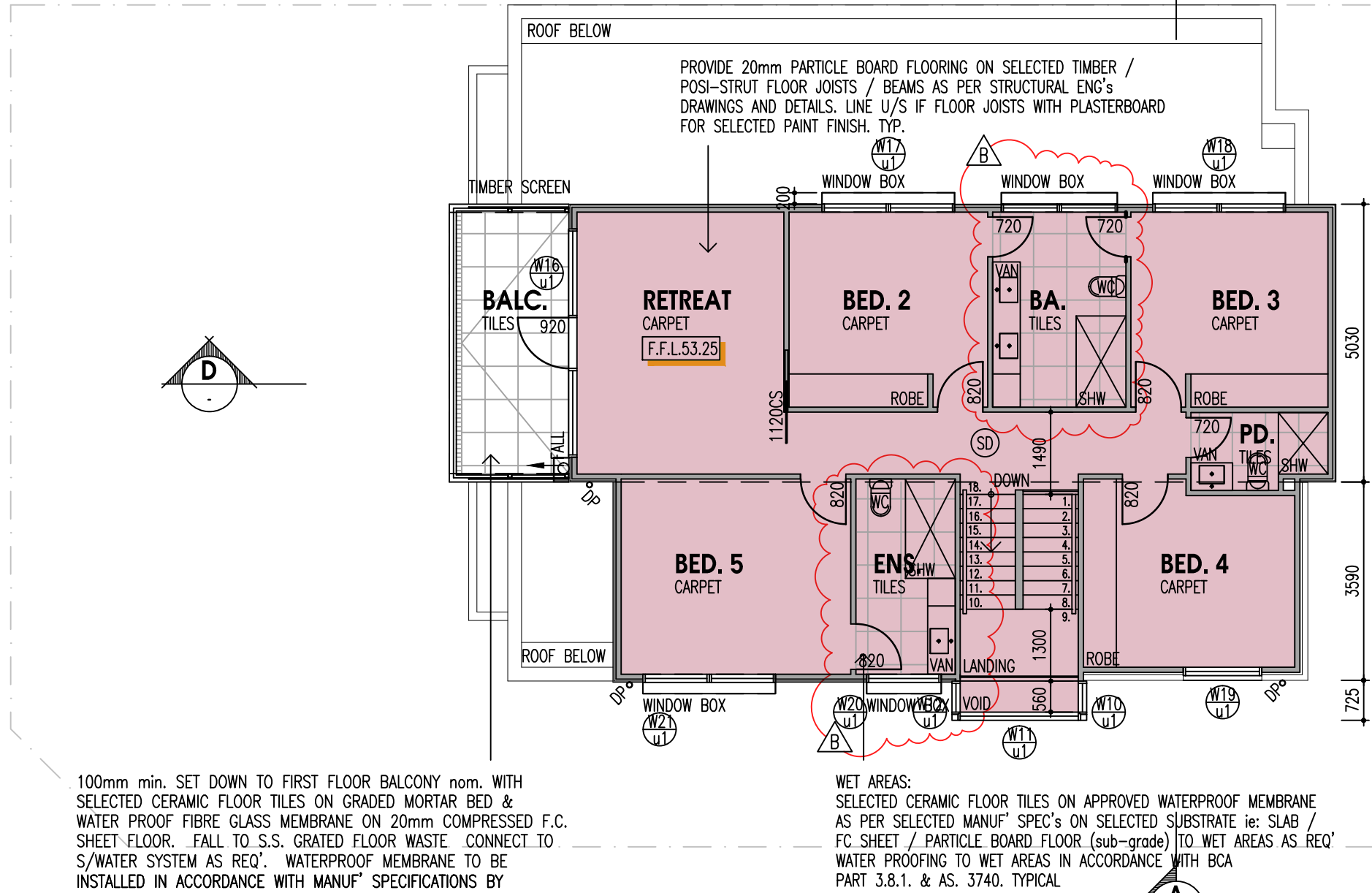
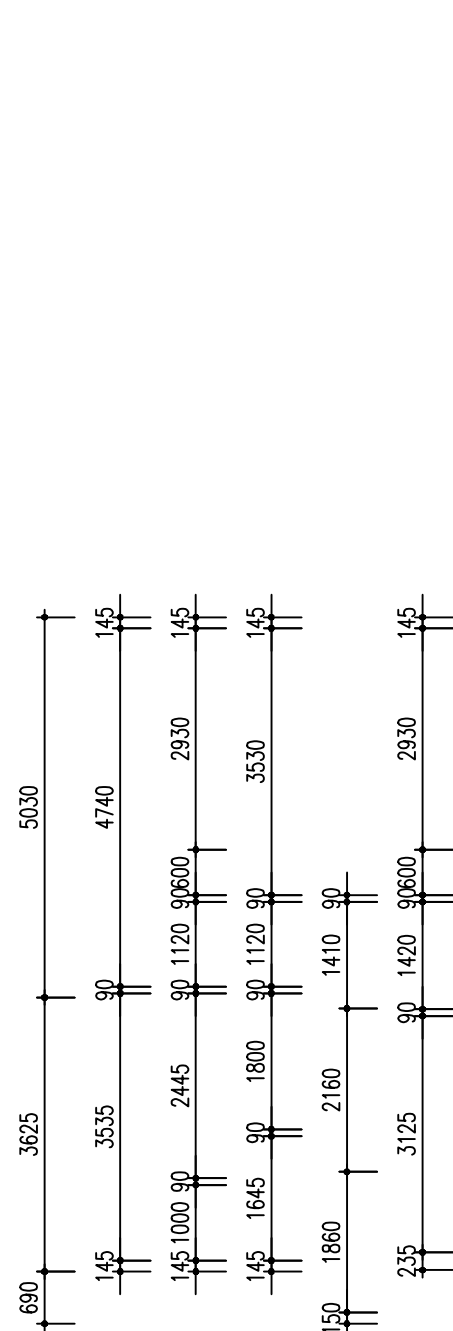
