

1 LEVEL 5 PLAN – EXISTING CONDITIONS
 1:100

GENERAL CONSTRUCTION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT PLANS, SECTIONS, ELEVATIONS, ELECTRICAL DRAWING, JOINERY DRAWINGS, CONSULTANTS DRAWINGS, COLOURS & FINISHES, FITTINGS & FIXTURES SCHEDULES & SPECIFICATIONS. REFER ANY DISCREPANCIES, INCONSISTENCIES AND OTHER PROBLEMS TO THE ARCHITECT BEFORE PROCEEDING. DO NOT TAKE ANY ACTION UNTIL AN INSTRUCTION FROM THE ARCHITECT IS RECEIVED.

REMOVE ALL DAMAGED PLASTERWORK & REPAIR HARDPLASTER OR FIT NEW PLASTERBOARD TO MATCH EXISTING. ALL EXISTING SURFACES TO BE MADE GOOD & FINISHED AS SPECIFIED.

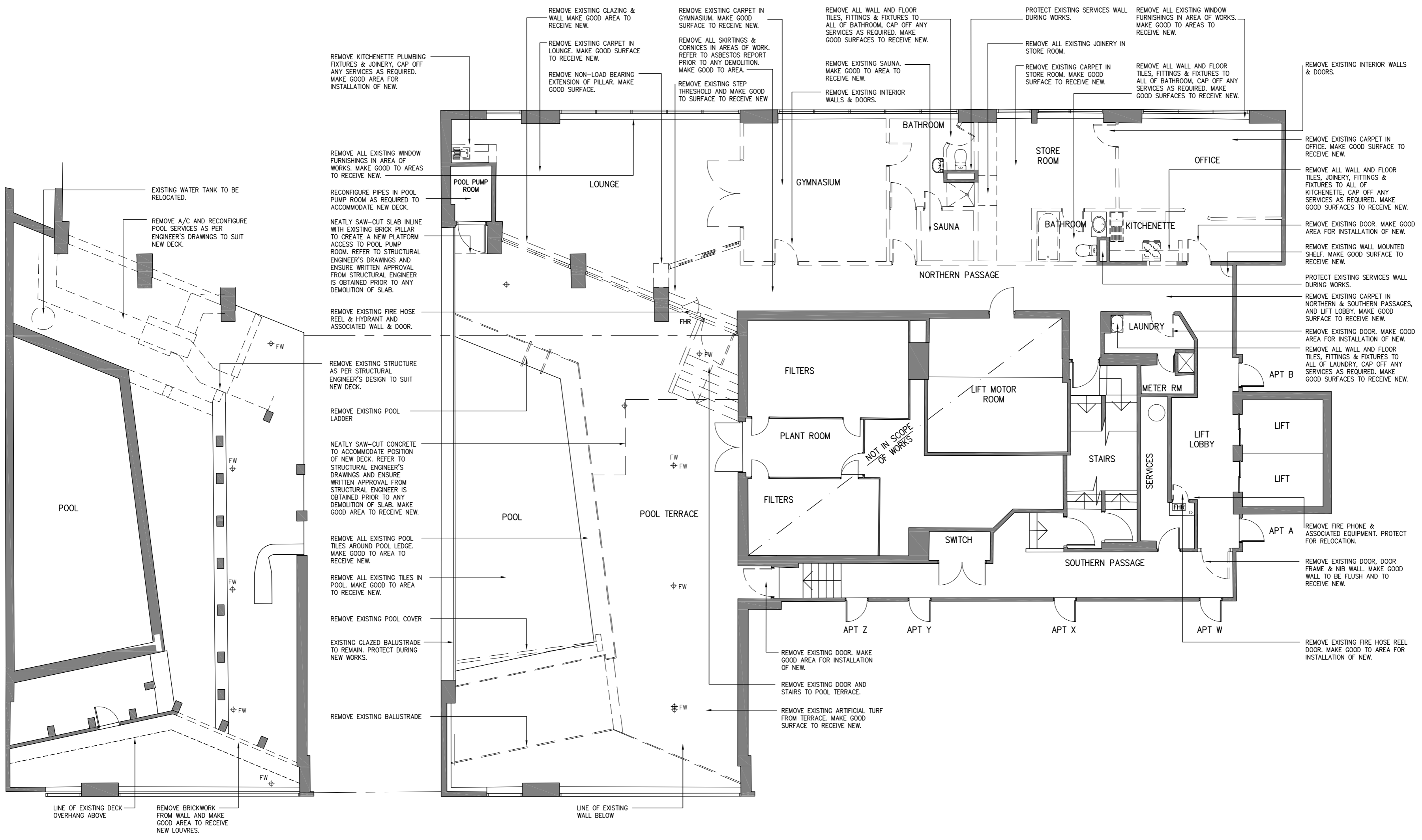
REMOVE ALL REDUNDANT SERVICES. EXISTING SERVICES TO BE RETAINED TO BE CHASED IN OR CONCEALED. ALL DISCONNECTION, RELOCATING, RECONNECTING, CUTTING AND SEALING OF BUILDING SERVICES ARE TO BE DONE IN ACCORDANCE WITH THE RELEVANT AUTHORITY.

FOR ALL FINISHES SHOWN REFER FINISHES SCHEDULE

NOTE: PRIOR TO ANY DEMOLITION WORKS REFER TO ASBESTOS REPORT AND LIAISE WITH BUILDING SERVICES MANAGER, CONFIRM REPORT IS CURRENT AND UP TO DATE.

AMENDMENTS

PROJECT	LEVEL 5/99 SPRING ST., MELBOURNE
DRAWING	SITE PLAN / EXISTING CONDITIONS
DATE	aug '22
JOB NO.	20412
DWG NO.	WD01



1 LOWER LEVEL PLAN – DEMOLITION
1:100

2 LEVEL 5 PLAN – DEMOLITION
1:100

GENERAL CONSTRUCTION NOTES

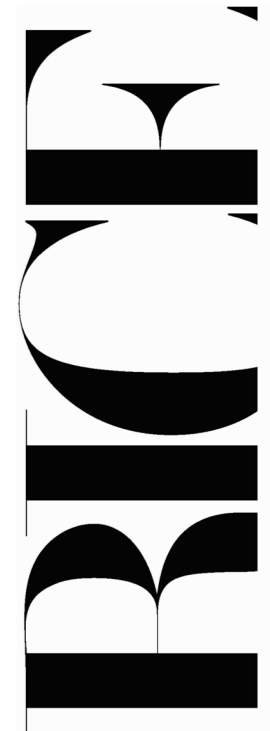
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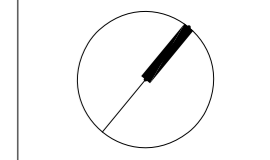
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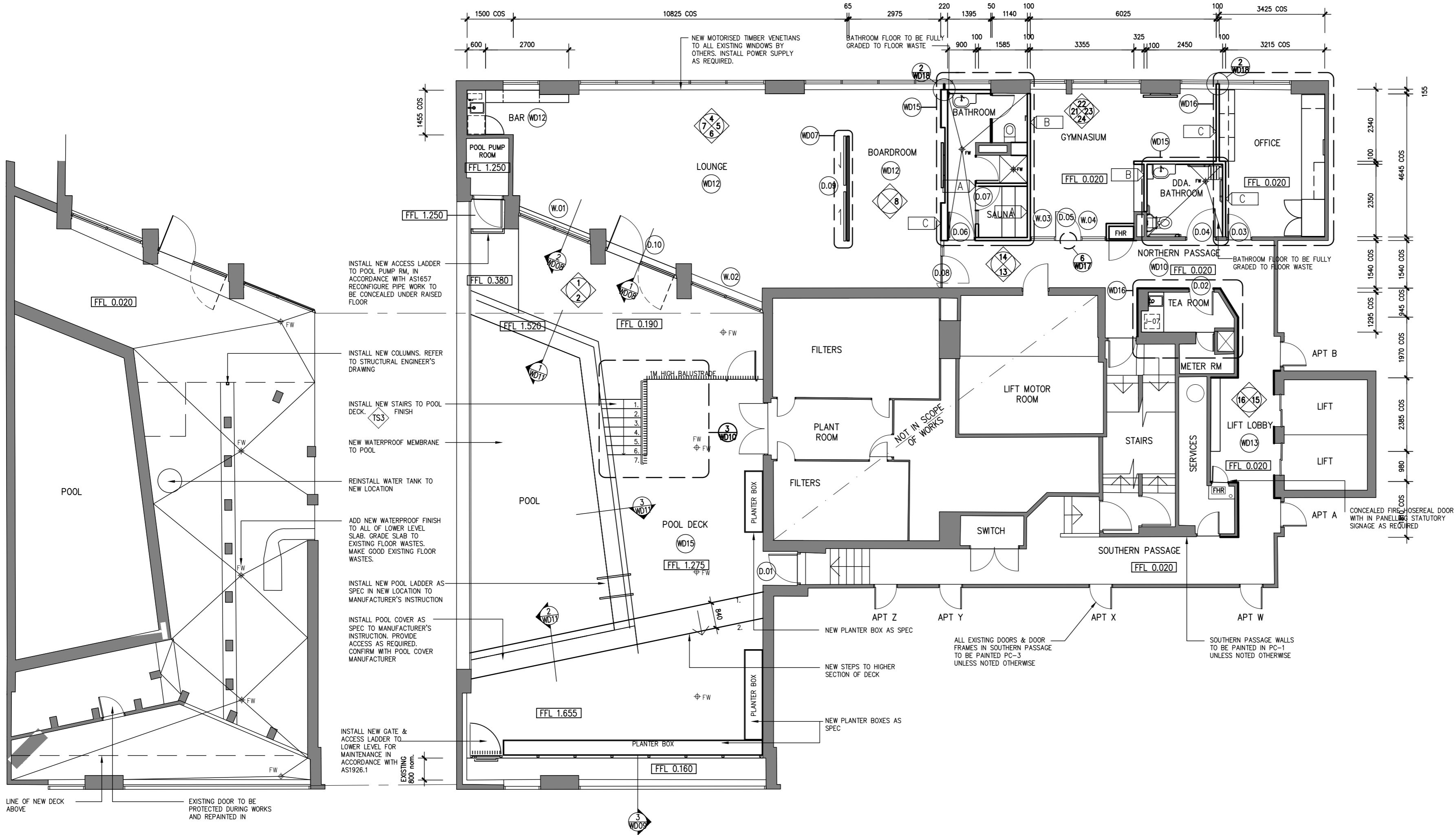
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AMENDMENTS

PROJECT LEVEL 5/99 SPRING ST., MELBOURNE
DRAWING DEMOLITION PLANS
DATE aug '22 SCALE 1:100 @ A2
JOB NO. 20412 DWG NO. WD02

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1 LOWER LEVEL PLAN – PROPOSED
1:100

2 LEVEL 5 PLAN – PROPOSED
1:100

PARTITION LEGEND

- A INSULATED CEDAR CLAD WALLS TO SAUNA AS PER EQUIPMENT MANUFACTURERS INSTRUCTIONS
- B FLOOR TO CEILING PLASTERBOARD PARTITION, 80mm O/A THICKNESS 13mm PLASTERBOARD TO BOTH SIDES. ACOUSTIC INSULATION TO CAVITY.
- C SLAB TO SLAB PLASTERBOARD PARTITION, 110mm O/A THICKNESS 2x13mm PLASTERBOARD TO EACH SIDE.

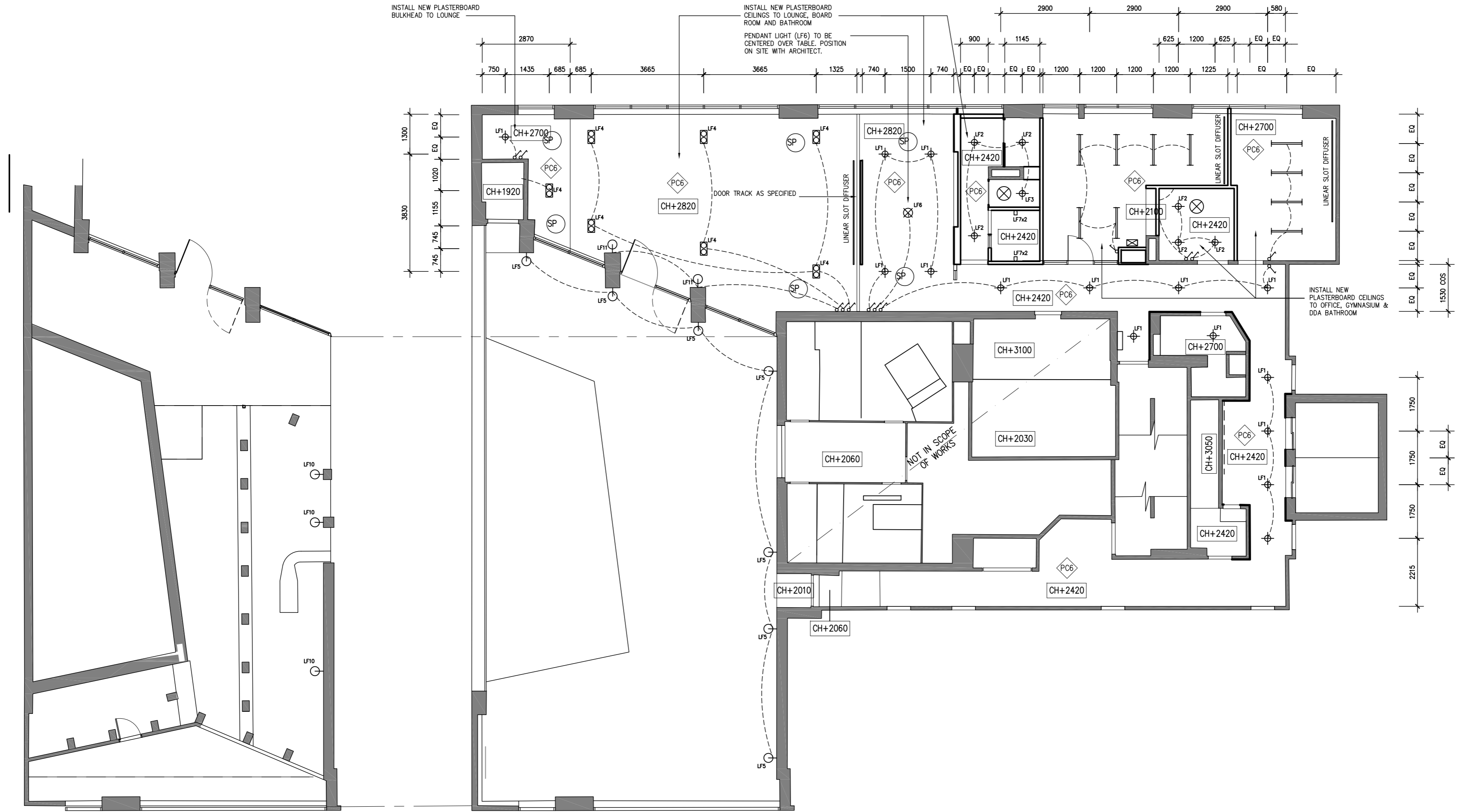
GENERAL CONSTRUCTION NOTES

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FOR ALL FINISHES SHOWN REFER FINISHES SCHEDULE



① LOWER LEVEL PLAN – REFLECTED CEILING
1:100

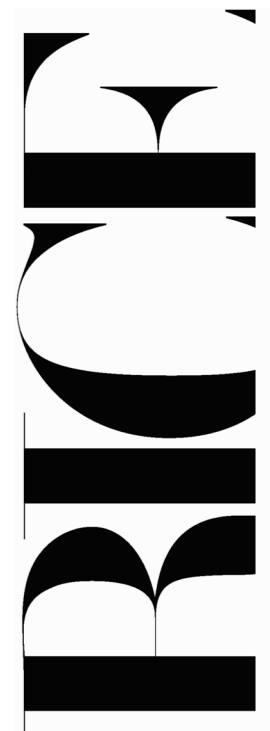
② LEVEL 5 PLAN – REFLECTED CEILING
1:100

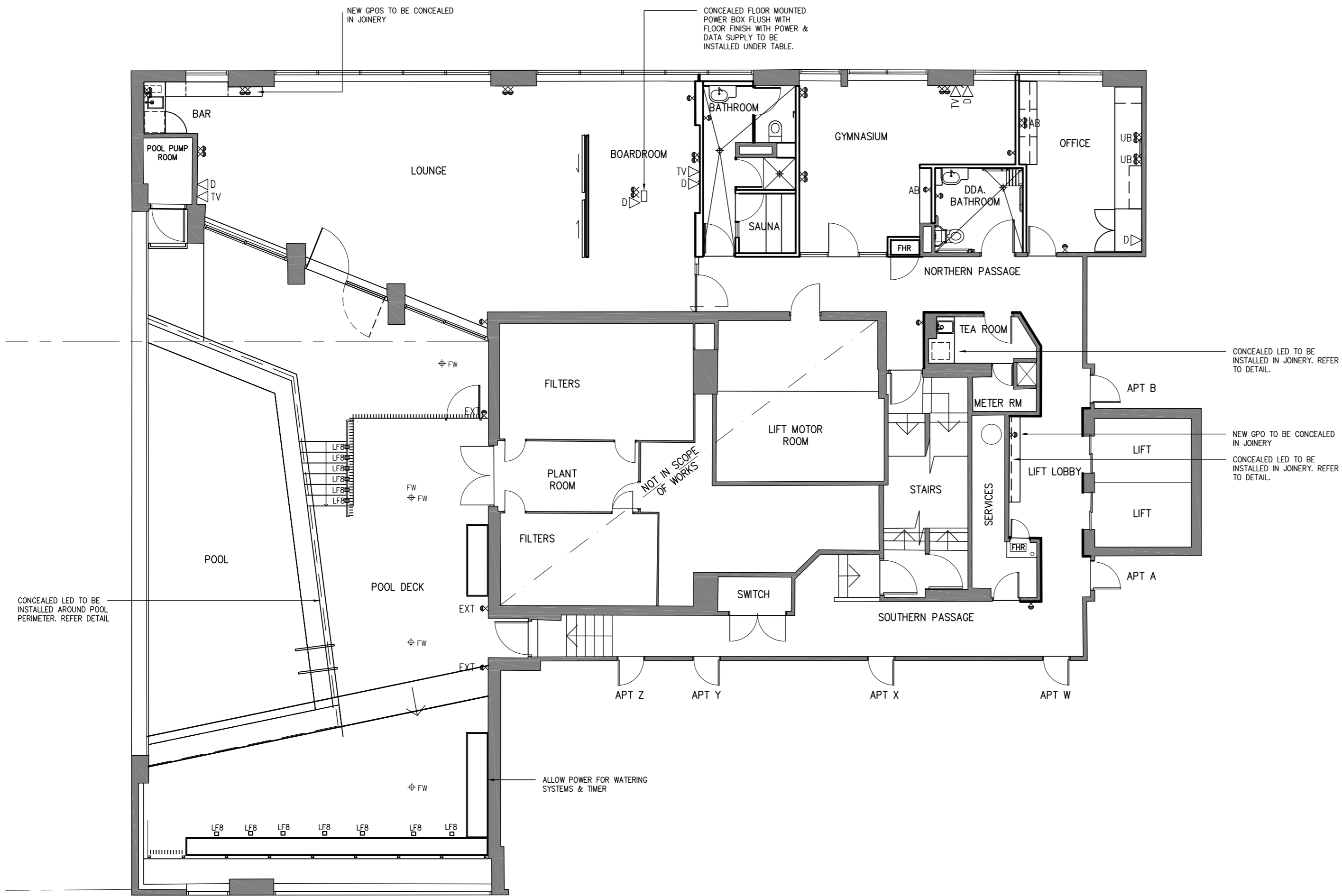
CEILING GENERAL NOTES/LEGEND

- | | | | | | |
|-----|---|---------------------------------------|------|-----|----------------------------|
| LF1 | ⊕ | RECESSED DOWNLIGHT TYPE 1 | LF9 | — — | LINEAR RECESSED |
| LF2 | ⊕ | RECESSED DOWNLIGHT TYPE 2 (WET AREAS) | LF10 | ⊕ | WALL MOUNTED LIGHT FITTING |
| LF3 | ⊕ | RECESSED DOWNLIGHT TYPE 3 (WET AREAS) | | — — | CONCEALED LED |
| LF4 | ⊗ | RECESSED DOWNLIGHT TYPE 4 | | ⊗ | EXHAUST FAN |
| LF5 | ⊕ | WALL MOUNTED LIGHT FITTING | | ⊗ | SWITCH |
| LF6 | ⊗ | PENDANT LIGHT FITTING | | ⊗ | SECURITY PANEL |
| LF7 | □ | SAUNA LIGHTS | | ⊗ | SPEAKER MOUNTED IN CEILING |
| LF8 | □ | EXTERNAL UPLIGHT | | ○ | SMOKE DETECTOR |

NOTE:
ALL LIGHTS TO BE ON DIMMERS
REMOVE ALL REDUNDANT GPO'S & CONDUITS. CHASE IN ALL EXISTING TO BE REUSED & NEW WIRING.
THIS DRAWING TO BE READ IN CONJUNCTION WITH FLOOR PLANS, ELEVATIONS, ELECTRICAL LAYOUTS, JOINERY DRAWINGS, SPECIFICATION, FITTINGS AND FIXTURES SCHEDULE, AND SERVICES DRAWINGS.
ELECTRICIAN TO ALLOW FOR ALL GPOS REQUIRED FOR EQUIPMENT AS PER DRAWINGS & SPECIFICATION. REFER TO SCHEDULE OF FITTINGS & FIXTURES.
NEW SECURITY CAMERAS, CEILING SPEAKERS AND REQUIRED SOUND SYSTEMS.
LIGHTING SETOUT TO BE CONFIRMED WITH ARCHITECT PRIOR TO INSTALLATION.

AMENDMENTS





② LEVEL 5 PLAN – ELECTRICAL
1:100

GENERAL NOTES / ELECTRICAL LEGEND

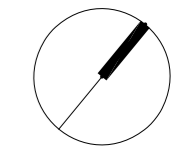
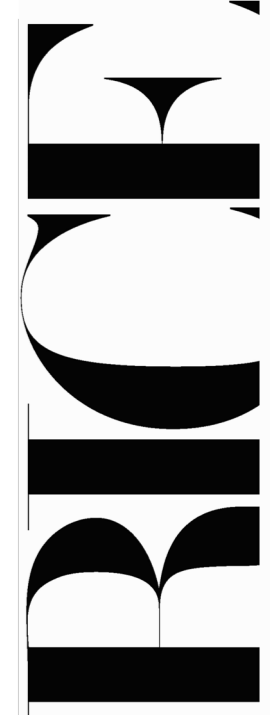
- ⊕ DOUBLE GPO MOUNTED NOM 300 AFFL
 - ◁ TV TELEVISION POINT
 - ◁ D DATA
 - AB OUTLETS MOUNTED CCS 80mm ABOVE BENCH REFER TO ELEVATIONS FOR LOCATION
 - UB OUTLET MOUNTED UNDER BENCH REFER TO JOINERY DRAWINGS FOR MOUNT HEIGHTS
 - EX EXISTING
 - EXT ⊕ GPO TO BE WEATHER PROOF
 - SWITCHBOARD
 - SEC SECURITY PANEL
 - FB FLOOR BOX – DOUBLE GPO
 - — CONCEALED LED
- NOTE:
POWER SHOWN IS IN ADDITION TO POWER REQUIRED FOR EQUIPMENT/FIXTURES AND FITTINGS TO BE READ IN CONJUNCTION WITH SERVICES DRAWINGS

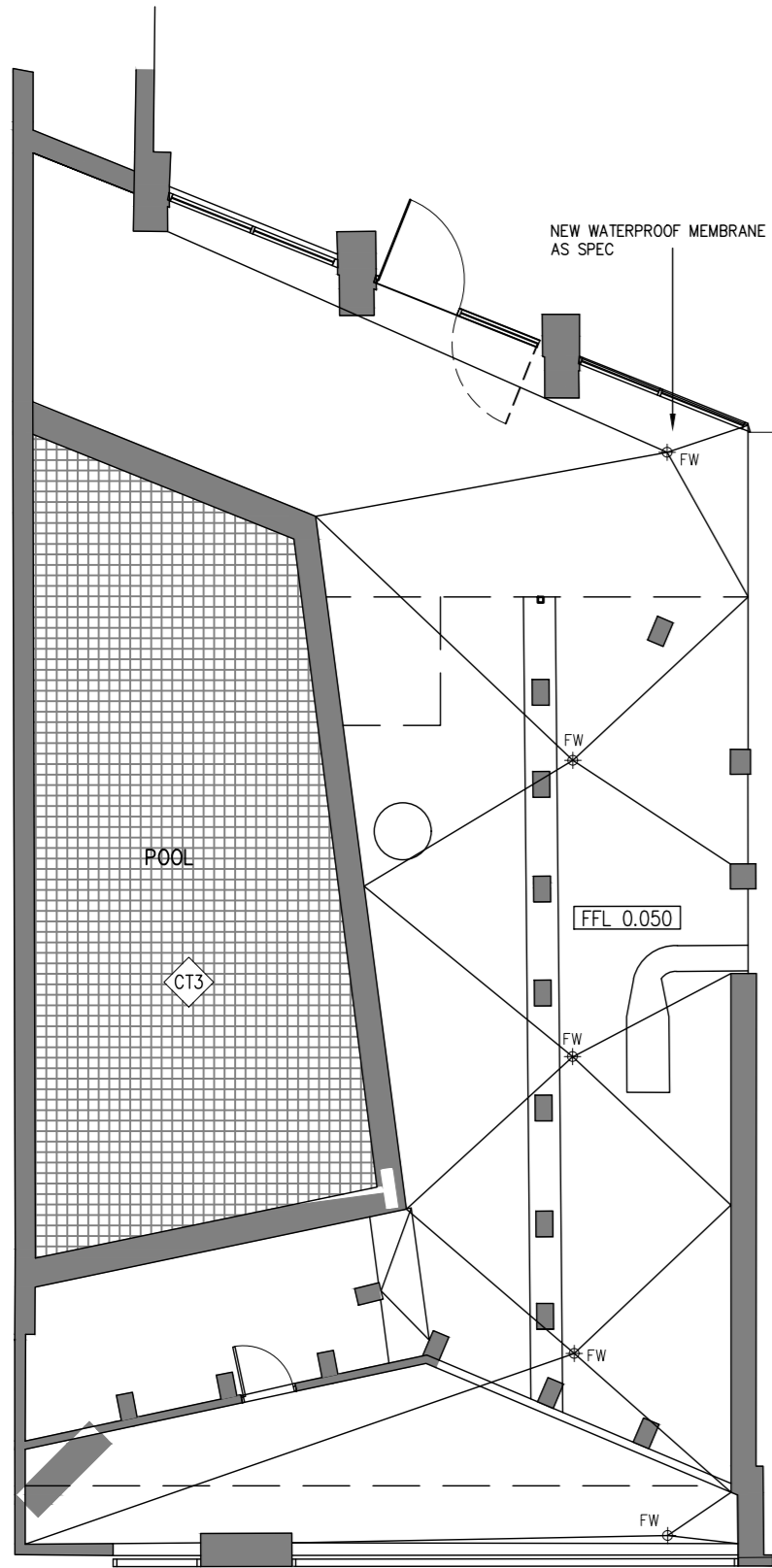
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AMENDMENTS

