WALL LEGEND

REFER TO FINISHES SCHEDULE
(IF APPLICABLE)

WALL TYPE — WALL LINING TYPE
WALL FINISH

WALL TYPES

1. 200mm PRE CAST CONCRETE PANEL
   - LINING AS PER LEGEND
   - INSULATION AS PER NatHERS REPORT
2. 150mm PRE CAST CONCRETE PANEL
   - LINING AS PER LEGEND
   - NO INSULATION
3. 175mm PRE CAST CONCRETE PANEL
   - LINING AS PER LEGEND
   - INSULATION AS PER NatHERS REPORT
3a. 100mm PRE CAST CONCRETE PANEL
   - LINING AS PER LEGEND
   - NO INSULATION
4. 200mm PRE CAST CONCRETE PANEL WITH 70mm TIMBER STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS WITH 12mm CAVITY (0mm CAVITY AS PER DIMENSION)
   - COATING AS PER LEGEND
   - 75mm GLASS WOOL INSULATION BATTS
5. 150mm PRE CAST CONCRETE PANEL WITH 70mm TIMBER STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS WITH 12mm CAVITY (0mm CAVITY AS PER DIMENSION)
   - COATING AS PER LEGEND
   - 75mm GLASS WOOL INSULATION BATTS
6. 92mm STEEL STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS (SPACING TO SUIT LINING MATERIAL)
   - LINING AS PER LEGEND
   - INSULATION AS PER NatHERS REPORT
7. 150mm PRE CAST CONCRETE PANEL WITH 64mm STEEL STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS WITH 12mm CAVITY (0mm CAVITY AS PER DIMENSION)
   - COATING AS PER LEGEND
   - 75mm GLASS WOOL INSULATION BATTS
8. 110mm RECLAIMED RED CLAY BRICK WORK
9. 90mm TIMBER STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS (SPACING TO SUIT LINING MATERIAL)
   - LINING AS PER LEGEND
   - INSULATION AS PER NatHERS REPORT
10. 70mm TIMBER STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS (SPACING TO SUIT LINING MATERIAL)
   - LINING AS PER LEGEND
   - INSULATION AS PER NatHERS REPORT
11. VERTICAL ALUMINIUM SLATTED SCREEN
12. 64mm STEEL STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS (SPACING TO SUIT LINING MATERIAL)
   - LINING AS PER LEGEND
   - 75mm GLASS WOOL INSULATION BATTS
13. 75mm HEBEL POWER PANEL ON 90mm TIMBER STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS (SPACING TO SUIT LINING MATERIAL)
   - LINING AS PER LEGEND
   - INSULATION AS PER NatHERS REPORT

WALL LINING TYPES

- NO LINING
- A 13mm FLUSH PLASTERBOARD
- B 10mm FLUSH PLASTERBOARD
- C 10mm FLUSH PLASTERBOARD ON 28mm RONDO FURRING CHANNELS AT 450mm CTS
- D 10mm 'AQUACHEK' PLASTERBOARD, FLUSH JOINTED
- E 16mm FYRCHEK PLASTERBOARD 1 LAYER ON BOTH SIDES TO ACHIEVE FRL 60/60/60
  - MUST BE ON STEEL STUD FRAMING
- F COLORBOND VERTICAL CLADDING ON 13mm RONDO FURRING CHANNELS AT 450mm CTS, INSTALLED STRICTLY TO MANUFACTURER'S RECOMMENDATION
  - F1 - BASALT FINISH
  - F2 - LIGHT GREY FINISH
  - F3 - MONUMENT FINISH
- G 10mm 'AQUACHEK' PLASTERBOARD ON 28mm RONDO FURRING CHANNELS AT 450mm CTS
- H 9mm JAMES HARDIE-FLEX SHEETING INSTALLED STRICTLY TO MANUFACTURER'S RECOMMENDATION
- I ACID ETCHED FINISH TO EXPOSED CONCRETE ONLY
- J 16mm FYRCHEK PLASTERBOARD 2 LAYERS ON BOTH SIDES TO ACHIEVE FRL 120/120/120
  - MUST BE ON STEEL STUD FRAMING
- K 16mm FYRCHEK PLASTERBOARD 1 LAYER ON ONE SIDE ONLY (FOR ACOUSTIC)

