

GENERAL NOTES:

**GN01** ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2006, NATIONAL CONSTRUCTION CODE SERIES 2014 BUILDING CODE OF AUSTRALIA VOLUME 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THEY MUST ALSO COMPLY WITH LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

**GN02** UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2014 BUILDING CODE OF AUSTRALIA VOLUME 2.

**GN03** THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF BY LATERAL PTY. LTD. (THE DESIGNER) FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

**GN04** ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

**GN05** THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS OR ORDERING MATERIALS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

**GN06** THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

**GN07** THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

**GN08** ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:

- A.S. 1288 GLASS IN BUILDINGS – SELECTION AND INSTALLATION.
- A.S. 1562.1 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING – METAL.
- A.S. 1684 RESIDENTIAL, TIMBER-FRAMED CONSTRUCTION.
- A.S. 1860 PARTICLEBOARD FLOORING.
- A.S. 2047 WINDOWS IN BUILDINGS – SELECTION AND INSTALLATION.
- A.S. 2049 ROOF TILES.
- A.S. 2050 INSTALLATION OF ROOF TILES.
- A.S. 2870 RESIDENTIAL SLABS AND FOOTINGS.
- A.S. 2904 DAMP-PROOF COURSES AND FLASHINGS.
- A.S. 3600 CONCRETE STRUCTURES.
- A.S. 3660.1 TERMITE MANAGEMENT.
- A.S. 3700 MASONRY STRUCTURES.
- A.S. 3740 WATERPROOFING OF DOMESTIC WET AREAS.
- A.S. 3786 SMOKE ALARMS.
- A.S. 4100 STEEL STRUCTURES.
- A.S. 4256 PLASTIC ROOF AND WALL CLADDING MATERIALS.
- A.S. 4773 MASONRY IN SMALL BUILDINGS.

**GN09** LOCATION AND INSTALLATION OF SMOKE ALARMS TO BE IN ACCORDANCE WITH BCA 3.7.2 AND COMPLY WITH A.S. 3786.

**GN10** DO NOT SCALE DRAWINGS, FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

**GN11** SITE PLAN MEASUREMENTS IN METRES – ALL OTHER MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE.

**GN12** WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL ROUND.

**GN13** WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK.

**GN14** INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

**GN15** ALL STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITY'S APPROVAL.

**GN16** SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.

**GN17** FOOTINGS NOT TO ENCRoACH TITLE BOUNDARIES AND EASEMENT LINES.

**GN18** THE BUILDING AND 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 SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING, AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

**GN19** FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF A.S. 4773.1 'MASONRY IN SMALL BUILDINGS' PART 1: DESIGN.

**GN20** WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH A.S. 3740: WATERPROOFING OF DOMESTIC WET AREAS. BUILDER TO PROVIDE WATERPROOFING MEMBRANE PRIOR TO INSTALLATION FOR BUILDING SURVEYORS APPROVAL.

**GN21** PROVIDE WALL TIES TO BRICKWORK IN ACCORDANCE WITH A.S. 3700.

**GN22** SUB-FLOOR VENTILATION TO PROVIDED IN ACCORDANCE WITH BCA 3.4.1.

**GN23** PROVIDE CLEARANCE FOR TIMBER FLOORING FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150mm, OR 400mm WHERE BUILDING IS LOCATED WITHIN DECLARED TERMITE ZONE. FLOORING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.

**GN24** THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

**GN25** THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.

**GN26** GLAZING, INCLUDING SAFETY GLAZING SHALL BE INSTALLED TO A SIZE, TYPE, AND THICKNESS SO AS TO COMPLY WITH: BCA VOL 2 PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3, AND NCC 2014 BCA VOL 1 PART B1.4 FOR CLASS 2 TO 9 BUILDINGS.

**GN27** STAIR REQUIREMENTS: STEP SIZES (OTHER THAN SPIRAL STAIRS) TO BE: RISERS (R) 150mm MAXIMUM, 115mm MINIMUM; GOINGS (G) 355mm MAXIMUM, 240mm MINIMUM. 2R + 1G = 700mm MAXIMUM AND 550mm MINIMUM, 125mm MAXIMUM GAP TO OPEN TREADS.

FOR CLASS 1 AND 10 BUILDINGS ALL TREADS, LANDINGS, AND THE LIKE TO HAVE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR THE EDGE OF NOSING, AND FOR CLASS 2, 3, AND 4 ALL TREADS, LANDINGS, AND THE LIKE TO HAVE A SLIP-RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P3 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS AS PER LIST IN TABLE 3.9.1.1 BCA 2014.

PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BALUSTRADES (OTHER THAN TENSORED WIRE BALUSTRADES) TO BE: 1000mm MINIMUM ABOVE FINISHED SURFACE LEVEL OF BALCONIES, DECKS, LANDINGS OR THE LIKE. 865mm MINIMUM ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR WINDUP, AND VERTICAL WITH LESS THAN THIRTY DEGREE GAP BETWEEN, AND ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 780mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 400mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS, AND/OR TREADS.

TOP OF HANDRAILS TO BE MINIMUM 865mm VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.

WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH BCA VOLUME 2 PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2014 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.

**GN28** CONCRETE STUMPS:

- UP TO 1400mm LONG 100mm x 100mm (1 No. H.D. WIRE);
- 1401mm TO 1800mm LONG 100mm x 100mm (2 No. H.D. WIRES);
- 1801mm TO 3000mm LONG 125mm x 125mm (2 No. H.D. WIRES);

100mm x 100mm STUMPS EXCEEDING 1200mm ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.

**GN29** THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS. AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES.

**STORMWATER:** (UNLESS OTHERWISE DEFINED IN THESE DOCUMENTS)  
100mm DIA. CLASS 8 UPVIC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.  
THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL NOT BE LESS THAN:-  
100mm UNDER SOIL  
50mm UNDER PAVED OR CONCRETE AREAS  
100mm UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS  
75mm UNDER REINFORCED CONCRETE DRIVEWAYS

**DESIGN GUST WIND SPEED / WIND CLASSIFICATION:**  
BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF N1/N2 (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.

**SITE CLASSIFICATION:**  
THESE PLANS SHALL BE READ IN CONJUNCTION WITH A SOIL REPORT. FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT AND IN ACCORDANCE WITH ANY ACCOMPANYING ENGINEERING DOCUMENTS.

TIMBER PLYNTH BOARDS

NOTE: CONTRACTOR TO VERIFY THE PRESENCE OF ANY SERVICES IN THE VICINITY OF DRAINAGE EXCAVATION WORKS AND TO CONFIRM LEGAL POINT OF DISCHARGE PRIOR TO COMMENCEMENT.

NOTE: IF THE CLOSET PAN WITHIN A SANITARY COMPARTMENT IS WITHIN 1200MM OF THE DOORWAY, THE DOOR IS TO OPEN OUTWARD OF SLIDE OR LIFT OFF HINGES ARE TO BE PROVIDED AS PER 3.8.3.3 OF BCA 2014

NOTE: BUILDER TO PROVIDE WATERPROOFING MEMBRANE PRIOR TO INSTALLATION FOR BUILDING SURVEYORS APPROVAL.

NOTE: BUILDER TO CONFIRM EXACT LOCATION, DEPTH AND SERVICEABILITY OF EXISTING STORMWATER DRAINS AND SEWER LINE PRIOR TO COMMENCEMENT OF WORKS

NOTE: BUILDER TO PROVIDE WATERPROOFING MEMBRANE PRIOR TO INSTALLATION FOR BUILDING SURVEYORS APPROVAL.

NOTE: ALL STRUCTURES (INCLUDING FENCES, LETTER BOXES AND METER BOXES) SHALL BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 900MM OR RELOCATED CLEAR OF A SPREAD AREA NEAR THE ACCESS WAY IN ACCORDANCE WITH AS 2890.1, CLAUSE 3.2.4 TO ENSURE SAFE SIGHT DISTANCES. LANDSCAPING SHALL ALSO BE REDUCED IN HEIGHT OR RELOCATED CLEAR OF THIS SPREAD AREA

NOTE: APPLIANCES, FITTINGS AND FIXTURES SHOWN ARE INDICATIVE SYMBOLS ONLY. THEY DO NOT REPRESENT ANY PARTICULAR TYPE, BRAND OR MODEL.

