

GENERAL NOTES:

ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS.
ALL DIMENSIONS DEPENDENT ON EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWING.
A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.
ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS1684 'THE NATIONAL TIMBER FRAMING CODE'. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARD.
ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS2018 'RESIDENTIAL SLABS & FOOTINGS CODE' INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.
ALL STORM WATER DRAINAGE & SEWERAGE TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE NCC & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED RAINWATER TANK OR SEPTIC SYSTEM.
ALL UNITS, ISOLARS & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.
PROVIDE TERMITE CONTROL TO SUB-FLOOR IN ACCORDANCE WITH THE NCC & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE ANY CAPPING AND TERMITE BARRIER.
THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES, & NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.
ALL WET AREA FIXTURES SHALL BE TO CLIENT'S SELECTION OR INCLUSIONS LIST AND SATISFY THE APPROPRIATE WELL RATING.
ALL WINDOWS TO BE CERTIFIED TO MEET THE REQUIRED ENERGY RATING SPECIFICATION AND BE INSTALLED WITH FLASHINGS TO PREVENT WATER INGRESS.

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AMENDMENTS

REV. A 01.09.2023
1. DA DOCUMENTATION

DA DOCUMENTATION

NOT FOR CONSTRUCTION

DRAWING

GROUND FLOOR PLAN - BUILDING 3

PROJECT 149 CANBERRA AVENUE
SCALE 1:100 @ A1
PRINT DATE 01.09.2023

CLIENT SPUNLOCK PTY LTD
BLOCK 06/07
SECTION 07
ADDRESS 149 CANBERRA AVENUE
SUBURB FYSHWICK
STATE ACT

NORTH
PROJECT NO. 21106
REVISION A
REVISION DATE 01.09.2023
DRAWN AB/SS

AREA ANALYSIS:	
BLOCK 7 SITE AREA	4981m ²
TENANCY 1 AREA	80m ²
TENANCY 2 AREA	80m ²
TENANCY 3 AREA	80m ²
PROPOSED COMMERCIAL DEVELOPMENT TOTAL AREA	240.00m ²

