

SIGNED *[Signature]*
for the Executive Director

NOTE: Conditions apply.



ROYAL MELBOURNE YACHT SQUADRON REDEVELOPMENT

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TP03 NTS	HISTORICAL PHOTOS
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- 01 NORTH AND EAST ELEVATIONS
- 02 NORTH AND WEST ELEVATIONS
- 03 EAST ELEVATION
- 04 SOUTH ELEVATION





- 01 CIRCA 1929 WEST ELEVATION
- 02 CIRCA 1929 EAST ELEVATION
- 03 CIRCA 1929 BILLIARD ROOM
- 04 CIRCA 1929 COMMITTEE ROOM
- 05 CIRCA 1929 REFRESHMENT BUFFET
- 06 CIRCA 1929 RECEPTION LOUNGE
- 07 CIRCA 1929 LIBRARY
- 08 CIRCA 1929 ENTRANCE HALL



EXISTING FINISHES



F01
CREAM RENDERED WALLS
 External walls on all elevations and rooftop brick upstands



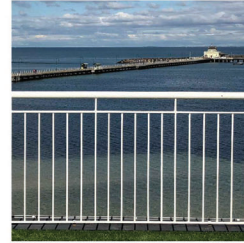
F02
GRAY RENDERED WALLS
 External brick walls on east elevation covered with gray render (darker shade than F01)



F03
WHITE PAINTED MASONRY
 Portico columns, balcony brick upstands and ornamental window contours in the east elevation



F04
EXISTING RED BRICK
 Ornamental entry door contour and half height section below windows on east elevation



F05
WHITE PAINTED STEEL
 Existing balustrades and window frames.



F06
BLACK CYCLONE MESH
 Existing cyclone mesh defining the perimeter of the yard in west, north and south elevations



F07
GRANITIC SAND
 Ground of the carpark to the north driveway running along the southern elevation and path leading to eastern entry door

PROPOSED FINISHES



F10
CREAM PAINTED STUCCO WALLS
 All existing external walls and infills to external walls.



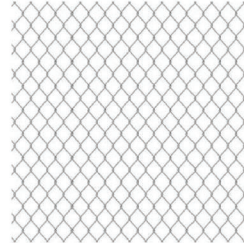
F11
NEW BRICK
 New brick to proposed southern extension, cafe seating, paving and infill walls, accessible ramp and associated upstand and base of yard fence.



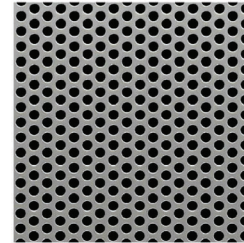
F12
NATURAL ANODISED ALUMINIUM
 Window and door frames throughout as noted.



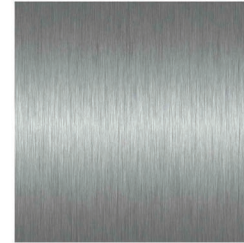
F13
CLEAR GLAZING
 Double glazing will be provided in the development where new glazing is installed. While detailed glazing specification will occur during the detailed design stage, preliminary NCC 2019 Section J calculations have been performed to benchmark the performance for the development. The performance requirements are subject to change during further design development, however NCC 2019 compliance will be ensured.



F14
CHAIN LINK FENCING FENCING
 Galvanised chain link fencing, 40mm Pitch.



F15
PERFORATED STAINLESS STEEL
 Steel panels for bifold door to bins cupboard and to Roof Pavilion services alcove.



F16
STAINLESS STEEL
 Brushed stainless steel finish to proposed pavilion cladding, balustrades, awnings throughout as noted.



F17
ROOF SHEETING
 Lysaght Klip-Lok 700 Hi-Strength to pavilion roof. Unpainted Zincalume Finish.

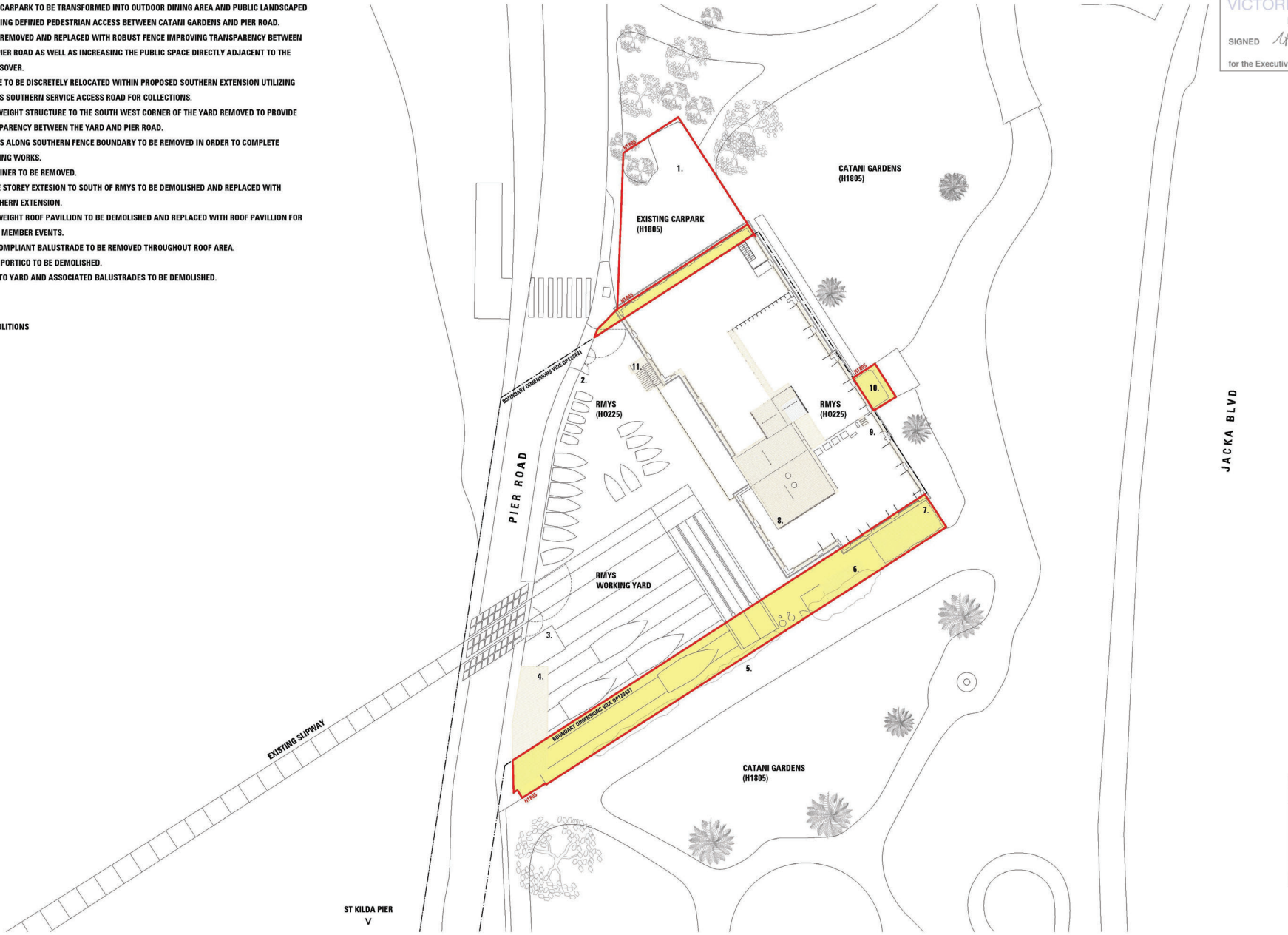


F18
BALLAST ROOF
 Ballast roof finish to the roof of the southern pavilion.



1. EXISTING GAVEL CARPARK TO BE TRANSFORMED INTO OUTDOOR DINING AREA AND PUBLIC LANDSCAPED SEATING PROVIDING DEFINED PEDESTRIAN ACCESS BETWEEN CATANI GARDENS AND PIER ROAD.
2. EXISTING FENCE REMOVED AND REPLACED WITH ROBUST FENCE IMPROVING TRANSPARENCY BETWEEN THE YARD AND PIER ROAD AS WELL AS INCREASING THE PUBLIC SPACE DIRECTLY ADJACENT TO THE PROPOSED CROSSOVER.
3. EXISTING REFUSE TO BE DISCRETELY RELOCATED WITHIN PROPOSED SOUTHERN EXTENSION UTILIZING CATANI GARDENS SOUTHERN SERVICE ACCESS ROAD FOR COLLECTIONS.
4. EXISTING LIGHTWEIGHT STRUCTURE TO THE SOUTH WEST CORNER OF THE YARD REMOVED TO PROVIDE GREATER TRANSPARENCY BETWEEN THE YARD AND PIER ROAD.
5. EXISTING SHRUBS ALONG SOUTHERN FENCE BOUNDARY TO BE REMOVED IN ORDER TO COMPLETE PROPOSED FENCING WORKS.
6. EXISTING CONTAINER TO BE REMOVED.
7. EXISTING SINGLE STOREY EXTENSION TO SOUTH OF RMYS TO BE DEMOLISHED AND REPLACED WITH PROPOSED SOUTHERN EXTENSION.
8. EXISTING LIGHTWEIGHT ROOF PAVILLION TO BE DEMOLISHED AND REPLACED WITH ROOF PAVILLION FOR FUNCTIONS AND MEMBER EVENTS.
9. EXISTING NON-COMPLIANT BALUSTRADE TO BE REMOVED THROUGHOUT ROOF AREA.
10. EXISTING ENTRY PORTICO TO BE DEMOLISHED.
11. EXISTING STAIR TO YARD AND ASSOCIATED BALUSTRADES TO BE DEMOLISHED.

HATCH LEGEND
 PROPOSED DEMOLITIONS



WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL CRITICAL DIMENSIONS ON SITE AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. CONTRACTORS TO ENSURE THAT THE DRAWING IS THE CURRENT ISSUE BEFORE COMMENCEMENT OF WORK.
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C	02.09.2021	ISSUED FOR PLANNING & HERITAGE ASSESSMENT
B	17.06.2021	ISSUED FOR PLANNING & HERITAGE ASSESSMENT
A	09.04.2021	ISSUED FOR INFORMATION

- EXISTING GAVEL CARPARK TO BE TRANSFORMED INTO OUTDOOR DINING AREA AND PUBLIC LANDSCAPED SEATING PROVIDING DEFINED PEDESTRIAN ACCESS BETWEEN CATANI GARDENS AND PIER ROAD.
- EXISTING CROSSOVER TO BE EXTENDED AND RELOCATED TO IMPROVE SAFE PEDESTRIAN ACCESS BETWEEN CATANI GARDENS AND BEACH.
- EXISTING FENCE REMOVED AND REPLACED WITH ROBUST FENCE IMPROVING TRANSPARENCY BETWEEN THE YARD AND PIER ROAD AS WELL AS INCREASING THE PUBLIC SPACE DIRECTLY ADJACENT TO THE PROPOSED CROSSOVER.
- EXISTING LIGHTWEIGHT STRUCTURE TO THE SOUTH WEST CORNER OF THE YARD REMOVED TO PROVIDE GREATER TRANSPARENCY BETWEEN THE YARD AND PIER ROAD.
- EXISTING SHRUBS ALONG SOUTHERN FENCE BOUNDARY TO BE REMOVED IN ORDER TO COMPLETE PROPOSED FENCING WORKS.
- WASTE SERVICES TO BE DISCRETELY RELOCATED WITHIN PROPOSED SOUTHERN EXTENSION UTILISING CATANI GARDENS SOUTHERN SERVICE ACCESS ROAD FOR COLLECTIONS.
- EXISTING LIGHTWEIGHT ROOF PAVILION TO BE DEMOLISHED AND REPLACED WITH ROOF PAVILION FOR FUNCTIONS AND MEMBER EVENTS.
- EXISTING LIFT OVERRUN TO BE CONSOLIDATED INTO NEW SERVICES OVERRUN.
- EXISTING MECHANICAL SERVICES TO BE CONSOLIDATED INTO DISCREET SCREENED MECHANICAL AREA.
- PROPOSED SOLAR PANEL ARRAY TO ROOF PAVILION.

