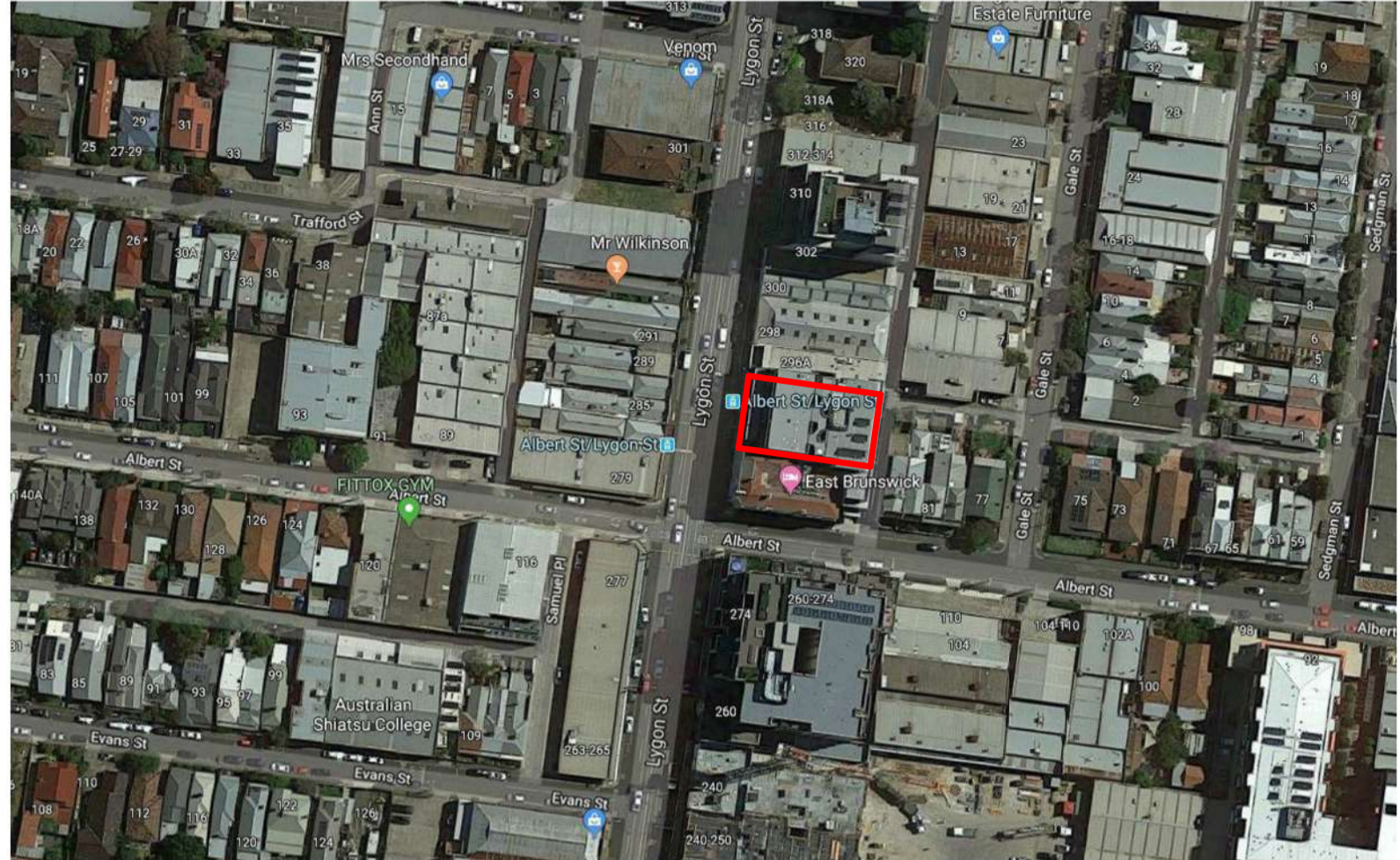
