

# GENERAL NOTES

- TERMITE TREATMENT TO SUB-FLOOR TO COMPLY WITH A.S.2057, AS REQUIRED BY LOCAL AUTHORITY.
- SUB-FLOOR VENTS AT 1000 MAX. CTRS. TO PROVIDE 7300mm<sup>2</sup> CLEAR AIR PASSAGE. SPACED EVENLY, MAX. 500 AT CORNERS.
- IMPERVIOUS WALL COVERINGS TO 1800 IN WET AREAS 150mm MIN. ABOVE ALL WALL FIXING.
- PLASTERBOARD INTERNAL LININGS U.N.O.
- SMOKE ALARM TO A.S. 3786
- PROVIDE "SELF CONTAINED" SMOKE ALARM CONNECTED DIRECTLY TO MAINS POWER WITH A "STAND-BY" POWER SUPPLY AS REQUIRED BY BCA VIC. E1.7.1 INSTALLED STRICTLY AS PER MANUFACTURER'S SPEC.
- STAIRS AND STEPS: CLEARANCE 2030mm MIN. TREADS: 250mm MIN. RISERS: 190mm MAX. HANDRAILS AND BALUSTRADES: 1000mm HIGH. BALUSTERS: 125mm SPACING BETWEEN
- MECHANICAL VENTILATION DUCTED TO EXHAUST FAN TO PROVIDE CLEAR AIR AT 25 LITRES/SEC. INSULATION SCHEDULE TO B.C.A. F6.2

NOTE: SISALATION TO HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5.

- WINDOWS: TIMBER AWNING U.N.O. GLAZING TO COMPLY WITH A.S. 1288. ALL GLAZING THICKNESS TO BE DETERMINED FROM THE APPROPRIATE WIND TERRAIN CATEGORY SHELTERED SUBURBAN, EXPOSED SUBURBAN, OPEN RURAL CROSS OUT CATEGORY ABOVE NOT APPLICABLE. SAFETY GLAZING TO A.S. 1288-1989 TO BE USED IN THE FOLLOWING CASES - ALL ROOMS WITHIN 500mm FROM FLOOR (HEIGHT) BATHROOMS WITHIN 1500mm FROM BATH BASE (HEIGHT) WITHIN 500mm FROM BATH/SHOWER (WIDTH) SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES LAUNDRY WITHIN 1200mm FROM FLOOR (HEIGHT) OR WITHIN 300mm MIN. FROM TROUGH (HEIGHT). DOORWAYS WITHIN 300mm FROM ALL DOORS (WIDTH)
- B.C.A. F6.2 CHIMNEYS AND FLUES. CHIMNEYS OR OPEN SOLID FUEL HEATERS ARE TO BE PROVIDED WITH DAMPER OR FLAP.
- ALL TIMBERS TO BE GRADED IN ACCORDANCE WITH A.S.1684-1992 TOP AND BOTTOM PLATES TO BE 90 X 50 F8 HWD WALL PLATES NOT TO BE TRENCHED. OTHER DETAILS OF TIMBER GRADES AND SIZES REFER TO DRAWINGS AND PROJECT SPECIFICATIONS.
- ALL MEASUREMENTS IN MILLIMETRES U.N.O.
- THESE DRAWINGS ARE TO BE USED AND READ IN CONJUNCTION WITH THE SPECIFICATIONS, STRUCTURAL ENGINEERS DRAWINGS AND COMPUTATION, GEOTECHNICAL SITE INVESTIGATION REPORT, ANY OTHER CONSULTANTS.
- DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS ONLY.
- ALL WORK CARRIED OUT IS TO COMPLY WITH B.C.A., V.B.R. 1993, AUSTRALIAN STANDARDS, LOCAL AUTHORITY AND ALL RELEVANT AUTHORITIES REGULATIONS, STATUTORY REQUIREMENTS AND BY-LAWS.
- ALL EXCAVATION WORKS TO BE APPROVED BY THE BUILDING SURVEYOR PRIOR TO POURING CONCRETE.
- GROUND LEVELS SHOWN ARE APPROX. ONLY AND ARE TO BE CONFIRMED ON SITE.
- ANY PORCH OR STAIRS EXCEEDING 1000mm IN HEIGHT IS TO BE PROVIDED WITH 1000mm HIGH HANDRAILS AND OR BALUSTRADE.
- ALL BRICKWORK IS TO COMPLY WITH A.S. 3700 MASONRY CODE AND AMENDMENTS.
- PROVIDE EXPANSION JOINTS IN BRICKWORK TO MANUFACTURERS SPECIFICATION AND IN COMPLIANCE WITH GEOTECHNICAL SITE INVESTIGATION REPORT.
- WHERE FILLING IS RESTRAINED BY ANY WALL AND THE FILLING IS GREATER THAN 600mm IN DEPTH, THE WALL SHALL BE DESIGNED BY A QUALIFIED ENGINEER AS A RETAINING WALL.

