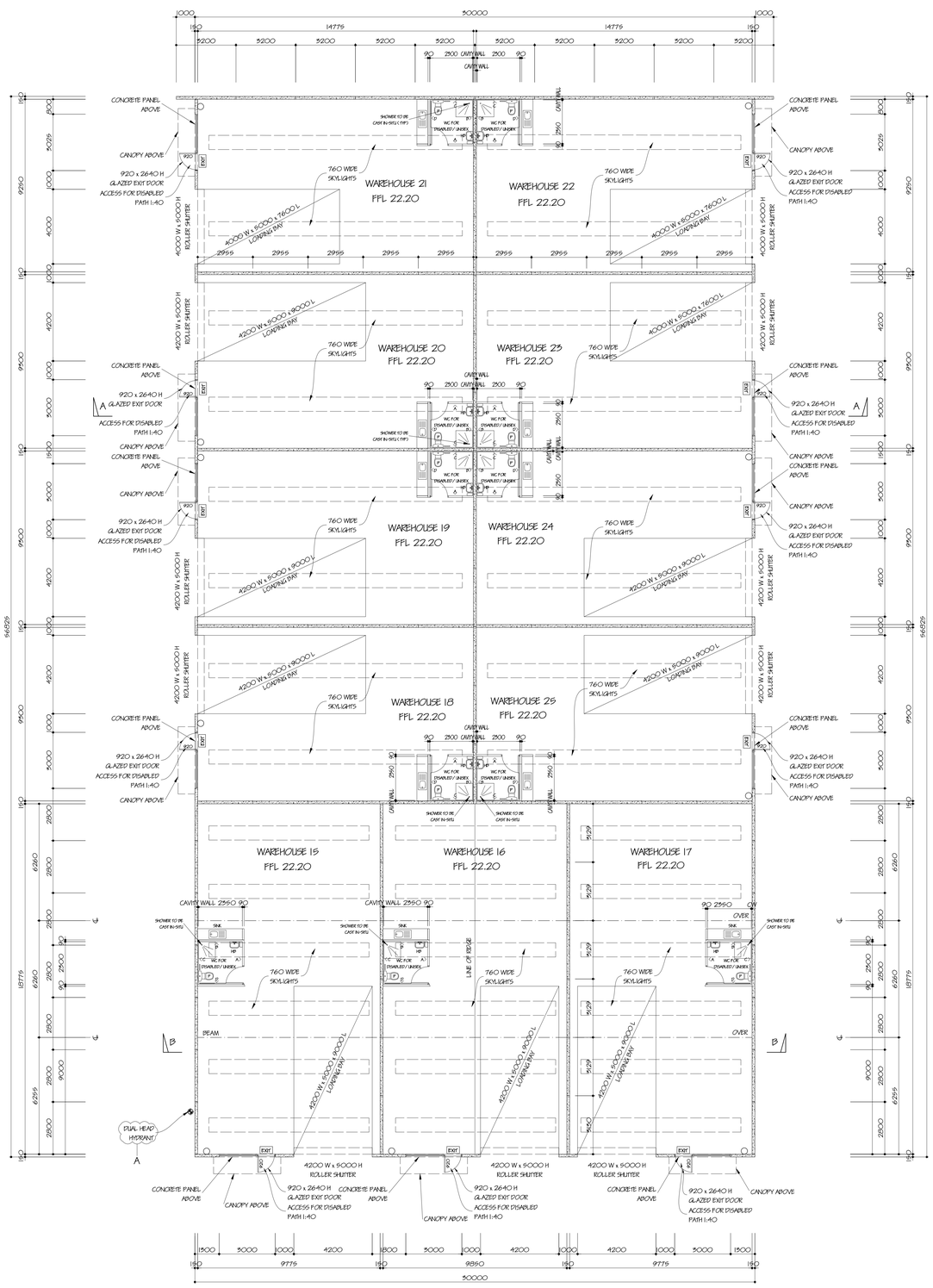
