

GROUND FLOOR PLAN

JVS 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 J1, J2 AND J3. 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.

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, AND TO BE INSTALLED IN ACCORDANCE WITH AS 2444-2005.

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 W.R. BOARD WITH 5 COATS OF OIL BASED PAINT OR CERAMIC TILES OVER CEMENT SHEETS AS PER AS9740-2010.

TILING 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 2018 REGULATIONS 229 & 224.

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

HOSE REEL:
TO BE EQUIPPED WITH 36 m LIVE HOSE INSTALLED AT A HEIGHT BETWEEN 1500-2400 mm FROM PFL TO CENTRE OF REEL. 32 mm COPPER PIPE TO BE RUN TO SHUT OFF VALVE AT HOSE REEL. VALVE TO BE PLACED AT 1000 mm FROM PFL. 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 C110

SIGNAGE FOR DISABLED AMENITIES:
ALL SIGNAGE FOR DISABLED AMENITIES TO COMPLY TO BCA REGULATION D3.6

SIGNAGE FOR EXIT DOORS:
ALL EXIT DOORS TO BE PROVIDED WITH BRAILLE AND TACTILE SIGNAGE IN ACCORDANCE WITH D3.6

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.

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

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

INTERNAL FRAMED 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)

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

OFFICE CONCRETE PANEL WALLS
35mm AIR CAVITY AND 10mm PLASTERBOARD LINING.

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

FLOOR (IF REQUIRED)
R1.8 BULK INSULATION TO UPPER OFFICE FLOOR WHERE OPEN BELOW (EXTERNAL 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.

LIGHT & VENTILATION SCHEDULE		
WAREHOUSE	REQUIRED	ACTUAL
LIGHT	80.80 m ²	156.00 m ²
VENTILATION	40.40 m ²	29.50 m ² + MECH

MECHANICAL VENTILATION:
FACTORY:
PROVIDE 1 OFF ROTARY ROOF OUTLET VENTILATOR WITH A FLOW OF 3800 & CAPACITY 250 l/s

AMENITIES:
PROVIDE MECHANICAL VENTILATION IN ACCORDANCE TO AS1668.2 VIA CEILING MOUNTED FAN MINIMUM 25 l/s PER CLIMICAL DUCTED 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.

	CATALOGUE No. C90 PLANE D63	LP52L45-DP-CF
	C90 PLANE D63	281 m
	MOUNTING HEIGHT	8.0 m
	SINGLE SIDED EXIT SIGN	EP10M-CM
	CATALOGUE No.	2.7 m
	MOUNTING HEIGHT	2.7 m
	MINI JUMBO EXIT SIGN	DLE18M-WM
	CATALOGUE No.	2.4 m
	MOUNTING HEIGHT	2.4 m
	CATALOGUE No. C90 PLANE D20	DS10
	C90 PLANE D20	3.0 m
	MOUNTING HEIGHT	3.0 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.

CA) IF SERVING AN AREA REQUIRED TO BE ACCESSIBLE BY PART D3:
- 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

SARKING:
ANTI-SARKING MATERIAL MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5. PROVIDE ALUMESH UNDER.

SKYLIGHTS:
PROVIDE 760 mm WIDE ACRYLIC SKYLIGHTS AS PER FLOOR PLAN. PROVIDE SAFETY MESH UNDER MINIMUM GRID 500x19.0x3 mm 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.

