TYPES S3 DESCRIPTION REVISED TO C02. RELEVANT WALLS REVISED TO WALL TYPE S7. WALL TYPE S3.1 SYSTEM REVISED TO EXTERNAL. INSULATION THICKNESS REVISED. WALL TYPE S3.2 REVISED ACCORDINGLY. WALL TYPE S8 DELETED. RELEVANT BALCONY WALLS REVISED TO S9.	JS
C	02.05.17	GENERAL REVISION AS CLOUDED	JS
B	31.01.17	AS CLOUDED	JG
A	24.01.17	WD09 POWER LINES ADDED	JG
Issue	Date	Amendments	By



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Project

Marion Rd Mixed Use Development
147 Marion Road
Richmond SA 5033

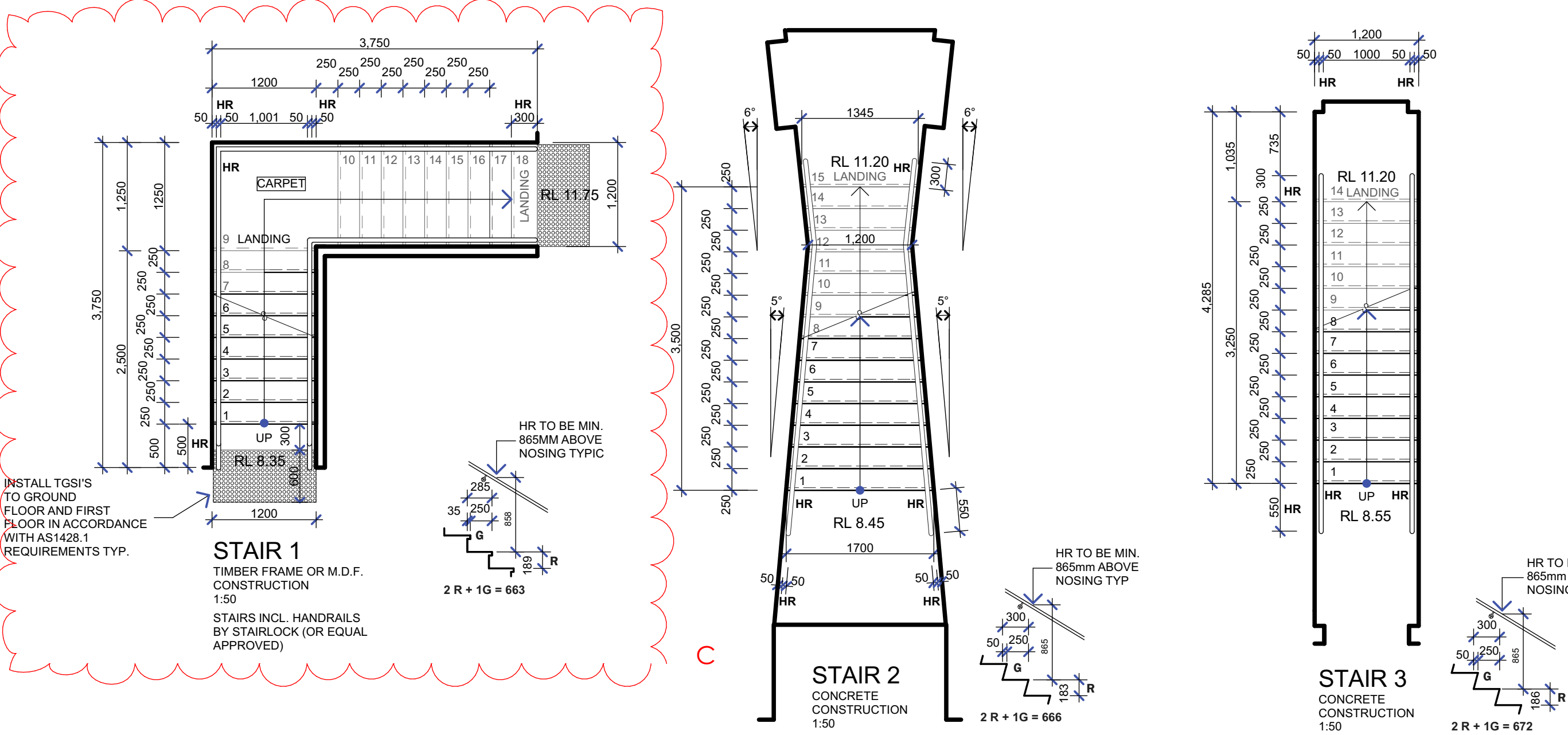
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SECTION C

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28.10.16	12142 Marion Rd WDs	
Drawing Number	Issue	
12142 WD09	J	

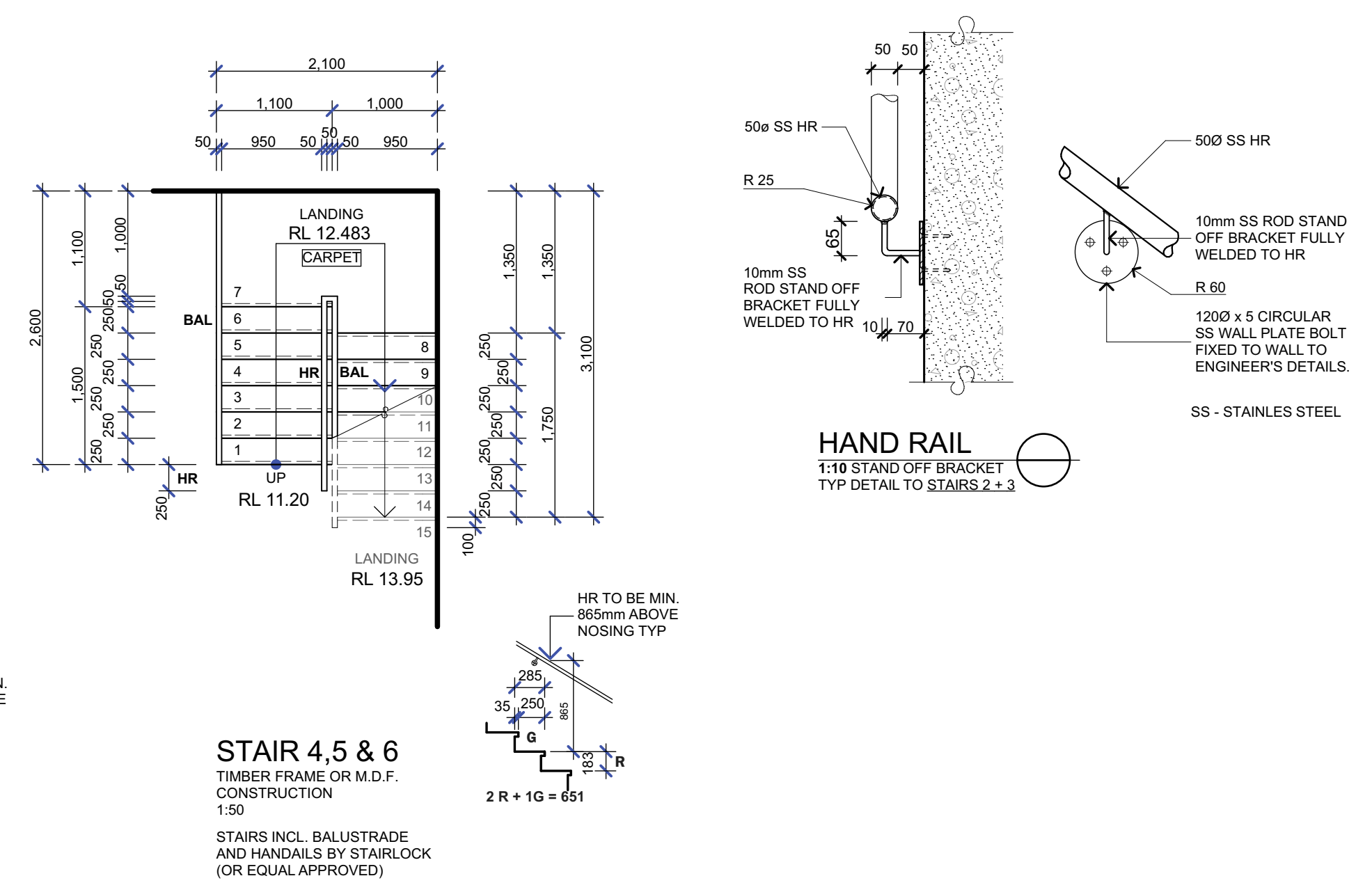
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SPECIFICATION NOTES

