

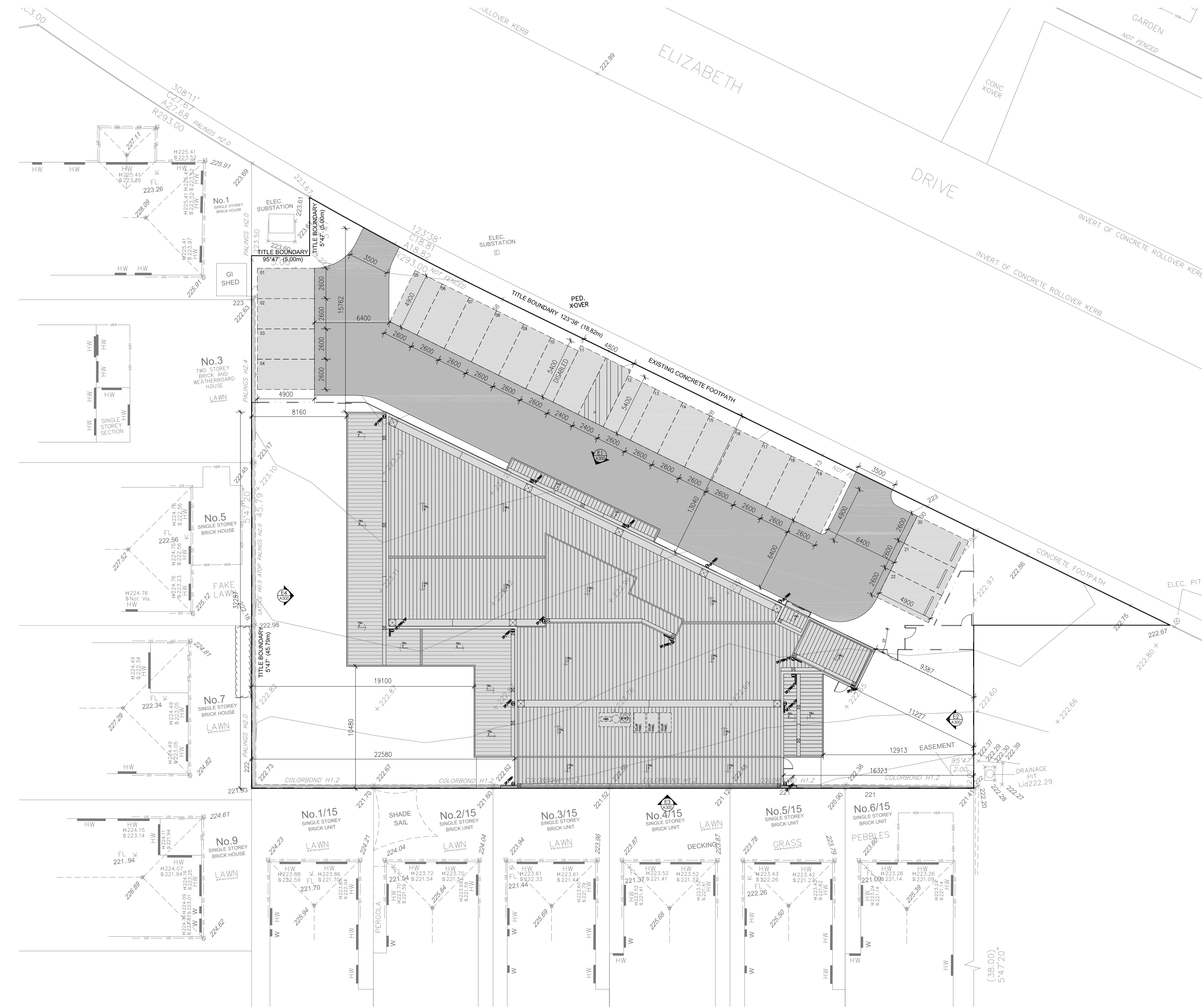
CHILD CARE CENTRE

PROPOSED CHILDCARE CENTRE, 730 ELIZABETH DRIVE, SUNBURY

PROJECT NO: 854
ARCHITECTURAL

GENERAL ARRANGEMENT	
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1. GENERAL SPECIFICATION			6. SEWER & DRAINAGE			14. ALUMINIUM WINDOW & DOOR FRAMES			24. PAINTING			ENERGY RATING NOTES		
1.1	ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING ACT, BUILDING REGULATIONS, NCC AND RELEVANT AUSTRALIAN STANDARDS.		6.1	ALL SEWER, STORMWATER AND DISCHARGE MUST COMPLY WITH AS.3500		14.1	TYPICALLY ALL WINDOW FRAMES ARE TO BE CAPRAL 400 NARROWLINE ALUMINIUM FRAMING SYSTEM UNLESS OTHERWISE NOTED AND APPROVED BY ARCHITECT. SIZE 101.6MM X 44MM, COMPLETE WITH SUB SILLS, SUB HEADS, SUB JAMBS, TRIMS AND ALL REQUIRED ACCESSORIES, SELECTED POWDERCOAT FINISH. REFER TO ARCHITECT WINDOW SCHEDULE.		24.1	ALL PAINTING WORKS, INCLUDING PREPARATION TO BE IN ACCORDANCE WITH AS/NZS.2311 AND MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS		TO BE READ IN CONJUNCTION WITH SECTION J COMPLIANCE REPORT PREPARED BY AVEC SERVICES		
1.2	ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING CONSULTANT DOCUMENTATION:- - TOWN PLANNING PERMIT, CONDITIONS & ENDORSED PLANS - STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS - MECHANICAL ENGINEERS DESIGN & SPECIFICATIONS - HYDRAULIC ENGINEERS DESIGN & SPECIFICATIONS - ELECTRICAL ENGINEERS DESIGN & SPECIFICATIONS - CIVIL ENGINEERS DESIGN & SPECIFICATIONS - FIRE ENGINEERS DESIGN & SPECIFICATIONS - FIRE ENGINEERING BRIEF - LANDSCAPE ARCHITECTS DESIGN & SPECIFICATIONS - HERITAGE ARCHITECTS REPORT - ESD REPORT - GEO/TECHNICAL REPORT - ACQUSTIC REPORT BY MARSHAL DAY - DDA CONSULTANTS REPORT - TRAFFIC REPORT - WASTE MANAGEMENT REPORT ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.		6.2	ALL SEWER AND STORMWATER DESIGN TO BE AS PER CIVIL AND HYDRAULIC ENGINEERS DESIGN AND SPECIFICATION. ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.		14.2	TYPICALLY ALL DOOR FRAMES TO BE CAPRAL 200 SERIES HINGED, PIVOT AND SLIDING/AUTOMATIC ALUMINIUM FRAMING SYSTEM UNLESS OTHERWISE NOTED AND APPROVED BY ARCHITECT. COMPLETE WITH ALL REQUIRED HARDWARE, SEALS, DECALS ETC. SELECTED POWDERCOAT FINISH. REFER TO ARCHITECT WINDOW SCHEDULE.		24.2	NUMBER OF UNDERCOATS AND FINAL COATS AS PER MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS				
1.3	THE BUILDER AND SUB-CONTRACTORS TO VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS OR PREFABRICATION. ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES		6.3	STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.		14.3	ALUMINIUM WINDOW AND DOOR FRAMES TO BE STRENGTHENED WHERE REQUIRED TO MEET WIND LOADING AND SPAN REQUIREMENTS. CONTRACTOR TO LIASE WITH CAPRAL		25.1	ALL ACOUSTIC REQUIREMENTS IE GLAZING, WALL INSULATION, CEILING & ROOF INSULATION ARE AS PER ACOUSTIC REPORT AND ENDORSED TOWN PLANNING DRAWINGS AND CONDITIONS. TO BE READ IN CONJUNCTION ARCHITECTURAL WALL TYPES		R2.8 BULK INSULATION FOR ALL EXTERNAL WALLS. R2.0 BULK INSULATION FOR ALL CLERESTORY WALLS. R2.0 BULK INSULATION FOR ALL INTERNAL WALLS. R2.0 BULK INSULATION FOR ALL VET AREA INTERNAL WALLS. R4.2 BULK INSULATION FOR ROOF/CEILING. NO THERMAL INSULATION REQUIREMENT FOR SLAB ON GROUND LED TYPE FOR DOWNLIGHTS SEAL GAPS, CRACKS AND EXHAUST FANS. EXHAUST FAN PER BATHROOM OR KITCHEN @ 250MM DIAMETER WEATHER-STRIP WINDOWS AND ENTRY DOORS RECESSED LED DOWN LIGHTS IN CEILING/ROOF SPACE TO BE FITTED WITH FIRE PROOF UN-VENTED DOWN LIGHT COVERS (EXTERNAL ROOF AREAS ONLY) TO PROVIDE AIR TIGHTNESS AND CONTACT WITH INSULATION		
1.4	DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETERS		6.4	SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS AND TO AS.3500.					25.2	ALL ACCESS TREATMENTS, MATERIALS AND REQUIREMENTS ARE TO COMPLY WITH PART 3 OF THE NCC UNLESS OTHERWISE SPECIFIED BY THE ACOUSTIC ENGINEER				
1.5	ALL LEVELS ARE TO A.H.D		6.5	THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ALL BUILDINGS FOOTINGS AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.					26	ROOF ACCESS EQUIPMENT		GLAZING NOTES		
1.6	PRIOR TO COMMENCEMENT OF CONSTRUCTION OF SERVICES ON SITE THE BUILDER/CONTRACTOR SHALL ISSUE THE ARCHITECT WITH AN RFI TO RESPOND TO ANY CO-ORDINATION ISSUES OR DISCREPANCIES ON THE SERVICES DRAWINGS OR ANY OTHER CONSULTANTS DRAWINGS, ON SITE THAT MAY AFFECT THE WORKS.		6.6	ALL PIPES TO BE UPVC SEWER QUALITY.		15.1	ALL DOORS TO COMPLY WITH PART D2 OF THE NCC		26.1	SUPPLY AND INSTALL PROPRIETARY ROOF ACCESS AND FALL PROTECTION TO ALL ROOF AREAS IN ACCORDANCE WITH AS/NZS 1891 AND AS. 1657. ARCHITECT TO APPROVE PROPOSED LAYOUT PRIOR TO ORDERING OR MANUFACTURE OF ANY MATERIAL				
1.7	BUILDER TO ADHERE TO ALL BUILDING PERMIT CONDITIONS AND PLANNING PERMIT CONDITIONS. ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES		6.7	ALL DOWN PIPES ARE TO BE AS PER CIVIL AND HYDRAULIC ENGINEERS DESIGN REQUIREMENTS @ A MINIMUM GRADE OF 1:100.		15.2	DOOR FURNITURE TO EXIT DOORS TO COMPLY WITH D2 OF THE NCC BRAILLE AND TACTILE SIGNAGE TO DOORS OF DISABLED SANITARY COMPARTMENTS.		26.2	ROOF ACCESS HATCH BY SAYFA SYSTEMS OR EQUIVALENT APPROVED AND INCLUDE ACCESS HATCH, GUARD RAIL / GRABRAIL, COMMERCIAL FOLD DOWN LADDER WITH FOLD DOWN SUSPENSION KIT, CEILING LADDER, CEILING ACCESS HATCH AND SYSTEMS INFORMATION SIGN BOARD		KITCHEN PREPARATION ROOM ENTRY DOORS TO MEET AS1926.1 REQUIREMENTS. KITCHEN ACCESS DOORS TO BE FITTED WITH CHILD PROOF LATCHES LOCATED AT 1500MM-1650MM AFL WITH INTEGRATED VISION PANEL AS PER AS1926.1		
1.8	ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT AUSTRALIAN STANDARDS, LOCAL COUNCIL BY- LAWS AND BUILDING REGULATIONS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.		6.8	PIPE TRENCHES ACROSS DRIVEWAYS, CAR PARKS ETC. TO BE BACK FILLED WITH 20mm MINUS FCR.		15.3	DOORS TO WC AND BATHROOMS TO BE FITTED WITH REMOVABLE/ LIFT UP HINGES AS PER PART 3 OF THE NCC		26.3	BUILDER / CONTRACTOR PROVIDE CERTIFICATION ON COMPLETION OF INSTALLATION				
1.9	ALL EXTERNAL FACADE MATERIALS AND FINISHES ARE TO BE IN ACCORDANCE WITH TOWN PLANNING PERMIT AND ENDORSED PLANS AND MATERIALS & FINISHES SCHEDULE		6.9	THE DEPTH AND LOCATION OF ALL SERVICES ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORKS.		15.4	PROVIDE 400x400 ALUMINIUM DOOR RELIEF ALTERNATIVELY ABOUT 25mm GAP UNDER DOORS TO PROVIDE RELIEF AS REQUIRED TO BUILDERS DISCRETION					ALL EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS1926.1 REQUIREMENTS. LATCHES LOCATED AT 1500MM-1650MM AFL		
1.11	REFER TO SOIL REPORT AND OR GEO/TECHNICAL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS.		6.10	BATTERS ARE GRADED AT 45 DEGREES CLAY / 30 DEGREES SAND BATTERS ARE TO BE THATCHED WITH ROCK, MESH, MULCH OR AS DESIGNED BY OTHERS. CUT OFF DRAIN AT BASE OF EXCAVATION TO CONNECT TO S.W.D SYSTEM VIA SILT PITS.		15.5	TYPICALLY SMOKE DOOR CONSTRUCTION TO COMPLY WITH PART C3.4 OF THE NCC. SPECIFICALLY CONSTRUCTED: A) DOOR LEAVES ARE SIDE HUNG TO SWING IN THE DIRECTION OF EGRESS OR IN BOTH DIRECTIONS B) 65mm THICK SOLID CORE DOOR LEAVES THAT ARE CAPABLE OF RESISTING SMOKE AT 200° FOR 30 MINUTES. C) DOOR LEAVES THAT ARE FITTED WITH SMOKE SEALS. D) DOOR LEAVES THAT ARE NORMALLY IN THE CLOSED POSITION OR DOOR LEAVES THAT CLOSE AUTOMATICALLY WITH AN AUTOMATIC CLOSING OPERATION SYSTEM. E) DOOR LEAVES RETURN TO THE FULLY CLOSED POSITION AFTER EACH OPENING. F) PART GLAZED DOOR LEAVES TO COMPLY WITH AS 1288		27	FIRE RESISTANCE				
1.12	INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS		6.11	THE WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL SPECIFICATIONS AND STANDARD DRAWINGS.		15.6	PROVIDE SIGNAGE TO ALL FIRE DOORS IN ACCORDANCE WITH BCA 2008 CLAUSE D.2.23 TO BOTH SIDES OF DOORS.		27.1	THE ELECTRICITY SUPPLY SYSTEM WITHIN THE BUILDING MUST BE SEPARATED FROM ANY OTHER PART OF THE BUILDING BY HAVING A FIRE RESISTANCE LEVEL OF NOT LESS THAN 120 AND HAVE A CLOSING FIRE DOOR WITH A FRL OF NOT LESS THAN J120/30.		TO BE READ IN CONJUNCTION WITH ELEVATIONS AND FLOOR PLANS.		
1.13	THE BUILDING CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF NEW, AND/OR EXISTING STRUCTURES DURING ALL WORKS		6.12	PAVEMENT TO BE 150mm THICK 25MPA CONCRETE, F82 MESH CENTRALLY ON A 75mm FCR OR UNLESS OTHERWISE SPECIFIED BY STRUCTURAL ENGINEER MINIMUM SURFACE GRADES ARE AS FOLLOWS: A) PAVED 1 IN 75 B) OTHER 1 IN 150		15.7	PROVIDE FRL -160/30 FIRE DOORS OR ACCESS PANEL TO ANY OPENINGS IN WALLS PROVIDING ACCESS TO VENTILATION, PIPES, GARBAGE OR OTHER SERVICES SHAFTS.		27.2	OPENINGS IN FLOORS AND CEILINGS FOR SERVICES MUST BE PROTECTED IN A BUILDING TYPE B CONSTRUCTION BY A SHAFT THAT WILL NOT REDUCE THE FIRE PERFORMANCE OF THE BUILDING ELEMENT IT PENETRATES				
1.14	THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AUTHORISED FOR THE USE OR A CONTRACT VARIATION ANY SAB VARIATION MUST BE ACCEPTED AND APPROVED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION. THESE NOTES ARE NEITHER EXHAUSTIVE OR A SUBSTITUTE FOR REGULATION OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE		6.13	BATTERS ARE GRADED AT 45 DEGREES CLAY / 30 DEGREES SAND BATTERS ARE TO BE THATCHED WITH ROCK, MESH, MULCH OR AS DESIGNED BY OTHERS. CUT OFF DRAIN AT BASE OF EXCAVATION TO CONNECT TO S.W.D SYSTEM VIA SILT PITS.		15.8	EXIT DOORS ARE TO BE OPENABLE WITH A SINGLE HANDED DOWNWARD ACTION WITHOUT THE USE OF A KEY FROM THE DIRECTION OF EGRESS, WITH A LATCHING DEVICE LOCATED BETWEEN 900-1200mm ABOVE FINISHED FLOOR LEVEL; DOORS TO ALSO PROVIDE HOLD OPEN DEVICES TO OFFICE DOORS		27.3	ALL OPENINGS IN FLOORS AND CEILINGS FOR SERVICES MUST COMPLY WITH PART C3 OF THE NCC		TO BE READ IN CONJUNCTION WITH SECTION J COMPLIANCE REPORT PREPARED BY AVEC SERVICES		
1.15	THESE NOTES ARE NEITHER EXHAUSTIVE OR A SUBSTITUTE FOR REGULATION OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE		6.14	TREE ROOT PROTECTION WHERE TREES EXIST WITHIN THEIR MATURE HEIGHT FROM THE PROPOSED FOOTING SYSTEM, THAN THAT PART OF THE FOOTING SYSTEM MUST BE DEEPENED TO 2.0m MINIMUM. EXTENT OF DEEPENING DETERMINED BY ENGINEER AND ON SITE.		15.9	ALL DOORS TO SERVICES CUPBOARDS/CABINETS TO HAVE LOCKABLE DOORS. LOCK TO BE ACCESSIBLE BY BOTH BODY CORPORATE AND INDUSTRY KEYS		27.4	ALL SERVICE PENETRATIONS THROUGH FLOORS ARE TO BE ADEQUATELY PROTECTED IN A MANNER THAT MAINTAINS THE REQUIRED FRL CONSTRUCTION, JOINTS, SPACES AND THE LIKE IN AND BETWEEN THE BUILDING ELEMENTS ARE REQUIRED TO BE FIRE RESISTING WITH RESPECT TO INTEGRITY AND INSULATION MUST BE PROTECTED IN A MANNER IDENTICAL WITH A PROTOTYPE TESTED IN ACCORDANCE WITH AS1530.4 TO ACHIEVE THE REQUIRED FRL				
2. SITE WORKS			6.15	90mm DIAMETER CLASS 6 UPVC STORMWATER LINE PIPE LAD TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE UNLESS OTHERWISE SPECIFIED BY CIVIL ENGINEER.					27.5	ANY INSULATION WITHIN A WALL, FLOOR OR CEILING/ROOF THAT HAS A FRL REQUIREMENT IS TO BE NON COMBUSTIBLE		EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS1926.1 REQUIREMENTS. LATCHING SET TO MINIMUM 1500-1650MM AFL		
2.1	ON COMPLETION THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR THE REMOVAL OF ALL RUBBISH AND SPOIL FROM THE SITE		6.16	PROVIDE INSPECTION OPENING AT 900mm CTRS AND AT EACH CHANGE OF DIRECTION UNLESS OTHERWISE APPROVED BY CIVIL ENGINEER.		16	EXTERNAL WALL CLADDING		28	FIRE HAZARD PROPERTIES				
