

PROSPECT ROAD

BARKER GARDENS

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

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

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 AS1428.1-2009
PROVIDE TACTILE GROUND SURFACE INDICATORS IN ACCORDANCE WITH AS1428.4 & SECTIONS 1 & 2 OF AS1428.0-2009
PROVIDE BRAILLE AND TACTILE SIGNAGE IN ACCORDANCE WITH BCA CLAUSE D3.6 & SECTION 8 OF AS1428.0-2009
PROVIDE A MINIMUM OF 30% LUMINANCE CONTRAST TO IDENTIFY THE LOCATION OF DOORWAYS IN ACCORDANCE WITH SECTION 13.1 OF AS1428.0-2009
- REFER TO AS 1428.1-2009 REQUIRED ITEMS IN ARCHITECTURAL SPECIFICATION

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

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 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)

D	18.08.19	DELETED PART DATE 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	DRAWN



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FOR CONSTRUCTION

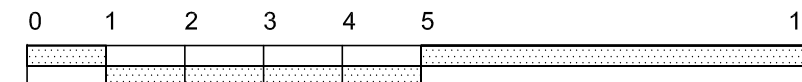
CLIENT:
CITIFY & BFC PTY LTD
ADDRESS:
117 PROSPECT ROAD
PROSPECT SA 5082
PROJECT:
THE WILLCOX APARTMENTS

SHEET TITLE:
GROUND FLOOR
DIMENSION PLAN

JOB REF:
18.CITI
DRAWN:
DP
SCALE:
1:100
DRAWN BY:
WD.109

DATE:
MARCH 2018
CHECKED:
DP
PAPER:
A1
REVISION:
D

ORIGINAL DRAWING - A1 SIZE SHEET
SCALE 1:100



METRES

