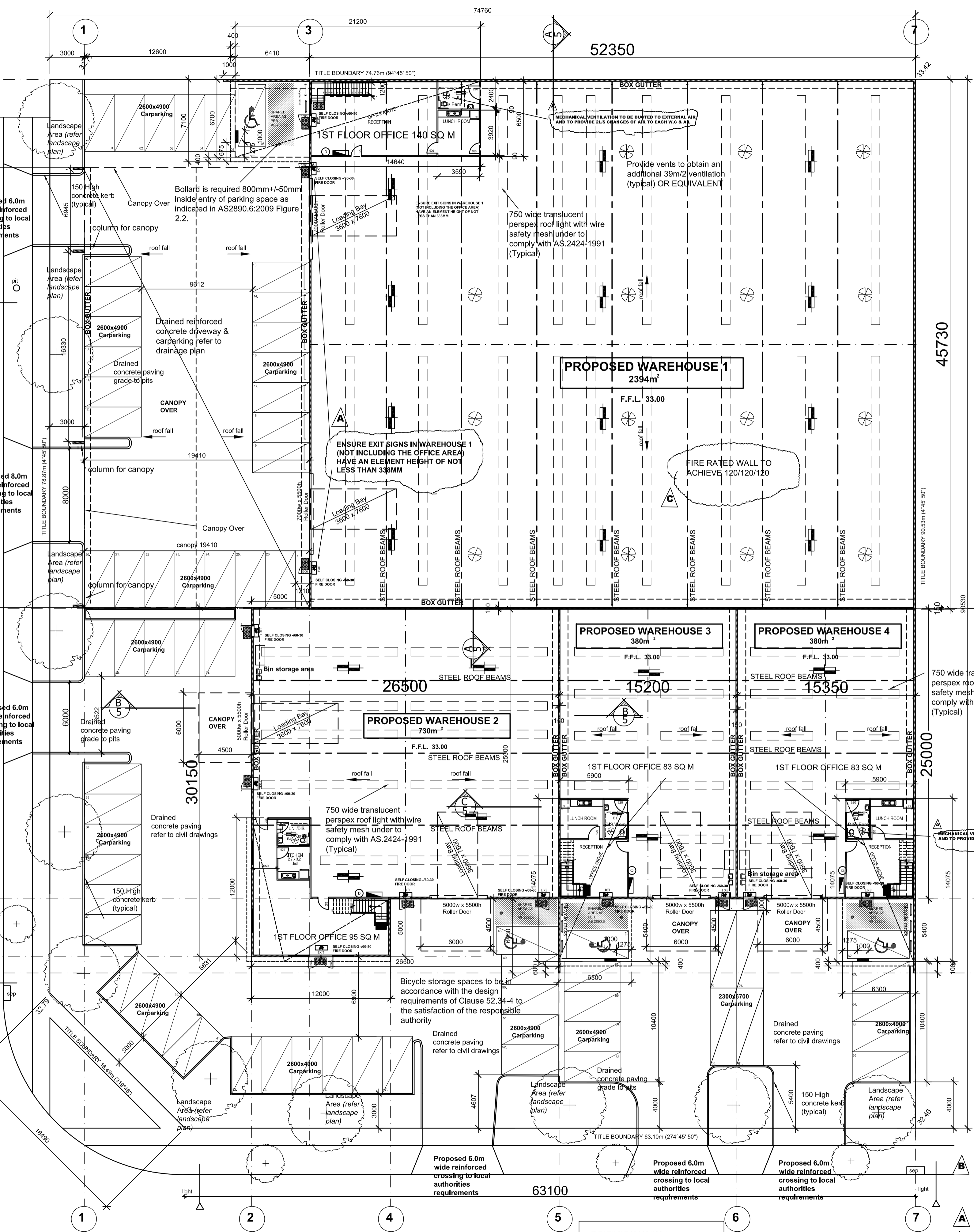


ALL DOORS LEADING TO EXITS AND IN EXITS ARE TO BE FITTED WITH DOOR FURNITURE MOUNTED BETWEEN 900mm AND 1100 mm ABOVE FLOOR LEVEL AND TO BE CAPABLE OF BEING OPENED BY A SINGLE-HANDED DOWNWARD ACTION ON A SINGLE DEVICE WITHOUT THE USE OF A KEY, FROM THE DIRECTION WHICH A PERSON WOULD SEEK EGRESS

THE VEHICLE CROSSINGS IN PARAEWENA DRIVE MUST BE TO AN INDUSTRIAL STANDARD MATCHING THE DESIGN OF THE EXISTING VEHICLE CROSSINGS IN THE SURROUNDING STREETS

MOORINNA WAY



SITE / GROUND FLOOR PLAN
SCALE 1:200

PARAEWENA DRIVE

THE VEHICLE CROSSINGS IN PARAEWENA DRIVE MUST BE TO AN INDUSTRIAL STANDARD MATCHING THE DESIGN OF THE EXISTING VEHICLE CROSSINGS IN THE SURROUNDING STREETS

WAREHOUSE 1					
LIGHT AND VENTILATION SCHEDULE/EACH WAREHOUSE					
ROOM	AREA ^{m²}	LIGHT 10%		VENTILATION 5%	
		REQUIRED	AVAILABLE	REQUIRED	AVAILABLE
WAREHOUSE 1	2394m ²	239.4m ²	251m ²	120m ²	81m ²
FIRST FLOOR	140m ²	14m ²	17m ²	7.5m ²	17m ²
RECEPTION	-	*	Artificial Light & Borrowed Ventilation		
WCIAL	-	*	Artificial Light & Mechanical Ventilation Required		
LUNCH	-	*	Artificial Light & Borrowed Ventilation		

WAREHOUSE 2					
LIGHT AND VENTILATION SCHEDULE/EACH WAREHOUSE					
ROOM	AREA ^{m²}	LIGHT 10%		VENTILATION 5%	
		REQUIRED	AVAILABLE	REQUIRED	AVAILABLE
WAREHOUSE 2	730m ²	73m ²	77m ²	36.5m ²	63m ²
FIRST FLOOR	95m ²	9.5m ²	34m ²	4.75m ²	9m ²
RECEPTION	-	*	Artificial Light & Borrowed Ventilation		
WCIAL	-	*	Artificial Light & Mechanical Ventilation Required		
LUNCH	-	*	Artificial Light & Borrowed Ventilation		

WAREHOUSE 3					
LIGHT AND VENTILATION SCHEDULE/EACH WAREHOUSE					
ROOM	AREA ^{m²}	LIGHT 10%		VENTILATION 5%	
		REQUIRED	AVAILABLE	REQUIRED	AVAILABLE
WAREHOUSE 3	380m ²	38m ²	40m ²	19m ²	63m ²
FIRST FLOOR	83m ²	8.3m ²	34m ²	4.1m ²	5.5m ²
RECEPTION	-	*	Artificial Light & Borrowed Ventilation		
WCIAL	-	*	Artificial Light & Mechanical Ventilation Required		
LUNCH	-	*	Artificial Light & Borrowed Ventilation		

WAREHOUSE 4					
LIGHT AND VENTILATION SCHEDULE/EACH WAREHOUSE					
ROOM	AREA ^{m²}	LIGHT 10%		VENTILATION 5%	
		REQUIRED	AVAILABLE	REQUIRED	AVAILABLE
WAREHOUSE 4	380m ²	38m ²	40m ²	19m ²	63m ²
FIRST FLOOR	83m ²	8.3m ²	34m ²	4.1m ²	5.5m ²
RECEPTION	-	*	Artificial Light & Borrowed Ventilation		
WCIAL	-	*	Artificial Light & Mechanical Ventilation Required		
LUNCH	-	*	Artificial Light & Borrowed Ventilation		

Provide roof vents to obtain an additional 39m² ventilation (typical)

* 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 AIR CONDITIONING SYSTEM COMPLYING WITH AS1668.2 AND AS/NZS 3666.1

CHECKPOINT
Building Surveyors
BUILDING PERMIT
Building Act 1993 Building Regulations 2006

Signed: *[Signature]*
Date: 23.03.2016 BP: 16908/2015/002910/3

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT:
PROPOSED: WAREHOUSE/OFFICE DEVELOPMENT
AT: LOT 15 PARAEWENA DRIVE TRUGANINA

DRAWING TITLE
ARCHITECTURAL

ANDREWS COMPLETE DRAFTING SERVICE
ANDREW FARRUGIA
Ph: 9 421 3655
Mobile: 0414 543 702
Email: acds@inet.net.au



60 CROWN STR. RICHMOND VIC 3121

FOR PROFESSIONAL DRAWING AND SERVICE

BUILDER TO VERIFY ALL DIMENSIONS, LEVELS & SOIL CLASSIFICATION PRIOR TO COMMENCING ANY WORK.

REVISION:
23/09/2015 CHECKPOINT BUILDING SURVEYORS CHECKLIST 23/09/2015

REVISION:
31/08/2015 CHECKPOINT BUILDING SURVEYORS CHECKLIST 20/08/2015

REVISION:
31/08/2015 CHECKPOINT BUILDING SURVEYORS CHECKLIST 22/03/2016

Existing Street Hydrant

SITE / FLOOR PLAN

1.

SHEET: 1 OF 8

DATE: 13-08-2015
SCALE: 1:200@A1
DRAWN: A.FARRUGIA
PROJECT NO: 15048A

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 (20-35MMGAP), 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*

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

ALL EXHAUST FANS SHALL BE FITTED WITH SELF CLOSING DAMPER OR SIMILAR APPROVED.

J4. AIR MOVEMENT
 N/A

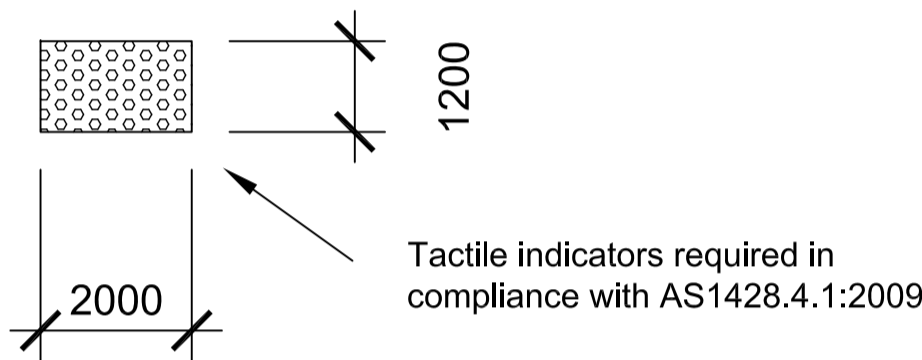
J5. AIR CONDITIONING*

J6. ARTIFICIAL LIGHTING AND POWER*

J7. HOT WATER SUPPLY*

- J8. ACCESS FOR MAINTENANCE**
 ALL SERVICES LOCATED IN THE ROOF MUST BE ACCESSIBLE WITH SUITABLE MEANS.

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



TACTILE GROUND SURFACE INDICATORS (TGSIs)

Tactile ground surface indicators (TGSIs) must be applied at the bottom and top of each 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+/-10mm from the edge of the nosing on the top step and from the riser on the bottom step.

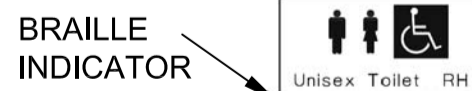
If the approach is from an open area the depth of the TGSIs must have a minimum of 12 truncated cones perpendicular to the path of travel. If the approach is in an enclosed area, such as an enclosed landing or intermediate landing, then they must have a minimum of 6 truncated cones across the path of travel. The latter does n

AMENITIES:

- CONSTRUCTION:
 -90 x 45 F5 TREATED PINE FRAMING @450cfs.
 -200 X 50 FT OREGON CEILING JOISTS @ 450 cfs.
 PROVIDE TERMITE 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 ARCHITRAVE. THE SIGN IS ALSO REQUIRED TO INCORPORATE BRAILLE TACTILE SIGNAGE

- 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 AS1428.1-2009 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 AFL.
- A clear circulation space of 900mm X 900mm in front of the pan.

NOTES:

- ALL FIRE INDICES TO ACCORD WITH BCA2011
- NO ELECTRICAL WORK TO PENETRATE FIRE RATED WALLS
- ENSURE RUNNING MAN SIGN ABOVE ALL REQUIRED EXITS TO COMPLY WITH AS2293-2005
- ALL EXHAUST FANS TO SANITARY FACILITIES ARE TO BE DUCTED TO EXTERNAL AIR AT A RATE OF 25 l/s
- ALL DOORWAYS ALONG AN ACCESSIBLE PATH OF TRAVEL SHALL HAVE A MIN CLEAR OPENING OF 850mm
- CLEAR CIRCULATION SPACE AT DOORWAY SHALL COMPLY WITH AS 1428.1- 2009
- ALL FRAMELESS OR FULLY GLAZED DOORS, SIDELIGHTS AND ANY GLAZING CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING MUST BE CLEARLY MARKED IN ACCORDANCE WITH AS1428.1

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:

GENERAL

- THE BUILDER AND SUBCONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS OR PREFABRICATION.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATIONS OR STRUCTURAL DRAWINGS.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT S.A.A CODES, B.C.A AND LOCAL COUNCIL BY-LAWS.
- WHERE DISTANCES FROM TOILET PAN TO ANY ANY PART OF DOOR IS LESS THAN 1.2m THE DOOR IS TO OPEN OUTWARDS. SLIDE OR READILY REMOVABLE FROM OUTSIDE A PER B.C.A PART 3.8.3.3.
- PROVIDE IMPERVIOUS FLOOR & WALL FINISHES TO ALL WET AREAS IN ACCORDANCES WITH B.C.A PART 3.8.1.2.
- CONNECT STORMWATER AND SULLAGE DRAINS INTO LEGAL POINTS OF DISCHARGE. ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES REGULATIONS AND AS 3500.3-1999
- PROVIDE 90mm DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL EXCAVATIONS BANKS AND RETAINING WALLS. CONNECT TO STORMWATER VIA SILT PIT.
- SMOKE ALARMS TO COMPLY WITH AS 3798-1993.
 SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH B.C.A PART 3.7.2. SMOKE ALARMS MUST BE CONNECTED DIRECTLY TO MAINS POWERS
- REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS.
- ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED.
- PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH B.C.A PART 3.8.5 AS REQUIRED. ALL EXHAUST FANS ARE TO DISCHARGE TO THE EXTERIOR OF THE BUILDING.

