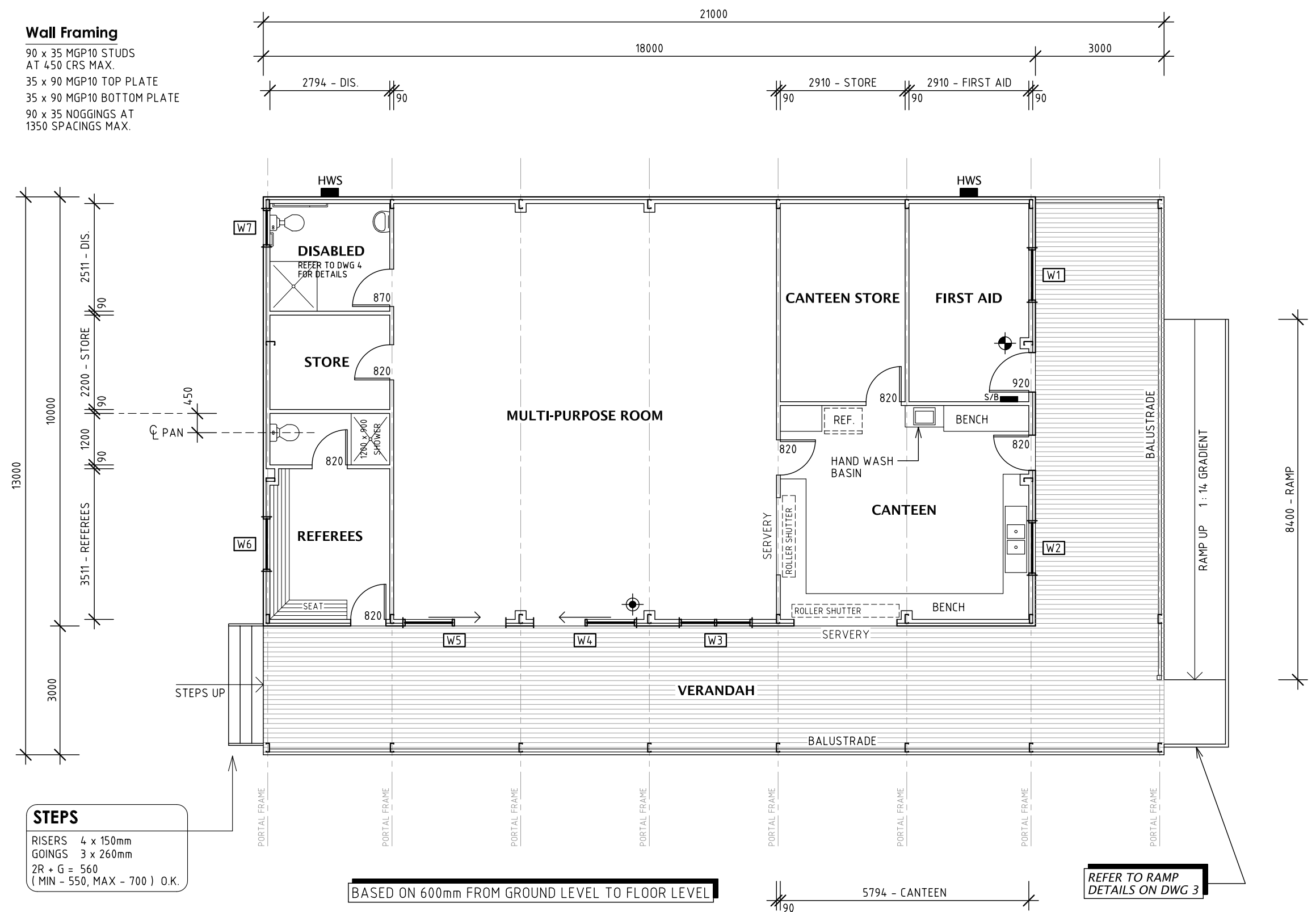


Wall Framing
 90 x 35 MGP10 STUDS
 AT 450 CRS MAX.
 35 x 90 MGP10 TOP PLATE
 35 x 90 MGP10 BOTTOM PLATE
 90 x 35 NOGGINGS AT
 1350 SPACINGS MAX.



STEPS
 RISERS 4 x 150mm
 GOINGS 3 x 260mm
 2R + G = 560
 (MIN - 550, MAX - 700) O.K.

Legend

S/B	SWITCHBOARD (FIRST AID ROOM)
HWS	HOT WATER SERVICE LOCATION
☼	DRY CHEM EXTINGUISHER 4.5kg LOCATE A MINIMUM 2.0m AWAY FROM SWITCHBOARD
☼	9kg WATER EXTINGUISHER LOCATED IN MULTI-PURPOSE

Window Schedule

No.	WIDTH	HEIGHT	REMARKS
W1	1270	790	AWNING
W2	1270	790	AWNING
W3	1700	790	FIXED
W4	2400	2100	SLIDING DOOR UNIT
W5	2400	2100	SLIDING DOOR UNIT
W6	1270	790	AWNING
W7	900	600	AWNING. HEAD AT 2400

- POWDERCOATED ALUMINIUM FRAMES
- WINDOW HEAD HEIGHT - 2100mm
- GAPS BETWEEN WINDOW REVEALS & STUD FRAME ARE TO BE FILLED WITH EXPANDING FOAM
- SINGLE GLAZING TO ALL WINDOWS
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. EXACT SIZES ARE TO BE CONFIRMED
- WINDOWS TO BE FLASHED ALL AROUND.
- DOORS TO BE WEATHER STRIPPED & HAVE DOOR SEAL AT BOTTOM
- DOOR SIZES NOMINATED ARE NOMINAL ONLY. EXACT SIZES ARE TO BE CONFIRMED ON SITE

