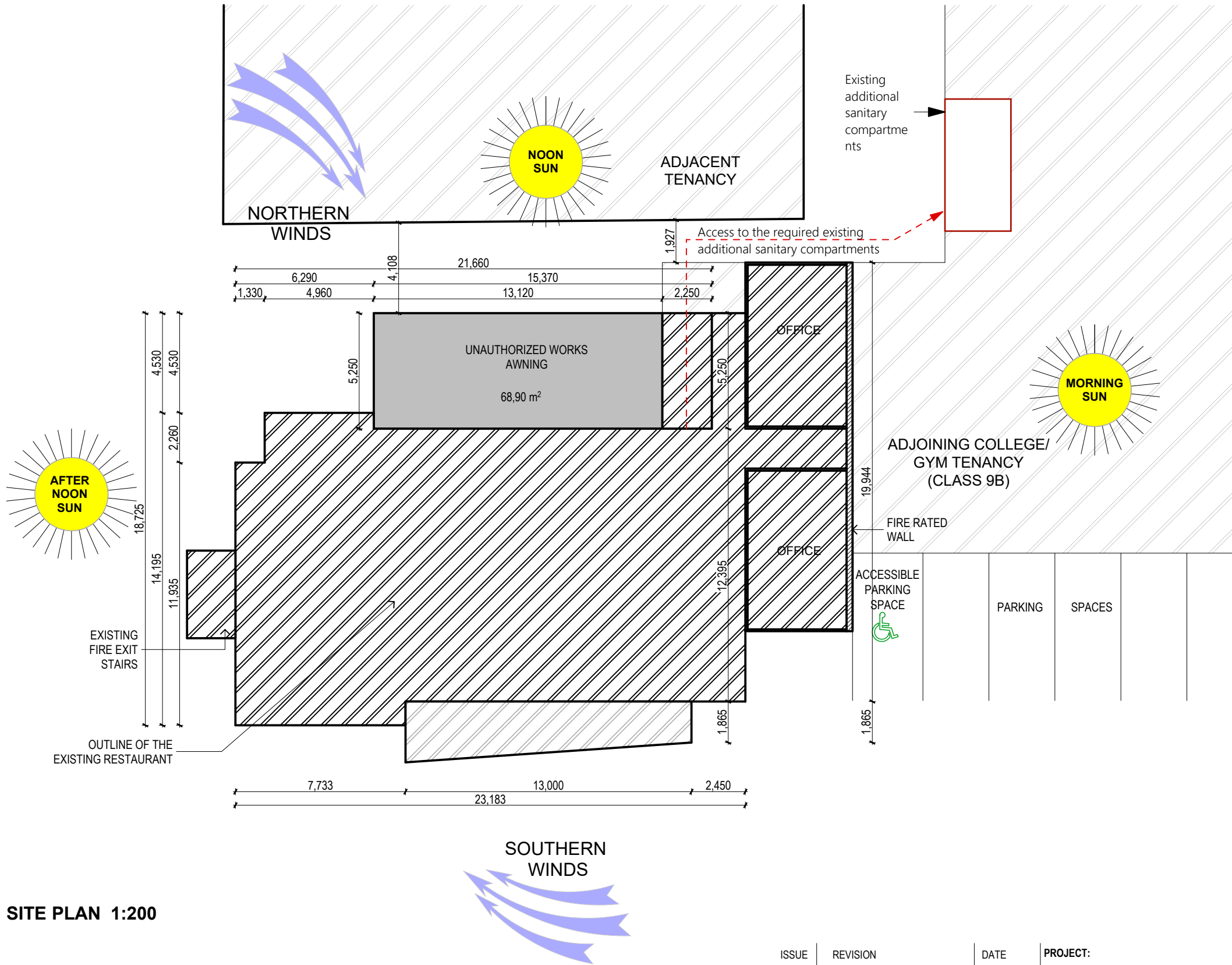


10-28 Biloela Street Villawood NSW 2163

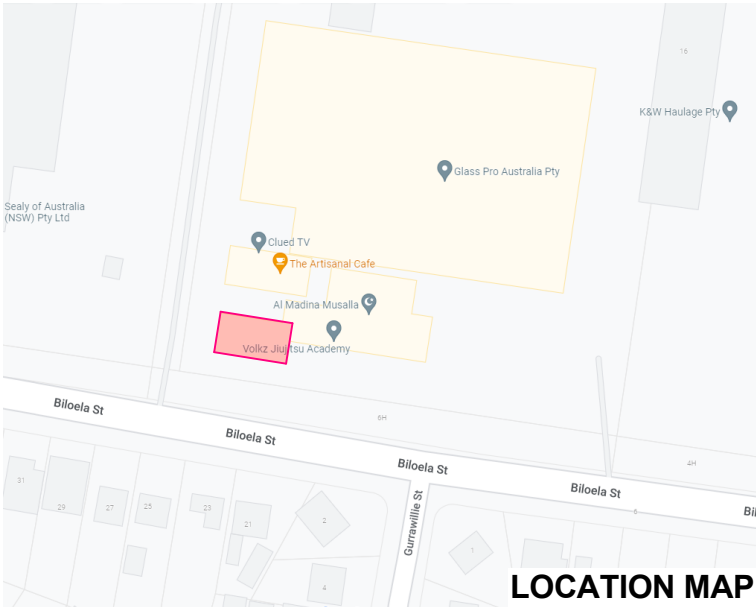
Use of the existing unit as a food and drink premise and retrospective approval for the use of the unauthorised alteration and addition at the premise.

