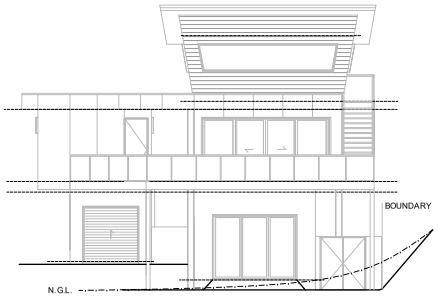
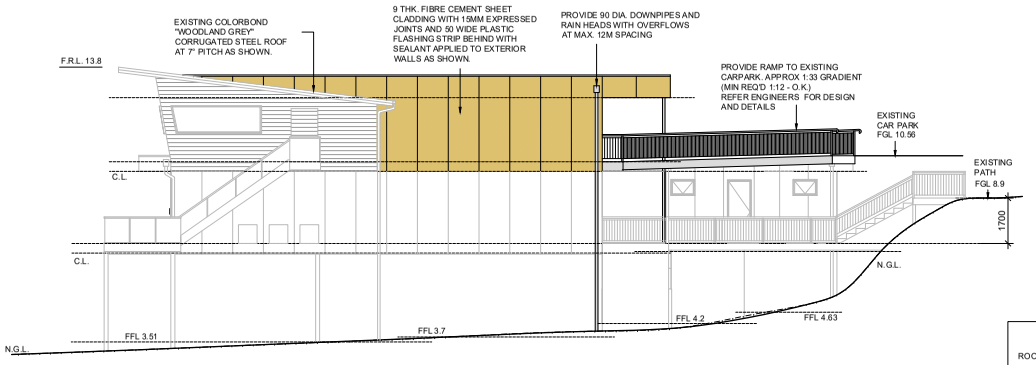


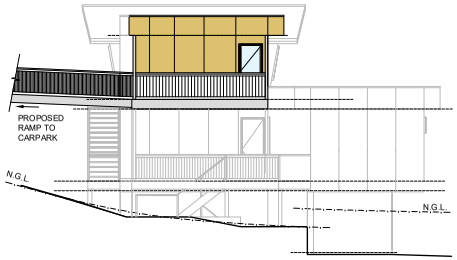
NORTH ELEVATION

EXISTING BUILDING
SHOWN IN GREY



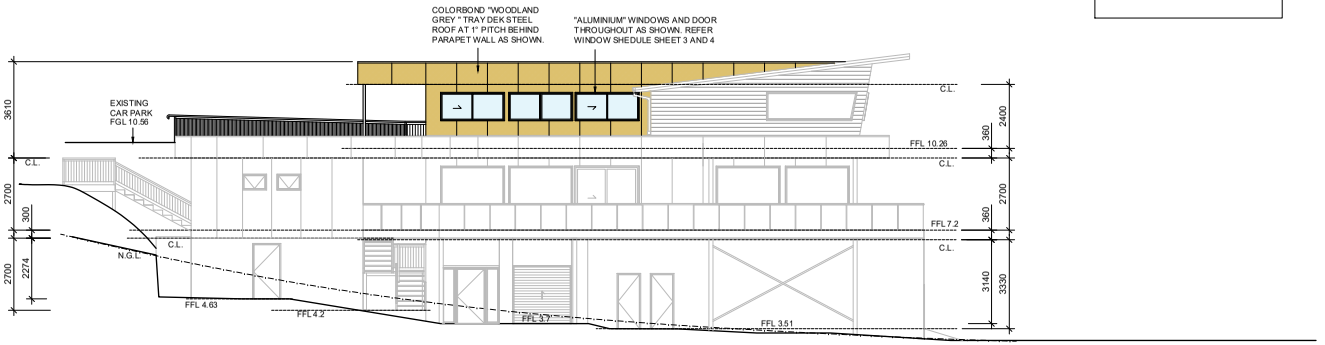
WEST ELEVATION

EXISTING BUILDING
SHOWN IN GREY



SOUTH ELEVATION

EXISTING BUILDING
SHOWN IN GREY



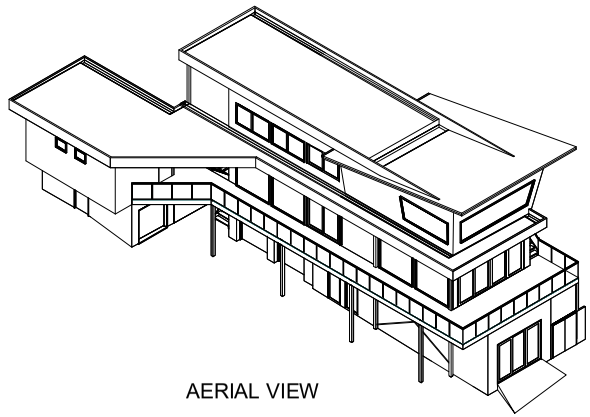
EAST ELEVATION

EXISTING BUILDING
SHOWN IN GREY

PRELIMINARY
THIS DRAWING TO BE USED FOR TOWN PLANNING APPROVAL PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

EAST PERSPECTIVE

N-E PERSPECTIVE



AERIAL VIEW

NOTES:

