

PROPOSED 2 NEW WAREHOUSES DEVELOPMENT

No.22 (LOT13) CONCORDE CRESCENT, WERRIBEE.

DRAWING INDEX:
WD00 - COVER PAGE & DRAWING INDEX
WDEX - EXISTING SITE
WD01 - SITE PLAN
WD02 - GROUND & FIRST FLOOR PLANS
WD03 - ROOF PLAN
WD04 - ELEVATIONS
WD05 - SECTION & DETAILS
WD06 - WINDOW & DIS. WC & LIGHT LAYOUT



3D IMAGES. VIEW OF PROPOSED DEVELOPMENT FROM CONCORDE CRESCENT

GENERAL NOTES:
 THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND ANY BREACH OR INFRINGEMENT OF COPYRIGHT WILL RESULT IN COURT PROCEEDINGS.

THESE DRAWINGS SHALL NOT BE SCALED. EXISTING DIMENSIONS TAKE PRECEDENCE OVER FIGURED DIMENSIONS. FIGURED DIMENSIONS ARE APPROXIMATE ONLY. DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR COMMENCEMENT OF WORK.

SHOULD ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS BE NOTED WITH REGARDS TO LOCATIONS AND DIMENSIONS, THE BUILDER IS TO NOTIFY SUPERIOR DESIGN TO SEEK CLARIFICATION.

THE OWNER-BUILDER SHALL ENSURE THAT ALL WORKS AND MATERIALS USED SHALL BE TO THE APPROVAL OF THE RELEVANT STATUTORY AUTHORITIES AND CONFORM TO THE BUILDING CODE OF AUSTRALIA'S A.S.CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.

ALL WORK TO BE IN ACCORDANCE WITH THE CONDITIONS SET OUT BY NCC 2019.

LOCAL AUTHORITY: WYNDHAM CITY COUNCIL

COUNCIL PROPERTY INFORMATION SHOULD BE READ AND UNDERSTOOD PRIOR TO CONSTRUCTION.

THE BUILDER IS TO VERIFY ALL LEVELS AND DIMENSION ON SITE PRIOR TO CONSTRUCTION.

THE BUILDER SHALL SET OUT IN ACCORDANCE WITH THE SITE PLAN.

THE BUILDER SHALL ENSURE THAT NO PART OF THE FENCE OR BUILDING ENCROACHES OVER ANY TITLE BOUNDARIES AND ANY DRAINAGE OR SEWERAGE EASEMENT, WITHOUT THE PRIOR CONSENT OF THE LOCAL COUNCIL AND MELBOURNE WATER, PRIOR TO COMMENCING WORK ENGAGE LAND SURVEYOR TO SET OUT CORNERS OF PROPERTY.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE RELEVANT SOIL REPORT, UNLESS OTHERWISE NOTED.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.

REFER TO STRUCTURAL ENGINEERS DETAILS AND DOCUMENTATION FOR FOOTING LAYOUT, SIZE AND FOUNDING DEPTHS.

STRUCTURAL ASPECTS OF ENGINEERS DRAWINGS TAKE PRECEDENCE OVER DOCUMENTS.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE RELEVANT ENERGY RATING REPORT, UNLESS OTHERWISE NOTED. ENERGY RATER NAME: ENERGY EFFICIENCY.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

NCC 2019 VOL 1 - SCHEDULE 1 - REFERENCED DOCUMENTS

A.S. 1286 GLASS IN BUILDINGS - SELECTION AND INSTALLATION

A.S. 2047 EXTERNAL GLAZING

A.S. 1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING

A.S. 1684 NATIONAL TIMBER FRAMING CODE

A.S. 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION

A.S. 2049 ROOF TILES

A.S. 2050 FIXING OF ROOF TILES

A.S. 2050 CONCRETE SLAB AND FOOTINGS

A.S. 2050 DAMP - PROOF COURSES & FLASHING

A.S. 2050 CONCRETE STRUCTURE

A.S. 360.1 CODE OF PRACTICE FOR PHYSICAL BARRIERS USED IN PROTECTION OF BUILDING AGAINST SUBTERRANEAN TERMITES

A.S. 3700 MASONRY IN BUILDINGS

A.S. 3740 WATERPROOFING OF WET AREA IN BUILDINGS

A.S. 4055 WIND LOAD FOR HOUSING

A.S. 4100 STEEL STRUCTURES

A.S.1428 DESIGN FOR ACCESS AND MOBILITY

A.S.1562 DESIGN AND INSTALLATION OF SHEET ROOFING AND WALL CLADDING

A.S.2007 POWERED DOORS FOR PEDESTRIAN ACCESS AND EGGS

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING WORKS.

BUILDING AND SITE TO BE LEFT CLEAN AND READY FOR OCCUPATION UPON COMPLETION OF ALL SITE WORKS.

BUILDER TO RECTIFY ANY DAMAGE DURING CONSTRUCTION TO FOOTPATH, KERBS OR ROADS ETC TO THE APPROVAL OF LOCAL AUTHORITIES, REDUNDANT CROSSOVERS TO BE REMOVED AND MATCHING KERBS AND CHANNEL NATURE STRIP ETC. TO BE REINSTATED TO COUNCIL APPROVAL.

THESE NOTES ARE NEITHER EXHAUSTIVE OR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATION, UNLESS EXPRESSLY STATED OTHERWISE AND ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CUSTOMER AND FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE AUTHOR. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS, WITHOUT THE AUTHOR'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK. NO RESPONSIBILITY IS ACCEPTED BY THE AUTHOR FOR SUCH USE AND/ OR RELIANCE.

CONSTRUCTION

PRECEDENCE

STRUCTURAL ASPECTS OF ENGINEER'S DRAWINGS TAKE PRECEDENCE OVER DOCUMENTS.

SITE CLASSIFICATION

THE BUILDER MUST CHECK AND CONFIRM THIS CLASSIFICATION ON SITE AT THE TIME OF EXCAVATION, TO ENSURE THE SITE DOES NOT CONTAIN SOFT ALLUVIUM OR FILL.

SITE CLASSIFICATION AS CLASS 'P' CLASS REFER TO SOIL REPORT BY RELEVANT SOIL TESTING

SETTING OUT

THE BUILDER SHALL SET OUT IN ACCORDANCE WITH THE SITE PLAN AND ENSURE THAT NO PART OF A FENCE GREATER THAN 2000MM IN HEIGHT IS WITHIN 2.4M OF AN ADJOINING HABITABLE ROOM WINDOWS. THE BUILDER SHALL ENSURE THAT NO PART OF THE FENCE OR BUILDING ENCROACHES OVER ANY TITLE BOUNDARIES AND ANY DRAINAGE OR SEWERAGE EASEMENT WITHOUT THE PRIOR CONSENT OF THE LOCAL COUNCIL AND MELBOURNE WATER.

DEMOLITION

WHEN DEMOLISH, PROTECT THE PROPERTY WHICH IS REMAIN ON OR ADJACENT TO THE SITE FROM DAMAGE. MAKE GOOD OF ANY DAMAGE TO MATCH EXISTING.

IF WALLS OR ROOFS ARE OPENED FOR ALTERATIONS OR ADDITIONS, PROVIDE SECURITY AGAINST UNAUTHORIZED ENTRY. DO NOT BURN OR BURY DEMOLISHED MATERIALS ON THE SITE.

EXCAVATIONS

EXCAVATIONS ARE TO BE CLEANED OUT AND WATER TO BE REMOVED PRIOR TO THE POURING OF CONCRETE.

STORMWATER

DOWNPINES SHALL BE 150 X 75 X 0.6MM OR 150MM DIAMETER COLORBOND DPS AS SHOWN ON PLAN. PROVIDE RWH AT ALL BOX GUTTERS.

STORM WATER DRAINS TO BE MIN 90MM DIA. HD PVC SET TO FALL 1:10.

PROVIDE IOT AT ALL ANGLES AND CHANGE DIRECTION. REFER TO CIVIL ENGINEERS DESIGN.

PROVIDE 100MM DIA 100MM DIA HD PVC PIPE WHERE STORM WATER RUNS UNDER CONCRETE SLAB. ENSURE THAT WATER IS NOT ALLOWED TO POUD ADJACENT TO FOOTINGS AND IS DRAINED TO MEANS OF SURFACE AND/OR AGRICULTURAL DRAINS AND CONNECTED TO STORMWATER.

BUILDER TO ENSURE ALL PLUMBING MATERIALS ARE COMPATIBLE.

CONNECT ALL NEW STORMWATER DRAINAGE SYSTEM INTO COUNCILS LEGAL POINT OF DISCHARGE AS PER THE ENGINEERS CIVIL DOCUMENTS AS PROVIDED BY LOCAL AUTHORITIES.

CONNECT 90MM P.V.C. AGRICULTURAL DRAIN TO ALL SITE AREA (IF REQUIRED) TO STORM WATER DRAIN VIA 300 X 300 X 300 SILT PIT.

ALL DOWN PIPES AND GUTTERS TO BE CONCEALED WHERE POSSIBLE.

REFER TO ENGINEERS CIVIL DESIGN AND SPECIFICATION FOR ALL CIVIL AND DRAINAGE WORKS.

THE CONTRACTOR SHALL DESIGN AND DETAIL THE PRE-CAST CONCRETE ELEMENTS STRICTLY IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DRAWINGS AND TO SIZES AND CONFIGURATION AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

SUPPLY AND POSITION ALL REINFORCED CONCRETE AS INDICATED ON STRUCTURAL ENGINEERS DRAWINGS AND APPROVED SHOP DETAILS. ENSURE SUFFICIENT COVER MAINTAINED TO REINFORCED CONCRETE AS DETAILED.

CAST IN ALL ITEMS AS SPECIFIED IN POSITIONS AS DIMENSIONED INCLUDING ALL LIFTING INSERTS, TEMPORARY BRACE CONNECTIONS, DOOR AND WINDOW FRAMES, GROUT TUBES AND PENETRATIONS, CAST IN PLATES AND FERRELLS.

PRE-CAST ELEMENTS ARE TO BE ERECTED PLACED IN ACCORDANCE WITH WORKCOVER VICTORIA SAFE WORK PRACTICES FOR THE ERECTION PLACEMENT OF PRE-CAST ELEMENTS.

THE CONTRACTOR SHALL ACCURATELY SET OUT ON SITE THE WORKS PRIOR TO PLACING ELEMENTS AND PERFORM ANY PREP WORK REQUIRED. THIS INCLUDES DRILLING DOWEL HOLES AND PLACING DOWELS, PLACING PACKING SHIMS, SITE WELDING CONNECTIONS CLEATS AND PLACING FITMENTS TO ELEMENTS.

PLACE AND FIX ALL TEMPORARY SUPPORTS IN SUCH A MANNER TO HOLD THE ELEMENT IN POSITION SAFELY UNTIL FINAL CONNECTIONS ARE COMPLETED.

ROOFING
 ALL ROOF AND WALL CLADDING TO BE INSTALLED TO MANUFACTURES 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 MANUFACTURE.

EXTEND ROOF SHEETS 50MM MINIMUM INTO GUTTERS AND DOWN TURN OF SHEETS.

BOX GLUTTERS ARE TO BE SUPPORTED WITH GALVANISED GUTTER STRAPS AT CENTRES SUFFICIENT TO SUPPORT GUTTER AND IMPOSED LIVE LOADS.

EAVES GLUTTERS TO HAVE GUTTER BRACKETS OF MATCHING MATERIALS 600 CENTRES.

PROVIDE OVERFLOW POPS OF SUFICIENT SIZE AND NUMBER TO PREVENT GUTTERS FROM OVERFLOWING IN THE EVENT OF A BLOCKAGE.

CARPENTRY AND JOINERY
 ALL STRUCTURAL TIMBER SIZES, GRADES AND ALLOWABLE SPANS SHOULD ALL BE REFERRED TO ENGINEER DRAWINGS (IF PROVIDED) THESE SIZES, GRADES AND ALLOWABLE SPANS CAN BE DETERMINED THROUGH A5 164 & 172.

SETTING OUT
 ALL TIMBER SPECIFIED ON THE DRAWINGS IS TO HAVE THE FOLLOWING MINIMUM STRESS GRADE UNLESS OTHERWISE NOTED:

UNSEASONED HARDWOOD F6

SEASONED OR KILN DRIED HARDWOOD F17

LAMINATED PINE F8

RADIATA PINE F5

OREGON F7

GALVANIZED STEEL
 ALL STRUCTURAL BEAMS, GRADES AND ALLOWABLE SPANS SHOULD ALL BE REFERRED TO ENGINEERING DRAWINGS (IF PROVIDED) OR THESE SIZES, THICKNESS AND ALLOWABLE SPANS CAN BE DETERMINED THROUGH AN AUTHORIZED PERSON.

ROOFING
 GENERALLY ROOF COVERING SHALL BE MANUFACTURED AND FIXED IN ACCORDANCE WITH STANDARD PRACTICE AND MANUFACTURER'S RECOMMENDATIONS.

SAFETY GLAZING AND GLAZING
 ALL GLAZING AS PER A.S.1288 AND ALL RELEVANT CODES SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES.

1. BATHROOMS AND SHOWER ROOMS FROM THE FLOOR.

2. BATHROOMS WITHIN 300MM VERTICAL FROM THE BATH BASE.

3. LAUNDRY (WITHIN 1200MM VERTICAL FROM FLOOR AND/OR WITHIN 300MM HORIZONTAL FROM DOORS).

4. SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS.

OBSCURE GLASS IS TO BE USED FOR ALL BATHROOMS UNLESS OTHERWISE NOTED AND TO ALL OTHER AREAS WHERE OBSCURE GLAZING IS SHOWN ON DRAWINGS.

CHECK ALL NUMBERING AND QUANTITIES AGAINST PLANS AND ELEVATIONS AND NOTIFY THE ARCHITECT SHOULD ANY DISCREPANCIES OCCUR.

CHECK ALL LEVELS AGAINST FLOOR LEVELS.

DO NOT SCALE OFF DRAWINGS FOR WINDOW DIMENSIONS.

GLASS SIZES ARE SUGGESTED THICKNESS ONLY. MANUFACTURER TO CONFIRM SIZES ARE IN ACCORDANCE WITH CODE REQUIREMENTS AND AS 1288 PRIOR TO FABRICATION.

WINDSCREENS
 ALL WINDSCREENS TO BE GRADE A SAFETY GLASS.

OBSCURE GLASS IS TO BE USED FOR ALL BATHROOMS UNLESS OTHERWISE NOTED AND TO ALL OTHER AREAS WHERE OBSCURE GLAZING IS SHOWN ON DRAWINGS.

CHECK ALL NUMBERING AND QUANTITIES AGAINST PLANS AND ELEVATIONS AND NOTIFY THE ARCHITECT SHOULD ANY DISCREPANCIES OCCUR.

CHECK ALL LEVELS AGAINST FLOOR LEVELS.

DO NOT SCALE OFF DRAWINGS FOR WINDOW DIMENSIONS.

GLASS SIZES ARE SUGGESTED THICKNESS ONLY. MANUFACTURER TO CONFIRM SIZES ARE IN ACCORDANCE WITH CODE REQUIREMENTS AND AS 1288 PRIOR TO FABRICATION.

DOORS
 ALL DOORS SHALL BE GRADE A SAFETY GLASS.

OBSCURE GLASS IS TO BE USED FOR ALL BATHROOMS UNLESS OTHERWISE NOTED AND TO ALL OTHER AREAS WHERE OBSCURE GLAZING IS SHOWN ON DRAWINGS.

CHECK ALL NUMBERING AND QUANTITIES AGAINST PLANS AND ELEVATIONS AND NOTIFY THE ARCHITECT SHOULD ANY DISCREPANCIES OCCUR.

CHECK ALL LEVELS AGAINST FLOOR LEVELS.

DO NOT SCALE OFF DRAWINGS FOR WINDOW DIMENSIONS.

GLASS SIZES ARE SUGGESTED THICKNESS ONLY. MANUFACTURER TO CONFIRM SIZES ARE IN ACCORDANCE WITH CODE REQUIREMENTS AND AS 1288 PRIOR TO FABRICATION.

PLUMBING
 LICENSED PLUMBER SHOULD BE AUTHORIZED TO COMPLETE THE JOB, THE WHOLE OF THE WATER SUPPLY, GENERAL AND SANITARY.

ELECTRICAL
 AN AUTHORIZED ELECTRICAL CONTRACTOR SHOULD BE APPOINTED TO CARRY OUT THE ELECTRICAL INSTALLATION.

