

**TGSI mats :-**

Shall be slip resistant

Shall have the top surface no more than 4mm to 5mm above base surface

The base surface of a TGSI shall be 3mm max above surrounding floor surfaces with chamfered edges

Shall be full width of path of travel

Set back 300 from each edge of ramp and steps and perpendicular to path of travel

Where the distance of the landing is less than 3000mm to nosing edge TGSI to be 300 to 400 deep

Where the distance of the landing is more than 3000mm to nosing edge TGSI to be 600 to 800 deep

Where the landing or ramp is unenclosed TGSI to be 600 to 800 deep

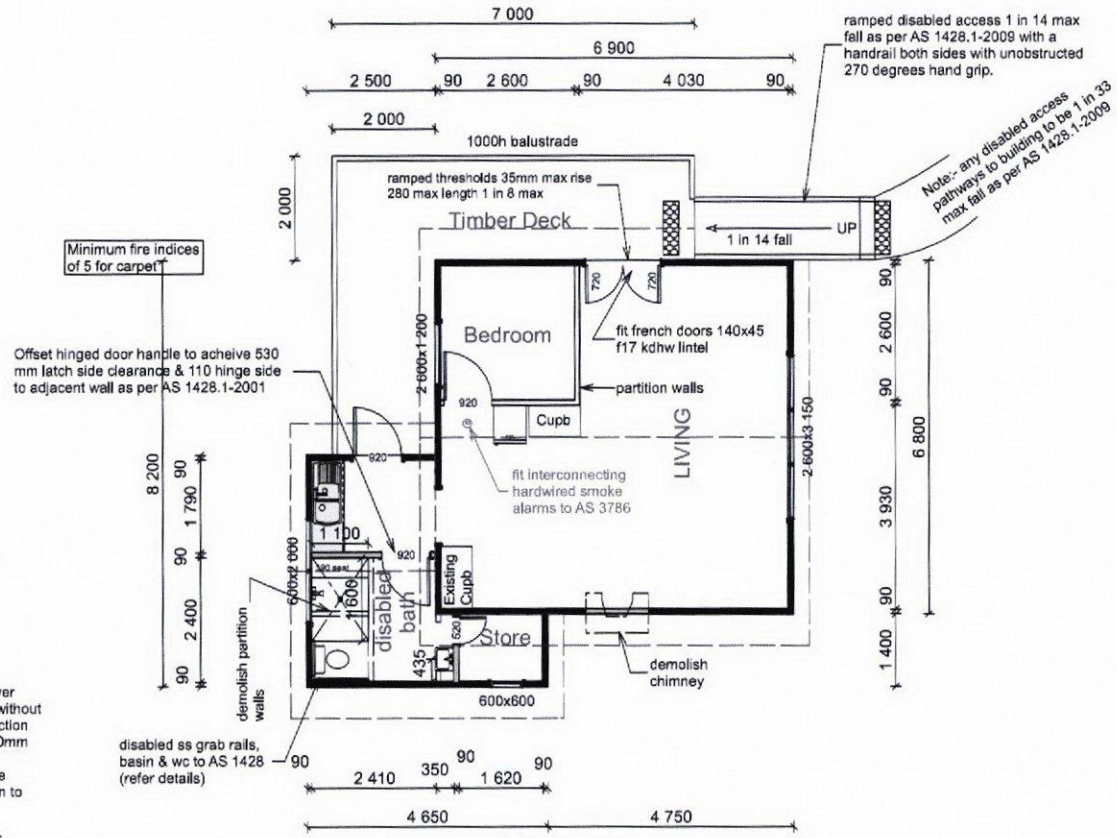
Where the handrails are continuous on both sides of landing and the distance of the landing is less than 3000mm to nosing edge TGSI are not required

To be in accordance with all other requirements of AS1428.4-2009.

All exit doors are to be fitted with a "d" type lever handle operable from the direction of egress without the use of a key by a single hand downward action on a single device mounted between 900-1100mm

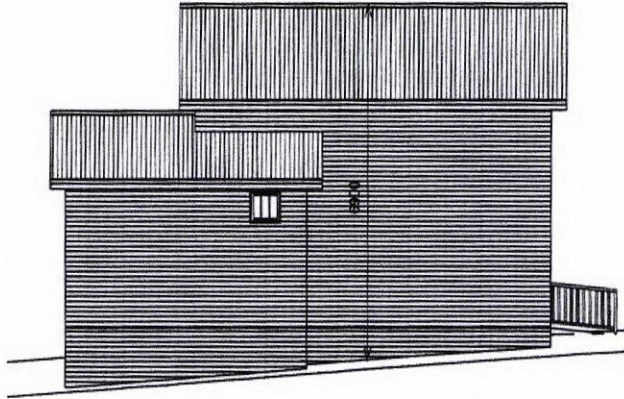
A "d" type lever handle must be provided to the internal double doors leading from any addition to existing part of a building.

