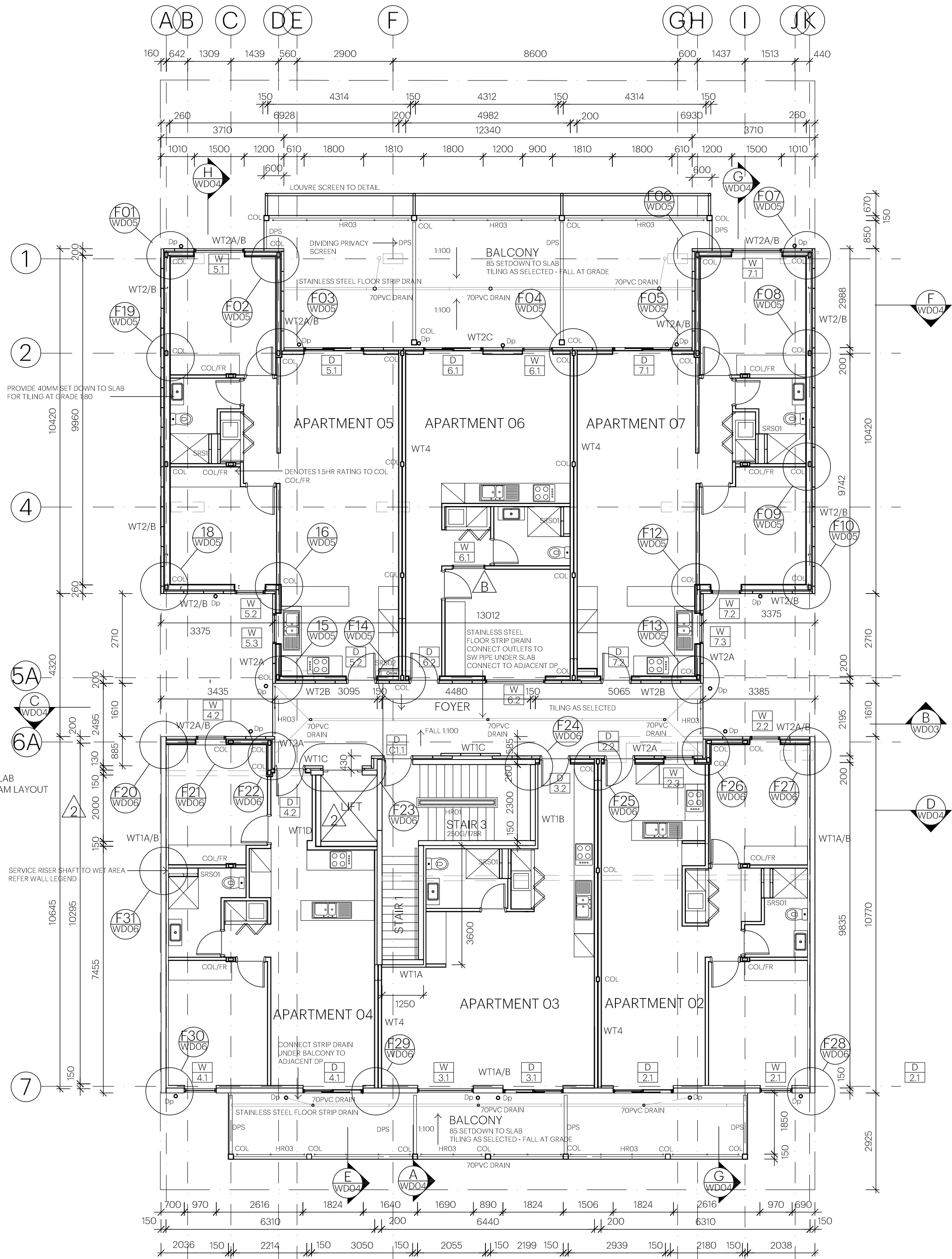


GROUND FLOOR PLAN / SITE PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

NOTE

REFER ENGINEERS DRAWINGS S200 / S201 FOR EXTENT OF DIAGONAL BRACING TO WALLS
WALLS TO BE FRAMED ABOVE AND BELOW SHS BRACE

