Note:
Building Setout to be carried out by a Licensed Surveyor. All dimensions to be verified prior to the order and/or placement of materials, or commencement of shop drawings. Any discrepancies to be referred to the Superintendent in writing.

GORH Apollo Bay Community Services Upgrade

75 McLachlan Street
Apollo Bay VIC 3233

Architectural Sheet List

Number Name

A000 - COVER SHEET
A000 COVER SHEET

A100 - SITE PLANS
A100 EXISTING / DEMOLITION SITE PLAN
A101 PROPOSED SITE PLAN

A200 - PLANS
A200 EXISTING / DEMOLITION FLOOR PLAN
A201 PROPOSED FLOOR PLAN
A202 STAGING PLAN
A203 PROPOSED FINISHES PLAN
A204 PROPOSED REFLECTED CEILING PLAN
A205 PROPOSED ROOF PLAN

A300 - ELEVATIONS
A300 EXISTING / DEMOLITION ELEVATIONS
A301 PROPOSED ELEVATIONS

A400 - SECTIONS & CONSTRUCTION DETAILS
A400 SECTIONS

A500 - INTERNAL ELEVATIONS
A500 INTERNAL ELEVATIONS
A501 INTERNAL ELEVATIONS
A502 INTERNAL ELEVATIONS
A503 INTERNAL ELEVATIONS

A600 - JOINERY DETAILS
A600 JOINERY DETAILS

A700 - DOOR & WINDOW SCHEDULE
A700 DOOR & WINDOW SCHEDULE

A800 - SCHEDULES
A800 SCHEDULES SHEET 1
A801 SCHEDULES SHEET 2
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A803 SCHEDULES SHEET 4
A804 SCHEDULES SHEET 5
A805 SCHEDULES SHEET 6
A806 SCHEDULES SHEET 7
A807 SCHEDULES SHEET 8
A808 SCHEDULES SHEET 9
A809 SCHEDULES SHEET 10

GENERAL NOTES

- ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION & APPENDIX A TRADE SCHEDULES.
- THE BUILDER SHALL REFER ANY DISCREPANCIES TO THE ARCHITECT AND AWAIT INSTRUCTION.
- ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND COMPUTATIONS. THE BUILDER SHALL CROSS CHECK ALL STRUCTURAL ELEMENTS WITH STRUCTURAL ENGINEERS DRAWINGS & REFER ANY DISCREPANCIES TO THE ENGINEER & ARCHITECT PRIOR TO THE PRODUCTION OF STEEL SHOP DRAWINGS.
- DO NOT SCALE DRAWINGS, REFER TO WRITTEN DIMENSIONS ONLY.
- THE BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS, ORDERING & OR MANUFACTURING OF ANY MATERIALS.
- ACTUAL CONDITIONS MAY DEVIATE FROM THAT SHOWN ON THE DRAWINGS, ANY DISCREPANCIES FOUND ON THE DRAWINGS ARE TO BE CLARIFIED WITH THE ARCHITECT, STRUCTURAL ENGINEER, SERVICES ENGINEER PRIOR TO PROCEEDING WITH ANY WORK.
- ALL REDUNDANT SERVICES TO BE CAPPED UNLESS OTHERWISE SHOWN OR NOTED.
- ALL WORK TO BE IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING,
  1. THE VICTORIAN BUILDING REGULATIONS 2018
  2. NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC)
  3. ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) WHERE APPLICABLE.
  4. ALL LOCAL COUNCIL LAWS.
- REFER TO STAGING PLANS ON SHEETS A200 & 201 FOR SEQUENCE OF WORKS.
- BUILDING SETOUT TO BE CARRIED OUT BY A LICENSED SURVEYOR. ALL DIMENSIONS TO BE VERIFIED PRIOR TO THE ORDER AND/OR PLACEMENT OF MATERIALS, OR COMMENCEMENT OF SHOP DRAWINGS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE SUPERINTENDENT IN WRITING AND AWAIT INSTRUCTION.
- WHERE REQUIRED TREAT AREA BENEATH FLOOR AGAINST TERMITE INFESTATION IN ACCORDANCE TO NCC & LOCAL MUNICIPALITY REQUIREMENTS COMPLY WITH AS 3660 IN SELECTING APPROPRIATE MATERIAL. PROVIDE CERTIFICATE IN ACCORDANCE WITH AS 3660.
- AS3959 BAL 12.5. SEAL ALL ROOF JUNCTIONS, ROOF PENETRATIONS, SOFFIT, WALL, DOOR & WINDOW JUNCTIONS TO PREVENT OPENINGS GREATER THAN 3mm. BUILDER TO ENSURE ALL SEALS & JUNCTIONS ARE FULLY COMPLIANT WITH AUSTRALIAN STANDARD AS3959 2009 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

ACCESS AND EGRESS

- DISABLED ACCESS TO COMPLY WITH AS 1428.1 - 2009.
- ALL SURFACES INCLUDING WALKWAYS, STEPS, RAMPS AND LANDINGS ARE TO BE CONSTRUCTED AND FINISHED WITH NON-SLIP FINISHES IN ACCORDANCE WITH LATEST AUSTRALIAN STANDARDS .
- WALKWAYS TO HAVE GRADIENTS LESS THAN 1:20 AND WITH THE FOLLOWING CROSSFALLS;
  - CONCRETE FOOTPATHS TO HAVE CROSSFALLS NO STEEPER THAN 1:40 IN ACCORDANCE WITH AS1428.1
  - BITUMEN FOOTPATHS TO HAVE CROSSFALLS NO STEEPER THAN 1:33 IN ACCORDANCE WITH AS1428.1
- ACCESSIBLE DOORWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST AUSTRALIAN STANDARDS.
- TRANSITIONS BETWEEN FLOOR AND OR GROUND SURFACE MATERIALS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AS 1428.1 - 2009.
- ACCESSIBLE AMENITIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AS 1428.1 - 2009.
- ACCESSIBLE SIGNAGE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LATEST AUSTRALIAN STANDARDS.
- MAXIMUM RISER HEIGHTS TO ALL STEPS ARE NOT TO EXCEED 190mm AND TREADS TO BE A MINIMUM OF 250mm WIDE. THE RATIO OF TWICE THE RISER HEIGHT PLUS THE TREAD WIDTH IS TO BE BETWEEN 550mm AND 700mm.
- A MINIMUM 1000mm HIGH BALUSTRADE (OR 865 ABOVE THE LINE OF STAIR NOSINGS) IS TO BE PROVIDED TO ALL STAIRS AND LANDINGS.
- OPENINGS IN BALUSTRADES OR STAIR RISERS ARE NOT TO EXCEED 125mm.
- A MINIMUM CLEAR HEIGHT AND WIDTH OF STAIRS IS TO BE 2100mm AND 1000mm RESPECTIVELY.
- TACTILES MUST BE INSTALLED IN ACCORDANCE WITH NCC AND AS 1428.4.1.
- DDA CAR PARKS INCLUDING SHARED ZONE PARKING FACILITIES TO BE SETOUT AND CONSTRUCTED IN ACCORDANCE WITH CURRENT AS 2890 PART 6 2009 AND AS1428.1 2009.
- DDA CAR PARK AND SHARED ZONE TO COMPRISE A FIRM PLANE SURFACE WITH A GRADIENT NOT EXCEEDING 1:40 IN ANY DIRECTION OR 1:33 IF A BITUMINOUS SEAL AND AREA IS OUTDOORS AS PER AS2890.6.
- KERB RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AS1428.1-2009.
- STATUTORY, DDA AND WAYFINDING SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH NCC AND AS1428.1 - 2009.
- DOORWAYS INCLUDING LATCHSIDE CLEARANCE TO COMPLY WITH NCC AND AS1428.1 - 2009.
- DOORWAY THRESHOLDS TO COMPLY WITH NCC AND AS1428.1 – 2009 WITH 1:8 MAX. RAMP AND 25mm HIGH MAX.
- HANDLES, HANDRAILS AND GRAB RAILS TO COMPLY WITH NCC AND AS1428.1 - 2009.
- ROOF SAFETY ACCES SYSTEM TO BE INSTALLED TO ALL ROOF AREAS. SYSTEM DESIGN AND SPECIFICATIONS TO BE IN ACCORDANCE WITH NCC AND AUSTRALIAN STANDARDS. MANUFACTURE AND INSTALLATION BY CERTIFIED INSTALLER ONLY

Consultants

structural & civil:
AMKAD
mechanical electrical hydraulic and fire services:
Perry Consulting Engineers
relevant building surveyor:
BSA Building Consultants

NORTH

DRAWING LEGEND & TYPICAL NOTES

- D000 DOOR NUMBER - REFER TO DOOR SCHEDULE
- W000 WINDOW NUMBER - REFER TO WINDOW SCHEDULE
- 1 WALL TYPE - REFER TO WALL TYPE SCHEDULE
- PC1 PRECAST PANEL NUMBER
- A / A000 SECTION VIEW NUMBER / SECTION MARKER / SHEET REFERENCE NUMBER
- FFL FINISHED FLOOR LEVEL
- SFL STRUCTURAL FLOOR LEVEL
- 62.25 SPOT LEVEL
- 1 NUMBER OF CURRENT REVISION
- BUILDING/CARPARK SETOUT POINT
- SLAB SETDOWNS
- C.O.S. CHECK ON SITE & REPORT ANY DISCREPANCY
- AAA MATERIAL TAG

DATE	REV.	ACTIVITY
20/06/23	A	Issued for Construction

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Project
GORH Apollo Bay Community Services Upgrade

Phase
CONSTRUCTION

Project No.
19055

Client
GREAT OCEAN ROAD HEALTH

Address
75 McLachlan Street
Apollo Bay VIC 3233

Drawing Title
COVER SHEET

Drawn **MB** | Scale **@ A1** | dwg no. **A000** | rev. **A**
Leader **JH** | Date **20/06/23**

