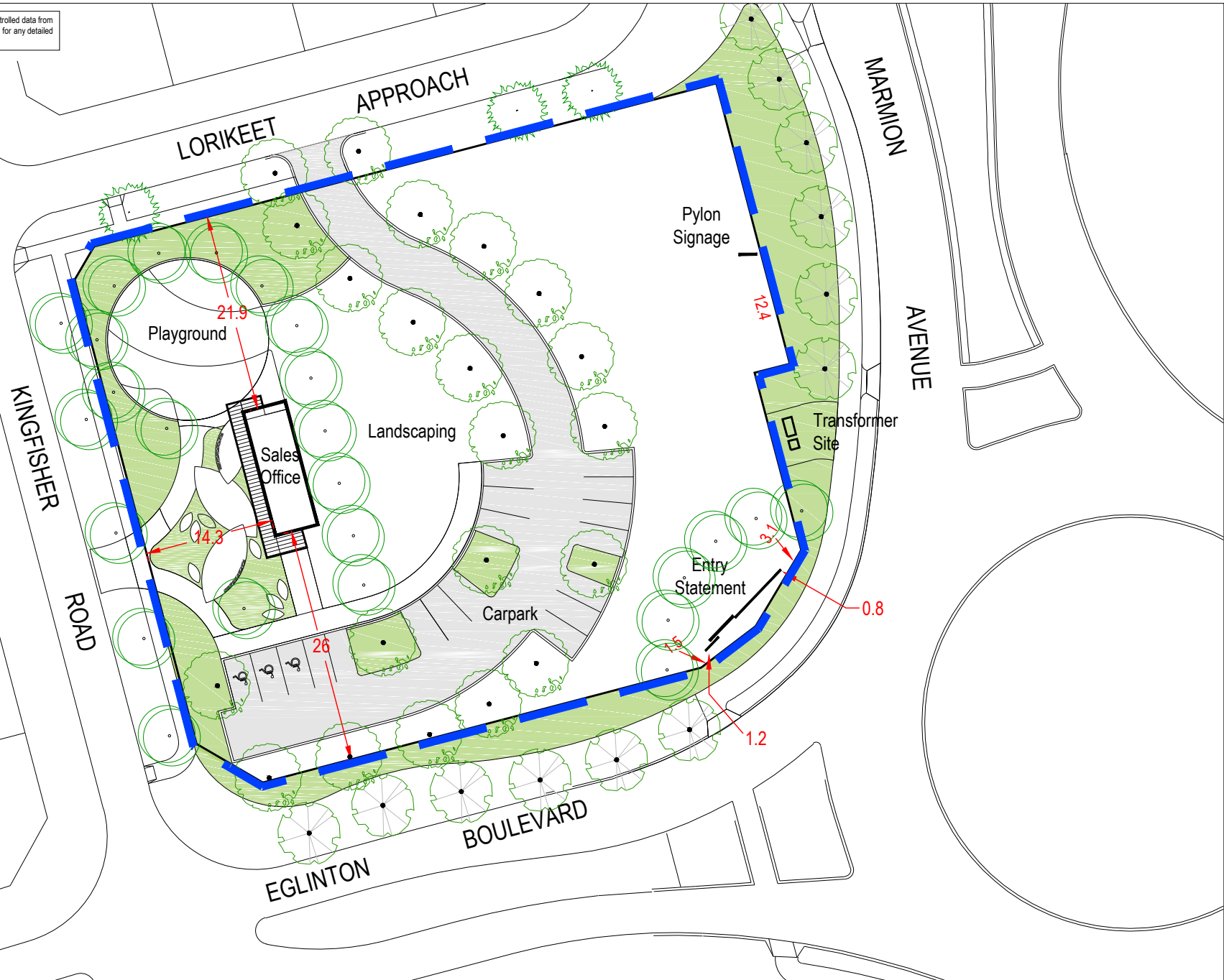


This plan has been prepared for general information purposes only and uses potentially uncontrolled data from external sources. CLE does not guarantee the accuracy of this plan and it should not be used for any detailed site design. This plan remains the property of CLE.



BUILDING DESIGN CRITERIA Wind Load - in accordance with AS.1170.2-2011
REGION A, TERRAIN CATEGORY 2, IMPORTANCE LEVEL 2:
 Vu = V500 = 45m/s Ms = 1.0 Mt = 1.0
 Mzcat = 0.91 V Serviceability = 37m/s

DESIGN CRITERIA IN ACCORDANCE WITH AS1170.1-2002:
 Imposed Floor Actions (Table 3.1)
Allowable Floor Loads: 3.0kPa Uniformly distributed.
 2.7kN Concentrated load.
Allowable Balcony Loads: 4.0kPa Uniformly distributed.