ALL WORKS TO COMPLY WITH TOWN PLANNING PERMIT CONDITIONS & ENDORSED PLANS.

ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT SAA CODES & B.C.A.

THESE PLANS ARE TO BE READ IN ACCORDANCE WITH ENGINEERS DRAWINGS AND SPECIFICATIONS AS WELL AS THE PROJECT SPECIFICATIONS

REFER ENGINEERING & CIVIL PLANS PREPARED BY: C.G.B. CONSULTING ENGINEERS. PH. 9306 6593

ALL DOWNPIPES ARE TO BE CONNECTED TO STORMWATER PIPES GRADED AT 1:100MIN FALL, AND CONNECTED TO THE LEGAL POINT OF DISCHARGE AS DIRECTED BY THE RELEVANT AUTHORITY. PLUMBER IS TO PROVIDE I.O'S AT ALL JUNCTIONS AND BENDS AS REQUIRED.

ALL STORMWATER DRAINAGE TO ENGINEER'S DESIGN & SPEC'S. ENGINEER'S DETAILS TO TAKE PRECEDENCE OVER THESE NOMINAL S.W.D. LOCATIONS.

BUILDER TO CONFIRM ALL SITE LEVELS, TITLE BOUNDARIES AND EXISTING CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. ALL LEVELS SHOWN ARE TO A.H.D. REFER SURVEY PLANS PREPARED BY: DI MASE BERRY & CO. P/L JOB Ref. 10738. PH: 9387 7577

REFER FINAL LANDSCAPE PLANS

ALL TIMBER FRAMING & BRACING IS TO COMPLY WITH AS 1684 THE TIMBER FRAMING CODE

PROVIDE AIR-CONDITIONING & MECHANICAL EXHAUSTS SYSTEM TO OFFICES, COMMON WALKWAY, STAIRS AND CARPARK AREAS TO COMPLY WITH AS1668.2 & B.C.A. REFER RELEVANT MECHANICAL ENGINEERS DRAWINGS AND SPEC'S.

E.F. DENOTES THE LOCATION OF AN EXHAUST FAN CONNECTED TO THE SAME SWITCH AS THE LIGHTING IN SAID ROOM. EXHAUST FAN TO BE TAKEN TO EXTERNAL AIR AT RATE OF 10m<sup>3</sup>/hr.

S.D. DENOTES THE LOCATION OF A SMOKE DETECTOR HARD WIRED INTO THE BUILDING WITH A BATTERY BACKUP TO AS 3786

M.C.J. DENOTES MASONRY CONTROL JOINTS TO COMPLY WITH SOIL REPORT AND ENGINEER'S RECOMMENDATION.

D/P DENOTES 150mm Dia. DOWN PIPE CONNECTED TO ENGINEERED SWD SYSTEM.

F.W. DENOTES THE LOCATION OF FLOOR WASTE OUTLET TO ENGINEER'S DETAIL.

O.P. 25mm Dia. OVERFLOW PIPE.

WT LG D1 LG DOOR & WINDOW SCHEDULE

S/B Electrical Switchboard

W Water Type Extinguisher

C Dry Chemical Type Extinguisher

NOTE: ALL REQUIRED EXIT DOORS TO BE READILY OPENABLE WITHOUT THE USE OF A KEY VIA A SINGLE HAND, SINGLE HANDED ACTION BY ANY PERSON SEEKING EGRESS OUT OF THE BUILDING (CLAUSE D2.21) & DOOR SIGNAGE TO CLAUSE D2.23, Vol. 1 B.C.A.

EXIT EXIT SIGNS TO COMPLY WITH Part E4 Vol.1 B.C.A. & TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.

NOTE: - FOR ALL EMERGENCY LIGHTING, EXIT SIGNS & SMOKE DETECTION SYSTEMS, REFER TO PLANS PREPARED BY RELEVANT CONSULTANT. - REFER RELEVANT HYDRAULIC'S CONSULTANTS DWGS & SPEC'S FOR ALL REQUIRED SERVICES.

- ALL FIRE HOSE REELS TO COMPLY WITH AS2441 & AS2444. - ALL PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH PART E1.6 VOL.1 OF THE B.C.A. & AS2444. - REFER FIRE ENGINEER'S REPORT & BUILDING PERMIT & CONDITIONS.

