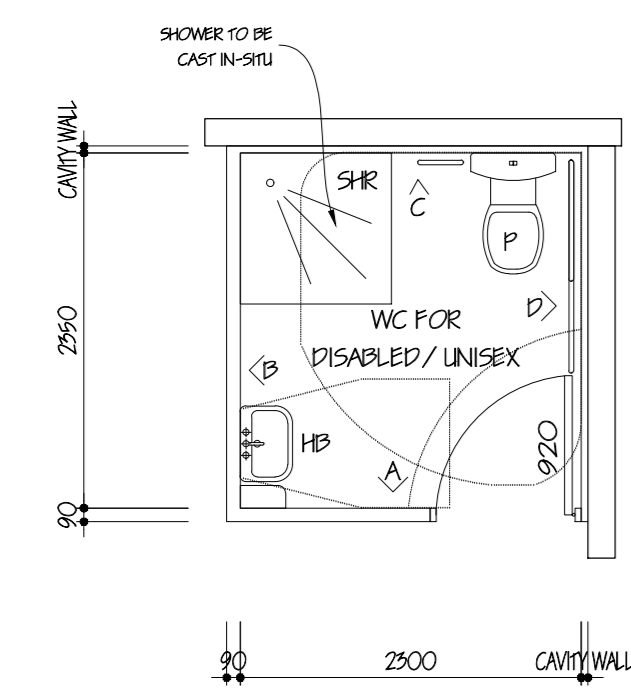
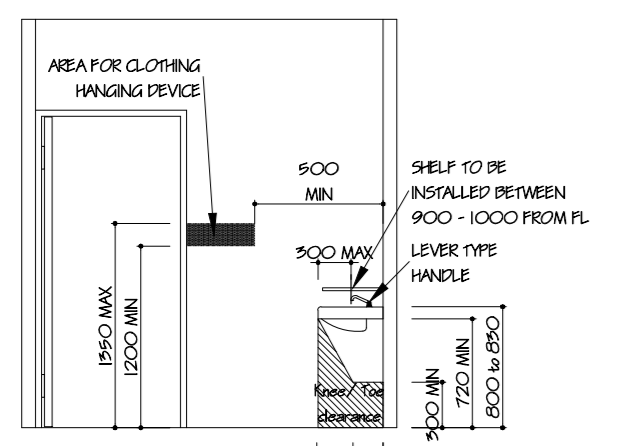


