

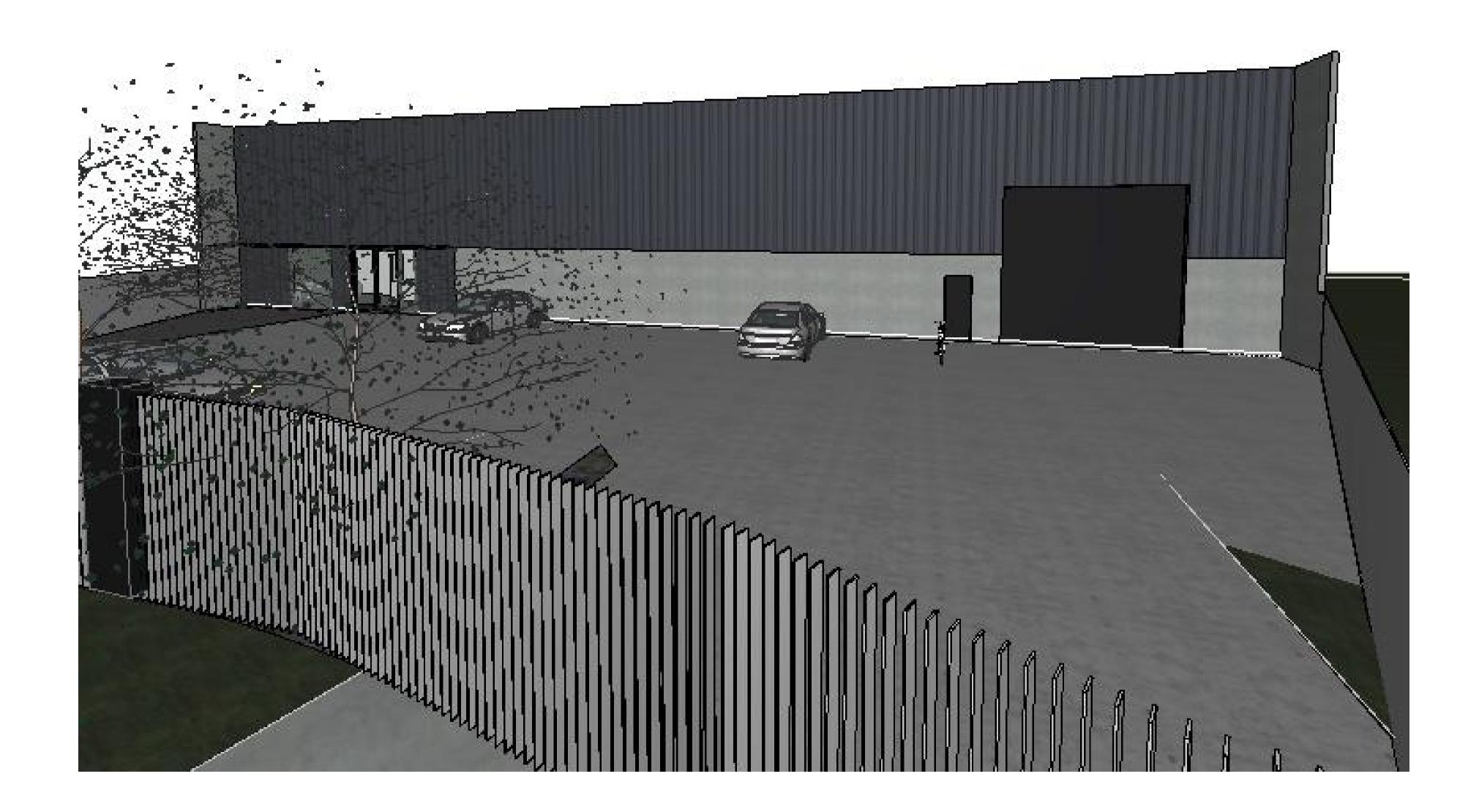
# 43 PLATINUM COURT THRUGOONA NSW 2640

VINCENT JARVIS RDP-AD DIRECTOR

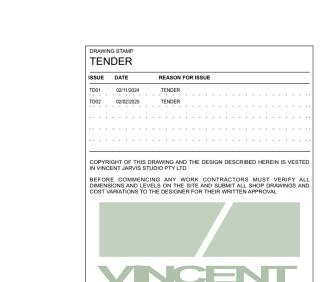
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# **GENERAL NOTES**

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ENGINEERS AND OTHER RELEVANT CONSULTANTS DESIGNS, DRAWINGS AND SPECIFICATIONS.
- REFER TO MATERIAL LEGEND FOR ITEM AND MATERIAL KEYNOTE DESCRIPTIONS. REFER TO WALL SCHEDULE FOR DETAILS ON WALL TYPES
- THESE DRAWINGS SHALL NOT BE SCALED, CONTRACTORS SHALL VERIFY SET-OUT AND ALL DIMENSIONS BEFORE COMMENCING ANY WORKS.
- REFER TO SERVICES DOCUMENTATION (ELECTRICAL, MECHANICAL & HYDRAULICS) FOR ANY INFORMATION REGARDS TO SERVICES.
- ALL MATERIALS AND METHOD OF CONSTRUCTION, ASSEMBLY ETC. TO BE IN: ACCORDANCE WITH RELEVANT ASUTRALIAN STANDARDS, CODES OF PRACTICE AND NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- BUILDER/CONTRACTOR TO ENSURE ACCESS TO, OPERABILITY AND SECURITY OF AN EXISTING BUILDINGS IS MAINTAINED WITH MINIMAL DISRUPTION. ENSURE THAT THERE IS NO OVER-STRESSING TO ANY PART OF THE BUILDINGS.
- ALL STRUCTURAL STEEL WORKS TO COMPLY WITH AS4100 AND AS1538. FOR INSTALLATION REFER TO STRUCRUEAL DRAWINGS. ALL CONCRETE WORKS TO COMPLY WITH AS3600.
- OWNERS RESPONSIBILITY ON FOUNDATION MAINTAINENCE AS PER CSIRO. HOMEOWNERS MAINTAINENCE AS PER CSIRO HOME OWNERS

# VISUAL INDICATION TO GLAZING DOORS

IN ACCORDANCE WITH CLAUSE 6.6 OF AS1428.1-2009, WHERE THERE IS NO CHAIR RAIL HANDRAIL OR TRANSOM, ALL FRAMELESS OR FULLY GLAZED DOORS, SIDELIGHTS AND ANY GLAZING THAT CAN ME MISTAKEN AS A DOORWAY SHALL BE CLEARLY MARKED FOR THEIR FULL WIDTH WITH A SOLID, NON-TRANSPARENT CONTRASTING LINE. THE LINE SHALL BE NO LESS THAN 75MM WIDE AND SHALL EXTEND ACROSS OF THE GLAZING PANEL. THE LOWER EDGE OF THE CONTRASTING LINE IS TO BE LOCATED BETWEEN 900 & 1000MM ABOVE FFL.

EVERY SANITARY FACILITY MUST HAVE CLEAR AND LEGIBLE BRAILLE AND TACTILE SIGNAGE COMPLYING WITH SPECIFICATION D3.6 OF NCC AND AS1428.1-2009. THE SIGNS NEED TO BE LOCATED ON THE LATCH SIDE OF THE TOILET DOORS (LEADING EDGE OF SIGN TO BE BETWEEN 50 TO 300MM FROM THE ARCHITRAVE) AND LOCATED BETWEEN 1200 & 1600mm ABOVE

SIGNAGE TO ALL FIRE DOORS - "FIRE DOOR. DO NOT OBSTRUCT, DO NOT KEEP OPEN.' ALL SIGNAGE TO BE IN CAPITAL 20mm LETTERING.

## CARPARKING AND SIGNAGE

- PARKING TO INCLUDE THE INTERNATIONAL SYMBOL FOR PEOPLE WITH DISABILITIES IN WHITE ON A GREEN (ULTRAMAYINE) BACKGROUND ON THE BAYS SURFACE AND TOTAL PARKING PERIMETER DELINEATED IN GREEN.
- PROVIDE WHITE BITUMINOUS PAINT 75mm WIDE LINEMARKING TO ALL CAR SPACES AND BLUE LINEMARKING TO DISABLED AND DIRECTIONAL
- DISABLED CARPARKING SPACES TO BE 2400x5500mm (WITH SHARED ADJOINING SPACE OF 2400x5500mm)

IN ACCORDANCE WITH CLAUSE 13.3 OF AS1428.1-2009, AUTO SLIDE DOORS ARE TO BE A MINIMUM WIDTH OF 920mm WIDE, MANUAL CONTROLS TO THE POWER OPERATED DOORS SHALL BE LOCATED ON THE CONTINUOUS ACCESSIBLE PATH OF TRAVEL NO CLOSER THAN 500MM FROM AN INTERNAL CORNER AND CLEAR OF A SURFACE MOUNTED SLIDING DOOR IN THE OPEN

ALL STAIRS ARE TO BE COMPLIANT WITH AS1428.1.9

- TACTILE INDICATORS ARE TO BE TYPE B INDICATORS AND BE A MIN 300mm FROM THE STAIR AND NOT LESS THAN 600MM IN DEPTH IN ACCORDANCE WITH AS1428.4.
- PROVIDE CLEAR STICK-ON 3M PRODUCT NON-SKID STRIP NEAR EDGE OF NOSING OR AS OTHERWISE NOTED.

## TREADS: 250mm MIN. RISER: 190mm MAX.

HANDRAIL: 1020mm ABOVE LANDINGS AND 865mm ABOVE NOSING OF TREAD. BALUSTERS: MAX 125mm SPACINGS, MIN DISTANCE BETWEEN TREADS OF

 DISABILITY ACCESS
 ACCESS FOR DISABLED MUST BE PROVIDED BY MEANS OF A CONTINUOUS PATH OF TRAVEL IN ACCORDANCE WITH AS1428.1-2009. MAX PATH OF SLOPE

- GLAZING

  ALL GLAZING TO COMPLY WITH AS1288-2006, USE 125X50 COMMERCIAL

  ALL GLAZING TO COMPLY WITH AS1288-2006, USE 125X50 COMMERCIAL ALUMINIUM FRAMED SECTIONS, REFER TO WINDOW AND DOOR SCHEDULE FOR DIMENSIONS, MATERIALS, FINISHES AND GLAZING TYPES.
- GLASS TO BE SUPPORTED AT ALL EDGES. FOR DOORS AND SIDE PANELS, USE 6MM TOUGHENED SAFETY GLASS, MAX PANEL OF 4.5M. ELSEWHERE USE 6MM ORDINARY ANNEALED GLASS, MAX PANEL OF 3.35M.

INSULWRAP SUPPRESSOR OR SIMILAR TO ALL PVC DOWNPIPES AND ALL WATER AND SEWER PIPES THAT ARE BACKING INTO OR IN CONDITIONED SPACES.

# SUSPENDED CEILINGS

- SUSPENSION SYSTEMS SHALL BE CAPABLE OF SUPPORTING THE CEILING AS A WHOLE, TOGETHER WITH LIGHT FITTINGS AND CONDUIT LINES:
- SUSPENSION SYSTEMS SHALL CONSIST OF SUSPENSION HANGERS SUPPORTING A GRID OF PRIMARY AND SECONDARY MEMBERS. ALL VISIBLE PARTS OF THE SUSPENSION SYSTEMS SHALL BE PRE-FINISHED TO MATCH THE SUSPENSION SYSTEM.
- ALL WALL ANGLES TO BE SHADOW LINE TYPICAL

BIRRUS ULTRA MAT OR SIMILAR CONSTRUCTED FROM ALUMINIUM TREADS. RAILS LIGHTLY FURROWED ON THE EXPOSED SURFACE TO PROVIDE A NON-SLIP SURFACE AND INCLUDE RUBBER SUPPORT CUSHIONS MOUNTED ON BASE OF EACH TREAD TO COUNTER ANY MINOR SURFACE IMPERFECTIONS

## FIRE HAZARDS PROPERTIES

- ALL EXTERNAL CLADDING (INCLUDING ARCHITECTURAL FEATURES) IS TO BE STRICTLY NON-COMBUSTIBLE. THE USE OF ALUMINIUM COMPOSITE MATERIALS, INSULATED PANEL SYSTEMS OR INSULATED METAL PANEL SYSTEMS CONTAINING EXPANDED POLYSTYRENE, EXTRUDED POLYSTYRENE, PHENOLIC INSULATION, POLYURETHANE, POLYISOCYANURATE OR SIMILAR MATERIALS IS NOT PERMITTED.
- FIRE HAZARD PROPERTIES OF COMBUSTIBLE MATERIALS, LINING AND SURFACE FINISHES TO COMPLY WITH NCC SPEC. C1.10.
- FLOOR & WALL COVERINGS AND CEILING LININGS MUSH BE OF COMMERCIAL GRADE AND COMPLY WITH SPECIFICATION C1.1A OF THE NCC.
- SARKING MATERIAL TO HAVE MAX. FLAMABILITY INDEX OF 5.
- INSULATION MAXIMUM SPREAD OF FLAME OF 9 AND SMOKE DEVELOPED OF 5 FLOOR MATERIALS AND COVERING HAVE MAX CRITICAL RADIANT FLUX CRF OF 2.2 KW/M2
- WALL AND CEILING LINING MATERIALS HAVE A SMOKE GROWTH RATE INDEX NOT MORE THAN 100, AND AVERAGE SPECIFIC EXTINTION AREA LESS THAN 250M2/KG, TEST REPORT TO BE PROVIDED FOR THE MATERIALS THAT ARE NOT EXEMPTED IN THE NCC.

	SMOKE DEVELOPED	SPREAD O
FLAME		
CARPET (0-10)	5	4
SARKING (0-10)	0	1
VINYL FLOORING (0-10)	6	0

EXITS SIGNS AND EMERGENCY LIGHTS TO COMPLY WITH AS2293.1

# FIRE SERVICES / HYDRAULICS

EACH EXTINGUISHER TO BE HUNG ON A SUITABLE HOOK, PROVIDE 2A 408 (E) DRYCHEMICAL LOCATED 150mm FROM ELECRICAL SWITCHBOARD.

PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS2444 AS PER CONSULTANTS DESIGN: ALL SIGNAGE, MOUNTING HIGHTS AND LOCATION OF EXTINGUISHERS AND HOSE REEL TO COMPLY WITH AS2444 AND AS2441.1

ALL FIRE SERVICE TO COMPLY TO NCC. TAPPING TO BE CONFIRMED BY FIRE SERVICES ENGINEER. FIRE HYDRANT SYSTEM TO BE INSTALLED AS PER A\$2419.1 (IF REQUIRED)

- HOSE REELS
   TO BE EQUIPPED WITH 36m LIVE HOSE INSTALLED AT A HEIGHT BETWEEN 1500-2400mm FROM FFL TO CENTRE OF REEL. 32mm DAIM. COPPER PIPE TO BE RUN TO SHUT OFF VALVE AT HOSE REEL.
- FIRE HOSE REEL INSTALLATION TO COMPLY WITH AS1221 AND AS2441

# ELECTRICAL

ARTIFICAIL LIGHTING TO COMPLY WITH AS1680 AND ENERGY EFFICIENCY REQUIREMENTS OF PART J OF THE NCC.

## **EMERGENCY LIGHTING** EMERGENCY LIGHTING TO BE AS PER ELECTRICAL ENGINEERS DRAWINGS.

REFER TO ELECTRICAL ENGINEERS DRAWINGS, FOR ALL MB AND DB LOCATIONS AND REQUIREMENTS:

# SITE SAFETY MEASURES

DEMOLITION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS2601.