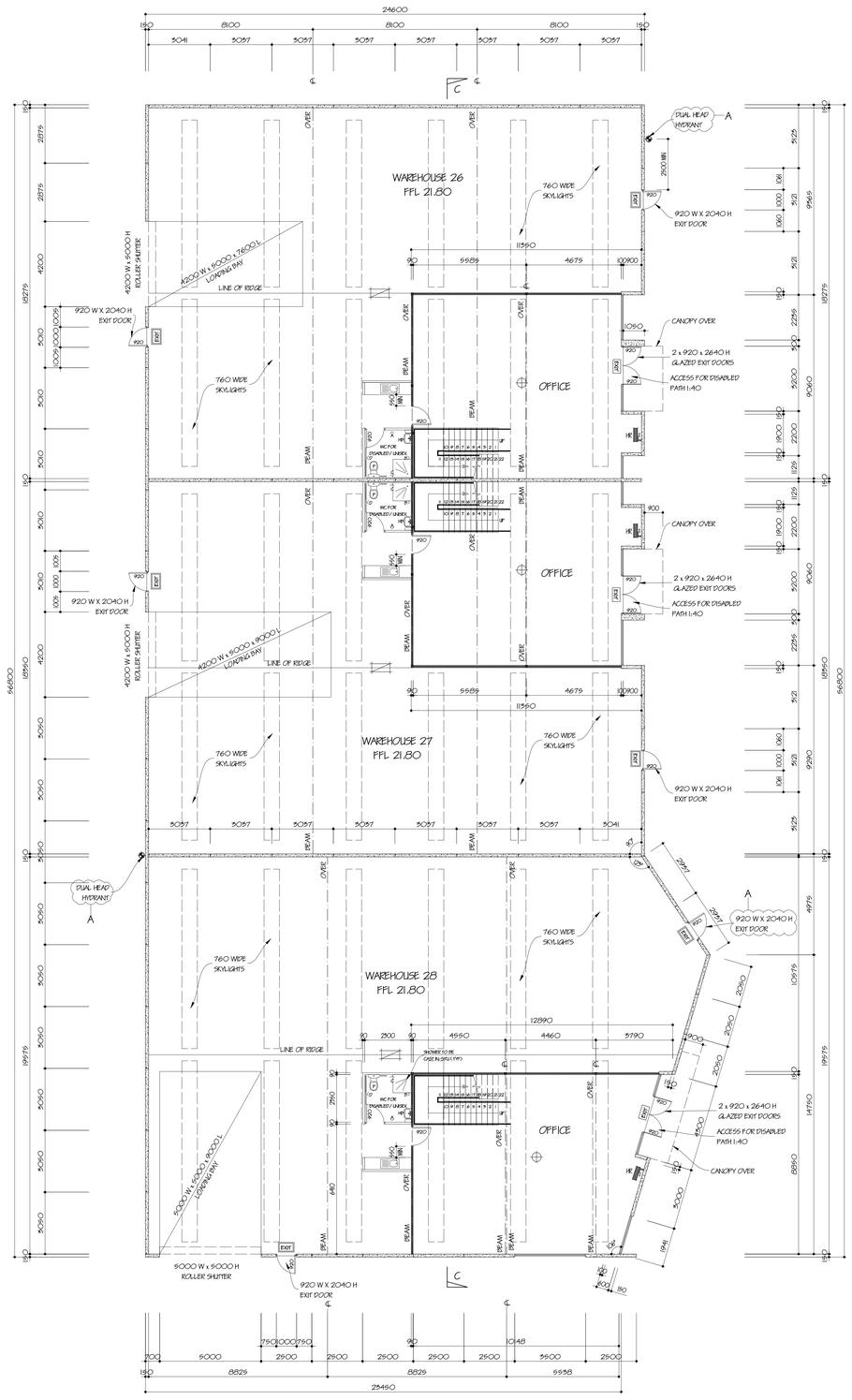


