

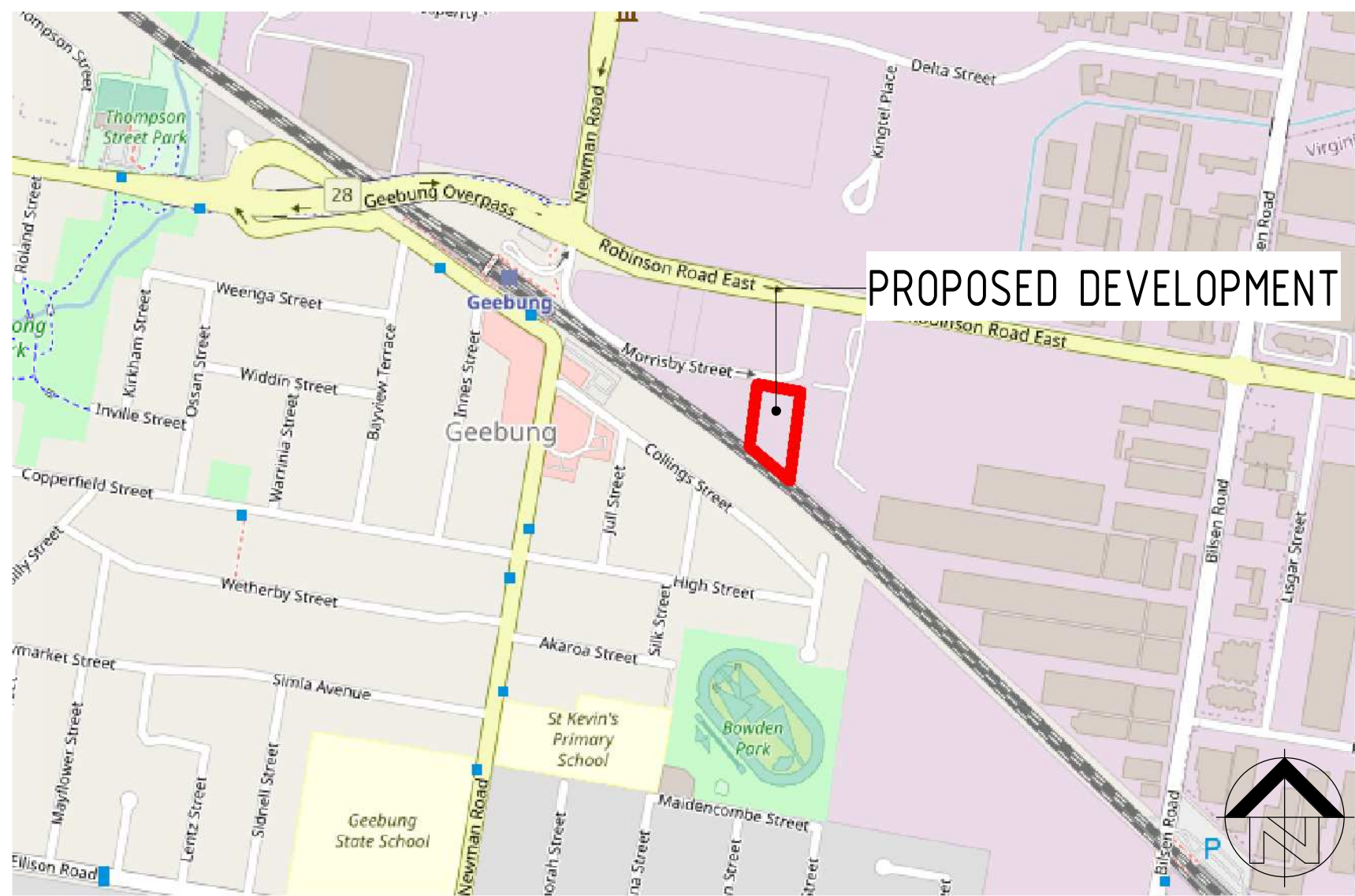
ARCHITECTURAL DRAWINGS

PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

47 MORRISBY STREET, GEEBUNG, QLD, 4034



3D PERSPECTIVE FOR ILLUSTRATION ONLY



LOCATION MAP

ARCHITECTURAL DRAWINGS	
DRG No.	DRAWING TITLE
A000	TITLE SHEET & DRAWING SCHEDULE
A001	NOTES
A050	GRID SETOUT PLAN
A100	PROP. SITE PLAN
A110	PROP. FLOOR PLAN
A111	PROP. MEZZANINE FLOOR PLAN
A115	PROP. ROOF PLAN
A120	PROP. FLOOR REFLECTED CEILING PLAN
A121	PROP. MEZZANINE REFLECTED CEILING PLAN
A130	PROP. SLAB SETOUT PLAN
A200	PROP. BUILDING ELEVATIONS
A201	PROP. BUILDING ELEVATIONS
A210	PROP. BUILDING SECTIONS
A350	CONSTRUCTION DETAILS
A400	STAIR & RAMP DETAILS
A500	PROP. INT. ELEVATIONS PWD / KITCHENETTE
A501	PROP. BIN REFUSE PLAN AND DETAILS
A600	DOOR SCHEDULE
A610	WINDOW ELEVATIONS

VERVE SCHEDULES DISCLAIMER:

- ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING SET.
- SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.
- ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED.
- ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER



- ☐ commercial
- ☐ service stations
- ☐ mixed-use
- ☐ quick service restaurants
- ☐ self storage
- ☐ child care centres
- ☐ industrial
- ☐ large format retail

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Revision and approvals				Project Description	
Rev	Date	Drn	Description	Appr	CDW
P1	06.09.2024	GN	PRELIMINARY ISSUE		CDW
P2	23.09.2024	CDW	PRELIMINARY ISSUE		CDW
P3	26.09.2024	CDW	ISSUE FOR COORDINATION	NG	
A	17.10.2024	CDW	ISSUE FOR APPROVAL	NG	
B	30.10.2024	CDW	ISSUE FOR APPROVAL	NG	
1	06.11.2024	CDW	ISSUE FOR CONSTRUCTION	SS	

Proposed Light Industrial Development		Date	
47 MORRISBY STREET, GEEBUNG, QLD		SEP 2024	
Scale @A1	Drawn	Approved By	GN
CDW	CDW		

Drawing Title		Job Number - Drawing Number		Revision	
TITLE SHEET & DRAWING SCHEDULE		22126 A000		1	

GENERAL NOTES

- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OF THE CONSULTANT DRAWINGS, SCOPES OF WORK, AND REPORTS FOR THE PROJECT
- DO NOT SCALE DRAWINGS – FIGURED DIMENSIONS ARE TO TAKE PRECEDENCE AT ALL TIMES.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE AND/OR VERIFIED PRIOR TO CONSTRUCTION OR FABRICATION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT AND RELEVANT SAA CODES, BUILDING CODE OF AUSTRALIA, THE BUILDING ACT, AND LOCAL AUTHORITIES BY-LAWS.
- ALL STAIRS, RAMPS, HANDRAILS AND BALUSTRADES ARE TO COMPLY WITH BUILDING CODE OF AUSTRALIA, SECTION D & AS1428.1
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING ERECTION AND PROVIDE ADEQUATE PROPPING AND SUPPORT
- ANY REFERENCE TO THE 'NCC' OR 'BCA' REFERS TO THE NATIONAL CONSTRUCTION CODE / BUILDING CODE OF AUSTRALIA **2022**
- THE CONTRACTOR SHALL CARRY OUT A TRIAL SET-OUT OF THE BUILDING & VERIFY ALL SET-OUT DIMENSIONS PRIOR TO, ORDERING, COMMENCEMENT OF FABRICATION & CONSTRUCTION OF THE WORKS.
- ALL TOILET AND AIRLOCK WALLS TO BE 45 STC SOUND RATED.
- INSULATION TO THE BUILDING ENVELOPE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECTION J REPORT.
- WHERE NEW SURFACE MATERIALS ARE APPLIED OVER EXISTING SUBSTRATES, THE CONTRACTOR SHALL ENSURE THAT ALL NEW MATERIALS ARE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- BUILDER/HEAD CONTRACTOR & SUBCONTRACTORS, INCLUDING ALL RELEVANT TRADES, TO CONFIRM ALL LEAD TIMES DURING TENDER PHASE AND ORDER ACCORDINGLY ON AWARD OF CONTRACT TO THE HEAD CONTRACTOR. ALL SPECIFIED MATERIALS/FINISHES HAVE LEAD TIMES WHICH VARY BETWEEN SUPPLIERS.
- ALL ELEMENTS IDENTIFIED IN AS1170.4 SECTION 8 ARE TO BE DESIGNED, SUPPLIED & INSTALLED BY THE BUILDER/ CONTRACTOR TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF AS1170.4

ASBESTOS

REFER TO ASBESTOS REGISTER. ANY KNOWN OR SUSPECTED ASBESTOS IN THE AREA OF WORK SHALL BE HANDLED AS FOLLOWS:

- ALL REMOVAL, REPAIR AND RENOVATION OF PRODUCTS CONTAINING ASBESTOS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NOHSC ASBESTOS CODE OF PRACTICE & GUIDANCE NOTES AND WORK HEALTH INFORMATION BULLETINS PUBLISHED BY THE RELEVANT NATIONAL AND STATE/TERRITORY WH&S AUTHORITIES.
- REMOVAL OF ASBESTOS SHALL BE BY SPECIALIST SUBCONTRACTORS.
- THE SPECIALIST CONTRACTOR WILL ENSURE WORKMEN ARE PROVIDED WITH APPROPRIATE SAFETY APPAREL AND BREATHING APPARATUS AS APPLICABLE IN ACCORDANCE WITH AS1715 AND AS1716
- THE SUPERINTENDENT IS TO ENGAGE AND MANAGE AN INDEPENDENT ASBESTOS HYGIENIST TO MONITOR REMOVAL WORKS

DEMOLITION

- ALL DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS2601.
- DEMOLITION CONTRACTOR TO CONFIRM LOCATIONS & MAKE THEMSELVES AWARE OF ALL EXTERNAL SERVICES BEFORE COMMENCEMENT OF ANY WORKS ON SITE
- ANY POTENTIAL ISSUES OR DISRUPTION TO SERVICES TO ADJOINING PROPERTIES TO BE NOTIFIED IMMEDIATELY TO THE SUPERINTENDENT
- SERVICES AFFECTED BY DEMOLITION WORKS ARE TO BE MADE GOOD OR CAPPED OFF AS REQUIRED. REMOVAL ALL REDUNDANT FITTINGS, FIXTURES AND SERVICES BACK TO THEIR SOURCE.
- WHERE EXISTING SERVICES ARE DAMAGED BY DEMOLITION WORKS, THEY SHALL BE MADE GOOD TO MATCH EXISTING ADJACENT SURFACES.
- ALLOW FOR TEMPORARY DUST PROOFING / HOARDING & SECURITY AROUND WORK AREAS & PROVIDE SUITABLE EGRESS & ACCESS FOR OCCUPIED AREAS OF THE SITE AS REQUIRED.
- REGULARLY REMOVE ALL DEMOLISHED MATERIALS FROM SITE & MAINTAIN A CLEAN & TIDY SITE THROUGHOUT CONSTRUCTION. ALLOW FOR REMOVAL OF ALL DEMOLITION MATERIALS FROM SITE UNLESS NOTED BY CIVIL ENGINEER AS SUITABLE FOR SITE FILL. REFER TO CIVIL ENGINEER'S DRAWINGS
- MAKE GOOD TO ALL SITE LEVELS FOR NEW WORKS
- PROTECT ALL EXISTING RETAINED ADJACENT BUILDINGS, PAVING AND OTHER EXTERNAL STRUCTURES THROUGHOUT DEMOLITION & CONSTRUCTION WORKS.
- ALL EXTERNAL BUILDING FINISHES THAT ARE BEING RETAINED AND NOT RECEIVING A NEW FINISH SHOULD BE THOROUGHLY CLEANED. ANY VISIBLE DAMAGE TO THOSE SURFACES SHOULD BE REPORTED TO THE SITE SUPERVISOR.
- WHEN WALLS/ROOF ARE OPEN FOR INSTALLATION OF NEW WORKS, PROVIDE WEATHER PROTECTION AND SECURITY FROM UNAUTHORIZED ENTRY INTO THE BUILDING.
- REMOVE ALL REDUNDANT SURFACE MOUNTED EXPOSED DUCTS, CONDUITS & FIXINGS.
- REFER ALSO TO ELECTRICAL & MECHANICAL SERVICES DOCUMENTATION FOR ANY ADDITIONAL DEMOLITION WORK.
- RESTRICT DUST CAUSED BY WORKS TO A MINIMUM. TAKE ALL PRACTICAL STEPS TO MINIMIZE NOISE RESULTING FROM WORKS.

STRUCTURE – SLABS & FALLS

- ALL SLAB SET DOWNS REFER TO SLAB SETOUT PLANS
- ALL OUTDOOR SLABS TO FALL AWAY FROM BUILDING
- ALL GRADES TO COMPLY WITH AS1428.1
- IN A BUILDING REQUIRED TO BE ACCESSIBLE BY PART D3, A DOORWAY THAT OPENS TO A ROAD OR OPEN SPACE, MUST BE PROVIDED WITH A THRESHOLD RAMP OR STEP RAMP IN ACCORDANCE WITH AS1428.1 IF A CHANGE IN LEVEL APPLIES.

TERMITE PROTECTION

- TERMITE PROTECTION SYSTEM TO BE PROVIDED TO ALL NEW BUILDING WORKS AND SERVICE PENETRATIONS IN ACCORDANCE WITH AS3600.
- SYSTEM TO BE INSTALLED BY A LICENSED AND MANUFACTURER APPROVED CONTRACTOR. THE CONTRACTOR WILL PROVIDE CERTIFICATION AS OUTLINED IN THE AUSTRALIAN STANDARD
- ALL TIMBERS USED ARE TO BE TREATED FOR SUBTERRANEAN TERMITE ATTACK TO A HAZARD LEVEL OF H2 OR BETTER FOR NON-EXPOSED CONDITIONS.
- A 10 YEAR WARRANTY SHALL BE PROVIDED ON THE INSTALLATION.

FIRE RATING & EMERGENCY EGRESS

- FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES MUST COMPLY WITH SPECIFICATION C110 OF THE NCC.
- ALL SERVICES PASSING THROUGH FIRE RATED WALLS AND/OR FLOORS TO BE TREATED WITH FIRE RATED PRODUCTS SO AS TO MAINTAIN THE FRL OF THE WALL OR FLOOR SYSTEM.
- FIRE DOOR CONTRACTOR TO PROVIDE DOORS AND FRAMES THAT COMPLY WITH AS1905.1
- DOORS TO THE FIRE STAIRS TO BE PROVIDED WITH PUBLIC SAFETY HARDWARE SYSTEM, LOCATED BETWEEN 900-1100MM ABOVE FLOOR LEVEL.
- ALL CONSTRUCTION JOINTS BETWEEN FIRE RESISTING BUILDING ELEMENTS MUST BE FIRE STOPPED.
- PROVIDE FIRE EXTINGUISHERS AS DETERMINED BY FIRE SERVICES

BUILDING SERVICES

- EXIT SIGNS AND EMERGENCY LIGHTS TO COMPLY WITH AS2293. EXIT SIGNS TO BE MOUNTED AS DETAILED IN THE ELECTRICAL DRAWINGS OR AS OTHERWISE APPROVED BY THE RELEVANT BUILDING SURVEYOR.
- PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS2444.
- ARTIFICIAL LIGHTING TO COMPLY WITH AS1680.
- MECHANICAL VENTILATION SYSTEM TO COMPLY WITH AS1668.2 AND AS3666.

WINDOWS & DOORS

- PROTECTION OF OPENABLE WINDOWS: ALL OPENABLE WINDOWS MUST BE PROVIDED WITH PROTECTION IN ACCORDANCE WITH CLAUSE D2.24 OF THE NCC. THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH EITHER A DEVICE TO RESTRICT THE OPENING OR A SCREEN WITH SECURE FITTINGS AND MUST NOT PERMIT A 125MM SPHERE TO PASS THROUGH, HAVE A CHILD RESISTANT RELEASE IF ABLE TO BE REMOVED OR OVERRIDDEN AND RESIST ANY OUTWARD PRESSURE OF 250N.
- DESIGN WIND PRESSURES: REFER TO STRUCTURAL DRAWINGS. THE PROJECT STRUCTURAL ENGINEER'S DOCUMENTATION INDICATES THE DESIGN CRITERIA FOR THE FACADE DESIGN. THE BUILDER IS TO CONFIRM ALL PRESSURES WITH THE PROJECT ENGINEER PRIOR TO ORDERING AND FABRICATION.
- DIMENSIONS ARE NOMINAL ONLY, ALL MEASUREMENTS SHOULD BE TAKEN FROM SITE PRIOR TO FABRICATION.
- IN THE EVENT OF A NOMINATED WINDOW/DOOR SIZE NOT BEING ABLE TO MEET THE DESIGN CRITERIA REQUIREMENTS OF THE LISTED AUSTRALIAN STANDARD CODES AND/OR THE NCC, THE BUILDER/MANUFACTURER ARE TO ADVISE VDG PRIOR TO PROCEEDING WITH PRICING OR FABRICATION.
- WINDOW MANUFACTURER TO DETERMINE LOCATION AND THICKNESS OF ALL SAFETY AND TOUGHENED GLASS TO THE REQUIREMENTS OF AS2047.
- ALL WINDOW & SLIDING DOOR FRAMES, GLAZING, FIXING & INSTALLATION TO BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH;
- AS1288 – GLASS IN BUILDINGS – SELECTION AND INSTALLATION
- AS1170 PART 2 – WIND LOADS
- AS2047 – WINDOWS IN BUILDINGS – SELECTION & INSTALLATION
- ALL ALUMINIUM TO HAVE POWDERCOATED/ANODISED FINISH AS SCHEDULED. PRESSED METAL DOOR FRAMES TO HAVE SELECTED SEMI-GLOSS PAINT FINISH.
- PRESSED METAL DOOR FRAMES TO HAVE RECESSED HINGE ACCEPTOR PLATES.
- ALL DOORS REQUIRED TO BE ACCESSIBLE ARE REQUIRED TO HAVE A MINIMUM 850MM WIDE CLEAR OPENING AS PER AS1428
- ALL EXTERNAL WINDOWS ARE VIEWED FROM OUTSIDE AND ALL INTERNAL WINDOWS ARE VIEWED FROM OUTSIDE OF ROOM.
- ALL GLASS WITHIN 1000MM OF FFL SHALL BE GRADE 'A' SAFETY GLASS IN ACCORDANCE WITH AS1288.
- ALL GLASS DOORS, SIDELIGHTS OR ANY GLASS CAPABLE OF BEING MISTAKEN AS AN UNIMPEDED PATH OF TRAVEL MUST BE MARKED WITH A 75MM WIDE CONTRASTING BAND WITHIN 900-1000MM OF FFL IN ACCORDANCE WITH AS 1428.1
- ALL SHOWER SCREENS TO BE GRADE A SAFETY GLASS.
- GLAZING IN BATHROOMS GENERALLY BELOW 2000MM TO BE GRADE 'A' SAFETY GLASS.
- REFER TO FLOOR PLANS TO DETERMINE DIRECTION OF DOOR SWING AND HANDING OF DOORS.
- REFER MECHANICAL DRAWINGS FOR LOCATIONS AND SIZES OF DOOR GRILLES. ADVISE VDG OF ANY DISCREPANCIES PRIOR TO MANUFACTURE OR ORDERING.
- EXIT DOORS AND DOORS IN THE PATH OF TRAVEL TO AN EXIT ARE REQUIRED TO BE OPENABLE FROM WITHIN, WITHOUT A KEY, AND A HANDLE LEVER LOCATED BETWEEN 900-1100 ABOVE FLOOR LEVEL.
- ALL NON-FIRE RATED DOORS WITH ACOUSTIC SEALS TO HAVE FRAMES PACKED WITH 38KG/M3 ROCKWOOL.
- ALL EXTERNAL DOORS TO HAVE THRESHOLD SEALS AGAINST WEATHER AND VERMIN AND COMPLY WITH AS1428 FOR ACCESSIBILITY IN COMMON AREAS.
- PROVIDE AT LEAST 30% MIN LUMINANCE CONTRAST (BETWEEN DOOR LEAF & DOOR FRAME OR DOOR LEAF & ADJACENT WALL) AT ALL DOORWAYS WHERE ACCESSIBILITY IS REQUIRED IN ACCORDANCE WITH AS1428.1.
- ALL DOOR CONTROLS TO DOORWAYS REQUIRED TO BE ACCESSIBLE SHALL BE IN ACCORDANCE WITH FIG 35(A) OF AS1428.1
- AUTOMATIC DOORS TO COMPLY WITH CLAUSE D2.19 OF THE BCA.

ROOFING

- ALL FLASHINGS, CAPPINGS & GUTTERS TO BE COLORBOND FINISH
- REFER TO MECHANICAL & HYDRAULICS DRAWINGS FOR ROOF PENETRATIONS & EQUIPMENT LOCATIONS.
- MINIMUM FALL TO GUTTERS TO BE 1:100.
- ALL EXPOSED DUCTWORK TO BE PAINTED WHITE U.N.O
- PROVIDE FOLDED METAL CAP OVER JUNCTION OF BOX GUTTERS AT HIGH POINT.
- PROVIDE CONTINUOUS 12MM BMT METAL OVER-FLASHING FROM RIDGE OR CHANGE IN ROOF PITCH TO ROOF PENETRATION.
- SUPPLY AND INSTALL REMOVABLE LEAF GUARD OVER DOWNPIPES AS REQUIRED.
- SUPPLY AND INSTALL REMOVABLE GRATES OVER RAIN WATER HEADS AND SUMPS AS REQUIRED.
- TURN UP SHEET ENDS UNDER FLASHINGS & DOWN INTO GUTTERS.
- PROVIDE PROFILED FILLERS TO ENDS OF SHEETING, (BETWEEN SHEET & PURLIN AND SHEET & FLASHING).
- SCRIBE ALL FLASHINGS AND CAPPINGS ACCORDINGLY TO PROFILES. UPSTANDS TO BE MIN. 100MM(H). OVER FLASHINGS TO BE MIN. 200MM(W) AND COVER 2 ROOF PROFILES. VERTICAL LAPS TO BE MIN 100MM. HORIZONTAL LAPS TO BE MIN 150MM.
- INSTALL SOAKERS ON HIGH SIDE OF ALL ROOF PENETRATIONS UNDER ROOF SHEETING AND APRON FLASHINGS TO OTHER THREE SIDES.
- ALL EXTERNAL STEELWORK TO BE HOT DIPPED GALVANISED UNLESS OTHERWISE NOTED.
- PROVIDE BLANKET INSULATION ON WIRE MESH UNDER ROOF SHEETING TO COMPLY WITH THE REQUIREMENTS OF THE SECTION J REPORT. INSTALL TO ALL UNDER ROOFED AREAS, EXCEPT AWNINGS.
- ALL SERVICE LINES AND POST PENETRATIONS THROUGH ROOF TO HAVE DEKTITE FLASHINGS.
- OVERFLASHINGS AND SOAKER FLASHINGS ARE TO BE SAW CUT AND SEALED IN TO BLOCK WALLS & CONCRETE PANELS WHERE APPLICABLE.

ROOF ACCESS

WHERE REQUIRED INSTALL A PROPRIETARY ROOF ACCESS LANYARD SYSTEM TO ASSIST IN THE SAFE ACCESS AND MAINTENANCE OF THE WHOLE OF THE ROOFED AREAS OF THE BUILDING AT ROOF LEVEL.
THE SYSTEM IS TO COMPLY TO AS/NZS 1891.1/1891.2
SUPPLIER/INSTALLER TO PROVIDE PERMANENT LADDER BRACKET, SAFETY GATE, ROOF WALKWAY & APPROPRIATE ROOF MOUNTED HANDRAILS AS REQUIRED.
PROPRIETARY ROOF ACCESS SYSTEM INDICATED ON PLAN IS DIAGRAMMATIC ONLY. SUPPLIER/INSTALLER TO DESIGN, INSTALL & CERTIFY SYSTEM.
SUPPLIER/INSTALLER TO PROVIDE APPROPRIATE ROOF ACCESS SYSTEM AND SAFETY WARNING SIGNS (AS PER AS1657). SUPPLIER/INSTALLER TO CONFIRM COMPLIANCE OF ROOF SAFETY SYSTEM WITH RELEVANT STANDARDS PRIOR TO INSTALLATION

CEILINGS

- THE CONTRACTOR SHALL CARRY OUT A TRIAL SET-OUT OF ALL CEILING AND SOFFIT TYPES AND VERIFY WITH THE SUPERINTENDENT PRIOR TO CONSTRUCTION PROCEEDING.
- WHERE NO SET-OUT SHOWN ASSUME SET-OUT TO BE CENTRED BETWEEN WALLS.
- "EQUAL" RELATES ONLY TO OPPOSING DIMENSION IN THAT DIMENSION LINE.
- CHECK ALL DIMENSIONS ON SITE WITHIN ROOMS PRIOR TO INSTALLATION OF FITTINGS. NOTIFY SUPERINTENDENT OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
- CEILING HEIGHTS SHOWN ARE TAKEN FROM THE TOP OF THE INTERNAL STRUCTURAL FLOOR LEVEL.
- FOR MECHANICAL AND ELECTRICAL EQUIPMENT TYPES AND MODELS, REFER TO ENGINEERS DRAWINGS.
- SET-OUT OF ALL ELECTRICAL AND MECHANICAL FIXTURES AND FITTINGS TO BE CONFIRMED ON SITE WITH THE PROJECT MANAGER PRIOR TO FRAMING, CUTTING ETC. OF THE CEILING LINING.