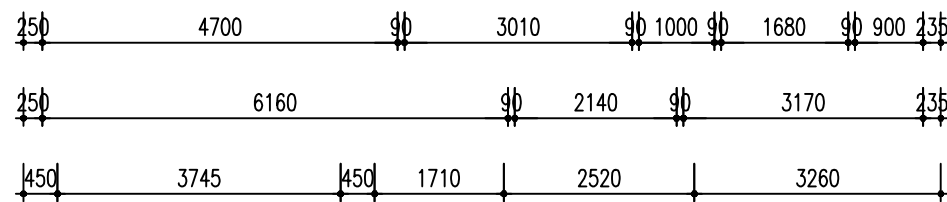
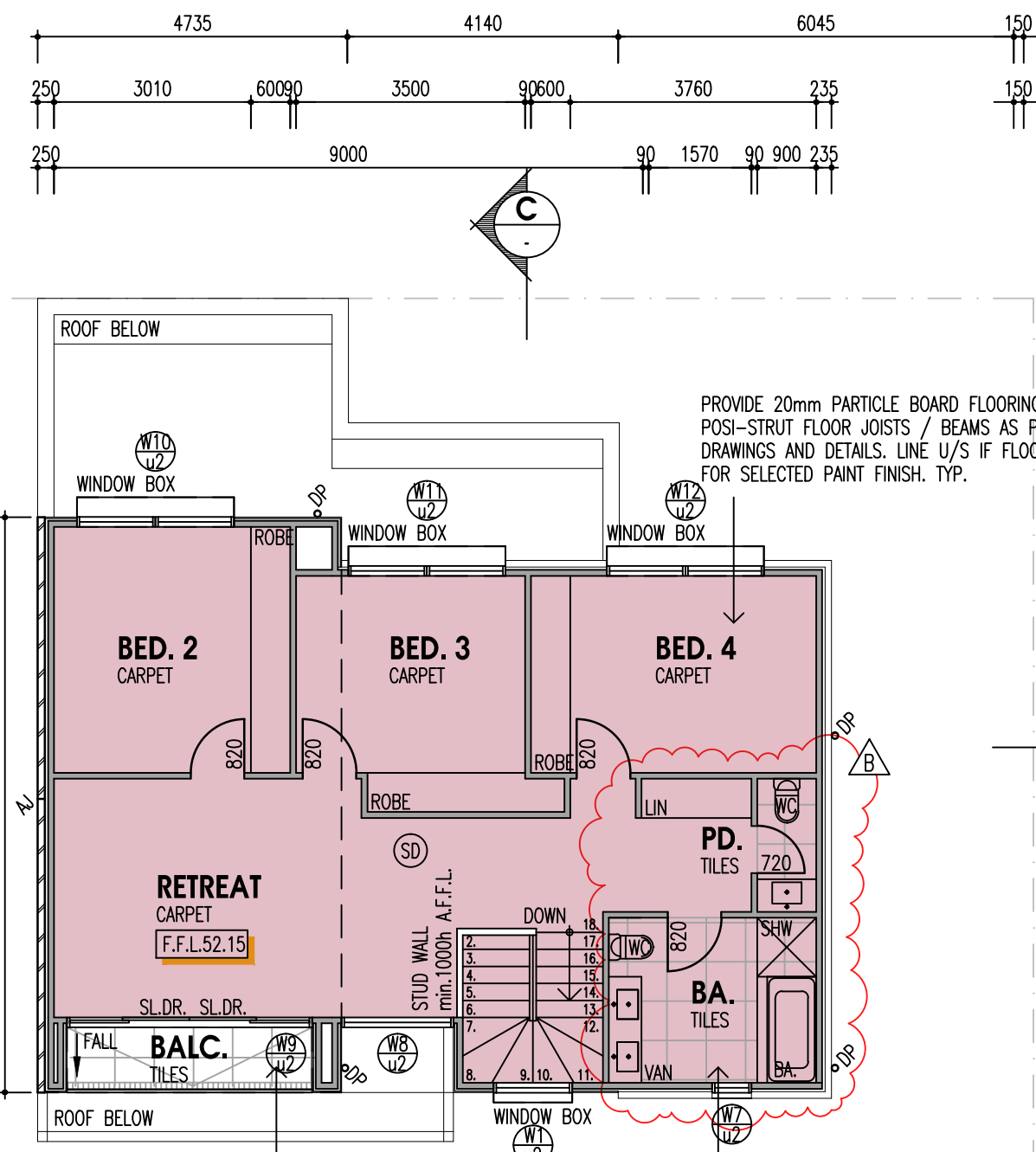
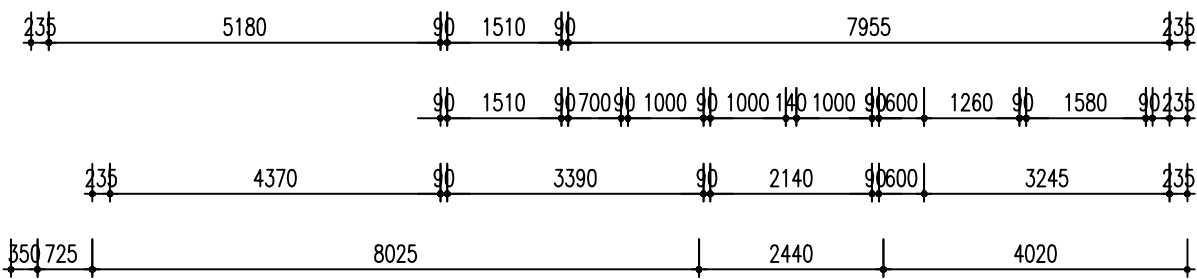


