

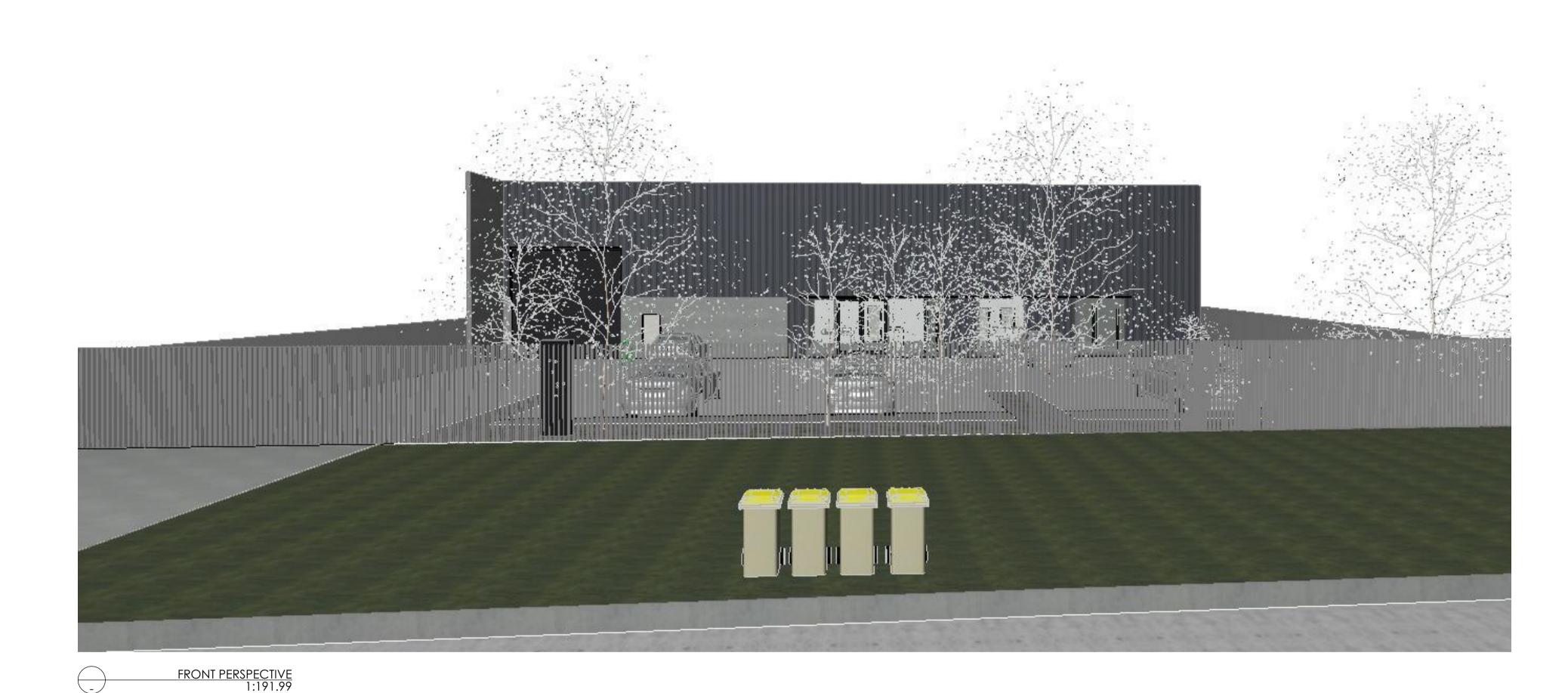
39 CERES DRIVE THURGOONA NSW 2640

VINCENT JARVIS RDP-AD DIRECTOR

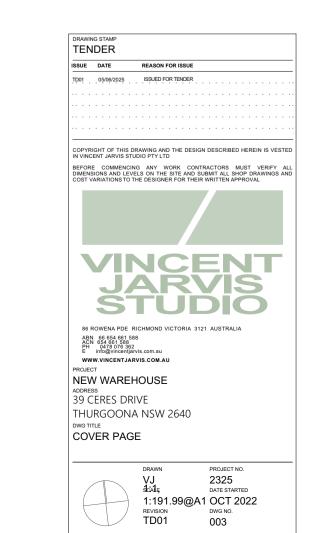
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VINCENT JARVIS STUDIO PTY LTD ABN 66 654 661 588 ACN 654 661 588 86 ROWENA PARADE RICHMOND VIC 3121



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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 LINEMARKING AS REQUIRED.
- 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 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

ENTRY DOOR MAT

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 AS2419.1 (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

ARTIFICAL 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

SITE SAFETY MEASURES

LOCATIONS AND REQUIREMENTS.

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

- 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

SURFACES OF INSULATION FOR CONTINUITY AND MAKE GOOD AS REQUIRED

IMMEDIATELY PRIOR TO LAYING ROOF SHEETS. ENSURE SISILATION/ INSULATION IS ADEQUATELY LAPPED WITH ADJACENT SHEETS TO PROVIDE A CONTINUOUS INSULATION BARRIER TO THE FULL EXTENT OF ROOF, ENSURE INSULATION IS CONTINUED UNDER BOX

GUTTERS AND FIXED IN POSITION, CHECK ALL INTERNAL EXPOSED

OF ROOF, LAY SISILATION AND/OR INSULATION OVER SAFETY MESH

WALLS TO CONDITIONED SPACE ARE TO HAVE MINIMUM R1.8 VALUE. THE ROOF IS TO ACHIEVE A MINIMUM R3.2 VALUE AND SUSPENDED FLOOR IS TO HAVE A MINIMUM R1,5 VALUE.

INSTALL BOXGUTTERS OR EAVES GUTTERS AS SHOWN ON ARCHITECTURAL DRAWINGS.

- 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
- ALL SILICON ON EXPOSED GUTTERS OR RAINWATER GOODS TO BE PAINTABLE GRADE SILICON.
- PROVIDE OVERFLOW POPS OF SUFFICIENT SIZE AND NUMBER TO PREVENT GUTTERS FROM OVERFLOW IN THE EVENT OF A BLOCKAGE.

FLASHINGS, CAPPINGS AND FOOTMOULDS

600mm CENTRE.

- 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

COLORBOND UNLESS NOTED OTHERWISE.

- ALL OVERFLOWS TO BE 150mm DIAM. UNLESS NOTED OTHERWISE.
- INTERNAL DOWNPIPES TO BE UPVC AND EXTERNAL DOWNPIPES TO BE
- 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.

ACTION WITHOUT THE USE OF A KEY AT ALL TIMES.

- REFER TO DOOR SCHEDULE FOR ALL DOOR AND FRAME SIZES, DIMENSIONS,
- 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
- 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 DOORS SPECIFIED.

MECHANICAL

MATERIALS AND FINISHES.

PROVIDE MECHANICAL VENTILATION IN ACCORDANCE TO A\$1668.2 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 PROVIDE MAINTAINENCE TO ALL AIR CONDITIONING, HEATING AND MECHANICAL VENTILATION FOR A PERIOD OF 12 MONTHS AFTER PRACTICAL COMPLETION.
- THE CONTRACTOR SHALL PREPARE A FURTHER MAINTAINENCE AGREEMENT FOR USE BY THE CLIENT AND SUBMIT TO THE PROJECT MANAGER UPON
- 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.

- 1. 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.



ng nja pilakini. Mje nikujuman ni ika nja akadi kan di danakan la

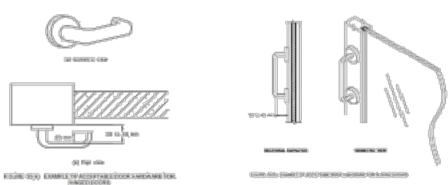
FIGURE & D. TYPISK EXTRIPRIENT LICETURE BOOK

All Exit Doors to be paired with approprojate 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 Clause/Spec D3.6 and AS1428.1-2009 and be located 1250mm to 1350mm above the FFL.





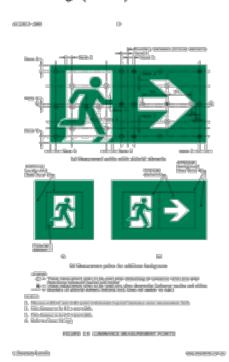
- All doors to have a minimum luminance contrast of 30%.
- All internal and external doors will have 850mm min clear opening 5. All doorways to be provided with compliant circulation spaces and latch side clearances: as per AS1428.1-2009.
- 500mm from an internal corner.
- Ambulant sanitary facility 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

6. Switches (lights) to be located between 900mm and 1100mm above the ffl and not be located less than

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



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@A1 REVISION TD01

OCT 2022

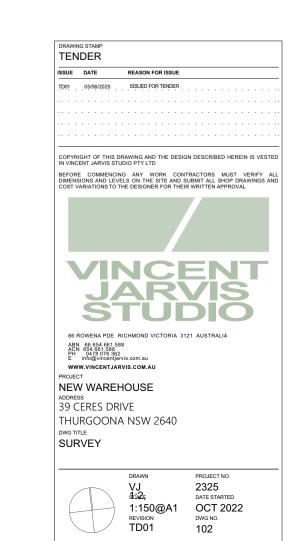
TENDER

ISSUE DATE

TD01 05/06/2025 ISSUED FOR TENDER

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE 2022 VOLUME 1 AND ALL RELEVANT CURRENT AUSTRALIAN STARNDARDS (AS AMENDED) REFEREED TO THEREIN





AREA LEGEND 1723.7M² SITE AREA WAREHOUSE 1 OFFICE SPACE 184M² WAREHOUSE 732.7M² MEZZANINE 184M² TOTAL AREA 1100.7M² **NET FLOOR AREA** 1054.5M² CARPARKS 6594M³

VOLUME M3 -CLASS 7B



DRAWN PROJECT NO.