1.0	PRELIMINARIES	3.0	SITE PREPARATION + EXCAVATION	5.0	CONCRETE PAVEMENT	8.0	METALWORK (cont.)
1.1	Interpretation of Drawings Check dimensions on site before proceeding with the work of the contract. Notify architect of omission or conflict in drawings and their relation to specifications.	3.1	Scope The work of this section comprises but is not limited to excavation, disposal of surplus excavated material both on and off the site, supply of compaction and filling material and the preparation necessary to bring the areas to correct shape and level prior to building construction, and as follows: Establishing environmental controls Protect all trees and vegetation identified for preservation on the site plan. Site clearing Termite treatment Supply and installation of waterproofing membrane.	5.1	Scope Supply and install a complete installation of concrete paving including but not limited to: Excavation Preparation of sub-grade Base courses, laying and compaction Concrete surfacing Vehicular + pedestrian pavements Kerbs and channels Tactile warning surfaces	8.6	Miscellaneous Fasteners: provide required bolts, screws, inserts, fasteners, templates and other accessories required for a complete installation. Co-ordinate with other trades as to the proper fastening systems suitable for the substrates to which the item is to be secured. Refer to architect if in doubt. Fasten galvanised items with galvanised fasteners.
1.3	Compliance with Ordinances, etc. Comply throughout with the requirements of relevant sections of the National Construction Code of Australia, Australian Standards, Statutory Regulations and Local Authority requirements.	3.2	General Excavation for footings shall be in accordance with the detailed design requirements specified by the Engineer.	5.2	Preparation Remove surface material to required depth. Test compaction capacity of natural material. Fill soft spots with crushed rock to required compaction. Shape to falls indicated on drawings. Allow for installation by other trades of drainage and other items.	8.7	Installation Ensure tasks and activities comply with the Act, Regulation, Code of Practice or relevant Australian Standards. Anchorage: except for anchorages furnished herein but placed by other trades, set and secure necessary anchorages, including concrete and masonry inserts, bolts, wood screws and other connectors as needed. Perform cutting, drilling and fitting as needed, locating anchorages and holes to ensure proper positioning of completed work. Fit: during installation and assembly, form tight joints with exposed connections accurately fitted, and reveals uniform. Finish work accurately, plumb, level, square and true in reference to adjacent construction. Make tolerances conform to Australian Standards.
1.4	Precutions in Carrying Out Work Unless otherwise specified in the contract, observe, in the absence of statutory requirement to the contrary, the relevant current Australian Standard published by SAI Global relating to storage, transport, use of materials, explosives, fire precautions in arc or flame cutting flame heating and arc or gas welding operations, plant and equipment, work processes and safety precautions.	3.3	Site Investigation A site investigation was made and a copy of the report is included in the contract documents. The site investigation information given in the report, or shown on the drawings, or both, is information on the nature of the ground at each tested part. It is not a complete description of conditions existing below the surface. The accuracy of the information is not guaranteed and will not be a basis for cost variation. If unnatural or unhealthy material (potentially destructive) is found, notify the architect and arrange for an inspection by a building surveyor and/or health inspector.	5.3	Concrete Comply with AS 1379. Concrete Strength: 20 MPa's (unless otherwise shown on concrete drawings) at 28 days. Admixtures: none, except at the approval of the architect.	9.0	CARPENTRY
1.5	Joining Up to Existing Buildings Where the method of joining up of old and new work is not otherwise specified, the cutting away and joining up is to be carried out in a manner approved by the architect and made good by relevant trades to match existing adjacent work.	3.4	Protection of Essential Services Ensure all in-ground and essential services located within the zone of any excavation or trench, identified as specified in the supplier information for working near, over or under an essential service and adequately protected to prevent damage to service or disruption of the service.	5.4	Pavement Finish Road pavement: comply with state authority specification. Pedestrian pavement: comply with AS 3727 and AS/NZS 3661.2.	9.1	Scope Provide materials and labour, equipment and services and perform operations necessary to complete the carpentry as indicated and specified. Include, nailing, bracing, furring, grooving, hardware, ironing, shoring, bracing, scaffolding and barriers required by the drawings and construction.
1.6	Interference with Existing Services Prior to commencing construction work on site, the builder is to contact Dial Before You Dig or service provider(s), or contact service owners to obtain and distribute to all relevant subcontractors and suppliers, details of existing services and to ensure all requirements for working on, or near any relevant service provider service(s) are complied with, without exception during the works on the site. Notify and provide the architect with an existing services plan, indicating the location, depth and type of connection, disconnection or interference with existing services.	3.5	Existing Services Remove existing services and seal beyond the site boundaries. Before demolishing and removing parts of building having existing services, i.e., electrical wiring, gas and water pipes, tanks etc., conduit or similar items embedded in them, notify the architect, authorities having jurisdiction, and make sure that these items are out of service, as per service provider requirements so that they can be removed without danger.	6.0	TACTILE WARNING SURFACES	9.2	References Comply with applicable portions of the following Australian Standards: AS 1428 Design for access and mobility. 1428.1 2009 General requirements for access - New building work. There are 5 other parts. 1992 - 2010. AS 1684 Residential timber-frame construction. There are many parts and Supplements. 1999 - 2010. 1684.2 2010 Non-cyclical areas. Numerous supplements, 2 Amdts 2012 and 2013. 1684.3 2010 Cyclical areas. Numerous supplements. Amdt 2012 1684.4 2010 Symbiotic areas - Non-cyclical areas. Special reprint with Amdt 1 2012 included AS 1720 Timber structures. 1720.1 2012 Design methods. Plus 2 Amdts, 2010 - 2011. 1720.2 2008 Timber properties. Plus 1 Amdt, 2008. 1720.4 2009 Fire-resistance for structural adequacy of timber members.
1.7	Shop Drawings Acceptance of Shop Drawings are to imply only that the builder's interpretations of the relevant requirements of the contract are generally correct, but are in no way relieve the builder of his obligations under the contract to construct and complete the works correctly and accurately.	3.6	Compaction Place filling in layers not exceeding 150mm deep when measured loose. Bring filling to optimum water content by watering, and compact each layer thoroughly and uniformly with a vibrating roller where practicable. Hand tamp against ground or perimeter beams or walls. Compact each layer of filling to obtain a uniform density of not less than 95% of the maximum density at optimum moisture content as determined by the dry density/moisture content test sets out in AS 1289.	7.0	BLOCKWORK	9.3	Delivery, Handling and Storage Deliver, handle and store products so that damage, deterioration and loss will be prevented. Control delivery schedules to minimise long-term storage at site. Store timber on site indoors, or above ground and cover with secure impervious material.
2.0	DEMOLITION	3.7	Waterproof Membrane Approved flexible polymeric film 0.2mm thick. Deliver underlays to the site in suitable protective packaging, bearing the name of the manufacturer. Handle and store the underlay so that it is not punctured, torn or otherwise damaged. Comply with AS/NZS 4200.	7.1	Scope Supply and build the blockwork fire rated walls shown on the drawings. Provide manufacturer's certification that blocks supplied are of the specified type and strength and were manufactured in accordance with current Australian Standard.	9.4	Installation Comply with AS 1684 Residential timber-frame construction, and other relevant Standards. Ensure installation of isolation material between timber and damp substrate, installed in accordance with AS/NZS 2904 1995.
2.1	Scope The work of this section includes but is not limited to the demolition of sections of existing buildings, storeworks and services necessary to carry out the works, including the provision of temporary hoardings, propping and shoring. Refer demolition plans and consultants drawings for detailed extent of work. Manage and identify existing services including type of service, depth of service and location of service, co-ordinate required termination, alteration or protection of services as per service provider requirements, detail same on a site plan and provide a copy to the architect and other trades or activities undertaking work at the project. Examine documents: examine parts of the drawings and this specification for requirements which affect the work of this section. In particular, take note of related work. Provide copies of all relevant documents, e.g. Asbestos clearance certificate, Dislodgement report, burial of waste and other certifications, in accordance with requirements by statutory bodies having jurisdiction. Clean the site thoroughly on completion.	3.8	Clean Up + Completion On completion of work specified above, remove surplus materials imported to the site, level off surplus excavated material, or pile such material on the site as directed by the architect. Complete contracted work in accordance with contract documents and written variation orders issued by the architect.	7.2	Mortar and Grout Materials and Types Materials, mixing, laying, bonding and tying to comply with applicable provisions of AS 3700	10.0	FIBRECEMENT PRODUCTS
2.2	References Comply with applicable portions of the following Australian Standards: AS 2187 Explosives - Storage, transport and use. AS 2436 2010 Guide to noise and vibration control on construction, demolition and maintenance sites. AS 2550.1 2011 Cranes, hoists and winches - Safe use - General requirements AS 2601 2001 Demolition of structures. AS 4687 2007 Temporary fencing and hoardings. AS 4970 2009 Protection of trees on development sites. Comply also with the requirements of applicable building regulations, environmental requirements, statutory and local authority having jurisdiction, including local council.	3.9	Termite Control Comply with relevant codes of practice or manufacturers' recommendations.	7.3	Joining and Finishing Generally joint thickness to be 10mm within the tolerances given in AS 3700. Face blockwork: Half round ironed joints.	10.1	Scope Supply and install fibre cement products and associated equipment and fixings including but not limited to: Wall linings internal. Ceiling linings internal. External cladding. Wall area well lining. Eaves linings. Partitions.
2.3	Public and Property Protection Obtain heritage, local or environmental approval to demolish where applicable. Provide measures required by municipal and state ordinances, laws and regulations for the protection of surrounding property, footpaths, streets, kerbs, the public, occupants and workmen during demolition operations. Comply with the above ordinances, laws etc. in carrying out measures including hoardings, barricades, fences, warning lights and signs, rubbish chutes, etc. No blasting for demolition purposes will be permitted. Exercise due care in executing this work. Make good to original condition, damage to structures to be retained and to adjacent property which results from demolition operations.	4.0	TERMITE CONTROL	7.4	Corn Filling Each 10' lift not to exceed 1200mm.	10.2	References Comply with applicable portions of the following Australian Standards: AS 2239 1999 Masonic adhesives for fixing wallboards. AS/NZS 2908 Cellulose-cement products. 2908.1 2000 Corrugated sheets. 2908.2 2000 Flat sheet. AS 3740 2010 Waterproofing of domestic wet areas. 1 Amdt, 2012
2.4	Disposal of Waste Dispose of asbestos and other hazardous waste as per statutory or local requirements.	4.1	Scope The work of this trade section includes but is not limited to the control and/or management of termites on building sites for both new and existing buildings.	8.0	METALWORK	10.3	Materials - Acceptable Manufacturers James Hardie Australia. Rondo Building Services Pty Ltd. CSR Building Materials.
2.5	Completion Complete contracted work in accordance with contract documents and written variation orders issued by the architect. Leave the site in an entirely clean condition, ready for the work of other trades.	4.2	References Comply with applicable portions of the following Australian Standards which are requirements of the Building Code of Australia: AS 3660 Termite management. 3660.1 2000 New building work. 3660.2 2000 In and around existing buildings	8.1	Scope Supply, engineer and install required general and architectural metalwork items including but not limited to: Handrails + Balustrades, Air Relief Grilles, Aluminium Floor Angles, Grabrails, Roof Accessories, Aluminium Fencing, Doors + Louvers.	10.4	Installation Ensure tasks and activities comply with the Act, Regulation, Code of Practice or Australian Standards, as relevant. Comply with the manufacturer's installation instructions. Anchor and fasten materials and components to comply with ratings and performance requirements, and to comply with governing local regulations. Comply with appropriate Australian Standard. Take care of and protect surrounding work, including other finishes, equipment and components during installation. Provide protective covering where necessary.



WARRANTY REQUIREMENTS	
The Builder or other approved warrantors are to provide written warranties under below listed sections. Each warranty is to be in approved form and will specifically include the provisions required in writing. Warranty periods are to commence from the date of the Notice of Practical Completion.	
SECTION NAME	NO.OF YEARS
TERMITE CONTROL	10 YEARS
CONCRETE (Refer Structural Engineers Specification)	
FIBRE CEMENT PRODUCTS	5 YEARS
WATERPROOFING + TANKING	20 YEARS
METAL ROOFING, SIDING AND PLUMBING	15 YEARS
FALL ARREST EQUIPMENT (Refer Correct Safety)	15 YEARS
FIRE PROOFING	20 YEARS
DOORS AND DOOR FRAMES	5 YEARS
METAL WINDOWS AND GLAZING	9 YEARS
DOOR HARDWARE	5 YEARS
GLASS AND GLAZING	9 YEARS
TEXTURED FINISH	15 YEARS
PLASTERBOARD	5 YEARS
CERAMIC TILE	5 YEARS
CARPET	7 YEARS
PAINTING	7 YEARS
AIR-CONDITIONING (Refer Mechanical Specification) ELECTRICAL INSTALLATIONS (Refer Electrical Specification) COMMUNICATION CABLING (Refer Electrical Specification) PLUMBING FIXTURES (Refer Hydraulic Specification) FIRE SERVICES (Refer Fire Services Specification) LIFT (Refer Lift Specification)	

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Pile height or pile thickness to the proposed carpet in accessways to not exceed 11mm and to have carpet backing of not more than 4mm.

