



REQUEST FOR TENDER

ADMINISTRATION RECEPTION UPGRADE

Request for Tender (RFT):	Administration Reception Upgrade and Covered Entryway
Deadline:	4:00pm Tuesday 04 February 2020.
Address for Delivery:	POST: Shire of Narrogin PO Box 1145, Narrogin WA 6312 IN PERSON: Shire of Narrogin 89 Earl Street, Narrogin WA 6312
RFT Number:	RFT 19/20-01

NOTE: This Tender will not be awarded until approval has been granted by the Shire of Narrogin Council. This Tender will be presented to Council for endorsement at the February 2020 meeting.

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1. TENDER INFORMATION

CONTRACT REQUIREMENTS IN BRIEF

This Request for Tender is for the Shire of Narrogin Administration Reception Upgrade and Covered Entryway.

HOW TO PREPARE YOUR TENDER

- (a) Carefully read all parts of this document.
- (b) Ensure you understand the requirements (see clause 2.1).
- (c) Complete the offer (Part 3) in all respects and attach all your attachments.
- (d) Make sure you have signed the offer form and responded to all of the Selection Criteria, and any other requirement requested.
- (e) Lodge your Tender before the deadline.

CONTACT PERSONS

Tenderers should not rely on any information provided by any person(s) other than those listed below:

Name: Tabitha Nicholls – Technical Officer

Name: Karen Oborn – Manager Finance

Phone: 9890 0900

Email: to1@narrogin.wa.gov.au

TENDER SITE INSPECTION

A site inspection meeting is mandatory to be eligible to submit a tender.

A mandatory site meeting will be held 8am Monday 20 January 2020

EVALUATION PROCESS

This is a Request for Tender (RFT).

Your Tender will be evaluated using information provided in your Tender.

The following evaluation methodology will be used in respect of this Request:

- (a) Tenders are checked for completeness and compliance. Tenders that do not contain all information requested (eg completed Offer Form and Attachments) may be excluded from evaluation.
- (b) Tenders are assessed against the Selection Criteria. Contract costs are evaluated, eg Tendered prices and other relevant whole-of life costs are considered.
- (c) Tenderers may also be required to clarify the Tender, make a presentation, demonstrate the product/solution offered and/or open premises for inspection. Referees may also be contacted prior to the selection of the successful Tenderer.

A contract may then be awarded to the Tenderer, whose Tender is considered the most advantageous Tender to the Principal.

SHIRE OF NARROGIN PRICING POLICY

The following policy may affect the Principal's decision in awarding this Tender:

- Shire of Narrogin's Regional Price Preference Policy Corp 14

In accordance with this Policy, the Shire may apply a price discount to a local supplier.

This policy is in accordance with the current Shire policies and is available upon request.

2. DESCRIPTION OF WORK

Request for tenders are being called for from suitably qualified contractors to provide renovations to our administration building reception area.

A site inspection meeting is mandatory to be eligible to submit a tender.

Site Meeting will be held: **8:00am Monday 20 January 2020**

Please meet in the foyer of the Shire office located 89 Earl Street, Narrogin.

3. WORKS GUIDELINES

The works to be undertaken are for additions and alterations to the existing Main Entrance to the Shire of Narrogin Building located at 89 Earl Street, Narrogin. The work involves the construction of a new glazed two door Entrance Addition, extended paved area, extension on reception area and new internal fit out.

Read in conjunction with the specification and plans attached:

Plans: Proposed Reception Upgrade & Covered Entry on Lot 95 (#89) Earl Street, Narrogin.

Architectural Drawings

8860-18_A000 - 3D Cover Sheet
8860-18_A001 - Proposed Site Plan
8860-18_A002 - Part Site Plan
8860-18_A003 – Demolition Plan
8860-18_A004 – Floor Plan
8860-18_A005 – Roof and Electrical
8860-18_A006 – Elevations
8860-18_A007 – Reception Layout
8860-18_A008 – Reception Elevations
8860-18_A009 – Sections
8860-18_A0010 – Schedules

Structural Drawings

2019-7086-01 Rev B – Footing Plan and Details
2019-7086-02 Rev B – Structure Plan
2019-7086-03 Rev B – Details
2019-7086-04 Rev B – Timber Stud Frame Details
2019-7086-05 Rev B – Notes

3.1 Site Specific Details: Removal and Installation of New exterior Wall

- Removal of existing exterior entrance wall and door
- Remove any existing entry slab
- Installation of new exterior wall and roofing – extending the existing reception approximately 1mtr.
- Remove steel beam (A003)
- Remove existing tiles, make concrete surface good on completion (A003)
- Supply and install new automatic sliding door to new wall DW4 (A010)
- Ensure site is weather proof during this stage

3.2 Site Specific Details: Internal renovations

- Removal of existing cabinetry
- Removal of carpet squares – in a safe manner, to be re-laid.
- Disconnect and Reconnect of all electrics and cameras.
- Supply and install new cabinetry as per plans attached.
- All cabinet doors and drawers are to be keyed locks.

3.3 Site Specific Details: External Entryway

- Supply and install entry structure including:
 - steel structure and footings
 - concrete slab
 - wall framing
 - internal and external linings
 - concealed electric cabling and insulation
- Relocate flag poles
- Existing landscape and reticulation to remain
- **MUST** comply with plans attached

3.4 General Specifications:

- Apply for building permit
- Architectural and Structural drawings supplied
- The Shire will cover tip costs for debris
- All electrical works, as indicated in the plans to be included
- Seek any approvals from local authorities – if required
- All works to comply with current Australian Standards
- Paint and cabinetry colours to be the decision of the Shire
- Provide protection barriers and signage around construction site during progress of works.
- All rubbish to be removed off site on completion
- Clean out all sumps and gutters of debris from the build.
- This project is to be completed in sections with the relocation of the front wall being completed first.

4. TIMEFRAME

Works for this project must be completed by 30 April 2020 with the relocating of the external wall taking first priority.

Phase One: New external wall and roofing installation must be completed first, to ensure site is weatherproof. Timeframe for these works are: 2 March 2020 to 31 March 2020.

Dates for other areas can be negotiated, however all must be completed by 30 April 2020.

Should the successful contractor fail to complete the works within the required timeframes listed above, a penalty of \$100 per day delay will be applied and deducted from the final bill. Any and all delays are to be communicated to the Principal's representative. Only acceptable delays are for severe weather events or Shire failure to prepare the site. A written extension for the completion of works can be applied for by the contractor to the Principal.

5. NON-CONFORMANCE

5.1 Non-Conformance of Works

All works shall comply with the works specification provided. Should the contractor require any clarification during works then please contact Technical Officer Tabitha Nicholls.

The Contractor will not be paid for non-conforming works.

5.2 Non-Conformance of Plant, Equipment and Staff

The Contractor shall ensure that all plant, equipment and staff directed to the site will be suitable or qualified to carry out works under this contract.

Should the plant, equipment and staff be deemed unsuitable, then the Shire reserves the right to stop works until such time as the non-conforming aspects are rectified.

The contractor shall do everything necessary to ensure that plant and equipment are delivered to site in good working and safe order so that the possibility of breakdowns are minimised. Should the Contractor knowingly supply plant or equipment which is sub-standard, unsuitable for the specified task or faulty the Shire may reject the plant or equipment as above.

All Staff used by the Contractor for the completion of the works under this contract shall be competent and fully trained in all aspects of the operation of the plant and equipment. Should it be apparent that the operator(s) of the plant or equipment are not competent the Shire may call for a replacement operator or reject the operator as above.

6. PERFORMANCE

The Contractor shall perform the works under this contract in an expert, efficient and courteous manner. The Contractor at all times is to refer to any comments or discrepancies to Council's Representative for resolution.

The Contractor is expected to carry out the requirements of this contract with a high degree of personal and public safety at all times.

7. CONTRACTOR OH&S OBLIGATIONS

The Shire of Narrogin acknowledges that it has a Duty of Care obligation under the Occupational Safety and Health Act 1984 to provide to all its employees (including contractors and their employees) a safe workplace and safe system of work.

It is therefore required that Contractors carrying out any work for the Shire will comply with the Shire's Occupational Safety and Health Policies and Procedures. A copy of the Shire's OS&H Handbook is located on the Shire's website www.narrogin.wa.gov.au. The contractor is to download the Shires OS&H Handbook and comply with its contents. The contractor must also comply with the below safety points but not limited to:

- The Contractor, its employees and sub-contractors having all necessary current licences appropriate to the work being provided;
- The Contractor must ensure that all their staff and sub-contractors have been trained in the safe use and operation of plant and equipment that they are required to operate in carrying out their work;
- Wearing appropriate and necessary personal protective equipment when carrying out any work duties;
- Ensuring that all plant and equipment used in carrying out those duties are regularly maintained and are in safe working condition;
- All necessary plant and equipment have all the necessary guards in place and meet all the requirements of Occupational Safety and Health Regulations 1996, and any appropriate Australian Standards pertaining to the equipment used or the type of work being carried out;
- Traffic management for works is the responsibility of the contractor and must comply with current Main Roads specifications;
- The Contractors Workers Compensation Policy and Public Liability Policy appropriately covers contractor's employees that are engaged in working on the contract; and
- **Copies of all insurance certificates of currency and licences are required to be provided prior to the commencement of the contract.**

8. SELECTION CRITERIA

The following criteria will be taken into consideration in determining the successful Contractor:

Value for Money (Price) Lump Sum excluding GST.	40%
Completion date for works	25%
OSH Contractors must submit the following documentation: <ol style="list-style-type: none"> 1) OS&H policy document or charter document for the Contractors company 2) Safe Working Method Statements (SWMS) or Job Safety Analysis (JSA) for all machinery used in this RFQ. i.e. dozer, truck, front end loader etc, working at heights. 3) SWMS or JSA for all tasks performed in this RFQ i.e. gravel pushing 4) Photo copies of Construction Industry Safety Awareness Cards (or Blue/White Cards) for any contractor/employee that will be working on this RFQ. <p>*Each piece of supporting documentation has a value of 7.5%. If all 4 supporting documents are supplied then 30% is awarded. If 3 supporting documents are supplied the score will be 22.5% etc. If no supporting OSH document are supplied, the 0% awarded AND this will be a non-compliant submission.</p>	25%
Previous Work Experience Respondents must supply details of projects relating to similar works.	10%

Please note that the Shire of Narrogin will not be submitting a price for part of this work as per the *Local Government (Functions & General Regulations) Clause 14(4) (d)*.

9. LODGEMENT/ACCEPTANCE OF TENDER

Tenders are to be received no later than **4:00pm Tuesday 04 February 2020**.

All tenders are to be received in a sealed envelope, clearly marked:

‘Confidential Tender: 19/20-01 Administration Reception Upgrade and Covered Entryway’

In person - 89 Earl Street, Narrogin WA 6312

Via post – PO Box 1145, Narrogin WA 6312

Principal Representative: Executive Manager Frank Ludovico

The Shire shall not be bound to accept the lowest or any tender. The tender is deemed to be accepted when the Shire provides written notification of such acceptance to the successful Contractor.

10. CONTRACTOR'S OFFER

10.1 OFFER FORM

CHIEF EXECUTIVE OFFICER
SHIRE OF NARROGIN
PO Box 1145
NARROGIN WA 6312

I/We

Name: [BLOCK LETTERS]:

Address:

ABN/GST Status:

ACN (if any):

Telephone No:

Facsimile No:

Email:

In response to **RFT 19/20-01 Administration Reception Upgrade and New Entryway**

I/We agree that I am/We are bound by, and will comply with this Request and its associated schedules, Attachments, all in accordance with the Conditions of Responding contained in this Request signed and completed.

The quoted price is valid for up to three (3) months from the date of the Request closing unless extended on mutual agreement between the Principal and the Respondent in writing.

I/We agree that there shall be no cost payable by the Principal towards the preparation or submission of this Quote irrespective of its outcome.

Dated this: _____ day of _____ 2020

Signature of authorised Signatory of Respondent:	
Name of Authorised Signatory	
Position:	
Address:	

Site Specific Details: Removal and Installation of New exterior Wall \$_____

- Removal of existing exterior entrance wall and door
- Remove any existing entry slab
- Installation of new exterior wall and roofing – extending the existing reception approximately 1mtr.
- Remove steel beam (A003)
- Remove existing tiles, make concrete surface good on completion (A003)
- Supply and install new automatic sliding door to new wall DW4 (A010)
- Ensure site is weather proof during this stage

Site Specific Details: Internal renovations \$_____

- Removal of existing cabinetry
- Removal of carpet squares – in a safe manner, to be re-laid.
- Disconnect and Reconnect of all electrics and cameras.
- Supply and install new cabinetry as per plans attached.
- All cabinet doors and drawers are to be keyed locks.

Site Specific Details: External Entryway \$_____

- Supply and install entry structure including:
 - steel structure and footings
 - concrete slab
 - wall framing
 - internal and external linings
 - concealed electric cabling and insulation
- Relocate flag poles
- Existing landscape and reticulation to remain
- **MUST** comply with plans attached

PLEASE STATE YOUR LUMP SUM PRICE HERE EXCLUDING GST

\$.....

Notes: _____

10.2 RESPONSE

The following checklist has been provided to assist you with your submission. Where it is necessary to provide additional information please ensure that all documents are clearly marked with the relevant Attachment title to assist the evaluation.

10.2.1 Referees **NOT REQUIRED FOR THIS TENDER**

Attach details of your referees, and label it “**Referees**”.

10.2.2 Subcontractors

If you intend to subcontract any of the requirement of this work out, please attached their details labelled “**Subcontractors**”, including:

- (a) the name, address and the number of people employed; and
- (b) the Requirements that will be subcontracted

10.2.3 Conflicts Of Interest

Please provide notification of any actual or potential conflict of interest which may arise during this contract which may affect your performance or your obligations under the Contract.

10.2.4 Insurance Coverage

The insurance requirements for this Request are stipulated in the Special Conditions. Respondents are to supply evidence of their insurance coverage in a format as outlined below or in an attachment labelled “**Insurance Coverage**”. A copy of the Certificate of Currency is to be provided to the Principal within 10 days of acceptance.

Type	Insurer – Broker	Policy Number	Value (\$)	Expiry Date
Public Liability			\$10,000,000	
Workers Compensation			As required by law at the time of contract	

11. TENDER SUBMISSION CHECKLIST – Please complete and return with your submission

Description	Submitted
Completed Offer Form	Yes / No
Completion Date Acceptance	Yes / No
OSH Documents	Yes / No
Previous Work Experience examples	Yes / No
Referees – Name & Contact number	Yes / No
Subcontractor Information	Yes / No
Conflicts of Interest Notification	Yes / No
Insurance Coverage	Yes / No

1. SCOPE OF WORKS

Demolition and remodelling works to the existing Entry; including a glazed Lobby Extension with Auto sliding doors.

1.2 GENERALLY

The works shall include all incidental work necessary to complete the alteration within the intent of this Scope of Works/Specification.

Tenderers are required to view the site before tendering to better inform themselves of the conditions under which the works are to be carried out. No claims will be accepted on any request for a cost variation arising from any item, which in the opinion of the Superintendent would have been evident at the site visit.

Arrange a site visit with the Shire's Technical Officer Tabitha Nicholls on 9890 0900

2. EXTENT OF THE WORKS

The works to be undertaken are for additions and alterations to the existing Main Entrance to the Shire of Narrogin Building in Earl Street Narrogin. The work involves the construction of a new glazed two door Entrance Addition, extended paved area. Install 2 new Auto doors. Read in conjunction with the SPECIFICATION and the Architectural and Structural drawings as follows:

Architectural Drawings

8860-18_A000 - 3D Cover Sheet

8860-18_A001 - Proposed Site Plan

8860-18_A002 - Part Site Plan

8860-18_A003 – Demolition Plan

8860-18_A004 – Floor Plan

8860-18_A005 – Roof and Electrical

8860-18_A006 – Elevations

8860-18_A007 – Reception Layout

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2019-7086-03 Rev B – Details

2019-7086-04 Rev B – Timber Stud Frame Details

2019-7086-05 Rev B – Notes

3. WORK DETAILS

3.1 DEMOLITION WORKS

The contractor shall undertake various works which include for some demolition works prior to construction. Remove all redundant structures and services as per the Demolition Plan

Allow for partial demolition of the existing building to allow building on the interior modifications and additions as shown on the drawings.

3.2 CONSTRUCTION WORKS

NOTE: THE RECEPTION AREA IS TO REMAIN FUNCTIONAL AT ALL TIMES AND OPEN TO THE PUBLIC. COORDINATE WITH THE SHIRE WHAT AREAS CAN BE WORKED ON AND WHEN TO ENSURE MINIMAL DISRUPTION TO THE PUBLIC DURING THE WORKS.

Undertake the following works a part of the construction process; including, but not limited to (as described on the drawings)

1. Demolition Works – removal of existing shop front and Reception cabinetwork, including doors, lighting, power and Comms fittings. Remove existing entry slab, entry structure and steel column as shown. Protect from weather. Note: At this stage there is no evidence of asbestos containing materials. Air conditioning registers are to remain in place. There may be a need to isolate sections of the ducting to allow dusty work practices to be carried out.

Note: All electrical demolition work to be carried out by a licenced electrician.
2. Erect Entry Structure including steel structure and footings, concrete slab, wall framing, roof and all internal and external linings. All for concealed electrical cabling and insulation. Vertical aluminium battens to be 50x40 UA1200 by Ullrich Aluminium (or similar approved). Weld the ends and grind off prior to powder coating in natural-look woodgrain finish. Conceal-fix Refer to line item in Price Breakdown following.
3. Cabinetry to be fabricated and installed as shown. Note the need for keyed locks on all cabinetwork doors and drawers
4. Electrical - Install electrical cabling and fit off as shown.

3.3 PAINTING

Previous-painted surfaces to entire Reception Area and Office: prepare and paint in accordance with the Specification and Manufacturers recommendations.

New surfaces: prepare and paint as above.

3.4 RUBBISH & PROTECTION

Provide protection barriers around construction site during completion of works with all required statutory warning signs.

Remove all rubbish off site during and on completion of works.

3.5 CLEANING

Clean out all sumps, gutters, etc.

3.6 GENERALLY

Only work on site by prior arrangement with the Shire. Shire business will have to be conducted throughout the duration of the project which may require after hours work to make areas secure and functional for the next business day.

Minimize noise and disruption to occupants whilst work is being carried out.

Conduct a Dilapidation Survey to the existing Entry Foyer, Roof solar installation and paths recognising the condition of existing surfaces and finishes, comprising detailed description and photographs. Leave a copy with the Shire.

All works shall be undertaken in accordance with Occupational Safety & Health Regulations 1996.

PRICE BREAKDOWN SHEET

SHIRE OF NARROGIN – PROPOSED RECEPTION UPGRADE AND COVERED ENTRY

The format and information on this form is to be used by the successful Tenderer to submit its breakdown of tender sum into the trades and parts shown.

TRADE COMPONENT	AMOUNT
Preliminaries	\$
Demolition	\$
Earthwork	\$
Sitework	\$
Concretework	\$
Structural Steelwork	\$
Metalwork	\$
Hardware	\$
Roofing	\$
Drainage and Plumbing	\$
Electrical Services	\$
Linings and FC claddings	\$
Carpet tiles and Entry Mats	\$
Aluminium Batten Cladding: Powdercoat woodgrain finish. Item	\$
Provisional Sum (PS) Allow 5m2 of replacement tiles (to match exist)	\$
Allow Contingency	\$ 5,000.00
TOTAL VALUE OF WORK	\$
GOODS AND SERVICES TAX	\$
TENDER SUM	\$ _____

PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

SHEET LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A000	COVER SHEET	0
A001	PROPOSED SITE PLAN	0
A002	PROPOSED PART SITE PLAN	0
A003	DEMOLITION PLAN	0
A004	PROPOSED FLOOR PLAN	0
A005	ROOF/ELECTRICAL PLAN	0
A006	PROPOSED ELEVATIONS	0
A007	RECEPTION LAYOUT	0
A008	RECEPTION ELEVATIONS	0
A009	SECTIONS	0
A010	SCHEDULES	0

DESIGN STATEMENT - CLASS 2-9 –COMPLIANCE WITH NATIONAL CONSTRUCTION CODE (NCC) - CURRENT BUILDING CODE AUSTRALIA (BCA) VOLUME 1 AMENDMENT 1
READ IN ASSOCIATION WITH ATTACHED PLANS AND PROJECT SPECIFICATIONS – (BE ADVISED SOME CLAUSES LISTED MAY NOT BE RELEVANT TO THIS PROJECT)

SITE PREPARATION

PROVIDE A SYSTEM OF TERMITE RISK MANAGEMENT IN ACCORDANCE WITH THE BCA PART B1.4 AND AS3660. PROVIDE A DURABLE NOTICE, PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT LOCATION SUCH AS THE METER BOX OR THE LIKE, IN ACCORDANCE WITH THE BCA PART B1.4 (I) REQUIREMENTS. A VAPOR BARRIER SHALL BE LAID UNDER SLAB-ON-GROUND CONSTRUCTION AND INSTALLED (WHERE APPLICABLE) IN ACCORDANCE WITH THE BCA PART F1.10 AND AS 2870. EARTHWORKS, SITE PREPARATION AND EXCAVATION SHALL BE IN ACCORDANCE WITH THE BCA AND AS2870.

BUILDING STRUCTURE

ALL PROPRIETARY PRODUCTS/SYSTEMS INCORPORATED IN THE BUILDING WORKS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S TECHNICAL SPECIFICATIONS. IT IS THE BUILDERS RESPONSIBILITY TO OBTAIN ALL NECESSARY TECHNICAL SPECIFICATIONS FOR THE PRODUCT/SYSTEMS COMPLIANT INSTALLATION. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BCA PART B1.4 AND AS 3600. ALL MASONRY CONSTRUCTION AND MASONRY ACCESSORIES, WEATHERPROOFING OF MASONRY ETC SHALL BE IN ACCORDANCE WITH THE BCA PART B1.4 AND AS 3700. ALL TIMBER FRAMING AND ROOF TRUSSES (MATERIALS, CONSTRUCTION, BRACING AND TIE-DOWNS) SHALL BE IN ACCORDANCE WITH THE BCA PART B1.4, AS1684.2, AS1684.4 AND AS1720.1. WHERE MANUFACTURED TIMBER TRUSSES ARE USED, THEY ARE TO BE INSTALLED IN ACCORDANCE WITH DISTRIBUTORS' SPECIFICATIONS AND AS4440 – INSTALLATION OF TIMBER ROOF TRUSSES. ALL TIMBER USED IN EXTERNAL LOCATIONS SHALL BE OF A SUITABLE DURABILITY (DURABILITY CLASS 1 OR 2) / TREATED (TO A MINIMUM H3 LEVEL) / PROTECTED APPROPRIATE TO ITS USE AND IN ACCORDANCE WITH THE BCA PART B1.4, AS1684 AND AS1720.1. ALL GLAZING AND WINDOWS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE BCA PART B1.4, AS1288 AND AS2047. ALL STRUCTURAL STEEL MEMBERS (INCLUDING ROOF STRUTTING BEAMS) SHALL BE IN ACCORDANCE WITH THE BCA PART B1.4.AS4100 (STEEL STRUCTURES) AND AS/NZS4600-1996 (COLD-FORMED STEEL STRUCTURES). ALL EXPOSED STRUCTURAL STEEL MEMBERS WITHIN 1KM OF THE COAST AND IN ALL (HIGH CORROSIVE) INDUSTRIAL AREAS SHALL BE TREATED AGAINST CORROSION IN ACCORDANCE WITH THE BCA PART B1. ADEQUATE STORM WATER DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART F1.1 AND AS/NZS3500.3.2. ROOF COVERINGS SHALL COMPLY WITH THE BCA PART F1.5 AND AS2049, AS2050, AS2908.1, AS1562.1, AS1562.2, AS1562.3 AS APPLICABLE. METAL ROOF SHEETING SHALL BE INSTALLED, FIXED AND FLASHED IN ACCORDANCE WITH BCA AND AS3500.3.REQUIREMENTS. MANUFACTURER'S TECHNICAL SPECIFICATIONS ARE TO BE CONSULTED WHEN SELECTING PRODUCTS TO ENSURE ALL PRODUCT SPECIFICATIONS HAVE BEEN MET, INCLUDING COMPLIANCE WITH PROTECTION FROM CORROSION IN ACCORDANCE WITH BCA TABLE 3.5.1.1A- ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING REQUIREMENTS. THE SUB-FLOOR SPACE BETWEEN A SUSPENDED FLOOR OF A BUILDING AND THE GROUND SHALL BE VENTILATED IN ACCORDANCE WITH THE BCA PART F1.12.

LIFE SAFETY

REQUIRED FIREWALLS SEPARATING FIRE COMPARTMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BCA PART D2.7. THE SPACE BELOW A REQUIRED NON-FIRE ISOLATED STAIRWAY (INCLUDING AN EXTERNAL STAIRWAY) OR NON-FIRE ISOLATED RAMP MUST NOT BE ENCLOSED TO FORM A CUPBOARD OR LIKE, UNLESS THE ENCLOSING WALLS AND CEILINGS HAVE AN FRL OF NOT LESS THAN 60/60/60; AND ANY ACCESS DOORWAY IS FITTED WITH A SELF-CLOSING -/60/30 FIRE DOOR. CONSTRUCTION JOINTS, SPACES AND THE LIKE, IN AND BETWEEN WALLS ARE REQUIRED TO BE FIRE RESISTANT AND SHALL BE ADEQUATELY PROTECTED IN ACCORDANCE WITH THE BCA PART C3.16. WHERE A FIRE HOSE REEL SYSTEM IS PROVIDED IT IS TO BE IN ACCORDANCE WITH THE BCA PART E1.4 AND AS2441. WHERE A FIRE HYDRANT SYSTEM IS PROVIDED IT IS TO BE IN ACCORDANCE WITH THE BCA PART E1.3 AND AS2419.1. WHERE A SPRINKLER SYSTEM IS PROVIDED IT IS TO BE IN ACCORDANCE WITH THE BCA PART E1.5 AND AS 2118.1. PROTECTION OF OPENINGS IN EXTERNAL WALLS SHALL BE PROVIDED IN ACCORDANCE WITH BCA PART C3.4 AND SPECIFICATION C3.4.

WHERE A SMOKE HAZARD MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART E2 AND AS1668.1. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART E1.6 AND AS2444. EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART E4 AND AS/NZS2293.1. ANY MATERIALS, LININGS OR SURFACE FINISHES SHALL BE IN ACCORDANCE WITH THE EARLY FIRE HAZARD INDICES SPECIFIED IN BCA PART C1.10. WHERE A LIFT INSTALLATION IS PROVIDED IT IS TO BE IN ACCORDANCE WITH THE BCA PART E3 AND AS1735 (INCLUDING FIRE SERVICE CONTROLS AND SIGNAGE WARNING AGAINST THE USE OF LIFTS IF THERE IS A FIRE).

ACCESS AND EGRESS

ALL STAIR AND RAMP CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BCA PART D2, AND WHERE EQUAL ACCESS IS REQUIRED BY THE BCA, THE BUILDING IS TO BE IN ACCORDANCE WITH BCA PART D3 ACCESS FOR PEOPLE WITH A DISABILITY AND AS1428.2009. BARRIERS SHALL BE PROVIDED WHERE CHANGES IN LEVELS EXCEED 1M. BARRIERS SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART 2.16 AND BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS1170.1. A MINIMUM UNOBSTRUCTED WIDTH OF 1M SHALL BE PROVIDED FOR EACH PATH OF TRAVEL TO AN EXIT (INCLUDING STAIRWAYS) IN ACCORDANCE WITH THE BCA PART D1.6 (EXCEPT DOORWAYS WHICH SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 750MM OR WHERE REQUIRED BY AS1428.1 A MINIMUM CLEAR OPENING OF 850MM). SIGNS ON DOORS ALERTING PERSONS THAT THE OPERATION OF CERTAIN DOORS (EG *FIRE SAFETY DOOR*) SHALL NOT BE IMPAIRED IN ACCORDANCE WITH THE BCA PART D2.23. CLASS 5-9 BUILDINGS - NO POINT ON A FLOOR SHALL BE MORE THAN 20M FROM AN *EXIT* OR A POINT FROM WHICH TRAVEL IN DIFFERENT DIRECTIONS TO 2 *EXITS* IS AVAILABLE, IN WHICH CASE THE MAXIMUM TRAVEL DISTANCE TO ONE OF THOSE *EXITS* SHALL NOT EXCEED 40M, IN ACCORDANCE WITH BCA PART D1.4 FOR CLASS 5 & 6 BUILDINGS - THE *EXIT TRAVEL DISTANCE* TO A SINGLE *EXIT* SERVING THE STOREY AT THE LEVEL OF ACCESS TO A ROAD OR OPEN SPACE MAY BE INCREASED TO 30M IN ACCORDANCE WITH THE BCA PART D1.4(C)(II). DOORS SERVING AS *REQUIRED EXITS* SHALL SWING IN THE DIRECTION OF EGRESS UNLESS THEY SERVE A BUILDING OR PART (EG: ROOM) WITH A FLOOR AREA NOT MORE THAN 200M2, IT IS THE ONLY *REQUIRED EXIT* FROM THE BUILDING OR PART AND IT IS FITTED WITH A DEVICE FOR HOLDING IT IN THE OPEN POSITION IN ACCORDANCE WITH THE BCA PART D2.20(B)(I). DOORS SERVING AS *REQUIRED EXITS* (SERVING A FLOOR AREA OVER 200M2) SHALL BE READILY OPENABLE WITHOUT THE USE OF A KEY FROM THE SIDE FACING A PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION OR PUSHING ACTION ON A SINGLE DEVICE LOCATED BETWEEN 900MM AND 1100MM FROM THE FLOOR IN ACCORDANCE WITH THE BCA PART D2.21. FOR CLARIFICATION PURPOSES, IF AN ADDITIONAL EXIT DOOR (TO BCA MINIMUM REQUIREMENTS) HAS EXIT SIGNAGE INSTALLED, THE DOOR WILL BE REQUIRED TO COMPLY WITH BCA PARTS D2.20 AND D2.21 WHERE APPLICABLE. EG; DOORSWING AND HARDWARE REQUIREMENTS.

HEALTH AND AMENITY

ADEQUATE DAMP-PROOFING AND WEATHER-PROOFING SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART F1. WET AREAS SHALL BE WATER PROOFED IN ACCORDANCE WITH THE BCA PART F1.7 AND AS3740. SANITARY FACILITIES SHALL BE PROVIDED FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH THE BCA PART F2 AND AS1428.1.-2009 THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT SHALL COMPLY WITH BCA PART F2.5 BY EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2M BETWEEN THE CLOSET PAN AND HANGING SIDE OF THE DOOR WITHIN THE SANITARY COMPARTMENT. THIS IS MEASURED FROM THE DOORS CLOSED POSITION TO THE 90 DEGREE OPENING POINT, IN THE ARCH OF THE SWING OF THE OPENING DOOR. A CLOSET PAN LOCATED BEHIND THE OPEN DOOR LEAF AT 90 DEGREES IS COMPLIANT WITHOUT MODIFICATION.

MINIMUM CEILING HEIGHTS AND HEAD CLEARANCES SHALL COMPLY WITH THE BCA PART F3.1. IN A *REQUIRED EXIT* OR PATH OF TRAVEL TO AN *EXIT* THE UNOBSTRUCTED HEIGHT THROUGHOUT SHALL BE NOT LESS THAN 2M, EXCEPT THE UNOBSTRUCTED HEIGHT OF ANY DOORWAY WHICH MAY BE REDUCED TO NOT LESS THAN 1980MM. LIGHTING AND VENTILATION SHALL BE IN ACCORDANCE WITH THE BCA PART F4.MINIMUM CEILING HEIGHTS AND HEAD CLEARANCES SHALL COMPLY WITH THE BCA PART F3.1. IN A *REQUIRED EXIT* OR PATH OF TRAVEL TO AN *EXIT* THE UNOBSTRUCTED HEIGHT THROUGHOUT SHALL BE NOT LESS THAN 2M, EXCEPT THE UNOBSTRUCTED HEIGHT OF ANY DOORWAY WHICH MAY BE REDUCED TO NOT LESS THAN 1980MM. LIGHTING AND VENTILATION SHALL BE IN ACCORDANCE WITH THE BCA PART F4.

ENERGY EFFICIENCY

THE BUILDING SHALL COMPLY WITH THE APPROVED ENERGY EFFICIENCY REQUIREMENTS OF THE BCA PART J. A MAIN ENTRANCE TO A BUILDING, IF LEADING TO A CONDITIONED SPACE, SHALL HAVE EITHER: AN AIRLOCK, SELF-CLOSING DOOR, REVOLVING DOOR OR THE LIKE WHERE THE CONDITIONED SPACE HAS A FLOOR AREA OVER 50 M2 IN ACCORDANCE WITH THE BCA PART J.3.4. ARTIFICIAL LIGHTING AROUND THE PERIMETER OF A BUILDING SHALL BE IN ACCORDANCE WITH THE BCA PART J6.5.

