

**SITE CALCULATIONS:**  
 PROPOSED NEW COMMERCIAL BUILDING  
 AT LOT 5 (D.P. 1183249)  
 CORNER OF WILLIAM AND DALTON STREET,  
 ORANGE, N.S.W.  
 SITE AREA = 2319.0m<sup>2</sup>  
 BUILDING FOOTPRINT = 972.4m<sup>2</sup>  
 PROPOSED SITE COVERAGE = 41.9%

**NOTES:**  
 1-FLOOR LEVELS, STORMWATER & SEWAGE  
 DESIGN BY CIVIL ENGINEER.  
 2-FLOOR LEVELS ARE A GUIDE ONLY & TO  
 BE CONFIRMED BY CIVIL ENGINEER.  
 3-BOUNDARIES ARE TO BE CONFIRMED  
 BY SURVEY.

**NOTE:**  
 FLOOR LEVELS, FINISHED SURFACE LEVELS & RETAINING  
 WALLS TO BE CONFIRMED WITH CIVIL ENGINEERS DESIGN.

**FENCING:**  
 ALL PROPOSED PERIMETER FENCING AND ENTRY GATES  
 TO BE 1.8m MIN. PALISADE TYPE FENCING.

**TACTILE INDICATORS**  
 DENOTES THE LOCATION OF TACTILE INDICATORS TO BE INSTALLED  
 IN ACCORDANCE WITH AS 1428.4 & PART 03.8 OF THE BCA.

**FIRE HOSE REELS:**  
 DENOTES THE LOCATION OF FIRE HOSE REELS.  
 HOSE REELS SHALL BE POSITIONED IN ACCORDANCE WITH THE BCA  
 AND AS GENERALLY INDICATED ON THE DRAWINGS. HOSE REELS TO  
 BE DESIGNED BY A CIVIL ENGINEER.

**SITE PLAN**  
 SCALE - 1:125

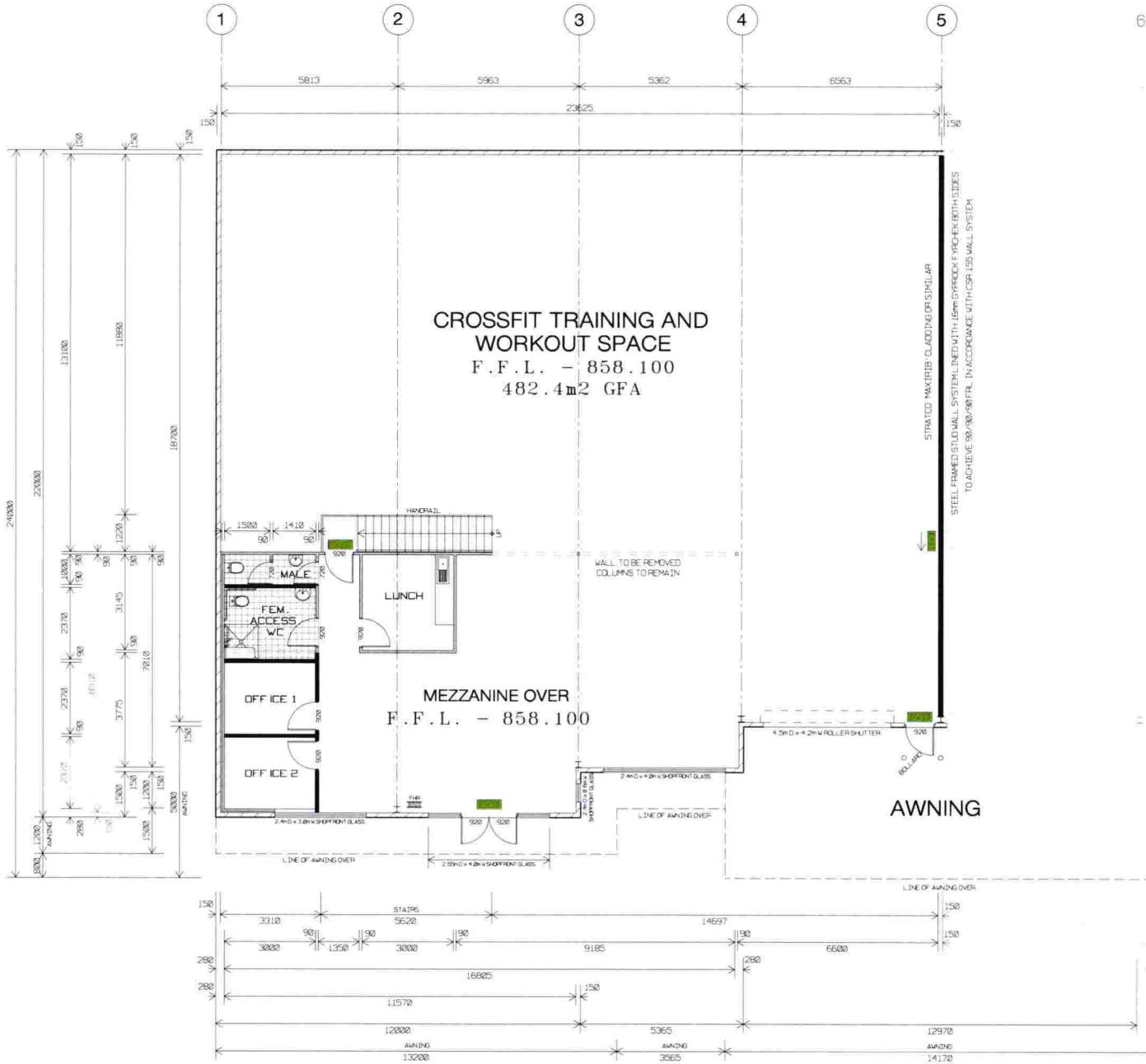
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 19 Clinton Street, Orange NSW 2800