LOT 491, DP 856777.

TOTAL SHOPE AREA: 419.50 m²



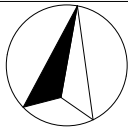
SITE PLAN 1:200



LOCATION MAP

- NOTE:**
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS.
 - DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM DRAWINGS. REFER TO ARCHITECTS FINAL DRAWINGS.
 - BUILDER SHALL CHECK ALL RELEVANT DIMENSIONS ON SITE.
 - REFER ANY DISCREPANCY TO THE ENGINEER/ARCHITECT.
 - IF IN DOUBT - ASK.
 - MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE APPROPRIATE SAA SPECIFICATIONS OR CODE AND WITH THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
 - DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. THE BUILDER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE WORKS DURING CONSTRUCTION.
 - FOOTINGS".
 - ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE STATED.
 - CONCRETE QUALITY SHALL BE :-
F_c SLUMP Max Agg CEMENT
SLABS :- 20 MPa 80 mm 20 mm "A"
PIERS :- 20 MPa N/A 20 mm "A"
- REINFORCEMENT LAPS :- MESH :- 2 CROSSWIRES + 25 mm
BARS :- Y12-450 mm / Y16-550 mm
 - COVER TO REINFORCEMENT :- SLAB ABOVE GROUND - TOP : 30 mm
- BOTTOM : 30 mm
SLAB ON GROUND - 40 mm (ALL ROUND)
 - ALL REINFORCEMENT SHALL BE ADEQUATELY SUPPORTED IN ITS REQUIRED POSITION.
 - CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE OUT IN AS2870.1-1996 "RESIDENTIAL SLABS AND FOOTINGS". APPROVAL OF THE ENGINEER.
 - NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
 - INTERNAL AND EDGE BEAMS ARE DESIGNED TO REST ON NATURAL GROUND OR CONTROLLED FILL WITH A SAFE BEARING CAPACITY OF 100 KPa U.N.O.
 - PRIOR TO CONSTRUCTION OF THE SLAB OR FORMATION OF A CONTROLLED CUT/FILL BUILDING PLATFORM :-
(a) AN AREA EXTENDING AT LEAST 1.0 m BEYOND THE EDGE OF THE SLAB AND TO THE TOE OF ANY FILL BATTERS SHALL BE STRIPPED OF ALL ORGANIC MATTER AND ASSOCIATED TOPSOIL.
(b) THE SUBGRADE SHALL BE THOROUGHLY TRIMMED AND CONSOLIDATED.
 - THE SLAB SHALL BE LAID ON MAX 50 mm THICKNESS OF CONSOLIDATED LEVELLING SAND COVERED WITH A 0.2 mm THICK POLYTHENE VAPOUR BARRIER WITH ALL JOINTS PROPERLY LAPPED AND TAPED.
 - THE SLAB SHALL BE CURED BY ONE OF THE FOLLOWING METHODS :-
(a) WETTING TWICE DAILY FOR THE FIRST THREE DAYS.
(b) USING AN APPROVED CURING COMPOUND.
 - ALL CONCRETE SHALL BE MECHANICALLY VIBRATED AND SHALL BE CAREFULLY WORKED AROUND THE REINFORCEMENT AND INTO CORNERS OF FORMWORK.
 - THE OWNER'S ATTENTION IS DRAWN TO APPENDIX A OF AS2870.2-1996 "PERFORMANCE REQUIREMENTS AND FOUNDATION MAINTENANCE".
 - SLAB AND FOOTING DESIGN HAS BEEN BASED ON PRINCIPLES AS SET OUT IN AS2870.1-1996 "RESIDENTIAL SLABS AND

ISSUE	REVISION	DATE	PROJECT:
A	INITIAL SUBMISSION	07/10/2022	10-28 Biloela Street Villawood NSW 2163



CLIENT:
Mr. Essam

PROJECT No.: 023/22

DRAWING No: 1 OF 5
DATE: 7/10/2022
SCALE: AS SHOWN @A3
DRAWN: HM
CHECKED: AA

A&H Eco Group Pty Ltd
ACN: 616 399 421
W. www.ahecogroup.com.au
E. ahmed@ahecogroup.com.au
M. +61 433 613 566
T. +61 2 8005 1818
A. G05/ 101 Clapham Road
Sefton NSW 2162



