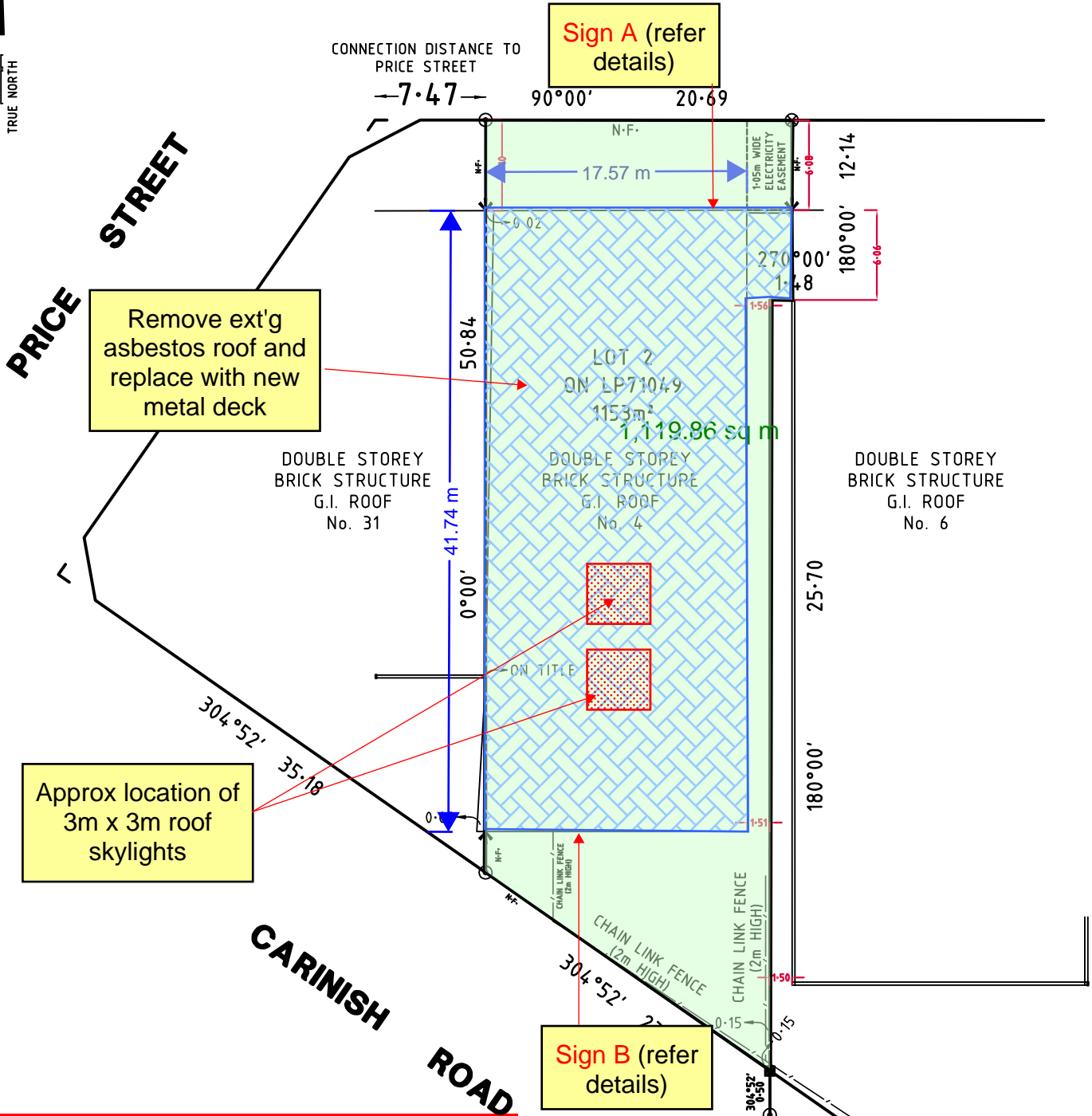


MARGARET STREET



Remove ext'g asbestos roof and replace with new metal deck

Sign A (refer details)

Approx location of 3m x 3m roof skylights

Sign B (refer details)

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NOTATIONS

DATE OF SURVEY: 19/02/2020
 SURVEYOR: BT, CP
 DRAWN: JT
 CHECKED: BT, PM (Licensed Surveyor)

