

NOTE: IT IS THE RESPONSIBILITY OF THE OWNER / BUILDER TO PROVIDE A BOUNDARY SURVEY TO ENSURE CORRECT LOCATION OF NEW WORK.

TERMITE RISK MANAGEMENT IS TO COMPLY WITH BCA2019 VOLUME 1 WHERE THE CONCRETE SLAB ON GROUND OF A TERMITE BARRIER IS TO BE AS PART SYSTEM, THE SLAB MUST BE DESIGNED & CONSTRUCTED TO COMPLY WITH AS 2870/2011.

THE SLAB ON GROUND MAY BE USED AS PERIMETER PROTECTION  
PROVIDED THAT THE SLAB IS EXPOSED 75 mm ABOVE FINISHED  
GROUND LEVEL AND THE SLAB EDGE DOES NOT HONEYCOMBED, ROUGH OR CONTAIN RIPPLES

CHEMICAL TERMITICIDE TO UNDERSIDE OF CONCRETE SLAB IN  
ACCORDANCE WITH 3660.1 BCA2014 (BIFLEX OR SIMILAR)  
OR  
STAINLESS STEEL MESH BARRIER EITHER FULL  
OR  
PARTIAL PROTECTION TERMIMESH OR SIMILAR)  
OR  
GRADED STONE BARRIER  
OR  
KORDON TERMITE BARRIER

NOTE: BUILDER TO SELECT IN CONSULTATION WITH OWNER

2010 + 2000

104

— SURVEYED LOCATION OF THE EXISTING WATER METER WHICH IS TO BE DISCONNECTED AND REMOVED FROM POSITION SHOWN TO ALLOW FOR VEHICLE ACCESS.

PART FOOTPRINT OF THE EXISTING STATE HERITAGE LISTED  
ADJOINING BUILDING LOCATED ON THE BOUNDARY LINE.

— HATCHED AREA REPRESENTS THE SPLIT FLOOR LEVEL. REFER TO CIVIL DESIGN AS PREPARED BY STRUCTURAL SYSTEMS FOR FURTHER CLARIFICATION.

EXTENT OF THE PROPOSED GRADED  
PEDESTRIAN RAMP AS SHOWN DASHED

LOCATION OF THE 4000 LITRE RAINWATER TANKS AT GROUND LEVEL TO CAPTURE 70% (MIN) AREA OF ROOF STORMWATER AND PLUMBED TO TOILET FLUSHING, ALLOW OVERFLOW TO STREET WATER TABLE. REFER TO CIVIL DESIGN AS PREPARED BY STRUCTURAL SYSTEMS FOR FURTHER INFORMATION.

F-103224

## PROPOSED DEVELOPMENT

SHADED AREA REPRESENTS THE EXTENT OF THE PROPOSED BUILDING WHICH IS TO BE CONSTRUCTED ON ALL FOUR BOUNDARIES.

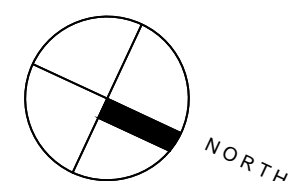
— FOOTPRINT OF THE EXISTING  
ADJOINING BUILDING STRUCTURE.

1075  
1076  
1077  
1078  
1079  
1080  
1081  
1082  
1083  
1084  
1085  
1086  
1087  
1088  
1089  
1090  
1091  
1092  
1093  
1094  
1095  
1096  
1097  
1098  
1099  
1100  
1101  
1102  
1103  
1104  
1105  
1106  
1107  
1108  
1109  
1110  
1111  
1112  
1113  
1114  
1115  
1116  
1117  
1118  
1119  
1120  
1121  
1122  
1123  
1124  
1125  
1126  
1127  
1128  
1129  
1130  
1131  
1132  
1133  
1134  
1135  
1136  
1137  
1138  
1139  
1140  
1141  
1142  
1143  
1144  
1145  
1146  
1147  
1148  
1149  
1150  
1151  
1152  
1153  
1154  
1155  
1156  
1157  
1158  
1159  
1160  
1161  
1162  
1163  
1164  
1165  
1166  
1167  
1168  
1169  
1170  
1171  
1172  
1173  
1174  
1175  
1176  
1177  
1178  
1179  
1180  
1181  
1182  
1183  
1184  
1185  
1186  
1187  
1188  
1189  
1190  
1191  
1192  
1193  
1194  
1195  
1196  
1197  
1198  
1199  
1200  
1201  
1202  
1203  
1204  
1205  
1206  
1207  
1208  
1209  
1210  
1211  
1212  
1213  
1214  
1215  
1216  
1217  
1218  
1219  
1220  
1221  
1222  
1223  
1224  
1225  
1226  
1227  
1228  
1229  
1230  
1231  
1232  
1233  
1234  
1235  
1236  
1237  
1238  
1239  
1240  
1241  
1242  
1243  
1244  
1245  
1246  
1247  
1248  
1249  
1250  
1251  
1252  
1253  
1254  
1255  
1256  
1257  
1258  
1259  
1260  
1261  
1262  
1263  
1264  
1265  
1266  
1267  
1268  
1269  
1270  
1271  
1272  
1273  
1274  
1275  
1276  
1277  
1278  
1279  
1280  
1281  
1282  
1283  
1284  
1285  
1286  
1287  
1288  
1289  
1290  
1291  
1292  
1293  
1294  
1295  
1296  
1297  
1298  
1299  
1300  
1301  
1302  
1303  
1304  
1305  
1306  
1307  
1308  
1309  
1310  
1311  
1312  
1313  
1314  
1315  
1316  
1317  
1318  
1319  
1320  
1321  
1322  
1323  
1324  
1325  
1326  
1327  
1328  
1329  
1330  
1331  
1332  
1333  
1334  
1335  
1336  
1337  
1338  
1339  
1340  
1341  
1342  
1343  
1344  
1345  
1346  
1347  
1348  
1349  
1350  
1351  
1352  
1353  
1354  
1355  
1356  
1357  
1358  
1359  
1360  
1361  
1362  
1363  
1364  
1365  
1366  
1367  
1368  
1369  
1370  
1371  
1372  
1373  
1374  
1375  
1376  
1377  
1378  
1379  
1380  
1381  
1382  
1383  
1384  
1385  
1386  
1387  
1388  
1389  
1390  
1391  
1392  
1393  
1394  
1395  
1396  
1397  
1398  
1399  
1400  
1401  
1402  
1403  
1404  
1405  
1406  
1407  
1408  
1409  
1410  
1411  
1412  
1413  
1414  
1415  
1416  
1417  
1418  
1419  
1420  
1421  
1422  
1423  
1424  
1425  
1426  
1427  
1428  
1429  
1430  
1431  
1432  
1433  
1434  
1435  
1436  
1437  
1438  
1439  
1440  
1441  
1442  
1443  
1444  
1445  
1446  
1447  
1448  
1449  
1450  
1451  
1452  
1453  
1454  
1455  
1456  
1457  
1458  
1459  
1460  
1461  
1462  
1463  
1464  
1465  
1466  
1467  
1468  
1469  
1470  
1471  
1472  
1473  
1474  
1475  
1476  
1477  
1478  
1479  
1480  
1481  
1482  
1483  
1484  
1485  
1486  
1487  
1488  
1489  
1490  
1491  
1492  
1493  
1494  
1495  
1496  
1497  
1498  
1499  
1500  
1501  
1502  
1503  
1504  
1505  
1506  
1507  
1508  
1509  
1510  
1511  
1512  
1513  
1514  
1515  
1516  
1517  
1518  
1519  
1520  
1521  
1522  
1523  
1524  
1525  
1526  
1527  
1528  
1529  
1530  
1531  
1532  
1533  
1534  
1535  
1536  
1537  
1538  
1539  
1540  
1541  
1542  
1543  
1544  
1545  
1546  
1547  
1548  
1549  
1550  
1551  
1552  
1553  
1554  
1555  
1556  
1557  
1558  
1559  
1560  
1561  
1562  
1563  
1564  
1565  
1566  
1567  
1568  
1569  
1570  
1571  
1572  
1573  
1574  
1575  
1576  
1577  
1578  
1579  
1580  
1581  
1582  
1583  
1584  
1585  
1586  
1587  
1588  
1589  
1590  
1591  
1592  
1593  
1594  
1595  
1596  
1597  
1598  
1599  
1600  
1601  
1602  
1603  
1604  
1605  
1606  
1607  
1608  
1609  
1610  
1611  
1612  
1613  
1614  
1615  
1616  
1617  
1618  
1619  
1620  
1621  
1622  
1623  
1624  
1625  
1626  
1627  
1628  
1629  
1630  
1631  
1632  
1633  
1634  
1635  
1636  
1637  
1638  
1639  
1640  
1641  
1642  
1643  
1644  
1645  
1646  
1647  
1648  
1649  
1650  
1651  
1652  
1653  
1654  
1655  
1656  
1657  
1658  
1659  
1660  
1661  
1662  
1663  
1664  
1665  
1666  
1667  
1668  
1669  
1670  
1671  
1672  
1673  
1674  
1675  
1676  
1677  
1678  
1679  
1680  
1681  
1682  
1683  
1684  
1685  
1686  
1687  
1688  
1689  
1690  
1691  
1692  
1693  
1694  
1695  
1696  
1697  
1698  
1699  
1700  
1701  
1702  
1703  
1704  
1705  
1706  
1707  
1708  
1709  
1710  
1711  
1712  
1713  
1714  
1715  
1716  
1717  
1718  
1719  
1720  
1721  
1722  
1723  
1724  
1725  
1726  
1727  
1728  
1729  
1730  
1731  
1732  
1733  
1734  
1735  
1736  
1737  
1738  
1739  
1740  
1741  
1742  
1743  
1744  
1745  
1746  
1747  
1748  
1749  
1750  
1751  
1752  
1753  
1754  
1755  
1756  
17

— SHADED AREA REPRESENTS THE EXTENT OF THE PROPOSED VERANDAH STRUCTURE WHICH IS TO BE CONSTRUCTED OVER THE EXISTING FOOTPATH AREA.