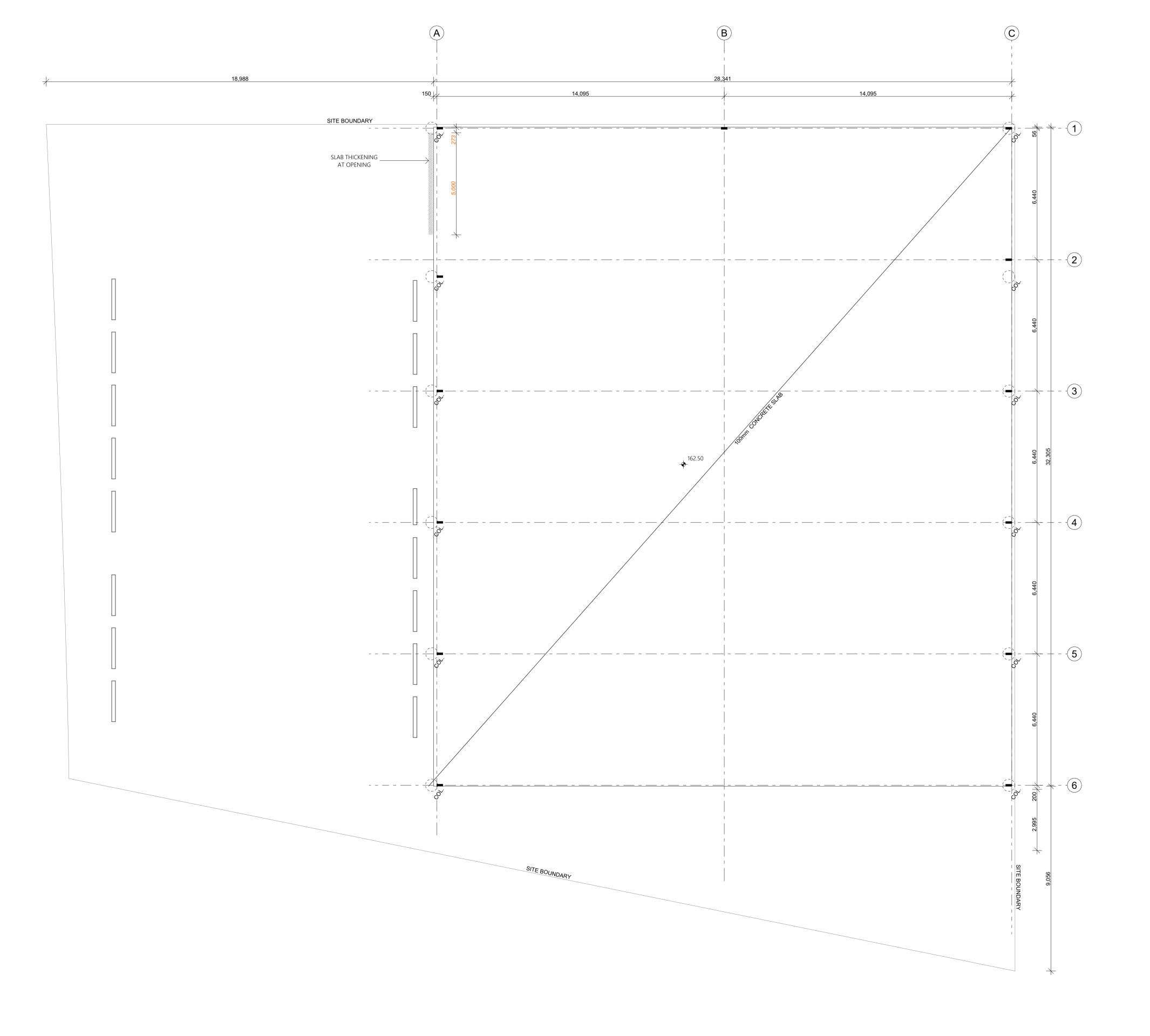
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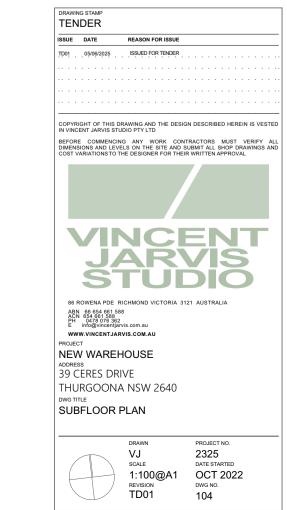
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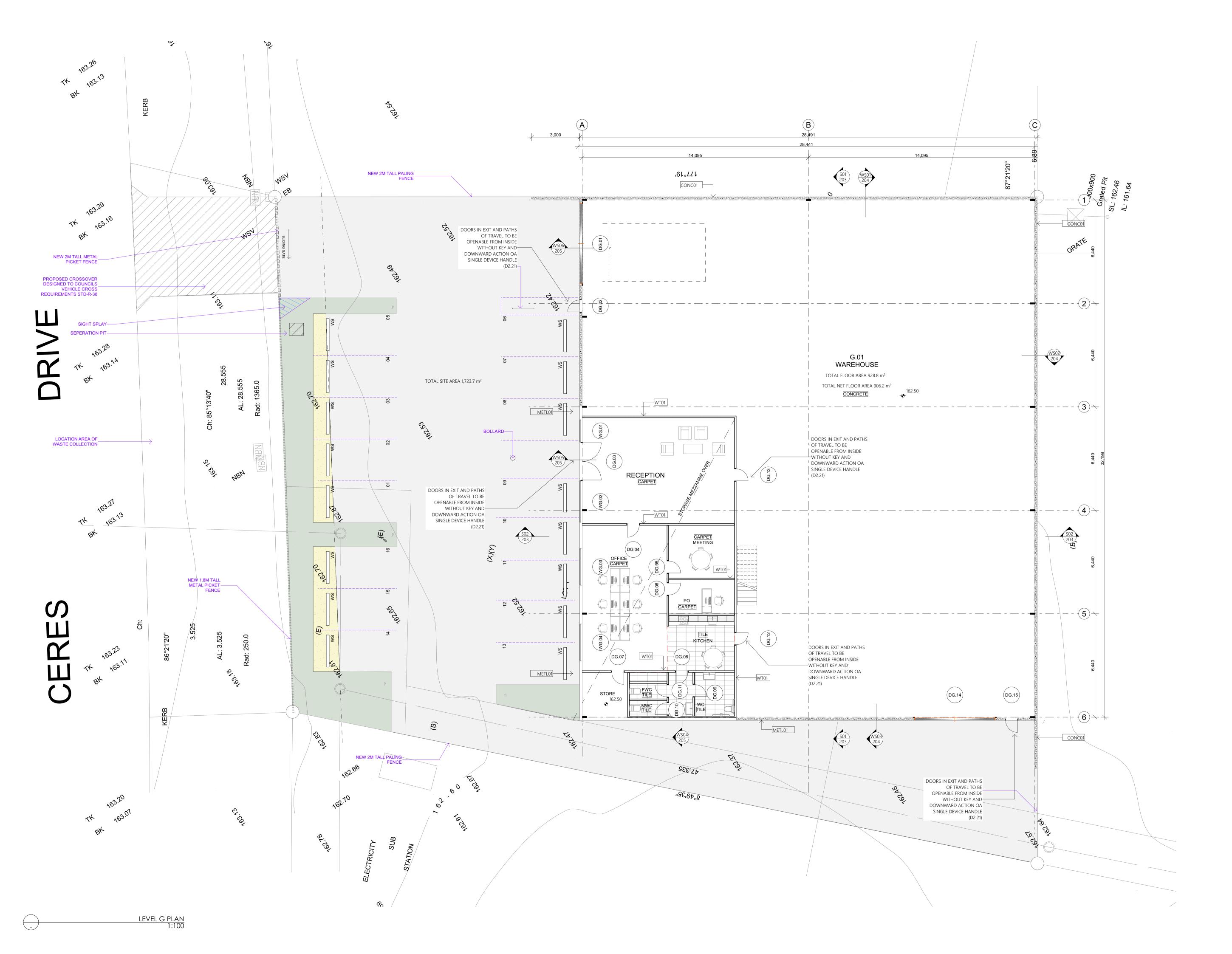
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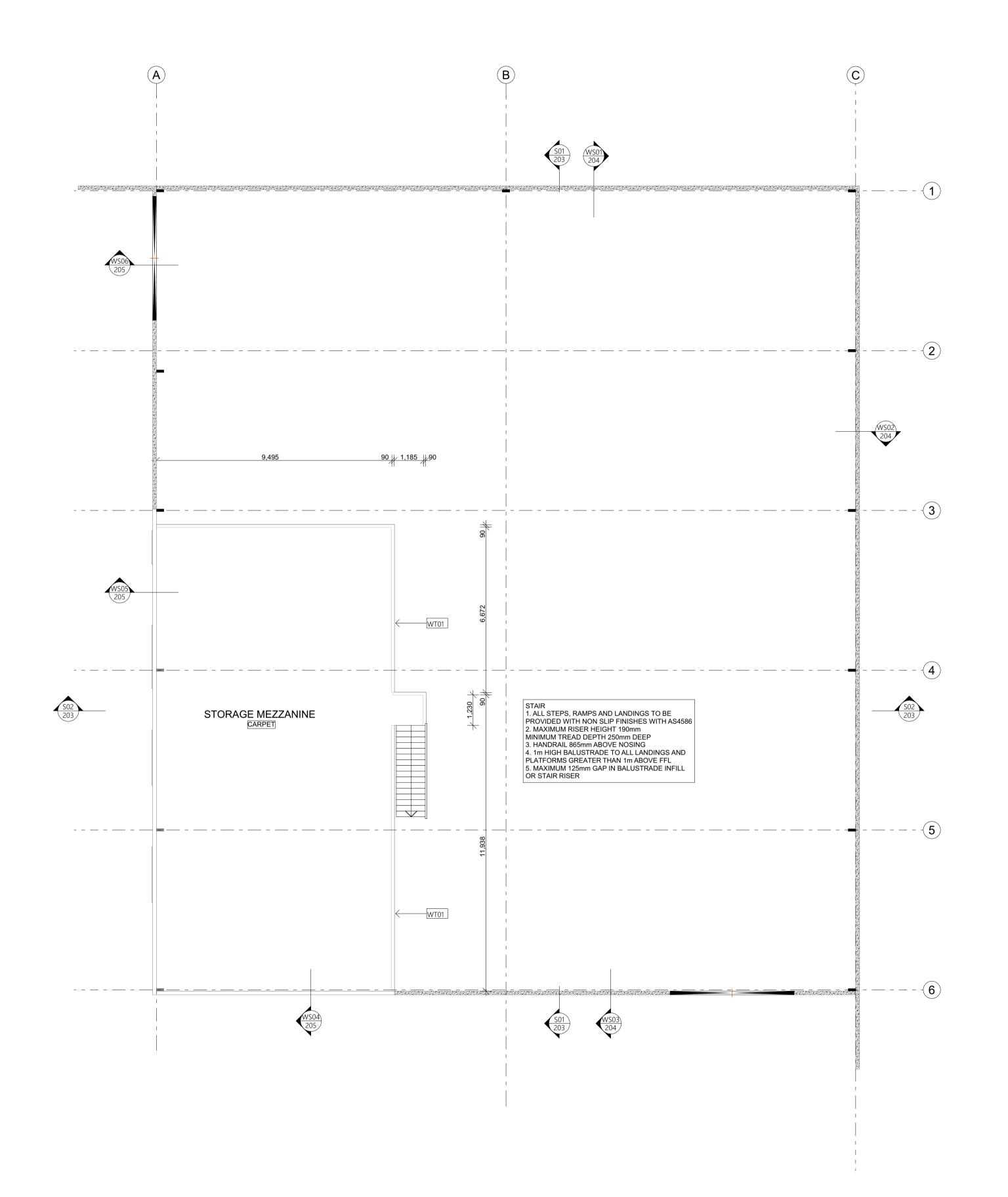
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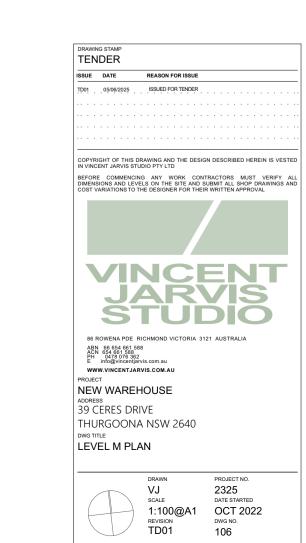