NOTE: CONTRACTOR TO VERIFY THE PRESENCE OF ANY SERVICES IN THE VICINITY OF DRAINAGE EXCAVATION WORKS AND TO CONFIRM LEGAL POINT OF DISCHARGE PRIOR TO COMMENCEMENT.

NOTE: TERMITE TREATMENT TO GROUND TO COMPLY WITH AS 3660 & BCA PART 3.1.3



PROJECT: **PROPOSED MEDICAL CENTRE**  
**AT: 200 MITCHAM ROAD, MITCHAM**  
**FOR: STRATEGIC ENTERTAINMENT INVESTMENTS PTY LTD**

CONTRACTOR IS TO CHECK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SITE LEVELS PRIOR TO COMMENCEMENT. WINDOW SIZES ARE NOMINAL. DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNTIL APPROVED BY THE RELEVANT AUTHORITY.

THIS PLAN IS COPYRIGHT THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RELEVANT ENGINEERS DRAWINGS OR OTHER CONSULTANTS PLANS / SPECIFICATIONS. ALL MATERIALS AS METHODS OF CONSTRUCTION, TESTING SHALL CONFORM TO RELEVANT S.A.A. CODES

PROVIDE CUT OFF DRAINS TO HIGH SIDE OF ALL BUILDINGS SURROUNDING GROUND TO BE GRADED AWAY FROM BUILDINGS TO PREVENT PONDING OF WATER DESIGN TO OWNERS/DESIGNERS DETAILS DO NOT SCALE DRAWINGS

REGISTERED BUILDING PRACTITIONER  
D.P.A.D. 431  
D.P.S.D. 169



**lateral**  
BUILDING DESIGN  
personal. creative. experienced.

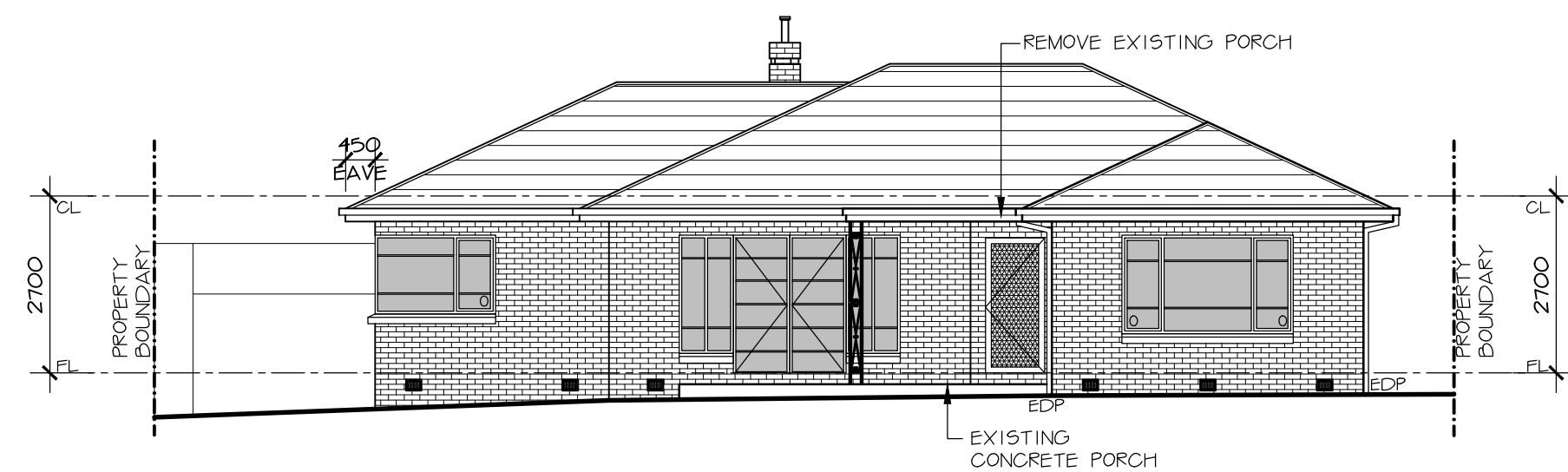
p 9729 4973 f 9720 4040  
e info@lateralbuildingdesign.com.au  
95 Canterbury Rd (PO box 651)  
Heathmont Vic 3135  
w lateralbuildingdesign.com.au