WATERPROOFING & TANKING

- INSTALL A PROPRIETARY MEMBRANE SYSTEM TO ALL BALCONIES AND WET AREAS, HAVING ONE OF THE FOLLOWING STATING THAT THE SYSTEM IS SUITABLE FOR THE INTENDED PURPOSE, AS FOLLOWS:
1. A CURRENT AUSTRALIAN BUILDING PRODUCT AND SYSTEMS CERTIFICATION SCHEME CERTIFICATE ISSUED BY ABCB (AUSTRALIAN BUILDING CODES BOARD).
- 2. A CURRENT APPRAISAL REPORT ISSUED BY CSIRO BUILDING PRODUCTS AND SYSTEMS APPRAISALS.
- PROVIDE WET AREA WATERPROOFING SYSTEMS WHICH COMPLY WITH AS3740, BCA PART F1 AND ARE GRADED TO FLOOR WASTES TO DISPOSE OF WATER WITHOUT PONDING AND PREVENT MOISTURE ENTERING THE SUBSTRATE OR ADJACENT AREAS.
- PROVIDE WATERPROOFING MEMBRANE TO ALL AREAS WITH A FLOOR WASTE AS PER THE CURRENT EDITIONS OF AUSTRALIAN STANDARDS AS3740 – 'WATERPROOFING OF DOMESTIC WET AREAS' AND AS4654 PARTS 1 & 2 – 'WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE-GROUND USE' AND THE NCC.
- SUPPLY, INSTALL AND CERTIFY TANKING SYSTEM TO BASEMENT WALLS, SUBTERRANEAN WALLS, ALL BALCONIES AND PLANTERS STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND MUST COMPLY WITH AS4654 PARTS 1 & 2.
- BUILDER TO SELECT & PROVIDE DETAILS OF SYSTEM FOR CLIENT APPROVAL AND INSTALLATION CERTIFICATE ON COMPLETION.

FINISHES

- FINISHES SUCH AS CARPET, VINYL, LAMINATE ETC. TO COMPLY WITH SPECIFICATION C110 OF THE NCC.

ACCESSIBLE FACILITIES

- ACCESSIBLE AND AMBULANT FACILITIES TO COMPLY WITH AS1428. ALL DIMENSIONS SHOWN ARE CLEAR INTERNAL U.N.O., BUILDER TO ENSURE ALLOWANCES FOR ALL LININGS & FINISHES.
- FLOOR GRADIENTS IN ACCESSIBLE FACILITIES TO BE BETWEEN 1:60 & 1:80 FOR SHOWERS AND BETWEEN 1:80 & 1:100 FOR GENERAL AREAS.
- SET-OUT DIMENSIONS OF ALL FIXTURES & FITTINGS TO BE FROM FINISHED FLOOR AND WALL SURFACES AND MUST COMPLY WITH AS1428. ALLOW FOR THESE FINISHES WHEN SETTING OUT FROM BASE (UNFINISHED) WALLS & FLOORS.
- ACCESSIBLE FACILITIES SHALL BE IDENTIFIED WITH BRAILLE & TACTILE SIGNAGE COMPLYING WITH BCA D3.6. ENSURE INTERNATIONAL SYMBOLS FOR ACCESS COMPLYING WITH AS1428.1 ARE PROVIDED ON THE LATCH SIDE OF DOORS & MOUNTED BETWEEN 1250-1350MM AFFL.
- SWITCH & POWER POINTS IN ACCESSIBLE FACILITIES TO BE MOUNTED 1000 AFFL AND NOT LESS THAN 500MM FROM INTERNAL CORNERS.
- DOORS TO ACCESSIBLE FACILITIES TO HAVE AN 'IN-USE' INDICATOR.
- DOORS TO ACCESSIBLE FACILITIES TO BE REMOVABLE FROM OUTSIDE.
- PROVIDE AT LEAST 30% MIN LUMINANCE CONTRAST (BETWEEN DOOR LEAF & DOOR FRAME OR DOOR LEAF & ADJACENT WALL) AT ALL DOORWAYS WHERE ACCESSIBILITY IS REQUIRED IN ACCORDANCE WITH AS1428.1.

STAIRS & RAMPS

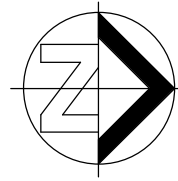
- HANDRAILS AND BALUSTRADING THROUGHOUT TO BE IN ACCORDANCE WITH BCA PART 3.9.2 AND AS1428.1
- CONTINUOUS HANDRAILS REQUIRED TO BOTH SIDES OF ALL INTERNAL STAIRS FOR PUBLIC ACCESS TO COMPLY WITH BCA PART 3.9.2.4, LOCATED ALONG THE FULL LENGTH, WITH A MINIMUM 865MM HEIGHT AND MAXIMUM HEIGHT OF 1M ABOVE STAIR NOSING AND HAVE NO OBSTRUCTION ON OR ABOVE THEM THAT WILL BREAK A HAND HOLD. 300MM EXTENSION TO HANDRAILS AT TOP LANDING, & 300MM + 1 TREAD WIDTH EXTENSION TO HANDRAIL AT BOTTOM LANDING
- TGSIS AND STAIR NOSINGS TO BE PROVIDED TO ALL STAIRS AND RAMPS IN ACCORDANCE WITH AS1428.4
- ALL STAIRWAYS, RAMPS AND OVERHEAD OBSTRUCTIONS LESS THAN 2000MM IN HEIGHT MUST BE PROVIDED WITH TACTILE INDICATORS IN ACCORDANCE WITH AS1428 OR OTHER SUITABLE BARRIER.

COOL ROOM & FREEZER ROOM

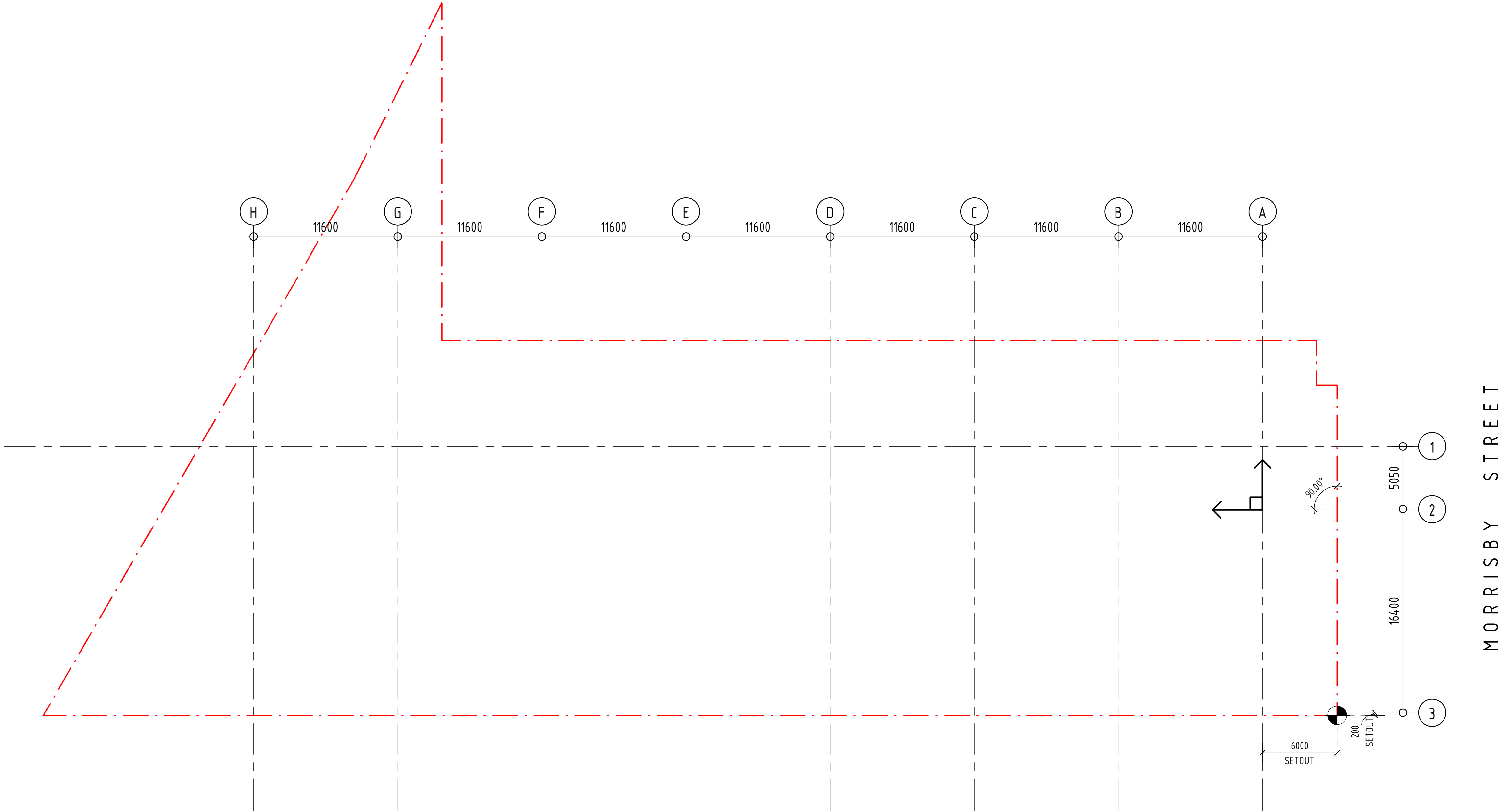
- COOL ROOMS & FREEZER ROOMS TO COMPLY WITH BCA CLAUSE G12. A COOL ROOM WHICH IS OF SUFFICIENT SIZE FOR A PERSON TO ENTER MUST HAVE:
- A DOOR WHICH IS CAPABLE OF BEING OPENED BY HAND FROM INSIDE WITHOUT A KEY.
- INTERNAL LIGHTING CONTROLLED ONLY BY A SWITCH WHICH IS LOCATED ADJACENT TO THE ENTRANCE DOORWAY.
- INDICATOR LAMP POSITIONED OUTSIDE THE COOLROOM ILLUMINATED WHEN THE INTERIOR LIGHTS.
- AN EXTERNAL ALARM WHICH IS OPERATED INTERNALLY THAT ACHIEVES A SOUND PRESSURE LEVEL OF 90DB(A) WHEN MEASURED AT 3M.
- PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS2444
- ALL COOLROOM AND FREEZER INTERNAL FLOOR TO CEILING HEIGHTS TO BE 2.7M UNLESS OTHERWISE SPECIFIED ON RCP AND RELEVANT SECTIONS / ELEVATIONS.
- BLOWER UNITS TO BE PLACED DIRECTLY ABOVE THE DOORS TO MAXIMISE SHELVING HEIGHTS ALONG ALL PERIMETER WALLS.

FITOUT LOOSE ITEMS

- ANY SHELVING, BOOKCASES OR THE LIKE INSTALLED BY THE END USER SHALL BE SECURED TO COMPLY WITH AS1170.4 SECTION 8.



APPROVED FOR
CONSTRUCTION



1 PROP. GRID SETOUT
1 : 200

MORRISBY STREET

PROPERTY DESCRIPTION

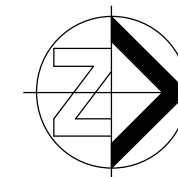
RPD: LOT 1 ON RP219476
COUNCIL: BRISBANE CITY

GENERAL NOTES

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS - FIGURED DIMENSIONS ARE TO TAKE PRECEDENCE AT ALL TIMES.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE AND/OR VERIFIED PRIOR TO CONSTRUCTION OR FABRICATION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT AND RELEVANT SAA CODES, BUILDING CODE OF AUSTRALIA, THE BUILDING ACT, AND LOCAL AUTHORITIES BY-LAWS.
- ALL EXTERNALLY GLAZED WINDOWS AND DOORS TO BE DESIGNED AND CERTIFIED BY THE MANUFACTURER INCLUDING FIXINGS, AND SHALL COMPLY WITH AS1288 & AS1170.2.
- ALL STAIRS, RAMPS, HANDRAILS AND BALUSTRADES ARE TO COMPLY WITH BUILDING CODE OF AUSTRALIA, SECTION D & AS1428.1.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING ERECTION AND PROVIDE ADEQUATE PROPPING AND SUPPORT

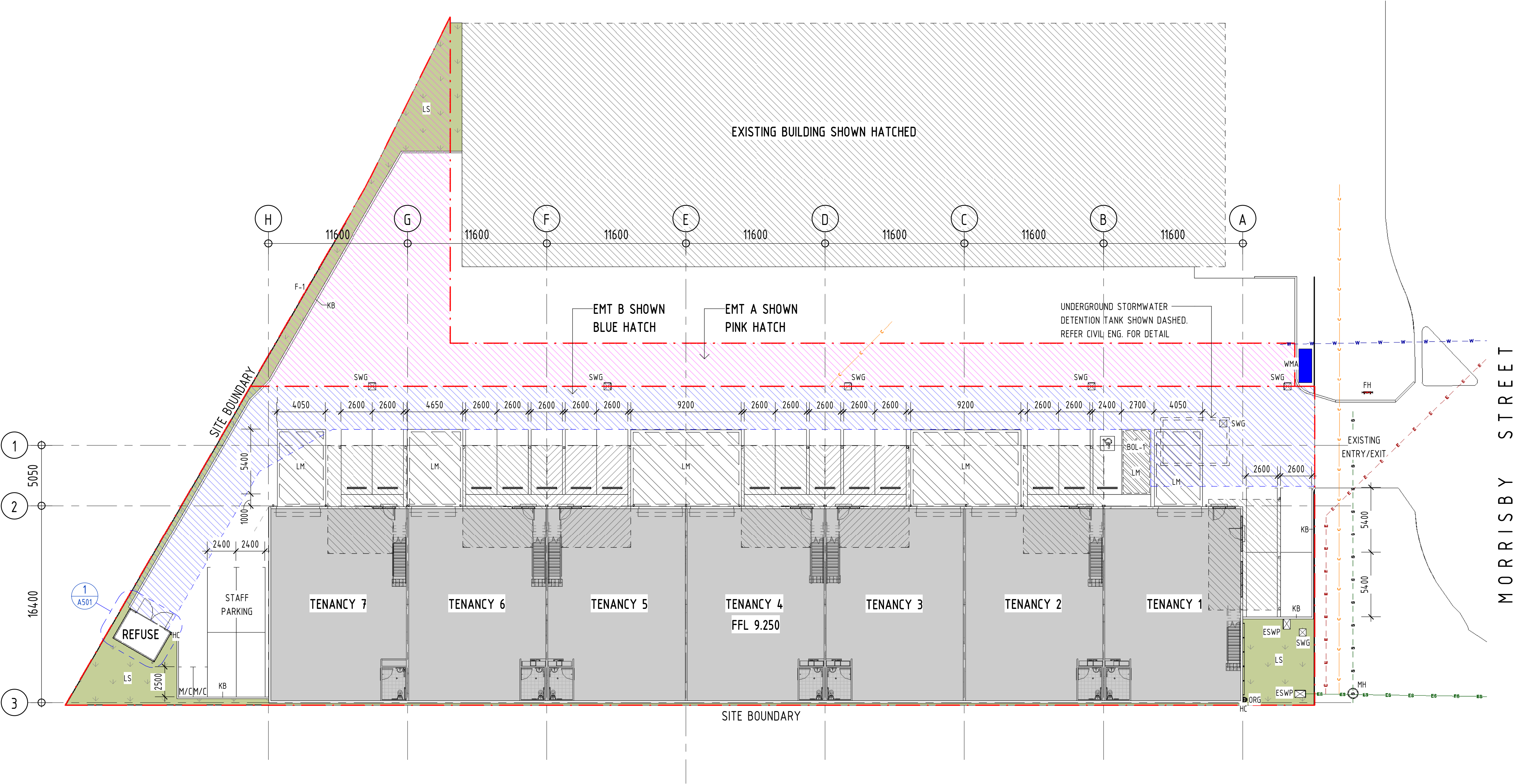
ARCHITECTURAL NOTES

- ALL EXIT DOORS, AND DOORS IN THE PATH OF TRAVEL TO EXITS ARE TO COMPLY WITH THE RELEVANT AUST. STANDARDS AND THE REQUIREMENTS OF THE BCA.
- ALL DOORWAYS TO HAVE A MINIMUM UNOBSTRUCTED HEIGHT OF 2.0m (UNLESS OTHERWISE NOTED).
- EXIT SIGNS AND EMERGENCY LIGHTS TO COMPLY WITH AS 2293. EXIT SIGNS TO BE MOUNTED AS DETAILED IN THE ELECTRICAL DRAWINGS OR AS OTHERWISE APPROVED BY THE RELEVANT BUILDING SURVEYOR.
- PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS 2444.
- ARTIFICIAL LIGHTING TO COMPLY WITH AS 1680.
- MECHANICAL VENTILATION SYSTEM TO COMPLY WITH AS 1668.2 AND AS 3666.
- ALL WET AREAS TO COMPLY WITH BCA PART F1.7 & ALL RELEVANT PARTS OF AS 3740.
- ALL WET AREAS TO HAVE BOTTOM PLATE FULLY WRAPPED WITH DAMP PROOF MEMBRANE. CONTINUE UP WALL FRAME MIN. 75mm AFFL.
- ALL TOILET AND AIRLOCK WALLS TO BE 45 STC SOUND RATED.
- ALL TIMBERS USED ARE TO BE TREATED FOR SUBTERRANEAN TERMITE ATTACK TO A HAZARD LEVEL OF H2 OR BETTER FOR NON-EXPOSED CONDITIONS.



APPROVED FOR
CONSTRUCTION

LEGEND	
BOL-1	BOLLARD - TYPE 1. REFER TO DETAIL.
ESWP	EXIST. STORMWATER PIT. REFER HYD. ENG. FOR DETAIL
F-1	EXISTING FENCE - MAKE GOOD WHERE REQUIRED
FH	FIRE HYDRANT - REFER HYDRAULIC ENG. & FIRE ENG. FOR DETAIL
HC	HOSE COCK - REFER HYD. ENG. FOR DETAIL
KB	CONCRETE KERB - REFER CIVIL ENGINEERS DRAWINGS
LM	PAINTED LINEMARKING
LS	LANDSCAPING - REFER LANDSCAPE ARCH. FOR DETAIL
MH	MANHOLE - REFER CIVIL ENG. FOR DETAIL
ORG	OVERFLOW RELIEF GULLY - REFER HYD. ENG. FOR DETAIL
SWG	STORMWATER GULLY - REFER CIVIL ENGINEERS DRAWINGS
WMA	WATER METER ASSEMBLY. REFER HYD. ENG. FOR DETAIL



1 PROP. SITE PLAN
1 : 200

SERVICES LEGEND	
EXIST. ELECTRICAL SERVICES - REFER SURVEY	---
EXIST. SEWER SERVICES - REFER SURVEY	---
EXIST. COMMS SERVICES - REFER SURVEY	---
EXIST. WATER SERVICES - REFER SURVEY	---
PROP. SEWER SERVICES - REFER CIVIL ENG.	---

- NOTE:
PLANS TO BE PRINTED IN COLOUR
- NOTE:
ALLOWANCE TO BE MADE FOR CONVEX DRIVEWAY MIRRORS WHERE REQUIRED
- NOTE:
REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL EXTERNAL LEVELS, RETAINING WALLS, FALLS, PAVEMENT FINISHES & LOCATING CIVIL SERVICES.

PROPERTY DESCRIPTION

RPD: LOT 1 ON RP219476
COUNCIL: BRISBANE CITY

- GENERAL NOTES
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS - FIGURED DIMENSIONS ARE TO TAKE PRECEDENCE AT ALL TIMES.
 - ALL DIMENSIONS TO BE CONFIRMED ON SITE AND/OR VERIFIED PRIOR TO CONSTRUCTION OR FABRICATION.
 - ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT AND RELEVANT SAA CODES, BUILDING CODE OF AUSTRALIA, THE BUILDING ACT, AND LOCAL AUTHORITIES BY-LAWS.
 - ALL EXTERNALLY GLAZED WINDOWS AND DOORS TO BE DESIGNED AND CERTIFIED BY THE MANUFACTURER INCLUDING FIXINGS, AND SHALL COMPLY WITH AS1288 & AS1170.2.
 - ALL STAIRS, RAMPS, HANDRAILS AND BALUSTRADES ARE TO COMPLY WITH BUILDING CODE OF AUSTRALIA, SECTION D & AS1428.1.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING ERECTION AND PROVIDE ADEQUATE PROPPING AND SUPPORT

- ARCHITECTURAL NOTES
- ALL EXIT DOORS, AND DOORS IN THE PATH OF TRAVEL TO EXITS ARE TO COMPLY WITH THE RELEVANT AUST. STANDARDS AND THE REQUIREMENTS OF THE BCA.
 - ALL DOORWAYS TO HAVE A MINIMUM UNOBSTRUCTED HEIGHT OF 2.0m (UNLESS OTHERWISE NOTED).
 - EXIT SIGNS AND EMERGENCY LIGHTS TO COMPLY WITH AS 2293. EXIT SIGNS TO BE MOUNTED AS DETAILED IN THE ELECTRICAL DRAWINGS OR AS OTHERWISE APPROVED BY THE RELEVANT BUILDING SURVEYOR.
 - PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS 2444.
 - ARTIFICIAL LIGHTING TO COMPLY WITH AS 1680.
 - MECHANICAL VENTILATION SYSTEM TO COMPLY WITH AS 1668.2 AND AS 3666.
 - ALL WET AREAS TO COMPLY WITH BCA PART F1.7 & ALL RELEVANT PARTS OF AS 3740.
 - ALL WET AREAS TO HAVE BOTTOM PLATE FULLY WRAPPED WITH DAMP PROOF MEMBRANE. CONTINUE UP WALL FRAME MIN. 75mm AFFL.
 - ALL TOILET AND AIRLOCK WALLS TO BE 45 STC SOUND RATED.
 - ALL TIMBERS USED ARE TO BE TREATED FOR SUBTERRANEAN TERMITE ATTACK TO A HAZARD LEVEL OF H2 OR BETTER FOR NON-EXPOSED CONDITIONS.

