

north elevation scale 1:100 (AO)

General Notes The builder shall verify all dimensions on site before commencing any work or shop drawings. Figured dimensions shall be used in preference to scaled dimensions. All scaled dimensions must be verified on site and confirmed in writing with the architect. All work shall be in accordance with the Building Code of Australia and all relevant Australian Standards This drawing is copyright & remains the property of JAM Architec

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We build.

preliminary FOOTSCRAY PLAZA REDEVELOPMENT

REDEVELOPMENT

CNR ALBERT AND PAISLEY STREETS, FOOTSCRAY **Client** THE BANCO GROUP OF COMPANIES PTY LTD

Revision

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EX EXISTING TO REMAIN infill slab to structural engineers detail denotes screed infill to structural engineers detail

GENERAL NOTES

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA (BCA) AND AUTHORITY REQUIREMENTS. - THE FOLLOWING NOTES SHALL BE READ IN

CONJUNCTION WITH ALL THE ARCHITECTURAL, STRUCTURAL, AND SERVICES DRAWINGS, SCHEDULE AND SPECIFICATIONS RELATING TO THIS PROJECT. - DO NOT SCALE OFF DRAWINGS - CONFIRM ALL NON-DIMENSIONED ITEMS WITH THE ARCHITECT PRIOR TO STARTING WORK - ALL MATERIALS AND FITTINGS TO BE FIXED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION
-FIRE INDEXES OF MATERIALS, LININGS AND SURFACE

FINISHES TO COMPLY WITH C1.10 OF THE BCA
- BUILDER TO ENSURE THAT NOMINATED FIRE RATED CONSTRUCTION IS MAINTAINED AT ALL SERVICE PENETRATIONS AND MATERIAL JUNCTIONS. USE FIRE COLLARS WHERE SERVICE PENETRATIONS OCCUR THROUGH FLOOR SLABS TO COMPLY WITH AS1530.4-1997 AND AS4072.1-1992 ENSURE FIRE RATINGS ARE MAINTAINED TO THE UNDERSIDE OF

- REFER TO SURVEYORS CHECK SURVEY AND DETAILED DRAWINGS TO CONFIRM AND LOCATE ALL EXISTING SERVICES, PIPES, POLES, EMBANKMENTS, PITS AND THE LIKE PRIOR TO COMMENCING ANY WORK. - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS AND DETAILS. SEE CLARIFICATION FROM THE ARCHITECT IF ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS ARE NOTED. REFER ENGINEERS DRAWINGS FOR TRAFFICABLE AND PAVING SLAB DESIGN. - ALL TIMBER FRAMINGS TO STRUCTURAL ENGINEERS

CLEAR WIDE TREADS WITH A MAXIMUM 190mm HIGH - ALL HANDRAILS AND BALUSTRADES SHALL BE MINIMUM 1000mm HIGH ABOVE LANDINGS AND MINIMUM 865mm HIGH ABOVE STAIR NOSINGS. SPACINGS BETWEEN BALUSTRADING AND RISERS SHALL BE A MAXIMUM OF 125mm AND TO COMPLY

ELEMENT OF THE BALUSTRADE BETWEEN 150mm AND 760mm ABOVE THE FLOOR WILL NOT FACILITATE

CTS AT PERIMETER WALLS AND WINDOW HEADS - CONFIRM ALL EXTERNAL TAP LOCATIONS ON SITE WITH ARCHITECT PRIOR TO INSTALLATION. - ALL GLAZING TO AS1288. 1994. REFER GLAZING

- ALL MECHANICAL EXHAUST VENTILATION TO COMPLY WITH AS 1668.2 TO ACHIVE MINIMUM AIR FLOW RATE OF 10 cubic litres per hour. ALL FANS TO BE VENTED

minimum 300mm ABOVE BENCHES, VANITIES, SINKS, TROUGHS, BATHS AND TO A minimum height of 1800mm ABOVE SHOWER BASES. PROVIDE

- ALL CORNICES TO BE SQUARE SET. STOPPING BEAD TO PERIMETER OF ALL WINDOW AND DOOR FRAMES

- BUILDER TO ENSURE THAT NO PART OF PROPOSED STRUCTURE INCLUDING FOOTINGS AND DRAINAGE TO

V.R. PLASTERBOARD TO ALL WALLS (USE F.C. SHEETING TO SHOWER CUBICLES)