AT ALL TIMES THE SAFETY OF WORKERS AND OTHER PERSON OCCUPYING THE SITE SHALL BE OF PARAMOUNT IMPORTANCE. UNSAFE WORK PRACTICES SHALL NOT BE ALLOWED.

# TAKE DOWN AND REMOVE

WHERE REQUIRED. TAKE DOWN AND REMOVE CAREFULLY MATERIALS OR SECTIONS OF BUILDINGS NOMINATED FOR PARTIAL DEMOLITION, ALL CARE TO BE TAKEN TO AVOID DAMAGE TO SECTIONS OF EXISTING BUILDINGS TO

# UNDERGROUND COMPONENTS

WHERE REQUIRED, REMOVAL ALL FOOTINGS, SERVICES, PITS, WELLS AND OTHER UNDERGROUND COMPONENTS OF THE BUILDING. EXCIVATE THE COMPONENT AND BACKFILL WITH APPROVED MATERIAL.

UNLESS OTHERWISE NOTED ALL RECOVERED MATERIALS FROM THE DEMOLITION REMAIN THE PROPERTY OF CONTRACTOR.

# TEMPORARY WEATHERPROOFING

DURING DEMOLITION, OR AS THE CONSTRUCTION PROCESS REQUIRES. TEMPORARY WEATHERPROOFING OF THE EXISTING BUILDING SHALL BE

# ASBESTOS REMOVAL

SHOULD ASBESTOS BE ENCOUNTERED, THAT HAD NOT BE PREVIOUSLY IDENTIFIED, MAKING SAFE OR REMOVING THE ASBESTOS SHALL FORM A VARIATION TO THE CONTRACT.

ALL ASBESTOS SHALL BE REMOVED BBY AN AUTHORISED AND INSURED CONTRACTOR.

# ROOFING, WALLING & ROOF PLUMBING

- ALL ROOF AND WALLING CLADDING AND ASSOCIATED ACCESSORIES TO BE INSTALLED TO MANUFACTURERS WRITTEN INSTRUCTIONS AND TO RELEVANT AUSTRALIAN STANDARDS.
- ROOF AND WALL CLADDING TO BE INSTALLED IN CONTINUOUS LENGTH LONG SHEETS, EXPANSION JOINTS TO BE PLACED AT CENTRES AS RECOMMENDED BY MANUFACTURER.
- EXTEND ROOF SHEETS 50mm MIN. INTO GUTTERS AND TURN DOWN ENDS OF
- ALL ROOF AND WALL SHEETING TO BE SCREWED DOWN INTO FINAL POSITION AS SOON AS POSSIBLE AFTER POSITIONS OF SHEETING. TEMPORARY FIXING OF ROOF SHEETING MUST BE MADE PERMANENT BEFORE END OF DAYS WORK.
- ANY PENETRATIONS THROUGH FLOOR STRUCTURE IS TO BE PROVIDED WITH FIRE COLLARS AND COMPLY WITH SPEC C3.15 OF THE NCC.

## INSULATION, SISILATION AND SAFETY MESH SUPPLY AND INSTALL AS SPECIFIED INSULATION, SISILATION AND SAFETY

HAVE A MINIMUM R1.5 VALUE.

DRAWINGS.

- MESH OVER ROOF OR WALL STRUCTURE PRIOR TO LAYING AND FIXING ROOF OR WALL SHEETS. WHERE NOTED, PLIABLE ROOF SARKING USED UNDER ROOF AND WALL
- COVERINGS SHALL COMPLY AND FIXED IN ACCORDANCE WITH AS1903/1904, WHICHEVER IS APPLICABLE.
- SAFETY MESH TO BE FIXED TO RIDGE (OR HIGHEST POINT OF ROOF STRUCTURE) AND PULLED TIGHT IN CONTINUOUS LENGTH FOR FULL SPAN OF ROOF, LAY SISILATION AND/OR INSULATION OVER SAFETY MESH IMMEDIATELY PRIOR TO LAYING ROOF SHEETS.

ENSURE SISILATION/ INSULATION IS ADEQUATELY LAPPED WITH ADJACENT

ROOF IS TO ACHIEVE A MINIMUM R3.2 VALUE AND SUSPENDED FLOOR IS TO

SHEETS TO PROVIDE A CONTINUOUS INSULATION BARRIER TO THE FULL

GUTTERS AND FIXED IN POSITION, CHECK ALL INTERNAL EXPOSED SURFACES OF INSULATION FOR CONTINUITY AND MAKE GOOD AS REQUIRED WALLS TO CONDITIONED SPACE ARE TO HAVE MINIMUM R1.8 VALUE. THE

EXTENT OF ROOF, ENSURE INSULATION IS CONTINUED UNDER BOX

# INSTALL BOXGUTTERS OR EAVES GUTTERS AS SHOWN ON ARCHITECTURAL

- GUTTERS SHALL BE SUPPLIED IN LONG LENGTHS WITH ANY JOINTS TO BE AT THE HIGH POINT OF THE GUTTER. ENSURE ALL JOINTS ARE ADEQUATELY LAPPED AND SEALED TO PREVENT LEAKS.
- BOX GUTTERS ARE TO BE SUPPORTED WITH "SPANDEK" ZINCALUME GUTTER BOARDS AND GALVANISED PROPIETORY GUTTER STRAPS AT
- CENTRES SUFFICIENT TO SUPPORT GUTTER AND IMPOSED LOADS. EAVES GUTTERS TO HAVE GUTTER BRACKETS OF MATCHING MATERIAL
- 600mm CENTRE. ALL SILICON ON EXPOSED GUTTERS OR RAINWATER GOODS TO BE
- PROVIDE OVERFLOW POPS OF SUFFICIENT SIZE AND NUMBER TO PREVENT GUTTERS FROM OVERFLOW IN THE EVENT OF A BLOCKAGE.

# FLASHINGS, CAPPINGS AND FOOTMOULDS

PAINTABLE GRADE SILICON.

ALL FLASHINGS, CAPPINGS AND FOOTMOULDS TO BE INSTALLED WITH THE ROOF AND WALL CALDDING. ENSURE SUFFICIENT COVER TO ALL SURFACES TO PREVENT THE INGRESS OF WATER, DUST OR VERMIN.

- VISIBLE FLASHINGS, CAPPINGS OR FOOTMOULDS TO BE FABRICATED IN MATERIAL MATCHES ADJACENT CLADDING, FLASHINGS ETC. TO BE INSTALLED IN CONTINUOUS LONG LENGTHS: ALL JOINTS TO BE LAPPED AND EFFECTED NEATLY.
- NON-VISIBLE FLASHINGS ETC. ARE TO BE FABRICATED FROM ZINCALUME. SHEETING, SUPPLIED IN CONTINUOUS LONG LENGTHS AND INSTALLED
- PROVIDE COLORBOND FOOTMOULDS TO THE BASE OF ALL WALL CLADDING FIXED TO TOP OF PRE-CAST WALL PANELS/EDGE OF FLOOR SLAB. INSTALL FOOTMOULD TRUE AND STRAIGHT, ENSURE FOOTMOULD IS NOT TWISTED DURING INSTALLATION.

- **ROOF PENETRATIONS** CUT ROOF PENETRATIONS AND INSTALL UNDER-FLASHINGS WHERE DIRECTED OR AS SHOWN ON ARCHITECTURAL AND MECHANICAL DRAWINGS. ENSURE UNDERFLASHING HAS SUFFICIENT UPTURN TO ALLOW OVERFLASHINGS TO BE SECURELY FIXED IN FINAL POSITION.
- USE A SUFFICIENCY OF SILICON SEALANT TO ENSURE UNDER-FLASHING PROVIDES A WATERPROOF SEAL.

# ROOF DRAINAGE AS PER AS3500.3

- ALL DOWNPIPE SIZED AS PER CIVIL DRAWINGS
- ALL OVERFLOWS TO BE 150mm DIAM. UNLESS NOTED OTHERWISE
- INTERNAL DOWNPIPES TO BE UPVC AND EXTERNAL DOWNPIPES TO BE COLORBOND UNLESS NOTED OTHERWISE.
- BOX GUTTER EXPANSION JOINTS PROPRIETORY SYSTEM POLYURETHANE RUBBER WITH ZINCALUME COVER PLATES.
- REFER TO CIVIL DRAWINGS FOR STORM WATER DRAINAGE DESIGN.

# CARPENTRY

- FLOOR AND WALL FINISHES FLOOR, WALL AND CEILING LININGS TO COMPLY WITH CRITICAL RADIANT FLUX AND MATERIAL GROUPING REQUIREMENTS RATHER THAN SPREAD OF FLAME AND SMOKE DEVELOPMENT INDECES IN ACCORDANCE WITH THE
- CERAMIC SKIRTING TILE TO UNISEX ACCESSIBLE TOILET FACILITY AND
- WET AREAS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH A\$3740-2004.

# 100mm PREFINISHED MASONITE SKIRTING TO INTERNAL AREAS OF TENANCY.

- CERAMIC SKIRTING AMENITIES INC. CLEANERS/STORE ROOM (NO COVE TILE).
- VINYL SKIRTING TO AREAS WHERE VINYL FLOORING HAS BEEN LAID UNLESS NOTED OTHERWISE.

ALL DOOORS ARE TO HAVE A MIN. DOOR LEAF OF 920mm WITH MINIMUM CLEAR OPENING OF 850mm. ENTRY DOUBLE DOORS MUST EACH BE 920mm

- PROVIDE LIFT OFF HINGES TO ALL WC DOORS WHERE DISTANCE BETWEEN PAN & DOOR IS LESS THAN 1.2m IN ACCORDANCE WITH NCC.
- DOOR TO AMENITIES TO UNDERCUT BY 40mm OR PROVIDE DOOR GRILLES
- PROVIDE SELF CLOSERS TO AIRLOCK DOORS OF AMENITIES AND ANY FIRE RATED DOOR, DO NOT PROVIDE SELF CLOSERS TO DISABLED WC.
- ALL EXIT DOORS TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY BY A SINGLE HANDED DOWNWARD MOTION. LATCHING DEVICE WO BE LOCATED BETWEEN 900-1100mm FROM FFL.
- ENSURE MINIMUM 100mm HINGE SIDE CLEARANCE IS PROVIDED EXTERNALLY TO THE ENTRY DOOR.
- PROVIDE SITE MEASURE PRIOR TO MANUFACTURE OF ALL GLAZING/WINDOW FRAMES.
- REFER TO DOOR SCHEDULE FOR ALL DOOR AND FRAME SIZES, DIMENSIONS, MATERIALS AND FINISHES.
- REFER TO SPECIFICATION FROM DOOR HARDWARE SPECIALIST FOR SPECIFICATION OF DOOR HANDLES, HINGES, CLOSERS, STOPPERS AND
- AUTOMATIC SLIDING DOORS TO OPEN IN THE EVENT OF A POWER FAILURE
- OR UPON ACTIVATION OF ANY SMOKE ALARM WITHIN THE BUILDING. EXIT DOORS SHOULD BE OPERABLE BY A SINGLE HANDED DOWNWARD.
- ACTION WITHOUT THE USE OF A KEY AT ALL TIMES. PROVIDE DOOR STOPS TO ALL SWING DOORS. PROVIDE LEVER FURNITURE WITH KEY LOCKING WHERE SPECIFIED. PROVIDE ESCAPE LEVERS INTERNALLY AND KEY IN HANDLE EXTERNALLY WITH GUARD PLATE TO

# MECHANICAL

DOORS SPECIFIED.

PROVIDE MECHANICAL VENTILATION IN ACCORDANCE TO AS1668.2 AND PART J OF THE NCC, VIA CEILING MOUNTED FAN MINIMUM 25L/S PER CUBICAL DUCTED TO EXTERNAL AIR THROUGH ROOF.

CONTRACTORS IS TO PROVIDE TIMBER/GALVANISED MILD STEEL ROOF MOUNTED PLANT PLATFORMS TO ROOF MOUNTED UNITS, UNLESS NOTED

# \*\* THE CONTRACTOR SHALL MAKE ALL ROOF PENETRATIONS FOR DUCTWORK,

REFRIDGERANT LINES, WATER SUPPLY LINES OF ANY OTHER SERVICES OR REQUIREMENTS COMPLETE WITH ALL UNDERFLASHINS AND OVERFLASHINGS TO PROVIDE A COMPLETE WATERPROOF SEAL TO PENETRATIONS, AS SHOWN ON ARCHITECTURAL AND MECHANICAL PLANS.

THE CONTRACTOR SHALL PREPARE A FURTHER MAINTAINENCE AGREEMENT

FOR USE BY THE CLIENT AND SUBMIT TO THE PROJECT MANAGER UPON

# MAINTAINENCE AND WARRANTY

- THE CONTRACTOR SHALL PROVIDE MAINTAINENCE TO ALL AIR CONDITIONING, HEATING AND MECHANICAL VENTILATION FOR A PERIOD OF 12 MONTHS AFTER PRACTICAL COMPLETION.
- THE CONTRACTOR SHALL NAME THE CLIENT AS THE INTERESTED PARTY IN

- ALL EXHAUSTS ARE TO COMPLY WITH F4.12 OF THE NCC. REFER TO MECHANICAL DRAWINGS FOR FURTHER DETAILS.
- THE CONTRACTOR SHALL UPON COMPLETION OF ALL WORKS PROVIDE A WRITTEN CERTIFICATION THAT ALL WORKS CONFORMS TO THE AUSTRALIAN STANDARD AND RELEVANT SECTIONS OF THE NCC. SUBMIT THIS CERTIFICATION TO THE PROJECT MANAJER WITHIN 5 WORKING DAYS OF COMPLETION OF WORK OR EARLIER IF REQUESTED.

- Electrical switchboard must be fire separated by construction having a fire resistance level of 120/120/120 and any doorway must be a -/120/30 self closing fire door.
- 2. Self-closing -/60/30 fire doors with medium temperature smoke seals to be installed to all doors. All Fire extinguishers to be paired with appropriate signage (Below) to Comply with as 2444.

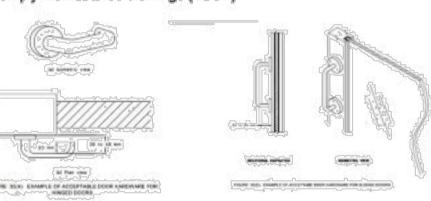


All Exit Doors to be paired with approproiate signage (Below) in 20mm high capial letters.



 All door handles to be installed door handles to be installed at 900mm to 1.1m above the finished floor level and be readily openable from the side a person is seeking egress. The door handle must be the type which the grip will not slip form the handle and a clearance from the back of the handle to the door face of not less than 35mm and not more than 45mm;

- All doors to have a maximum operable force of 20N required by as 1428.1.
- Door handles to comply with featured drawings (Below)



# Access for People With a Disability

Signage (Below) to be provided throughout the building compliant with as1428.1 and be located 1250mm to 1350mm above the FFL.