## SITE PLAN

SCALE 1 : 100



AMENDMENTS			
REV	DATE	DESCRIPTION	DRAWN
B	6.11.19	REVISIONS FOR BRC	EC
C	13.11.19	REVISIONS FOR BRC	EC

SPECTRA 

SUITE 1 / 159 PORT ROAD  
HINDMARSH SA 5007  
T: 8338 2211 F: 8338 2188

PROJECT  
PROPOSED MIXED USE DEVELOPMENT  
AT:  
No. 76 - 78 COMMERCIAL ROAD,  
PORT ADELAIDE, SA 5015

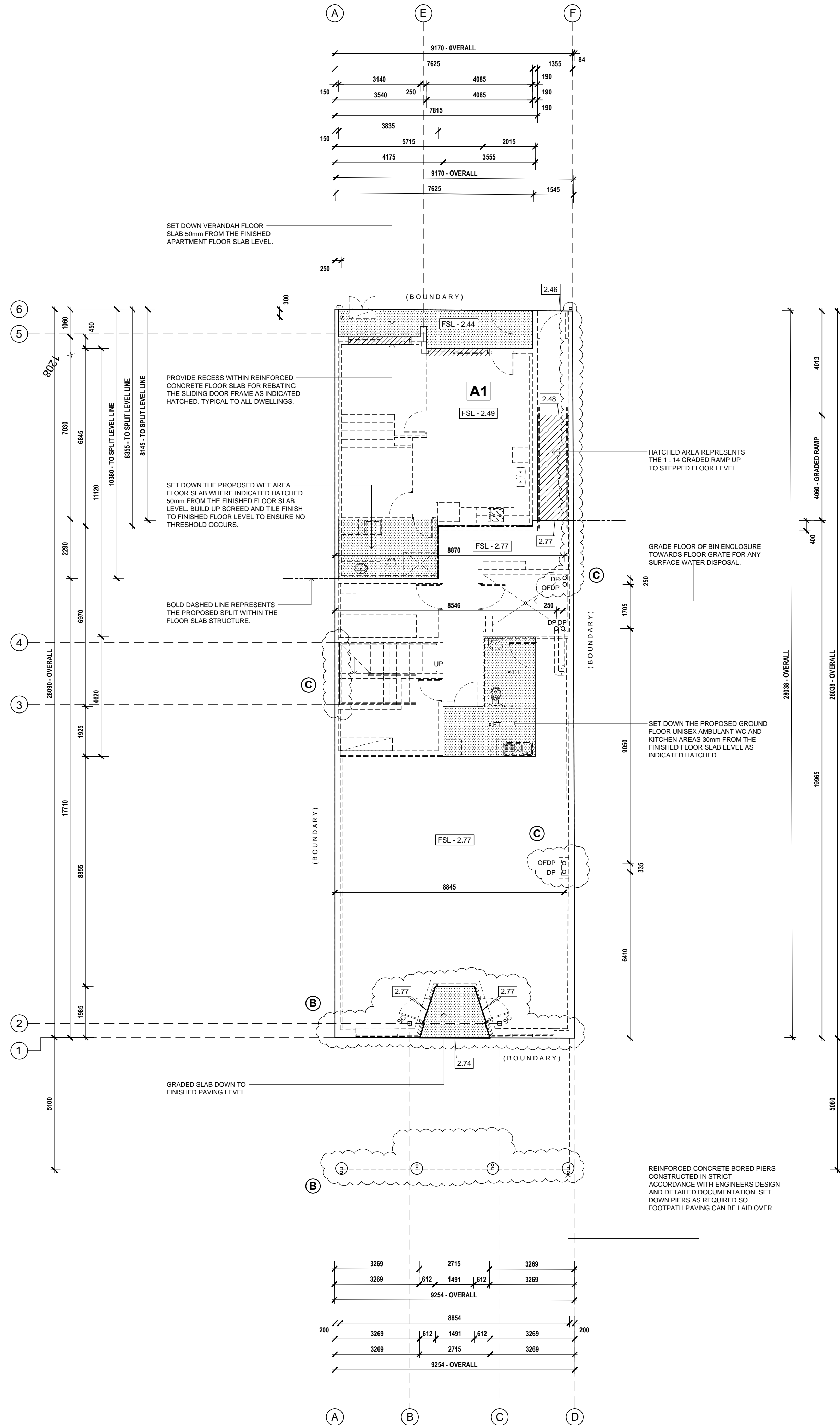
CLIENT  
VITO GROUP PTY LTD

DRAWN	DATE
EC	04 OCT 19
SCALE	COPYRIGHT

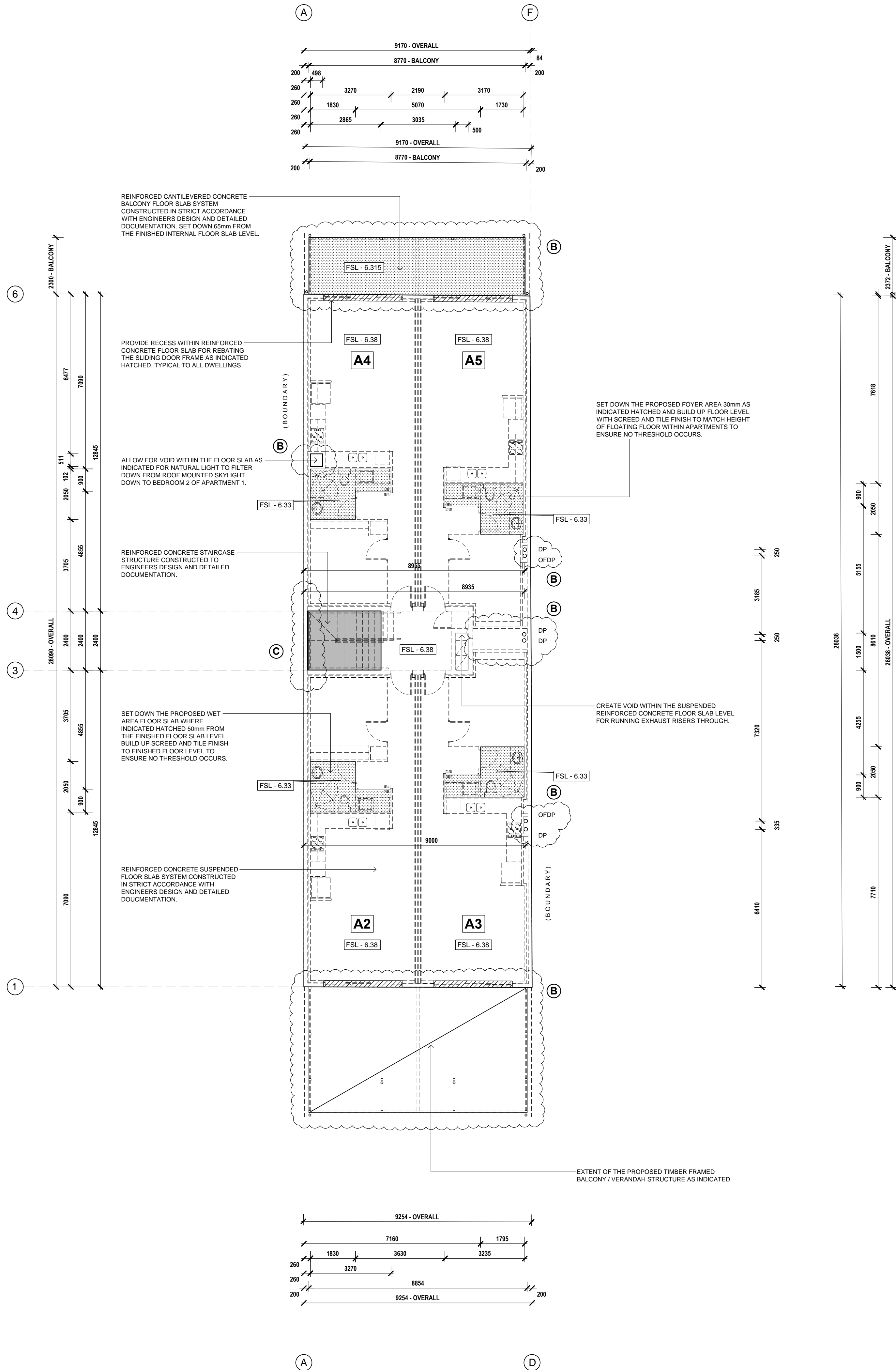
PROJECT No.	SHEET No.
10.2016	01 OF 13

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNERS IMMEDIATELY

**FOR BUILDING APPROVAL**



PROPOSED GROUND LEVEL SLAB LAYOUT PLAN  
SCALE 1 : 100



PROPOSED FIRST LEVEL SLAB LAYOUT PLAN  
SCALE 1 : 100

- CONCRETOR NOTES:
- ALLOW FOR ALL SUB FLOOR STORMWATER AND PLUMBING PIPES PRIOR TO POURING OF FLOOR SLAB SYSTEM.
  - ALL REINFORCED CONCRETE FOOTING BEAMS AND FLOOR SLAB SYSTEM ARE TO HAVE AN APPROVED HEAVY DUTY WATER PROOF MEMBRANE UNDER.
  - GENERALLY EXCEPT FOR BALCONY AND WET AREAS AND UNLESS OTHERWISE SPECIFIED ALL FLOOR SLABS ARE TO BE MACHINED SMOOTH FINISHED.
- FSL DENOTES FINISHED FLOOR SLAB LEVEL.
- DP DENOTES DOWNPIPE LOCATIONS TO PENETRATE THROUGH CONCRETE FLOOR SLAB SYSTEMS.
- OF DENOTES 100mmØ uPVC OVERFLOW DOWNPIPE FOR EMERGENCY DRAINAGE. CONCEAL OVERFLOW DOWNPIPE WITHIN INTERNAL WALL SYSTEM FOR ROOF WATER DRAINAGE.
- ALL STRUCTURAL STEEL COLUMNS ARE TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILED DOCUMENTATION.
- (GS) DENOTES 900 GRATED SUMP FOR SURFACE WATER DISPOSAL. TYPICAL TO ALL BALCONIES AND AREAS. CONNECT INTO DOWNPIPES WITHIN FLOOR SPACE FOR DISPOSAL.

- WATERPROOFING NOTES:
- WATERPROOFING TO EXTERNAL BALCONIES IS TO BE IN ACCORDANCE WITH AS4654.1 & 2.
- WATERPROOFING TO ALL WET AREAS IS TO BE IN ACCORDANCE WITH AS3740 - 2010 AND BCA TABLE F1.7.

- CONCRETOR NOTE
- ALLOW FOR SUB-FLOOR STORMWATER PIPES PRIOR TO POURING OF SLAB AND FOOTING BEAMS.
  - ALLOW FOR DOWNPIPE PENETRATIONS WITHIN FLOOR SLABS PRIOR TO POURING OF SLABS.