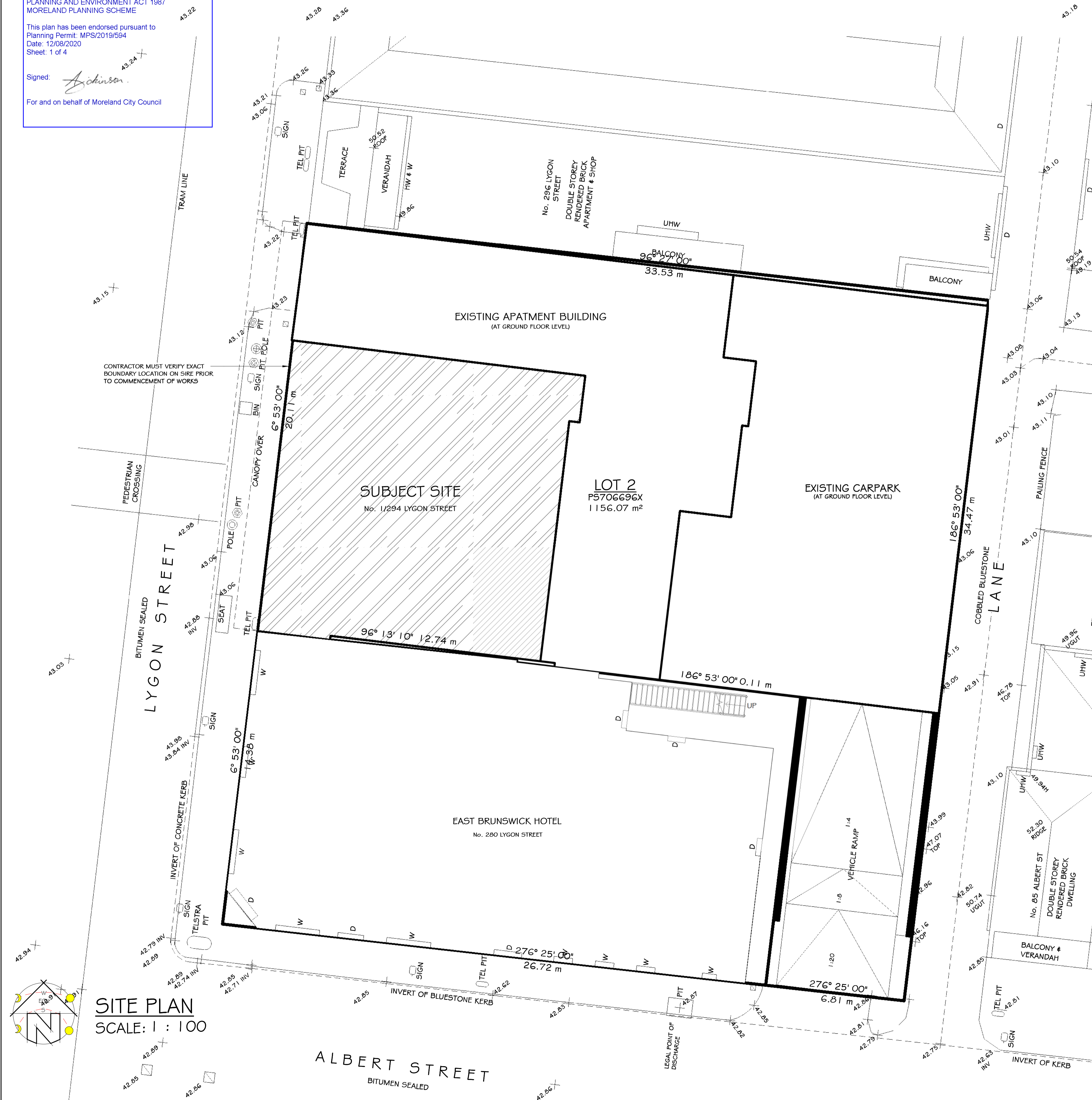


