

PARKER RESERVE ALTERATIONS & ADDITIONS

DETAILED DESIGN
2 KEADY STREET, COBURG NORTH

DRAWING LIST		
SHEET NO.	SHEET NAME	REVISION
DD A0.01	COVER PAGE & EXISTING SITE PLAN	A
DD A0.02	GENERAL NOTES	A
DD A0.03	EXISTING SITE PLAN	A
DD A0.04	PROPOSED SITE PLAN	A
PAVILION		
DD A1.01	EXISTING PAVILION PLAN	A
DD A1.02	EXISTING PAVILION ELEVATIONS	A
DD A1.03	EXISTING PAVILION PHOTOS	A
DD A1.04	PAVILION DEMOLITION PLAN	A
DD A1.05	PAVILION DEMOLITION ELEVATIONS	A
DD A2.01	PROPOSED PAVILION PLAN	A
DD A2.02	PROPOSED PAVILION ELEVATIONS	A
DD A2.03	PROPOSED PAVILION SECTIONS	A
DD A2.04	PAVILION ROOF & FINISHES PLANS	A
DD A2.05	PAVILION AMENITIES	A
DD A2.06	PAVILION ACCESSIBLE BATHROOM PLAN	A
DD A2.07	PAVILION ACCESSIBLE BATHROOM ELEVATIONS	A
DD A2.08	PAVILION PUBLIC ACCESSIBLE WC PLAN	A
DD A2.09	PAVILION PUBLIC ACCESSIBLE WC EL'NS	A
CHANGE ROOM		
DD A3.01	EXISTING CHANGE ROOM PLAN & ELEVATIONS	A
DD A3.02	EXISTING CHANGE ROOM PHOTOS	A
DD A3.03	CHANGE ROOM DEMOLITION PLAN & ELEVATION	A
DD A4.01	PROPOSED CHANGE ROOM PLAN & ELEVATION	A
DD A4.02	CHANGE ROOM FINISHES PLAN	A
DD A4.03	CHANGE ROOM AMENITIES	A
DD A4.04	CHANGE ROOM PUBLIC ACCESSIBLE BATHROOM	A
AMENITIES/STORE		
DD A5.01	EXISTING AMENITIES BUILDING PLAN & ELEV'NS	A
DD A5.02	EXISTING AMENITIES BUILDING PHOTOS	A
DD A5.03	AMENITIES BUILDING DEMOLITION PLAN & EL'NS	A
DD A6.01	PROPOSED STORE PLAN & ELEVATIONS	A
GENERAL		
DD A7.01	SCHEDULES	A
DD A7.02	BRAILLE SCHEDULE	A
DD A8.01	DOOR CIRCULATIONS & PARKING	A



LOCATION PLAN
NTS



ARTIST'S IMPRESSION - PAVILION

PRELIMINARY ISSUE

A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
COVER PAGE & EXISTING SITE PLAN		
DATE	27/10/2023	
JOB NUMBER	12228	
DRAWN BY	JB	
CHECKED BY	SS	
TO SCALE ON	A2	
DRAWING NUMBER	DD A0.01	VERSION NUMBER A
CONSTRUCTION & BUILDING DESIGN PTY LTD		
1 BELL STREET BRUNSWICK VICTORIA 3056		
PH 03 9380 8855		
DP-AD: 1177		

STANDARD DRAWING NOTES

GENERAL

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT BE LIMITED TO, THE AUSTRALIAN BUILDING REGULATIONS 2018, THE NATIONAL CONSTRUCTION CODE SERIES 2022 (BCA VOLUME 1) AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOLUME 1.

ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE A PERFORMANCE 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 BCA.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL SCHEDULES AND SPECIFICATIONS COMPLETED BY THE DESIGNER, DRAWINGS AND DETAILS BY ANY OTHER CONSULTANTS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

SITE PLAN MEASUREMENTS IN METRES - ALL OTHER MEASUREMENTS IN MILLIMETRES U.N.O. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

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

TENDERER TO NOTE

THE TENDERER SHALL BE DEEMED TO HAVE THOROUGHLY INSPECTED THE SITE PRIOR TO TENDERING AND HAVE TAKEN INTO ACCOUNT ANY CONDITIONS LIKELY TO AFFECT THE EXTENT OF PERFORMANCE OF THE CONTRACT.

PLUMBING AND ELECTRICAL WORKS ARE TO BE UNDERTAKEN AS REQUIRED - DETAILS NOT SHOWN ON ARCHITECTURAL DRAWINGS

PROVIDE NEW OR EXTENDED EXISTING ELECTRICAL SYSTEM TO POINTS AS NECESSARY AND IN STRICT ACCORDANCE WITH RELEVANT ELECTRICAL SUPPLY AUTHORITY REGULATIONS AND AS 3000:2018.

BUILDERS TO NOTE

THE BUILDER SHALL 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 SHALL 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.

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

EASEMENTS

THE BUILDER SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION & DEPTH OF ALL SERVICES WITHIN OR NEAR EASEMENTS BEFORE PROCEEDING WITH ANY WORKS IN THE IMMEDIATE PROXIMITY (WITHIN 2000mm) OF EASEMENTS.

THE BUILDER IS NOT TO PROCEED WITH ANY WORKS OVER EASEMENTS WITHOUT PRIOR WRITTEN CONSENT FROM RELEVANT COUNCIL & SERVICE AUTHORITIES.

SETOUT

THE BUILDER IS RESPONSIBLE FOR VERIFYING THE SET-OUT OF ALL PROPOSED WORKS

COMMENCEMENT OF WORKS WILL MEAN FULL ACCEPTANCE OF THE ACCURACY OF TITLE BOUNDARIES & SITE CONDITIONS

WHERE SITE LEVELS ARE PROVIDED THE BUILDER IS TO CHECK & CONFIRM THEM BEFORE PROCEEDING WITH WORKS. REPORT ANY DISCREPANCIES OR CONCERNS TO THIS OFFICE FOR CLARIFICATION

SITE ENVIRONMENT DESIGN INFORMATION

SITE CLASSIFICATION

SITE CLASSIFICATION TO AS 2870 - 2011: **CLASS P**

REFER TO SOIL REPORT NO.: **6137**

BY: **E2E DESIGN GROUP**

REFER TO SOIL REPORT FOR PROJECT SPECIFIC RECOMMENDATIONS REGARDING MINIMUM FOUNDING DEPTHS FOR PROPOSED METHOD OF CONSTRUCTION.

DESIGN GUST WIND SPEED / WIND CLASSIFICATION

BUILDING TIE DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684.2 - 2021 FOR AN ASSUMED DESIGN GUST WIND SPEED/ WIND CLASSIFICATION OF **N2/W33** (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS 1684 FOR CONSTRUCTION REQUIREMENTS.

CLIMATE ZONE

CLIMATE ZONE FOR THERMAL DESIGN / THERMAL PERFORMANCE ASSESSMENT: **ZONE 6**

STRUCTURAL ENGINEERING

COMPUTATIONS TO BUILDING REGULATION 2018, REGULATION 126

REFER TO STRUCTURAL ENGINEER'S DRAWINGS JOB NO.: **6137**

BY: **E2E DESIGN GROUP**

FOOTINGS

FOOTINGS TO BE IN ACCORDANCE WITH AS2870 - 2011. REFER TO THE STRUCTURAL ENGINEERS DRAWINGS AND COMPUTATIONS FOR FURTHER DETAILS.

CONCRETE TO BE N20 GRADE UNLESS NOTED OTHERWISE.

FOOTINGS ARE NOT TO ENCROACH THE TITLE BOUNDARIES AND EASEMENT LINES.

BRICKWORK

ALL MASONRY WORK AND STONEWORK TO COMPLY WITH AS 3700 - 2018 AND ALL OTHER RELEVANT STANDARDS.

PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600 MM CTRS IN EACH DIRECTION AND WITHIN 300MM OF ARTICULATION JOINTS.

SPACING OF THE WALL TIES TO TOP AND SIDES OF OPENINGS IS TO BE HALVED.

ALL BRICK PIERS TO BE BONDED EVERY FIFTH COURSE.

MAXIMUM WALL HEIGHT FOR BRICK WALLS CONSTRUCTED OF SINGLE SKIN WITH ENGAGED PIERS IS TO BE 3000mm.

PROVIDE CONSTRUCTION JOINTS BELOW ONE SIDE OF WINDOW OPENINGS; IN STRAIGHT UNBROKEN LENGTHS OF BRICKWORK WHICH ARE MORE THAN 6.0M IN LENGTH; AND AT NO MORE THAN 10.0M INTERVALS OR 5.0M INTERVALS FOR ARTICULATED BRICK WALLS.

PROVIDE APPROVED DAMP-PROOF COURSES IN THE LOCATIONS AND METHODS IN ACCORDANCE WITH AS 2904 - 1995.

FORM WEEP HOLES BY LEAVING OPEN PERP-ENDS AT LESS THAN 1000MM CENTRES, BUT AT INCREMENTS TO SUIT THE STANDARD DIMENSIONS IF THE MASONRY. WEEP HOLES SHALL BE LOCATED IN THE COURSE ABOVE THE FLASHINGS.

VERTICAL ARTICULATION JOINTS

VERTICAL ARTICULATION JOINTS ARE TO BE PROVIDED AT EVERY 6M CENTRES, AND WHERE OPENINGS ARE MORE THAN 900x900 AT NOT MORE THAN 5M CENTRES.

STEEL

MINIMUM CORROSION PROTECTION FOR STRUCTURAL STEEL MEMBERS NOT BUILT INTO A MASONRY WALL FOR A MODERATE ENVIRONMENT: [EXTERNAL]
OPTION 1 – 2 COATS ALKYD PRIMER
OPTION 2 – 2 COATS ALKYD GLOSS
OPTION 3 – HOT DIP GALVANISE 300G/M2 MIN.
OPTION 4 – HOT DIP GALVANISE 100G/M2 MIN. PLUS
a. 2 COATS SOLVENT BASED VINYL PRIMER; OR
b. 2 COATS VINYL GLOSS ALKYD

WHEN NOT SPECIFIED BY THE STRUCTURAL ENGINEER, ANGLE LINTELS SHOULD BE PROVIDED TO OPENINGS SUPPORTING BRICKWORK IN ACCORDANCE WITH 6.3.5 OF THE HOUSING PROVISIONS. ALL EXTERNAL LINTELS TO BE HOT DIP GALVANISED. A STRUCTURAL ENGINEER MUST BE CONSULTED & SPECIFY STEEL LINTELS TO OPENINGS CARRYING CONCENTRATED OR POINT ROOF LOADS.

TIMBER

SUB-FLOOR SPACES MUST BE PROVIDED WITH OPENINGS IN EXTERNAL WALLS AND INTERNAL SUBFLOOR WALLS. AGGREGATE SUBFLOOR VENTILATION OPENINGS TO ACHIEVE MIN 2000mm²/m OR 1000mm²/m IF GROUND IS SEALED WITH AN IMPERVIOUS MEMBRANE.

SUBFLOOR VENTS ARE REQUIRED TO BE SPACED AS EVENLY AS PRACTICAL AROUND THE PERIMETER AND MAX. 600MM FROM CORNERS.

PROVIDE MINIMUM CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150 MM OR 400 WHERE TERMITE MANAGEMENT SYSTEM IS REQUIRED TO BE INSPECTED.

- BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684.2-2021 FOR AN ASSUMED DESIGN GUST WIND SPEED/WIND CLASSIFICATION OF W41 (SUBJECTS TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS 1684.2-2010 FOR CONSTRUCTION REQUIREMENTS.
- DESIGN AND CONSTRUCTION OF TIMBER FRAMING IN ACCORDANCE WITH AS1684.2,3,4 - 2010

GLAZING AND WINDOWS

ALL WINDOWS TO COMPLY WITH AS 2047 - 2014 AND AS 1288 - 2021

GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS TO COMPLY WITH AS1288 - 2021

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:

- (I) ALL ROOMS - WITHIN 500MM VERTICAL OF FLOOR LEVEL
- (II) DOORWAY - WITHIN 300MM HORIZONTAL OF ALL DOOR EDGES
- (III) BATHROOMS & ENSUITES - WITHIN 2000MM VERTICAL FROM BATH BASE
- (IV) LAUNDRY - WITHIN 500MM HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES
- (V) LAUNDRY - WITHIN 1200MM VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300MM VERTICAL OF TROUGH

FULL HEIGHT GLAZING THAT COULD BE MISTAKEN AS AN UNOBSTRUCTED OPENING TO BE MARKED FOR THEIR FULL WIDTH WITH A SOLID AND NON-TRANSPARENT CONTRASTING LINE NOT LESS THAN 75mm IN WIDTH AND LOCATED SO THAT THE LOWER EDGE IS NOT LESS THAN 900MM AND NOT MORE THAN 1000MM ABOVE THE FLOOR

WINDOW SIZES NOMINATED ARE NOMINAL ONLY UNO. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. VARIATION TO WINDOW SIZES MAY AFFECT OTHER WORK SUCH AS BRICKWORK, PANEL SIZES AND INTERIOR FINISHES. ALL OPENING SIZES TO BE CHECKED BEFORE MANUFACTURE OF WINDOWS AND DOORS

WINDOWS TO BE FLASHED ALL AROUND

CEILINGS (CLASS 5,6,7 OR 8)

MINIMUM 2400mm CEILING HEIGHT TO NEW PORTIONS OF CEILING EXCEPT IN A CORRIDOR, PASSAGEWAY OR SANITARY COMPARTMENT WHERE THE MINIMUM CEILING HEIGHT IS 2100mm.

REQUIRED EXITS/DOORS/PATHS OF TRAVEL

ALL REQUIRED EXITS OR PATHS OF TRAVEL ARE TO HAVE MIN. UNOBSTRUCTED HEIGHT OF 2000mm AND WIDTH OF 1000mm CLEAR OF ALL PROJECTIONS EXCEPT THE UNOBSTRUCTED HEIGHT OF ANY DOOR WAY MAY BE REDUCED TO NOT LESS THAN 1980MM AND A WIDTH NOT LESS THAN 850mm.

ALL DOORS TO ALLOW 850mm CLEAR OPENING WIDTH BETWEEN THE FACE OF THE DOOR AND THE DOOR FRAME (MINIMUM DOOR WIDTH 920mm AND MINIMUM UNOBSTRUCTED HEIGHT OF 2m.

ALL DOORS IN A REQUIRED EXIT MUST BE READILY OPENABLE WITHOUT A KEY, BY A SINGLE HANDED DOWNWARD ACTION LOCATED BETWEEN 900mm AND 1100mm FROM FINISHED FLOOR LEVEL OR A SINGLE HAND PUSHING ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900mm AND 1200mm FROM FINISHED FLOOR LEVEL

EXIT DOORS WHICH SWING AGAINST THE DIRECTION OF EXIT TO BE CAPABLE OF BEING HELD IN THE OPEN POSITION

ARTIFICIAL LIGHTING

ARTIFICIAL LIGHTING TO COMPLY WITH AS/NZS 1680.0 - 2009

FIRE

PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS 2444 - 2001 AND PROVIDED AS PER THE BCA E1D14

ALL PENETRATIONS THROUGH FIRE RATED MEMBERS TO BE SEALED USING FIRE COLLARS OR FIRE SEALS AS APPROPRIATE, IN ACCORDANCE WITH THE BCA C4D15

FIRE INDICES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH THE BCA SPECIFICATION 7

SMOKE ALARM

SMOKE ALARMS TO BE INSTALLED AS PER BCA S20C3 AND COMPLY WITH AS3786 - 2014 AND BE HARDWIRED, AND INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM

SMOKE DETECTOR

SMOKE DETECTOR TO BE INSTALLED AS PER BCA S20C4 AND COMPLY WITH AS1670.1 - 2018

BUILDING OCCUPANT WARNING SYSTEM

BUILDING OCCUPANT WARNING SYSTEM TO BE INSTALLED AS PER BCA S20C7 AND COMPLY WITH AS1670.1 - 2018

EMERGENCY WARNING AND INTERCOM SYSTEM

EWIS TO BE INSTALLED AS PER BCA E4D9 AND COMPLY WITH AS1670.4 - 2018

SPRINKLERS

SPRINKLERS ARE PROVIDED TO ALL NEW AREAS IN ACCORDANCE WITH AS 2118.1 - 2017 AND OTHER RELEVANT CODES

EMERGENCY LIGHTING

EMERGENCY LIGHTING TO BE INSTALLED IN ACCORDANCE WITH THE BCA E4D2 AND COMPLY WITH AS2293.1 2018

EXIT LIGHTS

"RUNNING MAN" SIGNS MUST BE INSTALLED TO AS 2293.1 - 2018

SWITCHBOARDS

ANY ELECTRICAL SWITCHBOARDS LOCATED IN THE PATH OF TRAVEL TO EXITS MUST BE ENCLOSED IN NON COMBUSTIBLE CONSTRUCTION WITH SMOKE PROOF DOORS. ANY OPENINGS MUST BE SUITABLY SEALED AGAINST SMOKE SPREADING FROM THE ENCLOSURE.

SIGNIFICANT SWITCHBOARDS SHALL BE PROVIDED WITH A 5KG CARBON DIOXIDE EXTINGUISHER OR SIMILAR WITH A MIN. CLASSIFICATION 1A:E WITHIN 2 TO 20M FROM THE SIGNIFICANT SWITCHBOARD.

DRAINAGE

STORMWATER DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500.3 - 2021

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

ALL NEW STORMWATER TO BE TAKEN VIA 90mm DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE TO THE RELEVANT AUTHORITY'S APPROVAL. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.

LAY NO PIPES CLOSER THAN 600mm FROM BUILDING LINE. INCREASE THIS AS NECESSARY TO AVOID UNDERMINING OF ANY BUILDING'S FOOTINGS. ALWAYS COMPLY WITH 45 DEGREE ANGLE OF REPOSE FROM ANY FOOTINGS.

THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN
100MM UNDER SOIL
50MM UNDER PAVED OR CONCRETE AREAS
100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
75MM UNDER REINFORCED CONCRETE DRIVEWAYS

SURFACE WATER MUST BE DIVERTED AWAY FROM THE BUILDING AS FOLLOWS:

- A) THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE GRADED TO GIVE A SLOPE NOT LESS THAN:
 - I) 25MM OVER THE FIRST 1M FROM THE BUILDING IN LOW RAINFALL INTENSITY AREAS FOR SURFACES THAT ARE IMPERMEABLE; OR
 - II) 50MM OVER THE FIRST 1M FROM THE BUILDING IN ANY OTHER CASE
- B) THE HEIGHT OF THE SLAB ON GROUND ABOVE EXTERNAL FINISHED SURFACES MUST BE NOT LESS THAN:
 - I) 100MM ABOVE FINISHED GROUND LEVEL IN LOW RAINFALL INTENSITY AREAS OR SANDY, WELL-DRAINED AREAS; OR
 - II) 50MM ABOVE IMPERMEABLE AREAS THAT SLOPE AWAY FROM THE BUILDING IN ACCORDANCE WITH A); OR
 - III) 150MM IN ANY OTHER CASE
- C) 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 OR ENTERING UNDER THE BUILDING.

THE BASE OF TRENCHES SHALL BE SLOPED AWAY FROM THE BUILDING. TRENCHES SHALL BE BACK FILLED WITH CLAY IN THE TOP 300 MM WITHIN 1.5M OF THE BUILDING. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED. WHERE PIPES PASS UNDER THE FOOTING SYSTEM, THE TRENCH SHALL BE BACKFILLED FULL DEPTH WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM. WHERE PIPES PASS UNDER THE FOOTING SYSTEM, THE TRENCH SHALL BE BACKFILLED FULL DEPTH WITH CLAY TO ACT AS A BARRIER TO THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM. ALTERNATELY, A PLASTIC MEMBRANE ACROSS THE CROSS SECTION OF THE TRENCH TAPED TO THE PIPE AND KEYED INTO THE SIDE AND BASE OF THE TRENCH MAY BE USED.

BUILDINGS ON HIGHLY OR EXTREMELY REACTIVE SITES SHALL BE PROVIDED WITH A SYSTEM OF PLUMBING DETAILED IN ACCORDANCE WITH THE FOLLOWING:

PENETRATIONS OF EDGE BEAMS OF A RAFT AND PERIMETER STRIP FOOTING SHALL BE AVOIDED WHERE PRACTICAL, BUT WHERE NECESSARY SHALL BE DETAILED TO ALLOW FOR MOVEMENT. CLOSED CELL POLYETHYLENE LAGGING SHALL BE USED AROUND ALL STORMWATER AND SANITARY PLUMBING DRAIN PIPE PENETRATIONS THROUGH FOOTINGS. THE LAGGING SHALL BE A MINIMUM OF 20MM THICK OF CLASS H1 SITES AND 40MM THICK OF CLASS H2 SITES AND CLASS E SITES. VERTICAL PENETRATIONS DO NOT REQUIRE LAGGING. NOTE: SLEEVES ALLOWING EQUIVALENT MOVEMENT MAY BE USED AS AN ALTERNATIVE TO THE LAGGING.

DRAINS ATTACHED TO OR EMERGING FROM UNDERNEATH THE BUILDING SHALL INCORPORATE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITH 1M OF THE BUILDING PERIMETER TO ACCOMMODATE A TOTAL RANGE OF DIFFERENTIAL MOVEMENT IN ANY DIRECTION EQUAL TO THE ESTIMATE CHARACTERISTIC SURFACE MOVEMENT OF THE SITE (YS). IN THE ABSENCE OF SPECIFIC DESIGN GUIDANCE, THE FITTINGS OR OTHER DEVICES THAT ARE PROVIDED TO ALLOW FOR THE MOVEMENT SHALL BE SITED AT THE MID POSITION FOR THEIR RANGE OF POSSIBLE MOVEMENT AT THE TIME OF INSTALLATION, SO AS TO ALLOW FOR MOVEMENT EQUAL TO 0.5YRS IN THE ANY DIRECTION FROM THE INITIAL SETTING. THIS REQUIREMENT APPLIES TO ALL STORMWATER AND SANITARY PLUMBING DRAINS AND SANITARY PIPES.

DRAINAGE REQUIREMENTS FOR MODERATELY, HIGHLY AND EXTREMELY REACTIVE SITES. THE BASE OF TRENCHES SHALL BE SLOPED AWAY FROM THE BUILDING. TRENCHES SHALL BE BACKFILLED WITH CLAY IN THE TOP 300MM WITHIN 1.5M OF THE BUILDING. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED. WHERE PIPES PASS UNDER THE FOOTINGS SYSTEM, THE TRENCH SHALL BE BACKFILLED FULL DEPTH WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM. ALTERNATELY, A PLASTIC MEMBRANE ACROSS THE CROSS SECTION OF THE TRENCH, TAPED TO THE PIPE AND KEYED INTO THE SIDE AND BASE OF THE TRENCH MAY BE USED. SUBSURFACE DRAINS TO REMOVE GROUNDWATER SHALL NOT BE USED WITHIN 1.5M OF THE BUILDING UNLESS DESIGNED IN ACCORDANCE WITH ENGINEERING PRINCIPLES.

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

DOWNPIPES TO BE LOCATED AT MAXIMUM 1200mm SPACINGS & WITHIN 1200mm OF ANY VALLEY JUNCTIONS.

SECURE ALL DOWNPIPES TO WALLS WITH STRAPS/BRACKETS @ 1800mm MAXIMUM CENTRES.

CONNECT ALL DOWNPIPES TO APPROVED STORMWATER SYSTEM THAT IS CONNECTED TO LEGAL POINT OF DISCHARGE.

COPYRIGHT

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF CONSTRUCTION AND BUILDING DESIGN ("THE DESIGNER") FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

AUTHORITIES & CONSULTANTS

MUNICIPALITY
MERRI-BEK CITY COUNCIL
9240 1111

RELEVANT BUILDING SURVEYOR
TBA
0000 0000

CONSULTING STRUCTURAL ENGINEER
E2E DESIGN GROUP
9465 1191

GEOTECHNICAL ENGINEER
E2E DESIGN GROUP
9465 1191

CONSULTING SERVICES ENGINEER
ELEV8 CONSULTING SERVICES
9852 0594

PRELIMINARY ISSUE

A 27/10/23 CLIENT REVIEW

PROJECT

DETAILED DESIGN DRAWINGS
ALTERATIONS AND ADDITIONS
PARKER RESERVE
2 KEADY STREET, COBURG NORTH

CLIENT

MERRI-BEK CITY COUNCIL

SHEET

GENERAL NOTES

DATE	27/10/2023	
JOB NUMBER	1222B	
DRAWN BY	JB	
CHECKED BY	SS	
TO SCALE ON	A2	

DRAWING NUMBER	DD A0.02	VERSION NUMBER	A
----------------	----------	----------------	---



CONSTRUCTION & BUILDING DESIGN PTY LTD

1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1 177



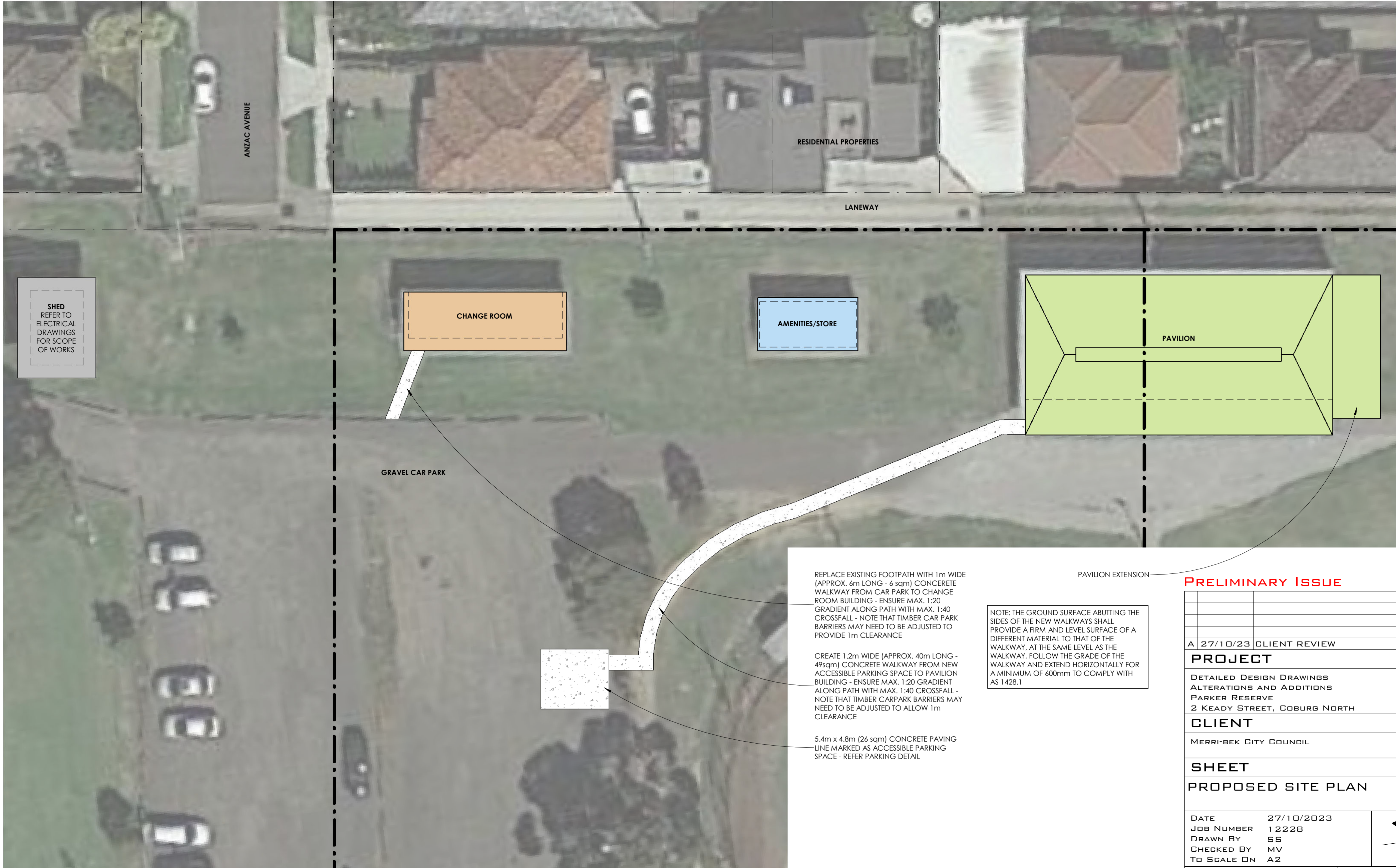
SHED
REFER TO
ELECTRICAL
DRAWINGS
FOR SCOPE
OF WORKS

EXISTING SITE PLAN
1 : 200

PRELIMINARY ISSUE

A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRIBEEK CITY COUNCIL		
SHEET		
EXISTING SITE PLAN		
DATE	27/10/2023	
JOB NUMBER	12228	
DRAWN BY	JB	
CHECKED BY	SS	
TO SCALE ON	A2	
DRAWING NUMBER	DD A0.03	VERSION NUMBER A

CBD
CONSTRUCTION & BUILDING DESIGN PTY LTD
1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1177



SHED
REFER TO
ELECTRICAL
DRAWINGS
FOR SCOPE
OF WORKS

REPLACE EXISTING FOOTPATH WITH 1m WIDE (APPROX. 6m LONG - 6 sqm) CONCRETE WALKWAY FROM CAR PARK TO CHANGE ROOM BUILDING - ENSURE MAX. 1:20 GRADIENT ALONG PATH WITH MAX. 1:40 CROSSFALL - NOTE THAT TIMBER CAR PARK BARRIERS MAY NEED TO BE ADJUSTED TO PROVIDE 1m CLEARANCE

CREATE 1.2m WIDE (APPROX. 40m LONG - 49sqm) CONCRETE WALKWAY FROM NEW ACCESSIBLE PARKING SPACE TO PAVILION BUILDING - ENSURE MAX. 1:20 GRADIENT ALONG PATH WITH MAX. 1:40 CROSSFALL - NOTE THAT TIMBER CARPARK BARRIERS MAY NEED TO BE ADJUSTED TO ALLOW 1m CLEARANCE

5.4m x 4.8m (26 sqm) CONCRETE PAVING LINE MARKED AS ACCESSIBLE PARKING SPACE - REFER PARKING DETAIL

NOTE: THE GROUND SURFACE ABUTTING THE SIDES OF THE NEW WALKWAYS SHALL PROVIDE A FIRM AND LEVEL SURFACE OF A DIFFERENT MATERIAL TO THAT OF THE WALKWAY, AT THE SAME LEVEL AS THE WALKWAY, FOLLOW THE GRADE OF THE WALKWAY AND EXTEND HORIZONTALLY FOR A MINIMUM OF 600mm TO COMPLY WITH AS 1428.1

PRELIMINARY ISSUE

A	27/10/23	CLIENT REVIEW

PROJECT

DETAILED DESIGN DRAWINGS
ALTERATIONS AND ADDITIONS
PARKER RESERVE
2 KEADY STREET, COBURG NORTH

CLIENT

MERRI-BEK CITY COUNCIL

SHEET

PROPOSED SITE PLAN

DATE 27/10/2023
JOB NUMBER 12228
DRAWN BY SS
CHECKED BY MV
TO SCALE ON A2

DRAWING NUMBER DD AD.04

VERSION NUMBER A

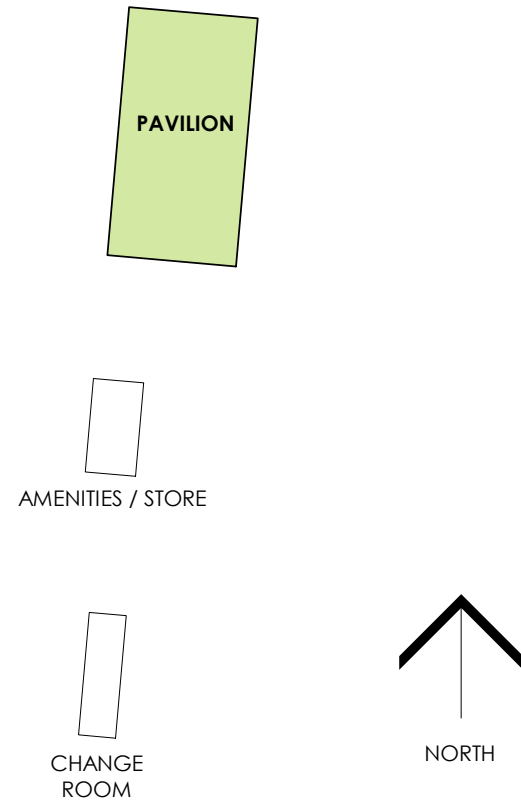
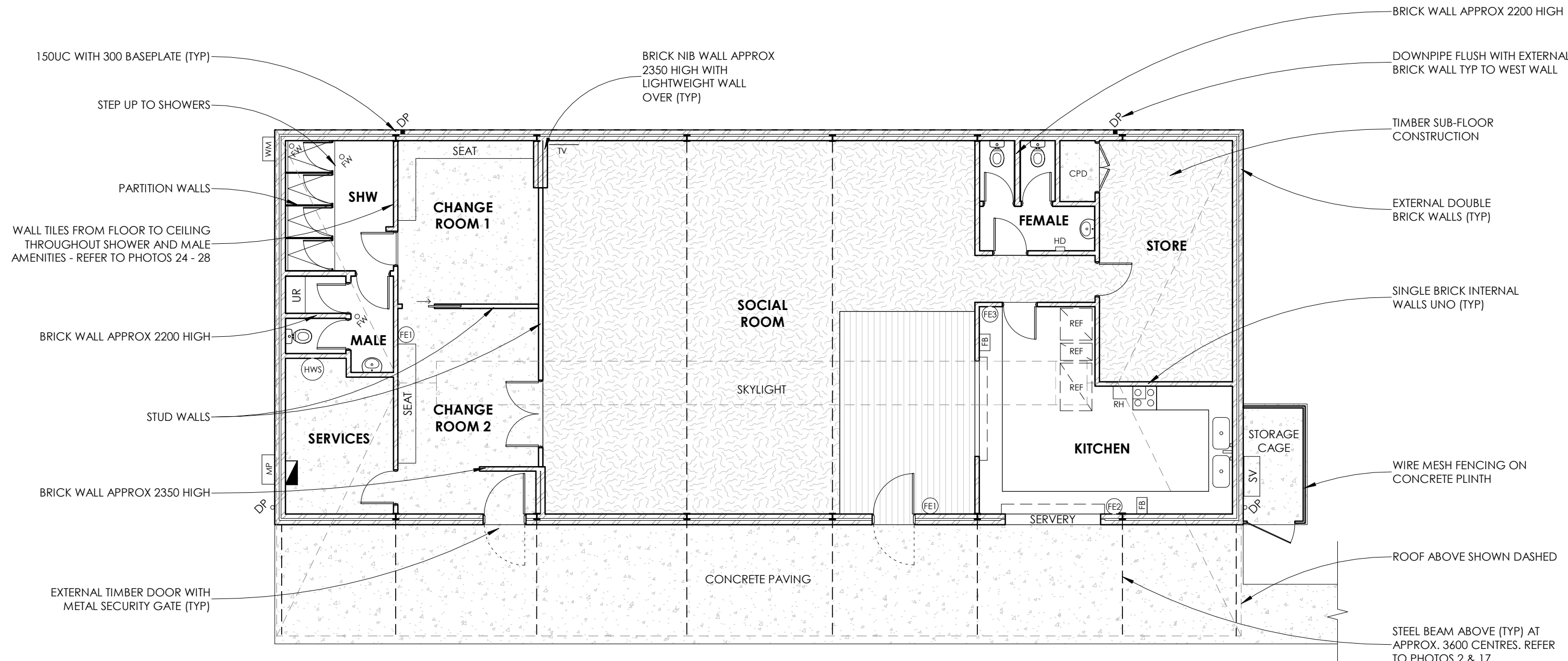