AMENDMENTS		
REV	DATE	DESCRIPTION
B	6.11.19	REVISIONS FOR BRC
C	13.11.19	REVISIONS FOR BRC

SPECTRA

SUITE 1 / 159 PORT ROAD  
HINDMARSH SA 5007  
T: 83338 2211 F: 83382188

PROJECT  
PROPOSED MIXED USE DEVELOPMENT  
AT:  
No. 76 - 78 COMMERCIAL ROAD,  
PORT ADELAIDE, SA 5015

CLIENT  
VITO GROUP PTY LTD

DRAWN  
EC

DATE  
04 OCT 19

SCALE  
1:100@A1

COPYRIGHT

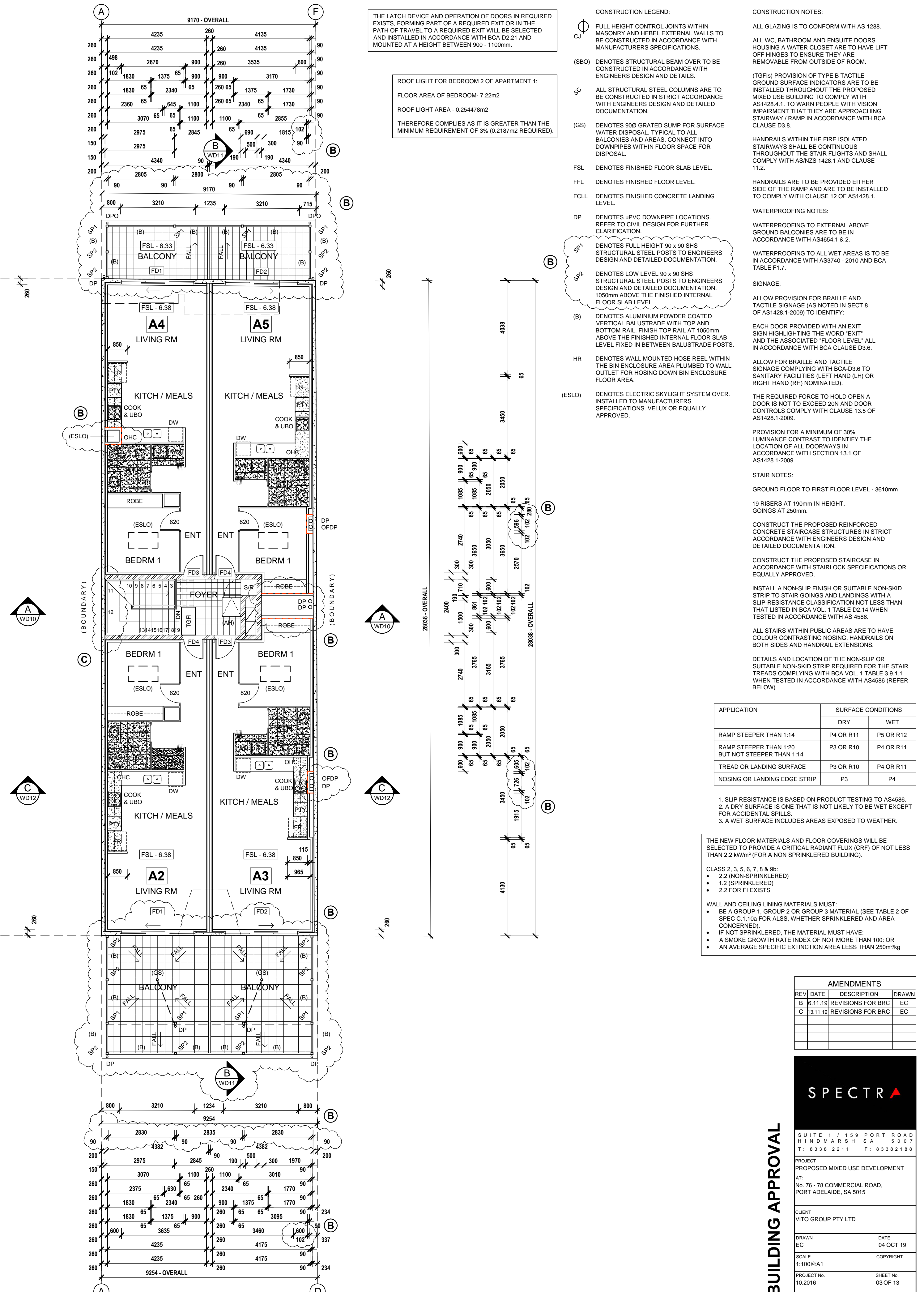
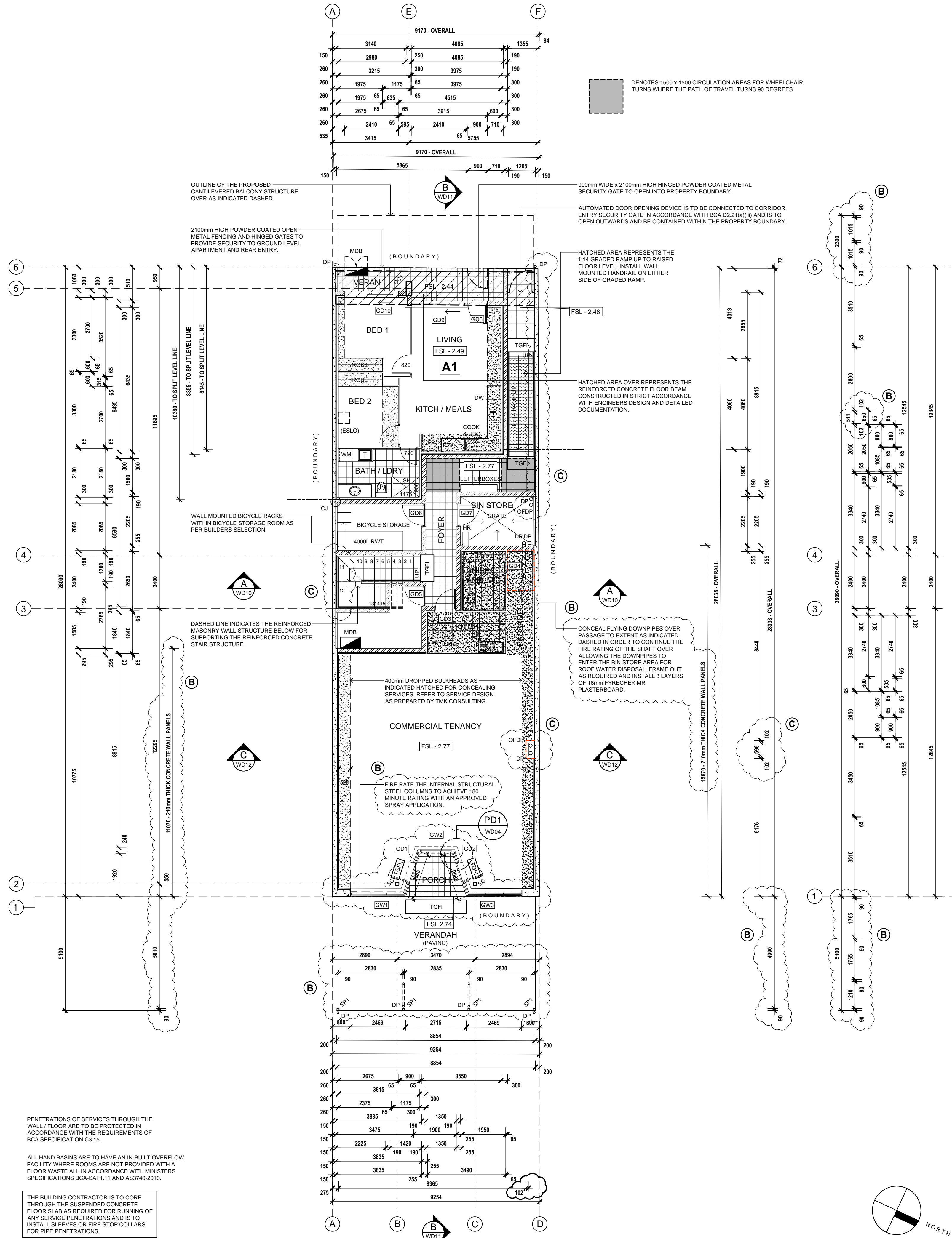
PROJECT No.  
10.2016