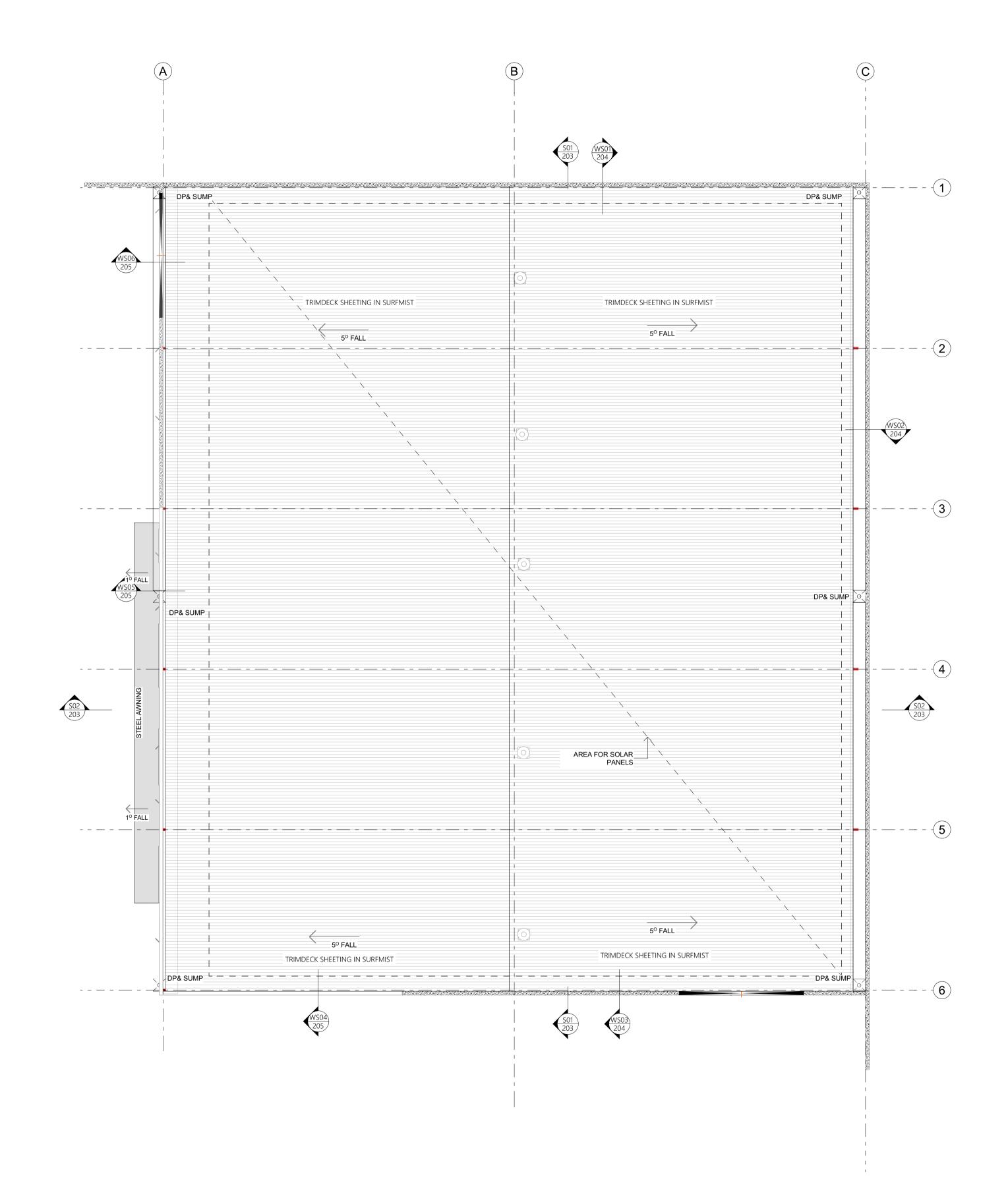


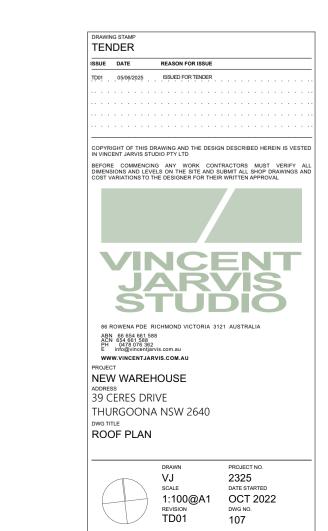




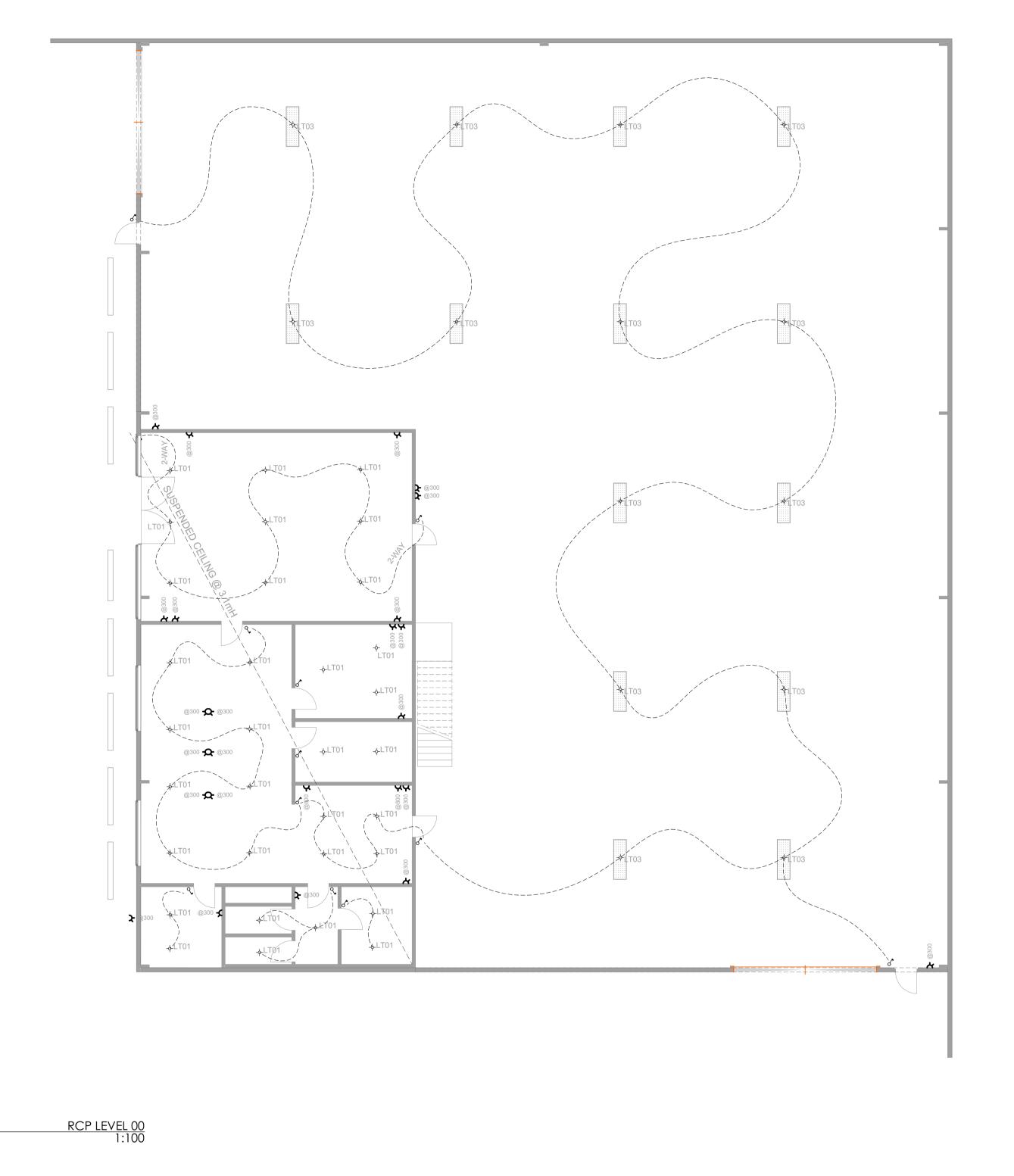


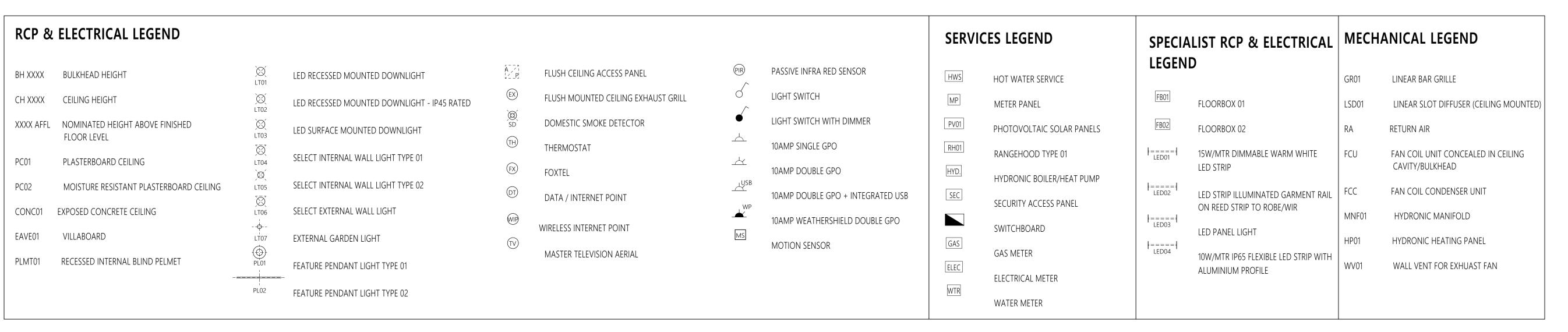


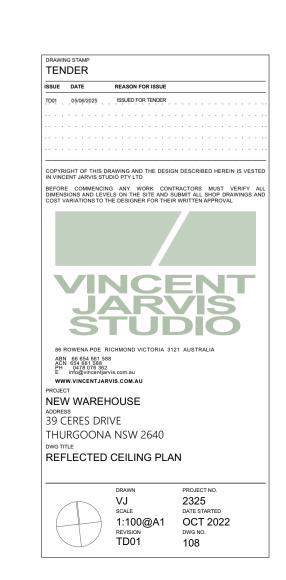


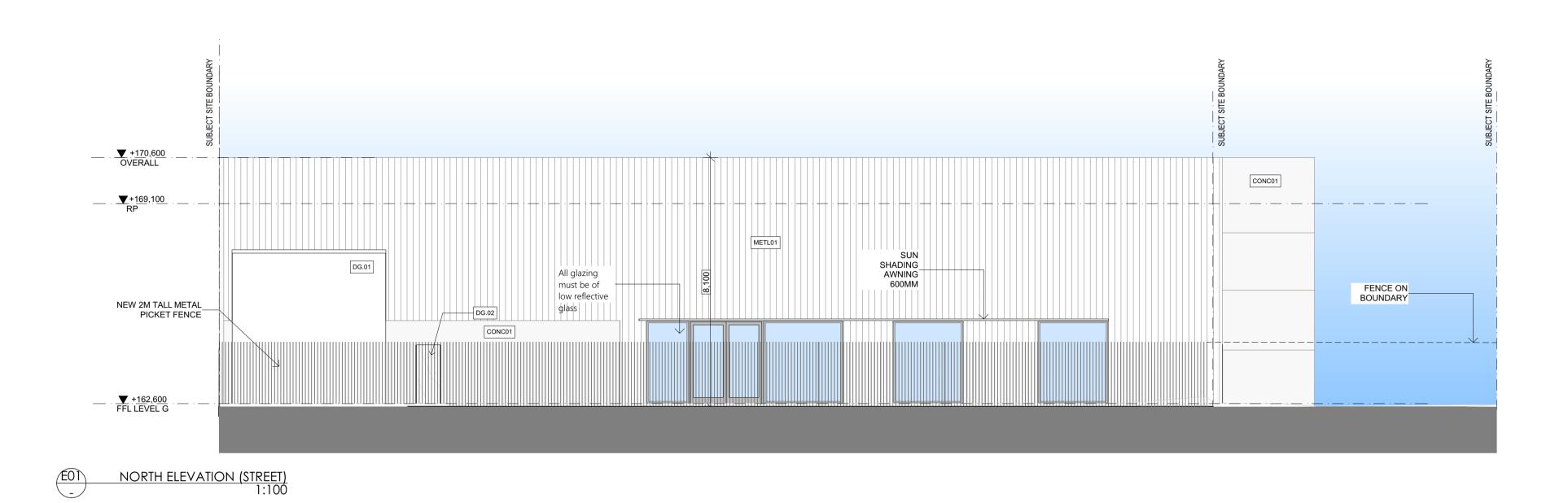


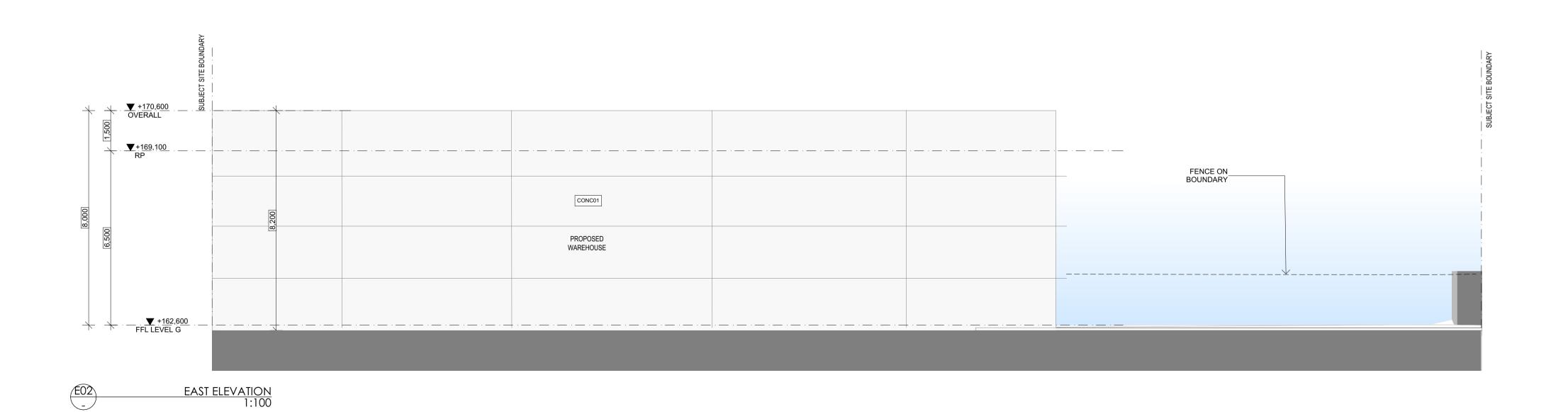












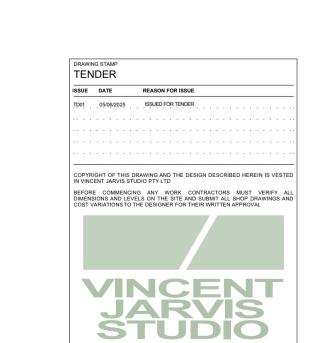


EXTERNAL FINISHES LEGEND

CONC01

METL01 CONCRETE 01 - TILT PANEL CONCRETE

METAL 01 - MONUMENT COLORBOND SHEET METAL



86 ROWENA PDE RICHMOND VICTORIA 3121 AUSTRALIA
ABN 66 654 661 588 ACR. 655 A

DRAWN PROJECT NO.

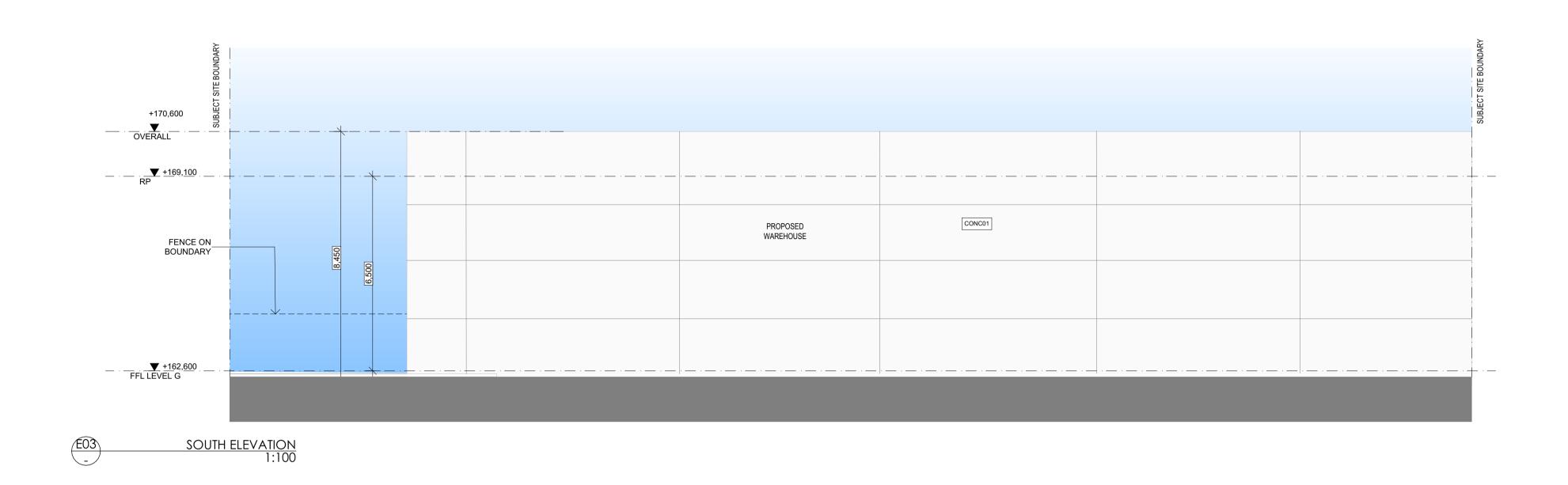
VJ 2325

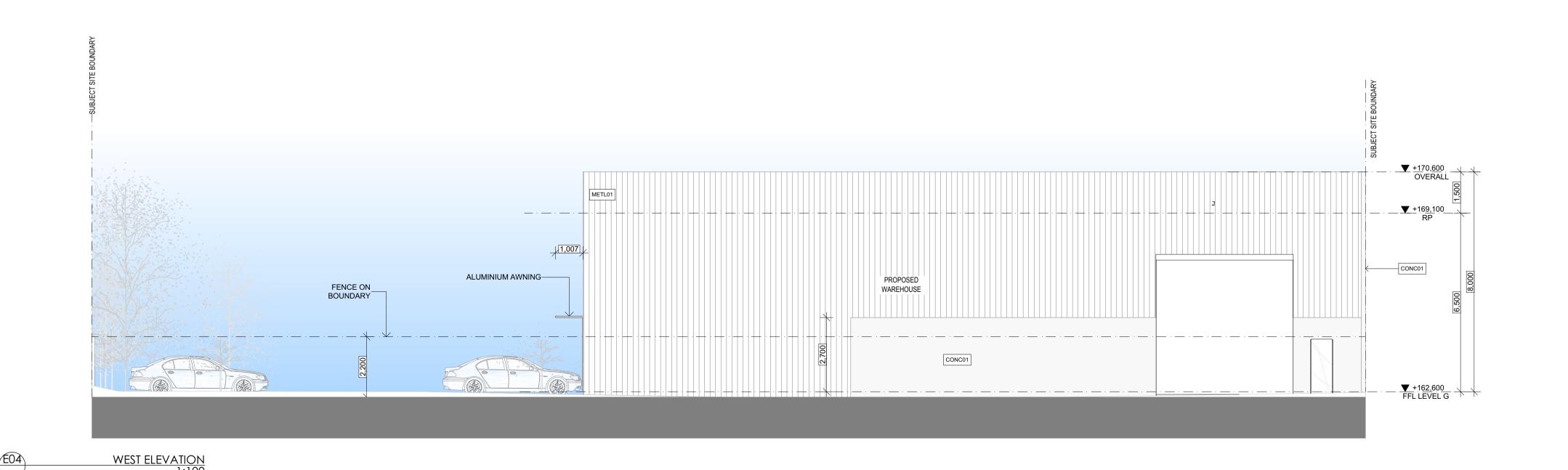
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1:100@A1 OCT 2022

REVISION DWG NO.