GENERAL:
DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.
THE OWNER/BUILDER, SUBCONTRACTORS SHALL VARIFY ALL DIMENSIONS, LEVELS SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS COMPLY WITH THE RELEVANT BUILDING REGULATIONS, THE BUILDING CODE OF AUSTRALIA, BUILDING REGULATIONS, LOCALITY LAWS AND TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

AUSTRALIAN STANDARDS:
ALL WORK SHALL COMPLY BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:

AS1288	GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS1562	DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS1684	NATIONAL TIMBER FRAMING CODE
AS1640	INSTALLATION OF PARTICLEBOARD FLOORING
AS1926	SWIMMING POOL SAFETY STANDARDS
AS2047	WINDOWS IN BUILDINGS - SELECTION OF WINDOWS
AS2870	RESIDENTIAL SLABS AND FOOTINGS
AS2049	ROOF TILES
AS2050	FIXING OF ROOFING TILES
AS2870	RESIDENTIAL SLABS AND FOOTINGS - CONSTRUCTION
AS3500	PLUMBING AND DRAINAGE - STORMWATER DRAINAGE
AS3600	CONCRETE STRUCTURES
AS3660	PROTECTION OF BUILDINGS AGAINST SUBTERRANEAN TERMITES
AS3700	MASONRY IN BUILDINGS
AS3740	WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS3786	SMOKE ALARMS
AS3959	CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
AS4100	WIRE LOCKING OF HOOKING
AS4100	STEEL STRUCTURES
AS4256	PLASTIC ROOF & WALL CLADDING MATERIALS

SOIL CLASSIFICATION:
THESE PLANS TO BE READ IN CONJUNCTION WITH THE SOIL REPORT BY
FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT

TERMITE PROTECTION:
WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE AREA, THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH TERMITE WITH THE RELEVANT AUSTRALIAN STANDARD

GLAZING:
GRADE A SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES
i) ALL ROOMS - WITHIN 500MM VERTICAL OF THE FLOOR.
ii) BATHROOMS - WITHIN 1500MM VERTICAL FROM THE BATH BASE.
iii) LAUNDRY - WITHIN 1200MM VERTICAL FROM FLOOR AND/OR WITHIN 300MM HORIZONTAL FROM DOORS.
iv) SHOWER SCREENS - WITHIN 300MM HORIZONTAL FROM ALL DOORS.
ALL SHOWER SCREENS TO BE GRADE A SAFETY GLASS.

WINDOWS:
WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL ROUND.

METAL CLADDING:
ALL METAL ROOF AND WALL CLADDING TO COMPLY WITH BCA TABLE 3.5.1.1a CORROSION PROTECTION

STORMWATER:
STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

SEWER OR SEPTIC
SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY.

CONCRETE:
ALL CONCRETE FOOTINGS AND SLAB TO BE IN ACCORDANCE WITH AS2870.1

FOOTINGS:
FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.

ARTICULATION JOINTS
TO ALL MASONRY WALLS PROVIDE FULL HEIGHT VERTICAL JOINTS AND/OR OPENINGS FROM FOOTINGS TO EAVES AT NO GREATER THAN 9 METER INTERVALS OR AS ENGINEERS RECOMMENDATIONS.

STEELWORK:
FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEELWORK BRICK CAVITY TIES AND STEEL LINTELS ETC. THAT ARE EMBEDDED OR FIXED INTO MASONARY SHALL BE PROTECTED IN ACCORDANCE WITH A.S. 1650 OR AS 3750 HOT DIPPED GALV. STRAND STEEL OR GALVANISED

BALUSTRADES:
NO OPENING SHALL BE GREATER THAN 125MM WIDE ON IN ONE DIRECTION AND 460 IN OTHER DIRECTION AND NO MORE THAN 150MM OF AN INCLUSION JOINTS.

BRACING AND TIE-DOWNS:
TO COMPLY TO AS 1684 AND TIMBER FRAMING MANUAL SECTION 4
FOR SIMPLIFIED SYSTEM FOR WIND SPEEDS UP TO N1B2C

TIMBER FRAMING:
TO COMPLY WITH AS1684 MANUAL OR AS1684 UNLESS SPECIFIED BY ENGINEERS REPORT.