DESIGN CRITERIA IN ACCORDANCE WITH AS1170.4-2007:
 Probability P= 1/500 (Table 3.1)
 Kp = 1.0 (Table 3.1)
 Site hazard factor Z allowed = 0.12 (Figure 3.2(C))
 Earthquake design category = EDC 1 as per Table 2.1

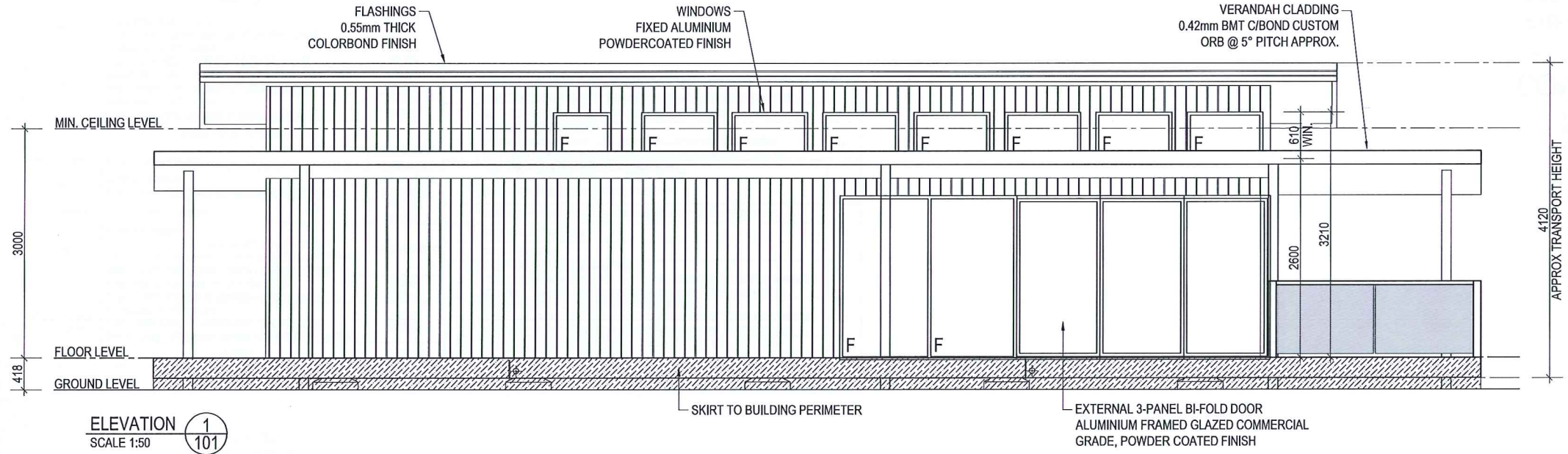
REGION A WINDOWS DESIGN CRITERIA TO AS 2047:
 For residential and commercial buildings (Clause 2.3.2):

- Serviceability pressure:
 General - 485Pa, over 600 to 1200mm from corner - 725Pa, up to 600mm from corner - 970Pa
- Ultimate strength pressure:
 General - 710Pa, over 600 to 1200mm from corner - 1065Pa, up to 600mm from corner - 1415Pa
- Water penetration resistance pressure:
 Non-Exposed - 150Pa, Exposed - 200Pa