PLANNING AND ENVIRONMENT ACT 1987  
MORELAND PLANNING SCHEME

This plan has been endorsed pursuant to  
Planning Permit: MPS/2019/594  
Date: 12/08/2020  
Sheet: 1 of 4

Signed: *Johnson*

For and on behalf of Moreland City Council



AERIAL PHOTOGRAPH



ZONING

GENERAL NOTES

ALL MATERIALS & WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATION 2018, THE NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOLUME 1 & ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

UNLESS OTHERWISE SPECIFIED, THE TERM NCC SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOLUME 1.

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

THE CONTRACTOR & SUBCONTRACTORS SHALL CHECK & VERIFY ALL DIMENSIONS, SETBACKS, LEVELS & SPECIFICATIONS & ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS OR PREPARING SHOP DRAWINGS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE IN MILLIMETERS U.N.O. IF IN DOUBT ASK, DO NOT SCALE.

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

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY ENERGY RATING REPORT & SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.

ALL NEW CONSTRUCTION WORK & THE INSTALLATION OR ALTERATION OF EXISTING SERVICES SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA', RELEVANT 'AUSTRALIAN STANDARDS', RELEVANT CODES & MANUALS, LOCAL MUNICIPAL BY-LAWS & THE REQUIREMENTS OF THE RESPECTIVE SUPPLY AUTHORITIES REQUIREMENTS.

ALL FITTINGS, FIXTURES, PAINTING, ETC. TO PROPRIETORS REQUIREMENTS.

CONTRACTOR MUST ENSURE ALL NECESSARY PERMITS ARE OBTAINED & ALL FEES ARE PAID FOR PRIOR TO THE COMMENCEMENT OF WORK.

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY & GENERAL WATER TIGHTNESS OF ALL NEW &/OR EXISTING STRUCTURES DURING ALL WORKS.

ALL DRAINAGE WORK SHALL BE IN STRICT ACCORDANCE WITH AS 3500 AND THE RESPECTIVE AUTHORITIES REQUIREMENT AND INDUSTRY CODES.

THE ELECTRICAL SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF ALL AUTHORITIES AND CODES RELEVANT TO THE WORKS INCLUDING BUT NOT LIMITED TO AS 3000 - AUSTRALIAN WIRING RULES, SERVICE & INSTALLATION RULES & NCC.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF ECOTECTURE DESIGN GROUP (THE DESIGNER) FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNERS WRITTEN CONSENT DOES SO AT THEIR OWN RISK & NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE &/OR RELIANCE.

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

SCALE CONVERSION TABLE		
Sheet:	A1	A3
Scale:	1:20	1:40
	1:50	1:100
	1:100	1:200
	1:200	1:400
	1:500	1:1000

No.	Date	Description
1	11.06.2020	CONDITION 1 AIRLOCK

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445 High Street, Echuca 3564  
Level 3, 480 Collins Street Melbourne VIC 3000  
www.edg.space  
1300 290 184

**FITOUT AT 1/294 LYGON STREET BRUNSWICK EAST, VIC 3750**

**20190014**

**TOWN PLANNING**

**TP01A**

Sheet: TP01A Of TP04A

Date: JUNE 2020

Drawn by: SH

Scale: 1 : 100

ABN. 74 631 536 475

MEMBER **bdcv**  
Building Designers Association Victoria

PLANNING AND ENVIRONMENT ACT 1987  
MORELAND PLANNING SCHEME

This plan has been endorsed pursuant to  
Planning Permit: MPS/2019/594  
Date: 12/06/2020  
Sheet: 2 of 4

