

**GENERAL:**  
THE BUILDER & SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS .  
- REPORT ALL DISCREPANCIES TO OFFICE FOR CLARIFICATION.

USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE PLANS

ALL BUILDING WORKS CONFORM WITH BUILDING ACT 1993, BUILDING REGULATIONS 2020, BUILDING CODE OF AUSTRALIA 2020 (BCA) & ADOPTED AUSTRALIA STANDARDS

BUILDING/S ON ALLOTMENTS IN DESIGNATED BUSHFIRE AREA CONSTRUCTED IN ACCORDANCE WITH AS 3959 FOR APPROPRIATE BAL LEVEL CALCULATED FOR SITE

THE FFL TO AHD OF DWELLING TO BE CONFIRMED BY LICENSED LAND SURVEYOR PRIOR TO FRAME INSPECTION FOR ANY ALLOTMENT/S DESIGNATED LAND LIABLE TO FLOOD AND/OR DESIGNATED LAND -OVERLAND FLOW

BUILDINGS MUST COMPLY WITH CLAUSE 3.10.3 BCA AND ABCB FLOOD HAZARD MANAGEMENT STANDARD WHEN A SITE IS DESIGNATED AS LAND LIABLE TO FLOOD

PERFORMANCE SOLUTIONS PURSUANT TO PART 2 BCA APPLY WITH CONSTRUCTION OF THIS BUILDING AS AN ALTERNATIVE TO THE DEEMED TO SATISFY REQUIREMENTS OF THE BCA

DOORS TO SANITARY COMPARTMENT WHERE TOILET PAN IS WITHIN 1200mm FITTED WITH REMOVABLE/LIFT-OFF HINGES

ANTI-PONDING DEVICE/BOARDS TO BE INSTALLED PURSUANT TO CLAUSE 3.5.2.5, BCA

**SITE WORKS/SITING:**  
FOOTINGS, BUILDING & SITE WORKS TO BE CONSTRUCTED AND REMAIN WITHIN TITLE BOUNDARIES. (UNLESS CONSENT OBTAINED)

EARTHWORKS (UN-RETAINED) SHALL NOT EXCEED 2000M MAX.

SLOPE RATIOS FOR EARTHWORKS:

SOIL CLASS	SITE CUT MAX. RATIO	SITE FILL MAX. RATIO
STABLE ROCK - CLASS A	8:1	2:3
SAND -CLASS A	1:2	1:2
FIRM CLAY -CLASS M-E	1:1	1:2
SOFT CLAY -CLASS M-E	2:3	NOT SUITABLE

SLOPE RATIOS FOR FILLED SOFT CLAY (CLASS M-E) AND ALL EARTHWORKS FOR CLASS-P SITES MUST BE SPECIFIED BY THE DESIGNING ENGINEER & NOMINATED ON SITE PLAN

**TERMITE TREATMENT:**  
DWELLING TO BE PROTECTED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS 3660 & PART 3.1.4 BCA. WHERE NOMINATED BY MUNICIPALITY AS AN AFFECTED AREA

**DRAINAGE:**  
SITE DRAINAGE TO COMPLY WITH CLAUSE 3.1.3.3 BCA (DRAIN AWAY FROM BUILDING FOUNDATIONS TO AVOID PONDING)

STORMWATER DRAINAGE TO COMPLY WITH CLAUSE 3.1.3.5 BCA AND CONNECTED TO LEGAL POINT OF DISCHARGE (LPD) AS NOMINATED BY LOCAL MUNICIPALITY'S AUTHORITY

STEP DOWNS/FREEBOARDS:  
- STEP DOWNS ABOVE EXTERNAL CONC. OR BALCONIES SLOPED AWAY FROM DWELLING = 50mm MIN / 1m  
- STEP-DOWNS ABOVE ALL OTHER SURFACES = 150mm

**FOUNDATIONS:**  
ALL FOUNDATIONS CONSTRUCTED IN ACCORDANCE WITH ENGINEERS CERTIFIED DESIGN, PART 2.3 BCA AND AS-2870

CONCRETE TO BE MANUFACTURED TO AS-3600

PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 200mm OR AS NOMINATED BY ENGINEER

SOIL CLASSIFICATION AS PER SOIL REPORT. FOUNDATIONS/FOOTINGS FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT.