VERVE SCHEDULES DISCLAIMER:

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- ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED.
- ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER

VERVE
DESIGN GROUP

QBCC LICENCE No. 1238672
OFFICE: 1, LEVEL 1, 488 LUTWYCHE RD, LUTWYCHE 4030 PH: (07) 3857 0842
info@vervedesigngroup.com.au

imagine create deliver

☐ commercial ☐ service stations ☐ mixed-use ☐ quick service restaurants ☐ self storage ☐ child care centres ☐ industrial ☐ large format retail

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Rev	Date	Drn	Description	Appr
P1	06.09.2024	GN	PRELIMINARY ISSUE	CDW
P2	23.09.2024	CDW	PRELIMINARY ISSUE	CDW
P3	25.09.2024	CDW	PRELIMINARY ISSUE	CDW
P4	26.09.2024	CDW	ISSUE FOR COORDINATION	NG
A	17.10.2024	CDW	ISSUE FOR APPROVAL	NG
B	30.10.2024	CDW	ISSUE FOR APPROVAL	NG
1	06.11.2024	CDW	ISSUE FOR CONSTRUCTION	SS

Project Description
PROPOSED LIGHT INDUSTRIAL DEVELOPMENT
47 MORRISBY STREET, GEEBUNG, QLD

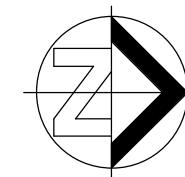
Scale @A1
1 : 200
Drawn CDW

Date
SEP 2024
Approved By GN

Drawing Title
PROP. SITE PLAN

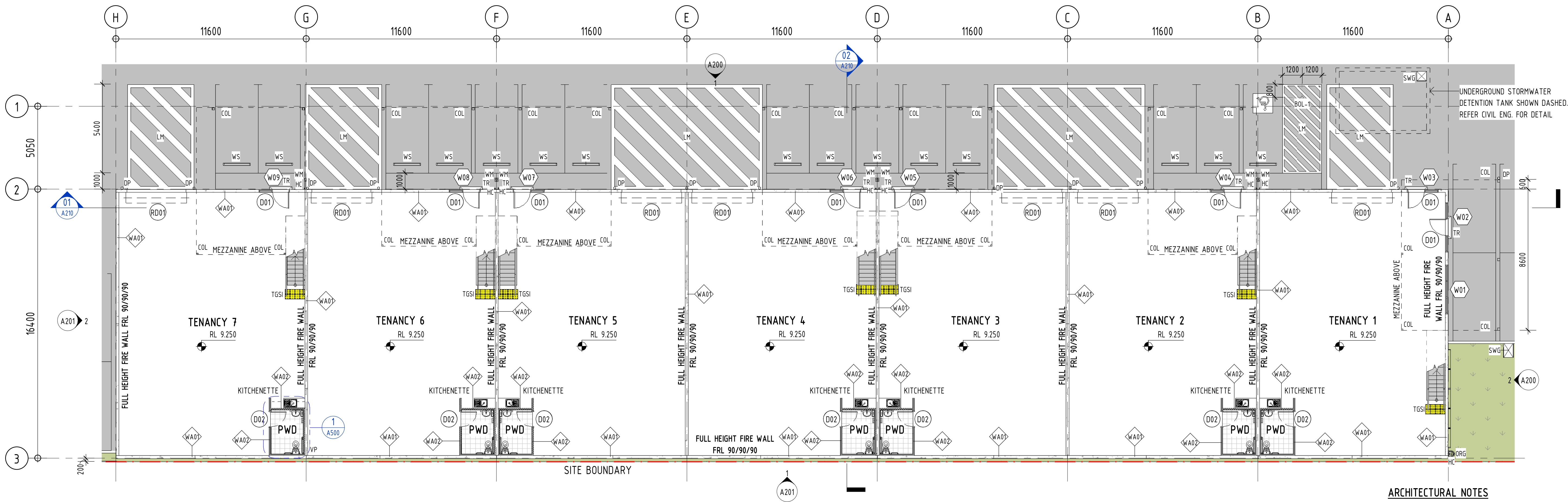
Job Number - Drawing Number
22126 A100

Revision
1



APPROVED FOR
CONSTRUCTION

LEGEND	
BOL-1	BOLLARD - TYPE 1. REFER TO DETAIL.
COL	STEEL COLUMN - REFER STRUCTURAL ENGINEERS DRAWINGS
DP	DOWNPIPE - REFER TO ELEVATIONS & HYD. ENG. FOR DETAIL
HC	HOSE COCK - REFER HYD. ENG. FOR DETAIL
LM	PAINTED LINEMARKING
ORG	OVERFLOW RELIEF GULLY - REFER HYD. ENG. FOR DETAIL
SWG	STORMWATER GULLY - REFER CIVIL ENGINEERS DRAWINGS
TGSI	TACTILE GROUND SURFACE INDICATORS - BRONSON SAFETY POLY TILE TACTILES "YELLOW"
TR	THRESHOLD RAMP - TO COMPLY WITH AS1428.1
VP	VENT PIPE - REFER HYD. ENG. FOR DETAIL
WM	WATER METER - REFER HYDRAULIC ENG. FOR DETAIL
WS	WHEEL STOP



1 PROP. FLOOR PLAN
1 : 125

WALL TYPE SCHEDULE		
MARK	DESCRIPTION	COMMENTS
WA01	175mm PRE-CAST CONCRETE WALL PANELS	REFER STRUCTURAL ENGINEERS DRAWINGS
WA02	76mm METAL STUD WALL FRAMING WITH 1 LAYER 13mm PLASTERBOARD TO BOTH SIDES	SUBSTITUTE PLASTERBOARD FOR VILLABOARD TO WET AREAS. R15 WALL INSULATION
WA03	92mm METAL STUD WALL FRAMING WITH 1 LAYER 9mm FIBRE CEMENT SHEETING TO ONE SIDE	R2.0 WALL INSULATION
WA05	35mm TOP HAT SECTION WITH 29mm TRIMDEK SHEETING	

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- PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS 2444.
- ARTIFICIAL LIGHTING TO COMPLY WITH AS 1680.
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- ALL WET AREAS TO COMPLY WITH BCA PART F1.7 & ALL RELEVANT PARTS OF AS 3740.
- ALL WET AREAS TO HAVE BOTTOM PLATE FULLY WRAPPED WITH DAMP PROOF MEMBRANE. CONTINUE UP WALL FRAME MIN. 75mm AFFL.
- ALL TOILET AND AIRLOCK WALLS TO BE 45 STC SOUND RATED.
- ALL TIMBERS USED ARE TO BE TREATED FOR SUBTERRANEAN TERMITE ATTACK TO A HAZARD LEVEL OF H2 OR BETTER FOR NON-EXPOSED CONDITIONS.

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CONSULTING ENGINEER



- ☐ commercial
- ☐ service stations
- ☐ mixed-use
- ☐ quick service restaurants
- ☐ self storage
- ☐ child care centres
- ☐ industrial
- ☐ large format retail

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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	06.09.2024	GN	PRELIMINARY ISSUE	CDW
P2	23.09.2024	CDW	PRELIMINARY ISSUE	CDW
P3	25.09.2024	CDW	PRELIMINARY ISSUE	CDW
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B	30.10.2024	CDW	ISSUE FOR APPROVAL	NG
1	06.11.2024	CDW	ISSUE FOR CONSTRUCTION	SS

Project Description	
PROPOSED LIGHT INDUSTRIAL DEVELOPMENT 47 MORRISBY STREET, GEEBUNG, QLD	
Scale @A1 As indicated	Date SEP 2024
Drawn CDW	Approved By GN

Drawing Title	
PROP. FLOOR PLAN	
Job Number - Drawing Number 22126 A110	Revision 1

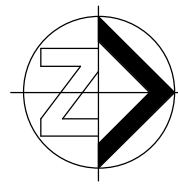


The floor plan illustrates a seven-tenancy industrial building layout. The plan is organized into three main sections: Tenancies 7, 6, and 5 on the left; Tenancies 4 and 3 in the middle; and Tenancies 2 and 1 on the right. Each tenancy includes a mezzanine level (RL 12.400) and a ground floor. The plan is divided into three main sections: Tenancies 7, 6, and 5 on the left; Tenancies 4 and 3 in the middle; and Tenancies 2 and 1 on the right. The plan includes numerous dimensions, room labels (e.g., MEZZANINE, STR, TGS), and various annotations (e.g., A200, A201, A210, A400). A dashed line indicates the roof outline above the shown area. The site boundary is marked at the bottom and right edges.

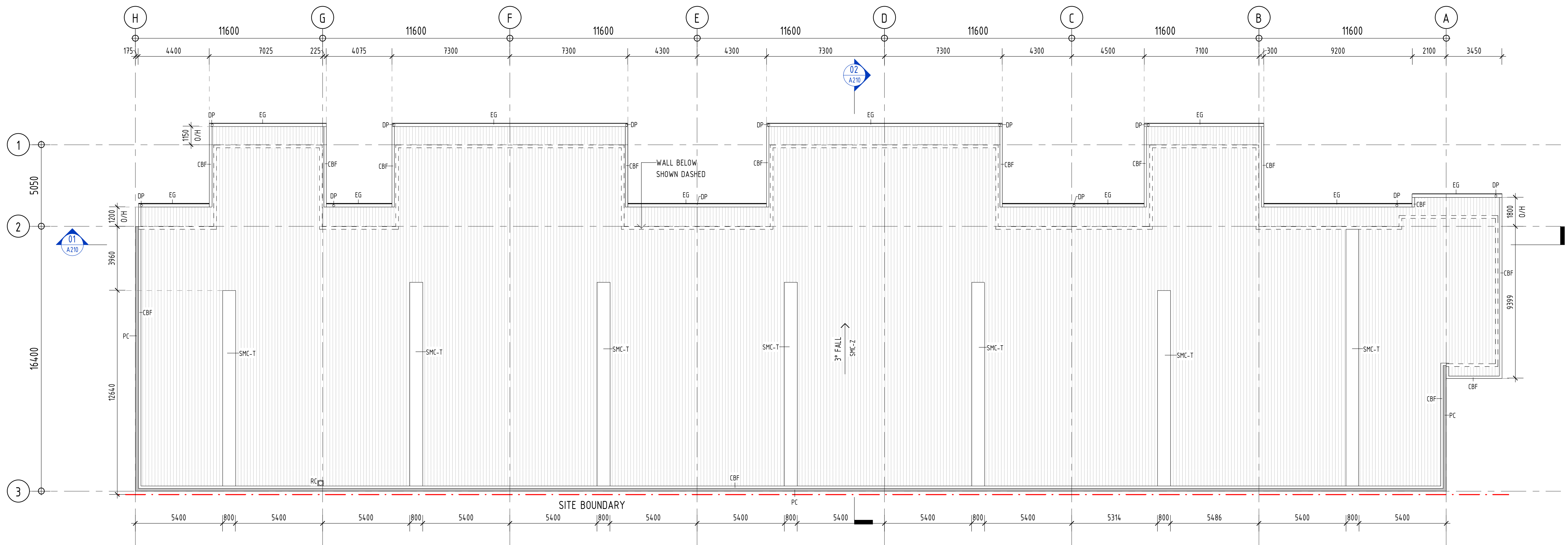
INTERNAL FINISHES SCHEDULE			
MARK	MANUFACTURER	DESCRIPTION	COMMENTS
FT1	METZ	300 x 300 TIMELESS DARK GREY	R11 SLIP RATING OR EQUALLY APPROVED
IPF01	DULUX	SW611 VIVID WHITE	
LAM1	LAMINEX	LAMINATE.	BAYE FLINT 007 OR EQUALLY APPROVED
LAM2	LAMINEX	LAMINATE.	SURF NATURAL 7923 OR EQUALLY APPROVED
PF04	DULUX	PAINT FINISH. COLORBOND MONUMENT	
STR	STRUCtAfloor	22mm PARTICLE BOARD	REFER STRUCTURAL ENGINEER.
WT1	CONTRACTOR	600 x 300 WHITE GLOSS	OR EQUALLY APPROVED

1. ALL EXIT DOORS, AND DOORS IN THE PATH OF TRAVEL TO EXITS ARE TO COMPLY WITH THE RELEVANT AUST. STANDARDS AND THE REQUIREMENTS OF THE BCA.
2. ALL DOORWAYS TO HAVE A MINIMUM UNOBSTRUCTED HEIGHT OF 2.0m (UNLESS OTHERWISE NOTED).
3. EXIT SIGNS AND EMERGENCY LIGHTS TO COMPLY WITH AS 2293. EXIT SIGNS TO BE MOUNTED AS DETAILED IN THE ELECTRICAL DRAWINGS OR AS OTHERWISE APPROVED BY THE RELEVANT BUILDING SURVEYOR.
4. PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS 2444.
5. ARTIFICIAL LIGHTING TO COMPLY WITH AS 1680.
6. MECHANICAL VENTILATION SYSTEM TO COMPLY WITH AS 1668.2 AND AS 3666.
7. ALL WET AREAS TO COMPLY WITH BCA PART F17 & ALL RELEVANT PARTS OF AS 3740.
8. ALL WET AREAS TO HAVE BOTTOM PLATE FULLY WRAPPED WITH DAMP PROOF MEMBRANE. CONTINUE UP WALL FRAME MIN. 75mm AFFL.
9. ALL TOILET AND AIRLOCK WALLS TO BE 45 STC SOUND RATED.
10. ALL TIMBERS USED ARE TO BE TREATED FOR SUBTERRANEAN TERMITE ATTACK TO A HAZARD LEVEL OF H2 OR BETTER FOR NON-EXPOSED CONDITIONS.

Job Number - Drawing Number	Revision
22126 A111	1



APPROVED FOR
CONSTRUCTION



1 PROP. ROOF PLAN
1 : 125

LEGEND	
CBF	COLORBOND FLASHING - COLOUR MONUMENT
DP	DOWNPIPE - REFER TO ELEVATIONS & HYD. ENG. FOR DETAIL
EG	EAVES GUTTER - COLORBOND MONUMENT - REFER HYD. ENG. FOR DETAIL
PC	PARAPET CAPPING - MONUMENT
RC	ROOF COWL - REFER HYDRAULIC ENGINEER.
SMC-T	STRAMIT MONOCLAD CLEAR POLYCARBONATE ROOF SHEETING - TRANSPARENT. MONOSKY JOINT SYSTEM TO BE USED, REFER MANUFACTURER.
SMC-Z	STRAMIT MONOCLAD 0.42 BMT SCREW FIXED ROOF SHEETING - ZINCALUME

NOTE:

THIS DRAWING TO BE READ IN CONJUNCTION WITH ROOF STORMWATER DRAWINGS PREPARED BY HYDRAULIC ENGINEER

RL NOTE:

RL's SHOWN ARE IN METRES AND REFER TO DATUM LEVEL 00.00

PROPRIETARY ROOF ACCESS SYSTEM

WHERE REQUIRED INSTALL A PROPRIETARY ROOF ACCESS LANYARD SYSTEM TO ASSIST IN THE SAFE ACCESS AND MAINTENANCE OF THE WHOLE OF THE ROOFED AREAS OF THE BUILDING AT ROOF LEVEL.
THE SYSTEM IS TO COMPLY TO AS/NZS 18911/18912
SUPPLIER/INSTALLER TO PROVIDE PERMANENT LADDER BRACKET, SAFETY GATE, ROOF WALKWAY & APPROPRIATE ROOF MOUNTED HANDRAILS AS REQUIRED.

- PROPRIETARY ROOF ACCESS SYSTEM INDICATED ON PLAN IS DIAGRAMMATIC ONLY. SUPPLIER/INSTALLER TO DESIGN, INSTALL & CERTIFY SYSTEM.
- SUPPLIER/INSTALLER TO PROVIDE APPROPRIATE ROOF ACCESS SYSTEM AND SAFETY WARNING SIGNS (AS PER AS 1657). SUPPLIER/INSTALLER TO CONFIRM COMPLIANCE OF ROOF SAFETY SYSTEM WITH RELEVANT STANDARDS PRIOR TO INSTALLATION.

MECHANICAL NOTE :

MECHANICAL EQUIPMENT AND PENETRATION LOCATIONS ARE DIAGRAMMATIC ONLY. REFER MECHANICAL DRAWINGS FOR LOCATIONS AND CLEARANCE REQUIREMENTS.

ROOFING NOTES

- ROOF SHEETING TO BE **BHP LYSAGHT MONOCLAD 0.42 BMT AT THREE (3) DEGREE PITCH** AS NOTED ON PLAN.
- ALL FLASHINGS, CAPPINGS & GUTTERS TO BE COLORBOND FINISH
- REFER TO MECHANICAL & HYDRAULICS DRAWINGS FOR ROOF PENETRATIONS & EQUIPMENT LOCATIONS.
- MINIMUM FALL TO GUTTERS TO BE 1:100.
- ALL EXPOSED DUCTWORK TO BE PAINTED WHITE UNO
- FOLDED METAL CAP OVER JUNCTION OF BOX GUTTERS AT HIGH POINT.
- CONTINUOUS 12mm BMT METAL OVER-FLASHING FROM RIDGE OR CHANGE IN ROOF PITCH TO ROOF PENETRATION.
- SUPPLY AND INSTALL REMOVABLE LEAF GUARD OVER DOWNPIPES AS REQUIRED.
- SUPPLY AND INSTALL REMOVABLE GRATES OVER RAIN WATER HEADS AND SUMPS AS REQUIRED.
- TURN UP SHEET ENDS UNDER FLASHINGS & DOWN INTO GUTTERS.
- PROVIDE PROFILED FILLERS TO ENDS OF SHEETING, (BETWEEN SHEET & PURLIN AND SHEET & FLASHING).
- SCRIBE ALL FLASHINGS AND CAPPINGS ACCORDINGLY TO PROFILES. UPSTANDS TO BE MIN. 100mm(H). OVER FLASHINGS TO BE MIN. 200mm(W) AND COVER 2 ROOF PROFILES. VERTICAL LAPS TO BE MIN 100mm. HORIZONTAL LAPS TO BE MIN 150mm.
- INSTALL SOAKERS ON HIGH SIDE OF ALL ROOF PENETRATIONS UNDER ROOF SHEETING AND APRON FLASHINGS TO OTHER THREE SIDES.
- ALL EXTERNAL STEELWORK TO BE HOT DIPPED GALVANISED UNLESS OTHERWISE NOTED.
- PROVIDE **R13 BRADFORD ANTICON 60 ROOF INSULATION** ON WIRE MESH UNDER ROOF SHEETING OR EQUALLY APPROVED. INSTALL TO ALL UNDER ROOFED AREAS, EXCEPT AWNINGS AND TRANSLUCENT SHEETING.
- ALL SERVICE LINES AND POST PENETRATIONS THROUGH ROOF TO HAVE DEKTITE FLASHINGS.
- OVERFLASHINGS AND SOAKER FLASHINGS ARE TO BE SAW CUT AND SEALED IN TO BLOCK WALLS WHERE APPLICABLE.

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CONSULTING ENGINEER



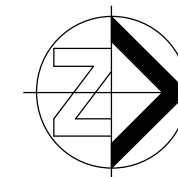
- ☐ commercial
- ☐ mixed-use
- ☐ self storage
- ☐ industrial
- ☐ service stations
- ☐ quick service restaurants
- ☐ child care centres
- ☐ large format retail

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Revision and approvals			
Rev	Date	Drn	Description
P1	06.09.2024	GN	PRELIMINARY ISSUE
P2	23.09.2024	CDW	PRELIMINARY ISSUE
P3	26.09.2024	CDW	ISSUE FOR COORDINATION
A	17.10.2024	CDW	ISSUE FOR APPROVAL
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1	06.11.2024	CDW	ISSUE FOR CONSTRUCTION

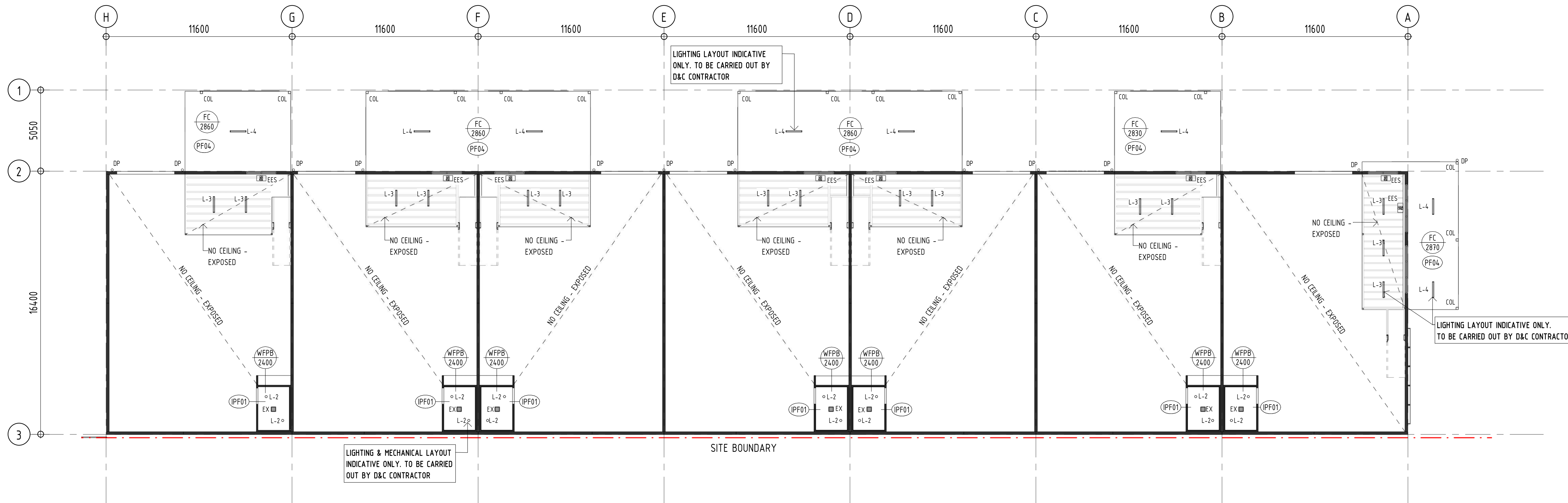
Project Description	
PROPOSED LIGHT INDUSTRIAL DEVELOPMENT 47 MORRISBY STREET, GEEBUNG, QLD	
Scale @A1 As indicated	Date SEP 2024
Drawn CDW	Approved By GN

Drawing Title	
PROP. ROOF PLAN	
Job Number - Drawing Number 22126 A115	Revision 1



APPROVED FOR
CONSTRUCTION

LEGEND	
COL	STEEL COLUMN - REFER STRUCTURAL ENGINEERS DRAWINGS
DP	DOWNPIPE - REFER TO ELEVATIONS & HYD. ENG. FOR DETAIL
EES	EMERGENCY EXIT SIGN - REFEL ELEC. ENG. FOR DETAIL
EX	ROOF FAN - REFER MECH. ENG. FOR DETAIL
L-2	RECESSED DOWNLIGHT - REFER D&C ELEC. ENG. DRAWINGS
L-3	LED SURFACE MOUNTED LINEAR LIGHT FITTING - REFER D&C ELEC. ENG. DRAWINGS
L-4	LED WEATHERPROOF BATTEN LIGHT - REFER D&C ELEC. ENG. DRAWINGS



1 PROP. FLOOR REFLECTED CEILING PLAN
1 : 125

LEGEND - REFLECTED CEILING PLAN

eg:
WFPB CEILING MATERIAL
2700 CEILING HEIGHT ABOVE CONC. SLAB LEVEL

MATERIAL:

FPB FLUSHSET PLASTERBOARD
WFPB WET AREA FLUSHSET PLASTERBOARD
FC 9mm EXPRESSED JOINT FIBRE CEMENT
GRID VINYL FACED PLASTER TILE 600x1200 GYPROCK
FRESHSTONE 'DIAMOND WHITE' WITH WHITE
POWDERCOATED EXPOSED T-BAR

GENERAL NOTES:

- DO NOT SCALE OFF THIS DRAWING.
eg:
- THE CONTRACTOR SHALL CARRY OUT A TRIAL SET-OUT OF ALL CEILING AND SOFFIT TYPES AND VERIFY WITH THE SUPERINTENDENT PRIOR TO CONSTRUCTION PROCEEDING.
- GENERALLY SET-OUT ROOMS FROM CENTRE LINE BETWEEN WALLS, WHERE NO SET-OUT SHOWN ASSUME CENTRAL SET-OUT.
- "equal" RELATES ONLY TO OPPOSING DIMENSION IN THAT DIMENSION LINE.
- CHECK ALL DIMENSIONS ON SITE WITHIN ROOMS PRIOR INSTALLATION OF FITTINGS. NOTIFY SUPERINTENDENT OF ANY DISCREPANCIES PRIOR PROCEEDING.
- CEILING HEIGHTS SHOWN ARE TAKEN FROM THE TOP OF THE CONC. FLOOR SLAB.
- FOR MECHANICAL AND ELECTRICAL EQUIPMENT TYPES AND MODELS, REFER TO ENGINEERS DRAWINGS.
- SET-OUT OF ALL ELECTRICAL AND MECHANICAL FIXTURES AND FITTINGS TO BE CONFIRMED ON SITE WITH THE SUPERINTENDENT PRIOR TO FRAMING, CUTTING ETC. OF THE CEILING LINING.