EQUAL ACCESS REQUIREMENTS

ACCESS FOR PEOPLE WITH DISABILITIES SHALL BE PROVIDED IN ACCORDANCE WITH BCA PART D3 ACCESS FOR PEOPLE WITH DISABILITIES AND AS1428-2009.WHERE AN ACCESSIBLE PATH OF TRAVEL IS REQUIRED BY THE BCA ALL COMPONENTS OF AS 1428.1-2009 ARE TO BE CONSIDERED. THE PATH OF TRAVEL REQUIRED TO BE ACCESSIBLE SHALL CONTAIN NO THRESHOLD WHICH IS NOT IN ACCORDANCE WITH THE BCA PART D AND AS1428.1.-2009. THE APPLICABLE CONSTRUCTION TOLERANCE IS 5MM. WHERE ACCESS IS REQUIRED AND THE FLOOR LEVEL (HEIGHT) DIFFERENCE IS **NOT MORE THAN 190MM**, A STEP RAMP AT 1 IN 10 MAY BE PROVIDED (190MM X 1900MM MAXIMUM RAMP LENGTH) AND ANY STEP RAMP SHALL BE IN ACCORDANCE WITH THE BCA PART D3 AND AS1428.1. WHERE THERE ARE FLOOR LEVEL DIFFERENCES OF **MORE THAN 190MM** REQUIRED RAMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE BCA PART D3 AND AS 1428.1 (INCLUDING 1:14 RAMP GRADIENT, HANDRAILS, KERB RAILS, TACTILE INDICATORS AND LANDINGS, AS REQUIRED). FACILITIES, SERVICES AND FEATURES REQUIRED TO BE ACCESSIBLE BY PEOPLE WITH DISABILITIES SHALL BE IDENTIFIED WITH CLEAR AND LEGIBLE BRAILLE. TACTILE SIGNAGE IN ACCORDANCE WITH THE BCA PART D3.6 AND AS 1428.1-2009. TACTILE GROUND SURFACE INDICATORS SHALL BE PROVIDED TO WARN PEOPLE WITH VISION IMPAIRMENT THAT THEY ARE APPROACHING A STAIRWAY, RAMP OR OVERHEAD OBSTRUCTION IN ACCORDANCE WITH THE BCA PART D3.8 AND AS1428.4. CARPARKING SPACES FOR PEOPLE WITH DISABILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART D3.5 AND AS2890.1.

AS 1428.1-2009- DESIGN FOR ACCESS AND MOBILITY PART 1: GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK.	REFERENCE GUIDE-CONFIRM SPECIFIC DETAILS ON PLANS	AS 1428.1-2009- DESIGN FOR ACCESS AND MOBILITY PART 1: GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK.	REFERENCE GUIDE-CONFIRM SPECIFIC DETAILS ON PLANS
DESCRIPTION OF WORKS	AS & CLAUSE	DESCRIPTION OF WORKS	AS & CLAUSE
ACCESSIBLE CAR PARKING -	AS 2890.6	STAIRWAY HANDRAILS	
CONTINUOUS ACCESSIBLE PATH OF TRAVEL	AS 1428.1- CL 6	HANDRAILS	
VISUAL INDICATORS ON GLAZING - CLAUSE 6	AS 1428.1 - CL 6.6	DOORWAYS, DOORS & CIRCULATION SPACE AT DOORWAYS	
FLOOR /GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES -	AS 1428.1- CL 7	LUMINANCE CONTRAST	
CONSTRUCTION TOLERANCES	AS 1428.1 - CL 7.2	CLEAR OPENING OF DOORWAYS	
CHANGES IN LEVEL	AS 1428.1 - CL 7.3	CIRCULATION SPACES AT DOORWAYS	
SOFT FLOOR COVERINGS	AS 1428.1 -CL 7.4	DOOR CONTROLS	
ACCESSIBLE SIGNAGE REQUIREMENTS	AS 1428.1 -CL 8	SWITCHES AND POWER POINTS	
TACTILE GROUND SURFACE INDICATORS	AS 1428.4 -CL 9	SANITARY FACILITY	
WALKWAYS ,RAMPS, LANDINGS	AS 1428.1 -CL 10	ACCESSIBLE UNISEX SANITARY FACILITY	
WALKWAYS	AS 1428.1 -CL 10.2	WASH BASINS	
RAMPS	AS 1428.1 -CL 10.3	FIXTURES & FITTINGS WITHIN A SANITARY FACILITY	
THRESHOLD RAMP	AS 1428.1 -CL 10.5	SHOWERS	
STEP RAMP	AS 1428.1 -CL 10.6	CIRCULATION SPACES IN FACILITIES	
KERB RAMP	AS 1428.1 -CL 10.7	SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES	
LANDINGS	AS 1428.1 -CL 10.8	GRABRAILS	
STAIRWAYS	AS 1428.1 -CL 11	ASSEMBLY BUILDINGS	
STAIR CONSTRUCTION	AS 1428.1 -CL 11.1	LIFTS (EQUAL ACCESS)	

ANY VARIATION FROM WHAT IS SHOWN ON THE DOCUMENTATION MAY JEOPARDISE COMPLIANCE AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT



No.	Description	Date
0	ISSUED FOR TENDER	16.04.19

Project Name

PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

COVER SHEET

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A000	0
Drawn by	TK		
Checked by	RV	Scale	1 : 100 ON A2 SHEET



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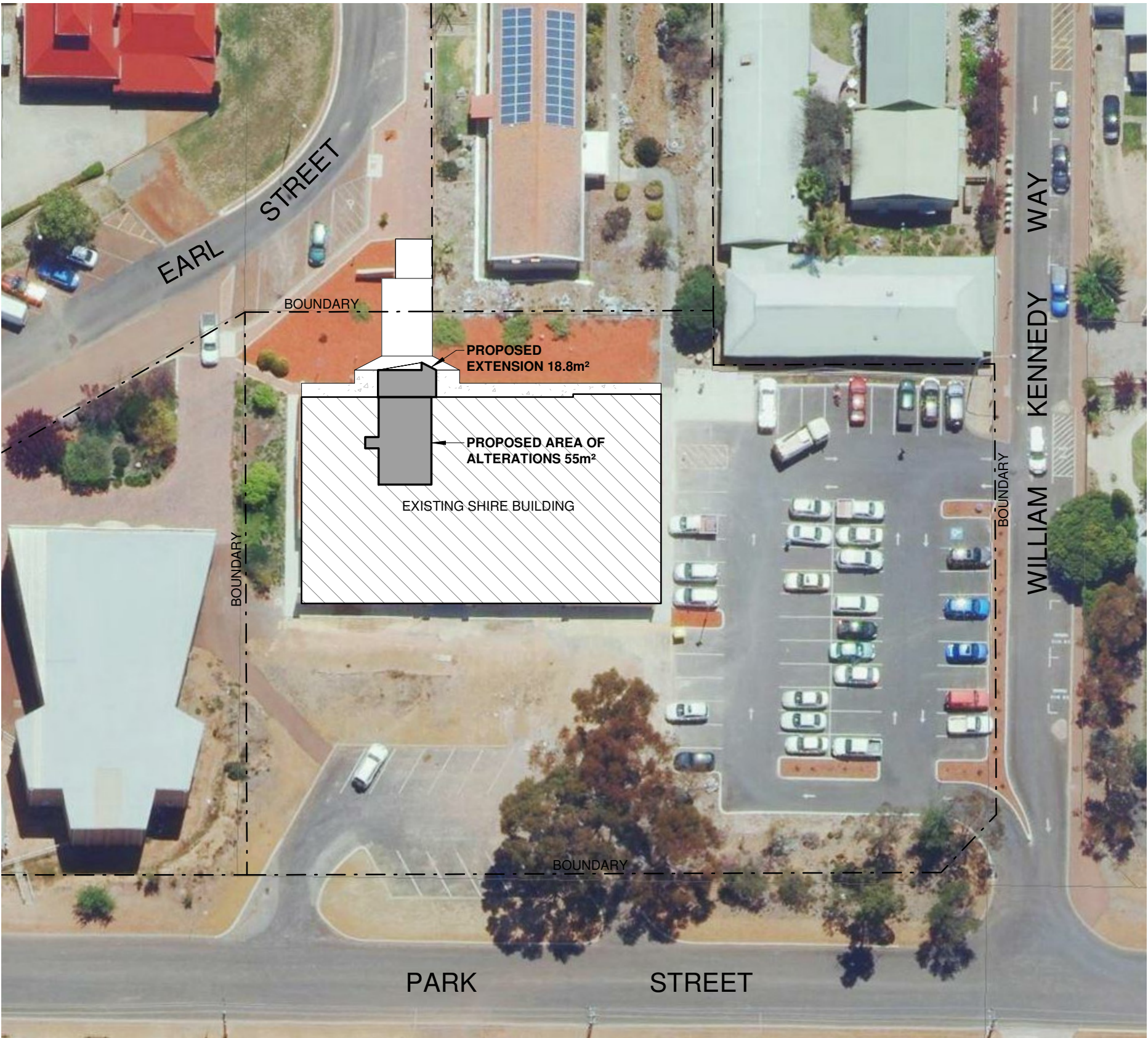
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BAL RATING NOTE:

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ADDITIONAL DOCUMENTATION:

ALL ARCHITECTURAL DOCUMENTATION IS TO BE READ IN CONJUNCTION STRUCTURAL ENGINEER DOCUMENTATION FOR ALL STRUCTURAL ELEMENTS



1

PROPOSED SITE PLAN

1 : 500

NORTH

0 5 10 15 20 25 37.5 50 75

SCALE 1:500



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No.	Description	Date
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Project Name

PROPOSED RECEPTION UPGRADE & COVERED ENTRY
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FOR THE SHIRE OF NARROGIN

PROPOSED SITE PLAN

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A001	0
Drawn by	TK		
Checked by	RV	Scale	As indicated ON A2 SHEET

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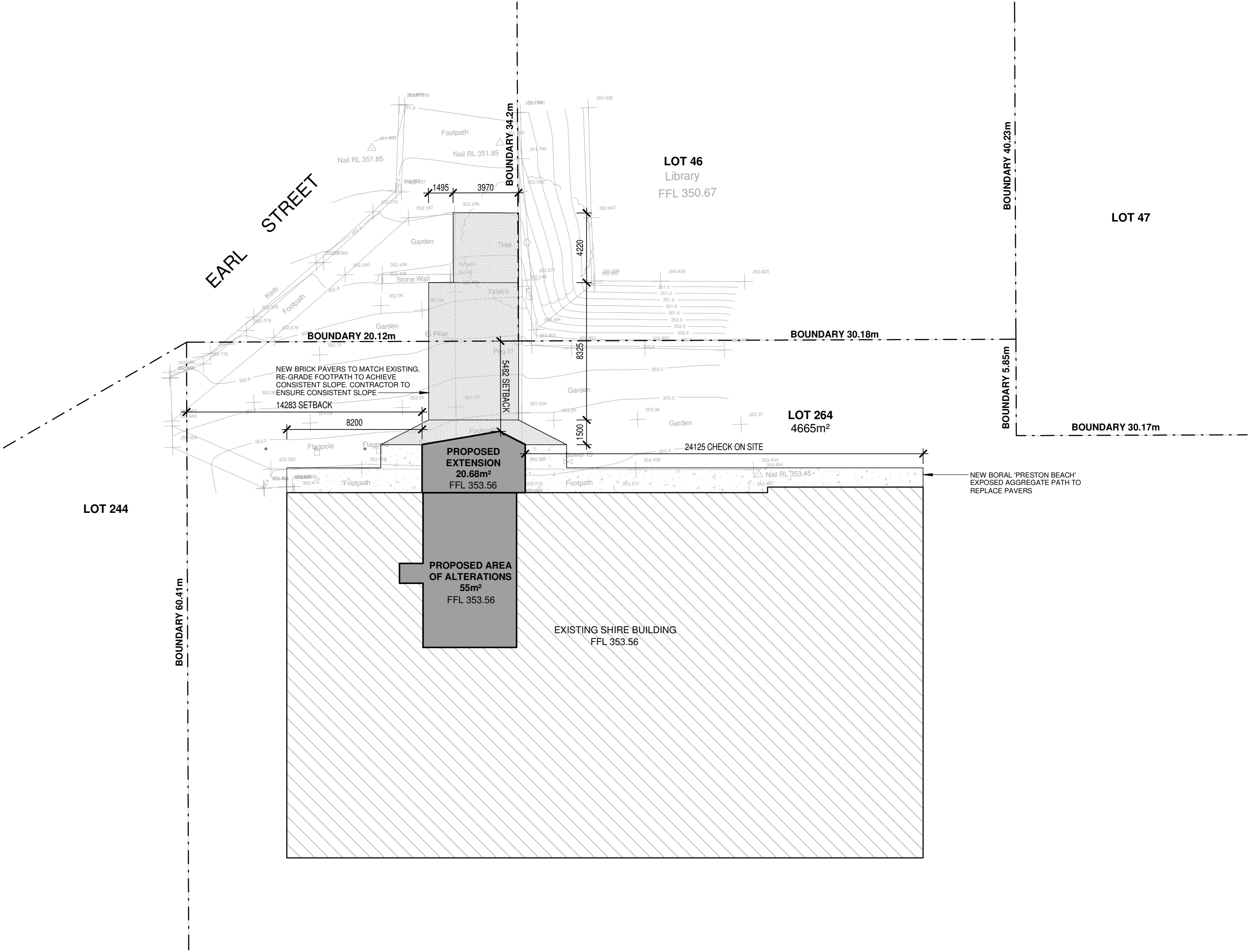
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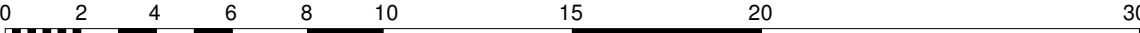


1

PROPOSED SITE PLAN

1 : 200

NORTH



SCALE 1:200



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Project Name

PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

PROPOSED PART SITE PLAN

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A002	0
Drawn by	TK		
Checked by	RV	Scale	As indicated ON A2 SHEET

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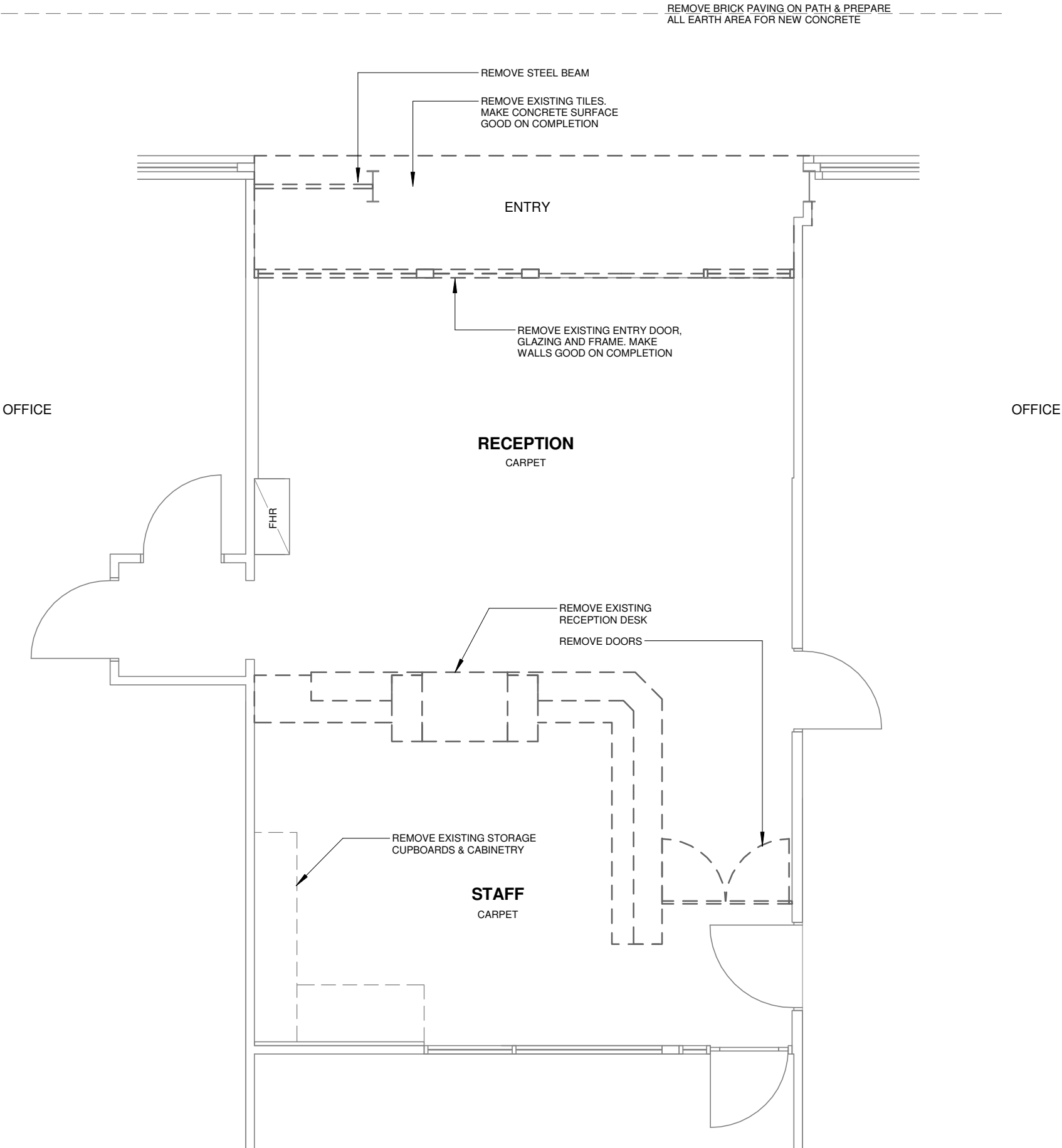
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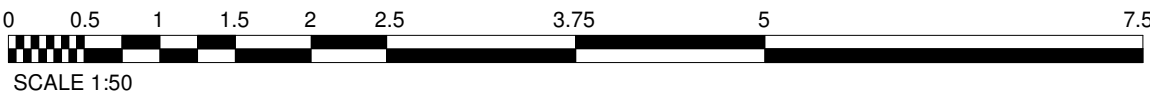


NORTH

1

PROPOSED DEMOLITION PLAN

1 : 50



SCALE 1:50



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No.	Description	Date
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Project Name

PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

DEMOLITION PLAN

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A003	0
Drawn by	TK		
Checked by	RV	Scale	1 : 50 ON A2 SHEET

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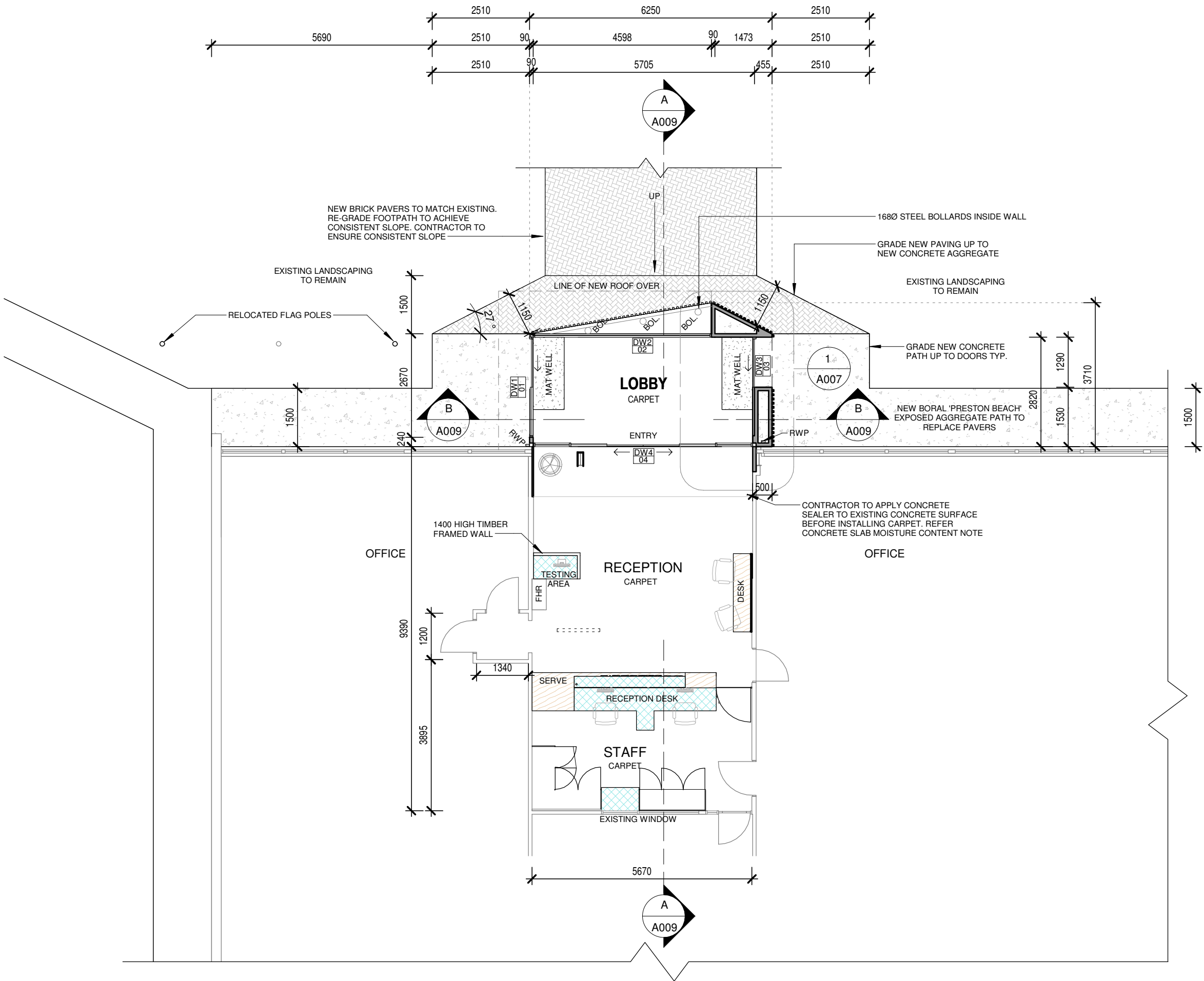
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CONCRETE SLAB MOISTURE CONTENT:

ENSURE CONCRETE SLAB IS DRY ENOUGH TO RECEIVE RESILIENT FLOOR COVERINGS. TEST IN ACCORDANCE WITH AS1884-2012 FLOOR COVERINGS - RESILIENT SHEET AND TILES - INSTALLATION PRACTICES WITH THE F2170 RH IN-SITU PROBE TEST METHOD

PROVIDE CERTIFICATES OF COMPLIANCE (WITH VALUES OF 75% RELATIVE HUMIDITY OR LESS) FOR ALL ROOMS TO RECEIVE RESILIENT FLOOR COVERINGS BEFORE PROCEEDING WITH FLOOR LAYING

NOTE IF TEST DOES NOT MEET STANDARDS: ALLOW TO APPLY A MOISTURE SEALER TO SLAB SURFACE AND SLAB JOINTS TO THE APPROVAL OF THE MANUFACTURER

ROOF & ACCESSORIES SELECTIONS:

ROOF, GUTTERS & FLASHINGS

ROOF SHEET: LYSAGHT CUSTOM ORB ROOF SHEETING (0.42BMT) COLORBOND SURFMIST FINISH

FASCIA: COLORBOND SURFMIST FINISH PROFILE TO SUIT GUTTER

GUTTERS: COLORBOND SURFMIST FINISH, SHEERLINE OR SIMILAR PROFILE

FLASHINGS & CAPPINGS: COLORBOND SURFMIST FINISH

DOWNPipes & DP FIXINGS 75x100 - STEEL POWDERCOATED DOWNPIPES COLORBOND MONUMENT

*ALL DOWNPIPES ON STAND-OFF CLIPS. *CONNECT ALL DOWNPIPES TO EXISTING STORMWATER MANAGEMENT SYSTEM

INSULATION:

EXTERNAL WALLS

BRADFORDS R2.5 BATT INSULATION OR SIMILAR APPROVED. INSTALL TO MANUFACTURER SPECIFICATIONS

NEW ROOF

INSTALL BRADFORDS GOLD HI PERFORMANCE R2.5 BATT INSULATION OR SIMILAR APPROVED.

INSTALL BRADFORDS ANTICON 60 OR SIMILAR APPROVED TO UNDERSIDE OF ROOF SHEETING TO MANUFACTURER SPECIFICATIONS

INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

LEGEND:

COL.	COLUMN
FBC	FIRE BOOSTER CABINET
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GM	GAS METER BOX
FW	FLOOR WASTE
FWG	FLOOR WASTE GULLY
RWP	RAIN WATER PIPE
RWH	RAIN WATER HEAD
TGSI	TACTILE GROUND SURFACE INDICATORS

TERMITE RISK MANAGEMENT:

INSTALL CHEMICAL TERMITE MANAGEMENT SYSTEM TO AS3660.1-2014 SECTION 7. APPLY 'BIFENTHRIN' TO UNDER SLAB AREAS AND PERIMETER OF SLAB. ANTI TERMITE SLEEVES TO BE INSTALLED TO ALL SERVICES WHICH PENETRATE THE CONCRETE SLAB

WALL LININGS:

INTERNAL AREAS

13mm DIRECT STICK PLASTERBOARD. INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PAINT FINISH. COLOUR TO MATCH EXISTING RECEPTION AREA

NOTE :

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO WORK COMMENCEMENT

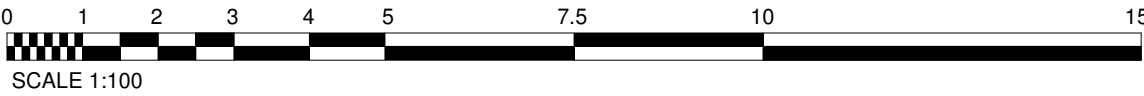


1

PROPOSED GROUND FLOOR PLAN

1 : 100

NORTH



SCALE 1:100



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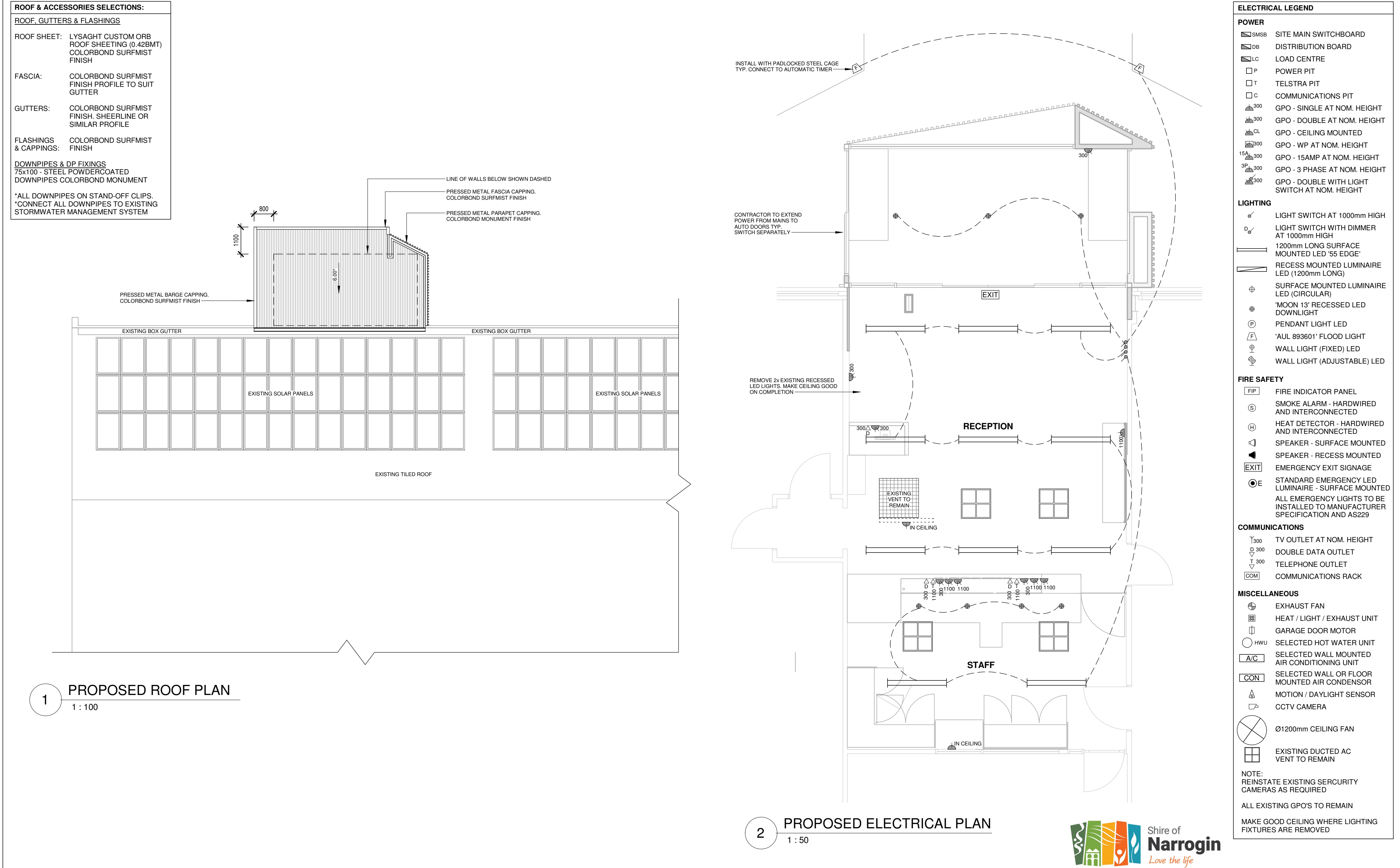
No.	Description	Date
0	ISSUED FOR TENDER	18.04.19

Project Name

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ON LOT 95 (#89). EARL STREET, NARROGIN
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PROPOSED FLOOR PLAN

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A004	0
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INSULATION:

EXTERNAL WALLS

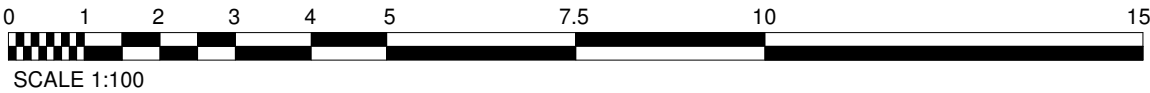
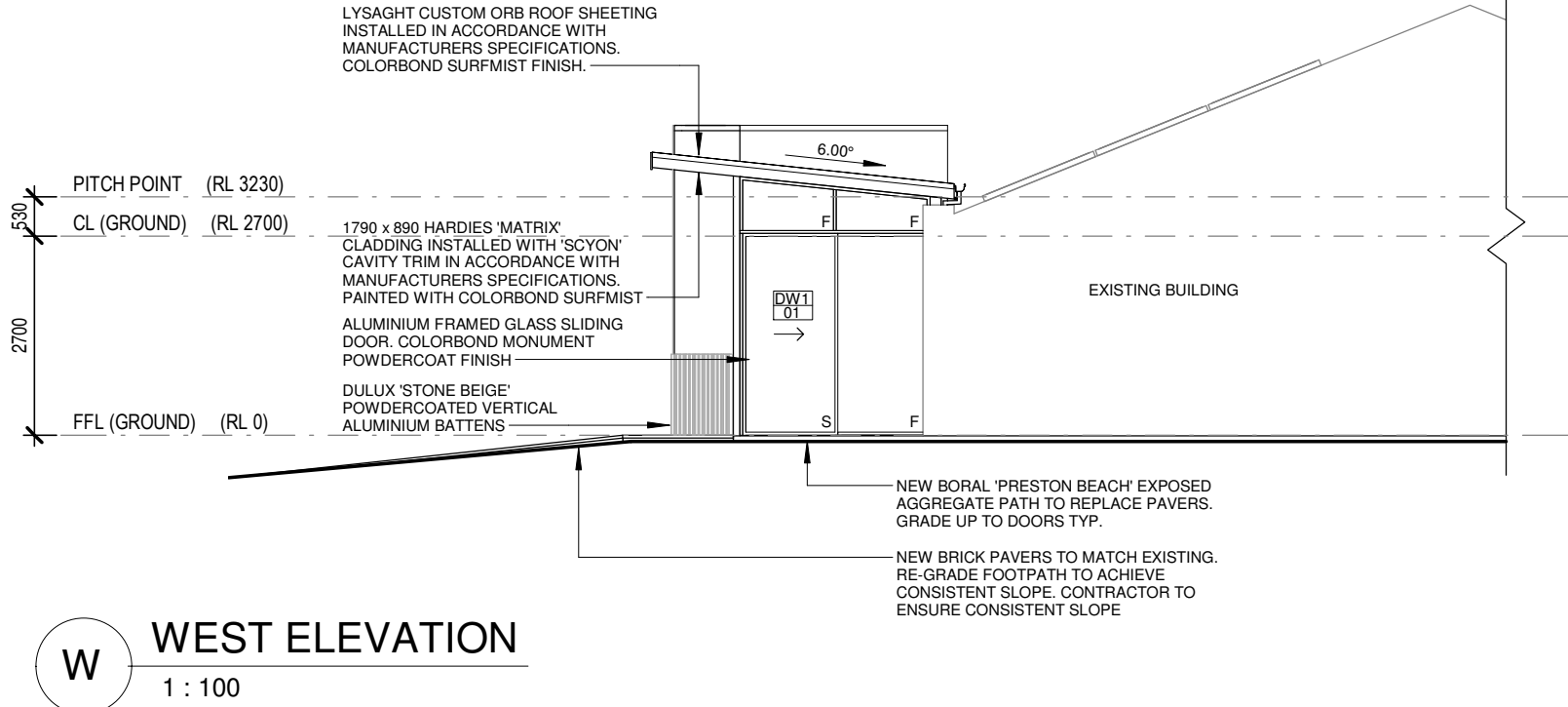
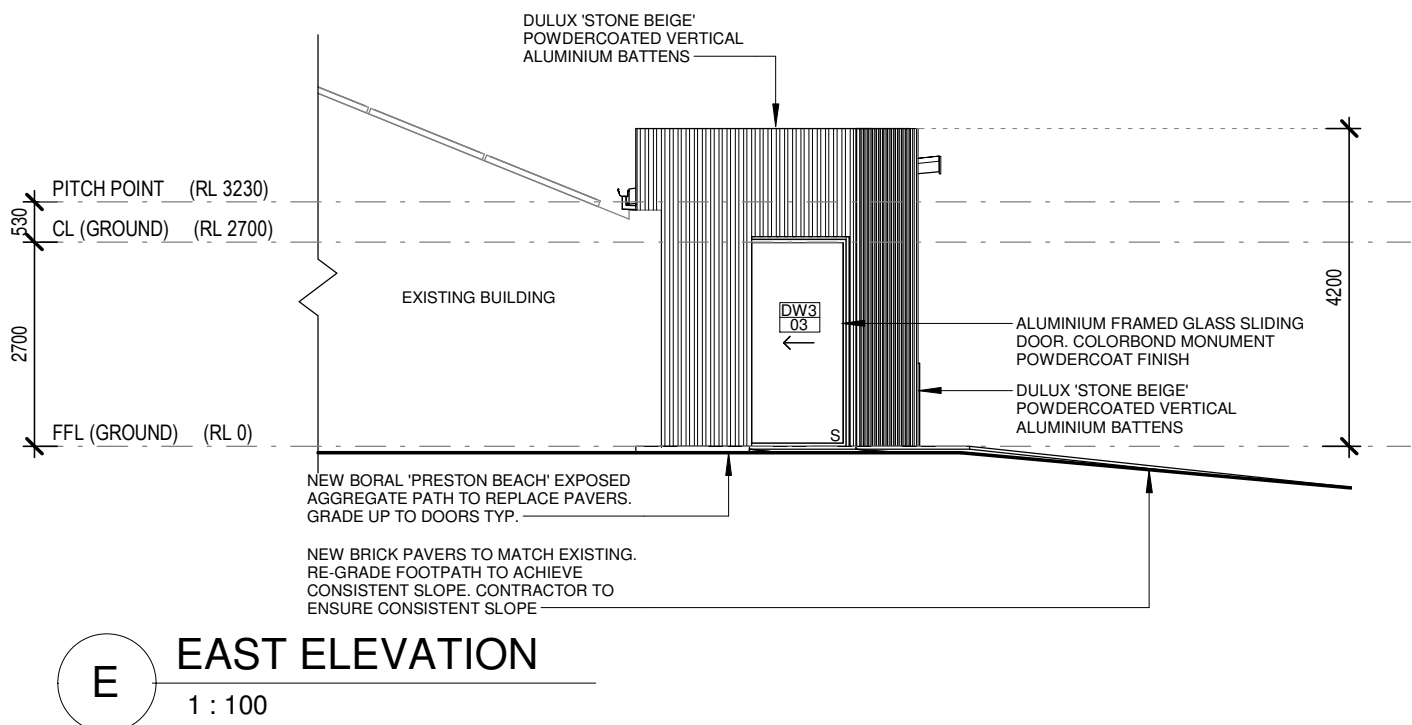
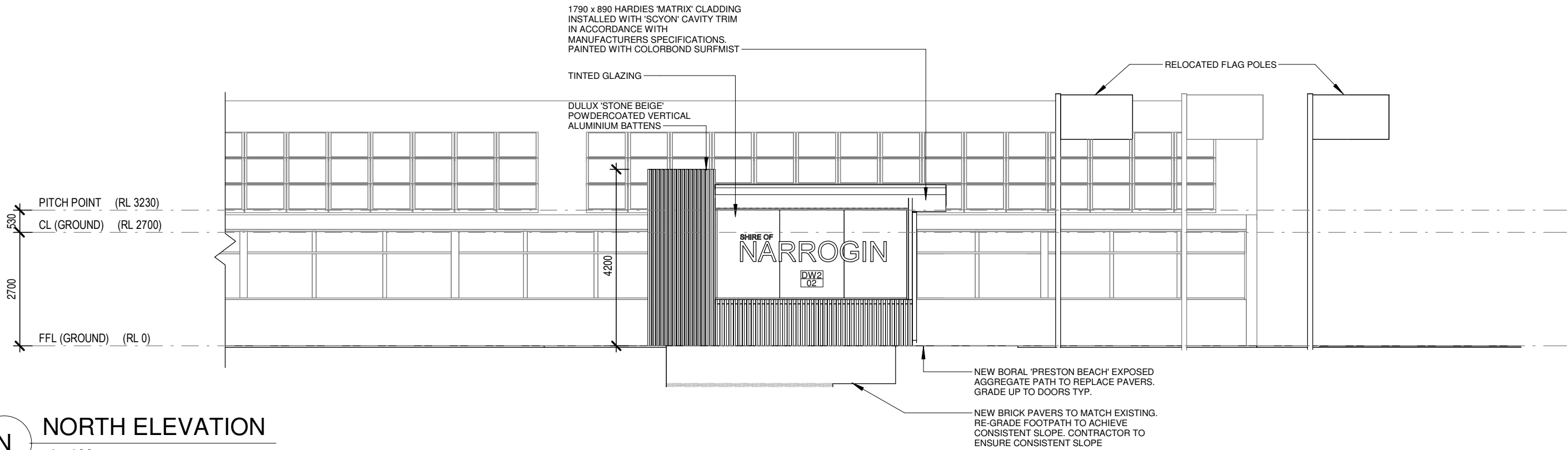
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NEW ROOF