STANDARD SPECIFICATION

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

- 1.0 GENERAL
- 1.1
- 1.2 - ALL MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND UNLESS OTHERWISE STATED ON THE PLANS SHALL BE NEW AND THE BEST OF THE THEIR RESPECTIVE KIND AND SUITABLE FOR THEIR INTENDED PURPOSES.
- 1.3 - ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND TO GOOD TRADE PRACTICES
- 1.4 - ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY HAVING JURISDICTION OVER THE WORKS.
- 1.5 - THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES AND CONSULTANTS DRAWINGS THAT FORM PART OF THE CONSTRUCTION DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT".
- 1.6 - DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS
- 1.7 - ENSURE THAT SUBSTRATES ARE SUITABLE FOR THE INTENDED SUBSEQUENT FINISHES. COMMENCEMENT OF WORK ON THE SUBSTRATES IMPLIES ACCEPTANCE BY THE SUBCONTRACTOR OF THE SUBSTRATES ON WHICH FINISHES ARE APPLIED.
- 1.8 - CONTRACTOR IS TO SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF THE RESPECTIVE WORKS.
- 1.9 - CONTRACTOR IS RESPONSIBLE FOR THE PROGRESSIVE CLEAN UP DURING AND AFTER THE COMPLETION OF RESPECTIVE WORKS
- 2.0 EARTHWORKS
- 2.1 - UNLESS OTHERWISE STATED, REMOVE TOPSOIL TO A MINIMUM DEPTH OF 200mm INCLUDING ALL ROOTS, AND OTHER MATTER, AND REQUIRED BY THE SOIL CONDITION AND/OR BUILDER. PROVIDE SUITABLE CLEAN FILL AND COMPACT IN LAYERS NOT GREATER THAN 300mm TO REDUCE LEVELS AS SHOWN.
- 2.2 - DO NOT EXCAVATE SERVICES TRENCHES WITHIN AN ANGLE OF 45 DEGREES DOWN FROM THE BOTTOM EDGE OF THE FOOTING.
- 2.3 - ALL RETAINING WALLS TO BE TREATED WITH "BITKOTE" WATERPROOFING AGENT
- 3.0 CONCRETE
- 3.1 - ALL CONCRETE REINFORCEMENT AND FORMWORK SHALL BE TO STRUCTURAL ENGINEERS DETAILS, RELEVANT BUILDING CODES AND STANDARDS
- 3.2 - THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870
- 3.3 - PROVIDE A PROPRIETARY VAPOUR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT POLYTHENE FILM MIN 0.2mm THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE MANUFACTURER.
- 4.0 TERMITE PROTECTION:
- 4.1 - PROVIDE ANTI-TERMITE TREATMENT UNDER THE BUILDING AREAS IN ACCORDANCE WITH AS 2057, AS 3660.1 AND APPENDIX D, FOR RETICULATED SYSTEMS.
- 4.2 - BUILDER SHALL PROVIDE "BIFLEX" OR SIMILAR APPROVED ANTI-TERMITE TREATMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD CODES
- 5.0 BRICKWORK
- 5.1 - BRICK WORK SHALL COMPLY WITH :
- AS 3700 MASONRY CODE
- AS A123 MASONRY CODE
- MORTAR FOR MASONRY CONSTRUCTION
- 5.2 - BRICK GAUGE 7 STANDARD COURSES = 600mm.
- 5.3 - TIES SHALL BE 3.5mm DIAMETER GALVANIZED WIRE KINKED FOR AND BUILT IN EVERY 5TH COURSE AT APPROXIMATELY 900mm CENTRES, WITH ADDITIONAL TIES AT THE RATE OF 1 TIE/300mm HEIGHT OF OPENINGS AND VERTICAL CONTROL JOINTS AND WITHIN 150mm OF OPENINGS. BUILD TIES INTO EACH LEAF AT LEAST 50mm.
- 5.4 - VERTICAL CONTROL JOINTS SHALL BE 12mm WIDE FILLED AT COMPLETION WITH A CONTINUOUS FILLER STRIP.
- 5.5 - CAVITIES TO BE KEPT CLEAR OF MORTAR. PROVIDE CAVITY BOARDS. TEMPORARILY OMIT BRICKS TO PERMIT RAKING OUT OF CAVITY BOTTOMS.
- 5.6 - FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHING AND CAVITY FILL KEEP CLEAR OF MORTAR. DO NOT LOCATE WEEPHOLES CLOSER THAN 500mm TO JOINTS IN DAMP PROOF COURSES OR FLASHING.
- 5.7 - PROVIDE DAMP PROOF COURSES (DPC) IN THE BOTTOM 3 COURSES OF BRICK WORK AND SLAB AND/OR FOOTINGS. DPC ADDITIVE SHALL BE CLEAR IN ALL FACEWORK.
- 5.8 - SETOUT BRICKWORK ACCURATELY, PLUMP, LEVEL AND PROPERLY BONDED. RISING WORK TO BE RAKED BACK, JAMBS, REVEALS, CORNERS, PERPENDS, ETC TO BE TRUE, PLUMB AND IN LINE WITH PERPENDS TRUE LINE. SETOUT DOOR FRAMES NEAR PERPENDICULAR WALL WITH A MERGIN OF 12mm OR GREATER THAN 50mm
- 5.9 - PROVIDE 12mm PLASTERING MARGIN BETWEEN WINDOW FRAME AND INTERNAL BRICKWORK TO BE PLASTERED.
- 5.10 - WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND THE OPENING.