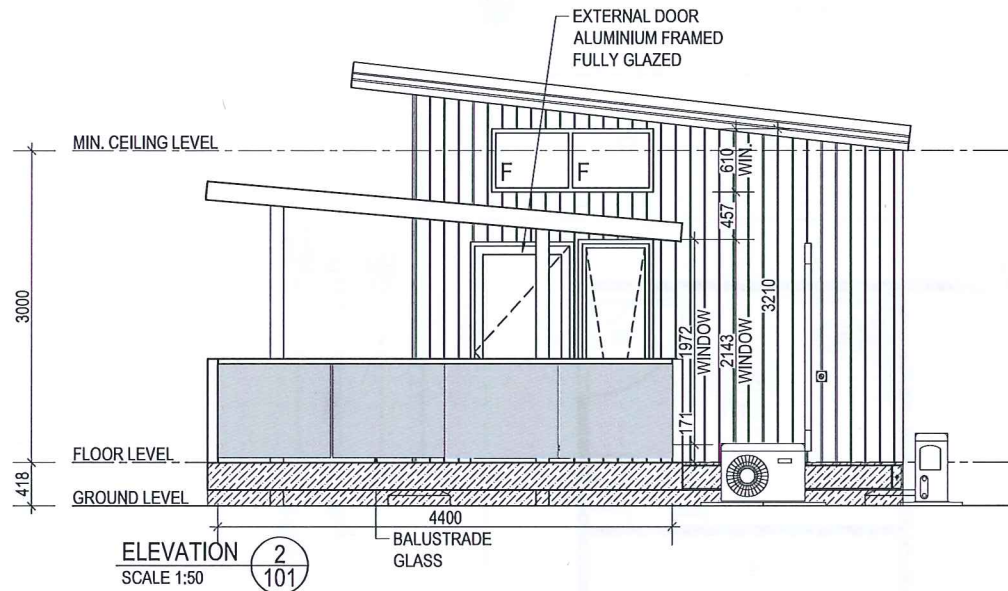
THE ENTIRE ROOF AND WALL ASSEMBLIES, THEIR CONNECTIONS & IMMEDIATE SUPPORTING MEMBERS HAVE BEEN DESIGNED SO AS TO BE CAPABLE OF REMAINING IN POSITION NOTWITHSTANDING ANY PERMANENT DISTORTION, FRACTURE OR DAMAGE THAT MIGHT OCCUR IN ACCORDANCE WITH NCC VOLUME 1, SPECIFICATION B1.2 OR VOLUME 2, PART 2.1.1(b) AND 3.10.1 HIGH WIND AREAS (IF APPLICABLE)

ALL REFERENCED STANDARDS TO BE THE CURRENT VERSION AT THE TIME OF CONSTRUCTION

Built To: NCC CLASS 5 BUILDING
 CLIMATE ZONE 5



ELEVATION 1
 SCALE 1:50



ELEVATION 2
 SCALE 1:50

NOT FOR CONSTRUCTION

PRELIMINARY PLAN
 SUBJECT TO FINAL ENGINEERING AND ENERGY EFFICIENCY CONSULTANTS REPORT

PAGE SIZE		SCALE				CLIENT: SATTERLEY PROPERTY GROUP	
A2		1:50				LOCATION: HAWTIN RD, FORRESTFIELD	
DRAWN BY		DATE		1202 ABERNETHY RD, PERTH AIRPORT, WA 6105		BUILDING: SALES OFFICE - 13.2m x 4.7m	
RG		18.03.16		PH: (08) 9281 7500 FAX: (08) 9281 7580		TITLE: EXTERNAL ELEVATIONS	
THIS DRAWING IS PROTECTED BY COPYRIGHT LAWS.		INTERSTATE BRANCHES:		9-11 WOOD ST, BENDIGO, VIC 3552		QUOTE NUMBER	
DO NOT SCALE. REFER TO DIMENSIONS ONLY.		41-55 PLATINUM ST, CRESTMEAD, QLD 4132		58 MCKINNON RD, BERRIMAH, NT 0820		DRWG NUMBER	
REV		DESCRIPTION		PH: 1800 123 272		JOB NUMBER	
B		ISSUED FOR CLIENT APPROVAL		PH: 8932 4900		REVISION	
A		ISSUED FOR APPROVAL		FAX: 8932 4888		SQ11173	
REV		DESCRIPTION		FAX: 8932 4888		A-201	
AP		12.04.16				B	
RG		18.03.16					
DRWN		CHKD		DATE			

BUILDING DESIGN CRITERIA Wind Load - in accordance with AS.1170.2-2011
REGION A, TERRAIN CATEGORY 2, IMPORTANCE LEVEL 2:
 Vu = V500 = 45m/s Ms = 1.0 Ml = 1.0
 Mzcat = 0.91 V Serviceability = 37m/s

DESIGN CRITERIA IN ACCORDANCE WITH AS1170.1-2002:
 Imposed Floor Actions (Table 3.1)
Allowable Floor Loads: 3.0kPa Uniformly distributed.
 2.7kN Concentrated load.
Allowable Balcony Loads: 4.0kPa Uniformly distributed.

