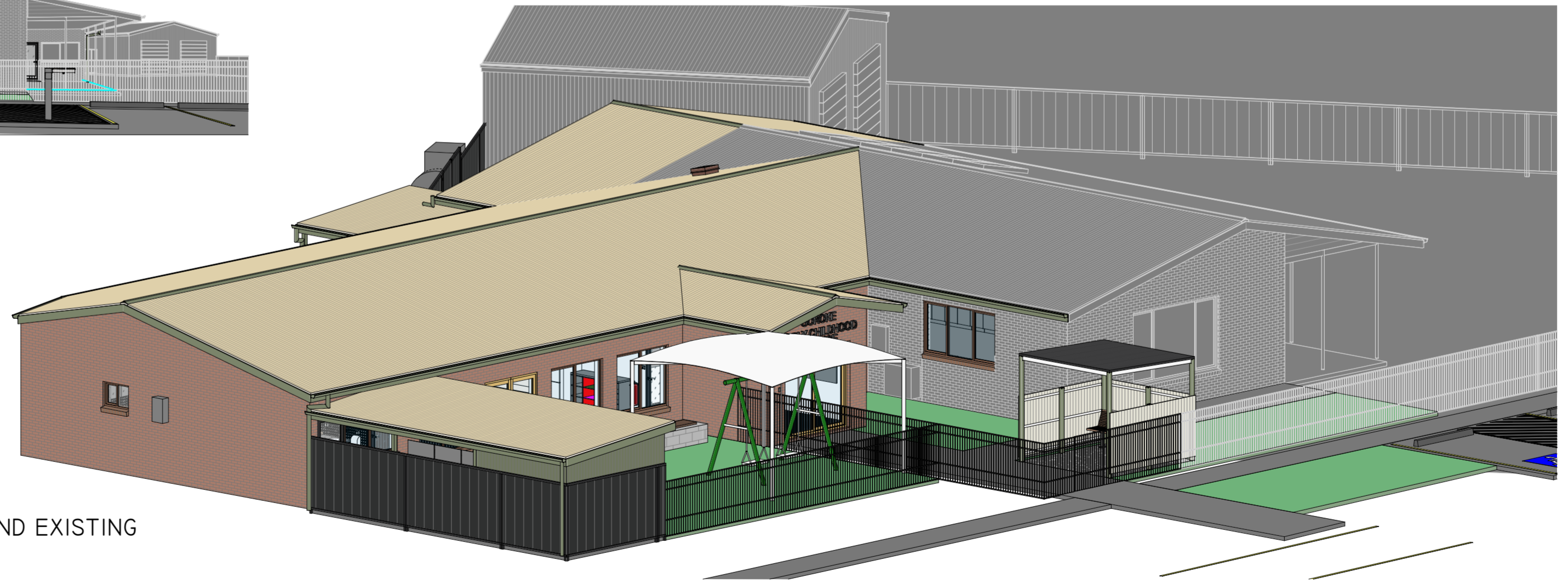
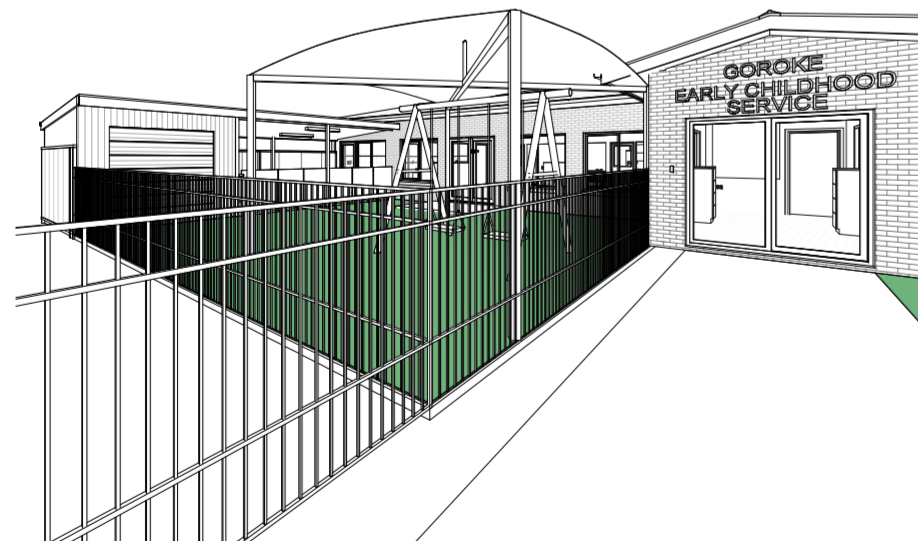
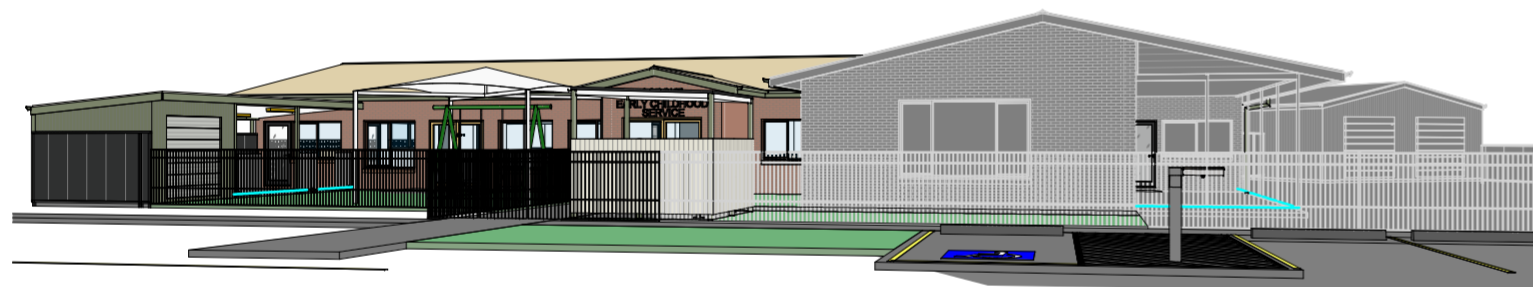
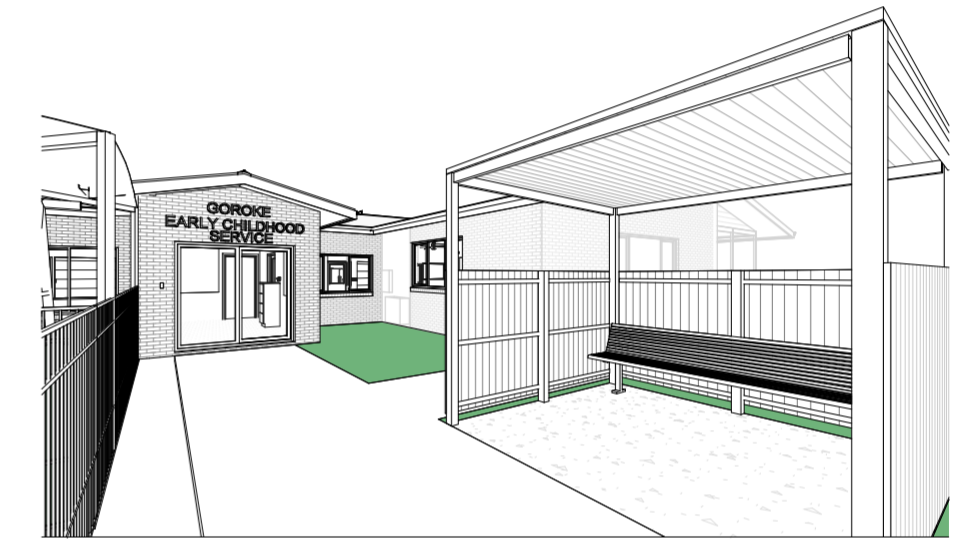


COMPLETE



NEW AND EXISTING

DO NOT SCALE DRAWINGS
BUILDER TO VERIFY ALL WORK
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VIC REG NO
 DP-AD 59100

ILLUSTRATION ONLY

GOROKE Integrated Early Years Expansion Project

12-16 COMPSTON ST GOROKE VIC 3412

ALEXSTAR
 BUILDING DESIGN

e geoff@alexstar.com.au
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12-16 COMPSTON ST GOROKE VIC 3412

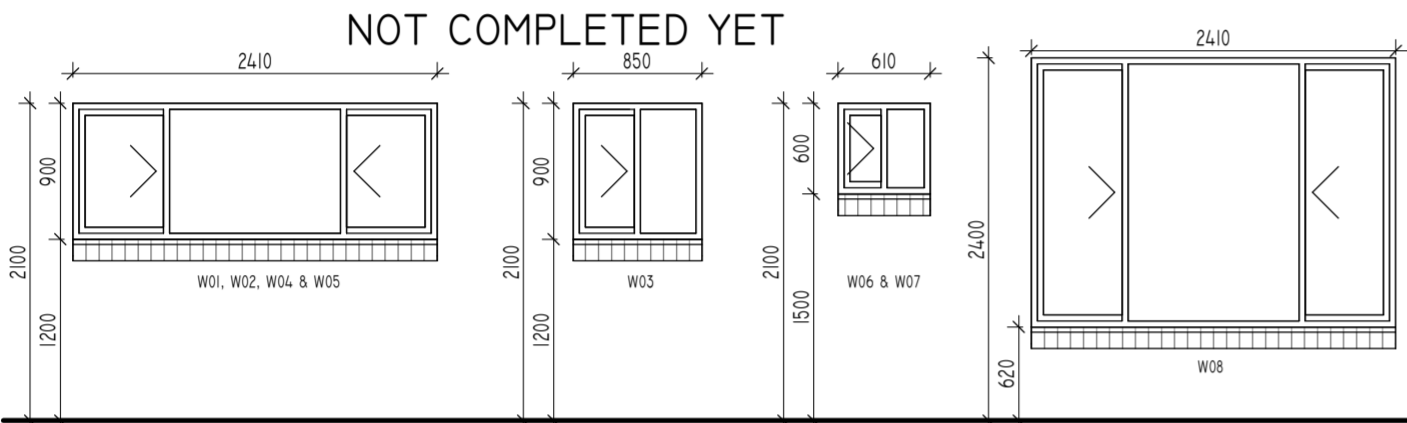
FINISHES SCHEDULE PREFIXES

B	BALUSTRADE
BEN	BENCHTOP
CAB	CABINTRY
CF	CEILING FINISH
EL	ELECTRICAL
FF	FLOOR FINISH
FR	FRAMING
GF	GENERAL FINISH
GN	GENERAL NOTE
H	HEATING
J	JOINERY
P	POOL
PL	PLUMBING
RF	ROOFING
SF	SOFT FURNISHINGS
SIT	SITWORKS
SL	SOFFIT LINING
SS	STRUCTURE
SV	SERVICES
WDF	WINDOW FRAMING
WF	WALL FINISH
WP	WALL PLINTH/BANDING

REVISION SCHEDULE

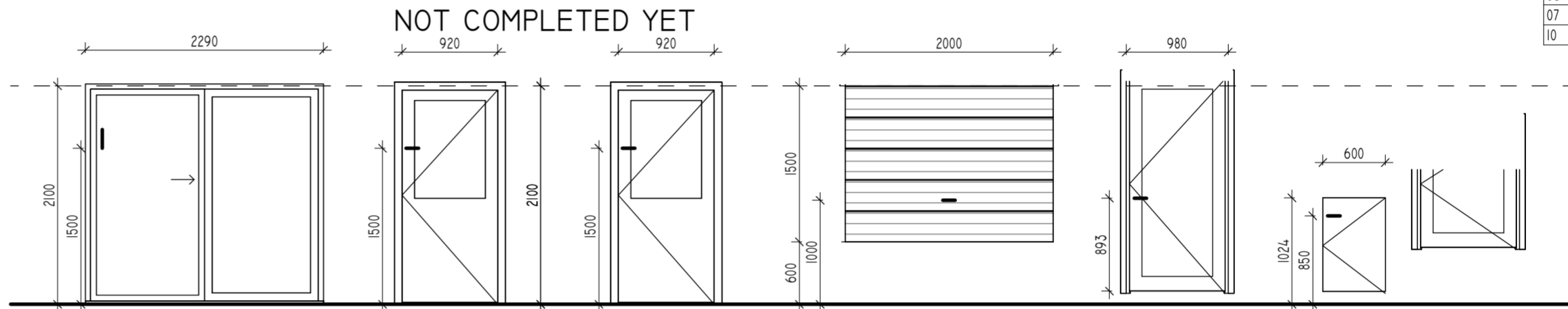
NUMBER	DATE	DESCRIPTION
A	13/09/24	TENDER DRAWINGS
B	17/09/24	ILLUINE LIGHT, NEW WINDOW, NEW DOOR, NEW FURNITURE ADDED
C	1/10/24	ADD AC TO OFFICE AND LUNCH AREA, REPLACE EXISTING AC, REPLACE EXISTING LIGHTS AND FANS, LIFT DOOR LOCKS ON AREAS TO BE 'NON CHILD' ACCESS, CHANGE DS TO GATE
D	08/05/26	PER EMAIL FROM 27/04/26: AMENDMENTS (PARTIAL RE-DESIGN) PER MARK UP PLAN FROM 27/04/26
E	10/05/26	PER EMAIL FROM 08/05/26: ADD INTERNAL ELEVATIONS, ADD CAR PARKS AND ACCESSIBLE CAR PARK; ADD RAINWATER TANK; ADJUST PROPERTY LINES AND BUILDING POSITION; GET STAFF WELLNESS AREA 3M FROM BOUNDARY, ADJUST AREA SHEET; ADD WINDOW WITH ONE WAY PRIVACY FILM TO OFFICE KG; ADD NOTE TO EXISTING KG; REMOVE CLIPBOARD DOORS FROM MOBILE CHECK IN KG; REMOVE BACK TO BACK KINDY STORAGE FROM KG ENTRANCE AREA; CHANGE CRAFT ROOM TO SLEEP ROOM, AD COTS, REMOVE OPENINGS, REDUCE WALL TO 1200 HEIGHT, ADD BULKHEAD AT 2100H; CUT OFF CORNER IN OFFICE CC; ADD AUTOFIRE WINDOW, CHANGE STAFF WELLNESS AREA 2 TO CHILDREN LUNCH AREA; CHANGE SHED DOOR TO ROLLER DOOR; ADD SENSORY AREA TO CHILDCARE;
F	23/5/26	REVISIONS PER MARK UP
G	24/5/26	REVISIONS PER MARK UP
H		REVISIONS PER MARK UP

SHEET LIST	
SHEET NUMBER	SHEET NAME
0	TITLE
00	COVER
01	SITE PLAN
02	GROUND FLOOR PLAN
03	DEMO
04	ELEVATIONS
05A	INTERNAL ELEVATIONS
05B	INTERNAL ELEVATIONS
05C	INTERNAL ELEVATIONS
05D	INTERNAL ELEVATIONS
05E	INTERNAL ELEVATIONS
05F	ELEVATIONS
06	AREAS
07	NOTES
10	ELECTRICAL



WINDOWS

SCALE: 1 : 50



DOORS

SCALE: 1 : 50

DOOR SCHEDULE										
LEVEL	MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	HARDWARE	COMMENTS	ROOM	HARDWARE
GROUND FLOOR	01	21.2290 XF ASD	2290	2155	-35	2100	1500 LEVER ESCAPE HANDLE	ASD		
GROUND FLOOR	2	21920-820 2040 AGD	1840	2100	0	2100		EXTERNAL DOUBLE AGD	SERVICE ROOM 2	1500 HIGH CHILD RESISTANT LOCKS
GROUND FLOOR	3	2040.920 AGD	1000	2100	0	2100		AGD	CHILDREN LUNCH AREA	
GROUND FLOOR	4	2040.920 HG	920	2040	0	2040		HGD	EDUCATOR LUNCH AREA	1500 HIGH CHILD RESISTANT LOCKS
GROUND FLOOR	5	2040.920 AGD	1000	2100	0	2100			JUNIOR WC	
GROUND FLOOR	6	2040.920 AGD INT	1000	2100	0	2100			ENTRY	1500 HANDLE HEIGHT
GROUND FLOOR	7	2040.920	920	2040	0	2040			ENTRY	1500 HANDLE HEIGHT
GROUND FLOOR	8	2040.920 AGD INT	1000	2100	0	2100			SERVICE ROOM 2	1500 HANDLE HEIGHT
GROUND FLOOR	9	2040.920 AGD INT	1000	2100	0	2100			SERVICE ROOM 2	ESCAPE LATCHES AND AS1428 COMPLIANT LOCKSETS
GROUND FLOOR	10	2040.920	920	2040	0	2040			RH ACCESS / LDYR SR2	ESCAPE LATCHES AND AS1428 COMPLIANT LOCKSETS
GROUND FLOOR	11	2040.920 HG	920	2040	0	2040			OFFICE SR2	1500 HIGH CHILD RESISTANT LOCKS
GROUND FLOOR	12	2040.920 HG	920	2040	0	2040			SERVICE ROOM 2	1500 HIGH CHILD RESISTANT LOCKS
GROUND FLOOR	13	15.18 RD	1800	1500	600	2100			ROLLER SHUTTER	
GROUND FLOOR	14	2040.920 AGD INT	1000	2100	0	2100			STORE SR2	1500 HANDLE HEIGHT
GROUND FLOOR	15	2040.920	920	2040	0	2040			STORE SR2	
GROUND FLOOR	16	2040.920 AGD INT	1000	2100	0	2100			SRI ENTRANCE AREA	1500 LEVER ESCAPE HANDLE
GROUND FLOOR	17	2040.920 HG	920	2040	0	2040			KITCHEN SRI	1500 HIGH CHILD RESISTANT LOCKS
GROUND FLOOR	18	15.20 RD	2000	1500	600	2100			ROLLER SHUTTER	
GROUND FLOOR	19	2040.920 HG	920	2040	0	2040			OFFICE SRI	1500 HIGH CHILD RESISTANT LOCKS
GROUND FLOOR	20	2040.920	920	2040	0	2040			LH ACCESS / LDYR SRI	ESCAPE LATCHES AND AS1428 COMPLIANT LOCKSETS
GROUND FLOOR	21	07.10 LAM	700	900	0	900			LAMI DOOR	JUNIOR WC
GROUND FLOOR	22	06.10 LAM	600	900	0	900			LAMI DOOR	JUNIOR WC
GROUND FLOOR	23	06.10 LAM	600	900	0	900			LAMI DOOR	JUNIOR WC
GROUND FLOOR	24	2040.920 HG	920	2040	0	2040			OFFICE SRI	1500 HIGH CHILD RESISTANT LOCKS
GROUND FLOOR	25	2040.920	920	2040	0	2040			EDUCATOR LUNCH AREA	ESCAPE LATCHES AND AS1428 COMPLIANT LOCKSETS
GROUND FLOOR	26	2040.920 HG	920	2040	0	2040			KITCHEN SRI	1500 HIGH CHILD RESISTANT LOCKS
GROUND FLOOR	27	2040.920 HG	920	2040	0	2040			EDUCATOR LUNCH AREA	1500 HIGH CHILD RESISTANT LOCKS
GROUND FLOOR	45	21.20 RD	2000	2100	0	2100			OUTDOOR SHED	

WINDOW SCHEDULE										
LEVEL	MARK	TYPE	HEIGHT	WIDTH	SILL HEIGHT	HEAD HEIGHT	COMMENTS	ROOM		
GROUND FLOOR	1	15.18 ASW	1500	1810	600	2100	INCL. FLYSCREEN			
GROUND FLOOR	2	15.18 ASW	1500	1810	600	2100	INCL. FLYSCREEN			
GROUND FLOOR	3	15.18 ASW	1500	1810	600	2100	INCL. FLYSCREEN			
GROUND FLOOR	4	12.18 ASW	1200	1810	900	2100	INCL. FLYSCREEN	CHILDREN LUNCH AREA		
GROUND FLOOR	5	06.09 ASW	600	850	1500	2100	INCL. FLYSCREEN OBSC			
GROUND FLOOR	6	09.28 AFW	900	2800	1200	2100	AUTOFIRE -90/90	OFFICE SR2		
GROUND FLOOR	7	09.18 ASW	900	1810	1200	2100	INCL. FLYSCREEN	KITCHEN SR2		
GROUND FLOOR	8	09.24 ASW	900	2410	1200	2100	INCL. FLYSCREEN	EDUCATOR LUNCH AREA		
GROUND FLOOR	9	09.18 ASW	900	1810	1200	2100	INCL. FLYSCREEN			
GROUND FLOOR	10	06.06 ASW	600	610	1500	2100	INCL. FLYSCREEN OBSC	AMBULANT		
GROUND FLOOR	11	06.06 ASW	600	610	1500	2100	INCL. FLYSCREEN OBSC	LH ACCESS / LDYR SRI		
GROUND FLOOR	12	058.06 ASW	580	610	1500	2080	NEW			
GROUND FLOOR	13	13.24 ASW	1300	2410	1100	2400	INCL. FLYSCREEN & 100MM SILL PROJECTION	SERVICE ROOM 1		
GROUND FLOOR	14	12.24 ASW	1200	2410	900	2100	INCL. FLYSCREEN	SRI ENTRANCE AREA		
GROUND FLOOR	15	09.28 AFW	900	2800	1200	2100	INTERNAL	SERVICE ROOM 2		
GROUND FLOOR	16	15.09 AFW	900	1510	1200	2100	ONE WAY FILM INTERNAL	SERVICE ROOM 1		

ROOM SCHEDULE										
LEVEL	NAME	AREA	PERIMETER	FLOOR FINISH	CLASS	CEILING FINISH	CEILING HEIGHT	BASE FINISH		
GROUND FLOOR	AMBULANT	6 m²	12.7 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	CHANGE	14 m²	19.3 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	CHILDREN LUNCH AREA	19 m²	18.0 m	CONCRETE	9B	WR PLASTERBOARD	RAKING 2350 TO 2660			
GROUND FLOOR	EDUCATOR LUNCH AREA	19 m²	17.9 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	ENTRY	15 m²	15.9 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	JUNIOR WC	19 m²	18.1 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	KITCHEN SRI	12 m²	14.2 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	KITCHEN SR2	11 m²	13.5 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	LH ACCESS / LDYR SRI	8 m²	11.3 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	MEETING	10 m²	13.3 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	OFFICE SRI	8 m²	11.0 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	OFFICE SR2	13 m²	14.4 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	PORCH	38 m²	28.7 m	EXISTING	9B	EXISTING	2940			
GROUND FLOOR	RH ACCESS / LDYR SR2	8 m²	11.6 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	SERVICE ROOM 1	89 m²	40.6 m	EXISTING	9B	EXISTING	2940			
GROUND FLOOR	SERVICE ROOM 2	69 m²	35.8 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	SLEEP ROOM	13 m²	14.3 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	SRI ENTRANCE AREA	21 m²	18.9 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	STAFF WELLNESS AREA	16 m²	16.4 m	CONCRETE	9B	WR PLASTERBOARD	RAKING 2350 TO 2660			
GROUND FLOOR	STORE SRI	15 m²	15.7 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	STORE SR2	16 m²	16.2 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940			
GROUND FLOOR	OUTDOOR SHED	10 m²	12.5 m	CONCRETE	10A	PLASTERBOARD	RAKING 2200 TO 2500			
		4.58 m²	37.9 m							
		10 m²	12.5 m							
		4.48 m²	39.0 m							

SITE COVER		
NAME	AREA	COVER
EXISTING KINDERGARTEN	95.8	14%
EXISTING PORCH	39.7	6%
EXISTING SHED	65.6	9%
NEW ADDITION CC	227.7	33%
NEW ADDITION KG	40.4	6%
NEW OUTDOOR AREA CC	19.2	3%
NEW OUTDOOR AREA KG	16.5	2%
NEW OUTDOOR SHED	10.6	2%
RENOVATION AREA	42.7	6%
	558.2	80%
NEW PAVING	59.4	8%
NEW YARD CC	81.8	12%
	141.2	20%
	699.4	100%

BUILDING AREAS		
LEVEL	NAME	AREA
GROUND FLOOR	EXISTING KINDERGARTEN	95.8
GROUND FLOOR	EXISTING PORCH	39.7
GROUND FLOOR	EXISTING SHED	65.6
GROUND FLOOR	NEW ADDITION CC	227.7
GROUND FLOOR	NEW ADDITION KG	40.4
GROUND FLOOR	NEW OUTDOOR AREA CC	19.2
GROUND FLOOR	NEW OUTDOOR AREA KG	16.5
GROUND FLOOR	NEW OUTDOOR SHED	10.6
GROUND FLOOR	RENOVATION AREA	42.7
		558.2