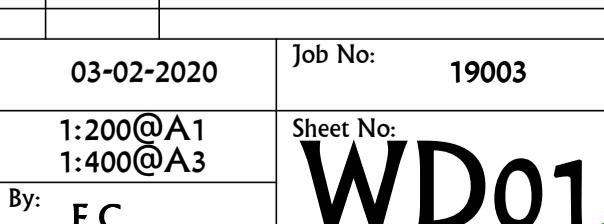
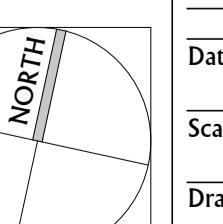
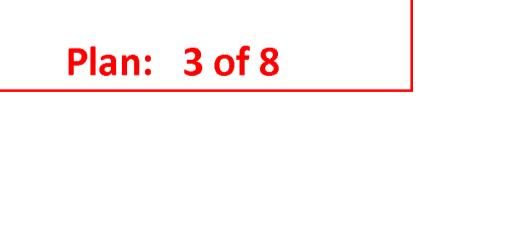
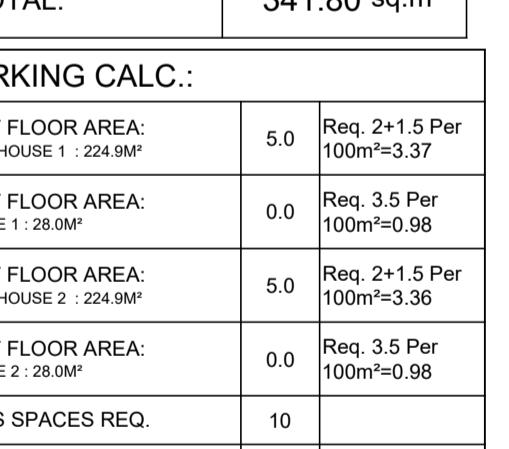
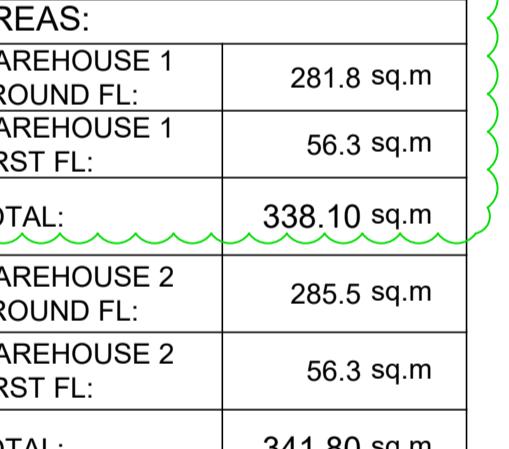
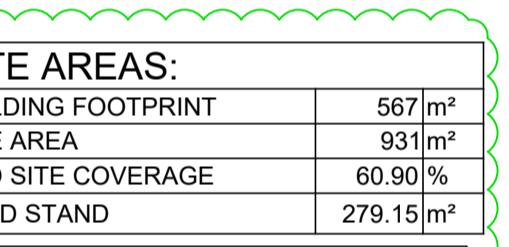
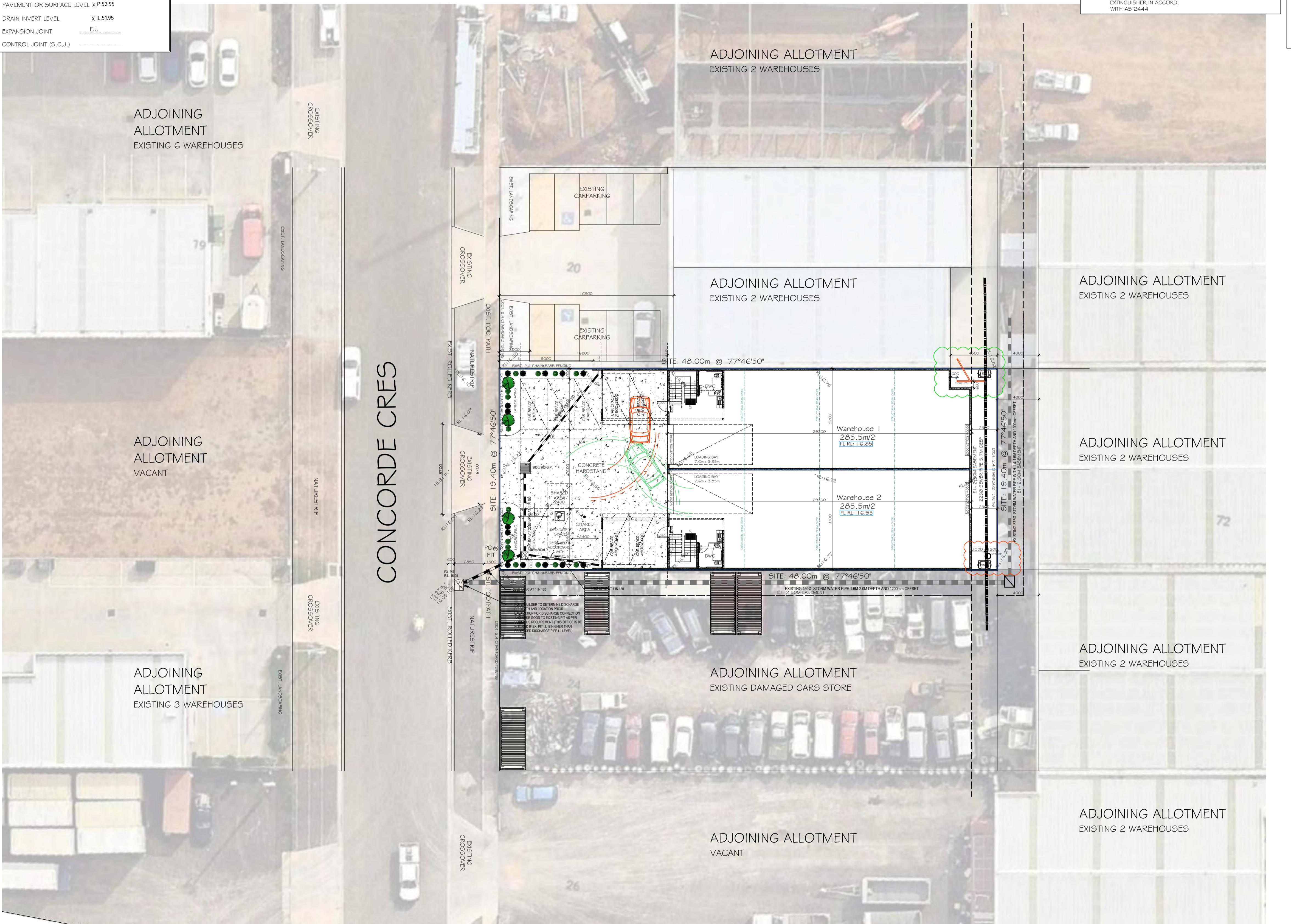
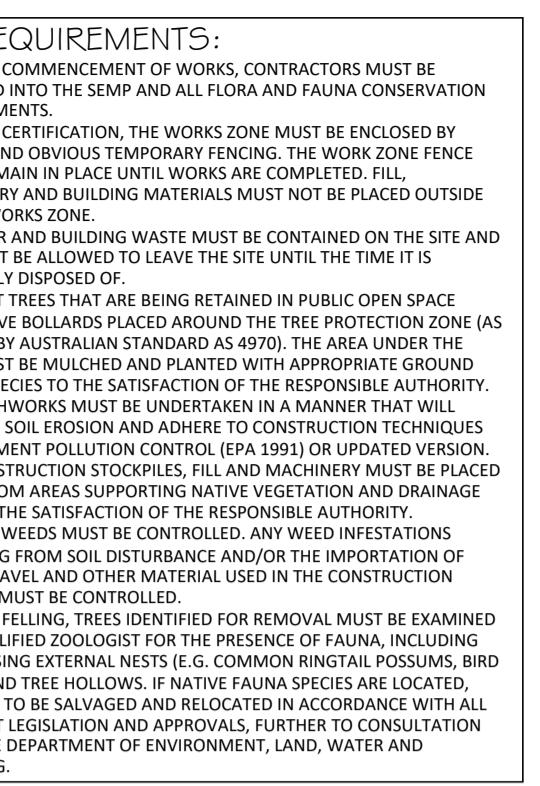
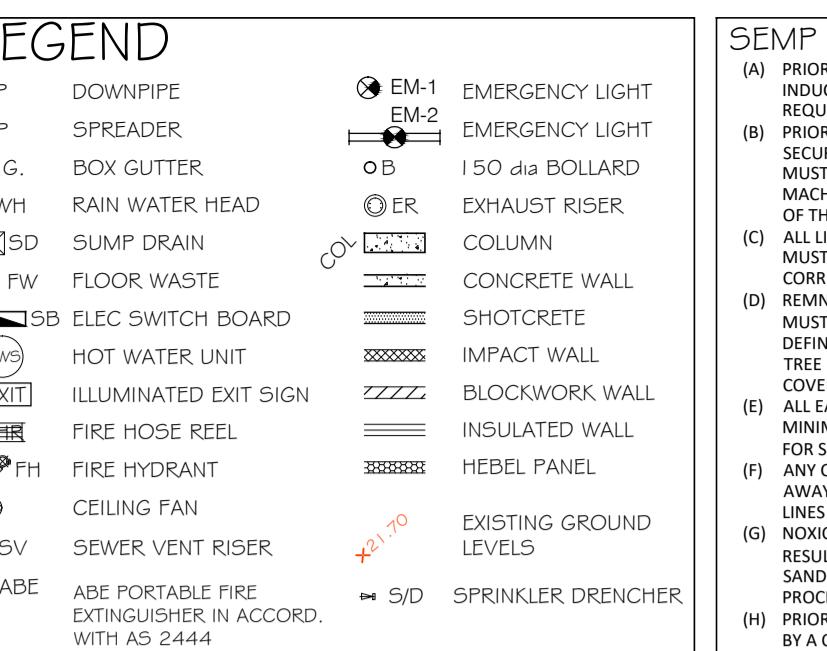
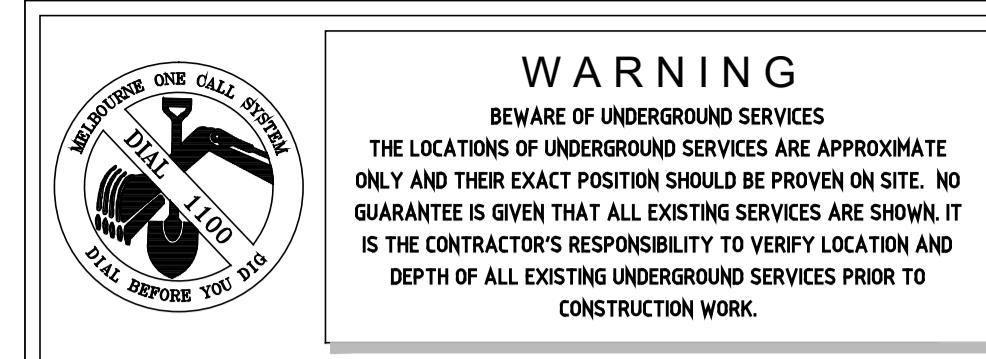
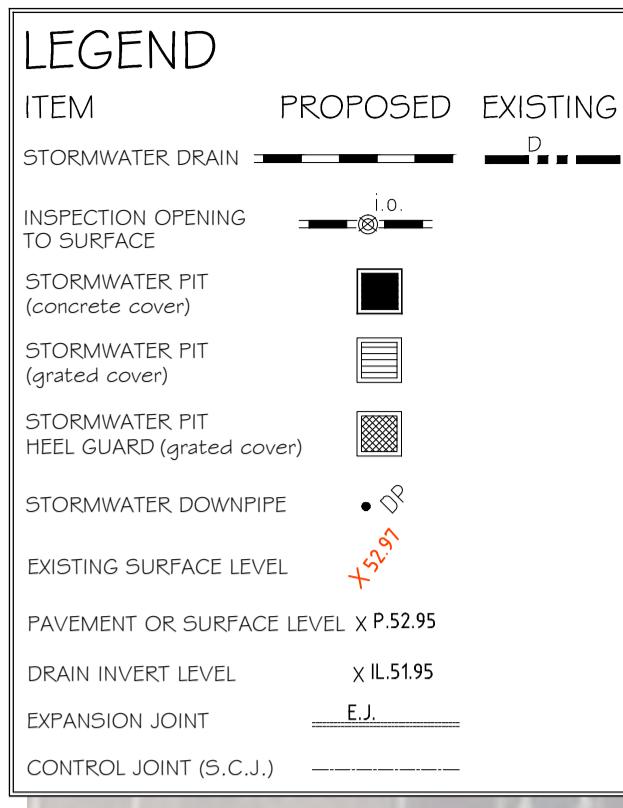
PLASTERING
 PLASTER SHEET SHALL BE SUPPORTED BY 450MM CENTRES, WITH FLUSH JOINTED THROUGHOUT, THIS REFERS TO 10MM PLASTER BOARDS.

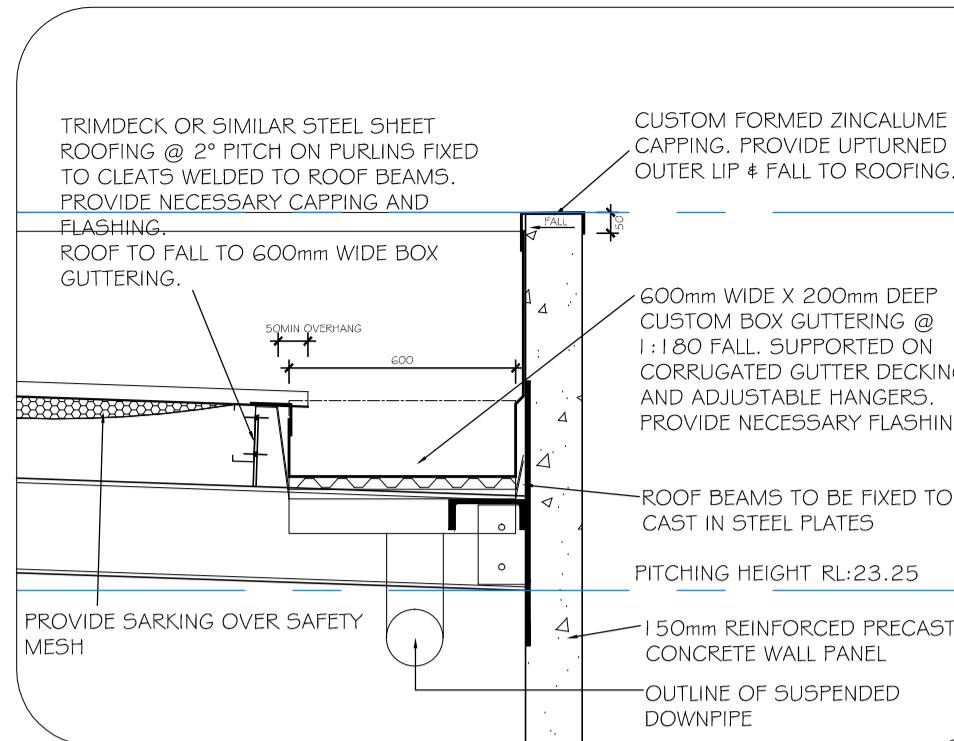
PLASTER SHEET SHALL BE SUPPORTED BY 600MM CENTRES, THIS REFERS TO 12MM PLASTER BOARD.

WET AREAS
 ALL WET AREAS TO COMPLY WITH NCC 2019 VOL 1 AND AS 3740. ALL FLOORS OF BATHROOMS, WCs AND LAUNDRIES TO BE WATERPROOFED IN ACCORDANCE WITH AS 3740. WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT 1800MM ABOVE THE FLOOR LEVEL TO SHOWER ENCLOSURES, AND 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF ITHIN 5MM OF THE WALL.

PLACE AND FIX ALL TEMPORARY SUPPORTS IN SUCH A MANNER TO HOLD THE ELEMENT IN POSITION SAFELY UNTIL FINAL CONNECTIONS ARE COMPLETED.

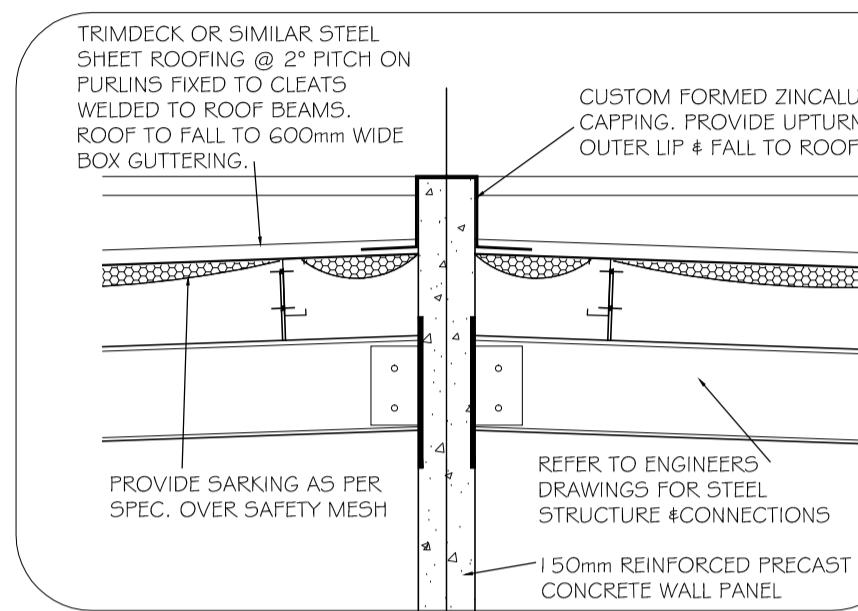
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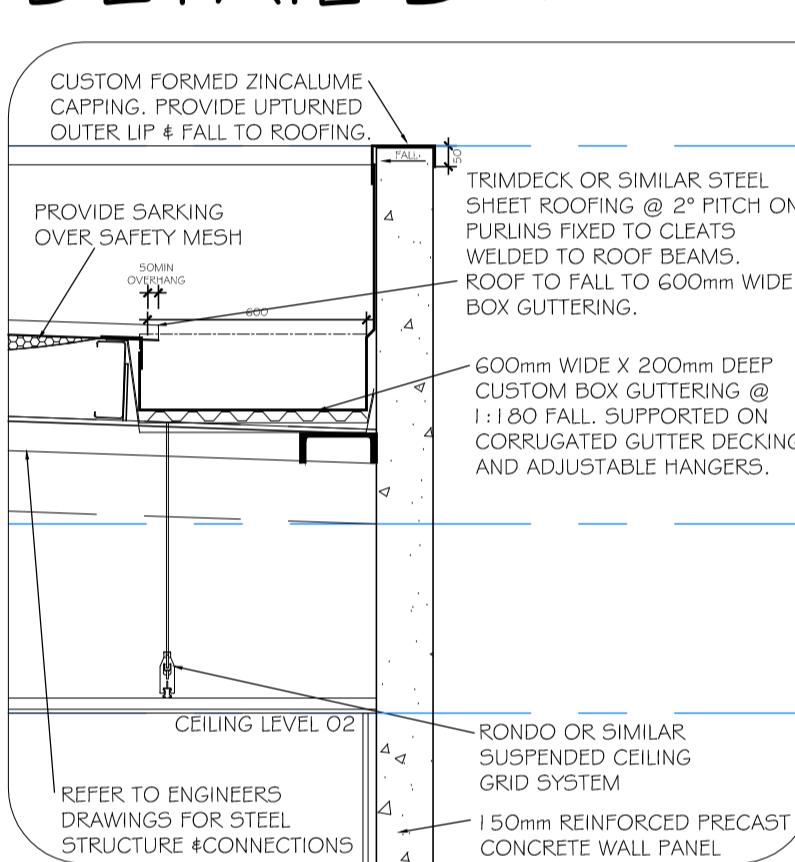
DETAIL A