- 5.11 - BUILD IN ALCOR/PGI FLASHINGS AS FOLLOWS:
- WHEREVER SHOWN ON DRAWINGS
 - CAVITY WALLS BUILT OF SLAB ON GROUND (WHERE NOT PARGED)
 - OVER LINTELS TO EXPOSED OPENINGS - EXTEND THE FULL WIDTH OF OUTER LEAF CONTINUOUS ACROSS CAVITY 50mm INTO INNER LEAF 2c ABOVE
 - OVER ROOF - EXTEND THE FULL WIDTH OF EXTERNAL LEAF, STEPPED TO ROOF SLOPE TURNED DOWN MIN. 50mm OVER BASE FLASHING. TURN UP IN CAVITY SLOPING INWARDS AND BUILT INTO INNER LEAF 1c ABOVE.
 - DOOR/WINDOW STILES - EXTEND THE FULL HEIGHT 150mm WIDE FIXED TO FRAMES INTERLEAVED WITH SILL AND HEAD FLASHING AT EACH END.
 - STRUCTURE OR SERVICES WITHIN 30mm OF OUTER BRICK LEAF IN CAVITY: VERTICAL FLASHING CONTINUOUS 1c BELOW FL TO ABOVE STRUCTURE OR FRAME. NOMINAL 300m WIDE.
 - FOR HORIZONTAL STRUCTURES/SERVICES: CONTINUOUS FLASHING BUILT IN AS FOR OVER LINTELS
 - AT CAVITY WALLS WITH GLASS BLOCK 300mm WIDE FIXED TO GLASS BLOCK FRAME AND TURNED AWAY IN CAVITY FROM INNER LEAF.
- 5.12 - WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND THE OPENING.
- 5.13 - UNLESS OTHERWISE SHOWN ON DRAWINGS
- EXTERNAL FACE WORK: 230x110x76mm
- WINDOW SILLS: 2c FACE BRICK SPLAYED SILLS
- WINDOW HEADS: SOLID FACEBRICK COURSE
- 6.0 LINTELS
- MAX SPAN LINTELS SIZE BEARING
- (mm) (VERT x HORIZ x THICK) EACH END (mm)
- 900 75x10 150
- 1200 75x75x8 150
- 1500 90x90x8 150
- 1800 100x75x8 230
- 2100 125x75x8 230
- 2400 125x75x10 230
- 2500 100x100x8 230
- 3000 150x90x10 230
- 7.0 CARPENTRY WORK
- 7.1 - ROOF AND CEILING FRAMING SHOULD COMPLY WITH AS 1684 LIGHT TIMBER FRAMING CODE. DRAW STRAP FIRMLY OVER WALL PLATES AND SECURELY FIX TO TOP OF PLATE BY 2x30mm GALV. CLOUTS/STRAP.
- 7.2 - REFER TO AS 1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON DRAWINGS.
- 7.3 - SUPPLY AND FIX ALL BULKHEADS & FALSE CEILINGS AS SHOWN ON THE DRAWINGS.
- 8.0 ROOFING
- 8.1 - SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RELEVANT BUILDING CODES
- 8.2 - GUTTER, FASCIA, DOWNPIPES, FLASHING SHALL BE IN LONGEST POSSIBLE LENGTHS
- 8.3 - ALLOW FOR ALL JOINTS AND JOINING MATERIALS, COLLARS, STRAPS & FASTENINGS NECESSARY TO COMPLETE WORK.
- 8.4 - ALLOW FOR ALL ROOF PENETRATIONS, ROOF COWLS, FLASHING, FLUMES THROUGH ROOF
- 8.5 - FIX GUTTERS & FLASHING TO PERMIT THERMAL MOVEMENT IN THEIR FULL LENGTH
- 8.6 - SEAL BETWEEN OVERLAPPING FLASHING; FLASHING TURNED DOWN OVER BASE OR APRON FLASHING; FLASHING OVER METAL ROOF; FLASHING OVER SECRET GUTTERS; AROUND ROOF PENETRATIONS ETC.
- 9.0 WINDOWS/GLAZING
- 9.1 - UNLESS OTHERWISE STATED ON THE DRAWINGS WINDOW FRAMES SHALL BE ALUMINIUM RESIDENTIAL OR COMMERCIAL IN SECTION WITH POWDERCOAT FINISH AS SELECTED BY OWNER.
- 9.2 - ALLOW FOR FLYSCREENS TO BE FITTED TO ALL WINDOWS.
- 9.3 - ANGLED WINDOW UNITS SHALL BE FACTORY MADE AND FIXED AND DELIVERED ON SITE AS A COMPLETE UNIT.
- 9.4 - WHERE RELEVANT WINDOWS ARE TO COMPLY WITH THE SPECIFICATIONS PROVIDED BY THE THERMAL PERFORMANCE ASSESSOR.
- 9.5 - CLEAR GLASS GENERALLY: OBSCURE GLASS TO BATHROOMS, REFER TO DRAWINGS.
- 9.6 - WHERE GLASS BLOCKS HAVE BEEN NOMINATED, THEY SHALL BE IN FRAMES AND INSTALLED TO MANUFACTURERS SPECIFICATIONS
- 10.0 JOINERY
- 10.1 - ALL JOINERY SHALL BE OF HIGHEST QUALITY MATERIALS TO BEST TRADE PRACTICES AND HIGH QUALITY FINISH.
- 10.2 - EXTERNAL DOOR FRAMES SHALL BE: 110x40 DOUBLE REBATED FRAME WITH 130x40 WEATHERED THRESHOLD U.N.O.
- 10.3 - SUPPLY AND BUILD IN TIMBER DOOR FRAMES TO EXTERNAL LOCATIONS AS SHOWN ON ARCHITECTURAL DRAWINGS.

