

2370 PLAN VIEW Scale 1:50

ELEVATION 'A' Scale 1:50

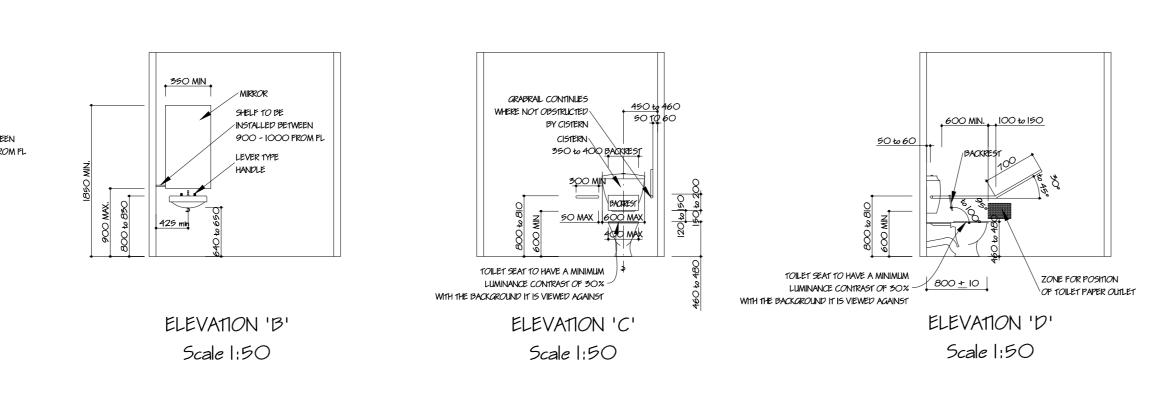
and the set the

clearance

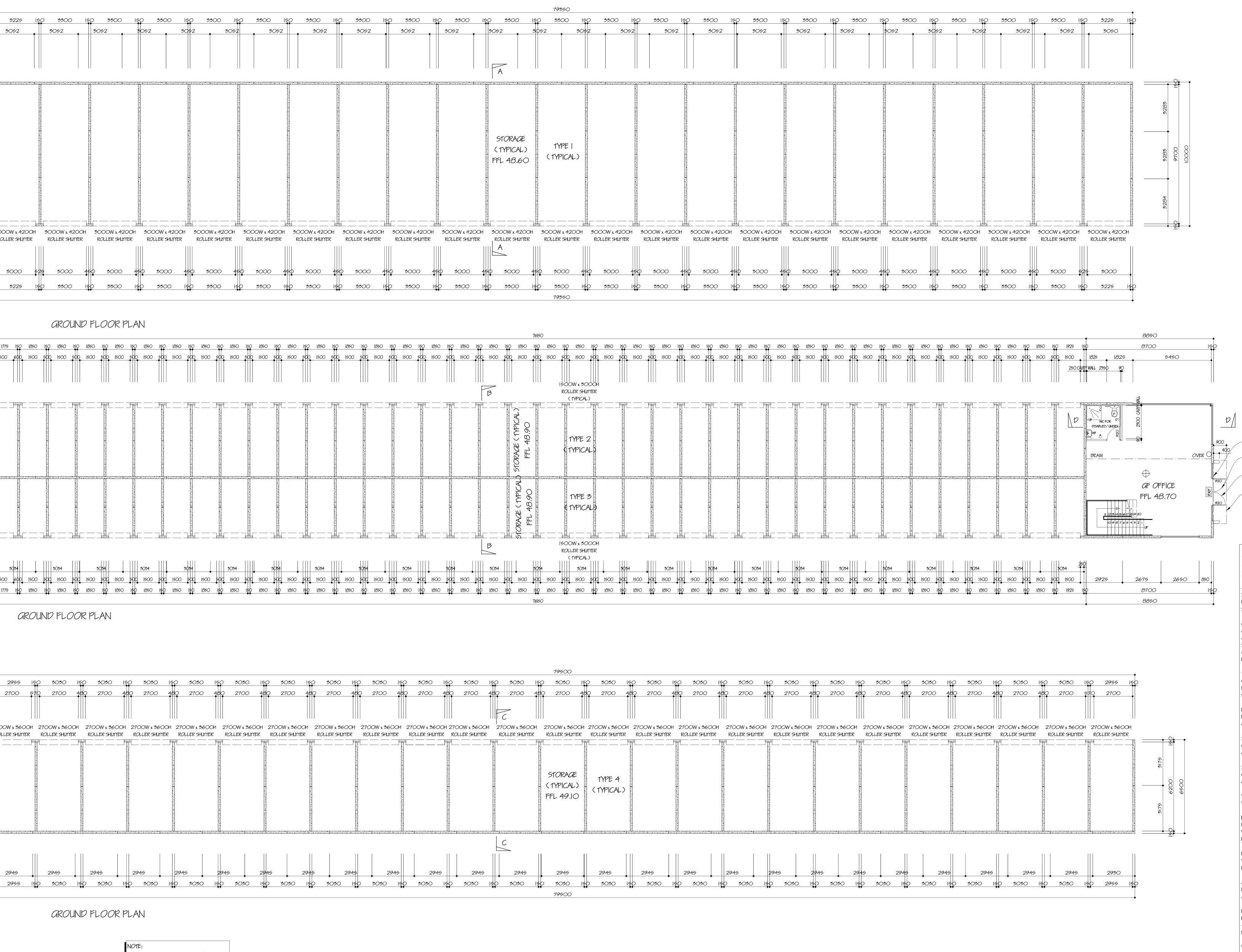
440 MIN

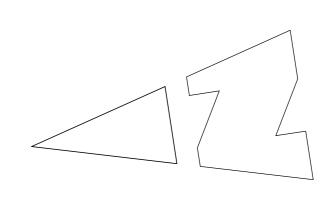
200 MIN

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STORAGE (TYPICAL) FFL 48.60 (TYPICAL)	
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B ISOOW x 3000H ROLLER SHUFTER	
(TYPICAL)	
POGENE DE LES DE	
B BOOW & SOLOH ROLLER SHUTTER (TYPICAL) 3054 3056 305 305 305 305 305 305 305 305	
795OO	
3030 150 2700 480 270	2700 480 2700 480 270
STORAGE (TYPICAL) FFL 49.10 TYPE 4 (TYPICAL)	



4





THEY MUST CONSIDER THE MINIMUM REQUIRED INSULATION VALUES AS PER THE PART J REPORT ATTACHED TO THESE DOCUMENTS.