ROOF PLAN - no.1 / no.2
SCALE 1:100



FIRST FLOOR PLAN - no.1 / no.2
SCALE 1:100



- NOTE: BASEMENT / GROUND / FIRST FLOOR
- PROPOSED TOWNHOUSE DEVELOPMENT AS SHOWN HATCHED.
 - EXISTING RESIDENCE TO BE REMOVED (AS SHOWN DOTTED).
 - PROVIDE MAINS WIRED SMOKE DETECTOR (SD) TO BASEMENT / GROUND / FIRST FLOORS AS SHOWN IN ACCORDANCE WITH B.C.A. AND AS.3786
 - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR STEEL COLUMN / BEAMS SIZE AND LOCATIONS. TYP.
 - PROVIDE DOWNPIPES (DP) TO APPROX. POSITIONS AND GUTTERS IN ACCORDANCE WITH B.C.A. PART 3.5.2. CONNECT TO STORMWATER SYSTEM IN ACCORDANCE WITH CIVIL ENGINEERS DRAWINGS AND DETAILS. TYP.
 - (SPREAD FIRST FLOOR DOWN PIPES ON TO LOWER ROOFS AS REQ' TYP.)
 - FULL HEIGHT ARTICULATION JOINTS (AJ) TO ALL BRICK WORK TO APPROX. POSITIONS SHOWN IN ACCORDANCE WITH B.C.A. PART 3.3.1.8. TYP.
 - BUILDER TO ENSURE FOOTINGS DO NOT ENCRoACH PROPERTY BOUNDARY. TYP.
 - BUILDER TO ENSURE ADJ' DWELLING / GARAGE FOOTINGS LOCATED ON BOUNDARIES ARE NOT UNDERMINED DURING CONSTRUCTION. VERIFY DEPTHS OF ADJOINING FOOTINGS ON SITE PRIOR TO COMMENCING WORKS. TYP.
 - TO BATHROOM / ENSUITE / POWDER ROOM / LAUNDRY / WC PROVIDE 2000sqd CEILING FAN DUCTED TO EXTERNAL AIR SPACE (min25L/sec.)
 - IN ACCORDANCE WITH THE BCA PART 3.8.5. TYP.
 - TO W.C. / BATH / ENSUITE PROVIDE LIFT OFF HINGES WHEN DOOR SWINGS IN & IF JAMB IS WITHIN 1200mm OF PAN IN ACCORDANCE WITH BCA PART 3.8.3.3. TYP.
 - PROVIDE 200L WATER TANK PLUMBED TO CISTERNS CONNECT OVERFLOW TO STORM WATER SYS. &/OR PROVIDE SOLAR HOT WATER SERVICE TO SATISFY ENERGY RATING REQ'S.
 - PROVIDE nom. 30mm SETDOWN TO ALL SHOWER RECESS' TO BOTH DWELLINGS. TYP.
 - SELECTED 2340' HIGH HOLLOW CORE DOORS INTERNALLY TO EACH DWELLING. TYP.
 - BENCHTOPS / CUPBOARDS / FIXTURES / FITTINGS TO KITCH. / LAUN. / BATH / ENSUITE AS PER SEPERATE CONTRACTORS DETAILS & MANUF' SPEC'.'s.
 - PROVIDE DUMBWATER TO APPROX. POSITION AS PER SELECTED MANUF' SPEC'.'s & DETAILS. TYP.
 - STAR / STEP DETAILS:
 - CLOSED TIMBER TREAD STAIR / LANDING AS PER SELECTED MANUF' SPEC'.'s AND IN ACCORDANCE WITH B.C.A. PART 3.9.1 & PART 3.9.2. TYP.
 - RISERS 190mm MAX. 115mm MIN. GOING 355mm MAX. 240mm MIN. (min. TREAD 250mm.) GAPS less than 125mm.
 - NON-SLIP TREADS / NOSING (STRIP) AS PER BCA PART 2.5.1 & PART 3.9.1.3 (a)(i)(b)(i)
 - BUILDER TO ENSURE min. 200mm CLEARANCE ABOVE NOSING. TYP.
 - HANDRAILS 865mm ABOVE NOSING. 1000mm ABOVE LANDINGS / FLOOR IN ACCORDANCE WITH B.C.A. PART 3.9.1 & PART 3.9.2. TYP.
 - PROVIDE FALL TO BASEMENT FLOOR AS REQ'. PROVIDE SPOON DRAIN / TRENCH GRATE TO APPROX. LOCATIONS AS PER CIVIL ENG'S DRAWINGS AND DETAILS. TYP.
 - PROVIDE SUMP PIT, SIZE AND LOCATION AS PER CIVIL ENG'S DRAWINGS & DETAILS.
 - PROVIDE AGI-DRAIN TO BASE OF CUTS / BATTERS / RETAINING WALLS & WHERE DEEMED NECESSARY AND CONNECT TO STORMWATER SYSTEM. TYPICAL
 - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR SLAB / FOOTING / COLUMN BEAM SIZE AND LOCATIONS ETC AS REQ' TYP.
 - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR REINFORCED CORE FILLED BLOCK WORK / RETAINING WALL DETAILS. TYP.
 - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR R.C. CAPPING BEAM / SOLDIER PILE DETAILS. VERIFY FULL EXTENT ON SITE. TYP.
 - SELECTED APPROVED TANKING / WATERPROOFING TO SELECTED EXTERNAL WALLS BELOW N.G.L. IN ACCORDANCE WITH SELECTED MANUF' SPEC'.'s. TYP.
 - WET AREAS:
 - SELECTED CERAMIC FLOOR TILES ON APPROVED WATERPROOF MEMBRANE AS PER SELECTED MANUF' SPEC'.'s ON SELECTED SUBSTRATE ie: SLAB OR PARTICLE BOARD FLOOR (sub-grade) TO PROPOSED WET AREAS.
 - WATER PROOFING TO WET AREAS IN ACCORDANCE WITH BCA PART 3.8.1. & AS. 3740. TYPICAL
 - WATER PROOFING TO WET AREAS IN ACCORDANCE WITH BCA TABLE 3.8.1.1. AND SELECTED MANUF' SPEC'.'s & DETAILS. TYP.
 - WATER PROOFING OF WET AREAS:
 - i) BATHROOM / ENSUITE:
 - WATERPROOF ENTIRE FLOOR, WALL / FLOOR JUNCTIONS & AROUND OPEN SHOWER & FREESTANDING BATH AREA MINIMUM 1800mm HIGH & 1500mm FROM WATER OUTLET IN HORIZONTAL PLANE.
 - ii) LAUNDRY / WC:
 - WATERPROOF ENTIRE FLOOR, WALL / FLOOR JUNCTIONS