TD01 201







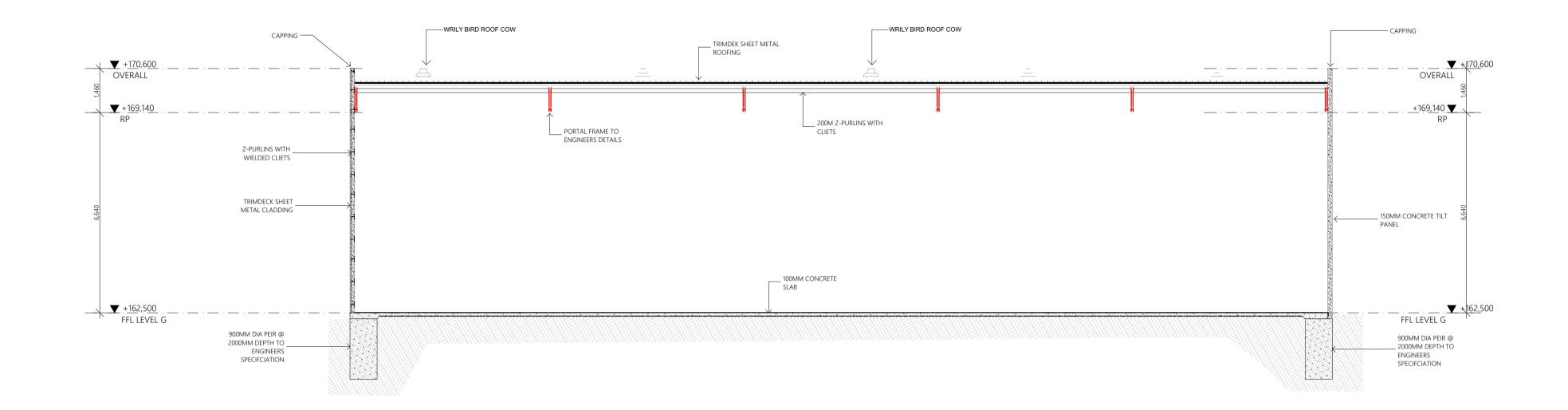
EXTERNAL FINISHES LEGEND

CONC01

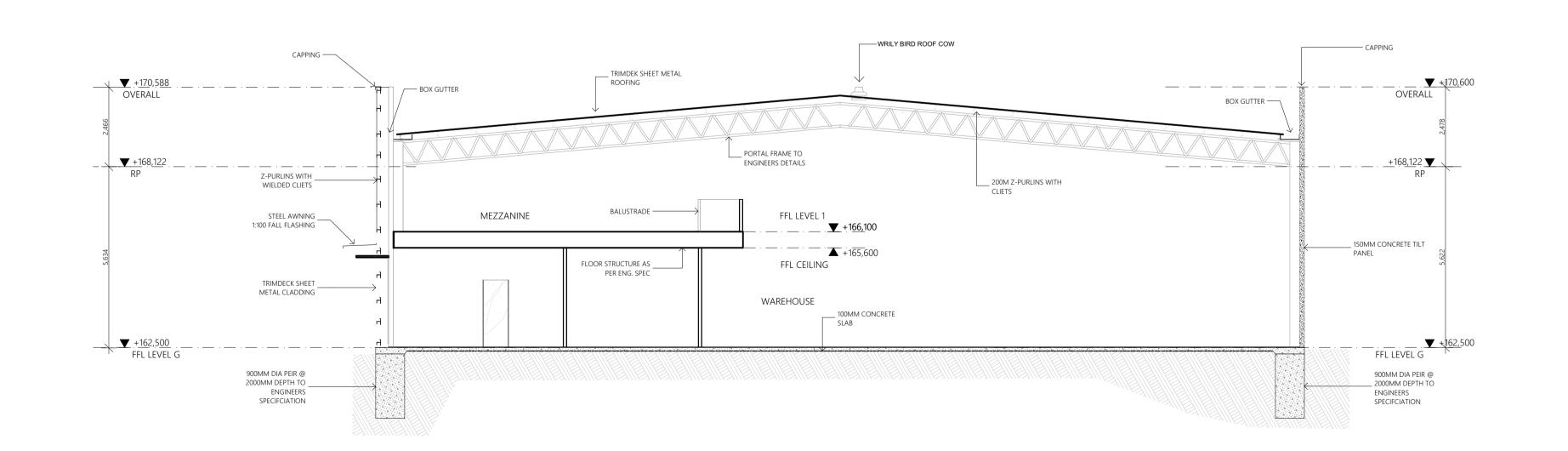
METL01 CONCRETE 01 - TILT PANEL CONCRETE

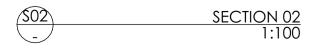
METAL 01 - MONUMENT COLORBOND SHEET METAL

