

248 UNLEY ROAD, HYDE PARK SA 5061

DOCUMENTATION ISSUED FOR CONSTRUCTION

CONSTRUCTION NOTES

All flashing, membranes and thresholds where required shall be in accordance with the NCC.

Stairs to be constructed in strict accordance with the NCC at maximum 18 risers to each flight.
Stairs to have a non-slip finish or suitable non-skid strip.

Balustrades to comply with NCC part D2.16-2.17. To allow for tolerances, ensure balustrade or railing height no less than 900mm above stair tread nosing and no less than 1050mm above finished floor or balcony.

All openable upper level windows less than 1.7m from upper FFL must be restricted to opening no greater than 125mm in accordance with NCC D2.24.

Provide obscure glazing to wet area windows - bathroom, ensuite, WC etc UNO.

Smoke alarm system to comply with AS3786 all to be interconnected and powered from the consumer mains source with 9V battery backup. Refer fire engineering for details.

Smoke detection system to comply with AS1670 and the NCC requirements.

All exhaust fans to be vented to the outside.

Latch device and operation of all required exit doors, or in the path of travel to a required exit, to be selected and installed in accordance with NCC-D2.21.

WC toilet to allow for outward opening of door or provide removable hinges to WC toilet door.

All glazing to comply with AS. 1288. Provide 6mm toughened safety glass to all sliding doors, windows and glazing within 500mm of floor level. Refer to energy efficiency assessment and heating and cooling load assessment for maximum U and SHGC window values.

Provision of a motif or decal not less than 75MM wide at a height between 900mm and 1000mm above fgl to the glazing capable of being mistaken for a doorway or opening on any access-way where not provided with chair rail, transom or handrail.

The new building shall be protected against termites attack in accordance with AS 3660.1. All penetrations to be protected by approved chemical spray, eg Bioflex or by accredited stainless steel mesh system, eg Termimesh.

Glazed balustrades, glazed pool fencing/glazing privacy screens are to be proprietary Harkk brand fixed to manufacturer's details and specifications. Harkk Edge 67: Balustrades up to 1200 high. (latches and hinges to comply with AS 1926 Parts 1 and 2) Harkk View with handrail: Privacy screens up to 2000 high.

WC and laundry exhaust fans to be connected to WC light switches.

All floor materials, floor coverings, wall and ceiling lining materials will comply with Clause C1.10 & Spec C1.10 of the NCC.

Floor to floor separation of penetrations to be fire rated at the floor penetration with fire collars ½ Promat Penetration Seals or equivalent to comply with Spec C11 of NCC.

Fire and smoke door signage to be in accordance with NCC D2.23 "FIRE SAFETY DOOR - DO NOT OBSTRUCT - DO NOT KEEP OPEN"

Tactile ground surface indicators to be in accordance with AS1428.4 Section 1 & 2 and NCC D3.8 to warn people with a vision impairment that they are approaching a stairway or change in floor level.

Provision of braille and tactile signage (as noted in Section 8 of AS1428.1-2009) and to identify each door should be provided with an exit sign highlighting the word "Exit" and the associated "floor level" in accordance with bca clause D3.6

All switches and controls on the access paths of travel to be located between 900-1100mm above FFL and not less than 500mm from internal corners as per Section 14 of AS1428.1-2009.

Doorways required to be accessible to provide 30% luminance contrast to identify the location of all doorways in accordance with Section 13.1 of AS1428.1-2009.

Accessible toilet pans to be provided with a seat and backrest in accordance with Clause 15.2.3 & 15.2.4 of AS1428.1.

Sump and pumps to be selected and installed in accordance with the requirements of AS3500.3 Part 3.2.