ALL FENCING SHOWN ON THIS PLAN HAS BEEN EXAGGERATED FOR THE PURPOSE OF CLARITY

PLAN OF SURVEY

**4 MARGARET STREET
 OAKLEIGH SOUTH**

SCALE

ORIGINAL

**PROPOSED RENOVATIONS TO NEW COMMUNITY CENTRE
 AT 4 MARGARET ST, OAKLEIGH SOUTH FOR
 SANKAT MOCHAN SAMITI INC.**

Site Plan

A1
 April '20

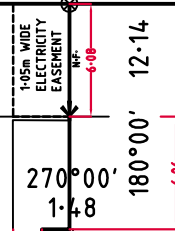
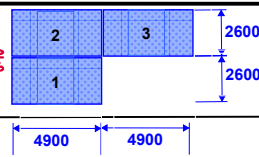
MARGARET STREET



PRICE STREET

CONNECTION DISTANCE TO PRICE STREET
-7.47

90°00' 20.69



LOT 2
ON LP71049
1153m²

DOUBLE STOREY BRICK STRUCTURE
G.I. ROOF
No. 31

DOUBLE STOREY BRICK STRUCTURE
G.I. ROOF
No. 4

DOUBLE STOREY BRICK STRUCTURE
G.I. ROOF
No. 6

50.84

0°00'

ON TITLE

304°52' 25.18

0.02

CARINISH ROAD

304°52' 23.41

25.70

180°00'

0.15

NOTES

1. This drawing to be read in conjunction with the Traffic Engineers Report.
2. Refer to Appendix A of the TE Report for swept-path diagrams.
3. Total proposed car-parking spaces (6 No) consistent with existing conditions.
4. Some street parking to be utilised given the timing of our opening hours.

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PLAN OF SURVEY

4 MARGARET STREET
OAKLEIGH SOUTH

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ORIGINAL

PROPOSED RENOVATIONS TO NEW COMMUNITY CENTRE
AT 4 MARGARET ST, OAKLEIGH SOUTH FOR
SANKAT MOCHAN SAMITI INC.

Proposed
On-Site Parking

April '20

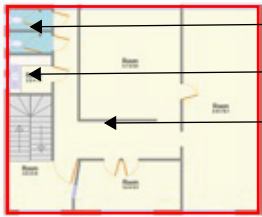
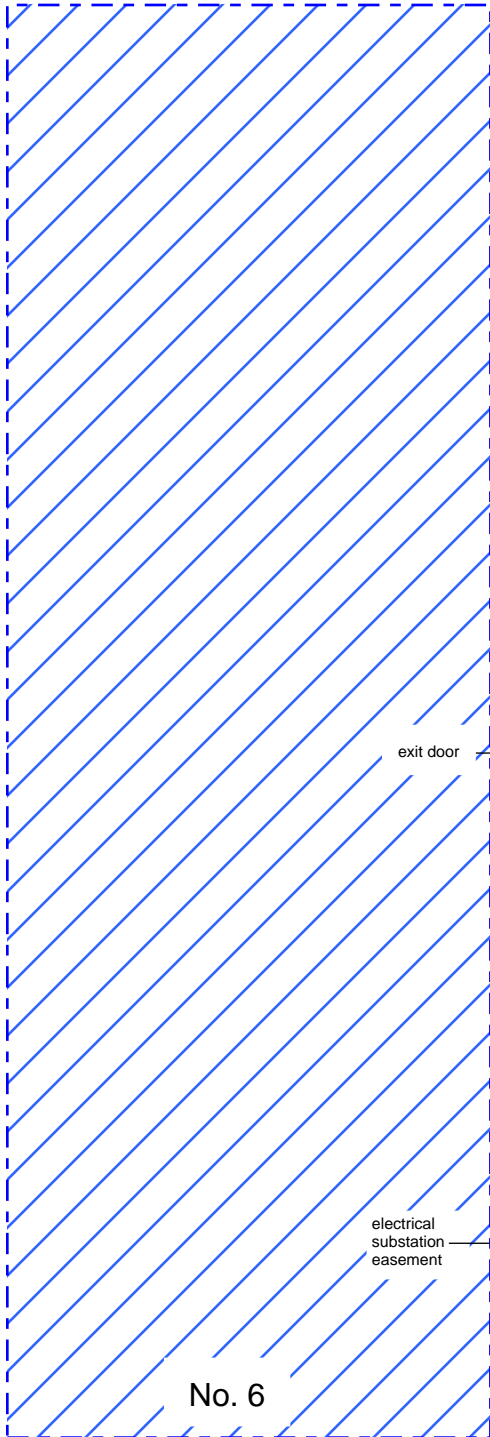
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Floorplan



