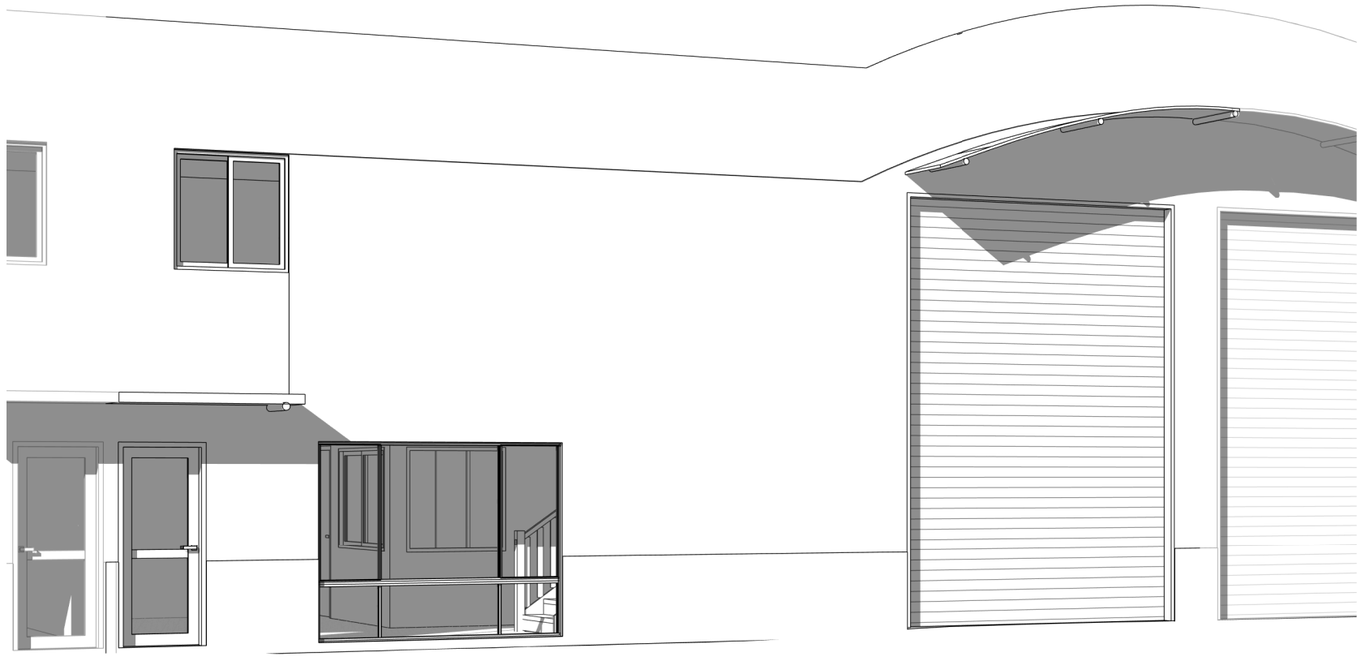
DRAWING LIST			
DRAWING NUMBER	SHEET NAME	DATE	REV
A000	COVER SHEET	06.10.26	C
A001	GENERAL NOTES	06.10.26	C
A002	SITE LOCALITY PLAN	06.10.26	C
A003	SITE PLAN	06.10.26	C
A100	FLOOR PLANS	06.10.26	C
A101	ROOF PLAN	06.10.26	C
A200	ELEVATION	06.10.26	C
A300	SECTIONS	06.10.26	C



STREET VIEW



1 FRONT PERSPECTIVE

ECLIPSE DRAFTING
QBCC LICENCE #15295119

PROJECT
EXISTING INDUSTRIAL UNIT
CLIENT
MUKUL PANDIT
ADDRESS
UNIT 8 50 NORTHLINK PLACE VIRGINIA QLD 4014

BCC DS
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11/11/2026
APPLICATION REF
A007148845

DRAWING
COVER SHEET
STATUS
BUILDING APPROVAL ISSUE

REV	DESCRIPTION	BY	DATE
C	MEZZ EXTENT SHOWN	DV	06.10.26
B	BUILDING APPROVAL ISSUE	DV	30.09.26
A	CONCEPT ISSUE 01	DV	13.07.26

GENERAL NOTES
1. USE FIGURED DIMENSIONS AT ALL TIMES.
2. REFER ANY ENQUIRES TO BUILDING CONTRACTOR.
3. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND NCC
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT BUILDERS DESIGNERS AND SERVICES ENGINEERS DRAWINGS AND SPECIFICATIONS.

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DATE
07.07.26

SCALE:
AT A3

PROJECT NO. 26-150
DRAWING NO. A000
REVISION C

GENERAL NOTES

ALL DIMENSIONS IN MILLIMETRES.

THESE DRAWINGS REPRESENT EXISTING CONDITIONS BASED ON SITE MEASUREMENTS, POINT CLOUD DATA AND AVAILABLE INFORMATION.

NO GUARANTEE IS GIVEN AS TO THE ACCURACY OF CONCEALED ELEMENTS INCLUDING STRUCTURE, FOOTINGS, SLAB CONSTRUCTION OR SERVICES.

EXISTING BUILDING ELEMENTS MAY NOT COMPLY WITH CURRENT NCC REQUIREMENTS. ANY REQUIRED UPGRADES TO ACHIEVE COMPLIANCE ARE TO BE DETERMINED BY THE BUILDING CERTIFIER AND/OR RELEVANT CONSULTANTS.

ALL DIMENSIONS, LEVELS AND CONDITIONS ARE TO BE VERIFIED ON SITE PRIOR TO ANY WORKS.

REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS PRIOR TO PROCEEDING.

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ANY PROPOSED WORKS ARE TO COMPLY WITH NCC 2022 AND RELEVANT AUSTRALIAN STANDARDS.

ALL ASPECTS OF THIS PROJECT TO COMPLY WITH THE WORK HEALTH AND SAFETY ACT 2011 & AS AMENDED.

ALL WORKS SUBJECT TO BUILDING CERTIFIER APPROVAL.