VIC REG DP-AD 59100

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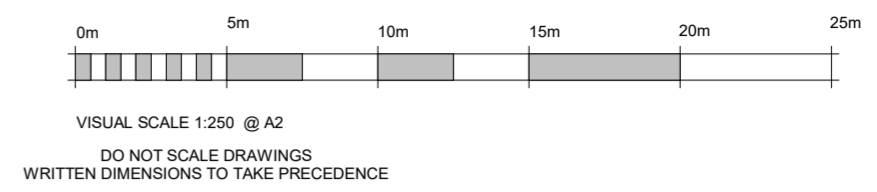
REVISIONS

GOROKE Integrated Early Years Expansion Project
12-16 COMPSTON ST
GOROKE VIC 3412

SCALE 1:50 (A2)
DRAWING TITLE
ISSUE: CONCEPT

PROJECT NUMBER 26-24
DATE 27/04/26
NO 0

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BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES



DO NOT SCALE DRAWINGS

BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES

SITE COVER		
NAME	AREA	COVER
EXISTING KINDERGARTEN	95.8	14%
EXISTING PORCH	39.7	6%
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NEW ADDITION CC	227.7	33%
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	558.2	80%
NEW PAVING	59.4	8%
NEW YARD CC	81.8	12%
	699.4	100%

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0. SITE
SCALE: 1 : 250



BOUNDARY SCALED ON DRAWING
SURVEYOR TO CHECK EXTENT OF
BOUNDARY ON SITE

SITE NOTES

SITE WORKS, LEVELS AND STORM WATER DRAINAGE AS NOTED, WHERE ENGINEERS REPORT AVAILABLE. ENGINEERS DETAILS TAKE PRECEDENCE
BUILDER TO CONFIRM TBM AND FINISHED FLOOR LEVELS PRIOR TO COMMENCING
THE PROPERTY BOUNDARY IS TO BE PEGGED BY A LICENSED SURVEYOR PRIOR TO COMMENCING. IF ANY DISCREPANCIES OCCUR FROM THE TITLE DETAILS, NOTIFY THIS OFFICE. SURVEYORS DETAILS TAKE PRECEDENCE
ALL TRADES TO ENSURE THAT THEY HAVE THE CURRENT DIAL BEFORE YOU DIG INFORMATION PRIOR TO COMMENCING SITE WORKS

ACCESS NOTES

PATH OF TRAVEL MUST BE CONTINUOUS FROM THE CARPARK TO THE FRONT DOOR
THRESHOLD RAMPS TO BE USED
NO LIP GREATER THAN 3MM IF NOT ROUNDED, OR 5MM IF ROUNDED IN THE PATH OF TRAVEL

TBM & FFL SUBJECT TO ENGINEERS SITE AND DRAINAGE PLAN

SITE CONDITIONS			
CORROSION ZONE	NA		
DESIGN WIND SPEED	N3		
BUSHFIRE ZONE	(BAL) LOW	12.5	
ENCUMBRANCE	NO		

REVISIONS
REV F
23/5/26

GOROKE Integrated
Early Years Expansion
Project

12-16 COMPSTON ST
GOROKE VIC 3412

PROJECT NUMBER
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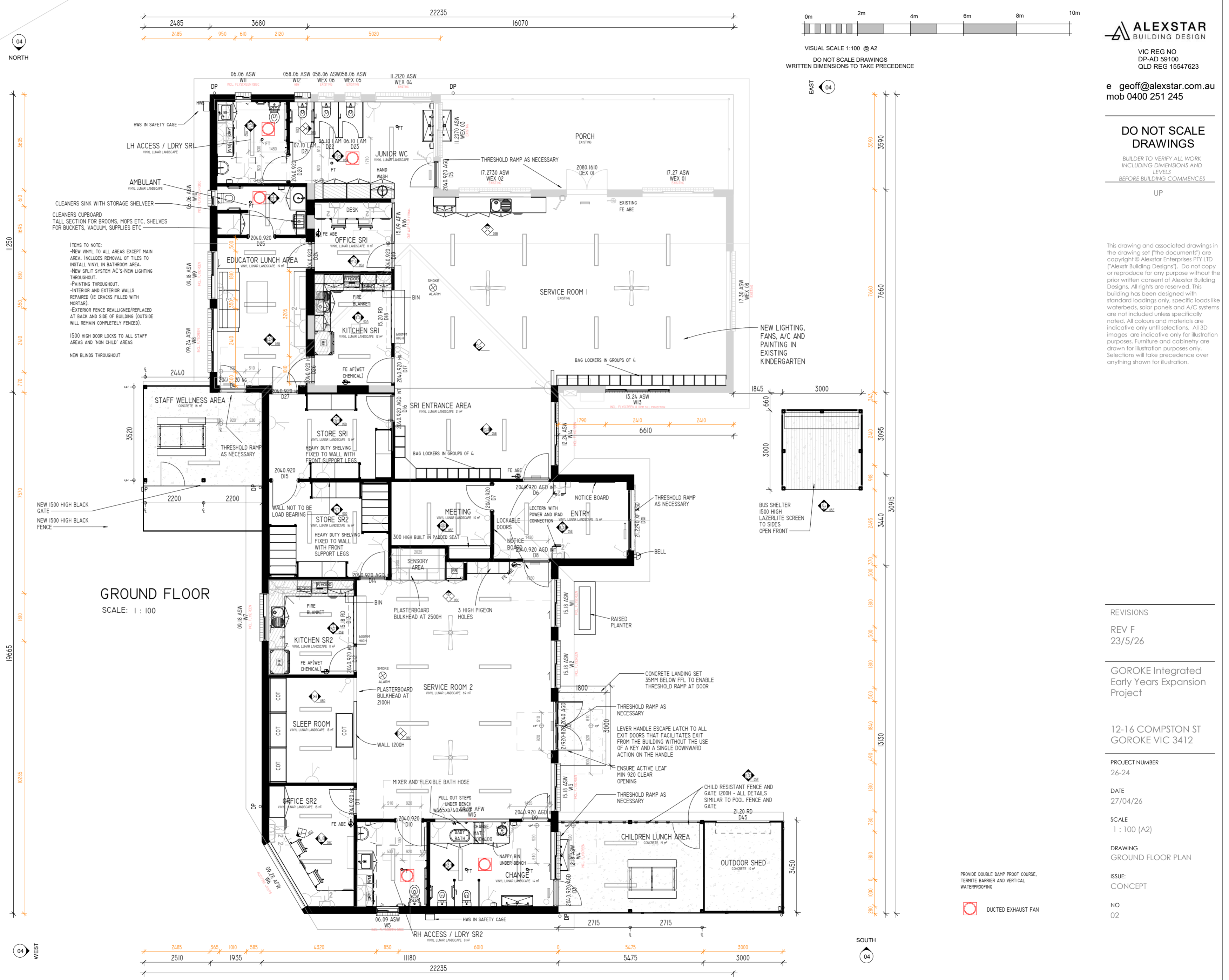
SCALE
1 : 250 (A2)

DRAWING
SITE PLAN

ISSUE:
CONCEPT

NO
01

VIC REG
DP-AD 59100



FLOOR PLAN NOTES

ELECTRICAL LAYOUT TO BE COMPLETED BY SUPPLIER

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC AND RELEVANT AUSTRALIAN STANDARDS AT THE DATE OF DEVELOPMENT APPLICATION - WHERE AN AUSTRALIAN STANDARD IS REFERENCED THE VERSION THAT IS CURRENTLY CALLED UP IN THE NCC AT THE TIME OF BUILDING CONSENT MUST BE USED

ALL BRICK PIERS TO BE REINFORCED WITH I/IN6 ROD CENTRALLY AND CONCRETE FILLED, OR TO ENGINEERS DETAILS WHERE PROVIDED. ALL CONTROL JOINTS BY ENGINEER

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF DIMENSIONS ARE UNCLEAR, CONTACT THIS OFFICE FOR CLARIFICATION

ALL TRADES TO CHECK ALL INFORMATION PRIOR TO COMMENCING OR ORDERING MATERIALS. TRADES ARE RESPONSIBLE FOR THE BUILDABILITY OF THEIR AREA OF EXPERTISE AND TO PROVIDE ALL PRODUCTS NECESSARY FOR THE FINAL FINISHED CONSTRUCTION

DIMENSIONS WITH ARROW HEADS GENERALLY FINISHES DIMENSIONS. DIMENSIONS WITH DIAGONAL TICK MARK TO STRUCTURAL MATERIALS WHERE UNCLEAR - CONTACT THIS OFFICE

THE DESIGNER DOES NOT TAKE THE RESPONSIBILITY OF THE BUILDER. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE ALL INFORMATION IS CORRECT PRIOR TO CONSTRUCTION AND ENGAGEMENT OF SUPPLIERS. THE BUILDER IS TO ENSURE THAT ALL ASPECTS OF THE BUILDING ARE BUILDABLE AND TO PROVIDE ALL NECESSARY FITTINGS, FIXTURES AND MATERIALS TO ENSURE THAT THE BUILDING IS COMPLETE.

WHERE PRODUCTS ARE TO BE INSTALLED TO MANUFACTURERS SPECIFICATION IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THOSE DETAILS ARE FOLLOWED. WHERE AN AUSTRALIAN STANDARD OR REQUIREMENT OF THE APPROPRIATE LEGISLATION IS TO BE FOLLOWED, IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THE CORRECT INSTALLATION AND PROCEDURES ARE FOLLOWED.

DOWNPIPES TO BE PROVIDED AT MAXIMUM 12M SPACING AND ADJACENT TO VALLEY GUTTERS. ALL BOX GUTTERS TO HAVE MINIMUM 90MM DOWNPIPES ALL BOX GUTTERS TO HAVE OVERFLOW DEVICES ALL FASCIA GUTTERS TO PROVIDE OVERFLOWS AS PER THE DETAILS ON THE GUTTERS AND OVERFLOWS NOTES. WHERE POSSIBLE USE STRATCO DIMPLED STEEL FASCIA BEHIND GUTTERS

BUILDER TO CHECK ALL WINDOW AND DOOR SIZES ALL HEADS TO ALLIGN (EXCEPT WHERE SPECIFICALLY SHOWN AS BENCH HEIGHT WINDOWS OR HIGH/LOW LEVEL WINDOWS) CHECK WINDOW/DOOR SCHEDULE - ADJUSTMENTS PERMITTED TO MATCH BRICK COURSING AS NECESSARY

WINDOWS TO COMPLY WITH AS 2047, AND GLASS TO COMPLY WITH AS 1288

TERMITE TREATMENT TO AS 3660

ENCLOSED WC AREAS TO BE PROVIDED WITH ESCAPE HINGES TO THE DOOR OR THE DOOR SHALL SLIDE OR SWING OUT OF THE ENCLOSURE

ENERGY NOTES

WHERE AN ENERGY REPORT IS PROVIDED - ENERGY REPORT TAKES PRECEDENCE

BUILDING FABRIC

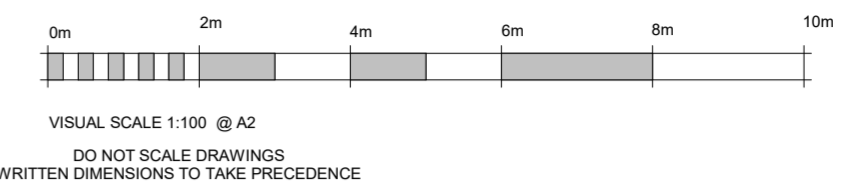
R2.0 INSULATION TO EXTERNAL WALL CAVITIES
 R4.0 INSULATION TO CEILING CAVITIES
 R2.0 INSULATION TO INTERNAL WALLS
 R1.0 INSULATION TO PERIMETER OF FLOOR SLAB IF IN SLAB HEATING/COOLING IS INSTALLED
 EXTERNAL GLAZING TO COMPLY WITH THE GLAZING CALCULATOR AS PROVIDED BY ABCB

PV SYSTEM BY OWNER

SERVICES

PROVIDE LOOP FOR CONNECTION OF RAIN WATER TO WC LIGHT FITTINGS TO BE ENERGY EFFICIENT.
 MAX 5W/M2 TO LIVING AREAS - SEE ELECTRICAL LAYOUTS FOR CALCULATIONS
 TAPS AND SANITARY FIXTURES WELS 4 STAR OR BETTER
 SHOWER ROSES 3 STAR OR BETTER
 USE HIGH EFFICIENCY GAS HOT WATER SERVICE - MIN 5 STAR RATING

GROUND FLOOR
SCALE: 1 : 100



DO NOT SCALE DRAWINGS

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UP

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REVISIONS

REV F	23/5/26
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GOROKE Integrated
Early Years Expansion
Project

12-16 COMPSTON ST
GOROKE VIC 3412

PROJECT NUMBER
26-24

DATE
27/04/26

SCALE
1 : 100 (A2)

DRAWING
GROUND FLOOR PLAN

ISSUE:
CONCEPT

NO
02

PROVIDE DOUBLE DAMP PROOF COURSE, TERMITE BARRIER AND VERTICAL WATERPROOFING



DUCTED EXHAUST FAN



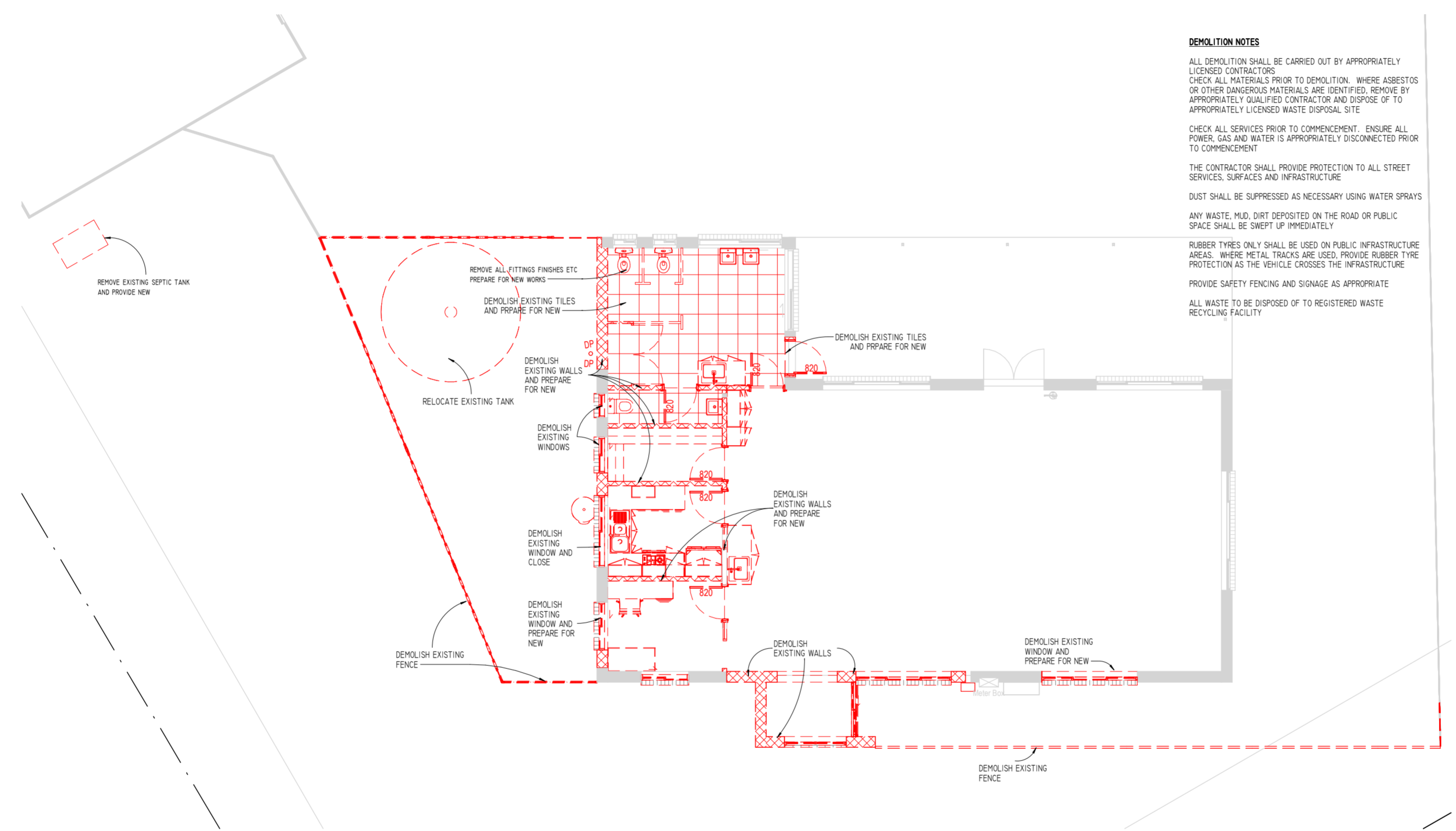
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DEMOLITION NOTES

ALL DEMOLITION SHALL BE CARRIED OUT BY APPROPRIATELY LICENSED CONTRACTORS
 CHECK ALL MATERIALS PRIOR TO DEMOLITION. WHERE ASBESTOS OR OTHER DANGEROUS MATERIALS ARE IDENTIFIED, REMOVE BY APPROPRIATELY QUALIFIED CONTRACTOR AND DISPOSE OF TO APPROPRIATELY LICENSED WASTE DISPOSAL SITE
 CHECK ALL SERVICES PRIOR TO COMMENCEMENT. ENSURE ALL POWER, GAS AND WATER IS APPROPRIATELY DISCONNECTED PRIOR TO COMMENCEMENT
 THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREET SERVICES, SURFACES AND INFRASTRUCTURE
 DUST SHALL BE SUPPRESSED AS NECESSARY USING WATER SPRAYS
 ANY WASTE, MUD, DIRT DEPOSITED ON THE ROAD OR PUBLIC SPACE SHALL BE SWEEPED UP IMMEDIATELY
 RUBBER TYRES ONLY SHALL BE USED ON PUBLIC INFRASTRUCTURE AREAS. WHERE METAL TRACKS ARE USED, PROVIDE RUBBER TYRE PROTECTION AS THE VEHICLE CROSSES THE INFRASTRUCTURE
 PROVIDE SAFETY FENCING AND SIGNAGE AS APPROPRIATE
 ALL WASTE TO BE DISPOSED OF TO REGISTERED WASTE RECYCLING FACILITY

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DEMOLITION GROUND
 SCALE: 1 : 100

REVISIONS

REV F	23/5/26
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GOROKE Integrated Early Years Expansion Project

12-16 COMPSTON ST
 GOROKE VIC 3412

PROJECT NUMBER
 26-24

DATE
 27/04/26

SCALE
 1 : 100 (A2)

DRAWING
 DEMO

ISSUE:
 CONCEPT

NO
 03

VIC REG
 DP-AD 59100

DO NOT SCALE DRAWINGS

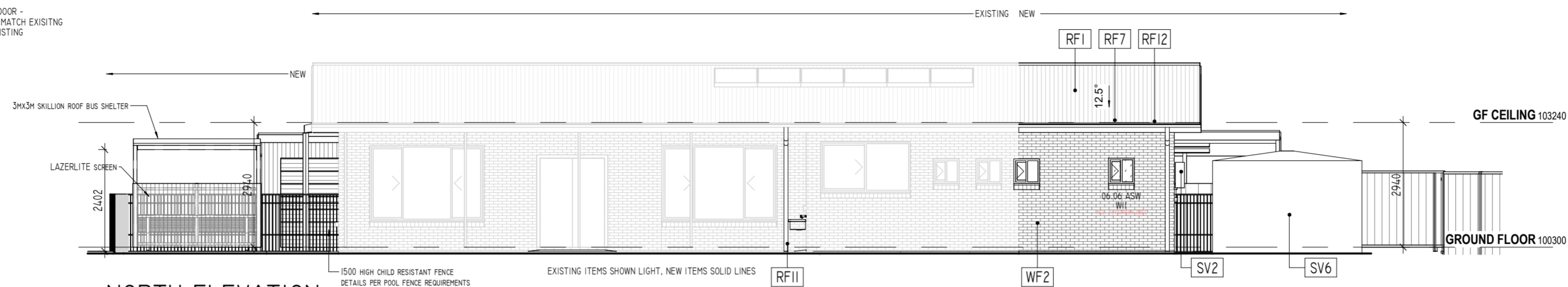
BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES

FINISHES SCHEDULE

COLORBOND ROOF - TO MATCH EXISTING - COLORBOND PALE EUCALPT
COLORBOND FASCIAS AND GUTTERS - TO MATCH EXISTING - COLORBOND
PALE EUCALPT
ENTRANCE DOOR - SLIDING DOOR -
WINDOWS - ALUMINIUM - TO MATCH EXISTING
FACE BRICK - TO MATCH EXISTING

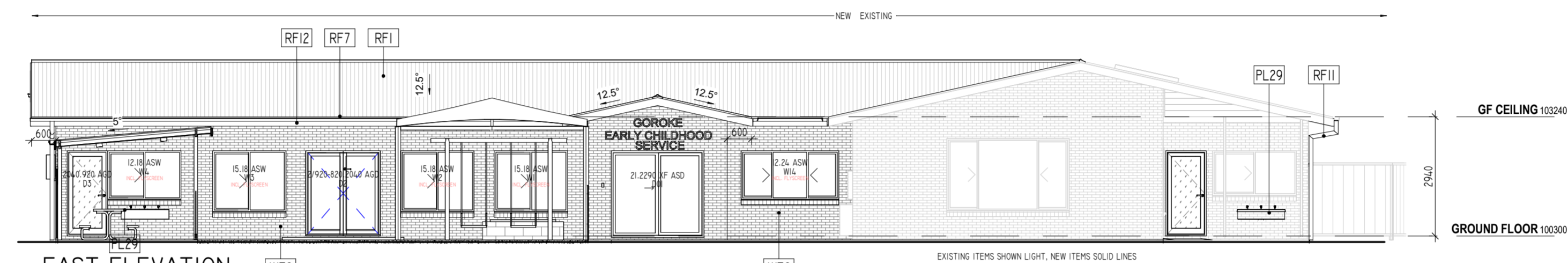
KEYNOTES

CODE	DESCRIPTION
PL29	SINK
RF1	COLORBOND CUSTOM ORB
RF7	TIMBER FASCIA
RF11	DOWNPIPE
RF12	D GUTTER
SV2	HOT WATER SERVICE
SV6	RAIN WATER TANK
WF2	FACE BRICK
WF27	FENCE - COLORBOND