Braille signage to be provided identifying the main entry door with exit sign by stating "Exit" as per BCA

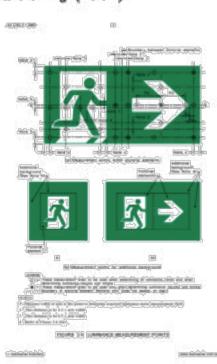




- All doors to have a minimum luminance contrast of 30%.
- All internal and external doors will have 850mm min clear opening. 5. All doorways to be provided with compliant circulation spaces and latch side clearances: as per AS1428.1-2009.
- 6. Switches (lights) to be located between 900mm and 1100mm above the ffl and not be located less than 500mm from an internal corner.
- 7. Ambulant sanitary facility lighting to be activated via a light sensor. Ambulant sanitary facility to be compliant and constructed from drawings from AS1428.1

Services & Equipment 1. Building to be fit with emergency lighting and photoluminescent exit signage to be provided throughout the

basement and common areas of the building to as 2293.1 Exit Signage to be compliant to drawing. (Below)



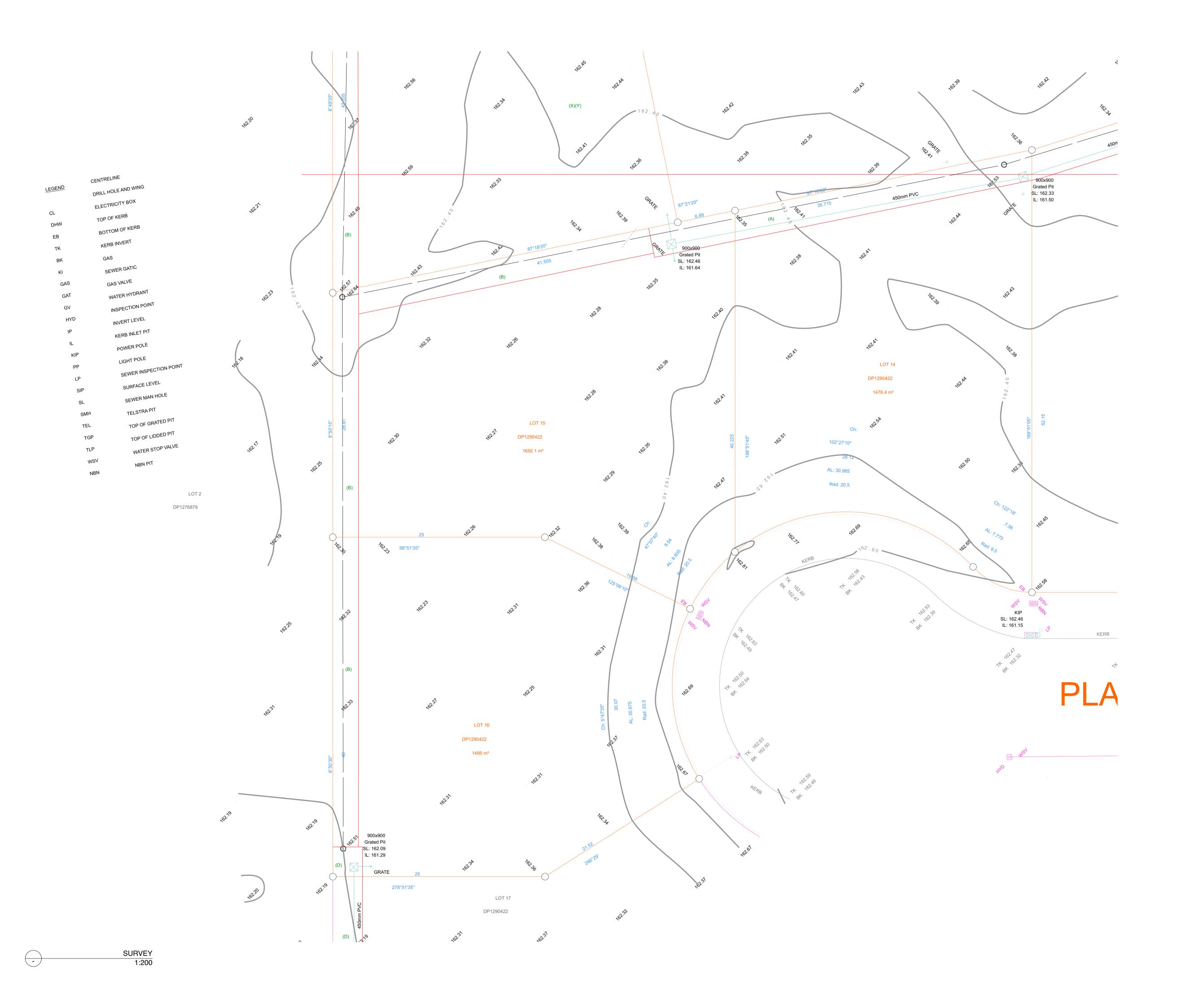
ISSUE DATE REASON FOR ISSUE TD01 02/11/2024 TENDER TD02 02/02/2025 TENDER COPYRIGHT OF THIS DRAWING AND THE DESIGN DESCRIBED HEREIN IS VESTER N VINCENT JARVIS STUDIO PTY LTD SEFORE COMMENCING ANY WORK CONTRACTORS MUST VERIFY ALD IMMENSIONS AND LEVELS ON THE SITE AND SUBMIT ALL SHOP DRAWINGS AN ABN 66 654 661 588 ACN 654 661 588 PH 0478 076 362 E info@vincentjarvis. WWW.VINCENTJARVIS.COM.A NEW WAREHOUSE 43 PLATINUM COURT THRUGOONA NSW 2640 GENERAL NOTES 2419

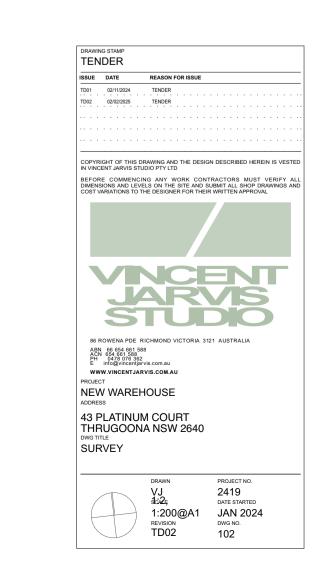
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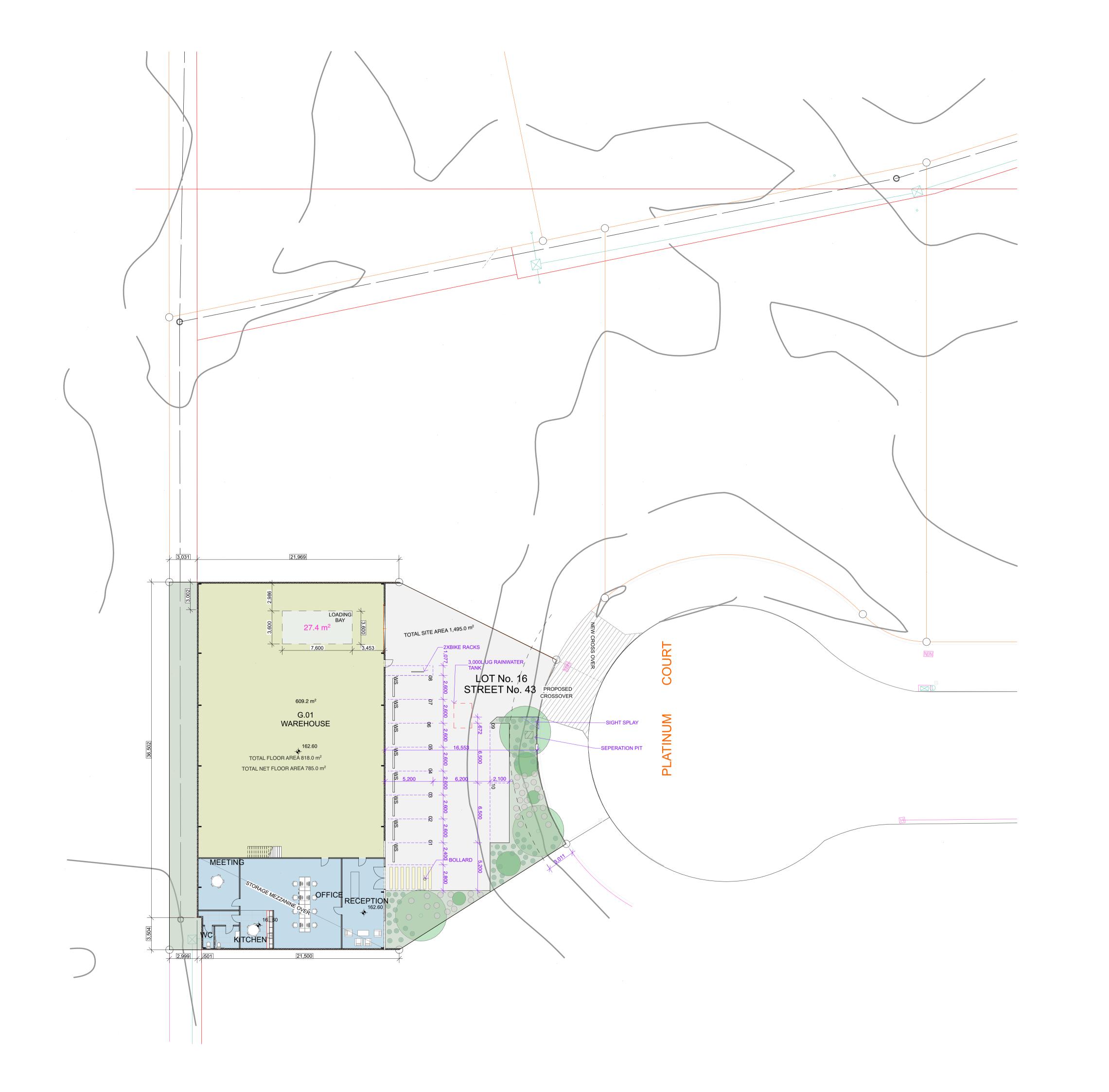
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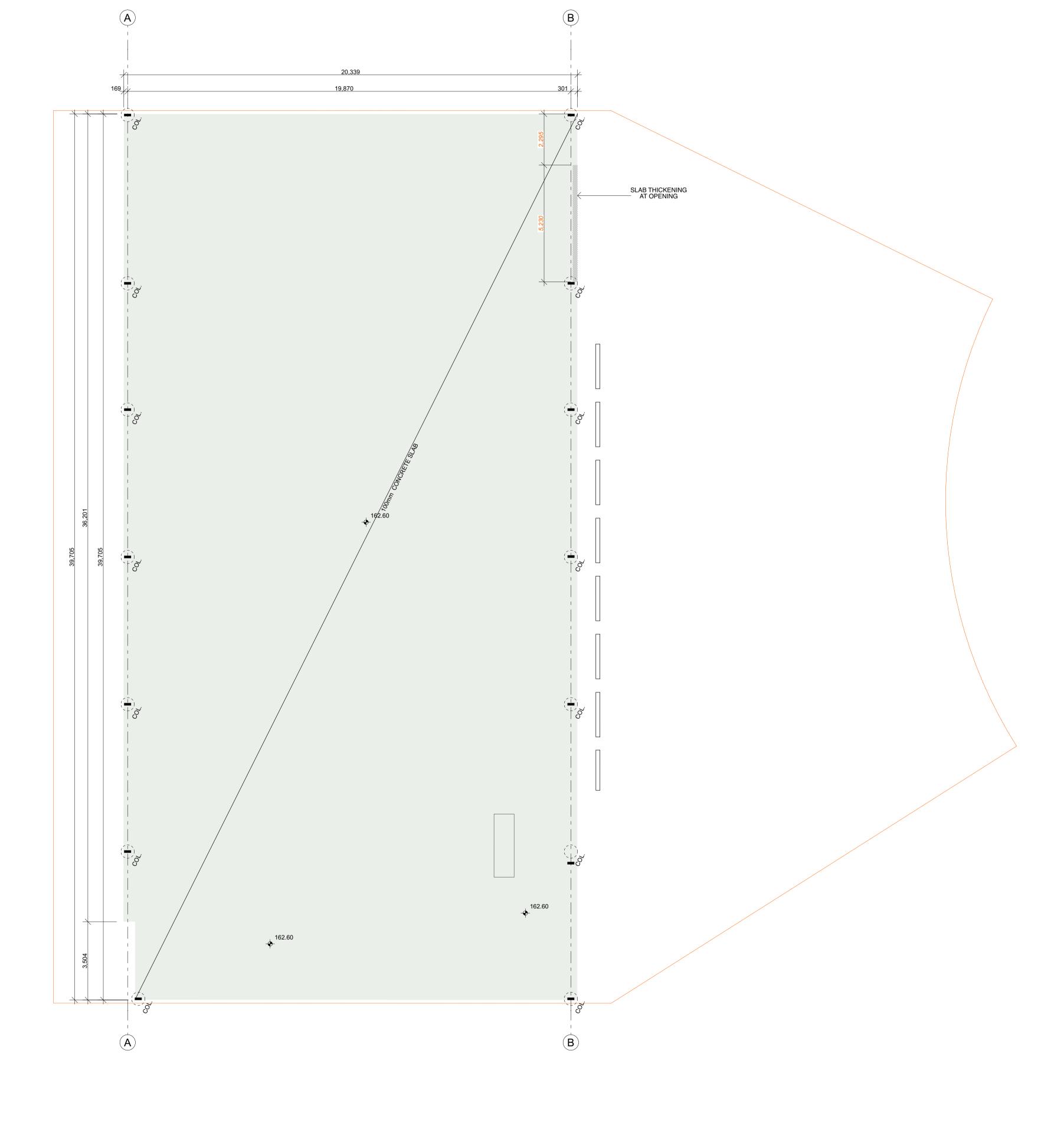








SITE PLAN 1:200



DRAWING STAMP
TENDER

ISSUE DATE REASON FOR ISSUE

TD01 02/11/2024 TENDER

TD02 02/02/2025 TENDER

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BEFORE COMMENCING ANY WORK CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS ON THE SITE AND SUBMIT ALL SHOP DRAWINGS AND COST VARIATIONS TO THE DESIGNER FOR THEIR WRITTEN APPROVAL