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

-CANOPY

Hot dip galvanized steel frame canopies with 0.48 BMT metaldeck roof sheeting and stormwater drainage to be provided. Canopy to be bird protected in an approved manner.

-ROLLER SHUTTER/ DOORS/BOLLARDS/ENCLOSURES

To be individual slats of 0.48mm minimum thickness. -Roller shutter door track to extend 1000mm above opening. All warehouse external access doors to be solid core, metal clad, paint finished exit doors as required by the BCA with strike shields and Lockwood hardware or similar. Security latch guards and anti-lift hinges to be provided to all external doors. All exit doors to be fitted with Raven door seals.

Bollards 150mm to engineers spec, 1200 mm high from FFL with Hazard Yellow paint finish. -4No internally and externally to at grade doors. -All external services located in trafficable areas to have protection in the form of Armco railing or chain mesh enclosures as required.

-OFFICE

External walls

Combination of glazed curtain walling, powdercoated aluminium framed windows, painted CFC cladding, precast concrete, alucobond or equivalent aluminium cladding. Windows and Curtain Walling Commercial series aluminium framing system Capral or similar with powdercoated finish, Glazing to be high performance and nominated by the contractor with consideration given to building location, elevation, effective operation of mechanical services and compliance with Part J of the building code.

Ceilings

Armstrong 1200 x 600 tile with exposed metal grid to general office areas. Flush plasterboard ceiling to main entry foyer. Finished ceiling level to be a minimum 2700mm above the finished floor level.

AMENITIES

Floor

Ceramic floor tiles to Male and Female toilets. Armstrong vinyl flooring with 100mm high natural anodized aluminium skirting to lunchroom. All floors to be non-slip in accordance with relevant BCA/Australian Standards.

Walls

Provide full height ceramic wall tiling to shower areas. Provide painted walls with 100mm skirting tile to toilet areas. Ceramic tiled splashback and returns above all basins and sinks and above bench in lunchroom. Full width frameless mirrors with concealed fixings over vanities to finish flush with wall tiles where they exist. Seal around mirrors with suitable sealer.

Ceilings

Wet area ceiling tiles 1200 x 600 with exposed metal grid system to toilets. Armstrong 1200 x 600 tile with exposed metal grid to lunchroom and drivers room.

Doors and Door Hardware

Full height painted timber doors with powdercoated aluminium framing. Allow for glazed vision panels in lunchroom door.

ELECTRICAL

Offices Light fittings for the office areas shall be 2 x 28W fully recessed fluorescent fixtures with ULB diffusers providing 380 lux to office areas and 160 lux to passageways and amenities. Fluorescent tubes are to be type T5. Lights to be controlled by grouped switches within the office areas. Switches shall be located adjacent to main entry/exit points. Other areas LED downlights to foyer area, lunchroom, toilets and drivers room. Switches shall be located adjacent to main entry/exit points. Warehouse & Canopy Overhead metal halide high bay fittings. Warehouse and Canopy light switches shall be switched from the door adjoining the office area. The warehouse/canopy area shall be split into minimum four (4) zones (2No in warehouse and 2No in Canopy), each zone controlled individually. Lighting level to be 160 lux at 1.2m above the floor level. On Grade Car Parks, Hardstand and Manoeuvring Areas Building mounted LED flood lighting to the external perimeter of the building to provide 20lux average lighting level. External fluorescent vandalites will be mounted over each personnel access doors and to all emergency doors. All external lighting to be activated by photoelectric cell, with time clock to allow override. Allow 1No electricity conduit from MSB to landscape areas.for future lighting to corporate signage. Exit and Emergency Lighting To comply with all relevant Australian Standards and BCA or other statutory requirements. Switchboard shall be a metal enclosed type complete with metering facilities. Mains & Submains Mains and all Submains including conduit shall have 25% spare capacity to cater for future expansion. Distribution Boards Distribution board will be provided to the warehouse and a separate distribution board for the office. Each distribution board will have provision within the enclosure/cabinet for future expansion equal to 25% spare capacity. Distribution boards within the office area will be enclosed in a cupboard.

General power outlets Clipsal or similar DGPO with nominated areas below: -2No DGPO to lunchroom bench together with sufficient GPO's for all appliances such as fridges, dishwashers and microwaves. -1No DGPO to each toilet area. -2No 32amp 3 Phase outlets adjacent to Roller Shutter Doors 1 (front) and 4 (rear). -2No weatherproof DGPO and 1No weatherproof 32amp 3 phase outlet on external rear wall near canopy. -1No DGPO alongside each roller shutter door. -2No DGPO to each partitioned office. -2No DGPO to drivers room. -5No DGPO to open plan office area. -2No DGPO to reception area.

Telecommunications
 Provide 2No conduits and 1No 10 pair Telstra approved lead in cable for future voice/data cabling from street to the MDF located in rear of open plan office. Contractor shall order and ensure connection of 1No Telstra standard telephone line for fire services/security monitoring. This telephone line shall be transferred to the principal upon Practical Completion. Data Cabling Cat 6 data cabling wired back to the rear of the open plan office area including provision of a data cabinet and patch panels. Cabling should be patched within the cabinet and numbered at both ends. Outlets to be provided as follows: -2No to each partitioned office. -5No to open plan office area. -2No to reception area

Mechanical

Provide an air conditioning system designed to suit the performance requirements of the site location. Supply and install for each air conditioning system automatic controls consisting of an adequate number of zones (120 sq.m internal & 80 sq.m perimeter), temperature sensors and control panel with time clock and after hours override function. Designed to suit attached floor plan and assuming no internal shading of external windows.

VENTILATION

As required by the BCA. Mechanical Exhaust Toilets, showers and lunchroom to BCA requirements. Mechanical exhaust systems to toilets and showers will be provided with automatic controls so that they will operate simultaneously with light fittings in these areas. Noise and vibration Air conditioning and ventilation system will be designed and constructed so that the noise levels within and external to the building comply with the requirements of Australian standards and/or the local authorities. No noticeable vibration to be transmitted to building facility or structure by installed system.

Fire Services

Hydrants, fire hose reels, smoke detection, emergency warning and extinguishers provided in accordance with the BCA or relevant authorities requirements. Fire hose reels and hydrants within office areas are to be enclosed within cupboards. Include interface with other services as required and complete system to be approved by local fire authority.

MAXIMUM ILLUMINATION POWER DENSITY		
SPACE	AREA m ²	MAXIMUM ILLUMINATION POWER DENSITY
OFFICE	114m ²	9 W/m ²
OFFICE		7 W/m ²
WAREHOUSE	1212m ²	10 W/m ²
RECEPTION	-	6 W/m ²
WCIAL	-	6 W/m ²
LUNCH	-	6 W/m ²

NOTE:
 -FOR ILLUMINANCE LEVELS GREATER THAN 620lx,THE AVERAGE LIGHT SOURCE EFFICACY MUST NOT BE LESS THAN 60 LUMENS/W
 -FOR ENCLOSED SPACES WITH A ROOM ASPECT RATIO OF LESS THAN 1.5 THE MAX ILLUMINATION POWER DENSITY MAY BE INCREASED BY DIVIDING IT BY AN ADJUSTMENT FACTOR FOR ROOM ASPECT WHICH IS : 0.5+(ROOM ASPECT RATIO)3
 REFER TO NATIONAL CONSTRUCTION CODE (N.C.)TABLE J6.2a.3
 -FOR ENCLOSED SPACES WITH A ROOM ASPECT RATIO OF LESS THAN 1.5 THE MAX ILLUMINATION POWER DENSITY MAY BE INCREASED BY DIVIDING IT BY AN ADJUSTMENT FACTOR FOR ROOM ASPECT WHICH IS : 0.5+(ROOM ASPECT RATIO)3
 REFER TO NATIONAL CONSTRUCTION CODE TABLE J6.2a.3
 -IN ADDITION TO ABOVE THE MAX ILLUMINATION POWER DENSITY MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR IN TABLE J6.2b OF THE N.C.C WHERE APPLICABLE AND WHERE THE CONTROL DEVICE IS NOT INSTALLED TO COMPLY WITH J6.3 OF N.C.C

NOTES:

- GENERAL:**
 DO NOT SCALE DRAWING, FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWING.
- BUILDER TO VERIFY 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 (dp) TO BE 1500 P.V.C GUTTERS TO BE 600w X 250d. ZINCALUME FINISH SHEET STEEL FLASH AND CAP OVER.
 - ROOF DECKING TO BE L.B.I TRIMDECK OR APPROVED SIMILAR ZINCALUME FINISH SHEET SET AT 3° MIN PITCH, SKARKING TO UNDERSIDE.
 - 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:**
- CONSTRUCTION:
 -90 x 45 F5 TREATED PINE FRAMING @450cfs.
 -200 X 50 F7 OREGON CEILING JOISTS @ 450 cfs.
 - 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.

FIRE FIGHTING / EMERGENCY EQUIPMENT:

- PORTABLE FIRE EXTINGUISHERSARE TO BE PROVIDED AS PER BCA TABLE E1.6 AND AS 2444-2001 MOUNTING HEIGHT NOT MORE THAN 1200mm ABOVE FFL
- (W) 40 B (E) EXTINGUISHER, PLACED NEAR REQUIRED EXIT DOOR
 - (D) 3A 40 B (E) DRYEXTINGUISHERS 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**
 - (EXIT) 'ALU' SINGLE SIDED EMERGENCY RUNNING MAN EXIT SIGN COMPLYING TO AS2293 AND CLAUSE E4.5 OF THE BCA. EMERGENCY SIGN PICTOGRAM AND EMERGENCY LIGHTING TO AS2293.1 The minimum pictorial element height in the exit signs shall be no less than 200mm
 - (EMERGENCY LIGHTS) EMERGENCY LIGHTS "FAMCO" F990284 MOUNTING HEIGHT 6.0m (0x21m C90 18m) **COMPLYING TO AS2293-2005 ANDCLAUSE E 4.2 OF THE BCA WINDOWS / DOORS:**

- ALL GLAZING TO COMPLY WITH AS1288. WINDOW MANUFACTURER TO PROVIDE SPECIFICATIONS PRIOR TO INSTALLATION FOR BUILDING SURVEYOR.
- ALL WINDOWS TO BE ALUMINIUM FRAMED "COMMERCIAL" TYPE SECTIONS POWDER COATED TO OWNERS SELECTION. FABRICATOE TO PROVIDE ALL ANGLES & COVER PLATES IN SAME COLOUR.
- ALL EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY BY A SINGLE HANDED ACTION.
- ALL DOORS LEADING TO EXITS AND IN EXITS ARE TO BE FITTED WITH DOOR FURNITURE 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
- 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 LINESHALL BE LOCATED BETWEEN 900mm AND1000mm ABOVE FFL

No. OF EMPLOYEES each building

MALES: 4
 FEMALES: 2

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT:
PROPOSED : WAREHOUSE/OFFICE DEVELOPMENT
AT: LOT 15 PARAEENA DRIVE TRUGANINA

DRAWING TITLE
 ARCHITECTURAL

ANDREWS COMPLETE DRAFTING SERVICE
 ANDREW FARRUGIA
 Ph/fax: 9 421 3655
 Mobile: 0414 543 702
 Email:acds@inet.net.au

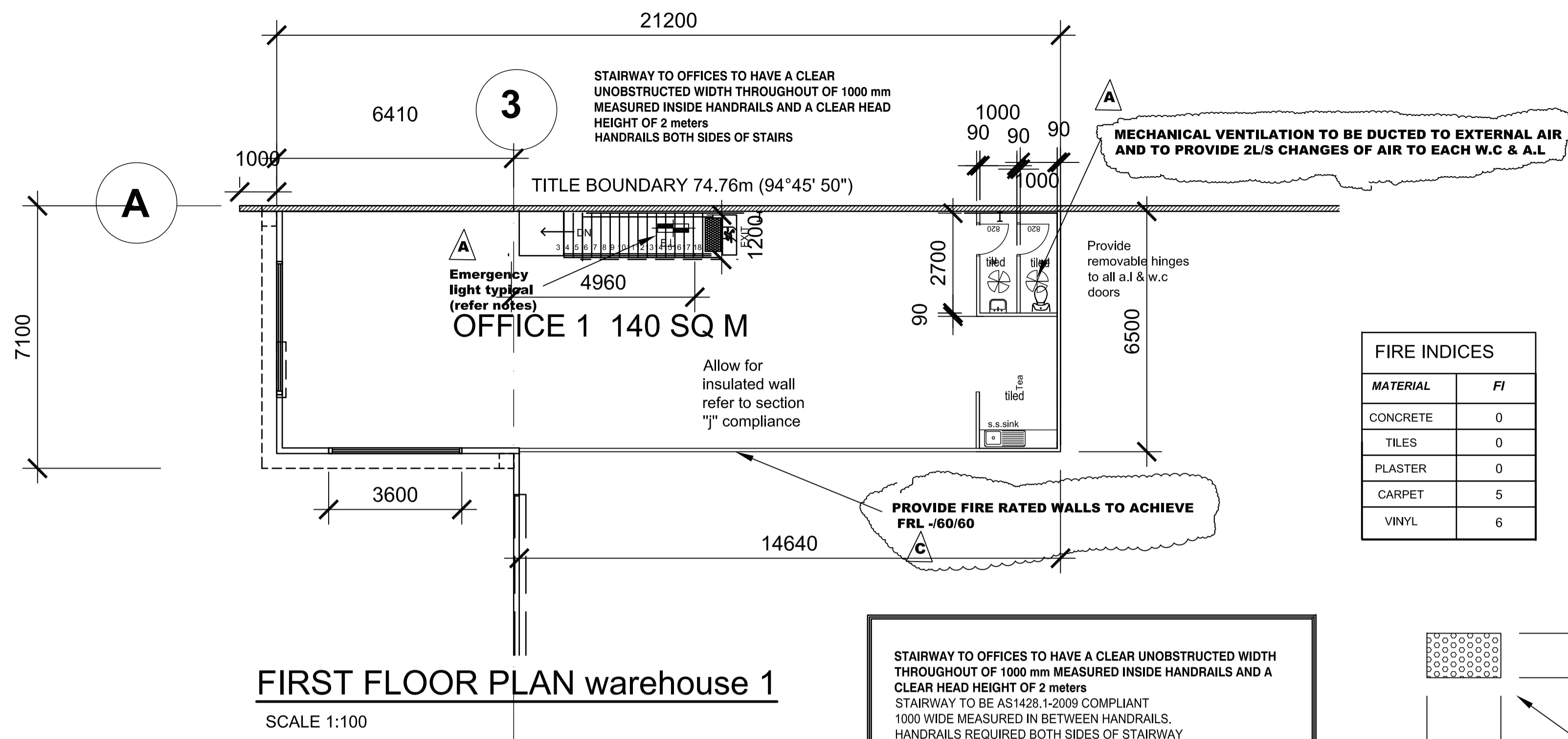


THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL DRAWINGS, ROOF TRUSS MANUFACTURER AND RELEVANT DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS, LEVELS & SOIL CLASSIFICATION PRIOR TO COMMENCING ANY WORK.