**GUTTERS & DOWNPIPES:**  
ALL GUTTERS & DOWNPIPES MUST BE PROVIDED WITH CERTIFICATE OF COMPLIANCE ISSUED BY PLUMBER THAT CLEARLY STATES COMPLIANCE WITH AS-3500.3

**CONDENSATION/EXHAUST MANAGEMENT:**  
WALL SISALATION TO BE VAPOUR PERMEABLE MEMBRANE & COMPLY WITH AS-4200.1 AND INSTALLED PURSUANT TO AS-4200.2

ALL EXHAUST FANS TO ACHIEVE A MIN. 40-LITRE/s FLOW RATE

ALL EXHAUST FANS & RANGEHOODS MUST DISCHARGE TO EXTERNAL AIR VIA WALL OR ROOF VENT & NOT INTO ANY ROOF SPACE

**WALLS / CLADDING:**  
BRICKWORK TO COMPLY WITH PART 3.3 BCA, AS-3700 & AS-4773

PROVIDE 10mm MIN. ARTICULATION JOINTS TO ENGINEER'S DESIGN AND CLAUSE 3.3.5.13 BCA (5m MAX. SPACING)

HEBEL/LOXO PANELS PROVIDED & INSTALLED TO COMPLY WITH MATA TESTING AUTHORITY APPROVED MANUFACTURER'S SPECIFICATIONS

FOAM BOARD CLADDING PROVIDED & INSTALLED TO COMPLY WITH NATA TESTING AUTHORITY APPROVED MANUFACTURER'S SPECIFICATIONS

FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES AND STEEL LINTELS ETC. THAT ARE EMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH A.S.1650 OR A.S. 3700 - TABLE 2.2, HOT DIPPED GALVANISED, STAINLESS STEEL OR CADMIUM COATED.

SUB-FLOOR VENTS TO PROVIDE A RATE OF 7500mm SQ. CLEAR VENTILATION PER 1000mm RUN OF EXTERNAL MASONRY WALL (VENTS AT 1000mm MAX. CTS)

ISSUE WALL/TRUSS SPECIFICATIONS & COMPUTATIONS TO BUILDING SURVEYOR PRIOR TO FRAME INSPECTION

**GLAZING / WINDOWS:**  
GLASS TYPE & INSTALLATION OF ALL GLAZING TO WINDOWS, DOORS, SHOWER SCREENS, BALUSTRADES AND ROOF LIGHTS TO COMPLY WITH PART 3.6 BCA & AS-1288 & AS-2047

WINDOWS/DOORS TO BE FLASHED & SEALED ALL AROUND PROVIDE WEATHER-STRIP TO ALL EXTERNAL DOORS

WINDOW & EXTERNAL DOOR SIZES ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.

RESTRICT ALL 1st FLOOR BEDROOM WINDOWS TO 125mm MAX. OPENING

ENSURE GAS COOKTOP BURNERS ARE KEPT 200mm CLEAR OF GLASS SPLASHBACK OR ALT. NON-COMBUSTIBLE MATERIAL USED

REFER TO ENGINEERS SOIL REPORT FOR WIND GUST SPEED APPLICABLE TO THIS ALLOTMENT.

**WATERPROOFING:**  
ALL WET AREAS TO COMPLY WITH CLAUSE 3.8.1.2 BCA AND AS-3740.

BALCONIES TO COMPLY WITH CLAUSE 3.8.1.3 BCA AND AS-4654 PARTS 1 & 2

WALL FINISHES SHALL BE IMPERVIOUS TO MIN HEIGHT OF:  
- 1800mm ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES  
- 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75mm OF THE WALL.

CONTRACTORS (FLEXITRAY OR EQ.) TO ISSUE CERTIFICATE

**SMOKE ALARMS:**  
INTERCONNECTED SMOKE ALARMS IN ACCORDANCE WITH PART 3.7.5 BCA & AS- 3886 (INC. BATTERY BACKUP)

**STAIRS & STEPS:**  
STAIR REQUIREMENTS: (WHERE APPLICABLE)  
\* RISERS - 190mm MAXIMUM, 115mm MINIMUM  
\* GOING - 355mm MAXIMUM, 240mm MINIMUM (PRIVATE STAIRS);  
\* RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT. MAXIMUM GAP BETWEEN OPEN RISERS NOT TO EXCEED 125mm  
\* PROVIDE BALUSTRADE AT 1000mm MINIMUM HEIGHT TO BALCONIES, LANDINGS & DECKS MORE THAN 1000mm ABOVE GROUND LEVEL  
\* PROVIDE HANDRAIL 865mm MINIMUM HEIGHT ABOVE STAIR NOSING  
\* MAXIMUM GAP/OPENINGS TO BALUSTRADE 125mm MAX.  
\* HANDRAIL TO AT LEAST 1-SIDE OF STAIRWAY, MUST BE CONTINUOUS & HAVE NO OBSTRUCTIONS OR BREAK HANDHOLD -EXCEPT NEWEL POST  
\* MINIMUM LANDING DEPTH TO BE NO LESS THAN 750mm  
\* MINIMUM HEAD CLEARANCE UNDER STAIR IS 2000mm

\* SLIP RESISTANT TREATMENT OR NOSING TO STAIR STEPS PROVIDED IN ACCORDANCE WITH CLAUSE 3.9.1.4 BCA


**ENERGY EFFICIENCY:**  
DWELLING AND GARAGE TO COMPLY WITH PART 3.12 BCA & JOB SPECIFIC 6-STAR ENERGY REPORT

DWELLING TO BE PROVIDED WITH 2000-LITRE WATER TANK CONNECTED TO SANITARY FLASHING SYSTEMS OR SOLAR WATER HEATER INSTALLED IN ACCORDANCE WITH PLUMBING REGULATIONS PER CLAUSE 3.12.0 (a), BCA

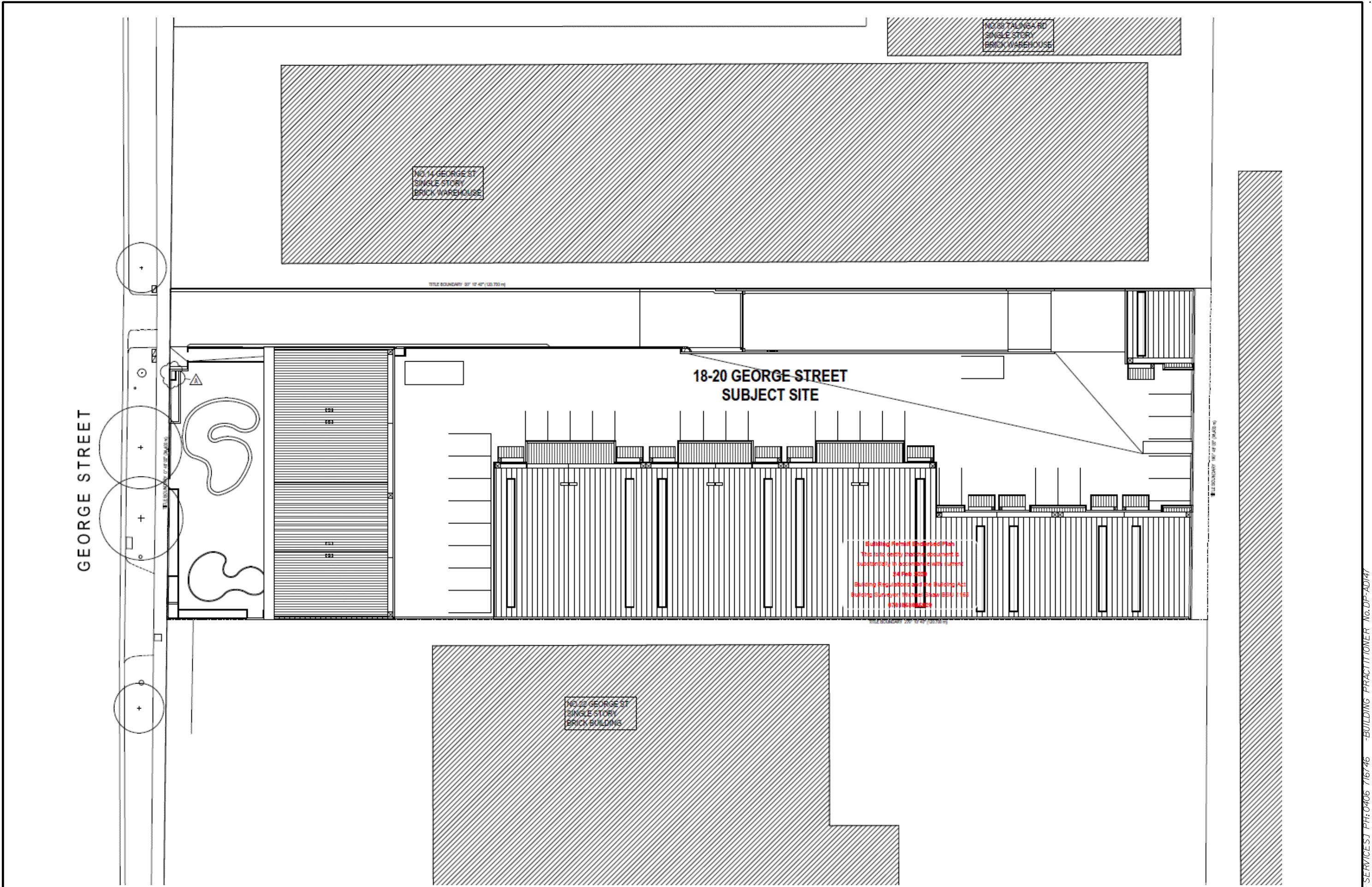
PROVIDE THERMAL INSULATION AS PER BCA -VICTORIAN APPENDIX  
1. RFL TO COMPLY WITH A.S./NZS 4200.2 AND HAVE A FLAMMABILITY INDEX OF NOT LESS THAN 5.

**LEGAL:**  
THESE PLANS HAVE BEEN PREPARED BY NEIL MARTINS FOR EXCLUSIVE USE OF BUILDER AND FOR THE PURPOSE EXPRESSLY NOTIFIED TO AUTHOR. NO OTHER PERSON MAY USE THESE PLANS WITHOUT WRITTEN CONSENT OR LEGAL PROCEEDINGS WILL BE TAKEN.



 <div><b>MARTINS &amp; ASSOCIATES</b> CAD DESIGN / DRAFTING M:0406 716746. DP-AD147 <small>© COPYRIGHT 2021 REPRODUCTION WITH OR WITHOUT MODIFICATIONS FORBIDDEN</small></div>	AMENDMENTS/NOTES:		<b>ENGINEERING &amp; PLANNING:</b> COMPLY WITH ANY LOCAL BY-LAWS, MCP'S, DEVELOPER GUIDELINES OR TOWN PLANNING REQUIREMENTS -NO MATTER HOW CONTRADICTORY OR STUPID  PLANS TO BE READ IN CONJUNCTION WITH ANY ENGINEERS DRAWINGS, COMPUTATIONS & LAYOUTS (STRUCTURAL AND CIVIL)	<b>WORKING DRAWING</b> <b>COVER / FACADE</b> <b>W.HOUSE-OFFICE</b> <small>DRAWN: NEIL   ISSUED: C:12.9.21   AMEND: -</small>	<b>CLIENT:</b> <b>EDUARD VAN DER GRIEND</b> <b>UNIT 7. 18 GEORGE ST</b> <b>SANDRINGHAM. 3191</b>	<b>SCALE:</b> AS SHOWN	
	A 23.8.21 :BATH & ENSUITE WINDOWS, KITCHEN BULKHEAD					JOB No: 22-10.1NM	
						HAND:	SHEET No:
						RH	1







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- LEGEND:
- |  |               |  |             |
|--|---------------|--|-------------|
|  | st. water pit |  | power pole  |
|  | sewer pit     |  | power pit   |
|  | gas meter     |  | telecom pit |
|  | downpipe      |  | water meter |
|  | spreader      |  |             |

DATUM:  
Levels shown are approximate only and are to an assumed datum as indicated on plan.