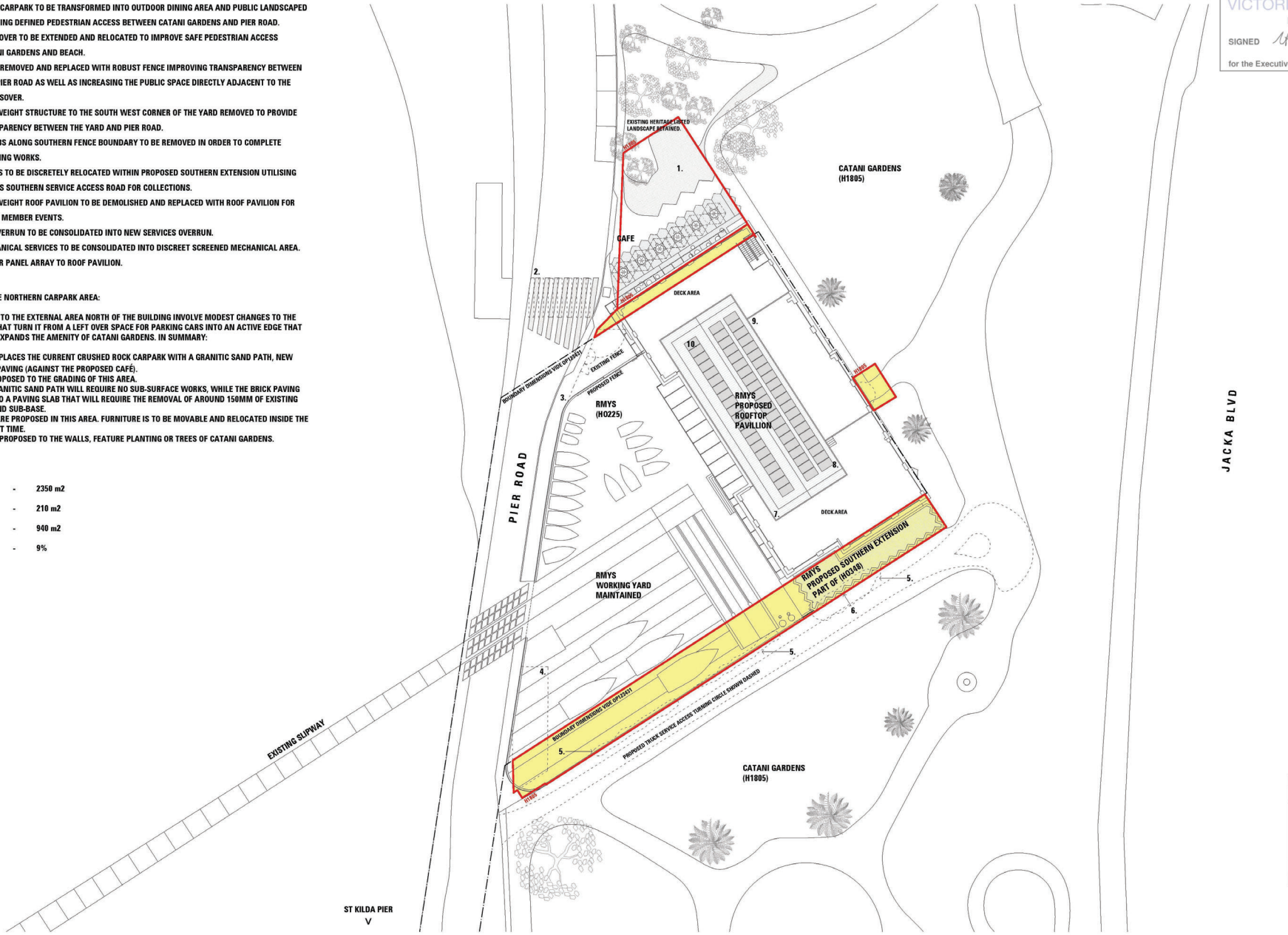
FURTHER NOTES ON THE NORTHERN CARPARK AREA:

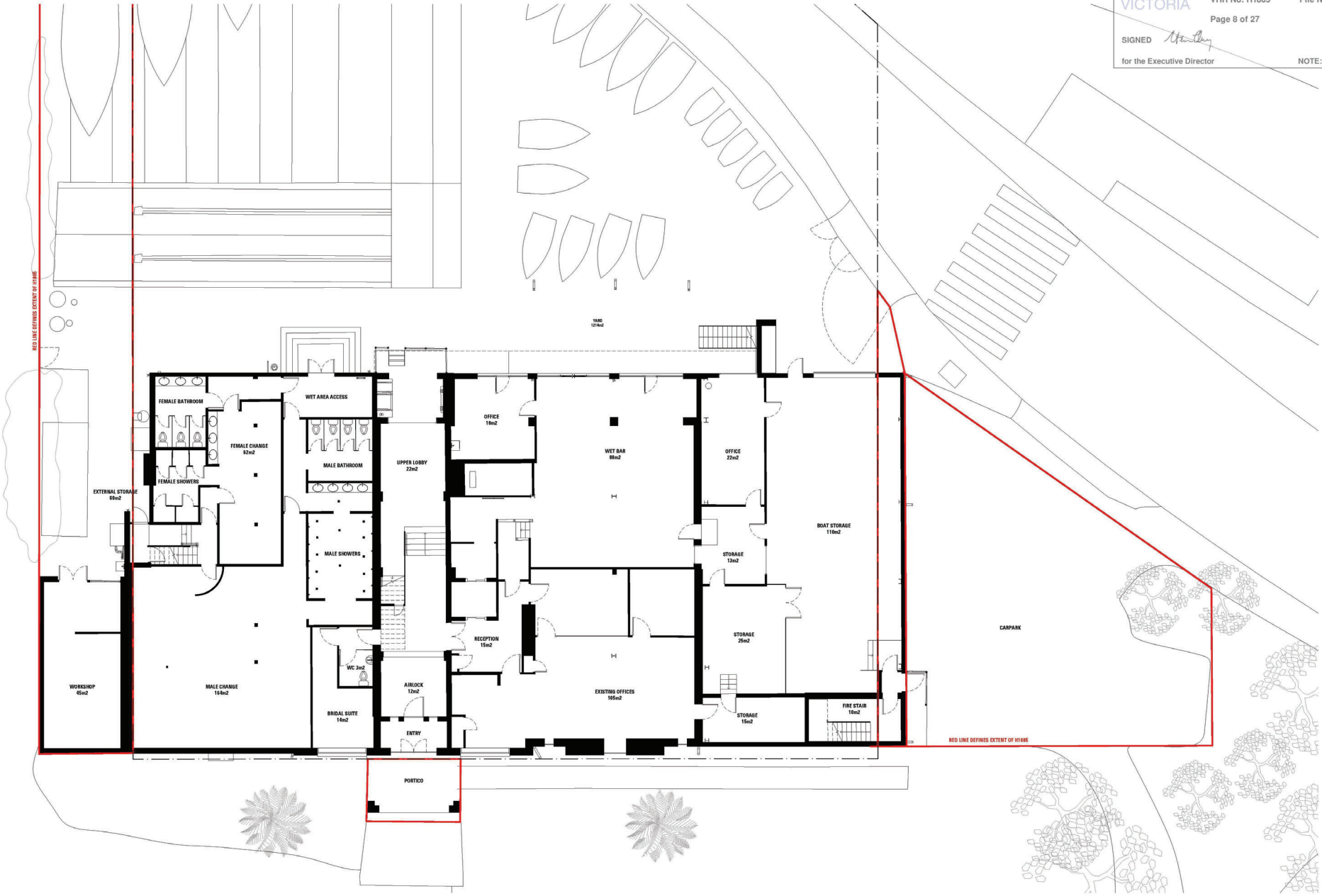
THE PROPOSED WORKS TO THE EXTERNAL AREA NORTH OF THE BUILDING INVOLVE MODEST CHANGES TO THE EXISTING CONDITION THAT TURN IT FROM A LEFT OVER SPACE FOR PARKING CARS INTO AN ACTIVE EDGE THAT ACKNOWLEDGES AND EXPANDS THE AMENITY OF CATANI GARDENS. IN SUMMARY:

- THE PROPOSAL REPLACES THE CURRENT CRUSHED ROCK CARPARK WITH A GRANITIC SAND PATH, NEW TURF AND BRICK PAVING (AGAINST THE PROPOSED CAFÉ).
- NO CHANGE IS PROPOSED TO THE GRADING OF THIS AREA.
- THE TURF AND GRANITIC SAND PATH WILL REQUIRE NO SUB-SURFACE WORKS, WHILE THE BRICK PAVING WILL BE LAID ONTO A PAVING SLAB THAT WILL REQUIRE THE REMOVAL OF AROUND 150MM OF EXISTING CRUSHED ROCK AND SUB-BASE.
- NO STRUCTURES ARE PROPOSED IN THIS AREA. FURNITURE IS TO BE MOVABLE AND RELOCATED INSIDE THE TENANCY AT NIGHT TIME.
- NO CHANGES ARE PROPOSED TO THE WALLS, FEATURE PLANTING OR TREES OF CATANI GARDENS.

AREA:

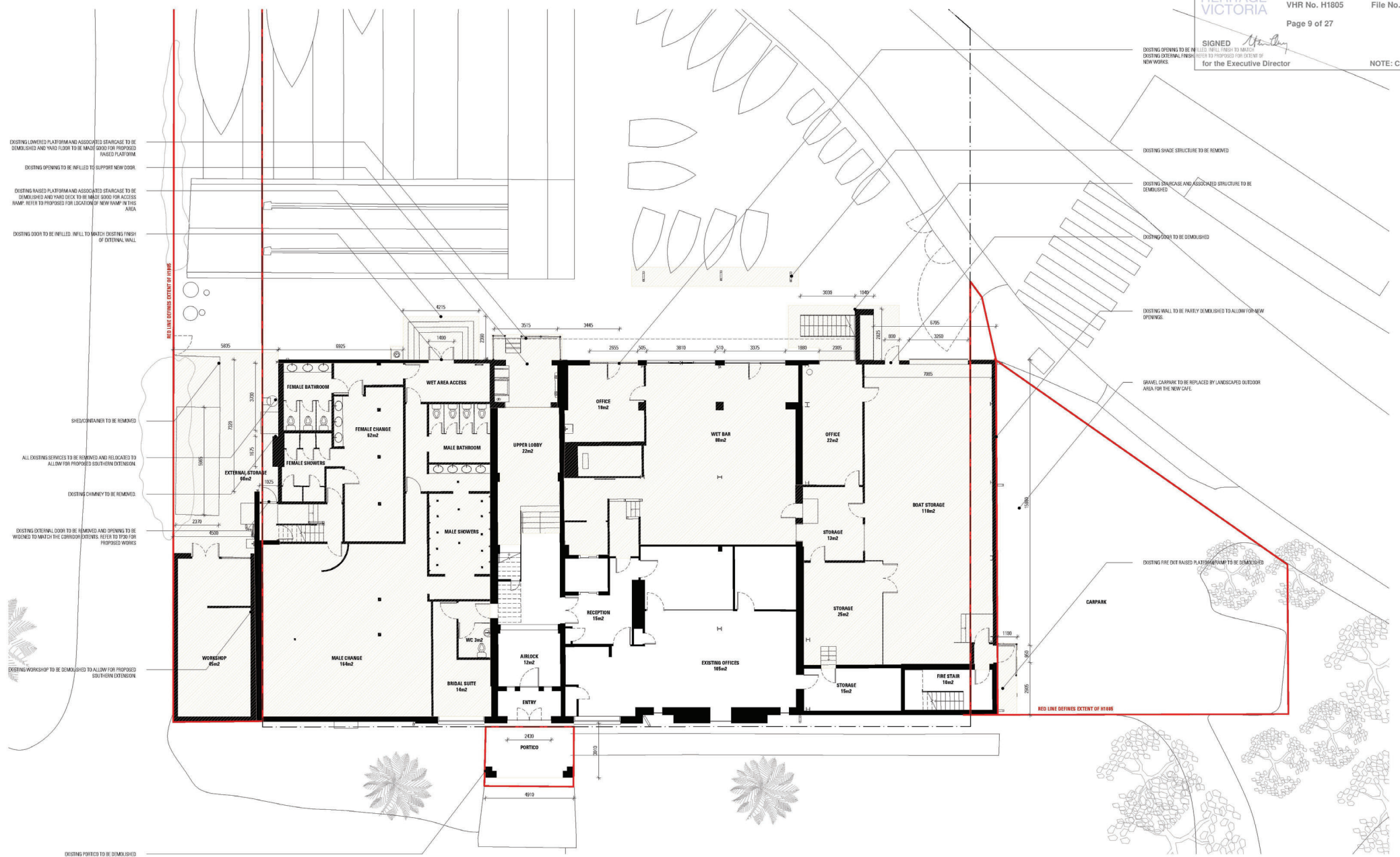
OVERALL SITE AREA	-	2350 m ²
NORTHERN CARPARK	-	210 m ²
BUILDING FOOTPRINT	-	940 m ²
SITE PERMEABILITY	-	9%