N

Disclaimer: Floor Plan measurements, fittings and appliances are approximate and are for illustrative purposes only. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan or the working state of fittings or appliances. You or your advisors should conduct an independent investigation to determine to your satisfaction the suitability of the property for your space requirements and the functional state of fittings and appliances. This illustration is not suitable for building, renovation or submission to any building regulatory authority.



ext'g toilets
 ext'g kitchenette
 ext'g partitions

ext'g mezzanine floor

glass/timber windows
 roller shutter door

exit door

ext'g warehouse

ext'g kitchenette

line of ext'g mezzanine floor over

ext'g toilets

ext'g stairs

ext'g ground floor

electrical substation easement

glass/timber double doors
 glass/timber windows
 roller shutter door

No. 6

No. 4

Margaret Street

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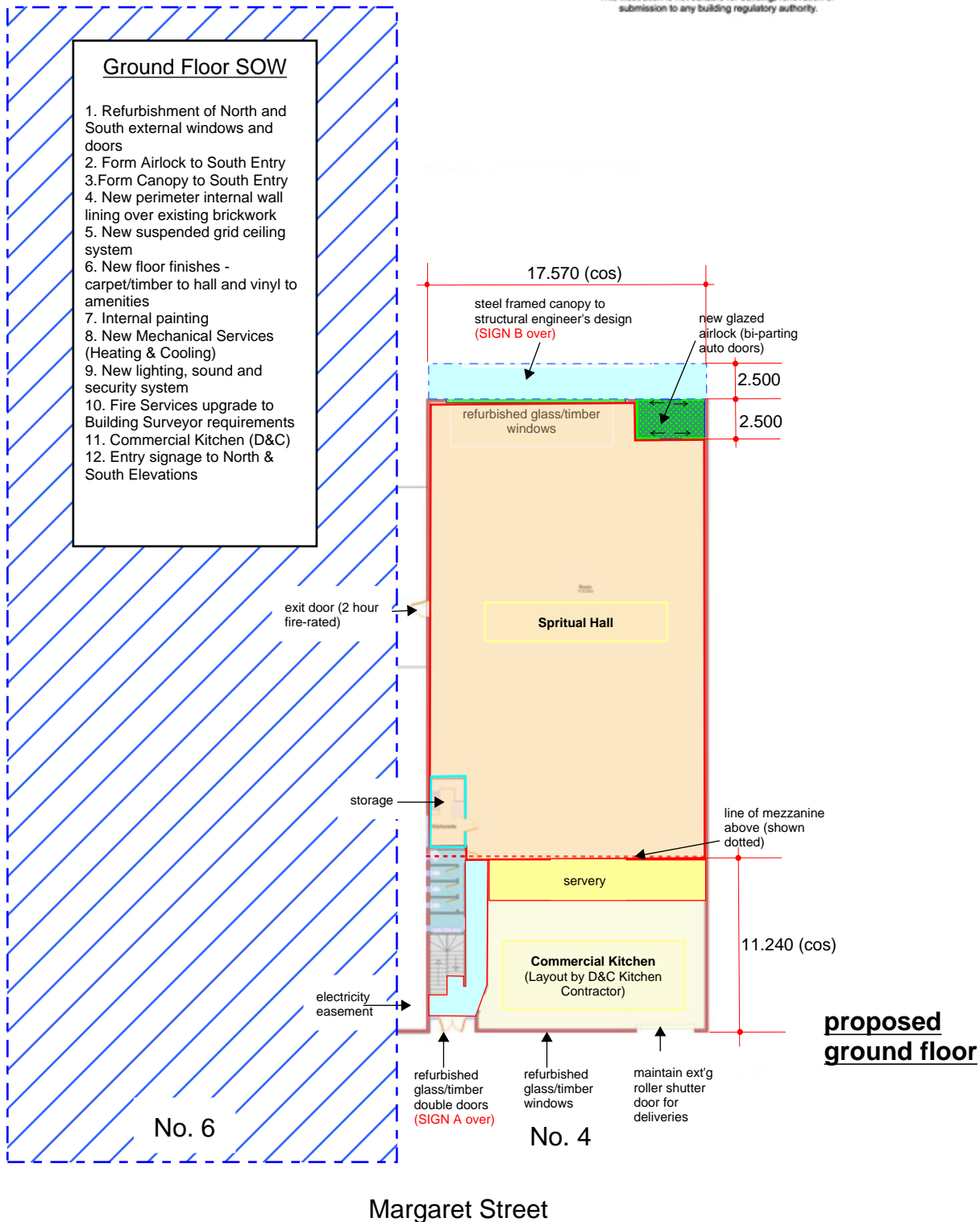
Floorplan



N

Disclaimer: Floor Plan measurements, fittings and appliances are approximate and are for illustrative purposes only. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan or the working state of fittings or appliances. You or your advisors should conduct an independent investigation to determine to your satisfaction the suitability of the property for your space requirements and the functional state of fittings and appliances. This illustration is not suitable for building, renovation or submission to any building regulatory authority.