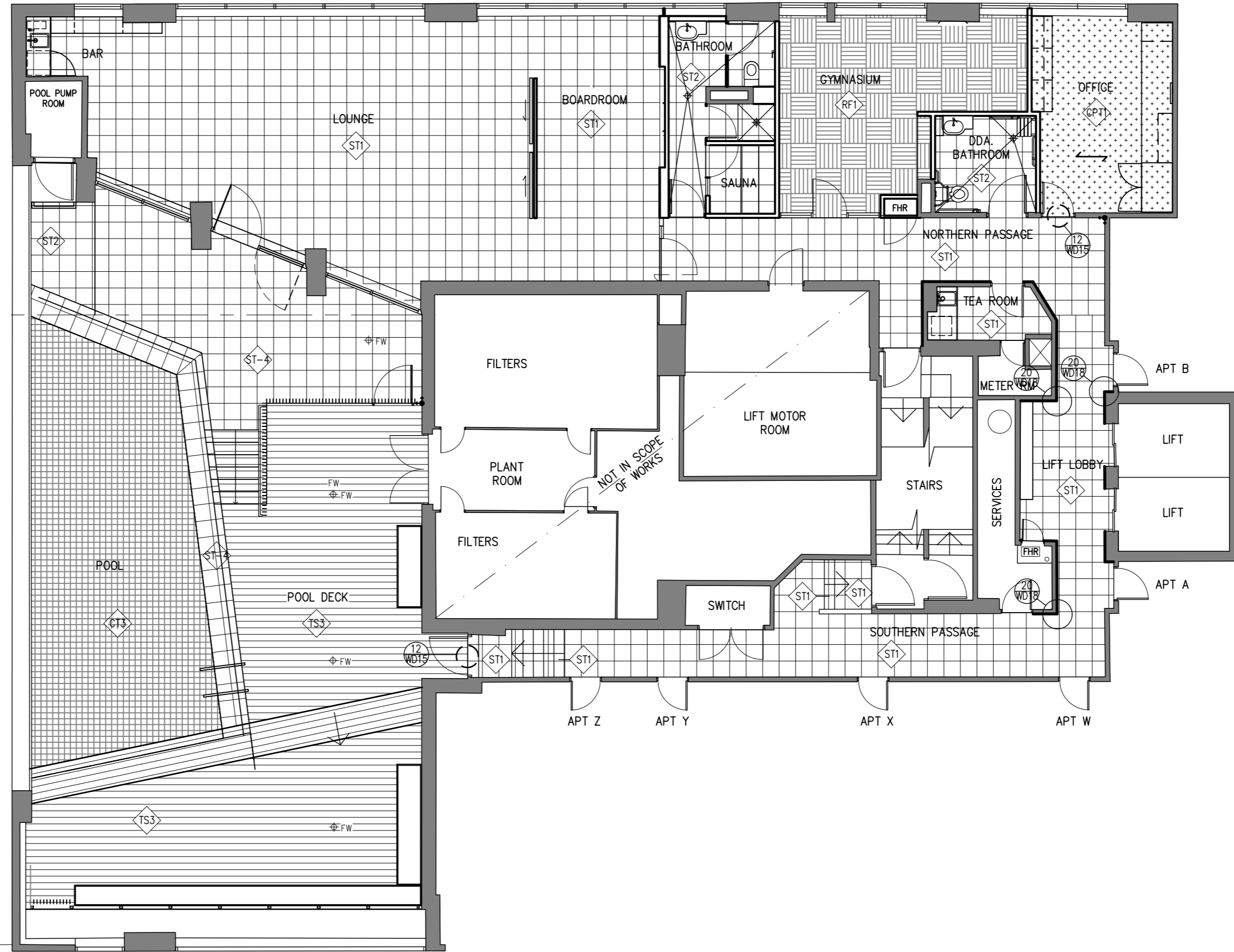
PROJECT LEVEL 5/99 SPRING ST. MELBOURNE
DRAWING ELECTRICAL LAYOUT
DATE aug '22 SCALE 1:100 @ A2
JOB NO. 20412 DWG NO. WD05

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



1 LOWER LEVEL PLAN
1:100

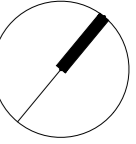


2 LEVEL 5 PLAN
1:100

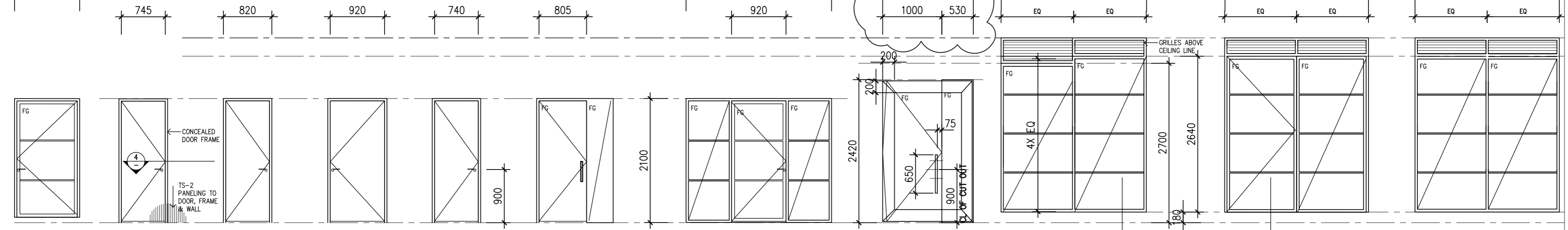
FINISHES LEGEND

REFER FINISHES SCHEDULE FOR ALL FINISHES AS CODED. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTION AND SPECIFICATION PROVIDED.

-  400 X 400 STONE TILE & CUSTOM
-  47 X 47 CERAMIC TILE
-  CARPET
-  RUBBER FLOORING
-  TIMBER DECK

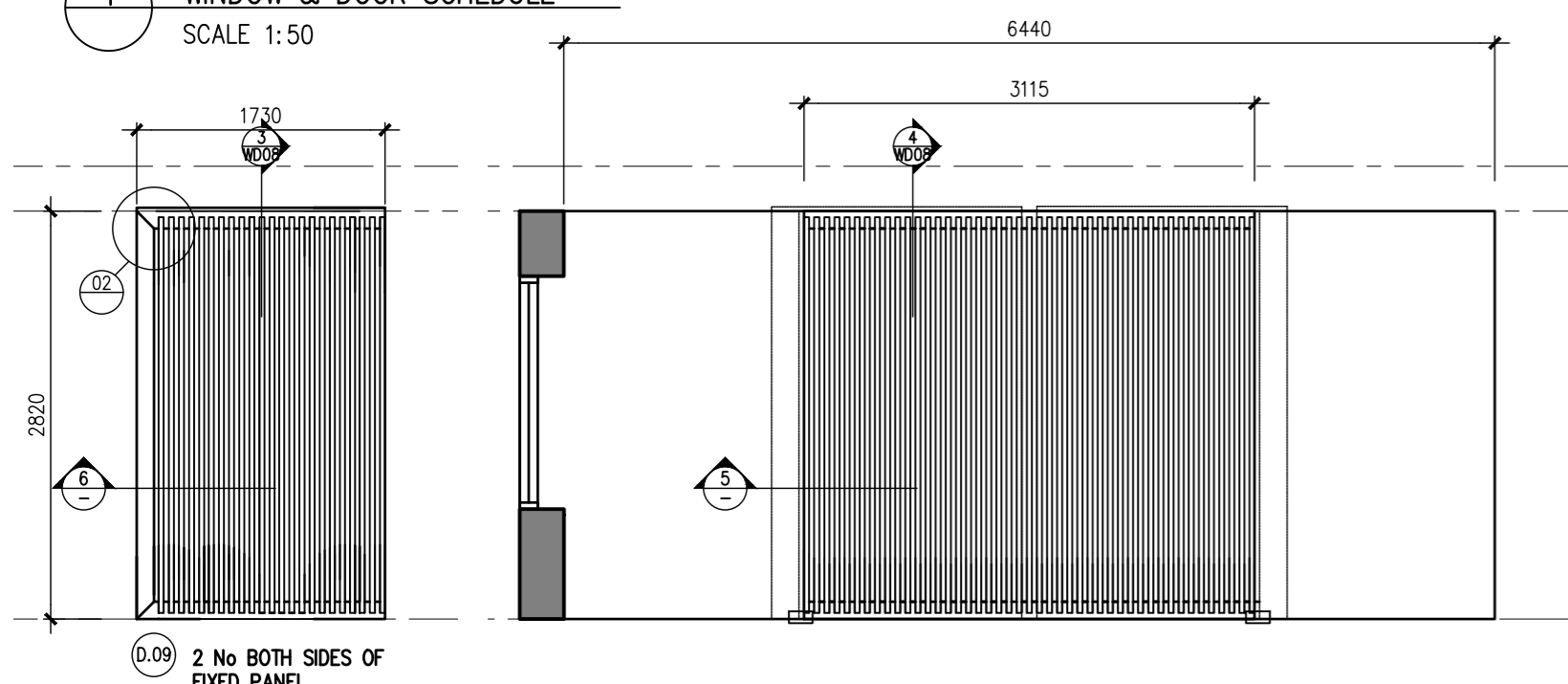


1100 EX. APPROX
C.O.S.



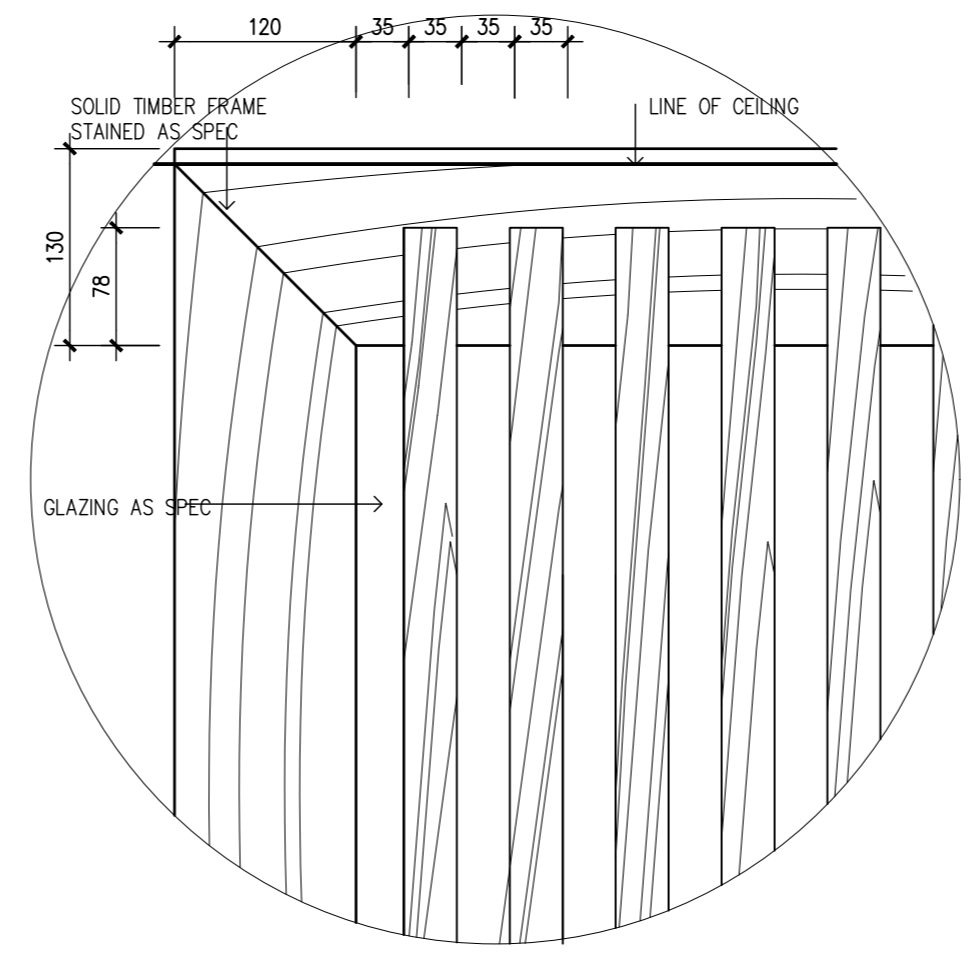
- D.01** CAPRAL 425 / 225 - BLACK ANODIZED FRAME WITH 20mm CENTRE MULLIONS
HANDLE: PITTELLA - MNSA10
MATT BLACK
LOCK: CHILD COMPLIANT LOCKSET, MIN 1500mm MOUNTING HEIGHT WITH CONCEALED SELF-CLOSER
- D.02** EXISTING DOOR FRAME, NEW DOOR WITH TS-2 FINISH
HANDLE: PITTELLA - MNSA10 BLACK OPAQUE
- D.03** SOLID CORE DOOR TIMBER VENEER FINISH
HANDLE: PITTELLA-MNSA10 BLACK OPAQUE
- D.04** SOLID CORE DOOR TIMBER VENEER FINISH
HANDLE: PITTELLA-MNSA10 BLACK OPAQUE
- D.06** SOLID CORE DOOR TIMBER VENEER FINISH
HANDLE: PITTELLA-MNSA10 BLACK OPAQUE
- D.07** FRAMELESS GLASS DOOR & SIDE LIGHT TO SAUNA MANUFACTURERS WRITTEN SPECIFICATION & DETAILS.
HANDLE: TBA
- D.08** SOLID TIMBER FRAME, SINGLE CENTRE GLAZING TO AS1288
HANDLE: TO MATCH DETAIL OF D.09
PIVOT HINGE & SIDE LIGHT
- W.01** FRAME; CAPRAL 425 BLACK ANODIZED FRAME
20mm CENTRE MULLIONS
DOUBLE GLAZED.
- W.02** FRAME; CAPRAL 425 BLACK ANODIZED FRAME WITH 20mm CENTRE MULLIONS
HANDLE: PITTELLA - MNSA10 BLACK OPAQUE
LOCK: CHILD COMPLIANT LOCKSET, MIN 1500mm MOUNTING HEIGHT WITH CONCEALED SELF-CLOSER
OPERABLE SIDE PANEL ONLY WHEN REQUIRED

