

address

HEPBURN BATHHOUSE AND SPA

MINERAL SPRINGS RESERVE RD, HEPBURN SPRINGS, VIC

project

PAVILION BATHHOUSE

EXTERNAL CONSERVATION WORKS

index

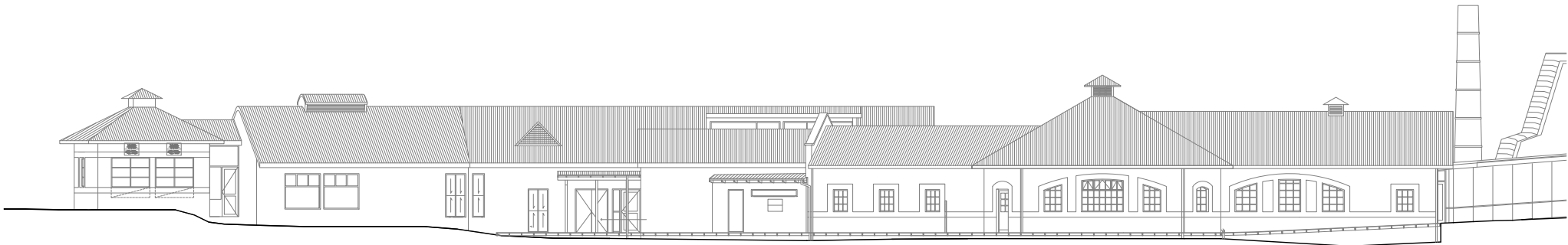


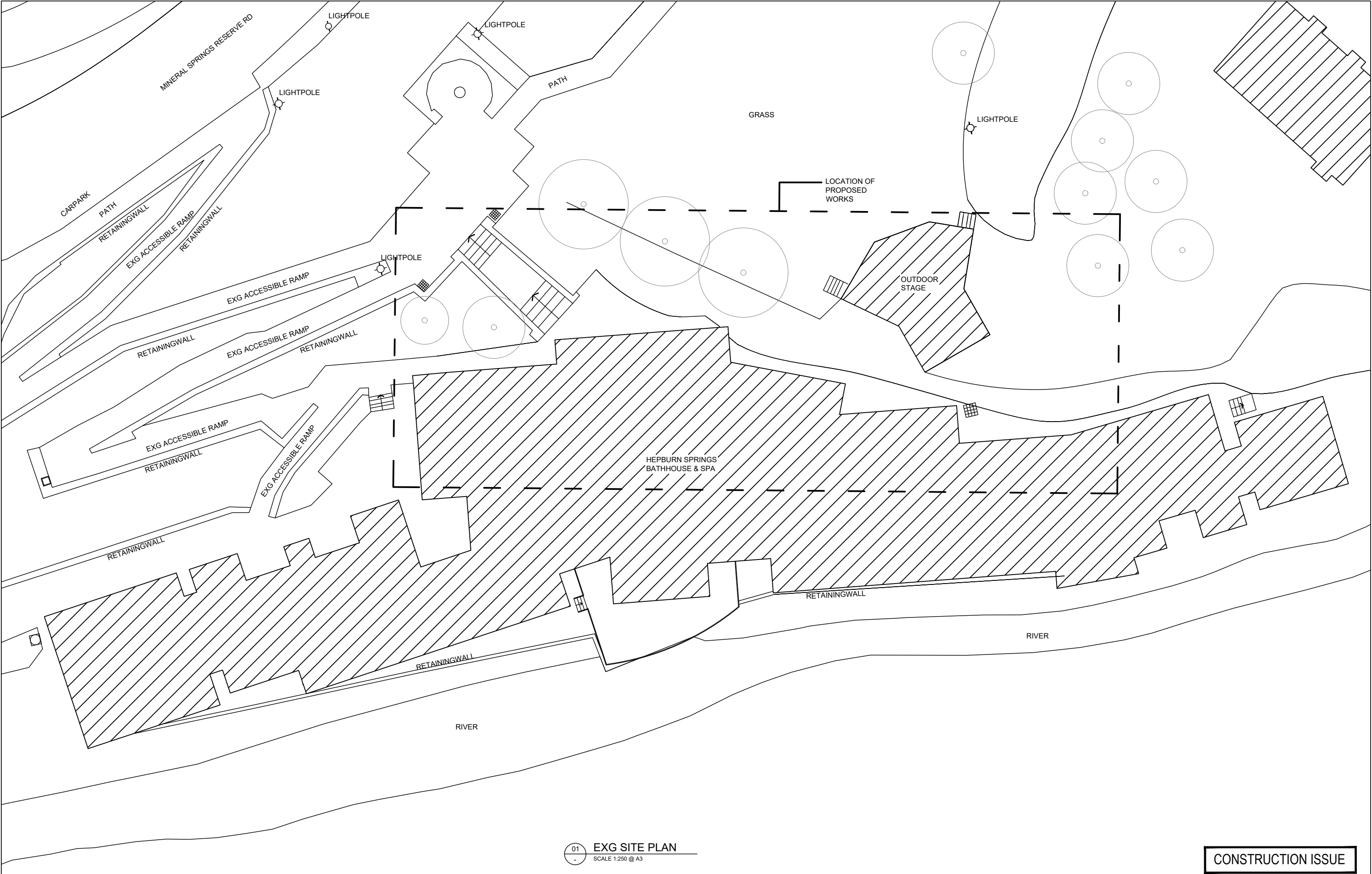