16.0	METAL WINDOWS AND GLAZING	19.0	CARPET
16.1	Scope Design, engineer, supply and install powdercoated aluminium doors and windows as scheduled.	19.1	Scope Supply labour, materials and equipment required for supply, delivery, storage, installation and testing for the complete carpet installation.
16.2	References Comply with applicable portions of the following Australian Standards: AS/NZS 1170 Structural design actions. Refer sections: General principles. Permanent, imposed and other actions. Wind actions. AS 1231 2000 Aluminium and aluminium alloys - Anodic oxidation coatings. AS 1288 2006 Glass in buildings - Selection and installation. AS 2047 1999 Windows in buildings - Selection and installation. Plus 2 Amendments, 2001. AS 3715 2002 Metal finishing - Thermoset powder coating for architectural applications of aluminium and aluminium alloys. AS 4145.2 2008 Locksets and hardware for doors and windows - Mechanical locksets for doors and windows in buildings. Plus 2 Amendments, 2009. Comply with relevant authority's requirement for fire-rated installation.	19.2	References Comply with applicable portions of the following Australian Standards: AS/NZS 1385 2007 Textile floor coverings - Metric units and commercial tolerances for measurement. AS/NZS 2270 2006 Plywood and hardboard for interior use. Plus 1 Amnd, 2007. AS/NZS 2455 Textile floor coverings - Installation practice. AS 4288 2003 Soft underlays for textile floor coverings.
16.3	Materials Window frames: extruded aluminium components manufactured from aluminium alloy 6063. Match components detailed on drawings or an alternative approved in writing by the architect.	19.3	Warranty Provide a written warranty stating that materials supplied and installed under this contract will remain in good condition, secure against faulty workmanship and/or defective materials for a period of 7 years from date of Practical Completion
16.4	Structural Criteria Adopt Terrain Category: Refer AS/NZS 1170. Wind loading: design: Glazing and frame assemblies to suit the static and dynamic wind forces as indicated on the tables in the AS/NZS 1170. Movement: permit free and noiseless movement of the components due to thermal effects, structural effect, wind pressure, effect of dead loads, without strain to glass, without buckling of components and without excessive stress to members or assemblies.	20.0	TEXTURED FINISH
16.5	Glazing Secure glass in accordance with glass manufacturer's recommendations and AS 1288. Allow for thermal expansion of glass, the metal framing and spandrels.	20.1	Scope The work of this trade section includes but is not limited to:Preparation supply and installation of textured coating.
17.0	PLASTERBOARD	20.2	References AS/NZS 4548 Guide to long-life coatings for concrete and masonry.
17.1	Scope Supply and install a complete installation of plasterboard including but not limited to: Plasterboard, Lining of concrete and masonry walls. Lining of timber stud walls. Lining with water-resistant plasterboard. Ceilings, drop walls, bulkheads.	20.3	Materials Dulux Acraltex 951 Tuscany Super fine 3 step texture system.
17.2	References Comply with applicable portions of the following Australian Standards: AS/NZS 2589 2007 Gypsum linings - Application and finishing. HB 181 2005 Guide to plastering	20.4	Preparation and Application Prepare and apply in accordance with manufacturer's recommendations regarding mixing of materials and application methods.
17.3	Acceptable Manufacturers Plasterboard - ADX, CSR, Boral Metal trims - Rondo (or equal)	21.0	PAINTING
17.4	Installation Comply with manufacturer's installation instructions. Anchor and fasten materials and components to comply with ratings and performance requirements, and to comply with governing local regulations. Comply with appropriate Australian Standard.	21.1	Scope Supply labour and materials, services and equipment necessary for the preparation, application and finishing of painting and staining as indicated on drawings, schedules and as specified herein, to internal and external surfaces of building line marking to carpark.
18.0	TILING	21.2	References Comply with applicable portions of the following Australian Standards: AS/NZS 2311 2009 Guide to the painting of buildings. AS/NZS 2890 Part 01 of set of car parking.
18.1	Scope Supply and install ceramic tile work including but not limited to: Preparation of surfaces before tiling or bedding. Bedding surfaces where required. Wall. Floor tile. Cleaning of finished tile surfaces.	21.3	Materials All internal paints are to be low VOC or environmental paints. Paints and finish used for the project may be manufactured by one or more of the following manufacturers: Taubmans, Dulux, Watly, Crowles
18.2	References Comply with applicable portions of the following Australian Standards: AS 1428 Design for access and mobility. AS/NZS 3951.2 1994 Slip resistance of pedestrian surfaces - Guide to the reduction of slip hazards. AS 2754.2 1991 Adhesives for timber and timber products - Polymer emulsion adhesives. AS/NZS 2924 High pressure decorative laminates - Sheets made from thermosetting resins. There are 2 parts, 1998. AS/NZS 4386 Domestic kitchen assemblies. AS 4786.2 2005 Timber flooring - Sanding and finishing.	21.4	Preparation General: prepared to a standard not less than that described under AS/NZS 2311, Section 3: Preparation of Un-Painted Surfaces inclusive, and other clauses of Australian Standards referenced therein.
18.3	Installation Wall tiling: comply with the recommendations of AS 3958.1 and AS 3740. Floor tiling: comply with the recommendations of AS 3958.1 and AS/NZS 3951.2. Adhesives: comply with recommendations of adhesive manufacturer. Sealing: where tiles are set around penetrations for taps and outlets, seal thoroughly with silicone rubber to prevent water entry behind tiles. Membrane: install to manufacturer's instructions, with a 100% waterproof result.	21.5	Application General: execute work of this trade section in strict compliance with paint manufacturer's recommendations, and with the provisions of AS/NZS 2311, Section 6: Paint Application, inclusive. This standard is incorporated by reference as part of this specification and applies to the work below to the same extent as if written herein.
19.0	CARPET	22.0	MANUFACTURED CASEWORK - SHOPBUILT
19.1	Scope Supply labour, materials and equipment required for supply, delivery, storage, installation and testing for the complete carpet installation.	22.1	Scope The work of this trade section covers the supply and installation of manufactured casework items. It includes but is not limited to: Kitchen cabinets and cupboards, Shelving, Study benchtop and support, Bathroom cabinets, Laundry cabinets, bar-top desks, Hallway/lounge doors, Counters, Service cupboards, Wardrobes
19.2	References Comply with applicable portions of the following Australian Standards: AS/NZS 1659Reconstituted wood-based panels AS 2754.2 1991 Adhesives for timber and timber products - Polymer emulsion adhesives. AS/NZS 2924 High pressure decorative laminates - Sheets made from thermosetting resins. There are 2 parts, 1998. AS/NZS 4386 Domestic kitchen assemblies. AS 4786.2 2005 Timber flooring - Sanding and finishing.	22.2	References Comply with applicable portions of the following Australian Standards: AS/NZS 1659Reconstituted wood-based panels AS 2754.2 1991 Adhesives for timber and timber products - Polymer emulsion adhesives. AS/NZS 2924 High pressure decorative laminates - Sheets made from thermosetting resins. There are 2 parts, 1998. AS/NZS 4386 Domestic kitchen assemblies. AS 4786.2 2005 Timber flooring - Sanding and finishing.
19.3	Warranty Provide a written warranty stating that materials supplied and installed under this contract will remain in good condition, secure against faulty workmanship and/or defective materials for a period of 7 years from date of Practical Completion	22.3	Preparation for Installation Prior to installation, condition joinery to the average humidity conditions prevailing in the installation areas. Deliver anchoring devices and similar inserts required to be built into substrates well in advance of the fixing of fittings and provide full details when they are to be fixed by others. Prior to installation, examine shop-detailed work for completeness and remedy any deficiencies.

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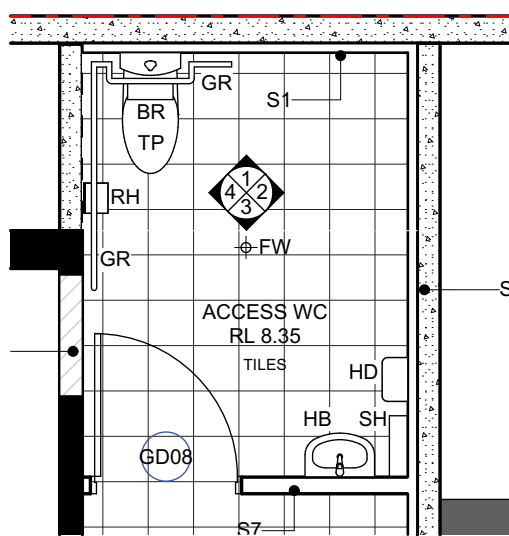
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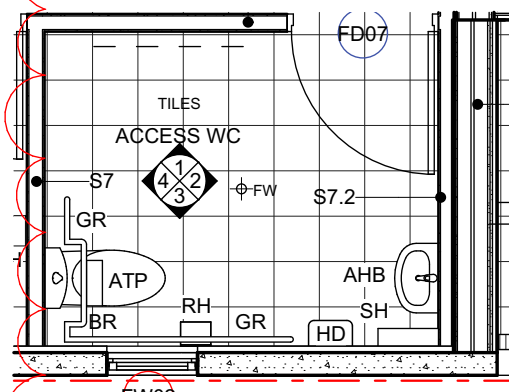
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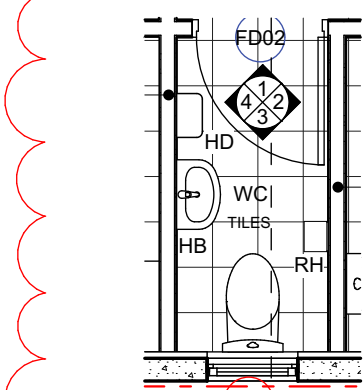
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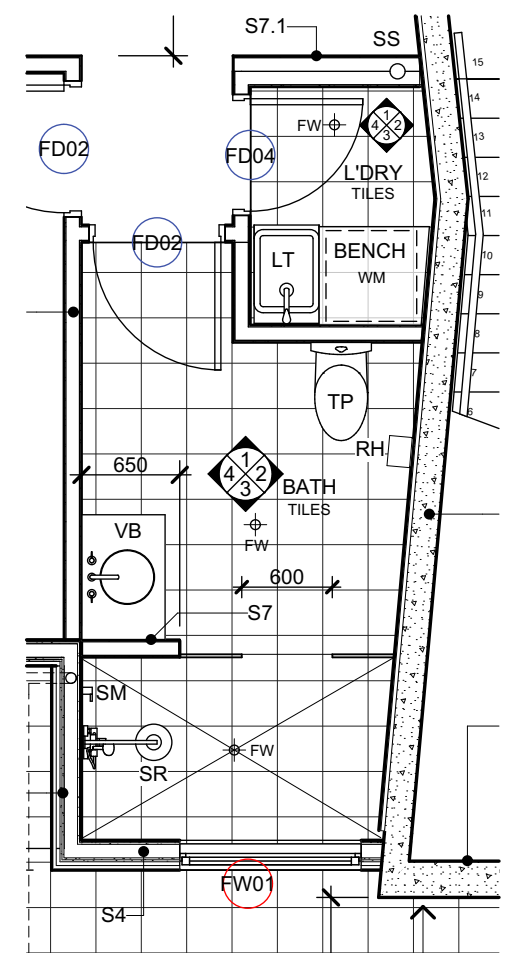
Ground Floor
Access WC



