



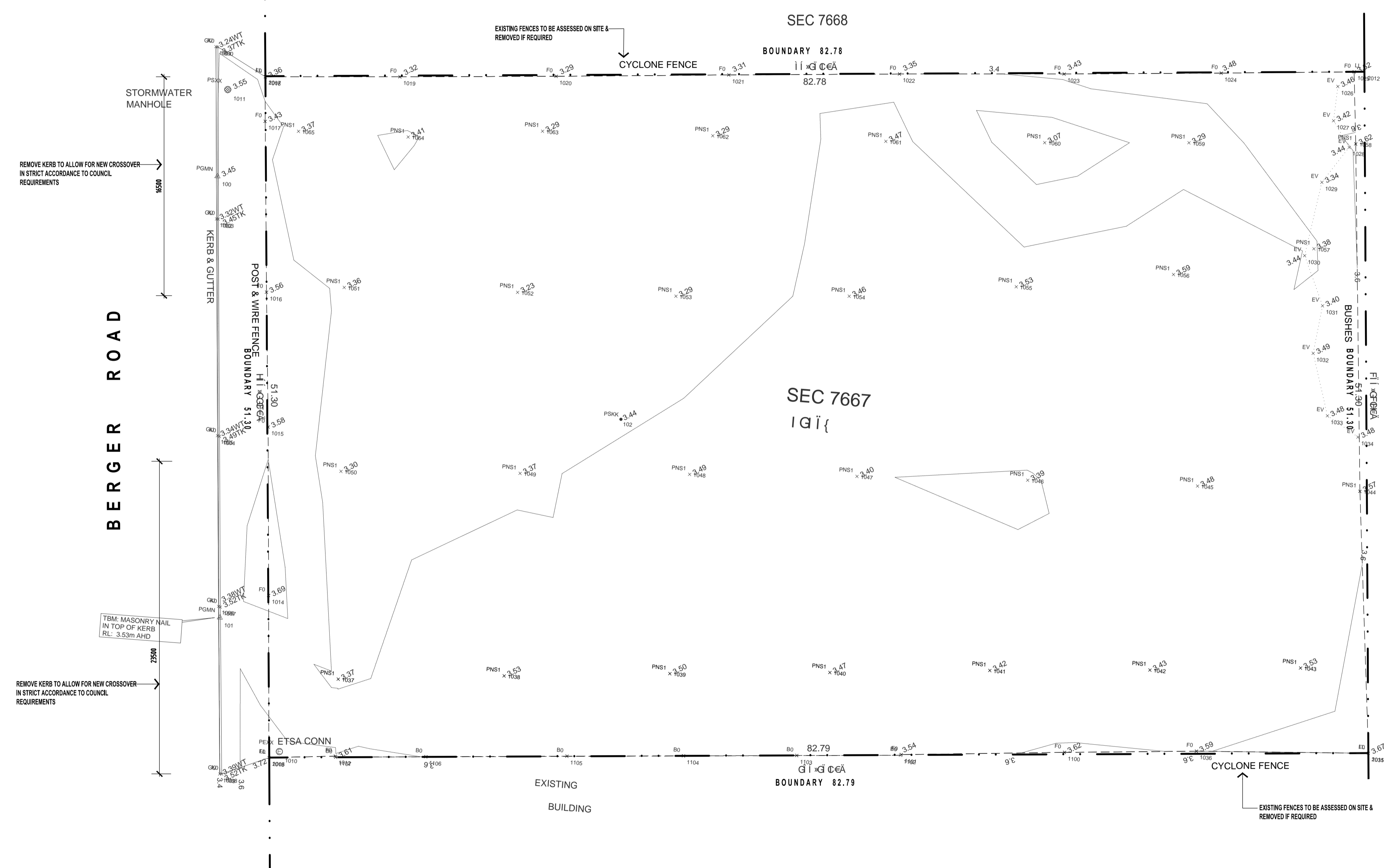
**DEMOLITION LEGEND :**  
 - - - - - DEMOTES DEMOLITION AND/OR REMOVAL OF ITEMS. THIS DRAWING TO BE READ IN-CONJUNCTION WITH ALL OTHER ASSOCIATED DRAWINGS.

**DEMOLITION NOTES**  
 ANY REMOVAL OF ASBESTOS TO BE CARRIED OUT BY AN APPROVED CONTRACTOR.  
 ALL DEMOLISHED ITEMS ARE GENERALLY SHOWN DASHED.  
 THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATION AND DETAILED SCHEDULES.  
 IF DEMOLITION OR REMOVAL OF ANY ITEM RELATES TO HAVING POSSIBLE STRUCTURAL IMPLICATIONS, CONSULT THE DESIGNER AND/OR STRUCTURAL ENGINEER FOR ADVICE PRIOR TO CARRYING OUT THE WORK.  
 LOCATE ALL SERVICES AND ASSOCIATED PIPEWORK, DUCTING, CABLING, FIXTURES etc. VERIFY THEIR REMOVAL AND/OR THEIR RELOCATION BEFORE COMMENCEMENT OF ANY BUILDING WORK.  
 ALL DEMOLITION WORK TO COMPLY WITH AS 2601. COORDINATE ALL WORK WITH ALL RELEVANT TRADES.  
 VERIFY AND CONFIRM ALL NEW AND EXISTING FLOOR LEVELS PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.  
 PROTECT ALL EXISTING SURFACES TO BE RETAINED AND ENSURE ANY SURFACES AFFECTED BY DEMOLITION WORK MUST BE MADE GOOD TO MATCH EXISTING.  
 LIASE AND CO-ORDINATE WITH PROPRIETOR REGARDING ANY FURTHER ITEMS OTHER THAN THAT SCHEDULED THAT ARE TO BE RETAINED.

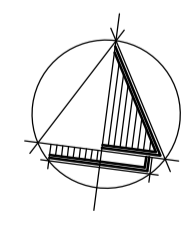
SITE TO BE CLEANED FROM ALL EXISTING VEGETATION AS REQUIRED TO MAKE WAY FOR PROPOSED DEVELOPMENT.

ALL EXISTING PERIMETER FENCING TO BE ASSESSED ON SITE & DEMOLISHED WHERE NECESSARY

REMOVE ALL CONCRETE & BITUMEN PAVEMENTS, CONCRETE KERBS, GARDEN EDGING STRIPS, CONCRETE STRIPS AND THE LIKE



**OVERALL SURVEY PLAN**



D 71326

**REVISIONS**

DATE	REV	DESCRIPTION	BY
2014.05.08	A	DEVELOPMENT CONSENT ISSUE	GZ

residential design  
 commercial design  
 industrial design  
 project managers

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**PROJECT:**  
 PROPOSED COMMERCIAL DEVELOPMENT

**SITE ADDRESS:**  
 LOT 7667 BERGER ROAD  
 WINGFIELD SA

**CLIENT:**  
 ANDELLE Pty Ltd

**DRAWING TITLE:**  
 OVERALL SURVEY PLAN

**DRAWING NUMBER:** WD02 A

**DRAWN:** GZ **DATE:** 04.2014

**SCALE:** 1:200 **JOB NO:** AND 2837

**CONTRACTORS NOTE:**  
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SHEET SIZE  
**A1**

**INDICATIVE LANDSCAPING SCHEDULE**

TREES	COMMON NAMES	HEIGHT	SPREAD
ADONIS FLEXUOSA	WILLOW MYSTLE	2.5m	2.5m
CALLISTEMON	KINGS PARK SPECIAL	4.0m	4.0m
BANKSIA MARGINATA	SILVER BANKSIA	2.8m	1.5m
<b>SHRUBS</b>			
ENCHYLAENA TOMENTOSA	RUBY SALT BUSH	1.0m	
WESTRINGIA	SMOKEY OR JERVIS GEM	1.0m	
LEUCOPHYTTA BROWNI	CUSHION BUSH	0.2-1.0m	
GREVILLEA LANGERA	WOOLY BUSH	0.2-1.0m	
<b>GROUND COVERS, GRASSES, STRAP LEAF PLANTS</b>			
KINGSDALE - GRASS		0.45m	
TUSSOCK GRASS		0.6m	
EMU BUSH		0.5 m	

AUTOMATED DRIPPER IRRIGATION SYSTEM TO BE PROVIDED TO ALL GARDEN BEDS.  
IRRIGATION SYSTEM TO BE CONTROLLED BY AUTOMATIC TIMERS WITH MOISTURE SENSOR OVERRIDE.  
ALL GARDEN BEDS TO BE MULCHED TO MAINTAIN SUB SOIL MOISTURE.

**STORMWATER DRAINAGE:**

THE PROPOSED BUILDING FINISHED FLOOR LEVEL IS TO BE A MINIMUM OF 300MM ABOVE THE TOP OF THE ROADSIDE KERB IMMEDIATELY ADJACENT TO THE BUILDING SITE.

EXISTING UNDERGROUND STORMWATER DRAINAGE SYSTEM AND ASSOCIATED SUMPS TO BE REUSED WHERE POSSIBLE FOR COLLECTION OF SURFACE WATER. COLLECTION OF ROOF WATER FROM THE MAIN ROOF OF WAREHOUSE TO BE COLLECTED BY LARGE RAINWATER RETENTION TANKS

THE SITE SHALL BE GRADED TOWARDS THE ROADWAY WITH ALL DRIVEWAYS AND PAVEMENT AREAS SLOPING AWAY FROM THE BUILDING PROVIDING AN OVERLAND SURFACE FLOW PATH TO CARRY SITE FLOOD WATER THAT MAY RESULT FROM A MAJOR STORM EVENT (AR1-10YRS). THE STORM WATER WILL BE DESIGNED TO CONTROL THE QUANTITY AND QUALITY OF STORM WATER DISCHARGE FROM THE SITE TO MINIMISE FLOODING, TO PREVENT ADVERSE IMPACTS DOWNSTREAM DRAINAGE SYSTEMS AND TO PROTECT THE WATER QUALITY OF RECEIVING WATERS.

STORM WATER RUNOFF FROM BUILDING ROOF AREAS IS TO BE SEPARATED FROM THE RUNOFF FROM GROUND OR PAVED SURFACES MAY BE DISCHARGED DIRECTLY TO COUNCIL'S UNDERGROUND DRAINAGE SYSTEM WITHOUT TREATMENT TO IMPROVE WATER QUALITY.

**GENERAL NOTES**

ALL LINE MARKING & WHEEL STOPS TO COMPLY WITH AS 2890.1:2004  
ACCESS FOR PEOPLE WITH DISABILITIES HAS BEEN DESIGNED FOR AND WILL INCLUDE TOILET FACILITIES.  
ACCESS EGRESS AND CAR PARKING IN COMPLIANCE WITH BUILDING CODE OF AUSTRALIA AND AS1428.1, AS2894.

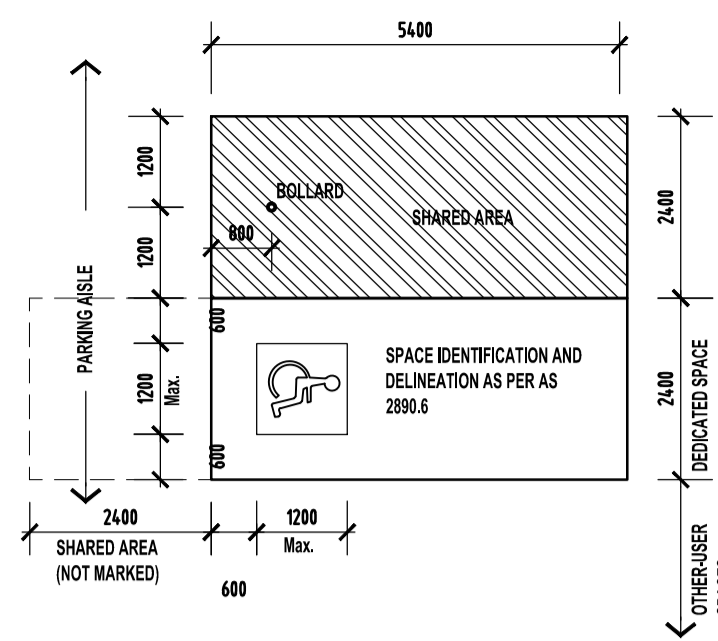
EXTERIOR LIGHTING TO THE BUILDING AND CAR PARK, WILL CONSIST OF LOCAL VANDAL PROOF LIGHTING TO THE SATISFACTION OF COUNCIL AND AUSTRALIAN STANDARDS/BCA REQUIREMENTS.

STORMWATER DRAINAGE TO ENGINEERS DESIGN & DETAIL

AT THE LOCATION OF ACCESSIBLE DOORS RAMP UP PAVING LOCALLY @ MAX. GRADIENT 1:10, TO CREATE RAMPED THRESHOLD IN ACCORDANCE WITH AS 1428.1-2009 FIGURE 21. 75mm PAVEMENT SET DOWN AT OTHER AREAS.

**DISCHARGE FROM EXIT:**

AN EXIT MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE.  
SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING THE EXIT OR ACCESS TO IT.



**DISABLED CAR PARKING**

SCALE 1:100

**BUILDING CLASSIFICATION :**

OFFICE BUILDING CLASS 5  
FACTORY CLASS 8

**CARPARKING**

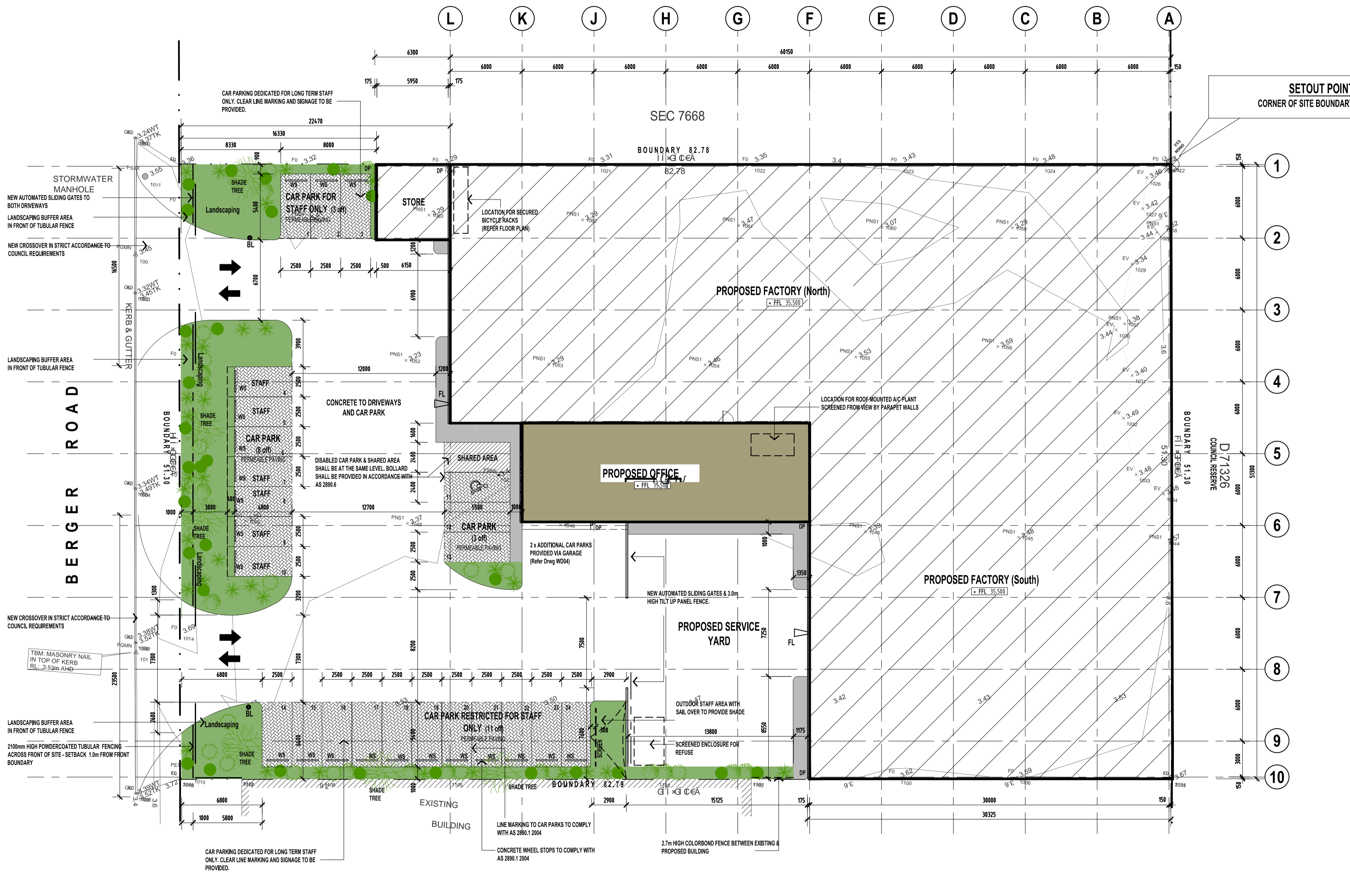
ACCESS FOR PEOPLE WITH DISABILITIES HAS BEEN DESIGNED FOR AND WILL INCLUDE TOILET FACILITIES, ACCESS EGRESS AND CAR PARKING IN COMPLIANCE WITH BUILDING CODE OF AUSTRALIA AND AS1428.1.

**LEGEND**

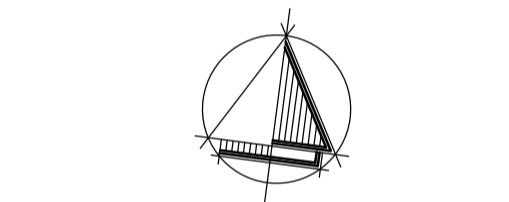
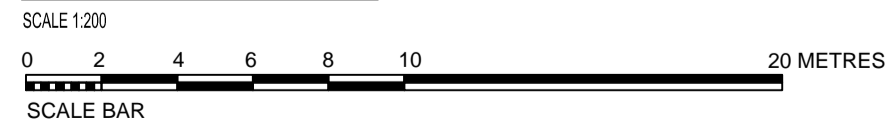
- BL FIXED BOLLARD LIGHTING
- FL WALL MOUNTED FLOOD LIGHT
- WS CONCRETE WHEEL STOPS TO COMPLY WITH AS 2890.1:2004

**AREAS (m<sup>2</sup>)**

PROPOSED FACTORY (North)	1298
STORE	38.75
PROPOSED FACTORY (South)	902
PROPOSED OFFICE (Ground Floor)	198
(Includes Double Garage & Amenities)	
PROPOSED OFFICE (First Floor)	198
(Includes Amenities)	
<b>TOTAL BUILDING FOOTPRINT</b>	<b>2436.75</b>
<b>SITE AREA</b>	<b>4246.6</b>
<b>SITE COVERAGE</b>	<b>57.4%</b>
<b>LANDSCAPING</b> (2974sqm)	<b>7.0%</b>
<b>VEHICLE PARKING</b>	<b>26</b>
CAR PARKING (INCLUDING GARAGE)	
PROPOSED DISABLED PARKING	1
<b>STAFF NUMBERS</b>	<b>2 x FEMALE (Office)</b>
	<b>4 x MALE (Office)</b>
	<b>8-14max. x MALE (Factory)</b>
<b>HOURS OF OPERATION</b>	<b>MON-FRI 7:30 am - 5:30 pm</b>
	<b>SAT 7:30 am - 1:00 pm</b>
	<b>(Occasional Only)</b>