Est. 2012 ABN: 73 615 270 418

Project:		JOB No	
PROPOSED RECREATION FACILITY AT TENANCY 1, No. 168 DALTON STREET, ORANGE, NSW.		16.076	
Title:		Issue	
SITE PLAN		01	
Drawings in set		03	
Client:		Copyright - Bassmann Drafting Services	
Mr R BRAID			
No.	Description	Date	
Amendments			
Scale:	Drawn:	Date:	
AS NOTED	NLR	SEPT. 2019	

**MECHANICAL VENTILATION**  
 A MECHANICAL VENTILATION SYSTEM COMPLYING WITH AS 1688.3 & AS/NZS 3668.1 MUST BE INSTALLED TO ANY HABITABLE ROOM WHICH DOESN'T HAVE NATURAL VENTILATION COMPLYING WITH F4.6 IN ACCORDANCE WITH THE B.C.A.



**GROUND FLOOR PLAN**  
 SCALE - 1:100

THIS PLAN TO BE READ IN CONJUNCTION WITH SECTION J CERTIFICATE FOR ADDITIONAL REQUIREMENTS.

**GENERAL NOTES:**  
 1- All dimensions shown in this certificate are unless noted otherwise.  
 2- SHOWN SHALL FORM PART OF THE DRAWING.  
 3- All dimensions and levels are to be used unless otherwise stated.  
 4- Concrete shall be cast in accordance with the B.C.A. requirements.  
 5- All structural elements shall be designed to meet the requirements of the B.C.A.  
 6- All timber used in the building shall be correctly proportioned to the application of AS 1600.1 (Timber Design and Construction).  
 7- Construction of any structure shall comply with the requirements of the B.C.A.  
 8- All building work shall be carried out in accordance with the requirements of the B.C.A. and the relevant codes of practice.  
 9- The design of the building shall be in accordance with the relevant codes of practice.  
 10- The design of the building shall be in accordance with the relevant codes of practice.

**FIRE HOSE REELS:**  
 DENOTES THE LOCATION OF FIRE HOSE REELS. HOSE REELS SHALL BE POSITIONED IN ACCORDANCE WITH THE B.C.A. AND AS GENERALLY INDICATED ON THE DRAWINGS. HOSE REELS TO BE DESIGNED BY A CIVIL ENGINEER.

