

**LOT 6945 KINGSBRIDGE AVENUE , MOUNT BARKER SA 5251**

**URBAN EDGE SA**

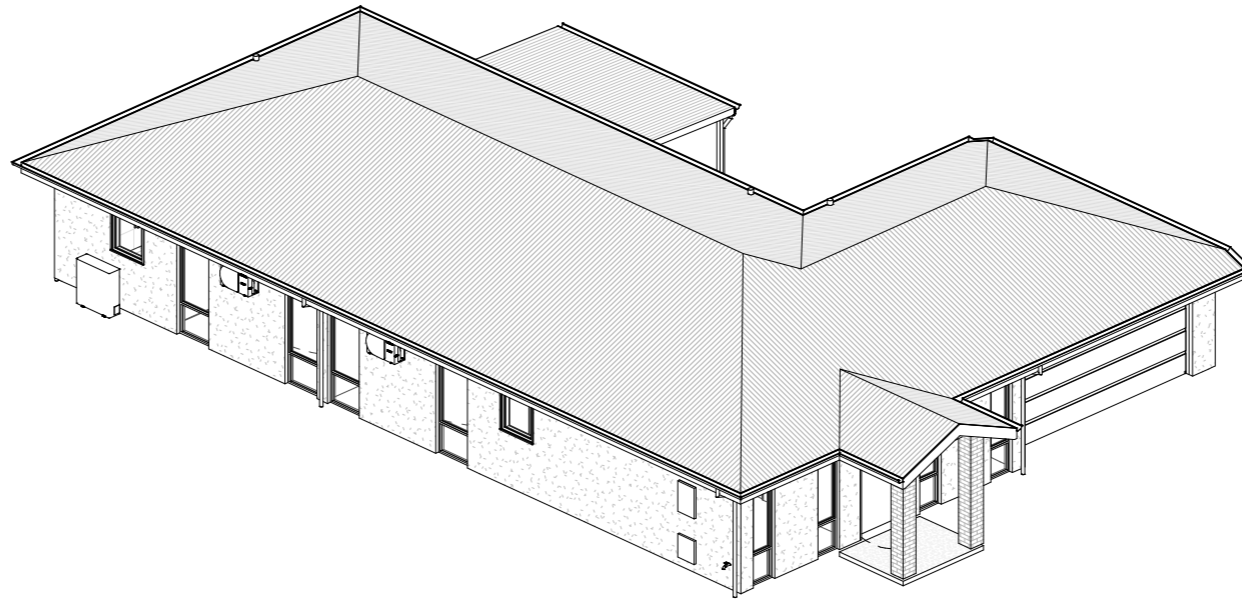
**SDA HOUSING**



**HIGH PHYSICAL SUPPORT REQUIREMENTS**

**NCC: BUILDING CLASS 1A**

HOUSING THAT HAS BEEN DESIGND TO INCORPORATE A HIGH LEVEL OF PHYSICAL ACCESS PROVISION FOR PEOPLE WITH SIGNIFICANT PHYSICAL IMPAIRMENT AND REQUIRING VERY HIGH LEVELS OF SUPPORT



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**COVER**

**WD**



SDA - HIGH PHYSICAL SUPPORT

**SIGNATURES**

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**AMENDMENTS**

Rev.	Date	Description	Issued by

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

<b>PROJECT:</b> PROPOSED RESIDENCE	<b>CLIENT:</b> URBAN EDGE SA	<b>SHEET NO.</b> WD01	<b>REV NO.</b> Rev -B
<b>ADDRESS:</b> Lot 6945 KINGSBRIDGE AVE MOUNT BARKER	<b>DATE</b> 06.03.024	<b>DRAWN BY</b> K.K	<b>JOB NO.</b> UE1587

**ENTRANCE**

- A LEVEL LANDING AREA OF AT LEAST 1500MM X 1500MM WITH A MAXIMUM 1:40 GRADIENT AND CROSSFALL SHALL BE PROVIDED AT THE LEVEL (STEP-FREE) EXTERNAL ENTRY DOORWAY, ON THE ARRIVAL SIDE OF THE DOOR. NOTE DOORWAY THRESHOLD RAMPED 35MM OVER 280MM.
- THE LEVEL LANDING AREA SHALL BE INCREASED TO ACCOMMODATE DOOR CIRCULATION SPACES AS PER AS1428.1.
- DOORWAY THRESHOLD RAMP IF REQUIRED IS PERMITTED TO BE WITHIN THE LANDING AREA.
- ALL DOOR CIRCULATION SPACES (EXCLUDING INTERNAL DOOR CIRCULATION SPACES FOR BEDROOMS) SHALL BE PROVIDED IN ACCORDANCE WITH AS1428.1 TO BOTH SIDES OF THE THE DOOR.
- ENTIRE DOORWAY SHALL BE IN FRONT OF THE LANDING AREA. A COVERED ROOF SHALL BE PROVIDED OVER THE ENTIRE REQUIRED LANDING AREA OUTSIDE MAIN EXTERNAL ENTRY DOORWAY.

**THRESHOLD**

- A STEP FREE DOORWAY SHALL BE PROVIDED TO AN EXTERNAL DOORWAY. WHERE SUCH THRESHOLD EXCEEDS 5MM AND IS LESS THEN 35MM A DOORWAY THRESHOLD RAMP IN ACCORDANCE WITH AS1428.1 WITH A MAXIMUM 1:8 GRADE SHALL BE PROVIDED.

**CARPARK**

- FOR PARTICIPANTS (EXCLUDING STAFF) MINIMUM DIMENSIONS OF ATLEAST 3800MM (WIDTH) X 5400MM (LENGTH)
- PROVIDE EVEN, FIRM AND SLIP RESISTANT SURFACE OF P4 OR R11 WITH MAX 1:40 CROSSFALL IN ANY DIRECTION.
- ROOF OVER IS REQUIRED FOR HPS WITH VERTICAL CLEARANCE AND ACCESSIBLE PARKING SPACE IN ACCORDANCE TO AS2890.6

**PAVING**

- COMPLY WITH AS1428.1 PROVIDE A SAFE, CONTINUOUS STEP FREE PATHWAY FROM THE FRONT BOUNDARY OF THE PROPERTY OR A CARPARK SPACE TO AN ENTRY DOOR TO THE DWELLING.
- PROVIDE EVEN, FIRM AND SLIP RESISTANT SURFACE OF P4 OR R11 WITH MAX 1:40 CROSSFALL IN ANY DIRECTION.
- THE PATH OF TRAVEL REFERRED TO IN SHOULD HAVE MINIMUM CLEAR WIDTH OF 1200MM
- i) NO STEPS
- ii) AN EVEN, FIRM SLIP RESISTANT SURFACE
- iii) A CROSS FALL OF NOT MORE THAN 1:40
- iv) GENERALLY A MAXIMUM PATHWAY SLOPE OF 1:20 IS PERMITTED HOWEVER WHERE THE LEVEL DIFFERENCE IS OVER 190MM A MAXIMUM GRADE OF 1:14 IS PERMITTED.