LOCALITY PLAN
BLACK BORDER INDICATES ALLOTMENT BOUNDARY
NTS @ A3

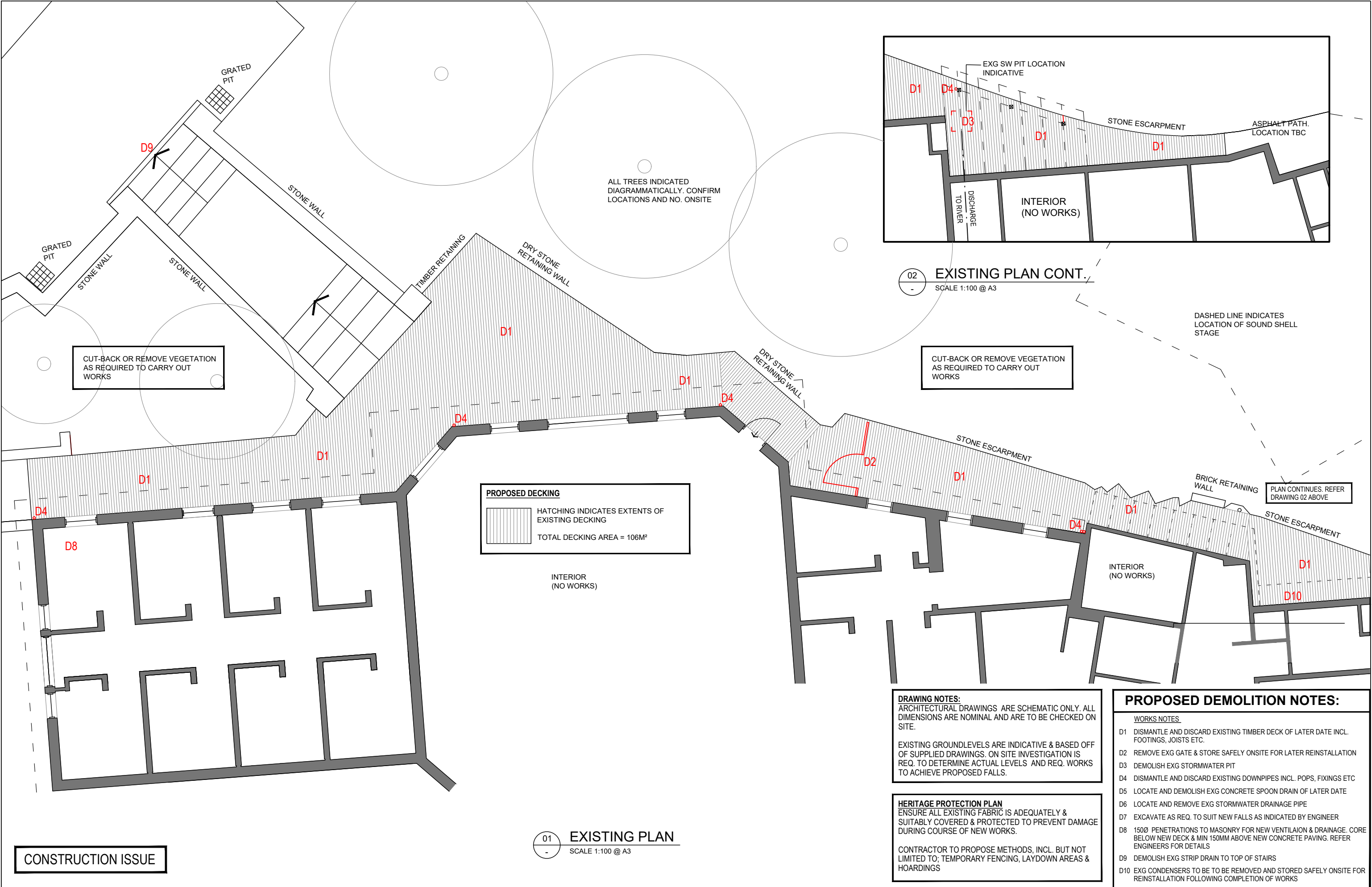
 WORKS LOCATION WITHIN ALLOTMENT

CONSTRUCTION ISSUE DRAWINGS

DWG No	SCALE	TITLE
A.00	N/A	TITLE SHEET & CONTENTS
A.01	1:100 @ A3	EXISTING SITE PLAN
A.02	1:100 @ A3	EXISTING PLAN
A.03	1:100 @ A3	EXISTING ELEVATION
A.04	1:100 @ A3	PROPOSED PLAN
A.05	1:100 @ A3	PROPOSED SUB-FLOOR PLAN
A.06	1:100 @ A3	PROPOSED ELEVATION







PROPOSED DEMOLITION NOTES:

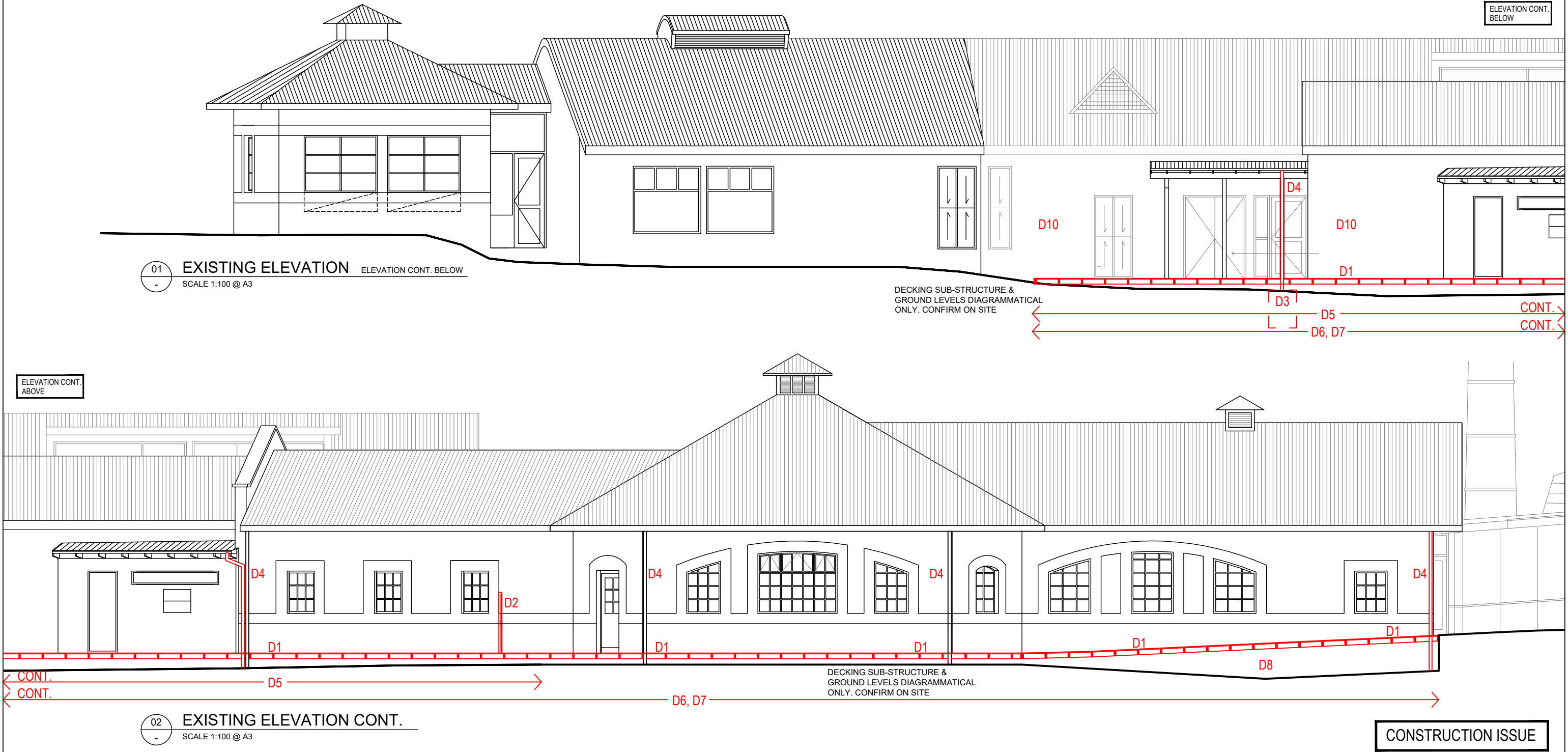
- WORKS NOTES
- D1 DISMANTLE AND DISCARD EXISTING TIMBER DECK OF LATER DATE INCL. FOOTINGS, JOISTS ETC.
 - D2 REMOVE EXG GATE & STORE SAFELY ONSITE FOR LATER REINSTALLATION
 - D3 DEMOLISH EXG STORMWATER PIT
 - D4 DISMANTLE AND DISCARD EXISTING DOWNPIPES INCL. POPS, FIXINGS ETC
 - D5 LOCATE AND DEMOLISH EXG CONCRETE SPOON DRAIN OF LATER DATE
 - D6 LOCATE AND REMOVE EXG STORMWATER DRAINAGE PIPE
 - D7 EXCAVATE AS REQ. TO SUIT NEW FALLS AS INDICATED BY ENGINEER
 - D8 150Ø PENETRATIONS TO MASONRY FOR NEW VENTILAION & DRAINAGE. CORE BELOW NEW DECK & MIN 150MM ABOVE NEW CONCRETE PAVING. REFER ENGINEERS FOR DETAILS
 - D9 DEMOLISH EXG STRIP DRAIN TO TOP OF STAIRS
 - D10 EXG CONDENSERS TO BE TO BE REMOVED AND STORED SAFELY ONSITE FOR REINSTALLATION FOLLOWING COMPLETION OF WORKS

DRAWING NOTES:
ARCHITECTURAL DRAWINGS ARE SCHEMATIC ONLY. ALL DIMENSIONS ARE NOMINAL AND ARE TO BE CHECKED ON SITE.

EXISTING GROUNDLEVELS ARE INDICATIVE & BASED OFF OF SUPPLIED DRAWINGS. ON SITE INVESTIGATION IS REQ. TO DETERMINE ACTUAL LEVELS AND REQ. WORKS TO ACHIEVE PROPOSED FALLS.

HERITAGE PROTECTION PLAN
ENSURE ALL EXISTING FABRIC IS ADEQUATELY & SUITABLY COVERED & PROTECTED TO PREVENT DAMAGE DURING COURSE OF NEW WORKS.

CONTRACTOR TO PROPOSE METHODS, INCL. BUT NOT LIMITED TO; TEMPORARY FENCING, LAYDOWN AREAS & HOARDINGS



ANDRONAS
CONSERVATION
ARCHITECTURE

THE COACH HOUSE
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REVISIONS:
No DATE REVISION

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HEPBURN BATHHOUSE AND SPA
PAVILION BATHHOUSE
EXTERNAL CONSERVATION WORKS

FOR:
HEPBURN BATHHOUSE
AND SPA
MINERAL SPRINGS RESERVE RD
HEPBURN SPRINGS, VIC

CONSTRUCTION ISSUE

SCALE: 1:100 @ A3

JOB NO.: 363

JOB DATE: PLOT DATE: 21/02/2025

DRAWN BY: MJ CHECKED BY: AA

DRAWING TITLE:
EXG WEST ELEVATION

DRAWING NO.
A.03
REVISION:
-



DRAWING NO
A.04
REVISION:

PROPOSED WORKS:

- WORKS NOTES
- N1 EXCAVATE & REGRADE EXISTING GROUND LEVELS AS REQ. TO SUIT NEW PAVING SLAB, DECKING & PITS. REFER ENGINEERS
- N2 NEW ROOT BARRIER TO DECKING EXTENT. REFER ENGINEERS
- N3 NEW 25MM MOLDED PLASTIC FIBREGLASS DECK TO EXTENTS AS INDICATED. PROVIDE 900mm WIDE ACCESS CORRIDOR OF REMOVABLE PANELS FROM BUILDING EDGE AS INDICATED. DECKING FIXED TO SLAB MOUNTED PEDESTAL SYSTEM & ALUMINIUM JOIST SYSTEM. PEDESTALS FIXED TO SLAB BY NON FERROUS FIXINGS. PEDESTAL SPACINGS & ALUMINIUM JOIST SIZES TBC
- N4 REINSTALL GATE TO ORIGINAL LOCATION
- N5 NEW 150MM NON SLIP STRIP DRAIN TO TOP OF STAIRS. EXTEND STRIP DRAIN & CONNECT TO EXG GRATED PIT AS INDICATED
- N6 NEW 90Ø DOWNPIPES W/ ABOVE DECK SCREW-CAP PVC INSPECTION OPENING. CONNECT TO NEW SW & PAINT TO MATCH ORIGINAL
- N7 REALIGN AND REFIX EXISTING GUTTERS TO PROVIDE ADEQUATE FALL TOWARDS DOWNPIPES. PROVIDE NEW POPS TO SUIT NEW DOWNPIPES

- N8 NEW PIT. REFER ENGINEERS
- N9 NEW 400sq GRATED PIT DISCHARGE TO EXG PIT. REFER ENGINEERS
- N10 NEW GRADED PAVING SLAB TO DECKING SUBFLOOR EXTENT W/ OPEN SPOON DRAIN. 100DIA SLOTTED PVC AGRICULTURAL DRAIN BELOW. REFER ENGINEERS
- N11 NEW SPOON DRAIN TO DISCHARGE INTO NEW PIT W/ 150dia PVC DISCHARGE TO RIVER. REFER ENGINEERS
- N12 NEW SUBSOIL PVC DRAINAGE PIPE. SIZE TBC
- N13 NEW 150Ø PASSIVE VENTILATION OPENINGS TO PRIVATE BATHING MASONRY FOOTINGS. REFER ENGINEERS SHEET IR1 FOR DETAILS
- N14 NEW MECHANICAL SUBFLOOR VENTILATION. PROVIDE 150Ø OPENINGS FOR DUCTED FAN VENTILATION TO PRIVATE BATHING MASONRY FOOTINGS. REFER ENGINEERS SHEET IR1 FOR DETAILS
- N15 NEW SUBFLOOR DRAINAGE. 100Ø OPENINGS TO MASONRY FOOTINGS & NEW SLEEVED SLOTTED PVC DRAINAGE PIPE. REFER ENGINEERS SHEET IR1 FOR DETAILS

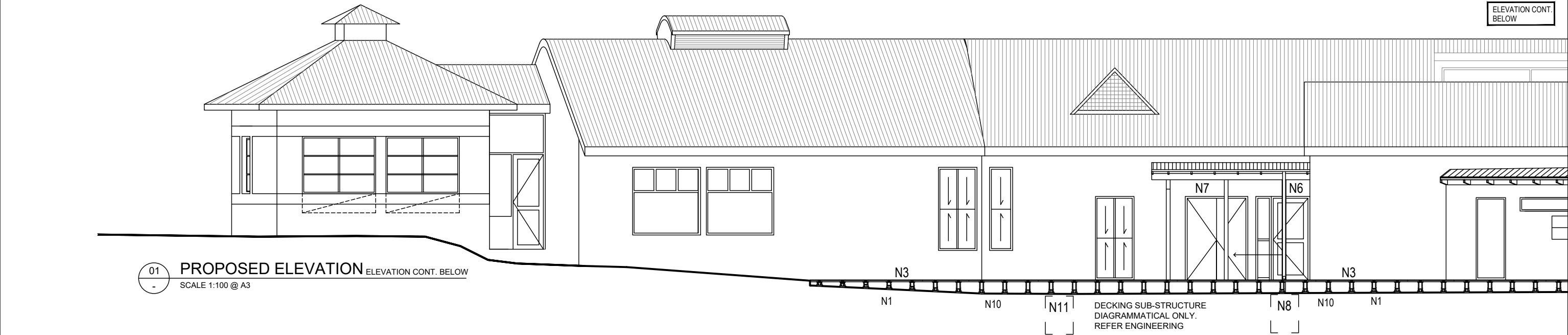
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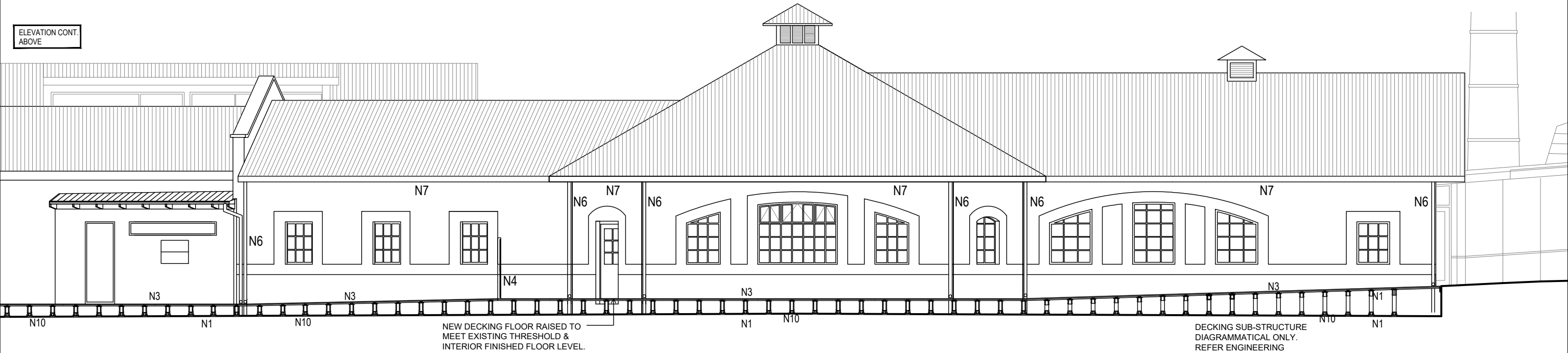
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01
-
PROPOSED ELEVATION
ELEVATION CONT. BELOW
SCALE 1:100 @ A3



ELEVATION CONT.
ABOVE

02
-
PROPOSED ELEVATION CONT.
SCALE 1:100 @ A3



CONSTRUCTION ISSUE

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JOB DATE: PLOT DATE: 21/02/2025
DRAWN BY: MJ
CHECKED BY: AA

DRAWING TITLE:
EXG WEST ELEVATION
CONTINUED

DRAWING NO.
A.06
REVISION:
-