INTERNAL FINISHES SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	COMMENTS
FT1	METZ	300 x 300 TIMELESS DARK GREY	R11 SLIP RATING OR EQUALLY APPROVED
IPF01	DULUX	SW1G1 VIVID WHITE	
LAM1	LAMINEX	LAMINATE.	BAYE FLINT 007 OR EQUALLY APPROVED
LAM2	LAMINEX	LAMINATE.	SURF NATURAL 7923 OR EQUALLY APPROVED
PF04	DULUX	PAINT FINISH. COLORBOND MONUMENT	
STR	STRUCTAflor	22mm PARTICLE BOARD	REFER STRUCTURAL ENGINEER.
WT1	CONTRACTOR	600 x 300 WHITE GLOSS	OR EQUALLY APPROVED

Revision and approvals			Appr	Project Description
Rev	Date	Drn		
P1	06.09.2024	GN	CDW	PROPOSED LIGHT INDUSTRIAL DEVELOPMENT 47 MORRISBY STREET, GEEBUNG, QLD
P2	23.09.2024	CDW		
P3	26.09.2024	CDW	NG	
A	17.10.2024	CDW	NG	
B	30.10.2024	CDW	NG	
1	06.11.2024	CDW	SS	Scale @A1 As indicated Drawn CDW
				Date SEP 2024 Approved By GN

Drawing Title		
PROP. FLOOR REFLECTED CEILING PLAN		
Job Number - Drawing Number		Revision
22126 A120		1

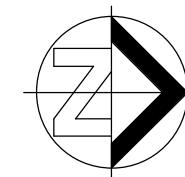
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CONSULTING ENGINEER



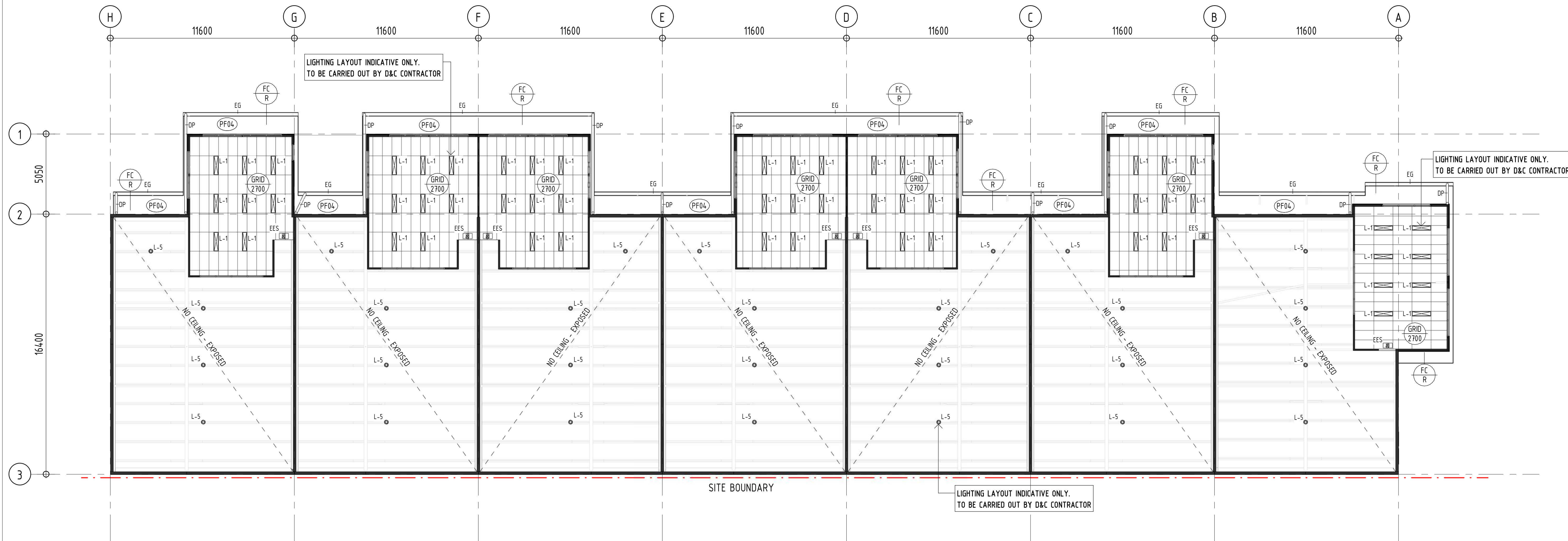
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APPROVED FOR
CONSTRUCTION

LEGEND	
DP	DOWNPIPE - REFER TO ELEVATIONS & HYD. ENG. FOR DETAIL
EES	EMERGENCY EXIT SIGN - REFEL ELEC. ENG. FOR DETAIL
EG	EAVES GUTTER - COLORBOND MONUMENT - REFER HYD. ENG. FOR DETAIL
L-1	RECESSED TROFFER - REFER D&C ELEC. ENG. DRAWINGS
L-5	HIBAY LIGHT FITTING - REFER D&C ELEC. ENG. DRAWINGS



1 PROP. MEZZANINE REFLECTED CEILING PLAN
1 : 125

LEGEND - REFLECTED CEILING PLAN

eg:
WFPB CEILING MATERIAL
2700 CEILING HEIGHT ABOVE CONC. SLAB LEVEL

MATERIAL:

FPB FLUSHSET PLASTERBOARD
WFPB WET AREA FLUSHSET PLASTERBOARD
FC 9mm EXPRESSED JOINT FIBRE CEMENT
GRID VINYL FACED PLASTER TILE 600x1200 GYPROCK
FRESHSTONE 'DIAMOND WHITE' WITH WHITE
POWDERCOATED EXPOSED T-BAR

GENERAL NOTES:

- DO NOT SCALE OFF THIS DRAWING.
- THE CONTRACTOR SHALL CARRY OUT A TRIAL SET-OUT OF ALL CEILING AND SOFFIT TYPES AND VERIFY WITH THE SUPERINTENDENT PRIOR TO CONSTRUCTION PROCEEDING.
- GENERALLY SET-OUT ROOMS FROM CENTRE LINE BETWEEN WALLS, WHERE NO SET-OUT SHOWN ASSUME CENTRAL SET-OUT.
- "equal" RELATES ONLY TO OPPOSING DIMENSION IN THAT DIMENSION LINE.
- CHECK ALL DIMENSIONS ON SITE WITHIN ROOMS PRIOR INSTALLATION OF FITTINGS. NOTIFY SUPERINTENDENT OF ANY DISCREPANCIES PRIOR PROCEEDING.
- CEILING HEIGHTS SHOWN ARE TAKEN FROM THE TOP OF THE CONC. FLOOR SLAB.
- FOR MECHANICAL AND ELECTRICAL EQUIPMENT TYPES AND MODELS, REFER TO ENGINEERS DRAWINGS.
- SET-OUT OF ALL ELECTRICAL AND MECHANICAL FIXTURES AND FITTINGS TO BE CONFIRMED ON SITE WITH THE SUPERINTENDENT PRIOR TO FRAMING, CUTTING ETC. OF THE CEILING LINING.

INTERNAL FINISHES SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	COMMENTS
FT1	METZ	300 x 300 TIMELESS DARK GREY	R11 SLIP RATING OR EQUALLY APPROVED
IPF01	DULUX	SW1G1 VIVID WHITE	
LAM1	LAMINEX	LAMINATE.	BAYE FLINT 007 OR EQUALLY APPROVED
LAM2	LAMINEX	LAMINATE.	SURF NATURAL 7923 OR EQUALLY APPROVED
PF04	DULUX	PAINT FINISH. COLORBOND MONUMENT	
STR	STRUCTAflor	22mm PARTICLE BOARD	REFER STRUCTURAL ENGINEER.
WT1	CONTRACTOR	600 x 300 WHITE GLOSS	OR EQUALLY APPROVED

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CONSULTING ENGINEER



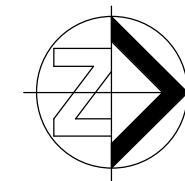
- ☐ commercial
- ☐ mixed-use
- ☐ self storage
- ☐ industrial
- ☐ service stations
- ☐ quick service restaurants
- ☐ child care centres
- ☐ large format retail

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Revision and approvals				Project Description	
Rev	Date	Drn	Description	Appr	CDW
P1	06.09.2024	GN	PRELIMINARY ISSUE		CDW
P2	23.09.2024	CDW	PRELIMINARY ISSUE		CDW
P3	26.09.2024	CDW	ISSUE FOR COORDINATION		NG
A	17.10.2024	CDW	ISSUE FOR APPROVAL		NG
B	30.10.2024	CDW	ISSUE FOR APPROVAL		NG
1	06.11.2024	CDW	ISSUE FOR CONSTRUCTION		SS

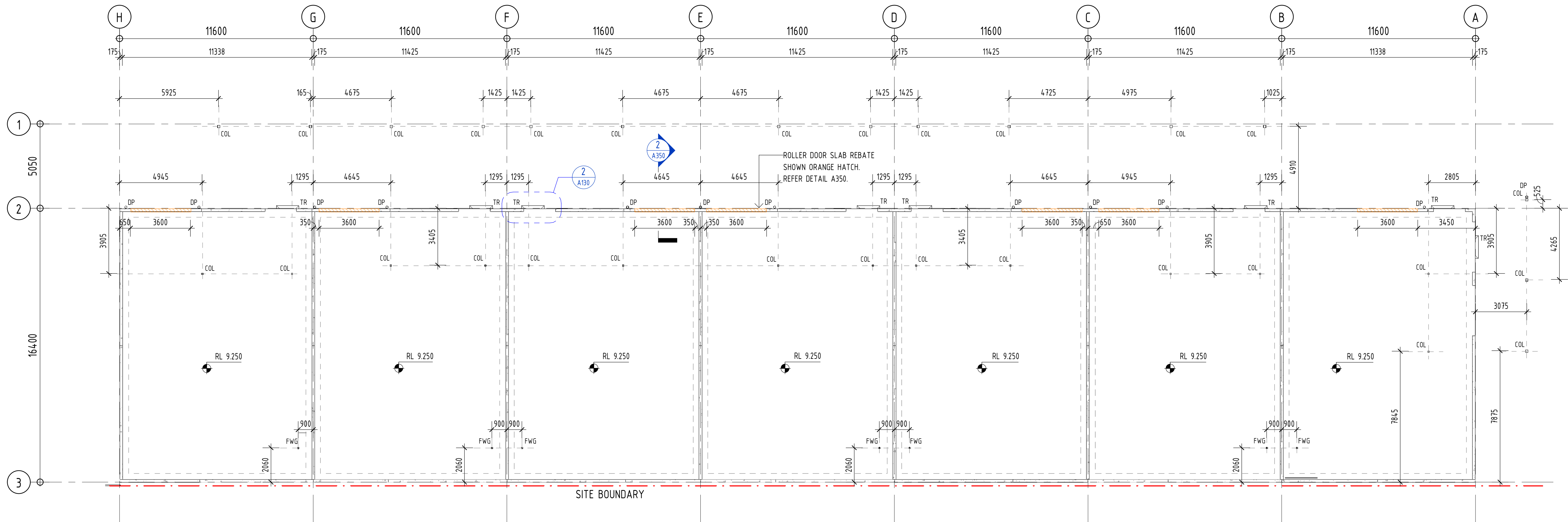
Project Description
PROPOSED LIGHT INDUSTRIAL DEVELOPMENT
47 MORRISBY STREET, GEEBUNG, QLD
Scale @A1
As indicated
Drawn CDW
Date SEP 2024
Approved By GN

Drawing Title
PROP. MEZZANINE REFLECTED CEILING PLAN
Job Number - Drawing Number
22126 A121
Revision
1

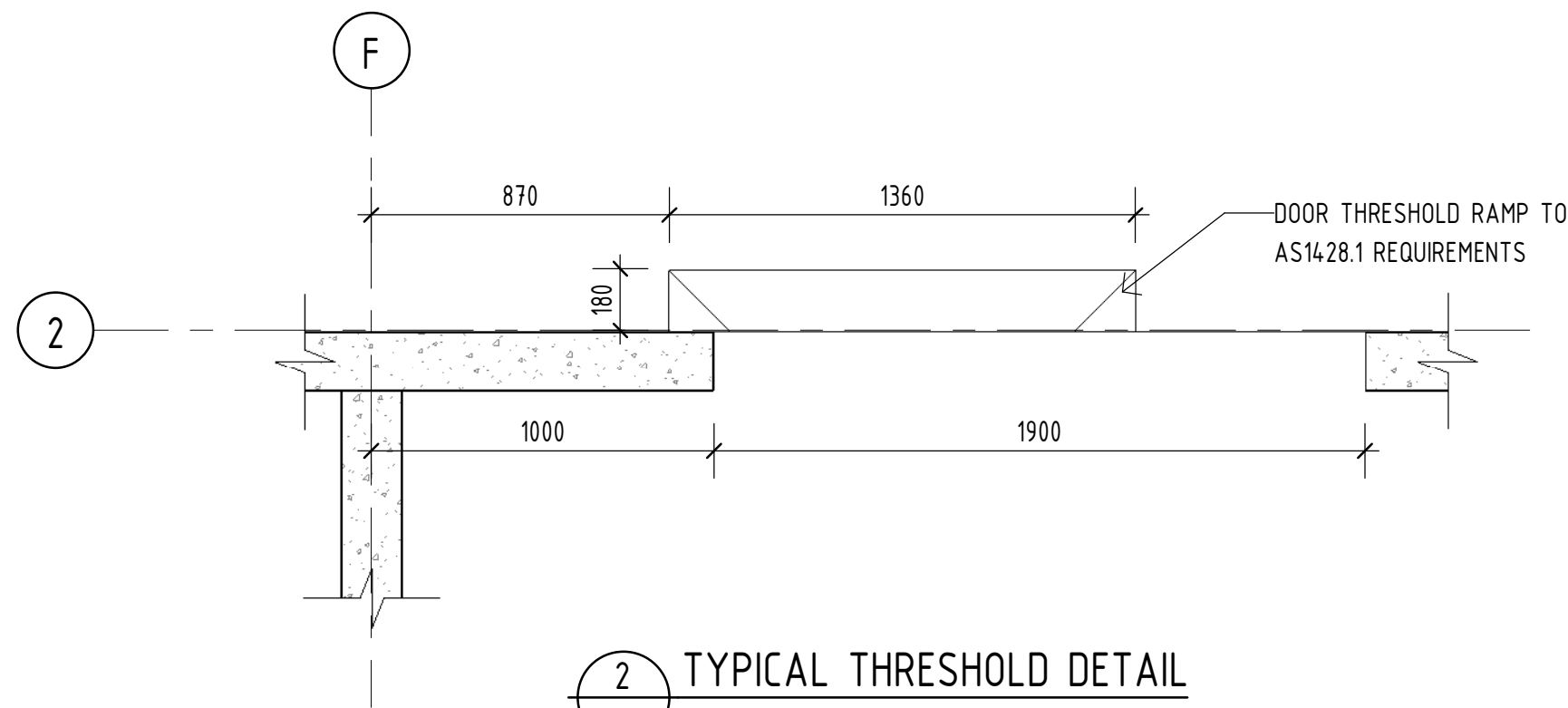


APPROVED FOR
CONSTRUCTION

LEGEND	
COL	STEEL COLUMN - REFER STRUCTURAL ENGINEERS DRAWINGS
DP	DOWNPIPE - REFER TO ELEVATIONS & HYD. ENG. FOR DETAIL
FWG	FLOOR WASTE GULLY
TR	THRESHOLD RAMP - TO COMPLY WITH AS1428.1



1 PROP. SLAB SETOUT
1 : 125



2 TYPICAL THRESHOLD DETAIL
A130 1 : 20

REFER STRUCTURAL ENGINEERS DRAWINGS
FOR ALL SLAB DETAILS AND JOINT LOCATIONS

DIMENSION SETOUT IS FROM GRID LINES
UNLESS NOTED OTHERWISE

NOTE:
PLANS TO BE PRINTED IN COLOUR

GENERAL NOTES

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS - FIGURED DIMENSIONS ARE TO TAKE PRECEDENCE AT ALL TIMES.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE AND/OR VERIFIED PRIOR TO CONSTRUCTION OR FABRICATION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT AND RELEVANT SAA CODES, BUILDING CODE OF AUSTRALIA, THE BUILDING ACT, AND LOCAL AUTHORITIES BY-LAWS.
- ALL EXTERNALLY GLAZED WINDOWS AND DOORS TO BE DESIGNED AND CERTIFIED BY THE MANUFACTURER INCLUDING FIXINGS, AND SHALL COMPLY WITH AS1288 & AS1170.2.
- ALL STAIRS, RAMPS, HANDRAILS AND BALUSTRADES ARE TO COMPLY WITH BUILDING CODE OF AUSTRALIA, SECTION D & AS1428.1.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING ERECTION AND PROVIDE ADEQUATE PROPPING AND SUPPORT

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CONSULTING ENGINEER



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- ☐ service stations
- ☐ mixed-use
- ☐ quick service restaurants
- ☐ self storage
- ☐ child care centres
- ☐ industrial
- ☐ large format retail

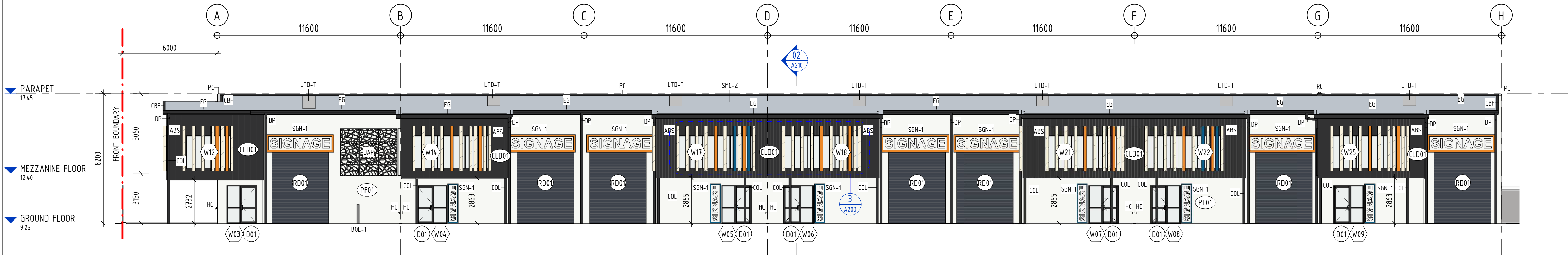
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Revision and approvals			
Rev	Date	Drn	Description
P1	23.09.2024	CDW	PRELIMINARY ISSUE
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A	17.10.2024	CDW	ISSUE FOR APPROVAL
B	30.10.2024	CDW	ISSUE FOR APPROVAL
1	06.11.2024	CDW	ISSUE FOR CONSTRUCTION

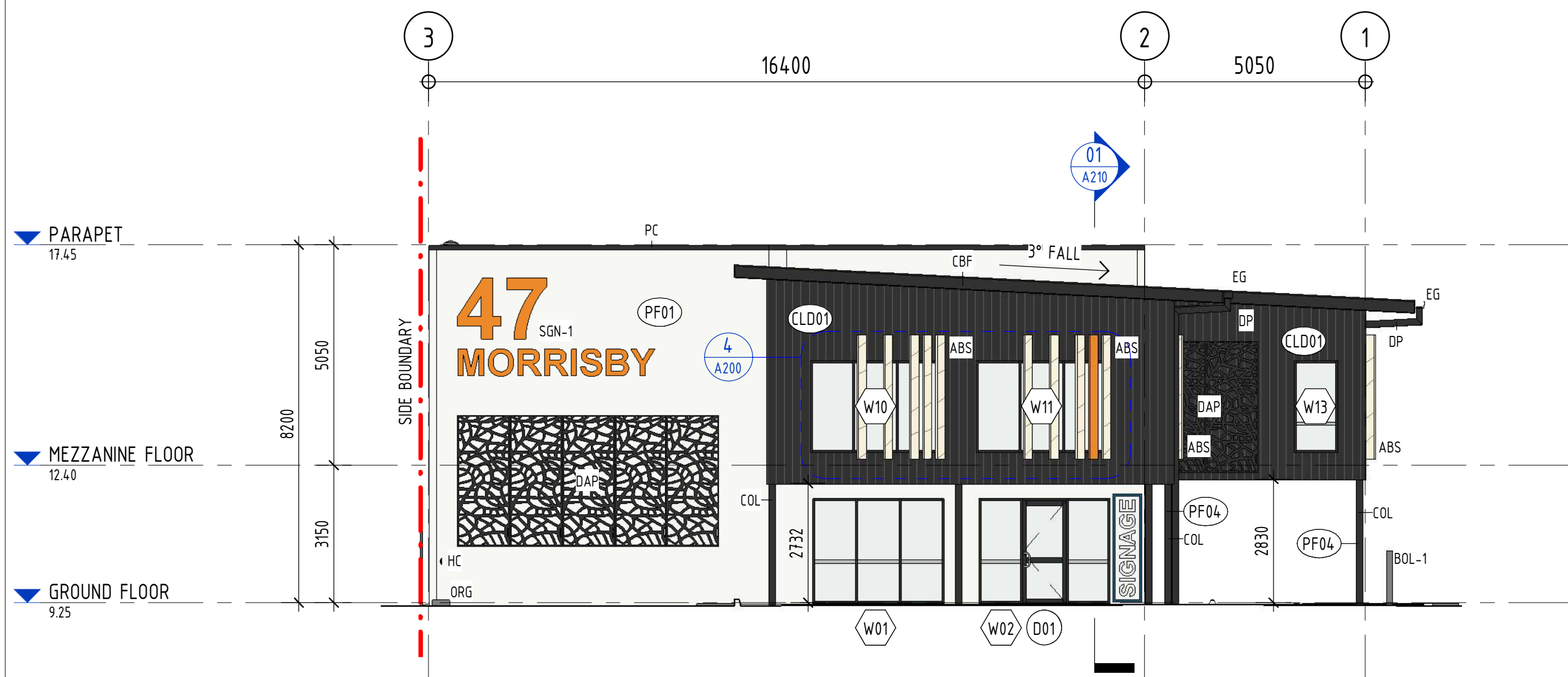
Project Description	
PROPOSED LIGHT INDUSTRIAL DEVELOPMENT 47 MORRISBY STREET, GEEBUNG, QLD	
Scale @A1 As indicated	Date SEP 2024
Drawn CDW	Approved By GN

Drawing Title	
PROP. SLAB SETOUT PLAN	
Job Number - Drawing Number 22126 A130	Revision 1

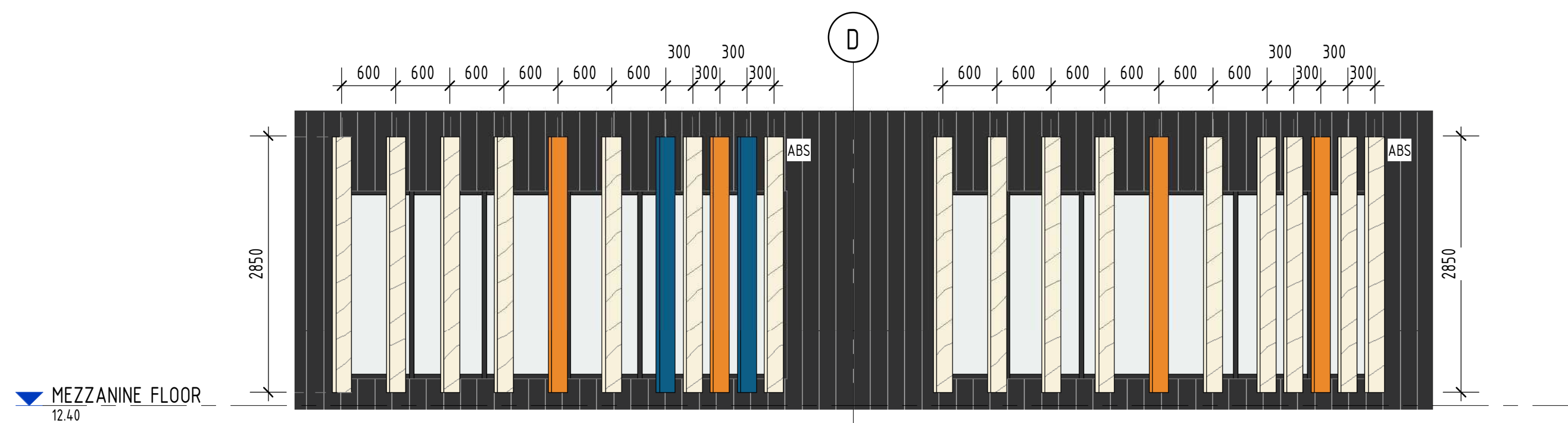
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CONSTRUCTION



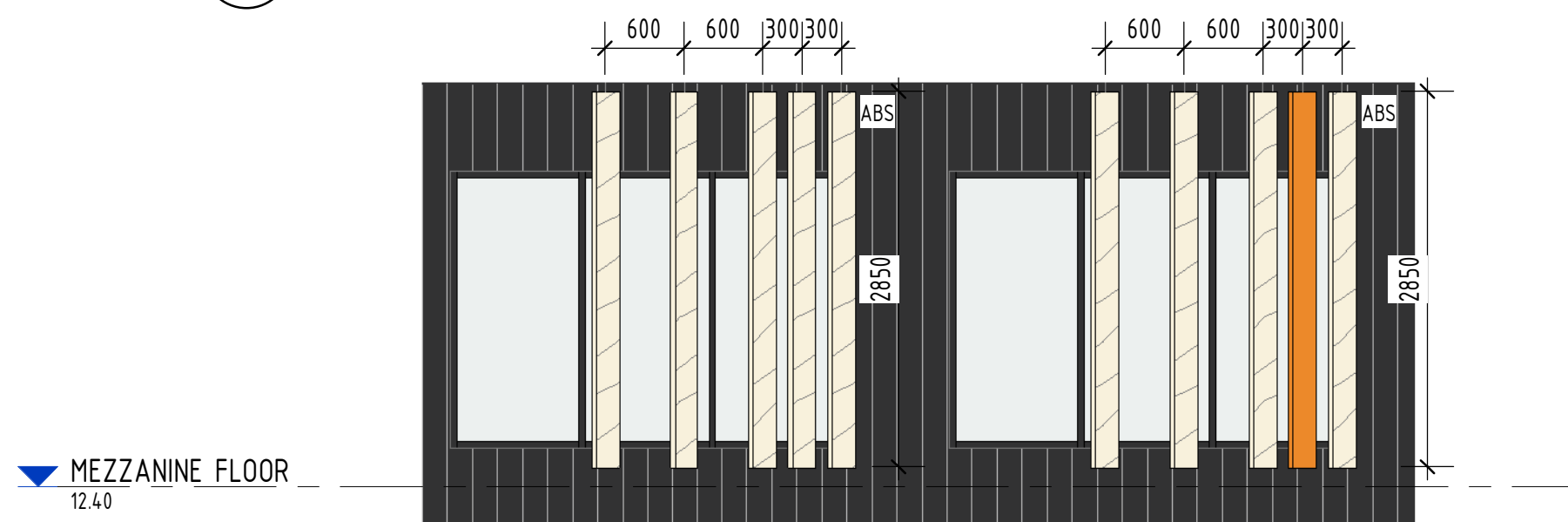
1 PROP. NORTH ELEVATION
1 : 125



2 PROP. EAST ELEVATION
1 : 100



3 ABS SETOUT
1 : 50



4 ABS SETOUT
1 : 50

EXTERNAL FINISHES SCHEDULE			
MARK	MANUFACTURER	DESCRIPTION	COMMENTS
CLD01	DULUX	TRIMDEK VERTICAL CLADDING ON 35mm TOP HATS.	COLORBOND MONUMENT
PF01	DULUX	SWIG1 VIVID WHITE	
PF02	DULUX	PAINT FINISH. COLORBOND WALLABY	
PF03	DULUX	PAINT FINISH. COLORBOND DUNE	
PF04	DULUX	PAINT FINISH. COLORBOND MONUMENT	