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INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS



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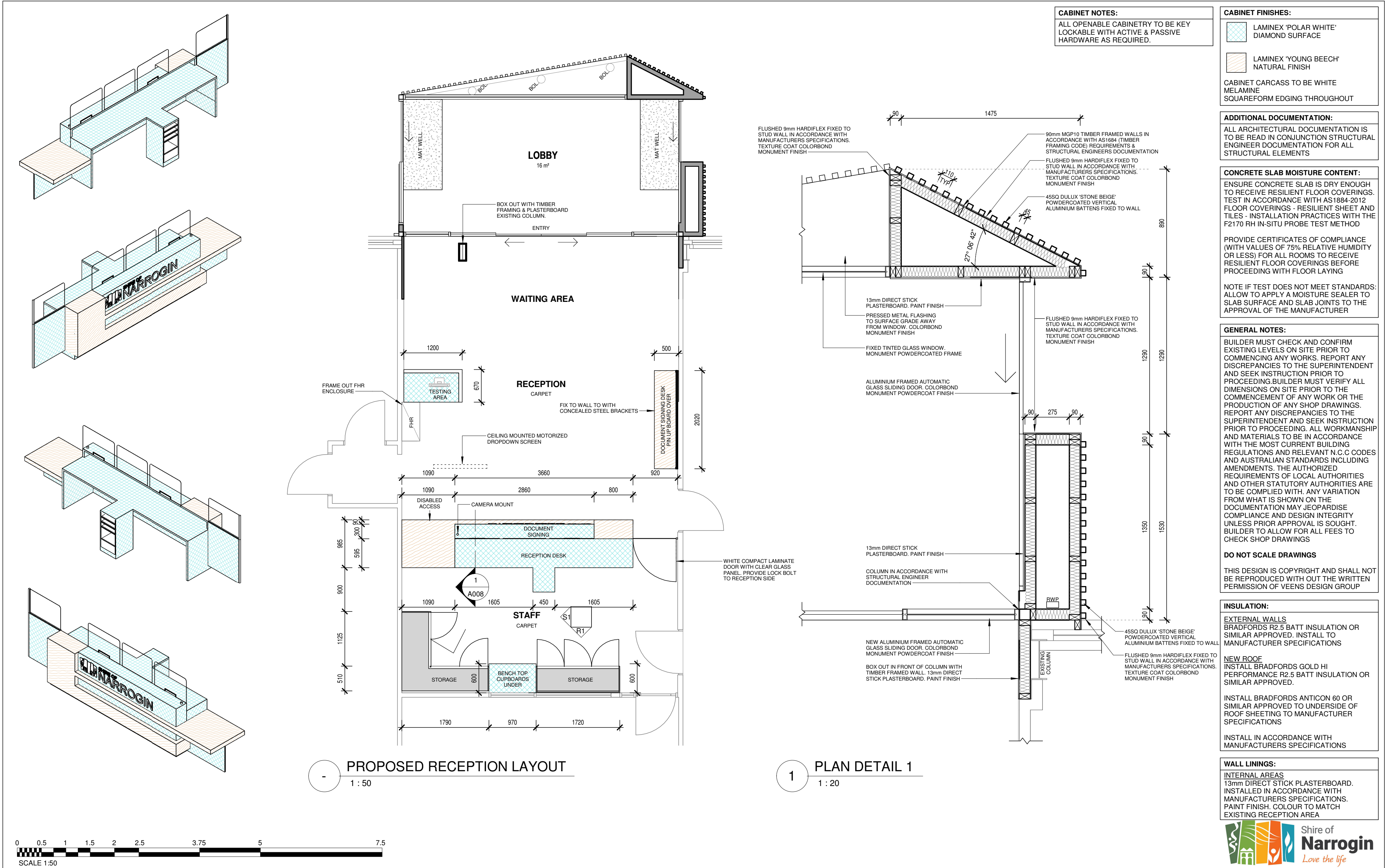
No.	Description	Date
0	ISSUED FOR TENDER	18.04.19

Project Name

PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

PROPOSED ELEVATIONS

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A006	0
Drawn by	TK		
Checked by	RV	Scale	1 : 100 ON A2 SHEET



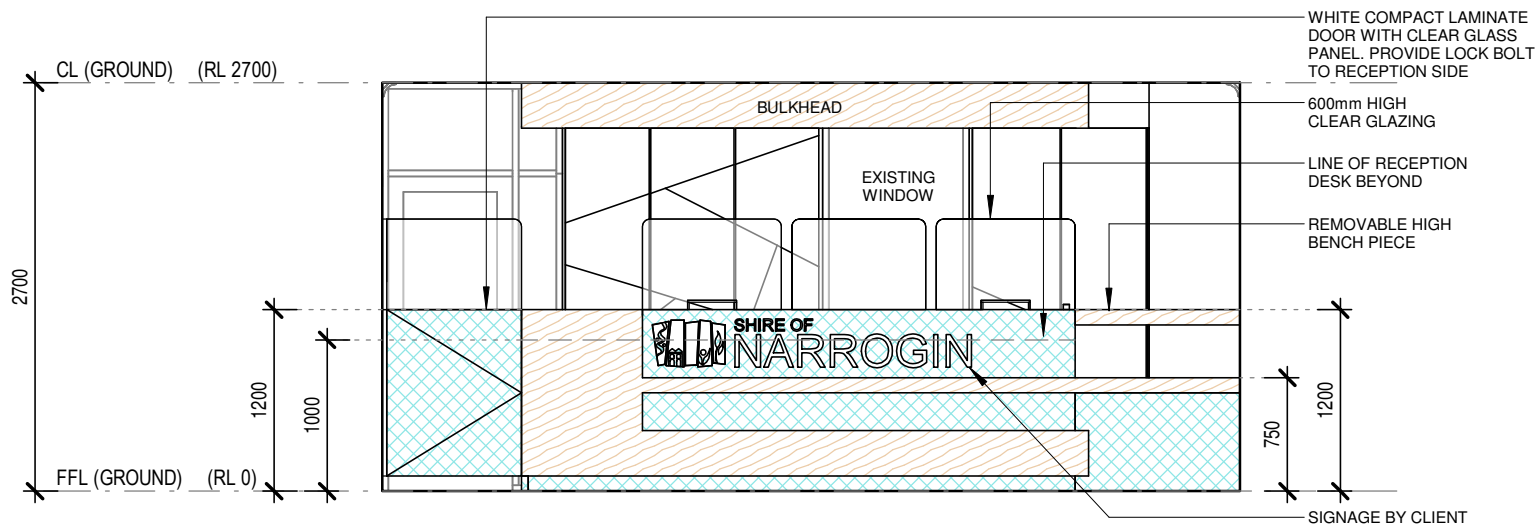
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No.	Description	Date
0	ISSUED FOR TENDER	18.04.19

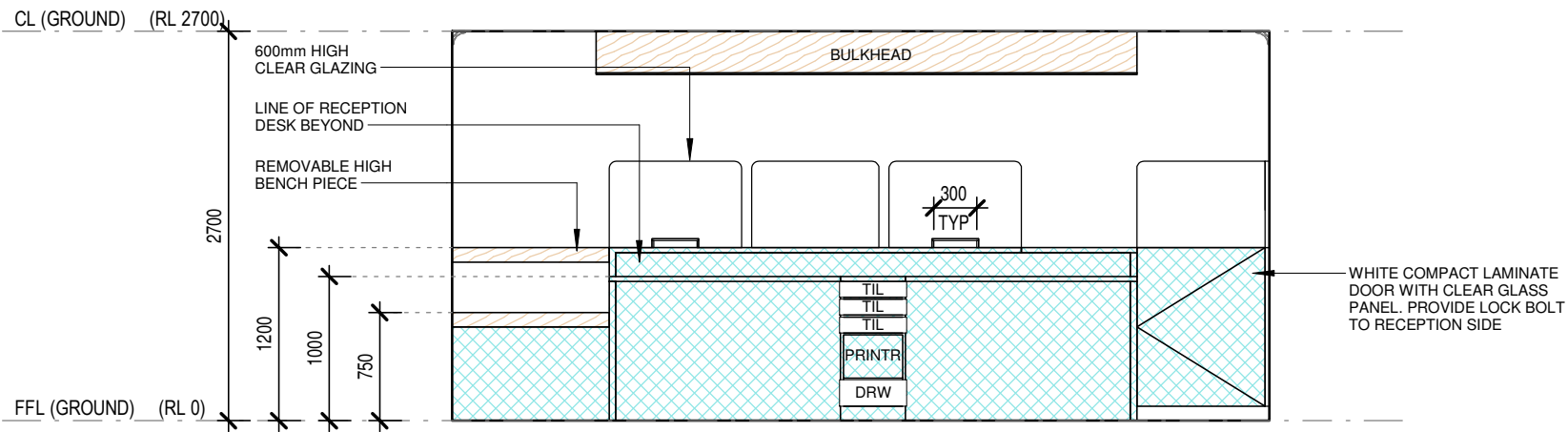
Project Name
PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

RECEPTION LAYOUT

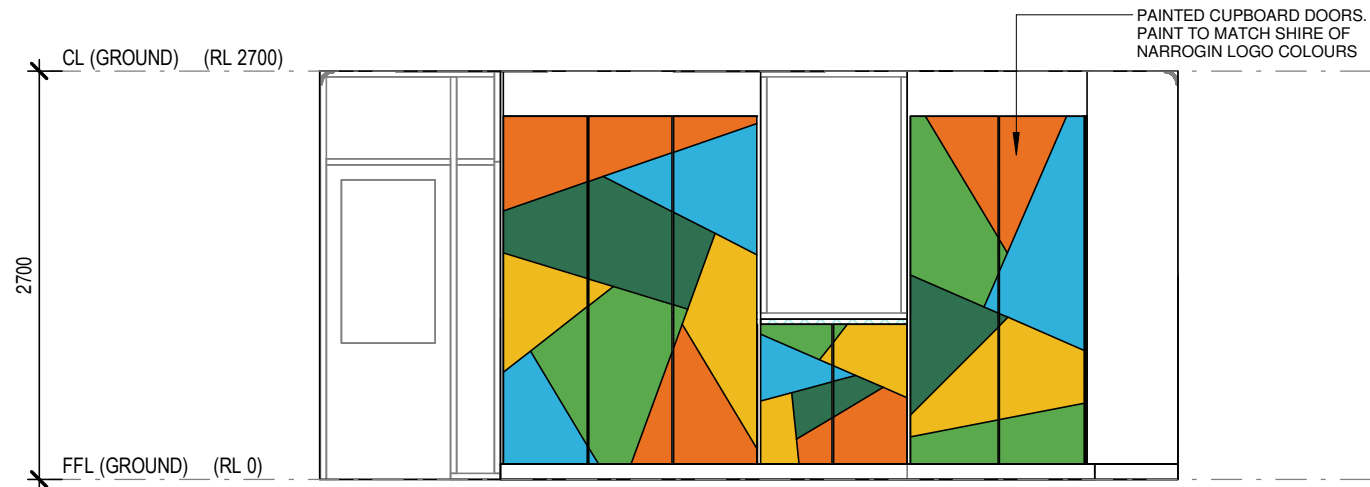
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Date	APRIL 2019	A007	0
Drawn by	TK		
Checked by	RV	Scale	As indicated ON A2 SHEET



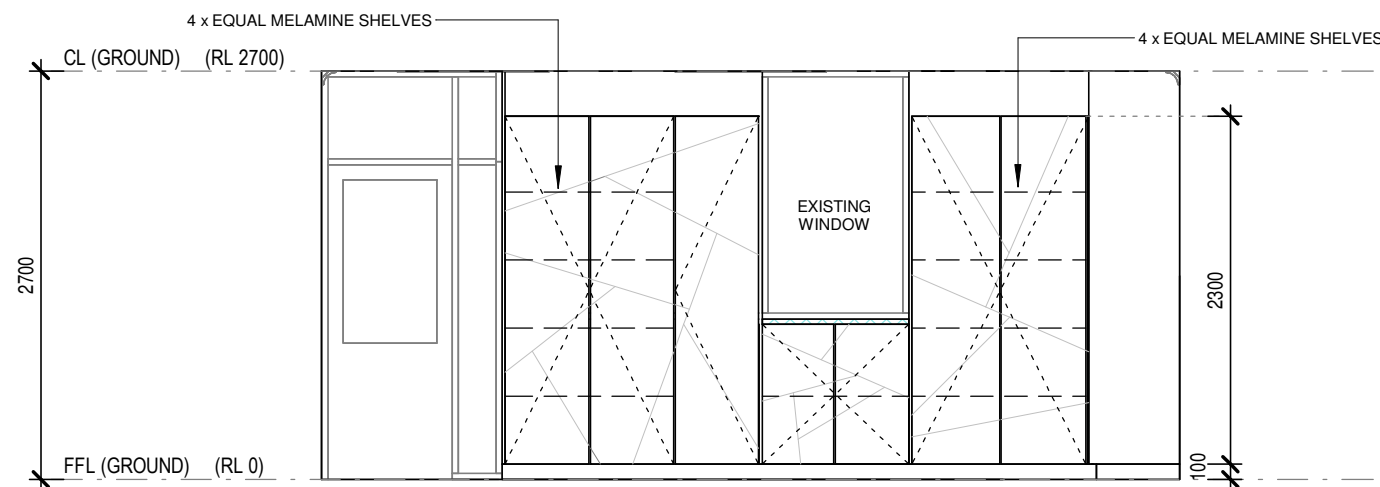
D1 FRONT RECEPTION DESK ELEVATION
1 : 50



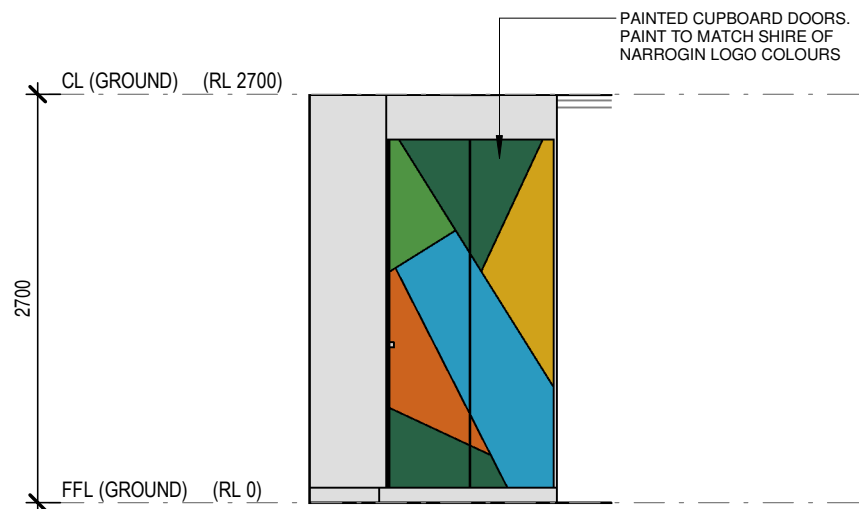
D2 REAR RECEPTION DESK ELEVATION
1 : 50



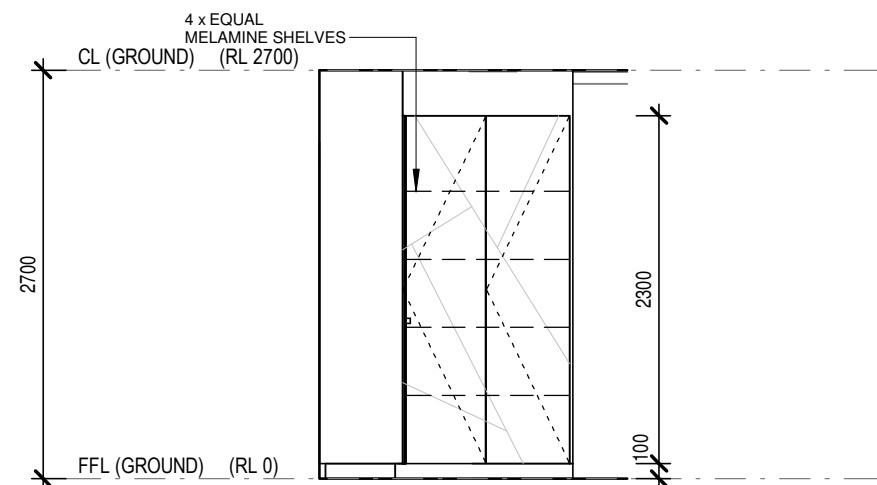
R1 CABINETRY LAYOUT A - COLOURS
1 : 50



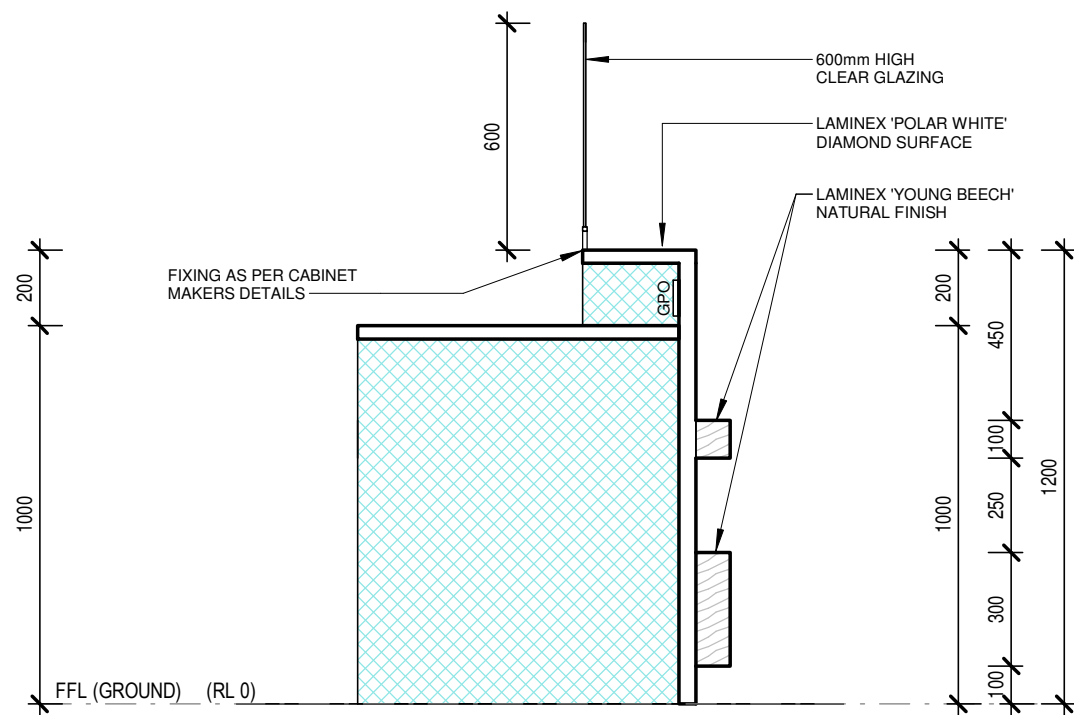
R2 CABINETRY LAYOUT A- CONFIGURATION
1 : 50



S1 CABINETRY LAYOUT B - COLOURS
1 : 50



S2 CABINETRY LAYOUT B - CONFIGURATION
1 : 50



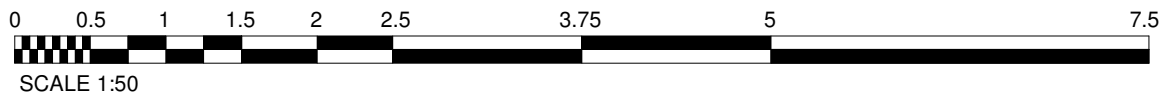
1 RECEPTION DESK SECTION
1 : 20

CABINET FINISHES:	
	LAMINEX 'POLAR WHITE' DIAMOND SURFACE
	LAMINEX 'YOUNG BEECH' NATURAL FINISH
CABINET CARCASS TO BE WHITE MELAMINE SQUAREFORM EDGING THROUGHOUT	

WALL LININGS:	
INTERNAL AREAS 13mm DIRECT STICK PLASTERBOARD. INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PAINT FINISH. COLOUR TO MATCH EXISTING RECEPTION AREA	

GENERAL NOTES:	
BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING. BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE PRODUCTION OF ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND RELEVANT N.C.C CODES AND AUSTRALIAN STANDARDS INCLUDING AMENDMENTS. THE AUTHORIZED REQUIREMENTS OF LOCAL AUTHORITIES AND OTHER STATUTORY AUTHORITIES ARE TO BE COMPLIED WITH. ANY VARIATION FROM WHAT IS SHOWN ON THE DOCUMENTATION MAY JEOPARDISE COMPLIANCE AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT. BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS	
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CABINET NOTES:	
ALL OPENABLE CABINETRY TO BE KEY LOCKABLE WITH ACTIVE & PASSIVE HARDWARE AS REQUIRED.	



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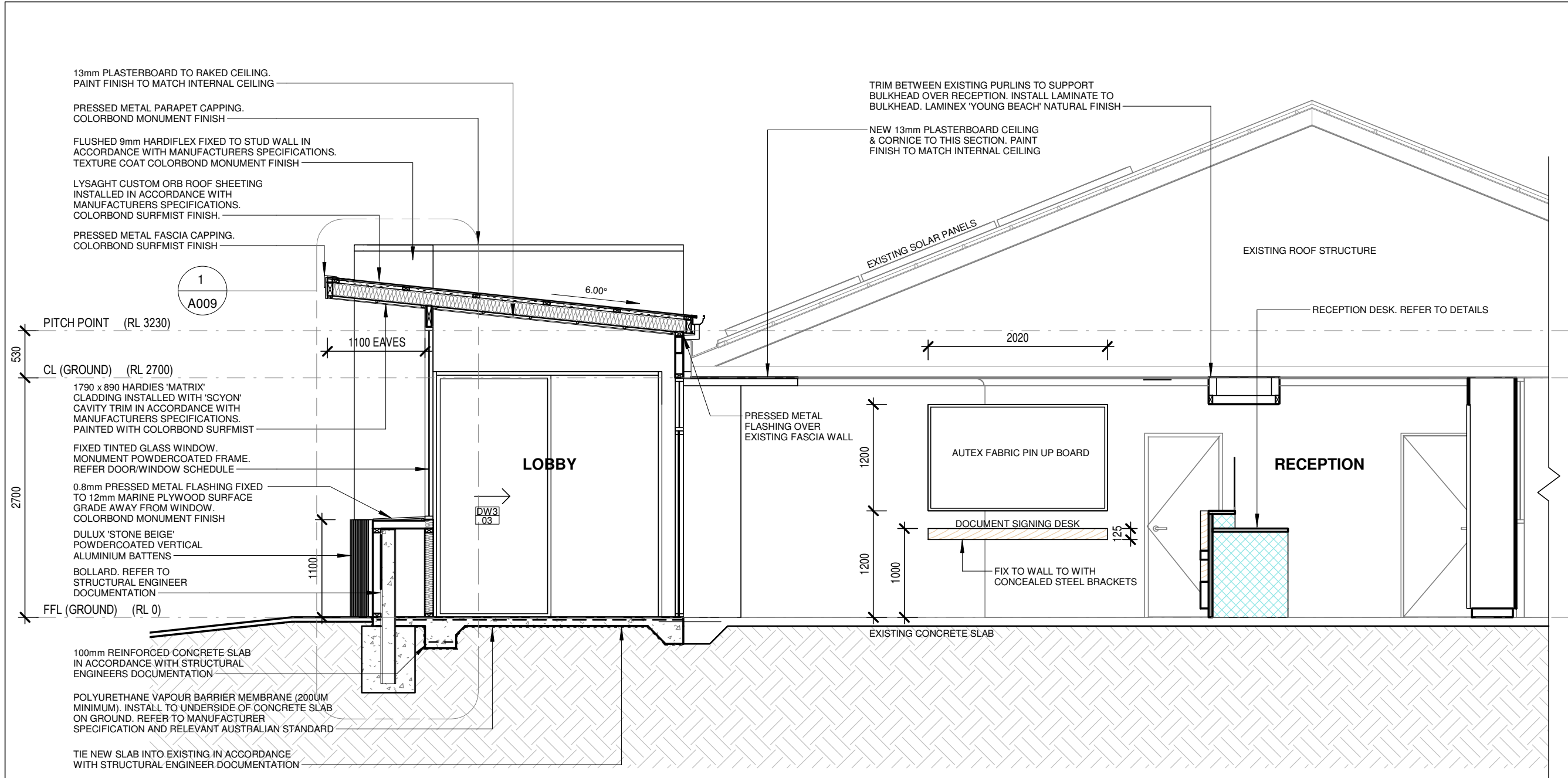
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Project Name
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ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

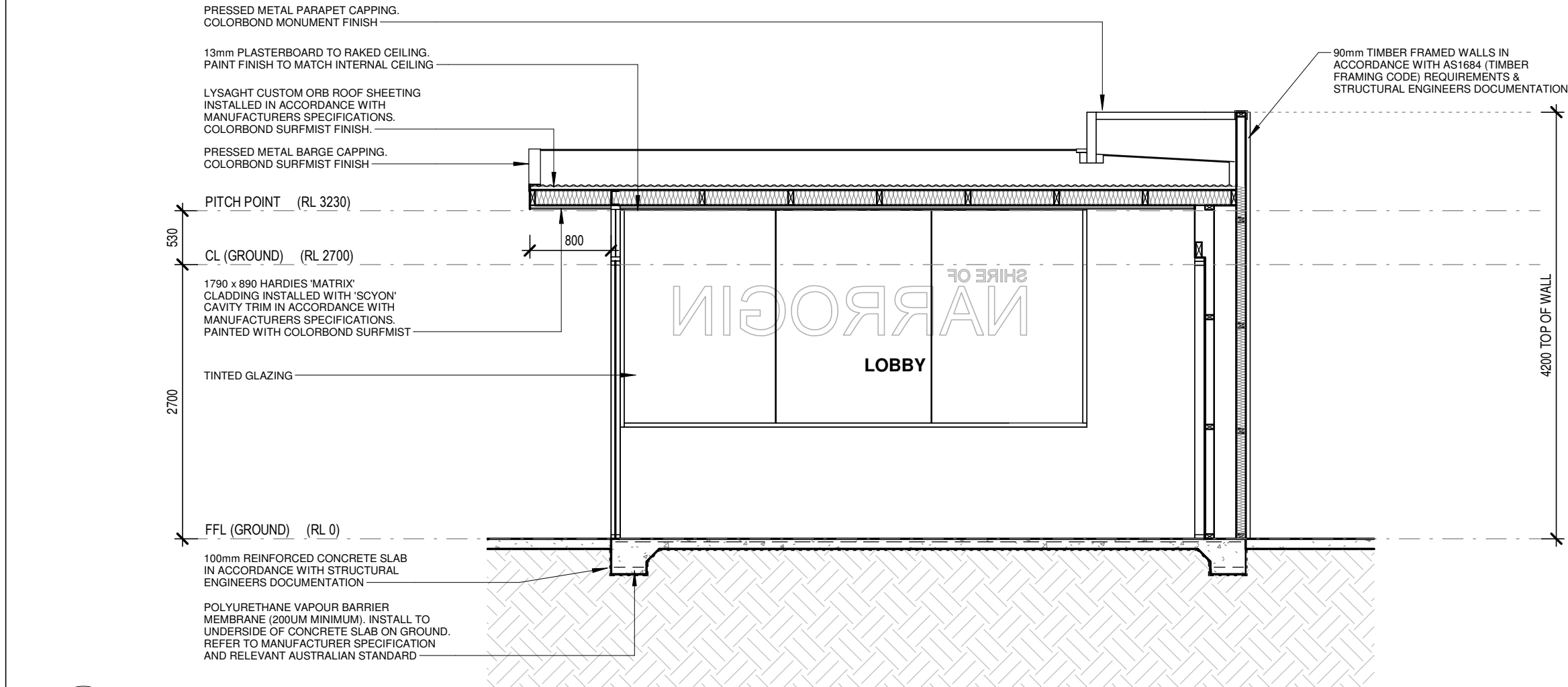
RECEPTION ELEVATIONS

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A008	0
Drawn by	TK		
Checked by	RV	Scale	As indicated ON A2 SHEET

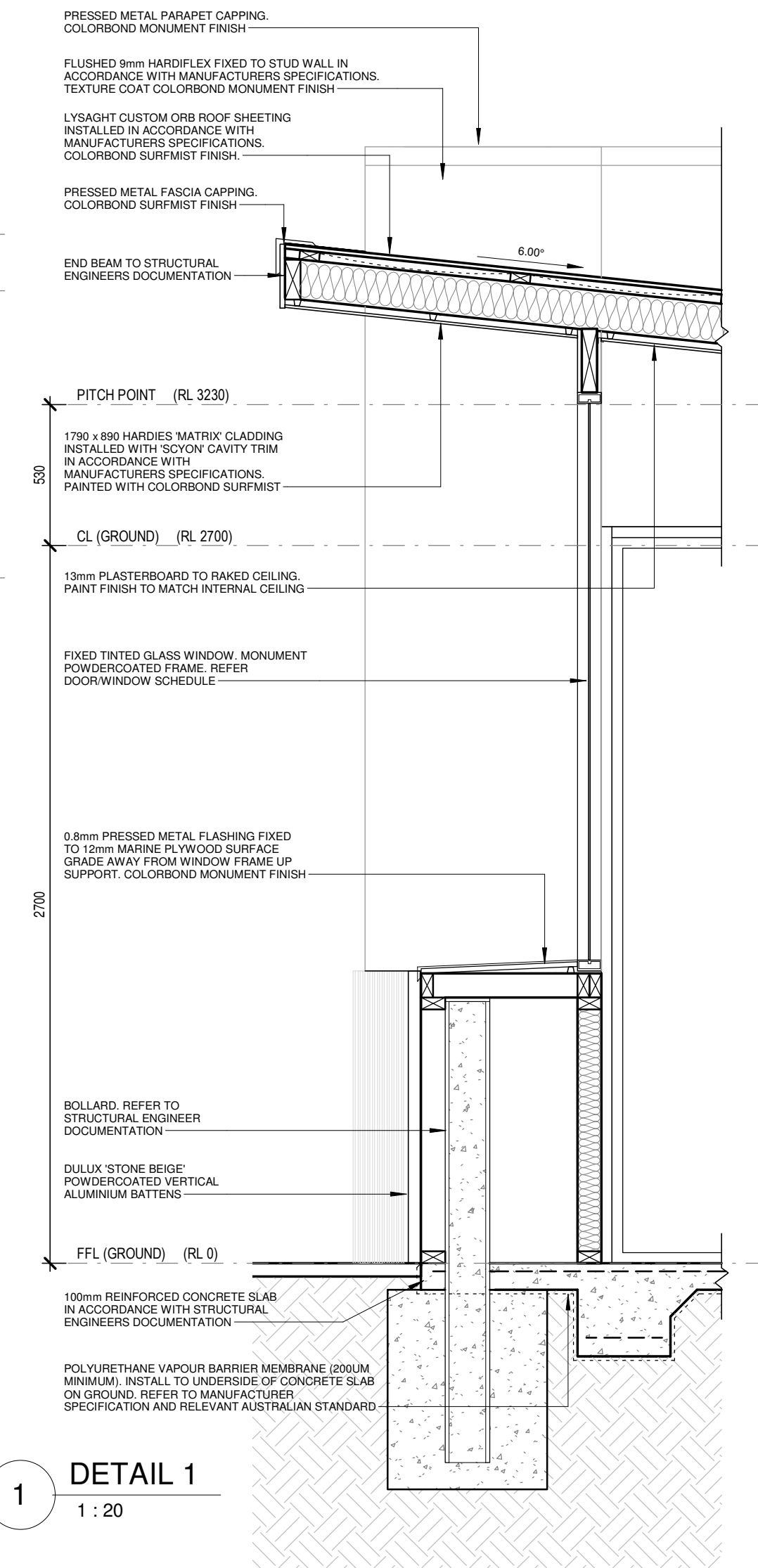
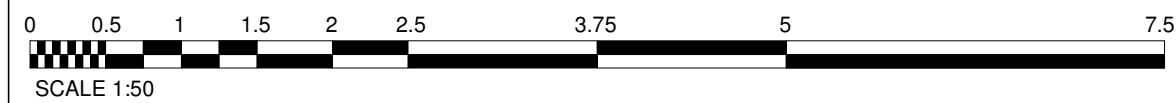




SECTION A - A
1 : 50



SECTION B - B
1 : 50



DETAIL 1
1 : 20

INSULATION:

EXTERNAL WALLS
BRADFORDS R2.5 BATT INSULATION OR SIMILAR APPROVED. INSTALL TO MANUFACTURER SPECIFICATIONS

NEW ROOF
INSTALL BRADFORDS GOLD HI PERFORMANCE R2.5 BATT INSULATION OR SIMILAR APPROVED.

