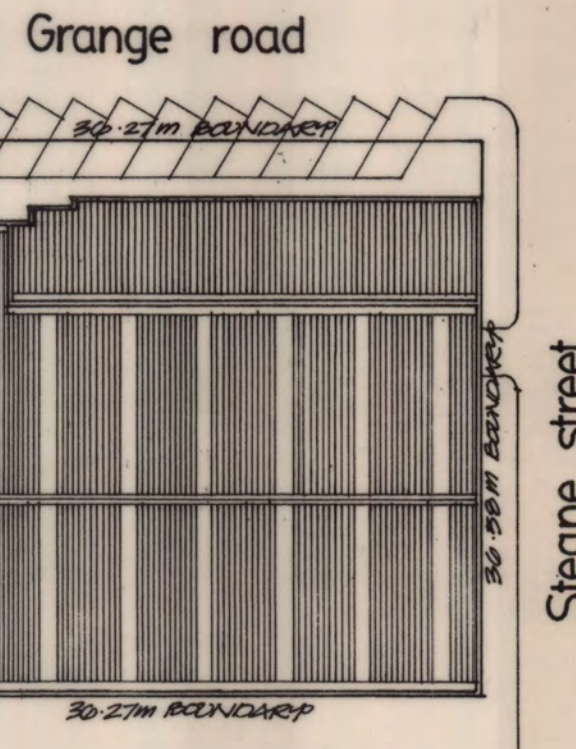
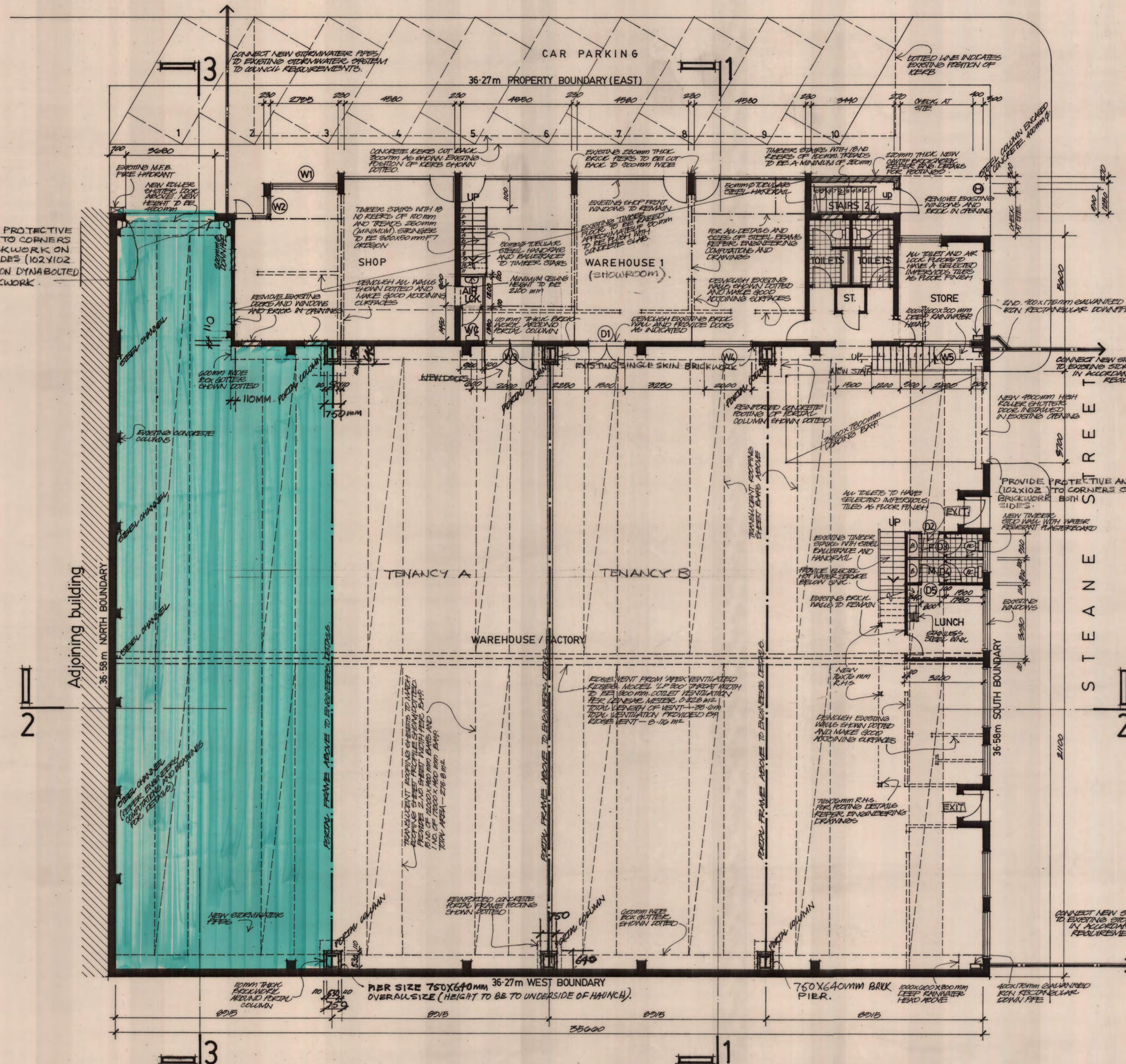


