

GENERAL NOTES

DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY.
 THE OWNER, BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.

- ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:
 A.S. 1288 - 2004 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
 A.S. 1562 - 1992 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
 A.S. 1684 - 2010 NATIONAL TIMBER FRAMING CODE
 A.S. 2049 - 2002 ROOF TILES
 A.S. 2050 - 2018 FIXING OF ROOF TILES
 A.S. 2870 - 2011 RESIDENTIAL SLABS & FOOTINGS
 A.S. 3460 - 2014 TERMITE MANAGEMENT
 A.S. 3700 - 2018 MASONRY IN BUILDING
 A.S. 3740 - 2010 WATERPROOFING OF DOMESTIC WET AREAS
 A.S. 3786 - 2014 SMOKE ALARMS
 A.S. 4055 - 2012 WIND LOADINGS FOR HOUSING
 A.S. 4100 - 1998 STEEL STRUCTURES

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES.
 ALL ROOMS - WITHIN 500 MM VERTICAL OF THE FLOOR.
 BATHROOMS & ENSUITES - WITHIN 2000 MM ABOVE THE FLOOR LEVEL.
 LAUNDRY - WITHIN 300 MM HORIZONTAL FROM ALL DOORS.
 DOORWAY - WITHIN 300 MM HORIZONTAL FROM ALL DOORS.
 SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS.

WINDOW SIZE ARE NOMINAL ONLY ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

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

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.

FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES AND STEEL LINTELS, ETC. THAT ARE IMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH A.S. 1450 OR A.S. 3700-1988 TABLE 2.2 HOT DIPPED GALV. S.STEEL OR CADMIUM COATED.

ALL WET AREAS TO COMPLY WITH B.C.A. F17 OR A.S. 3740 - 2010 WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800 MM ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150 MM ABOVE BATHS, BASINS, SINKS, AND TROUGHS IF WITHIN 75 MM OF THE WALL.

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

SUB-FLOOR VENTS TO PROVIDE A RATE OF 7500 MSQ. CLEAR VENTILATION PER 100MM RUN OF EXTERNAL MASONRY WALL AND 2200 MM SQ. CLEAR VENTILATION PER 100MM RUN OF INTERNAL DWARF WALLS.

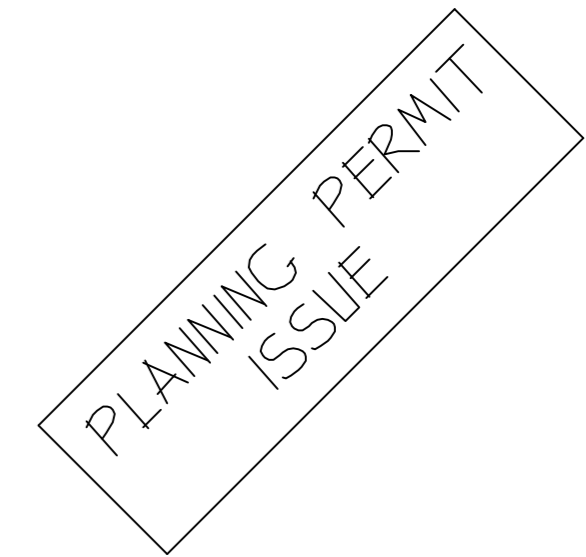
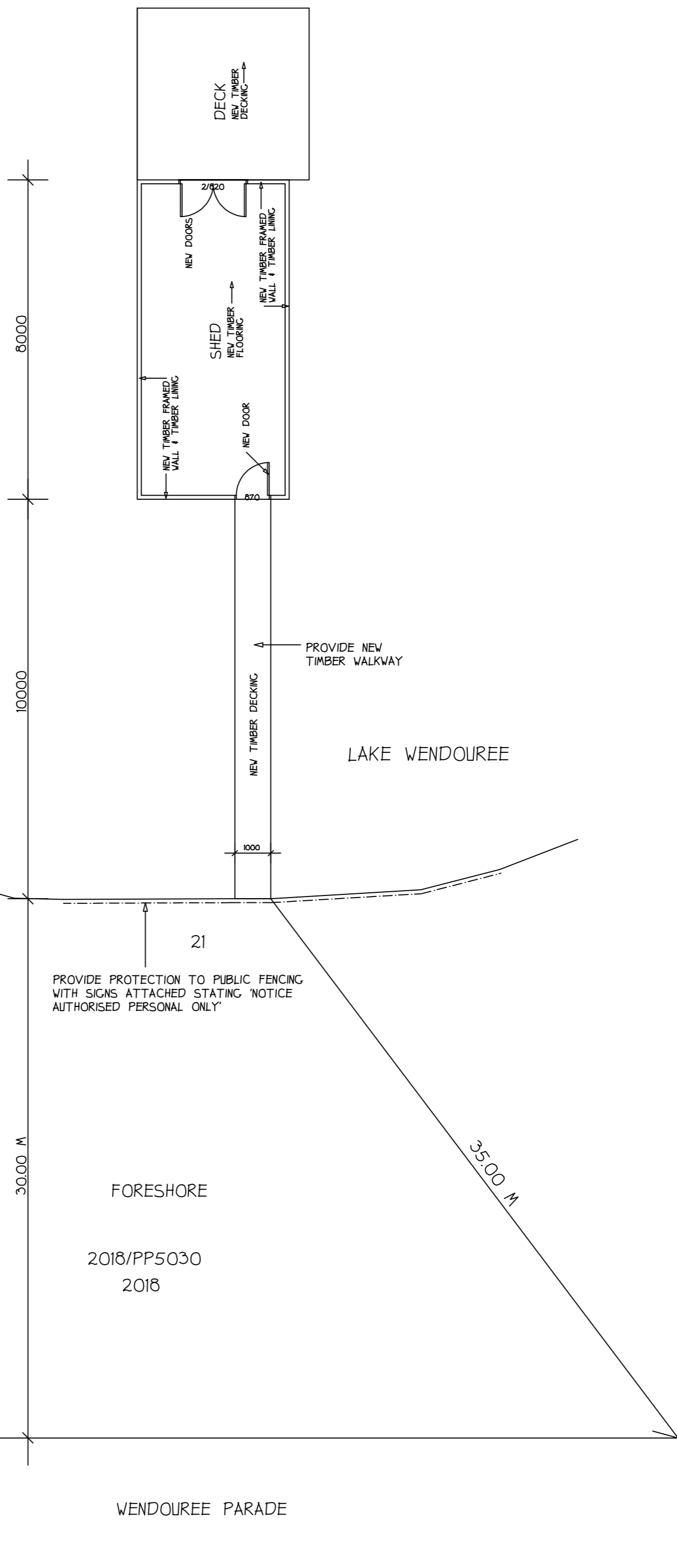
STAIR REQUIREMENTS: RISERS - 190 MM MAXIMUM, 150 MM MINIMUM. GOING - 355 MM MAXIMUM, 240 MM MINIMUM (PRIVATE STAIRS AND 250 FOR PUBLIC STAIRS). RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT, PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING.

ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125 MM OR USE CLOSED RISERS.
 PROVIDE CONTINUOUS HANDRAIL 1000 MM MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000 MM OR MORE ABOVE GROUND LEVEL.
 GROUND LEVEL 865 MM MINIMUM HEIGHT HANDRAIL ABOVE STAIR NOSINGS AND LANDINGS, MAXIMUM OPENING BETWEEN BALUSTERS NOT TO EXCEED 125 MM.

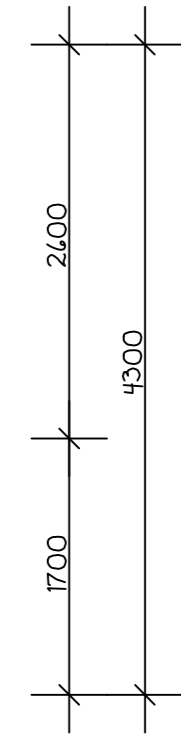
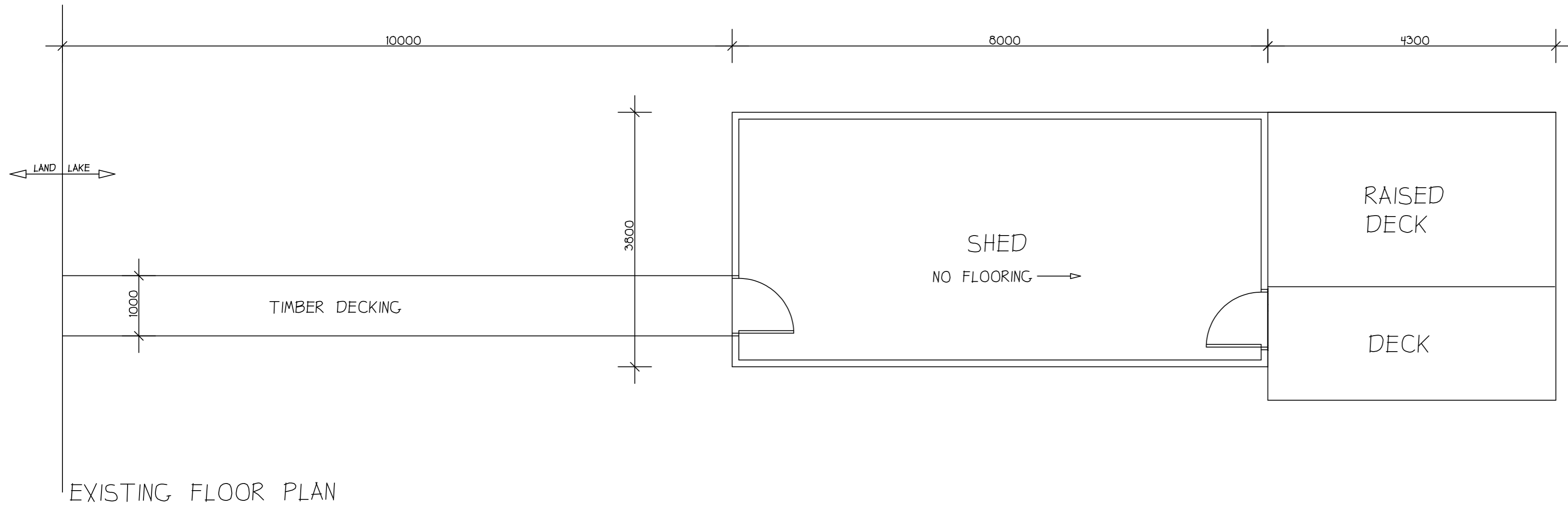
SITE PLAN

THIS PROPERTY IS NOT IN A DESIGNATED BUSHFIRE PRONE AREA

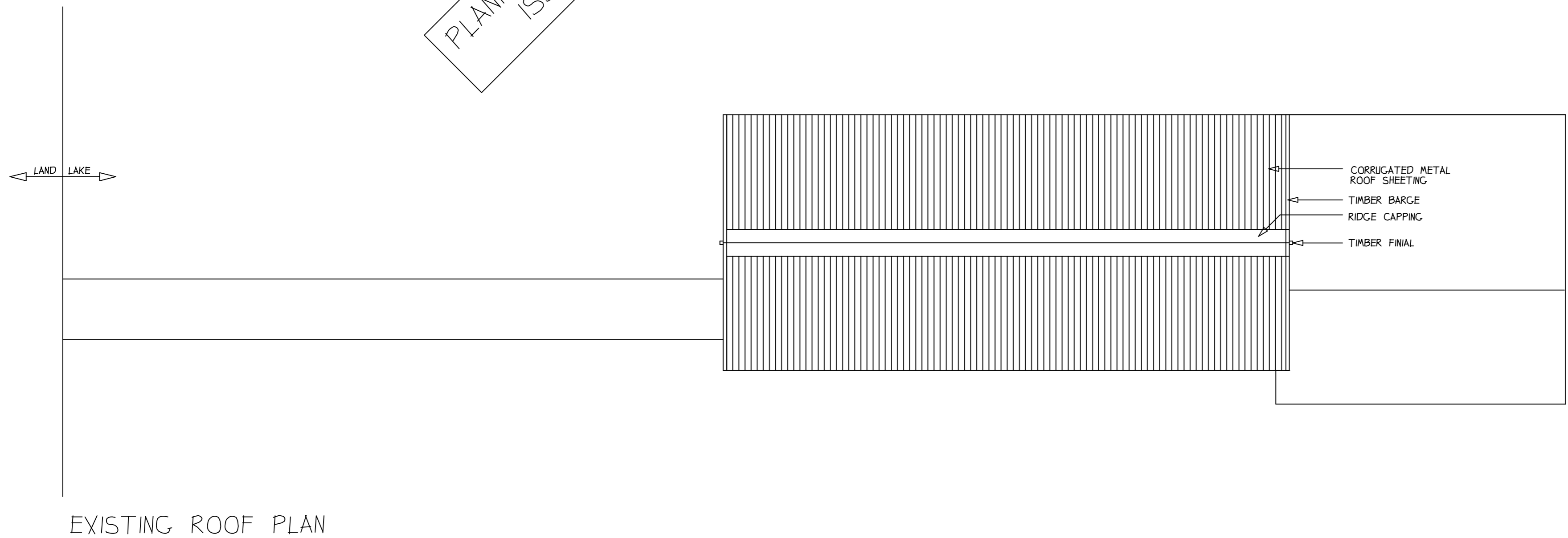
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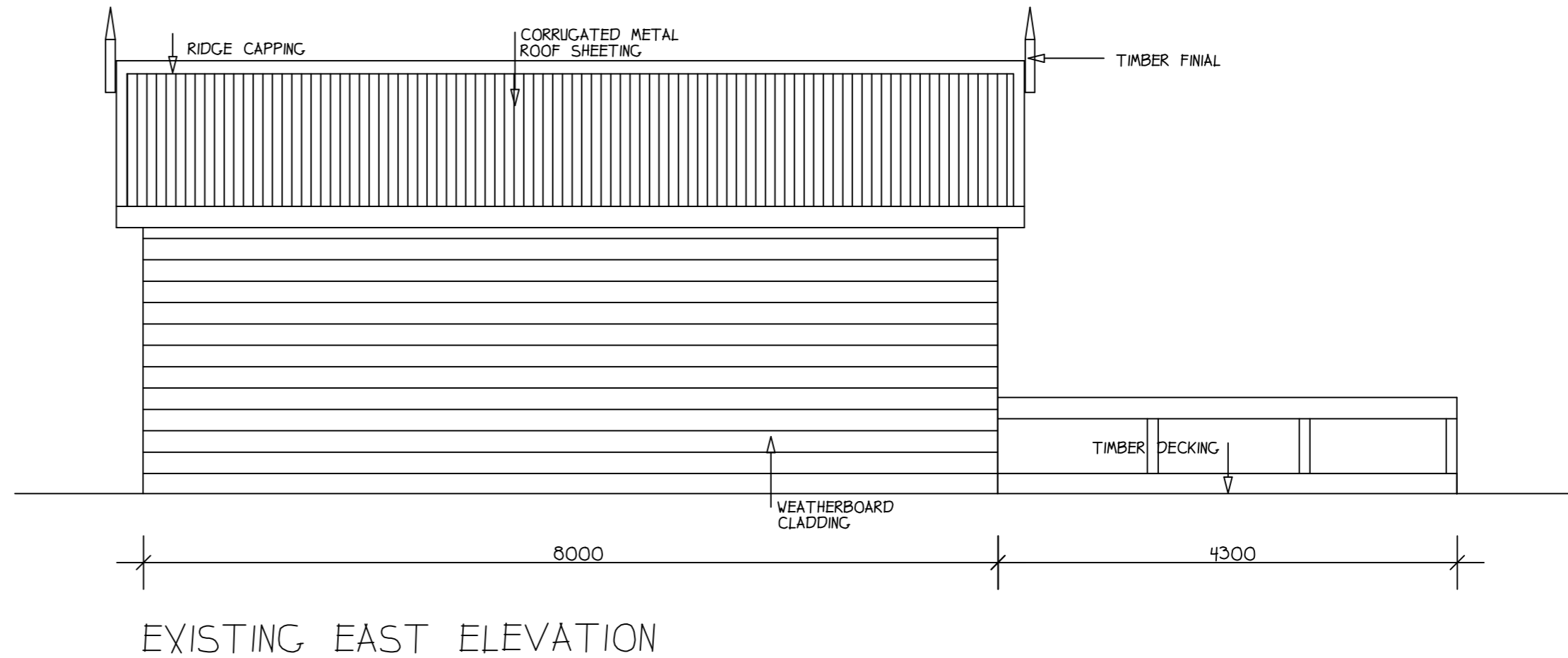
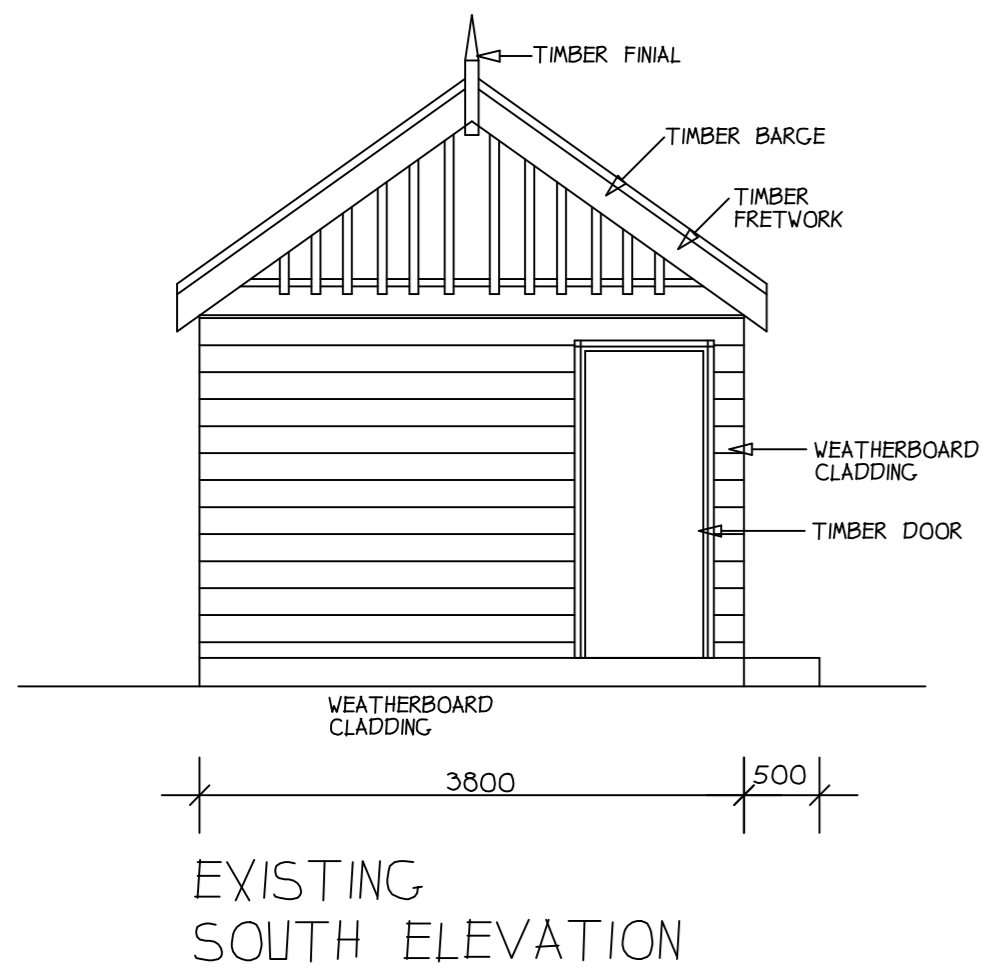
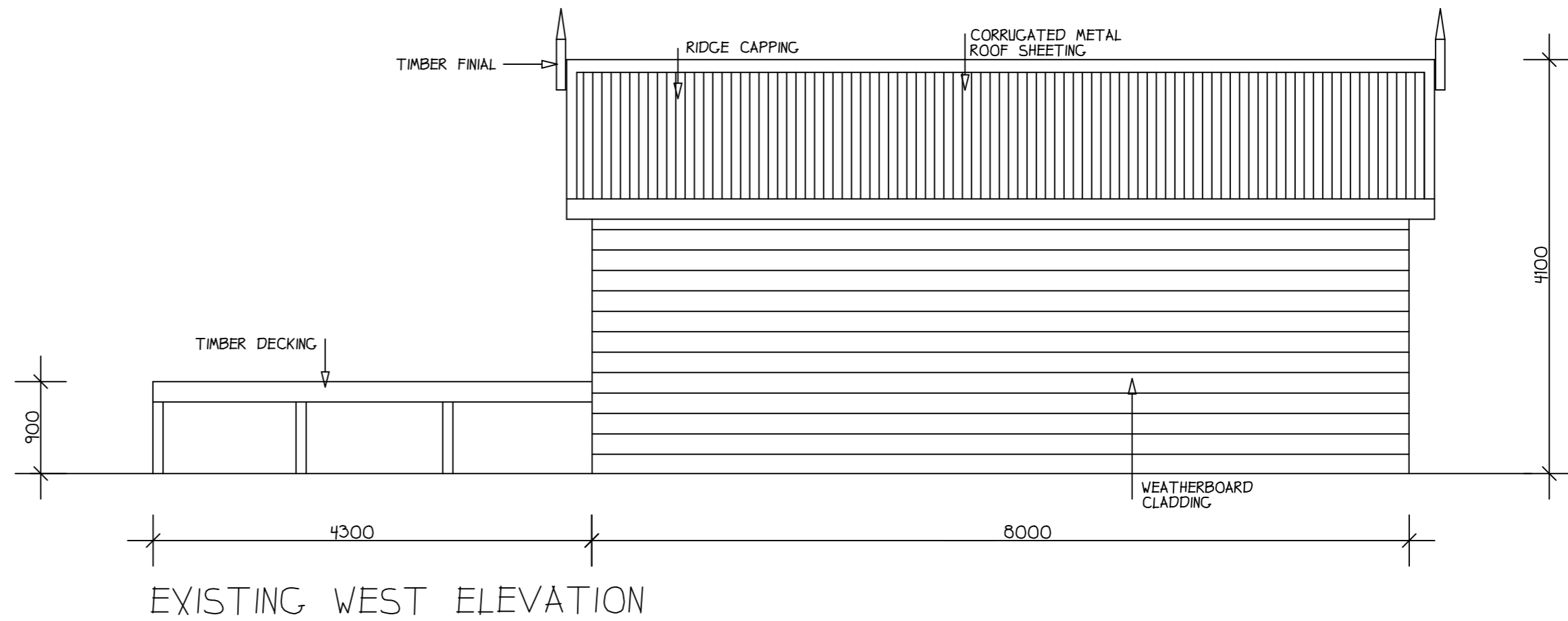
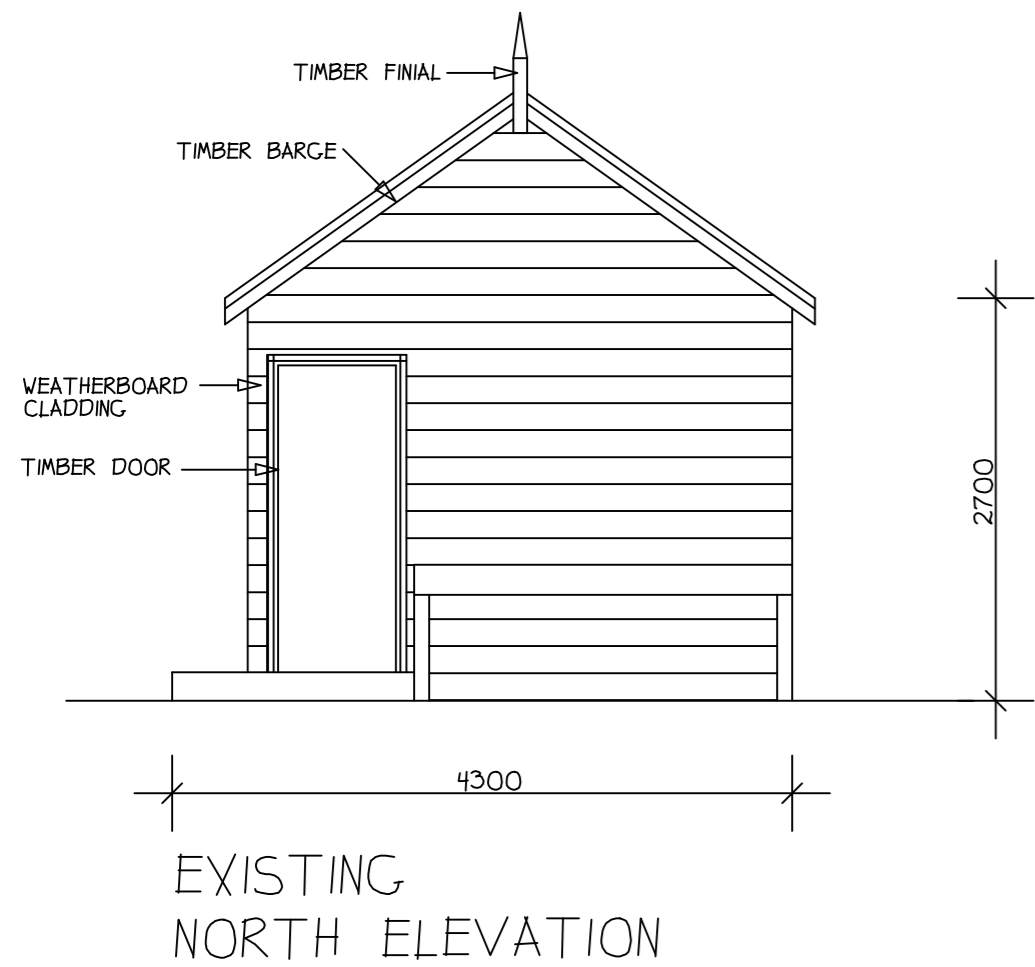
DATE		PLANS ISSUED	
SHEET DETAIL SITE PLAN			
DATE		AMENDMENT	
PROJECT PROPOSED ALTERATIONS TO EXISTING BOAT SHED			
PROPRIETOR M HARRIS PH 0457 689 161			
SITE LOCATION BOAT SHED No 21 LAKE WENDOUREE			
DATE	23 : 10 : 24	SCALES	1:100
DRAWN	T. Janssens	SHEET NUMBER	1 OF 8
ROSS BARNETT DESIGN 224A Doveton St. Sth. Ballarat 3350 Ph/Fax 53322077 Registered Building Practitioner DP-AD1268			



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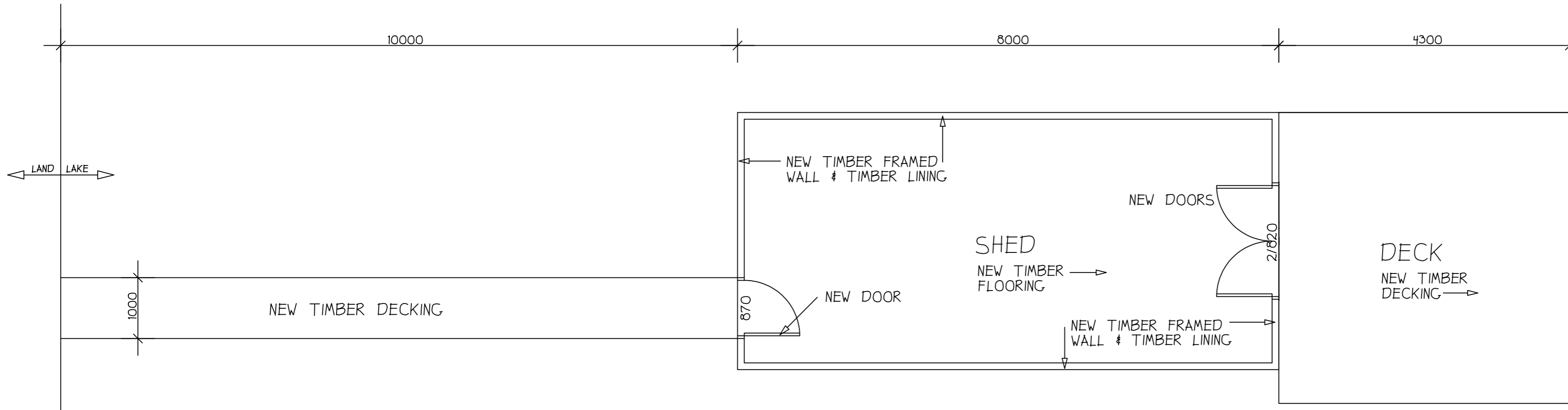


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SHEET DETAIL			
EXISTING PLANS			
DATE		AMENDMENTS	
PROJECT			
PROPOSED ALTERATIONS TO EXISTING BOAT SHED			
PROPRIETOR			
M HARRIS PH 0457 689 161			
SITE LOCATION			
BOAT SHED No. 21 LAKE WENDOUREE			
DATE	23 : 10 : 24	SCALES	1:50
DRAWN	T. Janssens	SHEET NUMBER	2 OF 8
JANO BUILDING DESIGN 402 Greenhalghs Road Winter Valley 3358 Ph 0419 583 060 Registered Building Practitioner DP-AD 40760			
<p>NORTH</p>		<p>JANO BUILDING DESIGN</p>	



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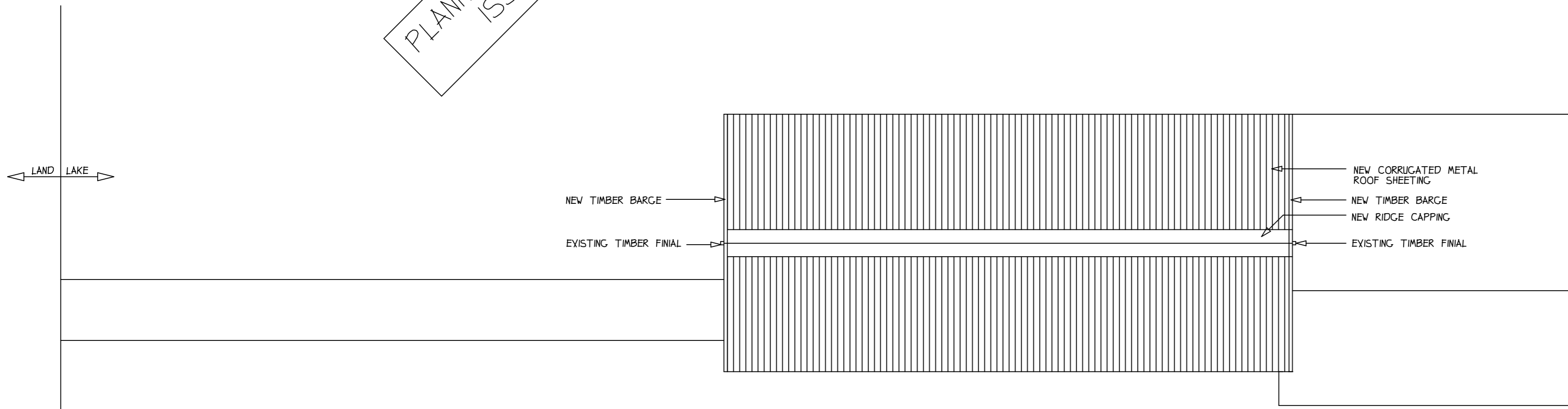
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	<p>PROPRIETOR M HARRIS PH 0457 689 161</p>	DATE	PLANS ISSUED
<p>SITE LOCATION BOAT SHED No 21 LAKE WENDOUREE</p>	<p>SHEET DETAIL EXISTING ELEVATIONS</p>	DATE	AMENDMENT
		DATE 23 : 10 : 24	SCALES 1:50
<p>NORTH</p>	<p>JANO BUILDING DESIGN</p>	DRAWN T. Janssens	SHEET NUMBER 3 OF 8



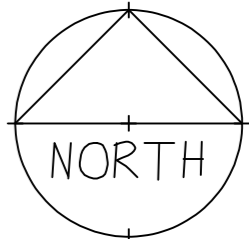
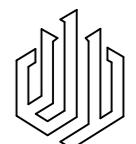
PROPOSED FLOOR PLAN

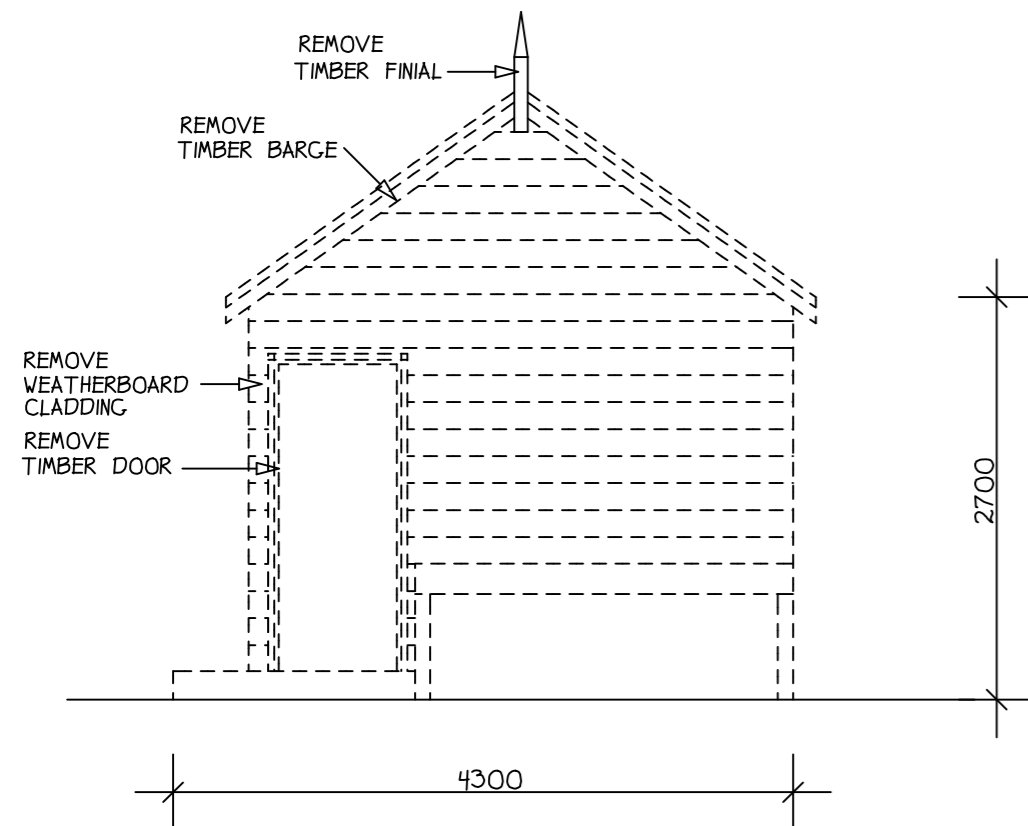
FINIALS, BARGE BOARDS & FRETWORK TO BE 'LIKE FOR LIKE'

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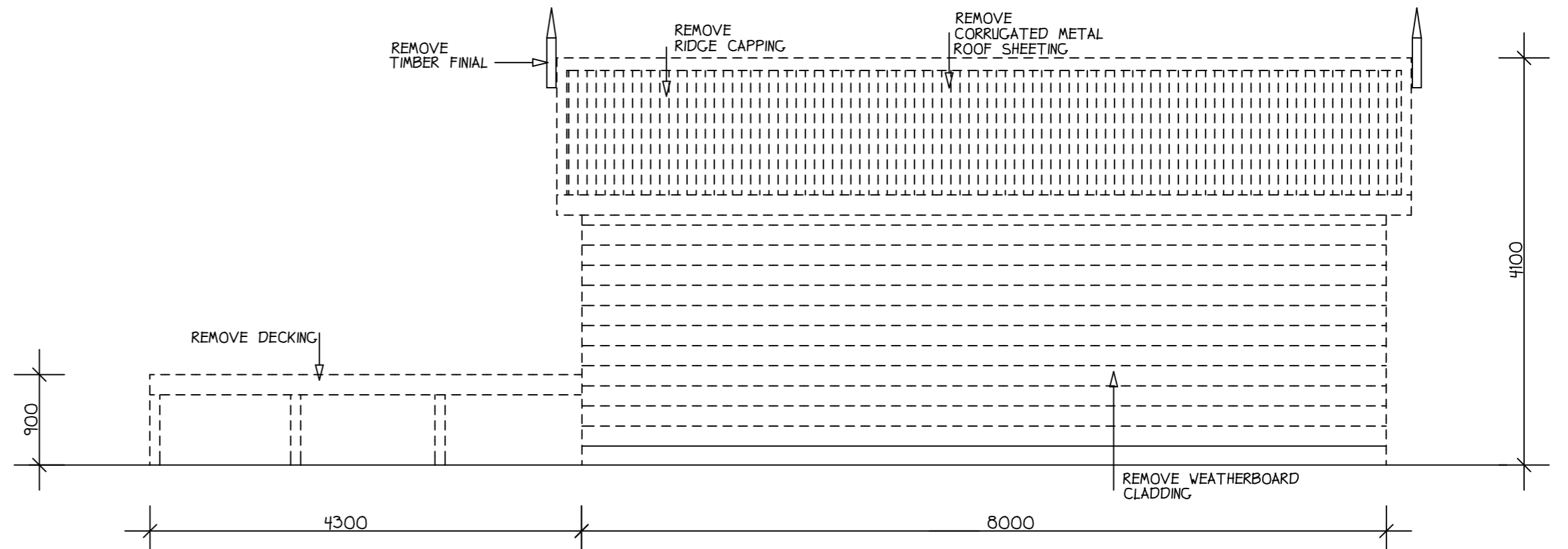


PROPOSED ROOF PLAN

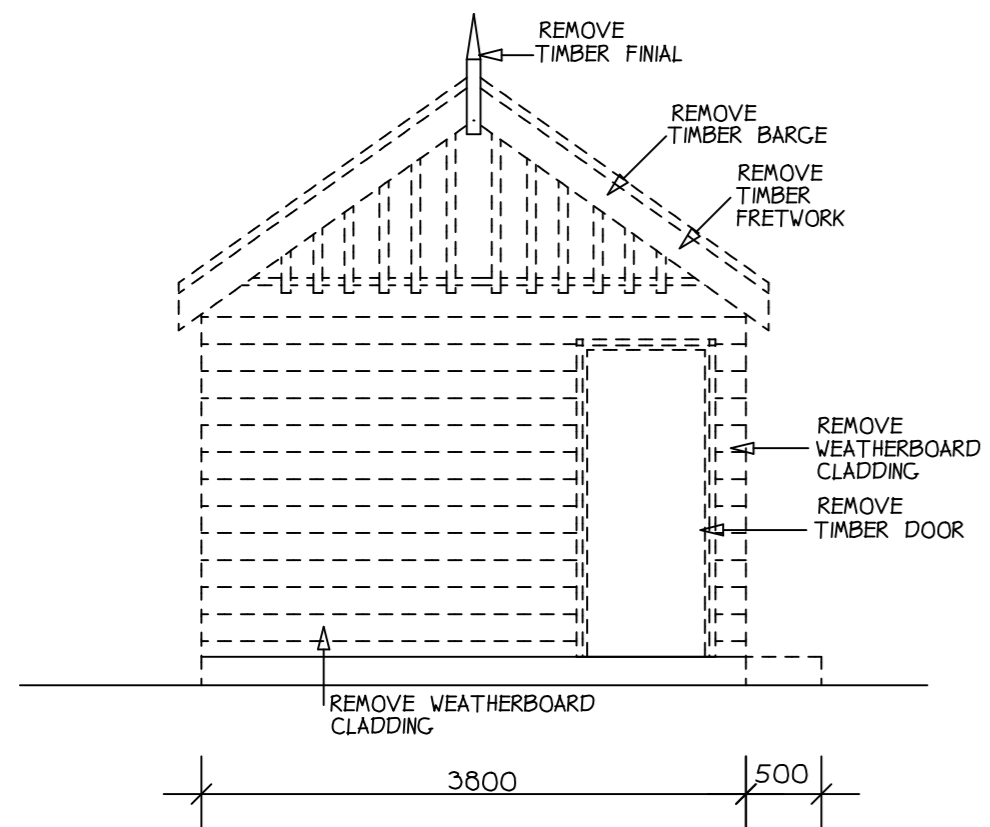
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SHEET DETAIL			
EXISTING PLANS			
DATE		AMENDMENTS	
PROJECT			
PROPOSED ALTERATIONS TO EXISTING BOAT SHED			
PROPRIETOR			
M HARRIS PH 0457 689 161			
SITE LOCATION			
BOAT SHED No 21 LAKE WENDOUREE			
DATE	23 : 10 : 24	SCALES	1:50
DRAWN	T. Janssens	SHEET NUMBER	4 OF 8
JANO BUILDING DESIGN 402 Greenhalghs Road Winter Valley 3358 Ph 0419 583 060 Registered Building Practitioner DP-AD 40760			
 <p>NORTH</p>		 JANO BUILDING DESIGN	



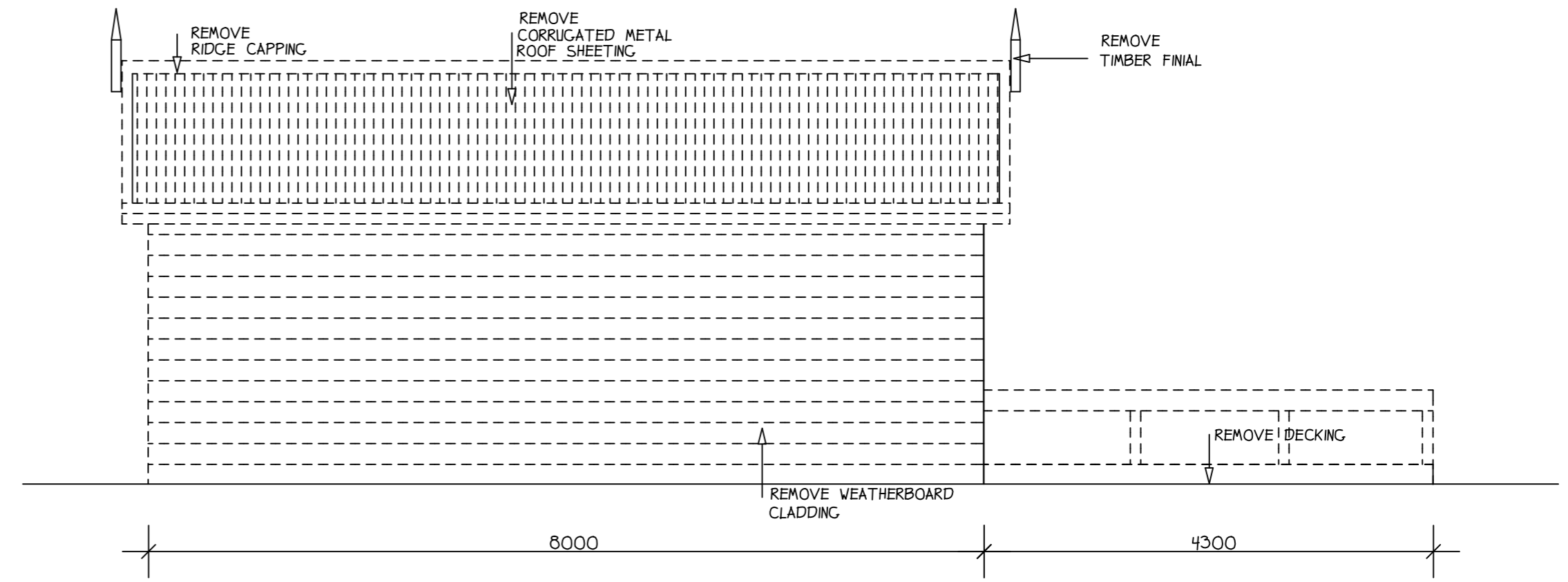
DEMOLITION NORTH ELEVATION



DEMOLITION WEST ELEVATION



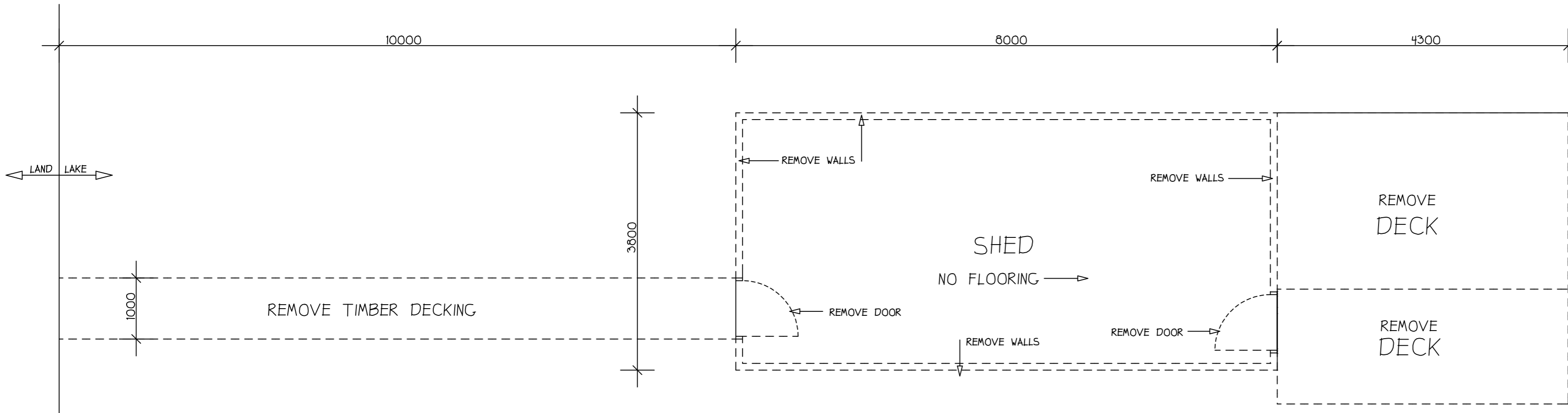
DEMOLITION SOUTH ELEVATION



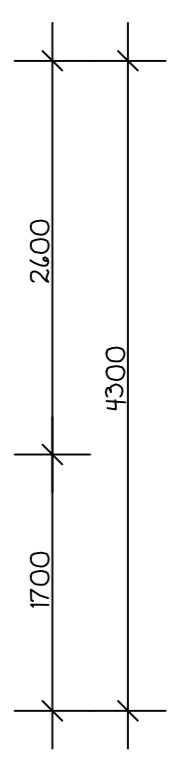
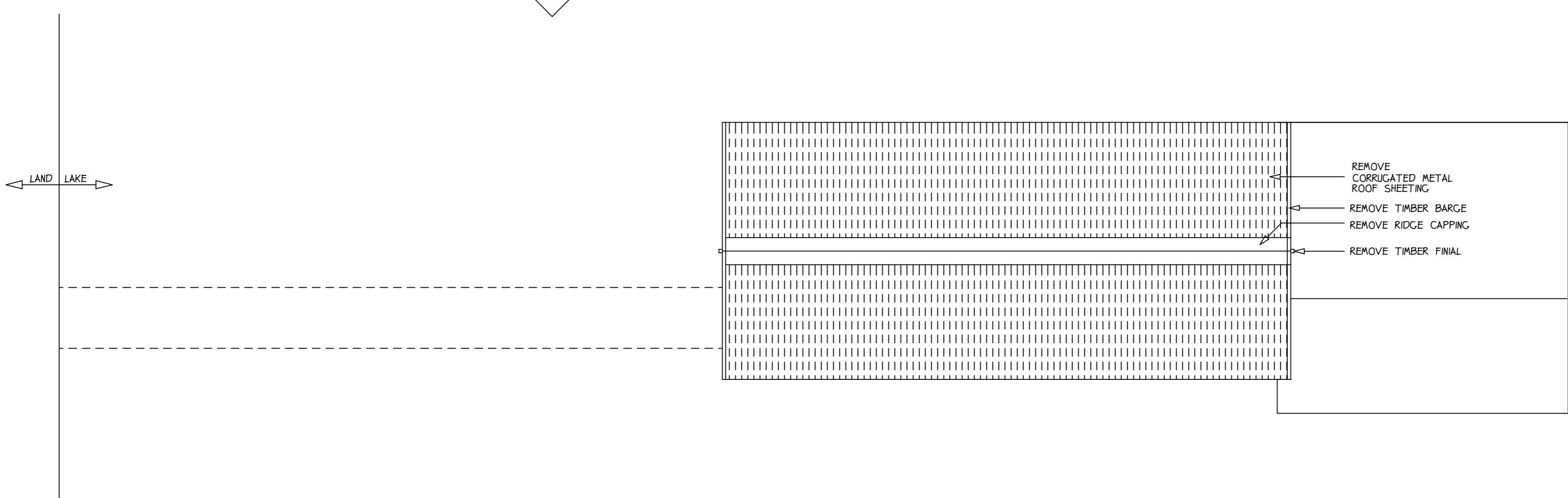
DEMOLITION EAST ELEVATION

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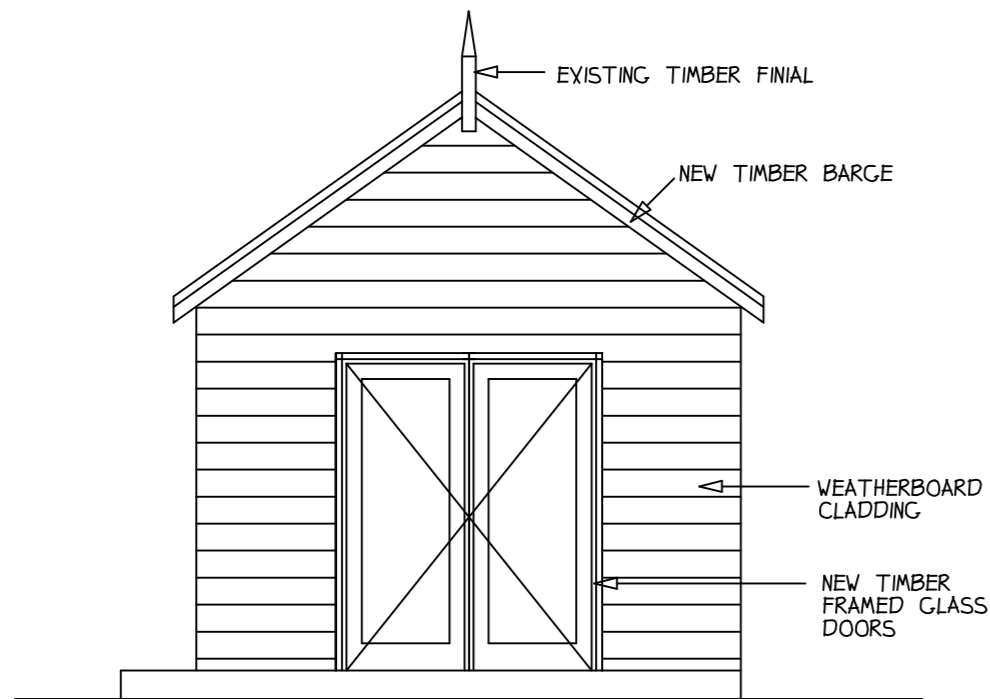
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	<p>PROPRIETOR M HARRIS PH 0457 689 161</p>	DATE	PLANS ISSUED
<p>SITE LOCATION BOAT SHED No 21 LAKE WENDOUREE</p>	<p>SHEET DETAIL DEMOLITION ELEVATIONS</p>	DATE	AMENDMENT
		DATE 23 : 10 : 24	SCALES 1:50
<p>NORTH</p>	<p>JANO BUILDING DESIGN</p>	DRAWN T. Janssens	SHEET NUMBER 5 OF 8



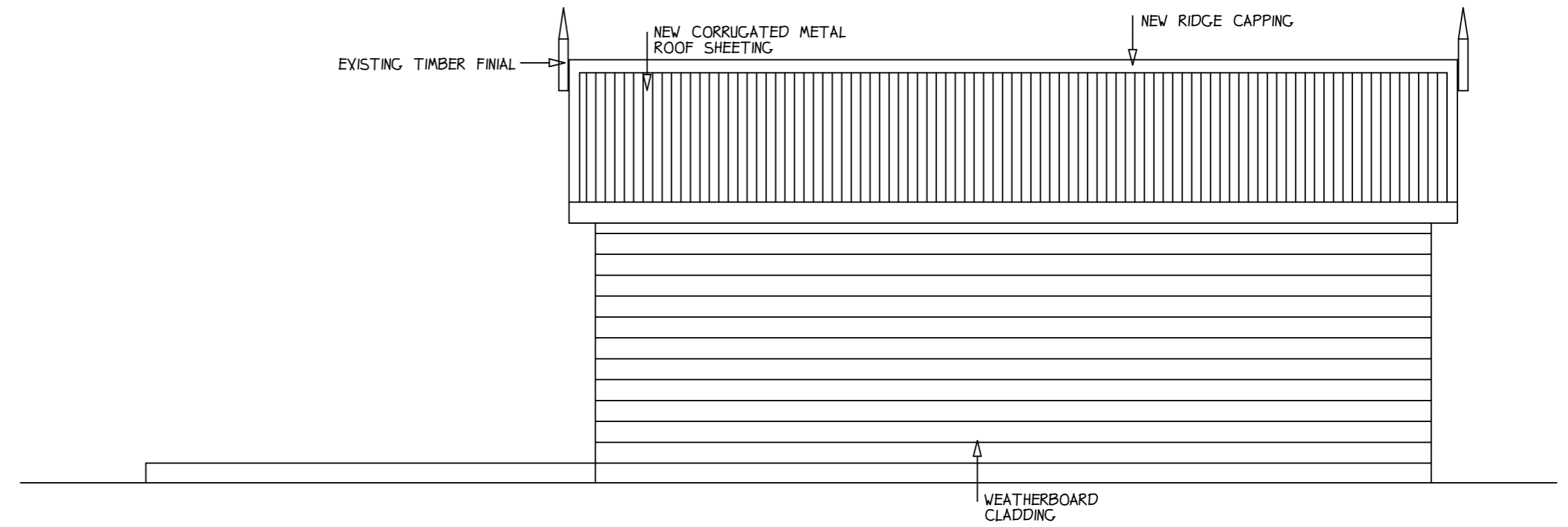
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SHEET DETAIL	
EXISTING PLANS	
DATE	AMENDMENTS
PROJECT	
PROPOSED ALTERATIONS TO EXISTING BOAT SHED	
PROPRIETOR	
M HARRIS PH 0457 689 161	
SITE LOCATION	
BOAT SHED No 21 LAKE WENDOUREE	
DATE	SCALES
23 : 10 : 24	1:50
DRAWN	SHEET NUMBER
T. Janssens	6 OF 8
JANO BUILDING DESIGN 402 Greenhalghs Road Winter Valley 3358 Ph 0419 583 060 Registered Building Practitioner DP-AD 40760	
NORTH	JANO BUILDING DESIGN

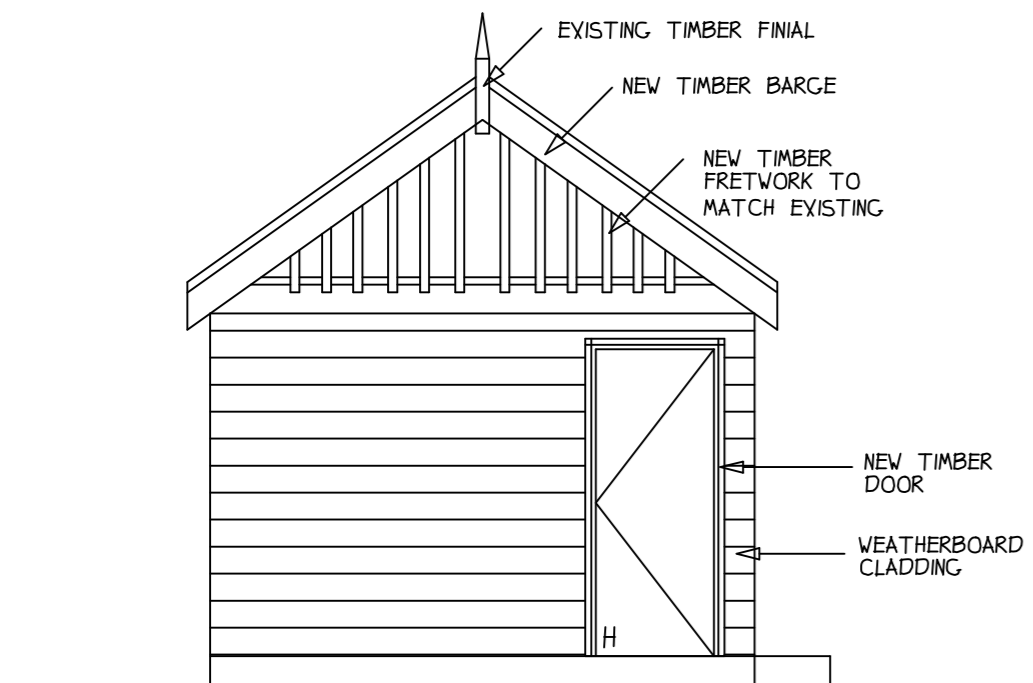


PROPOSED NORTH ELEVATION

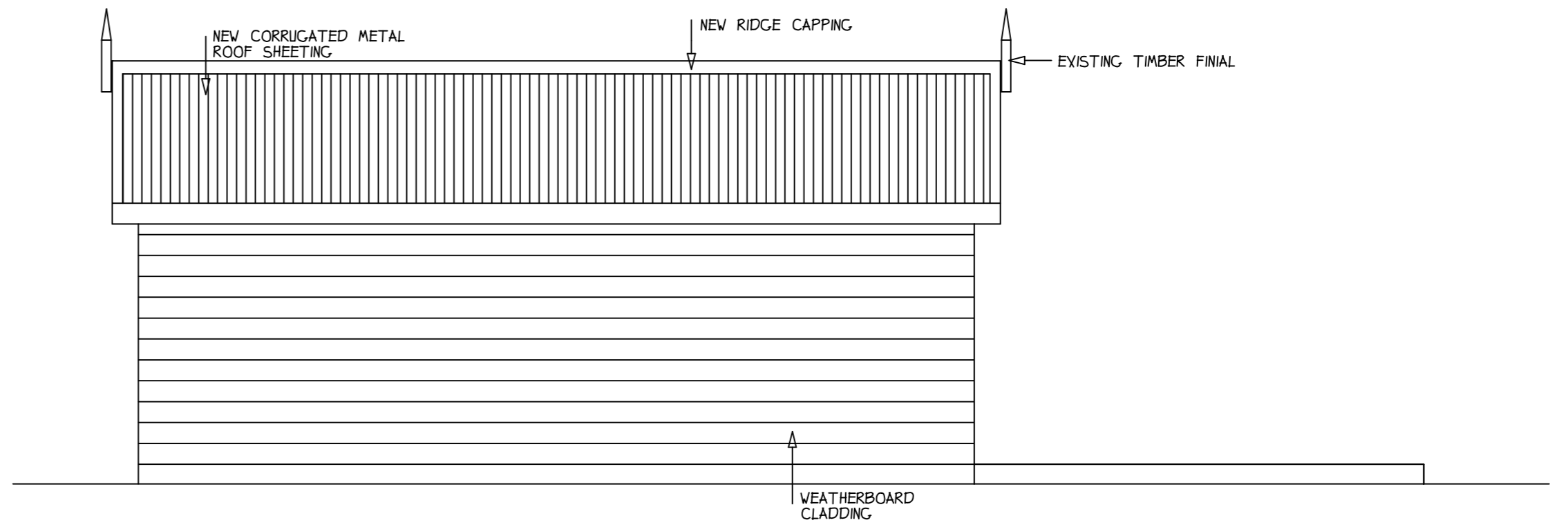


PROPOSED WEST ELEVATION

FINIALS, BARGE BOARDS & FRETWORK TO BE 'LIKE FOR LIKE'



PROPOSED SOUTH ELEVATION



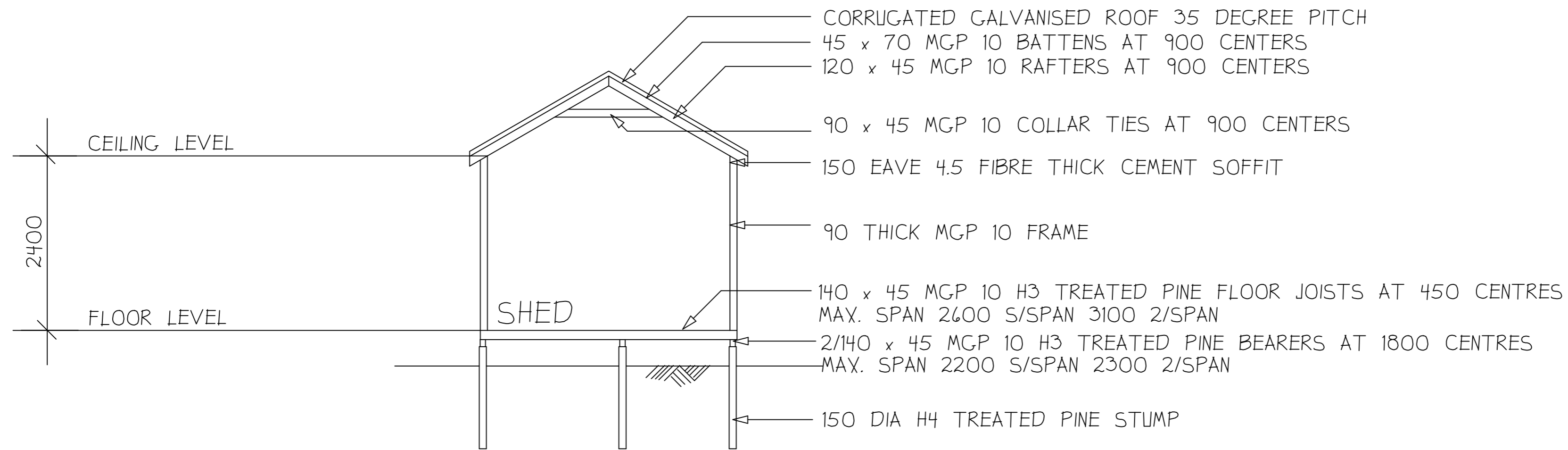
PROPOSED EAST ELEVATION

COLOUR SCHEDULE

- WEATHERBOARDS - ORANGE
- ROOF - DEEP OCEAN
- FASCIAS - DEEP OCEAN
- DOOR FRAMES - DEEP OCEAN
- PA DOOR - DEEP OCEAN
- FRETWORK - DEEP OCEAN
- FINIAL - DEEP OCEAN

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<p>JANO BUILDING DESIGN 402 Greenhalghs Road Winter Valley 3358 Ph 0419 583 060 Registered Building Practitioner DP-AD 40760</p>		PROJECT PROPOSED ALTERATIONS TO EXISTING BOAT SHED		REMARKS	
		PROPRIETOR M HARRIS PH 0457 689 161			
<p>NORTH</p>		SITE LOCATION BOAT SHED No 21 LAKE WENDOUREE		DATE	PLANS ISSUED
		SHEET DETAIL PROPOSED ELEVATIONS		DATE 23 : 10 : 24	SCALE 1:50
<p>JANO BUILDING DESIGN</p>		DRAWN T. Janssens		SHEET NUMBER 7 OF 8	



SECTION

PLANNING PERMIT
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JANO BUILDING DESIGN 402 Greenhalghs Road Winter Valley 3358 Ph 0419 583 060 Registered Building Practitioner DP-AD 40760		PROJECT PROPOSED ALTERATIONS TO EXISTING BOAT SHED		REMARKS	
		PROPRIETOR M HARRIS PH 0457 689 161		DATE	PLANS ISSUED
	 JANO BUILDING DESIGN	SITE LOCATION BOAT SHED No. 21 LAKE WENDOUREE		DATE	AMENDMENT
		SHEET DETAIL PROPOSED ELEVATIONS		DATE 23 : 10 : 24	SCALES 1:50
				DRAWN T. Janssens	SHEET NUMBER 8 OF 8