NOTE: ALL PENETRATIONS THROUGH FLOORS/WALLS OF DIFFERENT UNITS FOR SERVICE PIPES TO HAVE FIRE STOP COLLARS AND BE ACOUSTICALLY LAGGED, TO MANUF' DETAILS, TO COMPLY WITH THE B.C.A. & TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.

ACOUSTIC LAGGING: or Similar Approved 'BARON' SOUND LAG 4525C - 25mm Thk CONVOLUTED ACOUSTIC FOAM WITH 5kg LOADED VINYL BARRIER ADHERED TO ONE SIDE (INSULATED with 25mm Overlap) Refer Manuf' Spec's: BARON INSULATION Ph: 9776 4006 19 PASCAL RD, SEAFORD, VIC.

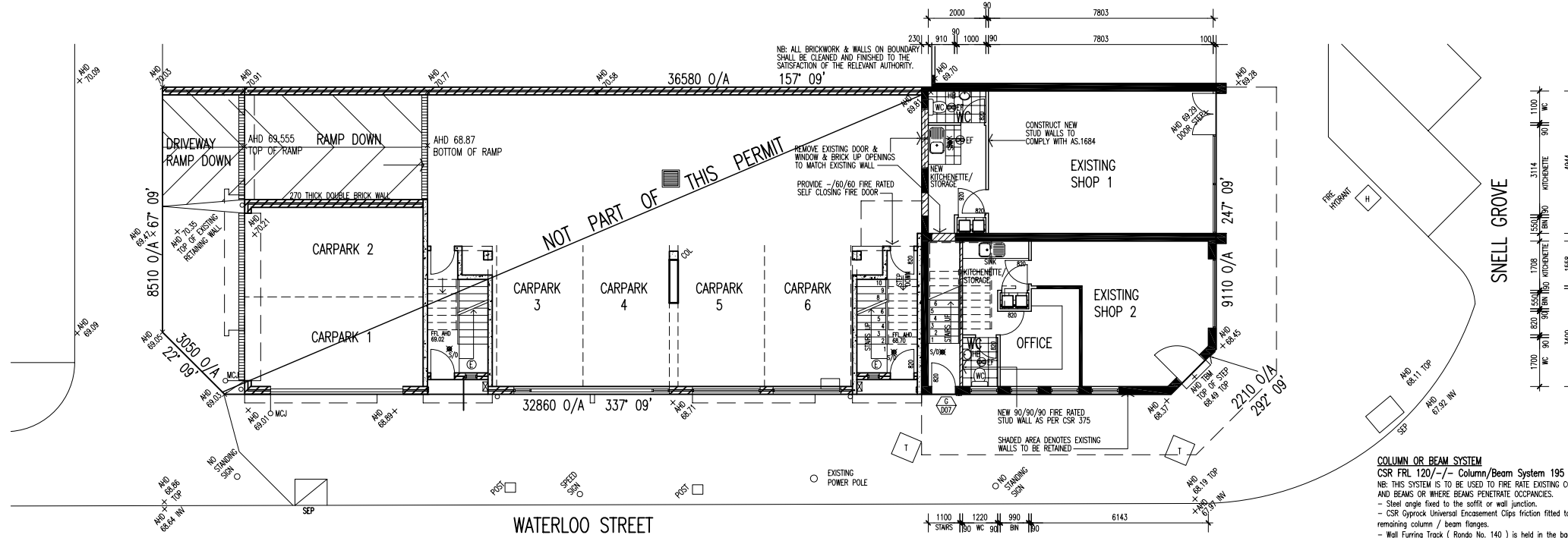
FIRE COLLARS: Approved Fire Collars shall be provided to All UPVC and HDPE pipework, wherever a Fire Rated Wall, Ceiling or Floor is penetrated. The rating of the Fire Collar is to be the Same Fire Rating of the Wall, Ceiling or Floor being penetrated, to comply with Part 4 of AS4072-1997 and tested to AS1530.4-1997. Provide and install mechanically assisted, intumescent Fire Collar for all hydraulic applications, similar to and/or equal to 'FIRESHIELD' Collars as distributed by Fireball International P/L Ph: (07) 3822 4533, website: www.fireballinternational.com

DENOTES TACTILE INDICATORS: TO SUIT STAIR/FOYER WIDTHS & LOCATED AT TOP & BASE OF STAIRS AND AT CHANGE IN LEVELS TO THE SATISFACTION OF THE RELEVANT AUTHORITY

DENOTES ENTRY MATT TO SUIT DOOR OPENING, AND FINISHED FLUSH WITH FFL.

