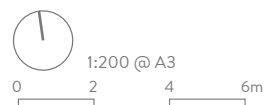
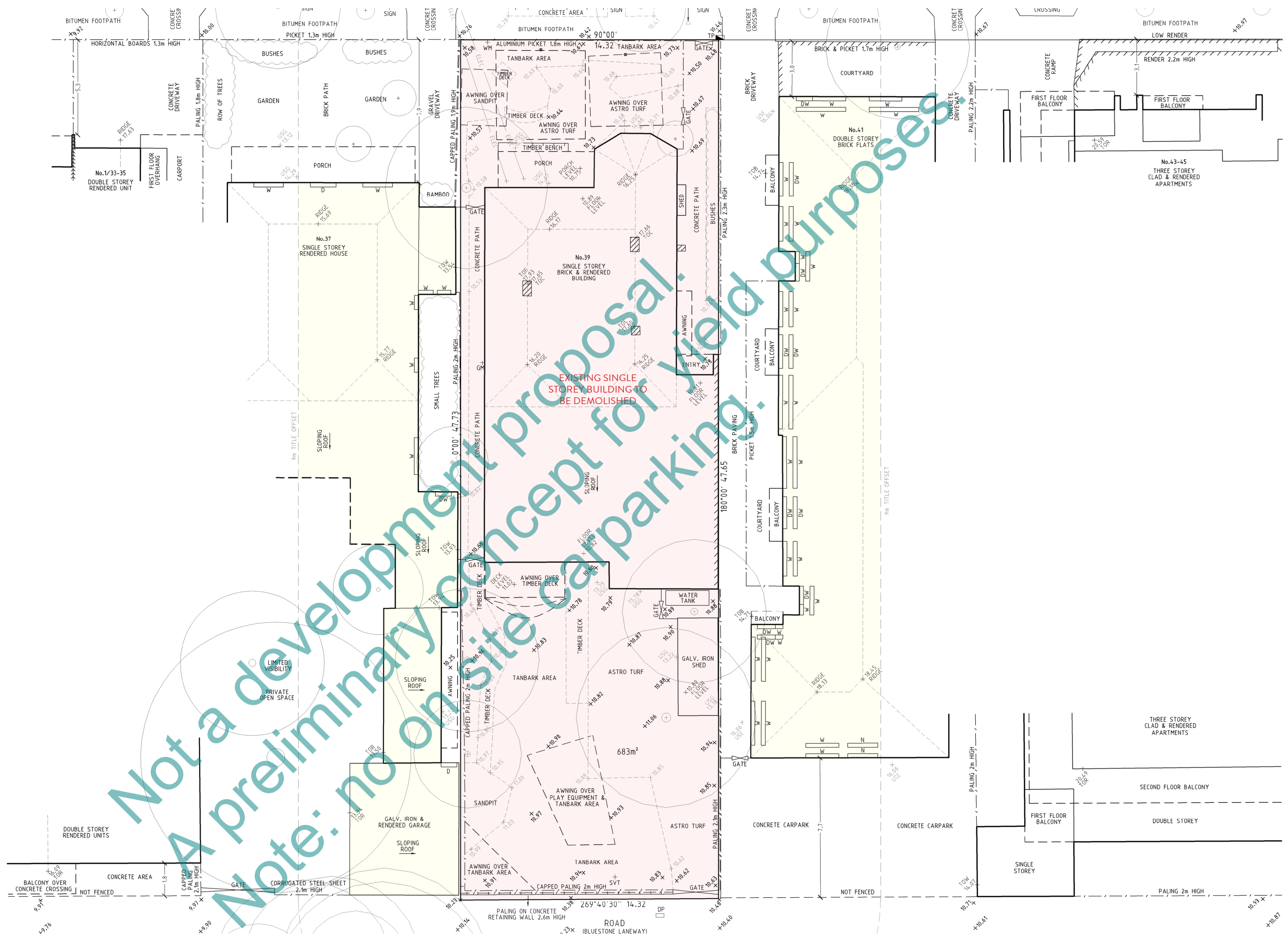


EXISTING CONDITIONS PLAN



CONTEXT PLAN

 SITE BOUNDARY



AREA ANALYSIS

City Of Port Philip

3 room Kinder - 56 children

Area Analysis

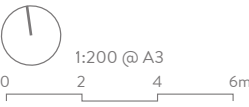
Balaclava Children's Centre

	Space	No.	Area	Total Area	Comments
	Ground Floor				
1	Entry Foyer	1	8	8	
2	Playrooms (10 children per room)	1	37	37	min. 3.25sqm per child
3	Playrooms (26 children per room)	1	95	95	min. 3.25sqm per child
4	Children's Bathroom	1	20	20	
5	Internal store	1	11	11	
6	Kitchen	1	16	16	
7	Office / Reception / Staff /Services	1	20	20	
8	Accessible bathroom	1	6	6	
9	Change in place bathroom	1	12	12	
10	Laundry/ Cleaner	1	7	7	
11	Stair	1	10	10	
12	Lift	1	5	5	
13	Circ & int wall allowance 10%			36	
				283	
	First Floor				
1	Playrooms (20 children per room)	1	72	72	min. 3.25sqm per child
2	Children's Bathroom	1	10	10	
3	Internal store	1	7	7	
4	Staff room	1	15	15	assume 6 staff (1 per 11 children)
5	Accessible bathroom	1	6	6	
6	Stair	1	11	11	
7	Lift	1	5	5	
8	Circ & int wall allowance 10%			27	
				153	
	TOTAL INTERNAL AREA			436	
1	External Stair	1	20	20	
2	External playspace GROUND (encumbered)	1	330	330	9sqm per child (7sqm unencumbered)
3	External playspace FIRST FLOOR (encumbered)	1	150	150	9sqm per child (7sqm unencumbered)
	TOTAL EXTERNAL AREA			500	



GROUND FLOOR PLAN

- ACTIVITY
- STAFF
- KITCHEN
- AMENITIES
- CIRCULATION
- OUTDOOR PLAYSPACE



FIRST FLOOR PLAN

- ACTIVITY
- STAFF
- KITCHEN
- AMENITIES
- CIRCULATION
- OUTDOOR DECK



CONCEPTUAL VIEWS