STRUCTURAL DESIGN

WHERE A STRUCTURAL ENGINEER HAS BEEN CONSULTED: ENGINEER'S DRAWINGS AND SPECIFICATIONS TO BE COMPLIED WITH.

EXISTING STRUCTURE TO BE ASSESSED BY STRUCTURAL ENGINEER WHERE REQUIRED.

EXISTING SLAB / MOISTURE

EXISTING SLAB TO BE ASSESSED FOR SUITABILITY FOR HABITABLE USE.

EVIDENCE OF COMPLIANT DAMP-PROOF MEMBRANE TO BE PROVIDED. WHERE NOT PRESENT, PROVIDE APPROVED MOISTURE BARRIER OR SLAB UPGRADE SYSTEM TO ACHIEVE NCC COMPLIANCE.

WET AREAS

WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 2022 AND AS 3740.

WATERPROOFING TO BE PROVIDED TO FLOORS, WALLS, JUNCTIONS AND PENETRATIONS AS REQUIRED.

EXISTING CONSTRUCTION TO BE UPGRADED WHERE REQUIRED TO ACHIEVE COMPLIANCE.

FLOORS & LEVELS

EXISTING FLOOR LEVELS MAY VARY. FLOOR TO BE LEVELLED WHERE REQUIRED TO ACHIEVE SUITABLE FINISHED SURFACE.

FINAL FLOOR BUILD-UP AND LEVELS TO BE CONFIRMED ON SITE.

THRESHOLDS / WEATHERPROOFING

EXTERNAL FINISHED SURFACES TO BE SET MINIMUM 50MM BELOW INTERNAL FINISHED FLOOR LEVEL AT DOOR THRESHOLDS UNLESS AN ALTERNATIVE COMPLIANT WEATHERPROOFING SOLUTION IS PROVIDED.

CEILING HEIGHTS

HABITABLE AREAS TO ACHIEVE MINIMUM CEILING HEIGHTS IN ACCORDANCE WITH NCC REQUIREMENTS.

EXISTING STRUCTURE TO BE MODIFIED WHERE REQUIRED TO ACHIEVE COMPLIANCE.

STAIRS & BALUSTRADES

EXISTING AND NEW STAIRS TO COMPLY WITH NCC 2022 PART 3.9.1 WHERE REQUIRED.

BALUSTRADES AND HANDRAILS TO COMPLY WITH NCC REQUIREMENTS WHERE APPLICABLE.

WINDOWS & GLAZING

WINDOWS AND GLAZING TO COMPLY WITH NCC 2022 AND AS 2047 WHERE APPLICABLE.

PROVIDE PROTECTION TO OPENABLE WINDOWS WHERE REQUIRED IN ACCORDANCE WITH NCC.

SERVICES

LOCATIONS OF EXISTING SERVICES ARE INDICATIVE ONLY.

CONFIRM ALL SERVICES ON SITE PRIOR TO ANY WORKS.

FIRE & ACOUSTIC

FIRE AND ACOUSTIC SEPARATION TO BE ASSESSED AND UPGRADED WHERE REQUIRED IN ACCORDANCE WITH NCC.

TERMITES

TERMITE MANAGEMENT TO BE PROVIDED OR UPGRADED WHERE REQUIRED IN ACCORDANCE WITH NCC 2022 AND AS 3660.

EXTERNAL CLADDING

EXTERNAL CLADDING TO BE INSTALLED OR UPGRADED IN ACCORDANCE WITH NCC AND MANUFACTURER'S SPECIFICATIONS WHERE REQUIRED.

MAINTAIN MINIMUM 50MM CLEARANCE ABOVE FINISHED GROUND OR PAVED SURFACES.

WIND DESIGN

WIND CLASSIFICATION TO BE CONFIRMED BY CERTIFIER AND/OR STRUCTURAL ENGINEER.

ECLIPSE DRAFTING
QBCC LICENCE #15295119

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EXISTING INDUSTRIAL UNIT
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11/11/2026
APPLICATION REF
A007148845

DRAWING
GENERAL NOTES

STATUS
BUILDING APPROVAL ISSUE

REV	DESCRIPTION	BY	DATE
C	MEZZ EXTENT SHOWN	DV	06.10.26
B	BUILDING APPROVAL ISSUE	DV	30.09.26
A	CONCEPT ISSUE 01	DV	13.07.26