**PRELIMINARY ISSUE
NOT FOR CONSTRUCTION**

DATE	BY	REVISION
02/01/2021	B	35 QUERIES
24/06/2021	A	UPDATED DRAWING

REVISION

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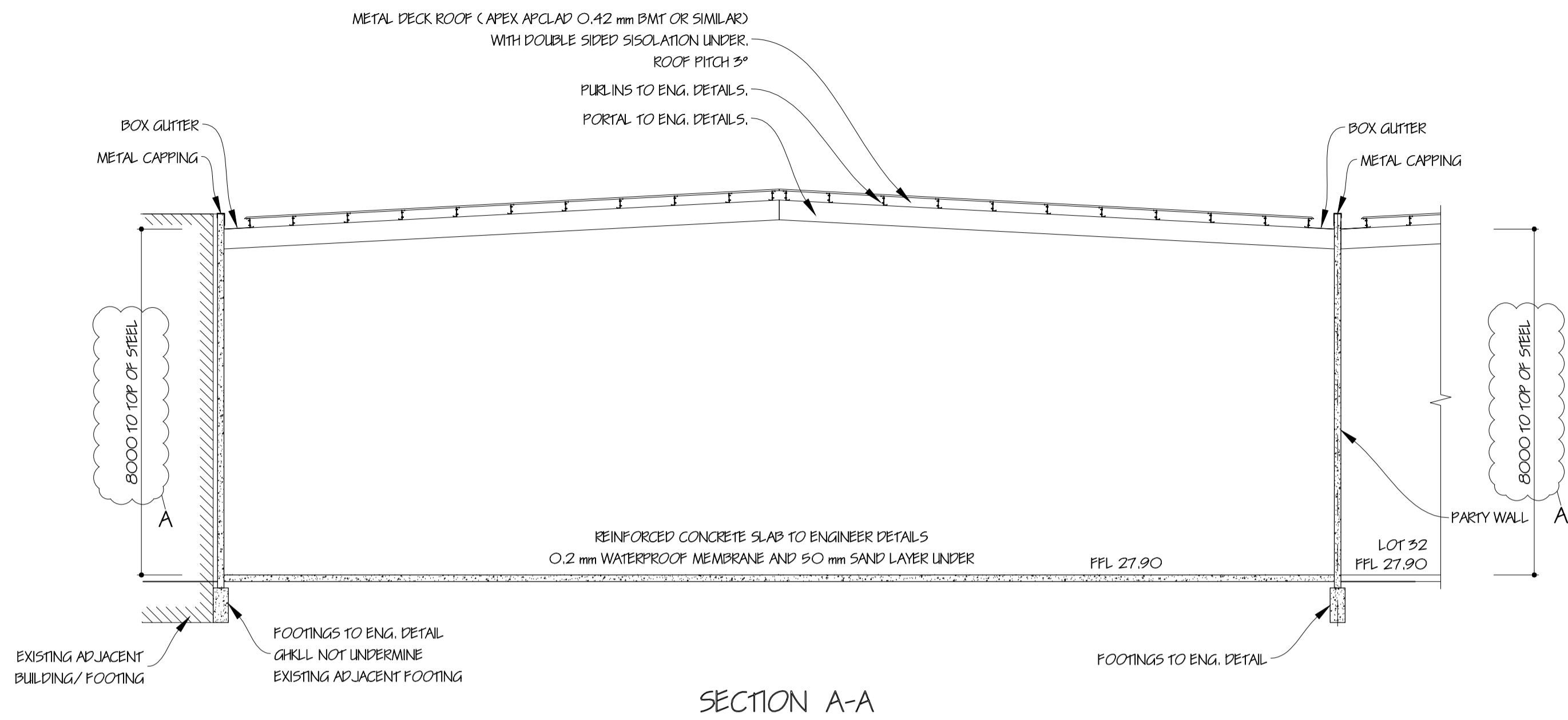
