

GENERAL NOTES

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING ACT 1993, BUILDING REGULATIONS 2006 AND BCA AND RELEVANT STANDARDS

THE BUILDER AND SUBCONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS OR PREFABRICATION.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATIONS OR STRUCTURAL DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT S.A.A CODES, B.C.A AND LOCAL COUNCIL BY- LAWS. WHERE DISTANCES FROM TOILET PAN TO ANY PART OF DOOR IS LESS THAN 1.2M THE DOOR IS TO OPEN OUTWARDS, SLIDE OR READILY REMOVABLE FROM OUTSIDE A PER B.C.A PART 3.8.3.3.

ALL WORKS SHALL COMPLY TO THE FOLLOWING AUSTRALIAN STANDARDS;

AS 1288 - GLASS IN BUILDINGS: SELECTION AND INSTALLATION
AS 1562 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS 1684 - NATIONAL TIMBER FRAMING CODE
AS 1860 - INSTALLATION OF PARTICLEBOARD FLOORING
AS 2049 - ROOF TILES
AS 2050 - FIXING OF ROOF TILES
AS 2870 - RESIDENTIAL SLABS AND FOOTINGS
AS 2904 - DAMP PROOF COURSES AND FLASHING
AS 3600 - CONCRETE STRUCTURES
AS 3660.1 - CODE OF PRACTICE FOR PHYSICAL BARRIERS USED IN THE PROTECTION OF BUILDINGS AGAINST SUBTERRANEAN TERMITES
AS 3700 - MASONRY IN BUILDINGS
AS 3786 - SMOKE ALARMS
AS 4035 - WIND LOADINGS FOR HOUSING
AS 4100 - STEEL STRUCTURES

ALL WET AREAS TO COMPLY WITH THE B.C.A PART 3.8.1 & AS 3740 -2010 WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800MM VERTICAL OF FLOOR TO SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75MM FROM WALL. PROVIDE IMPERVIOUS FLOOR COVERINGS TO ALL WET AREAS TO THE SATISFACTION OF THE BUILDING SURVEYOR

DRAINAGE

CONNECT STORMWATER AND SEWERAGE DRAINS INTO LEGAL POINTS OF DISCHARGE . ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES REGULATIONS AND AS 3500.3-1998

ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPES LINES AND NO EXISTING SERVICE SHALL BE DISCONNECTED OR DISTURBED WITHOUT APPROVAL FROM ENGINEER.

PROVIDE 90MM DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL EXCAVATIONS BANKS AND RETAINING WALLS. CONNECT TO STORMWATER VIA SILT PIT.

STORMWATER DRAINS SHALL BE 100MM DIAMETER AT A GRADE OF 1:100 UNLESS NOTED OTHERWISE.

ALL PIPE JUNCTIONS SHALL BE WITH A 45 DEGREE JOINT.

ALL UPVC PIPES SHALL CONFORM TO AS1260 'UNPLASTICISED P.V.(UPVC) PIPES AND FITTINGS FOR SEWAGE APPLICATIONS' PART 1 TO 5.

THE SITE SHOULD BE DRAINED SO THAT THE WATER CANNOT POND AGAINST OR NEAR THE BUILDING. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHOULD BE GRADED TO FALL 50MM OVER THE FIRST METER. WHERE THIS IS IMPRACTICABLE (I.E. SEVERAL SLOPING SITES) USE AGGIE DRAINS ADJACENT TO THE FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

SURFACE DRAINAGE

THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING.

UNLESS OTHERWISE NOTE, ALL BATTERS TO EXCAVATIONS TO BE AT 45° MAX.

PROVIDE 1000MM CLEAR FROM BASE OF CUT TO BUILDING AND/OR RETAINING WALLS AND GRADE AWAY FROM BUILDING AND/OR RETAINING WALLS WITHIN 1:20 MINIMAL FALL.

UNLESS OTHERWISE NOTED, ALL SITE LEVELS ARE TO ARBITRARY DATUM.

SOIL CONDITIONS

REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS.

EXPOSED STEEL

ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED.

ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL.(PART 3.4.4 & TABLE 3.4.4.2 OF THE BCA).

FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA, ENSURE THAT ALL STEELWORKS, BRICK CAVITY TIES AND STEEL LINTELS, ETC. THAT ARE EMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH AS 1650 OR AS 3700 - 2011, HOT DIPPED GALVANISED STAINLESS STEEL OR CADMIUM COATED

CONCRETE

ALL CONCRETE MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE AS3600 - 2001 CONCRETE STRUCTURES CODE.

ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS3600- 2001. ALL REINFORCEMENT TO BE LAID AND LAPPED TO MANUFACTURERS SPECIFICATIONS ON APPROVED BAR CHAIRS.

ALL WORKS TO BE IN ACCORDANCE WITH AS 2870-2011

MECHANICAL VENTS

ANY CONTAMINATED AIR FROM A SANITARY COMPARTMENT OR BATHROOM MUST:

- EXHAUST DIRECTLY TO OUTSIDE THE BUILDING BY WAY OF DUCTS; OR
 - EXHAUST INTO THE ROOF SPACE PROVIDED-
- (I) IT IS ADEQUATELY VENTILATED BY OPEN EAVES, AND/OR ROOF VENTS; OR
- (II) THE ROOF IS CLAD IN ROOFING TILES WITHOUT SARKING OR SIMILAR MATERIALS WHICH WOULD PREVENT VENTING THROUGH GAPS BETWEEN TILES

FLASHING

ALL FLASHING TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2904-1995.

STEEL PROTECTION

ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL. PLEASE CONFIRM THIS ON PLAN. (PART 3.4.4 & TABLE 3.4.4.2 OF THE BCA)

FRAMELESS GLASS BALUSTRADING

IF SELECTED & PRIOR TO INSTALLATION, PROVIDE DETAILS/MANUFACTURES SPECIFICATIONS FOR THE FRAMELESS GLASS BALUSTRADING INCLUDING THE METHOD OF FIXING THE GLASS. ALL GLAZED BALUSTRADE PANELS ARE TO BE SHOWN TO COMPLY WITH AS 1170.1-2002 (CLAUSE 3.6 AND TABLE 3.3).

PLEASE NOTE THAT BEFORE AND DURING THE CARRYING OUT OF BUILDING WORK ALL EXCAVATIONS AND CONSTRUCTION WORKS SHOULD BE FENCED OR OTHERWISE GUARDED AGAINST BEING A DANGER TO LIFE OR PROPERTY.

WHERE WORKS ARE ON OR NEAR AN ALLOTMENT BOUNDARY, IT IS RECOMMENDED THAT A LICENSED LAND SURVEYOR PREPARE A RE ESTABLISHMENT BOUNDARY SURVEYOR TO ACCURATELY DETERMINE WHERE THE ALLOTMENT/TITLE BOUNDARIES ARE LOCATED. NOTE: IT IS THE OWNERS & BUILDERS RESPONSIBILITY TO ENSURE ACCURATE BOUNDARY SETBACKS. SETBACKS ARE TAKEN TO TITLE BOUNDARIES, NOT TO EXISTING BOUNDARY FENCES.

FIRE HAZARD PROPERTIES

THE FIRE HAZARD PROPERTIES OF MATERIALS USED IN CONSTRUCTION ARE TO COMPLY WITH THE FOLLOWING; SARKING TYPE MATERIALS USED IN CONSTRUCTION ARE TO HAVE A FLAMMABILITY INDEX NOT GREATER THEN 5 AND FLEXIBLE DUCTWORK USED FOR THE TRANSFER OF PRODUCTS INITIATING FROM A HEAT SOURCE THAT CONTAINS A FLAME MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS 4254

EXCAVATIONS

ALL EXCAVATIONS SHOULD BE CAREFULLY INSPECTED BY A COMPETENT PERSON AND THIS OFFICE CONTACTED IMMEDIATELY IF CONDITIONS OTHER THAN THOSE DESCRIBED IN THE SOIL REPORT ARE ENCOUNTERED.

SERVICES / ELECTRICITY

MAINS ELECTRICITY SUPPLY, TELSTRA AND OTHERS TO BE LOCATED IN ACCORDANCE WITH THE RESPONSIBLE AUTHORITIES REQUIREMENTS. ALL ELECTRICAL SWITCHES AND POINTS SHALL BE INSTALLED IN ACCORDANCE WITH AS 3000-2000, B.C.A AND ELECTRICAL AUTHORITIES REQUIREMENTS. PROVIDE SAFETY SWITCHES (RCD) TO ALL LIGHTING AND POWER POINT CIRCUITS.

TIMBER FRAMING

TIMBER WALL FRAMING IS TO COMPLY WITH AS 1684-2010 " RESIDENTIAL TIMBER FRAMED CONSTRUCTION " AND WITH SUPPLEMENTARY TABLES. PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS. ALL STRUCTURAL STEEL IS TO COMPLY WITH AS 4100 " STEEL STRUCTURES CODE ".

TERMITE TREATMENT

WHERE REQUIRED - THE SITE IS TO BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS 3660.1 TO LOCAL AUTHITIES SATISFACTION AS 3660.1 TERMITE MANAGEMENT REQUIRES A MINIMUM OF 400MM CLEARANCE FROM GROUND LEVEL TO THE UNDERSIDE OF THE BEARER (THIS CAN BE REDUCED TO 200MM ON A PARTICLEBOARD FLOOR OVER THE FIRST 2M ON A SLOPING SITE

DIAL BEFORE YOU DIG

BEFORE AND DURING THE CARRYING OUT OF BUILDING WORK AND EXCAVATIONS THE ALLOTMENT SHOULD BE FENCED OR OTHERWISE GUARDED AGAINST BEING A DANGER TO LIFE OR PROPERTY.

REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL CONCRETE PAVING REQUIREMENTS.

ALL NEW DOWNPIPES AND DRAINS TO BE CONNECTED TO THE EXISTING STORMWATER SYSTEM. THE DISCHARGE POINT WILL BE CHECKED AT FINAL INSPECTION BY THE BUILDING INSPECTOR

ALL STORMWATER AND SEWERAGE DISCHARGE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY REQUIREMENTS AND TO COMPLY WITH THE BCA REQUIREMENTS.

THE SLOPE OF EARTH BATTERS SHOULD NOT EXCEED 2:1 (HORIZONTAL: VERTICAL) AND AT A MAXIMUM DISTANCE OF 150MM FROM BUILDING WORKS.

AGI DRAINS TO BE 90MM UPVC IN GECTEXTILES SOCK WITH AGGREGATE COVER. ALL AGI DRAINS ARE TO BE CONNECTED TO STORMWATER DRAIN VIA A SW PIT.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF .JDZ Building Design. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNERS WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE

ONLY DRAWINGS ENDORSED AND STAMPED BY THE BUILDING SURVEYOR ARE TO BE USED FOR CONSTRUCTION

GRABRAILS

GRABRAILS SHALL COMPLY WITH THE FOLLOWING:

- (a) GRABRAILS SHALL BE NOT LESS THAN 30 MM AND NOT MORE THAN 40 MM OUTSIDE DIAMETER; OR THEY SHALL HAVE A SECTIONAL SHAPE WITHIN THE LIMITS OF 30 MM TO 40 MM DIAMETER.
- (b) EXPOSED EDGES AND CORNERS OF GRABRAILS SHALL HAVE A RADIUS OF NOT LESS THAN 5 MM.
- (c) THE FASTENINGS AND THE MATERIALS AND CONSTRUCTION OF GRABRAILS SHALL BE ABLE TO WITHSTAND A FORCE OF 1100 N APPLIED AT ANY POSITION AND IN ANY DIRECTION WITHOUT DEFORMATION OR LOOSENING OR ROTATION OF THE FASTENINGS OR FITTINGS.
- (d) THE CLEARANCE BETWEEN A GRABRAIL AND THE ADJACENT WALL SURFACE OR OTHER OBSTRUCTION SHALL BE NOT LESS THAN 50 MM AND NOT MORE THAN 60 MM. THE CLEARANCE ABOVE A HORIZONTAL GRABRAIL SHALL EXTEND ABOVE THE TOP OF THE GRABRAIL BY NOT LESS THAN 600 MM. THE CLEARANCE BELOW A HORIZONTAL OR ANGLED RAIL SHALL BE A MINIMUM OF 50 MM EXCEPT AT FIXING POINTS.
- (e) GRABRAILS SHALL BE FIXED SO THAT THERE IS NO OBSTRUCTION TO THE PASSAGE OF THE HAND ALONG THE TOP 270° ARC OF HORIZONTAL AND ANGLED GRABRAILS. THERE SHALL BE NO OBSTRUCTION TO THE PASSAGE OF THE HAND FOR THE FULL LENGTH OF VERTICAL GRABRAILS.

TYPE B TACTILE GROUND SURFACE INDICATORS (TGS) COMPLYING WITH AS1428.4 ARE REQUIRED ADJACENT TO THE FRONT ENTRY DOORWAYS WHERE THE ACCESSWAY MEETS A VEHICULAR WAY WITHIN THE CARPARK.

PLANNING PERMIT:-

PLANNING PERMIT NO.-
ISSUE DATE-

BUILDER TO ALLOW FOR ALL WORKS TO COMPLY AND INCLUDE ALL REQUIRED CONDITIONS IN ACCORDANCE WITH THE PLANNING PERMIT AND SHALL BE RESPONSIBLE THAT ALL PLANNING CONDITIONS ARE MET AT THE COMPLETION OF WORKS.

CONSULTANTS LIST:-

CONSULTING STRUCTURAL ENGINEER-
CONSULTING CIVIL ENGINEER-
CONSULTING FIRE SERVICE DESIGN-
CONSULTING GEOTECHNICAL ENGINEER-
CONSULTING BUILDING SURVEYOR-

719414 ISSUED BY CITY OF WHITLESEA
10.11.2020

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TBA

GENERAL ACCESS NOTES

ACCESSIBLE CAR SPACE AND SHARED SPACE TO COMPLY WITH AS2890.6:2009, INCLUDING SIZE OF SPACE (5400X2400MM) AND BOLLARD, LOCATED 750-850MM IN FROM THE SHARED SPACE ENTRANCE.

CROSSFALL WITHIN ACCESSIBLE CAR SPACES AND SHARED SPACES TO NOT EXCEED 1:33 (FOR ASPHALT) OR 1:40 (FOR CONCRETE) IN BOTH DIRECTIONS.

SIGNAGE AND LINEMARKING OF ACCESSIBLE CAR SPACES AND SHARED SPACES TO BE IN ACCORDANCE WITH AS2890.6:2009, INCLUDING WHITE ON BLUE INTERNATIONAL SYMBOL OF ACCESS AND YELLOW LINEMARKING.

KERB RAMPS TO BE PROVIDED IN ACCORDANCE WITH AS1428.1:2009, INCLUDING MAXIMUM GRADIENT OF 1:8 AND LENGTH OF 1520MM.

GRADIENT OF PATHS TO BE MAXIMUM 1:20 WITH LEVEL LANDINGS AS REQUIRED BY AS1428.1:2009 OR A RAMP MUST BE PROVIDED.

ALL PATHS OF TRAVEL TO BE MINIMUM 1000MM WIDE, CROSSFALLS ON PATHS OF TRAVEL, RAMPS AND WALKWAYS TO BE MAXIMUM 1:40 AS REQUIRED BY AS1428.1:2009.

PATHS AND FLOOR SURFACES SHALL BE SLIP RESISTANT. ABUTMENTS OF SURFACES ON A PATH OF TRAVEL SHALL HAVE NO LIP OR STEP GREATER THAN 5MM AND BE ROUNDED OR BEVELLED. JOINTS BETWEEN PAVERS TO BE NO WIDER THAN 12MM AND IN COMPLIANCE WITH AS1428.1:2009.

DRAINAGE GRATES LOCATED ON A PATH OF TRAVEL TO HAVE OPENINGS OR SLOTS NO LARGER THAN 13X150MM. THE LONGER DIMENSION OF THE OPENING IS TO BE TRANSVERSE TO THE DIRECTION OF TRAVEL, AS REQUIRED BY AS1428.1:2009.

TACTILE GROUND SURFACE INDICATORS TO BE PROVIDED WHERE A PEDESTRIAN PATH INTERSECTS WITH A ROADWAY AT THE SAME GRADE. INDICATORS ARE TO BE SETBACK 300MM FROM THE ROADWAY FOR A DEPTH OF 600-800MM, IN A COLOUR WHICH PROVIDES A LUMINANCE CONTRAST WITH THE BACKGROUND SURFACE. AS REQUIRED BY AS1428.4.1:2009.

LEVEL LANDINGS AT DOORS TO HAVE A MAXIMUM CROSSFALL OF 1:40. LANDING DIMENSIONS ARE TO BE PROVIDED IN ACCORDANCE WITH AS1428.1:2009. LEVEL TRANSITION TO BE PROVIDED AT DOOR THRESHOLD OR THRESHOLD RAMPS IN ACCORDANCE WITH AS1428.1:2009 WITH MAXIMUM RISE OF 35MM, GRADIENT OF 1:8 AND LENGTH OF 280MM.

WHERE DOOR CLOSERS ARE INSTALLED, THE MAXIMUM FORCE TO OPEN IS NOT TO EXCEED 20N.

VISUAL INDICATORS IN ACCORDANCE WITH AS1428.1:2009 TO BE PROVIDED TO ALL GLAZED DOORS, SIDELIGHTS AND WINDOWS CAPABLE OF BEING MISTAKEN FOR AN OPENING.

TACTILE GROUND SURFACE INDICATORS TO BE PROVIDED AT TOP AND BOTTOM OF RAMPS AND STAIRS (EXCLUDING FIRE STAIRS) IN COMPLIANCE WITH AS1428.4.1:2009.

STAIRS TO BE PROVIDED IN ACCORDANCE WITH AS1428.1:2009, INCLUDING CONTRAST NOSING TO TREADS AND HANDRAILS WITH COMPLIANT PROFILE AND EXTENSIONS ON BOTH SIDES OF THE STAIR.

SIZE, FITOUT AND CIRCULATION SPACES OF UNISEX ACCESSIBLE WC SHALL BE PROVIDED IN COMPLIANCE WITH AS1428.1:2009.

SIZE, FITOUT AND CIRCULATION SPACES OF WC CUBICLES FOR PEOPLE WITH AMBULANT DISABILITIES TO COMPLY WITH AS1428.1:2009.

RAISED TACTILE AND BRAILLE SIGNAGE TO ALL SANITARY FACILITIES TO BE PROVIDED IN ACCORDANCE WITH NCC D3.6 AND SPECIFICATION D3.6. SIGNS TO BE POSITIONED AT A HEIGHT OF 1200-1600MM AFL ON THE WALL TO THE LATCHSIDE OF THE DOOR AND AS REQUIRED BY AS1428.1:2009.

RAISED TACTILE AND BRAILLE SIGNAGE TO BE PROVIDED AT EXIT DOORS TO EGRESS DOORS, AS REQUIRED BY BCA E4.5. SIGNAGE SHALL COMPLY WITH D3.6(A)(II) IDENTIFYING THE EXIT AND THE LEVEL OF THE BUILDING.

CARPET PILE HEIGHT IS TO BE 11MM MAXIMUM IN COMPLIANCE WITH NCC/BCA D3.3.

ALL INTERNAL FITOUTS TO BE BY TENANTS AND SHALL NOT COMPROMISE THE MINIMUM REQUIREMENTS FOR DISABILITY ACCESS.

VISUAL INDICATORS ON GLAZING

VISUAL INDICATORS ARE TO BE PROVIDED TO GLAZED DOOR LEAVES, SIDELIGHTS AND OTHER GLAZING CAPABLE OF BEING MISTAKEN FOR AN OPENING. A SOLID, OPAQUE BAND OF MINIMUM 75MM WIDE WITH THE LOWER EDGE OF THE CONTRASTING BAND AT 900-1000MM ABOVE FFL IS REQUIRED. IT IS TO ACHIEVE MINIMUM 30% LUMINANCE CONTRAST AGAINST THE BACKGROUND FLOOR SURFACE WITHIN 2000MM ON OPPOSITE SIDE OF THE GLAZING. (AS 1428.1:2009 CLAUSE 6.6)

GLAZING CAPABLE OF BEING MISTAKEN AS AN OPENING INCLUDES GLAZING WHICH IS MORE THAN 500MM WIDE, WITH THE LOWER EDGE AT OR LESS THAN 700MM ABOVE FFL AND WITH A HEIGHT OF MORE THAN 1000MM REQUIRES VISUAL INDICATORS. (AS1288:2006 CLAUSE 5.4)

GLAZING WITH TRANSOM RAILS DO NOT REQUIRE VISUAL INDICATORS IF THE UPPER EDGE OF THE TRANSOM RAIL IS NOT LESS THAN 700MM OR THE LOWER EDGE OF THE RAIL IS NOT MORE THAN 1000MM ABOVE FFL. CONSIDER USING TRANSOM RAILS TO ELIMINATE THE NEED FOR VISUAL INDICATORS.

GLAZED VISION PANELS IN DOORS RECOMMENDED TO HAVE THE LOWER EDGE OF GLAZING AT MAXIMUM 1000MM ABOVE FFL. UPPER EDGE OF GLAZING AT MINIMUM 1600MM ABOVE FFL. MINIMUM 150MM WIDTH AND LOCATED MAXIMUM 200MM FROM THE EDGE OF THE DOOR. (AS1428.1:2001 CLAUSE 7.5.2.)