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project

NEW WAREHOUSE

ADDRESS

43 PLATINUM COURT
THRUGOONA NSW 2640

DWG TITLE

SUBFLOOR PLAN

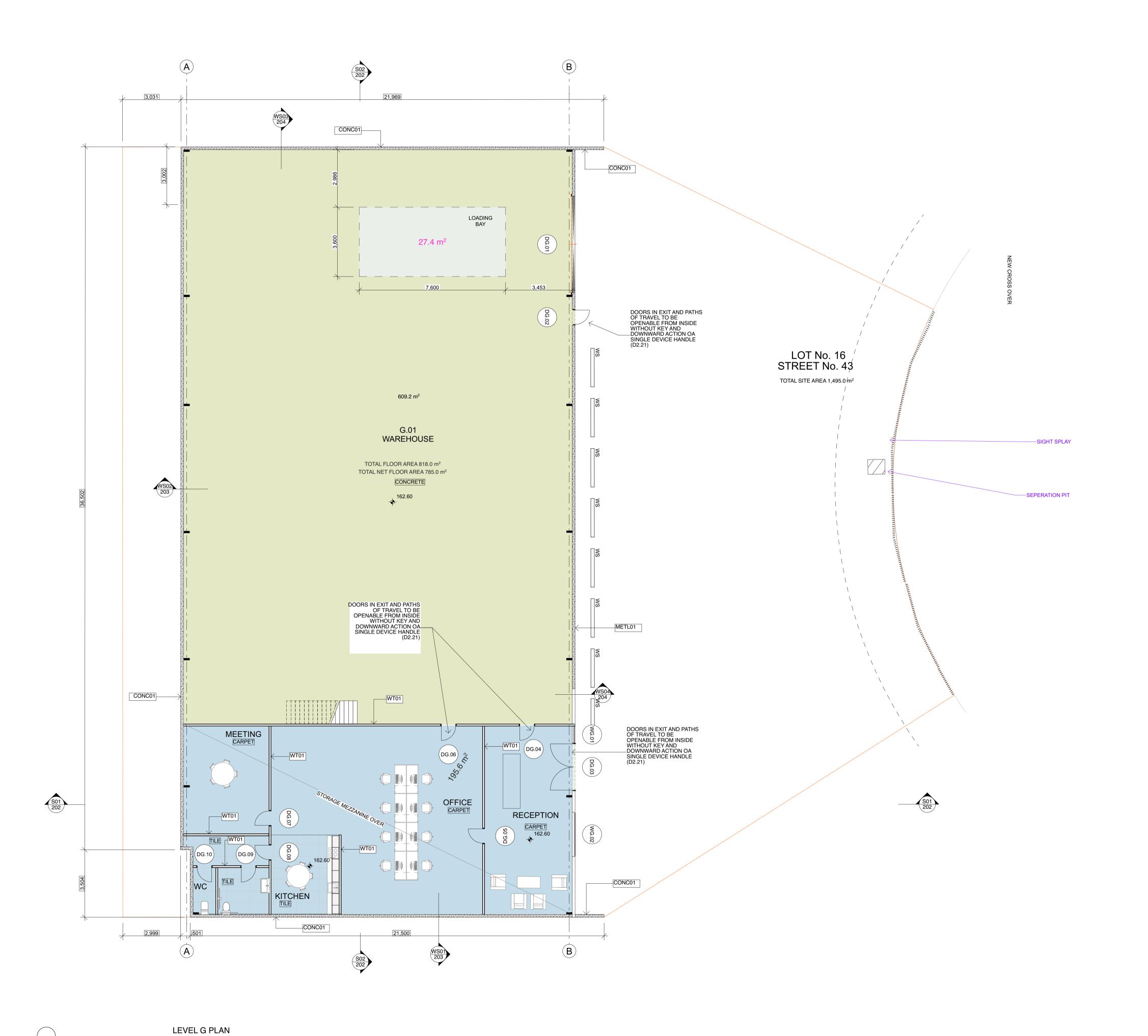
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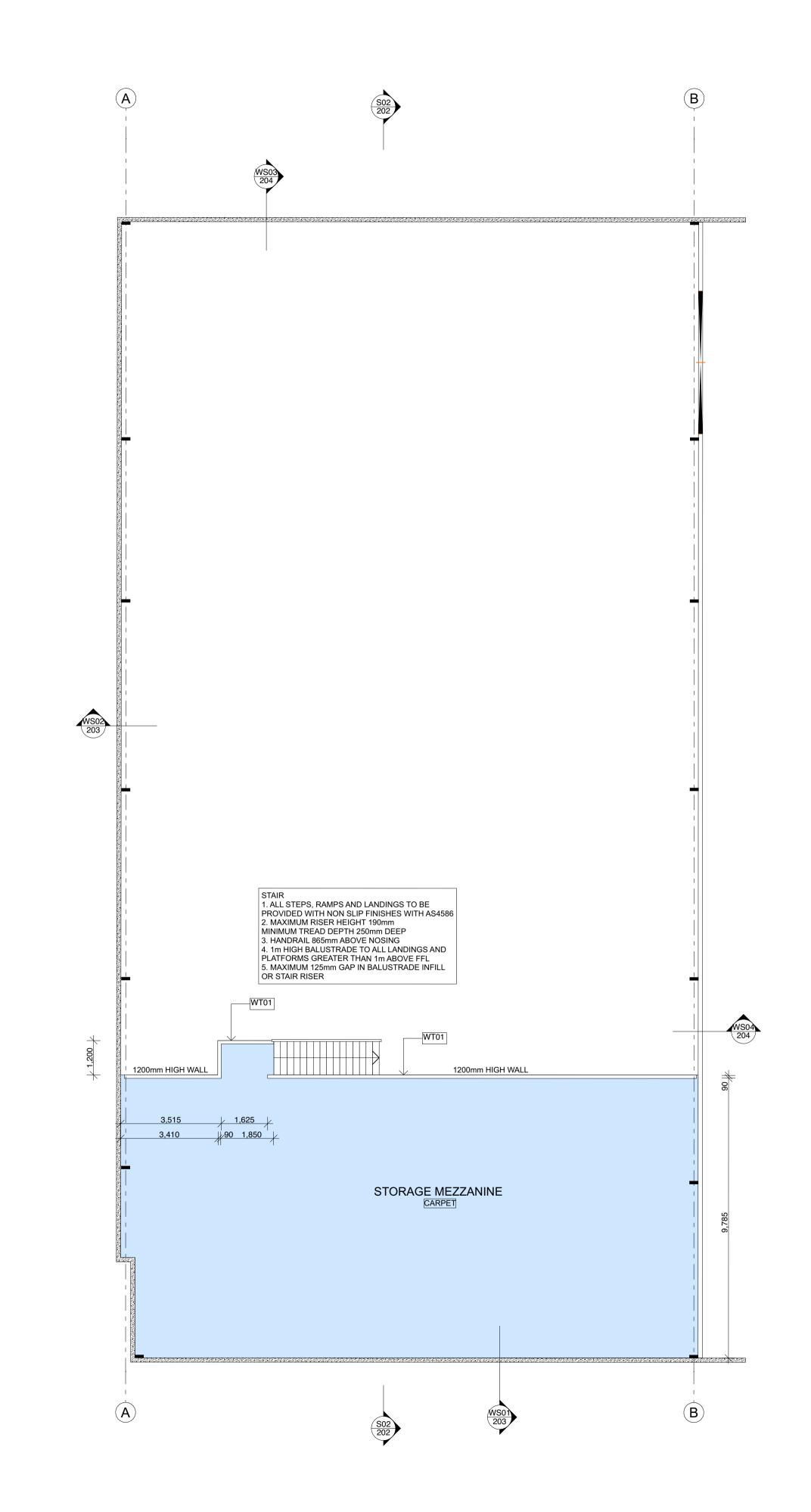
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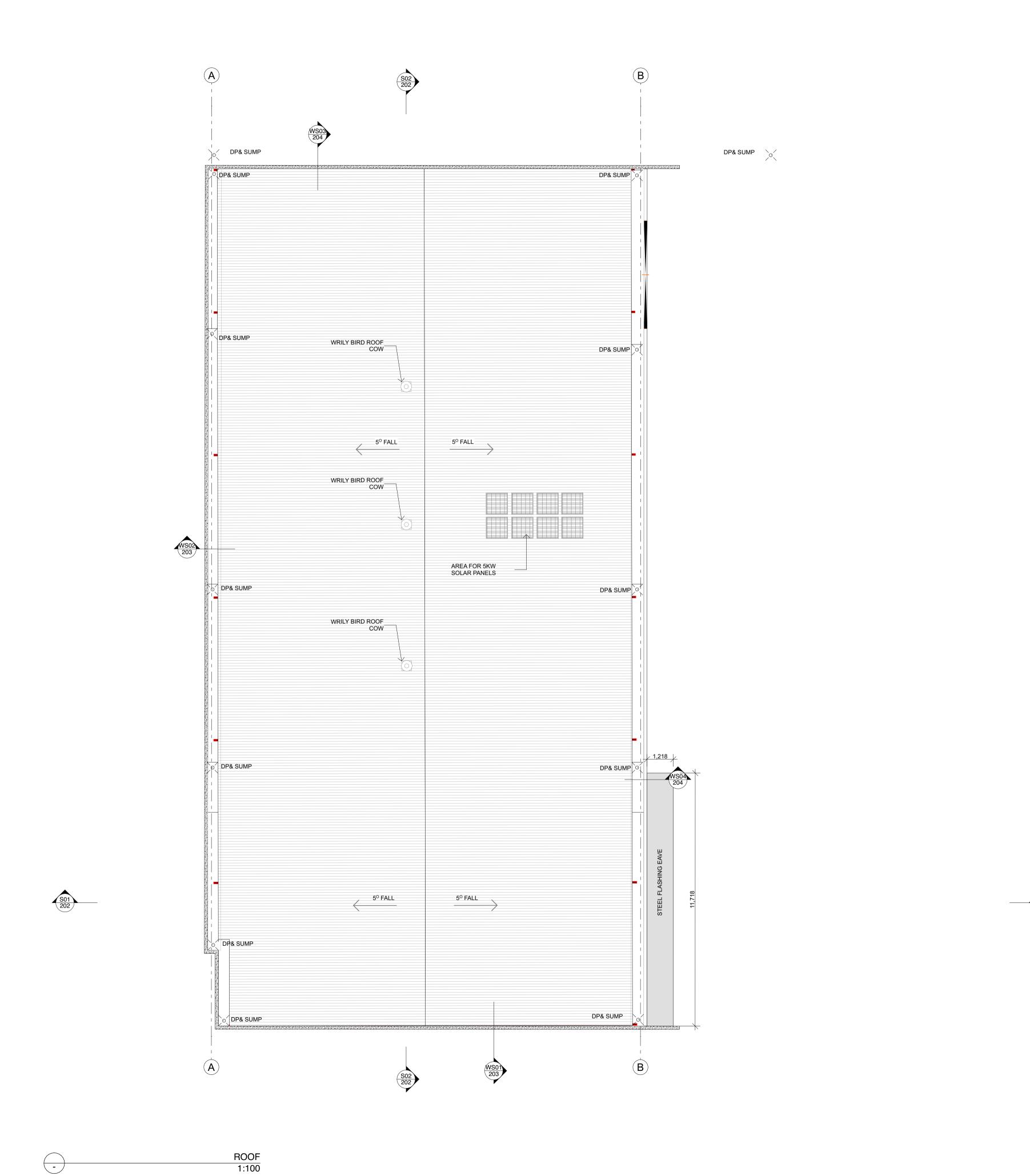


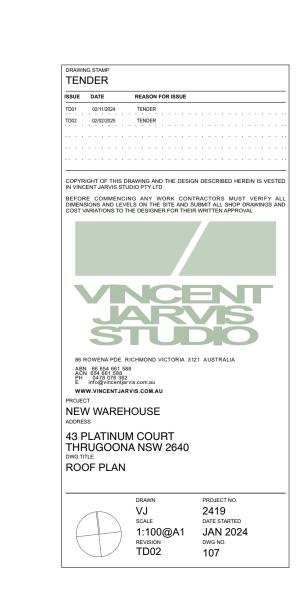
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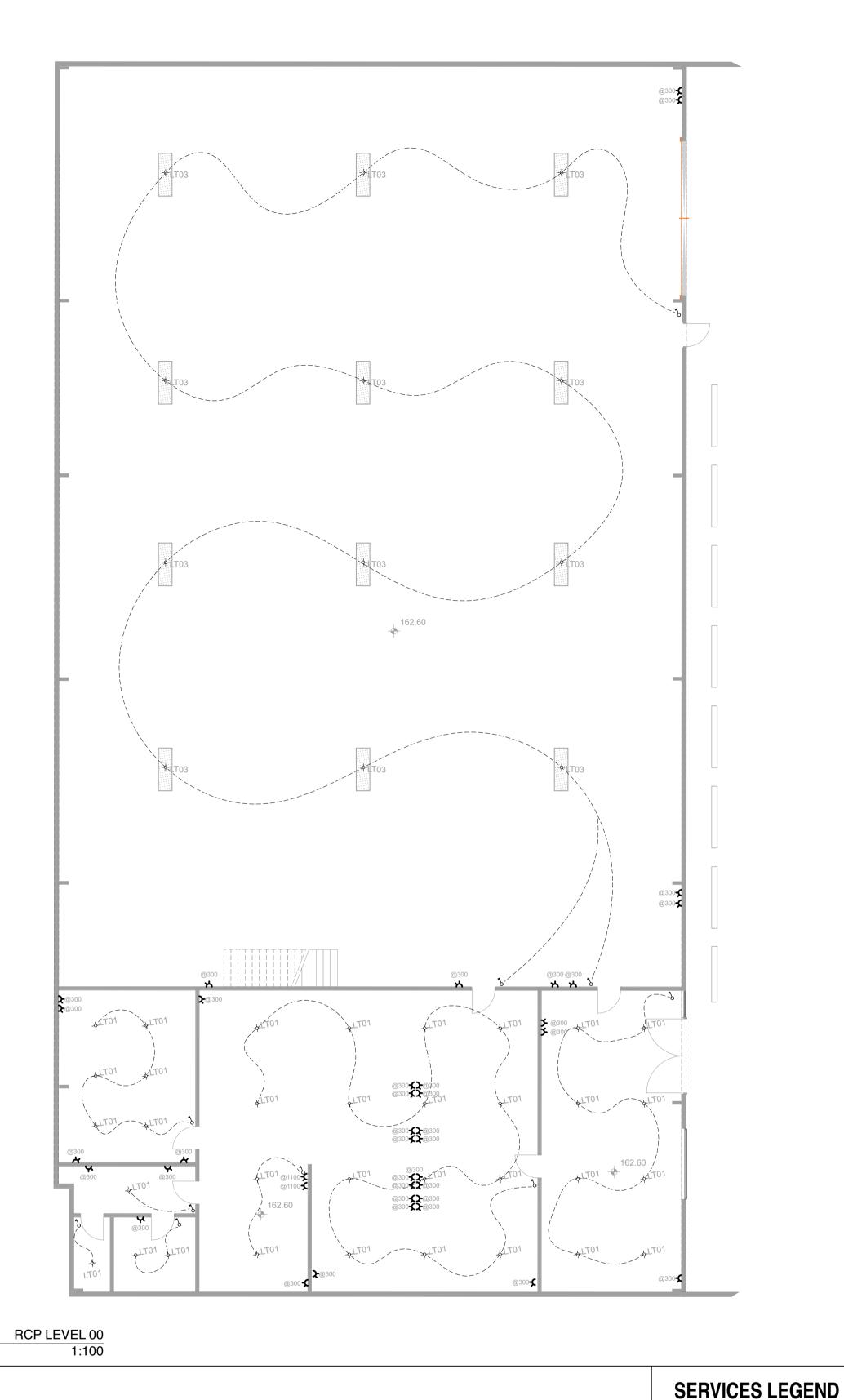












# SER (CEILING MO D IN CEILING IT

**NOTES** 

GENERAL EXHAUST FANS MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER, FILTER OR THE LIKE WHEN

ALL SMOKE ALARMS TO BE HARD-WIRED AND INTERCONNECTED -

ARTIFICIAL LIGHTING TO BE MAX. 5W/M2 INTERNALLY, 4 W/M2

CONFIRM EXACT LOCATIONS OF ALL SWITCHES & GPOS ON SITE

CROSS CHECK THESE DRAWINGS WITH JOINERY DRAWINGS FOR

PROVIDE WIRING AND CONDUIT REQUIRED FOR FUTURE ROOFTOP

LIGHT GREY FIXTURES INDICATE EXISTING LOCATIONS

SERVING A HEATED SPACE OR HABITABLE ROOMS.

INSULATION OVER LIGHT FITTINGS.