- Ground Floor SOW**
1. Refurbishment of North and South external windows and doors
 2. Form Airlock to South Entry
 3. Form Canopy to South Entry
 4. New perimeter internal wall lining over existing brickwork
 5. New suspended grid ceiling system
 6. New floor finishes - carpet/timber to hall and vinyl to amenities
 7. Internal painting
 8. New Mechanical Services (Heating & Cooling)
 9. New lighting, sound and security system
 10. Fire Services upgrade to Building Surveyor requirements
 11. Commercial Kitchen (D&C)
 12. Entry signage to North & South Elevations



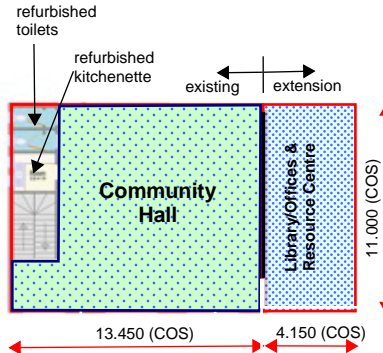
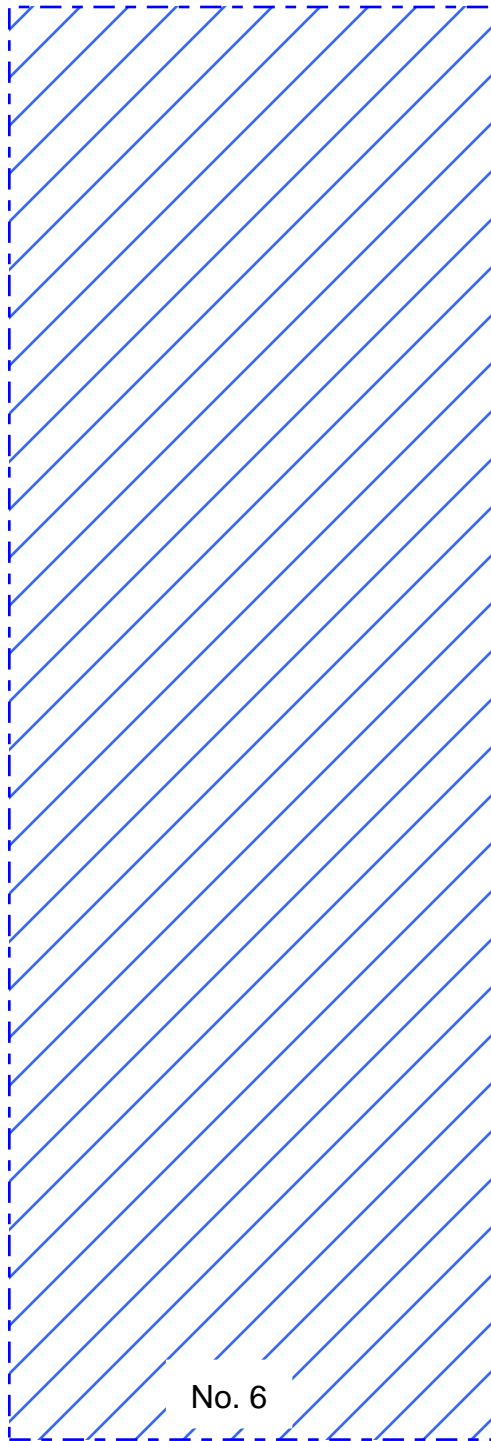
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Floorplan