- 11.0 CEILINGS
- 11.1 - CEILINGS SHALL BE RECESSED EDGE, MINIMUM 8.0mm PLASTERGLASS OR GYPROCK.
- 11.2 - FLUSH JOINTS, SCREW HEADS, AND OTHER BLEMISHES IN THE SHEETS USING APPROVED SYSTEMS TO PROVIDE FLUSH SMOOTH CONTINUOUS SURFACE
- 11.3 - PROVIDE AND FIX ALL FLUSH STOP BEADS & CASING BEADS TO ALL CORNERS & EDGES
- 11.4 - PROVIDE ALL SELECTED MOLDINGS AND CORNICES TO ALL CEILINGS AS SHOWN ON THE DRAWINGS.
- 12.0 PLASTERING
- 12.1 - INTERNAL WALL FINISHES INCLUDING CUPBOARD, BIN & FRIDGE RECESSES ETC SHALL BE (OTHER THAN FACE FINISHES OR WHERE COVERED BY FEATURE MATERIALS) FLOAT AND SET IN HARDWALL PLASTER U.N.O.
- 12.2 - PLASTERED WALLS SHALL BE NOMINAL 12mm THICK CONSISTING OF 1:1:9, CEMENT:LIME:SAND RENDER, AND FINISHED WITH NOMINALLY 3mm HARDWALL PLASTER
- 12.3 - SUPPLY AND FIX EXTERNAL CORNER BEADS TO ALL EXTERNAL CORNERS.
- 12.4 - PROVIDE STOP BEADS WHERE PLASTER WORK ABUTS TIMBER FRAMES, OR FACEWORK
- 12.5 - EXTERNAL RENDER WHEN APPLICABLE SHALL BE 2 COAT SAND FINISH. (FOR PAINTING).
- 12.6 - NIBS IN INTERNAL CORNERS ADJACENT TO DOOR FRAMES GREATER THAN 40mm SHALL NOT BE FLUSHED UP WITH FRAMES.
- 12.7 - PROVIDE V-JOINTS IN RENDER & FINISHING PLASTER WHERE BRICK WORK ABUTS OR JOINS ONTO CONCRETE WORK.
- 13.0 FLOORING FINISHES
- 13.1 - CARPET FLOOR COVERINGS TO NOMINATED AREAS COMPLETE WITH SELECTED UNDERLAY SMOOTH EDGE, DIMINISHING STRIPS ETC, TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE
- 13.2 - PROVIDE TILED FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, ANGLE TRIMS ETC. TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE
- 13.3 - PROVIDE TIMBER FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, DIMINISHING BOARDS ETC TO COMPLETE THE WORKS: FLOOR BOARDS TO BE SANDED AND POLISHED TO HIGH STANDARD WITH PREMIUM QUALITY SEALER (2 COATS). REFER TO DRAWINGS AND FINISHES SCHEDULE.
- 14.0 SIGNAGE
- 14.1 - WHERE NECESSARY SUPPLY & FIX SELECTED UNIT AND HOUSE NUMBERS TO EACH UNIT AND TO LETTERBOXES AS SCHEDULED.
- 14.2 - "SUPERDRAFT" RESERVES THE RIGHT TO ERECT A BUILDERS SIGN ON THE PROPERTY FACING THE STREET FRONTAGE IN COMPLIANCE WITH AUTHORITY REQUIREMENTS.
- 15.0 PAVING
- 15.1 - GENERALLY: WHEN PAVING IS INCLUDED IN THE BUILDING CONTRACT THE FOLLOWING SHALL APPLY AS A MINIMUM STANDARD
- SUPPLY AND LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON WORKING DRAWINGS.
 - CUT, FILL & COMPACT SAND TO REQUIRED LEVELS. SCREED TO UNIFORM THINNESS AND LEVELS
 - PROVIDE BRICK EDGE RETAINING FOOTING EMBEDDED IN MORTAR BENEATH THE PAVING BRICK
 - TO DRIVEWAY AREAS, PROVIDE NOMINAL 300x150mm CONCRETE FOOTING ALONG PERIMETER OF DRIVEWAY AND BED EDGE BRICK IN MORTAR.
- 15.2 - PROVIDE 100mm COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50mm CLEAN SAND AND GRADE TO FALLS.
- 15.3 - UNLESS NOTED PAVING PATTERN IS TO CLIENTS DETAIL
- 15.4 - BRICK PAVERS SHALL BE:
- TRAFFICABLE AREAS: MIN. 65mm SOLID CLAY OR CONCRETE
- PEDESTRIAN AREAS: MIN. 43mm SOLID CLAY OR CONCRETE
- 16.0 ENERGY EFFICIENCY
- 16.1 - INSULATION MUST FORM A CONTINUOUS BARRIER WITH CEILINGS, WALLS AND FLOORS BY ABUTTING OR OVERLAPPING ADJOINING INSULATION
- 16.2 - INSULATION MUST NOT ADVERSELY AFFECT DOMESTIC SERVICES OR FITTINGS
- 16.3 - REFLECTIVE INSULATION IS TO BE PROVIDED WITH A MINIMUM 25mm AIRSPACE AND IS FITTED CLOSE TO OPENINGS SUCH AS WINDOWS/DOORS ETC. AND IS PROVIDED WITH ADEQUATE SUPPORT.
- 16.4 - BULK INSULATION MUST MAINTAIN ITS POSITION, THICKNESS. ENSURE THAT CEILING INSULATION OVERLAPS UN-INSULATED WALLS
- 16.5 - CONSTRUCTION JOINTS, SUCH AS BETWEEN WALL AND FLOOR, ARE TO BE TIGHT FITTING OR SEALED USING CAULKING OR JOINERY ITEMS SUCH AS SKIRTING OR CORNICES
- 16.6 - EXHAUST FANS ARE TO BE FITTED WITH A SELF CLOSING DAMPER
- 16.7 - ROOF LIGHTS MUST BE SEALED WITH WEATHERPROOF SEALS
- 16.8 - HEATED WATER PIPING MUST BE THERMALLY INSULATED AND PROTECTED AGAINST THE WEATHER AND SUN
- 16.9 - INTERNAL HEATED WATER PIPING TO HAVE AN R VALUE OF 0.2
- 16.10 - ENCLOSED SUB-FLOOR AND ROOF SPACE TO HAVE AN R VALUE OF 0.45