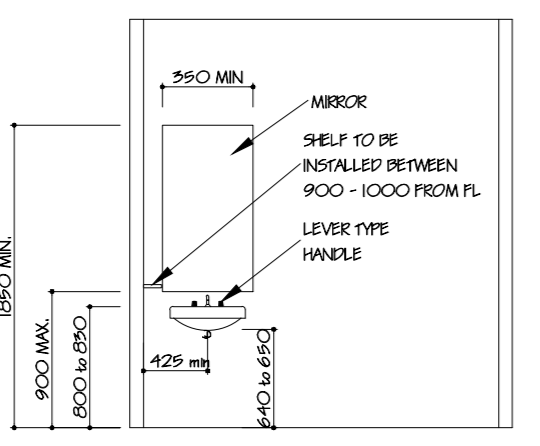
NOTE:
WC FOR DISABLED TO BE REGULARLY
SCREENED AT TIME OF FITOUT BY OCCUPYER



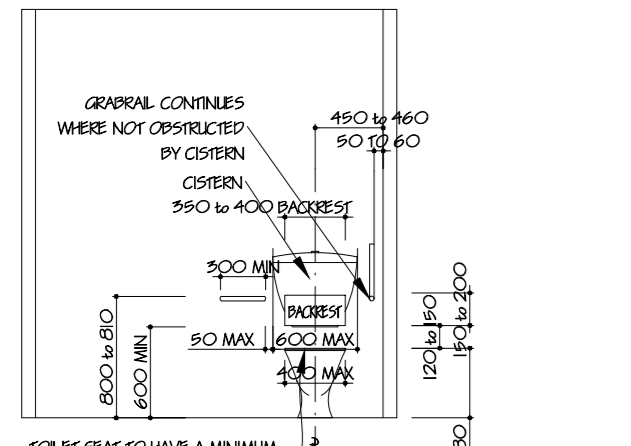
PLAN VIEW
Scale 1:50



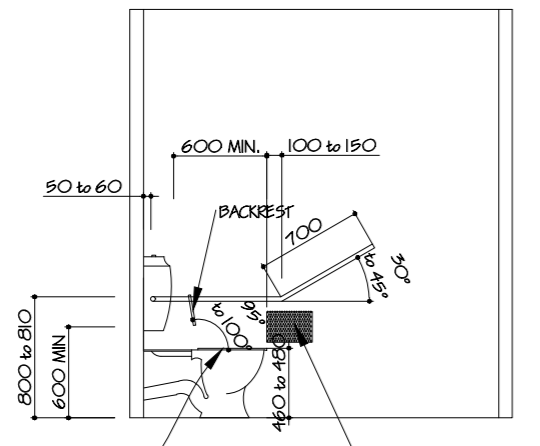
ELEVATION 'A'
Scale 1:50



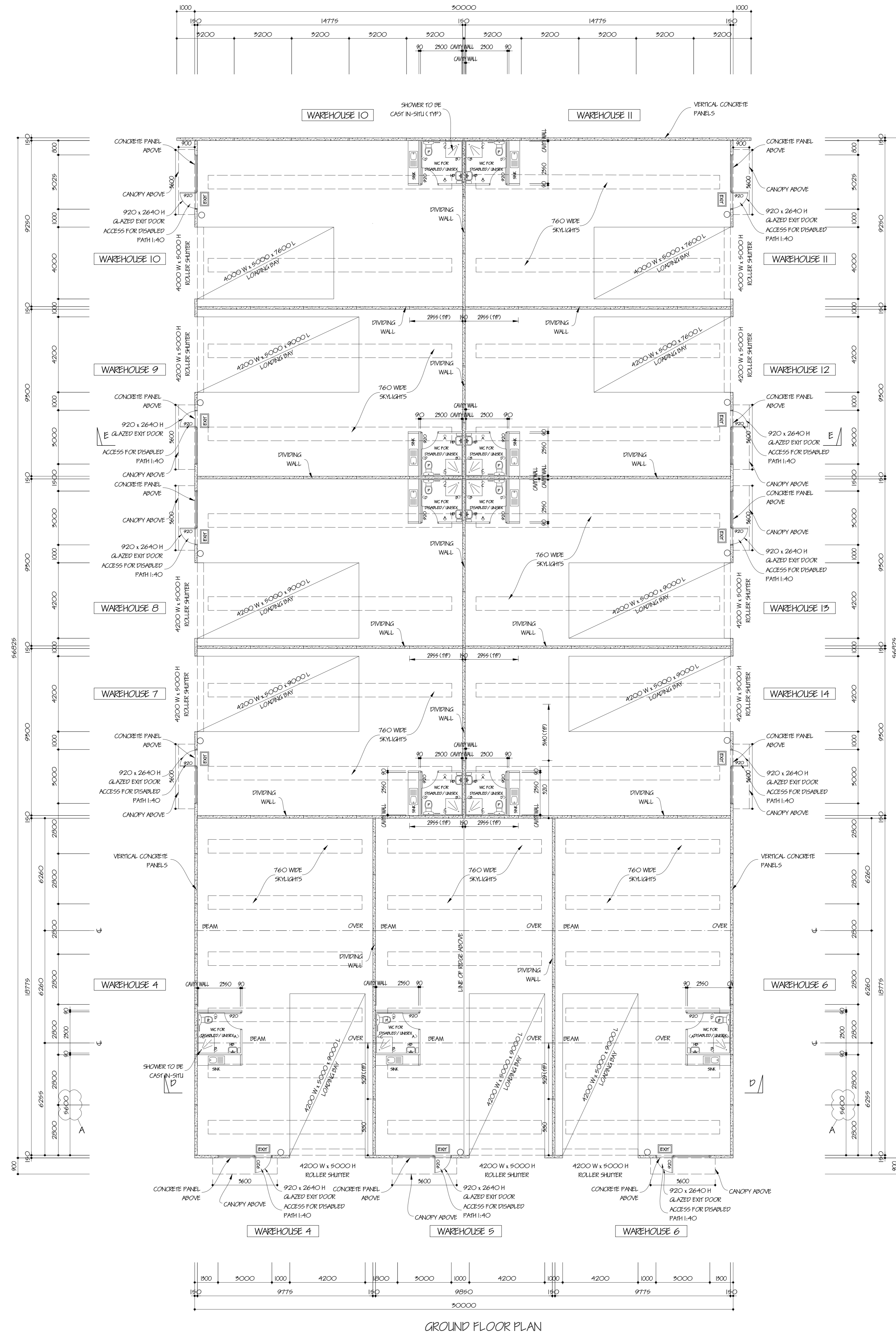
ELEVATION 'B'
Scale 1:50



ELEVATION 'C'
Scale 1:50



ELEVATION 'D'
Scale 1:50



GROUND FLOOR PLAN

SERVICE REPORT:
THE OWNER IS TO PROVIDE AN ESSENTIAL SERVICE REPORT IN KEEPING WITH THE BUILDING REGULATIONS 2019 REGULATIONS 225 & 224.

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

EMPLOYEES PER BUILDING:
FEMALE: 10

TYPE OF CONSTRUCTION:
OFFICE: TYPE C
WAREHOUSE: TYPE C

CLASSIFICATION:
CLASS 5 OFFICE
CLASS 7B WAREHOUSE

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

SKINAGE FOR DISABLED AMENITIES:
ALL SKINAGE FOR DISABLED AMENITIES TO COMPLY TO BCA REGULATION D9.6

SKINAGE FOR EXIT DOORS:
ALL EXIT DOORS TO BE PROVIDED WITH BRASS AND PICTURE SKINAGE IN ACCORDANCE WITH D9.6

TIMBER:
ALL TIMBER FRAMING TO BE TERMITE RESISTANT.

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

WATERPROOFING:
WHERE CONCRETE PANELS ARE BELOW NATURAL GROUND LEVEL, PROVIDE PRIMAVERE PARKING MEMBRANE.

ALUMINIUM CLADDING SYSTEMS:
ALUMINIUM CLADDING MATERIALS TO BE COMPLIANT TO ALL RELEVANT BUILDING CODES AND ARE TO BE INSTALLED TO CONFORM TO BOTH THE MANUFACTURER'S SPECIFICATIONS AND ALL RELEVANT LEGISLATION, REGULATIONS, STANDARDS, INSTRUCTIONS AND BUILDING CODES.