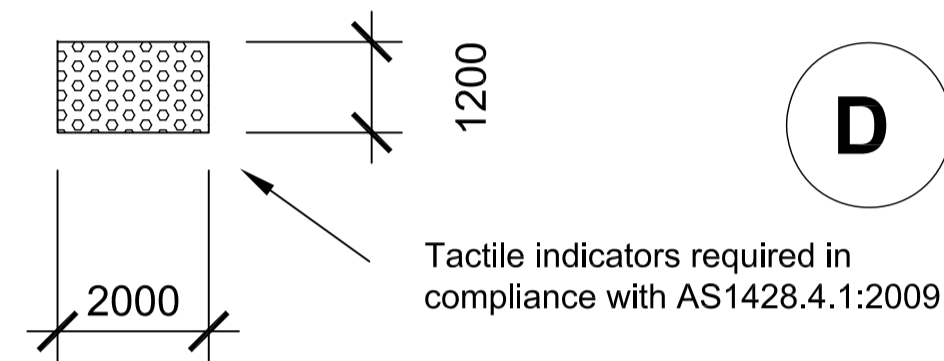
FOR PROFESSIONAL DRAWING AND SERVICE

SHEET: 2 OF 8	DATE: 13-08-2015	PROJECT NO
	SCALE: 1:100@A1	15048A
	DRAWN: A.FARRUGIA	



FIRST FLOOR PLAN warehouse 1
SCALE 1:100

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



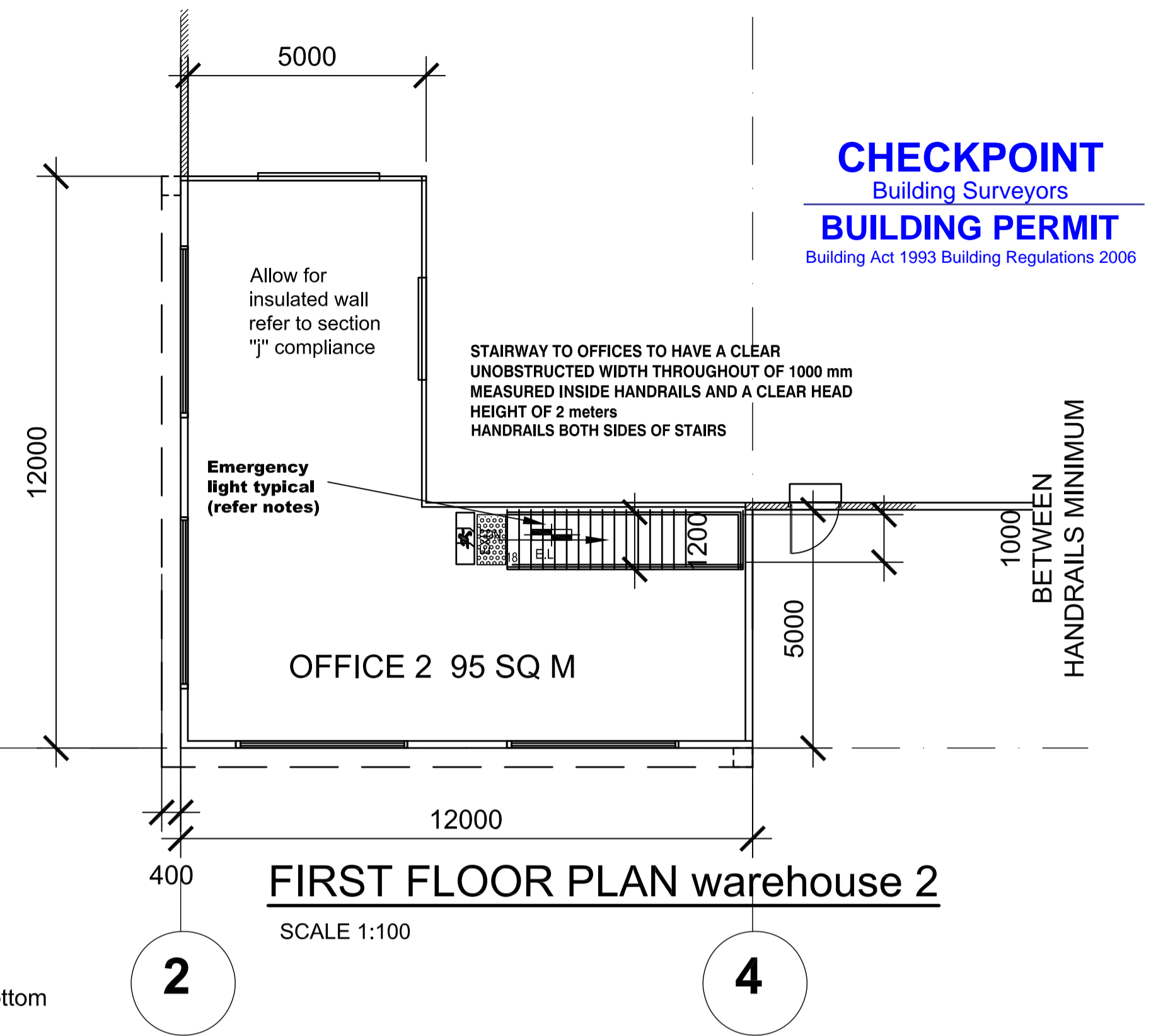
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- The TGSIs shall be the "Warning Indicators" and shall be installed for the full width of the stairway, perpendicular to the angle of approach.
- They must be set back 300+/-10mm from the edge of the nosing on the top step and from the riser on the bottom step.

If 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. If the approach is in an enclosed area, such as an enclosed landing or intermediate landing, then they must have a minimum of 6 truncated cones across the path of travel. The latter does not

NOTE:
IF UNDERSIDE OF STAIRS IS USED FOR STORAGE PROVIDE FIRE RATED PLASTER (60 /60 / 60) TO UNDERSIDE AND SUPPORTING WALLS. DOOR TO BE SELF CLOSING SOLID CORE DOORS.



FIRST FLOOR PLAN warehouse 2
SCALE 1:100

CHECKPOINT
Building Surveyors
BUILDING PERMIT
Building Act 1993 Building Regulations 2006

MAXIMUM ILLUMINATION POWER DENSITY		
SPACE	AREA m ²	MAXIMUM ILLUMINATION POWER DENSITY
OFFICE	ARTIFICIALLY LIT TO AN AMBIENT LEVEL OF 200 lx OR MORE	114m ² 9 W/m ²
OFFICE	ARTIFICIALLY LIT TO AN AMBIENT LEVEL OF LESS THAN 200 lx	7 W/m ²
WAREHOUSE		1212m ² 10 W/m ²
RECEPTION		6 W/m ²
WC/AL		6 W/m ²
LUNCH		6 W/m ²

NOTE:
-FOR ILLUMINANCE LEVELS GREATER THAN 620lx, THE AVERAGE LIGHT SOURCE EFFICACY MUST NOT BE LESS THAN 80 LUMENS/W
-FOR ENCLOSED SPACES WITH A ROOM ASPECT RATIO OF LESS THAN 1.5 THE MAX ILLUMINATION POWER DENSITY MAY BE INCREASED BY DIVIDING IT BY AN ADJUSTMENT FACTOR FOR ROOM ASPECT WHICH IS : 0.5/(ROOM ASPECT RATIO)³
REFER TO NATIONAL CONSTRUCTION CODE (N.C.C) TABLE J6.2a.3
-FOR ENCLOSED SPACES WITH A ROOM ASPECT RATIO OF LESS THAN 1.5 THE MAX ILLUMINATION POWER DENSITY MAY BE INCREASED BY DIVIDING IT BY AN ADJUSTMENT FACTOR FOR ROOM ASPECT WHICH IS : 0.5/(ROOM ASPECT RATIO)³
REFER TO NATIONAL CONSTRUCTION CODE TABLE J6.2a.3
-IN ADDITION TO ABOVE THE MAX ILLUMINATION POWER DENSITY MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR IN TABLE J6.2b OF THE N.C.C WHERE APPLICABLE AND WHERE THE CONTROL DEVICE IS NOT INSTALLED TO COMPLY WITH J6.3 OF N.C.C

NOTES:
GENERAL

- THE BUILDER AND SUBCONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS OR PREFABRICATION.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATIONS OR STRUCTURAL DRAWINGS.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT S.A.A CODES, B.C.A AND LOCAL COUNCIL BY-LAWS.
- WHERE DISTANCES FROM TOILET PAN TO ANY PART OF DOOR IS LESS THAN 1.2m THE DOOR IS TO OPEN OUTWARDS, SLIDE OR READILY REMOVABLE FROM OUTSIDE. AS PER B.C.A PART 3.8.1.3.
- PROVIDE IMPERVIOUS FLOOR & WALL FINISHES TO ALL WET AREAS IN ACCORDANCE WITH B.C.A PART 3.8.1.2.
- CONNECT STORMWATER AND SULLAGE DRAINS INTO LEGAL POINTS OF DISCHARGE. ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES REGULATIONS AND AS 3500.3-199.
- PROVIDE 90mm DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL EXCAVATIONS BANKS AND RETAINING WALLS. CONNECT TO STORMWATER VIA SILT PIT.
- SMOKE ALARMS TO COMPLY WITH AS 3786-1993.
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH B.C.A PART 3.7.2.
SMOKE ALARMS MUST BE CONNECTED DIRECTLY TO MAINS POWERS
- REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS.
- ALL EXPOSED STEEL, TO BE HOT DIPPED GALVANISED.
- PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH B.C.A PART 3.8.5 AS REQUIRED. ALL EXHAUST FANS ARE TO DISCHARGE TO THE EXTERIOR OF THE BUILDING.

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT:
PROPOSED : WAREHOUSE/OFFICE DEVELOPMENT AT: LOT 15 PARAEWENA DRIVE TRUGANINA

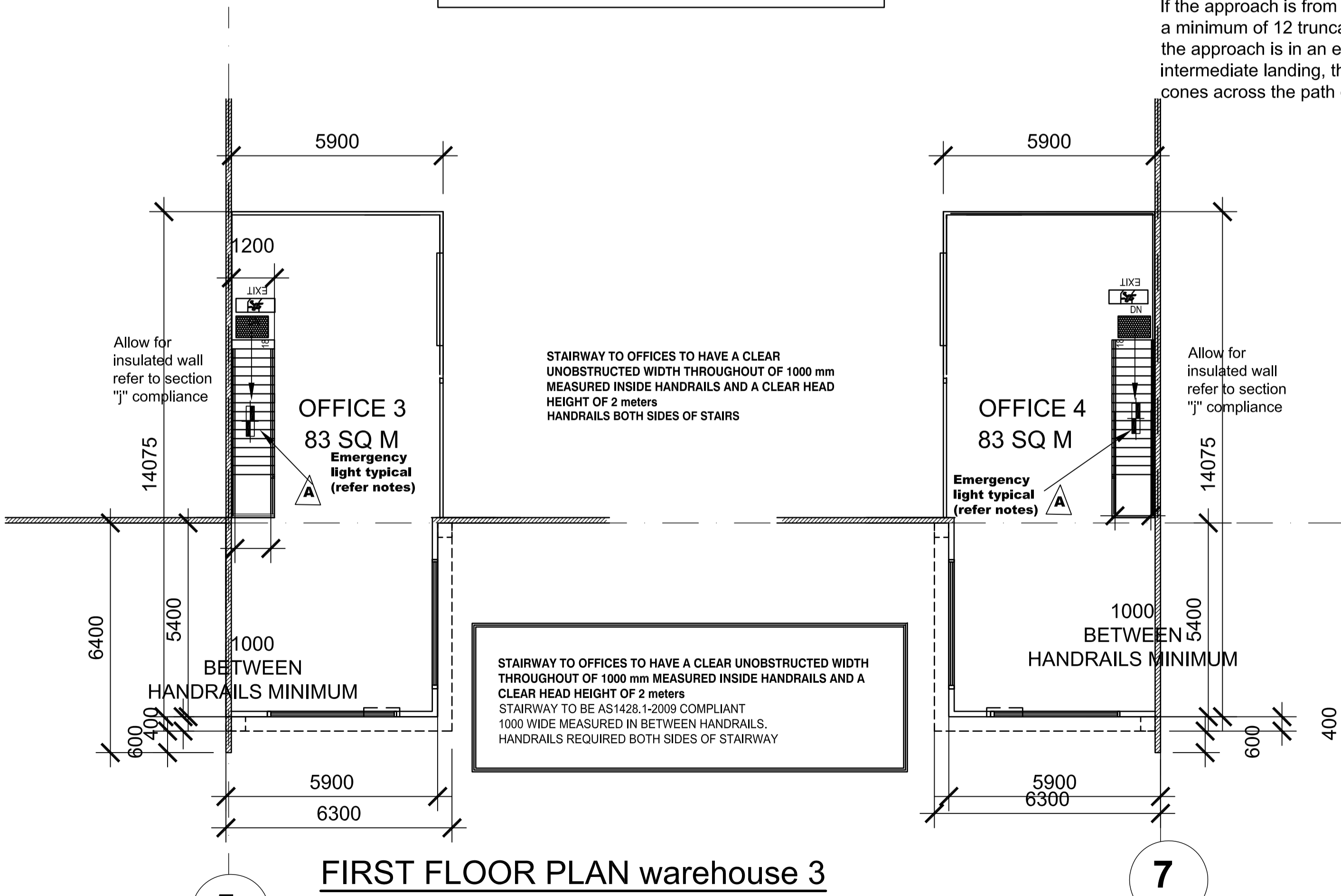
DRAWING TITLE
ARCHITECTURAL

ANDREWS COMPLETE DRAFTING SERVICE
ANDREW FARRUGIA
Ph/fax: 9 421 3655
Mobile: 0414 543 702
Email: acds@inet.net.au