1 WINDOW & DOOR SCHEDULE
SCALE 1:50

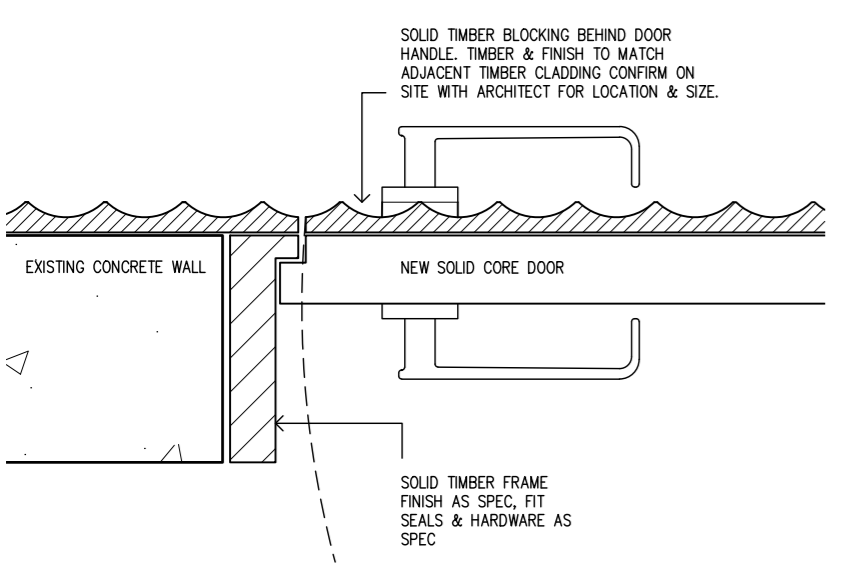


D.09 2 No BOTH SIDES OF FIXED PANEL

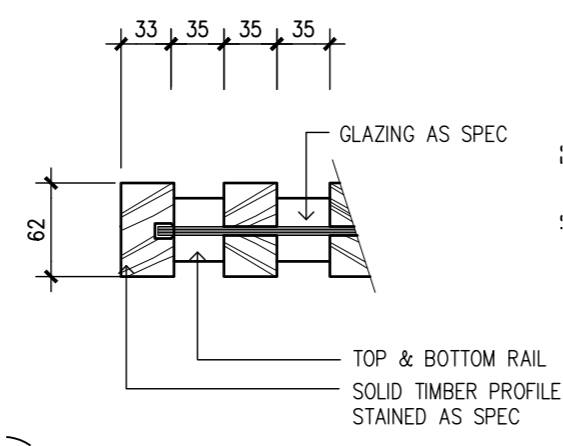
2 WINDOW & DOOR SCHEDULE
SCALE 1:50



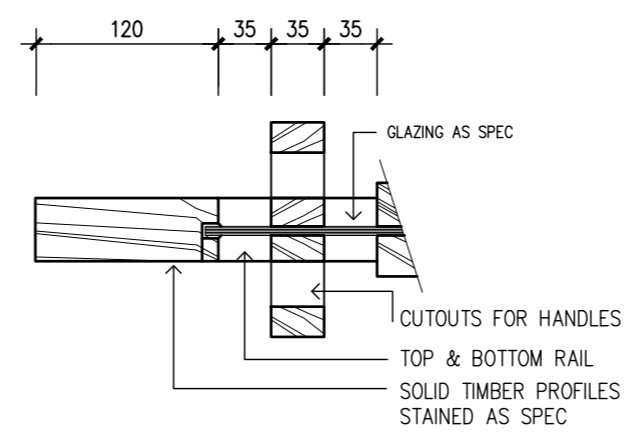
3 DETAIL - SLIDING PANELS
SCALE 1:5



4 D.02 FLUSH JAMB DETAIL
SCALE 1:5



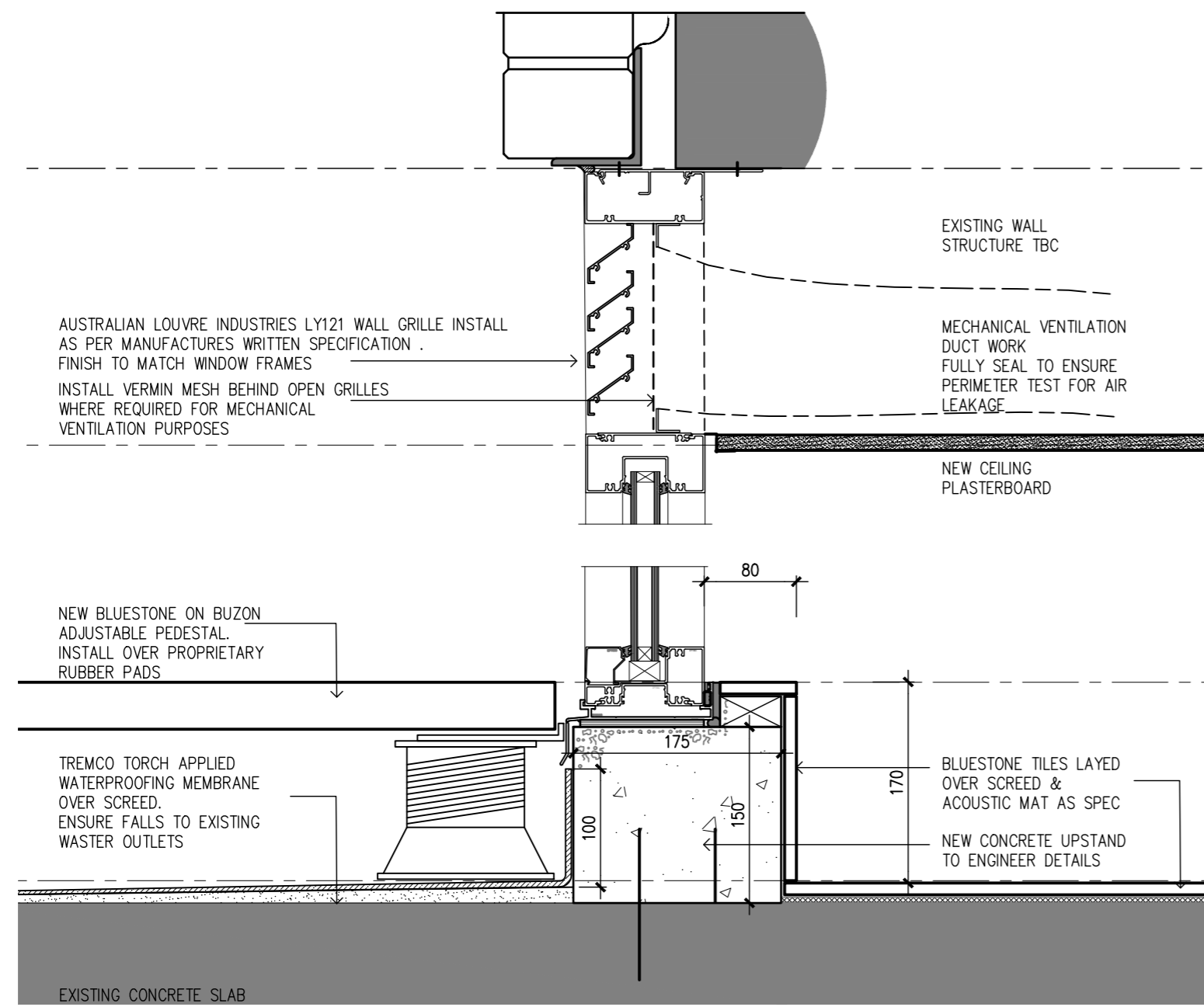
5 DETAIL - SLIDING PANELS
SCALE 1:5



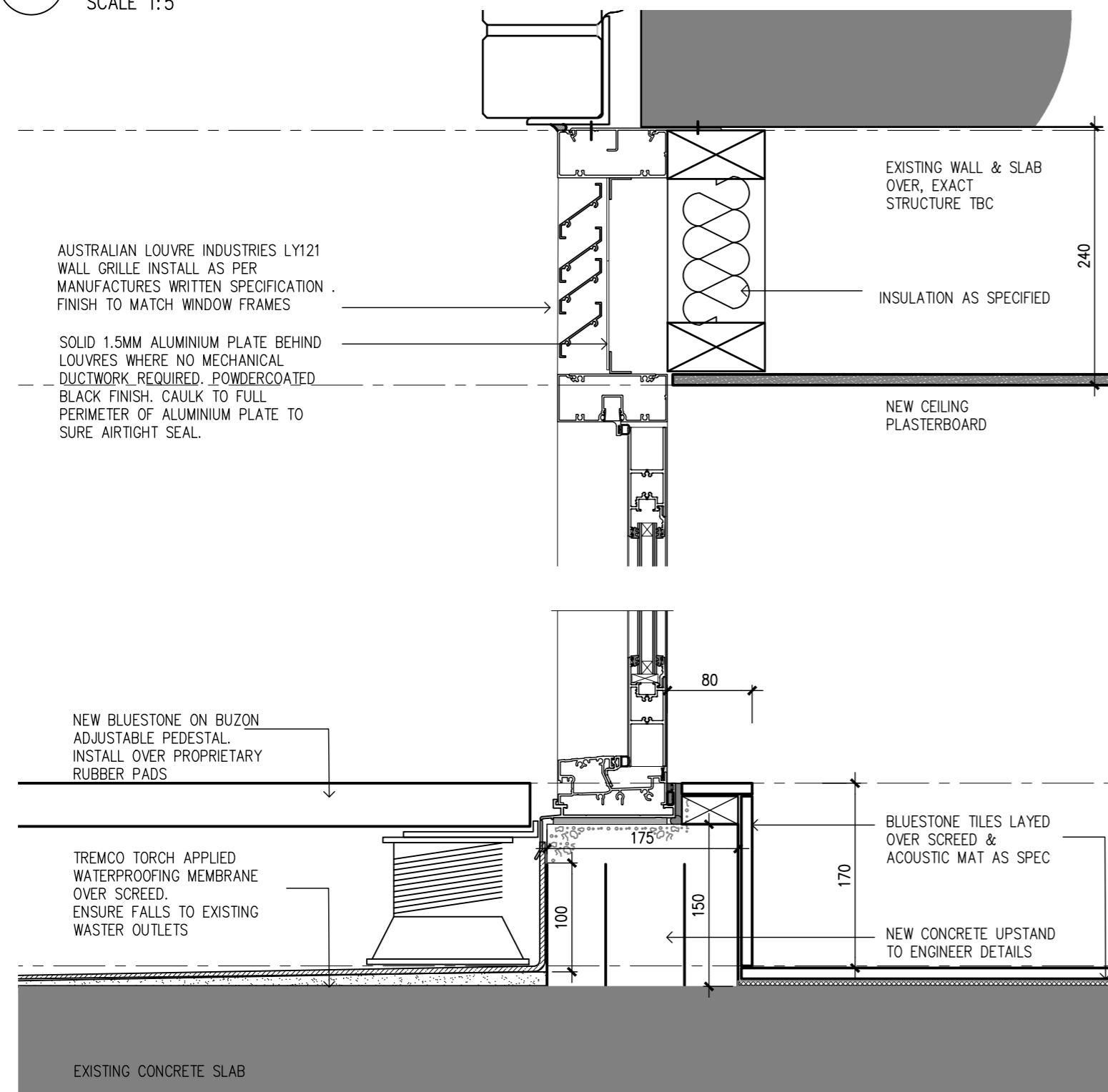
6 DETAIL - SLIDING PANELS
SCALE 1:5

GENERAL NOTES

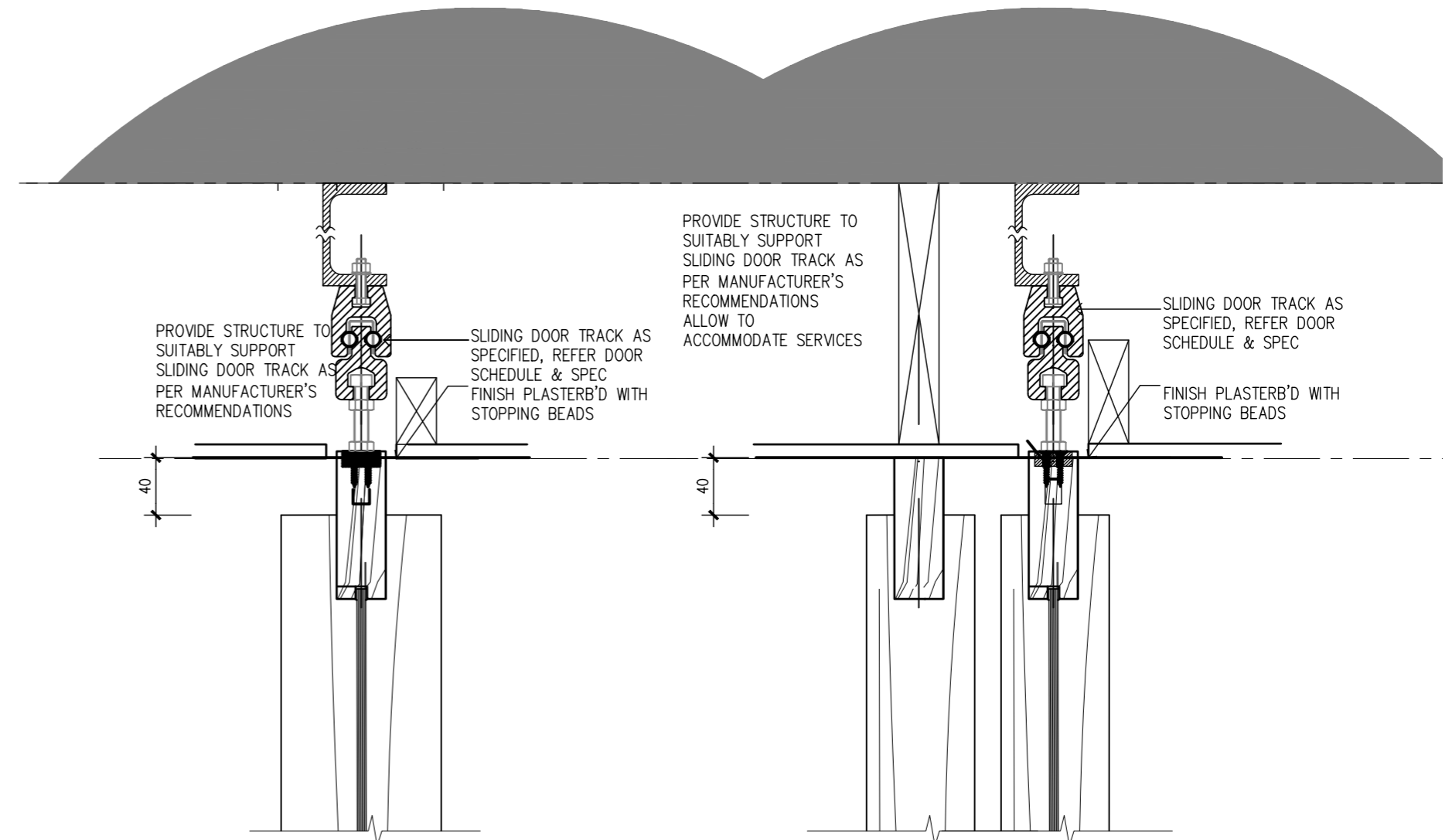
1. BUILDER TO CONFIRM ALL DOOR/WINDOW DIMENSIONS ON SITE PRIOR TO MANUFACTURE AND REPORT ANY DISCREPANCIES TO ARCHITECT FOR RESOLUTION. DO NOT USE FIGURED DIMENSIONS. READ IN CONJUNCTION WITH FLOOR PLANS. NOTE DOOR SWINGS.
2. THIS DOOR AND WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH SEPARATE DOOR HARDWARE SCHEDULE. REFER SPECIFICATION
3. WHERE DOORS NOTED AS EXISTING, DOOR LEAF AND FRAMES RETAINED. PREPARE ALL SURFACE IN PREPARATION FOR PAINT FINISH WHERE PAINTING REQUIRED. ALLOW TO PAINT BOTH SIDE OF DOOR LEAF. REFER TO FINISHES SCHEDULE FOR PAINT FINISHES.
4. REFER TO DOOR HARDWARE SCHEDULE FOR ALL NEW DOOR HARDWARE. THIS INCLUDES TO EXISTING DOORS WHERE HARDWARE REPLACED FOR COMPLIANCE TO BCA AND DDA REQUIREMENTS.
5. WHERE NEW DOOR HARDWARE NOTED TO EXISTING DOOR LEAFS/FRAMES, BUILDER TO ALLOW TO FULLY MAKE GOOD DOOR/FRAME WHERE EXISTING FITTING REMOVED. PATCH AND FILL /NEW MATCHING COVERPLATES AS REQUIRED.
6. PROVIDE FLASHINGS TO FULL PERIMETER OF ALL EXTERNAL DOORS & WINDOW FRAMES TO ENSURE WATERTIGHTNESS. ALLOW TO FULLY CAULK PERIMETER OF ALL NEW EXTERNAL DOORS.
7. ALL GLAZING SHALL BE LAMINATED SAFETY GLASS
8. ALL GLAZING SHALL COMPLY WITH AS 1288.2006
9. ALLOW FOR NEW STATUTORY SIGNAGE & AMENITIES SIGNAGE. SIGNAGE TO BE INDIVIDUAL MATT BLACK ALUMINIUM LETTERING. HEIGHT TO BE IN ACCORDANCE WITH AS.1428. FINAL LOCATION AND DESIGN TO BE CONFIRMED WITH ARCHITECT.
10. DOUBLE GLAZING (DG) FRAME - BLACK ANODIZED FINISH. CAPRAL 425 SERIES WINDOW FRAMED/ 225 DOOR FRAMES WHERE INDICATED. MIN 6MM/ 12MM GAP/8.38 LAM CLEAR.
11. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR DOOR GRILLES. DOOR GRILLE SIZES MAY REQUIRE MODIFICATION OF SIZES WITH GLAZING PANELS. DOOR GRILLES TO BE SHOWN ON SHOP DRAWINGS FOR REVIEW. ALLOW FOR DOOR GRILLE TO BE POWDERCOATED TO MATCH DOOR COLOUR
12. DOOR HARDWARE - HANDLES TO BE INSTALLED AT 900MM AFL UNLESS OTHERWISE NOTED. REFER TO DOOR ELEVATIONS.
13. ALL SWIPE CARD READERS TO BE 900MM AFL & NOT LESS THAN 500MM FROM AN INTERNAL CORNER. FINAL LOCATION TO BE DETERMINED BY ARCHITECT
14. WINDOW AND DOOR ELEVATIONS SHOWN FROM EXTERNAL SIDE OF ROOM.
15. ALLOW TO PROVIDE DECALS TO COMPLY WITH AS1428.1 2009 CLAUSE 6.6. MIN 75MM THICK AT 900-1000 AFL. 30% LUMINANCE. EXACT PATTERN TO BE CONFIRMED.
16. WHERE NEW FLOOR FINISH IS HIGHER THAN EXISTING ADJACENT, INSTALL THRESHOLD PLATE. PROVIDE SAMPLE FOR APPROVAL BY ARCHITECT.
17. MODIFY EXISTING DOORS AS REQUIRED WHERE NEW FLOOR FINISH IS HIGHER THAN EXISTING.
18. BUILDER TO CONFIRM COMPLIANCE WITH WIND LOADING BEFORE INSTALLATION OF EXTERNAL DOORS, WINDOWS & ASSOCIATED HARDWARE
19. ALLOW TO REPLACE ALL EXISTING DOOR HANDLES WITH PITTELLA MNSA10 IN STAINLESS STEEL FINISH. CONFIRM WITH ARCHITECTS FOR REQUIRED DOORS.
20. ALLOW TO INSTALL WINDOW RESTRICTORS TO ALL EXISTING WINDOWS TO ENSURE MAXIMUM OPENINGS OF NOT MORE THAN 125MM



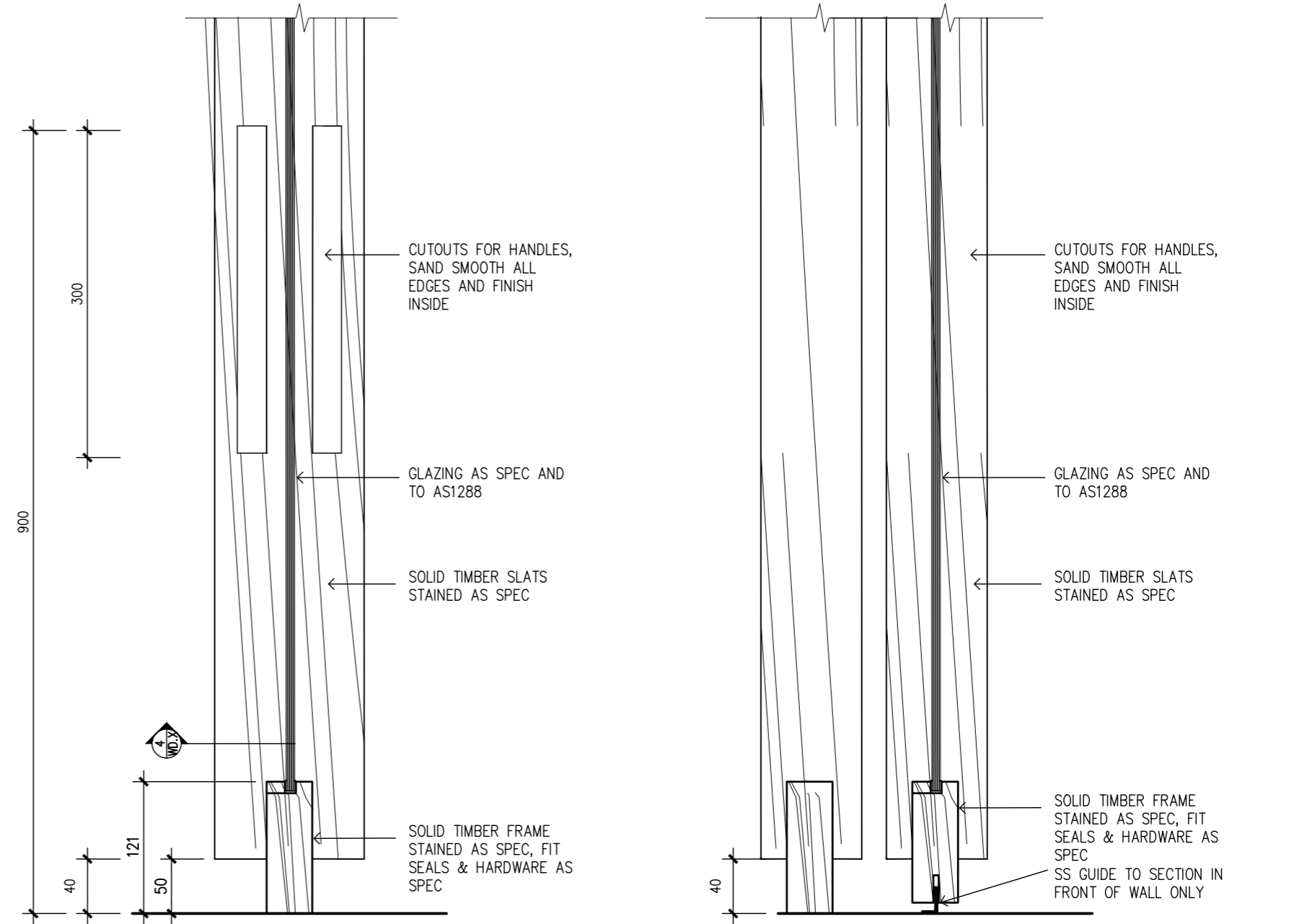
1 W.01 & 02 HEAD & SILL DETAIL
SCALE 1:5



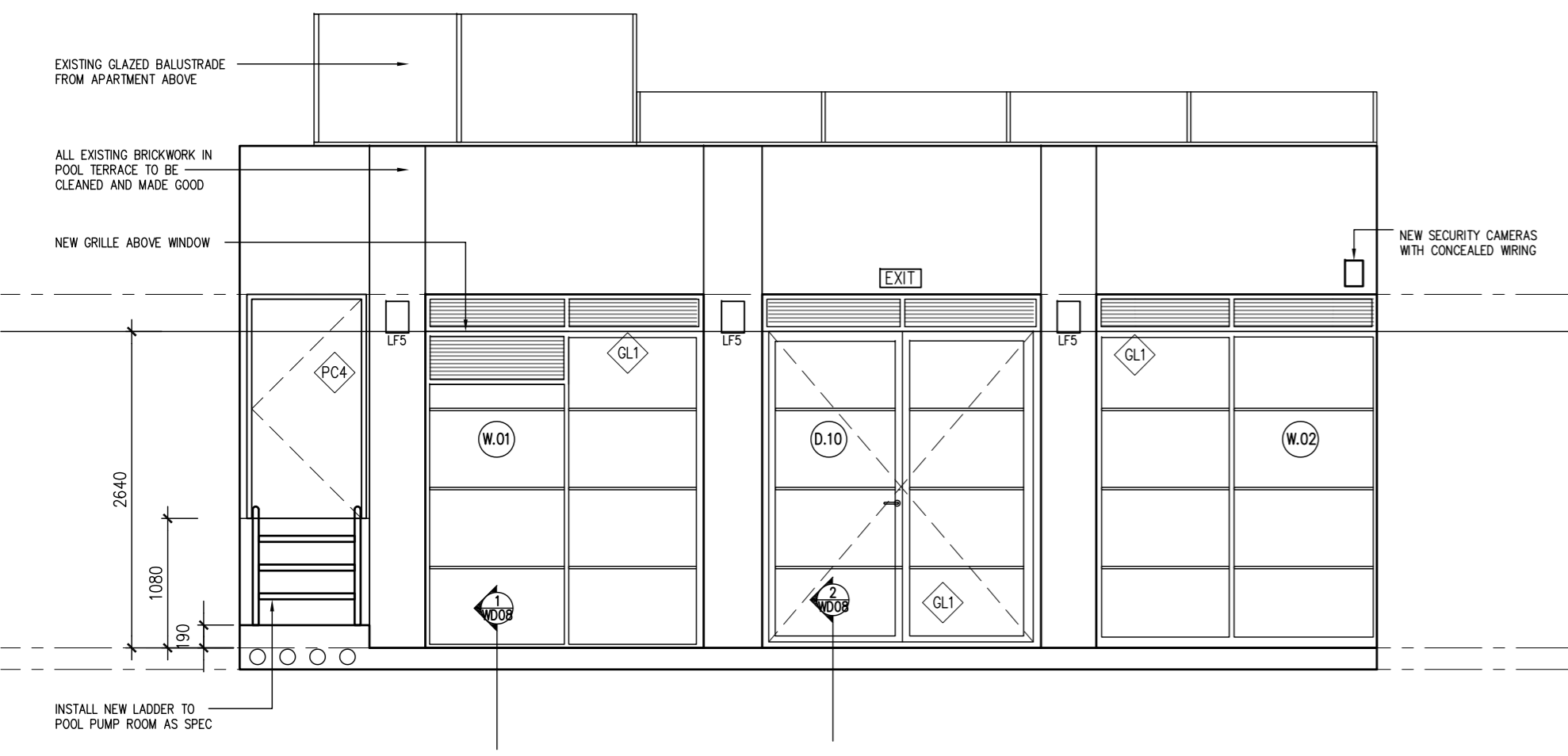
2 D.10 HEAD & SILL DETAIL
SCALE 1:5



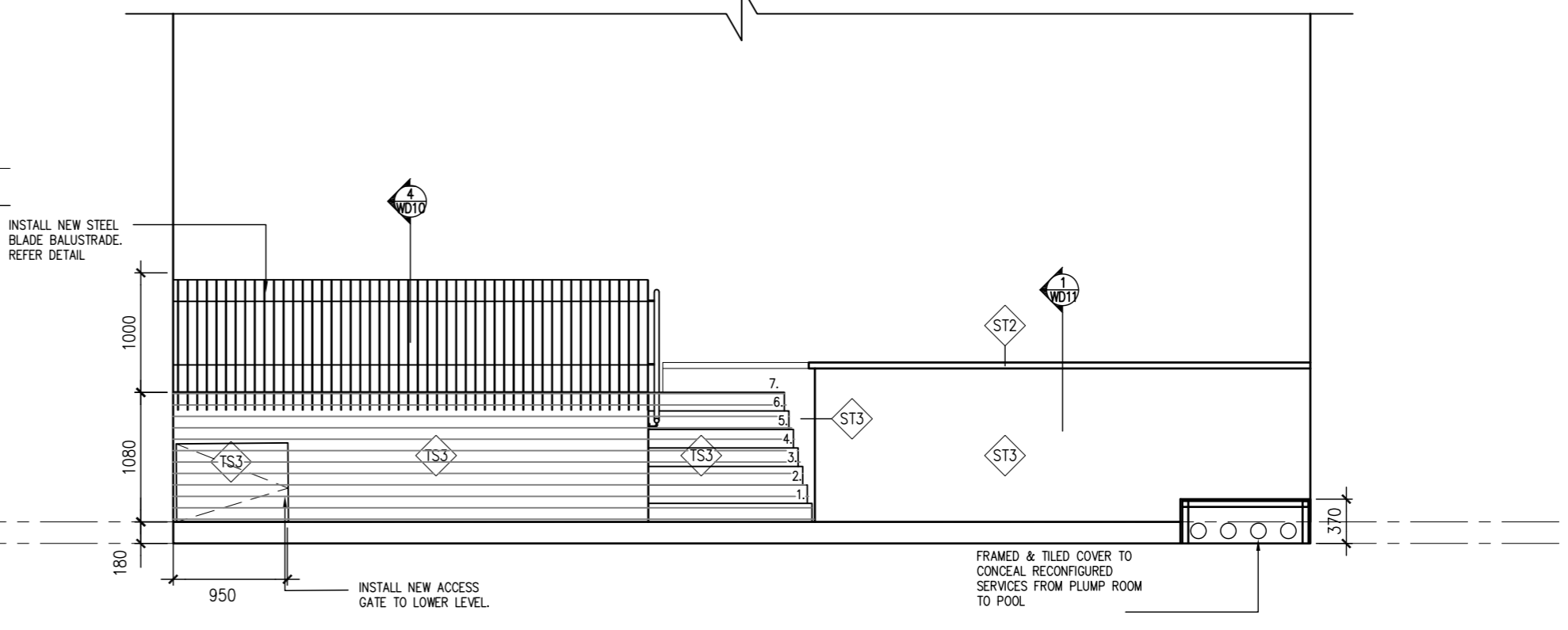
3 DETAIL - SLIDING PANELS
SCALE 1:5



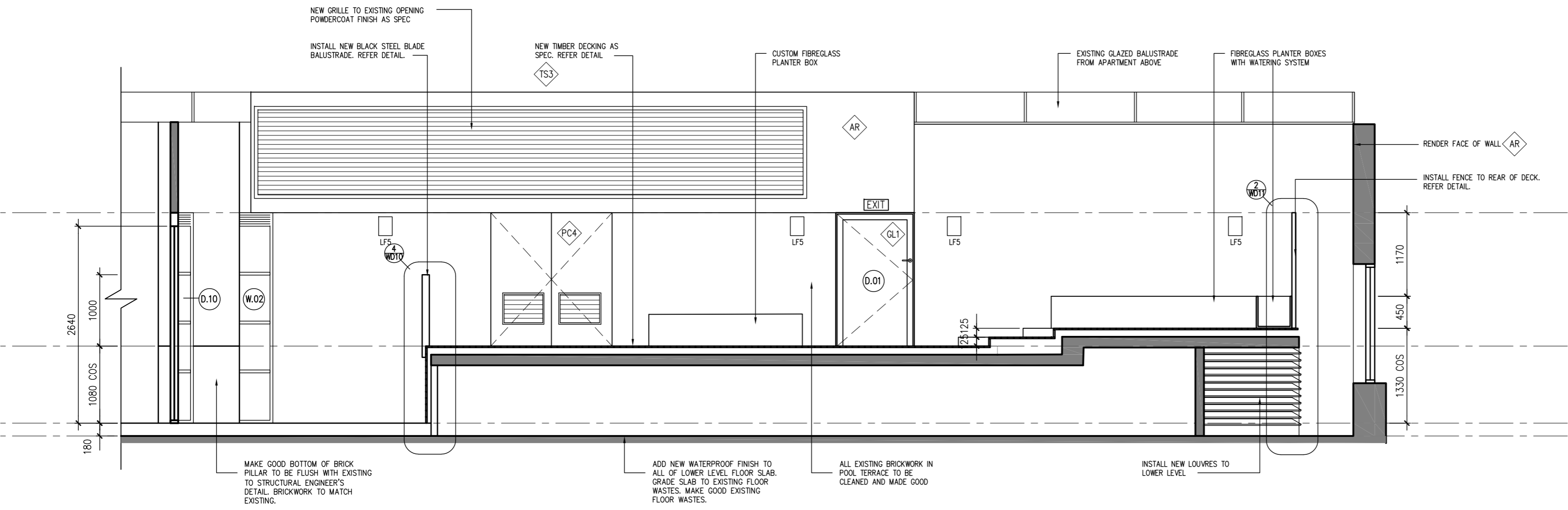
4 DETAIL - WALL & SLIDING PANEL
SCALE 1:5



