

Regulated Design Record				
Project Address: 12-22 Rothschild Ave, Rosebery NSW 2018				
Project Title: Rothschild Ave				
Consent No: D/2020/549/B		Body Corporate Reg No: DEP0002191		
Drawing Title: GROUND LEVEL GA PLAN - BLDG B		Drawing No: A-1003.3		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
B	27.10.23	CC3	EVANGELOS CANDELPAS	DEP0000197
C	16.02.24	CC4	EVANGELOS CANDELPAS	DEP0000197
D	18.06.24	CC5	EVANGELOS CANDELPAS	DEP0000197

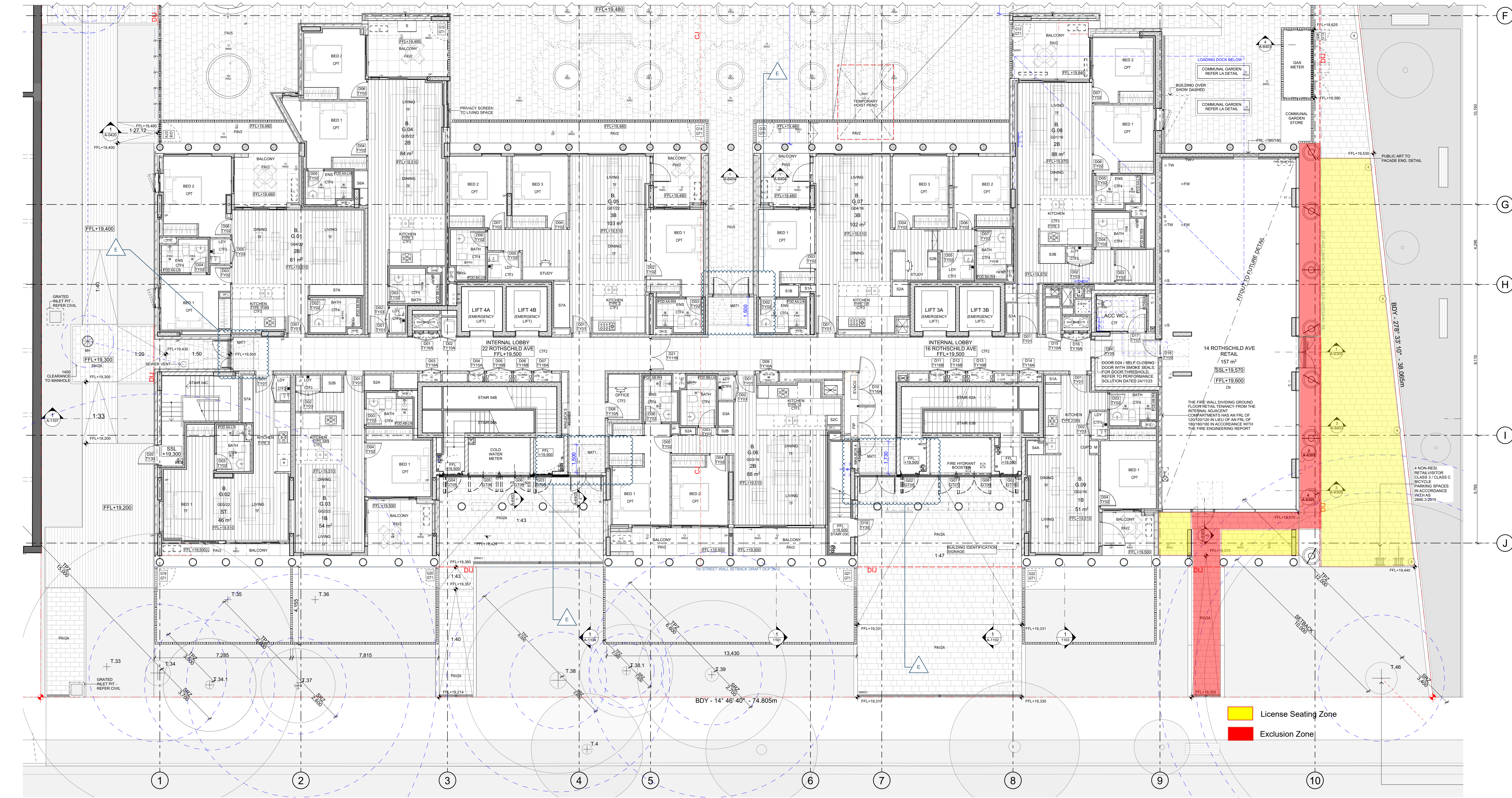
NOTE - GENERAL

- REFER ARCHITECTURAL DRAWING NOTES PAGE (A-0001) FOR FURTHER NOTATION.
- FOR ALL EXISTING SITE LEVELS REFER TO THE PROJECT SURVEY. ALL SETOUT WORK TO BE UNDERTAKEN BY A REGISTER SURVEYOR. THIS INCLUDES BUILDING SLAB EDGES, STRUCTURE AND WORKS ADJACENT TO THE SITE BOUNDARY.
- COMPLY WITH ALL DEVELOPMENT CONSENT CONDITIONS & BCA REQS.
- ALL INWARD OPENING DOORS TO ROOMS CONTAINING A TOILET PAN TO USE 'LIFT-OFF' DOOR HINGES. 'UNDERCUT' DOOR TO ALL REMOVAL.
- REFER FIRE ENGINEERING REPORT [06] 17/11/2023 BY AFFINITY FIRE ENGINEERING.

