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BUNURONG COUNTRY

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GENERAL NOTES

STATUTORY CONTROLS
The Brighton Municipal Offices are of aesthetic, historic and architectural importance to the State of Victoria.

The extent of Victorian Heritage Register - Registration Extent for Brighton Municipal Offices, Boxshall Street, Brighton, Bayside City Council includes:
1. All the building (including brick retaining walls) marked B-1, the freestanding brick planter boxes marked S-1 and S-2, the front steps and paving marked S-3 and the brick retaining wall with circular garden bed marked S-4 on Diagram 607085 held by the Executive Director, Heritage Council.
2. All the land marked L-1 on Diagram 607085 being part of the land contained in Certificates of Title Volume 4058, Folio 589 and Volume 6767 Folio 211.
3. The Council Chamber furniture including all fixed furniture and 18 black upholstered chairs.
4. The furniture made for the two circular conference rooms including the fixed tables and 21 Grant Featherston "Floating series" chairs upholstered in turquoise wool fabric and currently stored in the former Court House building.

STATUTORY APPROVALS
The Brighton Municipal Offices (VHR – H1292) is identified as being of State built heritage significance to the State of Victoria. As such, all development or work which may impact upon its cultural heritage significance is subject to statutory built heritage consent by Heritage Victoria. The requirements of all work components are not to be altered without the written approval of the Superintendent/Architect/Heritage Consultant. Should the scope of works require amendment, it may also require a re-submission to be made to Heritage Victoria for an amendment to the s93 Heritage Permit or s92 Heritage Permit Exemption for the project, pursuant to the Heritage Act 2017 (Vic).

DEMONSTRATED EXPERIENCE
The Tenderer, Contractor or sub-contractor will be required to demonstrate their experience in working on heritage sites or buildings. Such contractors may be required to demonstrate their expertise of working at heritage registered sites or submit details of their past project experience, approach, qualifications, details of proposed personnel and referees to undertake the works.

APPROACH
Weather and dust protection and due care is to be exercised at all times to ensure that original building fabric is left undisturbed wherever possible and that the maximum amount of intact existing fabric is retained. Consistent with the principles of the Australia ICOMOS Burra Charter (a non-statutory conservation industry guide for the conservation and management of cultural heritage places), works to heritage fabric shall adopt a cautious approach as applicable to facilitate the contract works: do as much as necessary, but otherwise change as little as possible.
The requirements of all work components are not to be altered without the written approval of the Superintendent/Architect/Heritage Consultant. Should the scope of works require amendment, it may also require a re-submission to be made for an amendment to the Heritage and/or Building Consents for the project.
Employ work methods which;

- Demonstrate experience and are reflective of substantial expertise in undertaking heritage conservation to comparable significant sites;
- Retain, maintain and protect extant fabric or spaces adjacent to the works from harm;
- Employ traditional methods of construction contemporary to the date of construction and in evidence in the remnant portions of original building where works affect significant original heritage fabric and where appropriate.;
- Reasonably limit replacement of existing, sound fabric;
- Introduce new or recycled fabric that is consistent with the appearance, technique and quality of sound historic, original fabric, and;
- Ensure these works do not prejudice or impede future conservation work or works portions not included in these works, as and when this may become necessary.

BUILT HERITAGE INDUCTION
A site-specific induction to the head contractor and all sub-contractors undertaking the works is to be provided by the Superintendent/Architect/Heritage Consultant and include information about the heritage significance of the place, approaches to works which impact heritage elements and highlight good heritage practice. Comprising the following topics, the heritage induction will become a contract document:

- Time Consciousness
- Reuse
- Like With Like
- Needless Loss
- Techniques
- Resist Embellishments
- Not Perfect

ARCHAEOLOGICAL SIGNIFICANCE
Should any person (staff, contractor, sub-contractor) have reason to suspect the presence of a previously unreported archaeological site, place of indigenous significance or feature, this should be immediately reported to the Superintendent/Architect/Heritage Consultant and work in the vicinity discontinued until an assessment can be made. Works not affected by this matter shall proceed without interruption.

IF IN DOUBT
Where work orders, drawings, sketches etc are issued for works and these differ from what is found on site, do not proceed with that element until clarification has been given. If in doubt– ask first. Seek advice from the Superintendent/Architect/Heritage Consultant to ensure works to original fabric and associated conservation occur in a manner commensurate with the heritage significance of the building.

BUILT HERITAGE MANAGEMENT PLAN
A Built Heritage Management Plan (BHMP) shall be prepared and submitted by the Contractor for the specific heritage considerations for the successful delivery of the Project for the review of the Superintendent/Architect/Heritage Consultant. In a similar manner to a Construction Management Plan, for works that affect or impact heritage fabric or interface with the Heritage Place, the BHMP will describe how the Contractor will:

- Demonstrate the principles of how heritage items are to be protected, retained, altered or removed or as part of the works and those methods summarised at Approach;
- Identify risks associated with the works and mitigation measures established in order to meet the obligations within legislation and this Statement of Requirements.
- Refer to Heritage Victoria Heritage Permit, architectural documentation and the contract documents generally.
- Propose adequate measures to mitigate the identified risks.
- Implement observation and monitoring strategies:
  - Engage a specialist sub-contractor experienced in vibration monitoring and management, if required;
  - For high-risk activities, undertake continuous data logging of building response supplemented with visual monitoring to confirm that no damage is occurring.
- Establish quality control, nominated contact person(s) and define their roles (eg site heritage officer, site manager, project manager), submission, review and management practices to prevent unauthorised works occurring.
- Ensure procedures are put in place to protect the heritage building from accidental damage.
- Nominate, establish and maintain the role of a Site Heritage Officer (being a member of the Contractor's workforce) for the duration of the project to oversee works that have the potential to impact on the heritage values of the heritage place, as identified in this BHMP or the contract documents, with reporting to the Superintendent/Architect/Heritage Consultant.
- Implement induction process (refer Heritage Induction).
- Undertake make good works for any damage caused by their actions, at their own expense.

The BHMP shall clearly identify the management process for all responsible entities and stakeholders including communications plan, inductions and reporting.
The BHMP shall identify the process to ensure that all subcontractors are responsible for contributing to BHMP requirements including selection of subcontractors and site induction processes.
The BHMP shall include a Heritage Identification Risk Register and Proposed Risk Control Measures, which shall be incorporated into the Contractor's management processes. The Risk Register shall include at a minimum:

- Site establishment;
- Site management;
- Design completeness;
- Dilapidation report;
- Built Heritage Induction
- Inspections and hold-points requiring attendance on-site of the Superintendent/Heritage Consultant
- Demolition (including salvage);
- Excavation;
- Conservation (or make-good)
- Alterations
- New works
- Heritage significance

The BHMP shall include the requirements and monitoring management plan addressing:

- Vibration management;
  - Develop a detailed vibration monitoring and management plan;
  - Including consideration of building responses, monitoring method, trials (associated with each piece of major demolition and site preparation equipment and at various distances);
  - Assess building response to vibrations; A detailed monitoring method;
  - Acceptable levels of vibration;
- Vibration trigger levels – as a minimum to the limits proposed in the German standard DIN4150.3:1999 (these limits to provide a guideline where, should they be exceeded, further investigation of the structures should be undertaken to ensure no damage has occurred).
- Visual monitoring and frequency to augment vibration monitoring.
- Develop a construction and excavation monitoring and management plan that shows equipment types, location and construction sequences.
- A mitigation plan if an action results in an exceedance.
- Building damage assessment:
  - Assess the potential for damage to assets in line with the damage classification system presented by Burland et al (1977).
  - Construction activities shall be designed and planned to minimise damage.
  - Mitigation measures shall be in place should construction activities pose a risk of or foreseeable damage beyond that identified as minimal.