NORTH	REVISIONS:	DATE:
	DATE: JULY 2022 SCALE: 1 : 100 DRAWN: K.H.	DRAWING NUMBER: 22/25 WD01 SHEET 1 OF 4

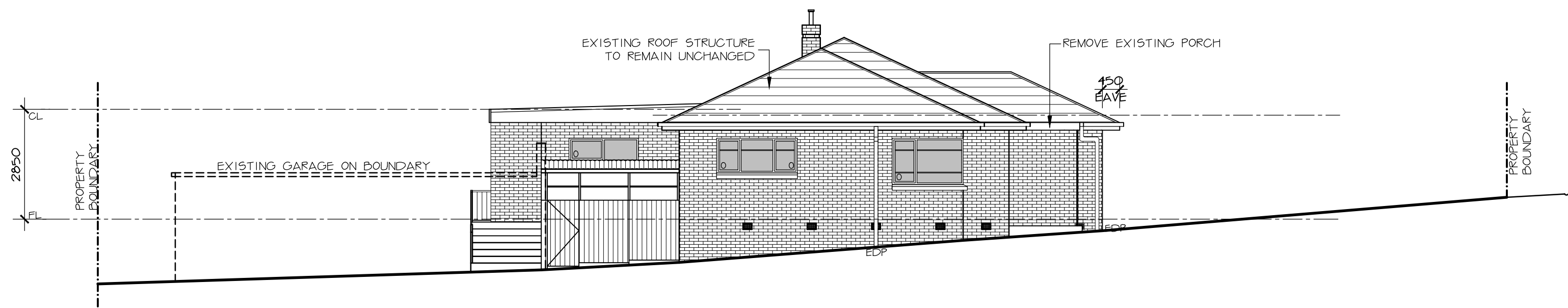




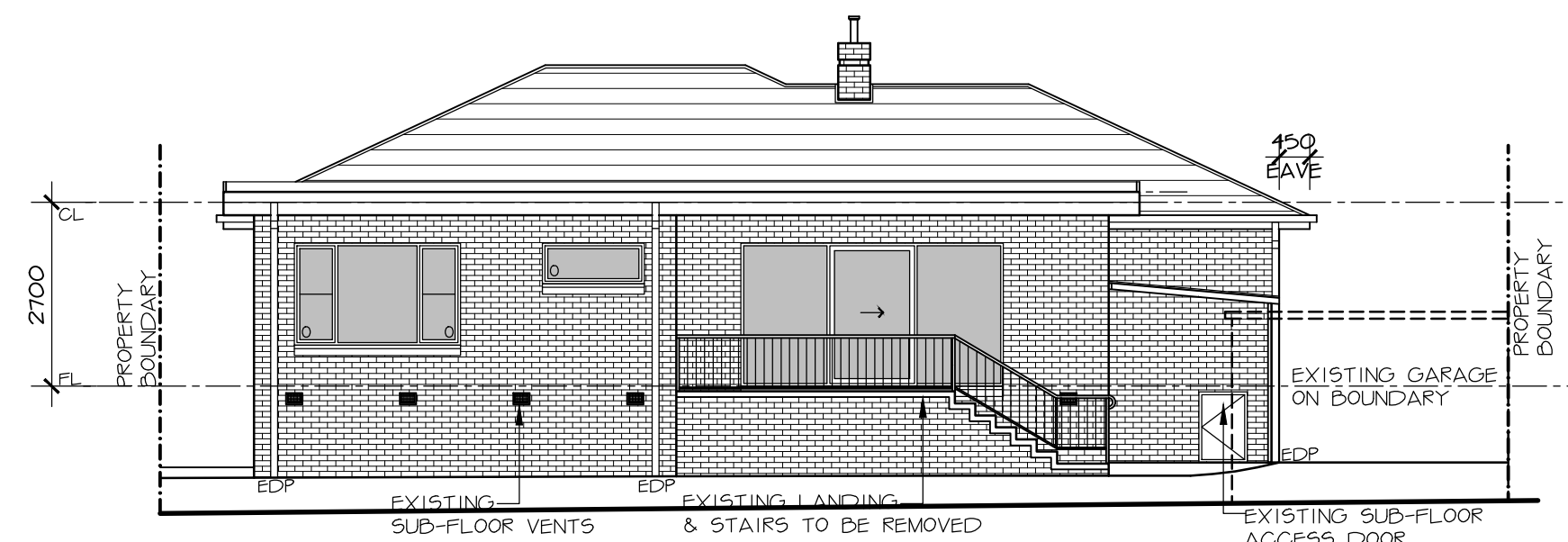




07 EXISTING NORTH ELEVATION  
SCALE 1:100



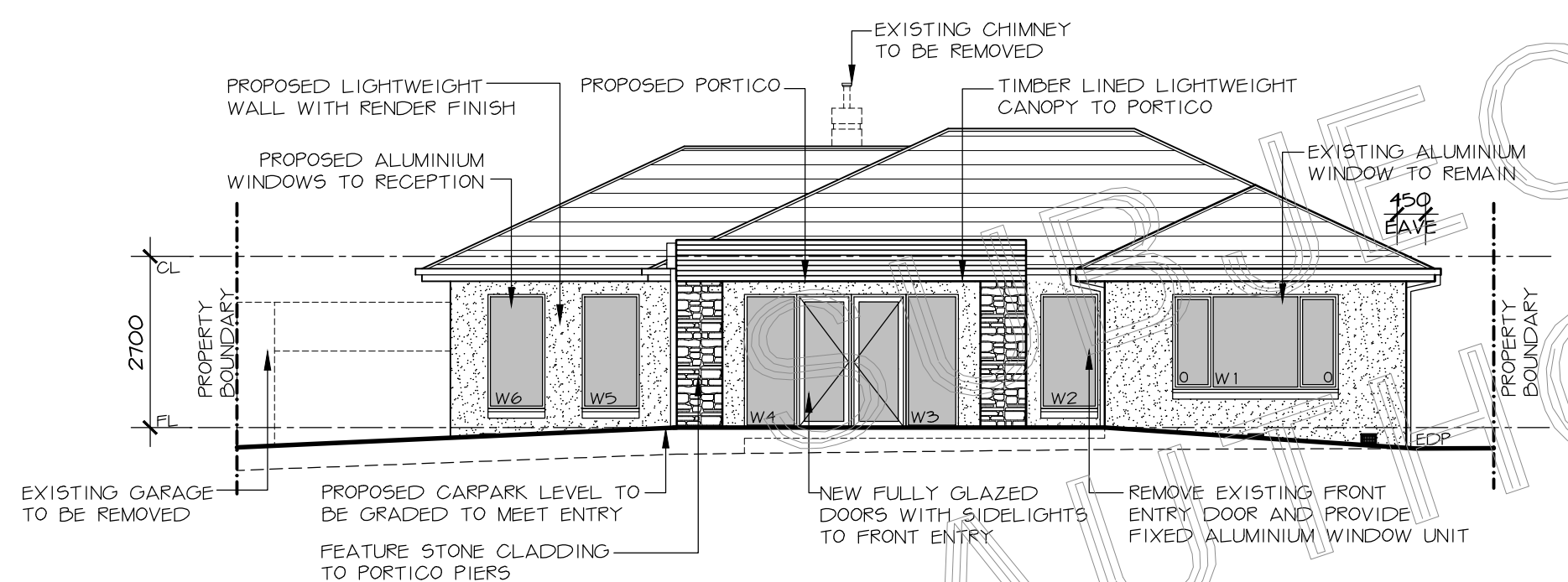
08 EXISTING EAST ELEVATION  
SCALE 1:100



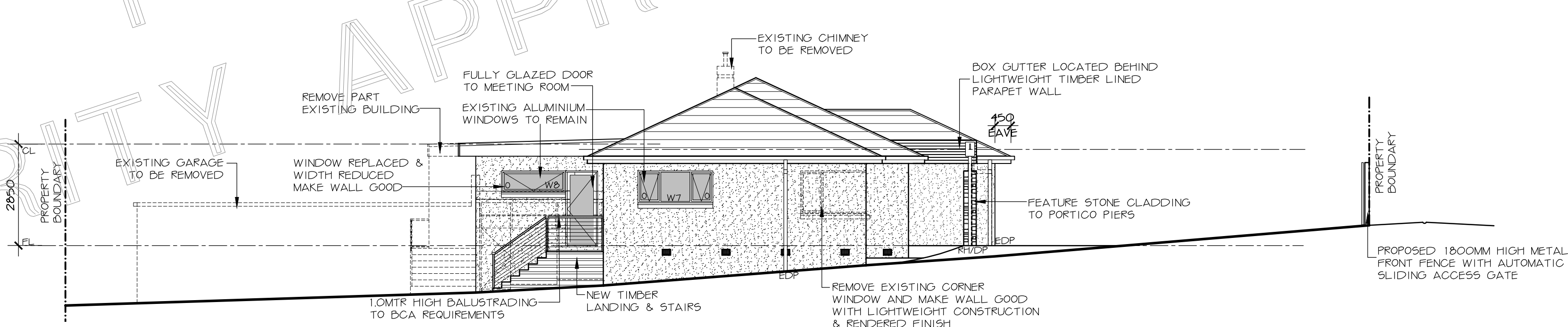
09 EXISTING SOUTH ELEVATION  
SCALE 1:100



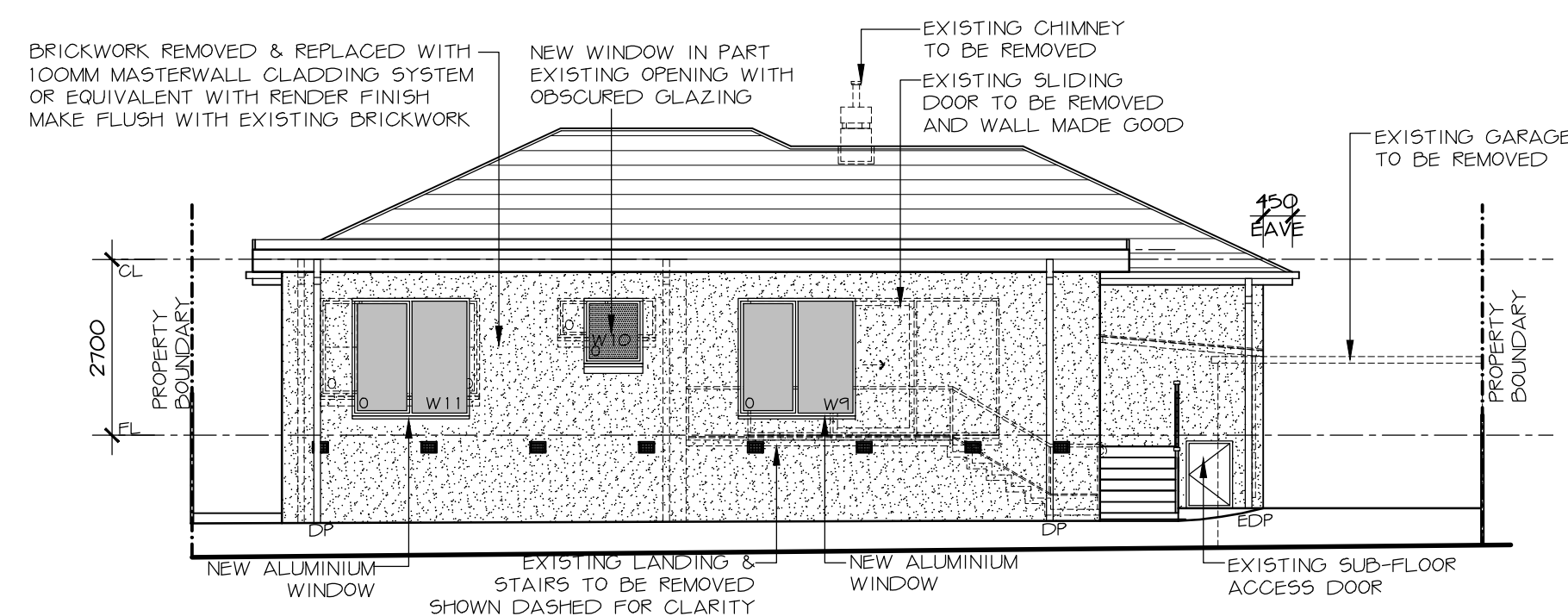
10 EXISTING WEST ELEVATION  
SCALE 1:100