TO COMPLY WITH AS3786-2014

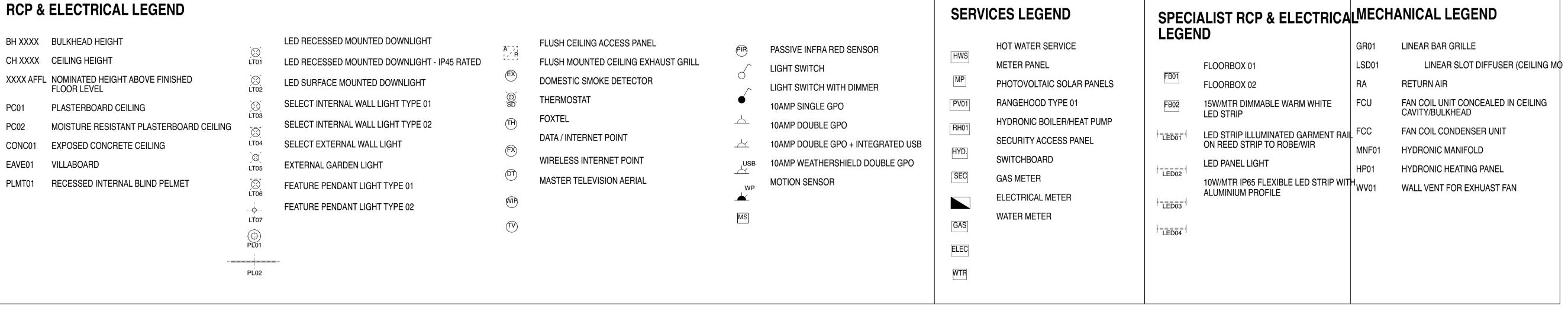
EXTERNALLY, 3W/M2 TO GARAGE

ANY ADDITIONAL JOINERY LIGHTING

WITH ARCHITECT

PV + SOLAR BATTERY

ALL DOWNLIGHTS TO BE FITTED WITH COVERS ALLOWING



DRAWING STAMP
TENDER

ISSUE DATE REASON FOR ISSUE

TD01 02/11/2024 TENDER

TD02 02/02/2025 TENDER

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BEFORE COMMENCING ANY WORK CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS ON THE SITE AND SUBMIT ALL SHOP DRAWINGS AND COST VARIATIONS TO THE DESIGNER FOR THEIR WRITTEN APPROVAL

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PROJECT

NEW WAREHOUSE

ADDRESS

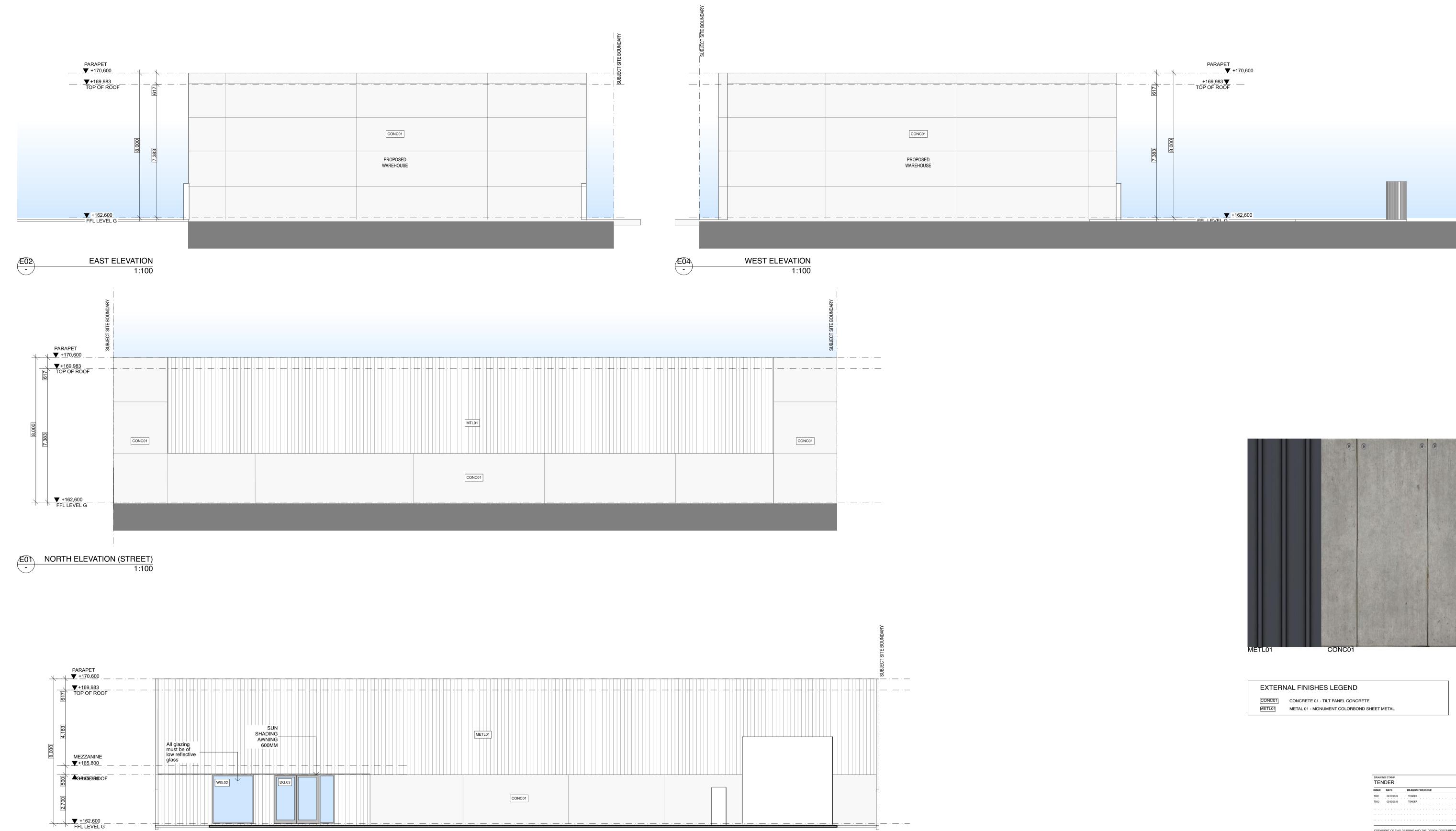
43 PLATINUM COURT
THRUGOONA NSW 2640
DWG TITLE

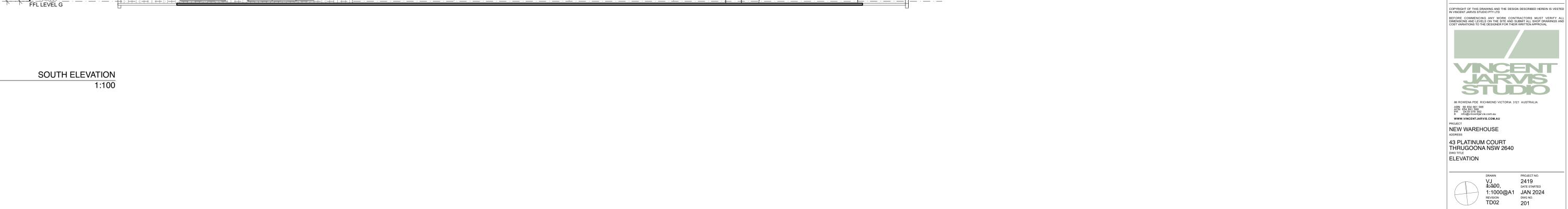
REFLECTED CEILING PLAN

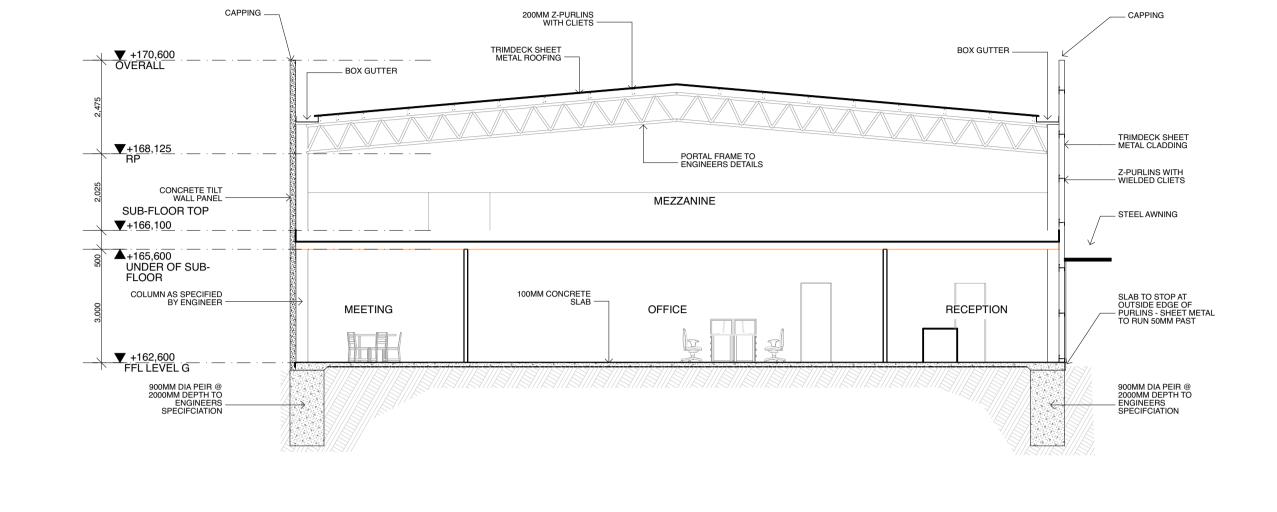
DRAWN

VJ 2419
SCALE
1:100@A1
JAN 2024
DWG NO.