FOR INFORMATION ONLY		
1	HV APPLICATION	02.10.26
REV	DESCRIPTION	DATE

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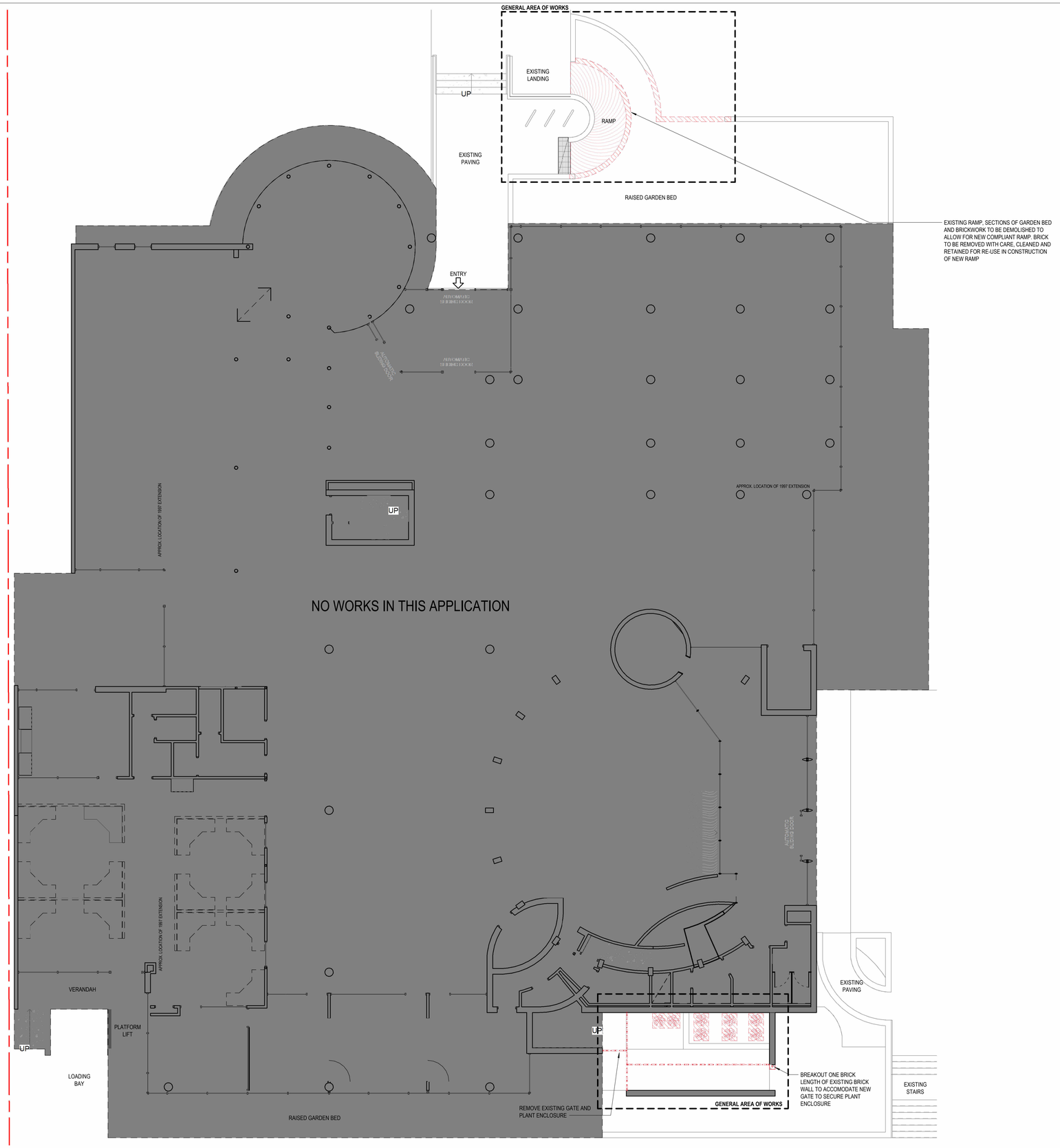
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HV PERMIT APPLICATION

QA STATUS:	DESIGN	DRAWN:	BC
DATE:	20.09.2026	SCALE@A1:	1 : 1

TPA000 [TP1]

We acknowledge and pay respect to the past, present and future Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.



THIS DRAWING INCLUDES COLOURED INFORMATION
COPIES OF THIS DRAWING MUST BE PRODUCED IN COLOUR

BUILDING - EXISTING AND DEMOLITION

1. DURING THE TENDER PERIOD, THE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO THE SUBMISSION OF THEIR TENDER AND MAKE ALL NECESSARY ALLOWANCES FOR DEMOLITION TO ACHIEVE THE REQUIREMENTS OF THE PROPOSED BUILDING WORK.
2. PRIOR TO COMMENCEMENT OF DEMOLITION WORKS, THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR THE CLIENT TO CONFIRM THAT ALL REQUIRED ELEMENTS HAVE BEEN SALVAGED FROM THE PROPOSED DEMOLITION WORKS.
3. WHERE EXISTING WALLS, FITTINGS, FIXTURES, OR FINISHES ARE SHOWN TO BE REMOVED OR DEMOLISHED, PATCH, PAINT & MAKE GOOD TO ALL AFFECTED SURFACES TO MATCH EXISTING ADJACENT SURFACES, IN ACCORDANCE WITH THE SPECIFICATION.
4. WHERE REMOVAL OF FITTINGS & EQUIPMENT REQUIRES REMOVAL OF FLUES, COWLS OR OTHER ROOF PENETRATIONS, PATCH, REPAIR OR REPLACE AFFECTED ROOF SHEET TO ENSURE A WATERTIGHT SEAL.
5. WHERE EXISTING STEEL COLUMNS & BEAMS & OTHER STEEL STRUCTURE IS TO BE DEMOLISHED, ENSURE THE EXISTING STRUCTURE IS TEMPORARILY PROPPED AS REQUIRED UNTIL NEW STRUCTURE IS ERECTED. REFER STRUCTURAL DRAWINGS.
6. WHERE CEILINGS ARE SHOWN TO BE DEMOLISHED, REMOVE ALL LIGHT FITTINGS AND OTHER CEILING MOUNTED FITTINGS. REFER TO ELECTRICAL DRAWINGS FOR FITTINGS TO BE RELOCATED.
7. PATCH, PAINT AND MAKE GOOD AS REQUIRED ALL PENETRATIONS WHERE CEILING MOUNTED FITTINGS ARE TO BE DEMOLISHED AND THE EXISTING CEILINGS REMAIN.
8. MAKE GOOD ALL SURFACES AFTER DEMOLITION/ REMOVAL OF ITEMS, TO MATCH EXISTING ADJOINING OR TO SUIT THE NEW FINISH AS SCHEDULED
9. INFILL ALL FLOOR, WALL AND ROOF OPENINGS WHERE ITEMS REMOVED. INFILL MATERIAL/ FINISH TO MATCH EXISTING ADJOINING OR TO SUIT NEW FINISH AS SCHEDULED.
10. **THIS BUILDING CONTAINS ASBESTOS AND OTHER HAZARDOUS MATERIALS.**
11. REFER TO ..... FOR EXTENTS OF KNOWN AND SUSPECTED HAZARDOUS MATERIALS.
12. THE CONTRACTOR IS TO MAKE ALLOWANCES FOR INVESTIGATING THE SITE AND MAKING THEIR OWN DETERMINATION OF THE REQUIRED EXTENT OF HAZARDOUS MATERIALS REMOVAL SUCH THAT ALL WORKS MEET THE REQUIREMENTS OF THE OH&S ACT AND ALL OTHER RELEVANT STANDARDS.
13. REFER ALSO SPECIFICATION FOR DETAILS ON HAZARDOUS MATERIALS PROCEDURES. VARIATIONS FOR THE REMOVAL OF HAZARDOUS MATERIALS IDENTIFIED IN THE REPORT WILL NOT BE ACCEPTED.
14. ENSURE ALL DISUSED SERVICES ARE FULLY DECOMMISSIONED AS PER SERVICES ENGINEERS DOCUMENTATION. CONTRACTOR TO REMOVE FROM SITE ALL REDUNDANT DECOMMISSIONED SERVICES
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17. WHERE EXISTING INTERNAL DOWNPIPES PENETRATE SLAB, IN MOST CASES THERE IS AN EXISTING TERRACOTTA PIPE PENETRATION ABOVE SLAB LEVEL. IN ALL CASES ALLOW TO REMOVE TO BELOW SLAB LEVEL AND INFILL WITH SCREED AS REQUIRED TO FINISHED SURFACE LEVEL

EXISTING WALL TO REMAIN.