Signed: *A. Chinn*

For and on behalf of Moreland City Council

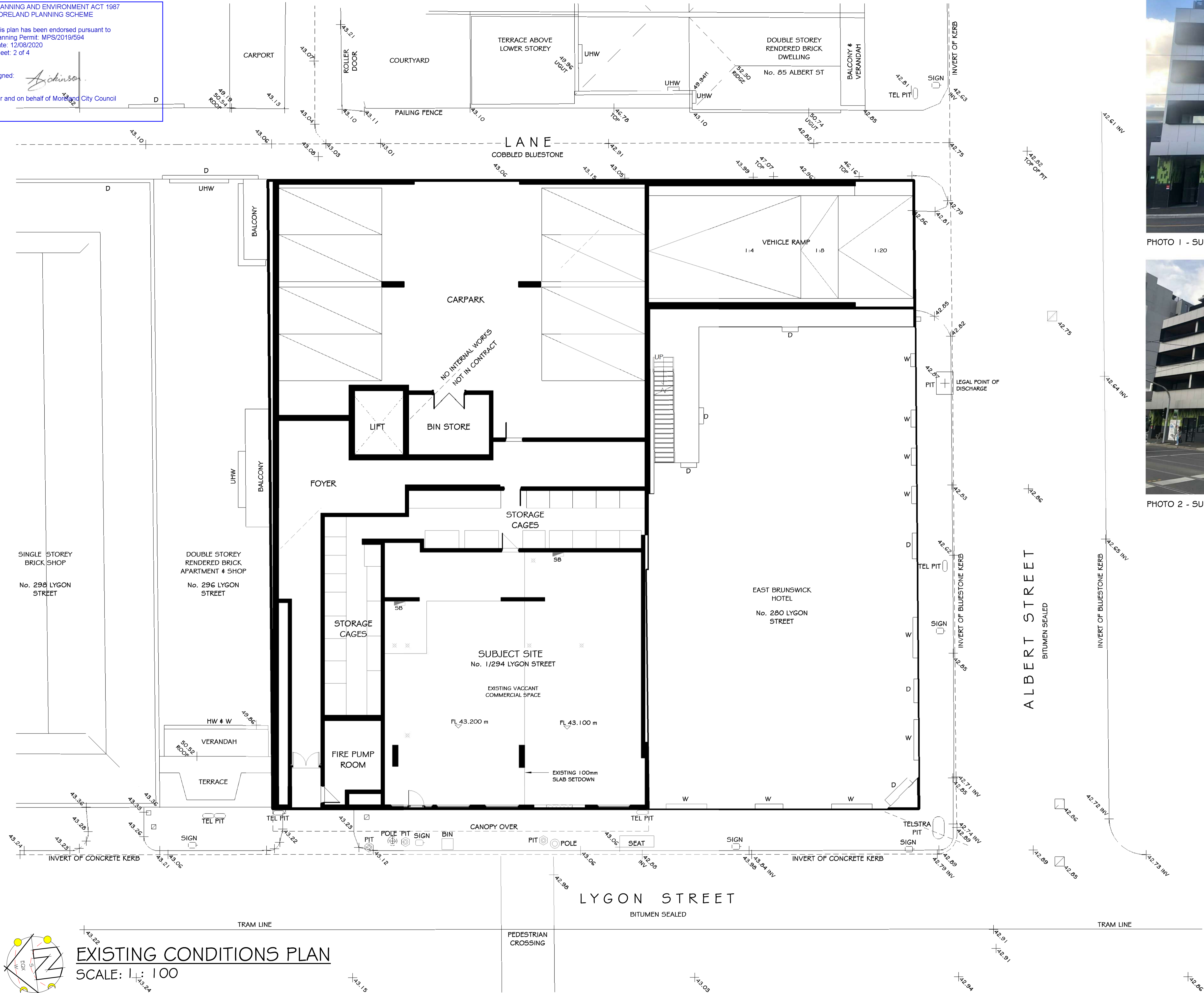


PHOTO 1 - SUBJECT SITE 1/294 LYGON STREET



PHOTO 2 - SUBJECT SITE # EAST BRUNSWICK HOTEL

SCALE CONVERSION TABLE		
Sheet:	A1	A3
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	1:100	1:200
	1:200	1:400
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No.	Date	Description
1	11.06.2020	CONDITION 1 AIRLOCK

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**FITOUT AT 1/294 LYGON STREET BRUNSWICK EAST, VIC 3750**

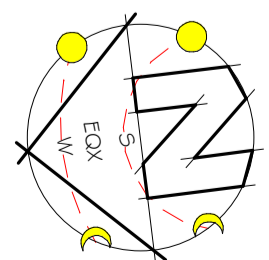
20190014

**TOWN PLANNING**

**TP02A**

Sheet: TP02A Of TP04A  
Date: JUNE 2020  
Drawn by: SH  
Scale: 1 : 100  
ABN. 74 631 536 475

