



Banksia Apartments

New Quay Central
429-437 Docklands Drive
Docklands

**(13) Bi-Parting Horizontal Sliding Gates
Private Garages**



**Manufactured by
ARCO Pty. Ltd.**

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Banksia Apartments Motorised Sliding Gate

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Banksia Apartments Motorised Sliding Gate

General description

This installation consists of (13) Bi-parting Horizontal Sliding gates to the private garages. The gates have been custom built for this project and the size is as follows:

Opening Size: 2152 mm (H) x 3030mm (W) per leaf QTY 13 (bi-parting)

The gate frame is constructed out of 100mm x 50mm x 2mm RHS perimeter framing clad with 2mm thick **P4763** perforated aluminum mesh (6.35mm diameter holes) painted to match frame. The gate is two pack painted "Satin Black"

The motor installed is a FAAC 720 Sliding gate operator with on board controls; each gate has been supplied with (1) off FAAC remote to suit

In the event of power failure the gate may be changed over to manual operation.
See Manual Operating Instructions



Banksia Apartments Motorised Sliding Gate

Operating Instructions

The gate may be operated electrically via the motor drive system or manually (when the drive system is disconnected.)

Note: See Manual (Emergency) Operation- Power failure-to disengage section.

Maintenance

Visual inspection of the track and rollers on a regular basis is required. The floor track needs to be inspected so to ensure it is free of any debris that may obstruct the rollers

Power Failure

To put the gate into manual mode as per detail on next page.

The gate has a battery back-up system so if the mains power fails the gate can be opened using the normal (powered) procedure.

Manual (Emergency) Operation

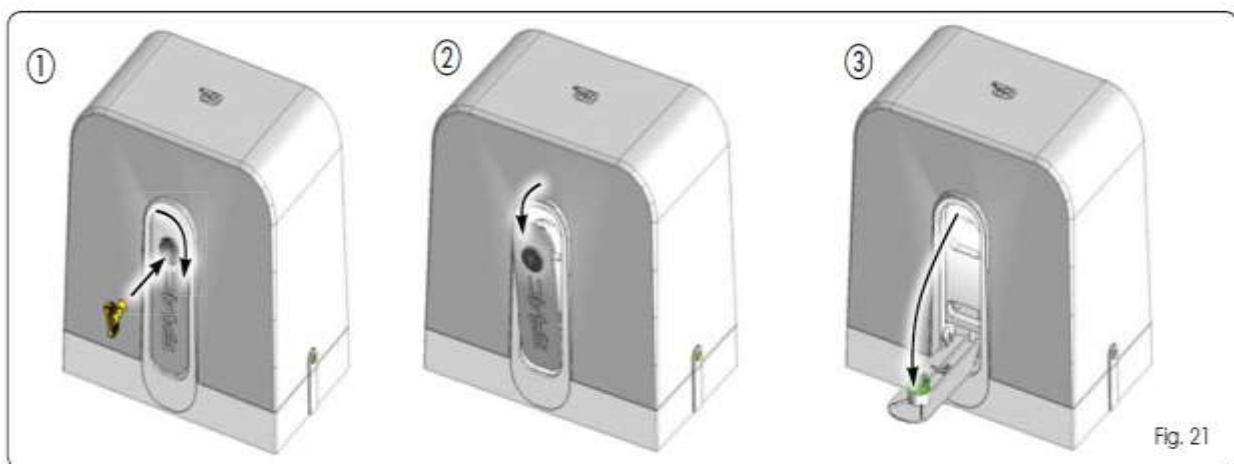
8 OPERATOR RELEASE/LOCK



During the release/lock manoeuvre, take care to prevent an involuntary pulse from operating the gate.

Proceed as follows to release the gearmotor:

1. Turn the release clockwise as shown in Fig. 21 re. ①. The release lever will move slightly away from the operator body (Fig. 21 re. ②)
2. Fully lower the release lever to the mechanical stop Fig. 21 re. ③.
3. Carry out the opening or closing manoeuvre manually.



