

**NOTES:**  
ALL LEVELS/DIMENSIONS/SETBACKS SHALL BE CHECKED AND VERIFIED BY OWNER/BUILDER OR SUB-CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORKS.

ALL BUILDING WORKS TO CONFORM TO CURRENT NATIONAL CONSTRUCTION CODE (NCC)

DO NOT SCALE PLANS. USE WRITTEN DIMENSIONS ONLY. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEERING AND CIVIL DOCUMENTS.

**EMPLOYEES:**  
MALE: 10  
FEMALE: 10  
TYPE OF CONSTRUCTION: TYPE C  
CLASSIFICATION: CLASS 5 OFFICE  
CLASS 7B WAREHOUSE

**FIRE INDICES:**  
FIRE HAZARD PROPERTIES OF COMBUSTIBLE MATERIAL TO COMPLY TO BCA REGULATION C1.10

**TIMBER:**  
ALL TIMBER FRAMING TO BE TERMITE RESISTANT.

**SIGNAGE FOR DISABLED AMENITIES:**  
ALL SIGNAGE FOR DISABLED AMENITIES TO COMPLY TO BCA REGULATION D3.6 IDENTIFICATION SIGNAGE TO BE POSITIONED BETWEEN 1200mm AND 1600mm FROM FFL

All doorways shall have a minimum luminance contrast of 30% provided between—  
(a) door leaf and door jamb;  
(b) door leaf and adjacent wall;  
(c) architrave and wall;  
(d) door leaf and architrave; or  
(e) door jamb and adjacent wall.  
The minimum width of the area of luminance contrast shall be 50 mm.

**ROLLER SHUTTER DOORS:**  
ROLLER SHUTTERS ARE TO COMPLY WITH BCA CLAUSE D2.19 (b)(iv)(A) WITH OPENING MECHANISM AS FAR AS PRACTICABLE FORM THE OFFICE SECTIONS

**VISUAL INDICATORS:**  
PROVIDE VISUAL INDICATORS TO ANY GLAZING CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING. INDICATORS TO 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 THE PLANE OF THE FINISHED FLOOR LEVEL. REFER TO AS 1428.1:2009 - CLAUSE 6.6.

**EMERGENCY LIGHTS:**  
PROVIDE LIGHTS BY CLEVERTRONICS PTY. LTD. OR SIMILAR. ALL LIGHTS TO BE MAINTAINED TYPE.

CATALOGUE No.	LBS2L4S-DIF-CT
C o PLANE D63	28.1 m
C 90 PLANE D20	28.1 m
MOUNTING HEIGHT	8.0 m

SINGLE SIDED EXIT SIGN CATALOGUE No.	EBL10M-CM
MOUNTING HEIGHT	2.7 m

MINI JUMBO EXIT SIGN CATALOGUE No.	DJE2185-WM
MOUNTING HEIGHT	2.4 m

CATALOGUE No.	DSL10
C o PLANE D20	14.1 m
C90 PLANE D20	14.1 m
MOUNTING HEIGHT	2.7 m

**NATURAL LIGHT: OFFICE**  
REQUIRED: 6.5m<sup>2</sup> ACTUAL: 29.86m<sup>2</sup>

**NATURAL VENTILATION: OFFICE**  
REQUIRED: 3.25m<sup>2</sup> ACTUAL: 5.18m<sup>2</sup>

**NATURAL LIGHT: WAREHOUSE**  
REQUIRED: 87.9m<sup>2</sup> ACTUAL: 192.0m<sup>2</sup>

**NATURAL VENTILATION: WAREHOUSE**  
REQUIRED: 43.95m<sup>2</sup> ACTUAL: 29.5m<sup>2</sup> + MECHANICAL

**MECHANICAL VENTILATION:**  
WAREHOUSE:  
PROVIDE 1 OFF ROTARY ROOF OUTLET VENTILATOR WITH A FLUE OF 450 & CAPACITY 380 l/s

**AMENITIES AND LUNCH ROOM:**  
PROVIDE MECHANICAL VENTILATION IN ACCORDANCE TO AS.1668.2 VIA CEILING MOUNTED FAN MINIMUM 25 l/s PER CUBICAL DUCTED TO EXTERNAL AIR THROUGH ROOF.