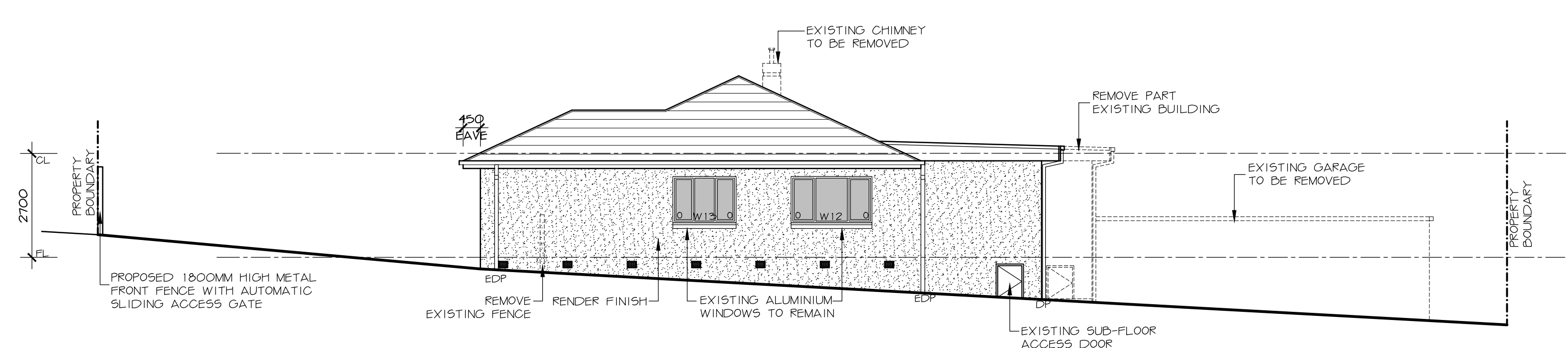
11 PROPOSED NORTH ELEVATION  
SCALE 1:100



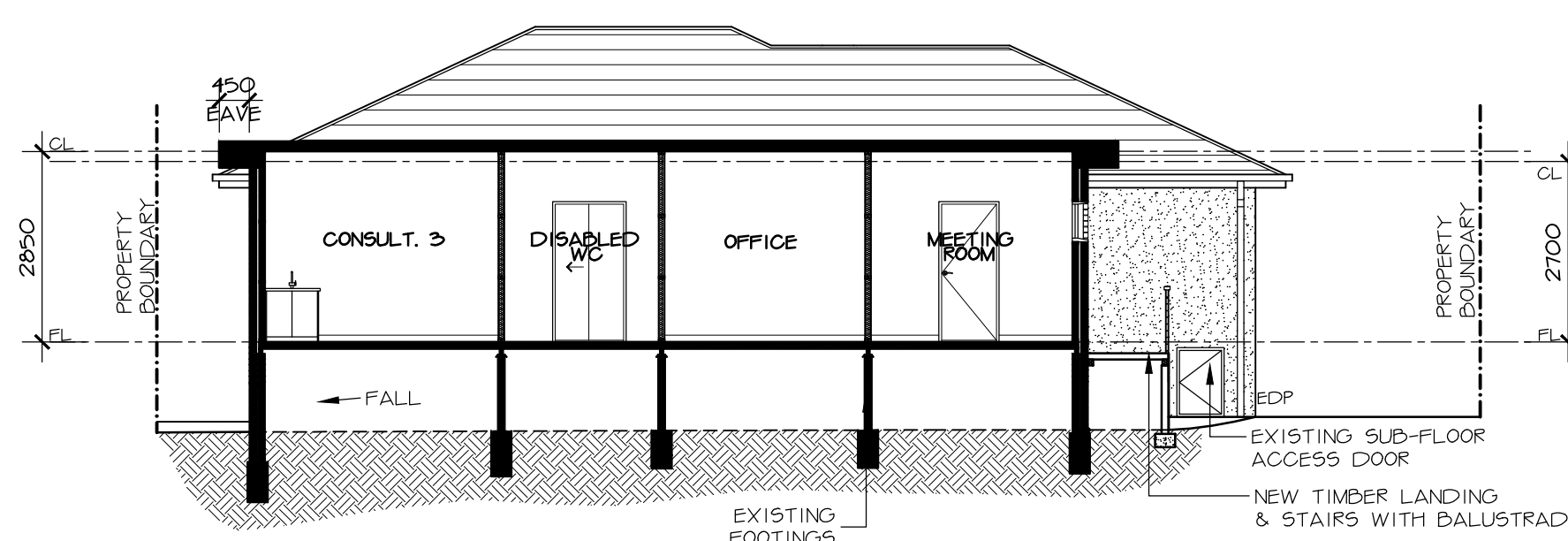
12 PROPOSED EAST ELEVATION  
SCALE 1:100



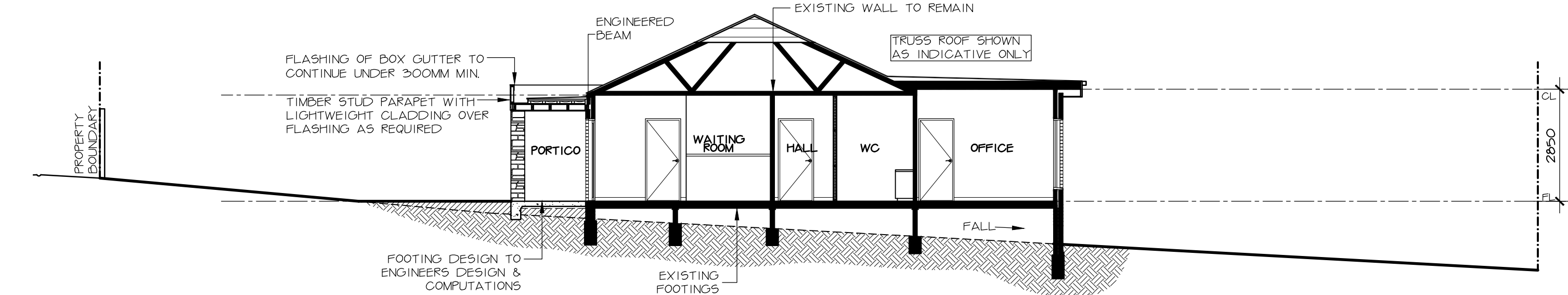
13 PROPOSED SOUTH ELEVATION  
SCALE 1:100



14 PROPOSED WEST ELEVATION  
SCALE 1:100



15 SECTION A-A  
SCALE 1:100



16 SECTION B-B  
SCALE 1:100

PROJECT: **PROPOSED MEDICAL CENTRE**  
**AT: 200 MITCHAM ROAD, MITCHAM**  
**FOR: STRATEGIC ENTERTAINMENT INVESTMENTS PTY LTD**

CONTRACTOR IS TO CHECK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SITE LEVELS PRIOR TO COMMENCEMENT. WINDOW SIZES ARE NOMINAL. DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNTIL APPROVED BY THE RELEVANT AUTHORITY.

