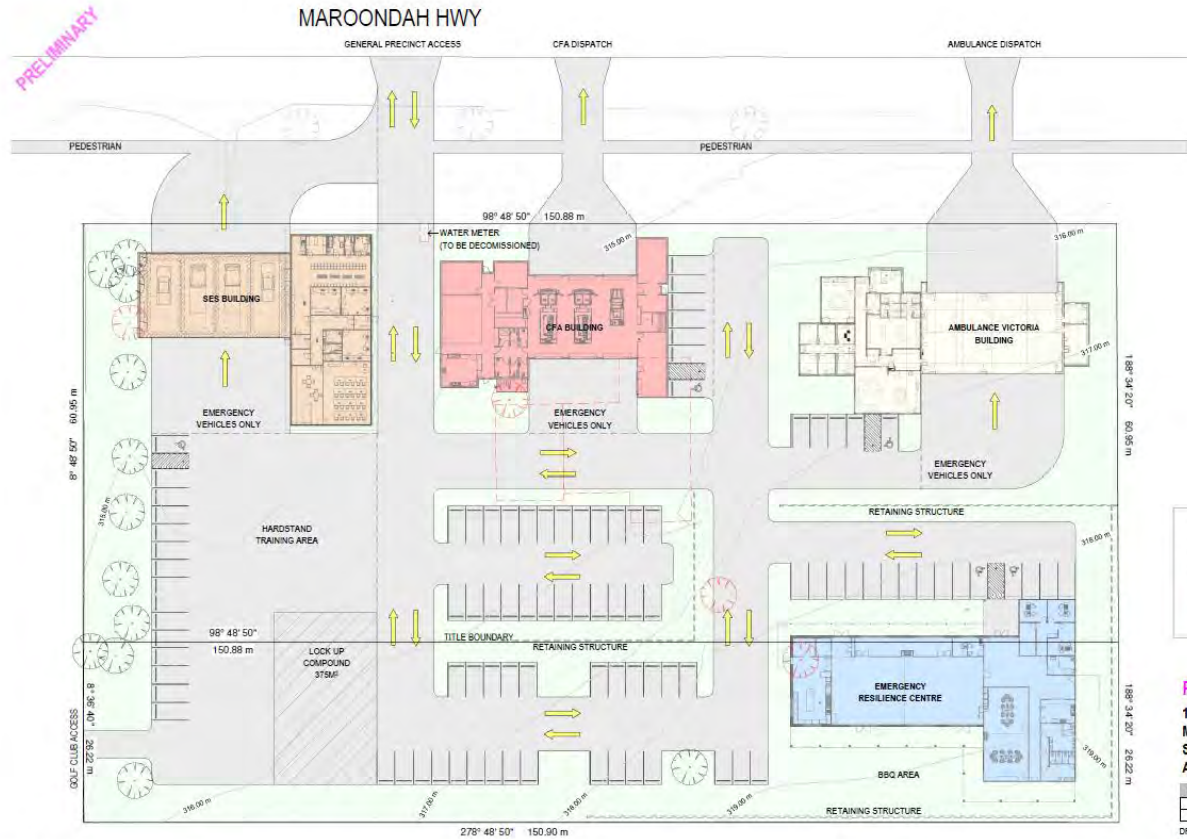


EMERGENCY RESILIENCE CENTRE 166-176 MAROONDAH HIGHWAY MANSFIELD, VIC, 3722



DRAWINGS INDEX			
Sheet No:	Sheet Name	Current Revision	Date
A01	FRONT PAGE	B	Date 2
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A13	TYPICAL CABINERY & TYPICAL DETAILS	B	Date 2
A14	WALL & FLOOR FINISH SCHEDULE	B	Date 2



LEGEND	
	TREE EXISTING
	TREE TO BE DEMOLISHED

PRELIMINARY
166 HIGH STREET, MANSFIELD
MSC
SITE PLAN
A301

REV.	DESCRIPTION	DATE
4	PRELIMINARY	21/03/2024
5	PRELIMINARY	04/06/2025

DRAWN BY: DJC
CHECKED BY: GFT
SCALE: 1: 500 @ A3



PROPOSED FUTURE SITE PLAN
SCALE: NTS

NOTE:
SITE PLAN WAS PRODUCED FOR GRANT SUBMISSION PURPOSE ONLY
FINAL LAYOUT & POSITION FOR ALL BUILDING / CAR-PARKING TO BE CONFIRMED WITH CIVIL CONSULTANT

REVISION SCHEDULE:	
No.	Description
A	CONSTRUCTION BUILDING MIRRORRED
B	

IMPORTANT NOTE:	
Date:	21.06.2024
Date 2:	

BUSHFIRE RATING: BAL 12.5

MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3959:2018 SECTION 5 CONSTRUCTION GENERAL REQUIREMENTS FOR BAL 12.5

ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLS/ROOFS SHALL BE COVERED, SEALED, OVERLAPPED, BRICKED OR BUTYLOILED.

ALL EXTERNAL VENTS / WEEDHOLES SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm

ALL DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE OFF DRAWING

DESIGNER:

E: aragel@agcdesigndrafting.com
M: 0437 274 233

HOUSE DESIGN RENOVATIONS (TOWN PLANNING) Building Practitioner No: DP-440-268

CLIENT:

PROJECT:

EMERGENCY RESILIENCE CENTRE
166-176 MAROONDAH HIGHWAY
MANSFIELD, VIC, 3722

DRAWING TITLE:

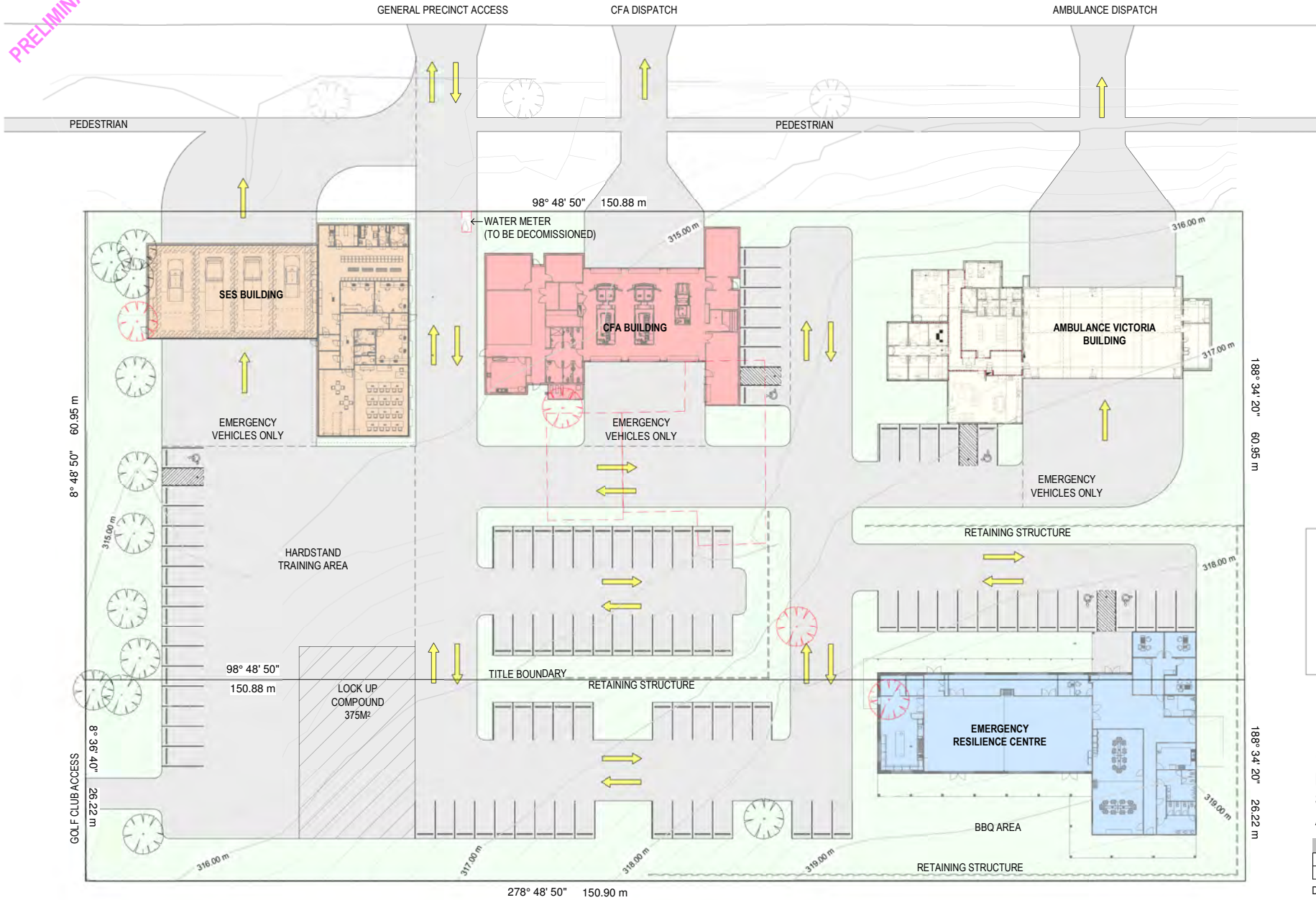
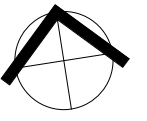
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CONSTRUCTION		
DRAWN:	DRAWING No:	REVISION:
AG		
SCALE @ A1:	A01	B

NOTE: UNLT SCALE PRINTED @ 1:1

MAROONDAH HWY

PRELIMINARY



LEGEND

-  TREE EXISTING
-  TREE TO BE DEMOLISHED

PRELIMINARY
166 HIGH STREET, MANSFIELD
MSC
SITE PLAN
A301

REV.	DESCRIPTION	DATE
4	PRELIMINARY	27/03/2025
5	PRELIMINARY	04/06/2025

DRAWN BY: DJC
 CHECKED BY: GPT
 SCALE: 1 : 500 @ A3

TAYLOR
ENGINEERING + DESIGN

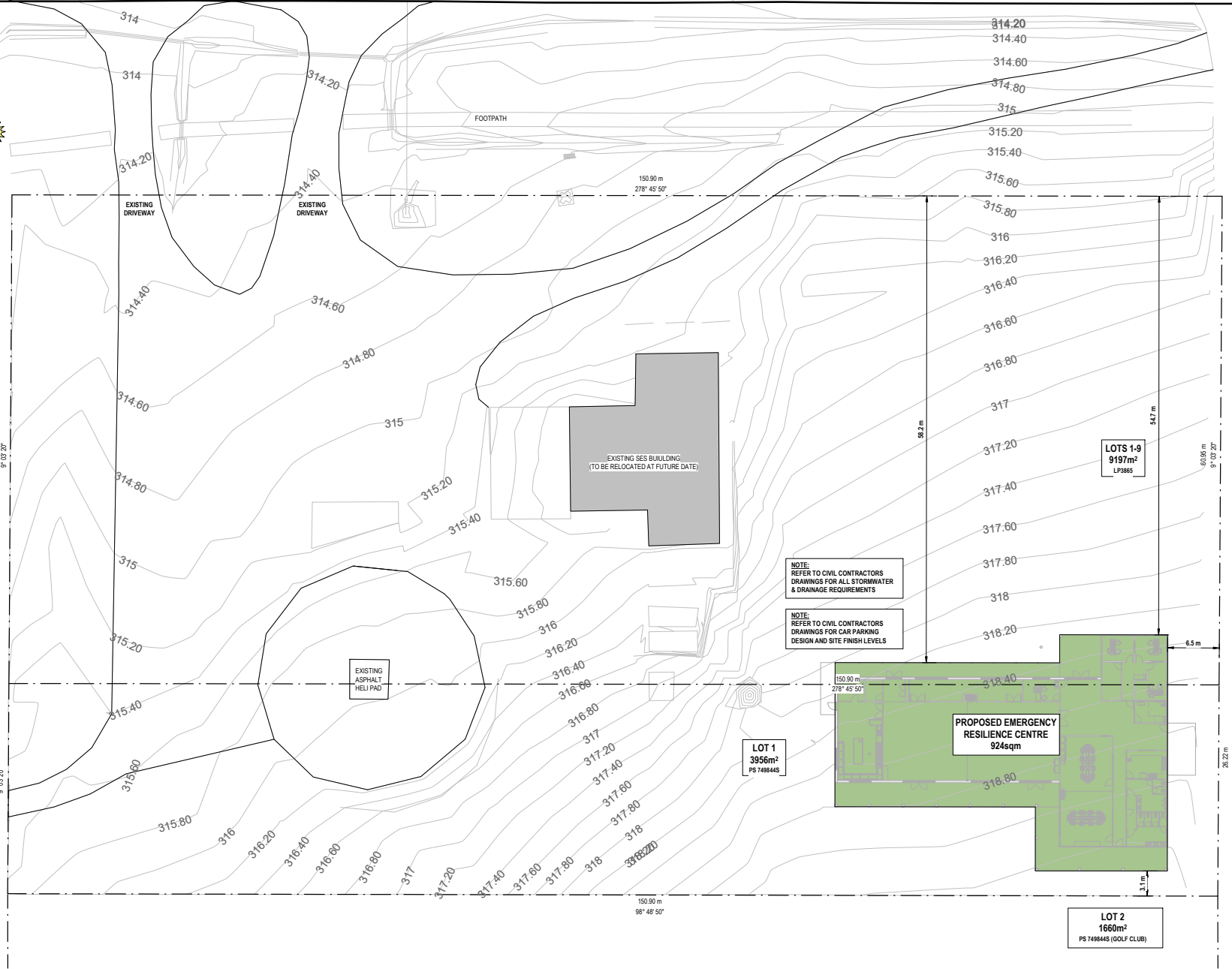
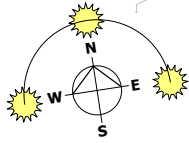
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SITE PLAN

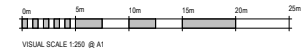
1 : 500

NOTE:
 - ALL RL'S ARE REFERENCED ACCORDING TO THE AUSTRALIAN HEIGHT DATUM (AHD).
 - ALIGNMENT OF TITLE BOUNDARY FROM EXISTING FENCE POSTS. RE-ESTABLISHMENT MAY BE REQUIRED.