**OFFICE:**  
PROVIDE MECHANICAL VENTILATION ACCORDANCE TO AS.1668.2 VIA A/C UNIT MOUNTED ON ROOF OR WALL.

**EXIT DOORS:**  
ALL EXIT DOORS TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY BY A SINGLE HANDED DOWNWARD MOTION. LATCHING DEVICE TO BE LOCATED BETWEEN 900-1100 mm FROM FINISHED FLOOR LEVEL.

**SARKING:**  
ANY SARKING MATERIAL MUST NOT EXCEED 1mm IN THICKNESS AND HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5. PROVIDE AUSMESH UNDER.

**SKYLIGHTS:**  
PROVIDE 760 mm WIDE ACRYLIC SKYLIGHTS AS PER FLOOR PLAN. PROVIDE SAFETY MESH UNDER MINIMUM GRID 300x150x3mm THK

**SELF CLOSERS:**  
PROVIDE SELF CLOSERS TO AIRLOCK DOORS OF AMENITIES AND ANY FIRE DOOR. DO NOT PROVIDE SELF CLOSERS TO WC FOR DISABLED.

**WATER CLOSET DOORS:**  
PROVIDE LIFT UP HINGES TO ALL WATER CLOSET DOORS.

**ACCESS FOR DISABLED:**  
ACCESS FOR PEOPLE WITH DISABILITIES MUST BE PROVIDED BY MEANS OF A CONTINUOUS PATH OF TRAVEL IN ACCORDANCE WITH AS.1428.1:2009. MAX PATH SLOPE 1:40.

**EXTINGUISHERS:**  
EACH EXTINGUISHER TO BE HUNG ON A SUITABLE HOOK.  
PROVIDE 2A 40 B (E) DRYCHEMICAL LOCATED BETWEEN 2m AND 20m FROM ELECTRICAL SWITCHBOARD(S).

○ 9 LITRE WATER TYPE EXTINGUISHER

**FIRE SERVICE:**  
ALL FIRE SERVICE TO COMPLY TO BCA PART E1.4. TAPPING TO BE CONFIRMED ON SITE.

**FIRE PRECAUTIONS DURING CONSTRUCTION:**  
IN A BUILDING UNDER CONSTRUCTION PROVIDE NOT LESS THAN ONE FIRE EXTINGUISHER TO SUIT CLASS A, B & C FIRES AND ELECTRICAL FIRES MUST BE PROVIDED AT ALL TIMES ON EACH STOREY ADJACENT TO EACH REQUIRED EXIT OR STAIRWAY OR EXIT.

**FINISHES TO WET AREAS:**  
TO FLOOR: PROVIDE CERAMIC TILE OR PAINTED CONCRETE FINISH.  
TO WALL: PROVIDE W.R. BOARD WITH 3 COATS OF OIL BASED PAINT OR CERAMIC TILES OVER CEMENT SHEETS AS PER AS3740:2010.

**SERVICE REPORT:**  
THE OWNER IS TO PROVIDE AN ESSENTIAL SERVICE REPORT IN KEEPING WITH THE BUILDING REGULATIONS 2006:1209 & 1210.

**SANITARY TOWEL DISPOSAL:**  
IN FEMALE AMENITIES, AMBULANT WC AND WC FOR DISABLED PROVIDE PROVISION FOR SANITARY TOWEL DISPOSAL.

**HOSEREEL:**  
TO BE EQUIPPED WITH 36 m LIVE HOSE INSTALLED AT A HEIGHT BETWEEN 1500-2400 mm FROM FFL TO CENTRE OF REEL. 32mm ø COPPER PIPE TO BE RUN TO SHUT OFF VALVE AT HOSEREEL. VALVE TO BE PLACED AT 1000mm FROM FFL

### DOOR HARDWARE

**13.5 Door controls**

**13.5.1 General**  
Door controls in, or forming part of, the continuous accessible path of travel shall comply with the requirements of this Clause.

**13.5.2 Design and performance**  
Door handles and related hardware and accessories shall comply with the following:  
The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.

