

SIGNAGE DETAIL
150 wide steel non illuminated sign

DOHERTY'S ROAD

Street trees and existing site trees and nature strips will be protected from construction activity in accordance with AS4370 Protection of Trees on Development Sites. Grassed nature strips must be protected from construction activity otherwise must be fully reinstated following disturbance.

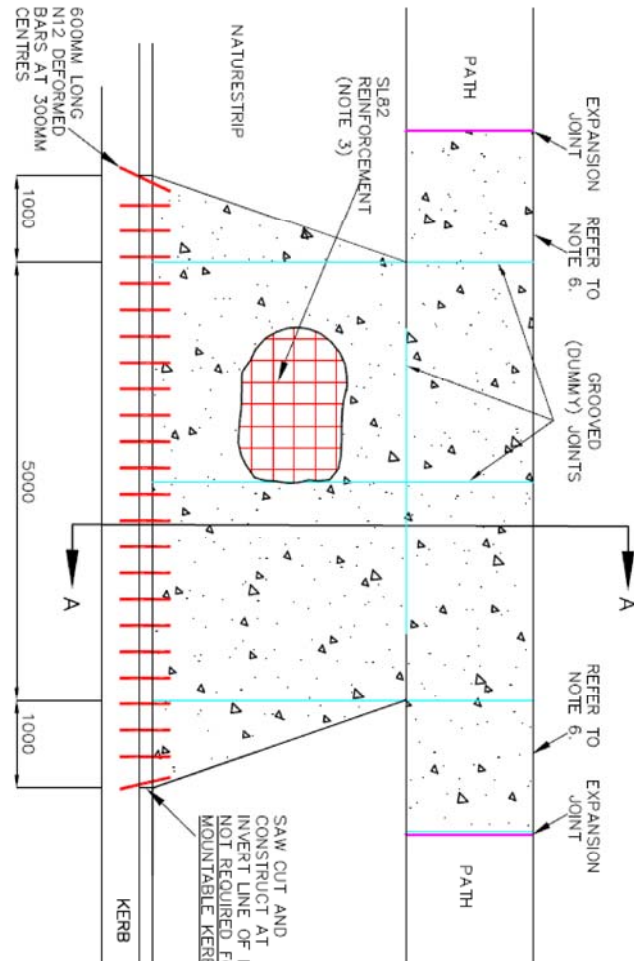
NETWORK DRIVE



SITE PLAN
SCALE 1:250

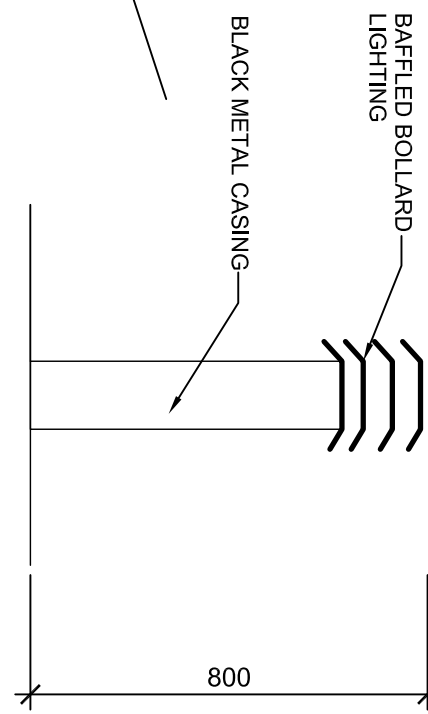
TABLE 1: MINIMUM CLEARANCES	
BETWEEN CROSSOVERS	7 METRES AT REAR
DRAINAGE PITS	(WITHIN 0.75M OF LOT BOUNDARY) MINIMUM 1.5 METRES
TRAFFIC MANAGEMENT DEVICES	(WITHIN 1.5M OF LOT BOUNDARY) MINIMUM 1.5 METRES
UTILITY SERVICE ASSETS	1 METRE
STREET LIGHT	2 METRES
INTERSECTIONS	9 METRES FROM PROPERTY BOUNDARY LINE
PRIMA CROSSINGS	3 METRES
FIRE HYDRANT	1.5 METRES
LEGAL POINT OF DISCHARGE	1 METRE

CROSSING DETAIL

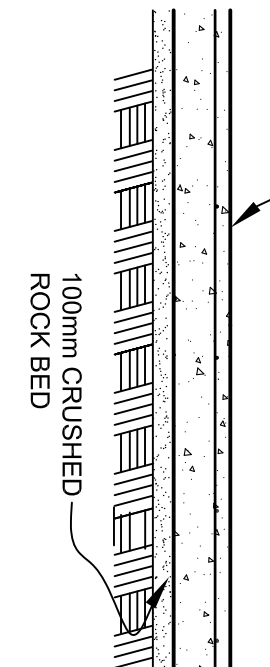


NETT BUILDING AREA: =3846.7m²
= Less loading bays and w/c's
= Total 32.76x24= 786.24m²
TOTAL BUILDING AREA: =4633m²
TOTAL SITE : =10352m²
SITE COVERAGE =45%
CAR SPACES REQUIRED =105
CAR SPACES PROVIDED =102

BOLLARD LIGHTING DETAIL



CONCRETE PAVEMENT DETAIL



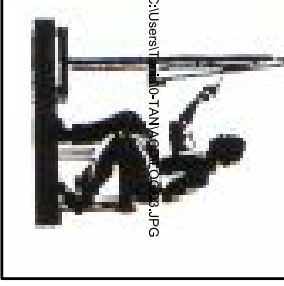
CARRAGWAY EASEMENT

PROPOSED SERVICE STATION SITE

DRAWING TITLE
ARCHITECTURAL

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL DRAWINGS, ROOF TRUSS MANUFACTURER AND RELEVANT DOCUMENTATION.

BUILDER TO VERIFY ALL SOIL CLASSIFICATION PRIOR TO COMMENCING ANY WORK.
FOR PROFESSIONAL AND SERVICE DRAWING



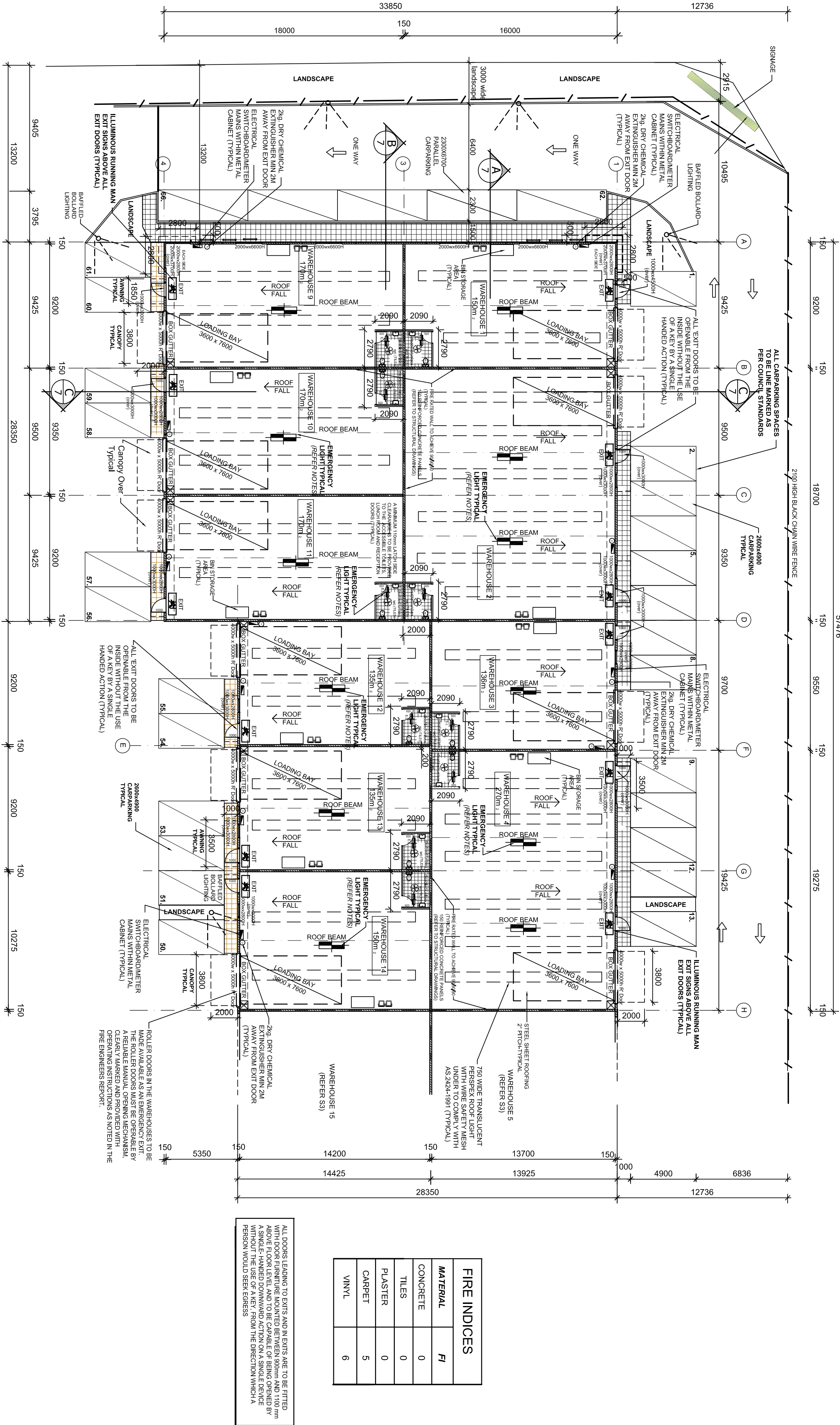
ANDREWS COMPLETE DRAFTING SERVICE
ANDREWS 144 BROADWAY
MOBILE 0414 543 702
EMAIL: andrews@andrews.com.au