MEMBER  
**bdcv**  
Building Designers Association Victoria



**EXISTING CONDITIONS PLAN**  
SCALE: 1:100

PLANNING AND ENVIRONMENT ACT 1987  
MORELAND PLANNING SCHEME

This plan has been endorsed pursuant to  
Planning Permit: MPS/2019/594  
Date: 12/08/2020  
Sheet: 3 of 4

Signed:   
For and on behalf of Moreland City Council

## LEGEND

BRT	BEER TAP FONT WITH DRIP TRAY AS SPECIFIED CONNECTED TO BEER FEED LINES
BSN	SEMI RECESSED VANITY BASIN COMPLETE WITH SINK MIXER AS SPECIFIED
BSN.2	WALL HUNG ACCESSIBLE BASIN COMPLETE WITH EXTENDED FLICK MIXER IN STRICT ALL WITH AS 1428.1-2009 AS SPECIFIED
GC	GLASS CHILLER WILLIAMS GC1UGD AS SPECIFIED
GR.1	40mm GRABRAIL IN ACCORDANCE WITH AS 1428.1-2001 AS SPECIFIED
GR.2	40mm AMBULANT GRABRAIL IN ACCORDANCE WITH AS 1428.1-2001 AS SPECIFIED
GW	GLASS WASHER 'HOBART ECOMAX404' AS SPECIFIED CONNECTED TO HOT & COLD WATER SUPPLY AND SEWAGE
GWR	GLASSWARE RACK - MANTOVA AS SPECIFIED
HD	DYSON AIRBLADE V SENSOR OPERATED HAND DRYER WITH NICKEL FINISH
MX	SELECTED KITCHEN SINK MIXER
OH	OVER HEAD SHELVING
REF	4 GLASS DOOR UNDER BENCH BAR FRIDGE 'BORONIA STAR HBB4UGDCB' AS SPECIFIED
SB	ELEC SWITCHBOARD IN SUITABLE CABINET
SD	SOAP DISPENSER AS SPECIFIED
SNK	STAINLESS STEEL SINK FOLDED INTO BENCHTOP
TRH	TOILET ROLL HOLDER AS SPECIFIED
UR	WALL HUNG VITROUS CHINA URINAL WITH IN WALL CISTERN
WC	TOILET SUITE COMPLETE WITH SEAT AS SPECIFIED
WC.1	AMBULANT TOILET SUITE IN ACCORDANCE WITH AS 1428.1-2001 AS SPECIFIED
WC.2	ACCESSIBLE TOILET SUITE COMPLETE WITH BACK REST, IN ACCORDANCE WITH AS 1428.1-2001 AS SPECIFIED

## PROPOSED PIANO BAR - ROOM SCHEDULE

NUMBER	NAME	AREA	FLOOR FINISH
01	SEATING	132 m <sup>2</sup>	POLISHED CONCRETE
02	BAR	17 m <sup>2</sup>	COMMERCIAL GRADE VINYL
03	DDA BATHROOM	6 m <sup>2</sup>	COMMERCIAL GRADE VINYL
04	F	9 m <sup>2</sup>	COMMERCIAL GRADE VINYL
05	M	6 m <sup>2</sup>	COMMERCIAL GRADE VINYL
06	AIRLOCK 1	4 m <sup>2</sup>	POLISHED CONCRETE
07	AIRLOCK 2	5 m <sup>2</sup>	POLISHED CONCRETE