**NOTES:**  
1 Figure 35(A) shows an example of a suitable hinged door handle. Figure 35(B) shows an example of a suitable door handle for sliding doors.  
2 Door handles of 'D' lever type provide an adequate grip for people with hand impairments.

(b) The clearance between the handle and the back plate or door face at the centre grip section of the handle shall be not less than 35 mm and not more than 45 mm.

www.standards.org.au Standards Australia

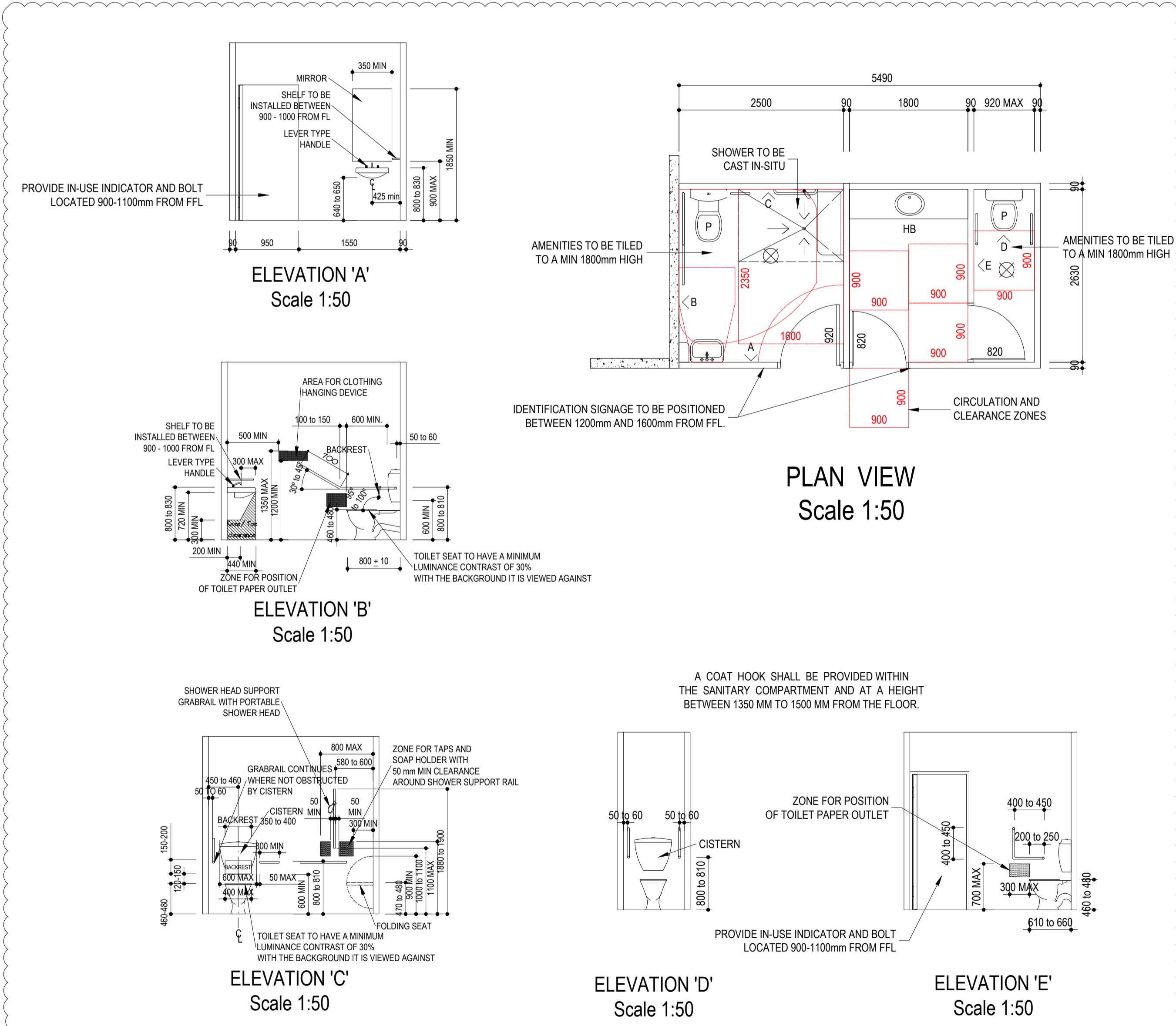
AS 1428.1-2009 64

(c) 'D' type handles shall be provided on sliding doors.  
(d) Where snibs are installed, they shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.  
(e) For doors other than fire doors and smoke doors where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the following:  
(i) To initially open the door ..... 20 N  
(ii) To swing or slide the door ..... 20 N  
(iii) To hold the door open between 60° and 90° ..... 20 N  
(f) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door, as shown in Figure 36.