NOTE: ABS AND DAP TO BE PROPRIETARY ITEMS SELECTED BY
BUILDER AND INSTALLED TO MANUFACTURER SPECIFICATIONS

LEGEND	
ABS	POWDERCOATED ALUMINIUM BATTEN SCREEN
BOL-1	BOLLARD - TYPE 1. REFER TO DETAIL.
CBF	COLORBOND FLASHING - COLOUR MONUMENT
COL	STEEL COLUMN - REFER STRUCTURAL ENGINEERS DRAWINGS
DAP	POWDERCOATED ALUMINIUM DECORATIVE PANEL - TYPE AND FINISH TO BE SPECIFIED BY CLIENT
DP	DOWNPIPE - REFER TO ELEVATIONS & HYD. ENG. FOR DETAIL
EG	EAVES GUTTER - COLORBOND MONUMENT - REFER HYD. ENG. FOR DETAIL
HC	HOSE COCK - REFER HYD. ENG. FOR DETAIL
LTD-T	TRIMDEK CLEAR POLYCARBONATE ROOF SHEETING - TRANSPARENT
ORG	OVERFLOW RELIEF GULLY - REFER HYD. ENG. FOR DETAIL
PC	PARAPET CAPPING - MONUMENT
RC	ROOF COWL - REFER HYDRAULIC ENGINEER.
SGN-1	TENANT SIGNAGE - TO BE SUPPLIED & INSTALLED BY LESSEE CONTRACTOR
SMC-Z	STRAMIT MONOCLAD 0.42 BMT SCREW FIXED ROOF SHEETING - ZINCALUME

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CONSULTING ENGINEER



☐ commercial ☐ service stations
☐ mixed-use ☐ quick service restaurants
☐ self storage ☐ child care centres
☐ industrial ☐ large format retail

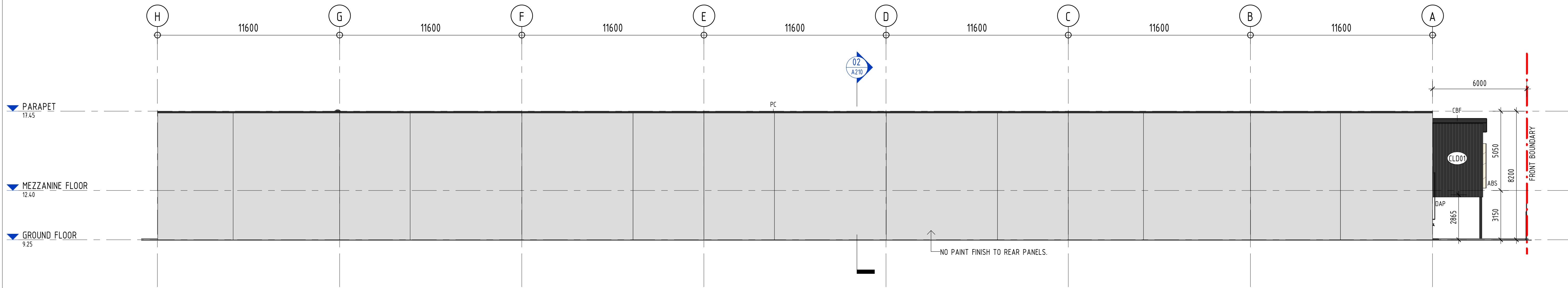
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Revision and approvals				
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P1	06.09.2024	GN	PRELIMINARY ISSUE	CDW
P2	23.09.2024	CDW	PRELIMINARY ISSUE	CDW
P3	25.09.2024	CDW	PRELIMINARY ISSUE	CDW
P4	26.09.2024	CDW	ISSUE FOR COORDINATION	NG
A	17.10.2024	CDW	ISSUE FOR APPROVAL	NG
B	30.10.2024	CDW	ISSUE FOR APPROVAL	NG
1	06.11.2024	CDW	ISSUE FOR CONSTRUCTION	SS

Project Description
PROPOSED LIGHT INDUSTRIAL DEVELOPMENT
47 MORRISBY STREET, GEEBUNG, QLD
Scale @A1
As indicated
Drawn CDW
Date
SEP 2024
Approved By
GN

Drawing Title
PROP. BUILDING ELEVATIONS
Job Number - Drawing Number
22126 A200
Revision
1

APPROVED FOR
CONSTRUCTION



1 PROP. SOUTH ELEVATION
A110 1 : 125



2 PROP. WEST ELEVATION
A110 1 : 100

EXTERNAL FINISHES SCHEDULE			
MARK	MANUFACTURER	DESCRIPTION	COMMENTS
CLD01	DULUX	TRIMDEK VERTICAL CLADDING ON 35mm TOP HATS.	COLORBOND MONUMENT
PF01	DULUX	SW1G1 VIVID WHITE	
PF02	DULUX	PAINT FINISH. COLORBOND WALLABY	
PF03	DULUX	PAINT FINISH. COLORBOND DUNE	
PF04	DULUX	PAINT FINISH. COLORBOND MONUMENT	

NOTE: ABS AND DAP TO BE PROPRIETARY ITEMS SELECTED BY BUILDER AND INSTALLED TO MANUFACTURER SPECIFICATIONS

LEGEND	
ABS	POWDERCOATED ALUMINIUM BATTEN SCREEN
CBF	COLORBOND FLASHING - COLOUR MONUMENT
COL	STEEL COLUMN - REFER STRUCTURAL ENGINEERS DRAWINGS
DAP	POWDERCOATED ALUMINIUM DECORATIVE PANEL - TYPE AND FINISH TO BE SPECIFIED BY CLIENT
DP	DOWNPIPE - REFER TO ELEVATIONS & HYD. ENG. FOR DETAIL
EG	EAVES GUTTER - COLORBOND MONUMENT - REFER HYD. ENG. FOR DETAIL
PC	PARAPET CAPPING - MONUMENT

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CONSULTING ENGINEER



- ☐ commercial
- ☐ mixed-use
- ☐ self storage
- ☐ industrial
- ☐ service stations
- ☐ quick service restaurants
- ☐ child care centres
- ☐ large format retail

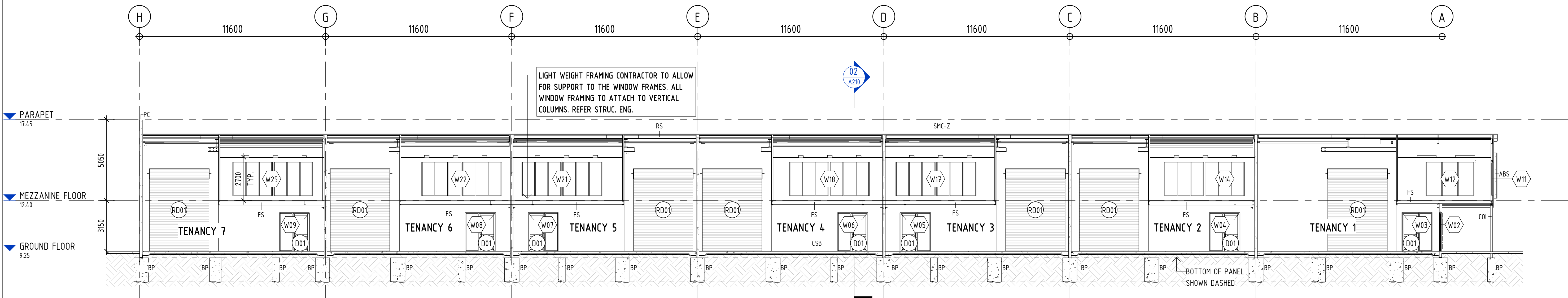
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B	30.10.2024	CDW	ISSUE FOR APPROVAL	NG
1	06.11.2024	CDW	ISSUE FOR CONSTRUCTION	SS

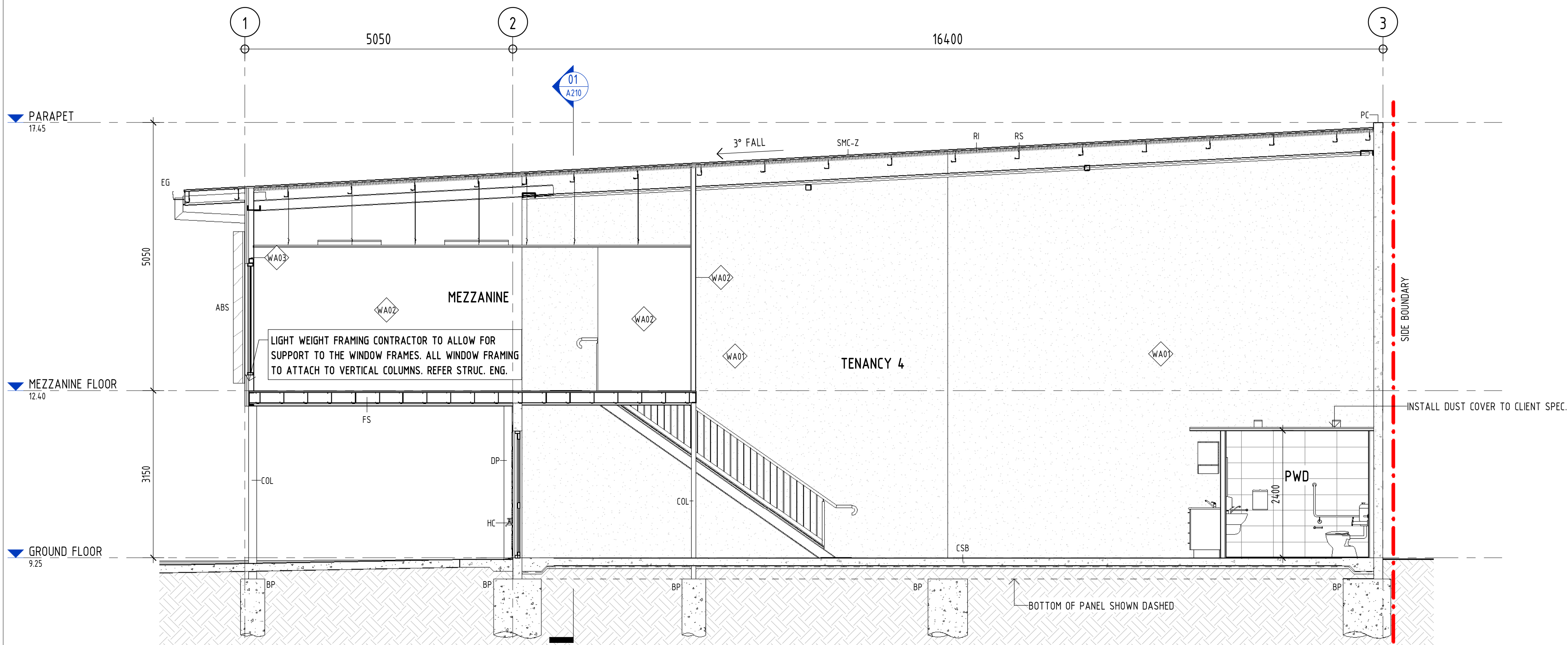
Project Description
PROPOSED LIGHT INDUSTRIAL DEVELOPMENT
47 MORRISBY STREET, GEEBUNG, QLD
Scale @A1
As indicated
Drawn
CDW
Date
SEP 2024
Approved By
GN

Drawing Title
PROP. BUILDING ELEVATIONS
Job Number - Drawing Number
22126 A201
Revision
1

APPROVED FOR
CONSTRUCTION



01 BUILDING SECTION 01
A110 1 : 125



02 BUILDING SECTION 02
A110 1 : 50

LEGEND	
ABS	POWDERCOATED ALUMINIUM BATTEN SCREEN
BP	BORED PIER. REFER STRUCTURAL ENGINEERS DRAWINGS
COL	STEEL COLUMN - REFER STRUCTURAL ENGINEERS DRAWINGS
CSB	CONCRETE SLAB - REFER STRUC. ENG. FOR DETAIL
DP	DOWNSPIPE - REFER TO ELEVATIONS & HYD. ENG. FOR DETAIL
EG	EAVES GUTTER - COLORBOND MONUMENT - REFER HYD. ENG. FOR DETAIL
FS	FLOORING STRUCTURE - REFER STRUCTURAL ENGINEER.
HC	HOSE COCK - REFER HYD. ENG. FOR DETAIL
PC	PARAPET CAPPING - MONUMENT
RI	ROOF INSULATION - REFER SECTION J REPORT
RS	ROOF STRUCTURE - REFER STRUCTURAL ENGINEERS DRAWINGS
SMC-Z	STRAMIT MONOCLAD 0.42 BMT SCREW FIXED ROOF SHEETING - ZINCALUME

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CONSULTING ENGINEER



- ☐ commercial
- ☐ mixed-use
- ☐ self storage
- ☐ industrial
- ☐ service stations
- ☐ quick service restaurants
- ☐ child care centres
- ☐ large format retail

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Revision and approvals

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P1	06.09.2024	GN	PRELIMINARY ISSUE	CDW
P2	23.09.2024	CDW	PRELIMINARY ISSUE	CDW
P3	25.09.2024	CDW	PRELIMINARY ISSUE	CDW
P4	26.09.2024	CDW	ISSUE FOR COORDINATION	NG
A	17.10.2024	CDW	ISSUE FOR APPROVAL	NG
B	30.10.2024	CDW	ISSUE FOR APPROVAL	NG
1	06.11.2024	CDW	ISSUE FOR CONSTRUCTION	SS

Project Description

PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT
47 MORRISBY STREET, GEEBUNG, QLD

Scale @A1
As indicated

Date
SEP 2024

Approved By
GN

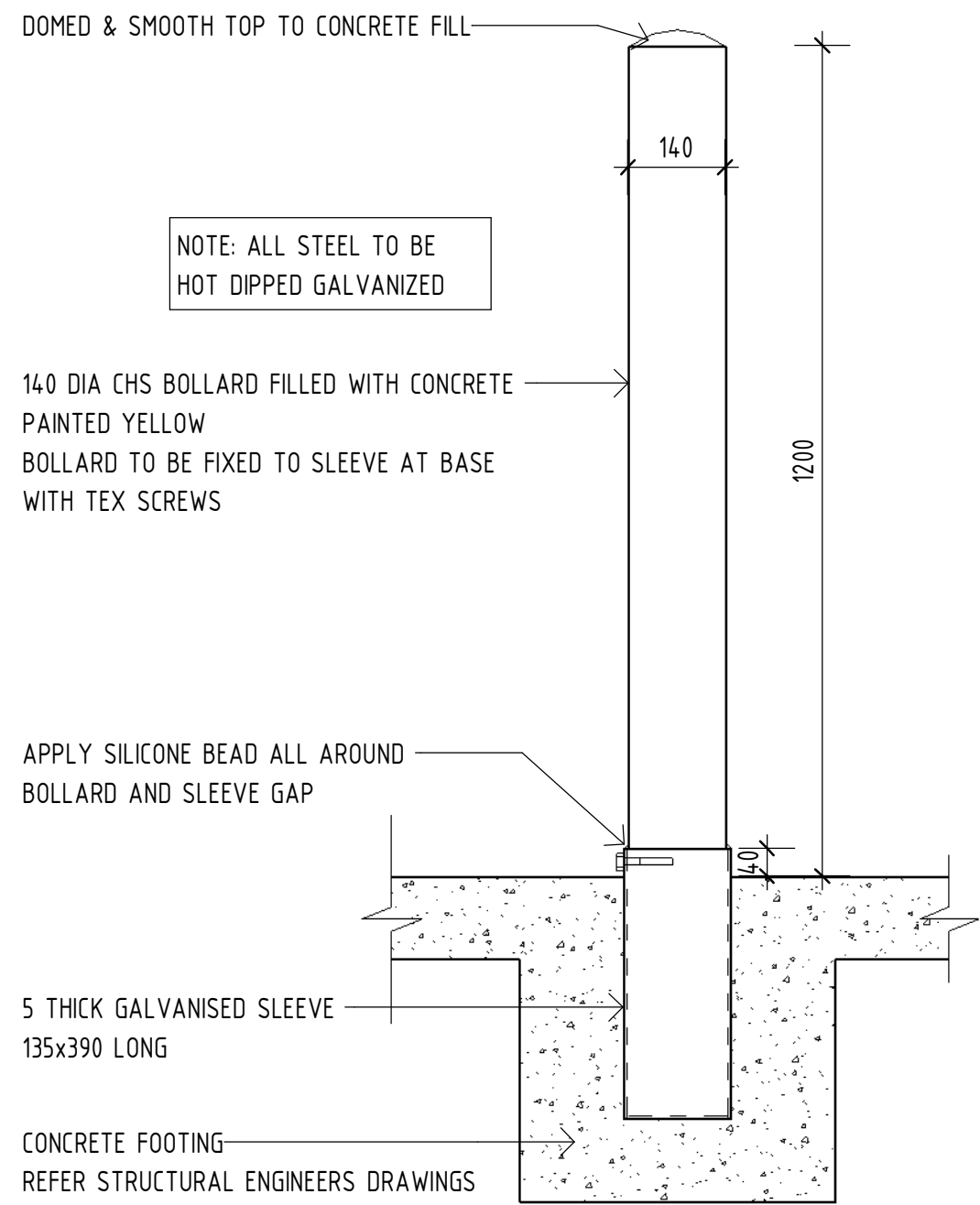
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PROP. BUILDING SECTIONS

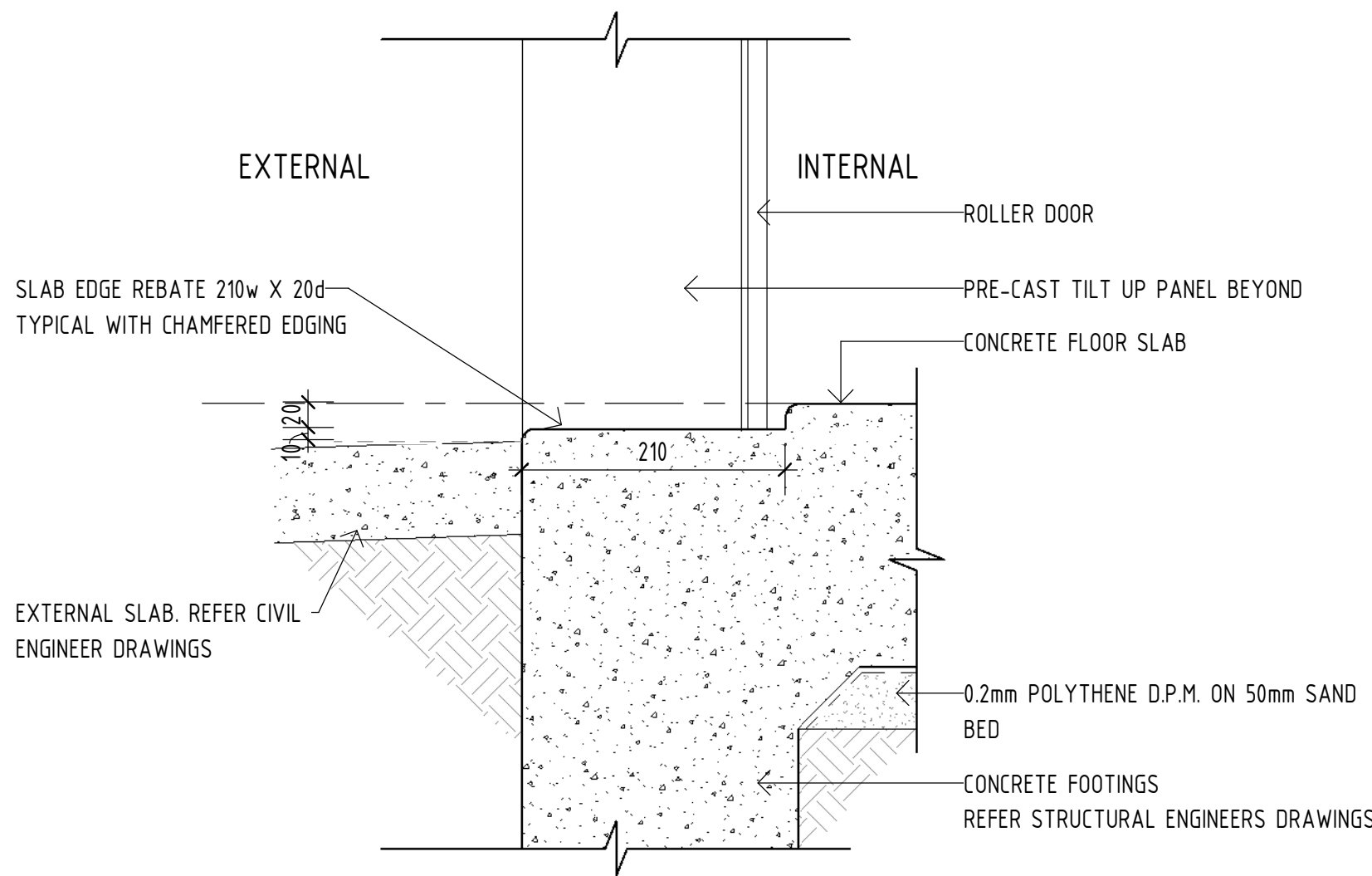
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22126 A210

Revision
1

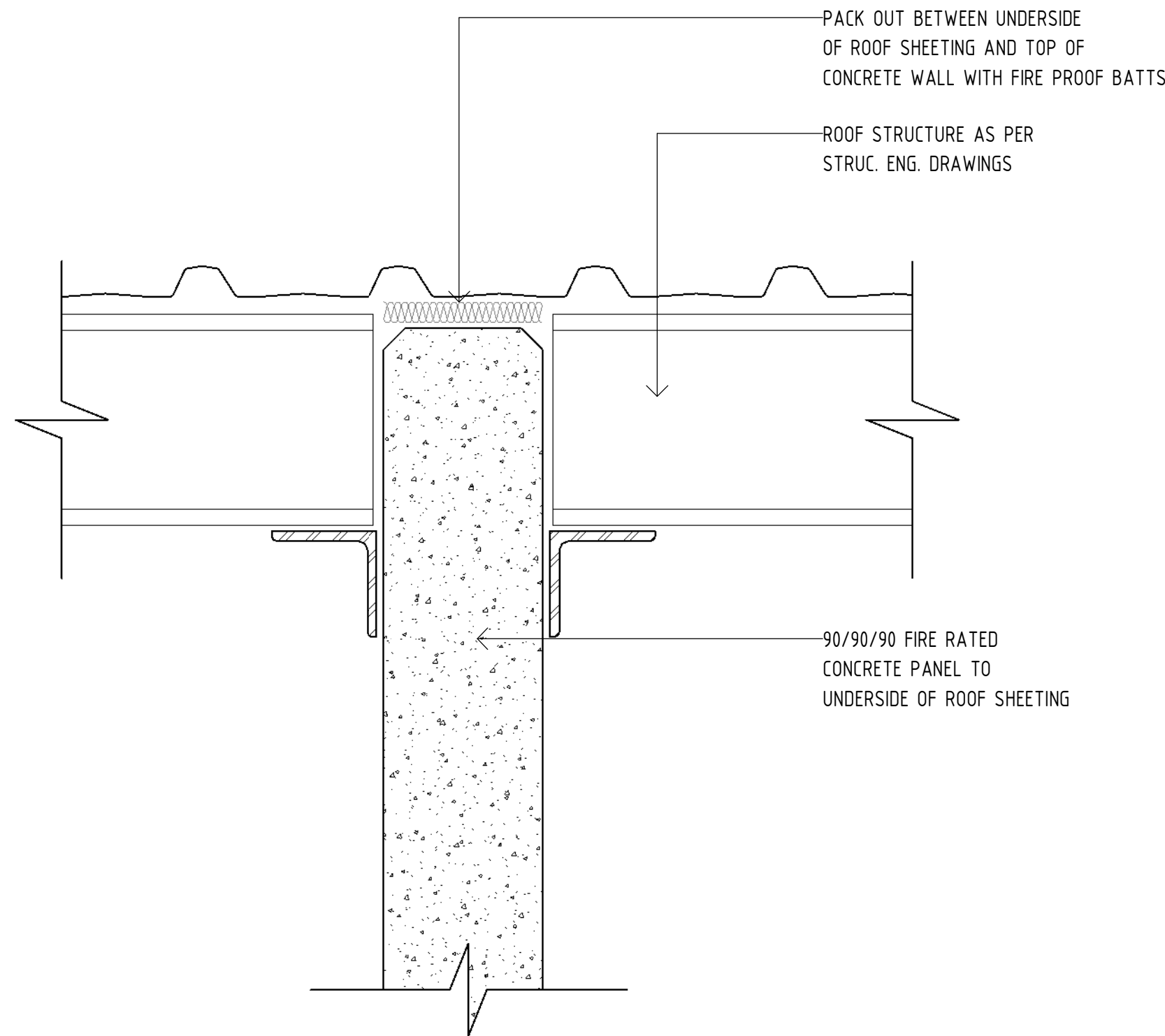
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1 TYPICAL BOLLARD DETAIL
1 : 10



2 TYPICAL ROLLER DOOR EDGE REBATE DETAIL
1 : 5



3 TYPICAL FIRE RATED COMMON WALL DETAIL
1 : 5

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CONSULTING ENGINEER



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B	30.10.2024	CDW	ISSUE FOR APPROVAL	NG
1	06.11.2024	CDW	ISSUE FOR CONSTRUCTION	SS