DESIGN CRITERIA IN ACCORDANCE WITH AS1170.4-2007:
 Probability P= 1/500 (Table 3.1)
 Kp = 1.0 (Table 3.1)
 Site hazard factor Z allowed = 0.12 (Figure 3.2(C))
 Earthquake design category = EDC I as per Table 2.1

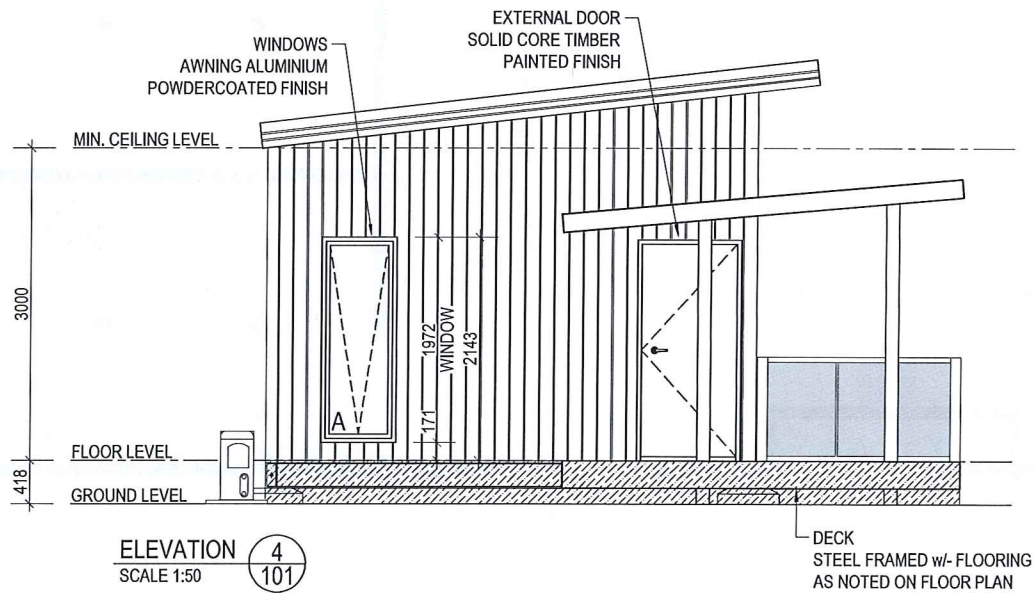
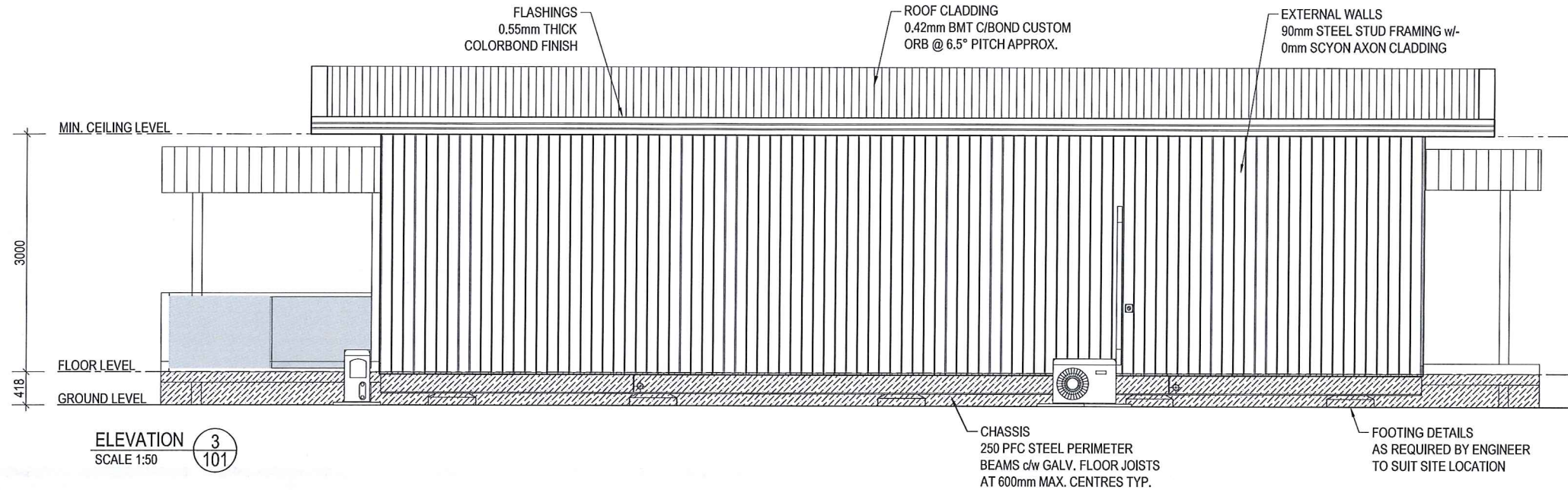
REGION A WINDOWS DESIGN CRITERIA TO AS 2047:
 For residential and commercial buildings (Clause 2.3.2):