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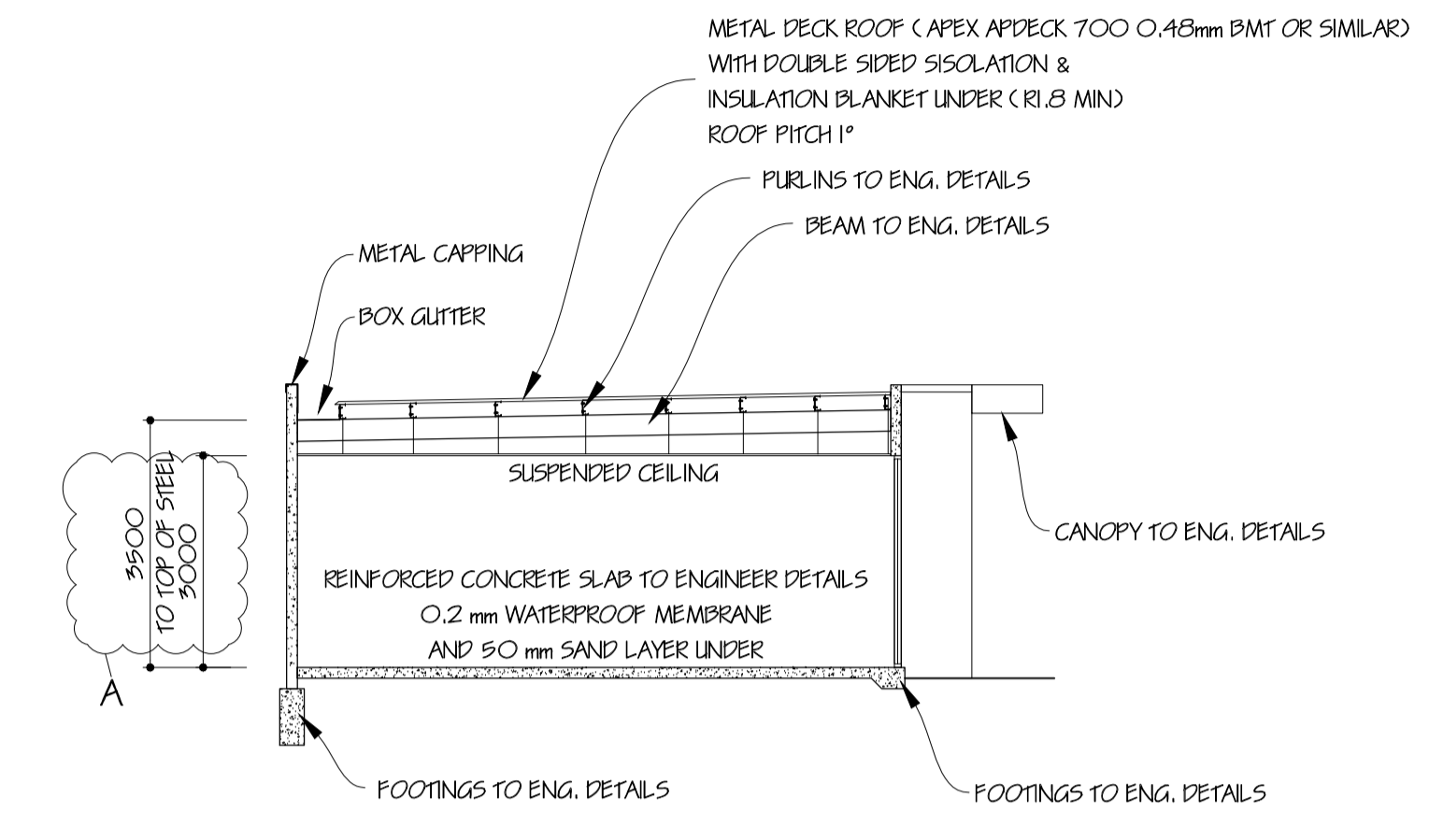
PROJECT
PROPOSED WAREHOUSE & OFFICE
AT LOT 33 HAMERSLEY DRIVE,
CLYDE NORTH.