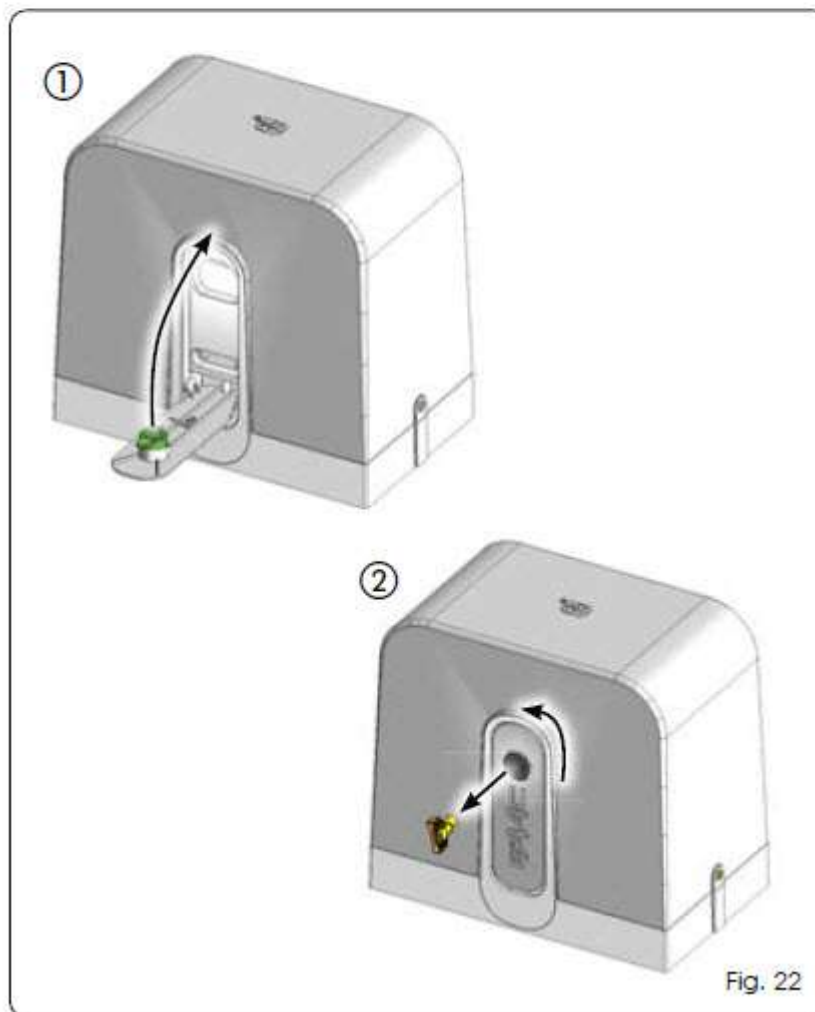
To restore normal operation

Proceed as follows to lock the gearmotor:

1. Fully raise the release lever to the mechanical stop, Fig. 22 re. ①.
2. Turn the release anticlockwise as shown in Fig. 22 re. ②.



To maintain the operator intact, avoid pulsing the gate to operate before resetting the lock system.





Definition of Warranty Items **Arco Doors and Gates**

(13) Bi-Part Horizontal Sliding Gates

Warranty Period: TBA 2017 – TBA 2018

Arco's standard warranty covers all parts and labour against failure due to faulty workmanship; mechanical or electronic components not attributed to customer mistreatment or impact damage for the first 12-months from the date of Arco's onsite practical completion, during normal trading hours where the works are carried out between the hours of 7.30am and 5.00pm Monday to Friday, after hours and emergency service is excluded.

This warranty does not cover components that are subjected to environmental attack eg. Marine-corrosive environment, damage caused by lightning strike or flood, external interference such as power surges or spikes, baby monitors or radio transmission systems in close proximity.

Consumable items which have design wear points (including items such as bushes, thimbles and cables) are limited to 12-months or 50,000 cycles as counted on the PLC operations counter (or reasonable estimate if cycle's count is unavailable), whichever comes first.

Extended warranty and warranty from builder's practical completion may be available upon application and agreement where a service/maintenance agreement with Arco is accepted prior to the end of the warranty period or by arrangement in writing prior to manufacture and where no issues that may void the warranty exist. Parts, if required, are in addition to the service contact.

Structural warranty (as limited by component suppliers) may extend up to 5 years and cover's workmanship, steel frame, glass and aluminium composite panels, guides etc unless excluded by reasons stated in the first paragraph of this document. Structural warranty does not cover operational components subject to wear or electrical components.

Warranty does not cover misuse, corrosion due to environmental factors, building movement or impact damage. Call outs must be authorised by a Body Corporate or Builders representative. Frivolous call outs will be chargeable.

For Repairs and Maintenance Contact

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