TD02
108







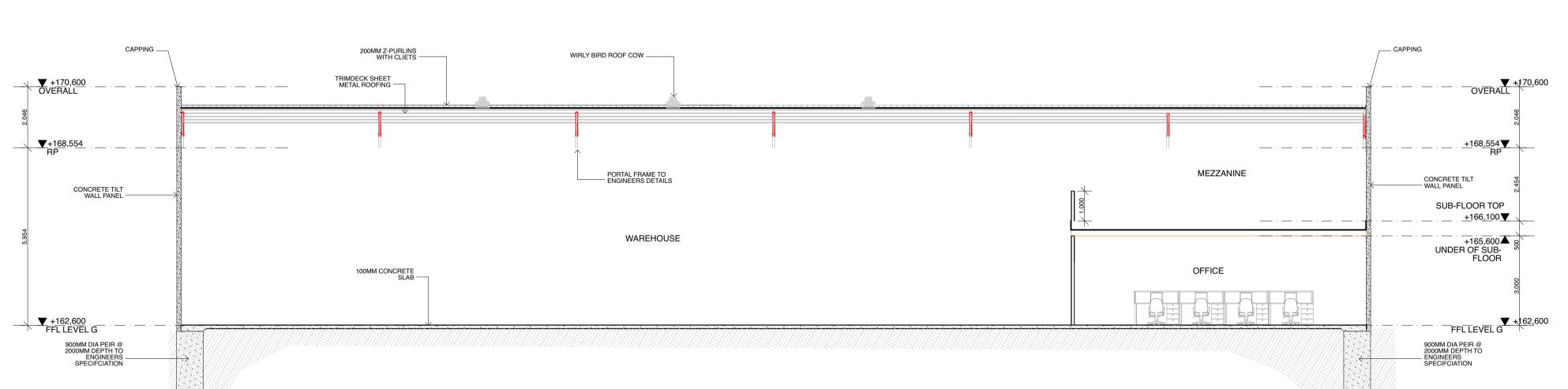
SECTION 01

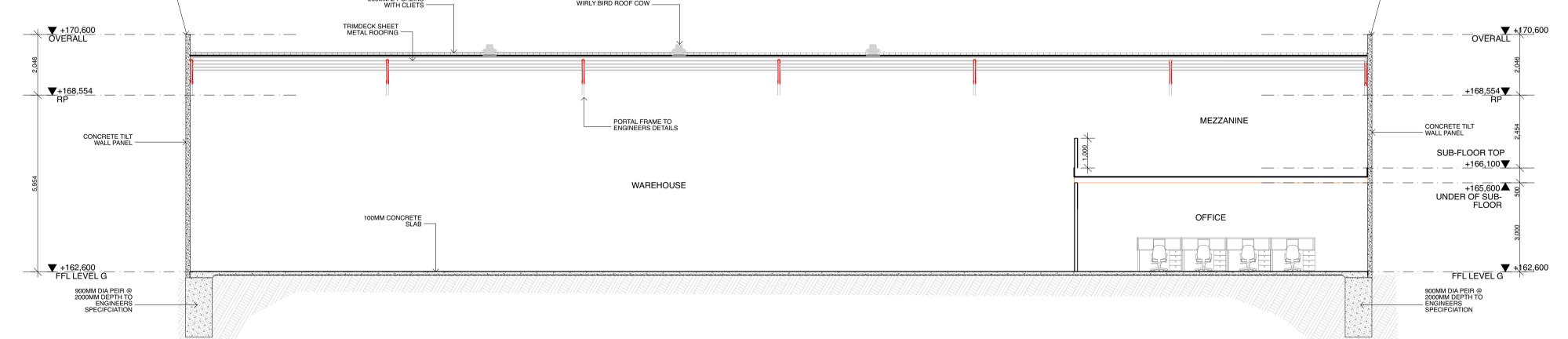
502

SECTION 02

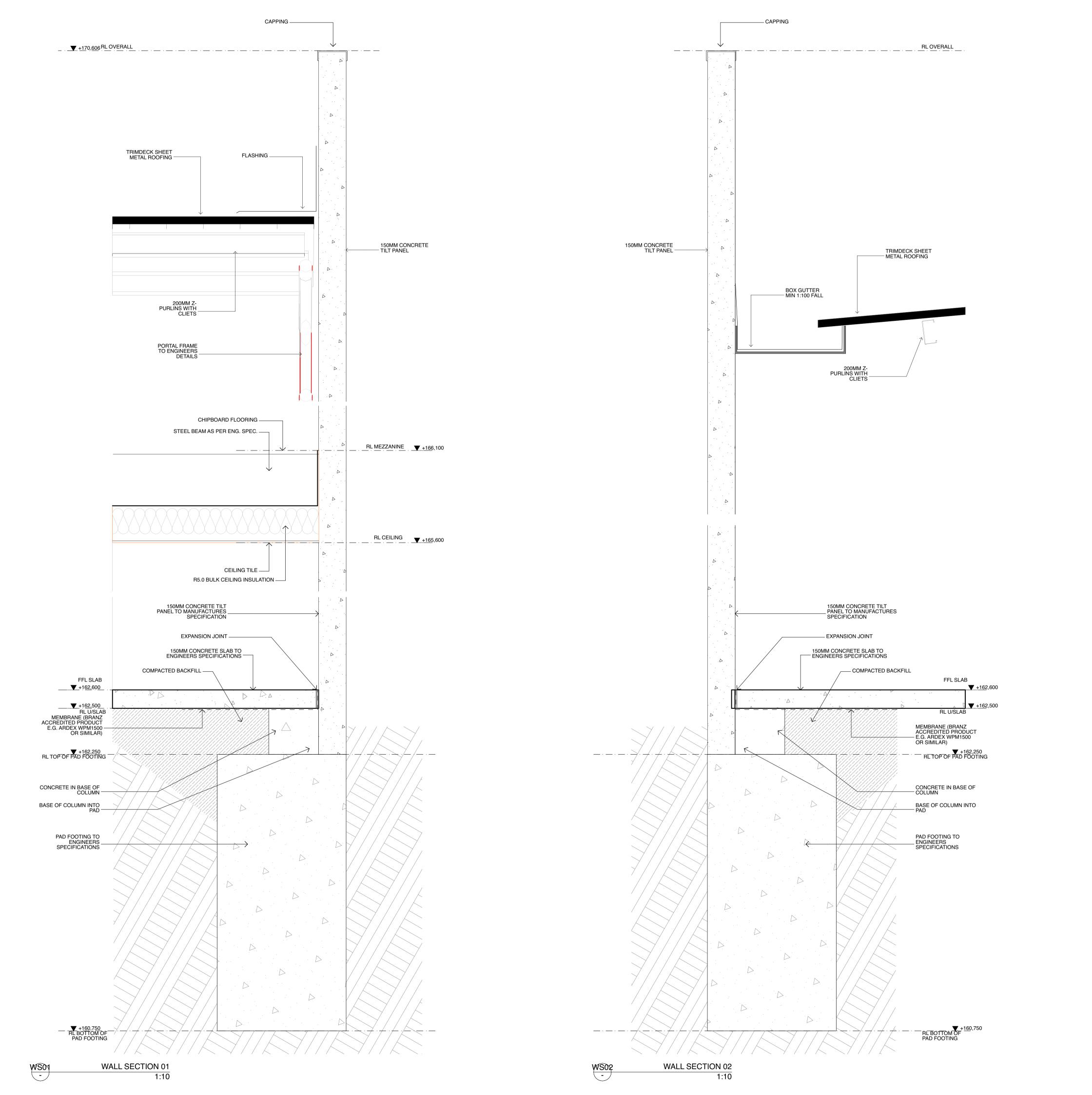
1:100

1:100

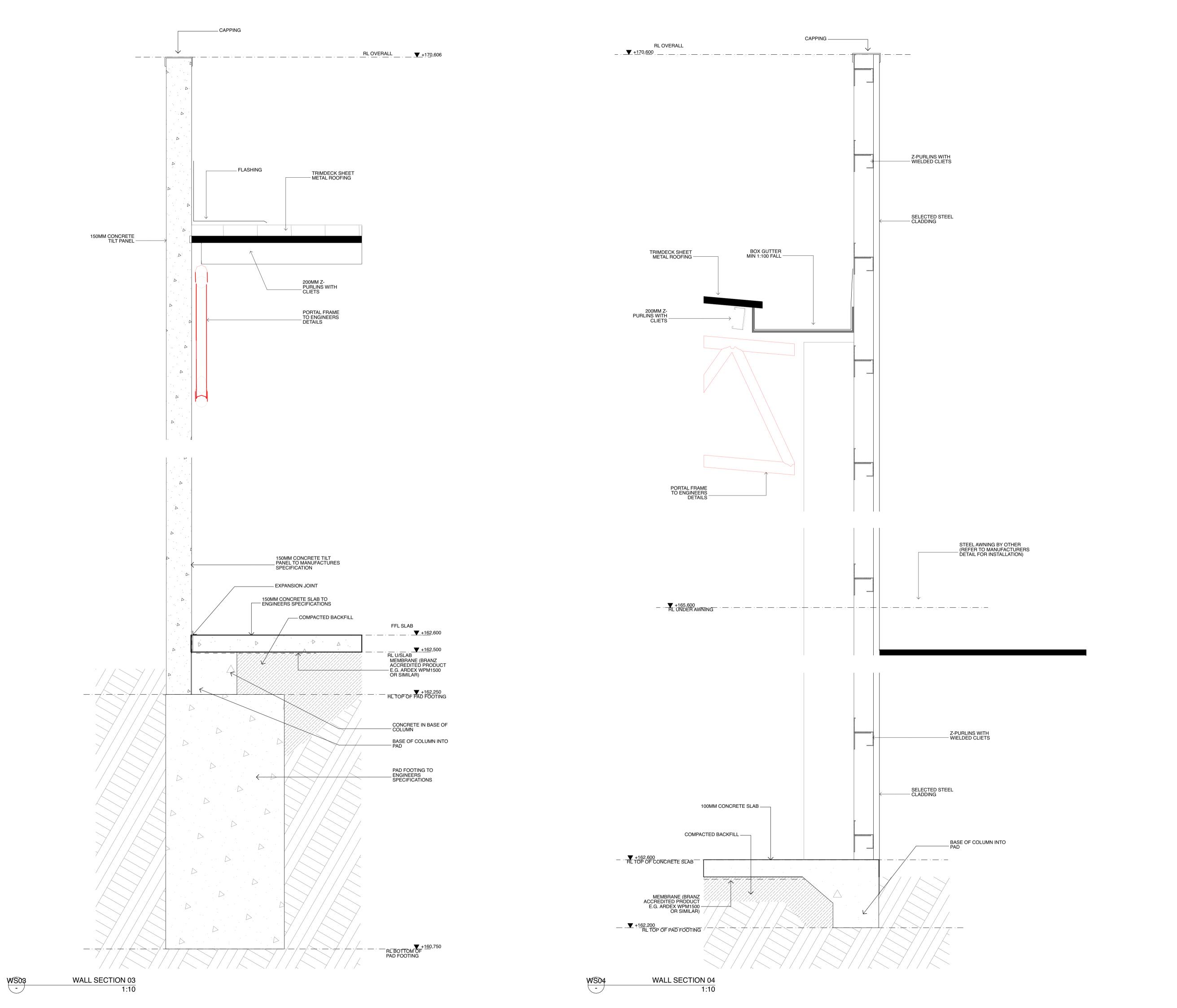






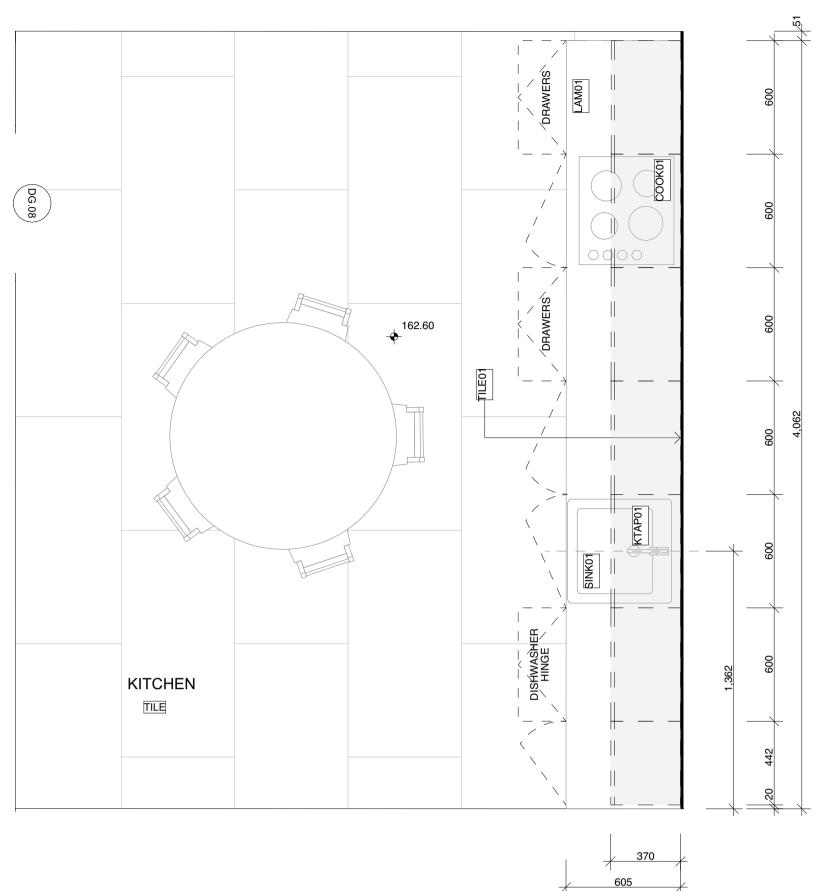




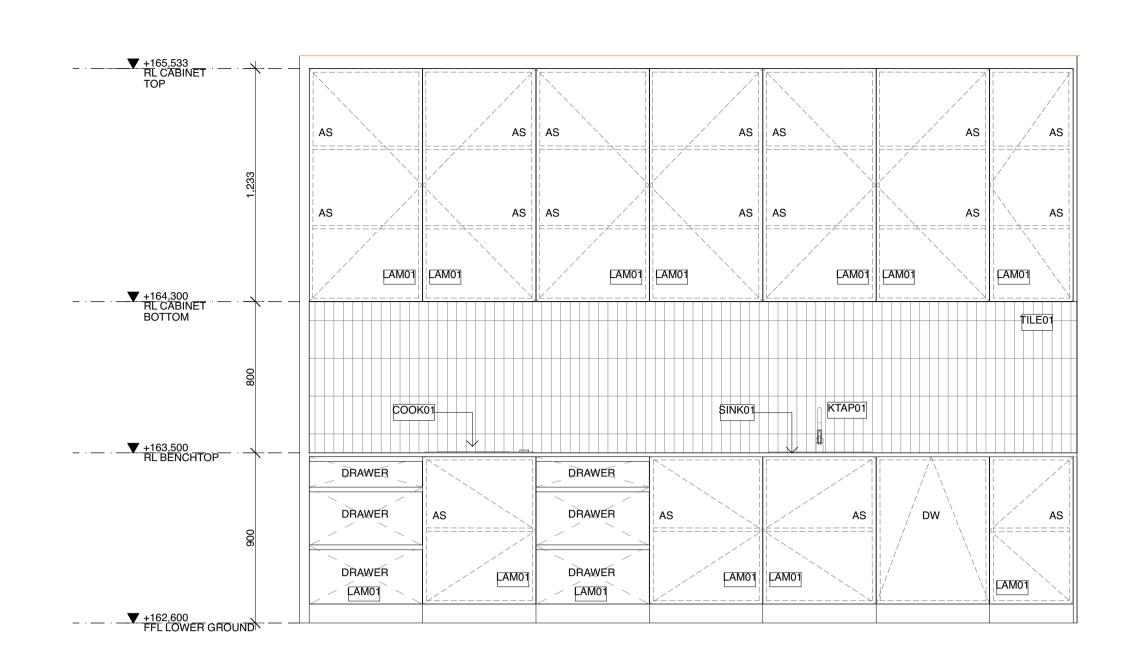




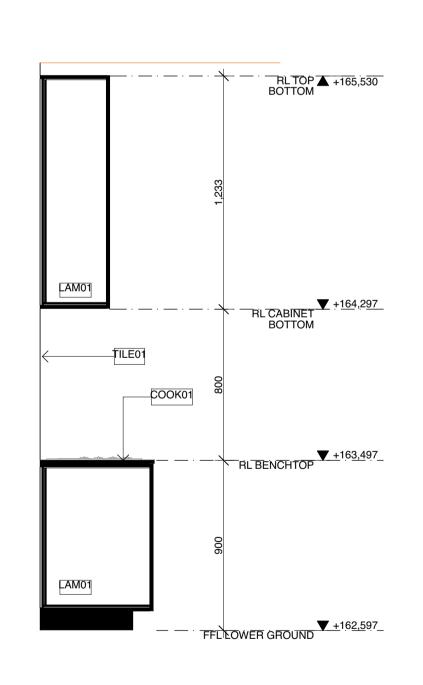
# INTERIORS



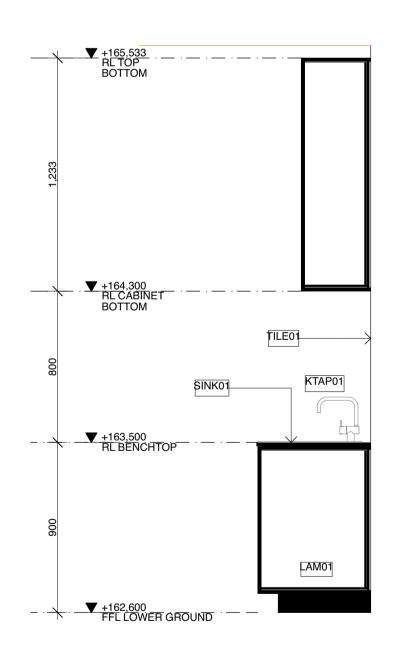
KITCHEN PLAN 1:20







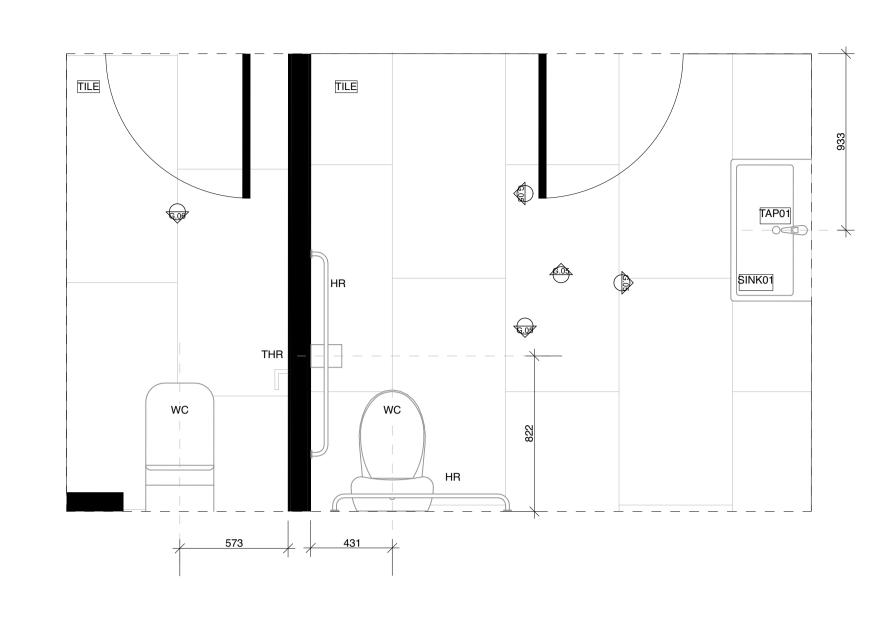
KITCHEN ELEV 01 1:20

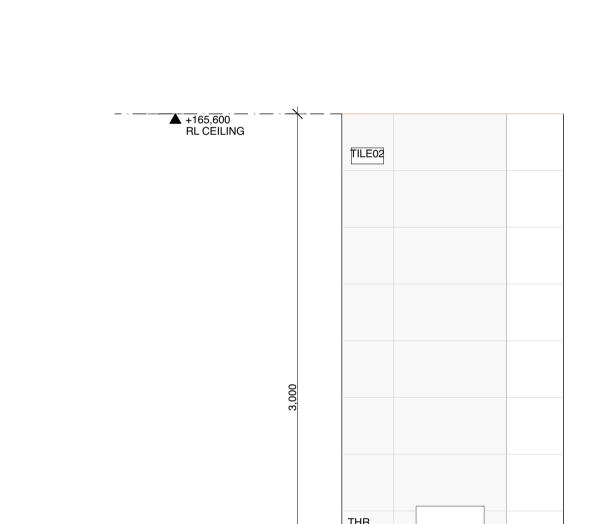










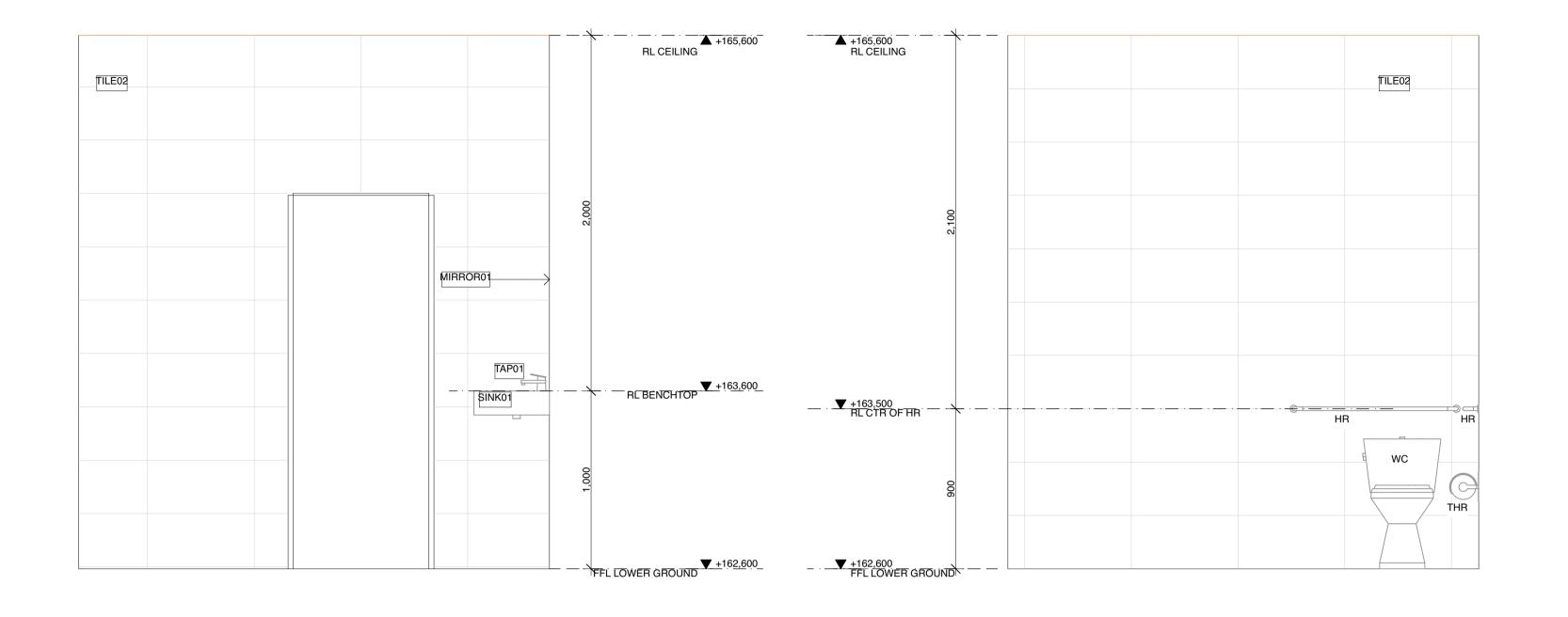


WC

WC 1:20

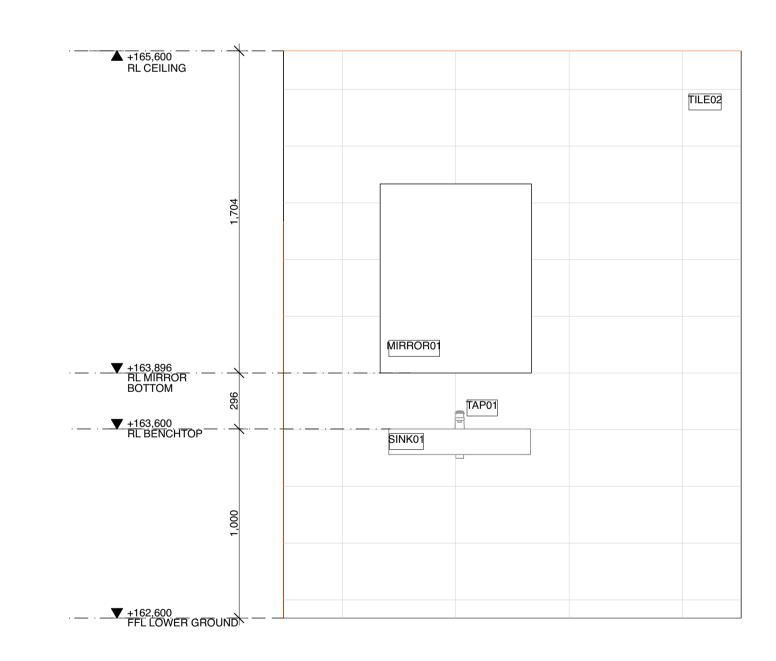
G.06 WC 1:20

\_ · \_ · ▼ +162,600 FFL LOWER GROUND



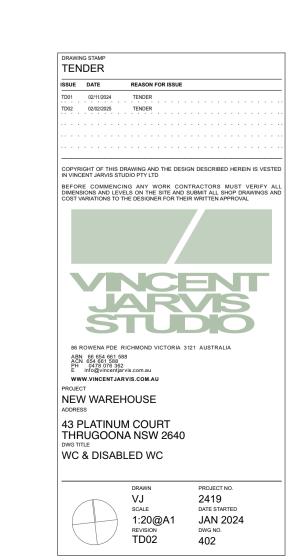
DIS WC ELEV 01 1:20

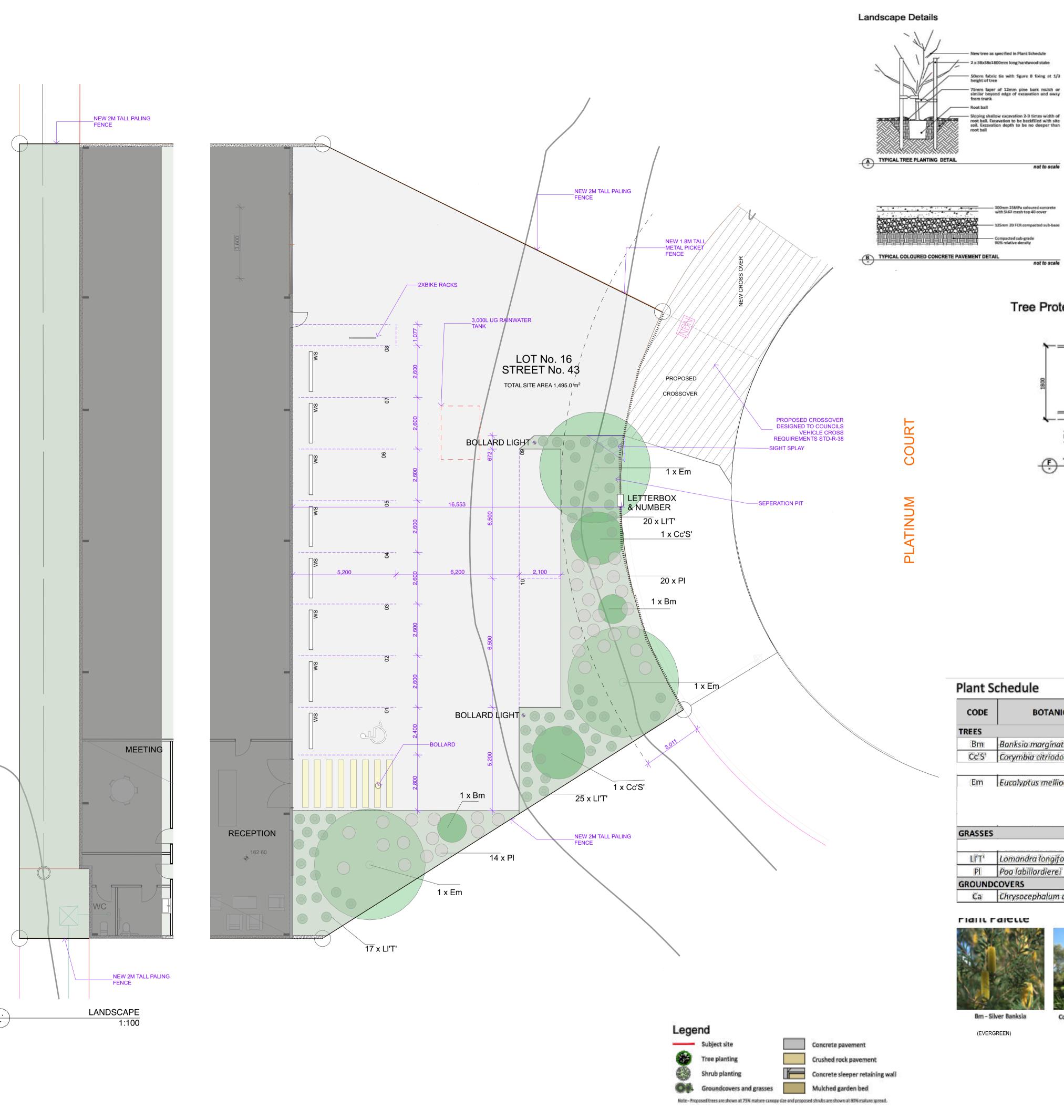
G.05 DIS WC ELEV 04 1:20



G.05 DIS WC ELEV 02 1:20

DIS WC ELEV 03 1:20





# **Preparation, Planting and Establishment Notes**

- All underground services to be verified by Contractor prior to commencement of work. All setout and levels must be checked and approved on site by the superintendent prior to
- Any discrepancies must be reported immediately to the superintendent or landscape architect.
- Figured dimensions have preference over scaled dimensions. Drawings are to be read in conjunction with applicable project specifications and engineering documents.
- All construction to be in accordance with all relevant Australian Standards, including all revisions, council requirements and industry standards for methods and quality of construction.
- Weeds are to be removed from site prior to construction. Herbicide to be used sparingly. If
- required, use a non-residual glyphosate herbicide in any registered formulae, at the recommended
- Site to be graded towards garden beds, lawn or gravel areas. Adjust grading accordingly to accommodate localised collection of ground water.
- Soil pH is to be tested and should be slightly acidic to neutral (pH 5.5 to 7.0). If outside of this range contact local nursery to obtain advice on improving the pH level and individual plant tolerance
- Clay soils should be checked for responsiveness to gypsum which can allow plant roots to penetrate the soil. If required, add gypsum according to manufacturer's specifications. 10. Cultivation of existing soil to be minimal. Improve existing soil with organic material such as well

rotted manures, soil improvers or compost prepared to AS.4454-2003. Top dress existing soil with

- organic material and cover with mulch. If importing of topsoil is required, then soil must comply 11. Confirm plant quantities in Planting Schedule. Any discrepancies between Planting Schedule and plan are to be reported to the Landscape Architect before proceeding. Plants are to have well
- developed root system and be free of pest and disease. 12. Unless otherwise indicated, 12mm uncoloured Pine Bark mulch (or approved equivalent) is to be applied to all garden beds at a depth of 75mm.
- 13. Fertilise plants according to individual species requirements. Apply Seasol upon initial planting to
  - target roots and promote healthy, balanced growth. Apply liquid Phostogen every three months.
- 14. Timber products to be treated pine, recycled or plantation grown. Jarrah, Red Gum or Native (White) Cypress Pine (Callitris columellaris) should not be used unless proven to be a recycled
- 15. Each planted tree is to be staked for 1 to 2 years, as per planting detail, with 38x38x1800 hard wood
- stakes. Fasten with 50mm fabric ties. 16. All shrubs are to be evenly spaced and located as per drawings.
- 17. Unless otherwise indicated, install timber or black metal edging, as per detail, to all garden bed, lawn and gravel path borders.
- 18. Install a drip watering system to all garden beds and connect to rainwater tank or mains connection. Contractor or plumber to confirm location of connection and layout of irrigation system on site.