WALL COATING TYPES

- P PAINT COLOUR FINISH AS SPECIFIED
- T WALL TILES AS SELECTED
- PF PRE FINISHED
- R HIGH-BUILD ACRYLIC TEXTURE-COATING, DULUX 'ACRA-TEX', TROWEL FINISHED
  - MINIMUM 2mm THICKNESS

CONSULTANT REPORT NOTE
IN ADDITION, REFER TO THE FOLLOWING CONSULTANT REPORTS FOR FURTHER REQUIREMENTS;
- VIPAC ACOUSTIC ASSESSMENT
- LUCID CONSULTING NatHERS ASSESSMENT (GLAZING & INSULATION ASSESSMENT)
- COUNCIL PLANNING CONDITIONS

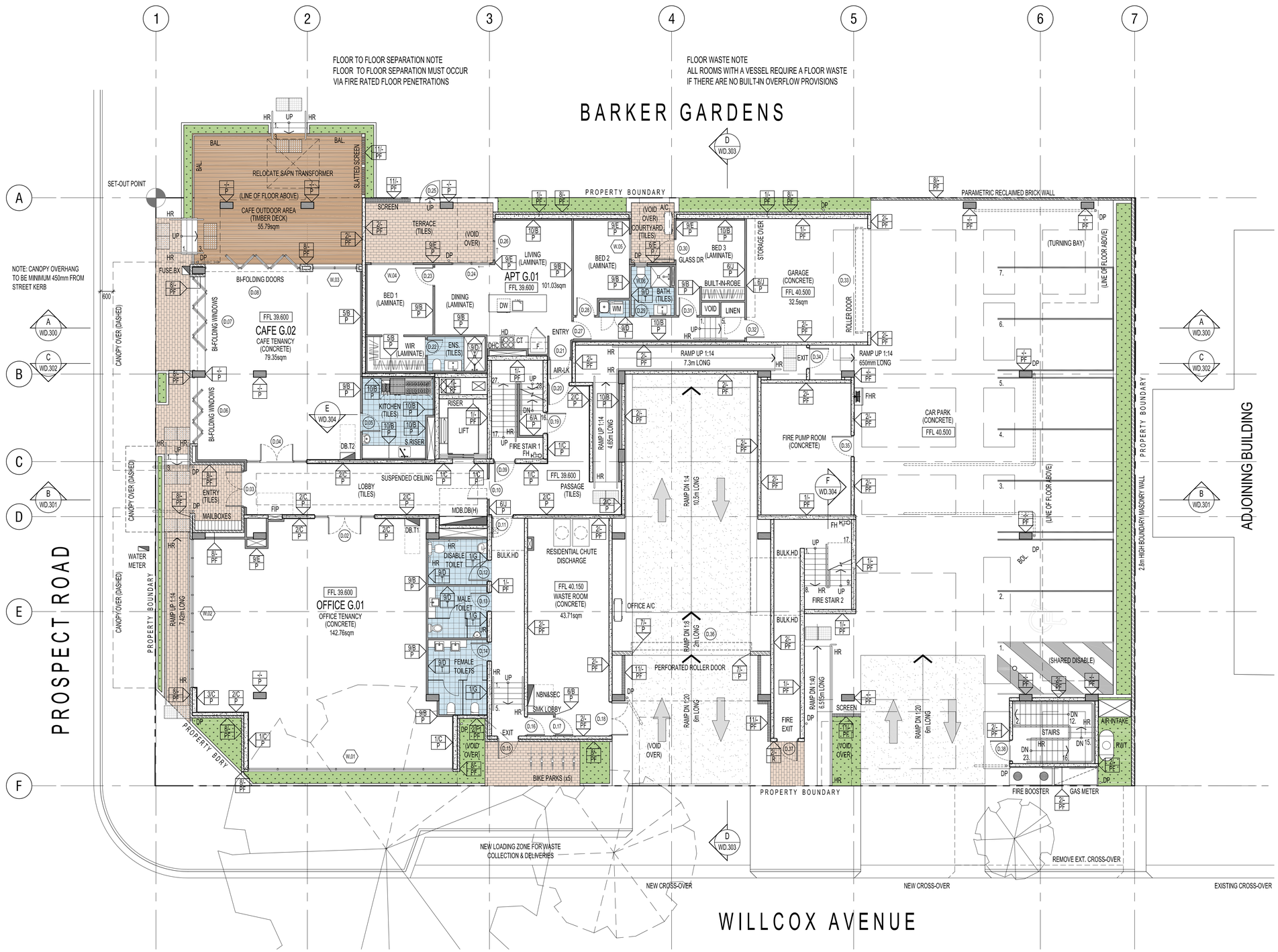
ALL EXHAUST FANS TO BE VENTED TO THE OUTSIDE

BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

SITEWORKS, DRAINAGE AND LEVELS TO BE AS PER ENGINEERS DESIGN AND DETAIL

FLOOR TO FLOOR SEPARATION NOTE
FLOOR TO FLOOR SEPARATION MUST OCCUR VIA FIRE RATED FLOOR PENETRATIONS

FLOOR WASTE NOTE
ALL ROOMS WITH A VESSEL REQUIRE A FLOOR WASTE IF THERE ARE NO BUILT-IN OVERFLOW PROVISIONS



LEVEL GROUND FLOOR PLAN

SCALE 1:100

STAIRS NOTE
NEW STEEL FRAME STAIR CASE & CONCRETE LANDINGS WITH SLIP-RESISTANT TREAD / COLOUR NOSING / LANDING AS PER TABLE D2.14 (P3 OR R10) & 50mm TIMBER HANDRAIL FIXED TO WALL.
GOINGS
- ALL GOINGS 250mm

RISERS (VARY)
FIRE STAIRWELL 1
- STEPS 1 - 27 = 27x EQUAL 187.5mm
- STEPS 28 - 92 = 65x EQUAL 177.7mm

FIRE STAIRWELL 2
- STEPS 1 - 17 = 17x EQUAL 182.3mm
- STEPS 18 - 53 = 36x EQUAL 177.7mm

50MM STEEL HANDRAILS TO BE SET OFF 50mm FROM EDGE AT CONTINUOUS SPAN WITH MAX. 15mm GAP BETWEEN ENDS.
STAIR TREAD NOSINGS NOT LESS THAN 50mm & NOT GREATER THAN 75mm FULL WIDTH & NO DIFFERENCE IN LEVEL OF 5mm IN A COLOUR 30% CONTRAST TO THE BACKGROUND

DISABLE REQUIREMENTS
CONFIRM ALL SWITCHES & CONTROLS ON PATH OF TRAVEL ARE LOCATED 900-1100mm ABOVE FFL AND NOT LESS THAN 500mm FROM INTERNAL CORNERS AS PER SECTION 14 OF AS14281.1-2009
PROVIDE TACTILE GROUND SURFACE INDICATORS IN ACCORDANCE WITH AS1428.4 & SECTIONS 1 & 2 OF AS14280.4-2009
PROVIDE BRAILLE AND TACTILE SIGNAGE IN ACCORDANCE WITH BCA CLAUSE D3.6 & SECTION 8 OF AS14280.4-2009
PROVIDE A MINIMUM OF 30% LUMINANCE CONTRAST TO IDENTIFY THE LOCATION OF DOORWAYS IN ACCORDANCE WITH SECTION 13.1 OF AS14280.1-2009
- REFER TO AS 1428.1-2009 REQUIRED ITEMS IN ARCHITECTURAL SPECIFICATION

DOOR HARDWARE NOTE
ALL REQUIRED EXIT OR DOORS IN PATHS OF TRAVEL COMPLY WITH BCA-D2.21 & MUST;
- OPERATE WITHOUT A KEY & WITH A SINGLE HAND DOWNWARD ACTION OR PUSH ACTION ON A SINGLE DEVICE
- BE MOUNTED AT A HEIGHT BETWEEN 900-1100mm FORM FINISHED FLOOR LEVEL WHERE LOCATED IN ACCESSIBLE PATHS AS REQUIRED UNDER BCA-D3;
- BE SUCH THAT THE HAND OF A PERSON WHO CANNOT GRIP WILL NOT SLIP DURING OPERATION OF LATCH, AND
- HAVE A CLEARANCE BETWEEN THE BACK OF THE HANDLE AND THE FACE OF THE DOOR AT THE CENTRE GRIP OF NOT LESS THAN 35mm & NOT MORE THAN 45mm, OR
- BE A SINGLE PUSHING ACTION

FIRE/SMOKE DOOR SIGN NOTE
PROVIDE SIGNS TO FIRE ISOLATED STAIR DOORS AS PER BCA-D2.21 INCLUDING
"FIRE SAFETY DOOR, DO NOT OBSTRUCT, DO NOT KEEP OPEN, ETC."