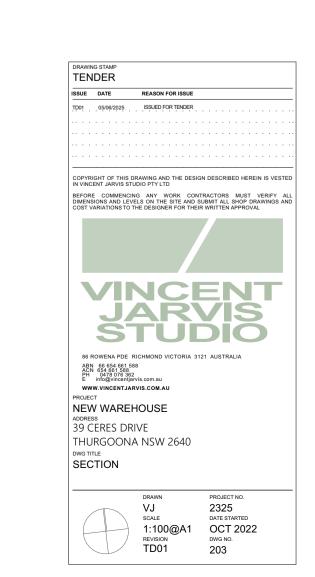


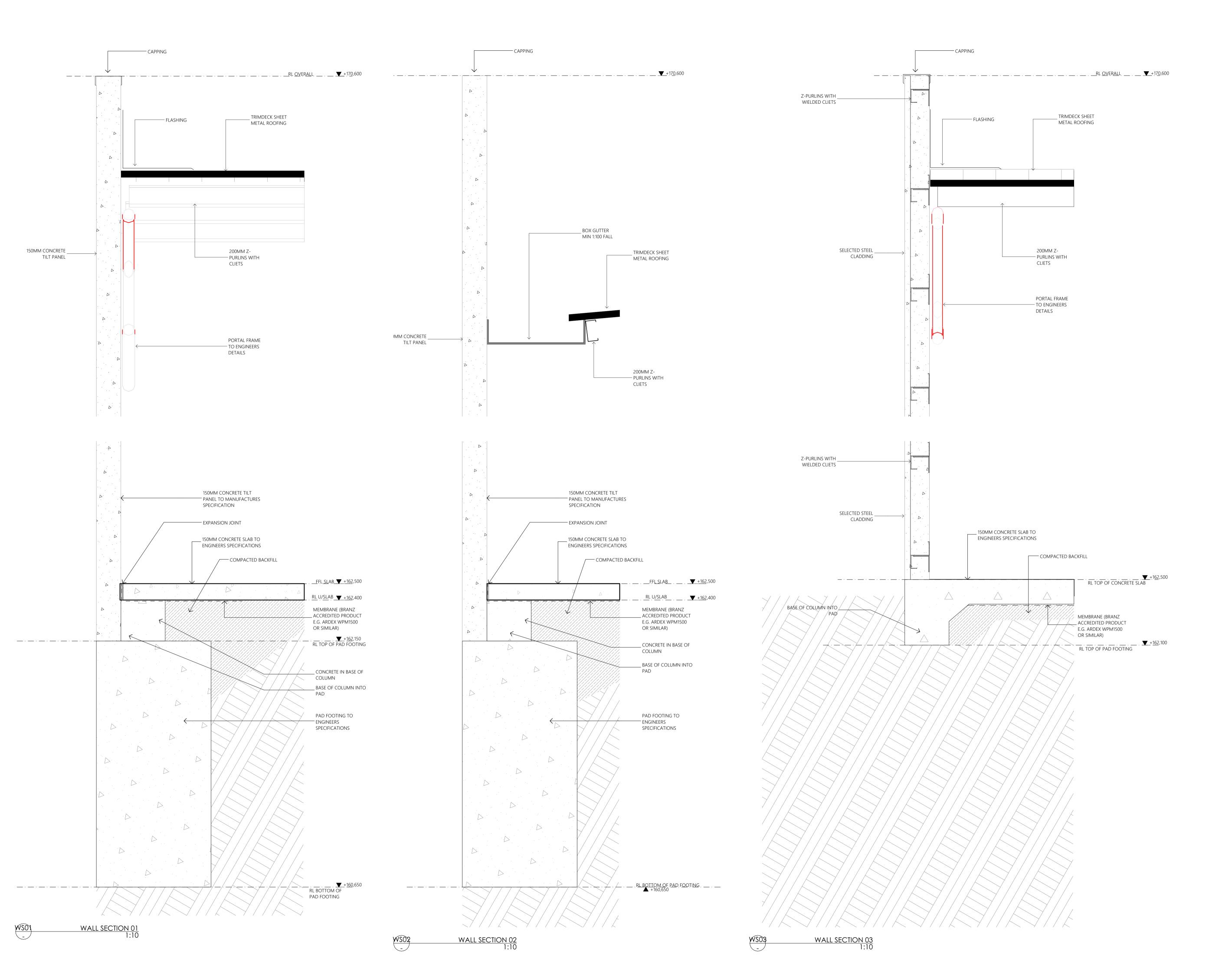




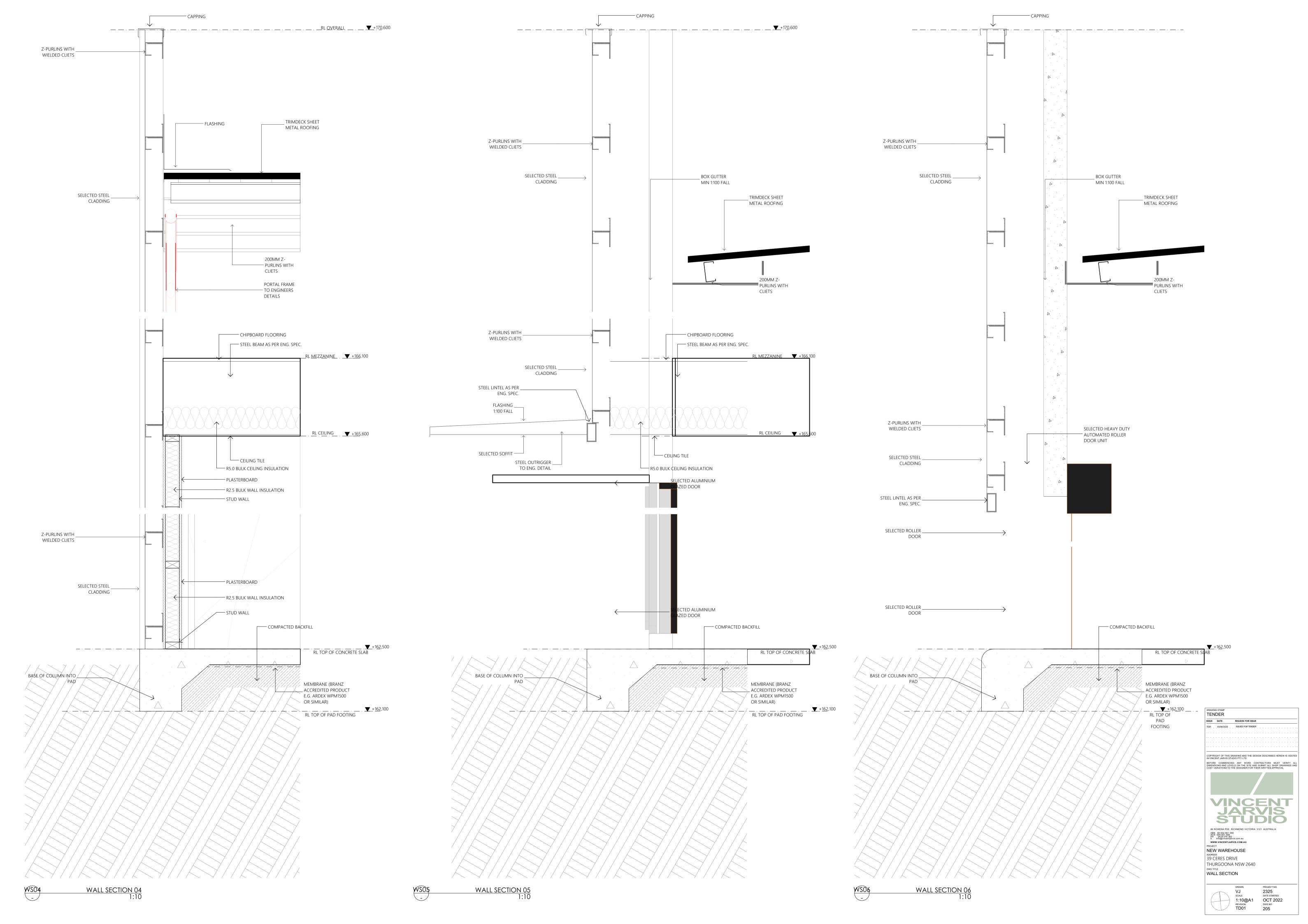




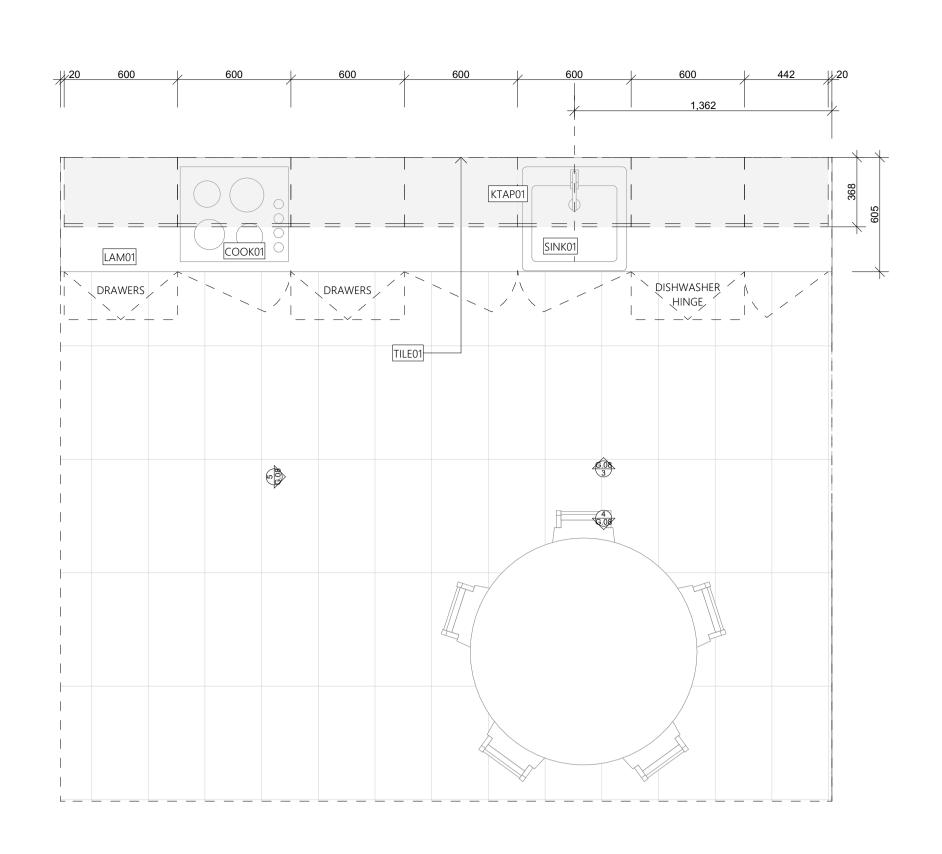


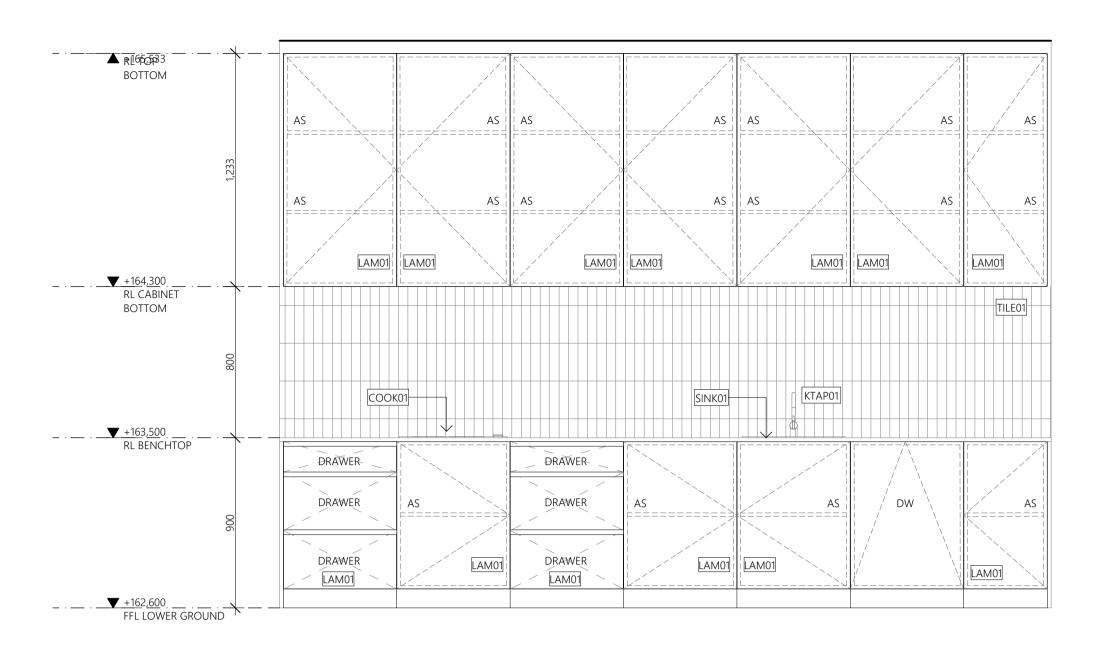






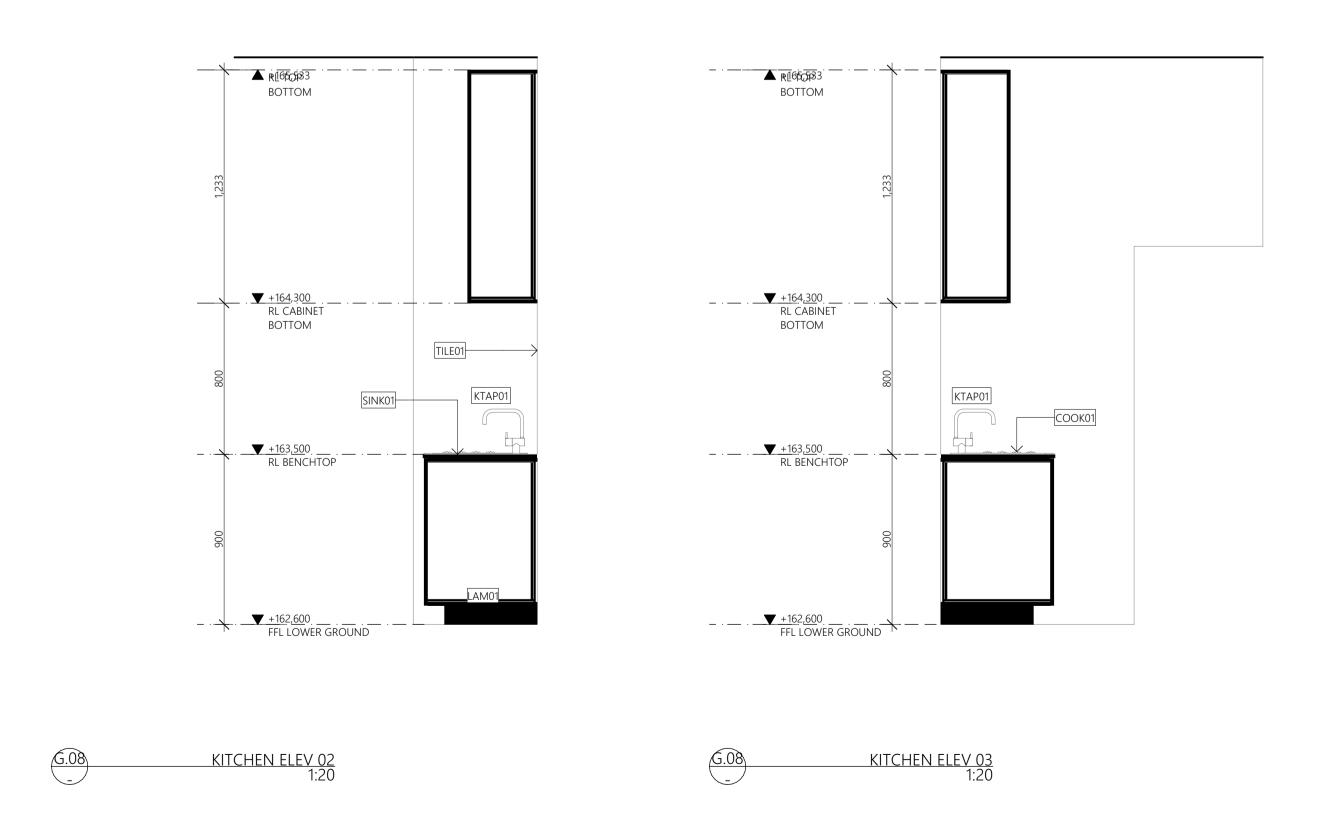
INTERIORS

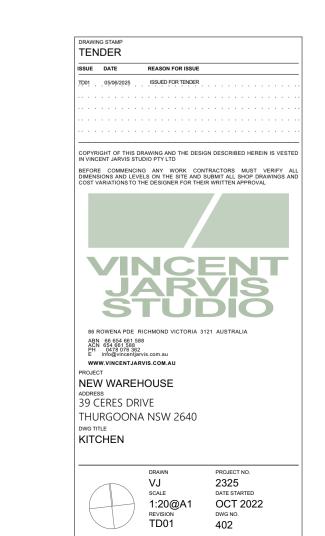


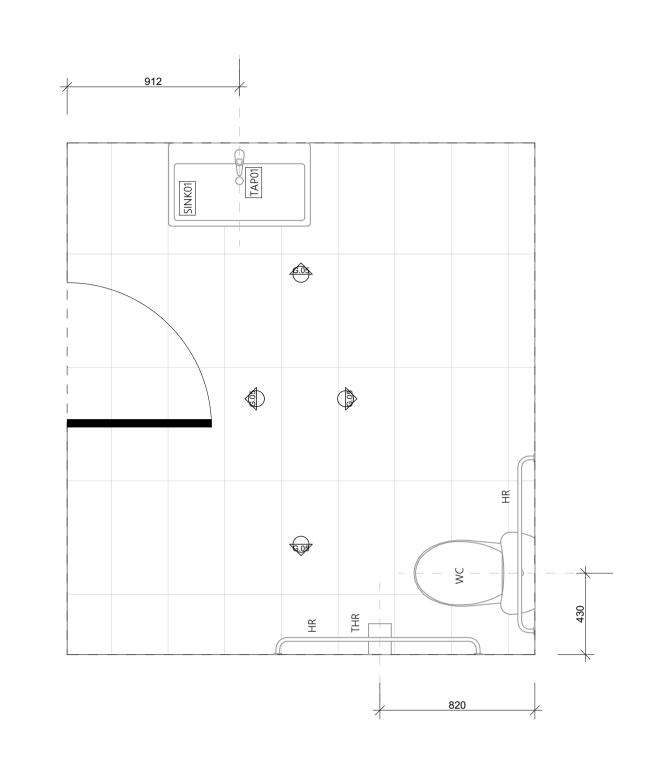


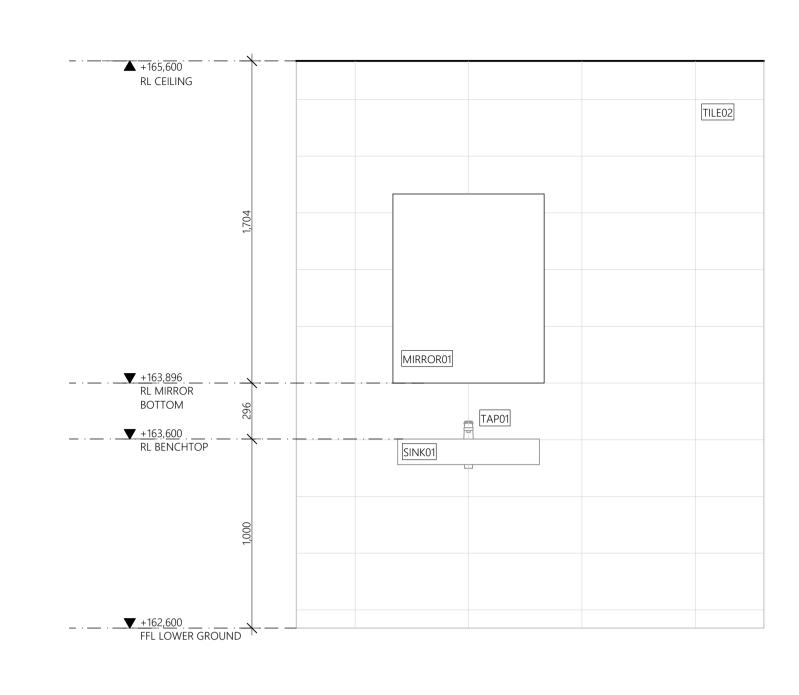
G.08 KITCHEN ELEV 01 1:20

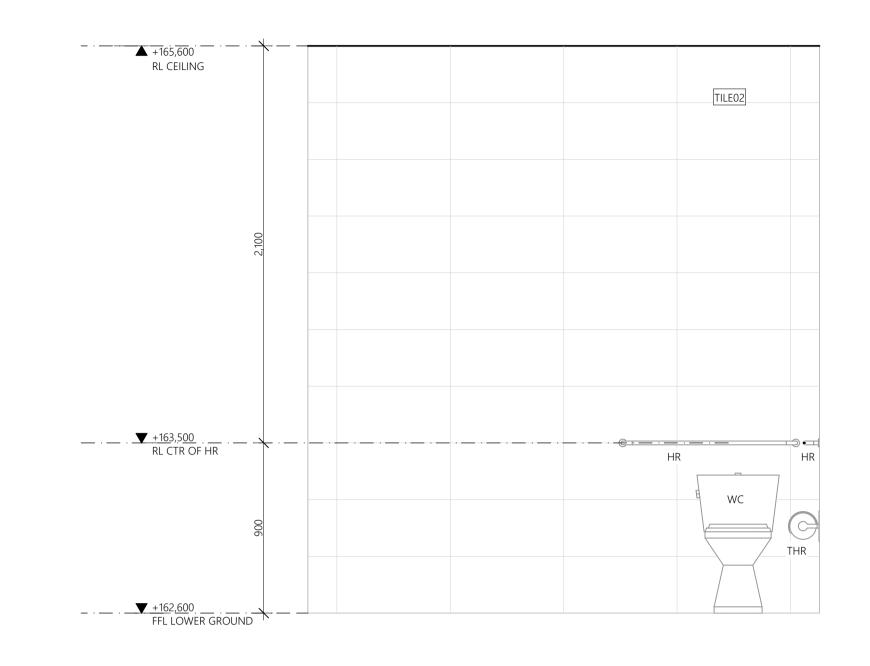
G.08 KITCHEN PLAN 1:2





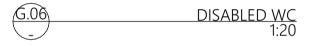


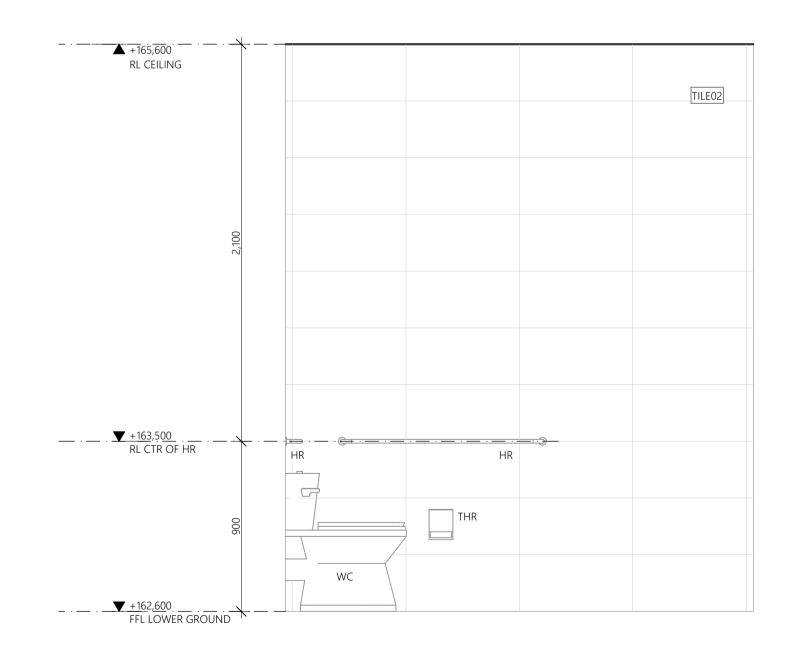


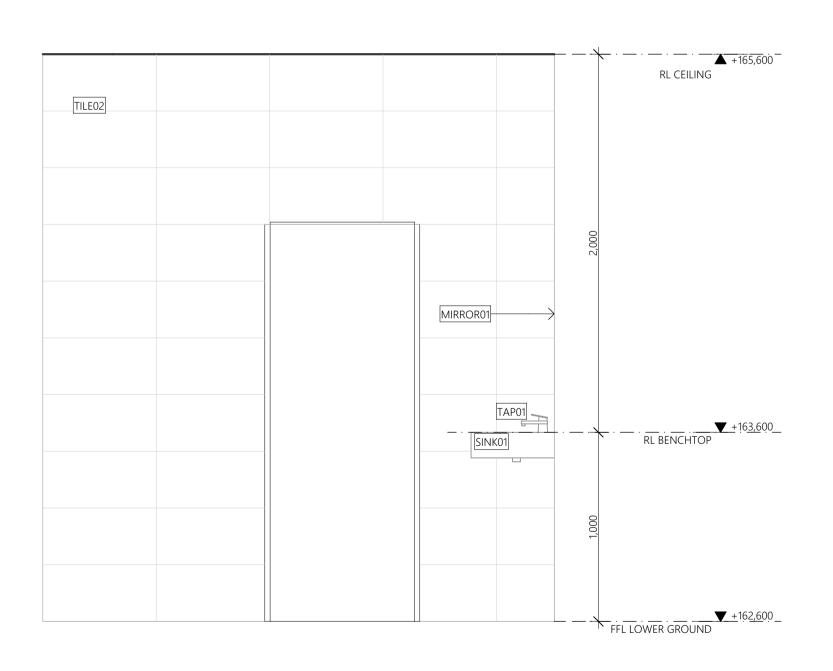


DISABLED WC ELEV 01 1:20

DISABLED WC ELEV 02 1:20

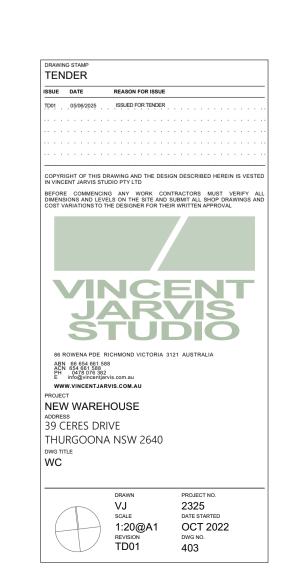


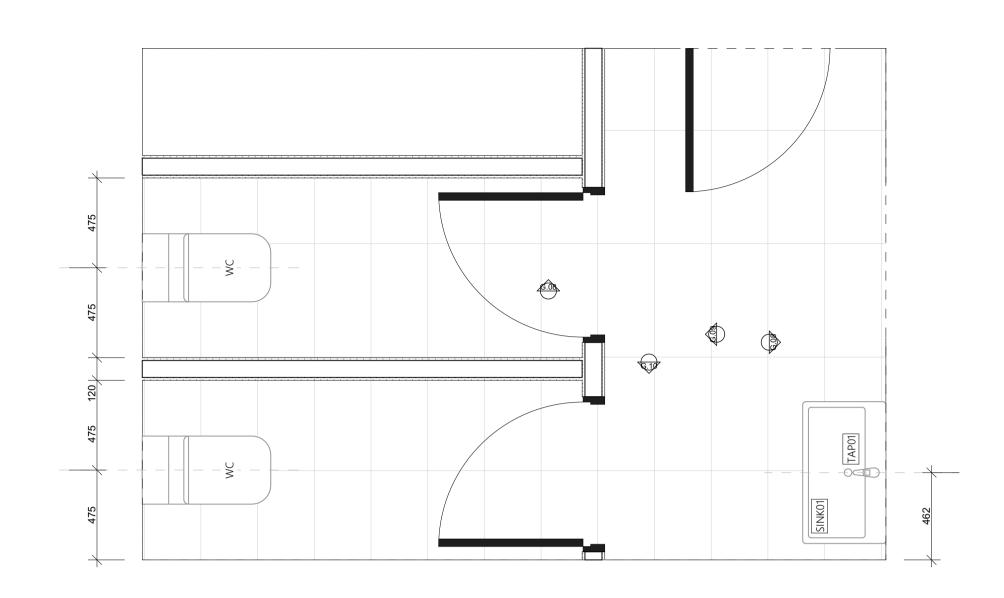


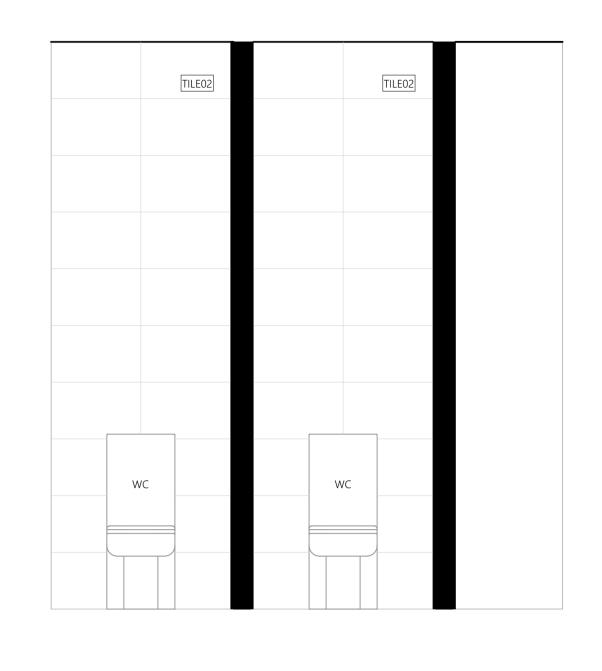


G.05 DISABLED WC ELEV 03

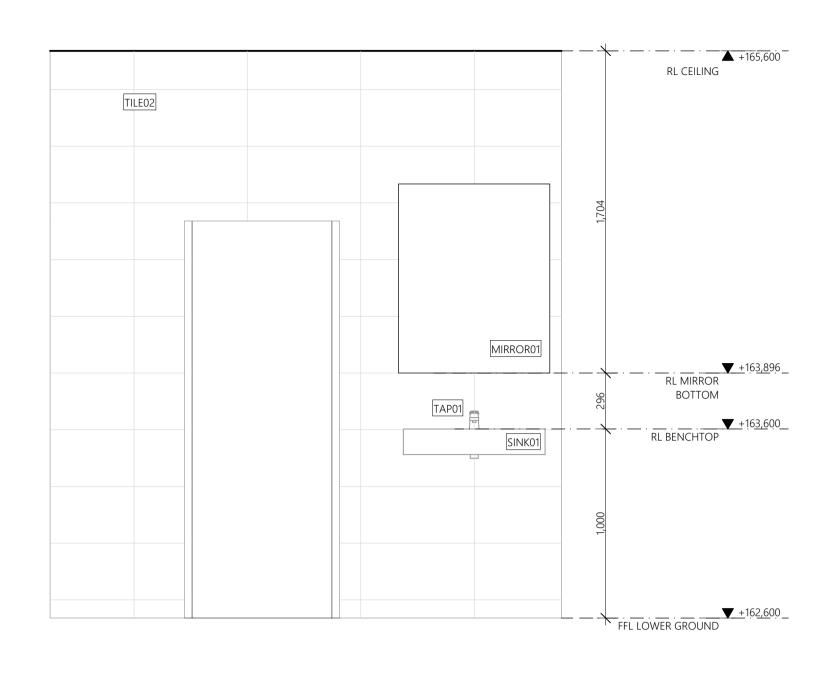
DISABLED WC ELEV 04
1:20





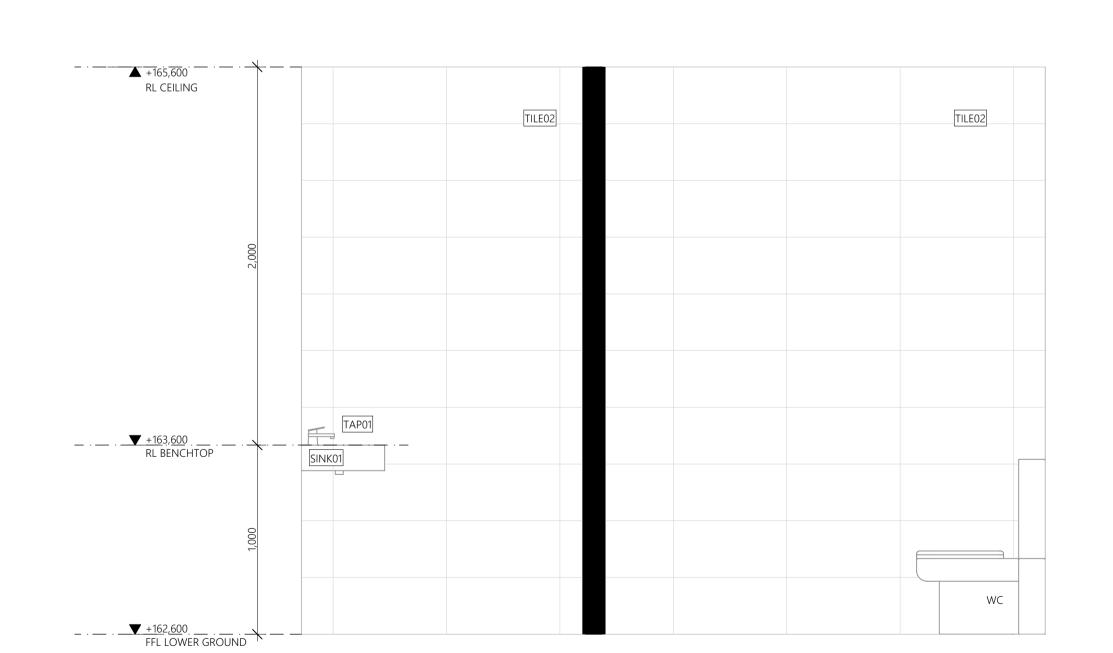


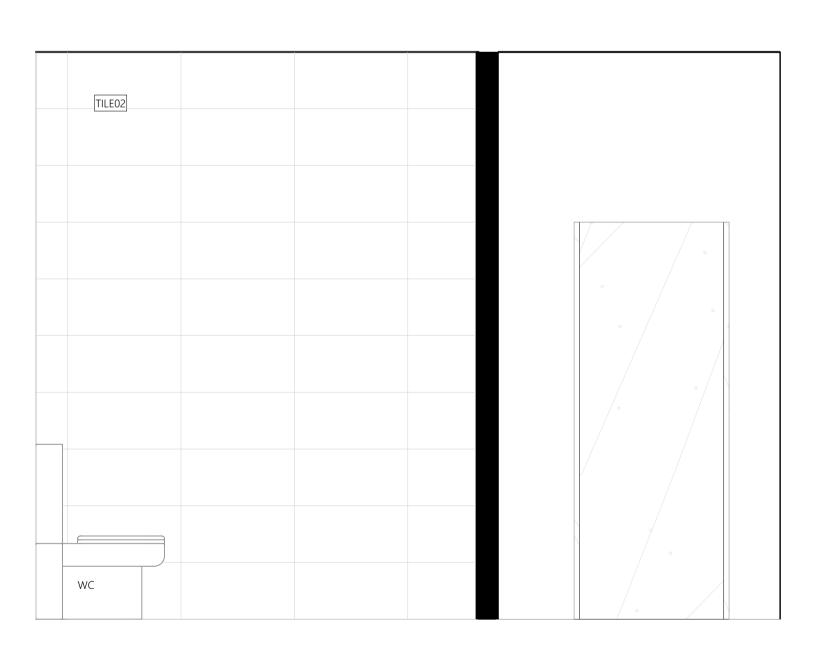
WC 02 ELEV 1:20



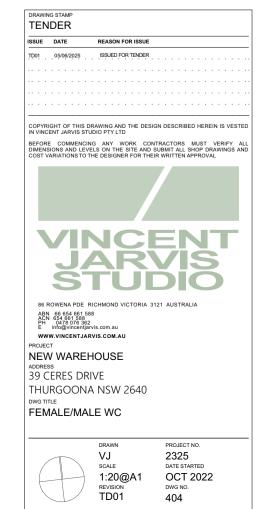
G.04 WC 03 PLAN 1:20

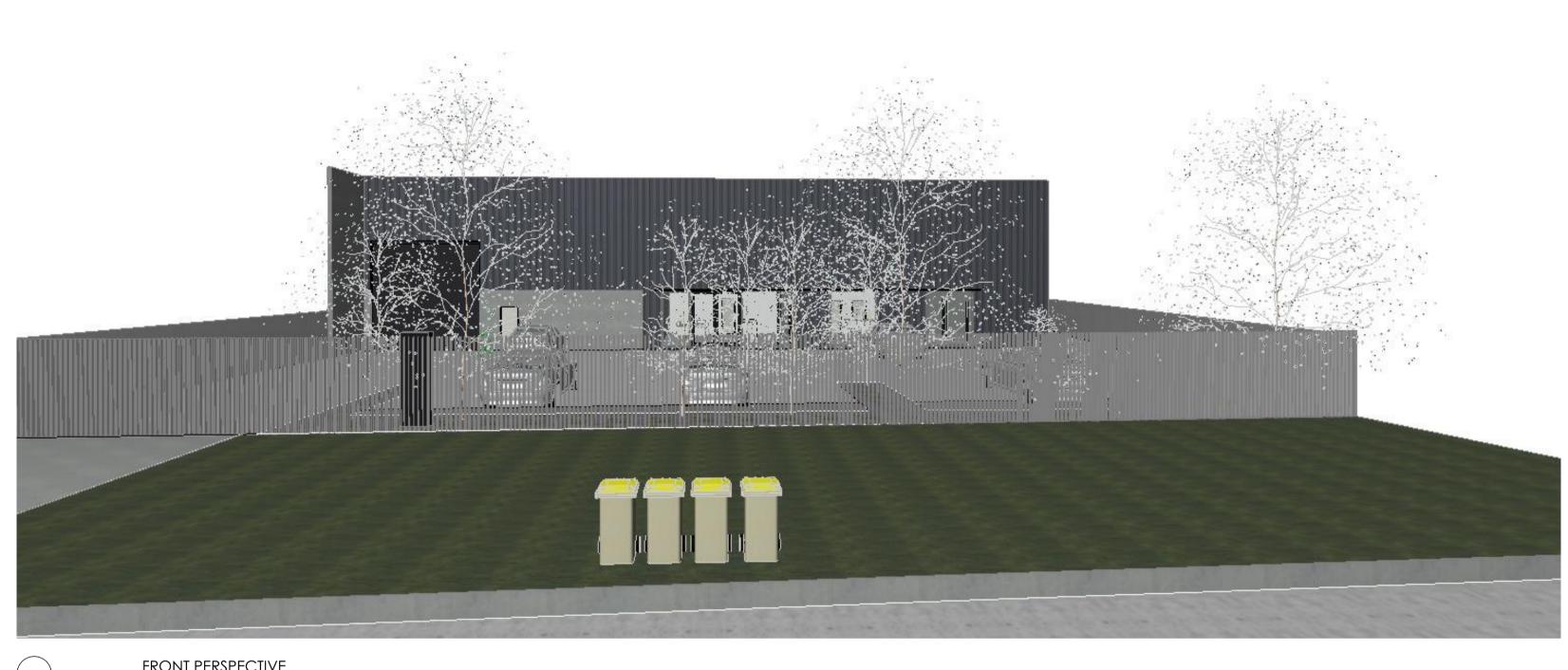
> WC 01 ELEV 1:20

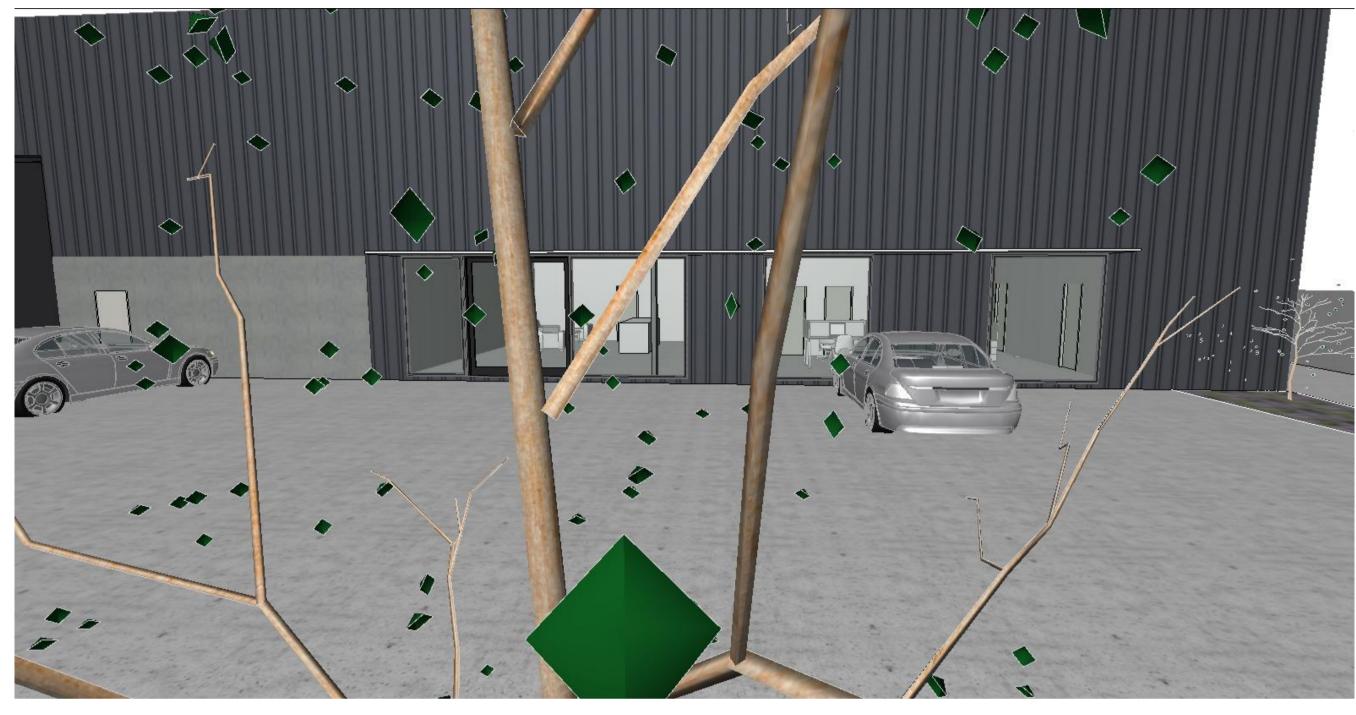




G.08 WC 04 ELEV 1:20

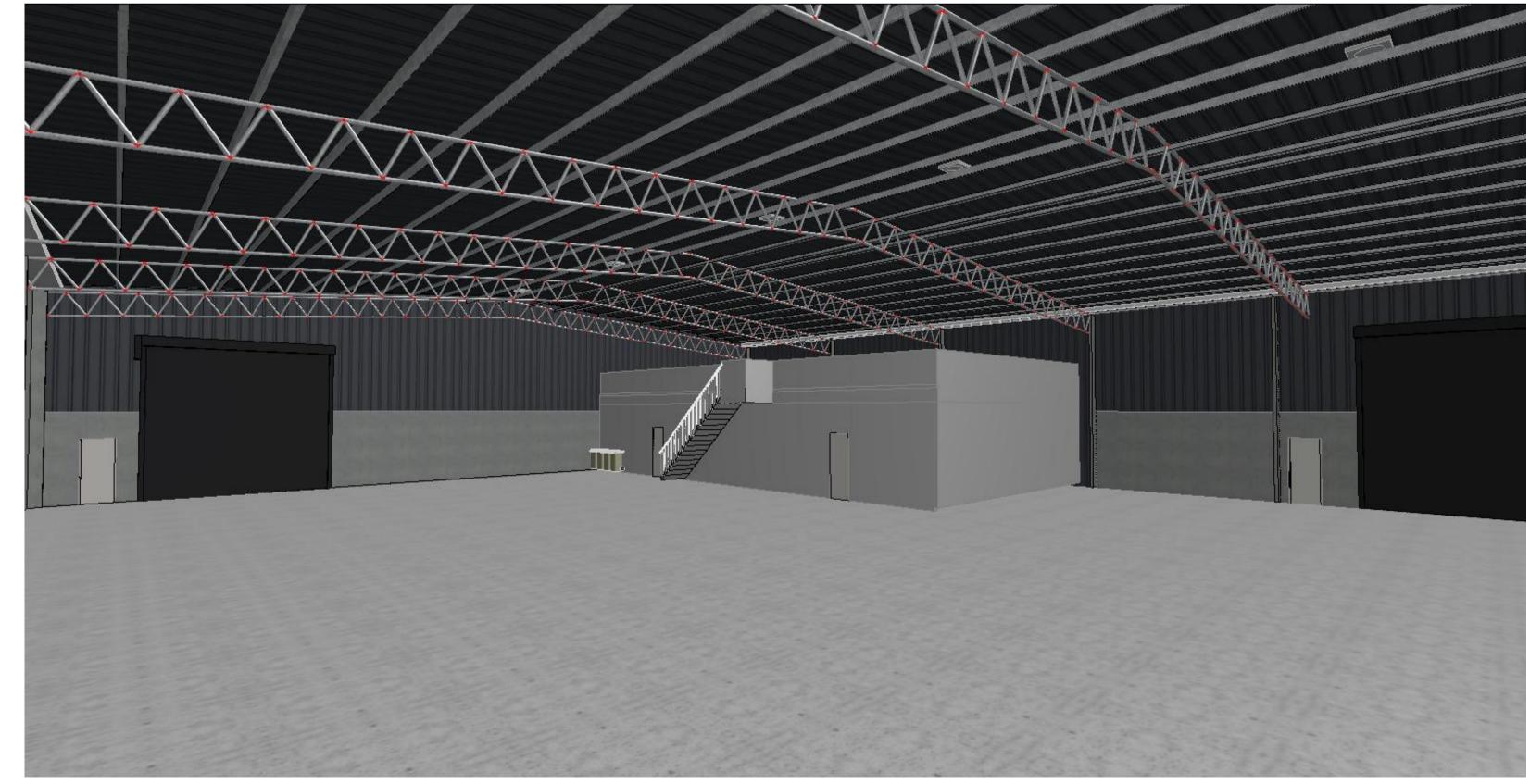