- 19. Re-grade proposed lawn areas to provide smooth contours. Rake to remove soil clods and rubble. 20. Seeded lawn to be non-invasive grass species such as: Queensland Blue-Grass (Dicantheum
- sericeum), Red-leg Grass (Bothriocholoa macra) or Weeping Grass (Microlaena stipoides) 21. Instant turf is to be obtained from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Install as per growers specifications.
- 22. Follow-up maintenance should be undertaken every 4-6 weeks for 2 years following establishment. Dead or diseased plants should be replaced. Monitor for weed species and remove as required. Eradicate any pest animals or insects. Water plants according to individual species' moisture needs, seasonal conditions and as advised by Local Water Authority. Monitor and prune plants and trees to

as required, according to AS 4373 (Pruning of Amenity Trees). Replenish mulch annually in Spring.

## Tree Protection Notes

Prior to commencement of any building or demolition works on the land, the Tree Protection Zone (TPZ) of existing trees to be retained must be established on or adjacent to the subject site. TPZs are calculated according to AS.4970-2009 (Protection of Trees on Development Sites) and are equal to 12 x the diameter of the tree trunk at 1.4m from the ground. Encroachment within or variations to the TPZ are possible but must be in accordance with AS.4970-2009. TPZs and Tree Protection Fencing is to be maintained during, and until completion of, all buildings and works including landscaping, to the satisfaction of the Responsible Authority.

Tree Protection Zone measures to be established in accordance with Australian Standard 4970-2009 and are to include the following: · Erection of solid chain mesh fencing, or a similar type of fencing, at a minimum height of 1.8m,

- supported on and held in place by concrete pads. Alternatively, star pickets (1.5m spacing) and parawebbing may be used to define the Tree Protection area. Fencing to be in accordance with Australian Standards for Temporary Fencing AS 4687. . Signs are to be placed around the perimeter of the fencing, identifying the area as a TPZ. The signs are
- to be visible from within the development site, and the lettering and wording are to comply with Australian Standard 1319.
- . Mulch is to be placed over the entire soil surface within the TPZ, to a depth of 100mm and supplementary watering is to be provided during dry weather.
- No excavations, construction works, activities, grade changes, surface treatments or storage of materials of any kind are permitted within a TPZ unless otherwise approved by this permit or further approved in writing by the Responsible Authority.
- . All supports and bracing are to be outside TPZ and any excavation for supports or bracing is to avoid damaging the tree roots.
- . No trenching is allowed within the TPZ for installation of utility services, unless the Responsible Authority has approved tree sensitive installation methods, such as horizontal soil boring.
- No storage or dumping of tools, equipment or waste is to occur within

Where construction is approved within TPZ, fencing and mulch are to be placed up to, and along the line of, the approved proposal. Fencing may only be repositioned by an authorized person, and only during approved construction within the TPZ, and must be restored in accordance with the above requirements

# Plant Schedule

- 100mm 25MPa coloured concrets with SL62 mesh top 40 cover

CODE	BOTANIC NAME	COMMON NAME	SIZE (MATURITY)	RECOMMEND POT SIZE	QUANTITY
TREES		·			
Bm	Banksia marginata	Silver Banksia	2-12 x 2-6	150mm	2
Cc'S'	Corymbia citriodora 'Scentous'	Dwarf Lemon Scented Gum	7x3	2m tall	2
Em	Eucalyptus melliodora	Yellow Box	10-15 x 8-10	2m tall	3
GRASSES					
GRASSES	Lomandra longifolia 'Tanika'	Tanika Mat Rush	0.5 × 0.5	150mm	62
		Tanika Mat Rush Common Tussock-grass	0.5 × 0.5 1 × 1	150mm 150mm	62 34
LFT <sup>1</sup>	Lomandra longifolia 'Tanika'	/	110000000000000000000000000000000000000	222 222 22 23 23 23	

Ll'T' - Lomandra Tanika

(EVERGREEN)