**OVERALL SITE PLAN**



**REVISIONS**

DATE	REV	DESCRIPTION	BY
2014.05.08	A	DEVELOPMENT CONSENT ISSUE	GZ

residential design  
commercial design  
industrial design  
project managers

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**PROJECT:**

PROPOSED COMMERCIAL DEVELOPMENT

**SITE ADDRESS:**  
LOT 7667 BERGER ROAD  
WINGFIELD SA

**CLIENT:**  
ANDELLE Pty Ltd

**DRAWING TITLE:**  
PROPOSED OVERALL SITE PLAN

**DRAWING NUMBER:** WD03 A

**DRAWN:** GZ **DATE:** 04.2014

**SCALE:** 1:200 **JOB NO:** AND 2837

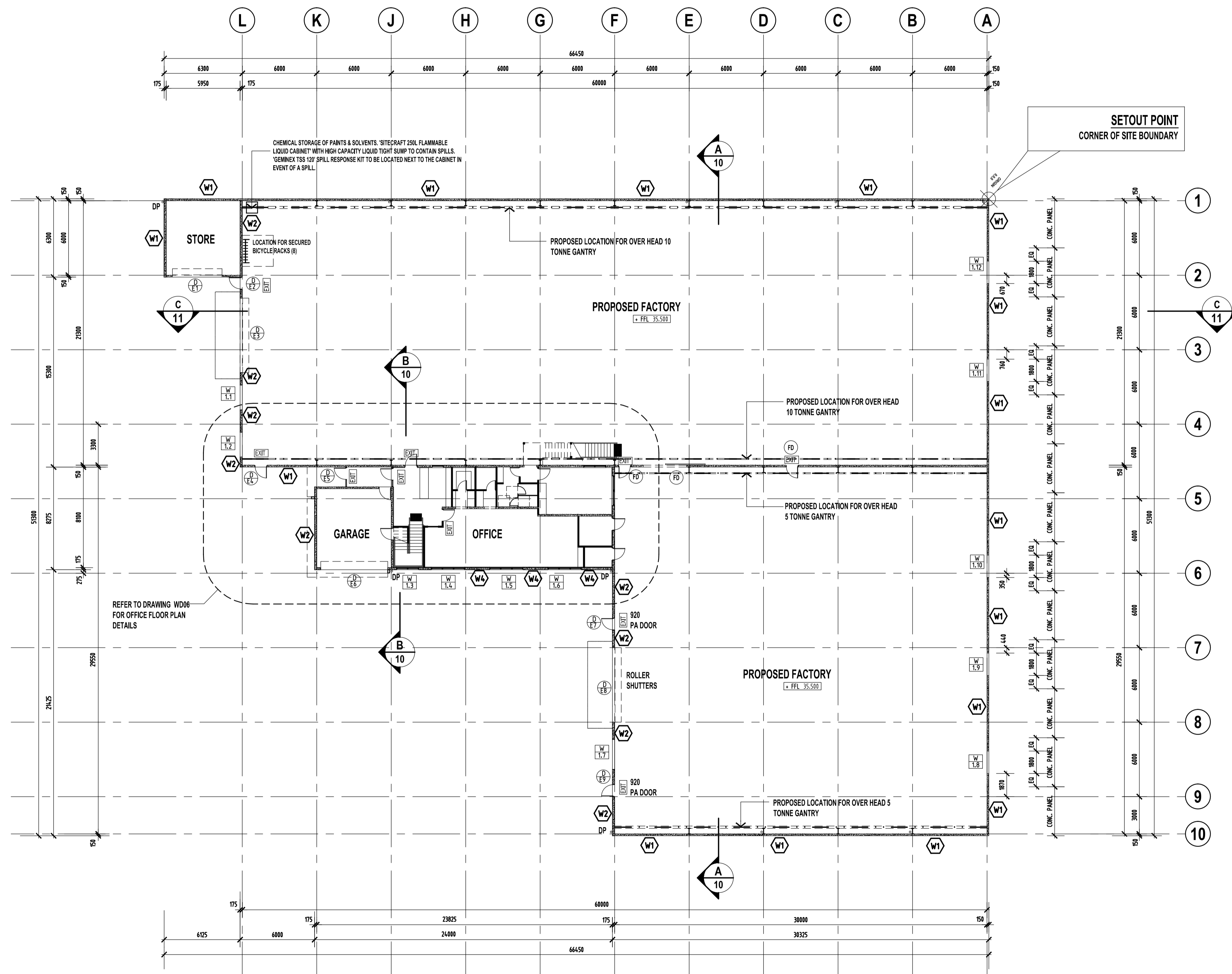
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<p><b>TERMITE RISK MANAGEMENT</b></p> <p>TERMITE RISK MANAGEMENT SHALL BE IN ACCORDANCE WITH PART B1.4 OF THE BCA AND THE REQUIREMENTS OF AS 3660.1. A CERTIFICATE OF COMPLETION STATING METHOD OF APPLICATION MUST BE PROVIDED IN ACCORDANCE WITH AS 3660.1.</p> <p>IN THE LOCATION (MAIN ENTRY DOOR) WHERE VERTICAL CLEARANCE IS LESS THAN 75mm (BUT NOT LESS THAN 15mm) TERMITE SPRAY TREATMENT MUST BE PROVIDED IN ACCORDANCE WITH AS 3660.1.</p> <p>AT THE LOCATION OF ACCESSIBLE DOOR RAMP UP PAVING LOCALLY @ MAX. GRADIENT 1:8 OVER 280mm LENGTH WITH TAPERED SIDES. TO CREATE RAMPED THRESHOLD IN ACCORDANCE WITH AS 1428.1-2009 FIGURE 21. 75mm PAVEMENT SET DOWN AT OTHER AREAS.</p>	<p><b>WINDOW NOTES</b></p> <p>ALL WINDOWS TO BE COMMERCIAL 400 SERIES (UNLESS OTHERWISE NOTED), GLAZING TO AUSTRALIAN STANDARDS AS 1286-2006. REFER SPECIFICATION.</p> <p>ALL OPENABLE WINDOWS TO BE PROVIDED WITH INSECT SCREEN &amp; KEY LOCKED. WHERE POSSIBLE ALL WINDOWS TO BE KEYPAD ALIKE.</p> <p>ALL WINDOW SIZES ARE TO BE CONFIRMED ON SITE PRIOR TO FABRICATION. ALL SIZES NOMINATED ARE NOMINAL SIZES ONLY.</p> <p>ALL PRECAST CONCRETE WALLS WITHOUT INTERNAL SEPARATE STUD FRAME TO BE SEALED &amp; WATERPROOFED AS PER BCA REQUIREMENTS (3x ACRYLIC PAINT FINISH)</p>	<p><b>DISCHARGE FROM EXIT:</b></p> <p>AN EXIT MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE. SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING THE EXIT OR ACCESS TO IT. 1 METRE WIDE CLEAR PATH OF TRAVEL TO THE ROAD MUST BE PROVIDED AS PER BCA PART D1.</p> <p><b>TOILET NOTE:</b></p> <p>DOORS TO BE FITTED WITH REMOVABLE HINGES IN ACCORDANCE WITH BCA. DOORS TO THE DISABLED TOILET WILL BE FITTED WITH A RETRACTABLE STOP TO ALLOW LATCH RELEASE AND OUTWARDS SWING OF THE DOOR IN AN EMERGENCY.</p> <p>PROVIDE A SIGNAGE TO DIRECT PEOPLE WITH DISABILITY TO ACCESSIBLE ENTRANCES. SIGNAGE TO BE IN ACCORDANCE WITH BCA AND AS 1428.1</p>	<p><b>PORTABLE FIRE EXTINGUISHERS</b></p> <p>PORTABLE FIRE EXTINGUISHERS MUST BE PROVIDED IN ACCORDANCE WITH PART E1 - CLAUSE E1.6 OF THE BCA AND MUST BE SELECTED, LOCATED AND DISTRIBUTED IN ACCORDANCE WITH AS 2444.</p> <p><b>HOT WATER SUPPLY</b></p> <p>HOT WATER SUPPLY SYSTEM TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE WATERWORKS ACT 1932 AND THE WATERWORKS REGULATIONS 1996.</p> <p><b>LIGHTWEIGHT EXTERNAL WALLS</b></p> <p>A VAPOUR MEMBRANE TO BE USED TO ALL LIGHTWEIGHT EXTERNAL WALLS TO MANUFACTURERS REQUIREMENTS.</p>	<p>REFER TO CONSULTANTS DOCUMENTS FOR DETAILS OF THE METHOD OF PROTECTION OF DOORS AND WINDOWS WITHIN 3 METRES OF SITE BOUNDARY &amp; INTERNAL WINDOWS/DOORS BETWEEN FIRE COMPARTMENTS.</p> <p>WINDOW WITHIN 3 METRES FROM SITE BOUNDARIES TO BE PROTECTED BY WALL WETTING SPRINKLERS &amp; STAINLESS STEEL WIRE MESH SCREEN. SPRINKLERS TO BE INSTALLED AS PER BCA REQUIREMENTS. WINDOW SCREEN PROTECTING WINDOW OPENING MUST BE OF STAINLESS STEEL MATERIAL WITH AN APERTURE NO GREATER THAN 2mm. SCREEN MUST HOLD CAPTIVE WITHIN THE FRAME OR CLAMPED VIA METAL FIXINGS. THE FRAME MUST BE ALUMINIUM AND SECURED WITH METAL FIXINGS.</p> <p>PROVIDE A SIGNAGE TO DIRECT PEOPLE WITH DISABILITY TO ACCESSIBLE ENTRANCES. SIGNAGE TO BE IN ACCORDANCE WITH BCA AND AS 1428.1</p> <p><b>LIGHTWEIGHT EXTERNAL WALLS</b></p> <p>A VAPOUR MEMBRANE TO BE USED TO ALL LIGHTWEIGHT EXTERNAL WALLS TO MANUFACTURERS REQUIREMENTS.</p>
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- WALL LEGEND:**
- W1 WALL TYPE 1 - 150mm THICK, REINFORCED CONCRETE PRECAST WALL AS PER ENGINEERS DESIGN AND DETAILS. PANEL JOINTS & EXTERNAL FINISH AS PER ENGINEERING DRAWINGS AND ELEVATIONS.
  - W2 BARE CONCRETE TO WAREHOUSE, STORE & GARAGE SIDE.
  - W3 WALL TYPE 2 - 175mm THICK, REINFORCED CONCRETE PRECAST WALL WITH ARCHITECTURAL GROOVES AS PER ENGINEERS DESIGN AND DETAILS.
  - W4 WALL TYPE 3 - 150mm THICK, REINFORCED CONCRETE PRECAST WALL AS PER ENGINEERS DESIGN AND DETAILS. PANEL JOINTS AS PER ENGINEERING DRAWINGS AND ELEVATIONS. REFER TO ELEVATIONS FOR EXTERNAL FINISH. INTERNAL FINISH - LINE WITH 13mm PAINTED PLASTERBOARD (WR PLASTERBOARD TO ALL WET AREAS) ON FOIL INSULATED EXPANDED POLYSTYRENE BOARD - 15mm "FOLIOBOARD SUPER 15" OR RMAX THERMA ADVANTAGE TAD15 PANEL SYSTEM WITH METAL FURRING CHANNELS AT 600 CC UP TO CEILING LINE AND SEAL AT THE TOP WITH GALVANISED CASING BEAD.
  - W5 WALL TYPE 3 - 175mm THICK, REINFORCED CONCRETE PRECAST WALL AS PER ENGINEERS DESIGN AND DETAILS. PANEL JOINTS AS PER ENGINEERING DRAWINGS AND ELEVATIONS. REFER TO ELEVATIONS FOR EXTERNAL FINISH. INTERNAL FINISH - LINE WITH 13mm PAINTED PLASTERBOARD (WR PLASTERBOARD TO ALL WET AREAS) ON FOIL INSULATED EXPANDED POLYSTYRENE BOARD - 15mm "FOLIOBOARD SUPER 15" OR RMAX THERMA ADVANTAGE TAD15 PANEL SYSTEM WITH METAL FURRING CHANNELS AT 600 CC UP TO CEILING LINE AND SEAL AT THE TOP WITH GALVANISED CASING BEAD.
  - W6 WALL TYPE 5 - 150mm THICK, REINFORCED CONCRETE PRECAST WALL AS PER ENGINEERS DESIGN AND DETAILS. PANEL JOINTS AS PER ENGINEERING DRAWINGS. INTERNAL FINISH - LINE BOTH SIDES WITH 13mm PAINTED PLASTERBOARD (WR PLASTERBOARD TO ALL WET AREAS) ON METAL FURRING CHANNELS AT 600 CC UP TO CEILING LINE.
  - W7 WALL TYPE 620mm STEEL STUD FRAME INTERNAL WALL IN ACCORDANCE WITH DETAILS BY 'RONDO'. LINE BOTH SIDES WITH 13mm PLASTERBOARD (WR PLASTERBOARD TO ALL WET AREAS). PAINT FINISH.

- FIRE LEGEND**
- FHR FIRE HOSE REEL. REFER TO GENERAL NOTES IN DRAWING W001 FOR COMPLIANCE DETAILS.
  - FE DENOTES PORTABLE DRY CHEMICAL TYPE FIRE EXTINGUISHER. REFER TO CONSULTANTS DRAWINGS AND GENERAL NOTES IN DRAWING W001 FOR COMPLIANCE DETAILS.
  - MDP MAIN DISTRIBUTION FRAME AS PER ENGINEERING DESIGN.
  - DB DISTRIBUTION BOARD AS PER ENGINEERING DESIGN.
  - FD DENOTES FIRE DOOR HAVING A MINIMUM FRL - R030 AND TO BE SELF CLOSING OR AUTOMATIC CLOSING INITIATED BY SMOKE OR HEAT DETECTORS. REFER ALSO TO FIRE CONSULTANTS DOCUMENTS.
  - EMV FULLY RECESSED RW HALOGEN SELF CONTAINED EMERGENCY LUMINAIR. IN ACCORDANCE WITH BCA AND AUSTRALIAN STANDARDS.

- LEGEND**
- DP PAINTED PVC DOWNPIPE, WITH LEAF GUARD, SUPPORTED BY STAINLESS STEEL STAND OFF BRACKETS.
  - RWH SELECTED COLOR/GRAB RAINWATER HEAD WITH OVER FLOW TOP AS PER AS/NZS 3500.3 RAINWATER HEADS AT FRONT TO MATCH EXISTING RWH AT 80414 MARION ROAD.
  - Denotes selected ceramic floor tiles.
  - W1, W2 WINDOW NUMBERS
  - 1, 2 DOOR NUMBERS
  - Steel column to engineer's design
  - HWS 250L HOT WATER SYSTEM IN CUPBOARD
  - PCP PRECAST CONCRETE PANELS TO ENGINEERS DESIGN
  - EF EXHAUST FAN TO WC, BATH AND ENSUITE SWITCHED TO LIGHT TO PROVIDE VENTILATION AS PER BCA. VENT TO ATMOSPHERE.
  - SMV DENOTES SELF CONTAINED SMOKE ALARM COMPLYING WITH AS3786 1993. CONNECTED TO CONSUMER MAINS POWER, WITH A 9V BATTERY BACKUP.
  - TSGI PROVIDE TACTILE GROUND SURFACE INDICATORS AS PER AS 1428.4.1 AND BCA PART D1.



**REVISIONS**

DATE	REV	DESCRIPTION	BY
2014.05.08	A	DEVELOPMENT CONSENT ISSUE	GZ

residential design  
commercial design  
industrial design  
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**PROJECT:** PROPOSED COMMERCIAL DEVELOPMENT

**SITE ADDRESS:** LOT 7667 BERGER ROAD WINGFIELD SA

**CLIENT:** ANDELLE Pty Ltd

**DRAWING TITLE:** OVERALL GROUND FLOOR PLAN

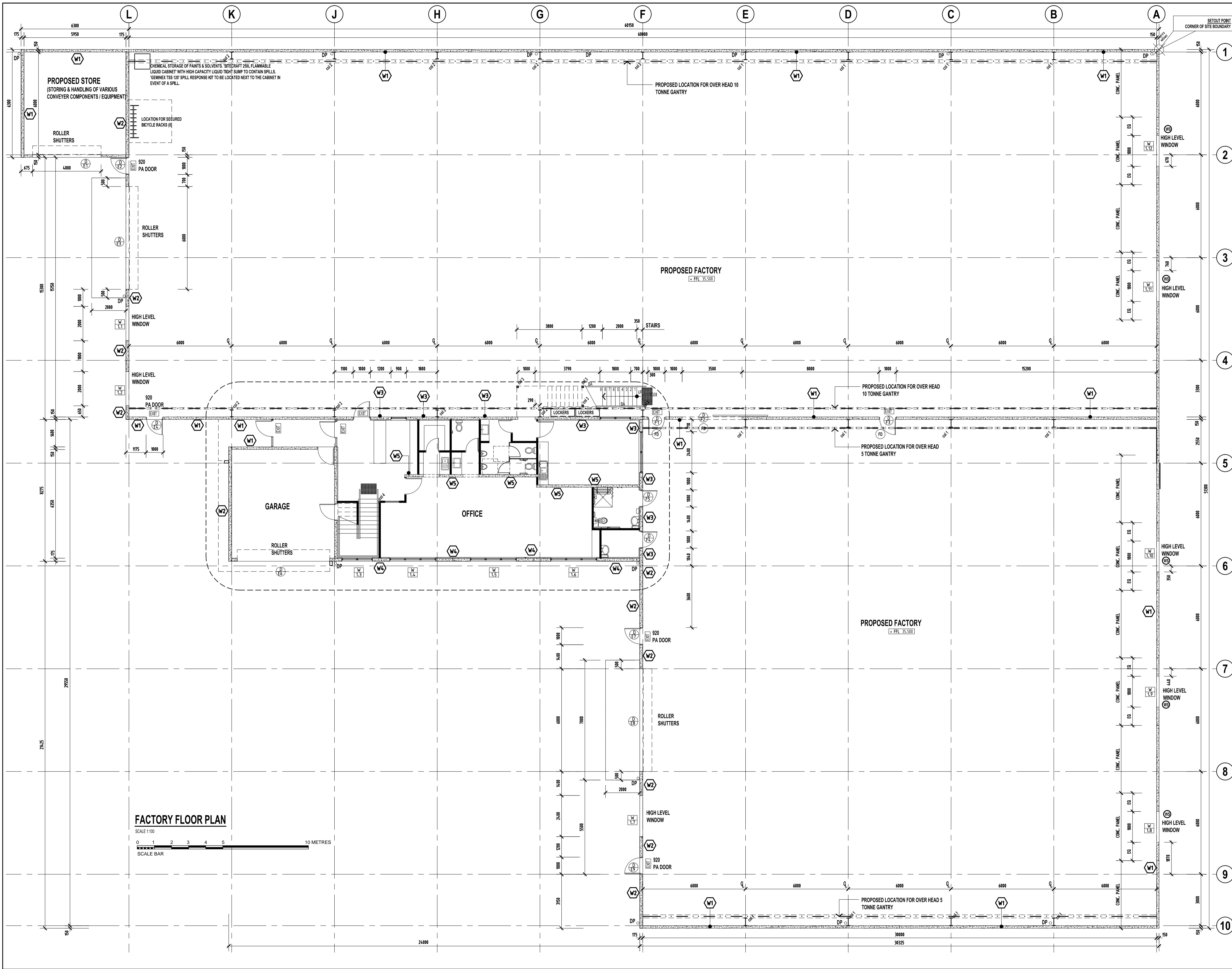
**DRAWING NUMBER:** WD04\_A

**DRAWN:** GZ **DATE:** 04.2014

**SCALE:** 1:200 **JOB NO:** AND 2837

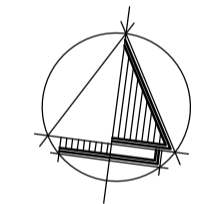
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**OVERALL FLOOR PLAN**  
SCALE 1:200



- FIRE LEGEND**
- EXIT: EXIT SIGN IN ACCORDANCE WITH BCA. EXIT SIGNS, EXIT AND EMERGENCY LIGHTING SYSTEM IS TO BE IN COMPLIANCE WITH CLAUSE E4.2 OF THE BCA AND AS2531.1
  - FHR: FIRE HOSE REEL. REFER TO GENERAL NOTES IN DRAWING W001 FOR COMPLIANCE DETAILS.
  - FE: FULLY RECESSED RW HALOGEN SELF CONTAINED EMERGENCY LUMINAIR. IN ACCORDANCE WITH BCA AND AUSTRALIAN STANDARDS.
  - MDF: DENOTES PORTABLE DRY CHEMICAL TYPE FIRE EXTINGUISHER. REFER TO CONSULTANTS DRAWINGS AND GENERAL NOTES IN DRAWING W001 FOR COMPLIANCE DETAILS.
  - DB: MAIN DISTRIBUTION FRAME AS PER ENGINEERING DESIGN.
  - FB: DISTRIBUTION BOARD AS PER ENGINEERING DESIGN.
  - FD: DENOTES FIRE DOOR HAVING A MINIMUM FRL -R030 AND TO BE SELF CLOSING OR AUTOMATIC CLOSING INITIATED BY SMOKE OR HEAT DETECTORS. REFER ALSO TO FIRE CONSULTANT'S DOCUMENTS.
  - EM: FULLY RECESSED RW HALOGEN SELF CONTAINED EMERGENCY LUMINAIR. IN ACCORDANCE WITH BCA AND AUSTRALIAN STANDARDS.

- LEGEND**
- DP: PAINTED PVC DOWNPIPE, WITH LEAF GUARD, SUPPORTED BY STAINLESS STEEL STAND OFF BRACKETS.
  - RWH: SELECTED COLORBOND RAINWATER HEAD WITH OVER FLOW TOP AS PER AS/NZS 3000.3. RAINWATER HEADS AT FRONT TO MATCH EXISTING RWH AT 80414 MARION ROAD.
  - DT: DENOTES SELECTED CERAMIC FLOOR TILES.
  - W: WINDOW NUMBERS.
  - D: DOOR NUMBERS.
  - SC: STEEL COLUMN TO ENGINEER'S DESIGN.
  - HWS: 250L HOT WATER SYSTEM IN CUPBOARD.
  - PC: PRECAST CONCRETE PANELS TO ENGINEER'S DESIGN.
  - EF: EXHAUST FAN TO WC, BATH AND ENSUITE SWITCHED TO LIGHT TO PROVIDE VENTILATION AS PER BCA. VENT TO ATMOSPHERE.
  - SA: DENOTES SELF CONTAINED SMOKE ALARM COMPLYING WITH AS3786 1993. CONNECTED TO CONSUMER MAINS POWER, WITH A 9V BATTERY BACKUP.
  - TGS: PROVIDE TACTILE GROUND SURFACE INDICATORS AS PER AS 1428.4.1 AND BCA PART D3.
  - WS: WALL WETTING SPRINKLERS.
  - EC: DENOTES PORTABLE CARBON DIOXIDE TYPE FIRE EXTINGUISHER. TO BE IN ACCORDANCE WITH BCA E1.6. INSTALL IN ACCORDANCE WITH AS244.
  - EC2: DENOTES PORTABLE ABC DRY CHEM TYPE FIRE EXTINGUISHER. TO BE IN ACCORDANCE WITH BCA E1.6. INSTALL IN ACCORDANCE WITH AS244.