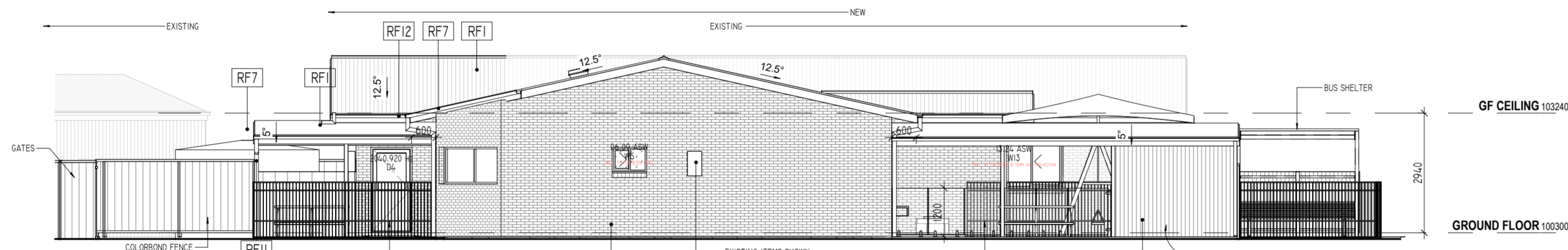
NORTH ELEVATION

SCALE: 1 : 100



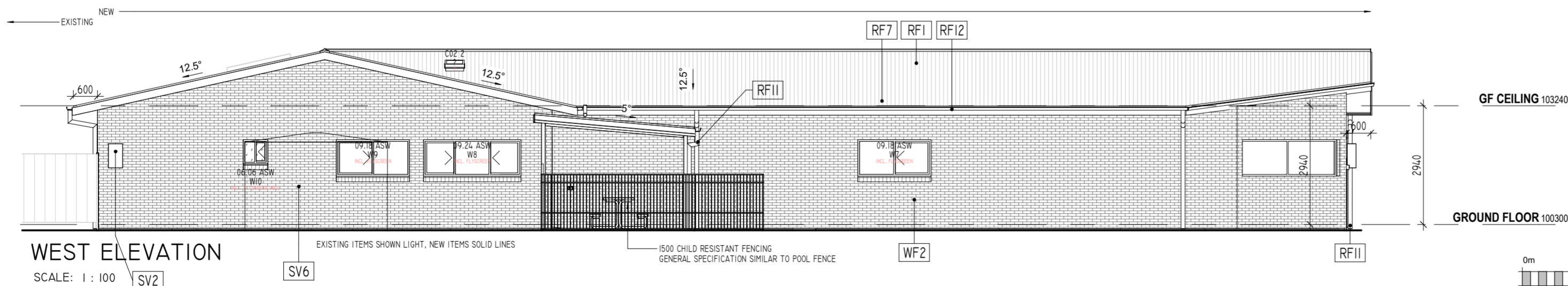
EAST ELEVATION

SCALE: 1 : 100



SOUTH ELEVATION

SCALE: 1 : 100



WEST ELEVATION

SCALE: 1 : 100

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REVISIONS

REV F
23/5/26

GOROKE Integrated
Early Years Expansion
Project

12-16 COMPSTON ST
GOROKE VIC 3412

PROJECT NUMBER
26-24

DATE
27/04/26

SCALE
1 : 100 (A2)

DRAWING
ELEVATIONS

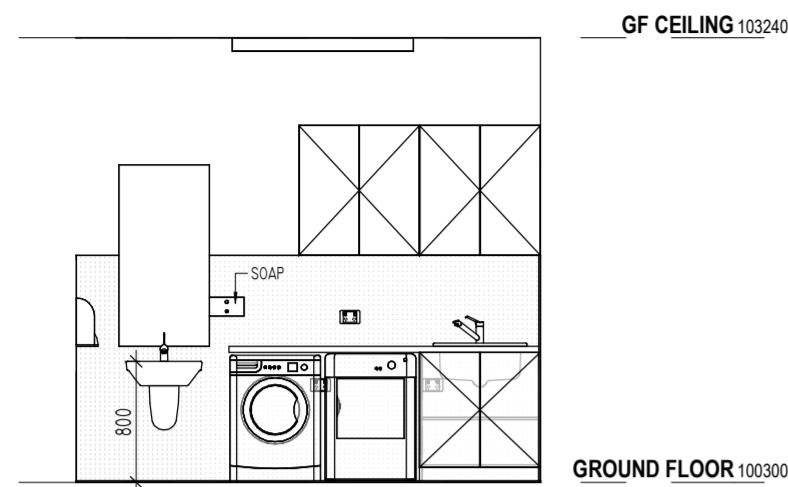
ISSUE:
CONCEPT

NO
04

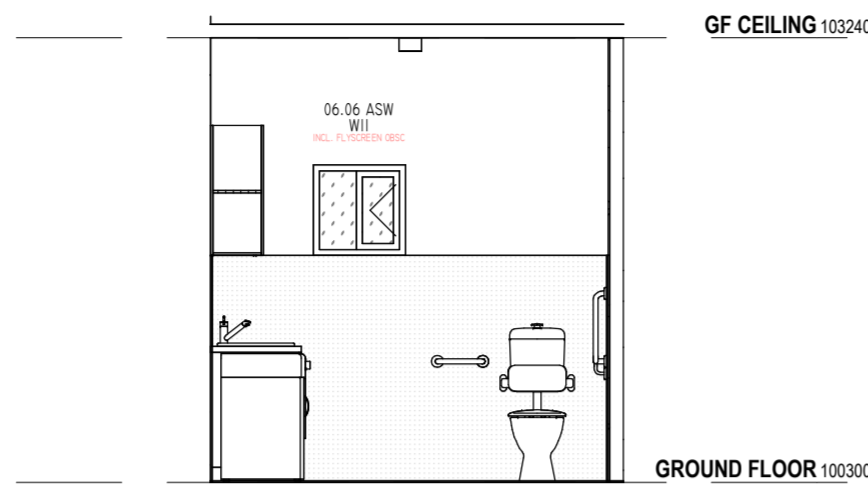
VIC REG
DP-AD 59100



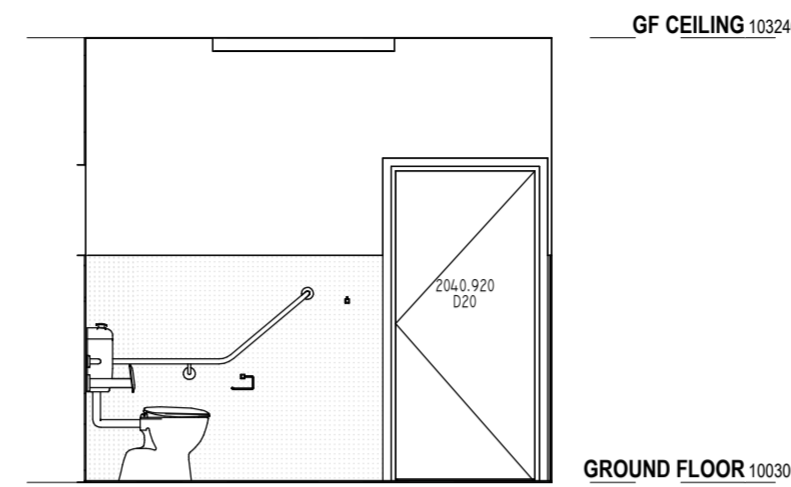
VISUAL SCALE 1:100 @ A2
DO NOT SCALE DRAWINGS
WRITTEN DIMENSIONS TO TAKE PRECEDENCE



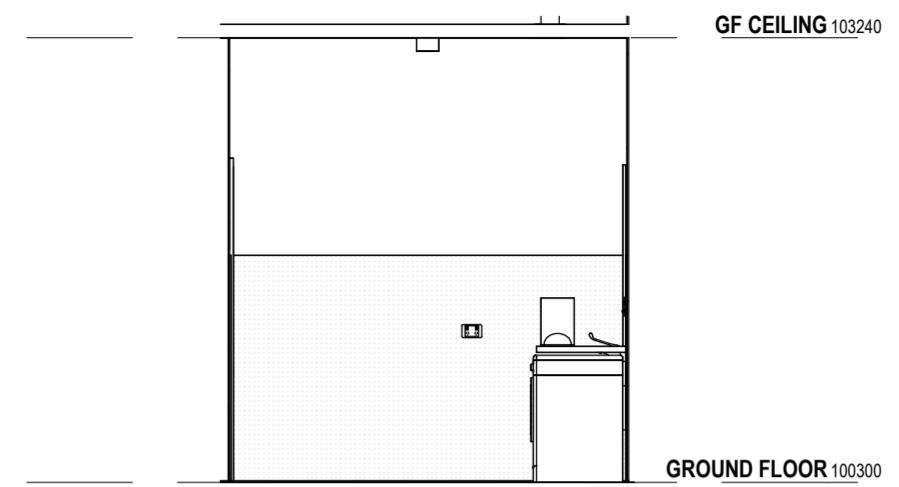
1/02 LH ACCESS / LDRY SRI 1
SCALE: 1 : 50



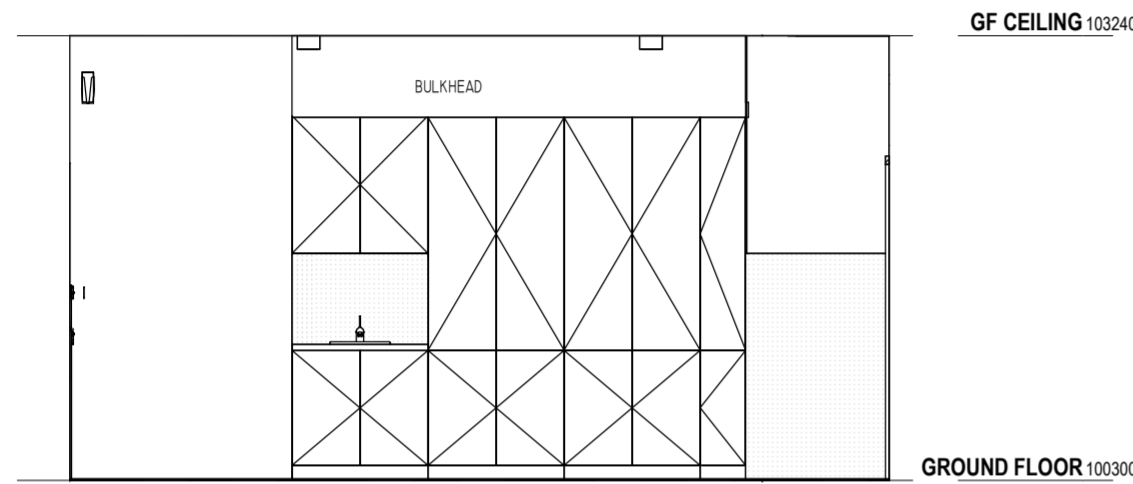
2/02 LH ACCESS / LDRY SRI 2
SCALE: 1 : 50



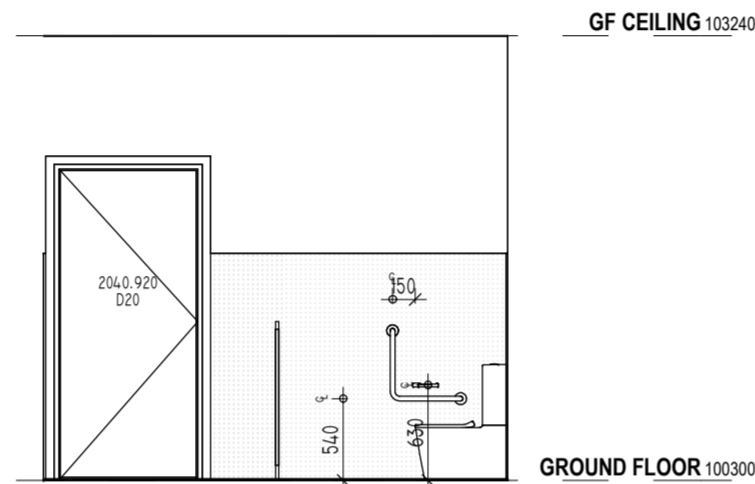
3/02 LH ACCESS / LDRY SRI 3
SCALE: 1 : 50



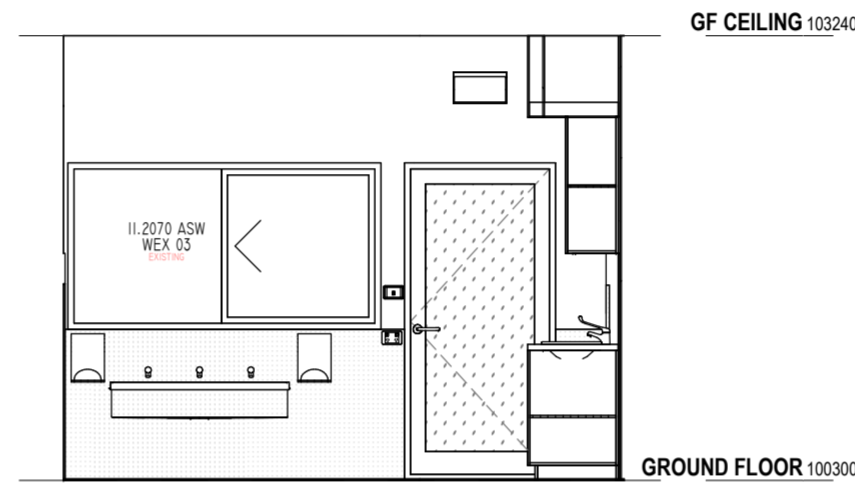
4/02 LH ACCESS / LDRY SRI 4
SCALE: 1 : 50



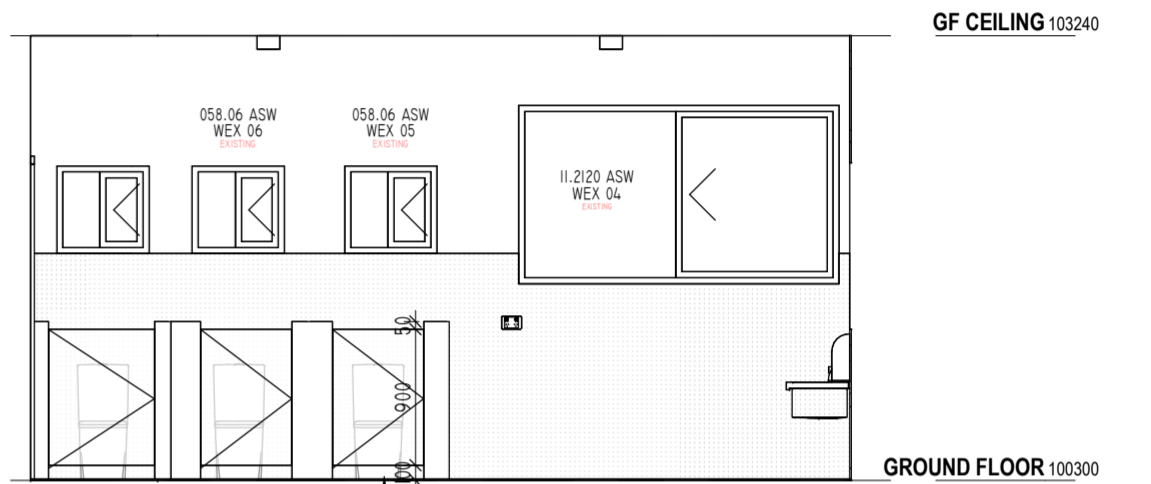
11/02 JUNIOR WC 1
SCALE: 1 : 50



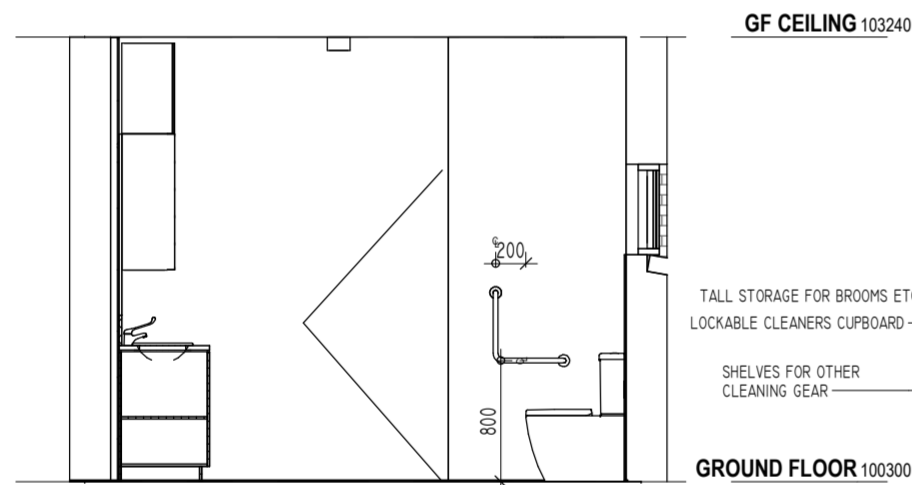
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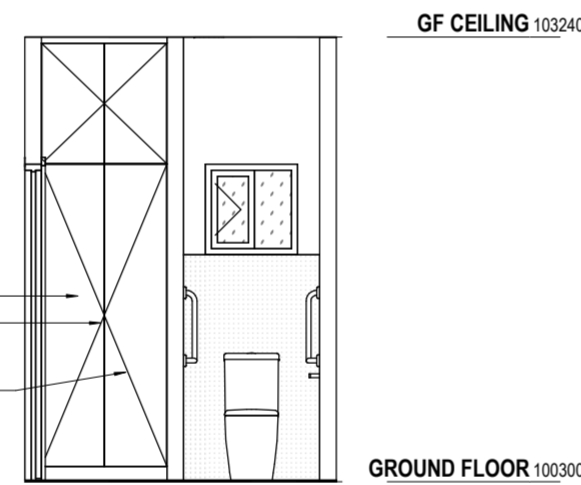
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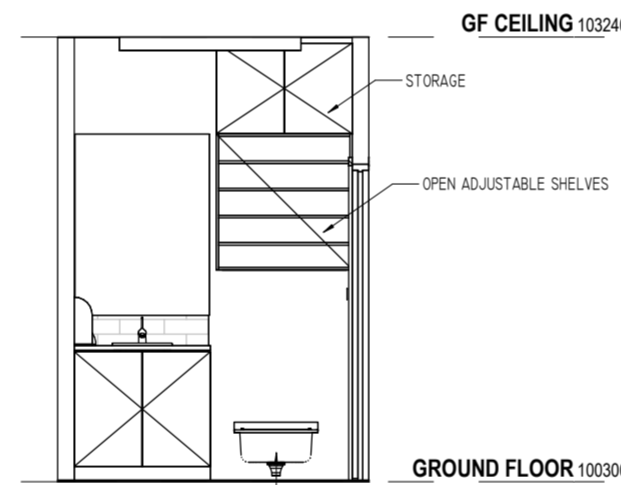
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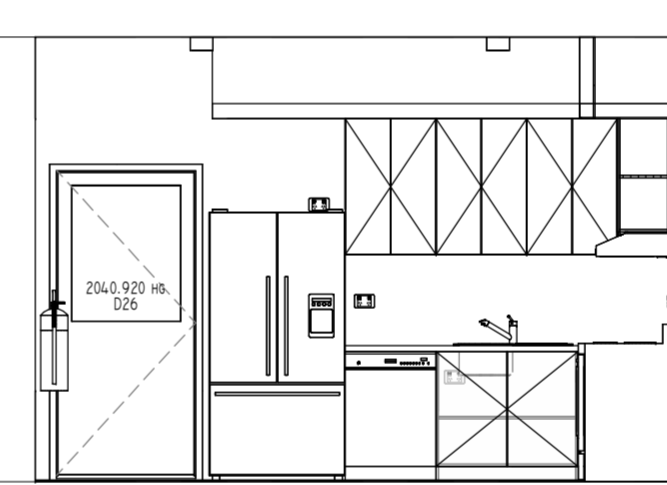
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SCALE: 1 : 50



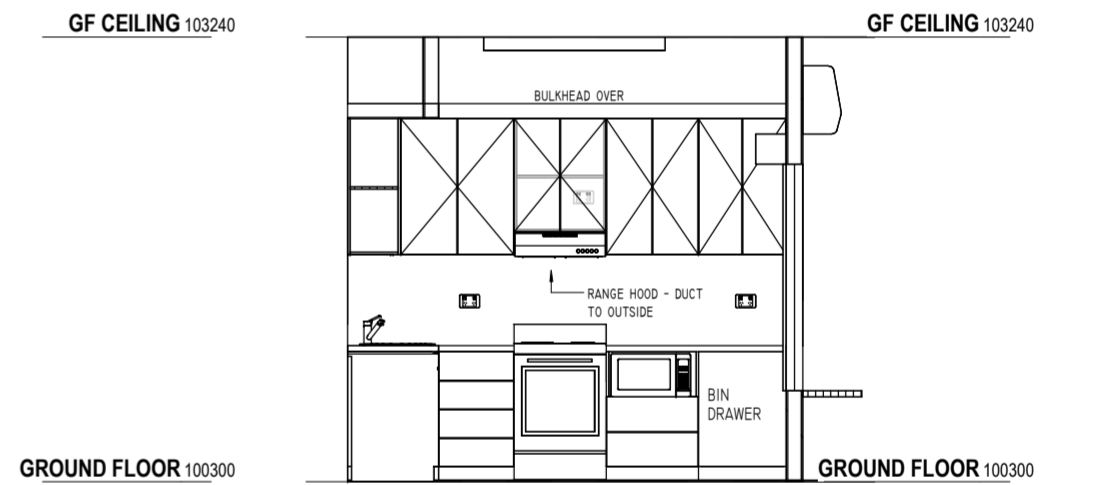
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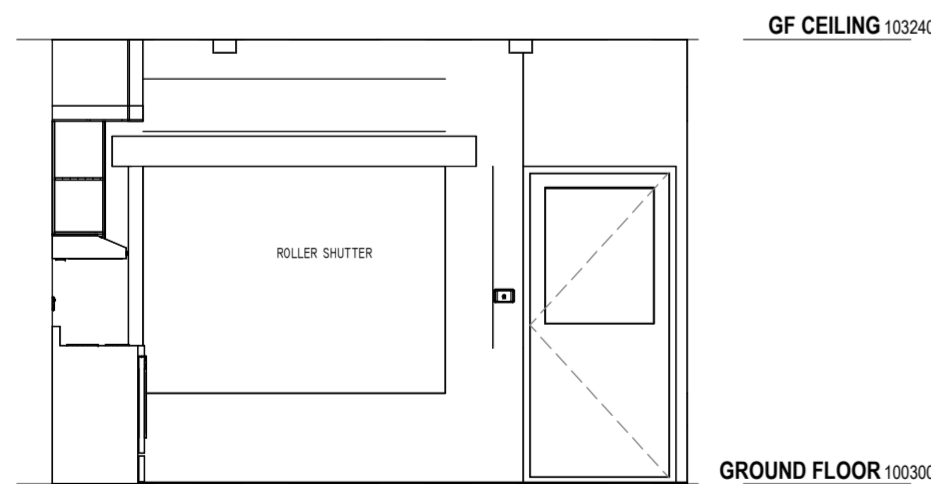
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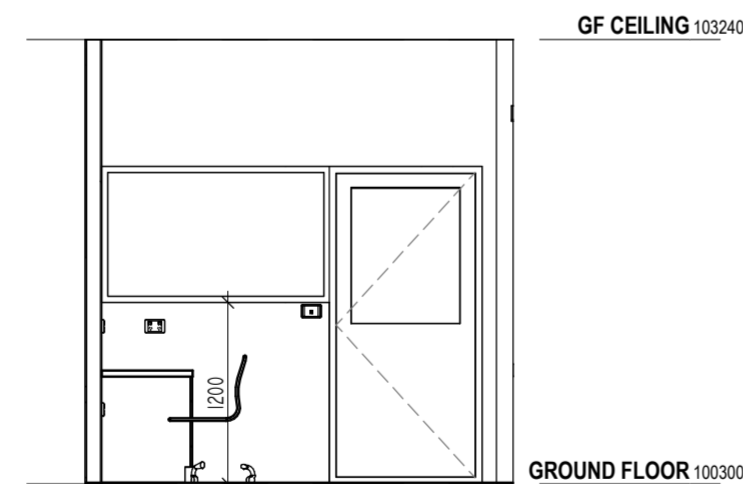
8/02 KITCHEN SRI 1
SCALE: 1 : 50