WHERE RAMPS ARE REQUIRED THEY SHOULD HAVE LANDINGS PROVIDED AT NO GREATER THAN 9M FOR A 1:14 RAMP AND NO GREATER THEN 15M FOR RAMPS STEEPER THAN 1:20. LANDING SHOULD BE NO LESS THAN 1200MM IN LENGTH. A STEP RAMP MAY BE INCORPORATED AT AN ENTRANCE DOORWAY WHERE THERE IS A CHANGE IN HEIGHT OF 190MM OR LESS/ THE STEP FREE RAMP SHOULD PROVIDE.

- i) A MAXIMUM GRADIENT OF 1:10
- ii) A MAXIMUM CLEAR WIDTH OF 1200MM (NOTE: WIDTH SHOULD REFLECT THE PATHWAY WIDTH)
- iii) A MAXIMUM LENGTH OF 1900MM WHERE A RAMP IS PART OF THE PATHWAY, LEVEL LANDINGS NO LESS THAN 1200MM IN LENGTH, EXCLUSIVE OF THE SWING OF THE DOOR OR GATE THAT OPENS ONTO THEM, MUST BE PROVIDED AT THE HEAD AND FOOT OF THE RAMP.

**CORRIDORS**

- ALL INTERNAL CORRIDORS AND PASSAGEWAYS SHALL BE PROVIDED WITH A MINIMUM CLEAR WIDTH OF 1200MM WHEN MEASURED FROM SKIRTING TO SKIRTING.
- WIDTH OF THE CORRIDORS SHALL COMPLY WITH THE REQUIREMENTS OF DOOR CIRCULATION SPACES AS PER AS1428.1 BASED ON THE DIRECTION OF APPROACH.

**DOORS**

- THE DWELLING SHALL PROVIDE ALL DOORS TO AND WITHIN ALL AREAS NORMALLY USED BY THE PARTICIPANTS, INCLUDING ALL EXTERNAL DOORWAYS WITH A MINIMUM CLEAR OPENING WIDTH OF 950MM.
- ALL INTERNAL DOORWAYS SHALL HAVE A LEVEL (STEP -FREE) TRANSITION AND THRESHOLD (MAXIMUM VERTICAL TOLERANCE OF 3MM VERTICAL OR 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).
- DOORWAYS SHALL HAVE DOOR HANDLES INSTALLED AT BETWEEN 900MM TO 1100MM ABOVE THE FFL.
- DOOR HANDLES SELECTED AND LOCATED SHALL COMPLY WITH AS1428.1.
- STANDARD GLAZED SLIDING DOORS TO OUTDOOR AREAS ARE PERMITTED TO USE THE STANDARD SLIDING DOOR HANDLE WHERE THE D SHAPE DOOR HANDLE AS PER AS1428.1 IS NOT POSSIBLE TO BE PROVIDED TO THE DOOR.
- TIMBER DOORS WHERE PROVIDED SHALL BE SOLID CORE DOORS. A STEP FREE DOORWAY SHALL BE PROVIDED TO AN EXTERNAL DOORWAY. WHERE SUCH THRESHOLD EXCEEDS 5MM AND IS LESS THAN 35MM DOORWAY THRESHOLD RAMP IN ACCORDANCE WITH AS1428.1 WITH A MAXIMUM 1:8 GRADE SHALL BE PROVIDED.
- DOORWAY CIRCULATION SPACES IN ACCORDANCE WITH AS1428.1 SHALL BE PROVIDED TO ALL DOORWAYS.
- POWER AND CONTROL CABLING TO HEAD OF ENTRY DOORS OF PARTICIPANTS BEDROOMS, ONE EXTERNAL ENTRY DOORWAY AND ONE EXTERNAL DOORWAY TO AN OPEN AREA SHALL BE PROVIDED FOR FUTURE AUTOMATION. (A CAPPED GPO AT THE DOOR HEAD MAY BE PROVIDED).

**WINDOWS**

- ALL WINDOW SILLS IN LIVING AREAS AND ATLEAST ONE WINDOW SILL IN EACH PARTICIPANTS BEDROOM SHALL BE POSITIONED NO HIGHER THAN 1000MM ABOVE THE FFL. EXCEPT KITCHEN AND BATHROOMS.
- WINDOW CONTROLS SHALL BE LOCATED WITHIN EASY REACH FROM EITHER A SEATED OR STANDING POSITION (BETWEEN 600MM TO 1000MM ABOVE FFL).
- POWER AND CONTROL CABLING TO WINDOWS OF BEDROOMS AND LIVING AREAS SHALL BE PROVIDED FOR FUTURE WINDOW BLIND AUTOMATION. A CAPPED GPO AT THE WINDOW HEAD MAY BE PROVIDED TO COMPLY WITH THIS REQUIREMENT.
- ALL WINDOWS TO BE LOCKABLE.

**BEDROOMS**

- BEDROOM SIZE SHALL ALLOW FOR A MINIMUM QUEEN BED OF SIZE 1530MM X 2100MM.
- INTERNAL DOOR CIRCULATION SPACE OF THE DOOR TO BEDROOM SHALL BE MINIMUM OF 1540MM (WIDTH) AND 1450MM (DEPTH). THIS INTERNAL DOOR CIRCULATION SPACE SHALL BE CLEAR OF REQUIRED QUEEN BED SIZE OF 1530 X 2100MM.
- EXTERNAL DOOR CIRCULATION SPACE SHALL BE AS PER AS1428.1 BASED ON THE DIRECTION OF APPROACH OR A MINIMUM OF 1200MM WHERE MEASURED FROM SKIRTING TO SKIRTING (WHICHEVER IS MORE).
- A BUILT IN ROBE IS REQUIRED FOR PARTICIPANTS WITH MINIMUM SPACE IN FRONT OF ROBE TO BE 540MM.
- TWO DOUBLE GPOs ON THE WALL WHERE THE HEAD OF THE BED IS LIKELY TO BE. AND ATLEAST ONE DOUBLE GPO ON THE WALL OPPOSITE THE WALL WHERE HEAD OF BED IS LIKELY TO BE.

**HOIST PROVISION IN BEDROOMS**

- BEDROOMS SHALL HAVE A PROVISION FOR POWER AND INBUILT STRUCTURE, CAPABLE OF INSTALLATION OF A CONSTANT CHARGE CEILING HOIST. THE HOIST SHALL BE CAPABLE OF GOING ACROSS THE BED AND DOWN THE BED. MIN LOAD CAPACITY OF THE HOIST SHALL BE 250KG. HOIST IS TO BE CAPABLE OF BEING EITHER CEILING MOUNTED OR WALL MOUNTED.
- FOR FINAL AS BUILT STAGE OF SDA CERTIFICATION BY A QUALIFIED STRUCTURAL ENGINEER AS BEING SUITABLE FOR CEILING HOISTS WITH MINIMUM LOAD CAPACITY OF 250KG.