Project Description	
PROPOSED LIGHT INDUSTRIAL DEVELOPMENT	
47 MORRISBY STREET, GEEBUNG, QLD	
Scale @A1 As indicated	Date SEP 2024
Drawn CDW	Approved By GN

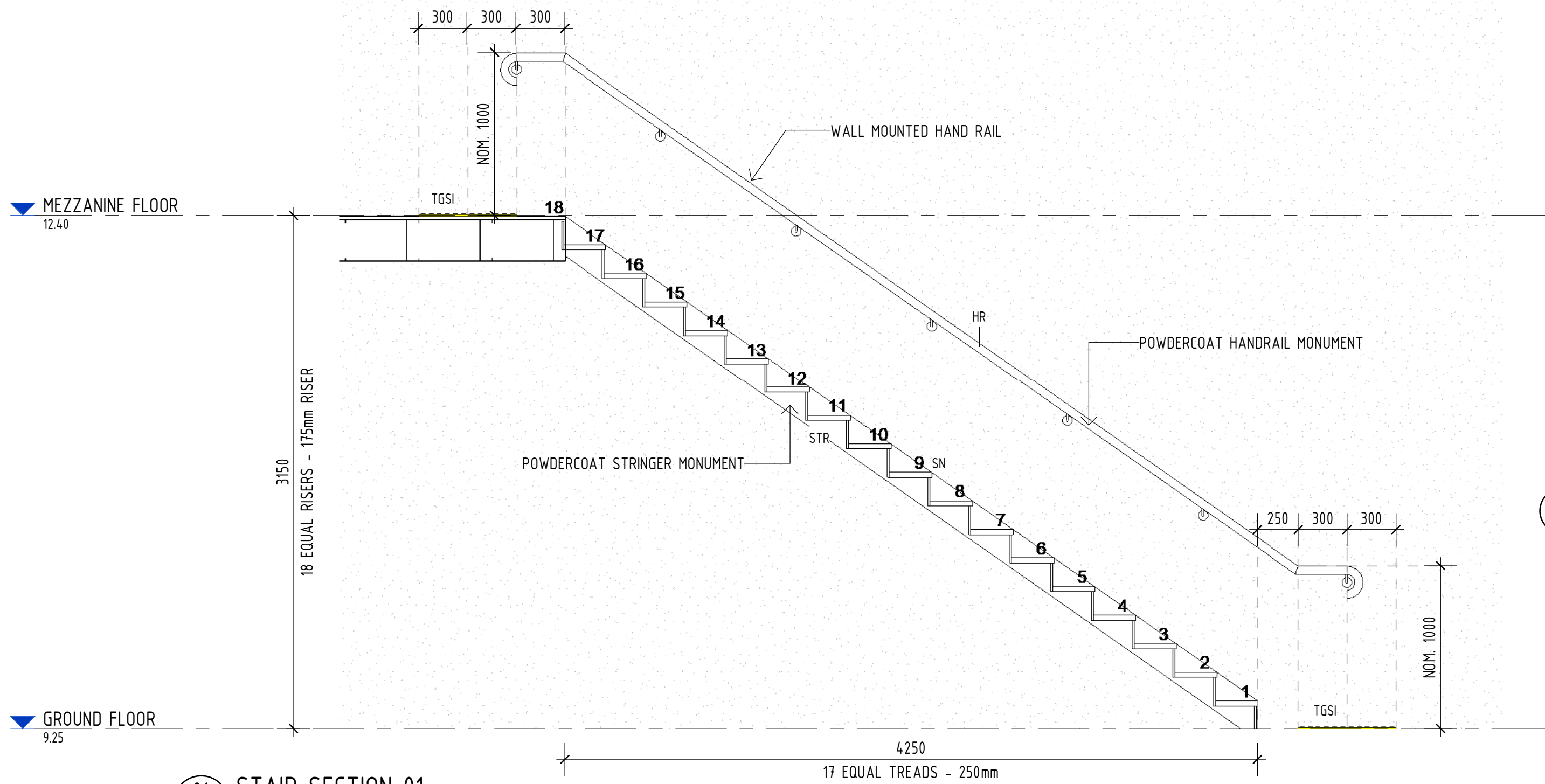
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CONSTRUCTION DETAILS	
Job Number -- Drawing Number	Revision
22126 A350	1

APPROVED FOR
CONSTRUCTION

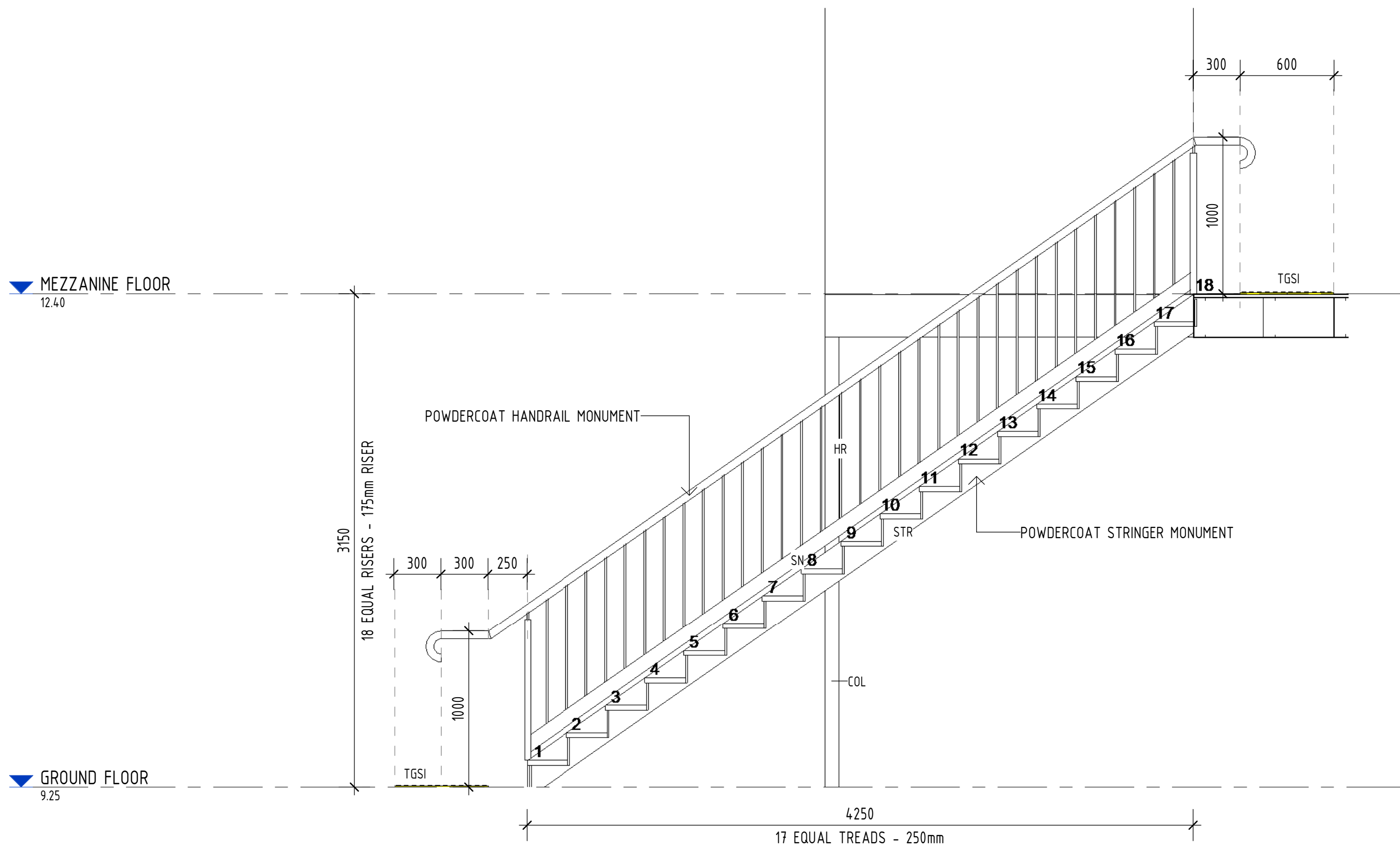
LEGEND	
COL	STEEL COLUMN - REFER STRUCTURAL ENGINEERS DRAWINGS
HR	NOM 40 DIA GALVANISED HAND RAIL & SUPPORT POSTS TO AS1428.1. POWDERCOAT MONUMENT
SN	STAIR NOSINGS ALL TREADS - NON-SLIP TO AS1428.1
STR	STEEL STAIR SYSTEM. REFER STRUCTURAL ENGINEER SPECIFICATIONS. STRINGER TO BE POWDERCOATED MONUMENT.
TGSI	TACTILE GROUND SURFACE INDICATORS - BRONSON SAFETY POLYTILE TACTILES "YELLOW"

TGSI: BRONSON SAFETY POLYTILE TACTILE
A5265 HAZARD YELLOW OR SIMILAR
SN: BRONSON SAFETY PROSTEP PREMIUM STAIR NOSING
10 RETURN BLACK CARBORUNDUM OR SIMILAR

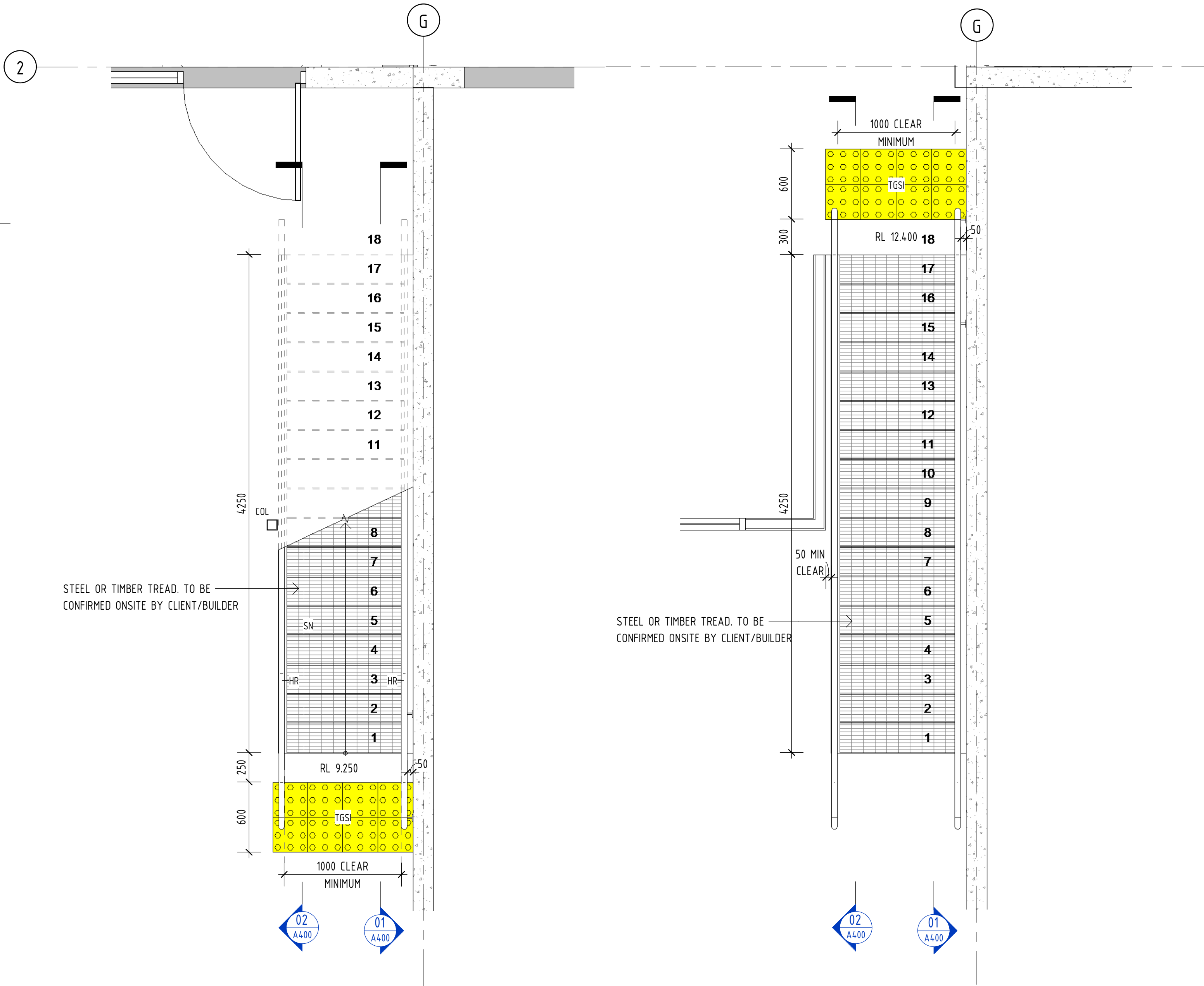
ALL TO COMPLY WITH AS 1428



01 STAIR SECTION 01
A400 1:25



02 STAIR SECTION 02
A400 1:25



03 TYPICAL STAIR DETAIL - LOWER FLOOR
A111 1:25

04 TYPICAL STAIR DETAIL - UPPER FLOOR
1:25

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CONSULTING ENGINEER



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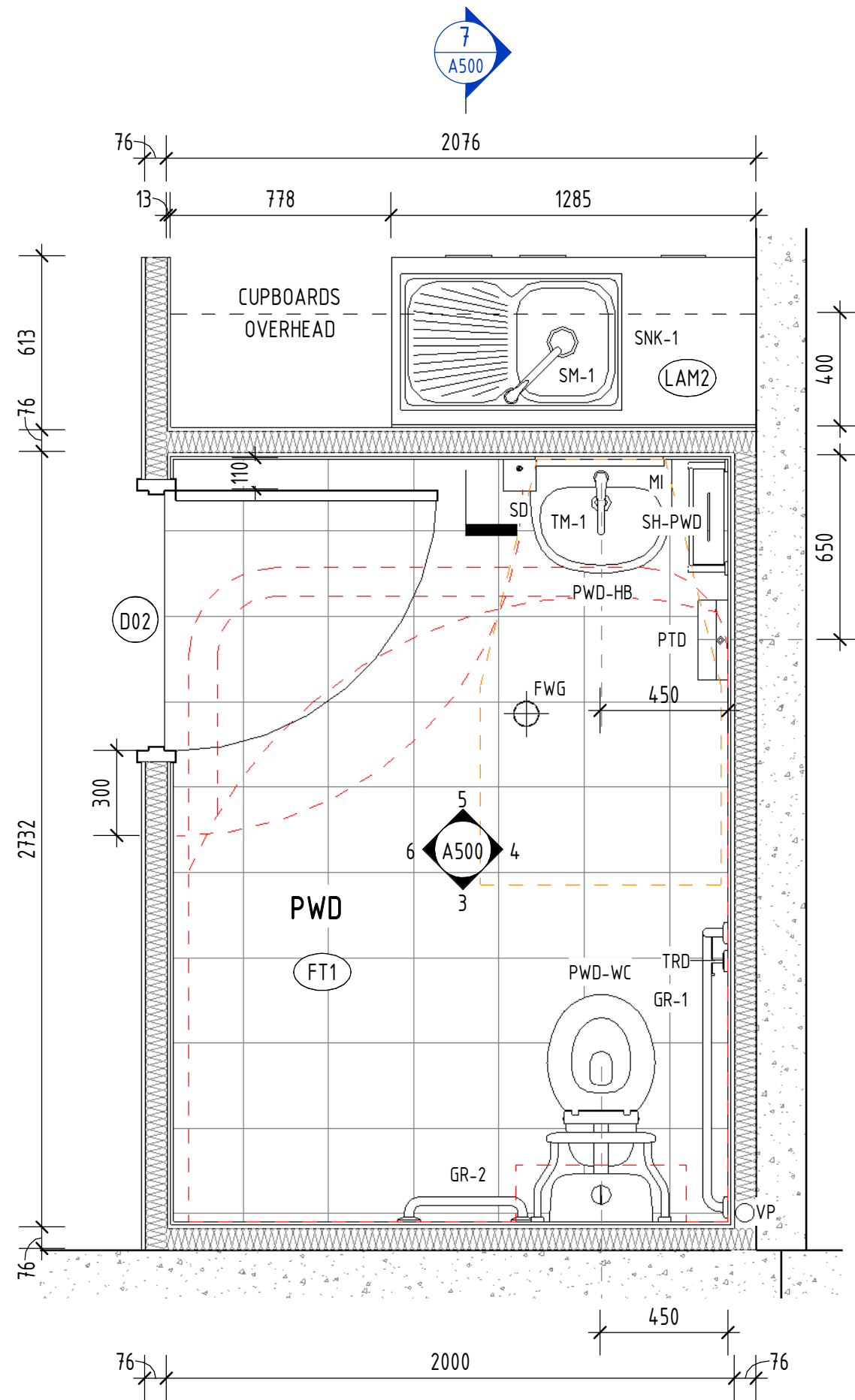
Project Description	
PROPOSED LIGHT INDUSTRIAL DEVELOPMENT 47 MORRISBY STREET, GEEBUNG, QLD	
Scale @A1 1:25	Date SEP 2024
Drawn CDW	Approved By GN

Drawing Title
STAIR & RAMP DETAILS

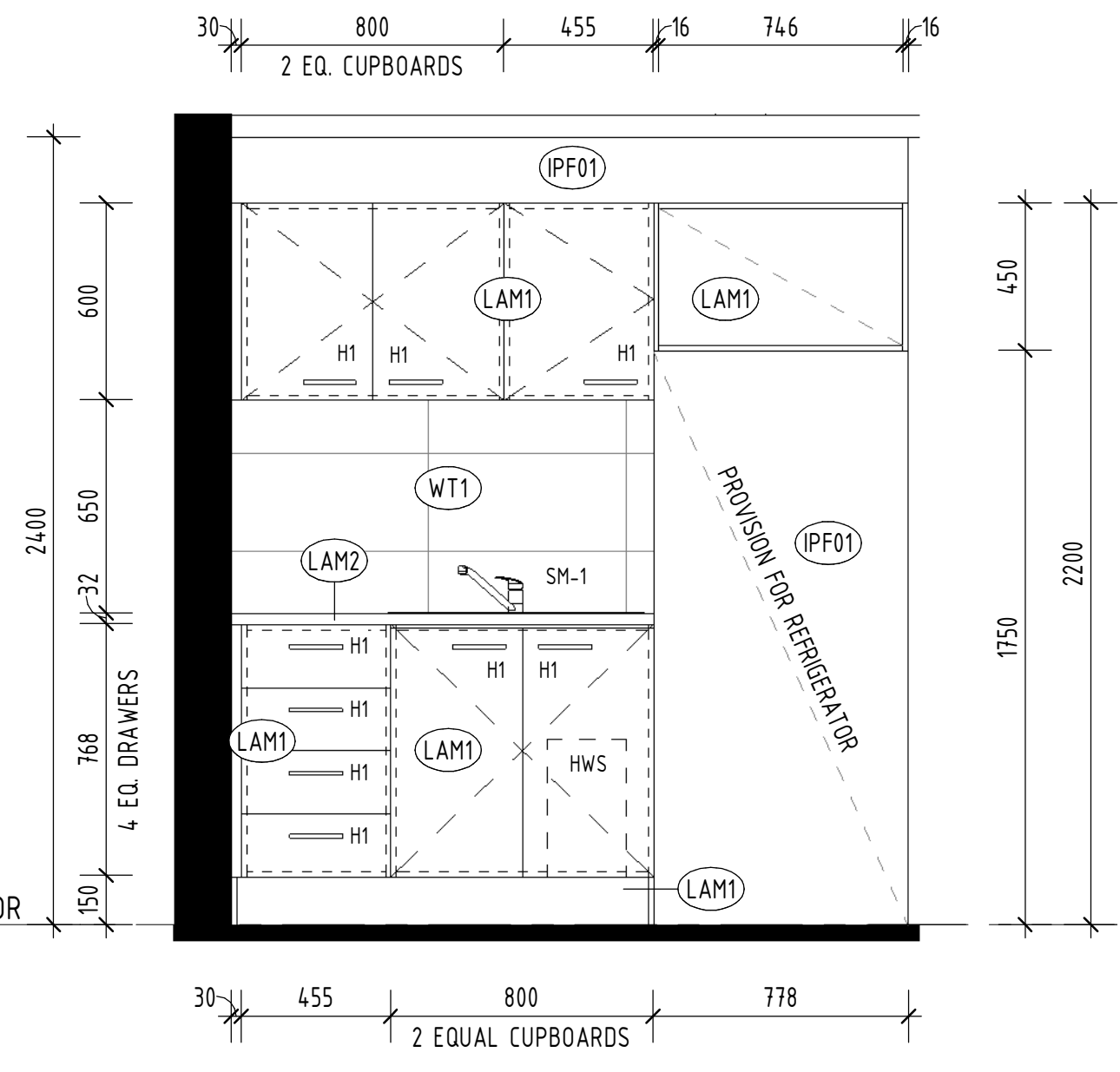
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22126 A400

Revision
1

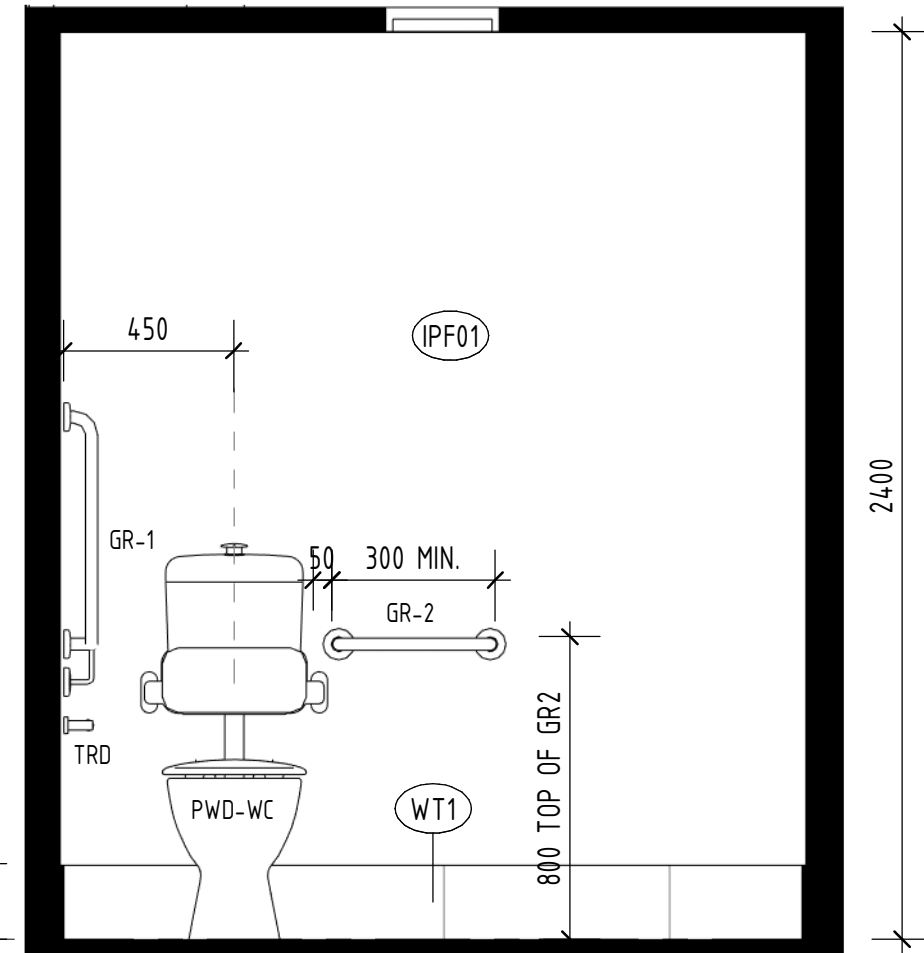
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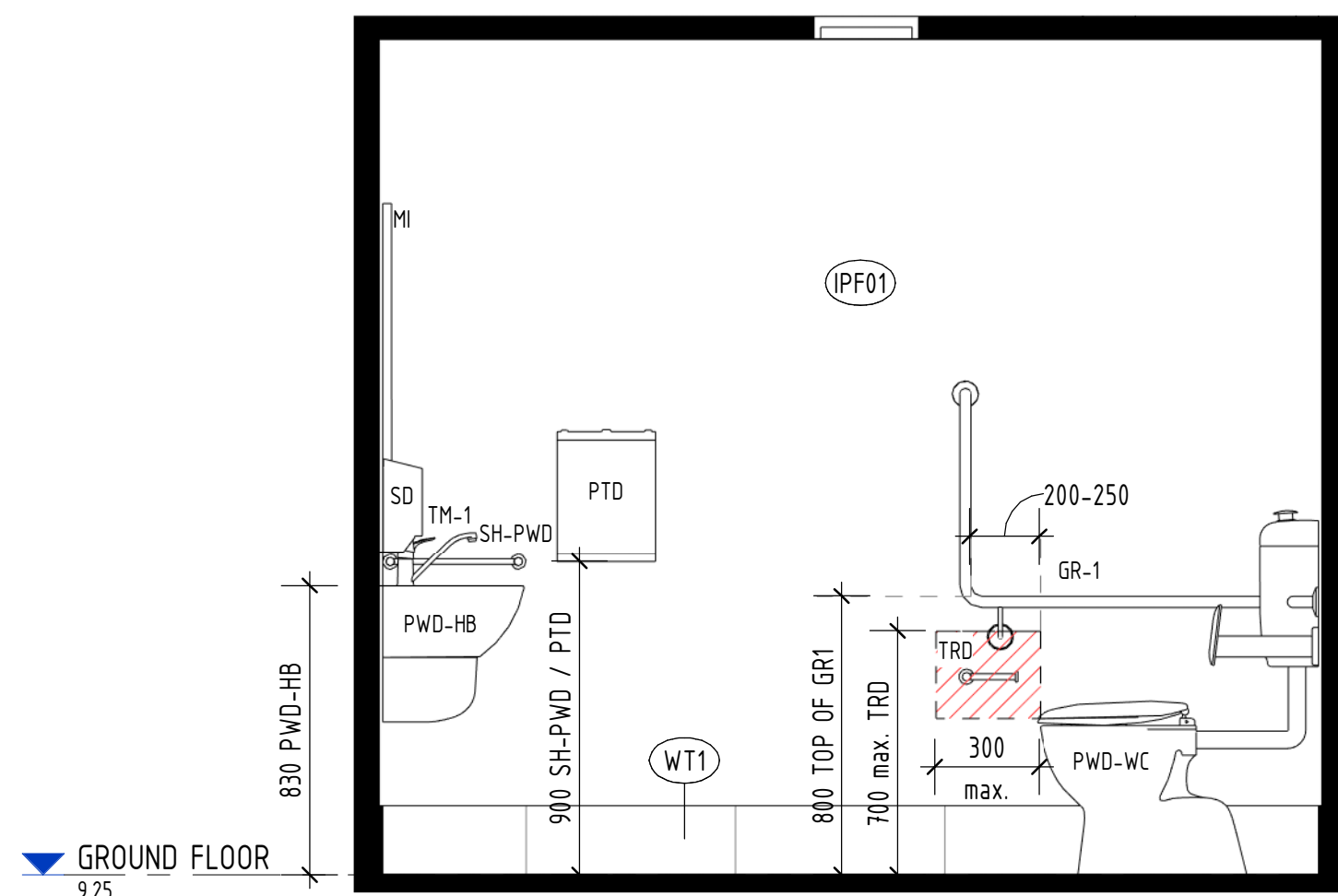
1 TYPICAL DETAIL PLAN - WC / KITCHENETTE
A110 1 : 20