**REVISIONS**

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2014.05.08	A	DEVELOPMENT CONSENT ISSUE	GZ

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commercial design  
industrial design  
project managers



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**PROJECT:** PROPOSED COMMERCIAL DEVELOPMENT

**SITE ADDRESS:** LOT 7667 BERGER ROAD WINGFIELD SA

**CLIENT:** ANDELLE Pty Ltd

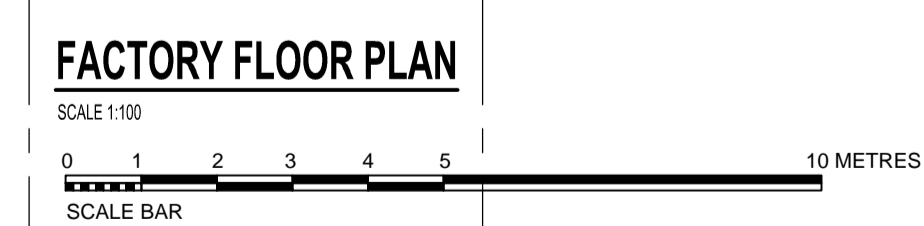
**DRAWING TITLE:** OVERALL FACTORY FLOOR PLAN

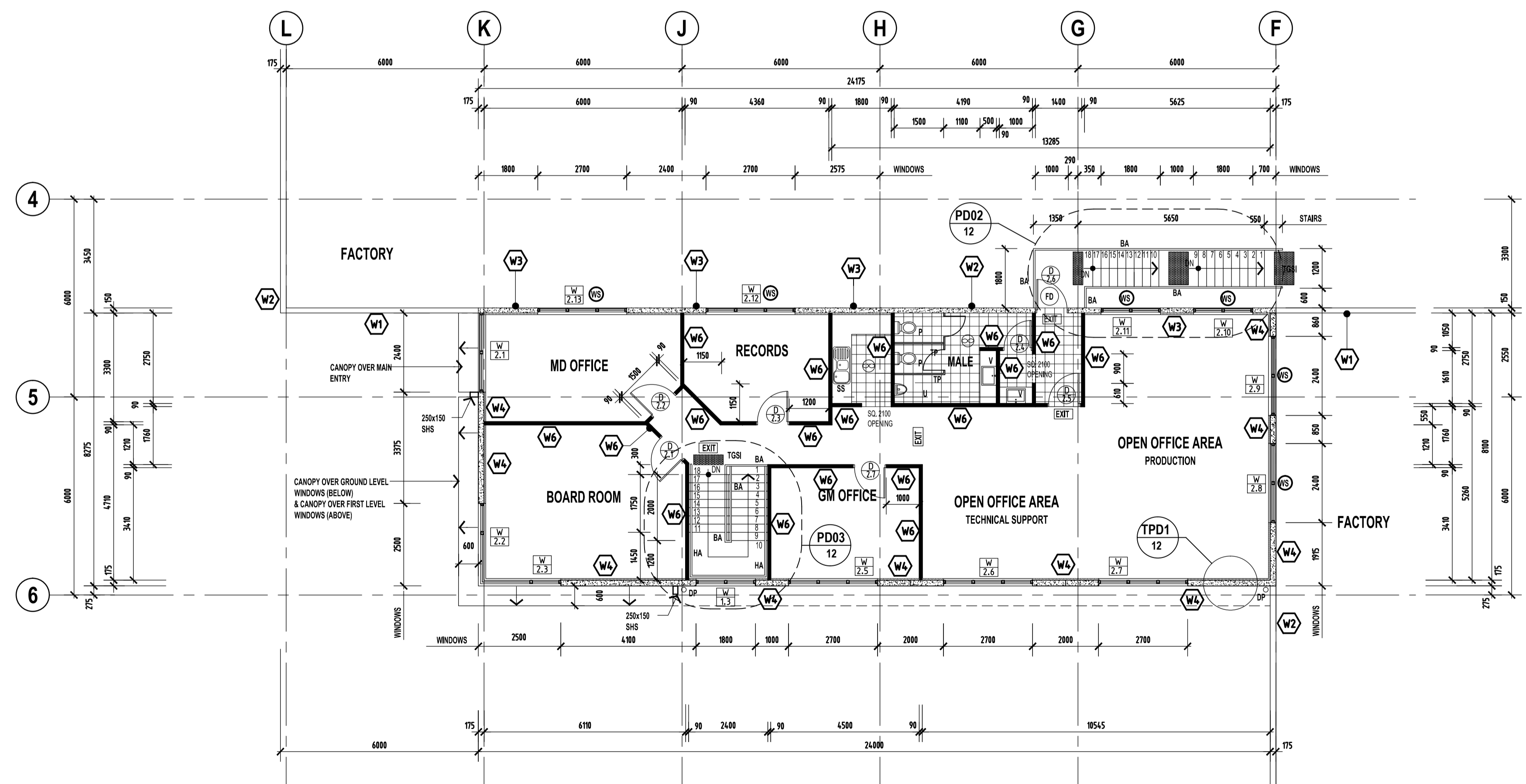
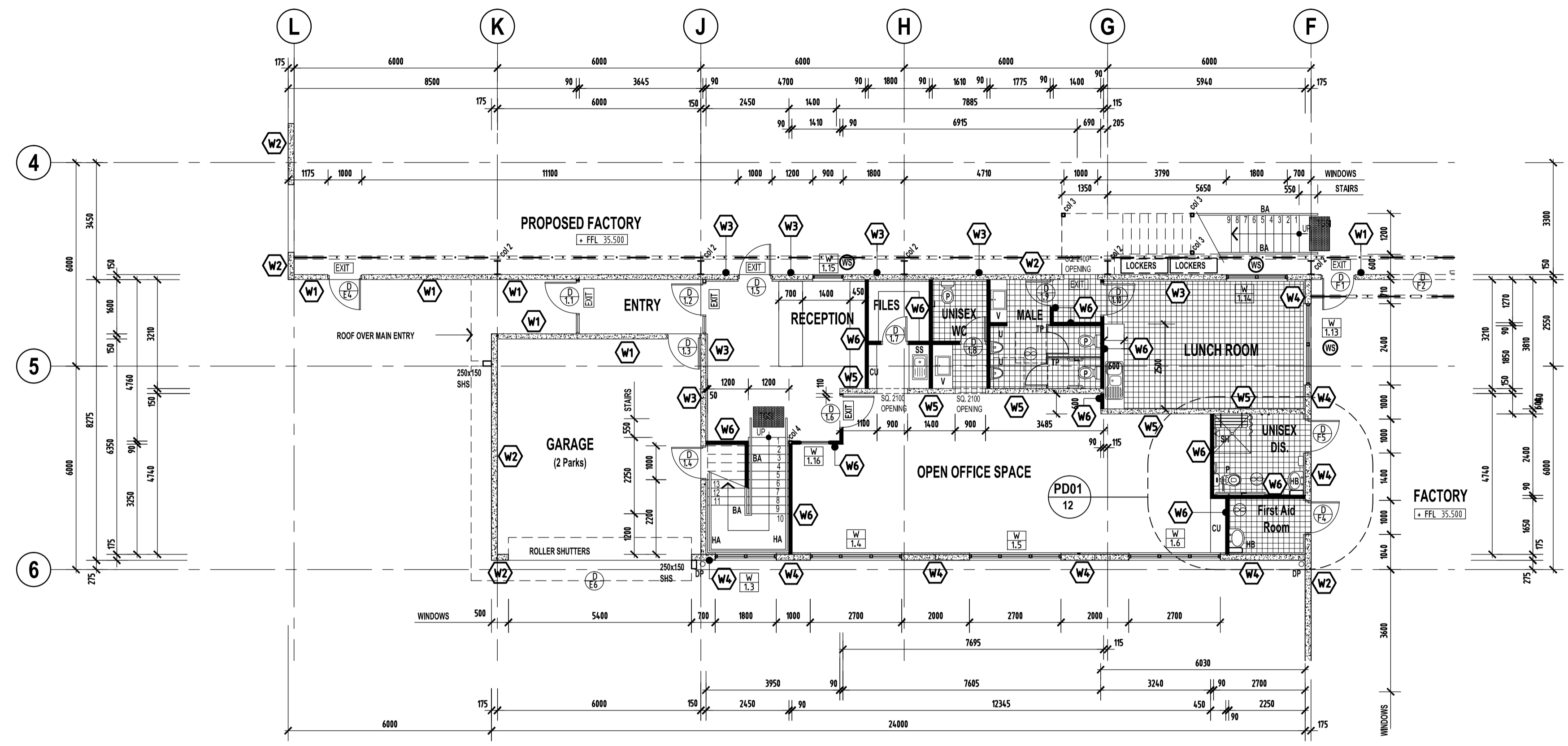
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**DRAWN:** GZ **DATE:** 04.2014

**SCALE:** 1:100 **JOB NO:** AND 2837

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**WALL LEGEND:**

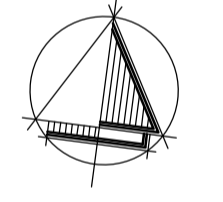
- W1** WALL TYPE 1 - 150mm THICK, REINFORCED CONCRETE  
PRECAST WALL AS PER ENGINEERS DESIGN AND DETAILS.  
PANEL JOINTS & EXTERNAL FINISH AS PER ENGINEERING DRAWINGS AND ELEVATIONS.
- W2** WALL TYPE 2 - 175mm THICK, REINFORCED CONCRETE  
PRECAST WALL WITH ARCHITECTURAL GROOVES AS PER ENGINEERS DESIGN AND DETAILS.  
PANEL JOINTS & ARCHITECTURAL GROOVES AS PER ENGINEERING DRAWINGS AND ELEVATIONS.  
BARE CONCRETE TO WAREHOUSE, STORE & GARAGE SIDE.
- W3** WALL TYPE 3 - 150mm THICK, REINFORCED CONCRETE  
PRECAST WALL AS PER ENGINEERS DESIGN AND DETAILS.  
PANEL JOINTS AS PER ENGINEERING DRAWINGS AND ELEVATIONS.  
REFER TO ELEVATIONS FOR EXTERNAL FINISH.  
INTERNAL FINISH - LINE WITH 13mm PAINTED PLASTERBOARD (WR PLASTERBOARD TO ALL WET AREAS) ON FOL INSULATED EXPANDED POLYSTYRENE BOARD - 15mm FOL BOARD SUPER 15" OR BAKA THERMA ADVANTAGE TAD15 PANEL SYSTEM WITH METAL FURRING CHANNELS AT 600 C/C UP TO CEILING LINE AND SEAL AT THE TOP WITH GALVANISED CASING BEAD.
- W4** WALL TYPE 3 - 175mm THICK, REINFORCED CONCRETE  
PRECAST WALL AS PER ENGINEERS DESIGN AND DETAILS.  
PANEL JOINTS AS PER ENGINEERING DRAWINGS AND ELEVATIONS.  
REFER TO ELEVATIONS FOR EXTERNAL FINISH.  
INTERNAL FINISH - LINE WITH 13mm PAINTED PLASTERBOARD (WR PLASTERBOARD TO ALL WET AREAS) ON FOL INSULATED EXPANDED POLYSTYRENE BOARD - 15mm FOL BOARD SUPER 15" OR BAKA THERMA ADVANTAGE TAD15 PANEL SYSTEM WITH METAL FURRING CHANNELS AT 600 C/C UP TO CEILING LINE AND SEAL AT THE TOP WITH GALVANISED CASING BEAD.
- W5** WALL TYPE 5 - 150mm THICK, REINFORCED CONCRETE  
PRECAST WALL AS PER ENGINEERS DESIGN AND DETAILS.  
PANEL JOINTS AS PER ENGINEERING DRAWINGS AND ELEVATIONS.  
REFER TO ELEVATIONS FOR EXTERNAL FINISH.  
INTERNAL FINISH - LINE BOTH SIDES WITH 13mm PAINTED PLASTERBOARD (WR PLASTERBOARD TO ALL WET AREAS) ON METAL FURRING CHANNELS AT 600 C/C UP TO CEILING LINE.
- W6** WALL TYPE 6 60mm STEEL STUD FRAME INTERNAL WALL IN ACCORDANCE WITH DETAILS BY 'RONDO'. LINE BOTH SIDES WITH 13mm PLASTERBOARD (WR PLASTERBOARD TO ALL WET AREAS).  
PAINT FINISH.

**FIRE LEGEND**

- EXIT** EXIT SIGN IN ACCORDANCE WITH BCA.  
EXIT SIGNS, EXIT AND EMERGENCY LIGHTING SYSTEM IS TO BE IN COMPLIANCE WITH CLAUSE E4.2 OF THE BCA AND AS2231.1
- FHR** FIRE HOSE REEL. REFER TO GENERAL NOTES IN DRAWING W001 FOR COMPLIANCE DETAILS.
- FE** DENOTES PORTABLE DRY CHEMICAL TYPE FIRE EXTINGUISHER. REFER TO CONSULTANTS DRAWINGS AND GENERAL NOTES IN DRAWING W001 FOR COMPLIANCE DETAILS.
- MDP** MAIN DISTRIBUTION FRAME AS PER ENGINEERING DESIGN
- DB** DISTRIBUTION BOARD AS PER ENGINEERING DESIGN
- FD** DENOTES FIRE DOOR HAVING A MINIMUM FRL -R030 AND TO BE SELF-CLOSING OR AUTOMATIC CLOSING INITIATED BY SMOKE OR HEAT DETECTORS. REFER ALSO TO FIRE CONSULTANTS DOCUMENTS.
- FW** DENOTES FIXED FIRE RATED WINDOW HAVING A MINIMUM FRL -R030 AND REFER ALSO TO FIRE CONSULTANTS DOCUMENTS.
- EM** FULLY RECESSED RW HALOGEN SELF CONTAINED EMERGENCY LUMINAIR. IN ACCORDANCE WITH BCA AND AUSTRALIAN STANDARDS.

**LEGEND**

- DP** PAINTED PVC DOWNPIPE, WITH LEAF GUARD, SUPPORTED BY STAINLESS STEEL STAND OFF BRACKETS
- RWH** SELECTED COLORBOND RAINWATER HEAD WITH OVER FLOW POP AS PER AS/NZS 3500.3. RAINWATER HEADS AT FRONT TO MATCH EXISTING RWH AT 804-814 MARION ROAD.
- GRID** DENOTES SELECTED CERAMIC FLOOR TILES
- W 1,2** WINDOW NUMBERS
- D** DOOR NUMBERS
- ST** STEEL COLUMN TO ENGINEER'S DESIGN
- HWS** 250L HOT WATER SYSTEM IN CUPBOARD
- PCP** PRECAST CONCRETE PANELS TO ENGINEERS DESIGN
- EF** EXHAUST FAN TO WC, BATH AND ENSUITE SWITCHED TO LIGHT TO PROVIDE VENTILATION AS PER BCA, VENT TO ATMOSPHERE.
- SA** DENOTES SELF-CONTAINED SMOKE ALARM COMPLYING WITH AS1369 1993, CONNECTED TO CONSUMER MAINS POWER, WITH A 9V BATTERY BACKUP.
- TSD** PROVIDE TACTILE GROUND SURFACE INDICATORS AS PER AS 1428.4.1 AND BCA PART D3.
- IS** WALL WETTING SPRINKLERS
- EXT** DENOTES PORTABLE CARBON DIOXIDE TYPE FIRE EXTINGUISHER. TO BE IN ACCORDANCE WITH BCA E1.6. INSTALL IN ACCORDANCE WITH AS2344.
- EXT** DENOTES PORTABLE ABE DRY CHEM TYPE FIRE EXTINGUISHER. TO BE IN ACCORDANCE WITH BCA E1.6. INSTALL IN ACCORDANCE WITH AS2344.



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REFER TO CONSULTANTS DOCUMENTS FOR DETAILS OF THE METHOD OF PROTECTION OF DOORS AND WINDOWS WITHIN 3 METRES OF SITE BOUNDARY & INTERNAL WINDOW DOORS BETWEEN FIRE COMPARTMENTS.

WINDOW WITHIN 3 METRES FROM SITE BOUNDARIES TO BE PROTECTED BY WALL WETTING SPRINKLERS & STAINLESS STEEL WIRE MESH SCREEN. SPRINKLERS TO BE INSTALLED AS PER BCA REQUIREMENTS.

WINDOW SCREEN PROTECTING WINDOW OPENING MUST BE OF STAINLESS STEEL MATERIAL, WITH AN APERTURE NO GREATER THAN 2mm. SCREEN MUST BE HELD CAPTIVE WITHIN THE FRAME OR CLAMPED VIA METAL FIXINGS. THE FRAME MUST BE ALUMINIUM AND SECURED WITH METAL FIXINGS.

POINT OF DISCHARGE FROM AN EXIT MUST NOT BE BLOCKED AT ANY TIME. 1 METRE WIDE CLEAR PATH OF TRAVEL TO THE ROAD MUST BE PROVIDED AS PER BCA PART D1.

PROVIDE A SIGNAGE TO DIRECT PEOPLE WITH DISABILITY TO ACCESSIBLE ENTRANCES. SIGNAGE TO BE IN ACCORDANCE WITH BCA AND AS 1428.1

AT THE LOCATION OF ACCESSIBLE DOOR RAMP UP PAVING LOCALLY @ MAX. GRADIENT 1:8 TO CREATE RAMPED THRESHOLD IN ACCORDANCE WITH AS 1428.1 FIGURE 21. 75mm PAVEMENT SET DOWN AT OTHER AREAS.

**LIGHTWEIGHT EXTERNAL WALLS**

A VAPOUR MEMBRANE TO BE USED TO ALL LIGHTWEIGHT EXTERNAL WALLS TO MANUFACTURERS REQUIREMENTS.

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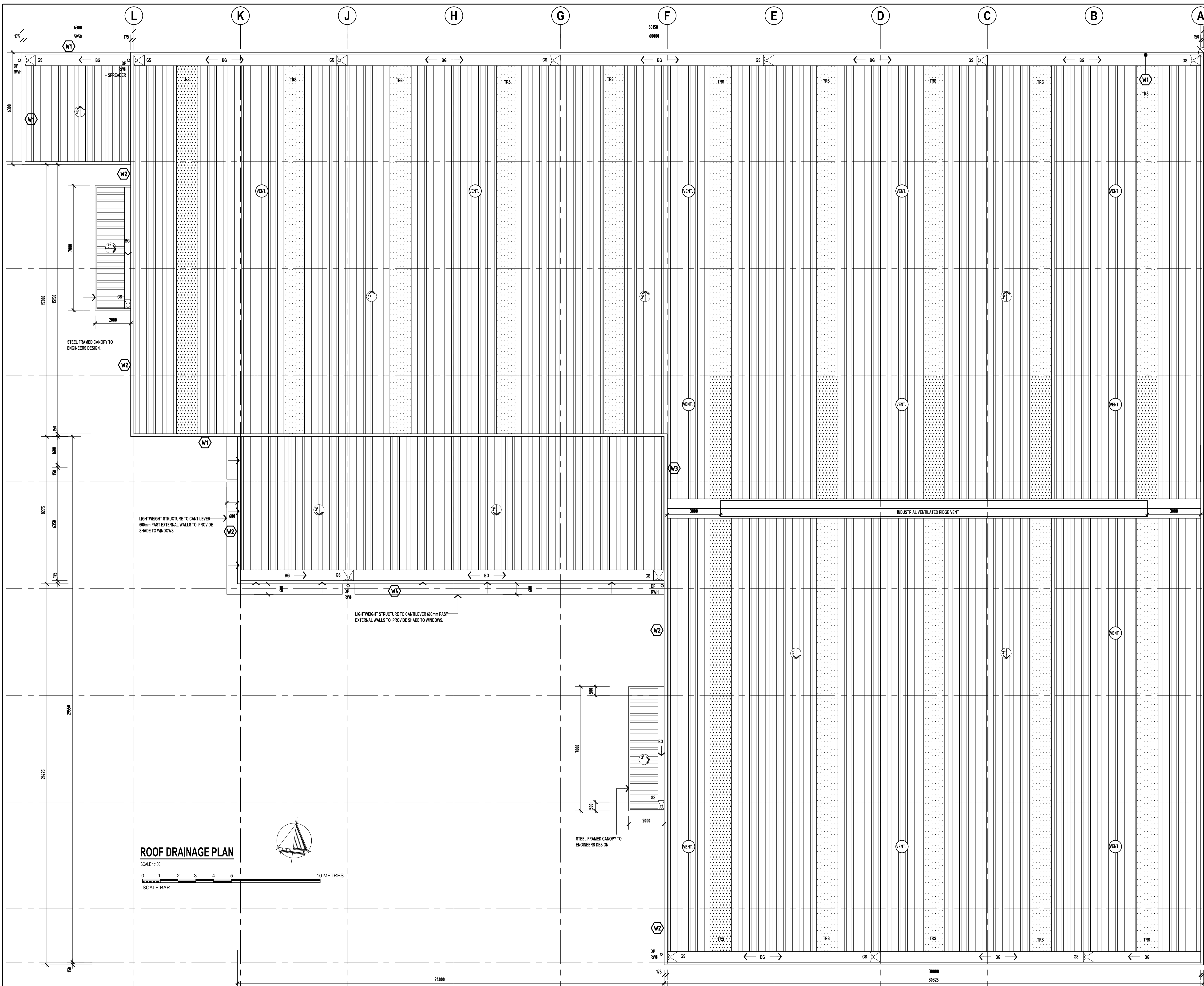
DRAWING TITLE:  
OFFICE & AMENITIES FLOOR PLANS

DRAWING NUMBER: W006 A

DRAWN: GZ DATE: 04.2014

SCALE: 1:100 JOB NO: AND 2837

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- ROOF DRAINAGE LEGEND:**
- DP PAINTED PVC DOWN PIPE, SUPPORTED BY STAINLESS STEEL STAND OFF BRACKETS.
  - RWH SELECTED COLORBOND RAINWATER HEAD WITH OVER FLOW POP AS PER AS/NZS 3500.3. RAINWATER HEADS AT FRONT TO MATCH EXISTING RWH AT 84-814 MARSON ROAD.
  - ⊗ GS GUTTER SUMP, CONNECT TO DOWNPIPE.
  - ↘ INDICATES ROOF PITCH.
  - BG DENOTES BOX GUTTER, SUPPORTED ON SPANDEK SHEET WITH GALVANIZED GUTTER STRAPS @ 400 CTS. 1:200 GRADED FALL. GUTTERS TO BE AS PER ENGINEERS DESIGN & DOCUMENTATION. ARROW INDICATES DIRECTION OF FALL.
  - EF ROOF MOUNTED COWEL, CONNECTED TO EXHAUST DUCT BELOW. PROVIDE FLASHINGS TO ENSURE A NEAT WEATHERTIGHT JUNCTION, ZINCALUME FINISH.
  - TRS TRANSLUCENT ROOF SHEETING, CENTERED BETWEEN ROOF STRUCTURE AND AS INDICATED. MATCH WITH ROOF DECK PROFILE. PROVIDE SAFETY MESH OVER PURLINS & IN ACCORDANCE WITH AS/NZS 1562.3, CLAUSE 2.4.3.2
  - VENT. ROOF MOUNTED WIND DRIVEN INDUSTRIAL VENTILATOR. PROVIDE FLASHING TO ENSURE A NEAT WEATHER TIGHT JUNCTION, ZINCALUME FINISH.

