WC NOTES

PLUMBER TO ALLOW FOR FIXING FOR TOILET SYSTEM , BASINS AND TOILET ROLL HOLDER (TYP)

LIGHT POINTS AND EXHAUST FANS TO WET AREA AS SHOWN. DOUBLE GPO TO BE INSTALLED ABOVE SINK AREA (TYP)

DISABLED HANDRAILS TO COMPLY WITH AS 1428.1 (TYP)

WC SEAT TO HAVE A MINIMUM LUMINANCE OF 30 % FROM THE FLOOR

BRAILLE SIGNAGE MUST BE LOCATED NOT LESS THAN 1200mm AND NOT HIGHER THAT 1600mm FROM F.F.L. 500mm FROM EDGE OF DOOR

ALL LIGHT SWITCHES TO BE INSTALLED NO HIGHER THAN 1m FROM THE F.F.L

ALL DOORS TO HAVE A MINIMUM LUMINANCE OF 30 % FROM THE ADJONING WALLS

DISABLE TOILET TO HAVE INSTALLED A CLOTHES-HANGING DEVICE / HOOK AS PER THE AUSTRALIAN STANDARDS. HOOK TO BE INSTALLED 1200mm TO 1350mm ABOVE THE F.F.L AND NOT LESS THEN 500mm OUT FROM ANY INTERNAL CORNER

DISABLE TOILET GENERAL NOTES

ALL DISABLE TOILETS TO HAVE A BACKREST 395mm x 190mm INSTALLED 150mm FROM TOP OF SEAT AS PER A.S 1428.1 - 2009 SECTION 15.2.4

ALL DISABLE TOILETS TO HAVE A FOLD DOWN SEAT TO ALL SHOWERS 1000mm x 400mm. SEAT TO BE 40mM FROM BRICKWORK AND TO BE INSTALLED AS PER A.S 1428.1 - 2009 15.5.9

THE CROSS SECTION OF HANDRAILS SHALL BE CIRCULAR, NOT LESS THAN 30mm NO MORE THAN 50mm DIA.

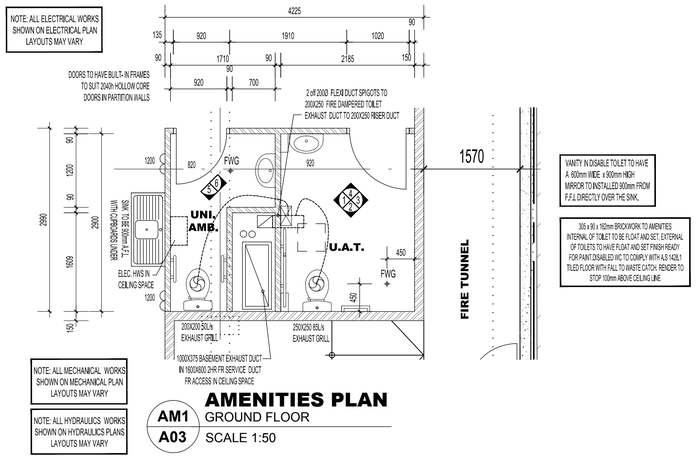
200mm x 200mm NON-SLIP TILES TO BE USED

305 x 90 x 162mm BRICKWORK TO THE UNDERSIDE OF SLAB AS PER DETAIL. INTERNAL OF TOILET TO BE FLOAT AND SET, EXTERNAL OF TOILETS TO HAVE FLOAT AND SET FINISH READY FOR PAINT. RENDER TO STOP 100mm ABOVE CEILING LINE. DISABLED WC TO COMPLY WITH A.S 1428.1 TILED FLOOR WITH FALL TO WASTE CATCH.

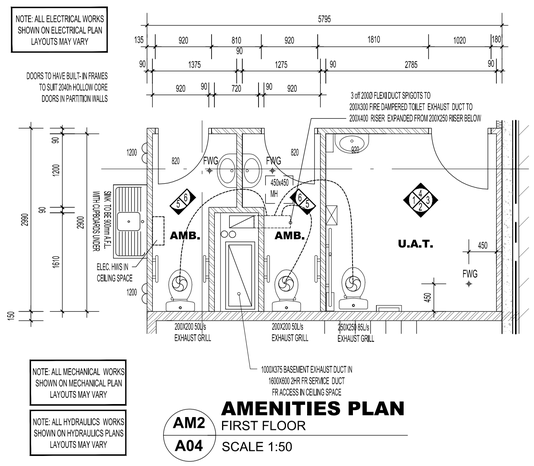
THE HOT WATER SYSTEM INSTALLED ABOVE THE CEILING FIXED TO BRICKWORK / PANEL

THE CEILING HEIGHT IS TO BE 2400mm HIGH

THE EXHAUSTSYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL SPECIFICATIONS

