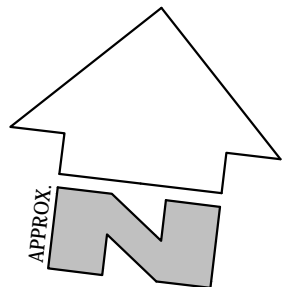


ENGINEERING NOTE
- Following demolition, builder is to contact the engineers and to check on structural adequacy.



- NOTES**
- Contractor to confirm all dimensions on site before commencing work or ordering materials
 - Do not scale drawings, use figured dimensions only
 - These drawings have been prepared from existing documentation. All dimensions require verification
 - These drawings shall be read in conjunction with relevant sections of the technical specification
 - Materials and equipment used in the building works shall be of Australian manufacture unless otherwise specified
 - Contractor to fully inspect the site prior to tendering to ensure the total scope of work is clear. Where an anomaly exists, contractor is to request clarification in writing prior to submitting tender
 - Wet areas to be impervious to water in accordance with AS3740
 - Glazing to be in accordance with AS1288-2006
 - All penetrations through fire rated members are to be sealed using fire collars or fire seal as appropriate
 - Artificial light to comply with AS1680
 - Fire hazard properties of materials, linings and surfaces (eg. carpet, laminate, vinyl, rubber) to comply with specification
 - Public protection to be provided by contractor to works area in accordance with building surveyor and local council requirements
 - All items required for completion of the fitout whilst not necessary being mentioned or described or detailed herein, but necessary or incidental for the completion of the fitout shall be incorporated and shall conform to good building trade practices and manufacturers' written recommendations where applicable

- DOOR NOTES**
- All internal door frames to be clear anodised aluminium frames
 - All internal doors to have suitable brush strip seals at base for sound proofing
 - All internal doors to be sized floor to ceiling with widths as nominated
 - Entry auto sliding door to be able to be operable manually under a force of not more than 110N if there is a malfunction or failure of the power source; and it must open automatically if there is a power failure to the door
 - All door controls (such as 'push-to-exit buttons' or security keypad controls) to be installed in accessible locations, ie. 900-1100mm above FFL and no closer than 500mm from an internal corner.

GLAZING NOTE:
Solid and non-transparent glazing bands to be installed to all glass doors, side panels partitions or other glazed areas without a horizontal transom member that are capable of being mistaken for doorways or opening (AS1428.1, Clause 6.6). This includes any glazing being tinted, frosted or translucent.

- WALL TYPES**
- Standard Wall Type 1:
13mm Soundstop plasterboard each side 90mm steel stud framing
- Standard Wall Type 2:
13mm Soundstop plasterboard one side, 13mm Aquacheck to wet area sides 90mm steel stud framing
- Standard Wall Type 3:
2x13mm Soundstop plasterboard each side 90mm steel stud framing

INTERNAL WALLS NOTE
All internal walls to be provided with 13mm Sound Stop on each side of room.
Consulting Rooms, Intake Office, GP Consulting Room and Managers Office internal walls to be provided with 2x13mm Sound Stop on each side of room.

PAINTING NOTE
- All walls to be Dulux "Berkshire White" unless otherwise stated
- All accessible doorways to achieve a minimum 50mm band of luminance contrast of 30%

WINDOW NOTE
- All window frames to be clear anodised aluminium frames. Refer to elevations for extent
- All new glazing to comply with AS1288-2006

NOTE
Provide noggins as required for all wall mounted fittings.
Provide additional structural wall support where necessary to ensure adequate fixing

ACCESSIBILITY
Refer to report prepared by Equal Access dated 16.03.2016 for all accessibility requirements/specifications

NOTE
All client rooms to include silicone along wall/ceiling junctions.

STAIR NOTES
- TGSIs to top and bottom of stairs in accordance with AS/NZS 1428.4.1 (AS14.28.1, Clause 11.1(h))
- Contrasting strips to each stair nosing achieving a 30% luminance contrast (AS1428.1, Clause 11.1(f)(g))
- Stairs to include slip-resistant surface. The surface on all stair treads and landings to comply with Table D2.14 of the BCA (including TGSIs on landings)

NOTE
Loose furniture is shown for information only and will be provided by the client

NOTE
All client accessible doors to have anti-ligature hardware

BUILDING NOTE
- Builder to make good all demolished walls, ceilings, and any structure affected by demolition works

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CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

BUILDER:

SKETCH building design

JOB ADDRESS: NO.211 THOMAS STREET DANDENONG VIC.				CLIENT: HEADSPACE & SOUTH EASTERN MELBOURNE MEDICARE LOCAL			
DRAWN: AB/MM		SHEET: 05		CODE: PC	PROJECT TYPE: ALTERATIONS & ADDITIONS		
CHECKED: RG/MM		TIME:		TYPE: AA	REVISION:	JOB No:	
DATE: 05.04.2016	SCALE:1:100 AT A2	DRAFT No: FINAL		ISSUE: PI	B	14-428	