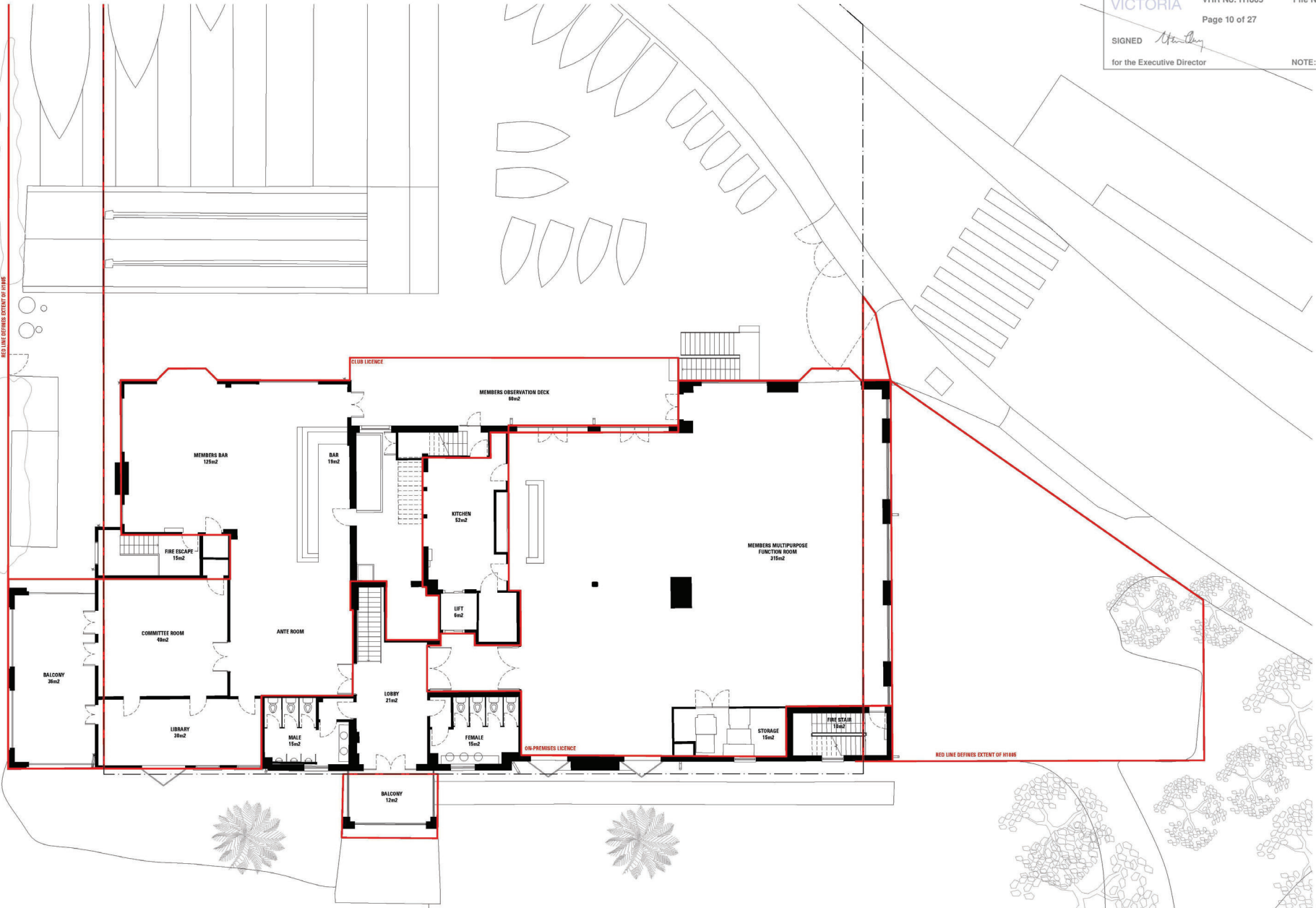




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NOTE: Conditions apply.



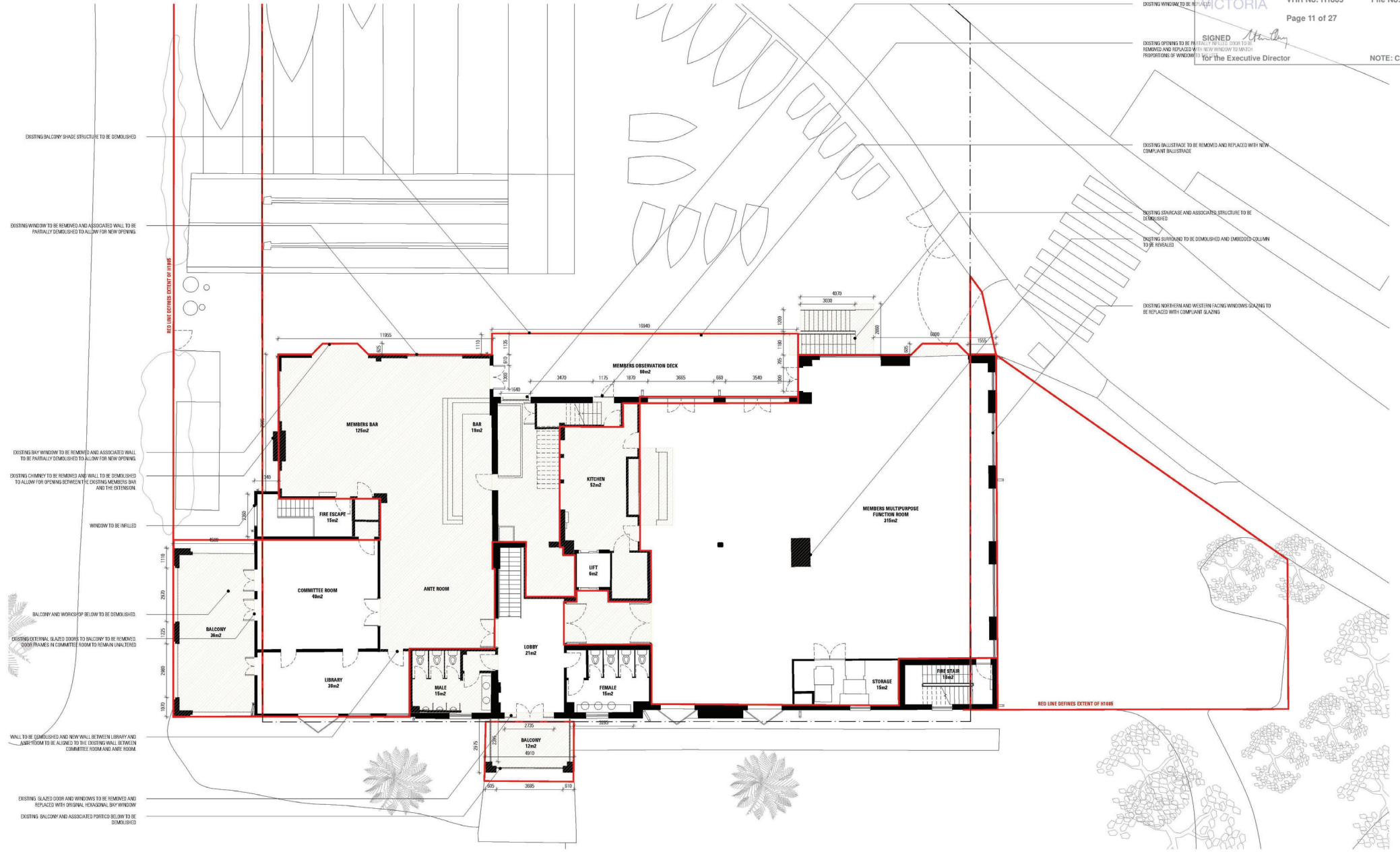


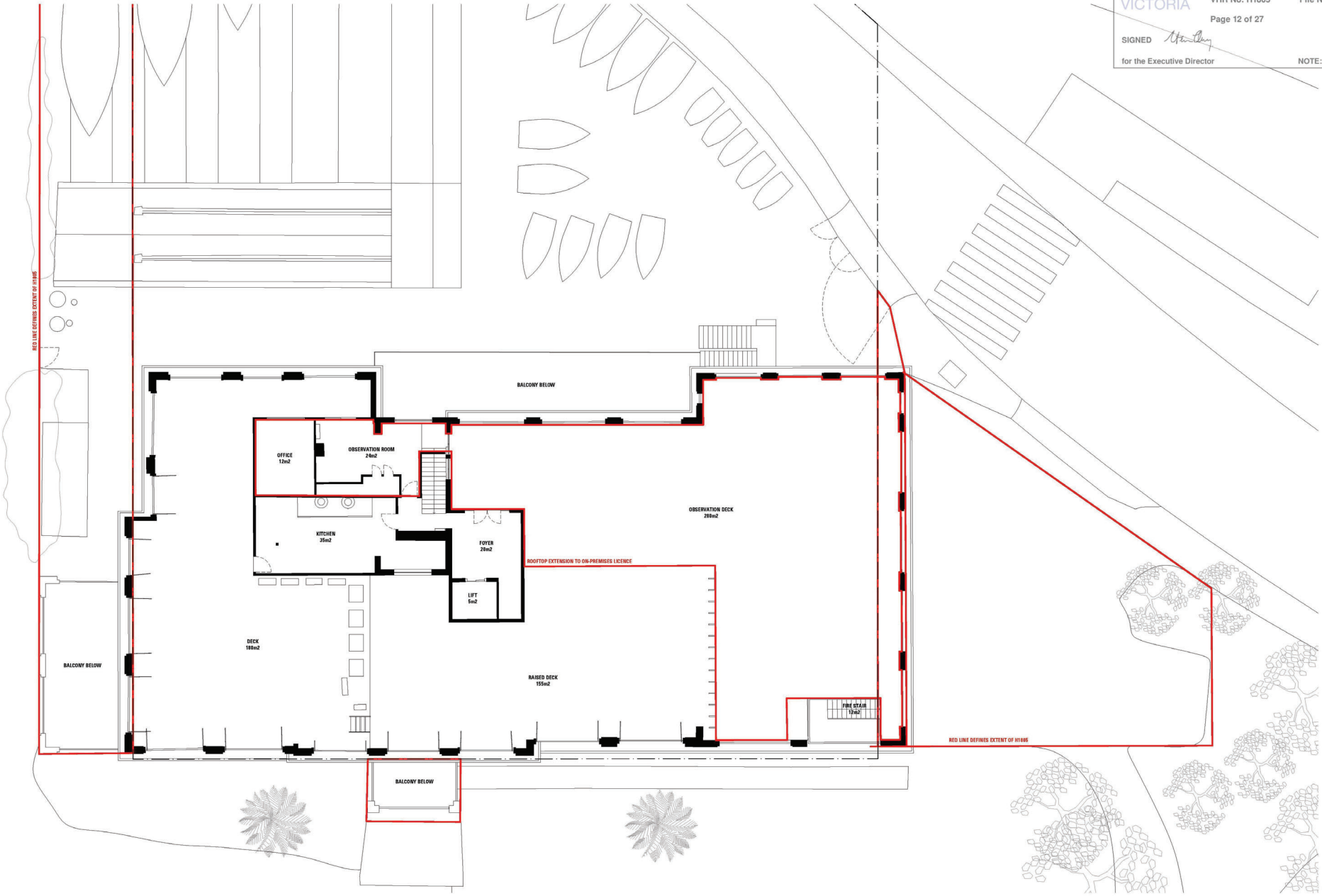
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For the Executive Director