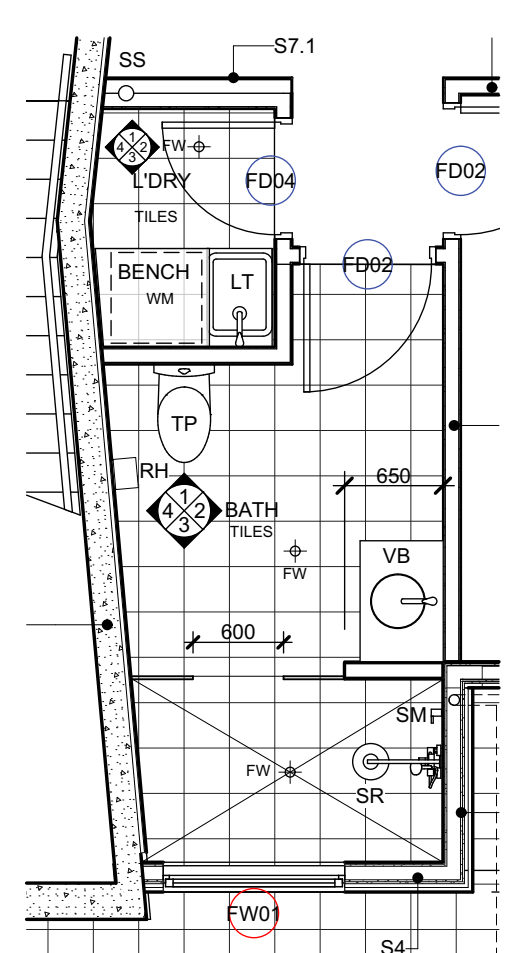
First Floor Office
Access WC



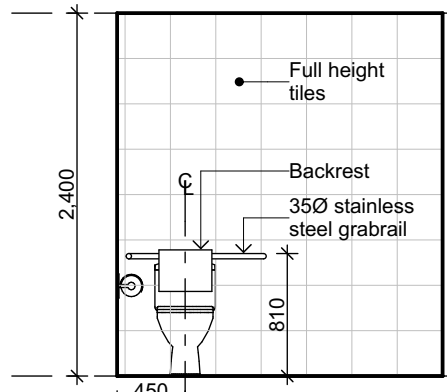
First Floor Office
Male WC



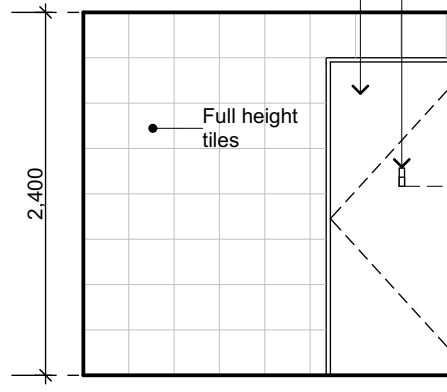
Apartment 1
Wet Areas



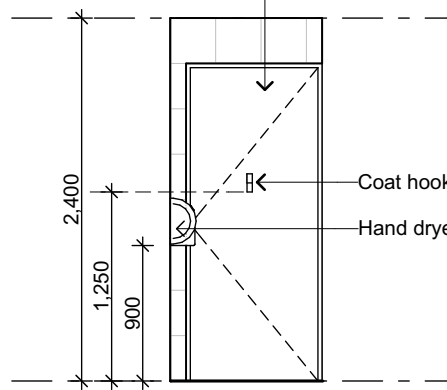
Apartment 2
Wet Areas



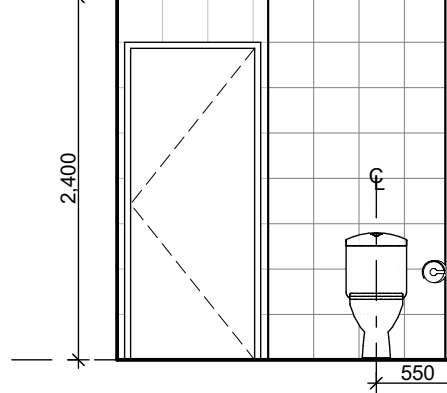
Ground Floor
Access WC E1



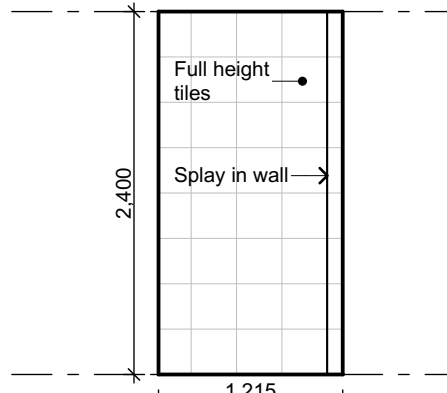
First Floor Office
Access WC E1



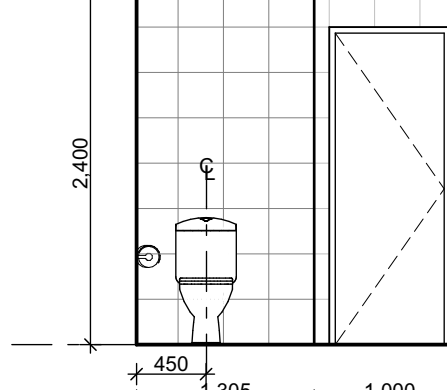
First Floor Office
Access WC E2



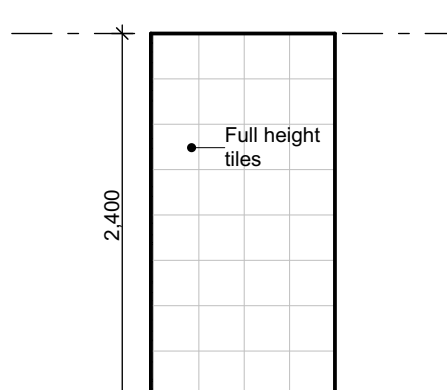
Apartment 1
Bathroom E1



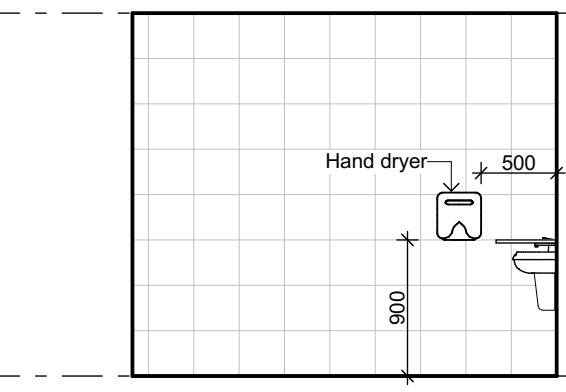
Apartment 1
Laundry E1



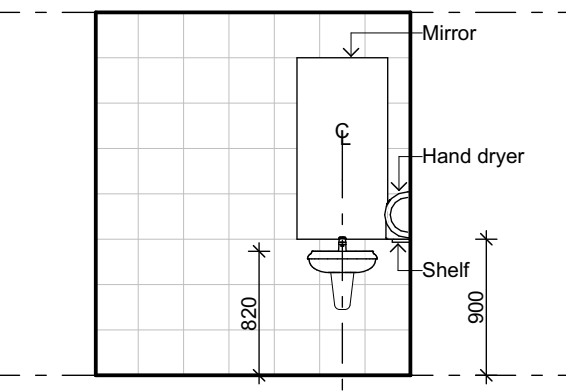
Apartment 2
Bathroom E1



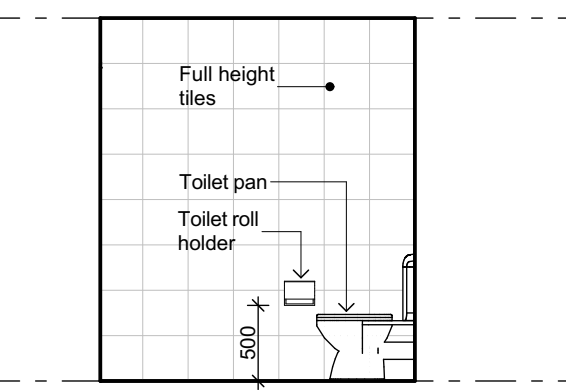
Apartment 2
Laundry E1



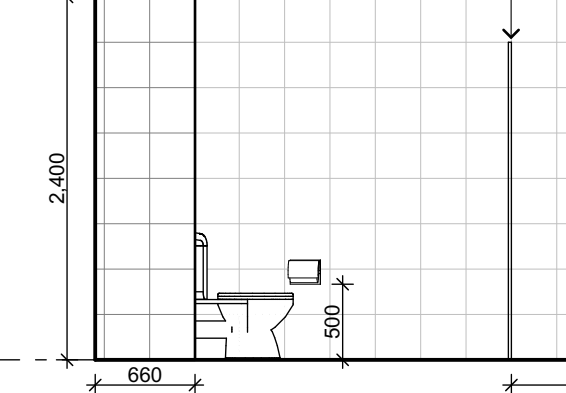
Ground Floor
Access WC E2



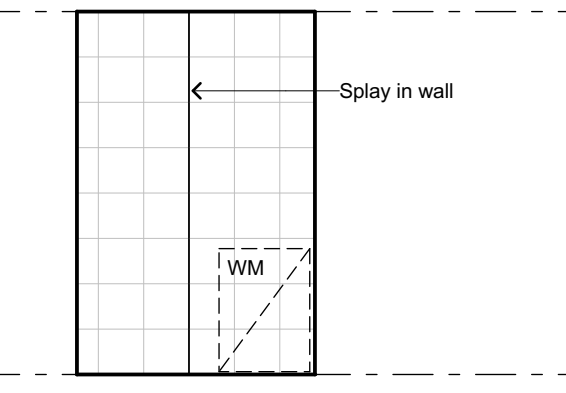
First Floor Office
Access WC E2



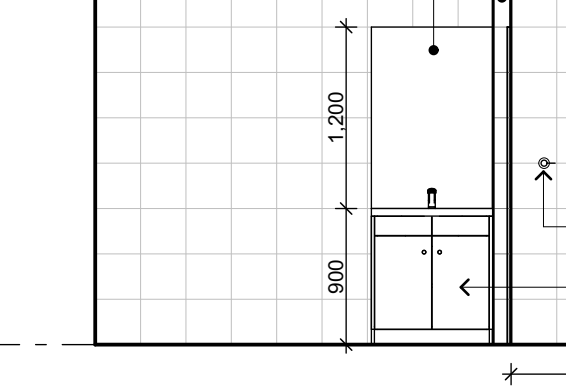
First Floor Office
Access WC E3



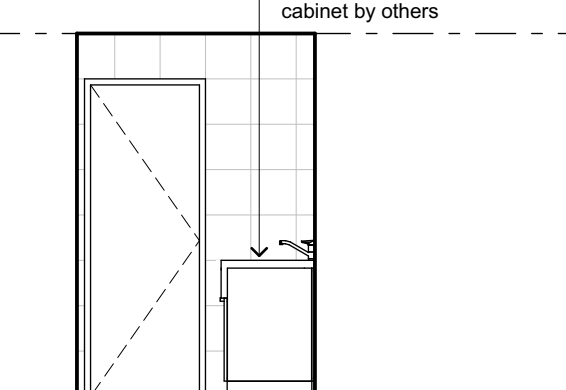
Apartment 1
Bathroom E2



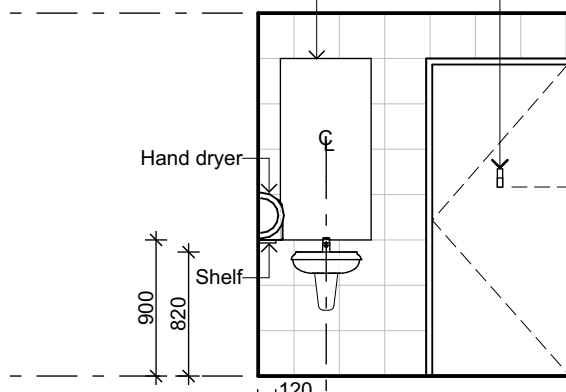
Apartment 1
Laundry E2



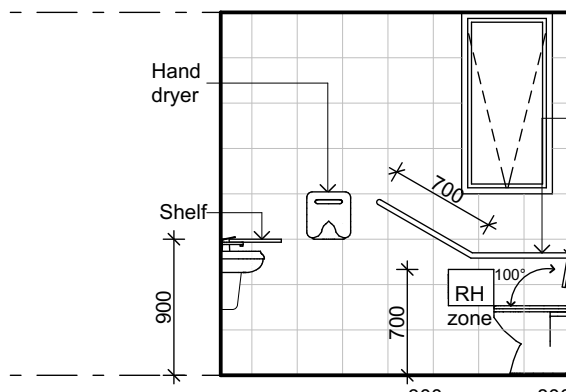
Apartment 2
Bathroom E2



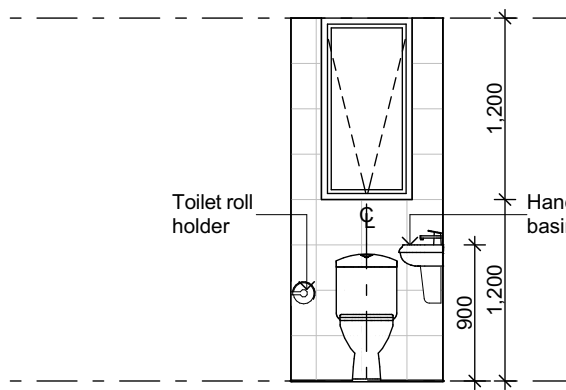
Apartment 2
Laundry E2