GROUND FLOOR PLAN



EXTINGUISHERS:
EACH EXTINGUISHER TO BE HUNG ON A SUITABLE HOOK. AND TO BE INSTALLED IN ACCORDANCE WITH AS 2444-2005.

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
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.

WALL AND FLOOR FINISHES TO WET AREAS:
TO FLOOR: PROVIDE CERAMIC TILE OR PAINTED CONCRETE FINISH.
TO WALL: PROVIDE WR BOARD WITH 5 COATS OF OIL BASED PAINT OR CERAMIC TILES OVER CEMENT SHEETS AS PER AS9114.0-2010.
FLING FOR SHOWER IN A DISABLED TOILET SHOULD BE A MIN OF 1500 mm FROM SHOWER ROSE.

SERVICE REPORT:
THE OWNER IS TO PROVIDE AN ESSENTIAL SERVICE REPORT IN KEEPING WITH THE BUILDING REGULATIONS 2008 REGULATIONS 2.23 & 2.24.

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

STAIRS:
STAIRS TO BE IN ACCORDANCE WITH AS PART D2.13 & D2.14 OF THE NCC 2019 BUILDING CODE OF AUSTRALIA
TREADS: 250 MIN, RISERS: 190 MAX.
HANDRALS: 1020 mm ABOVE LANDINGS AND 865 mm ABOVE NOSING OF TREAD.
BALUSTERS: MAX 125 mm SPACINGS, MIN DISTANCE BETWEEN TREADS 125 mm.
TREAD NOSING: PROVIDE NON SLIP STRIP TO NOSING OF TREADS, STRIP TO BE NOT LESS THAN 50 mm AND NOT GREATER THAN 75 mm.
PROVIDE TACTILE INDICATORS AT THE TOP & BOTTOM OF STAIRS. NO OPEN TREADS - REQUIRE SOLID RISERS

HOSEREEL:
HR TO BE EQUIPPED WITH 36 m LIVE HOSE INSTALLED AT A HEIGHT BETWEEN 1500-2400 mm FROM FFL TO CENTRE OF REEL. 52 mm x COPPER PIPE TO BE RUN TO SHUT OFF VALVE AT HOSEREEL. VALVE TO BE PLACED AT 1000 mm FROM FFL.
ALL HOSE REELS NOT NEAR EXIT DOORS ARE TO BE PLACED IN PATH OF TRAVEL.

EMPLOYEES PER BUILDING:
MALE: 10 FEMALE: 10

TYPE OF CONSTRUCTION:
OFFICE TYPE C
WAREHOUSE TYPE C

CLASSIFICATION: CLASS 5 OFFICE
CLASS 7B WAREHOUSE

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

SIGNAGE FOR DISABLED AMENITIES:
ALL SIGNAGE FOR DISABLED AMENITIES TO COMPLY TO BCA REGULATION D5.6

SIGNAGE FOR EXIT DOORS:
ALL EXIT DOORS TO BE PROVIDED WITH BRAILLE AND TACTILE SIGNAGE IN ACCORDANCE WITH D5.6

TIMBER:
ALL TIMBER FRAMING TO BE TERMITE RESISTANT.

SWITCHBOARDS:
SWITCHBOARD(S) TO BE ENCLOSED BY NON-COMBUSTIBLE CONSTRUCTION AND SMOKE SEALS.

WATERPROOFING:
WHERE CONCRETE PANELS ARE BELOW NATURAL GROUND LEVEL, PROVIDE BITUMINOUS TANKING MEMBRANE.

ALUMINUM CLADDING SYSTEMS:
ALUMINUM CLADDING MATERIALS TO BE COMPLIANT TO ALL RELEVANT BUILDING CODES AND ARE TO BE INSTALLED TO CONFORM TO BOTH THE MANUFACTURERS SPECIFICATION'S AND ALL RELEVANT LEGEALATION REGULATIONS, STANDARDS, INSTRUCTIONS AND BUILDING CODES.

J1/3 VERIFICATION METHOD REQUIRED PROVISIONS:
SEE ATTACHED REPORT WITH SPECIFICATIONS AND DETAILS AND LOCATION OF INSULATION MATERIALS REQUIRED BY SUSTAINABILITY HOUSE.

GLAZING:
ALL GLAZING TO COMPLY TO AS 1288-2006. COMMERCIAL ALUMINUM FRAMED SECTION TO COMPLY TO AUSTRALIAN STANDARDS FOR MAXIMUM SPANS AS NOTED ON PLANS. GLAZING CONTRACTOR TO CLARIFY STABILITY OF ALUMINUM 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 J1, J2 AND J3, AS SPECIFIED IN THE ATTACHED SUSTAINABILITY HOUSE REPORT.

PROVIDE GLAZING WITH
MIN U-VALUE = 6.90
MIN SHGC = 0.90

WITH CAPRAL SERIES 429 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 429 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.

INTERNAL FRAMED WALLS:
MINIMUM R1.8 BULK 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)

EXTERNAL FRAMED WALLS
MINIMUM R2.0 BULK INSULATION TO EXTERNAL FRAMED WALLS INCLUDING COLORCLADD GLAZED UNITS.

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

LOCATION OF PART J WALL INSULATION

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.