**LIVING AREA:**

- THE FAMILY /LIVING ROOM SHALL ACCOMMODATE A FREE SPACE, MINIMUM 2250MM IN DIAMETER, CLEAR OF FURNITURE

**STORAGE:**

- A DWELLING SHALL BE PROVIDED WITH A STORAGE CUPBOARD WITH A MINIMUM 600MM WIDTH AND ADJUSTABLE SHELF HEIGHTS. THIS CUPBOARD IS TO BE LOCATED IN A COMMON AREA WITHIN THE DWELLING AND NOT IN A BEDROOM.

**FIRE SAFE DESIGN:**

- SMOKE ALARMS THAT ARE IN KEEPING WITH A HOME SHALL BE PROVIDED IN BEDROOMS AND LIVING SPACES.
- AT FINAL/AS BUILT STAGE OF SDA CERTIFICATION EMERGENCY EVACUATIONS PLAN SHALL BE PROVIDED TO THE OCCUPIER OR THEIR SUPPORT, WHICH MAY INCLUDE A PATH OF TRAVEL TO A SAFE PLACE.

**LETTER BOX:**

- SITUATED ON A HARD-STANDING AREA OF 1540MM X 2070MM AND HAVE A GRADIENT AND CROSSFALL DIRECTLY IN FRONT WHICH IS LESS THAN 1:40 IN ANY DIRECTION.
- SHALL HAVE WHEELCHAIR ACCESS BY A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM THE DWELLING TO THE LETTERBOX.
- SHALL BE LOCKABLE.
- THE HEIGHT OF THE LETTER BOX SHALL BE BETWEEN 600MM AND 1100MM ABOVE FFL..

**SANITARY FACILITIES: CIRCULATION SPACES FOR WC PAN, SHOWER AND HANDWASH BASINS SHALL BE AS PER AS1428.1 (FOR WHEELCHAIR ACCESSIBILITY). SELECTION OF WC PAN, BASIN AND TAPS SHALL BE AS PER AS1428.1**

**WC PAN**

- WC PAN SHALL BE AS1428.1 COMPLIANT WITH C/L OF WC PAN AT 450MM-460MM FTO SIDE WALL.
- 800+/-10MM FRONT EDGE OF WC PAN FROM BACK WALL.
- MINIMUM 600MM CLEAR OF CISTERN FROM FRONT EDGE OF WC PAN.
- MINIMUM CIRCULATION SPACES OF 1900 X 2300MM AS REQUIRED BY AS1428.1
- TOILET FLUSHING CONTROLS SHALL BE PROUD OF THE SURFACE. THE SELECTED WC PAN ITSELF MUST BE AS1428.1 COMPLAINT HOWEVER, BACKRESTS AND GRABRAILS OR DROP DOWN RAILS TO THE WC PAN SHALL NOT BE PROVIDED UNLESS SPECIFICALLY REQUIRED BY THE PARTICIPANT.

**SHOWER**

- THE SHOWER SIZE SHALL BE MINIMUM OF 1160MM X 1100MM AND PROVIDED WITH ONE OF THE TWO CIRCULATION SPACES FOR SHOWER AS REQUIRED BY AS1428.1
- SHOWER CURTAIN RAIL SHALL BE PROVIDED AROUND THE 1160 X 1100M SHOWER SPACE.
- ONLY VERTICAL SUPPORT GRABRAIL SHALL BE PROVIDED TO THE SHOWER, WITH PROVISION OF HEIGHT ADJUSTABLE SHOWER HEAD AND HOSE AS PER AS1428.1.
- LEVER TYPE SHOWER TAP SHALL BE PROVIDED AND LOCATED IN A ZONE BETWEEN 900MM TO 1100MM ABOVE FFL AND BETWEEN 300MM AND 800MM FROM THE INTERNAL CORNER.
- SHOWER FLOOR GRADIENT SHALL BE AS REQUIRED BY AS1428.1.

**BASIN**

- MINIMUM DEPTH OF BASIN SHOULD BE 430MM.
- ENCROACHMENT FREE KNEE AND TOE CLEARANCE SPACE AS PER AS1428.1 UNDER THE BASIN FOR A MINIMUM WIDTH OF 850MM, CENTRED ON THE BASIN.
- SENSOR TYPE OR LEVER STYLE TAPWARE SHALL BE PROVIDED TO COMPLY WITH AS1428.1 AND LOCATED SUCH THAT THE OPERABLE PART OF LEVER TAP HANDLE AND WATER SOURCE ARE WITHIN 300MM FROM EDGE OF HAND WASH BASIN.

**FLOORING**

- SLIP RESISTANCE OF ALL FLOORS TO SANITARY FACILITIES SHALL BE MIN OF P3 OR R10.

**WALL REQUIREMENTS FOR SANITARY COMPARTMENTS**

- INTERNAL SIDE OF FULL SANITARY FACILITY SHALL HAVE WALL REINFORCEMENT WHICH CONSISTS OF MINIMUM 12MM THICK SHEETING, FROM FFL AND EXTENDING TO A HEIGHT OF MIN 2100MM FROM FFL.

**NOTES**

WD



SDA - HIGH PHYSICAL SUPPORT

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<b>PROJECT:</b> PROPOSED RESIDENCE	<b>CLIENT:</b> URBAN EDGE SA	<b>SHEET NO.</b> WD02	<b>REV NO.</b>
<b>ADDRESS:</b> Lot 6945 KINGSBRIDGE AVE MOUNT BARKER	<b>DATE</b> 06.03.024	<b>DRAWN BY</b> K.K	<b>JOB NO.</b> UE1587