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

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



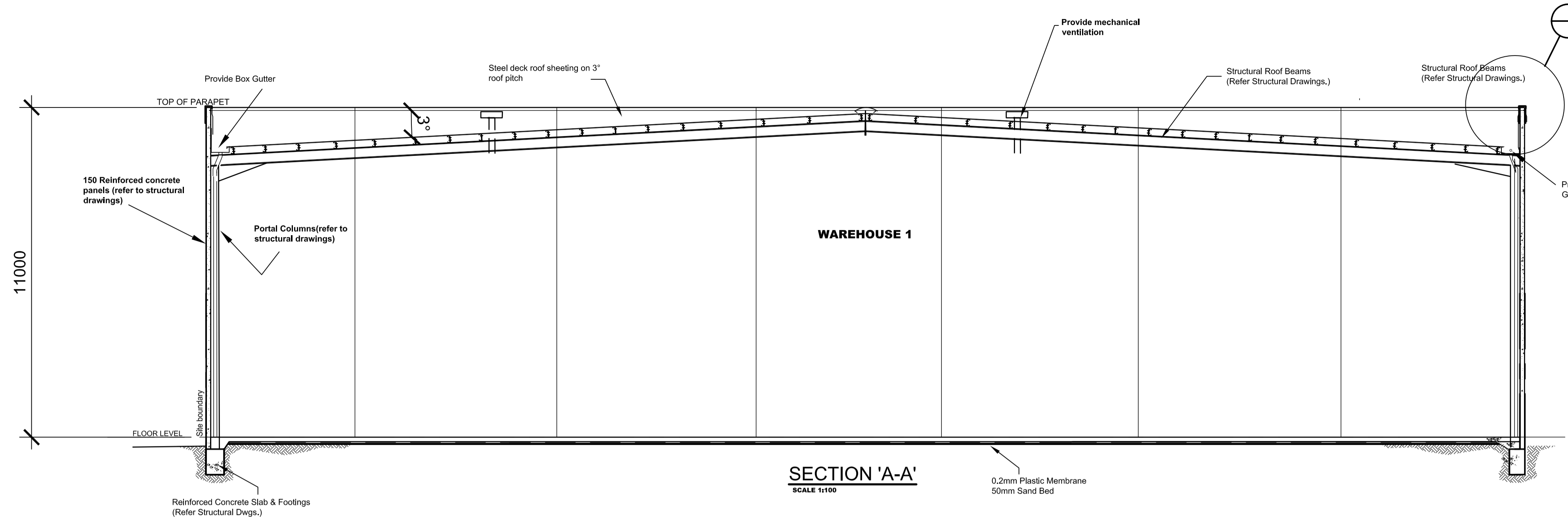
FIRST FLOOR PLAN warehouse 3
SCALE 1:100

FIRST FLOOR PLAN warehouse 4
SCALE 1:100

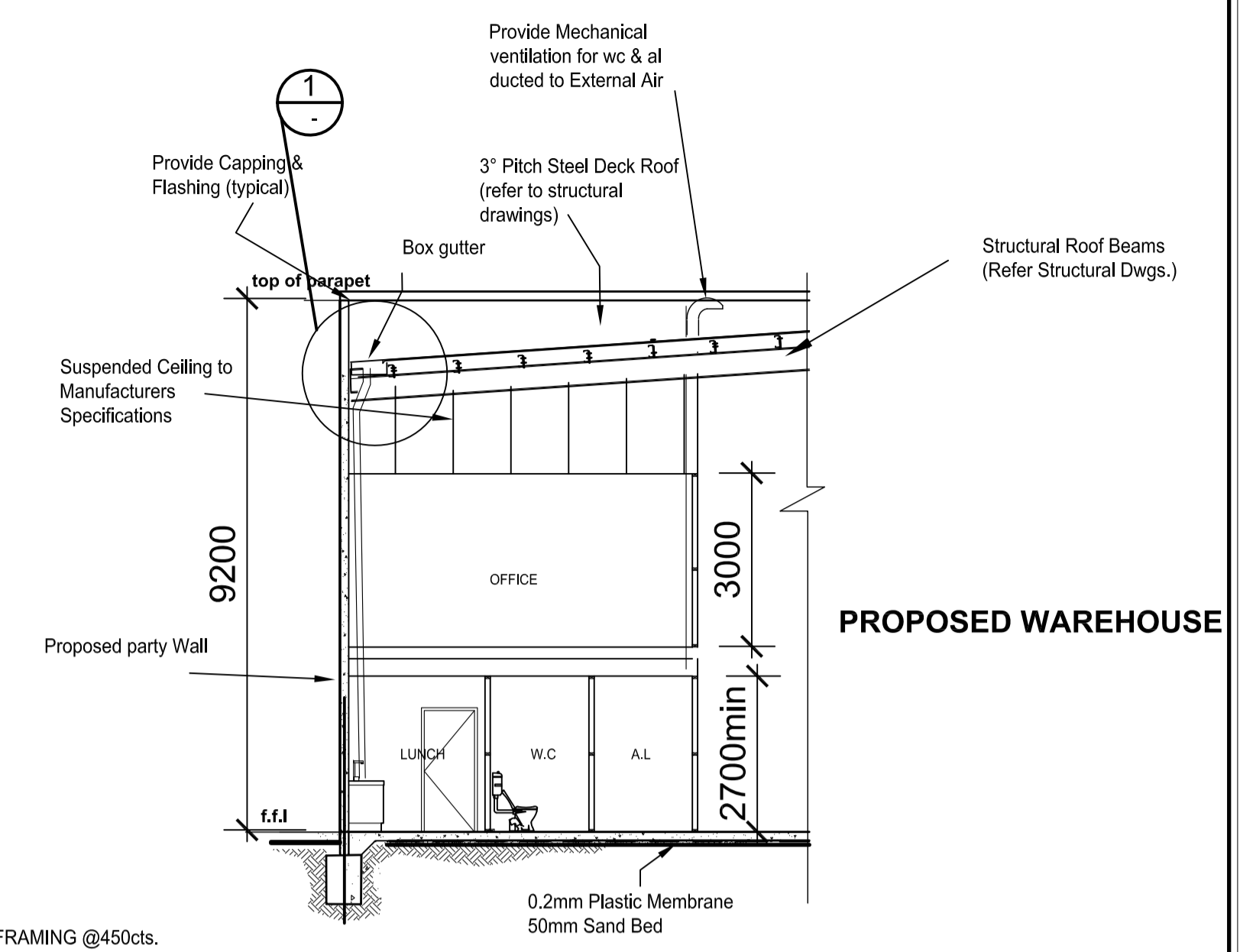
REVISION:
A 31/08/2015 CHECKPOINT BUILDING SURVEYORS CHECKLIST 20/08/2015

C 31/08/2015 CHECKPOINT BUILDING SURVEYORS FIRST FLOOR PLANS 4. CHECKLIST 22/03/2016

SHEET: 4 OF 8	DATE: 13-08-2015	PROJECT NO: 15048A
	SCALE: 1:100@A1	
	DRAWN: A.FARRUGIA	



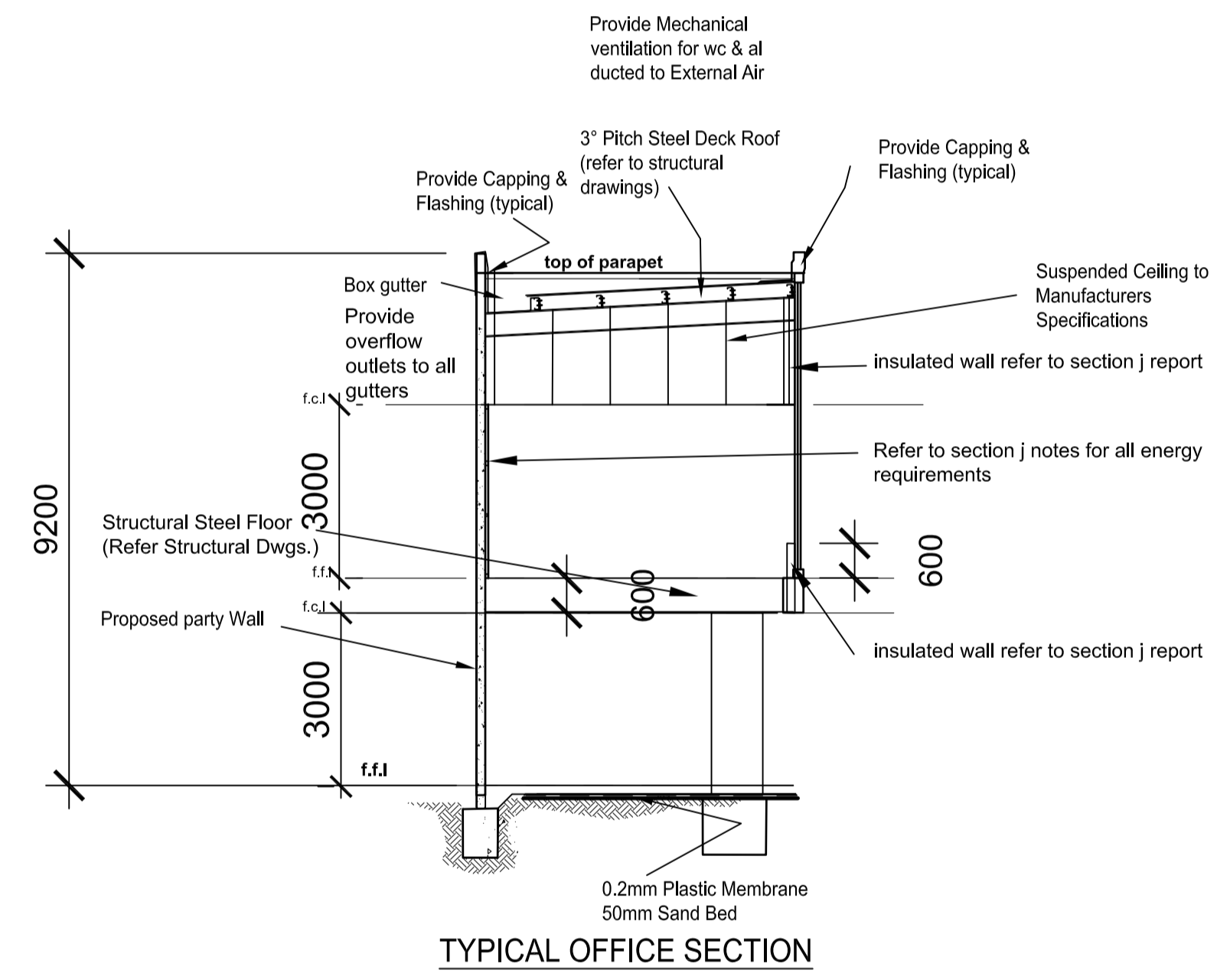
SECTION 'A-A'
SCALE 1:100



TYPICAL AMENITIES SECTION

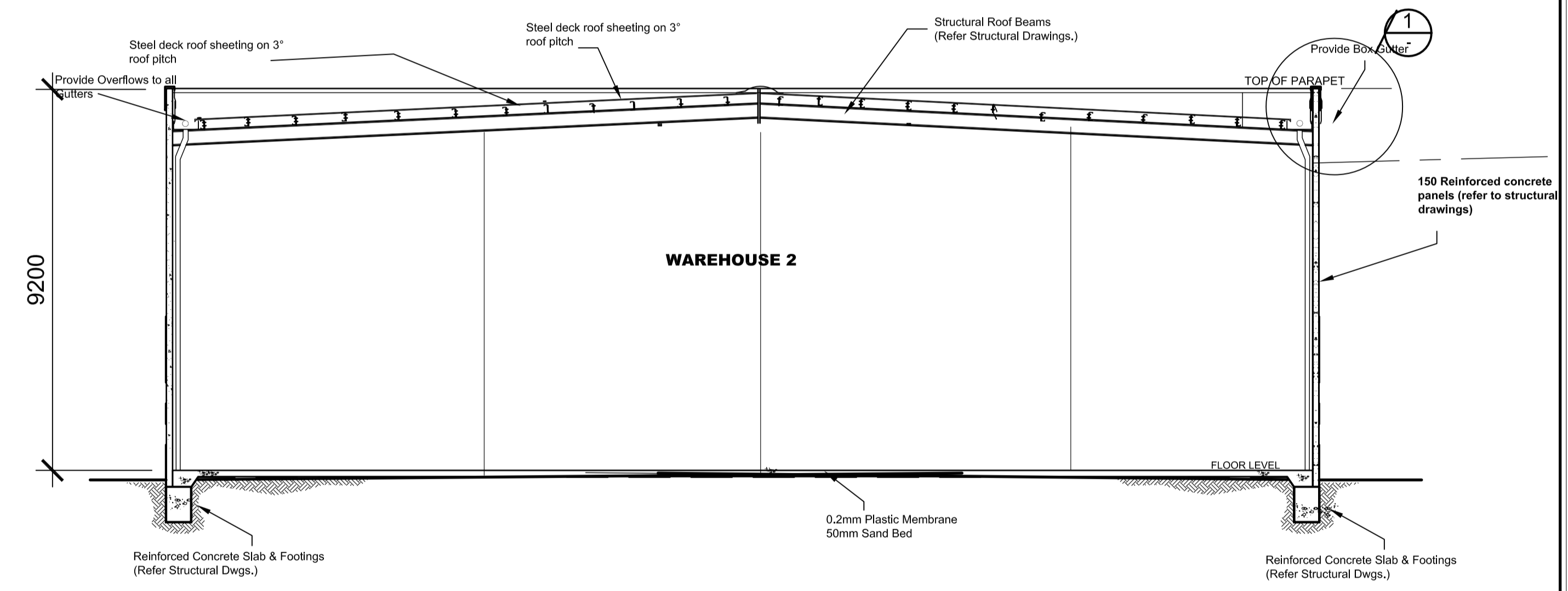
- AMENITIES:**
- CONSTRUCTION:
 - 90 x 45 F7 TREATED PINE FRAMING @450cts.
 - 200 X 50 F7 OREGON CEILING JOISTS @ 450 cts.
 - PROVIDE TERMITE TREATMENT
 - ALL AIR LOCKS AND W.C DOORS TO HAVE SELF CLOSERS (REMOVABLE HINGES TO STANDARD WC).
 - FINISHES INTERNALLY:
 - CERAMIC FLOOR TILES TO IMPERVIOUS FLOOR OVER APPROVED SUBBASE
 - CERAMIC WALL TILES TO 300mm ABOVE VANITY BASINS.
 - SHOWERS TILED TO 1800 HIGH.