METAL DECK ROOF:
PROVIDE STANDARD ZINCALUME TO OFFICE ROOF SHEETING. (SA = 0.45) OR SIMILAR

LIGHT & VENTILATION SCHEDULE			
WAREHOUSE 15	REQUIRED	ACTUAL	
LIGHT	19.00 m²	59.10 m²	
VENTILATION	9.50 m²	23.00 m²	
WAREHOUSE 16	REQUIRED	ACTUAL	
LIGHT	19.00 m²	59.10 m²	
VENTILATION	9.50 m²	23.00 m²	
WAREHOUSE 17	REQUIRED	ACTUAL	
LIGHT	19.00 m²	59.10 m²	A
VENTILATION	9.50 m²	23.00 m²	
WAREHOUSE 18	REQUIRED	ACTUAL	
LIGHT	14.20 m²	20.65 m²	
VENTILATION	7.10 m²	23.00 m²	
WAREHOUSE 19	REQUIRED	ACTUAL	
LIGHT	14.20 m²	20.65 m²	
VENTILATION	7.10 m²	23.00 m²	
WAREHOUSE 20	REQUIRED	ACTUAL	
LIGHT	14.20 m²	20.65 m²	
VENTILATION	7.10 m²	23.00 m²	
WAREHOUSE 21	REQUIRED	ACTUAL	
LIGHT	14.20 m²	20.65 m²	
VENTILATION	7.10 m²	23.00 m²	
WAREHOUSE 22	REQUIRED	ACTUAL	
LIGHT	14.20 m²	20.65 m²	
VENTILATION	7.10 m²	23.00 m²	
WAREHOUSE 23	REQUIRED	ACTUAL	
LIGHT	14.20 m²	20.65 m²	
VENTILATION	7.10 m²	23.00 m²	
WAREHOUSE 24	REQUIRED	ACTUAL	
LIGHT	14.20 m²	20.65 m²	
VENTILATION	7.10 m²	23.00 m²	
WAREHOUSE 25	REQUIRED	ACTUAL	
LIGHT	14.20 m²	20.65 m²	
VENTILATION	7.10 m²	23.00 m²	
WAREHOUSE 26	REQUIRED	ACTUAL	
LIGHT	44.80 m²	79.12 m²	
VENTILATION	22.40 m²	29.00 m²	
WAREHOUSE 27	REQUIRED	ACTUAL	
LIGHT	44.80 m²	79.12 m²	
VENTILATION	22.40 m²	29.00 m²	
WAREHOUSE 28	REQUIRED	ACTUAL	
LIGHT	50.80 m²	80.71 m²	B
VENTILATION	25.40 m²	27.00 m²	C

AMENITIES:
PROVIDE MECHANICAL VENTILATION IN ACCORDANCE TO AS1668.2 VIA CEILING MOUNTED FAN MINIMUM 25 l/s PER CLEICAL EXUCTED TO EXTERNAL AIR THRU ROOF.

OFFICE AND LUNCH ROOM:
PROVIDE MECHANICAL VENTILATION ACCORDANCE TO AS1668.2 VIA A/C UNIT MOUNTED ON ROOF.

ARTIFICIAL LIGHTING:
ARTIFICIAL LIGHTING TO BE IN ACCORDANCE WITH AS1680.0

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

C 90	CATALOGUE No.	LS92.45-DIP-CT
	C @ PLANE D65	281 m
	C 90 PLANE D65	281 m
	MOUNTING HEIGHT	8.0 m
	SINGLE SIDED EXIT SIGN	
EXIT	CATALOGUE No.	EB10M-CM
	MOUNTING HEIGHT	2.7 m
	MINI JUMBO EXIT SIGN	
EXIT	CATALOGUE No.	EJ.E15M-WM
	MOUNTING HEIGHT	2.4 m
	CATALOGUE No.	DS.10
	C @ PLANE D20	141 m
	C 90 PLANE D20	141 m
	MOUNTING HEIGHT	2.7 m

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.
(A) IF SERVING AN AREA REQUIRED TO BE ACCESSIBLE BY PART D5:
- BE SUCH THAT THE HAND OF A PERSON WHO CAN NOT GRIP WILL NOT SLIP FROM THE HANDLE DURING THE OPERATION OF THE LATCH.
- HAVE A CLEARANCE BETWEEN THE HANDLE AND THE BACK PLATE OR DOOR FACE AT THE CENTRE GRIP SECTION OF THE HANDLE NOT LESS THAN 35mm AND NOT MORE THAN 45mm

DIVIDING WALLS / FIRE WALLS:
ALL DIVIDING WALLS TO HAVE A FIRE RATING F.R.L. 90/90/90. ANY GAP BETWEEN TOP OF PANEL AND METAL DECK ROOF PROVIDE FIRE BLANKET.

SARKING:
ANY SARKING MATERIAL MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 9. PROVIDE ALUMESH UNDER.

SKYLIGHTS:
PROVIDE 760 mm WIDE ACRYLIC SKYLIGHTS AS PER FLOOR PLAN. PROVIDE SAFETY MESH UNDER MINIMUM GRID 300x150 mm TYP.

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 AS1428.1-2009. MAX PATH SLOPE 1:40.

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

05/11/2020	A	B5 QUERIES

REVISION

All levels and dimensions to be checked and verified by relevant Builder prior to commencement of construction

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PROJECT
PROPOSED WAREHOUSE AND OFFICE DEVELOPMENT AT LOT 1 KOO WEE RUP ROAD, PAKENHAM.

CLIENT

DATE	MAY '20	SCALE	1:100
DRAWN	TN	SHEET	4 OF 22
DRG No 6000/20		AO	ISSUE A