SHEET No.  
02 OF 13

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

FOR BUILDING APPROVAL





FOR BUILDING APPROVAL

**SPECTRA**

SUITE 1 / 159 PORT ROAD  
HINDMARSH SA 5007  
T: 8338 2211 F: 8338 2188

PROJECT  
PROPOSED MIXED USE DEVELOPMENT  
AT:  
No. 76 - 78 COMMERCIAL ROAD,  
PORT ADELAIDE, SA 5015

CLIENT  
VITO GROUP PTY LTD

DRAWN  
EC

DATE  
04 OCT 19

SCALE  
1:100@A1

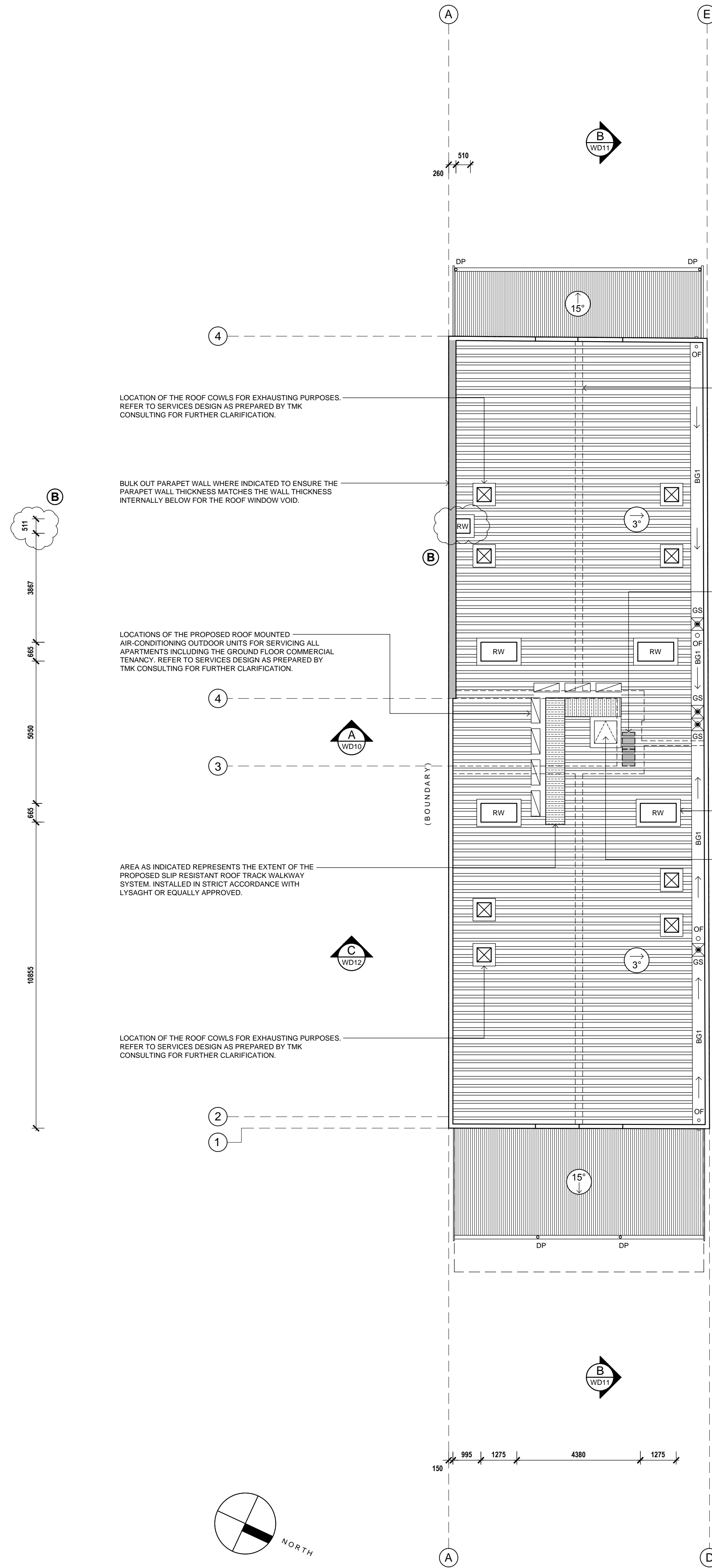
COPYRIGHT

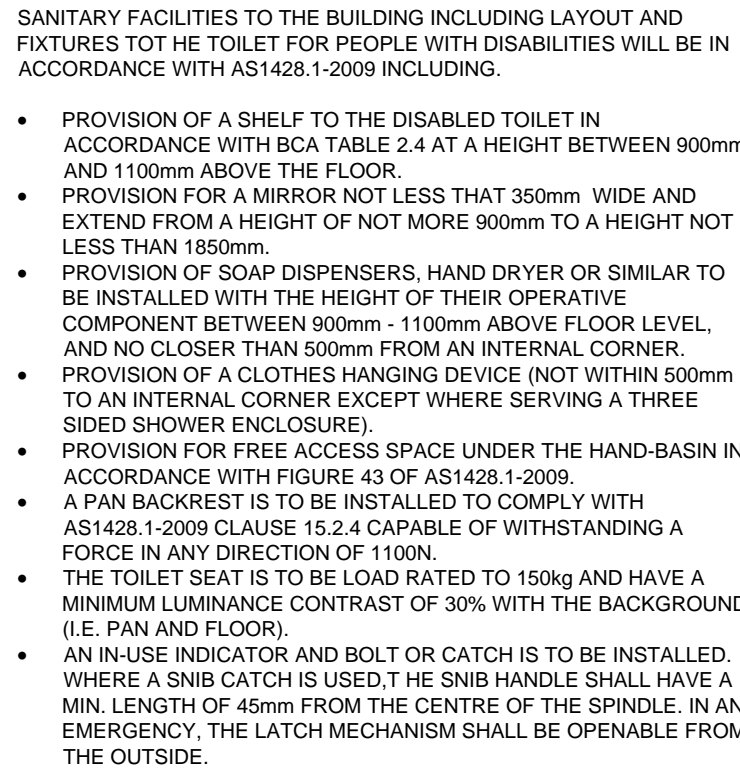
PROJECT No.  
10.2016

SHEET No.  
03 OF 13

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FLOURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.







S/D - DENOTES MIRROR MOUNTED SOAP DISPENSER



SUPPLY AND INSTALL SIGNS TO ALL FIRE / SMOKE DOORS NOTING.  
FIRE SAFETY DOOR.  
DO NOT OBSTRUCT.  
DO NOT KEEP OPEN.

**FOR BUILDING APPROVAL**

AMENDMENTS			
REV	DATE	DESCRIPTION	DRAWN
B	6.11.19	REVISIONS FOR BRC	EC
C	13.11.19	REVISIONS FOR BRC	EC

SPECTR▲

SUITE 1 / 159 PORT ROAD  
HINDMARSH SA 5007  
T: 8338 2211 F: 8338 2188

PROJECT  
PROPOSED MIXED USE DEVELOPMENT  
AT:  
No. 76 - 78 COMMERCIAL ROAD,  
PORT ADELAIDE, SA 5015

CLIENT  
VITO GROUP PTY LTD

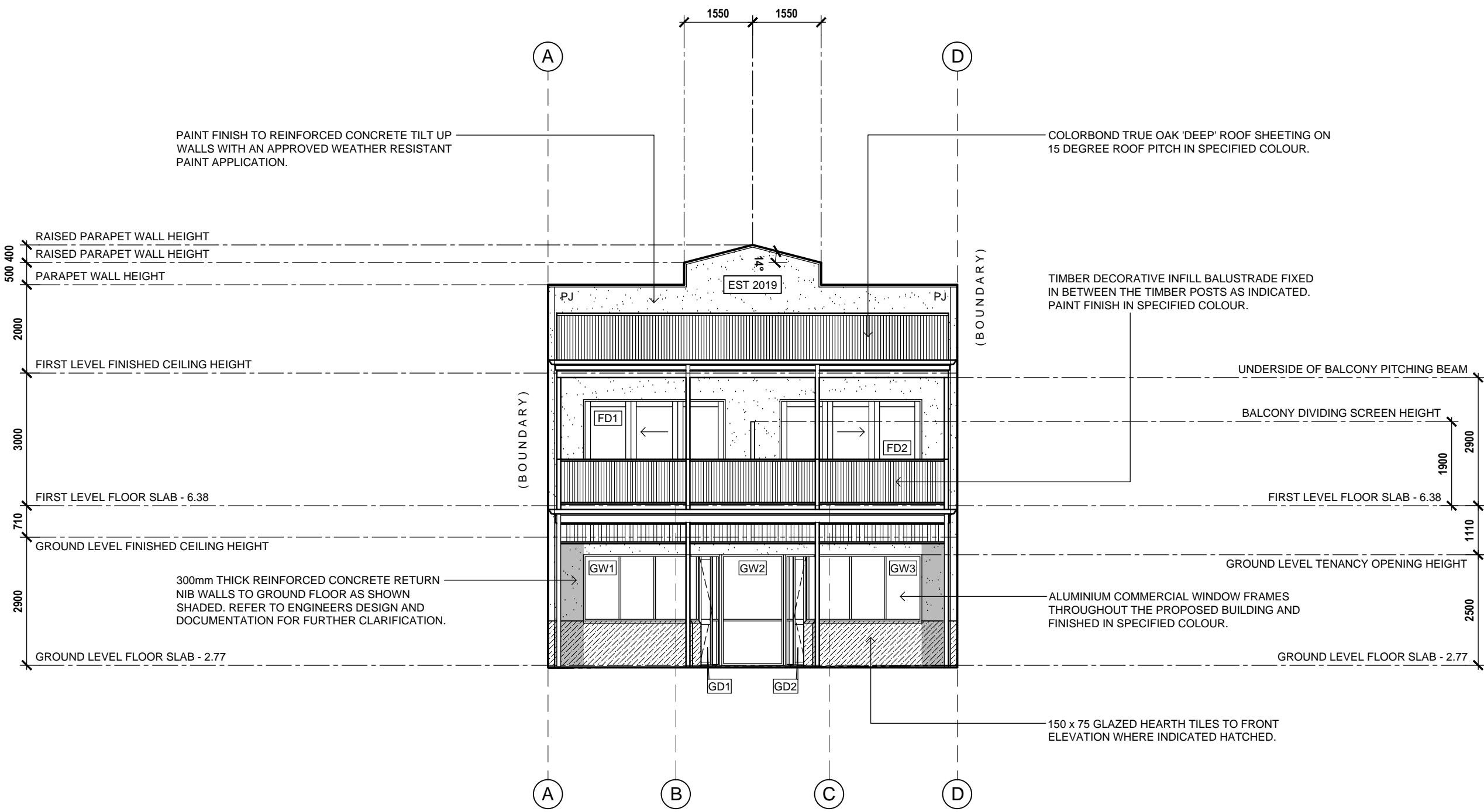
DRAWN	DATE
EC	04 OCT 19

SCALE 1:100 / 1:50@A1 COPYRIGHT

PROJECT No. 10.2016 SHEET No. 05 OF 13

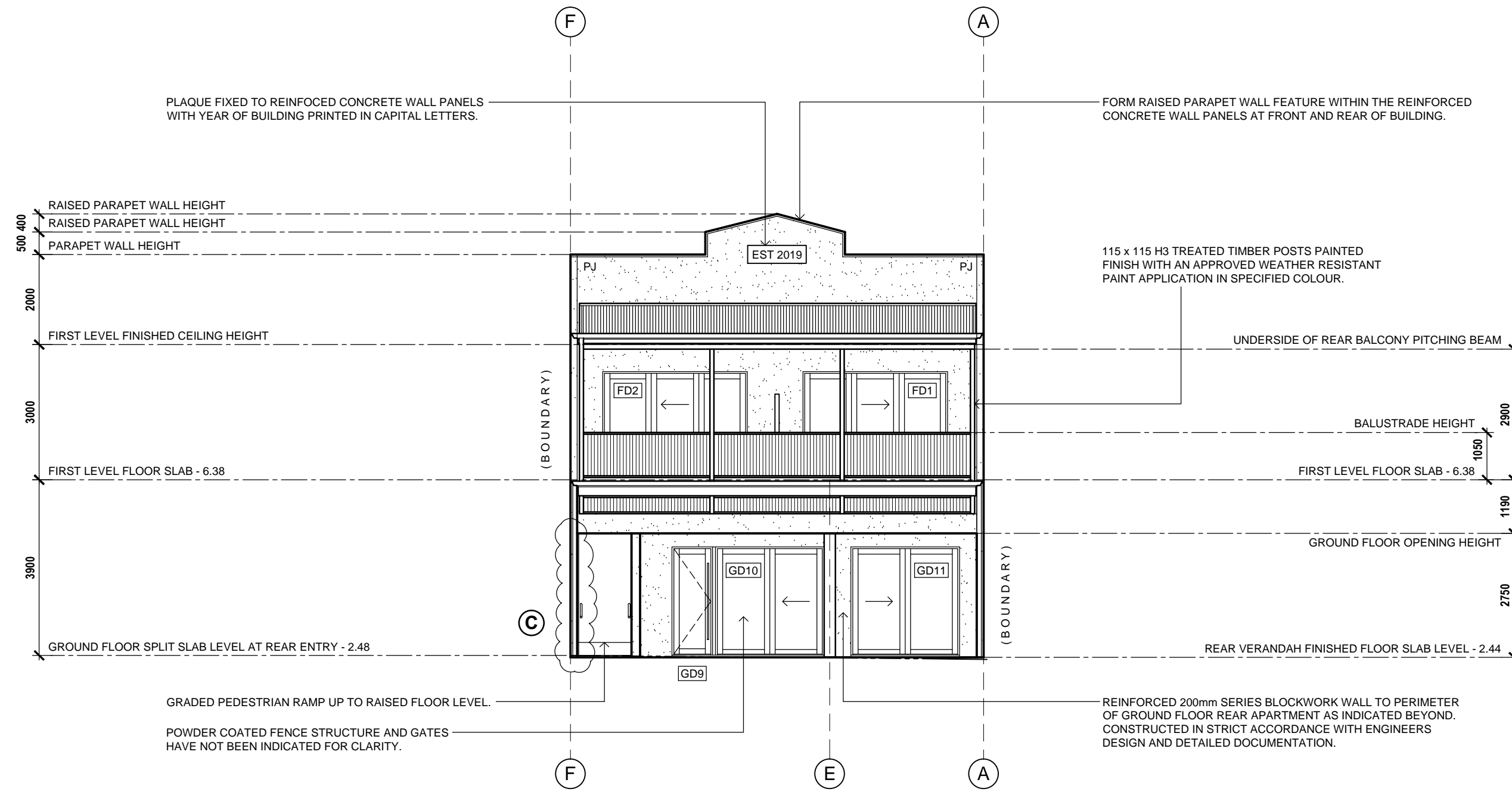
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNERS IMMEDIATELY