CHECKPOINT
Building Surveyors
BUILDING PERMIT
Building Act 1993 Building Regulations 2006

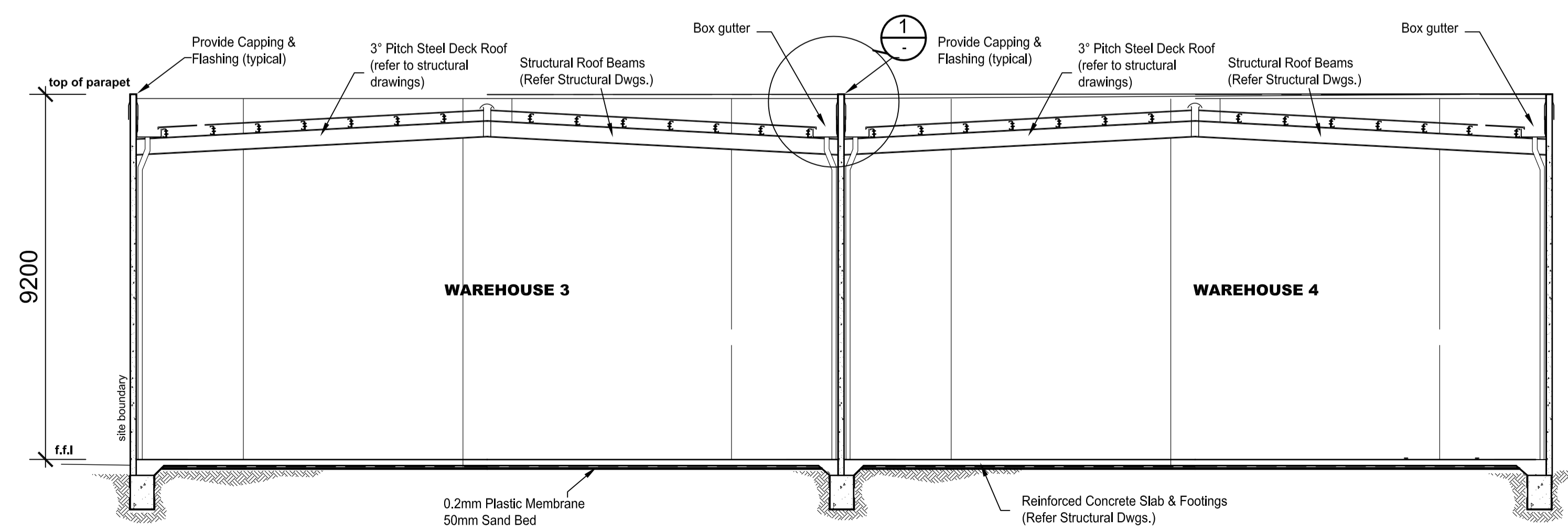


TYPICAL OFFICE SECTION

- NOTES: GENERAL**
- THE BUILDER AND SUBCONTRACTOR TO VERIFY ALL EXISTING CONDITIONS RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS OR PREFABRICATION.
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 - WHERE DISTANCES FROM TOILET PAN TO ANY PART OF DOOR IS LESS THAN 1.2m THE DOOR IS TO OPEN OUTWARDS. SLIDE OR READILY REMOVABLE FROM OUTSIDE A REFER B.C.A PART 3.8.3.3.
 - PROVIDE IMPERVIOUS FLOOR & WALL FINISHES TO ALL WET AREAS IN ACCORDANCE WITH B.C.A PART 3.8.1.2.
 - CONNECT STORMWATER AND SULLAGE DRAINS INTO LEGAL POINTS OF DISCHARGE. ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES REGULATIONS AND AS 3000.3-1998.
 - PROVIDE 90mm DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL EXCAVATIONS BANKS AND RETAINING WALLS. CONNECT TO STORMWATER VIA SILET PIT.
 - SMOKE ALARMS TO COMPLY WITH AS 3786-1986. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH B.C.A PART 3.7.2. SMOKE ALARMS MUST BE CONNECTED DIRECTLY TO MAINS POWERS.
 - REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS.
 - ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED.
 - PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH B.C.A PART 3.8.5 AS REQUIRED. ALL EXHAUST FANS ARE TO DISCHARGE TO THE EXTERIOR OF THE BUILDING.

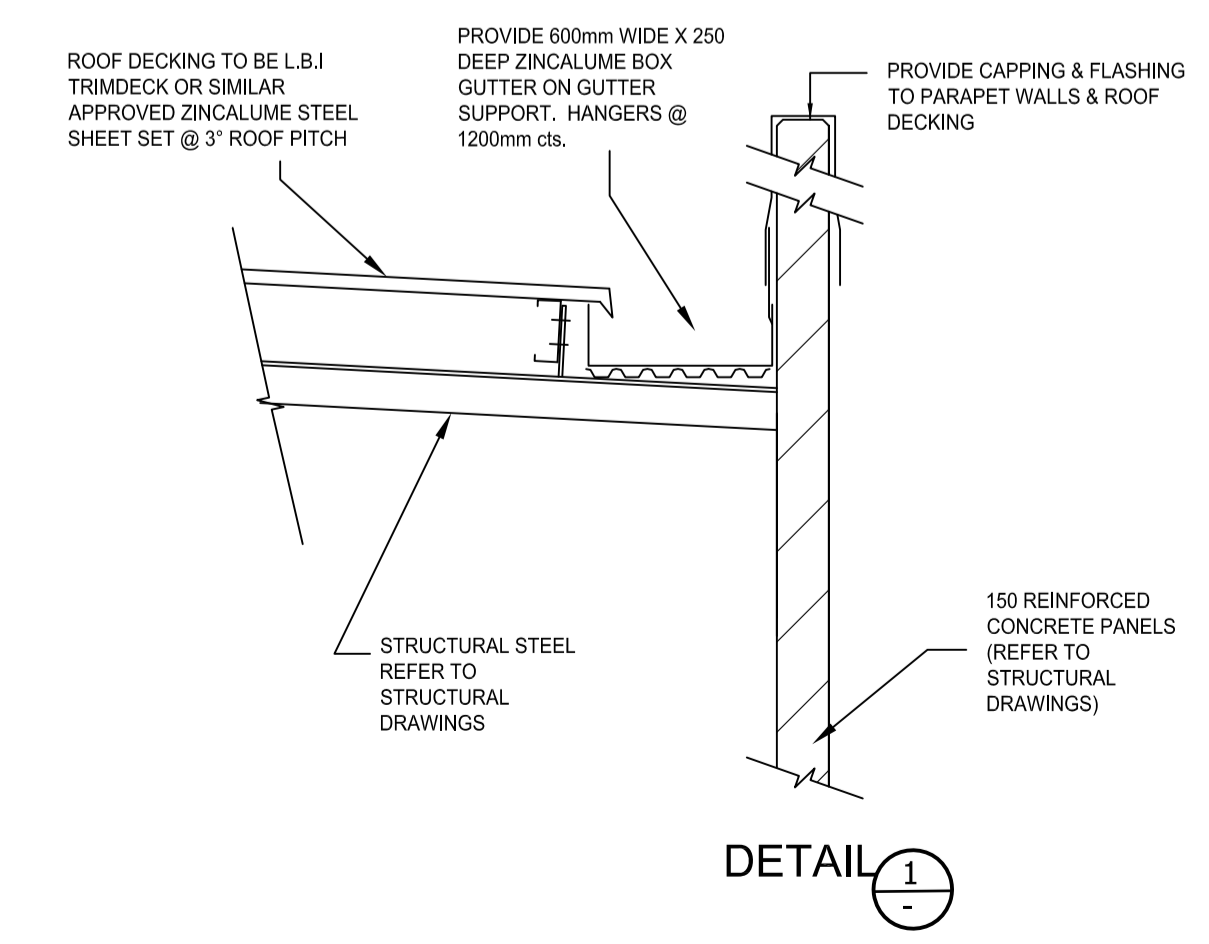


SECTION 'B-B'
SCALE 1:100



SECTION 'C-C'

NOTE:- PROVIDE OVERFLOW TO GUTTERS



DETAIL 1

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT:
PROPOSED : WAREHOUSE/OFFICE DEVELOPMENT
AT: LOT 15 PARAEENA DRIVE TRUGANINA

DRAWING TITLE
ARCHITECTURAL

ANDREWS COMPLETE DRAFTING SERVICE
ANDREW FARRUGIA
Ph/fax: 9 421 3655
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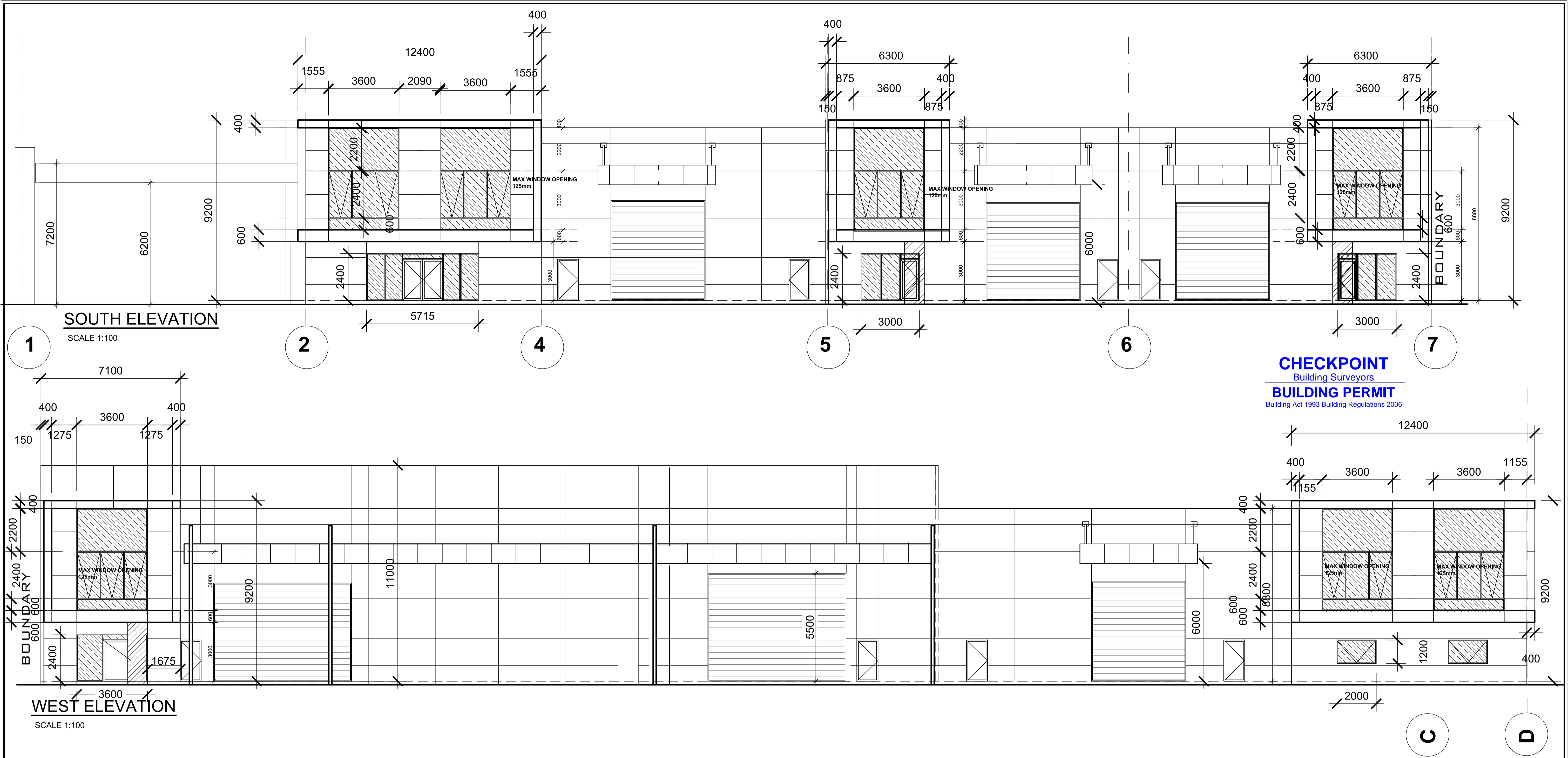
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL DRAWINGS, ROOF TRUSS MANUFACTURER AND RELEVANT DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS, LEVELS & SOIL CLASSIFICATION PRIOR TO COMMENCING ANY WORK.