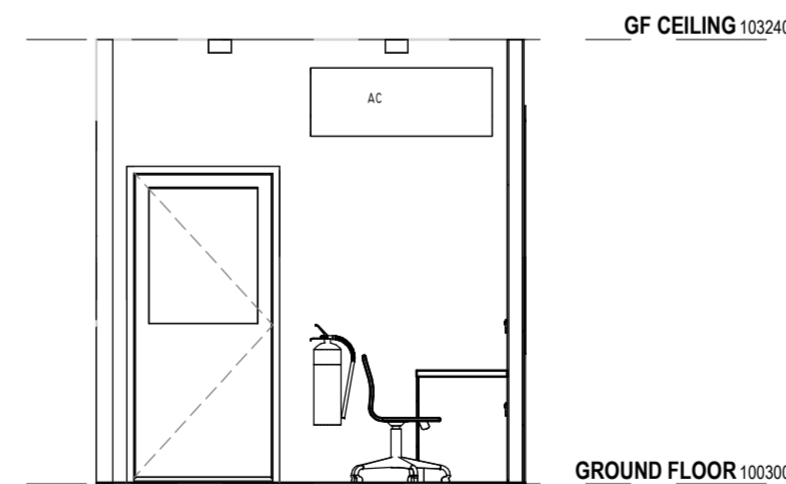
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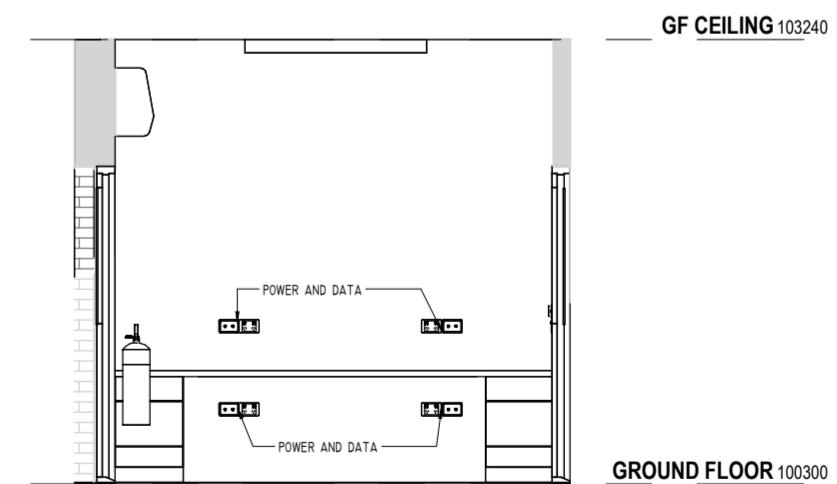
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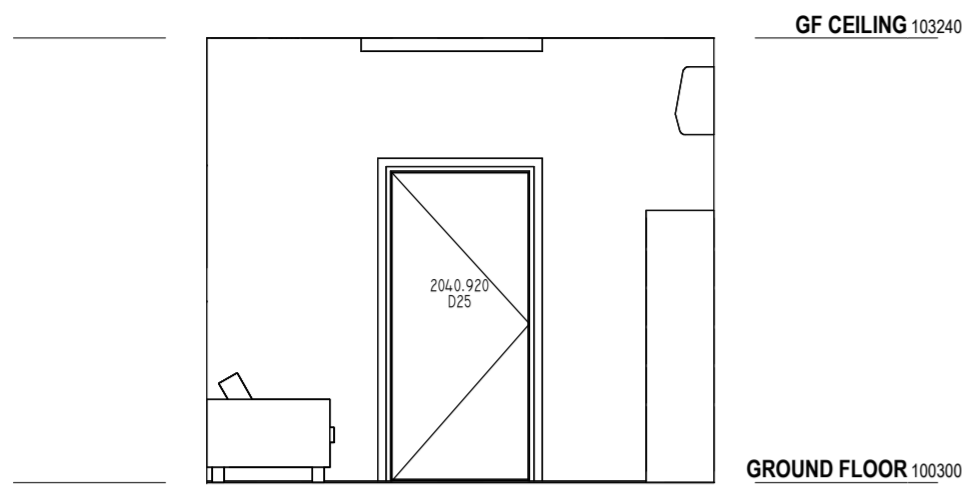
15/02 OFFICE SRI 1
SCALE: 1 : 50



16/02 OFFICE SRI 2
SCALE: 1 : 50



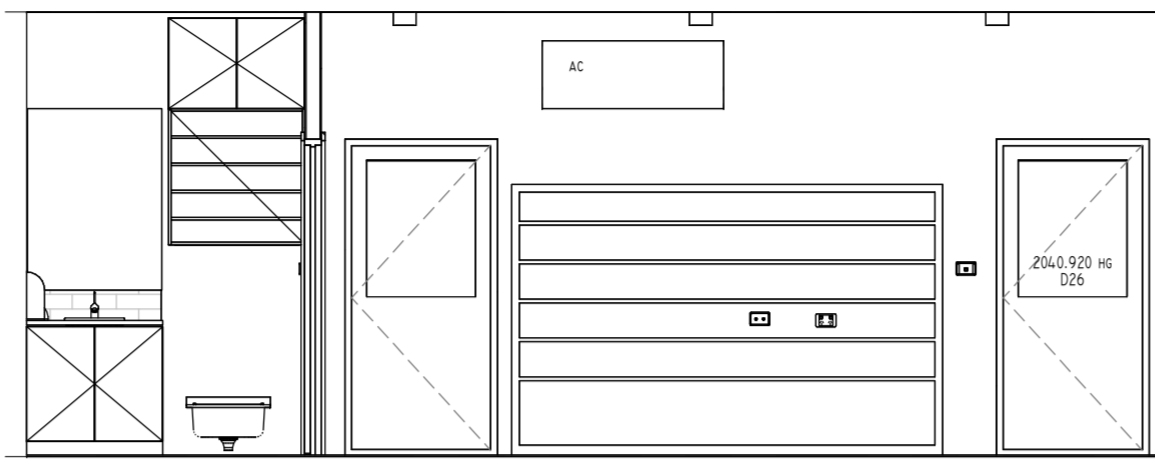
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GROUND FLOOR 100300

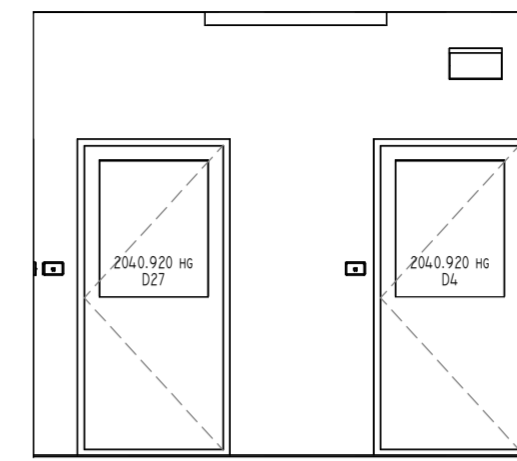
1/02 EDUCATOR LUNCH AREA 1
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GF CEILING 103240

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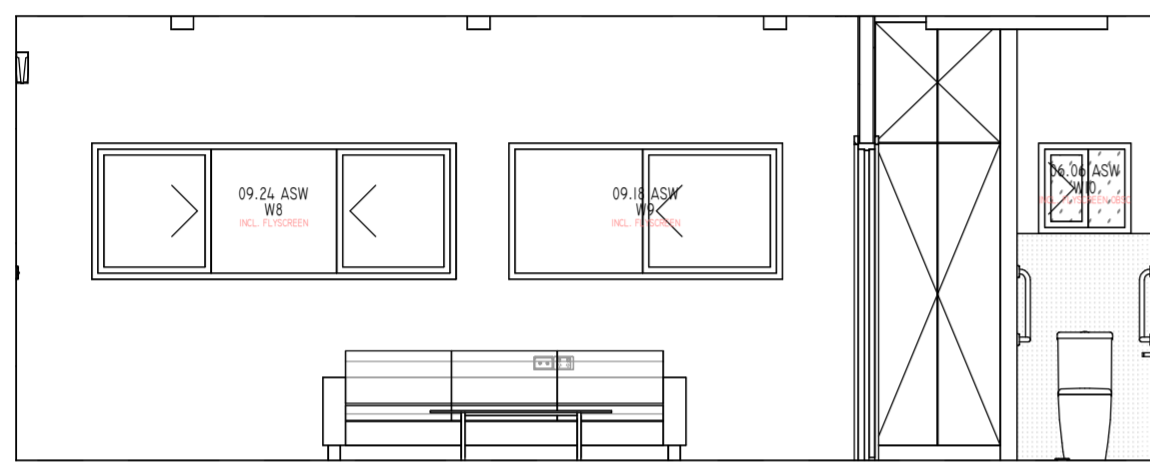
2/02 EDUCATOR LUNCH AREA 2
SCALE: 1 : 50



GF CEILING 103240

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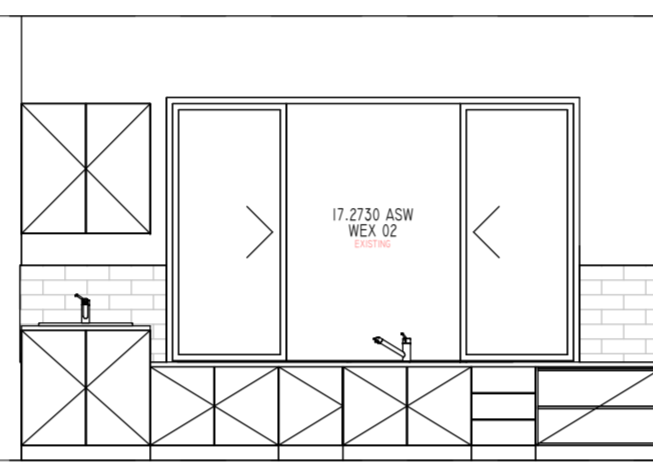
3/02 EDUCATOR LUNCH AREA 3
SCALE: 1 : 50



GF CEILING 103240

GROUND FLOOR 100300

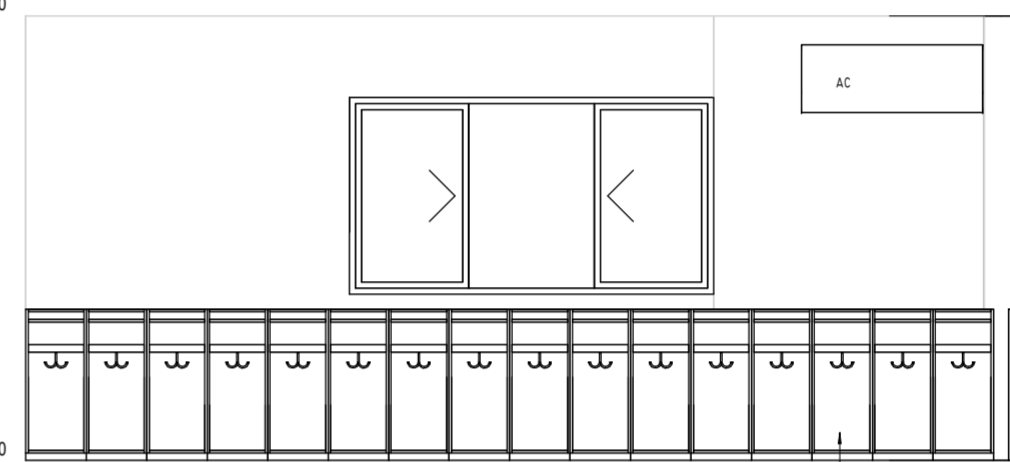
4/02 EDUCATOR LUNCH AREA 4
SCALE: 1 : 50



GF CEILING 103240

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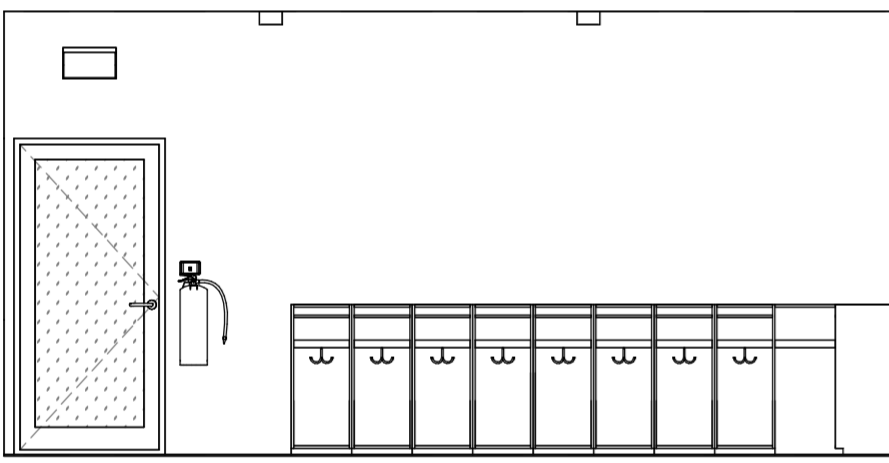
5/02 ART BENCH SRI
SCALE: 1 : 50



GF CEILING 103240

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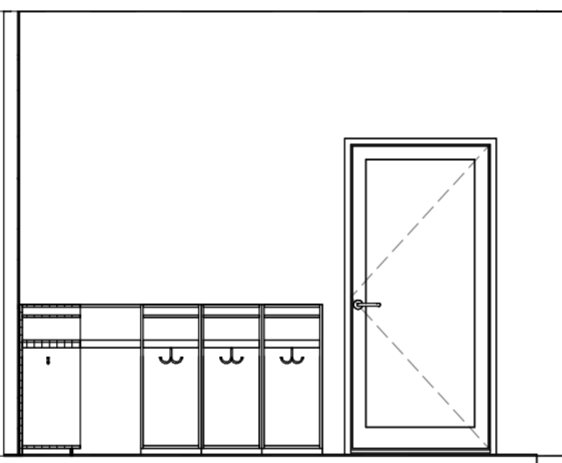
6/02 SRI ENTRANCE AREA 1
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GF CEILING 103240

GROUND FLOOR 100300

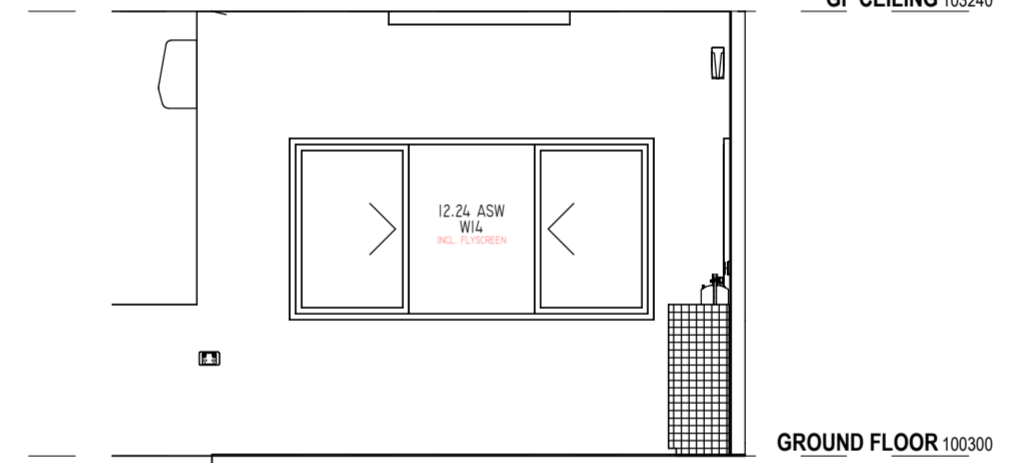
10/02 SRI ENTRANCE AREA 2
SCALE: 1 : 50



GF CEILING 103240

GROUND FLOOR 100300

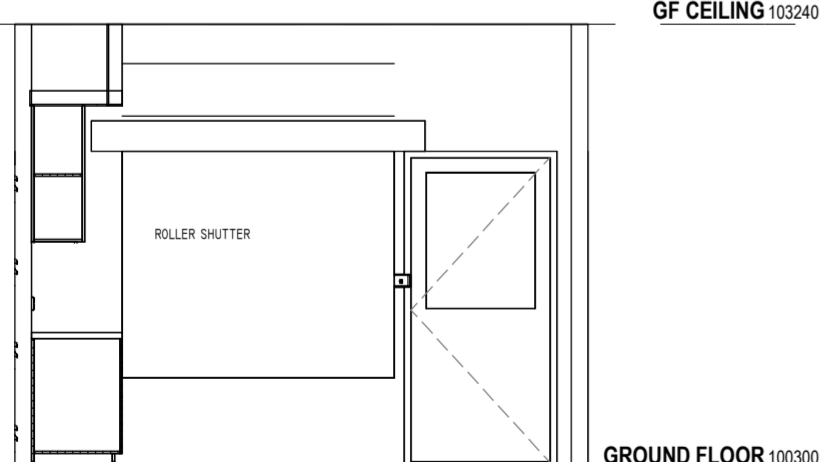
11/02 SRI ENTRANCE AREA 3
SCALE: 1 : 50



GF CEILING 103240

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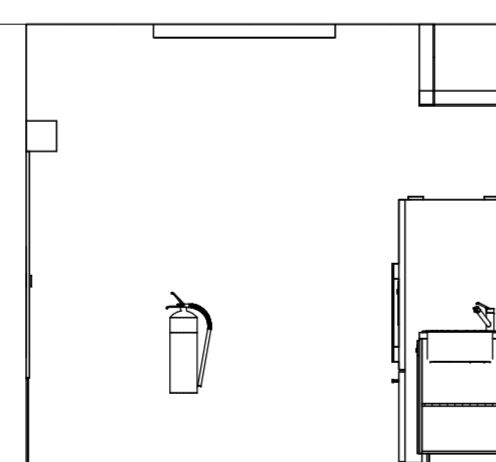
13/02 SRI ENTRANCE AREA 5
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GF CEILING 103240

GROUND FLOOR 100300

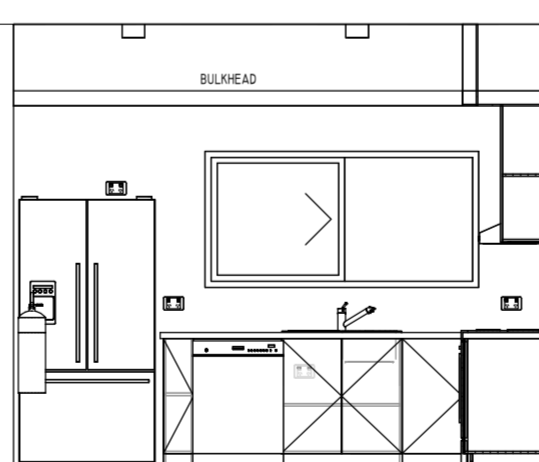
7/02 KITCHEN SR2 1
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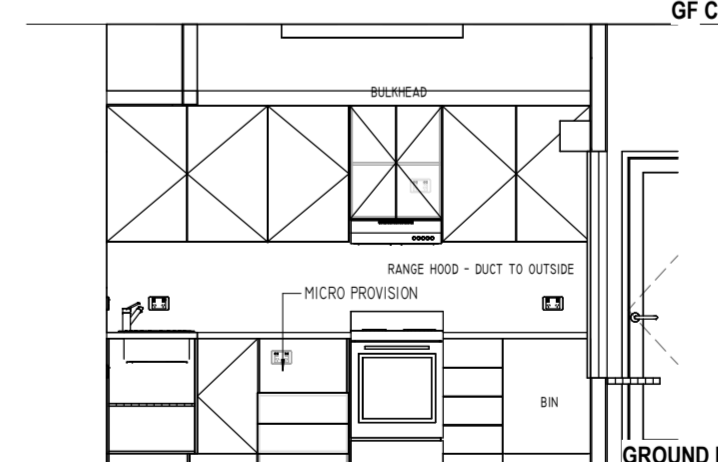
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GF CEILING 103240

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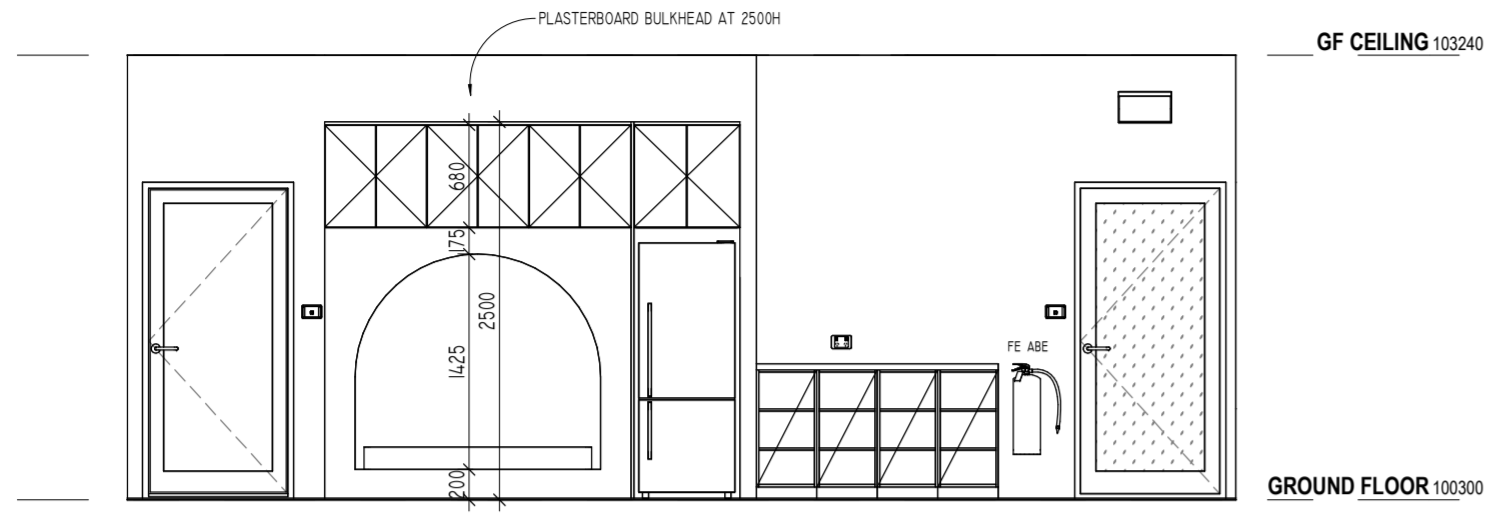
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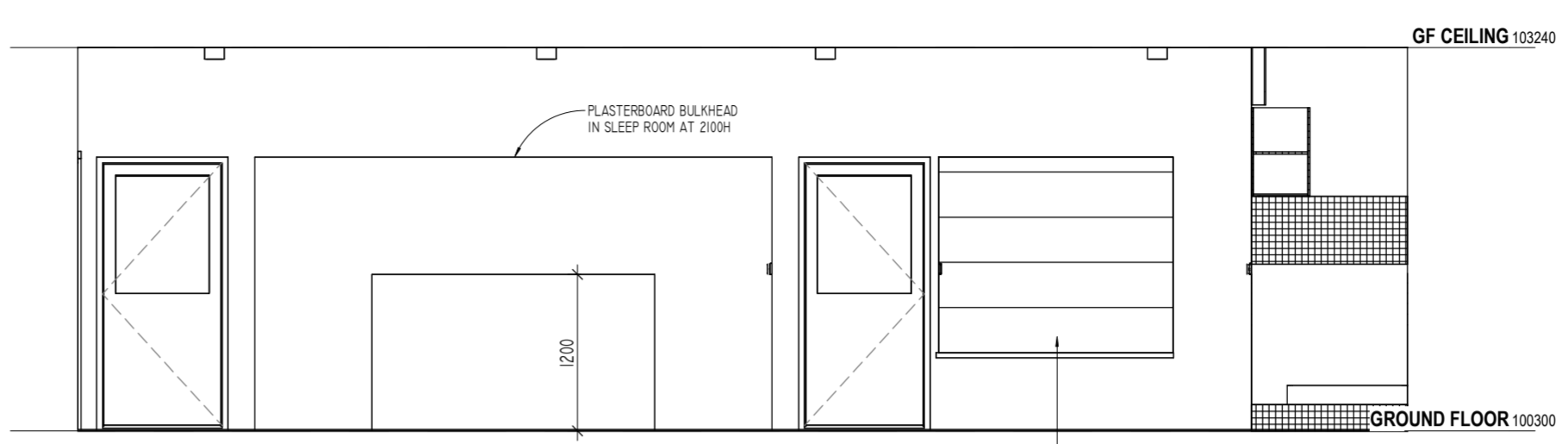
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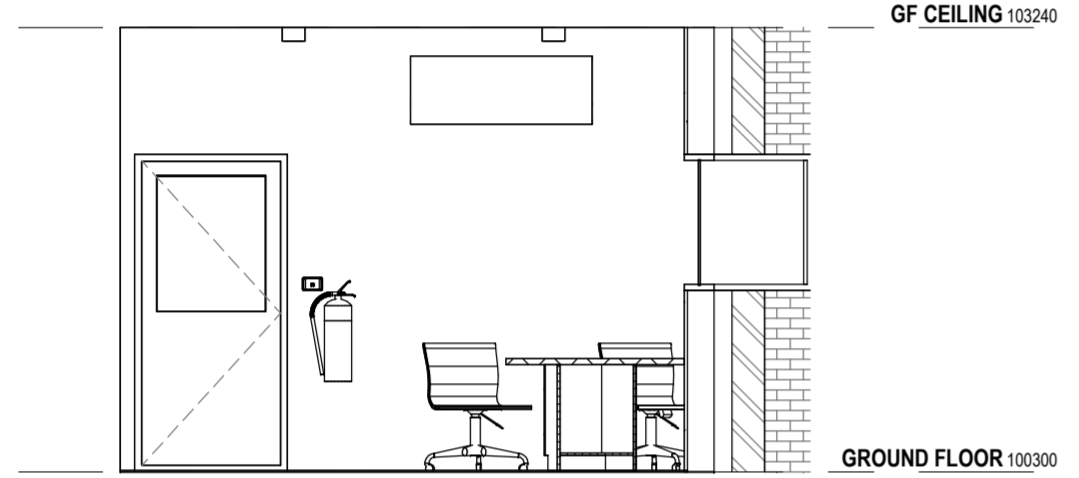
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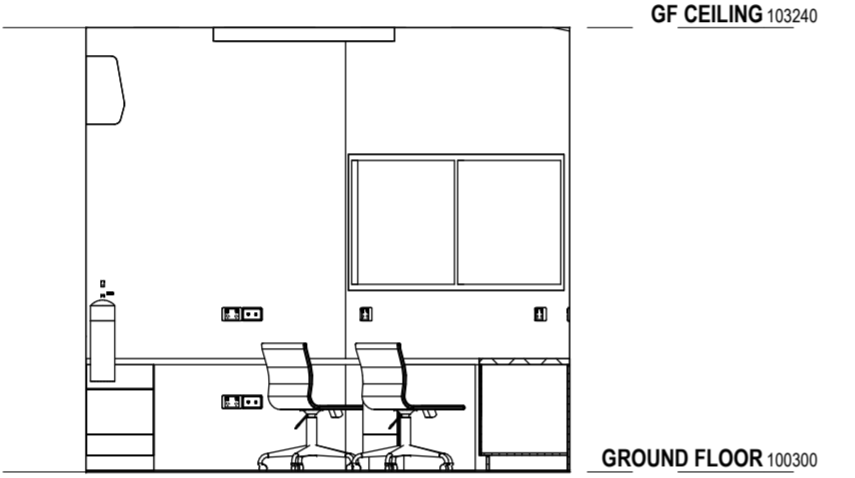
2
02
SENSORY AREA SR2
SCALE: 1 : 50



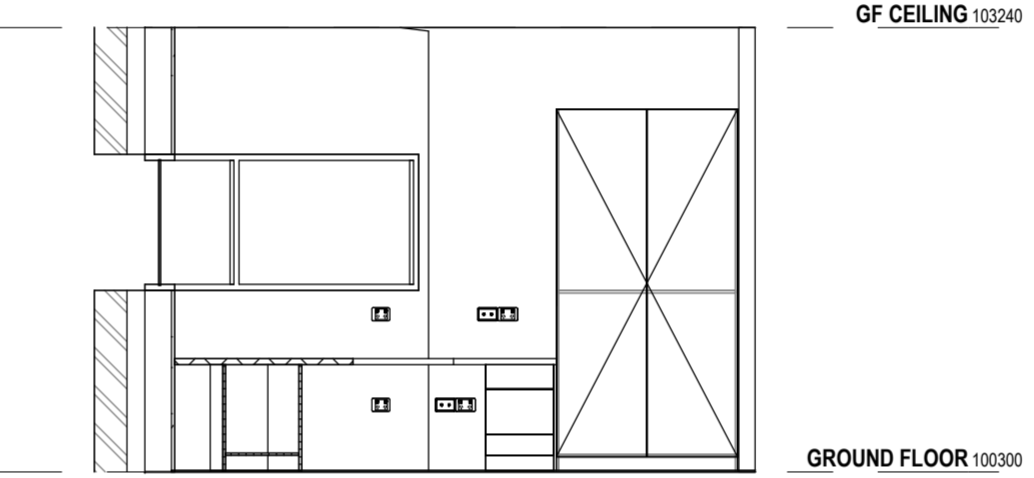
1
02
SLEEP ROOM
SCALE: 1 : 50



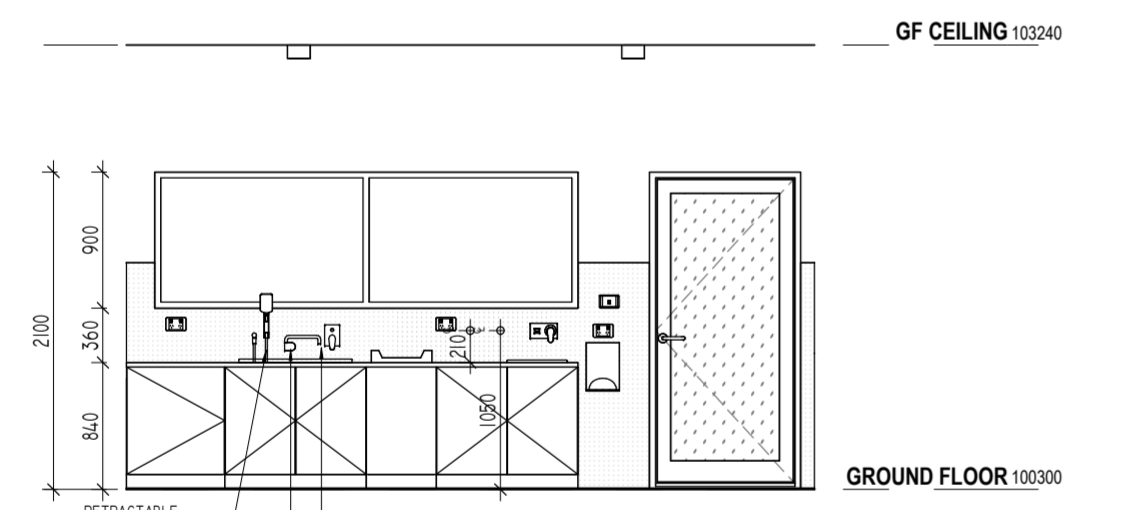
3
02
OFFICE SR2 3
SCALE: 1 : 50



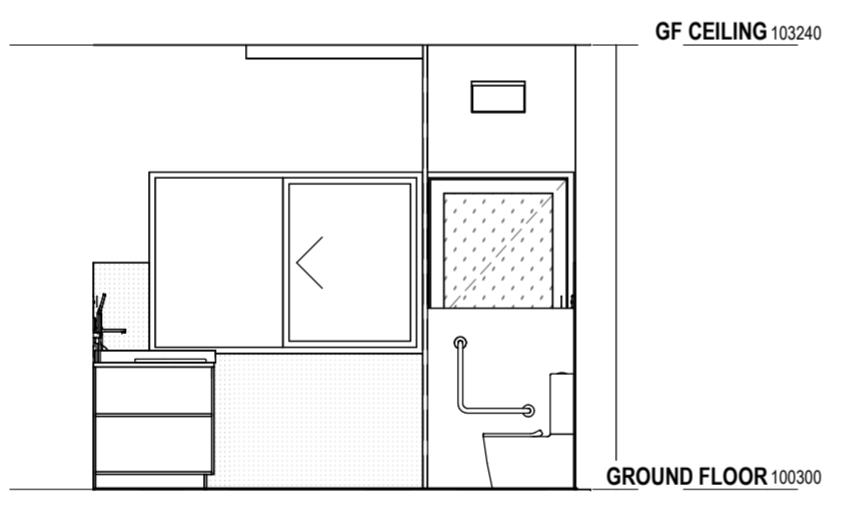
4
02
OFFICE SR2 4
SCALE: 1 : 50



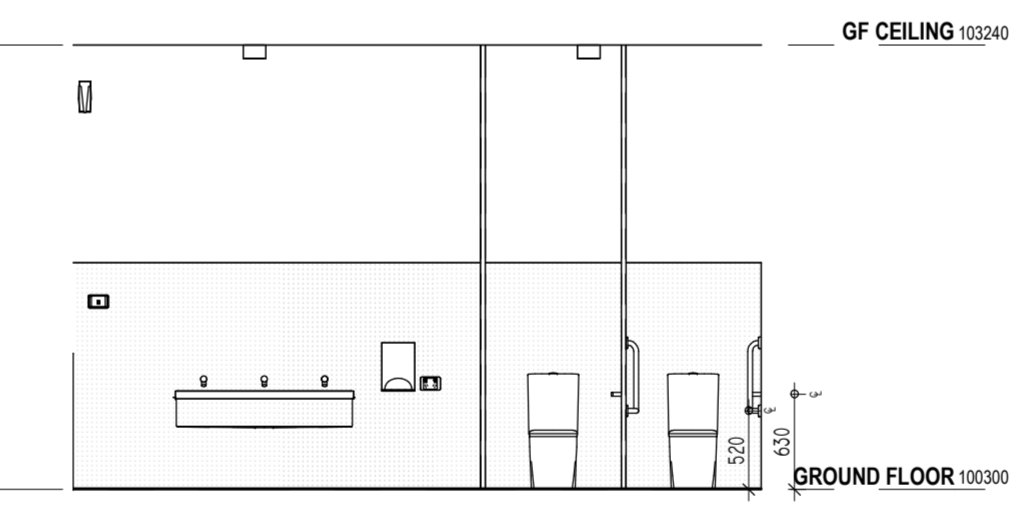
5
02
OFFICE SR2 5
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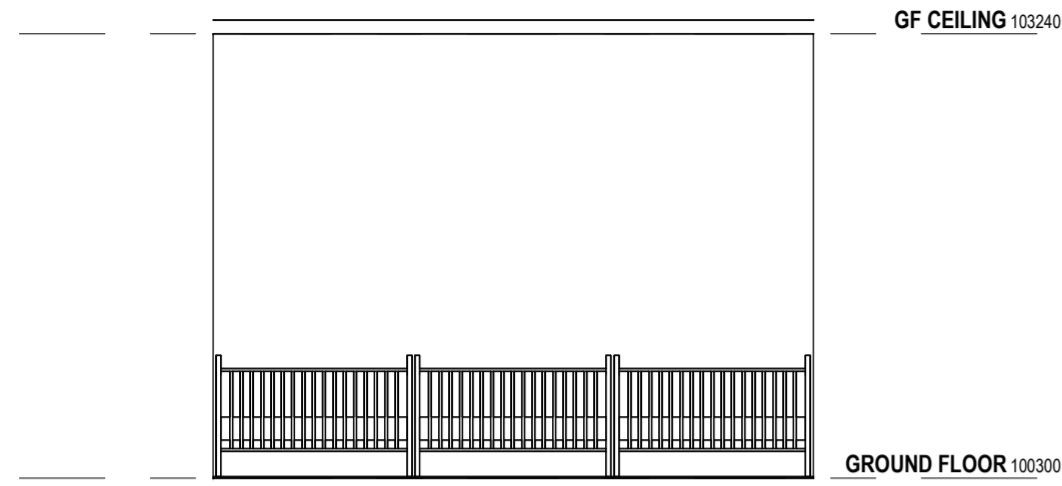
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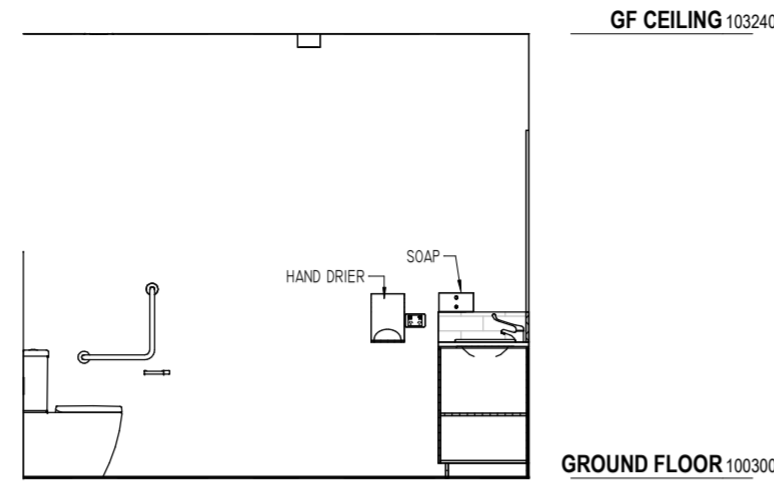
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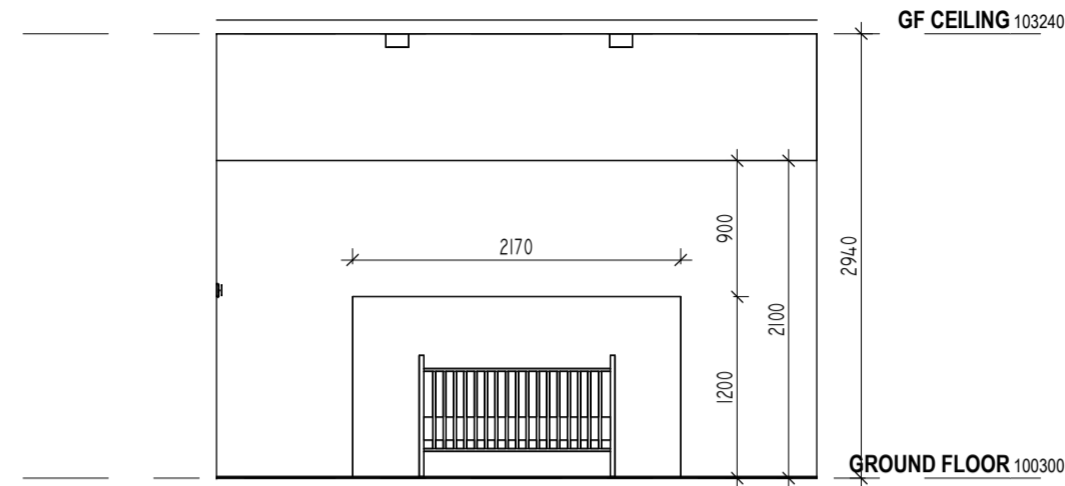
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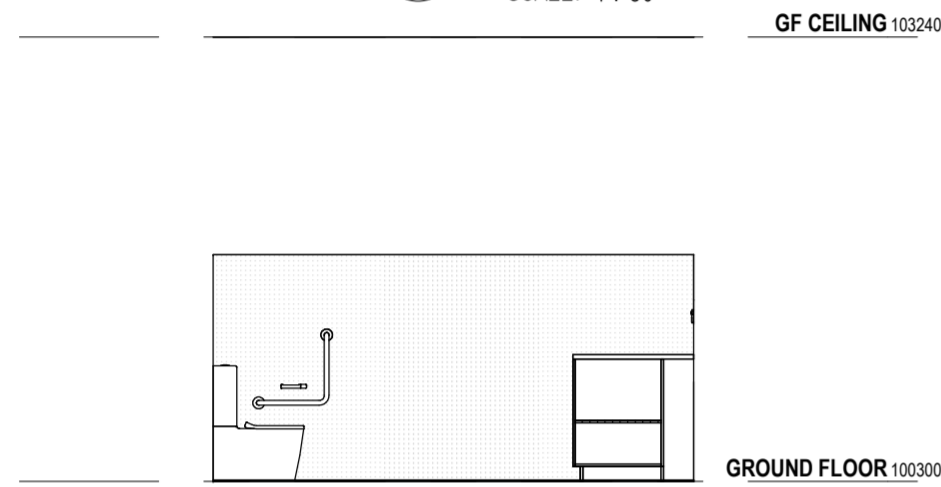
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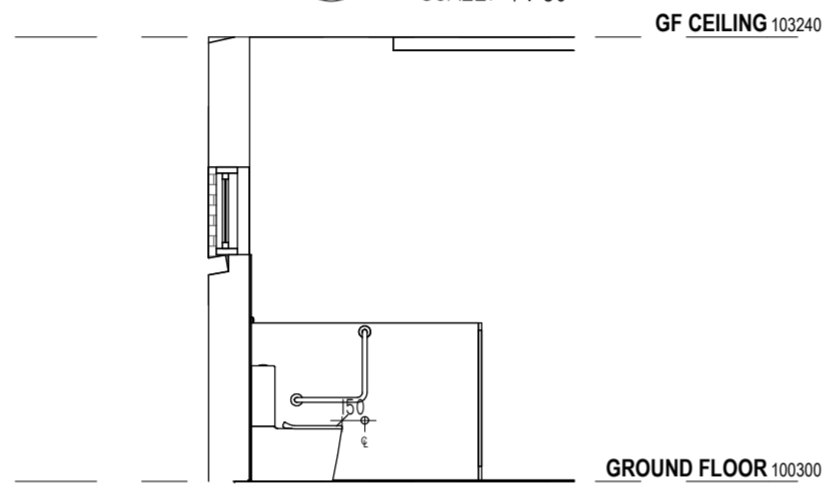
2/02 AMBULANT 4
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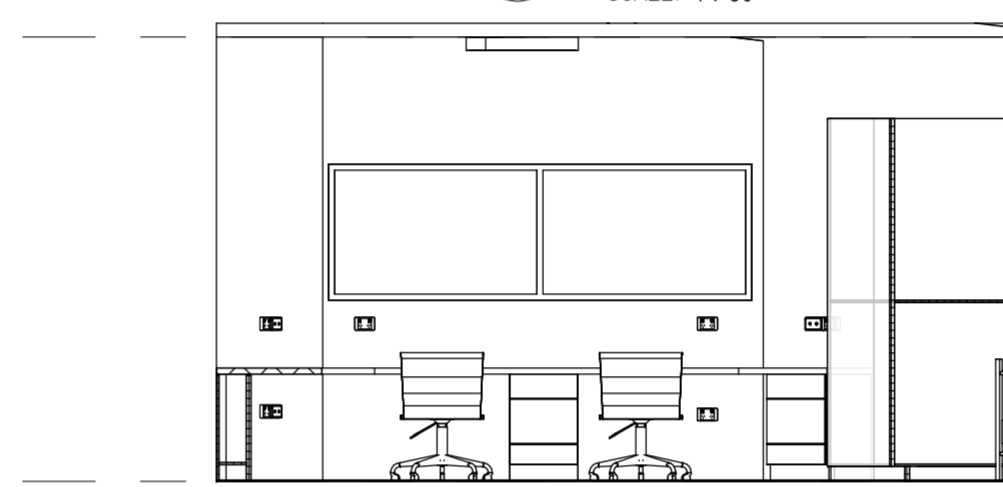
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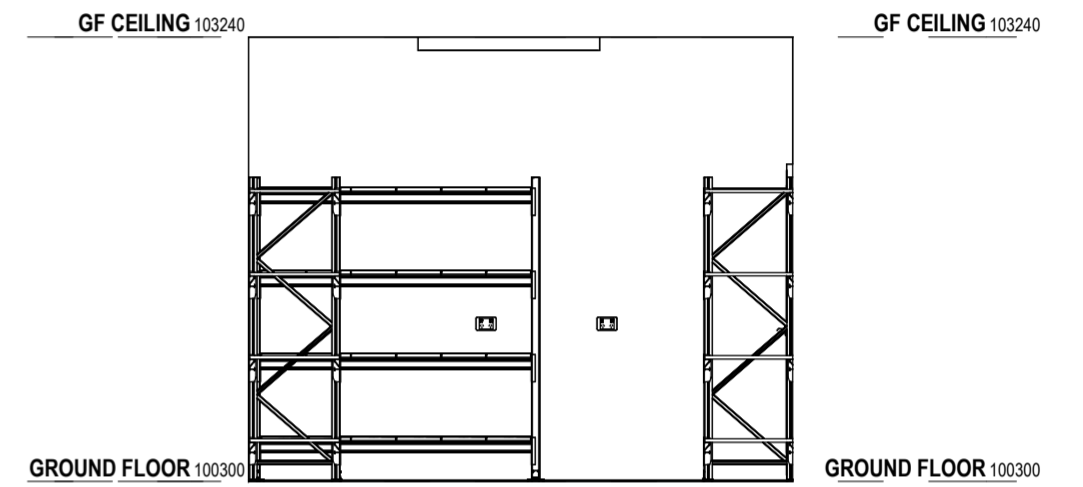
4/02 CHANGE SR2 4
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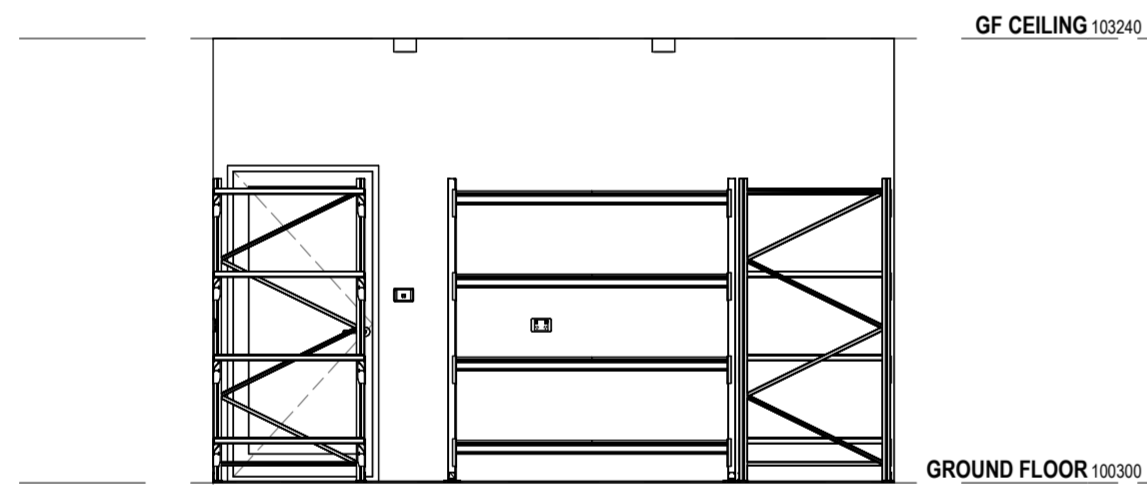
5/02 JUNIOR WC 5
SCALE: 1 : 50



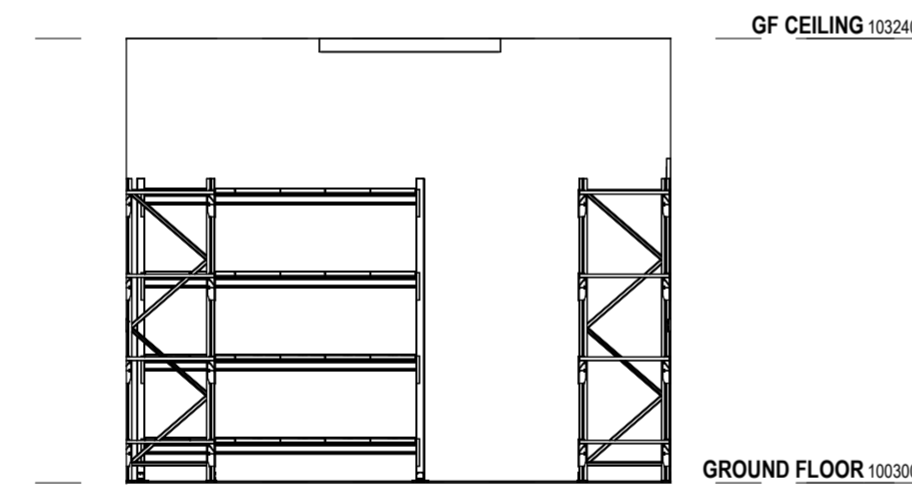
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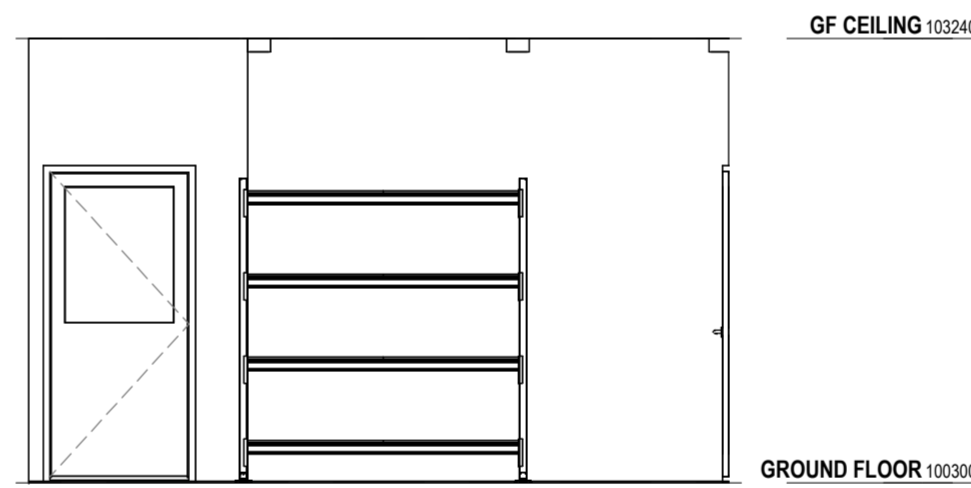
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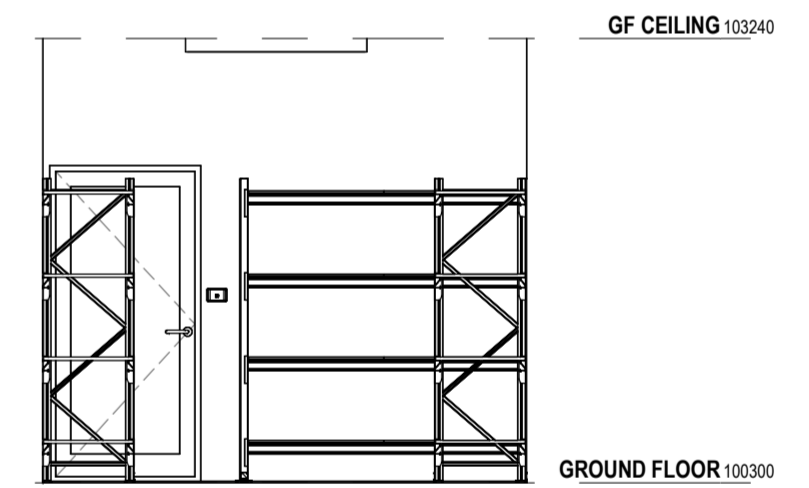
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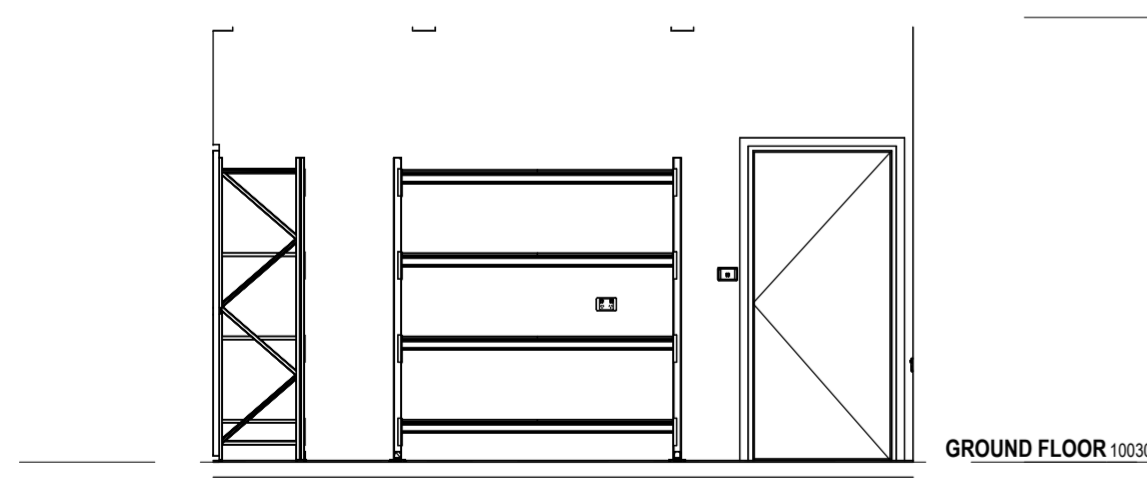
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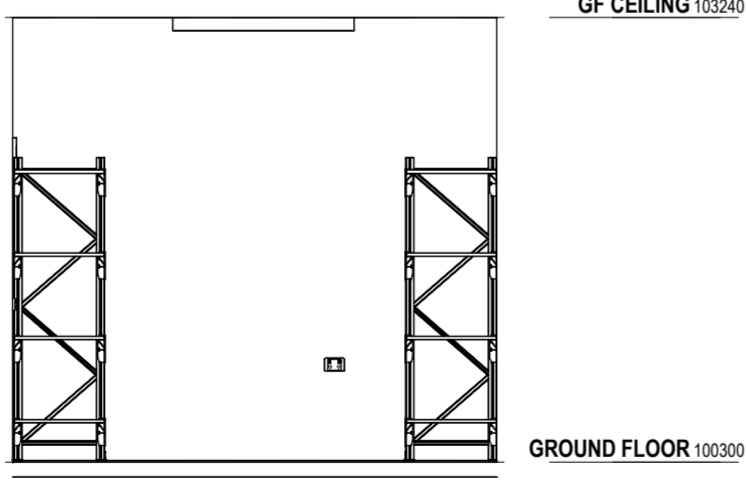
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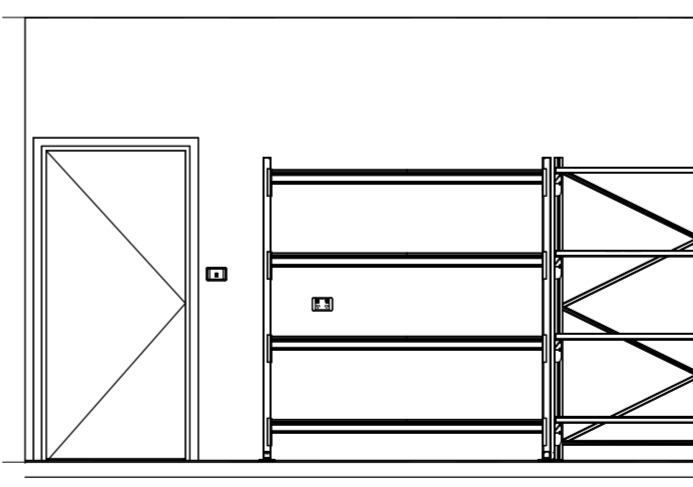
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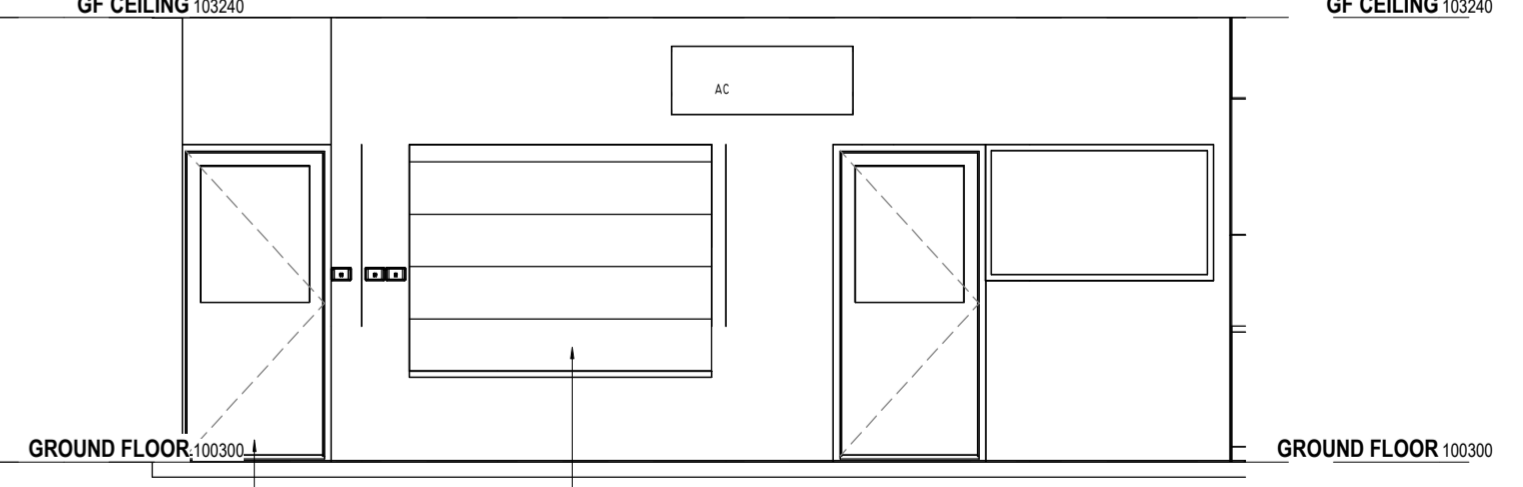
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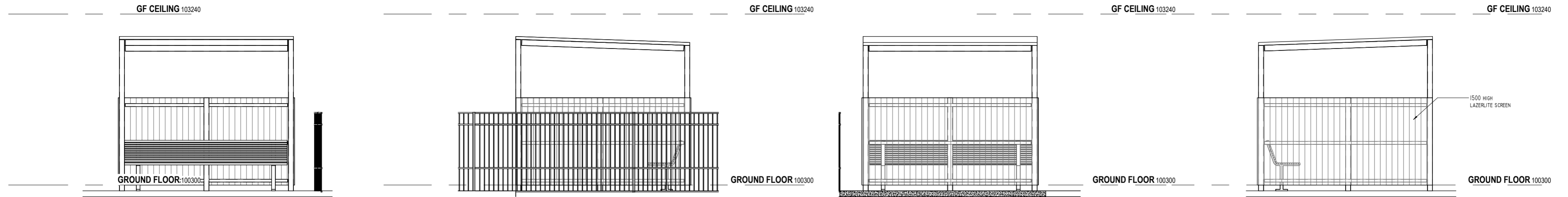
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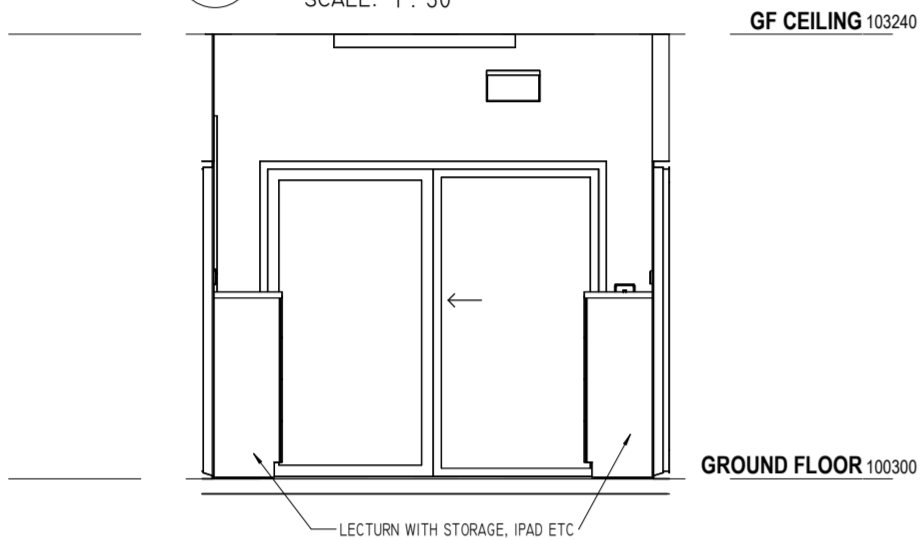
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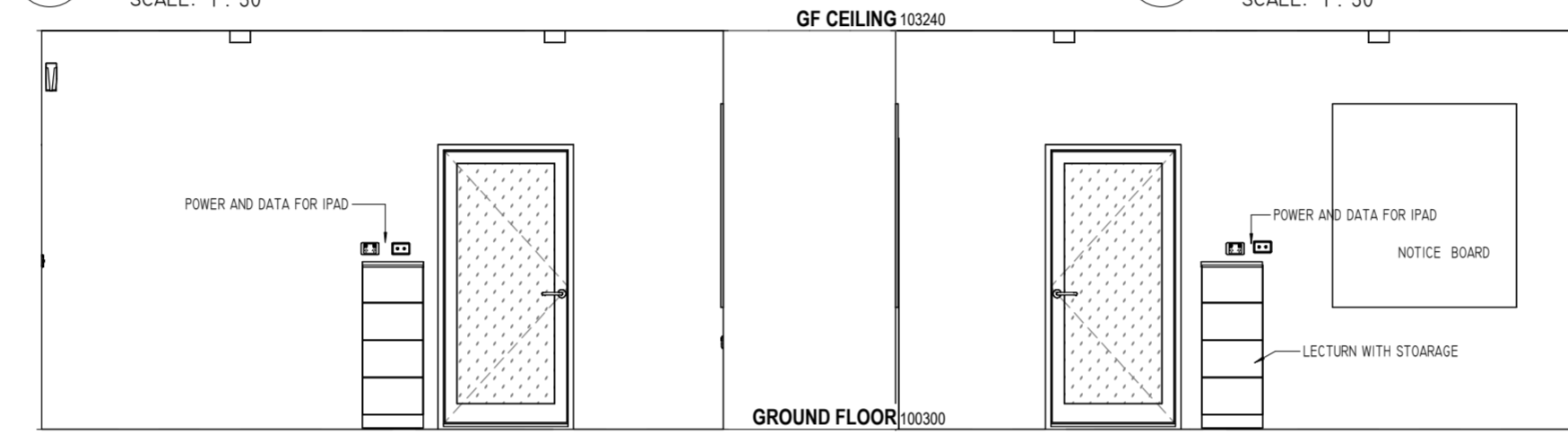
15/02 KITCHEN SRI 5
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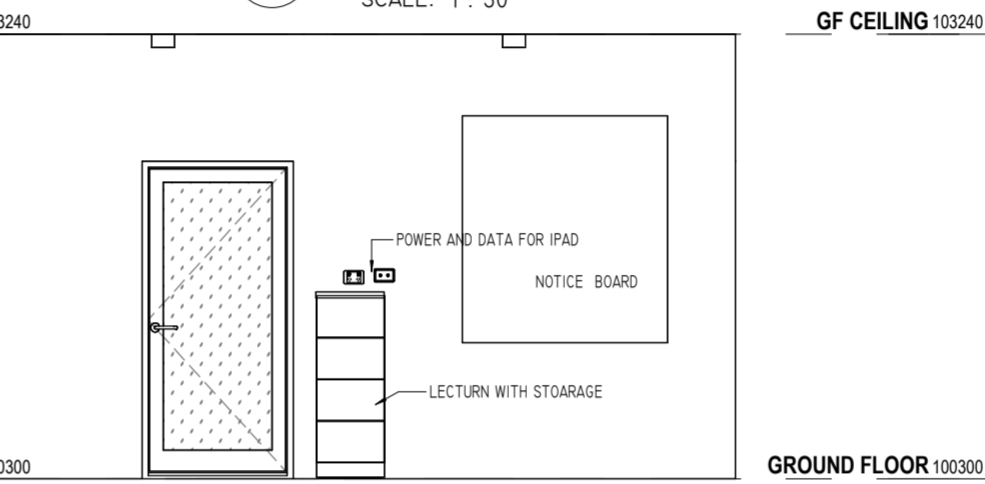
1/02 BUS 1
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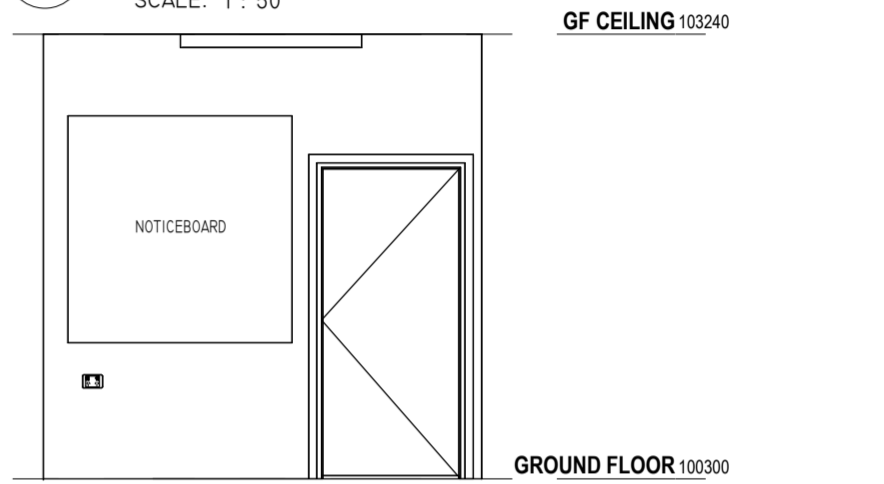
2/02 BUS 2
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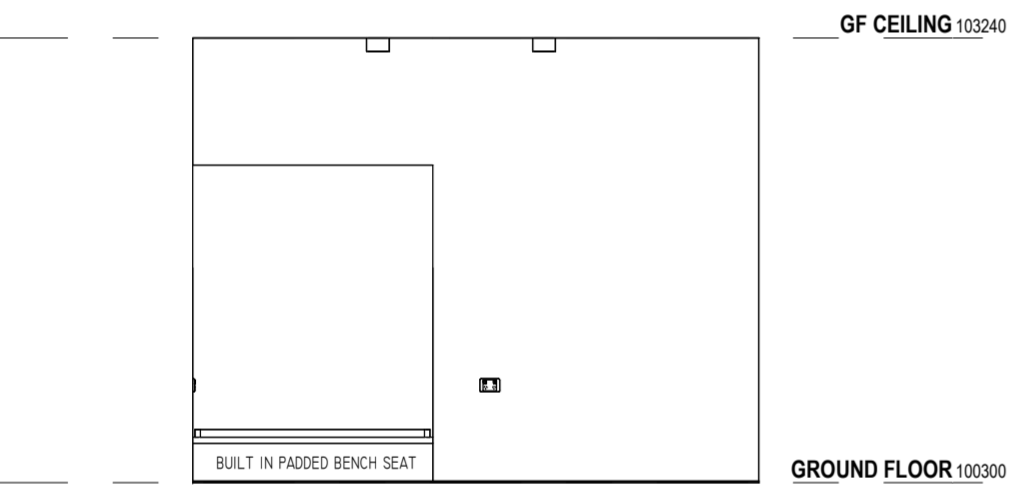
3/02 BUS 3
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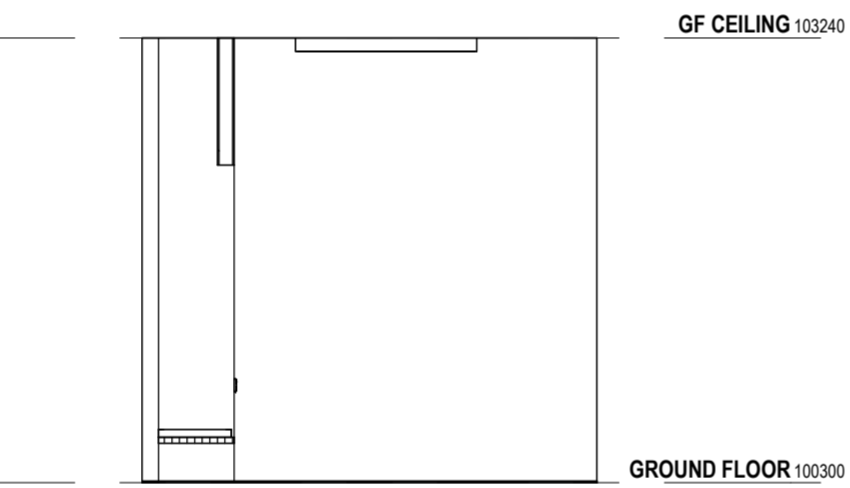
4/02 BUS 4
SCALE: 1 : 50



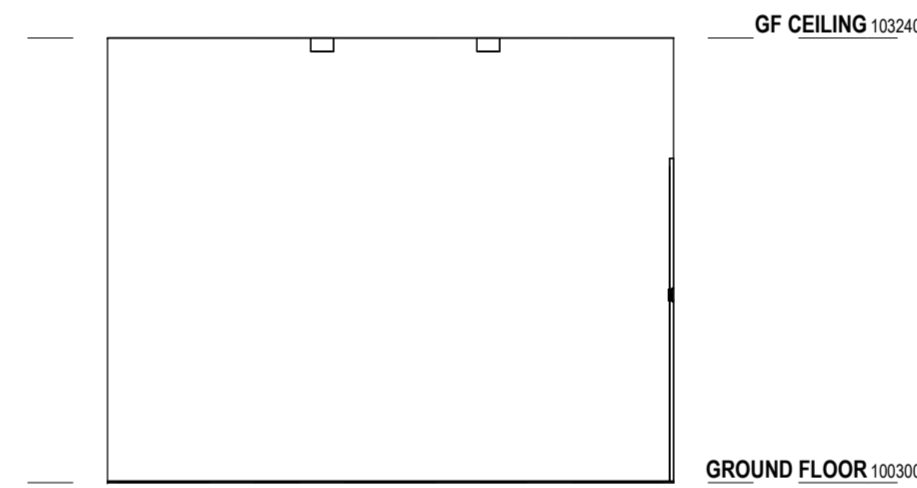
5/02 ENTRY 1
SCALE: 1 : 50



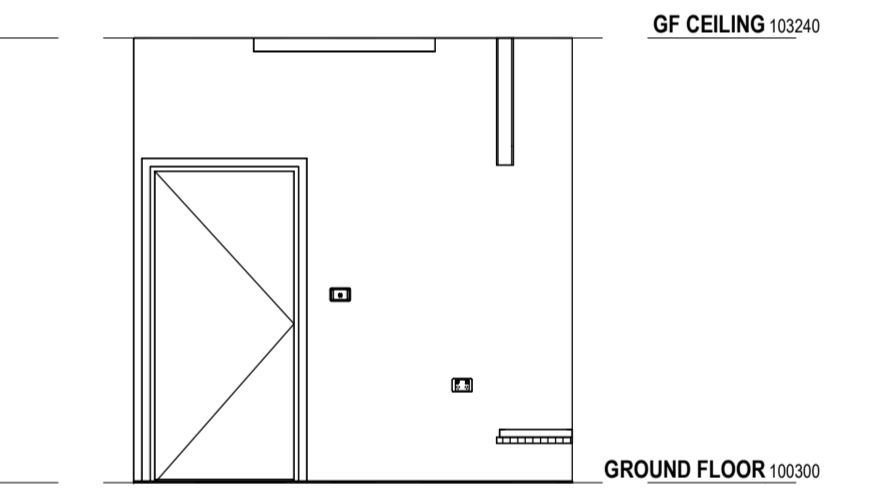
6/02 ENTRY 2
SCALE: 1 : 50



7/02 ENTRY 3
SCALE: 1 : 50



8/02 ENTRY 4
SCALE: 1 : 50



9/02 MEETING 1
SCALE: 1 : 50



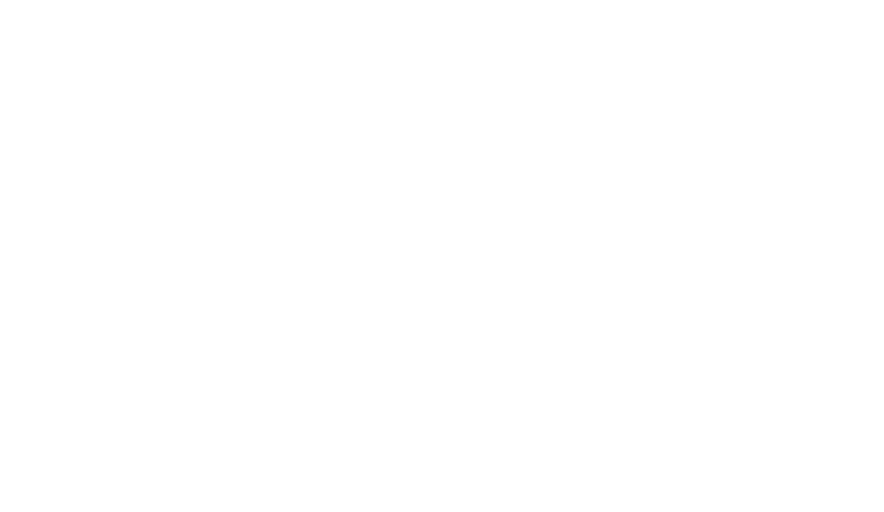
10/02 MEETING 2
SCALE: 1 : 50

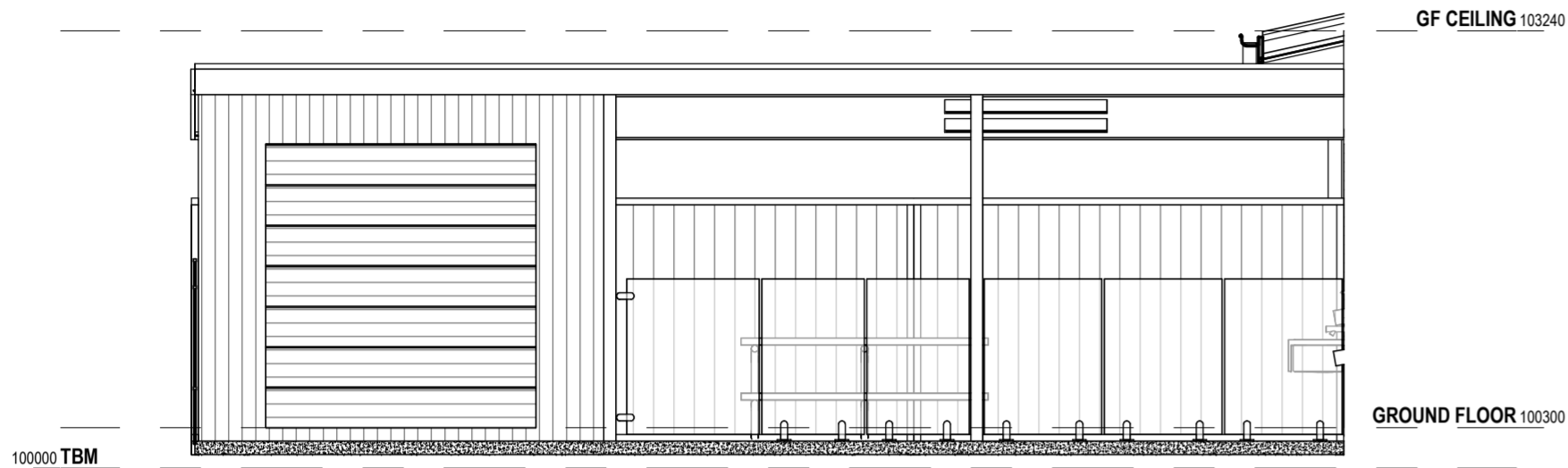


11/02 MEETING 3
SCALE: 1 : 50

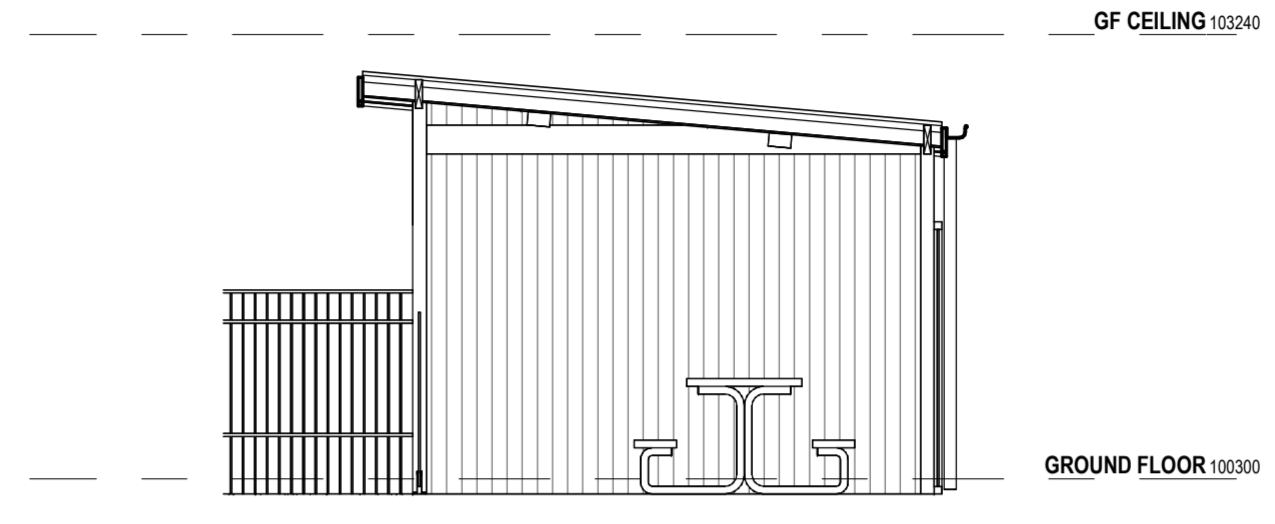


12/02 MEETING 4
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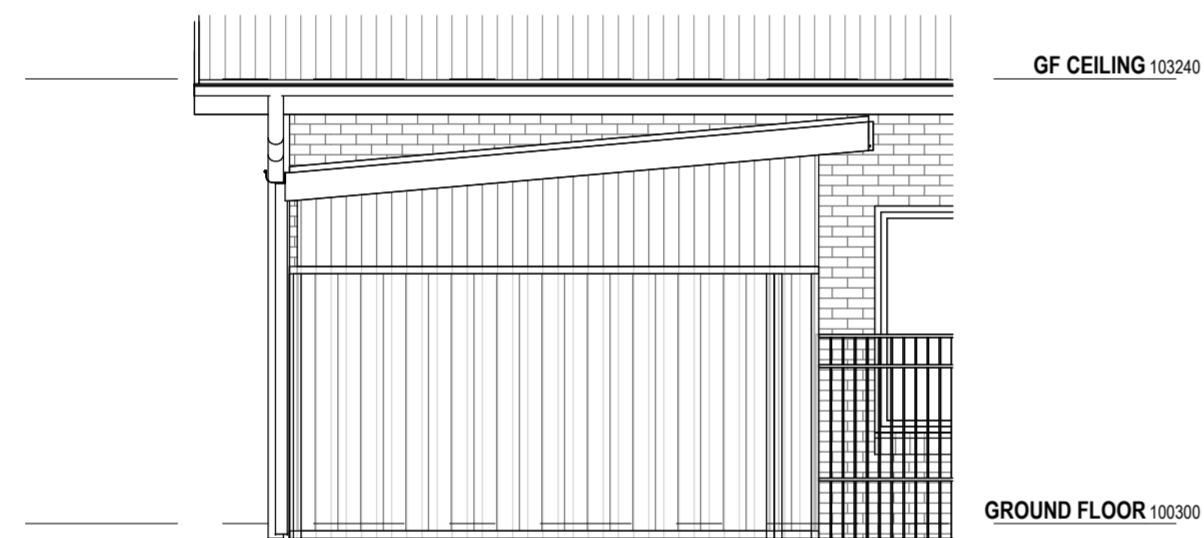




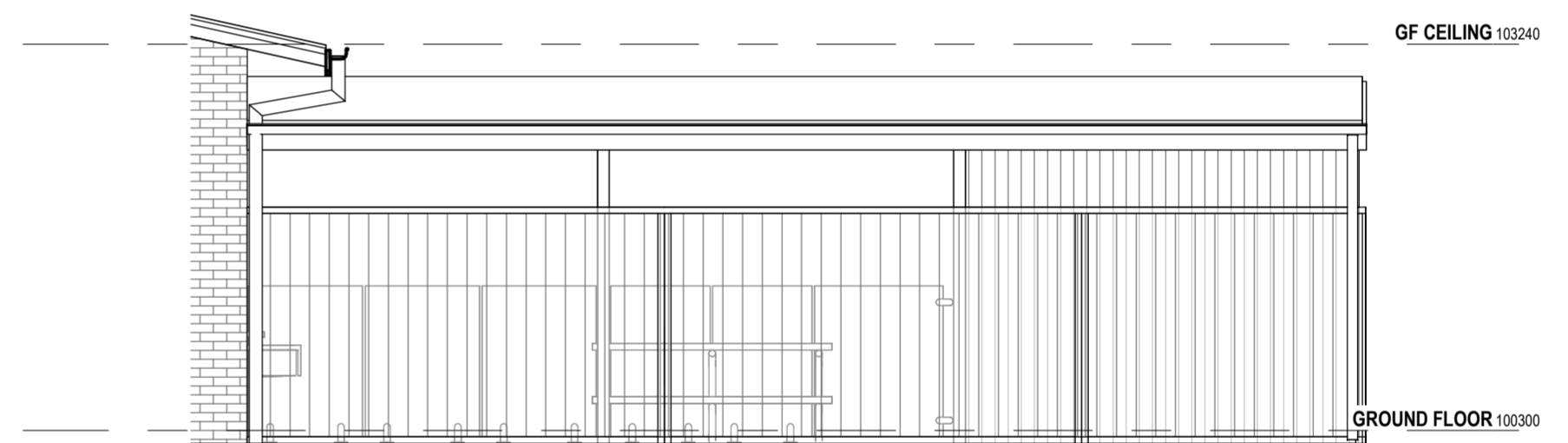
1/02 SHED 1
SCALE: 1 : 50



2/02 SHED 2
SCALE: 1 : 50



4/02 SHED 4
SCALE: 1 : 50

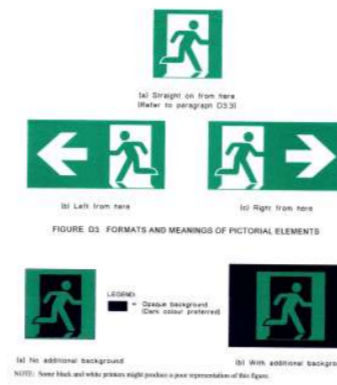


3/02 SHED 3
SCALE: 1 : 50

DO NOT SCALE DRAWINGS

BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES

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EXIT SIGNS

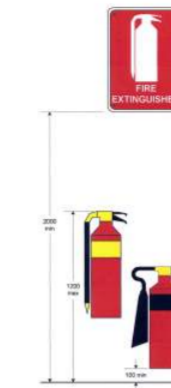
ALL EMERGENCY AND EXIT LIGHTING IN ACCORDANCE WITH AS 2293.1

EXIT SIGNS

ALL EXTERNALLY ILLUMINATED FOR USE IN ALL BUILDINGS UNDER 300M2 FLOOR AREA

MOUNTING HEIGHT - MIN 2M AFL - MAX 2.7M AFL
EXIT SIGNS TO BE LOCATED DIRECTLY ABOVE EXIT DOOR
WHERE THE SIGN IS NOT VISIBLE FROM NORMALLY ACCESSED PARTS OF THE BUILDING, DIRECTIONAL EXIT SIGNS ARE TO BE PROVIDED GUIDING OCCUPANTS TO THE EXIT

USE FIRE EXTINGUISHERS RATED:
3A WATER (9KG)
4A-60B E (4.5KG DRY POWDER)
5B-E (3.5KG CO2)
3A:F4 (7L WET CHEMICAL)



FIRE EXTINGUISHER AND SIGN MOUNTING

APPROX 28M2 TOTAL ENCLOSED AREA
EMERGENCY LIGHTING AND EXIT LIGHTS NOT REQUIRED
FIRE HOSES/HYDRANTS NOT REQUIRED

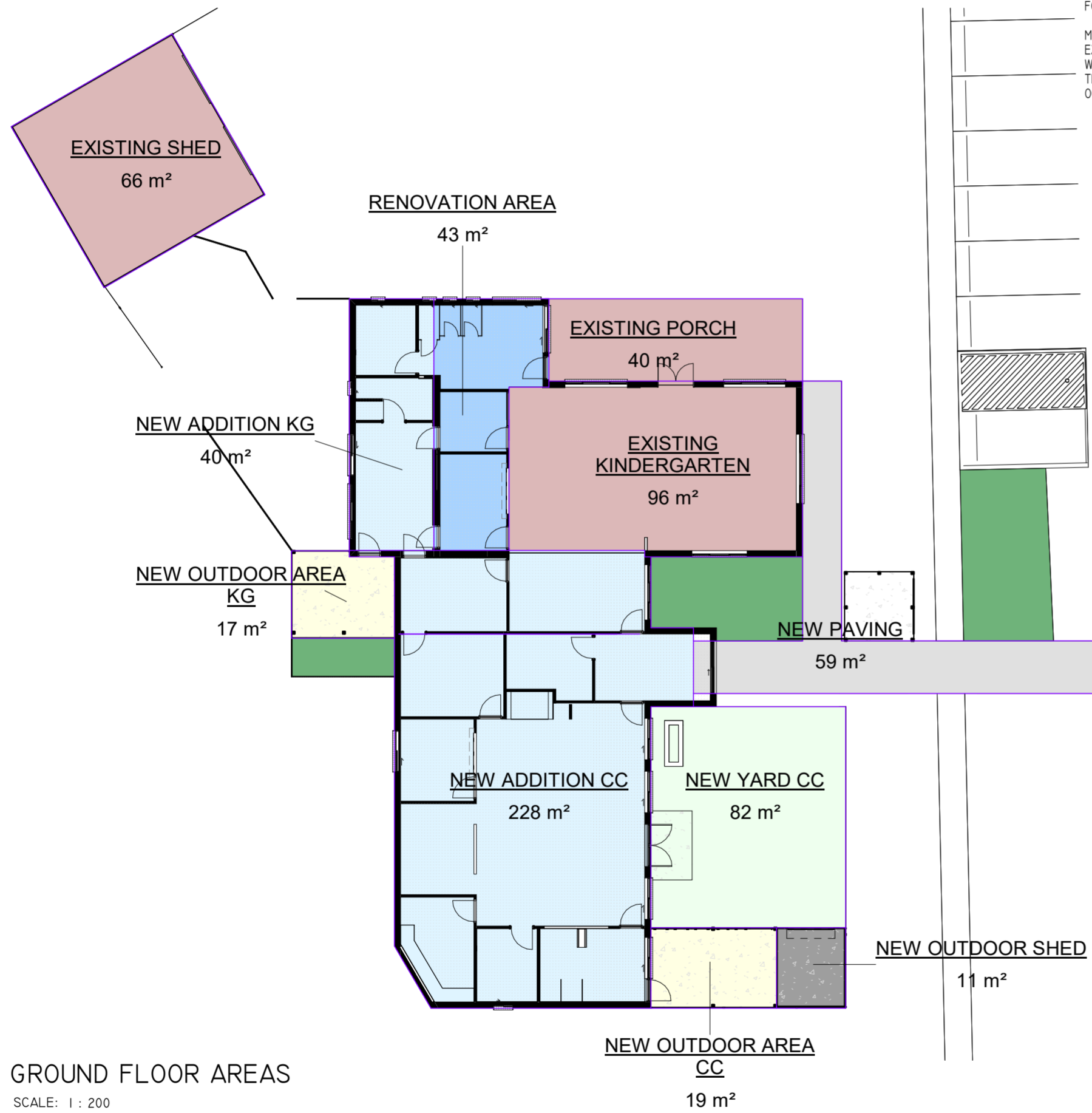
BE FE = CO2 FIRE EXTINGUISHER (USE NEAR ELECTRICAL SWITCHBOARD AND COMPUTERS)
ABE FE = DRY POWDER FIRE EXTINGUISHER
A FE = WATER FIRE EXTINGUISHER
AF FE = AQUEOUS FOAM FIRE EXTINGUISHER
BLANKET = FIRE BLANKET
EXIT = INTERNALLY ILLUMINATED EXIT LIGHT - APPROX 8M EFFECTIVE RADIUS
EL = SURFACE MOUNTED 'SPITFIRE' EMERGENCY LIGHT - APPROX 10M EFFECTIVE RADIUS
FHR = 56M FIRE HOSE REEL

ORDINARY CLASS 'A' FIRE RISK (WATER EXTINGUISHERS) - MINIMUM 2A RATED - MAXIMUM AREA TO BE SERVICED BY A SINGLE EXTINGUISHER IS 100M2

CLASS 'B' 'E' AND 'F' FIRE RISK (FLAMMABLE LIQUID, ELECTRICAL, OR FAT) - MINIMUM 20B/E/F RATED TO BE LOCATED WITHIN 5M OF THE RISK AREA AND SERVICE A MAXIMUM 80M2

WHERE ELECTRICAL FIRES ARE POSSIBLE, USE CO2 FIRE EXTINGUISHERS AS A PREFERENCE

BUILDER TO ENSURE ALL SIGNAGE, MOUNTING HEIGHTS AND LOCATIONS COMPLY WITH APPROPRIATE AUSTRALIAN STANDARDS



GROUND FLOOR AREAS
SCALE: 1 : 200

BUILDING AREAS		
LEVEL	NAME	AREA
GROUND FLOOR	EXISTING KINDERGARTEN	95.8
GROUND FLOOR	EXISTING PORCH	39.7
GROUND FLOOR	EXISTING SHED	65.6
GROUND FLOOR	NEW ADDITION CC	227.7
GROUND FLOOR	NEW ADDITION KG	40.4
GROUND FLOOR	NEW OUTDOOR AREA CC	19.2
GROUND FLOOR	NEW OUTDOOR AREA KG	16.5
GROUND FLOOR	NEW OUTDOOR SHED	10.6
GROUND FLOOR	RENOVATION AREA	42.7
		558.2

SITE COVER		
NAME	AREA	COVER
EXISTING KINDERGARTEN	95.8	14%
EXISTING PORCH	39.7	6%
EXISTING SHED	65.6	9%
NEW ADDITION CC	227.7	33%
NEW ADDITION KG	40.4	6%
NEW OUTDOOR AREA CC	19.2	3%
NEW OUTDOOR AREA KG	16.5	2%
NEW OUTDOOR SHED	10.6	2%
RENOVATION AREA	42.7	6%
	558.2	80%
NEW PAVING	59.4	8%
NEW YARD CC	81.8	12%
	141.2	20%
	699.4	100%

ROOM SCHEDULE								
LEVEL	NAME	AREA	PERIMETER	FLOOR FINISH	CLASS	CEILING FINISH	CEILING HEIGHT	BASE FINISH
GROUND FLOOR	AMBULANT	6 m²	12.7 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	CHANGE	14 m²	19.3 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	CHILDREN LUNCH AREA	19 m²	18.0 m	CONCRETE	9B	WR PLASTERBOARD	RAKING 2350 TO 2660	
GROUND FLOOR	EDUCATOR LUNCH AREA	19 m²	17.9 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	ENTRY	15 m²	15.9 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	JUNIOR WC	19 m²	18.1 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	KITCHEN SRI	12 m²	14.2 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	KITCHEN SR2	11 m²	13.5 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	LH ACCESS / LDYR SRI	8 m²	11.3 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	MEETING	10 m²	13.3 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	OFFICE SRI	8 m²	11.0 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	OFFICE SR2	13 m²	14.4 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	PORCH	38 m²	28.7 m	EXISTING	9B	EXISTING	2940	
GROUND FLOOR	RH ACCESS / LDYR SR2	8 m²	11.6 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	SERVICE ROOM 1	89 m²	40.6 m	EXISTING	9B	EXISTING	2940	
GROUND FLOOR	SERVICE ROOM 2	69 m²	35.8 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	SLEEP ROOM	13 m²	14.3 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	SRI ENTRANCE AREA	21 m²	18.9 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	STAFF WELLNESS AREA	16 m²	16.4 m	CONCRETE	9B	WR PLASTERBOARD	RAKING 2350 TO 2660	
GROUND FLOOR	STORE SRI	15 m²	15.7 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
GROUND FLOOR	STORE SR2	16 m²	16.2 m	VINYL LUNAR LANDSCAPE	9B	PLASTERBOARD	2940	
		438 m²	377.9 m					
GROUND FLOOR	OUTDOOR SHED	10 m²	12.5 m	CONCRETE	10A	PLASTERBOARD	RAKING 2200 TO 2500	
		10 m²	12.5 m					
		448 m²	390.4 m					

REVISIONS

REV F
23/5/26

GOROKE Integrated
Early Years Expansion
Project

12-16 COMPSTON ST
GOROKE VIC 3412

PROJECT NUMBER
26-24

DATE
27/04/26

SCALE
As indicated (A2)

DRAWING
AREAS

ISSUE:
CONCEPT

NO
06

VIC REG
DP-AD 59100

ENERGY EFFICIENCY

ZONE 5 OR 6

INTERNAL LIGHTING MAX 5W/M2
INTERNAL LIGHTING TO GARAGE MAX 3W/M2
EXTERNAL LIGHTING MAX 4W/M2

THE FOLLOWING ADDITIONAL NOTES APPLY TO THE PROPOSED CONSTRUCTION WORKS AT THE ABOVE ADDRESS:

- PART JI BUILDING FABRIC
JI.2 THERMAL CONSTRUCTION - GENERAL
(A) WHERE REQUIRED, INSULATION MUST COMPLY WITH AS/NZS 4859.1 AND BE INSTALLED SO THAT IT:
(I) ABUTS OR OVERLAPS ADJOINING INSULATION OTHER THAN AT SUPPORTING MEMBERS SUCH AS STUDS, NOGGINGS, JOISTS, FURRING CHANNELS AND THE LIKE WHERE THE INSULATION MUST BE AGAINST THE MEMBER; AND
(II) FORMS A CONTINUOUS BARRIER WITH CEILINGS, WALLS, BULKHEADS, FLOORS OR THE LIKE THAT INHERENTLY CONTRIBUTE TO THE THERMAL BARRIER; AND
(III) DOES NOT AFFECT THE SAFE OR EFFECTIVE OPERATION OF A SERVICE OR FITTING.
(B) WHERE REQUIRED, REFLECTIVE INSULATION MUST BE INSTALLED WITH:-
(I) THE NECESSARY AIRSPACE TO ACHIEVE THE REQUIRED R-VALUE BETWEEN A REFLECTIVE SIDE OF THE REFLECTIVE INSULATION AND A BUILDING LINING OR CLADDING; AND
(II) THE REFLECTIVE INSULATION CLOSELY FITTED AGAINST ANY PENETRATION, DOOR OR WINDOW OPENING; AND
(III) THE REFLECTIVE INSULATION ADEQUATELY SUPPORTED BY FRAMING MEMBERS; AND
(IV) EACH ADJOINING SHEET OF ROLL MEMBRANE BEING:-
(A) OVERLAPPED NOT LESS THAN 50 MM; OR
(B) TAPED TOGETHER.
(C) WHERE REQUIRED, BULK INSULATION MUST BE INSTALLED SO THAT:-
(I) IT MAINTAINS ITS POSITION AND THICKNESS, OTHER THAN WHERE IT IS COMPRESSED BETWEEN CLADDING AND SUPPORTING MEMBERS, WATER PIPES, ELECTRICAL CABLING OR THE LIKE; AND
(II) IN A CEILING, WHERE THERE IS NO BULK INSULATION OR REFLECTIVE INSULATION IN THE WALL BENEATH, IT OVERLAPS THE WALL BY NOT LESS THAN 50 MM.
(D) ROOF, CEILING, WALL AND FLOOR MATERIALS, AND ASSOCIATED SURFACES ARE DEEMED TO HAVE THE THERMAL PROPERTIES LISTED IN SPECIFICATION JI.2.
(E) THE REQUIRED TOTAL R-VALUE AND TOTAL SYSTEM U-VALUE, INCLUDING ALLOWANCE FOR THERMAL BRIDGING, MUST BE:-
(I) CALCULATED IN ACCORDANCE WITH AS/NZS 4859.2 FOR A ROOF OR FLOOR; OR
(II) DETERMINED IN ACCORDANCE WITH SPECIFICATION JI.5A FOR WALL-GLAZING CONSTRUCTION; OR
(III) DETERMINED IN ACCORDANCE WITH SPECIFICATION JI.6 OR SECTION 3.5 OF CIBSE GUIDE A FOR SOIL OR SUBFLOOR SPACES.