**TACTILE INDICATORS**  
 DENOTES THE LOCATION OF TACTILE INDICATORS TO BE INSTALLED IN ACCORDANCE WITH AS 1428.4 & PART D3.8 OF THE B.C.A.

**EMERGENCY LIGHTING LEGEND:**  
 QUARTZ BEAM EMERGENCY LIGHT FIXED TO UNDERSIDE OF RAFTER INSTALLED IN ACCORDANCE WITH AS 2293.  
 QUARTZ BEAM EMERGENCY LIGHT MOUNTED ON CEILING INSTALLED IN ACCORDANCE WITH AS 2293.  
 EMERGENCY EXIT LIGHT WALL/CILING MOUNTED INSTALLED IN ACCORDANCE WITH AS 2293.  
 EMERGENCY EXIT DIRECTIONAL LIGHT INSTALLED IN ACCORDANCE WITH AS 2293.

**STAIR NOTE:**  
 NEW STAIRS BUILT IN ACCORDANCE WITH THE REQUIREMENTS OF THE B.C.A.  
 RISERS = MAX. - 190mm  
 MIN. - 115mm  
 GOING = MAX. - 250mm  
 MIN. - 250mm  
 2R + G = MAX. - 700mm  
 MIN. - 550mm  
**STAIR HANDRAIL NOTE:**  
 FIXED AT A HEIGHT OF NOT LESS THAN 850mm ABOVE THE NOSINGS OF STAIR TREADS & THE LANDINGS.  
 TO COMPLY WITH PART D2.17 OF THE B.C.A.

**BCA NOTES:**  
**SMOKE DETECTION**  
 PROVIDE A SMOKE DETECTION SYSTEM COMPLYING WITH SPECIFICATION 2.26 CLAUSE 4 OF THE B.C.A.  
**EMERGENCY LIGHTING & EXIT SIGNS**  
 PROVIDE EMERGENCY LIGHTING & EXIT SIGNS WHERE SHOWN IN ACCORDANCE WITH THE REQUIREMENTS OF THE B.C.A. IF INTERNAL PARTITIONS ARE INSTALLED EMERGENCY LIGHTING TO BE PROVIDED IN ACCORDANCE WITH PART E4 OF THE B.C.A. & DESIGNED IN ACCORDANCE WITH AS 2293.1. EXIT SIGNS TO BE IN ACCORDANCE WITH PART E.4.5 OF THE B.C.A. DETECTION SIGNS INSTALLED IN ACCORDANCE WITH PART E.4.6 OF THE B.C.A.  
**ACCESS & EGRESS**  
 IF PARTITIONING IS INSTALLED EXITS / PATHS OF TRAVEL & DISTANCE TO EXITS ARE TO COMPLY WITH THE REQUIREMENTS OF PART D IN THE B.C.A.  
**PORTABLE FIRE EXTINGUISHERS**  
 PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH PART E.1.6 OF THE B.C.A. & AS LISTED IN TABLE E.1.6 & LOCATED, SELECTED & DISTRIBUTED IN ACCORDANCE WITH SECTIONS 1.2.3 & 4 OF AS 2444.  
**EXIT DOOR LATCHES**  
 EXIT DOORS TO BE OPERABLE BY A SINGLE ACTION LEVER IN THE DIRECTION OF TRAVEL FREE AT ALL TIMES FROM INSIDE IN ACCORDANCE WITH B.C.A. REQUIREMENTS.  
**EXTERNAL GLAZING**  
 EXTERNAL GLAZING ASSEMBLIES MUST COMPLY WITH AS 2047 & SPECIFICATION F.1.13 OF THE B.C.A. FOR RESISTANCE TO WATER PENETRATION.  
**WET AREAS**  
 ALL WET AREAS MUST BE WATER-RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS 3740.  
**TACTILE INDICATORS**  
 TACTILE GROUND SURFACE INDICATORS MUST BE PROVIDED TO WARN PEOPLE WITH A VISION IMPAIRMENT IN ACCORDANCE WITH AS 1428.4 AND PART D3.8 OF THE B.C.A.  
**FLOOR COVERINGS**  
 FLOOR COVERINGS & FLOOR MATERIALS IN RELATION TO FIRE HAZARD PROPERTIES MUST COMPLY WITH SPECIFICATION C.1.10 OF THE B.C.A.