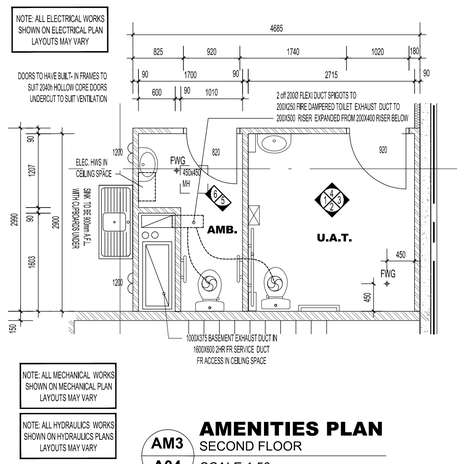


AM1 / A03 AMENITIES PLAN
GROUND FLOOR
SCALE 1:50

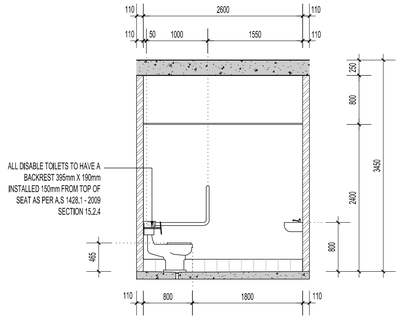


AM2 / A04 AMENITIES PLAN
FIRST FLOOR
SCALE 1:50

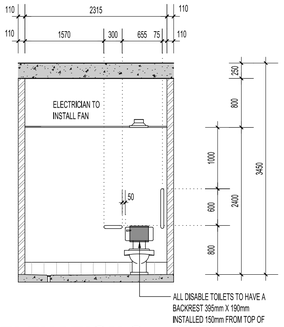
KITCHEN
fitout by others



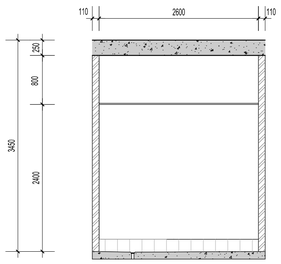
AM3 / A04 AMENITIES PLAN
SECOND FLOOR
SCALE 1:50



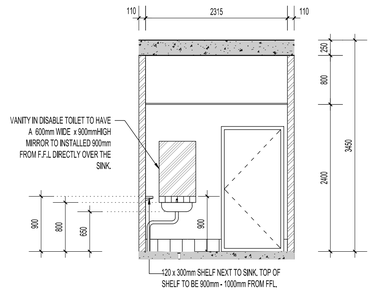
ELEVATION 1
UNISEX DISABLED TOILET
SCALE 1:50



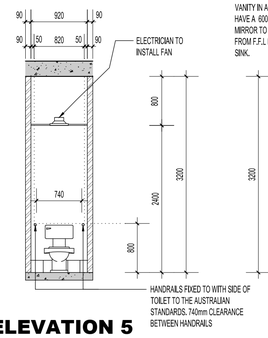
ELEVATION 2
UNISEX DISABLED TOILET
SCALE 1:50



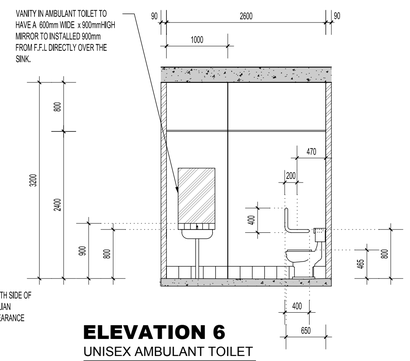
ELEVATION 3
UNISEX DISABLED TOILET
SCALE 1:50



ELEVATION 4
UNISEX DISABLED TOILET
SCALE 1:50



ELEVATION 5
UNISEX AMBULANT TOILET
SCALE 1:50



ELEVATION 6
UNISEX AMBULANT TOILET
SCALE 1:50

SIGNAGE NOTES:

SIGNAGE TO BE INSTALLED BETWEEN 1200 - 1600mm FROM THE FLOOR AND LOCATED ON THE WALL HINGE SIDE OF THE DOOR. SIGNAGE TO NOT BE PLACED ON THE DOOR.