CONSTRUCTION NOTES

ALL TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS1684 AND BCA P3.4
ROOF CLADDING SHALL BE IN ACCORDANCE WITH BCA P3.5.1 AND RAINWATER GOODS BCA P3.5.2
PROVIDE NATURAL VENTILATION TO ALL HABITABLE ROOMS INCLUDING IN ACCORDANCE WITH BCA F4.5 AND F4.6
ALL GLAZING SHALL BE IN ACCORDANCE WITH AS1288 AND BCA REQUIREMENTS PART 3.6 AND C3.12.2 INCLUDING VENTILATION REQUIREMENTS P3.12.4 AND P3.8.3
CLASS 2-3 BLDG WINDOW PROTECTION BCA D2.24 WHERE FLOOR BELOW WINDOW IS GREATER THAN 2M FLOOR LEVEL SHALL BE PROTECTED. WINDOW OPENINGS LESS THAN 1.7M ABOVE FLOOR LEVEL SHALL BE PROTECTED AS FOLLOWS : RESTRICT WINDOW OPENING - NOT GREATER THAN 125mm OPENING / OR A RIGID SCREEN WITH CHILD RESISTANT RELEASE CATCHES (SCREEN SHALL RESIST 250N HORZ OUTWARD FORCE)
WET AREA FLOOR AND WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS3740 / BCA P3.8.1 F1.7 AND SAF1.7 (REFER APPENDICES)
TILED FLOORS SHALL BE PROVIDED WITH ACOUSTIC UNDERLAY SHEET (ABOVE HABITABLE ROOMS)
WATERPROOFING CONSTRUCTION FOR ROOF AND BALCONY AREAS SHALL BE IN ACCORDANCE WITH AS4654.2
BALCONY UPSTAND N1-2 40-50MM / N3 70MM UPSTAND PROVIDE ANGLE WATERSTOP BEHIND ALL DOOR AND WINDOW THRESHOLD SUBSILL FRAMES
STEEL FRAMING INCLUDING LINTELS SHALL BE GALV IN ACCORDANCE WITH BCA C3.4.4.4
STEEL LINTELS SHALL BE SIZED IN ACCORDANCE WITH BCA C3.4.4.2 UNLESS NOTED ON ENGINEERS DRAWING
PROVIDE FORTECON TO UNDERSIDE OF ALL SLABS AND RETURN TO ABOVE GROUND LEVEL
PROVIDE DPC PROTECTION TO ALL OPENINGS IN ACCORDANCE WITH BCA P3.3.4
SKYLIGHTS TO ROOF SHALL BE PROPRIETARY SYSTEM COMPLYING WITH BCA C3.7.1.12 AND 3.8.4
EXTERNAL WALL CONSTRUCTION TO COMPLY WITH INSULATION REQUIREMENTS BCA C3.12.1.4
PROVIDE 499 S1500 BREATHABLE SHEET BEHIND ALL WALL SHEET LININGS - MEDIUM DUTY - WHITE WHERE EXPOSED
PROVIDE R2.5 90 THICK INSULATION TO ALL EXTERNAL WALLS PROVIDE R2.0 90 THICK INSULATION TO ALL INTERNAL WALLS
EXTERNAL ROOF AND CEILING CONSTRUCTION TO COMPLY WITH INSULATION REQUIREMENTS BCA C3.12.1.1
PROVIDE 430 S1500 R1.5 55 INSULATION BLANKET TO UNDERSIDE ALL ROOF SHEETING - WHITE WHERE EXPOSED
PROVIDE R3.5 GLASSWOOL INSULATION ABOVE ALL CEILINGS AT ROOF LEVEL
POLYESTER AND GLASSWOOL PRODUCTS SHALL BE TONTINE AND FLETCHER INDUSTRIES - NO SUBSTITUTES PERMITTED
MATERIALS AND FINISHES INCLUDING WALL AND FLOOR LININGS SHALL HAVE THE APPROPRIATE LIMITED FIRE HAZARD PROPERTIES AS OUTLINED UNDER BCA SPECIFICATION C1-10 TABLE 2 AND 3 FOR CLASS AND LOCATION
LAUNDRY AND BATHROOM FIXINGS SHALL BE PROVIDED WITH INTERNAL OVERFLOW OUTLETS WHEN FLOOR TRAPS ARE NOT PROVIDED TO WET AREA FLOORS.