1. Serviceability pressure:
 General - 485Pa, over 600 to 1200mm from corner - 725Pa, up to 600mm from corner - 970Pa
2. Ultimate strength pressure:
 General - 710Pa, over 600 to 1200mm from corner - 1065Pa, up to 600mm from corner - 1415Pa
3. Water penetration resistance pressure:
 Non-Exposed - 150Pa, Exposed - 200Pa

THE ENTIRE ROOF AND WALL ASSEMBLIES, THEIR CONNECTIONS & IMMEDIATE SUPPORTING MEMBERS HAVE BEEN DESIGNED SO AS TO BE CAPABLE OF REMAINING IN POSITION NOTWITHSTANDING ANY PERMANENT DISTORTION, FRACTURE OR DAMAGE THAT MIGHT OCCUR IN ACCORDANCE WITH NCC VOLUME 1, SPECIFICATION B1.2 OR VOLUME 2, PART 2.1.1(b) AND 3.10.1 HIGH WIND AREAS (IF APPLICABLE)

ALL REFERENCED STANDARDS TO BE THE CURRENT VERSION AT THE TIME OF CONSTRUCTION

Built To: NCC CLASS 5 BUILDING
 CLIMATE ZONE 5



NOT FOR CONSTRUCTION

PRELIMINARY PLAN
 SUBJECT TO FINAL ENGINEERING AND ENERGY EFFICIENCY CONSULTANTS REPORT

PAGE SIZE		SCALE		Fleetwood		CLIENT: SATTERLEY PROPERTY GROUP	
A2		1:50				LOCATION: HAWTIN RD, FORRESTFIELD	
DRAWN BY		DATE		1202 ABERNETHY RD, PERTH AIRPORT, WA 6105		BUILDING: SALES OFFICE - 13.2m x 4.7m	
RG		18.03.16		PH: (08) 9281 7500 FAX: (08) 9281 7580		TITLE: EXTERNAL ELEVATIONS	
THIS DRAWING IS PROTECTED BY COPYRIGHT LAWS.				WEBSITE: www.fleetwood.com.au		QUOTE NUMBER	
DO NOT SCALE. REFER TO DIMENSIONS ONLY.				INTERSTATE BRANCHES:		DRYNG NUMBER	
B ISSUED FOR CLIENT APPROVAL		AP 12.04.16		9-11 WOOD ST, BENDIGO, VIC 3552		JOB NUMBER	
A ISSUED FOR APPROVAL		RG 18.03.16		PH: 1800 123 272		REVISION	
REV DESCRIPTION		DRWN CHKD DATE		41-55 PLATINUM ST, CRESTMEAD, QLD 4132		SQ11173 A-202 B	
				PH: 1800 123 272			
				59 MCKINNON RD, BERRIMAH, NT 0820			
				PH: 8932 4900 FAX: 8932 4888			

BUILDING DESIGN CRITERIA WIND Load - in accordance with AS.1170.2-2011
REGION A, TERRAIN CATEGORY 2, IMPORTANCE LEVEL 2:
 Vu = V500 = 45m/s Ms = 1.0 MI = 1.0
 Mzcat = 0.91 V Serviceability = 37m/s

DESIGN CRITERIA IN ACCORDANCE WITH AS1170.1-2002:
 Imposed Floor Actions (Table 3.1)
 Allowable Floor Loads: 3.0kPa Uniformly distributed, 2.7kN Concentrated load.
 Allowable Balcony Loads: 4.0kPa Uniformly distributed.

DESIGN CRITERIA IN ACCORDANCE WITH AS1170.4-2007:
 Probability P= 1/500 (Table 3.1)
 Kp = 1.0 (Table 3.1)
 Site hazard factor Z allowed = 0.12 (Figure 3.2(C))
 Earthquake design category = EDC I as per Table 2.1

