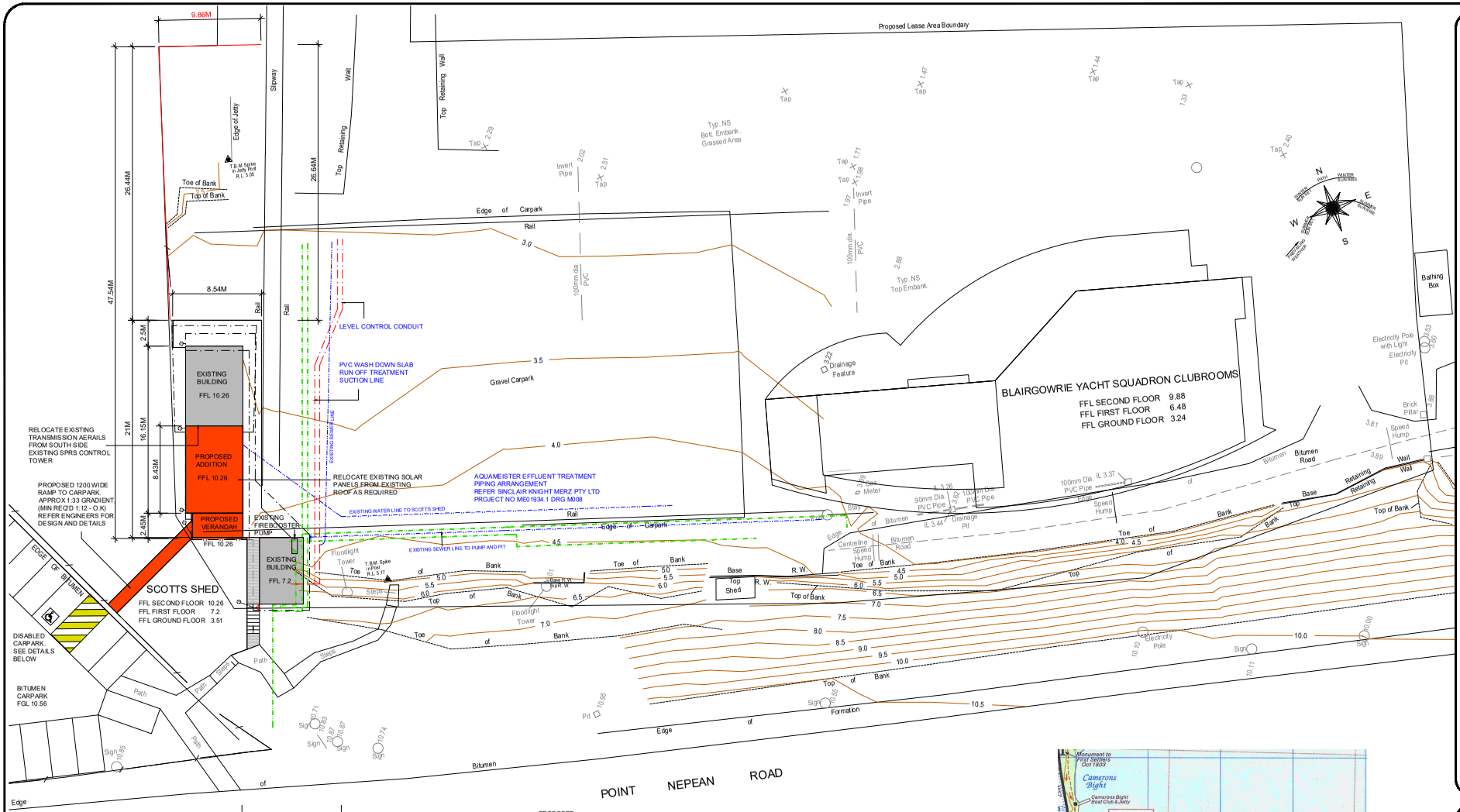


NOTES:

GENERAL:
STAMP OF NO ADP DRAWINGS, USE WRITTEN DIMENSION ONLY!
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATION 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 OF AUSTRALIA (AS AMENDED BY STATE EDITIONS), 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
AS1860	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	INSTALLATION OF ROOF TILES
AS2870	RESIDENTIAL SLABS AND FOOTINGS - CONSTRUCTION
AS3500	PLUMBING AND DRAINAGE - STORMWATER DRAINAGE
AS3660	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	TIMBER DESIGN CODE FOR HOUSING
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 AS3660.1

GLAZING:
GRADE A SAFETY GLASS 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 NO METER INTERVALS OR AS PER 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 3566 HOT DIP GALVANISED WITH A MINIMUM COATING MASS OF 600g/m2.
EXPANSION JOINTS TO BE PROVIDED TO MASONRY IN ONE DIRECTION AND 40m IN OTHER DIRECTION AND WITHIN 100MM OF ANY RETURN JOINTS.

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

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

WET AREAS:
ALL WET AREAS SHALL COMPLY WITH AS 3740. WALL FINISHES
i) SHOWER - WATERPROOFING TO A HEIGHT OF 1800MM 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 PAN, MUST EITHER SWING OUTWARDS OR BE REMOVABLE FROM THE OUTSIDE. IF SPLIT HINGES WITH A CUT DOWN DOOR.

SUB-FLOOR VENTILATION:
SUB-FLOOR VENTILATION TO BE A TOTAL AREA OF 7500MM2 SQ. CLEAR VENTILATION PER METER RUN OF EXTERNAL MASONRY WALL AND 2200MM SQ. CLEAR VENTILATION PER METER RUN OF INTERNAL BRAKWORK.

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 MINIMUM
PRIVATE STAIRS (AND 250MM FOR PUBLIC STAIRS)
RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT. PROVIDE NON SLIP FINISH OR SLIP STRIP NEAR EDGE OF NOSINGS.
ENSURE MAXIMUM GAP BETWEEN RISERS IS 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 IN STAIR NOT TO EXCEED 125MM.
BALUSTRADING TO HIGH DECKS:
MAXIMUM OPENINGS BETWEEN BALUSTERS ABOVE GROUND LEVEL, THE BALUSTRADE MUST BE IN ONE OF ASSEMBLE BETWEEN THE HEIGHTS OF 1000MM AND 1800MM

CONCRETE STUMPS:
- 600MM SQ. UP TO 1400MM LONG (1 No H.D. WIRE).
- 700MM SQ. 1400MM TO 1800MM LONG (2 No H.D. WIRES).
- 1200MM SQ. 1801MM TO 3000MM LONG (3 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.
ALL ROOF AREAS TO BE MADE WATERTIGHT AT THE NEW/ALL WATER TIGHTNESS OF ALL NEW AND EXISTING ROOFS.

SMOKE ALARMS:
DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786 AND BCA 3.7.2.5 WHERE THE BUILDING IS 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.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CUSTOMER AND FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE AUTHOR. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE AUTHOR'S WRITTEN CONSENT DOES SO AT OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE AUTHOR FOR SUCH USE AND/OR RELIANCE.

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.

SPACE IDENTIFICATION

EACH DEDICATED SPACE SHALL BE IDENTIFIED BY MEANS OF A WHITE SYMBOL OF ACCESS IN ACCORDANCE WITH AS 1428.1 BETWEEN 800 MM AND 1000 MM HIGH PLACED ON A BLUE RECTANGLE WITH NO SIDE MORE THAN 1200 MM, PLACED AS A PAVEMENT MARKING IN THE CENTRE OF THE SPACE BETWEEN 500 MM AND 600 MM FROM ITS ENTRY POINT AS ILLUSTRATED

SPACE DELINEATION

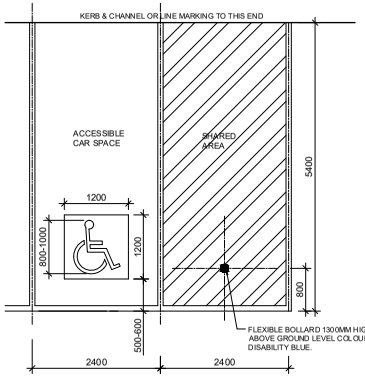
PAVEMENT MARKINGS SPECIFIED IN ITEMS (A) AND (B) OF THIS CLAUSE SHALL BE YELLOW AND SHALL HAVE A SLIP RESISTANT SURFACE. RAISED PAVEMENT MARKERS SHALL NOT BE USED FOR SPACE DELINEATION.

PAVEMENT MARKINGS SHALL BE PROVIDED AS FOLLOWS:

1. **LINEMARKING**
1.1. DEDICATED PARKING SPACES SHALL BE OUTLINED WITH UNBROKEN LINES 80 TO 100 MM WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.

2. **SHARED AREAS SHALL BE MARKED AS FOLLOWS:**
2.1. WALKWAYS WITHIN OR PARTLY WITHIN A SHARED AREA SHALL BE MARKED WITH UNBROKEN LONGITUDINAL LINES ON BOTH SIDES OF THE WALKWAY EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.
2.2. OTHER VACANT NON-TRAFFICKED AREAS, WHICH MAY BE INTENTIONALLY OR UNINTENTIONALLY OBSTRUCTED (E.G. BY UNINTENDED PARKING), SHALL BE OUTLINED WITH UNBROKEN LINES 80 TO 100 MM WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL, AND MARKED WITH DIAGONAL STRIPES 150 TO 200 MM WIDE WITH SPACES 200 MM TO 300 MM BETWEEN STRIPES. THE STRIPES SHALL BE AT ANGLE OF 45 ± 10 DEGREES TO THE SIDE OF THE SPACE.
2.3. NO SHARED AREA MARKINGS SHALL BE PLACED IN TRAFFICKED AREAS.
2.4. ALL LINEMARKING MUST BE NON SLIP

3. **BOLLARDS:**
3.1. MINIMUM HEIGHT 1300MM
3.2. RECOMMENDED COLOUR BLUE TO CONTRAST AGAINST YELLOW LINE MARKING
3.3. RECOMMEND FLEXIBLE BOLLARDS TO REDUCE MOTOR VEHICLE DAMAGE



LEFT HAND ACCESSIBLE CAR PARKING SPACES
IN ACCORDANCE WITH AS2890.6
SCALE 1:50 at A1

BYS SITE AERIAL VIEW
SCALE 1:1000 at A1

SITE ANALYSIS PLAN
SCALE 1:200 at A1

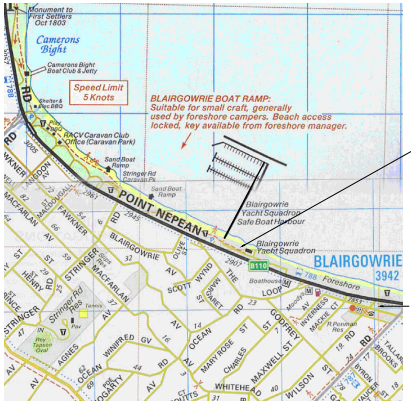
ALL LEVELS AND CONTOURS TO A.H.D.

- STORMWATER TO SOAKAGE PIT TO LOCAL COUNCILS REQUIREMENTS. MAX. 65 SQ. M OF ROOF AREA TO SOAK PIT

PROPOSED ADDITIONS

EXISTING BUILDING

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



LOCALITY PLAN
SCALE 1:5000 at A1

PORT PHILLIP PLANS
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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:	1:200 1:1000 1:5000
Project No:	P40_002
Drg No:	P40_002 REV E
Sheet No:	1 OF 4 SitePlan