**Section J BCA requirements - 168 Dalton Street, Orange**  
 (to be read in conjunction with Section J report)  
**Insulation (showroom, office & staff areas only)**  
 • Roof: reflective sarking  
 • Ceiling: F0.5  
 • Concrete panel external walls: R2.5 bulk insulation & reflective sarking inside min. 90mm stud wall  
 • Clad framed internal walls: R2.5 bulk insulation inside min. 90mm stud wall  
 • Floor: R1  
**External windows and glass doors (showroom areas only)**  
 • North facade: U<0.5 SHGC<0.50  
 • West facade: U<0.5 SHGC<0.50  
 • Glazing to comply with AS2047  
**Draught sealing (showroom, office & staff areas only)**  
 • External doors to have foam seal around perimeter, draught stopper along bottom edge and self-closer.  
**Air conditioning (showroom, office & staff areas only)**  
 • Minimum COP/EER of 2.60  
 • Maximum capacity of any single air conditioning unit to be no greater than 35 kW  
 • Ductwork to be insulated to R1.5  
 • Where serving more than 1 zone, thermostatically control the temperature of each zone in accordance with J5.2(a)(ii)(B).  
 • All AC units with a heating or cooling capacity of more than 10kW to have a time switch controller (refer to spec J6 of BCA for details).  
**Internal lighting**  
 • Showroom areas - maximum illumination power density of 22 W/m<sup>2</sup>  
 • Staff / toilet areas - maximum illumination power density of 6 W/m<sup>2</sup>  
 • Workshop / storage areas - maximum illumination power density of 10 W/m<sup>2</sup>  
 • 95% of lighting to be controlled by a time switch or occupant sensing device.  
 • Showroom area lighting to be separately controlled from warehouse / workshop areas.  
 • Maximum of 250 sq m of lighting controlled per light switch.  
**External lighting**  
 • All new external lighting to be controlled by either a daylight sensor or time switch and where total perimeter lighting exceeds 100W have a light source efficacy not less than 60 lumens/W or be controlled by a motion sensor.  
 • New facade lighting or illuminated signs to be controlled by a time switch.  
**Hot water supply**  
 • Heated sanitary water systems to be designed and installed as per part B2 NCC vol. 3.  
**Boiling / chilled water units (if any)**  
 • To be controlled by a time switch.  
**Mixing of gas / electricity**  
 • Electricity and gas meters (as required) are to be installed.  
 • Sub metering is not required.