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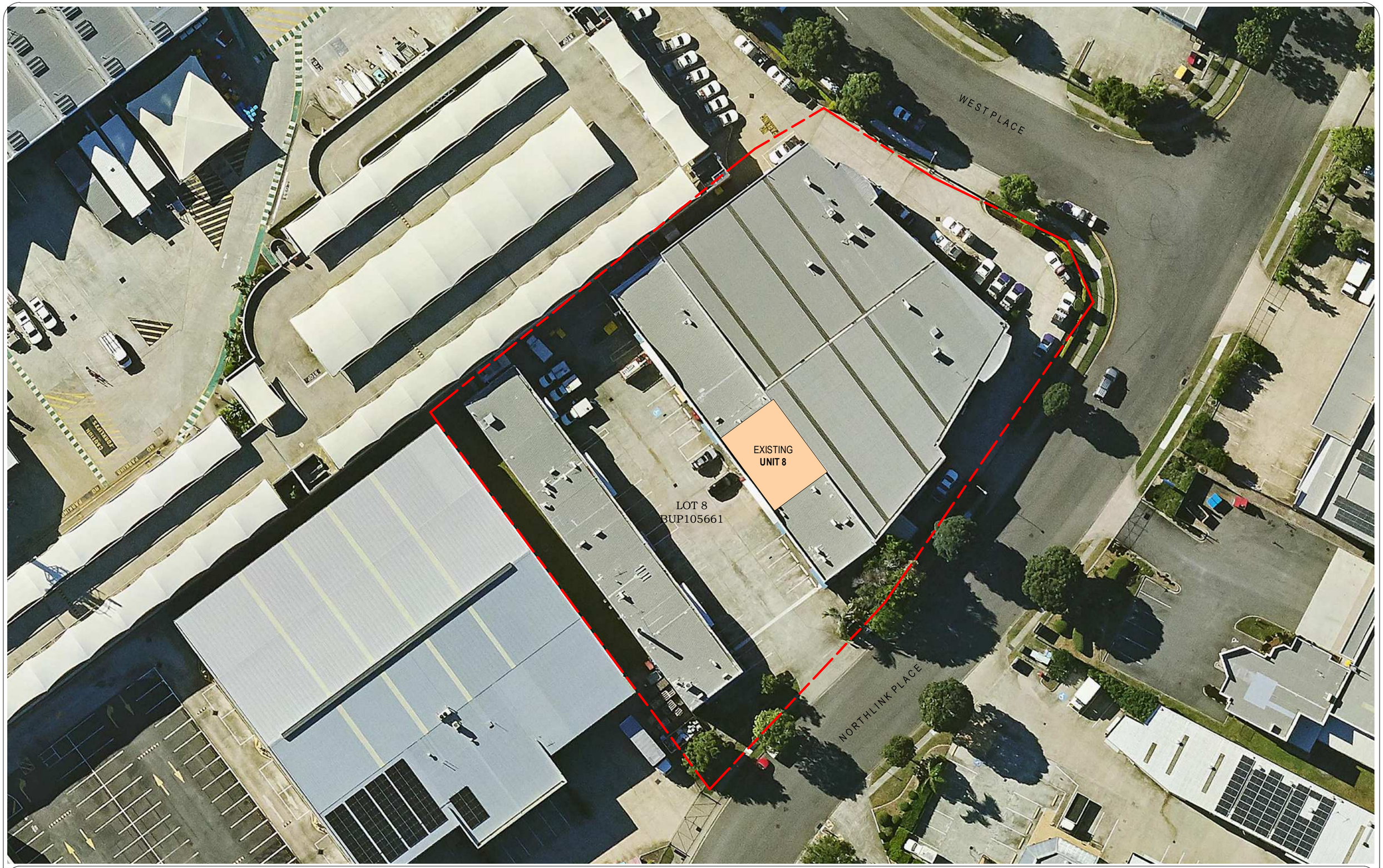
DATE
07.07.26

SCALE:
1 : 100 AT A3

PROJECT NO.
26-150
DRAWING NO.
A001
REVISION
C



ECLIPSE DRAFTING

QBCC LICENCE #15295119

PROJECT
EXISTING INDUSTRIAL UNIT

CLIENT
MUKUL PANDIT

ADDRESS
UNIT 8 50 NORTHLINK PLACE VIRGINIA QLD 4014

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RECEIVED
11/11/2026
APPLICATION REF
A007148845

DRAWING
SITE LOCALITY PLAN

STATUS
BUILDING APPROVAL ISSUE

REV	DESCRIPTION	BY	DATE
C	MEZZ EXTENT SHOWN	DV	06.10.26
B	BUILDING APPROVAL ISSUE	DV	30.09.26
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DV

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1 : 500

DATE
07.07.26

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1 : 500 AT A3
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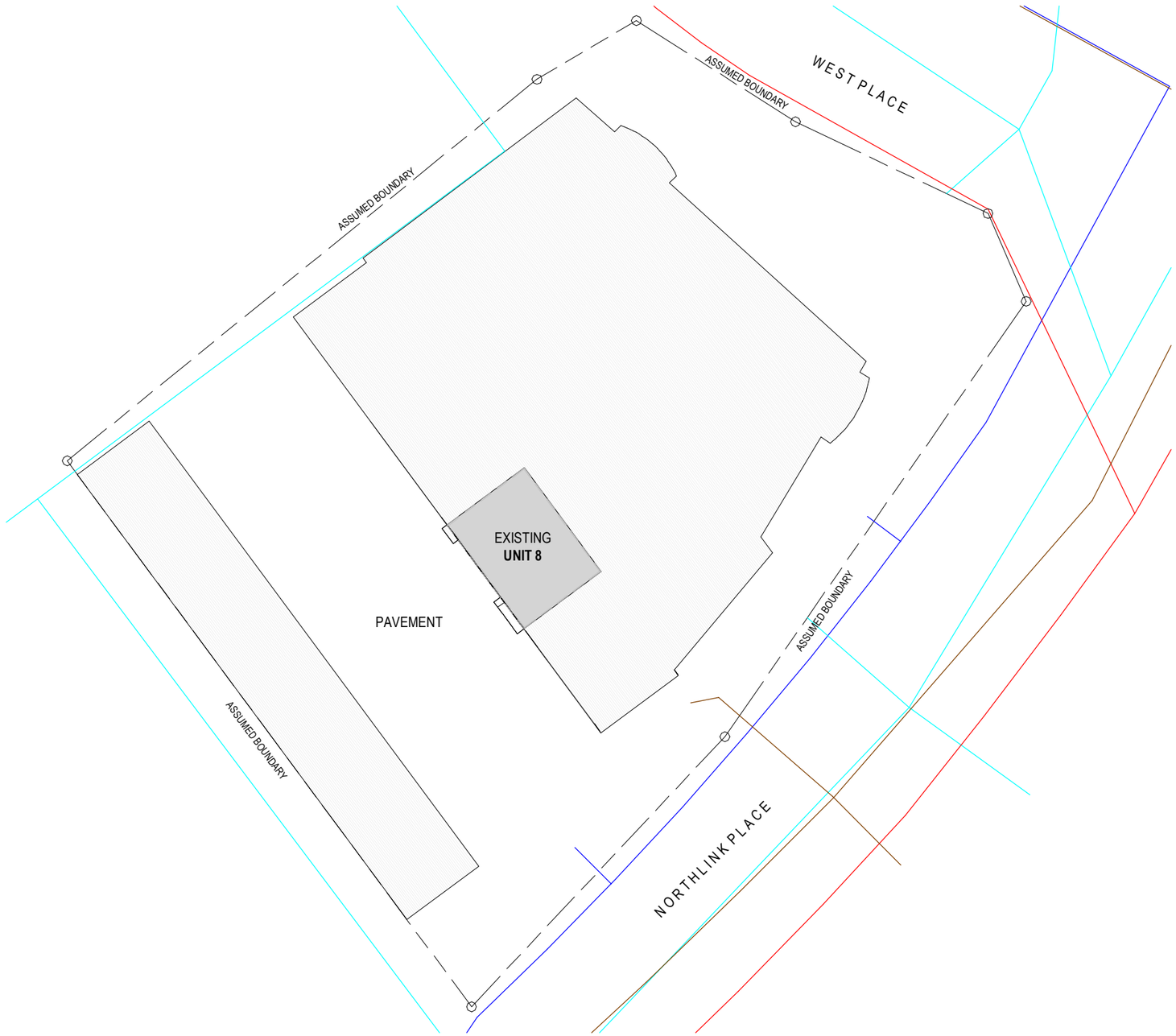
PROJECT NO. **26-150**
DRAWING NO. **A002**
REVISION **C**



BOUNDARY / SCAN DATA NOTE

EXISTING CONDITIONS SHOWN ARE DERIVED FROM POINT CLOUD SCAN DATA.