- ROOF PLAN NOTES:**
- ROOF LAYOUT IS DIAGRAMMATIC ONLY.
  - PROVIDE FLASHING TO SEAL ADEQUATELY ALL PENETRATIONS. JUNCTIONS AND JOINTS INSTALL ROOF DECK, FLASHING AND FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. ROOF CONTRACTOR TO ENSURE ROOF IS COMPLETE & WATER TIGHT.
  - COLORBOND PARAPET CAPPING TO THE TOP OF ALL PARAPET WALLS.
  - ALL EXTERNAL EXPOSED FLASHING TO HAVE A COLORBOND FINISH.
  - COORDINATE INSTALLATION OF ROOF CLADDING WITH ALL SERVICES TO ALLOW FOR ANY PENETRATIONS.
  - PROVIDE APPROVED SARKING TO UNDERSIDE OF ROOF CLADDING IN STRICT ACCORDANCE WITH B.C.A. REQUIREMENTS.

- ROOF**
- GUTTER SHALL BE PROVIDED WITH THE FOLLOWING UNIFORM MINIMUM FALLS:
    - SAMES GUTTER 1:200
    - BOX GUTTER 1:200
  - BOX GUTTERS TO HAVE OVERFLOW PROVISIONS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3
  - PROVIDE SWEPT JOINTS TO FLYCROSS DOWN PIPES IN DIRECTION OF FLOW ONLY.
  - ALL STORM WATER PIPES BELOW & UNDER GROUND MUST BE PRESSURE TESTED.

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**DRAWING TITLE:**  
ROOF DRAINAGE PLAN

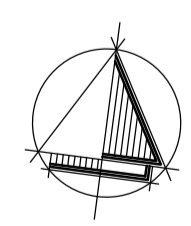
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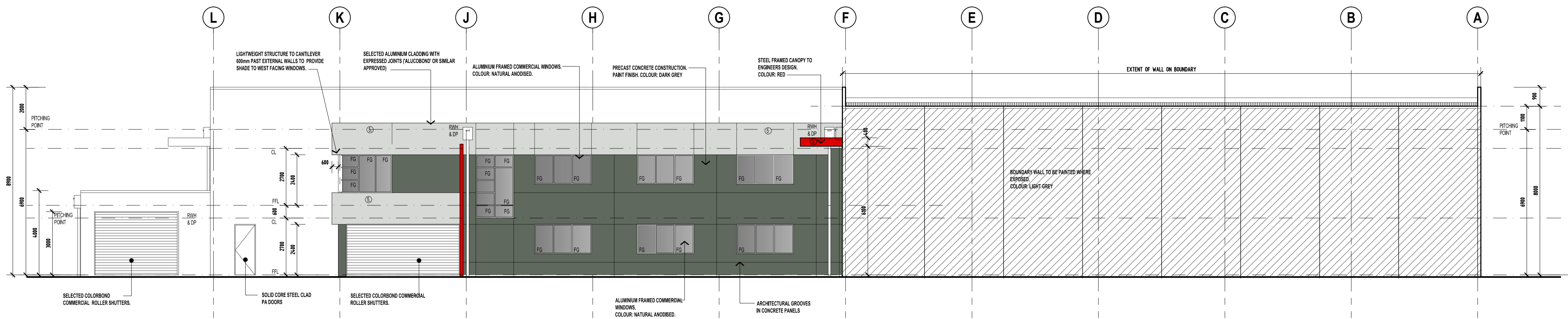
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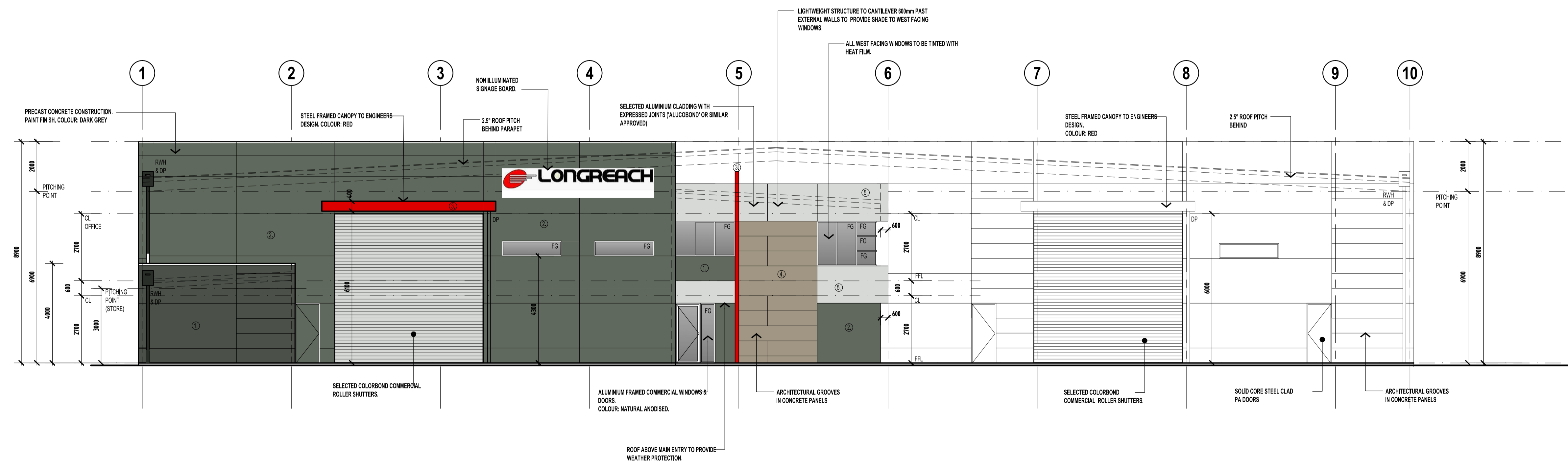
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**ROOF DRAINAGE PLAN**  
SCALE 1:100  
0 1 2 3 4 5 10 METRES  
SCALE BAR

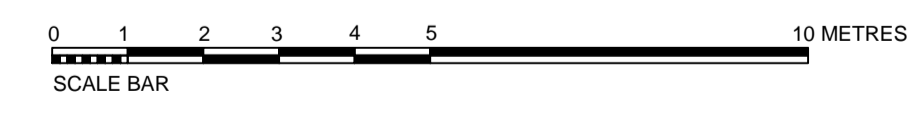




**SOUTH ELEVATION**  
SCALE 1:100



**WEST ELEVATION**  
SCALE 1:100

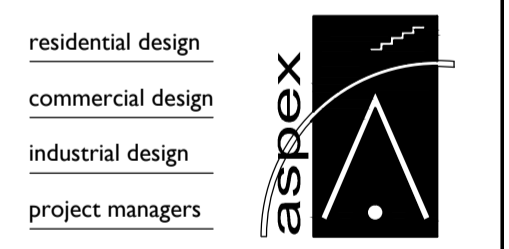


**EXTERNAL COLOUR SCHEDULE**

- ① COLOUR: CHARCOAL
- ② COLOUR: DARK GREY
- ③ COLOUR: RED
- ④ COLOUR: LIGHT GREY
- ⑤ COLOUR: SILVER GREY

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DRAWING TITLE: PROPOSED ELEVATIONS

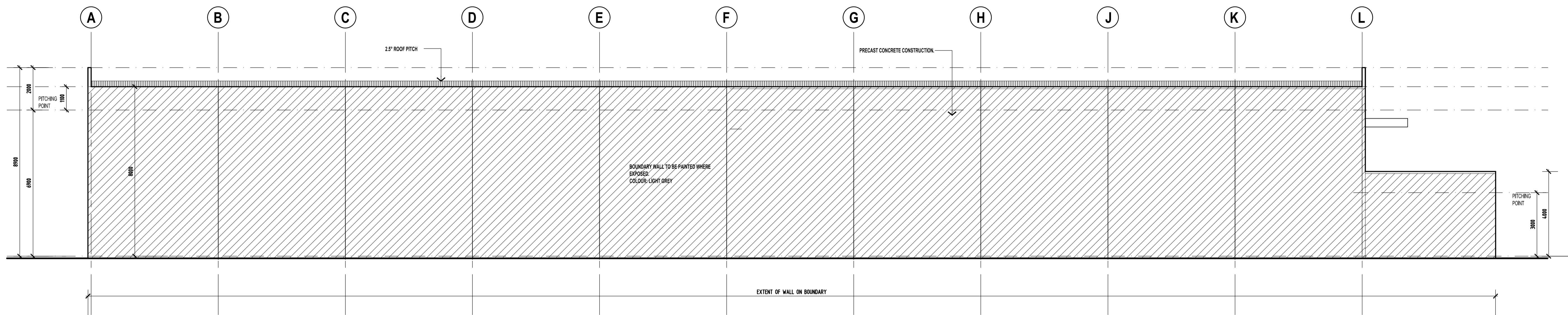
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DRAWN: GZ DATE: 04.2014

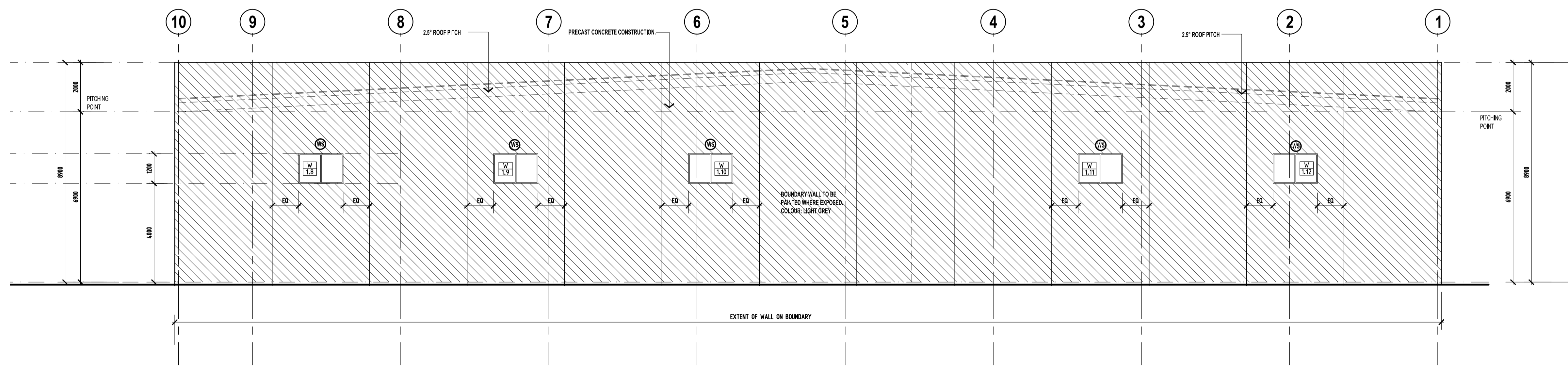
SCALE: 1:100 JOB NO: AND 2837

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**NORTH ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100



REFER TO CONSULTANTS DOCUMENTS FOR DETAILS OF THE METHOD OF PROTECTION OF DOORS AND WINDOWS WITHIN 3 METRES OF SITE BOUNDARY

WINDOW ALONG EASTERN SITE BOUNDARY - FACING COUNCIL RESERVE, TO BE PROTECTED BY WALL WETTING SPRINKLERS & STAINLESS STEEL WIRE MESH SCREEN. SPRINKLERS TO BE INSTALLED AS PER BCA REQUIREMENTS. WINDOW SCREEN PROTECTING WINDOW OPENING MUST BE OF STAINLESS STEEL MATERIAL WITH AN APERTURE NO GREATER THAN 2mm. SCREEN MUST BE HELD CAPTIVE WITHIN THE FRAME OR CLAMPED VIA METAL FIXINGS. THE FRAME MUST BE ALUMINIUM AND SECURED WITH METAL FIXINGS.

- LEGEND**
- MS WALL WETTING SPRINKLERS
- EXTERNAL COLOUR SCHEDULE**
- ① COLOUR: CHARCOAL
  - ② COLOUR: DARK GREY
  - ③ COLOUR: RED
  - ④ COLOUR: LIGHT GREY
  - ⑤ COLOUR: SILVER GREY

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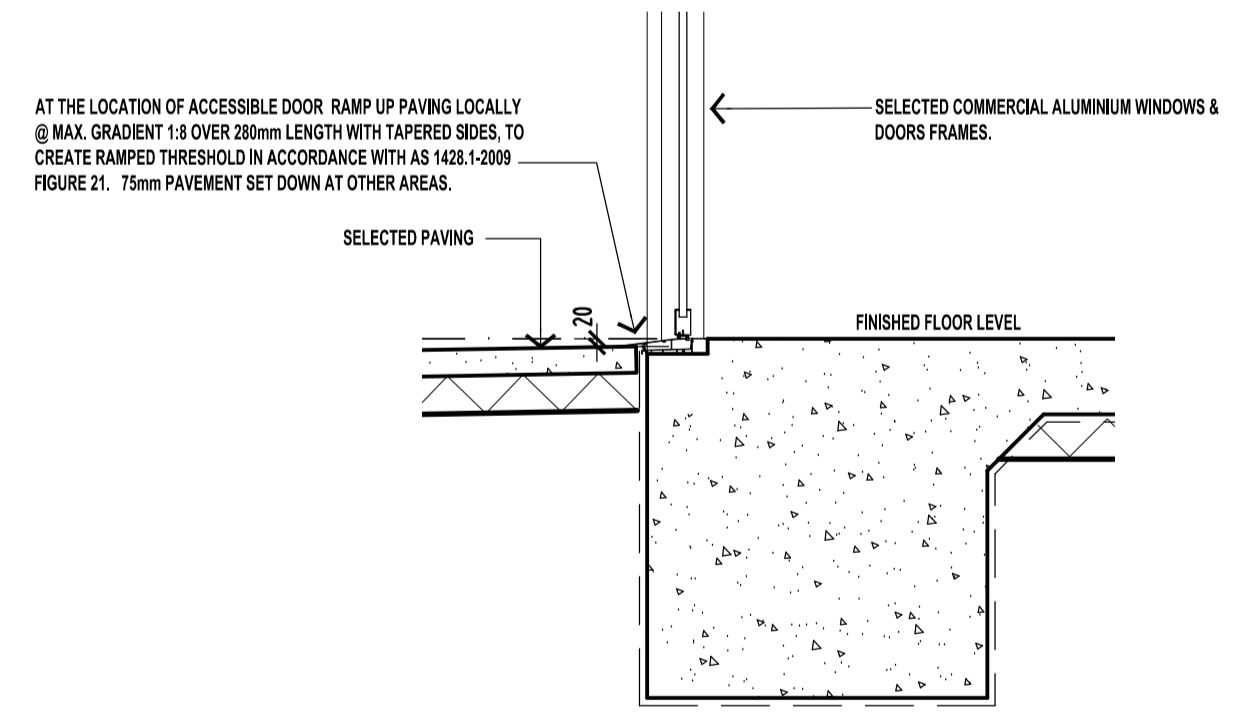
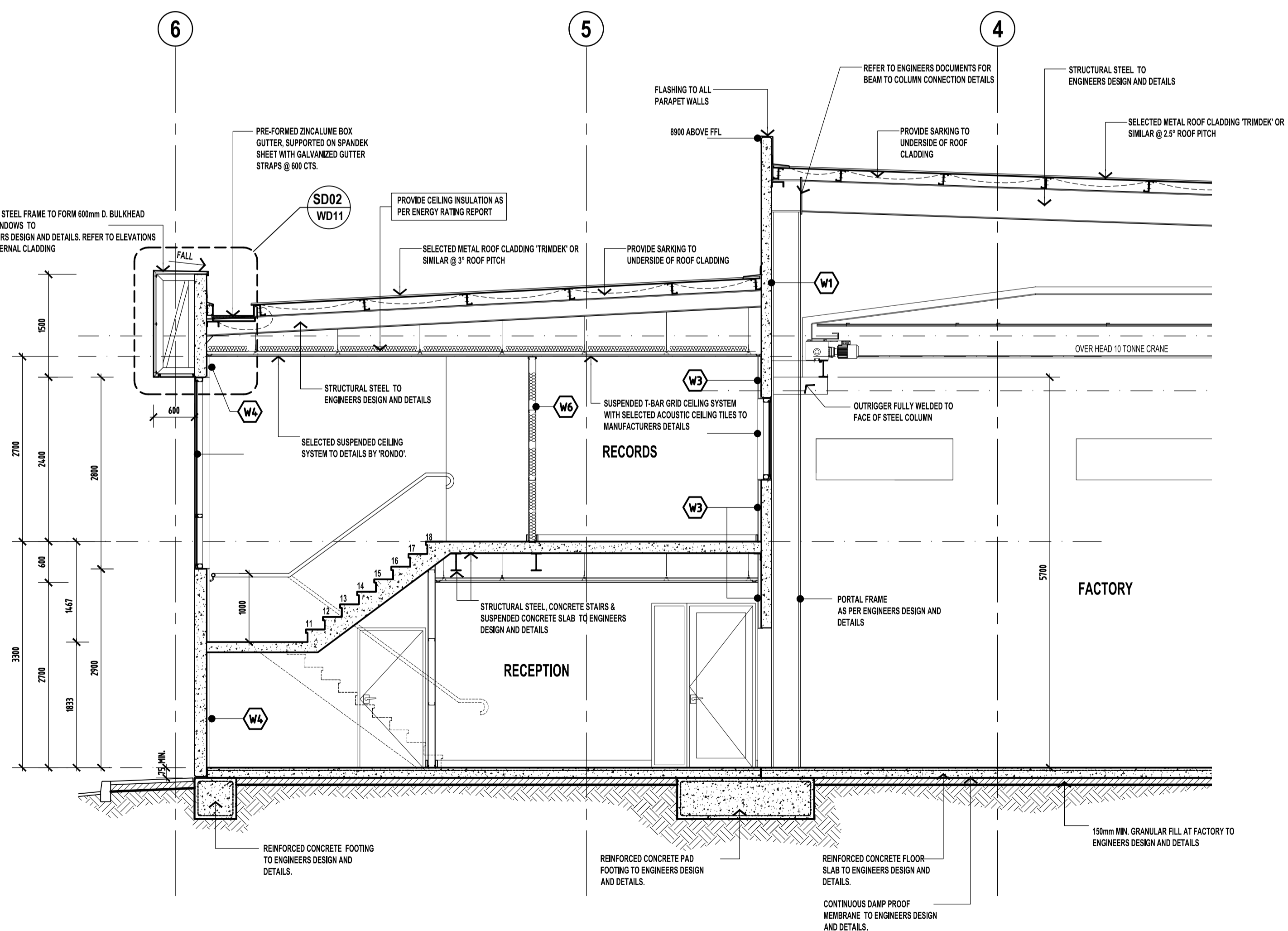
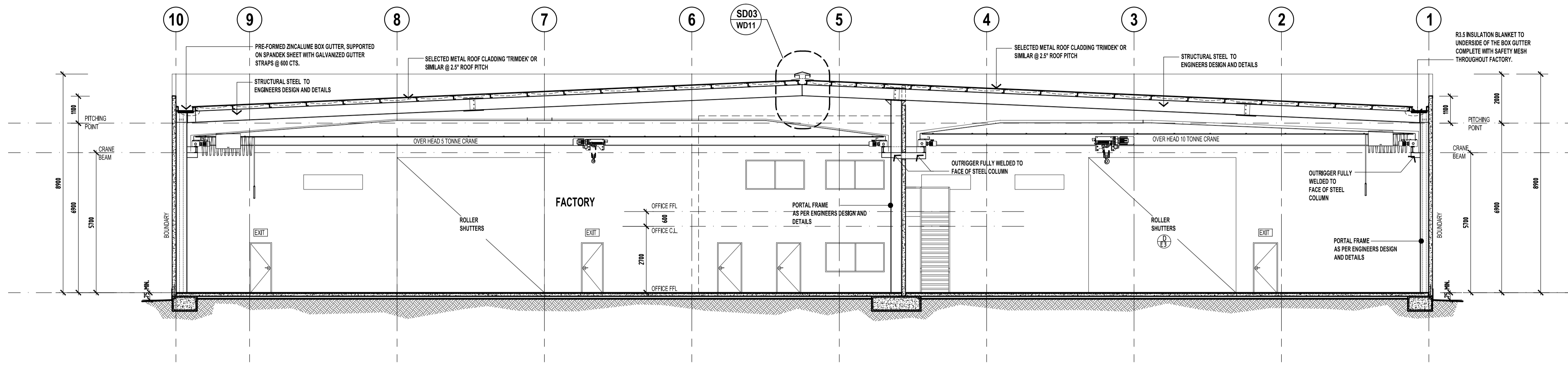
**DRAWING TITLE:**  
PROPOSED ELEVATIONS