2.2	THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL HOARDING, SHORING, PLANKING AND STRUTTING, DEWATERING DEVICES, BARRICADES, SIGNAGE, LIGHTS ETC NECESSARY TO KEEP WORKS IN A SAFE AND STABLE CONDITION AND FOR THE PROTECTION OF THE PUBLIC.		6.17	COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN: 100mm UNDER SOIL; 50mm UNDER PAVED OR CONCRETE AREAS; 100mm UNDER REINFORCED CONCRETE OR PAVED DRIVEWAYS; 75mm UNDER REINFORCED CONCRETE DRIVEWAYS		16.1	ALL EXTERNAL WALL CLADDING IS TO BE NON COMBUSTIBLE AND TO COMPLY WITH THE NCC. PART 3.5 AND AS.156210.2		28.1	ALL FLOORING FINISHES AND MATERIALS MUST COMPLY WITH THE REQUIRED FIRE HAZARD INDICES / COMBUSTIBILITY AS OUTLINED IN THE NCC. PART C1		EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS1926.1 REQUIREMENTS. LATCHING SET TO MINIMUM 1500-1650MM AFL		
2.3	WHERE THE DEVELOPMENT INVOLVES WORK ON OR ACCESS TO COUNCIL LAND, INCLUDING ROADS, RESERVES AND RIGHT OF WAY, THE OWNER OPERATOR AND THEIR AGENTS UNDER THE PERMIT SHALL AT ALL TIMES TAKE ADEQUATE PRECAUTIONS TO MAINTAIN THEIR WORKS TO THE HIGHEST PUBLIC SAFETY STANDARDS INCLUDING BUT NOT LIMITED TO APPROPRIATE SIGNAGE TO AS.1743 AND BARCADE OF WORKS FOR ANY TRENCHES OR EXCAVATION, ALL PERMITS ARE TO BE OBTAINED THROUGH THE RELEVANT AUTHORITY		6.18	WHERE PAVEMENT & POD SYSTEM, BALCONY CONCRETE SLABS TO BE TANKED & WATERPROOFED WITH CHEMIND NEWFLEX R-100 LIQUID MEMBRANE WATER PROOFING MEMBRANE WITH CHEMIND TUFFCOTE SURATOP TOP COAT OR EQUIVALENT APPROVED		16.2	ALL PROPRIETARY WALL CLADDING SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS DESIGN AND SPECIFICATION		28.2	ALL WALL AND CEILING FINISHES AND MATERIALS MUST COMPLY WITH THE REQUIRED FIRE HAZARD INDICES / COMBUSTIBILITY AS OUTLINED IN THE NCC. PART C1				
2.4	ALL TREES AND SHRUBS TO STREET SCAPE ARE TO BE RETAINED UNLESS ROAD CONSTRUCTION NECESSITATES THEIR REMOVAL OR AS DIRECTED AND APPROVED BY THE RELEVANT AUTHORITY		6.19	ROOF CONCRETE SLABS TO BE TANKED & WATERPROOFED WITH CHEMIND NEWFLEX R-100 LIQUID MEMBRANE WATER PROOFING MEMBRANE WITH CHEMIND TUFFCOTE SURATOP TOP COAT OR EQUIVALENT APPROVED. SYSTEM TO PROVIDE A SEAMLESS WATERPROOF BARRIER AND BE UV RESISTANT		16.3	WHERE A TIMBER OR STEEL STUD FRAME IS THE SUBSTRATE FOR THE CLADDING TO BE FIXED TO, PROVIDE IMPERMEABLE MOISTURE BARRIER TO EXTERNAL FACE OF STUDWORK (EXTERNAL WALLS) IN ACCORDANCE WITH S.1684					EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS1926.1 REQUIREMENTS. LATCHING SET TO MINIMUM 1500-1650MM AFL		
2.5	THE DISPOSAL SITE FOR SPOIL REMOVAL FROM THE SITE AND PROPOSED TRUCK ROUTE IS TO BE SUBMITTED TO AND APPROVED BY DIRECTOR OF ENGINEERING. IN WRITING PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE. ALL CLEAN FILL REMOVAL FROM THE SITE IS TO BE TAKEN TO DISPOSAL FACILITY AS APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING		6.20	COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN: 100mm UNDER SOIL; 50mm UNDER PAVED OR CONCRETE AREAS; 100mm UNDER REINFORCED CONCRETE OR PAVED DRIVEWAYS; 75mm UNDER REINFORCED CONCRETE DRIVEWAYS		17	ESD / ENERGY EFFICIENCY		29	FIRE SERVICES				
2.6	RELOCATE EXISTING STREET SERVICES WHERE REQUIRED TO CARRY OUT BUILDING WORKS TO THE SATISFACTION OF THE RESPONSIBLE REGULATORY AUTHORITY		6.21	THE WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL SPECIFICATIONS AND STANDARD DRAWINGS.		17.1	ALL GLAZING AND WALL AND ROOF INSULATION TO BE IN ACCORDANCE WITH ENERGY RATING REPORT.		29.1	ALL FIRE SERVICES TO BE AS PER FIRE AND HYDRAULIC ENGINEERS DESIGN AND SPECIFICATION. FIRE REPORT AND TO MFB AND NCC REQUIREMENTS		EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS1926.1 REQUIREMENTS. LATCHING SET TO MINIMUM 1500-1650MM AFL		
2.7	DEMOLISH EXISTING CROSSINGS, FOOTPATH, KERB & CHANNEL WHERE REQUIRED AND MAKE GOOD. ALL ADJOINING SERVICES IN PREPERATION FOR NEW WORKS, ALLOW FOR THE RECONSTRUCTION AND REGRADING OF FOOTPATHS AND THE RECONSTRUCTION OF NEW CROSSINGS, KERB & CHANNELS TO THE SATISFACTION OF THE RESPONSIBLE REGULATORY AUTHORITY		6.22	PAVEMENT TO BE 150mm THICK 25MPA CONCRETE, F82 MESH CENTRALLY ON A 75mm FCR OR UNLESS OTHERWISE SPECIFIED BY STRUCTURAL ENGINEER MINIMUM SURFACE GRADES ARE AS FOLLOWS: A) PAVED 1 IN 75 B) OTHER 1 IN 150		17.2	ALL GAPS AND CRACKS AROUND DOOR AND WINDOW OPENINGS TO BE SEALED IN ACCORDANCE WITH SECTION J OF THE NCC.		29.2	FIRE EXTINGUISHERS (AS SHOWN ON PLAN AND LEGEND) TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH AS 2444. THE SIZE, TYPE AND LOCATION SHALL BE IN ACCORDANCE WITH THE APPROVED PLAN TO THE SATISFACTION OF THE CHIEF OFFICER.				
2.8	THE REINSTALLMENT AND COMPACTION OF PUBLIC AUTHORITY SERVICE TRENCHES TO BE AT THE ROAD CONTRACTORS EXPENSE.		6.23	SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS AND TO AS.3500		18	LIGHT WEIGHT ROOFING		29.3	ALL FIRE SERVICES TO COMPLY WITH NCC PART E1		EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS1926.1 REQUIREMENTS. LATCHING SET TO MINIMUM 1500-1650MM AFL		
2.9	FOR ALL LANDSCAPING WORKS REFER TO LANDSCAPE ARCHITECTS DESIGN AND SPECIFICATIONS		6.24	STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.		18.1	ALL TIMBER ROOF FRAMING IS TO COMPLY WITH NCC. PART 3.4.3 AND AS.1684-2010		29.4	ALL FIRE SERVICE PIPES ARE TO BE COPPER TUBE TO AS 1482-1976.				
2.10	SITE TO BE TREATED AGAINST SUBTERRANEAN TERMITES WHERE REQUIRED IN ACCORDANCE WITH NCC. PART 3.1 AND AS.3660 AND TO LOCAL AUTHORITIES SATISFACTION		6.25	THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ALL BUILDINGS FOOTINGS AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.		18.2	ALL STEEL ROOF FRAMING IS TO BE IN ACCORDANCE WITH NCC. PART 3.4.2 AND AS/NZS 4600		29.5	CONNECT COPPER PIPES TO VALVES WITH COPPER/ALLOY FITTINGS TO AS.1590.		EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS1926.1 REQUIREMENTS. LATCHING SET TO MINIMUM 1500-1650MM AFL		
3. PROPERTY & PROTECTION			6.26	PROVIDE INSPECTION OPENING AT 900mm CTRS AND AT EACH CHANGE OF DIRECTION UNLESS OTHERWISE APPROVED BY CIVIL ENGINEER.		18.3	ALL ROOF CLADDING IS TO BE IN ACCORDANCE WITH THE NCC. 3.5.1		29.6	PROVIDE 75mm COVER TO ALL PIPES UNDER PAVEMENT.				
3.1	NO BUILDING WORKS ARE TO ENCRHOACH OVER THE TITLE BOUNDARY INCLUSIVE OF ANY EQUIPMENT USED ON, OVER, UNDER OR IN THE AIRSPACE OF THE ADJOINING PROPERTIES WITHOUT OBTAINING WRITTEN CONSENT VIA PROTECTION WORKS NOTICES PURSUANT TO PART 7 OF THE BUILDING ACT 1993 AND BUILDING REGULATION 602		6.27	COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN: 100mm UNDER SOIL; 50mm UNDER PAVED OR CONCRETE AREAS; 100mm UNDER REINFORCED CONCRETE OR PAVED DRIVEWAYS; 75mm UNDER REINFORCED CONCRETE DRIVEWAYS		18.4	ALL ROOF TILES TO BE INSTALLED IN ACCORDANCE WITH AS.2048 AND AS.2050		29.7	PROVIDE AND MAINTAIN AN ESSENTIAL SERVICES LOG BOOK IN METER BOX OR AT SWITCHBOARD PART 11.5 AND 11.6.		EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS1926.1 REQUIREMENTS. LATCHING SET TO MINIMUM 1500-1650MM AFL		
3.2	NO BUILDING WORKS ARE TO ENCRHOACH OVER ANY EASEMENTS WITHOUT APPROVAL AND CONSENT TO DO SO FROM THE RELEVANT AUTHORITY		6.28	WHERE PAVEMENT & POD SYSTEM, BALCONY CONCRETE SLABS TO BE TANKED & WATERPROOFED WITH CHEMIND NEWFLEX R-100 LIQUID MEMBRANE WATER PROOFING MEMBRANE WITH CHEMIND TUFFCOTE SURATOP TOP COAT OR EQUIVALENT APPROVED. SYSTEM TO PROVIDE A SEAMLESS WATERPROOF BARRIER AND BE UV RESISTANT		18.5	ALL METAL SHEET ROOF CLADDING IS TO BE IN ACCORDANCE WITH AS.15621		29.8	ALL FIRE HOSE REELS AND HYDRANTS TO BE IN ACCORDANCE WITH HYDRAULIC ENGINEERS DESIGN AND DETAIL.				
3.3	WHERE WORKS ARE ON OR NEAR AN ALLOTMENT BOUNDARY, IT IS RECOMMENDED THAT A LICENSED LAND SURVEYOR PREPARE A REESTABLISHMENT BOUNDARY SURVEY TO ACCURATELY DETERMINE WHERE THE ALLOTMENT/TITLE BOUNDARIES ARE LOCATED. NOTE: IT IS THE OWNERS AND BUILDERS RESPONSIBILITY TO ENSURE ACCURATE BOUNDARY SETBACKS ARE TAKEN TO TITLE BOUNDARIES AND NOT EXISTING BOUNDARY FENCING		6.29	ROOF CONCRETE SLABS TO BE TANKED & WATERPROOFED WITH CHEMIND NEWFLEX R-100 LIQUID MEMBRANE WATER PROOFING MEMBRANE WITH CHEMIND TUFFCOTE SURATOP TOP COAT OR EQUIVALENT APPROVED. SYSTEM TO PROVIDE A SEAMLESS WATERPROOF BARRIER AND BE UV RESISTANT		19	WET AREAS		29.9	SPRINKLER PROTECTION IS TO BE PROVIDED THROUGHOUT THE BUILDING IN ACCORDANCE WITH AS 2118.1. WITH RESIDENTIAL HEADS USED WITHIN THE RESIDENTIAL LEVELS. FAST RESPONSE SPRINKLER HEADS ARE TO BE UNUTILISED WITHIN THE NON-RESIDENTIAL LEVELS. AS PER FIRE REPORT OR UNLESS OTHERWISE SPECIFIED BY THE FIRE ENGINEER		EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS1926.1 REQUIREMENTS. LATCHING SET TO MINIMUM 1500-1650MM AFL		
4. DEMOLITION WORKS			6.30	COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN: 100mm UNDER SOIL; 50mm UNDER PAVED OR CONCRETE AREAS; 100mm UNDER REINFORCED CONCRETE OR PAVED DRIVEWAYS; 75mm UNDER REINFORCED CONCRETE DRIVEWAYS		19.1	ALL WET AREAS, TO BE CONSTRUCTED IN ACCORDANCE WITH AS.3740 AND PART 3 OF THE NCC		29.11	CONNECT COPPER PIPES TO VALVES WITH COPPER/ALLOY FITTINGS TO FOR UNPROTECTED OPENINGS WITHIN 1m TO 3m OF A FIRE SOURCE FEATURE (IF PARALLEL) OR WITHIN 1m PERPENDICULAR. GLAZING IS TO COMPRISE OF TOUGHENED SAFETY GLASS TO A MINIMUM OF 6mm THICK IN ACCORDANCE WITH AS 1288. INSTALLED WITHIN A METAL FRAME, AS PER FIRE REPORT.				
4.1	WHERE DEMOLITION OCCURS CONTRACTOR TO PROCEED WITH CARE AND ENSURE ALL ADJOINING SURFACES ARE MADE GOOD IN PREPARATION FOR NEW WORKS		6.31	THE WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL SPECIFICATIONS AND STANDARD DRAWINGS.		19.2	PROVIDE IMPERVIOUS FLOORS TO LAUNDRY, BATHROOMS AND WCS AND 300MM ABOVE THE RIM OF A BASIN, BATH, TROUGH OR SINK IN ACCORDANCE WITH NCC PART 3, PART 2.4 AND AS.3740		29.12	FIRE RESISTANCE LEVELS MUST BE PROTECTED IN A MANNER IDENTICAL WITH A PROTOTYPE TESTED IN ACCORDANCE WITH AS1530.4 TO ACHIEVE THE REQUIRED FRL		EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS1926.1 REQUIREMENTS. LATCHING SET TO MINIMUM 1500-1650MM AFL		
4.2	GREAT CARE IS TO BE TAKEN IN THE RETENTION OF THE EXISTING HERITAGE LISTED STRUCTURES IN ACCORDANCE WITH PLANNING PERMIT AND HERITAGE REQUIREMENTS		6.32	PAVEMENT TO BE 150mm THICK 25MPA CONCRETE, F82 MESH CENTRALLY ON A 75mm FCR OR UNLESS OTHERWISE SPECIFIED BY STRUCTURAL ENGINEER MINIMUM SURFACE GRADES ARE AS FOLLOWS: A) PAVED 1 IN 75 B) OTHER 1 IN 150		19.3	ALL JOINTS, CORNERS AND JUNCTIONS IN OR BETWEEN THE IMPERVIOUS SURFACE OF WALLS, FLOORS AND PENETRATIONS SHALL BE WATERPROOFED TO THE SATISFACTION OF THE BUILDING SURVEYOR		29.13	ALL FIRE SAFETY REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE FIRE SAFETY REPORT.				
4.3	REFER TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION FOR EXTENT AND DETAILS OF RETENTION WORKS, AND PROTECTION WORKS TO ADJOINING PROPERTIES		6.33	SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS AND TO AS.3500		20	NATURAL LIGHT & VENTILATION		30	FIRE DETECTION SYSTEM - PUBLIC AREAS		EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS1926.1 REQUIREMENTS. LATCHING SET TO MINIMUM 1500-1650MM AFL		
5. LANDSCAPING			6.34	STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.		20.1	NATURAL LIGHTING AND VENTILATION IN ACCORDANCE WITH NCC PART 3.8.4 & 3.8.5		30.1	ALL FIRE DETECTION SYSTEMS TO BE AS PER THE FIRE ENGINEERS				