SCALE 1:20



DETAIL B

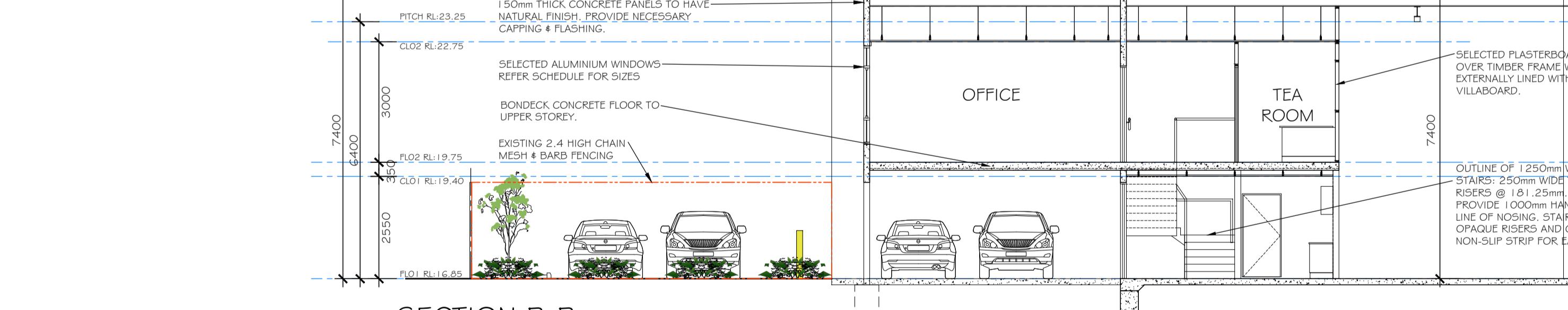
SCALE 1:20



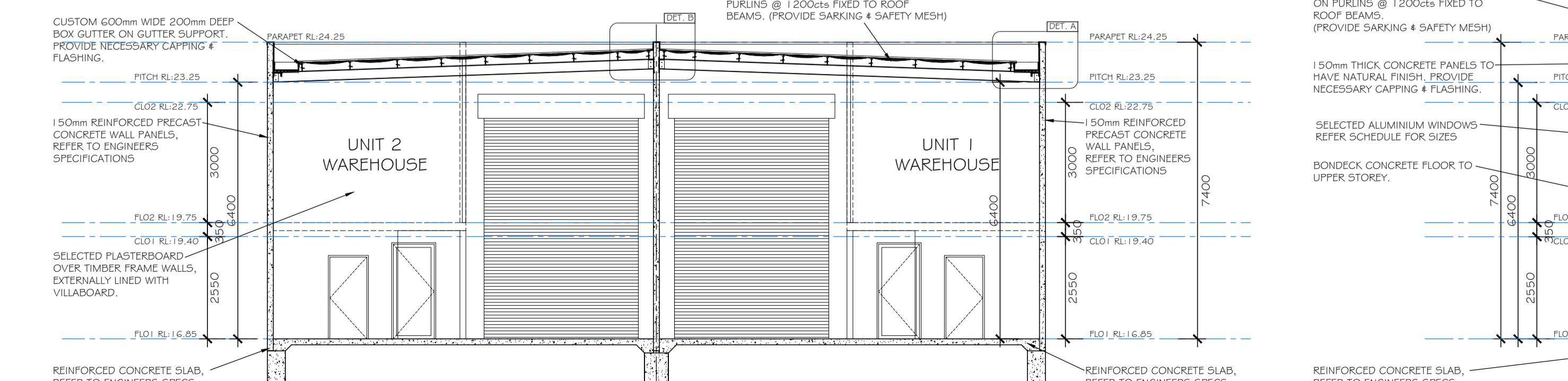
DETAIL C

SCALE 1:20

DETAILS



SECTION B-B

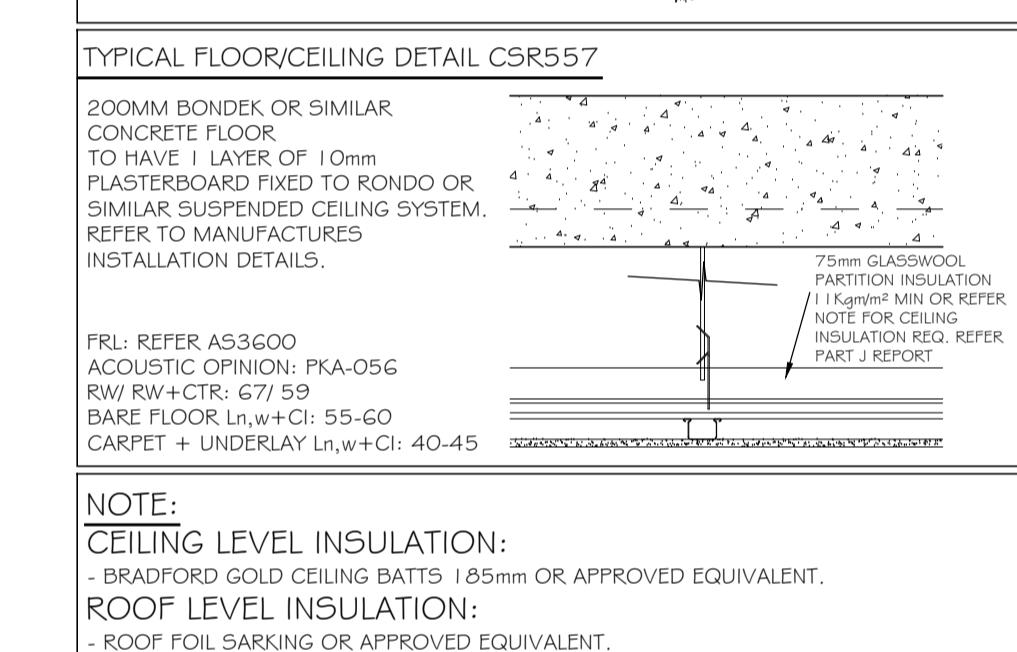
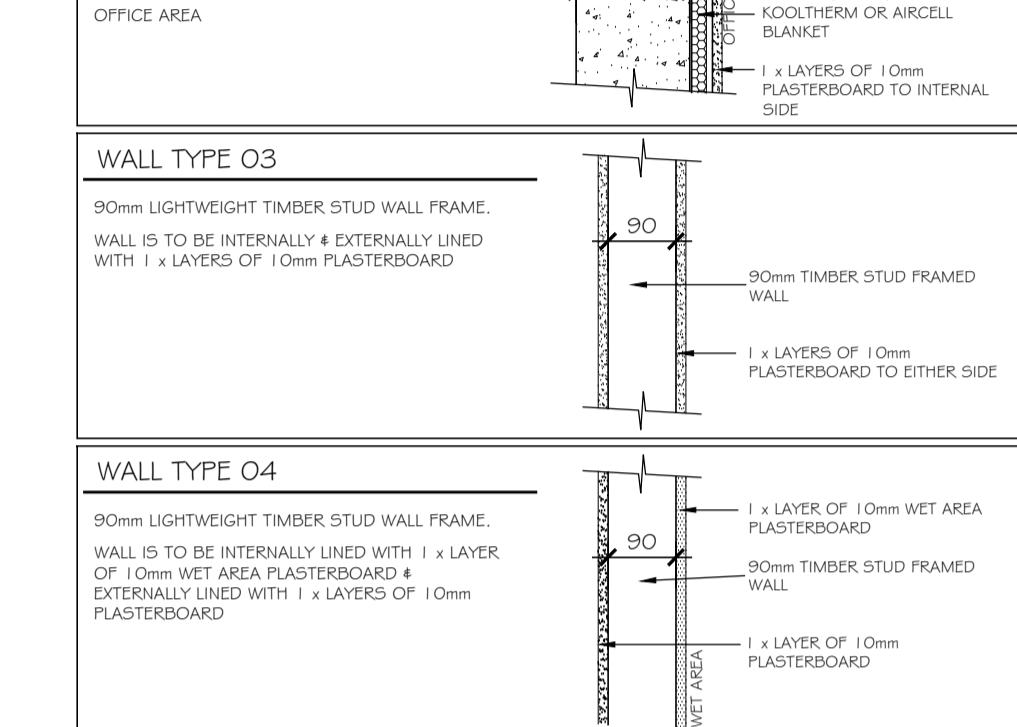


SECTION A-A

SECTIONS

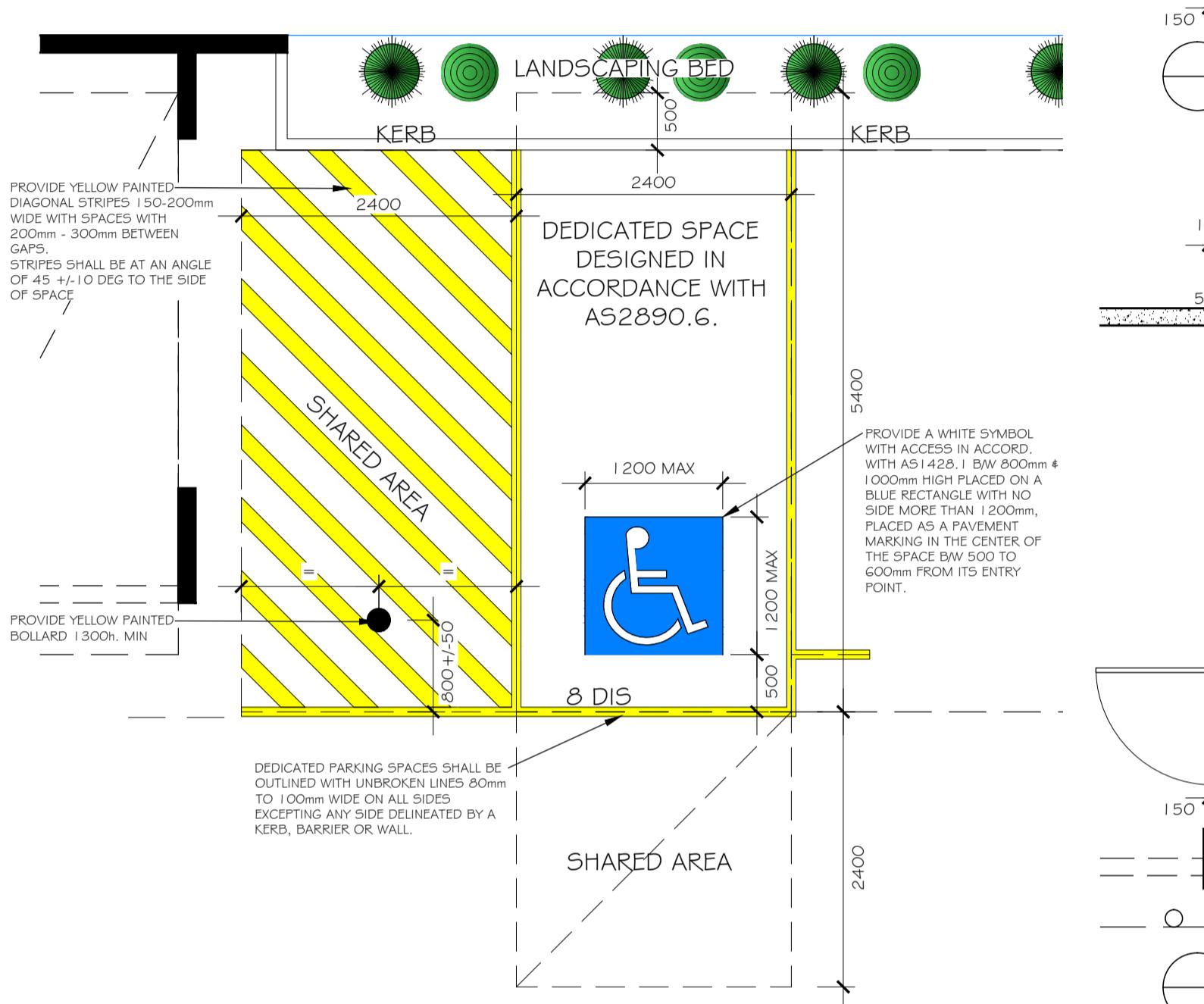
NOTE WALL TYPES:	
TRIMDECK OR SIMILAR STEEL SHEET ROOFING @ 2° PITCH ON PURLINS FIXED TO CLEATS WELDED TO ROOF BEAMS. PROVIDE NECESSARY CAPPING AND FLASHING.	CUSTOM FORMED ZINCALUME CAPPING. PROVIDE UP TURNED OUTER LIP & FALL TO ROOFING.
FLASHING: ROOF TO FALL TO 600mm WIDE BOX GUTTERING.	600mm WIDE X 200mm DEEP CUSTOM BOX GUTTER @ 1:1:80 FALL. SUPPORTED ON CORROUGATED GUTTER DECKING AND ADJUSTABLE HANGERS. PROVIDE NECESSARY FLASHINGS.
ROOF BEAMS TO BE FIXED TO CAST IN STEEL PLATES	150mm REINFORCED PRECAST CONCRETE WALL PANEL. PITCHING HEIGHT RL:23.25
PITCHING HEIGHT RL:23.25	OUTLINE OF SUSPENDED DOWNPIPE

ENERGY EFFICIENCY COMPLIANCE REPORT: DTS (PROPOSED WAREHOUSE)	
ELEMENT	MIN REQ.
ROOF AND CEILING => U1.3 (J1.34)	MIN R VALUE => 4.0
WALL TYPE 01	N/A
150mm REINFORCED CONCRETE PANELS. REFER TO ENGINEERING DRAWINGS FOR FURTHER DETAIL.	150mm REINFORCED PRECAST CONCRETE WALL PANEL
FRL: <240/240/240	
WALL TYPE 02	N/A
150mm REINFORCED CONCRETE PANELS. REFER TO ENGINEERING DRAWINGS FOR FURTHER DETAIL.	150mm REINFORCED PRECAST CONCRETE WALL PANEL
WALL IS TO BE INTERNALLY LINED WITH 10mm PLASTERBOARD.	10mm PLASTERBOARD TO INTERNAL SIDE
FRL: <240/240/240	OFFICE AREA
WALL TYPE 03	N/A
90mm LIGHTWEIGHT TIMBER STUD WALL FRAME. WALL IS TO BE INTERNALLY & EXTERNALLY LINED WITH 1 x LAYER OF 10mm PLASTERBOARD.	90mm TIMBER STUD FRAMED WALL
	1 x LAYERS OF 10mm PLASTERBOARD TO EITHER SIDE
WALL TYPE 04	N/A
90mm LIGHTWEIGHT TIMBER STUD WALL FRAME. WALL IS TO BE INTERNALLY LINED WITH 1 x LAYER OF 10mm WET AREA PLASTERBOARD & EXTERNALLY LINED WITH 1 x LAYER OF 10mm PLASTERBOARD.	90mm TIMBER STUD FRAMED WALL
	1 x LAYER OF 10mm PLASTERBOARD
TYPICAL FLOOR/CEILING DETAIL C5R557	
200mm BONDEK OR SIMILAR CONCRETE FLOOR. TO HAVE 1 LAYER OF 10mm PLASTERBOARD FIXED TO RONDO OR SIMILAR SUSPENDED CEILING SYSTEM. REFER TO MANUFACTURES INSTALLATION DETAILS.	200mm BONDEK OR SIMILAR CONCRETE FLOOR. TO HAVE 1 LAYER OF 10mm PLASTERBOARD FIXED TO RONDO OR SIMILAR SUSPENDED CEILING SYSTEM. REFER TO MANUFACTURES INSTALLATION DETAILS.
FRL: REFER A53600 ACOUSTIC OPINION: PKA-056 RW/RW-CTR: G7/59 BARE FLOOR Ln,w+c: 55-60 CARPET + UNDERLAY Ln,w+c: 40-45	FRL: REFER A53600 ACOUSTIC OPINION: PKA-056 RW/RW-CTR: G7/59 BARE FLOOR Ln,w+c: 55-60 CARPET + UNDERLAY Ln,w+c: 40-45
NOTE: CEILING LEVEL INSULATION:	CEILING LEVEL INSULATION:
- BRADFORD GOLD CEILING BATS 185mm OR APPROVED EQUIVALENT.	- BRADFORD GOLD CEILING BATS 185mm OR APPROVED EQUIVALENT.
ROOF LEVEL INSULATION:	ROOF LEVEL INSULATION:
- ROOF FOIL SARKING OR APPROVED EQUIVALENT.	- ROOF FOIL SARKING OR APPROVED EQUIVALENT.