**DRAWING NUMBER:** WD09 A

**DRAWN:** GZ **DATE:** 04.2014

**SCALE:** 1:100 **JOB NO:** AND 2837

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DRAWING TITLE:  
SECTIONS

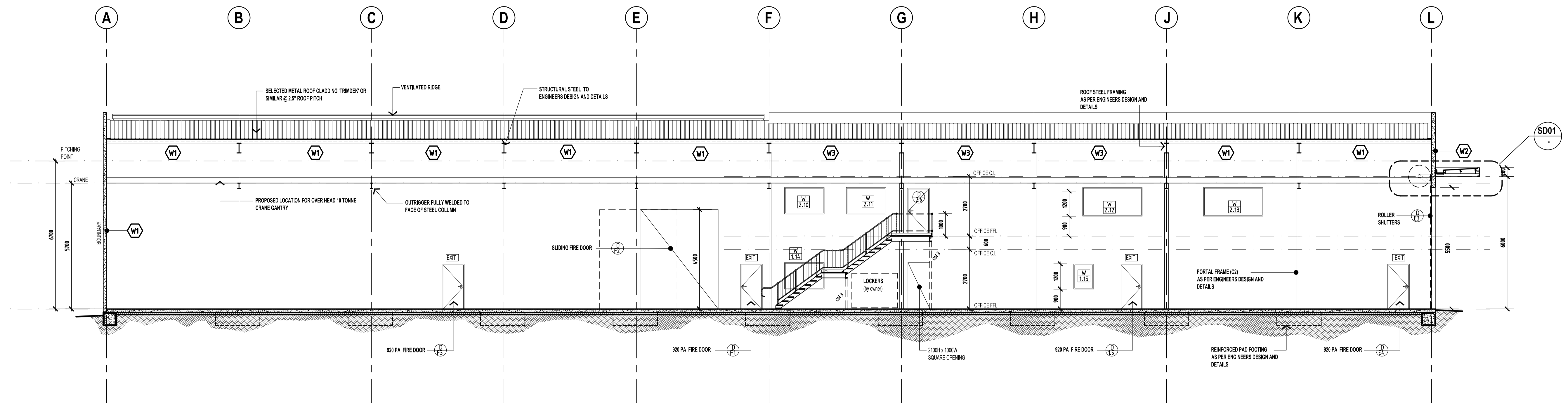
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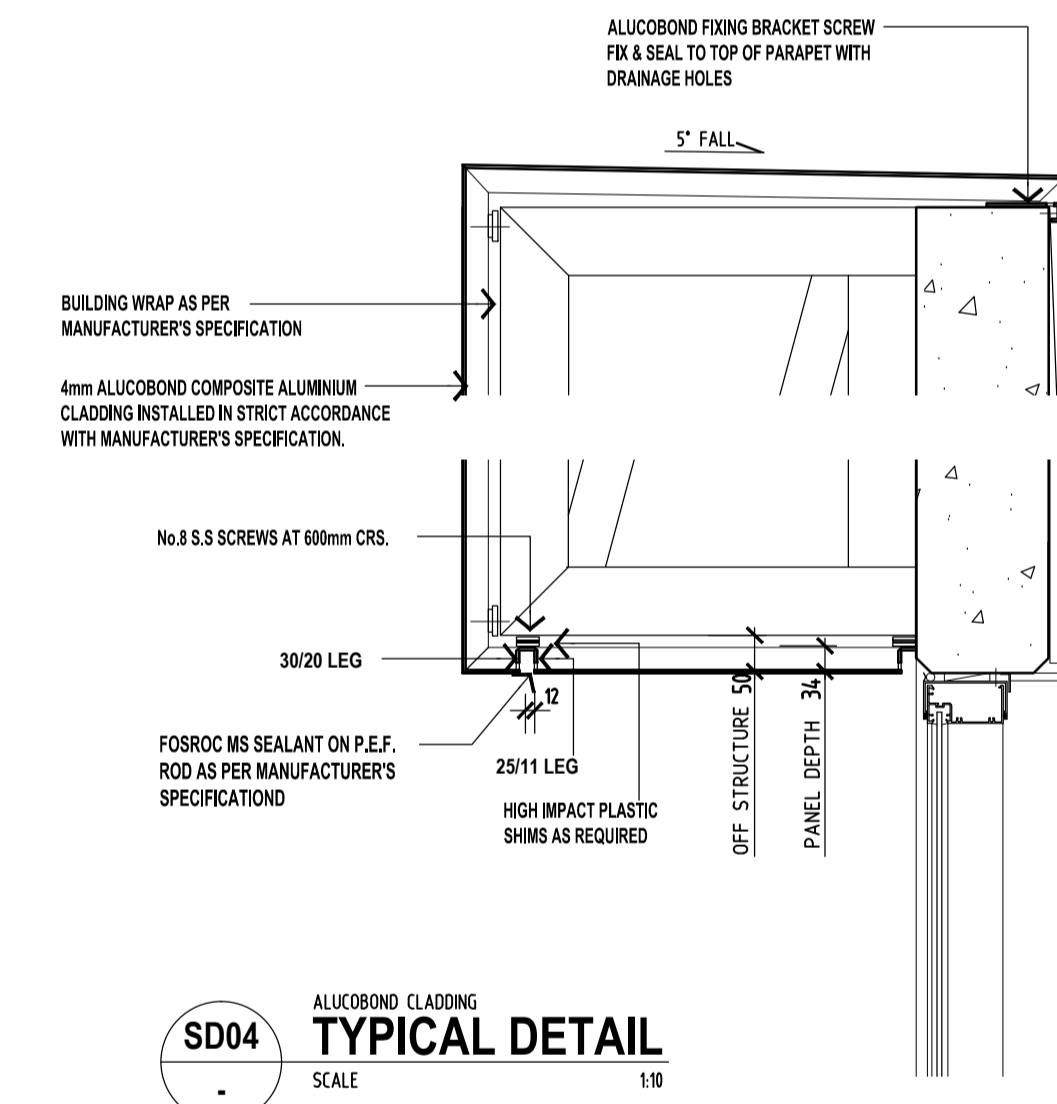
SCALE: 1:100, 1:50 JOB NO: AND 2837

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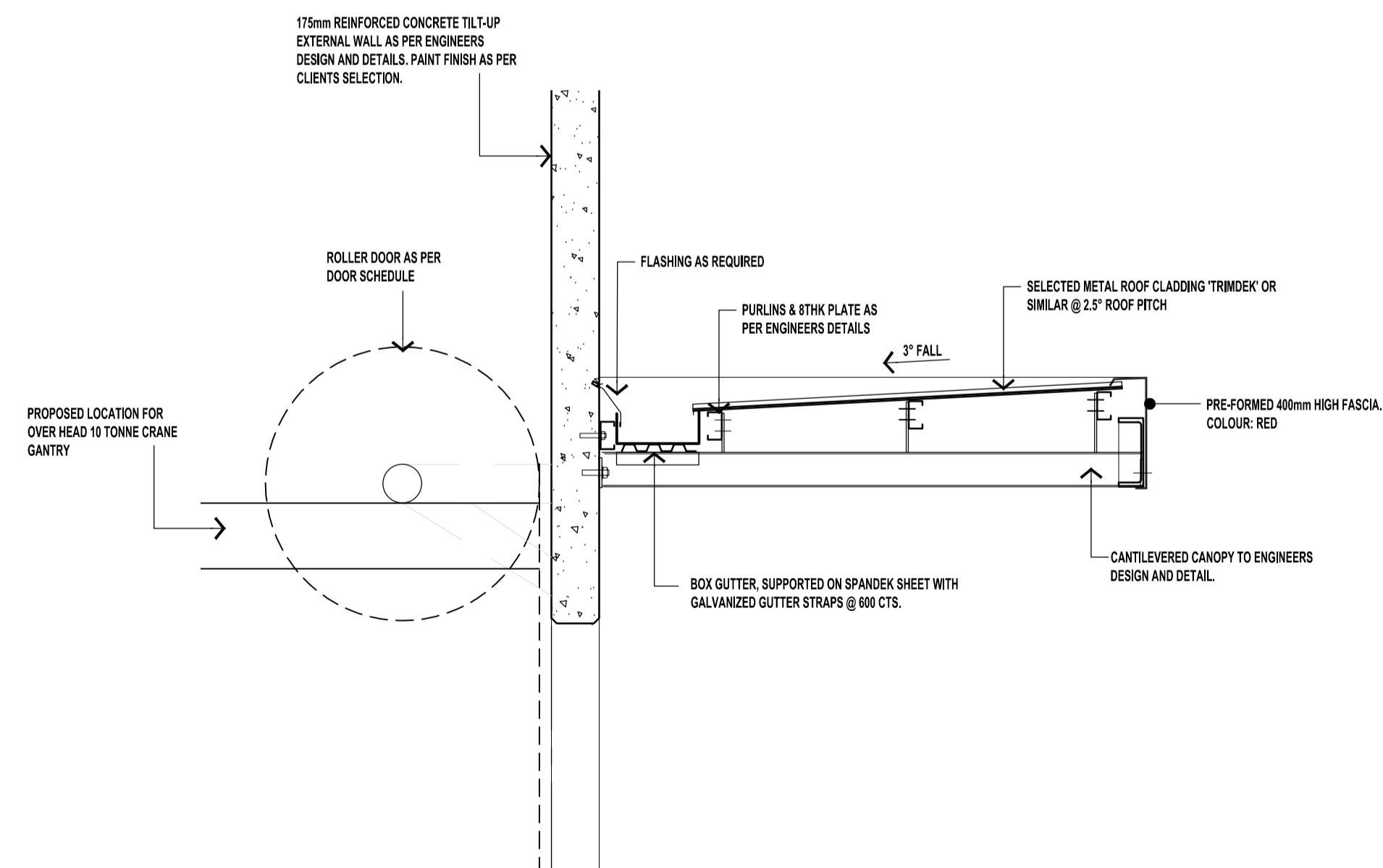
SHEET SIZE  
**A1**



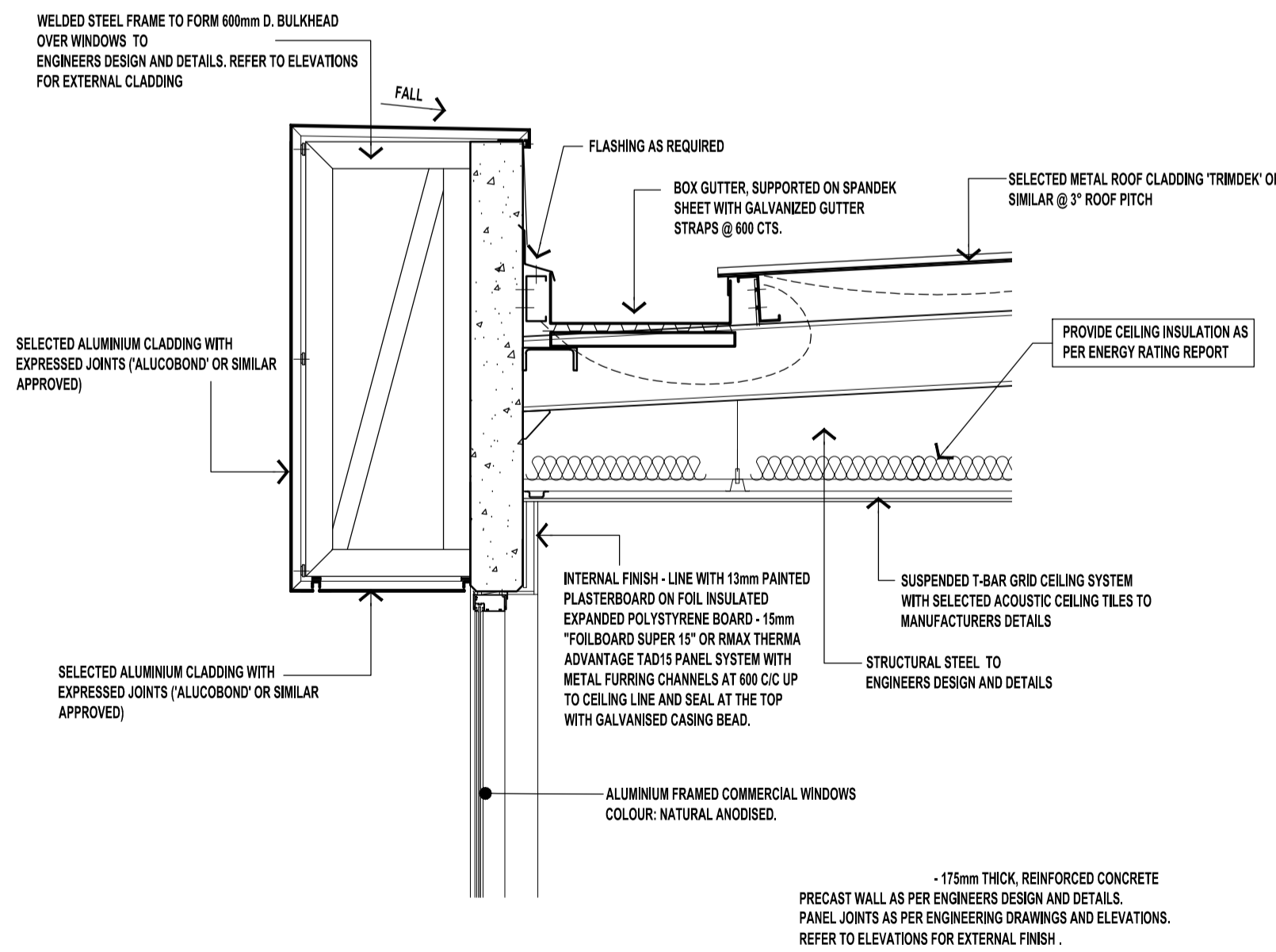
**CC SECTION**  
04 SCALE 1:100



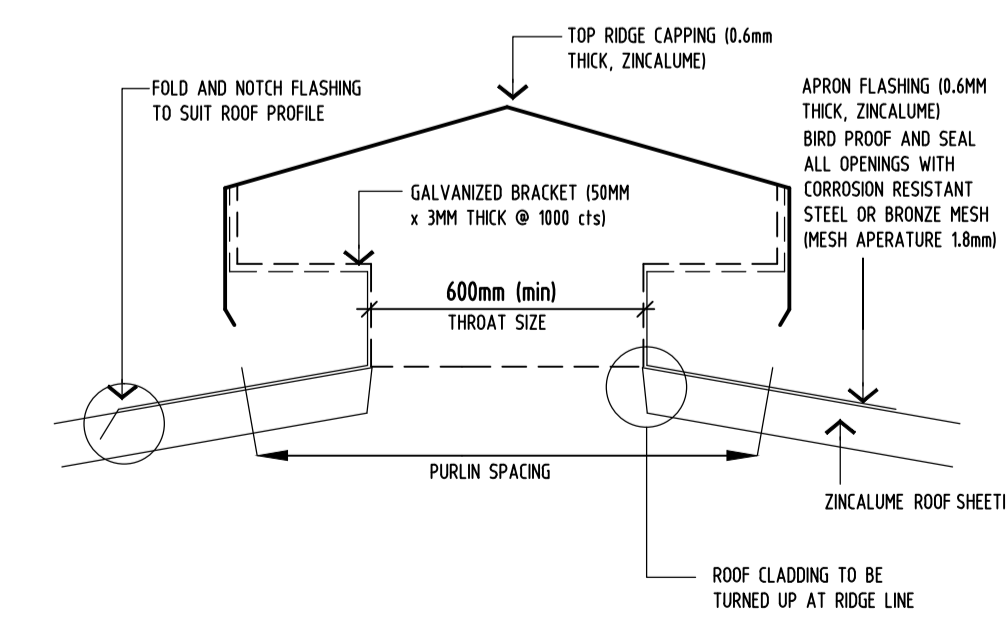
**SD04 TYPICAL DETAIL**  
SCALE 1:10



**SD01 SECTION DETAIL**  
SCALE 1:20



**SD02 SECTION DETAIL**  
WD10 SCALE 1:20



**SD03 SECTION DETAIL**  
WD10 SCALE NTS

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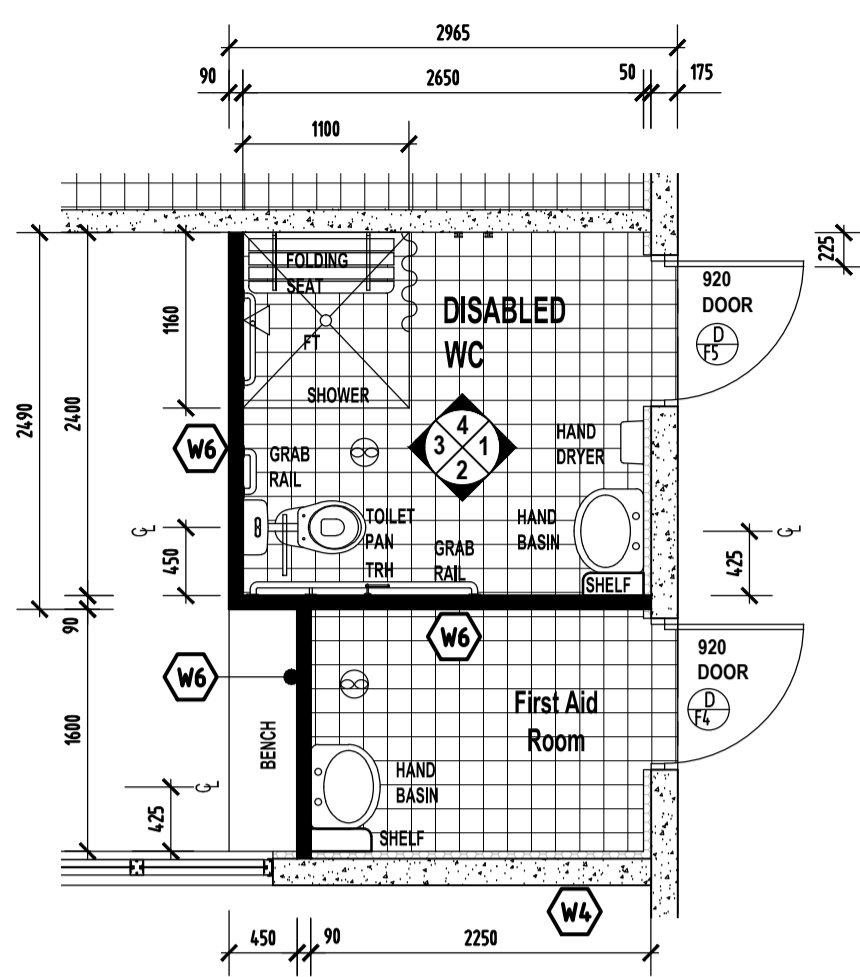
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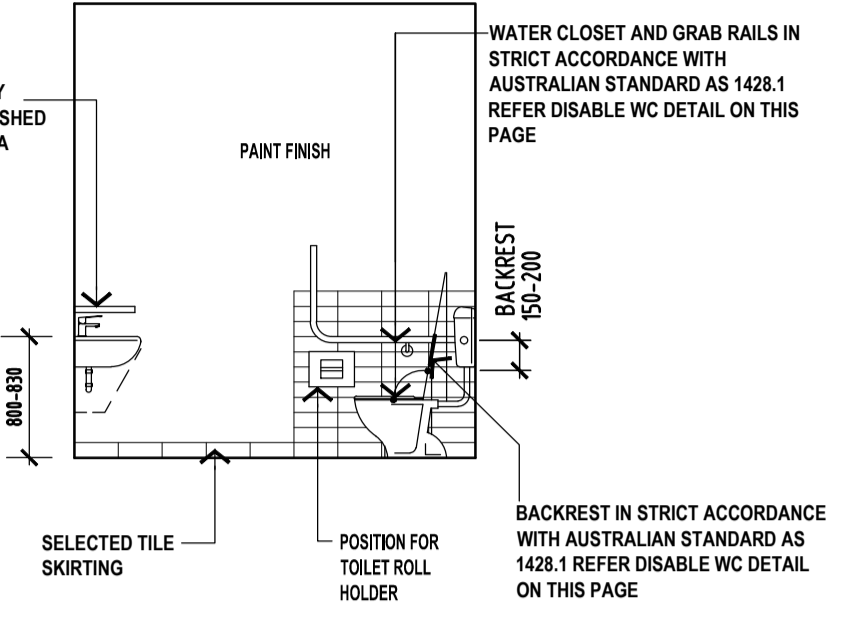
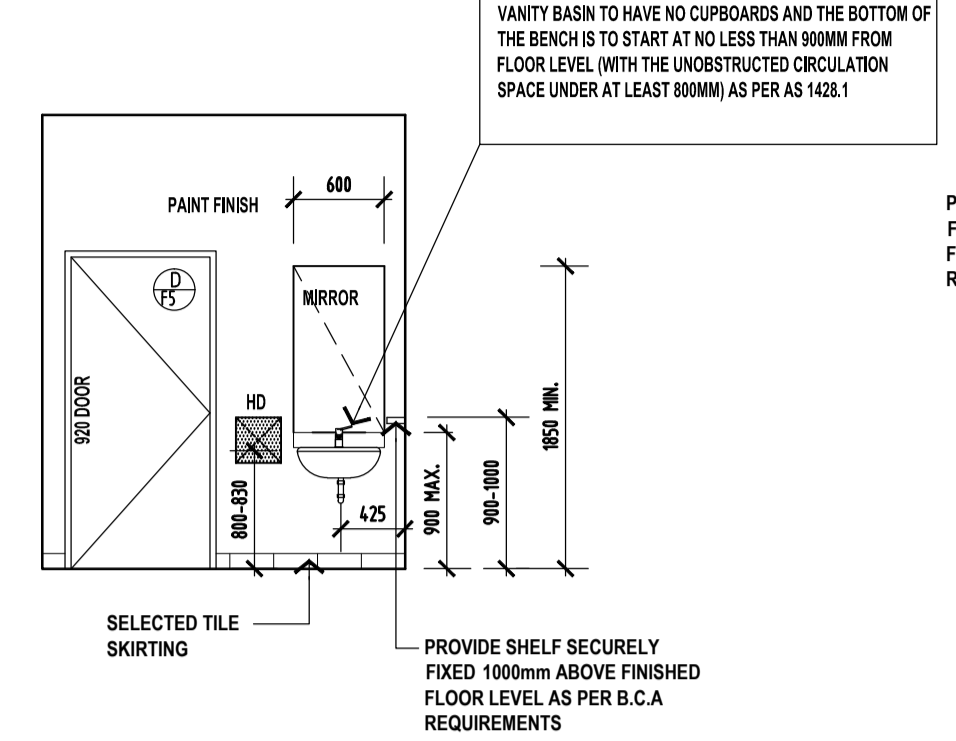
DRAWN: GZ DATE: 04.2014