REVISIONS		
ISSUE #	DATE	DESCRIPTION
A	25/03/2019	FOR BRC APPROVAL
B	14/05/2019	REVISED SET BASED ON BRC RFI PC59515
E	27/09/2019	FOR CONSTRUCTION - CORRECTED SITE SURVEY
K	17/01/2020	REMOVE 4 COLUMNS IN BSMMT, CHANGE TO APT 209, A1.1, 105, OPEN POOL AREA + AS CLOUDED
L	10/02/2020	VARIOUS AS CLOUDED + L1 APT LAYOUTS

HYDE PARK PLACE

LUXURY RESIDENTIAL

PROJECT TEAM

DEVELOPER/CLIENT:	HYDE PARK PLACE PTY LTD
STRUCTURAL ENGINEER:	PT DESIGN
CIVIL ENGINEER:	PT DESIGN
SERVICES ENGINEER:	LUCID CONSULTING ENGINEERS
CERTIFICATION:	KATNICH DODD
BUILDER:	BERT FARINA CONSTRUCTIONS

SHEET LIST

SHEET #	SHEET NAME	CURRENT REVISION
WD.001	STAGING PLAN	A
WD.002	DEMOLITION & STREET INFRASTRUCTURE PLAN	A
WD.003	SITE PLAN	E
WD.004	BASEMENT SET OUT PLAN	K
WD.004-A	CAPPING BEAM LEVELS	H
WD.004-B	CAPPING BEAM DIMENSIONS	H
WD.004-C	CAPPING BEAM LOCATION/DETAILS	H
WD.005	SITE/GROUND SITE SET OUT PLAN	M
WD.005-A	GROUND FLOOR CONCRETE SLAB PLAN	N
WD.005-B	GROUND FLOOR BEAM RLs	I
WD.0.006	1ST FLOOR SET OUT PLAN	L
WD.0.007	2ND FLOOR SET OUT PLAN	L
WD.0.008	3RD-5TH FLOOR SET OUT PLAN	L
WD.0.009	6TH FLOOR SET OUT PLAN	L
WD.0.101	BASEMENT PLAN	M
WD.0.102	GROUND FLOOR PLAN	M
WD.0.103	1ST FLOOR PLAN	L
WD.0.104	2ND FLOOR PLAN	M
WD.0.105	3RD FLOOR PLAN	K
WD.0.106	4TH FLOOR PLAN	K
WD.0.107	5TH FLOOR PLAN	K
WD.0.108	6TH FLOOR PLAN	K
WD.0.109	ROOF PLAN	E
WD.0.200	EAST ELEVATION	B
WD.0.201	SOUTH ELEVATION	B
WD.0.202	WEST ELEVATION	B
WD.0.203	NORTH ELEVATION	B
WD.0.300	SECTION A	B
WD.0.301	SECTION B	G
WD.0.302	SECTION C	C
WD.0.303	SECTION D	B
WD.0.304	SECTION E	C
WD.0.305	SECTION F	G
WD.0.306	SECTION G	B
WD.0.307	SECTION H	B
WD.0.400	DETAILS 01	I
WD.0.401	DETAILS 02	I
WD.0.402	DETAILS 03	I
WD.0.403	DETAILS 04	J
WD.0.404	DETAILS 05	I
WD.0.405	DETAILS 06	I
WD.0.500	RCP BASEMENT	B
WD.0.501	RCP GROUND FLOOR	D
WD.0.502	RCP 1ST FLOOR	K
WD.0.503	RCP 2ND FLOOR	K
WD.0.504	RCP 3RD FLOOR	B
WD.0.505	RCP 4TH FLOOR	B
WD.0.506	RCP 5TH FLOOR	B
WD.0.507	RCP 6TH FLOOR	B
WD.0.600	DOOR SCHEDULE	M
WD.0.601	WINDOW SCHEDULE	M
WD.0.901	1ST FLOOR PENETRATION PLAN	M
WD.0.902	2ND FLOOR PENETRATION PLAN	M