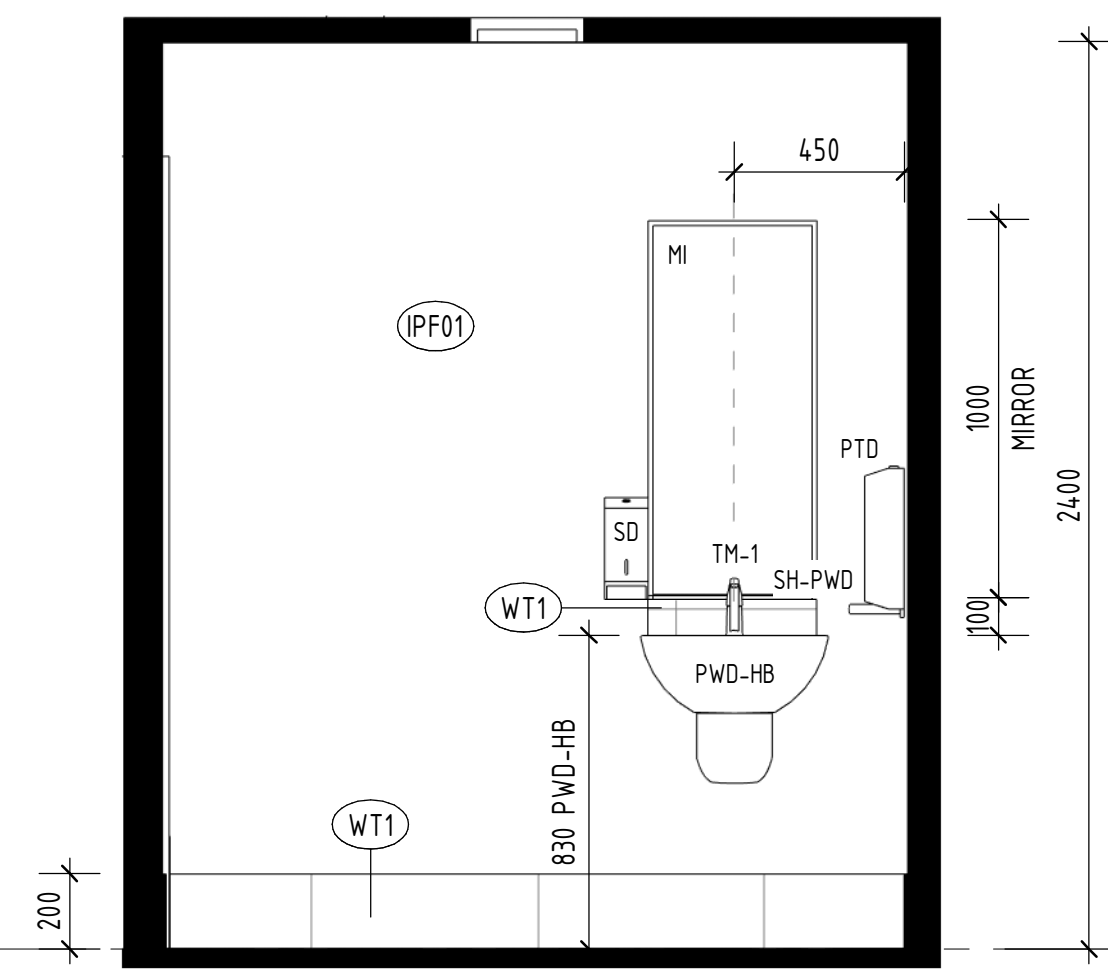
2 INTERNAL ELEVATION - KITCHEN
A500 1 : 20



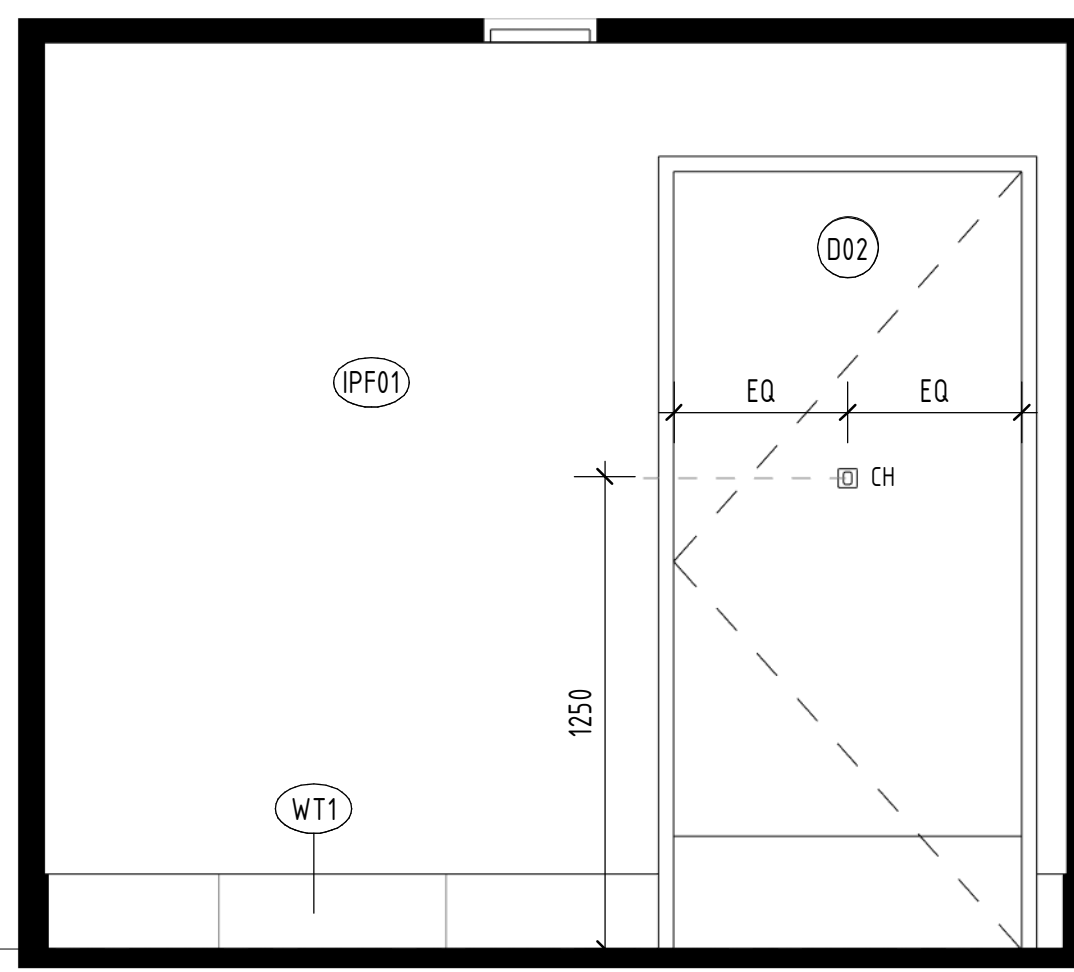
3 INTERNAL ELEVATION - WC 1
A500 1 : 20



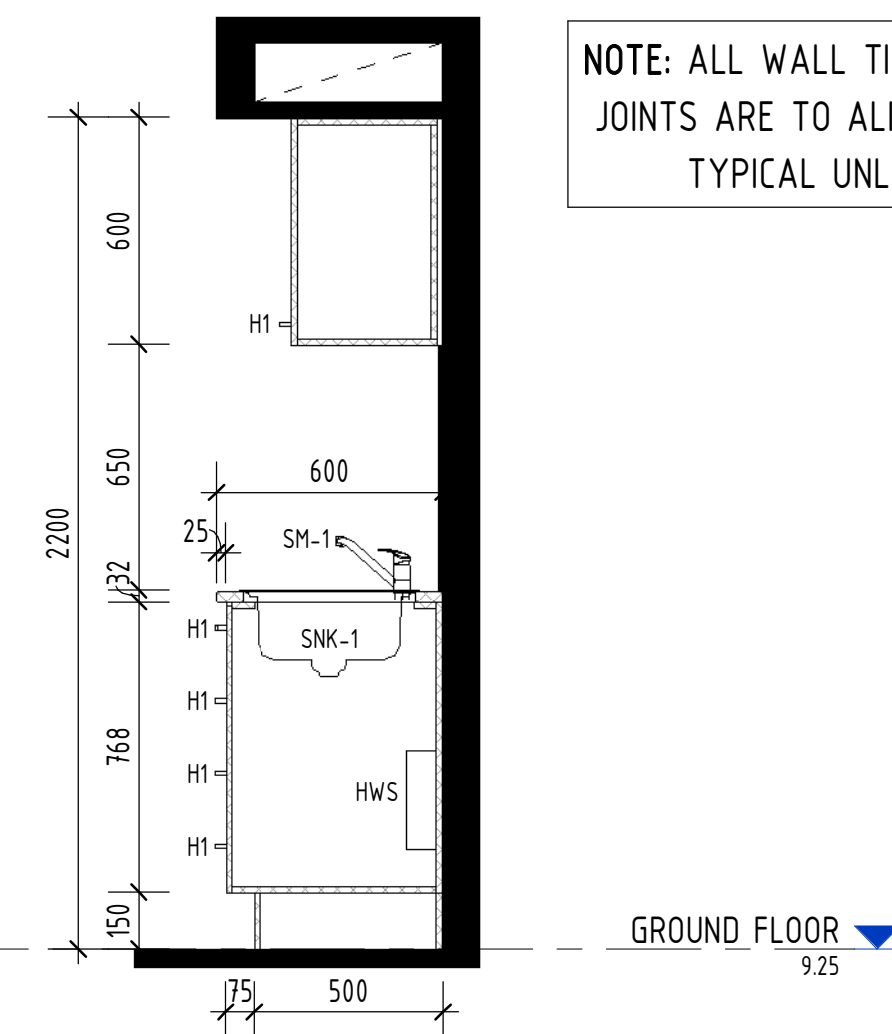
4 INTERNAL ELEVATION - WC 2
A500 1 : 20



5 INTERNAL ELEVATION - WC 3
A500 1 : 20



6 INTERNAL ELEVATION - WC 4
A500 1 : 20



7 TYPICAL KITCHENETTE SECTION
A500 1 : 20

LEGEND	
CH	CLOTHES HOOK
FWG	FLOOR WASTE GULLY
GR-1	GRAB RAIL AS1428.1 COMPLIANT
GR-2	GRAB RAIL AS1428.1 COMPLIANT
H1	CABINETRY HANDLE
HWS	HOT WATER SERVICE - REFER HYD. ENG. FOR DETAIL
MI	MIRROR - AS1428.1 COMPLIANT
PTD	PAPER TOWEL DISPENSER
PWD-HB	AS 1428.1 COMPLIANT HAND BASIN

LEGEND	
PWD-WC	AS 1428.1 COMPLIANT WC WITH BACKREST
SD	SOAP DISPENSER
SH-PWD	SHELF TO PWD WC
SM-1	AS 1428.1 COMPLIANT SINK MIXER
SNK-1	STAINLESS STEEL SINK
TM-1	HAND BASIN MIXER TAP - AS1428.1 COMPLIANT
TRD	TOILET PAPER DISPENSER
VP	VENT PIPE - REFER HYD. ENG. FOR DETAIL

INTERNAL FINISHES SCHEDULE			
MARK	MANUFACTURER	DESCRIPTION	COMMENTS
FT1	METZ	300 x 300 TIMELESS DARK GREY	R11 SLIP RATING OR EQUALLY APPROVED
IPF01	DULUX	SWIG1 VIVID WHITE	
LAM1	LAMINEX	LAMINATE.	BAYE FLINT 007 OR EQUALLY APPROVED
LAM2	LAMINEX	LAMINATE.	SURF NATURAL 7923 OR EQUALLY APPROVED
PF04	DULUX	PAINT FINISH. COLORBOND MONUMENT	
STR	STRUCTAflor	22mm PARTICLE BOARD	REFER STRUCTURAL ENGINEER.
WT1	CONTRACTOR	600 x 300 WHITE GLOSS	OR EQUALLY APPROVED

EQUIPMENT & FIXTURE SCHEDULE - PWD						
MARK	DESCRIPTION	COUNT	MANUFACTURER	MODEL	SUPPLIER	INSTALLER
CH	CLOTHES HOOK	7	BRADLEY AUSTRALIA	COAT HOOK SATIN SS: 9114	BUILDER	BUILDER
GR-1	AS1428.1 COMPLIANT GRAB RAIL	7	METLAM	90° FLUSH MOUNT SIDE WALL 950x600mm LH/RH GRAB RAIL SS	BUILDER	BUILDER
GR-2	AS1428.1 COMPLIANT GRAB RAILS	7	METLAM	450MM STRAIGHT GRAB RAILS. SATIN STAINLESS STEEL SKU ML330_1SS (OR EQUAL APPROVED)	BUILDER	BUILDER
MI	MIRROR	7	METLAM	450 X 1000MM STAINLESS STEEL FRAMED MIRROR (OR EQUAL APPROVED)	BUILDER	BUILDER
PTD	PAPER TOWEL DISPENSER	7	BRADLEY AUSTRALIA	TOWEL DIPSERSERS. MODEL 255	BUILDER	BUILDER
PWD-HB	AS 1428.1 COMPLIANT HAND BASIN	7	CAROMA	CARE 500 WALL BASIN: 873200W	BUILDER	BUILDER
PWD-WC	AS 1428.1 COMPLIANT WC	7	CAROMA	CARE 400 CONNECTOR SUITE WITH BACKREST & CARAVELLE (CARE SINGLE FLAP SEAT: 987900BSB (SORRENTO BLUE)	BUILDER	BUILDER
SD	SOAP DISPENSER	7	METLAM	LOCKABLE FOAM SOAP DISPENSER. SATIN STAINLESS STEEL. 1L (OR EQUAL APPROVED)	BUILDER	BUILDER
SH-PWD	SHELF TO PWD WC	7	CAROMA	COSMO METAL SHELF: 305006C	BUILDER	BUILDER
SM-1	SINK MIXER TAP	7	CAROMA	WELS 4 STAR RATED SINK MIXER TAP 631601C4A	BUILDER	BUILDER
SNK-1	SINK	7	CLARK	VITAL SINGLE END BOWL LH/RH	BUILDER	BUILDER
TM-1	SINK MIXER - AS1428.1 COMPLIANT	7	CAROMA	SKANDIC CARE BASIN MIXER - 150mm OUTLET (OR EQUAL APPROVED). CODE: 90991CSA	BUILDER	BUILDER
TRD	TOILET ROLL HOLDER	7	CAROMA	COSMO METAL TOILET ROLL HOLDER SINGLE ROLL (303128C)	BUILDER	BUILDER

NOTE: ALL WALL TILE JOINTS AND SKIRTING TILE JOINTS ARE TO ALIGN WITH FLOOR TILE JOINTS. TYPICAL UNLESS NOTED OTHERWISE

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CONSULTING ENGINEER



☐ commercial ☐ service stations ☐ mixed-use ☐ quick service restaurants ☐ self storage ☐ child care centres ☐ industrial ☐ large format retail

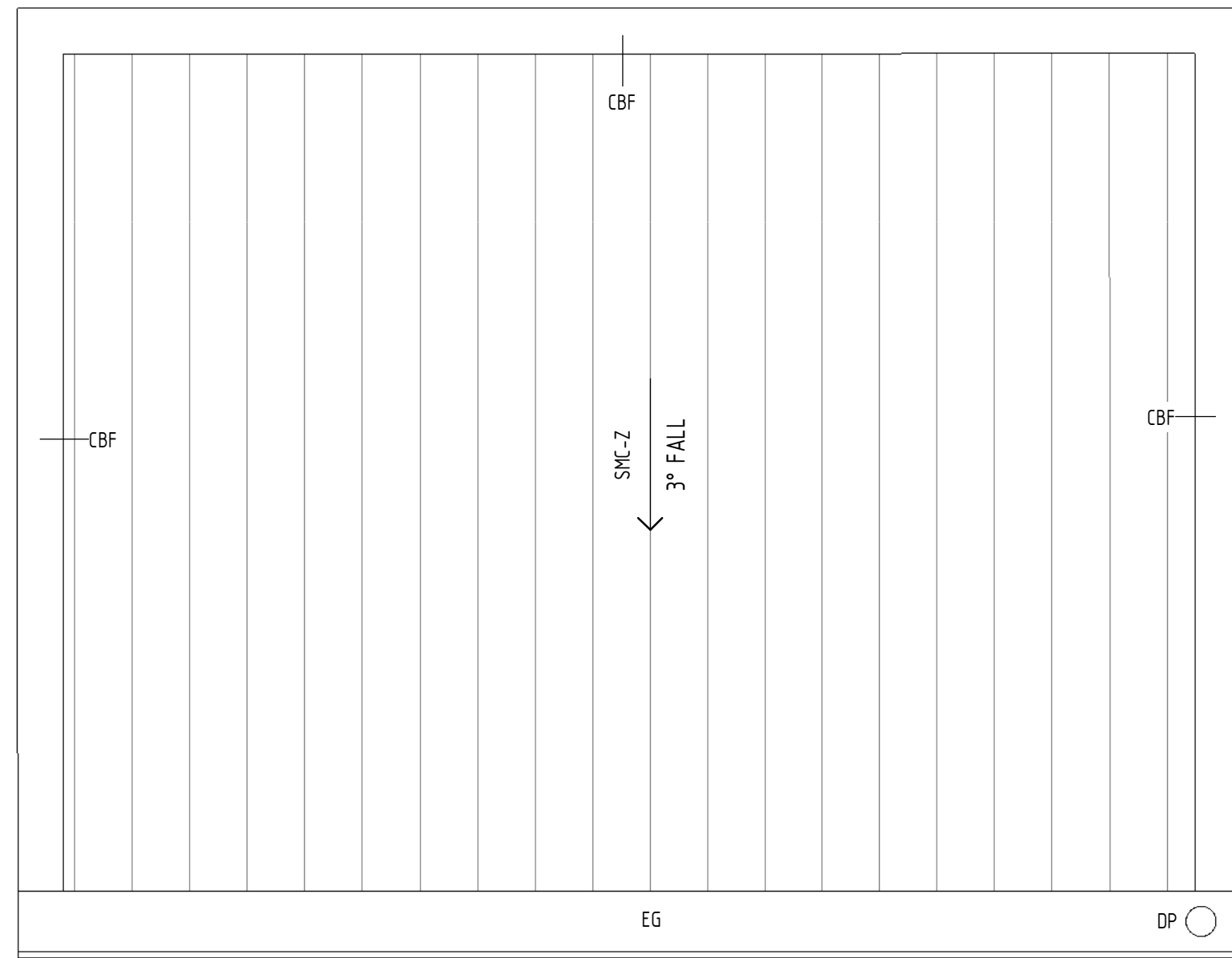
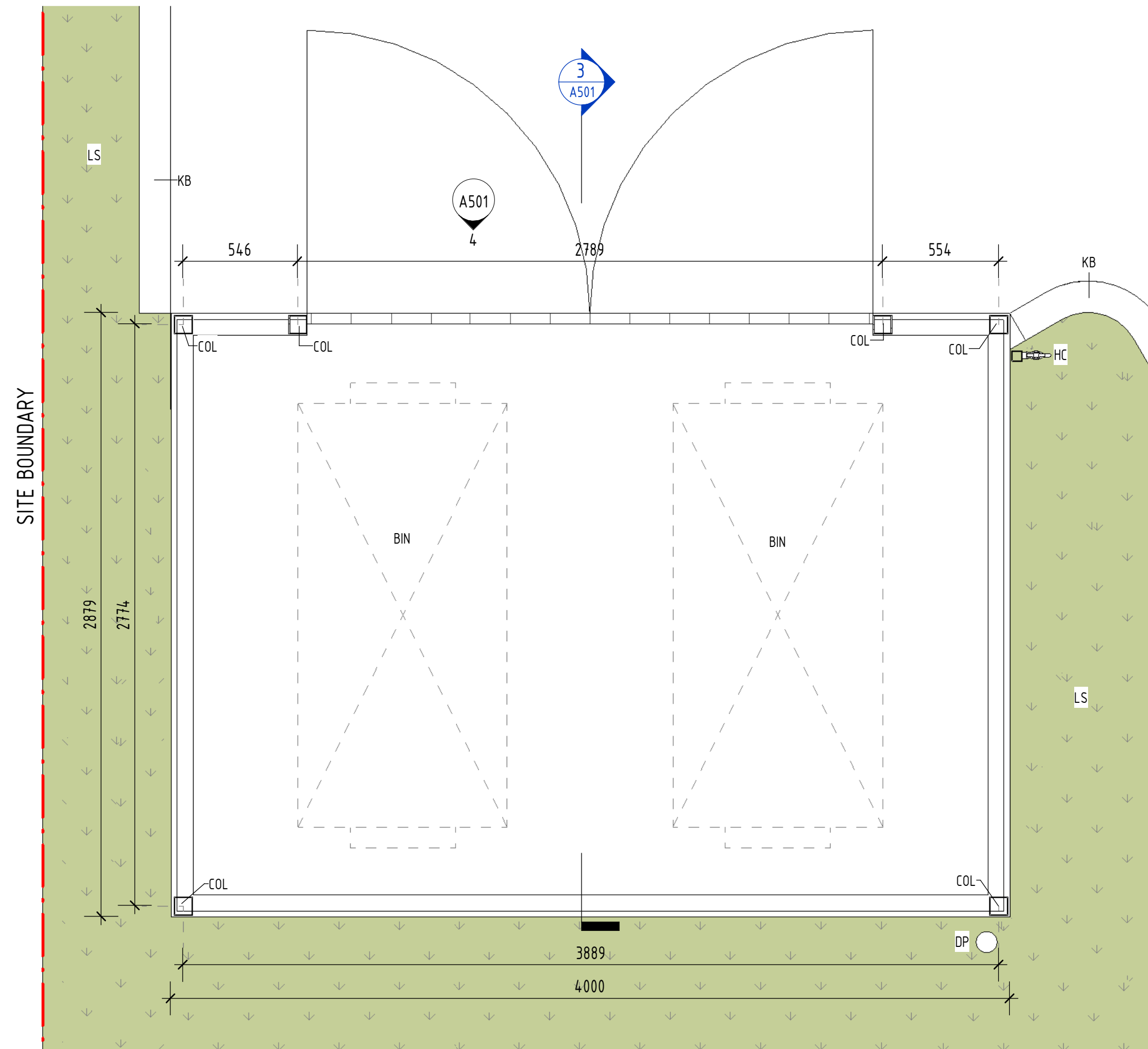
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Revision and approvals				
Rev	Date	Drm	Description	Appr
P1	23.09.2024	CDW	PRELIMINARY ISSUE	
P2	26.09.2024	CDW	ISSUE FOR COORDINATION	NG
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Project Description	
PROPOSED LIGHT INDUSTRIAL DEVELOPMENT 47 MORRISBY STREET, GEEBUNG, QLD	
Scale @A1 1 : 20	Date SEP 2024
Drawn CDW	Approved By GN