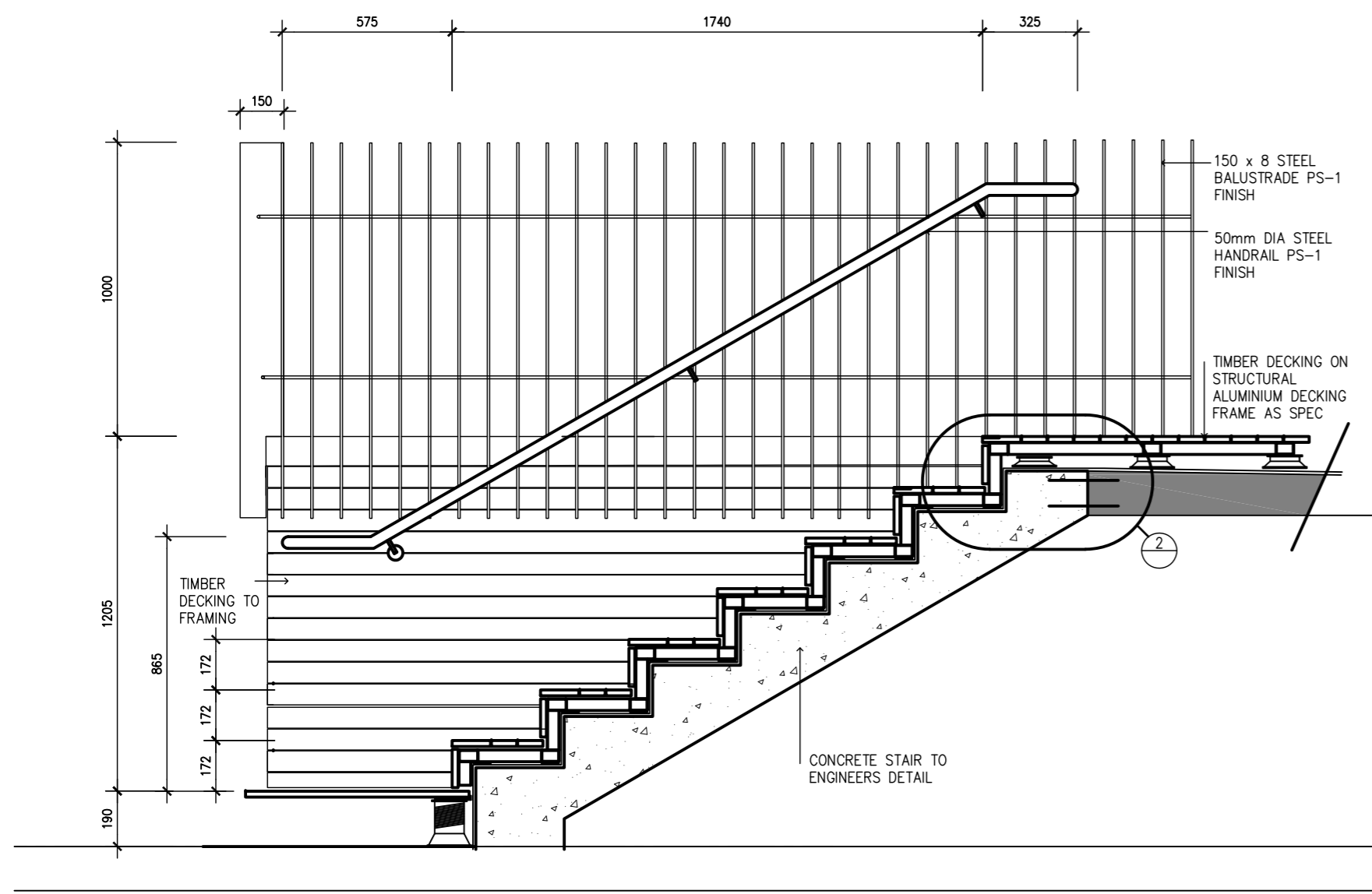
1 POOL TERRACE ELEVATION
 SCALE 1:50



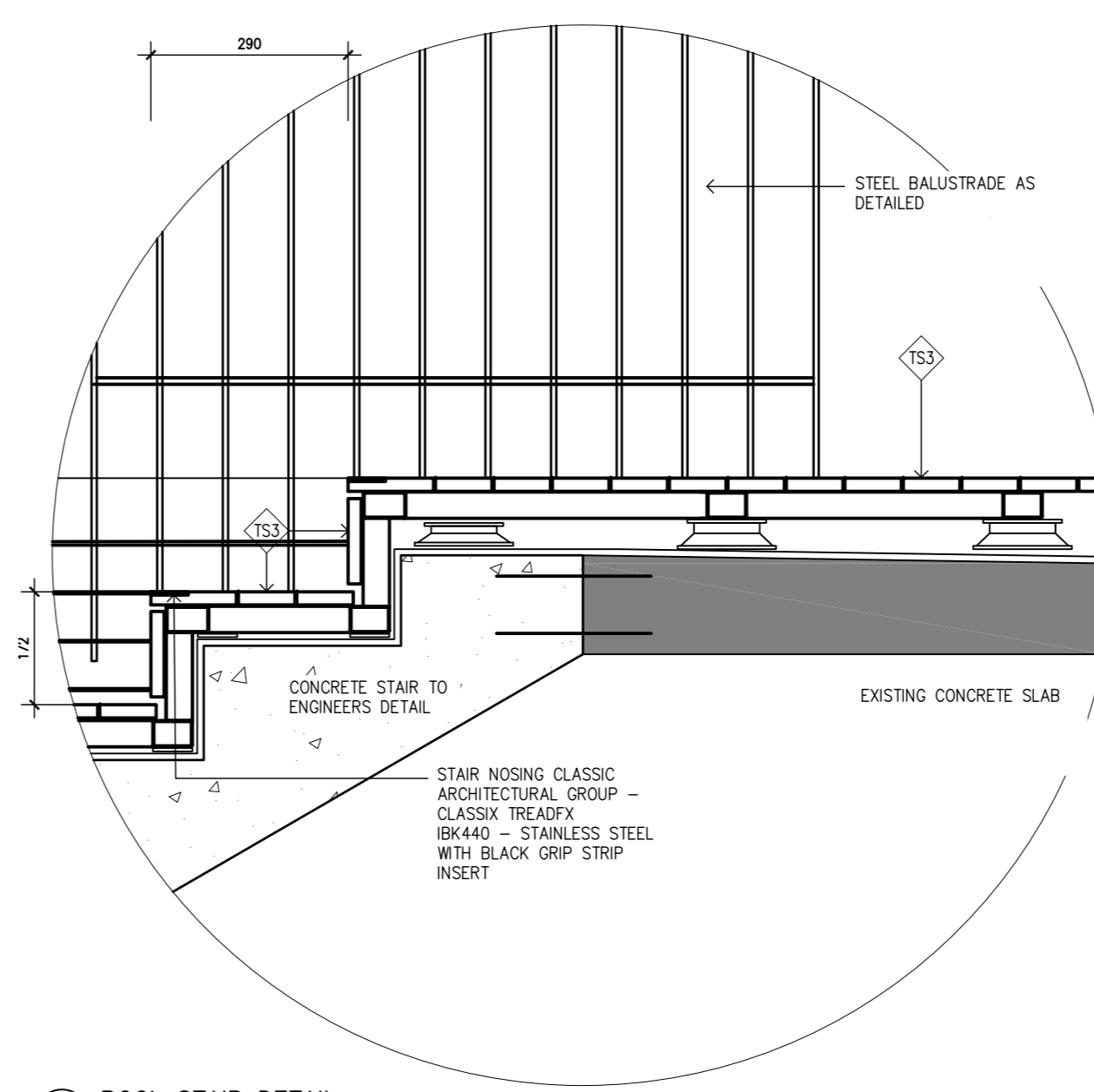
2 POOL TERRACE ELEVATION
 SCALE 1:50



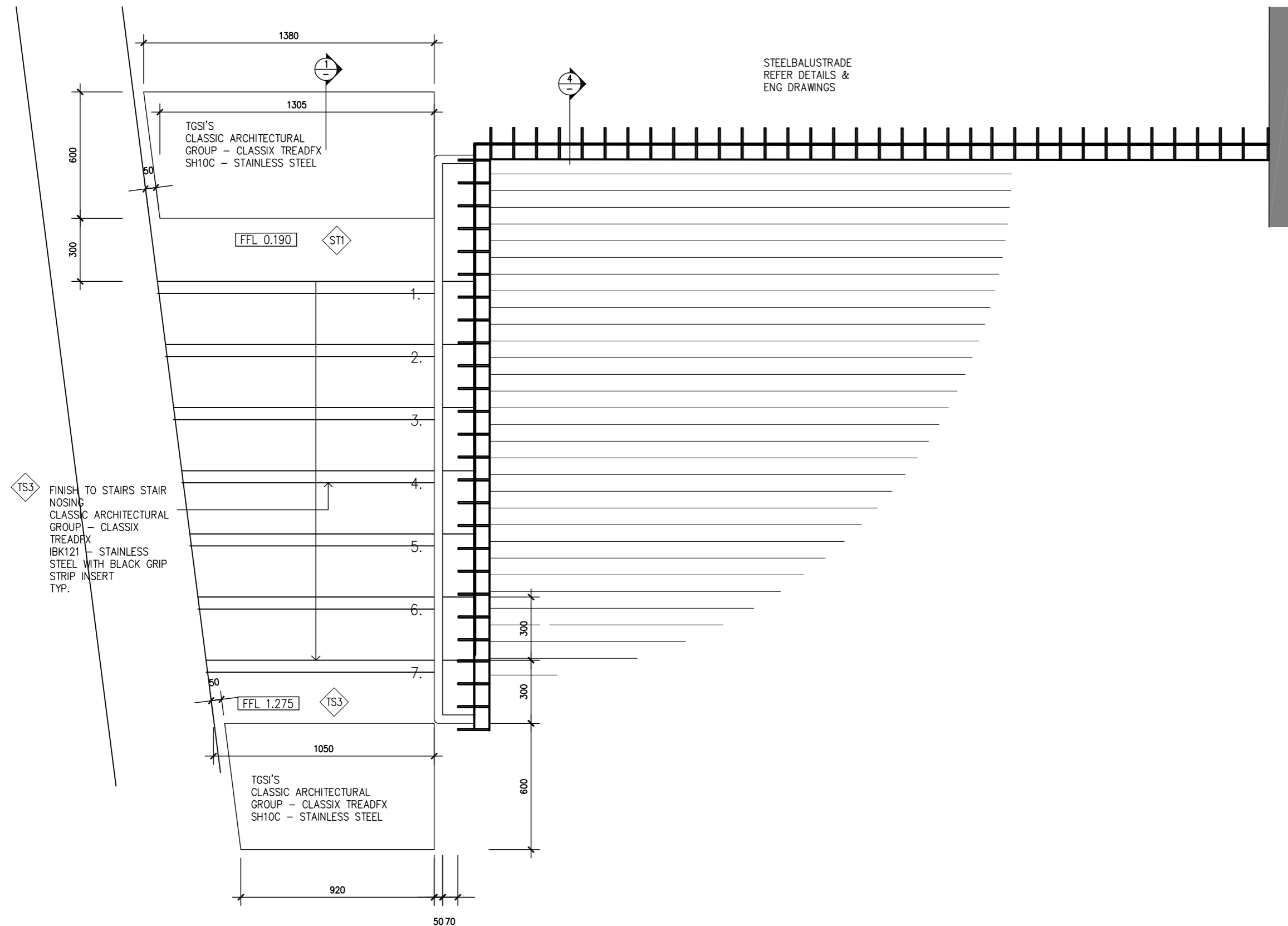
3 POOL TERRACE SECTION
 SCALE 1:50



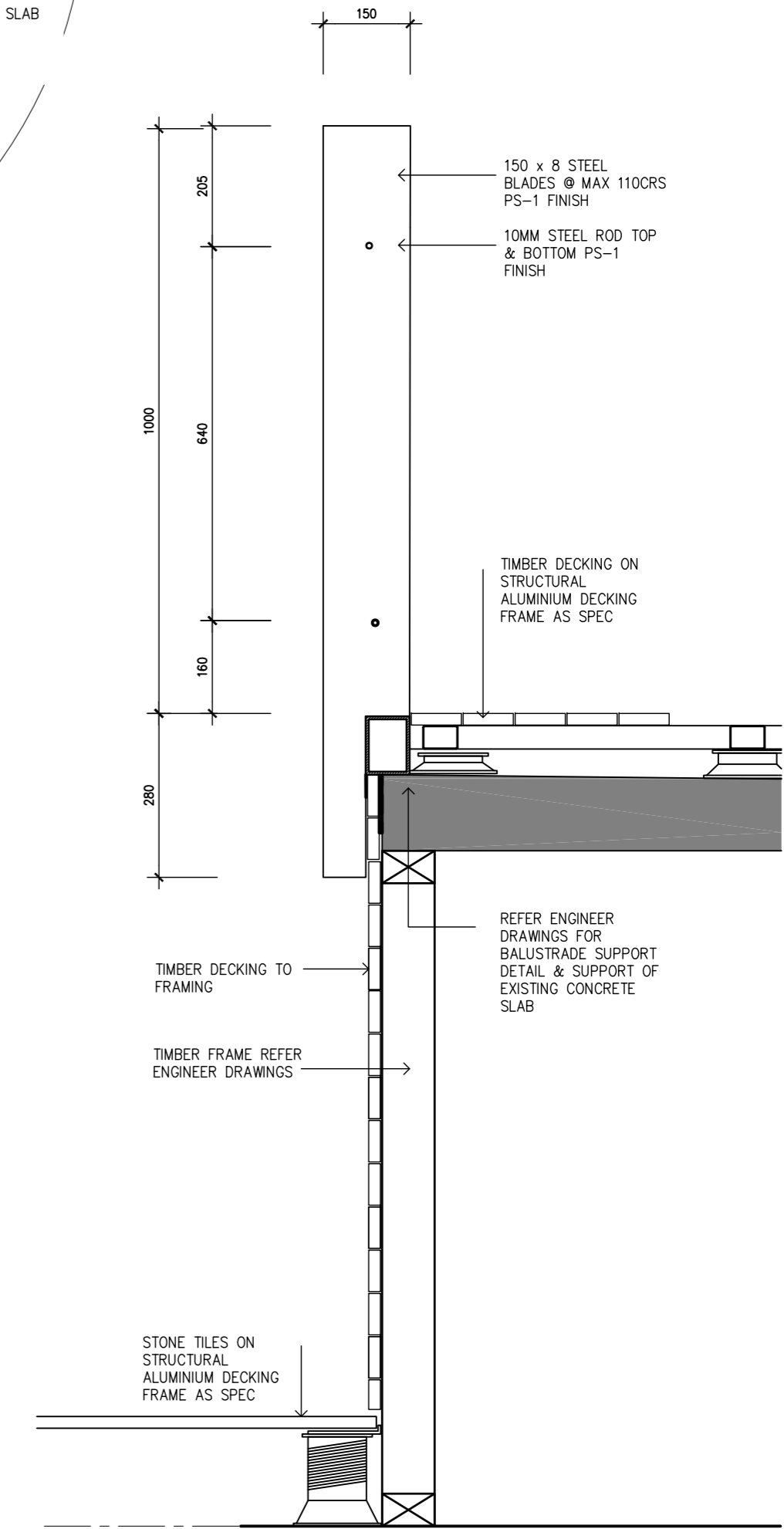
1 POOL STAIR SECTION
1:20



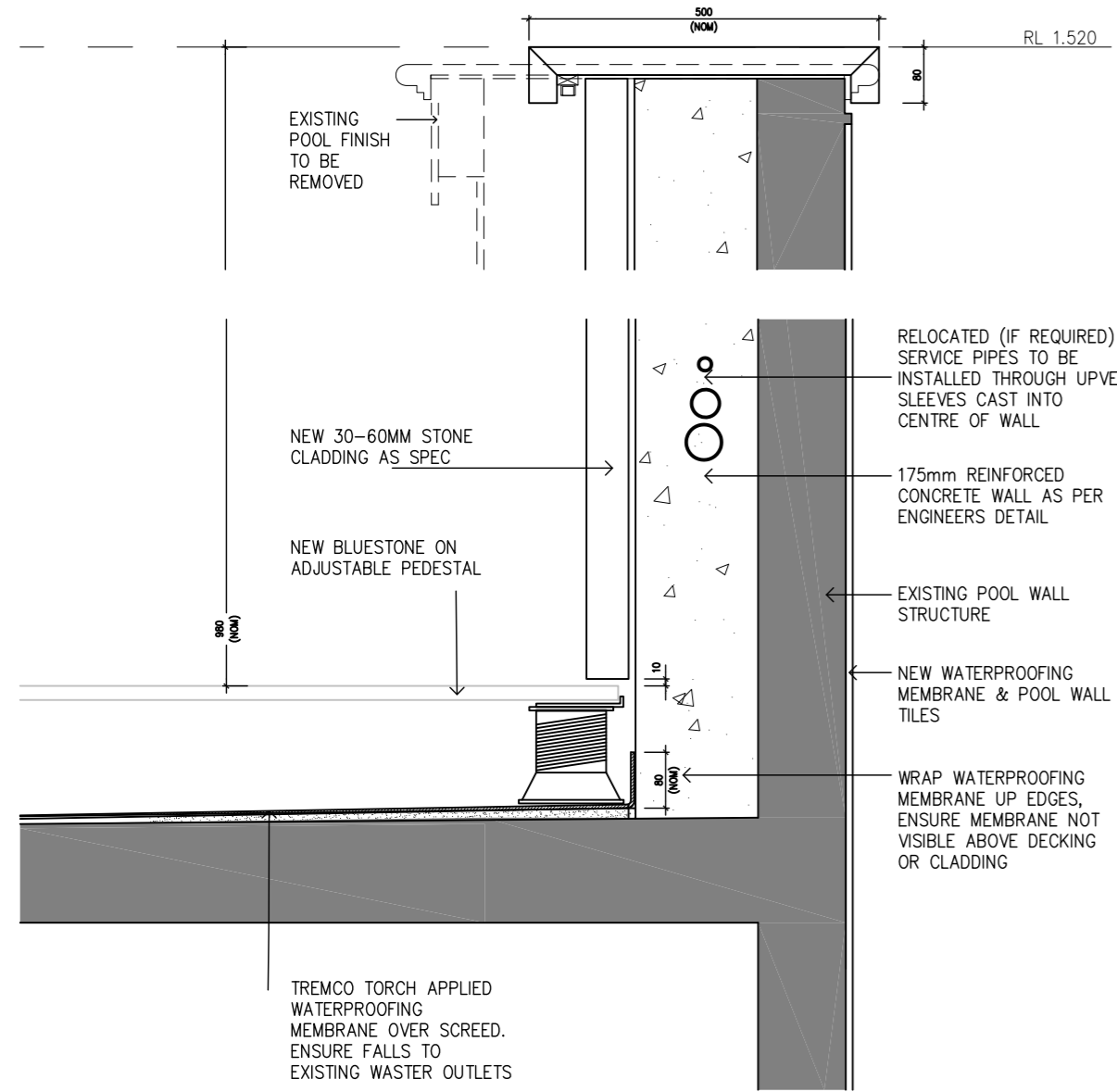
2 POOL STAIR DETAIL
1:10



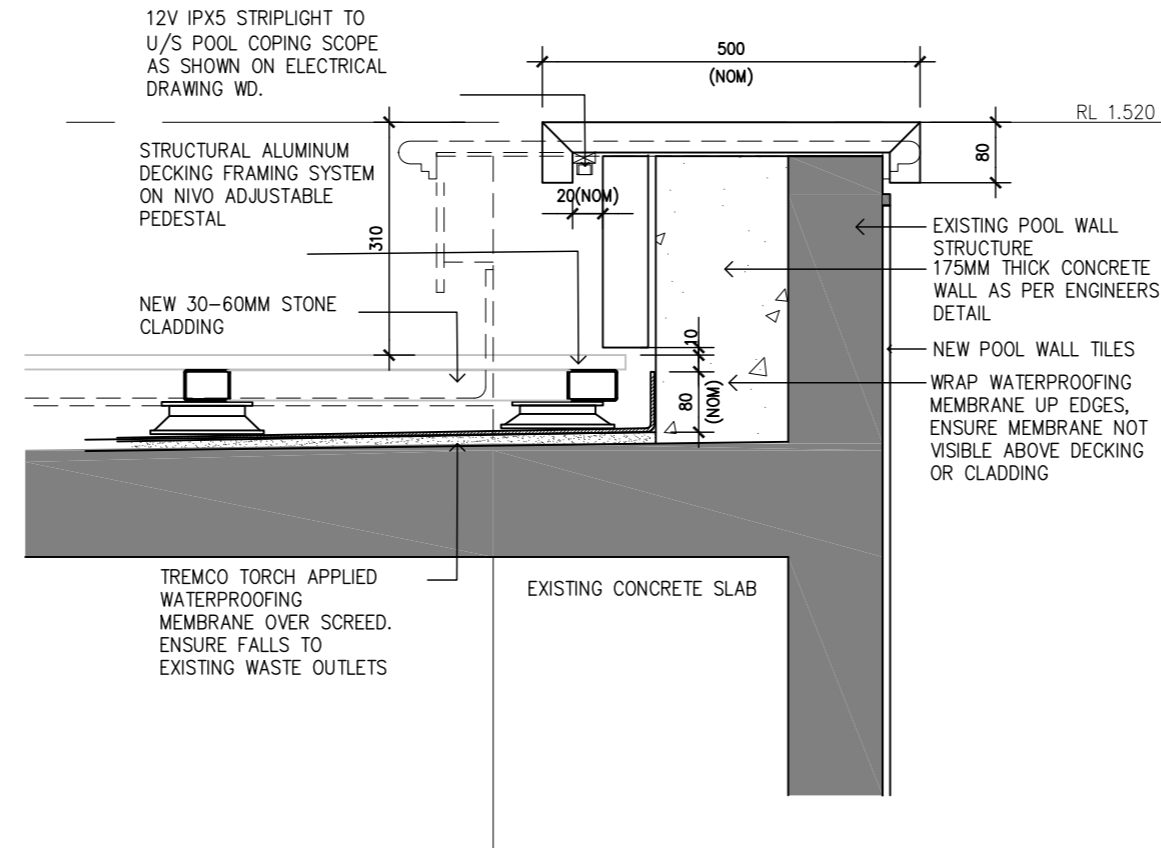
3 POOL STAIR DETAIL PLAN
1:20



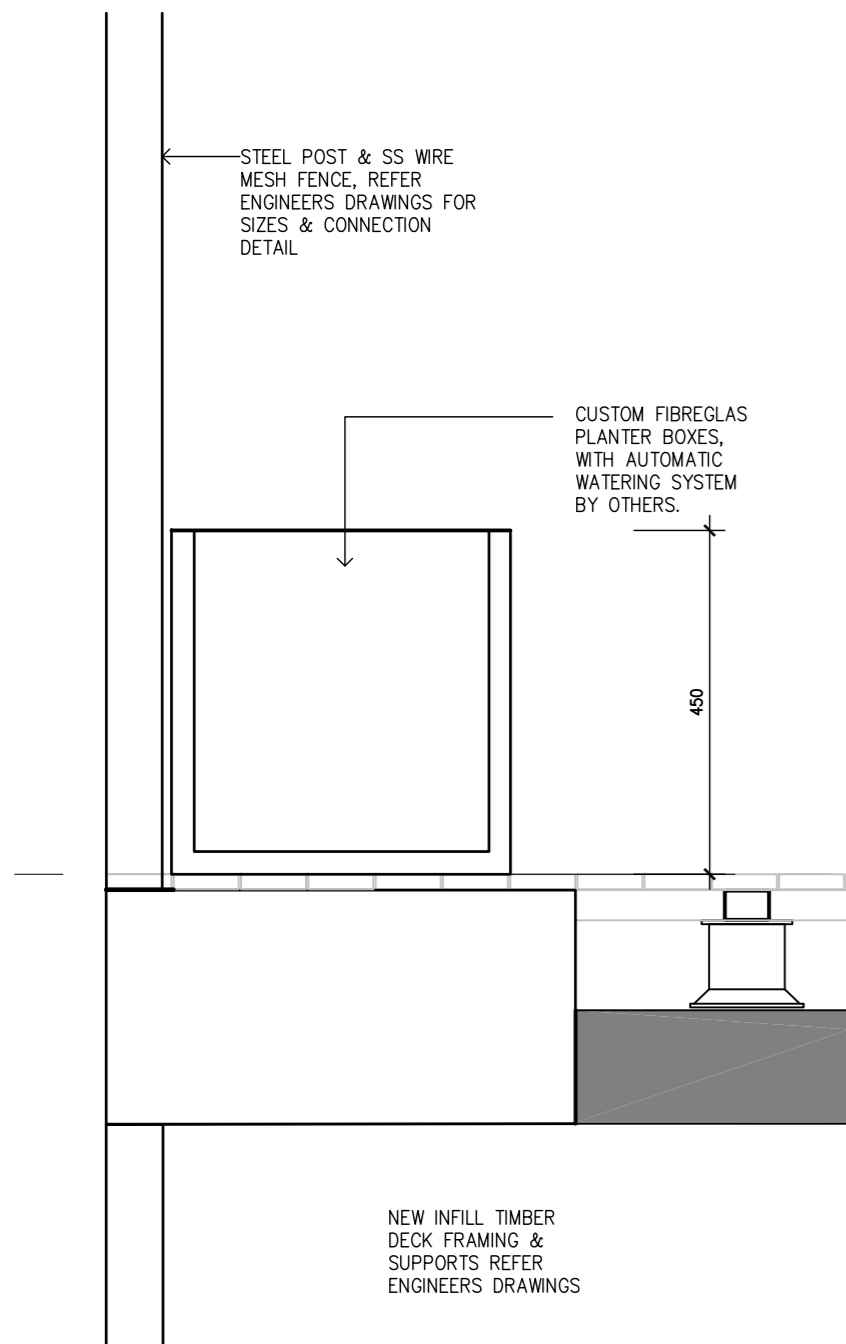
4 DETAIL - DECK BALUSTRADE
1:10



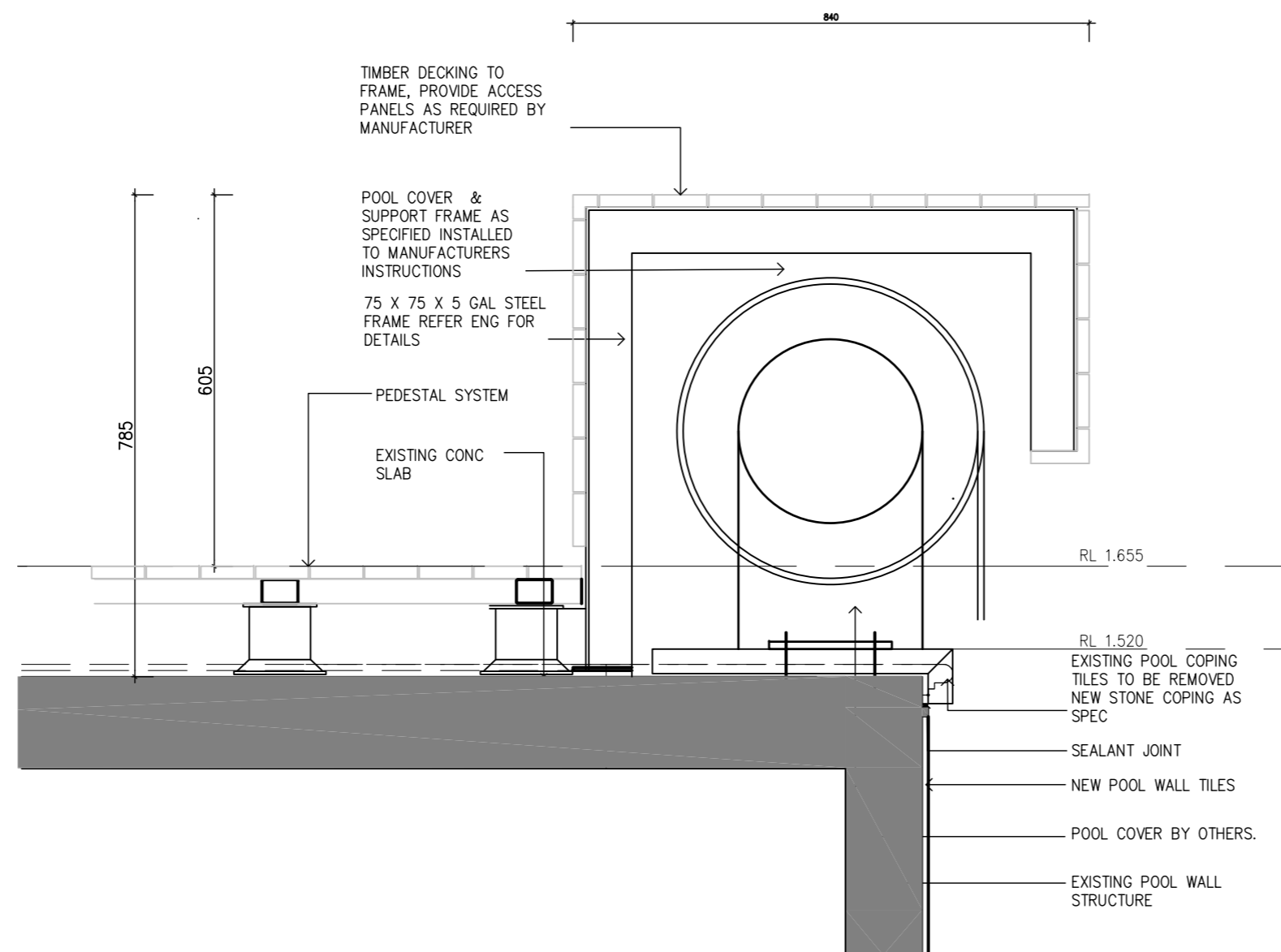
1 POOL EXPOSED WALL DETAIL
1:10

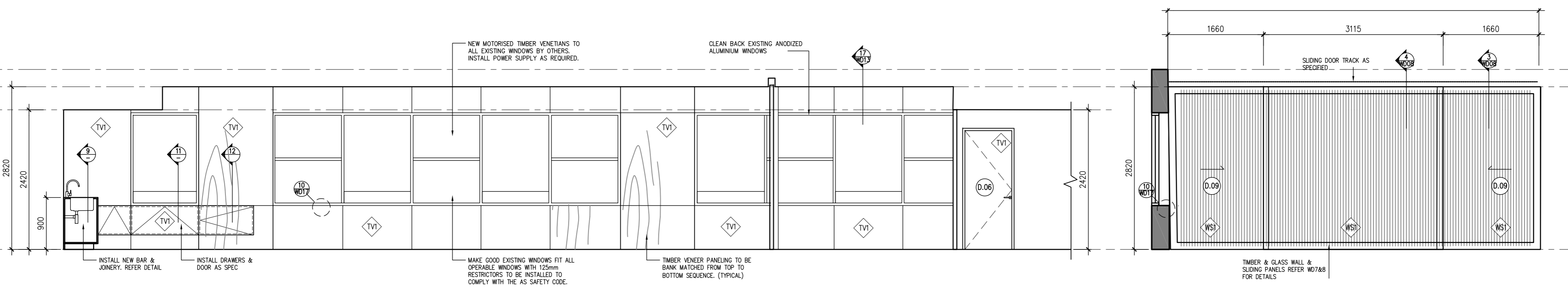


3 POOL COPING & DECK DETAIL
1:10



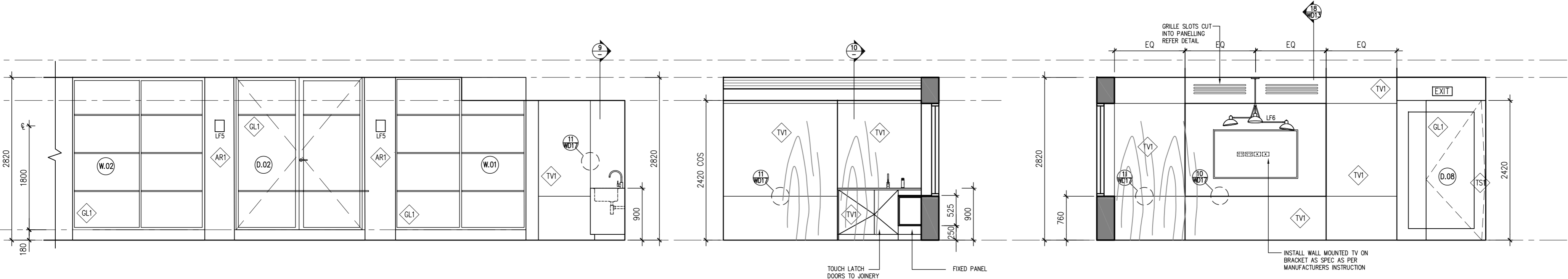
2 DETAIL - POOL COVER/PLANTERBOX
1:10