SCALE: 1:100, 1:50 JOB NO: AND 2837

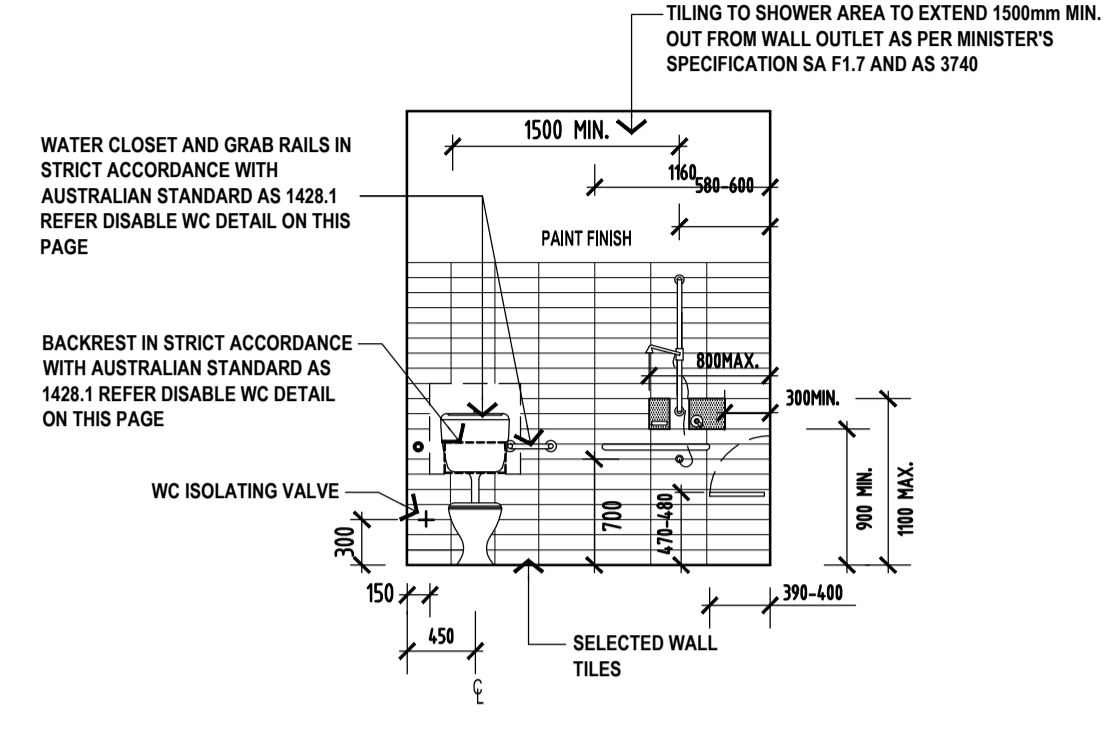
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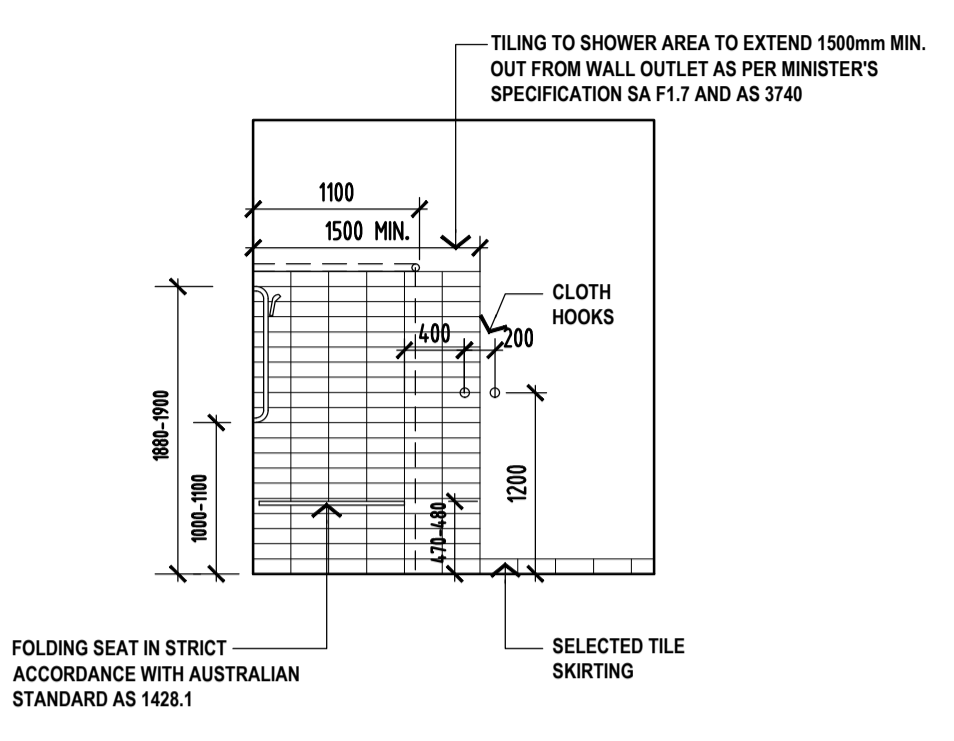
**ELEVATION 1**  
SCALE 1:50



**ELEVATION 2**  
SCALE 1:50

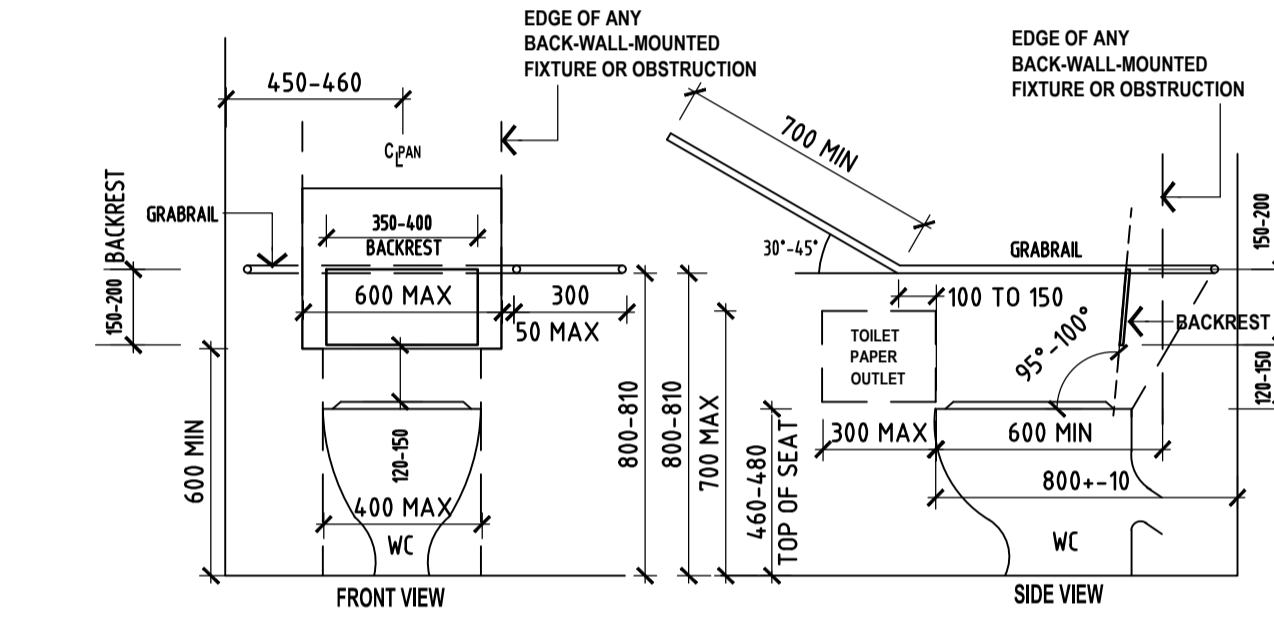


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SCALE 1:50

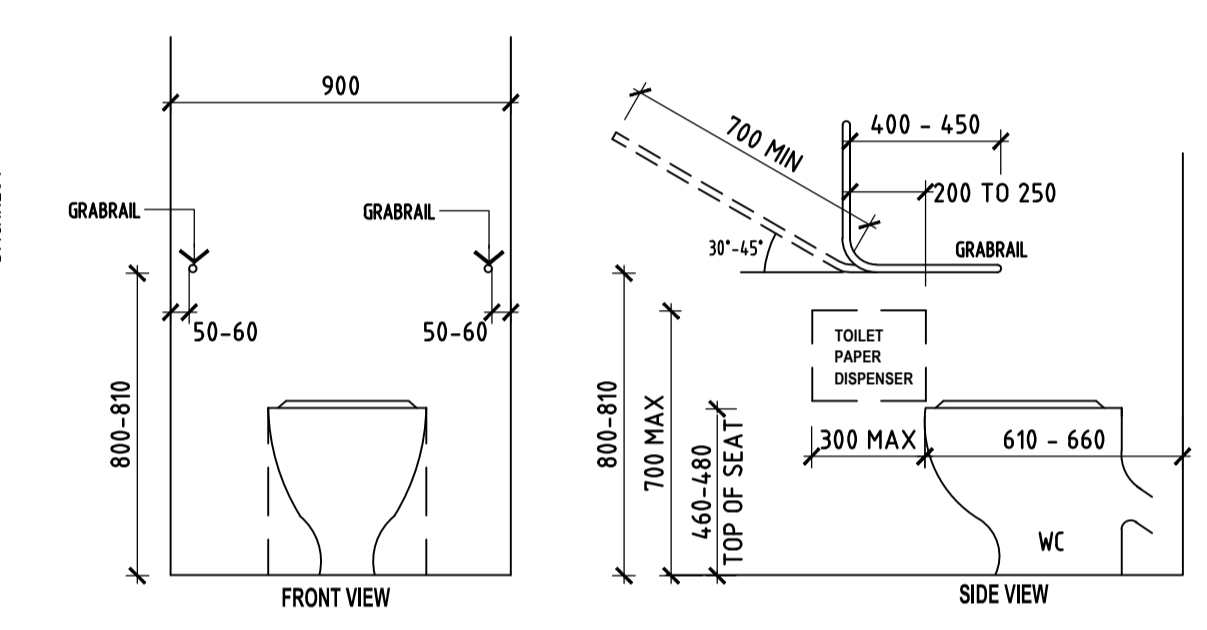


**ELEVATION 4**  
SCALE 1:50

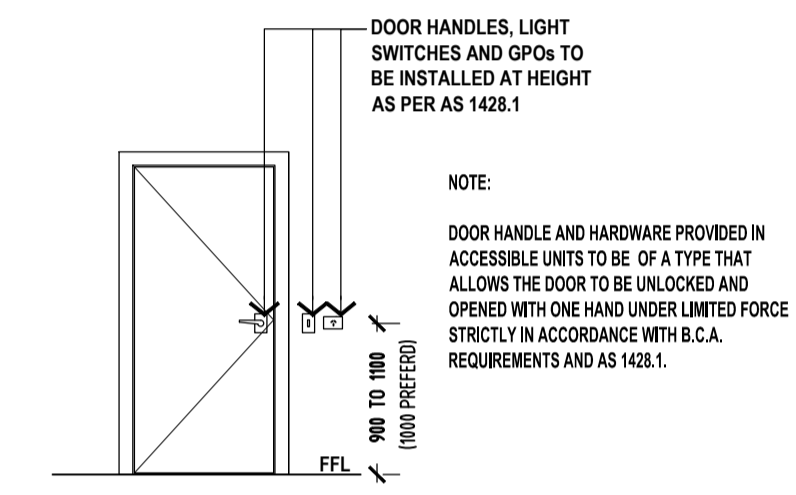
**PD01 PLAN DETAIL**  
SCALE 1:50



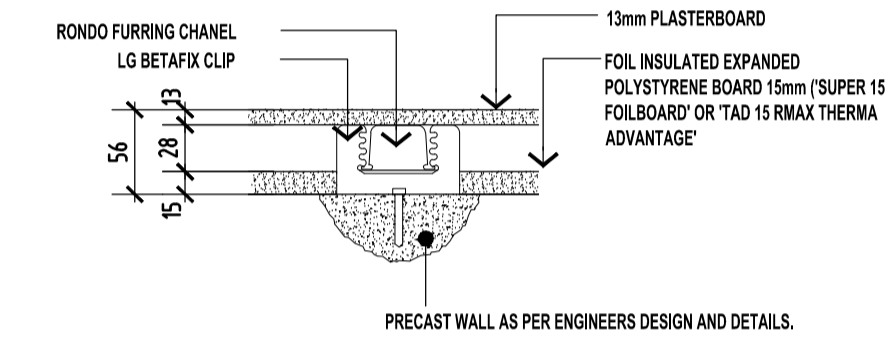
**DISABLED WC CLEARANCES, HEIGHTS & WIDTHS**  
SCALE 1:20



**AMBULANT TOILET COMPARTMENT CLEARANCES, HEIGHTS & WIDTHS**  
SCALE 1:20



**DOOR HARDWARE & LIGHT SWITCHES**  
SCALE 1:50



**TYPICAL PLAN DETAIL 'FOILBOARD' INSULATION**  
SCALE 1:5

**NOTE**  
UNDERSIDE OF STAIR NOT TO BE USED AS STORAGE. THE SIZE OF OPENINGS BETWEEN TREADS FOR INTERNAL STAIRS MUST NOT BE GREATER THAN 125mm. ALL CONNECTION DETAILS STRICTLY IN ACCORDANCE WITH ENGINEERS DETAILS.

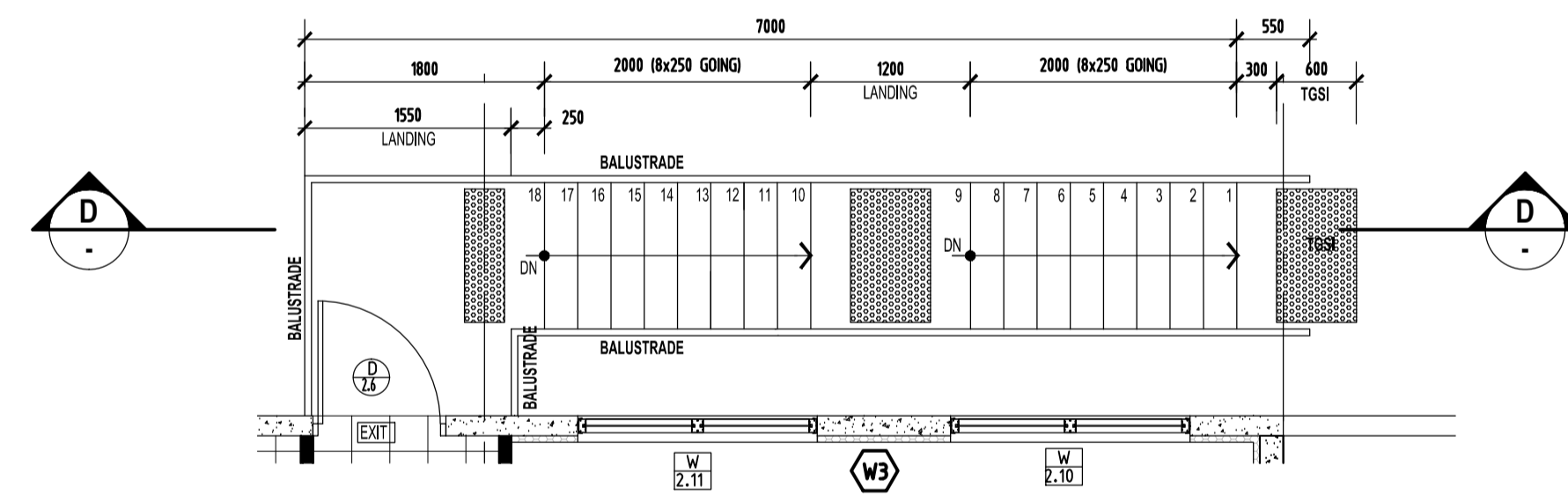
**STEEL STAIRS - IN FACTORY**  
STAIRS TO ENGINEERS DESIGN & DETAIL. RISERS 18 @ 183.33mm. GOINGS @ 250mm.

**CONCRETE STAIRS - IN OFFICE**  
STAIRS TO ENGINEERS DESIGN & DETAIL. RISERS 18 @ 183.33mm. GOINGS @ 250mm.

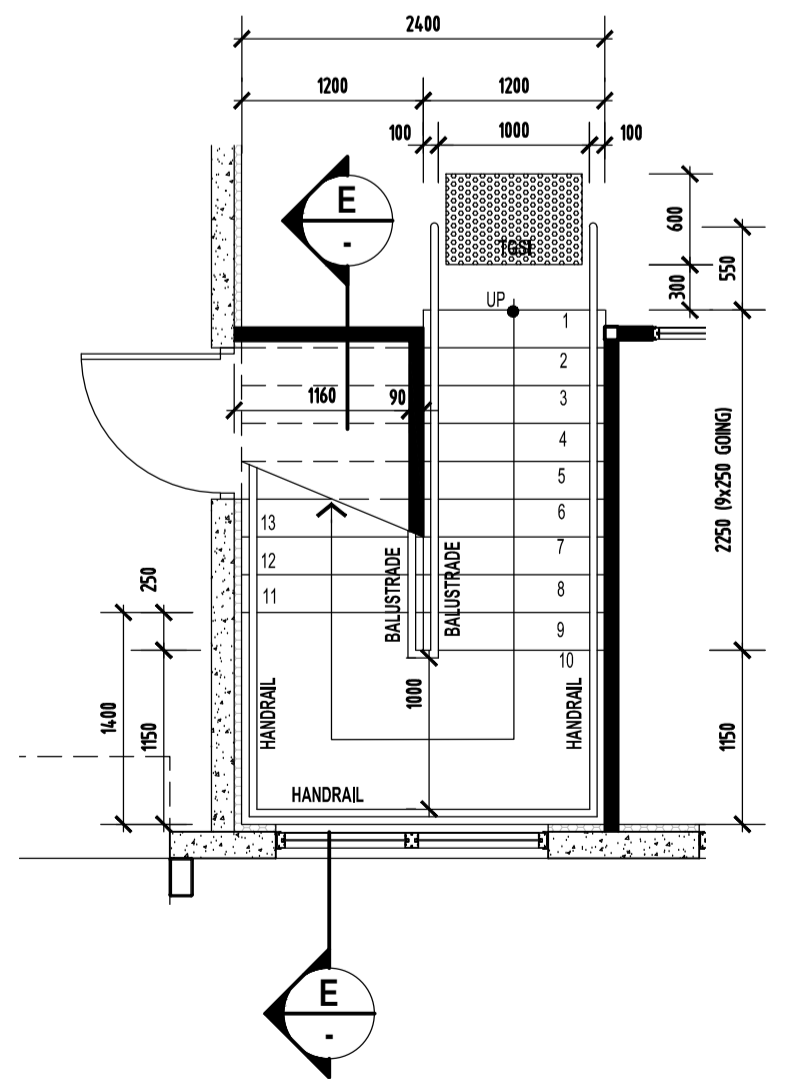
PROVIDE NON-SLIP FINISH TO LEADING EDGE OF TREAD NOT LESS THAN 50mm AND NOT GREATER THAN 75mm IN A COLOUR CONTRASTING WITH THE BACKGROUND IN ACCORDANCE WITH 1428.1 (CLAUSE 11) REQUIREMENTS.