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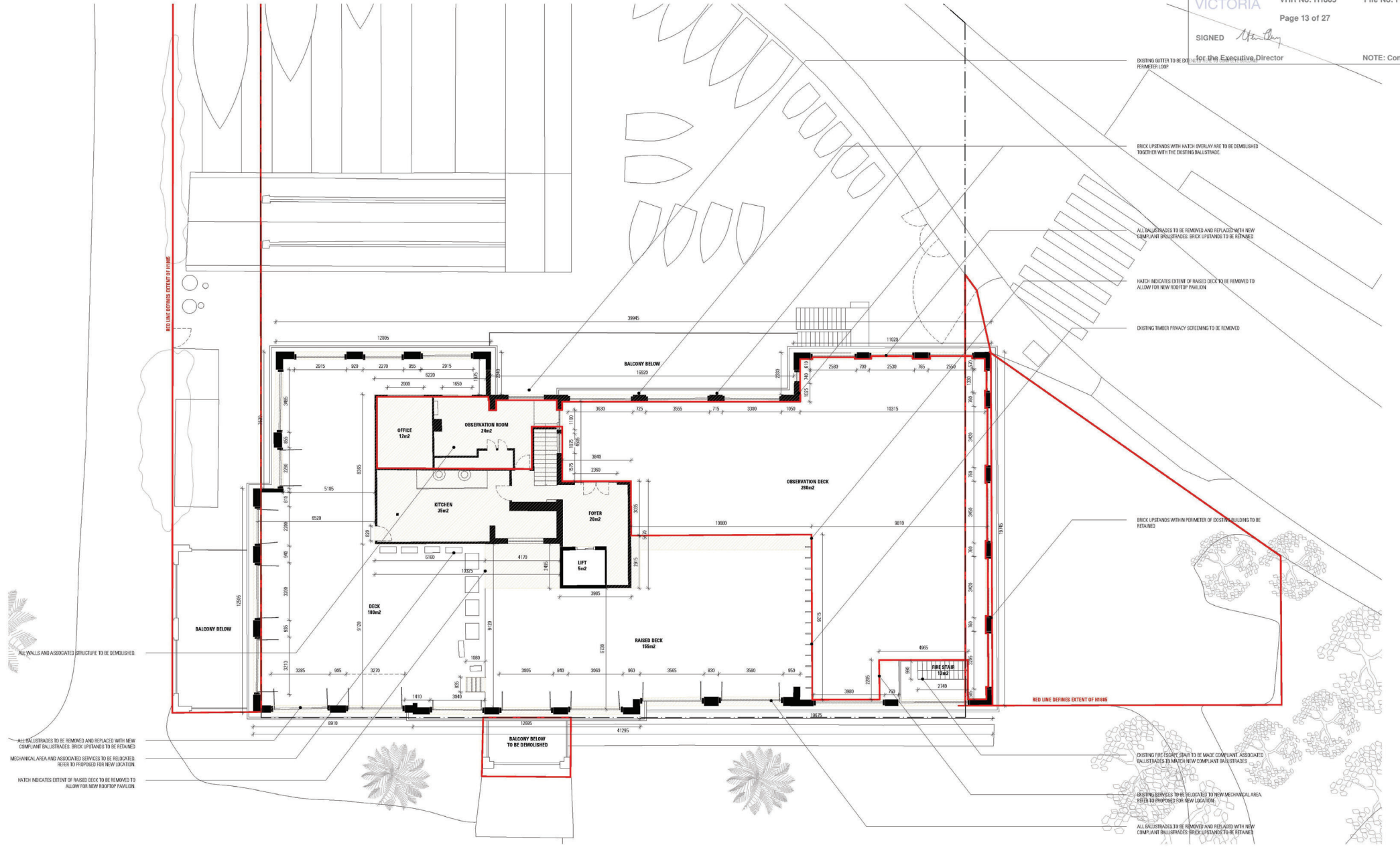