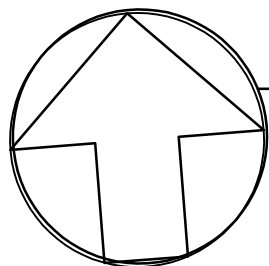
GENERAL NOTES

- ALL INSULATION REQUIREMENTS MUST MEET INSTALLATION REQUIREMENTS IN SECTION J.12 OF THE NCC.
- FOR ALL LANDSCAPE/OUT DOOR PLAY AREAS REFER TO LANDSCAPE CONSULTANTS DRAWINGS.
- CAVEAT THE LEVELS UNTIL ENGINEERING IS COMPLETE.
- EXTERNAL FENCING IN ACCORDANCE WITH G1.3 OF BCA VOLUME 1 AND AS1926.1-2012. OUTDOOR PLAY AREAS TO BE FENCED TO AS1926.1 'SWIMMING POOL SAFETY BARRIER EQUIPMENT'.
- BUILDER TO CHECK THAT ALL TOWN PLANNING CONDITIONS HAVE BEEN ADHERED TO.
- CROSSOVERS DESIGNED IN ACCORDANCE WITH STANDARD SD4.6.
- NOISE ATTENUATION FENCING AT A HEIGHT OF 2.0M MUST BE ERRECTED ALONG THE BOUNDARIES DIRECTLY ADJACENT TO RESIDENTIAL DWELLINGS.
- REFER TO TRAFFIC REPORT FOR ALL LINE MARKINGS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION OF SERVICES ON SITE THE CONTRACTOR SHALL ISSUE THE ARCHITECT WITH AN RFI TO RESPOND TO ANY COORDINATION ISSUES OR DISCREPANCIES ON THE SERVICES DRAWINGS OR ON SITE THAT MAY AFFECT THE WORKS.
- ALL LEVELS ARE TO AHD. REFER TO LAND SURVEY DRAWING.
- KITCHEN AND BOTTLE PREPARATION ROOM ENTRY DOORS TO MEET AS1926.1 REQUIREMENTS. KITCHEN ACCESS DOORS TO BE FITTED WITH CHILD PROOF LATCHES LOCATED AT 1500MM-1650MM AFFL WITH INTEGRATED VISION PANEL AS PER AS1926.1.
- ALL EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS1926.1 REQUIREMENTS. LATCHES LOCATED AT 1500MM-1650MM AFFL.
- ALL GLAZING TO COMPLY WITH AS1288 - 2006 & AS3047 - 1999.
- ALL EXTERNAL GLAZING TO BE ALUMINIUM IMPROVED WINDOW FRAMES POWDER-COATED IN COLOUR AS SELECTED BY CLIENT.
- REFER TO SECTION J REPORT FOR FULL GLAZING SPECIFICATIONS.
- ALL WINDOWS AND SLIDING DOORS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATION.
- TO BE READ IN CONJUNCTION WITH ELEVATIONS AND FLOOR PLANS.
- ALL WET AREAS TO COMPLY WITH AS3740-2010.
- ACCESSIBLE AND AMBULANT SANITARY FACILITY/WC TO BE IN ACCORDANCE WITH AS1428.1-2009.
- DOORS, TO TOILET PANS LOCATED WITHIN 1.2M OF THE DOOR JAMB, LIFT OFF HINGES MUST BE FITTED, OTHERWISE THE DOORS MUST SWING OUTWARDS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, CIVIL, MECHANICAL, HYDRAULIC AND FIRE ENGINEERING DESIGN DRAWINGS AND COMPUTATIONS.
- CHILD CARE TOILET SCREENING - CRAGLE SCREEN REQUIRED BETWEEN PARTITIONS BETWEEN 900-1200MM AFFL.
- ALL SEWER, DRAINAGE AND DISCHARGE MUST COMPLY WITH AS3300.3 PLEASE REFER TO CIVIL DESIGN DRAWINGS FOR SPECIFICATION, INCLUDING LOCATION OF EXISTING LEGAL POINT OF DISCHARGE.
- FIRE EXTINGUISHERS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH AS 2444. THE SIZE, TYPE AND LOCATION SHALL BE IN ACCORDANCE WITH THE APPROVED PLAN TO THE SATISFACTION OF THE CHIEF OFFICER.

