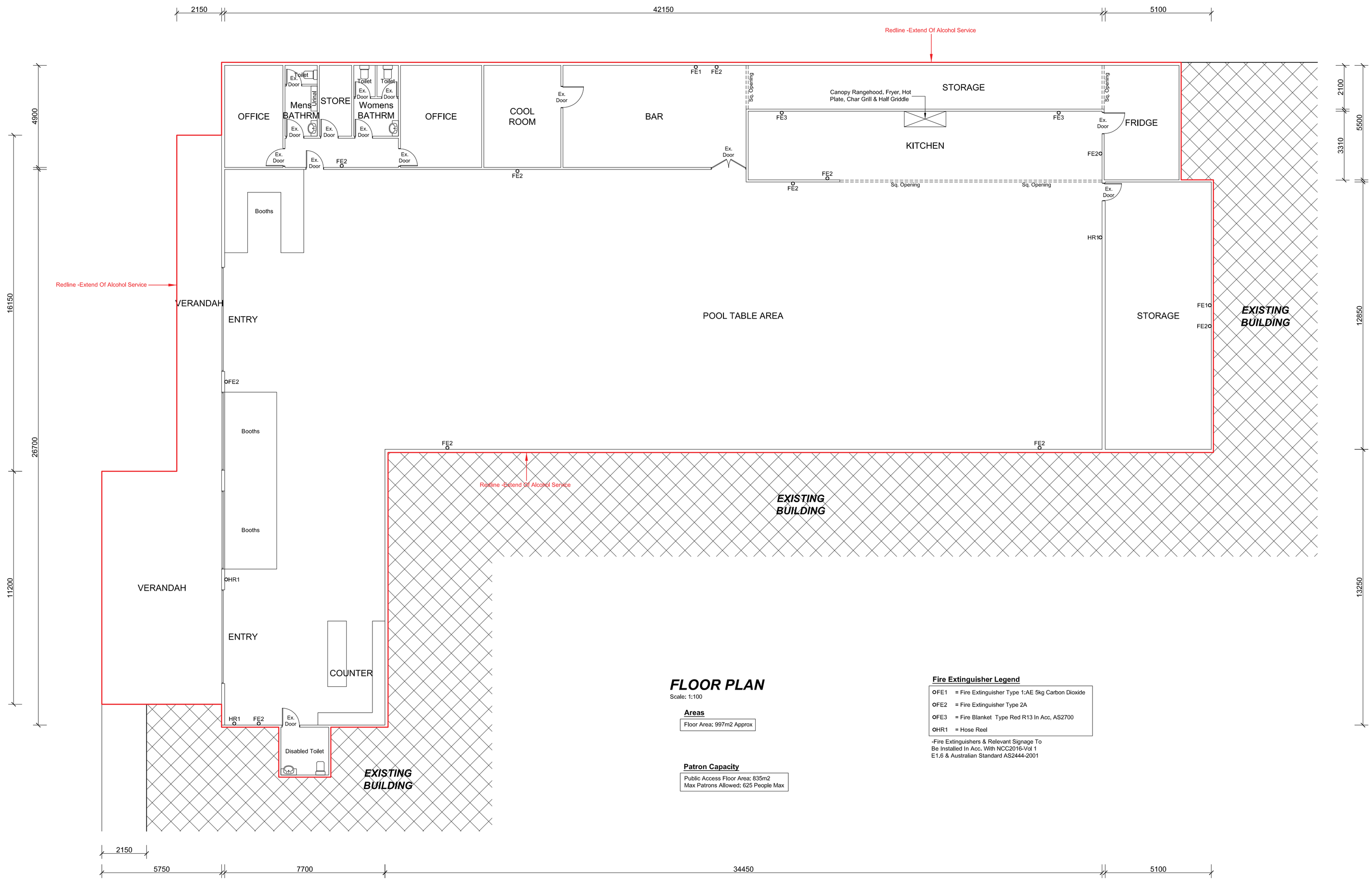

FLOOR PLAN

Scale: 1:100

Areas

Floor Area: 997m2 Approx

Patron Capacity

Public Access Floor Area: 835m2
Max Patrons Allowed: 625 People Max

Fire Extinguisher Legend

OFE1	= Fire Extinguisher Type 1:AE 5kg Carbon Dioxide
OFE2	= Fire Extinguisher Type 2A
OFE3	= Fire Blanket Type Red R13 In Acc, AS2700
OHR1	= Hose Reel

-Fire Extinguishers & Relevant Signage To Be Installed In Acc. With NCC2016-Vol 1 E1.6 & Australian Standard AS2444-2001

General Notes (NCC 2019 BCA Vol 1)