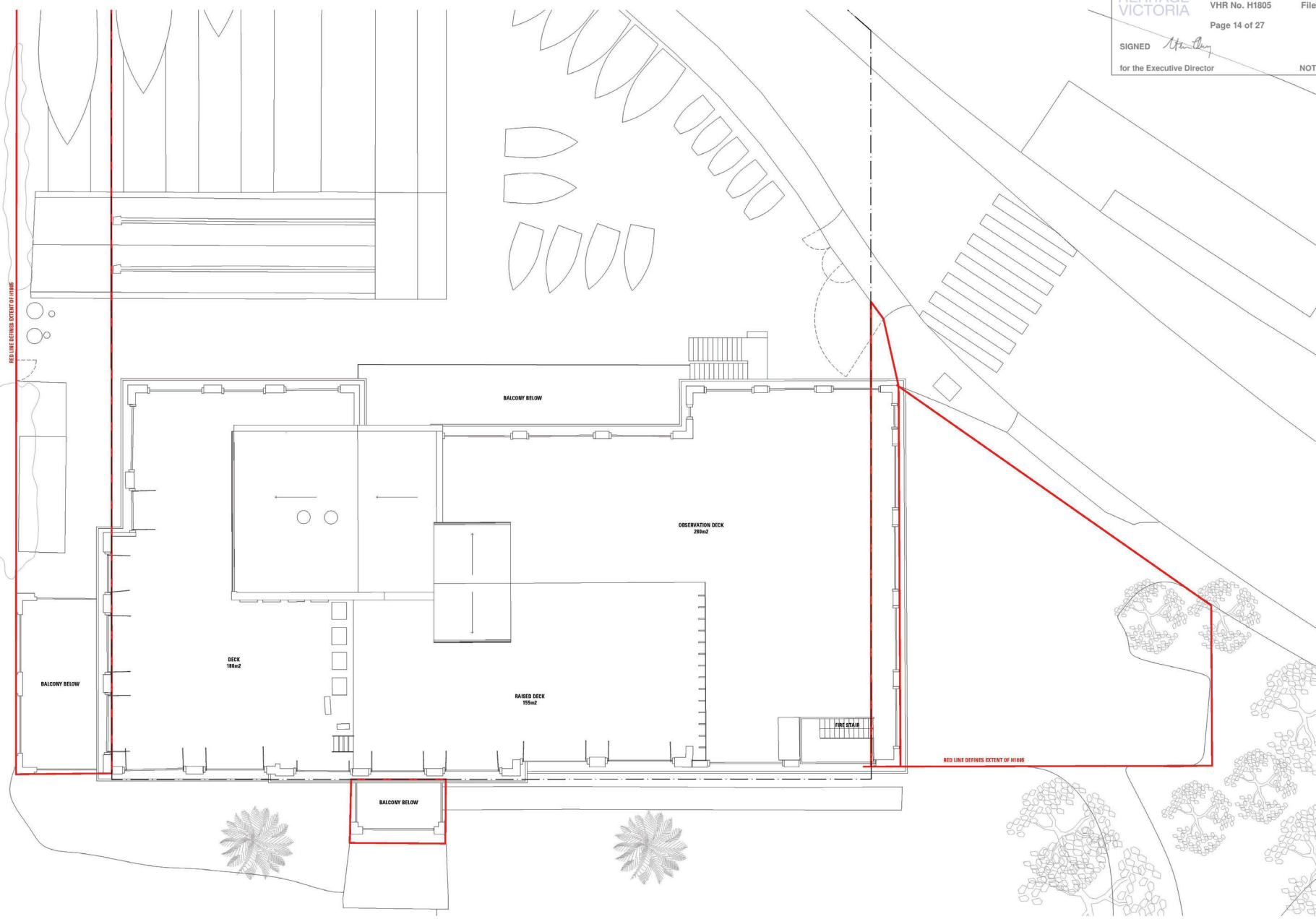


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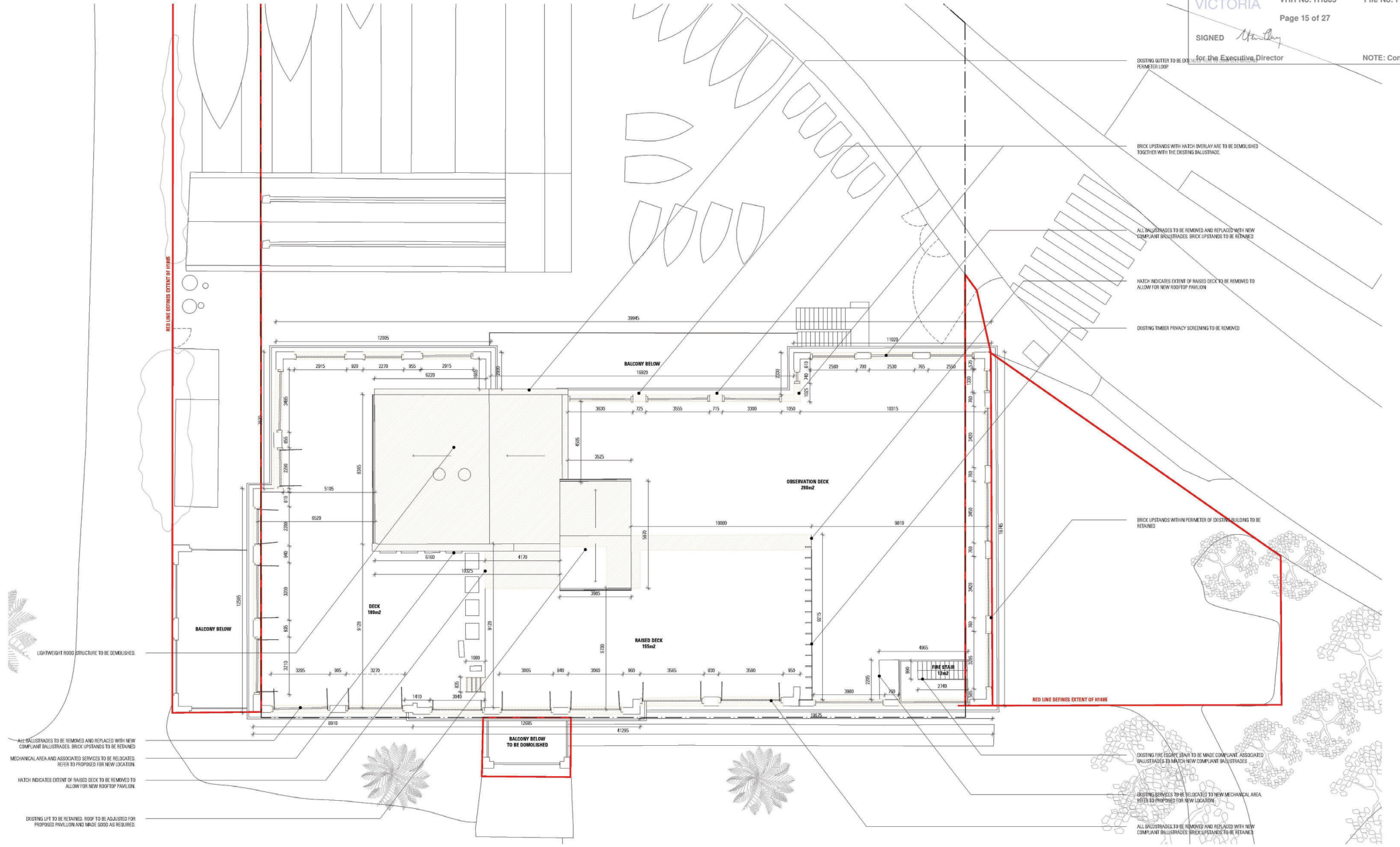
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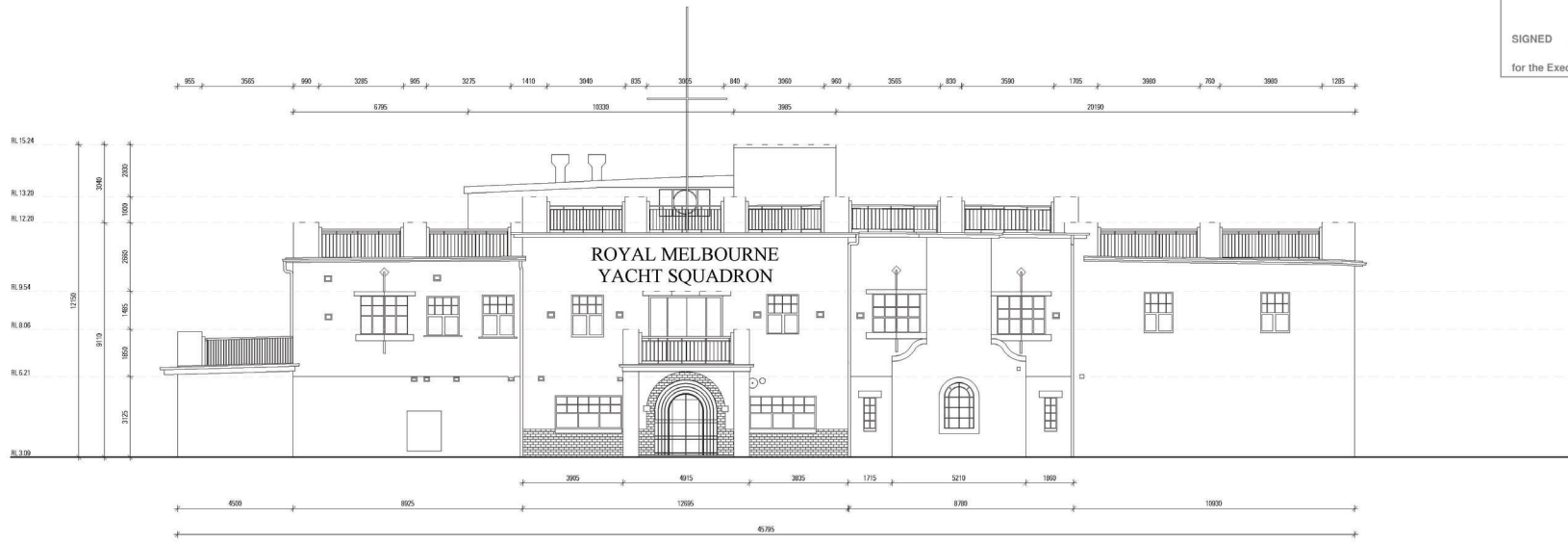




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EAST ELEVATION



WEST ELEVATION



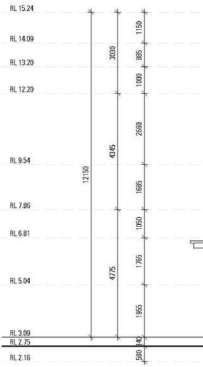
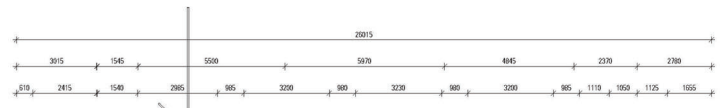
EAST ELEVATION



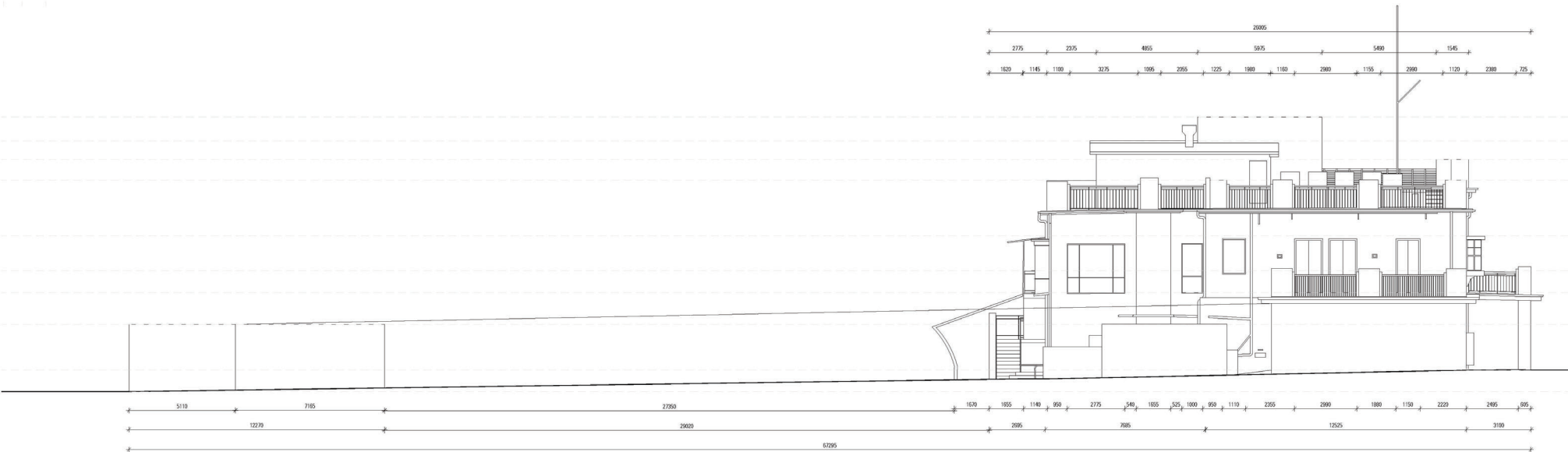
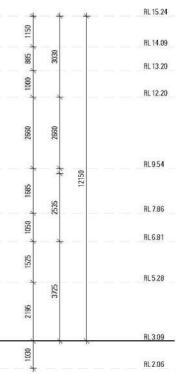
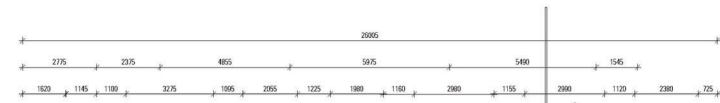
WEST ELEVATION

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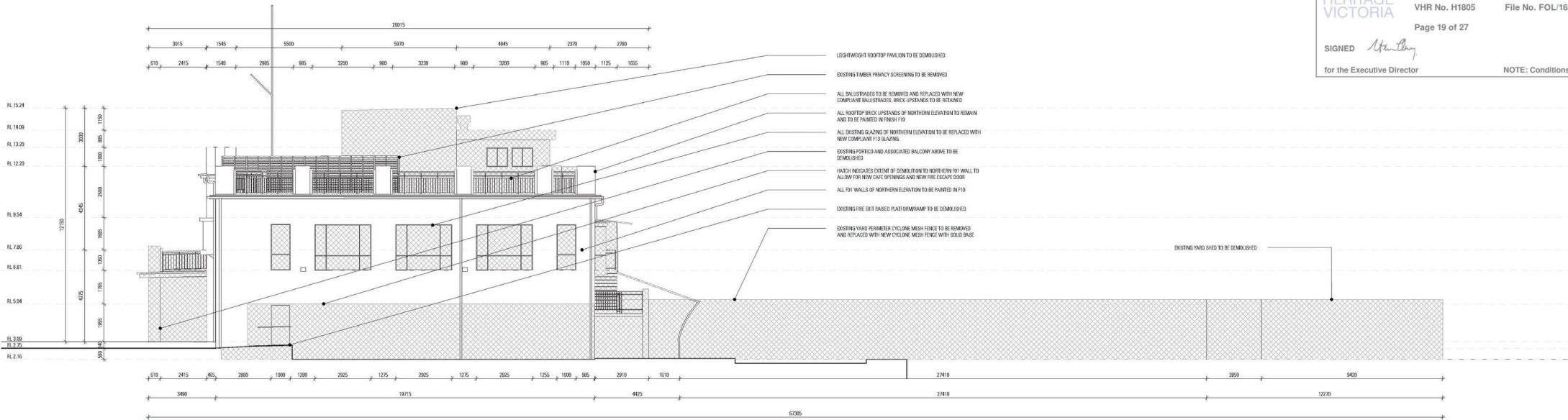
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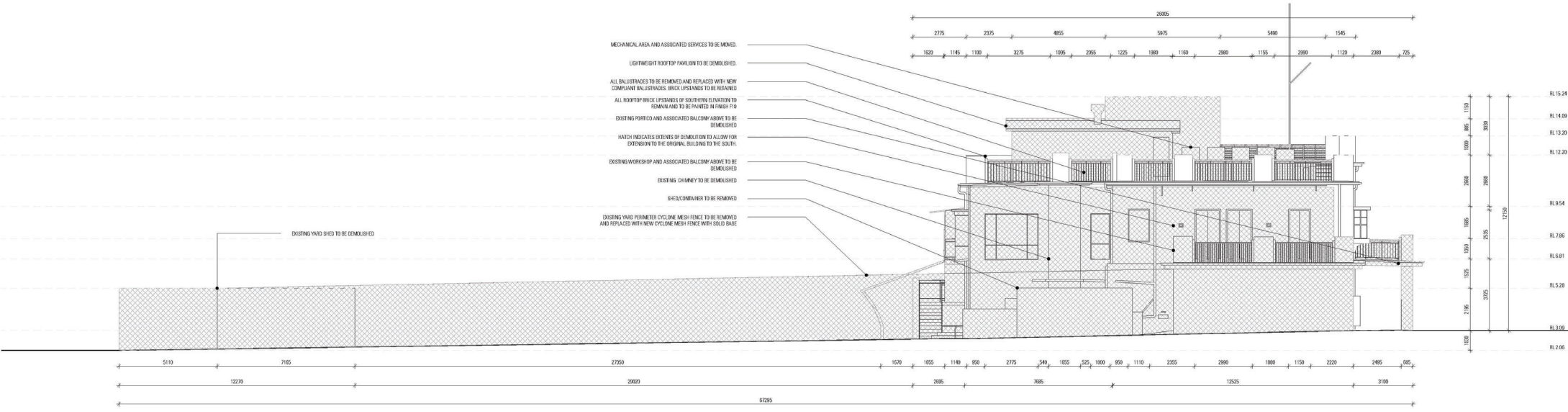
NORTH ELEVATION



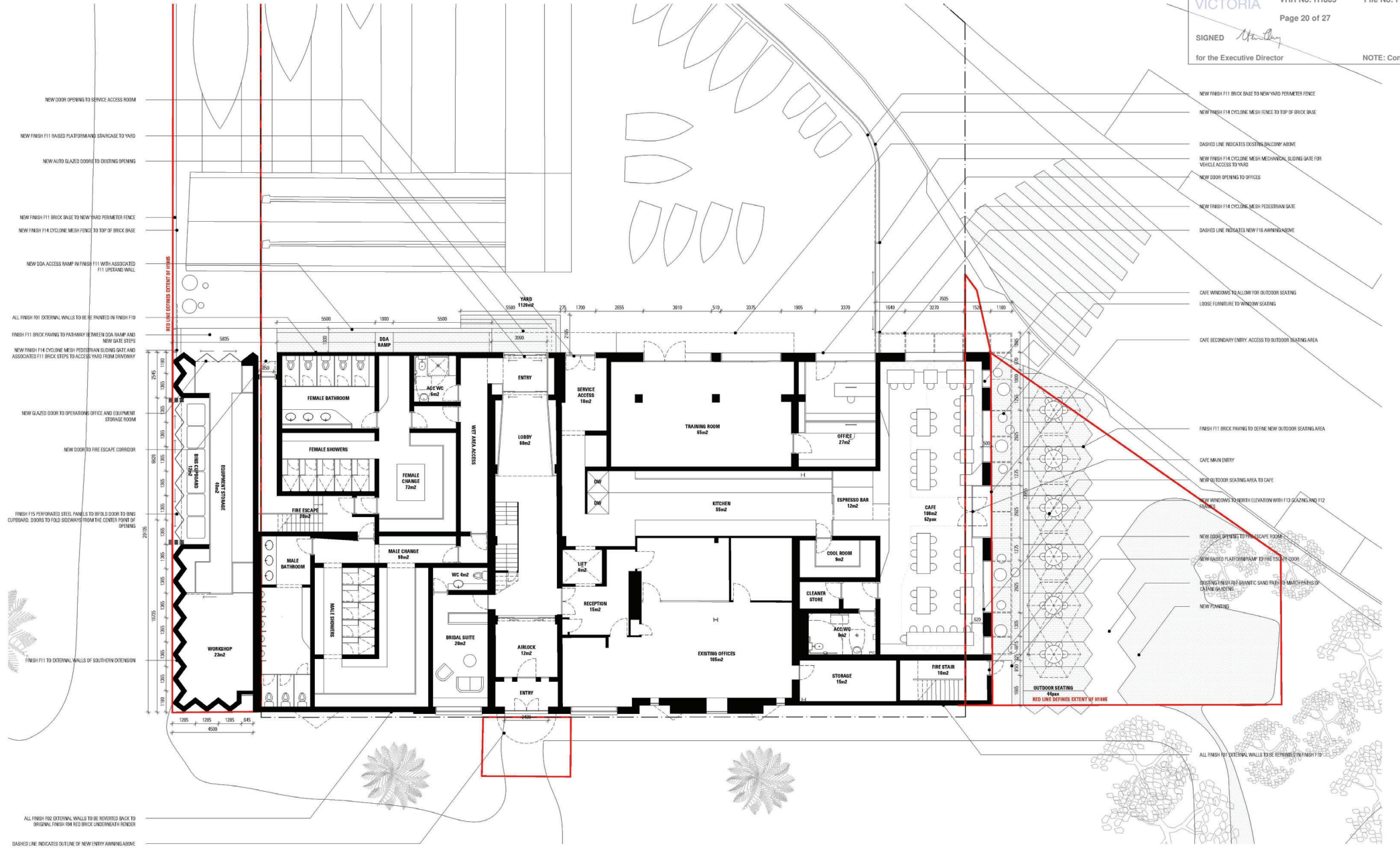
SOUTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



NEW DOOR OPENING TO SERVICE ACCESS ROOM

NEW FINISH F11 BASED PLATFORM AND STAIRCASE TO YARD

NEW AUTO GLAZED DOORS TO EXISTING OPENING

NEW FINISH F11 BRICK BASE TO NEW YARD PERIMETER FENCE

NEW FINISH F14 CYCLONE MESH FENCE TO TOP OF BRICK BASE

NEW DDA ACCESS RAMP IN FINISH F11 WITH ASSOCIATED F11 UPSTAIR WALL

ALL FINISH F10 EXTERNAL WALLS TO BE REPAINTED IN FINISH F10

FINISH F11 BRICK PAVING TO PATHWAY BETWEEN DDA RAMP AND NEW GATE STEPS

NEW FINISH F14 CYCLONE MESH PEDESTRIAN SLIDING GATE AND ASSOCIATED F11 BRICK STEPS TO ACCESS YARD FROM DRIVEWAY

NEW GLAZED DOOR TO OPERATIONS OFFICE AND EQUIPMENT STORAGE ROOM

NEW DOOR TO FIRE ESCAPE CORRIDOR

FINISH F15 PERFORATED STEEL PANELS TO BUILD DOOR TO BINS CURBOARD. DOORS TO FOLD SIDEWAYS FROM THE CENTER POINT OF OPENING