INSTALL BRADFORDS ANTICON 60 OR SIMILAR APPROVED TO UNDERSIDE OF ROOF SHEETING TO MANUFACTURER SPECIFICATIONS

INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

ROOF & ACCESSORIES SELECTIONS:

ROOF, GUTTERS & FLASHINGS

ROOF SHEET: LYSAGHT CUSTOM ORB ROOF SHEETING (0.42BMT) COLORBOND SURFMIST FINISH

FASCIA: COLORBOND SURFMIST FINISH PROFILE TO SUIT GUTTER

GUTTERS: COLORBOND SURFMIST FINISH. SHEERLINE OR SIMILAR PROFILE

FLASHINGS & CAPPINGS: COLORBOND SURFMIST FINISH

DOWNPIPES & DP FIXINGS
75x100 - STEEL POWDERCOATED DOWNPIPES COLORBOND MONUMENT

*ALL DOWNPIPES ON STAND-OFF CLIPS.
*CONNECT ALL DOWNPIPES TO EXISTING STORMWATER MANAGEMENT SYSTEM

CONCRETE SLAB MOISTURE CONTENT:

ENSURE CONCRETE SLAB IS DRY ENOUGH TO RECEIVE RESILIENT FLOOR COVERINGS. TEST IN ACCORDANCE WITH AS1884-2012 FLOOR COVERINGS - RESILIENT SHEET AND TILES - INSTALLATION PRACTICES WITH THE F2170 RH IN-SITU PROBE TEST METHOD

PROVIDE CERTIFICATES OF COMPLIANCE (WITH VALUES OF 75% RELATIVE HUMIDITY OR LESS) FOR ALL ROOMS TO RECEIVE RESILIENT FLOOR COVERINGS BEFORE PROCEEDING WITH FLOOR LAYING

NOTE IF TEST DOES NOT MEET STANDARDS: ALLOW TO APPLY A MOISTURE SEALER TO SLAB SURFACE AND SLAB JOINTS TO THE APPROVAL OF THE MANUFACTURER


GENERAL NOTES:

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PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
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SECTIONS

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A009	0
Drawn by	TK		
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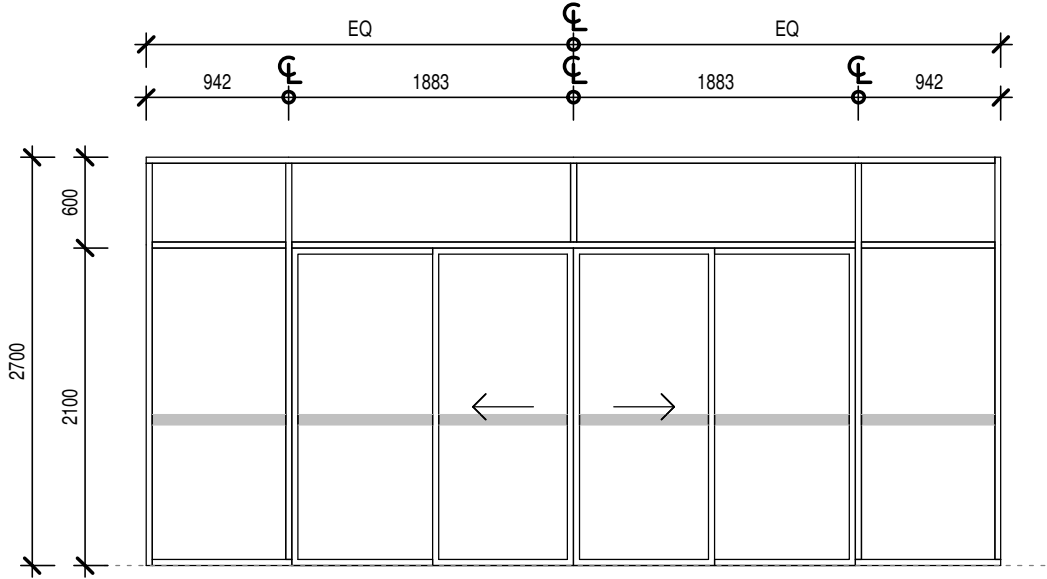
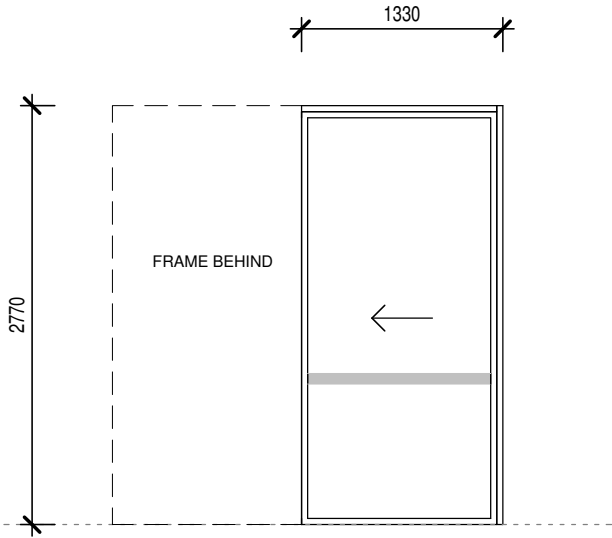
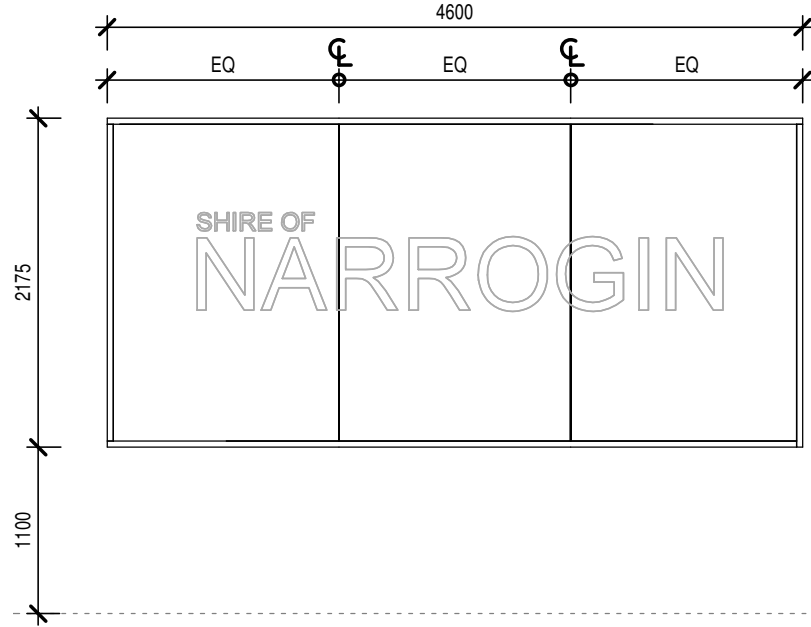
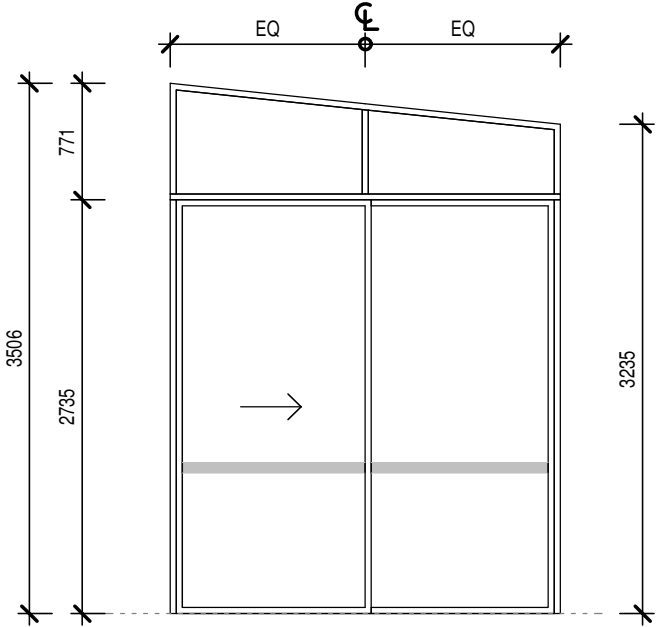
BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.

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INTERNAL FINISHES SCHEDULE

ROOM NAME	TYPE	EXTENT	PRODUCT	COLOUR	COMMENTS
RECEPTION/STAFF	WALL FINISH	NEW WALL SURFACES	13mm DIRECT STICK PLASTERBOARD. FLUSH AND PAINT.	TO MATCH EXISTING	
	FLOOR FINISH	NEW FLOOR SURFACES	CARPET TILES TO MATCH EXISTING	TO MATCH EXISTING	REPLACE EXISTING CARPET TILES WHERE DAMAGED
	SKIRTING	NEAR DOOR ON NEW WALLS	TIMBER SKIRTING PROFILE TO MATCH EXISTING	TO MATCH EXISTING	
	CEILING	NEW CEILING SURFACES	13mm DIRECT STICK PLASTERBOARD. FLUSH AND PAINT.	TO MATCH EXISTING	
	CORNICE	NEW CEILING JUNCTIONS	COVE CORNICE TO MATCH EXISTING	TO MATCH EXISTING	
RECEPTION/STAFF	WALL FINISH	INTERNAL WALL SURFACES	13mm DIRECT STICK PLASTERBOARD. FLUSH AND PAINT.	TO MATCH RECEPTION AREA	
	FLOOR FINISH	FLOOR SURFACES	CARPET TILES TO MATCH EXISTING	TO MATCH EXISTING	
	SKIRTING	THROUGHOUT	TIMBER SKIRTING PROFILE TO MATCH EXISTING	TO MATCH EXISTING	
	CEILING	U/S RAFTERS	13mm DIRECT STICK PLASTERBOARD. FLUSH AND PAINT.	TO MATCH EXISTING	
	CORNICE	CEILING/WALL JUNCTIONS	RONDO P50 SHADOWLINE CORNICE PAINT FINISH	TO MATCH EXISTING WALLS	



DOOR/WINDOW NUMBER	DW1	DW2	DW3	DW4
NUMBER OF OPENINGS	1 (TAGS 01)	1 (TAGS 02)	1 (TAGS 03)	1 (TAGS 03)
LOCATION	WEST ENTRY (EXTERNAL)	NORTH WALL (EXTERNAL)	EAST WALL (EXTERNAL)	EAST WALL (EXTERNAL)
DOOR/WINDOW TYPE	AUTOMATIC SLIDING DOOR	FIXED GLAZED WINDOW WITH SILICONE JOINS	AUTOMATIC SLIDING DOOR	AUTOMATIC SLIDING DOOR
FRAME TYPE	CAPRAL 400 NARROWLINE (101.6x44mm)	CAPRAL 400 NARROWLINE (101.6x44mm)	CAPRAL 400 NARROWLINE (101.6x44mm)	CAPRAL 400 NARROWLINE (101.6x44mm)
FRAME FINISH	POWDERCOAT FINISH - COLORBOND MONUMENT	POWDERCOAT FINISH - COLORBOND MONUMENT	POWDERCOAT FINISH - COLORBOND MONUMENT	POWDERCOAT FINISH - COLORBOND MONUMENT
GLAZING	6mm TOUGHENED TINTED GLAZING	10mm TOUGHENED TINTED GLAZING	6mm TOUGHENED TINTED GLAZING	6mm TOUGHENED GLAZING - CLEAR
REMARKS	VISUAL STRIP INDICATORS (VI) TO AS1428 75mm WIDE CONTINUOUS STRIP WITH 30% CONTRAST AND 1000mm ABOVE FFL RUBEK AUTOMATIC DOOR MOTOR. SIZE TBA BY RUBEK. CONTRACTOR TO LIAISE WITH MANUFACTURER INSTALL WITH MOVEMENT SELECTOR & KEYED MODE SELECTOR KEYED ALIKE WITH EXISTING INSTALL WEATHERSEALS CONTRACTOR TO ENSURE POWER SUPPLY	WINDOW DECAL AS SHOWN	VISUAL STRIP INDICATORS (VI) TO AS1428 75mm WIDE CONTINUOUS STRIP WITH 30% CONTRAST AND 1000mm ABOVE FFL RUBEK AUTOMATIC DOOR MOTOR. SIZE TBA BY RUBEK. CONTRACTOR TO LIAISE WITH MANUFACTURER INSTALL WITH MOVEMENT SELECTOR & KEYED MODE SELECTOR KEYED ALIKE WITH EXISTING INSTALL WEATHERSEALS CONTRACTOR TO ENSURE POWER SUPPLY	VISUAL STRIP INDICATORS (VI) TO AS1428 75mm WIDE CONTINUOUS STRIP WITH 30% CONTRAST AND 1000mm ABOVE FFL RUBEK AUTOMATIC DOOR MOTOR. SIZE TBA BY RUBEK. CONTRACTOR TO LIAISE WITH MANUFACTURER INSTALL WITH MOVEMENT SELECTOR & KEYED MODE SELECTOR KEYED ALIKE WITH EXISTING CONTRACTOR TO ENSURE POWER SUPPLY

NOTE ALL GLAZED ASSEMBLIES MUST COMPLY WITH AS2047



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SCHEDULES

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Date	APRIL 2019	A010	0
Drawn by	TK		
Checked by	RV	Scale	As indicated ON A2 SHEET

90x45 M6P10 GIRTS FOR FRAMING SUPPORT. REFER BOLLARD DETAIL

350x350 SLAB EDGE THICKENING LOCATION

100 SLAB SL 12 MESH

100 SLAB SL 12 MESH

100 SLAB SL 12 MESH

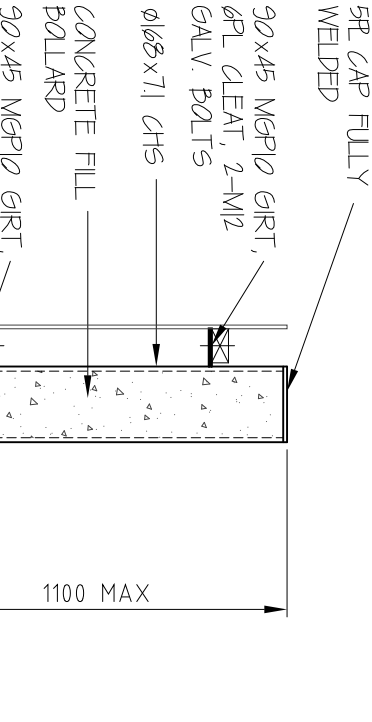
100 SLAB SL 12 MESH

NEW TO EXISTING SLAB LOCATION

2-N16 RE-ENTRANT BARS 1500 LONG, TYPICAL

PATH SLAB TO TYPICAL DETAILS

3-N16 GALV. BARS DRILLED & EPOXY GROUTED INTO EXISTING FOOTING LAP INTO NEW FOOTING REFER DETAIL



CONCRETE FILL
BOLLARD
90x45 MGPI0 GRT,
6RL CLEAT, 2-M2
GALV BOLTS
1100

Technical drawing of a typical bollard detail. The drawing shows a cross-section of a bollard with a diameter of 600 mm and a width of 750 mm. The bollard is composed of a base and a top section. The base is made of concrete (C20/25) and has a thickness of 150 mm. The top section is made of stainless steel (AISI 316) and has a thickness of 10 mm. The drawing includes a top view and a side view, with dimensions and material specifications.

Technical drawing of a cylinder. A horizontal dimension line with arrows at both ends indicates the diameter. The text "Ø 600" is written above the dimension line.

Civil & Structural

PROG. No. 2010 7086 01

19-7086

19-7086



REMARKS

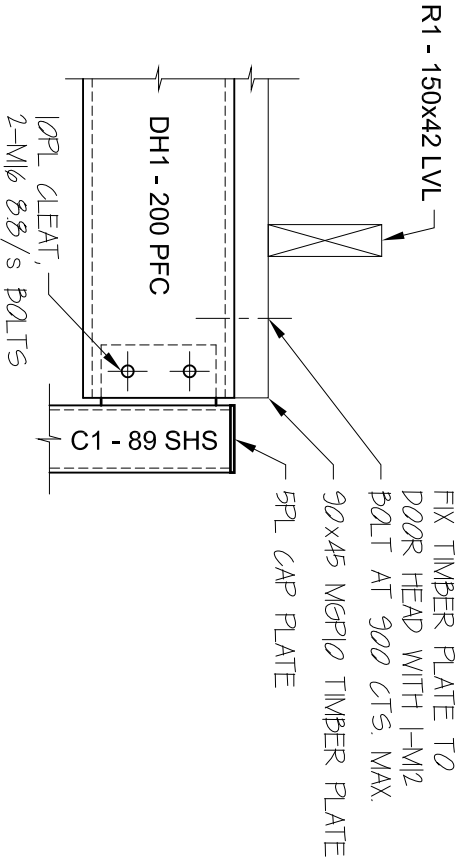
NOTE:
ALL EXPOSED BEAMS TO BE LOSP
TREATMENT AS REQUIRED

2-NAILS TO TOP OF

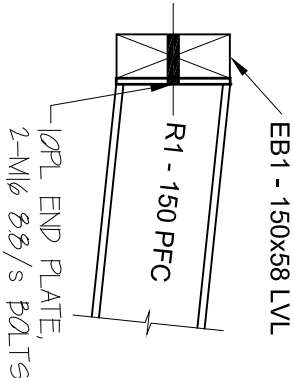
NOTE:
NO NAIL TO BE WITHIN
10mm OF EDGE

3 NAILS TO SIDE

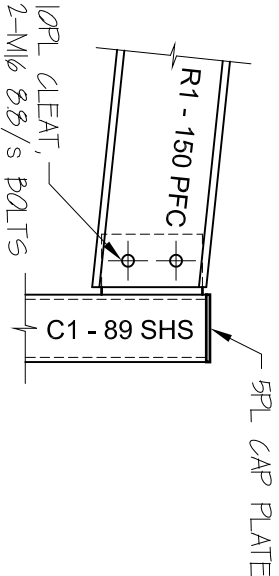
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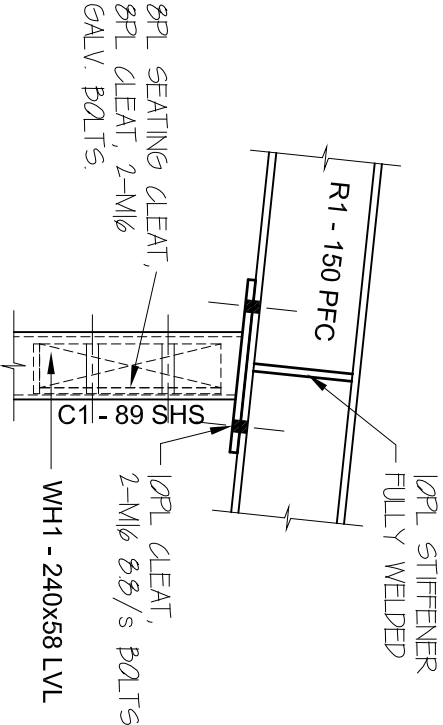
DETAIL 1
2019-7086-02



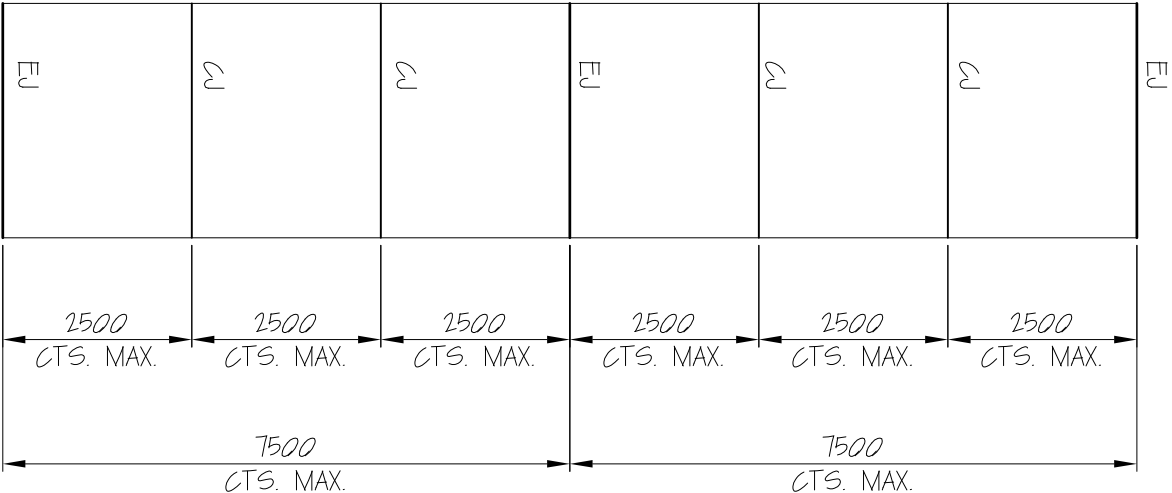
DETAIL 4
2019-7086-02



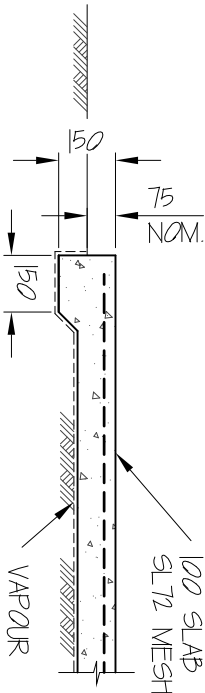
DETAIL 2
2019-7086-02



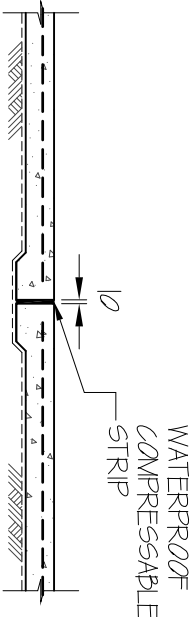
DETAIL 3
2019-7086-02



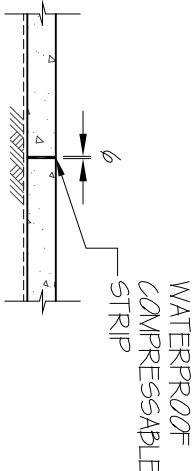
TYPICAL DRIVEWAY PLAN



TYPICAL PATHWAY SLAB
EDGE THICKENING DETAIL

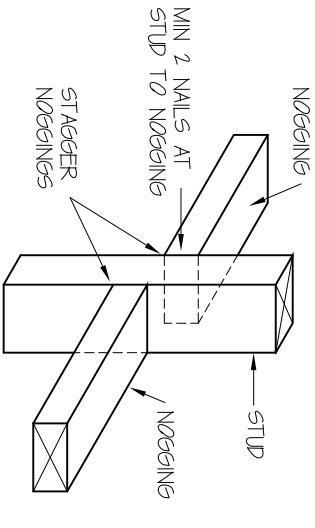
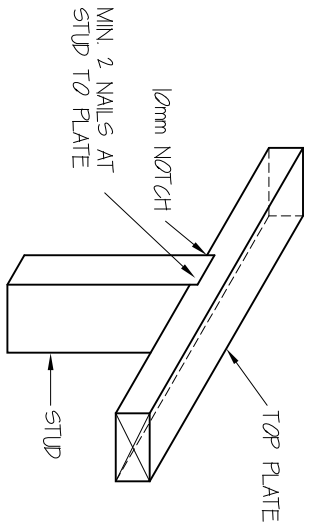


TYPICAL PATHWAY SLAB
EXPANSION JOINT DETAIL
AT 7.5m CTS. MAX

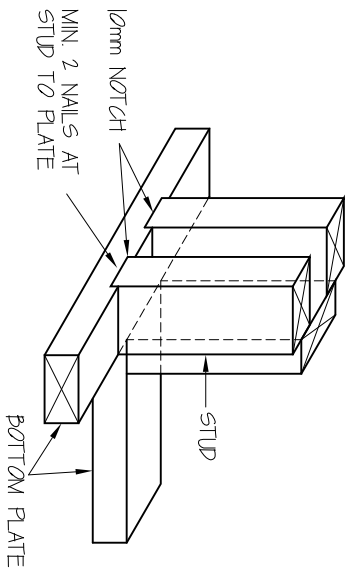
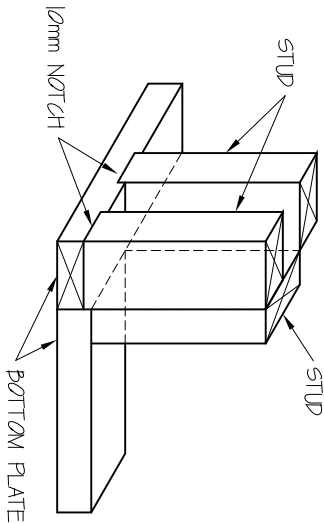
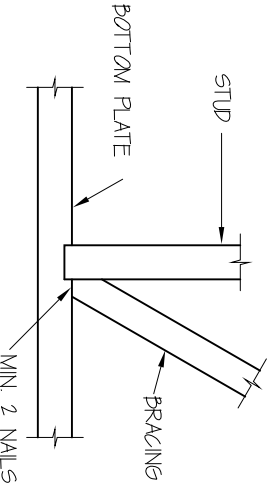
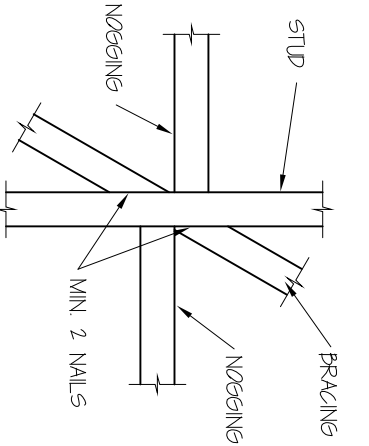
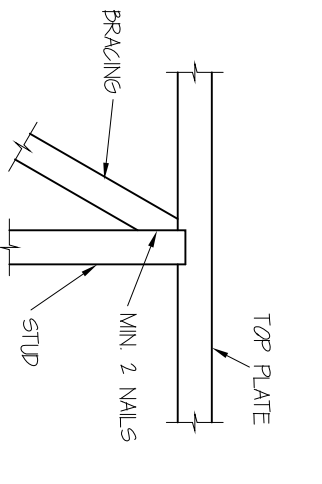
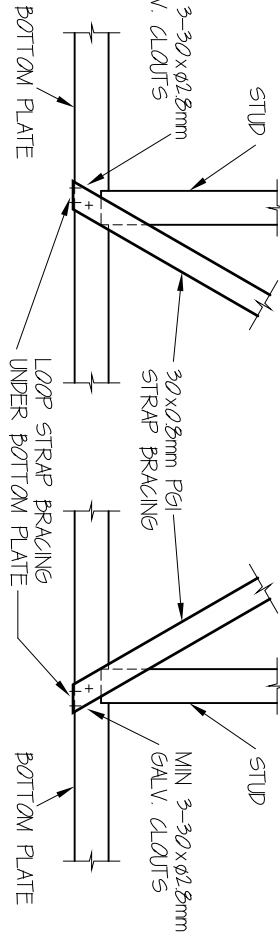
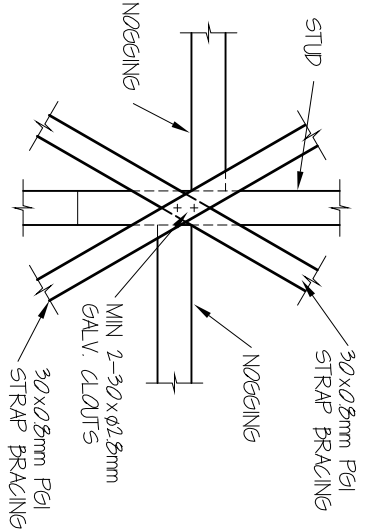
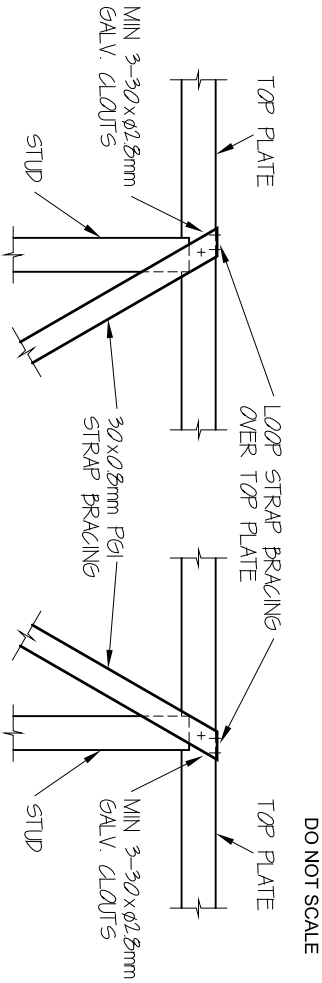
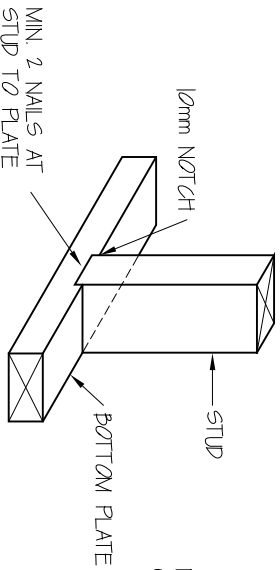


TYPICAL PATHWAY SLAB
CONTROL JOINT DETAIL
AT 2.5m CTS. MAX. BETWEEN
EXPANSION JOINTS

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NOTE:
NO NOTCHES REQUIRED TO NOGGINGS.