- NOTE: ROOF
- PROVIDE DOWNPIPES (DP) TO APPROX. POSITIONS AND GUTTERS IN ACCORDANCE WITH B.C.A. PART 3.5.2. CONNECT TO STORMWATER SYSTEM IN ACCORDANCE WITH CIVIL ENGINEERS DRAWINGS AND DETAILS. TYP.
 - SPREAD FIRST FLOOR DOWN PIPES ON TO LOWER ROOFS AS REQ' TYP.
 - BUILDER TO PROVIDE OVERFLOW POPS AT RAIN WATER HEAD LOCATIONS & WHERE DEEMED NECESSARY. VERIFY EXACT LOCATIONS ON SITE. TYP.
 - PROVIDE 2000L WATER TANK (TO APPROX POSITION) PLUMBED TO CISTERNS CONNECT OVERFLOW TO STORM WATER SYS. &/OR PROVIDE SOLAR HOT WATER SERVICE TO SATISFY ENERGY RATING REQ'S. TYP.

B	CLIENT 'CHANGES	B.M.	4/4/16
A	BUILDING PERMIT REQ's / ISSUED FOR CONSTRUCTION	B.M.	9/10/15
No.	REVISION	DATE	CHECKED

AMENDMENT

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PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
2 COLUMBA ST
BALWYN NORTH

CLIENT
Mr & Mrs SARTOREL
DRAWING
FIRST FLOOR / ROOF PLAN

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DESIGN	CHECKED
DRAWN	B.M.
DATE	JULY 2015
SCALE	1:100
REF. No.	WD03
15014	REV. B