	90/100mm PVC stormwater
	AGI drain connected to s. water
	septic effluent drains
	existing underground drain

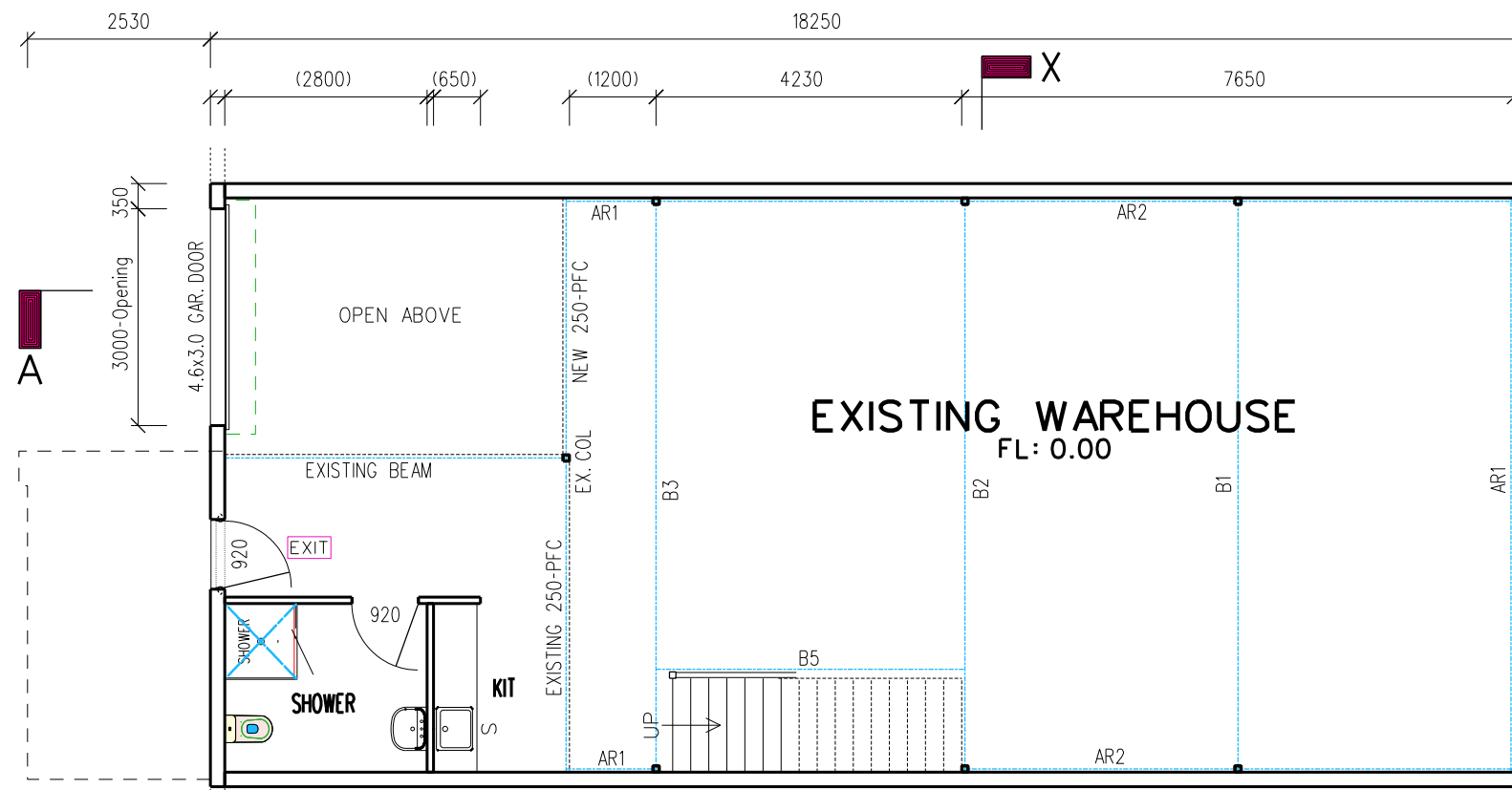
- FENCING:
- |  |                            |  |  |
|--|----------------------------|--|--|
|  | Existing tree              |  | Tree to be removed prior to commencement of building operations. |
|  | existing fencing           |  |  |
|  | fence included in contract |  |  |