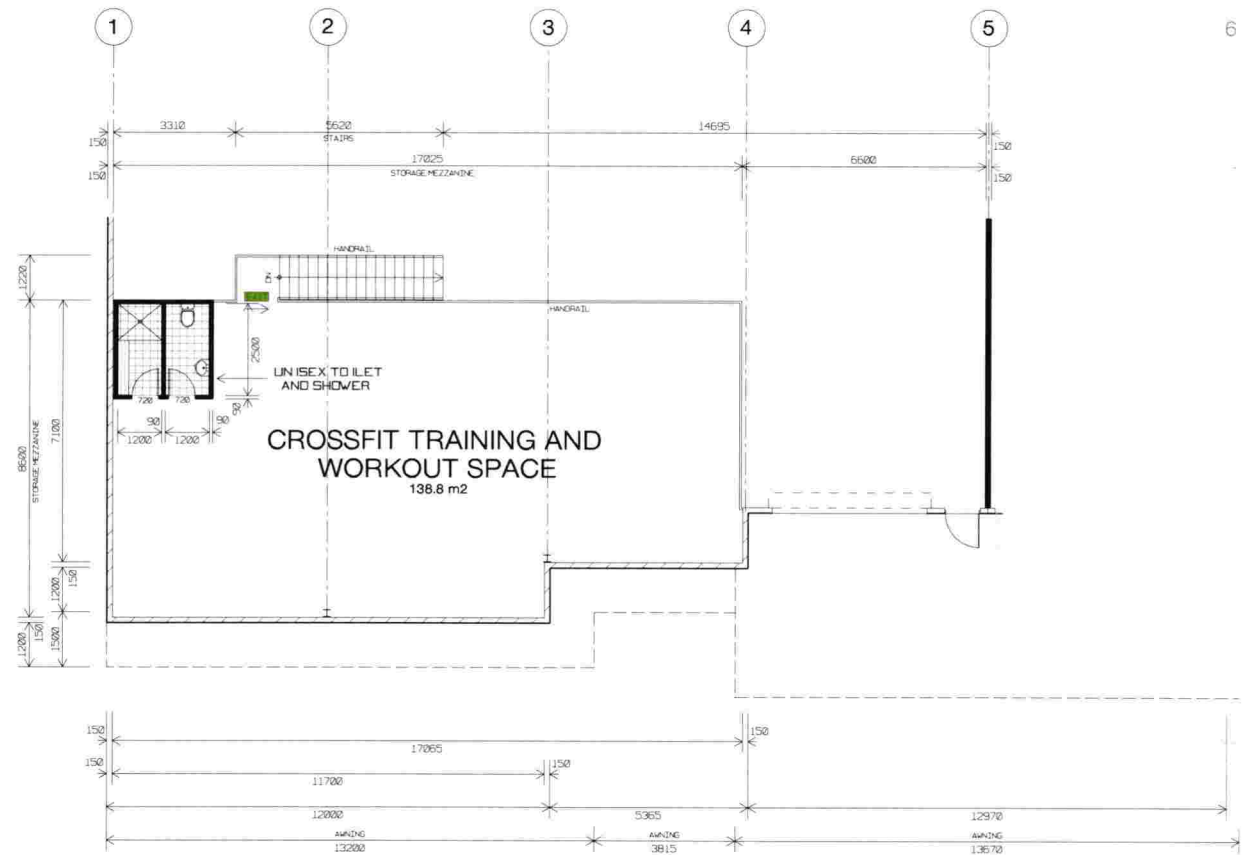
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		enquiries@bassmann.com.au / www.bassmann.com.au		PROPOSED RECREATION FACILITY AT TENANCY 1, No. 168 DALTON STREET, ORANGE, NSW.		16.076	
bassmandraftingservices		bassmandrafting		Title		Drawings	
bassmandrafting		19 Clinton Street, Orange NSW 2800		FLOOR PLAN		03	
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				AS NOTED			
				Drawn			
				N.I.R.			
				Date			
				SEPT. 2019			
				Client			
				Mr R BRAID			

**MECHANICAL VENTILATION**  
 A MECHANICAL VENTILATION SYSTEM COMPLYING WITH AS 1668.2 & AS/NZS 3666.1 MUST BE INSTALLED TO ANY HABITABLE ROOM WHICH DOESN'T HAVE NATURAL VENTILATION COMPLYING WITH F4.6 IN ACCORDANCE WITH THE B.C.A.

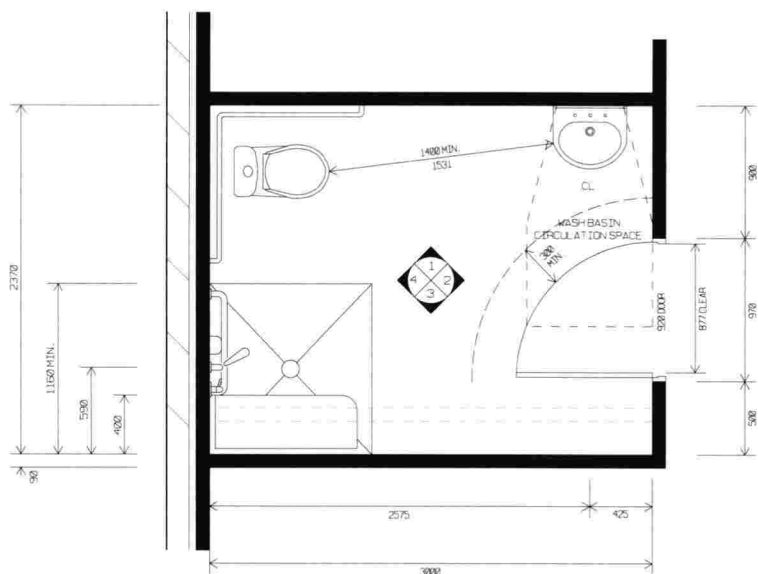
**STAIR NOTE:**  
 NEW STAIRS BUILT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BCA.  
 RISERS = MAX - 150mm  
 MIN - 115mm  
 GOING = MAX - 355mm  
 MIN - 250mm  
 2R + G = MAX - 700mm  
 MIN - 550mm