PROJECT:
PROPOSED : WAREHOUSE/OFFICE DEVELOPMENT
AT: LOT 20 DOHERTY'S ROAD
FOR : KMERICAL P/L

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

SHEET: 1 OF 7
SCALE: 1:250@A1
DRAWN: A.FARRUGIA
PROJECT NO 16016F

DOHERTY'S ROAD



ENERGY EFFICIENCY REQUIREMENTS FOR INDUSTRIAL BUILDINGS

BCA SECTION 'J' COMPLIANCE

- 1.1. BUILDING FABRIC.
- 2.1 ROOF / CEILING INSULATED TO R 3.2
- 2.2 WALLS - EXTERNAL CONCRETE WALLS BATTERED OUT (20-38MM GAP), LINED WITH PLASTER AND INSULATED TO R 1.0
- 2.3 WALLS - INTERNAL -
- 2.4 FIRST FLOOR (OPEN TO UNDERSIDE) INSULATED TO R 1.5
- 2.5 FIRST FLOOR (ENCLOSED UNDEREATH) INSULATED TO R 1.5

12. EXTERNAL GLAZING*

13. BUILDING SEALING

PROVIDE RUBBER COMPRESSIBLE STRIP SEALS OR SIMILAR TO ENTIRE PERIMETER OF DOOR FRAMES EXCLUDING FIRE OR SMOKE DOORS. SELF CLOSING DEVICE TO MAIN ENTRANCE DOORS IF MANUALLY OPERATED

14. AIR MOVEMENT

15. AIR CONDITIONING*

16. ARTIFICIAL LIGHTING AND POWER

17. HOT WATER SUPPLY*

18. ACCESS FOR MAINTENANCE

CERTIFICATE OF COMPLIANCE REQUIRED STATING THAT WORK COMPLYS WITH PART J OF THE BCA 2013

GROUND FLOOR PLAN

(WAREHOUSES 1 - 4 & WAREHOUSES 9 - 14)
SCALE 1:200

NOTES:

GENERAL:

DO NOT SCALE DRAWING. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWING.

BUILDER TO VARY ALL DIMENSIONS, LEVELS & SOIL CLASS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT S.A.A CODES, BUILDING REGULATIONS AND B.C.A ROOF.

ALL DOWNPIPES (60) TO BE 1500 P.V.C GUTTERS TO BE 600X X 2500. ZINCALUME FINISH SHEET STEEL FLASH AND CAP OVER.

2. ROOF DECKING TO BE L.B.I. TRIMDECK OR APPROVED SIMILAR ZINCALUME FINISH SHEET STEEL SET AT 3° MIN PITCH, SARKING TO UNDERSIDE.

3. NATURAL ACRYLIC ROOF LIGHTING TO MATCH STEEL DECK IN PROFILE AND TO BE KEPT 750 CLEAR OF GUTTERS AND SIDE BOUNDARIES. PROVIDE WIRE MESH UNDER 3mm THICKNESS, 300 X 150 GRID.

AMENITIES:

1. CONSTRUCTION:

90 x 45 FT TREATED PINE FRAMING @4500s.

200 X 50 FT OREGON CEILING JOISTS @ 450 ds.

TERMITE TREATMENT MUST BE APPLIED

2. ALL AIR LOCKS AND W.C. DOORS TO HAVE SELF CLOSERS (REMOVABLE HINGES TO STANDARD WC).

3. FINISHES INTERNALLY:

FLOOR TILES TO IMPERVIOUS FLOOR OVER APPROVED SUBBASE

CERAMIC WALL TILES TO 300mm ABOVE VANITY BASINS. SHOWERS TILED TO 1800 HIGH.

FIRE FIGHTING / EMERGENCY EQUIPMENT:

PORTABLE FIRE EXTINGUISHERS ARE TO BE PROVIDED AS PER BCA TABLE E1.8 AND AS 2442:2001

40 B (E) EXTINGUISHER, PLACED NEAR REQUIRED EXIT DOOR

3A, 40 B (E) PRE-EXTINGUISHERS ARE REQUIRED AT A MIN 2 METERS AND MAX 20 METERS FROM ANY SWITCHBOARD

CHEMICAL EXTINGUISHER PLACED ADJACENT TO ELECTRICAL SWITCHBOARD.

COMPLYING TO AS2293-2005

ALL SINGLE SIDED EMERGENCY RUNNING MAN EXIT SIGN

COMPLYING TO AS2293 AND CLAUSE E4.5 OF THE BCA

EMERGENCY SIGN PICTOGRAM AND EMERGENCY LIGHTING TO AS2293. The minimum pictorial element height in the exit signs shall be no less than 200mm

EMERGENCY LIGHTS 'FAMCO' T990284 MOUNTING HEIGHT 6.0m

COMPLYING TO AS2293-2005

AND CLAUSE E 4.2 OF THE BCA

EMERGENCY LIGHTS 'FAMCO' T990284 MOUNTING HEIGHT 6.0m

COMPLYING TO AS2293-2005

AND CLAUSE E 4.2 OF THE BCA

WRITTEN STATEMENT

This application is for the approval to build 24 concrete Warehouse buildings: the use of these buildings will be for the storage of non hazardous and non hazardous goods.

The building has the provisions of a loading bay as required by clause 52.07 of the planning scheme.

The house of operation will be 9am-5pm Monday to Sunday.

The number of staff will be assumed 4 full time persons

The Town planning drawings numbered 16016F clearly show the industrial guidelines have been followed.

The development is in an area where there is predominantly commercial and industrial buildings. The proposal is in keeping with nearby adjoining properties.

The proposed properties will be built in existing business activity center where all adjoining buildings are commercial or industrial buildings. The development is in keeping with the surrounding area.

The design and finish of the development will contribute positively to the local street scape and the layout of this development enhances personal safety and property security.

The development has a disabled toilet and access for disabled persons to comply with Disability Discrimination Act 1992.

The proposed development is not near any residential areas and the design and scale of the development is in keeping with adjacent and nearby buildings: no adverse effect on the surrounding area will be caused by the development.

The building shall not contain any hazardous goods so no dangerous goods licence or works discharge licence is required.

LIGHT AND VENTILATION SCHEDULE EACH WAREHOUSE			
ROOM	AREA ^m	REQUIRED LIGHT 10%	VENTILATION 5%
		REQUIRED	AVAILABLE
WAREHOUSE 1	150m ²	15m ²	77.5m ²
WAREHOUSE 2	300m ²	30m ²	15m ²
WAREHOUSE 3	136m ²	13.6m ²	6.8m ²
WAREHOUSE 4	270m ²	27m ²	13.5m ²
WAREHOUSE 5	170m ²	17m ²	8.5m ²
WAREHOUSE 6	170m ²	17m ²	8.5m ²
WAREHOUSE 7	170m ²	17m ²	8.5m ²
WAREHOUSE 8	170m ²	17m ²	8.5m ²
WAREHOUSE 9	170m ²	17m ²	8.5m ²
WAREHOUSE 10	170m ²	17m ²	8.5m ²
WAREHOUSE 11	170m ²	17m ²	8.5m ²
WAREHOUSE 12	135m ²	13.5m ²	6.75m ²
WAREHOUSE 13	135m ²	13.5m ²	6.75m ²
WAREHOUSE 14	150m ²	15m ²	7.5m ²
WC/AL	-	Artificial Light & Mechanical Ventilation Required	Required

MECHANICAL VENTILATION TO BE DUCTED TO EXTERNAL AIR AND TO PROVIDE 2L/S CHANGES OF AIR TO EACH W.C. & A.L. A HABITABLE ROOM, OFFICE, SHOP, FACTORY WORKROOM, SANITARY COMPARTMENT, BATHROOM, SHOWER ROOM LAUNDRY AND ANY OTHER ROOM OCCUPIED BY A PERSON FOR ANY PURPOSE MUST HAVE NATURAL VENTILATION COMPLYING WITH F4.6 OF THE BCA OR ALTERNATIVELY INSTALL A MECHANICAL VENTILATION AND OR AIR CONDITIONING SYSTEM COMPLYING WITH AS1668.2 AND AS/NZS 3666.1

NOTES

- 1. PROVIDE SIMPLE LEVER HANDLE TO ALL EXIT DOORS.
- 2. LIFT OFF HINGES TO ALL WC DOORS.
- 3. NO STORAGE UNDER STAIRS.
- 4. FANS DUCTED TO OUTSIDE FOR WCs.
- 5. FANS / LIGHT SWITCH COMBINED.