Drawing Title	
PROP. INT ELEVATIONS PWD / KITCHENETTE	
Job Number - Drawing Number 22126 A500	Revision 1

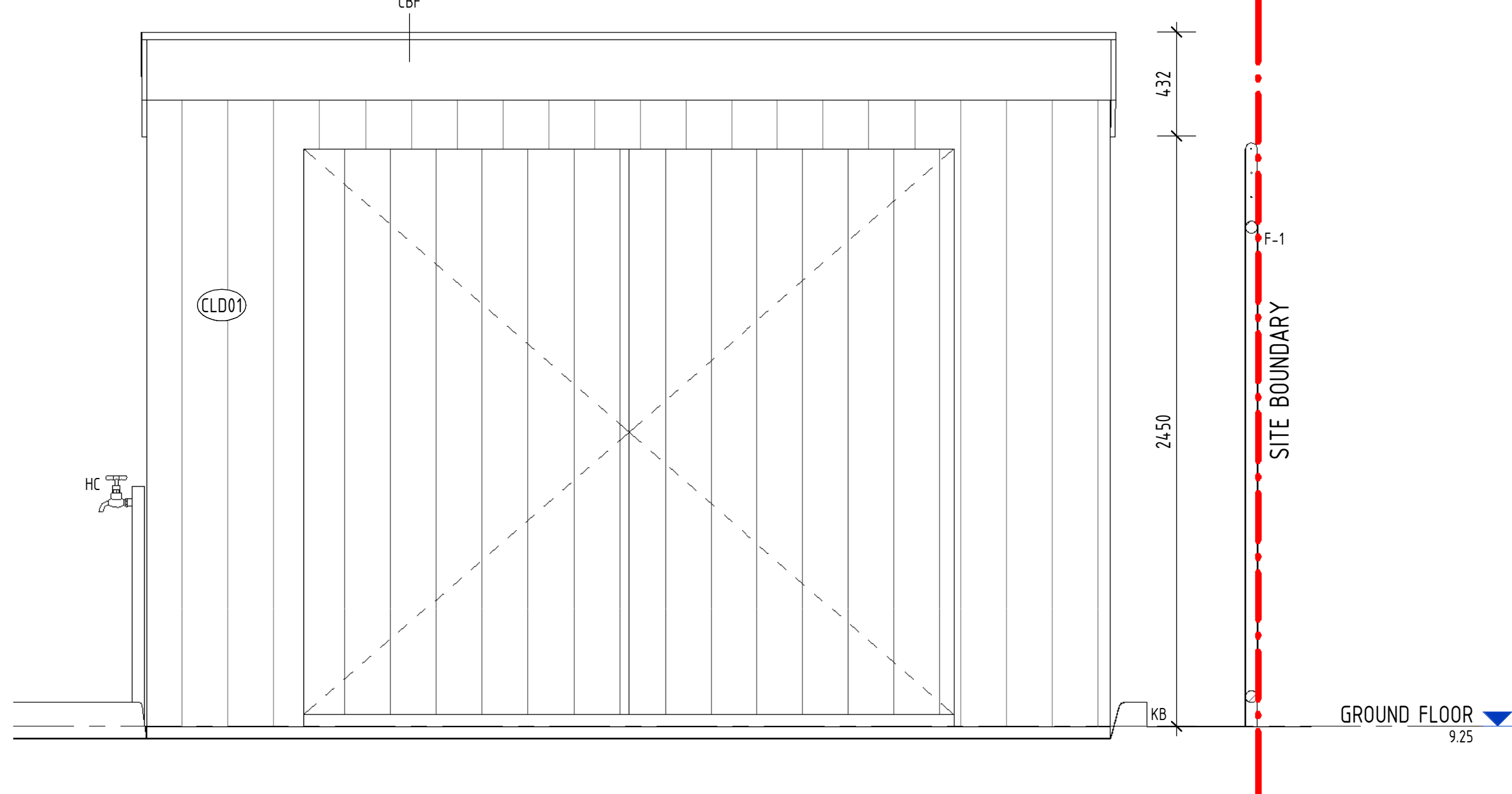
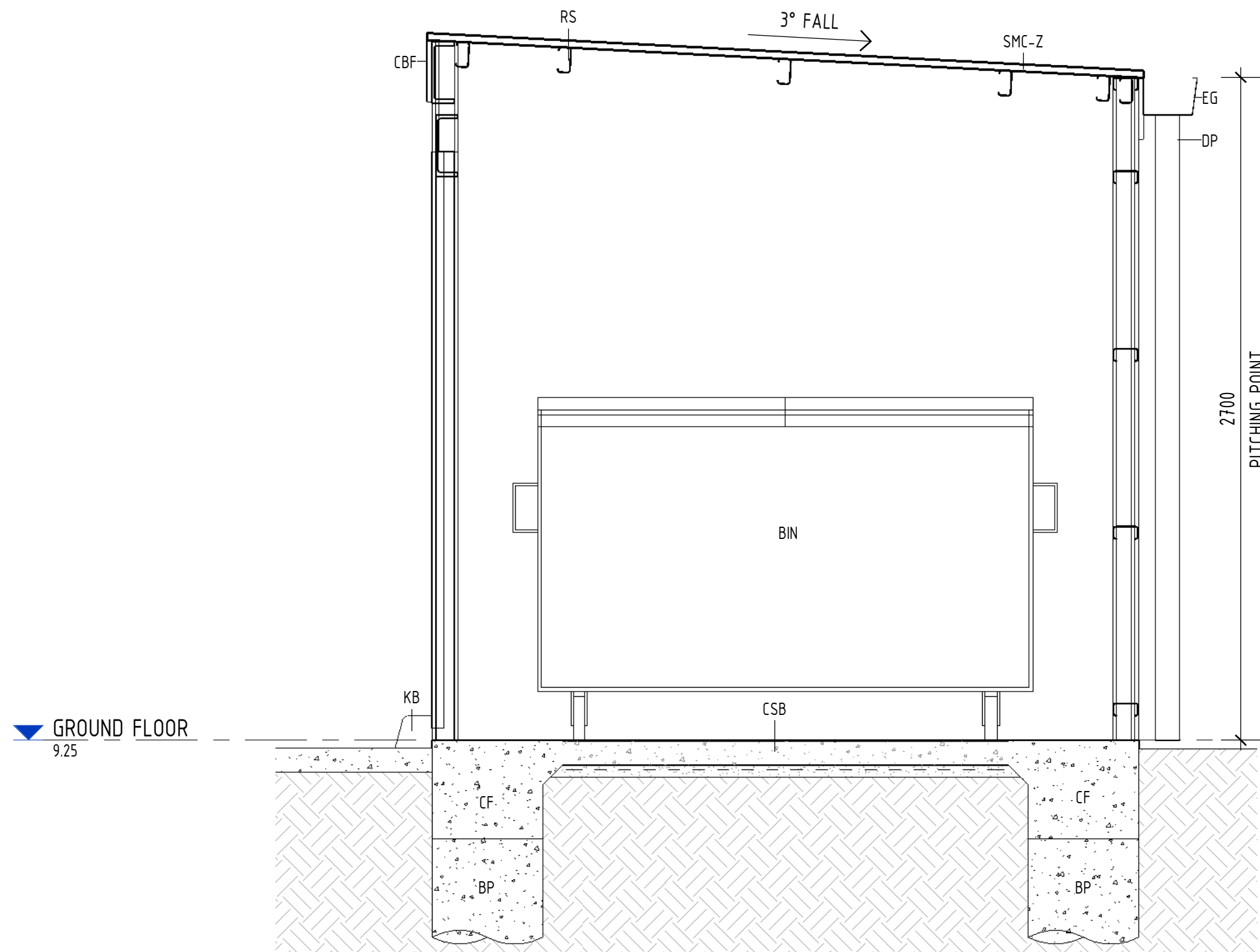
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LEGEND	
BIN	BIN - TO BE SUPPLIED & INSTALLED BY LESSEE CONTRACTOR
BP	BORED PIER. REFER STRUCTURAL ENGINEERS DRAWINGS
CBF	COLORBOND FLASHING - COLOUR MONUMENT
CF	CONCRETE FOOTING - REFER STRUC. ENG. FOR DETAIL
COL	STEEL COLUMN - REFER STRUCTURAL ENGINEERS DRAWINGS
CSB	CONCRETE SLAB - REFER STRUC. ENG. FOR DETAIL
DP	DOWNSPIPE - REFER TO ELEVATIONS & HYD. ENG. FOR DETAIL
EG	EAVES GUTTER - COLORBOND MONUMENT - REFER HYD. ENG. FOR DETAIL
F-1	EXISTING FENCE - MAKE GOOD WHERE REQUIRED
HC	HOSE COCK - REFER HYD. ENG. FOR DETAIL
KB	CONCRETE KERB - REFER CIVIL ENGINEERS DRAWINGS
LS	LANDSCAPING - REFER LANDSCAPE ARCH. FOR DETAIL
RS	ROOF STRUCTURE - REFER STRUCTURAL ENGINEERS DRAWINGS
SMC-Z	STRAMIT MONOCLAD 0.42 BMT SCREW FIXED ROOF SHEETING - ZINCALUME

1 BIN REFUSE DETAIL PLAN
1 : 20

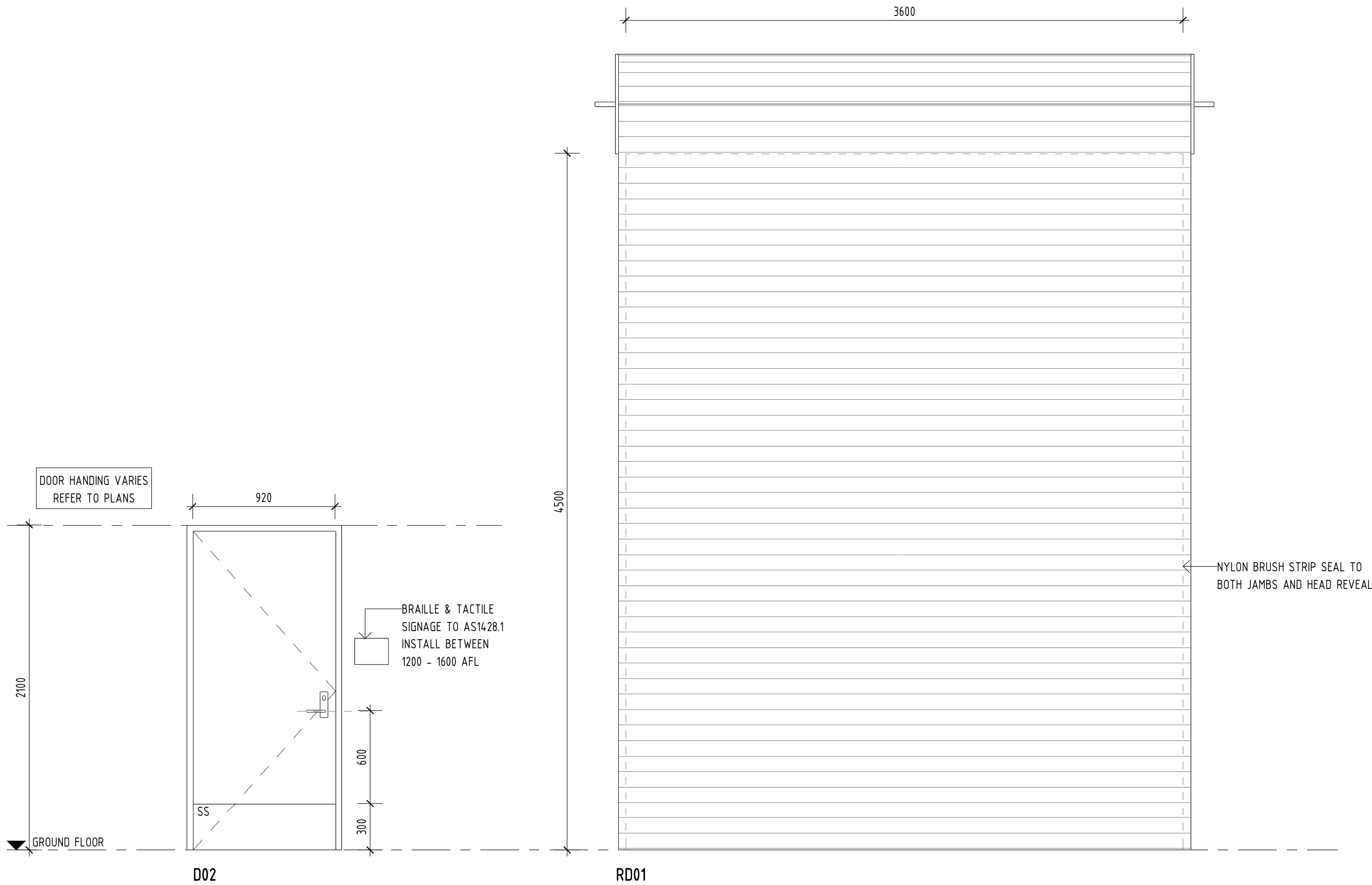
2 BIN REFUSE ROOF PLAN
1 : 20



3 BIN REFUSE SECTION
1 : 20

4 BIN REFUSE - ELEVATION A
1 : 20

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DOOR SCHEDULE																				
DOOR No.	COUNT	TYPE	DOOR LEAF				DOOR FRAME			HARDWARE					KICK PANEL (BY FACE)		DOOR GRILLE	SECURITY	SIGNAGE	COMMENTS
			WIDTH	HEIGHT	THICKNESS	DESCRIPTION	FINISH	TYPE	FINISH	HINGE	LOCK	HARDWARE/FURNITURE	CLOSER	DOOR STOP	SWING	NON SWING				
D01	8	SINGLE SWING	1000	2350	50	ALSPEC SWAN EVO 45mm SHOPFRONT DOOR FRAME	TO MATCH GLAZING SYSTEM	ALUMINIUM	MONUMENT						-	-	-			
D02	7	SINGLE SWING	920	2040	40	SOLID CORE FLUSH PANEL	VIVID WHITE	PRESSED METAL	MONUMENT			REFER ASSA ABLOY SCHEDULE			YES	YES	-		TO AS1428.1	INSTALL BRAILLE & TACTILE SIGNAGE BETWEEN 1200 - 1600 AFL
RD01	7	MOTORISED ROLLER DOOR	3600	4500	20	MOTORISED COMMERCIAL GRADE STEEL ROLLER WITH MANUAL OVERRIDE	COLORBOND IRONSTONE	AS PER MANUFACTURER	TO MATCH DOOR LEAF						-	-	-			

DOOR NOTES:

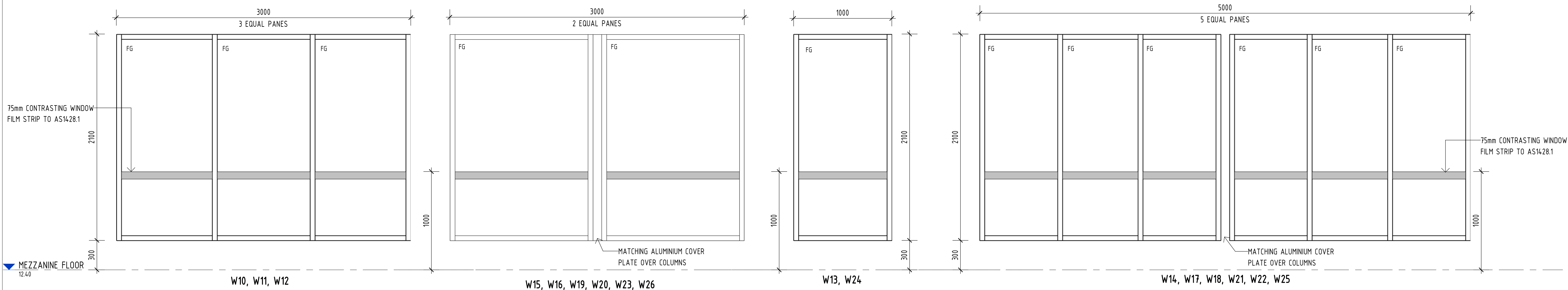
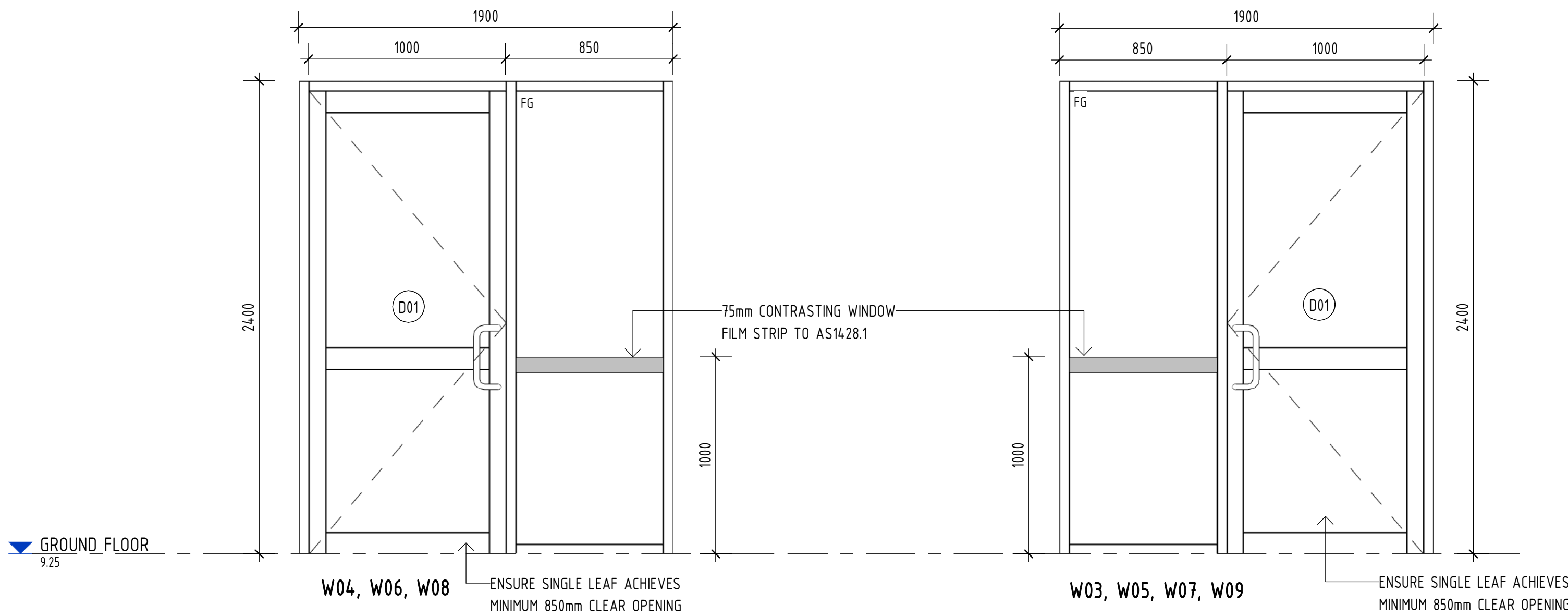
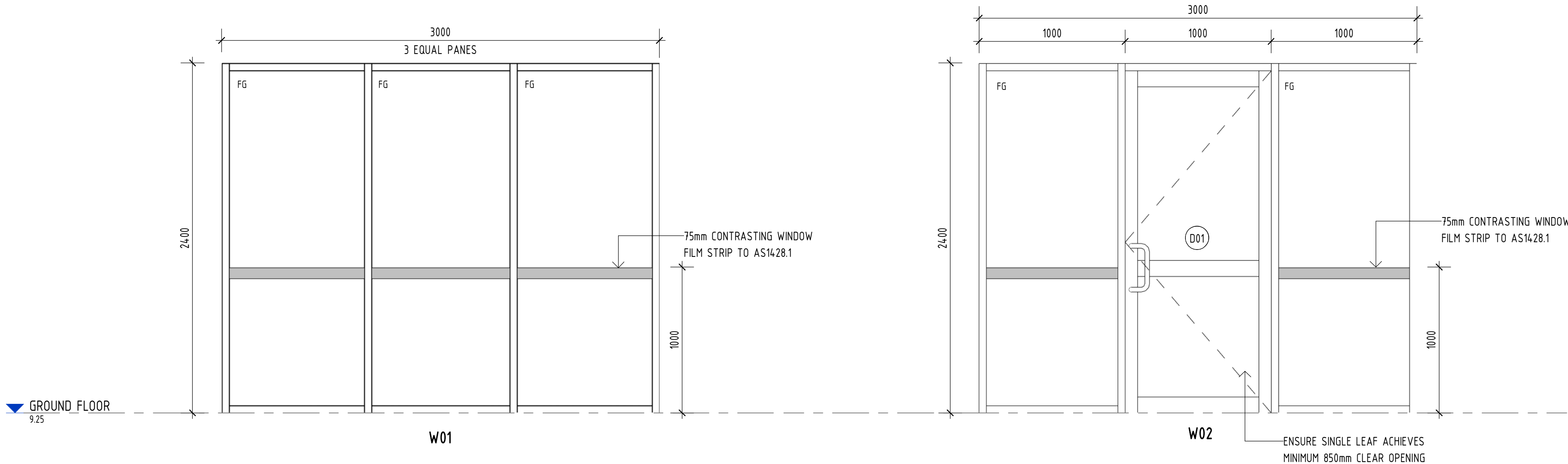
- TO BE READ IN CONJUNCTION WITH DOOR HARDWARE SCHEDULE PREPARED CONTRACTOR'S HARDWARE CONSULTANT
- ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATION, THE SCOPE OF WORKS, AND THE REQUIREMENTS OF THE LOCAL COUNCIL AND ALL SUPPLY AUTHORITIES
- ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA
- ALL DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER
- ALL DOOR FURNITURE TO BE 900-1100mm AFFL TO CENTRE LINE OF HANDLES
- AIR GRILLES TO BE SCREW IN TYPE - REFER MECHANICAL DRAWINGS FOR SIZE AND LOCATION
- REFER TO FLOOR PLAN TO VERIFY DIRECTION OF DOOR SWING
- SOLID CORE FLUSH PANEL DOORS SHALL COMPLY WITH AS 1908. SECTION 4
- DISABLE ACCESS IS, WHERE REQUIRED, TO COMPLY WITH PART D3 OF THE BCA AND AS1428.1:2009 AND IS TO BE MAINTAINED AT ALL TIMES
- DOOR SIGNAGE HEIGHTS TO BE LOCATED BETWEEN 1200mm AND 1600mm AFFL, AS PER AS 1428.1:2009
- ALL EXTERNAL DOORS TO HAVE WEATHER SEALS
- ALL INTERNAL DOORS TO HAVE A MINIMUM LUMINANCE CONTRAST OF 30% IN ACCORDANCE WITH AS 1428.1 UNO.

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LEGEND	
FG	FIXED PANEL GLASS TO ALUMINIUM GLAZING SUITE

WINDOW NOTES

- GLAZING SYSTEM TO BE CAPRAL 400 NARROWLINE OR EQUAL APPROVED UNLESS NOTED OTHERWISE
- ALL ALUMINIUM TO BE POWDERCOATED **NIGHT SKY**
- GLASS TO BE (MINIMUM) LAMINATED CLEAR SAFETY GLASS TO MEET SECTION J REPORT
- ALL INTERNAL GLAZING TO BE CLEAR SAFETY GLASS
- THE DESIGN WIND PRESSURES BELOW ARE AS PROVIDED BY THE PROJECT STRUCTURAL ENGINEER AND MUST BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEER'S DRAWINGS AND CERTIFICATION
- THE BUILDER IS TO CONFIRM ALL PRESSURES WITH THE PROJECT ENGINEER PRIOR TO PRICING AND FABRICATION
- DESIGN WIND PRESSURES - REFER TO STRUCTURAL ENGINEER'S DRAWINGS
- DIMENSIONS ARE NOMINAL ONLY, ALL MEASUREMENTS SHOULD BE TAKEN FROM SITE PRIOR TO ANY FABRICATION
- ALL WINDOW & SLIDING DOOR FRAMES, GLAZING, GLASS BALUSTRADES, FIXING AND INSTALLATION TO BE CERTIFIED BY THE MANUFACTURERS AS COMPLYING WITH:
AS1288 - GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS1170 PART 2 - WIND LOADS
AS2047 - WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
- ALL DOORS WHERE DISABLED ACCESS IS REQUIRED TO HAVE A MINIMUM 850mm WIDE CLEAR FRAME OPENING AS PER AS1428.1
- ALL EXTERNAL WINDOWS ARE VIEWED FROM OUTSIDE AND ALL INTERNAL WINDOWS ARE VIEWED FROM OUTSIDE OF ROOM
- ALL GLASS WITHIN 1000mm OF FFL SHALL BE GRADE 'A' SAFETY GLASS IN ACCORDANCE WITH AS1288
- ALL GLASS DOORS, SIDELIGHTS OR ANY GLASS CAPABLE OF BEING MISTAKEN AS AN UNIMPEDED PATH OF TRAVEL MUST BE MARKED WITH A 75mm WIDE CONTRASTING BAND (30%) WITHIN 900-1000mm OF FFL IN ACCORDANCE WITH AS1428.1



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- commercial
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Drawing Title	
WINDOW ELEVATIONS	
Job Number - Drawing Number 22126 A610	Revision 1