**KITCHEN:**

- TASK LIGHTING SHALL BE PROVIDED ABOVE WORKSPACES. A MINIMUM LEVEL OF 300 LUX SHALL BE ACHIEVED WHEN TESTED AT MAXIMUM INTERVALS OF 1500MM, DIRECTLY OVER THE SURFACE OF THE BENCHTOPS.
- A WALL OVEN SHALL BE PROVIDED WITH SIDE HINGED DOOR WITH LATCH SIDE OF DOOR NEXT TO ACCESSIBLE BENCHTOP. AT LEAST A PART OF THE OPERABLE PART OF OVEN DOOR HANDLE SHALL BE LOCATED BETWEEN 600MM AND 1100MM ABOVE THE FFL. AT LEAST ONE SHELF ON TELESCOPIC RAILS WITHIN THE OVEN.
- A BENCHTOP SURFACE OF MINIMUM 600MM DEPTH SHALL BE PROVIDED RIGHT NEXT TO THE COOKTOP AND WALL OVEN (ON THE LATCH SIDE OF THE OVEN DOOR)
- ACCESSIBLE BENCHTOP SHALL PROVIDE A MINIMUM SPACE OF 900MM (WIDTH) X 440MM (DEPTH) CLEAR OF ANY FIXTURES OTHER THAN WHAT IS PERMITTED UNDER KNEE / TOE REQUIREMENTS OF AS1428.1 UNDER THE BENCHTOP.
- ONE HEIGHT ADJUSTABLE BENCHTOP SURFACE OF 600MM DEPTH SHALL BE PROVIDED WITH FEATURES THE CAPABILITY FROM 720MM CLEAR SPACE UNDERNEATH HEIGHT ADJUSTABLE BENCHTOP TILL 1020MM CLEAR SPACE UNDERNEATH HEIGHT ADJUSTABLE BENCHTOP (FROM FFL).
- TYPES OF APPROPRIATE MECHANISMS FOR OPERATIONS OF KITCHEN CABINETS SHALL BE ONE OR MORE OPTIONS AS BELOW:
  - D PULL CUPBOARD HANDLES LOCATED TOWARDS THE TOP OF BELOW BENCH CUPBOARDS.
  - D PULL CUPBOARD HANDLES LOCATED TOWARDS THE BOTTOM OF OVERHEAD CUPBOARDS
  - OVERHANGING LIP OF MIN 20MM FOR OVERHEAD CUPBOARDS.
  - PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND BELOW BENCH CUPBOARDS
- A COOKTOP SHALL BE EITHER ELECTRIC OR INDUCTION AND SHALL BE LOCATED AT LEAST 300MM AWAY FROM ANY INTERNAL CORNER OR WALL EXCLUDING THE SPLASHBACK.
- THE COOKTOP CONTROLS SHALL BE ON THE SIDE OF THE ACCESSIBLE BENCHTOP OR NEAR THE FRONT EDGE OF THE BENCHTOP.
- LEVER OF SENSOR TYPE TAPWARE SHALL BE PROVIDED TO SINK TO COMPLY WITH AS1428.1 AND SHALL BE LOCATED SUCH THAT THE OPERABLE PARTS OF THE LEVER TAP AND WATER SOURCE IS NOT MORE THAN 300MM FROM THE EDGE OF BENCHTOP.
- A LEAST ONE DOUBLE GPO SHALL BE PROVIDED WITHIN 300MM FROM THE FRONT EDGE OF THE BENCHTOP AND MAX HEIGHT OF 1100MM FROM THE FFL.GPO SHALL BE LOCATED ADJACENT TO A BENCH OF MIN 600MM DEPTH.
- DRAWER STYLE DISHWASHER SHALL BE PROVIDED.
- A PANTRY SHALL BE PROVIDED WITH WHEEL CHAIR ACCESSIBLE.
- SLIP RESISTANCE OF ALL KITCHEN FLOORING SHALL BE MIN OF P3 OR R10.
- WHERE AN APPLIANCE SUCH AS FRIDGE IS NOT PROVIDED, ALLOW FOR A MINIMUM 700MM DEPTH.

**LAUNDRY:**

- AT LEAST 1550MM CLEARANCE SHALL BE PROVIDED IN FRONT OF FIXED BENCHES AND APPLIANCES.
- BASINS, SINKS AND TUBS SHALL BE PROVIDED WITH SENSOR TYPE OR LEVER STYLE TAP. THE TAP SHALL BE LOCATED SUCH THAT THE OPERABLE PARTS OF THE LEVER TAP AND WATER SOURCE IS NOT MORE THAN 300MM FROM THE EDGE OF BENCHTOP/ LAUNDRY TUB TROUGH / BENCH.
- SLIP RESISTANCE FOR ALL ALUNDRY FLOORING SHALL BE MINIMUM OF P3 OR R10.

**FLOORING AND SLIP RESISTANCE:**

- ALL INTERNAL FLOORING ( INCLUDING WET AREAS) SHALL BE FIRM, EVEN AND FEATURE A LEVEL TRANSITION BETWEEN ABUTTING SURFACES OF A MAXIMUM VERTICAL TOLERANCE OF 3MM OR 5MM ( PROVIDED THE LIP IS ROUNDED OR BEVELLED).
- ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.
- CARPETS IF PROVIDED WITHIN THE DWELLING SHALL BE PROVIDED WITH PILE HEIGHT OR THICKNESS NO MORE THAN 11MM AND CARPET BACKING NOT MORE THAN 4MM BRINGING THE TOTAL HEIGHT TO A MAXIMUM OF 15MM.

**ELECTRICAL (SWITCHES AND POWER POINTS):**

- LIGHT SWITCHES SHALL BE POSITIONED IN A CONSISTENT LOCATION BETWEEN 900MM TO 1100MM ABOVE FFL..
- HORIZONTALLY ALIGNED WITH THE DOOR HANDLE AT THE ENTRANCE TO A ROOM.
- GPO'S SHALL BE INSTALLED BETWEEN 600MM TO 1100MM ABOVE FFL.
- LIGHT AND GPO SWITCHES SHALL BE ROCKER ACTION, TOGGLE OR PUSH PAD IN DESIGN WITH A MINIMUM WIDTH OF 35MM.
- SWITCHES BEHIND APPLICANCES WHICH ARE NOT REQUIRED TO ACCESS REGULARLY AND CAPPED GPO TO THE HEAD OF WINDOWS, DOOR AND BED CAN BE EXCLUDED FROM PROVISION OF LARGE/35MM SWITCHES.
- DIMMABLE LIGHTING SWITCHES SHALL BE PROVIDED IN LIVING AREAS AND BEDROOMS.

**HEATING AND COOLING:**

- REVERSE CYCLE AIR CONDITIONING SHALL BE PROVIDED TO LIVING AREAS AND BEDROOMS WITH CONTROL PANELS IN AN ACCESSIBLE LOCATION BETWEEN 900MM TO 1100MM FFL AND NOT CLOSER THAN 500MM TO ANY INTERNAL CORNER.

**EMERGENCY POWER SOLUTIONS:**

- EMERGENCY POWER SOLUTIONS SHALL BE PROVIDED TO CATER FOR A MINIMUM 2-HOUR OUTAGE IN NO LESS THAN 2 GPO'S IN PARTICIPANT BEDROOMS AND ANY PROVIDED AUTOMATED DOORS THAT ARE USED FOR ENTRY OR EGRESS.

**ASSISTIVE TECHNOLOGY:**

- INTERNET CONNECTION SHALL BE PROVIDED WITH THE ABILITY FOR HIGH INTERNET SPEEDS TO BE MAINTAINED AND STABLE IN NATURE WITH WIFI COVERAGE THROUGHOUT ALL AREAS OF THE DWELLING.
- A VIDEO, INTERCOM OR OTHER COMMUNICATION SYSTEM SHALL BE PROVIDED TO ENABLE COMMUNICATION BETWEEN THE PARTICIPANT AND THEIR SUPPORTS WHEN NOT IN LINE OF SIGHT.