(a) Isometric view

(b) Plan view

FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS



**JV3 VERIFICATION METHOD REQUIRED PROVISIONS:**  
SEE ATTACHED REPORT WITH SPECIFICATIONS AND DETAILS AND LOCATION OF INSULATION MATERIALS REQUIRED BY HEXICON.

**GLAZING:**  
ALL GLAZING TO COMPLY TO AS. 1288-2006. COMMERCIAL ALUMINIUM FRAMED SECTION TO COMPLY TO AUSTRALIAN STANDARDS FOR MAXIMUM SPANS AS NOTED ON PLANS. GLAZING CONTRACTOR TO CLARIFY STABILITY OF ALUMINIUM FRAME. GLASS TO BE SUPPORTED AT ALL EDGES.

THE BUILDING ENVELOPE MUST BE IN ACCORDANCE AND COMPLY WITH THE SECTION J PERFORMANCE REQUIREMENTS FOR PARTS JP1, JP2 AND JP3. AS SPECIFIED IN THE ATTACHED HEXICON REPORT.

PROVIDE ONE OF THE FOLLOWING GLASS OPTIONS  
1. DOUBLE GLAZED  
CAP-063-18 (CAPRAL)  
6mm CLEAR GLASS/12mm AIR GAP/6mm ENERGY ADVANTAGE

WITH CAPRAL SERIES 425 WINDOW FRAME TO ALL EXTERNAL WINDOWS TO CONDITIONED AREAS

**EXTERNAL GLAZED DOORS**  
PROVIDE SINGLE GLAZED ENERGY ADVANTAGE GLASS WITH CAPRAL SERIES 275 HINGED DOOR FRAME TO ALL EXTERNAL DOORS TO CONDITIONED AREAS

PROVIDE STANDARD CLEAR GLASS WITH CAPRAL SERIES 425 WINDOW FRAME TO ALL WAREHOUSE AND OTHER WINDOWS FOR UNCONDITIONED SPACES.

ANY CHANGE TO THE WALL CONSTRUCTION WOULD REQUIRE RECALCULATION OF THE GLASS TYPES AND MAY REQUIRE AMENDMENTS TO THE QUANTITY AND TYPE OF GLASS.

**INSULATION:**  
ROOF:  
- R1.8 INSULATION BLANKET UNDER ROOF SHEETING WITH DOUBLE SIDED SISOLATION.

**WALLS:**  
- MINIMUM R1.8 INSULATION TO INTERNAL FRAMED WALLS BETWEEN CONDITIONED AREAS AND NON CONDITIONED AREAS (TO CONTINUE TO UNDERSIDE OF INSULATED ROOF OR CEILING) (CONCRETE PANEL WALLS EXCLUDED)  
- MINIMUM R2.5 INSULATION TO EXTERNAL FRAMED WALLS INCLUDING COLORCLAD GLAZED UNITS.

**INTERNAL CEILINGS:**  
- R1.8 INSULATION BLANKET TO GROUND AND FIRST FLOOR CEILINGS, BETWEEN CONDITIONED AND NON CONDITIONED AREAS.

**FLOOR: (IF REQUIRED)**  
- R1.5 BULK INSULATION TO UPPER OFFICE FLOOR WHERE OPEN BELOW (EXTERNAL AREAS)

TYPE OF INSULATION DOCUMENTED THROUGH OUT THIS REPORT IS USED AS A GUIDE. OPTIONAL BRANDS MAY BE USED HOWEVER THEY MUST CONSIDER THE MINIMUM REQUIRED INSULATION VALUES AS PER THE PART J REPORT ATTACHED TO THESE DOCUMENTS.

