

BATMAN PARK CONCEPT PLANS

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Builders / Contractors shall verify all dimensions before the commencement of any works. Figured dimensions shall take precedence over scaled work. Any discrepancies shall be brought to the attention of the designer. Refer to schedules for materials, finishes, fittings and fixtures selections. This drawing to be read in conjunction with the specification, schedules and other drawings. Works shall conform with NCC, Australian Standards, Authority Requirements and relevant manufacturer requirements unless otherwise noted.

PROJECT: BATMAN PARK
CLIENT: BELLARINE BAYSIDE
ADDRESS: BATMAN PARK,
INDENTED HEAD, VIC

DRAWING TITLE

COVER PAGE

SCALE:

JOB NO: MKM23008
DRAWN BY: JN
CHECKED BY: AE
DATE: 3/04/2023

FLOOR AREA: 146.55m2
SITE AREA: #Site Gross Area
BUILDING CLASSIFICATION: 9b
CONSTRUCTION TYPE: C

NOT FOR CONSTRUCTION

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MKM CONSTRUCTIONS

WD1001

VERSION: v1.4

SCALE AT A1



- SITE GENERAL NOTES**
1. STORMWATER DRAINAGE TO COMPLY WITH AS 3500
 2. TEMPORARY DOWNPIPES TO BE USED DURING CONSTRUCTION
 3. STORM WATER TO BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTORY OF THE LOCAL AUTHORITIES. DISCHARGE RATE TO BE DETERMINED BY COUNCIL
 4. LEVELS RELATING TO GROUND LEVELS ARE APPROXIMATE ONLY & ARE TO BE CHECKED & VERIFIED ON SITE BY THE BUILDER AFTER COMPLETION OF ANY SITE WORK AND / OR PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 5. ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.
 6. ALL SITE WORKS / BATTER TO START 1000mm FROM EXTERNAL WALLS
 7. BUILDING PERIMETER GROUND SURFACE TO FALL 50mm AWAY FROM FOOTING / SLAB FOR A DISTANCE OF 1000mm. (1:20)
 8. SITE SERVICES (POWER, WATER, GAS etc) SHALL BE EXCAVATED, LAID AND BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES.
 9. REQUIRED FILL AND COMPACTION TO BE IN ACCORDANCE WITH A.S. 2870 - 1996
 10. SITE PLAN MEASUREMENTS IN MILLIMETRES U.N.O.
 11. REFER TO CIVIL ENGINEERING DESIGN & SPECIFICATIONS FOR FINISHED FLOOR LEVELS
 12. BOLLARD PROTECTION TO REQUIRED EXITS TO COMPLY WITH PART D1.10 OF THE NCC

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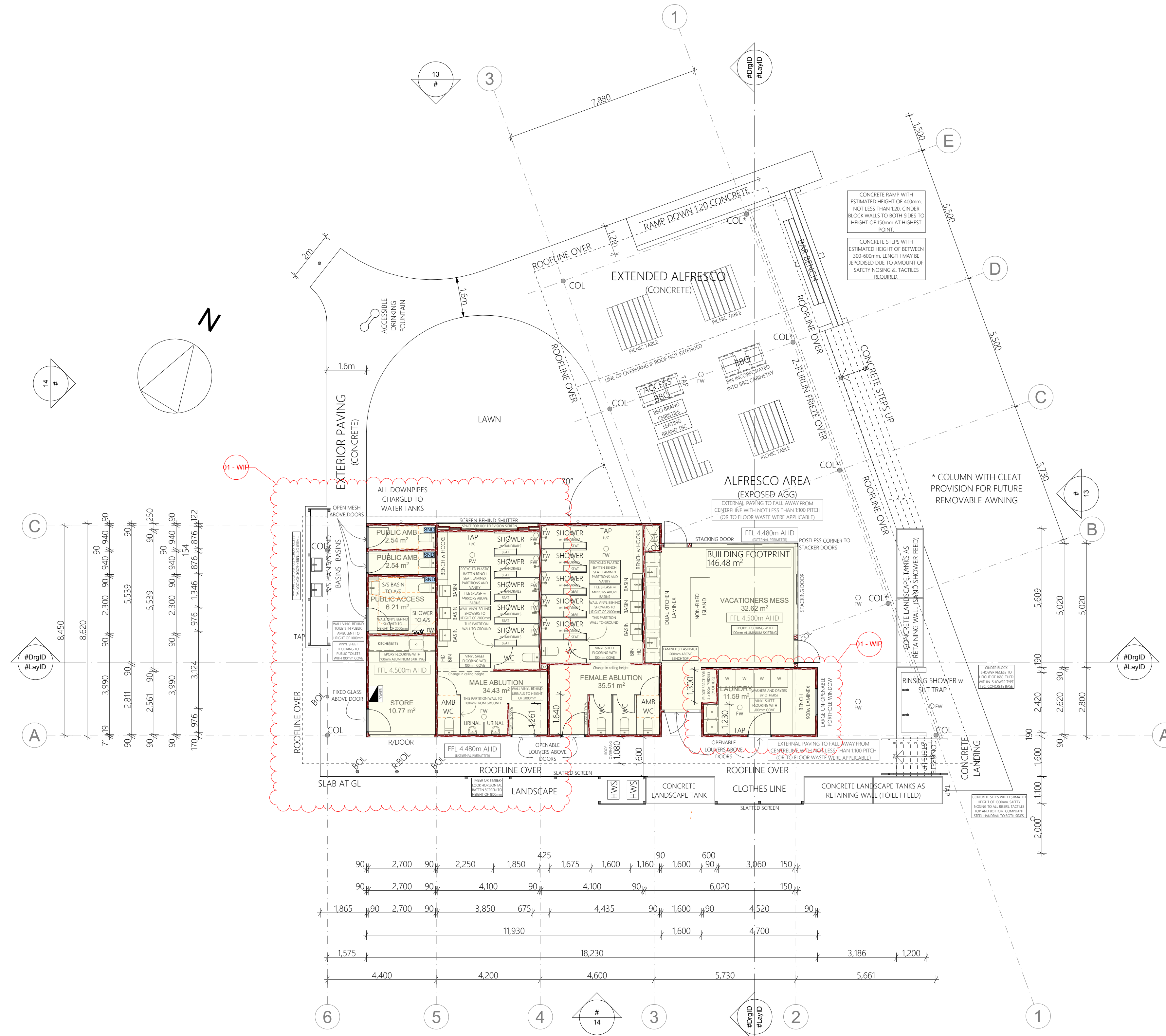
PROJECT: BATMAN PARK
CLIENT: BELLARINE BAYSIDE
ADDRESS: BATMAN PARK, INDENTED HEAD, VIC