WATER TAP NOTES

WATER TAPS SHALL COMPLY WITH THE FOLLOWING IN ACCORDANCE WITH CLAUSE 15.2.1 OF AS 1428.1

- (A) TAPS SHALL HAVE A LEVER HANDLE, SENSOR PLATES OR OTHER SIMILAR CONTROLS
- (B) LEVER HANDLES SHALL HAVE NOT LESS THAN 50MM CLEARANCE FROM AN ADJACENT SURFACE
- (C) WHERE SEPARATE TAPS ARE PROVIDED FOR HOT AND COLD WATER, THE HOT WATER TAP SHALL BE PLACED TO THE LEFT OF THE COLD WATER TAP FOR HORIZONTAL CONFIGURATIONS, OR ABOVE THE COLD WATER TAP FOR VERTICAL CONFIGURATIONS
- (D) WHERE HOT WATER IS PROVIDED, THE WATER SHALL BE DELIVERED THROUGH A MIXING SPOUT

SWITCHES, GPO'S & LIGHTING IN COMMERCIAL USES

SWITCHES TO BE LOCATED 900-1100MM AFL AND NOT WITHIN 500MM OF AN INTERNAL CORNER, EXCEPT WHERE PROVIDED ON THE ARCHITRAVE OR THE LATCH SIDE. (AS1428.1:2009 CLAUSE 14.1.)

SWITCHES IN UNISEX WCs AND ACCESSIBLE SOLE OCCUPANCY UNITS TO BE ROCKER ACTION AND TOGGLE SWITCHES MINIMUM 30X30MM OR 25MM FOR PUSH PAD SWITCHES. (AS1428.1 CLAUSE 14.2)

GPOS IN UAWCS AND ACCESSIBLE SOLE OCCUPANCY UNITS TO BE LOCATED 600-1100MM AFL AND NOT WITHIN 500MM OF AN INTERNAL CORNER. (AS1428.1:2009 CLAUSE 14.2)

GPOS TO BE PROVIDED WITHIN 300MM OF THE FRONT OF TEA POINT AND KITCHEN BENCHES. (AS1428.2:1992 FIGURE 23)

LIGHTING LEVELS ARE TO BE SUFFICIENT TO PROVIDE SAFE MOVEMENT WITHIN THE BUILDING AND ARE REQUIRED TO COMPLY WITH AS1680.0. (NCC/BCA FP4.2 & F4.4 (B))

LEVELS IN COMPLIANCE WITH AS1428.2:1992 CLAUSE 19.1 ARE RECOMMENDED.

- INCLUDING:
- TOILETS - 200LX
 - KITCHENS - 300LX

TO ALLOW FOR LIP READING AND SIGN LANGUAGE COMMUNICATION, LIGHTING SYSTEMS SHOULD PROVIDE EVEN ILLUMINATION WHICH MINIMIZES GLARE, REFLECTIONS AND SHADOWS WITH A MINIMUM LUX LEVEL OF 160LX. (AS1428.5:2010 CLAUSE 8.3)

BRAILLE SIGNAGE NOTES

BRAILLE AND TACTILE SIGNAGE COMPLYING WITH SPEC. D3.6 AND INCORPORATING THE INTERNATIONAL SYMBOL OF ACCESS OR DEAFNESS OR OTHER SYMBOL AS APPROPRIATE MUST BE PROVIDED TO THE DISABLED SANITARY FACILITY.

SANITARY FACILITY BRAILLE SIGNAGE IN A BUILDING REQUIRED TO BE ACCESSIBLE SIGNAGE IN ACCORDANCE WITH AS 1428.1 MUST BE PROVIDED FOR SANITARY FACILITIES AS OUTLINED BELOW;



UNISEX ACCESSIBLE SANITARY FACILITY (RIGHT HAND USE EXAMPLE)



UNISEX ACCESSIBLE SANITARY FACILITY WITH SHOWER



MALE & FEMALE AMBULANT SANITARY FACILITIES

SIGNAGE TO IDENTIFY AN AMBULANT SANITARY FACILITY IN ACCORDANCE WITH AS 1428.1

MUST BE LOCATED ON THE DOOR OF THE FACILITY.



MALE & FEMALE TOILETS

SIGNS INCLUDING SYMBOLS, NUMBERING AND LETTERING MUST BE DESIGNED AND INSTALLED AS FOLLOWS:

- a) BRAILLE AND TACTILE COMPONENTS OF A SIGN MUST BE LOCATED NOT LESS THAN 1200 MM AND NOT HIGHER THAN 1600 MM ABOVE THE FLOOR OR GROUND SURFACE.
- b)SIGNS WITH SINGLE LINES OF CHARACTERS MUST HAVE THE LINE OF TACTILE CHARACTERS NOT LESS THAN 1250 MM AND NOT HIGHER THAN 1350 MM ABOVE THE FLOOR OR GROUND SURFACE.
- c) SIGNS IDENTIFYING SANITARY ROOMS MUST BE LOCATED--
- ON THE WALL ON THE LATCH SIDE OF THE DOOR WITH THE LEADING EDGE OF THE SIGN LOCATED BETWEEN 50 MM AND 300 MM FROM THE ARCHITRAVE; AND
 - WHERE (i) IS NOT POSSIBLE, THE SIGN MAY BE PLACED ON THE DOOR ITSELF.

EXIT BRAILLE SIGNAGE

BRAILLE AND TACTILE SIGNAGE IDENTIFYING A DOOR REQUIRED BY PART E4.5 OF BCA VOL. 1 TO BE PROVIDED WITH AN EXIT SIGN MUST BE LOCATED--

- a) ON THE SIDE THAT FACES A PERSON SEEKING EGRESS; AND
- b) ON THE WALL ON THE LATCH SIDE OF THE DOOR WITH THE LEADING EDGE OF THE SIGN LOCATED BETWEEN 50 MM AND 300 MM FROM THE ARCHITRAVE; AND
- c) WHERE (ii) IS NOT POSSIBLE, THE SIGN MAY BE PLACED ON THE DOOR ITSELF.

Exit Ground

Exit Level 1

BRAILLE AND TACTILE SIGNAGE SPECIFICATION

- TACTILE CHARACTERS MUST BE RAISED OR EMBOSSED TO A HEIGHT OF NOT LESS THAN 1 MM AND NOT MORE THAN 1.5 MM.
- SENTENCE CASE (UPPER CASE FOR THE FIRST LETTER OF EACH MAIN WORD AND LOWER CASE FOR ALL OTHER LETTERS) MUST BE USED FOR ALL TACTILE CHARACTERS, AND--
- UPPER CASE TACTILE CHARACTERS MUST HAVE A HEIGHT OF NOT LESS THAN 15 MM AND NOT MORE THAN 55 MM, EXCEPT THAT THE UPPER CASE TACTILE CHARACTERS ON A SIGN IDENTIFYING A DOOR REQUIRED BY E4.5 OF BCA VOL. 1 TO BE PROVIDED WITH AN EXIT SIGN MUST HAVE A HEIGHT OF NOT LESS THAN 20 MM AND NOT MORE THAN 55 MM; AND
- LOWER CASE TACTILE CHARACTERS MUST HAVE A HEIGHT OF 50% OF THE RELATED UPPER CASE CHARACTERS.
- TACTILE CHARACTERS, SYMBOLS, AND THE LIKE, MUST HAVE ROUNDED EDGES.

SWITCHBOARD

SWITCHBOARDS MUST BE ENCLOSED BY A NON-COMBUSTIBLE CABINET WITH OPENINGS SUITABLY SEALED AGAINST SMOKE SPREADING WHEN LOCATED WITHIN A PATH OF TRAVEL TO AN EXIT

LUMINANCE CONTRAST

THE FOLLOWING APPLIES TO LUMINANCE CONTRAST:

- THE BACKGROUND, NEGATIVE SPACE, FILL OF A SIGN OR BORDER WITH A MINIMUM WIDTH OF 5 MM MUST HAVE A LUMINANCE CONTRAST WITH THE SURFACE ON WHICH IT IS MOUNTED OF NOT LESS THAN 30%.
- TACTILE CHARACTERS, ICONS AND SYMBOLS MUST HAVE A MINIMUM LUMINANCE CONTRAST OF 30% TO THE SURFACE ON WHICH THE CHARACTERS ARE MOUNTED.
- LUMINANCE CONTRASTS MUST BE MET UNDER THE LIGHTING CONDITIONS IN WHICH THE SIGN IS TO BE LOCATED.
- THE ENTIRE SIGN, INCLUDING ANY FRAME, MUST HAVE ALL EDGES ROUNDED.
- THE BACKGROUND, NEGATIVE SPACE OR FILL OF SIGNS MUST BE OF MATT OR LOW SHEEN FINISH.
- THE CHARACTERS, SYMBOLS, LOGOS AND OTHER FEATURES ON SIGNS MUST BE MATT OR LOW SHEEN FINISH.
- THE MINIMUM LETTER SPACING OF TACTILE CHARACTERS ON SIGNS MUST BE 2 MM.
- THE MINIMUM WORD SPACING OF TACTILE CHARACTERS ON SIGNS MUST BE 10 MM.
- THE THICKNESS OF LETTER STROKES MUST BE NOT LESS THAN 2 MM AND NOT MORE THAN 7 MM.
- TACTILE TEXT MUST BE LEFT JUSTIFIED, EXCEPT THAT SINGLE WORDS MAY BE CENTRE JUSTIFIED.
- TACTILE TEXT MUST BE ARIAL TYPEFACE.

DOOR CONTROL NOTES

DOOR, WALL AND / OR FRAME COLOURS ACHIEVE A MINIMUM LUMINANCE CONTRAST OF 30% BETWEEN THE TWO OF THE SURFACES

OUTWARD - OPENING DOORS SHALL HAVE A MECHANISM THAT HOLDS THE DOOR IN A CLOSED POSITION

HANDLES AND LOCKS TO BE LOCATED 900-1100MM AFL. (AS1428.1:2009 CLAUSE 13.5.3 (A))

HANDLES ARE TO ALLOW FOR THE DOOR TO BE UNLOCKED AND OPENED WITH ONE HAND. (AS1428.1:2009 CLAUSE 13.5.2 (A))

D SHAPED LEVER AND PULL HANDLES TO BE PROVIDED TO ALLOW A PERSON WITH LIMITED GRIP TO USE THE HANDLE. (AS1428.1:2009 CLAUSE 13.5.2 (A))

HANDLES TO HAVE A CLEARANCE OF 35-45MM BETWEEN THE HANDLE AND THE DOOR. (AS1428.1:2009 CLAUSE 13.5.2 (B))

D PULL HANDLES ON SLIDING DOORS REQUIRED TO BE 60MM FROM THE DOOR JAMB IN BOTH THE OPEN AND CLOSED POSITION. (AS1428.1:2009 CLAUSE 13.5.3 (D))

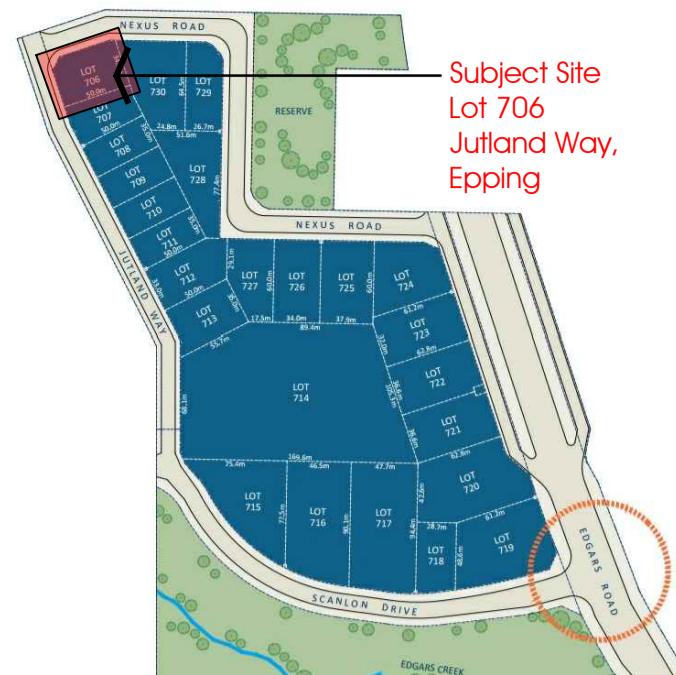
LONG PULL HANDLES WHICH EXTEND BELOW 900MM AFL ARE NOT TO INTRUDE INTO THE REQUIRED CLEAR OPENING OF THE DOOR (850MM CLEAR OPENING); A GREATER DOOR LEAF SIZE WILL BE REQUIRED WHERE THE DOOR CANNOT OPEN PAST 90 DEGREES. (AS1428.1 CLAUSE 6.3 (C))

DOOR SNBS ON ALL DOORS REQUIRED TO BE ACCESSIBLE, INCLUDING ACCESSIBLE SANITARY FACILITIES AND AMBULANT CUBICLES TO BE MINIMUM 45MM LONG LEVERS, MEASURED FROM THE CENTRE OF THE SPINDLE. (AS1428.1:2009 CLAUSE 13.5.2 (D))

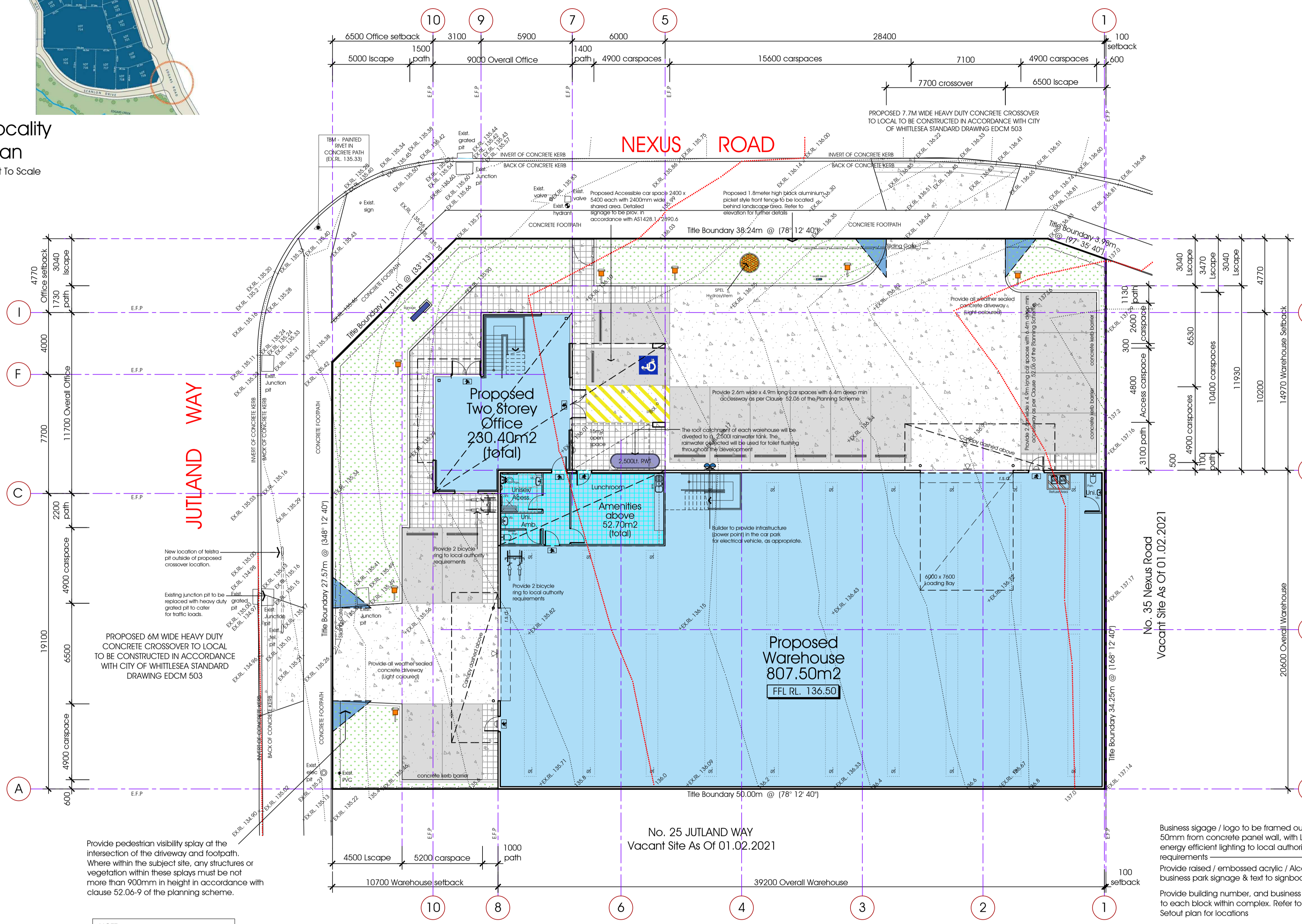
FORCE TO OPERATE DOORS WITH A DOOR CLOSER FITTED, IS NOT TO EXCEED 20N. (AS1428.1:2009 CLAUSE 13.5.2 (E))

AN AUXILIARY PULL HANDLE OR HORIZONTAL GRABRAIL ON THE CLOSING FACE OF THE DOOR IS REQUIRED ON DOORS THAT ARE NOT SELF-CLOSING. (AS1428.1:2009 CLAUSE 13.5.2 (F) / FIGURE 36)

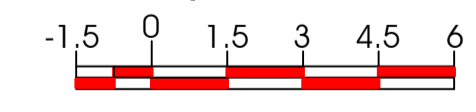
CONTROLS FOR AUTO DOORS TO BE LOCATED 900-1250MM AFL, BETWEEN 1000-2000MM FROM THE DOOR OR THE ARC OF A HINGED DO



Locality Plan
Not To Scale



Site Setout / Development Plan
Scale: 1:150



NOTE: Ensure adequate maintenance of proprietary systems, and water efficient landscaping

NOTE: At least 80% of all construction and demolition waste to be recycled

STORM WATER INITIATIVES

Rainwater Tank
(2,500L Rainwater tank)
The roof catchment of each warehouse will be diverted to rainwater tank(s) with a minimum total effective capacity of 2,500L. 2,500L of the rainwater collected will be used for toilet flushing throughout the development.

SPEL® Stormsack
The entire driveway runoff will be diverted to SPEL® Stormsack installed on all graded pits and SEPs. This will treat the stormwater runoff from the driveway by filtering coarse pollutants. This would be a primary treatment. The outflows from the SPEL® stormsack will be diverted towards the secondary treatment.

SPEL® Hydrosystem 400
The entire site and the overflow from the rainwater tank will be diverted to a SPEL® Hydrosystem 400. This will treat the stormwater runoff from the site by filtering coarse and fine pollutants before releasing the outflows to the legal point of discharge on site.

Water Efficient Fixings
The development will include efficient fittings and fixtures to reduce the volume of mains water used in the development. The following WELS star ratings will be specified:
Toilets – 4 Star;
Taps (bathroom and kitchen) – 5 Star; and
Showerhead if provided – 3 Star with aeration device (6.0-7.5L/min)

Energy Efficiency
Commitment to 10% reduction in the overall NCC section J energy efficiency requirement
Commitment to 20% reduction in the NCC lighting density requirements
Lighting sensors for external lighting (motion detectors, timers etc.)
5kW Solar System for the development.
Light roofing material with minimum initial solar reflective index of 82.

Transport
Bike space locations for both staff and visitors

Urban Ecology
Show extent of vegetated areas around the site (includes lawn)

Town Planning Legend

- Location of proposed rubbish bins
- Location of area allocated for proposed landscaping. Note refer to landscape design for further details
- Denotes location of existing trees
- Denotes location of existing tree to be removed from site
- Denotes location of LED energy efficient wall mounted lighting to local authority requirements
- Provide building mounted LED flood lighting to external perimeter of the building
- Denotes location of LED energy efficient baffle car park bollard lighting to local authority requirements
- Dotted line denotes outline of translucent roof sheeting above to achieve min. 10% natural light and in accordance with Part J.3 of the NCC
- Denotes all weather sealed plain grey concrete driveway and pavement
- Denotes all permeable paved concrete path to delineate driveway from pedestrian access way
- Location of area allocated for proposed landscaping. Note refer to landscape design for further details

Note: All levels are taken from A.H.D
F.F.L. - Finished Floor Level
R.L. - Proposed Reduced Level
E.L. - Existing Reduced Level
A.H.D. - Australian Height Datum

Proposed Accessible car space 2400 x 5400 each with 2400mm wide shared area. Detailed signage to be prov. in accordance with AS1428.1 / 2890.6

Provide white international symbol of access 800-1000mm high on a blue rectangle 1200 x 1200mm max. Place centrally, 500-600mm in from front of space

Provide yellow lines 80-100mm wide around the edge of the space and 150-200mm wide diagonal lines set 200-300mm apart in the shared space.

Provide 1300mm high and in colour that achieves 30% luminance contrast between bollard and pavement colour.