KEY	
KEY	DESCRIPTION
AC	AIR CONDITIONING CONDENSER. WHERE ON BALCONY CONCEAL IN FULL HEIGHT VENTILATION CUPBOARD WITH LOUVRE DOORS.
BIR	BUILT IN ROBE
BL	BOLLARD
BR	BROOM/TALL CUPBOARD
BW	STEEL FRAMED BALUSTRADE WALL - SHS COLUMNS AD BEAMS CLAD WITH PREFINISHED CFC SHEETING. SB-2 FIXED ATOP BW.
CH	TRIPLE WASTE CHUTE SYSTEM
CJ	CONSTRUCTION JOINT
COL	STRUCTURAL CONCRETE COLUMN TO ENG'S DTLS
CT	COOKTOP (GAS)
D.#	DOOR. REFER DOOR TYPE SCHEDULE WD.0.601 FOR DTLS OF DOOR TYPES
DC200	90/90/90 FRL. REFER ENG'S DTLS. REFER ACOUSTIC ASSESSMENT BY VIPAC FOR UNDERLAY AND INSULATION REQUIREMENTS
DC250	100/120/120 FRL. REFER ENG'S DTLS. REFER ACOUSTIC ASSESSMENT BY VIPAC FOR UNDERLAY AND INSULATION REQUIREMENTS
DM	DOORMAT
DR	MACHINE DRYER SPACE
DW	DISHWASHER
ECR	ELECTRICAL & COMMUNICATIONS RISER CUPBOARD
FC	FEATURE ARCHITECTURE COLUMN TO ENG'S DTLS
FH	FIRE HYDRANT RISER
FIP	FIRE INDICATOR PANEL
FT	FLOOR TRAP
FTR	FASCIA TRUSS TO ENG'S DTLS
GA	IN-GROUND GREASE ARRESTOR
GL	GLASS FULLY FRAMED BALUSTRADE TO 1050mm AFL. HARKK VIEW SYSTEM OR SIMILAR
GL-O	OPAQUE GLAZED BALUSTRADE - HARKK PRIVACY WITH HANDRAIL SYSTEM OR SIMILAR
HR	50mm HANDRAIL IN STAIR FIXED TO CENTRAL PRECAST WALL. HEIGHT MIN 865mm ABOVE NOSING.
HR-3	FAST TREAD 3-RAIL SYSTEM - REFER FAST TREAD DTLS
HR-L	50mm HANDRAIL AND BALUSTRADE IN STAIR ON LANDING. HEIGHT MIN 1000mm ABOVE FFL.
L	LINEN CUPBOARD
LD	LINEAR DRAIN
LVR	VERTICAL PRIVACY LOUVRE AS PER DTLS ON WINDOW SCHEDULE WD.0.601
MSB	MAIN SWITCH BOARD
NBN	NBN/DATA CABINET
OBS	OVER BONNET STORAGE UNIT - 1000mm CLEAR - 1100h x 2400w x 810d (TOTAL HEIGHT 2320)
OF	OVERFLOW DEVICE AS DETAILED IN BOX GUTTER TABLE P
P	PANTRY CUPBOARD
PC-B	PRECAST CONCRETE PIGMENTED TO DARK GREY COLOUR TO SELECTION
PC-N	PRECAST CONCRETE WITH NO PIGMENT - NATURAL
PC-W	PRECAST CONCRETE PIGMENTED TO OFF-WHITE COLOUR TO SELECTION
PJ	PANEL JOINT - REFER ENG'S DWGS FOR DTLS
PL	GRC PLANTER BOX. MIN HEIGHT 800mm AFL W. NO FOOTHOLDS
R	REFRIGERATOR SPACE
RC	RECESSED CEILING AT DOORS AND WINDOWS FOR CONCEALED CURTAIN TRACK OR BLIND PELMET
RH	RANGEHOOD WITH DUCTING TO OUTSIDE
RWT	RAINWATER TANK - REFER CIVIL PLANS FOR DTLS
SB-1	100mm WIDE HORIZONTAL FLAT STEEL BALUSTRADE TO INTERNAL WALKWAYS 1050mm AFL
SB-2	STEEL FRAMED BALUSTRADE ATOP "BW" TO WEST ELEVATION - SEE SECTION DETAIL "BALCONY EDGE - WEST" FOR DETAILS. 600h FOR A TOTAL BALUSTRADE HEIGHT OF 1600mm AFL
SB-3	100mm WIDE VERTICAL FLAT STEEL SCREEN TO EAST FACING FIRST FLOOR BALCONIES. 700w x 1700h
SHS	SHS COLUMN TO ENG'S DTLS
ST	FEATURE STEEL COLUMNS TO ENG'S DTLS
TGSI	TACTILE GROUND SURFACE INDICATORS INSTALLED IN ACCORDANCE WITH D3.8 OF BCA & AS 1428.4.1
UBO	UNDER BENCH OVEN
W.#	WINDOW. REFER WINDOW TYPE SCHEDULE WD.0.600 FOR DTLS OF WINDOW TYPES.
WASTE	WASTE CHUTE IN RISER, FIRE RATED TO 1HR, HOPPER DOORS 1HR FIRE RATING
WIR	WALK IN ROBE
WM	WASHING MACHINE SPACE WITH FLOOR TRAP UNDER AND TAPS
WO	WALL OVEN
WS	WHEEL STOP TO CIVIL DTLS

