

WALL LEGEND

REFER TO FINISHES SCHEDULE
(IF APPLICABLE)

- WALL TYPES
- WALL TYPE — WALL LINING TYPE — WALL FINISH
- 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
- 13mm FLUSH PLASTERBOARD
- 10mm FLUSH PLASTERBOARD
- 10mm FLUSH PLASTERBOARD ON 28mm
RONDO FURRING CHANNELS AT 450mm CTS
- 10mm 'AQUACHEK' PLASTERBOARD, FLUSH JOINTED
- 16mm PYRCHKEK PLASTERBOARD 1 LAYER ON
BOTH SIDES TO ACHIEVE FRL 60/60/60
- MUST BE ON STEEL STUD FRAMING
- 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
- 10mm 'AQUACHEK' PLASTERBOARD ON 28mm RONDO
FURRING CHANNELS AT 450mm CTS
- 9mm JAMES HARDIE-FLEX SHEETING INSTALLED
STRICTLY TO MANUFACTURER'S RECOMMENDATION
- AID ETCHED FINISH TO EXPOSED CONCRETE ONLY
- 16mm PYRCHKEK PLASTERBOARD 2 LAYERS ON
BOTH SIDES TO ACHIEVE FRL 120/120/120
- MUST BE ON STEEL STUD FRAMING
- 16mm PYRCHKEK PLASTERBOARD 1 LAYER ON
ONE SIDE ONLY (FOR ACOUSTIC)

WALL COATING TYPES

- PAINT COLOUR FINISH AS SPECIFIED
- WALL TILES AS SELECTED
- PRE FINISHED
- HIGH-BUILD ACRYLIC TEXTURE-COATING, DULUX
'ACRA-TEX', TROWEL FINISHED
- MINIMUM 2mm THICKNESS

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

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

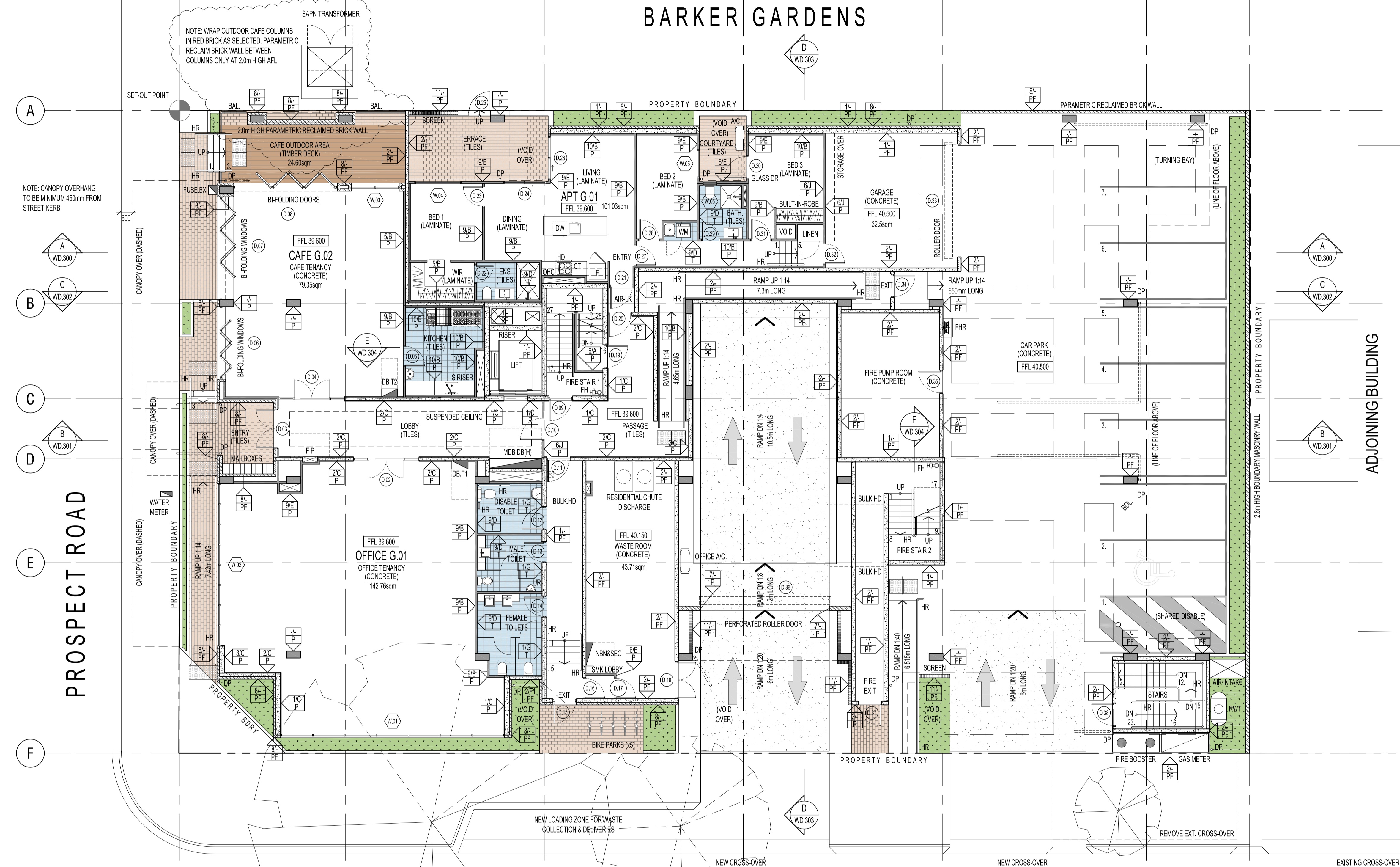
ALL EXHAUST FANS TO BE
VENTED TO THE OUTSIDE

SITWORKS, 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

BARKER GARDENS



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 - 32 = 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

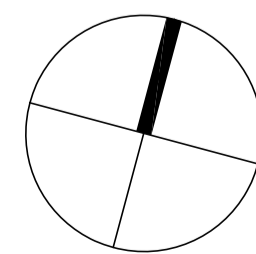
DOOR HARDWARE NOTE
ALL REQUIRED EXIT OR DOORS IN PATHS OF TRAVEL COMPLY WITH BCA-D2.21 &
MUST:
- OPERATE WITHOUT A KEY & WITH A SINGLE HAND DOWNWARD ACTION OR PUSH
ACTION ON A SINGLE DEVICE
- BE MOUNTED AT A HEIGHT BETWEEN 900-1100mm FROM FINISHED FLOOR LEVEL
WHERE LOCATED IN ACCESSIBLE PATHS AS REQUIRED 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

0	1	2	3	4	5	10

METRES



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 OPENABLE UPPER LEVEL WINDOWS
LESS THAN 1.7m FROM UPPER FFL MUST BE
RESTRICTED 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)

D	18/08/19	DELETED PART CASE DRAWING	DP
C	17/05/19	AMENDMENTS TO APARTMENTS	DP
B	17/12/18	REVISED RAMP & PANEL THICKNESS	DP
A	18/05/18	FOR CONSTRUCTION	DP
REV	DATE	COMMENT	DWN



CITIFY

FERRONE

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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:	DATE:
18.CITI	MARCH 2018
DRAWN:	CHECKED:
DF	DF
SCALE:	AS PER:
1:100	A1
DRAWN BY:	REVISION:
WD.102	D