TYPE OF INSULATION DOCUMENTED THROUGH OUT THIS REPORT IS USED AS A GUIDE, OPTIONAL BRANDS MAY BE USED HOWEVER

- RI.5 BULK INSULATION TO UPPER OFFICE FLOOR WHERE OPEN BELOW (EXTERNAL AREAS)

FLOOR: (IF REQUIRED)

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

INCLUDING COLORCLADD GLAZED UNITS. LOCATION OF PART J WALL INSULATION

(CONCRETE PANEL WALLS EXCLUDED) - MINIMUM R2.0 INSULATION TO EXTERNAL FRAMED WALLS

WALLS: - MINIMUM RI.8 INSULATION TO INTERNAL FRAMED WALLS BETWEEN CONDITIONED AREAS AND NON CONDITIONED AREAS (TO CONTINUE TO UNDERSIDE OF INSULATED ROOF OR CEILING)

INSULATION: ROOF: - RI,8 INSULATION BLANKET UNDER ROOF SHEETING WITH DOUBLE SIDED SISOLATION.

ANY CHANGE TO THE WALL CONSTRUCTION WOULD REQUIRE RECALCULATION OF THE GLASS TYPES AND MAY REQUIRE AMENDMENTS TO THE QUANTITY AND TYPE OF GLASS.