TITLE BOUNDARIES ARE BASED ON A TITLE SURVEY PLAN ORDERED FROM TITLES QUEENSLAND

THE SCAN DATA AND BOUNDARY INFORMATION HAVE NOT BEEN SPATIALLY VERIFIED AGAINST EACH OTHER.

THE RELATIONSHIP BETWEEN IMPROVEMENTS AND TITLE BOUNDARIES SHOWN IS INDICATIVE ONLY AND MUST NOT BE RELIED UPON FOR CONFIRMATION OF ENCROACHMENTS OR SETBACK COMPLIANCE.

BOUNDARY CONFIRMATION (IF REQUIRED) IS THE RESPONSIBILITY OF THE OWNER AND REGISTERED SURVEYOR.

LEGEND

SBK	BOUNDARY SETBACK
OMP	OUTER MOST POINT
	DEMOLISHED
	WATER MAIN
	STORM WATER
	SEWER
	POWER
	TELSTRA & NBN
	GAS

SITE NOTES

LOT 8 BUP105661
COUNTY STANLEY
PARISH WARNER
BRISBANE CITY COUNCIL
GROUND FLOOR AREA 125m²
MEZZANINE FLOOR AREA 66m²
TOTAL GFA 191m²

PROJECT NOTES

THESE DRAWINGS REPRESENT EXISTING CONDITIONS ONLY AS OBSERVED AT THE TIME OF SITE INSPECTION. THEY DO NOT REPRESENT APPROVED WORKS OR CONFIRM COMPLIANCE WITH THE NCC, QDC, OR LOCAL AUTHORITY REQUIREMENTS.

THESE DRAWINGS ARE BASED ON A VISUAL SITE INSPECTION AND AVAILABLE INFORMATION ONLY. NO DESTRUCTIVE INVESTIGATION HAS BEEN UNDERTAKEN.

ECLIPSE DRAFTING ACCEPTS NO RESPONSIBILITY FOR CONCEALED CONDITIONS, STRUCTURAL ELEMENTS, OR NON-COMPLIANT WORKS NOT VISIBLE AT THE TIME OF INSPECTION.

DIMENSIONS AND LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED ON SITE. NO RESPONSIBILITY IS TAKEN FOR DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS.

SITE LEVELS SHOWN ARE INDICATIVE ONLY. FOR ACCURATE LEVELS AND BOUNDARY INFORMATION, REFER TO A CURRENT SURVEY PREPARED BY A REGISTERED SURVEYOR.

EXISTING SERVICES LOCATIONS ARE SHOWN INDICATIVELY ONLY WHERE VISIBLE OR KNOWN. NO CONFIRMATION HAS BEEN MADE REGARDING THE LOCATION, DEPTH, OR CONDITION OF SERVICES. CONTRACTORS ARE TO UNDERTAKE THEIR OWN INVESTIGATIONS PRIOR TO ANY WORKS.

NO VERIFICATION HAS BEEN MADE OF STRUCTURAL ADEQUACY OR COMPLIANCE OF EXISTING BUILDING ELEMENTS.

ANY STRUCTURAL WORKS OR ASSESSMENTS ARE TO BE CONFIRMED BY A QUALIFIED STRUCTURAL ENGINEER.

THIS DRAWING PACKAGE IS INTENDED FOR SUBMISSION TO A QUALIFIED BUILDING CERTIFIER FOR ASSESSMENT.
THESE DRAWINGS DO NOT CONSTITUTE BUILDING APPROVAL AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ANY EXISTING WORKS SHOWN THAT HAVE BEEN CARRIED OUT WITHOUT APPROVAL MAY REQUIRE RETROSPECTIVE APPROVAL AND/OR RECTIFICATION TO ACHIEVE COMPLIANCE WITH CURRENT REGULATIONS.

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

ECLIPSE DRAFTING
QBCC LICENCE #15295119

PROJECT
EXISTING INDUSTRIAL UNIT
CLIENT
MUKUL PANDIT
ADDRESS
UNIT 8 50 NORTHLINK PLACE VIRGINIA QLD 4014

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A007148845

DRAWING
SITE PLAN
STATUS
BUILDING APPROVAL ISSUE

REV	DESCRIPTION	BY	DATE
C	MEZZ EXTENT SHOWN	DV	06.10.26
B	BUILDING APPROVAL ISSUE	DV	30.09.26
A	CONCEPT ISSUE 01	DV	13.07.26