HANDRAIL TO BE MINIMUM OF 1000mm ABOVE FINISHED FLOOR LEVEL. BALUSTRADE TO HAVE A GAP OF NO GREATER THAN 120mm AND BE INSTALLED IN ACCORDANCE WITH PART 02 - CLAUSE 02.16 OF THE BCA.

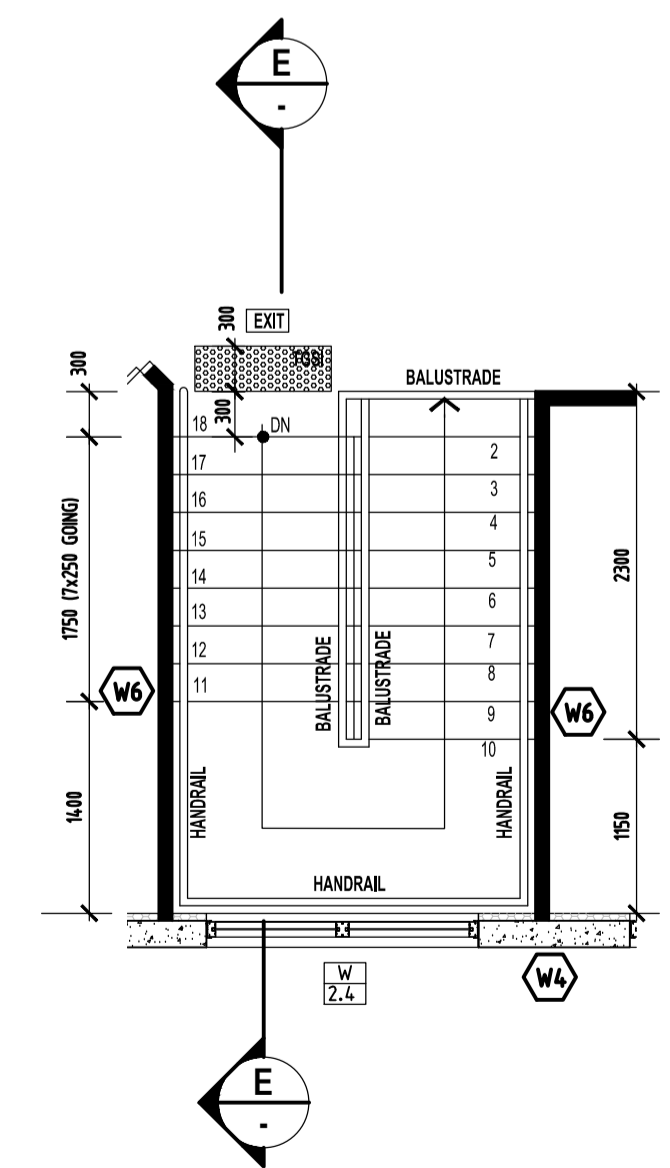
STAIRS SHALL HAVE SOLID RISERS IN ACCORDANCE WITH BCA-03.3 AND AS 1428.1 CLAUSE 11. BALUSTRADE POST AND HANDRAIL FIXING TO BE CONSISTENT WITH ENGINEERING DESIGN FOR STAIR BALUSTRADE (REFER TO ENGINEERING DRAWINGS).



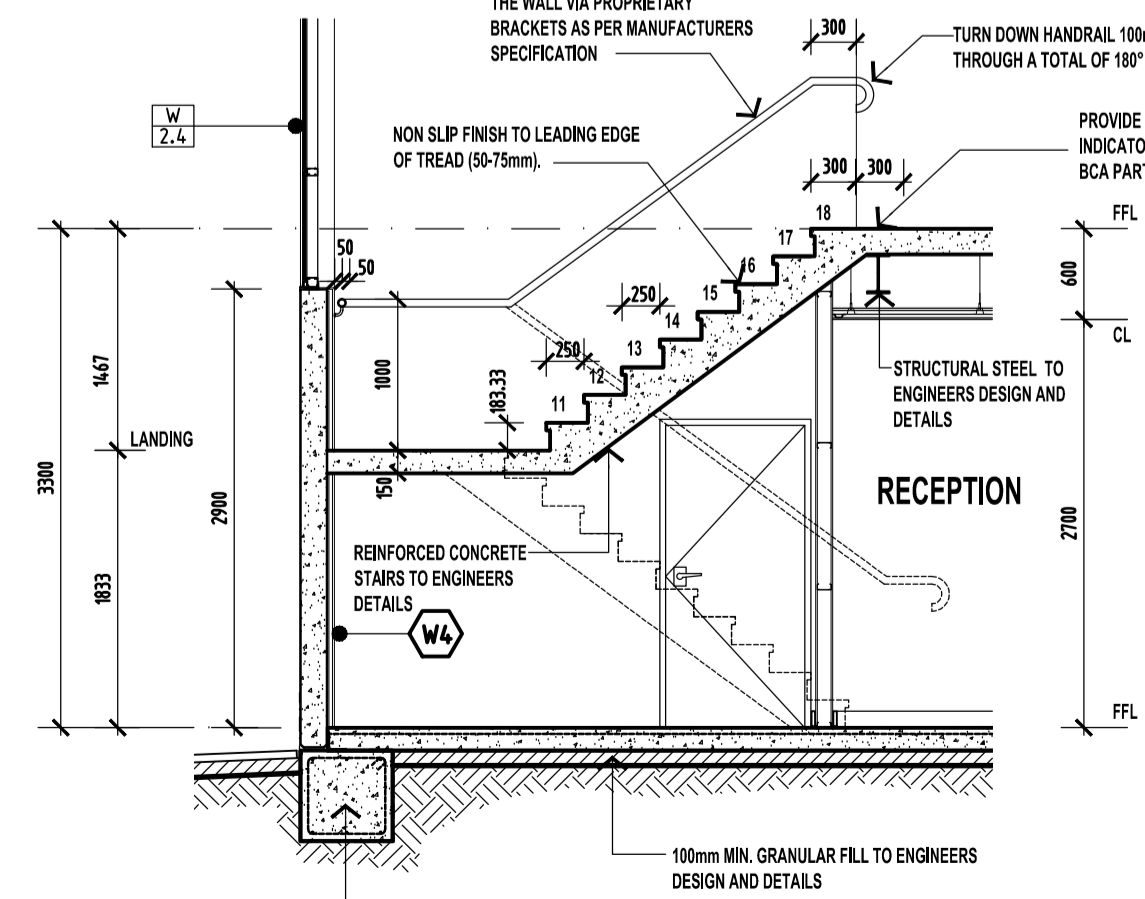
**PD02 PLAN DETAIL**  
SCALE 1:50



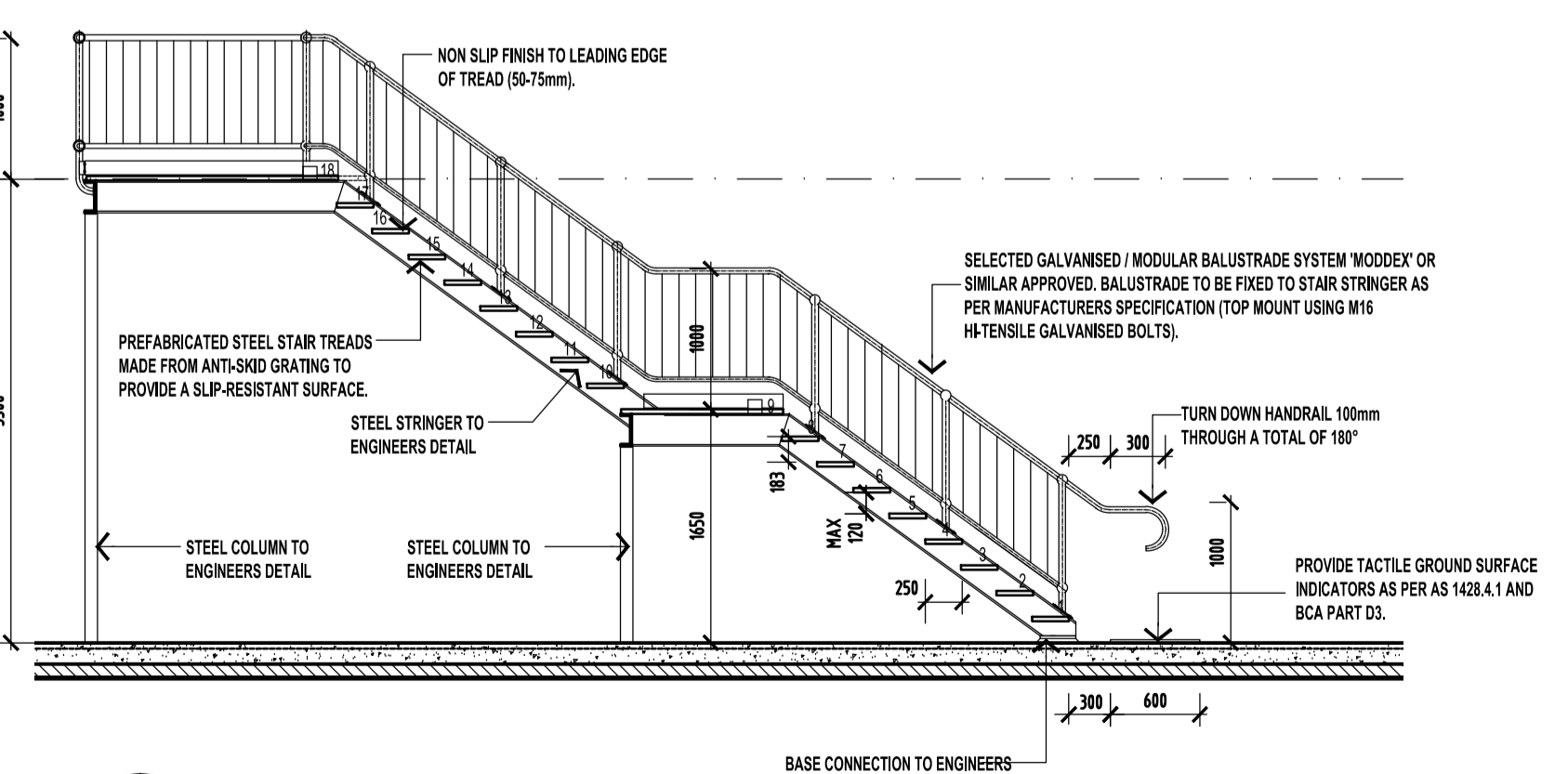
**PD03 PLAN DETAIL GROUND LEVEL**  
SCALE 1:50



**PD03 PLAN DETAIL FIRST LEVEL**  
SCALE 1:50



**EE SECTION**  
SCALE 1:50

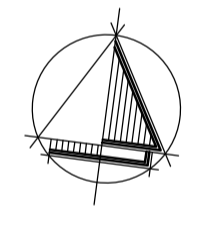


**DD SECTION**  
SCALE 1:50

**LEGEND**

- DENOTES SELECTED CERAMIC FLOOR TILES
- WINDOW NUMBERS
- DOOR NUMBERS
- STEEL COLUMN TO ENGINEER'S DESIGN
- TOILET ROLL HOLDER
- PRECAST CONCRETE PANELS TO ENGINEERS DESIGN
- TOILET PAN
- VANITY BASIN WITH ASSOCIATED JOINERY UNIT
- HAND BASIN
- URINAL
- SHOWER
- GRAB RAIL
- ELECTRIC HAND DRYER
- EXHAUST FAN TO WC, BATH AND ENSUITE SWITCHED TO LIGHT TO PROVIDE VENTILATION AS PER BCA. VENT TO ATMOSPHERE.
- FLOOR TRAP

**WALL LEGEND:**  
REFER TO DRAWING WD04 FOR WALL LEGEND DETAILS.



**REVISIONS**

DATE	REV	DESCRIPTION	BY
2014/06/06	A	DEVELOPMENT CONSENT ISSUE	GZ

residential design  
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**PROJECT:**  
PROPOSED COMMERCIAL DEVELOPMENT

**SITE ADDRESS:**  
LOT 7667 BERGER ROAD  
WINGFIELD SA

**CLIENT:**  
ANDELLE Pty Ltd

**DRAWING TITLE:**  
PLANS DETAILS

**DRAWING NUMBER:** WD\_\_

**DRAWN:** GZ **DATE:** 04.2014

**SCALE:** 1:100 **JOB NO:** AND 2837

**CONTRACTORS NOTE:**  
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

NUMBER	W 1.1, W1.2, W1.7	W 1.4, W1.5, W1.6, W2.5, W2.6, W2.7	W 1.3	W 2.2	W 2.3	W 1.8, 1.12	W 2.1	W 1.14, 2.10, 2.11	W 1.15	W 1.16	W 2.12, W 2.13	W 1.13, W2.8, W2.9
SIZE	2400w. x 600h.	2700w. x 1400h.	1800w. x 2800h.	2500w. x 1800h.	2500w. x 1800h.	1800w. x 1200h.	2400w. x 1200h.	1800w. x 1200h.	900w. x 1200h.	900w. x 1500h.	2700w. x 1200h.	2400w. x 1200h.
RL 4.30												
TYPE	COMMERCIAL TYPE ALUMINUM FRAMED, CAPRAL FLUSH LINE 419 SERIES (150x50mm FRAME) OR SIMILAR APPROVED EQUIVALENT.											
GLASS	CLEAR GLASS THROUGHOUT. TINTED GLAZING WHERE INDICATED ON THE DRAWING ONLY. REFER TO ENERGY EFFICIENCY REPORT FOR GLAZING REQUIREMENTS.											
FRAME	ALUMINUM FRAMES. NATURAL ANOISED FINISH.											
	PROVIDE VISUAL INDICATORS ON GLAZING AS REQUIRED BY BCA PART D3											
	DOOR SEAL AS PER ENERGY EFFICIENCY REPORT REQUIREMENTS. ALL EXTERNAL DOORS TO BE SELF CLOSING. PROVIDE SUB-SEAL TO ALL WINDOWS.											

NUMBER	DOOR E.1	DOOR E.3, E8	DOOR E.6	DOOR E.2, E.4, E.7, E.9	DOOR F.2
SIZE	4000w. x 3000h.	6000w. x 6000h.	5400w. x 2400h.	1000w. x 2400h.	3500w. x 4500h.
RL 0.00					
TYPE	MOTORIZED SOLID SLAT ROLLER SHUTTER (BY MIRAGE DOORS) OR SIMILAR APPROVED. 100mm x 4mm THICK SOLID SLATS.			SOLID CORE / EXTERNAL P.A. DOOR	SOLID CORE / STEEL CLAD INDUSTRIAL SLIDING FIRE DOOR & FRAME SYSTEM - MIN. FRL -90/30
GLASS	GRIFCO MAESTRO ML 103 3-PHASE, 1 HORSE POWER MOTOR INCORP. A GRIFCO MAESTRO C218 STD REVERSING CONTACTOR UP/DOWN STOP STATION, CONTACTOR OVERLOAD MASTER KEY & ISOLATING SWITCH (WITHIN 1000mm OF THE MOTOR), HAND OPERATED CHAIN. BOTTOM RAILS TO BE DURAGAL STEEL ANGLE 4mm THICK. SIDE GUIDES TO BE MIRAGE WINDLOCK 100mm GUIDE CHANNELS GALVANISED FINISH.			NON	48mm THICK DOOR LEAF WITH SMOKE SEAL. FULLY TESTED AND CERTIFIED DOOR AND FRAME SYSTEM AS PER AS1520.4 & AS1925.1 SELF-CLOSING OR AUTOMATIC CLOSING INITIATED BY SMOKE OR HEAT DETECTORS. PYRO PANEL PFDS120-48 IN PYRO PANEL PMDF FRAME OR SIMILAR APPROVED. REFER ALSO TO FIRE CONSULTANT'S DOCUMENTS.
FRAME				HEAVY DUTY COMMERCIAL STEEL FRAME	

**LUMINANCE CONTRAST**  
 ALL DOORWAYS SHALL HAVE A MINIMUM LUMINANCE CONTRAST OF 30% PROVIDED BETWEEN:  
 - DOOR LEAF & DOOR JAMB, DOOR LEAF & ADJACENT WALL, ARCHITRAVE & WALL, DOOR & ARCHITRAVE OR DOOR JAMB & ADJACENT WALL.  
 THE MINIMUM OF THE AREA OF LUMINANCE CONTRAST SHALL BE 50mm IN ACCORDANCE WITH SECTION 13.1 OF AS 1428.1-2009.

**DOOR HARDWARE**  
 ALL DOOR HANDLES & RELATED HARDWARE MUST COMPLY WITH SECTION 13.2 OF AS 1428.1-2009 SO AS TO PREVENT SLIP AND PROVIDE SUFFICIENT CLEARANCE BETWEEN THE DOOR FACE AND THE BACK OF THE HANDLE.

**DOOR FRAMES:**  
 CONCRETE TILT-UP CONTRACTOR TO CONFIRM LOCATION & SIZE OF ALL OPENINGS AND TO COORDINATE INSTALLATION OF ALL DOOR & WINDOW FRAMES ON SITE.

**WINDOW NOTES**  
 ALL WINDOWS TO BE COMMERCIAL CAPRAL FLUSHLINE 419 SERIES (UNLESS OTHERWISE NOTED). GLAZING TO AUSTRALIAN STANDARDS AS 1288-2006. REFER SPECIFICATION.  
 ALL OPERABLE WINDOWS TO BE PROVIDED WITH INSECT SCREEN & KEY LOCKED. WHERE POSSIBLE ALL WINDOWS TO BE KEYPED ALIKE.

**ALL WINDOW SIZES ARE TO BE CONFIRMED ON SITE PRIOR TO FABRICATION. ALL SIZES NOMINATED ARE NOMINAL SIZES ONLY.**

ALL WINDOWS TO COMPLY WITH AS 2047.

ON AN ACCESS-WAY, WHERE THERE IS NO CHAIR RAIL, HANDRAIL OR TRANSOM, ALL FRAMELESS OR FULLY GLAZED DOORS, SIDELIGHTS AND ANY GLAZING CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, MUST BE CLEARLY MARKED FOR THEIR FULL WIDTH WITH A SOLID AND NON-TRANSPARENT CONTRASTING LINE. THE CONTRASTING LINE SHALL BE NOT LESS THAN 75mm WIDE AND SHALL EXTEND ACROSS THE FULL WIDTH OF THE GLAZING PANEL. THE LOWER EDGE OF THE CONTRASTING LINE SHALL BE LOCATED BETWEEN 900mm AND 1000mm ABOVE FFL, IN ACCORDANCE WITH CLAUSE 6.6 OF AS 1428.1-2009.

REFER TO ENERGY EFFICIENCY REPORT FOR GLAZING PERFORMANCE DETAILS.

A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF A DOOR.  
 FOR THE BOTTOM EDGE OF AN EXTERNAL SWING DOOR, MUST BE A DRAFT PROTECTION DEVICE.  
 FOR THE OTHER EDGES OF AN EXTERNAL DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, MAY BE A FOAM OR RUBBER COMPRESSION STRIP, FIBROUS SEAL OR THE LIKE.