4 LOUNGE ELEVATION
 SCALE 1:50

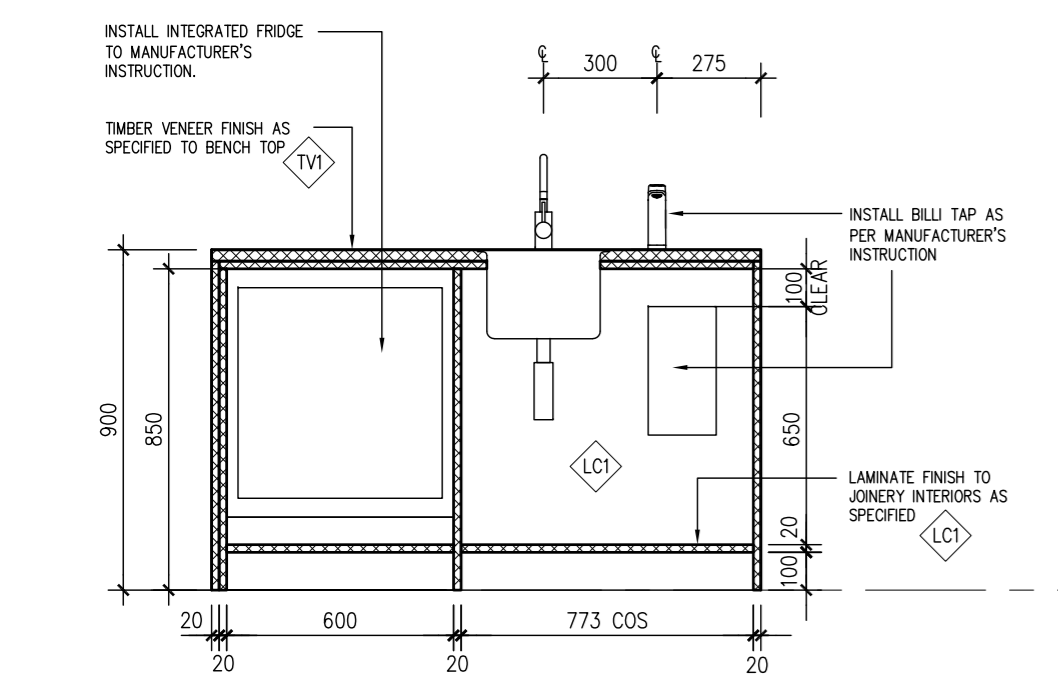
5 LOUNGE ELEVATION
 SCALE 1:50



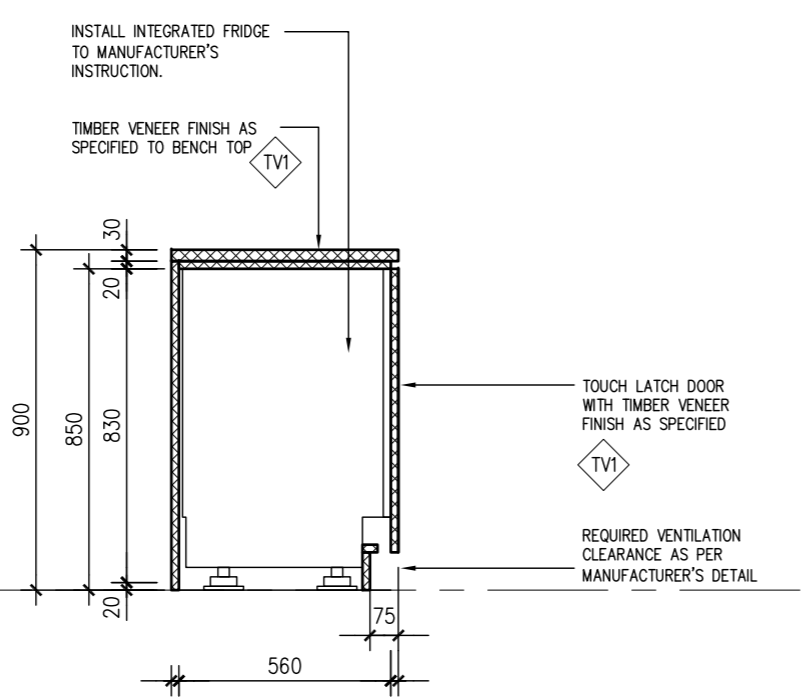
6 LOUNGE ELEVATION
 SCALE 1:50

7 BAR ELEVATION
 SCALE 1:50

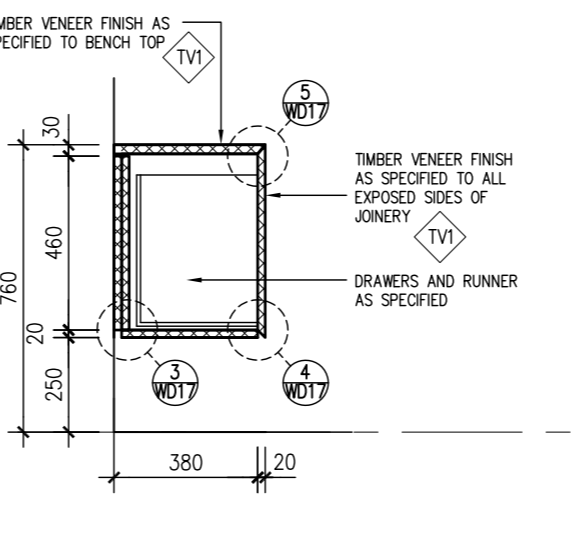
8 BOARDROOM ELEVATION
 SCALE 1:50



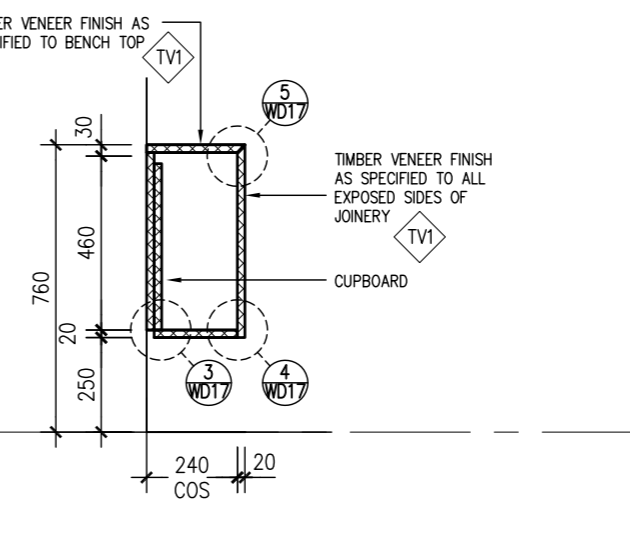
9 BAR JOINERY DETAIL
 SCALE 1:20



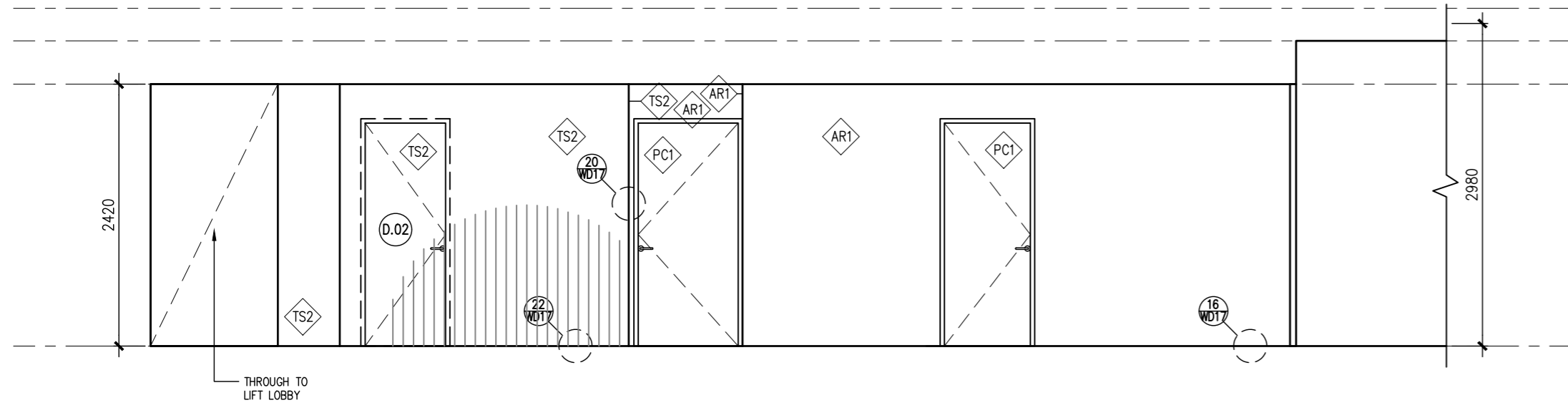
10 BAR JOINERY DETAIL
 SCALE 1:20



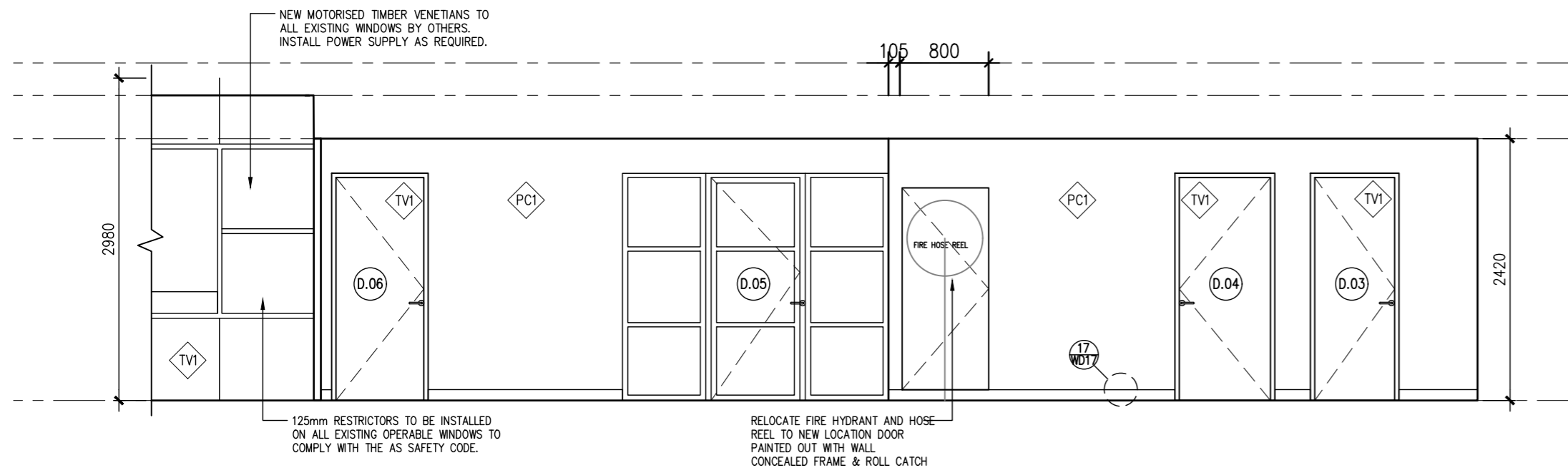
11 BAR JOINERY DETAIL
 SCALE 1:20



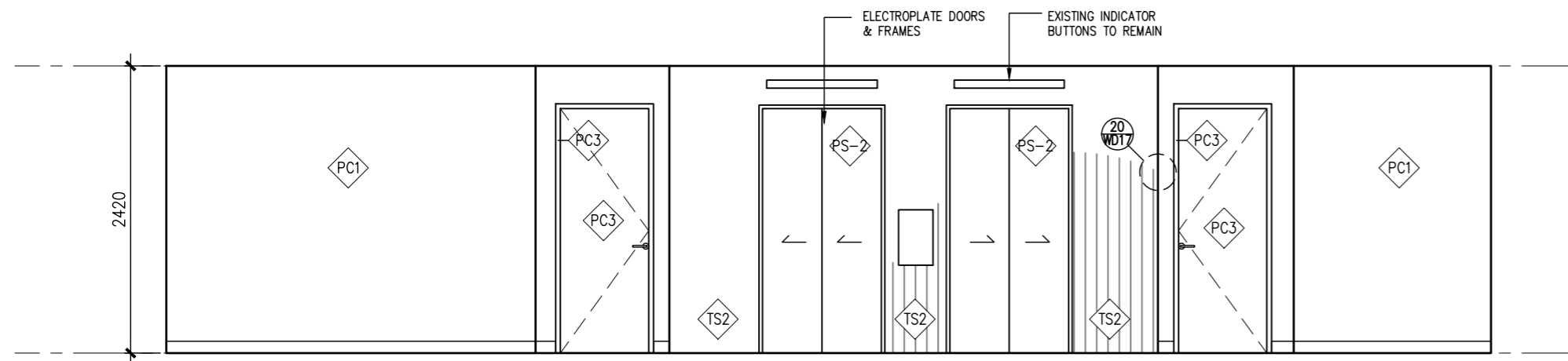
12 BAR JOINERY DETAIL
 SCALE 1:20



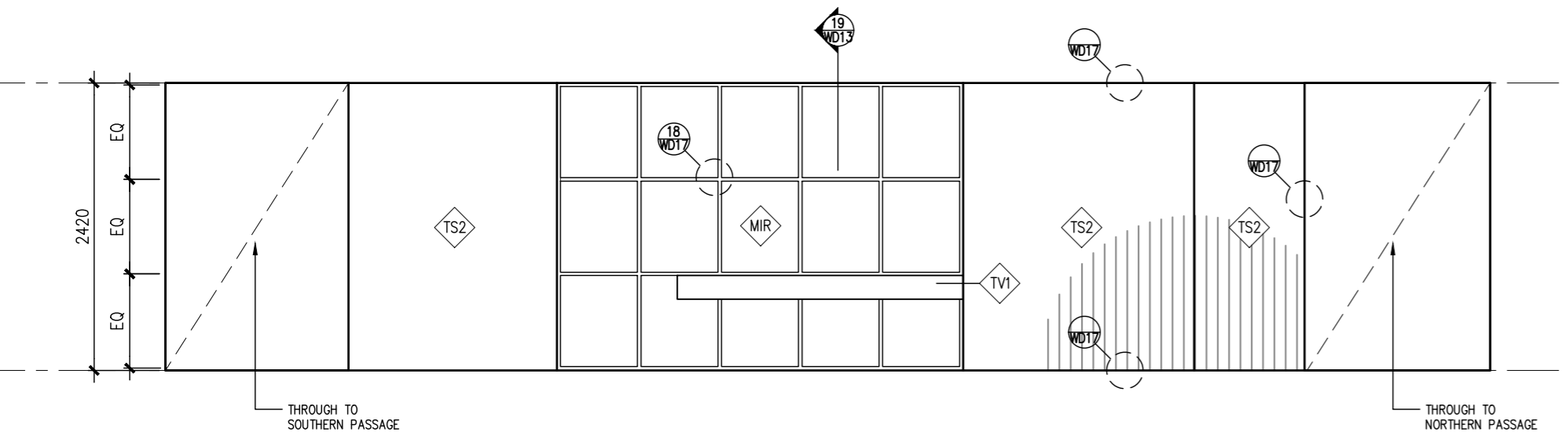
13 NORTHERN PASSAGE ELEVATION
SCALE 1:50



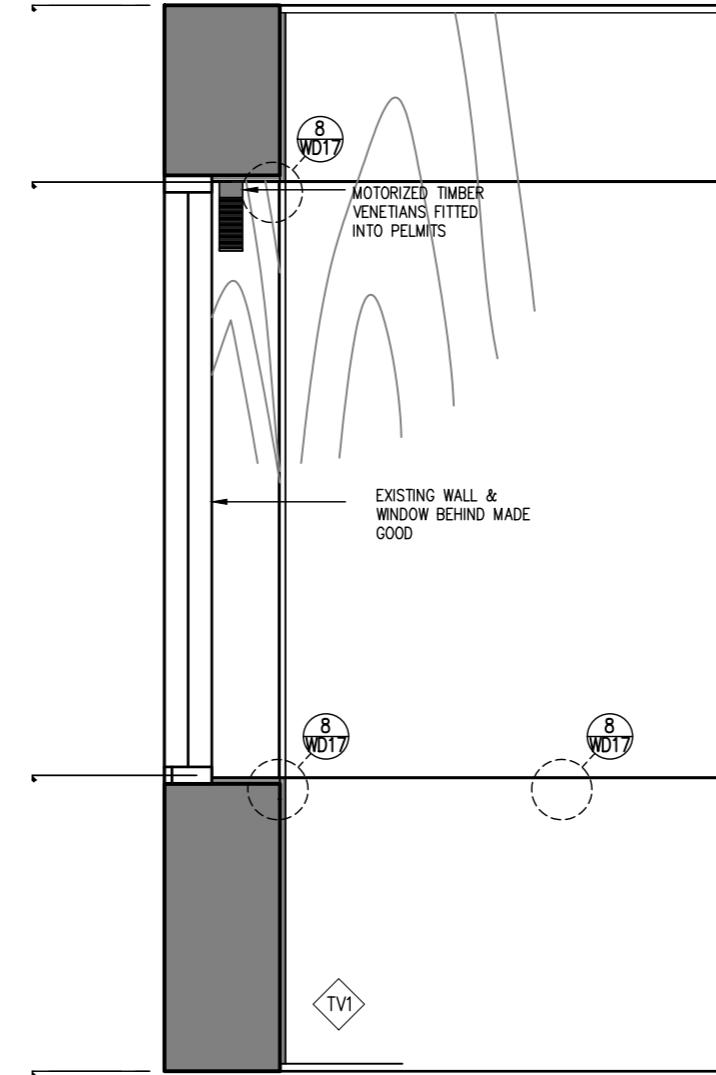
14 NORTHERN PASSAGE ELEVATION
SCALE 1:50