FOR PROFESSIONAL DRAWING AND SERVICE

SHEET: 5 OF 8	DATE: 13-08-2015	PROJECT NO: 15048A
	SCALE: 1:100@A1	
	DRAWN: A.FARRUGIA	

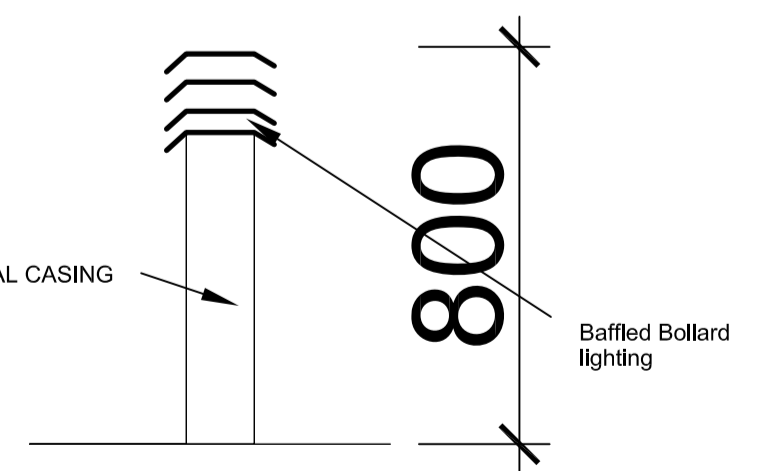
SECTIONS **5.**



CHECKPOINT
 Building Surveyors
BUILDING PERMIT
 Building Act 1993 Building Regulations 2006

**NOTES:
 GENERAL**

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6. PROVIDE IMPERVIOUS FLOOR & WALL FINISHES TO ALL WET AREAS IN ACCORDANCE WITH B.C.A PART 3.8.1.2.
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11. REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS.
12. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED.
13. PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH B.C.A PART 3.7.2.
14. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH B.C.A PART 3.7.2. SMOKE ALARMS MUST BE CONNECTED DIRECTLY TO MAINS POWERS.



BOLLARD LIGHTING DETAIL

MAXIMUM ILLUMINATION POWER DENSITY		
SPACE	AREA m ²	MAXIMUM ILLUMINATION POWER DENSITY
OFFICE	114m ²	9 W/m ²
OFFICE		7 W/m ²
WAREHOUSE	1212m ²	10 W/m ²
RECEPTION	-	6 W/m ²
WC/AL	-	6 W/m ²
LUNCH	-	6 W/m ²

NOTE:
 -FOR ILLUMINANCE LEVELS GREATER THAN 620lx, THE AVERAGE LIGHT SOURCE EFFICACY MUST NOT BE LESS THAN 80 LUMENS/W
 -FOR ENCLOSED SPACES WITH A ROOM ASPECT RATIO OF LESS THAN 1.5 THE MAX ILLUMINATION POWER DENSITY MAY BE INCREASED BY DIVIDING IT BY AN ADJUSTMENT FACTOR FOR ROOM ASPECT WHICH IS: 0.5/(ROOM ASPECT RATIO)³
 REFER TO NATIONAL CONSTRUCTION CODE (N.C.C) TABLE J6.2a.3
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FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT:
PROPOSED : WAREHOUSE/OFFICE DEVELOPMENT
AT: LOT 15 PARAEWENA DRIVE TRUGANINA

DRAWING TITLE
 ARCHITECTURAL

ANDREWS COMPLETE DRAFTING SERVICE
 ANDREW FARRUGIA
 Ph/Fax: 9 421 3655
 Mobile: 0414 543 702
 Email: acds@inet.net.au



60 CROWN STR. RICHMOND VIC 3121

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

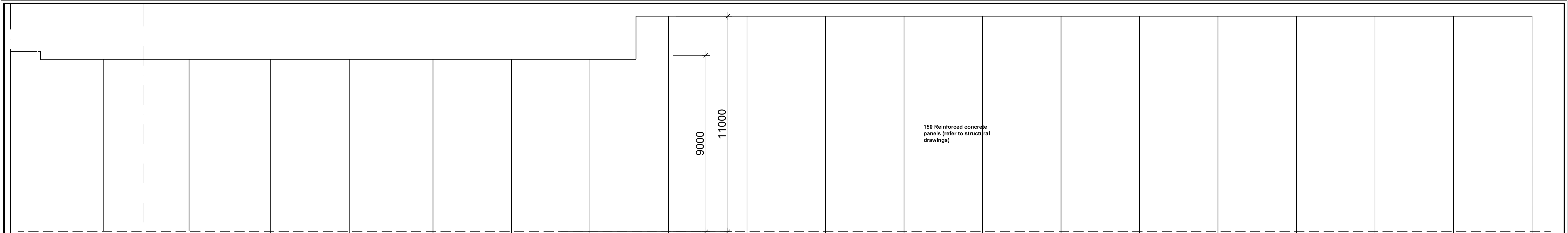
BUILDER TO VERIFY ALL DIMENSIONS, LEVELS & SOIL CLASSIFICATION PRIOR TO COMMENCING ANY WORK.

FOR PROFESSIONAL DRAWING AND SERVICE

ELEVATIONS

6.

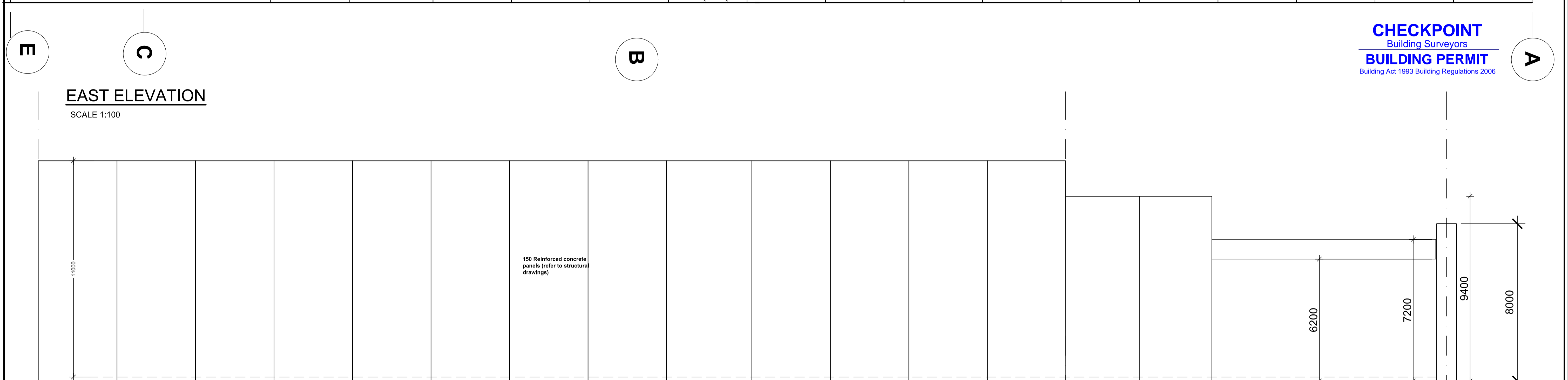
SHEET: 6 OF 8	DATE: 13-08-2015	PROJECT NO:
	SCALE: 1:100@A1	15048A
	DRAWN: A.FARRUGIA	



CHECKPOINT
Building Surveyors
BUILDING PERMIT
Building Act 1993 Building Regulations 2006

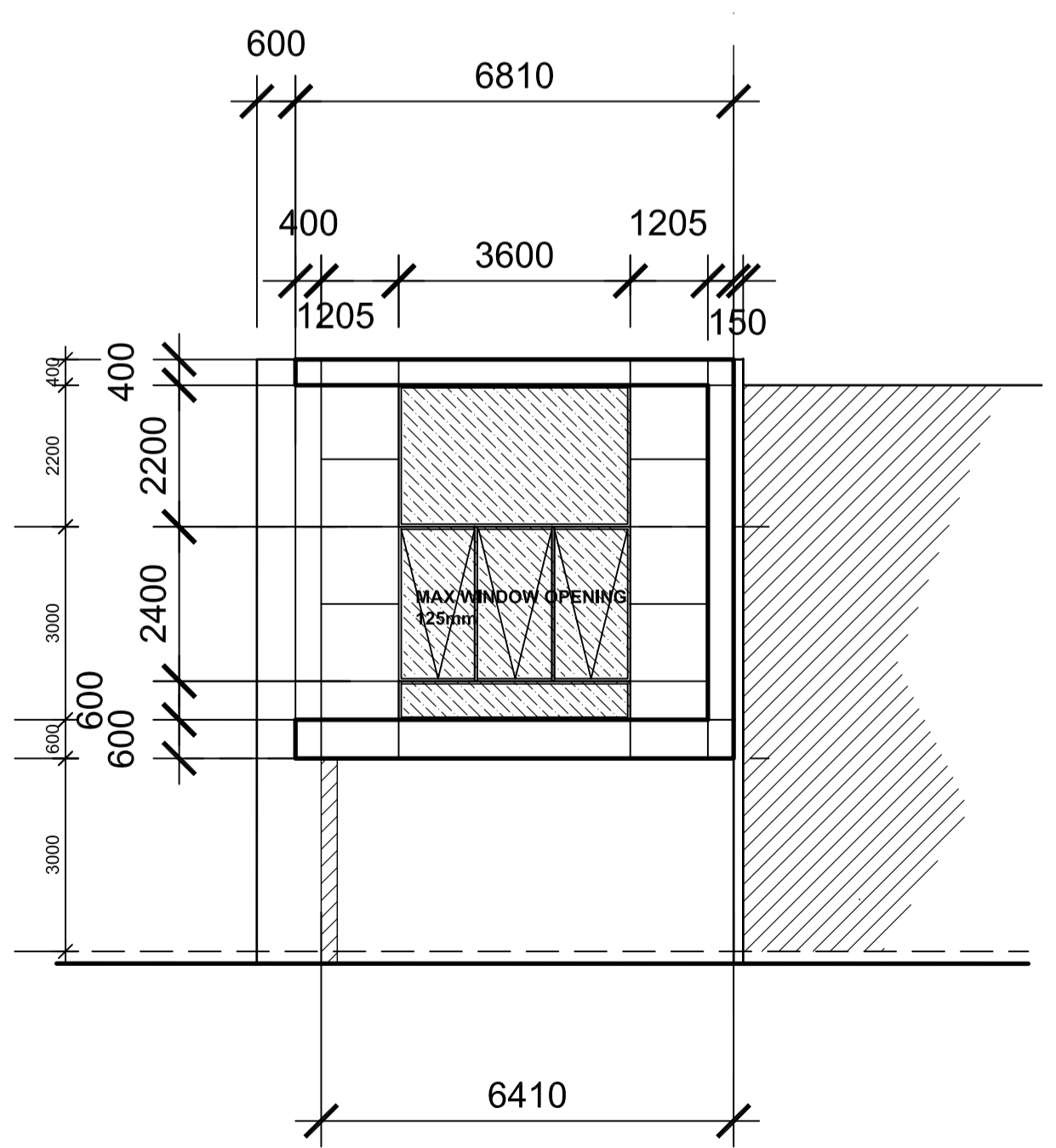
EAST ELEVATION

SCALE 1:100



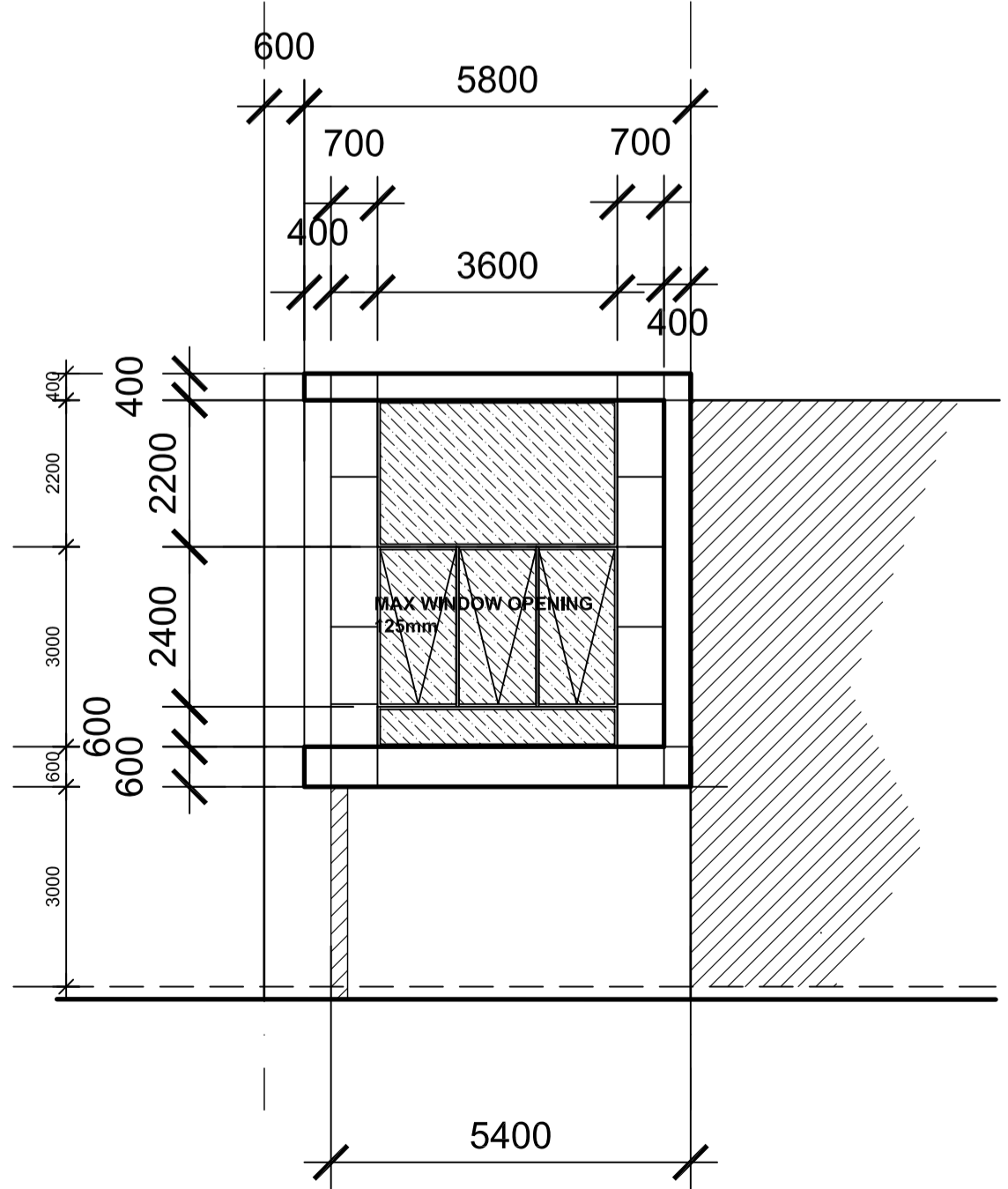
NORTH ELEVATION

SCALE 1:100



SOUTH ELEVATION wh1

SCALE 1:100



EAST ELEVATION wh3
WEST ELEVATION wh4 (MIRROR IMAGE)