REGION A WINDOWS DESIGN CRITERIA TO AS 2047:
 For residential and commercial buildings (Clause 2.3.2):
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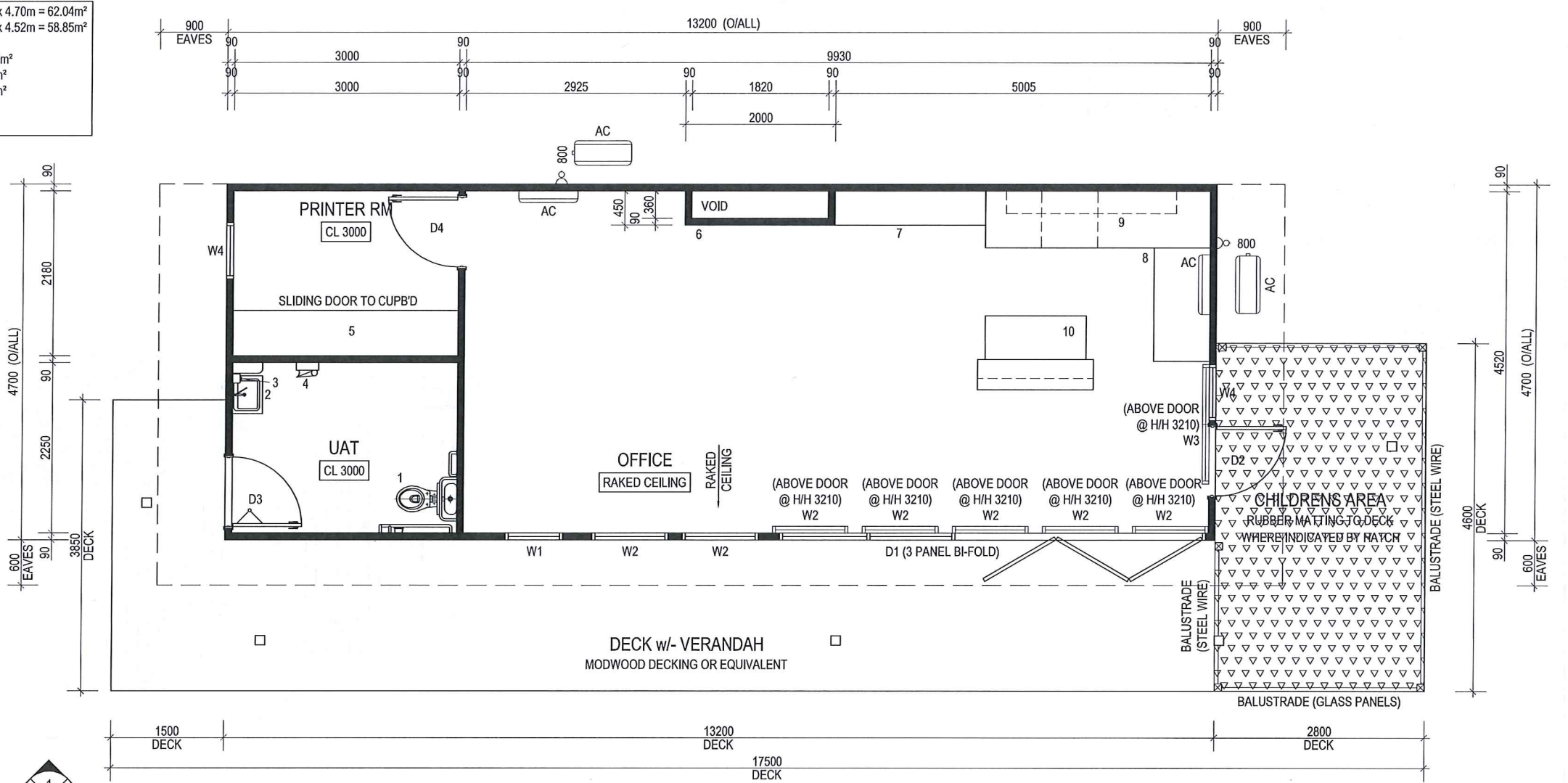
ALL REFERENCED STANDARDS TO BE THE CURRENT VERSION AT THE TIME OF CONSTRUCTION

Built To: NCC CLASS 5 BUILDING
CLIMATE ZONE 5

EXTERNAL DIMENSIONS 13.20m x 4.70m = 62.04m²
INTERNAL DIMENSIONS 13.02m x 4.52m = 58.85m²

OFFICE - 9.93m x 4.52m = 44.88m²
 PRINTER RM - 3.00m x 2.18m = 6.54m²
 UAT - 3.00m x 2.25m = 6.75m²