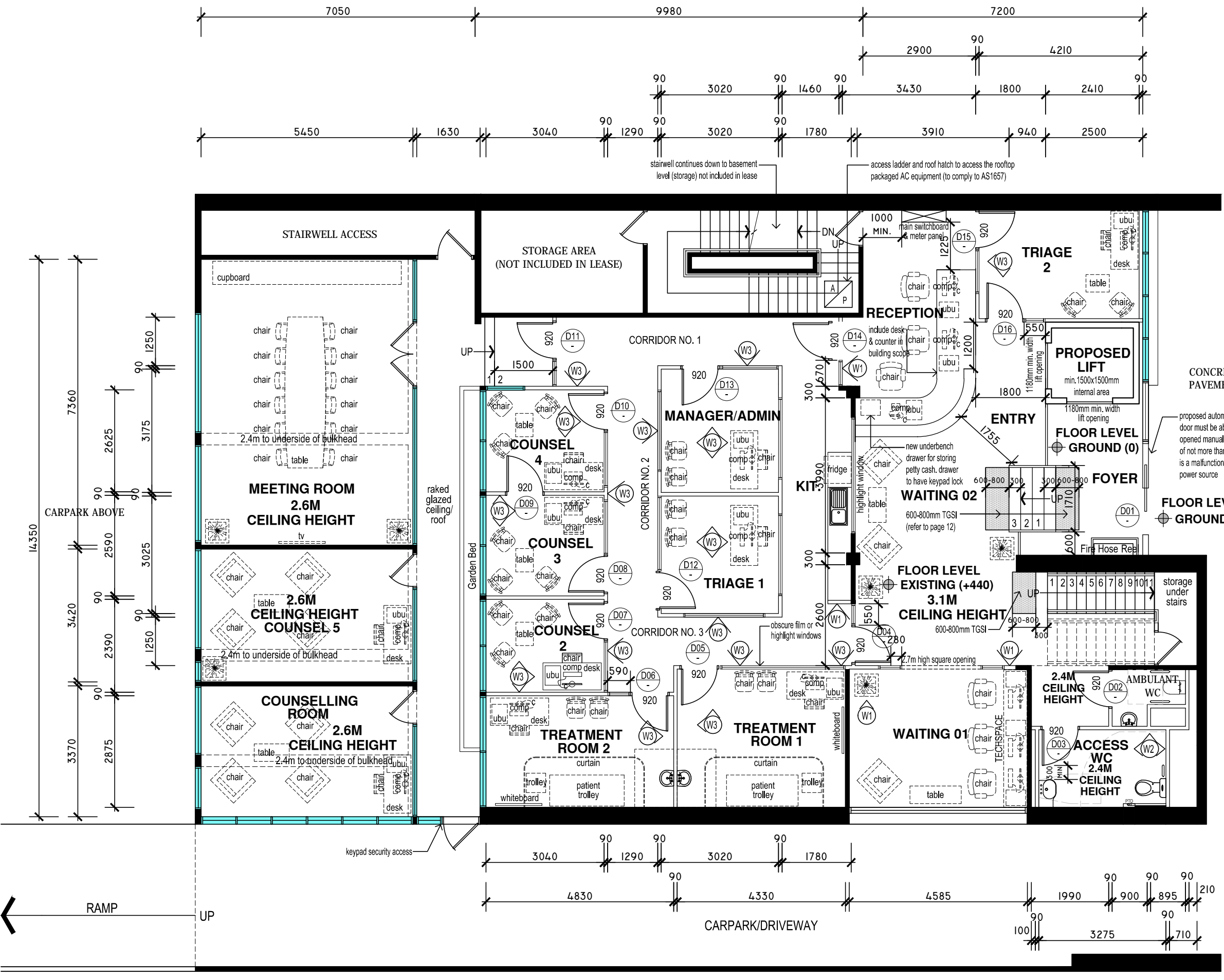
GROUND FLOOR INTERNAL AREA AVAILABLE FOR LEASE: 343SQM
FIRST FLOOR INTERNAL AREA AVAILABLE FOR LEASE: 313SQM
TOTAL INTERNAL AREA AVAILABLE FOR LEASE: 656SQM

LEGEND

- EXISTING WALLS TO BE RETAINED
- EXISTING WINDOWS TO BE RETAINED
- EXISTING DOORS TO BE RETAINED
- PROPOSED WALLS/WINDOWS
- PROPOSED DOORS

- LEGEND**
- b(**) bench (nominated bench height)
 - c cable hole
 - CH coat hook
 - chair chair (not in contract)
 - comp computer (incl.)
 - CR curtain rail
 - cup/d cupboard
 - desk desk (not in contract)
 - dw dishwasher
 - fc filing cabinet (incl.)
 - GR grabrail
 - photo photocopier (incl.)
 - SD soap dispenser
 - shr shower
 - SL steel leg
 - table table (incl.)
 - TPH toilet paper holder
 - UBO underbench oven
 - UBU underbench drawer unit
 - AS aluminium skirting
 - WC water closet
 - WT wall ties
 - fire extinguisher bracket fixing to noggin or structural member wall mates or similar shall not be used

DIMENSION NOTE
All dimensions shown are approx. only and need to be fully checked and confirmed on site.



PROPOSED GROUND FLOOR PLAN
SCALE 1:100