ACCESS TO BUILDINGS

PROVIDE RAVEN SEALS TO ALL DOOR AND WINDOW OPENINGS IN ACCORDANCE WITH BCA C3.12.3.3
NEW DOORWAYS SHALL HAVE A MINIMUM LUMINANCE CONTRAST OF 30% BETWEEN THE DOOR LEAF AND JAMB OR DOOR JAMB AND WALL IN ACCORDANCE WITH AS1428.1 13.1
DOOR HANDLES SHALL BE SUITABLE FOR PERSONS WITH A HAND IMPAIRMENT / D TYPE LEVER CONFORMS TO AS1428.1 FORCE REQUIRED TO HOLD AND OPEN DOOR TO WHICH A DOOR CLOSER IS FITTED SHALL NOT EXCEED 20N
EXIT DOORS SHALL BE OPERABLE WITHOUT A KEY FROM THE INSIDE WITH A SINGLE HAND DOWNWARD ACTION OR PUSHING ON A SINGLE DEVICE IN ACCORDANCE WITH BCA D2.21
PROVIDE PROPRIETARY ALUMINUM / BLACK ENGRAVED BRAILLE AND TACTILE SIGNAGE IDENTIFYING THE LOCATION OF SANITARY FACILITIES TO BCA D3.6 AND AS1428.1
VISUAL INDICATORS SHALL BE PROVIDED TO ALL FULLY GLAZED DOORS OR WINDOWS NOT PROVIDED WITH A TRANSOM OR CHAIR RAIL IN ACCORDANCE WITH AS1428.1 - GLAZING SHALL BE MARKED WITH A SOLID 30% CONTRASTING STANDARD DECAL LINE 75MM WIDE LOCATED 900-1000MM AFL
PROVIDED TACTILE INDICATORS SHALL TO ALL STAIRWAYS AND RAMPS IN ACCORDANCE WITH AS1428.4.1
ALLOW NOVAPLAS OR DTAC STAINLESS STEEL 1200X600 MIN (UNO) WITH ANCHOR TO SUIT FLOOR FINISHES.
TO EXTERNAL PAVEMENTS ALLOW PRECAST INSERT TYPE
FIRE DOORS SHALL BE PROVIDED WITH SIGNAGE - BCA D2.23
FIRE SAFETY DOOR - DO NOT OBSTRUCT - DO NOT KEEP OPEN
STAIRS TREADS AND LANDINGS TO BE PROVIDED WITH NON SLIP FINISH COMPLYING WITH BCA D2.14 WHEN TESTED IN ACCORDANCE WITH AS 4586 (P3 OR R10 DRY - P4 OR R11 WET)
STAIRS TREADS TO BE PROVIDED WITH FULL WIDTH NON SLIP NOSINGS WITH 30% COLOUR CONTRAST NOT LESS THAN 50MM OR GREATER THAN 75MM WIDE (MAYBE SETBACK 20MM FROM EDGE) MAX 5MM HIGH IN ACCORDANCE WITH AS1428.1 FIG 27
STAIRS SHALL BE PROPRIETARY SYSTEMS WITH BALUSTRADE AND STAIR CONSTRUCTION IN ACCORDANCE WITH D2.13-16 INC.
WHERE STAIRS AND RAMPS ARE ACCESSIBLE STAIRWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART 11 AS1428.1 AND HANDRAILS IN ACCORDANCE WITH PART 11 AND 12 / HANDRAIL SETOUT SHALL COMPLY WITH PART 11 FIG26 (ALL) EXCLUDES FIRE ISOLATED STAIRS
SCREENS OR BALUSTRADES SHALL NOT FACILITATE CLIMBING WHERE MORE THAN 4M ABOVE LEVEL BELOW IN ACCORDANCE WITH BCA TABLE D2.16A
TOILET DOORS SHALL COMPLY WITH BCA C3.8.3.3 AND BE REMOVABLE FOR ACCESS IN EMERGENCIES WHERE 1.2M NOT PROVIDED BETWEEN FIXTURE AND DOOR
FIRE EXTINGUISHERS SHALL BE PROVIDED WITHIN 20M OF TRAVEL AND OF A TYPE TO SUIT THE HAZARD - REFER AS2444.
PROVIDE EXTINGUISHERS MAX 10M FROM SOU DOOR IN CLASS 2 OR 3 BUILDINGS IN ACCORDANCE WITH BCA E1.6
NO CLEANING - PROVIDE ACCESS FOR FLOOR CLEANING TO ALL EXTERNAL WINDOWS IN ACCORDANCE WITH BCA SA 67.2 (MAX MOBILE BOOM REACH 18-20M)
ROOF ACCESS - PROVIDE ANCHORAGE SYSTEMS IN ACCORDANCE WITH AS1891.4 TO ALL ROOF AREAS FOR SAFE ACCESS - PROVIDE ANCHOR POINTS TO STRUCTURAL FRAME
ALL SWITCHES AND CONTROLS ON AN ACCESSIBLE PATH OF TRAVEL OTHER THAN GENERAL PURPOSE OUTLETS SHALL BE LOCATED NOT LESS THAN 900MM OR MORE THAN 1100MM ABOVE THE PLANE OF THE FINISHED FLOOR AND NOT LESS THAN 500MM FROM AN INTERNAL CORNER AND IN ACCORDANCE WITH AS1428.1 CLAUSE 14