Braille and tactile signage is required to identify each sanitary facility an each exit in accordance with BCA Specification D3.6

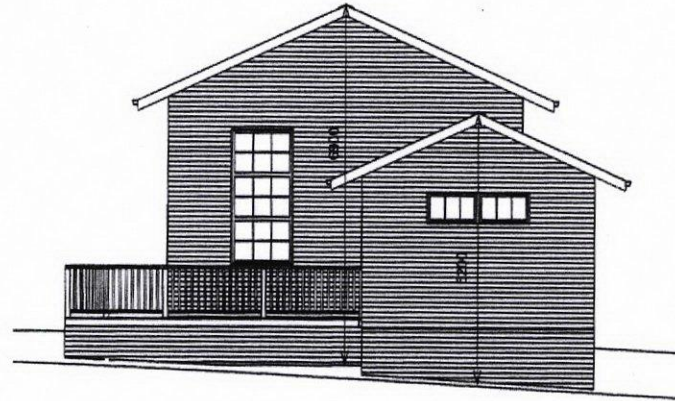


M.A. Winterton DP-AD 1559

<p><b>Drouin Drafting Service</b>                  36 Weebar Rd. Drouin                  Ph. (03) 5625 1383</p>	<p>CLIENT                  Proposed B &amp; B                  For F &amp; K Bugeja                  At 148 Ogilvys Lane Poowong</p>	DATE Dec 2015
		DRG. No. C1892



SOUTH ELEVATION



WEST ELEVATION

FINISHES

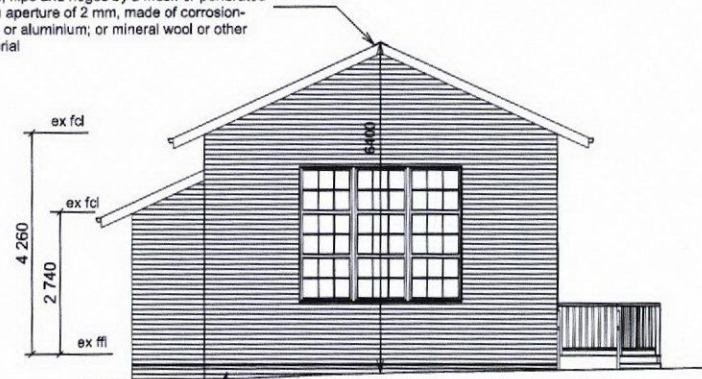
ROOF : EXISTING GALVANIZED CORRUGATED IRON

WALLS : EXISTING WEATHER BOARD PAINTED CLASSIC CREAM & BURGUNDY TRIM.

SEPTIC

AS PER DISCUSSION WITH PLUMBER & COUNCIL, SEPTIC TANK  
WILL BE LOCATED ON WEST SIDE OF BUILDING & EFFLUENT  
WILL BE PUMPED TO EXISTING DWELLING EFFLUENT LINES  
ABSORPTION AREA

Any gaps greater than 3 mm, under corrugations or ribs of sheet roofing and between roof components, sealed at the fascia or wall line and at valleys, hips and ridges by a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or mineral wool or other non-combustible material



EAST ELEVATION

No requirement to enclose Decks, but if done, all materials within 400mm of ground to comply as per wall requirements, any vents or baseboards to perimeter within 400mm of ground for subfloor ventilation as required for BCA (Refer Notes) to be protected with corrosion resistant steel, bronze or aluminium mesh max aperture 2 mm and baseboards to be of bushfire resistant timber (ie Silvertop Ash, Red Ironbark, River Red Gum, Blackbutt, Spotted Gum, Kwila (Merbau) & Turpentine) or Timber species listed in AS 3959-2009 Appendix E Table E1

AWS or similar tested hinged or sliding door system must be used compliant with AS1530.8.1 2007, there is no requirement to screen the operable part of the door

- or
- The following deem-to-satisfy approach can be used
- Where doors incorporate glazing, the glass must be toughened 5mm minimum.
- Where any part of the door assembly is within 400mm to the ground or other structures (decks) and less than 18 degrees to the horizontal, door frames must be manufactured from:
  - Bushfire resistant timber (Appendix F).
  - Timber species as listed in Appendix E.
  - Metal / Aluminium.
  - uPVC with reinforced corrosion resistant steel.
- Side-hung doors require draught excluders installed at the sill. Sliding doors to have tight fitting seals.
- No requirement to screen the operable portion of a sliding door.



ramped disabled access 1 in 14 max fall as per AS 1428.1-2009 with a handrail both sides with unobstructed 270 degrees hand grip.

Timber Decking (3mm min gaps) less than 300mm horizontally from glazing elements and that are less than 400mm vertically from deck surface to be of non combustable material or bushfire resistant timber (ie Silvertop Ash, Red Ironbark, River Red Gum, Blackbutt, Spotted Gum, Kwila (Merbau) & Turpentine) or Timber species listed in AS 3959-2009 Appendix E Table E1

1000h balustrade as per Part D2.16 of BCA (Refer Notes) 125 max gaps

NORTH ELEVATION