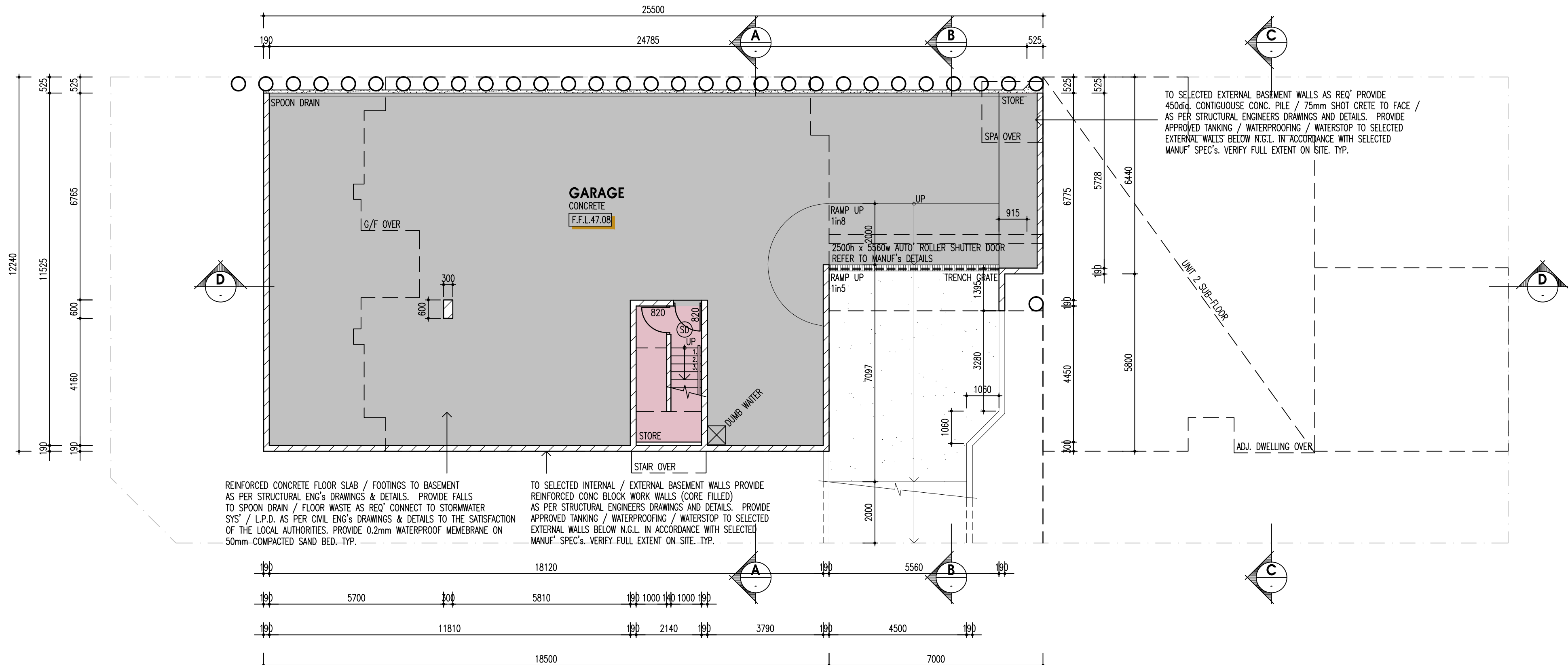


GROUND FLOOR PLAN - no.1 / no.2

SCALE 1:100



BASEMENT FLOOR PLAN - no.1

SCALE 1:100

NOTE: BASEMENT / GROUND / FIRST FLOOR

- 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 3.1.8. 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 2000ga 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 & F.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 KITCHEN / LAUN. / BATH / ENSUITE AS PER SEPARATE 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 (g)(i)(ii)
 - 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 SLUMP, PIT, SIZE AND LOCATION AS PER CIVIL ENG'S DRWG'S & 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:
 - BATHROOM / ENSUITE:
 - WATERPROOF ENTIRE FLOOR, WALL / FLOOR JOINTS & AROUND OPEN SHOWER & FREESTANDING BATH AREA MINIMUM 1800mm HIGH & 1500mm FROM WATER OUTLET IN HORIZONTAL PLANE.
 - LAUNDRY / WC:
 - WATERPROOF ENTIRE FLOOR, WALL / FLOOR JOINTS

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.

No.	REVISION	DATE	CHECKED
AMENDMENT			
D	CLIENT 'CHANGES	B.M.	
C	UPDATED AS SHOWN	4/4/16	
B		8/4/	
A	BUILDING PERMIT 'REQ's / ISSUED FOR CONSTRUCTION	9/11/15	
	UNIT 1 & 2 GROUND FLOOR CONSTRUCTION	B.M.	
		12/10/15	
		B.M.	
		5/10/15	

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PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
2 COLUMBA ST
BALWYN NORTH

CLIENT
Mr & Mrs SARTOREL

DRAWING
BASEMENT / GROUND FLOOR PLANS

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DESIGN	CHECKED
DRAWN	B.M.
DATE	JULY 2015
SCALE	1:100
REF. No.	WD02
15014	REV. D