CLIENT

DATE	MAR '21	SCALE	1:100
DRAWN	TN	SHEET	2 OF 11
DRG No	6214/21	AI	ISSUE B

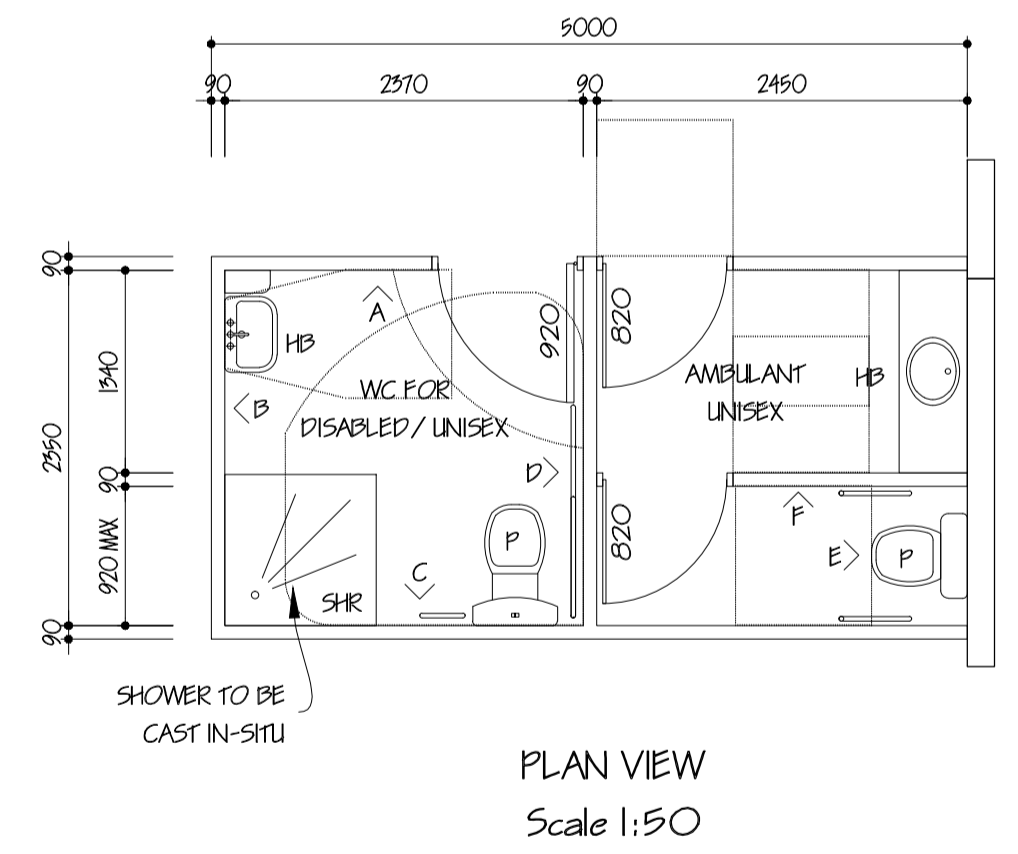


SECTION A-A

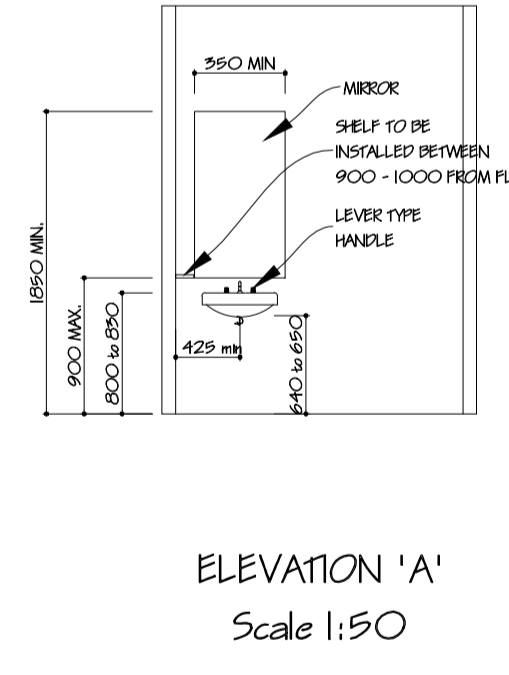


SECTION B-B

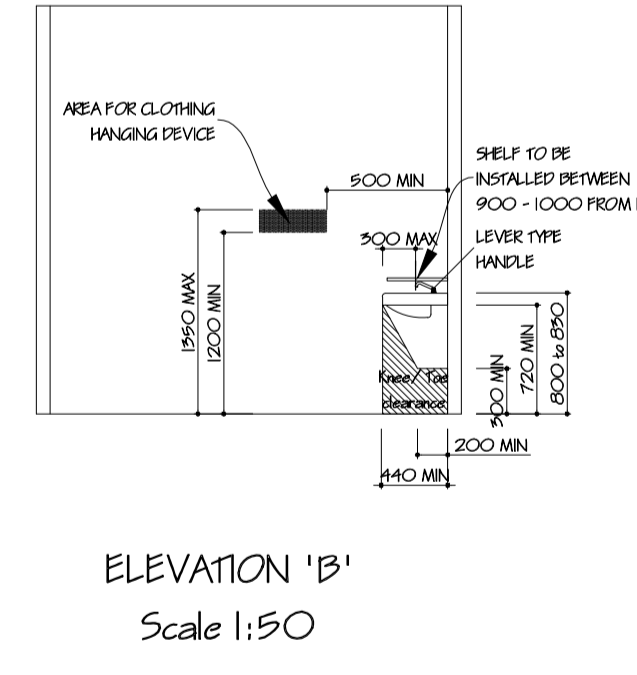
NOTE:
WC FOR DISABLED TO BE ADEQUATELY SCREENED AT TIME OF FITOUT BY OCCUPIER.