THIS PLAN IS COPYRIGHT THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RELEVANT ENGINEERS DRAWINGS OR OTHER CONSULTANTS PLANS / SPECIFICATIONS. ALL MATERIALS AS METHODS OF CONSTRUCTION, TESTING SHALL CONFORM TO RELEVANT S.A. CODES

PROVIDE CUT OFF DRAINS TO HIGH SIDE OF ALL BUILDINGS SURROUNDING GROUND TO BE GRADED AWAY FROM BUILDINGS TO PREVENT PONDING OF WATER DESIGN TO OWNERS DESIGNERS DETAILS DO NOT SCALE DRAWINGS

REGISTERED BUILDING PRACTITIONER  
D.P.A.D. 431  
D.P.S.D. 169  
bdcv  
Building Designers' Association of Victoria

**lateral**  
BUILDING DESIGN  
personal. creative. experienced.  
p 9729 4973 f 9720 4040  
e info@lateralbuildingdesign.com.au  
95 Canterbury Rd (PO box 651)  
Heathmont Vic 3115  
w lateralbuildingdesign.com.au

NORTH		REVISIONS:	DATE:
	DATE:	JULY 2022	DRAWING NUMBER:
	SCALE:	1 : 100	18/51 WD03
	DRAWN:	K.H.	SHEET 3 OF 4



ELECTRIC / SERVICE LEGEND

LED DOWNLIGHT

LIGHT - FEATURE PENDANT

LIGHT - WALL MOUNTED BATTEN HOLDER

FLUORESCENT - DOUBLE WITH DIFFUSER

SPOTLIGHT

SENSOR

EXHAUST FAN

4 GLOBE IXL TASTIC

GPO - SINGLE (STANDARD 300 AFL)

GPO - DOUBLE (STANDARD 300 AFL)

GPO - WEATHERPROOF SINGLE

GPO - DOUBLE ABOVE BENCH HEIGHT

GPO - DOUBLE AT 1800 AFL

GPO - UNDER BENCH

GPO - CEILING

GPO - EXISTING

METER BOX

SMOKE DETECTOR (HARDWIRED)

SWITCH BOARD

SWITCH - SINGLE

SWITCH - 2 GANG

SWITCH - 3 GANG

SWITCH - 4 GANG

SWITCH - 2 WAY

SWITCH - DIMMER CONTROL

TELEPHONE POINT

DATA POINT - 4 POINTS

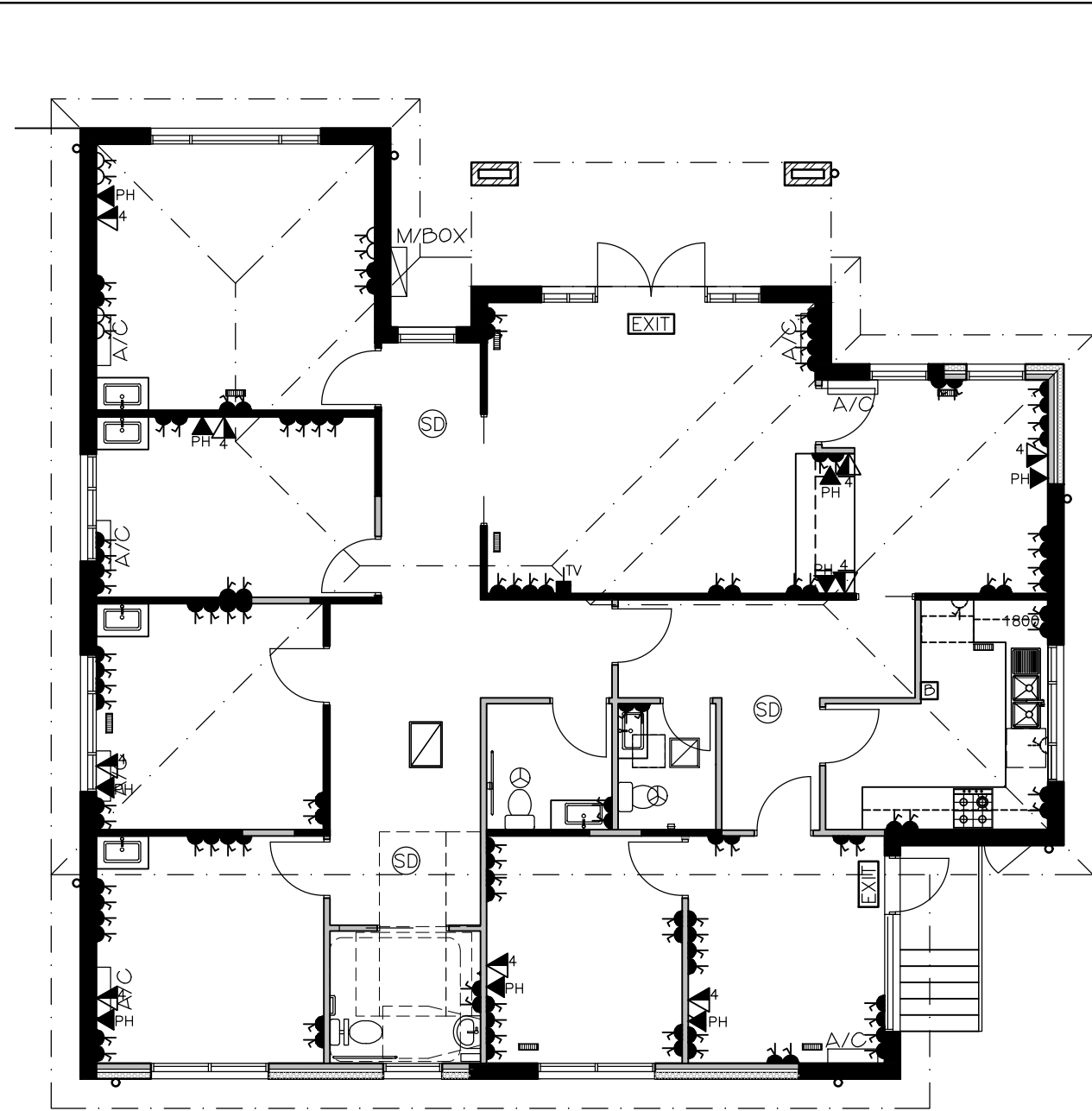
TELEVISION ANTENNA POINT

DUCTED HEATING POINT (DOUBLE POWER POINT & SINGLE LIGHT POINT FOR DUCTED HEATER IN CEILING)