SCALE 1:100

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT:
PROPOSED : **WAREHOUSE/OFFICE DEVELOPMENT**
AT: **LOT 15 PARAEENA DRIVE TRUGANINA**

DRAWING TITLE
ARCHITECTURAL

ANDREWS COMPLETE DRAFTING SERVICE
ANDREW FARRUGIA
Ph/fax: 9 421 3655
Mobile: 0414 543 702
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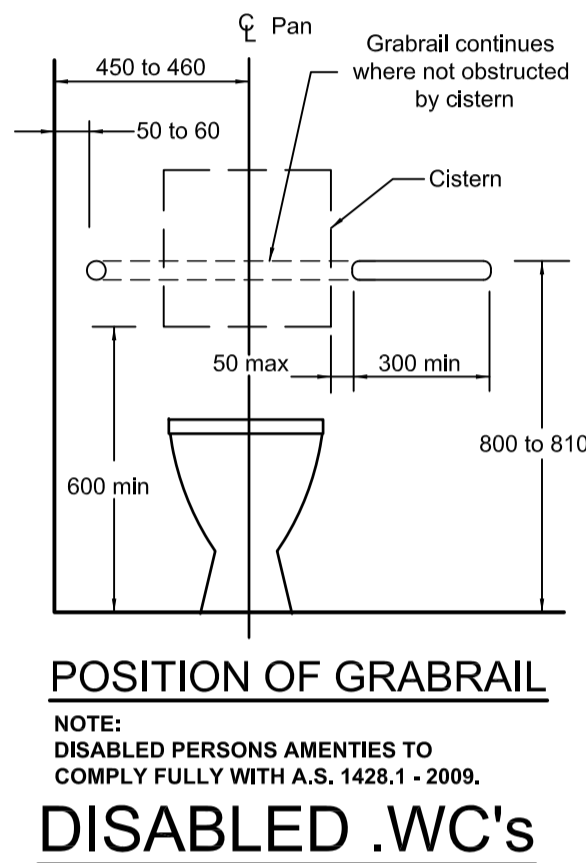
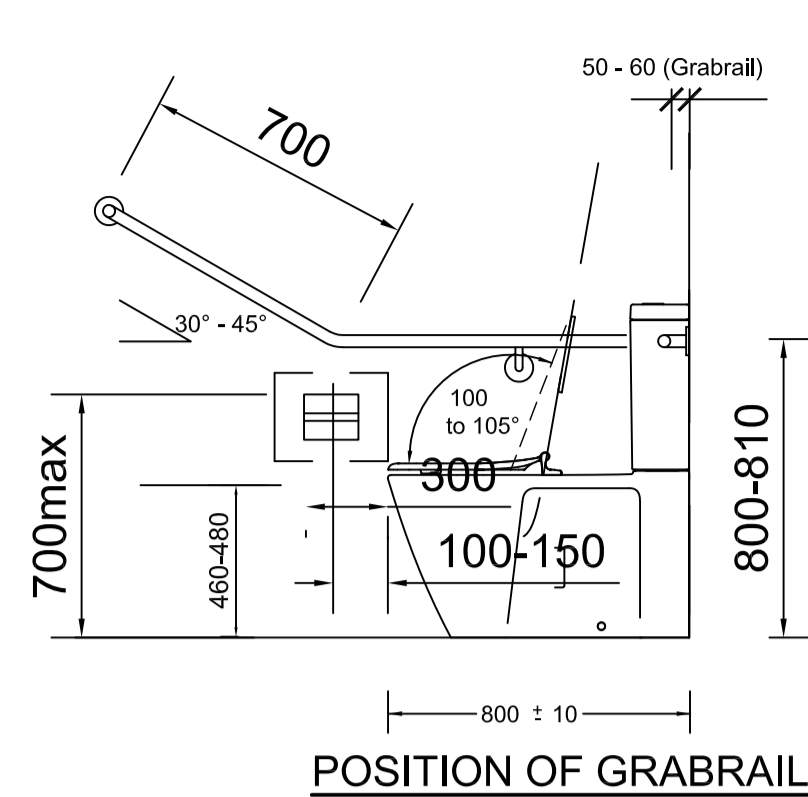
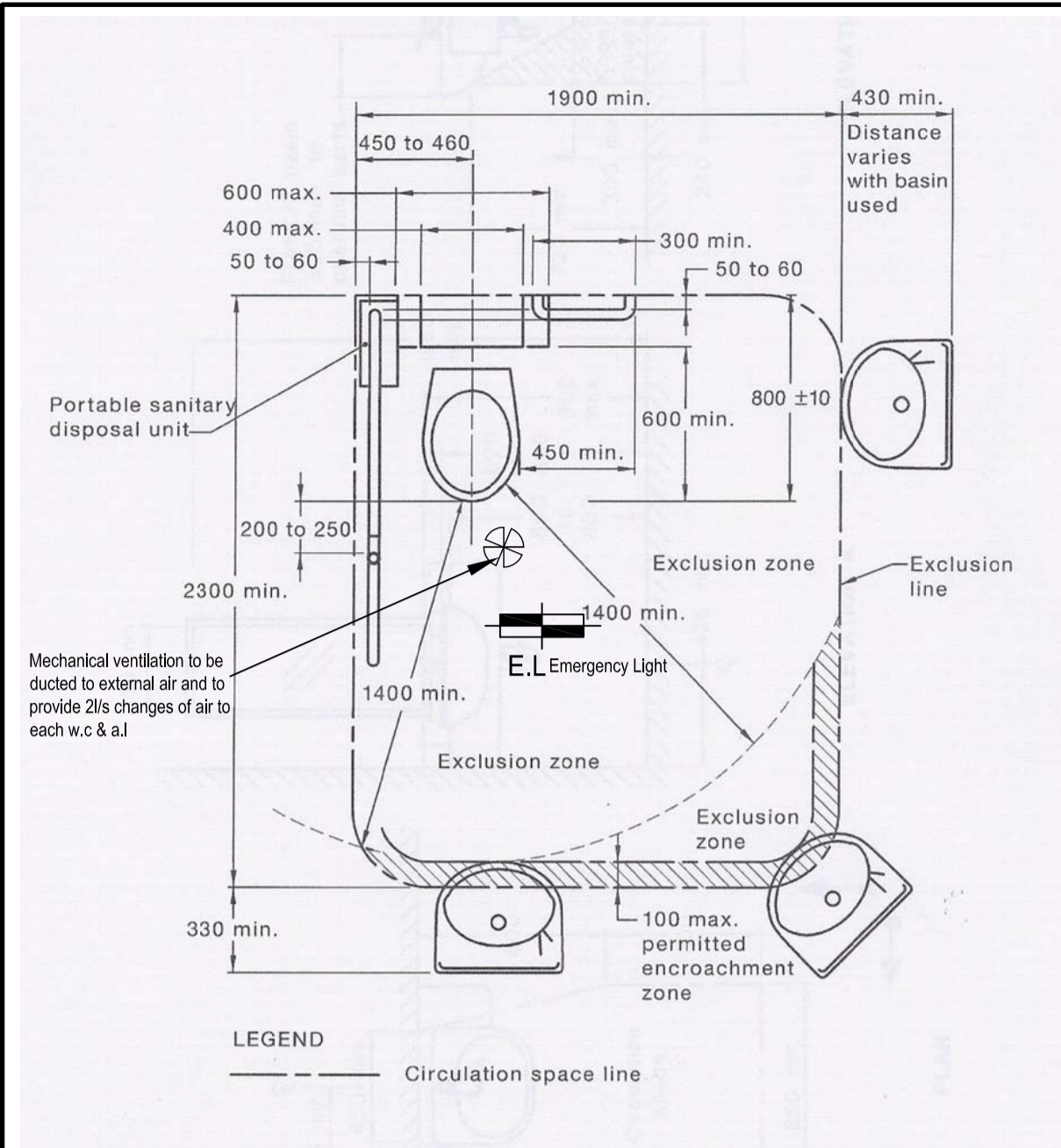
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60 CROWN STR. RICHMOND VIC 3121
FOR PROFESSIONAL DRAWING AND SERVICE

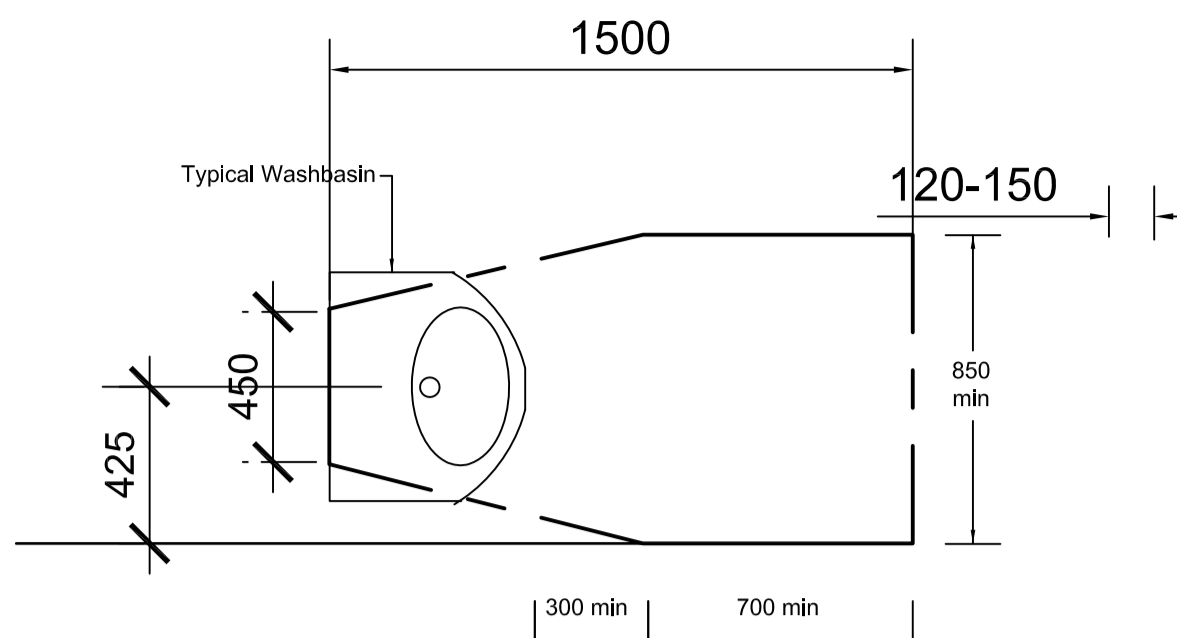
ELEVATIONS **7.**

SHEET: 7 OF 8	DATE: 13-08-2015	PROJECT NO:
	SCALE: 1:100@A1	15048A
	DRAWN: A.FARRUGIA	



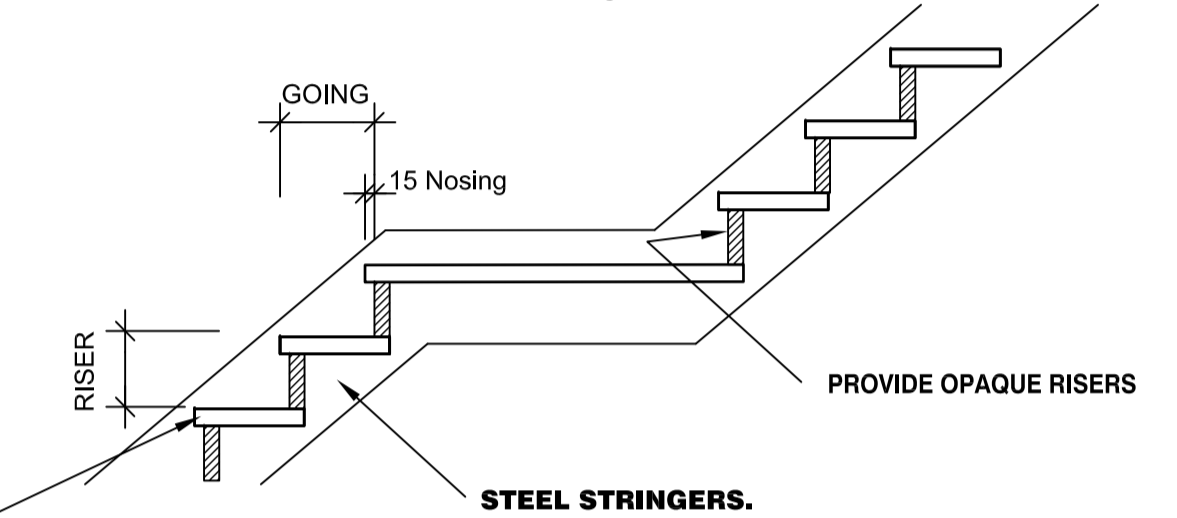
TOILET SEATS TO HAVE MINIMAL CONTOURS TO THE TOP SURFACE, BE LOAD RATED TO 150KG AND HAVE A MINIMUM LUMINANCE CONTRAST OF 30% WITH THE BACKGROUND (E.G. WC PAN, WALL OR FLOOR AGAINST WHICH IT IS VIEWED).

PROVIDE BACK REST TO WC
The backrest also needs to be capable of withstanding a force of 1100N in any direction.



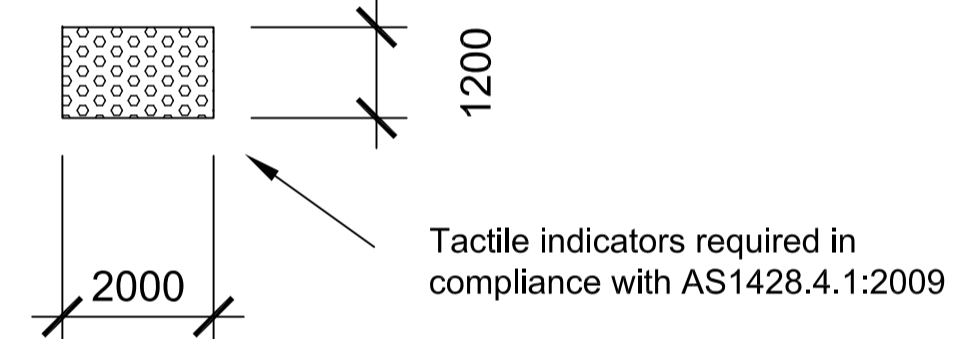
DISABLED .WC's

Provide contrasting solid strip with a minimum luminance contrast of at least 30% compared to the tread with a width of between 50 across the full width of the tread at the nosing.