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT: PROPOSED WAREHOUSE/OFFICE DEVELOPMENT AT: LOT 20 DOHERTY'S ROAD TRUGANINA FOR: KMERICAL PL

DRAWING TITLE ARCHITECTURAL

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL DRAWINGS, ROOF TRUSS MANUFACTURER AND RELEVANT DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK. FOR PROFESSIONAL AND SERVICE

SHEET: 2 OF 7 DATE: 26-09-2016 SCALE: 1:200@A1 PROJECT NO: 16016F DRAWN: A.FARRUGIA

LIGHT AND VENTILATION SCHEDULE EACH WAREHOUSE					
ROOM	AREA m ²	LIGHT 10%		VENTILATION 5%	
		REQUIRED	AVAILABLE	REQUIRED	AVAILABLE
WAREHOUSE 20	307m ²	30.7m ²	72.5m ²	15.25m ²	24.2m ²
WC/AL	-	Artificial Light & Mechanical Ventilation Required			
WAREHOUSE 21	154m ²	15.4m ²	33.2m ²	7.7m ²	22.1m ²
WC/AL	-	Artificial Light & Mechanical Ventilation Required			
WAREHOUSE 22	190m ²	19.0m ²	44.6m ²	9.5m ²	22.1m ²
WC/AL	-	Artificial Light & Mechanical Ventilation Required			
WAREHOUSE 23	264m ²	26.4m ²	74.8m ²	13.2m ²	24.2m ²
WC/AL	-	Artificial Light & Mechanical Ventilation Required			
WAREHOUSE 24	264m ²	26.4m ²	74.8	13.2m ²	24.2m ²
WC/AL	-	Artificial Light & Mechanical Ventilation Required			

MECHANICAL VENTILATION TO BE DUCTED TO EXTERNAL AIR AND TO PROVIDE 21% CHANGES OF AIR TO EACH W.C. & A.L. A HABITABLE ROOM , OFFICE, SHOP,FACTORY,WORKROOM,SANITARY COMPARTMENT,BATHROOM,SHOWER ROOM,LAUNDRY AND ANY OTHER ROOM OCCUPIED BY A PERSON FOR ANY PURPOSE MUST HAVE NATURAL VENTILATION COMPLYING WITH F4.6 OF THE BCA OR ALTERNATIVELY INSTALL A MECHANICAL VENTILATION AND OR AIR CONDITIONING SYSTEM COMPLYING WITH AS1668.2 AND AS/NZS 3666.1

FIRE INDICES	
MATERIAL	FI
CONCRETE	0
TILES	0
PLASTER	0
CARPET	5
VINYL	6

- NOTES**
1. PROVIDE SIMPLE LEVER HANDLE TO ALL EXIT DOORS.
 2. LIFT OFF HINGES TO ALL W.C. DOORS.
 3. NO STORAGE UNDER STAIRS FOR W.C.'S
 4. FANS DUCTED TO OUTSIDE FOR W.C.'S
 5. FANS / LIGHT SWITCH COMBINED.

ALL DOORS LEADING TO EXITS AND EXITS ARE TO BE FITTED WITH A SIMPLE LEVER HANDLE TO BE OPERABLE FROM THE INSIDE ABOVE FLOOR LEVEL AND TO BE CAPABLE OF BEING OPENED BY A SINGLE DOWNWARD ACTION ON A SINGLE DEVICE WITH A MAXIMUM FORCE OF 22N (5 LBS) AND THE ACTION ON WHICH A PERSON WOULD SEEK EGRESS.

WRITTEN STATEMENT

This application is for the approval to build 24 concrete Warehouse buildings; the use of these buildings will be for the storage of non dangerous and non hazardous goods.

The building has the provisions of a loading bay as required by clause 52.07 of the planning scheme.

The hours of operation will be 6am-10pm Monday to Sunday.

The number of staff will be assumed 4 full time persons.

The Town planning drawings numbered 16016F clearly show the industrial guidelines have been followed.

The development is in an area where there is predominantly commercial and industrial buildings. The proposal is in keeping with nearby and adjoining properties.

The proposed properties will be built in existing business activity center where all adjoining buildings are commercial or industrial buildings. The proposal is in keeping with this and will not impact on surrounding developments with adequate on site car parking available for the building. The detailed facade of the building and the proposed landscape buffers to the front of the property will positively add to the street scape. The design and finish of the development will contribute positively to the local street scape and the layout of this development enhances personal safety and property security.

The development has a disabled toilet and access for disabled persons to comply with Disability Discrimination Act 1992.

The proposed development in not near any residential areas and the design and scale of the development is in keeping with adjacent and nearby buildings. We believe the development will not detrimentally effect this area.

The building shall not contain any hazardous goods so no dangerous goods licence or works discharge licence is required.

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT:
Proposed : WAREHOUSE/OFFICE DEVELOPMENT
AT: LOT 20 DOHERTYS ROAD TRUGANINA
FOR : KMERICAL PL

DRAWING TITLE

ARCHITECTURAL

ANDREWS COMPLETE DRAFTING SERVICE

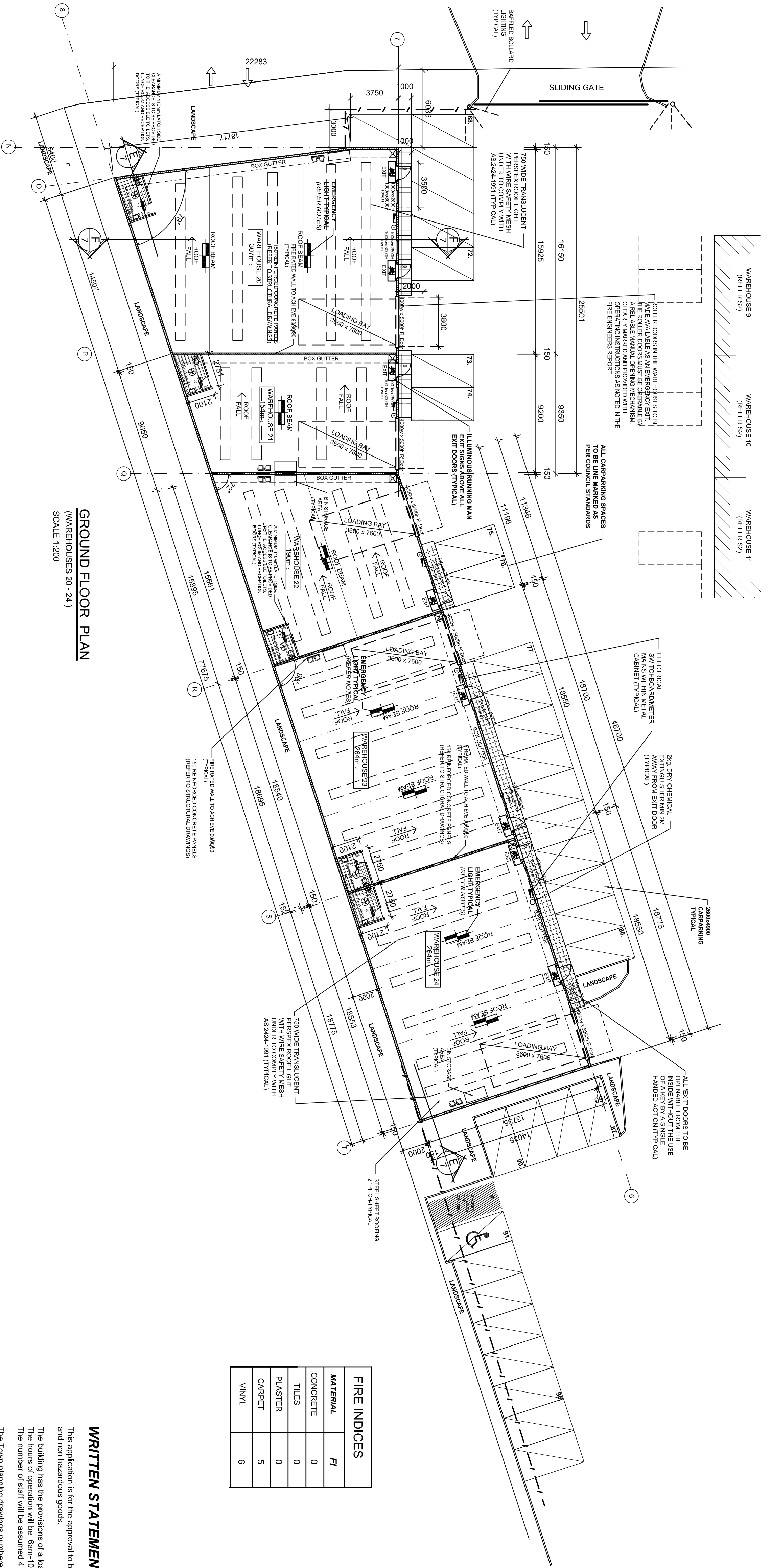
ANDREW J ANDREWS
Mobile: 0415 543 732
Email: andrew@andrews.com.au

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL DRAWINGS, ROOF TRUSS MANUFACTURER AND RELEVANT DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK.