N

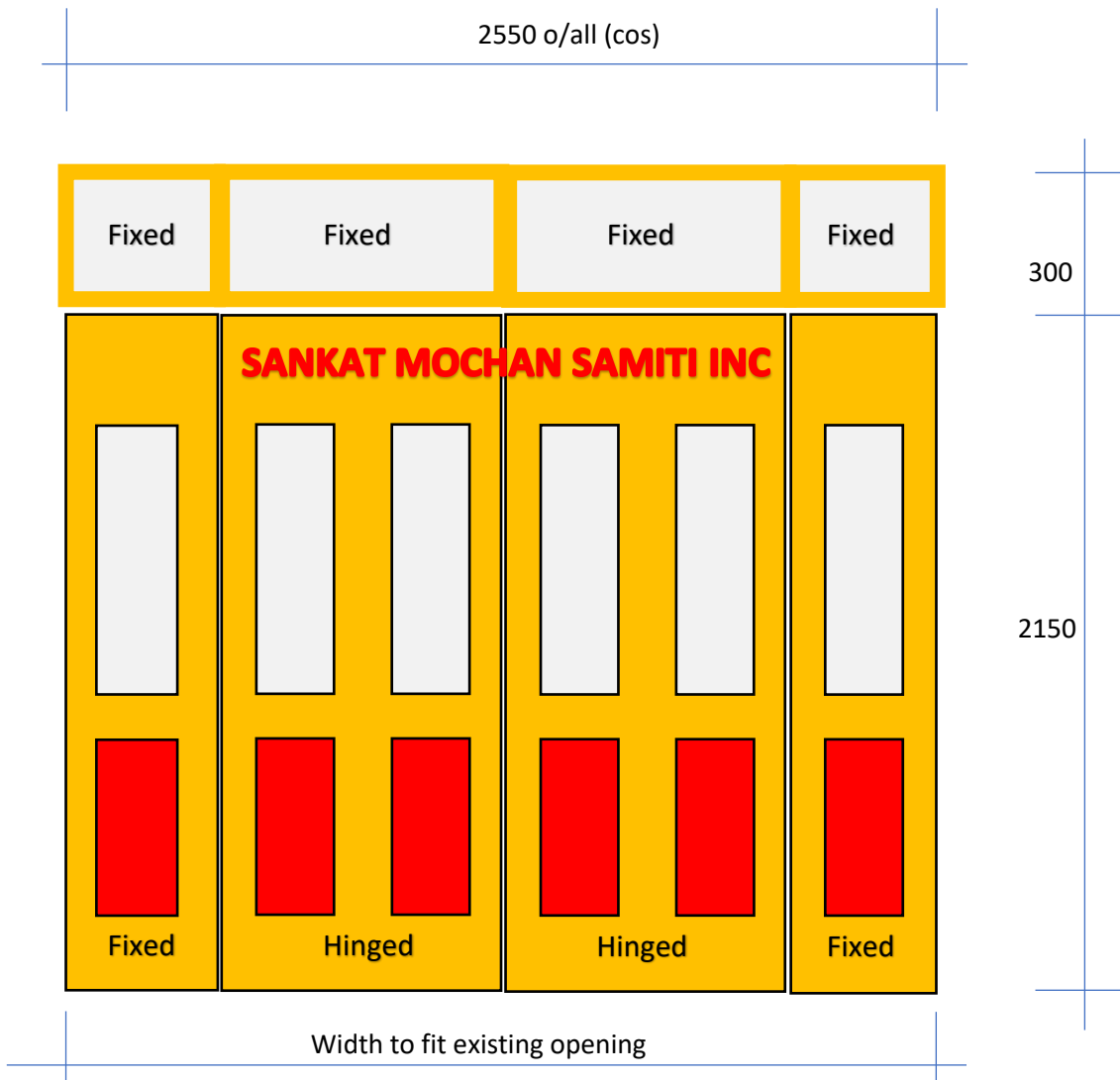
Disclaimer: Floor Plan measurements, fittings and appliances are approximate and are for illustrative purposes only. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan or the working state of fittings or appliances. You or your advisors should conduct an independent investigation to determine to your satisfaction the suitability of the property for your space requirements and the functional state of fittings and appliances. This illustration is not suitable for building, renovation or submission to any building regulatory authority.



proposed mezzanine floor

- Mezzanine SOW
1. Demolish internal partitions and ceiling
 2. Provide structural supports to engineer's approval
 3. Refurbish existing toilets and kitchenette
 4. New wall and door separating Main Hall from Library/RC
 5. Refurbished timber stairs and railings
 6. New perimeter wall - plasterboard on furring channels
 7. New grid suspended ceiling system
 8. New floor finishes - carpet to hall and vinyl to amenities
 9. New Mechanical Services (Heating & Cooling)
 10. New lighting, sound and security system
 11. Fire Services upgrade to Building Surveyor requirements
 12. Structural floor extension (to structural engineer's details)