New plant as specified in Plant Schedule -75mm layer of 12mm pine bank mulch or

Shallow excavation 2-3 times width of pot size. Excavation to be backfilled with site soil.
 Excavation depth to be no deeper than root ball

- 100x25 Seasoned sawn treated pine, recycled

or plantation grown timber edging fixed with 2 x 75mm flat gal nails

50 x 50 x 450mm Treated pine stakes finished 20mm below top of edging and spaced as required to maintain curves. Maximum 1.5m centres

100mm coarse sand (transition layer)

32mm DIA pipe rail galvanised

- 50 x 50 x 2.5mm thick chain mesh/

or other protective materials to the

satisfaction of the relevant authority

Warning sign "TREE PROTECTON ZONE - KEEP OUT!" (or similar

40mm DIA pipe rail galvanised

Concrete pad

Areas under tree canopy within the TPZ that cannot be fenced must have a temporary buffer covering the root zone and remaining in place at the specified thickness (100mm)

TYPICAL TREE PROTECTION ZONE FENCING DETAIL

300-400mm gravel (drainage layer)

not to scale

not to scale

similar clear of plant stem

TYPICAL EDGING DETAIL (between naturestrip and garden beds within site)

Rain garden planting as specified

75mm large pebble mulch
300mm sand or sandy loam (filter media)

C TYPICAL SHRUB PLANTING DETAIL

E TYPICAL RAINGARDEN DETAIL

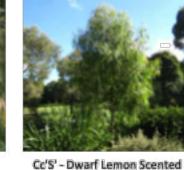
Standard clamp fitting galvanised-

Tree Protection Detail

# rialli ralette



Bm - Silver Banksia



Gum (EVERGREEN)





(EVERGREEN)

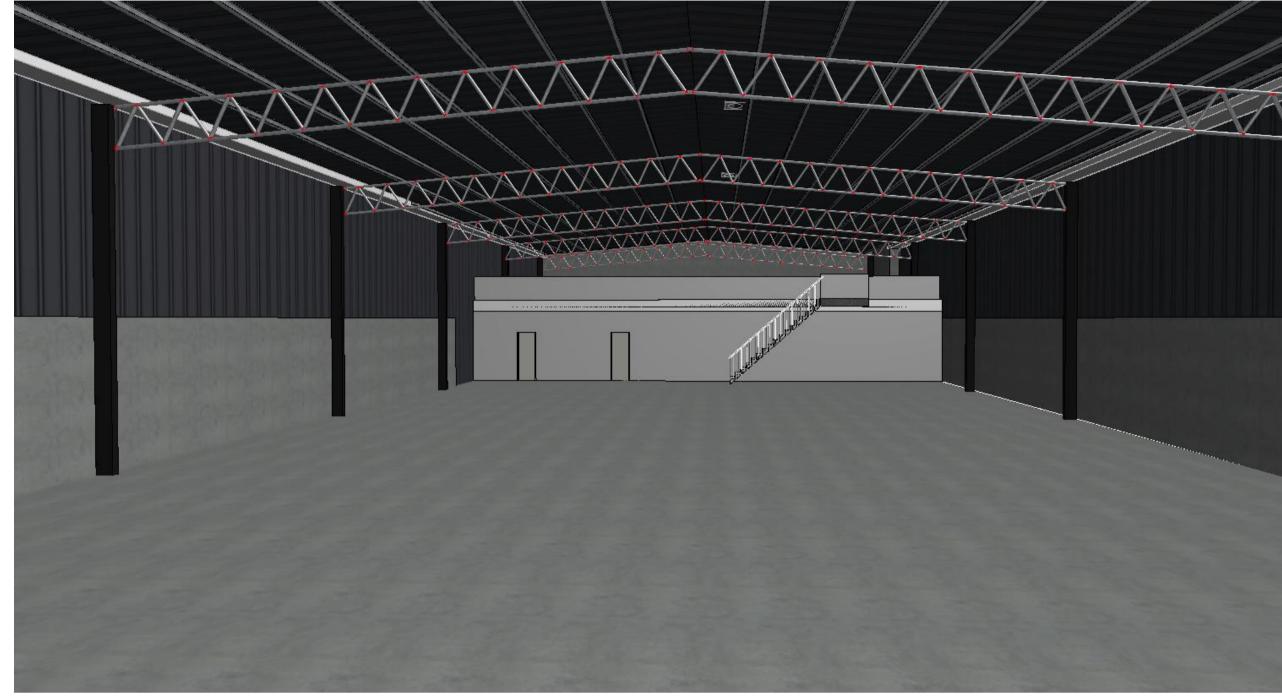
PI - Tussock Grass



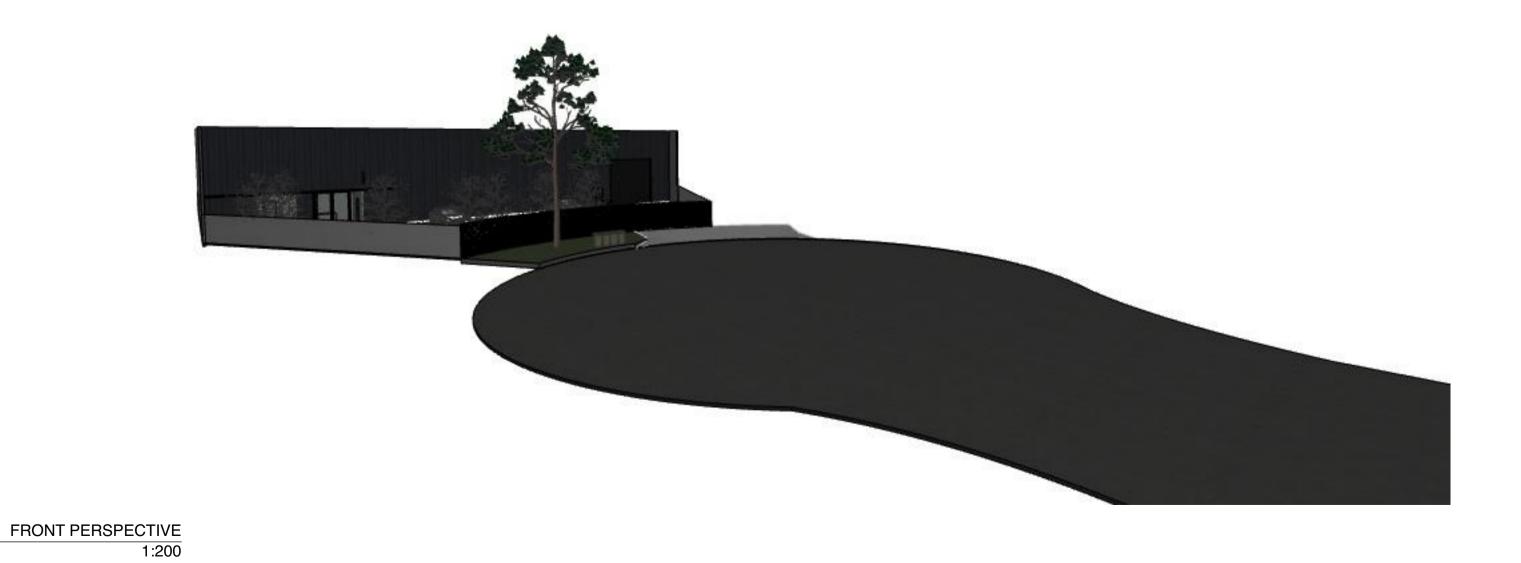
Ca - Everlasting Buttons

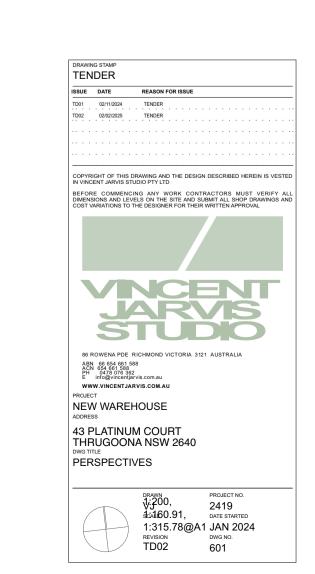


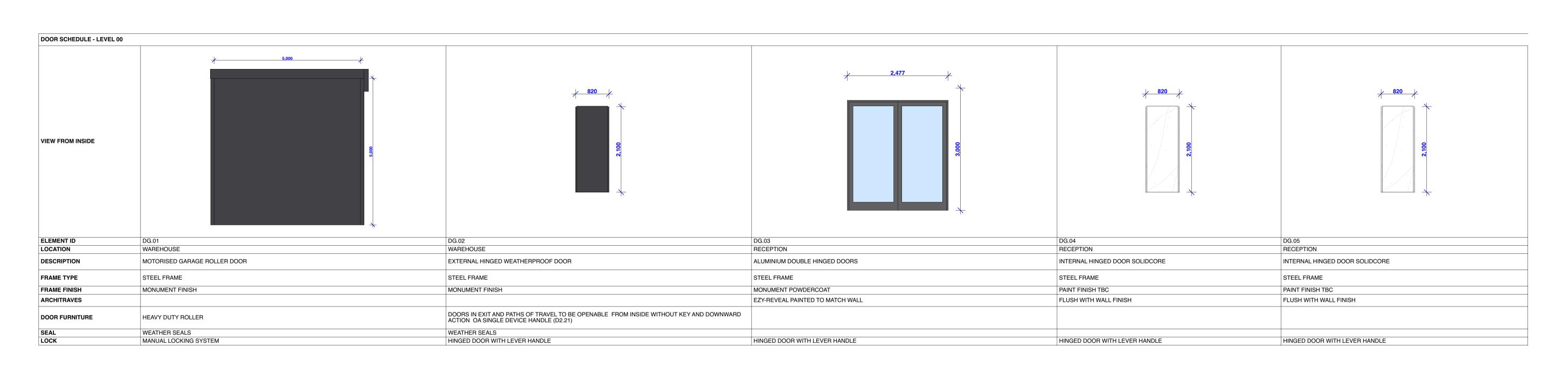


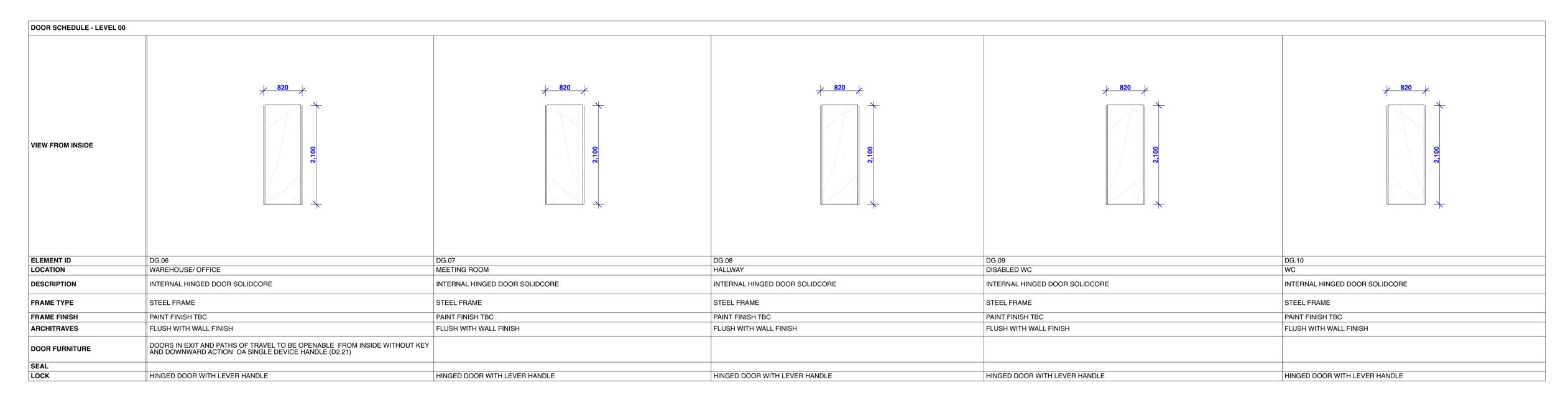


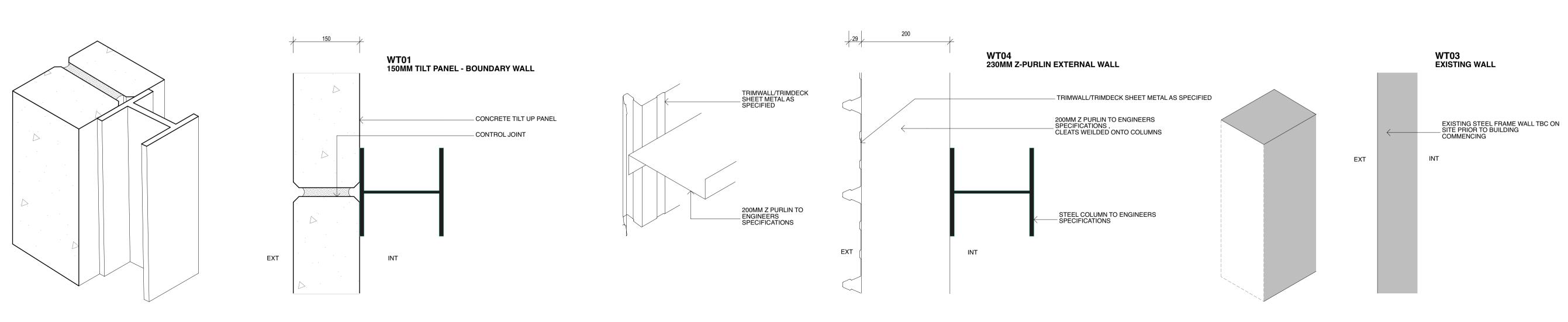
- INTERNAL PERSPECTIVE 1:315.78







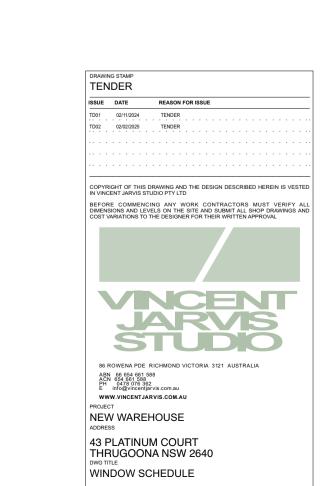








LEVEL 00 WINDOW SCHEDULE				
VIEW FROM INSIDE	870	2,304		
ELEMENT ID	WG.01	WG.02		
LOCATION	RECEPTION	RECEPTION		
DESCRIPTION	ALUMINIUM FRAMED FIXED GLASS PARTITION	ALUMINIUM FRAMED FIXED GLASS PARTITION		
NOM. W x H SIZE	870×2,700	2,304×2,700		
FRAME THICKENESS SURFACE AREA OF GLAZING	50.0	50.0		
(sg.m)	2	6		
(sq.m) FRAME FINISH	POWDERCOAT MONUMENT TO MATCH CLADDING	POWDERCOAT MONUMENT TO MATCH CLADDING		
GLASS TYPE				
REVEALS	EZY-REVEAL PAINTED TO MATCH WAL	EZY-REVEAL PAINTED TO MATCH WAL		
WINDOW COVERINGS	N/A	N/A		
FLYSCREEN	N/A	N/A		
THRESHOLD	N/A	N/A		
MINIMUM PERFORMANCE				
HARDWARE	N/A	N/A		



DRAWN PROJECT NO.

VJ 2419
SCALE DATE STARTED

1:1, 1:5@A1 JAN 2024
REVISION DWG NO.

TD02 702

# JARVIS STUDIO

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