## SCALE CONVERSION TABLE

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1300 290 184

**FITOUT AT 1/294 LYGON STREET BRUNSWICK EAST, VIC 3750**

20190014

TOWN PLANNING

**TP03A**

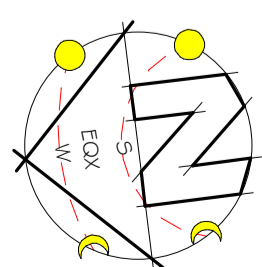
Sheet: TP03A Of TP04A

Date: JUNE 2020

Drawn by: SH

Scale: 1 : 100


ABN. 74 631 536 475



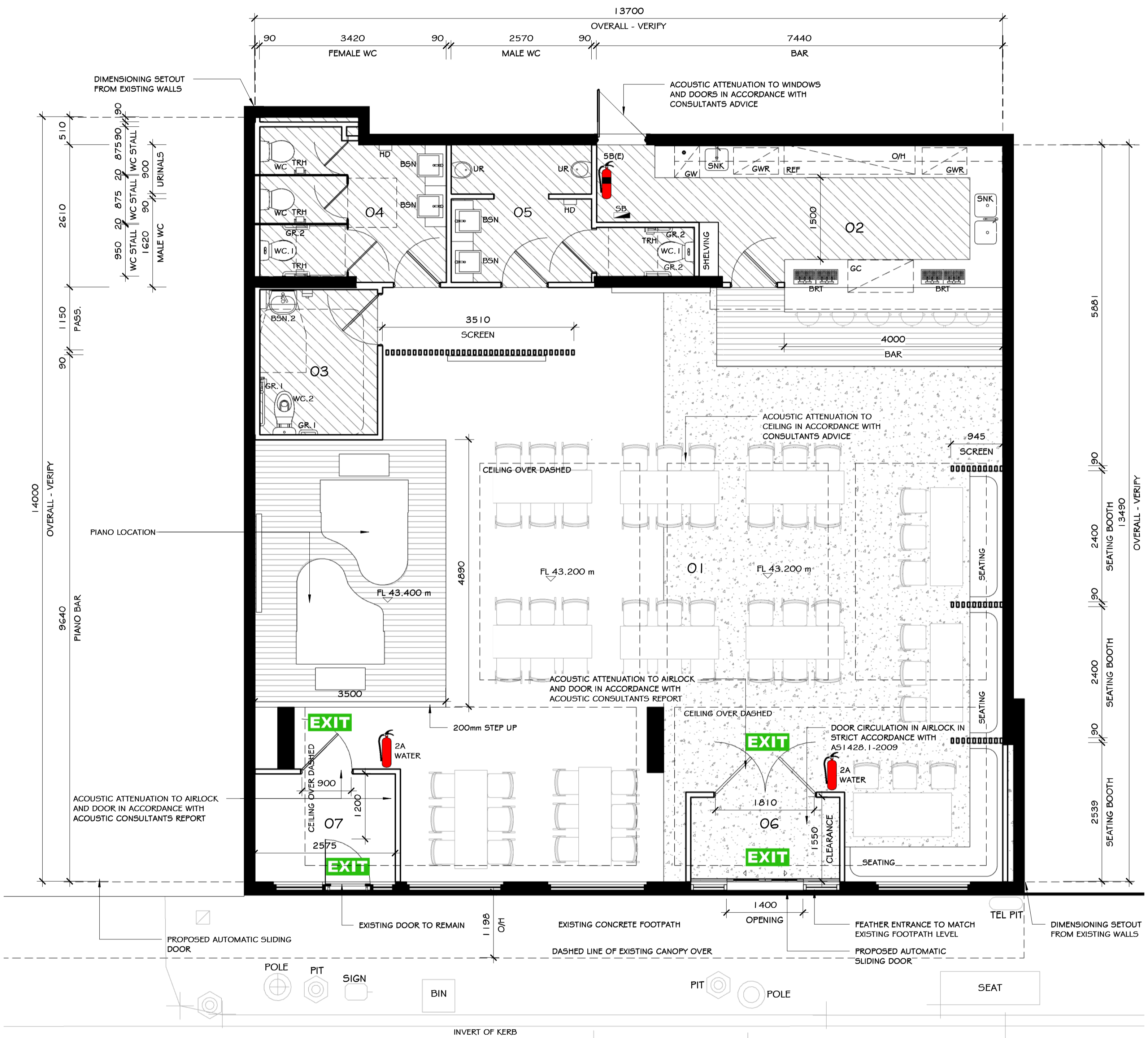
**PROPOSED FLOOR PLAN**  
SCALE: 1 : 100