ISSUE	REVISION	DRN	CHK	DATE	ISSUE	REVISION	DRN	CHK	DATE
P1	PRELIMINARY ISSUE	MD	--	--/--					

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PROJECT

PROPOSED CHILDCARE CENTRE
730 ELIZABETH DRIVE,
SUNBURY

TITLE

SITE LAYOUT

DRAWN

MD

SCALE

1:200@A1
1:400@A3

DATE

08.17

JOB No.

854

DWG No.

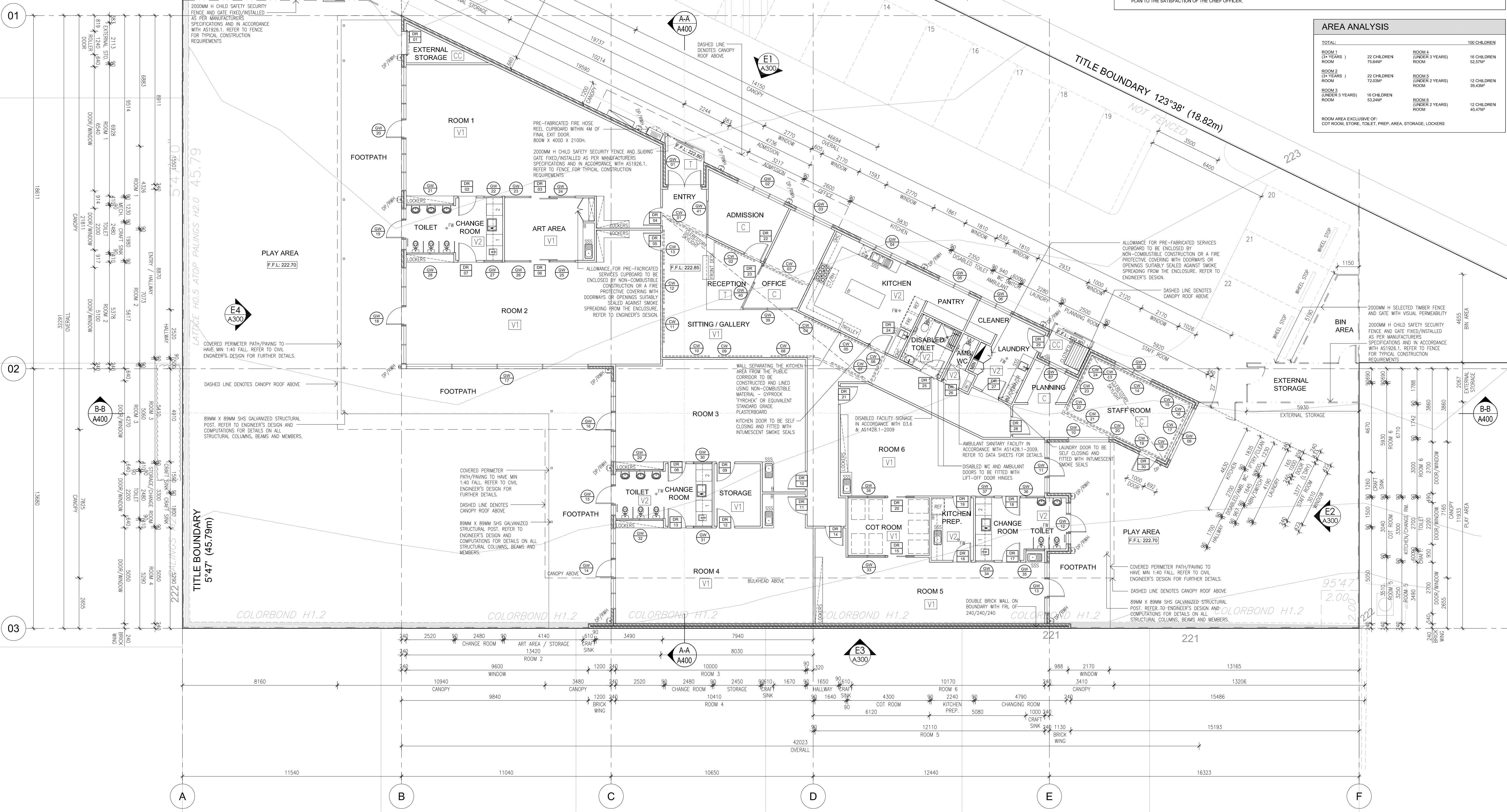
A100

REVISION

P1

NATURAL LIGHT & VENTILATION				
ROOM NUMBER	ROOM AREA (M²)	OPENING AREA (M²)	% NATURAL VENTILATION (MIN 0%)	
R1	75.64	4.88	6.58	
R2	72.03	5.28	6.12	
R3	53.24	5.28	7.48	
R4	52.57	5.26	7.57	
R5	39.43	11.03	8.12	
R6	40.47	9.26	7.91	

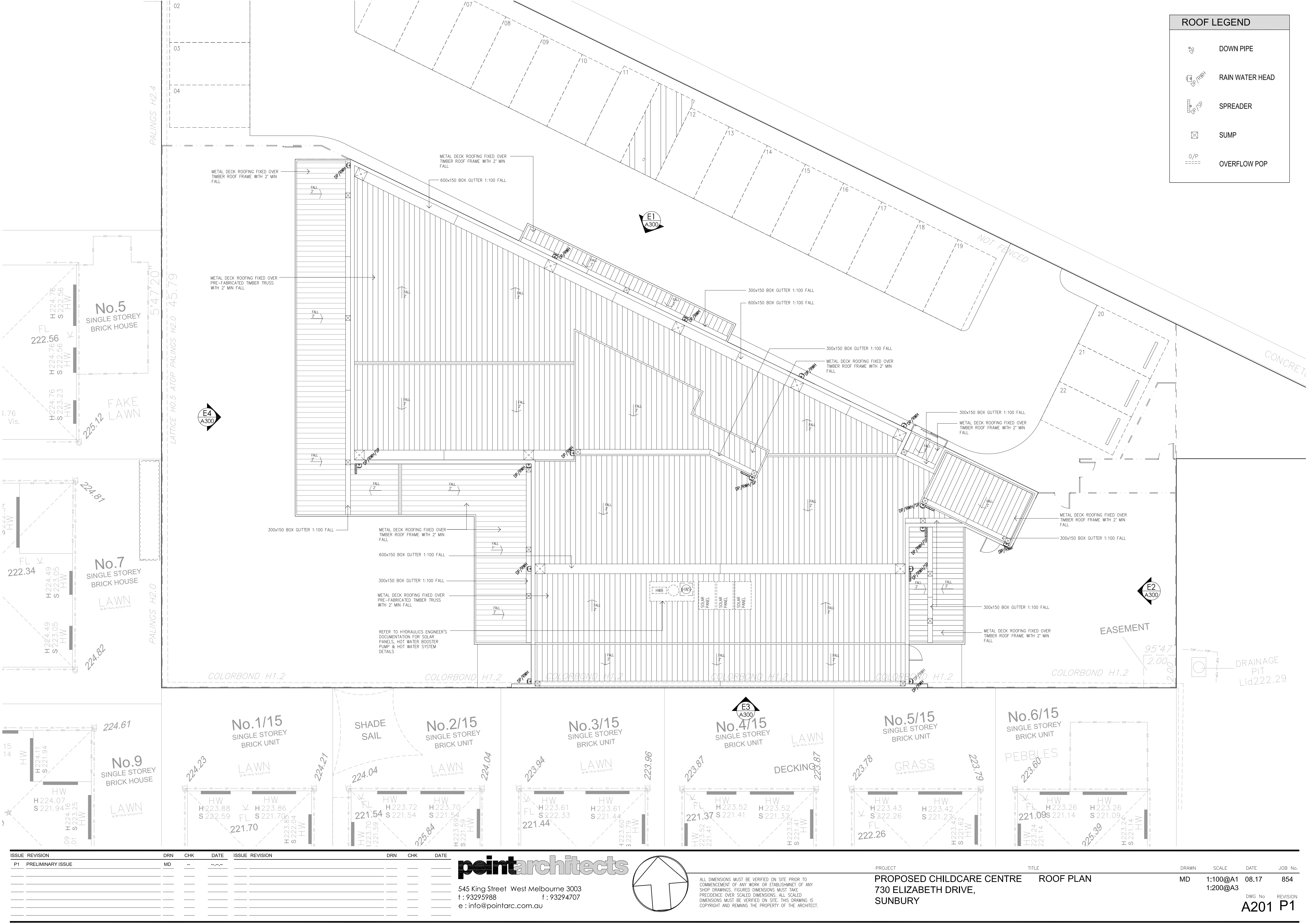
ROOM NUMBER	ROOM AREA (M²)	WINDOWS AREA (M²)	% NATURAL LIGHT (MIN 10%)	
R1	75.64	11.76	15.57	
R2	72.03	8.58	11.91	
R3	53.24	6.16	11.57	
R4	52.57	6.16	11.72	
R5	39.43	4.66	11.82	
R6	40.47	4.66	11.51	

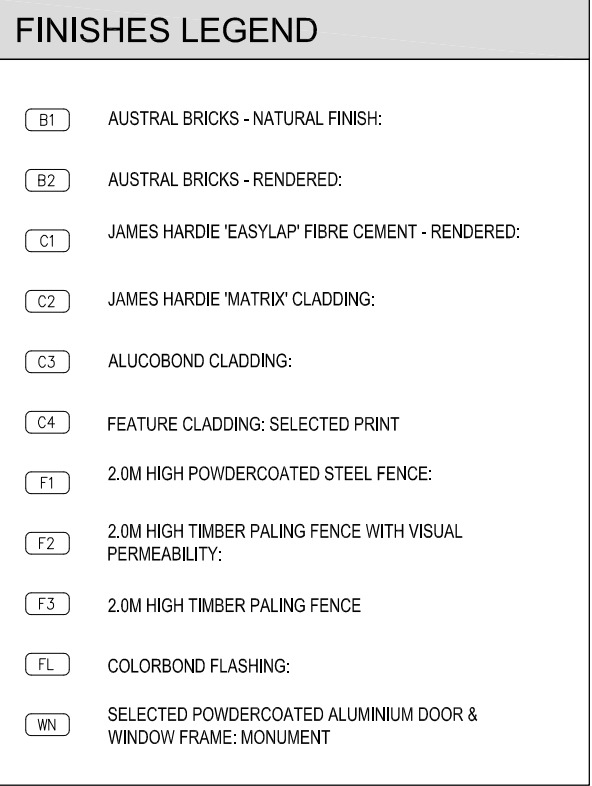


LEGEND	
B	BENCH
CTR/H	COOKTOP / RANGEHOOD
DP	DISHWASHER
DP	DOWNPIPE
FW	FLOOR WASTE
FRE	FREEZER
OHC	OVERHEAD CUPBOARD
REF	REFRIGERATOR
SSS	STAINLESS STEEL SINK
WM/D	WASHING MACHINE / DRYER (ABOVE WM)
WALL TYPE (REFER TO WALL TYPE SCHEDULE)	
V1	VINYL POLYFLOR - COLOUR 9833
V2	TARKETT SAFETRED UNIVERSAL-MID GREY
C	CARPET
CC	CONCRETE FLOOR
T	NON-SLIPPERY TILES

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 - FOR ALL LANDSCAPE/OUT DOOR PLAY AREAS REFER TO LANDSCAPE CONSULTANTS DRAWINGS.
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 - BUILDER TO CHECK THAT ALL TOWN PLANNING CONDITIONS HAVE BEEN ADHERED TO.
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 - NOISE ATTENUATION FENCING AT A HEIGHT OF 2.0M MUST BE ERECTED ALONG THE BOUNDARIES DIRECTLY ADJACENT TO RESIDENTIAL DWELLINGS.
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 - REFER TO SECTION J REPORT FOR FULL GLAZING SPECIFICATIONS.
 - ALL WINDOWS AND SLIDING DOORS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATION.
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 - TO BE READ IN CONJUNCTION WITH ELEVATIONS AND FLOOR PLANS.
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 - ALL SEWER DRAINAGE AND DISCHARGE MUST COMPLY WITH AS3300.3 PLEASE REFER TO CIVIL DESIGN DRAWINGS FOR SPECIFICATION, INCLUDING LOCATION OF EXISTING LEGAL POINT OF DISCHARGE.
 - FIRE EXTINGUISHERS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH AS 2444. THE SIZE, TYPE AND LOCATION SHALL BE IN ACCORDANCE WITH THE APPROVED PLAN TO THE SATISFACTION OF THE CHIEF OFFICER.

AREA ANALYSIS			
TOTAL:	100 CHILDREN		
ROOM 1 (3+ YEARS)	22 CHILDREN	ROOM 4 (UNDER 3 YEARS) ROOM	16 CHILDREN
ROOM 2 (4+ YEARS)	22 CHILDREN	ROOM 5 (UNDER 2 YEARS) ROOM	12 CHILDREN
ROOM 3 (UNDER 3 YEARS) ROOM	16 CHILDREN	ROOM 6 (UNDER 2 YEARS) ROOM	12 CHILDREN
ROOM AREA EXCLUSIVE OF: COT ROOM, STORE, TOILET, PREP. AREA, STORAGE, LOCKERS			





GENERAL NOTES

ALL EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS 1926.1 REQUIREMENTS. LATCHES LOCATED AT 1500MM-1600MM AFFL

ALL GLAZING TO COMPLY WITH AS1288 - 2006 & AS2047 - 1999

ALL EXTERNAL GLAZING TO BE ALUMINIUM IMPROVED WINDOW FRAMES POWDER-COATED IN COLOUR AS SELECTED BY CLIENT. REFER TO SECTION J REPORT FOR FULL GLAZING REQUIREMENTS.