Accessible Car Space

Scale: N.T.S

Proposed 1.8meter high black aluminium picket style front fence where shown on plan

Front Fence Elevation

Scale: N.T.S

Area Analysis

Total site area- 1,744.00m²

Proposed Area

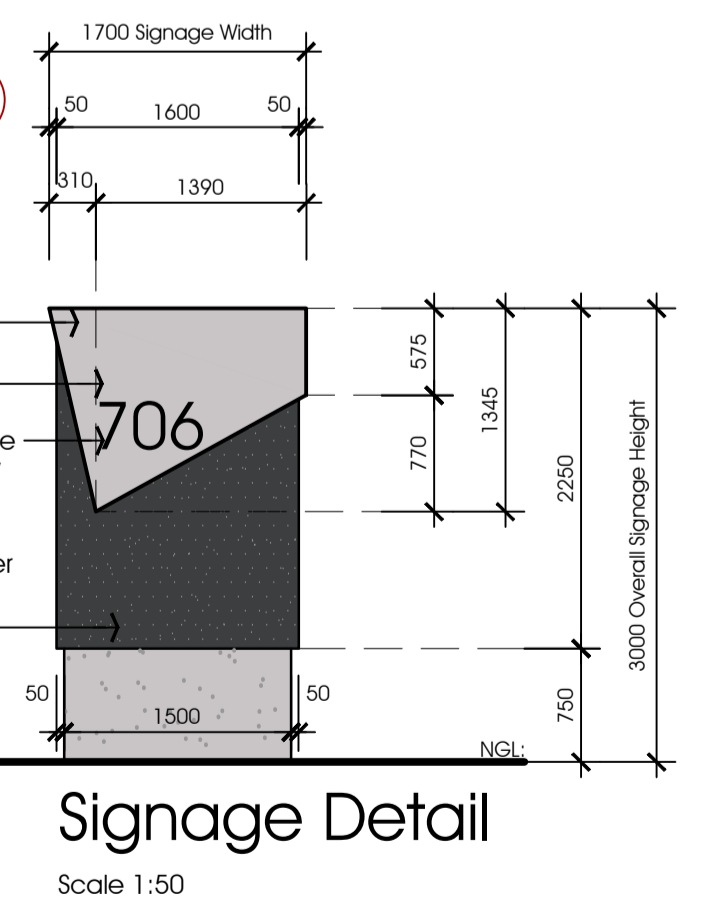
Warehouse Floor Area:	807.50 m ²
Ground Floor Office Area:	85.70 m ²
First Floor Office Area:	144.70 m ²
First Floor Amenities Area:	52.70 m ²
Overall Building Area:	1,094.80 m ²
Total site coverage -	62.78 %

Car Parking Analysis

WAREHOUSE / OFFICE : 381.30m²
(1,037.90 m² net - minus loading bay 27.40m² + Stairs 14.00m²)

Car Parking Required for Warehouses
996.50 x 1.5 (Cars) + 100m² = 14.95 Cars + 2

TOTAL CARSPACE REQUIRED :	16
TOTAL CARSPACE PROVIDED :	16



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Rev.	Date:	Amendments:
A	07.04.2021	WORKING DRAWINGS - FIRST ISSUE

Rev.	Date:	Amendments:

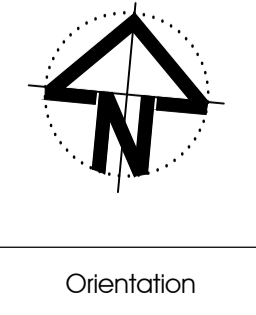
Project:
PROPOSED WAREHOUSE & OFFICE DEVELOPMENT

At:
LOT 706 JUTLAND WAY, EPPING

Client:
MR. DAN LINDSAY

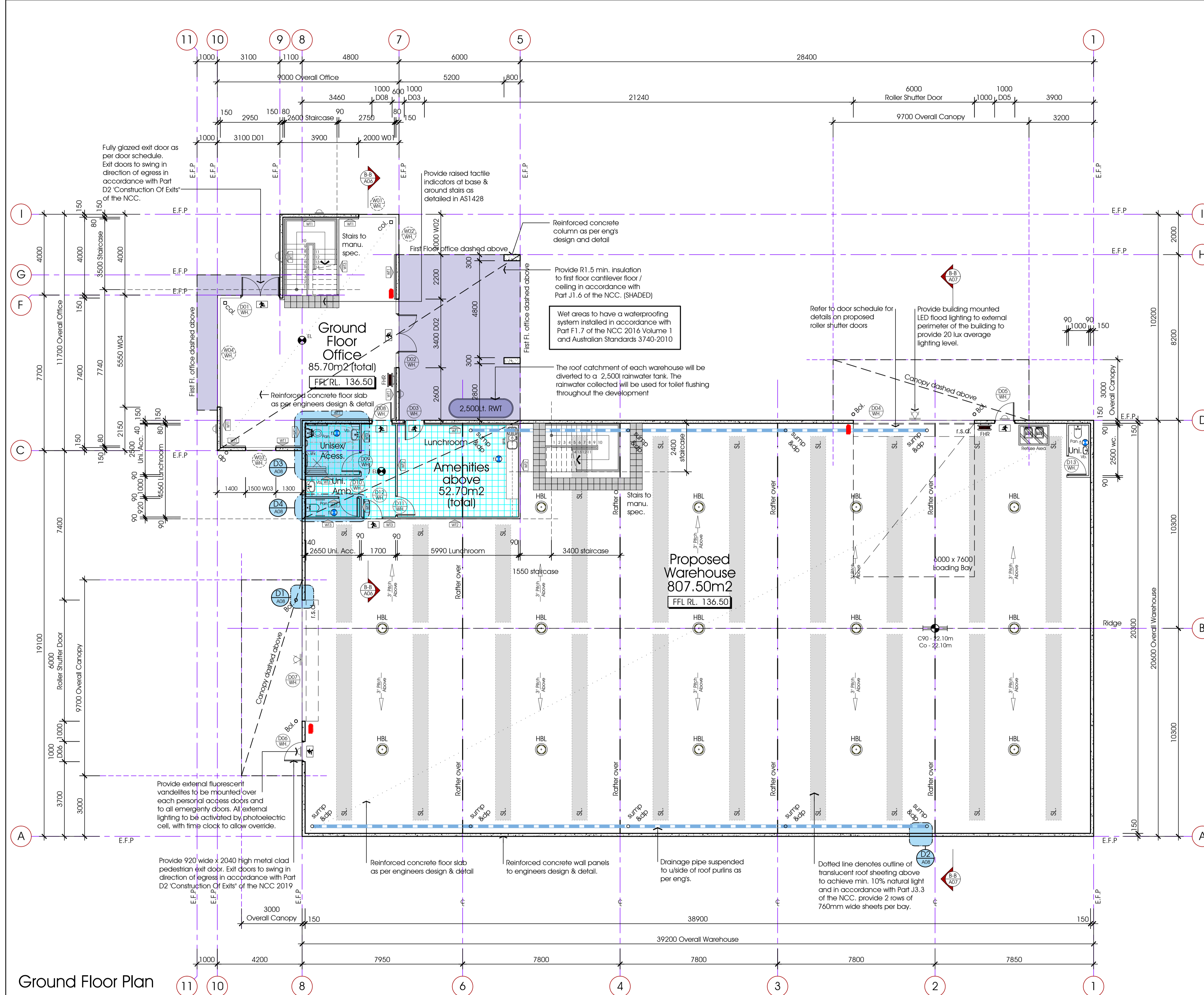
Drawing Name:
SITE SETOUT/DEVELOPMENT PLAN

Job No: 200616
Date: 07.04.2021
Scale: 1:150 @ A1
Drawn: J.D.Z
Checked: J.D.Z



Drawing No:
A01

TENDER ISSUE
DRAWINGS ISSUED FOR DISCUSSION PURPOSES ONLY



Wall Types Legend

W1	150MM WIDE REINFORCED CONCRETE PANEL WALL. INSTALL 'RONDO LG BETA GRP CLIPS' TO WALL AT 600 - 900MM C/S - PROVIDE FOIL BOARD GREEN 20 INSULATION PANEL - PLACE THE FOILBOARD OVER THE 'RONDO BETA GRP CLIPS'. TEETH FROM THE CLIP WILL PROTRUDE THROUGH PANEL, THEN INSTALL RONDO 16MM FURRING CHANNELS OVER, OR EQUIVALENT TO CREATE 16MM MIN. BATTEN AIRSPACE - 10MM MIN THICK STANDARD CORE PLASTERBOARD LINING WITH PAINTED FINISH TO OWNERS SELECTION TO PROVIDE TOTAL R VALUE OF 2.8.
W2	90MM TIMBER STUD WALLS WITH PAINTED PLASTER FINISH TO EXPOSED SIDES. PAINT FINISH TO OWNERS SELECTION. PROVIDE R1.5 CAVITY INSULATION TO OFFICE EXTERNAL WALLS IN ACCORDANCE WITH PART J1.5 OF THE NCC AND THERMAL PERFORMANCE REPORT PREPARED BY 'FRATER CONSULTING SERVICES PTY LTD'
W3	90MM TIMBER STUD WALLS WITH PAINTED PLASTER FINISH TO EXPOSED SIDES. PAINT FINISH TO OWNERS SELECTION.
W4	90MM STUD WALLS WITH PAINTED PLASTER FINISH TO INTERNAL SIDE WITH PAINT FINISH TO OWNERS SELECTION. PROVIDE 'ALCAGEX A1' SHEET CLADDING FIXED TO STUD WALL WITH FURRING CHANNELS AS APPROVED BY MANUFACTURER. PROVIDE R2.5 CAVITY INSULATION TO OFFICE EXTERNAL WALLS IN ACCORDANCE WITH PART J1.5 OF THE NCC AND THERMAL PERFORMANCE REPORT PREPARED BY 'FRATER CONSULTING SERVICES PTY LTD'

- ### General Construction Notes:
- ALL EXIT DOORS AND DOORS IN THE PATH OF TRAVEL TO EXITS ARE TO BE CAPABLE OF BEING OPERATED AT ALL TIMES FROM THE SIDE FACING A PERSON SEEKING EGRESS FROM THE BUILDING WITH A SINGLE HANDED DOWNWARD ACTION OR PUSHING ACTION ON A SINGLE DEVICE WITHOUT THE USE OF A KEY AND LOCATED BETWEEN 900mm AND 1100mm ABOVE THE FLOOR LEVEL IN ACCORDANCE WITH CLAUSE D2.21 OF THE NCC & AS1428.1.
 - ALL DOORS & HANDLES TO COMPLY WITH AS 1428.1:2009 AND DOOR FRAME TO HAVE 30% LUMINANCE CONTRAST TO THE ADJACENT SURFACE. SAFETY DECALS TO DOOR LEAVES, SIDELIGHTS AND ANY OTHER AREAS WHICH CAN BE MISTAKEN FOR OPENINGS. SOLID NON-TRANSPARENT BAND NO LESS THAN 75MM WIDE REQ. WITH THE LOWER EDGE OF THE BAND TO BE 900-1000MM ABOVE FL.
 - PAVING LEVELS IN AREA OF PROPOSED DISABLED CAR SPACES ENSURING COMPLIANCE WITH PART 3 OF THE NCC & AS 2890.1 ACHIEVED PLANE SURFACE WITH A FALL NOT EXCEEDING 1:40 EITHER PARALLEL TO, OR AT 90 DEGREES TO THE ANGLE OF PARKING DRAINAGE GRATES NOT TO BE IN PATH OF TRAVEL B/W DESIGNATED CAR SPACE FOR PERSONS WITH DISABILITIES AND ANY PATHS TO ENTRY DOOR
 - LIGHT SWITCHES TO BE LOCATED BETWEEN 900MM - 1100MM ABOVE FL, HORIZONTALLY ALIGNED WITH DOOR HANDLES AND NOT LESS THAN 500MM FROM INTERNAL CORNERS
 - FIRE INDICES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH SPECIFICATION C1.10 OF THE NCC
 - EXIT SIGNS AND LIGHTS TO COMPLY WITH AS 2293.
 - FIRE HYDRANT AND FIRE HOSE REEL INSTALLATIONS TO COMPLY WITH AS 2419 AND AS 2441. FIRE/HYDRAULIC SERVICES DRAWINGS.
 - PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS 2444. PROVIDE 2A20B (E) DRY CHEMICAL FIRE EXTINGUISHER ADJACENT TO EACH ELECTRICAL SWITCHBOARD (WITHIN 2M - 20M OF SWITCHBOARD)
 - MECHANICAL VENTILATION SYSTEM TO COMPLY WITH AS 1668.2 AND AS 3666. EXHAUST AIR OUTLETS NOT TO BE LOCATED CLOSER THAN 6m TO FRESH AIR INLETS.
 - WATERPROOFING TO WALLS AND FLOORS TO WET AREAS TO BE PROVIDED WHERE REQUIRED BY CLAUSE F1.7 IN ACCORDANCE WITH AS 3740.
 - DISABLED SANITARY FACILITY TO COMPLY IN ALL RESPECTS TO AS1428.1-2009.
 - PROVIDE WEATHERPROOF SEALANT AND BACKING ROD TO ALL PRECAST JOINTS. PROVIDE 4HR FIRE RATED SEALANT WHERE REQUIRED
 - ALL INTERNAL STEELWORK IS TO BE SHOP PRIMED

Natural Ventilation

Warehouse floor area of 807.50m² requires 5% ventilation = 40.30m²

2 roller door @ 33.00m² each and 2 PA door @ 1.90m² each provide a total area of 69.80m².

69.80m² Provides 100% Natural ventilation. Therefore, a 0% shortfall and no mechanical ventilation required to warehouse.

ALL OFFICES AREAS WHICH DO NOT HAVE THE REQUIRED NATURAL VENTILATION ARE TO BE SUPPLIED WITH MECHANICAL VENTILATION OR AIR CONDITIONING SYSTEM DESIGNED FOR OFFICE PARTS COMPLYING WITH WITH AS1668.2/AS3666.1

MECHANICAL / AIR CONDITIONING SYSTEM DESIGN IS TO BE PREPARED BY MECHANICAL ENGINEER CONFIRMING COMPLIANCE FOR THE OFFICE PARTS WITH AS/NZS1668.1 & PART J5 OF THE NCC VOL.1 2016

ELECTRICAL SWITCHBOARDS ARE TO BE ENCLOSED BY NON COMBUSTIBLE CONSTRUCTION OR FIRE PROTECTIVE COVERING WITH ALL DOORWAYS AND OPENINGS SEALED AGAINST SMOKE SPREADING FROM THE ENCLOSURE

- ### General Legend
- BOLLARD - PAINTED GALV. MS. 220@1.200(H) CONCRETE FILLED DOME TOP, AS SPECIFIED.
 - DOWNPIPE TO CIVIL ENGS DETAILS. OVERFLOW PIPE TO CIVIL ENGS DETAILS.
 - FHR FIRE HOSE REEL TO CONSULTANTS DETAILS
 - FIRE EXTINGUISHER TO CONSULTANTS DETAILS
 - TACTILE TILE INDICATORS AS SPECIFIED, IN ACCORDANCE WITH B.C.A. AS.1428.4
 - EXHAUST FAN 250mm DIA., 140I/S MIN. DISCHARGING DIRECT TO OUTSIDE AIR IN ACCORD. WITH AS 1668- FITTED WITH A SELF CLOSER
 - CLEVERTRONICS EXIT SIGNAGE 'CLEVERFIT' (CCFL) VIEWING DISTANCE 24M @ 2.7 MAX HEIGHT, JUMBO TO BE PROVIDED IN WAREHOUSE FOR EXTENDED VIEW
 - CLEVERTRONICS SURFACE MOUNT EMERGENCY LIGHTING LIFE LIGHT (CLIFE-SMS CO-D40, C90-D40 = 22.1M @ 6.0M FFL)
 - CLEVERTRONICS EMERGENCY LIGHTING LIFE LIGHT (CLIFE) CO-D40, C90-D40 = 18.0M @ 2.7M FFL)
 - 400W HI-BAY LIGHTING TO WAREHOUSE AREA IN ACCORDANCE WITH PART J6.2 OF THE NCC
 - DENOTES LOCATION OF LED ENERGY EFFICIENT WALL MOUNTED LIGHTING TO LOCAL AUTHORITY REQUIREMENTS
 - PROVIDE BUILDING MOUNTED LED FLOOD LIGHTING TO EXTERNAL PERIMETER OF THE BUILDING
 - WINDOW / DOOR NUMBER, REFER TO WINDOW & DOOR SCHEDULE

Ground Floor Plan

Scale: 1:100



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Rev.	Date:	Amendments:
A	07.04.2021	WORKING DRAWINGS - FIRST ISSUE

Project: PROPOSED WAREHOUSE & OFFICE DEVELOPMENT
At: LOT 706 JUTLAND WAY, EPPING

Client: MR. DAN LINDSAY
Drawing Name: GROUND FLOOR PLAN

Job No:	200616
Date:	07.04.2021
Scale:	1:100 @ A1
Drawn:	J.D.Z
Checked:	J.D.Z

Drawing No: A02
TENDER ISSUE
DRAWINGS ISSUED FOR DISCUSSION PURPOSES ONLY

Reflective Ceiling Plan Legend

- EXHAUST FAN 250mm DIA., 140/S MIN. DISCHARGING DIRECT TO OUTSIDE AIR IN ACCORD. WITH AS 1668- FITTED WITH A SELF CLOSER
- CLEVERTRONICS EXIT SIGNAGE "CLEVERFIT" (CCFLED VIEWING DISTANCE 24M @ 2.7 MAX HEIGHT, JUMBO TO BE PROVIDED IN WAREHOUSE FOR EXTENDED VIEW)
- CLEVERTRONICS EMERGENCY LIGHTING LIFE LIGHT (CLIFE) CO-D40, C90-D40 = 18.0M @ 2.7M FFL)
- ENERGY EFFICIENT 1.2V 20W L.E.D DOWNLIGHTS (WARM WHITE)
- ENERGY EFFICIENT 600x600 L.E.D FITTING (WARM WHITE)
- METERBOX / SWITCHBOARD, INSTALLED IN ACCORDANCE WITH ELECTRICAL AUTHORITY
- DENOTES SUSPENDED CEILING SETOUT TILE
- DENOTES CEILING HEIGHT
- DENOTES LOCATION OF LED ENERGY EFFICIENT WALL MOUNTED LIGHTING TO LOCAL AUTHORITY REQUIREMENTS
- PROVIDE BUILDING MOUNTED LED FLOOR LIGHTING TO EXTERNAL PERIMETER OF THE BUILDING

NOTE:
Electrician to confirm all lighting / fixture locations & voltage prior to commencement. All walls and ceiling linings to be made good after installation of proposed electrical equipment.
Electrical contractor to provide necessary certificate to building surveyor upon completion of works. If electrical layout differs from this plan, electrical contractor to provide as built drawings to the building surveyor.
Where illumination power density is used i.e. light fixtures, motion detectors, dimming systems, etc. the total max usage mentioned below can be increased by dividing it by the illumination power density adjustment factor in Table J6.2b NCC - Volume 1, where applicable.
Artificial Lighting and Power to comply with Part J6 of the NCC and relevant Australian Standards.

Hatch / Swatch Legend

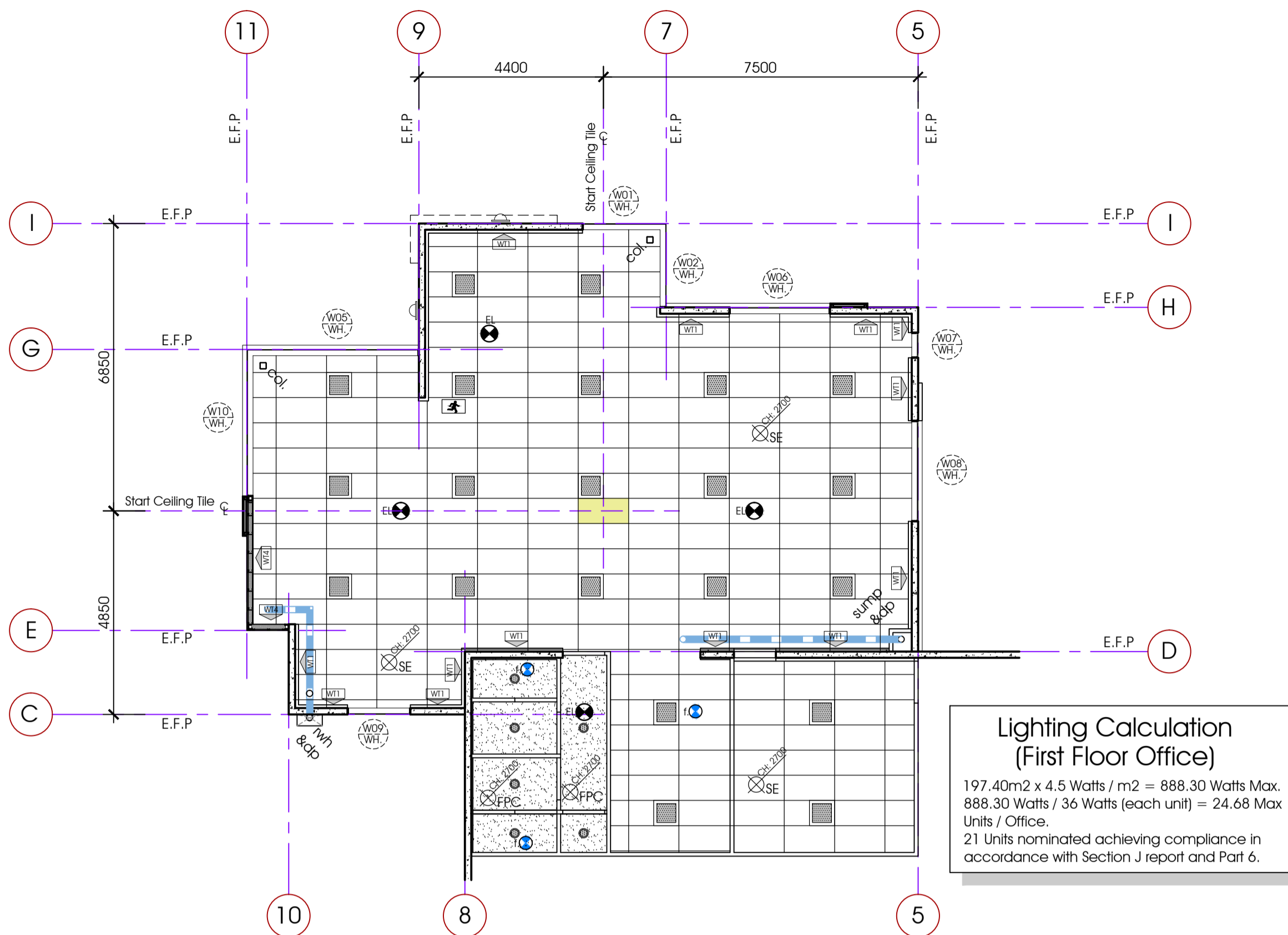
- 13MM FLUSH PLASTERBOARD, PAINTED FINISH FIXED TO METAL BATTENS @450MM C/C'S.
- PROVIDE 6MM F.C. SHEET SOFFIT LINING OR SIMILAR APPROVED WITH PAINTED FINISH FIXED TO METAL BATTENS @450MM C/C'S.
- SUSPENDED EXPOSED METAL GRID CEILING SYSTEM (1200 X 600), WITH "ARMSTRONG" OR SIMILAR APPROVED CEILING TILES.
- ALUCOBOND PLUS EXTERNAL SHEET CLADDING FINISH FIXED TO METAL BATTENS IN ACCORD. WITH MANUF'S SPECS.

