



OVERALL GROUND FLOOR PLAN

**FIRE INDEXES:**  
 FIRE HAZARD PROPERTIES OF COMPLETABLE MATERIAL TO COMPLY TO BCA REGULATION 1.10  
 SIGNAGE FOR DISABLED AMENITIES:  
 ALL SIGNAGE FOR DISABLED AMENITIES TO COMPLY TO BCA REGULATION 12.6  
 SIGNAGE FOR EXIT DOORS:  
 ALL EXIT DOORS TO BE PROVIDED WITH BRaille AND TACTILE SIGNAGE IN ACCORDANCE WITH 12.6  
 TIMBER:  
 ALL TIMBER FRAMING TO BE TERMITE RESISTANT.  
 FIRE PLATFORMS & LADDERS:  
 ALL ACCESS LADDERS AND PLATFORMS SHALL COMPLY WITH AS 1657 AND THE RELEVANT OH&S GUIDELINES.  
 JMS VERIFICATION METHOD SPECIFIED PROVISIONS:  
 SEE ATTACHED REPORT WITH SPECIFICATIONS AND DETAILS AND LOCATION OF INSULATION MATERIALS REQUIRED BY SUSTAINABILITY HOUSE REPORT No. SHS-C008

**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 SPECIFICITY OF ALUMINUM FRAME, GLASS TO BE SUPPORTED AT ALL EDGES.

**THE BUILDING ENVELOPE MUST BE IN ACCORDANCE AND COMPLY WITH THE SECTION 1 PERFORMANCE REQUIREMENTS FOR PARTS J1, J2 AND J3, AS SPECIFIED IN THE ATTACHED SUSTAINABILITY HOUSE REPORT.**

**PROVIDE DOUBLE GLAZED:**  
 EVAPORATIVE GLASS / LOW IR GAP / CLEAR GLASS WITH CAPRAL SERIES 425 WINDOW FRAME TO ALL EXTERNAL WINDOWS TO CONDITIONED AREAS

**PROVIDE SINGLE GLAZED EVAPORATIVE GREY GLASS:**  
 WITH CAPRAL SERIES 279 HINGED DOOR FRAME TO ALL EXTERNAL DOORS TO CONDITIONED AREAS

**PROVIDE STANDARD CLEAR GLASS WITH CAPRAL SERIES 425 WINDOW FRAME TO ALL OTHER WINDOWS**

**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:**  
 - R1.5 INSULATION BLANKET UNDER ROOF SHEETING.

**WALLS:**  
 - MINIMUM R1.5 INSULATION TO INTERNAL FRAMED WALLS BETWEEN CONDITIONED AREAS AND NON-CONDITIONED AREAS.  
 (TO CONTINUE TO UNDERSIDE OF INSULATED ROOF OR CEILING)  
 - MINIMUM R2.0 INSULATION TO EXTERNAL FRAMED WALLS.

**INTERNAL CEILING:**  
 - R1.5 BULK INSULATION TO GROUND AND FIRST FLOOR CEILING, 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.**

**LOCATION OF PART J WALL INSULATION**

**NOTE:**  
 IF REMOVABLE PANELS ARE REMOVED FROM FIRE WALLS THE OWNER/TENANT IS REQUIRED TO PROVIDE COMPLIANCE WITH ALL APPLICABLE CODES OF AUSTRALIA REGARDING THE FIRE SEPARATION BETWEEN COMPARTMENTS. SLIDING FIRE DOORS WITH FRL-2/240/240 WOULD BE A SUITABLE AND FEASIBLE OPTION.

INDUSTRY/WH1	REQUIRED	ACTUAL
LIGHT	59,800 m <sup>2</sup>	56,810 m <sup>2</sup>
VENTILATION	19,900 m <sup>2</sup>	82,000 m <sup>2</sup> + MEQ1
INDUSTRY/WH2	REQUIRED	ACTUAL
LIGHT	59,800 m <sup>2</sup>	56,810 m <sup>2</sup>
VENTILATION	19,900 m <sup>2</sup>	78,000 m <sup>2</sup> + MEQ1
INDUSTRY/WH3	REQUIRED	ACTUAL
LIGHT	59,800 m <sup>2</sup>	56,810 m <sup>2</sup>
VENTILATION	19,900 m <sup>2</sup>	78,000 m <sup>2</sup> + MEQ1

**MECHANICAL VENTILATION:**  
 INDUSTRY/WAREHOUSE 1-3:  
 - PROVIDE 6 OFF ROTARY ROOF QUIET VENTILATOR WITH A FULF OF 450cm<sup>2</sup> & CAPACITY 350 L/s

**AMENITIES:**  
 PROVIDE MECHANICAL VENTILATION IN ACCORDANCE TO AS1668.2 VIA CEILING MOUNTED FAN MINIMUM 25 L/s PER CLIENT PLACED TO EXTERNAL AIR THRU ROOF.