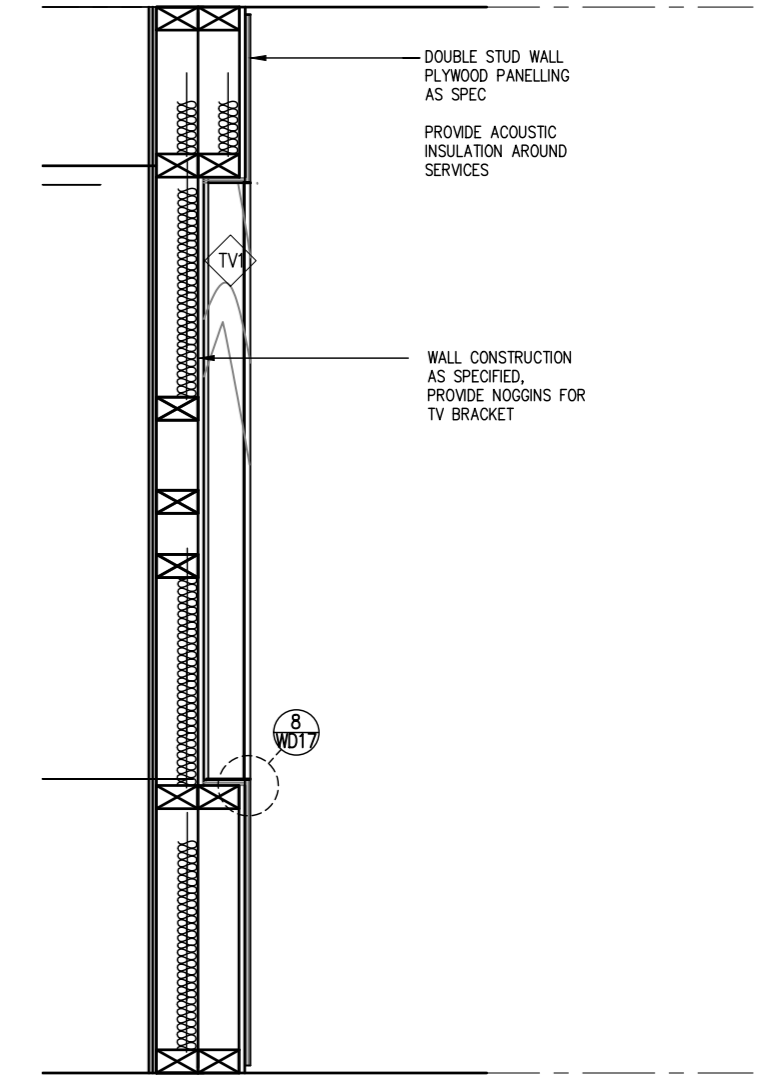
15 LIFT LOBBY ELEVATION
SCALE 1:50



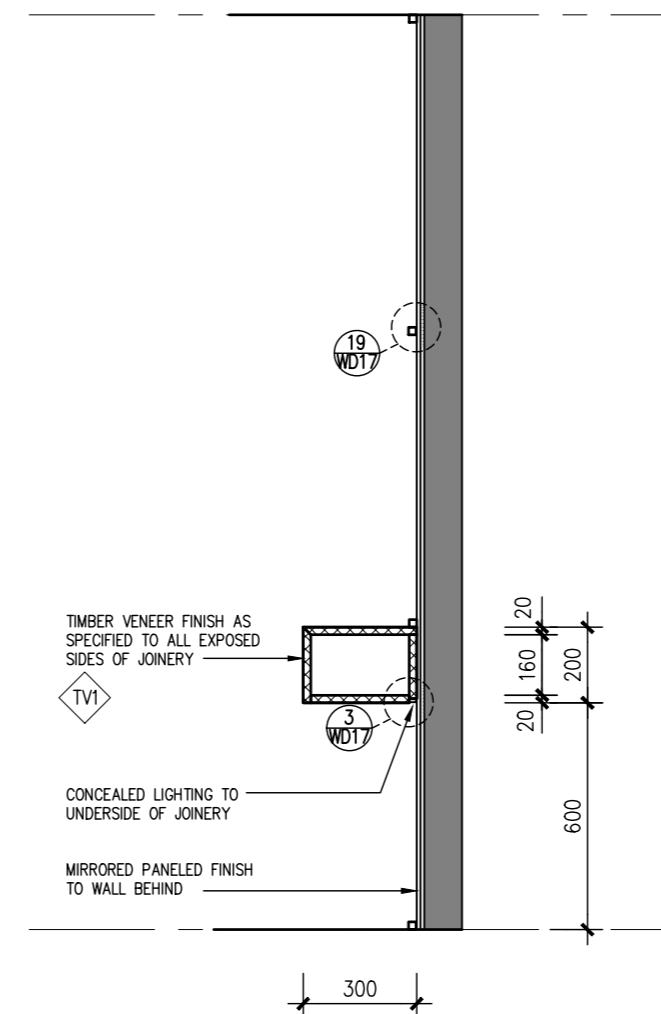
16 LIFT LOBBY ELEVATION



17 DETAIL - PANELING AROUND WINDOW
SCALE 1:20

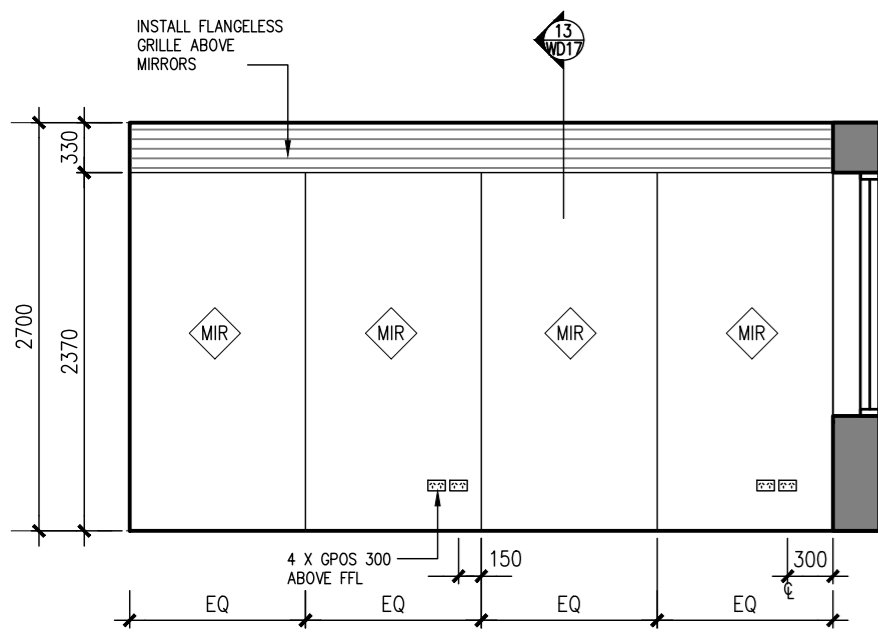


18 DETAIL - PANELLING
SCALE 1:20

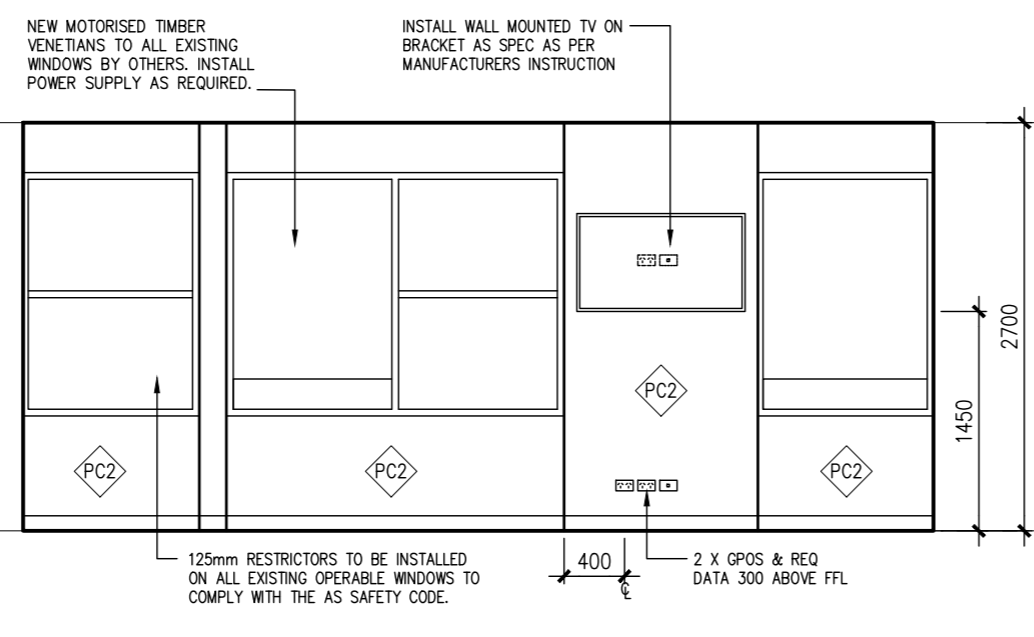


19 LIFT LOBBY LEDGE DETAIL
SCALE 1:20

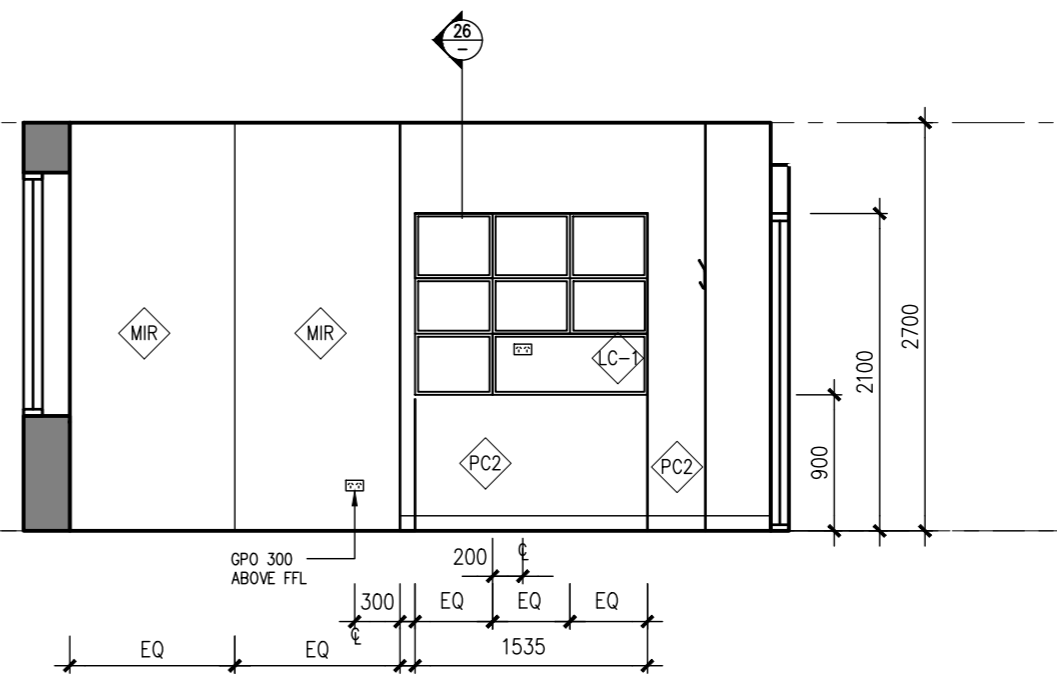
20 DETAIL -
SCALE 1:20



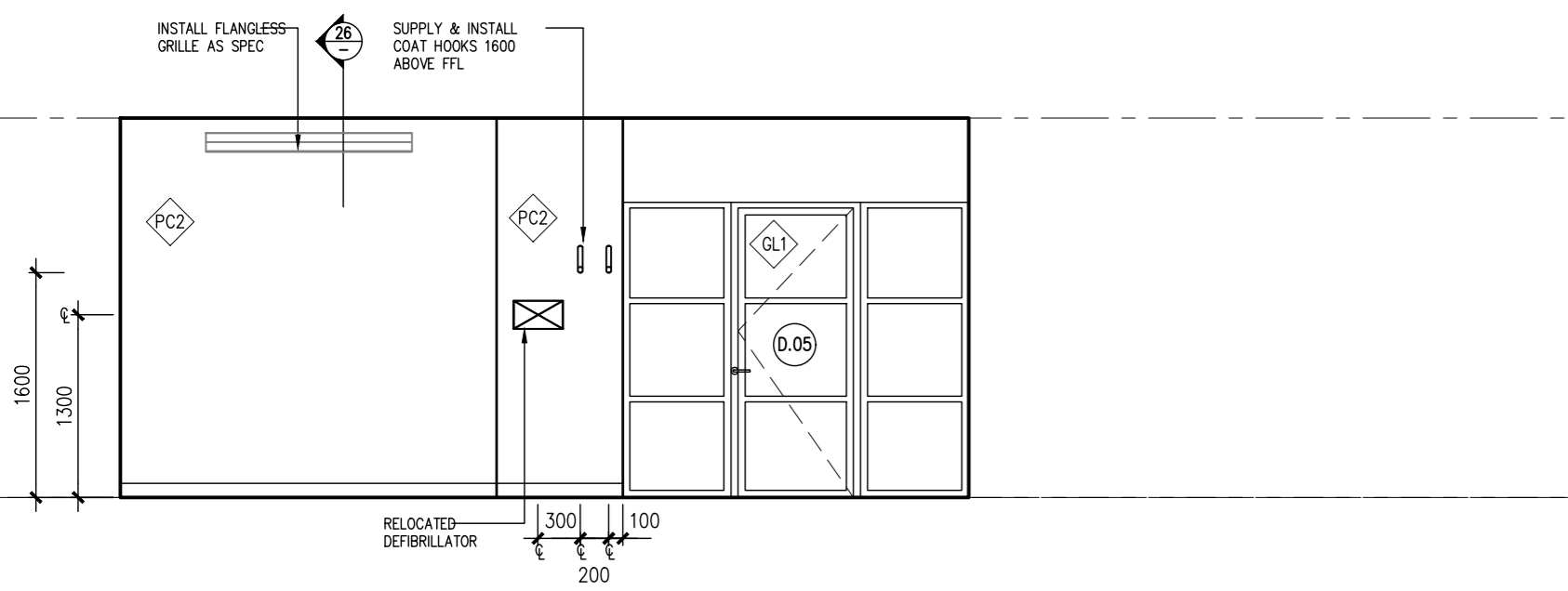
21 GYMNASIUM ELEVATION
 SCALE 1:50



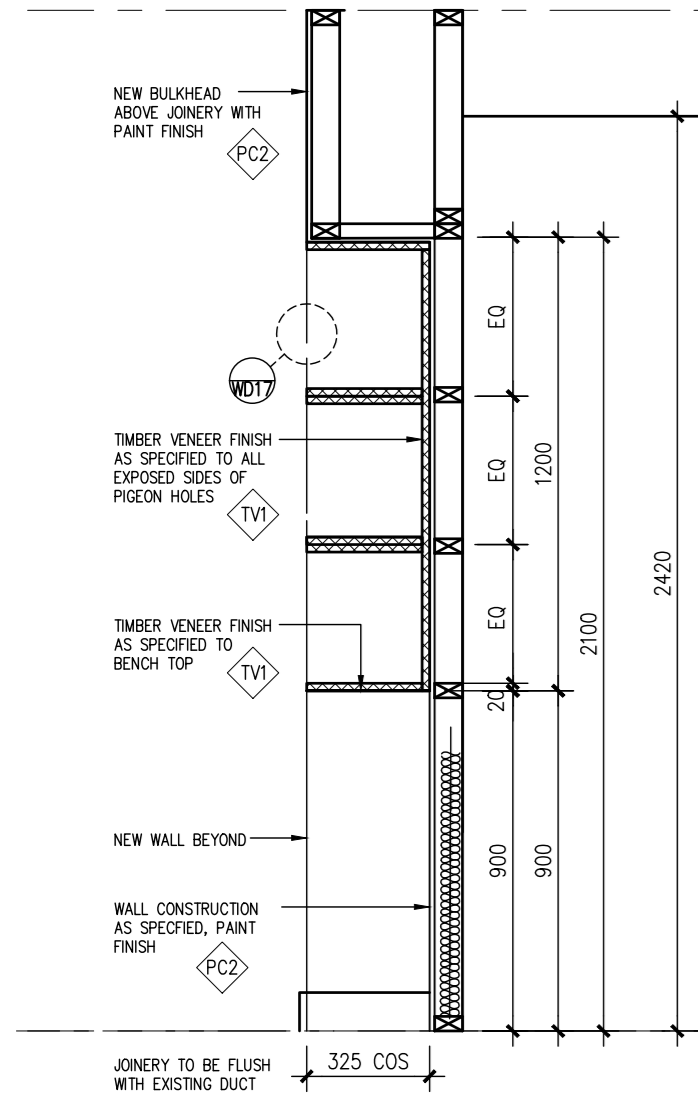
22 GYMNASIUM ELEVATION
 SCALE 1:50



23 GYMNASIUM ELEVATION
 SCALE 1:50



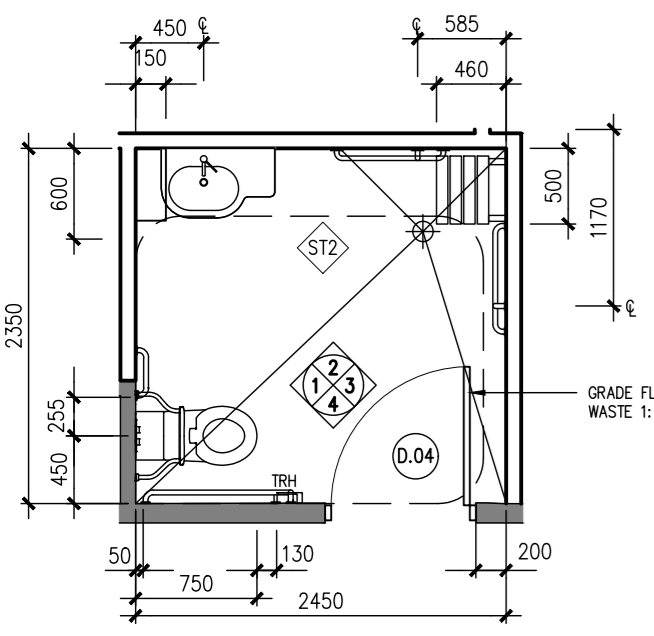
24 GYMNASIUM ELEVATION
 SCALE 1:50



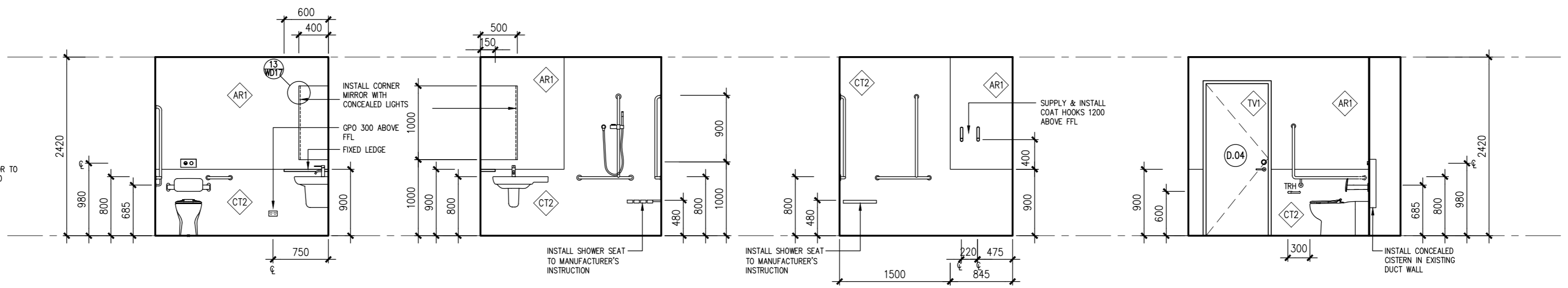
25 GYM JOINERY DETAIL
 SCALE 1:20

AMENDMENTS

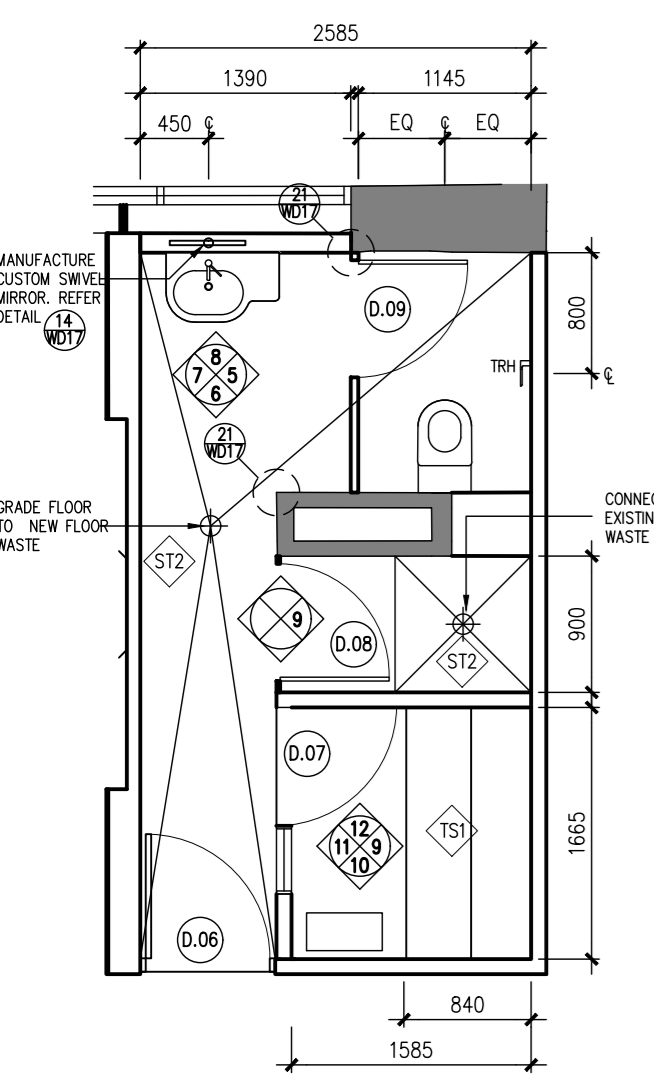
LEVEL 5 UPGRADE 99 SPRING ST
GYMNASIUM
aug '22
20412
SCALE 1:50 @ A2
DWG NO. WD14



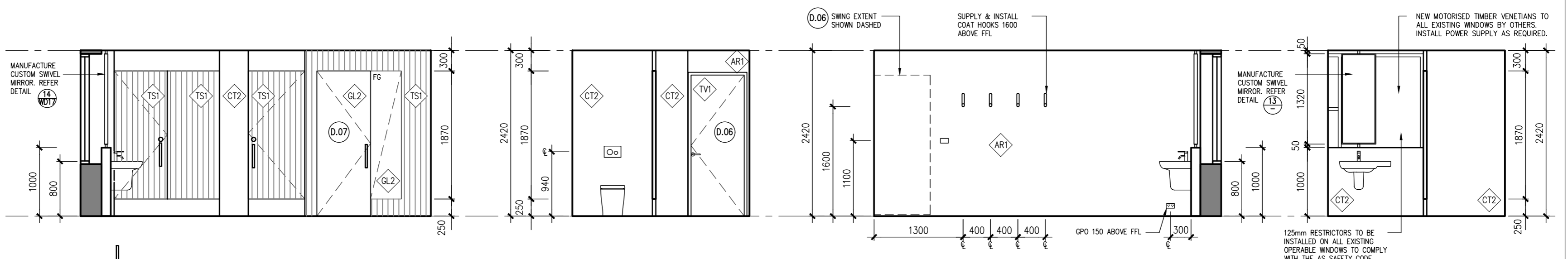
DDA WC PLAN
 SCALE 1:50



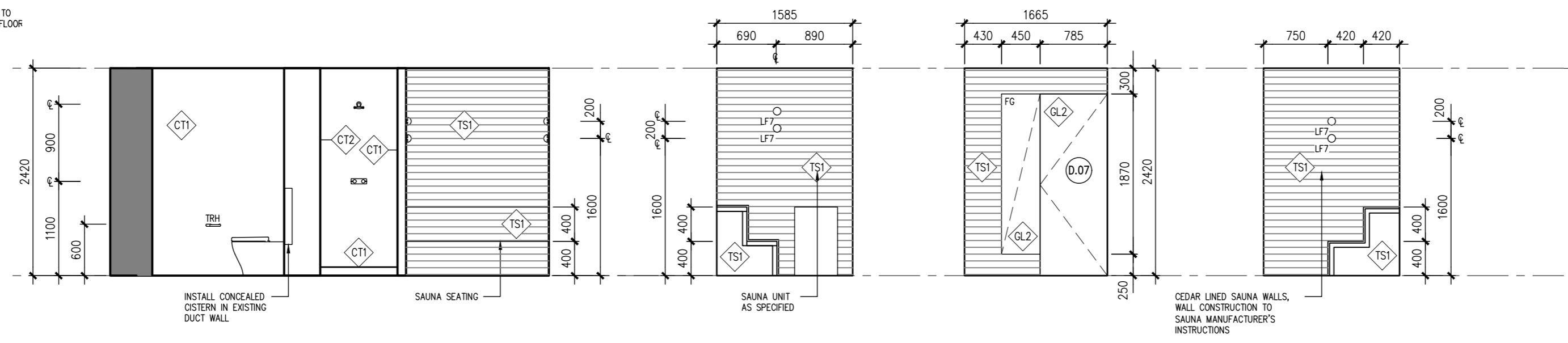
1 DDA TOILET ELEVATION SCALE 1:50 **2 DDA TOILET ELEVATION SCALE 1:50** **3 DDA TOILET ELEVATION SCALE 1:50** **4 DDA TOILET ELEVATION SCALE 1:50**



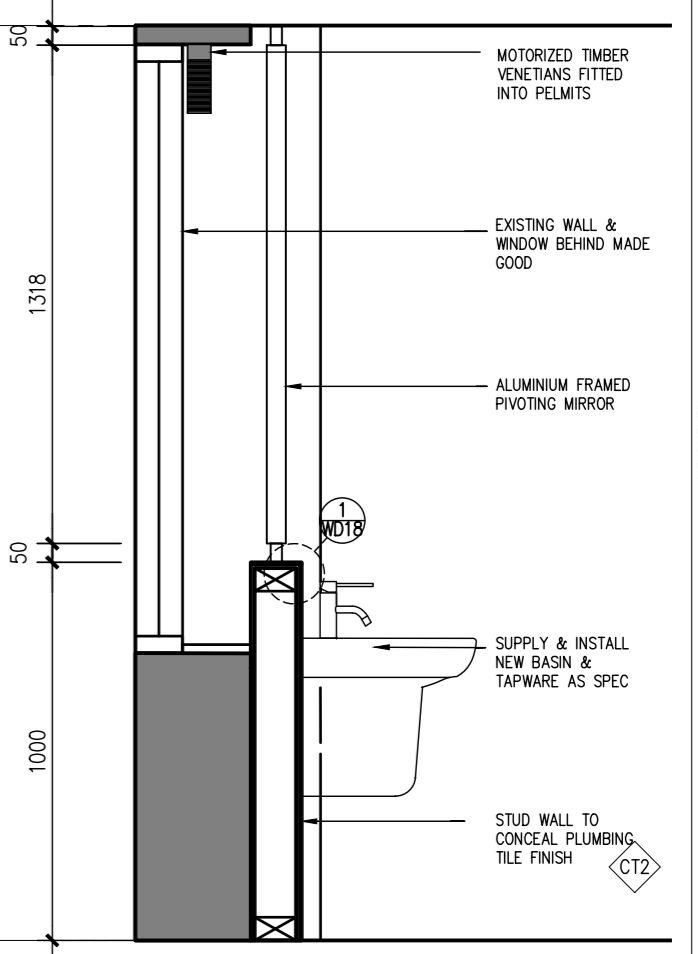
BATHROOM PLAN
 SCALE 1:50



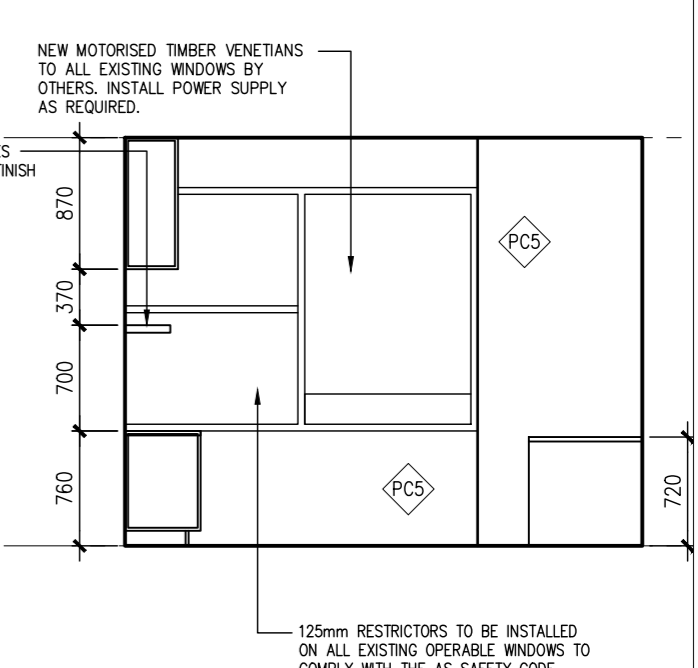
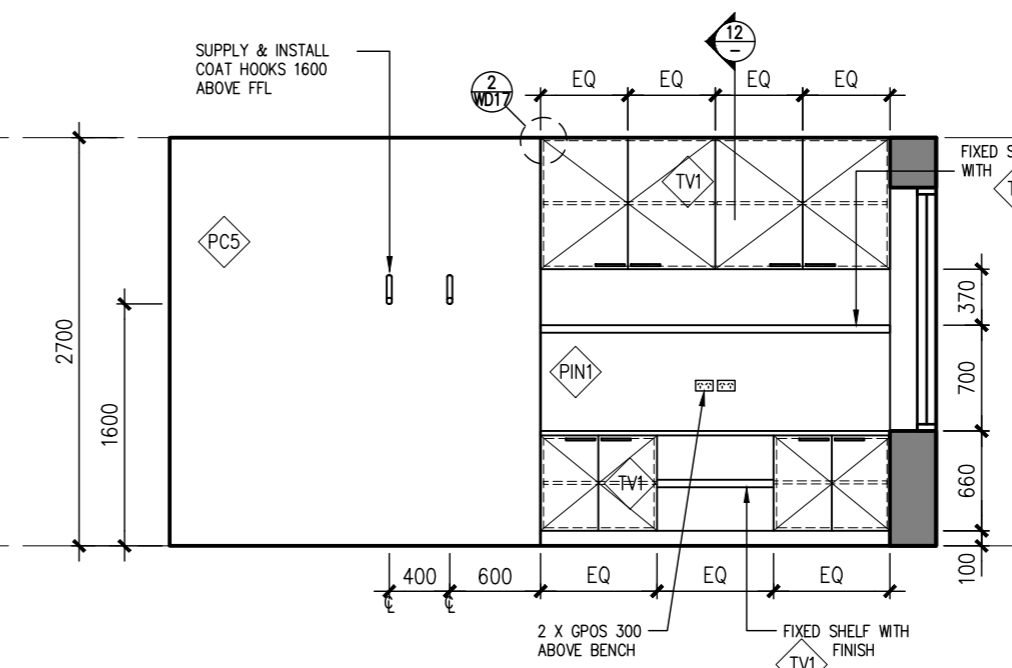
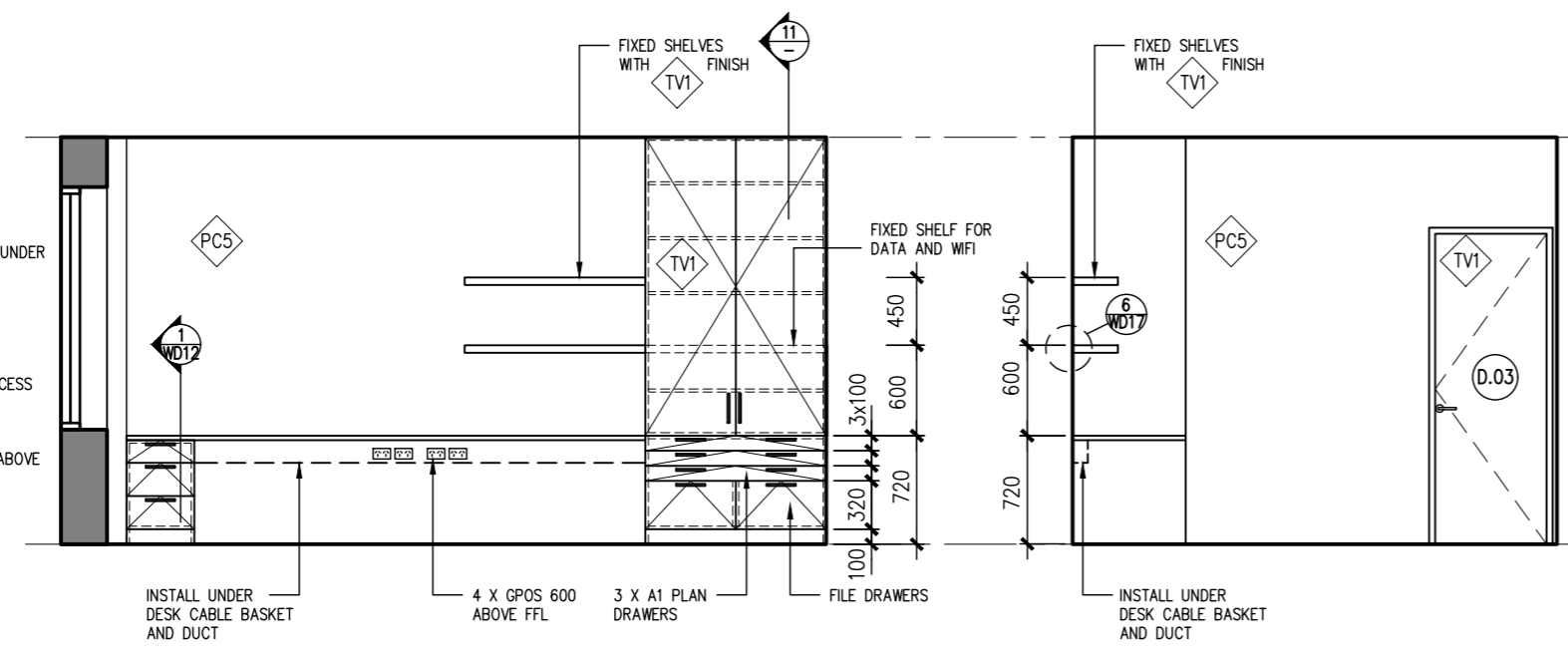
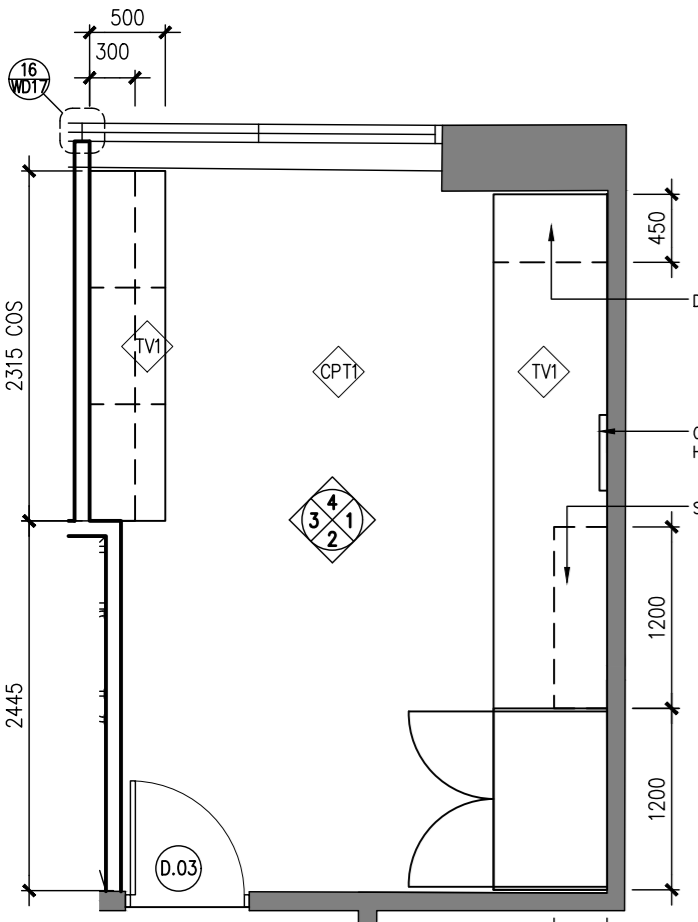
5 BATHROOM ELEVATION SCALE 1:50 **6 BATHROOM ELEVATION SCALE 1:50** **7 BATHROOM ELEVATION SCALE 1:50** **8 BATHROOM ELEVATION SCALE 1:50**