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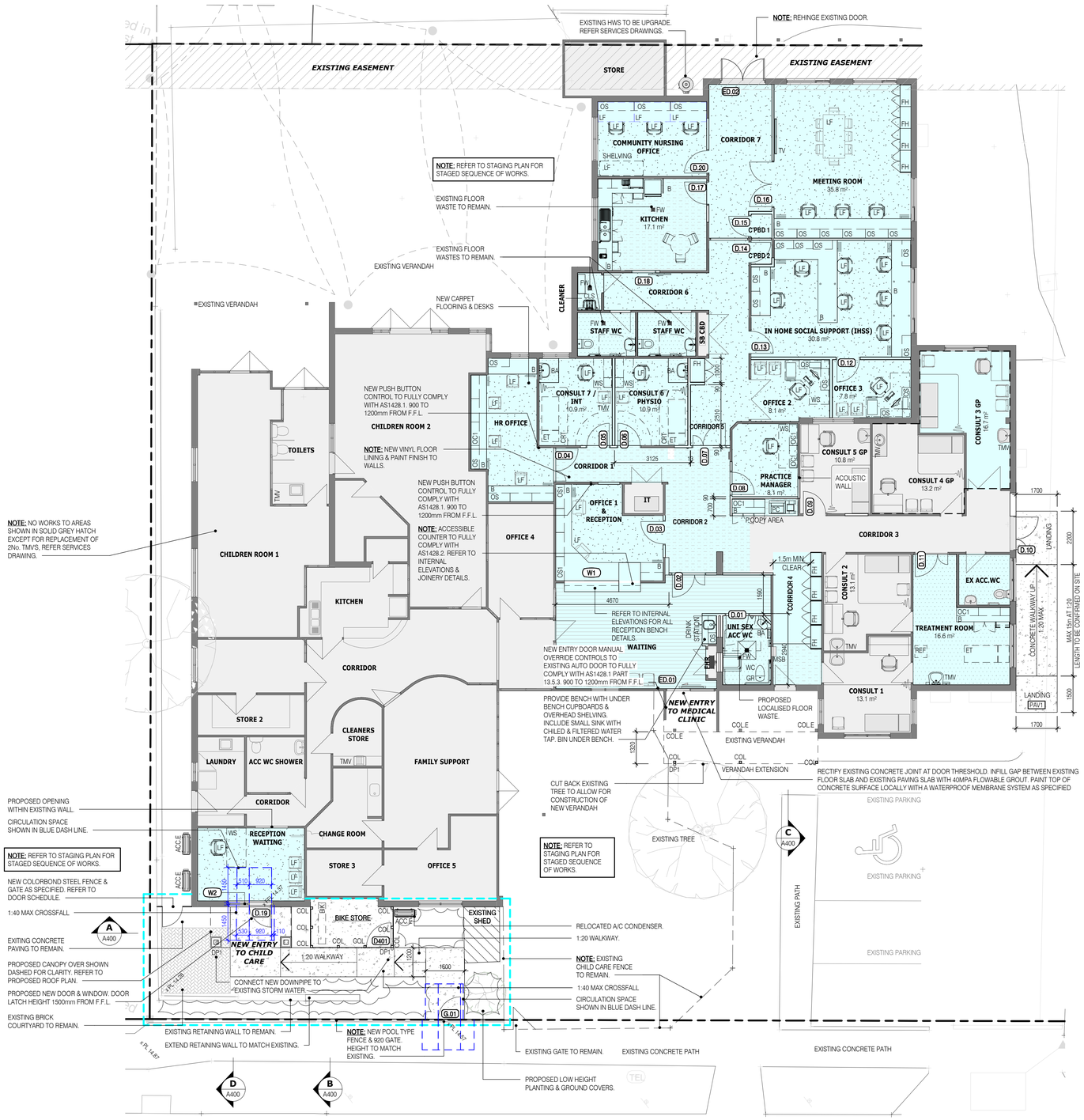

PROPOSED MEDICAL CENTRE / CHILD CARE FLOOR PLAN

SCALE 1 : 100

DRAWING LEGEND & TYPICAL NOTES

- D000 — DOOR NUMBER - REFER TO DOOR SCHEDULE
- W000 — WINDOW NUMBER - REFER TO WINDOW SCHEDULE
- 1 — WALL TYPE - REFER TO WALL TYPE SCHEDULE
- PC 01 — PRECAST PANEL NUMBER
- A / A000 — SECTION VIEW NUMBER; SECTION MARKER; SHEET REFERENCE NUMBER
- FFL — FINISHED FLOOR LEVEL
- SFL — STRUCTURAL FLOOR LEVEL
- 62.25 — SPOT LEVEL
- 1 — NUMBER OF CURRENT REVISION
- BUILDING/CARPARK SETOUT POINT
- SLAB SETDOWNS
- C.O.S. — CHECK ON SITE & REPORT ANY DISCREPANCY
- AAA — MATERIAL TAG
- EXISTING (NO WORKS)
- PROPOSED

NORTH

GENERAL NOTES

- ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION & ALL APPENDIX DOCUMENTS.
- THE BUILDER SHALL REFER ANY DISCREPANCIES TO THE ARCHITECT AND AWAIT INSTRUCTION.
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  4. ALL LOCAL COUNCIL LAWS.

FLOOR PLAN NOTES

NOTE 1: ALL ACCESSIBLE WC & AMBULANT WC DIMENSIONS, SETOUTS, FITTINGS & FIXTURES TO FULLY COMPLY WITH AS1428.1 2009.