GRANGE ROAD

AREA ANALYSIS (FOR SUBDIVIDED BLDG).
 TENANCY A - WAREHOUSE - 303 m²
 - SHOWROOM - 136 m²
 TENANCY B - 475 m²
 FIRST FLOOR - 221 m²
 THIS COULD BE DIVIDED INTO 2 OR BETTER ALLOCATE TO TENANCY B.



SITE PLAN 1:500

GENERAL NOTES

CONNECT ALL SEWER/WATER PIPES TO EXISTING SEWER/WATER DRAINS IN ACCORDANCE WITH THE COUNCIL REQUIREMENTS.
 ALL GLASS THICKNESSES TO BE IN ACCORDANCE WITH AS 1288 PART 1-3 1970 SAA GLASS INSTALLATION CODE FOR SHEFFRONT WINDOWS
 UP TO 4.5M² - 4MM NOMINAL THICK GLASS.
 UP TO 6.0M² - 5MM NOMINAL THICK GLASS.
 UP TO 9.7M² - 6MM NOMINAL THICK GLASS.
 PROVIDE SELECTED IMPERVIOUS FLOOR TILES TO ALL TOILETS AND AIR LOCKS. PROVIDE SELECTED IMPERVIOUS WALL TILES UP TO 1800MM IN ALL TOILETS AND AIR LOCKS.
 INSTALL AUTOMATIC DOOR CLOSERS TO ALL DOORS IN TOILETS AND AIR LOCKS.
 ALL WALLS ABOVE THE TILE LINE IN TOILETS AND AIR LOCKS TO BE PAINTED SEMI GLOSS ENAMEL PAINT AS SELECTED.
 FOR ALL STRUCTURAL DETAILS AND STEEL WORK DETAILS REFER ENGINEERING COMPUTATIONS AND DRAWINGS. ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS.

LIGHT & VENTILATION SCHEDULE					
NAME OF SPACE	FLOOR AREA M ²	LIGHT REQUIRED M ²	LIGHT PROVIDED M ²	VENTILATION REQUIRED M ²	VENTILATION PROVIDED M ²
MAIN WAREHOUSE AND FACTORY GROUND FLOOR	393.55	93.55	284.70	10.00	16.70
WAREHOUSE 1 GROUND FLOOR	93.72	0.3	27.97	1.00	5.4
SHOP GROUND FLOOR	55.0	5.5	19.00	2.70	3.44
SHOWROOM AND OFFICE FIRST FLOOR	143.55	14.3	90.53	7.17	MECHANICAL VENTILATION
STORE FIRST FLOOR	50.0	5.5	19.92	2.70	MECHANICAL VENTILATION

AREA ANALYSIS
 1ST FLOOR OFFICES = 221 m²
 = (2379 FT²)
 GROUND FLOOR INC. MEZZANINE & SHRM
 = 1146.85 m²
 = 12345 FT²
 TOTAL LETTABLE AREA = 14,724 FT²
 SHOWROOM (1,000 FT²)

GROUND FLOOR PLAN 1:100

The contractor is responsible for setting out and checking all levels before commencing work. Figured dimensions to take precedence over scale. All work is to be in accordance with the Building Regulations of Victoria. This plan is copyright. No responsibility will be taken for structural work unless we supervise the work.

DATE	AMENDMENT	BY
21/1/88	PER DIMENSIONS	

SK STEVEN KATSIS
 B. ARCH.
 DESIGN & PROJECT MANAGEMENT
 1349-1355 HIGH ST. MALVERN 3144
 PHONE (03) 20 2501



PROJECT ADDITIONS AND ALTERATIONS TO FACTORY AND SHOWROOM AT 199-209 GRANGE ROAD, FAIRFIELD.
 WORKING DRAWING.

DRAWN BY	DRP
CHECKED	SK
SCALE	AS SHOWN
FILE NO.	80580
DATE	AUG. 1988
No. OF SHEETS	A1 of 3