IMPORTANT BUILDER'S NOTES:

BUILDING CLASSIFICATIONS:
BASEMENT CAR PARK - CLASS 7a
GROUND FLOOR COMMERCIAL - G.01 & G.02 - CLASS 6. G.03A, B & C IS CLASS 5.
FIRST FLOOR COMMERCIAL - G.03B & C CLASS 5 (OFFICES)
SWIMMING POOL AREA - CLASS 5-10b
APT 101 ON 1ST FLOOR IS CLASS 3
ALL OTHER APARTMENTS WITHIN THE BUILDING ARE CLASS 2.

NDIS / LHA APARTMENTS
NDIS PROVIDER PURCHASING APARTMENTS 210 (TYPE C), 304, 310, 510 (TYPE D) & 204, 208, 405, 409, 509 (TYPE E). THESE FLOORPLANS ARE DETAILED IN WD.C IN COMPLIANCE WITH LHA STANDARDS VERSION 4 & SDA ACCESS REQUIREMENTS TABLE 4. ENSURE COMPLIANCE WITH DRAWINGS IS STRICTLY ADHERED TO, SPECIFICALLY WITH REGARDS TO MEASUREMENTS, OF WHICH ZERO TOLERANCE IS ALLOWABLE.

REFER TO WD.0.701-7xx FOR DETAILED APARTMENT LAYOUTS, AREAS AND SPECIFICATIONS.

BUILDER OR CONTRACTOR TO PROVIDE GLAZING CERTIFICATES IN ACCORDANCE WITH VIPAC'S ACOUSTIC ASSESSMENT AGAINST MINISTER'S SPEC 788 PRIOR TO INSTALLATION OF DOORS AND WINDOWS.

ALL PLANTER BOXES THROUGHOUT DEVELOPMENT NEED TO BE AT A HEIGHT OF NOT LESS THAN 760mm AFL AND HAVE NO FOOTHOLDS IN ACCORDANCE WITH BCA - D2.16 AND D2.16A TABLE "BARRIER CONSTRUCTION"

DOCUMENT NOTES

REFER TO TOD (TRANSFER OF DOCUMENTS) TABLE TO ENSURE YOU HAVE MOST UP TO DATE SET OF DRAWINGS.
REVISION # - ONLY SHEETS WITH REVISIONS WILL HAVE THEIR # UPDATED, FOR CHECKING AND QUOTING PURPOSES
ISSUE DATE - THE ISSUE DATE WILL BE THE DATE THE PARTICULAR DRAWING WAS ISSUED BY THE DESIGNER.