EXISTING ELEMENT TO BE REMOVED. PROVIDE TEMPORARY PROPPING AS REQUIRED.

GENERAL DEMOLITION AND REMOVAL

FLOOR FINISH TO BE DEMOLISHED AND REMOVED

FOR INFORMATION ONLY

REV	DESCRIPTION	DATE
1	HV APPLICATION	02.10.26

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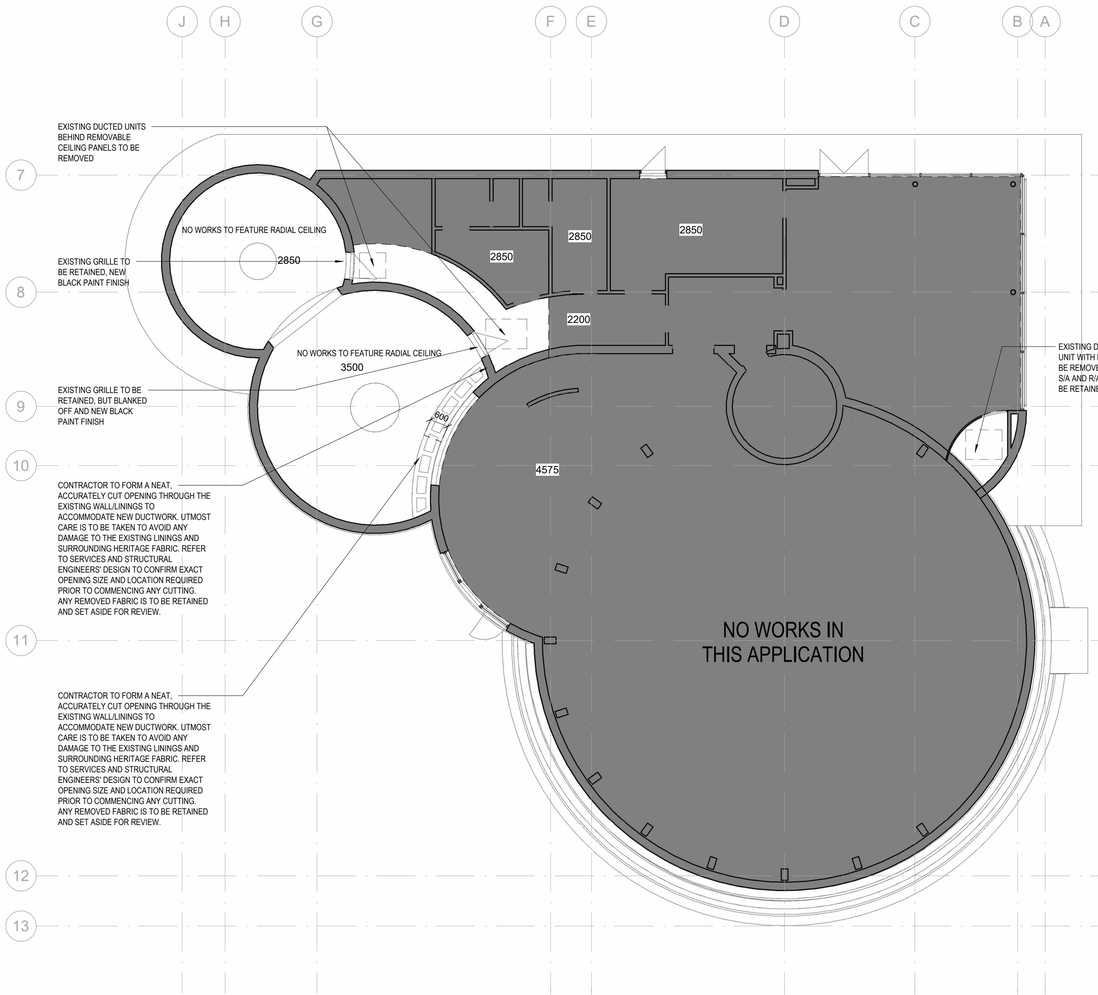
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EXISTING AND DEMOLITION PLAN - GROUND AND BASEMENT BASE SCHEME

QA STATUS:	DESIGN	DRAWN:	BC
DATE:	03.09.2026	SCALE@A1:	1 : 100

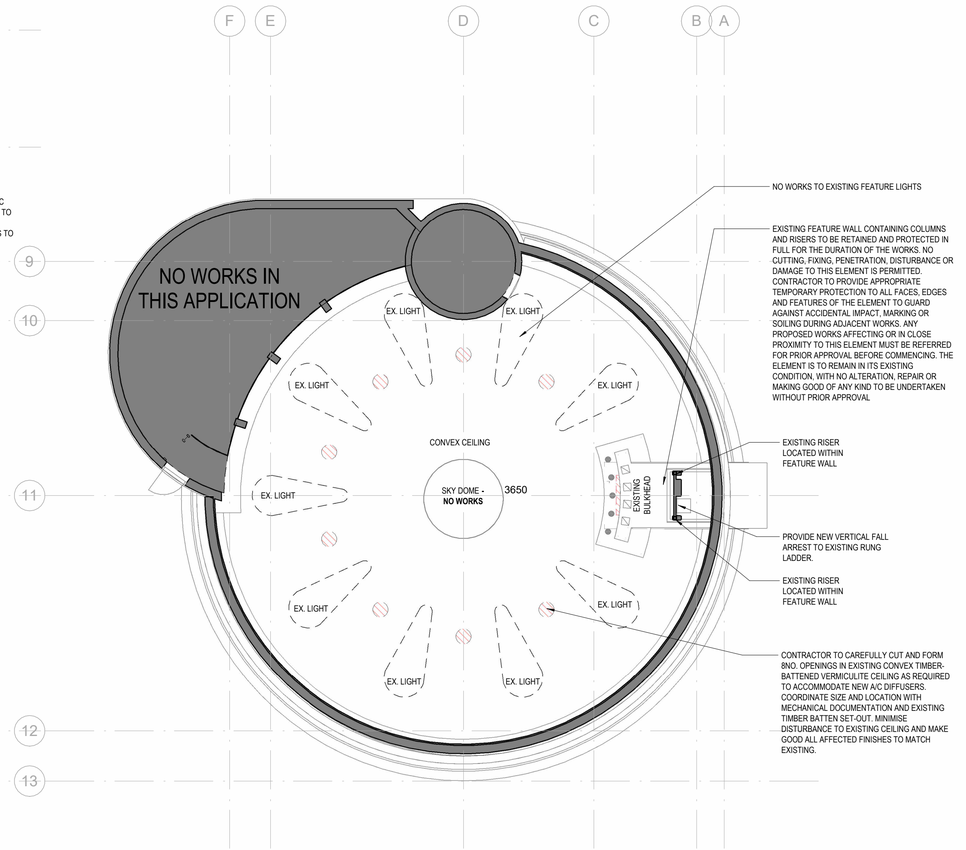
TPA100 [TP1]