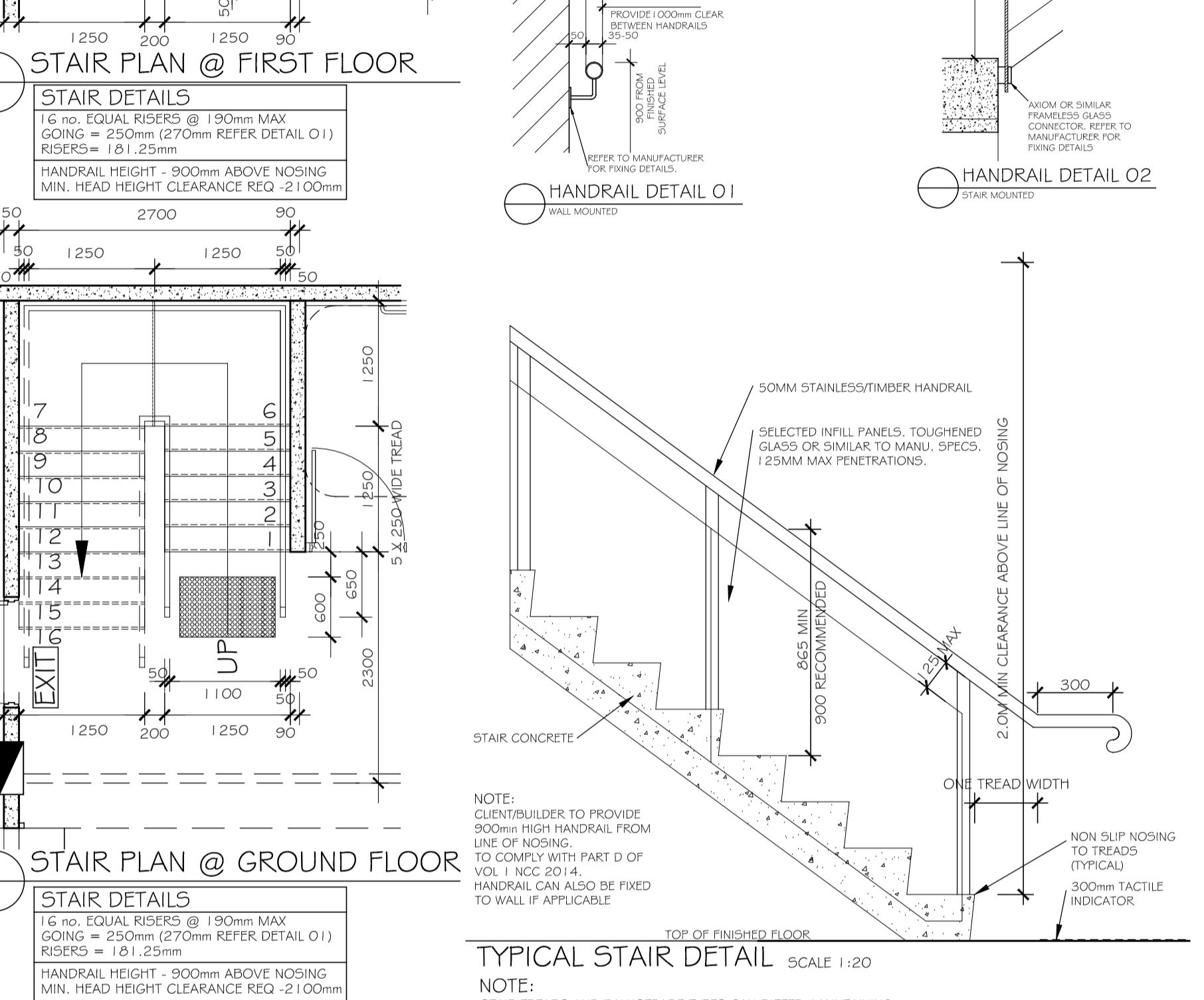
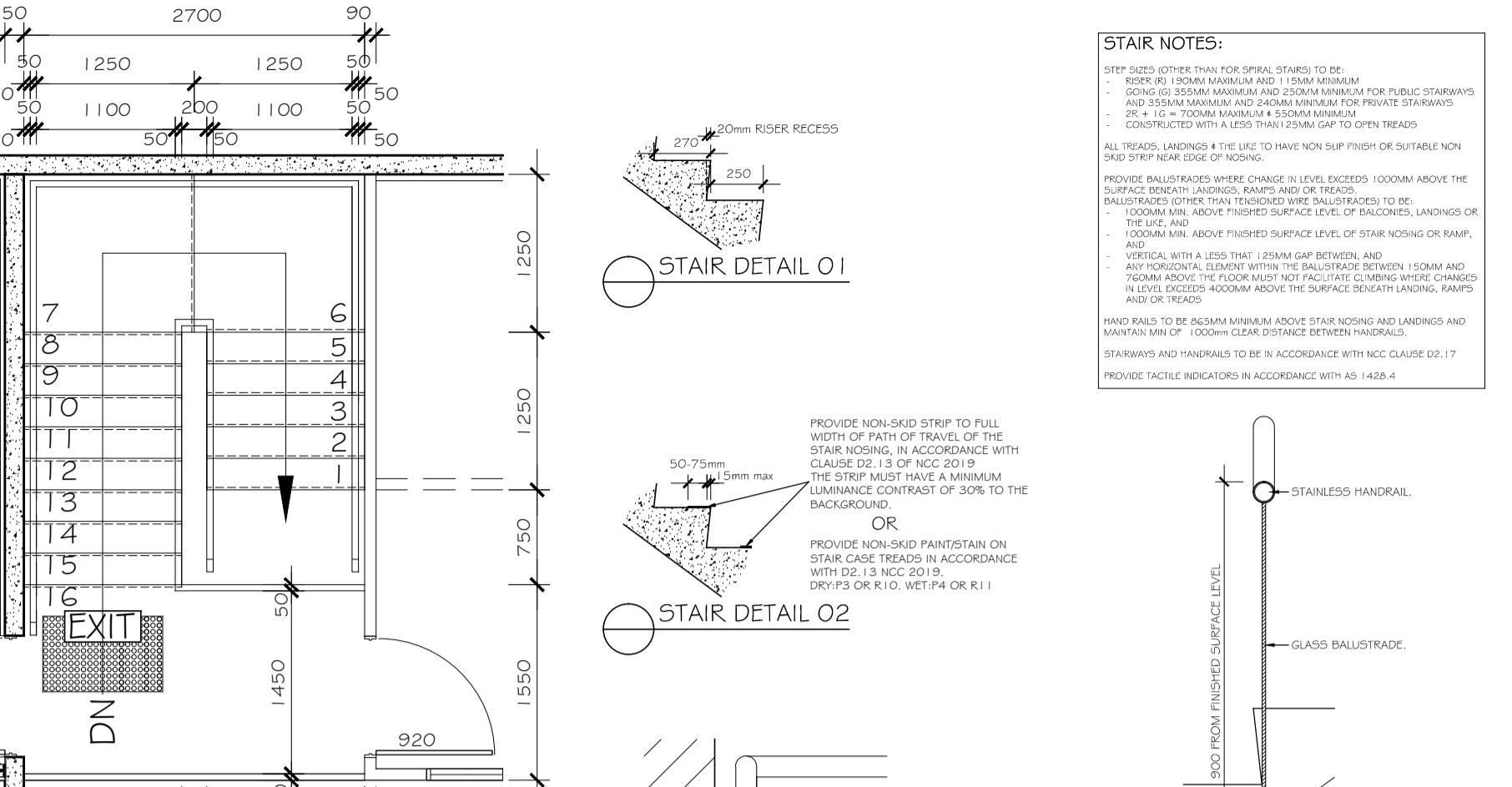


WALL TYPES

BUILDING SPECIFICATIONS/COMMENTS	
ROOF AND CEILING => U1.3 (J1.34)	OFFICE: GULLION ROOF WITH SUSPENDED CEILING 4 ALUMINUM FOIL TO PROVIDE K3.5 BULK INSULATION - FOAMBOARD INSULATION, TOTAL RESISTANT VALUE = R2.4
WALL TYPE 01	WALL TYPE EXTERNAL MAIN OFFICE: 10MM THICK CONCRETE WALL WITH BATTENS & PLASTER. PROVIDE R2.0 FOAMBOARD INSULATION, TOTAL RESISTANT VALUE = R2.4
WALL TYPE 02	1. ALL EXTERNAL DOORS AND WINDOWS TO BE WATHER SEALED. 4. ONLY VENTED DOWNTIGHTS, AND SKYLIGHTS 2. ALL GRILLE VENTILATION TO BE SELF-SEALED AT OUTLET DUCT
WALL TYPE 03	ALL RECESS INSULATION AREAS ARE TO BE AIR-CONDITIONED WITH 1. AIR CEILING MOUNTED SPOT AIR SYSTEMS AND THE AIR-CONDITIONING CONTRACTOR SUPPLIER IS TO PROVIDE THE RELEVANT BUILDING SURVEYOR WITH COMPLIANCE CERTIFICATE FOR MECHANICAL / VENTILATION SYSTEM PRIOR TO COMMENCEMENT OF WORK.
WALL TYPE 04	REFER TO LIGHTING CALCULATIONS
TYPICAL FLOOR/CEILING DETAIL C5R557	WALL: 1000mm MAX. VAPOUR (1:10W) 5 x 150mm T-50W TOILET (1:10W) PROVIDE FROSTED LIGHTING (5W) = 3 x 6W - 24W OFFICE (1:10W) PROVIDE RECESSED LED DOWNLIGHT (6W) = 15 x 6W = 120W
NOTE: MAINTENANCE ACCESS => J6	MAINTENANCE ACCESS MUST BE PROVIDED TO ALL PLANT, EQUIPMENT, AND COMPONENTS THAT REQUIRE MAINTENANCE IN ACCORDANCE WITH PART 12 OF THE BCA.



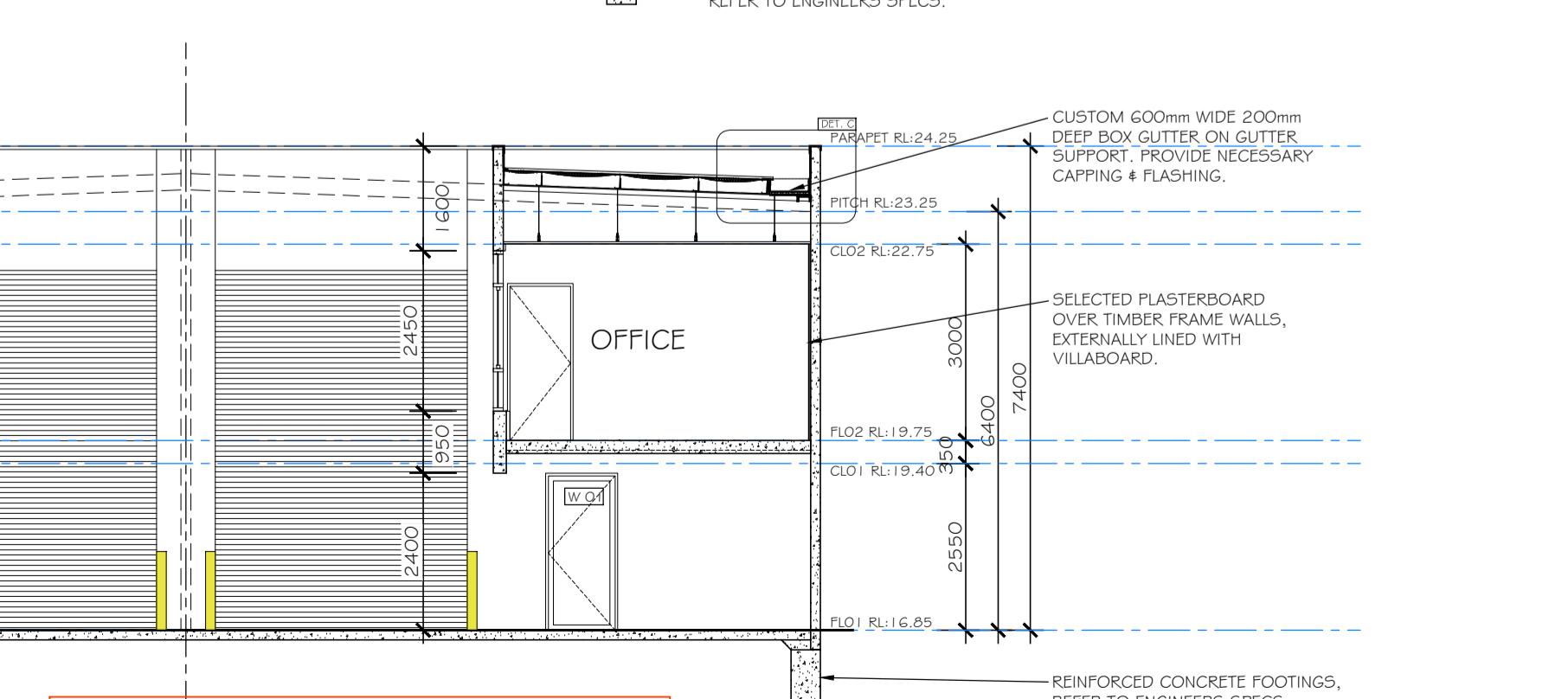
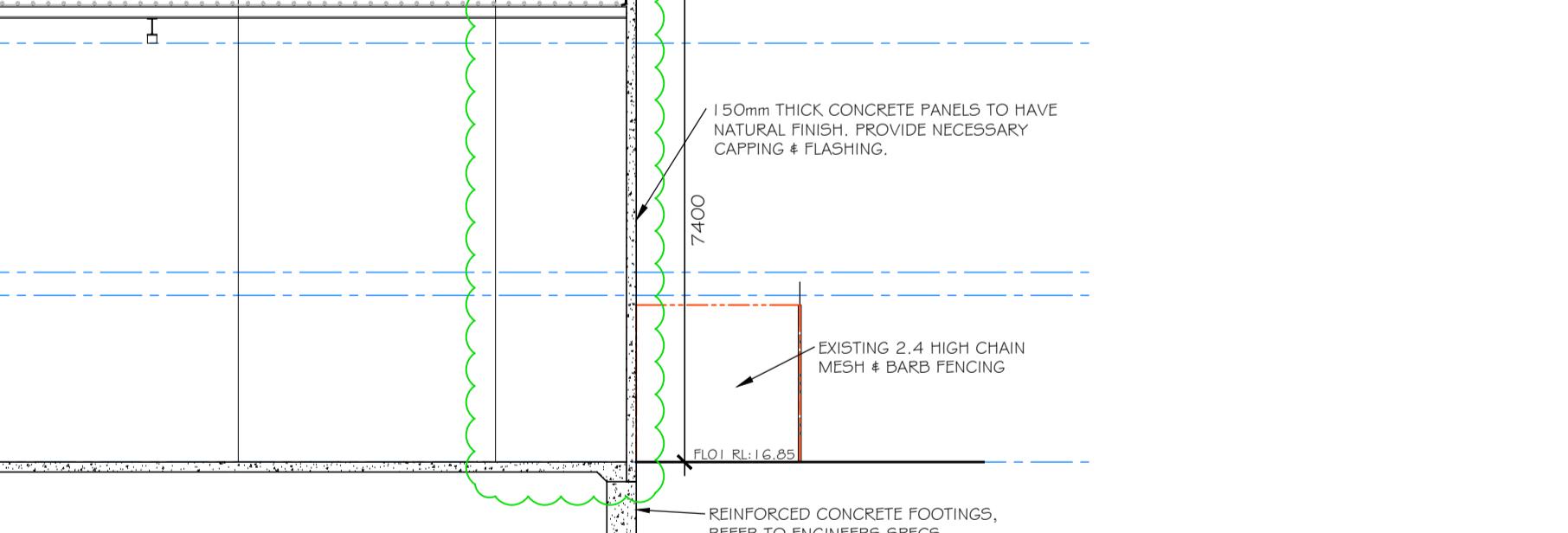
DISABLED CAR SPACE 1:50@A1



STAIR PLAN @ GROUND FLOOR

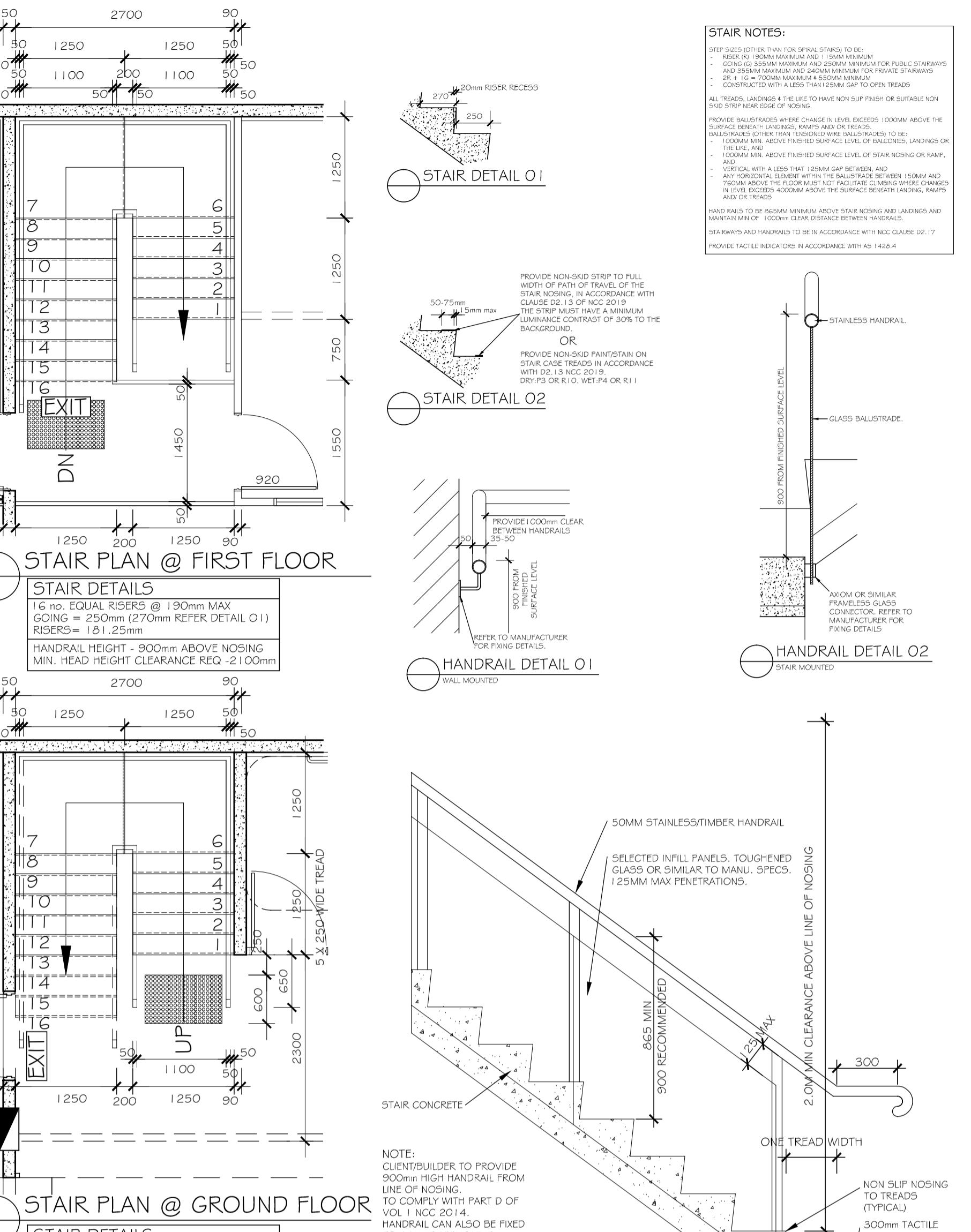
STAIR DETAILS 1:50@A1

NOTE: STAIR TREADS AND BALUSTRADE TYPES CAN DIFFER, MAINTAINING DIMENSIONS DEMONSTRATED ABOVE. (REFER CLIENTS SPECIFICATIONS).



ISSUED FOR CONSTRUCTION
THESE DRAWINGS TO BE USED FOR CONSTRUCTION PURPOSES.
IF ANY DISCREPANCIES ARE FOUND ON DRAWINGS
PLEASE ASK CONFIRM, PRIOR TO CONSTRUCTION.