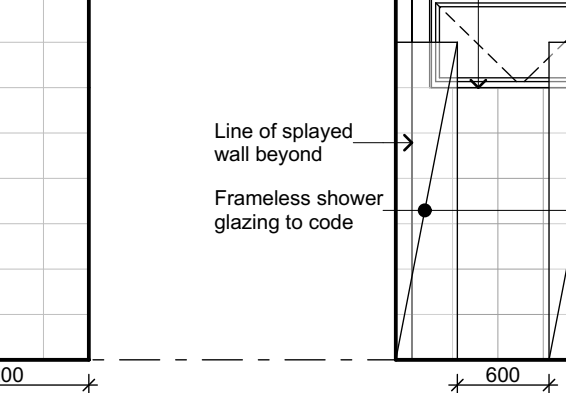
Ground Floor
Access WC E3



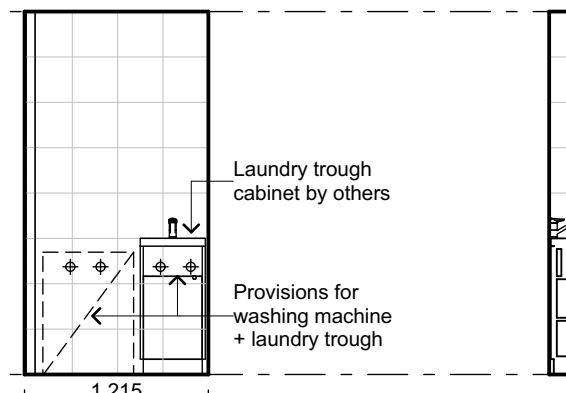
First Floor Office
Access WC E3



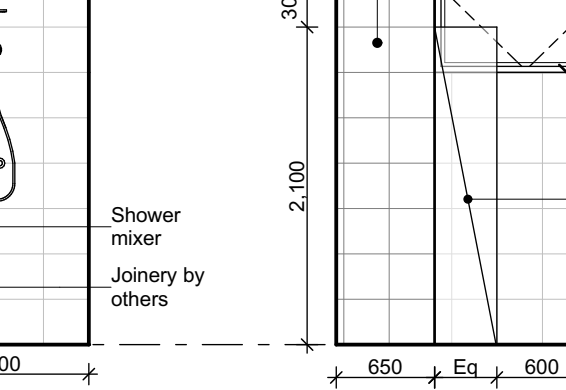
First Floor Office
Access WC E4



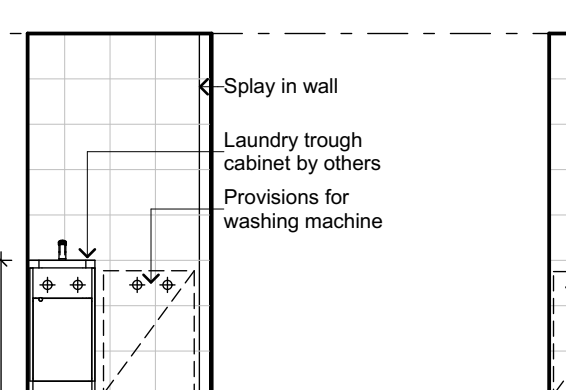
Apartment 1
Bathroom E3



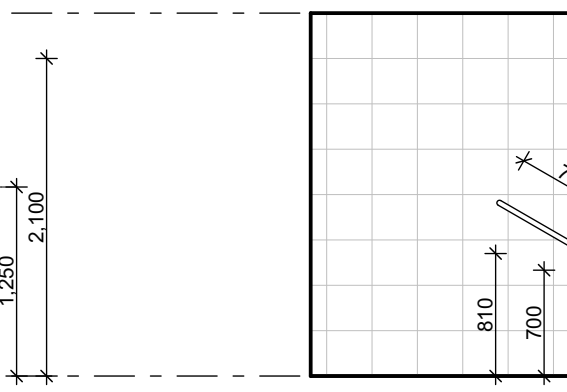
Apartment 1
Laundry E3



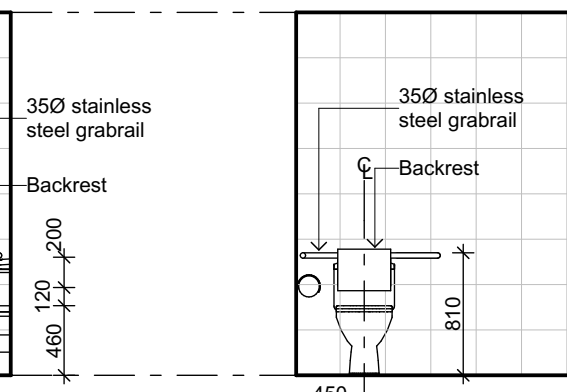
Apartment 2
Bathroom E3



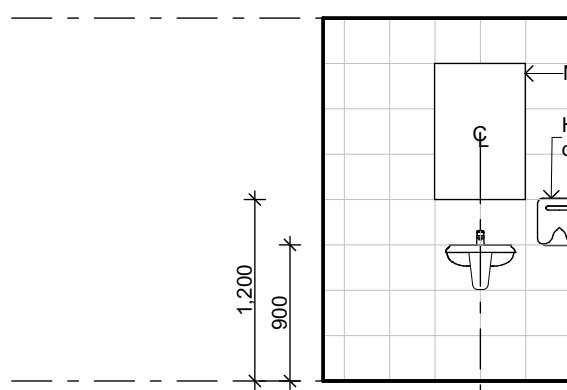
Apartment 2
Laundry E3



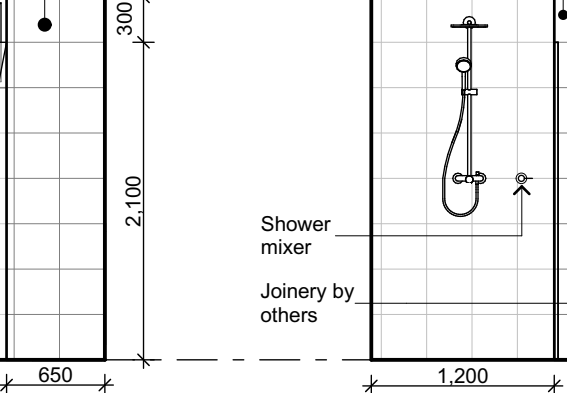
Ground Floor
Access WC E4



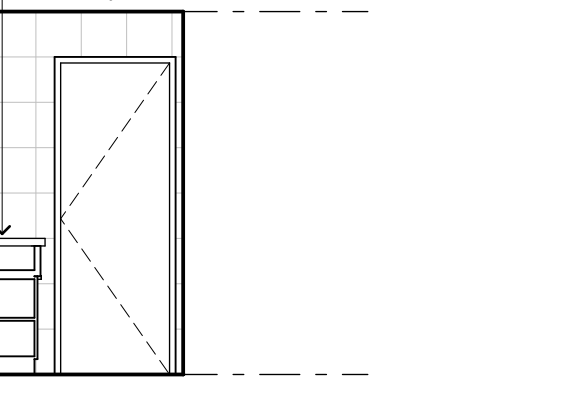
First Floor Office
Access WC E4



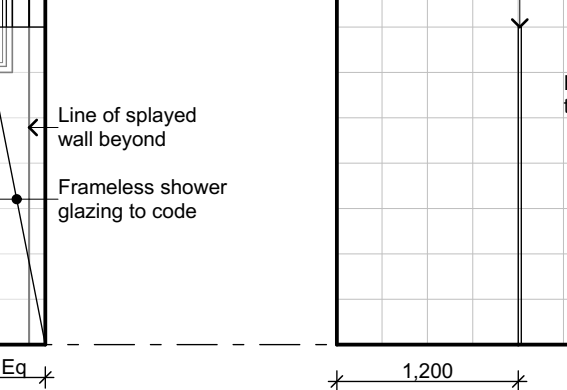
First Floor Office
Access WC E5



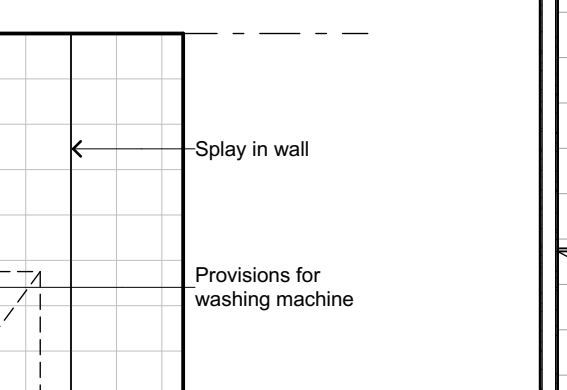
Apartment 1
Bathroom E4



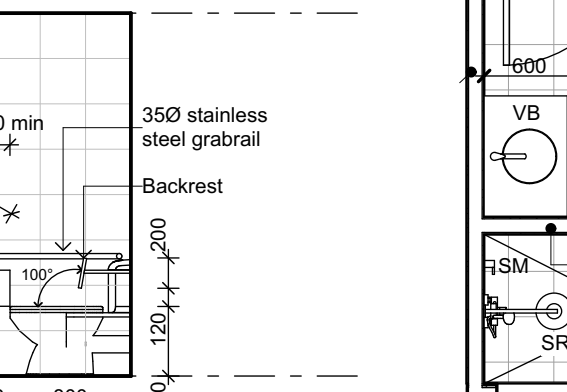
Apartment 1
Laundry E4



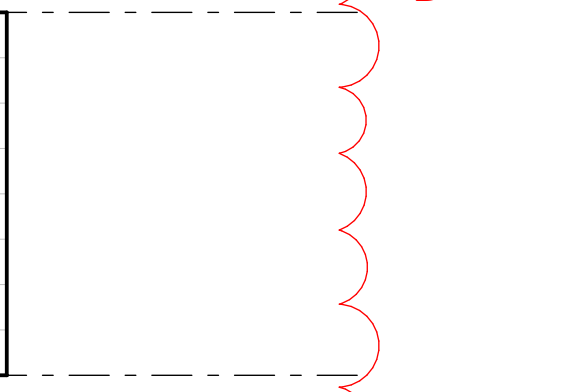
Apartment 2
Bathroom E4



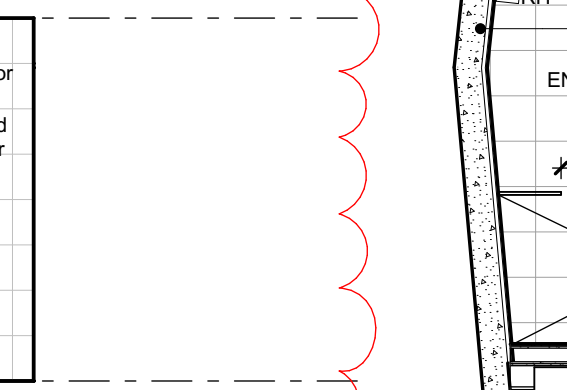
Apartment 2
Laundry E4



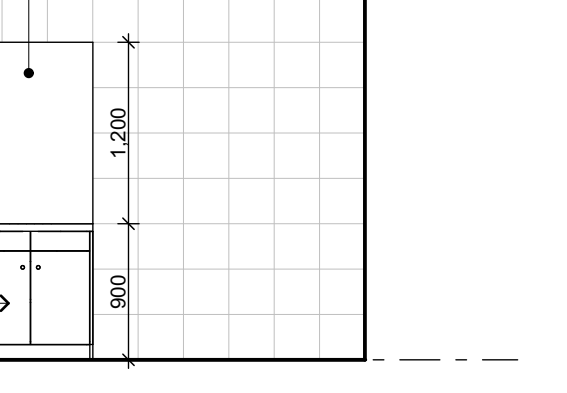
Apartment 3
Wet Areas



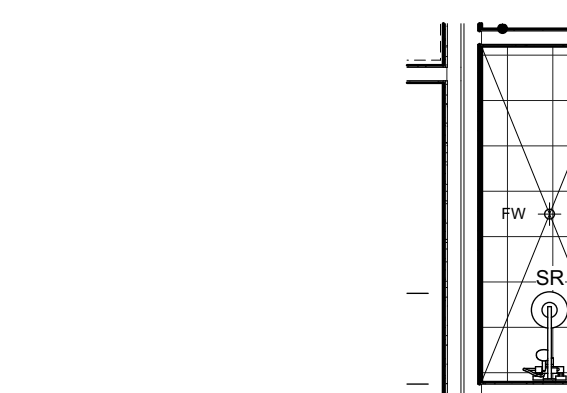
Apartment 3
Bathroom E1



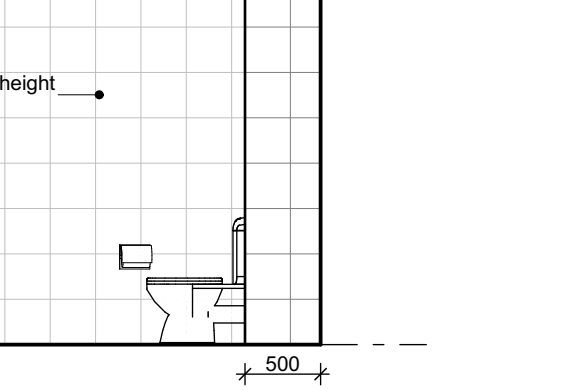
Apartment 3
Laundry E1



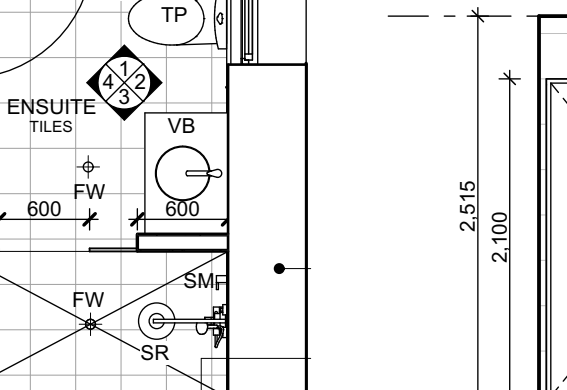
Apartment 3
Bathroom E2



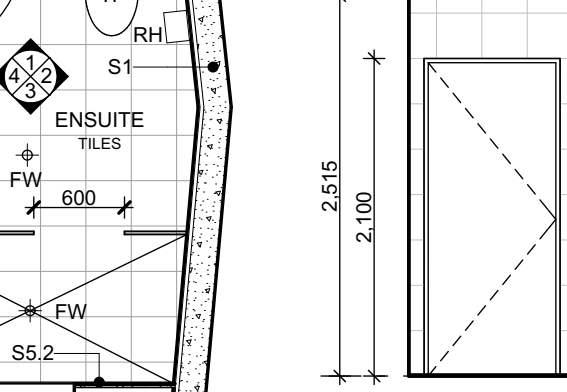