INTERSECTION OF EXTERNAL WALL FRAMES AT CORNER

WALL FRAMING DETAILS

STRAP BRACING DETAILS

TIMBER BRACING DETAILS

INTERSECTION OF INTERNAL AND EXTERNAL WALL FRAMES

EXTERNAL WALL FRAMING

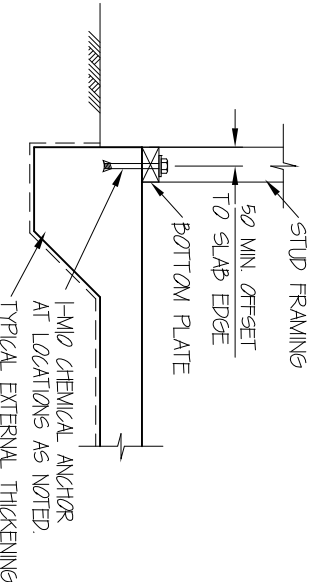
- 120x45 MGP10,
BOTTOM PLATE FIXING,
FIX ALL EXTERNAL WALLS TO SLAB
WITH L-MB CHEMICAL ANCHOR WITH
30mm MIN. EMBEDMENT OR TO FLOOR
FRAMING WITH L-MB BOLT AT THE
FOLLOWING LOCATIONS:
1) EVERY SECOND STUD
2) EACH END OF WALL PANEL
3) EACH END OF DIAGONAL BRACING
4) EACH SIDE OF OPENINGS
5) 100 MAX. CTS. TYPICALLY

INTERNAL WALL FRAMING

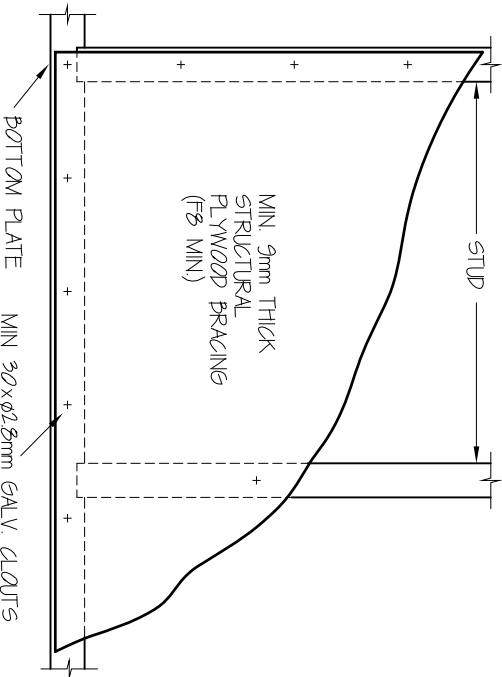
- 90x45 MGP10 TO 3m
120x45 MGP10 ABOVE 3m
BOTTOM PLATE FIXING,
FIX ALL INTERNAL WALLS TO SLAB
WITH L-MB CHEMICAL ANCHOR WITH
60mm MIN. EMBEDMENT OR TO FLOOR
FRAMING WITH L-MB BOLT AT THE
FOLLOWING LOCATIONS:
1) EVERY SECOND STUD
2) EACH END OF WALL PANEL
3) EACH END OF DIAGONAL BRACING
4) EACH SIDE OF OPENINGS
5) 100 MAX. CTS. TYPICALLY

TYPICAL STUD FRAME BASE FIXING DETAIL

NOTE:
ALTERNATIVELY FIX WALL FRAMING TO
STEEL FLOOR STRUCTURE IN ACCORDANCE
WITH MANUFACTURERS SPECS. AND AS 1684.



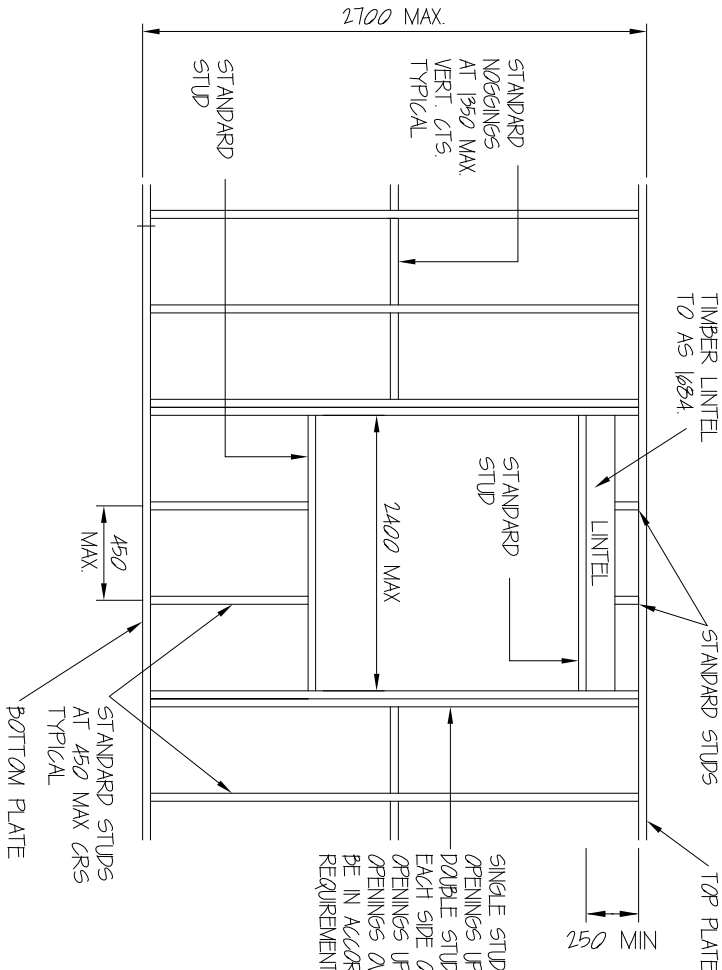
NOTE:
BRACE EACH END OF ALL EXTERNAL WALLS WHERE
POSSIBLE AND BRACE THE ENDS OF INTERNAL WALLS
INTERSECTING EXTERNAL WALLS



MIN 30mm THICK
STRUCTURAL
PLYWOOD BRACING
(F8 MIN)

ALTERNATIVE PLYWOOD BRACING DETAILS

TYPICAL ELEVATION OF WALL FRAMING



SINGLE STUD TO BE USED FOR
OPENINGS UP TO 1000 WIDE
DOUBLE STUDS TO BE LOCATED
EACH SIDE OF OPENING FOR
OPENINGS UP TO 2400 MAX
OPENINGS OVER 2400mm SHALL
BE IN ACCORDANCE WITH THE
REQUIREMENTS OF AS 1684.

B	ISSUED FOR CDC APPROVAL / BUILDING PERMIT	G.S.	01/03 2019
A	ISSUED FOR APPROVAL	G.S.	02/2019
NA	REVISION	BY	DATE

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DESIGN	P. SUCKLING
DRAWN	G. SUCKLING
DATE	FEBRUARY 2019
SCALE	1:100, 1:20 ON A3
APPROVED	

 Civil & Structural ENGINEERS	
15 WITTENOOM STREET BUNBURY, 6230 WA e-mail: admin@cseng.com.au	PHONE: (08) 9791 1834 FAX: (08) 9791 1857

TITLE VEENS DESIGN GROUP PROPOSED RECEPTION UPGRADE & COVERED ENTRY LOT 95 EARL STREET, NARROGIN TIMBER STUD FRAME DETAILS	
DRG. No.	2019 - 7086 - 04
REV.	B

1. SCOPE OF WORKS

Demolition and remodelling works to the existing Entry; including a glazed Lobby Extension with Auto sliding doors.

1.2 GENERALLY

The works shall include all incidental work necessary to complete the alteration within the intent of this Scope of Works/Specification.

Tenderers are required to view the site before tendering to better inform themselves of the conditions under which the works are to be carried out. No claims will be accepted on any request for a cost variation arising from any item, which in the opinion of the Superintendent would have been evident at the site visit.

Arrange a site visit with the Shire's Technical Officer Tabitha Nicholls on 9890 0900

2. EXTENT OF THE WORKS

The works to be undertaken are for additions and alterations to the existing Main Entrance to the Shire of Narrogin Building in Earl Street Narrogin. The work involves the construction of a new glazed two door Entrance Addition, extended paved area. Install 2 new Auto doors. Read in conjunction with the SPECIFICATION and the Architectural and Structural drawings as follows:

Architectural Drawings

8860-18_A000 - 3D Cover Sheet

8860-18_A001 - Proposed Site Plan

8860-18_A002 - Part Site Plan

8860-18_A003 – Demolition Plan

8860-18_A004 – Floor Plan

8860-18_A005 – Roof and Electrical

8860-18_A006 – Elevations

8860-18_A007 – Reception Layout

8860-18_A008 – Reception Elevations

8860-18_A009 – Sections

8860-18_A0010 – Schedules

Structural Drawings

2019-7086-01 Rev B – Footing Plan and Details

2019-7086-02 Rev B – Structure Plan

2019-7086-03 Rev B – Details

2019-7086-04 Rev B – Timber Stud Frame Details

2019-7086-05 Rev B – Notes

3. WORK DETAILS

3.1 DEMOLITION WORKS

The contractor shall undertake various works which include for some demolition works prior to construction. Remove all redundant structures and services as per the Demolition Plan

Allow for partial demolition of the existing building to allow building on the interior modifications and additions as shown on the drawings.

3.2 CONSTRUCTION WORKS

NOTE: THE RECEPTION AREA IS TO REMAIN FUNCTIONAL AT ALL TIMES AND OPEN TO THE PUBLIC. COORDINATE WITH THE SHIRE WHAT AREAS CAN BE WORKED ON AND WHEN TO ENSURE MINIMAL DISRUPTION TO THE PUBLIC DURING THE WORKS.

Undertake the following works a part of the construction process; including, but not limited to (as described on the drawings)

1. Demolition Works – removal of existing shop front and Reception cabinetwork, including doors, lighting, power and Comms fittings. Remove existing entry slab, entry structure and steel column as shown. Protect from weather. Note: At this stage there is no evidence of asbestos containing materials. Air conditioning registers are to remain in place. There may be a need to isolate sections of the ducting to allow dusty work practices to be carried out.

Note: All electrical demolition work to be carried out by a licenced electrician.
2. Erect Entry Structure including steel structure and footings, concrete slab, wall framing, roof and all internal and external linings. All for concealed electrical cabling and insulation. Vertical aluminium battens to be 50x40 UA1200 by Ullrich Aluminium (or similar approved). Weld the ends and grind off prior to powder coating in natural-look woodgrain finish. Conceal-fix Refer to line item in Price Breakdown following.
3. Cabinetry to be fabricated and installed as shown. Note the need for keyed locks on all cabinetwork doors and drawers
4. Electrical - Install electrical cabling and fit off as shown.

3.3 PAINTING

Previous-painted surfaces to entire Reception Area and Office: prepare and paint in accordance with the Specification and Manufacturers recommendations.

New surfaces: prepare and paint as above.

3.4 RUBBISH & PROTECTION

Provide protection barriers around construction site during completion of works with all required statutory warning signs.

Remove all rubbish off site during and on completion of works.

3.5 CLEANING

Clean out all sumps, gutters, etc.

3.6 GENERALLY

Only work on site by prior arrangement with the Shire. Shire business will have to be conducted throughout the duration of the project which may require after hours work to make areas secure and functional for the next business day.

Minimize noise and disruption to occupants whilst work is being carried out.

Conduct a Dilapidation Survey to the existing Entry Foyer, Roof solar installation and paths recognising the condition of existing surfaces and finishes, comprising detailed description and photographs. Leave a copy with the Shire.

All works shall be undertaken in accordance with Occupational Safety & Health Regulations 1996.

PRICE BREAKDOWN SHEET

SHIRE OF NARROGIN – PROPOSED RECEPTION UPGRADE AND COVERED ENTRY

The format and information on this form is to be used by the successful Tenderer to submit its breakdown of tender sum into the trades and parts shown.

TRADE COMPONENT	AMOUNT
Preliminaries	\$
Demolition	\$
Earthwork	\$
Sitework	\$
Concretework	\$
Structural Steelwork	\$
Metalwork	\$
Hardware	\$
Roofing	\$
Drainage and Plumbing	\$
Electrical Services	\$
Linings and FC claddings	\$
Carpet tiles and Entry Mats	\$
Aluminium Batten Cladding: Powdercoat woodgrain finish. Item	\$
Provisional Sum (PS) Allow 5m2 of replacement tiles (to match exist)	\$
Allow Contingency	\$ 5,000.00
TOTAL VALUE OF WORK	\$
GOODS AND SERVICES TAX	\$
TENDER SUM	\$_____

PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

SHEET LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A000	COVER SHEET	0
A001	PROPOSED SITE PLAN	0
A002	PROPOSED PART SITE PLAN	0
A003	DEMOLITION PLAN	0
A004	PROPOSED FLOOR PLAN	0
A005	ROOF/ELECTRICAL PLAN	0
A006	PROPOSED ELEVATIONS	0
A007	RECEPTION LAYOUT	0
A008	RECEPTION ELEVATIONS	0
A009	SECTIONS	0
A010	SCHEDULES	0

DESIGN STATEMENT - CLASS 2-9 –COMPLIANCE WITH NATIONAL CONSTRUCTION CODE (NCC) - CURRENT BUILDING CODE AUSTRALIA (BCA) VOLUME 1 AMENDMENT 1
READ IN ASSOCIATION WITH ATTACHED PLANS AND PROJECT SPECIFICATIONS – (BE ADVISED SOME CLAUSES LISTED MAY NOT BE RELEVANT TO THIS PROJECT)

SITE PREPARATION

PROVIDE A SYSTEM OF TERMITE RISK MANAGEMENT IN ACCORDANCE WITH THE BCA PART B1.4 AND AS3660. PROVIDE A DURABLE NOTICE, PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT LOCATION SUCH AS THE METER BOX OR THE LIKE, IN ACCORDANCE WITH THE BCA PART B1.4 (I) REQUIREMENTS. A VAPOR BARRIER SHALL BE LAID UNDER SLAB-ON-GROUND CONSTRUCTION AND INSTALLED (WHERE APPLICABLE) IN ACCORDANCE WITH THE BCA PART F1.10 AND AS 2870. EARTHWORKS, SITE PREPARATION AND EXCAVATION SHALL BE IN ACCORDANCE WITH THE BCA AND AS2870.

BUILDING STRUCTURE

ALL PROPRIETARY PRODUCTS/SYSTEMS INCORPORATED IN THE BUILDING WORKS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S TECHNICAL SPECIFICATIONS. IT IS THE BUILDERS RESPONSIBILITY TO OBTAIN ALL NECESSARY TECHNICAL SPECIFICATIONS FOR THE PRODUCT/SYSTEMS COMPLIANT INSTALLATION. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BCA PART B1.4 AND AS 3600. ALL MASONRY CONSTRUCTION AND MASONRY ACCESSORIES, WEATHERPROOFING OF MASONRY ETC SHALL BE IN ACCORDANCE WITH THE BCA PART B1.4 AND AS 3700. ALL TIMBER FRAMING AND ROOF TRUSSES (MATERIALS, CONSTRUCTION, BRACING AND TIE-DOWNS) SHALL BE IN ACCORDANCE WITH THE BCA PART B1.4, AS1684.2, AS1684.4 AND AS1720.1. WHERE MANUFACTURED TIMBER TRUSSES ARE USED, THEY ARE TO BE INSTALLED IN ACCORDANCE WITH DISTRIBUTORS' SPECIFICATIONS AND AS4440 – INSTALLATION OF TIMBER ROOF TRUSSES. ALL TIMBER USED IN EXTERNAL LOCATIONS SHALL BE OF A SUITABLE DURABILITY (DURABILITY CLASS 1 OR 2) / TREATED (TO A MINIMUM H3 LEVEL) / PROTECTED APPROPRIATE TO ITS USE AND IN ACCORDANCE WITH THE BCA PART B1.4, AS1684 AND AS1720.1. ALL GLAZING AND WINDOWS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE BCA PART B1.4, AS1288 AND AS2047. ALL STRUCTURAL STEEL MEMBERS (INCLUDING ROOF STRUTTING BEAMS) SHALL BE IN ACCORDANCE WITH THE BCA PART B1.4.AS4100 (STEEL STRUCTURES) AND AS/NZS4600-1996 (COLD-FORMED STEEL STRUCTURES). ALL EXPOSED STRUCTURAL STEEL MEMBERS WITHIN 1KM OF THE COAST AND IN ALL (HIGH CORROSIVE) INDUSTRIAL AREAS SHALL BE TREATED AGAINST CORROSION IN ACCORDANCE WITH THE BCA PART B1. ADEQUATE STORM WATER DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART F1.1 AND AS/NZS3500.3.2. ROOF COVERINGS SHALL COMPLY WITH THE BCA PART F1.5 AND AS2049, AS2050, AS2908.1, AS1562.1, AS1562.2, AS1562.3 AS APPLICABLE. METAL ROOF SHEETING SHALL BE INSTALLED, FIXED AND FLASHED IN ACCORDANCE WITH BCA AND AS3500.3.REQUIREMENTS. MANUFACTURER'S TECHNICAL SPECIFICATIONS ARE TO BE CONSULTED WHEN SELECTING PRODUCTS TO ENSURE ALL PRODUCT SPECIFICATIONS HAVE BEEN MET, INCLUDING COMPLIANCE WITH PROTECTION FROM CORROSION IN ACCORDANCE WITH BCA TABLE 3.5.1.1A- ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING REQUIREMENTS. THE SUB-FLOOR SPACE BETWEEN A SUSPENDED FLOOR OF A BUILDING AND THE GROUND SHALL BE VENTILATED IN ACCORDANCE WITH THE BCA PART F1.12.

LIFE SAFETY

REQUIRED FIREWALLS SEPARATING FIRE COMPARTMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BCA PART D2.7. THE SPACE BELOW A REQUIRED NON-FIRE ISOLATED STAIRWAY (INCLUDING AN EXTERNAL STAIRWAY) OR NON-FIRE ISOLATED RAMP MUST NOT BE ENCLOSED TO FORM A CUPBOARD OR LIKE, UNLESS THE ENCLOSING WALLS AND CEILINGS HAVE AN FRL OF NOT LESS THAN 60/60/60; AND ANY ACCESS DOORWAY IS FITTED WITH A SELF-CLOSING -/60/30 FIRE DOOR. CONSTRUCTION JOINTS, SPACES AND THE LIKE, IN AND BETWEEN WALLS ARE REQUIRED TO BE FIRE RESISTANT AND SHALL BE ADEQUATELY PROTECTED IN ACCORDANCE WITH THE BCA PART C3.16. WHERE A FIRE HOSE REEL SYSTEM IS PROVIDED IT IS TO BE IN ACCORDANCE WITH THE BCA PART E1.4 AND AS2441. WHERE A FIRE HYDRANT SYSTEM IS PROVIDED IT IS TO BE IN ACCORDANCE WITH THE BCA PART E1.3 AND AS2419.1. WHERE A SPRINKLER SYSTEM IS PROVIDED IT IS TO BE IN ACCORDANCE WITH THE BCA PART E1.5 AND AS 2118.1. PROTECTION OF OPENINGS IN EXTERNAL WALLS SHALL BE PROVIDED IN ACCORDANCE WITH BCA PART C3.4 AND SPECIFICATION C3.4.

WHERE A SMOKE HAZARD MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART E2 AND AS1668.1. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART E1.6 AND AS2444. EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART E4 AND AS/NZS2293.1. ANY MATERIALS, LININGS OR SURFACE FINISHES SHALL BE IN ACCORDANCE WITH THE EARLY FIRE HAZARD INDICES SPECIFIED IN BCA PART C1.10. WHERE A LIFT INSTALLATION IS PROVIDED IT IS TO BE IN ACCORDANCE WITH THE BCA PART E3 AND AS1735 (INCLUDING FIRE SERVICE CONTROLS AND SIGNAGE WARNING AGAINST THE USE OF LIFTS IF THERE IS A FIRE).

ACCESS AND EGRESS

ALL STAIR AND RAMP CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BCA PART D2, AND WHERE EQUAL ACCESS IS REQUIRED BY THE BCA, THE BUILDING IS TO BE IN ACCORDANCE WITH BCA PART D3 ACCESS FOR PEOPLE WITH A DISABILITY AND AS1428.2009. BARRIERS SHALL BE PROVIDED WHERE CHANGES IN LEVELS EXCEED 1M. BARRIERS SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART 2.16 AND BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS1170.1. A MINIMUM UNOBSTRUCTED WIDTH OF 1M SHALL BE PROVIDED FOR EACH PATH OF TRAVEL TO AN EXIT (INCLUDING STAIRWAYS) IN ACCORDANCE WITH THE BCA PART D1.6 (EXCEPT DOORWAYS WHICH SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 750MM OR WHERE REQUIRED BY AS1428.1 A MINIMUM CLEAR OPENING OF 850MM). SIGNS ON DOORS ALERTING PERSONS THAT THE OPERATION OF CERTAIN DOORS (EG *FIRE SAFETY DOOR*) SHALL NOT BE IMPAIRED IN ACCORDANCE WITH THE BCA PART D2.23. CLASS 5-9 BUILDINGS - NO POINT ON A FLOOR SHALL BE MORE THAN 20M FROM AN *EXIT* OR A POINT FROM WHICH TRAVEL IN DIFFERENT DIRECTIONS TO 2 *EXITS* IS AVAILABLE, IN WHICH CASE THE MAXIMUM TRAVEL DISTANCE TO ONE OF THOSE *EXITS* SHALL NOT EXCEED 40M, IN ACCORDANCE WITH BCA PART D1.4 FOR CLASS 5 & 6 BUILDINGS - THE *EXIT TRAVEL DISTANCE* TO A SINGLE *EXIT* SERVING THE STOREY AT THE LEVEL OF ACCESS TO A ROAD OR OPEN SPACE MAY BE INCREASED TO 30M IN ACCORDANCE WITH THE BCA PART D1.4(C)(II). DOORS SERVING AS *REQUIRED EXITS* SHALL SWING IN THE DIRECTION OF EGRESS UNLESS THEY SERVE A BUILDING OR PART (EG: ROOM) WITH A FLOOR AREA NOT MORE THAN 200M2, IT IS THE ONLY *REQUIRED EXIT* FROM THE BUILDING OR PART AND IT IS FITTED WITH A DEVICE FOR HOLDING IT IN THE OPEN POSITION IN ACCORDANCE WITH THE BCA PART D2.20(B)(I). DOORS SERVING AS *REQUIRED EXITS* (SERVING A FLOOR AREA OVER 200M2) SHALL BE READILY OPENABLE WITHOUT THE USE OF A KEY FROM THE SIDE FACING A PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION OR PUSHING ACTION ON A SINGLE DEVICE LOCATED BETWEEN 900MM AND 1100MM FROM THE FLOOR IN ACCORDANCE WITH THE BCA PART D2.21. FOR CLARIFICATION PURPOSES, IF AN ADDITIONAL EXIT DOOR (TO BCA MINIMUM REQUIREMENTS) HAS EXIT SIGNAGE INSTALLED, THE DOOR WILL BE REQUIRED TO COMPLY WITH BCA PARTS D2.20 AND D2.21 WHERE APPLICABLE. EG; DOORSWING AND HARDWARE REQUIREMENTS.

HEALTH AND AMENITY

ADEQUATE DAMP-PROOFING AND WEATHER-PROOFING SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART F1. WET AREAS SHALL BE WATER PROOFED IN ACCORDANCE WITH THE BCA PART F1.7 AND AS3740. SANITARY FACILITIES SHALL BE PROVIDED FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH THE BCA PART F2 AND AS1428.1.-2009 THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT SHALL COMPLY WITH BCA PART F2.5 BY EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2M BETWEEN THE CLOSET PAN AND HANGING SIDE OF THE DOOR WITHIN THE SANITARY COMPARTMENT. THIS IS MEASURED FROM THE DOORS CLOSED POSITION TO THE 90 DEGREE OPENING POINT, IN THE ARCH OF THE SWING OF THE OPENING DOOR. A CLOSET PAN LOCATED BEHIND THE OPEN DOOR LEAF AT 90 DEGREES IS COMPLIANT WITHOUT MODIFICATION.

MINIMUM CEILING HEIGHTS AND HEAD CLEARANCES SHALL COMPLY WITH THE BCA PART F3.1. IN A *REQUIRED EXIT* OR PATH OF TRAVEL TO AN *EXIT* THE UNOBSTRUCTED HEIGHT THROUGHOUT SHALL BE NOT LESS THAN 2M, EXCEPT THE UNOBSTRUCTED HEIGHT OF ANY DOORWAY WHICH MAY BE REDUCED TO NOT LESS THAN 1980MM. LIGHTING AND VENTILATION SHALL BE IN ACCORDANCE WITH THE BCA PART F4.MINIMUM CEILING HEIGHTS AND HEAD CLEARANCES SHALL COMPLY WITH THE BCA PART F3.1. IN A *REQUIRED EXIT* OR PATH OF TRAVEL TO AN *EXIT* THE UNOBSTRUCTED HEIGHT THROUGHOUT SHALL BE NOT LESS THAN 2M, EXCEPT THE UNOBSTRUCTED HEIGHT OF ANY DOORWAY WHICH MAY BE REDUCED TO NOT LESS THAN 1980MM. LIGHTING AND VENTILATION SHALL BE IN ACCORDANCE WITH THE BCA PART F4.

ENERGY EFFICIENCY

THE BUILDING SHALL COMPLY WITH THE APPROVED ENERGY EFFICIENCY REQUIREMENTS OF THE BCA PART J. A MAIN ENTRANCE TO A BUILDING, IF LEADING TO A CONDITIONED SPACE, SHALL HAVE EITHER: AN AIRLOCK, SELF-CLOSING DOOR, REVOLVING DOOR OR THE LIKE WHERE THE CONDITIONED SPACE HAS A FLOOR AREA OVER 50 M2 IN ACCORDANCE WITH THE BCA PART J.3.4. ARTIFICIAL LIGHTING AROUND THE PERIMETER OF A BUILDING SHALL BE IN ACCORDANCE WITH THE BCA PART J6.5.

EQUAL ACCESS REQUIREMENTS

ACCESS FOR PEOPLE WITH DISABILITIES SHALL BE PROVIDED IN ACCORDANCE WITH BCA PART D3 ACCESS FOR PEOPLE WITH DISABILITIES AND AS1428-2009.WHERE AN ACCESSIBLE PATH OF TRAVEL IS REQUIRED BY THE BCA ALL COMPONENTS OF AS 1428.1-2009 ARE TO BE CONSIDERED. THE PATH OF TRAVEL REQUIRED TO BE ACCESSIBLE SHALL CONTAIN NO THRESHOLD WHICH IS NOT IN ACCORDANCE WITH THE BCA PART D AND AS1428.1.-2009. THE APPLICABLE CONSTRUCTION TOLERANCE IS 5MM. WHERE ACCESS IS REQUIRED AND THE FLOOR LEVEL (HEIGHT) DIFFERENCE IS **NOT MORE THAN 190MM**, A STEP RAMP AT 1 IN 10 MAY BE PROVIDED (190MM X 1900MM MAXIMUM RAMP LENGTH) AND ANY STEP RAMP SHALL BE IN ACCORDANCE WITH THE BCA PART D3 AND AS1428.1. WHERE THERE ARE FLOOR LEVEL DIFFERENCES OF **MORE THAN 190MM** REQUIRED RAMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE BCA PART D3 AND AS 1428.1 (INCLUDING 1:14 RAMP GRADIENT, HANDRAILS, KERB RAILS, TACTILE INDICATORS AND LANDINGS, AS REQUIRED). FACILITIES, SERVICES AND FEATURES REQUIRED TO BE ACCESSIBLE BY PEOPLE WITH DISABILITIES SHALL BE IDENTIFIED WITH CLEAR AND LEGIBLE BRAILLE. TACTILE SIGNAGE IN ACCORDANCE WITH THE BCA PART D3.6 AND AS 1428.1-2009. TACTILE GROUND SURFACE INDICATORS SHALL BE PROVIDED TO WARN PEOPLE WITH VISION IMPAIRMENT THAT THEY ARE APPROACHING A STAIRWAY, RAMP OR OVERHEAD OBSTRUCTION IN ACCORDANCE WITH THE BCA PART D3.8 AND AS1428.4. CARPARKING SPACES FOR PEOPLE WITH DISABILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE BCA PART D3.5 AND AS2890.1.

AS 1428.1-2009- DESIGN FOR ACCESS AND MOBILITY PART 1: GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK.	REFERENCE GUIDE-CONFIRM SPECIFIC DETAILS ON PLANS	AS 1428.1-2009- DESIGN FOR ACCESS AND MOBILITY PART 1: GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK.	REFERENCE GUIDE-CONFIRM SPECIFIC DETAILS ON PLANS
DESCRIPTION OF WORKS	AS & CLAUSE	DESCRIPTION OF WORKS	AS & CLAUSE
ACCESSIBLE CAR PARKING -	AS 2890.6	STAIRWAY HANDRAILS	
CONTINUOUS ACCESSIBLE PATH OF TRAVEL	AS 1428.1- CL 6	HANDRAILS	
VISUAL INDICATORS ON GLAZING - CLAUSE 6	AS 1428.1 - CL 6.6	DOORWAYS, DOORS & CIRCULATION SPACE AT DOORWAYS	
FLOOR /GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES -	AS 1428.1- CL 7	LUMINANCE CONTRAST	
CONSTRUCTION TOLERANCES	AS 1428.1 - CL 7.2	CLEAR OPENING OF DOORWAYS	
CHANGES IN LEVEL	AS 1428.1 - CL 7.3	CIRCULATION SPACES AT DOORWAYS	
SOFT FLOOR COVERINGS	AS 1428.1 -CL 7.4	DOOR CONTROLS	
ACCESSIBLE SIGNAGE REQUIREMENTS	AS 1428.1 -CL 8	SWITCHES AND POWER POINTS	
TACTILE GROUND SURFACE INDICATORS	AS 1428.4 -CL 9	SANITARY FACILITY	
WALKWAYS ,RAMPS, LANDINGS	AS 1428.1 -CL 10	ACCESSIBLE UNISEX SANITARY FACILITY	
WALKWAYS	AS 1428.1 -CL 10.2	WASH BASINS	
RAMPS	AS 1428.1 -CL 10.3	FIXTURES & FITTINGS WITHIN A SANITARY FACILITY	
THRESHOLD RAMP	AS 1428.1 -CL 10.5	SHOWERS	
STEP RAMP	AS 1428.1 -CL 10.6	CIRCULATION SPACES IN FACILITIES	
KERB RAMP	AS 1428.1 -CL 10.7	SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES	
LANDINGS	AS 1428.1 -CL 10.8	GRABRAILS	
STAIRWAYS	AS 1428.1 -CL 11	ASSEMBLY BUILDINGS	
STAIR CONSTRUCTION	AS 1428.1 -CL 11.1	LIFTS (EQUAL ACCESS)	

ANY VARIATION FROM WHAT IS SHOWN ON THE DOCUMENTATION MAY JEOPARDISE COMPLIANCE AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT



No.	Description	Date
0	ISSUED FOR TENDER	16.04.19

Project Name

PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

COVER SHEET

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A000	0
Drawn by	TK		
Checked by	RV	Scale	1 : 100 ON A2 SHEET



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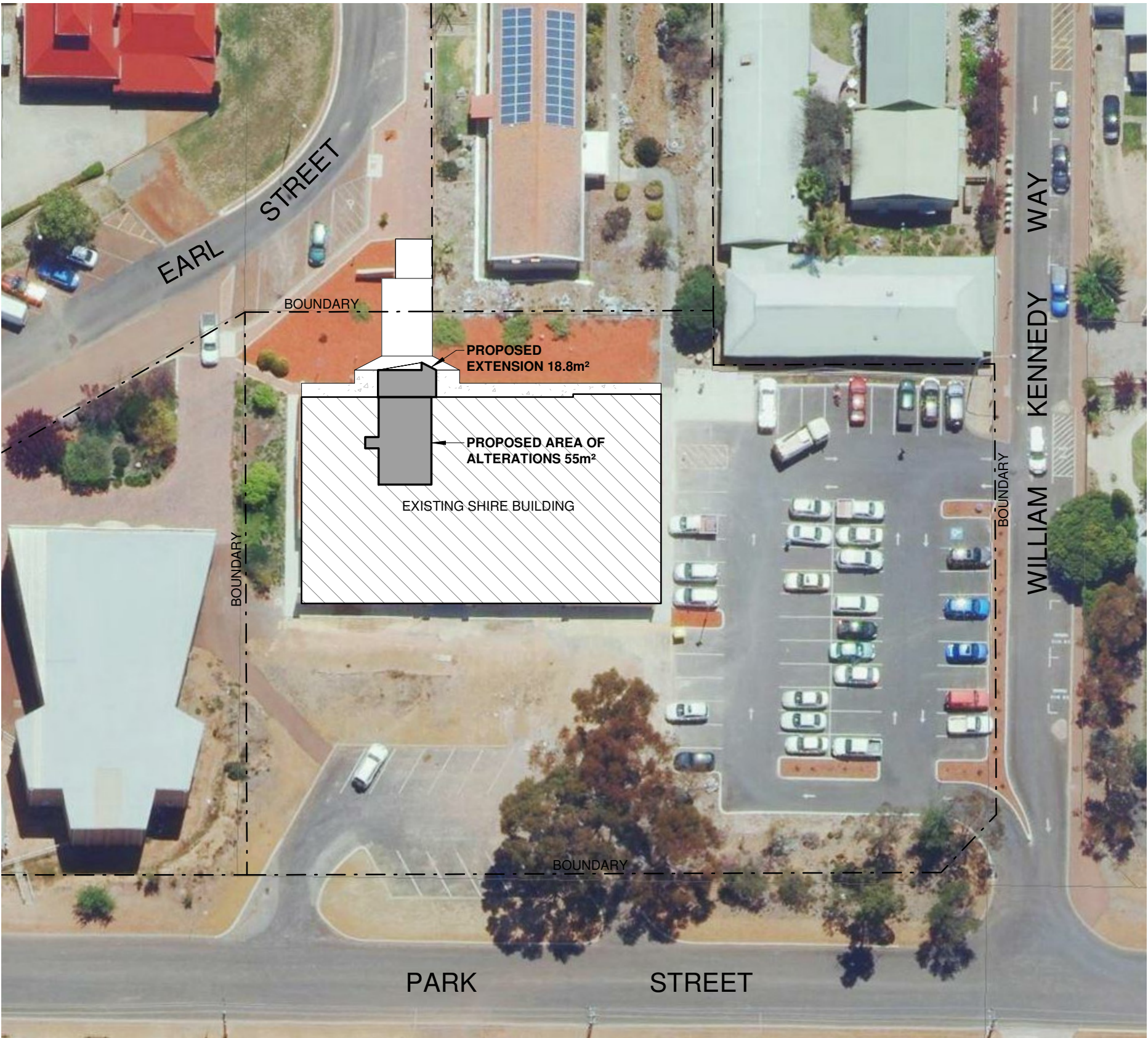
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BAL RATING NOTE:

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ADDITIONAL DOCUMENTATION:

ALL ARCHITECTURAL DOCUMENTATION IS TO BE READ IN CONJUNCTION STRUCTURAL ENGINEER DOCUMENTATION FOR ALL STRUCTURAL ELEMENTS



1

PROPOSED SITE PLAN

1 : 500

NORTH

0 5 10 15 20 25 37.5 50 75

SCALE 1:500



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No.	Description	Date
0	ISSUED FOR TENDER	18.04.19