REVISIONS			
DATE	REV	DESCRIPTION	BY
2014.05.09	A	DEVELOPMENT CONSENT ISSUE	GZ

NUMBER	DOOR 1.1, 1.2	DOOR F.1, F.3, D.2.4, D.1.4	DOOR 1.5	DOOR F.4, F.5, D.1.10	DOOR D1.6, D1.3	DOOR D2.1, 2.2, 2.3, 2.5, 2.7	DOOR 1.7, 1.8, 1.9, 2.4
SIZE	DOOR SEAL AS PER ENERGY EFFICIENCY REPORT REQUIREMENTS. ALL EXTERNAL DOORS TO BE SELF CLOSING. PROVIDE SUB-SEAL TO ALL WINDOWS.	1000w. x 2040h.	1000w. x 2400h.	1000w. x 2040h.	1000w. x 2400h.	1000w. x 2400h.	900w. x 2040h.
RL 2.40							
RL 0.00							
TYPE	COMMERCIAL TYPE ALUMINUM FRAMED, CAPRAL FLUSH LINE 419 SERIES (150x50mm FRAME) OR SIMILAR APPROVED	SOLID CORE, STEEL CLAD FIRE DOOR & FRAME SYSTEM - MIN. FRL -90/30	SOLID CORE, STEEL CLAD FIRE DOOR & FRAME SYSTEM - MIN. FRL -90/30	SOLID CORE / INTERNAL	SOLID CORE / INTERNAL	HOLLOW CORE / INTERNAL	HOLLOW CORE / INTERNAL
GLASS	CLEAR GLASS THROUGHOUT. TINTED GLAZING WHERE INDICATED ON THE DRAWING ONLY. REFER TO ENERGY EFFICIENCY REPORT FOR GLAZING REQUIREMENTS.	48mm THICK DOOR LEAF WITH SMOKE SEAL. FULLY TESTED AND CERTIFIED DOOR AND FRAME SYSTEM AS PER AS1520.4 & AS1925.1 SELF-CLOSING OR AUTOMATIC CLOSING INITIATED BY SMOKE OR HEAT DETECTORS. PYRO PANEL PFDS120-48 IN PYRO PANEL PMDF FRAME OR SIMILAR APPROVED. REFER ALSO TO FIRE CONSULTANT'S DOCUMENTS.	48mm THICK DOOR LEAF WITH SMOKE SEAL. FULLY TESTED AND CERTIFIED DOOR AND FRAME SYSTEM AS PER AS1520.4 & AS1925.1 SELF-CLOSING OR AUTOMATIC CLOSING INITIATED BY SMOKE OR HEAT DETECTORS. PYRO PANEL PFDS120-48 IN PYRO PANEL PMDF FRAME OR SIMILAR APPROVED. REFER ALSO TO FIRE CONSULTANT'S DOCUMENTS.	NON	NON	NON	NON
FRAME	ALUMINUM FRAMES. NATURAL ANOISED FINISH.			STEEL FRAME	STEEL FRAME	STEEL FRAME	STEEL FRAME

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**aspx**

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PROJECT:  
PROPOSED COMMERCIAL DEVELOPMENT

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CLIENT:  
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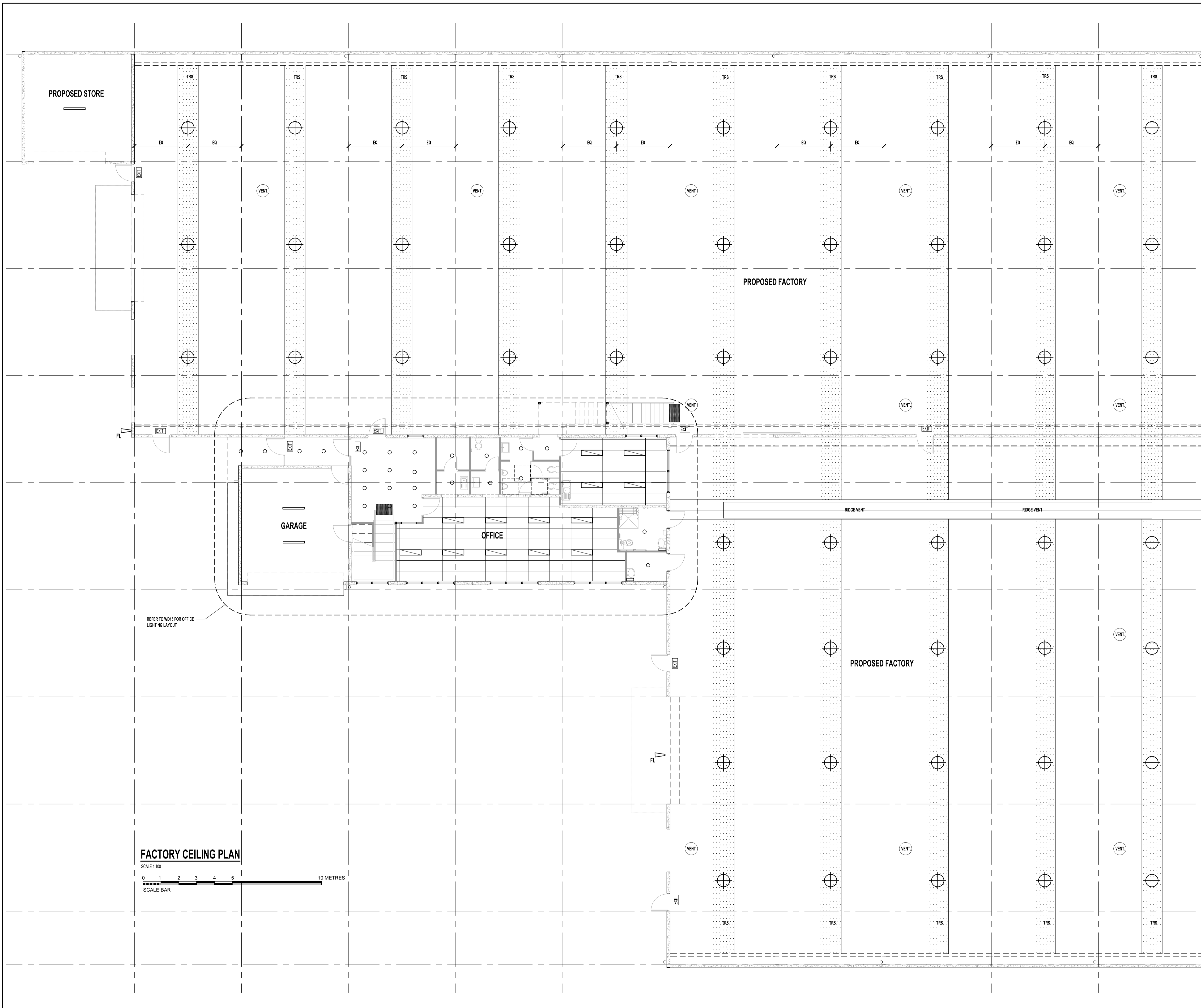
DRAWING TITLE:  
DOORS & WINDOWS SCHEDULE

DRAWING NUMBER: W013 A

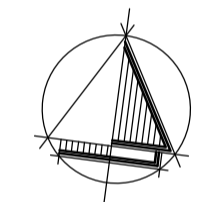
DRAWN: GZ DATE: 04.2014

SCALE: 1:50 JOB NO: AND 2837

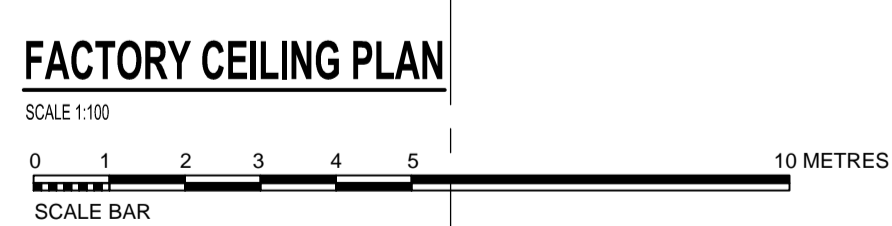
CONTRACTORS NOTE:  
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- CEILING LEGEND:**
- EXHAUST CONNECTED TO FAN, RECESSED & WIRED TO LIGHT. VENT TO ATMOSPHERE.
  - EXIT SIGN IN ACCORDANCE WITH BCA. EXIT SIGN: EXIT DIRECTION. EXIT EMERGENCY LIGHTING SYSTEM IS TO BE IN COMPLIANCE WITH CLAUSE E4.2 OF THE BCA AND AS2293.
  - HIGH BAY SUSPENDED LED LIGHTS
  - LIGHT SWITCH
  - 3WAY LIGHT SWITCH
  - 2WAY LIGHT SWITCH
  - WALL MOUNTED FLOOD LIGHT
  - TRS TRANSLUCENT ROOF SHEETING, CENTERED BETWEEN ROOF STRUCTURE AND AS INDICATED. MATCH WITH ROOF DECK PROFILE. PROVIDE SAFETY MESH OVER PURLINS & IN ACCORDANCE WITH AS/NZS 1562.3, CLAUSE 2.4.3.2
  - VENT. ROOF MOUNTED WIND DRIVEN INDUSTRIAL VENTILATOR. PROVIDE FLASHING TO ENSURE A NEAT WEATHER TIGHT JUNCTION. ZINCALUME FINISH.
  - FLUORESCENT LIGHT
  - FULLY RECESSED SW HALOGEN SELF CONTAINED EMERGENCY LUMINAIR. IN ACCORDANCE WITH BCA AND AUSTRALIAN STANDARDS.
- FINAL LOCATION OF ALL LIGHT FIXTURES AND ACCESS HATCHES TO BE CO-ORDINATED BETWEEN CONTRACTOR AND PROPRIETOR.
- ALL ARTIFICIAL LIGHTING TO BUILDING MEETS THE REQUIREMENTS OF AS 1881.0. LIGHTING REQUIREMENTS TO ENTIRE BUILDING MUST MEET THE REQUIREMENTS OF ENERGY EFFICIENCY REPORT. REFER TO DESIGN & DOCUMENTS PROVIDED BY ELECTRICAL CONSULTANT.
- FOR ELECTRICAL SERVICES & POWER DETAILS REFER TO DESIGN & DOCUMENTS PROVIDED BY ELECTRICAL CONSULTANT.
- NOTE: SERVICE ENGINEERS LIGHTING LAYOUT IS TO TAKE PRECEDENCE OVER THE ARCHITECTURAL LIGHTING LAYOUT.



REFER TO W015 FOR OFFICE LIGHTING LAYOUT



REVISIONS

DATE	REV	DESCRIPTION	BY
2014.05.09	A	DEVELOPMENT CONSENT ISSUE	GZ

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PROPOSED COMMERCIAL DEVELOPMENT

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WINGFIELD SA

CLIENT:  
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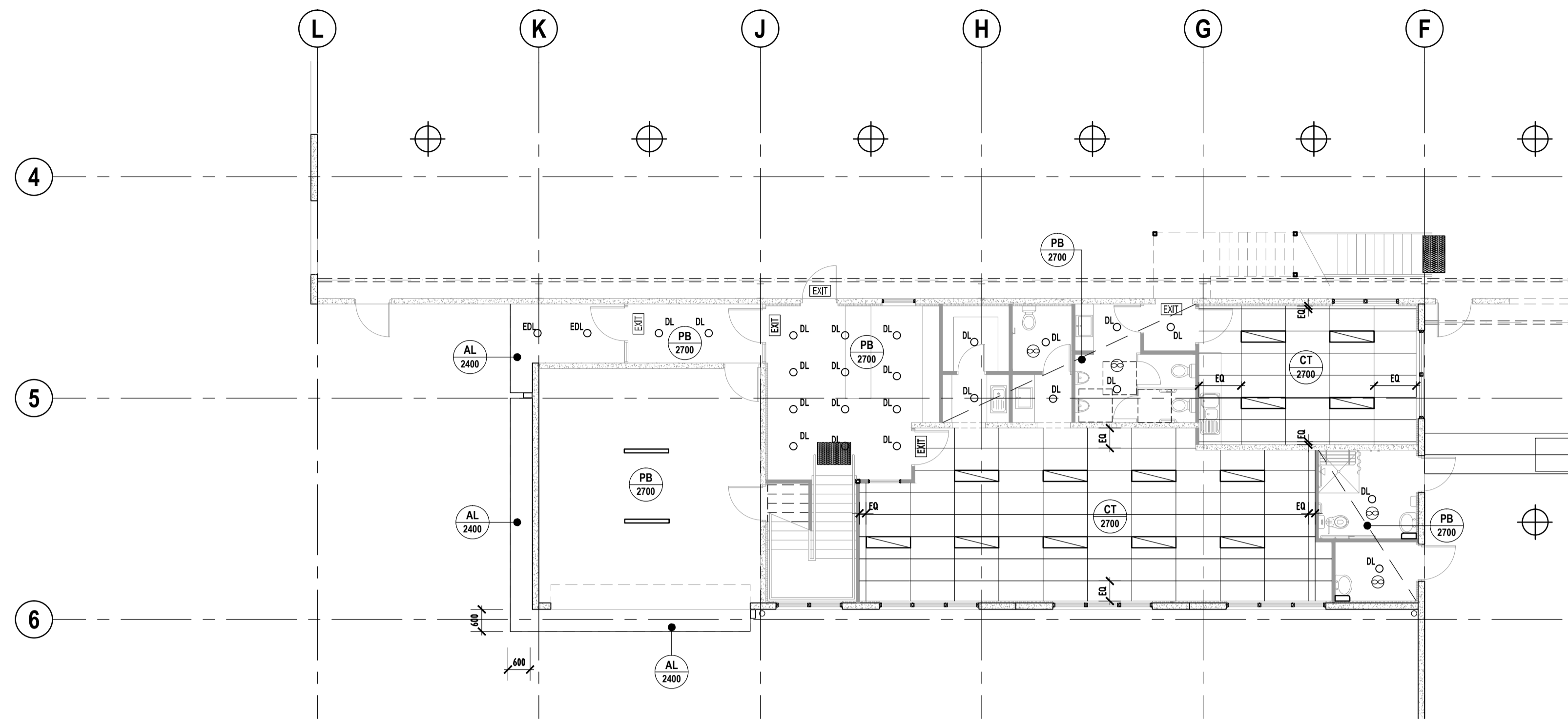
DRAWING TITLE:  
OVERALL FACTORY CEILING PLAN

DRAWING NUMBER: W005 A

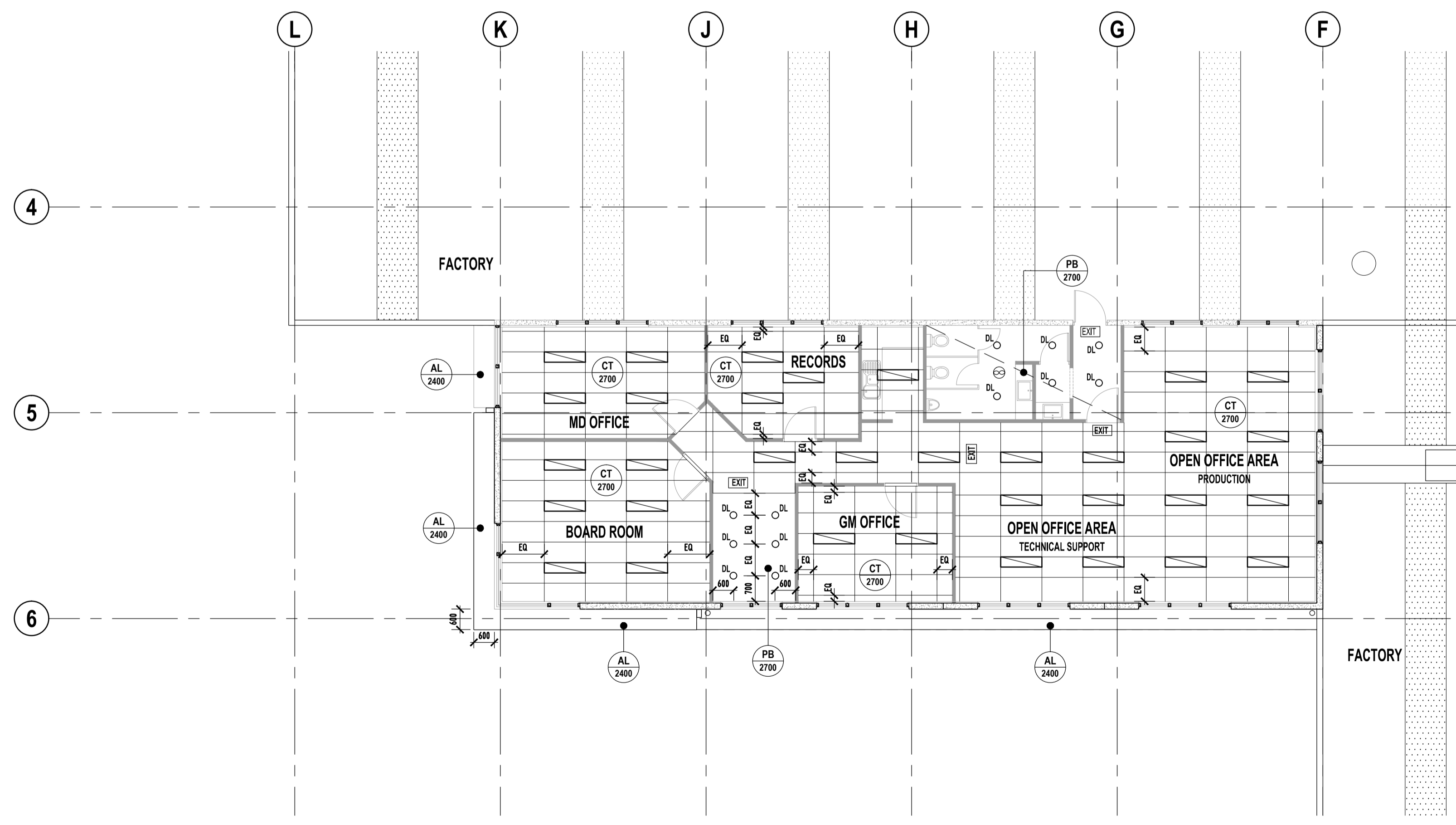
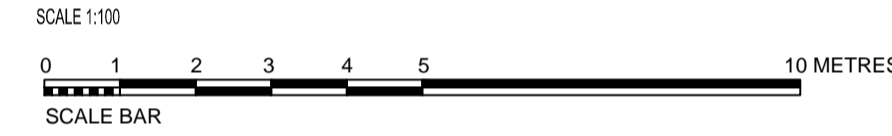
DRAWN: GZ DATE: 04.2014

SCALE: 1:100 JOB NO: AND 2837

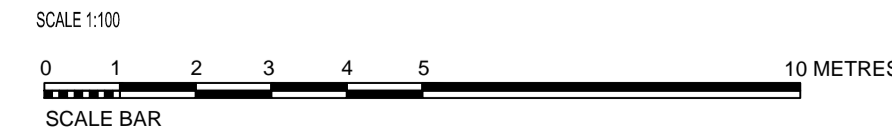
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**GROUND FLOOR CEILING PLAN**



**FIRST FLOOR CEILING PLAN**



**CEILING LEGEND:**

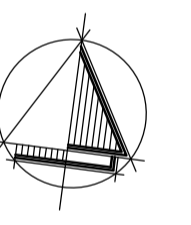
- XX  
0000  
CEILING MATERIAL
- CEILING HEIGHT ABOVE FFL
- PB  
15mm FLUSH PLASTERBOARD CEILING INSTALLED TO MANUFACTURERS DETAILS. PROVIDE CEILING INSULATION AS SPECIFIED TO COMPLY WITH B.C.A. REQUIREMENTS. CEILING 2700mm ABOVE FINISH FLOOR LEVEL U.N.O.
- CT  
600x 1200 ACOUSTIC MINERAL FIBRE TILE AS SPECIFIED ON SUSPENDED 'RONDO' STEEL T-BAR GRID CEILING SYSTEM TO MANUFACTURERS DETAILS. PROVIDE CEILING INSULATION AS SPECIFIED TO COMPLY WITH B.C.A. REQUIREMENTS.
- AL  
ALUCOBOND CLADDING AT 2400mm AFL
- EM  
FULLY RECESSED RW HALOGEN SELF CONTAINED EMERGENCY LUMINAIR, IN ACCORDANCE WITH BCA AND AUSTRALIAN STANDARDS.
- ⊖  
EXHAUST CONNECTED TO FAN, RECESSED & WIRED TO LIGHT. VENT TO ATMOSPHERE.
- EXIT  
EXIT SIGN IN ACCORDANCE WITH B.C.A. EXIT SIGNS, EXIT DIRECTION, EXIT EMERGENCY LIGHTING SYSTEM IS TO BE IN COMPLIANCE WITH CLAUSE E4.2 OF THE BCA AND AS223.
- ⊕  
HIGH BAY SUSPENDED LED LIGHTS
- ▬  
1200mm LONG, FLUORESCENT LIGHT FITTING WITH DIFFUSER
- FLUORESCENT LIGHT
- DL  
RECESSED LOW VOLTAGE LED DOWNLIGHT
- EDL  
EXTERIOR DOWNLIGHT
- ⊞  
LIGHT SWITCH
- 3W  
3 WAY LIGHT SWITCH
- 2W  
2 WAY LIGHT SWITCH

FINAL LOCATION OF ALL LIGHT FIXTURES AND ACCESS HATCHES TO BE CO-ORDINATED BETWEEN CONTRACTOR AND PROPRIETOR.

ALL ARTIFICIAL LIGHTING TO BUILDING MEETS THE REQUIREMENTS OF AS 1688.0  
LIGHTING REQUIREMENTS TO ENTIRE BUILDING MUST MEET THE REQUIREMENTS OF ENERGY EFFICIENCY REPORT. REFER TO DESIGN & DOCUMENTS PROVIDED BY ELECTRICAL CONSULTANT.

FOR ELECTRICAL SERVICES & POWER DETAILS REFER TO DESIGN & DOCUMENTS PROVIDED BY ELECTRICAL CONSULTANT.

NOTE:  
SERVICE ENGINEERS LIGHTING LAYOUT IS TO TAKE PRECEDENCE OVER THE ARCHITECTURAL LIGHTING LAYOUT.



**REVISIONS**

DATE	REV	DESCRIPTION	BY
2014.05.09	A	DEVELOPMENT CONSENT ISSUE	GZ

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PROJECT:  
PROPOSED COMMERCIAL DEVELOPMENT

SITE ADDRESS:  
LOT 7667 BERGER ROAD  
WINGFIELD SA

CLIENT:  
ANDELLE Pty Ltd

DRAWING TITLE:  
REFLECTED CEILING PLANS

DRAWING NUMBER: **WD06 A**

DRAWN: GZ DATE: 04.2014

SCALE: 1:100 JOB NO: AND 2837

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