**BRC NOTES TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS**

- CONTRACTORS MUST VERIFY AND CHECK ALL CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK ON SITE OR PREPARING SHOP DRAWINGS. REPORT ALL DISCREPANCIES TO THE SUPERVISOR FOR DECISION PRIOR TO COMMENCEMENT OF WORKS
- PROVIDE TIMBER NOGGINGS FOR FIXING SUPPORT IN WALLS FOR OVERHEAD SHELVING/CUPBOARDS TAPWARE AND FIXTURES
- FACE BRICK TO INTERNAL GARAGE PIERS AND BULKHEADS - UNO
- UNLESS NOTED OTHERWISE PROVIDE TIMBER FRAMED BULKHEADS OVER ALL BEDROOM BUILT-IN-ROBES, LINENS AND KITCHEN OVERHEAD CUPBOARDS. PLASTERBOARD LINED WITH PAINTED FINISH
- SARKING TO COMPLY AND BE INSTALLED TO EXTERNAL HEBEL WALLS IN ACCORDANCE WITH AS/NZS4200.1 & 2. LL SARKING TYPE MATERIALS USED IN ROOFS TO ACHIEVE A FLAMABILITY OF NOT GREATER THAN 5.
- MECHANICAL EXHAUST FANS MUST ACHIEVE FLOW RATES OF-
  - 25 L/s IN BATHROOM AND SANITARY COMPARTMENT
  - 40L/s IN KITCHEN AND LAUNDRY.
 EXHAUST FAN IS TO DISCHARGE DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR IN ACCORDANCE WITH AS-1668.2 PART 10.8.2
- ALL GLAZING WILL BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS1288-2021 FOR INTERNAL GLAZING AND AS2047-2014 FOR EXTERNAL GLAZING.
- ALL SMOKE ALARMS INSTALLED IN ACCORDANCE WITH AS3786-2014 AND ARE CONNECTED TO THE CONSUMER MAIN POWER WHERE THERE IS MORE THAN ONE SMOKE ALARM THEY SHOULD BE INTERCONNECTED.
- PARAPETS TO BE PROVIDED WITH METAL CAPPING EXTENDING DOWN 50MM EACH SIDE AND PROVIDED WITH SARKING IN ACCORDANCE WITH PART 7.5.8 OF THE ABCB HOUSING PROVISIONS.
- STRUCTURAL STEEL IS TO BE PROVIDED WITH A PROTECTIVE COATING IN ACCORDANCE WITH TABLE 6.3.9a, .3.9b & 6.9.3c OF THE ABCB HOUSING PROVISIONS.
- METAL ROOF SHEETING IS TO BE PROVIDED WITH A METAL COATING IN ACCORDANCE WITH TABLE 7.2.2a OF THE ABCB HOUSING PROVISIONS.
- SITE STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH AS/NZ 3500.3. EAVES GUTTERS WILL BE PROVIDED WITH CONTINUOUS OVERFLOW PROVISIONS IN ACCORDANCE WITH BCA- TABLE 7.4.4a OR PROVIDE DETAILS OF THE OVERFLOW PROVISIONS TO THE DOWNPIPE AND GUTTER SYSTEM IN ACCORDANCE WITH CLAUSE 7.4.4.
- WC DOOR TO BE PROVIDED WITH LIFT OFF HINGES AS PER BCA H4P3

TERMITE PROTECTION AS PER AS 3660.1-2014 AND AS SPECIFIED

ALL FIXTURES, FITTINGS & DOOR LOCATIONS ARE INDICATIVE ONLY & MAY VARY ON SITE. IF EXACT LOCATIONS ARE REQUIRED, DIMENSIONS MUST BE SPECIFIED ON PLANS.

ALL DOORS ARE OF 2040mm HIGH UNLESS NOMINATED OTHERWISE.

ALL INTERNAL DIMENSIONS SHOWN DENOTE TIMBER STUD FRAME TO TIMBER STUD FRAME UNLESS NOTED OTHERWISE.

WHEN REFERENCE IS REQUIRED FOR ROOM SIZES - ALLOWANCE SHOULD BE MADE FOR INTERNAL LINING, SKIRTINGS AND CORNICES.

KINDLY NOTE SLECTIONS OVERRIDE ALL WORKING DRAWINGS.

WINDSPEED CLASSIFICATION - N2

BUSH FIRE CONSTRUCTION - MEDIUM RISK

CORROSION ASSESMENT FOR WALL TIES & BUILT IN COMPONENTS (REFER TO AS 3700-2018) - MIN DURABILITY CLASSIFICATION - R1

CORROSION ENVIRONMENT - N/A



**NOTES**

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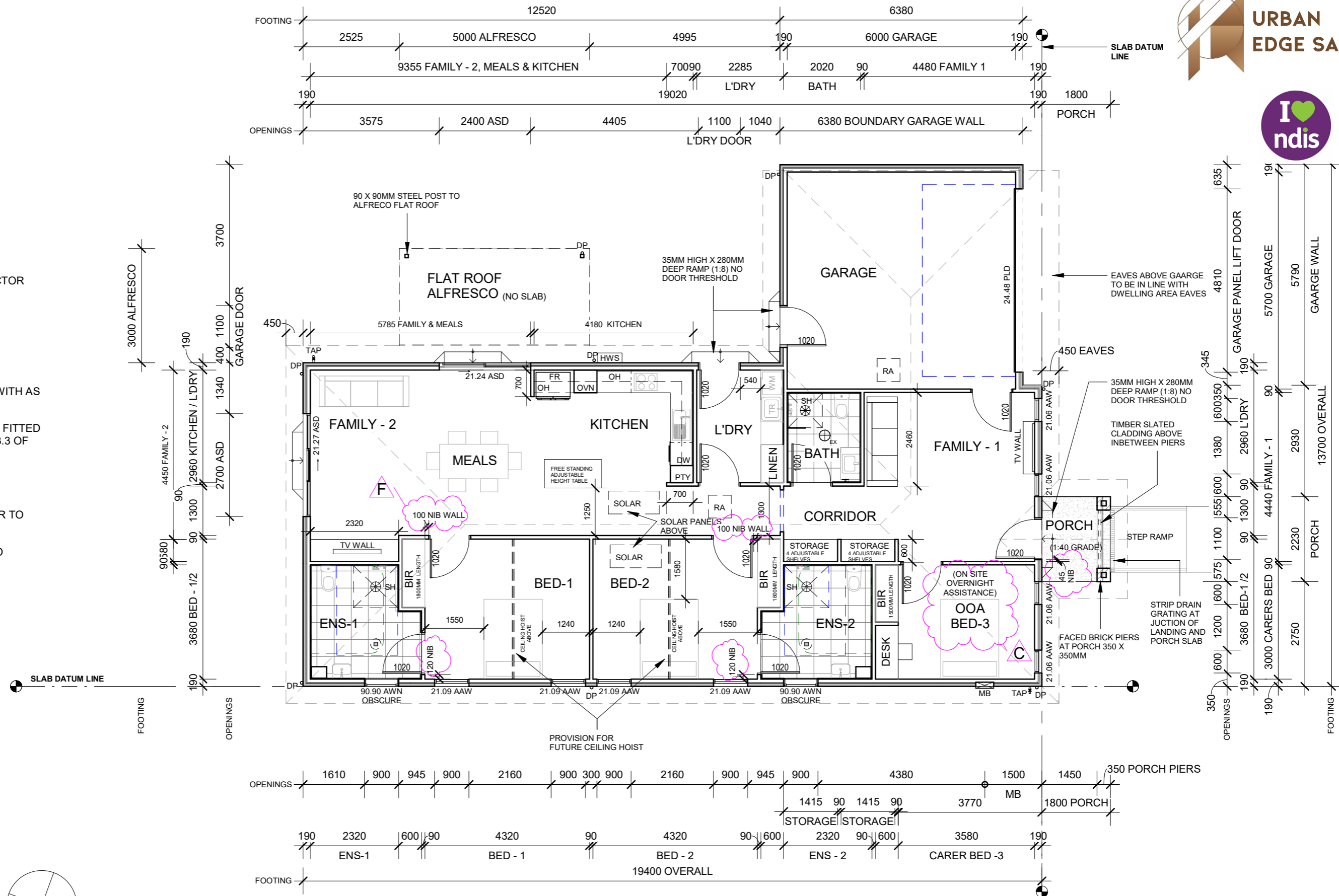
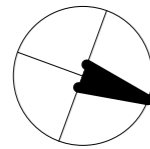
<b>PROJECT:</b> PROPOSED RESIDENCE	<b>CLIENT:</b> URBAN EDGE SA	SHEET NO. WD03	REV NO.
<b>ADDRESS:</b> Lot 6945 KINGSBRIDGE AVE MOUNT BARKER	DATE 06.03.024	DRAWN BY K.K	JOB NO. UE1587

