

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
REFERENCE 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)

REV	DATE	COMMENT	BY
C	17.05.19	AMENDMENTS TO APARTMENTS	DP
B	17.12.18	REVISED RAMP & PANEL THICKNESS	DP
A	18.05.18	FOR CONSTRUCTION	DP



CITIFY

FERRONE

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FOR CONSTRUCTION

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

SHEET TITLE:
GROUND FLOOR
DIMENSION PLAN

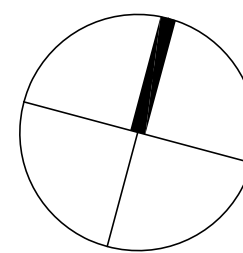
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DP
SCALE:
1:100
DATE AND NO.
WD.109
DATE:
MARCH 2018
CHECKED:
DP
PAPER:
A1
REVISION:
C

ORIGINAL DRAWING - A1 SIZE SHEET

SCALE 1:100



METRES



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 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

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

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