MAROONDAH HIGHWAY



CURRENT SITE PLAN
1:250



REVISION SCHEDULE:	
No.	Description
A	CONSTRUCTION BUILDING MIRRORED
B	

IMPORTANT NOTE:	
Date:	21.06.2024
Date 2:	

BUSHFIRE RATING: BAL 12.5

MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3959:2018 SECTION 5 CONSTRUCTION GENERAL SECTION 5 CONSTRUCTION REQ. FOR BAL 12.5

ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLS/ROOFS SHALL BE COVERED, SEALED, OVERLAPPED, BRICKED OR BUTYLOILED.

ALL EXTERNAL VENTS / WEATHERS SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm

DESIGNER:

E: arget@agcdrafting.com
M: 0437 274 233
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HOUSE DESIGN RENOVATIONS (TOWN PLANNING) Building Practitioner No. DP-440-288

CLIENT:

Mansfield Shire

PROJECT:

EMERGENCY RESILIENCE CENTRE
166-176 MAROONDAH HIGHWAY
MANSFIELD, VIC, 3722

DRAWING TITLE:

CURRENT SITE PLAN

DRAWING No:		REVISION:	
DRAWN: AG	A02		B
SCALE @ A1:			
1 : 250			

NOTE: UNLESS SPECIFIED OTHERWISE

DRAWN BY: AG

GENERAL NOTES & SPECIFICATIONS:

GENERAL NOTES
ALL MATERIALS AND WORK PRACTICES MUST COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2019, NCC2022 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

ALL MATERIALS AND CONSTRUCTION PRACTICE MUST MEET THE PERFORMANCE REQUIREMENTS OF THE NCC2022, WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC2022 - VOLUME 2.

ALL WORKS MUST COMPLY TO THE FOLLOWING AUSTRALIAN STANDARDS:

- AS 1288(2021) - GLASS IN BUILDINGS: SELECTION AND INSTALLATION
- AS 1562.1(2018) - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
- AS 1884.4(2010) - NATIONAL TIMBER FRAMING CODE
- AS 1860.2(2006) - INSTALLATION OF PARTICLE BOARD FLOORING
- AS 2870(2011) - RESIDENTIAL SLABS AND FOOTINGS
- AS/NZS 2904.1(1995) - DAMP PROOF COURSES AND FLASHINGS
- AS 3660.1(2014) - CODE OF PRACTICE FOR PHYSICAL BARRIERS USED IN THE PROTECTION OF BUILDINGS AGAINST SUBTERRANEAN TERMITES
- AS 3786(2022) - SMOKE ALARMS
- AS 4055(2021) - WIND LOADINGS FOR HOUSING
- AS 4100(2020) - STEEL STRUCTURES
- AS3500.4(2021) - PLUMBING & DRAINAGE
- AS 1289(2021) - GLASS IN BUILDINGS
- AS4200.1(2017) / AS4200.2(2017) PLIABLE BUILDING MEMBRANES & UNDERLAYS

THE BUILDER AND SUBCONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS, ORDERING OF MATERIALS OR PREFABRICATION.

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATIONS & STRUCTURAL DRAWINGS.

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS' DRAWINGS/ DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER MUST TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

THE BUILDER AND SUBCONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND/OR SLAB EDGES BEINGS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

DRAINAGE
CONNECT STORMWATER AND SULLAGE DRAINS INTO LEGAL POINTS OF DISCHARGE. ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES REGULATIONS AND AS 3900.3-1998

ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPES LINES AND NO EXISTING SERVICE SHALL BE DISCONNECTED OR DISTURBED WITHOUT APPROVAL FROM ENGINEER.

PROVIDE 90mm DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL EXCAVATIONS BANKS AND RETAINING WALLS. CONNECT TO STORMWATER VIA SILT PIT.

STORMWATER DRAINS TO BE 100mm DIAMETER AT A GRADE OF 1:100 UNLESS NOTED OTHERWISE.

ALL PIPE JUNCTIONS SHALL BE WITH A 45 DEGREE JOINT.

ALL UPVC PIPES SHALL CONFORM TO AS1260 "UNPLASTICISED P-V CL(P)VC PIPES AND FITTINGS FOR SEWAGE APPLICATIONS" PART 1 TO 5.

THE SITE SHOULD BE DRAINED SO THAT THE WATER CANNOT POND AGAINST OR NEAR THE BUILDING. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHOULD BE GRADED TO FALL 50mm OVER THE FIRST METER. WHERE THIS IS IMPRACTICABLE (I.E. SEVERAL SLOPING SITES) USE AG DRAINS ADJACENT TO THE FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

SURFACE DRAINAGE
THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING. UNLESS OTHERWISE NOTE, ALL BATTERS TO EXCAVATIONS TO BE AT 45° MAX. PROVIDE 1000mm CLEAR FROM BASE OF CUT TO BUILDING AND/OR RETAINING WALLS AND GRADE AWAY FROM BUILDING AND/OR RETAINING WALLS WITHIN 1:20 MIN FALL.

DOWNPIPES
900 UPVC DOWNPIPES (MIN) ARE REQUIRED TO BE PROVIDED AT 12m MAX SPACING (AND SERVE NO GREATER THEN 12m GUTTER LENGTH AND ARE TO BE CONNECTED TO THE APPROVED POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.

SMOKE ALARMS
SMOKE ALARMS TO COMPLY WITH AS 3786-2014 AND MUST BE INSTALLED IN ACCORDANCE WITH NCC2022 - PART 9.3 SMOKE ALARMS MUST BE CONNECTED DIRECTLY TO MAINS POWERS

SOIL CONDITIONS
REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS.

EXPOSED STEEL
ALL EXPOSED STEEL TO BE HOT DIPPED GALVANIZED OR DURAGAL - REFER ENG. SPECIFICATIONS

FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA, ENSURE THAT ALL STEELWORKS, BRICK CAVITY TIES AND STEEL LINTELS, ETC. THAT ARE EMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH AS 1650 OR AS 3700-2011, HOT DIPPED GALVANIZED STAINLESS STEEL OR CADMIUM COATED

MECHANICAL VENTILATION
PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH NCC2022 - PART 10.6 AS REQUIRED
ALL EXHAUST FANS ARE TO DISCHARGE TO EXTERIOR OF THE BUILDING (OUTSIDE AIR).

WET AREAS
WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2021; WATERPROOFING OF DOMESTIC WET AREAS.

PROVIDE IMPERVIOUS FLOOR & WALL FINISHES TO ALL WET AREAS IN ACCORDANCE WITH NCC2022 -PART 10.2

ALL WET AREAS TO COMPLY WITH THE NCC2022 - VOLUME 2 PART 10.2 & AS 3740-2021 WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800mm VERTICAL OF FLOOR TO SHOWER ENCLOSURES AND 150mm ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75mm FROM WALL. PROVIDE IMPERVIOUS FLOOR COVERINGS TO ALL WET AREAS TO THE SATISFACTION OF THE BUILDING SURVEYOR

TERMITE PROTECTION
WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE BUILDING IS TO BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM.

FOOTINGS
REINFORCED CONCRETE STRIP FOOTINGS & PAD FOOTINGS TO ENGINEERS DESIGN. FOOTING CONSTRUCTION TO COMPLY WITH NCC2022 & A.S. 2870-2011

TIMBER WALL FRAMING
TIMBER WALL FRAMING IS TO COMPLY WITH AS 1684-2010 * RESIDENTIAL TIMBER FRAMED CONSTRUCTION * AND WITH SUPPLEMENTARY TABLES.

PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS.

ALL STRUCTURAL STEEL IS TO COMPLY WITH AS 4100 * STEEL STRUCTURES CODE

WALL TIE DOWNS ARE TO BE INSTALLED AT 1800 ctrs (EVERY 4th STUD). THE TYPES OF WALL TIE DOWNS MAY BE INCLUSIVE OF METAL STRAPS, BOLTS, SCREWS, CONCRETE SCREWS AND FRAMING ANCHORS, REFER TO ENGINEERING DRAWINGS FOR DETAILS

MASONRY
ALL MASONRY WORK IS TO COMPLY WITH AS 4773-2010 * MASONRY CODE * AND NCC2022 - PART 5.1

CONCRETE:
CONCRETE STRENGTH 28MPa (MIN) AT 28 DAYS (UNO ON STRUCTURAL DRAWINGS). ALL CONCRETE MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE AS3600 - 2001 CONCRETE STRUCTURES CODE.
ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS3600- 2001.
ALL REINFORCEMENT TO BE LAID AND LAPPED TO MANUFACTURERS SPECIFICATIONS ON APPROVED BAR CHAIRS.
ALL WORKS TO BE IN ACCORDANCE WITH AS 2870-2011
OWNERS MUST RECOGNIZE THEIR RESPONSIBILITIES NOTED IN AS 2870-2011 AMENDMENT 1 AND MORE DETAIL IN C.S.I.R.O PUBLICATION GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND PERFORMANCE. *

INSULATION
AUSTRALIAN STANDARD: AS 3742 MINERAL WOOL THERMAL INSULATION BATT & BLANKET.
PROVIDE INSULATION TO WALLS AND DELINGS AS PER ENERGY REPORT. R-VALUES REFER TO ENERGY REPORT PROVIDE SOUND-DAMPENING AND SAVING TO METAL ROOFS: 50mm THICK FIBERGLASS BLANKETS. SISLATION FLAMMABILITY INDEX NO GREATER THAN 5. SUPPLY AND INSTALL SISLATION

TRUSS:
PROVIDE AN ELECTRONIC COPY OF THE ROOF TRUSS MANUFACTURERS DESIGN AND LAYOUT OF THE BEAMS ARE TO BE SUBMITTED PRIOR TO THE FRAME INSPECTION BEING CARRIED OUT. NOTE: THE FRAME INSPECTION WILL NOT BE CARRIED OUT UNTIL SUCH TIME THAT COPY OF FULL TRUSS COMPUTATIONS AND LAYOUT

PROVIDE AN ELECTRONIC COPY OF ROOF TRUSS COMPUTATIONS (ROOF DESIGN INCLUSIVE) AND LAYOUT PLANS ARE TO BE SUBMITTED PRIOR TO THE ARRANGEMENT OF THE FRAME INSPECTION. THE WALL AND ROOF BRACING LAYOUT IN CONJUNCTION WITH THE ROOF TRUSS DETAILS ARE TO FORM PART OF THE DOCUMENTATION SUBMITTED FOR ASSESSMENT. IT IS ALSO EXPECTED THAT ALL LINTEL SIZES DESIGNED BY THE MANUFACTURER WILL FORM PART OF THE DOCUMENTATION SUBMITTED. THIS WILL BE MADE A CONDITION ON THE BUILDING PERMIT.

ROOFING
FALL, PITCH AND PROFILE OF THE ROOF TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING -
CORRUGATED (MIN 5deg) TRAPEZOIDAL (MIN 3deg) CONCEALED FASTENED (MIN 10deg)
SELECTED COLORBOND ROOFING @ SPECIFIED FITCH

TIMBER ROOF FRAMING IS TO COMPLY WITH A.S. 1684 - 2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION AND WITH ANY SUPPLEMENTARY TABLES.

TIMBER ROOF TRUSSES AT 900ctrs TO MANUFACTURERS SPECIFICATIONS PROVIDE GLAVE. RON CROSS BRACING OVER ROOF TRUSSES.

INTERNAL PLASTERBOARD CEILING, EXTERNAL LINING (MIN 4.5mm f.c SHEET EAVES (UNO)

EXPOSED COLORBOND GUTTERS AND FASCIAS, INSTALLED PER NCC2022 - PART 7.4

LIFT OFF HINGES / TOILET DOORS
REMOVABLE HINGES TO BE PROVIDED TO POWDER ROOMS, WC'S ENSUITES AND BATHROOMS WHERE DOOR SWINGS INWARD AND IS LESS THEN 1.2m FROM HINGE SIDE OF DOORWAY.

FLASHING
ALL FLASHING TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2904-1995 & NCC2022 - PART 7.3.3

STEEL PROTECTION
ALL EXTERNAL STEEL LINTELS ARE TO BE DURAGAL OR HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL. REFER ENGINEERING CONSULTANT FOR DETAILS

ANY ONSITE WELDING MUST BE WIRE BRUSHED CLEANED & PAINTED FOR PROTECTION

WINDOWS/GLAZING:
GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:
NCC2022 - PART 8.2

ALL SIZES SHOWN ARE NOMINAL AND SHOULD BE COMPARED TO MANUFACTURERS STANDARD SCHEDULE BEFORE CONSTRUCTION / ORDERING OF MATERIALS.

NON-STANDARD WINDOWS TO HAVE SIZES CHECKED ON SITE PRIOR TO MANUFACTURING REFER TO ELEVATIONS FOR SASH ARRANGEMENT.

ALL WINDOW SIZES & CLEARANCES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING INSULATION.

GRADE A SAFETY GLASS IS REQUIRED TO ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS, SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURES, AND ASSOCIATED WINDOWS, WHERE THE LOWEST SIGHT LINE IS LESS THAN 2.1m ABOVE THE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE

PLEASE NOTE THAT WINDOWS CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING AND GREATER THEN 500mm IN WIDTH, 1.0m IN HEIGHT AND WITHIN 700mm OF THE FINISHED FLOOR ARE TO BE PROVIDED WITH A MID-HEIGHT MOTIF WITHIN ITS PANEL IN ACCORDANCE WITH NCC2022 - VOLUME 2

SAFETY GLASS TO BE USED IN THE FOLLOWING CASES:
I) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR
II) BATHROOMS - WITHIN 2000mm VERTICAL OF THE BATH BASE
III) LAUNDRY - WITHIN 1200mm VERTICAL OF THE FLOOR AND/OR WITHIN 300mm HORIZONTAL FROM DOORS
IV) DOORWAY - WITHIN 300mm HORIZONTAL FROM ALL DOORS
V) SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS

WINDOWS TO BE FLASHED ALL AROUND.

ENERGY EFFICIENCY:
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.
ANY CHANGES NEED TO BE BROUGHT TO THE ATTENTION OF THE ACCREDITED ASSESSOR

ACCESSIBLE SIGNAGE

- ACCESSIBLE SIGNAGE TO BE PROVIDED ADJACENT TO EACH REQUIRED EXIT DOOR
- BRILLE & TACTILE COMPONENTS OF A SIGN MUST BE LOCATED NOT LESS THAN 1200mm AND NOT HIGHER THAN 1600mm ABOVE THE FLOOR OR GROUND SURFACE
- SIGNS WITH SINGLE LINES OF CHARACTERS MUST HAVE THE LINE OF TACTILE CHARACTERS NOT LESS THAN 1250mm & NOT HIGHER THAN 1350mm ABOVE THE GROUND OR FLOOR SURFACE
- EACH SIGN MUST INDICATE THE WORD 'EXIT' & DESCRIPTION OF THE LEVEL. (REFER EXAMPLE BELOW)



DISABLE STANDARD NOTES

- SIGNAGE TO DESIGNATED CAR SPACES TO BE IN ACCORDANCE WITH AS 428.1 & 289.6
- MAXIMUM CROSS-FALL TO DESIGNATED CAR SPACES FOR PERSONS WITH DISABILITIES NOT TO EXCEED 1:40 IN BOTH DIRECTIONS
- DRAINAGE GRATES NOT TO BE IN PATH OF TRAVEL B/W DESIGNATED CAR SPACE FOR PERSONS WITH DISABILITIES AND ANY PATHS TO ENTRY DOORS
- PROVIDE LEVEL TRANSITION B/W CAR SPACE AND LANDING TO ENTRY DOORS
- IF ANY DOOR CLOSER ARE FITTED TO ANY DOOR REQUIRING ACCESSIBILITY, THEN THE FORCE TO OPEN NOT TO EXCEED 20N
- DISABLED AMENITY ROOM SIZE AND INTERNAL FIT-OUT TO COMPLY WITH AS 428.1:2009
- CROSS-FALL ON DESIGNATED CAR SPACES, PATHS AND LEVEL LANDINGS AT ENTRY DOORS NOT TO EXCEED 1:40
- ALL DOOR CIRCULATION SPACES & DISABLED AMENITIES TO COMPLY WITH AS 428.1:2009
- ALL PAVEMENTS PATHWAYS ARE TO BE FLUSH WITH ROADWAYS AND PARKING AREAS WITH OTHERWISE DISABLED REFER TO KERB RAMPS ARE TO BE PROVIDED
- PROVIDE LEVEL THRESHOLD AT ENTRY DOOR / LANDING JUNCTION AND MAXIMUM FALL ON LANDING AT 1:40
- ALL DOOR & HANDLES TO COMPLY WITH AS 1428.1:2009 AND DOOR FRAME TO HAVE 30% LUMINANCE CONTRAST TO THE ADJACENT SURFACE. SAFETY DECALS TO DOOR LEAVES, SIDE LIGHTS AND ANY OTHER AREAS WHICH CAN BE MISTAKEN FOR OPENINGS. MIN. SOLID NON-TRANSPARENT BAND NO LESS THAN 75mm WIDE REQ. WITH THE LOWER EDGE OF THE BAND TO BE 900-1000 ABOVE FL.
- ACTILE INDICATORS TO FOOTPATHS EITHER SIDE OF CROSSOVERS, AS REQUIRED BY LOCAL AUTHORITY

REVISION SCHEDULE:		IMPORTANT NOTE:	BUSHFIRE RATING: BAL 12.5	DESIGNER:	CLIENT:	PROJECT:	DRAWING TITLE:	CONSTRUCTION					
Rev	Description	Date	<p>MINOR CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3699-2018 SECTION 3 CONSTRUCTION REQ. FOR BAL 12.5</p> <p>ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLS/ROOFS SHALL BE COVERED, SEALED, COVERED, BRICKED OR BUT COVERED.</p> <p>ALL EXTERNAL VENTS / WEEDLES SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm</p>	<p>E: ange@agcdesigndrafting.com M: 0437 274 233</p>		<p>EMERGENCY RESILIENCE CENTRE 168-176 MAROODDAH HIGHWAY MANSFIELD, VIC. 3722</p>	<p>GENERAL NOTES</p>	DRAWN: Author	DRAWING No:	REVISION:			
A	CONSTRUCTION	21.06.2024											
B	BUILDING MIRRORRED	Date 2											
<p>ALL DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE OFF DRAWING</p>								<p>1 : 100</p> <p>NOTE: NOT TO SCALE IF PRINTED AT</p>	A03	B			

DRAWN BY: A.G.C.

ROOM & FLOOR FINISH SCHEDULE		
Name	Area	Sq's
ASBLOCK	5.0 m ²	0.53
BREAKOUT	20.2 m ²	2.17
CLEANERS	5.7 m ²	0.62
COMMERCIAL KITCHEN	53.5 m ²	5.76
DISABLE	10.9 m ²	1.17
ENTRY	27.5 m ²	2.96
FEMALE	18.3 m ²	1.97
FOYER	51.1 m ²	5.50
FRONT VERANDAH	50.4 m ²	5.43
HALL	19.1 m ²	2.05
KITCHEN	17.5 m ²	1.88
MALE	17.4 m ²	1.83
MEETING ROOMS	89.1 m ²	9.59
PANTRY	8.4 m ²	0.91
R.HALL	10.5 m ²	1.13
R.SERVER & STORAGE	11.3 m ²	1.22
R.STUDIO 1	12.7 m ²	1.37
R.STUDIO 2	12.7 m ²	1.37
R.STUDIO 3	15.1 m ²	1.62
RADIO OFFICE	11.5 m ²	1.24
REAR VERANDAH	147.6 m ²	16.89
STORE ROOM	36.5 m ²	3.94
TRAINING ROOM	876.5 m ²	94.35

COLUMN SCHEDULE		
Mark	Type	Count
C1	300 SQ RECYCLED KDHW	13
C2	150 SQ RECYCLED KDHW	11

NOTE TO BUILDER:
ALL FOR 90mm INTERNAL WALL TO INSIDE KITCHEN, PANTRY & CLEANERS AREAS

- LEGEND:**
- DENOTES EXIT SIGN LOCATION
 - ALL EXIT SIGNS TO BE ILLUMINATED AS PER AS2293-1:2005 & TO COMPLY WITH NCC2022-V1 PART E4
 - DENOTES DISABLE CIRCULATION SPACE AS PER AS1428.1:2009
 - CLASS F DRY CHEMICAL POWDER BE FIRE EXTINGUISHER, ADJACENT TO EXIT AS PER NCC2022-V1 PART E1D14 & AS 2444
 - CLASS AE OR E DRY CHEMICAL POWDER ABE FIRE EXTINGUISHER, ADJACENT TO EXIT AS PER NCC2022-V1 PART E1D14 AND AS 2444
 - FIRE SAFETY BLANKET ACCESSIBLE IN KITCHEN COMPLY WITH AS 2444-2001 COOKING AND CLOTHING FIRE
 - FIRE HOSE REAL TO BE READ IN CONJUNCTION WITH FIRE CONSULTANT DRAWINGS
 - TACTILE INDICATORS IN ACCORDANCE WITH AS1528.1:2009 TGIS TO BE STAINLESS STEEL

GENERAL NOTES:

MECHANICAL VENTILATION NOTE:
BUILDING TO HAVE MECHANICAL VENTILATION OR AIR-CONDITIONING SYSTEM COMPLYING WITH AS1686.2 AND AS/NZS3666.1 REFER TO SPECIALIST CONTRACTOR FOR MECHANICAL DRAWINGS

WET AREAS:
ALL WET AREA WATERPROOFING MATERIALS AND CONSTRUCTION TO COMPLY WITH AS3740-2021 & NCC2022, SPECIFICATION 26

WC DOOR:
TOILET DOORS ARE TO BE FITTED WITH REMOVABLE HINGES, OR ARE TO SWING OUT, OR BE SLIDING WHERE THEY ARE WITHIN 1200mm OF THE PAN AS PER NCC2022

TERMITES:
SITE TO BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS 3660.1:2000 TO LOCAL AUTHORITIES SATISFACTION

BUILDING SEALING REQUIREMENTS
ALL EXHAUST FANS TO BE FITTED WITH DAMPERS AS PER NCC2022

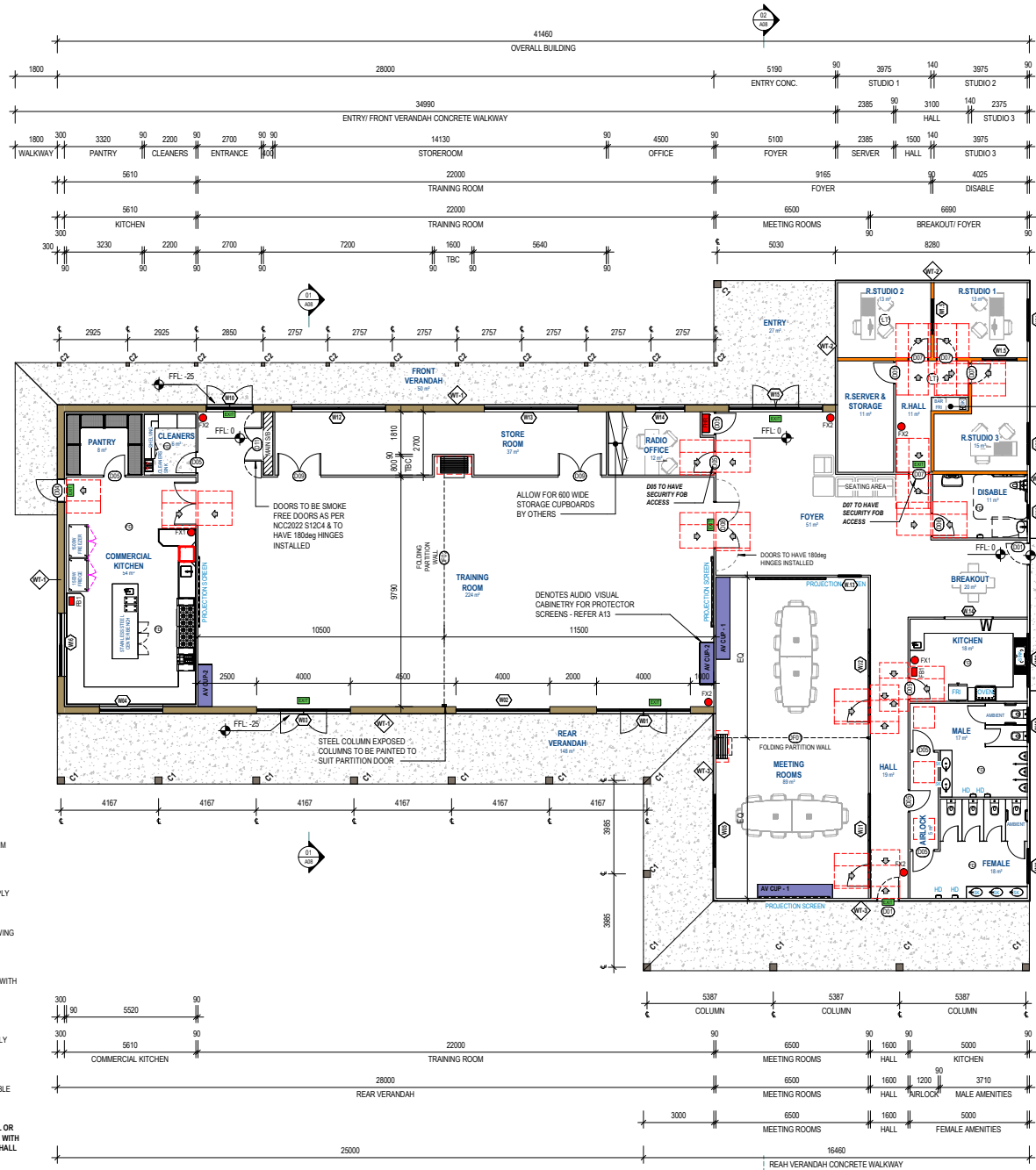
ALL EXTERNAL DOORS TO BE WEATHER STRIPPED AND WINDOWS TO COMPLY WITH AS2047-2014

ALL GAPS FROM SERVICE PENETRATIONS ETC ARE TO BE SEALED

ALL CHIMNEYS AND FLUES TO HAVE DAMPERS AS PER NCC2022, IF APPLICABLE

EXTERNAL WATER / GAS PIPES:
ALL ABOVE GROUND, EXPOSED WATER SUPPLY PIPES SHALL BE METAL

ALL EXTERNAL GAS PIPES & FITTINGS ABOVE GROUND SHALL BE OF STEEL OR COPPER CONSTRUCTION HAVING A MIN. WALL THICKNESS IN ACCORDANCE WITH GAS REGULATIONS OR 3.0mm WHICHEVER IS THE GREATER. METAL PIPE SHALL EXTEND A MIN. OF 400mm WITHIN THE BUILDING & 100mm BELOW GROUND

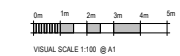


NOTE TO BUILDER:
FINAL WALL TREATMENT / FITOUT TO BE CO-ORDINATE WITH MANSFIELD RADIO

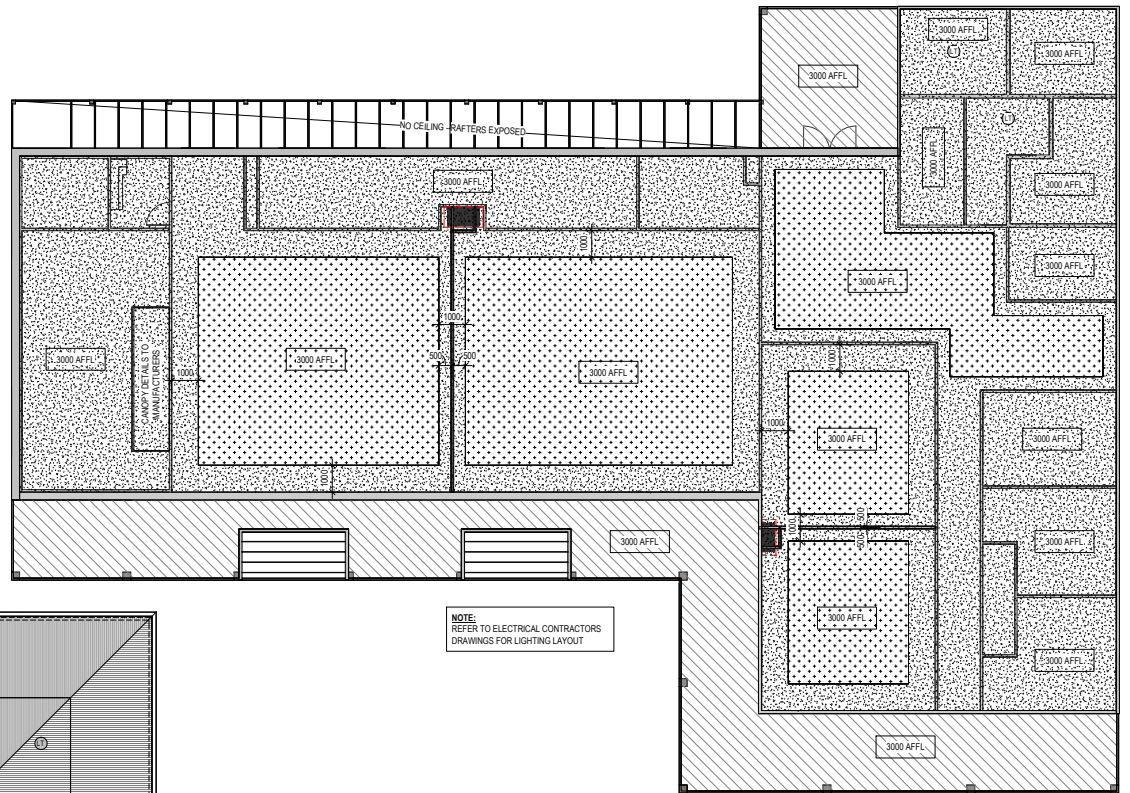
RADIO STUDIO INTERNAL WALLS:
DENOTES 140mm WALLS WITH OFFSET STUDS REFER TYPICAL DETAILS SHEET A08

100mm THICK PAVING SLAB FOR GENERATOR SUPPORT

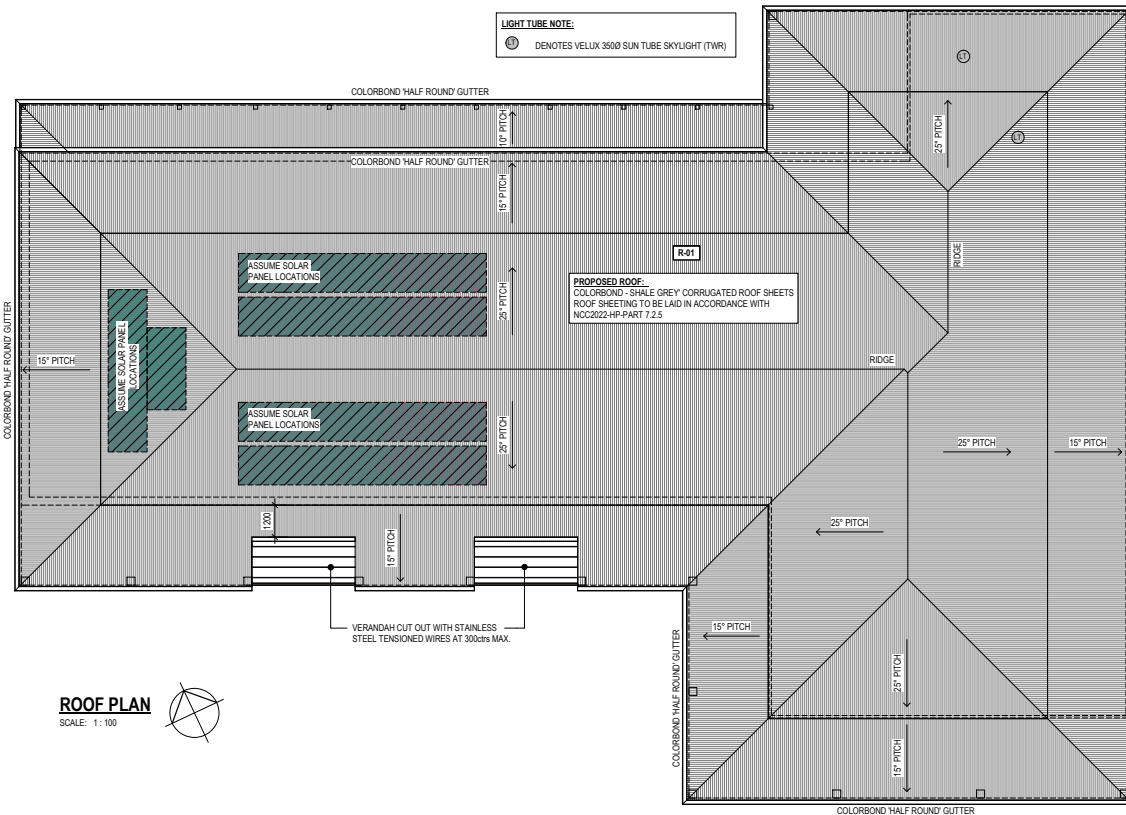
FLOOR PLAN
SCALE: 1:100



REVISION SCHEDULE: <table border="1"> <thead> <tr><th>Rev</th><th>Description</th><th>Date</th></tr> </thead> <tbody> <tr><td>1</td><td>CONSTRUCTION</td><td>21.06.2024</td></tr> <tr><td>2</td><td>BUILDING MIRRORRED</td><td>DATE 2</td></tr> </tbody> </table>	Rev	Description	Date	1	CONSTRUCTION	21.06.2024	2	BUILDING MIRRORRED	DATE 2	IMPORTANT NOTE: All site measures to be carried out prior to any construction commencing on site. All site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on-site before commencement of work or manufacturing of any items. These drawings are the property of AGC Pty Ltd and must not be reproduced or copied wholly or in part without the permission of AGC Pty Ltd. (See General Conditions in reference to scale)	BUSHFIRE RATING: BAL 12.5 MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3999-2018 SECTION 3 CONSTRUCTION GENERAL SECTION 3 CONSTRUCTION REQ FOR BAL 12.5 ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLS/ROOFS SHALL BE COVERED, SEALED, CHURNISHED, BRICKED OR BITUMENED. ALL EXTERNAL VENTS / WEEDPOLES SHALL BE SCREENED WITH A MESH MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm	DESIGNER: E: arangelo@agcdesigndrafting.com M: 0437 276 335 HOUSE DESIGN RENOVATIONS (TOWN PLANNING) Building Practitioner No. 20-40-398	CLIENT: 	PROJECT: EMERGENCY RESILIENCE CENTRE 166-176 MAROODAH HIGHWAY MANSFIELD, VIC. 3722	DRAWING TITLE: FLOOR PLAN	CONSTRUCTION		
	Rev	Description	Date															
1	CONSTRUCTION	21.06.2024																
2	BUILDING MIRRORRED	DATE 2																
SCALE @ A1: 1:100 <small>NOTE: NOT SCALE IF PRINTED AT A1</small>	DRAWING No: A04	REVISION: B																



CEILING PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100

NOTE:
REFER TO ELECTRICAL CONTRACTORS DRAWINGS FOR LIGHTING LAYOUT

LIGHT TUBE NOTE:
☀ DENOTES VELUX 3000 SUN TUBE SKYLIGHT (TWR)

ROOF CLADDING SCHEDULE			
Type Mark	Type	Area	
R-01	COLORBOND® CORRUGATED	962.88 m ²	

ROOF NOTES:

ROOF SARKING/BLANKET:
BRADFORD ANTI-COR R1.8 ROOF BLANKET (OR SIMILAR FOIL FACED EARTHWOOL / GLASSWOOL COMPLIANT ROOF BLANKET) INSTALLED TO THE ENTIRE ROOF AREA OVER THE TOP OF BATTENS
EXTEND SARKING 50mm BEYOND FASCIA INTO GUTTER

ALL JOINS SHALL BE COVERED, SEALED, OVERLAPPED (MIN 150mm), BACKED OR BUTT-JOINTED & TAPED

CONDENSATION MANAGEMENT:
20mm MIN CLEARANCE ABOVE INSULATION & IMPERMEABLE THERMAL MEMBRANE TO COMPLY WITH NCC2022-V1-F8D5

ROOF PENETRATION NOTES:
ALL ROOF PENETRATIONS TO BE SEALED USING NON-COMBUSTIBLE MATERIALS MADE FROM CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM
ROOF PENETRATIONS AS PER AS3959:2018

NOTE:
REFER TO CIVIL CONTRACTORS DRAWINGS FOR DOWNPIPE LOCATION & SIZING

CEILING LEGEND:

PT-1 DENOTES: BORAL ECHOSTOP PERFORATED PLASTERBOARD 12.5mm THICK (APPROX. 250m²)
GROUP NUMBER: 1
TO COMPLY WITH AS5637:1-2015
PLASTERBOARD TO COMPLY WITH NCC2022-VOLUME 1 ASG7 & SPECIFICATION 7.57C4

PT-2 DENOTES: GYPROCK 13mm PLASTERBOARD (APPROX. 450m²)
GROUP NUMBER: 1
TO COMPLY WITH AS5637:1-2015
PLASTERBOARD TO COMPLY WITH NCC2022-VOLUME 1 ASG7 & SPECIFICATION 7.57C4

PT-3 DENOTES: 4.5mm THICK FC SHEET LINING (APPROX. 160m²)
PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS (TBC BY BUILDER)

CEILING NOTE:
PT-1 DENOTES CEILING FINISH
REFER TO FINISH SCHEDULE FOR COLOUR & MANUFACTURER



REVISION SCHEDULE:	
No.	Description
1	CONSTRUCTION BUILDING MIRRORED
2	
3	
4	

IMPORTANT NOTE:	
Date:	21_06_2024
Date:	2

BUSHFIRE RATING: BAL 12.5

MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3959:2018 SECTION 8 CONSTRUCTION GENERALLY SECTION 9 CONSTRUCTION REQ. FOR BAL 12.5

ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLS/ROOFS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED.

ALL EXTERNAL VENTS / WEATHERS SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 20mm

DESIGNER:

AGC DESIGN DRAFTING

E: arn@agcdrafting.com M: 9437 374 233

ROOF DESIGN PENETRATION (TYPICAL) PLANNING Building Practitioner No: DP-440-2018

CLIENT:

Mansfield Shire

PROJECT:

**EMERGENCY RESILIENCE CENTRE
168-176 MAROODDAH HIGHWAY
MANSFIELD, VIC. 3722**

DRAWING TITLE:

ROOF & CEILING PLANS

DRAWN: AG

SCALE @ A1:

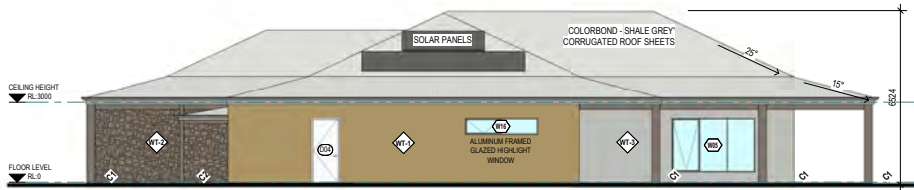
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CONSTRUCTION

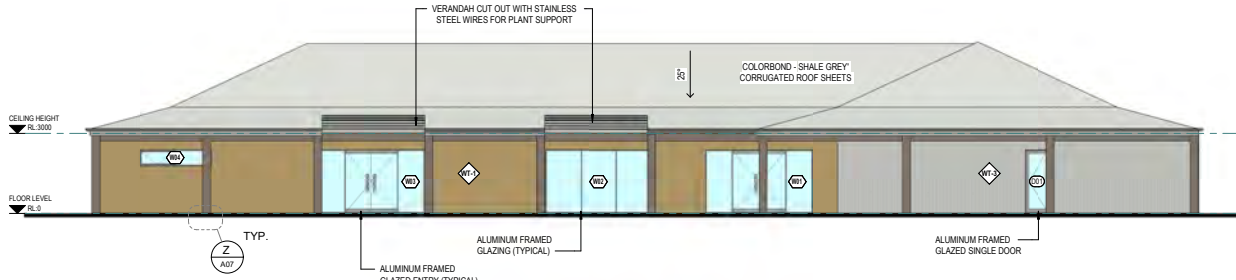
DRAWING No: A06

REVISION: B

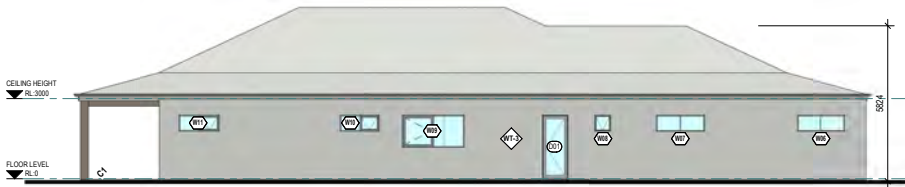
NOTE: THIS SCALE IS PRINTED AT 1:100



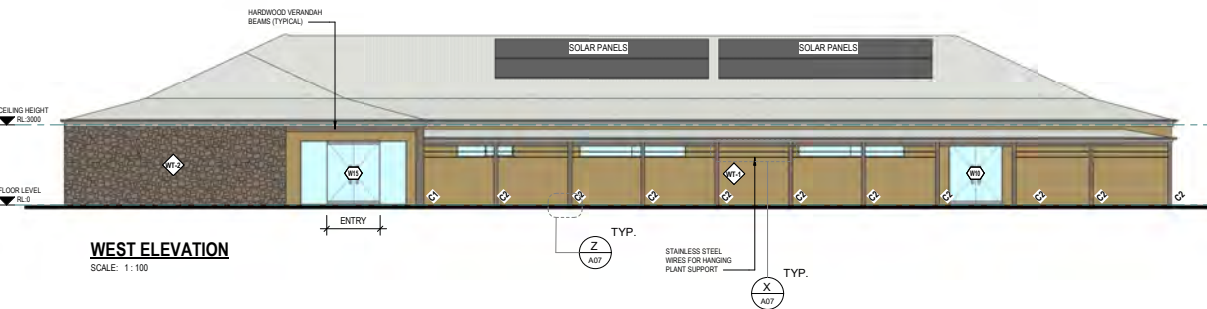
NORTH ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100



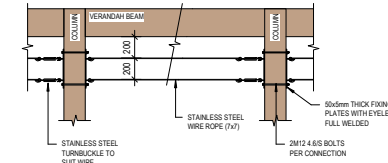
SOUTH ELEVATION
SCALE: 1:100



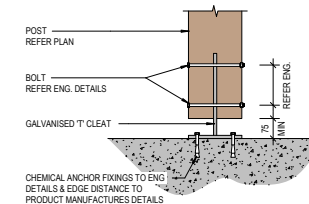
WEST ELEVATION
SCALE: 1:100

WALL CLADDING SCHEDULE		
TYPE MARK	CLADDING TYPE	AREA
WT-1	300mm RAMMED EARTH	169.7 m ²
WT-2	STACKED STONE - BARWITE STONE (OR SIMILAR)	40.6 m ²
WT-3	COLORBOND CORRUGATED - SHALE GREY (WALLS)	131.8 m ²

WALL NOTE:
REFER TO FINISH SCHEDULE FOR COLOUR & MANUFACTURER



DETAIL X
SCALE: 1:20



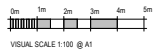
DETAIL Z
SCALE: 1:10

BAL 12.5 NOTES:
MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3959-2018
SECTION 3: CONSTRUCTION GENERAL
SECTION 5: CONSTRUCTION FOR BUSHFIRE ATTACK 12.5

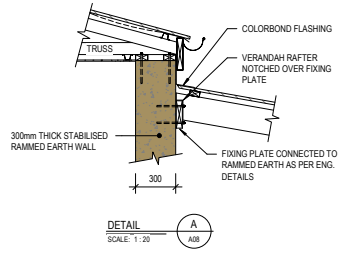
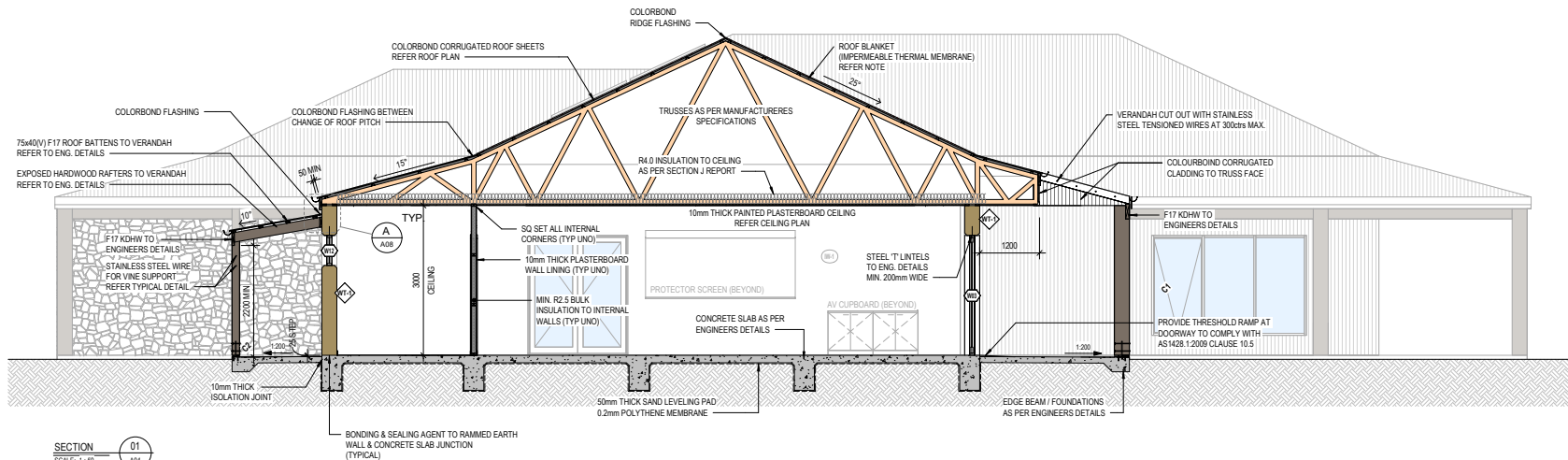
REGULATION	RESPONSE	COMPLIES
CLAUSE 5.3.1 FLOOR CONCRETE	CONCRETE SLAB THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR CONCRETE SLABS ON GROUND	COMPLIES
CLAUSE 5.4 NON-COMBUSTIBLE	ENCLOSED WITH: METAL CORRUGATED WALL SHEETS APPROVED SHARKING TO EXTERNAL 90mm TIMBER FRAME STONE STACK TILES (MIN 20mm THICK) 7.5mm THICK FC SHEET CLADDING APPROVED SHARKING TO EXTERNAL 90mm TIMBER FRAME 300mm THICK EARTH WALL	COMPLIES
CLAUSE 5.4.2 JOINTS	SEALED, OVERLAPPED, BACKED OR BUTT-JOINED	COMPLIES
CLAUSE 5.4.3 VENTS & WEEPHOLES	SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm	COMPLIES
CLAUSE 5.5.2 WINDOWS & DOOR SCREENS	MESH TO BE MADE FROM CORROSION-RESISTANT STEEL BRONZE WITH A MIN APERTURE OF 2mm FRAMES TO BE ALUMINIUM SCREEN ASSEMBLIES SHALL BE ATTACHED USING METAL FIXINGS	COMPLIES
CLAUSE 5.5.3 WINDOWS	FRAMES TO BE ALUMINIUM GLASS TO BE MIN 4mm TOUGHENED GLASS	COMPLIES
CLAUSE 5.5.4 SIDE HUNG DOORS	FRAMES TO BE ALUMINIUM (NO ON PLAN) GLASS TO BE MIN 4mm TOUGHENED GLASS	COMPLIES
CLAUSE 5.5.5 SLIDING DOORS	FRAMES TO BE ALUMINIUM GLASS TO BE MIN 4mm TOUGHENED GLASS	COMPLIES
CLAUSE 5.6 ROOFS	NON-COMBUSTIBLE CORRUGATED METAL SHEETS	COMPLIES
CLAUSE 5.6.3 SHEET ROOFS	TO BE FULLY SARKED, TO BE SEALED AT FASCIA, VALLEYS, HIPS & RIDGE WITH MINERAL WOOL	COMPLIES
CLAUSE 5.6.5 ROOF PENETRATIONS	ROOF PENETRATIONS TO BE SEALED WITH A NON-COMBUSTIBLE MATERIAL	COMPLIES
CLAUSE 5.6.6 EAVE LININGS, FASCIAS	ALL EAVE LINING TO BE 4.5mm FC SHEET (PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS TO CLIENTS REQUIREMENTS) EAVE VENTILATION OPENINGS SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm FASCIAS NON-COMBUSTIBLE	COMPLIES
CLAUSE 5.6.7 GUTTERS & DOWNPIPES	SELECTED STYLE METAL GUTTERS NO REQUIREMENTS FOR DOWNPIPES	COMPLIES
CLAUSE 5.7.5 VERANDA POSTS	METAL EXTERNAL POSTS & BUSHFIRE RESISTING TIMBER AS PER TABLE F1.	COMPLIES
CLAUSE 5.8 WATER & GAS SUPPLY PIPES	ABOVE GROUND, EXPOSED WATER & GAS SUPPLY PIPES SHALL BE METAL	COMPLIES

TABLE F1
BUSHFIRE-RESISTANT SPECIES

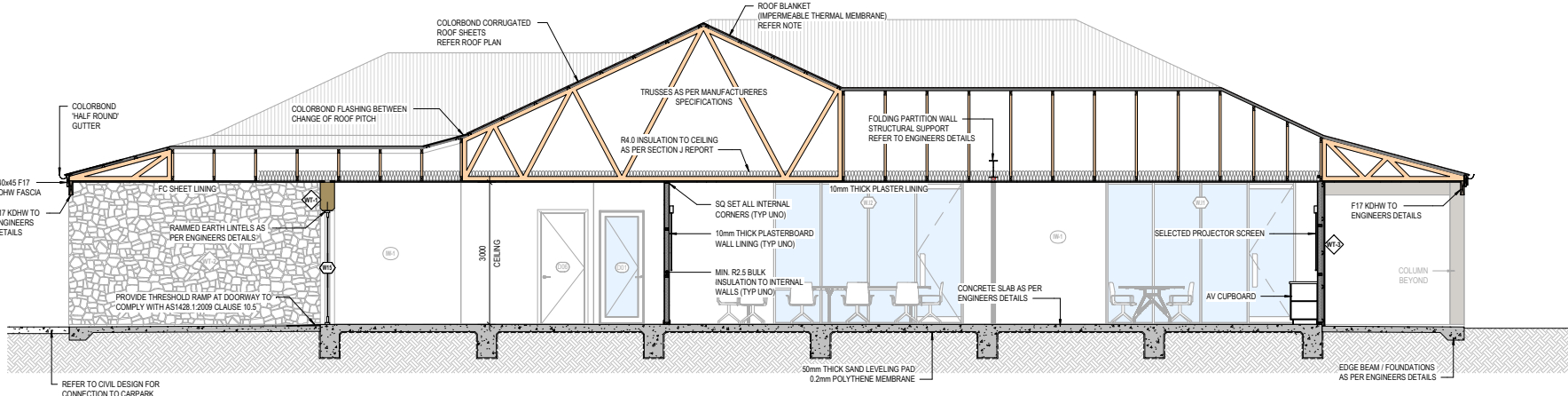
Standard trade name	Botanical name
Ash, silvertop	<i>Eucalyptus sieberi</i>
Blackbutt	<i>Eucalyptus pilularis</i>
Gum, red, river	<i>Eucalyptus camaldulensis</i>
Gum, spotted	<i>Corymbia maculata</i>
Ironbark, red	<i>Eucalyptus sideroxylon</i>
Kwila (Merbau)	<i>Intsia bijuga</i>
Turpentine	<i>Syncarpia glomulifera</i>



REVISION SCHEDULE:		IMPORTANT NOTE:		BUSHFIRE RATING: BAL 12.5		DESIGNER:		CLIENT:		PROJECT:		DRAWING TITLE:		CONSTRUCTION			
No.	Description	Date	A full site measure is to be carried out prior to any construction commencing on site. All site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on site before commencement of work or manufacturing of any items. These drawings are the property of AGC Pty Ltd and must not be reproduced or copied wholly or in part without the permission of AGC Pty Ltd. (Use Great Dimensions in reference to scale)			MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3959-2018 SECTION 3: CONSTRUCTION GENERAL SECTION 5: CONSTRUCTION REQ. FOR BAL 12.5		AGC DESIGN DRAFTING E: arnold@agcdesigndrafting.com M: 0437 274 233		Mansfield Shire		EMERGENCY RESILIENCE CENTRE 166-176 MAROODDAH HIGHWAY MANSFIELD, VIC, 3722		ELEVATIONS		DRAWING No: A07 REVISION: B	
1	CONSTRUCTION BUILDING MIRRORRED	21_06_2024	ALL DIMENSIONS ARE IN MILLIMETRES. DOES NOT SCALE OFF DRAWING			ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLROOFS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINED		Mansfield Shire		EMERGENCY RESILIENCE CENTRE 166-176 MAROODDAH HIGHWAY MANSFIELD, VIC, 3722		ELEVATIONS		DRAWING No: A07 REVISION: B			
2						ALL EXTERNAL VENTS / WEEPHOLES SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm											



SECTION 01
SCALE: 1:50



BUILDER:
BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT / ORDERING ANY MATERIALS

WALL SARKING:
WALLS TO BE COVERED IN BRADFORD ENVIROSEAL® CW OR SIMILAR APPROVED BAL 12.5 SARKING
ALL JOINS SHALL BE COVERED, SEALED, OVERLAPPED (MIN 150mm) BACKED OR BUTT-JOINTED & TAPED

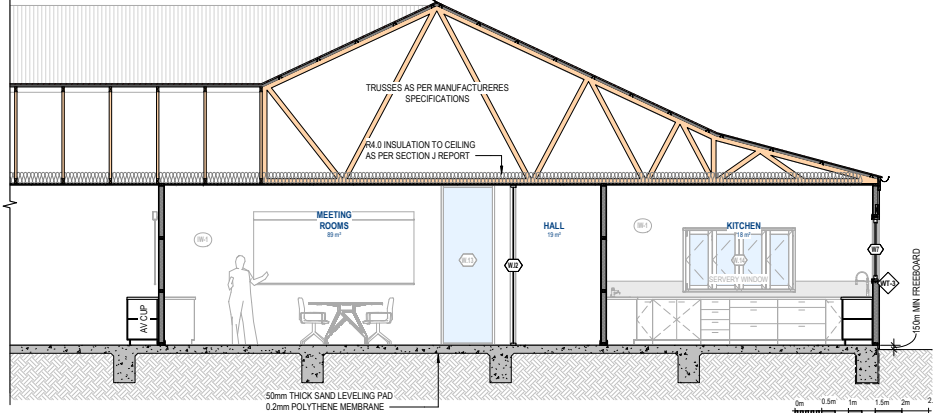
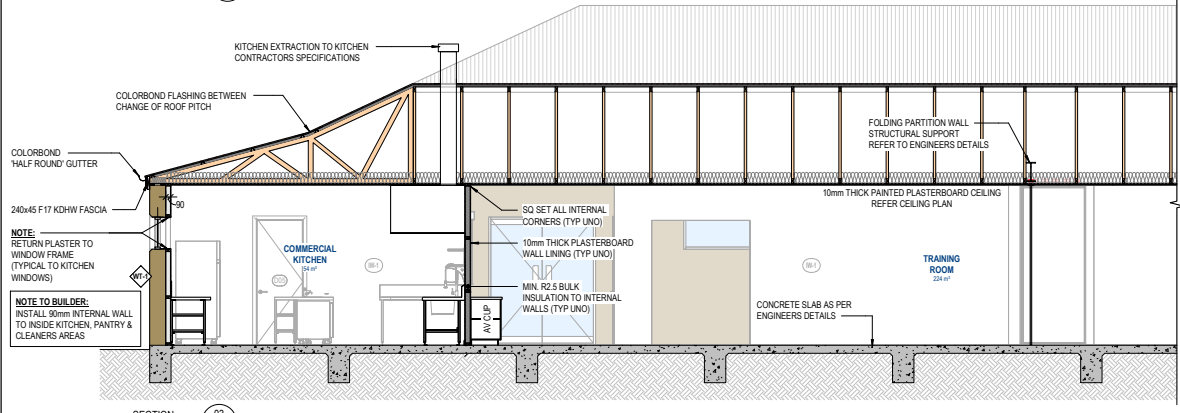
ROOF SARKING/BLANKET:
BRADFORD ANTON R1.8 ROOF BLANKET (OR SIMILAR FOIL FACED EARTHWOOL / GLASSWOOL BAL 12.5 COMPLIANT ROOF BLANKET) INSTALLED TO THE ENTIRE ROOF AREA OVER THE TOP OF BATTENS
EXTEND SARKING 50mm BEYOND FASCIA INTO GUTTER
ALL JOINS SHALL BE COVERED, SEALED, OVERLAPPED (MIN 150mm), BACKED OR BUTT-JOINTED & TAPED

ROOF PENETRATION NOTES:
ALL ROOF PENETRATIONS TO BE SEALED USING NON-COMBUSTIBLE MATERIALS MADE FROM CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM
ROOF PENETRATIONS AS PER AS3959:2018

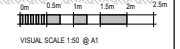
INSULATION SUBFOOT:
FOR ALL SUBFOOT, WALLS & CEILING INSULATION R-VALUE REFER ENERGY ASSESSORS REPORT

CONDENSATION MANAGEMENT:
20mm MIN CLEARANCE ABOVE INSULATION & IMPERMEABLE THERMAL MEMBRANE TO COMPLY WITH NCC2022-V1-F8D5

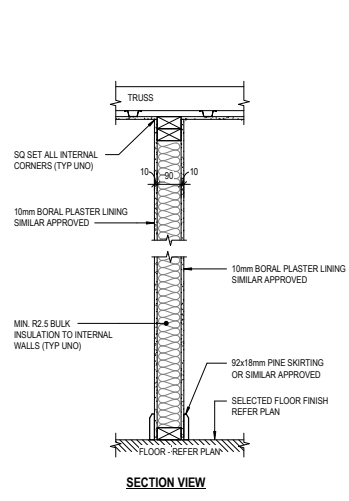
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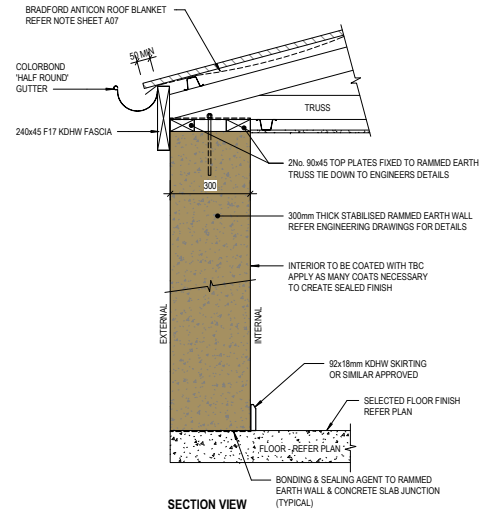
SECTION 03
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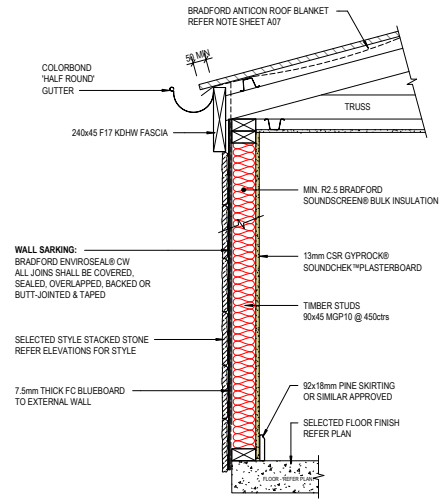
REVISION SCHEDULE: <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>1</td> <td>CONSTRUCTION</td> <td>21_06_2024</td> </tr> <tr> <td>2</td> <td>BUILDING MIRRORED</td> <td>Date 2</td> </tr> </table>		No.	Description	Date	1	CONSTRUCTION	21_06_2024	2	BUILDING MIRRORED	Date 2	IMPORTANT NOTE: A full site measure is to be carried out prior to any construction commencing on site. All site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on site before commencement of work or manufacturing of any items. These drawings are the property of AGC Pty Ltd, and must not be reproduced or copied wholly or in part without the permission of AGC Pty Ltd. (Use Great! Dimensions in reference to scale)		BUSHFIRE RATING: BAL 12.5 MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3959:2018 SECTION 3 CONSTRUCTION GENERAL SECTION 3 CONSTRUCTION REQ. FOR BAL 12.5 ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLS/ROOFS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED. ALL EXTERNAL VENTS / WEATHERS SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 20mm		DESIGNER: AGC DESIGN DRAFTING E: enq@agcdesigndrafting.com M: 0437 274 233 HOUSE DESIGN INNOVATIONS (TM) PLANNING Building Practitioner No: DP-440-388		CLIENT: Mansfield Shire		PROJECT: EMERGENCY RESILIENCE CENTRE 168-176 MAROONDAH HIGHWAY MANSFIELD, VIC, 3122		DRAWING TITLE: CROSS SECTIONS		CONSTRUCTION DRAWN: AG SCALE @ A1: As indicated NOTE: UNIT SCALE PROVIDED AT 1:50		DRAWING No: A08 REVISION: B	
No.	Description	Date																								
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2	BUILDING MIRRORED	Date 2																								



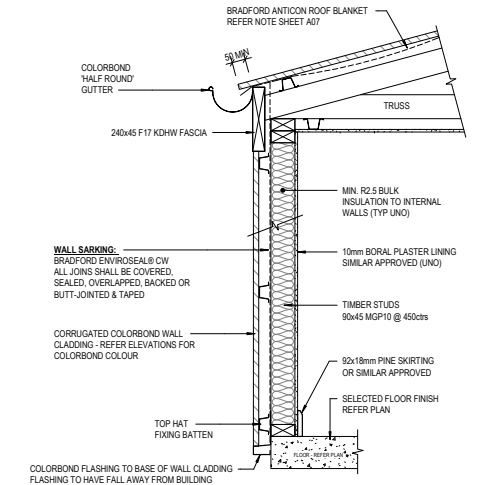
TYPICAL INTERNAL WALL DETAIL (UNO)
SCALE: 1:10



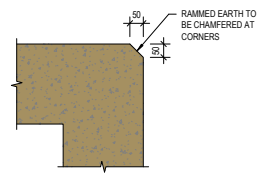
WT1 - RAMMED EARTH DETAIL
SCALE: 1:10



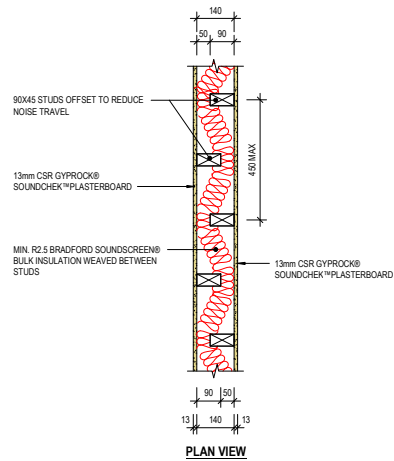
WT2 BUILD UP DETAIL
SCALE: 1:10



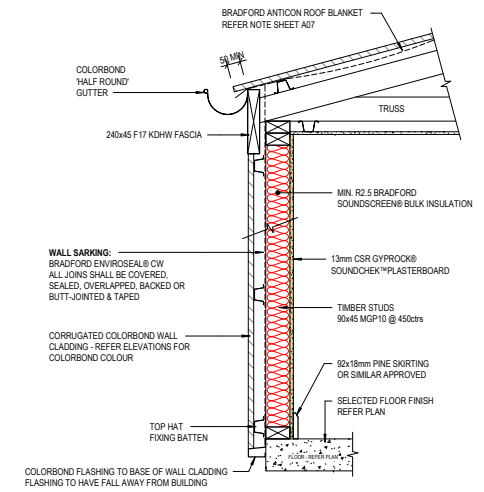
WT3 BUILD UP DETAIL
SCALE: 1:10



TYPICAL RAMMED EARTH CORNER DETAIL
SCALE: 1:10



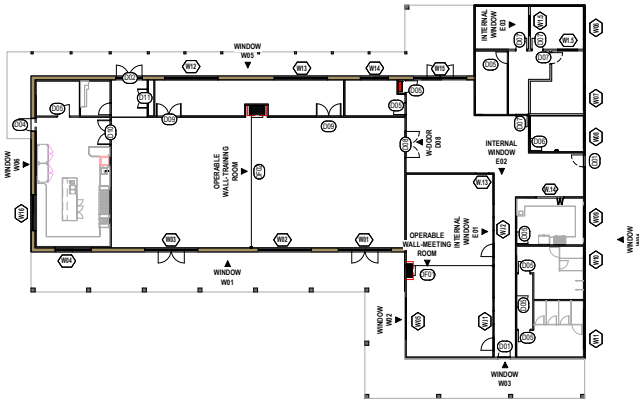
INTERNAL WALL - STUDIO
SCALE: 1:10



WT3 BUILD UP DETAIL - STUDIO WALLS
SCALE: 1:10



REVISION SCHEDULE: <table border="1"> <tr> <th>Rev</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>A</td> <td>CONSTRUCTION BUILDING MIRRORED</td> <td>21.06.2024</td> </tr> <tr> <td>B</td> <td></td> <td>Date: 2</td> </tr> </table>		Rev	Description	Date	A	CONSTRUCTION BUILDING MIRRORED	21.06.2024	B		Date: 2	IMPORTANT NOTE: A full site measure is to be carried out prior to any construction commencing on site. All site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on site before commencement of work or manufacturing of any items. These drawings are the property of AGC Pty Ltd and must not be reproduced or copied wholly or in part without the permission of AGC Pty Ltd. Use Great! Dimensions in reference to scale. ALL DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE OFF DRAWING	BUSHFIRE RATING: BAL 12.5 MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3959:2018 SECTION 5 CONSTRUCTION GENERAL SECTION 5 CONSTRUCTION REQ. FOR BAL 12.5 ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLS/ROOFS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED. ALL EXTERNAL VENTS / WEEDHOLES SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm	DESIGNER: E: arn@agcdesigndrafting.com M: 0437 274 233 10/100 DESIGN INNOVATIONS IT/AN PLANNING Building Practitioners Inc. DP-40-208	CLIENT: 	PROJECT: EMERGENCY RESILIENCE CENTRE 168-176 MAROONDRAH HIGHWAY MANSFIELD, VIC, 3722	DRAWING TITLE: WALL TYPE BUILD UPS	CONSTRUCTION <table border="1"> <tr> <td>DRAWN: AG</td> <td>DRAWING No:</td> <td>REVISION:</td> </tr> <tr> <td>SCALE @ A1:</td> <td>A09</td> <td>B</td> </tr> <tr> <td>1:10</td> <td></td> <td></td> </tr> </table>	DRAWN: AG	DRAWING No:	REVISION:	SCALE @ A1:	A09	B	1:10		
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KEY PLAN

SCALE: 1:200

- GENERAL WINDOW NOTES:**
- ALL EXTERNAL WINDOWS TO COMPLY WITH AS3899:2018 BAL 12.5
 - ALL WINDOW FRAMES TO BE ALUMINUM (UNO ON PLAN)
 - ALL GLAZING TO COMPLY WITH AS2047:2014, AS1288:2006 & NCC2022
 - ALL NEW GLAZING TO COMPLY WITH ENERGY RATING DOCUMENTATION
 - EXTERNAL WINDOWS TO BE WEATHER-STRIPPED AND SEALED AS PER NCC2022 VOL 1 J505
 - ALL WINDOW SIZES TO BE VERIFIED PRIOR TO ORDERING
 - ALL SIZES SHOWN ARE NOMINAL AND SHOULD BE COMPARED TO MANUFACTURERS STANDARD SCHEDULE BEFORE CONSTRUCTION COMMENCES
 - BUILDER TO CONFIRM STUD OPENING SIZE
 - ALL WINDOWS 400mm FROM GROUND OR LESS THAN 400mm ABOVE DECKS TO BE 'GRADE A SAFETY GLASS & MINIMUM THICKNESS OF 4mm' AS PER AS1288:2006, AS3899:2018 5.3 (BAL12.5) & NCC2022 PART 3.6.4.1
 - WHERE DOUBLE-GLAZED ASSEMBLIES ARE USED ABOVE THE REQUIREMENTS APPLY TO THE EXTERNAL PANE OF THE GLAZED ASSEMBLY ONLY
 - PROVIDE SCREENS TO ALL WINDOWS:
 - ALL SCREENS TO HAVE A MESH OR PERFORATED SHEET MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINUM
 - THE OPERABLE PORTIONS OF WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS
 - REFER TO ENERGY REPORT FOR U-VALUE, SHGC, GLASS & FRAMING TYPE (UNO ON PLAN)

- GENERAL DOOR NOTES:**
- ALL EXTERNAL DOORS TO COMPLY WITH AS3899:2018 BAL 12.5
 - ALL GLAZING TO COMPLY WITH AS2047:2014, AS1288:2006 & NCC2022
 - ALL NEW GLAZING TO COMPLY WITH ENERGY RATING DOCUMENTATION
 - EXTERNAL DOORS TO BE WEATHER-STRIPPED AND SEALED AS PER NCC2022 VOL 1 J505
 - ALL DOOR SIZES TO BE VERIFIED PRIOR TO ORDERING
 - DOORS SHALL BE TIGHT-FITTING TO THE FRAME AND TO AN ABUTTING DOOR
 - ALL SIZES SHOWN ARE NOMINAL AND SHOULD BE COMPARED TO MANUFACTURERS STANDARD SCHEDULE BEFORE CONSTRUCTION COMMENCES
 - BUILDER TO CONFIRM STUD OPENING SIZE
 - ALL EXTERNAL DOORS INCORPORATING GLAZING SHALL HAVE MIN. THICKNESS OF 4mm & TO BE TOUGHENED GLASS (UNO)
 - WHERE DOUBLE-GLAZED ASSEMBLIES ARE USED ABOVE THE REQUIREMENTS APPLY TO THE EXTERNAL PANE OF THE GLAZED ASSEMBLY ONLY
 - PROVIDE SCREENS TO ALL DOORS (UNLESS NOTED ON PLAN)
 - ALL SCREENS TO HAVE A MESH OR PERFORATED SHEET MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINUM
 - THE OPERABLE PORTIONS OF WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS
 - REFER TO ENERGY REPORT FOR U-VALUE, SHGC, GLASS & FRAMING TYPE (UNO ON PLAN)

SIGNAGE DETAIL

SIGNAGE TO COMPLY WITH AS1428.1

NOTE

WHERE DIRECTIONAL SIGNAGE IS PROVIDED CONSISTENT COLOUR & LAYOUT TO ASSIST PEOPLE FIND & USE THE SIGNAGE

MATT FINISHES SHALL BE USED TO ASSIST PEOPLE WITH VISION IMPAIRMENTS

COLOUR WITH HIGH LUMINANCE CONTRAST ARE TO BE USED

STANDARDIZED SYMBOLS TO BE USED WHERE POSSIBLE TO REINFORCE WRITTEN WORDS

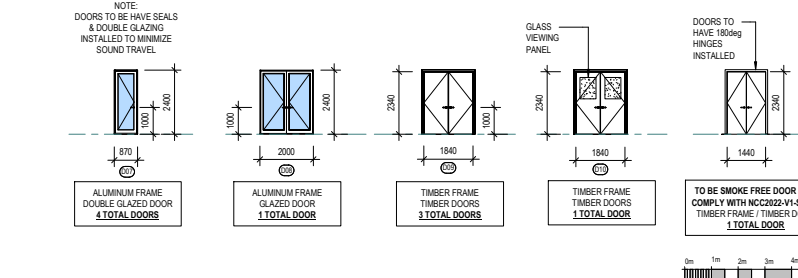
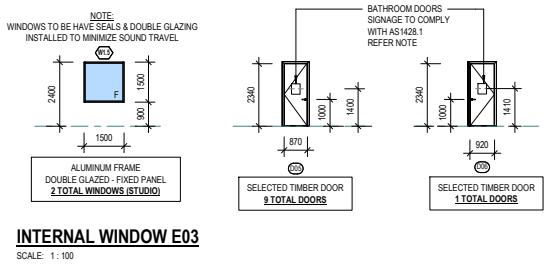
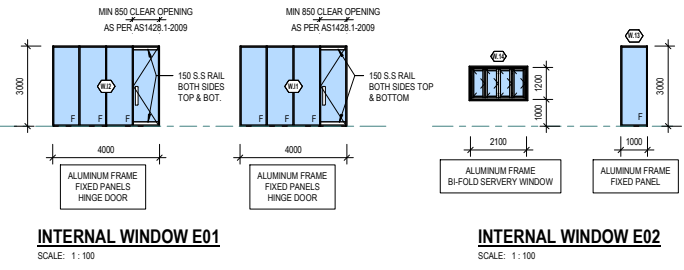
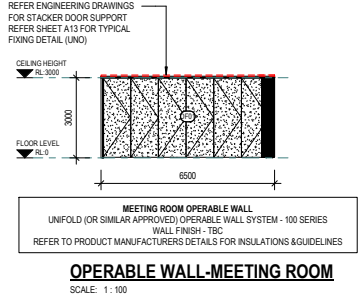
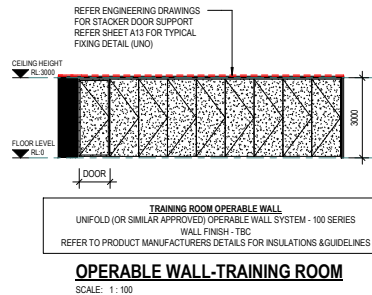
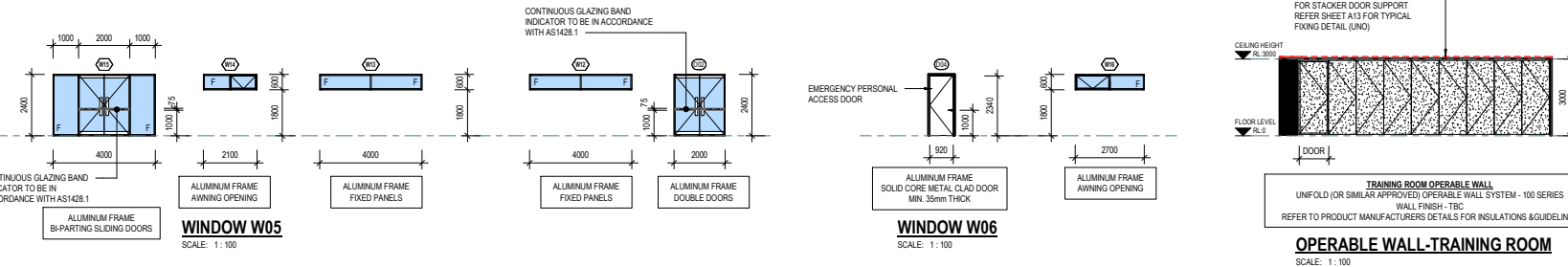
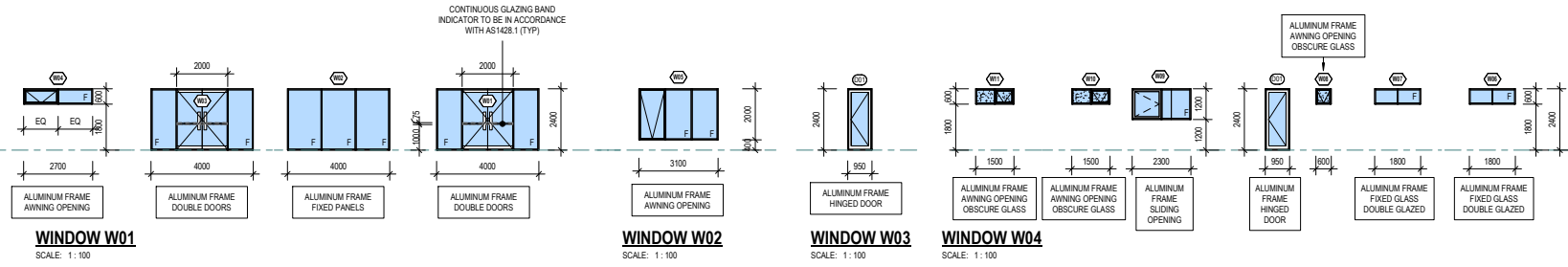
SANS SERIF FONT TO BE USED

DOOR NOTES

DOOR OPERATIONS TO COMPLY WITH 02.21 OF THE NCC

- DOOR HANDLES & RELATED HARDWARE FORMING PART OF THE CONTINUOUS PATH OF TRAVEL SHALL BE OF THE TYPE THAT ALLOWS THE DOOR TO BE REALLY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS & OPENED WITH ONE HAND
- THE HANDLE SHALL BE SUCH THAT THE HAND OF THE PERSON WHO CANNOT GRIP WILL NOT SLIP FROM THE HANDLE DURING THE OPERATION OF THE LATCH, TO COMPLY WITH AS1428.1:2009 AND THE BELOW FIGURE

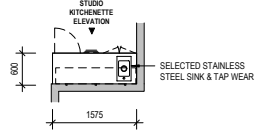
ALL SLIDING DOOR HARDWARE TO BE 'D' TYPE HANDLE & TO COMPLY WITH AS1428.1



REVISION SCHEDULE:		IMPORTANT NOTE:		BUSHFIRE RATING: BAL 12.5		DESIGNER:		CLIENT:		PROJECT:		DRAWING TITLE:		CONSTRUCTION					
No.	Description	Date	A full site measure is to be carried out prior to any construction commencing on site. All site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on site before commencement of work or manufacturing of any items. These drawings are the property of AGC Pty Ltd and must not be reproduced or copied wholly or in part without the permission of AGC Pty Ltd. Use beyond dimensions in reference to codes.			MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3899:2018 SECTION 5 CONSTRUCTION GENERAL SECTION 5 CONSTRUCTION REQ. FOR BAL 12.5 ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLPROOFS SHALL BE COVERED, SEALED, CHASED, BEADED OR BUTT JOINTED. ALL EXTERNAL VENTS / REFRIGERATES SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm		AGC DESIGN DRAFTING E: angie@agcdesigndrafting.com M: 0437 274 335 HOUSE DESIGN RENOVATIONS (TOWN PLANNING) Building Practitioner No: DP-400389		Mansfield Shire		EMERGENCY RESILIENCE CENTRE 166-176 MAROONDAH HIGHWAY MANSFIELD, VIC. 3722		WINDOW SCHEDULE & ELEVATIONS		DRAWN: Author SCALE @ A1: As indicated DATE: 01.06.2024 DATA 2		DRAWING No: A10 REVISION: B	

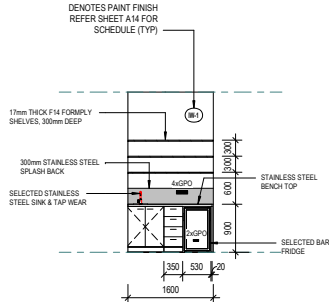


NOTE:
DETAIL TO BE READ IN CONJUNCTION WITH THE PRODUCT MANUFACTURERS
SPECIFICATIONS & DETAILS FOR SPECIFIC DOOR PURCHASED



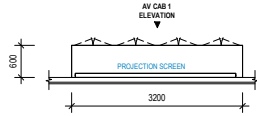
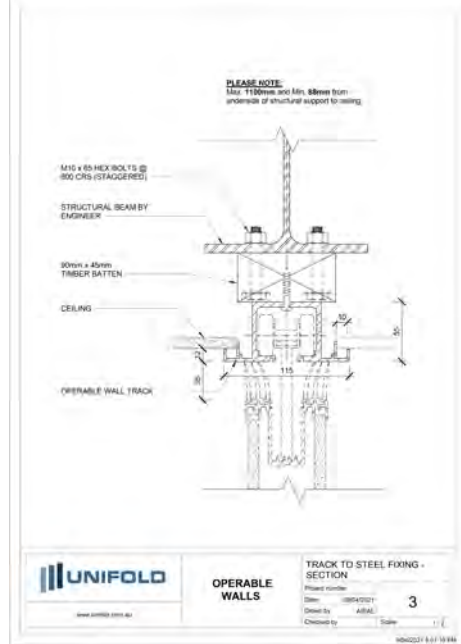
STUDIO KITCHENETTE FLOOR PLAN

SCALE: 1:50



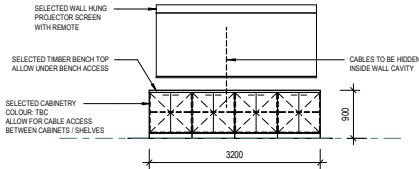
STUDIO KITCHENETTE ELEVATION

SCALE: 1:50



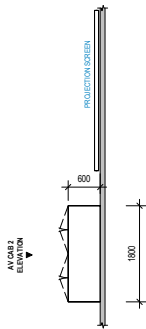
AV CAB 1 - FLOOR PLAN

SCALE: 1:50



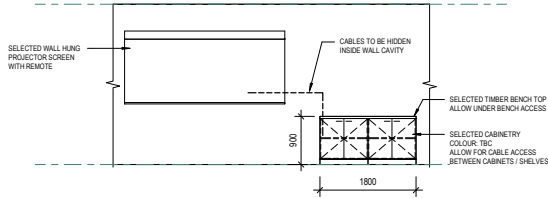
AV CAB 1 ELEVATION

SCALE: 1:50



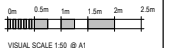
AV CAB 2 - FLOOR PLAN

SCALE: 1:50



AV CAB 2 ELEVATION



SCALE: 1:50



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1	CONSTRUCTION BUILDING MIRRORED	21_06_2024 Date: 2	MINIMAL CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3959-2018 SECTION 3 CONSTRUCTION GENERAL SECTION 3 CONSTRUCTION REQ. FOR BAL 12.5 ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLS/ROOFS SHALL BE COVERED, SEALED, OVERLAPPED, BRICKED OR BUT JOINTED. ALL EXTERNAL VENTS / WEEPHOLES SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm					SCALE @ A1: 1:50	A13
			ALL DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE OFF DRAWING					REVISION: B	

WALL, FLOOR & ROOF FINISH SCHEDULE				
MARK	IMAGE	DESCRIPTION	MANUFACTURER	LOCATION
BATH-1		Accolade Plus Spice White	ARMSTRONG FLOORING	BATHROOMS
CP-1		Forge Ahead Toffee	GH COMMERCIAL	STUDIO / MEETING / TRAINING
EXT-CONC-1		Exposed External Finish	SELECTED CONCRETE CONTRACTOR	EXTERNAL CONCRETE
GT-1		Half Round Gutter	LYSAGHT	GUTTER
INT-CONC-1		Burnished Internal Finish	SELECTED CONCRETE CONTRACTOR	INTERNAL CONCRETE
IW-1		Lexicon® Quarter	DULUX	INTERNAL WALL PAINT

WALL, FLOOR & ROOF FINISH SCHEDULE				
MARK	IMAGE	DESCRIPTION	MANUFACTURER	LOCATION
KITCH-1		Accolade Plus Jervis Green	ARMSTRONG FLOORING	KITCHEN
PT-1		Ceiling White	DULUX	CEILING
PT-2		Ceiling White	DULUX	CEILING
PT-3		Ceiling White	DULUX	CEILING
R-01		Corrugated Colorbond®	LYSAGHT	ROOF
TIM-1		Natural Creations ArborArt Limed Oak	ARMSTRONG FLOORING	FOYER
WT-1		External Rammed Earth	RAMMED EARTH ENTERPRISES	EXTERNAL WALL

WALL, FLOOR & ROOF FINISH SCHEDULE				
MARK	IMAGE	DESCRIPTION	MANUFACTURER	LOCATION
WT-2		Natural Stone	BARWITE STONE	EXTERNAL WALL
WT-3		Corrugated Colorbond®	LYSAGHT	EXTERNAL WALL

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Rev	Description	Date	<p>A full site measure is to be carried out prior to any construction commencing on site. All site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on site before commencement of work or manufacturing of any items. These drawings are the property of AGC Pty Ltd, and must not be reproduced or copied wholly or in part without the permission of AGC Pty Ltd. (See Special Dimensions in reference to scale)</p> <p>MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3959-2018 SECTION 5 CONSTRUCTION GENERALLY SECTION 8 CONSTRUCTION REQ. FOR BAL 12.5</p> <p>ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLS/ROOFS SHALL BE COVERED, SEALED, OVERLAPPED, BRIDGED OR BUT JOINTED.</p> <p>ALL EXTERNAL VENTS / WEEPHOLES SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm</p>	 E: argnet@agcdesigndrafting.com M: 0437 274 233 HOUSE DESIGN RENOVATIONS (TOWN PLANNING) Building Practitioner No. DP-440-288				EMERGENCY RESILIENCE CENTRE 168-176 MAROONDAH HIGHWAY MANSFIELD, VIC, 3722		WALL & FLOOR FINISH SCHEDULE		DRAWN: AG SCALE @ A1:		DRAWING No: A14		REVISION: B	
A	CONSTRUCTION	21_06_2024															
B	BUILDING MIRRORED	Date 2															
<small>ALL DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE OFF DRAWING</small>																	