FOR PROFESSIONAL DRAWING AND SERVICE

60 CROWN ST. RICHMOND VIC 3121



ENERGY EFFICIENCY REQUIREMENTS FOR INDUSTRIAL BUILDINGS

- BCA SECTION 'J' COMPLIANCE**
- J1. BUILDING FABRIC:**
- 2.1 ROOF / CEILING INSULATED TO R 3.2
 - 2.2 WALLS - EXTERNAL CONCRETE WALLS BATTENED OUT (20-35MM GAP), LINED WITH PLASTER AND INSULATED TO R 1.0
 - 2.3 WALLS - INTERNAL.
 - 2.4 FIRST FLOOR (OPEN TO UNDERSIDE) INSULATED TO R 1.5
 - 2.5 FIRST FLOOR (ENCLOSED UNDERNEATH) INSULATED TO R 1.5

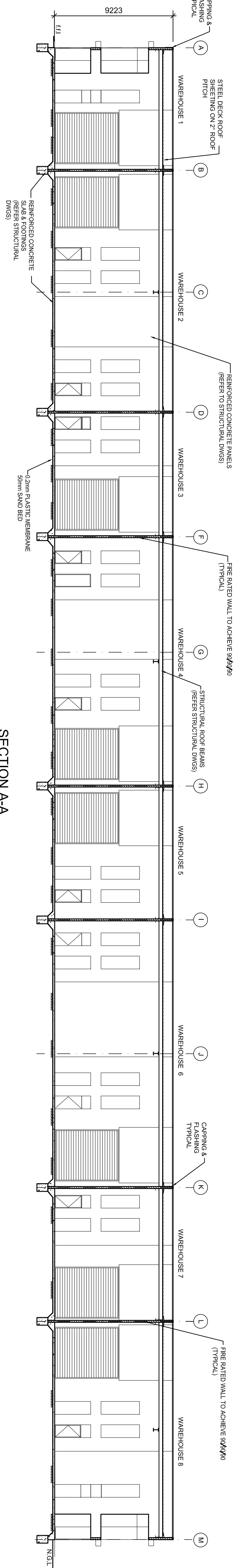
- J2. EXTERNAL GLAZING:**
- J3. BUILDING SEALING**
- ALL WINDOWS TO COMPLY WITH AS 2047
- J4. AIR MOVEMENT**
- N/A
- J5. AIR CONDITIONING:**
- N/A
- J6. ARTIFICIAL LIGHTING AND POWER:**
- N/A
- J7. HOT WATER SUPPLY:**
- N/A
- J8. ACCESS FOR MAINTENANCE**
- ALL SERVICES LOCATED IN THE ROOF MUST BE ACCESSIBLE WITH SUITABLE MEANS.

CERTIFICATE OF COMPLIANCE REQUIRED STATING THAT WORK COMPLY'S WITH PART J OF THE BCA 2013

FIRE FIGHTING / EMERGENCY EQUIPMENT:

- GENERAL:**
- DO NOT SCALE DRAWING, FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWING.
1. PRECEDENCE OVER SCALED DRAWING.
- BUILDER TO VARY IF ALL DIMENSIONS, LEVELS & SOIL CLASS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT S.A.A CODES, BUILDING REGULATIONS AND B.C.A
- ROOF:**
1. ALL DOWNPIPES (60) TO BE 1600 P.V.C GUTTERS TO BE 600w X 250L.
 2. ZINCALUME FINISH SHEET STEEL FLASH AND CAP OVER.
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT S.A.A CODES, BUILDING REGULATIONS AND B.C.A
- EXIT**
1. ALL SINGLE SIDED EMERGENCY RUNNING MAN EXIT SIGN (6021m C90 18m) **COMPLYING TO AS2293-2005**
2. EMERGENCY SIGN PICTOGRAM AND EMERGENCY LIGHTING TO AS2293.1 the minimum pictorial element height in the exit signs shall be no less than 200mm
3. NATURAL ACRYLIC ROOFLIGHTING TO MATCH STEEL DECK IN PROFILE AND TO BE KEPT 750 CLEAR OF GUTTERS AND SIDE BOUNDARIES. PROVIDE WIRE MESH UNDER 3mm THICKNESS, 300 X 150 GRID.
- AMENITIES:**
1. CONSTRUCTION:
 - .90 X 45 FT TREATED PINE FRAMING @450cs.
 - .200 X 50 FT OREGON CEILING JOISTS @ 450 cs.
 - TERMITE TREATMENT MUST BE APPLIED
 2. ALL AIR LOCKS AND W.C DOORS TO HAVE SELF CLOSERS (REMOVABLE HINGES TO STANDARD WC).
 3. FINISHES INTERNALLY:
 - CEILING FLOOR TILES TO IMPERVIOUS FLOOR OVER APPROVED SUBBASE
 - CERAMIC WALL TILES TO 300mm ABOVE VANITY BASINS. SHOWERS TILED TO 1800 HIGH.

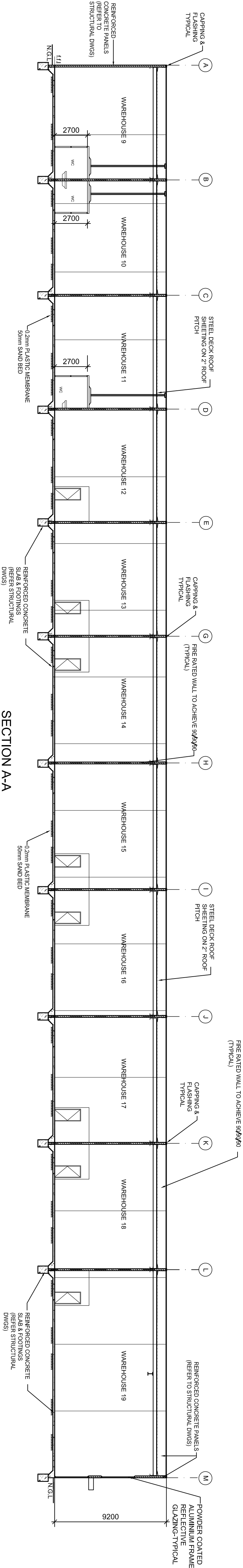
- WINDOWS / DOORS:**
1. ALL GLAZING TO COMPLY WITH AS1288
 2. WINDOW MANUFACTURER TO PROVIDE SPECIFICATIONS PRIOR TO INSTALLATION FOR BUILDING SUPERVISOR.
 3. ALL WINDOWS TO BE ALUMINIUM FRAMED COMMERCIAL TYPE SECTIONS POWDER COATED TO OWNERS SELECTION FABRICATOR TO PROVIDE ALL ANGLES & COVER PLATES IN SAME COLOUR.
 4. ALL EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY BY A SINGLE HANDED ACTION.
 5. ALL DOORS LEADING TO EXITS AND IN EXITS ARE TO BE FITTED WITH DOOR FLUNTIRE MOUNTED BETWEEN 900mm AND 1100 mm ABOVE FLOOR LEVEL AND TO BE CAPABLE OF BEING OPENED BY A SINGLE HANDED DOWNWARD ACTION ON A SINGLE DEVICE WITHOUT THE USE OF A KEY. FROM THE DIRECTION WHICH A PERSON WOULD SEEK EGRESS
 6. VISUAL INDICATORS ON GLAZING-ALL FRAMELESS OR FULLY GLAZED DOORS SIDELIGHTS, INCLUDING ANY GLAZING CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING SHALL BE CLEARLY MARKED FOR THEIR FULL WIDTH WITH A SOLID CONTRASTING LINE. THE CONTRASTING LINE MUST BE NOT LESS THAN 75mm WIDE AND SHALL EXTEND THE FULL WIDTH THE GLAZING PANEL. THE LOWER EDGE OF THE CONTRASTING LINE SHALL BE LOCATED BETWEEN 900mm AND 1000mm ABOVE FFL
- No. Of EMPLOYEES each building**
- MALES: 4
- FEMALES: 2



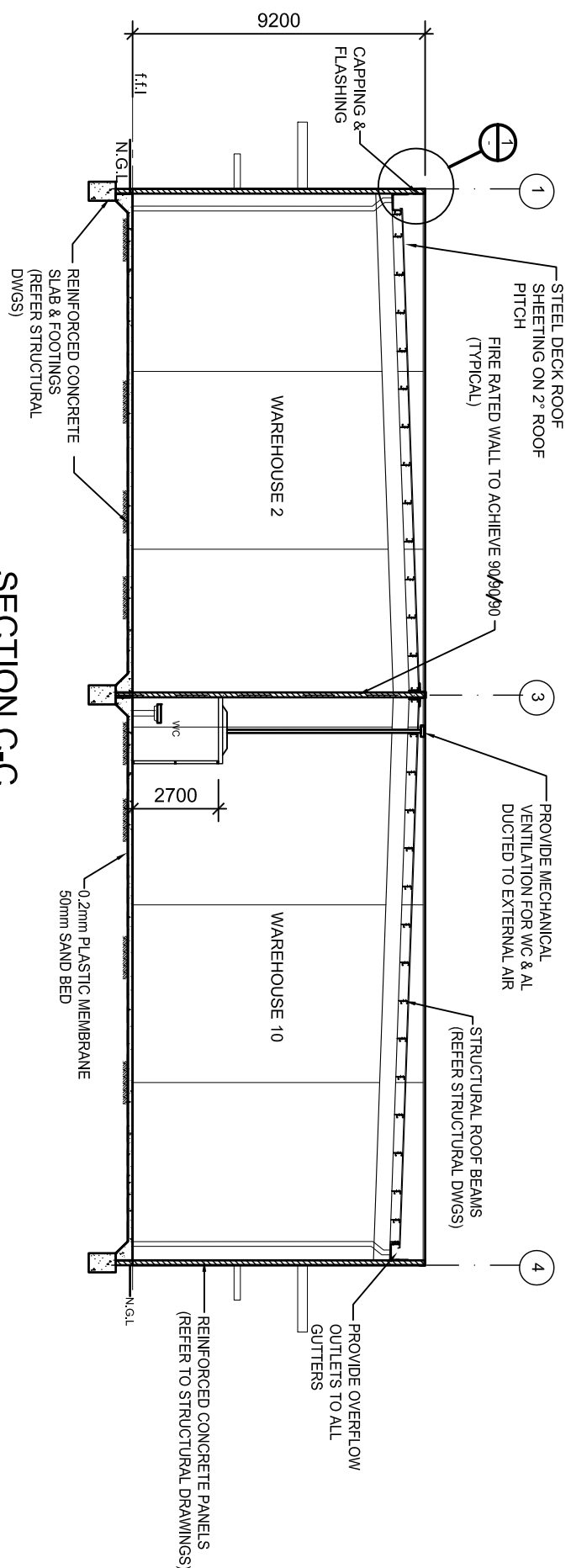
- AMENITIES:**
- CONSTRUCTION:
 - 90 x 45 FT TREATED PINE FRAMING @450cs.
 - 200 X 50 FT OREGON CEILING JOISTS @ 450 cs.
 - PROVIDE TEMENT TREATMENT
 - ALL AIR LOCKS AND W.C DOORS TO HAVE SELF CLOSERS (REMOVABLE HINGES TO STANDARD WC).
 - FINISHES INTERNALLY:
 - CERAMIC FLOOR TILES TO IMPERVIOUS FLOOR OVER APPROVED SUBBASE
 - CERAMIC WALL TILES TO 300mm ABOVE VANITY BASINS. SHOWERS TILED TO 1800 HIGH.