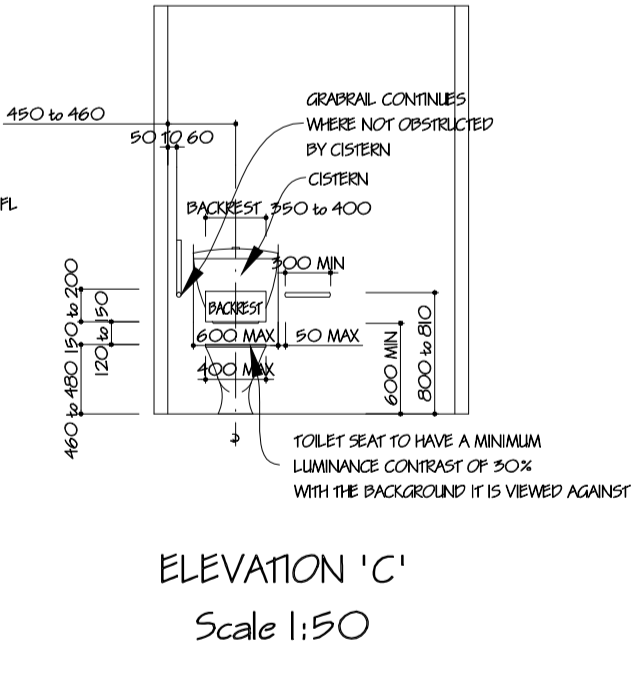
PLAN VIEW
Scale 1:50



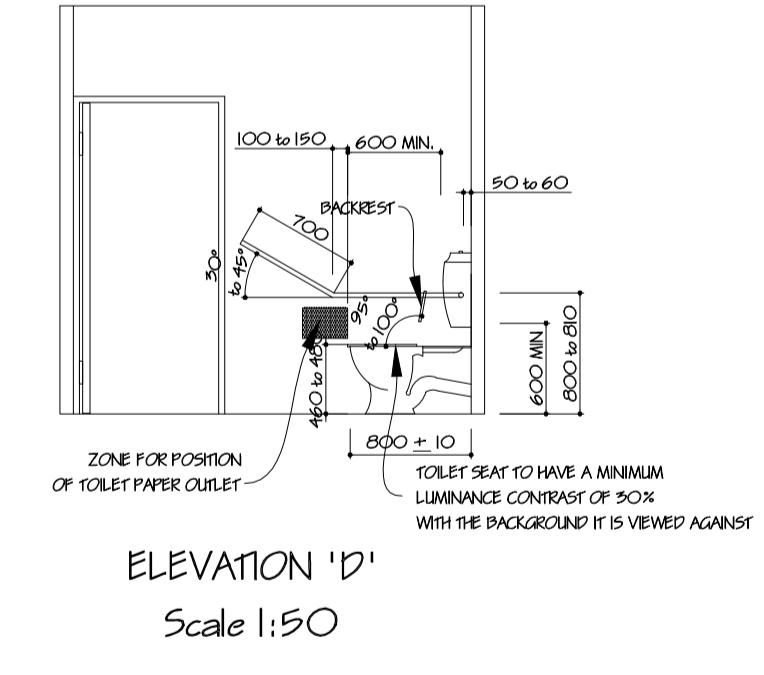
ELEVATION 'A'
Scale 1:50



ELEVATION 'B'
Scale 1:50

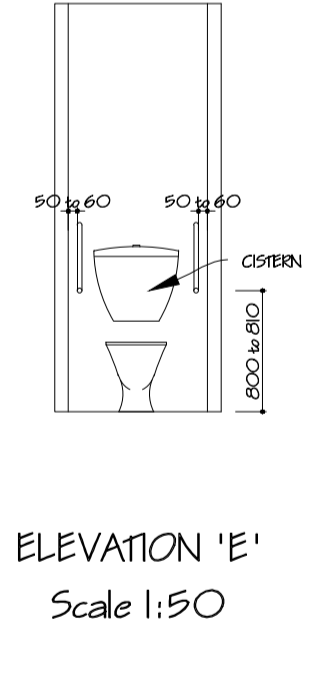


ELEVATION 'C'
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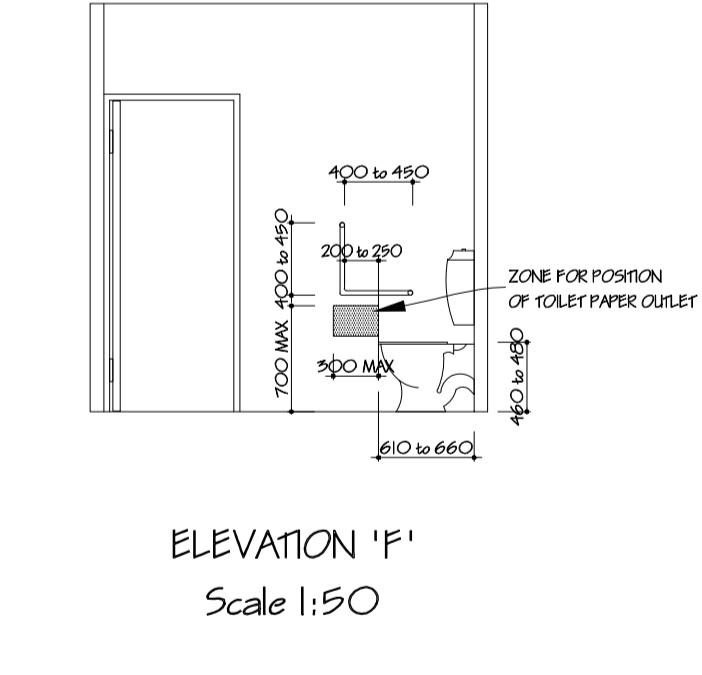