CEILING HEIGHT: 3000



FLOOR PLAN
SCALE 1:50

CHASSIS - STEEL CONSTRUCTION		
ITEM	MATERIAL	COLOUR
PERIMETER CHANNEL	250PFC	CHASSIS PAINT SPEC. - 425 ZINC PHOSPHATE PRIMER, 2 COATS ALKYD PRIMER WET ON WET - BLACK - FOR CORROSION INHIBITION
FLOOR JOISTS	C20024 GALV. JOISTS TYP. @ MAX. 600 CTRS	CHASSIS PAINT SPEC. - 425 ZINC PHOSPHATE PRIMER, 2 COATS ALKYD PRIMER WET ON WET - BLACK - FOR CORROSION INHIBITION
FLOORING	18mm COMPRESSED FIBRE CEMENT SHEETING	
FLOOR COVERING (MAIN AREA / KITCHEN)	KARDEAN VAN GOH VINYL PLANKS	EBONY
FLOOR COVERING (STORAGE / PRINTING)	2.0mm POLYFLOOR VINYL	METAL GREY
FLOOR COVERING (WET AREA)	2.0mm SLIP RESISTANT VINYL FLOOR c/w 100mm HIGH COVING	WOODLAND GREY
INSULATION	IST-80 SUPPORTED BY BUILDERS MESH UNDER FLOOR JOISTS	
WALLS - 90mm STEEL STUD		
EXTERNAL CLADDING	SCYON AXON	DLUX NAMADJI
INTERNAL LINING	FLUSH JOINTED 10mm PLASTERBOARD, PAINTED	TAUBMANS STRAUN GREY
INTERNAL LINING (WET AREA)	FLUSH JOINTED 10mm WET AREA PLASTERBOARD, PAINTED	WHITE
STEPPED FEATURE WALL	MIDLAND BRICK CLADDING	COUNTRY LEDGESTONE CHARDONWAY
EXTERNAL CORNER TRIM	COLORBOND	DUNE
WALL INSULATION	R2.5 HD POLYESTER BATTS to all walls & HARDIE WRAP WEATHER BARRIER BEHIND CLADDING & HARDIE BREAK THERMAL STRIP TO EVERY VERTICAL WALL FRAME MEMBER TYP.	
ROOF & CEILING - GALV. STEEL CONSTRUCTION		
ROOF CLADDING	0.42mm BMT CUSTOM ORB OR EQUIVALENT SHEETING	SURFMIST
ROOF FLASHING	COLORBOND	DUNE
CEILING LINING	FLUSH JOINTED 10mm PLASTERBOARD, PAINTED	CEILING WHITE
ROOF INSULATION	R2.5 POLYESTER INSULATION between ceiling joists with IST60 ANTI-CONDENSATION BLANKET under roof sheets	

DOOR SCHEDULE		
ITEM	MATERIAL	COLOUR
D1 - 3x PANEL BI-FOLD DOOR	2143h x 5680w ALUMINIUM FRAMED COMMERCIAL GRADE, TWO PANEL FIXED & THREE PANEL BI-FOLD DOOR (POWDERCOATED FINISH)	SILVER LUSTRE
D2	2040h x 920w ALUMINIUM FRAMED FULLY GLAZED EXTERNAL DOOR (POWDERCOATED FINISH)	SILVER LUSTRE
D3	2040h x 920w SOLID CORE TIMBER EXTERNAL DOOR, PAINTED c/w LEVER HANDLE, INDICATOR BOLT (snib catch 45mm long min. from centre of spindle) & DOOR CLOSER (PAINTED FINISH)	DLUX NAMADJI
DOOR FRAME	STEEL (PAINTED FINISH)	SILVER LUSTRE
D4	2040h x 920w HOLLOW CORE TIMBER INTERNAL DOOR (PAINTED FINISH)	TAUBMANS STRAUN GREY
DOOR FRAME	STEEL (PAINTED FINISH)	TAUBMANS STRAUN GREY

WINDOW SCHEDULE		
ITEM	MATERIAL	COLOUR
W1	610h x 750w FIXED WINDOW ALUMINIUM FRAME (POWDERCOATED FINISH)	SILVER LUSTRE
W2	610h x 1000w FIXED WINDOW ALUMINIUM FRAME (POWDERCOATED FINISH)	SILVER LUSTRE
W3	610h x 1570w FIXED WINDOW ALUMINIUM FRAME (POWDERCOATED FINISH)	SILVER LUSTRE
W4	1972h x 730w AWNING WINDOW ALUMINIUM FRAME (POWDERCOATED FINISH)	SILVER LUSTRE

CABINETRY		
ITEM	MATERIAL	COLOUR
CARCASSES	MELAMINE	WHITE
SHELVES	MELAMINE	WHITE
DOORS & COVERS	POLYTECH RANGE - MELAMINE	POLAR WHITE MATT
ISLAND FACE PIECE	POLYTECH RANGE - RAVINE	SEPIA OAK
KITCHEN BENCH TOP	POLYTECH RANGE - LAMINATE (WRAP END TO THE FLOOR)	STONE GREY MATT
LOW CUPBOARDS	POLYTECH RANGE - MELAMINE	STONE GREY MATT
BENCH SEAT	POLYTECH RANGE - MELAMINE	STONE GREY MATT
KITCHEN SHELVING	POLYTECH RANGE - RAVINE (ABOVE SINK)	BLACK WENGE