ORIGINAL DRAWING - A1 SIZE SHEET
SCALE 1:100
METRES
0 1 2 3 4 5 10

NatHERS REPORT

REFER TO THE ENGINEERS NatHERS ASSESSMENT REPORT FOR THE THERMAL INSULATION & GLAZING REQUIREMENTS .

ACOUSTIC NOTE

REFER TO THE VIPAC ENGINEERS ACOUSTIC ASSESSMENT REPORT FOR THE REQUIRED NOISE LIMITS .

IN ADDITION, REFER TO COUNCIL PLANNING CONDITION 16 FOR GLAZING ACOUSTIC;
- 8mm LAMINATED GLAZING FOR GROUND FLOOR TENANCIES
- 8mm LAMINATED GLAZING/10mm GAP/ 6mm GLAZING FOR BEDROOMS FACING PROSPECT ROAD

LEGEND

WC	WATER CLOSET (TOILET)
UR	URINAL
SH	SHOWER
HR	HANDRAILS
B	BENCHTOP
F	FRIDGE
DW	DISHWASHER
HP	HOT PLATE
WO	WALL OVEN
OHC	OVERHEAD CUPBOARDS
RH	RANGE HOOD
WM	WASHING MACHINE
SD	SLIDING DOOR
CSD	CAVITY SLIDING DOOR
STD	STACKER DOOR
A/C	AIR CONDITIONER
FG	FIXED GLASS
BAL	BALUSTRADE
HR	HANDRAIL
DP	DOWNPIPE
RH	RAINWATER HEAD
SPR	SPREADER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
BOL	BOLLARD
RWT	RAINWATER TANK
FFL	FINISHED FLOOR LEVEL
CL	CEILING LEVEL

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

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL FLASHING, MEMBRANES AND TIES 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

BALUSTRADE TO COMPLY WITH NCC PART 3.9.2 WITH HEIGHT NO LESS THAN 900mm ABOVE STAIR TREAD NOSING AND NO LESS THAN 1050mm ABOVE FINISHED FLOOR OR BALCONY

ALL OPEN-ABLE UPPER LEVEL WINDOWS LESS THAN 1.7m FROM UPPER FFL MUST BE RESTRICT TO NOT ALLOW OPENING GREATER THAN 125mm

PROVIDE OBSCURE GLAZING TO WET AREA WINDOWS - BATHROOM, ENSUITE, WC, ETC. (WHERE SHOWN DOTTED)

SMOKE ALARM SYSTEM TO COMPLY WITH AS3786 ALL TO BE INTERCONNECTED AND POWERED FROM THE CONSUMER MAINS SOURCE WITH 9V BATTERY BACKUP

SMOKE DETECTION SYSTEM TO COMPLY WITH AS1670 AND THE NCC REQUIREMENTS

ALL EXHAUST FANS TO BE VENTED TO OUTSIDE

LATCH DEVICE AND OPERATION OF ALL REQUIRED EXIT DOORS, OR IN THE PATH OF TRAVEL TO A REQUIRED EXIT, TO BE SELECTED & 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 WATERPROOFING TO WET AREAS BE IN ACCORDANCE WITH AS3740-2004

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

REV	DATE	COMMENT	DRN
C	17.05.19	AMENDMENTS TO APARTMENTS	DF
B	17.12.18	REVISED RAMP & PANEL THICKNESS	DF
A	18.10.18	FOR CONSTRUCTION	DF

bfc

CITIFY

FERRONE

WEB WWW.FERRONE.COM.AU
ABN 40 613 271 131
E-MAIL ARCHITECT@FERRONE.COM.AU
PHONE 0409 374 786
POSTAL ADDRESS P.O.BOX 3454, RUNDLE MALL, ADELAIDE, SA, 5000
BUSINESS ADDRESS LEVEL 2, 89 RUNDLE MALL, ADELAIDE, SA, 5000

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FOR CONSTRUCTION

CLIENT: CITIFY & BFC PTY LTD
ADDRESS: 117 PROSPECT ROAD PROSPECT SA 5082
PROJECT: THE WILLCOX APARTMENTS
SHEET TITLE: GROUND FLOOR PLAN

JOB REF: 18.CITI	DATE: MARCH 2018
DRAWN: DF	CHECKED: DF
SCALE: 1:100	PAPER: A1
DRAWING NO. WD.102	REVISION: C