JMS 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 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 J1, J2 AND J3, AS SPECIFIED IN THE ATTACHED SUSTAINABILITY HOUSE REPORT.

ARTIFICIAL LIGHTING:
ARTIFICIAL LIGHTING TO BE IN ACCORDANCE WITH AS1680.0 EMERGENCY LIGHTS.
PROVIDE LIGHTS BY ELECTROTECHNICS PTY. LTD. OR SIMILAR. ALL LIGHTS TO BE NON MAINTENANCE TYPE.

WITH CAPITAL SERIES 425 WINDOW FRAME TO ALL EXTERNAL WINDOWS TO CONDITIONED AREAS.

EXTERNAL GLAZED DOORS:
PROVIDE SINGLE GLAZED ENERGY ADVANTAGE GLASS WITH CAPITAL SERIES 425 WINDOW FRAME TO ALL EXTERNAL DOORS TO CONDITIONED AREAS.

PROVIDE STANDARD CLEAR GLASS WITH CAPITAL 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: IS 12 INSULATION BLANKET UNDER ROOF SHEETING WITH DOUBLE SIDED ISOLATION.
INTERNAL FRAMED WALLS: MINIMUM IS 12 BULK INSULATION TO INTERNAL FRAMED WALLS BETWEEN CONDITIONED AREAS AND NON CONDITIONED AREAS (<10 CONTINUE TO UNDERSIDE OF INSULATED ROOF OR CEILING) (CONCRETE PANEL WALLS EXCLUDED).
EXTERNAL FRAMED WALLS: MINIMUM IS 20 BULK INSULATION TO EXTERNAL FRAMED WALLS INCLUDING COLORGLAZED GLAZED UNITS.
INTERNAL CEILING: IS 12 BULK INSULATION TO GROUND AND FIRST FLOOR CEILING, BETWEEN CONDITIONED AND NON CONDITIONED AREAS.
TYPE OF INSULATION DOCUMENTED THROUGH OUT THIS REPORT IS USED AS A GUIDE. ORIGINAL 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. (CSA - 0.45) OR SIMILAR.