Project Name

PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

PROPOSED SITE PLAN

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A001	0
Drawn by	TK		
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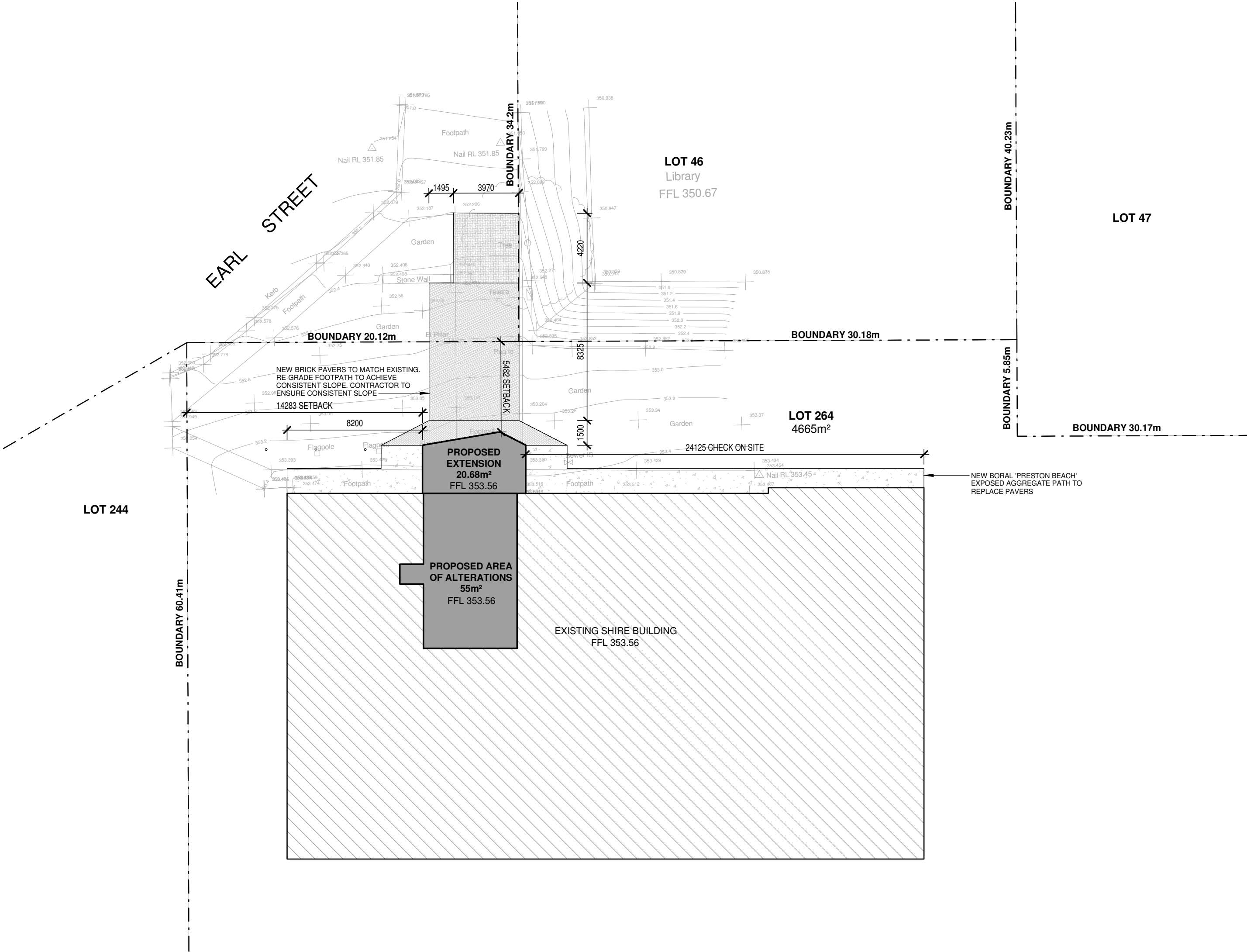
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1

PROPOSED SITE PLAN

1 : 200

NORTH

0 2 4 6 8 10 15 20 30

SCALE 1:200



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Project Name

PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

PROPOSED PART SITE PLAN

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A002	0
Drawn by	TK		
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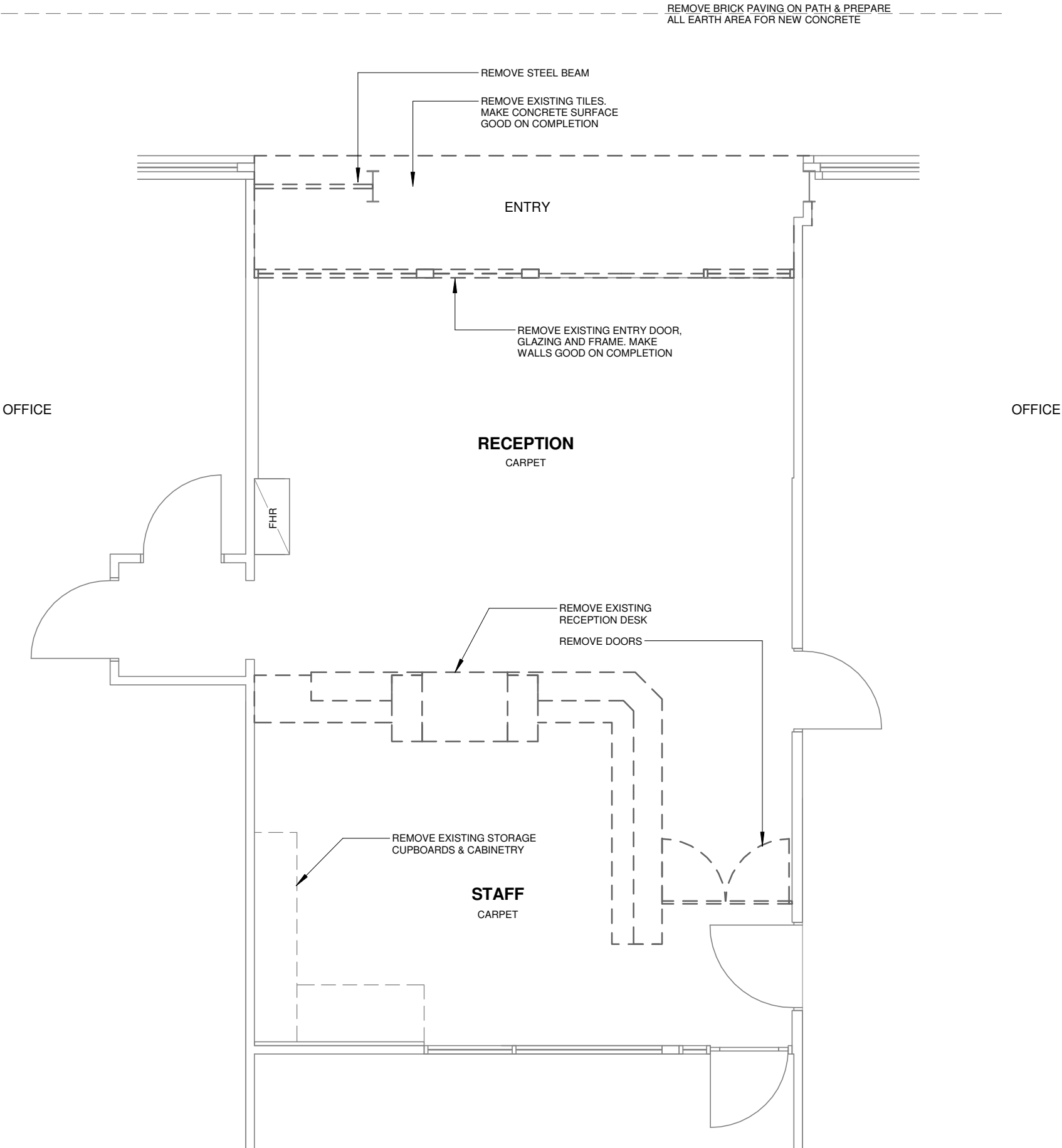
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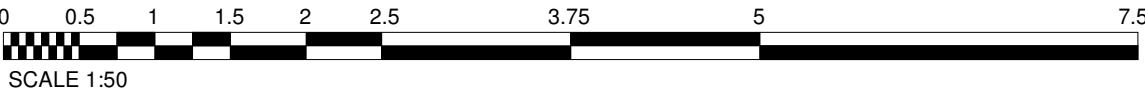
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NORTH

1 PROPOSED DEMOLITION PLAN
1 : 50



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Project Name
PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

DEMOLITION PLAN

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A003	0
Drawn by	TK		
Checked by	RV	Scale	1 : 50 ON A2 SHEET

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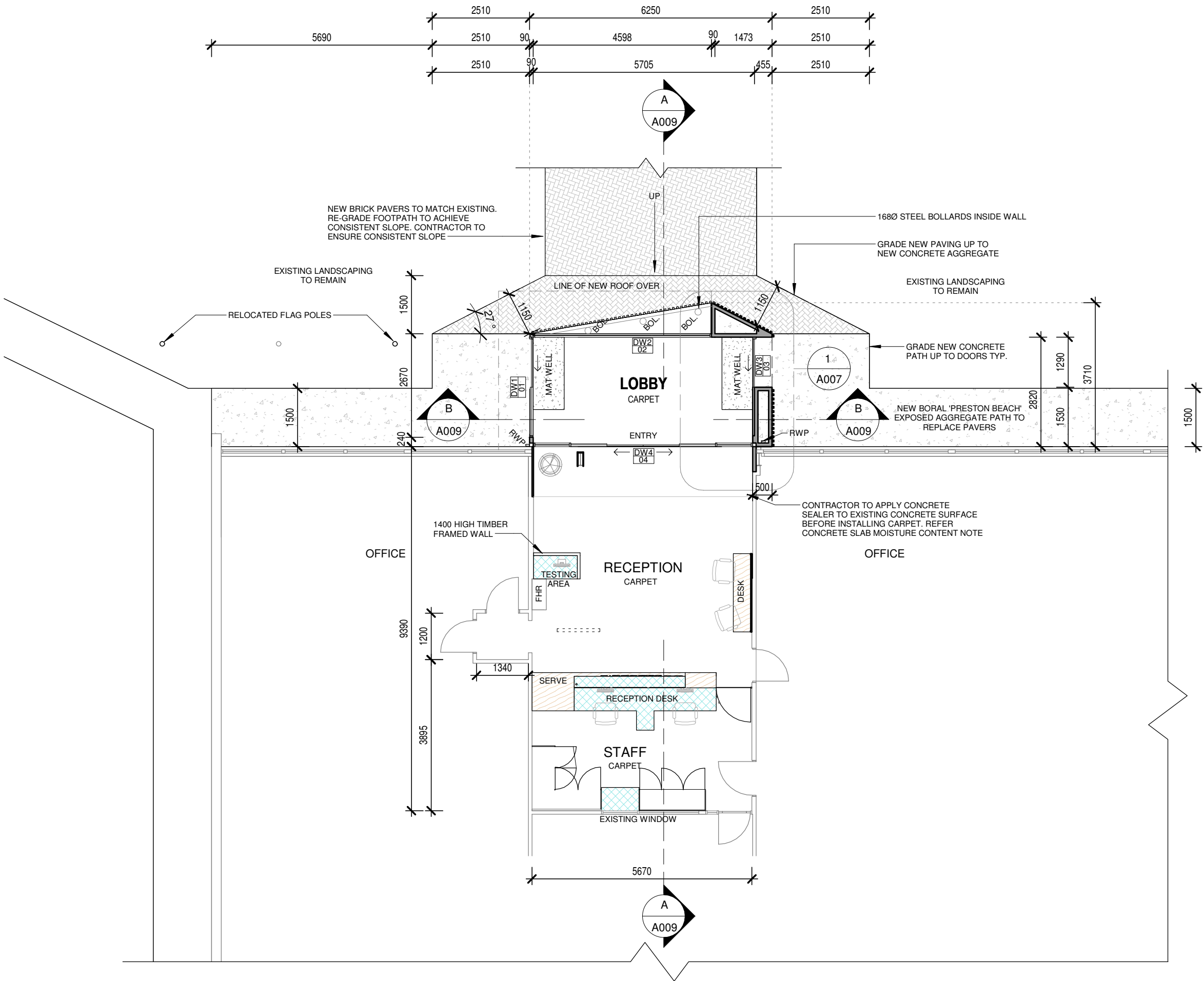
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CONCRETE SLAB MOISTURE CONTENT:

ENSURE CONCRETE SLAB IS DRY ENOUGH TO RECEIVE RESILIENT FLOOR COVERINGS. TEST IN ACCORDANCE WITH AS1884-2012 FLOOR COVERINGS - RESILIENT SHEET AND TILES - INSTALLATION PRACTICES WITH THE F2170 RH IN-SITU PROBE TEST METHOD

PROVIDE CERTIFICATES OF COMPLIANCE (WITH VALUES OF 75% RELATIVE HUMIDITY OR LESS) FOR ALL ROOMS TO RECEIVE RESILIENT FLOOR COVERINGS BEFORE PROCEEDING WITH FLOOR LAYING

NOTE IF TEST DOES NOT MEET STANDARDS: ALLOW TO APPLY A MOISTURE SEALER TO SLAB SURFACE AND SLAB JOINTS TO THE APPROVAL OF THE MANUFACTURER

ROOF & ACCESSORIES SELECTIONS:

ROOF, GUTTERS & FLASHINGS

ROOF SHEET: LYSAGHT CUSTOM ORB ROOF SHEETING (0.42BMT) COLORBOND SURFMIST FINISH

FASCIA: COLORBOND SURFMIST FINISH PROFILE TO SUIT GUTTER

GUTTERS: COLORBOND SURFMIST FINISH, SHEERLINE OR SIMILAR PROFILE

FLASHINGS & CAPPINGS: COLORBOND SURFMIST FINISH

DOWNPipes & DP FIXINGS 75x100 - STEEL POWDERCOATED DOWNPIPES COLORBOND MONUMENT

*ALL DOWNPIPES ON STAND-OFF CLIPS. *CONNECT ALL DOWNPIPES TO EXISTING STORMWATER MANAGEMENT SYSTEM

INSULATION:

EXTERNAL WALLS

BRADFORDS R2.5 BATT INSULATION OR SIMILAR APPROVED. INSTALL TO MANUFACTURER SPECIFICATIONS

NEW ROOF

INSTALL BRADFORDS GOLD HI PERFORMANCE R2.5 BATT INSULATION OR SIMILAR APPROVED.

INSTALL BRADFORDS ANTICON 60 OR SIMILAR APPROVED TO UNDERSIDE OF ROOF SHEETING TO MANUFACTURER SPECIFICATIONS

INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

LEGEND:

COL.	COLUMN
FBC	FIRE BOOSTER CABINET
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GM	GAS METER BOX
FW	FLOOR WASTE
FWG	FLOOR WASTE GULLY
RWP	RAIN WATER PIPE
RWH	RAIN WATER HEAD
TGSI	TACTILE GROUND SURFACE INDICATORS

TERMITE RISK MANAGEMENT:

INSTALL CHEMICAL TERMITE MANAGEMENT SYSTEM TO AS3660.1-2014 SECTION 7. APPLY 'BIFENTHRIN' TO UNDER SLAB AREAS AND PERIMETER OF SLAB. ANTI TERMITE SLEEVES TO BE INSTALLED TO ALL SERVICES WHICH PENETRATE THE CONCRETE SLAB

WALL LININGS:

INTERNAL AREAS

13mm DIRECT STICK PLASTERBOARD. INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PAINT FINISH. COLOUR TO MATCH EXISTING RECEPTION AREA

NOTE :

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO WORK COMMENCEMENT

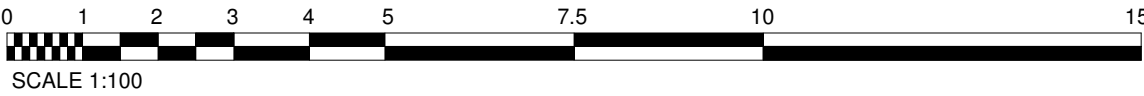


1

PROPOSED GROUND FLOOR PLAN

1 : 100

NORTH



SCALE 1:100



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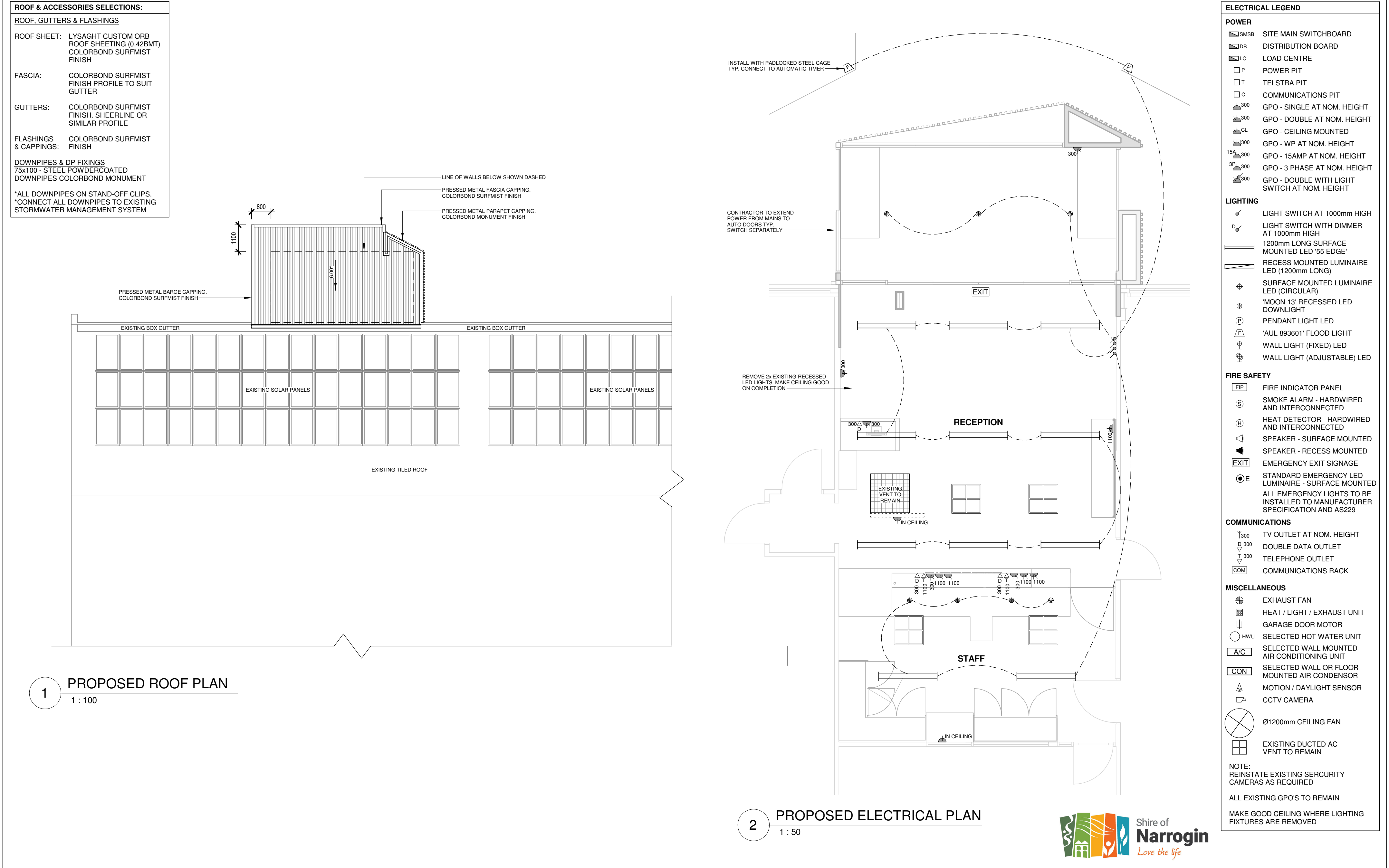
No.	Description	Date
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Project Name

PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

PROPOSED FLOOR PLAN

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A004	0
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GENERAL NOTES

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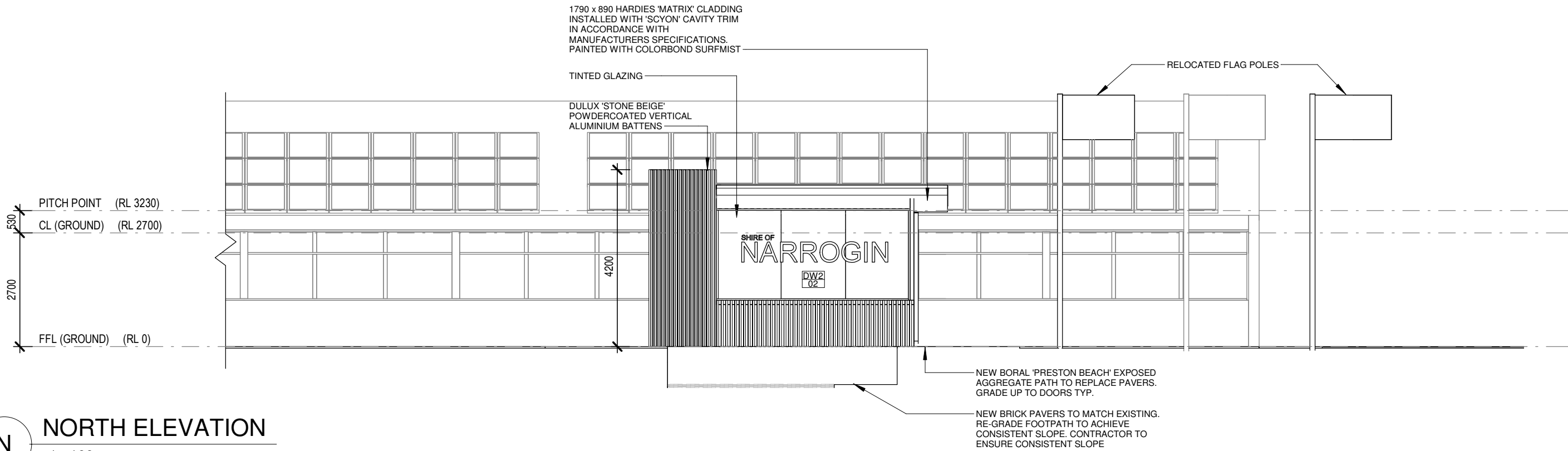
ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND RELEVANT N.C.C CODES AND AUSTRALIAN STANDARDS INCLUDING AMENDMENTS.

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BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.

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ADDITIONAL DOCUMENTATION:

ALL ARCHITECTURAL DOCUMENTATION IS TO BE READ IN CONJUNCTION STRUCTURAL ENGINEER DOCUMENTATION FOR ALL STRUCTURAL ELEMENTS

CONCRETE SLAB MOISTURE CONTENT:

ENSURE CONCRETE SLAB IS DRY ENOUGH TO RECEIVE RESILIENT FLOOR COVERINGS. TEST IN ACCORDANCE WITH AS1884-2012 FLOOR COVERINGS - RESILIENT SHEET AND TILES - INSTALLATION PRACTICES WITH THE F2170 RH IN-SITU PROBE TEST METHOD

PROVIDE CERTIFICATES OF COMPLIANCE (WITH VALUES OF 75% RELATIVE HUMIDITY OR LESS) FOR ALL ROOMS TO RECEIVE RESILIENT FLOOR COVERINGS BEFORE PROCEEDING WITH FLOOR LAYING

NOTE IF TEST DOES NOT MEET STANDARDS: ALLOW TO APPLY A MOISTURE SEALER TO SLAB SURFACE AND SLAB JOINTS TO THE APPROVAL OF THE MANUFACTURER

INSULATION:

EXTERNAL WALLS

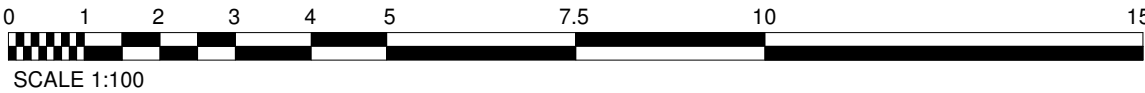
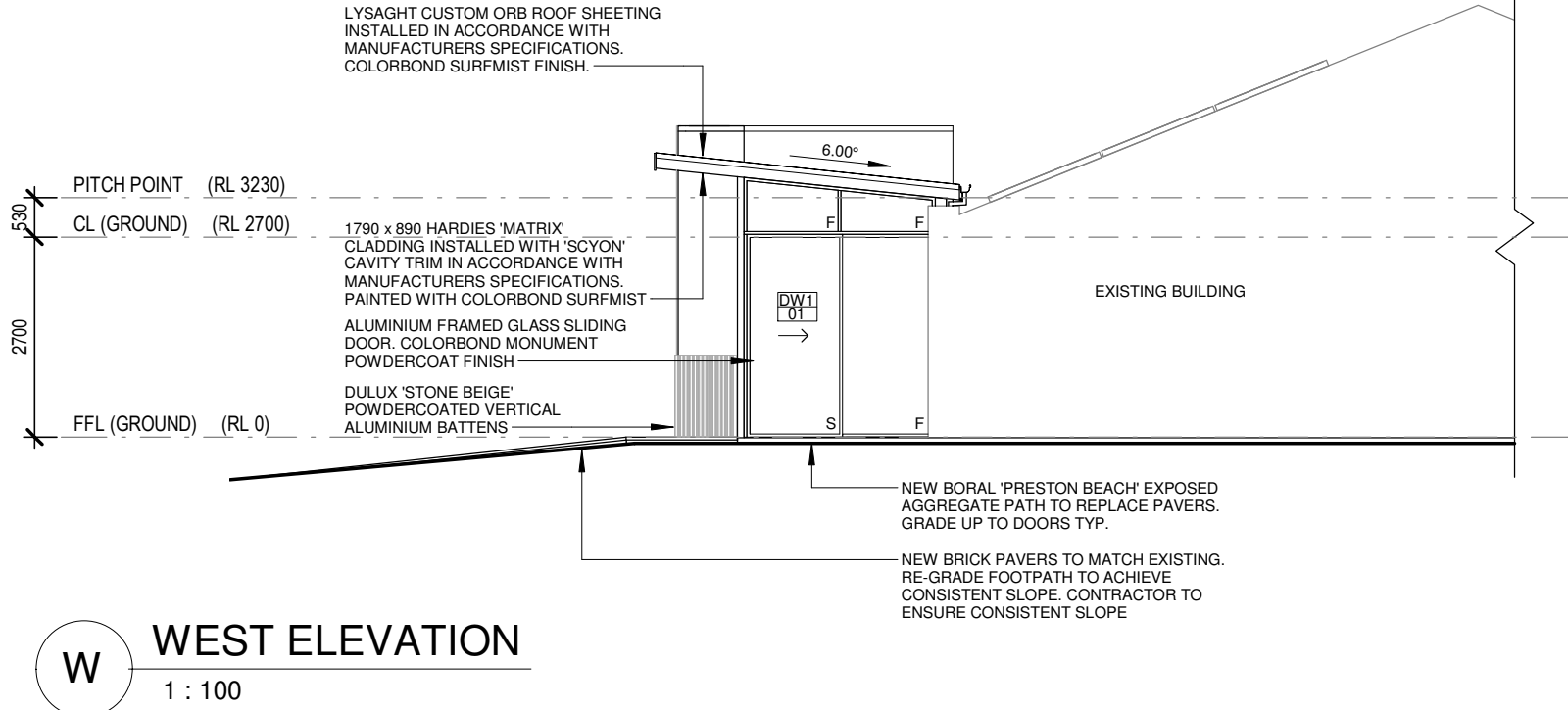
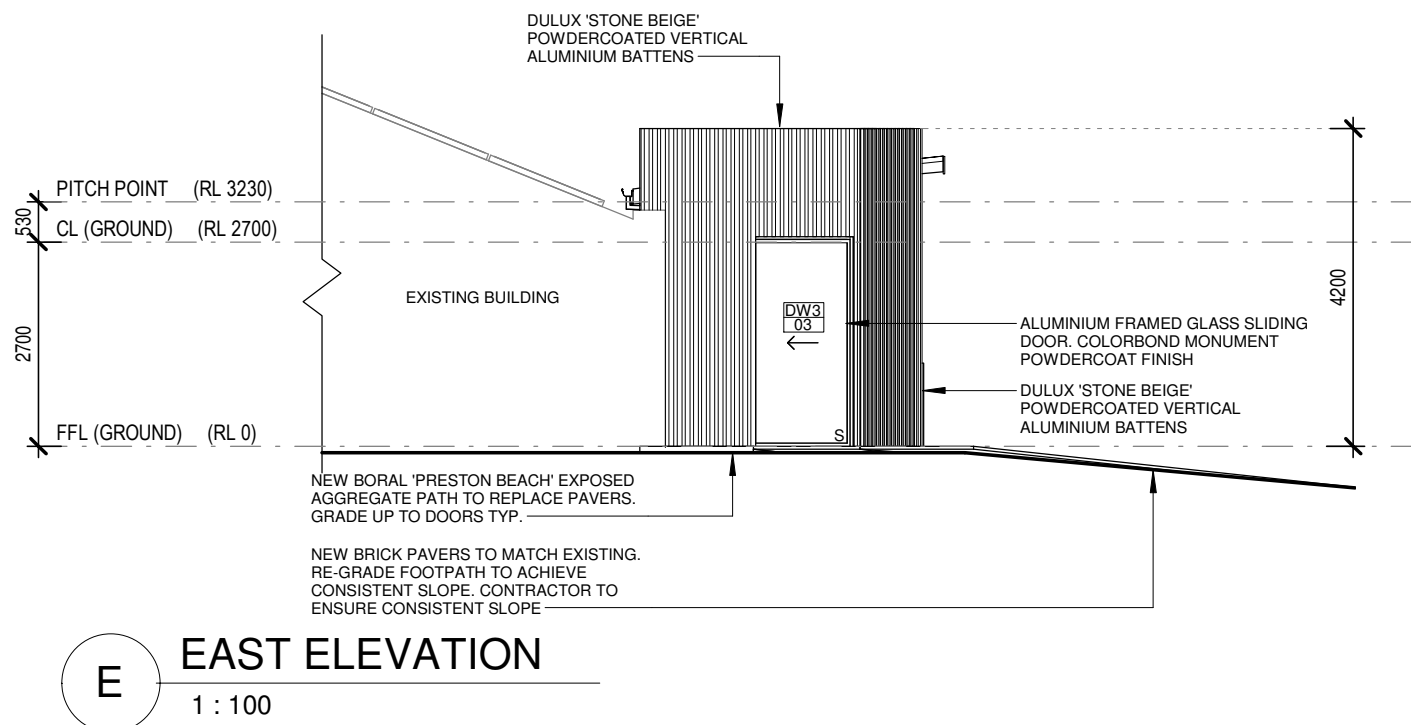
BRADFORDS R2.5 BATT INSULATION OR SIMILAR APPROVED. INSTALL TO MANUFACTURER SPECIFICATIONS

NEW ROOF

INSTALL BRADFORDS GOLD HI PERFORMANCE R2.5 BATT INSULATION OR SIMILAR APPROVED.