ENERGY EFFICIENCY NOTES:

MECHANICAL VENTILATION AND AIR-CONDITIONING SYSTEM INSTALLED TO PROVIDE VENTILATION IN ACCORDANCE WITH BCA VOLUME 1 ARE TO BE COMPLIANT WITH AS 1668.2 & AS/NZS 3666.1

AIR-CONDITIONING/VENTILATION SYSTEMS AND ARTIFICIAL LIGHTING TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PARTS J5 & J6 OF THE BCA VOLUME 1 REQUIREMENTS FOR ENERGY EFFICIENCY

ALL HOT WATER SUPPLY SYSTEMS ARE REQUIRED TO BE INSTALLED IN ACCORDANCE WITH SECTION 8 OF AS 3500.4

GROUND FLOOR OFFICE TO HAVE GYPROCK WALLS TO UNDERSIDE OF FIRST FLOOR SLAB WITH R2.0 INSULATION AS SHOWN TO ALL CONCRETE PANEL PERIMETER WALLS

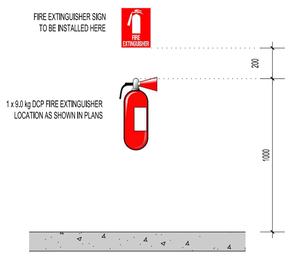
FIRST FLOOR OFFICE TO HAVE GYPROCK WALLS 200mm ABOVE CEILING LEVEL WITH R2.0 INSULATION AS SHOWN TO ALL CONCRETE PANEL PERIMETER WALLS

OFFICE INSULATION NOTES:

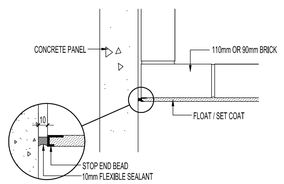
CONCRETE EXTERNAL WALLS: R-VALUE OF 2.3 (R2.0 TO BE ADDED).

SOUTH FACING CONCRETE EXTERNAL WALLS: R-VALUE OF 1.8 (R1.5 TO BE ADDED).

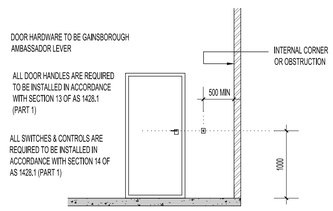
INTERNAL WALLS SEPARATING OFFICE AND WAREHOUSE: R-VALUE OF 1.8 (R1.5 TO BE ADDED).



TYPICAL INSTALLATION OF FIRE EXT. & SIGN
SCALE 1:20



BRICK AND PANEL DETAIL RENDERED BRICK
SCALE 1:10

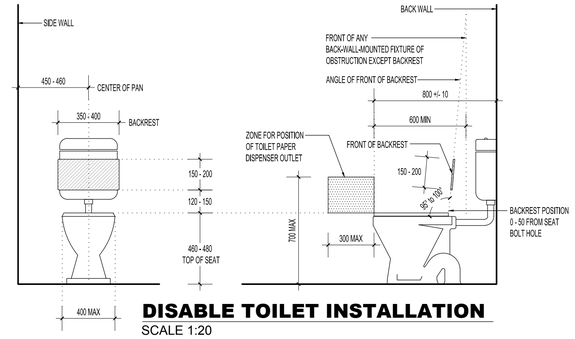


HEIGHTS FOR SWITCHES & DOOR HANDLES
SCALE 1:50

GENERAL NOTES :

BACKREST

- BE CAPABLE OF WITHSTANDING A FORCE IN ANY DIRECTION OF 1100 N.
- HAVE A HEIGHT , AT THE LOWER EDGE OF BACKREST TO THE TOP OF THE WC SEAT , OF 120mm TO 150mm.
- HAVE A VERTICAL HEIGHT OF 150 - 200mm AND A WIDTH OF 350 - 400mm
- THE FRONT EDGE OF THE CENTRE OF THE BACKREST BE POSITIONED TO ACHIEVE AN ANGLE OF BETWEEN 95° TO 100° BACK FROM THE SEAT HINGE.



DISABLE TOILET INSTALLATION
SCALE 1:20

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PROPOSED OFFICE AND WAREHOUSE DEVELOPMENT

LOT 333-334 MAIN STREET OSBORNE PARK

DRAWING TITLE:
AMENITIES PLAN
ELEVATIONS &
DETAILS

REV.	DATE	I.N.	DESCRIPTION
0	27.04.17	MWS	BUILDING LICENCE

date 25.09.13
scale AS SHOWN
drawn JJP
checked J. MAIOLO

DRAWING No. A11
JOB No. A10034
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