SHOWER:
SHOWER TO BE CAST IN SITU.

WC FOR DISABLED:
WC FOR DISABLED TO BE REGULARLY SCREENED AT TIME OF FITOUT BY OCCUPYER.

WAREHOUSE #	REQUIRED	ACTUAL
WAREHOUSE 4	19.00 m²	19.10 m²
WAREHOUSE 5	9.50 m²	25.00 m²
WAREHOUSE 6	19.00 m²	19.10 m²
WAREHOUSE 7	19.00 m²	19.10 m²
WAREHOUSE 8	19.00 m²	19.10 m²
WAREHOUSE 9	19.00 m²	19.10 m²
WAREHOUSE 10	19.00 m²	19.10 m²
WAREHOUSE 11	19.00 m²	19.10 m²
WAREHOUSE 12	19.00 m²	19.10 m²
WAREHOUSE 13	19.00 m²	19.10 m²
WAREHOUSE 14	19.00 m²	19.10 m²

MECHANICAL VENTILATION:
AMENITIES: PROVIDE MECHANICAL VENTILATION IN ACCORDANCE TO AS1668.2 VIA CEILING MOUNTED FAN MINIMUM 29 L/s PER CLERK. PLACED TO EXTERNAL AIR THROUGH ROOF.

OFFICE AND LUNCH ROOM:
PROVIDE MECHANICAL VENTILATION IN 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 ELECTROTECHNICS PTY. LTD. OR SIMILAR. ALL LIGHTS TO BE NON MAINTENANCE TYPE.

MINI LAMB EXIT SIGN:
MINI LAMB EXIT SIGN: 2.6m x 1.1m
MOUNTING HEIGHT: 2.4m

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.
LATCHING AREA REQUIRED TO BE ACCESSIBLE BY PART D5.
BE SURE 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 25mm AND NOT MORE THAN 45mm.
ALL DIVING WALLS TO HAVE A FIRE RATING F.R.L. 90/120/30 AND GAP BETWEEN TOP OF PANEL AND METAL DECK ROOF PROVIDE FIRE BLANKET.
ANY SKINAGE MATERIAL MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5. PROVIDE ALWAYSHANDLER SKYLIGHTS.
PROVIDE 1600 mm WIDE ACRYLIC SKYLIGHTS AS PER FLOOR PLAN. PROVIDE SAFETY MESH UNDER MINIMUM GRIP 500x500x20 mm THK SIDED ISOLATION.

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 RINGS 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.

EXTINGUISHERS:
EACH EXTINGUISHER TO BE HUNG ON A SUITABLE HOOK AND TO BE INSTALLED IN ACCORDANCE WITH AS 2444-2008.

INTERNAL CEILING:
IS 12 BULK INSULATION TO GROUND AND FIRST FLOOR CEILING, BETWEEN CONDITIONED AND NON CONDITIONED AREAS.
TYPE OF INSULATION DOCUMENTED THROUGH OUT THIS REPORT IS USED AS A GUIDE. ORIGINAL 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. (CSA - 0.45) OR SIMILAR.

SHOWER:
SHOWER TO BE CAST IN SITU.

WC FOR DISABLED:
WC FOR DISABLED TO BE REGULARLY SCREENED AT TIME OF FITOUT BY OCCUPYER.

ISSUE FOR CONSTRUCTION BUILDINGS 4-14

REVISION	AMENITIES LOCATION
18/07/2022	A

All levels and dimensions in this document are Copyright and is supplied on the condition that it is not to be used for any other purpose or copied or communicated to any other person without the prior permission of Stephen D'Andrea Pty. Ltd.

STEPHEN D'ANDREA PTY. LTD.
A.C.N. 005 676 568
SUITE 9 / 84 - 90 LAKEWOOD BOULEVARD
BRAESIDE 3195

TELEPHONE: 9587 5000
MOBILE: (0418) 314 021
EMAIL: design@stephendandrea.com.au
WEB SITE: www.stephendandrea.com.au

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

CLIENT:

DATE	MAY '20	SCALE	1:100
DRAWN	P.A	SHEET	3 OF 22
DRG No	6000/20	AO	ISSUE A