CONSTRUCTION NOTES

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.

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 [] Promat Penetration Seals or equivalent to comply with Spec C1.1 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.

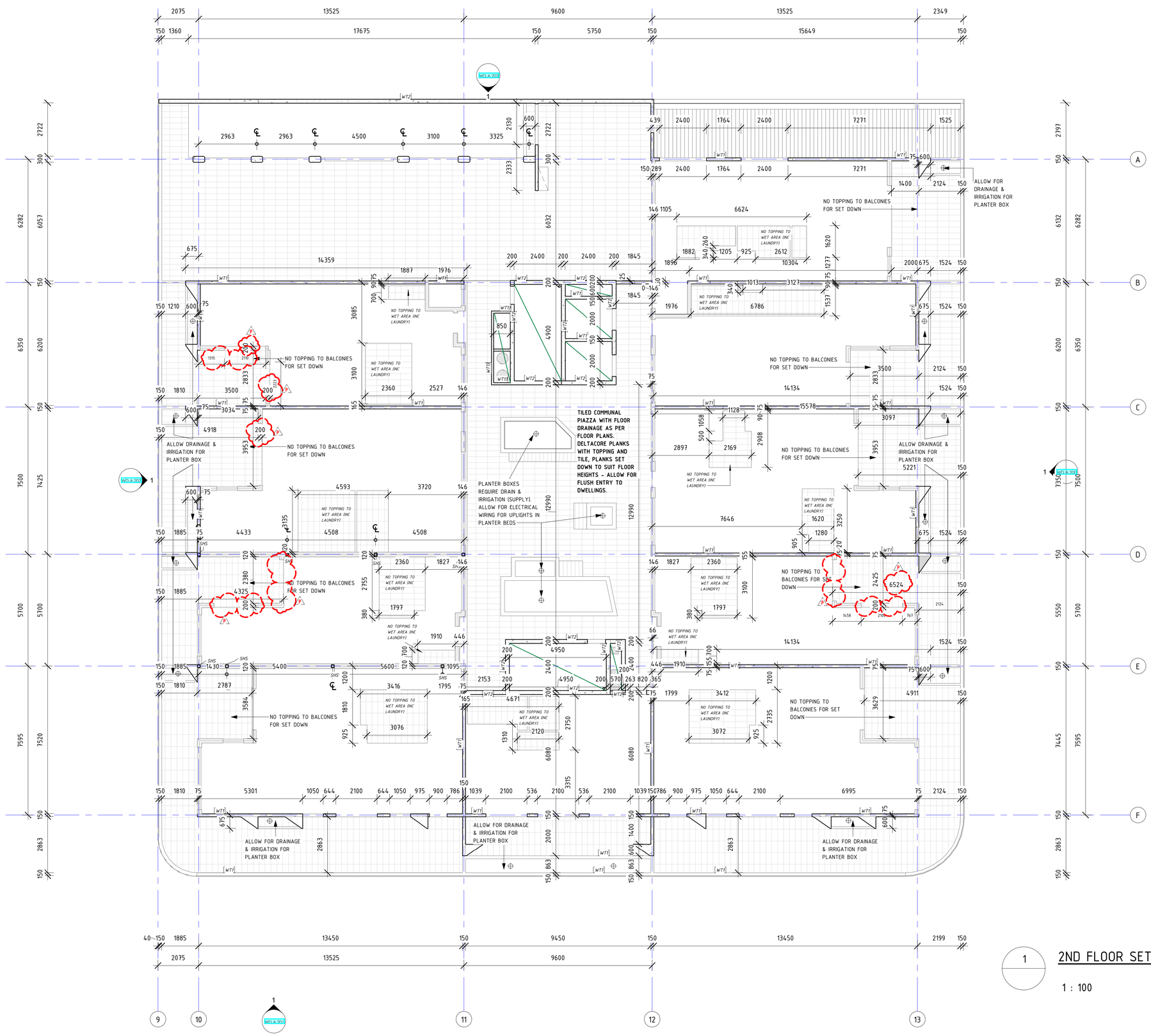
Provision of braille and tactile signage (as noted in Section 8 of AS1428.1-2009) and to identify each door should be provided with an exit sign highlighting the word "Exit" and the associated "floor level" in accordance with bca clause D3.6

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 contract 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.



1 2ND FLOOR SET OUT

1 : 100

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.

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REVISIONS

ISSUE #	DATE	DESCRIPTION
G	17/10/2019	STAIRS NOW FAST TREAD & REMOVED CENTRAL PRECAST WALL
J	06/01/2020	CHANGE LIFT SHAFT SIZING PER LIFT MANUF.
L	10/02/2020	VARIOUS AS CLOUDED + L1 APT LAYOUTS
O	31/05/2020	VARIOUS AS CLOUDED
P	29/06/2020	VARIOUS AS CLOUDED

AUTHOR
GB

REVISION DESCRIPTION
VARIOUS AS CLOUDED

CLIENT
HYDE PARK PLACE PTY LTD

CITIFY bfc

PROJECT ADDRESS
248 UNLEY ROAD HYDE PARK
HYDE PARK PLACE - STAGE A

FOR CONSTRUCTION

SHEET TITLE
2ND FLOOR SET OUT PLAN

REVISION	ISSUE DATE	SHEET NUMBER
P	29/06/2020	WD.A.007