Wall Types Legend

- 150MM WIDE REINFORCED CONCRETE PANEL WALL. INSTALL "RONDO LG BETA GRP CLIPS" TO WALL AT 600 - 900MM CS
- PROVIDE FOIL BOARD GREEN 20 INSULATION PANEL. PLACE THE FOILBOARD OVER THE "RONDO BETA GRP CLIPS". TEETH FROM THE CLIP WALL PROTRUDE THROUGH PANEL, THEN INSTALL "RONDO 15MM FURRING CHANNELS OVER, OR EQUIVALENT TO CREATE 16MM MIN. BATTEN AIRSPACE
- 10MM MIN THICK STANDARD CORE PLASTERBOARD LINING WITH PAINTED FINISH TO OWNERS SELECTION
- 90MM TIMBER STUD WALLS WITH PAINTED PLASTER FINISH TO EXPOSED SIDES. PAINT FINISH TO OWNERS SELECTION. PROVIDE R1.5 CAVITY INSULATION TO OFFICE EXTERNAL WALLS IN ACCORDANCE WITH PART J1.5 OF THE NCC AND THERMAL PERFORMANCE REPORT PREPARED BY "FRATER CONSULTING SERVICES PTY LTD"
- 90MM STUD WALLS WITH PAINTED PLASTER FINISH TO INTERNAL SIDE WITH PAINT FINISH TO OWNERS SELECTION. PROVIDE "ACCADREX" AT SHEET CLADDING FIXED TO STUD WALL WITH FURRING CHANNELS AS APPROVED BY MANUFACTURER. PROVIDE R2.5 CAVITY INSULATION TO OFFICE EXTERNAL WALLS IN ACCORDANCE WITH PART J1.5 OF THE NCC AND THERMAL PERFORMANCE REPORT PREPARED BY "FRATER CONSULTING SERVICES PTY LTD"

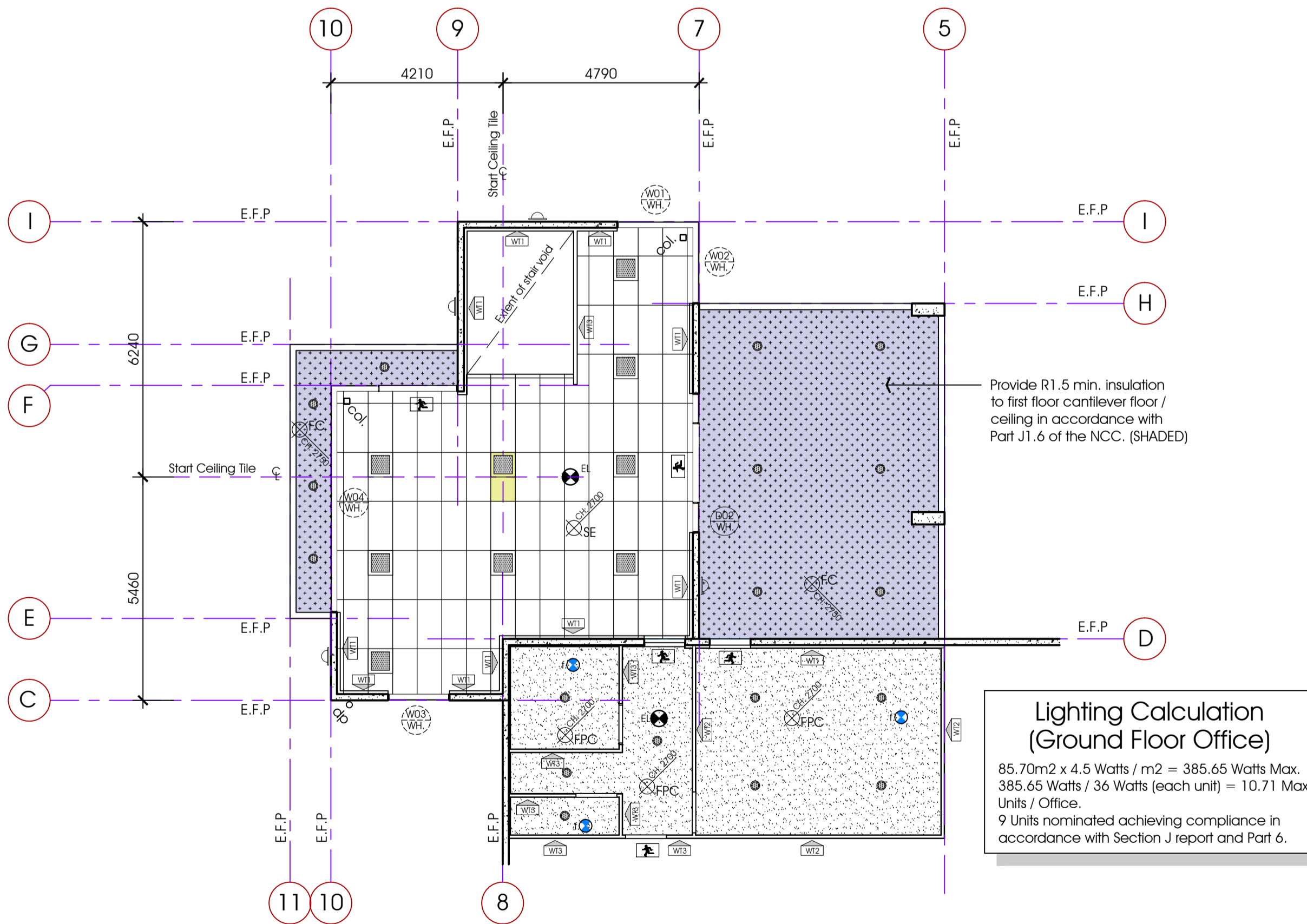
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- ALL DOORS & HANDLES TO COMPLY WITH AS 1428.1:2009 AND DOOR FRAME TO HAVE 30% LUMINANCE CONTRAST TO THE ADJACENT SURFACE. SAFETY DECALS TO DOOR LEAVES, SIDELIGHTS AND ANY OTHER AREAS WHICH CAN BE MISTAKEN FOR OPENINGS. SOLID NON-TRANSPARENT BAND NO LESS THAN 75MM WIDE REQ. WITH THE LOWER EDGE OF THE BAND TO BE 900-1000MM ABOVE FL.
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- LIGHT SWITCHES TO BE LOCATED BETWEEN 900MM - 1100MM ABOVE FL. HORIZONTALLY ALIGNED WITH DOOR HANDLES AND NOT LESS THAN 500MM FROM INTERNAL CORNERS
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- PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS 2444. PROVIDE 2A20B (E) DRY CHEMICAL FIRE EXTINGUISHER ADJACENT TO EACH ELECTRICAL SWITCHBOARD (WITHIN 2M - 20M OF SWITCHBOARD)
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- PROVIDE WEATHERPROOF SEALANT AND BACKING ROD TO ALL PRECAST JOINTS. PROVIDE 4HR FIRE RATED SEALANT WHERE REQUIRED
- ALL INTERNAL STEELWORK IS TO BE SHOP PRIMED



Lighting Calculation (First Floor Office)
197.40m² x 4.5 Watts / m² = 888.30 Watts Max.
888.30 Watts / 36 Watts (each unit) = 24.68 Max Units / Office.
21 Units nominated achieving compliance in accordance with Section J report and Part 6.

First Floor Office Reflected Ceiling Plan
Scale: 1:100

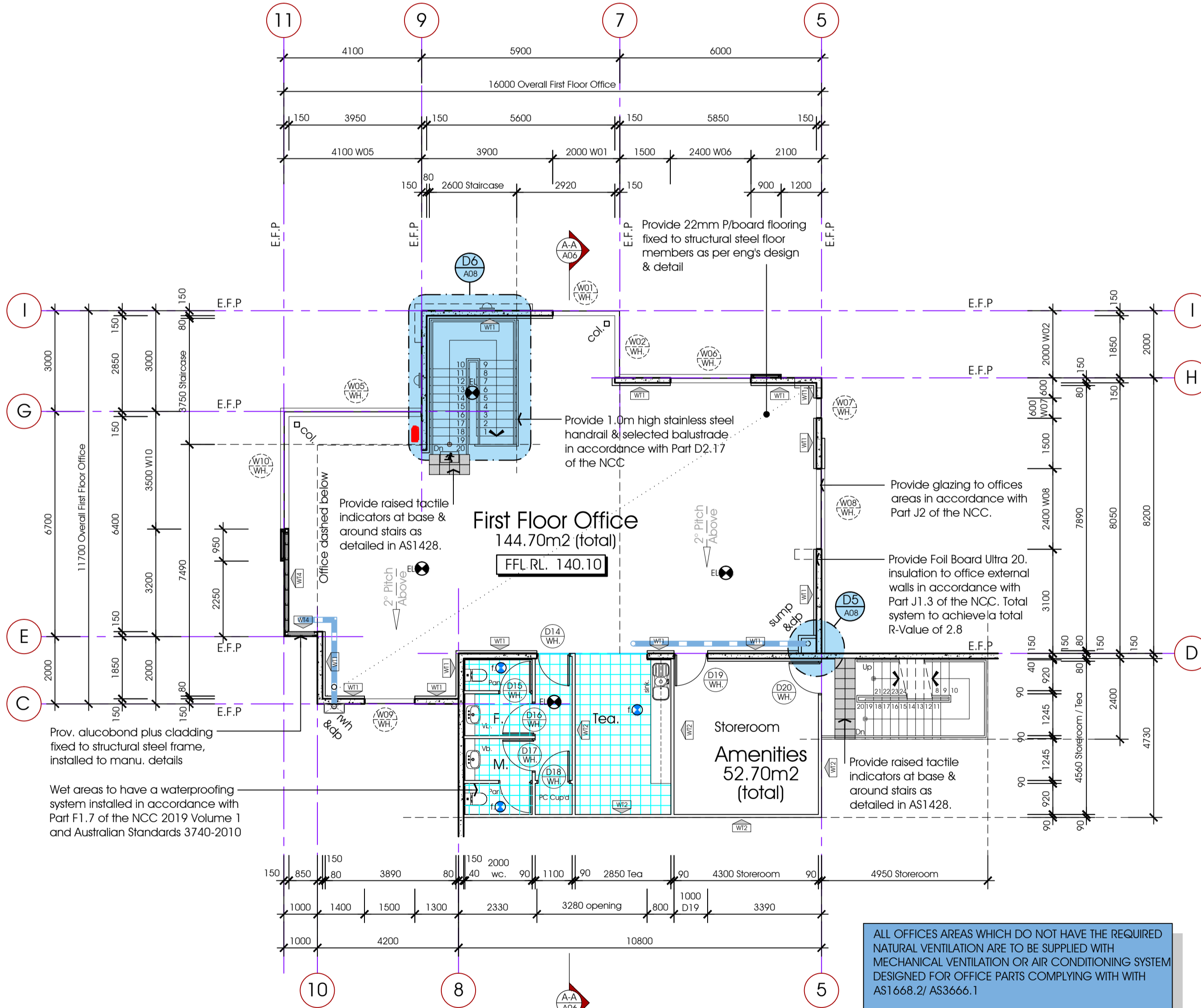


Lighting Calculation (Ground Floor Office)
85.70m² x 4.5 Watts / m² = 385.65 Watts Max.
385.65 Watts / 36 Watts (each unit) = 10.71 Max Units / Office.
9 Units nominated achieving compliance in accordance with Section J report and Part 6.

Ground Floor Office Ref. Ceiling Plan
Scale: 1:100

General Legend

- BOLLARD - PAINTED GALV. MS. 2200, 1200(H) CONCRETE FILLED DOME TOP, AS SPECIFIED.
- DOWNPIPE TO CIVIL ENG'S DETAILS. OVERFLOW PIPE TO CIVIL ENG'S DETAILS.
- FHR FIRE HOSE REEL TO CONSULTANTS DETAILS
- FIRE EXTINGUISHER TO CONSULTANTS DETAILS
- TACTILE TILE INDICATORS AS SPECIFIED, IN ACCORDANCE WITH B.C.A. AS. 1428.4
- EXHAUST FAN 250mm DIA., 140/S MIN. DISCHARGING DIRECT TO OUTSIDE AIR IN ACCORD. WITH AS 1668- FITTED WITH A SELF CLOSER
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- CLEVERTRONICS SURFACE MOUNT EMERGENCY LIGHTING LIFE LIGHT (CLIFE-SMS CO-D40, C90-D40 = 22.1M @ 6.0M FFL)
- CLEVERTRONICS EMERGENCY LIGHTING LIFE LIGHT (CLIFE) CO-D40, C90-D40 = 18.0M @ 2.7M FFL)
- 400W HI-BAY LIGHTING TO WAREHOUSE AREA IN ACCORDANCE WITH PART J6.2 OF THE NCC
- DENOTES LOCATION OF LED ENERGY EFFICIENT WALL MOUNTED LIGHTING TO LOCAL AUTHORITY REQUIREMENTS
- PROVIDE BUILDING MOUNTED LED FLOOR LIGHTING TO EXTERNAL PERIMETER OF THE BUILDING
- WINDOW / DOOR NUMBER, REFER TO WINDOW & DOOR SCHEDULE



First Floor Office
144.70m² (total)
FFL RL. 140.10

First Floor Office Plan
Scale: 1:100

ALL OFFICES AREAS WHICH DO NOT HAVE THE REQUIRED NATURAL VENTILATION ARE TO BE SUPPLIED WITH MECHANICAL VENTILATION OR AIR CONDITIONING SYSTEM DESIGNED FOR OFFICE PARTS COMPLYING WITH WITH AS1668.2/ AS3666.1

MECHANICAL / AIR CONDITIONING SYSTEM DESIGN IS TO BE PREPARED BY MECHANICAL ENGINEER CONFIRMING COMPLIANCE FOR THE OFFICE PARTS WITH AS/NZS1668.1 & PART J5 OF THE NCC VOL. 1 2016



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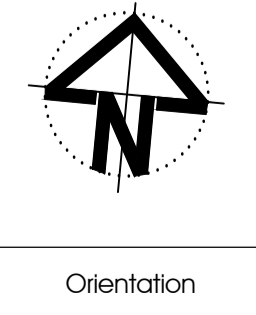
Rev.	Date	Amendments:
A	07.04.2021	WORKING DRAWINGS - FIRST ISSUE

Rev.	Date	Amendments:

Project: PROPOSED WAREHOUSE & OFFICE DEVELOPMENT
At: LOT 706 JUTLAND WAY, EPPING

Client: MR. DAN LINDSAY
Drawing Name: FIRST FL. & REF. CEILING PLANS

Job No: 200616
Date: 07.04.2021
Scale: 1:100 @ A1
Drawn: J.D.Z
Checked: J.D.Z



Drawing No: A03
TENDER ISSUE
DRAWINGS ISSUED FOR DISCUSSION PURPOSES ONLY

Roof Plan Notes

ROOF AND WALL PLUMBING
ALL ROOF AND WALL CLADDING AND ASSOCIATED ACCESSORIES TO BE INSTALLED TO MANU. SPECIFICATIONS AND AUSTRALIAN STANDARDS.

ROOF AND WALL CLADDING TO BE INSTALLED IN CONTINUOUS LENGTHS. EXPANSION JOINTS TO BE PLACED IN CENTERS AS PER MANU. SPECIFICATIONS.

EXTEND ROOF SHEETS 50MM MINIMUM INTO BOX GUTTERS AND TURN SHEETS DOWN.

INSULATIONS SISALATION AND SAFETY MESH
SUPPLY AND INSTALL ALL SPECIFIED INSULATION, SISALATION AND SAFETY MESH OVER PURLINS PRIOR TO LAYING AND FIXING OF ROOF SHEETING.

SAFETY MESH TO BE FIXED TO RIDGE PURLIN AND PULLED TIGHT IN CONTINUOUS LENGTH FOR FULL SPAN OF ROOF, LAY SISALATION AND/OR INSULATION OVER SAFETY MESH IMMEDIATELY PRIOR TO LAYING ROOF SHEETS.

ENSURE SISALATION / INSULATION IS ADEQUATELY LAPPED WITH ADJACENT SHEETS TO PROVIDE A CONTINUOUS INSULATION BARRIER TO THE FULL EXTENT OF ROOF. ENSURE INSULATION IS CONTINUED UNDER BOX GUTTERS AND FIXED IN POSITION. CHECK ALL INTERNAL EXPOSED SURFACES OF INSULATION FOR CONTINUITY AND MAKE GOOD AS REQUIRED.

RAIN WATER GOODS
INSTALL BOX GUTTERS AND EAVE GUTTERS IN LOCATIONS SHOWN ON ARCHITECTURAL AND ENGINEERING DRAWINGS.

GUTTERS SHOULD BE SUPPLIED IN LONG LENGTHS WITH ANY JOINTS TO BE LOCATED AT THE HIGH END OF THE GUTTER. ENSURE ALL JOINTS ARE ADEQUATELY SEALED TO PROVIDE A WATER TIGHT FINISH NO LEAKS.

BOX GUTTERS ARE TO BE SUPPORTED WITH "SPANDEK" GUTTER BOARDS AND GUTTER STRAPS AT CENTERS SUFFICIENT TO SUPPORTING AND IMPOSED LIVE LOADS.

EAVE GUTTERS TO HAVE GUTTER BRACKETS OF MATCHING MATERIAL AT CENTERS AS SPECIFIED BY MANUFACTURE.

PROVIDE OVERFLOW POPS OF SUFFICIENT SIZE AND NUMBER TO PREVENT OVERFLOW IN THE EVENT OF BLOCKAGES.

FLASHING & CAPPING
ALL FLASHING AND CAPPING TO BE COMPLETED WITH THE ROOF AND WALL CLADDING. ENSURE SUFFICIENT COVER TO ALL SURFACES TO PREVENT THE INGRESS OF WATER, DUST AND VERMIN.

ALL VISIBLE FLASHING AND CAPPING TO BE FABRICATED IN THE SAME MATERIAL AS THE ADJACENT ROOF AND WALL CLADDING. ALL FLASHING AND CAPPING TO BE INSTALLED IN CONTINUOUS LENGTHS. ALL JOINTS TO BE LAPPED TO MAINTAIN SEAL.

ROOF LIGHTS / SKY LIGHTS
INSTALL ROOF LIGHTS TO POSITIONS AS SHOWN ON ARCHITECTURAL DRAWINGS. ENSURE ROOF LIGHTS EXTEND TO THE FULL SPAN AND ADEQUATELY FLASHED AT RIDGE. SEAL ALL JOINTS IN ROOF LIGHTS WITH 2 BEADS OF APPROVED SILICON TO PREVENT CAPILLARY ACTION BETWEEN SHEETS.

ROOF PENETRATIONS
CUT ROOF PENETRATIONS & INSTALL UNDER FLASHING WHERE DIRECTED OR AS SHOWN ON ARCHITECTURAL & MECHANICAL DRAWINGS. ENSURE UNDER FLASHING HAS SUFFICIENT UPTURN TO ALLOW OVER FLASHING TO BE SECURELY FIXED IN FINAL POSITION.

ROOF DRAINAGE AS PER AS 3500.3 & NATIONAL PLUMBING AND DRAINAGE CODE.