BASED ON 600mm FROM GROUND LEVEL TO FLOOR LEVEL

REFER TO RAMP DETAILS ON DWG 3

floor plan
 1 : 100

- General Notes**
- ALL MEASUREMENTS IN MILLIMETRES U.N.O. SITE PLAN IN METRES
 - SMOKE ALARM TO A.S. 3786
 - WINDOWS - GLAZING TO COMPLY WITH A.S. 1288-2006.
ALL GLAZING THICKNESS TO BE DETERMINED FROM THE APPROPRIATE WIND CATEGORY
SAFETY GLAZING TO A.S. 1288-2006
PROVIDE 'GRADE A' SAFETY GLASS TO LOW LEVEL GLAZING LOCATED LESS THAN 500mm FROM FLOOR
 - ALL TIMBERS TO BE GRADED IN ACCORDANCE WITH A.S. 1684.4-2006
 - THESE DRAWINGS ARE TO BE USED & READ IN CONJUNCTION WITH THE SPECIFICATIONS, STRUCTURAL ENGINEERS DRAWINGS AND COMPUTATION, GEOTECHNICAL SITE INVESTIGATION REPORT, ANY OTHER WRITTEN INSTRUCTIONS AND OTHER RELEVANT DRAWINGS BY OTHER CONSULTANTS.
 - THE BUILDER & SUBCONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS, SETBACKS, LEVELS & SPECIFICATION & ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
 - DO NOT SCALE DRAWINGS: USE FIGURED DIMENSIONS ONLY.
 - ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2006, NATIONAL CONST. CODE OF AUSTRALIA 2011 & ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
 - ALL EXCAVATION WORKS TO BE APPROVED BY THE BUILDING SURVEYOR PRIOR TO POURING OF CONCRETE.
 - GROUND LEVELS SHOWN ARE APPROXIMATE ONLY & ARE TO BE CONFIRMED ON SITE.
 - ALL BRICKWORK IS TO COMPLY WITH A.S. 3700 MASONRY CODE AND AMENDMENTS
 - PROVIDE EXPANSION JOINTS IN BRICKWORK TO MANUFACTURERS SPECIFICATION & IN COMPLIANCE WITH GEOTECHNICAL SITE INVESTIGATION REPORT OR TN61 OF THE CEMENT & CONCRETE ASSOCIATION
 - 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.
 - DOOR TO WC IS TO COMPLY WITH B.C.A CLAUSE 3.8.3.3 IN THAT THE DOOR TO THE WC IS TO BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.
 - FRAME TO BE TIED DOWN AND WALLS BRACED IN ACCORDANCE WITH A.S. 1684-2006.
 - PROVIDE WATERPROOFING TO ALL WET AREAS IN ACCORDANCE WITH A.S. 3740-2004 INCLUDING TO ALL WALLS FOR A HEIGHT 150mm MINIMUM BEHIND SINKS, BASINS, THROUGHES ETC. AND FOR A HEIGHT OF 1.8m MINIMUM ABOVE THE BASE OF SHOWERS.
 - CONCRETE FLOOR INSITU SHOWERS WITH 35mm SLAB RECESS TO BE WATERPROOFED TO A.S. 3740-2004.
 - WHERE A BUILDING (EXCLUDES A DETACHED CLASS 10A) IS LOCATED IN A TERMITE PRONE AREA THE AREA TO THE UNDERSIDE OF BUILDING & PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK TO A.S. 3660.1
 - THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY & GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
 - THE BUILDER & SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDING FOOTING AND/OR SLAB EDGE BEAMS AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING & UNDERMINING OF ANY BUILDING & ITS FOOTING SYSTEM.
 - INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
 - STEPS / STAIRS / BALUSTRADES
STEP SIZES (OTHER THAN SPIRAL STAIRS) TO BE:
- RISERS (R) 190mm MAXIMUM AND 115 MINIMUM
- GOING (G) 355mm MAXIMUM AND 240mm MINIMUM
- 2R + 1G = 700mm MAXIMUM & 550mm MINIMUM
- WITH LESS THAN 125mm GAP BETWEEN OPEN TREADS
ALL TREADS, LANDINGS & THE LIKE TO HAVE NON SLIP FINISH OR SUITABLE NON-SKID TRIP NEAR EDGE OF NOSING.
PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDING, RAMP &/OR TREADS.
BALUSTRADE (OTHER THAN TENSIONED WIRE BALUSTRADES) TO BE:
- 100mm MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND
- 865mm MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
- VERTICAL WITH LESS THAN 125mm GAP BETWEEN, AND
- ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm & 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMP &/OR TREADS.
WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH BCA 2011 VOLUME 2 PART 3.9.2.3 FOR CLASS 1 & 10 BUILDINGS.
HAND RAILS TO BE 865mm MINIMUM ABOVE STAIR NOSING & LANDINGS.

Consultants / Authorities

MUNICIPALITY	BAW BAW SHIRE	5624 2411
SEWERAGE AUTHORITY	GIPPSLAND WATER	1800 066 401
BUILDING SURVEYOR
ENGINEERS
GEOTECHNICAL ENGINEER

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 CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

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Project	Internal Fit - Out	Scale	1 : 100	DWG
Client	Trafalgar Victory Soccer Club	Date	January 2014	1
Location	Waterloo Road, Trafalgar	Job No.	201339	

- FLOOR PLAN - WINDOW SCHEDULE - GENERAL NOTES