DRAWING TITLE
SITE - PROPOSED
SCALE: 1:100

JOB NO: MKM23008
DRAWN BY: JN
CHECKED BY: AE
DATE: 3/04/2023
FLOOR AREA: 146.55m2
SITE AREA: #Site Gross Area
BUILDING CLASSIFICATION: 9b
CONSTRUCTION TYPE: C

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WD2003
VERSION: v1.4
SCALE AT A1



0. GROUND FLOOR
1:100

FLOOR PLAN GENERAL NOTES

1. STORMWATER DRAINAGE TO COMPLY WITH AS 3500
2. TEMPORARY DOWNPIPES TO BE USED DURING CONSTRUCTION
3. NOGGINS TO BE INSTALLED IN WALL FRAMES PRIOR TO PLASTERBOARD INSTALLATION FOR FIXING OF ALL GRAB RAILS, TOILET ROLL HOLDERS, TOWEL RAILS ETC
4. TIMBER NOGGINS TO BE INSTALLED PRIOR TO PLASTERING FOR FIXING OF ALL GRABRAILS, HAIR DRYERS ETC
5. REFER TO ACCESSIBLE FIT OUT DETAILS FOR INSTALLATION REQUIREMENTS FOR ACCESSIBLE FIXTURES & FITTINGS
6. REFER TO SECTION J FOR ENERGY PERFORMANCE REQUIREMENTS
7. REFER TO SECTION J FOR ENERGY PERFORMANCE REQUIREMENTS
8. A POWER-OPERATED DOOR IN A PATH OF TRAVEL TO A **REQUIRED EXIT**, EXCEPT FOR A DOOR IN A **PATIENT CARE AREA** OF A CLASS 9A HEALTH-CARE BUILDING AS PROVIDED IN (B), MUST BE ABLE TO BE OPENED MANUALLY UNDER A FORCE OF NOT MORE THAN 110 N IF THERE IS A MALFUNCTION OR FAILURE OF THE POWER SOURCE AS PER NCC D2.19 DOORWAYS AND DOORS.
9. REFER TO CIVIL ENGINEERING FOR FINISHED FLOOR LEVELS

FLOOR AREAS		
Room Number	Room Name	Measured Area
1	VACATIONERS MESS	32.62
2	LAUNDRY	11.59
3	MALE ABLUTION	34.43
4	FEMALE ABLUTION	35.51
5	STORE	10.77
6	PUBLIC ACCESS	6.21
7	PUBLIC AMB	2.54
8	PUBLIC AMB	2.54
		136.21 m ²

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PROJECT: BATMAN PARK
 CLIENT: BELLARINE BAYSIDE
 ADDRESS: BATMAN PARK, INDENTED HEAD, VIC

DRAWING TITLE
 PLAN - GROUND FLOOR
 SCALE: 1:100

JOB NO: MKM23008
 DRAWN BY: JN
 CHECKED BY: AE
 DATE: 3/04/2023
 FLOOR AREA: 146.55m²
 SITE AREA: #Site Gross Area
 BUILDING CLASSIFICATION: 9b
 CONSTRUCTION TYPE: C

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WD3201
 VERSION: v1.4
 SCALE AT A1