ISSUE	REVISION	DATE	PROJECT:		DRAWING No:
A	INITIAL SUBMISSION	07/10/2022	10-28 Biloela Street Villawood NSW 2163		2 OF 5
					DATE: 7/10/2022
				CLIENT:	SCALE: AS
				Mr. Essam	SHOWN @A3
				PROJECT No.: 023/22	DRAWN: HM
					CHECKED: AA

A

&H

eco

GROUP

PTY LTD

Accredited Building Designer No. 6297

bda

BUILDING DESIGNERS AUSTRALIA NSW

A&H Eco Group Pty Ltd

ACN: 616 399 421

W. www.ahecogroup.com.au

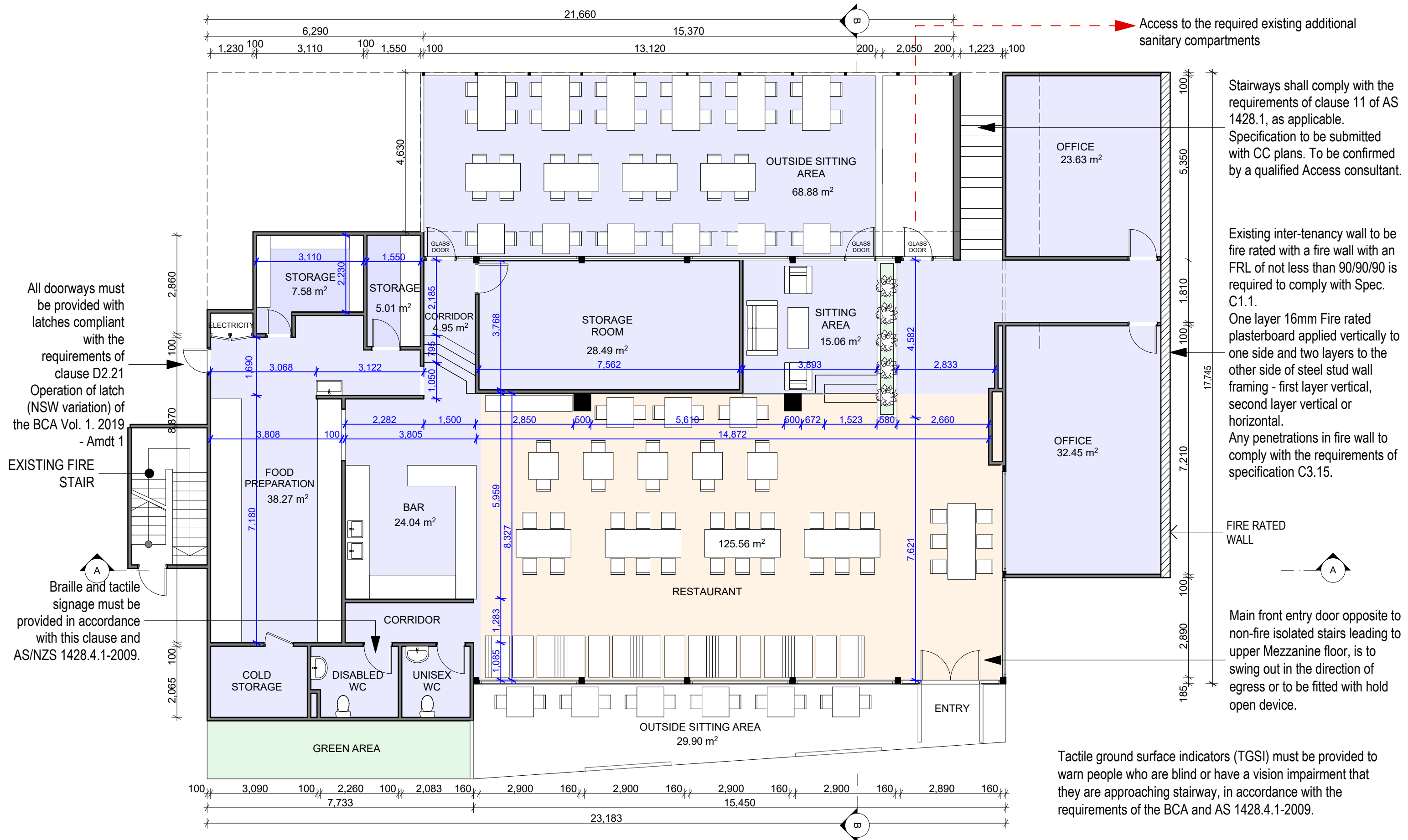
E. ahmed@ahecogroup.com.au

M. +61 433 613 566

T. +61 2 8005 1818

A. G05/ 101 Clapham Road

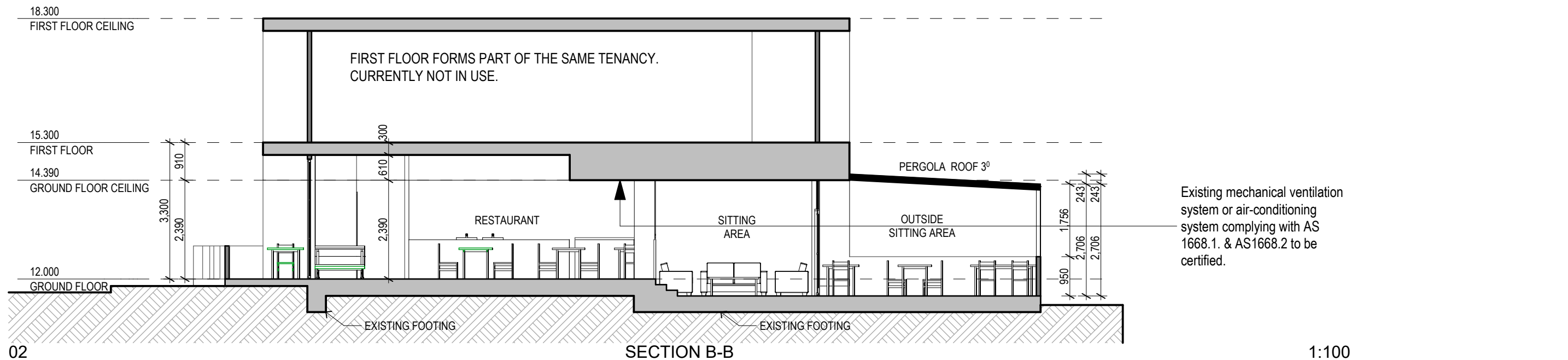
Sefton NSW 2162



EXISTING FLOOR PLAN
1:100

All work on this drawing must not be used or altered in anyway without the consent from A&H Eco Group pty ltd copyright ©

ISSUE	REVISION	DATE	PROJECT:	DRAWING No:	A&H Eco Group Pty Ltd
A	INITIAL SUBMISSION	07/10/2022	10-28 Biloela Street Villawood NSW 2163	3 OF 5	ACN: 616 399 421
				DATE: 7/10/2022	W. www.ahecogroup.com.au
					E. ahmed@ahecogroup.com.au
					M. +61 433 613 566
					T. +61 2 8005 1818
					A. G05/ 101 Clapham Road Sefton NSW 2162
				SCALE: AS SHOWN @A3	
				DRAWN: HM	
				CHECKED: AA	
			CLIENT: Mr. Essam		
			PROJECT No.: 023/22		



All work on this drawing must not be used or altered in anyway without the consent from A&H Eco Group *pty ltd* copyright ©

Recommended Works

- 1. Proposed separation of restaurant (Class 6) from adjoining College/ Gym tenancy (Class 9b) to comply with requirements of clause C2.7 of the BCA.
- 2. Fire wall with an FRL of 90/90/90 is required for both classes of buildings (Class 6 & Class 9) To comply with Spec. C1.1.