INSTALL BRADFORDS ANTICON 60 OR SIMILAR APPROVED TO UNDERSIDE OF ROOF SHEETING TO MANUFACTURER SPECIFICATIONS

INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS



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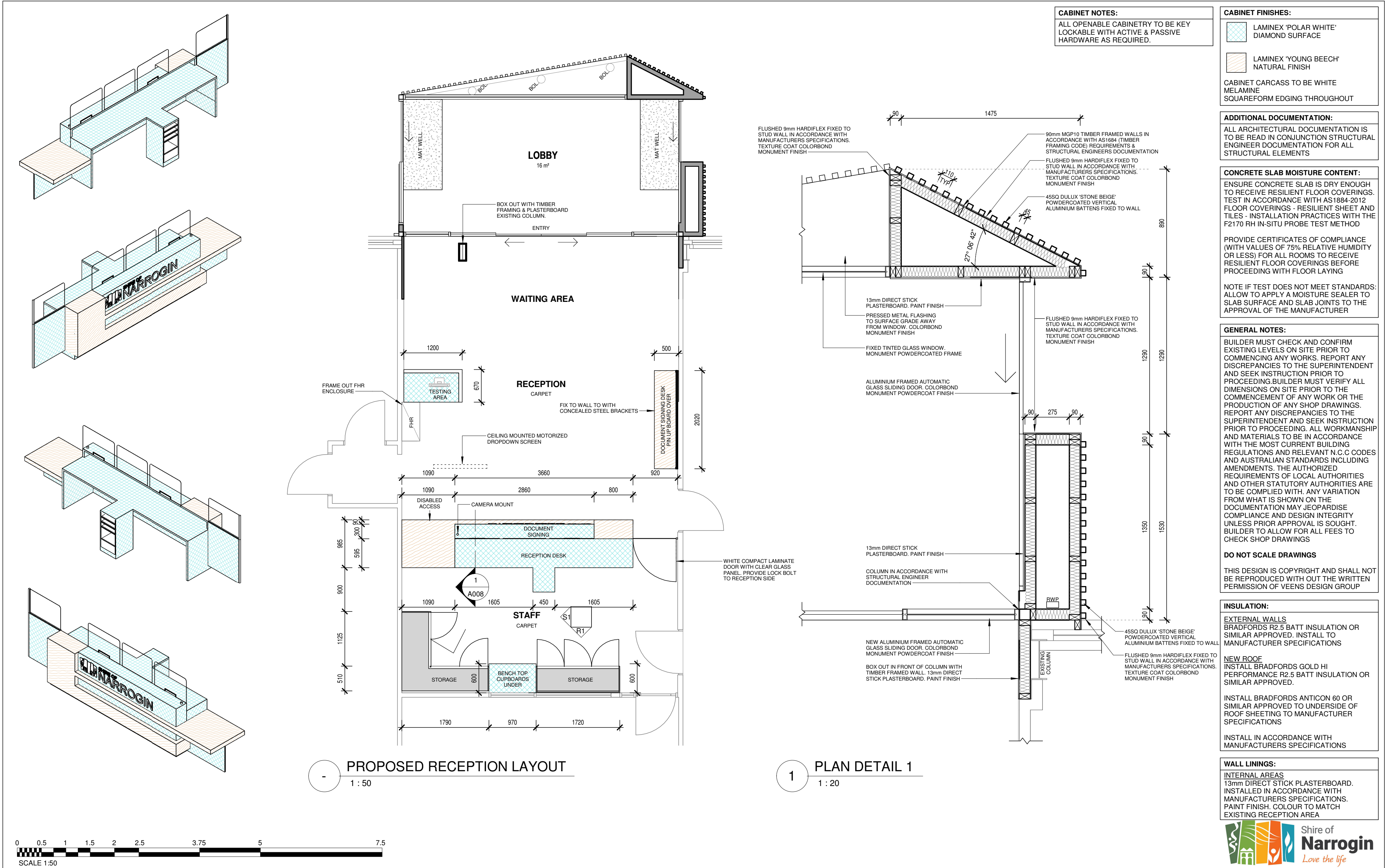
No.	Description	Date
0	ISSUED FOR TENDER	18.04.19

Project Name

PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

PROPOSED ELEVATIONS

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A006	0
Drawn by	TK		
Checked by	RV	Scale	1 : 100 ON A2 SHEET



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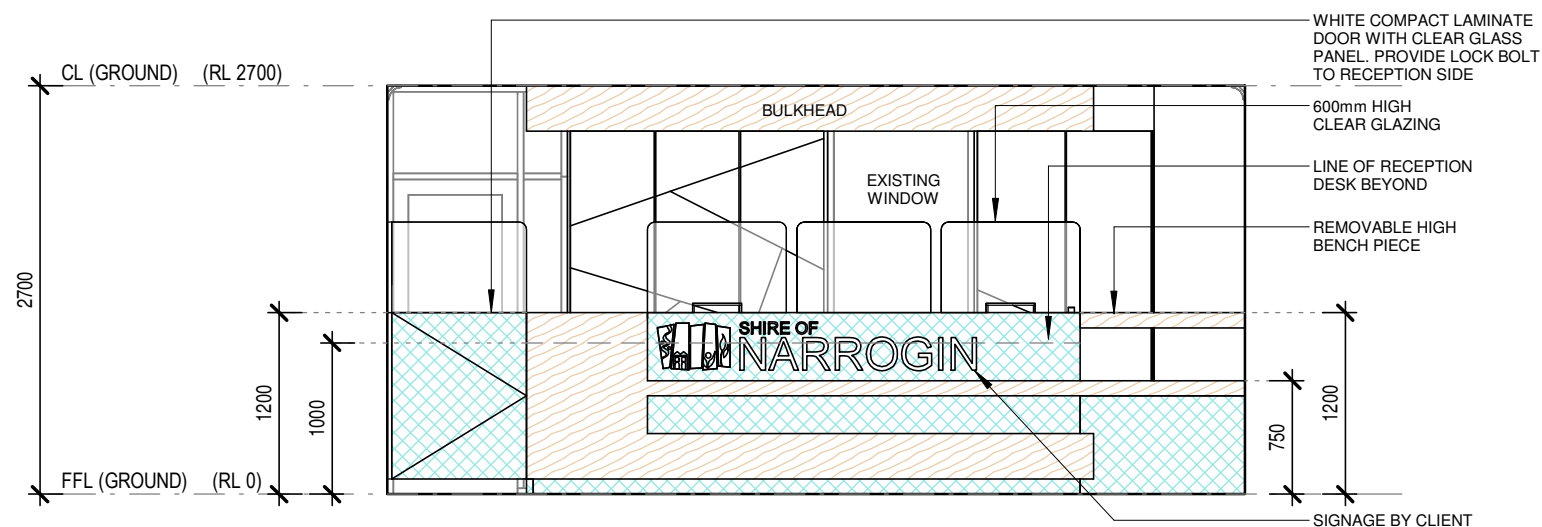
RECEPTION LAYOUT	
Project number	8860-18
Date	APRIL 2019
Drawn by	TK
Checked by	RV

Sheet Number	Current Revision
A007	0

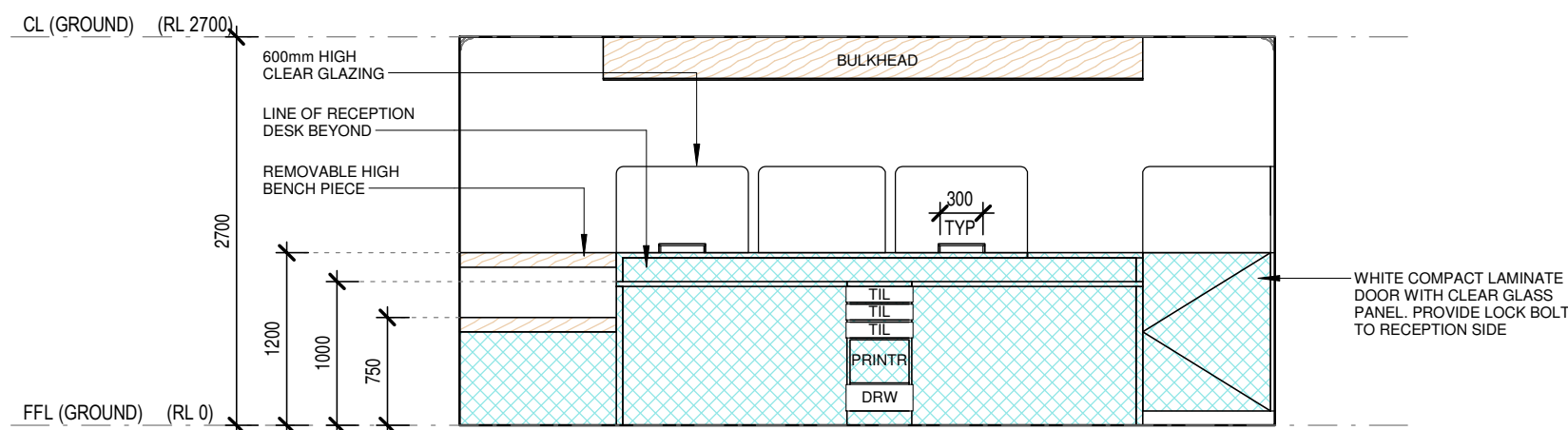
Scale

As indicated ON A2 SHEET

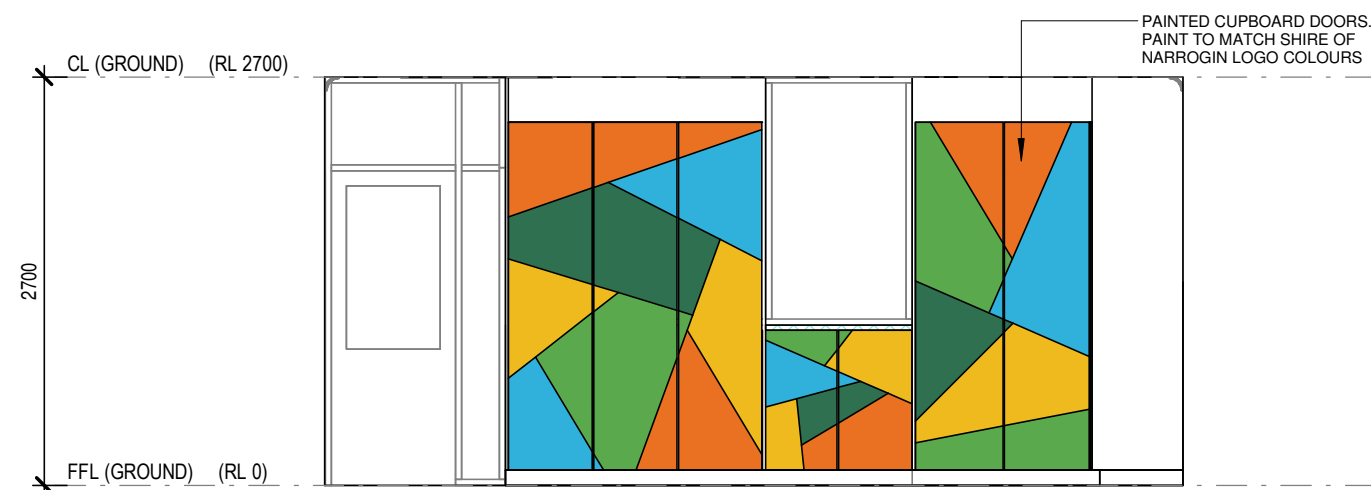




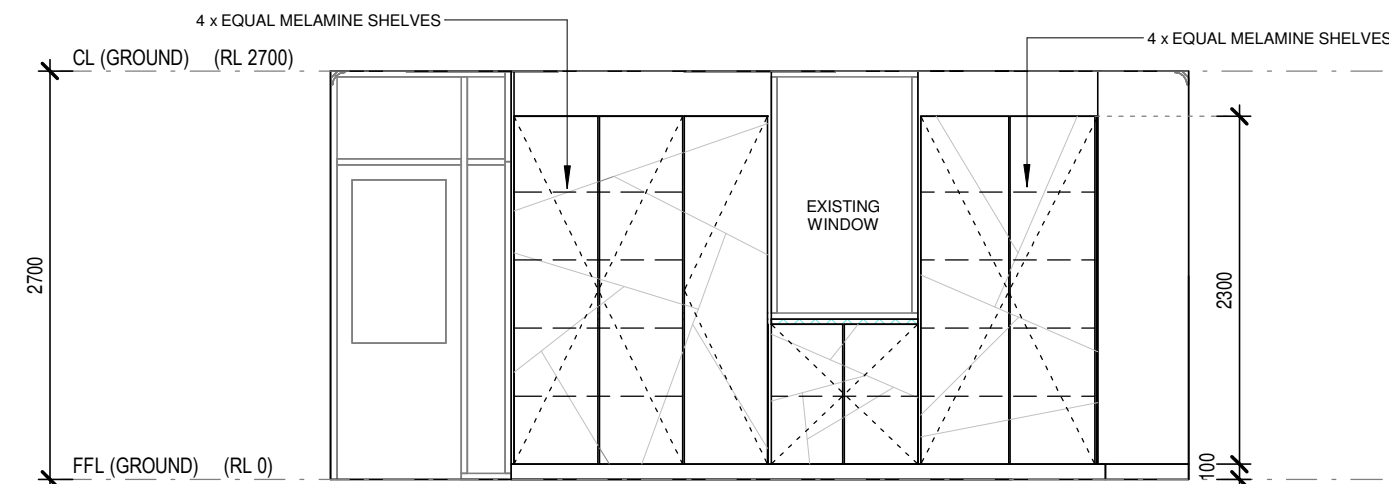
D1 FRONT RECEPTION DESK ELEVATION
1 : 50



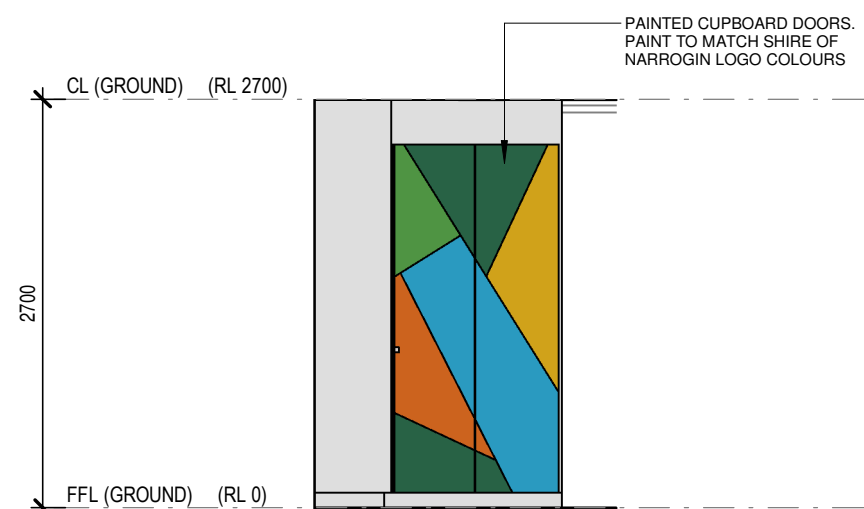
D2 REAR RECEPTION DESK ELEVATION
1 : 50



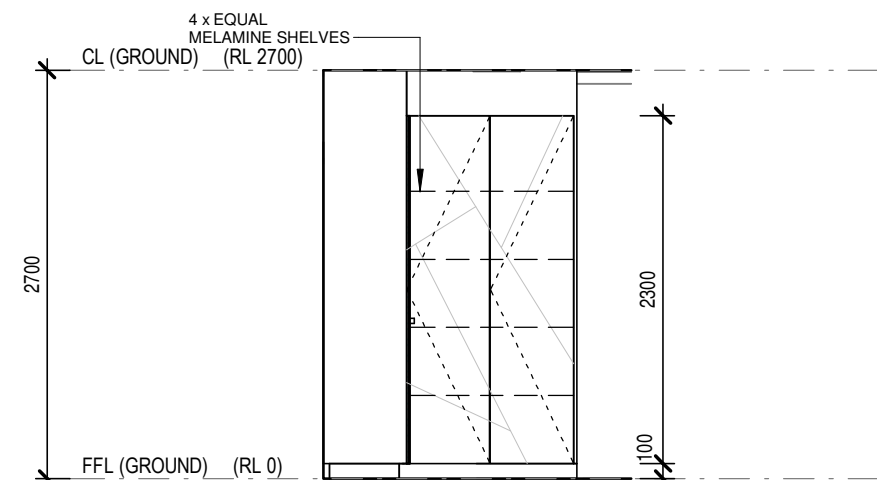
R1 CABINETY LAYOUT A - COLOURS
1 : 50



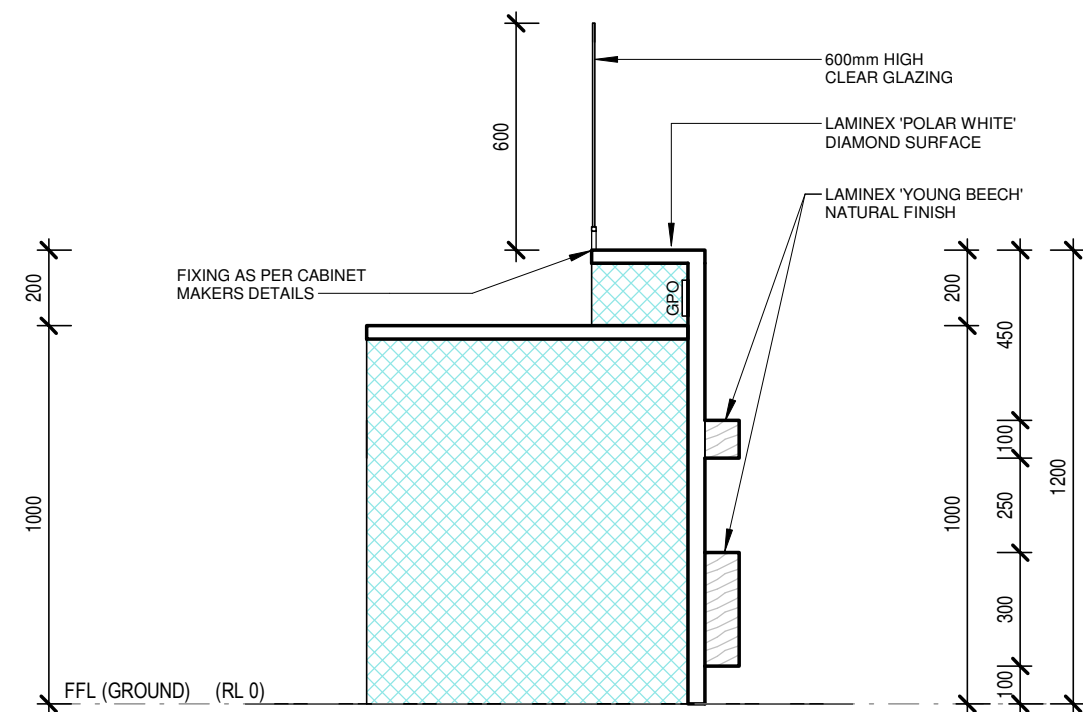
R2 CABINETY LAYOUT A- CONFIGURATION
1 : 50



S1 CABINETY LAYOUT B - COLOURS
1 : 50



S2 CABINETY LAYOUT B - CONFIGURATION
1 : 50



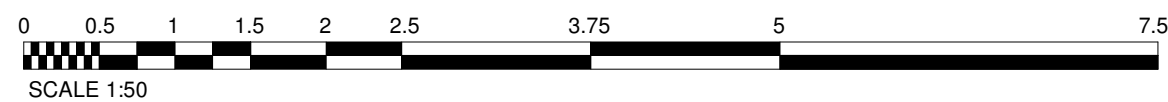
1 RECEPTION DESK SECTION
1 : 20

CABINET FINISHES:	
	LAMINEX 'POLAR WHITE' DIAMOND SURFACE
	LAMINEX 'YOUNG BEECH' NATURAL FINISH
CABINET CARCASS TO BE WHITE MELAMINE SQUAREFORM EDGING THROUGHOUT	

WALL LININGS:	
INTERNAL AREAS 13mm DIRECT STICK PLASTERBOARD. INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PAINT FINISH. COLOUR TO MATCH EXISTING RECEPTION AREA	

GENERAL NOTES:	
BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING. BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE PRODUCTION OF ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND RELEVANT N.C.C CODES AND AUSTRALIAN STANDARDS INCLUDING AMENDMENTS. THE AUTHORIZED REQUIREMENTS OF LOCAL AUTHORITIES AND OTHER STATUTORY AUTHORITIES ARE TO BE COMPLIED WITH. ANY VARIATION FROM WHAT IS SHOWN ON THE DOCUMENTATION MAY JEOPARDISE COMPLIANCE AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT. BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS	
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CABINET NOTES:	
ALL OPENABLE CABINETY TO BE KEY LOCKABLE WITH ACTIVE & PASSIVE HARDWARE AS REQUIRED.	



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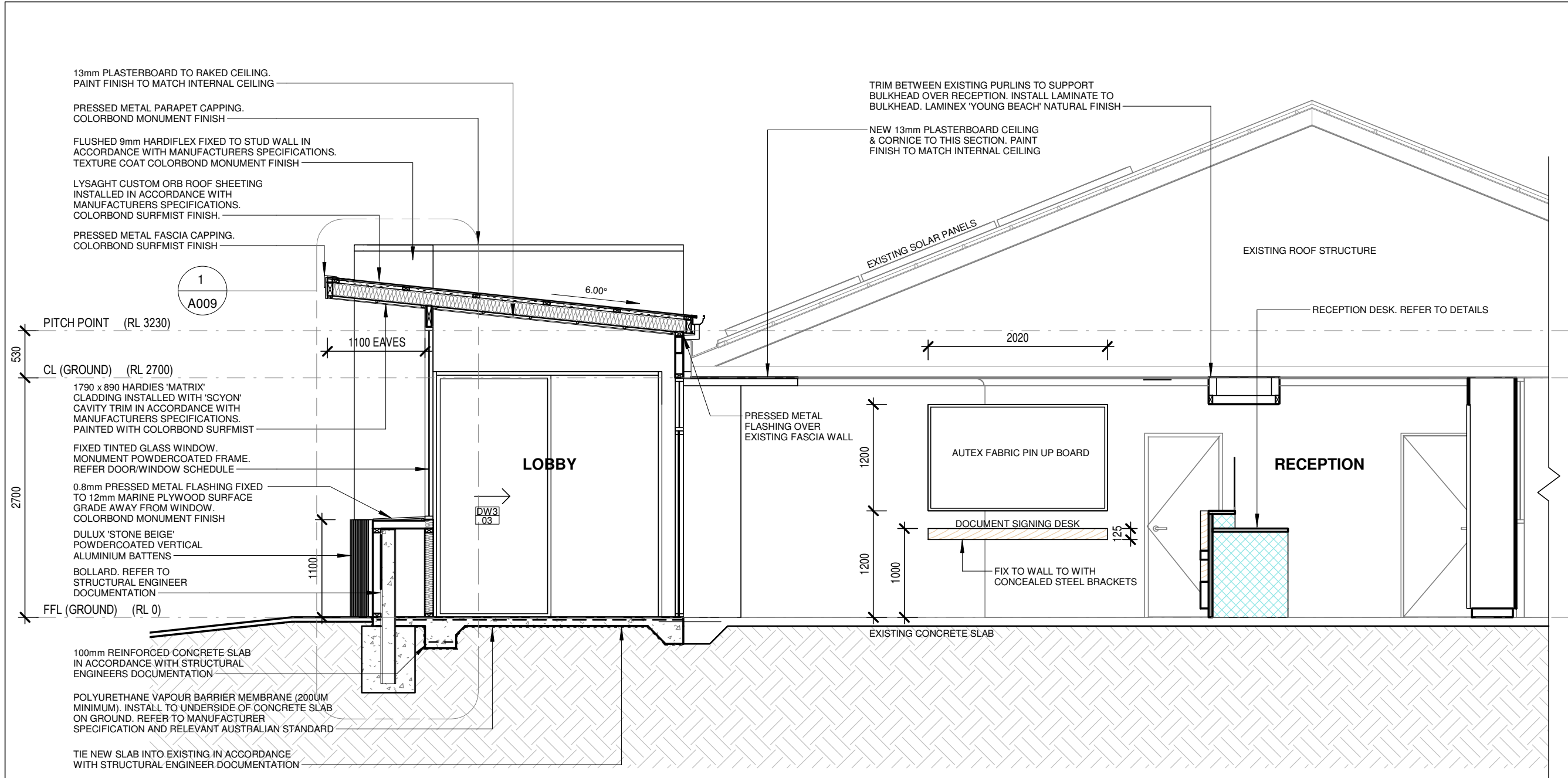
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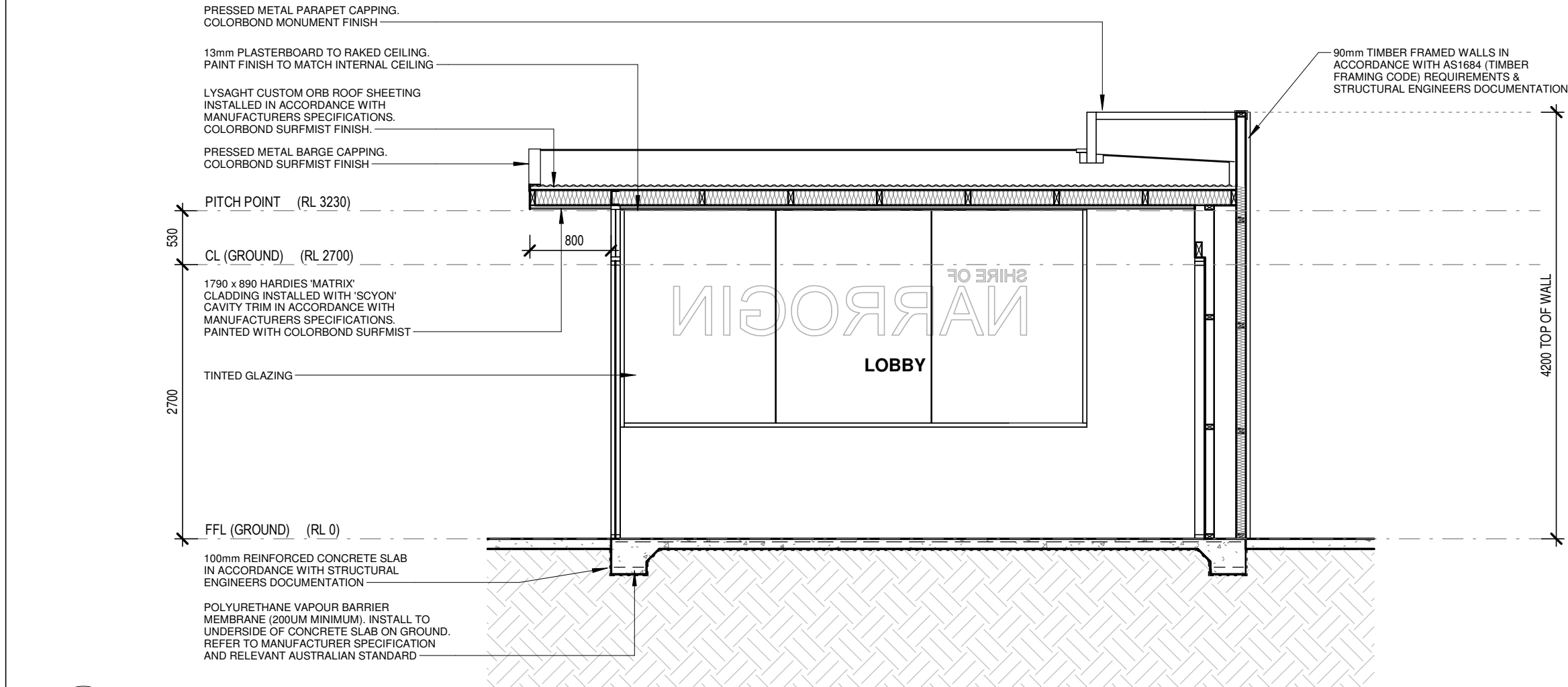
RECEPTION ELEVATIONS

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A008	0
Drawn by	TK		
Checked by	RV	Scale	As indicated ON A2 SHEET

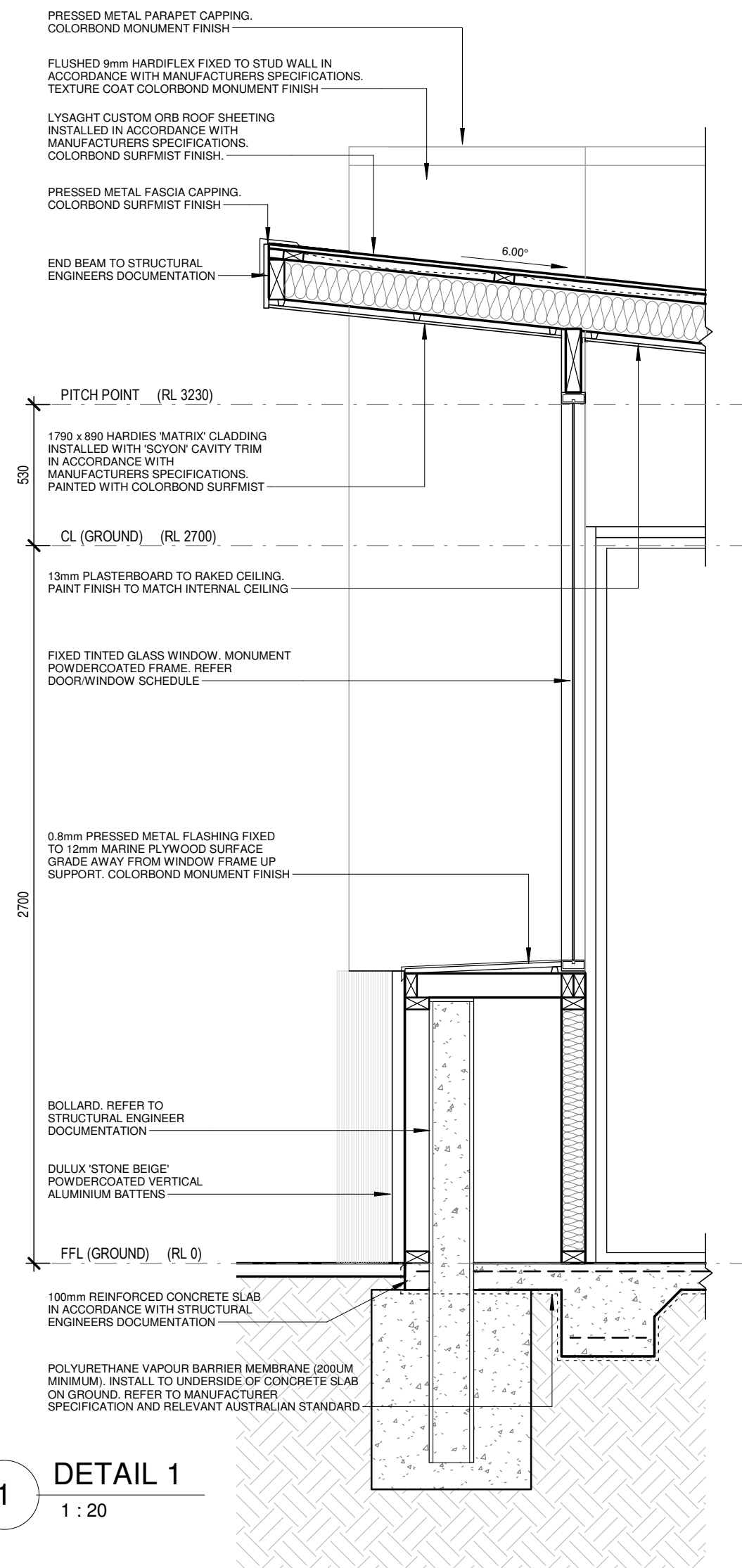
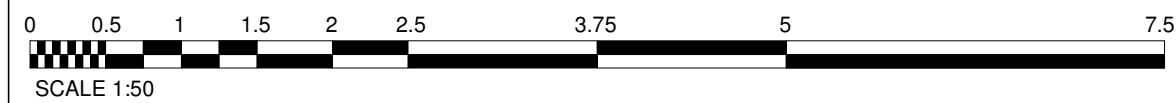




A SECTION A - A
1 : 50



B SECTION B - B
1 : 50



1 DETAIL 1
1 : 20

INSULATION:

EXTERNAL WALLS
BRADFORDS R2.5 BATT INSULATION OR SIMILAR APPROVED. INSTALL TO MANUFACTURER SPECIFICATIONS

NEW ROOF
INSTALL BRADFORDS GOLD HI PERFORMANCE R2.5 BATT INSULATION OR SIMILAR APPROVED.