CONSTRUCTION & BUILDING DESIGN PTY LTD

1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1177

PROPOSED SITE PLAN

1 : 200



BUILDING LEGEND
NTS

EXISTING PAVILION FLOOR PLAN
1 : 100

LEGEND

- (HWS) HOT WATER SYSTEM
- (FE1) FIRE EXTINGUISHER - WATER
- (FE2) FIRE EXTINGUISHER - WET CHEMICAL
- (FE3) FIRE EXTINGUISHER - DRY CHEMICAL
- [FB] FIRE BLANKET
- [SW] SWITCHBOARD
- [WM] WATER METER
- [SV] SEWER VENT
- ⊙ FLOOR WASTE
- [HD] ELECTRIC HAND DRYER
- TV WALL MOUNTED TELEVISION
- RH RANGEHOOD
- [MP] METER PANEL

FLOOR FINISHES LEGEND

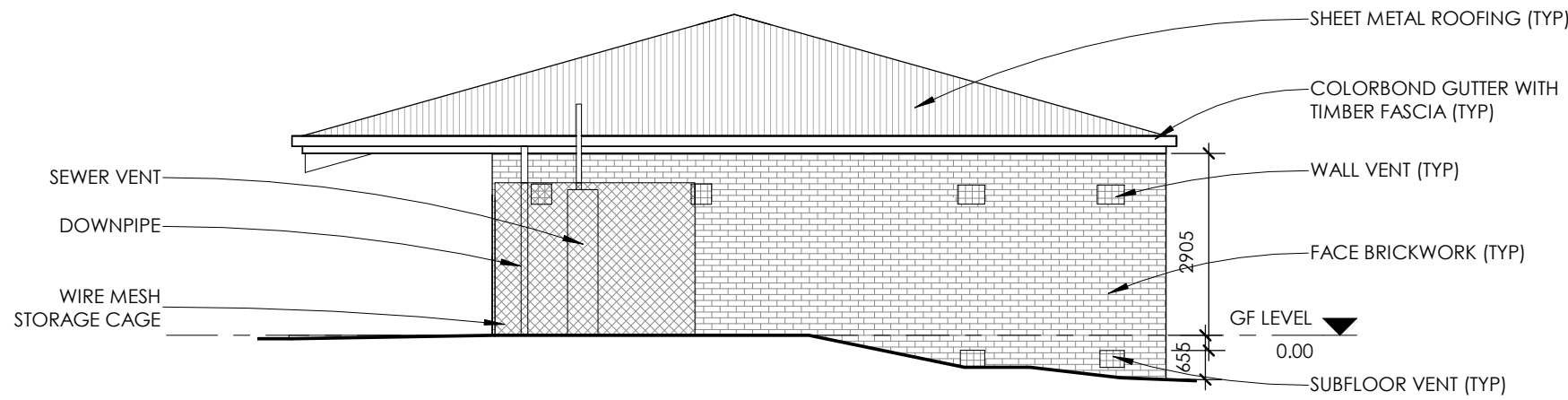
- [Concrete symbol] CONCRETE
- [Carpet symbol] CARPET
- [Vinyl/Epoxy symbol] VINYL / EPOXY
- [Laminate symbol] LAMINATE TIMBER FLOORING

AREA ANALYSIS

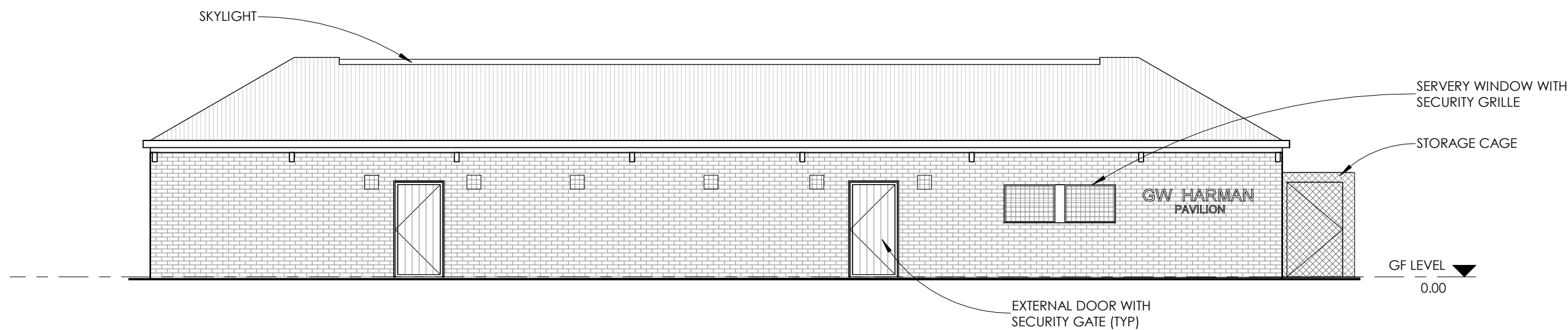
STORE	20 sqm
FEMALE	7 sqm
KITCHEN	27 sqm
SOCIAL ROOM	106 sqm
CHANGE ROOM 1	15 sqm
CHANGE ROOM 2	18 sqm
SHOWERS	9 sqm
MALE	6 sqm
SERVICES	10 sqm
TOTAL BUILDING AREA	242 sqm

PRELIMINARY ISSUE

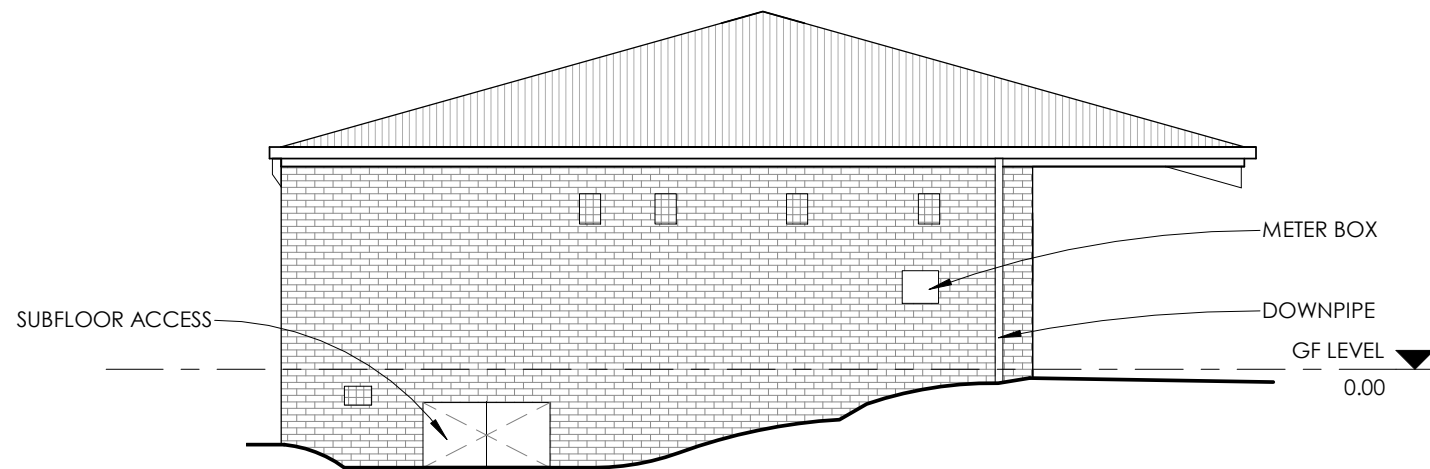
A 27/10/23 CLIENT REVIEW	
PROJECT	
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH	
CLIENT	
MERRI-BEK CITY COUNCIL	
SHEET	
EXISTING PAVILION PLAN	
DATE 27/10/2023 JOB NUMBER 12228 DRAWN BY JB CHECKED BY SS TO SCALE ON A2	
DRAWING NUMBER DD A1.01	
VERSION NUMBER A	
1 BELL STREET BRUNSWICK VICTORIA 3056 PH 03 9380 8855 DP-AD: 1177	



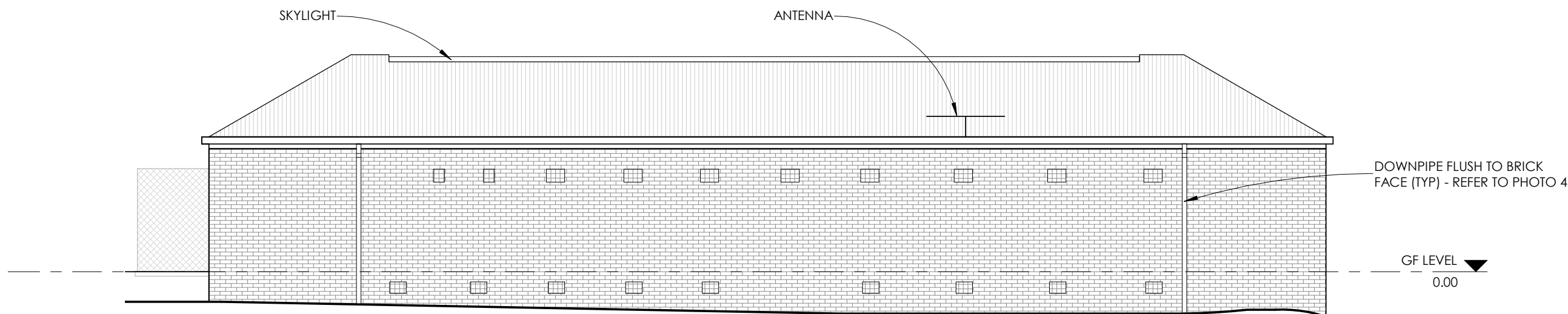
EXISTING PAVILION NORTH ELEVATION
1 : 100



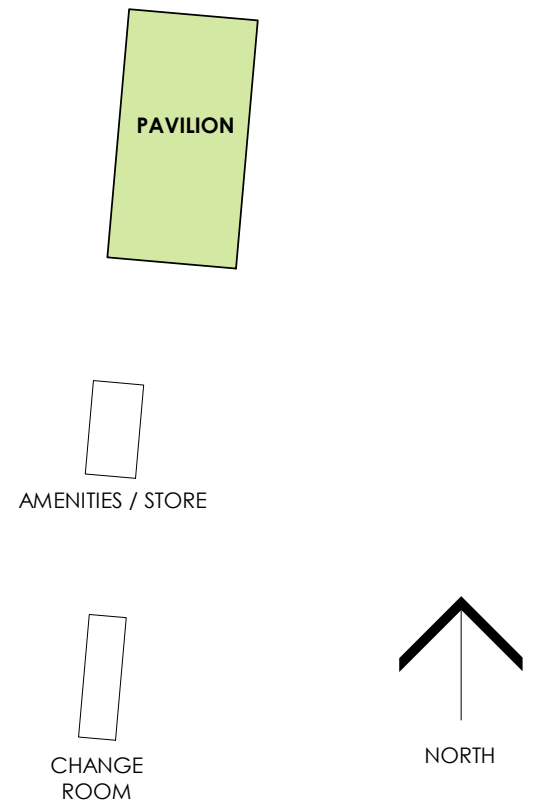
EXISTING PAVILION EAST ELEVATION
1 : 100



EXISTING PAVILION SOUTH ELVATION
1 : 100



EXISTING PAVILION WEST ELEVATION
1 : 100



BUILDING LEGEND
NTS

PRELIMINARY ISSUE

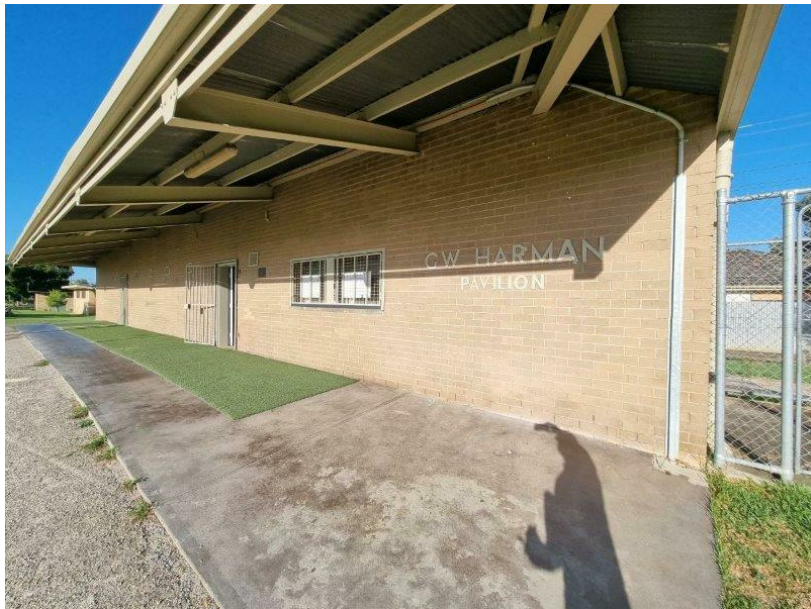
A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
EXISTING PAVILION ELEVATIONS		
DATE	27/10/2023	
JOB NUMBER	12228	
DRAWN BY	JB	
CHECKED BY	SS	
TO SCALE ON	A2	
DRAWING NUMBER	DD A1.02	VERSION NUMBER A

CBD
CONSTRUCTION & BUILDING DESIGN PTY LTD
1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1177

EXTERNAL - PAVILION



1. NORTH ELEVATION



2. EAST ELEVATION



3. SOUTH ELEVATION



4. WEST ELEVATION

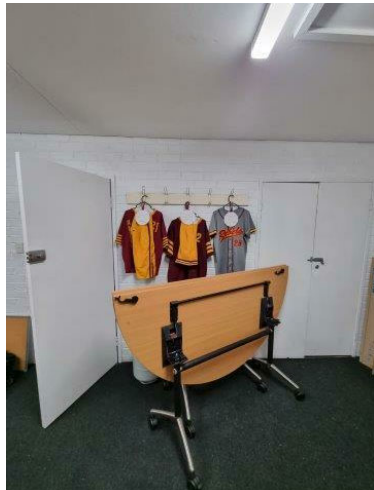


5. NORTH WEST ELEVATION

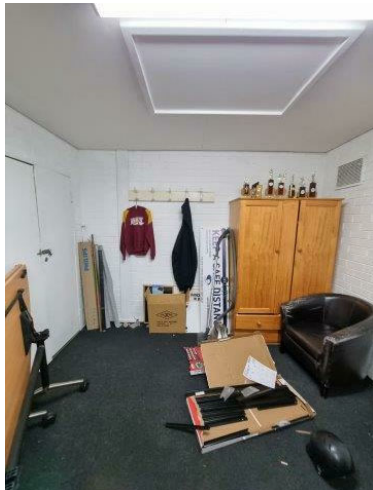
INTERNAL - PAVILION



6. KITCHEN



7. STORE



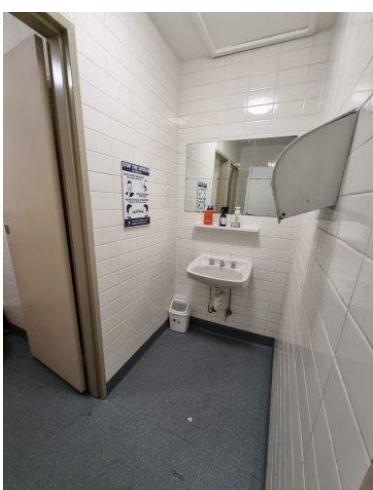
8. STORE



9. STORE



10. STORE



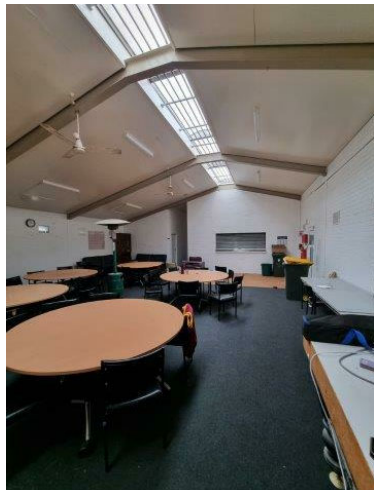
11. FEMALE



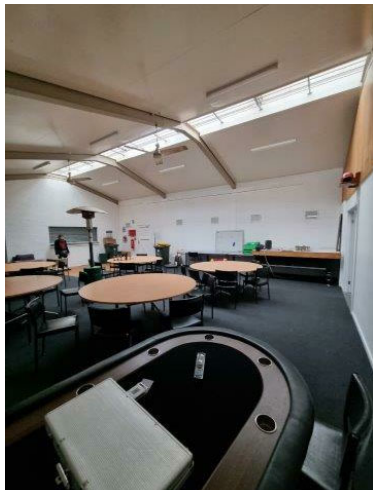
12. FEMALE



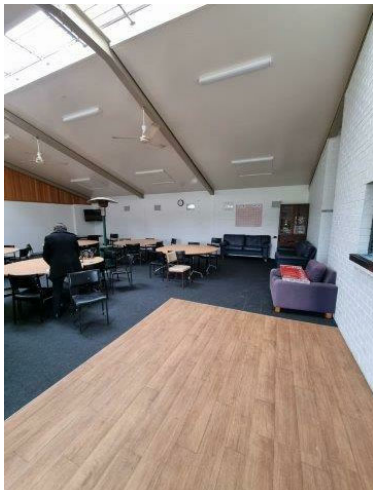
13. FEMALE



14. SOCIAL ROOM



15. SOCIAL ROOM



16. SOCIAL ROOM



17. SOCIAL ROOM



18. SERVICES - SWITCHBOARD



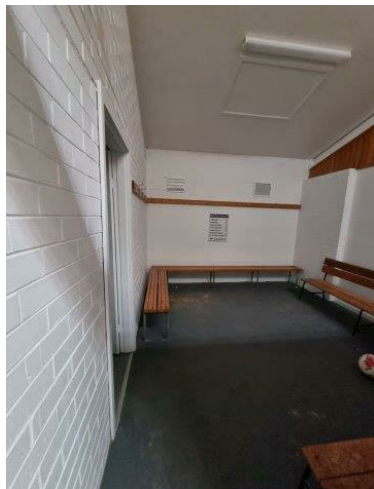
19. SERVICES - HOT WATER SYSTEM



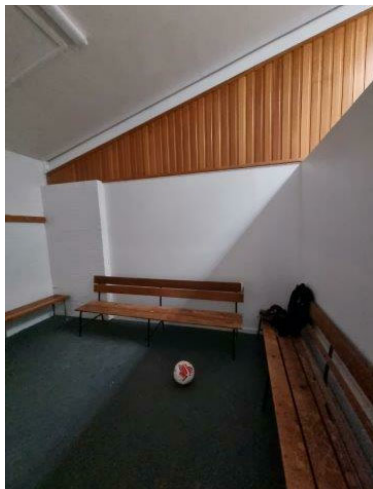
20. CHANGE ROOM 2



21. CHANGE ROOM 2



22. CHANGE ROOM 1



23. CHANGE ROOM 1



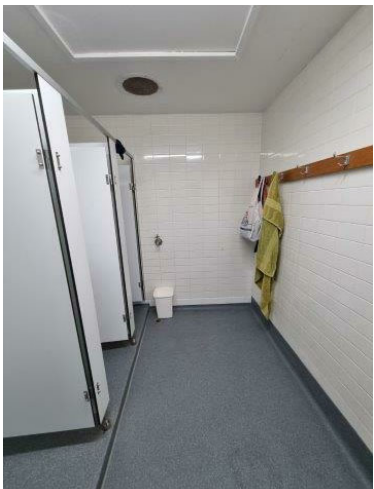
24. MALE AMENITIES



25. MALE AMENITIES



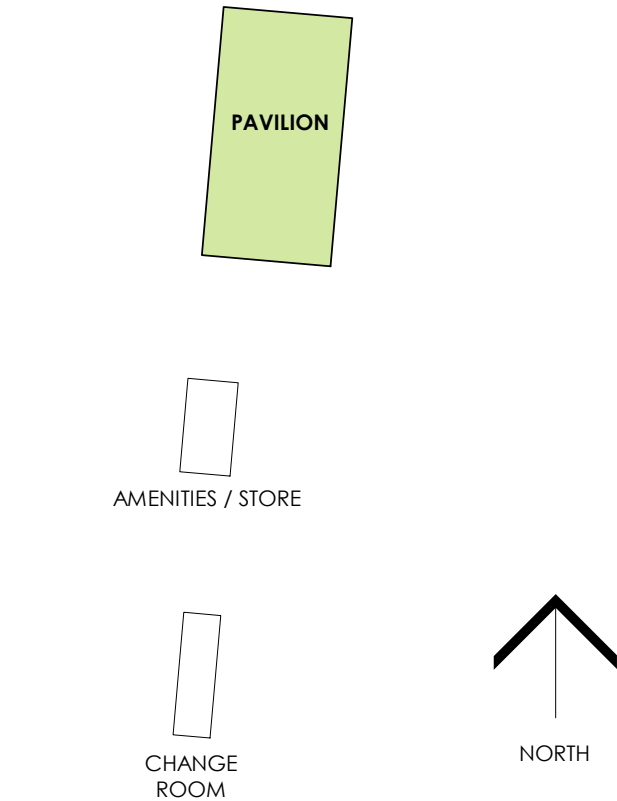
26. MALE AMENITIES



27. SHOWER



28. SHOWER & MALE AMENITIES



BUILDING LEGEND
NTS

PRELIMINARY ISSUE

A	27/10/23 CLIENT REVIEW
PROJECT	
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH	
CLIENT	
MERRI-BEK CITY COUNCIL	
SHEET	
EXISTING PAVILION PHOTOS	
DATE	27/10/2023
JOB NUMBER	12228
DRAWN BY	JB
CHECKED BY	MH
TO SCALE ON	A2
DRAWING NUMBER	DD A1.03
VERSION NUMBER	A
CED	
CONSTRUCTION & BUILDING DESIGN PTY LTD	
1 BELL STREET BRUNSWICK VICTORIA 3056	
PH 03 9380 8855	
DP-AD: 1177	

DEMOLITION NOTES FOR COMMERCIAL BUILDINGS

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT BE LIMITED TO, THE BUILDING REGULATIONS 2018, THE NATIONAL CONSTRUCTION CODE SERIES 2022 VOLUME 1 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THESE SPECIFICATIONS SPECIFY ONLY THE MINIMUM STANDARD OF WORK FOR DEMOLITION WORKS, AND ALL WORKMANSHIP AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.

PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS 2601-2001: DEMOLITION OF STRUCTURES.

DURING THE PROGRESS OF THE DEMOLITION THE WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN AND THE DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING AT THE ROOF AND WORKING DOWNWARDS.

THE DEMOLITION MUST NOT BE COMMENCED UNTIL THE PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR.

THE DEMOLISHER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH, AS REQUIRED BY THE COUNCIL.

NO PART OF ANY EXTERNAL WALL ON OR WITHIN 3.00 METRES OF A STREET ALIGNMENT MAY BE PULLED DOWN EXCEPT DURING THE HOURS THAT THE RELEVANT BUILDING SURVEYOR DIRECTS.

PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR.

DUST CREATING MATERIAL, UNLESS THOROUGHLY DAMPENED DOWN, SHALL NOT BE THROWN OR DROPPED FROM THE BUILDING BUT SHALL BE LOWERED BY HOISTING APPARATUS OR REMOVED BY MATERIAL CHUTES. ALL CHUTES SHALL BE COMPLETELY ENCLOSED AND A DANGER SIGN SHALL BE AT THE DISCHARGE END OF EVERY CHUTE.

ALL PRACTICAL PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.

DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR OR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS THE SAFE CARRYING LOAD OF THE FLOOR OR STRUCTURE, AND SUCH MATERIAL SHALL NOT BE SO PILED OR STACKED THAT IT WILL ENDANGER WORKMEN OR OTHER PERSONS AND SHALL BE REMOVED AS SOON AS PRACTICABLE FROM THE SITE.

NO WALL, CHIMNEY OR OTHER STRUCTURE OR PART OF A STRUCTURE SHALL BE LEFT UNATTENDED OR UNSUPPORTED IN SUCH A CONDITION THAT IT MAY COLLAPSE DUE TO HIGH WIND OR VIBRATION OR OTHERWISE BECOME DANGEROUS.

BEFORE DEMOLITION IS COMMENCED AND ALSO DURING THE PROGRESS OF SUCH WORKS ALL ELECTRICAL CABLE OR APPARATUS WHICH ARE LIABLE TO BE A SOURCE OF DANGER - OTHER THAN CABLE OR APPARATUS USED FOR THE DEMOLITION WORKS - SHALL BE DISCONNECTED.

ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MANS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL SATISFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN ISOLATED.

THE DEMOLISHER SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF ALL TELECOMMUNICATION SUPPLIES.

THE DEMOLISHER SHALL BE RESPONSIBLE TO CUT AND SEAL ANY STORM WATER, SEWER PIPES, WATER SERVICES, GAS SERVICES AND THE LIKE.

THE POSITION OF CAPPED SEWER AND STORM WATER DRAINS, SEALED OFF WATER SUPPLY LINES, GAS SUPPLY LINES AND THE LIKE ARE TO BE CLEARLY MARKED ON THE SITE.

ANY SEPTIC TANKS ON THE DEMOLITION SITE SHALL BE EMPTIED AND FILLED WITH CLEAN SAND, OR REMOVED ENTIRELY, AND ANY SOAK WELLS, LEACH DRAINS OR SIMILAR APPARATUS SHALL BE REMOVED OR FILLED WITH CLEAN SAND.

ANY SWIMMING POOLS, PONDS OR THE LIKE EITHER ON THE DEMOLITION SITE OR ON THE NEIGHBOURING ALLOTMENTS WHERE AFFECTED BY THE DEMOLITION WORKS SHALL BE ADEQUATELY FENCED AND MADE SAFE, SO AS TO COMPLY WITH AS 1926.1 - PART 1 FENCING FOR SWIMMING POOLS PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORKS.

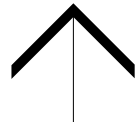
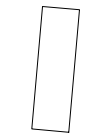
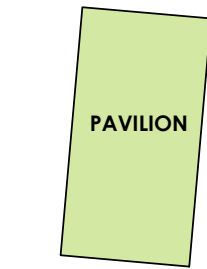
MATERIALS REMOVED OR DISPLACED FROM THE BUILDING SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY AND, BEFORE COMMENCING, WHERE REQUIRED SHALL BE KEPT SPRAYED WITH WATER AS TO PREVENT ANY NUISANCE FROM DUST.

MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED OR MATERIALS LEFT STANDING SHALL NOT BE BURNED ON THE DEMOLITION SITE.

REMOVAL OF BUILDINGS BY ROAD MUST BE APPROVED BY THE RELEVANT COUNCILS TRAFFIC ENGINEER.

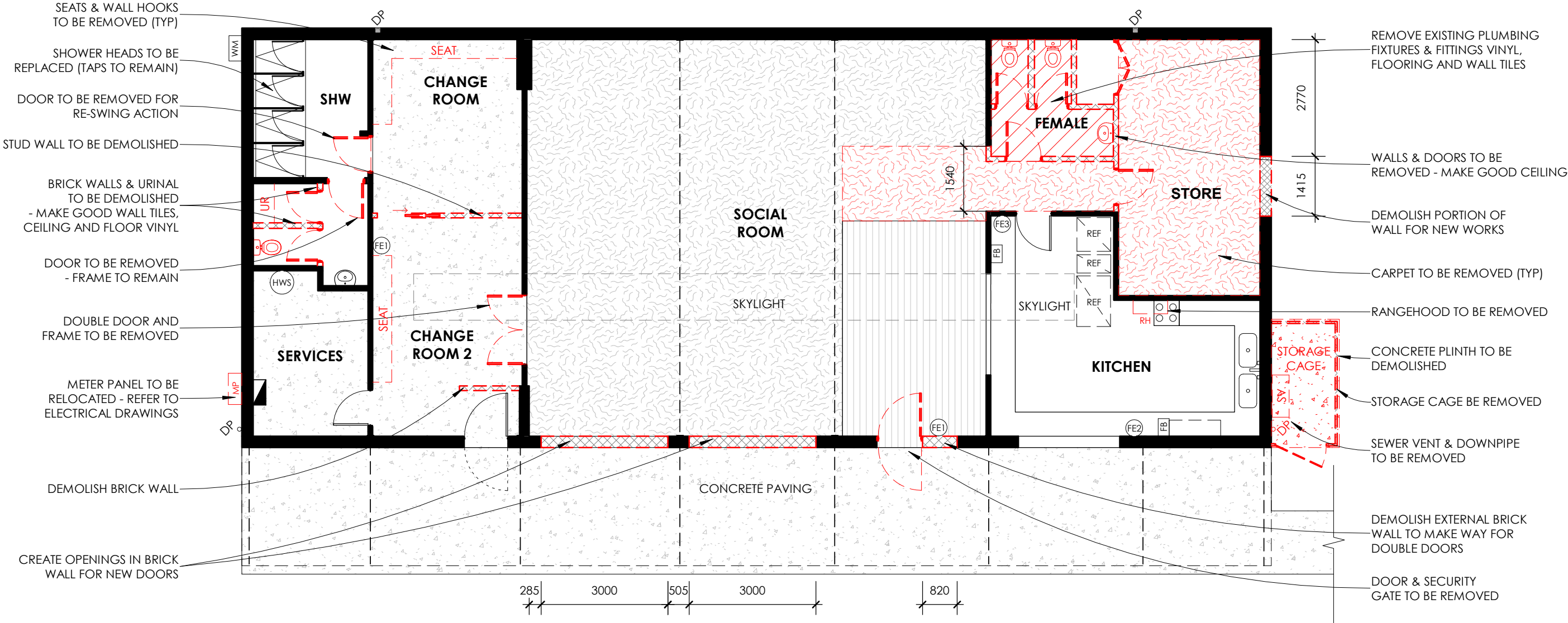
A SITE MANAGEMENT PLAN IS TO BE IMPLEMENTED DURING DEMOLITION WORKS TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH EPA VICTORIA PUBLICATION #275: CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL. PROVIDE 'PROPEX' OR EQUIVALENT SILT FENCES TO THE LOW SIDE OF THE ALLOTMENT AND AROUND SOIL STOCKPILES AND STORM WATER INLET PUMPS/SUMPS AND INSTALL 'SILT STOP' FILTER BAGS OVER ALL STORM WATER ENTRY PITS DURING DEMOLITION WORKS. 'SUPERGRO' OR EQUIVALENT EROSION CONTROL FABRIC TO BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION DURING THE REVEGETATION PERIOD.

IT IS THE BUILDER'S RESPONSIBILITY TO CARRY OUT AN AUDIT PRIOR TO THE COMMENCEMENT OF ANY WORKS TO DETERMINE IF ASBESTOS IS PRESENT IN THE EXISTING WORKS. WHERE ANY ASBESTOS PRODUCT IS FOUND IN THE PROPOSED WORKS AREA DURING INITIAL INSPECTION OR DURING THE COURSE OF THE DEMOLITION WORKS THE BUILDER SHALL ENGAGE AN AUTHORISED AND REGISTERED CONTRACTOR FOR SAFE REMOVAL AND LAWFUL DISPOSAL.



CHANGE ROOM

BUILDING LEGEND
NTS



PAVILION DEMOLITION PLAN
1 : 100

LEGEND

- (HWS) HOT WATER SYSTEM
- (FE1) FIRE EXTINGUISHER - WATER
- (FE2) FIRE EXTINGUISHER - WET CHEMICAL
- (FE3) FIRE EXTINGUISHER - DRY CHEMICAL
- [FB] FIRE BLANKET
- SWITCHBOARD
- [WM] WATER METER
- [SV] SEWER VENT
- FLOOR WASTE
- ELECTRIC HAND DRYER
- WALL MOUNTED TELEVISION
- RH RANGEHOOD
- [MP] METER PANEL

FLOOR FINISHES LEGEND

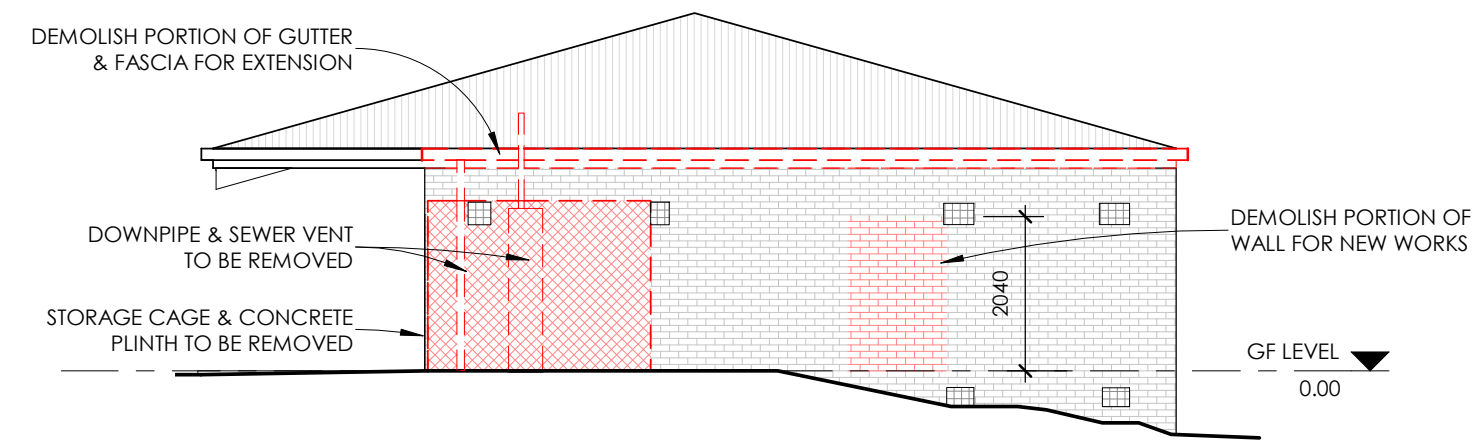
- CONCRETE
- CARPET
- VINYL / EPOXY
- LAMINATE TIMBER FLOORING

TYPICAL NOTES

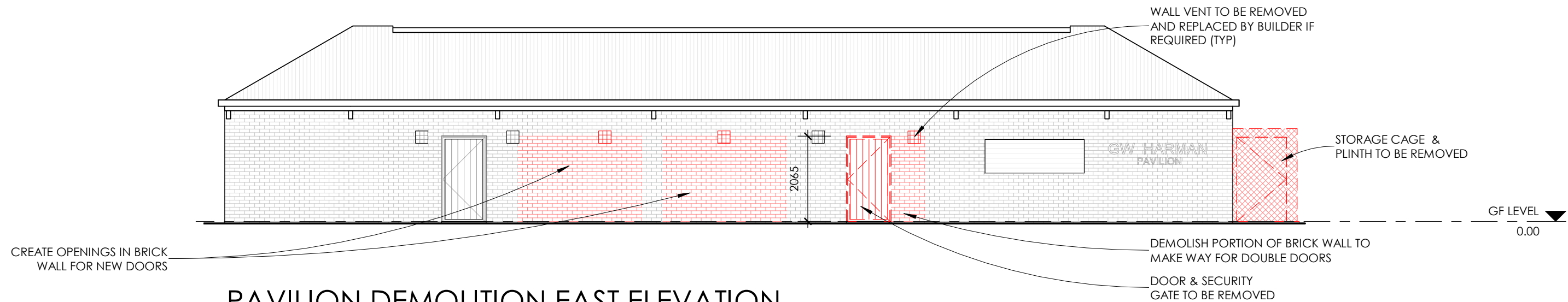
- OBJECTS SHOWN DASHED-RED AND CROSS HATCHED ARE TO BE REMOVED
- OBJECTS SHOWN BLACK ARE TO REMAIN

PRELIMINARY ISSUE

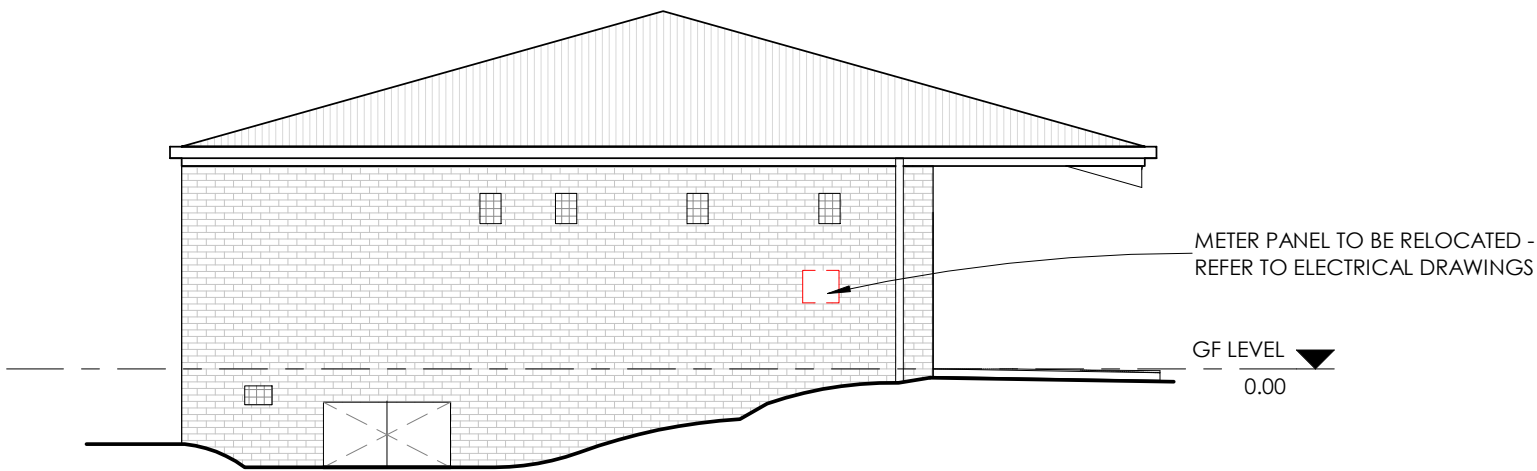
A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
PAVILION DEMOLITION PLAN		
DATE	27/10/2023	
JOB NUMBER	1222B	
DRAWN BY	JB	
CHECKED BY	MH	
TO SCALE ON	A2	
DRAWING NUMBER	DD A1.04	VERSION NUMBER
		A
CONSTRUCTION & BUILDING DESIGN PTY LTD		
1 BELL STREET BRUNSWICK VICTORIA 3056		
PH 03 9380 8855		
DP-AD: 1177		



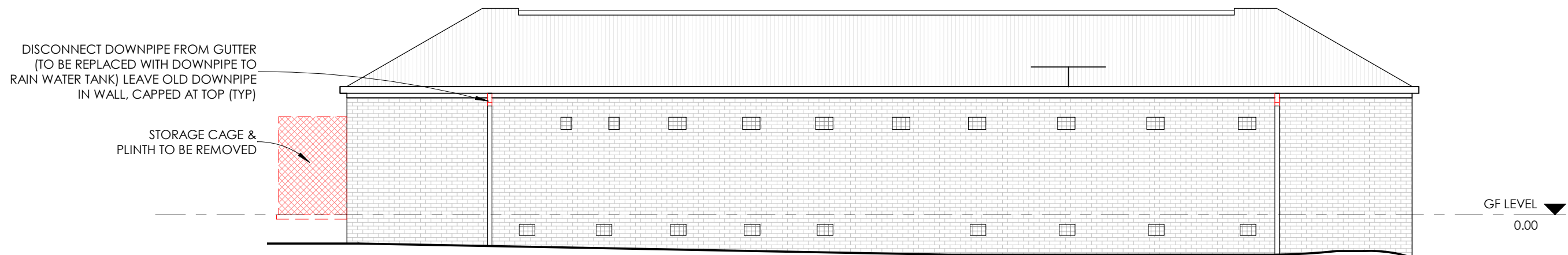
PAVILION DEMOLITION NORTH ELEVATION
1 : 100



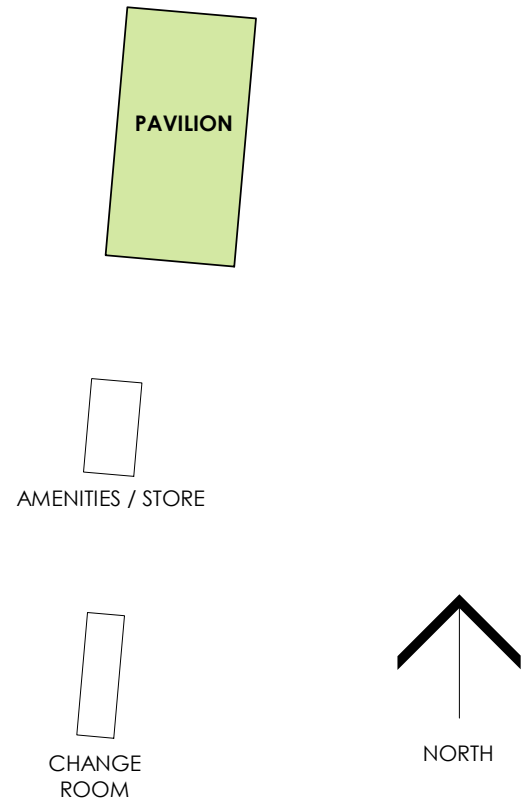
PAVILION DEMOLITION EAST ELEVATION
1 : 100



PAVILION DEMOLITION SOUTH ELEVATION
1 : 100



PAVILION DEMOLITION WEST ELEVATION
1 : 100



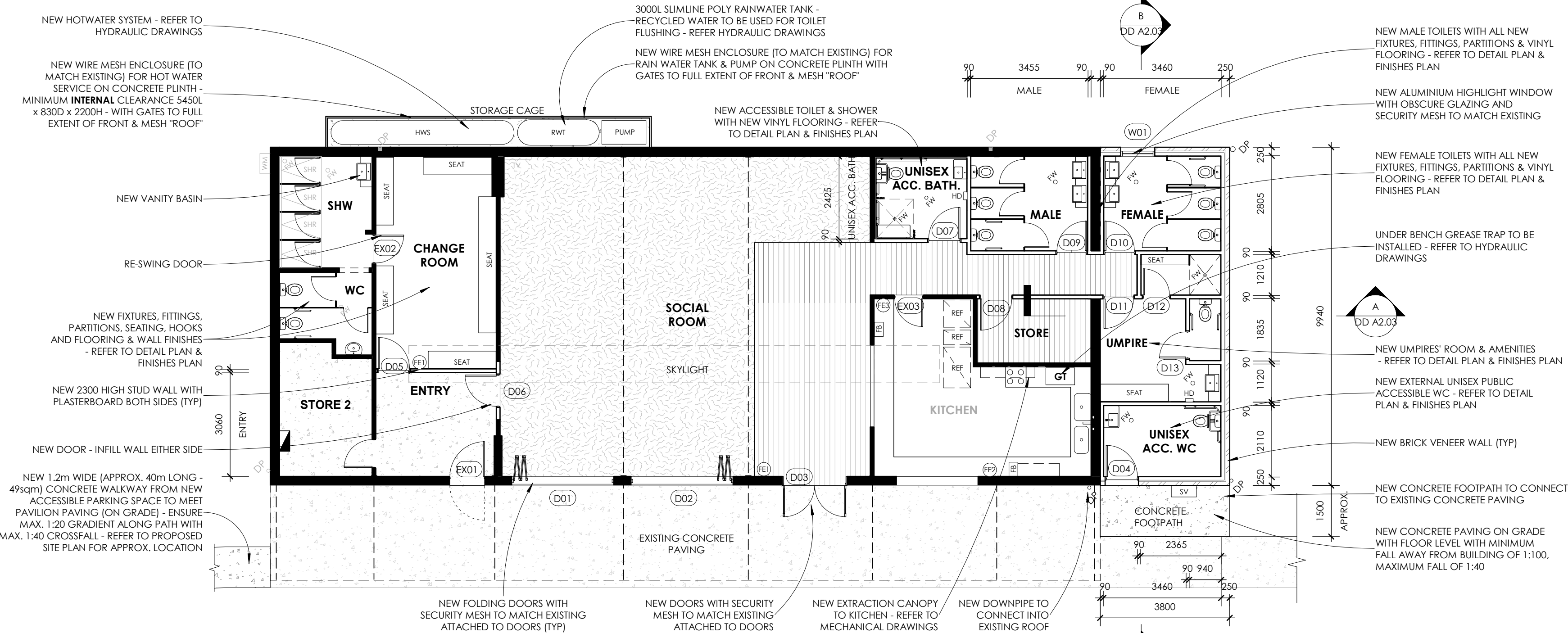
BUILDING LEGEND
NTS

PRELIMINARY ISSUE

A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
PAVILION DEMOLITION ELEVATIONS		
DATE	27/10/2023	
JOB NUMBER	12228	
DRAWN BY	JB	
CHECKED BY	MH	
TO SCALE ON	A2	
DRAWING NUMBER	DD A1.05	VERSION NUMBER A

CBD
CONSTRUCTION & BUILDING DESIGN PTY LTD
1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1177

- TENDER OPTION 1**
ALLOW FOR SPLIT SYSTEM/S IN PAVILION BUILDING, AS PER MECHANICAL DRAWINGS
- TENDER OPTION 2**
NEW CEILING FANS INSTALLED IN SOCIAL ROOM AS PER ELECTRICAL DRAWINGS
- TENDER OPTION 3**
REPLACE EXISTING SKYLIGHT GLAZING WITH NEW



PROPOSED PAVILION FLOOR PLAN
1 : 100

LEGEND

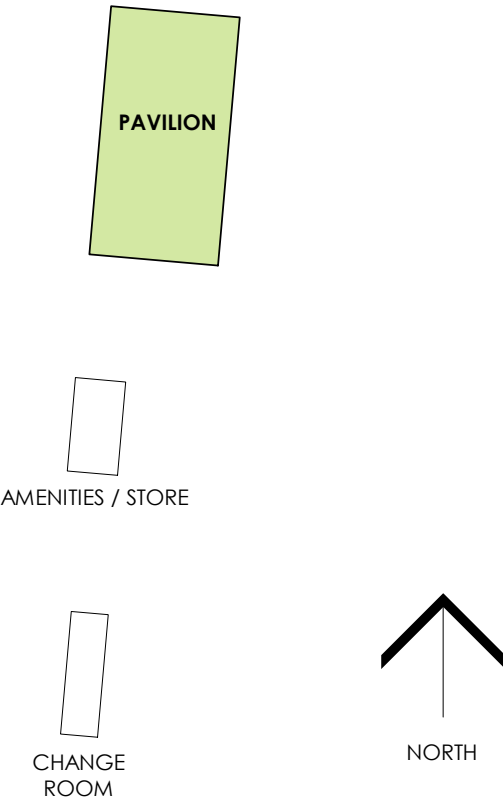
- (HWS) HOT WATER SYSTEM
- (FE1) FIRE EXTINGUISHER - WATER
- (FE2) FIRE EXTINGUISHER - WET CHEMICAL
- (FE3) FIRE EXTINGUISHER - DRY CHEMICAL
- [FB] FIRE BLANKET
- [SW] SWITCHBOARD
- [WM] WATER METER
- [SV] SEWER VENT
- [FW] FLOOR WASTE
- [HD] ELECTRIC HAND DRYER
- [TV] WALL MOUNTED TELEVISION
- [RH] RANGEHOOD
- [MP] METER PANEL - LOCATION TBA

FLOOR FINISHES LEGEND

- [CONCRETE] CONCRETE
- [CARPET] CARPET
- [VINYL / EPOXY] VINYL / EPOXY
- [LAMINATE TIMBER FLOORING] LAMINATE TIMBER FLOORING

AREA ANALYSIS

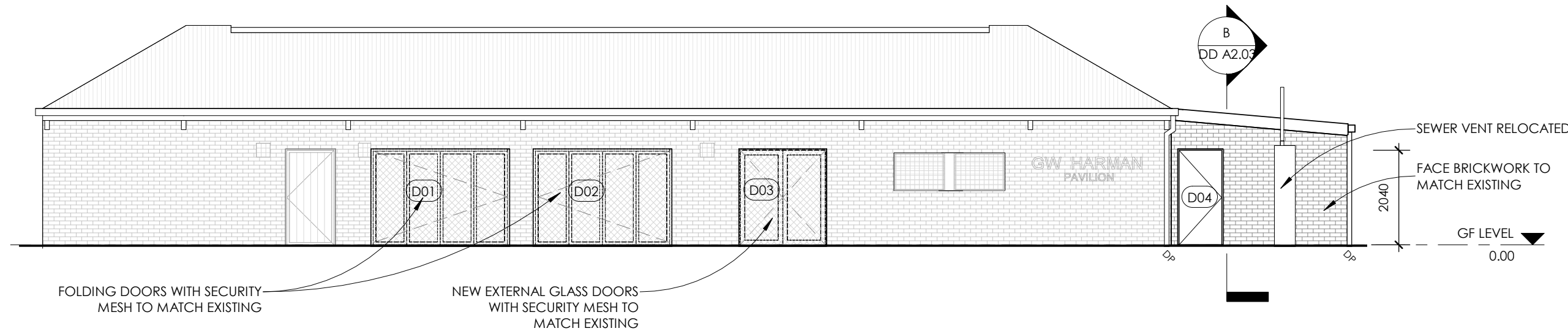
ENTRY	11 sqm
STORE 1	7 sqm
STORE 2	11 sqm
UMPIRE	14 sqm
MALE	10 sqm
FEMALE	10 sqm
KITCHEN	27 sqm
SOCIAL ROOM	113 sqm
CHANGE ROOM	22 sqm
SHOWER	9 sqm
WC	6 sqm
UNISEX ACCESSIBLE WC	8 sqm
UNISEX ACCESSIBLE BATHROOM	7 sqm
TOTAL BUILDING AREA	281 sqm



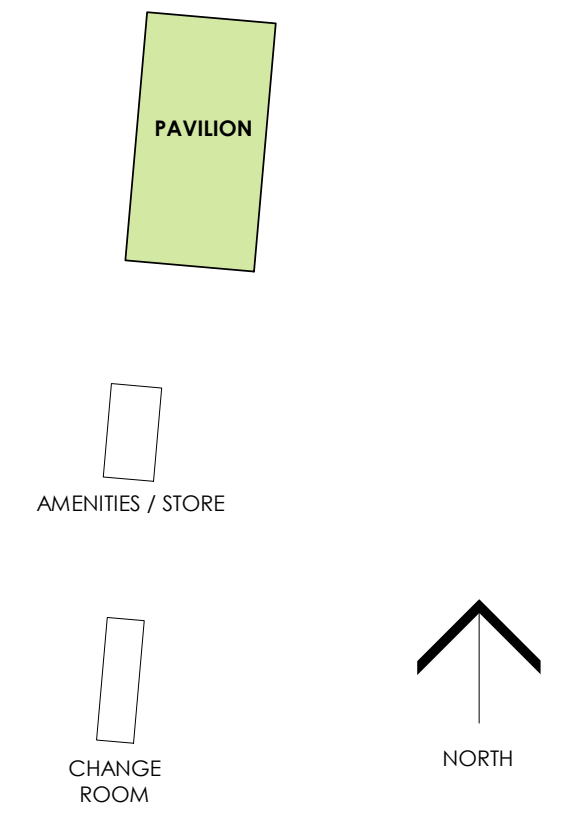
BUILDING LEGEND
NTS

PRELIMINARY ISSUE

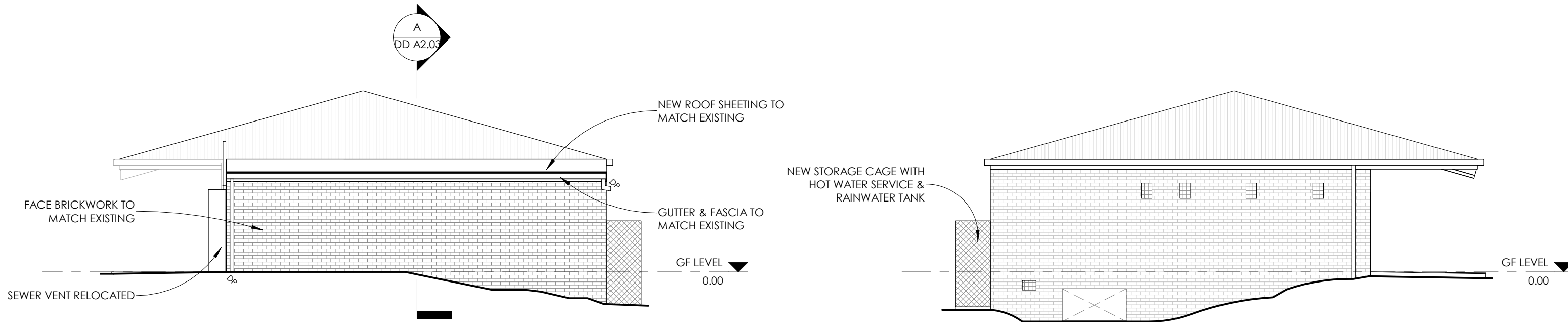
A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
PROPOSED PAVILION PLAN		
DATE	27/10/2023	
JOB NUMBER	1222B	
DRAWN BY	JB	
CHECKED BY	MH	
TO SCALE ON	A2	
DRAWING NUMBER	DD A2.01	VERSION NUMBER
		A
CONSTRUCTION & BUILDING DESIGN PTY LTD		
1 BELL STREET BRUNSWICK VICTORIA 3056		
PH 03 9380 8855		
DP-AD: 1177		



PROPOSED PAVILION EAST ELEVATION
1 : 100

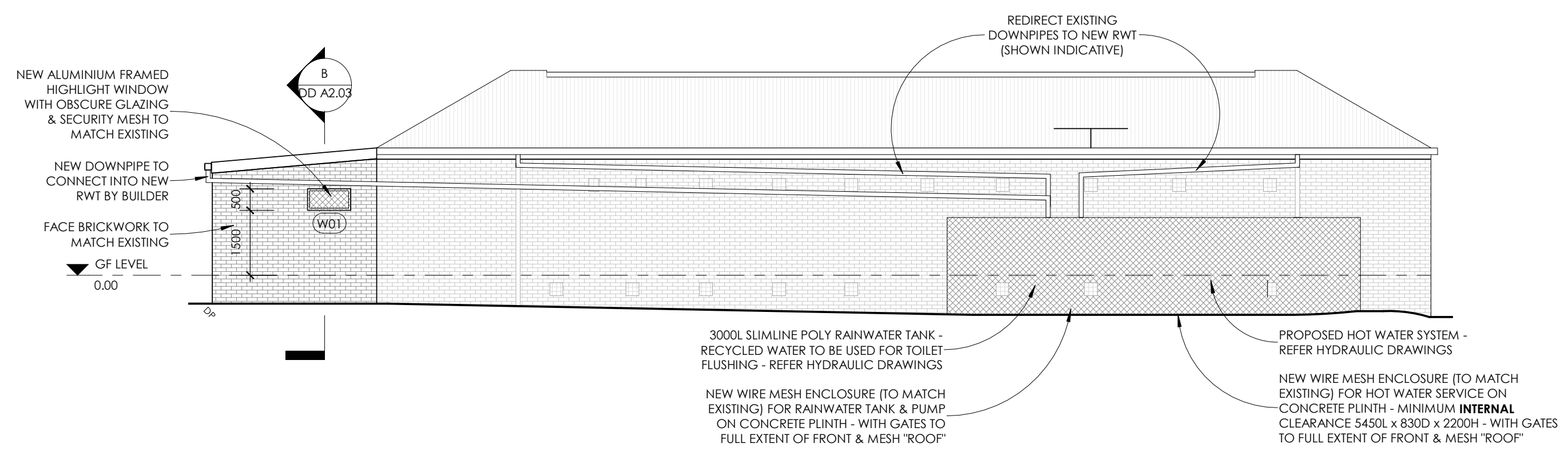


BUILDING LEGEND
NTS



PROPOSED PAVILION NORTH ELEVATION
1 : 100

PROPOSED PAVILION SOUTH ELEVATION
1 : 100

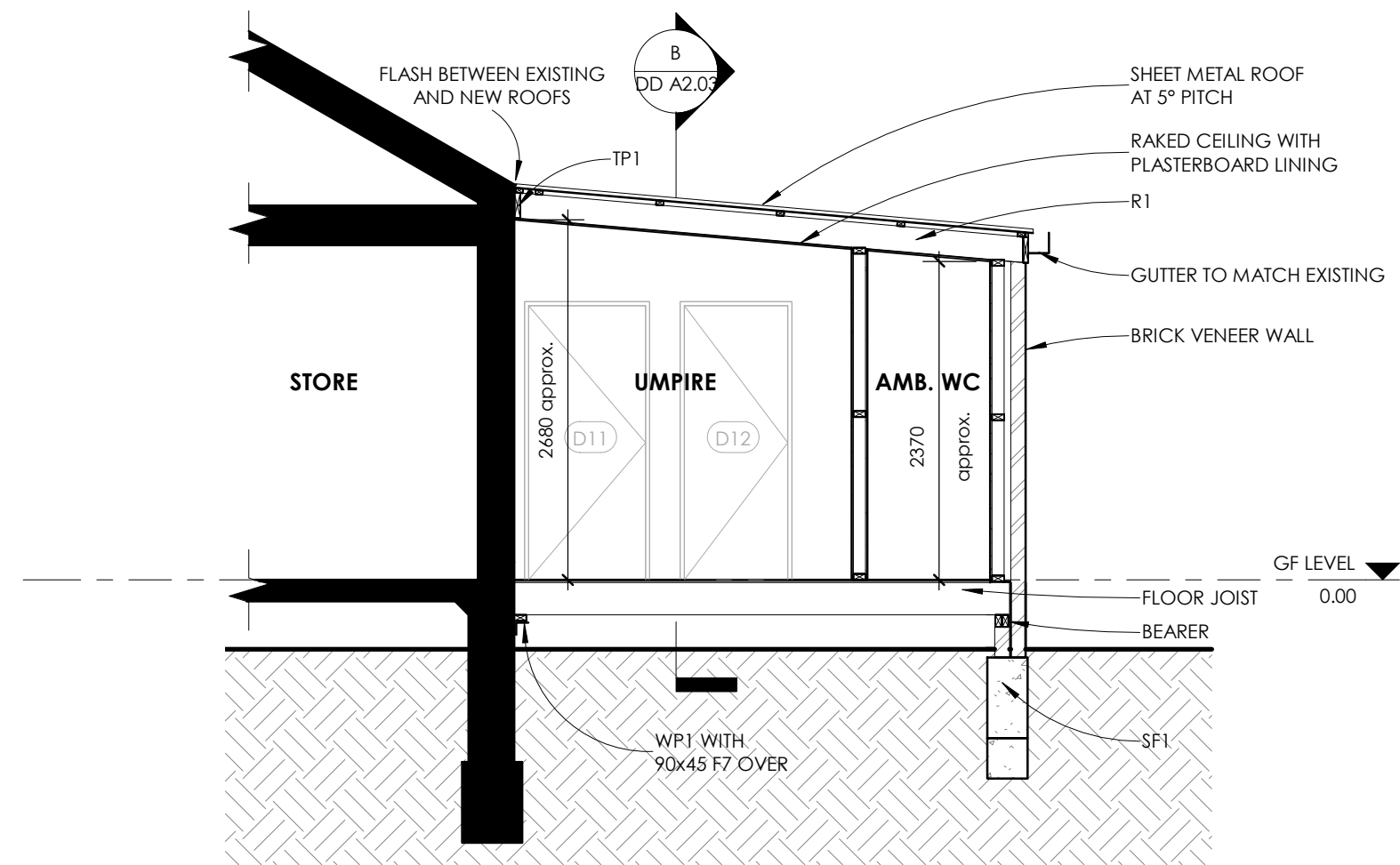


PROPOSED PAVILION WEST ELEVATION
1 : 100

PRELIMINARY ISSUE

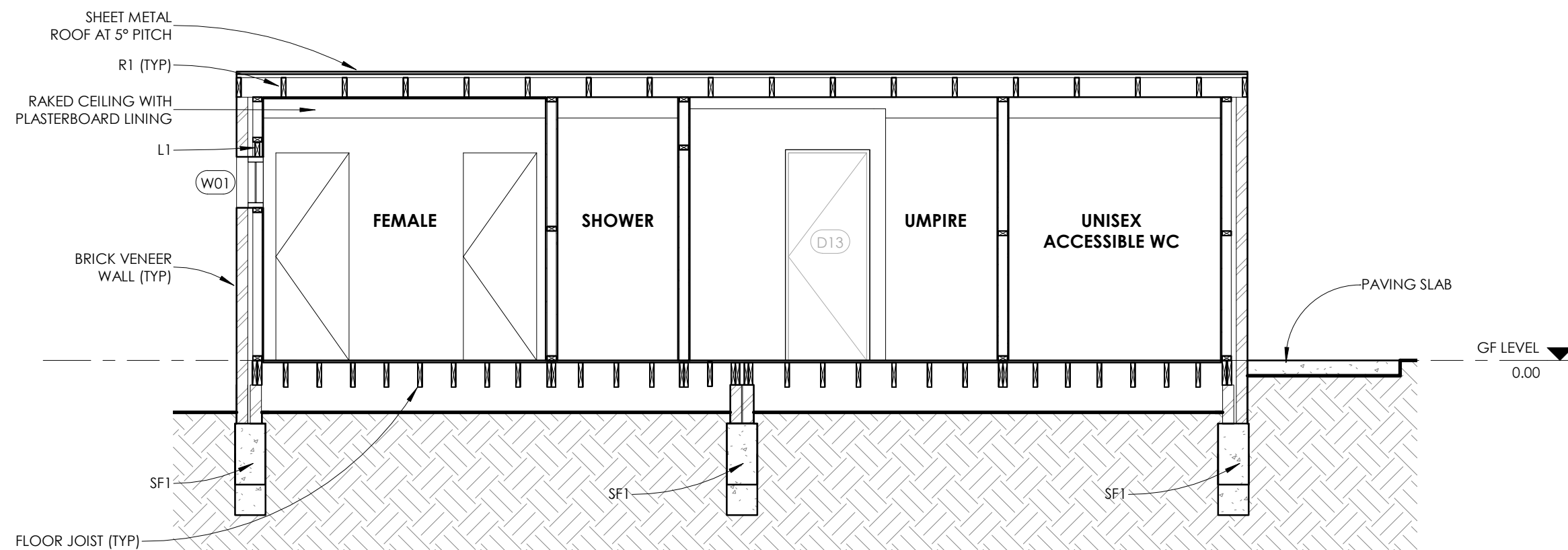
A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
PROPOSED PAVILION ELEVATIONS		
DATE	27/10/2023	
JOB NUMBER	1222B	
DRAWN BY	JB	
CHECKED BY	MH	
TO SCALE ON	A2	
DRAWING NUMBER	DD A2.02	VERSION NUMBER A

CBD
CONSTRUCTION & BUILDING DESIGN PTY LTD
1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1177

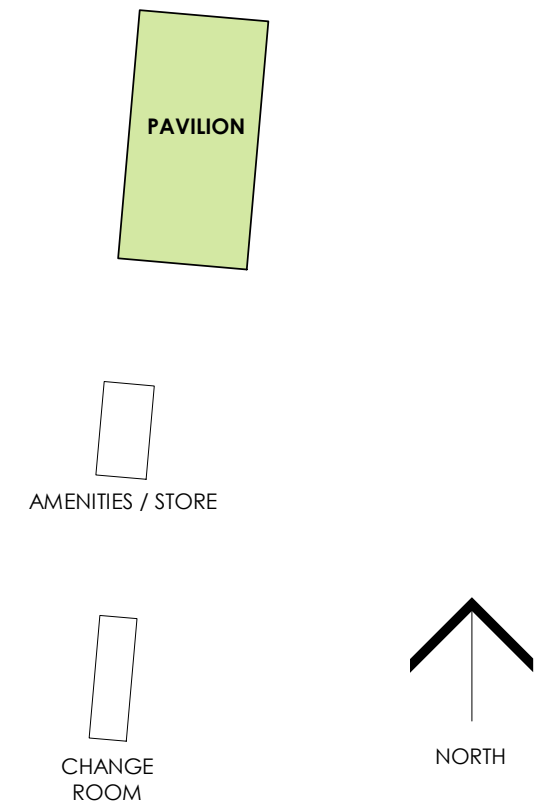


PROPOSED PAVILION SECTION A
1 : 50

REFER TO STRUCTURAL
ENGINEER'S DRAWINGS FOR
MEMBER SPECIFICATIONS,
CONNECTION DETAILS,
BRACING DETAILS, ETC



PROPOSED PAVILION SECTION B
1 : 50
















BUILDING LEGEND
NTS

PRELIMINARY ISSUE


A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
PROPOSED PAVILION SECTIONS		
DATE	27/10/2023	
JOB NUMBER	12228	
DRAWN BY	JB	
CHECKED BY	MH	
TO SCALE ON	A2	
DRAWING NUMBER	DD A2.03	VERSION NUMBER A

CBD
CONSTRUCTION & BUILDING DESIGN PTY LTD
1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1177

FLOOR FINISHES		
	ALLNEX TERRAFLAKE EPOXY IN BASALT ADDITIONAL SLIP RESISTANT FINISH TO ACHIEVE R11 RATING WITH 150mm HIGH COVING	30 m² 29 lm
	ARMSTRONG SAFEGUARD R12 FLOOR VINYL IN TWILIGHT WITH 150mm HIGH COVING	41 m² 56 lm
	CONCRETE	NEW PAVING → 15 m²
	LAMINATE TIMBER FLOORING TO MATCH EXISTING	23 m²
	EXISTING FLOORING TO REMAIN	
	EXISTING CARPET TO REMAIN	

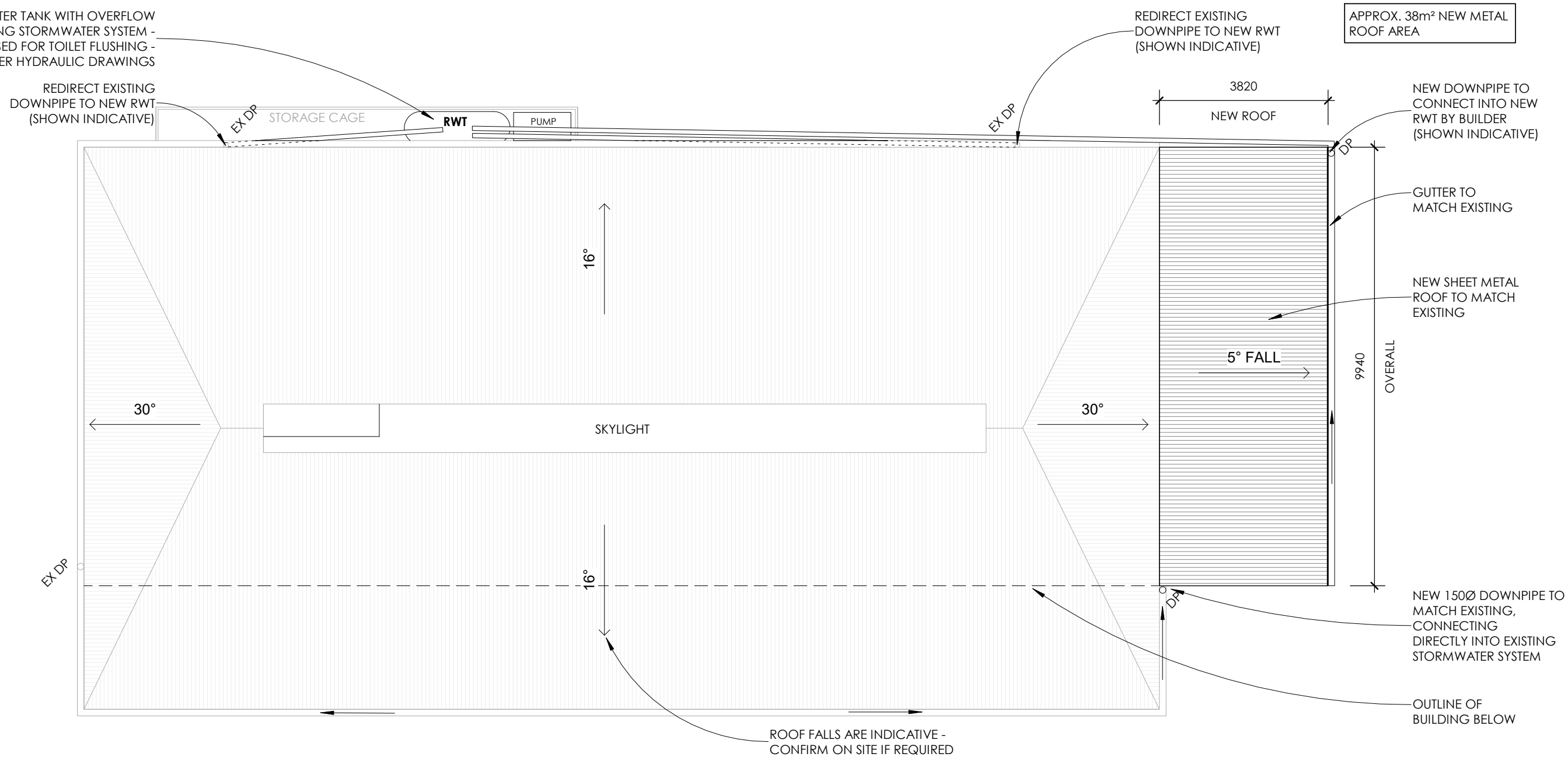
WALL FINISHES		
	NEW 13mm PLASTERBOARD WALL PAINTED DULUX WHITE POLAR QUARTER FROM FLOOR TO TOP OF WALL (ADD CORNICE/BEADING & SKIRTING TO MATCH EXISTING WHERE APPLICABLE)	
	INFILL WALL - PLASTERBOARD WALL (THICKNESS TO MATCH EXISTING), PAINTED DULUX WHITE POLAR QUARTER (INCLUDE SKIRTING TO MATCH EXISTING WHERE APPLICABLE)	
	EXISTING PLASTERBOARD WALL PAINTED DULUX WHITE POLAR QUARTER	
	EXISTING BRICK WALL PAINTED DULUX WHITE POLAR QUARTER	
	VINYL SPLASHBACK - ARMSTRONG WALLFLEX IN COOL WHITE - REFER AMENITIES ELEVATIONS FOR EXTENT	
	BRICKS TO MATCH EXISTING	
	13mm COMPACT LAMINATE, FROM 300 ABOVE FLOOR TO 2100 (1800 HIGH) IN LAMINEX BLACK	
NOTE: SHOWER CUBICLE SEATS IN COMPACT LAMINATE TO MATCH PARTITION		

JOINERY FINISHES		
ALL VANITY BENCHTOPS AND SHROUDS TO BE LAMINEX LAMINATE IN GHOSTGUM		

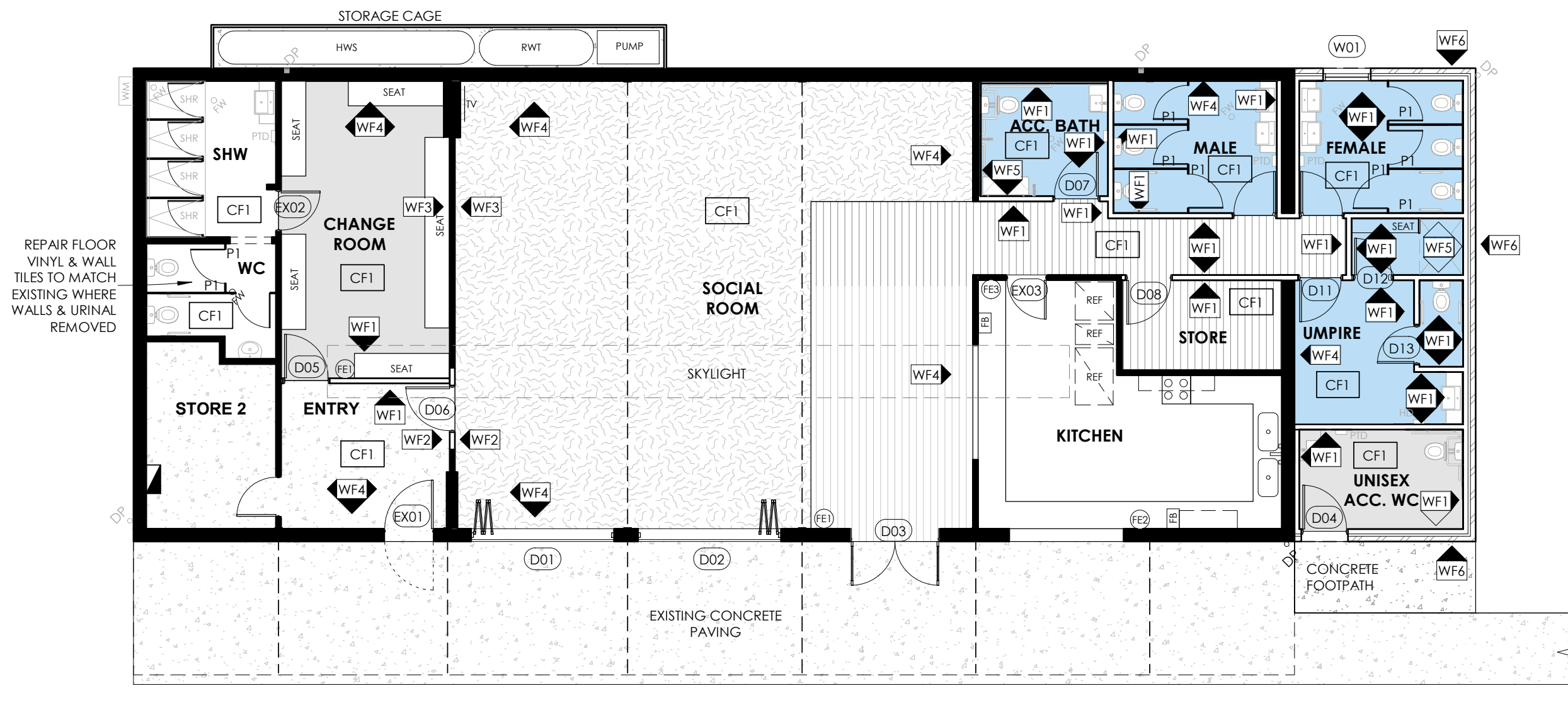
CEILING FINISHES		
	CEILINGS & CORNICES (WHERE PRESENT) TO BE PAINTED IN DULUX WHITE POLAR QUARTER	

DOOR & WINDOW FINISHES		
ALL INTERNAL DOORS TO BE PAINTED IN DULUX WATER WORN ARCHITRAVES TO BE PAINTED IN DULUX WHITE POLAR QUARTER		
EXTERNAL DOORS TO BE PAINTED IN DULUX WATER WORN (INTERNAL SIDE) AND TO MATCH COLORBOND MONUMENT (EXTERNAL SIDE)		
ALL POWDERCOATED DOORS & WINDOWS TO MATCH COLORBOND MONUMENT		
WINDOW MESH TO BE SILVER		

QUANTITIES WHERE SPECIFIED ARE APPROXIMATE ONLY - THE BUILDER SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES TO ENSURE THAT THE FULL INTENT OF THE DESIGN IS SATISFIED.		
ALL NEW ARCHITRAVE AND CORNICE PROFILES TO MATCH EXISTING UNO		
DOOR AND DOOR FRAMES REQUIRE A MINIMUM LUMINANCE CONTRAST OF 30%		



PROPOSED PAVILION ROOF PLAN
1 : 100



PROPOSED PAVILION FINISHES PLAN
1 : 100

PRELIMINARY ISSUE

A 27/10/23 CLIENT REVIEW	
PROJECT	
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH	
CLIENT	
MERRI-BEK CITY COUNCIL	
SHEET	
PAVILION ROOF & FINISHES PLANS	
DATE JOB NUMBER DRAWN BY CHECKED BY TO SCALE ON	27/10/2023 12228 JB SS A2
DRAWING NUMBER	DD A2.04
VERSION NUMBER	A
 CONSTRUCTION & BUILDING DESIGN PTY LTD 1 BELL STREET BRUNSWICK VICTORIA 3056 PH 03 9380 8855 DP-AD: 1177	

AMENITIES NOTES:

DIMENSIONS SHOWN ARE TO FINISHED WALLS. IF WALL THICKNESS ARE INCREASED ENSURE MINIMUM DIMENSIONS ARE MAINTAINED.

WATERPROOFING TO COMPLY WITH AS 3740-2010 AND F1.7 FROM NCC VOL.1.

FLOORING WITH 150mm MIN COVING - REFER TO FINISHES SCHEDULE.

IN AN EMERGENCY THE DOORS MUST BE READILY REMOVABLE FROM THE OUTSIDE OF THE SANITARY COMPARTMENT AND THE LATCH MECHANISM SHALL BE OPENABLE FROM THE OUTSIDE.

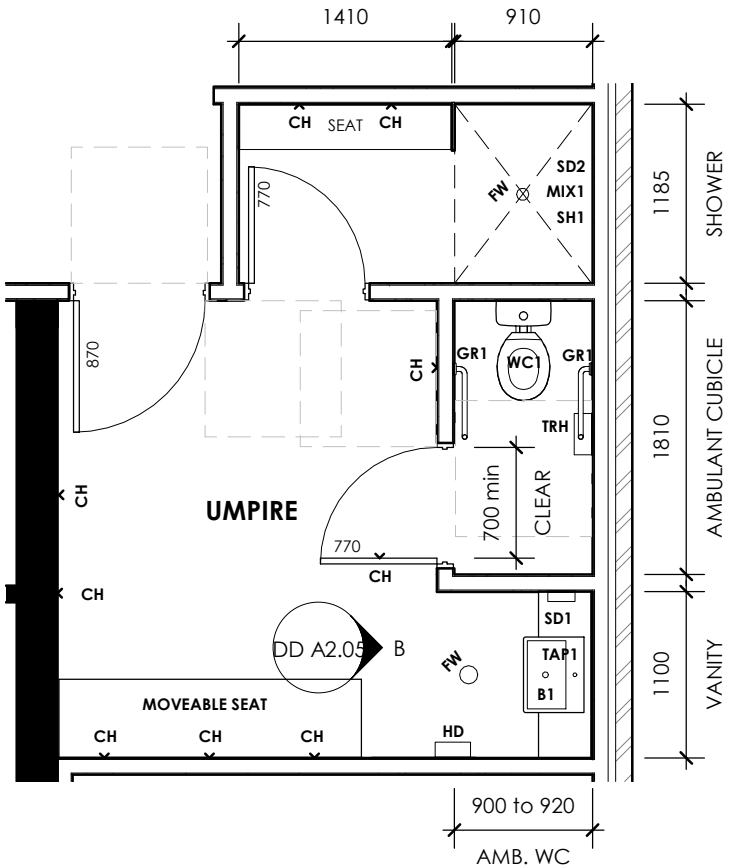
CUBICLE DOORS SHALL BE PROVIDED WITH AN IN-USE INDICATOR AND A SNIB CATCH.

BRAILLE SIGNAGE TO AMENITY DOORS AS PER BRAILLE SCHEDULE.

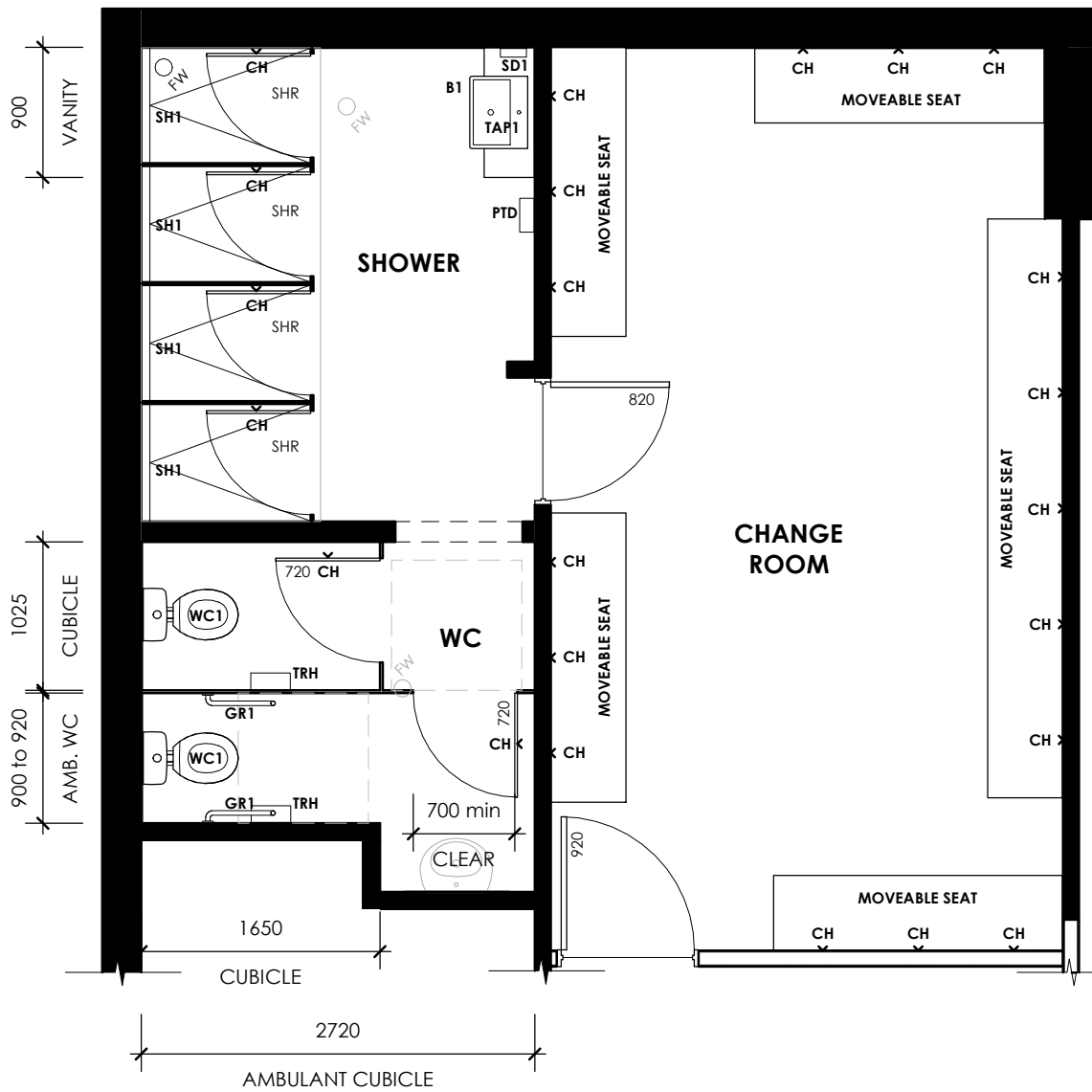
FOR DESCRIPTION OF ITEM CODES REFER TO FIXTURES & FITTINGS SCHEDULE.

FEMALE/UNISEX TOILETS MUST BE PROVIDED WITH A MEANS OF DISPOSAL OF SANITARY TOWELS.

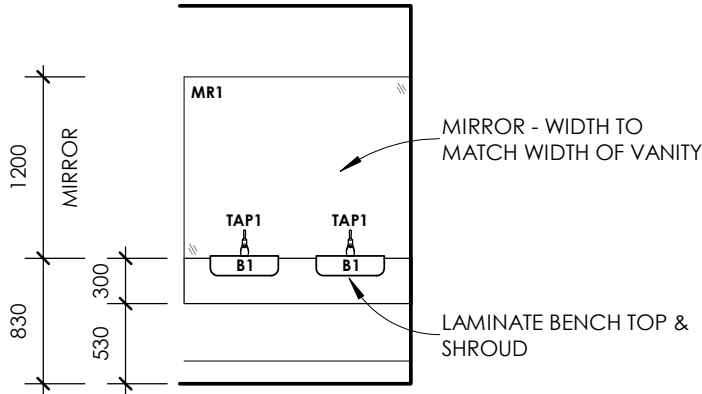
COAT HOOKS MUST BE INSTALLED AT A HEIGHT BETWEEN 1200mm AND 1350mm FROM THE FINISHED FLOOR LEVEL IN ACCESSIBLE & AMBULANT AMENITIES.



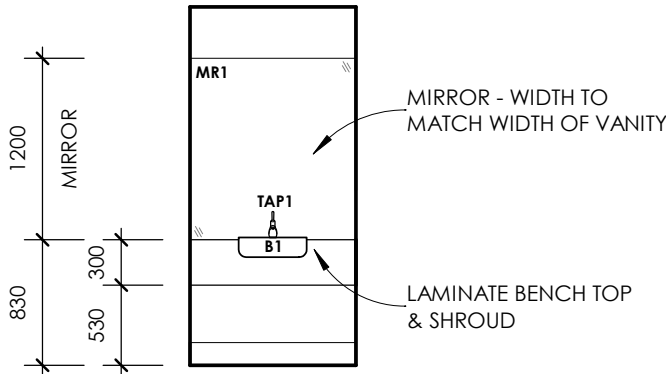
UMPIRE ROOM PLAN
1 : 50



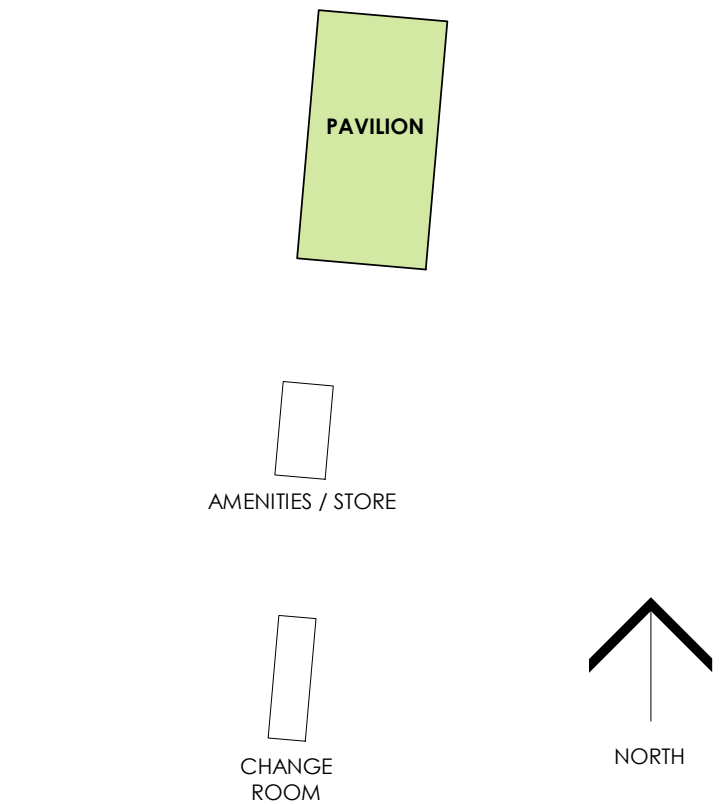
CHANGE ROOM & AMENITIES PLAN
1 : 50



INTERNAL ELEVATION A
1 : 50
TYPICAL FOR MALE & FEMALE

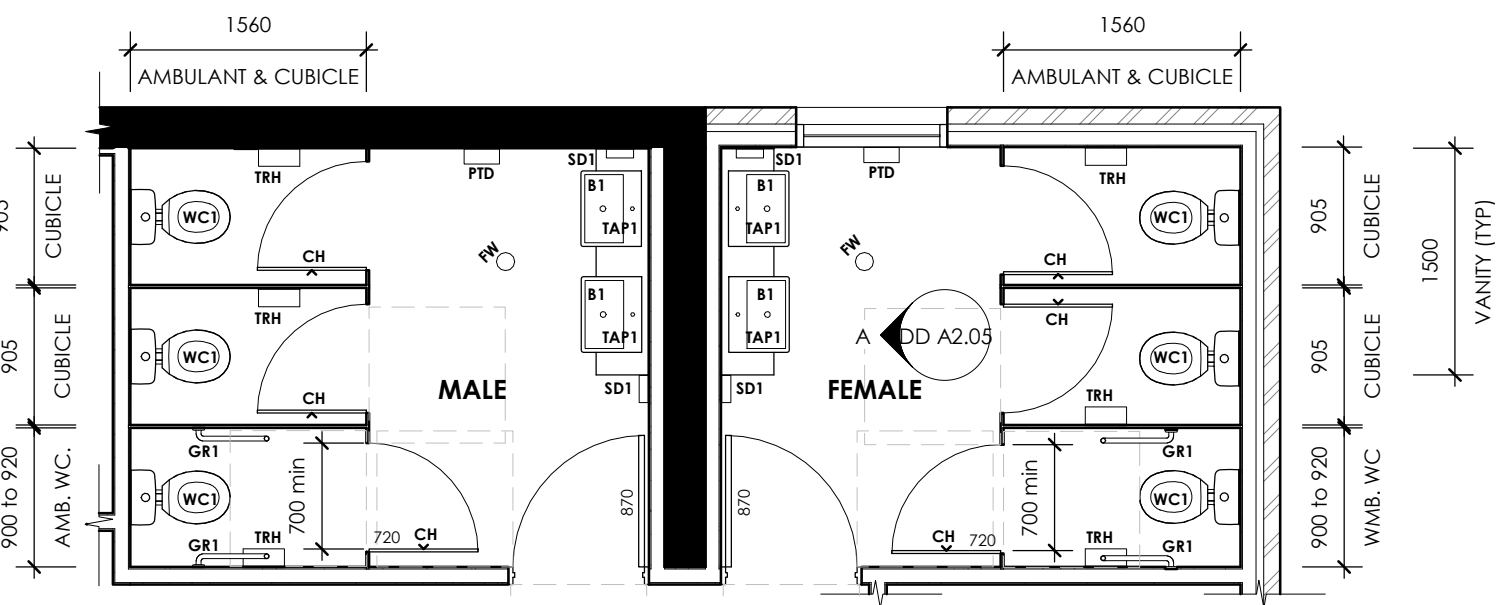


INTERNAL ELEVATION B
1 : 50
TYPICAL FOR UMPIRE & SHOWER ROOM

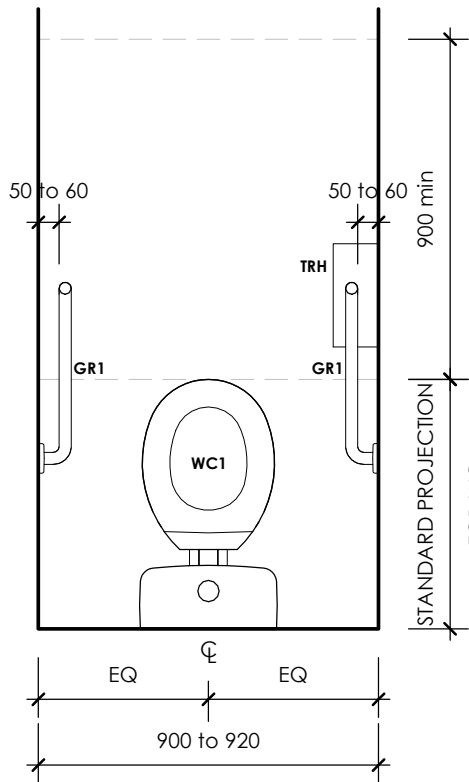


BUILDING LEGEND
NTS

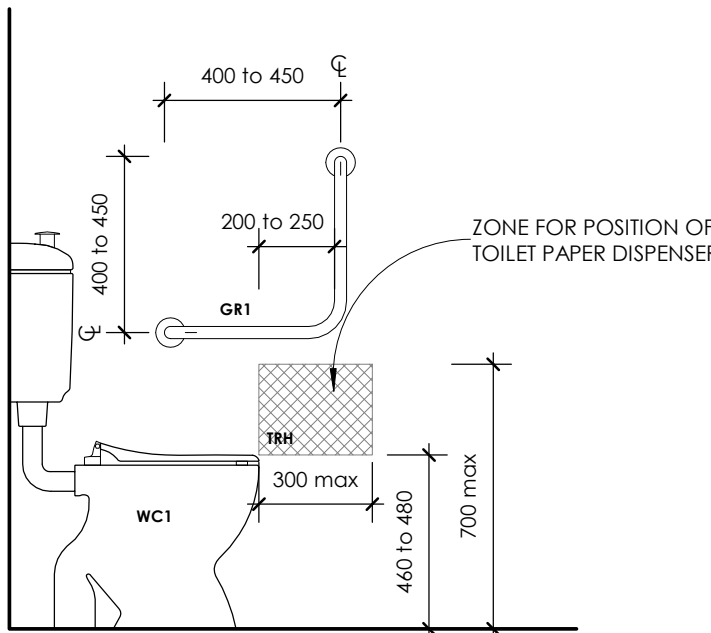
NOTE: ALL VANITIES ARE 350D



MALE & FEMALE WC PLAN
1 : 50



TYPICAL AMBULANT TOILET LAYOUT
1 : 20



PRELIMINARY ISSUE

A 27/10/23 CLIENT REVIEW

PROJECT

DETAILED DESIGN DRAWINGS
ALTERATIONS AND ADDITIONS
PARKER RESERVE
2 KEADY STREET, COBURG NORTH

CLIENT

MERRI-BEK CITY COUNCIL

SHEET

PAVILION AMENITIES

DATE 27/10/2023
JOB NUMBER 12228
DRAWN BY JB
CHECKED BY SS
TO SCALE ON A2

DRAWING NUMBER DD A2.05

VERSION NUMBER A

CBD

CONSTRUCTION & BUILDING DESIGN PTY LTD

1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1177

AMENITIES NOTES:

DIMENSIONS SHOWN ARE TO FINISHED WALLS. IF WALL THICKNESS ARE INCREASED ENSURE MINIMUM DIMENSIONS ARE MAINTAINED.

WATERPROOFING TO COMPLY WITH AS 3740-2010 AND F1.7 FROM NCC VOL.1.

FLOORING WITH 150mm MIN COVING - REFER TO FINISHES SCHEDULE.

IN AN EMERGENCY THE DOORS MUST BE READILY REMOVABLE FROM THE OUTSIDE OF THE SANITARY COMPARTMENT AND THE LATCH MECHANISM SHALL BE OPENABLE FROM THE OUTSIDE.

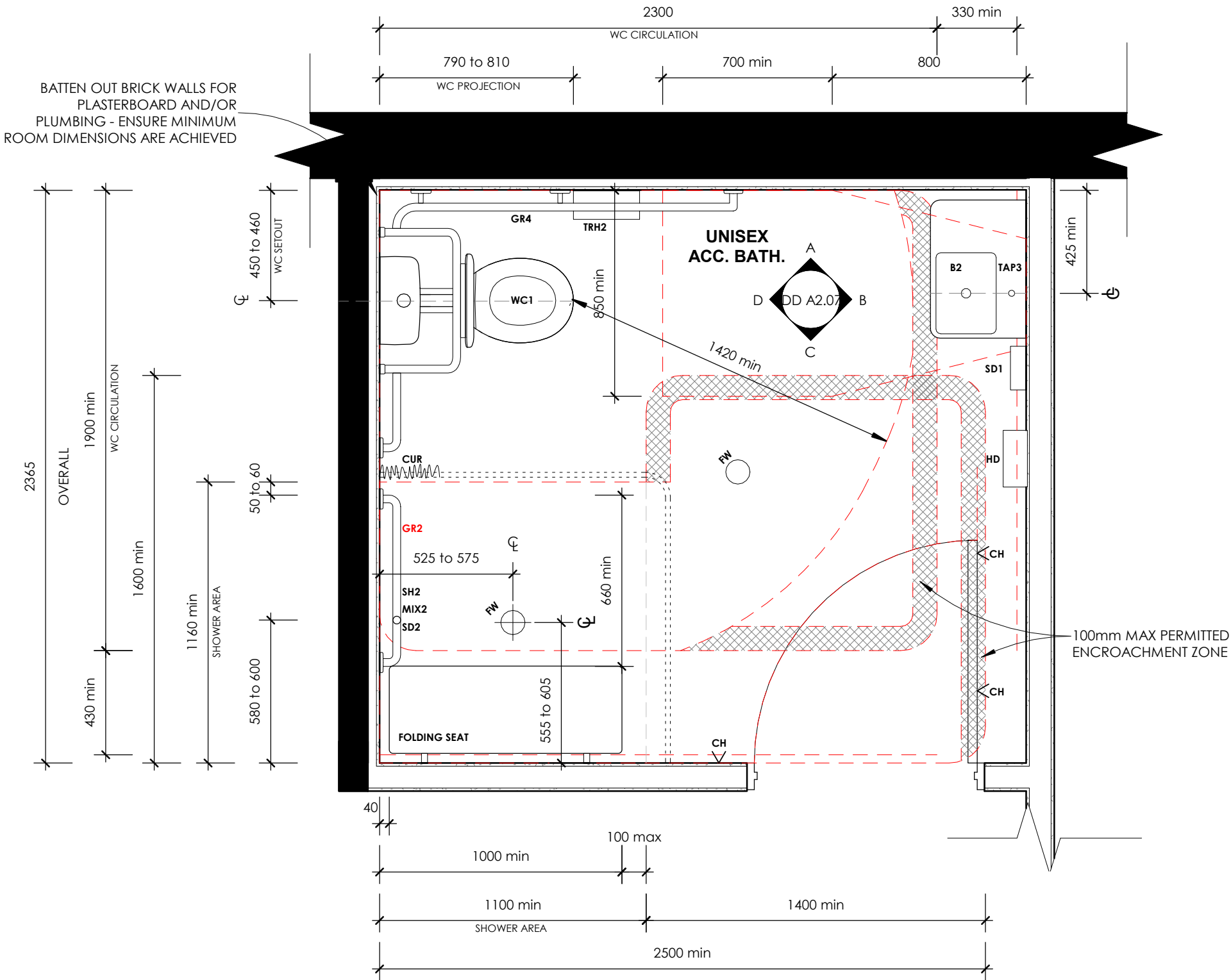
CUBICLE DOORS SHALL BE PROVIDED WITH AN IN-USE INDICATOR AND A SNIB CATCH.

BRAILLE SIGNAGE TO AMENITY DOORS AS PER BRAILLE SCHEDULE.

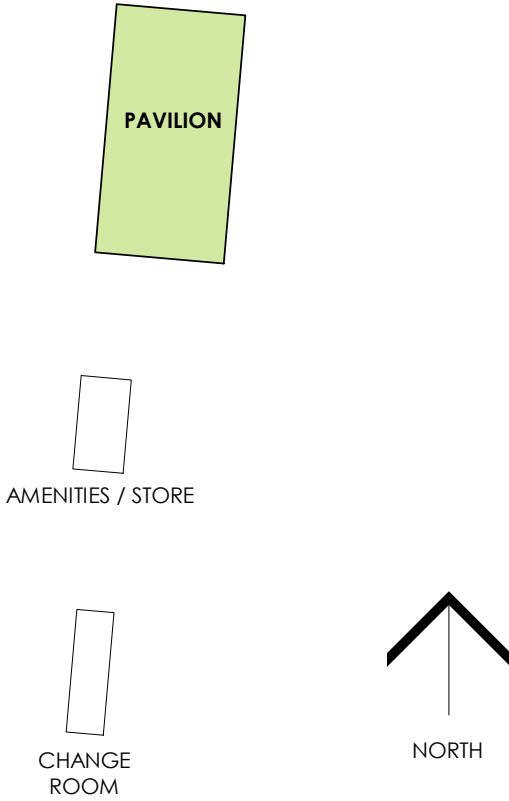
FOR DESCRIPTION OF ITEM CODES REFER TO FIXTURES & FITTINGS SCHEDULE.

FEMALE/UNISEX TOILETS MUST BE PROVIDED WITH A MEANS OF DISPOSAL OF SANITARY TOWELS.

COAT HOOKS MUST BE INSTALLED AT A HEIGHT BETWEEN 1200mm AND 1350mm FROM THE FINISHED FLOOR LEVEL IN ACCESSIBLE & AMBULANT AMENITIES.



ACCESSIBLE BATHROOM PLAN
1 : 20

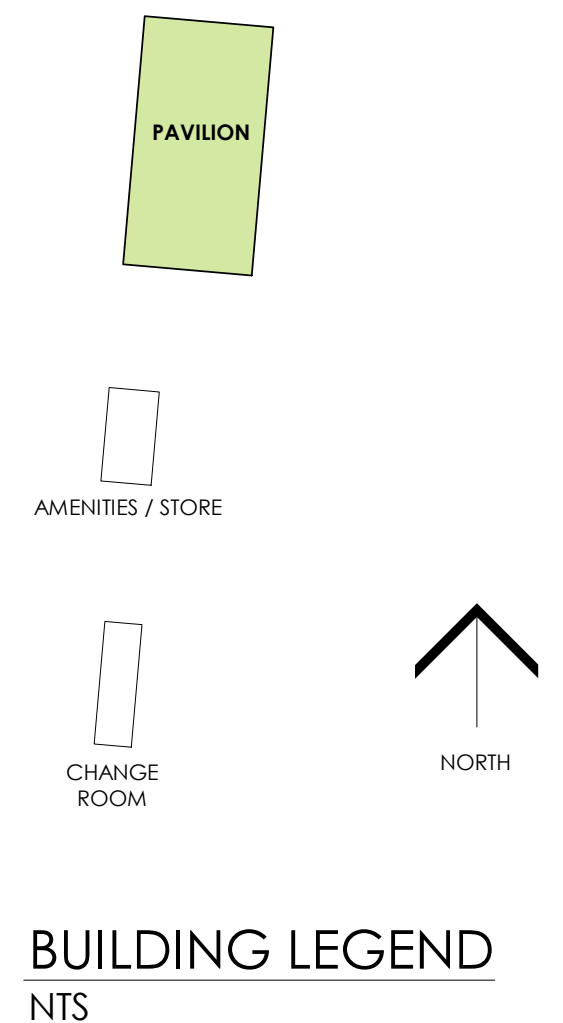


BUILDING LEGEND
NTS

PRELIMINARY ISSUE

A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
PAVILION ACCESSIBLE BATHROOM PLAN		
DATE	27/10/2023	
JOB NUMBER	1 2228	
DRAWN BY	JB	
CHECKED BY	SS	
TO SCALE ON	A2	
DRAWING NUMBER	DD A2.06	VERSION NUMBER A

CBD
CONSTRUCTION & BUILDING DESIGN PTY LTD
1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1 177



COAT HOOKS MUST BE INSTALLED AT A HEIGHT BETWEEN 1200mm AND 1350mm FROM THE FINISHED FLOOR LEVEL IN ACCESSIBLE & AMBULANT AMENITIES.

1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1177

AMENITIES NOTES:

DIMENSIONS SHOWN ARE TO FINISHED WALLS. IF WALL THICKNESS ARE INCREASED ENSURE MINIMUM DIMENSIONS ARE MAINTAINED.

WATERPROOFING TO COMPLY WITH AS 3740-2010 AND F1.7 FROM NCC VOL.1.

FLOORING WITH 150mm MIN COVING - REFER TO FINISHES SCHEDULE.

IN AN EMERGENCY THE DOORS MUST BE READILY REMOVABLE FROM THE OUTSIDE OF THE SANITARY COMPARTMENT AND THE LATCH MECHANISM SHALL BE OPENABLE FROM THE OUTSIDE.

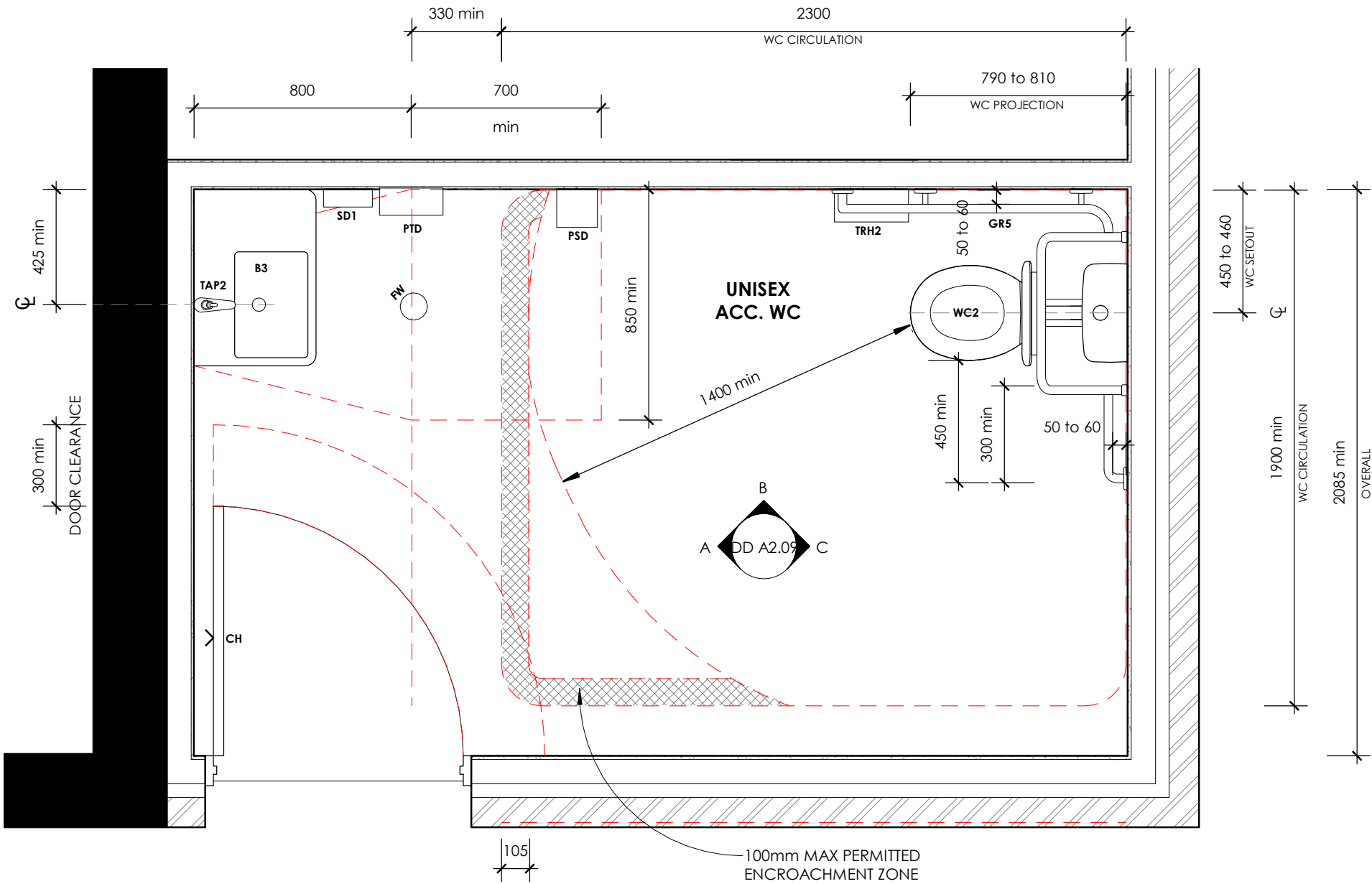
CUBICLE DOORS SHALL BE PROVIDED WITH AN IN-USE INDICATOR AND A SNIB CATCH.

BRAILLE SIGNAGE TO AMENITY DOORS AS PER BRAILLE SCHEDULE.

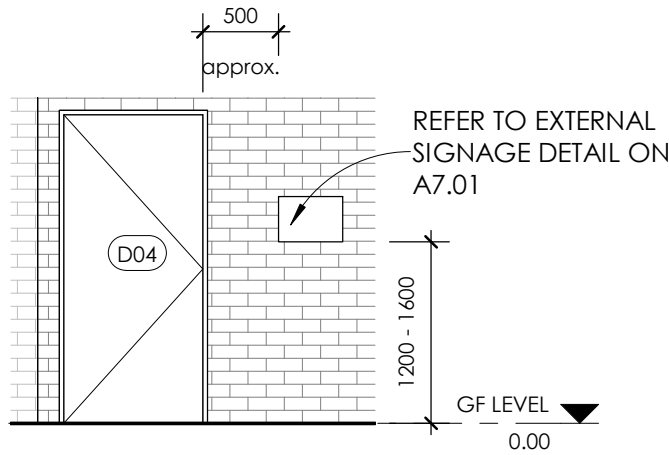
FOR DESCRIPTION OF ITEM CODES REFER TO FIXTURES & FITTINGS SCHEDULE.

FEMALE/UNISEX TOILETS MUST BE PROVIDED WITH A MEANS OF DISPOSAL OF SANITARY TOWELS.

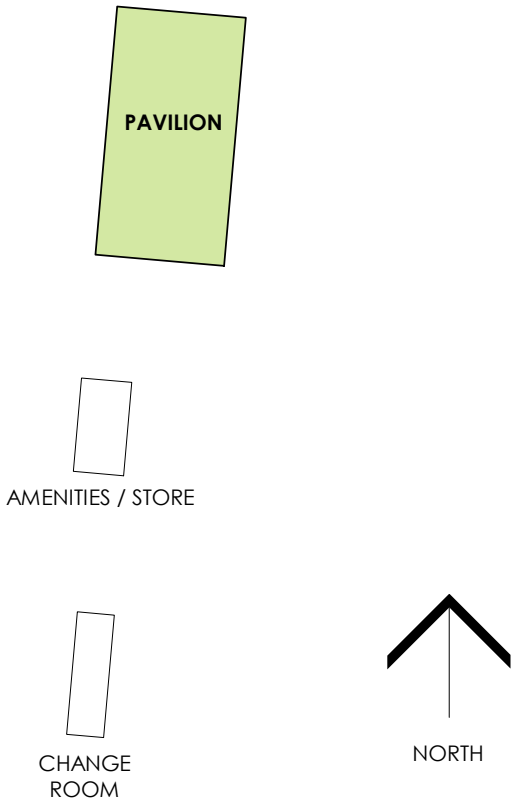
COAT HOOKS MUST BE INSTALLED AT A HEIGHT BETWEEN 1200mm AND 1350mm FROM THE FINISHED FLOOR LEVEL IN ACCESSIBLE & AMBULANT AMENITIES.



PUBLIC ACCESSIBLE WC PLAN
1 : 20



PUBLIC TOILET EXTERNAL SIGNAGE
1 : 50



BUILDING LEGEND
NTS

PRELIMINARY ISSUE

A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
PAVILION PUBLIC ACCESSIBLE WC PLAN		
DATE	27/10/2023	
JOB NUMBER	1 2228	
DRAWN BY	JB	
CHECKED BY	SS	
TO SCALE ON	A2	
DRAWING NUMBER	DD A2.08	VERSION NUMBER A



CONSTRUCTION & BUILDING DESIGN PTY LTD

1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1 177

AMENITIES NOTES:

DIMENSIONS SHOWN ARE TO FINISHED WALLS. IF WALL THICKNESS ARE INCREASED ENSURE MINIMUM DIMENSIONS ARE MAINTAINED.

WATERPROOFING TO COMPLY WITH AS 3740-2010 AND F1.7 FROM NCC VOL.1.

FLOORING WITH 150mm MIN COVING - REFER TO FINISHES SCHEDULE.

IN AN EMERGENCY THE DOORS MUST BE READILY REMOVABLE FROM THE OUTSIDE OF THE SANITARY COMPARTMENT AND THE LATCH MECHANISM SHALL BE OPENABLE FROM THE OUTSIDE.

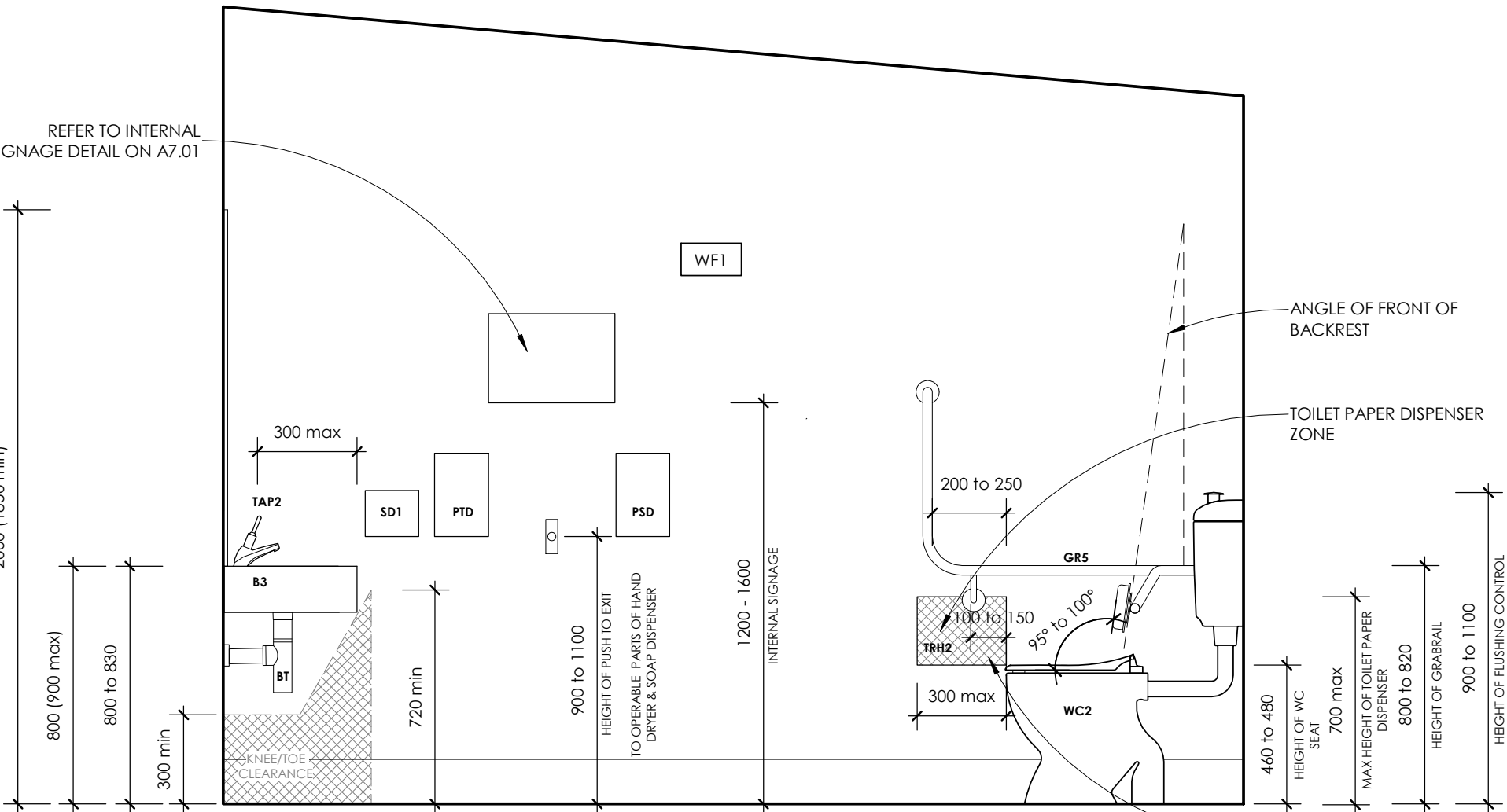
CUBICLE DOORS SHALL BE PROVIDED WITH AN IN-USE INDICATOR AND A SNIB CATCH.

BRaille SIGNAGE TO AMENITY DOORS AS PER BRaille SCHEDULE.

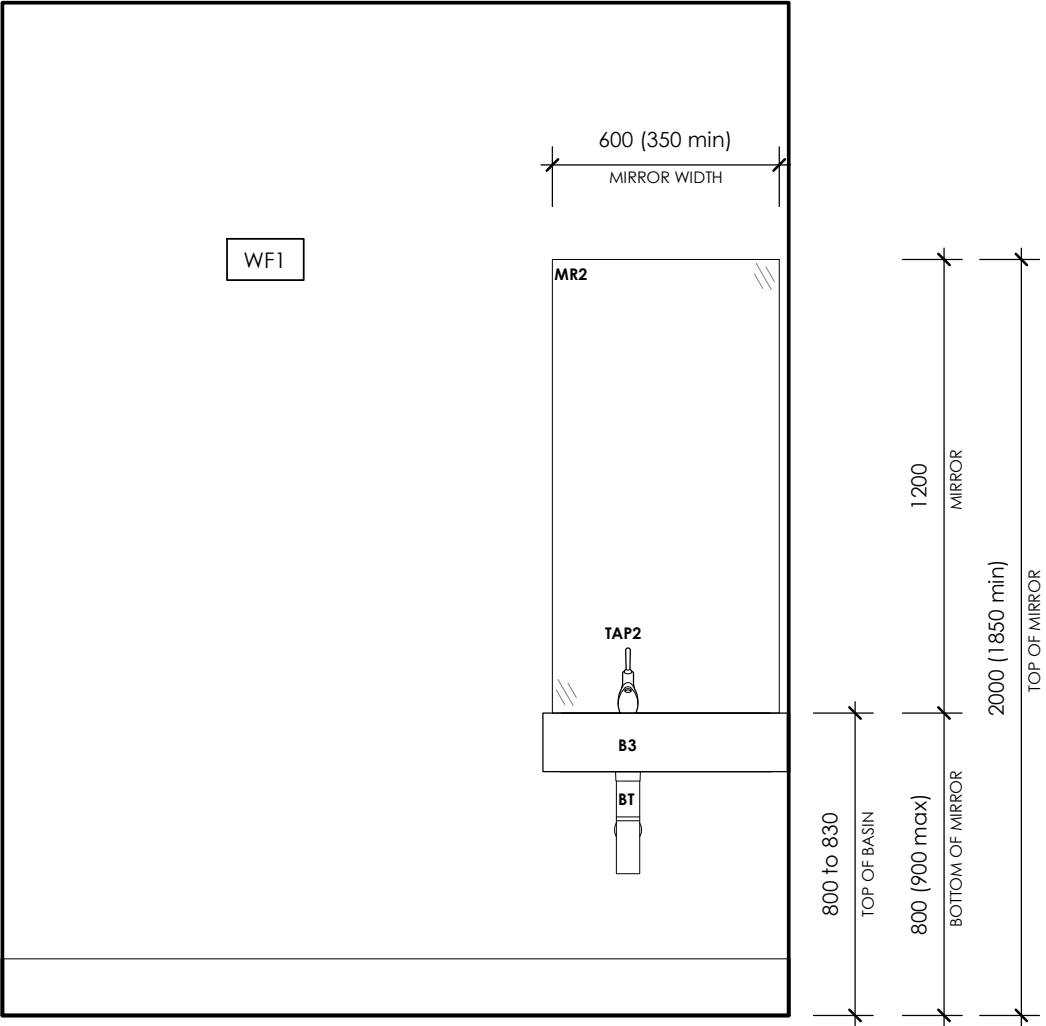
FOR DESCRIPTION OF ITEM CODES REFER TO FIXTURES & FITTINGS SCHEDULE.

FEMALE/UNISEX TOILETS MUST BE PROVIDED WITH A MEANS OF DISPOSAL OF SANITARY TOWELS.

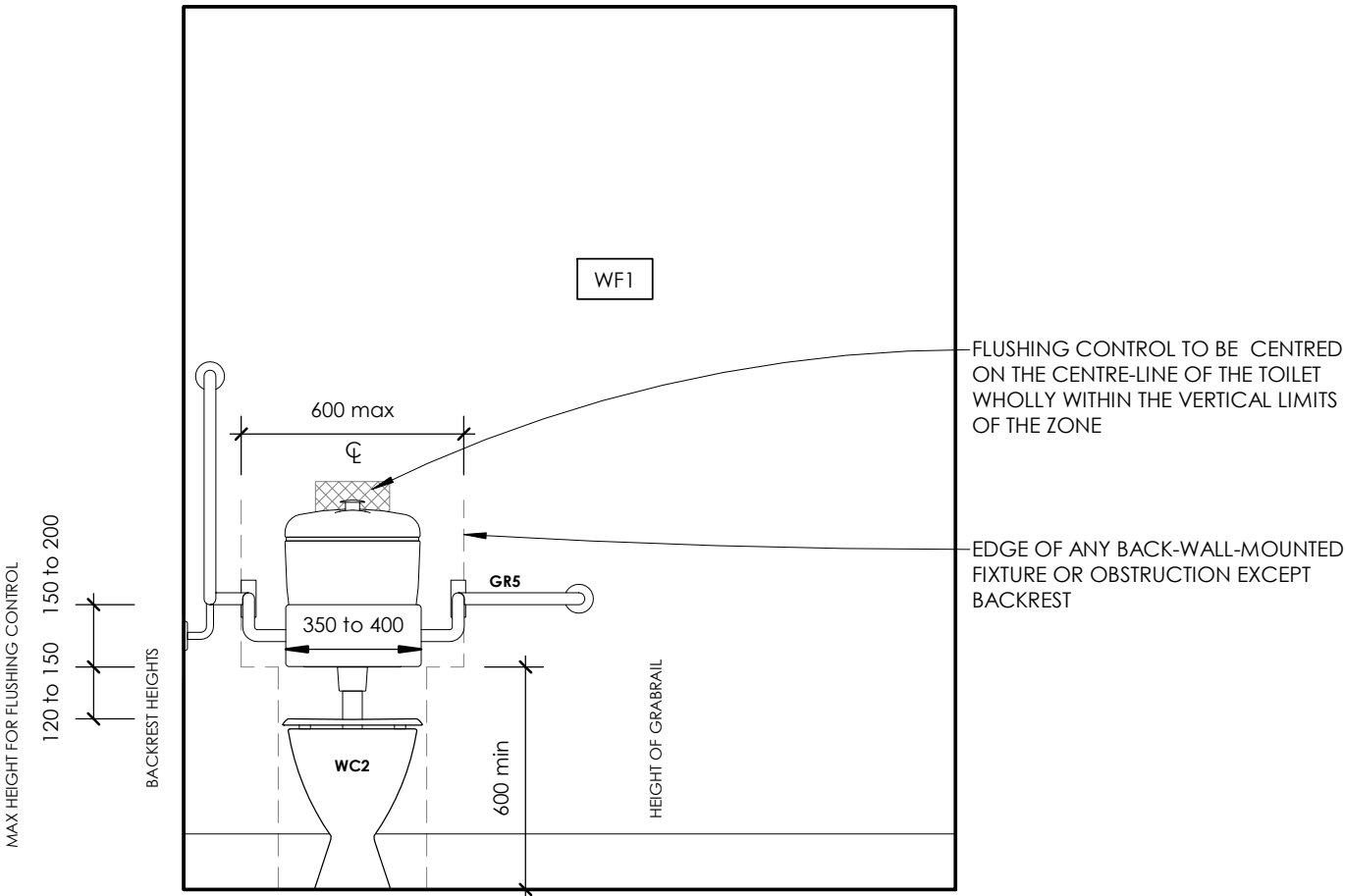
COAT HOOKS MUST BE INSTALLED AT A HEIGHT BETWEEN 1200mm AND 1350mm FROM THE FINISHED FLOOR LEVEL IN ACCESSIBLE & AMBULANT AMENITIES.



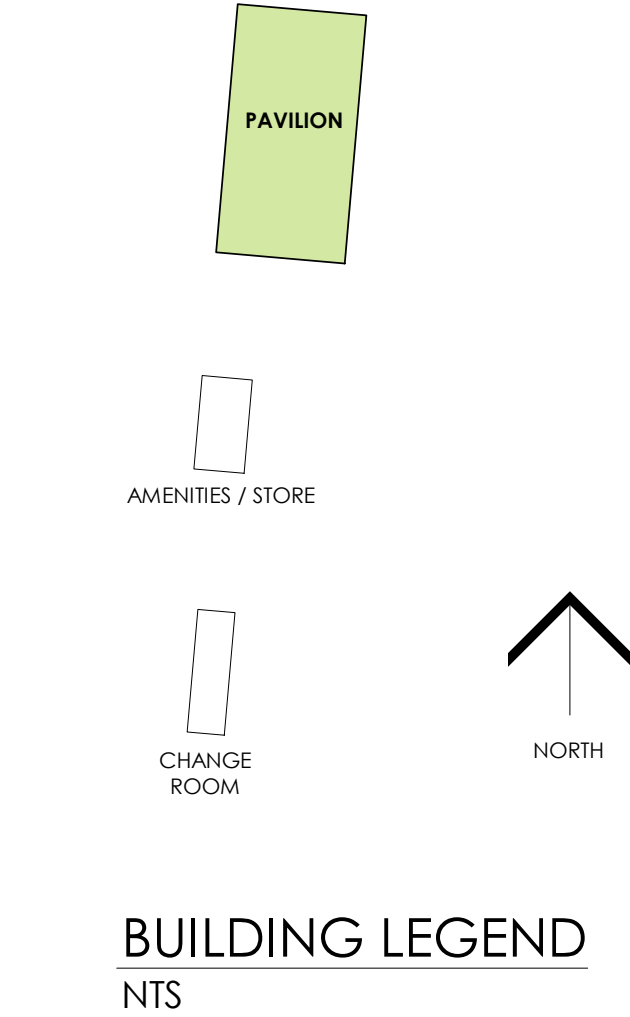
PUBLIC ACCESSIBLE TOILET ELEVATION B
1 : 20



PUBLIC ACCESSIBLE TOILET ELEVATION A
1 : 20

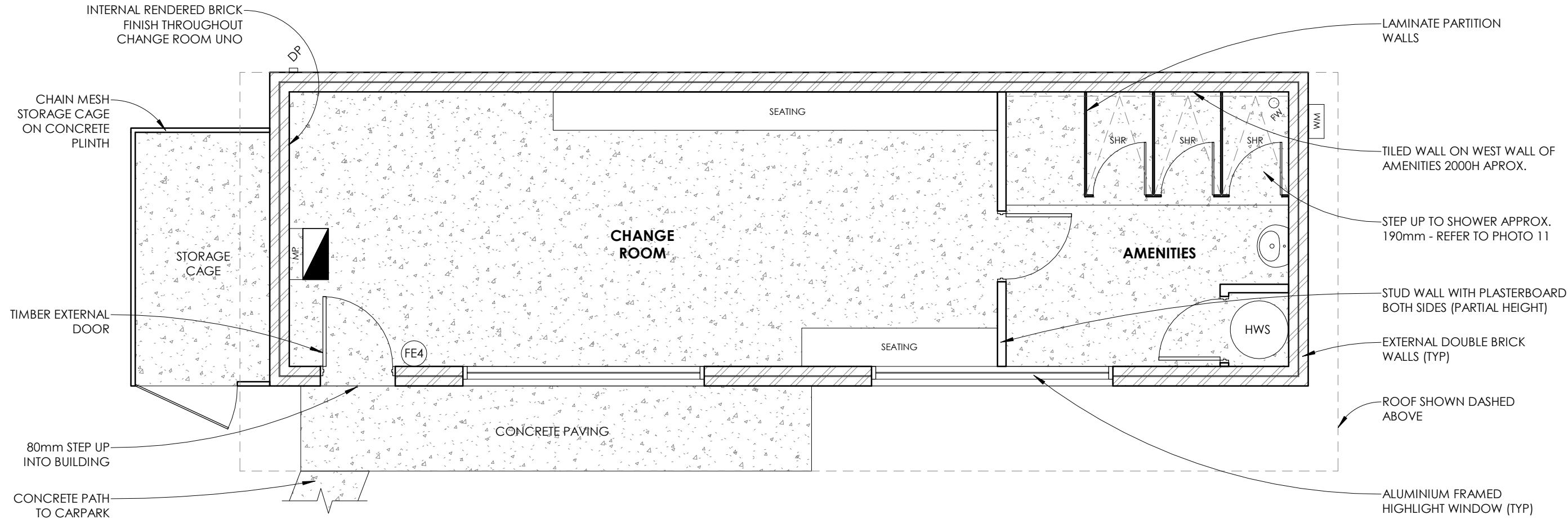


PUBLIC ACCESSIBLE TOILET ELEVATION C
1 : 20

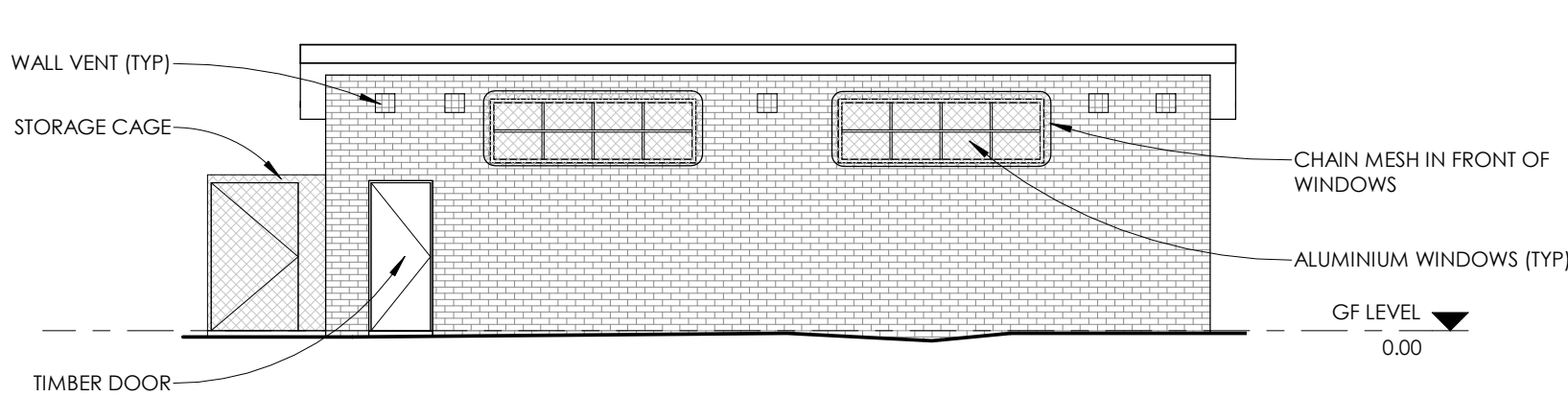


PRELIMINARY ISSUE

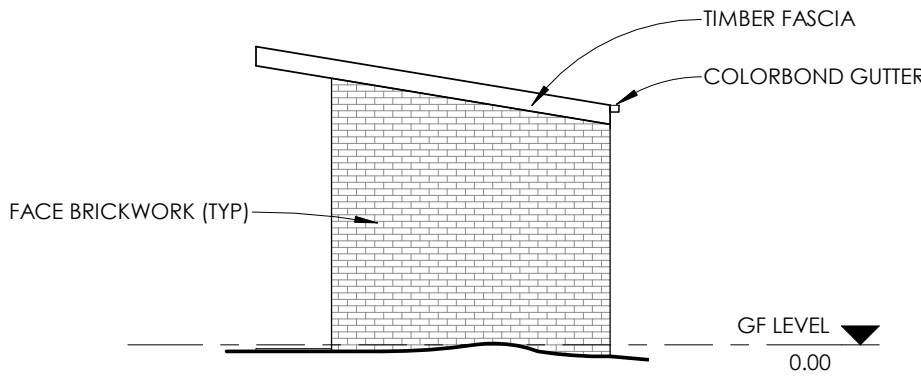
A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRIBEEK CITY COUNCIL		
SHEET		
PAVILION PUBLIC ACCESSIBLE WC EL'NS		
DATE	27/10/2023	
JOB NUMBER	1222B	
DRAWN BY	JB	
CHECKED BY	SS	
TO SCALE ON	A2	
DRAWING NUMBER	DD A2.09	VERSION NUMBER A
CBD CONSTRUCTION & BUILDING DESIGN PTY LTD 1 BELL STREET BRUNSWICK VICTORIA 3056 PH 03 9380 8855 DP-AD: 1177		



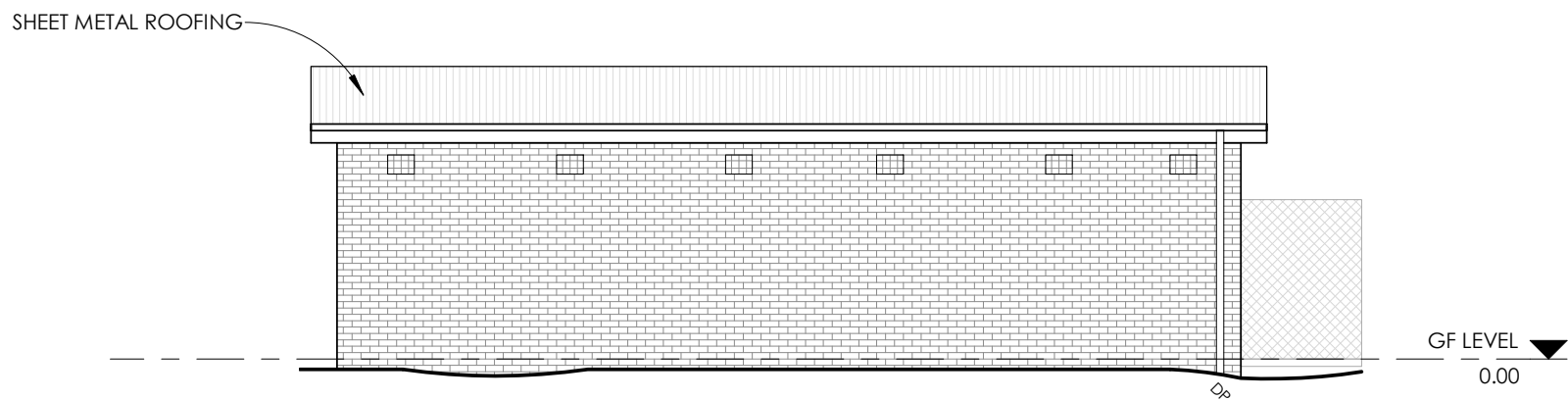
EXISTING CHANGE ROOM FLOOR PLAN
1 : 50



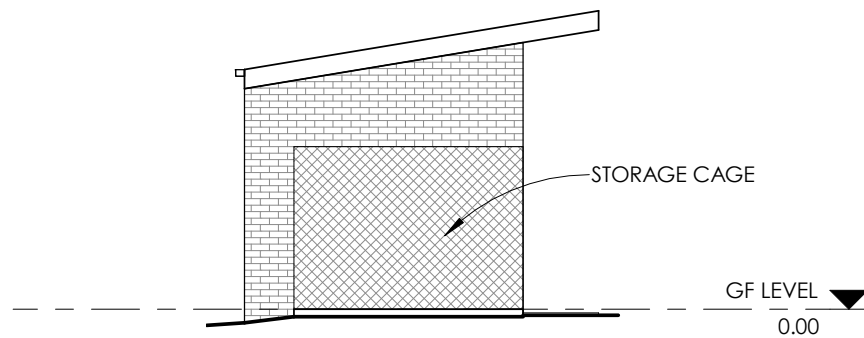
EXISTING CHANGE ROOM EAST ELEVATION
1 : 100



EXISTING CHANGE ROOM NORTH ELEVATION
1 : 100



EXISTING CHANGE ROOM WEST ELEVATION
1 : 100



EXISTING CHANGE ROOM SOUTH ELEVATION
1 : 100

LEGEND

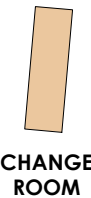
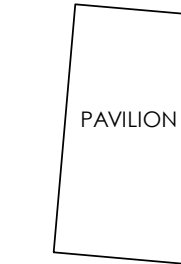
- HWS HOT WATER SYSTEM
- FE3 FIRE EXTINGUISHER - DRY CHEMICAL
- SWITCHBOARD
- WM WATER METER
- MP METER PANEL

FLOOR FINISHES LEGEND

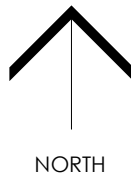
- CONCRETE

AREA ANALYSIS

AMENITIES	11 sqm
CHANGE ROOM	27 sqm
TOTAL BUILDING AREA	45 sqm



BUILDING LEGEND
NTS



PRELIMINARY ISSUE

DATE	27/10/2023	➔
JOB NUMBER	1222B	
DRAWN BY	JB	
CHECKED BY	MH	
TO SCALE ON	A2	
DRAWING NUMBER	DD A3.01	VERSION NUMBER A



CONSTRUCTION & BUILDING DESIGN PTY LTD

1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1177

EXTERNAL - CHANGE ROOM



1. NORTH ELEVATION



2. EAST ELEVATION



3. SOUTH ELEVATION



4. WEST ELEVATION

INTERNAL - CHANGE ROOM



5. SWITCHBOARD



6. SWITCHBOARD



7. ESSENTIAL SERVICES



8. CHANGE ROOM



9. CHANGE ROOM & AMENITIES WALL



10. AMENITIES WALL



11. AMENITIES



12. AMENITIES



13. AMENITIES SHOWERS



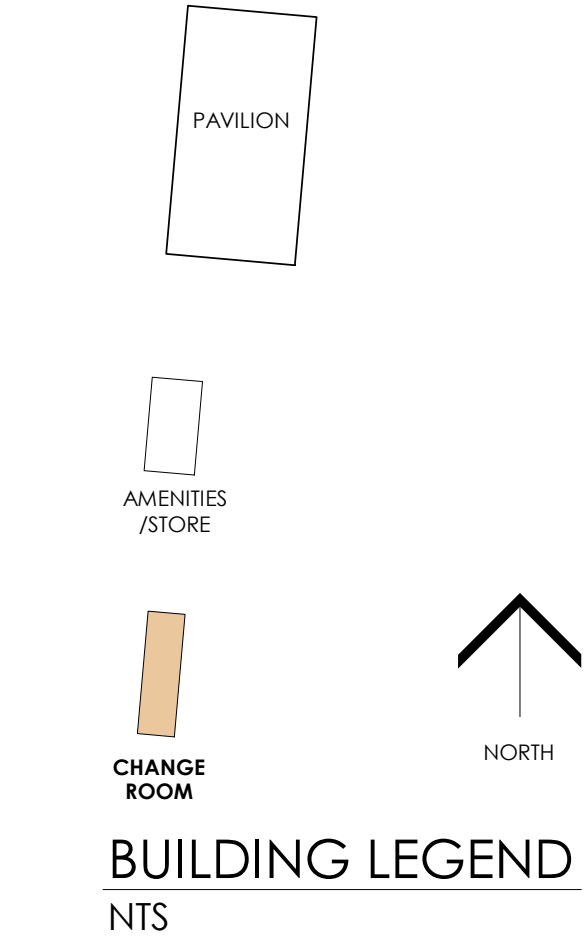
14. HOT WATER ENCLOSURE



15. HOT WATER SYSTEM



16. HOT WATER SYSTEM



PRELIMINARY ISSUE

A 27/10/23 CLIENT REVIEW	
PROJECT	
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH	
CLIENT	
MERRI-BEK CITY COUNCIL	
SHEET	
EXISTING CHANGE ROOM PHOTOS	
DATE	27/10/2023
JOB NUMBER	12228
DRAWN BY	JB
CHECKED BY	MH
TO SCALE ON	A2
DRAWING NUMBER	DD A3.02
VERSION NUMBER	A
CBD CONSTRUCTION & BUILDING DESIGN PTY LTD 1 BELL STREET BRUNSWICK VICTORIA 3056 PH 03 9380 8855 DP-AD: 1177	

DEMOLITION NOTES FOR COMMERCIAL BUILDINGS

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT BE LIMITED TO, THE BUILDING REGULATIONS 2018, THE NATIONAL CONSTRUCTION CODE SERIES 2022 VOLUME 1 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THESE SPECIFICATIONS SPECIFY ONLY THE MINIMUM STANDARD OF WORK FOR DEMOLITION WORKS, AND ALL WORKMANSHIP AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.

PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS 2601-2001: DEMOLITION OF STRUCTURES.

DURING THE PROGRESS OF THE DEMOLITION THE WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN AND THE DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING AT THE ROOF AND WORKING DOWNWARDS.

THE DEMOLITION MUST NOT BE COMMENCED UNTIL THE PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR.

THE DEMOLISHER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH, AS REQUIRED BY THE COUNCIL.

NO PART OF ANY EXTERNAL WALL ON OR WITHIN 3.00 METRES OF A STREET ALIGNMENT MAY BE PULLED DOWN EXCEPT DURING THE HOURS THAT THE RELEVANT BUILDING SURVEYOR DIRECTS.

PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR.

DUST CREATING MATERIAL, UNLESS THOROUGHLY DAMPENED DOWN, SHALL NOT BE THROWN OR DROPPED FROM THE BUILDING BUT SHALL BE LOWERED BY HOISTING APPARATUS OR REMOVED BY MATERIAL CHUTES. ALL CHUTES SHALL BE COMPLETELY ENCLOSED AND A DANGER SIGN SHALL BE AT THE DISCHARGE END OF EVERY CHUTE.

ALL PRACTICAL PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.

DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR OR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS THE SAFE CARRYING LOAD OF THE FLOOR OR STRUCTURE, AND SUCH MATERIAL SHALL NOT BE SO PILED OR STACKED THAT IT WILL ENDANGER WORKMEN OR OTHER PERSONS AND SHALL BE REMOVED AS SOON AS PRACTICABLE FROM THE SITE.

NO WALL, CHIMNEY OR OTHER STRUCTURE OR PART OF A STRUCTURE SHALL BE LEFT UNATTENDED OR UNSUPPORTED IN SUCH A CONDITION THAT IT MAY COLLAPSE DUE TO HIGH WIND OR VIBRATION OR OTHERWISE BECOME DANGEROUS.

BEFORE DEMOLITION IS COMMENCED AND ALSO DURING THE PROGRESS OF SUCH WORKS ALL ELECTRICAL CABLE OR APPARATUS WHICH ARE LIABLE TO BE A SOURCE OF DANGER - OTHER THAN CABLE OR APPARATUS USED FOR THE DEMOLITION WORKS - SHALL BE DISCONNECTED.

ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MANS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL SATISFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN ISOLATED.

THE DEMOLISHER SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF ALL TELECOMMUNICATION SUPPLIES.

THE DEMOLISHER SHALL BE RESPONSIBLE TO CUT AND SEAL ANY STORM WATER, SEWER PIPES, WATER SERVICES, GAS SERVICES AND THE LIKE.

THE POSITION OF CAPPED SEWER AND STORM WATER DRAINS, SEALED OFF WATER SUPPLY LINES, GAS SUPPLY LINES AND THE LIKE ARE TO BE CLEARLY MARKED ON THE SITE.

ANY SEPTIC TANKS ON THE DEMOLITION SITE SHALL BE EMPTIED AND FILLED WITH CLEAN SAND, OR REMOVED ENTIRELY, AND ANY SOAK WELLS, LEACH DRAINS OR SIMILAR APPARATUS SHALL BE REMOVED OR FILLED WITH CLEAN SAND.

ANY SWIMMING POOLS, PONDS OR THE LIKE EITHER ON THE DEMOLITION SITE OR ON THE NEIGHBOURING ALLOTMENTS WHERE AFFECTED BY THE DEMOLITION WORKS SHALL BE ADEQUATELY FENCED AND MADE SAFE, SO AS TO COMPLY WITH AS 1926.1 - PART 1 FENCING FOR SWIMMING POOLS PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORKS.

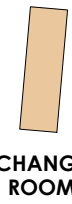
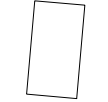
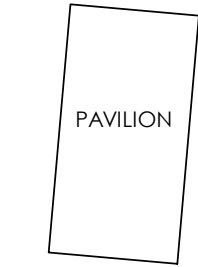
MATERIALS REMOVED OR DISPLACED FROM THE BUILDING SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY AND, BEFORE COMMENCING, WHERE REQUIRED SHALL BE KEPT SPRAYED WITH WATER AS TO PREVENT ANY NUISANCE FROM DUST.

MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED OR MATERIALS LEFT STANDING SHALL NOT BE BURNED ON THE DEMOLITION SITE.

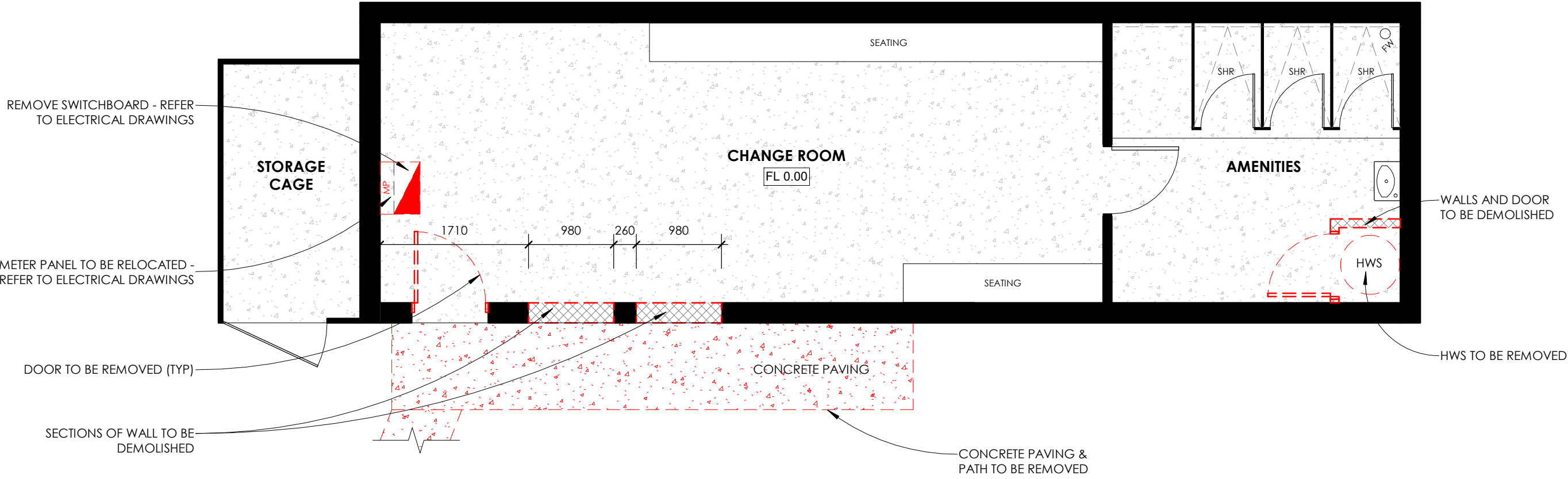
REMOVAL OF BUILDINGS BY ROAD MUST BE APPROVED BY THE RELEVANT COUNCILS TRAFFIC ENGINEER.

A SITE MANAGEMENT PLAN IS TO BE IMPLEMENTED DURING DEMOLITION WORKS TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH EPA VICTORIA PUBLICATION #275: CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL. PROVIDE 'PROPEX' OR EQUIVALENT SILT FENCES TO THE LOW SIDE OF THE ALLOTMENT AND AROUND SOIL STOCKPILES AND STORM WATER INLET PUMPS/SUMPS AND INSTALL 'SILT STOP' FILTER BAGS OVER ALL STORM WATER ENTRY PITS DURING DEMOLITION WORKS. 'SUPERGRO' OR EQUIVALENT EROSION CONTROL FABRIC TO BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION DURING THE REVEGETATION PERIOD.

IT IS THE BUILDER'S RESPONSIBILITY TO CARRY OUT AN AUDIT PRIOR TO THE COMMENCEMENT OF ANY WORKS TO DETERMINE IF ASBESTOS IS PRESENT IN THE EXISTING WORKS. WHERE ANY ASBESTOS PRODUCT IS FOUND IN THE PROPOSED WORKS AREA DURING INITIAL INSPECTION OR DURING THE COURSE OF THE DEMOLITION WORKS THE BUILDER SHALL ENGAGE AN AUTHORISED AND REGISTERED CONTRACTOR FOR SAFE REMOVAL AND LAWFUL DISPOSAL.



BUILDING LEGEND
NTS



- LEGEND
- HWS HOT WATER SYSTEM
 - FE3 FIRE EXTINGUISHER - DRY CHEMICAL
 - SWITCHBOARD
 - WM WATER METER
 - MP METER PANEL

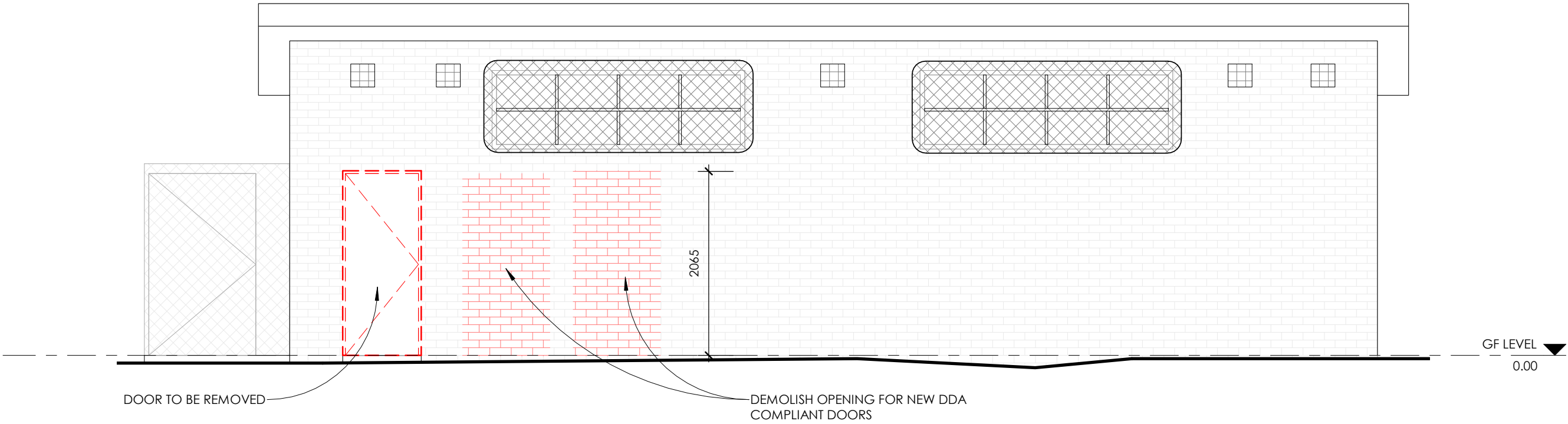
- FLOOR FINISHES LEGEND
- CONCRETE

TYPICAL NOTES

-OBJECTS SHOWN DASHED-RED AND CROSS HATCHED ARE TO BE REMOVED

- OBJECTS SHOWN BLACK ARE TO REMAIN

CHANGE ROOM DEMOLITION PLAN
1 : 50

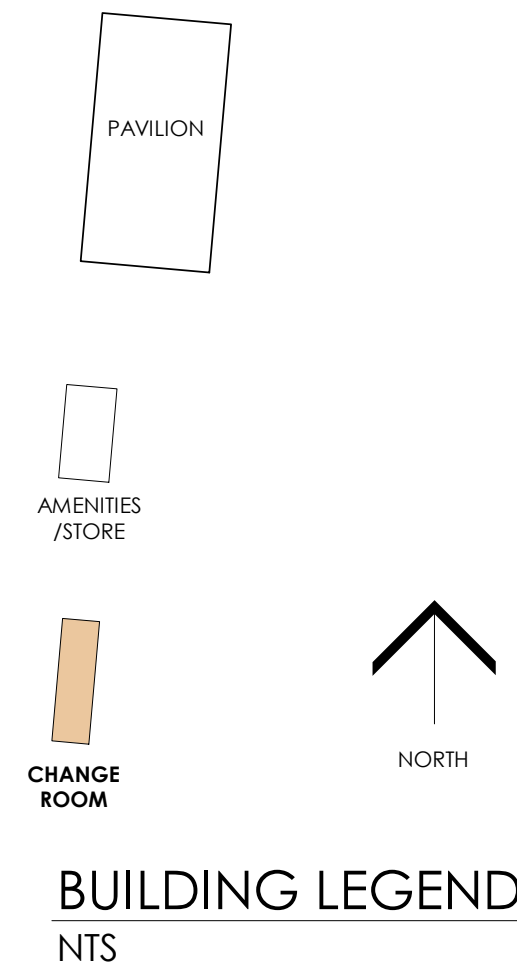


CHANGE ROOM EAST DEMOLITION ELEVATION
1 : 50

PRELIMINARY ISSUE

A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
CHANGE ROOM DEMOLITION PLAN & ELEVATION		
DATE	27/10/2023	
JOB NUMBER	12228	
DRAWN BY	JB	
CHECKED BY	MH	
TO SCALE ON	A2	
DRAWING NUMBER	DD A3.03	VERSION NUMBER A

CBD
CONSTRUCTION & BUILDING DESIGN PTY LTD
1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1177



CBD
CONSTRUCTION & BUILDING DESIGN PTY LTD
1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1177

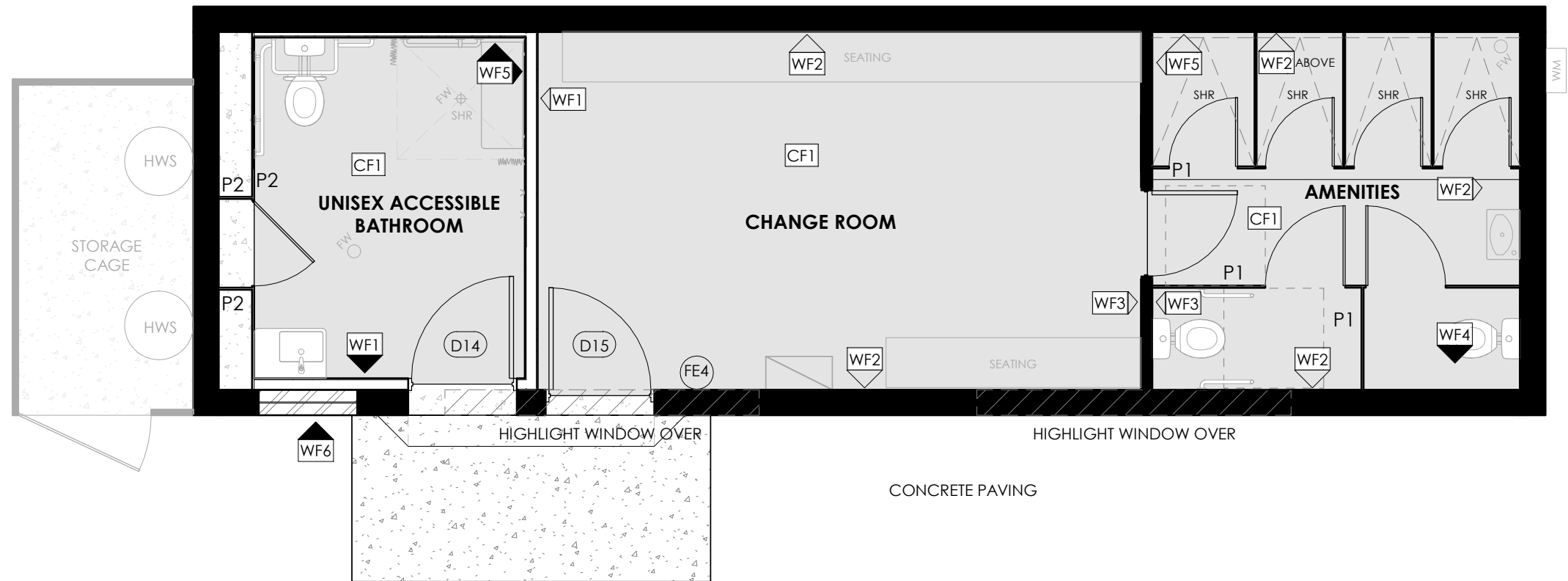
FLOOR FINISHES		
<div></div>	ALLNEX TERRAFLAKE EPOXY IN BASALT ADDITIONAL SLIP RESISTANT FINISH TO ACHIEVE R11 RATING WITH 150mm HIGH COVING	37 m ² 42 lm
<div></div>	CONCRETE	NEW PAVING → 5 m ²

WALL FINISHES		
WF1	NEW 13mm PLASTERBOARD WALL PAINTED DULUX WHITE POLAR QUARTER FROM FLOOR TO TOP OF WALL (ADD CORNICE/BEADING & SKIRTING TO MATCH EXISTING WHERE APPLICABLE)	
WF2	EXISTING RENDERED BRICK WALL PAINTED DULUX WHITE POLAR QUARTER	
WF3	EXISTING PLASTERBOARD WALL PAINTED DULUX WHITE POLAR QUARTER	
WF4	EXISTING BRICK WALL, RENDERED TO MATCH EXISTING & PAINTED DULUX WHITE POLAR QUARTER	
WF5	VINYL SPLASHBACK - ARMSTRONG WALLFLEX IN COOL WHITE - REFER AMENITIES ELEVATIONS FOR EXTENT	
WF6	BRICKS TO MATCH EXISTING	
WF7	TILES TO MATCH EXISTING	
P1	13mm COMPACT LAMINATE, HEIGHT TO MATCH EXISTING IN LAMINEX BLACK	
P2	FULL HEIGHT PARTITION WALL FROM FLOOR TO CEILING (TBC WITH ELECTRICAL ENGINEER)	

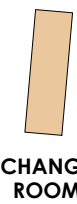
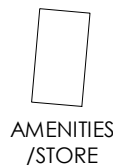
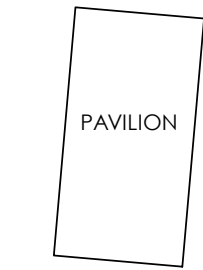
CEILING FINISHES		
CF1	CEILINGS & CORNICES TO BE PAINTED IN DULUX WHITE POLAR QUARTER	

DOOR FINISHES		
INTERNAL DOOR TO BE PAINTED IN DULUX WATER WORN		
ARCHITRAVES TO BE PAINTED IN DULUX WHITE POLAR QUARTER		
EXTERNAL DOORS TO BE PAINTED IN DULUX WATER WORN (INTERNAL SIDE) AND TO MATCH COLORBOND MONUMENT (EXTERNAL SIDE)		

QUANTITIES WHERE SPECIFIED ARE APPROXIMATE ONLY - THE BUILDER SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES TO ENSURE THAT THE FULL INTENT OF THE DESIGN IS SATISFIED.		
ALL NEW ARCHITRAVE AND CORNICE PROFILES TO MATCH EXISTING UNO		
DOOR AND DOOR FRAMES REQUIRE A MINIMUM LUMINANCE CONTRAST OF 30%		



PROPOSED CHANGE ROOM FINISHES PLAN
1 : 50



BUILDING LEGEND

NTS

PRELIMINARY ISSUE

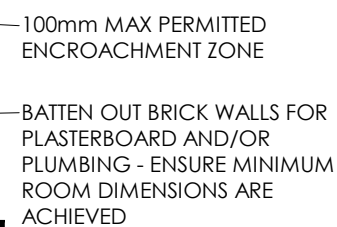
A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
CHANGE ROOM FINISHES PLAN		
DATE	27/10/2023	
JOB NUMBER	12228	
DRAWN BY	JB	
CHECKED BY	SS	
TO SCALE ON	A2	
DRAWING NUMBER	DD A4.02	VERSION NUMBER A



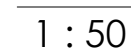
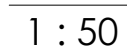
CONSTRUCTION & BUILDING DESIGN PTY LTD

1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1177

COAT HOOKS MUST BE INSTALLED AT A HEIGHT BETWEEN 1200mm AND 1350mm FROM THE FINISHED FLOOR LEVEL IN ACCESSIBLE & AMBULANT AMENITIES.

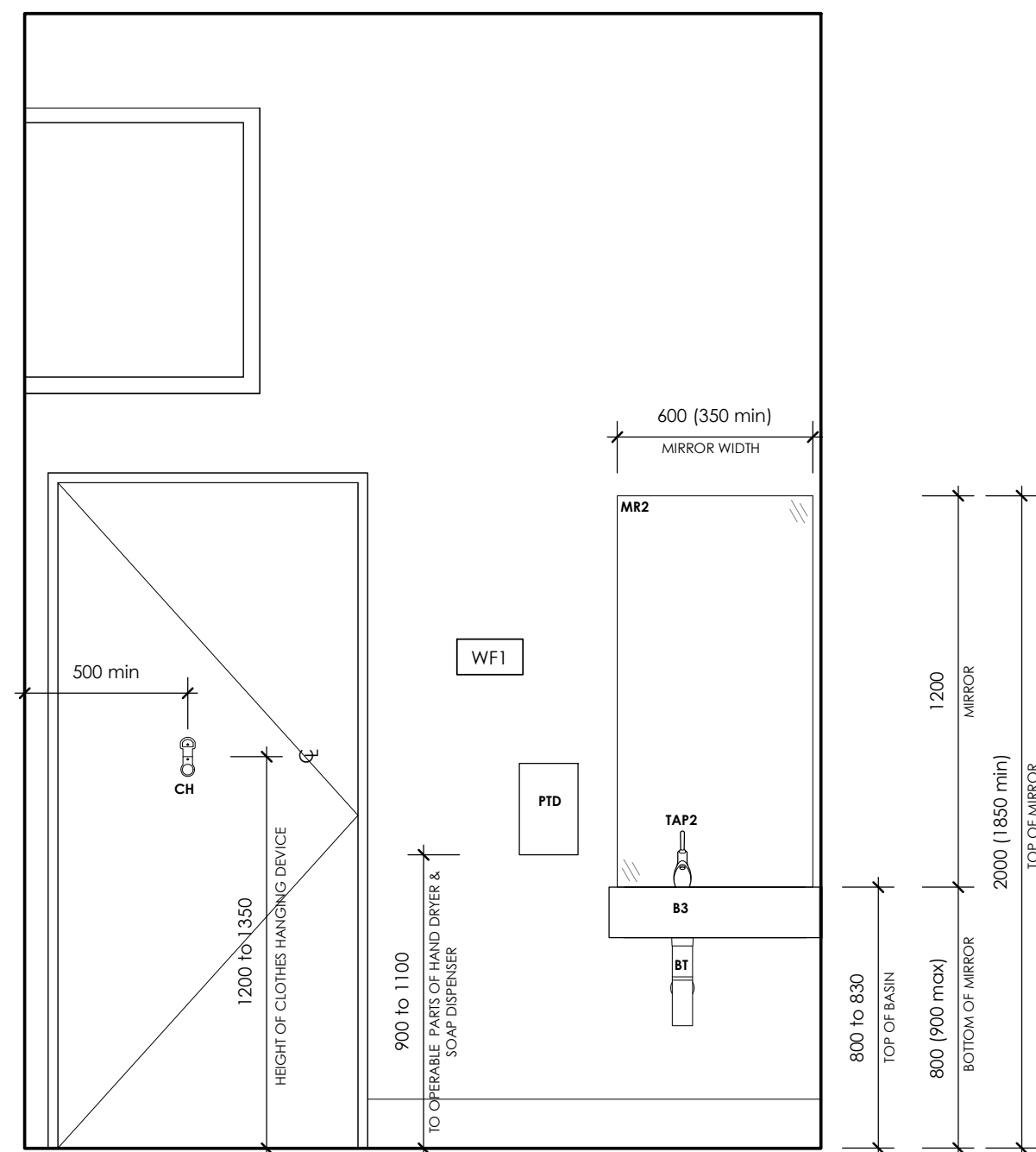
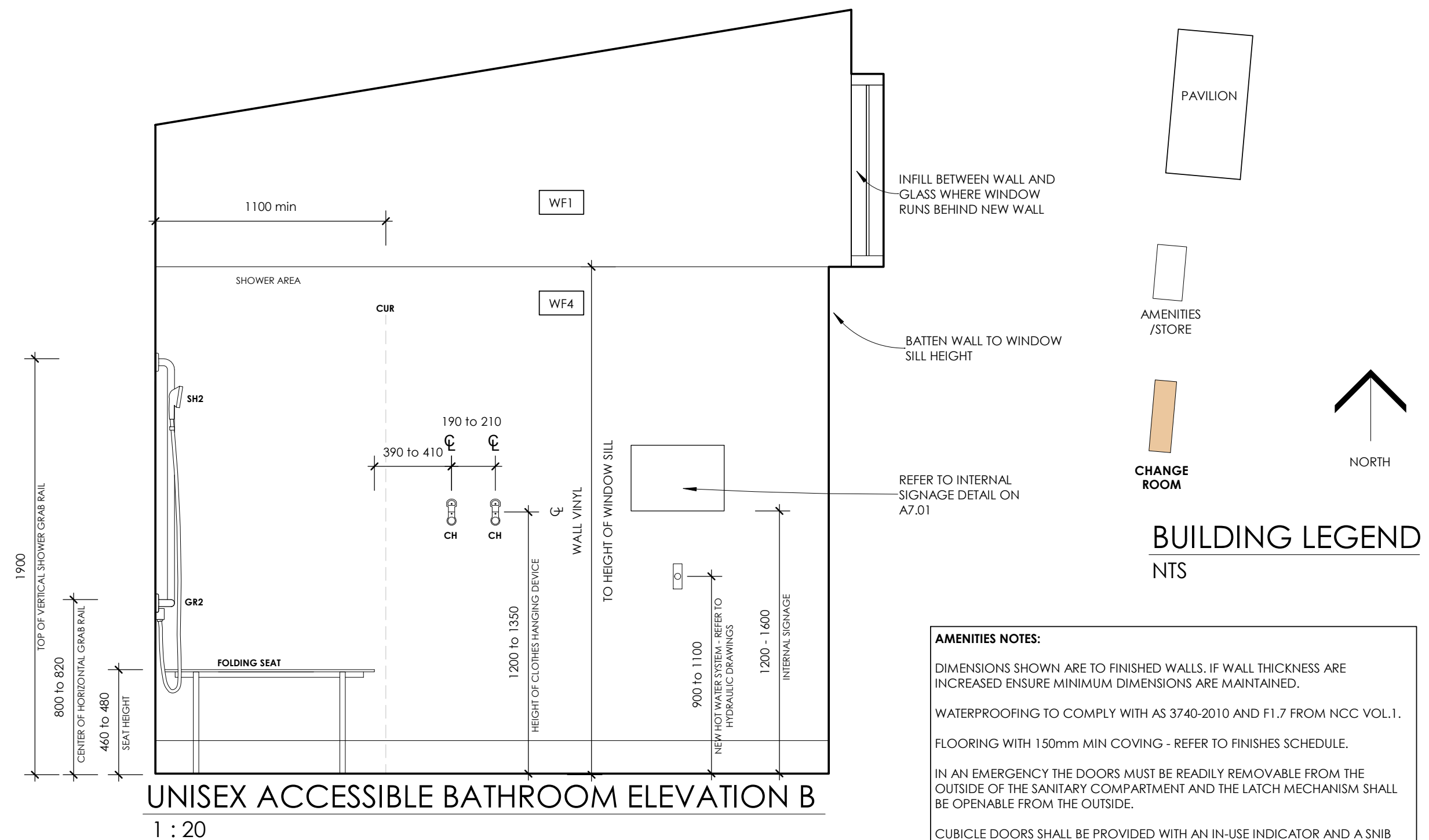


1 : 20

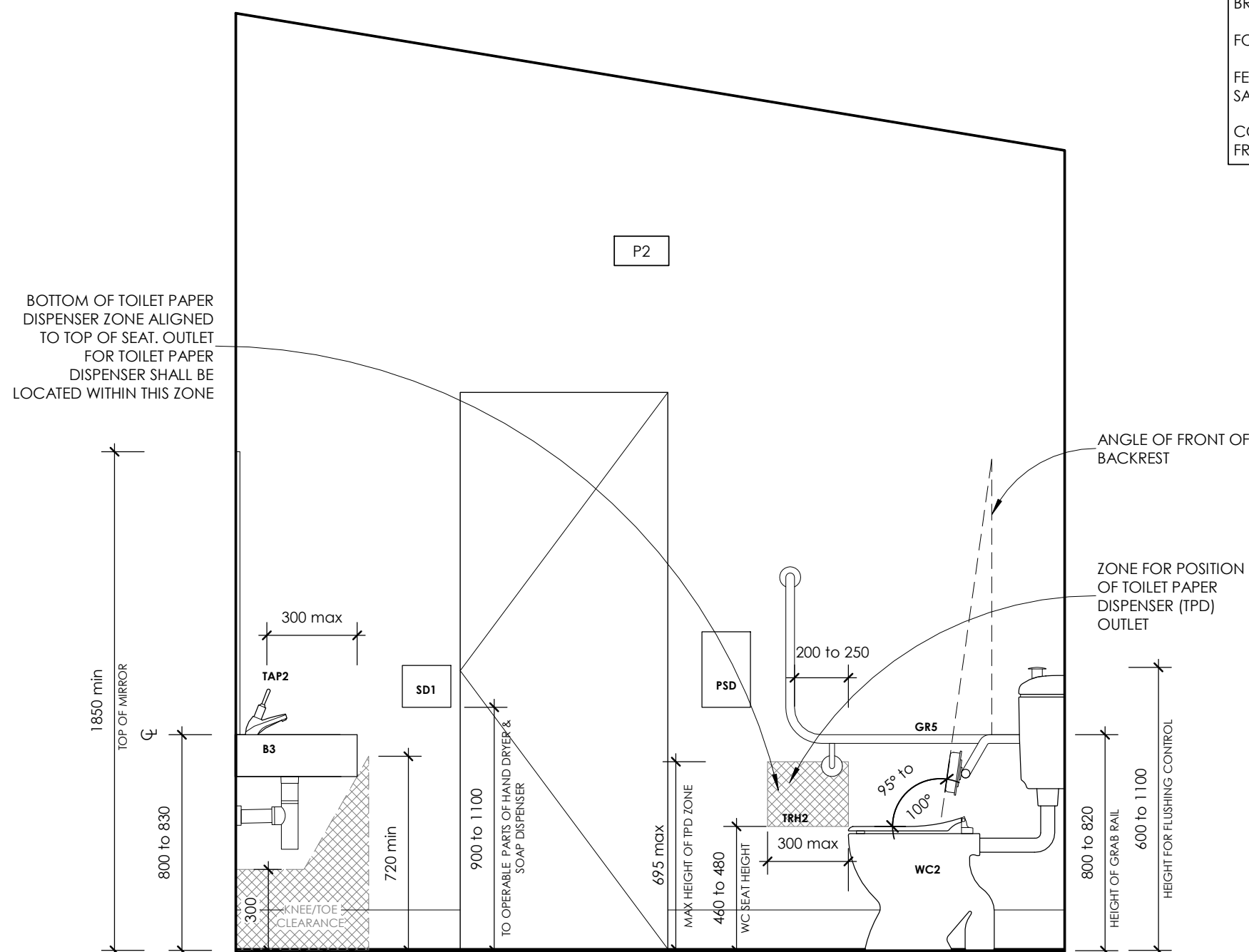


CBD
CONSTRUCTION & BUILDING DESIGN PTY LTD
1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1177

UNISEX ACCESSIBLE BATHROOM ELEVATION A



UNISEX ACCESSIBLE BATHROOM ELEVATION C



UNISEX ACCESSIBLE BATHROOM ELEVATION D

AMENITIES NOTES:

DIMENSIONS SHOWN ARE TO FINISHED WALLS. IF WALL THICKNESS ARE INCREASED ENSURE MINIMUM DIMENSIONS ARE MAINTAINED.

WATERPROOFING TO COMPLY WITH AS 3740-2010 AND F1.7 FROM NCC VOL.1.

FLOORING WITH 150mm MIN COVING - REFER TO FINISHES SCHEDULE.

IN AN EMERGENCY THE DOORS MUST BE READILY REMOVABLE FROM THE OUTSIDE OF THE SANITARY COMPARTMENT AND THE LATCH MECHANISM SHALL BE OPENABLE FROM THE OUTSIDE.

CUBICLE DOORS SHALL BE PROVIDED WITH AN IN-USE INDICATOR AND A SNIB CATCH.


BRAILLE SIGNAGE TO AMENITY DOORS AS PER BRAILLE SCHEDULE.

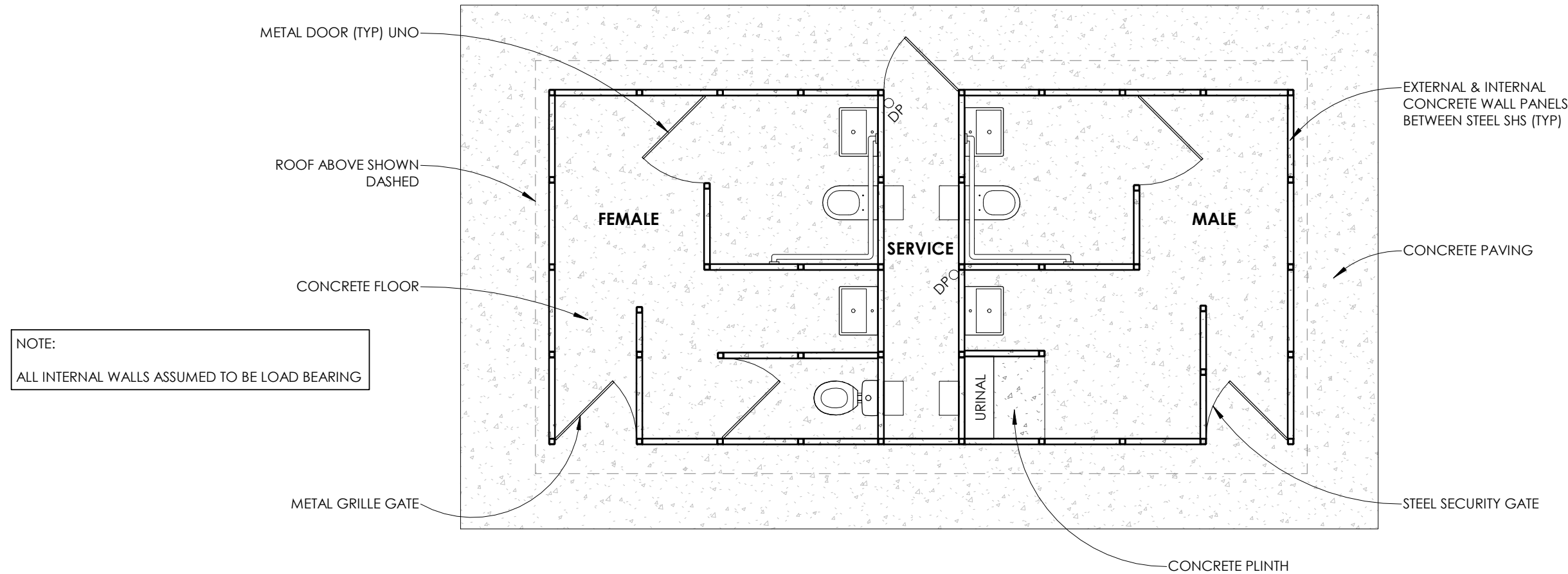
FOR DESCRIPTION OF ITEM CODES REFER TO FIXTURES & FITTINGS SCHEDULE.

FEMALE/UNISEX TOILETS MUST BE PROVIDED WITH A MEANS OF DISPOSAL OF SANITARY TOWELS.

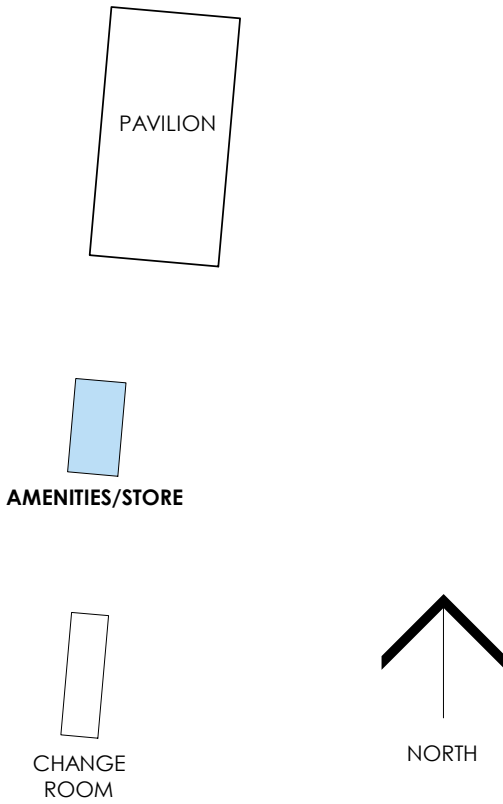
COAT HOOKS MUST BE INSTALLED AT A HEIGHT BETWEEN 1200mm AND 1350mm FROM THE FINISHED FLOOR LEVEL IN ACCESSIBLE & AMBULANT AMENITIES.

PRELIMINARY ISSUE

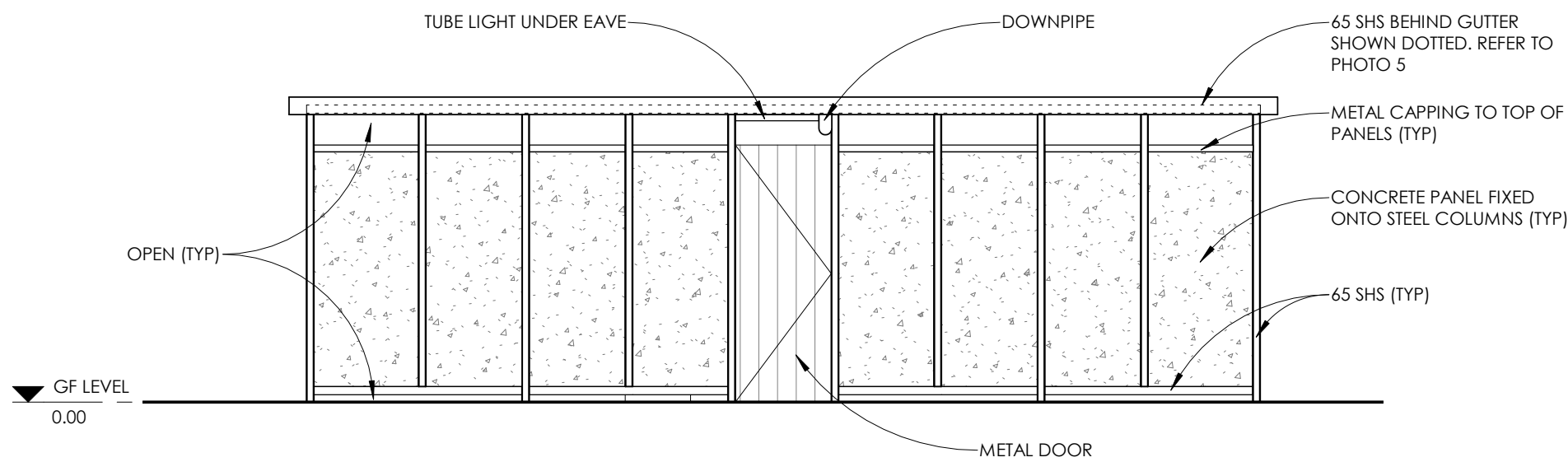
A	27/10/23	CLIENT REVIEW			
PROJECT					
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH					
CLIENT					
MERRI-BEK CITY COUNCIL					
SHEET					
CHANGE ROOM PUBLIC ACCESSIBLE BATHROOM					
DATE		27/10/2023			
JOB NUMBER		12228			
DRAWN BY		JB			
CHECKED BY		MH			
TO SCALE ON		A2			
DRAWING NUMBER			DD A4.04		VERSION NUMBER
					A
					
CONSTRUCTION & BUILDING DESIGN PTY LTD					
1 BELL STREET BRUNSWICK VICTORIA 3056					
PH 03 9380 8855					
DP-AD: 1177					



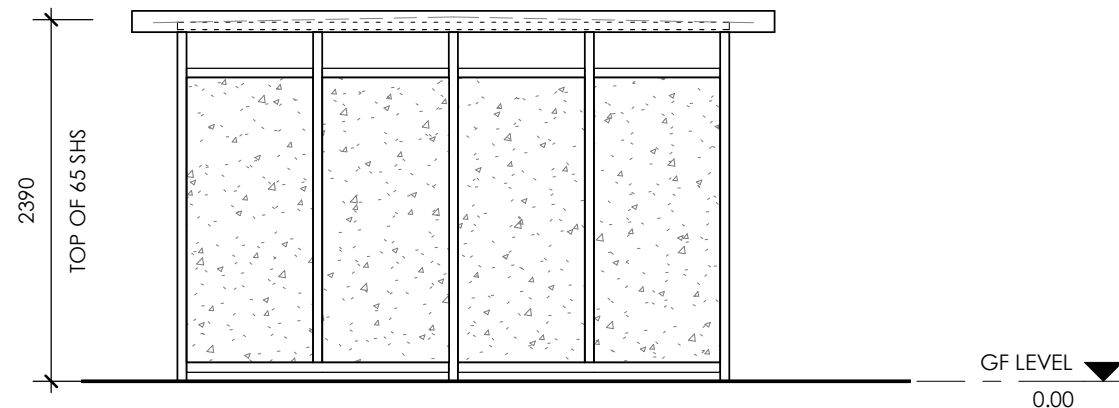
EXISTING AMENITIES BUILDING PLAN
1 : 50



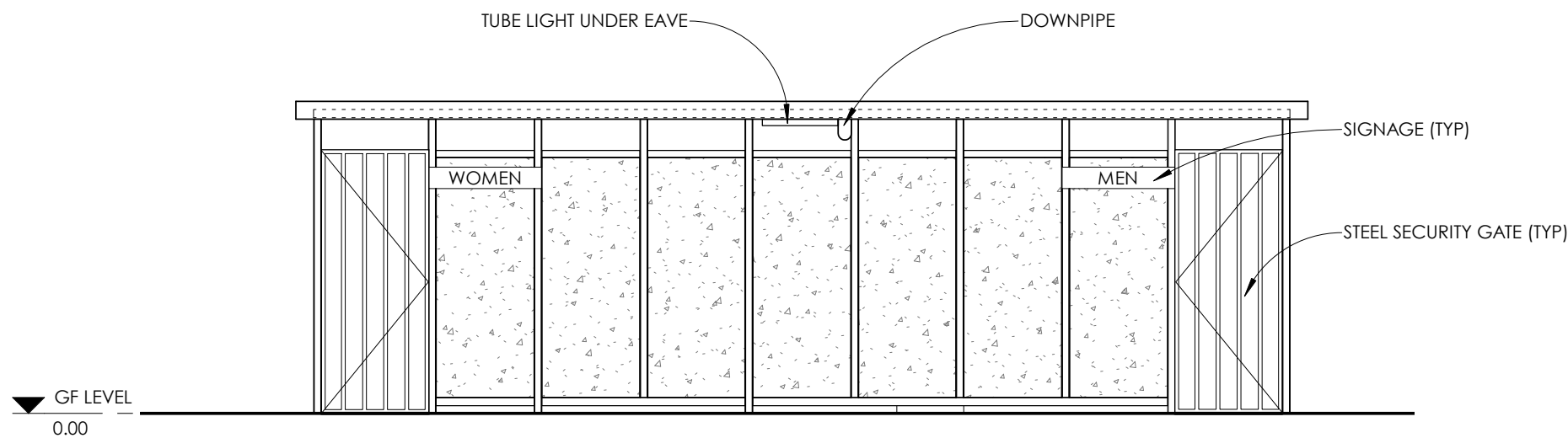
BUILDING LEGEND
NTS



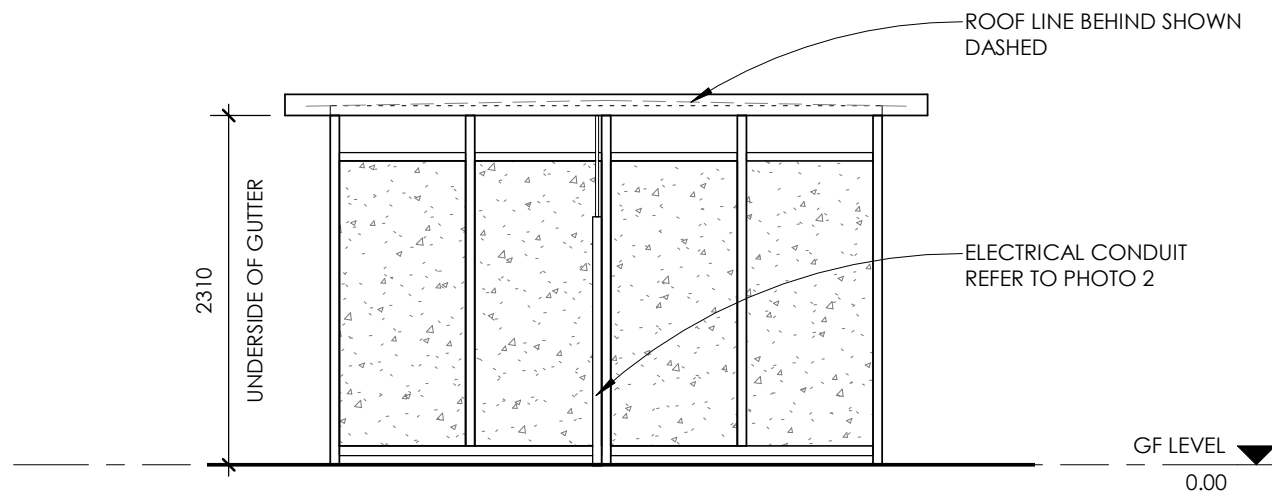
EXISTING PUBLIC AMENITIES WEST ELEVATION
1 : 50



EXISTING PUBLIC AMENITIES SOUTH ELEVATION
1 : 50



EXISTING PUBLIC AMENITIES EAST ELEVATION
1 : 50



EXISTING PUBLIC AMENITIES NORTH ELEVATION
1 : 50

AREA ANALYSIS

MALE	12 sqm
FEMALE	12 sqm
SERVICES	3 sqm
TOTAL BUILDING AREA	28 sqm

PRELIMINARY ISSUE

A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
EXISTING AMENITIES BUILDING PLAN & ELEV'NS		
DATE	27/10/2023	
JOB NUMBER	12228	
DRAWN BY	JB	
CHECKED BY	MH	
TO SCALE ON	A2	
DRAWING NUMBER	DD A5.01	VERSION NUMBER A

EXTERNAL - PUBLIC AMENITIES



1. EAST ELEVATION



2. NORTH ELEVATION



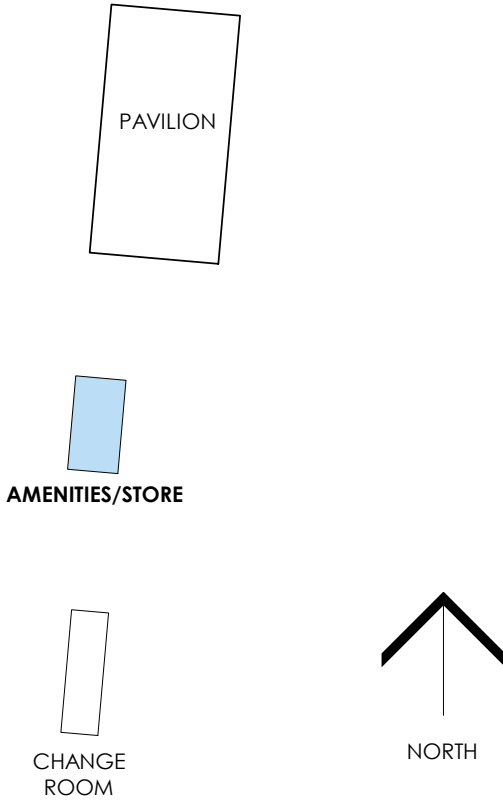
3. SOUTH ELEVATION



4. WEST ELEVATION



5. COLUMN TO ROOF CONNECTION



BUILDING LEGEND
NTS

INTERNAL - PUBLIC AMENITIES



6. ENTRY - MALE



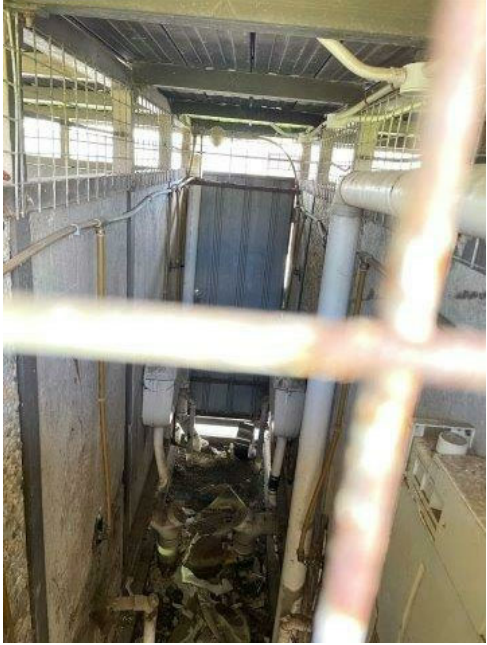
7. ACCESSIBLE WC DOOR - MALE



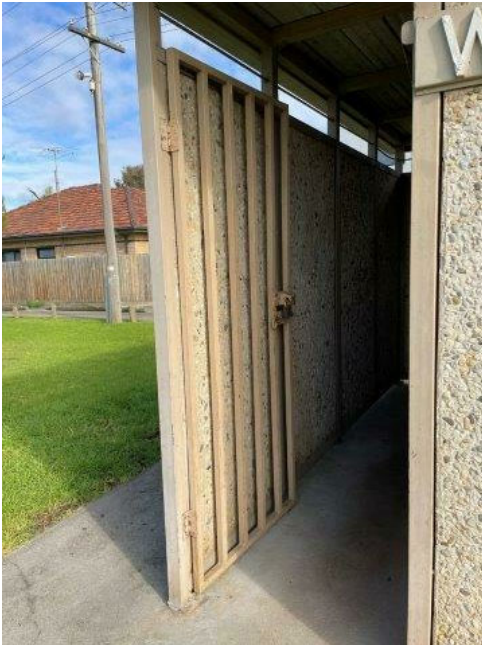
8. ACCESSIBLE WC - MALE



9. URINAL AND BASIN - MALE



10. SERVICES



11. ENTRY - FEMALE



12. ACCESSIBLE WC DOOR - FEMALE



13. ACCESSIBLE WC - FEMALE



14. WC - FEMALE

PRELIMINARY ISSUE

A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
EXISTING AMENITIES BUILDING PHOTOS		
DATE	27/10/2023	
JOB NUMBER	12228	
DRAWN BY	JB	
CHECKED BY	MH	
TO SCALE ON	A2	
DRAWING NUMBER	DD A5.02	VERSION NUMBER A
CBD CONSTRUCTION & BUILDING DESIGN PTY LTD 1 BELL STREET BRUNSWICK VICTORIA 3056 PH 03 9380 8855 DP-AD: 1177		

DEMOLITION NOTES FOR COMMERCIAL BUILDINGS

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT BE LIMITED TO, THE BUILDING REGULATIONS 2018, THE NATIONAL CONSTRUCTION CODE SERIES 2022 VOLUME 1 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THESE SPECIFICATIONS SPECIFY ONLY THE MINIMUM STANDARD OF WORK FOR DEMOLITION WORKS, AND ALL WORKMANSHIP AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.

PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS 2601-2001: DEMOLITION OF STRUCTURES.

DURING THE PROGRESS OF THE DEMOLITION THE WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN AND THE DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING AT THE ROOF AND WORKING DOWNWARDS.

THE DEMOLITION MUST NOT BE COMMENCED UNTIL THE PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR.

THE DEMOLISHER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH, AS REQUIRED BY THE COUNCIL.

NO PART OF ANY EXTERNAL WALL ON OR WITHIN 3.00 METRES OF A STREET ALIGNMENT MAY BE PULLED DOWN EXCEPT DURING THE HOURS THAT THE RELEVANT BUILDING SURVEYOR DIRECTS.

PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR.

DUST CREATING MATERIAL, UNLESS THOROUGHLY DAMPENED DOWN, SHALL NOT BE THROWN OR DROPPED FROM THE BUILDING BUT SHALL BE LOWERED BY HOISTING APPARATUS OR REMOVED BY MATERIAL CHUTES. ALL CHUTES SHALL BE COMPLETELY ENCLOSED AND A DANGER SIGN SHALL BE AT THE DISCHARGE END OF EVERY CHUTE.

ALL PRACTICAL PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.

DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR OR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS THE SAFE CARRYING LOAD OF THE FLOOR OR STRUCTURE, AND SUCH MATERIAL SHALL NOT BE SO PILED OR STACKED THAT IT WILL ENDANGER WORKMEN OR OTHER PERSONS AND SHALL BE REMOVED AS SOON AS PRACTICABLE FROM THE SITE.

NO WALL, CHIMNEY OR OTHER STRUCTURE OR PART OF A STRUCTURE SHALL BE LEFT UNATTENDED OR UNSUPPORTED IN SUCH A CONDITION THAT IT MAY COLLAPSE DUE TO HIGH WIND OR VIBRATION OR OTHERWISE BECOME DANGEROUS.

BEFORE DEMOLITION IS COMMENCED AND ALSO DURING THE PROGRESS OF SUCH WORKS ALL ELECTRICAL CABLE OR APPARATUS WHICH ARE LIABLE TO BE A SOURCE OF DANGER - OTHER THAN CABLE OR APPARATUS USED FOR THE DEMOLITION WORKS - SHALL BE DISCONNECTED.

ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MANS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL SATISFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN ISOLATED.

THE DEMOLISHER SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF ALL TELECOMMUNICATION SUPPLIES.

THE DEMOLISHER SHALL BE RESPONSIBLE TO CUT AND SEAL ANY STORM WATER, SEWER PIPES, WATER SERVICES, GAS SERVICES AND THE LIKE.

THE POSITION OF CAPPED SEWER AND STORM WATER DRAINS, SEALED OFF WATER SUPPLY LINES, GAS SUPPLY LINES AND THE LIKE ARE TO BE CLEARLY MARKED ON THE SITE.

ANY SEPTIC TANKS ON THE DEMOLITION SITE SHALL BE EMPTIED AND FILLED WITH CLEAN SAND, OR REMOVED ENTIRELY, AND ANY SOAK WELLS, LEACH DRAINS OR SIMILAR APPARATUS SHALL BE REMOVED OR FILLED WITH CLEAN SAND.

ANY SWIMMING POOLS, PONDS OR THE LIKE EITHER ON THE DEMOLITION SITE OR ON THE NEIGHBOURING ALLOTMENTS WHERE AFFECTED BY THE DEMOLITION WORKS SHALL BE ADEQUATELY FENCED AND MADE SAFE, SO AS TO COMPLY WITH AS 1926.1 - PART 1 FENCING FOR SWIMMING POOLS PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORKS.

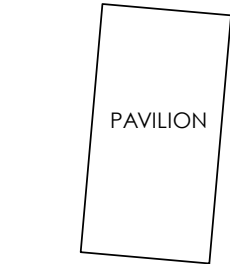
MATERIALS REMOVED OR DISPLACED FROM THE BUILDING SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY AND, BEFORE COMMENCING, WHERE REQUIRED SHALL BE KEPT SPRAYED WITH WATER AS TO PREVENT ANY NUISANCE FROM DUST.

MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED OR MATERIALS LEFT STANDING SHALL NOT BE BURNED ON THE DEMOLITION SITE.

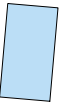
REMOVAL OF BUILDINGS BY ROAD MUST BE APPROVED BY THE RELEVANT COUNCILS TRAFFIC ENGINEER.

A SITE MANAGEMENT PLAN IS TO BE IMPLEMENTED DURING DEMOLITION WORKS TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH EPA VICTORIA PUBLICATION #275: CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL. PROVIDE 'PROPEX' OR EQUIVALENT SILT FENCES TO THE LOW SIDE OF THE ALLOTMENT AND AROUND SOIL STOCKPILES AND STORM WATER INLET PUMPS/SUMPS AND INSTALL 'SILT STOP' FILTER BAGS OVER ALL STORM WATER ENTRY PITS DURING DEMOLITION WORKS. 'SUPERGRO' OR EQUIVALENT EROSION CONTROL FABRIC TO BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION DURING THE REVEGETATION PERIOD.

IT IS THE BUILDER'S RESPONSIBILITY TO CARRY OUT AN AUDIT PRIOR TO THE COMMENCEMENT OF ANY WORKS TO DETERMINE IF ASBESTOS IS PRESENT IN THE EXISTING WORKS. WHERE ANY ASBESTOS PRODUCT IS FOUND IN THE PROPOSED WORKS AREA DURING INITIAL INSPECTION OR DURING THE COURSE OF THE DEMOLITION WORKS THE BUILDER SHALL ENGAGE AN AUTHORISED AND REGISTERED CONTRACTOR FOR SAFE REMOVAL AND LAWFUL DISPOSAL.



PAVILION



AMENITIES/STORE



CHANGE ROOM



NORTH

BUILDING LEGEND
NTS

TYPICAL NOTES

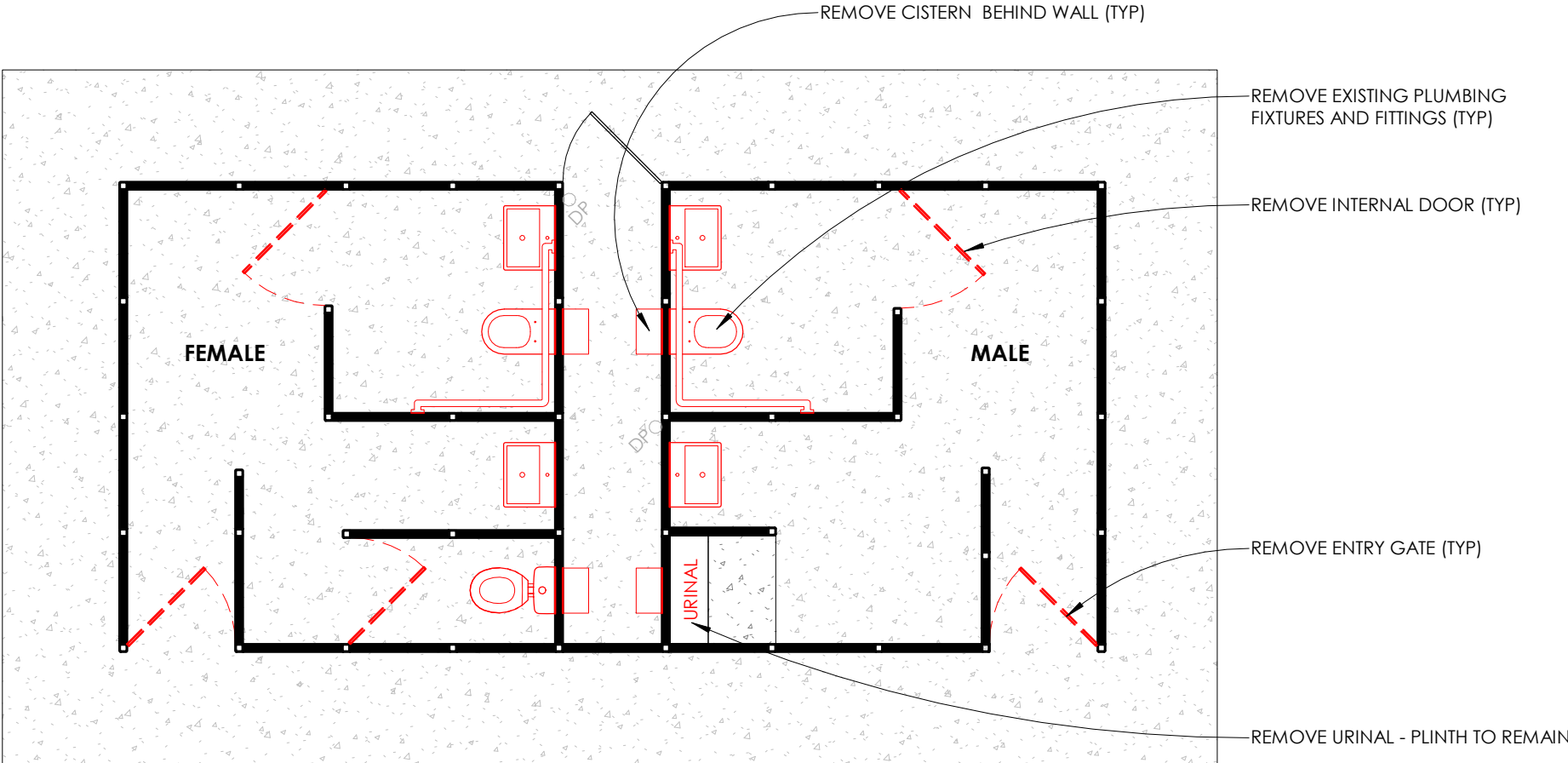
-OBJECTS SHOWN DASHED-RED AND CROSS HATCHED ARE TO BE REMOVED

- OBJECTS SHOWN BLACK ARE TO REMAIN

NOTE:

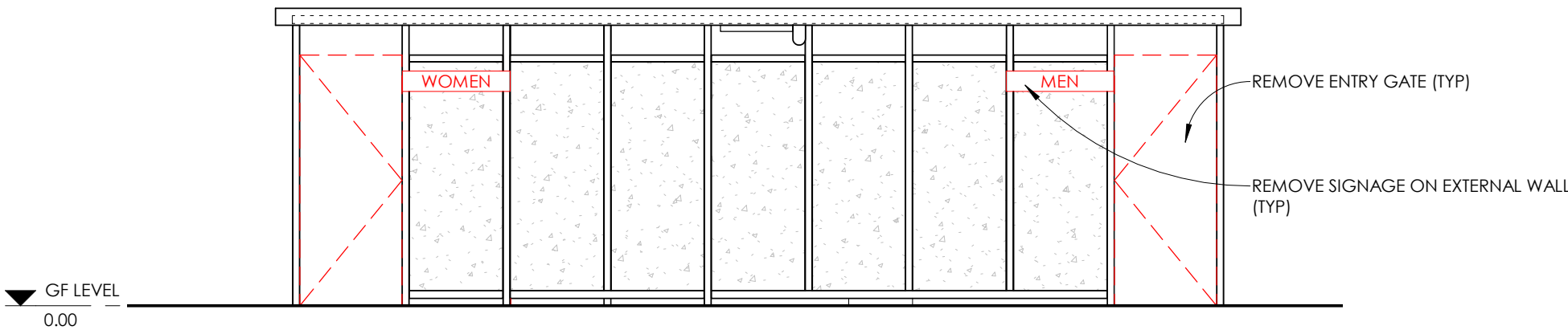
ALL INTERNAL WALLS ASSUMED TO BE LOAD BEARING

ALL PLUMBING FIXTURES TO BE CAPPED & REMOVED



PUBLIC AMENITIES DEMOLITION PLAN

1 : 50



PUBLIC AMENITIES DEMOLITION EAST ELEVATION

1 : 50

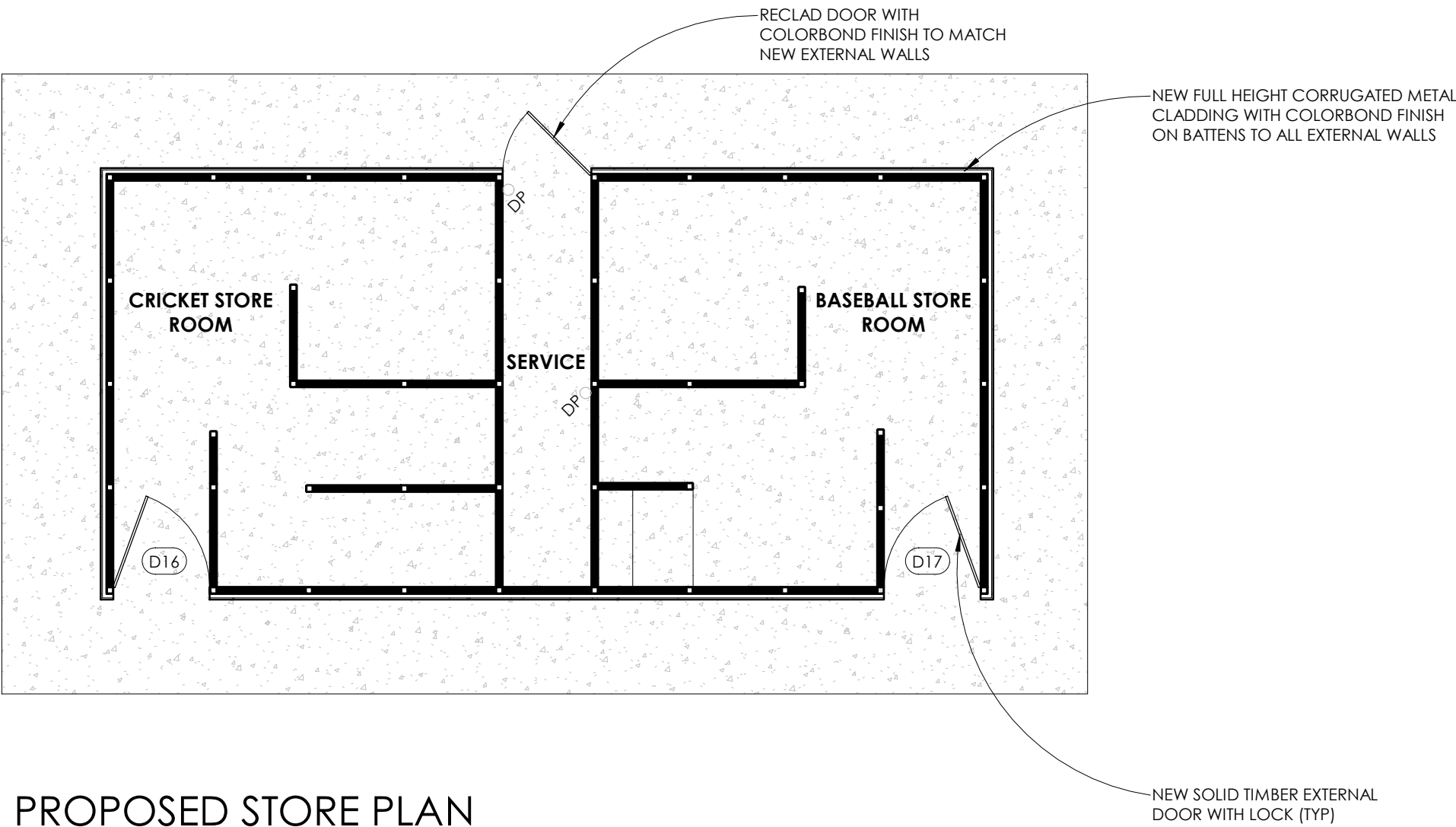
PRELIMINARY ISSUE

A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
AMENITIES BUILDING DEMOLITION PLAN & EL'NS		
DATE	27/10/2023	
JOB NUMBER	1 2228	
DRAWN BY	JB	
CHECKED BY	MH	
TO SCALE ON	A2	
DRAWING NUMBER	DD A5.03	VERSION NUMBER A

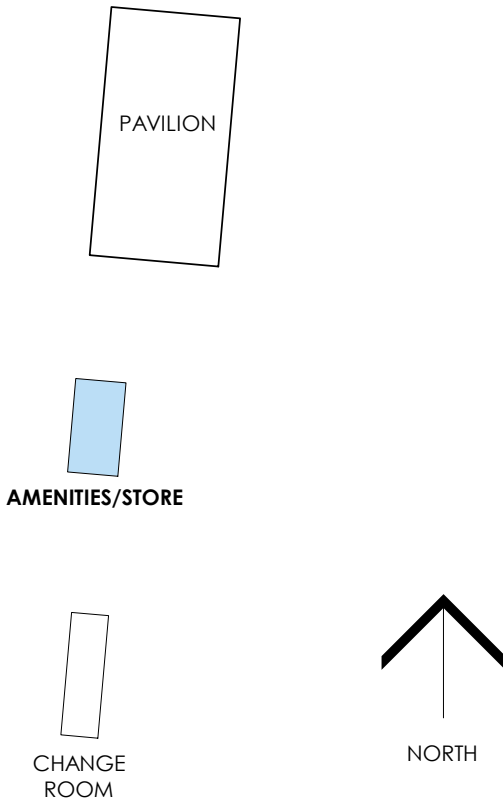


CONSTRUCTION & BUILDING DESIGN PTY LTD

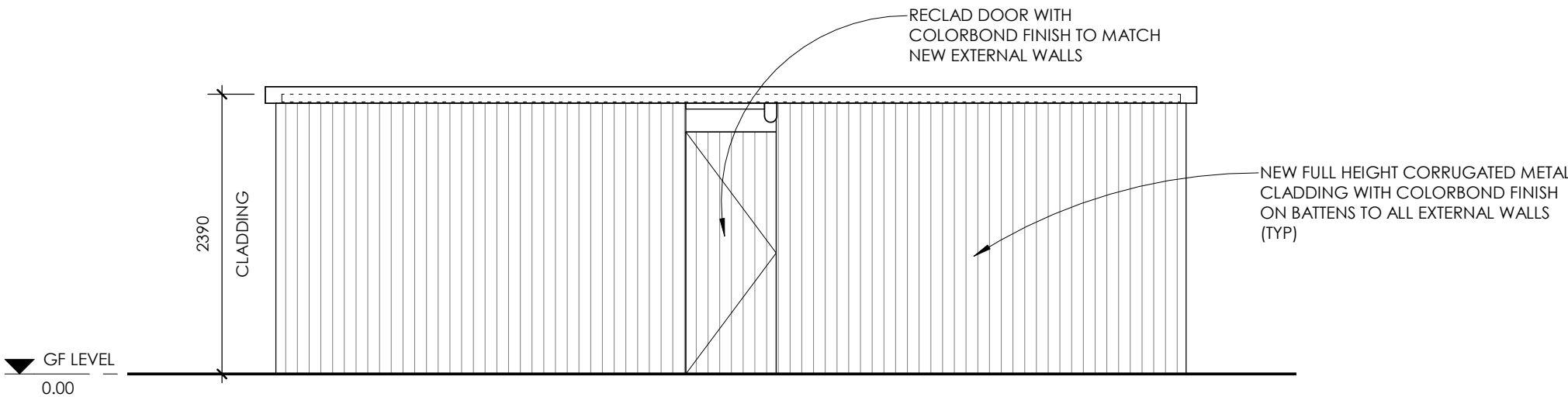
1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1 177



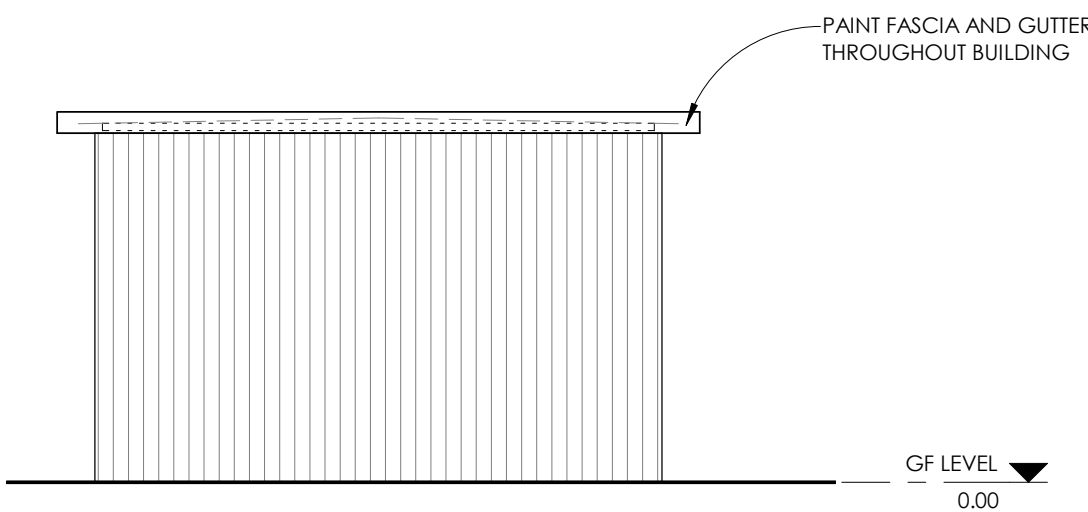
PROPOSED STORE PLAN
1 : 50



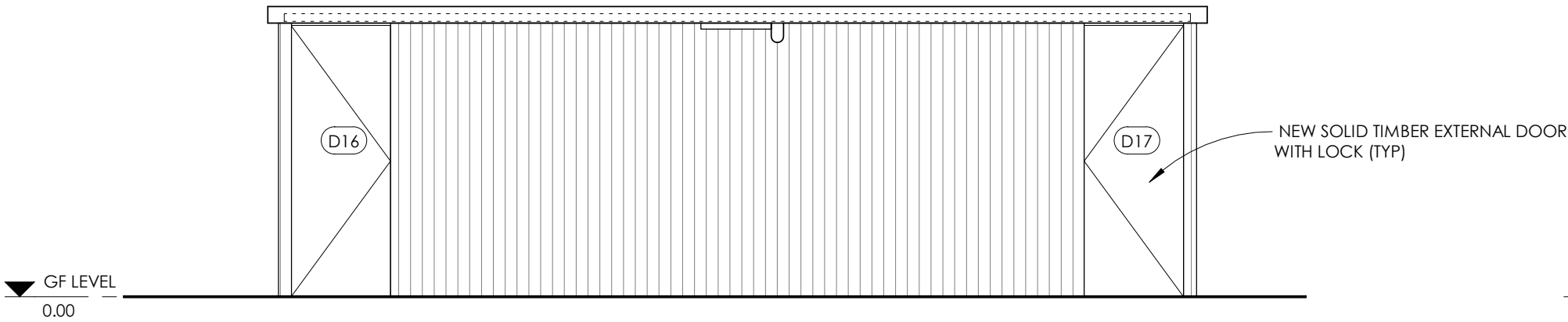
BUILDING LEGEND
NTS



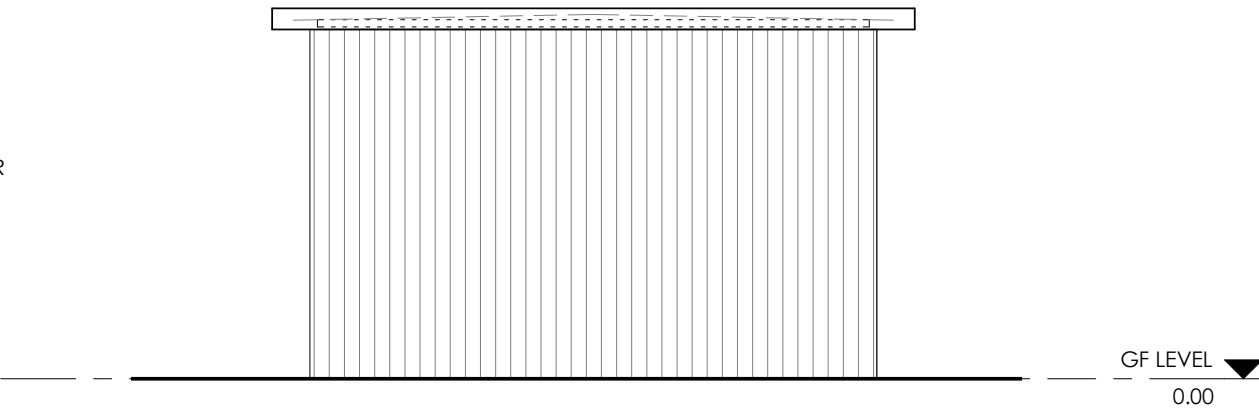
PROPOSED STORE WEST ELEVATION
1 : 50



PROPOSED STORE SOUTH ELEVATION
1 : 50



PROPOSED STORE EAST ELEVATION
1 : 50



PROPOSED STORE NORTH ELEVATION
1 : 50

AREA ANALYSIS

MALE	12 sqm
FEMALE	12 sqm
SERVICES	3 sqm
TOTAL BUILDING AREA	29 sqm

PRELIMINARY ISSUE

A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
PROPOSED STORE PLAN & ELEVATIONS		
DATE	27/10/2023	➔
JOB NUMBER	1 222B	
DRAWN BY	JB	
CHECKED BY	MH	
TO SCALE ON	A2	
DRAWING NUMBER	DD A6.01	VERSION NUMBER A

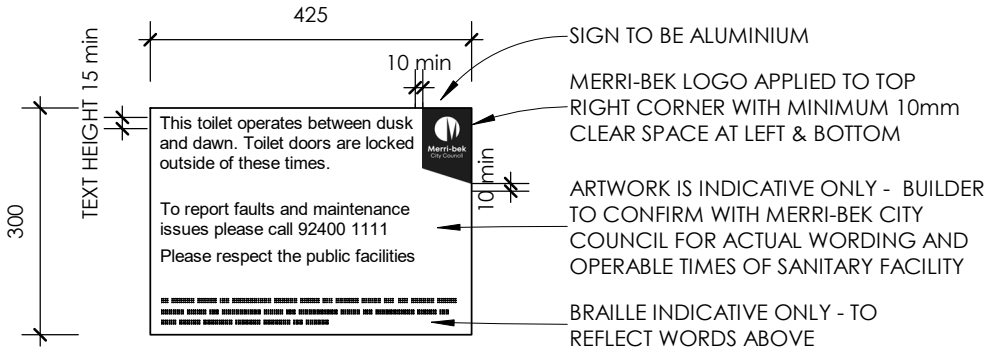


CONSTRUCTION & BUILDING DESIGN PTY LTD

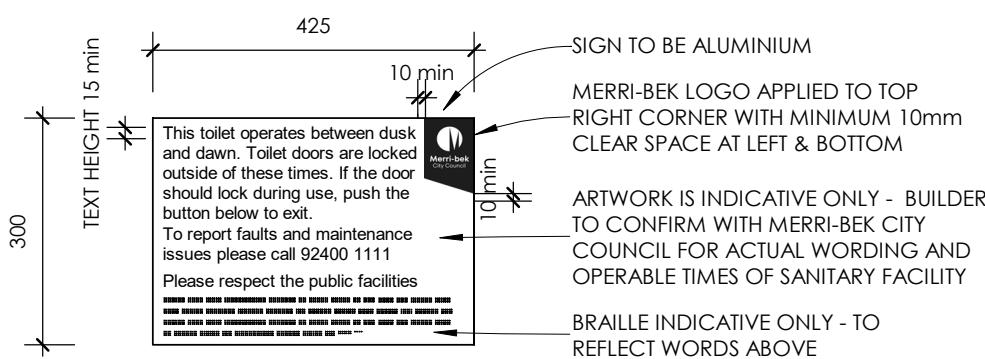
1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1 177

DOOR AND WINDOW SCHEDULE															
BUILDING - PAVILION															
REF.	LOCATION	SIZE			GLAZING	OPERATION	MATERIAL	FINISH	KEY LOCKABLE	SELF CLOSER	DOOR STOP	HANDLE - OPENS TOWARDS	DOOR HANDLE - OPENS AWAY	* AIR GRILLE / UNDERCUT	NOTES
		HEIGHT	WIDTH	SILL HEIGHT											
BUILDING 01 - PAVILION															
D01	SOCIAL ROOM	2000	2900		CLEAR, SINGLE**	FOLDING DOOR WITH 4 PANELS	ALUMINIUM / GLAZED	POWDERCOATED	X			P6	P5		INCLUDES SECURITY MESH ATTACHED TO DOOR PANELS
D02	SOCIAL ROOM	2000	2900		CLEAR, SINGLE**	FOLDING DOOR WITH 4 PANELS	ALUMINIUM / GLAZED	POWDERCOATED	X			P6	P5		INCLUDES SECURITY MESH ATTACHED TO DOOR PANELS
D03	SOCIAL ROOMSOCIAL ROOM	2040	1840		CLEAR, SINGLE**	DOUBLE SWING DOOR	ALUMINIUM / GLAZED	POWDERCOATED	X	X	DS2	P3	P2		INCLUDES SECURITY MESH ATTACHED TO DOOR PANELS
D04	UNISEX ACCESSIBLE WC	2040	920			SWING DOOR	SOLID CORE TIMBER	PAINTED	X	X	DS1	P1	P4	X	
D05	CHANGE ROOM	2040	920			SWING DOOR	HOLLOWCORE TIMBER	PAINTED		X	DS1	P3	P3	X	
D06	ENTRY/SOCIAL ROOM	2040	920			SWING DOOR	HOLLOWCORE TIMBER	PAINTED		X	DS1	P3	P3	X	
D07	UNISEX ACCESSIBLE BATHROOM	2040	920			SWING DOOR	HOLLOWCORE TIMBER	PAINTED		X	DS1	P1	P4	X	
D08	STORE	2040	920			SWING DOOR	HOLLOWCORE TIMBER	PAINTED	X		DS1	P3	P2		
D09	MALE WC	2040	870			SWING DOOR	HOLLOWCORE TIMBER	PAINTED		X	DS1	P3	P3	X	
D10	FEMALE WC	2040	870			SWING DOOR	HOLLOWCORE TIMBER	PAINTED		X	DS1	P3	P3	X	
D11	UMPIRE	2040	870			SWING DOOR	HOLLOWCORE TIMBER	PAINTED		X	DS1	P3	P3	X	
D12	UMPIRE	2040	770			SWING DOOR	HOLLOWCORE TIMBER	PAINTED		X	DS1			X	
D13	UMPIRE	2040	770			SWING DOOR	HOLLOWCORE TIMBER	PAINTED		X	DS1			X	
EX01	ENTRY	2040	1020			SWING DOOR		PAINTED		X	DS1				EXISTING DOOR TO REMAIN
EX02	CHANGE ROOM	2040	820			SWING DOOR		PAINTED			DS2	P3	P3	X	EXISTING DOOR TO BE RE-SWUNG
EX03	KITCHEN	2040	820			SWING DOOR		PAINTED	X			P3	P2	X	EXISTING DOOR TO REMAIN
W01	FEMALE WC	500	1000	1500	CLEAR,SINGLE	FIXED WINDOW	ALUMINIUM	POWDERCOATED							INCLUDES SECURITY MESH
BUILDING 02 - CHANGE ROOM															
D14	UNISEX ACCESSIBLE BATHROOM	2040	920			SWING DOOR	SOLID CORE TIMBER	PAINTED	X	X	DS1	P1	P4	X	
D15	CHANGE ROOM	2040	920			SWING DOOR	SOLID CORE TIMBER	PAINTED	X	X	DS1	P3	P2	X	
BUILDING 03 - STORE															
D16	CRICKET STORE ROOM	2290	840			SINGLE SWING DOOR	SOLID CORE TIMBER	PAINTED	X		DS1	P3	P2		
D17	BASEBALL STORE ROOM	2290	840			SINGLE SWING DOOR	SOLID CORE TIMBER	PAINTED	X		DS1	P3	P2		

NOTES:
ALL DOORS TO BE KEYED ALIKE
ALL DOORS ON A PATH TO A REQUIRED EXIT TO BE OPENABLE BY A SINGLE HANDED DOWNWARD ACTION TO COMPLY WITH AS1428.1
ALL DOORS TO HAVE LOCK OVERRIDE WHEN OPENED FROM THE INSIDE
REFER TO DOOR HARDWARE SCHEDULE (SCHED02) FOR DOOR HARDWARE SPECIFICATION
ALL DOOR HANDLES SHALL BE INSTALLED BETWEEN 900mm & 1100mm FROM FFL
* REFER TO THE MECHANICAL DRAWINGS FOR DOOR AIR GRILLE SIZES OR UNDERCUT
** REFER TO THE SECTION J REPORT FOR GLAZING SPECIFICATION











EXTERNAL SIGNAGE DETAIL
1 : 10 FOR DOOR D04 & D14










INTERNAL SIGNAGE DETAIL
1 : 10 FOR DOOR D04 & D14

PRELIMINARY ISSUE

A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRI-BEK CITY COUNCIL		
SHEET		
SCHEDULES		
DATE 27/10/2023 JOB NUMBER 12228 DRAWN BY JB CHECKED BY SS TO SCALE ON A2		
DRAWING NUMBER DD A7.01		VERSION NUMBER A
 CONSTRUCTION & BUILDING DESIGN PTY LTD 1 BELL STREET BRUNSWICK VICTORIA 3056 PH 03 9380 8855 DP-AD: 1177		

BRAILLE SCHEDULE				
REF		DESCRIPTION	QTY	LOCATION
BR1		UNISEX TOILET /SHOWER & CHANGE ROOM	2	PAVILION D05 CHANGE ROOM D15
BR2		UNISEX AMBULANT TOILET	3	PAVILION CHANGE ROOM AMBULANT CUBICLE UMPIRE AMBULANT CUBICLE CHANGE ROOM AMBULANT CUBICLE
BR3		MALE & AMBULANT TOILET	1	PAVILION D09
BR4		MALE TOILET	2	PAVILION MALE TOILET CUBICLES
BR5		MALE AMBULANT TOILET	1	PAVILION MALE AMBULANT CUBICLE
BR6		FEMALE & AMBULANT TOILET	1	PAVILION D10
BR7		FEMALE TOILET	2	PAVILION FEMALE TOILET CUBICLES

SIGN IMAGES ARE INDICATIVE - SIGNS MUST COMPLY WITH AS 1428.1

REF		DESCRIPTION	QTY	LOCATION
BR8		FEMALE AMBULANT TOILET	1	PAVILION FEMALE AMBULANT CUBICLE
BR9		UNISEX ACCESSIBLE TOILET –RIGHT HAND TRANSFER WITH SHOWER	1	CHANGE ROOM D14
BR10		UNISEX ACCESSIBLE TOILET –LEFT HAND TRANSFER WITH SHOWER	1	PAVILION D09
BR11		UNISEX ACCESSIBLE TOILET –RIGHT HAND TRANSFER	1	PAVILION D04
BR12		UMPIRE ROOM	1	PAVILION D11
BR13		EXIT GROUND FLOOR	5	PAVILION EX01 D03 D05 D11 CHANGE ROOM D15
BR14		UNISEX TOILET	2	PAVILION CHANGE ROOM TOILET CUBICLE CHANGE ROOM TOILET CUBICLE

NOTES:

BRAILLE TO BE INSTALLED IN COMPLIANCE WITH NCC 2021 VOL 1 AND AS1428.1.


THE BACKGROUND, NEGATIVE SPACE, FILL OF A SIGN OR BORDER WITH A MINIMUM WIDTH OF 5 MM. MUST HAVE A LUMINANCE CONTRAST WITH THE SURFACE ON WHICH IT IS MOUNTED OF NOT LESS THAN 30%.

BRAILLE SIGNS IDENTIFYING SANITARY FACILITIES MUST BE LOCATED ON THE WALL ON THE LATCH SIDE OF THE DOOR. WHERE NOT POSSIBLE, THE SIGN CAN BE LOCATED ON THE DOOR ITSELF.

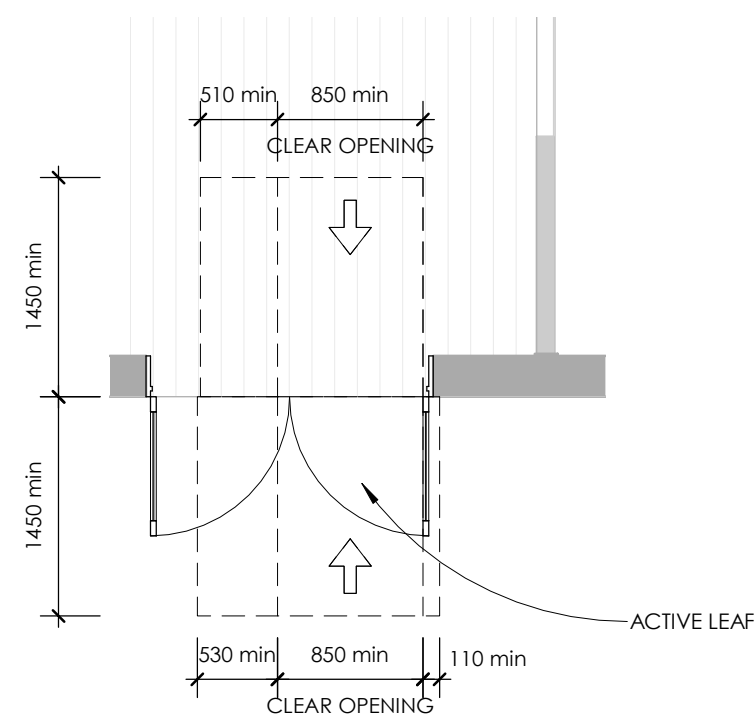
BRAILLE SIGNS IDENTIFYING AN EXIT ON A DOOR REQUIRED TO HAVE AN EXIT SIGN MUST BE LOCATED ON THE SIDE THAT FACES A PERSON SEEKING EGRESS ON THE WALL ON THE LATCH SIDE OF THE DOOR. WHERE NOT POSSIBLE THE SIGN CAN BE LOCATED ON THE DOOR ITSELF.

BRAILLE AND TACTILE COMPONENTS OF A SIGN MUST BE LOCATED BETWEEN 1200mm AND 1600mm ABOVE THE FLOOR OR GROUND SURFACE. SIGNS WITH SINGLE LINES OF CHARACTERS MUST BE LOCATED WITH THE LINE OF TACTILE CHARACTERS NOT LESS THAN 1250mm AND NOT HIGHER THAN 1350MM ABOVE THE FLOOR OR GROUND SURFACE.

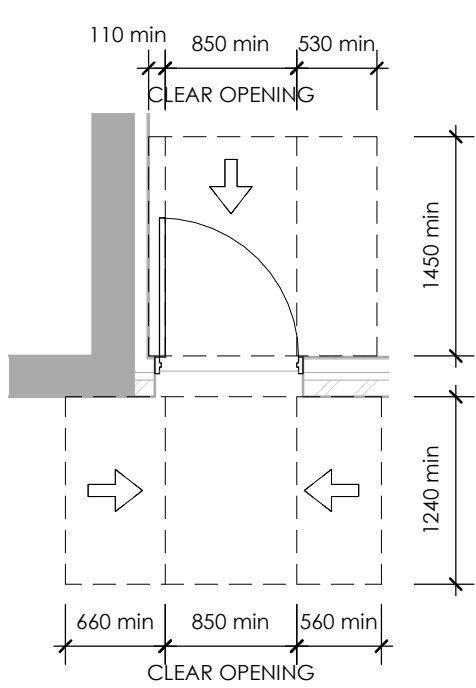
PRELIMINARY ISSUE

A	27/10/23	CLIENT REVIEW
PROJECT		
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH		
CLIENT		
MERRIBEEK CITY COUNCIL		
SHEET		
BRAILLE SCHEDULE		
DATE	27/10/2023	
JOB NUMBER	12228	
DRAWN BY	JB	
CHECKED BY	SS	
TO SCALE ON	A2	
DRAWING NUMBER	DD A7.02	VERSION NUMBER A
 CONSTRUCTION & BUILDING DESIGN PTY LTD 1 BELL STREET BRUNSWICK VICTORIA 3056 PH 03 9380 8855 DP-AD: 1177		

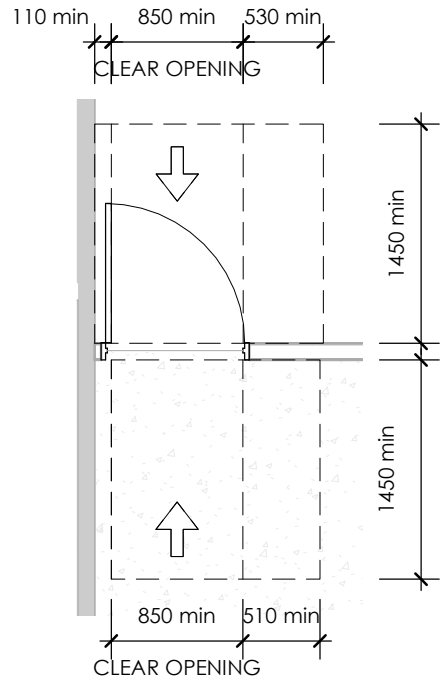
PAVILION



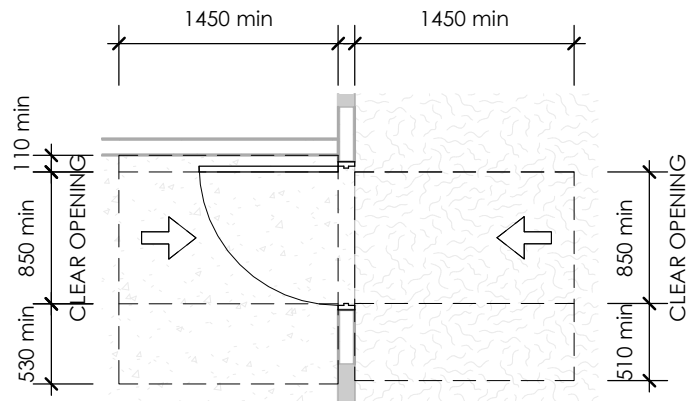
D03
1 : 50



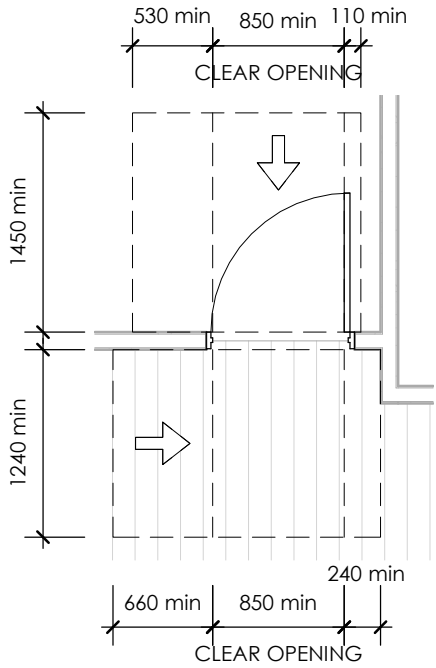
D04
1 : 50



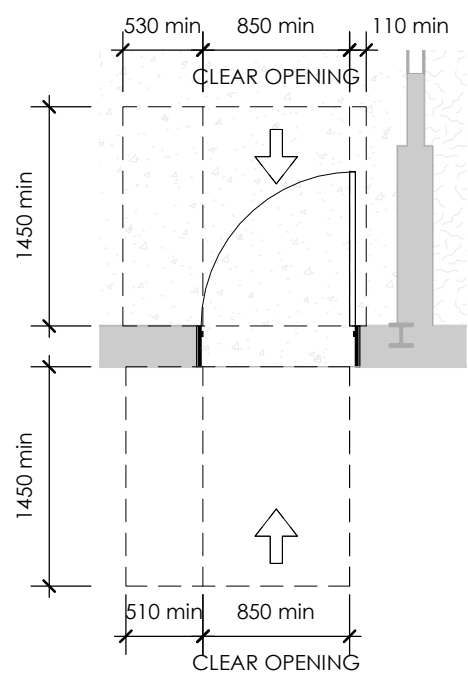
D05
1 : 50



D06
1 : 50

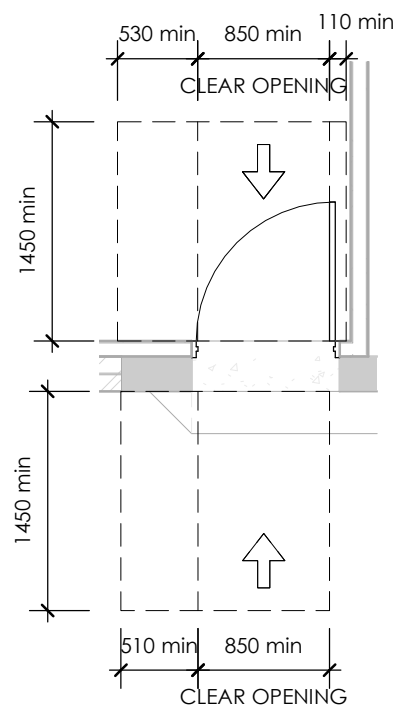


D07
1 : 50

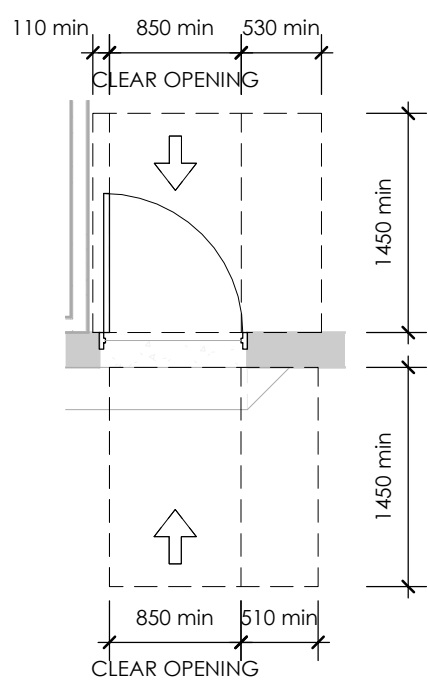


EX01
1 : 50

CHANGE ROOM



D14
1 : 50

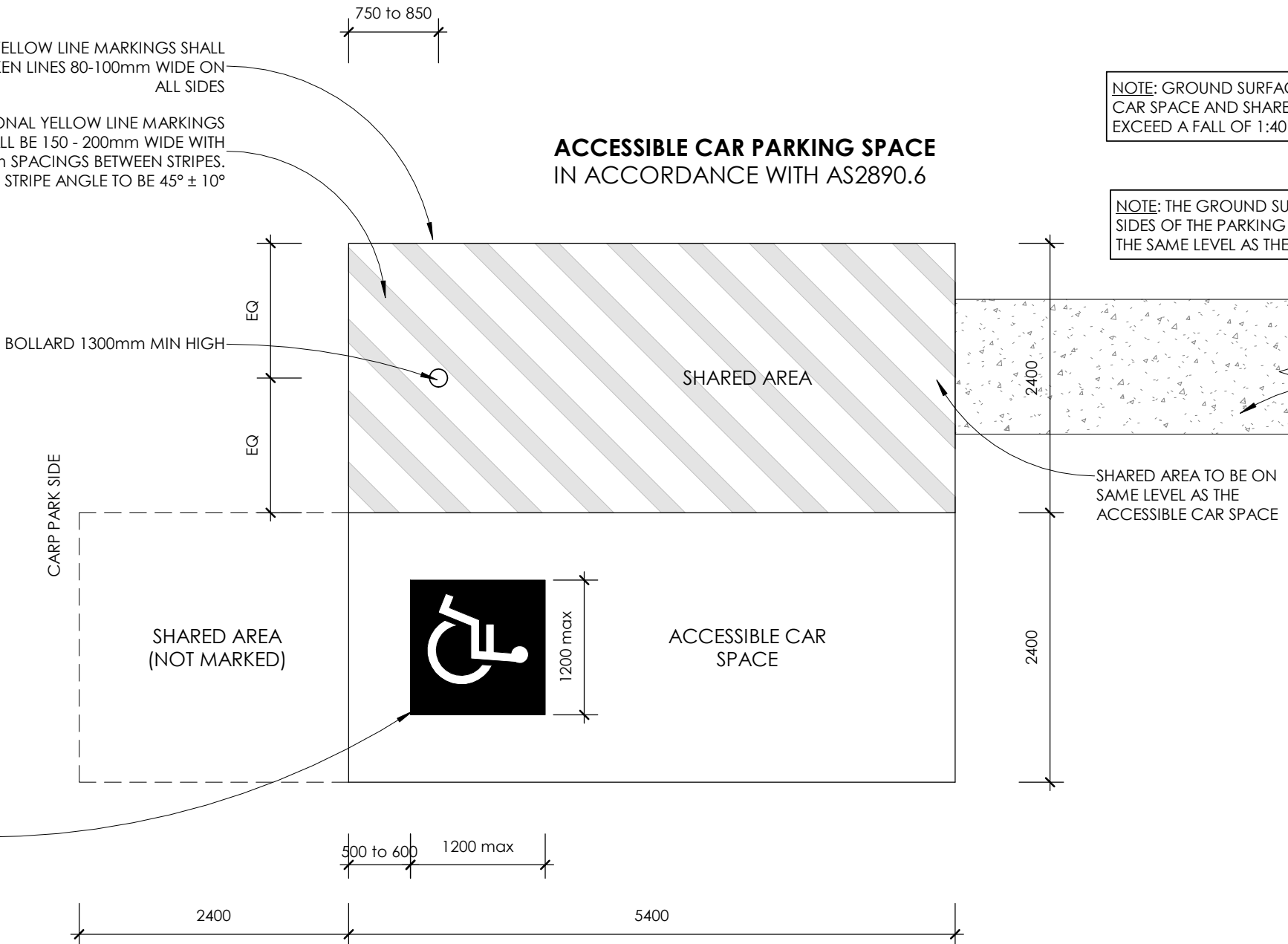


D15
1 : 50

PERIMETER YELLOW LINE MARKINGS SHALL BE UNBROKEN LINES 80-100mm WIDE ON ALL SIDES

DIAGONAL YELLOW LINE MARKINGS SHALL BE 150 - 200mm WIDE WITH 200-300mm SPACINGS BETWEEN STRIPES. STRIPE ANGLE TO BE 45° ± 10°

ACCESSIBLE CAR PARKING SPACE
IN ACCORDANCE WITH AS2890.6



NOTE: GROUND SURFACE OF ACCESSIBLE CAR SPACE AND SHARED AREA TO NOT EXCEED A FALL OF 1:40 IN ANY DIRECTION

NOTE: THE GROUND SURFACE ABUTTING THE SIDES OF THE PARKING PAVING IS TO BE AT THE SAME LEVEL AS THE PAVING

CREATE 1.2m WIDE (APPROX. 40m LONG - 49sqm) CONCRETE WALKWAY FROM NEW ACCESSIBLE PARKING SPACE TO PAVILION BUILDING - ENSURE MAX. 1:20 GRADIENT ALONG PATH WITH MAX. 1:40 CROSSFALL - NOTE THAT TIMBER CARPARK BARRIERS MAY NEED TO BE ADJUSTED TO ALLOW 1m CLEARANCE

SHARED AREA TO BE ON SAME LEVEL AS THE ACCESSIBLE CAR SPACE

DEDICATED ACCESSIBLE CAR SPACE TO BE IDENTIFIED BY A WHITE SYMBOL OF ACCESS BETWEEN 800 to 1000mm HIGH PLACED ON A BLUE RECTANGLE WITH NO SIDE GREATER THAN 1200mm

ACCESSIBLE CAR PARKING DETAIL
1 : 50

PRELIMINARY ISSUE

A	27/10/23 CLIENT REVIEW
PROJECT	
DETAILED DESIGN DRAWINGS ALTERATIONS AND ADDITIONS PARKER RESERVE 2 KEADY STREET, COBURG NORTH	
CLIENT	
MERRI-BEK CITY COUNCIL	
SHEET	
DOOR CIRCULATIONS & PARKING	
DATE	27/10/2023
JOB NUMBER	1 2228
DRAWN BY	JB
CHECKED BY	SS
TO SCALE ON	A2
DRAWING NUMBER	DD A8.01
VERSION NUMBER	A

CBD
CONSTRUCTION & BUILDING DESIGN PTY LTD
1 BELL STREET BRUNSWICK VICTORIA 3056
PH 03 9380 8855
DP-AD: 1 177