GENERAL NOTES
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DATE
07.07.26

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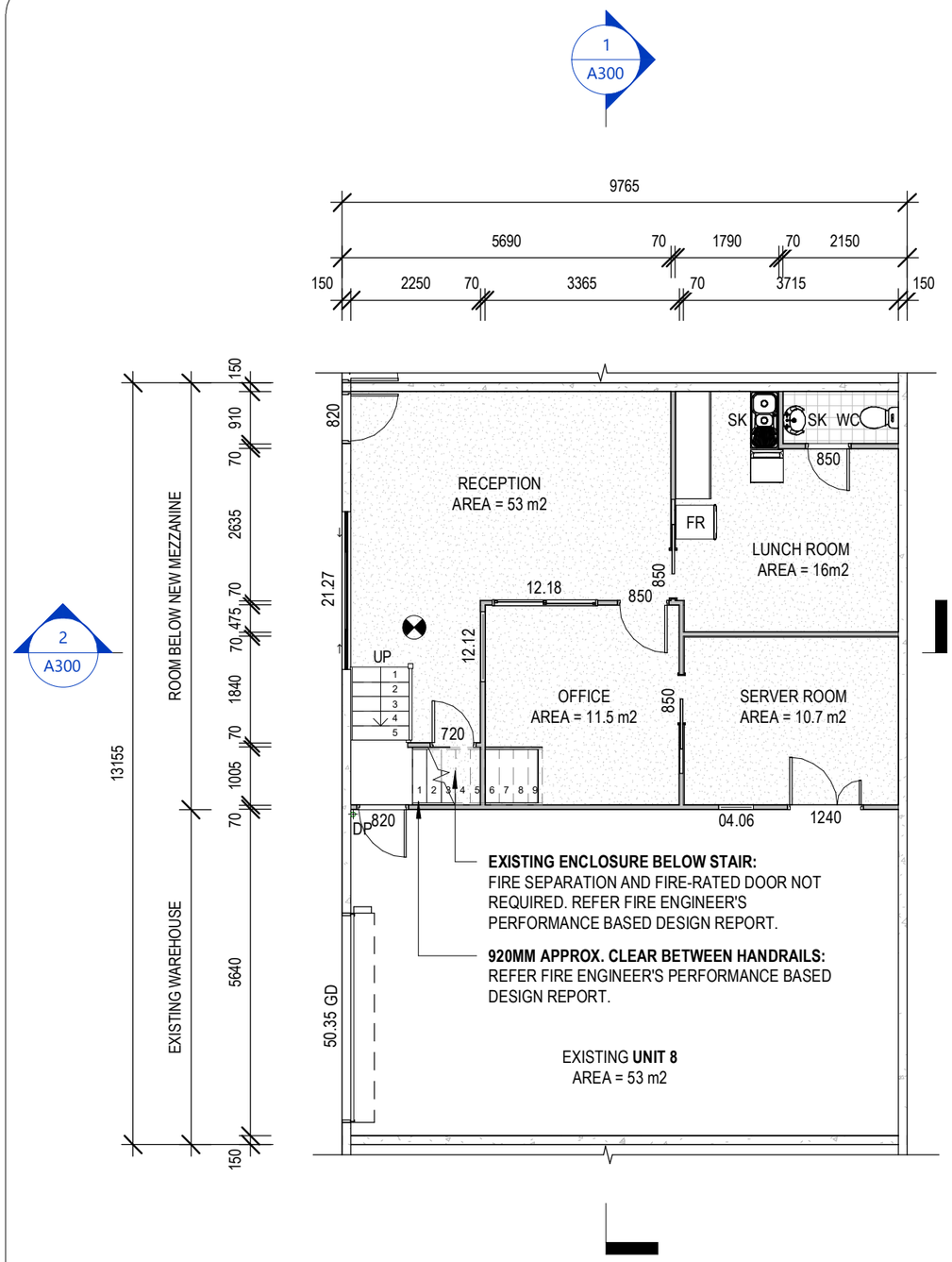
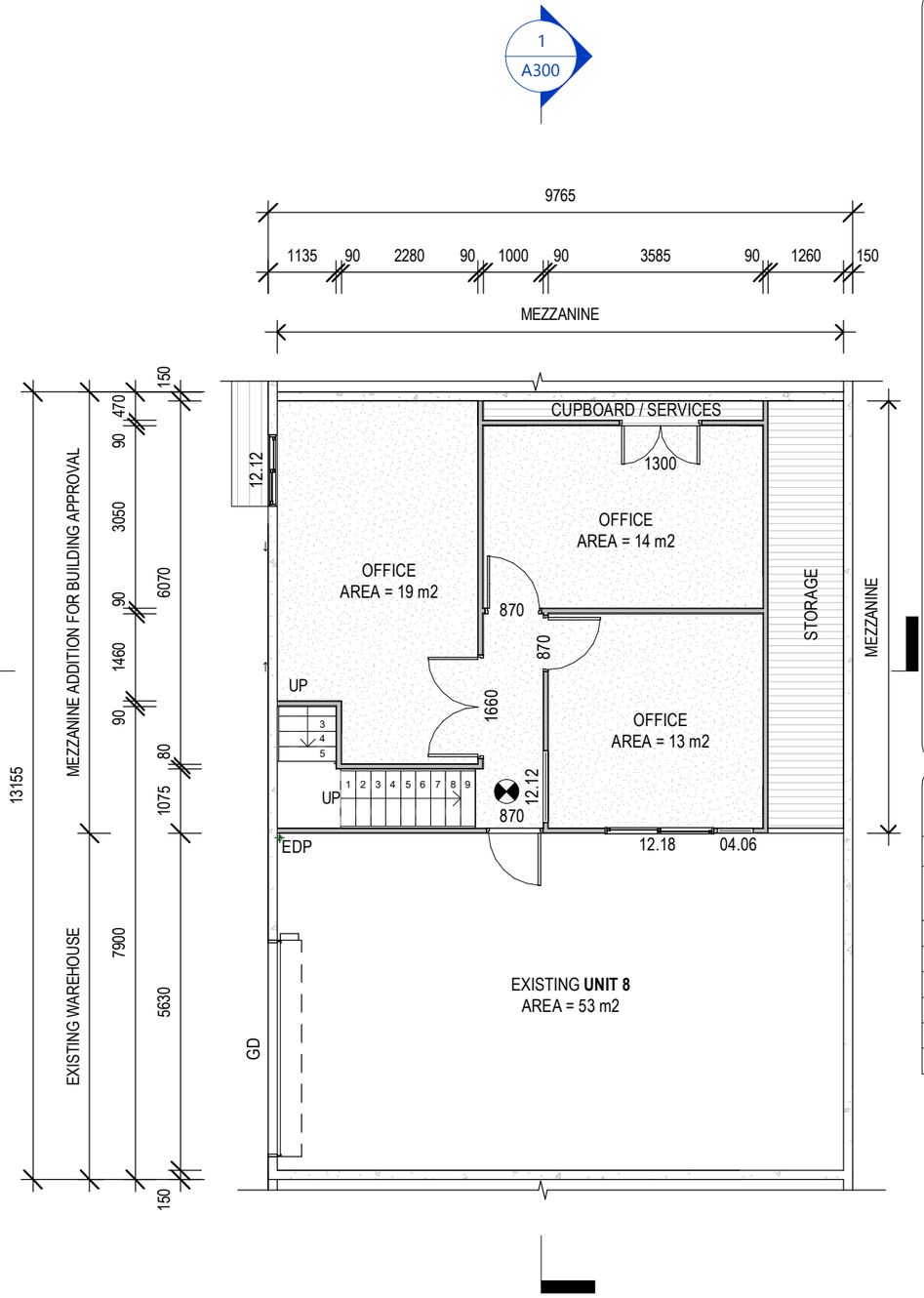
PROJECT NO. **26-150**
DRAWING NO. **A003**
REVISION **C**