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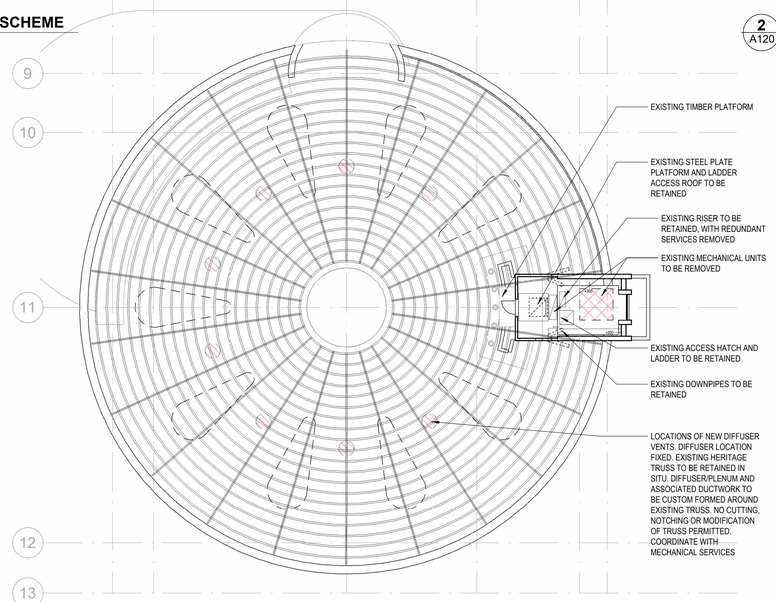
1 A120 EXISTING AND DEMOLITION - FIRST FLOOR - BASE SCHEME

1 : 100



2 A120 EXISTING AND DEMOLITION - CHAMBERS RCP - BASE SCHEME

1 : 100



3 A120 EXISTING UPPER PLANT ROOM

1 : 100

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BUILDING - EXISTING AND DEMOLITION

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GENERAL DEMOLITION AND REMOVAL

FLOOR FINISH TO BE DEMOLISHED AND REMOVED

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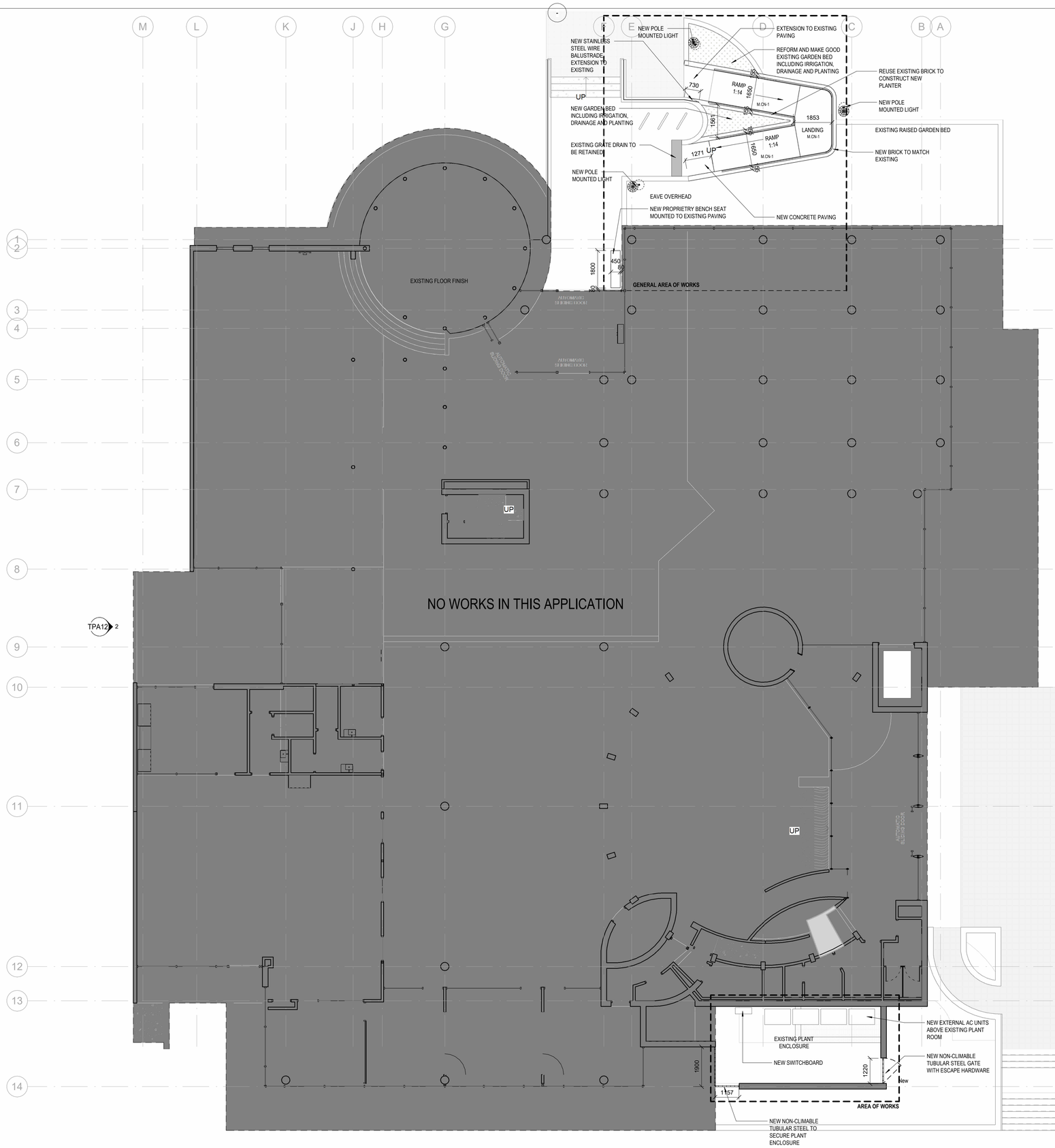
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EXISTING AND DEMOLITION PLAN - FIRST FLOOR AND COUNCIL CHAMBERS RCP - BASE SCHEME

QA STATUS:	DESIGN	DRAWN:	BC
DATE:	03.09.2026	SCALE@A1:	1 : 100

TPA102 [TP1]

We acknowledge and pay respect to the past, present and future Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.



AS1428.1 - WET AREA ROOMS

1. NOTE TYPICAL LAYOUTS ARE PROVIDED FOR ACCESSIBLE BATHROOMS. REFER TO GA PLANS FOR LOCATIONS WHERE LEFT OR RIGHT HANDED CONFIGURATIONS ARE REQUIRED.
2. DIMENSIONS SHOWN FOR FIXTURES & FITTINGS ARE FROM FINISHED WALL LININGS AS PER AS1428.1 CODE.
3. BUILDER TO MAKE ALLOWANCE FOR STRUCTURE AS REQUIRED. ALLOW PLYWOOD AND/OR ADDITIONAL NOGGINGS FOR FIXING OF EQUIPMENT.
4. FALL TO FLOOR WASTES ARE TO ACHIEVE:
   - 1:80 MINIMUM & 1: 50 MAXIMUM IN GENERAL WET AREAS
   - 1:80 MINIMUM & 1: 80 MAXIMUM IN ACCESSIBLE WCs
   - 1:80 TO 1:60 IN A SHOWER RECESS (1:80 TO THE REMAINDER OF THE ROOM)
5. COAT HOOKS SHALL BE PROVIDED TO EACH COMPARTMENT AS REQUIRED BY AS1428.1
   - 1NO. TO EACH AMBULANT COMPARTMENT
   - 1NO. TO EACH ACCESSIBLE COMPARTMENT
   - 2NO. TO EACH ACCESSIBLE COMPARTMENT WITH SHOWER
6. HAND DRYERS MUST BE ACOUSTICALLY RATED AND EXCLUDED FROM CIRCULATION ZONE OF HAND BASIN.