ALL WINDOWS AND DOORS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATION

DRAWINGS TO BE READ IN CONJUNCTION WITH ENDORSED TOWN PLANNING DOCUMENTS

VILLAGRO FINISH TO UNDERSIDE OF EAVES PAINTED WHITE

DOOR & WINDOW LEGEND	
AW	AWNING WINDOW
EN	ENTRY DOOR
F	FIXED GLAZING / WINDOW
GSW	GLAZED SWING DOOR
G/SLD	GLAZED CAVITY SLIDING DOOR
SW	SWING DOOR
RD	ROLLER DOOR

DRAWN	SCALE	DATE	JOB No.
MD	1:100@A1 1:200@A3	08.17	854

DWG. No. REVISION

A300 P1

ALL EXTERNAL PLAY AREA ACCESS DOORS TO MEET AS1926.1 REQUIREMENTS. LATCHES LOCATED AT 1500MM-1650MM AFFL

ALL GLAZING TO COMPLY WITH AS1288 - 2006 & AS2407 - 1999

ALL EXTERNAL GLAZING TO BE ALUMINIUM IMPROVED WINDOW FRAMES WHICH COORDINATE IN COLOUR AS SELECTED BY CLIENT. REFER TO SECTION J REPORT FOR FULL GLAZING REQUIREMENTS.

ALL WINDOWS AND DOORS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATION.

DRAWINGS TO BE READ IN CONJUNCTION WITH ENDORSED TOWN PLANNING DOCUMENTS

VILLABOARD FINISH TO UNDERSIDE OF EAVES PAINTED

B1	AUSTAL BRICKS - NATURAL FINISH:
B2	AUSTAL BRICKS - RENDERED:
C1	JAMES HARDIE 'EASYLAP' FIBRE CEMENT - RENDERED:
C2	JAMES HARDIE 'MATRIX' CLADDING:
C3	ALUCOBOND CLADDING:
C4	FEATURE CLADDING: SELECTED PRINT
F1	2.0M HIGH POWDERCOATED STEEL FENCE:
F2	2.0M HIGH TIMBER PALING FENCE WITH VISUAL PERMEABILITY:
F3	2.0M HIGH TIMBER PALING FENCE
FL	COLORBOND FLASHING:
WN	SELECTED POWDERCOATED ALUMINIUM DOOR & WINDOW FRAME: MONUMENT

AW	AWNING WINDOW
EN	ENTRY DOOR
F	FIXED GLAZING / WINDOW
GSW	GLAZED SWING DOOR
G/SLD	GLAZED CAVITY SLIDING DOOR
SW	SWING DOOR
RD	ROLLER DOOR

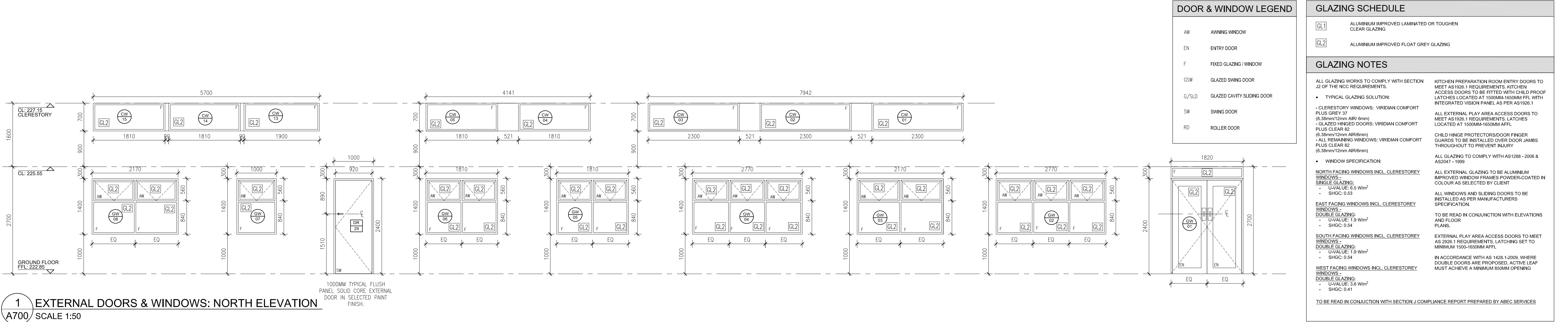


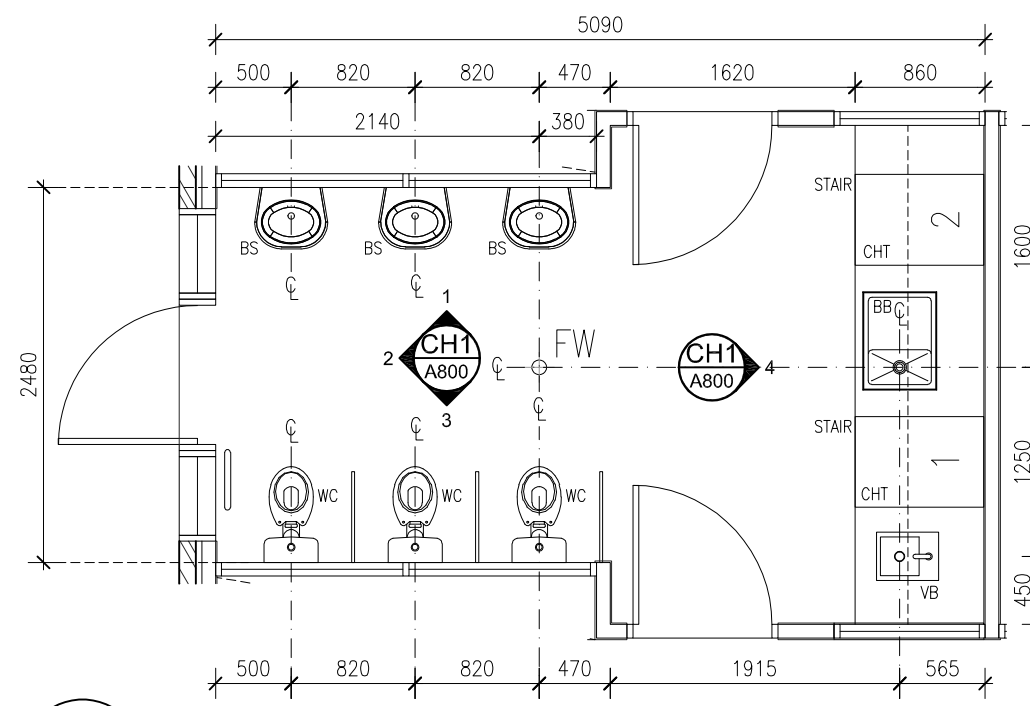
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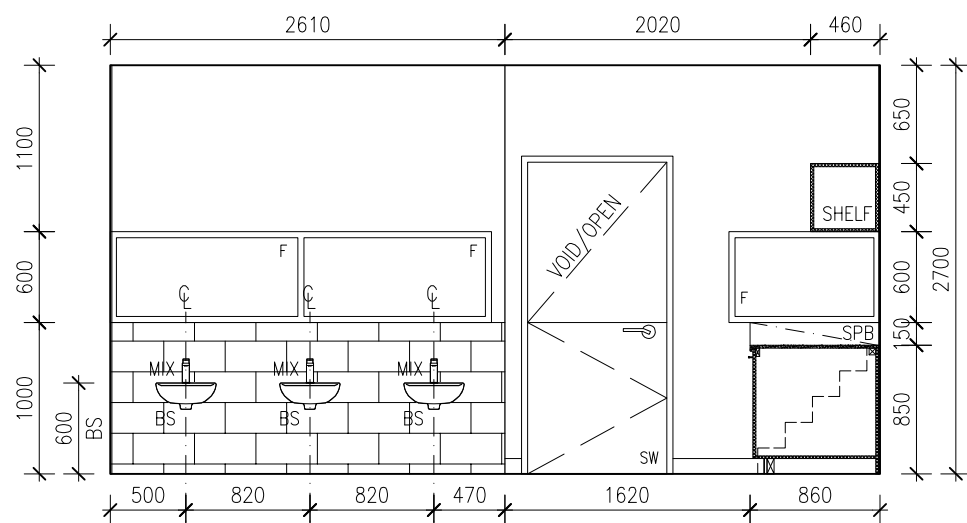
PROJECT
PROPOSED CHILDCARE CENTRE
730 ELIZABETH DRIVE,
SUNBURY