Apartment 3
Laundry E2



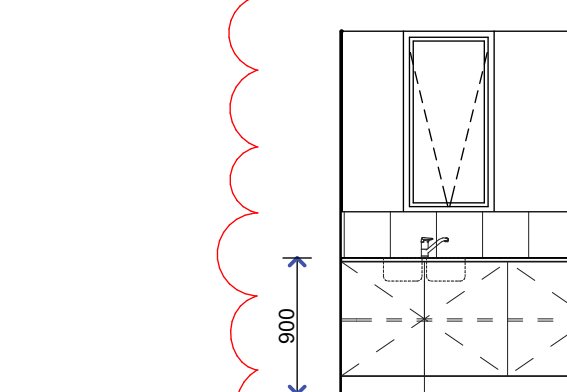
Apartment 3
Bathroom E3



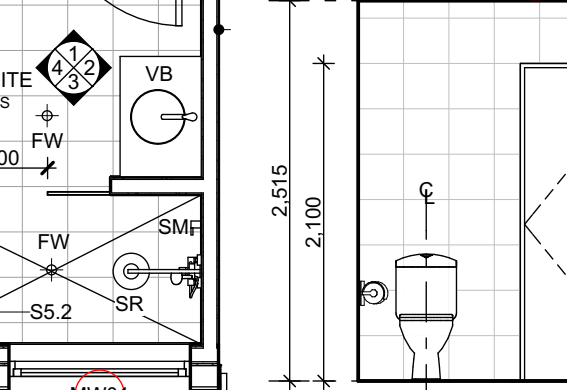
Apartment 3
Laundry E3



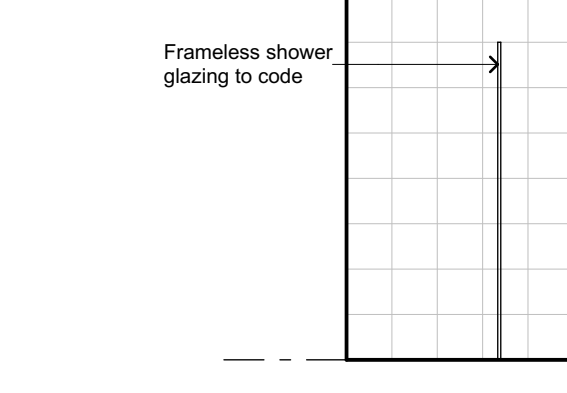
Apartment 3
Bathroom E4



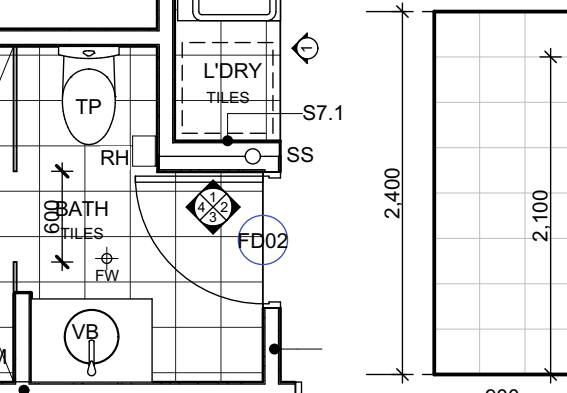
Apartment 3
Laundry E4



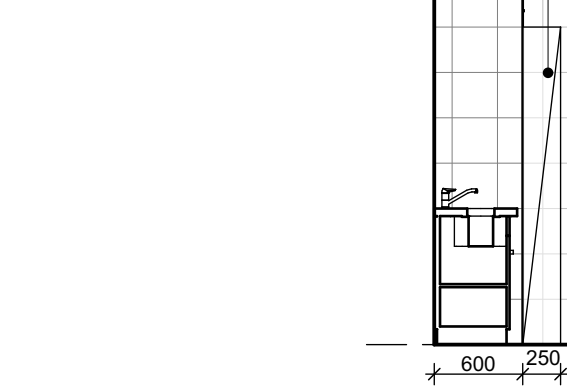
Apartment 3
Bathroom E5



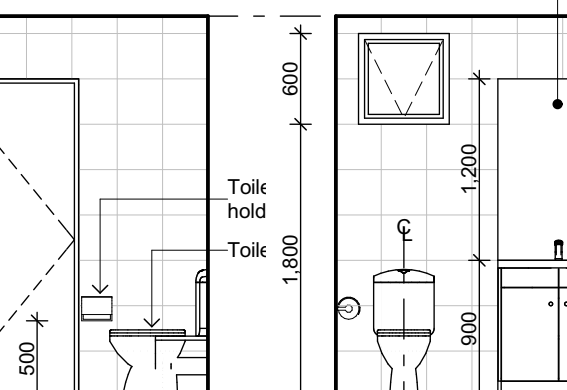
Apartment 3
Laundry E5



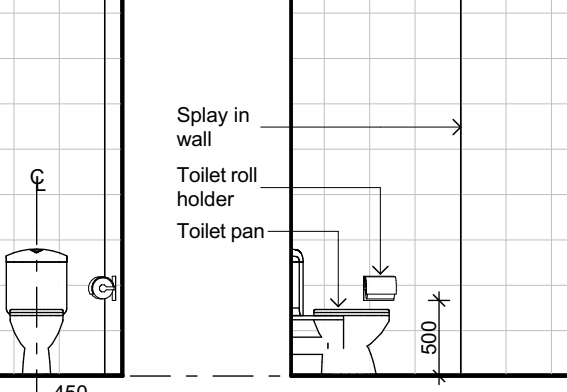
Apartment 3
Bathroom E6



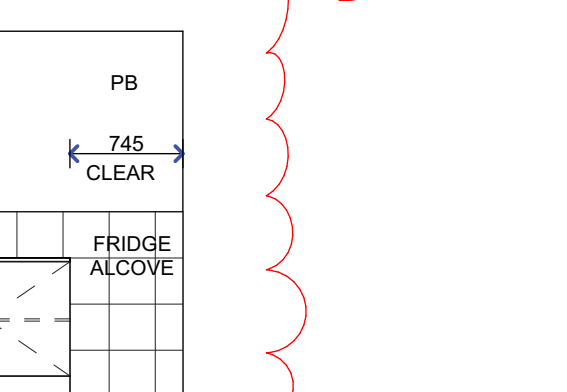
Apartment 3
Laundry E6



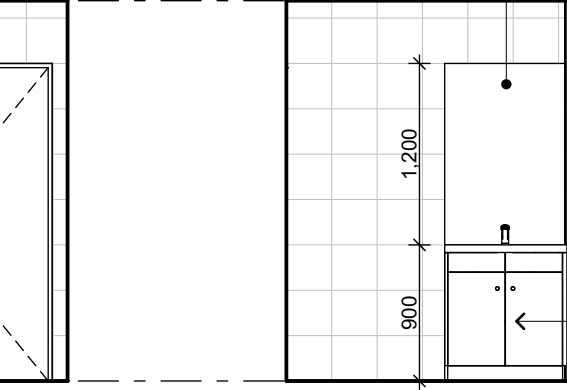
Apartment 3
Bathroom E7



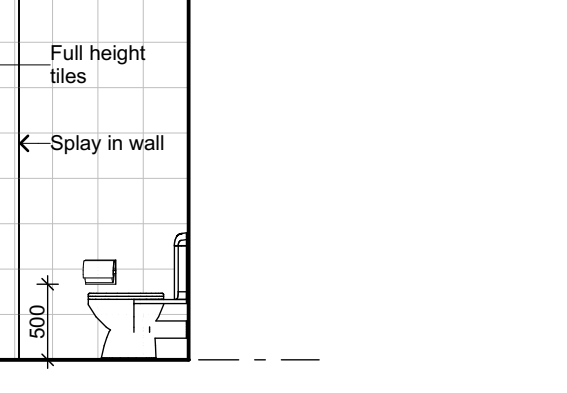
Apartment 3
Laundry E7



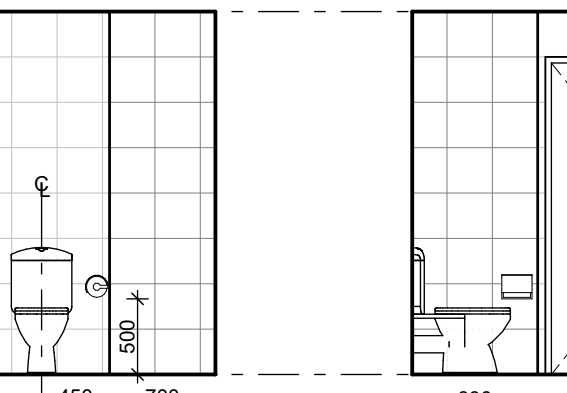
Apartment 3
Bathroom E8



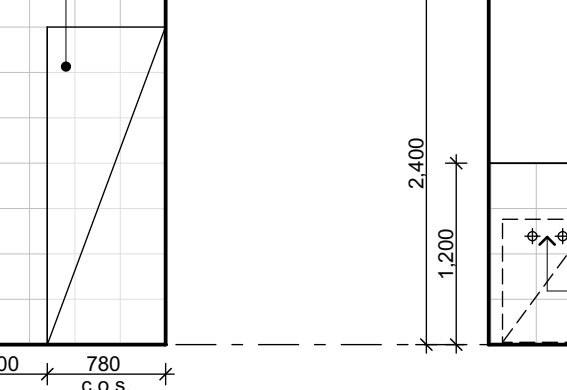
Apartment 3
Laundry E8



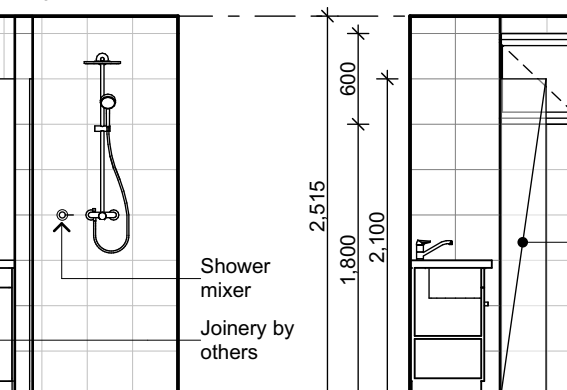
Apartment 3
Bathroom E9



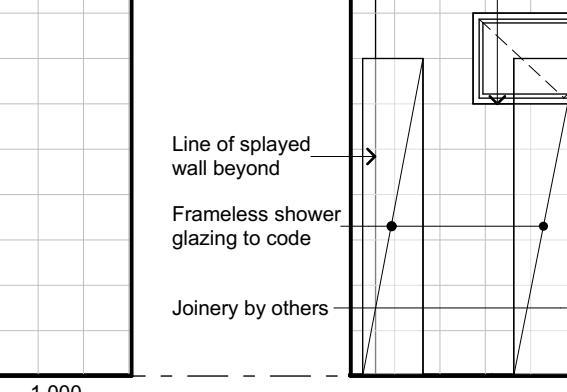
Apartment 3
Laundry E9



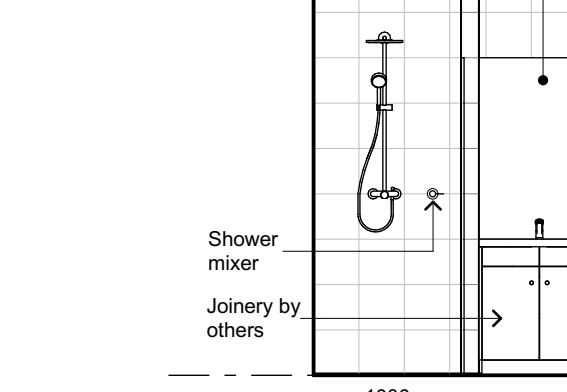
Apartment 3
Bathroom E10



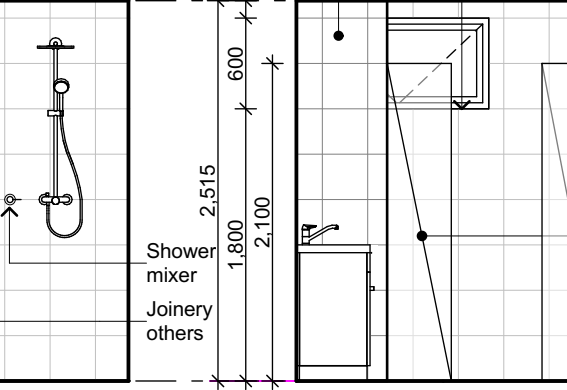
Apartment 3
Laundry E10



Apartment 3
Bathroom E11



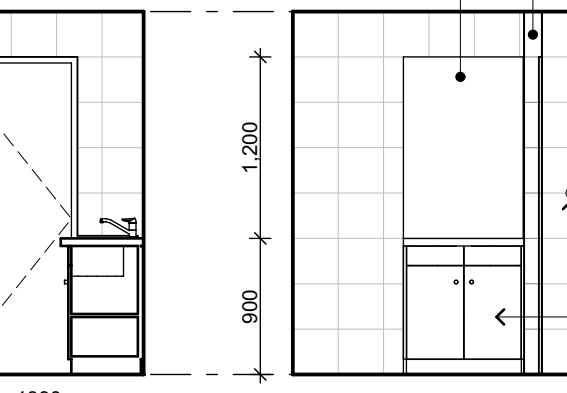
Apartment 3
Laundry E11



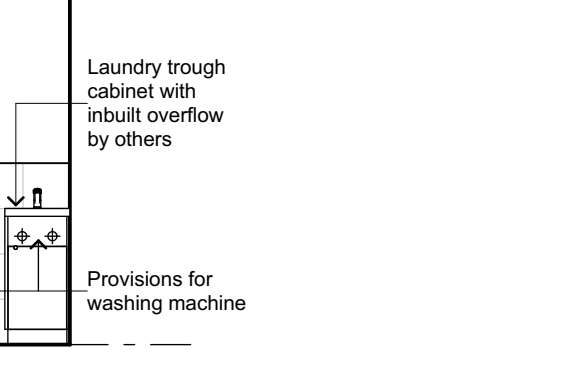