ALL DOWN PIPE / SUMP / OVERFLOW SIZES AS PER CIVIL ENGINEERS DRAWINGS.

ALL INTERNAL DOWN PIPES TO BE UPVC & EXTERNAL DOWN PIPES TO BE COLORBOND.

BOX GUTTER AND EXPANSION JOINTS PROPRIETY SYSTEMS POLYURETHANE RUBBER WITH ZINCALUME COVER PLATES.

REFER TO MECHANICAL AND SERVICES DRAWINGS FOR FURTHER DETAILS FOR OTHER ITEMS REQUIRING ROOF PENETRATIONS.

PROVIDE AH100 SPACEGATE ROOF ACCESS HATCH OR SIMILAR APPROVED FOR INDUSTRIAL/COMMERCIAL USE. INDUSTRIAL /COMMERCIAL RATED METAL HATCH THAT PROVIDES SAFE ACCESS TO ROOF AREAS. CAN BE INCORPORATED WITH THE SKYCLIMB LADDER SYSTEM TO COMPLY WITH AUSTRALIAN STANDARD.

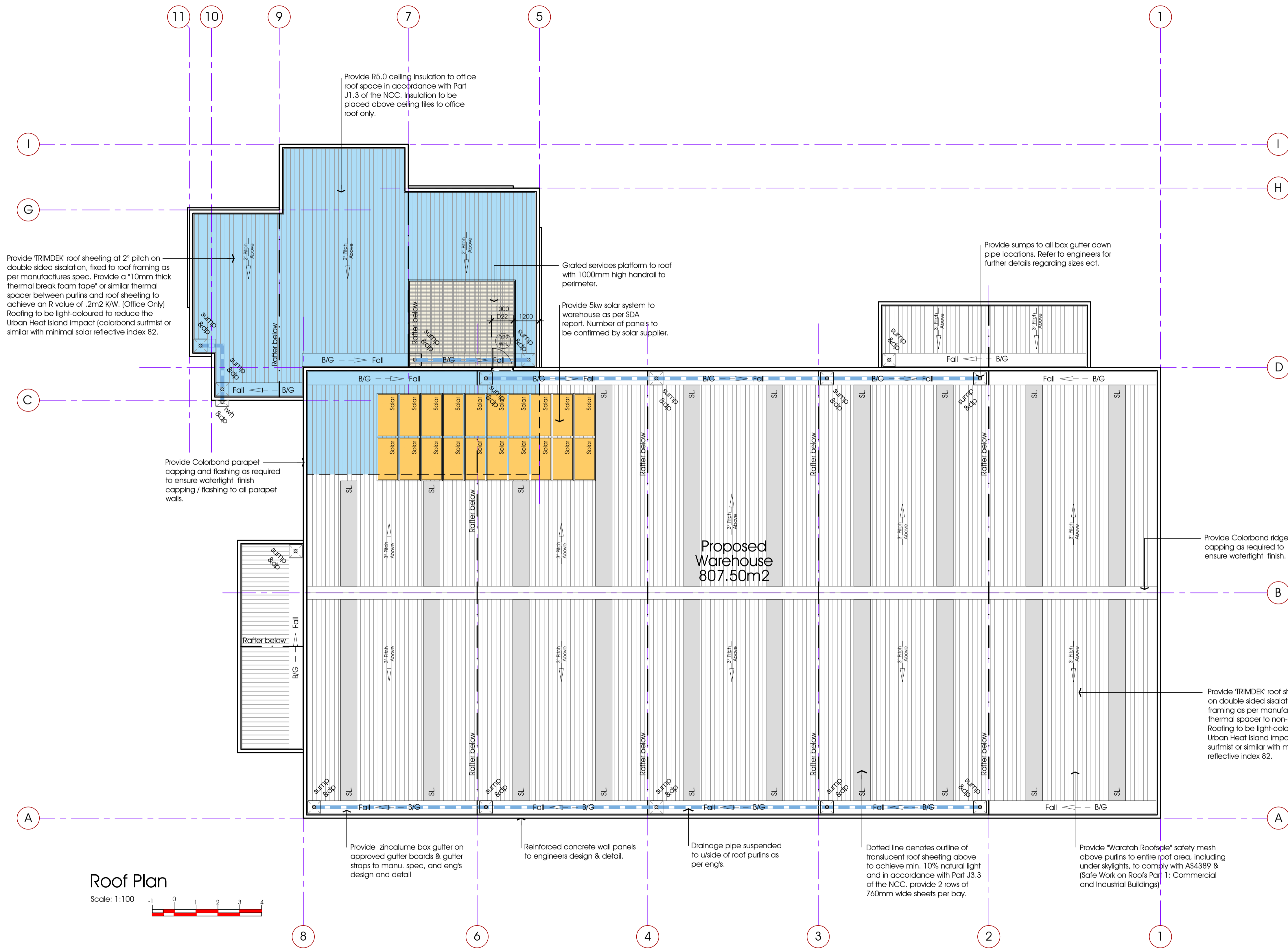
Natural Ventilation



Warehouse floor area of 807.50m² requires 5% ventilation = 40.30m²

2 roller door @ 33.00m² each and 2 PA door @ 1.90m² each provide a total area of 69.80m².

69.80m² Provides 100% Natural ventilation. Therefore, a 0% shortfall and no mechanical ventilation required to warehouse.



Provide 'TRIMDEK' roof sheeting at 2° pitch on double sided sisalation, fixed to roof framing as per manufactures spec. Provide a '10mm thick thermal break foam tape' or similar thermal spacer between purlins and roof sheeting to achieve an R value of .2m² K/W. (Office Only) Roofing to be light-coloured to reduce the Urban Heat Island Impact (colorbond surfmist or similar with minimal solar reflective index 82.

Provide R5.0 ceiling insulation to office roof space in accordance with Part J1.3 of the NCC. Insulation to be placed above ceiling tiles to office roof only.

Grated services platform to roof with 1000mm high handrail to perimeter.

Provide 5kw solar system to warehouse as per SDA report. Number of panels to be confirmed by solar supplier.

Provide sumps to all box gutter down pipe locations. Refer to engineers for further details regarding sizes ect.

Provide Colorbond parapet capping and flashing as required to ensure watertight finish capping / flashing to all parapet walls.

Provide Colorbond ridge capping as required to ensure watertight finish.

Provide 'TRIMDEK' roof sheeting at 3° pitch on double sided sisalation, fixed to roof framing as per manufactures spec. No thermal spacer to non-conditioned spaces. Roofing to be light-coloured to reduce the Urban Heat Island Impact (colorbond surfmist or similar with minimal solar reflective index 82.

Provide zincalume box gutter on approved gutter boards & gutter straps to manu. spec. and engs design and detail

Reinforced concrete wall panels to engineers design & detail.

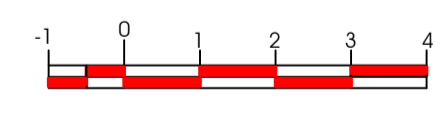
Drainage pipe suspended to u/size of roof purlins as per engs.

Dotted line denotes outline of translucent roof sheeting above to achieve min. 10% natural light and in accordance with Part J3.3 of the NCC, provide 2 rows of 760mm wide sheets per bay.

Provide 'Waratah Roofsafe' safety mesh above purlins to entire roof area, including under skylights, to comply with AS4389 & [Safe Work on Roofs Part 1: Commercial and Industrial Buildings]

Roof Plan

Scale: 1:100



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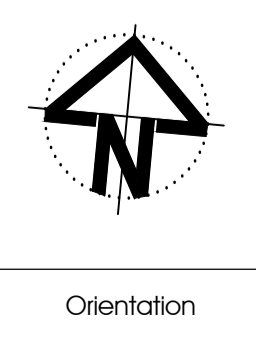
Rev.	Date:	Amendments:
A	07.04.2021	WORKING DRAWINGS - FIRST ISSUE

Rev.	Date:	Amendments:

Project:
PROPOSED WAREHOUSE & OFFICE DEVELOPMENT
At:
LOT 706 JUTLAND WAY, EPPING

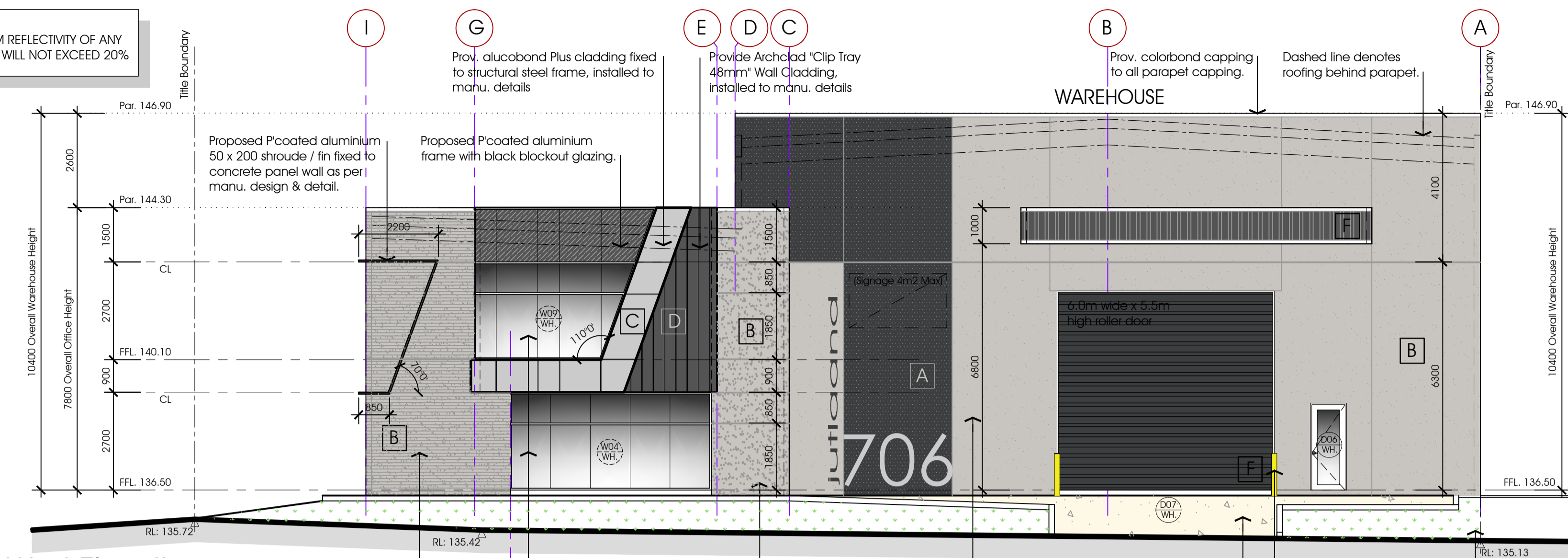
Client:
MR. DAN LINDSAY
Drawing Name:
ROOF PLAN

Job No: 200616
Date: 07.04.2021
Scale: 1:100 @ A1
Drawn: J.D.Z
Checked: J.D.Z



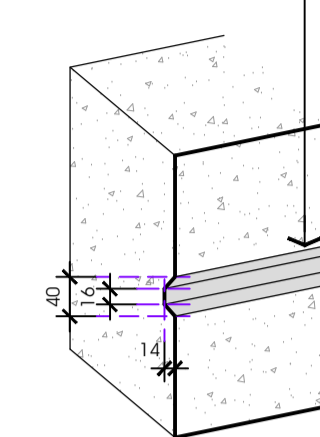
Drawing No:
A04
TENDER ISSUE
DRAWINGS ISSUED FOR DISCUSSION PURPOSES ONLY

NOTE:
MAXIMUM REFLECTIVITY OF ANY
GLAZING WILL NOT EXCEED 20%



West Elevation
Scale: 1:100

Provide "Modfix" dummy / false joint or similar approved cast into concrete panel to form decorative joints in panels as shown on elevations

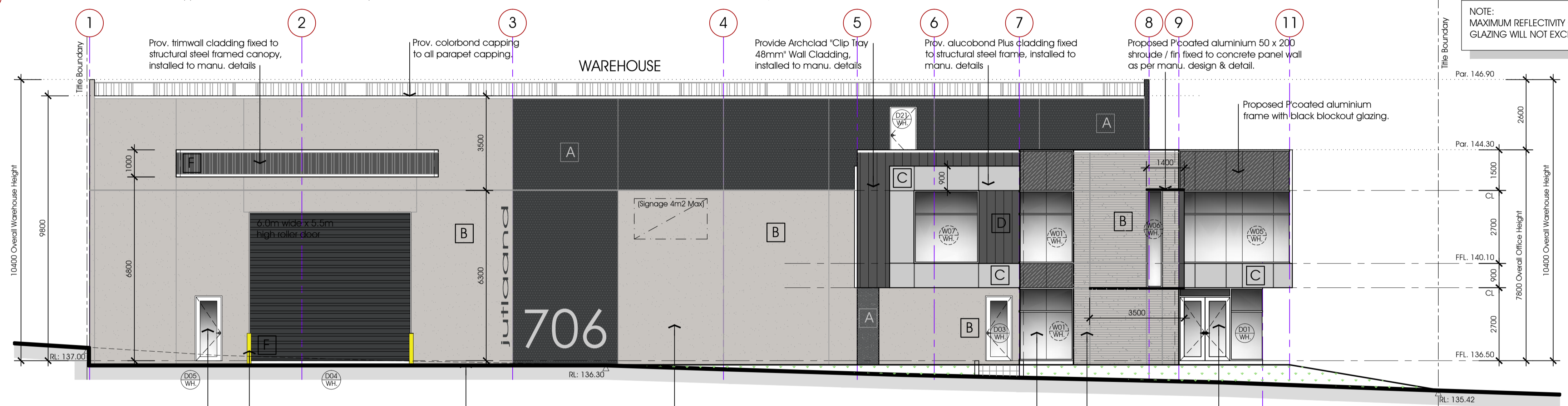


Dummy / False Joint Detail
Scale: 1:10

Colour & Finishes Schedule

- A Rolled on textured finish- 'DULUX DOMINO' (R:60, G: 62, B: 63, LRV: 7)
- B Rolled on textured finish- 'MY CHINCHILLA' (R:200, G: 196, B: 192, LRV: 60)
- C Alucobond or similar appr. - 'SILVER METALLIC'
- D Archclad Clip Tray or similar appr. - 'BLACK'
- E Grey reflective glazing & Window Frames - 'MONUMENT'
- F Colorbond Powdercoat Roller Door, blade fins - 'MONUMENT'

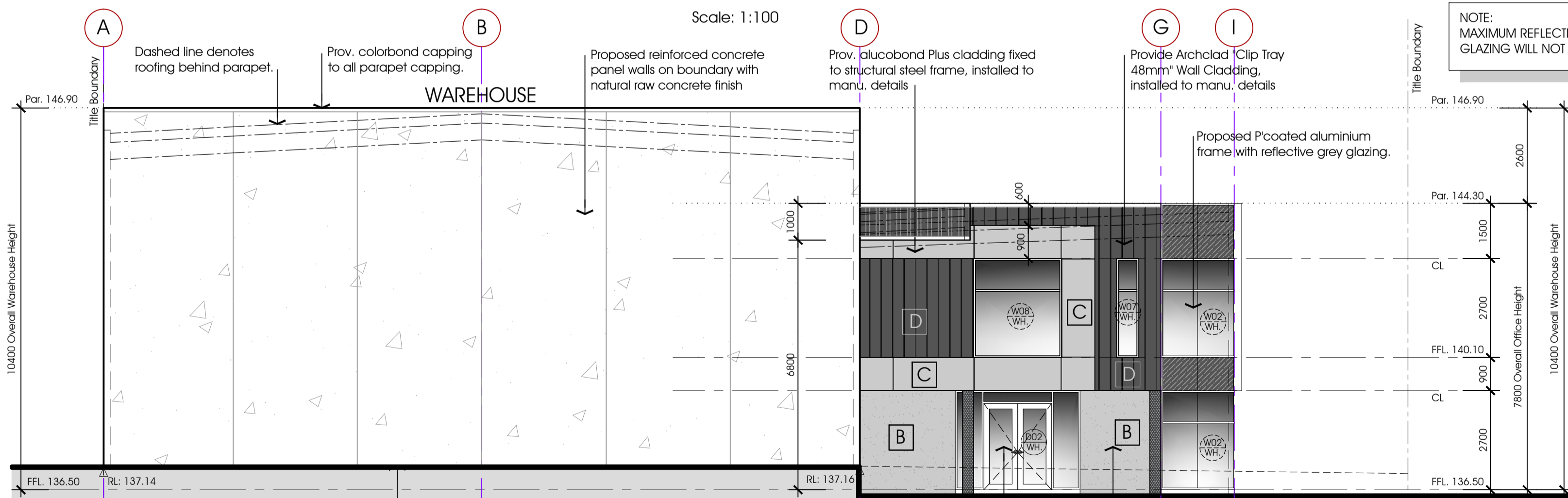
Prov. corrugated finish to concrete panel wall as per approved colours & materials schedule.
Proposed Pcoated aluminium frame with reflective grey glazing.
Prov. alternate textured roll on paint finish to concrete panel wall as per approved colours & materials schedule
Proposed finished ground / pavement line, shown solid. Refer to eng's for pavement levels
Prov. 1.2m high concrete filled steel bollards
Builder to ensure that no part of proposed building encroaches title boundary



North Elevation
Scale: 1:100

NOTE:
MAXIMUM REFLECTIVITY OF ANY
GLAZING WILL NOT EXCEED 20%

920 wide x 2400 high fully glazed pedestrian exit door.
Prov. 1.2m high concrete filled steel bollards
Proposed finished ground / pavement line, shown solid. Refer to eng's for pavement levels
Prov. alternate textured roll on paint finish to concrete panel wall as per approved colours & materials schedule
Proposed Pcoated aluminium frame with reflective grey glazing.
Prov. corrugated finish to concrete panel wall as per approved colours & materials schedule.
Glazed entry doors with safety decals to door leaves, sidelights and any other areas which can be mistaken for openings in accordance with AS1428.1:2009.



East Elevation
Scale: 1:100

NOTE:
MAXIMUM REFLECTIVITY OF ANY
GLAZING WILL NOT EXCEED 20%

Builder to ensure that no part of proposed building encroaches title boundary
Glazed entry doors with safety decals to door leaves, sidelights and any other areas which can be mistaken for openings in accordance with AS1428.1:2009.
Prov. alternate textured roll on paint finish to concrete panel wall as per approved colours & materials schedule
Proposed finished ground / pavement line, shown solid. Refer to eng's for pavement levels



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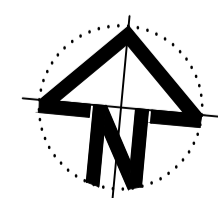
Rev.	Date:	Amendments:
A	07.04.2021	WORKING DRAWINGS - FIRST ISSUE

Rev.	Date:	Amendments:

Project:
PROPOSED WAREHOUSE & OFFICE DEVELOPMENT
At:
LOT 706 JUTLAND WAY, EPPING

Client:
MR. DAN LINDSAY
Drawing Name:
ELEVATIONS

Job No: 200616
Date: 07.04.2021
Scale: 1:100 @ A1
Drawn: J.D.Z
Checked: J.D.Z



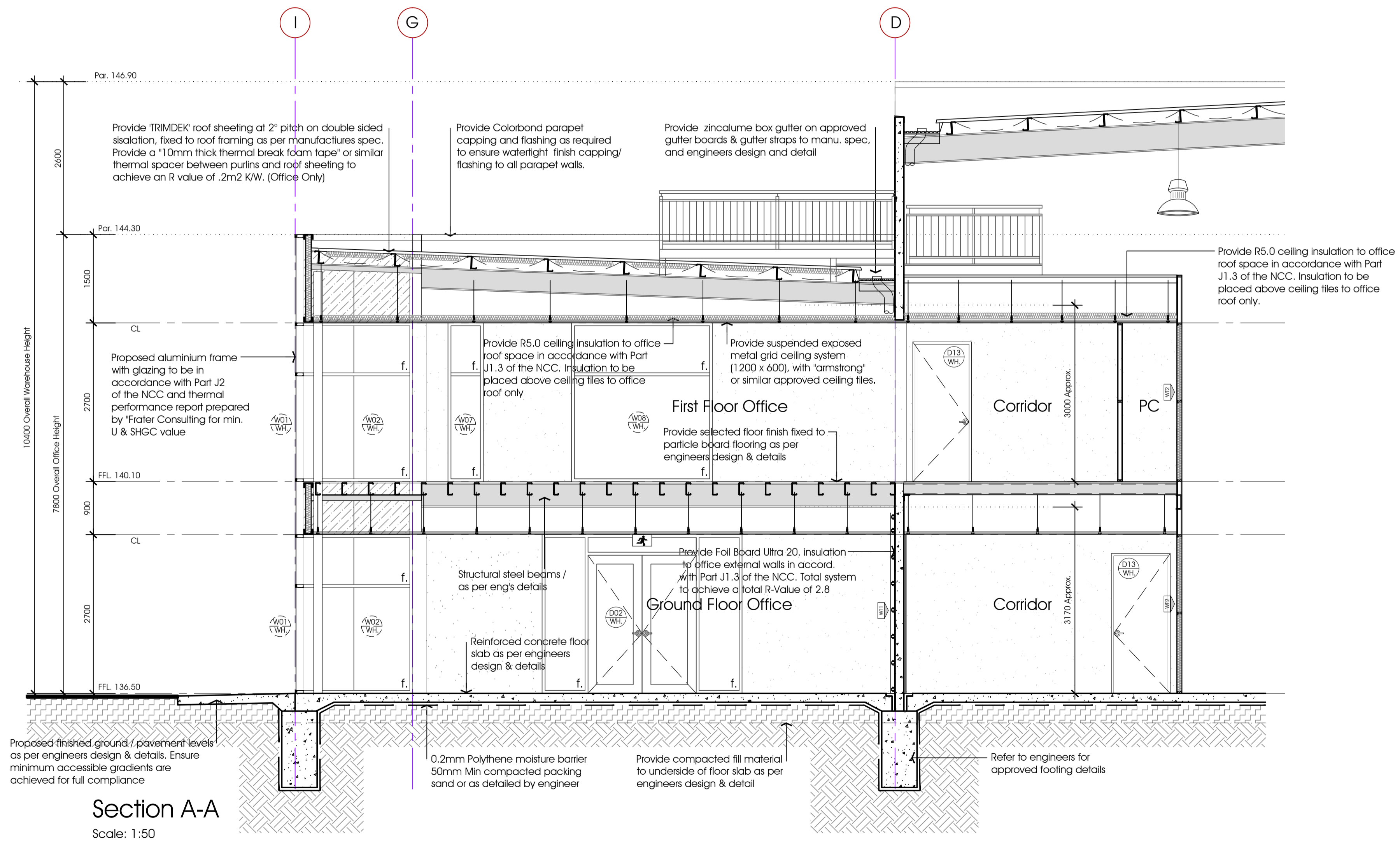
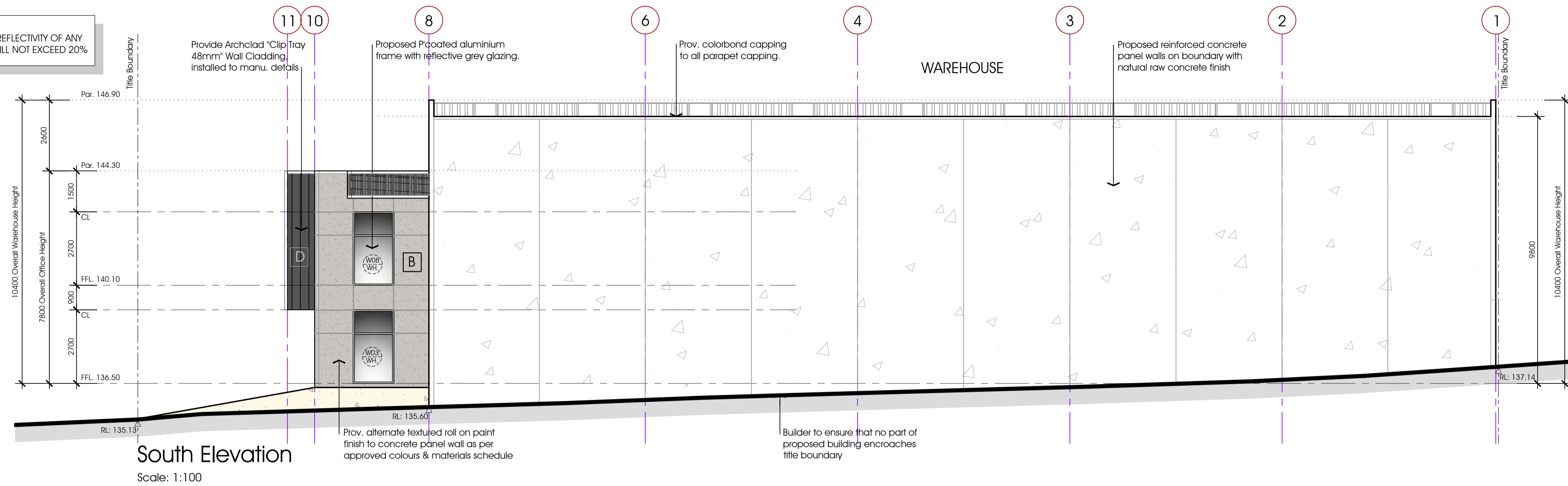
Orientation

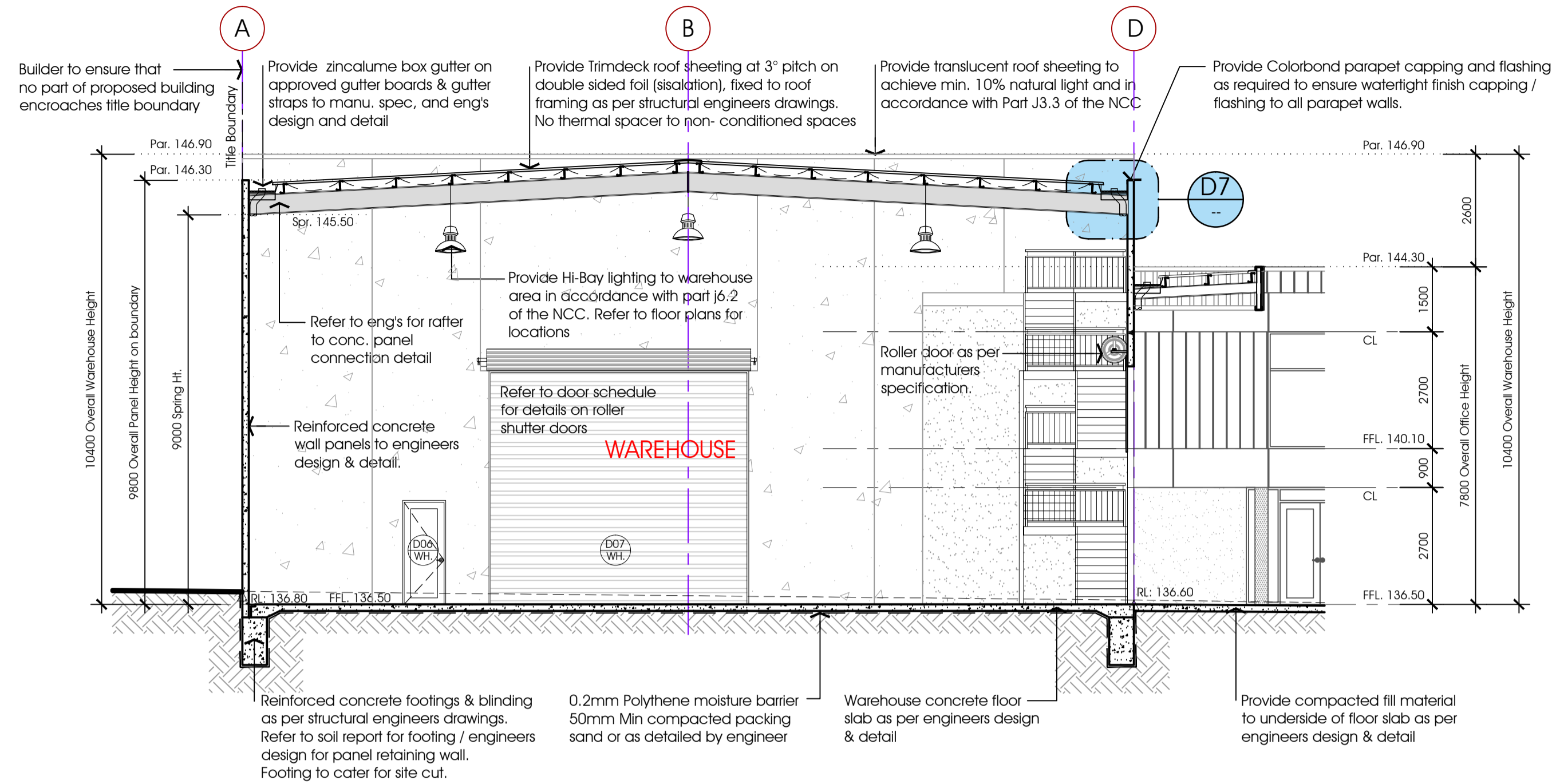
Drawing No:

A05

TENDER ISSUE
DRAWINGS ISSUED FOR DISCUSSION PURPOSES ONLY

NOTE:
MAXIMUM REFLECTIVITY OF ANY
GLAZING WILL NOT EXCEED 20%





Section B-B
Scale: 1:100

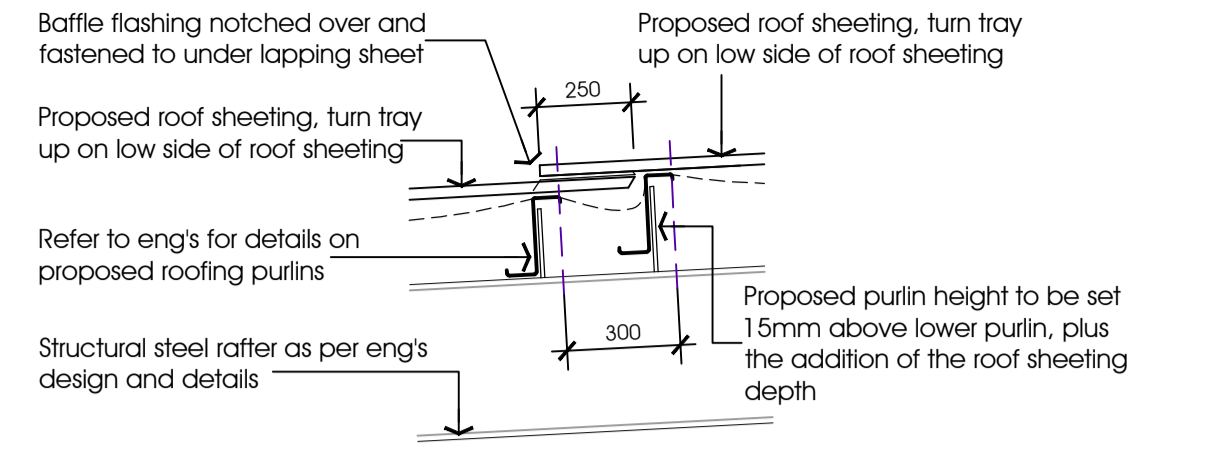
Window Number	Description	Frame Type	Opening Style	Glazing
W001	Parapet	Aluminium	Fixed	Comply with AS1288
W002	Ceiling Level	Aluminium	Fixed	Comply with AS1288
W003	Floor Level	Aluminium	Fixed	Comply with AS1288
W004	Ceiling Level	Aluminium	Fixed	Comply with AS1288
W005	Floor Level	Aluminium	Fixed	Comply with AS1288
W006	Office Window	Aluminium	Fixed	Comply with AS1288
W007	Office Window	Aluminium	Fixed	Comply with AS1288
W008	Office Window	Aluminium	Fixed	Comply with AS1288
W009	Office Window	Aluminium	Fixed	Comply with AS1288
W010	Office Window	Aluminium	Fixed	Comply with AS1288
W011	Office Window	Aluminium	Fixed	Comply with AS1288
W012	Office Window	Aluminium	Fixed	Comply with AS1288
W013	Office Window	Aluminium	Fixed	Comply with AS1288
W014	Office Window	Aluminium	Fixed	Comply with AS1288
W015	Office Window	Aluminium	Fixed	Comply with AS1288
W016	Office Window	Aluminium	Fixed	Comply with AS1288
W017	Office Window	Aluminium	Fixed	Comply with AS1288
W018	Office Window	Aluminium	Fixed	Comply with AS1288
W019	Office Window	Aluminium	Fixed	Comply with AS1288
W020	Office Window	Aluminium	Fixed	Comply with AS1288

Window Schedule 1:100

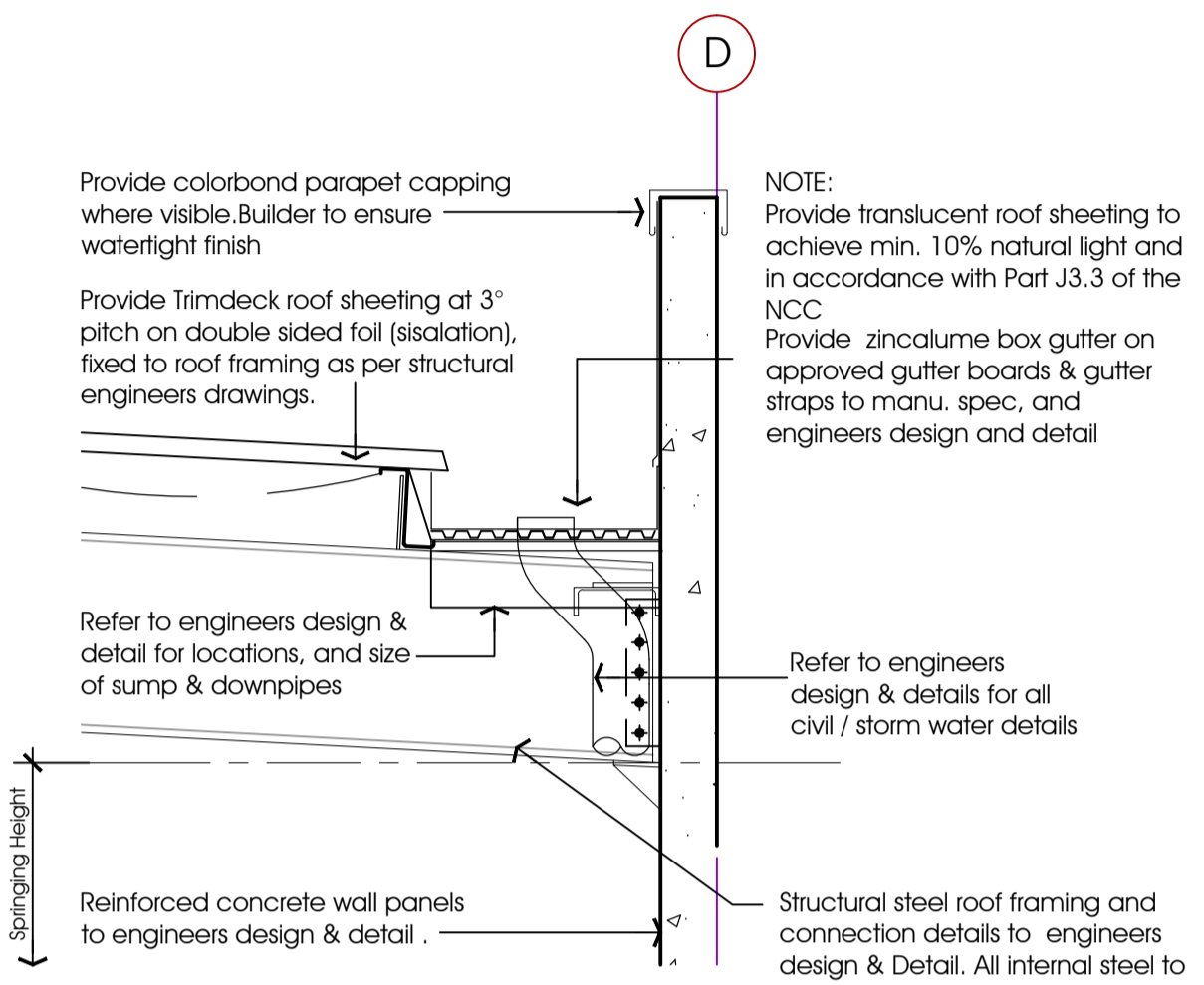
Door Number	Description	Frame Type	Opening Style	Glazing
D001	2 x 920w x 2340h Fully glazed aluminium framed entry door. Glazing to comply with AS1288. Door hardware to comply with AS1428.1:2009. Door to be complete with brush seals all round	Aluminium	Fixed	Comply with AS1288
D002	2 x 920w x 2340h Fully glazed aluminium framed entry door. Glazing to comply with AS1288. Door hardware to comply with AS1428.1:2009. Door to be complete with brush seals all round	Aluminium	Fixed	Comply with AS1288
D003	920w x 2340h aluminium framed with glazed infill self closing exit door to swing in direction of egress in accordance with Part D2 'Construction Of Exits' of the NCC. Door hardware to comply with AS1428.1 - 2009.	Aluminium	Fixed	Comply with AS1288
D004	5500w x 6000w powdercoated electric roller shutter door. Door to also have manual chain operation	Aluminium	Fixed	Comply with AS1288
D005	920w x 2040h timber flush panel hollow core door. Door hardware to comply with AS1428.1 - 2009	Aluminium	Fixed	Comply with AS1288
D006	920w x 2040h aluminium framed with solid clad self closing exit door to swing in direction of egress in accordance with Part D2 'Construction Of Exits' of the NCC. Door hardware to comply with AS1428.1 - 2009.	Aluminium	Fixed	Comply with AS1288

Door Schedule 1:100

NOTE:
REFER TO FLOOR PLAN FOR DIRECTION OF DOOR SWING.
ELEVATIONS FOR SIZING & STYLE PURPOSES ONLY



D8 Roof Expan. Joint Detail (if req)
SCALE 1:20



D7 Boxgutter Detail
SCALE 1:20

Building Sealing Notes:

- ALL EXHAUST FANS MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER.
- A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF THE DOOR AND OPERABLE WINDOW OR THE LIKE IN OFFICES.
- ROOFS, CEILINGS, WALLS, FLOORS AND ANY OPENINGS SUCH AS A WINDOW FRAME, DOOR FRAME, OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR-LEAKAGE AND SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.
- ALL EXIT DOORS & D09 LEADING TO CONDITIONED SPACES MUST HAVE A DOOR CLOSER.

Door Control Notes:

ALL EXIT DOORS AND DOORS IN THE PATH OF TRAVEL TO EXITS ARE TO BE CAPABLE OF BEING OPERATED AT ALL TIMES FROM THE SIDE FACING A PERSON SEEKING EGRESS FROM THE BUILDING WITH A SINGLE HANDED DOWNWARD ACTION OR PUSHING ACTION ON A SINGLE DEVICE WITHOUT THE USE OF A KEY AND LOCATED BETWEEN 900mm and 1100mm ABOVE THE FLOOR LEVEL IN ACCORDANCE WITH CLAUSE D2.21 OF THE NCC & AS1428.1.

ALL DOORS & HANDLES TO COMPLY WITH AS 1428.1:2009 AND DOOR FRAME TO HAVE 30% LUMINANCE CONTRAST TO THE ADJACENT SURFACE. SAFETY DECALS TO DOOR LEAVES, SIDELIGHTS AND ANY OTHER AREAS WHICH CAN BE MISTAKEN FOR OPENINGS. SOLID NON-TRANSPARENT BAND NO LESS THAN 75MM WIDE REQ. WITH THE LOWER EDGE OF THE BAND TO BE 900-1000MM ABOVE FL.

DOOR, WALL AND / OR FRAME COLOURS ACHIEVE A MINIMUM LUMINANCE CONTRAST OF 30% BETWEEN TWO OF THE SURFACES

OUTWARD - OPENING DOORS SHALL HAVE A MECHANISM THAT HOLDS THE DOOR IN A CLOSED POSITION

HANDLES AND LOCKS TO BE LOCATED 900-1100MM AFFL. (AS1428.1:2009 CLAUSE 13.5.3 (A))

HANDLES ARE TO ALLOW FOR THE DOOR TO BE UNLOCKED AND OPENED WITH ONE (AS1428.1:2009 CLAUSE 13.5.2 (A))

D SHAPED LEVER AND PULL HANDLES TO BE PROVIDED TO ALLOW A PERSON WITH LIMITED GRIP TO USE THE HANDLE. (AS1428.1:2009 CLAUSE 13.5.2 (A))

HANDLES TO HAVE A CLEARANCE OF 35-45MM BETWEEN THE HANDLE AND THE DOOR. (AS1428.1:2009 CLAUSE 13.5.2 (B))

D PULL HANDLES ON SLIDING DOORS REQUIRED TO BE 60MM FROM THE DOOR JAMB IN BOTH THE OPEN AND CLOSED POSITION. (AS 1428.1:2009 CLAUSE 13.5.3 (D))

LONG PULL HANDLES WHICH EXTEND BELOW 900MM AFFL ARE NOT TO INTRUDE INTO THE REQUIRED CLEAR OPENING OF THE DOOR (850MM CLEAR OPENING). A GREATER DOOR LEAF SIZE WILL BE REQUIRED WHERE THE DOOR CANNOT OPEN PAST 90 DEGREES. (AS1428.1 CLAUSE 6.3 (C))

DOOR SNIBS ON ALL DOORS REQUIRED TO BE ACCESSIBLE, INCLUDING ACCESSIBLE SANITARY FACILITIES AND AMBULANT CUBICLES TO BE MINIMUM 45MM LONG LEVERS, MEASURED FROM THE CENTRE OF THE SPINDLE. (AS1428.1:2009 CLAUSE 13.5.2 (D))

FORCE TO OPERATE DOORS WITH A DOOR CLOSER FITTED, IS NOT TO EXCEED 20N. (AS1428.1:2009 CLAUSE 13.5.2 (E))

AN AUXILIARY PULL HANDLE OR HORIZONTAL GRABRAIL ON THE CLOSING FACE OF THE DOOR IS REQUIRED ON DOORS THAT ARE NOT SELF-CLOSING. (AS1428.1:2009 CLAUSE 13.5.2 (F) / FIGURE 36)

CONTROLS FOR AUTO DOORS TO BE LOCATED 900-1250MM AFFL, BETWEEN 1000-2000MM FROM THE DOOR OR THE ARC OF A HINGED DOOR AND NOT WITHIN 500MM OF AN INTERNAL CORNER. (AS1428.1:2009 CLAUSE 13.5.3 (C) & (E))

Glazing / Window Notes:

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZES MAY VARY ACCORDING TO MANUFACTURER

WINDOWS ARE TO BE FLASHED ALL AROUND

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:-
(I) ALL ROOMS - WITHIN 500MM VERTICAL OF FLOOR LEVEL.
(II) BATHROOMS - WITHIN 2000MM VERTICAL FROM THE BATH BASE - WITHIN 500MM HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES.
(III) LAUNDRY - WITHIN 1200MM VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300MM VERTICAL OF TROUGH.
(IV) - WITHIN 300MM HORIZONTAL FROM ALL DOORS.
(V) ENSUITE - AS FOR (II).