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

**EMERGENCY LIGHTS:**  
 PROVIDE LIGHTS BY CLEVERCONCRETS PLY L107, OR SIMILAR. ALL LIGHTS TO BE MAINTAINED TYPE.

**EXIT DOORS:**  
 ALL EXIT DOORS TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY BY A SINGLE HANDED DOWNWARD MOTION. LOCKING DEVICE TO BE LOCATED BETWEEN 900-1100 mm FROM FINISHED FLOOR LEVEL.  
 (A) IF SERVING AN AREA REQUIRED TO BE ACCESSIBLE BY PART 12.1:  
 - BE SURE THAT THE HAND OF A PERSON WHO CAN NOT GRIP WILL NOT SLIP FROM THE HANDLE DURING THE OPERATION OF THE DOOR.  
 - 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.

**DRIVING WALLS / FIRE WALLS:**  
 ALL DRIVING WALLS TO HAVE A FIRE RATING FRL 240/240/240. ANY GAP BETWEEN TOP OF PANEL AND METAL ROOF TO PROVIDE FIRE BLANKET.  
 SARGENT: ANY SARGENT MATERIAL MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5. PROVIDE ALUMINUM GLAZING.  
 SKYLIGHTS: PROVIDE 150 mm WIDE ACYLIC SKYLIGHTS AS PER FLOOR PLAN. PROVIDE SAFETY MESH UNDER MINIMUM GRIP 500x500x5 mm THK. SELF CLOSERS.  
 PROVIDE SELF CLOSERS TO UNLOCK DOORS OF AMENITIES AND ANY FIRE DOOR. DO NOT PROVIDE SELF CLOSERS TO WC FOR DISABLED.

**WATER CLOSET DOORS:**  
 PROVIDE SELF CLOSERS TO ALL WATER CLOSET DOORS.

**ACCESS FOR DISABLED:**  
 ACCESS FOR PEOPLE WITH DISABILITIES MUST BE PROVIDED BY MEANS OF A CONTROLLED PATH OF TRAVEL. IN ACCORDANCE WITH AS 1429.00. MAX PATH CLEAR 1400.

**EXTINGUISHERS:**  
 EACH EXTINGUISHER TO BE HUNG ON A SUITABLE HOOK. PROVIDE 2x A0 (E) OR 1x A0 (E) LOCATED BETWEEN 2m AND 2.2m FROM ELECTRICAL SWITCHBOARDS.

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

**FIRE PRECAUTIONS DURING CONSTRUCTION:**  
 IN A BUILDING UNDER CONSTRUCTION PROVIDE NOT LESS THAN ONE FIRE EXTINGUISHER TO EACH CLASS A, B & C FRES 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 BE METAL SHEET TO FLOOR. PROVIDE CERAMIC TILE OR PAINTED CONCRETE FINISH TO WALL. PROVIDE WIRE BOND WITH 3 COATS OF OIL BASED PRIMER 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 2006-12008 & 12009.

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

**STAIRS:**  
 TREADS: 250 MIN. RISERS: 190 MAX.  
 HANDRAILS: 1020 mm ABOVE LANDINGS AND 865 mm ABOVE NOSING OF TREAD.  
 BALUSTERS: MAX 129 mm SPACINGS. MIN DISTANCE BETWEEN TREADS 129 mm.  
 TREAD NOSING: PROVIDE NON SLIP STRIP TO NOSING OF TREADS. STRIP TO BE NOT LESS THAN 90 mm AND NOT GREATER THAN 15 mm.  
 PROVIDE TACTILE INDICATORS AT THE TOP & BOTTOM OF STAIRS. NO OPEN TREADS - REQUIRE SOLID RISERS.

**HOSERELLS:**  
 TO BE EQUIPPED WITH 25 mm LATE HOSE INSTALLED AT A HEIGHT BETWEEN 1900-2400 mm FROM FFL TO CENTRE OF REEL. 25 mm COPPER PIPE TO BE RUN TO SHUT OFF VALVE AT HOSE REEL. VALVE TO BE PLACED AT 1000 mm FROM FFL.  
 ALL HOSE REELS NOT NEAR EXIT DOORS ARE TO BE PLACED IN PATH OF TRAVEL.

**EMPLOYERS (PER BUILDING):**  
 WARE: 60  
 TYPE OF CONSTRUCTION: TYPE A  
 CLASSIFICATION: CLASS 5 OFFICE  
 CLASS 2 WAREHOUSE  
 CLASS 8 FACTORY

REV	DATE	DESCRIPTION
1/01/10	C	CLIENT REQUIREMENTS
1/02/10	B	CLIENT REQUIREMENTS
1/03/10	A	BS QUERIES

**REVISION**

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**PROJECT:**  
 PROPOSED INDUSTRY/ WAREHOUSE AND OFFICE DEVELOPMENT AT 260-284 FRANKSTON DANDENONG RD, DANDENONG.  
 CLIENT

DATE	MAY '10	SCALE	1:200
DRAWN	JR.	SHEET	2 OF 25
DRG No	4992/10	AO	ISSUE C

BUILDINGS 1-3