Margaret Street



Fixed glass (tinted)



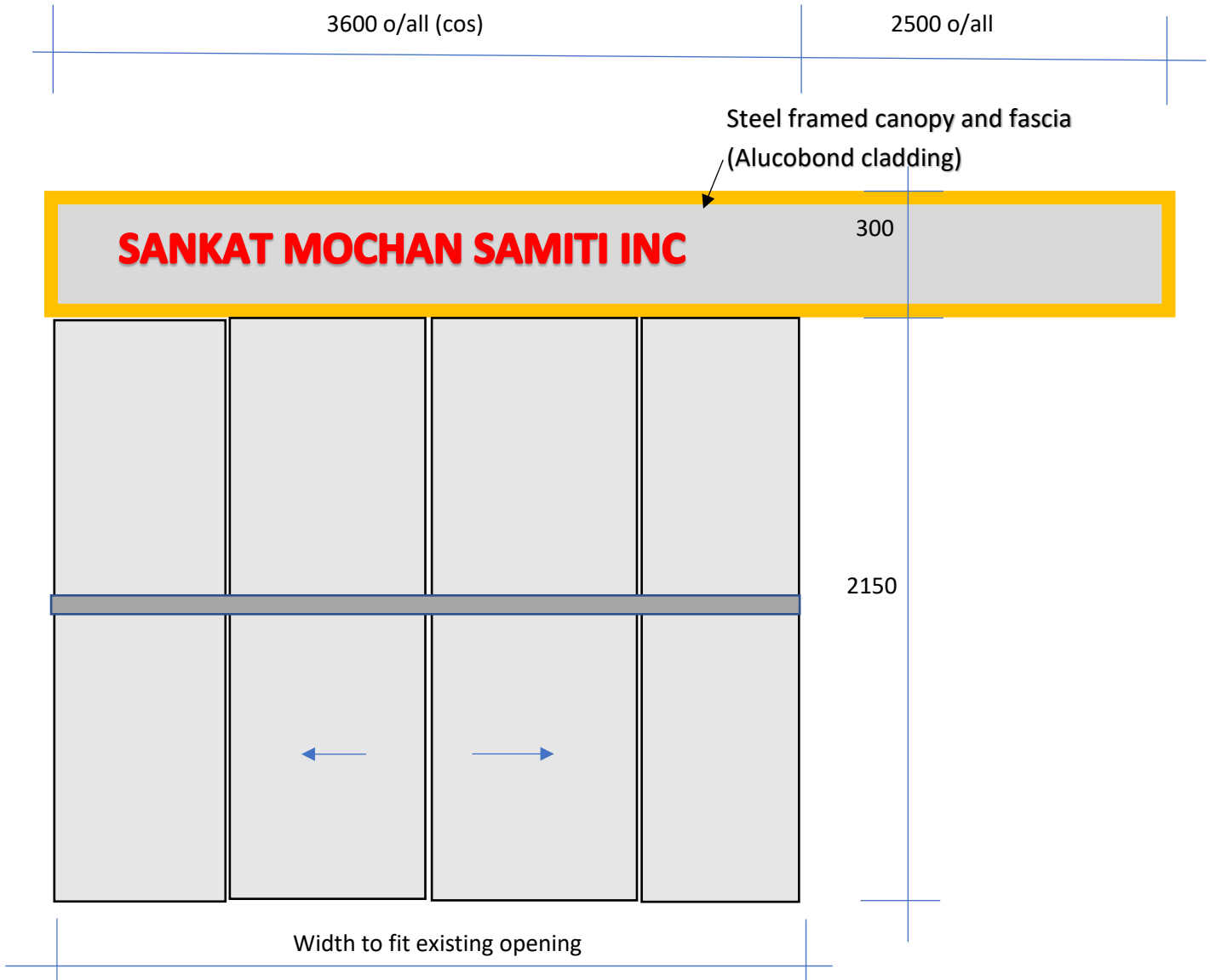
Timber panel to timber door

S

50mm high painted sign A (1750 wide x 50mm high)

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Sign 'A' and Entry – Margaret Street
 NORTH ELEVATION



Aluminium auto bi-parting doors with fixed side lights (tinted)

S 100mm high Aluminium cut letters **sign B (2500 wide x 100mm high)**

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Sign 'B' and Entry – Carinish Road
SOUTH ELEVATION