INSTALL BRADFORDS ANTICON 60 OR SIMILAR APPROVED TO UNDERSIDE OF ROOF SHEETING TO MANUFACTURER SPECIFICATIONS

INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

ROOF & ACCESSORIES SELECTIONS:

ROOF, GUTTERS & FLASHINGS

ROOF SHEET: LYSAGHT CUSTOM ORB ROOF SHEETING (0.42BMT) COLORBOND SURFMIST FINISH

FASCIA: COLORBOND SURFMIST FINISH PROFILE TO SUIT GUTTER

GUTTERS: COLORBOND SURFMIST FINISH. SHEERLINE OR SIMILAR PROFILE

FLASHINGS & CAPPINGS: COLORBOND SURFMIST FINISH

DOWNPIPES & DP FIXINGS
75x100 - STEEL POWDERCOATED DOWNPIPES COLORBOND MONUMENT

*ALL DOWNPIPES ON STAND-OFF CLIPS.
*CONNECT ALL DOWNPIPES TO EXISTING STORMWATER MANAGEMENT SYSTEM

CONCRETE SLAB MOISTURE CONTENT:

ENSURE CONCRETE SLAB IS DRY ENOUGH TO RECEIVE RESILIENT FLOOR COVERINGS. TEST IN ACCORDANCE WITH AS1884-2012 FLOOR COVERINGS - RESILIENT SHEET AND TILES - INSTALLATION PRACTICES WITH THE F2170 RH IN-SITU PROBE TEST METHOD

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Project Name

PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

SECTIONS

Project number	8860-18	Sheet Number	Current Revision
Date	APRIL 2019	A009	0
Drawn by	TK		
Checked by	RV	Scale	As indicated ON A2 SHEET

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INTERNAL FINISHES SCHEDULE					
ROOM NAME	TYPE	EXTENT	PRODUCT	COLOUR	COMMENTS
RECEPTION/STAFF	WALL FINISH	NEW WALL SURFACES	13mm DIRECT STICK PLASTERBOARD. FLUSH AND PAINT.	TO MATCH EXISTING	
	FLOOR FINISH	NEW FLOOR SURFACES	CARPET TILES TO MATCH EXISTING	TO MATCH EXISTING	REPLACE EXISTING CARPET TILES WHERE DAMAGED
	SKIRTING	NEAR DOOR ON NEW WALLS	TIMBER SKIRTING PROFILE TO MATCH EXISTING	TO MATCH EXISTING	
	CEILING	NEW CEILING SURFACES	13mm DIRECT STICK PLASTERBOARD. FLUSH AND PAINT.	TO MATCH EXISTING	
	CORNICE	NEW CEILING JUNCTIONS	COVE CORNICE TO MATCH EXISTING	TO MATCH EXISTING	
RECEPTION/STAFF	WALL FINISH	INTERNAL WALL SURFACES	13mm DIRECT STICK PLASTERBOARD. FLUSH AND PAINT.	TO MATCH RECEPTION AREA	
	FLOOR FINISH	FLOOR SURFACES	CARPET TILES TO MATCH EXISTING	TO MATCH EXISTING	
	SKIRTING	THROUGHOUT	TIMBER SKIRTING PROFILE TO MATCH EXISTING	TO MATCH EXISTING	
	CEILING	U/S RAFTERS	13mm DIRECT STICK PLASTERBOARD. FLUSH AND PAINT.	TO MATCH EXISTING	
	CORNICE	CEILING/WALL JUNCTIONS	RONDO P50 SHADOWLINE CORNICE PAINT FINISH	TO MATCH EXISTING WALLS	

DOOR/WINDOW NUMBER	DW1	DW2		DW3		DW4	
NUMBER OF OPENINGS	1 (TAGS 01)	1 (TAGS 02)		1 (TAGS 03)		1 (TAGS 03)	
LOCATION	WEST ENTRY (EXTERNAL)	NORTH WALL (EXTERNAL)		EAST WALL (EXTERNAL)		EAST WALL (EXTERNAL)	
DOOR/WINDOW TYPE	AUTOMATIC SLIDING DOOR	FIXED GLAZED WINDOW WITH SILICONE JOINS		AUTOMATIC SLIDING DOOR		AUTOMATIC SLIDING DOOR	
FRAME TYPE	CAPRAL 400 NARROWLINE (101.6x44mm)	CAPRAL 400 NARROWLINE (101.6x44mm)		CAPRAL 400 NARROWLINE (101.6x44mm)		CAPRAL 400 NARROWLINE (101.6x44mm)	
FRAME FINISH	POWDERCOAT FINISH - COLORBOND MONUMENT	POWDERCOAT FINISH - COLORBOND MONUMENT		POWDERCOAT FINISH - COLORBOND MONUMENT		POWDERCOAT FINISH - COLORBOND MONUMENT	
GLAZING	6mm TOUGHENED TINTED GLAZING	10mm TOUGHENED TINTED GLAZING		6mm TOUGHENED TINTED GLAZING		6mm TOUGHENED GLAZING - CLEAR	
REMARKS	VISUAL STRIP INDICATORS (VI) TO AS1428 75mm WIDE CONTINUOUS STRIP WITH 30% CONTRAST AND 1000mm ABOVE FFL RUBEK AUTOMATIC DOOR MOTOR. SIZE TBA BY RUBEK. CONTRACTOR TO LIAISE WITH MANUFACTURER INSTALL WITH MOVEMENT SELECTOR & KEYED MODE SELECTOR KEYED ALIKE WITH EXISTING INSTALL WEATHERSEALS CONTRACTOR TO ENSURE POWER SUPPLY	WINDOW DECAL AS SHOWN		VISUAL STRIP INDICATORS (VI) TO AS1428 75mm WIDE CONTINUOUS STRIP WITH 30% CONTRAST AND 1000mm ABOVE FFL RUBEK AUTOMATIC DOOR MOTOR. SIZE TBA BY RUBEK. CONTRACTOR TO LIAISE WITH MANUFACTURER INSTALL WITH MOVEMENT SELECTOR & KEYED MODE SELECTOR KEYED ALIKE WITH EXISTING INSTALL WEATHERSEALS CONTRACTOR TO ENSURE POWER SUPPLY		VISUAL STRIP INDICATORS (VI) TO AS1428 75mm WIDE CONTINUOUS STRIP WITH 30% CONTRAST AND 1000mm ABOVE FFL RUBEK AUTOMATIC DOOR MOTOR. SIZE TBA BY RUBEK. CONTRACTOR TO LIAISE WITH MANUFACTURER INSTALL WITH MOVEMENT SELECTOR & KEYED MODE SELECTOR KEYED ALIKE WITH EXISTING CONTRACTOR TO ENSURE POWER SUPPLY	

NOTE ALL GLAZED ASSEMBLIES MUST COMPLY WITH AS2047





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Project Name
PROPOSED RECEPTION UPGRADE & COVERED ENTRY
ON LOT 95 (#89). EARL STREET, NARROGIN
FOR THE SHIRE OF NARROGIN

SCHEDULES		
Project number	8860-18	Sheet Number
Date	APRIL 2019	A010
Drawn by	TK	
Checked by	RV	Scale
		As indicated ON A2 SHEET

90x45 M8P10 GIRTS FOR FRAMING SUPPORT. REFER BOLLARD DETAIL

350x350 SLAB EDGE THICKENING LOCATION

100 SLAB SL 12 MESH

100 SLAB SL 12 MESH

100 SLAB SL 12 MESH

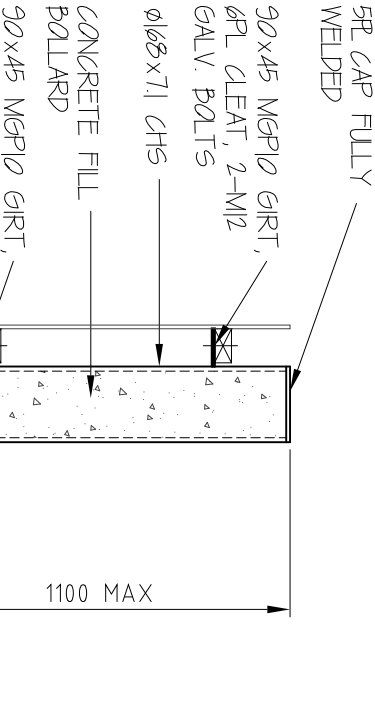
100 SLAB SL 12 MESH

NEW TO EXISTING SLAB LOCATION

2-N16 RE-ENTRANT BARS 1500 LONG, TYPICAL

PATH SLAB TO TYPICAL DETAILS

3-N16 GALV. BARS DRILLED & EPOXY GROUTED INTO EXISTING FOOTING LAP INTO NEW FOOTING REFER DETAIL



CONCRETE FILL
BOLLARD
90x45 MGPI0 GRT,
6RL CLEAT, 2-M2
GALV BOLTS
1100

Technical drawing of a typical bollard detail. The drawing shows a cross-section of a bollard with a diameter of 600 mm and a width of 750 mm. The bollard is composed of a base and a top section. The base is made of concrete (C20/25) and has a thickness of 150 mm. The top section is made of stainless steel (AISI 316) and has a thickness of 10 mm. The drawing includes a top view and a side view, with dimensions and material specifications.

Technical drawing showing a circular object with a diameter dimension of 600.

Shire

④

○

○

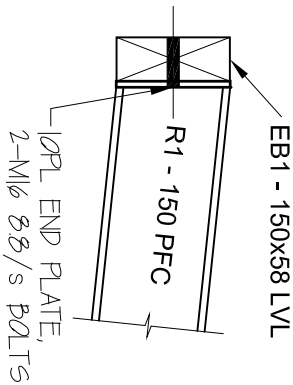
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ALL EXPOSED BEAMS TO BE LOSP
TREATMENT AS REQUIRED

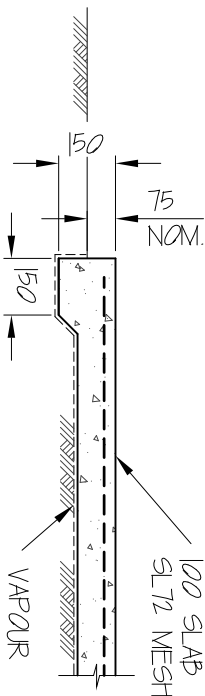
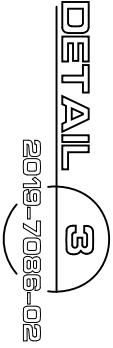
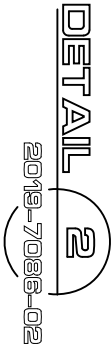
TYPICAL SPEEDBRACE FIXING

REV. B

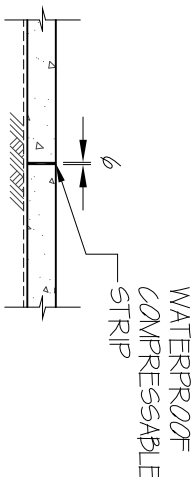


DETAIL 4

2018-7088-02



TYPICAL PATHWAY SLAB
EXPANSION JOINT DETAIL
AT 7.5m CTS. MAX



TYPICAL PATHWAY SLAB
CONTROL JOINT DETAIL
AT 2.5m CTS. MAX. BETWEEN
EXPANSION JOINTS

[illegible]

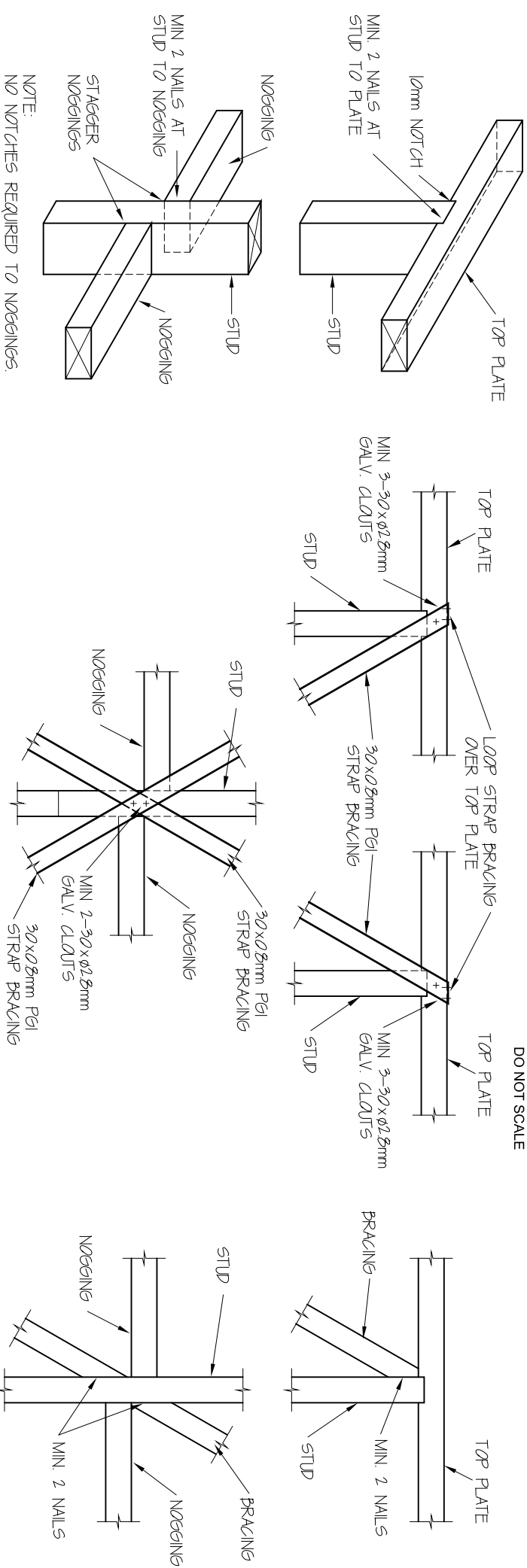
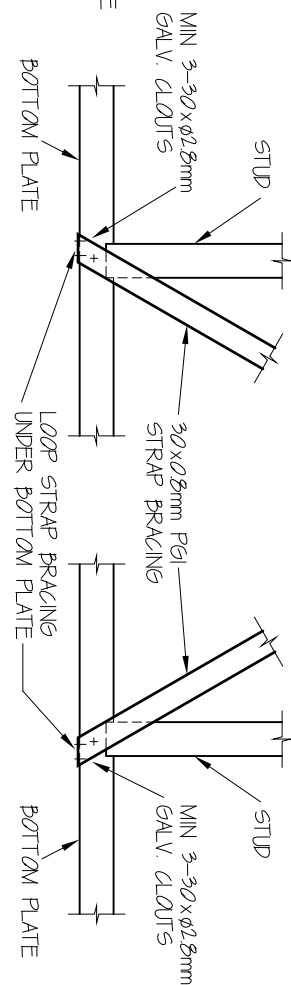


Diagram illustrating the connection between the stud and the bottom plate. A 10mm notch is shown in the bottom plate, and a 10mm gap is indicated between the stud and the bottom plate. The label "MIN. 2 NAILS AT STUD TO PLATE" points to the connection area.

STRAP BRACING DETAILS

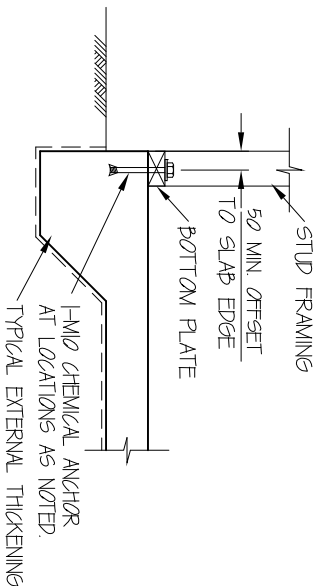
TIMBER BRACING DETAILS

A schematic diagram of a vertical connection. A horizontal member labeled 'STUD' is shown at the top. Below it is a horizontal member labeled 'BOTTOM PLATE'. A diagonal member labeled 'BRACING' is connected to the bottom plate. A label 'MIN. 2 NAILS' points to the connection between the bottom plate and the stud. The diagram uses simple lines and arrows to indicate the components and their assembly.

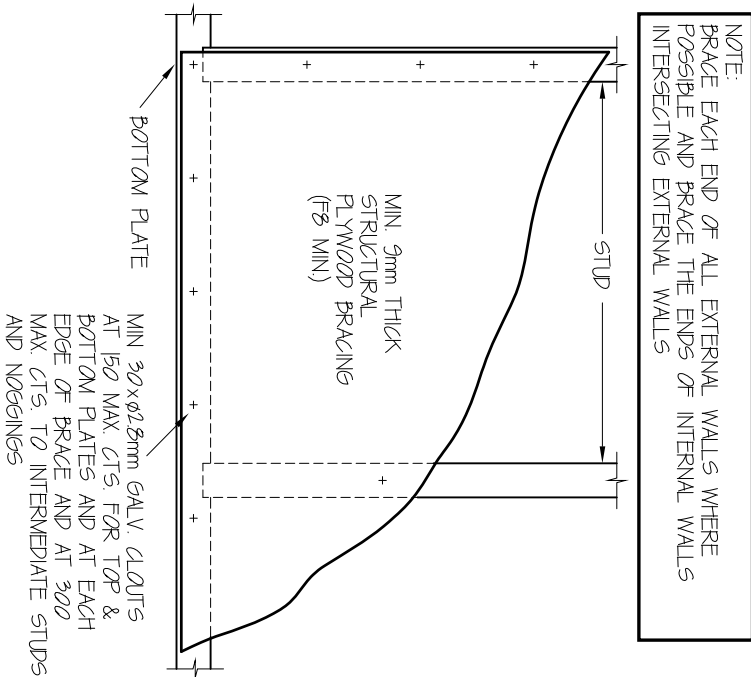


- 1) BOTTOM PLATE FIXING;
FIX ALL EXTERNAL WALLS TO SLAB WITH L-MIO CHEMICAL ANCHOR WITH 50mm MIN EMBEDMENT OR TO FLOOR FRAMING WITH L-MIO BOLT AT THE FOLLOWING LOCATIONS
- 2) EVERY SECOND STUD
- 3) EACH END OF WALL PANEL
- 4) EACH END OF DIAGONAL BRACING
- 5) EACH SIDE OF OPENINGS
- 6) 1200 MAX CTS. TYPICALLY

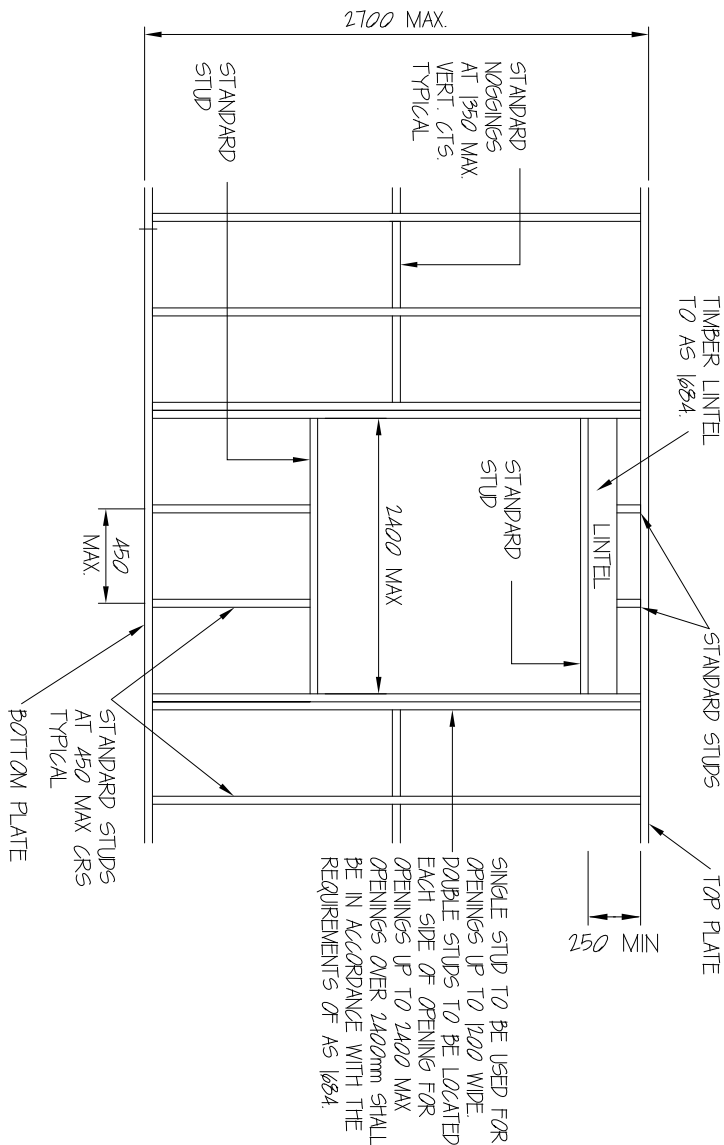
- 5) 30x45 MGP10 TO 3m
- 4) 10x45 MGP10 ABOVE 3m
- 3) BOTTOM PLATE FIXING,
- 2) FIX ALL INTERNAL WALLS TO SLAB WITH 1-M6 CHEMICAL ANCHOR WITH 600mm MIN. EXEMPTENT OR TO FLOOR FRAMING WITH 1-M6 BOLT AT THE FOLLOWING LOCATIONS:
 - 1) EVERY SECOND STUD
 - 2) EACH END OF WALL PANEL
 - 3) EACH END OF DIAGONAL BRACING
 - 4) EACH SIDE OF OPENINGS
 - 5) 1200 MAX. CTS. TYPICALLY




ALTERNATIVELY FIX WALL FRAMING TO STEEL FLOOR STRUCTURE IN ACCORDANCE WITH MANUFACTURERS SPECS. AND AS 1684.



TYPICAL ELEVATION OF WALL FRAMING



B	ISSUED FOR CDC APPROVAL / BUILDING PERMIT	G.S.	01/03/2019
A	ISSUED FOR APPROVAL	G.S.	02/20/19
Rev	REVISION	BY	DATE

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	DRAWN	G. SUCKLING
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TITLE VEENS DESIGN GROUP PROPOSED RECEPTION UPGRADE & COVERED ENTRY LOT 95 EARL STREET, NARROGIN TIMBER STUD FRAME DETAILS		REV. B
DRG. NO. 2019 - 7086 - 04		

GENERAL

G1 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS, AND WITH SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR A DECISION BEFORE PROCEEDING WITH THE WORK.

G2 ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE BUILDER BEFORE CONSTRUCTION IS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.

G3 DURING CONSTRUCTION THE BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART IS OVER STRESSED DURING CONSTRUCTION ACTIVITIES.

G4 WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT S.A. CODES AND THE LOCAL STATUTORY AUTHORITIES REGULATIONS INCLUDING ALL AMENDMENTS, EXCEPT WHERE VARIOUS BY THE CONTRACT DOCUMENTS.

FOUNDATIONS

- F1 WHERE EXISTING GROUND CONSISTS OF SAND OR VARYING COMPACTION. GROUND TO UNDERSIDE OF FOOTINGS AND SLABS ON GROUND SHALL BE COMPACTED WITH AN APPROVED VIBRATORY PLATE COMPACTOR TO ACHIEVE A COMPACTION IN THE TOP 600MM EQUIVALENT TO 8 BLOWS PER 300MM MEASURED WITH A 16MM DIA 9.1 KG PERH PENETROMETER. NO SITE INVESTIGATION HAS BEEN CONDUCTED AND THE SITE IS ASSUMED CLASS "M" UNDER AS 2870.
- F2 ALL FILL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 450mm THICKNESS. IMPORTED FILL SHALL BE CLEAN WELL GRADED YELLOW SAND FROM AN APPROVED SOURCE.
- F3 SITE SHALL BE STRIPPED OF ALL VEGETATION IN BUILDING AREAS. ENSURE THAT NO VEGETATION OR ORGANIC MATTER EXISTS IN THE SOIL STRATA BELOW THE FOOTINGS OR SLAB ON GROUND FOR A DEPTH OF AT LEAST 1000mm.
- F4 IF BASE AT FOOTING EXCAVATIONS BECOMES WET PRIOR TO POURING CONCRETE THEN THE WATER AND ANY SOFTENED MATERIAL SHALL BE REMOVED PRIOR TO POURING THE FOOTINGS.
- F5 IF CLAY OR EXPANSIVE SOILS ARE ENCOUNTERED ON SITE, NOTIFY SUPERINENDENT BEFORE PROCEEDING.

CONCRETE

C1	ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.			
C2	CONCRETE SHALL BE PRE-MIXED FROM AN APPROVED SUPPLIER. PORTLAND CEMENT TYPE A TO BE USED. BLENDED CEMENT NOT TO BE USED. TABLE BELOW INDICATES STRENGTH GRADE.			
C3	ALL CONCRETE SHALL BE VIBRATED EXCEPT FOR CAVITY FILL, WHICH SHALL BE TAMPED WITH A ROD.			
C4	LOCATION	STRENGTH GRADE	AGGREG SIZE (max)	SUMP NOMINAL (mm)

	FOOTINGS & SLABS	N25E7	20	80
C5	C5 REINFORCEMENT SYMBOLS			
	N : HOT ROLLED DEFORMED BARS TO AS 1302 MARKED 'TEMPCORE', SL : FABRIC TO AS 1304, R : STRUCTURAL GRADE PLAN ROUND BAR TO AS1302. W : HIGH STRENGTH (450) PLAN ROUND BAR TO AS 1302. THE NUMBER FOLLOWING IS THE BAR DIAMETER IN MM.			
C6	THE BUILDER SHALL SUPPLY ALL NECESSARY BAR CHAIRS (PLASTIC TYPED), SUPPORT AND SPACER BARS, AND CONCRETE FILL FOR FOOTING AND SLAB REINFORCEMENT, TO PLACE STEEL IN ITS CORRECT POSITION DURING CONCRETING.			
C7	REINFORCEMENT IS SHOWN DIAGRAM-MATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.			
C8	COVER TO REINFORCEMENT:			
	FOOTINGS - 75mm SLABS ON GROUND - 30mm TOP			
C9	SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN OR AS APPROVED BY THE ENGINEER. MINIMUM LAPS IN SLABS SHALL BE: N12 = 520mm N16 = 720mm N20 = 825mm N24 = 1100mm N28 = 1500mm SL = 300mm			
	OR AS NOTED ON THE DRAWINGS.			
C10	REINFORCEMENT IN SLABS MUST BE PLACED IN UPPER AND LOWER LAYERS AS INDICATED. COGS AND HOOKS TO BE STANDARD IN ACCORDANCE WITH SECTION 13, AS 3600.			

CONCRETE (Cont.)

C11 INSPECTION

AT LEAST 24 HOURS NOTICE TO BE GIVEN FOR INSPECTION OF REINFORCEMENT BEFORE POURING CONCRETE. NO CONCRETE SHALL BE ORDERED UNTIL WHOLE OF THE REINFORCEMENT FOR THE POUR HAS BEEN APPROVED BY THE STRUCTURAL ENGINEER.

C12 C12 NO HOLES, CHASES OR EMBEDMENT OF PIPES, OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE WITHOUT THE APPROVAL OF THE SUPERINTENDENT.

SERVICE CONDUITS IN SLABS ARE TO BE PLACED IN THE MIDDLE THIRD OF THE SLAB. CONDUITS ARE NOT TO MAKE LINE CONTACT WITH REINFORCEMENT. PENETRATIONS OF BEAMS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE SUPERINTENDENT.

C13 CONCRETE SHALL BE CURED BY APPLICATION OF: (i) AN APPROVED CURING COMPOUND, OR (ii) CONTINUOUS WATER SPRAYS FOR PERIODS OF 7 DAYS.

C14 PROVIDE ALL EXPOSED EDGES AND CORNERS WITH 20mm CHAMFERS OR FILETS, UNLESS NOTED OTHERWISE.

C15 FORMWORK SHALL BE APPROVED UNDAMAGED PLYWOOD. DESIGN OF SUPPORTING STRUCTURES SHALL BE THE BUILDER'S RESPONSIBILITY.

C16 DO NOT STRIP FORMS FROM SUSPENDED SLAB FOR AT LEAST 14 DAYS AFTER POURING.

C17 ENSURE THAT SIDES OF FOOTING TRENCHES ARE SUCH THAT SOIL DOES NOT FALL IN DURING PLACEMENT OF CONCRETE. ON BOUNDARY LINES SIDES OF FOOTINGS SHALL BE FORMED UP WITH TIMBER.

C18 SLABS ON GROUND TO BE UNDERLAIN WITH I.C.I. FORTICON (OR SIMILAR APPROVED) SHEET MEMBRANE, TAPPED AT ALL JOINTS AND TURNED UP AGAINST WALLS AND AT EDGE THICKENINGS FOR FULL DEPTH OF SLAB.

C19 PRIOR TO POURING ANY CONCRETE SUPPORTED ON FACE WORK, PLACE LAYER OF PVC SHEET MEMBRANE OVER WALL. DRAPE OVER SIDES OF WALL AND ON COMPLETION CUT OFF ANY PROTRUDING SHEET FLUSH WITH WALL.

C20 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES. BEAM SIZES ARE DESIGNATED DEPTH (INCLUDING SLAB) X WIDTH.

C21 CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED WHERE SHOWN OR SPECIFICALLY APPROVED BY THE ENGINEER.

C22 ALL PROPS AND FORMWORK FOR BEAMS AND SLABS TO BE REMOVED BEFORE CONSTRUCTION OF ANY WALLS OR OTHER PERMANENT LOADING ON THE SLAB.

C23 PROVIDE P.G.I., MALTHOID OR SIMILAR APPROVED BOND BREAKER BETWEEN THE TOP OF ALL LOAD BEARING BRICK OR BLOCK WALLS AND SUSPENDED SLABS, EXCEPT WHERE THE WALL IS RETAINING.

C24 ALL NON-LOAD BEARING WALLS TO BE KEPT CLEAR OF THE UNDERSIDE OF SLABS AND BEAMS BY 20mm.

C25 SLAB FINISHES:

(A) WET AREAS TO RECEIVE TILES - WOOD TRIMMEL FINISH,
(B) ALL OTHER AREAS - MONOLITHIC STEEL, TROWEL FINISH TO A FLAT
UNIFORM GLASSY SURFACE, SUITABLE TO RECEIVE VINYL FLOORING.
TOLERANCE ON FLATNESS + 5mm. DEVIATIONS FROM A 2.0 METRE
STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE 2.5mm MAX.
C26 ALL RE-ENTRANT CORNERS TO HAVE 2-Y16 BARS 1500 LONG LOCATED
CENTRAL ABOUT CORNER. ENDS TO BE COGGED IF CLASH WITH SLAB
EDGE

TIMBER STUDWORK WALLS

W1 ALL STUDWORK TO BE A 90x45 MGP10 STANDARD STUD.

W2 WALLS TO BE FABRICATED AND BRACED IN ACCORDANCE WITH THE REQUIREMENTS FOR A WIND REGION A, AND A TERRAIN CATEGORY 3.0 LOCATION.

W3 FIX INTERNAL WALL BOTTOM PLATES AT LOCATIONS NOTED BELOW:

- AT EACH END OF WALL PANEL
- EACH SIDE OF OPENINGS
- AT EACH DIAGONAL BRACE
- AT 1200 CENTRES GENERALLY

W4 FIX EXTERNAL WALL BOTTOM PLATES AT THE LOCATIONS NOTED BELOW:

- EVERY 900mm GENERALLY
- EACH END OF WALL PANEL
- EACH END OF DIAGONAL BRACING
- EACH SIDE OF OPENINGS

W5 TYPICAL FIXING OF WALL FRAMES TO SLAB SHALL BE WITH 1-M8 CHEMICAL OR MASONRY ANCHORS AT CENTRES NOTED ABOVE.

ALLOW MIN. 45mm EDGE DISTANCE TO SLAB EDGE. TYPICAL

STRUCTURAL STEEL

- S1 ALL STEELWORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AS 4,100, AS 1250 AND RELEVANT CODES LISTED IN THE PREFACE THEREOF.
- S2 ALL STEELWORK SHALL BE NEW. ROLLED STEEL SHALL BE GRADE 250 TO AS 1204. TUBULAR SECTIONS SHALL BE GRADE 350 TO AS 1163. SHS/RHS SECTIONS SHALL BE GRADE 350 TO AS 1163.
- S3 ALL BOLTS TO BE COMMERCIAL GRADE 4.6/5 TO AS 111 UNLESS OTHERWISE NOTED. BOLTS DENOTED HIGH STRENGTH (H.S.) SHALL BE GRADE 8.8/5 TO AS 1252.
- S4 BOLTS DENOTED HIGH STRENGTH FRICTION GRIP SHALL BE GRADE 8.8/11.B. TO AS 1252. FULLY TENSIONED IN A BEARING MODE TO AS 1511. ALL BOLTS, NUTS AND WASHERS TO BE HOT DIPPED GALVANISED.
- S4 ALL WELDING SHALL BE TO AS 1554, PART 1, 1980. WELDS SHALL BE 6mm CONTINUOUS FILLET UNLESS OTHERWISE NOTED. ELECTRODE CLASSIFICATION SHALL BE E41XX.
- S5 SECTIONS SHALL NOT BE SPLICED OTHER THAN AT JOINTS SHOWN, UNLESS APPROVED BY THE ENGINEER.

5) FOR NEAR COASTAL ENVIRONMENTS (a WITHIN 2km OF THE COAST) :
CLASS A STEELWORK BUILT INTO CEILING SPACES, NON EXPOSED.
HOT DIPPED GALVANISED TO 700G/M² .
CLASS B STEELWORK EXPOSED TO THE WEATHER, OR BUILT INTO
CAVITIES AND EXTERNAL WALLS. HOT DIPPED GALVANISED TO
700G/M² .. TOP COAT WITH A TWO PACK EPOXY PRIMER TO
50 MICRONS DFT. AND THEN A HIGH BUILD EPOXY TO 125 MICRONS
CLASS C STEELWORK IN CONTACT WITH SOIL OR BELOW GROUND
LEVEL. AS FOR CLASS B ABOVE, HOWEVER TOP COAT WITH A HIGH
BUILD EPOXY TO 400 MICRONS DFT.
CLASS D STEELWORK GENERALLY NOT COVERED ABOVE. HOT DIP
GALVANISE TO 700G/M² .. TOP COAT WITH A TWO PACK EPOXY
PRIMER TO 50 MICRONS DFT, AND THEN A HIGH BUILD EPOXY TO 125
MICRONS DFT.
GALVANISED COATINGS TO BE CLEANED AND SWEEP BLASTED PRIOR
TO APPLICATION OF PRIMER SYSTEM.
FOR ALTERNATIVE COATING SYSTEMS, CONSULT THE SYSTEM
MANUFACTURER FOR SPECIFICATION, APPLICATION AND GUARANTEE.
NOTE : ADDITIONAL REQUIREMENTS FOR ARCHITECTURAL ELEMENTS
AND FINISHES.

ii) FOR NON COASTAL ENVIRONMENTS (ie 2cm OR MORE FROM THE COAST) TREATMENT : ALL STEELWORK AND FITMENTS TO BE HOT DIPPED GALVANISED. INTERNAL STEELWORK MAY BE TREATED ALTERNATIVELY BY SAND BLAST CLASS 2.5 AND 75 MICRONS OF INORGANIC ZINC SILICATE. THEN TOP COAT ALL EXTERNAL, EXPOSED OR STEELWORK BUILT INTO CAVITIES WITH HIGH BUILD EPOXY TO A MINIMUM 150 MICRON.

57 STEELWORK BELOW GROUND LEVEL (INCLUDING UNDERSIDE OF STEELWORK IN CONTACT WITH SOIL (INCLUDING UNDERSIDE OF BASEPLATES) OR AS OTHERWISE SPECIFIED TO HAVE 2 COATS OF HIGH BUILD EPOXY WITH A MINIMUM DRY FILM THICKNESS = 400 MICROMETRES IN ADDITION TO ANY OTHER CORROSION TREATMENT).

S8 HOLES SHALL NOT BE MADE THROUGH THE BOTTOM FLANGE OF ROLLED STEEL PURLINS FOR THE SUPPORT OF HOOK BOLTS OR CEILING SUSPENSION SYSTEMS. ALL NECESSARY HOLES SHALL BE THROUGH THE CENTRAL THIRD OF THE WEB.

S9 IN TRUSS FABRICATION THE CENTRE OF GRAVITY LINES OF ALL MEMBERS SHALL INTERSECT AT PANEL POINTS UNLESS OTHERWISE NOTED, OR SPECIFICALLY APPROVED BY THE ENGINEER.

S10 SITE WELDING
ENSURE STEEL IS CLEANED BACK TO WHITE METAL SURFACE AND FREE OF DUST. WELDING TO BE IN ACCORDANCE WITH NOTES ABOVE. SURFACE TREATMENT TO STEELWORK MUST BE REPAIRED IN STRICT ACCORDANCE WITH THE TREATMENT NOTES ABOVE. TOUCH UP PAINT WORK TO ORIGINAL COLOUR OR AS SPECIFIED.

S11 MAINTAIN STRUCTURE IN STABLE CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT DURING CONSTRUCTION. NO PART SHALL BE OVERSTRESSED.

S12 ALL PURLINS AND GIRTS SHALL BE FIXED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON THE DRAWING.

S13 UNLESS OTHERWISE SHOWN, ALL CIRCULAR AND RECTANGULAR HOLLOW SECTIONS TO BE SEALED WITH 3MM PLATE FULLY WELDED. S14 UNLESS OTHERWISE SHOWN, MINIMUM CONNECTION TO BE 8 PLATE CLEAR, 2 M16 8/8/S BOLTS.

S15 TRIMMERS REQUIRED FOR SHEETING FIXING TO BE FABRICATED FROM A MINIMUM 1.6MM GALVANISED STRIP OR SHEET AND TO BE SUPPLIED BY THE ROOFING CONTRACTOR.

TIMBER

T1 WHERE NOT NOTED TIMBER CONNECTIONS ARE TO BE IN ACCORDANCE WITH THE PROVISIONS OF AS 1684.

T2 LOADING TO COMPLY WITH AS 1720 AND AS 1170.

T3 THE BRACING SYSTEM, INCLUDING ANY RESTRAINT HAS TO BE INCORPORATED WITH THE BUILDING DESIGN.

T4 PROPERTY ELEMENTS NOTED TO BE SUPPLIED AND FIXED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER.