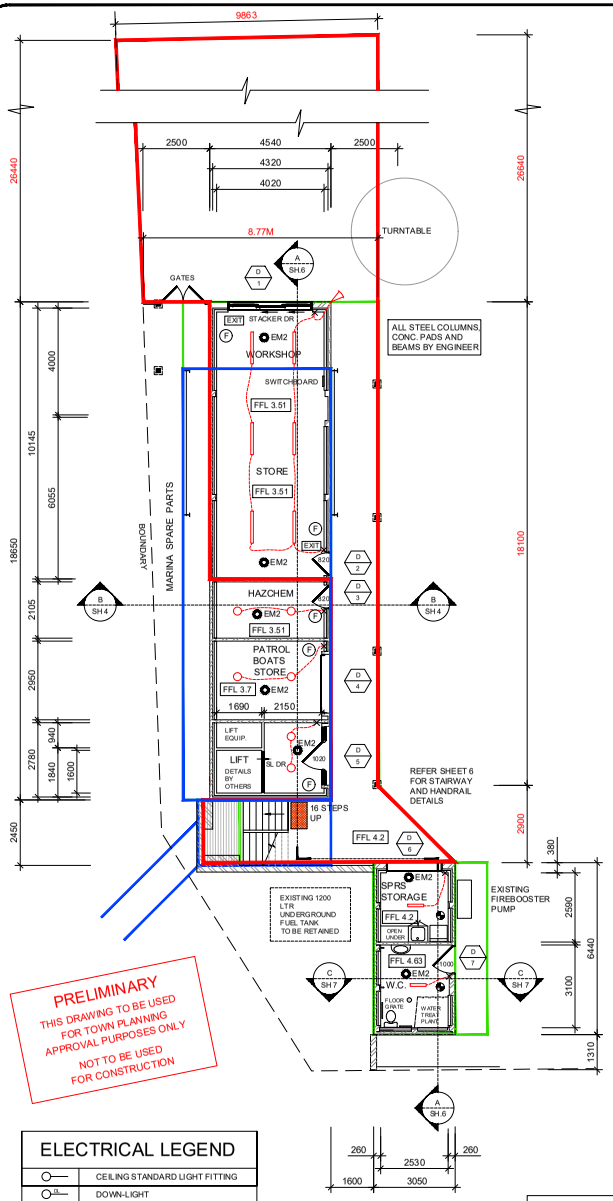


ELECTRICAL LEGEND

	CEILING STANDARD LIGHT FITTING
	DOWN-LIGHT
	SINGLE EXTERNAL FLOODLIGHT
	DOUBLE EXTERNAL FLOODLIGHT
	SHOVEL FLOODLIGHT
VACUUM POINT	DUCTED VACUUM POINT
	FLORECENT LIGHT
	SINGLE GPO
	DOUBLE GPO
	DOUBLE GPO WEATHER PROOF
	HEAT LIGHT/ FAN UNIT
	FAN UNIT
TV	TELEVISION
T	TELEPHONE
	SMOKE DETECTOR
	LIGHT SWITCHES
SENSOR	LIGHT SENSORS

EXISTING GROUND FLOOR PLAN

SCALE 1:100 at A1

FLOOR AREA - 84.7 SQ.M - (9.1 SQ'S)
LAUND / WC AREA - 19.6 SQ.M - (2.1 SQ'S)