GENERAL NOTES

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SITE LEVELS ARE INDICATIVE ONLY. REFER TO SURVEY INFORMATION FOR ACCURATE LEVELS.

TO BE READ IN CONJUNCTION WITH THE SITE PLAN AND ANY RELEVANT CONSULTANT DOCUMENTATION.

DOORS:
EXISTING GROUND FLOOR DOOR OPENINGS TO BE ALTERED AS REQUIRED TO PROVIDE 850mm MIN. CLEAR OPENING WIDTH IN ACCORDANCE WITH AS 1428.1.

PROVIDE LEVER-TYPE DOOR HANDLES THROUGHOUT.

INTERCONNECTED SMOKE/HEAT ALARM:
TO AS 3786 – REFER FIRE ENGINEER'S PERFORMANCE BASED DESIGN REPORT.

FIRE ENGINEERING: REFER TO DDEG FIRE ENGINEERING – PERFORMANCE BASED DESIGN REPORT, PROJECT 223325-F, REVISION 0, DATED 22/09/2026. ALL FIRE SAFETY MEASURES NOMINATED IN THE REPORT ARE TO BE IMPLEMENTED AS REQUIRED.

LEGEND

	TILT-PANEL WALL
	STUD WALL
	INTERCONNECTED SMOKE / HEAT ALARM
DP	DOWN PIPE
EDP	EXISTING DOWN PIPE
FR	FRIDGE
GD	GARAGE DOOR
SK	SINK
WC	WATER CLOSET

1 GROUND FLOOR
1 : 100

2 MEZZNINE FLOOR
1 : 100

ECLIPSE DRAFTING
QBCC LICENCE #15295119

PROJECT
EXISTING INDUSTRIAL UNIT
CLIENT
MUKUL PANDIT
ADDRESS
UNIT 8 50 NORTHLINK PLACE VIRGINIA QLD 4014

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11/11/2026
APPLICATION REF
A007148845

DRAWING
FLOOR PLANS

STATUS
BUILDING APPROVAL ISSUE

REV	DESCRIPTION	BY	DATE
C	MEZZ EXTENT SHOWN	DV	06.10.26
B	BUILDING APPROVAL ISSUE	DV	30.09.26
A	CONCEPT ISSUE 01	DV	13.07.26

GENERAL NOTES
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DRAWN
DV
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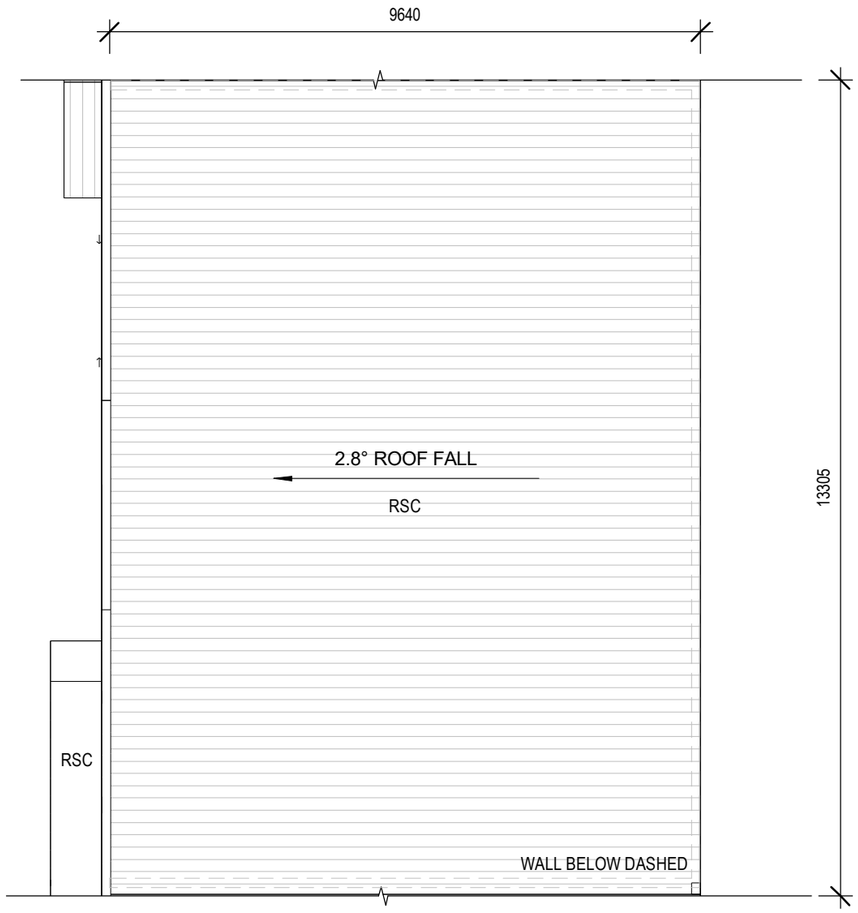
DV
SCALE
1 : 100
DATE
07.07.26

SCALE:
1 : 100 AT A3
0 1 2 3

PROJECT NO. **26-150**
DRAWING NO. **A100**
REVISION **C**



GENERAL NOTES

DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND AVAILABLE INFORMATION.

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TO BE READ IN CONJUNCTION WITH THE SITE PLAN AND ANY RELEVANT CONSULTANT DOCUMENTATION.