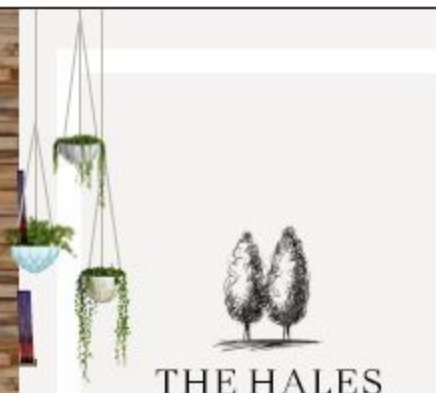
EQUIPMENT LIST				
No.	DESCRIPTION	QTY		
AC	INVERTER SPLIT SYSTEM REVERSE CYCLE AIR CONDITIONER - 5.2kW	2		
1	(CERAMIC - WHITE) - TOILET ACCESSIBLE PAN c/w DUAL FLUSH CISTERN, TOILET PAPER HOLDER, BACK REST, 300 LONG S/STEEL GRAB RAIL & 600x950 S/STEEL GRAB RAIL - INSTALLED TO AS1428.1-2009	1		
2	(CERAMIC - WHITE) - WALL MOUNTED ACCESSIBLE HAND BASIN c/w H&C LEVER MIXER, 140x400 MELAM. SHELF WALL MOUNTED @ 900 A.F.L. & MIRROR OVER - INSTALLED TO AS1428.1-2009	1		
3	SOAP DISPENSER	1		
4	PAPER TOWEL HOLDER	1		
5	FIXED STORAGE CUPBOARD w/ SLIDING DOORS - 500d x 3000h NOM.	1		
6	FULL HEIGHT STEPPED STUD FEATURE WALL	1		
7	2000 x 450 x 450 BENCH SEAT c/w CBRD UNDER	1		
8	3000 x 2250 x 750 x 950 HIGH 'L'-SHAPE KITCHEN BENCHTOP c/w BUILT-IN 2-DRAWER DISHWASHER, SINK INSET, BUILT-IN GLASS DOOR FRIDGE FREEZER & CBRDS UNDER	1		
9	2270 x 300 WALL MOUNTED SHELVING (REFER TO CABINERY SPEC.)	2		
10	TWO LEVEL ISLAND BENCH - 1350 x 575 x 950 HIGH BENCHTOP c/w CBRDS UNDER & 1550 x 250 x 1100 HIGH BREAKFAST BENCH BUILD-UP.	1		

NOT FOR CONSTRUCTION

PRELIMINARY PLAN
SUBJECT TO FINAL ENGINEERING AND ENERGY EFFICIENCY CONSULTANTS REPORT

PAGE SIZE		SCALE			CLIENT: SATTERLEY PROPERTY GROUP LOCATION: HAWTIN RD, FORRESTFIELD BUILDING: SALES OFFICE - 13.2m x 4.7m TITLE: FLOOR PLAN
A2		1:50			
DRAWN BY		DATE			
RG		18.03.16		1202 ABERNETHY RD, PERTH AIRPORT, WA 6105 PH: (08) 9281 7500 FAX: (08) 9281 7580 WEBSITE: www.fleetwood.com.au	INTERSTATE BRANCHES: 9-11 WOOD ST, BENDIGO, VIC 3552 PH: 1800 123 272
THIS DRAWING IS PROTECTED BY COPYRIGHT LAWS. DO NOT SCALE. REFER TO DIMENSIONS ONLY.				41-55 PLATINUM ST, CRESTMEAD, QLD 4132 PH: 1800 123 272	58 MCKINNON RD, BERRIMAH, NT 0820 PH: 8932 4900 FAX: 8932 4888
C	ISSUED FOR CLIENT APPROVAL	AP	12.04.06	QUOTE NUMBER	DRWG NUMBER
B	RE-ISSUED FOR APPROVAL	AP	07.04.16	JOB NUMBER	REVISION
A	ISSUED FOR APPROVAL	RG	18.03.16	SQ11173	A-101
REV	DESCRIPTION	DRWN	CHKD		C

A/C UNIT



3000

1200

4750

1200

1500

THE HALES

Land Sales Entrance