- 3. Required inter-tenancy fire wall to comply with Table 5 for Type C Construction of Spec. C1.1. Details to be shown on plans.
- 4. Where lightweight construction wall system is used it must comply with the requirements of this clause. To be detailed on plans.
- 5. Any penetrations in the inter-tenancy fire wall to comply with the requirements of specification C3.15.
- 6. Main front entry door opposite to non-fire isolated stairs leading to upper Mezzanine floor, is to swing out in the direction of egress or to be fitted with hold open device.
- 7. All doorways including fire door in kitchen must be provided with latches compliant with the requirements of this clause.
- 8. One space for every 100 carparking space or part thereof to be shown on plans and identified with signage.
- 9. Tactile ground surface indicators (TGSi) must be provided to warn people who are blind or have a vision impairment that they are approaching stairway, in accordance with the requirements of this clause and AS 1428.4.1-2009.
- 10. Braille and tactile signage must be provided in accordance with this clause and AS/NZS 1428.4.1-2009.To be confirmed at CC Stage.
- 11. Where an exit is not readily apparent to persons occupying or visiting the building, then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, foyers, indicating the direction to a required exit.
- 12. All Illuminated exit signs must comply with AS 2293.1-2005.
- 13. Existing commercial kitchen exhaust system to be certified by a qualified person.