-All materials and work practices shall comply with, but not limited to the Building Regulations 2018, the National Construction Code Series 2016 Building Code of Australia Volume 1 and all relevant current Australian standards (as amended) referred to therein.
-Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2016 Building Code of Australia Volume 1.
-All materials and construction practice shall meet the Performance Requirements of the Building Code of Australia. Where a performance solution is proposed then 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.
-Step sizes (other than for spiral stairs) to be:
-Risers (R) 190mm maximum and 115mm minimum
-Going (G) 355mm maximum and 250mm minimum for Public stairways and 355mm maximum and 240mm minimum for Private stairways
-2R + 1G = 700mm maximum and 550mm minimum
-Constructed with a less than 125mm gap to open treads
-All treads, landings and the like to have a slip-resistance classification of P3 or R10 for dry surface conditions and P4 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.
-Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:
-1000mm minimum above finished surface level of balconies, landings or the like, and
-865mm minimum above finished surface level of stair nosing or ramp, and
-Vertical with a less than 125mm gap between, and
-Any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.
-Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.
-Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.
-Waterproofing of wet areas to comply with BCA Part F1.7
-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 AS3700-2011 Masonry structures.
-All storm water to be taken to the legal point of discharge to the relevant authorities' approval.
-These drawings shall be read in conjunction with all architectural specifications, relevant structural and all other consultants' drawings/details and specifications and with any other written instructions issued in the course of the contract.
-All measurements and levels in millimetres unless noted otherwise.
-Figured dimensions take precedence over scaled dimensions.
-The builder shall take all steps necessary to ensure the stability and general water tightness of all new and/ or existing structures and all essential services to be maintained during all works.
-A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.
-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. Report all discrepancies to this office for clarification.
-Installation of all services shall comply with the respective Supply Authority requirements.
-The builder and subcontractor shall ensure that all storm water drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/ or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.
-These plans have been prepared for the exclusive use by the client of So design & drafting 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.
-The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of SO design & drafting except where a Registered -Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to SO design & drafting.
-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. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.
-Refer to Civil Engineers design and details for all storm water, car parking and driveway construction requirements.
-Refer to fire services design for all hydrant, hose reels and extinguisher details.
-Electrical switchboards located in the path of travel to exits to be enclosed in a metal or other non combustible cabinet with smoke proof doors. Significant switchboards shall be provided with a 5kg carbon dioxide extinguisher or another type of extinguisher with a minimum classification of 1A:E and fitted with a hose complete with extinguisher identification signage and shall be located between 2m and 20m from the significant switchboard.
-Fire hazard properties of materials and assemblies to comply with BCA Specification C1.10.
-Mechanical ventilation or air-conditioning of rooms to be provided with a system complying with AS1668.2 and AS/NZS 3666.1 as amended. Exhaust outlets to be located no closer than 6.0m to fresh air inlets.

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DRAWINGS

SO DESIGN + DRAFTING
Shane Osborne
North Wonthaggi
3995 Victoria
0410421127
DP-AD44020

PROJECT :
Proposed Entertainment Venue At No 84
Watt Street
Wonthaggi, Vic 3995

CLIENT: IT WAS ALL A DREAM		AMENDMENTS:
DRAWN: SO		Drawings A 7-12-2021 Drawings B 16-12-2021
JOB NO: 2021.81	DATE: December 2021	
SCALES: As Noted	SHEET 1 Of 1 SHEETS	SHEET SIZE: A1

‘It waz all a dream’ is looking to situate a rock n roll diner and pool hall at 89 Watt Street Wonthaggi.

We plan to advertise ‘IT WAZ ALL A DREAM’ on 1 x LED sign and another LED sign with ‘Pool Hall & Diner’ placed on the outside of the building in required size of 8 square metres total. However, on band nights (Friday & Saturdays) we may include more signage and lighting. Proposed height level approx. 2.3 metres above ground level.

In regards to liquor licensing, we propose approx. 8-10 (possibly more depending on capacity of patrons in venue) staff + 2 managers with RSA accreditation. Our proposed operating hours are Sunday to Thursday, 6am to 11pm (earlier closure If not busy). Friday & Saturday nights will be 6am to 1am, again to be closed early if quiet.

We will be applying for a general liquor license when permit has been approved.

We plan to play music as a background sound between the hours of 6am to 9pm. On Friday, Saturday & event nights we would like to have louder music for dancing, however we plan to keep in mind residents around the area.

Proposed for this area we are looking to accommodate approx. 400 patrons at any 1 time.

All alcohol will be consumed inside proposed red line, including outside area. (In front of shop only)

We plan to keep noise to a minimum by incorporating signs in the building to be mindful of noise when on or leaving premises, we also plan to communicate with the public of any events. Keeping in mind we do not plan to be majorly loud. We will be letting police station know of any big events we may be having as a heads up for all.

Friday & Saturday nights we will have security on premises, keeping the patrons and public as safe as possible. We will have fully accredited RSA workers serving alcohol only, making sure they are playing by the rules of RSA training. We will not be selling packaged or takeaway alcohol. We will not be doing online orders either.

We will have appropriate signage in premises in regards to service of alcohol, hygiene & general house rules.

We will have 84 spaces in front car park with 2 disabled and 70 spaces in underground parking.

Our wastage will include, General waste, recycling and glass bins, these will be stored in the back of premises and will be put out to be emptied on collection days.

We will not allow alcohol to leave red line premises, smoking area will be provided in a space away from premises. We will be able to monitor this as we will have security on the doors. As for general noise, signage will be applied.

All staff will be made well aware that any complaints must be forwarded to management on site. This will then be dealt with by a manager in the appropriate manner.

Please keep in mind we are mindful of internal and external communities. We plan to make this a family friendly venue.