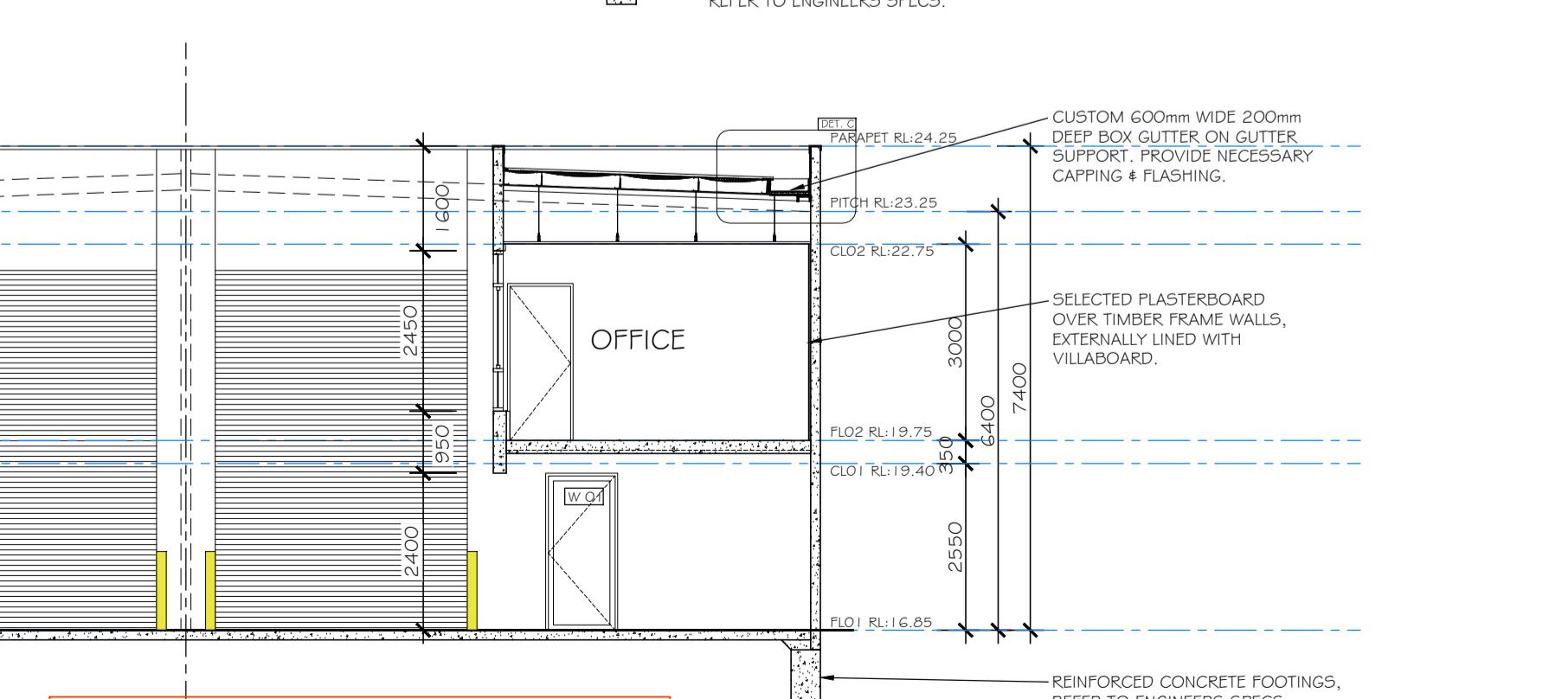
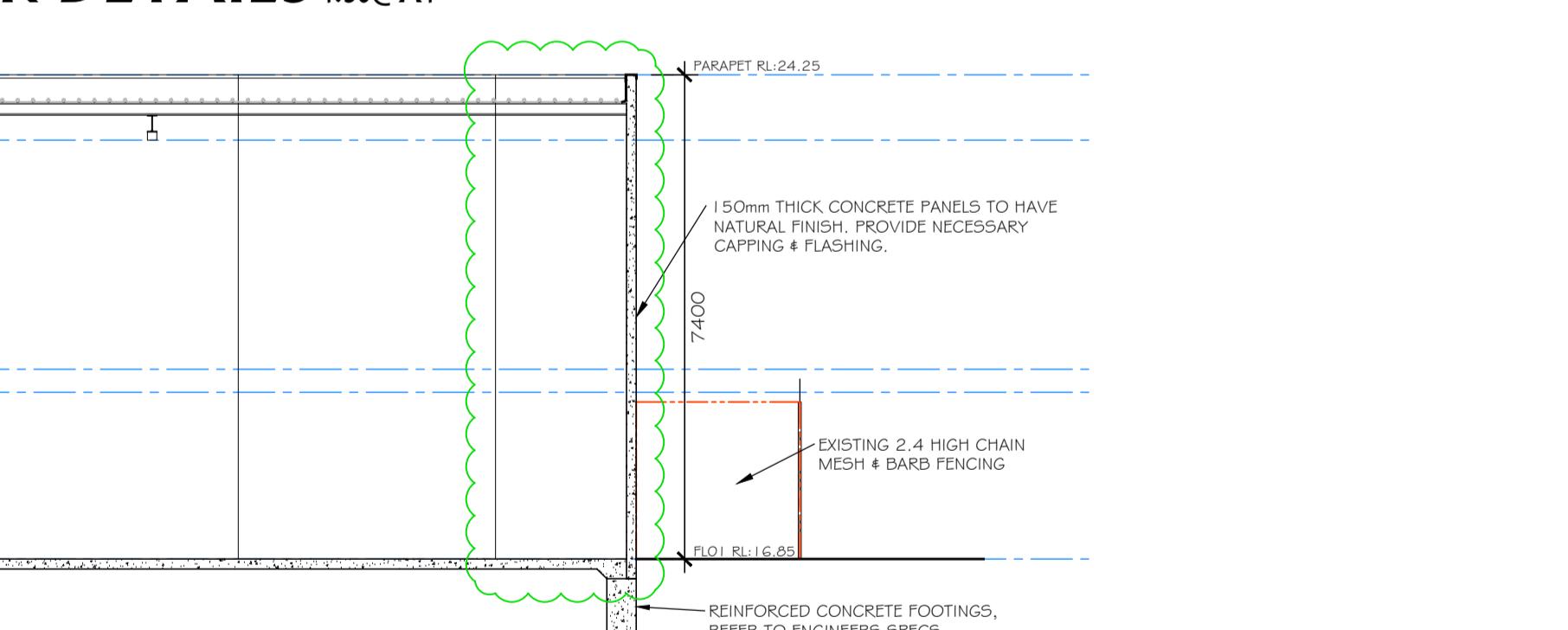
Date: 23-01-2020 Town Planning
Scale: 1:100@A1 Site Plan
Drawn By: E.C. Advanced Documents
Notes: All levels shown on these drawings are to AHD, and are in reference to finished surface site levels as provided by Superior Design
WDO5B Plan: 7 of 8



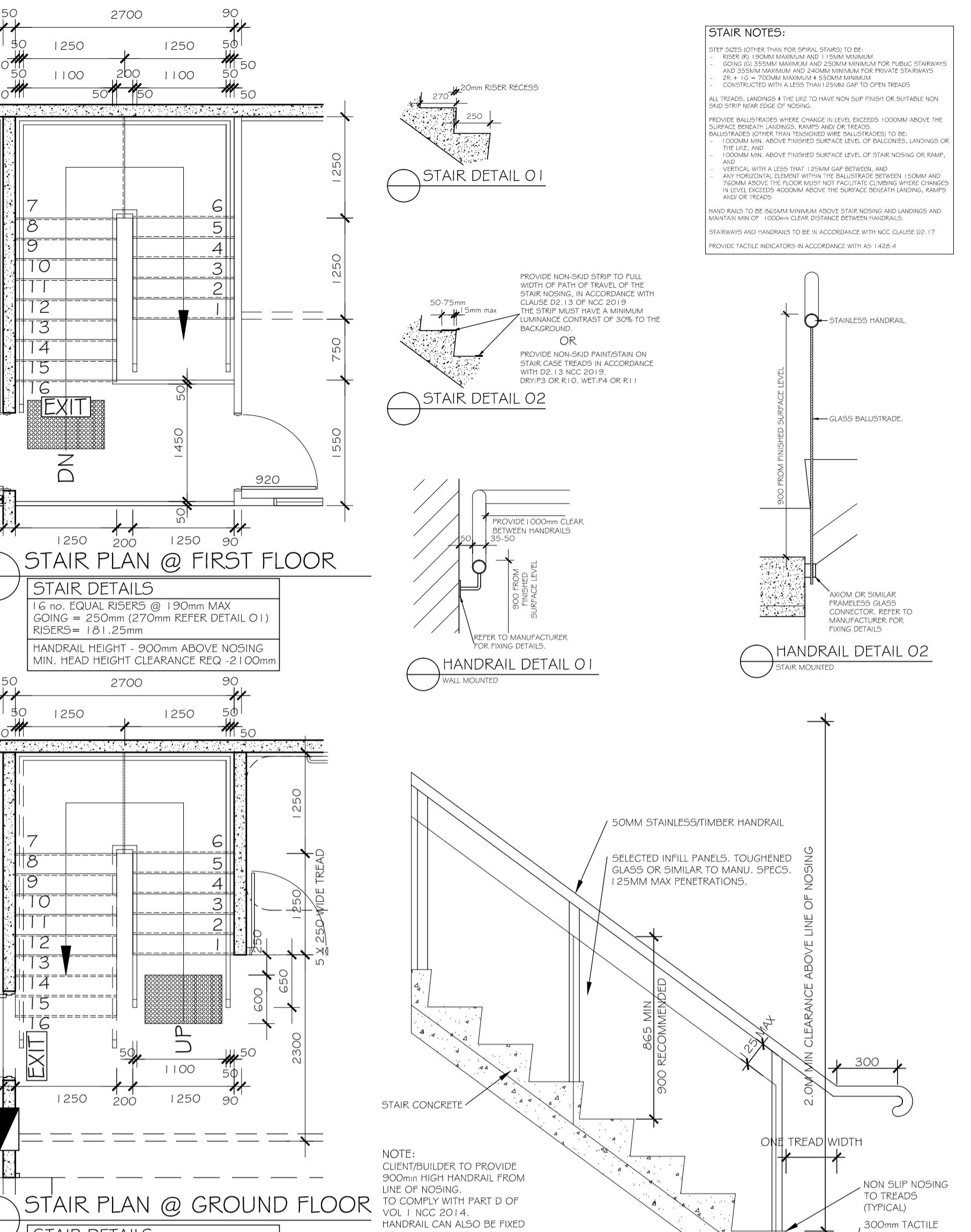
STAIR PLAN @ FIRST FLOOR

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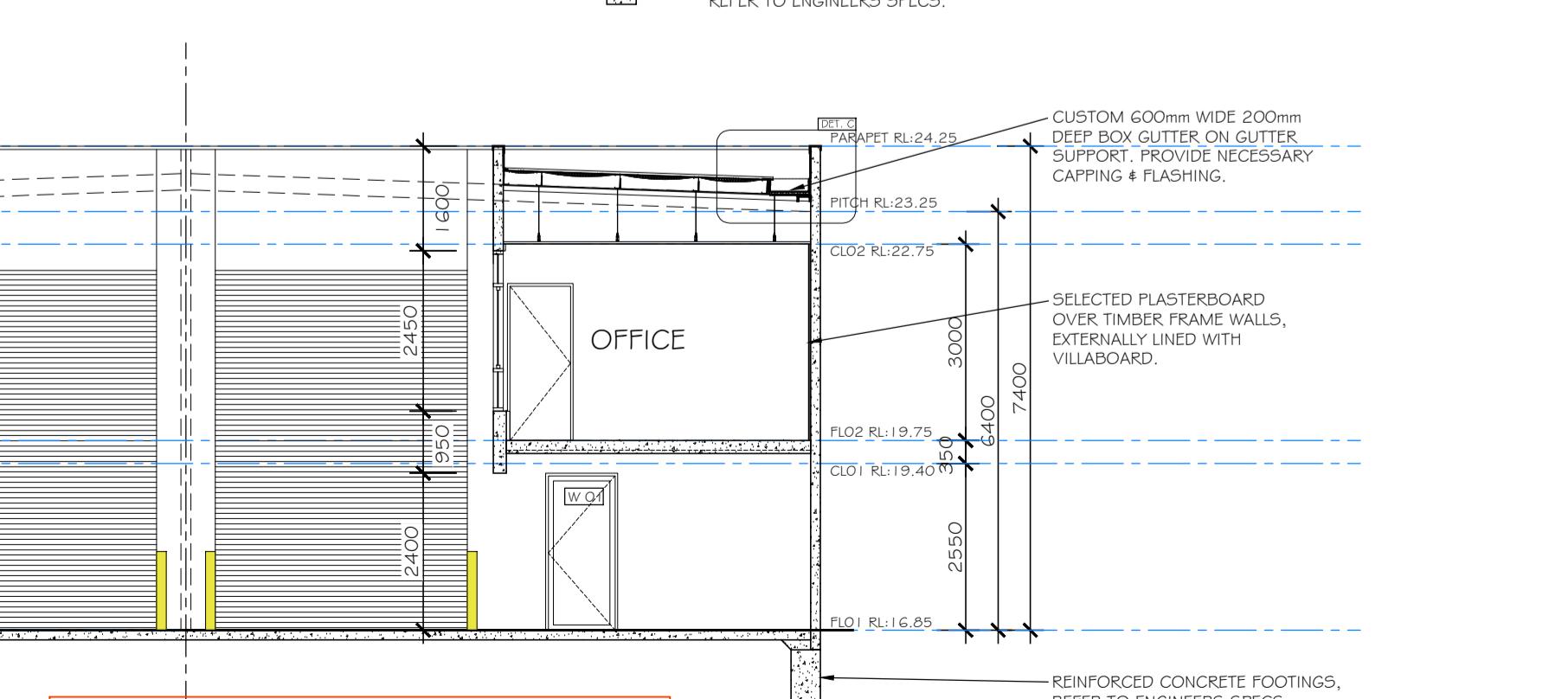
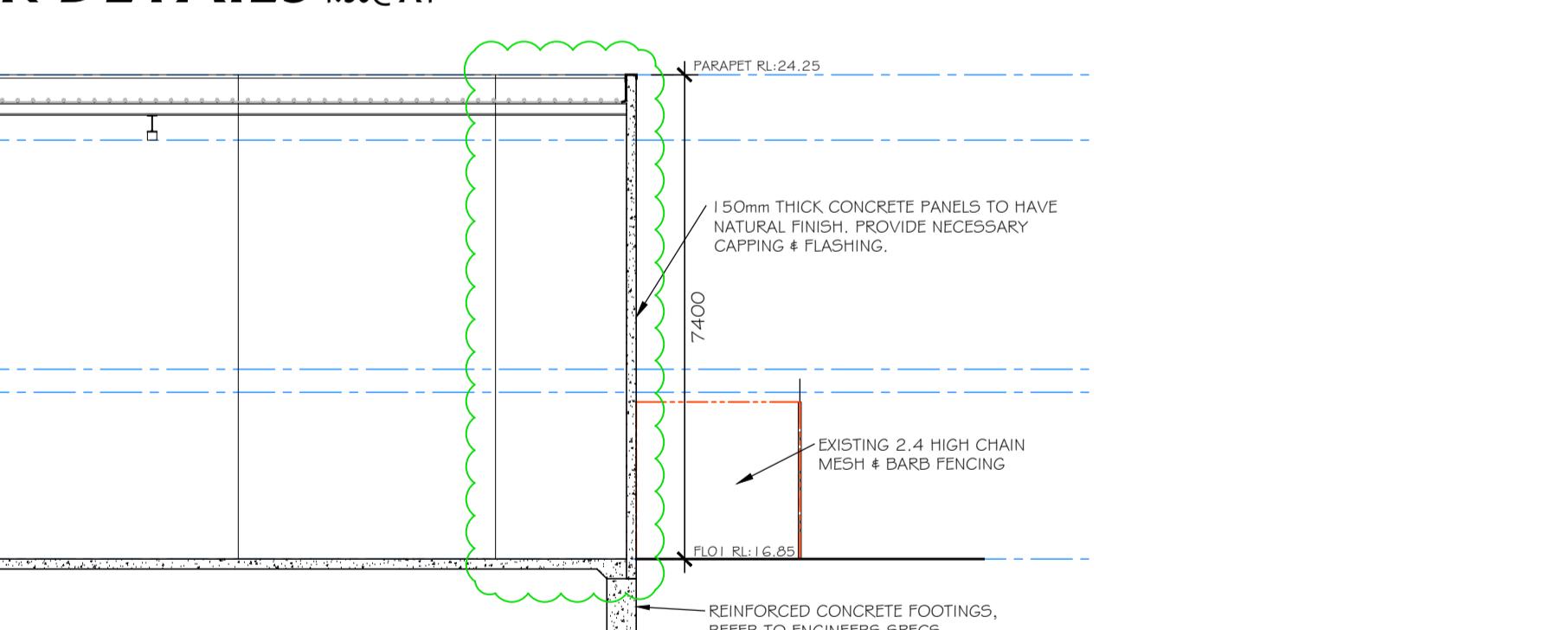
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WDO5B Plan: 7 of 8