ACOUSTIC CONSTRUCTION

EXTERNAL TIMBER WALL CONSTRUCTION TO COMPLY WITH INSULATION REQUIREMENTS BCA C3.12.1.4 AND PART 5 ACOUSTIC SEPARATION
CLASS 2 BUILDING CONSTRUCTION SHALL COMPLY WITH BCA PART 5 F5.3 TO F5.7
-DIVIDING COMMON WALLS SHALL HAVE AN RW+CTI NOT LESS THAN 50
-PERIMETER WALLS SHALL HAVE AN RW NOT LESS THAN 50
-DOORS SHALL BE SOLID CORE TIGHT FITTING WITH RW NOT LESS THAN 30
-WALLS AND ACOUSTIC RATING SHALL EXTEND TO UNDERSIDE OF FLOOR / ACOUSTIC CEILING OR ROOF ABOVE
-WALLS SHALL BE 20MM DISCONTINUOUS WHERE SEPARATING WET AREAS FROM ADJACENT HABITABLE ROOMS (HR) OR LIFT OR PLANT ROOM
-FLOORS SHALL HAVE AN RW+CTI NOT LESS THAN 50 AND LNW+CI (IMPACT) NOT MORE THAN 62 WHERE SEPARATING SOUs OR SOU FROM OTHER AREAS
-TILED FLOORS SHALL BE PROVIDED WITH ACOUSTIC UNDERLAY SHEET
-SERVICE RISERS PASSING THROUGH SOUs MUST HAVE AN ACOUSTIC RATING ALL AROUND OF RW+CTI 40 (HABITABLE ROOMS) OR 25 (NON HABITABLE RMS)
-PROVIDE FIRE COLLARS TO ALL SERVICES PASSING THROUGH FLOORS UNLESS CONTAINED WITHIN A FIRE RATED RISER SHAFT
-SUSPENDED FLOORS (WHERE TILED) SHALL BE PROVIDED WITH ACOUSTIC UNDERLAY SHEET (HABITABLE ROOMS UNDER)