CEILING FAN

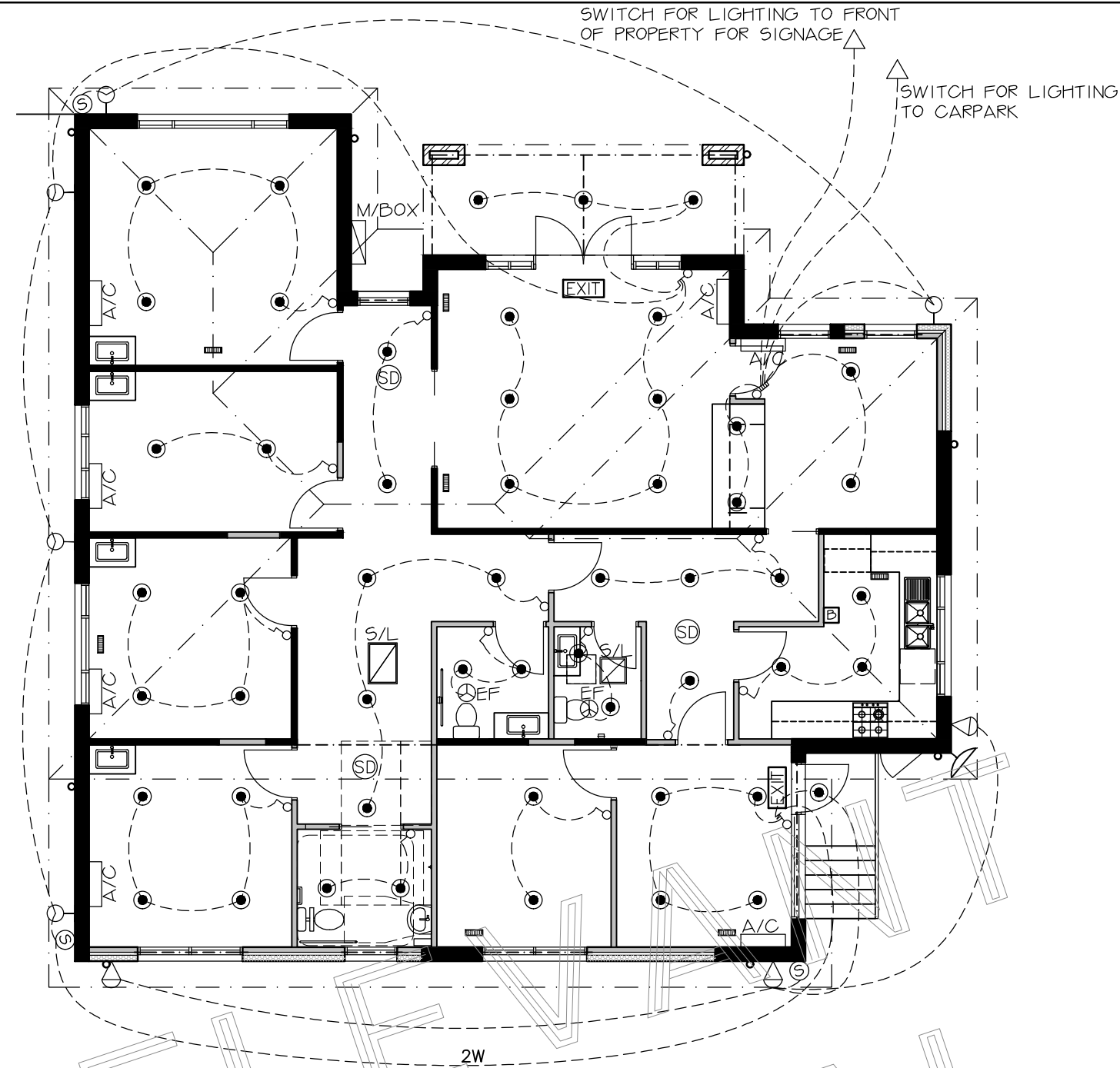
RECESSED EMERGENCY BACKUP LIGHT

EMERGENCY EXIT LIGHT



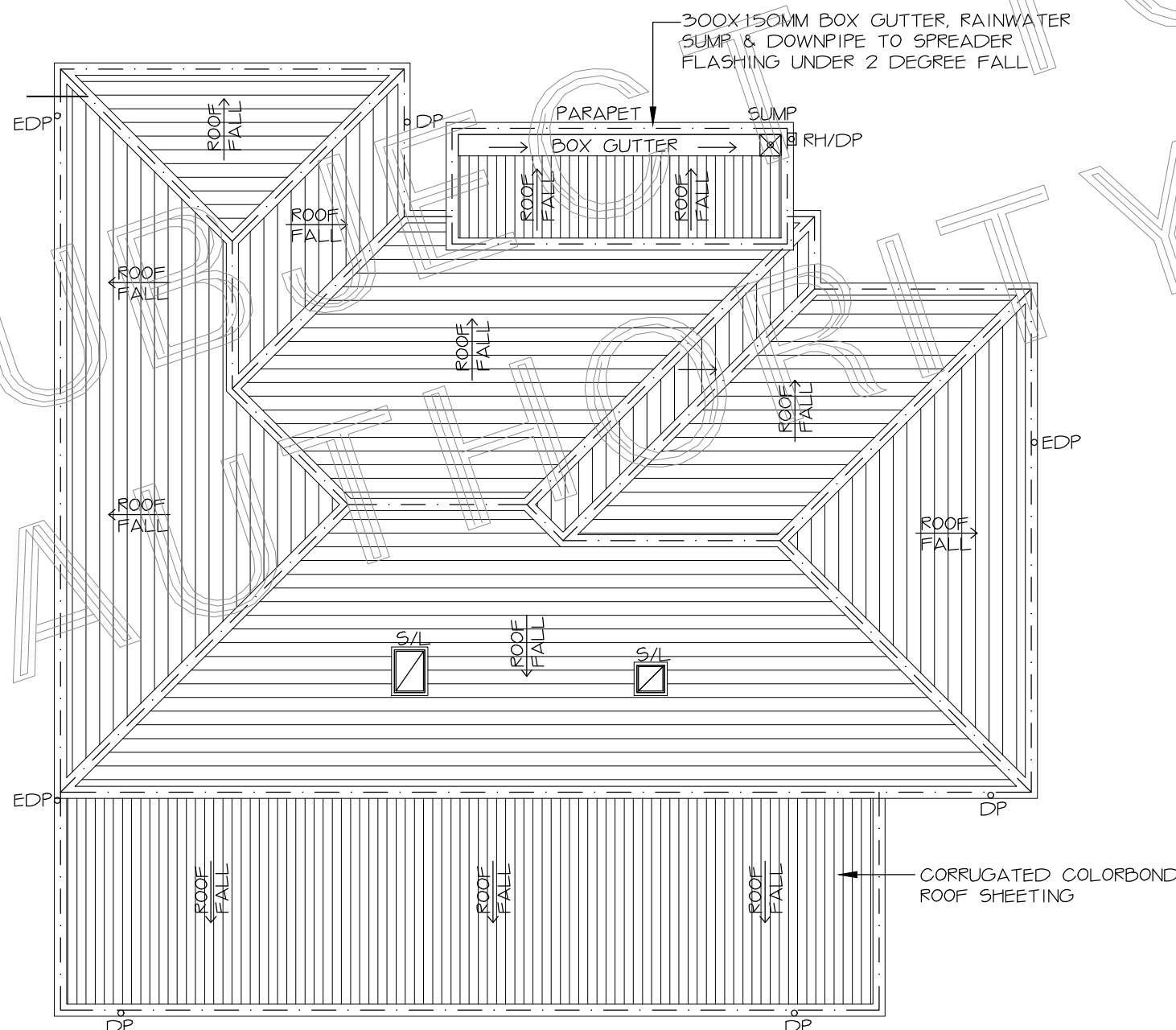
17 FIRE BLANKET LOCATED WITHIN KITCHEN AREA