WET AREAS:
ALL WET AREAS SHALL COMPLY WITH AS 3740 - WALL FINISHES
WATERPROOFING SHALL BE TAKEN A MINIMUM OF 150MM ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75MM OF THE WALL.

SAFETY DOORS:
DOORS TO SMALL ROOMS, WHERE THE SWING OF THE DOOR IS WITHIN 500MM OF THE PAN, MUST EITHER SWING OUTWARDS OR BE REMOVABLE FROM THE OUTSIDE, BE SPLIT HINGED WITH A CUT DOWN DOOR

SUB-FLOOR VENTILATION:
SUB-FLOOR SPACE TO BE FITTED WITH A MIN. OF 7500MM SQ. CLEAR VENTILATION FOR EVERY METRE OF EXTERNAL MASONARY WALL AND 2200MM SQ. CLEAR VENTILATION PER 1000MM RUN OF INTERNAL BRAMP WALLS.

FLOOR CLEARANCE:
PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150MM FOR FLOOR WITH STRIP FLOORING OR 250MM FOR FLOORS WITH PARTICLE BOARD FLOORING AND 400MM IN A TERMITE DESIGNATED AREA.

INSULATION:
THESE PLANS TO BE READ IN CONJUNCTION WITH ENERGY RATING REPORT PROVIDED

STAIRS:
STAIR REQUIREMENTS - (OTHER THAN SPIRAL STAIRS)
RISERS - 190MM MAXIMUM, 115MM MINIMUM
GOING - 355MM MINIMUM, 240MM MAXIMUM
PRIVATE STAIRS (AS2128MIN FOR PUBLIC STAIRS)
RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT. PROVIDE NON SLIP FINISH OR SLIP RUBBER NON SKID STRIP NEAR EDGE OF NOSINGS.
ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125MM OR USE CLOSED RISERS.
PROVIDE CONTINUOUS HANDRAIL 1000MM MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000MM OR MORE ABOVE GROUND LEVEL.
865MM MINIMUM HEIGHT HANDRAIL ABOVE STAIR NOSINGS AND LANDINGS.
MAXIMUM OPENINGS BETWEEN BALUSTERS NOT TO EXCEED 125MM.
BALUSTRADING TO HIGH DECKS
WHERE DECKS ARE 4000MM OR MORE ABOVE GROUND LEVEL, THE BALUSTRADE MUST BE NON-CLIMBABLE BETWEEN THE HEIGHTS OF 150MM AND 760MM

CONCRETE STUMPS:
- 150MM SQ. UP TO 1400MM LONG (1 No H.D. WIRE).
- 150MM SQ. 1400MM TO 1800MM LONG (2 No H.D. WIRES).
- 125MM SQ. 1501MM TO 2000MM LONG (2 No H.D. WIRES).

NOTE ALL STUMPS EXCEEDING 1200MM ABOVE GROUND TO BE BRACED.

EXISTING:
THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURE DURING ALL WORKS.
THE BUILDER SHALL MAKE PROVISION FOR THE REMOVAL WATER TIGHTNESS OF ALL NEW AND EXISTING WORKS.

SMOKE ALARMS:
DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786 AND THE BUILDING CODE OF AUSTRALIA AS PART OF A CLASS 1, 2 OR 3 BUILDING OR A CLASS 4 A PART OF A BUILDING.
THE SMOKE ALARM SHALL BE HARD WIRED WITH BATTERY BACKUP AND INTERLINKED.

BUSHFIRE AREAS:
BUILDINGS IN BUSHFIRE PRONE AREAS SHALL COMPLY WITH AS3959-2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

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THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE.

COLOURS:

ROOF: COLOURBOND "WOODLAND GREY"

WALLS:
GROUND LEVEL
DULUX "DUNE"

1ST FLOOR LEVEL
DULUX "PAPERBARK"

2ND FLOOR LEVEL
SPOTTED GUM

TRIM: DULUX "MERBAU"

WINDOWS: "ANODISED ALUMINIUM"

MULTI AWARD WINNING BUILDING DESIGN AND DRAFTING
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Amendments:	Date:
REV E. TOWN PLANNING ISSUE	2/10/20

PROPOSED MEETING ROOM AND RAMP FOR SOUTHERN PENINSULA RESCUE SQUAD AT 2900 POINT NEPEAN RD BLAIRGOWRIE

Drawn:	ROB BOYLE
Date:	3/2/20
Scale:	1:100
Project No:	P40_002
Drg No:	P40_002 REV E
Sheet No:	3 OF 4 Elevations