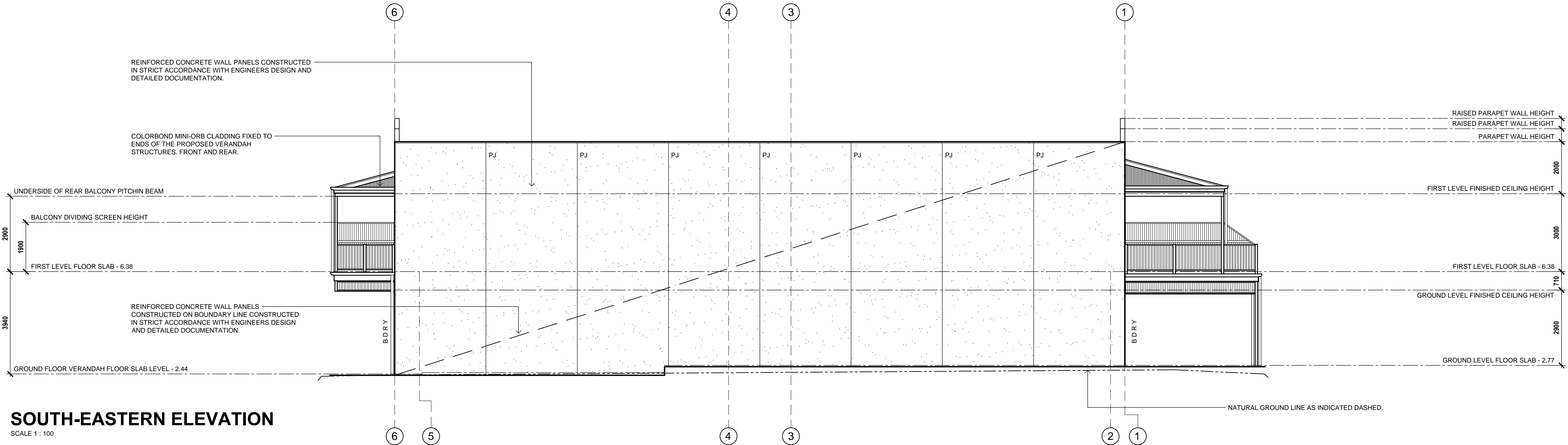
NORTH-EASTERN ELEVATION - COMMERCIAL ROAD

SCALE 1 : 100



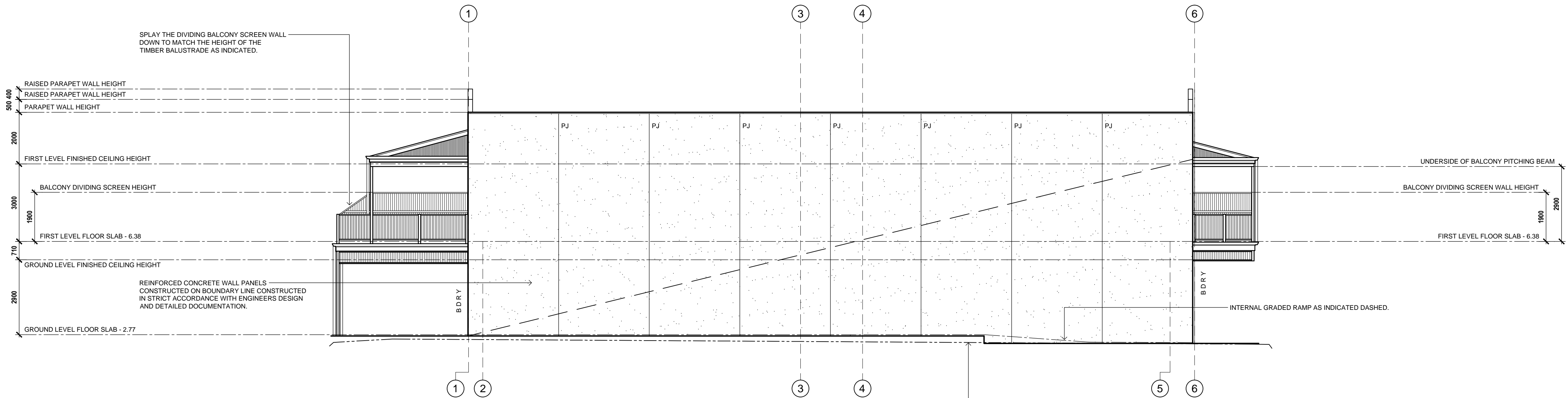
SOUTH-WESTERN ELEVATION - MARRYATT STREET WITHOUT FENCE

SCALE 1 : 100



SOUTH-EASTERN ELEVATION

SCALE 1 : 100



NORTH-WESTERN ELEVATION

SCALE 1 : 100

EXTERNAL COLOUR SCHEDULE	
GROUND & FIRST LEVEL EXTERNAL WALLS:	SOLVER VITESSE.
WALL TILES:	EPWORTH BLUE.
GROUND & FIRST LEVEL WINDOW AND DOOR FRAMES:	SOLVER WEATHERED CEDAR.
VERANDAH / BALCONY MAIN FRAMING:	SOLVER DICKENS.
VERANDAH / BALCONY FASCIA BOARDS:	SOLVER MOUNTAIN ASH.
VERANDAH / BALCONY BALUSTRADE AND FRETWORK:	SOLVER MOUNTAIN ASH.
BALCONY SIDE GABLE INFILL:	SOLVER MOUNTAIN ASH.
VERANDAH / BALCONY GUTTERS:	SOLVER DAWN GREY.
EST 2019 PLAQUE:	SOLVER MOUNTAIN ASH.
VERANDAH ROOF SHEETING:	COLORBOND WINDSPRAY.

AMENDMENTS		
REV	DATE	DESCRIPTION
B	6.11.19	REVISIONS FOR BRC
C	13.11.19	REVISIONS FOR BRC

<b>SPECTRA</b>	
SUITE 1 / 159 PORT ROAD HINDMARSH SA 5007 T: 8338 2211 F: 8338 2188	
PROJECT PROPOSED MIXED USE DEVELOPMENT AT: No. 76 - 78 COMMERCIAL ROAD, PORT ADELAIDE, SA 5015	
CLIENT VITO GROUP PTY LTD	
DRAWN EC	DATE 04 OCT 19
SCALE 1:100@A1	COPYRIGHT
PROJECT No. 10.2016	SHEET No. 06 OF 13
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.	

FOR BUILDING APPROVAL



PROPOSED COMMERCIAL ROAD STREETSCAPE ELEVATION  
SCALE 1 : 100



PROPOSED MARRYATT STREET STREETSCAPE ELEVATION WITH FENCE  
SCALE 1 : 100

FOR BUILDING APPROVAL

AMENDMENTS		
REV	DATE	DESCRIPTION
B	06.11.19	REVISIONS FOR BRC
C	03.11.19	REVISIONS FOR BRC

SPECTRA

SUITE 1 / 159 PORT ROAD  
HINDMARSH SA 5007  
T: 8338 2211 F: 8338 2188

PROJECT

PROPOSED MIXED USE DEVELOPMENT

AT:

No. 76 - 78 COMMERCIAL ROAD,  
PORT ADELAIDE, SA 5015

CLIENT

VITO GROUP PTY LTD

DRAWN

DATE

EC

04 OCT 19

SCALE

COPYRIGHT

1:100 / 1:10@A1

PROJECT No.

SHEET No.

10.2016

07 OF 13

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.



WALL TYPES LEGEND:

210mm THICK REINFORCED CONCRETE WALLS CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILS. INSTALL 65mm STEEL STUD WALL FRAME WITH 90mm CAVITY AND LINE STEEL STUD WALL FRAME WITH 10mm FLUSH JOINTED PLASTERBOARD WALL LINING AND PAINT IN SELECTED COLOUR. INSTALL BRADFORD THERMOSEAL FRESPEC OR EQUALLY APPROVED FIRE RATED BUILDING WRAP BETWEEN STEEL STUD WALL FRAME AND CONCRETE WALL PANEL. PAINT FINISH TO WALL PANELS IN SPECIFIED COLOUR WHERE APPLICABLE AND FIX SELECTED 150 x 75 GLAZED HEARTH TILES HORIZONTALLY DIRECTLY TO THE EXTERNAL FACE OF THE CONCRETE WALL PANEL. REFER TO ELEVATIONS FOR EXTENT OF EXTERNAL WALL TILES (TO FRONT FACADE ONLY).

210mm THICK REINFORCED CONCRETE WALLS CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILS. INSTALL 65mm STEEL STUD WALL FRAME WITH 15mm CAVITY AND LINE STEEL STUD WALL FRAME WITH 10mm FLUSH JOINTED PLASTERBOARD WALL LINING AND PAINT IN SELECTED COLOUR. INSTALL BRADFORD THERMOSEAL FRESPEC OR EQUALLY APPROVED FIRE RATED BUILDING WRAP BETWEEN STEEL STUD WALL FRAME AND CONCRETE WALL PANEL. PAINT FINISH TO WALL PANELS IN SPECIFIED COLOUR WHERE APPLICABLE AND FIX SELECTED 150 x 75 GLAZED HEARTH TILES HORIZONTALLY DIRECTLY TO THE EXTERNAL FACE OF THE CONCRETE WALL PANEL. REFER TO ELEVATIONS FOR EXTENT OF EXTERNAL WALL TILES (TO FRONT FACADE ONLY).

210mm THICK REINFORCED CONCRETE WALL PANELS OVER CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILS. PAINT FINISH TO EXTERNAL FACE OF CONCRETE WALL PANELS IN SPECIFIED COLOUR.

300mm WIDE CAVITY STEEL STUD WALL FRAME OVER ENTRY DOOR AND ANGLED ENTRY WINDOWS COMPRISING OF DOUBLE 90mm STEEL STUD WALL FRAME WITH 120mm CAVITY AND LINED ON INTERNAL WALL SIDE WITH 10mm FLUSH JOINTED PLASTERBOARD WALL LINING. PAINT FINISH IN SELECTED COLOUR. INSTALL BRADFORD THERMOSEAL FRESPEC OR EQUALLY APPROVED FIRE RATED BUILDING WRAP.

300mm THK. REINFORCED CONCRETE WALLS CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILS. INSTALL 65mm STEEL STUD WALL FRAME WITH 15mm CAVITY AND LINE STEEL STUD WALL WITH 10mm FLUSH JOINTED PLASTERBOARD WALL LINING AND PAINT IN SELECTED COLOUR. INSTALL BRADFORD THERMOSEAL FRESPEC OR EQUALLY APPROVED FIRE RATED BUILDING WRAP BETWEEN STEEL STUD WALL FRAME AND CONCRETE WALL PANEL. PAINT FINISH TO WALL PANELS IN SPECIFIED COLOUR AND INSTALL SELECTED 150 x 75 GLAZED HEARTH TILES HORIZONTALLY DIRECTLY TO THE EXTERNAL FACE OF THE CONCRETE WALL PANEL. REFER TO ELEVATIONS FOR EXTENT OF EXTERNAL WALL TILES. PAINT FINISH TO CONCRETE WALL PANEL ABOVE WALL FACADE TILES.

200mm SERIES (190mm WIDE) REINFORCED MASONRY BLOCKWORK WALL WITH STANDARD MORTAR MIX CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILED DOCUMENTATION. INSTALL 65mm STEEL STUD WALL FRAME HARD UP AGAINST THE BLOCKWORK WALL AND LINE INTERNAL SIDE WITH 10mm FLUSH JOINTED PLASTERBOARD WALL LINING OR 6mm VILABOARD TO WET AREA WALL STUDS. DEPENDING ON WHERE THE STEEL STUD WALLS ARE LOCATED. INSTALL BRADFORD THERMOSEAL FRESPEC OR EQUALLY APPROVED FIRE RATED BUILDING WRAP WITHIN CAVITY TO MANUFACTURERS SPECIFICATIONS BETWEEN STEEL WALL FRAME AND CONCRETE WALL PANEL.

200mm SERIES (190mm WIDE) REINFORCED MASONRY BLOCKWORK WALL WITH STANDARD MORTAR MIX CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILED DOCUMENTATION. ALLOW A 40mm CAVITY AND INSTALL 65mm STEEL STUD WALL FRAME LINED WITH 10mm FLUSH JOINTED PLASTERBOARD WALL LINING. INSTALL BRADFORD THERMOSEAL FRESPEC OR EQUALLY APPROVED FIRE RATED BUILDING WRAP WITHIN CAVITY AND INSTALL TO MANUFACTURERS SPECIFICATIONS.

200mm SERIES (190mm WIDE) REINFORCED MASONRY BLOCKWORK WALL WITH STANDARD MORTAR MIX CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILED DOCUMENTATION. ALLOW FOR A 20mm CAVITY AND INSTALL 65mm STEEL STUD WALL FRAME LINED WITH 10mm FLUSH JOINTED PLASTERBOARD WALL LINING OR 6mm VILABOARD WET AREA WALL LINING DEPENDING ON THE LOCATION OF THE STEEL WALL FRAME. INSTALL BRADFORD THERMOSEAL FRESPEC OR EQUALLY APPROVED FIRE RATED BUILDING WRAP WITHIN CAVITY AND INSTALL TO MANUFACTURERS SPECIFICATIONS.

150mm THICK REINFORCED CONCRETE WALLS CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILS. PAINT FINISH TO CONCRETE WALLS EXTERNALLY IN SPECIFIED COLOUR (WHERE APPLICABLE). CONSTRUCT 65mm STEEL STUD WALL HARD UP AGAINST CONCRETE WALL WITH AN APPROVED FIRE PROOF BUILDING WRAP BETWEEN THE TWO MATERIALS. LINE INTERNALLY WITH 10mm FLUSH JOINTED PLASTERBOARD WALL LINING. INSTALL BRADFORD THERMOSEAL FRESPEC OR EQUALLY APPROVED FIRE RATED BUILDING WRAP WITHIN CAVITY AND INSTALL TO MANUFACTURERS SPECIFICATIONS.

150mm THICK REINFORCED CONCRETE WALLS CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILS. INSTALL 25mm TOP HAT CHANNEL AND LINE INTERNALLY WITH 6mm FLUSH JOINTED VILABOARD WET AREA WALL LINING. PAINT FINISH TO IN SELECTED COLOUR. INSTALL BRADFORD THERMOSEAL FRESPEC OR EQUALLY APPROVED FIRE RATED BUILDING WRAP.

150mm THICK REINFORCED CONCRETE WALLS CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILS. 50mm STEEL TOP HAT SECTION AND 1 LAYER OF 16mm MR GYPROCK FYRECHEK PLASTERBOARD. PAINT FINISH TO EXPOSED CONCRETE WALLS WHERE APPLICABLE IN SELECTED COLOUR. INSTALL BRADFORD THERMOSEAL FRESPEC OR EQUALLY APPROVED FIRE RATED BUILDING WRAP.

CSR 7675 (c) INTERNAL SERVICE WALL SYSTEM TO COMMERCIAL TENANCY (102mm WIDE WALL FRAME) COMPRISING OF 1 LAYER OF 25mm GYPROCK SHAFT LINER PANEL IN C-H STUDS AT 600mm MAXIMUM CENTRES AND LINED ON FACE SIDE WITH 2 x 16mm GYPROCK FYRECHEK PLASTERBOARD TO ACHIEVE A FIRE RATING OF - / 120 / 120. 65mm OVERALL INTERNAL SERVICE WALL THICKNESS. INSTALL 75 GW ACOUSTICGUARD 11kg.

CSR 7665 (c) INTERNAL SERVICE WALL SYSTEM TO RESIDENTIAL APARTMENT (102mm WIDE WALL FRAME) COMPRISING 1 LAYERS OF GYPROCK SHAFT LINER PANEL IN C-H STUD. 75 GW ACOUSTICGUARD 11kg CAVITY INSULATION. LINED FACE SIDE WITH 2 LAYERS OF 13mm GYPROCK FYRECHECK PLASTERBOARD TO ACHIEVE A FIRE RATING OF - / 90 / 90. 128mm OVERALL INTERNAL SERVICE WALL THICKNESS.

65mm STEEL STUD WALL FRAME LINED WITH 10mm FLUSH JOINTED PLASTERBOARD WALL LINING OR 6mm VILABOARD WET AREA WALL LINING DEPENDING ON THE LOCATION OF THE STEEL FRAMED WALL STUDS. PAINT FINISH AS REQUIRED.

200 SERIES (190mm WIDE) REINFORCED CONCRETE WALLS CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILS.

150mm THICK REINFORCED CONCRETE WALLS CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILS. PAINT FINISH TO CONCRETE WALLS EXTERNALLY IN SPECIFIED COLOUR (WHERE APPLICABLE). ALLOW FOR A 20mm CAVITY AND INSTALL 90mm STEEL STUD WALL FRAME LINED INTERNALLY WITH 10mm FLUSH JOINTED PLASTERBOARD WALL LINING OR 6mm VILABOARD WET AREA WALL SHEETING DEPENDING ON THE LOCATION OF THE STEEL WALL FRAME. INSTALL BRADFORD THERMOSEAL FRESPEC OR EQUALLY APPROVED FIRE RATED BUILDING WRAP WITHIN CAVITY AND INSTALL TO MANUFACTURERS SPECIFICATIONS. INSTALL GLASS WOOL R2.5 INSULATION BATTS WITHIN STEEL STUD WALL FRAMES.

200mm SERIES (190mm WIDE) REINFORCED MASONRY BLOCKWORK WALL WITH STANDARD MORTAR MIX CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILED DOCUMENTATION. ALLOW FOR A 20mm CAVITY AND INSTALL 90mm STEEL STUD WALL FRAME LINED WITH 10mm FLUSH JOINTED PLASTERBOARD WALL LINING OR 6mm VILABOARD WET AREA WALL LINING DEPENDING ON THE LOCATION OF THE STEEL WALL FRAME. INSTALL BRADFORD THERMOSEAL FRESPEC OR EQUALLY APPROVED FIRE RATED BUILDING WRAP WITHIN CAVITY AND INSTALL TO MANUFACTURERS SPECIFICATIONS. INSTALL GLASS WOOL R2.5 INSULATION BATTS WITHIN STEEL STUD WALL FRAMES.

65mm STEEL STUD WALL FRAME LINED ON ONE SIDE ONLY WITH 10mm FLUSH JOINTED PLASTERBOARD WALL LINING OR 6mm VILABOARD WET AREA WALL LINING DEPENDING ON THE LOCATION OF THE STEEL FRAMED WALL STUDS. PAINT FINISH AS REQUIRED.

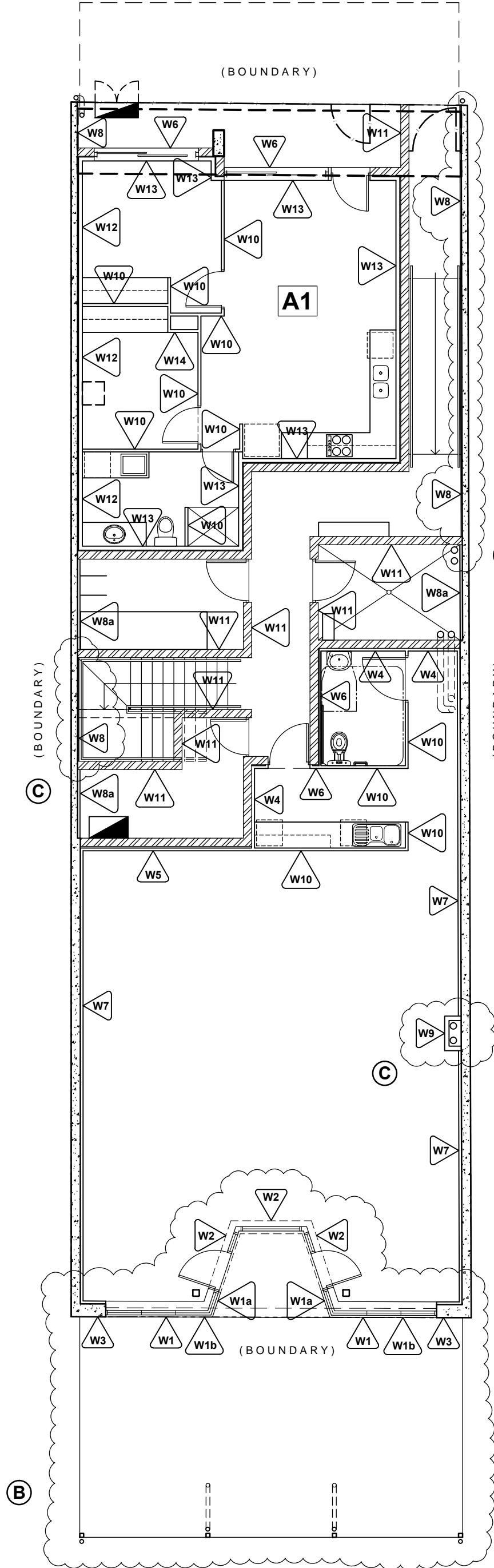
CSR 1355 DOUBLE STUD STEEL FRAMED INTERNAL WALL SYSTEM. 260mm OVERALL WALL THICKNESS COMPRISING OF 2 LAYERS OF 13mm FYRECHEK PLASTERBOARD FIXED TO 90mm STEEL STUD WALL FRAME 28mm CAVITY 90mm STEEL STUD WALL FRAME WITH 2 LAYERS OF 13mm FYRECHEK WALL LINING FIXED TO STEEL STUD. INSTALL MOISTURE RESISTANT FYRECHECK WALL LINING TO ALL WET AREAS. INSULATE STEEL STUD WALL FRAME WITH 50 GW ACOUSTICGUARD 11kg.

150mm THICK REINFORCED CONCRETE WALLS CONSTRUCTED IN STRICT ACCORDANCE WITH ENGINEERS DESIGN AND DETAILS. PAINT FINISH TO CONCRETE WALLS EXTERNALLY IN SPECIFIED COLOUR (WHERE APPLICABLE). CAVITY BETWEEN CONCRETE WALL PANEL AND STEEL WALL FRAME VARIES. INSTALL 90mm STEEL STUD WALL FRAME LINED INTERNALLY WITH 10mm FLUSH JOINTED PLASTERBOARD WALL LINING OR 6mm VILABOARD WET AREA WALL SHEETING DEPENDING ON THE LOCATION OF THE STEEL WALL FRAME. INSTALL BRADFORD THERMOSEAL FRESPEC OR EQUALLY APPROVED FIRE RATED BUILDING WRAP WITHIN CAVITY AND INSTALL TO MANUFACTURERS SPECIFICATIONS. INSTALL GLASS WOOL R2.5 INSULATION BATTS WITHIN STEEL STUD WALL FRAMES.

WALL TYPES LEGEND:

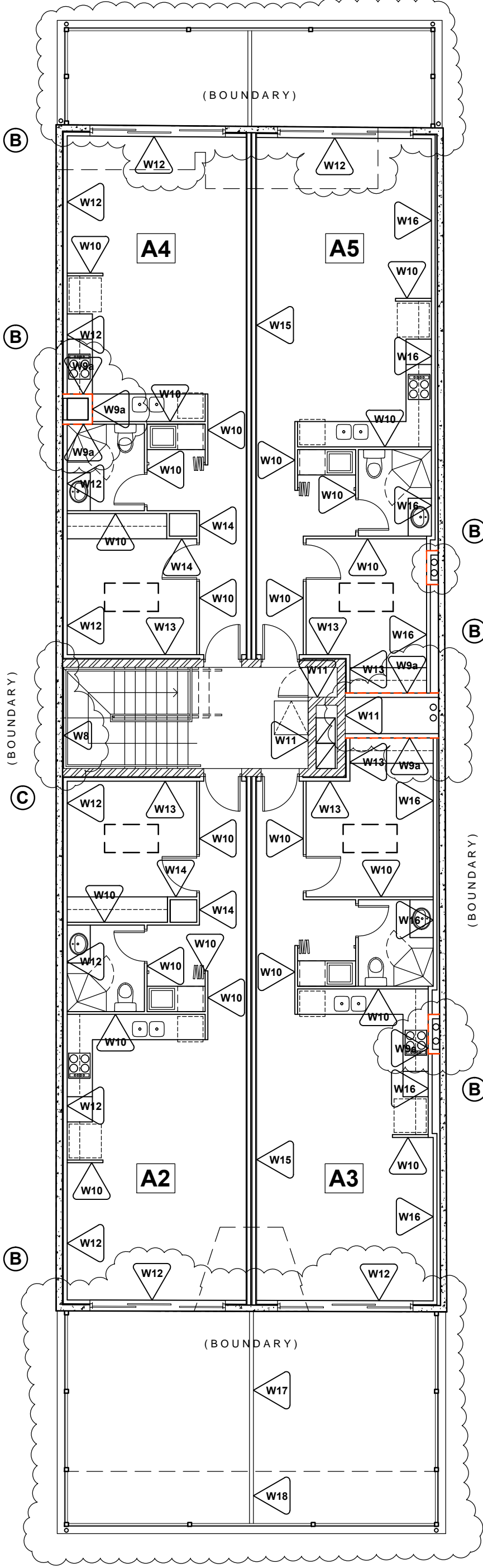
FRAME UP DIVIDING BALCONY SCREEN WALL WITH 90mm TIMBER STUD WALL FRAME AND LINE EITHER SIDE WITH 12mm THICK TIMBER MATCH BOARD CLADDING. ADOPT A TIMBER SPECIES FOR EXTERNAL USE AND PAINT FINISH USING AN APPROVED WEATHER RESISTANT PAINT APPLICATION.

FRAME UP DIVIDING BALCONY SCREEN WALL WITH 90mm TIMBER STUD WALL FRAME AND LINE EITHER SIDE WITH 12mm THICK TIMBER MATCH BOARD CLADDING. ADOPT A TIMBER SPECIES FOR EXTERNAL USE AND PAINT FINISH USING AN APPROVED WEATHER RESISTANT PAINT APPLICATION. SPLAYED DOWN TO THE BALCONY BALUSTRADE HEIGHT.



GROUND LEVEL WALL TYPE PLAN

SCALE 1 : 100



FIRST LEVEL FLOOR WALL TYPE PLAN

SCALE 1 : 100

AMENDMENTS			
REV	DATE	DESCRIPTION	DRAWN
B	6.11.19	REVISIONS FOR BRC	EC
C	13.11.19	REVISIONS FOR BRC	EC

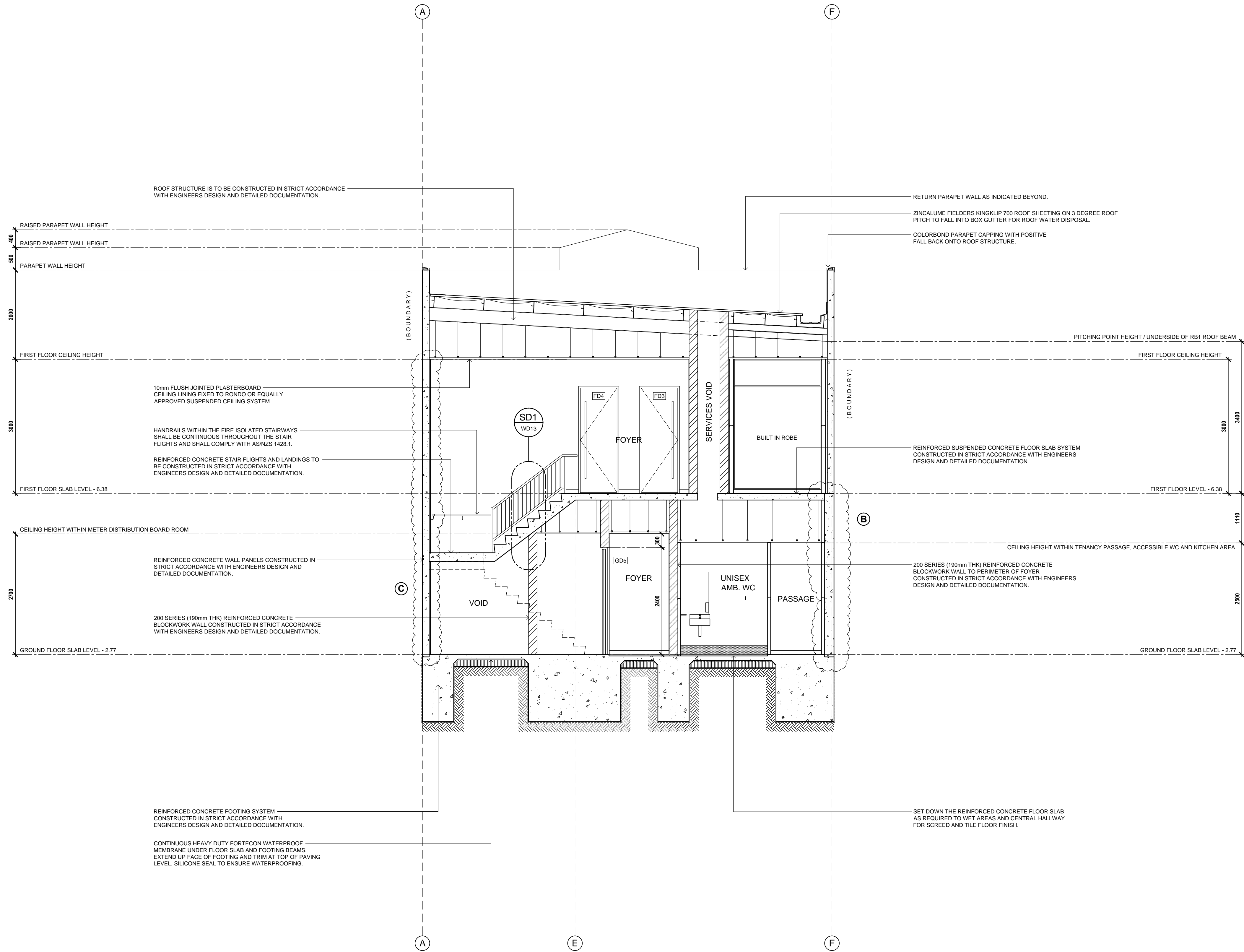
SPECTRA	
SUITE 1 / 159 PORT ROAD HINDMARSH SA 5007 T: 83338 2211 F: 83382188	
PROJECT PROPOSED MIXED USE DEVELOPMENT AT: No. 76 - 78 COMMERCIAL ROAD, PORT ADELAIDE, SA 5015	
CLIENT VITO GROUP PTY LTD	
DRAWN EC	DATE 04 OCT 19
SCALE 1:100@A1	
PROJECT No. 10.2016	
SHEET No. 08 OF 13	
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.	