O = OPENABLE SASH
F = FIXED PANEL
REFER TO PART J REPORT FOR GLAZING & WINDOW FRAME DETAILS

GLAZING ASSEMBLIES ARE TO COMPLY WITH CLAUSE AS1288 - 2006 & AS2047 - 2014 FOR GLASS PARTITIONS.

WHERE DOOR CLOSERS ARE INSTALLED, THE MAXIMUM FORCE TO OPEN IS NOT TO EXCEED 20N.

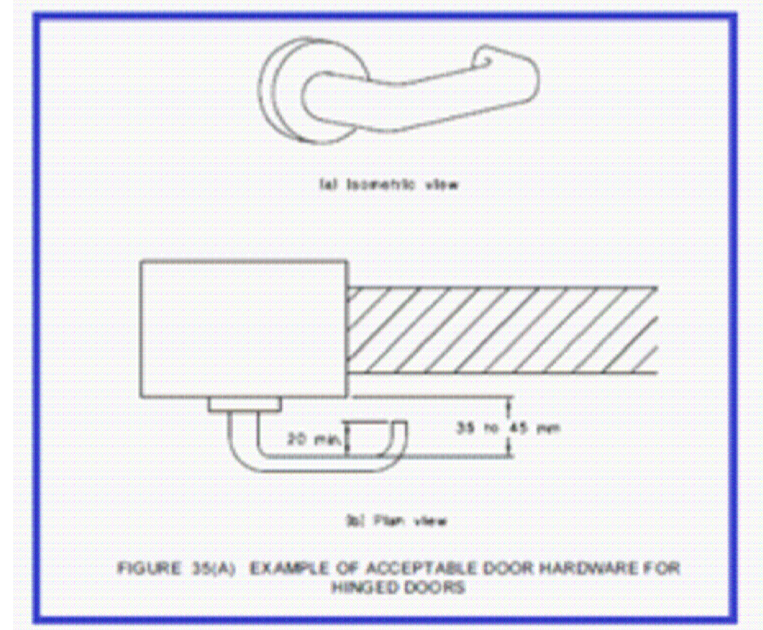
VISUAL INDICATORS IN ACCORDANCE WITH AS1428.1:2009 TO BE PROVIDED TO ALL GLAZED DOORS, SIDELIGHTS AND WINDOWS CAPABLE OF BEING MISTAKEN FOR AN OPENING.

D2.24 PROTECTION OF OPENABLE WINDOWS

(A) A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IS 2 M OR MORE ABOVE THE SURFACE BENEATH IT—
(I) A BEDROOM IN A CLASS 2 OR 3 BUILDING OR CLASS 4 PART OF A BUILDING; OR
(II) A CLASS 9B EARLY CHILDHOOD CENTRE.
(B) WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7 M ABOVE THE FLOOR, A WINDOW OPENING COVERED BY (A) MUST COMPLY WITH THE FOLLOWING:
(I) THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH—
(A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
(B) A SCREEN WITH SECURE FITTINGS
(II) A DEVICE OR SCREEN REQUIRED BY (I) MUST—
(A) NOT PERMIT A 125 MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN;
AND
(B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N AGAINST THE—
(AA) WINDOW RESTRAINED BY A DEVICE; OR
(BB) SCREEN PROTECTING THE OPENING; AND
(C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.
(C) A BARRIER WITH A HEIGHT NOT LESS THAN 865 MM ABOVE THE FLOOR IS REQUIRED TO AN OPENABLE WINDOW—
(I) IN ADDITION TO WINDOW PROTECTION, WHEN A CHILD RESISTANT RELEASE MECHANISM IS REQUIRED BY (B)(I)(C); AND
(II) WHERE THE FLOOR BELOW THE WINDOW IS 4 M OR MORE ABOVE THE SURFACE BENEATH IF THE WINDOW IS NOT COVERED BY (A).
(D) A BARRIER COVERED BY (C) EXCEPT FOR (E) MUST NOT—
(I) PERMIT A 125 MM SPHERE TO PASS THROUGH IT; AND
(II) HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150 MM AND 760 MM ABOVE THE FLOOR THAT FACILITATE CLIMBING.
(E) A BARRIER REQUIRED BY (C) TO AN OPENABLE WINDOW IN—
(I) FIRE-ISOLATED STAIRWAYS, FIRE-ISOLATED RAMPS AND OTHER AREAS USED PRIMARILY FOR EMERGENCY PURPOSES, EXCLUDING EXTERNAL STAIRWAYS AND EXTERNAL RAMPS; AND
(II) CLASS 7 (OTHER THAN CARPARKS) AND CLASS 8 BUILDINGS AND PARTS OF BUILDINGS CONTAINING THOSE CLASSES; MUST NOT PERMIT A 300MM SPHERE TO PASS THROUGH IT.

ALL OFFICE Glazing Details

Windows & Glazed Doors	Required U-Value	Required SHGC
ALL Glazing	?	?



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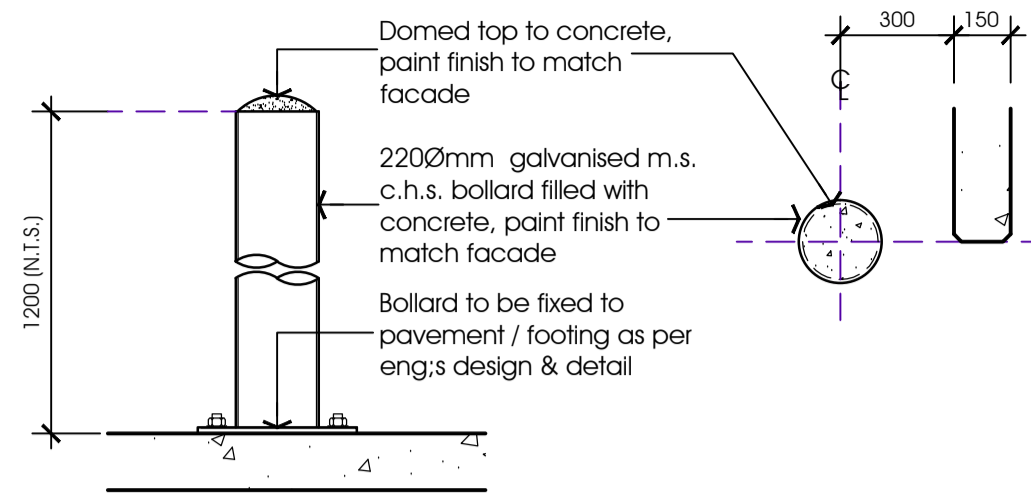
Rev.	Date:	Amendments:

Project: PROPOSED WAREHOUSE & OFFICE DEVELOPMENT
At: LOT 706 JUTLAND WAY, EPPING

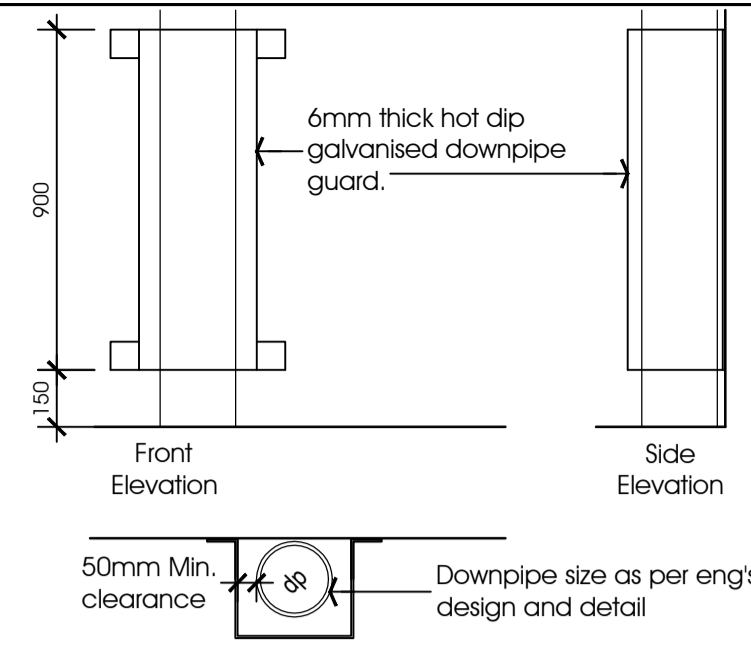
Client: MR. DAN LINDSAY
Drawing Name: SECTION & SCHEDULES

Job No: 200616
Date: 07.04.2021
Scale: 1:100 @ A1
Drawn: J.D.Z
Checked: J.D.Z

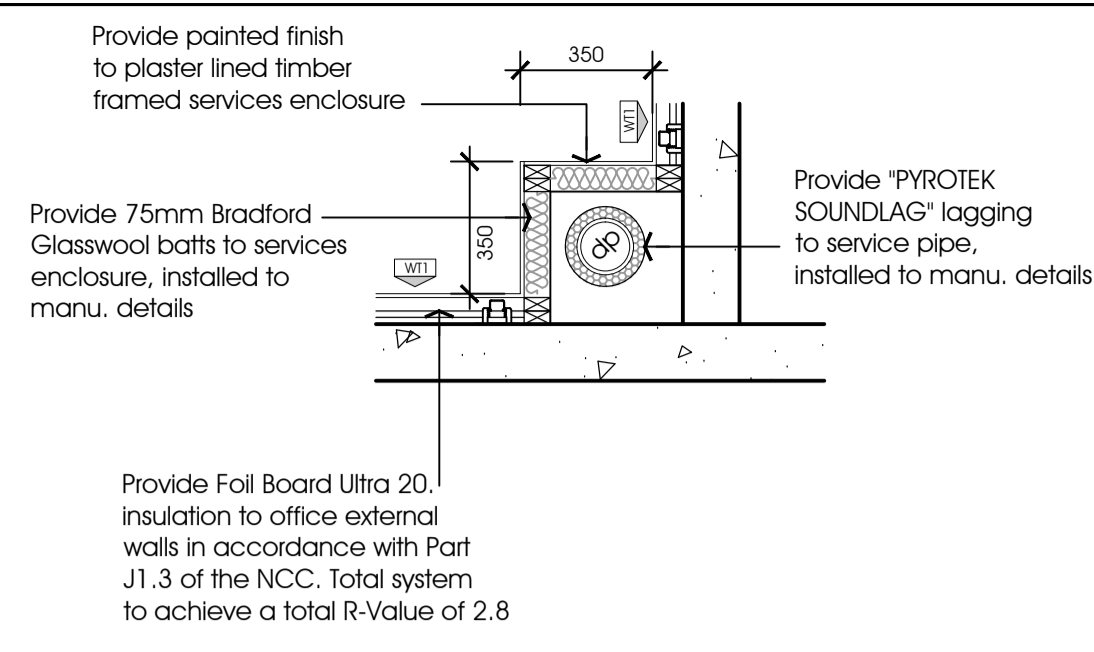
Drawing No: A07
TENDER ISSUE
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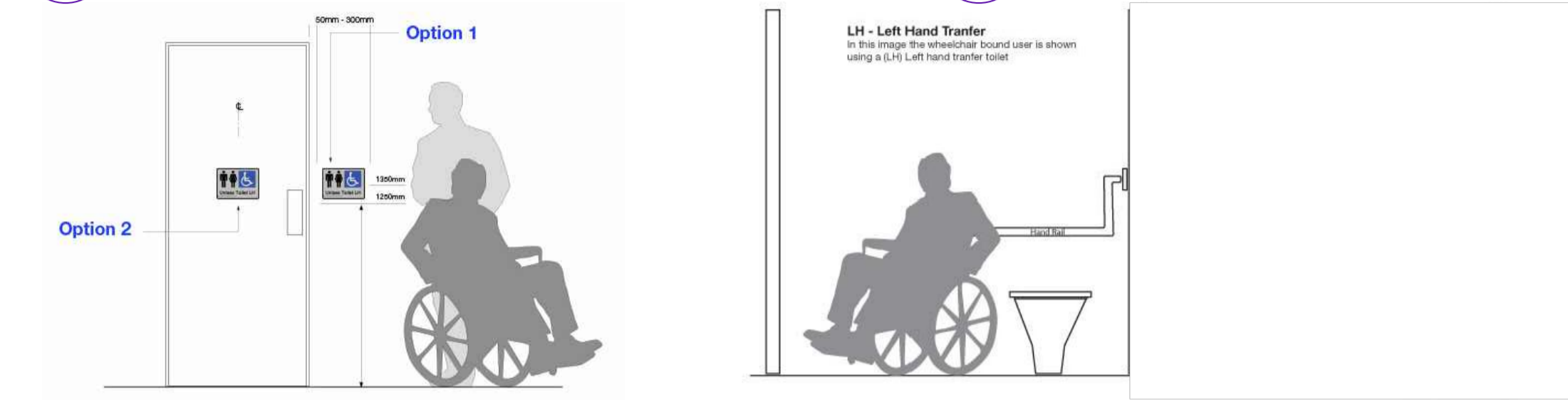
D1 Bollard Plan / Elevation Detail
A02 SCALE 1:20



D2 Downpipe Guard Detail
A02 SCALE 1:20

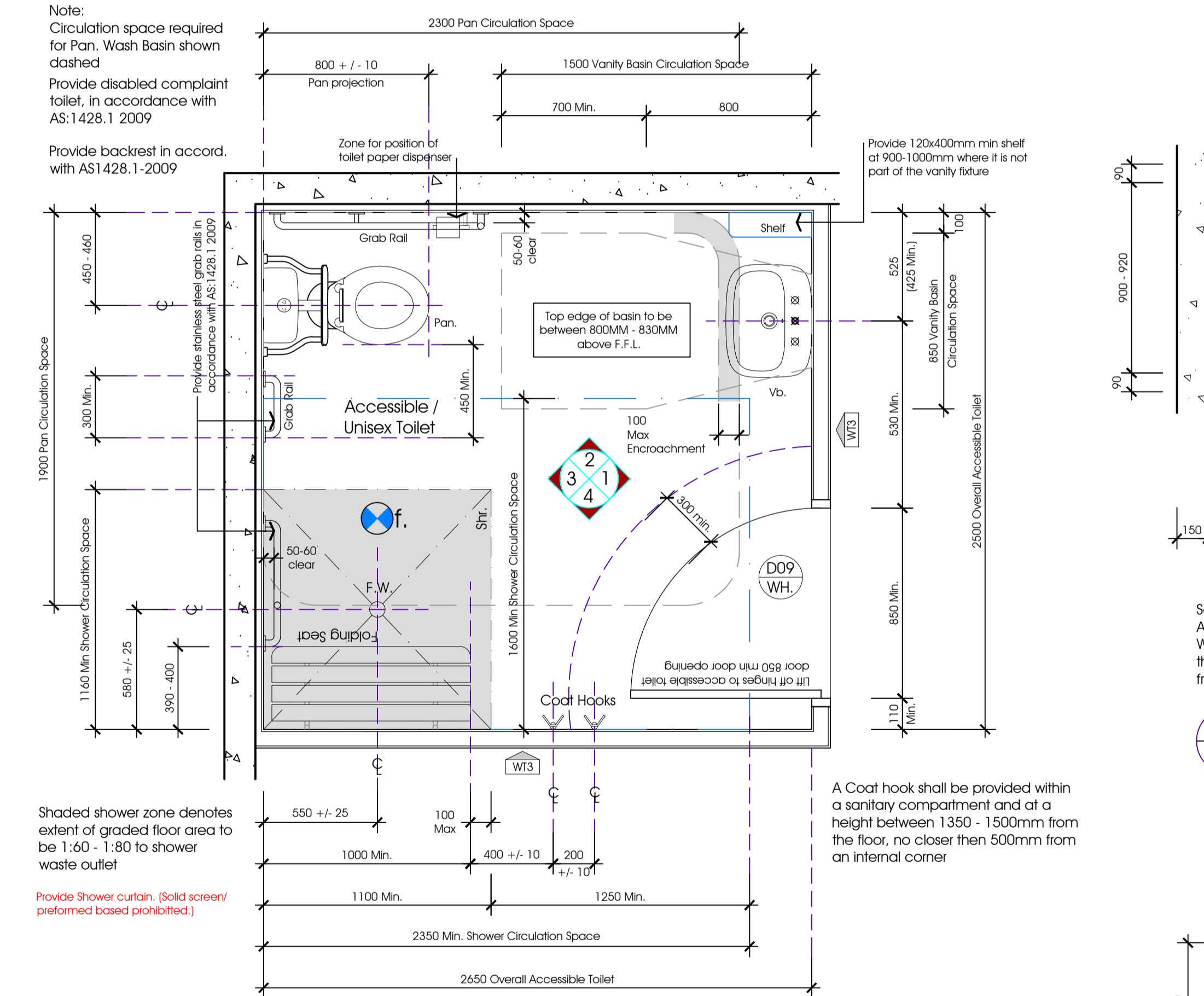


D5 Downpipe Lagging Detail
A03 SCALE 1:20



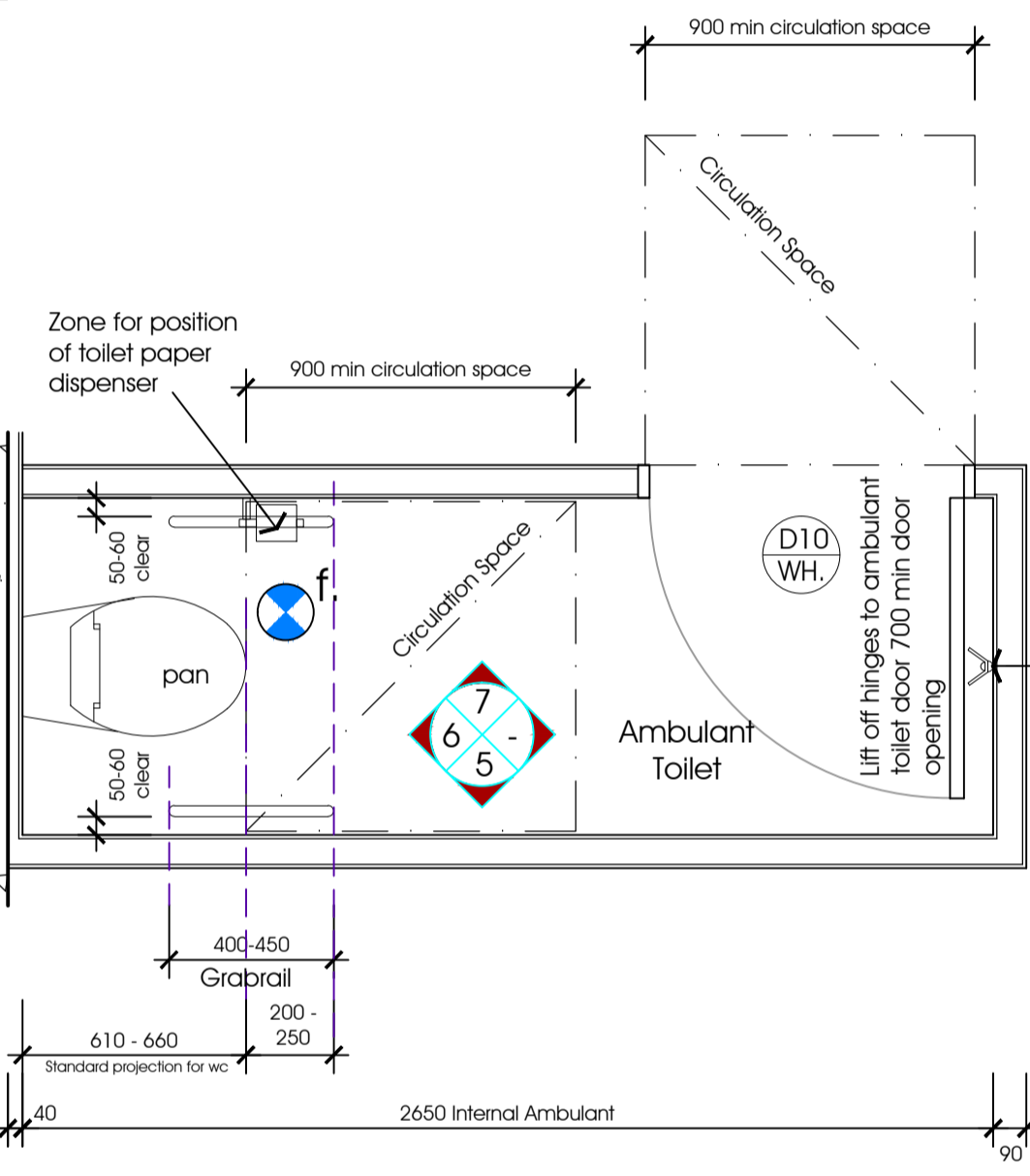
Disabled Signage & Transfer Details

Not to scale (Typical)



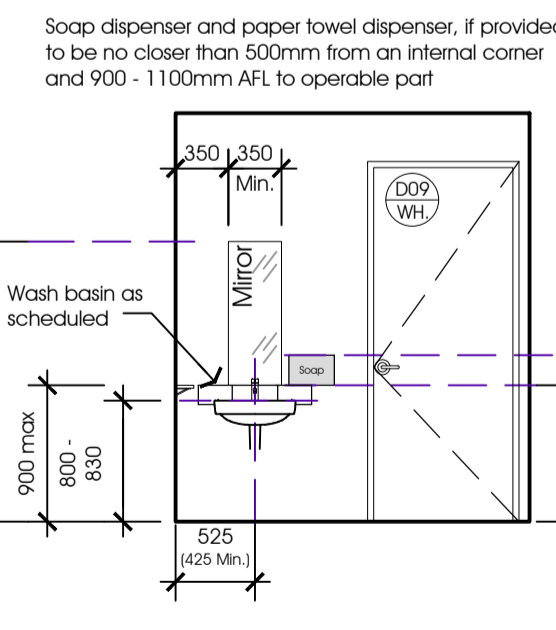
Note: Circulation space required for Pan, Wash Basin shown dashed. Provide disabled complaint toilet, in accordance with AS:1428.1 2009. Provide backrest in accord. with AS1428.1-2009. Provide stainless steel grab rails in accordance with AS:1428.1 2009. Provide shower curtain (Solid screen) performed based prohibited. A Coat hook shall be provided within a sanitary compartment and at a height between 1350 - 1500mm from the floor, no closer than 500mm from an internal corner.