**GENERAL LEGEND**

- WIP WALK IN PANTRY
- DW DISHWASHER
- FR REFRIGERATOR
- TR LAUNDRY TROUGH
- WM WASHING MACHINE
- EH EAVE HEIGHT
- HH HEAD HEIGHT
- CL PARAPET HEIGHT
- BH BULKHEAD HEIGHT
- SOLAR SOLAR TUBE
- RA ROOF/FLOOR ACCESS
- SD HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP INSTALLED IN ACCORDANCE WITH AS 3786-1993.
- Ex EXHAUST FAN DUCTED TO ATMOSPHERE OR VENTILATED ROOF SPACE INSTALLED ACCORDANCE WITH AS 1668.2
- # REMOVABLE DOOR HINGES FITTED IN ACCORDANCE WITH 3.8.3.3 OF NCC
- DP 75 DIAMETER ROUND PVC DOWNPIPES (PAINTED)
- DP+S DOWNPIPE WITH SPREADER TO LOWER ROOF
- DP+RH DOWNPIPE WITH SELECTED COLORBOND / PAINTED ZINCALUME RAINHEAD

FOR EXACT DOOR POSITION AND CIRCULATION LAYOUT REFER SHEET WD 07

NOTES:  
SLIDING DOOR TRACK TO COMPLY WITH AS1428.1 CLAUSE 7.5



**FLOOR PLAN**

1 : 100

WD



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CLIENT: \_\_\_\_\_ DATE: \_\_\_\_\_

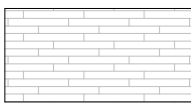
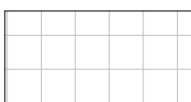
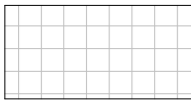

AMENDMENTS			
Rev.	Date	Description	Issued by
C	03.04.2024	OOA ROOM MARKED	KK
F	30.08.2024	NIB WALL DIMENSION ADDED	KK

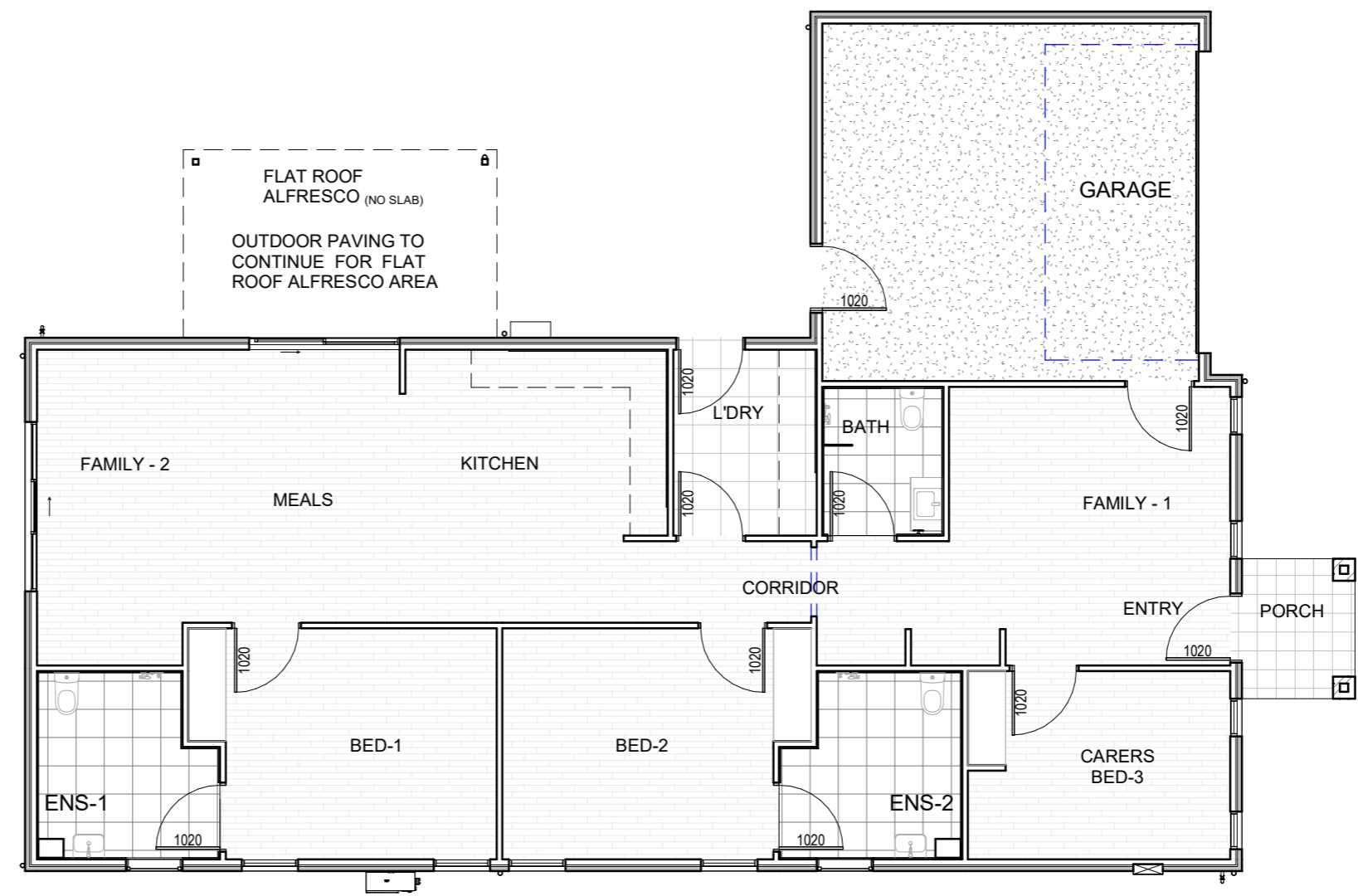
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE SUPERVISOR IMMEDIATELY.