SIGNAGE TO DISABLED WC IS REQUIRED TO BE LOCATED ON THE WALL BESIDE THE DOOR ON THE LATCH SIDE OF THE DOOR WITH THE EDGE LOCATED BETWEEN 50mm AND 300mm FROM THE DOOR. SIGNAGE TO BE REQUIRED TO INCORPORATE BRAILLE TACTILE SIGNAGE

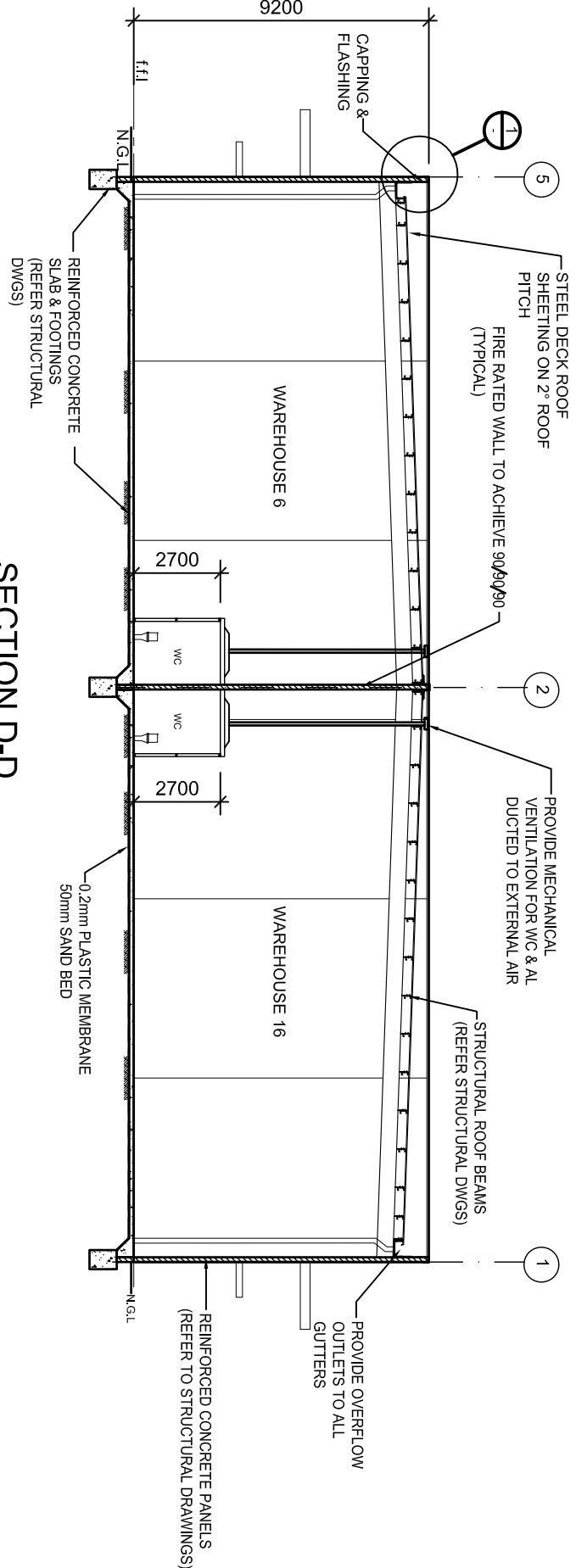
SECTION A-A
(WAREHOUSES 1-8)
SCALE 1:200



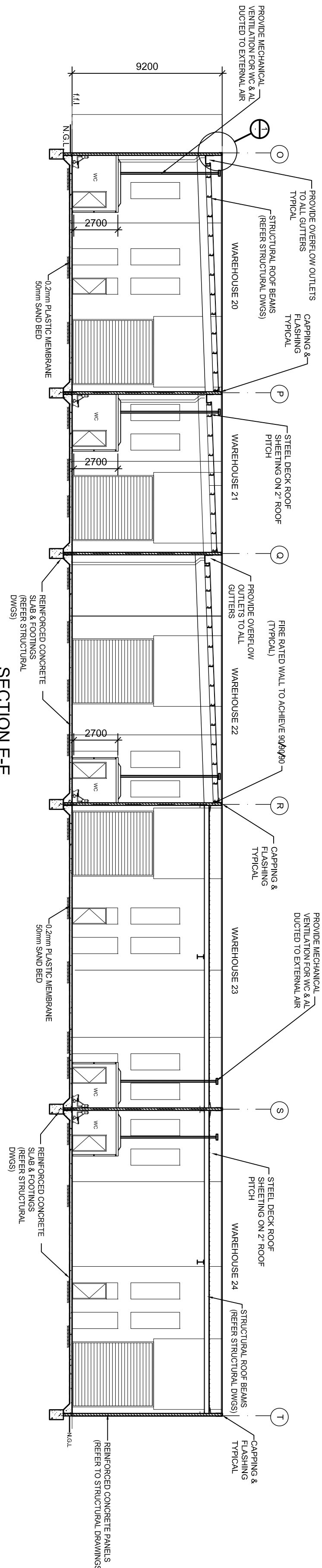
SECTION A-A
(WAREHOUSES 9-19)
SCALE 1:200



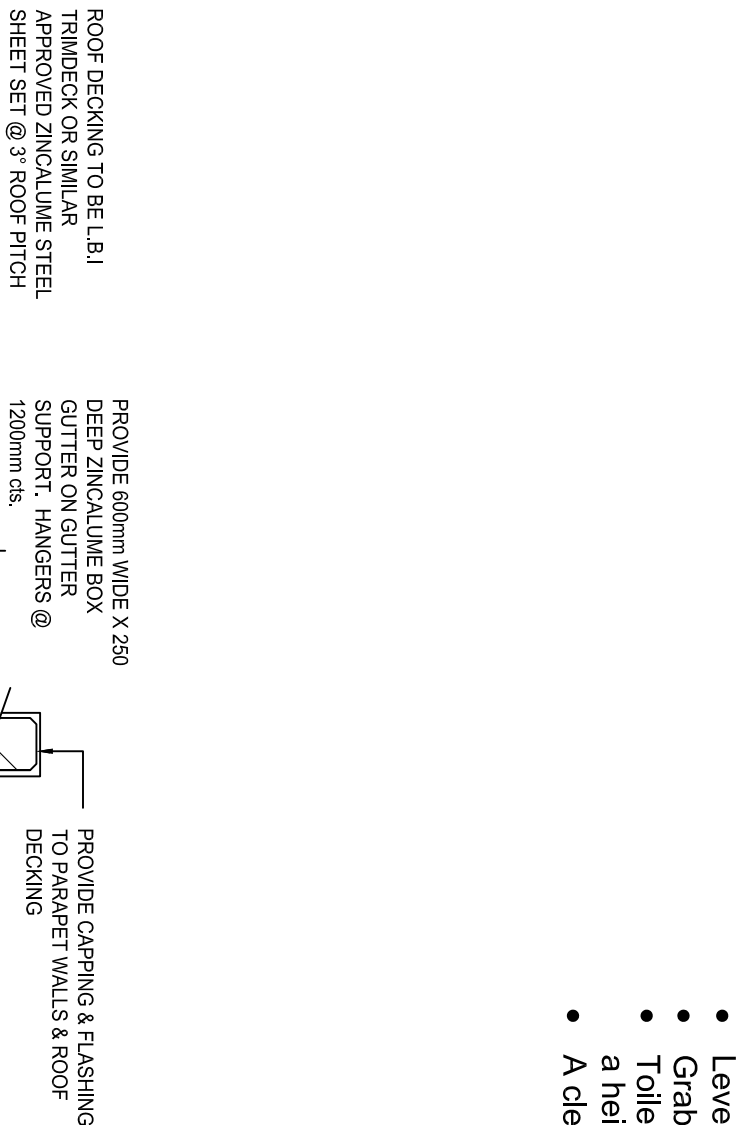
SECTION C-C
(WAREHOUSES 2 & 10)
SCALE 1:200



SECTION D-D
(WAREHOUSES 6 & 16)
SCALE 1:200

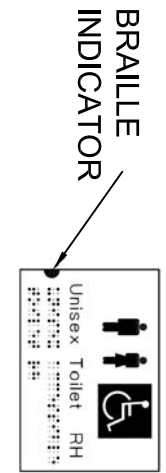


SECTION E-E
(WAREHOUSES 20 & 24)
SCALE 1:200



BRaille SIGNAGE REQUIRED TO THE FOLLOWING AREAS:

- Ground floor exit door (reception) Indicating "EXIT GROUND."
- Toilet for people with disabilities.
- Toilet for ambulant disabilities.