DOORS:
EXISTING GROUND FLOOR DOOR OPENINGS TO BE ALTERED AS REQUIRED TO PROVIDE 850mm MIN. CLEAR OPENING WIDTH IN ACCORDANCE WITH AS 1428.1.

PROVIDE LEVER-TYPE DOOR HANDLES THROUGHOUT.

INTERCONNECTED SMOKE/HEAT ALARM:
TO AS 3786 – REFER FIRE ENGINEER'S PERFORMANCE BASED DESIGN REPORT.

FIRE ENGINEERING: REFER TO DDEG FIRE ENGINEERING – PERFORMANCE BASED DESIGN REPORT, PROJECT 223325-F, REVISION 0, DATED 22/09/2026. ALL FIRE SAFETY MEASURES NOMINATED IN THE REPORT ARE TO BE IMPLEMENTED AS REQUIRED.

LEGEND

	TILT-PANEL WALL
	STUD WALL
	INTERCONNECTED SMOKE / HEAT ALARM
RSC	METAL ROOF SHEETING - CORRUGATED

ECLIPSE DRAFTING
QBCC LICENCE #15295119

PROJECT
EXISTING INDUSTRIAL UNIT
CLIENT
MUKUL PANDIT
ADDRESS
UNIT 8 50 NORTHLINK PLACE VIRGINIA QLD 4014

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A007148845

DRAWING
ROOF PLAN
STATUS
BUILDING APPROVAL ISSUE

REV	DESCRIPTION	BY	DATE
C	MEZZ EXTENT SHOWN	DV	06.10.26
B	BUILDING APPROVAL ISSUE	DV	30.09.26
A	CONCEPT ISSUE 01	DV	13.07.26

GENERAL NOTES
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3. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
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DATE
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SCALE:
1 : 100 AT A3
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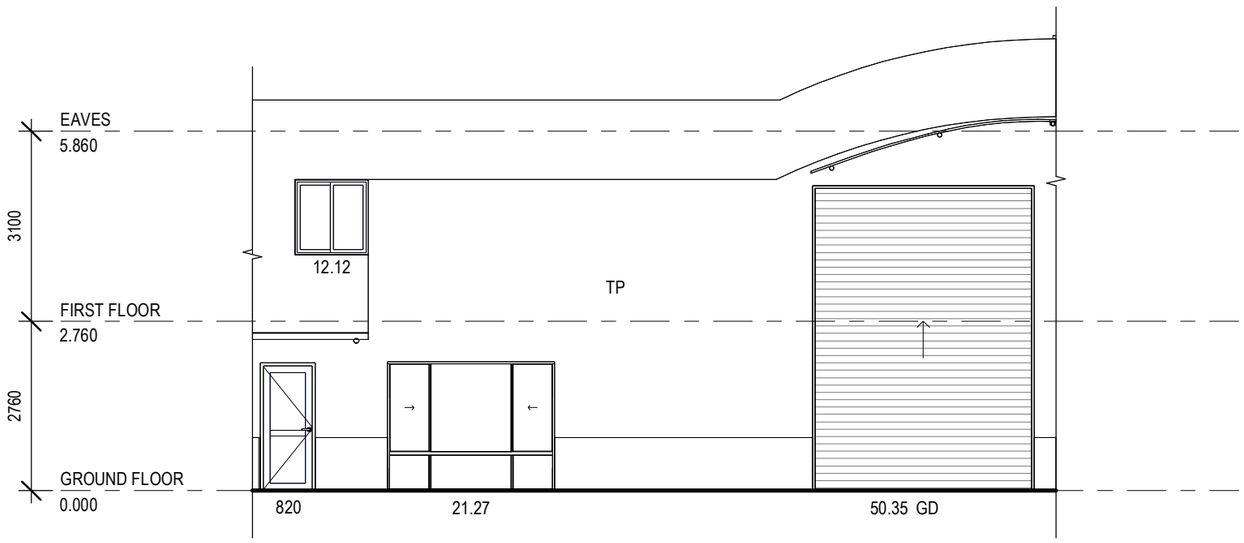
PROJECT NO.	DRAWING NO.	REVISION
26-150	**A101**	**C**



1 FRONT ELEVATION
1 : 100

GENERAL NOTES

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DOORS:
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PROVIDE LEVER-TYPE DOOR HANDLES THROUGHOUT.

INTERCONNECTED SMOKE/HEAT ALARM:
TO AS 3786 – REFER FIRE ENGINEER'S PERFORMANCE BASED DESIGN REPORT.

FIRE ENGINEERING: REFER TO DDEG FIRE ENGINEERING – PERFORMANCE BASED DESIGN REPORT, PROJECT 223325-F, REVISION 0, DATED 22/09/2026. ALL FIRE SAFETY MEASURES NOMINATED IN THE REPORT ARE TO BE IMPLEMENTED AS REQUIRED.

LEGEND

	TILT-PANEL WALL
	STUD WALL
	INTERCONNECTED SMOKE / HEAT ALARM
GD	GARAGE DOOR
TP	150MM THICK TILT-PANEL

ECLIPSE DRAFTING
QBCC LICENCE #15295119

PROJECT
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11/11/2026
APPLICATION REF
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DRAWING
ELEVATION