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

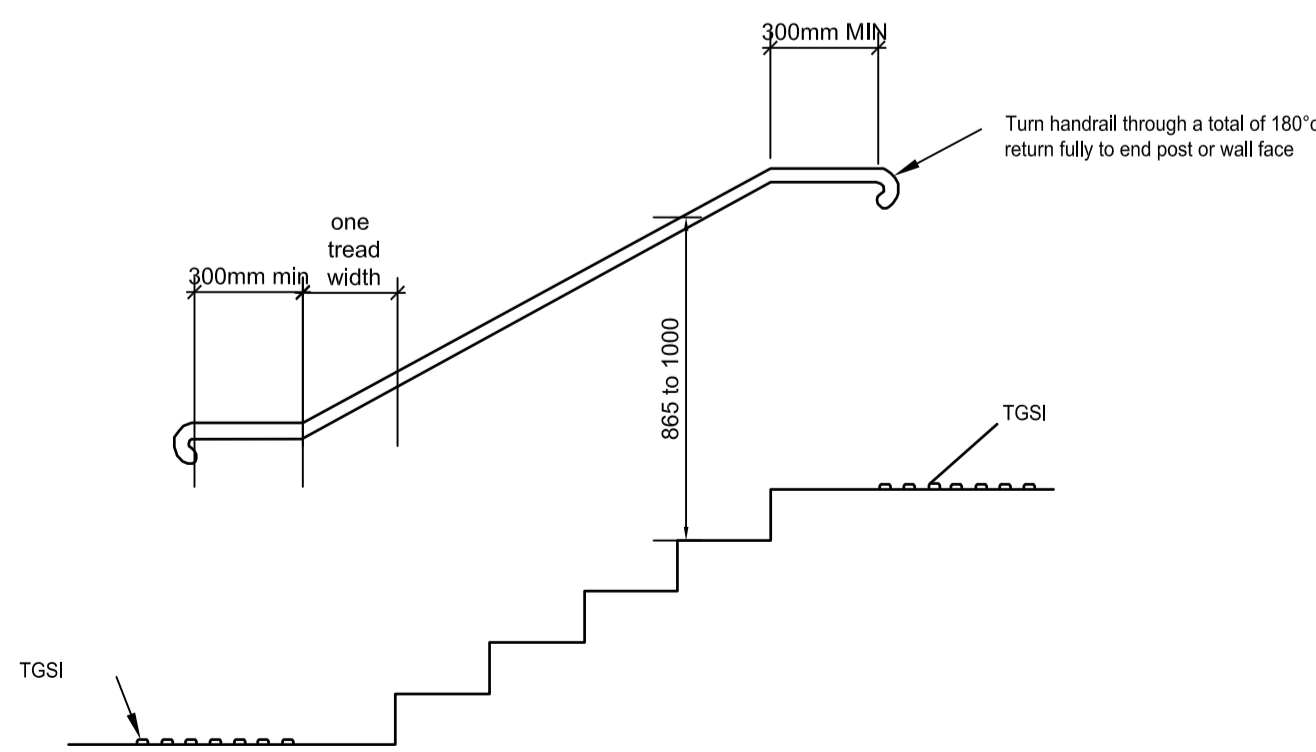


TACTILE GROUND SURFACE INDICATORS (TGSIs)

Tactile ground surface indicators (TGSIs) must be applied at the bottom and top of each stairway in accordance with AS1428.4.1 - 2009.

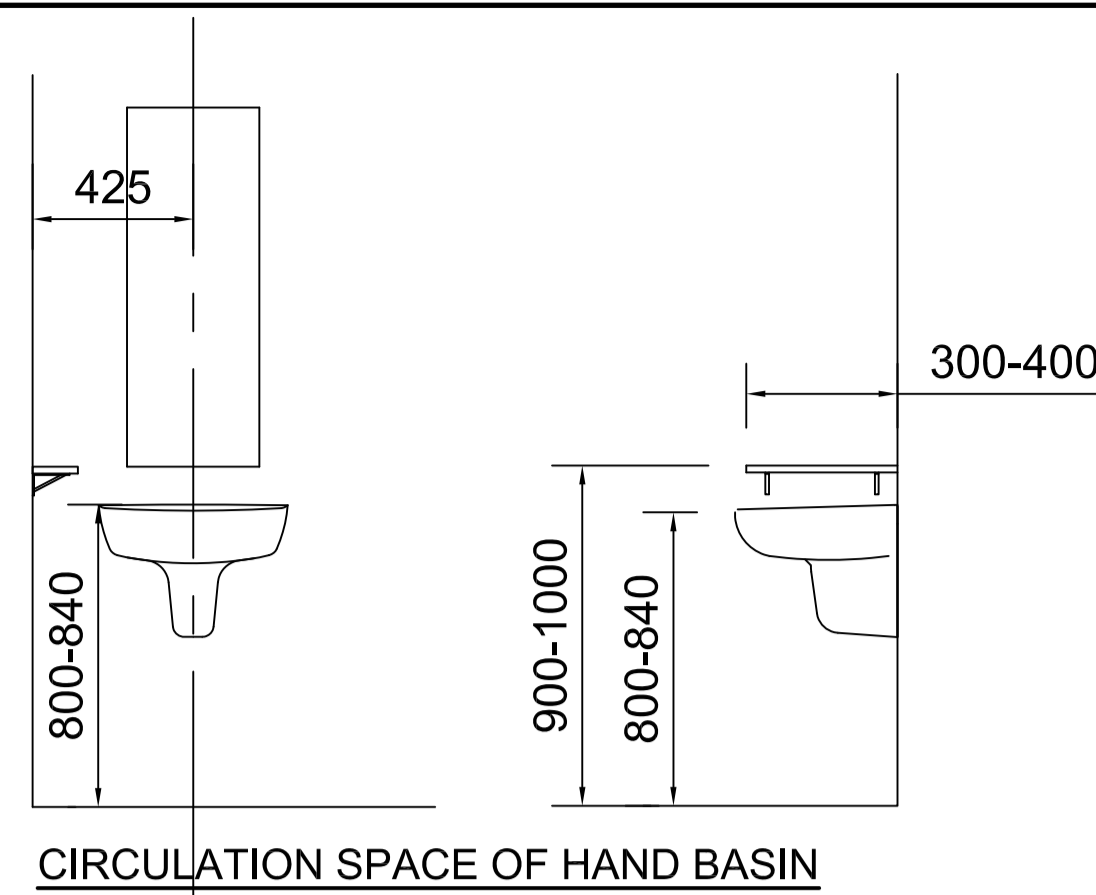
- The TGSIs shall be the "Warning Indicators" and shall be installed for the full width of the stairway, perpendicular to the angle of approach.
- They must be set back 300+/-10mm from the edge of the nosing on the top step and from the riser on the bottom step.

If 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. If the approach is in an enclosed area, such as an enclosed landing or intermediate landing, then they must have a minimum of 6 truncated cones across the path of travel. The latter does not



- NOTES:
- The dimensions indicating the heights of handrails are taken vertically from the nosing of the tread to the top of the handrail.
 - The 300mm extension is not required where the handrail is continuous, e.g. on the inside of an intermediate landing.
 - Where TGSIs are not required, domed buttons should be used at a distance of 150+/-10mm from the end of the handrail.

STAIRWAY HANDRAIL LOCATION AND EXTENSIONS AT END OF STAIRWAY DETAIL



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- 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.
- Install handrails on both sides of the stairs of a tubular type construction that has a diameter of between 30-50mm or elliptical as per the following figure.
- 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, this is to allow continuous transition along 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 horizontally 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.
- Exposed edges at ends and corners of handrails shall have a radius of not less than 5mm.
- The handrail is to have a minimum luminance contrast of 30% compared to its background.

TGSIs have been allowed for at 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+/-10mm 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 on both sides 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:

- STAIRWAY TO BE AS1428.1-2009 COMPLIANT 1000 WIDE MEASURED IN BETWEEN HANDRAILS. HANDRAILS REQUIRED BOTH SIDES OF STAIRWAY
- PROVIDE OPAQUE RISERS
- TACTILE INDICATORS TO TOP AND BOTTOM OF STAIRCASE TO AS1428.4.1-2009
- TREAD RISER REQUIREMENTS
GOING- 250min 355 max.
RISER - 115min 190 max.
ALL GOING & RISER HEIGHTS MUST REMAIN CONSTANT.
- HANDRAILS TO BE AT A MINIMUM HEIGHT OF 865mm ABOVE TREAD NOSING AND 1000mm ABOVE LANDINGS.
- PROVIDE NON-SLIP FINISH TO TIMBER STAIRS AND LANDINGS.
- IF UNDERSIDE OF STAIRS IS USED FOR STORAGE PROVIDE FIRE RATED PLASTER (60 /60 / 60) TO UNDERSIDE AND SUPPORTING WALLS.
- STAIRWAY TO OFFICES TO HAVE A CLEAR UNOBSTRUCTED WIDTH THROUGHOUT OF 1000 mm MEASURED INSIDE HANDRAILS AND A CLEAR HEAD HEIGHT OF 2 meters

REVISION: 31/08/2015 CHECKPOINT BUILDING SURVEYORS CHECKLIST 20/08/2015

NOTES/DETAILS

8.

SHEET: 8 OF 8	DATE: 13-08-2015	PROJECT NO: 15048A
DRAWN: A.FARRUGIA	SCALE: 1:100@A1	

STAIRSNOTES:

- Internal stairs are to be set back 400mm from an intersection with a corridor so the handrails do not protrude into the transverse path of travel.
- All stairs (except for a Fire Isolated Stair) to comply with AS1428.1:2009, including:
 - Opaque risers;
 - Riser to be in line with nose edge, and be vertical or splay backwards up to a maximum of 25mm;
 - Stair nosing profile to be a sharp transition, rounded with a 5mm radius, or chamfered up to 5 x 5mm;
 - Stair nosing strip to be 50-75mm wide with 30% luminance contrast across the full width of the step;
 - Stair nosing strip to be no more than 15mm back from the nosing;
 - Stair nosing is not to extend down the riser by more than 10mm, and is not to project beyond the face of the riser;
 - If the nosing strip is fixed to surface of the tread the difference in height is to be no greater than 5mm and be bevelled or rounded.
 - Handrails are to extend 300mm horizontally at the top, and extend one tread width inclined + 300mm horizontally at the bottom, as measured past top/bottom stair nosing;
 - Handrails to be 865-1000mm above stair nosings;
 - Handrail fixings are not to intrude into the top 270° of the rail to allow free passage of the hand;
 - Handrails to be provided on both sides of the stair;
 - Handrails to be circular or elliptical with a 30mm minimum and 50mm maximum diameter;
 - Handrails to be continuous, as far as practicable.
 - Inner handrails are not required to extend 300mm horizontally at intermediate landings where the rail is continuous.

Stair tread and riser dimensions to be in accordance with AS1428.2, ie 150-165mm for risers and 275-300mm for treads.

Tactile indicators required in compliance with AS1428.4.1:2009 including:

- Set 300mm back from top and bottom of steps;
- Depth of 600-800mm;
- Across the full width of the steps;
- Not required on enclosed mid-landing where the handrails are continuous and the landing depth does not exceed 3000mm;
- 30% luminance contrast for solid indicators (integrated TGSIs) when compared with the adjacent flooring surface. 45% luminance contrast required for individual (discrete) TGSIs, and 60% for two-tone (composite discrete) TGSIs;
- Installed where the height of stair soffit is reduced to less than 2000mm and no other

CHECKPOINT
Building Surveyors
BUILDING PERMIT
Building Act 1993 Building Regulations 2006

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT:
PROPOSED : WAREHOUSE/OFFICE DEVELOPMENT
AT: LOT 15 PARAEWENA DRIVE TRUGANINA

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, LEVELS & SOIL CLASSIFICATION PRIOR TO COMMENCING ANY WORK.

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60 CROWN STR. RICHMOND VIC 3121

FOR PROFESSIONAL DRAWING AND SERVICE

STANDARD ACCESS NOTES:

- Signage to designated car spaces to be in accordance with AS2890.6:2009.
- Maximum crossfall to designated car spaces to not exceed 1:33 (for asphalt) or 1:40 (for concrete) in both directions.
- 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.
- Abutments between materials on paths of travel to have no lip or step greater than 5mm, and to be rounded or bevelled edge.
- Kerb ramps to be constructed according to AS1428.1 including maximum gradient 1:8.
- 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.
- Ramp handrails and kerbrails to be provided in accordance with AS1428.1:2009.
- External access stairs to be designed in accordance with AS1428.1:2009 with complying handrails both sides and contrast nosing to treads.
- Stairs to be constructed according to AS1428.1:2009 requirements for handrails and contrast nosings where required.
- Tactile ground surface indicators to be provided to stairs used by the public (excluding Fire Stairs), kerb ramps and ramps in accordance with AS1428.4.
- Tactile ground surface indicators to be provided where a pedestrian path intersects with a roadway, setback 300mm from the roadway.
- Landings to Entry Doors to have a maximum crossfall of 1:40. Landing dimensions as per AS1428.1:2009.

DISABLED WC NOTES:

- All fixtures and fittings to comply with AS1428.1:2009 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 AS1428.1:2009m Fig. 39;
 - WC 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 AS1428.1 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 1850mm AFL.
 - Hand dryers, soap and towel dispensers' operable parts to be 900-1100mm AFL and not less than 500mm from an internal corner.
 - Clothes hanging hook to be 1200-1350mm AFL and not less than 500mm from an internal corner.
 - Shelf to be provided beside basin as part of the vanity top 300-400mm deep and 120mm wide
- OR
- as separate fixture 300-400 x120-150mm wide at a height of 900-1000mm AFL if positioned within a circulation space
- OR
- 400mm minimum length x120mm minimum wide at a height of

AMBULANT ACCESSIBLE WC