FLOOR FINISHES NOTES

1. FLOOR FINISHES TO BE LAID IN SPECIFIC PATTERNS WITH VARIATIONS IN COLOUR AND LAYOUT. ALLOW FOR ALL REQUIRED CUTTING.
2. COVER PLATES ARE REQUIRED WHERE RESILIENT FLOORING IS POSITIONED ON CONSTRUCTION OR EXPANSION JOINTS.
3. FALLS IN WET AREA SCREEDS ARE TO ACHIEVE (AS PER AS1428.1):
4. ALL INTERNAL WALLS THROUGHOUT THE PROJECT REQUIRE A DEDICATED SKIRTING TO THE BASE OF THE WALL.
5. THE FLOOR FINISH PLAN DETERMINES THE TYPE OF SKIRTING. REQUIREMENTS AS FOLLOWS:

A. ALUMINIUM SKIRTING:
- CARPET
- ENTRY MATTING
- VINYL
- MARMOLEUM

B. TIMBER SKIRTING:
- SPORTS HALL FLOORING

C. COVED VINYL SKIRTING:
- WET AREAS

ARCHITECTURAL CODES	
REFERENCE	DESCRIPTION
M.CN-1	CONCRETE - TYPE 1

FLOOR PLAN NOTES:

1. ALL GRID LINES SHOWN ARE TO THE CENTRE-LINE OF STRUCTURAL COLUMNS UNLESS OTHERWISE NOTED.
2. PRIOR TO THE INSTALLATION OF CARPET TILES, POLYPROPYLENE CARPET OR VINYL TILES, THE CONTRACTOR SHALL PROVIDE A TAPERED FLOOR SCREED TO THE BACK OF CAPRAL EP1340 EXTERNAL DOOR THRESHOLD PLATES (AND TO THE CHANNEL GUIDES TO THE LARGE SLIDING DOORS)SO THE FINISHES ARE FLUSH WITH THE THRESHOLD PLATES. NOTE THIS IS TO COMPLY WITH THE REQUIREMENTS OF AS 1428.1 CODE FOR DISABLED ACCESS.
3. ALLOW TO PACK OUT WALLS (FOR FULL LENGTH OF WALL) WHERE INTERNAL STEEL WALL BRACING IS REQUIRED AND WHERE STRUCTURAL BEAMS AND COLUMNS PROJECT BEYOND WALL LINING. ALTERNATIVELY USE LARGER STUDS AND NOTCH STUDS (SUBJECT TO STRUCTURAL ENGINEER'S APPROVAL).
4. ALL WALLS WITH SANITARY FIXTURES, JOINERY, HANDRAILS, EQUIPMENT (TVS, TOOL RACKS ETC) AND THE LIKE TO BE INSTALLED WITH ADDITIONAL FRAMING SUPPORT AS REQUIRED FOR THE ADDITIONAL LOADING.
5. CONTRACTOR TO LIAISE WITH SUPERINTENDENT ON SITE FOR EXACT ALIGNMENT OF FLOOR FINISHES WITH RESPECT TO WALLS, DOORS/WINDOWS OPENINGS AND JOINERY ITEMS INCLUDING KICKERS.
6. UNLESS DIMENSIONED OTHERWISE, ALL CHANGE IN FLOOR FINISH BETWEEN ROOMS SHALL FINISH UNDER DOOR LEAF
7. ALL FLOOR FINISHES TO CONTINUE UNDER JOINERY.
8. WHERE ELECTRICAL SWB OR DISTRIBUTION BOARDS ARE LOCATED WITHIN A PATH OF TRAVEL TO AN EXIT, THE BOARD MUST BE IN A NON-COMBUSTIBLE ENCLOSURE WITH SMOKE SEALS PROVIDED TO THE DOORS.
9. THE CONTRACTOR SHALL ALLOW FOR THREE REVISED BUILDING PERMIT APPLICATIONS, INCLUDING BUILDING SURVEYOR AND AUTHORITY FEES.

PRECAST CONCRETE PANELS

1. BUILDER TO COORDINATE AND ALLOW FOR ALL SERVICES PENETRATIONS REQUIRED TO PRECAST PANELS.
2. GROUT DUCTS SHALL NOT BE LOCATED ON EXPOSED PANEL FACES. ALL EXPOSED FACES SHALL BE DEFECTS FREE AND OF HIGH-QUALITY FINISH. ALLOW FOR CLEAR SEAL TO ALL EXPOSED PRECAST CONCRETE PANELS. REFER ELEVATIONS FOR LOCATION OF EXPOSED PANEL FACES.

EXTENT OF ENTRANCE MAT OR CARPET

EXTENT OF SHEET VINYL

EXTENT OF CARPET TILES OR VINYL TILES

NIC - NOT IN CONTRACT ITEMS SHOWN DASHED

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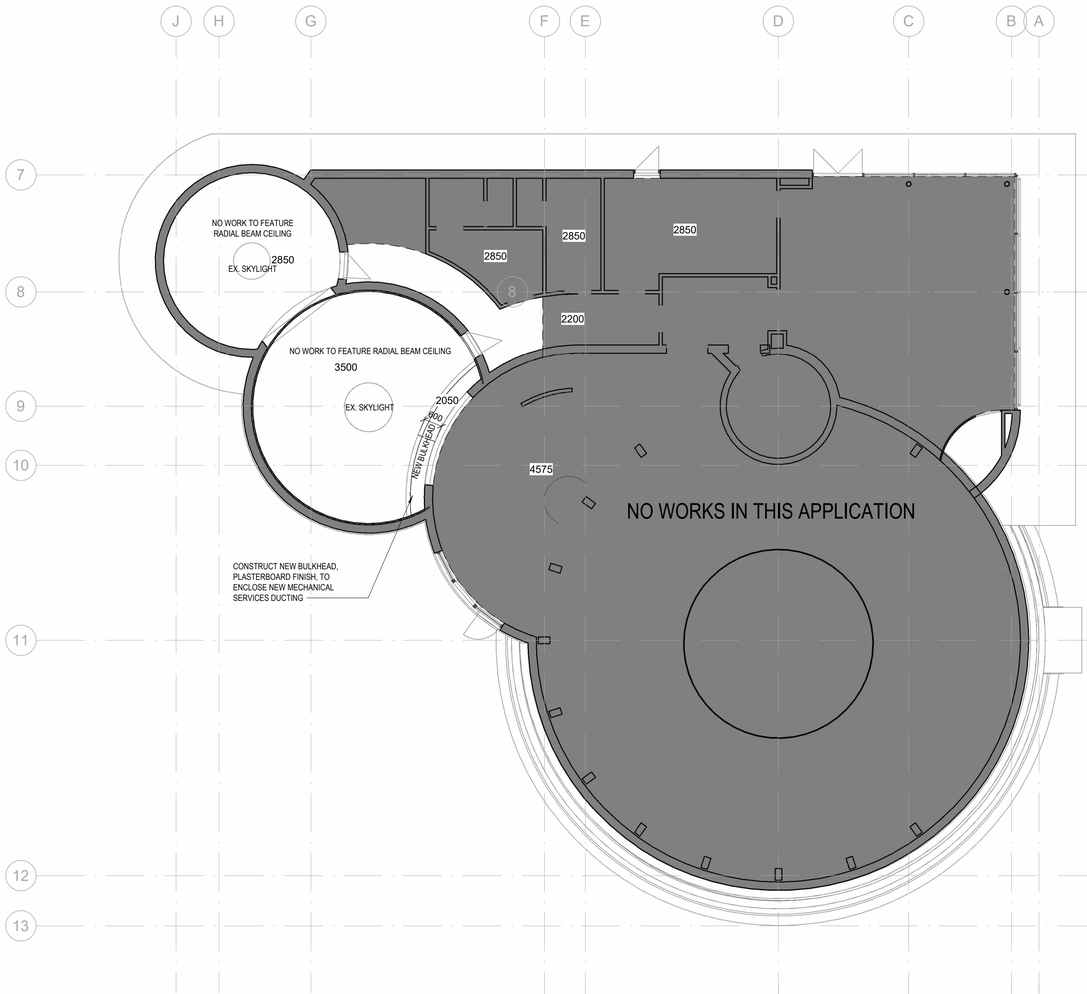
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GENERAL ARRANGEMENT PLAN - GROUND FLOOR BASE SCHEME