FIRE RATED CONSTRUCTION / PROTECTION

SEPARATING WALL CONSTRUCTION TO COMPLY WITH SOUND INSULATION REQUIREMENTS BCA P3.8.6 AS APPLICABLE
EXTEND WALL TO UNDERSIDE OF ROOF SHEETING
REFER BCA CLAUSES 3.7.1.8 AND 11 FOR FIRE SEPARATION REQUIREMENTS
WHERE WALLS DO NOT EXTEND INTO EAVES
PROVIDE 9 THICK FC SHEETING TO ALL EAVES VOIDS AND SEAL SMOKE TIGHT - REFER BCA C3.7.1.8
WHERE COMMON FIRE RATED WALLS EXTEND TO UNDERSIDE OF ROOF, TIMBER FRAMING SHALL BE DISCONTINUOUS WITH ALL SPACES CLOSED OFF WITH COMPRESSED MINERAL FIBRE FIRE INSULATION 70KG/M3

WALL TYPE LEGEND (INSULATION AS SPECIFIED)

WT01	150 THICK OFF FORM PRECAST CONCRETE PANEL
WT01A	150 THICK OFF FORM PRECAST CONCRETE PANEL EXTERNALLY / INTERNALLY 13 THICK PLASTERBD ON 76 STEEL STUDS AT 600 CENTRES
WT01-C	150 THICK OFF FORM PRECAST CONCRETE PANEL INTERNALLY / EXTERNALLY 75 HEBEL POWER PANEL ON 35 TOP HAT FRAMING 1.0M CENTRES
WT01-D	150 THICK OFF FORM PRECAST CONCRETE PANEL / EXTERNALLY 13 THICK PLASTERBD ON 92 STEEL STUDS AT 600 CENTRES / 20MM GAP - DISCONTINUOUS CONSTRUCTION (RW+CTI 50 / 1.5 F/RATING)
WT01-25	150 THICK OFF FORM PRECAST CONCRETE PANEL EXTERNALLY / INTERNALLY 10 THICK WR PLASTERBD ON 25 TOP HATS AT 600 CENTRES
-/B	WALL FRAMING AS PREVIOUSLY NOTED WITH BRICK TILE FACING EXTERNALLY
WT01-E	AS PER WT1-D EXCEPT 70MM STUD WALL

WT02	75 HEBEL POWER PANEL ON 35 TOP HAT FRAMING 1.0M CENTRES EXTERNALLY INTERNALLY 90 STEEL STUD STAGGERED IN 150 TRACK AT 600 CENTRES WITH 2X13 THICK FYRCHKEK LININGS
WT02A	75 HEBEL POWER PANEL ON 35 TOP HAT FRAMING 1.0M CENTRES EXTERNALLY INTERNALLY 90 STEEL STUD STAGGERED IN 150 TRACK AT 600 CENTRES WITH 2X13 THICK FYRCHKEK LININGS
WT02B	75 HEBEL POWER PANEL ON 35 TOP HAT FRAMING 1.0M CENTRES EXTERNALLY INTERNALLY 90 STEEL STUD AT 600 CENTRES WITH 2X13 THICK FYRCHKEK LININGS
WT02C	75 HEBEL POWER PANEL ON 35 TOP HAT FRAMING 1.0M CENTRES EXTERNALLY INTERNALLY 90 STEEL STUD AT 600 CENTRES WITH 13 THICK PLASTERBD LININGS (NON F/RATED)
-/HR	75 HEBEL POWER PANEL ON 35 TOP HAT FRAMING 1.0M CENTRES EXTERNALLY INTERNALLY 90 STEEL STUD AT 600 CENTRES WITH LININGS TO MATCH MAIN WALL TEXTURE FINISH AND PAINT SYSTEM - ACRATEX OR EQUAL

