

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

SECTION NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL SITE LEVELS AND 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

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC, CIVIL AND FOOTING DETAILS (IF APPLICABLE)

ROOF CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHING, CAPPING AND OTHER ITEMS REQUIRED TO COMPLY WITH NCC & RELEVANT BUILDING CODES

STAIRS TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE NCC AT MAXIMUM 18 RISERS TO EACH FIGHT. 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 CEILING LININGS TO BE 10mm UNLESS OTHERWISE NOTED ON DRAWINGS

INSULATION BATTS TO WALLS AND CEILINGS AS PER NATHERS ASSESSMENT

ALL OPEN-ABLE UPPER LEVEL WINDOWS LESS THAN 1.7m FROM UPPER FFL MUST BE RESTRICT TO NOT allow OPENING GREATER THAN 125mm

PROVIDE FIXED OBSCURE GLAZING TO WINDOWS 1.7m ABOVE UPPER LEVEL (SHOWN DOTTED)

ROOF MOUNTED SOLAR PANELS TO BE INSTALLED & ORIENTATED AS PER MANUFACTURER'S RECOMMENDATIONS

PROVIDE WATERPROOF SARKING TO UNDERSIDE OF ROOFING

ALL WATERPROOFING TO WET AREAS BE IN ACCORDANCE WITH AS3740-2004

EARLY FIRE HAZARD INDICES OF WALL, FLOOR, CEILING LININGS AND AIR-CONDITIONING DUCTWORK TO COMPLY WITH CLAUSE C1.10 OF THE NCC

ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK IS COMMENCED

WINDOW CLEANING MAINTENANCE ACCESS NOTE  
ANCHORAGES FOR SAFETY HARNESS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AS/NZS 1891.4 AND BE CONSTRUCTED OF CORROSION RESISTANT METAL

ACOUSTIC NOTE  
ALL WALLS REQUIRED TO HAVE SOUND INSULATION MUST CONTINUE TO UNDERSIDE OF WALL OR ROOF ABOVE

ALL APARTMENT ENTRY DOOR ASSEMBLY MUST PROVIDE RW OF NOT LESS THAN 30

CEILING INSULATION  
PROVIDE CEILING INSULATION WHERE POSSIBLE BETWEEN SOLE-OCCUPANCY UNITS OR SOLE-OCCUPANCY UNIT FORM A PLANT ROOM, LIFT SHAFT, STAIRWAY, PUBLIC CORRIDOR OR LOBBY OR THE LIKE TYPE  
MINIMUM 50mm THICKNESS & DENSITY 7kg/m³

UNDERLAY  
TIMBER AND TILES FLOORING TO BE INSTALLED ON ACOUSTIC GRADE UNDERLAY SUCH AS REGUPOL 5512 5mm, INSTALLED AS PER MANUFACTURER'S RECOMMENDATION

D	17.08.19	AMENDMENTS TO APARTMENTS	DF
C	22.07.19	NEW BALCONY PANELS	DF
B	4.12.18	NEW NOTE & REV. APT 1.10 & 2.10 LAYOUT	DF
A	18.05.18	FOR CONSTRUCTION	DF
REV	DATE	COMMENT	DWN



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FOR CONSTRUCTION

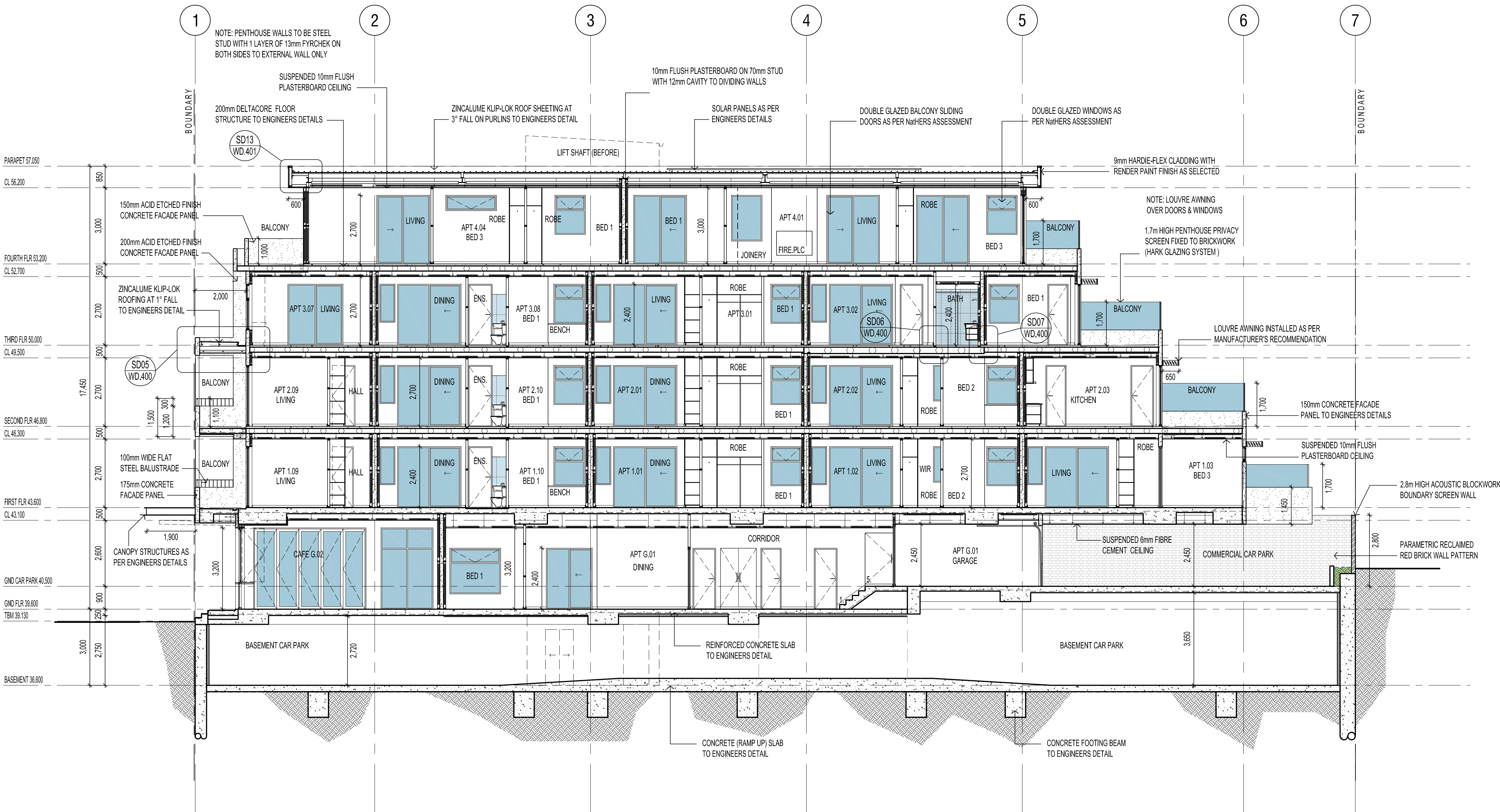
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117 PROSPECT ROAD  
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THE WILLCOX APARTMENTS

SHEET TITLE:  
SECTION A - A

JOB REF:	18.CITI	DATE:	MARCH 2018
DRAWN:	DF	CHECKED:	DF
SCALE:	1:100	PAPER:	A1
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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



SECTION A - A  
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 - 52 = 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."