PROVIDE BRAILLE AND TACTILE SIGNAGE COMPLYING WITH D3.6 OF NCC AND AS 428.1-2009 INCORPORATING THE INTERNAL SYMBOL OF ACCESS OR DEAFNESS AS APPROPRIATE MUST BE PROVIDED ON THE LATCH SIDE OF THE DOOR WITH THE EDGE LOCATED BETWEEN 50mm AND 300mm FROM THE ARCHITRAVE

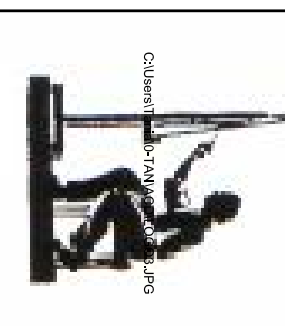
Ambulant Accessible WC

- Seat height 460—480mm.
- Set out of pan is the standard 600-
- Door opening, a clear 700mm width.
- Lever handles of the "D" type to the door.
- Grab rails on both sides at a height of 800
- Toilet paper dispenser to be a maximum of 300mm in front of the seat and a height between the top of the seat and 700mm A.F.L.
- A clear circulation space of 900mm X 900mm in front of the pan.

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT:
Proposed : WAREHOUSE/OFFICE DEVELOPMENT AT: LOT 20 DOHERTYS ROAD TRUGANINA FOR : KMERICAL P/L

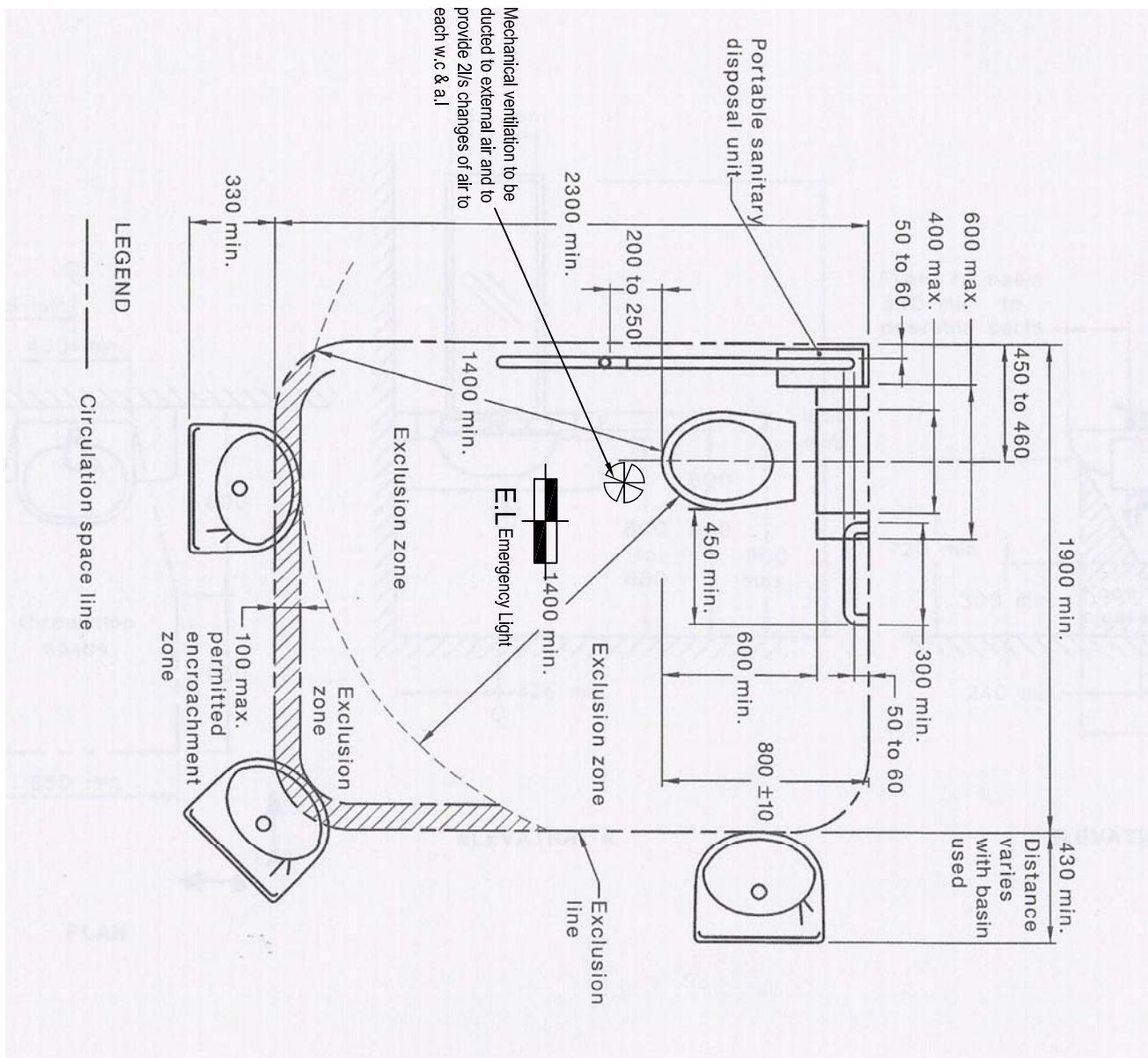
DRAWING TITLE
ARCHITECTURAL



BUILDER TO VERIFY ALL SOIL CONDITIONS AND CLASSIFICATION PRIOR TO COMMENCING ANY WORK.

FOR PROFESSIONAL DRAWING AND SERVICE

SHEET:	DATE:	PROJECT NO
6 OF 7	26-09-2016	16016F
SCALE:	DRAWN:	
1:200@A1	A.FARRUGIA	



CIRCULATION SPACE IN DIS. WCs

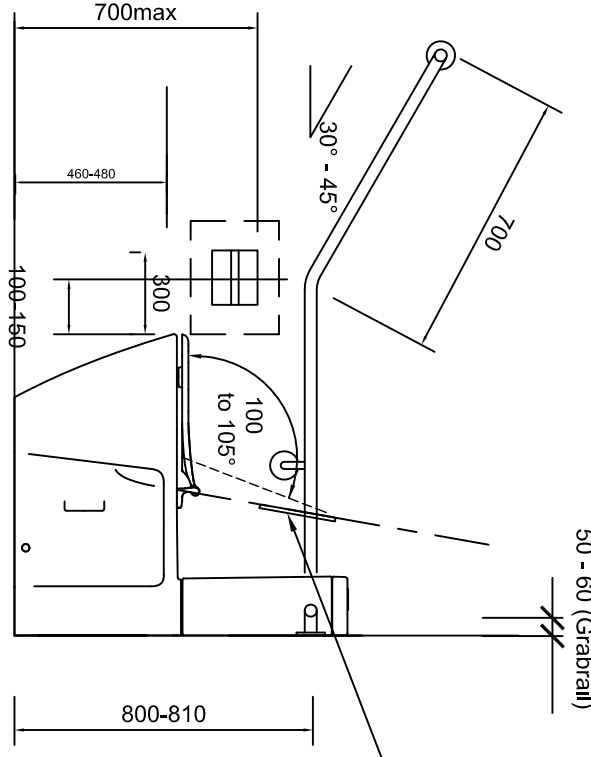
NOTE: DISABLED PERSONS AMENITIES TO COMPLY FULLY WITH A.S. 1428.1 - 2009.

DISABLED:

1. PROVIDE CLEAR AND LEGIBLE BRAILLE AND TACTILE SIGNAGE TO IDENTIFY EACH SANITARY FACILITY. SIGNAGE IS TO BE PLACED BETWEEN 1200mm AND 1600mm ABOVE FLOOR LEVEL IN ACCORDANCE WITH A.S. 1428.1-2009.
2. ALL DOORS TO BE A MINIMUM 820mm TO COMPLY WITH A.S. 1428.1-2009.
3. DOOR LATCH SIDE CLEARANCES NEEDED TO BE A MINIMUM OF 400mm.
4. ALL DOWNWAYS ALONG AN ACCESSIBLE PATH OF TRAVEL SHALL HAVE A MIN. CLEAR OPENING OF 850mm.
5. SIGNAGE ON THE WALL BESIDE THE DOOR OR ON THE WALL OF THE TOILET SHALL BE LOCATED BETWEEN 50mm AND 200mm FROM THE ARCHITRAVE. THE SIGN IS ALSO REQUIRED TO INCORPORATE BRAILLE TACTILE SIGNAGE.