PART J3 BUILDING SEALING
THE DEEMED-TO-SATISFY PROVISIONS OF THIS PART APPLY TO ELEMENTS FORMING THE ENVELOPE OF A CLASS 2 TO 9 BUILDING
J3.3 ROOF LIGHTS
NOT APPLICABLE
J3.4 WINDOWS AND DOORS

- (A) A DOOR, OPENABLE WINDOW OR THE LIKE MUST BE SEALED:-
(I) WHEN FORMING PART OF THE ENVELOPE; OR
(II) IN CLIMATE ZONES 4, 5, 6, 7 OR 8.
(B) THE REQUIREMENTS OF (A) DO NOT APPLY TO:-
(I) A WINDOW COMPLYING WITH AS 2047; OR
(II) A FIRE DOOR OR SMOKE DOOR; OR
(III) A ROLLER SHUTTER DOOR, ROLLER SHUTTER GRILLE OR OTHER SECURITY DOOR OR DEVICE INSTALLED ONLY FOR OUT-OF-HOURS SECURITY.
(C) A SEAL TO RESTRICT AIR INFILTRATION:-
(I) FOR THE BOTTOM EDGE OF A DOOR, MUST BE A DRAFT PROTECTION DEVICE; AND
(II) FOR THE OTHER EDGES OF A DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, MAY BE A FOAM OR RUBBER COMPRESSION STRIP, FIBROUS SEAL OR THE LIKE.
(D) AN ENTRANCE TO A BUILDING, IF LEADING TO A CONDITIONED SPACE MUST HAVE AN AIRLOCK, SELF-CLOSING DOOR, RAPID ROLLER DOOR, REVOLVING DOOR OR THE LIKE, OTHER THAN:-
(I) WHERE THE CONDITIONED SPACE HAS A FLOOR AREA OF NOT MORE THAN 50 M2.
J3.5 EXHAUST FANS
(A) AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER OR THE LIKE WHEN SERVING:-
(I) A CONDITIONED SPACE; OR
(II) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8
J3.6 CONSTRUCTION OF CEILINGS, WALLS AND FLOORS
(A) CEILINGS, WALLS, FLOORS AND ANY OPENING SUCH AS A WINDOW FRAME, DOOR FRAME, ROOF LIGHT FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE IN ACCORDANCE WITH (B) WHEN FORMING PART OF:-
(I) THE ENVELOPE; OR
(II) IN CLIMATE ZONES 4, 5, 6, 7 OR 8.
(B) CONSTRUCTION REQUIRED BY (A) MUST BE:-
(I) ENCLOSED BY INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR
(II) SEALED AT JUNCTIONS AND PENETRATIONS WITH:-
(A) CLOSE FITTING ARCHITRAVE, SKIRTING OR CORNICE; OR
(B) EXPANDING FOAM, RUBBER COMPRESSIBLE STRIP, CAULKING OR THE LIKE.
(C) THE REQUIREMENTS OF (A) DO NOT APPLY TO OPENINGS, GRILLES OR THE LIKE REQUIRED FOR SMOKE HAZARD MANAGEMENT.

GUTTERS AND OVERFLOWS

EAVES GUTTERS DESIGNED FOR 1 IN 20 YEAR RAINFALL EVENT MUST HAVE OVERFLOW DEVICES INSTALLED TO ENSURE 1 IN 100 YEAR EVENT DOES NOT BACKFLOW INTO THE BUILDING (NCC P2.2.1 (A))

WHERE EAVES GUTTERS ARE DESIGNED TO COPE WITH A 1 IN 100 YEAR EVENT NO ADDITIONAL OVERFLOW DEVICES ARE NECESSARY (NCC P2.2.1(B),(C))

THE RAINFALL INTENSITY FOR ADELAIDE FOR 1:100 YEAR EVENT IS 184MM/5MIN FROM NCC TABLE 3.5.2.2 THE X-SECTIONAL AREA (ASSUMED AS CAPACITY FROM THE SUPPLIER TABLES RATHER THAN X-SECTIONAL AREA)

FOR 50M2 ROOF PER DOWNPIPE IS 6300MM2
FOR 60M2 ROOF PER DOWNPIPE IS 7900MM2

EXTERNAL WALL CLADDING MUST EXTEND MIN 50MM ABOVE EAVE LINE EXTERNAL WALLS MUST HAVE SISILATION FROM TOP PLATE TO BOTTOM OF WALL DRAINING INTO DPC. TOP SHEETS MUST OVERLAP LOWER SHEETS SUCH THAT ANY MOISTURE FLOWS PAST THE JOIN

EAVES GUTTERS ARE TO BE DESIGNED AS FOLLOWS:

<p>STRATCO GUTTERS STANDARD '125 QUAD' CAPACITY 6697MM2 PROVIDE DOWNPIPES TO SERVICE MAXIMUM 50M2 ROOF 75MM DOWNPIPES</p> <p>'EDGE' GUTTER CAPACITY 14856MM2 PROVIDE DOWNPIPES TO SERVICE MAXIMUM 60M2 ROOF 100X50 OR 90 DIA DOWNPIPES TO BE USED AS CAPACITY IS SIGNIFICANTLY GREATER THIS GUTTER MAY BE USED TO DESIGN TRIGGER FROM AS3500 FOR LARGER ROOF AREAS</p> <p>'OG' GUTTER CAPACITY 4432MM2 MUST BE DESIGNED WITH OVERFLOW DEVICES OR TO AS3500 PROVIDE DOWNPIPES TO SERVICE MAXIMUM 32M2 ROOF. 75MM DOWNPIPES</p> <p>'HALF ROUND' GUTTER CAPACITY 7703MM2 PROVIDE DOWNPIPES TO SERVICE MAXIMUM 50M2 GUTTER 75MM DOWNPIPES</p> <p>'QUARTER ROUND' GUTTER CAPACITY 6292MM2 PROVIDE DOWNPIPES TO SERVICE MAXIMUM 50M2 ROOF 75MM DOPNPIPES</p> <p>'HIGH SQUARE' GUTTERS CAPACITY 6759MM2 PROVIDE ONLY AS BOUNDARY GUTTER TO SERVICE MAXIMUM 50M2 ROOF 75MM DOWNPIPES</p>

CLADDING
ROOF TILES MUST BE INSTALLED IN ACCORDANCE WITH AS2049 AND AS2050 MECHANICALLY FIX EACH FULL TILE IN SECOND COURSE FROM EDGE OF ROOF AND ECHANICALLY FIX EVERY SECOND TILE IN EVERY COURSE FOR NZ OR GREATER OR MECHANICALLY FIX EVERY TILE IN EVERY SECOND COURSE FOR N ALL RIDGE AND HIP TILES TO BE MECHANICALLY FIXED

WHERE A TILED ROOF IS LESS THAN 22 DEGREES PITCH, PROVIDE SARKING BENEATH THE TILES

SHEET ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION

PROVIDE GENERALLY 75MM DIA DOWNPIPES TO 90MM COMMON DRAINS UNLESS OTHERWISE NOTED

EXTERNAL LININGS AND CLADDINGS TO BE FIXED TO MANUFACTURERS SPECIFICATION - ENSURE BREATHABLE MOISTURE BARRIERS ARE INSTALLED BEHIND CLADDINGS

SUBFLOOR VENTILATION MUST BE PROVIDED TO SUSPENDED FLOORS AT A RATE OF AT LEAST 6000M2/M OF WALL (CONTINUOUS PERIMETER 6MM GAP OR 90MM DIA PER M) MINIMUM 150MM CLEARANCE BENEATH BEARER OR 400MM CLEARANCE IF ACCESS FOR INSPECTION IS REQUIRED

ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH AS1684.2 2010 DETAILS TO BE PROVIDED BY TRUSS MANUFACTURER AND TIMBER SUPPLIER OR ENGINEER AS APPROPRIATE

STRUCTURAL STEEL MEMBERS TO BE IN ACCORDANCE WITH ENGINEERS DETAILS.

STRUCTURAL STEEL INTERNALLY IN A PERMANENTLY DRY LOCATION REQUIRES NO 'PROTECTIVE COATING', ALL OTHER AREAS PROVIDE HOT DIP GALVANISED STEEL TO 300G/M2

SMOKE ALARMS MUST BE HARD WIRED AND COMPLY WITH AS3786 SMOKE ALARMS MUST NOT BE INSTALLED WITHIN 500MM OF A RIDGE IN A ROOM WITH A SLOPING CEILING, AND MUST NOT BE GREATER THAN 1500MM BELOW THE RIDGE

ALL HINGED DOORS TO AN ENCLOSED W/C TO BE PROVIDED WITH ESCAPE HINGES, OR MUST SWING OUT OF THE ENCLOSURE

ANY AIR LOCKED BATHROOM OR W/C MUST BE PROVIDED WITH A MECHANICAL EXHAUST SYSTEM THAT COMES ON WITH THE LIGHT, WITH AIR BEING DUCTED TO A FULLY VENTILATED ROOF SPACE, OR DIRECTLY TO OUTSIDE, FOR 'OBJECTIONABLE' AIR THE EXHAUST MUST REMAIN ON FOR SUFFICIENT TIME TO PROVIDE AIR CHANGES IN ACCORDANCE WITH AS1668.2

STAIRS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION (TOPSTAIRS/STAIRLOCK ETC) AND MUST NOT PROVIDE ANY GAP GREATER THAN 125MM BETWEEN OPEN RISERS, BALUSTERS OR ANY OTHER COMPONENT. BALUSTRADES MUST BE A MINIMUM 1000MM HIGH AT LANDINGS AND 865MM HIGH ABOVE THE NOSING OF THE TREAD

STAIRS MUST BE PROVIDED WITH A NON-SLIP FINISH

BALUSTRADES MUST BE PROVIDED ADJACENT TO ANY PATH OF TRAVEL WHERE IT IS POSSIBLE TO FALL IN OR MORE.

A WINDOW MUST NOT OPEN MORE THAN 125MM IF IT COULD BE POSSIBLE TO FALL 4M OR MORE THROUGH THE WINDOW OPENING, OR IF IT IS IN A BEDROOM WHERE THE FLOOR LEVEL BELOW IS 2M OR MORE AND THE OPENING SASH IS LESS THAN 1700MM ABOVE THE FLOOR LEVEL

FOR FLOORS GREATER THAN 4M ABOVE THE SURFACE BENEATH ANY HORIZONTAL MEMBER WITHIN A BALUSTRADE OR BARRIER MUST NOT BE BETWEEN 150MM AND 760MM ABOVE THE FLOOR AND MUST NOT FACILITATE CLIMBING

WIRE BALUSTRADES MUST COMPLY WITH TABLE 3.9.2.1 OF THE BCA

ALL GLAZING TO BE IN ACCORDANCE WITH AS1288 MANUFACTURED WINDOWS AND DOORS TO BE IN ACCORDANCE WITH AS 2047 UNFRAMED GLASS DOORS MIN 10MM TOUGHENED SAFETY GLASS - FRAMED GLASS DOORS (MAX 2M2) 4MM GRADE A TOUGHENED SAFETY GLASS SIDELIGHTS TO BE 4MM GRADE A TOUGHENED SAFETY GLASS FULL HEIGHT GLAZED PANELS THAT COULD POSSIBLY BE MISTAKEN FOR A DOOR GRADE A SAFETY GLASS 4MM - 2M2, 5MM - 3M2, 6MM - 4M2 ALL GLAZING IN BATHROOM TO BE GRADE A SAFETY GLASS. MINIMUM THICKNESS FOR SHOWER DOOR 6MM

PROVIDE FRAMING TO AS1684.2 CEILING JOISTS GENERALLY 90X45 MGP10 AT 600MM CENTRES (INTERMEDIATE TO TRUSSES) PROVIDE 90X45 MGP10 PURLINS PROVIDE 90X45 MGP10 TOP PLATES (TRENCHED) PROVIDE 90X45 BOTTOM PLATES (TRENCHED) PROVIDE 90X35 WALL STUDS GENERALLY PROVIDE 90X45 WALL STUDS FOR WALLS OVER 2700MM. STUD SPACING GENERALLY 600MM AND 450MM TO WET AREAS PROVIDE 90X35 NOGGING AT MAX 1550MM CENTRES PROVIDE 90X45 BC STABILISERS/HANGERS AT MAX 1800MM CENTRES FOR WINDOWS OVER 3M IN WIDTH USE 2/90X35 SILL TRIMMERS

MASONRY

MORTAR TO BE IN ACCORDANCE WITH AS3700 ARTICULATION JOINTS TO BE PROVIDED AT THE JUNCTION OF NEW AND EXISTING WORK, AND AT 6M MAXIMUM CENTRES GENERALLY, AND AT CHANGES IN WALL HEIGHT OF GREATER THAN 20% AND ADJACENT TO AT LEAST ONE SIDE OF AN OPENING GREATER THAN 900X900MM AT MAXIMUM 5M CENTRES. SEE ENGINEERS CONTROL JOINT LAYOUT MASONRY LINTELS TO BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING TABLE

TIES

MEDIUM DUTY BRICK TIES TO BE USED. PROVIDE TIES IN A MINIMUM 600MMX600MM GRID. HALVE THE VERTICAL SPACING TO 300MM AROUND OPENINGS, THE TOP OF WALLS AND AT CONTROL JOINTS USE 3/6 STAINLESS STEEL OR ENGINEERED POLYMER TIES WITHIN 10M OF BREAKING SURF OR WITHIN 100M OF THE COAST - SEE PLANNING SA MAPS FOR BREAKING SURF LOCATIONS USE 4/70G/M2 TIES BETWEEN 1M & 10M FROM BREAKING SURF OR BETWEEN 100M AND 1KM OF THE COAST - SEE PLANNING SA MAPS FOR BREAKING SURF LOCATIONS TIES IN OTHER AREAS 2/60 GALVANISED STEEL

CORROSION PROTECTION

INTERIOR SPACES
DEGREASE AND POWER TOOL CLEAN AND APPLY 75UM EPOXY ZINC OR EPOXY ZINC PHOSPHATE PRIMER - OR HOT DIP GALV 300G/M2

EXTERNAL - GENERAL AREAS
BLAST TO GRADE 2.5/75UM ZINC SILICATE TYPE 3/4 OR 6 - OR HOT DIP GALV 600G/M2

COASTAL AND POOL AREAS
STAINLESS STEEL 3/6 GRADE - OR HOT DIP GALV 600G/M2 PLUS ABRASE WITH INDUSTRIAL GRADE ABRASIVE PAPER AND APPLY 100UM EPOXY PHOSPHATE PRIMER AND 100UM EPOXY MIO

WEATHERPROOFING
PROVIDE 0.5MM DPC AT THE BASE OF WALLS AND AROUND THE TOPS SIDES AND BOTTOM OF OPENINGS. DRAIN THROUGH WEEPHOLES AT MAX 1200MM CENTRES

MASONRY LINTELS SUPPORTING NON LOAD BEARING MASONRY		
OPENING WIDTH	BAR LENGTH	BAR SIZE
MAX (MM)	OPENING PLUS (MM)	
490	300	70X8 FLAT
610	200	75X10 FLAT
3010	200	90X90X6EA
3130	300	100X100X6EA
3370	300	100X100X8EA
4210	400	150X90X8UA
4330	400	150X100X10UA

ALL MS BARS TO BE PROTECTED BY BLAST TO GRADE 2.5/75UM ZINC SILICATE TYPE 3 / 4 OR 6OR HOT DIP GALV TO 600G/M2

MASONRY LINTELS SUPPORTING NON LOAD BEARING MASONRY		
GALINTELS (600G/M2, R3 RATING)		
OPENING	BEARING	SIZE
1200	200	85X7 FLAT
2400	300	100X100X9EA
3600	300	150X100X12UA

T-BARS FOR LOAD BEARING WALLS		
3000	300	200X7 + 200X7 MULTIRIB T-BAR
5400	300	200X9 + 200X9 MULTIRIB T-BAR
6000	300	200X10 + 200X10 TRADITIONAL T-BAR

CHECK WITH ENGINEER FOR LOADING AND LINTEL WIDTH

CORROSION RESISTANCE		
MORE THAN 1KM FROM BREAKING SURF OR MORE THAN 100M FROM NON-BREAKING SURF	INTERNAL	NO PROTECTION NECESSARY
	EXTERNAL	2 COATS OF ALKYD PRIMER OR GLOSS OR HOT DIP GALV 300G/M2 OR HOT DIP GALV 100G/M2 PLUS 1 COAT VINYL PRIMER OR GLOSS
WITHIN 1KM OF BREAKING SURF OR LESS THAN 100M FROM NON-BREAKING SURF	INTERNAL	2 COATS OF ALKYD PRIMER OR GLOSS
	EXTERNAL	INORGANIC ZINC PRIMER PLUS 2 COATS VINYL GLOSS OR HOT DIP GALV 300G/M2 OR HOT DIP GALV 100G/M2 PLUS 2 COATS VINYL PRIMER OR GLOSS



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DO NOT SCALE DRAWINGS

BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES

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REVISIONS

REV F
23/5/26

GOROKE
Integrated Early Years Expansion Project

12-16 COMPSTON ST GOROKE VIC 3412

PROJECT NUMBER
26-24

DATE
27/04/26

SCALE
As indicated (A3)

DRAWING NOTES

ISSUE:
CONCEPT

NO
07

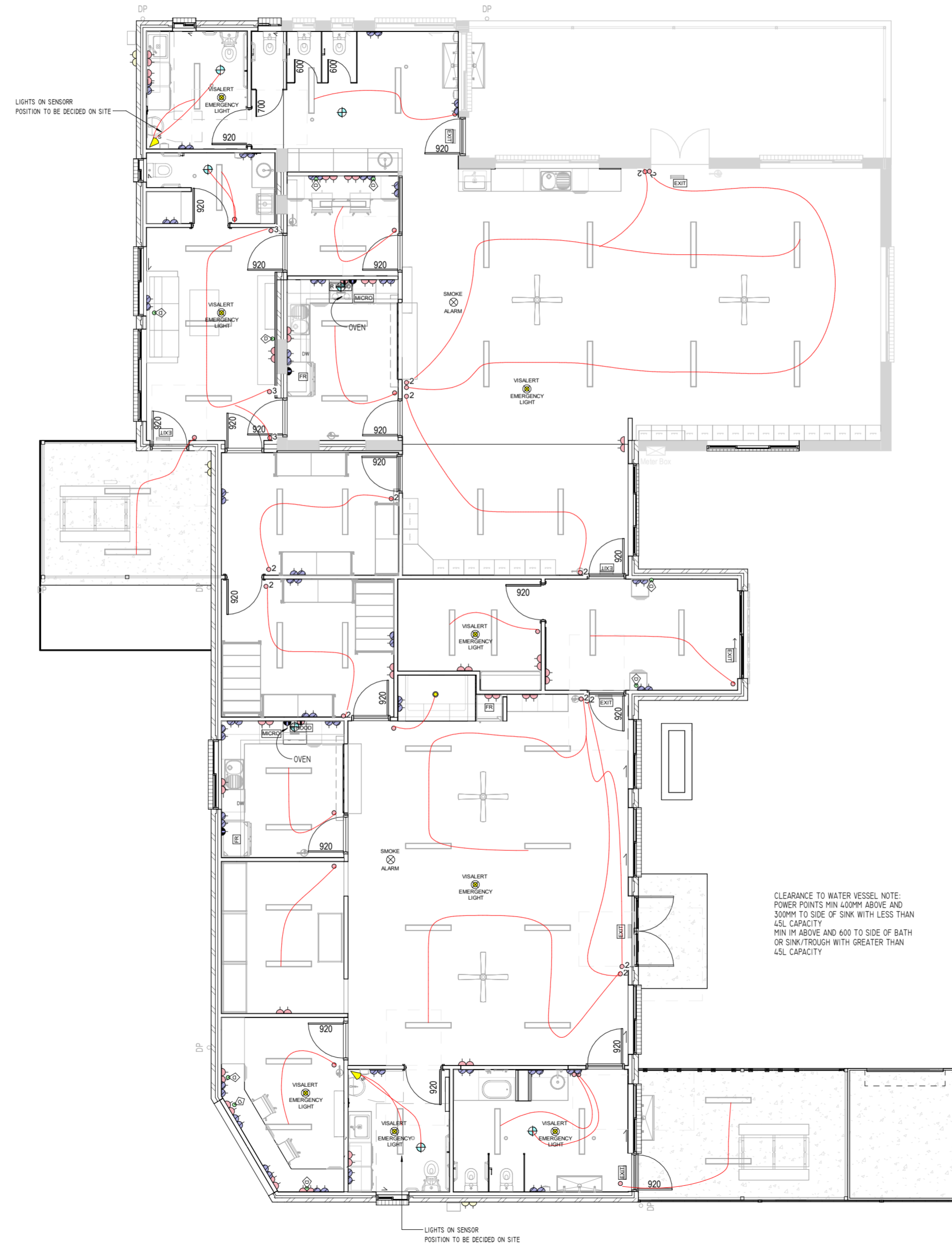
VIC REG DP-AD 59100

**DO NOT SCALE
DRAWINGS**

BUILDER TO VERIFY ALL WORK
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LEVELS
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UP

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ELECTRICAL LAYOUT TO BE CONFIRMED AT SELECTIONS

LOCATIONS OF THE ELECTRICAL PRODUCTS ARE DIAGRAMATIC ONLY AND ARE NOT MEANT TO BE DIMENSIONALLY PRECISE. ELECTRICIANS ARE EXPECTED TO MEASURE, LINE UP, CENTRE AND PLACE PRODUCTS ACCORDINGLY. FINAL LOCATIONS WILL BE DETERMINED ON SITE IN ASSOCIATION WITH FINAL JOINERY AND OTHER LAYOUTS

NOTE FOR FRAMERS - DO NOT PUT STRUCTURAL MEMBERS IN THE CENTRE OF PASSAGES - CONSIDER THE CLEARANCE REQUIRED FOR DOWNLIGHTS ETC

CLEARANCE TO WATER VESSEL NOTE:
POWER POINTS MIN 400MM ABOVE AND
300MM TO SIDE OF SINK WITH LESS THAN
45L CAPACITY
MIN 1M ABOVE AND 600 TO SIDE OF BATH
OR SINK/TROUGH WITH GREATER THAN
45L CAPACITY

ELECTRICAL LEGEND

G.P.O'S

- ▲ SINGLE G.P.O. - 300mm ABOVE F.F.L.
- ▲ DOUBLE G.P.O. - 600mm ABOVE F.F.L.
- ▲ EXTERNAL WEATHER PROOF SINGLE G.P.O.
- ▲ EXTERNAL WEATHER PROOF DOUBLE G.P.O.
- ▲ SINGLE G.P.O. - 1100mm ABOVE F.F.L.
- ▲ DOUBLE G.P.O. - 1100mm ABOVE F.F.L.
- ▲ G.P.O. 600mm ABOVE F.F.L. FOR D/WASHER, OVEN, UB WASHING MACHINE, UB FRIDGE
- ▲ G.P.O. 1600mm ABOVE F.F.L. FOR R/H & FR
- CEILING MOUNTED G.P.O.
- GARAGE REMOTE PANEL DOOR- LOCATE ON CEILING 3300mm FROM DOOR OPENING LINTEL & 200mm OFF DOOR CENTRE

HEIGHTS OF LIGHT SWITCHES

- LIGHT SWITCH - 1100mm ABOVE F.F.L.
- ○ ○ LIGHT SWITCH
- ○ ○ 2/3 WAY LIGHT SWITCH
- ○ ○ LIGHT SWITCH WITH DIMMER
- SINGLE FLURO
- DOUBLE FLURO
- ⊕ SEALED EXHAUST FAN - VENTED TO ATMOSPHERE FITTED WITH 2mm BRONZE MESH EMBER GUARD WHERE APPLICABLE
- ⊕ HEAT / FAN / LIGHT
- LED DOWNLIGHT
- CEILING MOUNTED LIGHT
- FEATURE PENDANT LIGHT
- WALL UP/DOWN LIGHT - 1800mm A.F.F.L.
- LED DOWNLIGHT ARRAY FITTING
- ▬ LED SLOT SUSPENDED FEATURE FITTING
- ▬ UNDER CUPBOARD LED LIGHTING
- ▽ SPOT LIGHT - 2100mm A.F.F.L.
- IN-FLOOR LED LIGHT
- LED WALL LIGHT - 300mm A.F.F.L.
- NBN HOME DISTRIBUTOR
- MEDIA POINT - 200mm A.F.F.L.
- DATA POINT
- TELEPHONE POINT - 1100mm A.F.F.L.
- TELEPHONE POINT - 200mm A.F.F.L.
- TELEVISION POINT - 200mm ABOVE F.F.L.
- TELEVISION POINT - 1100mm ABOVE F.F.L.
- HWS INTERNAL CONTROLLER
- GAS POINT
- STEREO/MEDIA CONTROLLER
- SPEAKER - 2700mm ABOVE F.F.L.
- RADIANT HEATER
- INTERCOM
- SECURITY SYSTEM
- METER BOX
- INTERCONNECTED HARD WIRED SMOKE DETECTORS CONNECTED TO POWER & FITTED WITH BATTERY BACK UP
- CEILING FAN WITH LIGHT
- MAN HOLE
- - SENSOR LIGHT
- EMERGENCY LIGHT INTERCONNECTED TO HARD WIRED SMOKE DETECTORS CLASS 1B AND SDA BUILDINGS
- VISALERT EMERGENCY LIGHT

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REV F
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Project

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GOROKE VIC 3412

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SCALE
1 : 100 (A2)

DRAWING
ELECTRICAL

ISSUE:
CONCEPT

NO
10

ELECTRICAL
SCALE: 1 : 100