NOTE - ACCESSIBILITY

- REFER TO DA CONSENT CONDITIONS AND THE LATEST REVIEW BY DDA CONSULTANT FOR ACCESS REQUIREMENTS
- WHERE REQUIRED ENSURE ALL REQ'S FOR SILVER LEVEL LIVABLE HOUSING DESIGN GUIDE & ADAPTABLE APARTMENTS ARE ALLOWED FOR, PARTICULARLY IN KITCHENS & BATHROOMS. THIS INCLUDES, BUT IS NOT LIMITED TO, WALL STRENGTHENING FOR FUTURE GRAB RAILS, EXTRA CAPPED SERVICES, & CONTINUOUS FLOORING WHERE RELOCATION AND/OR REMOVAL OF JOINERY AND KITCHEN BENCHES ARE REQUIRED.
- ACCESSIBLE PROVISIONS AS REQD BY BCA/ AS1428.1 ARE NOT SHOWN IN THEIR ENTIRETY IN THESE DOCUMENTS. ITEMS NEEDING TO BE PROVIDED INCLUDE (BUT NOT LIMITED TO) TGS, HANDRAILS, DOOR HARDWARE ETC.

REFER TO A-1003.2 FOR CONTINUATION OF GROUND LEVEL GA PLAN - COURTYARD

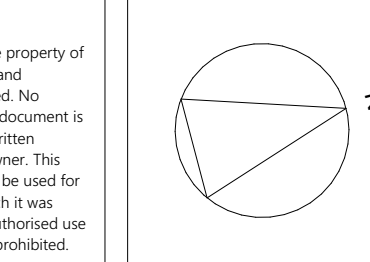


This drawing is to be read in conjunction with all relevant project documentation (incl. written architectural specifications) and all specialist consultant documentation not, but not limited to structural, mechanical, electrical, and hydraulic engineering documentation. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing and other project documentation immediately to the architect for clarification prior to commencement of related work on site. All sizes of structural components that are shown on these architectural drawings are for reference only. Refer to structural engineer's drawings for structural dimensions and architectural drawings for concrete set out dimensions. Shop drawings are to be completed for all network, joinery and specified trade items and reviewed by the architect (and structural engineer where required) prior to fabrication. Refer to the 'Architectural Drawing Notes Page' for further notation.

DRAWING ORIGINAL SIZE: A1

Rev	Date	Description	DP Full Name	Reg No
E	18/06/2024	CC5	EVANGELOS CANDELPAS	DEP0000197
D	18/06/2024	CC5	EVANGELOS CANDELPAS	DEP0000197
C	16/02/2024	CC4	EVANGELOS CANDELPAS	DEP0000197
B	27/10/2023	CC3	EVANGELOS CANDELPAS	DEP0000197
A	18/06/2024	CC5	EVANGELOS CANDELPAS	DEP0000197
1	18/06/2024	CC5	EVANGELOS CANDELPAS	DEP0000197
2	18/06/2024	CC5	EVANGELOS CANDELPAS	DEP0000197
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CIVIL: AT&L
LEVEL 7, 151 WALKER ST
NORTH SYDNEY, NSW 2060
T: 02 9383 7755
F: 02 9383 7477

FIRE AFFINITY
603/65 BERRY ST
NORTH SYDNEY, NSW 2060

LANDSCAPE ISTHMUS
21 CENTRAL AVE
COMO, NSW 2226

BUILDING SERVICES GOLDISH & BAY
SUITE 1, 68-72 RAILWAY PARADE
BURWOOD, NSW 2134

STRUCTURAL BC&E
LEVEL 2, 8 WINDMILL ST
MILLERS POINT, NSW 2000

PCA: CITY PLAN
SUITE 6.02, 120 SUSSEX ST
SYDNEY, NSW 2000

Project: ROTHSCHILD AVENUE
Site: 12-22 ROTHSCHILD AVENUE, ROSEBERY
Client: DEICORP
Scale: 1:100, 1:1 @ A1
Drawn By: AP
Checked 1: AP
Checked 2: A
Approved: AC

Architect: Candelpas Associates
Registration No. NSW 5773
Registration No. VIC 1978
Registration No. WA 2405
Registration No. ACT 2603
Registration No. QLD 5463
L1/81 York Street, Sydney NSW 2000
T: 02 9383 7755 F: 02 9383 7477

Drawing: GROUND LEVEL GA PLAN - BLDG B
Drawing Number: A-1003.3
Job Number: 5918
Issue: E

FOR CONSTRUCTION