PLANNING AND ENVIRONMENT ACT 1987  
MORELAND PLANNING SCHEME

This plan has been endorsed pursuant to  
Planning Permit: MPS/2019/594  
Date: 12/08/2020  
Sheet: 4 of 4

Signed: 

For and on behalf of Moreland City Council



- LEGEND
- BRT

FEED LINES

BSN

BSN.2

GC

GR.1

GR.2

GW

GWR

HD

MX

O/H

REF

SB

SD

SNK

TRH

UR

WC

WC.1

WC.2
- BEER TAP FONT WITH DRIP TRAY AS SPECIFIED CONNECTED TO BEER

FEED LINES

SEMI RECESSED VANITY BASIN COMPLETE WITH SINK MIXER AS SPECIFIED

WALL HUNG ACCESSIBLE BASIN COMPLETE WITH EXTENDED FLICK MIXER IN STRICT ALL WITH AS 1428.1-2009 AS SPECIFIED

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OVER HEAD SHELVING

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STAINLESS STEEL SINK FOLDED INTO BENCHTOP

TOILET ROLL HOLDER AS SPECIFIED

WALL HUNG VITROUS CHINA URINAL WITH IN WALL CISTERN

TOILET SUITE COMPLETE WITH SEAT AS SPECIFIED

AMBULANT TOILET SUITE IN ACCORDANCE WITH AS 1428.1-2001 AS SPECIFIED

ACCESSIBLE TOILET SUITE COMPLETE WITH BACK REST, IN ACCORDANCE WITH AS 1428.1-2001 AS SPECIFIED

- FIRE SERVICES LEGEND
- EXIT

EXISTING EMERGENCY EXIT SIGN

WATER FIRE EXTINGUISHER TO BE INSTALLED AT 1200mm ABOVE FFL WITH APPROPRIATE SIGNAGE IN STRICT ACCORDANCE WITH AS 2444

CO2 FIRE EXTINGUISHER TO BE INSTALLED AT 1200mm ABOVE FFL WITH APPROPRIATE SIGNAGE IN STRICT ACCORDANCE WITH AS 2444

PROPOSED PIANO BAR - ROOM SCHEDULE

NUMBER	NAME	AREA	FLOOR FINISH
01	SEATING	132 m <sup>2</sup>	POUSHED CONCRETE
02	BAR	17 m <sup>2</sup>	COMMERCIAL GRADE VINYL
03	DDA BATHROOM	6 m <sup>2</sup>	COMMERCIAL GRADE VINYL
04	F	9 m <sup>2</sup>	COMMERCIAL GRADE VINYL
05	M	6 m <sup>2</sup>	COMMERCIAL GRADE VINYL
06	AIRLOCK 1	4 m <sup>2</sup>	POUSHED CONCRETE
07	AIRLOCK 2	5 m <sup>2</sup>	POUSHED CONCRETE

SCALE CONVERSION TABLE

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FITOUT AT 1/294 LYGON STREET BRUNSWICK EAST, VIC 3750

20190014

TOWN PLANNING

TP04A

Sheet: TP04A Of TP04A


Date: JUNE 2020

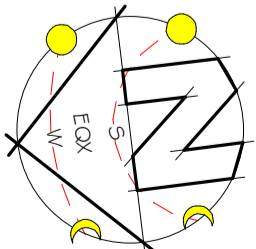
Drawn by: SH

Scale: As indicated

ABN. 74 631 536 475

MEMBER

  
Building Designers Association Victoria



PROPOSED FLOOR PLAN - LAYOUT

SCALE: 1 : 50

LYGON STREET

BITUMEN SEALED

11-Jun-20 12:42:37 PM C:\Users\Stephen\Escature Design Group\Cloud - Ecotecture Design - Data\2019\2019-0014 - East Brunswick - Hdp\DRAWINGS\6. REVIT DRAWINGS\2019-0014 - TP04 without opening.rvt