**STAIR HANDRAIL NOTE:**  
 FIXED AT A HEIGHT OF NOT LESS THAN 865mm ABOVE THE NOSINGS OF STAIR TREADS & THE LANDINGS.  
 (TO COMPLY WITH PART D2.17 OF THE B.C.A.)

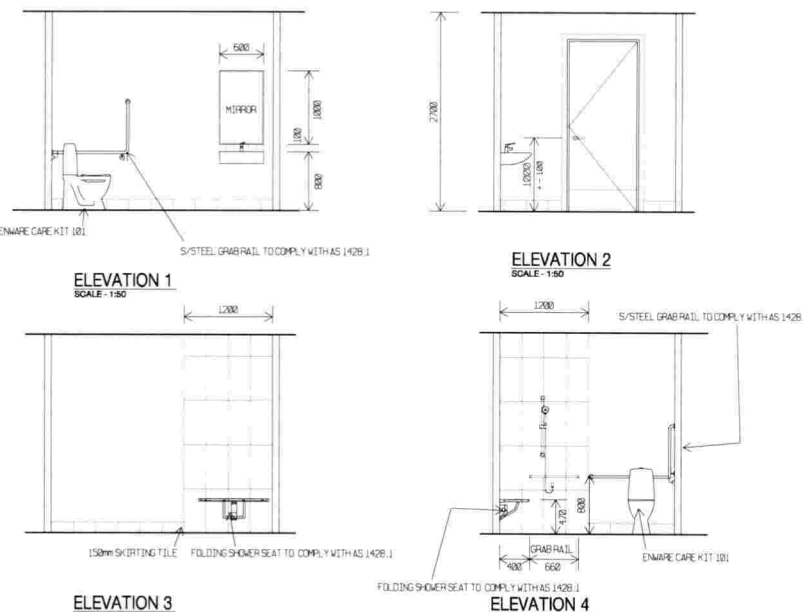
**EMERGENCY LIGHTING LEGEND:**  
 □ QUARTZBEAM EMERGENCY LIGHT FIXED TO UNDERSIDE OF RAFTER INSTALLED IN ACCORDANCE WITH AS 2293  
 ● QUARTZBEAM EMERGENCY CEILING MOUNTED LIGHT INSTALLED IN ACCORDANCE WITH AS 2293  
 ■ EMERGENCY EXIT LIGHT WALL/CEILING MOUNTED INSTALLED IN ACCORDANCE WITH AS 2293  
 → EMERGENCY EXIT DIRECTIONAL LIGHT INSTALLED IN ACCORDANCE WITH AS 2293



**MEZZANINE PLAN**  
 SCALE - 1:100



**ACCESSIBLE WC. LAYOUT**  
 SCALE - 1:25



NOTE: DOOR LATCHES AND LIGHT SWITCHES MUST BE INSTALLED AT A HEIGHT OF 900 - 1100mm (1000mm PREFERRED).