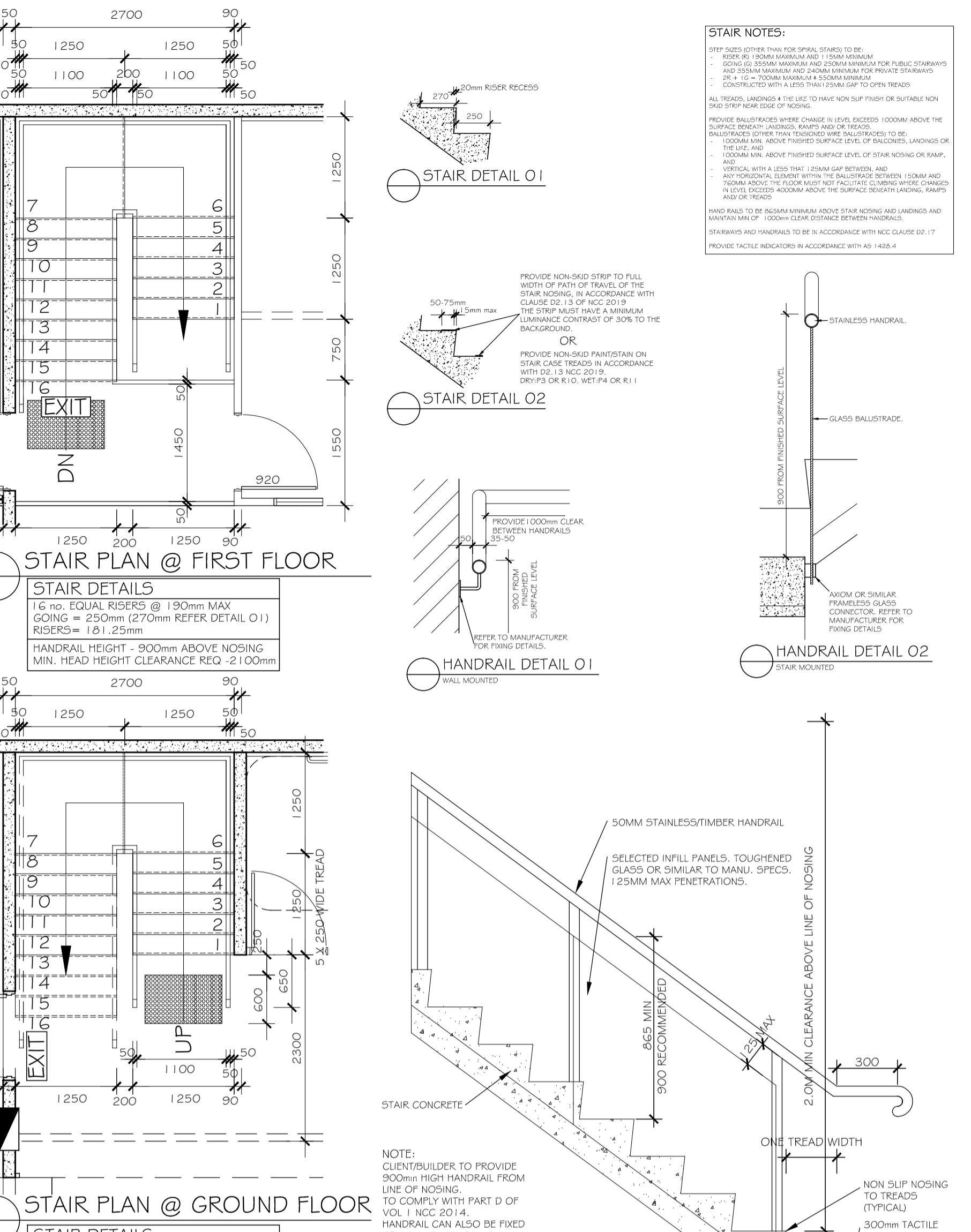
STAIR PLAN @ GROUND FLOOR

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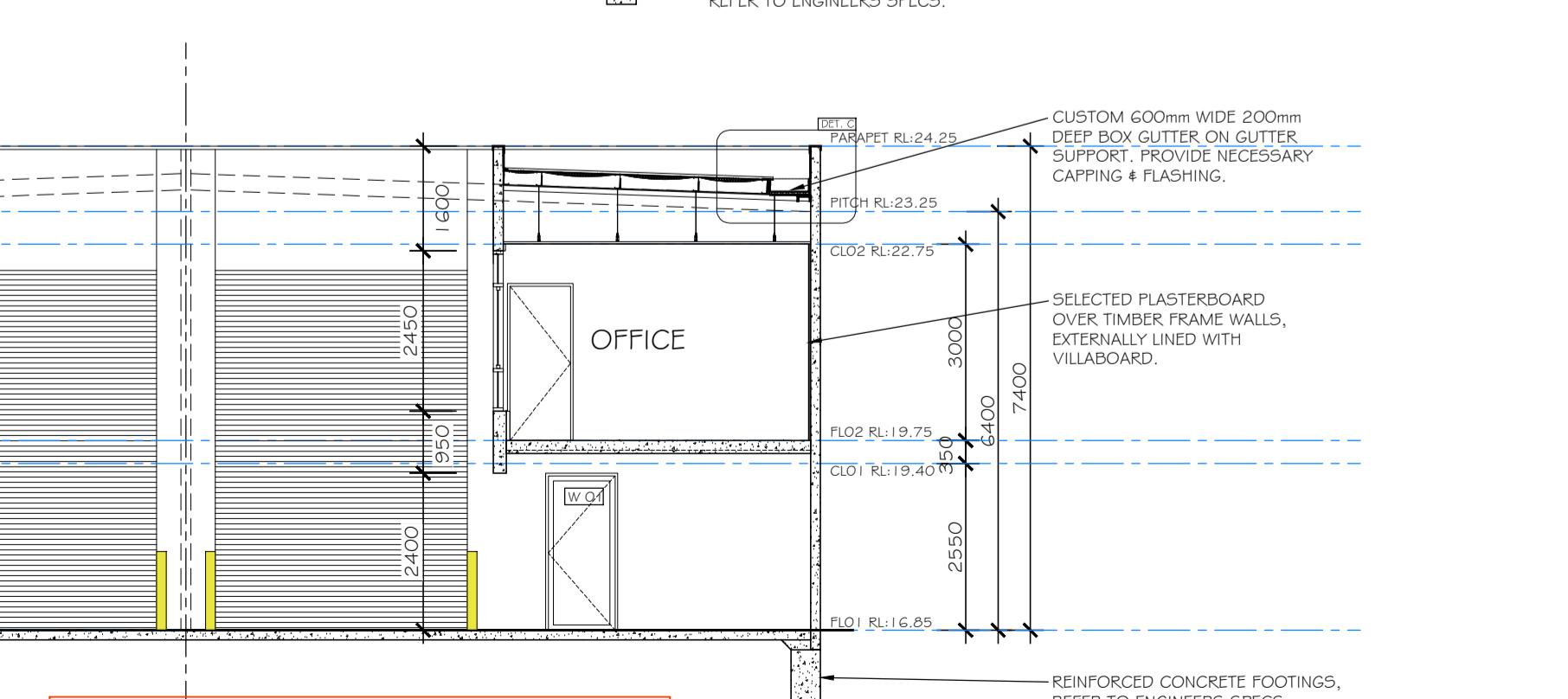
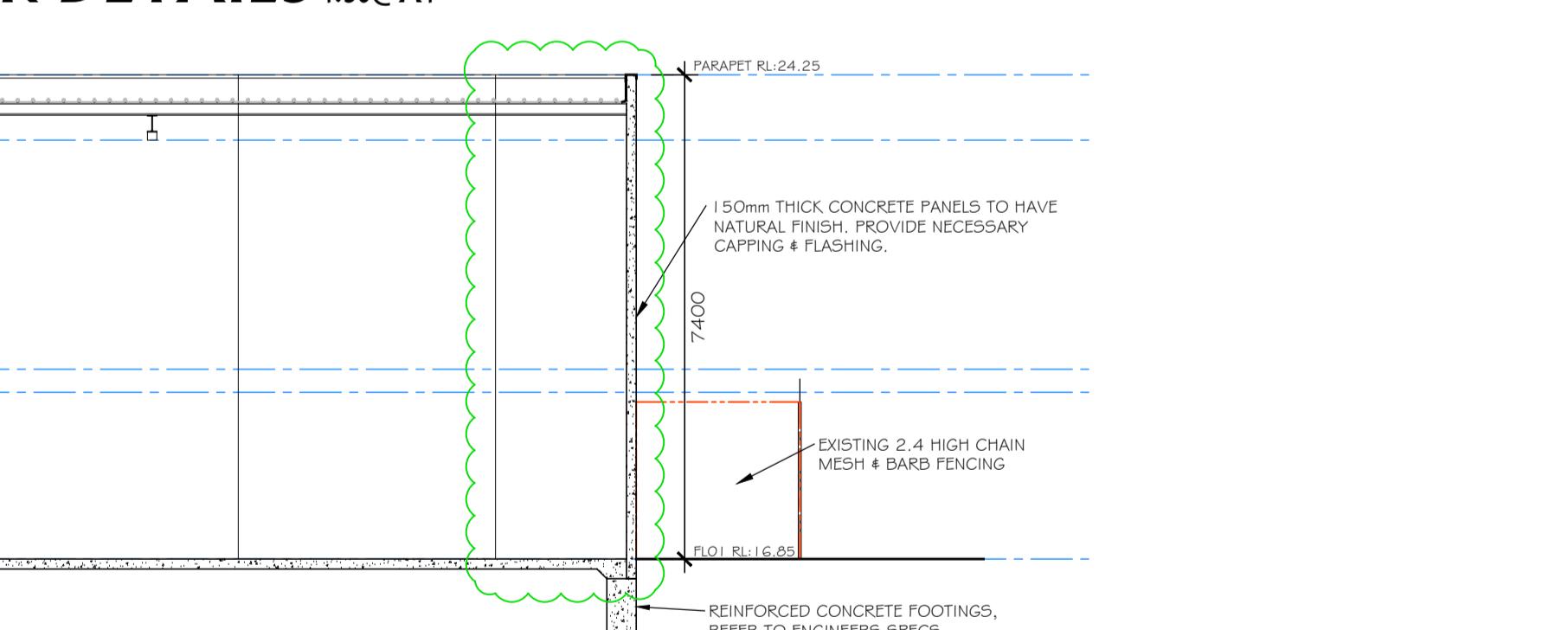
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WDO5B Plan: 7 of 8



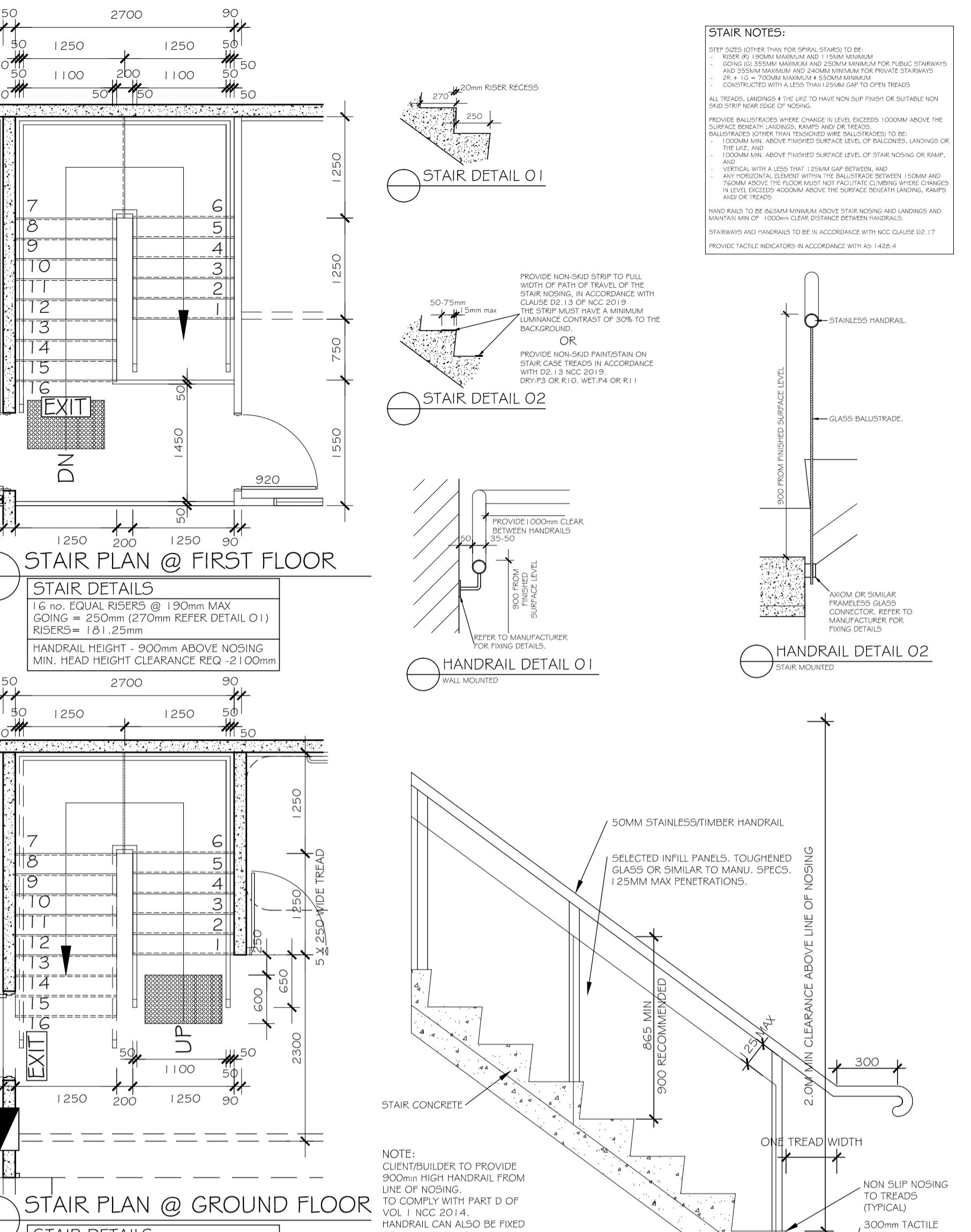
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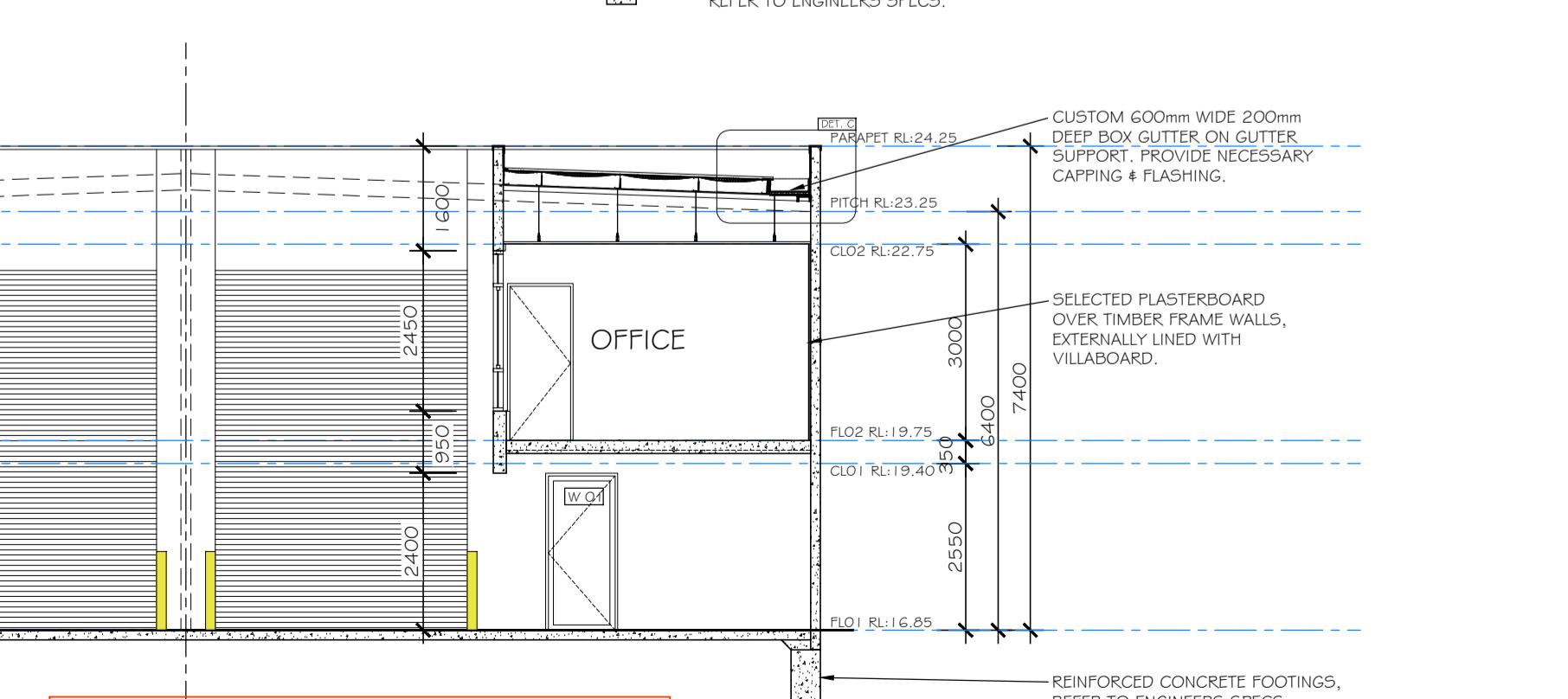
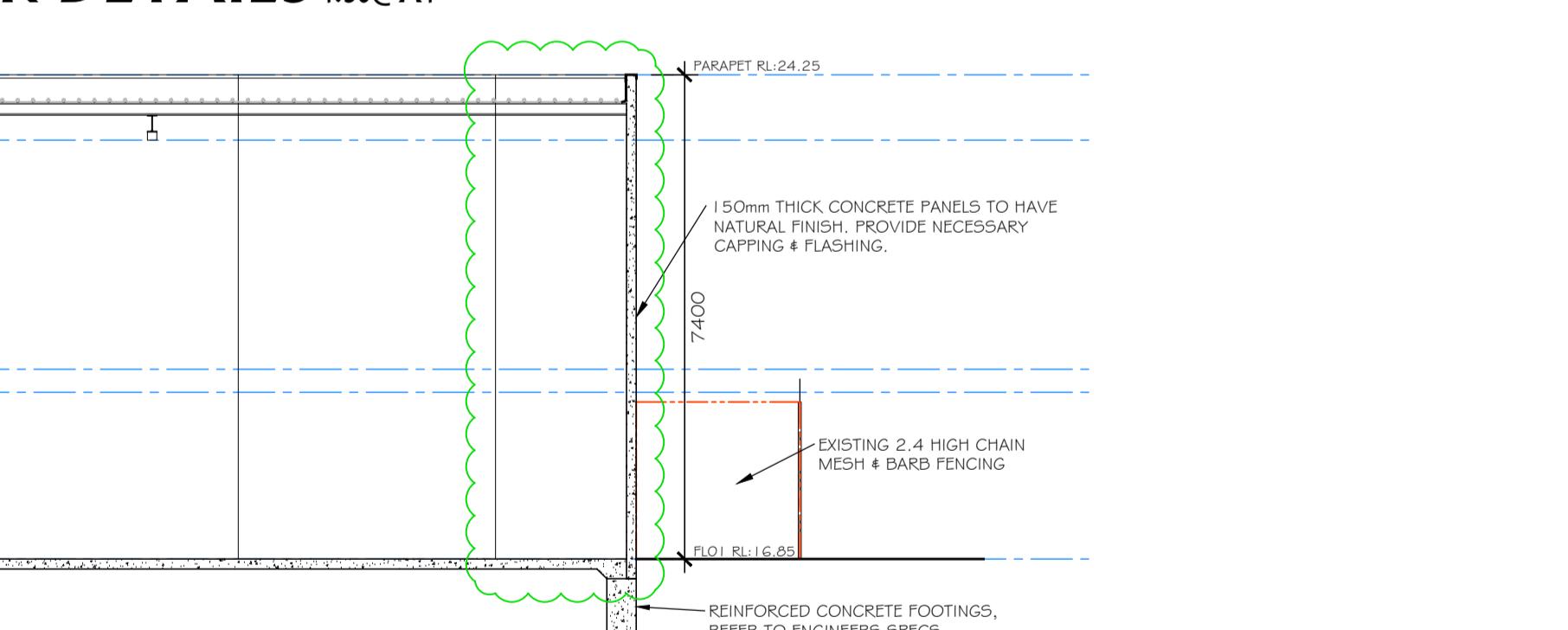
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WDO5B Plan: 7 of 8