DRAWN	SCALE	DATE	JOB No.
MD	1:100@A1 1:200@A3	08.17	854
DWG No		REVISION	
A400		P1	

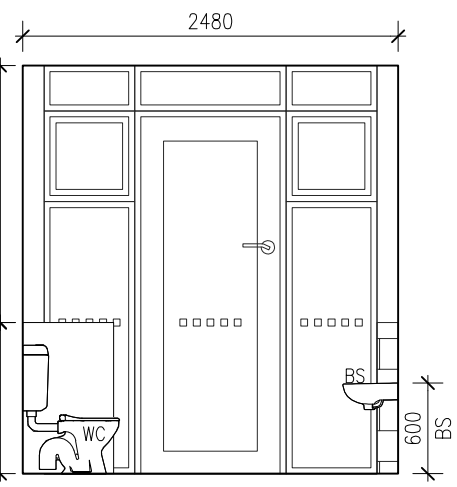




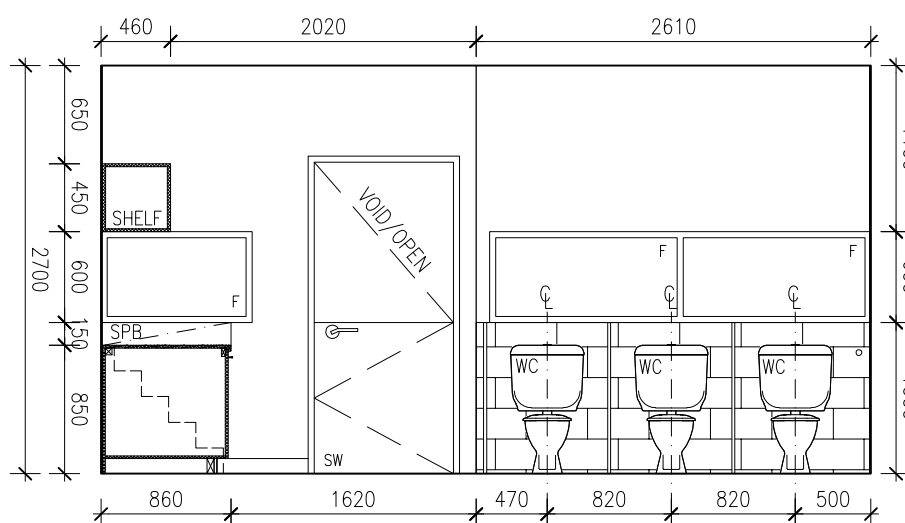
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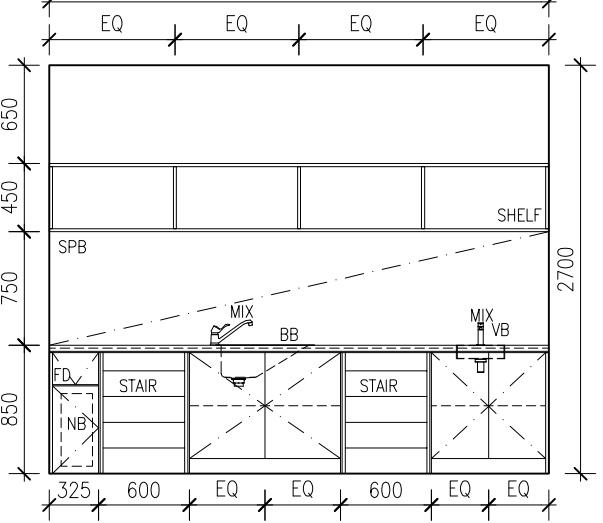
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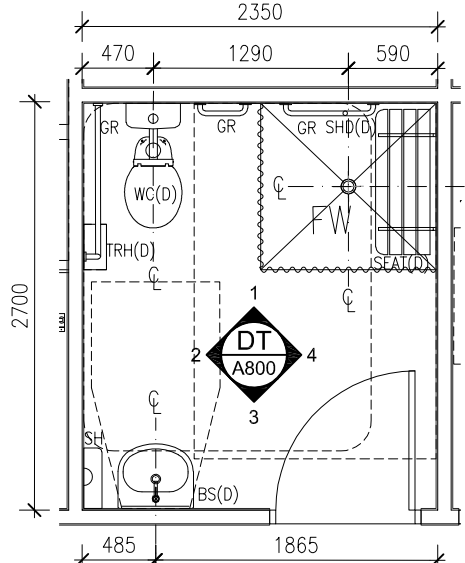
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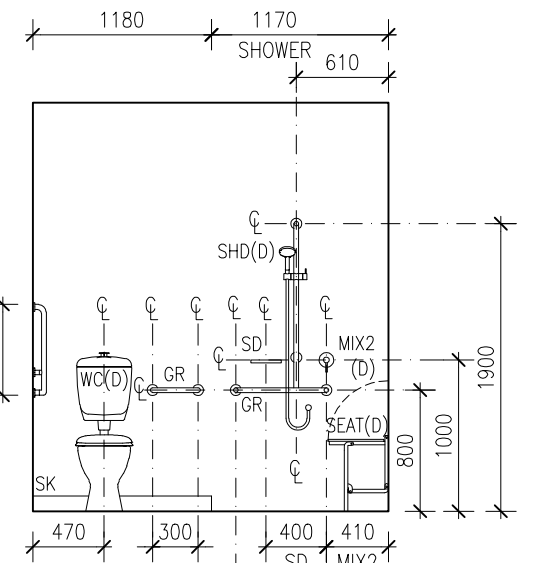
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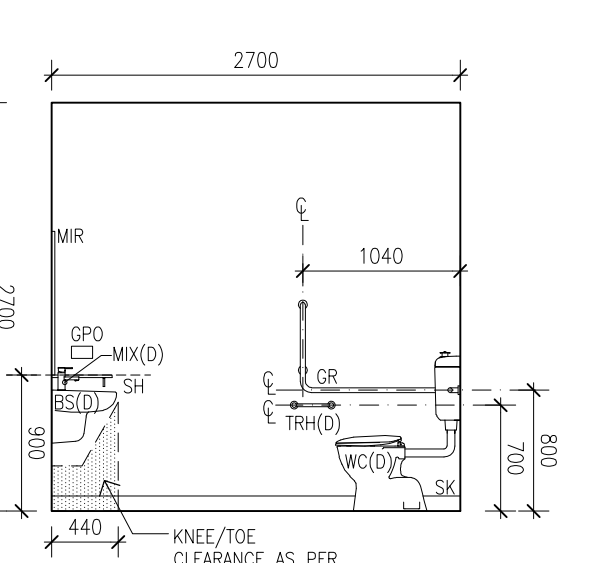
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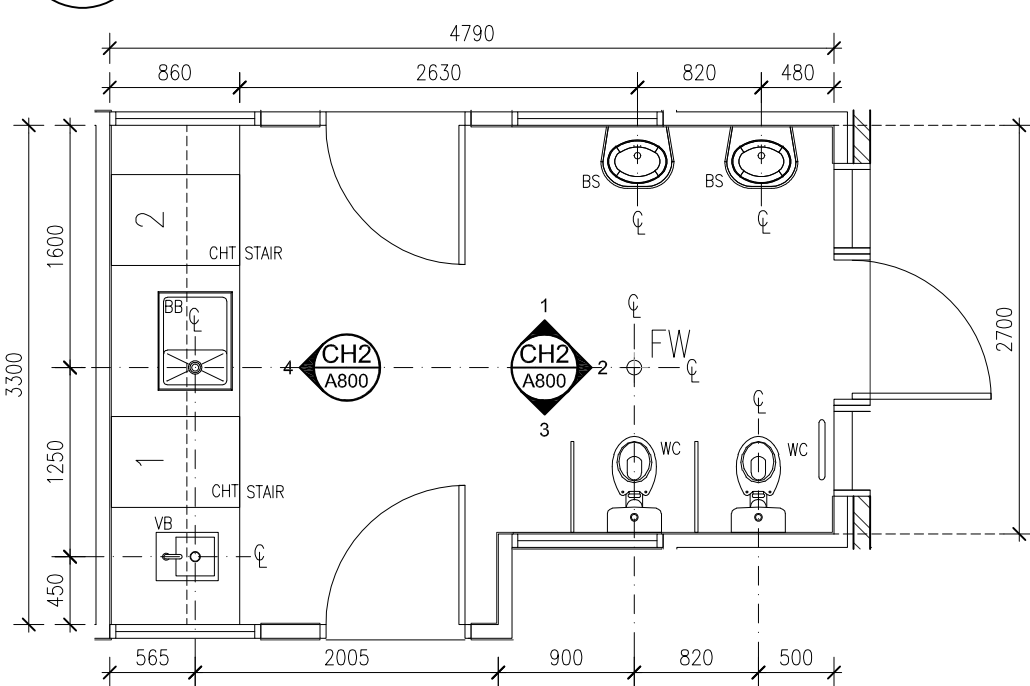
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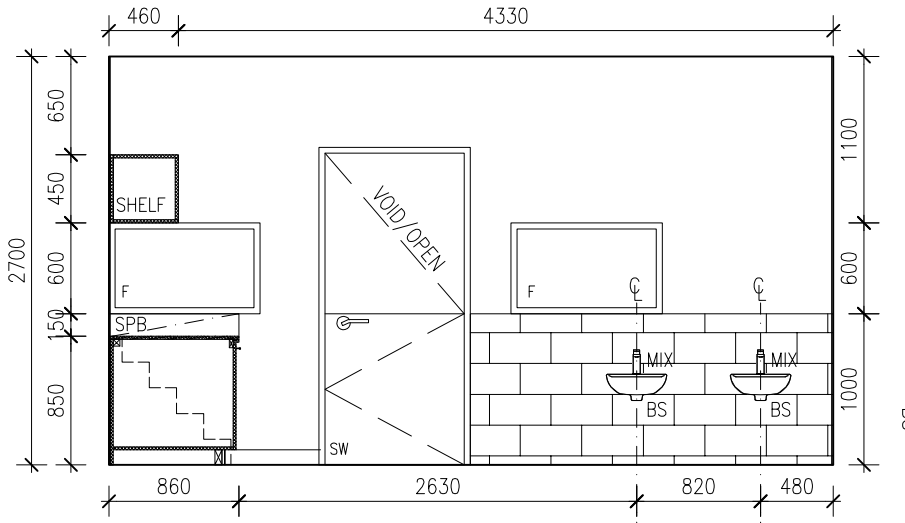
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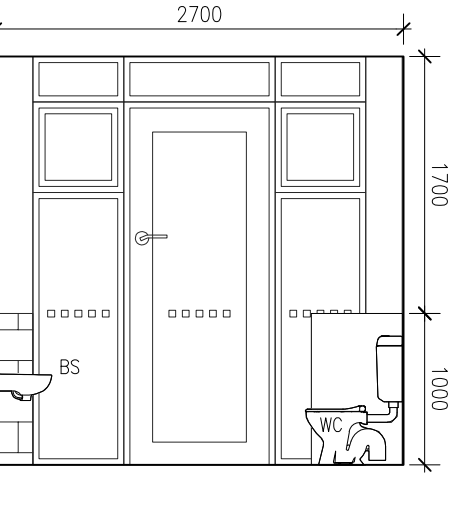
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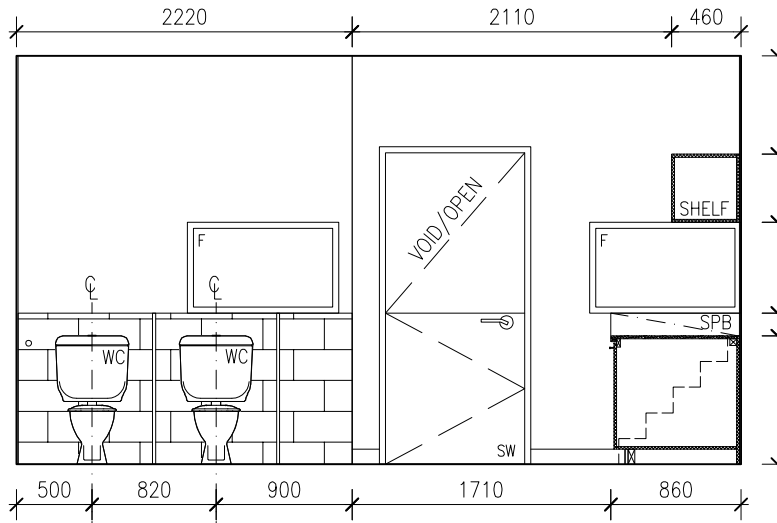
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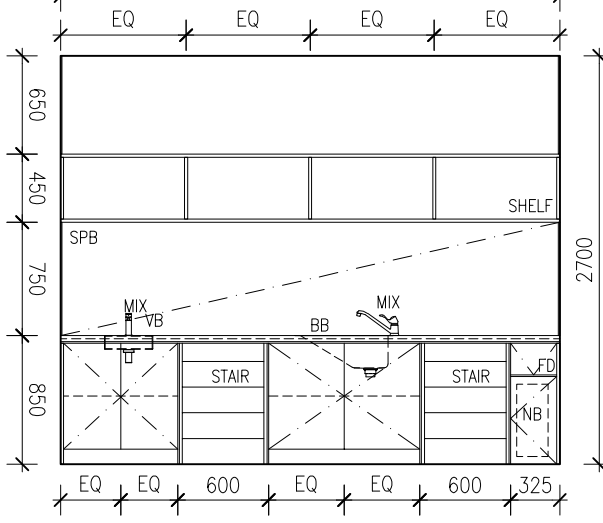
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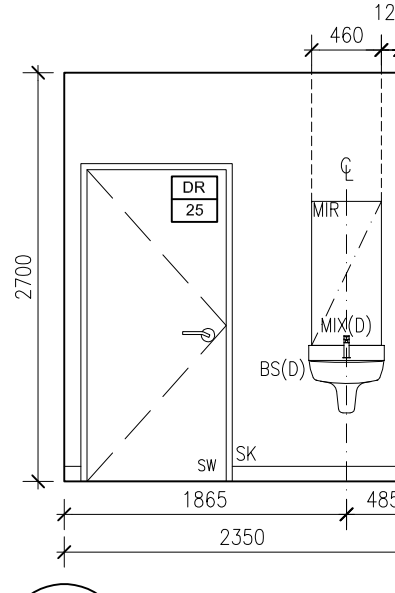
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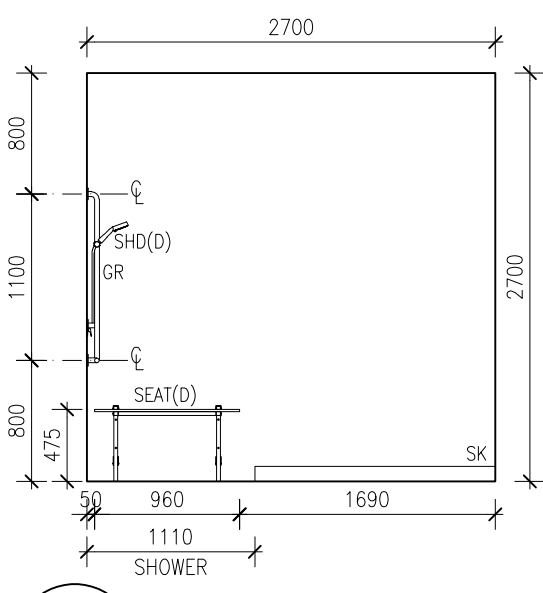