PROJECT: PROPOSED RESIDENCE	CLIENT: URBAN EDGE SA	SHEET NO. WD04	REV NO. Rev -B
ADDRESS: Lot 6945 KINGSBRIDGE AVE MT BARKER	DATE 06.03.2024	DRAWN BY K.K	JOB NO. UE1587

**FLOORING AND SLIP RESISTANCE:**  
 • ALL INTERNAL FLOORING ( INCLUDING WET AREAS) SHALL BE FIRM, EVEN AND FEATURE A LEVEL TRANSITION BETWEEN ABUTTING SURFACES OF A MAXIMUM VERTICAL TOLERANCE OF 3MM OR 5MM ( PROVIDED THE LIP IS ROUNDED OR BEVELLED).  
 • ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.  
 • CARPETS IF PROVIDED WITHIN THE DWELLING SHALL BE PROVIDED WITH PILE HEIGHT OR THICKNESS NO MORE THAN 11MM AND CARPET BACKING NOT MORE THAN 4MM BRINGING THE TOTAL HEIGHT TO A MAXIMUM OF 15MM.

**LEGEND**

-  VINYL OR LAMINATE FLOORING TO BEDROOMS, FAMILY, CAREERS BED, KITCHEN & CORRIDOR P3 OR R10 RESISTANCE
-  TILE FLOORING TO WET AREA AND LAUNDRY P3 OR R10 RESISTANCE (WET AREAS TO HAVE 300 X 300 TILE SIZE TO ACHIEVE FALLS)
-  OUTDOOR PAVING / TILING TO PORCH, ALFRESCO & SERVICES AREA P4 OR R11 SLIP RESISTANCE
-  CONCRETE FLOAT FINISH



**FLOORING LAYOUT**  
 1 : 100  
 WD



SDA - HIGH PHYSICAL SUPPORT

**SIGNATURES**  
 CLIENT: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CLIENT: \_\_\_\_\_ DATE: \_\_\_\_\_

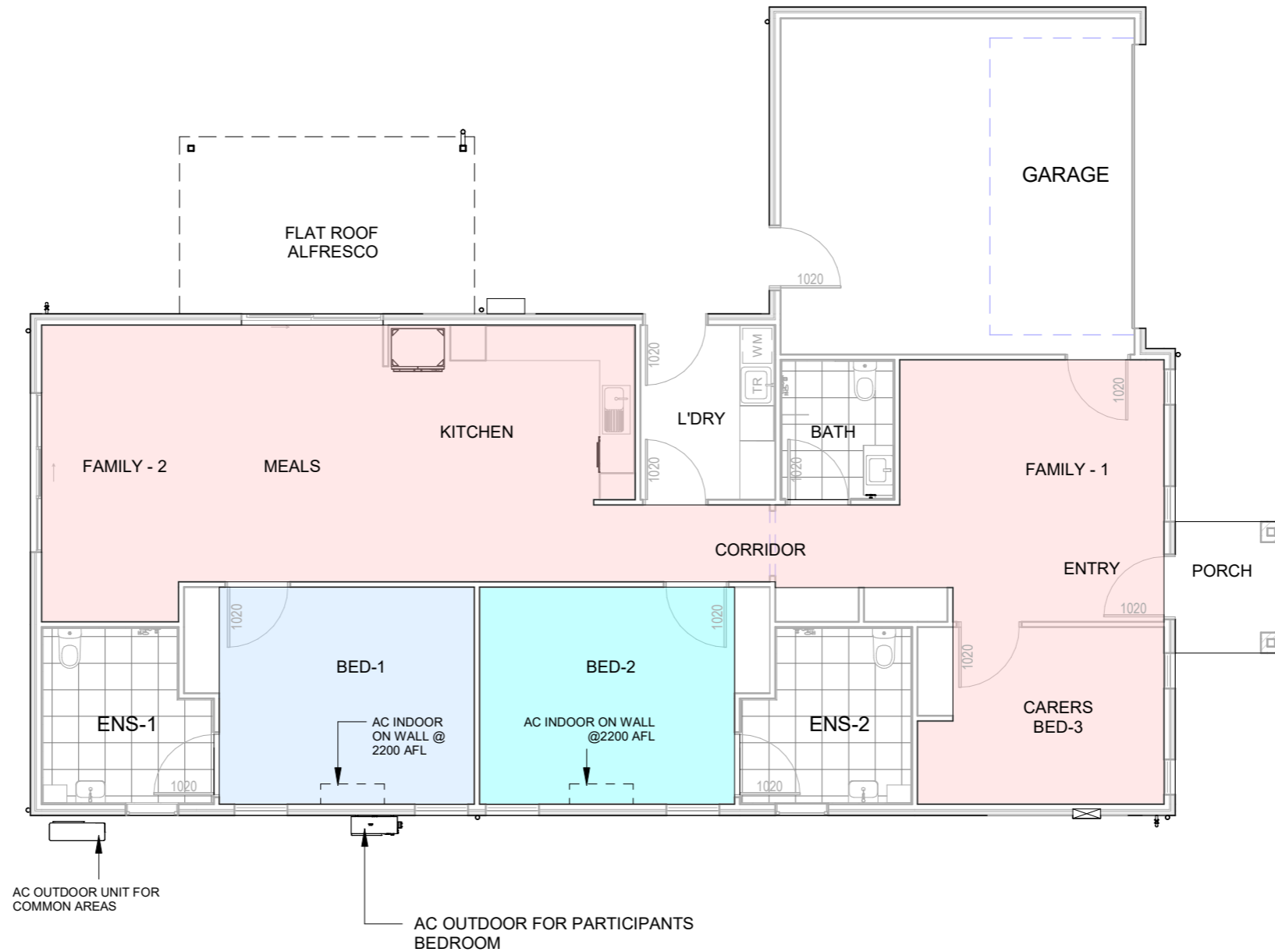
AMENDMENTS			
Rev.	Date	Description	Issued by

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

<b>PROJECT:</b> PROPOSED RESIDENCE	<b>CLIENT:</b> URBAN EDGE SA	<b>SHEET NO.</b> WD21	<b>REV NO.</b> Rev -B
<b>ADDRESS:</b> Lot 6945 KINGSBRIDGE AVE MT BARKER	<b>DATE</b> 06.03.2024	<b>DRAWN BY</b> K.K	<b>JOB NO.</b> UE1587

**AIR CON ZONING LEGEND**

- DUCTING SYSTEM FOR COMMON AREAS  
(LOCATION: FAMILY, MEALS, KITCHEN AND CARER'S BED)
- AC FOR BED 1 PARTICIPANT
- AC FOR BED 2 PARTICIPANT



**NOTE:**  
 AIRCON DUCTING LAYOUT IS ONLY FOR REFERENCE TO SHOW HOW DUCTING HAS BEEN PLANNED FOR EACH HABITABLE SPACE. CONSULTANTS LAYOUTS FOR AIRCON SUPERSEDES THIS LAYOUT.