The works noted in the body of the report shall be implemented and details must be provided to the Council prior to the issue of the Construction Certificate. Additional mark ups below provided for extra clarity.

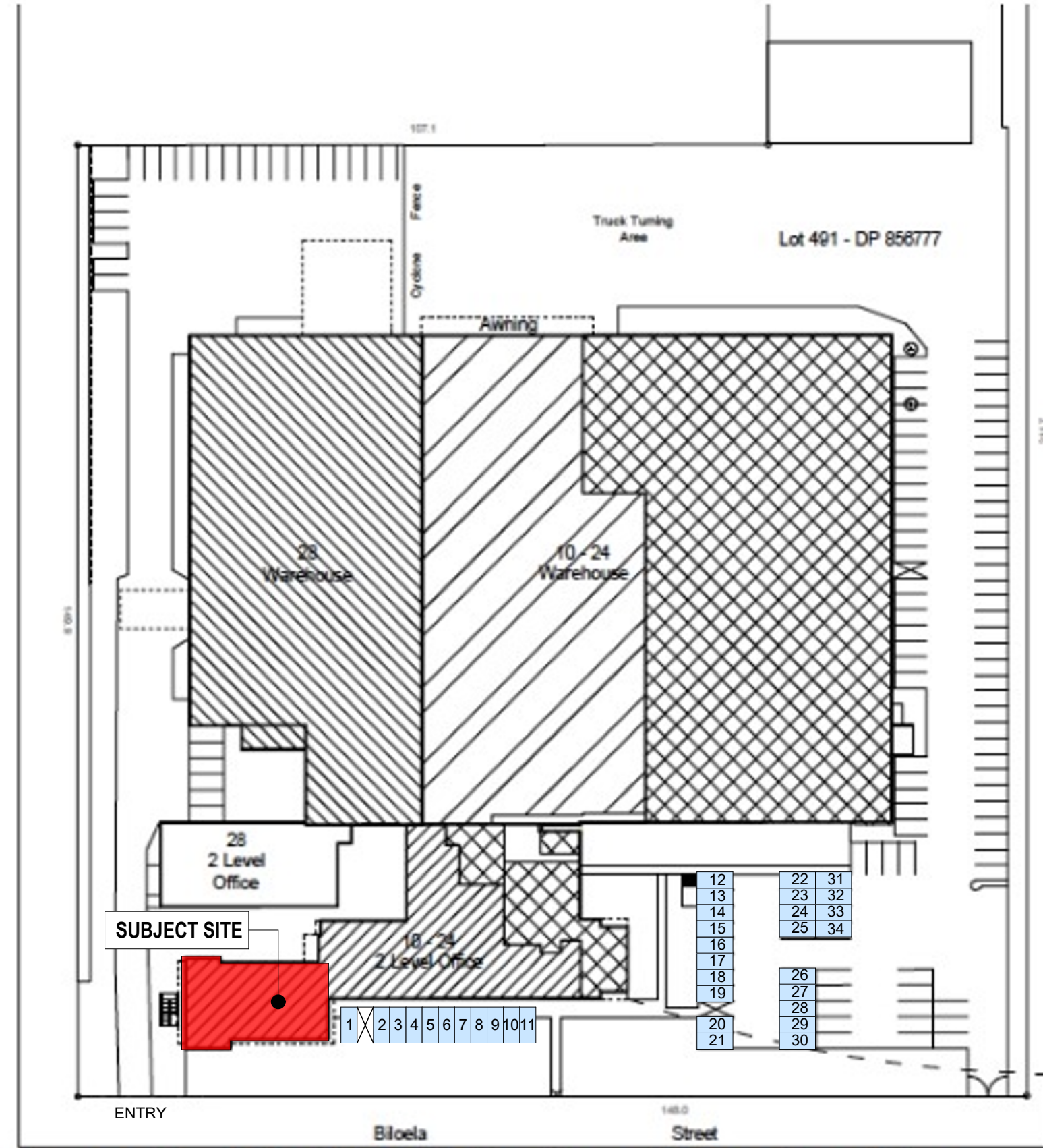


Figure 5 – Site Plan & Parking Allocation Plan

ISSUE	REVISION	DATE	PROJECT:	DRAWING No:	A&H Eco Group Pty Ltd
A	INITIAL SUBMISSION	07/10/2022	10-28 Biloela Street Villawood NSW 2163	5 OF 5	ACN: 616 399 421
				DATE: 7/10/2022	W. www.ahecogroup.com.au
			CLIENT:	SCALE: AS	E. ahmed@ahecogroup.com.au
			Mr. Essam	SHOWN @A3	M. +61 433 613 566
			PROJECT No.: 023/22	DRAWN: HM	T. +61 2 8005 1818
				CHECKED: AA	A. G05/ 101 Clapham Road Sefton NSW 2162