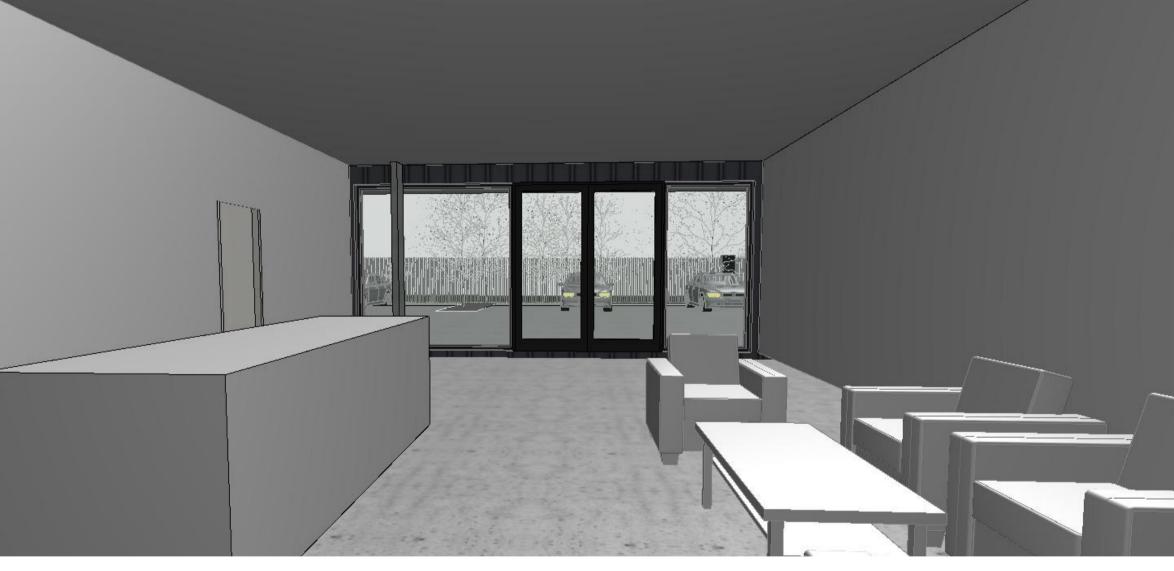




FRONT PERSPECTIVE
1:245.74

FRONT PERSPECTIVE
1:315.77

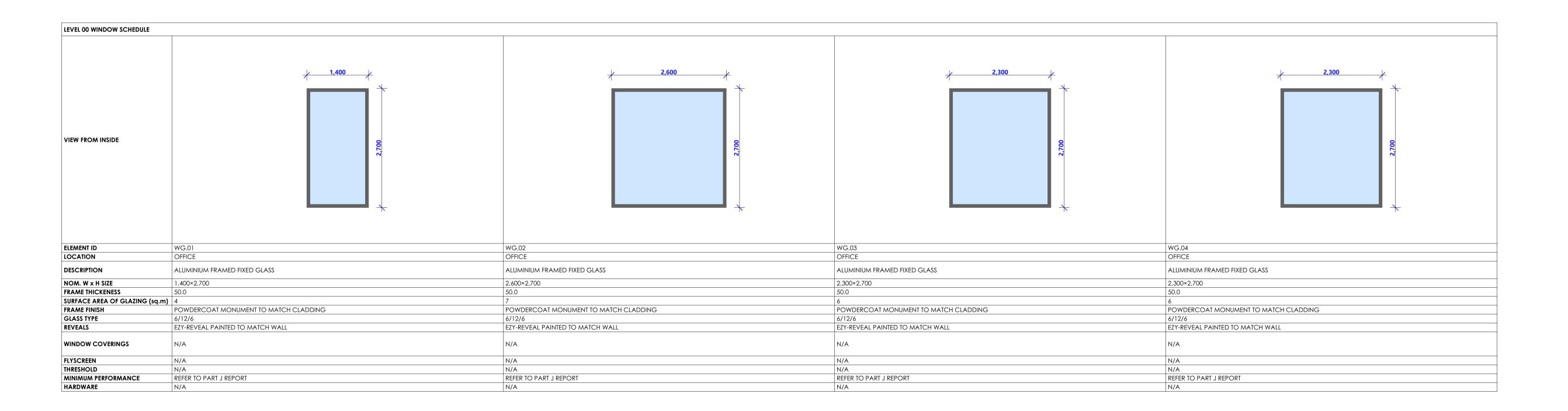


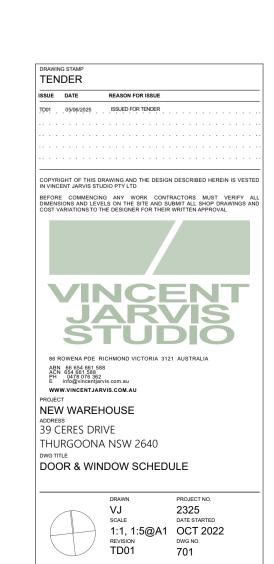


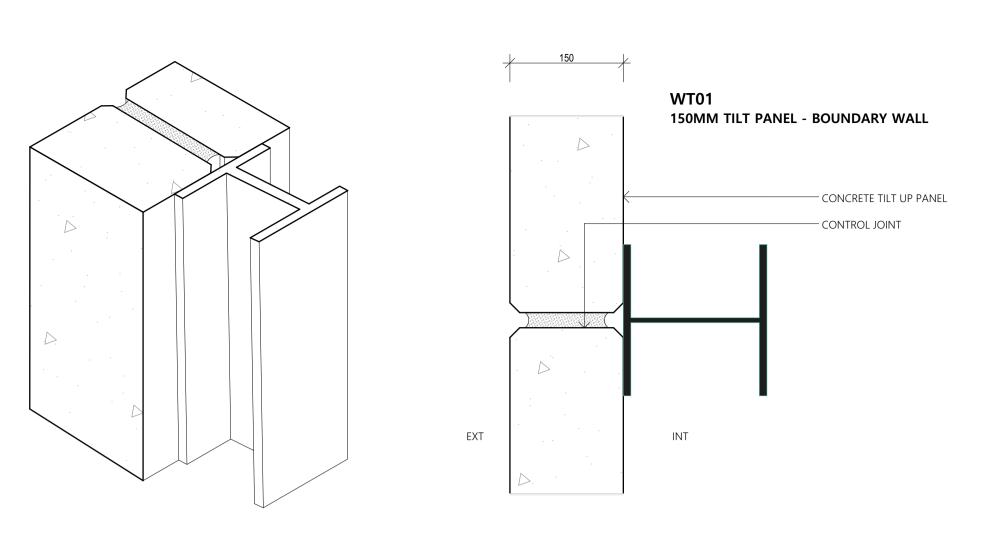
SHOWROOM PERSPECTIVE 1:328.64 INTERNAL PERSPECTIVE 1:260.88

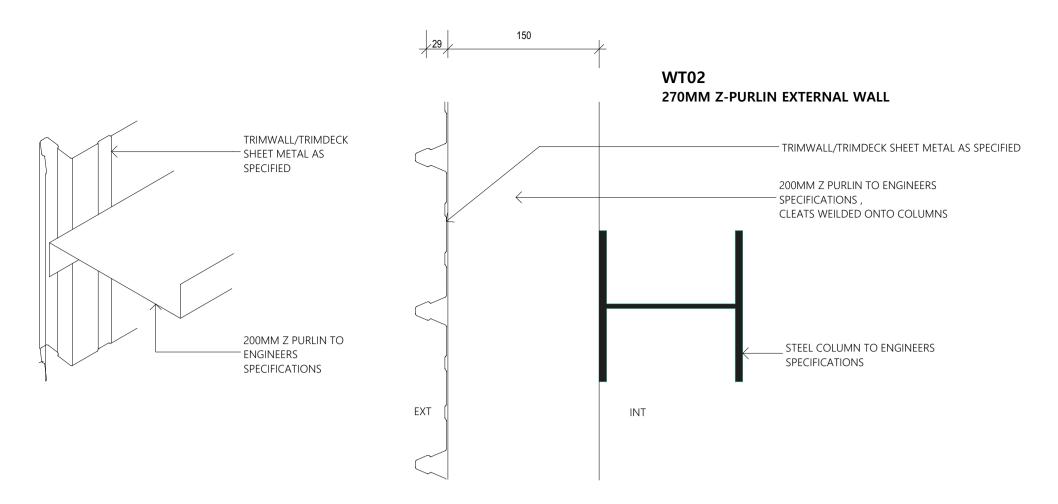
000 000 000								
OR SCHEDULE - LEVEL 00	[·							
EW FROM INSIDE	5,000	820	2,400	820	820	820	820	820
EMENT ID	DG.01	DG.02	DG.03	DG.04	DG.05	DG.06	DG.07	DG.08
CATION	WAREHOUSE	WAREHOUSE	OFFICE	OFFICE	OFFICE	OFFICE	STORE	BATHROOM ENTRY
RIPTION	MOTORISED GARAGE ROLLER DOOR	EXTERNAL HINGED WEATHERPROOF DOOR	ALUMINIUM DOUBLE HINGED DOORS	EXTERNAL HINGED WEATHERPROOF DOOR	INTERNAL HINGED DOOR SOLIDCORE			
TYPE	STEEL FRAME	STEEL FRAME	STEEL FRAME	STEEL FRAME	EZY-JAMB FRAME	EZY-JAMB FRAME	EZY-JAMB FRAME	EZY-JAMB FRAME
E FINISH	MONUMENT FINISH	MONUMENT FINISH	MONUMENT POWDERCOAT	MONUMENT FINISH	PAINT FINISH TBC	PAINT FINISH TBC	PAINT FINISH TBC	PAINT FINISH TBC
IRAVES			EZY-REVEAL PAINTED TO MATCH WALL		FLUSH WITH WALL FINISH			
		DOORS IN EXIT AND PATHS OF TRAVEL TO BE OPENABLE FROM		DOORS IN EXIT AND PATHS OF TRAVEL TO BE OPENABLE FROM INSIDE WITHOUT KEY AND DOWNWARD ACTION OA SINGLE				