NOTE 2: BUILDER TO ALLOW FOR PACKING OF WALLS AS REQUIRED TO MAINTAIN A SAME PLANE WALL SHEETING. CONTRACTOR TO ALLOW FOR PACKING OF STUD WALLS TO ALLOW FOR FIXING OF SANITARY FITTINGS AND FIXTURES, GRABRAILS, HANDRAILS, LIGHT FITTINGS, JOINERY AND THE LIKE

NOTE 3: BUILDER TO SUPPLY AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND WITH THE REQUIREMENTS OF THE STATUTORY AUTHORITY HAVING JURISDICTION. REFER TO FIRE SERVICES DRAWINGS FOR ALL LOCATIONS.

NOTE 4: ALL INTERNAL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM GRADIENT OF 1 IN 14 WITH A MAXIMUM A MINIMUM CLEAR WIDTH OF 1000mm IN ACCORDANCE WITH AS1428.1 2009.

NOTE 5: ALL PAVING, WALKWAYS & RAMPS TO FULLY COMPLY WITH AS1428.1 2009.

NOTE 6: REFER TO SHEET A202 STAGING PLAN FOR SEQUENCE OF WORKS.

VACCUM POINT

NOTE: REFER SERVICES DOCUMENTS FOR ALL VACCUM POINT LOCATIONS & DETAILS.

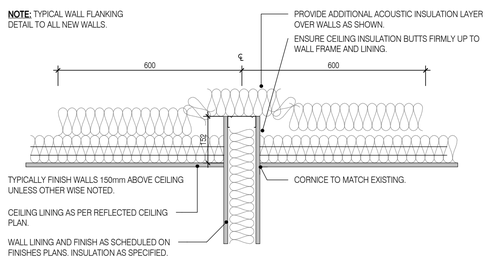
THERMOSTATIC MIXING VALVE

NOTE: THERMOSTATIC MIXING VALVE MARKED ON FLOOR PLAN WITH *TMV.* REFER TO SERVICES DRAWINGS FOR ALL DETAILS AND PROPOSED LOCATIONS.
BUILDER TO MAKE GOOD ALL PLASTERBOARD, TILES AND ASSOCIATED WALL FINISHES. PROVIDE NEW PAINT FINISH WHERE REQUIRED, MATCH EXISTING WALL COLOUR.

ABBREVIATIONS

ACC.E	EXISTING AIR CONDITIONER CONDENSER UNIT
B	BENCH.
BA	BASIN.
BIK	BIKE RACK.
CLS	CLEANERS SINK.
COL	STRUCTURAL COLUMN.
COL.E	EXISTING COLUMN.
CRT	CURTAIN TRACK.
DP1	DOWNPIPE TYPE 1.
ET	EXAMINATION TABLE.
FH	FULL HEIGHT CUPBOARD.
FW	FLOOR WASTE.
GR	GRAB RAIL.
LF	LOOSE FURNITURE.
MSB	MAIN SWITCHBOARD.
OC1	OVER HEAD CUPBOARD TYPE 1.
OS	OVER HEAD SHELVES.
OS1	OVER HEAD SHELVES TYPE 1.
PAV1	CONCRETE PAVING TYPE 1.
PC	PHOTOCOPIER.
REF	REFRIGERATOR.
TMV	THERMOSTATIC MIXING VALVE.
TV	TELEVISION.
WC	TOILET.
WS	WORK STATION.

NOTE: TYPICAL WALL FLANKING DETAIL TO ALL NEW WALLS.



TYPICAL WALL FLANKING DETAIL

SCALE 1 : 10

DATE	REV.	ACTIVITY
20/06/23	A	Issued for Construtsion

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Project: **GORH Apollo Bay Community Services Upgrade**
Phase: **CONSTRUCTION**
Project No.: **19055**
Client: GREAT OCEAN ROAD HEALTH
Address: **75 McLachlan Street Apollo Bay VIC 3233**
Drawing Title: **PROPOSED FLOOR PLAN**
Drawn **MB/SA** | Scale **As indicated @ A1** | dwg no. **A201** | rev. **A**
Leader **JH** | Date **20/06/23**