Apartment 3
Bathroom E12



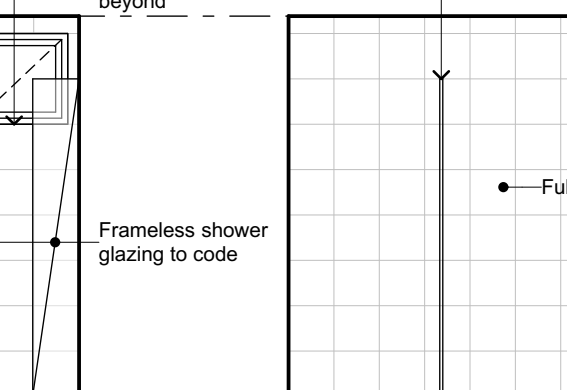
Apartment 3
Laundry E12



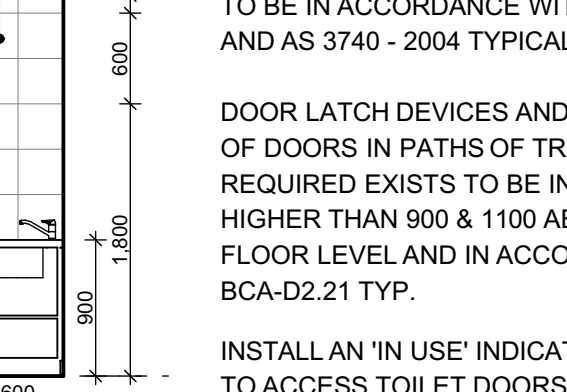
Apartment 3
Bathroom E13



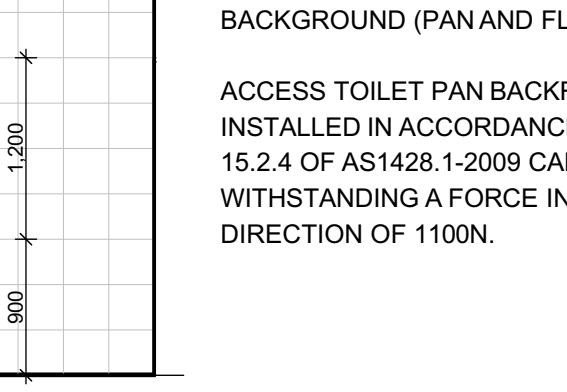
Apartment 3
Laundry E13



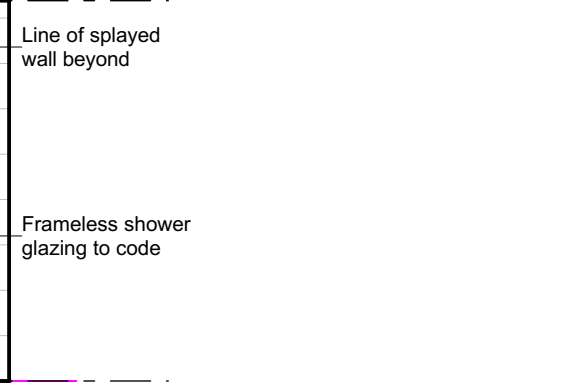
Apartment 3
Bathroom E14



Apartment 3
Laundry E14



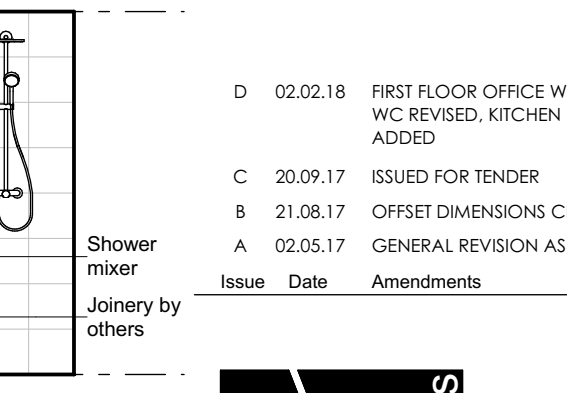
Apartment 3
Bathroom E15



Apartment 3
Laundry E15



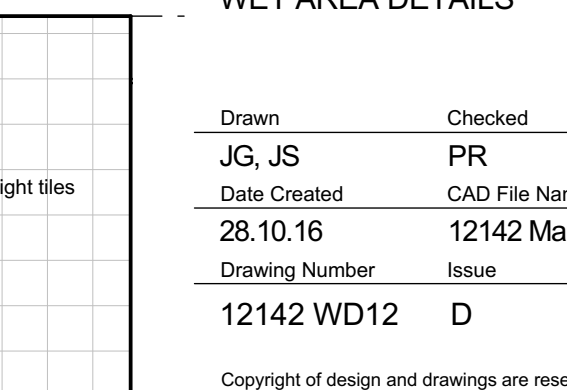
Apartment 3
Bathroom E16



Apartment 3
Laundry E16



Apartment 3
Bathroom E17



Apartment 3
Laundry E17

Notes

ALL WATERPROOFING IN WET AREAS
TO BE IN ACCORDANCE WITH BCA - F.1.7
AND AS 3740 - 2004 TYPICALLY.

DOOR LATCH DEVICES AND OPERATION
OF DOORS IN PATHS OF TRAVEL FOR
REQUIRED EXISTS TO BE INSTALLED NO
HIGHER THAN 900 & 1100 ABOVE FINISHED
FLOOR LEVEL AND IN ACCORDANCE WITH
BCA-D2.21 TYP.

INSTALL AN 'IN USE' INDICATOR AND BOLT
TO ACCESS TOILET DOORS ABLE TO BE
OPENED FROM OUTSIDE IN CASE OF
EMERGENCY.

ACCESS TOILET PAN SEAT SHALL BE LOAD
RATED TO 150KG AND HAVE A MINIMUM
LUMINANCE CONTRAST OF 30% WITH
BACKGROUND (PAN AND FLOOR).

ACCESS TOILET PAN BACKREST TO BE
INSTALLED IN ACCORDANCE WITH CLAUSE
15.2.4 OF AS1428.1-2009 CAPABLE OF
WITHSTANDING A FORCE IN ANY
DIRECTION OF 1100N.