ELEVATION 'D'
Scale 1:50

NOTE:
NO ALLOWANCE HAS BEEN MADE FOR TILING
ENSURE INTERNAL WIDTH OF
AMBULANT WC IS 900mm - 920mm
BETWEEN FINISHED WALL SURFACES
BUILDER TO ENSURE THAT STUDS HAVE BEEN ERECTED
TO COMPLY WITH THE ABOVE.



ELEVATION 'E'
Scale 1:50



ELEVATION 'F'
Scale 1:50

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24/06/2021	A UPDATED DRAWING

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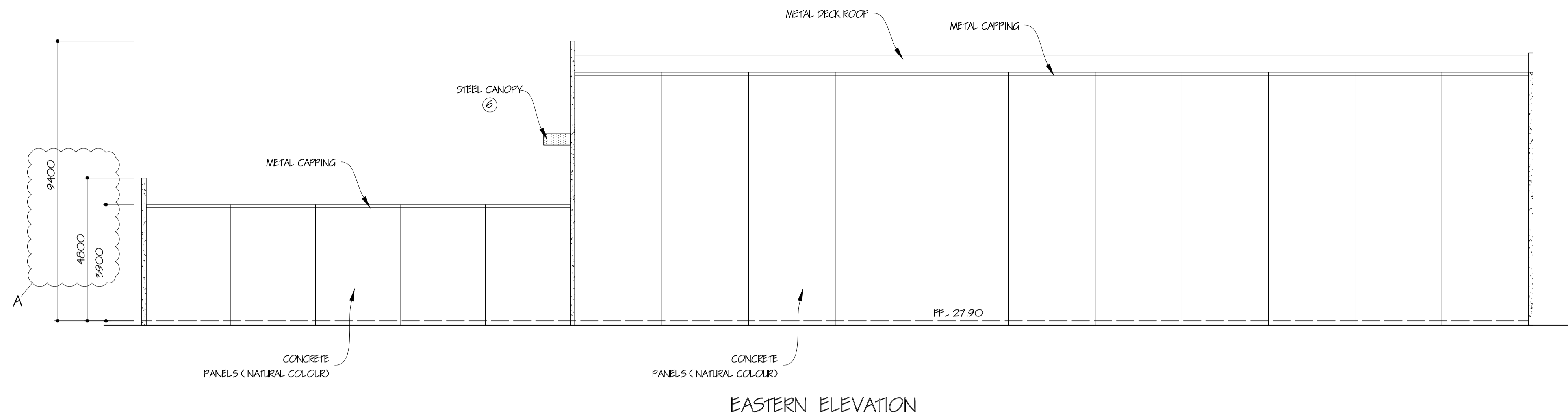