**WORKING DRAWING**  
**SITE PLAN**  
**W.HOUSE-OFFICE**

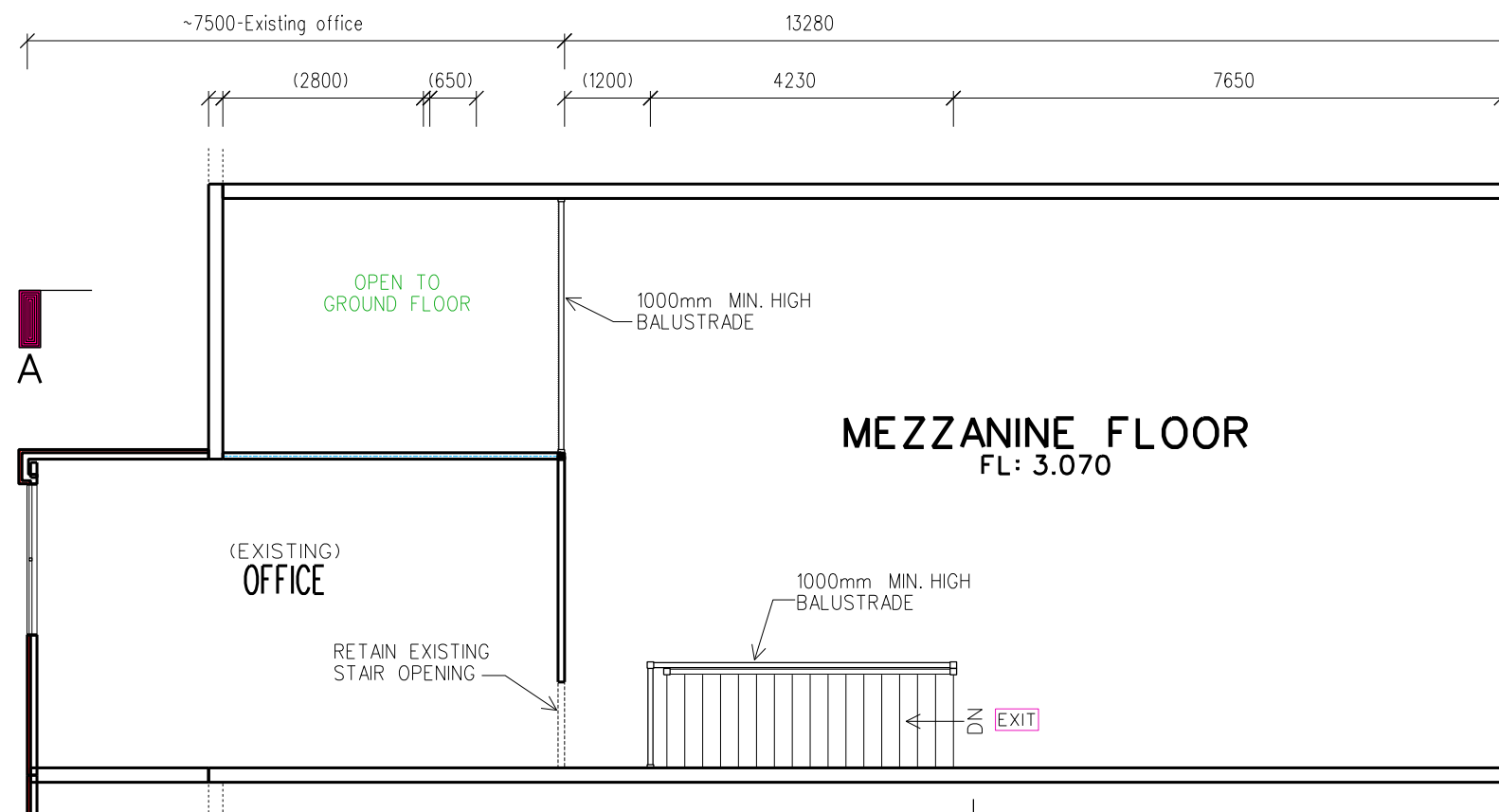
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**CLIENT:**  
EDUARD VAN DER GRIEND  
UNIT 7. 18 GEORGE ST  
SANDRINGHAM. 3191

**SCALE: NTS**  
JOB No: 22-10.1NM  
HAND: RH SHEET No: 2



EXISTING GROUND FLOOR



MEZZANINE - PROPOSED

PROJECT NOTES:

1. BASE OF STAIRS UNDER 20 METRES FROM EXIT
2. FRONT EXIT DOOR COMPLIES WITH BCA CLAUSE D2.21
3. EXISTING DISABLED TOILET SIGNAGE IS TO AS1428.1
4. DISABLED ACCESS TO FRONT ENTRY & TOILET DOOR ARE 920mm WITH CLEARANCE OF 850MM TO AS 1428.2009
5. EXIT SIGNAGE AND EMERGENCY LIGHTING THROUGHOUT TO WAREHOUSE & MEZZANINE TO AS 2293.1
6. EXISTING PORTABLE FIRE EXTINGUISHERS AS 2444-2001 TO FRONT ENTRY AND OFFICE MEZZANINE AREA (1\*40(B) E4.5KG DRY CHEMICAL)
7. NO STORAGE BELOW STAIRS
8. 600mm WIDE TACTILE INDICATORS TO EACH END OF STAIRS
9. ALL TIMBER FRAMING TO AS 1684-2010
10. ALL BUILDING WORK TO COMPLY TO NCC / BCA
11. INTERNAL LIGHTING LOW OMISSION MAX. 9W / SqM
12. MEZZANINE FLOOR TO BE YELLOW TONGUE FLOORING SHEETS

\* HOLD-OPEN DEVICE TO BE FITTED TO EXIT DOOR

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EXISTING: 150.00 SqM
OFFICE: 33.30 SqM
MEZZANINE: 103.98 SqM
PORCH/ALF: -
<b>H. TOTAL: 183.30 SqM</b>

LEGEND / ABBREVIATIONS:
* CAV/SL : CAVITY SLIDING DOOR
* FOW/SL : FACE OF WALL SLIDING DOOR
* M/B : METER BOX / M/H : MAN HOLE
* HWS : HOT WATER SERVICE
* EXHAUST FAN
* SMOKE ALARM or (HARD WIRED)

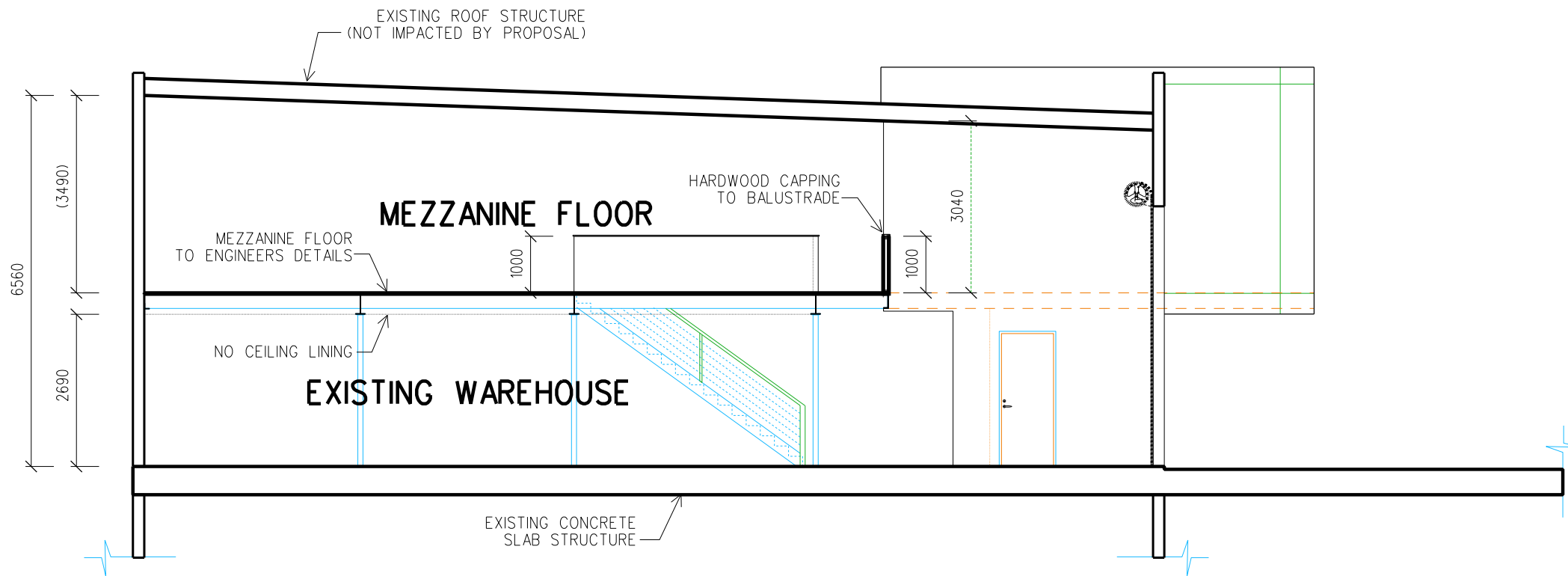
WALL DIMENSIONS ARE:
EXTERNAL WALLS: -mm
INTERNAL WALLS: 90mm
nmartins1@bigpond.com