PROVIDE STANDARD CLEAR GLASS WITH CAPRAL SERIES 425 WINDOW FRAME TO ALL WAREHOUSE AND OTHER WINDOWS FOR UNCONDITIONED SPACES,

EXTERNAL GLAZED DOORS PROVIDE SINGLE GLAZED ENERGY ADVANTAGE GLASS WITH CAPRAL SERIES 275 HINGED DOOR FRAME TO ALL EXTERNAL DOORS TO CONDITIONED AREAS

WINDOWS TO CONDITIONED AREAS

6mm GREY GLASS/12mm AIR GAP/6mm ENERGY ADVANTAGE WITH CAPRAL SERIES 425 WINDOW FRAME TO ALL EXTERNAL

3. DOUBLE GLAZED CAP-063-20 (CAPRAL)

2. DOUBLE GLAZED CAP-063-18 (CAPRAL) 6mm CLEAR GLASS/12mm AIR GAP/6mm ENERGY ADVANTAGE

PROVIDE ONE OF THE FOLLOWING GLASS OPTIONS 1, CAP-063-001 (CAPRAL) 6mm CLEAR GLASS/12mm AIR GAP/6mm CLEAR GLASS

THE BUILDING ENVELOPE MUST BE IN ACCORDANCE AND COMPLY WITH THE SECTION J PERFORMANCE REQUIREMENTS FOR PARTS JPI, JP2 AND JP3, AS SPECIFIED IN THE ATTACHED SUSTAINABILITY HOUSE REPORT.

STANDARDS FOR MAXIMUM SPANS AS NOTED ON PLANS. GLAZING CONTRACTOR TO CLARIFY STABILITY OF ALUMINIUM FRAME, GLASS TO BE SUPPORTED AT ALL EDGES,

SUSTAINABILITY HOUSE, REPORT No: XXXXXXX GLAZING: ALL GLAZING TO COMPLY TO AS, 1288-2006, COMMERCIAL ALUMINIUM FRAMED SECTION TO COMPLY TO AUSTRALIAN

JV3 VERIFICATION METHOD REQUIRED PROVISIONS: SEE ATTACHED REPORT WITH SPECIFICATIONS AND DETAILS AND LOCATION OF INSULATION MATERIALS REQUIRED BY

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 SPECIFICATION'S AND ALL RELEVANT LEGISLATION REGULATIONS, STANDARDS, INSTRUCTIONS AND BUILDING CODES,

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DATE JUNE '20	SCALE	1:100	Н
DRAWN 1N	SHEET	2 <i>0</i> F	
DRG No 6126/20	AO	ISSUE	
	l		

| WAREHOUSE TYPE C CLASSIFICATION: CLASS 5 OFFICE CLASS 6 SHOWROOM/ CLASS 6 CAFE FIRE INDICES; FIRE HAZARD PROPERTIES OF COMBUSTIBLE MATERIAL TO COMPLY TO BCA REGULATION CI.IO 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, REVISION All levels and dimensions This Document is Copyright and is supplied on to be checked and verified the express condition that it is not to be used

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TELEPHONE

WEB SITE

PROPOSED STORAGE & OFFICE

AT LOT 12 MULCAHY ROAD,

MOBILE

PROJECT

PAKENHAM,

STEPHEN D'ANDREA

SUITE 9 / 84 - 90 LAKEWOOD BOULEVARD

A.C.N. 005 676 568

BRAESIDE 3195

(0418) 314 021

design@stephendandrea.com.au

www.stephendandrea.com.au

9587 5000 9588 2020

STAIRS TO BE IN ACCORDANCE WITH AS PART D2.13 & D2.14 OF THE NCC 2019 BUILDING CODE OF AUSTRALIA TREADS: 250 MIN, RISERS: 190 MAX. HANDRAILS: 1020 mm ABOVE LANDINGS AND 865 mm ABOVE NOSING OF TREAD. BALASTERS: MAX 125 mm SPACINGS, MIN DISTANCE BETWEEN 1READS 125 mm. TREAD NOSING: PROVIDE NON SLIP STRIP TO NOSING OF TREADS, STRIP TO BE NOT LESS THAN 50 mm AND NOT GREATER 1 HAN 75 mm. PROVIDE TACTILE INDICATORS AT THE TOP & BOTTOM OF STAIRS. NO OPEN TREADS - REQUIRE SOLID RISERS

FEMALE; 10

TYPE

EMPLOYEES PER BUILDING:

TYPE OF CONSTRUCTION:

MALE: 10

OFFICE

REGULATIONS 223 & 224. SANITARY TOWEL DISPOSAL: IN FEMALE AMENITIES, AMBULANT AND DISABLED WC PROVIDE PROVISION FOR SANITARY TOWEL DISPOSAL.