WATERPROOFING NOTES

All waterproofing to wet areas and wet area details to be in accordance with AS3740-2004, and the Ministers Specification (SA F1.7)

Wall finishes shall be impervious to height of 1800mm above finished floor level to shower enclosures and 1500mm above baths, basins, sinks and troughs.

Waterproofing methods to balconies and decks to comply with AS4654: Parts 1 & 2.

floor wastes to be in accordance with NCC SA F1.11 Provision of floor wastes. All plumbing fixtures to be provided with in-built overflow protection.

Apartment balconies should be fitted with suitable overflows where the balustrade upstand is higher than the internal ffl to provide relief path in case of blockage.

ACOUSTIC NOTES

Refer to the VIPAC Engineer's acoustic assessment report for the required noise limits.

In addition, refer to council planning conditions where applicable.

NATHERS REPORT

Refer to the engineer's NATHERS assessment report for the thermal insulation and glazing requirements.

GENERAL NOTES

This drawing is to be read in conjunction with all other drawings, documentation, schedules and specifications.

Builder to check and confirm all plan and site set out dimensions prior to commencement of construction.

Siteworks, drainage and levels to be as per engineer's design and detail.

Written dimensions to be taken in preference to scale.

Ground levels and finished floor levels indicated are approximate only and are to be confirmed on site.

Refer to engineer's design, documentation, calculation and specification for structural, electrical, hydraulic and civil details (if applicable).

Any discrepancies in documents and/or on site to be reported to the building designer before any work is commenced.

Precast manufacturer to confirm all doorway opening dimensions and control button penetrations with lifts manufacturer prior to manufacture.

Refer to engineer's details for all precast panel joint locations.

FLOOR AREAS		
Name	Comments	Area
1. BASEMENT	FLOOR AREA	2521 m ²
1. BASEMENT: 1		2521 m ²
2. GROUND	COMMERCIAL NORTH	175 m ²
2. GROUND	COMMERCIAL CORNER	336 m ²
2. GROUND	COMMERCIAL OPEY AVE	141 m ²
2. GROUND	FIRE EXIT	31 m ²
2. GROUND	STAIR AND LIFT CORE	27 m ²
2. GROUND	FIRE EXIT	21 m ²
2. GROUND	RAMP TO BASEMENT	158 m ²
2. GROUND	SERVICE LANE	51 m ²
2. GROUND	COMMERCIAL CAR PARK	409 m ²
2. GROUND	LOBBY	115 m ²
2. GROUND	WASTE AREA	77 m ²
2. GROUND	OUTDOOR DINING	33 m ²
2. GROUND	SERVICES	38 m ²
2. GROUND: 13		1613 m ²
3. FIRST FLOOR	FLOOR AREA	1531 m ²
3. FIRST FLOOR: 1		1531 m ²
4. SECOND FLOOR	FLOOR AREA	1578 m ²
4. SECOND FLOOR: 1		1578 m ²
5. THIRD FLOOR	FLOOR AREA	1229 m ²
5. THIRD FLOOR: 1		1229 m ²
6. FOURTH FLOOR	FLOOR AREA	1229 m ²
6. FOURTH FLOOR: 1		1229 m ²
7. FIFTH FLOOR	FLOOR AREA	1229 m ²
7. FIFTH FLOOR: 1		1229 m ²
8. SIXTH FLOOR	FLOOR AREA	1165 m ²
8. SIXTH FLOOR: 1		1165 m ²
9. ACCESS DRIVEWAY	DRIVEWAY	253 m ²
9. ACCESS DRIVEWAY: 1		253 m ²
		12350 m ²

ISSUE DATE

08/05/2020

FOR CONSTRUCTION

SHEET

COVER

WD.000

AUTHOR

GB

REV #

L

REVISION DESCRIPTION

VARIOUS AS CLOUDED + L1 APT LAYOUTS

PROJECT ADDRESS

248 UNLEY ROAD HYDE PARK

HYDE PARK PLACE - STAGE A

CLIENT

HYDE PARK PLACE PTY LTD

CITIFY



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LEA
DESIGN STUDIO