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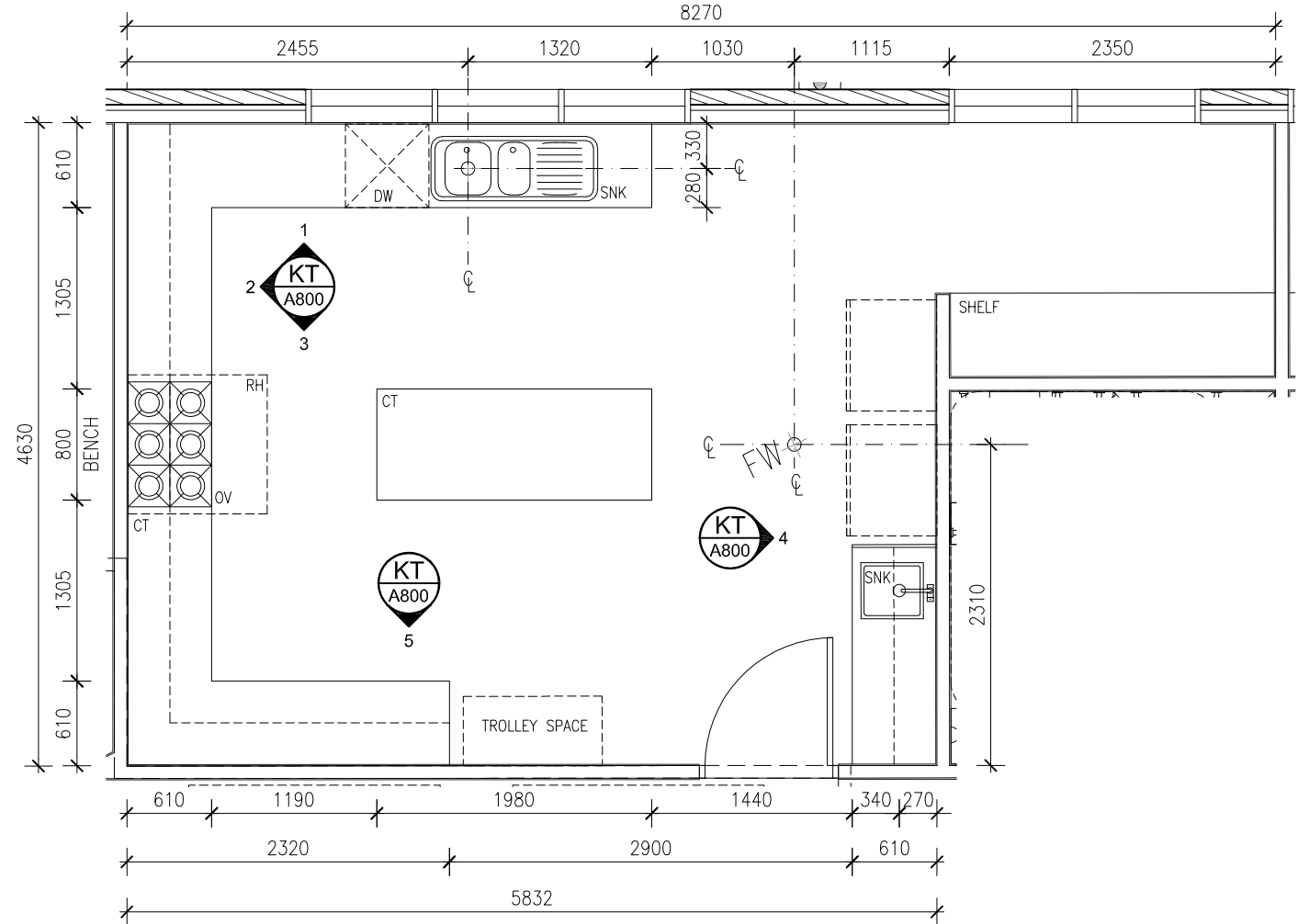
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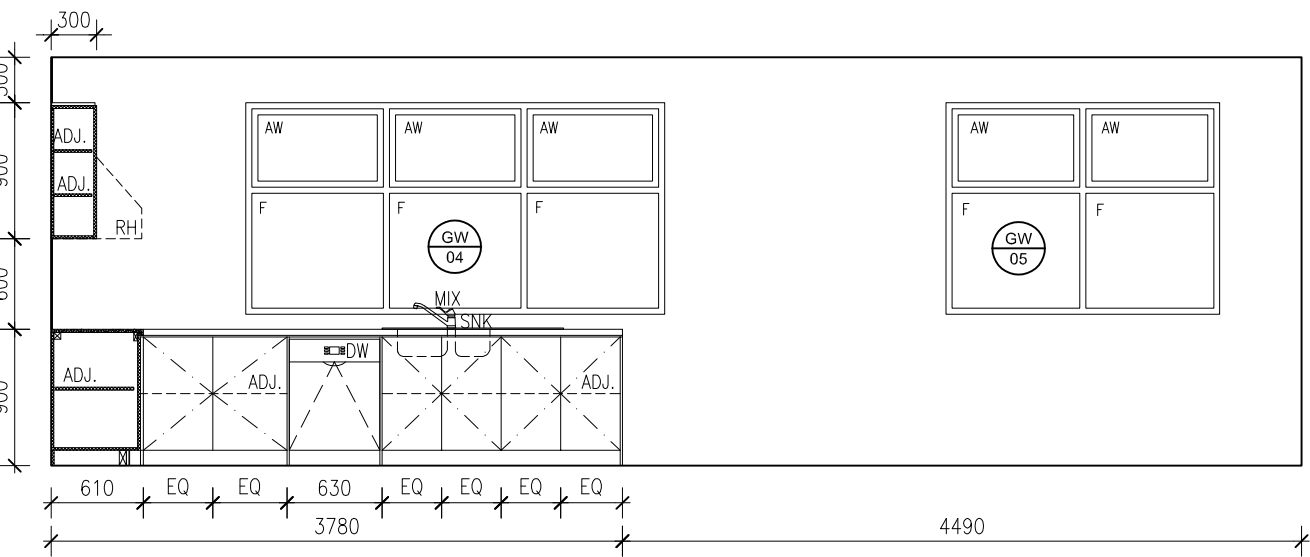
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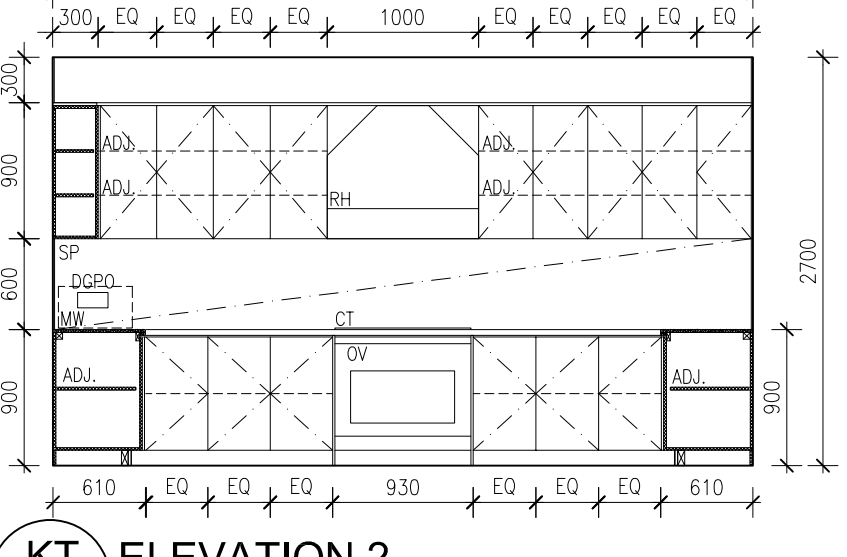
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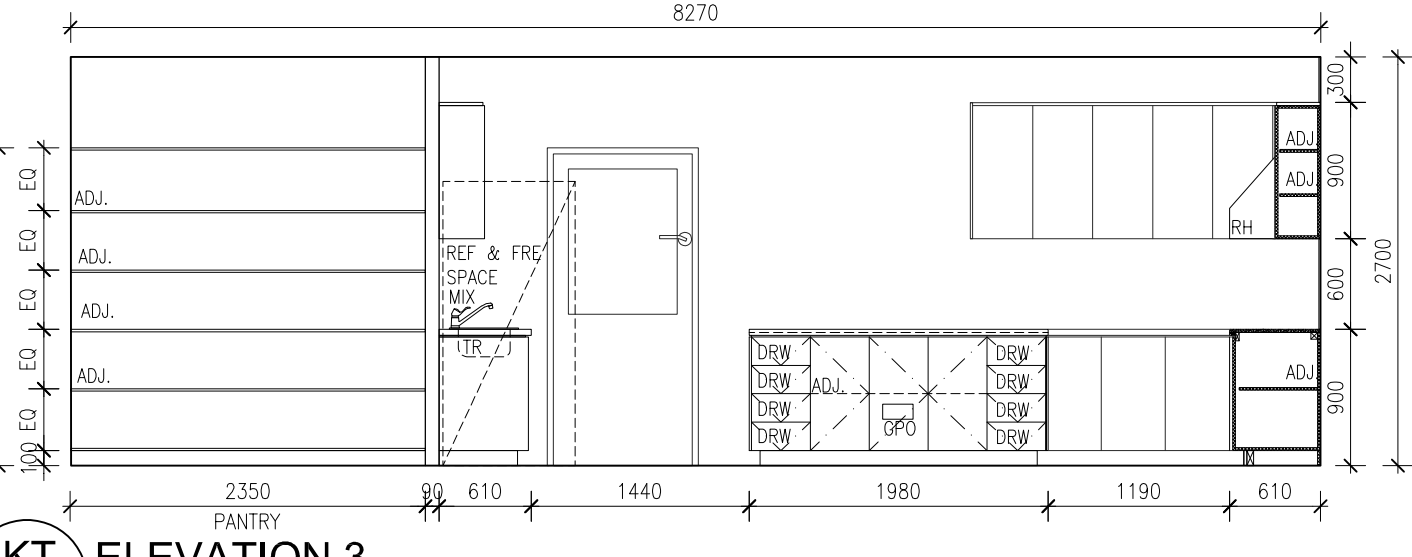
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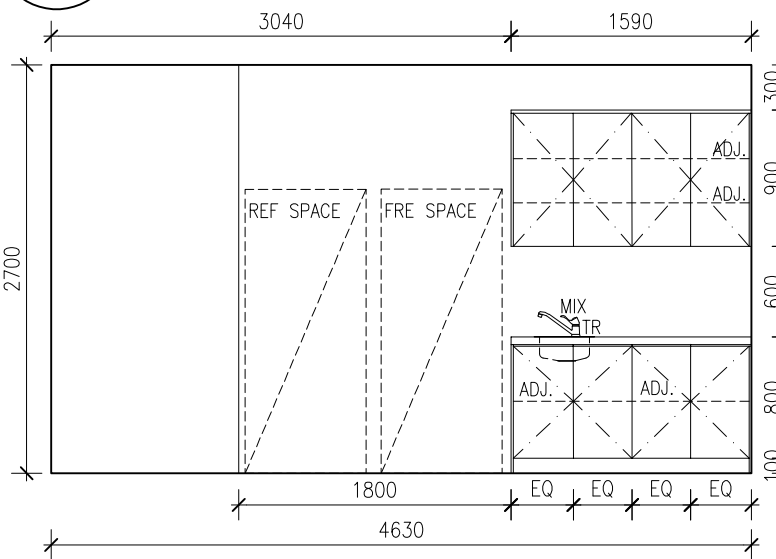
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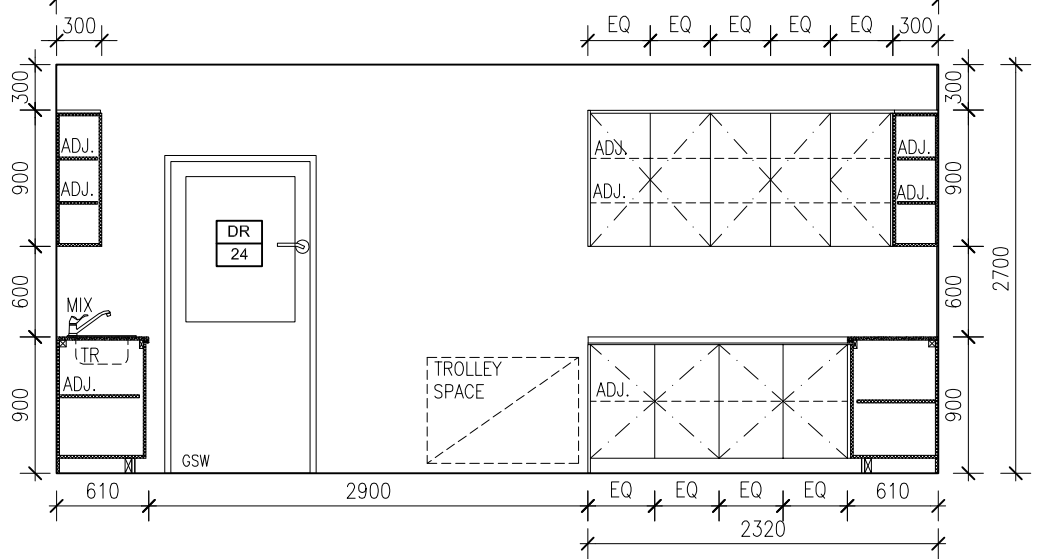
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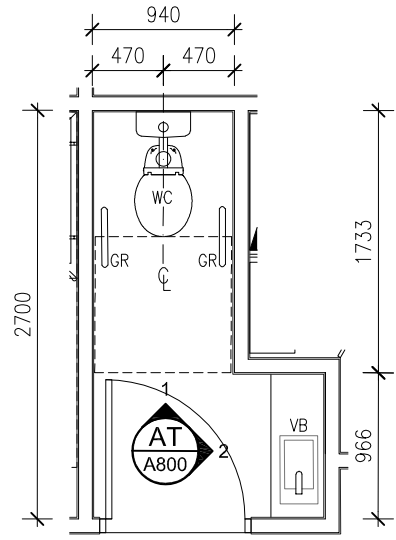
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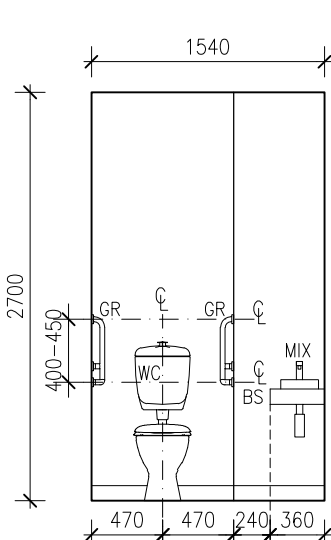
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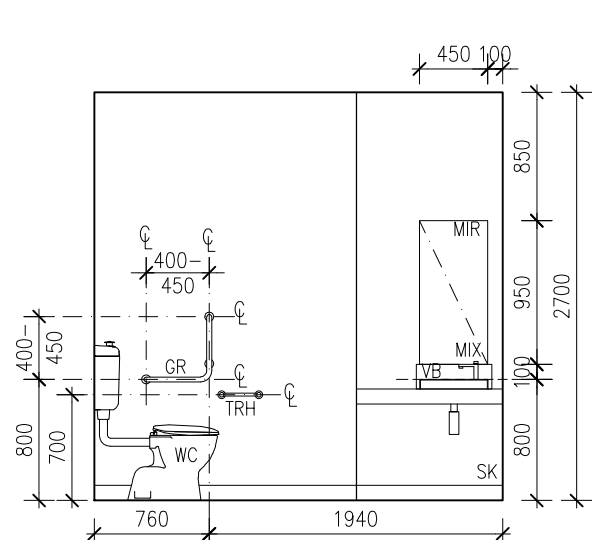
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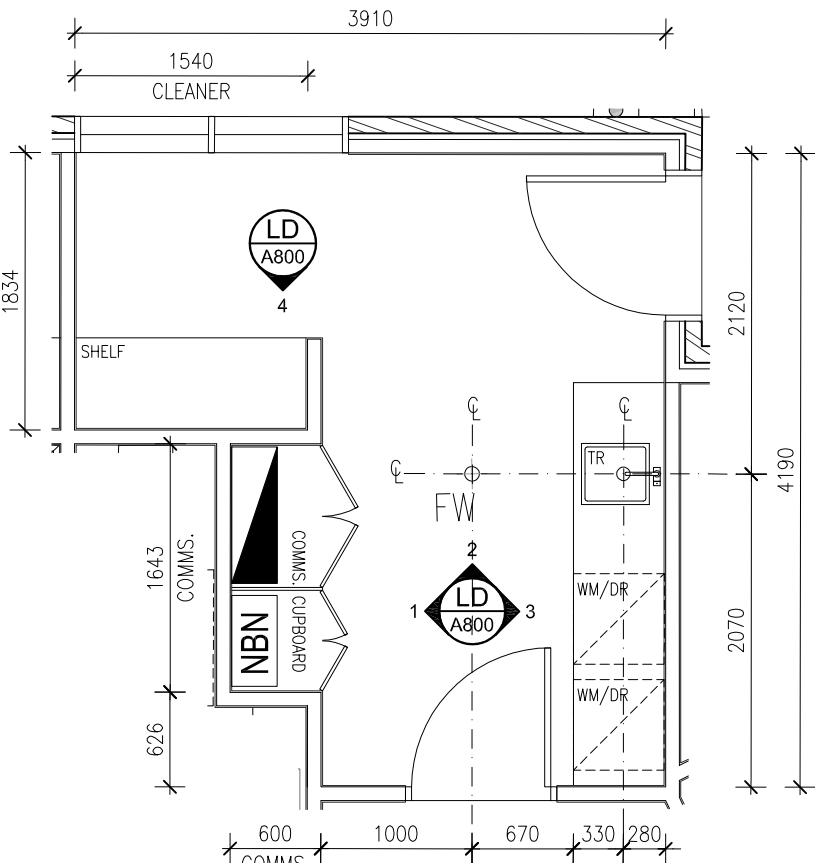
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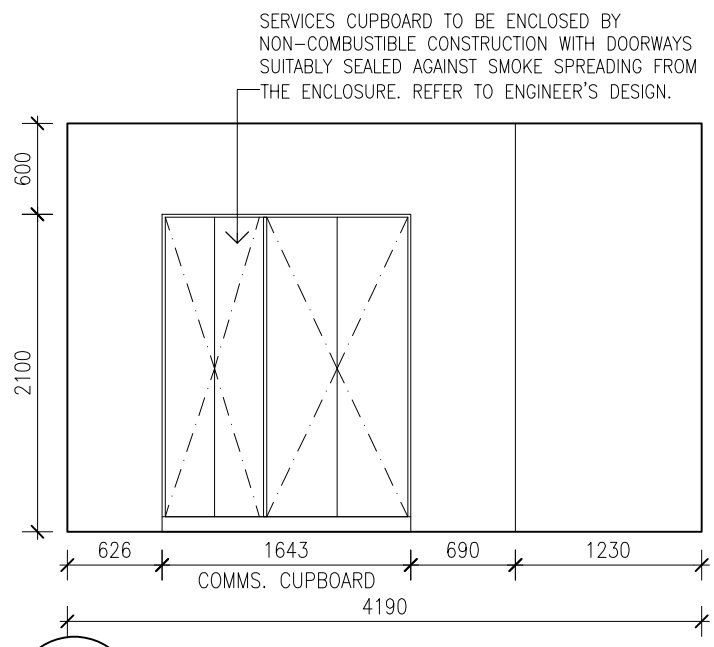
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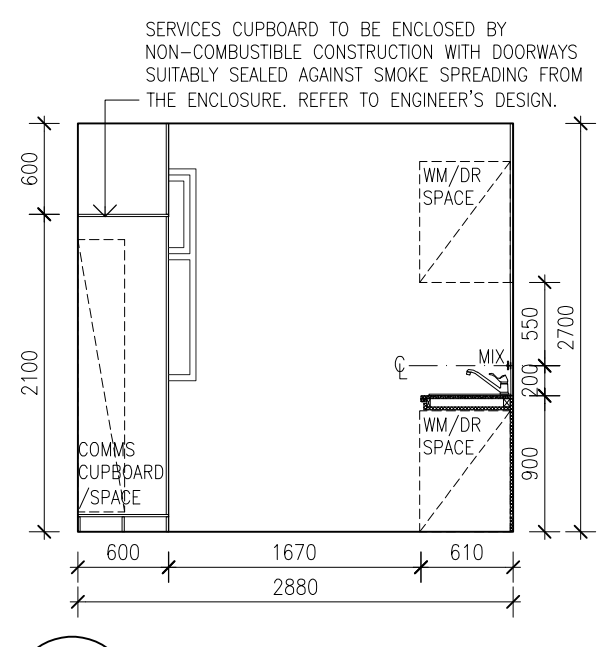
AT ELEVATION 2
A800/ SCALE 1:50



