

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.  
 Verify all dimensions on site prior to commencement of work.  
 DO NOT scale off these drawings.  
 Report any discrepancies to the architect before carrying out any work.

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	BGA_PRE TENDER APPROVAL	RL	DP	07/08/2019



ROOM SCHEDULE	
NAME	AREA (m <sup>2</sup> )
CLNRS	5 m <sup>2</sup>
L'DRY	2 m <sup>2</sup>
PWD WC	6 m <sup>2</sup>
STAFF PWD	6 m <sup>2</sup>
STAFF WC	9 m <sup>2</sup>
WC-FEMALE	19 m <sup>2</sup>
WC-MALE	16 m <sup>2</sup>
COVERED ENTRY	66 m <sup>2</sup>
COVERED TERRACE	70 m <sup>2</sup>
FOOTPATH	19 m <sup>2</sup>
OUTDOOR LEARNING AREA	136 m <sup>2</sup>
STAFF TERRACE/FOOTPATH	61 m <sup>2</sup>
COMMS	8 m <sup>2</sup>
CONDENSER ENCLOSURE 1	12 m <sup>2</sup>
CONDENSER ENCLOSURE 2	27 m <sup>2</sup>
CONDENSER ENCLOSURE 3	18 m <sup>2</sup>
STORAGE	12 m <sup>2</sup>
COUNSEL	20 m <sup>2</sup>
FIRST AID	13 m <sup>2</sup>
LUNCH RM	15 m <sup>2</sup>
MNGR	14 m <sup>2</sup>
MTG	15 m <sup>2</sup>
OFFICE	99 m <sup>2</sup>
PRINT	9 m <sup>2</sup>
WAITING/REC	28 m <sup>2</sup>
ART STORAGE	15 m <sup>2</sup>
GLA1	70 m <sup>2</sup>
GLA2	65 m <sup>2</sup>
GLA3	65 m <sup>2</sup>
GLA4	70 m <sup>2</sup>
HALL	184 m <sup>2</sup>
ICT	26 m <sup>2</sup>
MULTI ART	99 m <sup>2</sup>
RESOURCE	62 m <sup>2</sup>
STORAGE	15 m <sup>2</sup>
TEACHING CAFE	29 m <sup>2</sup>
VOC. TRAINING	73 m <sup>2</sup>
WITHDRAWAL	10 m <sup>2</sup>
WITHDRAWAL	10 m <sup>2</sup>
AIRLOCK	6 m <sup>2</sup>
BREAKOUT	174 m <sup>2</sup>
CIRCULATION	239 m <sup>2</sup>
	1915 m <sup>2</sup>

- CIRCULATION
- CLASSROOM
- OFFICE
- SERVICES
- UNDERCOVER/OUTDOOR SPACE
- WET AREA

GROSS FLOOR AREA (GFA) - 1625m<sup>2</sup>  
 COVERED ENTRY/FOOTPATH  
 UNDERCOVER LEARNING AREA/  
 TERRACES (NOT INCLUDED IN GFA) - 352m<sup>2</sup>

ISSUE  
**PRELIMINARY**  
 0 1 2 3 4 5

**BRISBANE**  
 Plaza Level, Mosaic  
 826 Ann St  
 Fortitude Valley QLD 4006  
 T +61 7 3253 9900  
 bne@modedesign.com.au  
 ABN: 65 112 807 931

CLIENT  
**YMCA of Brisbane**

PROJECT  
**Y-CARE - REDLANDS**  
 128 LINK ROAD, VICTORIA POINT

DRAWING TITLE  
**BGA - GROUND LEVEL PLAN**

DRAWN DP	CHECKED
ISSUE 07/08/2019 4:33:08 PM	SCALE @ A1 1:100
PROJECT No 18032	STAGE DD
DRAWING No AR-x_6003	REVISION A

1 PLAN  
 Scale: 1:100