FOR BUILDING APPROVAL









AMENDMENTS		
REV	DATE	DESCRIPTION
B	06.11.19	REVISIONS FOR BRC
C	13.11.19	REVISIONS FOR BRC

**SPECTRA**

SUITE 1 / 159 PORT ROAD  
HINDMARSH SA 5007  
T: 83338 2211 F: 83382188

PROJECT  
PROPOSED MIXED USE DEVELOPMENT  
AT:  
No. 76 - 78 COMMERCIAL ROAD,  
PORT ADELAIDE, SA 5015

CLIENT  
VITO GROUP PTY LTD

DRAWN  
EC

DATE  
04 OCT 19

SCALE  
1:50 @ A1

COPYRIGHT

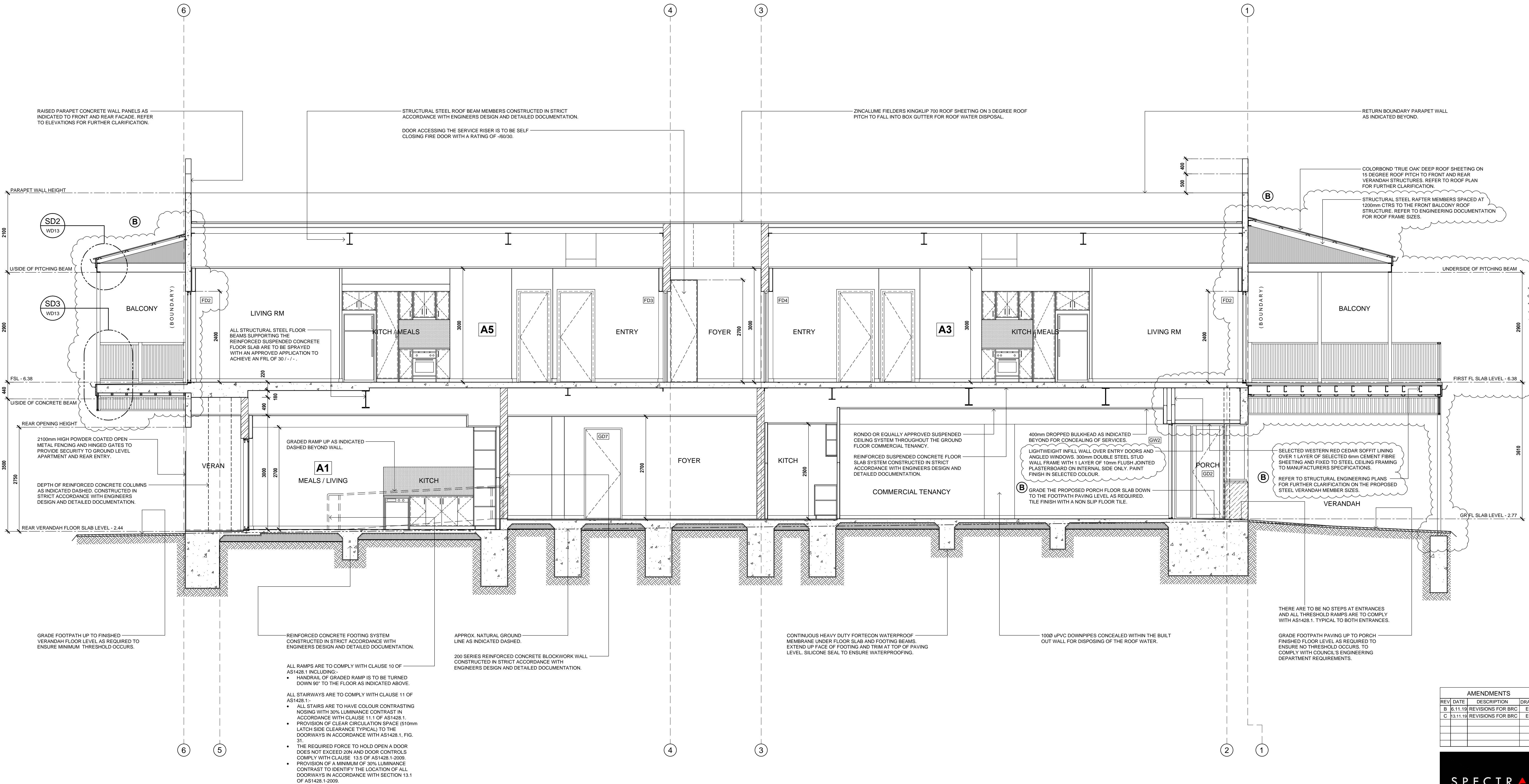
PROJECT No.  
10.2016

SHEET No.  
10 OF 13

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

FOR BUILDING APPROVAL





SECTION B-B

SCALE 1 : 50

AMENDMENTS		
REV	DATE	DESCRIPTION
B	6.11.19	REVISIONS FOR BRC
C	13.11.19	REVISIONS FOR BRC

SPECTRA

SUITE 1 / 159 PORT ROAD  
HINDMARSH SA 5007  
T: 8338 2211 F: 8338 2188

PROJECT  
PROPOSED MIXED USE DEVELOPMENT  
AT:  
No. 76 - 78 COMMERCIAL ROAD,  
PORT ADELAIDE, SA 5015

CLIENT  
VITO GROUP PTY LTD

DRAWN  
EC

DATE  
04 OCT 19

SCALE  
1:50 @ A1

COPYRIGHT

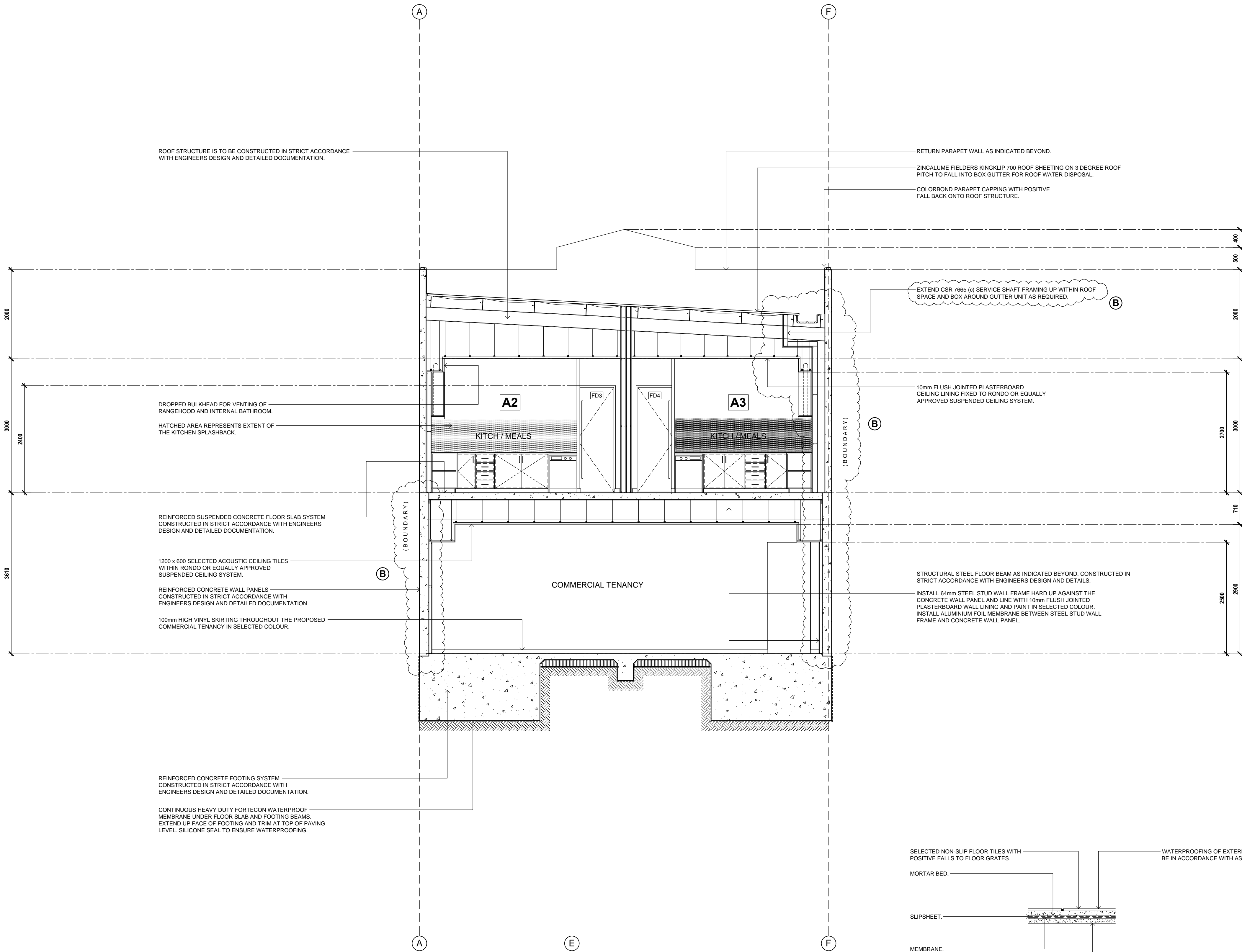
PROJECT No.  
10.2016

SHEET No.  
11 OF 13

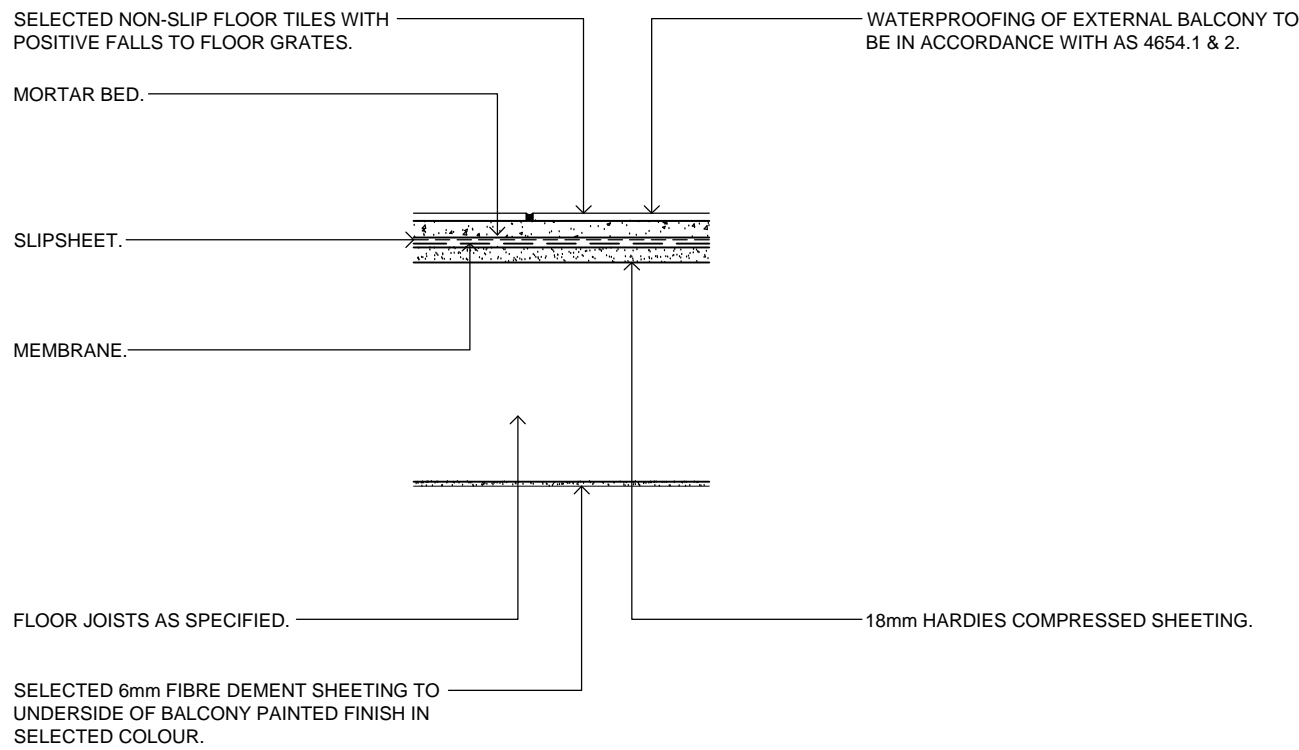
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

FOR BUILDING APPROVAL





SECTION C-C  
SCALE 1 : 50



BALCONY DETAIL  
SCALE 1 : 10

FOR BUILDING APPROVAL

AMENDMENTS		
REV	DATE	DESCRIPTION
B	6.11.19	REVISIONS FOR BRC
C	13.11.19	REVISIONS FOR BRC

S U I T E 1 / 1 5 9 P O R T R O A D  
H I N D M A R S H S A 5 0 0 7  
T : 8 3 3 8 2 2 1 1 F : 8 3 3 8 2 1 8 8

PROJECT  
PROPOSED MIXED USE DEVELOPMENT  
AT:  
No. 76 - 78 COMMERCIAL ROAD,  
PORT ADELAIDE, SA 5015

CLIENT  
VITO GROUP PTY LTD

DRAWN  
EC

DATE  
04 OCT 19

SCALE  
1:50 / 1:10@A1

COPYRIGHT

PROJECT No.  
10.2016

SHEET No.  
12 OF 13

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.