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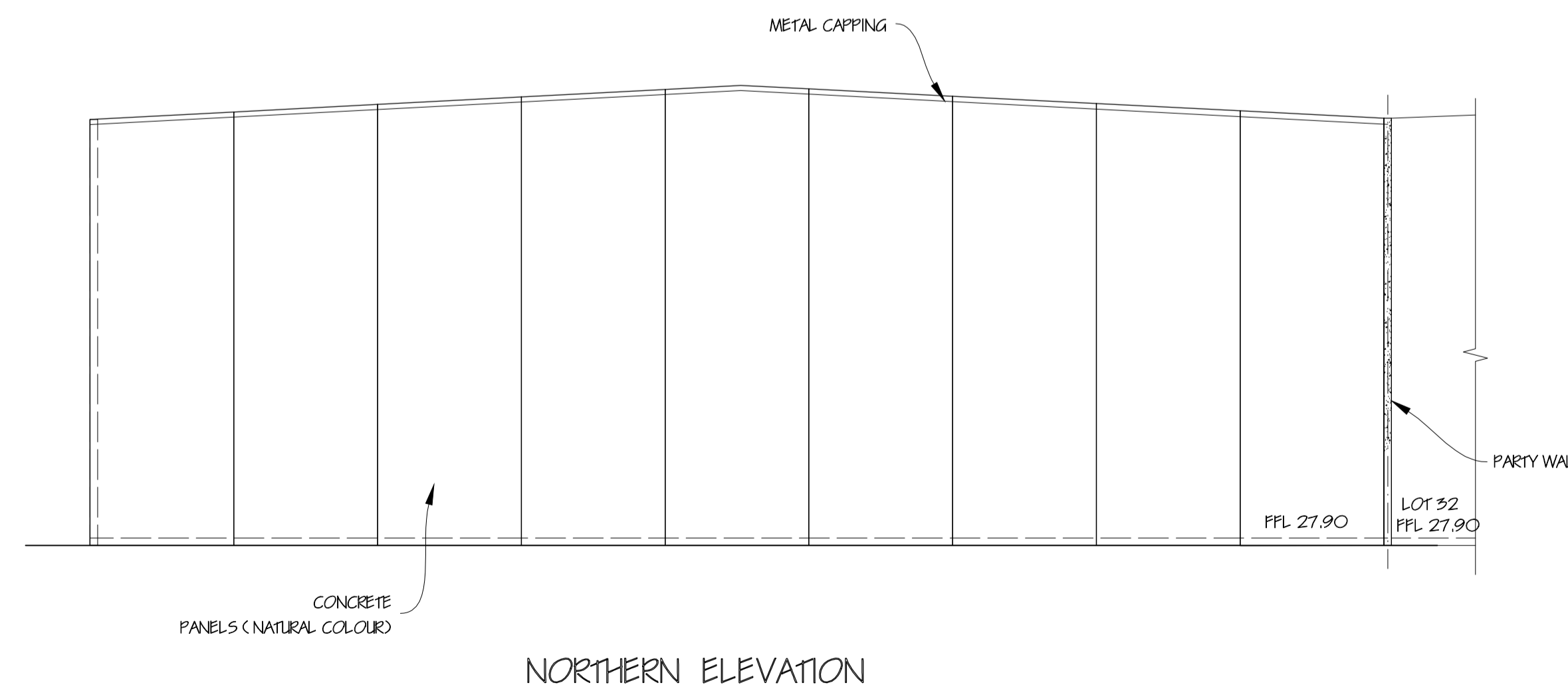
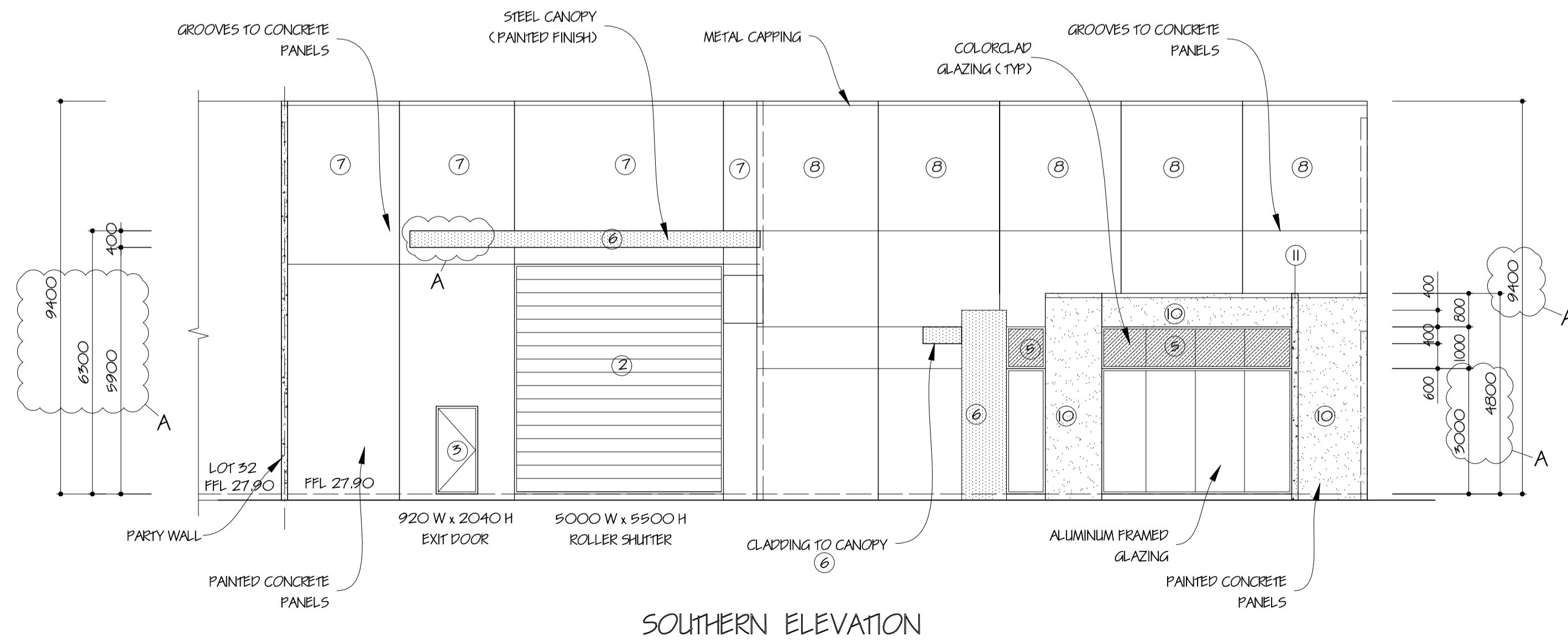
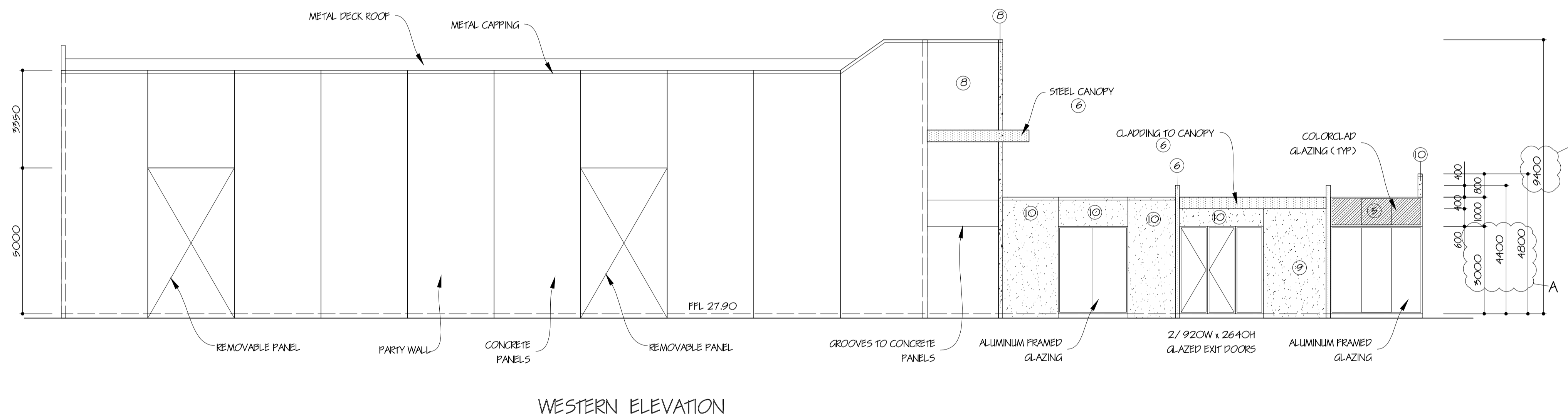
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DRG No	6214/21	AI	ISSUE A



COLOUR SCHEDULE		
MARK	LOCATION	SCHEME
1	ALUMINUM WINDOW/DOOR FRAMES	BLACK MATT (DULUX POWDER COATING)
2	ROLLER SHUTTER DOORS	MONUMENT (COLORBOND)
3	EXIT DOORS	DOMINO (DULUX)
4	COLORCLAD GLAZING	PLUNGE (DULUX)
5	COLORCLAD GLAZING	PLANTAIN (DULUX)
6	FASCIA/CANOPY	SNOW WHITE 1005 (VITACORE)
7	CONCRETE PANELS	DOMINO (DULUX)
8	CONCRETE PANELS	TIMELESS GREY (DULUX)
9	CONCRETE PANELS	LEXICON (DULUX)
10	CONCRETE PANELS	TRANQUIL RETREAT (DULUX)
11	CONCRETE PANELS	PLUNGE (DULUX)



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