FINISH F11 TO EXTERNAL WALLS OF SOUTHERN EXTENSION

ALL FINISH F10 EXTERNAL WALLS TO BE REPAINTED BACK TO ORIGINAL FINISH FOR RED BRICK UNDERNEATH RENDER

DASHED LINE INDICATES OUTLINE OF NEW FINISH AWNING ABOVE

NEW FINISH F11 BRICK BASE TO NEW YARD PERIMETER FENCE

NEW FINISH F14 CYCLONE MESH FENCE TO TOP OF BRICK BASE

DASHED LINE INDICATES EXISTING AWNING ABOVE

NEW FINISH F14 CYCLONE MESH MECHANICAL SLIDING GATE FOR VEHICLE ACCESS TO YARD

NEW DOOR OPENING TO OFFICES

NEW FINISH F14 CYCLONE MESH PEDESTRIAN GATE

DASHED LINE INDICATES NEW FINISH AWNING ABOVE

GATE WINDOWS TO ALLOW FOR OUTDOOR SEATING

LOOSE FURNITURE TO WINDOW SEATING

GATE SECONDARY ENTRY ACCESS TO OUTDOOR SEATING AREA

FINISH F11 BRICK PAVING TO DEFINE NEW OUTDOOR SEATING AREA

GATE MAIN ENTRY

NEW OUTDOOR SEATING AREA TO CAFE

NEW WINDOWS TO NORTH ELEVATION WITH F13 GLAZING AND F12 GLAZING

NEW DOOR OPENING TO FIRE ESCAPE ROOM

NEW BASED PLATFORM RAMP TO FIRE ESCAPE ROOM

EXISTING FINISH F10 GRANITIC SAND PATH TO MATCH PATHS OF CALM AVENUE

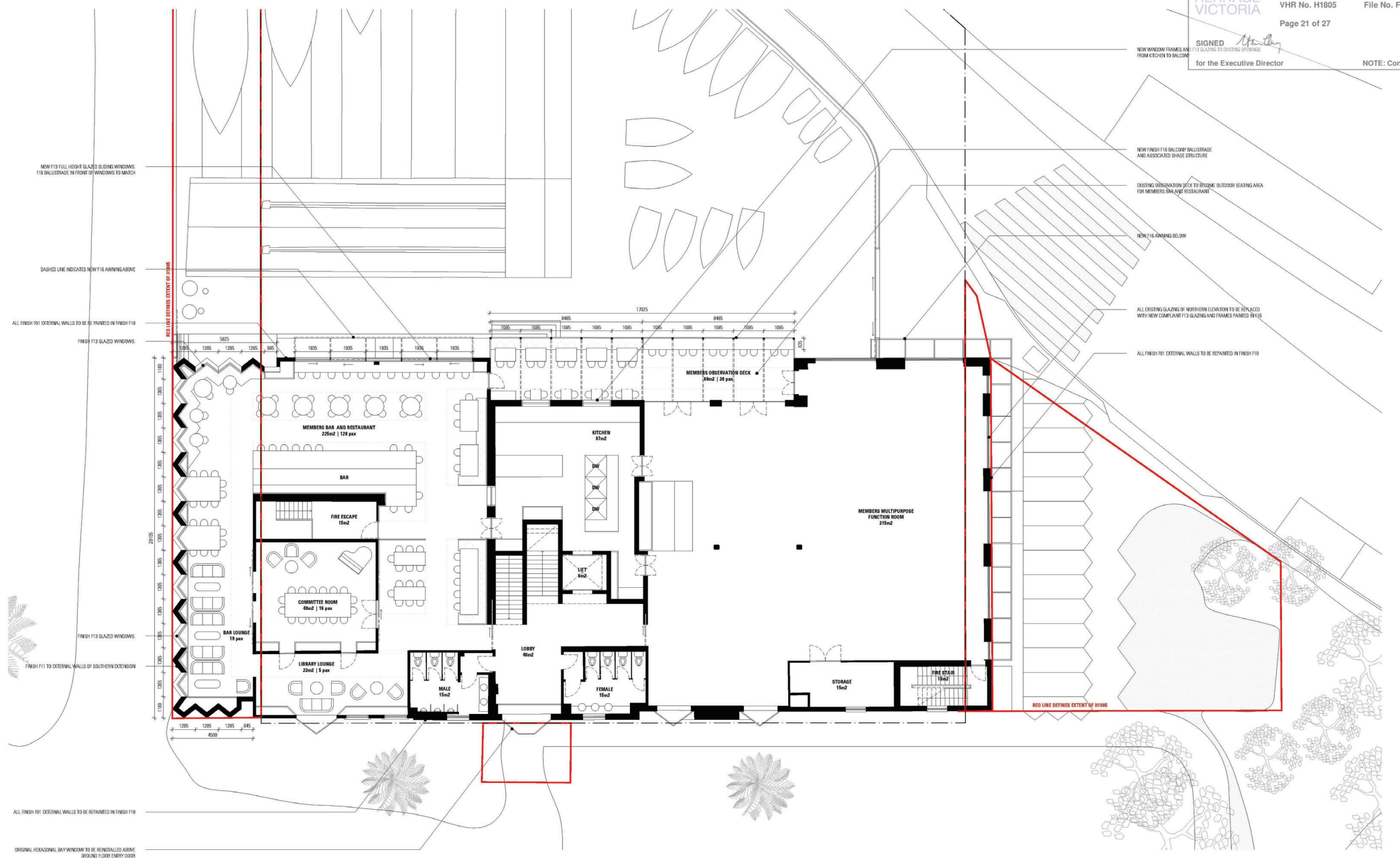
NEW PAINTING

OUTDOOR SEATING 64px
 RED LINE DEFINES EXTENT OF H1805

ALL FINISH F10 EXTERNAL WALLS TO BE REPAINTED IN FINISH F10



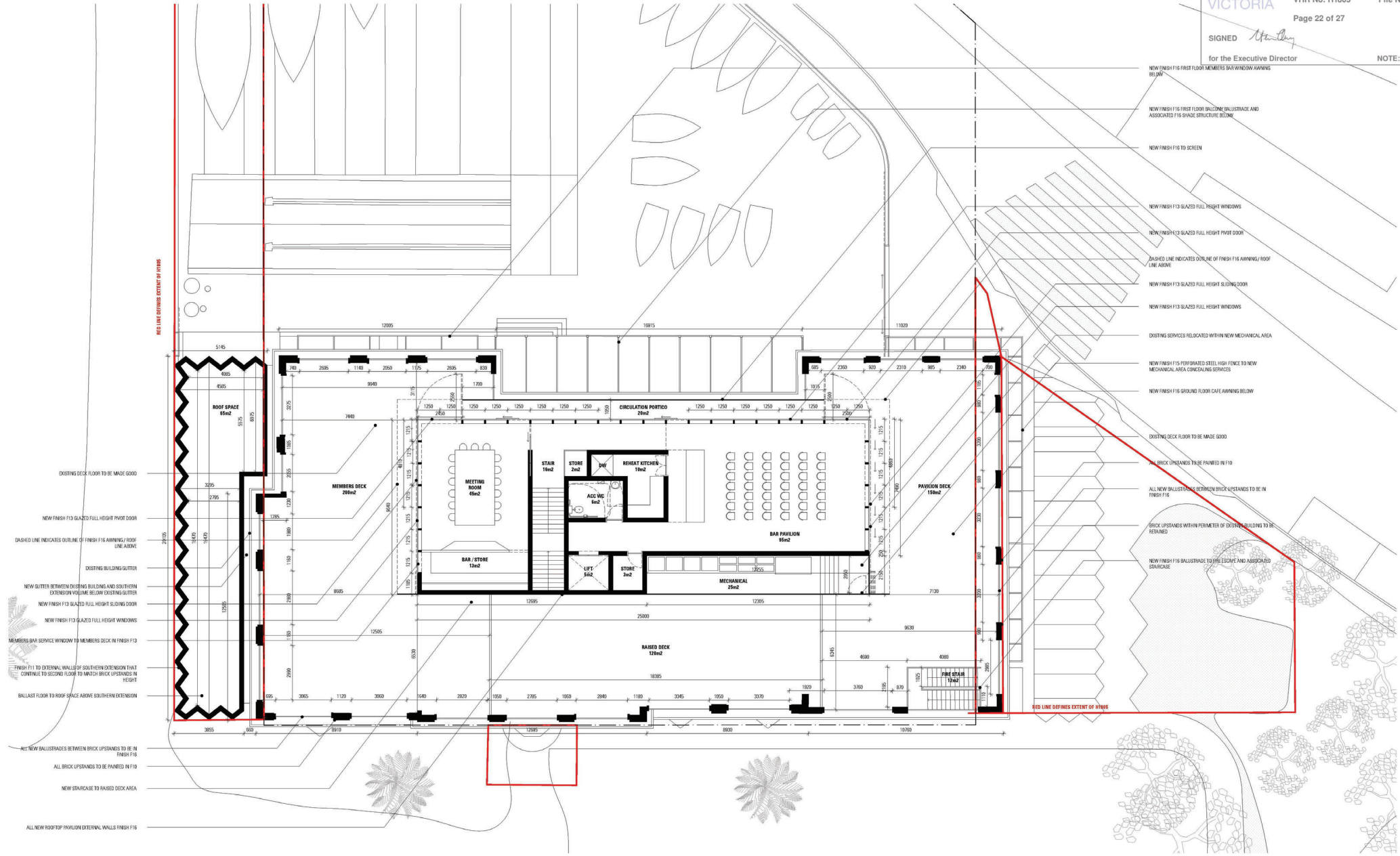
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RED LINE DEFINES EXTENT OF F10S

- EXISTING DECK FLOOR TO BE MADE GOOD
- NEW FINISH F10 GLAZED FULL HEIGHT PIVOT DOOR
- DASHED LINE INDICATES OUTLINE OF FINISH F10 AWNING / ROOF LINE ABOVE
- EXISTING BUILDING GUTTER
- NEW GUTTER BETWEEN EXISTING BUILDING AND SOUTHERN EXTENSION VOLUME BELOW EXISTING GUTTER
- NEW FINISH F10 GLAZED FULL HEIGHT SLIDING DOOR
- NEW FINISH F10 GLAZED FULL HEIGHT WINDOWS
- MEMBERS BAR SERVICE WINDOW TO MEMBERS DECK IN FINISH F10
- FINISH F10 TO EXTERNAL WALLS OF SOUTHERN EXTENSION THAT CONTINUE TO SECOND FLOOR TO MATCH BRICK UPSTANDS IN HEIGHT
- BALLAST FLOOR TO ROOF SPACE ABOVE SOUTHERN EXTENSION
- ALL NEW BALUSTRADES BETWEEN BRICK UPSTANDS TO BE IN FINISH F10
- ALL BRICK UPSTANDS TO BE PAINTED IN F10
- NEW STAIRCASE TO RAISED DECK AREA
- ALL NEW ROOFTOP PAVILION EXTERNAL WALLS FINISH F10

- NEW FINISH F10 FIRST FLOOR MEMBERS BAR WINDOW AWNING BELOW
- NEW FINISH F10 FIRST FLOOR BALCONY BALUSTRADE AND ASSOCIATED F10 SHADE STRUCTURE BELOW
- NEW FINISH F10 TO SCREEN
- NEW FINISH F10 GLAZED FULL HEIGHT WINDOWS
- NEW FINISH F10 GLAZED FULL HEIGHT PIVOT DOOR
- DASHED LINE INDICATES OUTLINE OF FINISH F10 AWNING / ROOF LINE ABOVE
- NEW FINISH F10 GLAZED FULL HEIGHT SLIDING DOOR
- NEW FINISH F10 GLAZED FULL HEIGHT WINDOWS
- EXISTING SERVICES RELOCATED WITHIN NEW MECHANICAL AREA
- NEW FINISH F10 PERFORATED STEEL HIGH FENCE TO NEW MECHANICAL AREA CONCEALING SERVICES
- NEW FINISH F10 GROUND FLOOR CAFE AWNING BELOW
- EXISTING DECK FLOOR TO BE MADE GOOD
- ALL BRICK UPSTANDS TO BE PAINTED IN F10
- ALL NEW BALUSTRADES BETWEEN BRICK UPSTANDS TO BE IN FINISH F10
- BRICK UPSTANDS WITHIN PERIMETER OF EXISTING BUILDING TO BE RETAINED
- NEW FINISH F10 BALUSTRADE TO FIRE ESCAPE AND ASSOCIATED STAIRCASE

RED LINE DEFINES EXTENT OF F10S

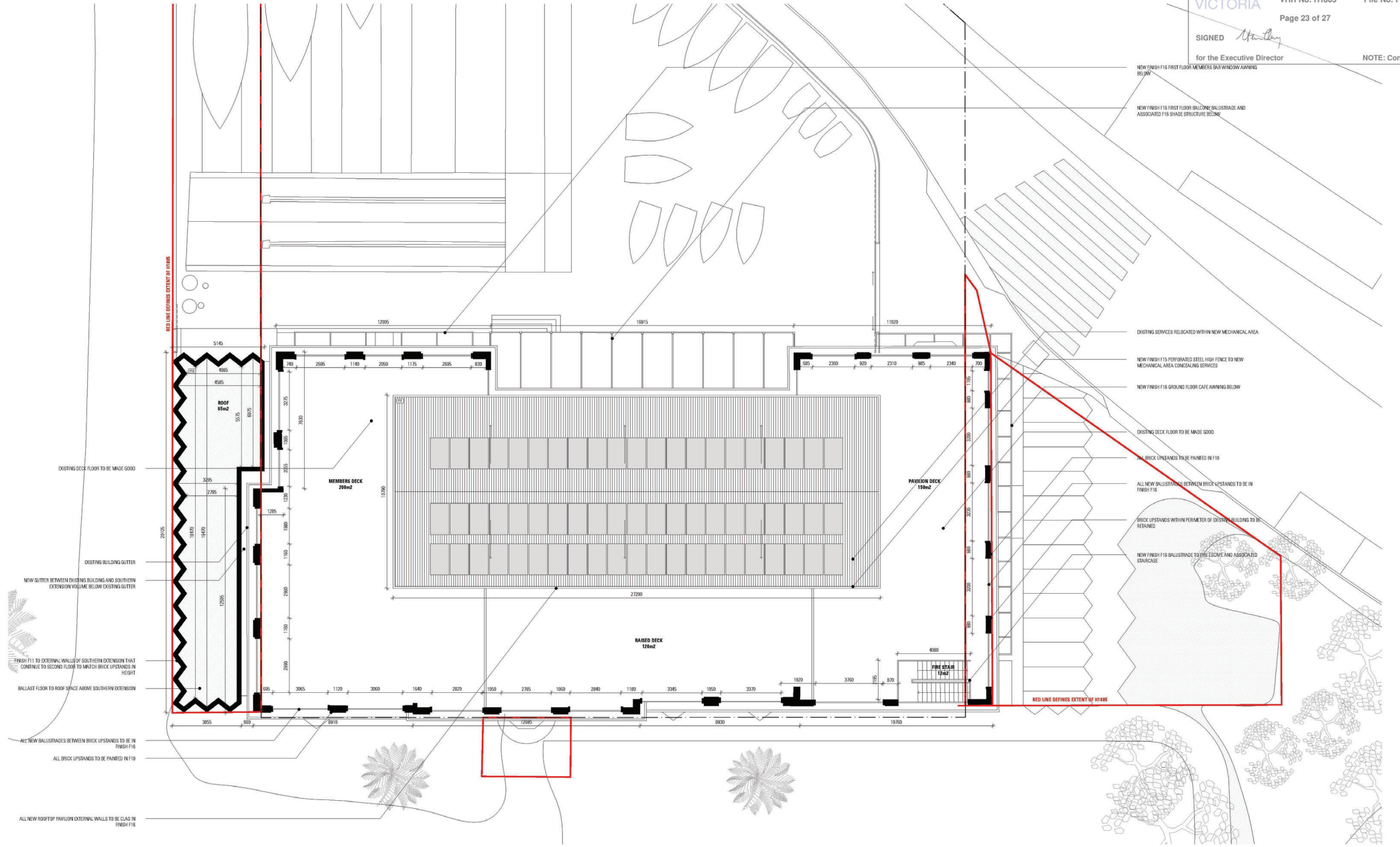
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E	02/09/2021	ISSUED FOR PLANNING 6 HERITAGE ASSESSMENT
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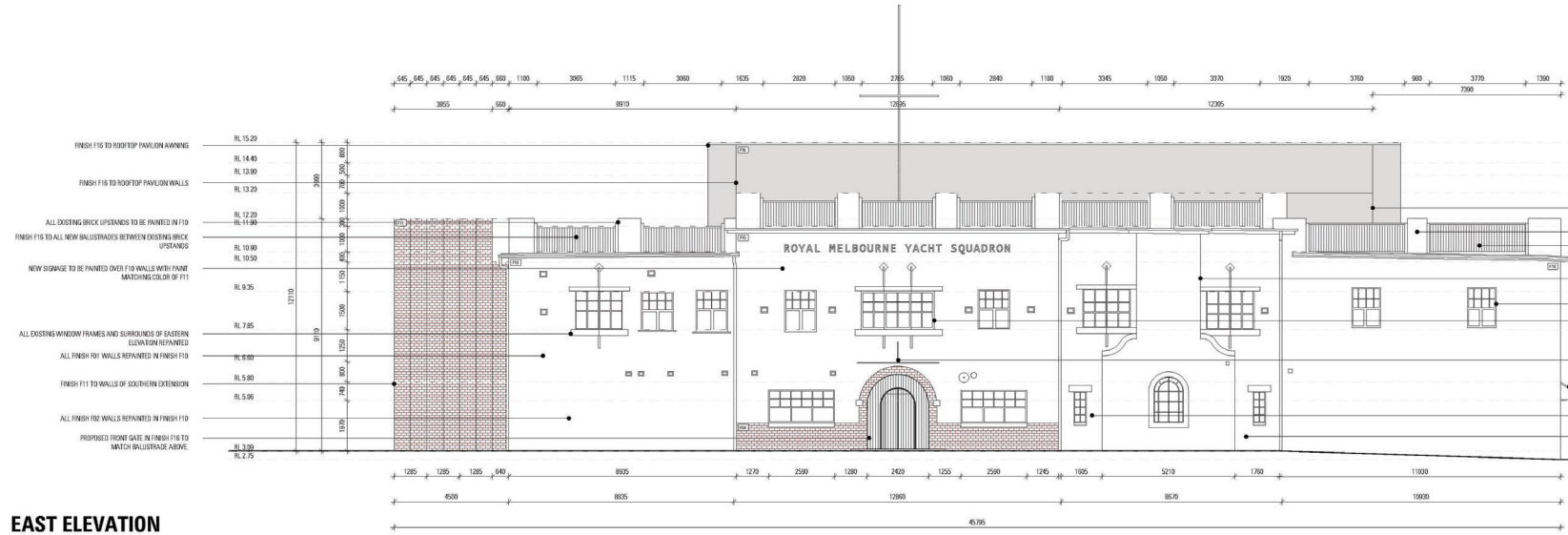
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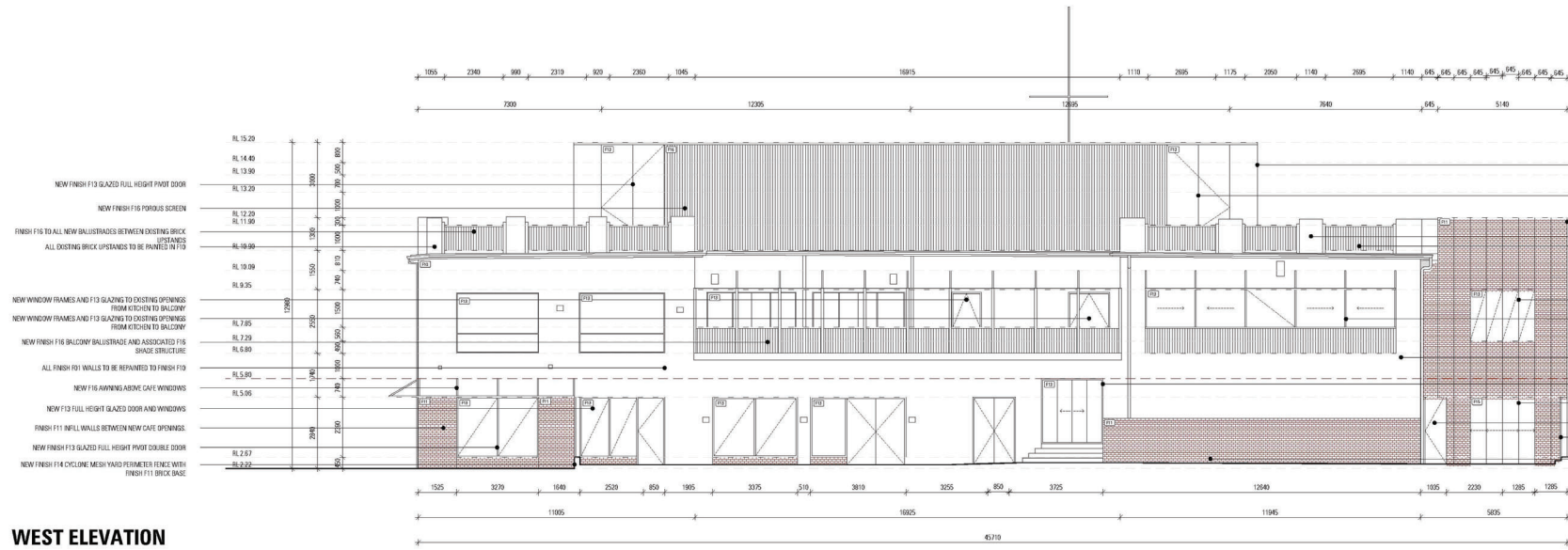