QA STATUS:	DESIGN	DRAWN:	BC
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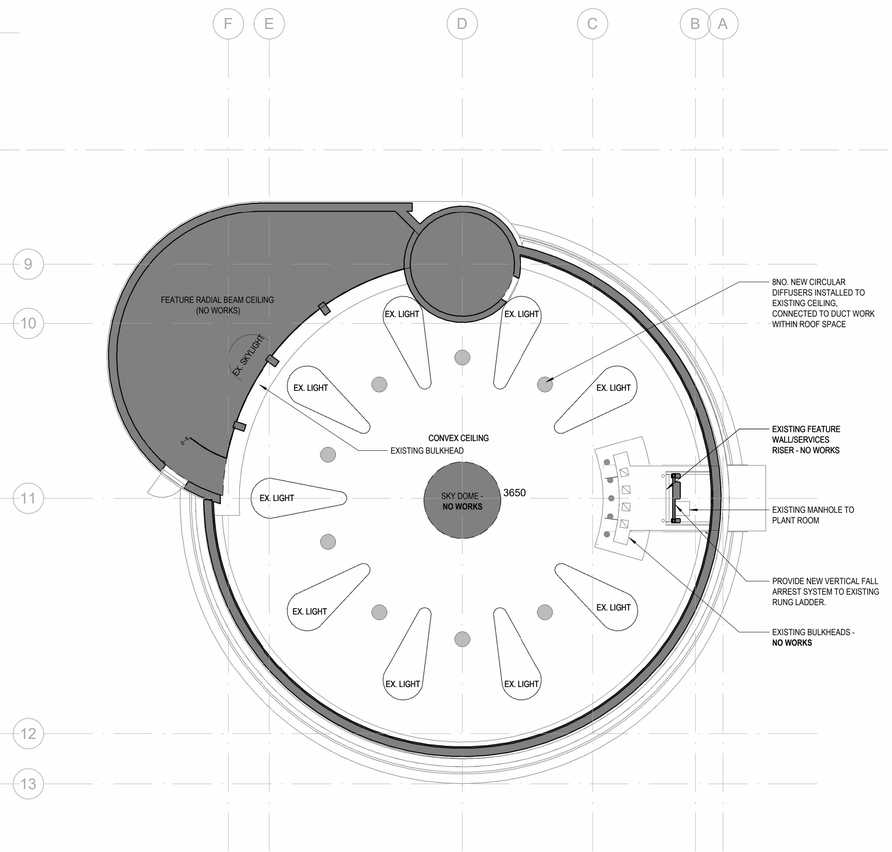
TPA110 [TP1]

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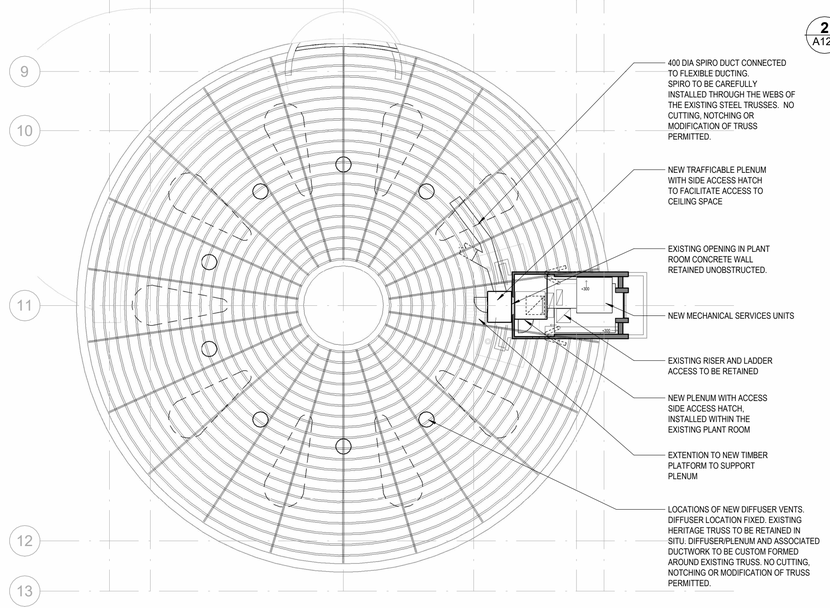
1 PROPOSED FIRST FLOOR RCP
A120

1 : 100



2 PORPOSED COUNCIL CHAMBER RCP
A120

1 : 100



3 PROPOSED PLANT ROOM
1 : 100

ARCHITECTURAL CODES	
REFERENCE	DESCRIPTION

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N

REFLECTED CEILING PLAN NOTES:

1. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING LAYOUTS AND CEILING FAN LOCATIONS. CONFIRM CEILING FAN LOCATIONS ON SITE WITH SUPERINTENDENT PRIOR TO INSTALLATION. CONTRACTOR IS TO ENSURE INSTALLATION HEIGHT OF CEILING FANS IS 2700mm ABOVE FFL.
2. REFER TO ELECTRICAL DRAWINGS FOR EXTENT OF REMOVAL AND RELOCATION OF EXISTING CEILING MOUNTED FITTINGS.
3. REFER SECURITY SERVICES SPECIFICATION FOR SCOPE OF WORK TO SECURITY SENSORS.
4. WHERE THE UNDERSIDE OF SLAB OR ROOF ABOVE IS EXPOSED, THE CONTRACTOR SHALL COORDINATE TO NEATLY RUN ALL SERVICES, CABLES, CONDUITS, DUCTWORK AND THE LIKE. COORDINATE BETWEEN ALL TRADES AND PROVIDE SERVICES RETICULATION SHOP DRAWINGS FOR APPROVAL PRIOR COMMENCING ROUGH INS. ALLOW PAINT FINISH TO UNDERSIDE OF EXPOSED SLAB / ROOF STRUCTURE. ALL EXPOSED PIPES SHALL BE WRAPPED IN ACOUSTIC INSULATION AND PVC CLADDING.
5. WHERE PERFORATED CEILINGS ARE PROPOSED BELOW A LIGHT-WEIGHT ROOF, ALLOW FOR INSTALLATION OF AN ADDITIONAL LAYER OF SOLID PLASTERBOARD CEILING. REFER ACOUSTIC REPORT AND DETAILS.
6. ALLOW FOR POWDERCOATING TO ALL EXPOSED MECHANICAL DUCTWORKS AND CABLE TRAYS.
7. ACCESS PANEL LOCATIONS AND QUANTITIES SHALL BE CONFIRMED BY TRADES TO SUIT MAINTENANCE REQUIREMENTS. QUANTITIES SHOWN ON DRAWINGS ARE NOMINAL ONLY. ACCESS PANELS SHALL BE NEATLY INSTALLED TO SEAMLESSLY BLEND INTO THE WALL OR CEILING.
8. PROVIDE OUTER LAYER OF 13mm AQUACHEK PLASTERBOARD IN LIEU OF PLASTERBOARD TO ALL CEILING IN AMENITIES AREAS, TOILET ROOMS, KITCHEN AND CLEANER'S ROOM
9. PATCH, PAINT AND MAKE GOOD ALL AS REQUIRED ALL PENETRATIONS WHERE CEILING MOUNTED FITTINGS ARE TO BE DEMOLISHED.

LIGHT FITTINGS - REFER ELECTRICAL DWGS

REFLECTED CEILING PLAN LEGEND:

- A/C CEILING CASSETTE - REFER MECHANICAL DWGS
- AIR CONDITIONING UNIT - REFER MECHANICAL DWGS
- SP CEILING RECESSED SPEAKER - REFER ELECTRICAL DWGS
- CEILING ACCESS PANEL
- EXIT SIGN - REFER ELECTRICAL DWGS
- EMERGENCY LIGHTING - REFER ELECTRICAL DWGS
- FIRE SPRINKLER - REFER SERVICES DWGS
- LIGHT FITTING - REFER ELECTRICAL DWGS
- MECHANICAL GRILLE - REFER MECHANICAL DWGS
- MOTION DETECTOR - REFER ELECTRICAL DWGS
- S SMOKE DETECTOR - REFER ELECTRICAL DWGS

FOR INFORMATION ONLY

REV	DESCRIPTION	DATE
1	HV APPLICATION	02.10.26

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Brand Architects
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East Melbourne, Victoria, 3002
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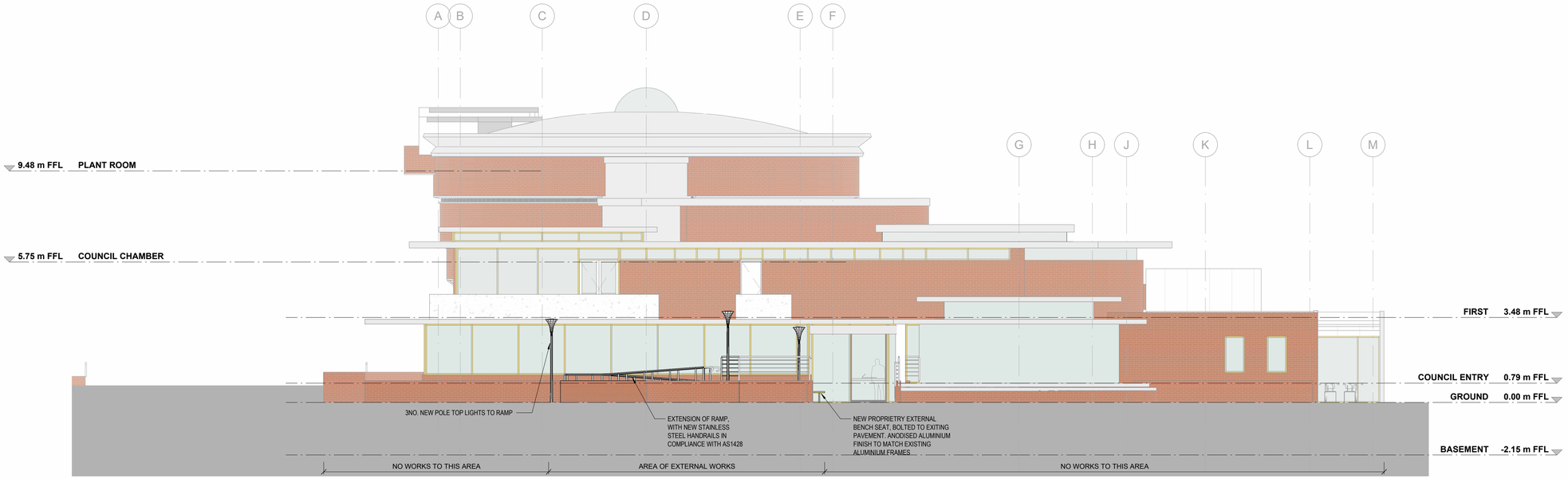
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PROPOSED REFLECTED CEILING PLAN - FIRST FLOOR

QA STATUS:	DESIGN	DRAWN:	BC
DATE:	03.09.2026	SCALE@A1:	1 : 100

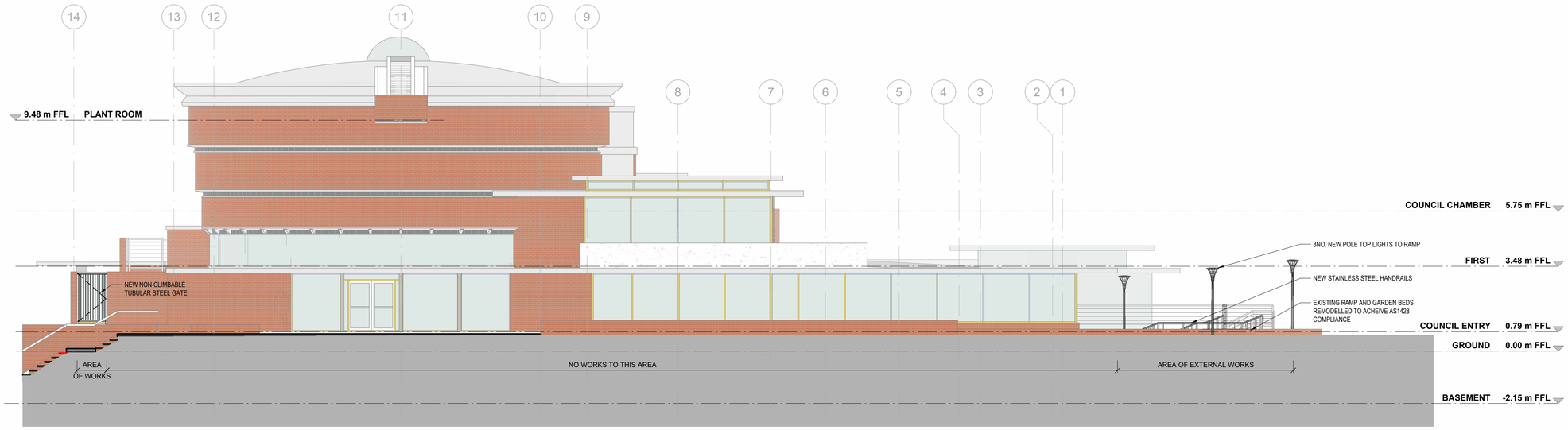
TPA117 [TP1]

We acknowledge and pay respect to the past, present and future Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.



1 NORTH ELEVATION - BASE SCHEME

1 : 100



2 EAST ELEVATION - BASE SCHEME

1 : 100

ELEVATION NOTE:

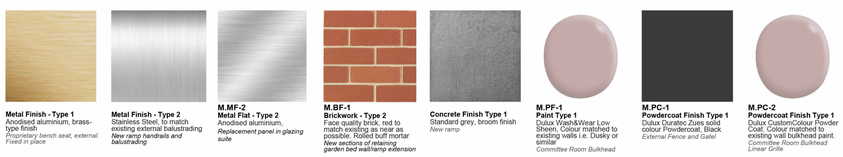
1. REFER TO EXTERNAL WINDOW & DOOR SCHEDULE FOR EXTENT OF WINDOW OPENINGS AND SASHES AND GLAZING TYPES.
2. PROVIDE ALUMINIUM ANGLES/COVER PLATES AS REQUIRED TO CONCEAL CAVITIES, COLOUR TO MATCH DOOR AND WINDOW FRAME.
3. ALL CAPPINGS, FASCIA AND FLASHINGS TO BE COLORBOND, COLOUR TO MATCH ADJACENT WALL CLADDING COLOUR.
4. ALL EXPOSED COLUMNS TO HAVE A GALVANISED FINISH.
5. DOWNPIPES TO BE UPVC, EXPOSED, AND UNFINISHED, WITH ALL TRADE MARKINGS REMOVED PRIOR TO INSTALLATION.
6. ANTI-GRAFFITI PAINT TO ALL EXPOSED MASONRY.
7. THERMAL BREAKS REQUIRED TO THE EXTERNAL FACE OF ALL STEEL WALL FRAMING.

ARCHITECTURAL CODES	
REFERENCE	DESCRIPTION

Finishes Sample Board

Brighton Library Upgrades | Internal and External *Materials, finishes, colours and nominated products/suppliers are indicative of the design intent and are subject to availability, detailed selection and approved equivalent substitutions.*

Brand Architects



Metal Finish - Type 1
Anodised aluminium, brass-type finish
Proprietary bench seat, external. Fixed in place

Metal Finish - Type 2
Stainless Steel, to match existing external balustrading
New ramp handrails and balustrading

M.MF-2
Metal Flat - Type 2
Anodised aluminium,
Replacement panel in glazing suite

M.BF-1
Brickwork - Type 2
Face quality brick, red to match existing as near as possible. Rolled buff mortar
New sections of retaining garden bed wall/ramp extension

Concrete Finish Type 1
Standard grey, broom finish
New ramp

M.PF-1
Paint Type 1
Dulux Wash&Wear Low Sheen, Colour matched to existing walls i.e. Dusky or similar
Committee Room Bulkhead

M.PC-1
Powdercoat Finish Type 1
Dulux Duratec Zues solid colour Powdercoat, Black
External Fence and Gate

M.PC-2
Powdercoat Finish Type 1
Dulux CustomColour Powder Coat. Colour matched to existing wall bulkhead paint.
Committee Room Bulkhead Linear Grille



ARCHITECTURAL VISUALISATION - TO DEMONSTRATE DESIGN INTENT ONLY

FOR INFORMATION ONLY

REV	DESCRIPTION	DATE
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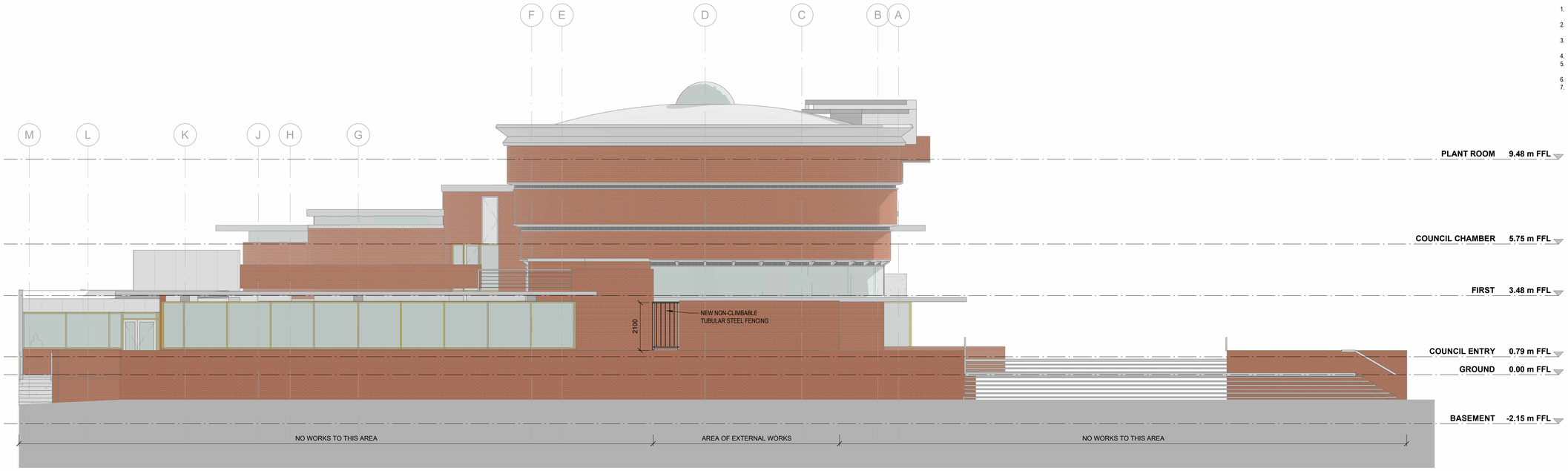
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ELEVATIONS - BASE SCHEME

QA STATUS:	DESIGN	DRAWN:	BC
DATE:	03.09.2026	SCALE@A1:	As indicated

TPA120 [TP1]

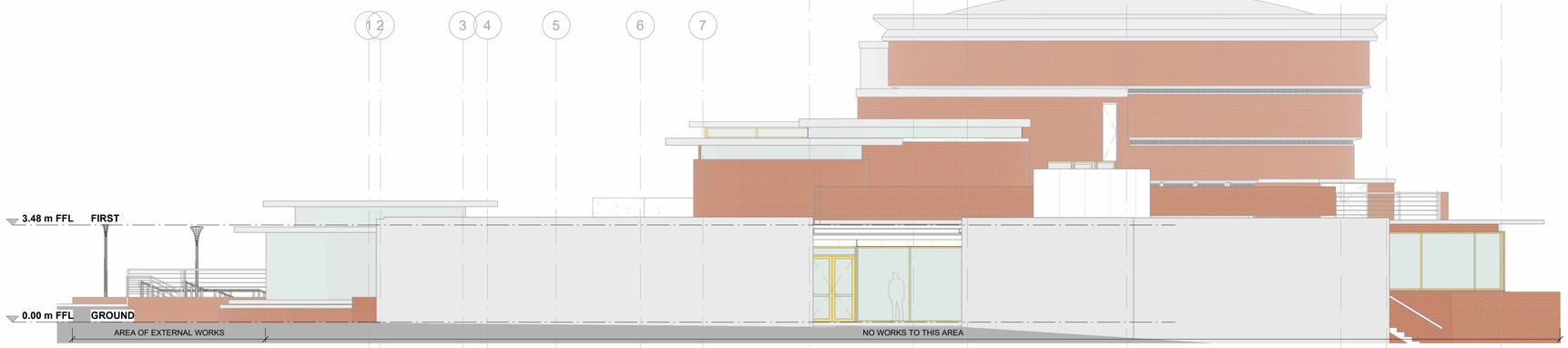
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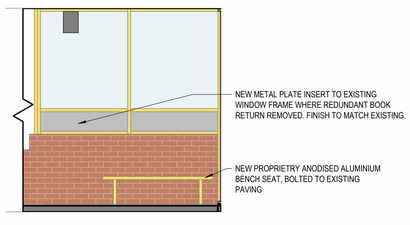
1 SOUTH ELEVATION
1 : 100

ELEVATION NOTE:

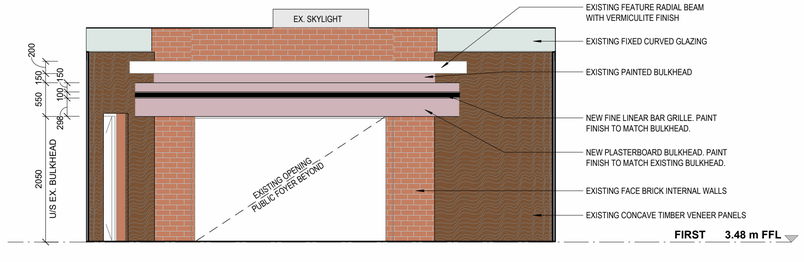
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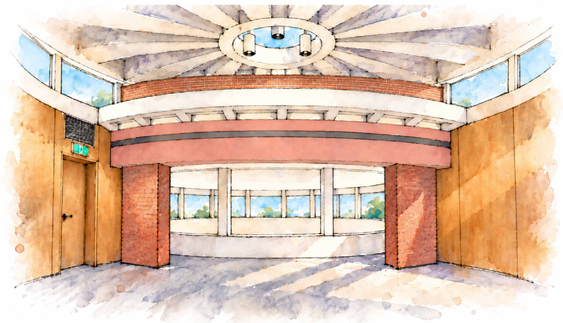
2 / A110 WEST ELEVATION
1 : 100



4 / A111 ENTRY VERANDAH - EAST
1 : 50



3 COMMITTEE ROOM 1 - WEST INTERNAL ELEVATION
1 : 50



ARCHITECTURAL VISUALISATION - TO DEMONSTRATE DESIGN INTENT ONLY

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ELEVATIONS - BASE SCHEME

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TPA121 [TP1]

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