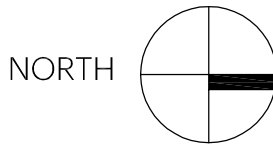
WT03	LONGLINE COLOURBOND VERTICAL SHEETING ON 35 TOP HAT FRAMING AT 1200 CENTRES OVER 2X 13 THICK FYRCHKEK LININGS INTERNALLY 90 STEEL STUD AT 600 CENTRES WITH 2X13 THICK FYRCHKEK LININGS ON 35 TOP HAT FRAMING
WT03A	LONGLINE COLOURBOND VERTICAL SHEETING ON 35 TOP HAT FRAMING AT 1200 CENTRES OVER 2X 13 THICK FYRCHKEK LININGS INTERNALLY 90 STEEL STUD STAGGERED IN 150 TRACK AT 600 CENTRES WITH 2X13 THICK FYRCHKEK LININGS
WT03B	LONGLINE COLOURBOND VERTICAL SHEETING ON 35 TOP HAT FRAMING AT 1200 CENTRES OVER 2X 13 THICK FYRCHKEK LININGS AS PER WT03B EXCEPT NO TOP HAT FRAMING INTERNALLY
WT03C	AS PER WT03 EXCEPT NO TOP HAT FRAMING INTERNALLY
WT03D	LONGLINE COLOURBOND VERTICAL SHEETING ON 35 TOP HAT FRAMING AT 1200 CENTRES OVER EXTENDED WALL LININGS EAVES SIDE 90 STEEL STUD AT 600 CENTRES BETWEEN STEEL FRAME WITH EXOTEC OR EQUAL CFC SHEET LINING ON 35 TOP HAT FRAMING
SRS 01	76 STEEL STUD FRAMING (NON FIRE RATED SERVICE RISER) 13 THICK MR GRADE SOUND/CHEK LINING FOR RWCTI=25 (RISER WITHIN WET AREA)
SRS 02	AS NOTED FOR SRS 01 EXCEPT FOR RWCTI=40 (HABITABLE ROOMS ADJACENT) ADD RAUPIANO PIPEWORK OR 75 THICK 11KG/M3 INSULATION TO WALL NON FIRE RATED RISERS PROVIDE FIRE COLLARS TO FIRE RATED FLOOR AND WALL PENETRATIONS

WT04	DOUBLE 90 STEEL STUD WALL WITH 20MM GAP BETWEEN (DISCONTINUOUS CONSTRUCTION) WITH 1X 16 THICK FYRCHKEK LINING EITHER SIDE
WT05	EXTERNALLY 75 HEBEL POWER PANEL FIXED TO STEEL STUD WALL FRAMING BEHIND WALL LININGS AS PREVIOUSLY SPECIFIED - REFER SECTIONS / ELEVATIONS FOR EXTENT
PT01	90 STEEL STUD WALL PARTITION WALL WITH 13 THICK PLASTERBOARD LINING EITHER SIDE
PT02	90 STEEL STUD WALL PARTITION WALL (WET AREA) WITH 10 THICK MR GRADE PLASTERBOARD WITH 6MM VILLAGBOARD LINING OVER TILING AS SELECTED
DPS	ALUMINIUM FRAMED PRIVACY SCREEN WITH OBSCURE SAFETY GLASS FIX TO ADJACENT STRUCTURE FOR SUPPORT

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Rev	Date	Amendment
-	JULY 17	CERTIFICATION
A	JULY 17	WT3E ADDED / WT3 CLARIFIED
B	AUG 17	STAIR 2 HR2A ADDED / NOTES AS SHOWN / GRID DIMS W6.1 ADDED / DG08 DELETED / HOSE REEL RELOCATED
C	MAR 18	CERTIFICATION CONSISTENCY ITEMS
D	APR 18	CERTIFICATION CONSISTENCY ITEMS
TI	AUG 18	FOR TENDER
1	MAY 19	FOR CONSTRUCTION

2 19 AUG 19 LIFT SHAFT SIZE CHANGED



PROJECT
NEW APARTMENTS
188 PROSPECT ROAD PROSPECT SA
FOR MICHAEL CALABRO

CLIENT
MICHAEL CALABRO

DRAWING TITLE
FLOOR PLANS

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