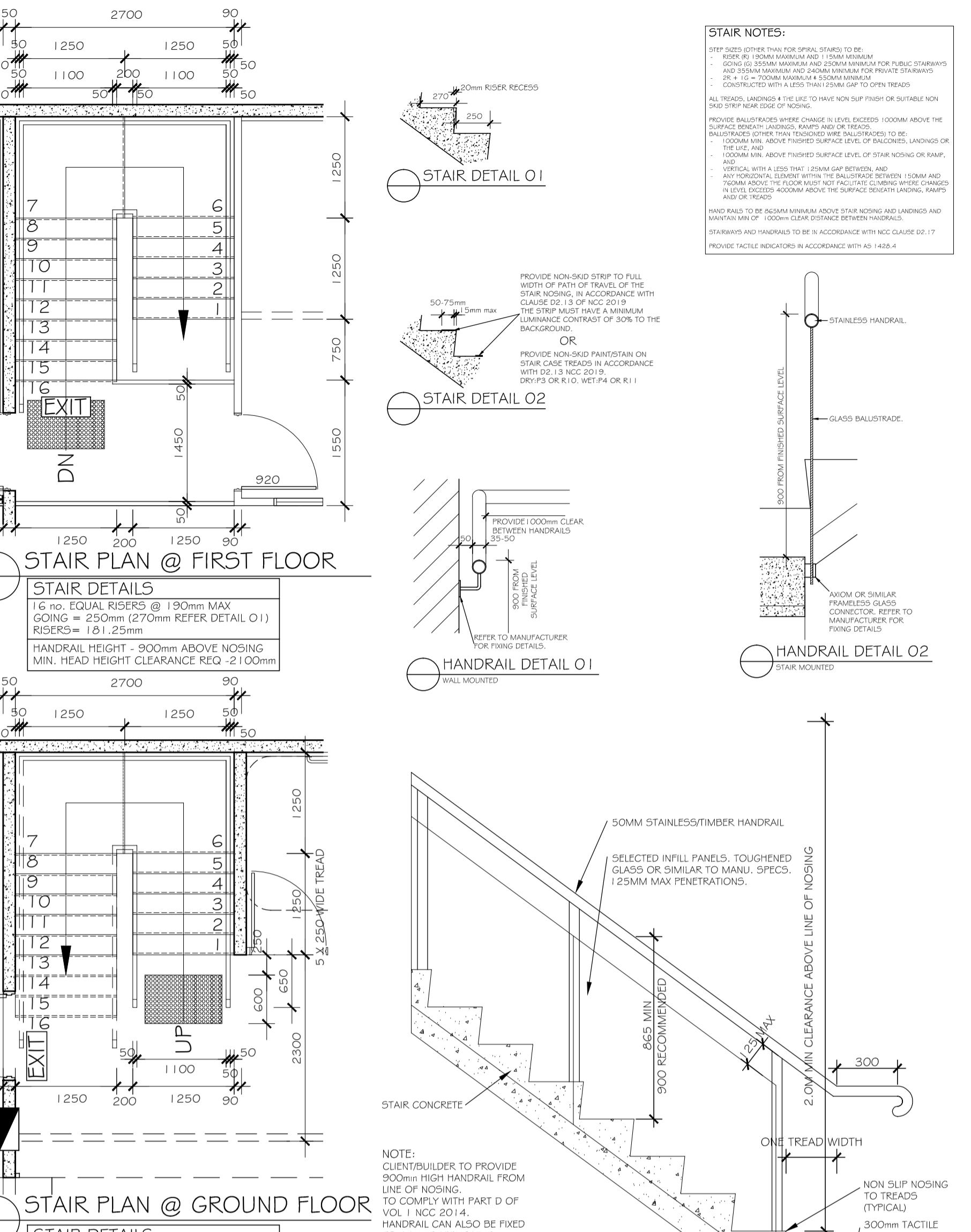
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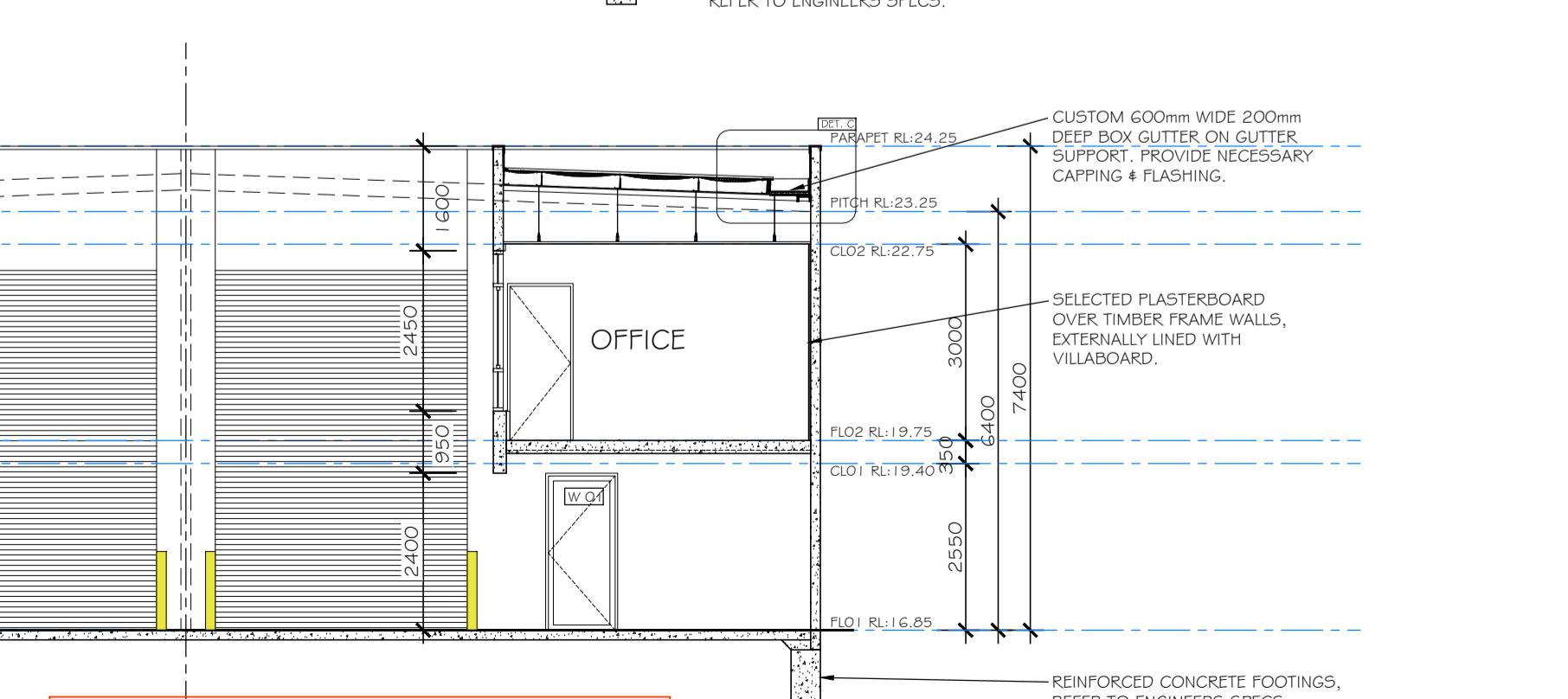
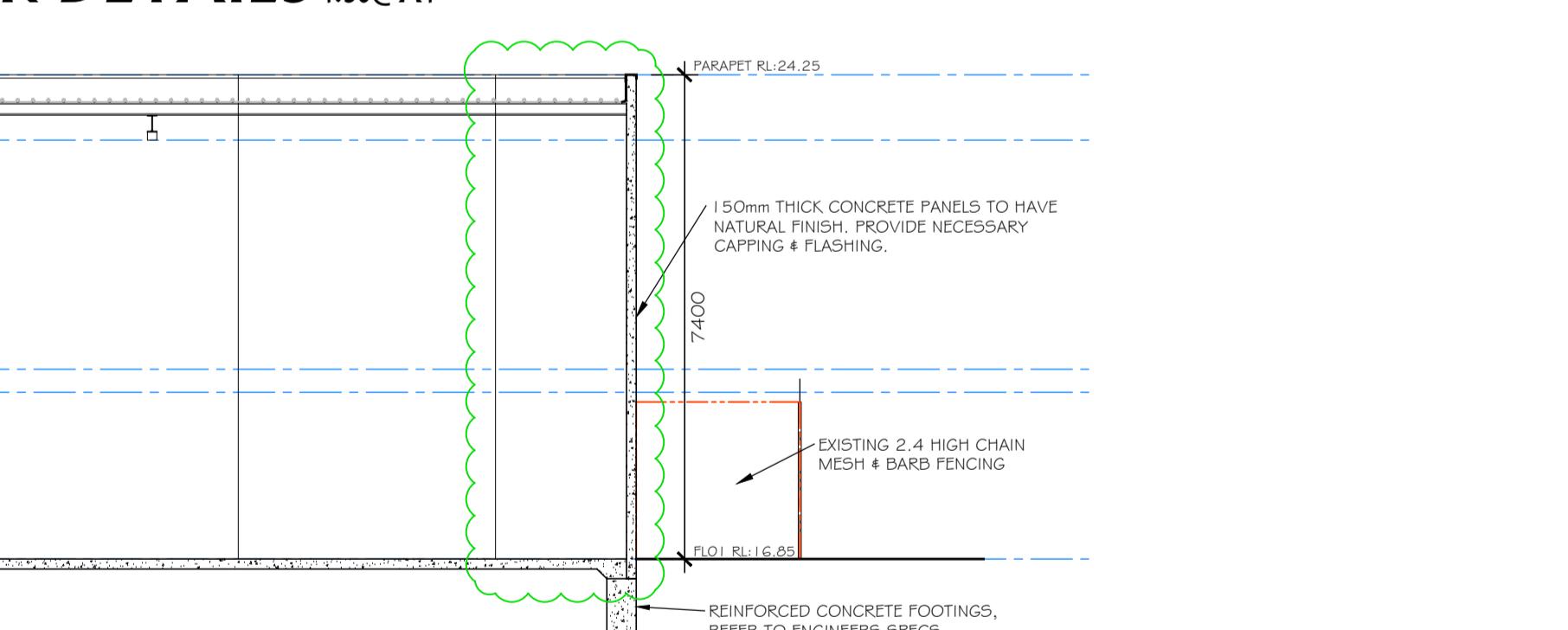
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WDO5B Plan: 7 of 8



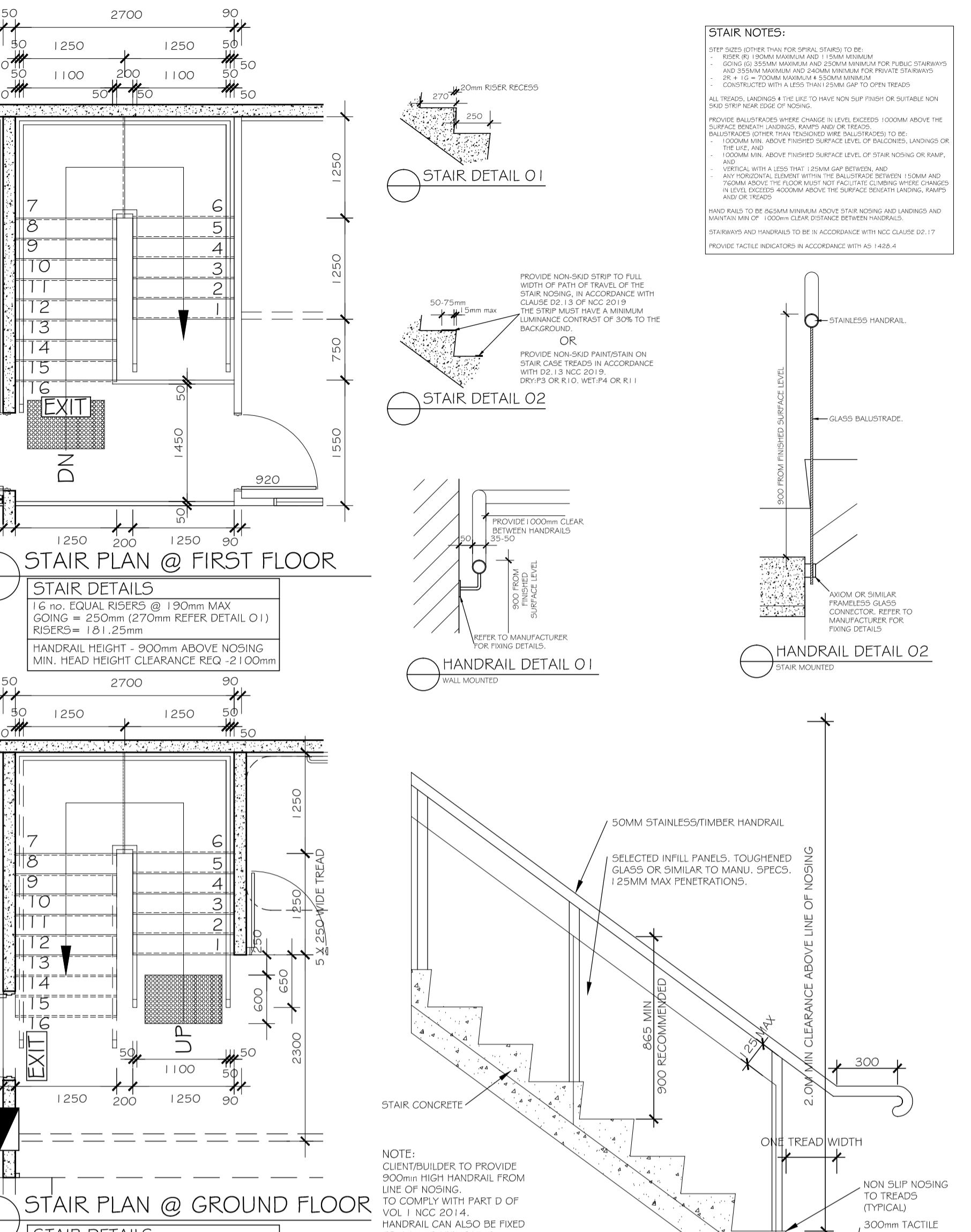
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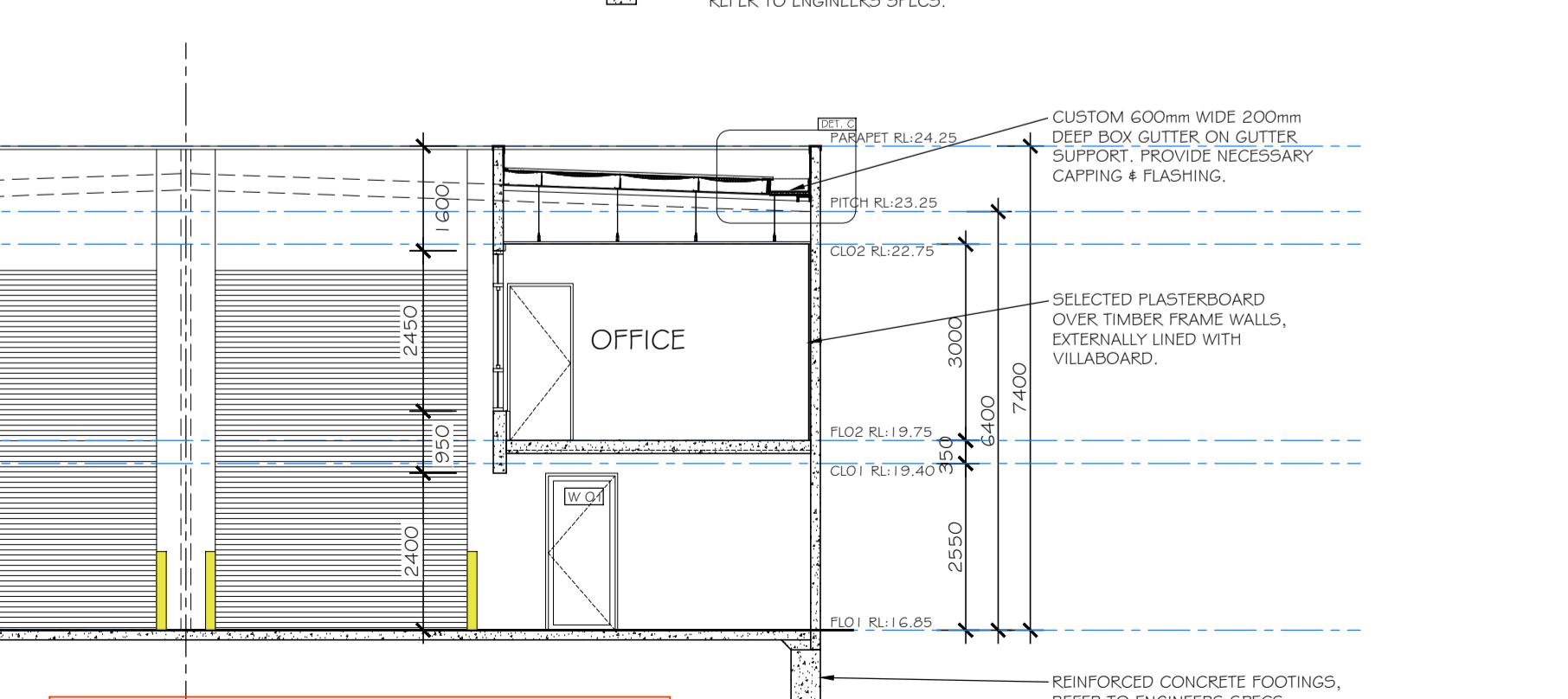
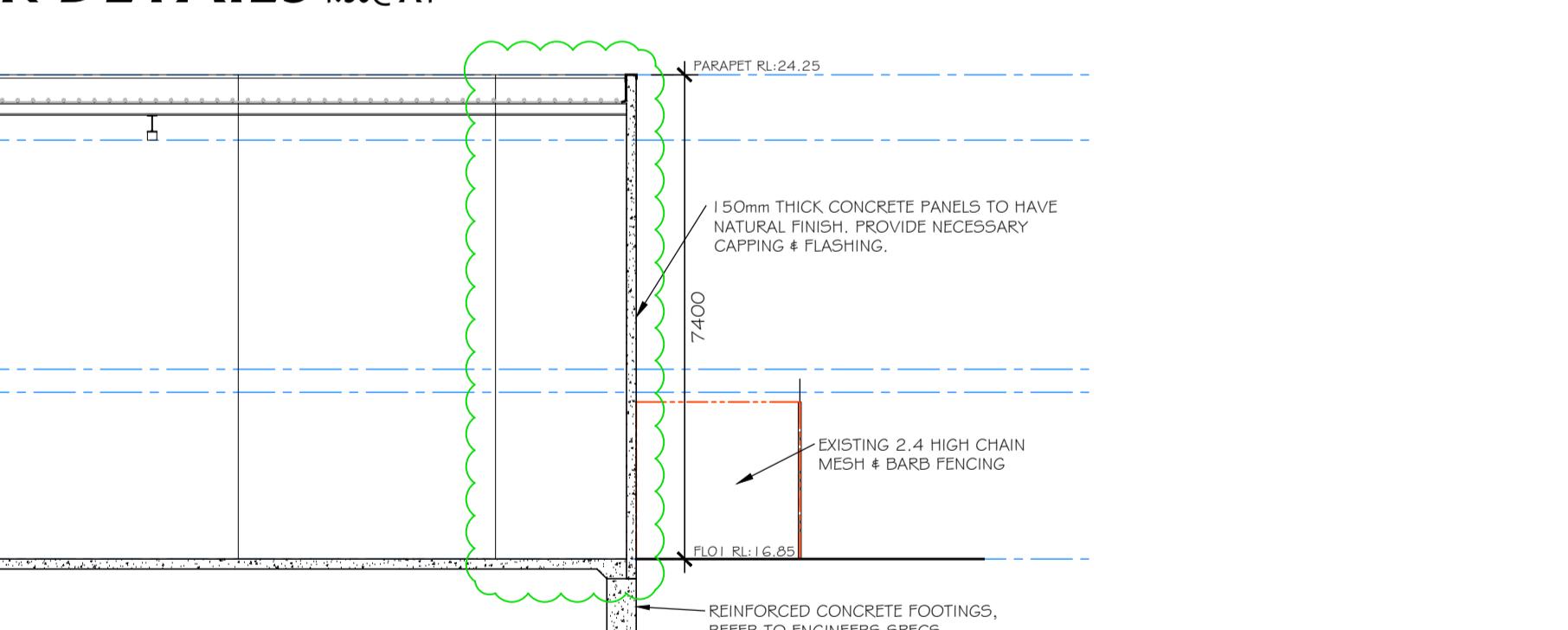
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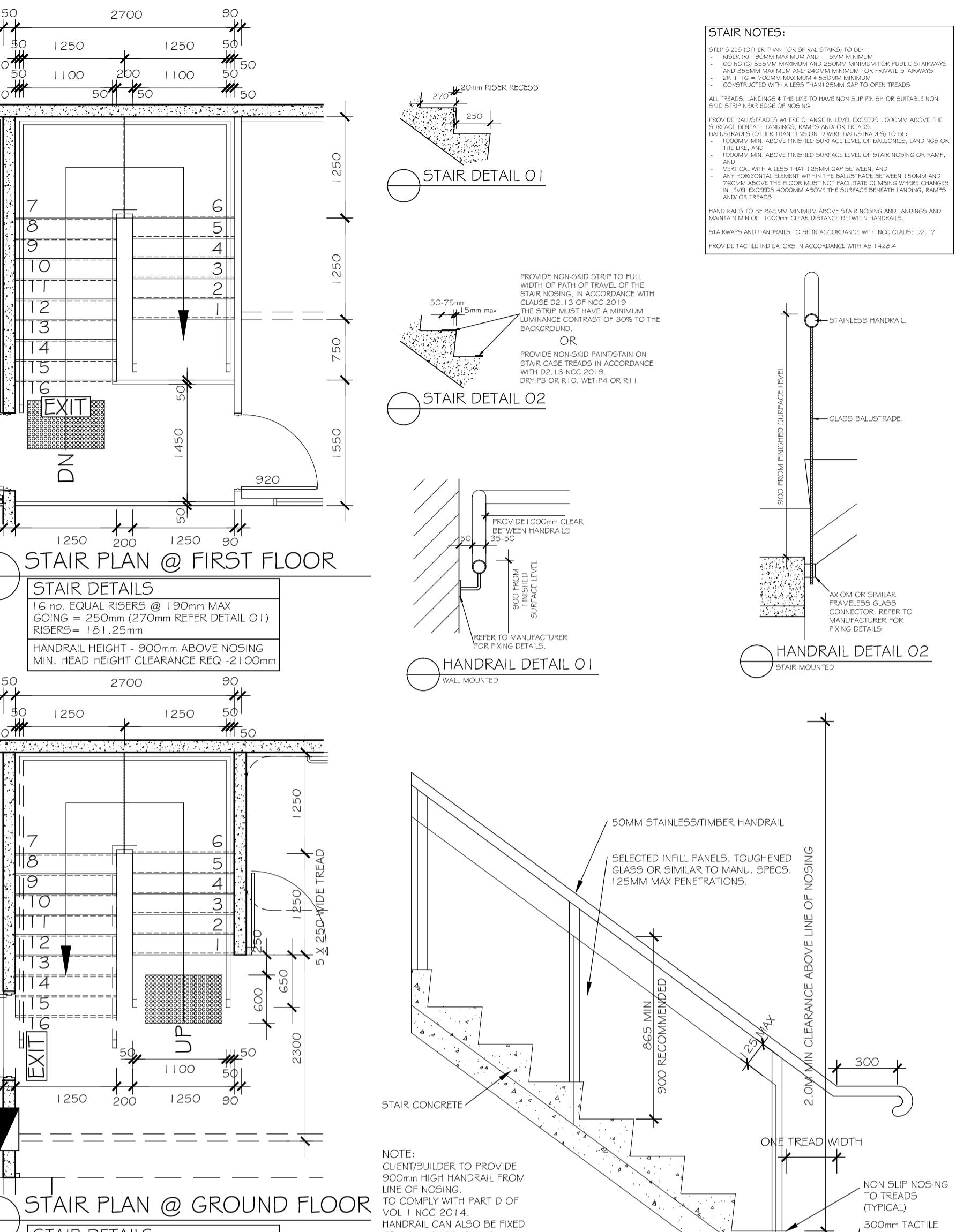
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WDO5B Plan: 7 of 8