**BCA NOTES:**  
**SMOKE DETECTION**  
 PROVIDE A SMOKE DETECTION SYSTEM COMPLYING WITH SPECIFICATION E 2.2b CLAUSE 4 OF THE BCA.  
**EMERGENCY LIGHTING & EXIT SIGNS**  
 PROVIDE EMERGENCY LIGHTING & EXIT SIGNS WHERE SHOWN IN ACCORDANCE WITH THE REQUIREMENTS OF THE BCA. IF INTERNAL PARTITIONS ARE INSTALLED EMERGENCY LIGHTING TO BE PROVIDED IN ACCORDANCE WITH PART E4 OF THE BCA & DESIGNED IN ACCORDANCE WITH AS 2293.1. EXIT SIGNS TO BE IN ACCORDANCE WITH PART E 4.5 OF THE BCA. DIRECTION SIGNS INSTALLED IN ACCORDANCE WITH PART E 4.6 OF THE BCA.  
**ACCESS & EGRESS**  
 IF PARTITIONING IS INSTALLED EXITS, PATHS OF TRAVEL & DISTANCE TO EXITS ARE TO COMPLY WITH THE REQUIREMENTS OF PART D IN THE BCA.  
**PORTABLE FIRE EXTINGUISHERS**  
 PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH PART E 1.6 OF THE BCA & AS LISTED IN TABLE 1.6 & LOCATED, SELECTED & DISTRIBUTED IN ACCORDANCE WITH SECTIONS 1.2, 3 & 4 OF AS 2444.  
**EXIT DOOR LATCHES**  
 EXIT DOORS TO BE OPERABLE BY A SINGLE ACTION LEVER IN THE DIRECTION OF TRAVEL FREE AT ALL TIMES FROM INSIDE IN ACCORDANCE WITH BCA REQUIREMENTS.  
**EXTERNAL GLAZING**  
 EXTERNAL GLAZING ASSEMBLIES MUST COMPLY WITH AS 2047 & SPECIFICATION F 1.3 OF THE BCA FOR RESISTANCE TO WATER PENETRATION.  
**WET AREAS**  
 ALL WET AREAS MUST BE WATER-RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS 3740.  
**TACTILE INDICATORS**  
 TACTILE GROUND SURFACE INDICATORS MUST BE PROVIDED TO WARN PEOPLE WITH A VISION IMPAIRMENT IN ACCORDANCE WITH AS 1428.4 AND PART D3.8 OF THE BCA.  
**FLOOR COVERINGS**  
 FLOOR COVERINGS & FLOOR MATERIALS IN RELATION TO FIRE HAZARD PROPERTIES MUST COMPLY WITH SPECIFICATION C 1.18 OF THE BCA.



THIS PLAN TO BE READ IN CONJUNCTION WITH SECTION J CERTIFICATE FOR ADDITIONAL REQUIREMENTS.

**GENERAL NOTES:**  
 1- All dimensions unless otherwise stated.  
 2- 2000 SCALE DRAWING OF CONCRETE WORK.  
 3- All dimensions and levels are total unless otherwise stated for construction.  
 4- Concrete work & fixings to be designed in accordance with AS/NZS 3101:2009.  
 5- All structural elements to be designed by a structural engineer.  
 6- All timber used in the building shall be treated in accordance with the provisions of AS/NZS 1600:2010 (M24).  
 7- ALL DIMENSIONS OF THIS WORK TO BE TO THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.  
 8- ALL DIMENSIONS OF THIS WORK TO BE TO THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.  
 9- ALL DIMENSIONS OF THIS WORK TO BE TO THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.  
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Project: PROPOSED RECREATION FACILITY AT TENANCY 1, No. 168 DALTON STREET, ORANGE, NSW.		Job No: 16.076
Title: MEZZANINE PLAN		Dwg No: 03
Client: Mr R BRAID		Issue
Scale: AS NOTED		Drawn: N.I.R.
Date: SEPT. 2019		Date
Amendments		Date
No. Description		Date
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A photograph of a modern, single-story building, likely a CrossFit gym. The building features a mix of materials, including light-colored horizontal siding, dark grey panels, and brickwork. A large white sign is mounted on the left side of the building, displaying the text "RED CITY CrossFit RED ONE" in a bold, sans-serif font. The sign includes a small red and white logo of a city skyline. The sky is a deep blue with scattered white clouds. The foreground is a paved area, possibly a parking lot or a courtyard.

**RED CITY**  
**CrossFit**  
**RED ONE**