9 BATHROOM ELEVATION SCALE 1:50 **10 SAUNA ELEVATION SCALE 1:50** **11 SAUNA ELEVATION SCALE 1:50** **12 SAUNA ELEVATION SCALE 1:50**



13 SECTION
 SCALE 1:20

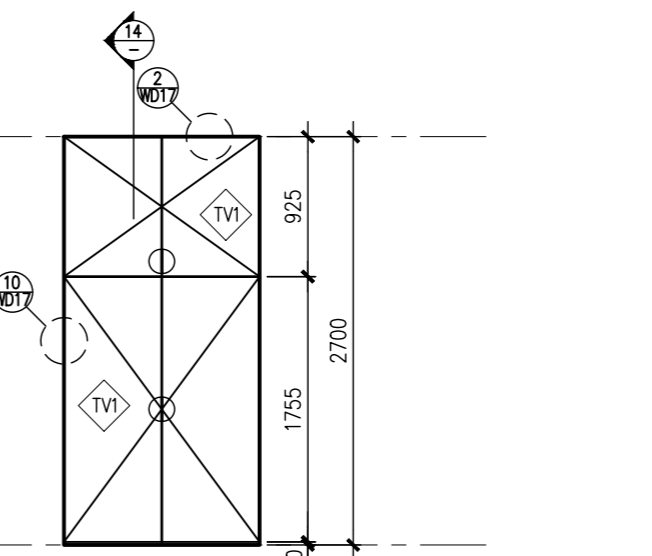
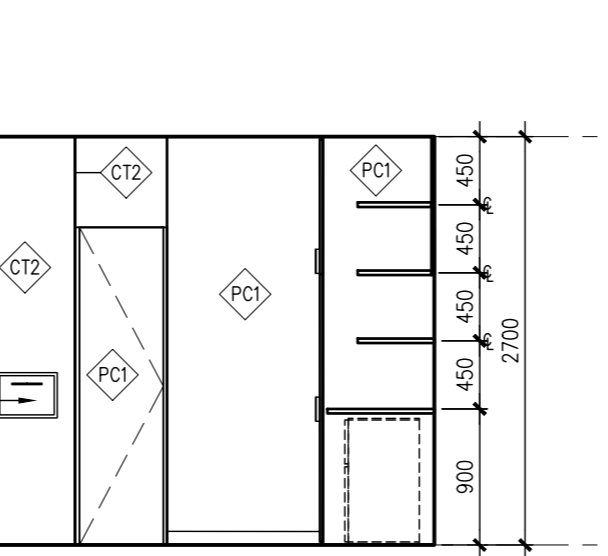
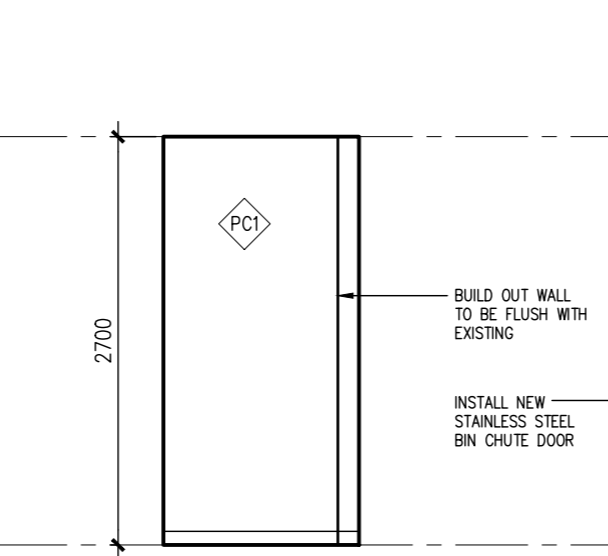
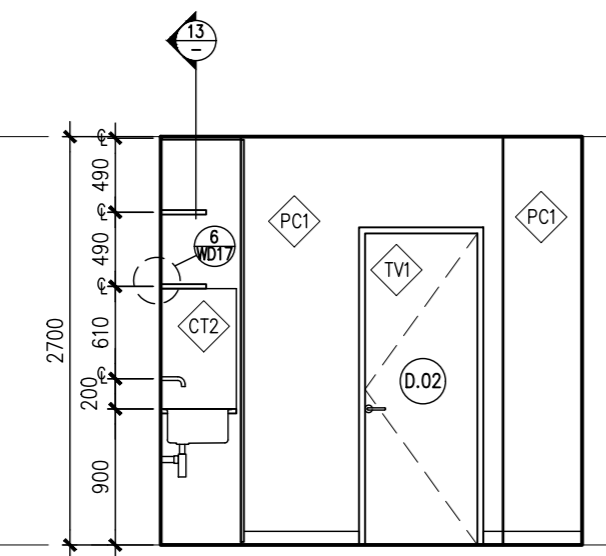
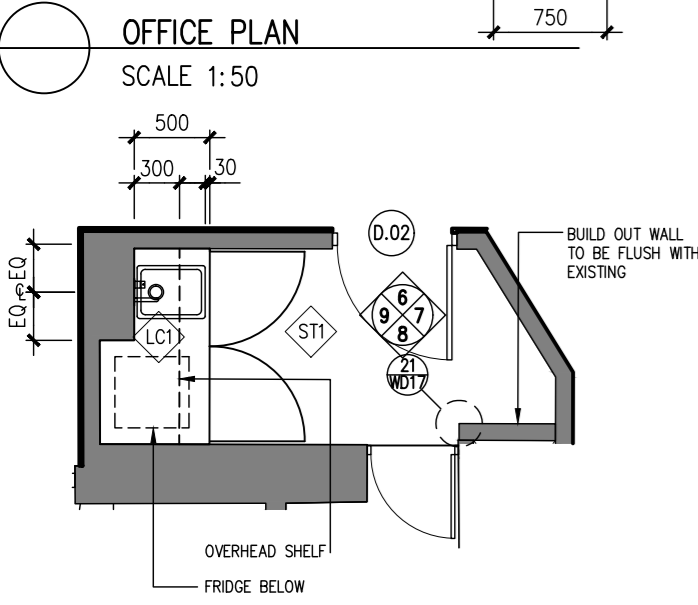


1 OFFICE ELEVATION
SCALE 1:50

2 OFFICE ELEVATION
SCALE 1:50

3 OFFICE ELEVATION
SCALE 1:50

4 OFFICE ELEVATION
SCALE 1:50



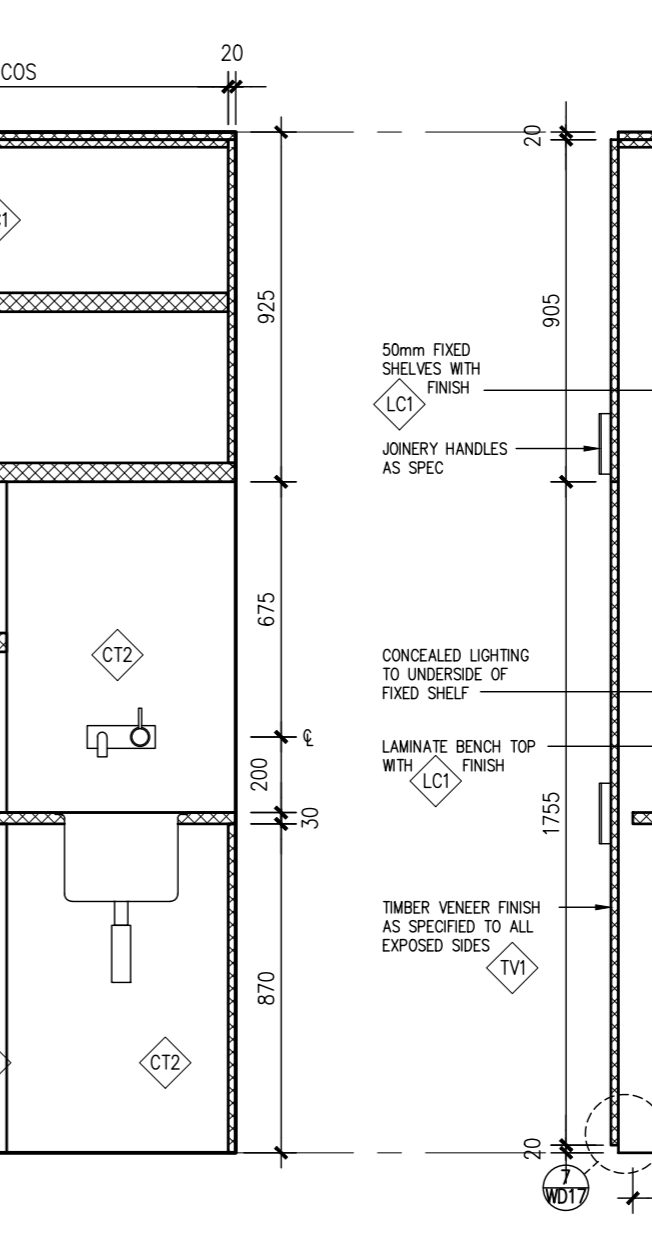
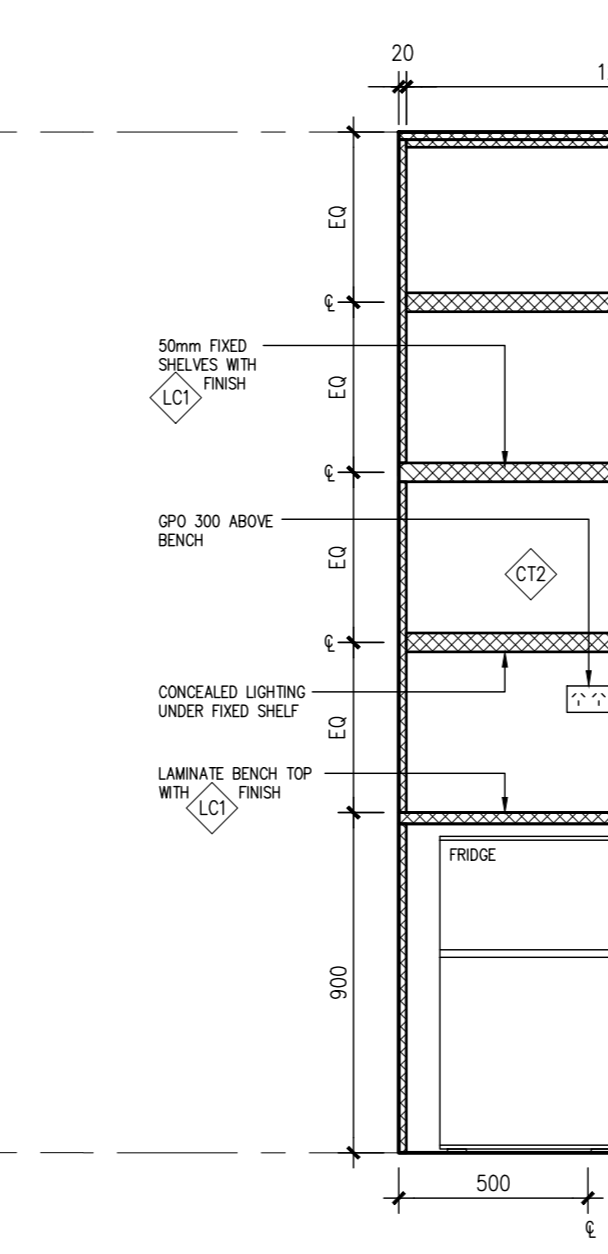
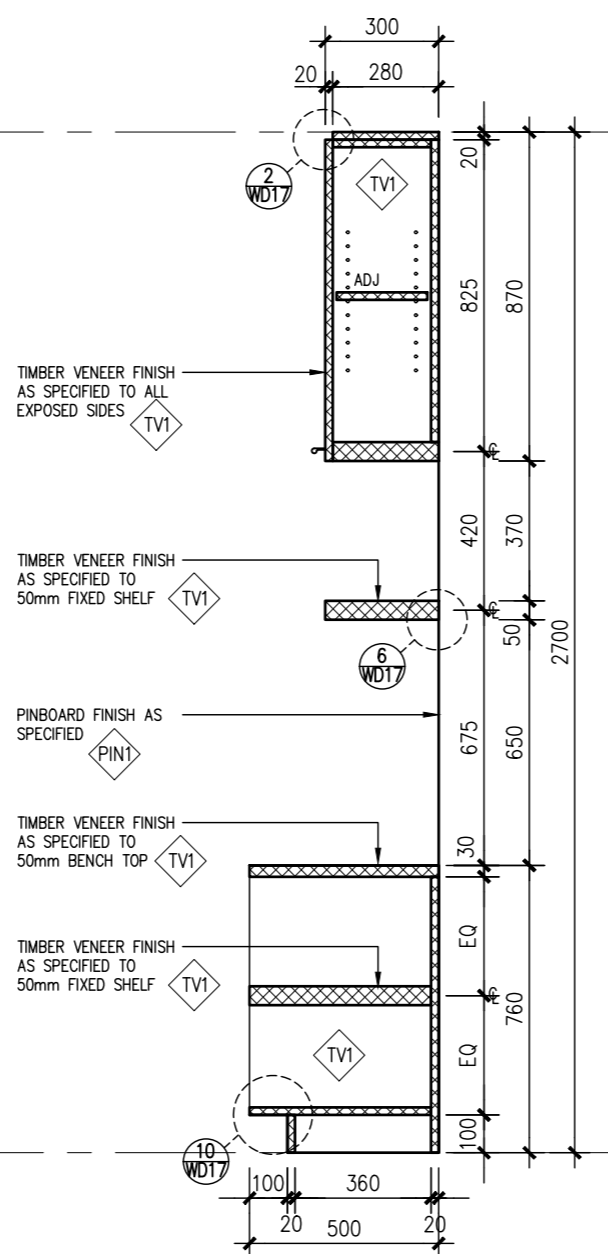
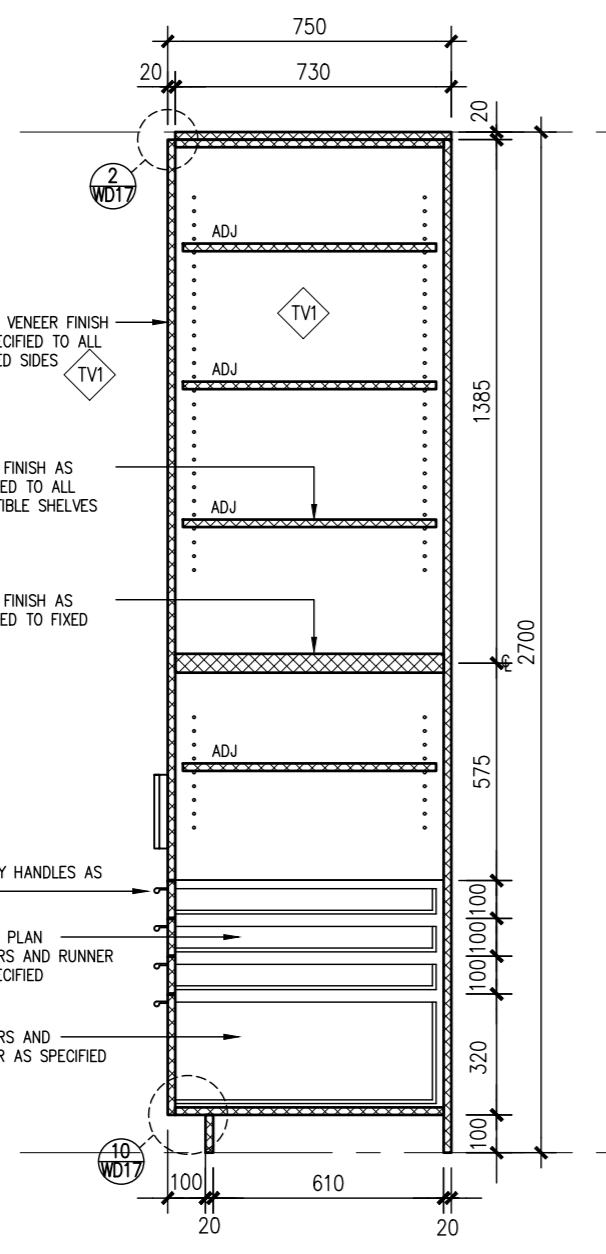
6 TEA ROOM ELEVATION
SCALE 1:50