EAST ELEVATION



- NEW FINISH F15 PERFORMED STEEL HIGH FENCE TO NEW MECHANICAL AREA CONTAINERS SERVICES
- ALL EXISTING BRICK UPSTANDS TO BE PAINTED IN F10
- FINISH F16 TO ALL NEW BALUSTRADES BETWEEN EXISTING BRICK UPSTANDS
- ALL FINISH F01 WALLS REPAINTED IN FINISH F10
- ALL EXISTING WINDOW FRAMES AND SURROUNDS OF EASTERN ELEVATION REPAINTED ORIGINAL HORIZONTAL BAY WINDOW REINSTALLED ABOVE GROUND FLOOR ENTRY DOOR
- NEW FINISH F01 AWNING ABOVE ENTRY
- NEW FINISH F01 AWNING ABOVE GATE WINDOWS
- ALL FINISH F02 WALLS REPAINTED IN FINISH F10
- ALL FINISH F02 WALLS REPAINTED IN FINISH F10

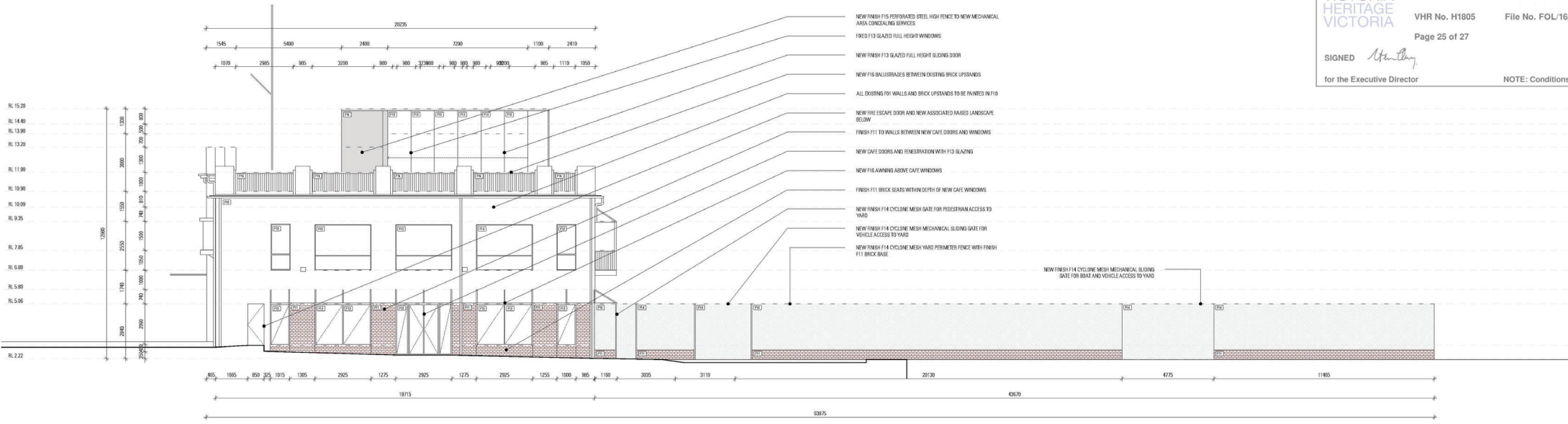
WEST ELEVATION



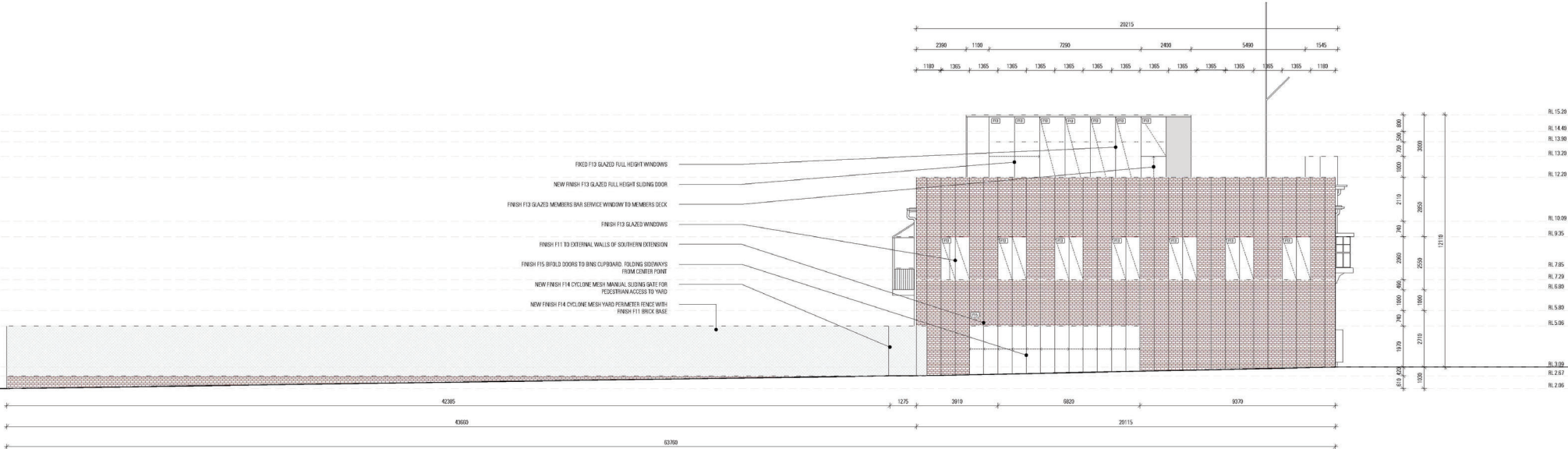
- FINISH F16 TO ROOFTOP PAVILION AWNING
- NEW FINISH F13 GLAZED FULL HEIGHT PIVOT DOOR WITH F12 FRAMES
- FINISH F11 TO WALLS OF SOUTHERN EXTENSION
- ALL EXISTING BRICK UPSTANDS TO BE PAINTED IN F10
- FINISH F16 TO ALL NEW BALUSTRADES BETWEEN EXISTING BRICK UPSTANDS
- FINISH F13 GLAZED WINDOWS
- NEW FINISH F13 FULL HEIGHT GLAZED SLIDING WINDOWS F15 BALUSTRADE IN FRONT OF WINDOWS TO MATCH IN HEIGHT MEMBERS BAN HIGH TABLE BEHIND
- ALL FINISH F01 WALLS TO BE REPAINTED TO FINISH F10
- NEW FINISH F13 GLAZED FULL HEIGHT PIVOT DOUBLE DOOR
- FINISH F15 BRICK DOORS TO STORAGE ENTRY
- NEW FIRE EXIT DOOR
- NEW FINISH F14 CYCLOPE MESH YARD PERIMETER FENCE WITH FINISH F11 BRICK BASE
- NEW FINISH F11 BRICK WALL TO LENGTH OF DOA RAMP BEHIND

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NORTH ELEVATION



SOUTH ELEVATION



01 EASTERN ELEVATION



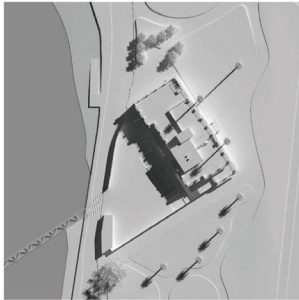
02 SOUTH-WESTERN ELEVATION



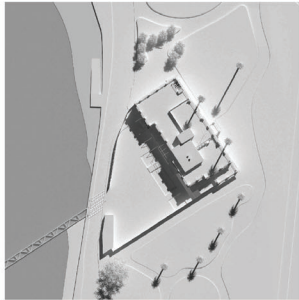
03 CAFE CORNER



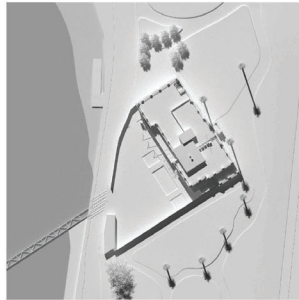
04 SOUTH-EASTERN ELEVATION



EXISTING 10AM 21.09.2021



EXISTING 11AM 21.09.2021



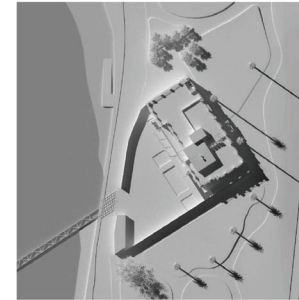
EXISTING 12PM 21.09.2021



EXISTING 1PM 21.09.2021



EXISTING 2PM 21.09.2021



EXISTING 3PM 21.09.2021



PROPOSED 10AM 21.09.2021



PROPOSED 11AM 21.09.2021



PROPOSED 12PM 21.09.2021



PROPOSED 1PM 21.09.2021



PROPOSED 2PM 21.09.2021



PROPOSED 3PM 21.09.2021