**AIR-CON ZONING**  
 1 : 100  
 WD  
 SDA - HIGH PHYSICAL SUPPORT

**SIGNATURES**

CLIENT:	DATE:
CLIENT:	DATE:









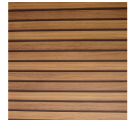

**AMENDMENTS**

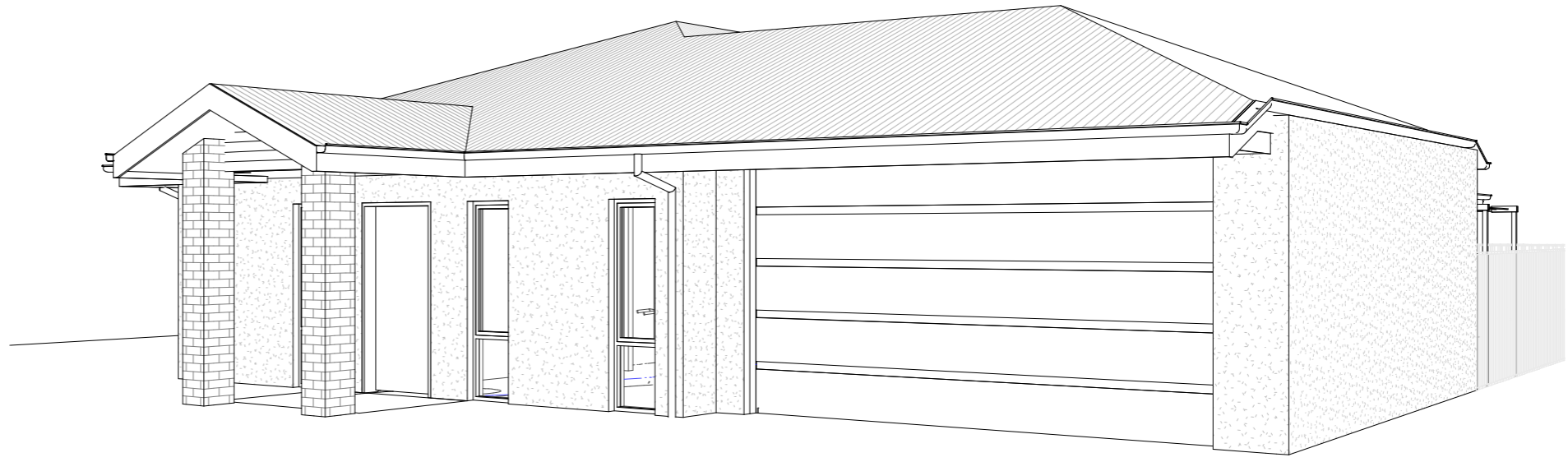
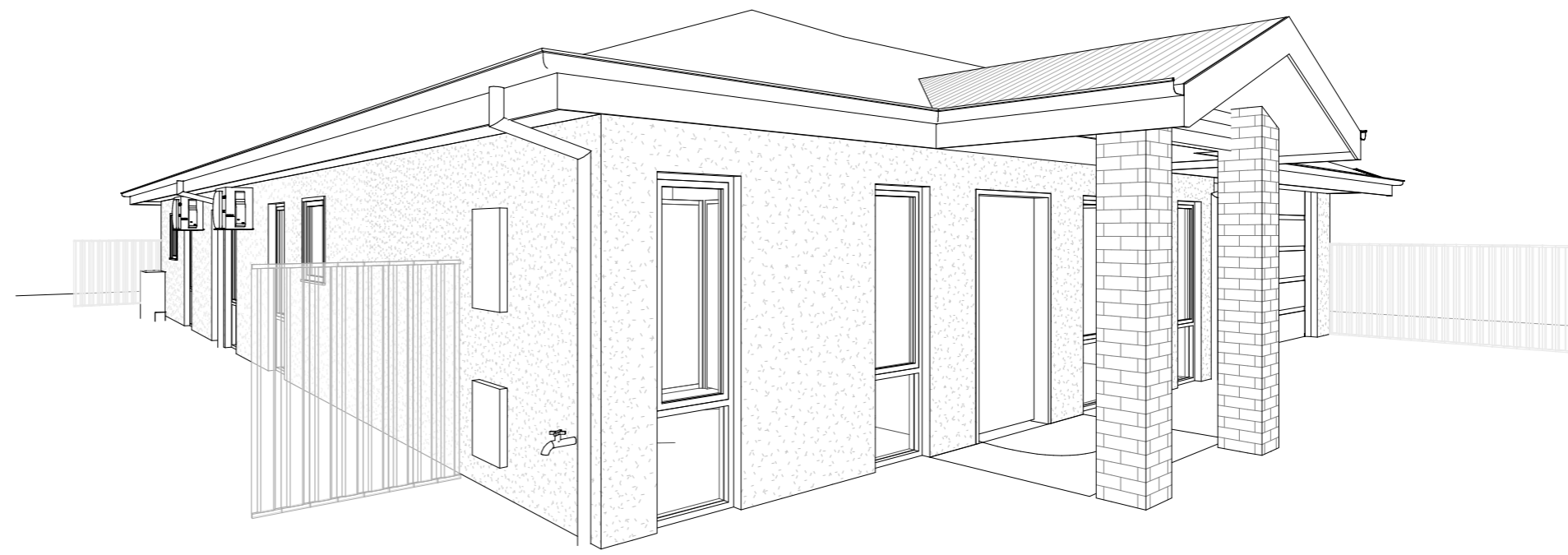
Rev.	Date	Description	Issued by
G	30.08.2024	INTERCOM, CAPPED GPO TO LIVING ASD AND PARTICIPANT BED WALL GPO'S ADDED	

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

<b>PROJECT:</b> PROPOSED RESIDENCE	<b>CLIENT:</b> URBAN EDGE SA	<b>SHEET NO.</b> WD25	<b>REV NO.</b> Rev -B
<b>ADDRESS:</b> Lot 6945 KINGSBRIDGE AVE MT BARKER	<b>DATE</b> 06.03.2024	<b>DRAWN BY</b> K.K	<b>JOB NO.</b> UE1587

**COLOUR SCHEDULE**

ROOF	- Woodland Grey	
GUTTERS	- Woodland Grey	
FASCIAS	- Monument	
BRICKWORK	- PGH Bricks Chelsea	
WINDOWS	- Monument	
HEBEL PANELS	- Evening Haze	
GARAGE DOOR	- Monument	
ENTRY DOOR	- Monument	
CLADDING	- Timber stained	
PAVERS	- Charcoal concrete pavers (Playford pavers for equivalent)	



AMENDMENTS		Description	Issued by
Rev.	Date		

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<b>PROJECT:</b> PROPOSED RESIDENCE	<b>CLIENT:</b> URBAN EDGE SA	<b>SHEET NO.</b> WD26	<b>REV NO.</b>
<b>ADDRESS:</b> Lot 6945 KINGSBRIDGE AVE MT BARKER	<b>DATE</b> 06.03.024	<b>DRAWN BY</b> K.K	<b>JOB NO.</b> UE1587