OOR FURNITURE	HEAVY DUTY ROLLER	INSIDE WITHOUT KEY AND DOWNWARD ACTION OA SINGLE DEVICE HANDLE (D2.21)						
OOR FURNITURE	HEAVY DUTY ROLLER WEATHER SEALS MANUAL LOCKING SYSTEM			DEVICE HANDLE (D2.21) WEATHER SEALS HINGED DOOR WITH LEVER HANDLE	HINGED DOOR WITH LEVER HANDLE			HINGED DOOR WITH LEVER HANDLE

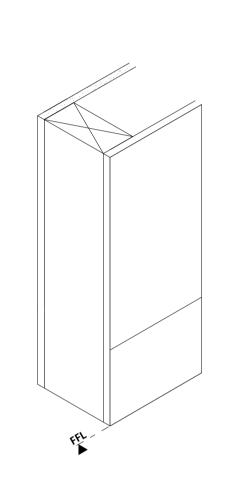
DOOR SCHEDULE - LEVEL 00	0						
VIEW FROM INSIDE	2,100	820	820	820	820	5,000	820
ELEMENT ID	DG.09	DG.10	DG.11	DG.12	DG.13	DG.14	DG.15
LOCATION	FEMALE WC	MALE WC	WC	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE
DESCRIPTION	INTERNAL HINGED DOOR SOLIDCORE	INTERNAL HINGED DOOR SOLIDCORE	INTERNAL HINGED DOOR SOLIDCORE	EXTERNAL HINGED WEATHERPROOF DOOR	EXTERNAL HINGED WEATHERPROOF DOOR	MOTORISED GARAGE ROLLER DOOR	EXTERNAL HINGED WEATHERPROOF DOOR
FRAME TYPE	EZY-JAMB FRAME	EZY-JAMB FRAME	EZY-JAMB FRAME	STEEL FRAME	STEEL FRAME	STEEL FRAME	STEEL FRAME
FRAME FINISH	PAINT FINISH TBC	PAINT FINISH TBC	PAINT FINISH TBC	MONUMENT FINISH	MONUMENT FINISH	MONUMENT FINISH	MONUMENT FINISH
ARCHITRAVES	FLUSH WITH WALL FINISH	FLUSH WITH WALL FINISH	FLUSH WITH WALL FINISH				