17 PROPOSED ELECTRICAL PLAN  
SCALE 1:100

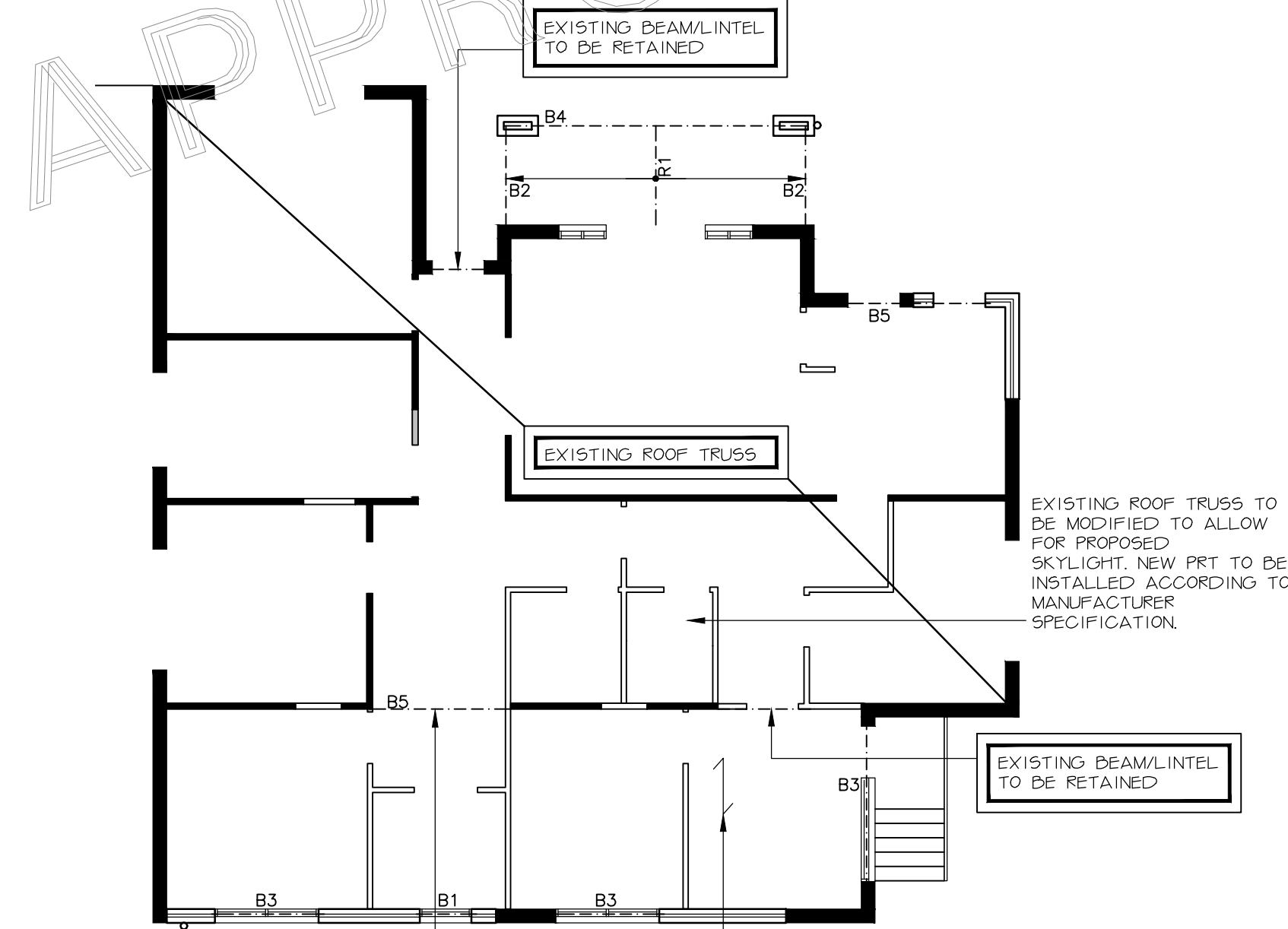


18 PROPOSED LIGHTING PLAN  
SCALE 1:100

NOTE: PROVIDE POWER TO ELECTRONIC DRIVEWAY ACCESS SLIDING GATE AT FRONT OF PROPERTY



19 PROPOSED ROOF PLAN  
SCALE 1:100



20 MEMBER LAYOUT PLAN  
SCALE 1:100

MEMBER SCHEDULE: PROPOSED RESIDENCE

B1	120 x 45	MGP10	H3 TREATED
B2	140 x 45	MGP10	
B3	240 x 45	MGP10	
B4	290 x 45	MGP10	
B5	2-240 x 45	MGP10	
R1	140 x 45	MGP10 @ 900C/C	SHEET ROOF RAFTERS, H3 TREATED
TP1	90 x 90	F7 KD TREATED	H3 TREATED
		PINE POST	
WP1	140 x 45	MGP10	WALING PLATE PROVIDE M10 CHEMSET BOLTS WITH MIN 80MM EMBEDMENT STAGGERED AT 450MM MAX. CENTRES (OR APPROVED EQUIVALENT)

REFER TO ENGINEERING BY TINGMORE STRUCTURES FOR FULL DETAILS AND COMPUTATIONS  
REF. NO: 2018.164

ARTIFICIAL LIGHTING NOTES

ILLUMINATION POWER DENSITY MUST NOT EXCEED 5 WATTS PER SQUARE METRE, 4 WATTS PER SQUARE METRE FOR VERANDAH, BALCONY, OR THE LIKE ATTACHED TO A CLASS 1 BUILDING, AND 3 WATTS PER SQUARE METRE FOR CLASS 10A BUILDINGS ASSOCIATED WITH A CLASS 1 BUILDING, AND TO COMPLY WITH DCA 3.125.5

HALOGEN LAMPS MUST BE SEPARATELY SWITCHED FROM FLUORESCENT LAMPS TO COMPLY WITH DCA 3.125.5 (D)

ARTIFICIAL LIGHTING AROUND THE PERIMETER OF A BUILDING MUST BE CONTROLLED BY A DAYLIGHT SENSOR OR HAVE A AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/WATT TO COMPLY WITH DCA 3.125.5 (E)

ILLUMINATION POWER DENSITY CAN BE ALTERNATIVELY DETERMINED AND COMPLY TO DCA TABLE 3.125.3, ILLUMINATING POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE.

- THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR IS ONLY APPLIED TO LIGHTS CONTROLLED BY THAT ITEM THIS ADJUSTMENT FACTOR DOES NOT APPLY TO TUNGSTEN HALOGEN OR OTHER INCANDESCENT SOURCES.

SANITARY COMPARTMENTS, BATHROOM, SHOWER ROOMS, AIRLOCKS AND LAUNDRIES MUST BE PROVIDED WITH ARTIFICIAL LIGHT IF NATURAL LIGHTING, IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF DCA 3.8.4.2, IS NOT AVAILABLE.