**ISSUE FOR CONSTRUCTION**

BS QUERIES	D	30/04/2021
BS QUERIES	C	16/04/2021
BS QUERIES	B	05/02/2021
ENERGY REPORT NOTES REVISED	A	19/01/2021
REVISION		

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**PROJECT**  
PROPOSED WAREHOUSE AND OFFICE  
(LOT 37) 39 PALLADIUM CIRCUIT  
CLYDE NORTH

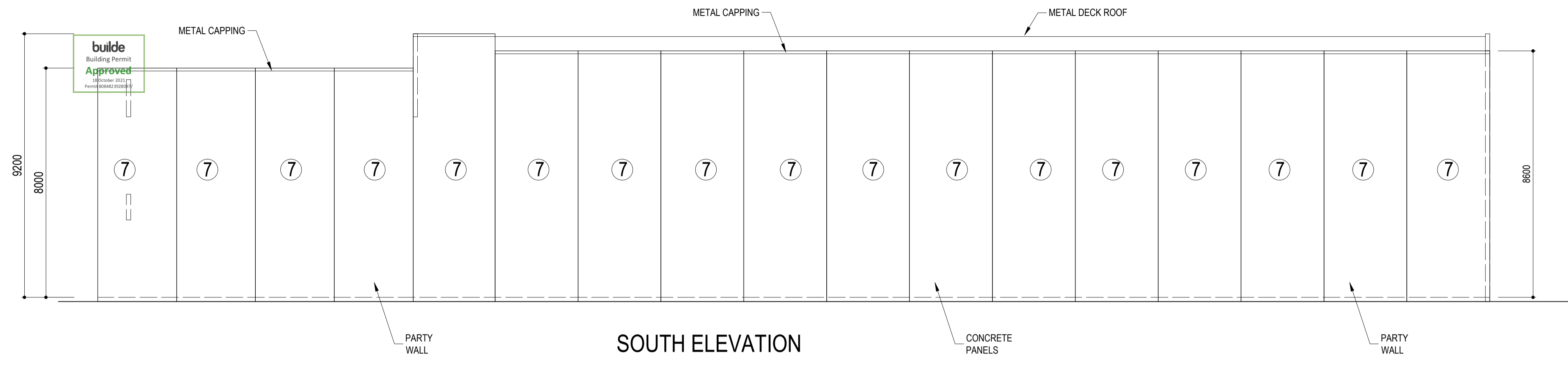
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DRAWN:	J.C	SHEET:	3 OF 12
ISSUE:	D	DRG No:	733