DOOR FURNITURE				DOORS IN EXIT AND PATHS OF TRAVEL TO BE OPENABLE FROM INSIDE WITHOUT KEY AND DOWNWARD ACTION OA SINGLE DEVICE HANDLE (D2.21)	DOORS IN EXIT AND PATHS OF TRAVEL TO BE OPENABLE FROM INSIDE WITHOUT KEY AND DOWNWARD ACTION OA SINGLE DEVICE HANDLE (D2.21)	HEAVY DUTY ROLLER	DOORS IN EXIT AND PATHS OF TRAVEL TO BE OPENABLE FROM INSIDE WITHOUT KEY AND DOWNWARD ACTION OA SINGLE DEVICE HANDLE (D2.21)
SEAL				WEATHER SEALS	WEATHER SEALS	WEATHER SEALS	WEATHER SEALS
LOCK	HINGED DOOR WITH LOCKABLE LEVER HANDLE	HINGED DOOR WITH LOCKABLE LEVER HANDLE	HINGED DOOR WITH LOCKABLE LEVER HANDLE	HINGED DOOR WITH LEVER HANDLE	HINGED DOOR WITH LEVER HANDLE	MANUAL LOCKING SYSTEM	HINGED DOOR WITH LEVER HANDLE

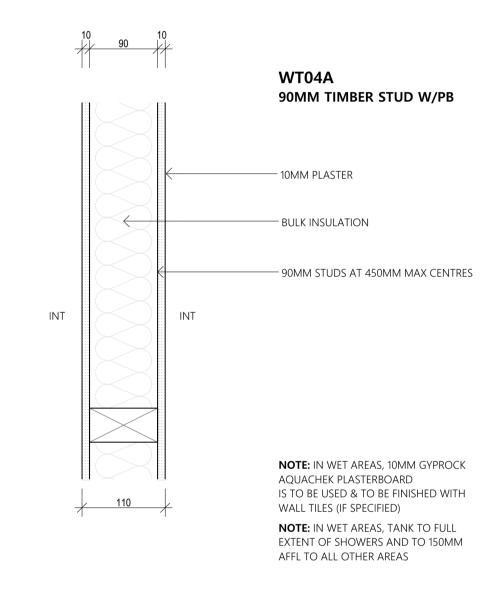


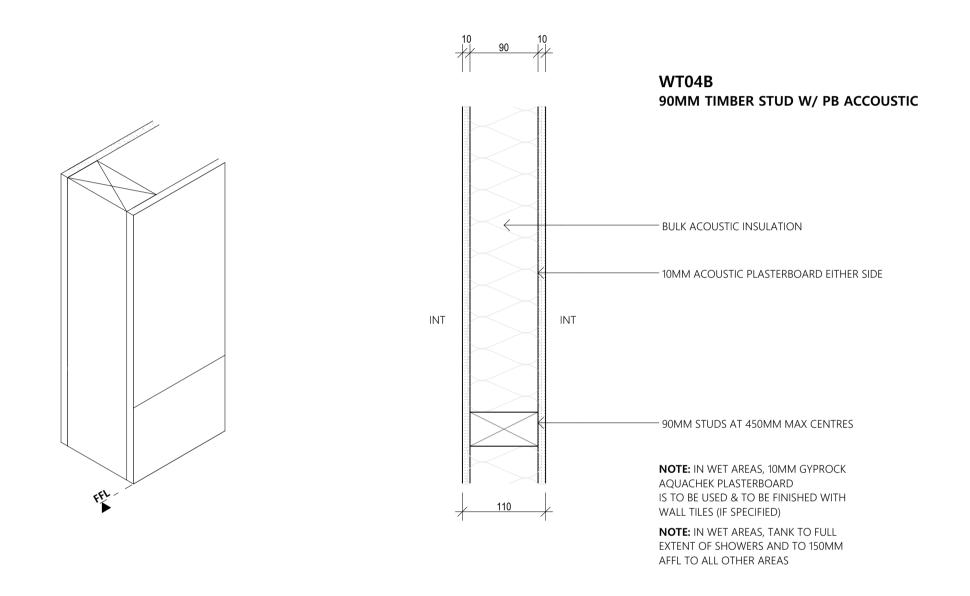


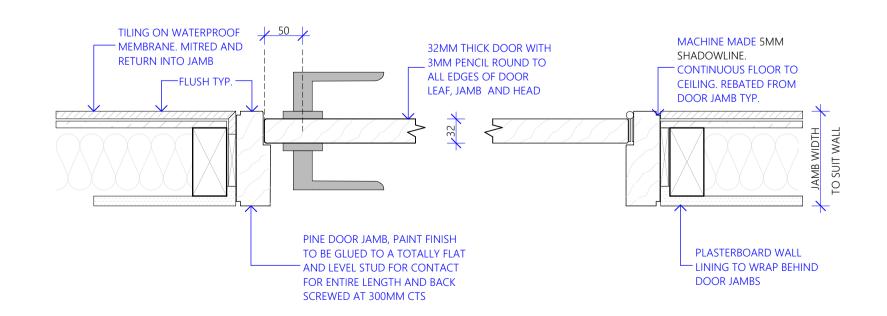














SELECT WALL FINISH —

MACHINE MADE 5MM

CONTINUOUS 5MM
SHADOWLINE FEATHERED

TO PLASTERBOARD WALL

NOM. 13X100 MDF FLUSH

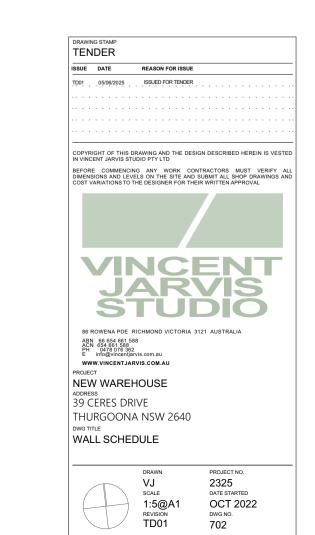
SKIRTING WITH 5MM -

SHADOWLINE

SHADOWLINE. CONTINUOUS _

FLOOR TO CEILING. REBATED FROM DOOR JAMB TYP.





JARVIS STUDIO

VINCENT JARVIS RDP-AD DIRECTOR

M. 0478 076 362

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VINCENT JARVIS STUDIO PTY LTD ABN 66 654 661 588 ACN 654 661 588 86 ROWENA PARADE RICHMOND VIC 3121