NB: BUILDER TO ENSURE COMPLETE SMOKE SEAL & FIRE ISOLATION IS MAINTAINED BETWEEN TENANCIES AS PER MANUF' DETAILS.

NOTE: ALL WALL, FLOOR AND CEILING CLADDING MATERIALS TO COMPLY WITH SMOKE DEVELOPMENT INDICES AND FLAMMABILITY INDICES AS NOMINATE IN THE BCA SPECIFICATION A2.4 AND ALL RELEVANT SUB CLAUSES.



AREA SCHEDULE		
<b>SITE</b>		
SITE	386.63m <sup>2</sup>	
BUILDING COVERAGE	359.35m <sup>2</sup>	92.94%
<b>EXISTING</b>		
EXISTING GROUND FLOOR	252.63m <sup>2</sup>	20.41%
EXISTING SHOP 1	53.28m <sup>2</sup>	5.73%
EXISTING SHOP 2	45.67m <sup>2</sup>	4.91%
EXISTING UNIT 1	120.10m <sup>2</sup>	12.93%
EXISTING UNIT 2	108.47m <sup>2</sup>	11.68%
EXISTING UNIT 3	116.75m <sup>2</sup>	12.57%
EXISTING UNIT 4	105.13m <sup>2</sup>	11.31%
<b>PROPOSED</b>		
PROPOSED FIRST FLOOR OFFICE	107.82m <sup>2</sup>	11.61%

**COLUMN OR BEAM SYSTEM**  
 CSR FRL 120/-/- Column/Beam System 195  
 NB: THIS SYSTEM IS TO BE USED TO FIRE RATE EXISTING COLUMN AND BEAMS OR WHERE BEAMS PENETRATE OCCUPANCIES.  
 - Steel angle fixed to the soffit or wall junction.  
 - CSR Gyprock Universal Encasement Clips fitted to the remaining column / beam flanges.  
 - Wall Furring Track (Rondo No. 140) is held in the back tongue of the clip.  
 - Nogging at each end of the column / beam and behind plasterboard butt joints in single layer systems.  
 - Provide R2.0 insulation between column / beam and plasterboard to achieve sound rating between occupancies.  
 - 2 Layers of 16mm CSR Gyprock Fyretek Plasterboard fixed to furring channel to Manuf's Spec's.  
 - Builder to Ensure Complete Smoke/Fire Isolation is Maintained to Manufacturers Recommendations.  
 NB: BUILDER TO ENSURE COMPLETE SMOKE SEAL & FIRE ISOLATION IS MAINTAINED BETWEEN TENANCIES AS PER MANUF' DETAILS.

GROUND FLOOR PLAN 1:100

THESE PLANS TO BE READ IN CONJUNCTION WITH THE ENDORSED TOWN PLANNING DRAWINGS AND PERMIT ALONG WITH THE 5 STAR ENERGY RATING AND ENVIRONMENTAL SUSTAINABILITY REPORT BY SUSTAINABLE DEVELOPMENT CONSULTANTS Pty Ltd

ENSURE THE EGRESS STARWAYS MAINTAIN A 1000mm CLEAR EGRESS WIDTH

LETTERBOXES FOR EACH DWELLING MOUNTED TO ENTRY FOYER  
 SERVICES CUP-BOARD AND METER LOCATIONS TO THE SATISFACTION OF THE RELEVANT AUTHORITY.  
 ALL SERVICES CUPBOARD DOORS TO BE STEEL FRAMED WITH ALUMINIUM LOOKED GRILES AND LABELLED TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

**SPECIFICATION E2.2a SMOKE DETECTION AND ALARM SYSTEM**  
 THE PROVISION OF AN AUTOMATIC SMOKE DETECTION AND ALARM SYSTEM COMPLYING WITH SPECIFICATION E2.2a OF THE BCA 2006 IS REQUIRED TO THE UNITS. THE SYSTEM MUST BE CONNECTED TO A BUILDING OCCUPANT WARNING SYSTEM.  
 REFER TO CIVIL PLANS PROVIDE FOR ALL SWD DETAILS

ALL DIMENSIONS AND LEVELS TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION.  
 PROVIDE AIR CONDITIONING AND MECHANICAL EXHAUST SYSTEMS TO TOILETS, KITCHENETTE AND OFFICE AREAS TO COMPLY WITH AS 1668.2 & B.C.A.

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CLIENT: **GEORGE IAQUINTO**

PROJECT: **PROPOSED FIRST FLOOR OFFICE 198 SNELL GROVE OAK PARK**

TITLE: **GROUND FLOOR PLAN**

SCALE	DATE
1:100 # A1	03-06-2008
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