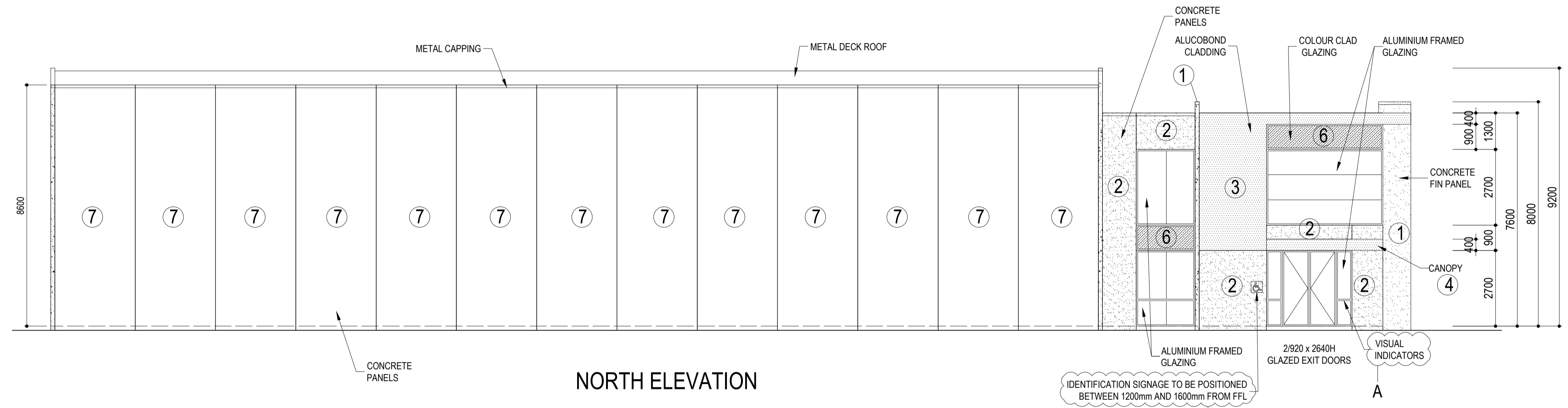
**COLOUR SCHEDULE**

- ① DULUX - TIMELESS GREY
- ② DULUX - TRANQUIL RETREAT
- ③ MARINE BLUE 1460 (ALFREX)
- ④ PURE WHITE 9902 (ALFREX)
- ⑤ COLORBOND - SURFMIST
- ⑥ COLORCLAD - BLACK
- ⑦ NATURAL CONCRETE COLOUR