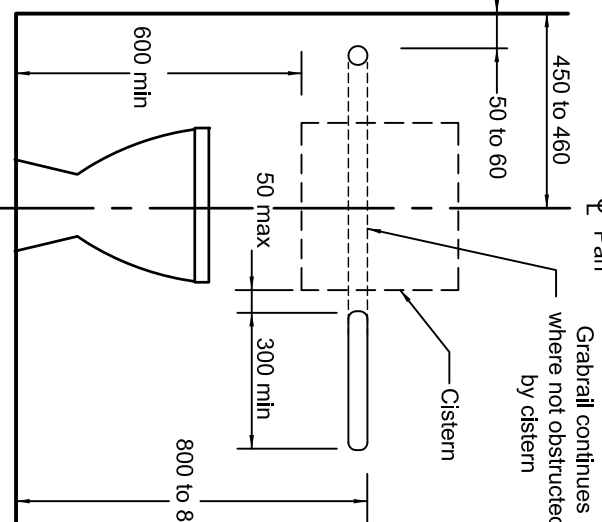
DISABLED WC NOTES:

- All fixtures and fittings to comply with A.S. 1428.1-2009 requirements.
- WC fittings to include:
 - Seat height 460-480mm with closed front, and buffers to prevent sideways movement.
 - Seat load capacity rated to 150kg.
 - Seat to have a 30% luminance contrast with the background.
 - Backrest to be provided with a width of 350-400mm and 150-200mm high, as detailed in A.S. 1428.1-2009n Fig. 38.
- W.C. paper dispenser within 300mm of front of pan and maximum height of 700mm.
- WC flush buttons to sit proud of surround.
- WC grabrails to comply with A.S. 1428.1 Figure 42.
- Taps to have lever handles or sensor plates.
- Hot water to be delivered through a central mixing spout.
- Mirrors, where provided, are to be vertical, 350mm minimum wide and positioned at a height of no more than 900mm and extend up to a height no less than 1650mm A.F.L.
- Hand dryers, soap and towel dispensers operable parts to be 900-1100mm A.F.L. and not less than 1350mm A.F.L. and not less than 500mm from any other fixture.
- Shelf to be provided beside basin as part of the vanity top 300-400mm deep and 120mm wide.
- OR as separate fixture 300-400 x 120-150mm wide at a height of 900-1000mm A.F.L. if positioned within a circulation space.
- OR 400mm minimum length x 120mm minimum wide at a height of



POSITION OF GRABRAIL

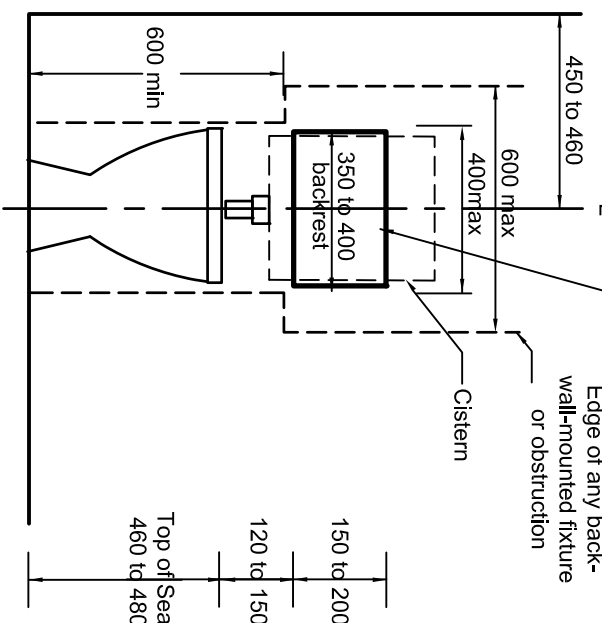
NOTE: DISABLED PERSONS AMENITIES TO COMPLY FULLY WITH A.S. 1428.1 - 2009.



POSITION OF GRABRAIL

NOTE: DISABLED PERSONS AMENITIES TO COMPLY FULLY WITH A.S. 1428.1 - 2009.

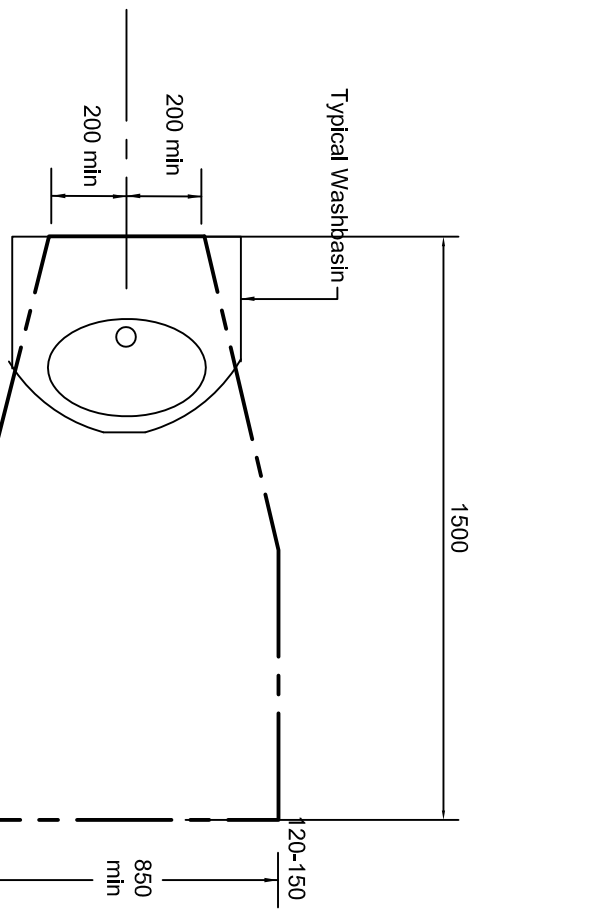
DISABLED .WC's



POSITION OF BACKREST

NOTE: DISABLED PERSONS AMENITIES TO COMPLY FULLY WITH A.S. 1428.1 - 2009.

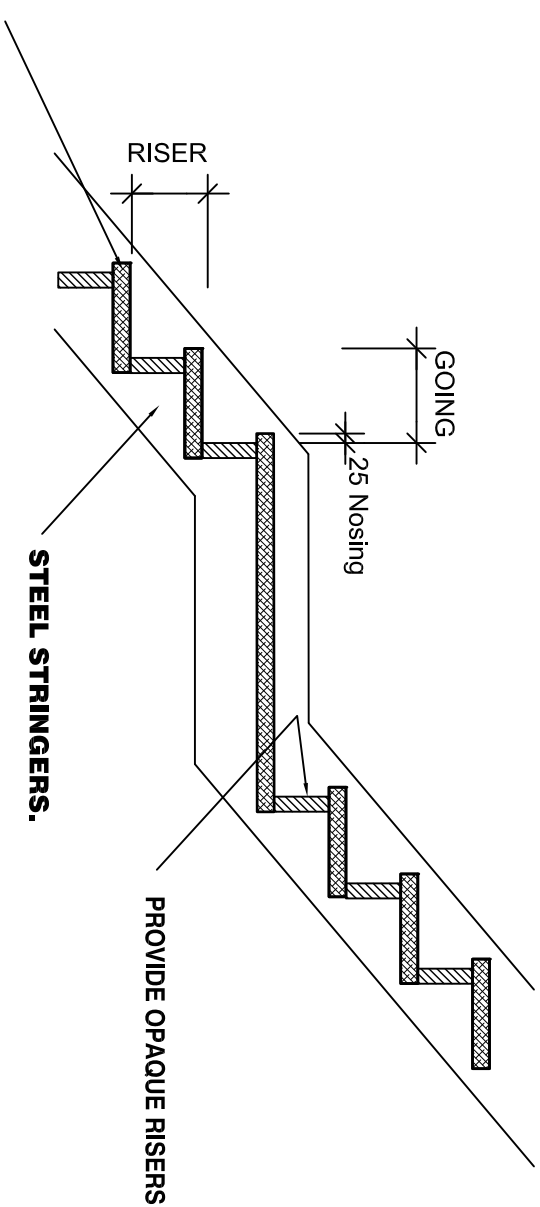
DISABLED .WC's



CIRCULATION SPACE OF HAND BASIN

NOTE: DISABLED PERSONS AMENITIES TO COMPLY FULLY WITH A.S. 1428.1 - 2009.

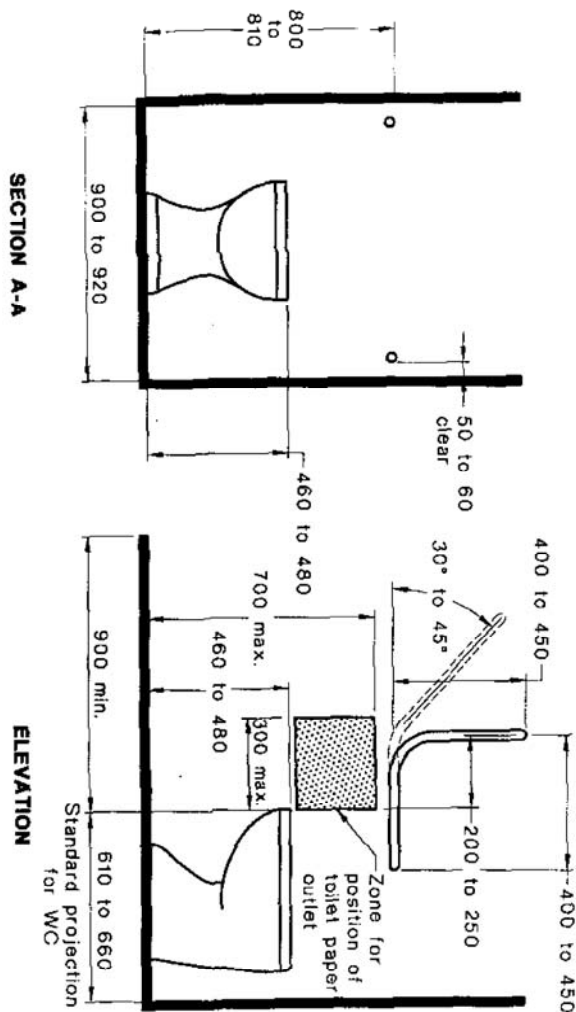
DISABLED .WC's



INTERNAL STAIRS DETAIL

STAIRWAY TO OFFICES TO HAVE A CLEAR UNOBSTRUCTED WIDTH THROUGHOUT OF 1000 mm MEASURED INSIDE HANDRAILS AND A CLEAR HEAD HEIGHT OF 2 meters

PROVIDE NON-SLIP CONTRASTING STRIPS TO KIDWY TIMBER TREADS AND LANDINGS.