OPENINGS TO BE GALVANIZED

- PROVIDE S.S. BRICK TIES AT 600x600mm CTS AS PER

- ALL DOORS TO POWDER ROOMS/BATH ROOMS TO HAVE REMOVABLE LIFT OFF HINGES WHERE THE PAN IS WITHIN 1200mm OF THE NEAREST PART OF THE

SECURE CHAIN MESH FENCING

WALL TYPE - REFER 0967R_A4.05 AXX PARTITION TYPE - REFER 0967R_A4.05 XX · LINING TYPE - REFER 0967R_A4.05 CONTRACTOR TO ALLOW FOR FINISHES TO ALL WALLS REFER TO WALL FINISHES SCHEDULE FOR KEY TO

ALLOW FOR PAINT FINISH WHERE EXPOSED.REFER T

PROVIDE MINIMUM 9mm VILLABOARD LINING IN LIEU OF PLASTERBOARD WHERE WALL TILES ARE PROVIDE WATER RESISTANT PLASTERBOARD TO ALI KITCHEN & WET AREAS. REFER TO SPECIFICATION AND

DRAWINGS, ALLOW FOR CONTROL JOINTS AT 6M CTF LOCATIONS OF JOINTS WITH ARCHITECT PRIOR TO

DETAILS OF LOAD BEARING, CORE FILLED AND BOND

UNLESS OTHERWISE NOTED ALLOW FOR SQUARE SE DETAIL AT ALL WALL-CEILING JUNCTIONS AND

REFER FINISHES SCHEDULE FOR COLOUR

BÃO2 'x'

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- STRUCTURAL JOINT- REFER TO STRUC

- EXPRESSED JOINT

BT-XX BATHROOM TYPE - REFER 0967R_A6.00 SERIES KT-XX KITCHEN TYPE - REFER 0967R_A6.00 SERIES LT-XX LAUNDRY TYPE - REFER 0967R_A6.00 SERIES ST-XX SIGN TYPE - REFER 0967R_A4.27 SERIES UT-XX UNIT TYPE - REFER 0967R_A5.00 SERIES FF-XXX DENOTES FLOOR FINISH - REFER TO FINISHES SCHEDULE FOR DETAIL

00,000 SFL DENOTES STRUCTURAL AHD 00,000 FFL DENOTES FINISH FLOOR LEVEL AHD SCRXX SCREEN TYPE - REFER 0967R A4.00 SERIES BAXX BALUSTRADE TYPE- REFER 0967R_A4.00 SERIES

SUMP TO HYDRAULIC ENG. DETAIL

ROOF1

METAL DECK ROOF - REFER TO
SPECIFICATION FOR DETAIL

FLOOR1

CONCRETE SLAB ON METAL DECKREFER TO STRUCTURAL ENGINEER FOR
DETAIL

FLOOR2 CONVENTIONAL FORMWORK CONCRETE
SLAB - REFER TO STRUCTURAL

SPBD1 SUSPENDED PLASTERBOARD CEILING

SOFFIT1 OFF FORM CONCRETE SOFFIT SOFFIT2 LIGHTWEIGHT VILLABOARD SOFFIT

ENGINEER FOR DETAIL FLOOR3 CHECKER PLATE FLOOR ON STEEL FRAMING TO STRUCTURAL ENG. DETAIL

DETAIL

RWH - RAIN WATER HEAD SP - STAND PIPE / TUNDISH INDICATES WINDOW NUMBER INDICATES FLOOR LEVEL INDICATES DOOR NUMBER INDICATES FLOOR LEVEL

BALUSTRADE TYPE

SCREEN TYPE

LIGHTWEIGHT CLADDING

STOPPING BEADS AT WINDOWS AND DOORS

BEAM CON- STRUCTIONS WITHIN WALL CONSTRUCTION AND TO ALLOW FOR CONSTRUCTION EXPANSION JOINTS THROUGH TO WALL FINISH.

PAINT SCHEDULE FOR DETAILS

ONSTRUCTION

SCHEDULE FOR DETAILS.

(NO ARCHITRAVES) UNO.

OF DISCHARGE.

DOORWAY

REQUIREMENTS.

CONC. SLAB OVER OR ROOF

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hatched area Drawing Number **not in stage 2** 0967C_A3.01 Plot Date 18/12/12 7 Howard Street T 61 3 9429 7744 Richmond, Victoria F 61 3 9429 3955 Scale

A 18/12/12 CONTRACT ISSUE

Revision Date Subject