ORIENTATION:

WORKING DRAWING GROUND FLOOR <b>WAREHOUSE - OFFICE</b> DRAWN: NEIL ISSUED: C:12.9.21 AMEND: -
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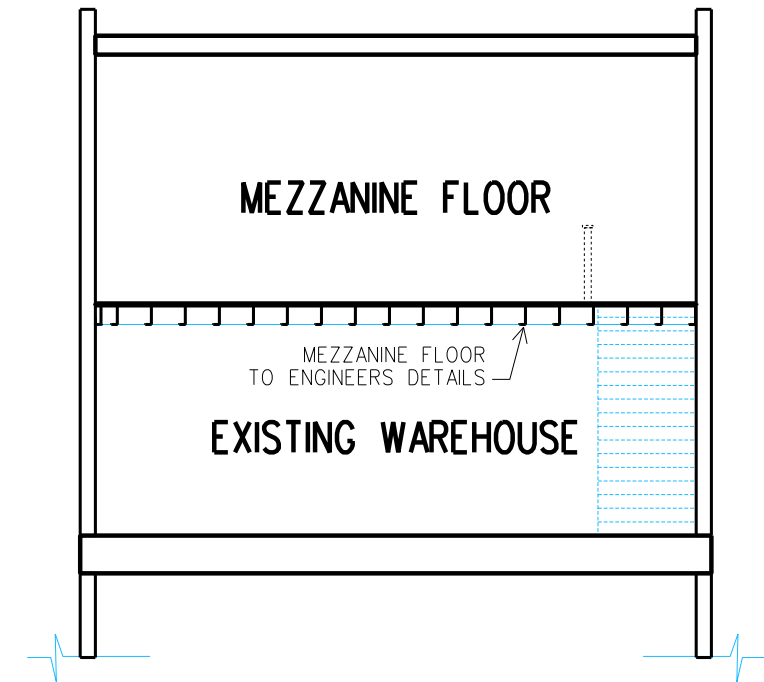
CLIENT: EDUARD VAN DER GRIEND UNIT 7. 18 GEORGE ST SANDRINGHAM. 3191
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SCALE: 1:100
JOB No: 22-10.1NM
HAND: RH SHEET No: 3

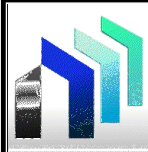


SECTION X-X

NOTE:  
NO PART OF PROPOSED MEZZANINE OUTSIDE EXISTING STRUCTURE



SECTION A-A



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BW : FACE BRICKWORK  
BB : BAGGED BRICKWORK  
FC : FIBRE-CEMENT CLADDING (PAINTED)  
RC : RENDERED F.CEMENT CLADDING  
RB : RENDERED BRICKWORK/BLOCKWORK  
FP : FLUSH PANEL WP : WEATHER PROOF  
F : FIXED PANEL/UNIT

CJ : DENOTES CONTROL JOINT  
LOCATED ON LONG WALLS  
AT 5m MAX. CENTRES

PAINTED FINISH TO  
F.CEMENT CLADDING  
RENDERED FINISH  
TO BRICKWORK  
RENDERED FINISH TO  
LIGHTWEIGHT CLADDING

WEATHERBOARD  
CLADDING (F.C)  
STACK-STONE  
WALL CLADDING

WORKING DRAWING  
ELEVATIONS

**WAREHOUSE - OFFICE**

DRAWN: NEIL ISSUED: C:12.9.21 AMEND: -

CLIENT:  
EDUARD VAN DER GRIEND  
UNIT 7. 18 GEORGE ST  
SANDRINGHAM. 3191

SCALE: 1:100

JOB No: 22-10.1NM

HAND: SHEET No:

RH 4