These drawings shall be read in conjunction with all relevant structural & all other consultants' drafting details and specifications with any written instructions issued in the course of the contract.

The builder/sub contractor shall check & verify all dimensions, setbacks, levels, legal point of discharge, specifications & all other relevant documentation prior to the commencement of any work. All work must be carried out in accordance with the construction or ordering of materials. The builder shall be responsible for ensuring all building works comply with the current construction codes if in doubt please refer to the relevant codes.

Do not scale drawings, use written dimensions which are indicated in millimetres unless otherwise noted. Figured dimensions precede over scaled dimensions.

All materials & work practices shall comply with, but not limited to the Building Regulations NCC 2019 & all relevant current Australian Standards (as amended) referred to therein.

Installation of all services shall comply with the respective supply authority requirements.

All structural timber to comply to A.5.1 G24 Light Timber Framing Code, also refer A.5.1.720, G.C.A. B1.3

Where installed, provide an impervious substrate and select surface finish to floors within 1500mm of an unenclosed shower and same to walls at 1800mm above floors and 800mm above shower heads, basins, and trough splash backs and the like.

Doors, switchboards located in the path of travel to exits be enclosed in a metal or other non-combustible cabinet with smoke proof doors. Provide a 2A20B (E) Dry Chemical fire extinguisher complete with extinguisher identification signage all within 1.5m of the switchboard.

Refer to fire services design for all hydrant, hose reels and extinguisher details.

Refer to Civil Engineer's design and details for all stormwater, car parking and driveway construction requirements.

Step sizes shall be a general standard to be:

- Stairs (R) 150mm maximum, 110mm minimum

- Goings (O) 355mm maximum and 250mm minimum for Public stairways and 355mm maximum and 440mm minimum for Private stairways

- Ramps (P) 700mm maximum and 550mm minimum

- Constructed with a less than 125mm gap to open treads

All treads, landings & the like to have non-slip grip or suitable non skid strip near edge of nosing.

Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrades (other than tensioned wire balustrades) to be:

- Vertical with a less than 125mm gap between, and

- Horizontal with a gap of 10mm between, 150mm and 760mm above the floor must facilitate climbing where changes in level exceeds 400mm above the surface beneath landing, ramps and/or treads

Hand rails to be 605mm minimum above stair nosing and landings

12mm expansion control joints @ 6.0m max ctrs located beside full height openings & behind downspouts in accordance with CnR of the Cement & Concrete Association.

90mm diameter stormwater drain P.V.C. with 300mm cover set to falls of 1:100 connected to Legal Point of Discharge & comply with Local Stormwater Policy.

Inspection openings at bends @ 9.0m runs.

All downspouts, max 1.20m apart, to connect to stormwater drain & discharge to Local Authority Approval.

The building shall be designed to ensure that all stormwater drains, sewer pipes and gullies are located at a sufficient distance from any building's footing and/or saddle beams so as to prevent general ground movement, dampening, weakening and undermining any building and its footing system.

Glass, including safety glass, shall be installed to a size, type & thickness so as to comply with:

- AS/NZS 2100 Part 3.2.1 for glass less than 12mm, and

- NCC 2019 for Class 1 & 2 buildings.

Wall framing (as per A.5.1 G24 Light Timber Framing Code) & Loadbearing walls (Refer to Civil Engineers design).

The building shall take all reasonable steps to ensure the stability and general water-tightness of all new and existing structures during all works.

For buildings in marine coastal environments shall have masonry units, mortars & all built in components which comply with the durability requirements of Table 5.1 of A.5.3766.

These plans have been prepared for exclusive use by the Client of 22 Concorde Crescent, Werribee for the purpose of obtaining Building Consent. They are the property of SUPERIOR DESIGN and shall not be reproduced without the written consent of SUPERIOR DESIGN for the purpose of building and no responsibility is accepted by SUPERIOR DESIGN for any unauthorised use.

The approval of this office is based on the material, work practice, variation or like is not an authorisation for use or a contract variation. Any said variation must be accepted by all parties to the agreement & where applicable the Relevant Building Consent must be obtained prior to implementing the said variation.

Fire hazard properties of materials and assemblies to comply with NCC Specifications C1, 10.

Mechanical ventilation or air conditioning of rooms to be provided with a system complying with A.5.1 G24.2 and A.S/N 2.5.3666.1 as amended. Extract outlets to be located no closer than 6.0m to fresh air inlets.

Project: PROPOSED 2 WAREHOUSES

Address: No.22 (LOT13) CONCORDE CRESCENT, WERRIBEE

Drawing Title: WINDOWS, DIS WC & LIGHTING

Client: MACTRAM DEVELOPMENTS P/L

Builder:

Building Surveyor:

Engineer:

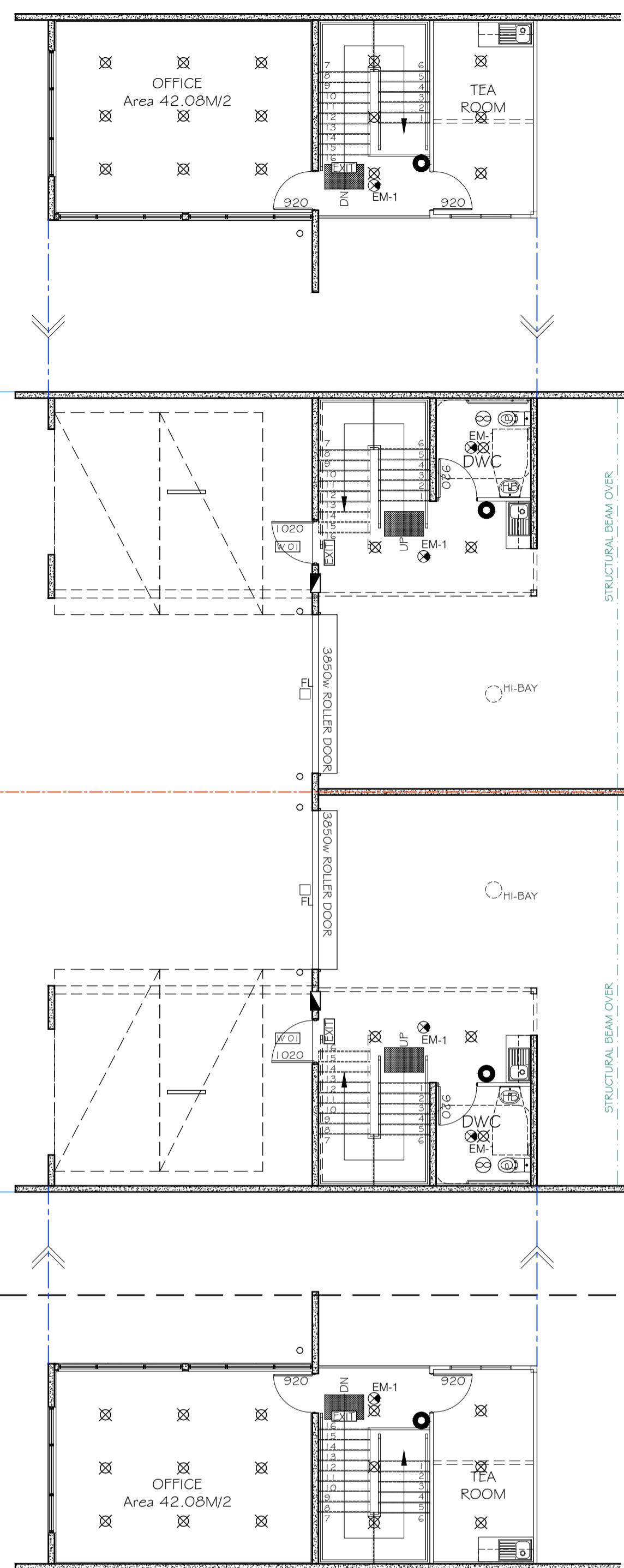
STRUCTPLAN

Amendment:

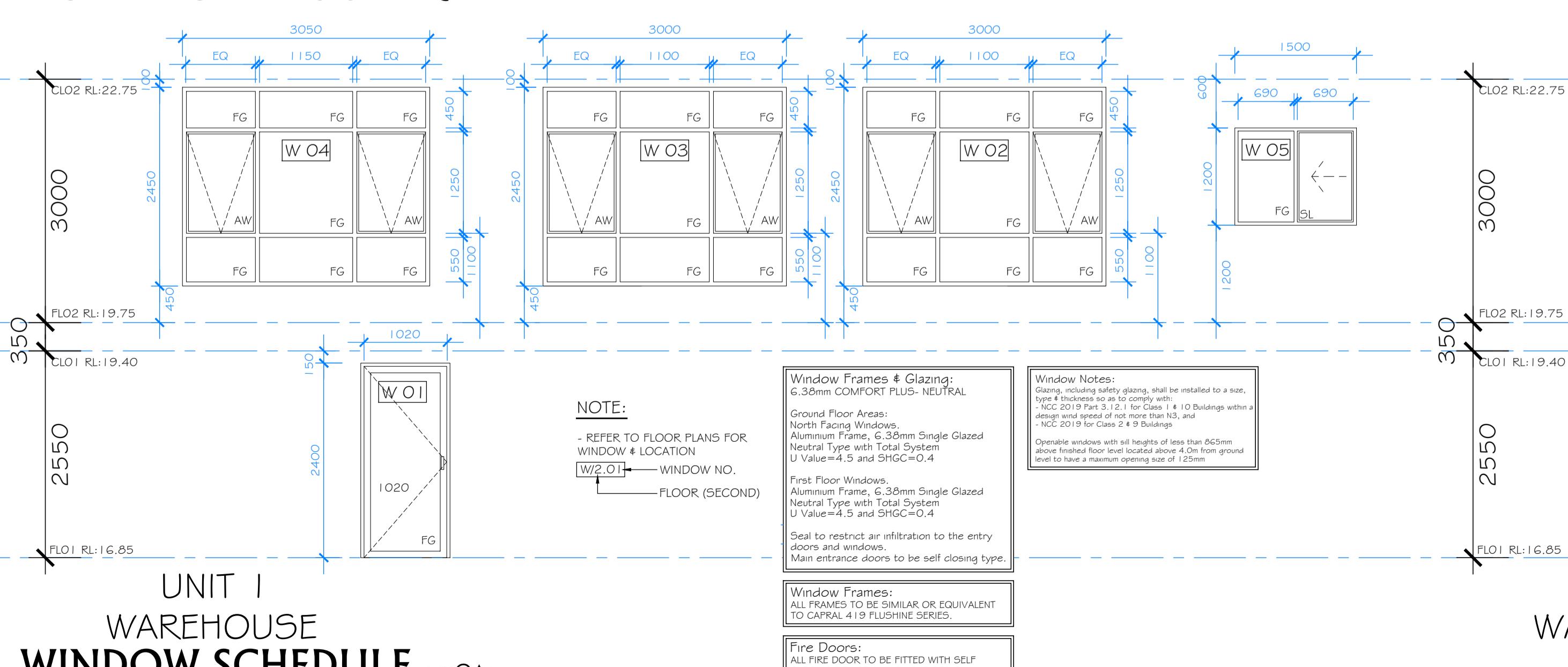
Rev: A EC Date: 6/7/2020 Amendment Description: BUILDING FURTHER INFO
B EC Date: 20/1/2021 SEWER TIES ALTERATION

Date: 03-02-2020	Job No: 19003
Scale: 1:100@A1	Sheet No: 1:100@A1
Drawn By: E.C.	Sheet No: WD06

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents
Plan: 8 of 8



LIGHTING LAYOUT 1:100@A1



WAREHOUSE WINDOW SCHEDULE 1:50@A1

Symbol	Table/Line No. & W.	Size	Contract Date	Edition Date	Description	Mounting	Location	Notes & Dimensions	Make & Catalogue No.	Sample Image
○	HI-BAY	150x600	10/08	20/08	Indirect LED Surface Mount/20000K/3000lm/8W LED	Indirect	Walls	150mm x 600mm	HI-BAY LED Surface Mount/20000K/3000lm/8W LED	
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○	EM-1	150x600	10/08	20/08	EMERGENCY LIGHTING MOUNTED AT A MIN OF 4.5M HIGH ABOVE FLOOR LEVEL WITHIN WAREHOUSES	Surface	Walls	4.5m x 1.5m	EMERGENCY LIGHTING MOUNTED AT A MIN OF 4.5M HIGH ABOVE FLOOR LEVEL WITHIN WAREHOUSES	
○	EM-2	150x600	10/08	20/08	EMERGENCY LIGHTING MOUNTED AT A MIN OF 4.5M HIGH ABOVE FLOOR LEVEL WITHIN WAREHOUSES	Surface	Walls	4.5m x 1.5m	EMERGENCY LIGHTING MOUNTED AT A MIN OF 4.5M HIGH ABOVE FLOOR LEVEL WITHIN WAREHOUSES	
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