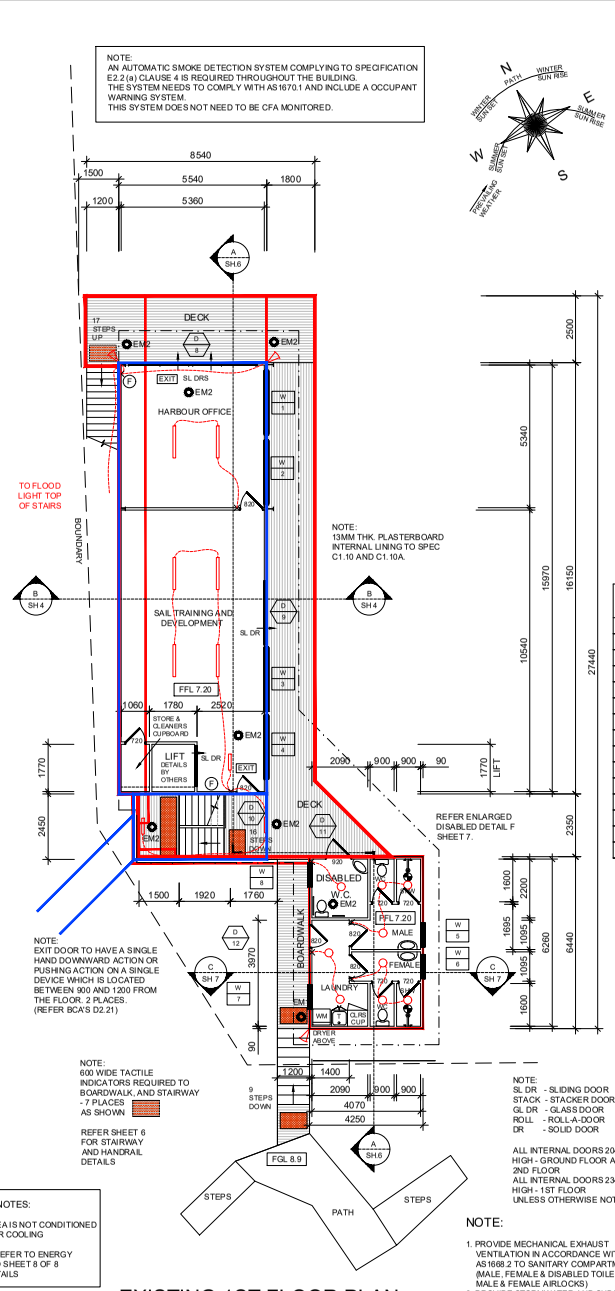
OUTLINE OF 2ND FLOOR LEVEL
OUTLINE OF 1ST FLOOR LEVEL

ENERGY EFFICIENCY NOTES:

THE GROUND FLOOR AREA IS NOT CONDITIONED WITH EITHER HEATING OR COOLING

FOR FURTHER DETAILS REFER TO ENERGY EFFICIENCY REPORT AND SHEET 8 OF 8 ENERGY EFFICIENCY DETAILS

NOTE:
AN AUTOMATIC SMOKE DETECTION SYSTEM COMPLYING TO SPECIFICATION E2.2.(a) CLAUSE 4 IS REQUIRED THROUGHOUT THE BUILDING.
THE SYSTEM NEEDS TO COMPLY WITH AS1670.1 AND INCLUDE A OCCUPANT WARNING SYSTEM.
THIS SYSTEM DOES NOT NEED TO BE CFA MONITORED.



EXISTING 1ST FLOOR PLAN

SCALE 1:100 at A1

FLOOR AREA - 116.9 SQ.M - (112.6 SQ'S)
DECK AREA - 75.5 SQ.M - (8.1 SQ'S)

OUTLINE OF GROUND FLOOR LEVEL
OUTLINE OF 2ND FLOOR LEVEL
OUTLINE OF LIQUOR LICENCE AREA

NOTE:
1. PROVIDE MECHANICAL EXHAUST VENTILATION IN ACCORDANCE WITH AS1668.2 TO SANITARY COMPARTMENTS (MALE, FEMALE & DISABLED TOILETS & MALE & FEMALE AIRLOCKS)
2. PROVIDE STORMWATER AND SUBSURFACE DRAINS IN ACCORDANCE WITH AS/NZS 3500.3 AND THE GEOTECHNICAL ENGINEERS REPORT

LIGHTING LEGEND

SYMBOL	ARTIFICIAL LIGHT	NO.
	DOWN-LIGHT 14W FLOURESCENT	14
	SINGLE EXTERNAL FLOODLIGHT	5
	FLORECENT LIGHT 28W SINGLE 1200 LG	15
	FLORECENT LIGHT 14W SINGLE 600 LG	5
X	LIGHT SWITCHES	

NOTE:
SIDE ACCESS DOOR TO BE RECESSED INTO WALL AND HAVE A SINGLE HAND DOWNWARD ACTION OR PUSHING ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900 AND 1200 FROM THE FLOOR. (REFER BCA'S D2.21)

REFER SHEET 6 FOR STAIRWAY AND HANDRAIL DETAILS

NOTE: PROVIDE MECHANICAL VENTILATION SYSTEM TO FIRST FLOOR TO AS1668.2

WINDOW SCHEDULE

NO	NOM. SIZE
1	2400x2400 FIX
2	2400x2400 FIX
3	2400x2400 FIX
4	2400x2400 FIX
5	600x900 AW
6	600x900 AW
7	600x900 AW
8	600x900 AW
9	SPECIAL
10	SPECIAL
11	SPECIAL
12	1000x2400 AW
13	1000x2400 FIX
14	1000x2400 AW