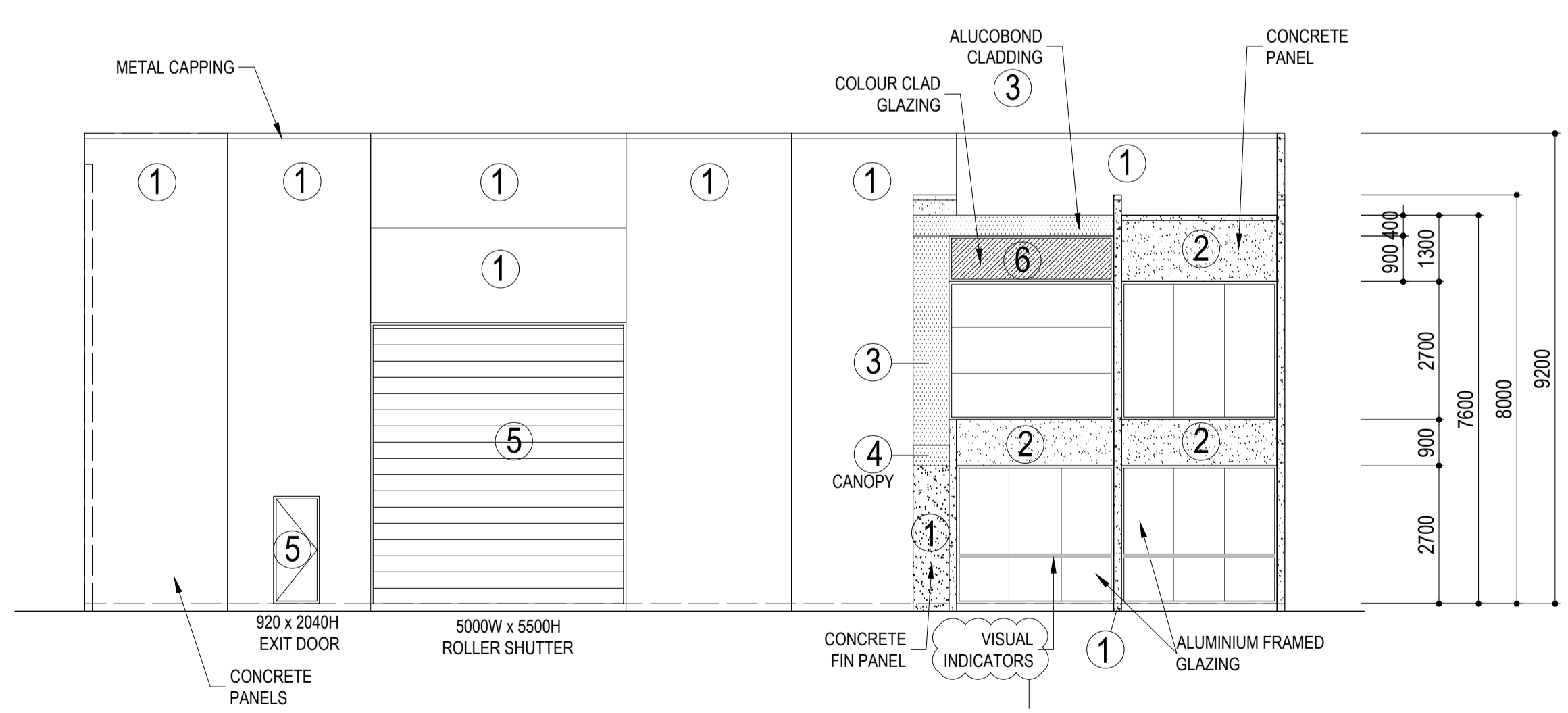
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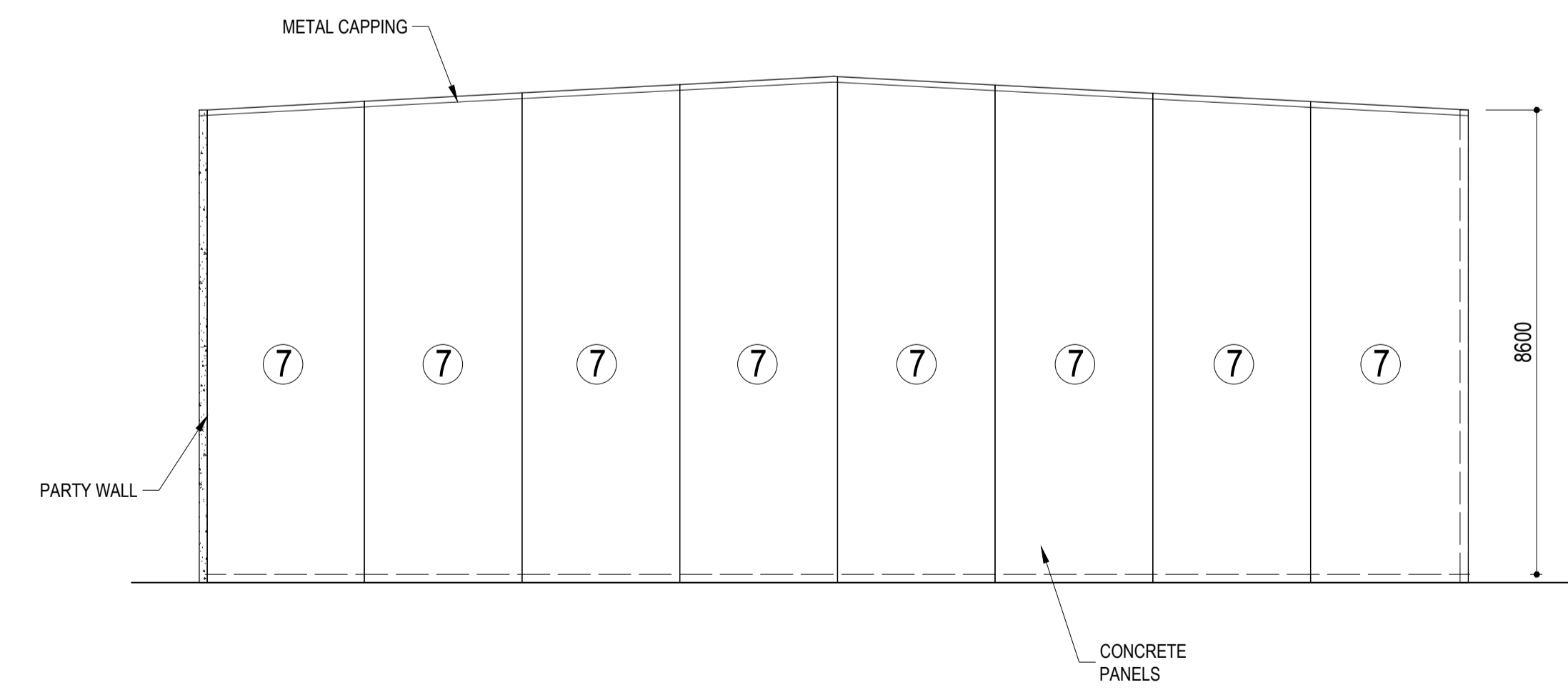
**SOUTH ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

**ISSUE FOR CONSTRUCTION**

REVISION			
BS QUERIES - RIDICULOUS	B	16/04/2021	
BS QUERIES	A	05/02/2021	

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ISSUE:	B	DRG No:	733