Issue	Date	Amendments	By
D	02.02.18	FIRST FLOOR OFFICE WC AND ACCESS WC REVISED, KITCHEN ELEVATION ADDED	JD
C	20.09.17	ISSUED FOR TENDER	JS
B	21.08.17	OFFSET DIMENSIONS CLARIFIED	JS
A	02.05.17	GENERAL REVISION AS CLOUDED	JS



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Project
Marion Rd Mixed Use Development
147 Marion Road
Richmond SA 5033

Drawing Title Date of Print 7/02/2018

WET AREA DETAILS

Drawn	Checked	Scale
JG, JS	PR	As Shown
Date Created	CAD File Name	
28.10.16	12142 Marion Rd WDs	
Drawing Number	Issue	
12142 WD12	D	

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Nelson Architects Pty Ltd

DOOR NO.	FD01	FD02	FD02	FD02	FD03	FD04	FD05	FD07	FD08	FD09	GD01	GD02	GD03	GD04	GD05	GD06	GD07	GD08	GD09	GD10
DIMENSIONS																				
FRAME & TYPE	Timber framed flush panel solid core doors. NOTE: Install fire rated pressed metal frames, 90 Minute FRL doors and self closing device to Apartments 1, 2 + 3	Timber framed flush panel hollow core door in timber frame as detailed.	Timber framed flush panel hollow core door in timber frame as detailed.	Timber framed flush panel hollow core door in timber frame as detailed.	Proprietary Sontron L35 timber framed flush panel solid core door in aluminium frame with acoustic rubber seals and drop down seal to achieve minimum Rw35. Also refer to Table 5 of Acoustic Report for minimum requirements.	Timber framed flush panel hollow core door in timber frame as detailed.	Timber framed flush panel hollow core door	Timber framed flush panel solid core door in timber frame	Shanghai YY Construction YY100 Aluminium framed glass sliding door + fixed panel to achieve min. Rw37 + 9.76mm laminated glass / 12mm cavity / 9.76mm laminated glass	Timber framed flush panel solid core external door in aluminium frame with acoustic rubber seals + drop down acoustic seal to achieve minimum Rw30. Also refer Table 6 of Acoustic Report. Waterproof ply cladding	Pressed metal framed, timber door with toughened glass. Install hold open exit device.	Pressed metal framed, timber doors with toughened glass. Install hold open exit devices.	Pressed metal framed, timber door with toughened glass. Install self closing device.	Fire rated pressed metal framed flush panel solid core door. 2 Hour FRL. Install self closing devise	Fire rated pressed metal framed flush panel solid core door. 2 Hour FRL self closing. Install self closing devise	Timber framed flush panel solid core door in timber frame	Pressed metal framed timber flush panel solid core door. Install self closing device.	Timber framed flush panel hollow core door	Fire rated pressed metal framed flush panel solid core door 2 Hour FRL	Timber framed flush panel hollow core door in timber frame as detailed.
NOTES	Refer to layout for door swing orientation	1 OFF TO APARTMENT 3: SANITARY COMPARTMENT DOOR TO HAVE LIFT OFF HINGES FOR EMERGENCY ACCESS.	Refer to layout for door swing orientation	1 OFF TO TENANCY 3: SANITARY COMPARTMENT DOOR TO HAVE LIFT OFF HINGES FOR EMERGENCY ACCESS	Refer to layout for door swing orientation	Refer to layout for door swing orientation	Refer to layout for door swing orientation	TENANCY 3 CUBICLE: SANITARY COMPARTMENT DOOR TO HAVE LIFT OFF HINGES FOR EMERGENCY ACCESS.	Also refer to Table 5 of the Acoustic Report for minimum requirements.	Refer to layout for door swing orientation	Refer to layout for door swing orientation.	Double doors.	Refer to layout for door swing orientation.	Refer to layout for door swing orientation. Signage on door to read "FIRE SAFETY DOOR - DO NOT OBSTRUCT - DO NOT KEEP OPEN"	Refer to layout for door swing orientation. Signage on door to read "FIRE SAFETY DOOR - DO NOT OBSTRUCT - DO NOT KEEP OPEN"	Refer to layout for door swing orientation.	Refer to layout for door swing orientation.	SANITARY COMPARTMENT DOOR TO HAVE LIFT OFF HINGES FOR EMERGENCY ACCESS	Refer to layout for door swing orientation.	Refer to layout for door swing orientation
QUANTITY	3	3	3	1	3	2	3	1	3	1	1	1	1	1	2	2	1	1	1	1

DOOR NO.	GT01	GT02	GT02	GT03	GT06	MD01	MD02
DIMENSIONS							
FRAME & TYPE	Powdercoated aluminium framed slatted lockable gate.		Non combustible flush panel solid core doors in metal framing. Smoke seals all around.	Powdercoated aluminium framed slatted gate.	Powdercoated aluminium framed slatted gates. Lockable	Shanghai YY Construction YY100 Aluminium framed glass sliding door + fixed panel to achieve min. Rw37 + 9.76mm laminated glass / 12mm cavity / 9.76mm laminated glass.	Timber framed flush panel hollow core door in timber frame as detailed.
NOTES	Refer to layout for door swing orientation.		DOUBLE DOORS TO ELECTRICAL + MDF ENCLOSURE. STATUTORY SIGNAGE AS SPECIFIED.	Refer to layout for door swing orientation. Free exit hardware	Lockable + authorised access. Signage	Also refer to Table 5 of the Acoustic Report for minimum requirements. 2 SLIDING PANELS, 1 FIXED PANEL.	Refer to layout for door swing orientation. 3 OFF SANITARY COMPARTMENT DOORS TO HAVE LIFT OFF HINGES FOR EMERGENCY ACCESS.
QUANTITY	1	1	2	1	1	3	6

DOOR SCHEDULE

1:100 [A1]
1:200 [A3]

WINDOW NO.	FW01	FW02	FW03	FW04	FW05	FW06	FW07	FW08	MW01	MW02	MW03	MW04
DIMENSIONS												
FRAME TYPE	1800 AFFL - SHANGHAI YY CONSTRUCTION YY ALUMINIUM FRAMED. 8.52MM LAM. GLASS / 12MM CAVITY / 10.52MM LAM. GLASS + FITTED WITH SCHLEGEL Q-LON SEALS TO ACHIEVE MINIMUM Rw35. ALSO REFER TO TABLE 5 OF ACOUSTIC REPORT.	1200 AFFL- SHANGHAI YY CONSTRUCTION ALUMINIUM FRAME DOUBLE GLAZED. 8.52MM LAM. GLASS / 12MM CAVITY / 12.52MM LAM. GLASS + FITTED WITH SCHLEGEL Q-LON SEALS TO ACHIEVE MIN. Rw35. ALSO REFER TO TABLE 5 OF ACOUSTIC REPORT.	OPENABLE SASHES - SHANGHAI YY CONSTRUCTION YY100 ALUMINIUM FRAMED. 8.52MM LAM. GLASS / 12MM CAVITY / 10.52MM LAM. GLASS + FITTED WITH SCHLEGEL Q-LON SEALS TO ACHIEVE MIN. Rw32. FIXED SASHES - AS PER FW02. ALSO REFER TO TABLE 6 OF ACOUSTIC REPORT.	ALUMINIUM FRAMED DOUBLE GLAZED. 6.38MM LAM. GLASS / MIN. 12MM CAVITY / 10.38MMLAM TO ACHIEVE MIN. Rw37. SHANGHAI YY CONSTRUCTION AWNING SASH - 8.52MM LAM. GLASS / 12MM CAVITY / FITTED WITH SCHLEGEL Q-LON SEALS. ALSO REFER TO TABLE 5 OF ACOUSTIC REPORT	ALUMINIUM FRAMED DOUBLE GLAZED. 6.38MM LAM. GLASS / MIN. 12MM CAVITY / 10.38MMLAM TO ACHIEVE MIN. Rw37. SHANGHAI YY CONSTRUCTION AWNING SASH - 8.52MM LAM. GLASS / 12MM CAVITY / FITTED WITH SCHLEGEL Q-LON SEALS. ALSO REFER TO TABLE 5 OF ACOUSTIC REPORT	ALUMINIUM FRAME DOUBLE GLAZED 6.38MM LAM. GLASS / 12MM CAVITY / 6.38MM LAM. GLASS TO ACHIEVE MINIMUM Rw32. ALSO REFER TABLE 6 OF ACOUSTIC REPORT.	ALUMINIUM FRAME DOUBLE GLAZED 6.38MM LAM. GLASS / 12MM CAVITY / 6.38MM LAM. GLASS TO ACHIEVE MINIMUM Rw32. ALSO REFER TABLE 6 OF ACOUSTIC REPORT.	ALUMINIUM FRAME DOUBLE GLAZED 6.38MM LAM. GLASS / 12MM CAVITY / 6.38MM LAM. GLASS TO ACHIEVE MINIMUM Rw32. ALSO REFER TABLE 6 OF ACOUSTIC REPORT.	1800 AFFL - SHANGHAI YY CONSTRUCTION ALUMINIUM FRAMED. 8.52MM LAM. GLASS / 12MM CAVITY / 10.52MM LAM. GLASS + FITTED WITH SCHLEGEL Q-LON SEALS TO ACHIEVE MINIMUM Rw35. ALSO REFER TO TABLE 5 OF ACOUSTIC REPORT.	ALUMINIUM FRAME DOUBLE GLAZED. 6.38MM LAM. GLASS / 12MM CAVITY / 10.38MMLAM. GLASS + FITTED WITH SCHLEGEL Q-LON SEALS TO ACHIEVE MIN. Rw37. ALSO REFER TO TABLE 5 OF ACOUSTIC REPORT.	SHANGHAI YY CONSTRUCTION ALUMINIUM FRAME DOUBLE GLAZED. 8.52MM LAM. GLASS / 12MM CAVITY / 12.52MM LAM. GLASS + FITTED WITH SCHLEGEL Q-LON SEALS TO ACHIEVE MIN. Rw35. ALSO REFER TABLE 5 OF ACOUSTIC REPORT.	SHANGHAI YY CONSTRUCTION ALUMINIUM FRAME DOUBLE GLAZED. 8.52MM LAM. GLASS / 12MM CAVITY / 12.52MM LAM. GLASS + FITTED WITH SCHLEGEL Q-LON SEALS TO ACHIEVE MIN. Rw35. ALSO REFER TABLE 5 OF ACOUSTIC REPORT.
OPENING	AWNING SASH	AWNING SASH	4 AWNING SASHES - 8 FIXED GLASS SASHES	FIXED GLASS + 1 AWNING	2 FIXED GLASS + 1 AWNING	FIXED GLASS	FIXED GLASS	FIXED GLASS	AWNING SASH	FIXED GLASS	AWNING SASH	AWNING SASH
QUANTITY	5	3	4	6	1	1	1	1	3	3	1	1

WINDOW SCHEDULE

1:100 [A1]
1:200 [A3]

Notes

DOOR LATCH DEVICES AND OPERATION OF DOORS IN PATHS OF TRAVEL FOR REQUIRED EXITS TO BE INSTALLED NO HIGHER THAN 900 & 1100 ABOVE FINISHED FLOOR LEVEL AND IN ACCORDANCE WITH BCA-D2.21 TYP.

THE REQUIRED FORCE TO HOLD AND OPEN A DOOR SHALL NOT EXCEED 20N AND DOOR CONTROLS TO COMPLY WITH CLAUSE 13.5 OF AS1428.1-2009

BUILDER TO PROVIDE MINIMUM OF 30% LUMINANCE CONTRAST TO IDENTIFY LOCATION OF DOORWAYS IN ACCOR. WITH SECTION 13.1 OF AS1428.1-2009.

BUILDER TO ENSURE BRAILLE + TACTILE SIGNAGE COMPLYING WITH NCC-D3.6:
1. SANITARY LEFT OR RIGHT HAND NOMINATED
2. IDENTIFY EACH DOOR REQUIRED BY E4.5 TO BE PROVIDED BY EXIT SIGN AND STATE - 'EXIT' AND 'LEVEL' FOLLOWED BY FLOOR LEVEL NUMBER.

WHERE LOWEST LEVEL OF WINDOW OPENING IS LESS THAN 1.7 METERS AFL, A DEVICE SHALL BE INSTALLED CAPABLE OF RESTRICTING WINDOW OPENING NOT TO PERMIT A 125MM SPHERE TO PASS THROUGH.

E	02.02.18	DOOR TYPE FD06 TO CLEANERS DELETED. 3 OF FD07 DELETED. DOOR TYPE GD10 ADDED. WINDOW TYPE FW02 REVISED AND 1 DELETED.	JD
D	15.01.18	DOOR FD10 DELETED.	JS
C	20.09.17	ISSUED FOR TENDER	JS
B	21.08.17	DOOR AND WINDOW DESCRIPTIONS REVISED AS CLOUDED	JS
A	02.05.17	GENERAL REVISION AS CLOUDED	JS
Issue	Date	Amendments	By



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Drawing Title Date of Print 7/02/2018

DOOR + WINDOW SCHEDULE

Drawn	Checked	Scale
JG, JS	PR	As Shown
Date Created	CAD File Name	
28.10.16	12142 Marion Rd WDs	
Drawing Number	Issue	
12142 WD13	E	

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