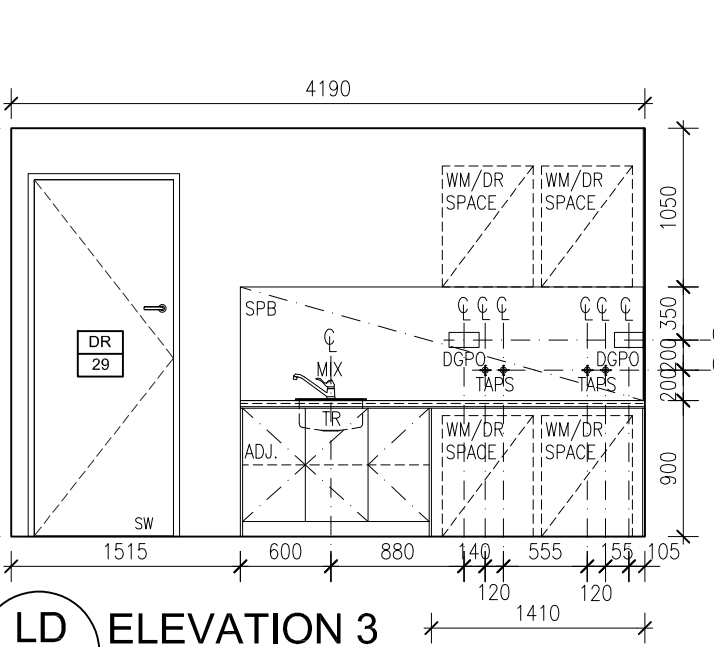
LD LAUNDRY
A800/ SCALE 1:50



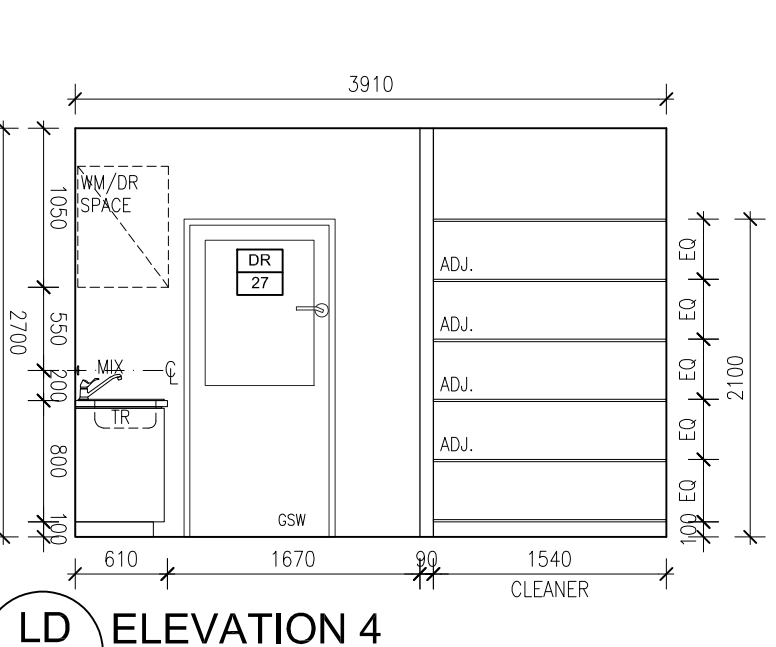
LD ELEVATION 1
A800/ SCALE 1:50



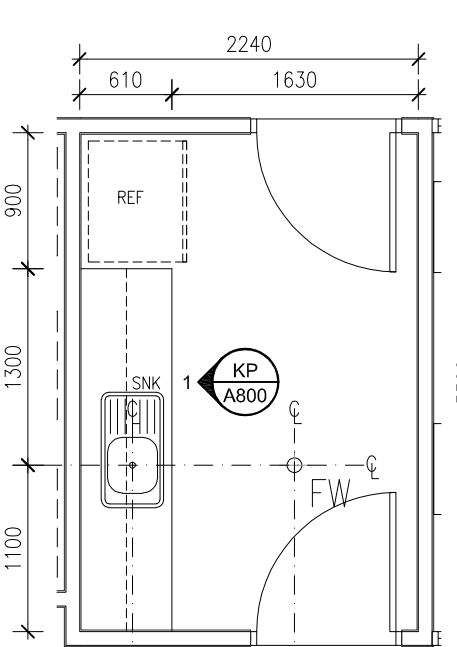
LD ELEVATION 2
A800/ SCALE 1:50



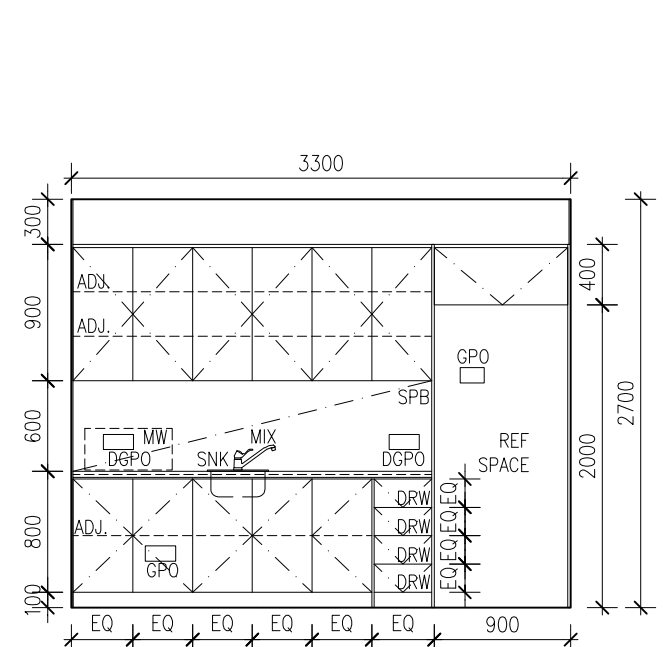
LD ELEVATION 3
A800/ SCALE 1:50



LD ELEVATION 4
A800/ SCALE 1:50



KP KITCHEN PREP.
A800/ ROOMS 5-6 - SCALE 1:50



KP ELEVATION 1
A800/ SCALE 1:50

LEGEND - WET AREAS

SHD(D)	DISABLED SHOWER HEAD
TRH(D)	DISABLED TOILET ROLL HOLDER
WC(D)	DISABLED WATER CLOSET
BS(D)	DISABLED BASIN
MIK(D)	DISABLED MIXER
GR	GRAB RAIL
SD	SOAP DISH
SH	SHELF
ADJ	ADJUSTABLE SHELF
BS	BASIN
VB	VANITY BASIN
WC	WATER CLOSET
MIX	MIXER
TRH	TOILET ROLL HOLDER
SK	SKIRTING
TR	TROUGH
FW	FLOOR WASTE
WM	WASHING MACHINE
DR	DRYER
MIR	MIRROR
TL	WALL TILES
DGPO	DOUBLE POWER OUTLET
GPO	SINGLE POWER OUTLET
TAPS	HOT/COLD WATER TAPS
SP	SPOUT
CSNK	CLEANER'S SINK
WIN	WINDOW
SPB	SPLASH BACK
BB	BABY BATH
NB	NAPPY BIN
CHT	CHANGE TABLE
FP	FLAP DOOR
SHF	SHELF
HB	HAND BASIN
SNK	SINK
DRW	DRAWER
DW	DISHWASHER
CT	COOKTOP
RH	RANGEHOOD
SP	SPLASHBACK
OV	UNDERBENCH OVEN
MW	MICROWAVE

GENERAL NOTE

ALL FLOOR PLAN DIMENSIONS ARE TO STRUCTURE. ALL ELEVATION DIMENSIONS ARE TO FINISHED SURFACE OF WALL LINING.
ALL WATER PROOFING TO WET AREAS TO COMPLY WITH AS3740 - 2004.
ALL FLOORS TO WET AREAS TO BE GRADED TO FLOOR WASTE.
SITE MEASURE TO BE CONDUCTED ON SITE PRIOR TO MANUFACTURE OF JOINERY. ARCHITECT TO BE INFORMED OF ANY DISCREPANCIES IMMEDIATELY FOR RESOLUTION.
TO BE READ IN CONJUNCTION WITH PURCHASERS OPTIONS IN CONTRACT SUMMARY.
TO BE READ IN CONJUNCTION WITH FIXTURES AND FITTING SCHEDULE.
ELECTRICAL LAYOUT, LIGHTING AND POWERPOINT LOCATIONS TBC BY CLIENT AND ELECTRICAL CONTRACTOR.
ALL WALLS WITHIN 1.5M OF SHOWER ROSE THAT ARE NOT TILED ARE TO BE WATER RESISTANT PLASTERBOARD.

ISSUE	REVISION	DRN	CHK	DATE	ISSUE	REVISION	DRN	CHK	DATE
P1	PRELIMINARY	MD	--	--/--					

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ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK OR ESTABLISHMENT OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

PROJECT	TITLE	DRAWN	SCALE	DATE	JOB No.
PROPOSED CHILDCARE CENTRE	INTERNAL ELEVATIONS	MD	1:50@A1 1:100@A3	08.17	854
730 ELIZABETH DRIVE, SUNBURY		DRW			

DWG No. REVISION
A600 P1