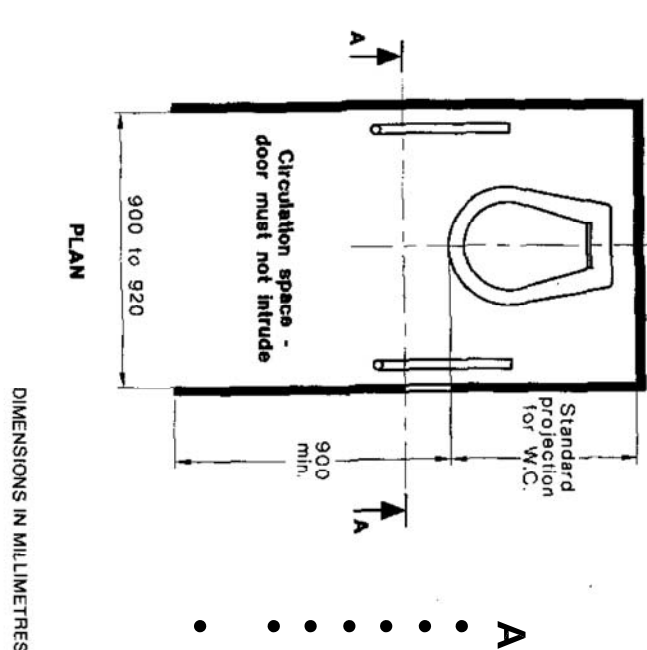


SECTION A-A

ELEVATION

Ambulant Accessible WC

- Seat height 460-480mm.
- Set out of pan is the standard 600-660mm.
- Door opening, a clear 700mm width.
- Lever handles of the "D" type to the door.
- Grab rails on both sides at a height of 800
- Toilet paper dispenser to be a maximum of 300mm in front of the seat and a height between the top of the seat and 700mm A.F.L.
- A clear circulation space of 900mm X 900mm in front of the pan.



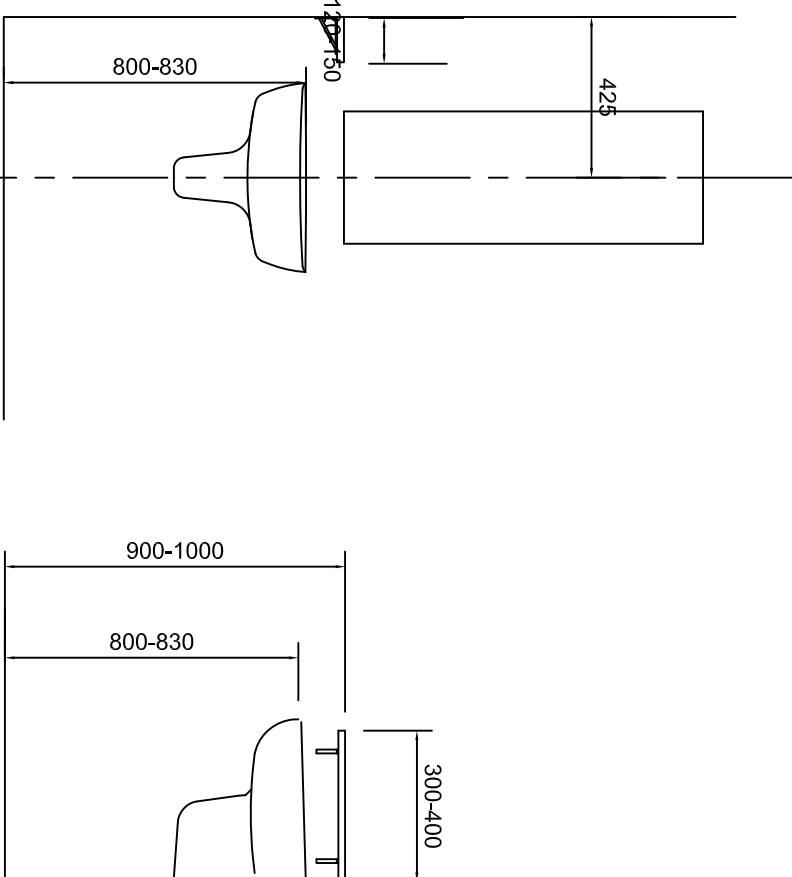
PLAN

DIMENSIONS IN MILLIMETRES

AMBULANT ACCESSIBLE WC

STANDARD ACCESS NOTES:

1. Signage to designated car spaces to be in accordance with AS2290 6:2009.
2. Maximum crossfall to designated car spaces to not exceed 1:33 (for asphalt) or 1:40 (for concrete) in both directions.
3. Crossfall on all paths of travel, ramps and walkways to be 1:40 maximum. Surfaces to be slip resistive. Minimum width of paths of travel to be 1000mm.
4. Abutments between materials on paths of travel to have no lip or step greater than 5mm, and to be rounded or bevelled edge.
5. Kerb ramps to be constructed according to AS1428.1 including maximum gradient 1:8.
6. Drainage grates located on a path of travel to have apertures no larger than 13mm x 150mm and with the larger dimension transverse to the direction of travel.
7. Ramps, handrails and kerbside to be provided in accordance with AS1428.1-2009.
8. Stairs to be designed in accordance with AS1428.1-2009 with complying handrails both sides and contrast nosing to treads.
9. Stairs to be constructed according to AS1428.1-2009 requirements for handrails and contrast nosings where required.
10. Treadle ground surface indicators to be provided to stairs used by the public (excluding Fire Stairs), kerb ramps and ramps in accordance with AS1428.4.
11. Tactile ground surface indicators to be provided where a pedestrian path intersects with a roadway, setback 300mm from the roadway.
12. Landings to Entry Doors to have a maximum crossfall of 1:40. Landing dimensions as per AS1428.1-2009.



CIRCULATION SPACE OF HAND BASIN

STAIRSNOTES:

Stairs-

- The top and bottom step shall not encroach into circulation spaces.
- Stairs should not have open risers or treads extending out past the line of the riser.
- A contrasting solid strip with a minimum luminance contrast of at least 30% compared to the tread with a width of between 50-75mm in depth across the full width of the tread at the nosing.
- The nosing may extend down the front of the riser by a maximum of 10mm or be set back a maximum of 15mm from the front of the nosing.

TGSIs have been allowed to the bottom and top of the stairway in accordance with AS1428.4, 1-2009.

- The TGSIs shall be the "Warning Indicators" and shall be installed for the full width of the stairway, perpendicular to the angle of approach.
- They must be set back 300+40mm from the edge of the nosing on the top step and from the riser on the bottom step.
- As the approach is from an open area the depth of the TGSIs must have a minimum of 12 truncated cones perpendicular to the path of travel.
- The minimum luminance contrast criteria must be applied to the TGSIs compared to the surrounding floor surface.
- Install handrails orthoob side of the stairs of a tubular type construction that has a diameter of between 30-50mm or elliptical as per the following figures.
- Minimum clearance behind the handrail is to be 50mm.
- Ensure that the fixings do not encroach into the top 270° arc and that there is a 15mm clearance below the 270° for the full length of the handrail.
- There must be clearance above the handrail of a minimum of 600mm for its full length.
- The design shall allow for the handrail to extend out over the top and bottom of the gradient by 300+10mm and return back on itself, to the wall or to the ground.
- The handrail at the bottom of the stairway must extend out the width of one tread plus 300mm in a horizontal direction.
- The return shall not intrude into any trafficable area.
- The handrail is to have a minimum luminance contrast of 30% to its background.

NOTES:

1. STAIRWAY TO BE AS1428.1-2009 COMPLIANT.
2. HANDRAILS REQUIRED BOTH SIDES OF STAIRWAY.
3. PROVIDE OPAQUE RISERS.
4. TACTILE INDICATORS TO TOP AND BOTTOM OF STAIRCASE TO AS1428.4-1992.
5. TREAD RISER REQUIREMENTS ALL GOING & RISER HEIGHTS MUST REMAIN CONSTANT.
6. HANDRAILS TO BE AT A MINIMUM HEIGHT OF 865mm ABOVE TREAD LANDINGS.
7. PROVIDE NONSLIP FINISH TO TIMBER STAIRS AND LANDINGS.
8. IF UNDERSTAIR SPACE IS USED FOR STORAGE REMOVE FIRE RATED PLASTER WALLS.
9. STAIRWAY TO OFFICES TO HAVE A CLEAR UNOBSTRUCTED WIDTH THROUGHOUT OF 1000 mm MEASURED INSIDE HANDRAILS AND A CLEAR HEAD HEIGHT OF 2 meters

ARCHITECTURAL

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RELEVANT TRUSS MANUFACTURER AND RELEVANT DOCUMENTATION.

BUILDER TO VERIFY ALL SOIL CLASSIFICATION PRIOR TO COMMENCING ANY WORK.



ANDREWS COMPLETE DRAFTING SERVICE
ANDREW'S 443 RUSSELL
MOBILE 0414 543 702
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PROJECT:
PROPOSED WAREHOUSE/OFFICE DEVELOPMENT
AT: LOT 20 DOHERTYS ROAD
TRUGANINA
FOR: KMERICAL PIL

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

SHEET:	DATE:	PROJECT NO
7 OF 7	26-09-2016	16016F
SCALE:	DRAWN:	
1:200@A1	A.FARRUGIA	