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

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 3 COATS OF OIL BASED PAINT OR CERAMIC TILES OVER CEMENT SHEETS AS PER AS3740-2010, TILING FOR SHOWER IN A DISABLED TOILET SHOULD BE

IN A BUILDING UNDER CONSTRUCTION PROVIDE NOT LESS THAN

ONE FIRE EXTINGUISHER TO SUIT CLASS A, B & C FIRES AND

ALL FIRE SERVICE TO COMPLY TO BCA PART EI TAPPING TO BE CONFIRMED ON SITE.

FIRE PRECALITIONS DURING CONSTRUCTION:

9 LITRE WATER TYPE EXTINGUISHER FIRE SERVICE:

AND TO BE INSTALLED IN ACCORDANCE WITH AS 2444-2005. PROVIDE 2A 40 B (E) DRYCHEMICAL LOCATED BETWEEN 2m AND 20m FROM ELECTRICAL SWITCHBOARD(S).

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.

WATER CLOSET DOORS: PROVIDE LIFT UP HINGES TO ALL WATER CLOSET DOORS. ACCESS FOR DISABLED:

PROVIDE SELF CLOSERS TO AIRLOCK DOORS OF AMENITIES AND ANY FIRE DOOR, DO NOT PROVIDE SELF CLOSERS TO WC FOR DISABLED.

PROVIDE 760 mm WIDE ACRYLIC SKYLIGHTS AS PER FLOOR PLAN, PROVIDE SAFETY MESH UNDER MINIMUM GRID 300x150x3 mm 1HK SELF CLOSERS:

ANY SARKING MATERIAL MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5, PROVIDE AUSMESH UNDER, SKYLIGHTS:

WHERE WALLS ARE RETAINING NATURAL GROUND AND/OR FILL. PROVIDE BITUMINOUS TANKING MEMBRANE OR A SIMILAR WATERPROOFING MEMBRANE,

ALL DIVIDING WALLS TO HAVE A FIRE RATING F.R.L. DECK ROOF PROVIDE FIRE BLANKET, RETAINING WALLS:

HANDLE NOT LESS THAN 35mm AND NOT MORE THAN 45mm DIVIDING WALLS/ FIRE WALLS: 90/90/90, ANY GAP BETWEEN TOP OF PANEL AND METAL

FROM FINISHED FLOOR LEVEL, (A) 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

COPLANE D20 |4.1 m \oplus C 90 PLANE 1720 |4.| m MOUNTING HEIGHT 2.7 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

PROVIDE MECHANICAL VENTILATION IN ACCORDANCE TO AS,1668,2 VIA CEILING MOUNTED FAN MINIMUM 25 1/ 5 PER

CUBICAL DUCTED TO EXTERNAL AIR THRU ROOF.

AMENITIES:

EXIT

EXIT

2.7 m 2.7 m CATALOGUE No. DSLIO

OFFICE AND LUNCH ROOM: PROVIDE MECHANICAL VENTILATION ACCORDANCE TO AS. 1668.2 VIA A/C UNIT MOUNTED ON ROOF. ARTIFICIAL LIGHTING: ARTIFICIAL LIGHTING TO BE IN ACCORDANCE WITH AS, 1680,0 EMERGENCY LIGHTS: PROVIDE LIGHTS BY CLEVERTRONICS PTY, LTD, OR SIMILAR, ALL LIGHTS TO BE NON MAINTAINED TYPE. SINALE SIDED EXIT SIGN EBLIOM-CM CATALOGUE No. MOUNTING HEIGHT DOUBLE SIDED EXIT SIGN EBLIOM-CM CATALOGUE No. MOUNTING HEIGHT