D3 Accessible Toilet (LH- Left Hand Transfer)
A03 SCALE 1:20

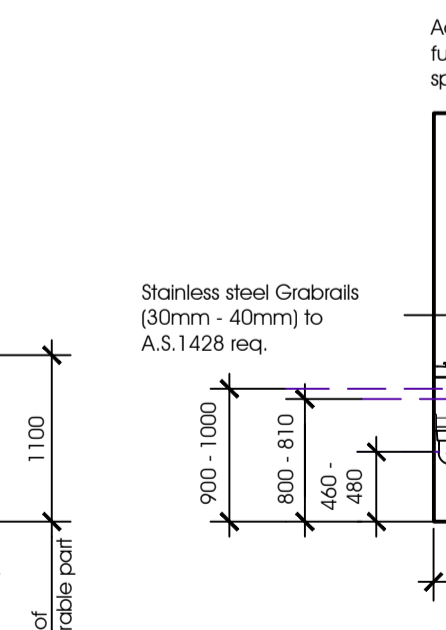


Sanitary compartment for people with ambulant disabilities shall be in accordance with AS 1258.1-2009. Doors shall be provided with an in use indicator and a bolt or catch. Where snib catch is used, the snib handle shall have a minimum length of 45mm from the center of the spindle. In an emergency, the latch mechanism shall be operable from the outside.

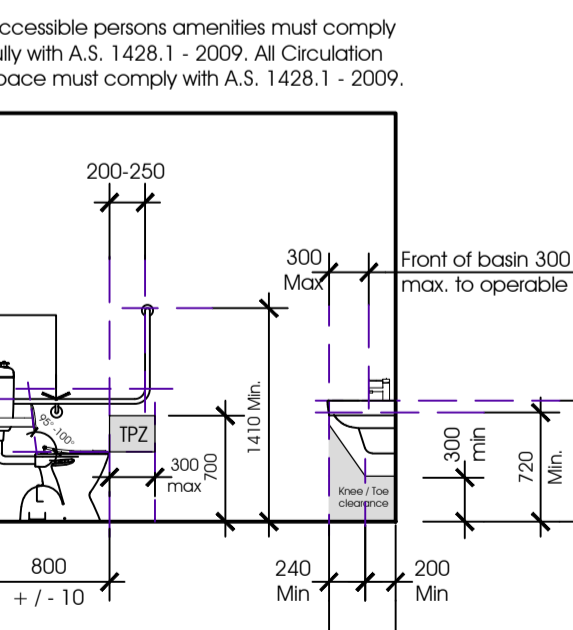
D4 Ambulant Toilet
A02 SCALE 1:20



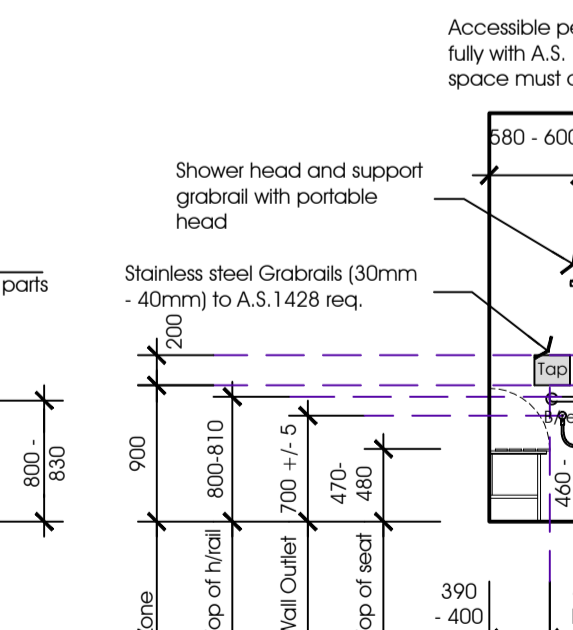
Elevation 1
Scale: 1:50



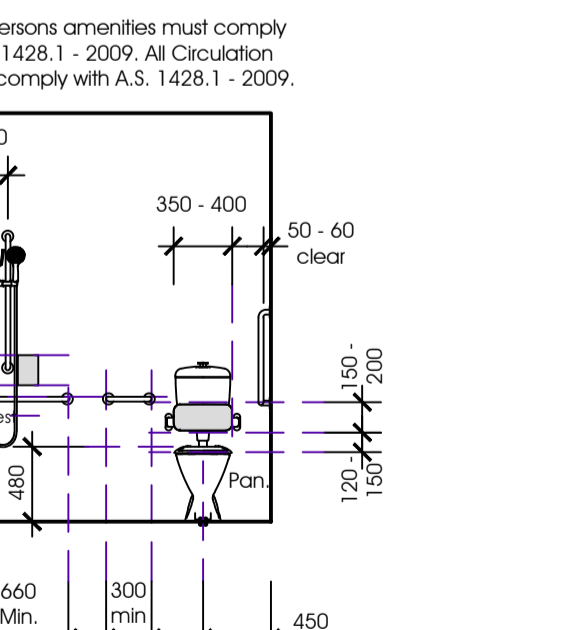
Elevation 2
Scale: 1:50



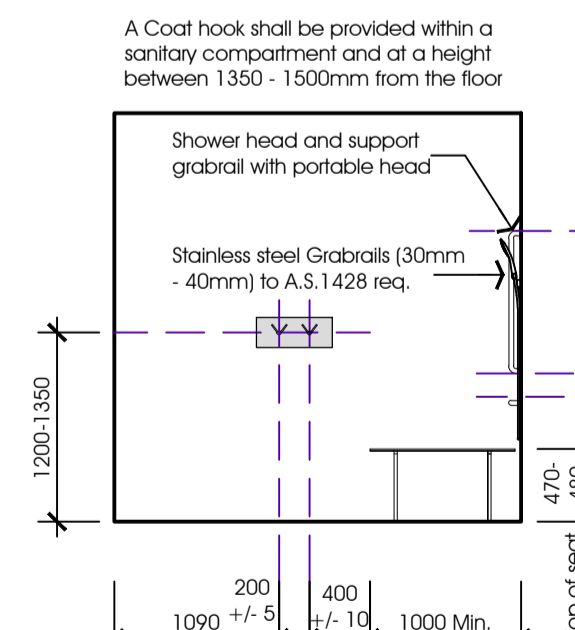
Elevation 3
Scale: 1:50



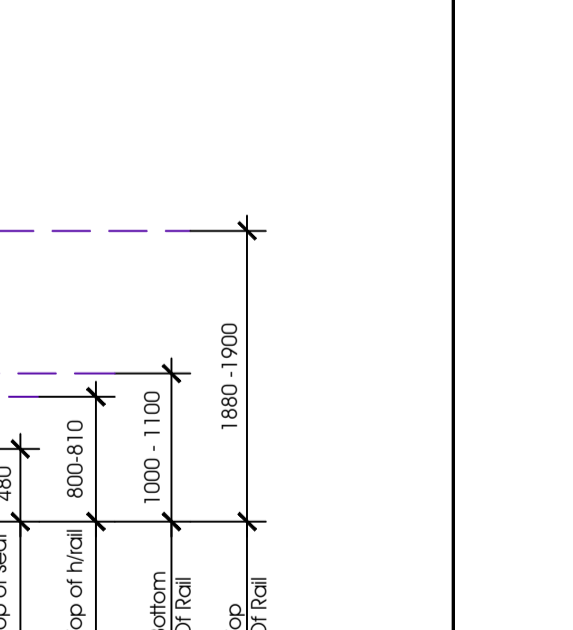
Elevation 4
Scale: 1:50



Elevation 5
Scale: 1:50

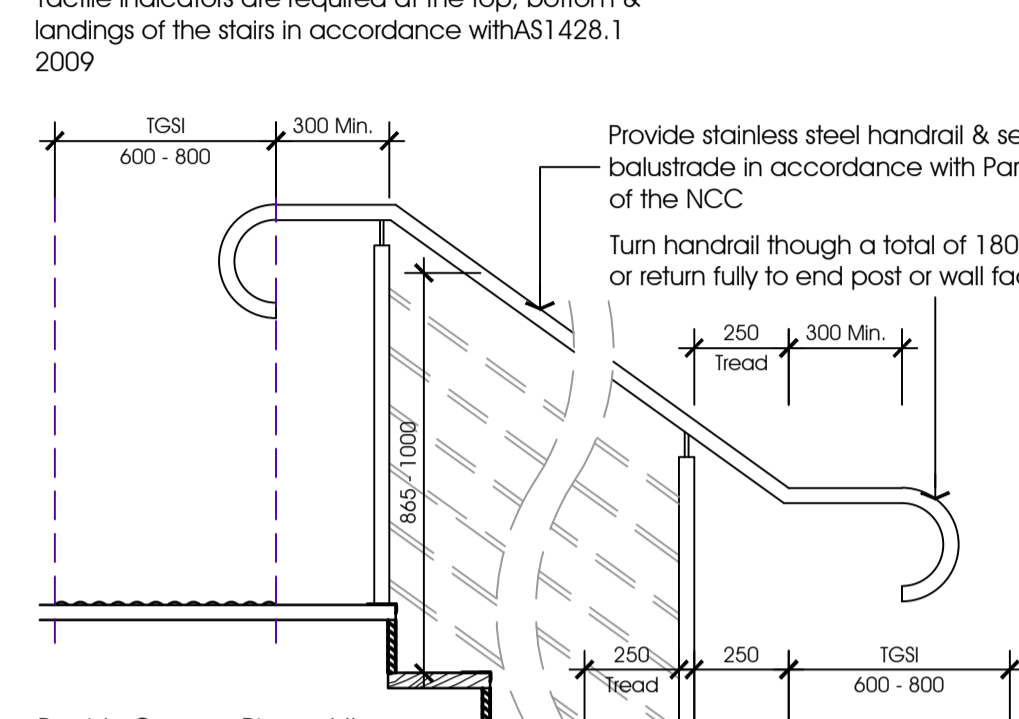


Elevation 6
Scale: 1:50



Elevation 7
Scale: 1:50

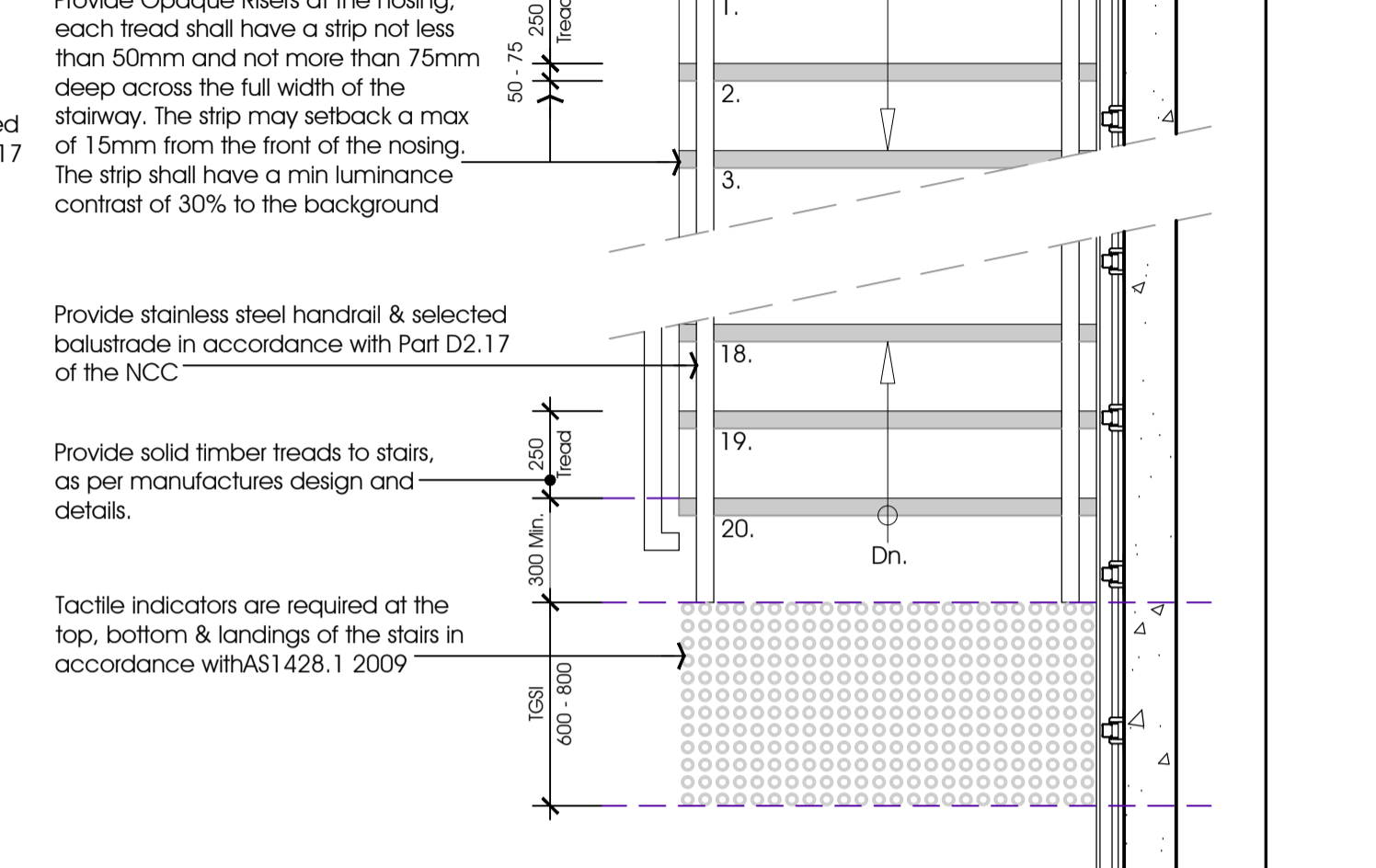
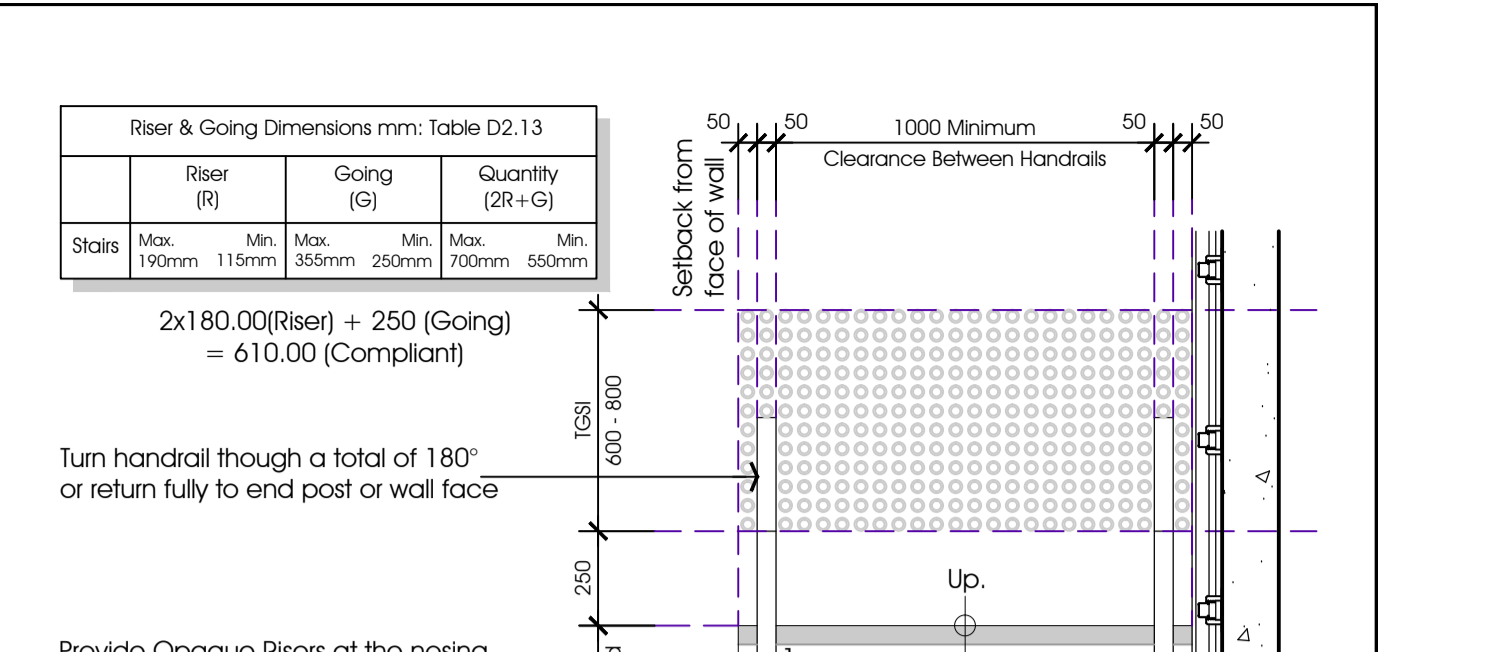
Step sizes to be: risers (r) 190mm maximum and 115mm minimum going (g) 355mm maximum and 250mm minimum 2r + 1g = 700mm maximum and 550mm minimum. All steps landings to have non slip finish or suitable non-skid nosing. Provide balustrades where change in level exceeds 1000mm above the surface to be: 1000mm min. above balconies, landings and 865mm min. above stair nosing or ramps, and vertical with a 125mm maximum gap between balusters. The minimum width of stairs shall be 1000mm min (measured clear of handrails & obstructions). The minimum head room clearance to be 2000mm. Tactile indicators are required at the top, bottom & landings of the stairs in accordance with AS1428.1 2009. Provide stainless steel handrail & selected balustrade in accordance with Part D2.17 of the NCC. Turn handrail though a total of 180° or return fully to end post or wall face. Provide Opaque Risers at the nosing, each tread shall have a strip not less than 50mm and not more than 75mm deep across the full width of the stairway. The strip may setback a max of 15mm from the front of the nosing. The strip shall have a min luminance contrast of 30% to the background.



Provide Opaque Risers at the nosing, each tread shall have a strip not less than 50mm and not more than 75mm deep across the full width of the stairway. The strip may setback a max of 15mm from the front of the nosing. The strip shall have a min luminance contrast of 30% to the background.

WIRE BARRIER CONSTRUCTION in accordance with Table 2.16b NCC 2019. NOTE: Maximum clear distance between posts shall not exceed 1200mm with 3mm wire and 7x7 lay at 80mm spacings and a minimum tension of 818N (Newtons).

D6 Stair Detail
A03 SCALE 1:20



WIRE BARRIER CONSTRUCTION in accordance with Table 2.16b NCC 2019. NOTE: Maximum clear distance between posts shall not exceed 1200mm with 3mm wire and 7x7 lay at 80mm spacings and a minimum tension of 818N (Newtons).

D6A Stair Plan Detail
A03 SCALE 1:20



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Rev.	Date:	Amendments:
A	07.04.2021	WORKING DRAWINGS - FIRST ISSUE

Project: PROPOSED WAREHOUSE & OFFICE DEVELOPMENT
At: LOT 706 JUTLAND WAY, EPPING

Client: MR. DAN LINDSAY
Drawing Name: DETAILS

Job No: 200616
Date: 07.04.2021
Scale: 1:20/50 @ A1
Drawn: J.D.Z
Checked: J.D.Z

Drawing No: A08
TENDER ISSUE
DRAWINGS ISSUED FOR DISCUSSION PURPOSES ONLY