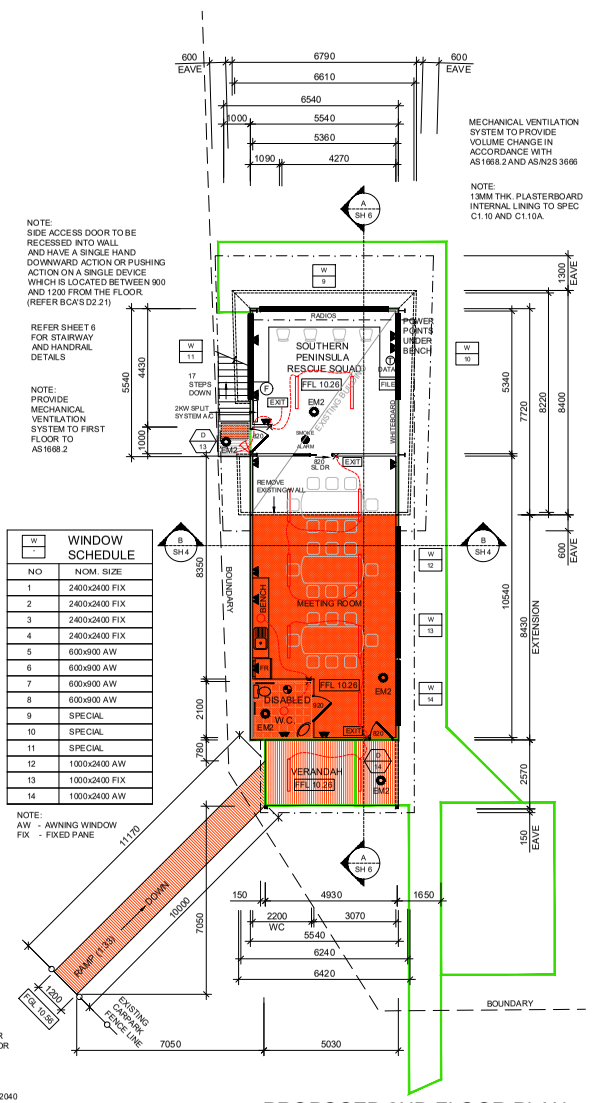
NOTE:
AW - AWNING WINDOW
FIX - FIXED PANE

DOOR SCHEDULE

NO	NOM. SIZE
1	2400x3000 STACK
2	2040x820 DR
3	2040x820 DR
4	2100x2100 ROLL
5	2100x2100 GL DR
6	2100x2100 ROLL
7	2040x1000 DR
8	2400x4800 SL DR
9	2400x2400 SL DR
10	2400x820 GL DR
11	2340x920 DR
12	2340x820 DR
13	2340x820 DR
14	2040x820 GL DR

NOTE:
SL DR - SLIDING DOOR
STACK - STACKER DOOR
GL DR - GLASS DOOR
ROLL - ROLL-A-DOOR
DR - SOLID DOOR

ALL INTERNAL DOORS 2040 HIGH - GROUND FLOOR AND 2ND FLOOR
ALL INTERNAL DOORS 2340 HIGH - 1ST FLOOR UNLESS OTHERWISE NOTED



PROPOSED 2ND FLOOR PLAN

SCALE 1:100 at A1

FLOOR AREA EXTENSION - 46.7 SQ.M - (5.0 SQ'S)
TOTAL FLOOR AREA - 77.4 SQ.M - (8.30 SQ'S)

OUTLINE OF 1ST FLOOR LEVEL
PROPOSED EXTENSION
PROPOSED DECK AND RAMP

EXIT AND EMERGENCY LIGHTS:

EXIT — EXIT SIGN
FAMCO F9914/SM/E SUSTAINED WALL MOUNTED OR EQUIVALENT

EXIT — EXIT DIRECTION SIGN
FAMCO F9914/SM/EAL SUSTAINED WALL MOUNTED OR EQUIVALENT

EM1 (MOUNTING HEIGHT) — SURFACE MOUNTED EMERGENCY LIGHT
FAMCO F9915/SM/R NON MAINTAINED CIRCULAR SURFACE MOUNT OR EQUIVALENT

EM2 (MOUNTING HEIGHT) — RECESSED EMERGENCY LIGHT
FAMCO F9915GSP NON MAINTAINED RECESSED OR EQUIVALENT

NOTES:

GENERAL:
STAMP OF NZ DRAWINGS & USE WRITTEN DIMENSION ONLY!
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.
THE OWNER/BUILDER, SUBCONTRACTOR 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 BUILDING CODE AND ALL OTHER RELEVANT EXISTING BUILDING REGULATIONS & LOCAL BY-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:
A5128 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
A5162 DESIGN AND INSTALLATION OF WET AREA WALL LININGS
A5164 NATIONAL TIMBER FRAMING CODE
A5168 INSTALLATION OF PARTICLEBOARD FLOORING
A5128 SWIMMING POOL SAFETY STANDARDS
A5276 TIMBER FRAMING - SELECTION OF SPECIES
A5276 RESIDENTIAL SLABS AND FOOTINGS
A5240 ROOF TILES
A5159 FIXING OF ROOFING TILES
A5276 RESIDENTIAL SLABS AND FOOTINGS - CONSTRUCTION
A5168 ROOF AND WALL CLADDING FIXINGS
A5158 PLUMBING AND DRAINAGE
A5240 CONCRETE STRUCTURES
A5160 PROTECTION OF BUILDINGS AGAINST SUBTERRANEAN TERMITES
A5730 MASONRY IN BUILDINGS
A5740 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
A5786 SMOKE ALARMS
A5662 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
A5165 WALL CLADDINGS FOR HOUSING
A5160 STEEL STRUCTURES
A5428 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 AS3660.1 AND 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 2000MM VERTICAL FROM THE BATH BASE.
iii) LAUNDRY - WITHIN 1200MM VERTICAL FROM FLOOR AND/OR WITHIN 300MM HORIZONTAL FROM DOORS.
iv) SHOWERS - WITHIN 1500MM HORIZONTAL FROM ALL DOORS.
ALL OTHER GLAZING TO BE ANNEALED 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 9M 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 MASONRY SHALL BE PROTECTED IN ACCORDANCE WITH AS/NZS 4534:2006 AS 3566 HOT DIP GALVANISING MINIMUM COATING MASS OF 600g/m2.

SLAB FLOOR CONSTRUCTION:
MAXIMUM CONTROL JOINTS 6.0M IN ONE DIRECTION AND 4M IN OTHER DIRECTION AND WITHIN 150MM OF ARTICULATION JOINTS

BRACING AND TIE-DOWNS:
TO COMPLY TO AS 1684 AND TIMBER FRAMING MANUAL SECTION 4
FOR SIMPLE BUILDS SYSTEM FOR WIND SPEEDS OF 35 M/SEC.

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

WET AREAS:
ALL WET AREAS SHALL COMPLY WITH AS 3740, WALL FINISHES
i) SHOWER - WITH 1500MM RADIUS OF SHOWER ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 1500MM 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 P.A. MUST EITHER SLIDING OUTWARDS OR BE REMOVABLE FROM THE OUTSIDE, BE SPLIT HINGED WITH A CUT DOWN DOOR OR BE FITTED WITH A DOOR STOP.

SUB-FLOOR VENTILATION:
SUB-FLOOR VENTILATION TO BE A MIN. OF 7500MM SQ. CLEAR VENTILATION PER 1000MM RUN OF EXTERNAL MASONRY WALL AND 2200MM SQ. CLEAR VENTILATION PER 1000MM RUN OF INTERNAL DWARF WALLS.

FLOOR CLEARANCE:
PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150MM FOR FLOOR WITH STRIP FLOORING OR 225MM FOR FLOORS WITH PARTICLE BOARD FLOORING AND 450MM 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 MAXIMUM, 240MM MINIMUM
PRIVATE STAIRS (AND 250MM FOR PUBLIC STAIRS)
RISERS AND TREADS TO BE CONSTANT TO IN SIZE THROUGHOUT FLIGHT. PROVIDE NON SLIP FINISH OR SLIP RUBBER NON SKID STRIP NEAR EDGE OF NOSINGS.
ENSURE MAXIMUM GAP BETWEEN RISERS OF OPEN TREAD STAIRS OF 125MM OR USE CLOSED RISERS.
HANDRAILS 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 4M 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).
- 190MM SQ. 1400MM TO 1800MM LONG (2 No. H.D. WIRES).
- 150MM SQ. 1800MM TO 2500MM 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 PROVIDE FLASHING FOR THE SATISFACTORY WATER TIGHTNESS OF ALL NEW AND EXISTING WORKS.

SMOKE ALARMS:
DETECTOR ALLOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786 AND LOCATED IN EVERY SOLE-OCCUPANCY UNIT PART OF A CLASS 1, 2 OR 3 BUILDING OR A CLASS 4 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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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:	2 OF 4 Floor Plan

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