STATUS
BUILDING APPROVAL ISSUE

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C	MEZZ EXTENT SHOWN	DV	06.10.26
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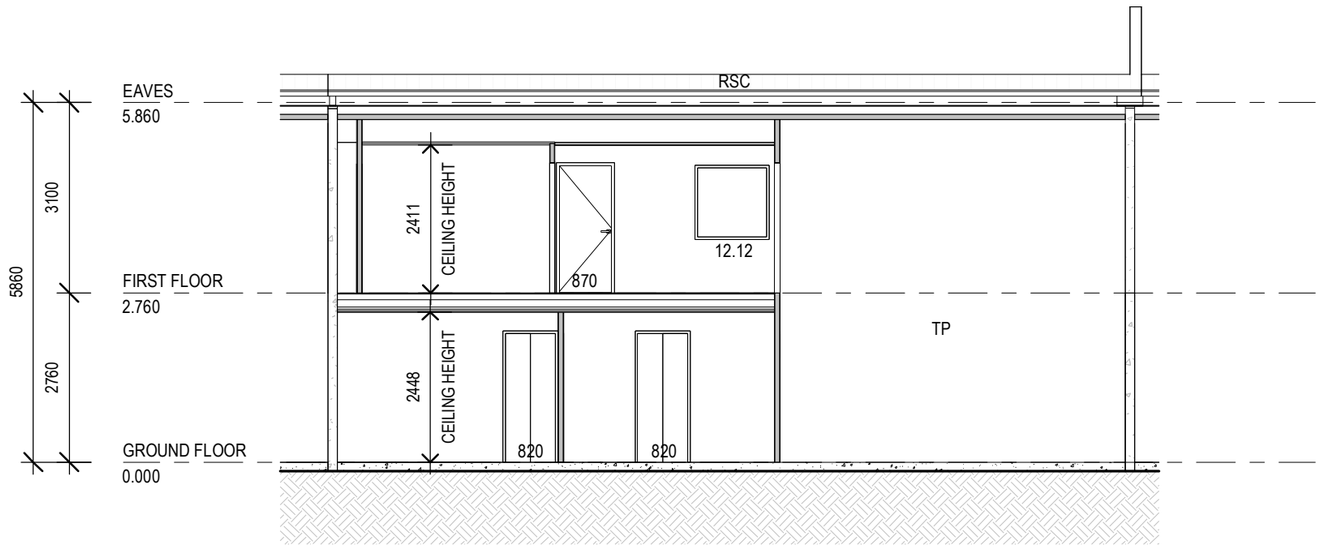
PROJECT NO.	DRAWING NO.	REVISION
26-150	**A200**	**C**



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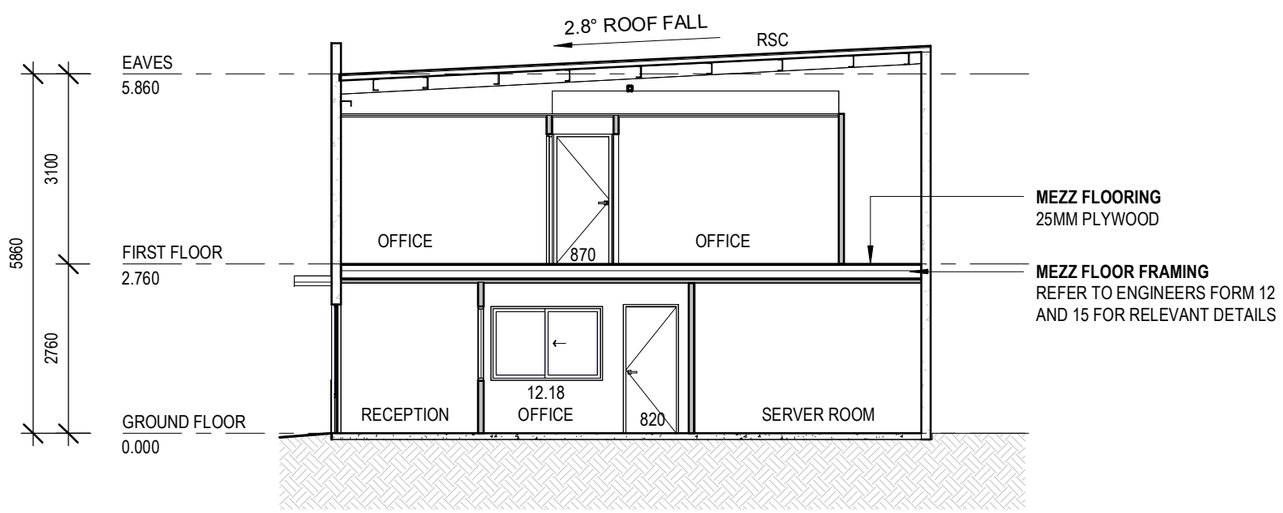

2 SECTION B
1 : 100

GENERAL NOTES

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DOORS:
EXISTING GROUND FLOOR DOOR OPENINGS TO BE ALTERED AS REQUIRED TO PROVIDE 850mm MIN. CLEAR OPENING WIDTH IN ACCORDANCE WITH AS 1428.1.

PROVIDE LEVER-TYPE DOOR HANDLES THROUGHOUT.

INTERCONNECTED SMOKE/HEAT ALARM:
TO AS 3786 – REFER FIRE ENGINEER'S PERFORMANCE BASED DESIGN REPORT.

FIRE ENGINEERING: REFER TO DDEG FIRE ENGINEERING – PERFORMANCE BASED DESIGN REPORT, PROJECT 223325-F, REVISION 0, DATED 22/09/2026. ALL FIRE SAFETY MEASURES NOMINATED IN THE REPORT ARE TO BE IMPLEMENTED AS REQUIRED.

LEGEND

	TILT-PANEL WALL
	STUD WALL
	INTERCONNECTED SMOKE / HEAT ALARM
RSC	METAL ROOF SHEETING - CORRUGATED
TP	150MM THICK TILT-PANEL

ECLIPSE DRAFTING
QBCC LICENCE #15295119

PROJECT
EXISTING INDUSTRIAL UNIT
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UNIT 8 50 NORTHLINK PLACE VIRGINIA QLD 4014

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APPLICATION REF
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DRAWING
SECTIONS
STATUS
BUILDING APPROVAL ISSUE

REV	DESCRIPTION	BY	DATE
C	MEZZ EXTENT SHOWN	DV	06.10.26
B	BUILDING APPROVAL ISSUE	DV	30.09.26
A	CONCEPT ISSUE 01	DV	13.07.26

GENERAL NOTES
1. USE FIGURED DIMENSIONS AT ALL TIMES.
2. REFER ANY ENQUIRES TO BUILDING CONTRACTOR.
3. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND NCC
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT BUILDERS DESIGNERS AND SERVICES ENGINEERS DRAWINGS AND SPECIFICATIONS.

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DRAWN
DV
CHECKED
DV
SCALE
1 : 100
DATE
07.07.26

SCALE:
1 : 100 AT A3
0 1 2 3

PROJECT NO. **26-150**
DRAWING NO. **A300**
REVISION **C**