- AT A RATE OF NOT LESS THEN ONE FITTING PER 16 SQUARE METRES OR IN ACCORDANCE TO AS 1680.0

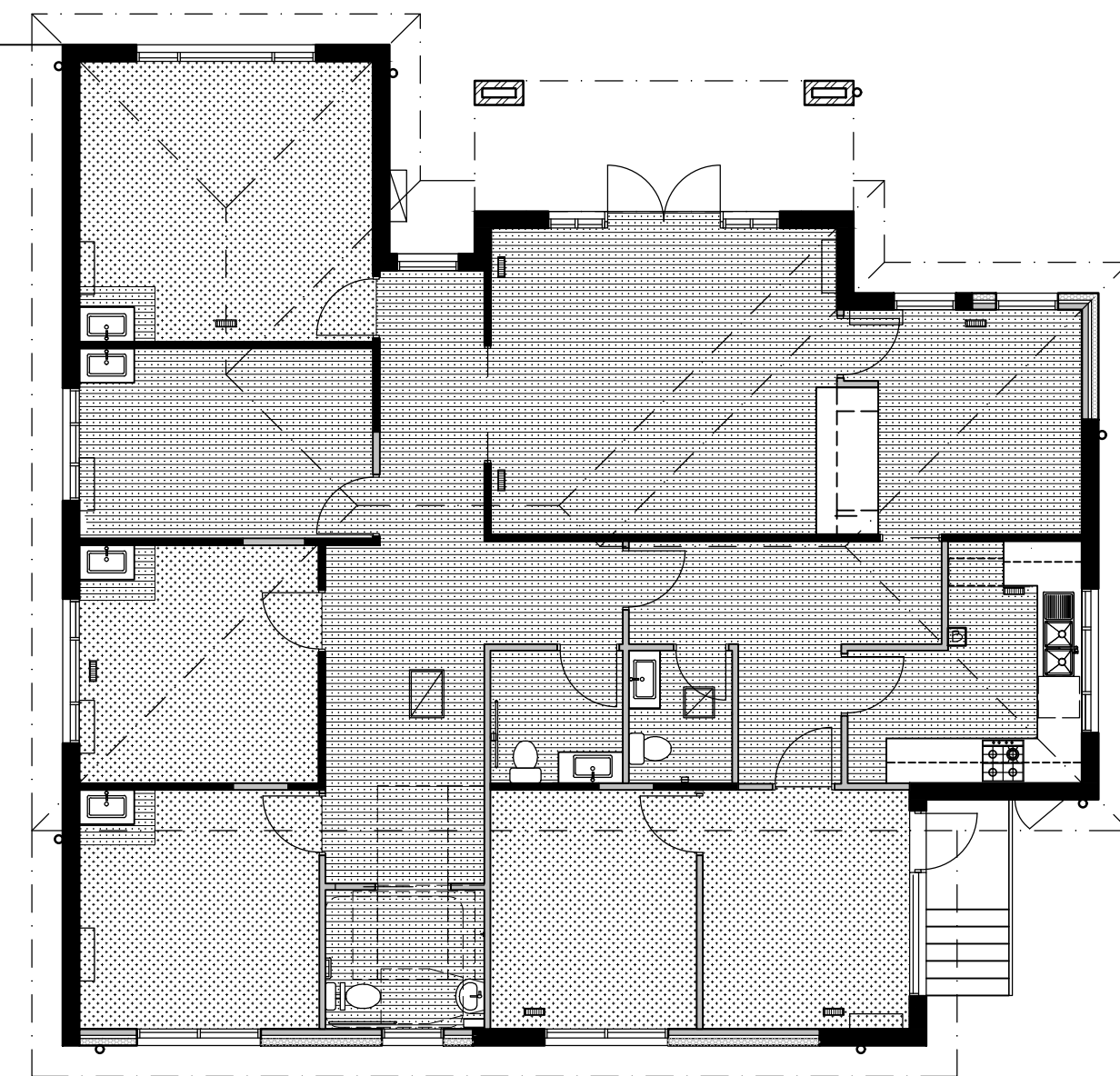
LIGHT GLOBE CONVERSION TABLE

INCANDESCENT BULBS	COMPACT FLUORESCENT LAMP (CFL)	MAIN VOLTAGE HALOGEN (MVH)	LIGHT EMITTING DIODE (LED)	LIGHT OUTPUT IN LUMENS (lm)
25W	5-7W	18W	4-5w	220 lm
40W	7-8W	28W	6w	420 lm
60W	11-12W	42W	10-12w	720 lm
75W	13-18W	52W	15-17w	930 lm
100W	18-23W	70W	21w	1300 lm

NOTE: THE WATTAGE LISTED ABOVE FOR COMPACT FLUORESCENT LAMPS, MAIN VOLTAGE HALOGEN LAMPS, AND LED LAMPS ARE APPROXIMATE ONLY AND MAY VARY BETWEEN MANUFACTURERS. PLEASE USE ABOVE TABLE AS A REFERENCE GUIDE ONLY

ARTIFICIAL LIGHTING SCHEDULE

ROOM NAME	ROOM AREA M²	LIGHTING TYPE	MAX. WATTAGE (ROOM TOTAL)
CONSULT. 1	17.4 M²	AS SELECTED	87 W
CONSULT. 2	12.0 M²	AS SELECTED	60 W
CONSULT. 3	12.1 M²	AS SELECTED	61 W
TREATMENT ROOM	11.8 M²	AS SELECTED	59 W
DISABLED WC	4.7 M²	AS SELECTED	24 W
AMBULENT WC	3.7 M²	AS SELECTED	19 W
STAFF WC	2.9 M²	AS SELECTED	15 W
OFFICE	10.4 M²	AS SELECTED	52 W
MEETING ROOM	10.5 M²	AS SELECTED	53 W
KITCHEN	9.7 M²	AS SELECTED	49 W
RECEPTION	11.5 M²	AS SELECTED	58 W
WAITING ROOM	22.4 M²	AS SELECTED	112 W
HALL	30.4 M²	AS SELECTED	152 W
TOTAL	159.5 M²	798 W	5.0 W/M²
PORTICO	10.5 M²	AS SELECTED	42 W
			4.0 W/M²



21 PROPOSED FLOOR FINISHES PLAN  
SCALE 1:100

FLOOR FINISHES:

INDICATES EXTENT OF GODFREY HIRST "HEALTHCARE" CARPET  
CLIENT TO CONFIRM COLOUR SELECTION

INDICATES EXTENT OF POLYSAFE WOOD FX PUR HEAVY DUTY VINYL FLOORING  
WITH WATERPROOFING TO TREATMENT ROOM AND BATHROOM AREAS  
CLIENT TO CONFIRM COLOUR SELECTION

VENTILATION:

EXHAUST FANS TO BE WIRED IN PARALLEL WITH LIGHT SWITCH WITHIN ROOM BEING VENTED.

EXHAUST FANS TO BE PROVIDE WITH SELF CLOSING DAMPERS.

DUCTWORK TO BE LOCATED WITHIN CEILING SPACE.

EXTERNAL VENTS TO BE LOCATED AS FAR AS PRACTICABLE FROM OPENINGS.

EXTERNAL VENTS SHALL BE LOUVERED AND WEATHER PROOFED.

SMOKE DETECTION AND ALARM SYSTEMS

ALL SMOKE DETECTION AND ALARM SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH SYSTEM CONSULTANTS' SPECIFICATIONS AND DESIGN

ELECTRICAL NOTES:

BUILDER NOTE: LIGHT LOCATION IS INDICATIVE.  
ALL LIGHT FITTINGS SUPPLIED BY:

EXACT LOCATION OF ALL POINTS (IE SWITCHES, GPO'S, LIGHT FITTINGS ETC) TO BE CONFIRMED AT ROUGH IN.

GPO AND SWITCHPLATES TO BE WALL MOUNTED - NO ARCHITRAVE SWITCHES TO BE USED UNLESS APPROVED BY CLIENT.

ALL WIRES TO BE CHASED IN (OR CONCEALED) - NO EXPOSED CONDUITS.

NOTE: PROVIDE GPO FOR RANGEHOOD/COOKTOP/DW/OVEN/MICROWAVE/DRYER/ REFRIGERATOR/HEATING & COOLING UNITS/H.W.S. ENSURE GPO PLACED IN ADJACENT CUPBOARDS FOR EASE OF ACCESS.

PROVIDE SURGE DIVERTOR AND SAFETY SWITCHES TO SWITCHBOARD.

LEGEND:

DP DOWNPIPE  
RH RAINWATER HEAD  
SPR. SPREADER  
BG BOX GUTTER  
PAR PARAPET FLASHING

ROOF PLUMBING NOTES:

ALL TILED ROOF PRODUCTS AS SPECIFIED

ROOF PITCH AS INDICATED

ALL SOAKERS, VALLEY GUTTERS TOBE FULLY SUPPORTED WITH COMPATIBLE MATERIAL TO TILES AND GUTTERS

ALL GUTTERS ARE PROFILED AS DETAILED AND IN SELECTED COLORBOND COLOUR

FULLY FLASH ALL ROOF PENETRATIONS AS REQUIRED

RAINHEADS AND DOWNPIPES TO BE COLORBOND AS SELECTED

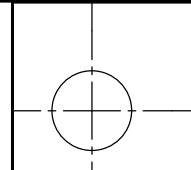
ENSURE ALL EXHAUST FANS ARE DUCTED EXTERNALLY AND COWLS ARE PLACED ON THE NORTH SIDE OF THE MAIN RIDGE LINE, IN THE LEAST VISIBLE PLACE ON THE ROOF FROM THE STREET

NOTE:  
ALL FLASHING, CAPPING, GUTTERS, DOWNPIPES, RAINHEADS AND METAL FASCIAS TO BE COLORBOND.  
ALL FIXING (NAILS, SCREWS AND BOLTS ETC) TO BE SUITABLE FOR EXTERNAL USE.

ALL PLUMBING INCLUDING SPOUTING AND DOWNPIPES ARE TO BE INSTALLED IN ACCORDANCE WITH AS3500

NEW ROOF SHEETING TO BE INSTALLED OVER SIGALATION BLANKET TO BRING TOTAL INSULATION VALUE TO MINIMUM R-VALUE REQUIRED. FOR FULL REQUIREMENTS OF ENERGY RATING REFER TO REPORT BY: \*\*\*\*\*  
JOB NUMBER: \*\*\*\*\*

NORTH



REVISIONS:

DATE: JULY 2022  
SCALE: 1 : 100  
DRAWN: K.H.

DATE:

DRAWING NUMBER:  
18/51 WD04  
SHEET 4 OF 4