7 TEA ROOM ELEVATION
SCALE 1:50

8 TEA ROOM ELEVATION
SCALE 1:50

9 TEA ROOM ELEVATION
SCALE 1:50

OFFICE PLAN
SCALE 1:50

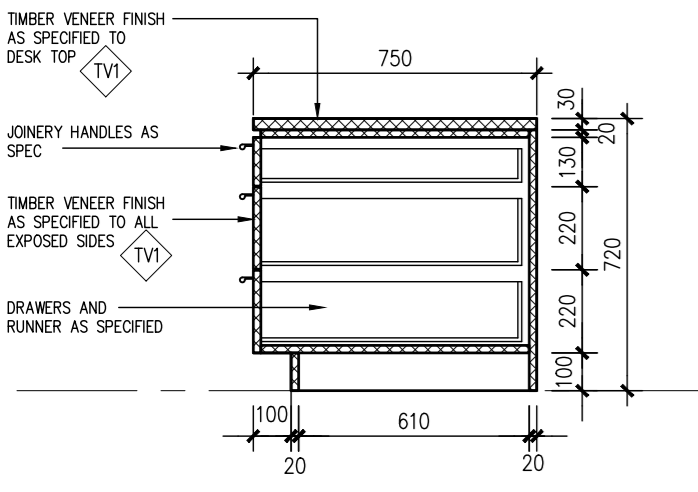


11 OFFICE JOINERY
SCALE 1:20

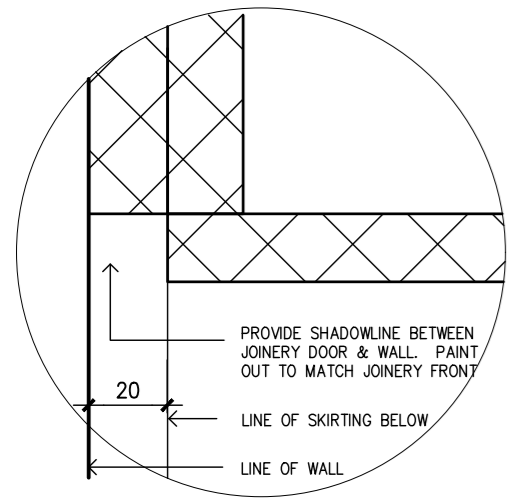
12 OFFICE JOINERY
SCALE 1:20

13 TEA ROOM JOINERY
SCALE 1:20

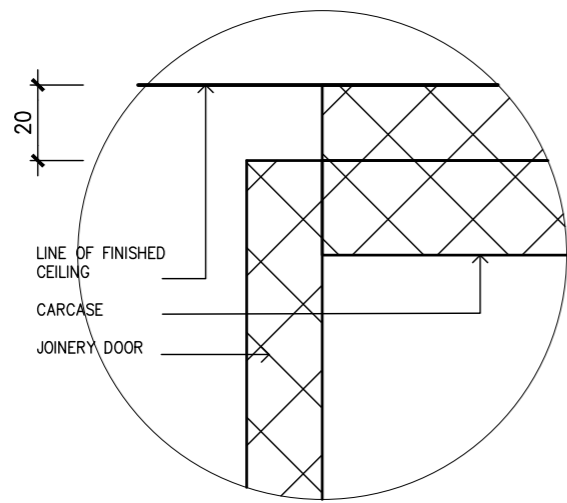
14 TEA ROOM JOINERY
SCALE 1:20



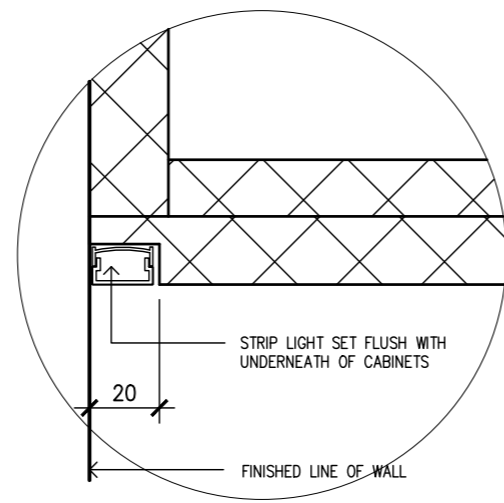
10 OFFICE JOINERY
SCALE 1:20



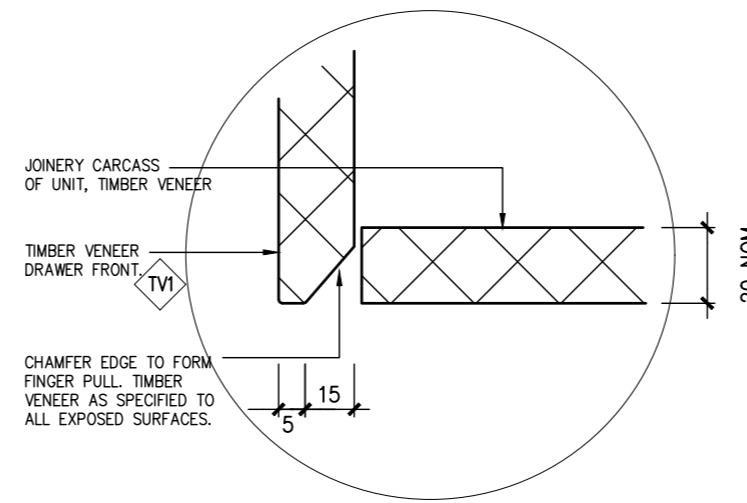
1 DETAIL PLAN - JOINERY TO WALL
1:2



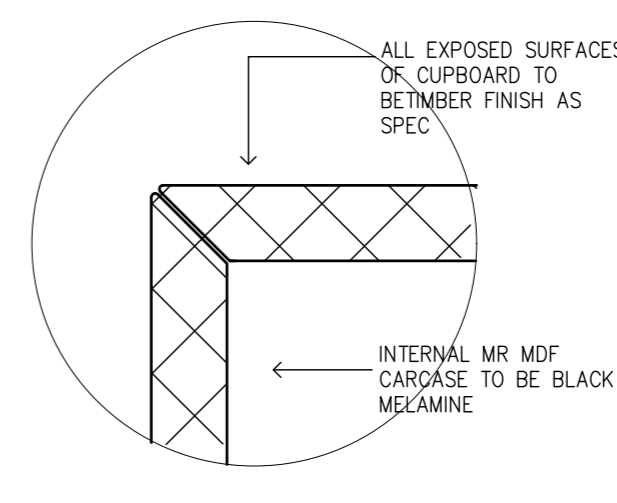
2 DETAIL - JOINERY TO CEILING
1:2



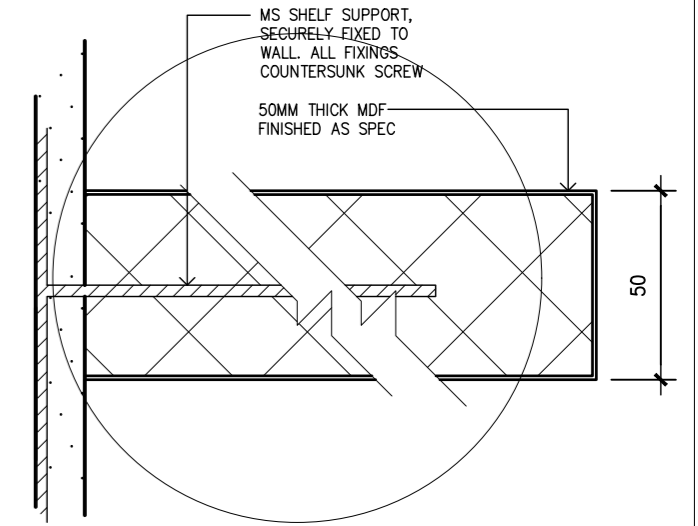
3 DETAIL - CONCEALED LIGHTING
1:2



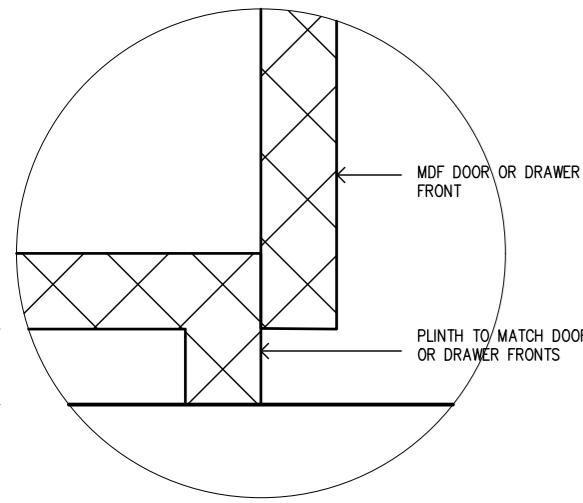
4 DETAIL - FINGER PULL
1:2



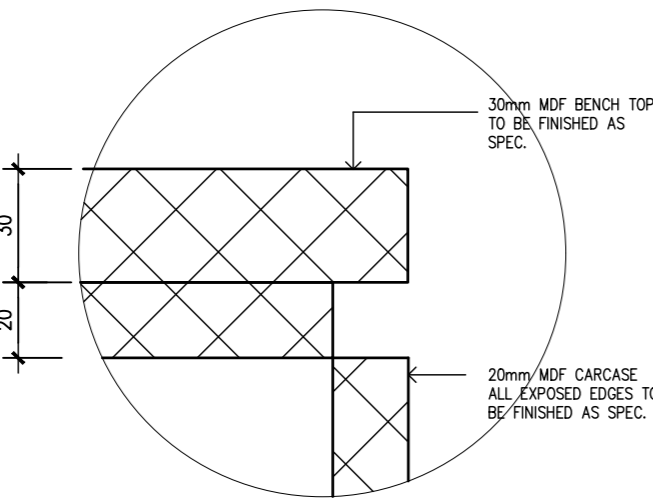
5 DETAIL - DRAWER CORNER
1:2



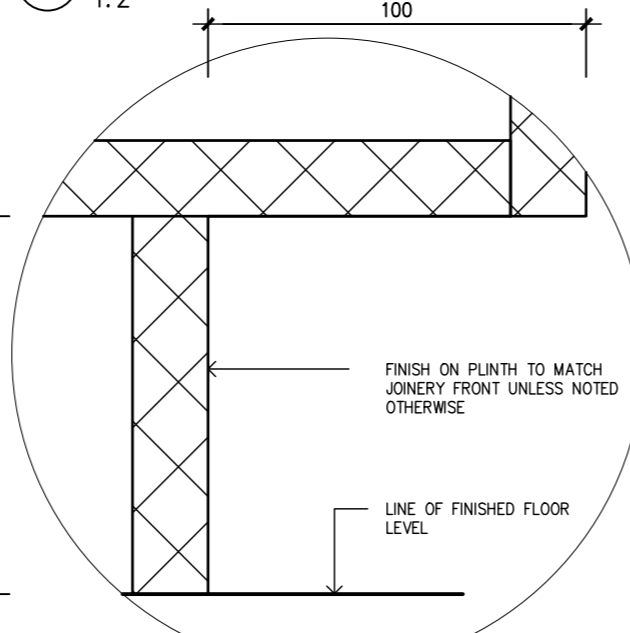
6 DETAIL - FIXED SHELF SUPPORT
1:2



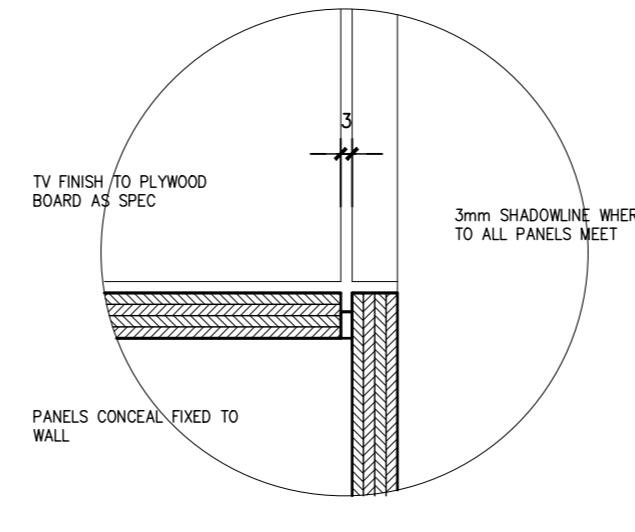
7 DETAIL - TYPICAL PLINTH



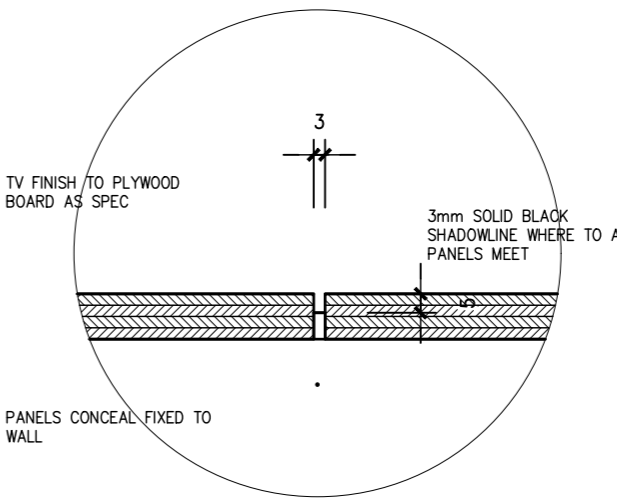
8 DETAIL - BENCH JOINERY PLINTH
1:2



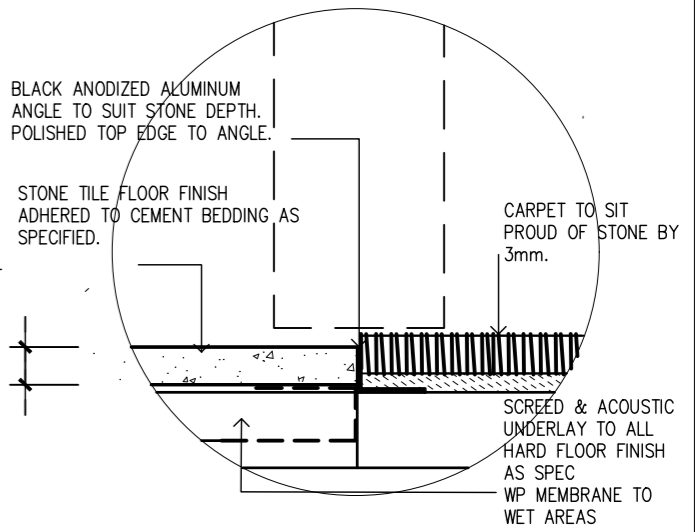
9 DETAIL - JOINERY PLINTH
1:2



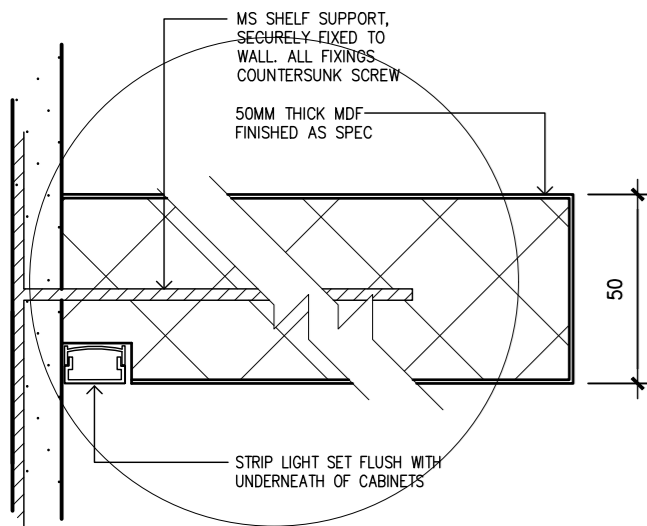
10 DETAIL - PANELING
1:2



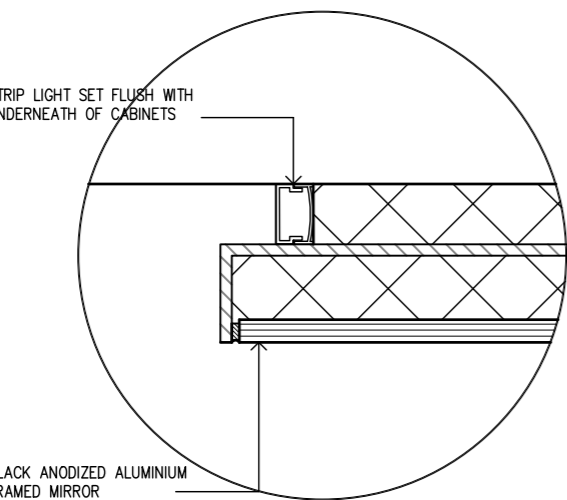
11 PLAN DETAIL - JOINERY PANELING
1:2



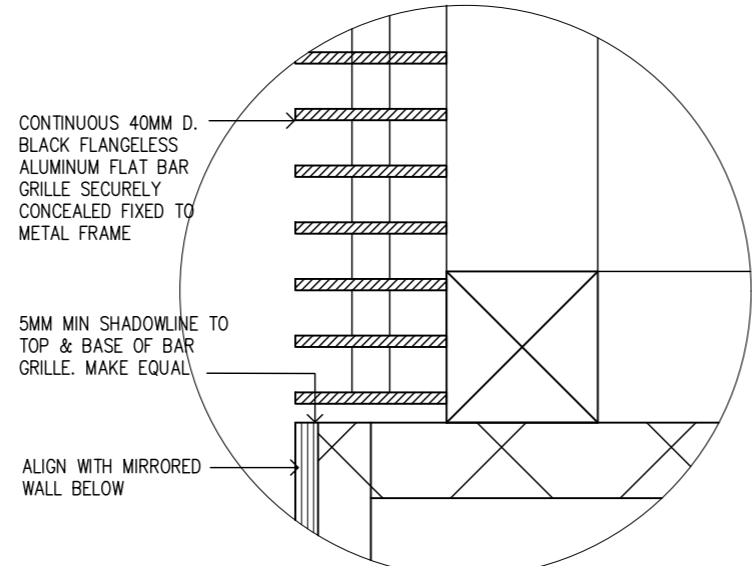
12 TYPICAL DETAIL - TILE TO CARPET
1:2



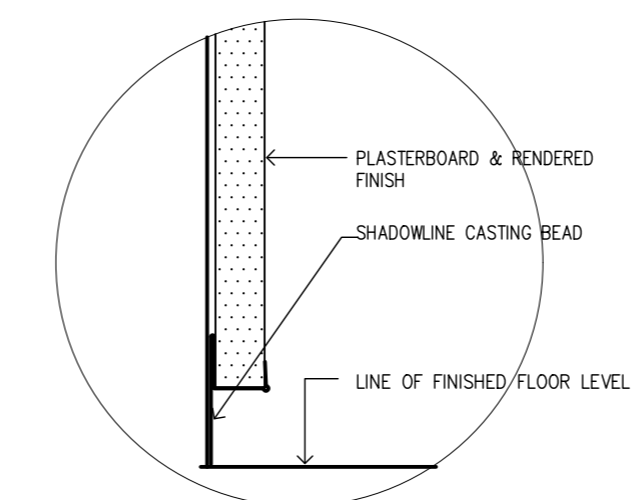
13 DETAIL - FIXED SHELF SUPPORT
1:2



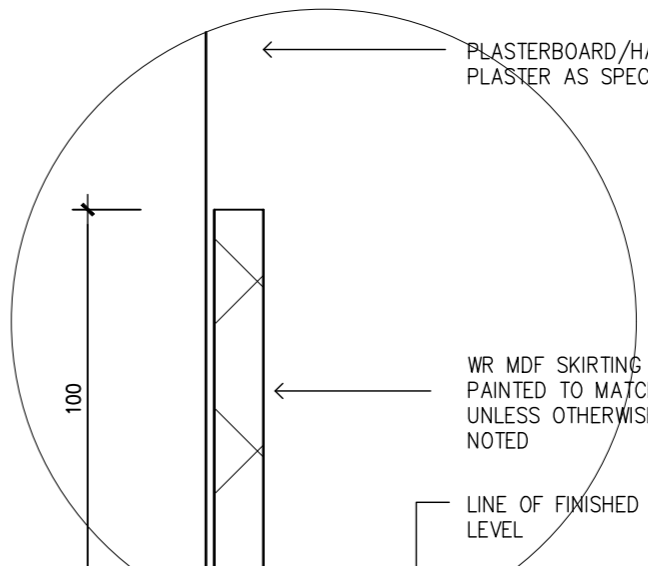
14 DETAIL - FRAMED MIRROR
1:2



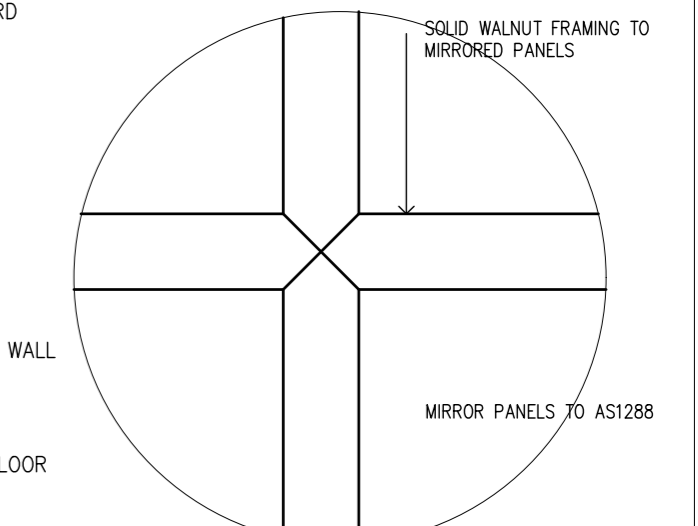
15 DETAIL - GYM AIR LOUVRE
1:2



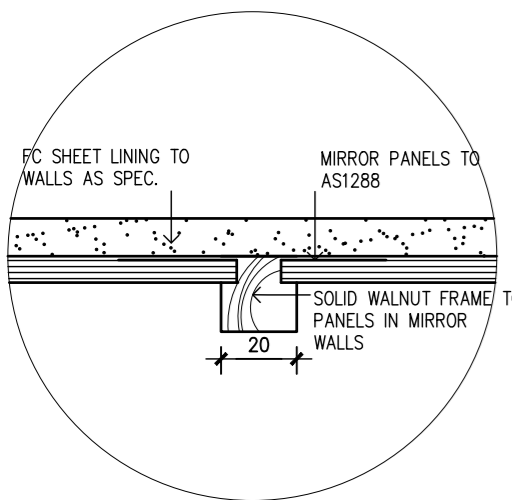
16 DETAIL - NO SKIRTING
1:2



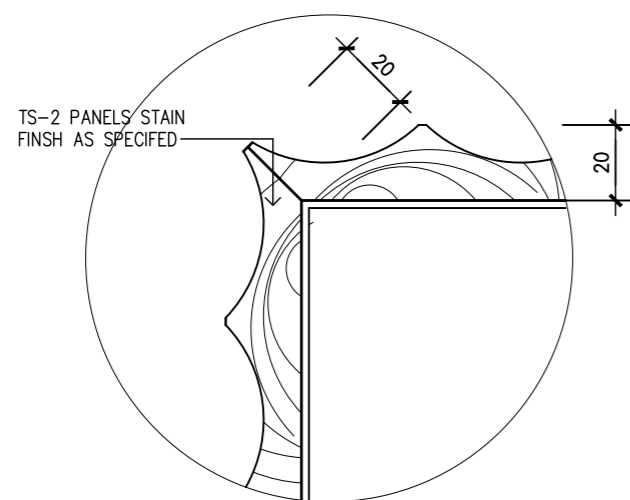
17 DETAIL - SKIRTING TO PAINTED WALLS
1:2



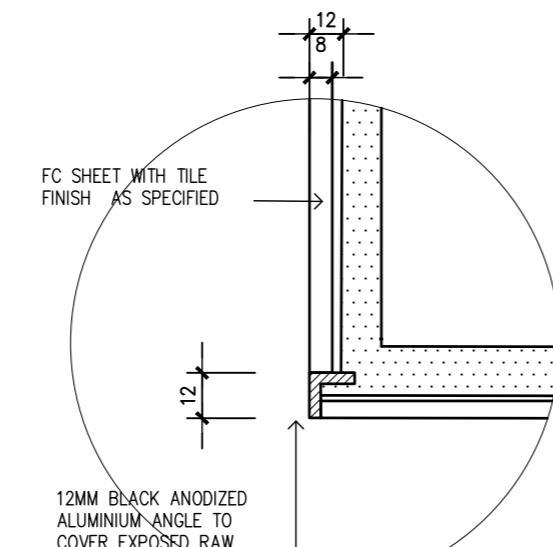
18 DETAIL - MIRRORING WALL
1:2



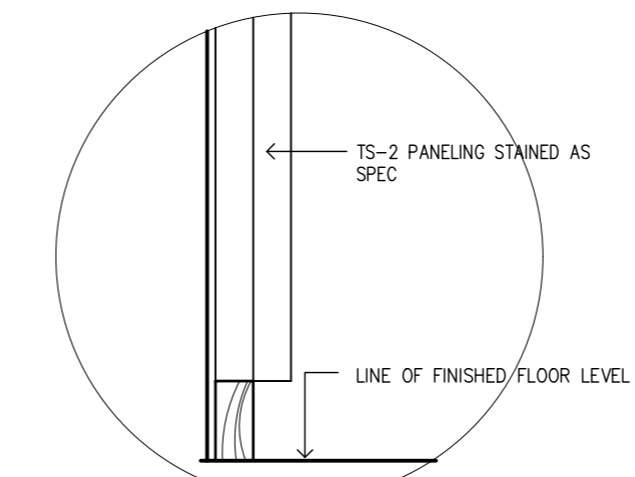
19 DETAIL - MIRRORING WALL PANELS
1:2



20 DETAIL - TS-2 CORNER
1:2



21 DETAIL - TILE CORNER
1:2



22 DETAIL - TS-2 SKIRTING
1:2

AMENDMENTS

LEVEL 5/99 SPRING ST. MELBOURNE

DETAILS

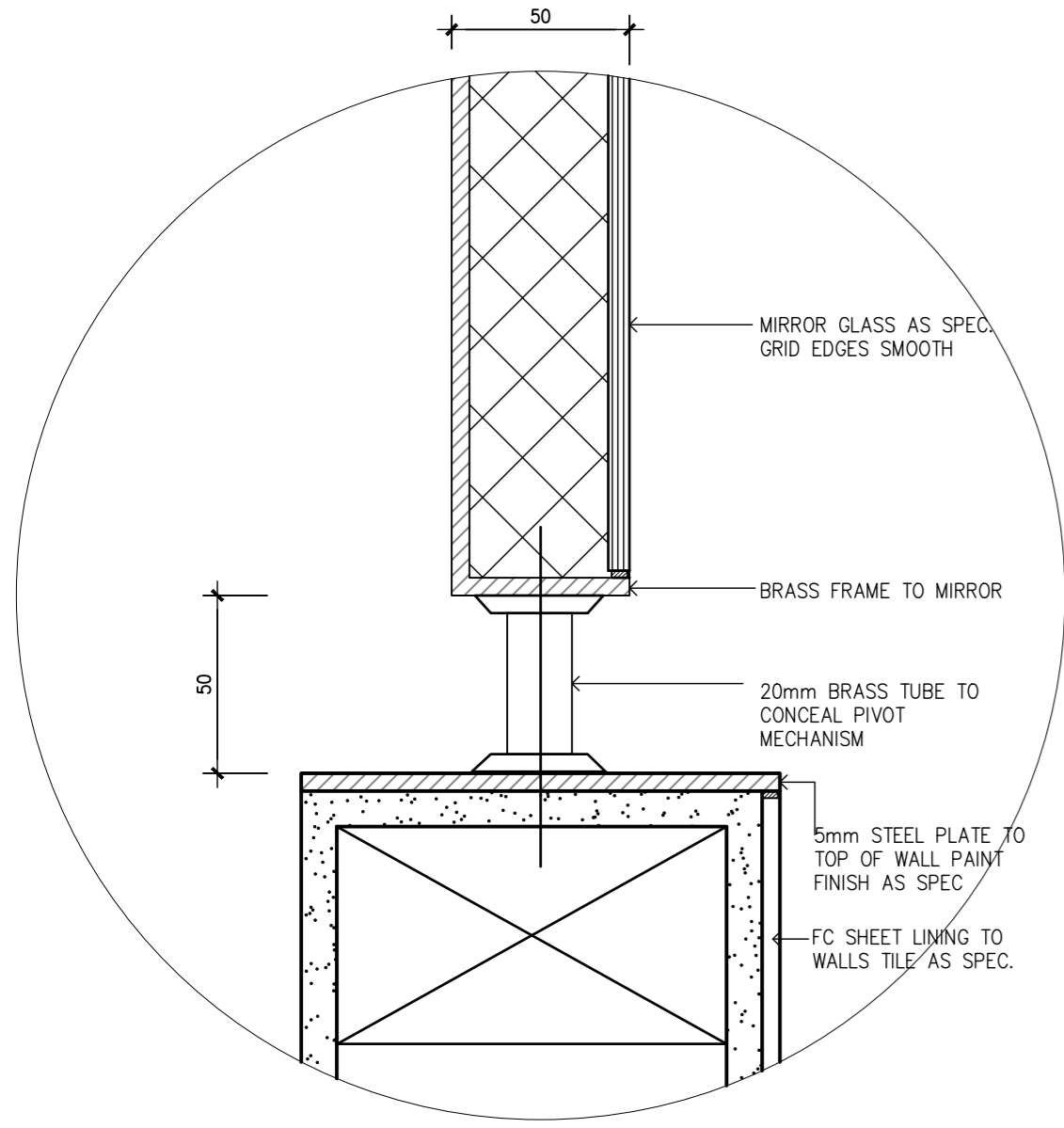
SCALE AS NOTED

20/12

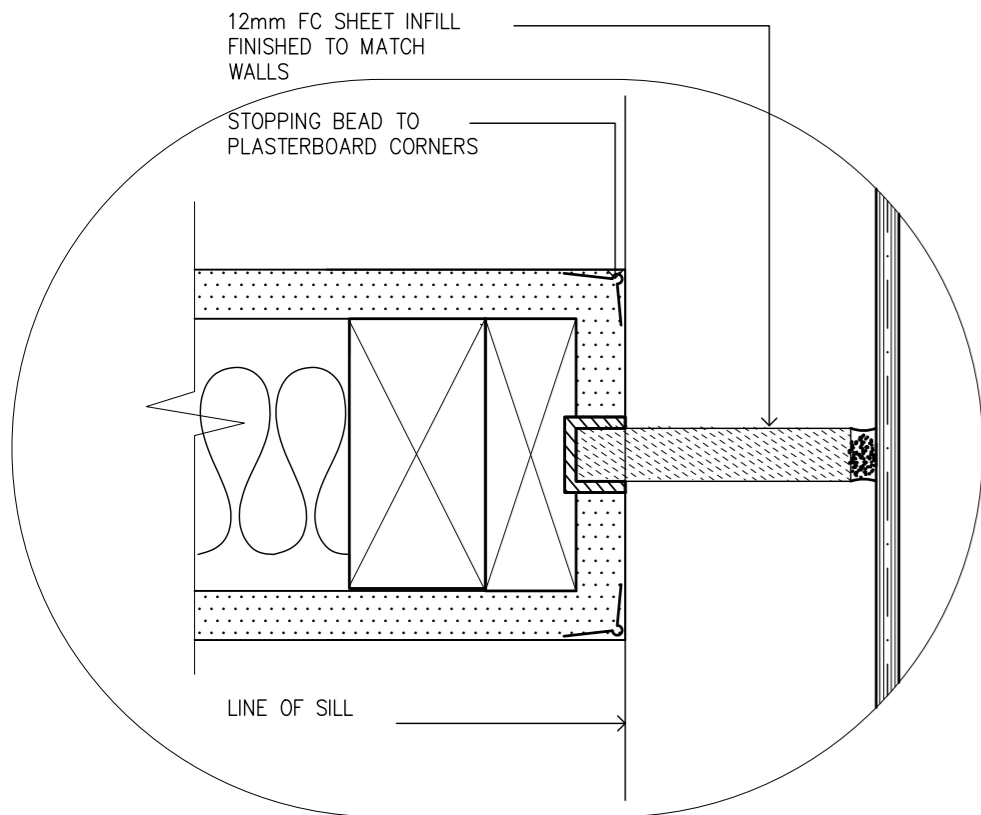
DWG NO. WD 17

RIGHT RICE DESIGN PTY LTD

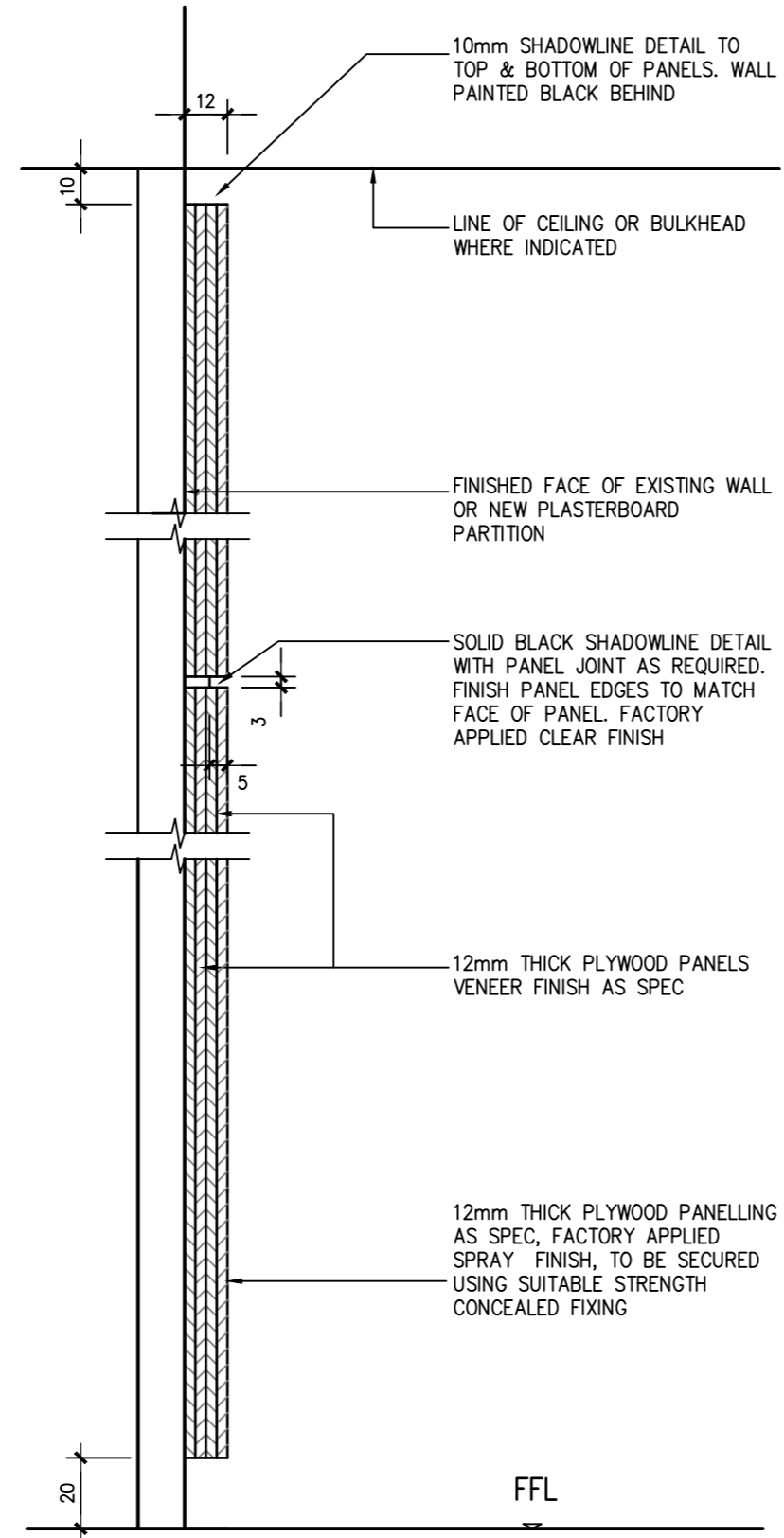
...Desktop Vector Standards Veracity ...www.ricedesign.com.au



1 DETAIL - BATHRM PIVOT MIRROR
1:2



2 DETAIL - PLASTERBOARD WALL TO GLASS
1:2



3 SECTION - TIMBER VENEER WALL PANELLING
1:2