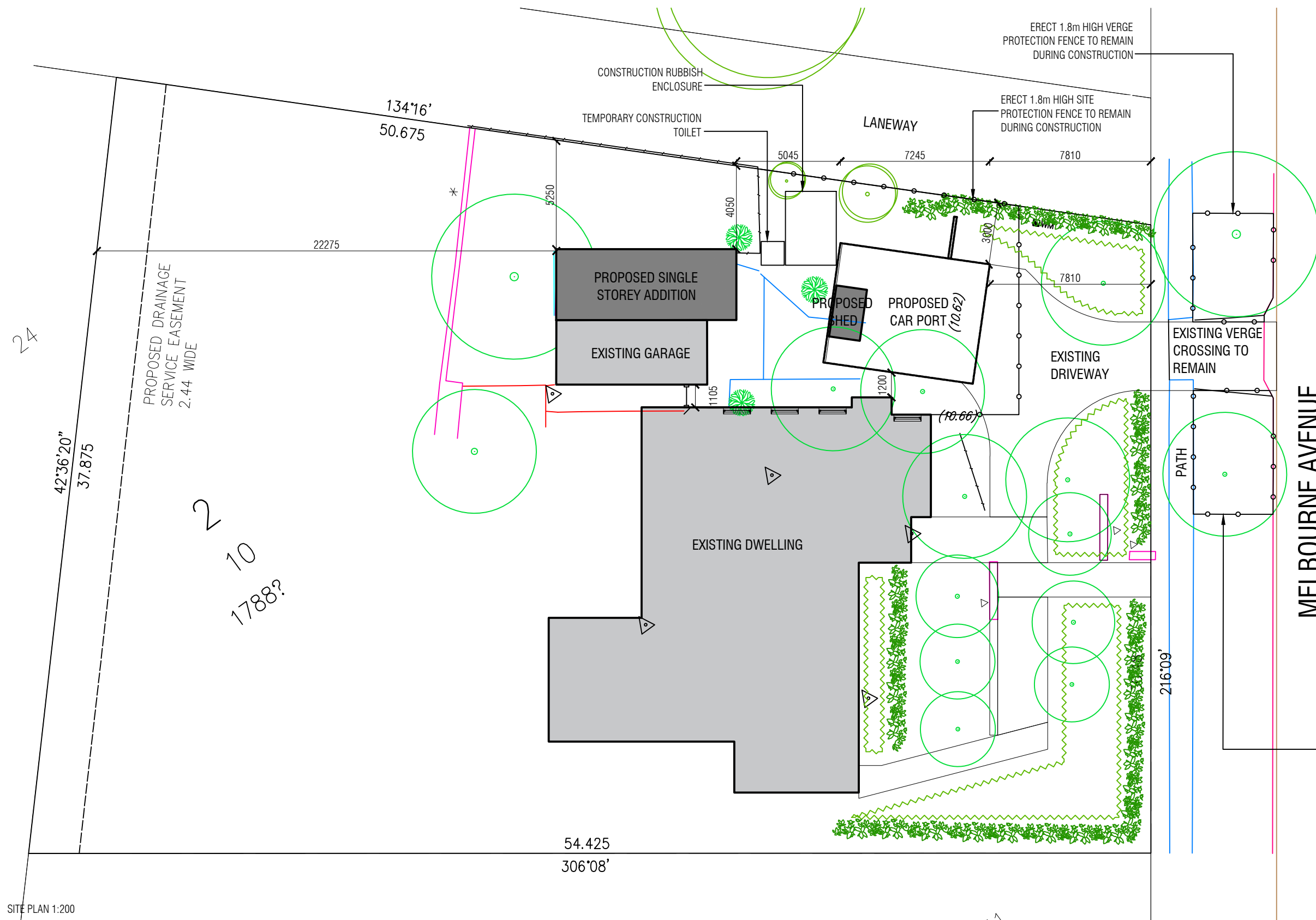


USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT PARTS OF NATSPEC. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.



SITE PLAN NOTES

- ALL CUTS & FFL TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR
- TOTAL AREA OF HARD LANDSCAPE NOT TO EXCEED 50% AREA OF P.O.S.
- ALL CONSTRUCTION ACCESS THROUGH EXISTING KERB ENTRY / VERGE CROSSOVER
- CONCRETE KERBS, FOOTPATHS, PAVEMENT AND MINOR WORKS
- CONSTRUCTION OF CONCRETE KERBS, FOOTPATHS AND MINOR WORKS SHALL BE IN ACCORDANCE WITH DESIGN STANDARD DRAWINGS DS3-01, DS3-02 AND DS13-01.
- ALL CONCRETE TO BE MINIMUM GRADE N25 (F_c=25MPa) UNLESS NOTED OTHERWISE. AGGREGATE SIZE TO BE 20mm MAXIMUM.
- JOINTING SHALL BE IN ACCORDANCE WITH DESIGN STANDARD DRAWINGS DS3-02 AND DS13-01. 4. BROOMED FINISH TO BE APPLIED TO ALL VEHICULAR CROSSINGS, FOOTPATHS AND PRAM RAMPS. ALL OTHER EXPOSED SURFACES TO HAVE STEEL FLOAT FINISH.
- ALL CONCRETE TO BE CURED CONTINUOUSLY FOR THREE DAYS AFTER PLACING OR ALTERNATIVELY COATED WITH AN APPROVED CURING COMPOUND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
- ALL PAVEMENT TO BE 150mm THICK AND REINFORCED WITH ONE LAYER OF SL82 FABRIC AT 50mm TOP COVER UNLESS SHOWN OTHERWISE. REFER TO DRAWINGS FOR FINISH & COLOUR
- BROOMED FINISH TO BE APPLIED TO ALL CONCRETE SURFACES. BROOMED FINISH TO BE APPLIED TO ALL CONCRETE SURFACES.

SITE PLAN 1:200

LANDSCAPE MANAGEMENT AND PROTECTION PLAN

DURING THE PROJECT, ALL EXISTING VERGE GRASS COVER MUST BE RETAINED IN ITS PRE-EXISTING CONDITION. WATERING MAY BE REQUIRED TO RETAIN GRASS AND TREES IN GOOD CONDITION.

PROVIDE TEMPORARY 1.8m HIGH FENCING ON VERGE DURING CONSTRUCTION. NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGE OR PUBLIC OPEN SPACE. NO CAR PARKING OR EQUIPMENT PERMITTED ON VERGES OR ADJACENT PARKLAND.

SEDIMENT EROSION CONTROL PLAN

BUILDER IS TO PROVIDE ALL ON SITE STORMWATER RETENTION AND EPA MEASURES IN ACCORDANCE WITH WITH TAMS; ENVIRONMENTAL PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT.

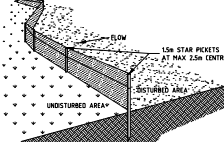
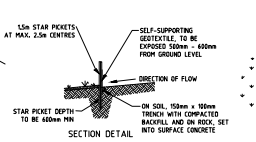
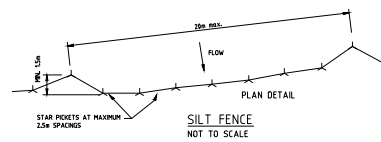
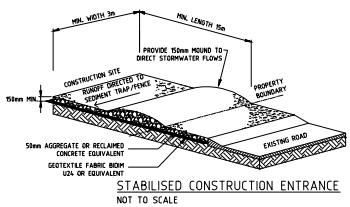
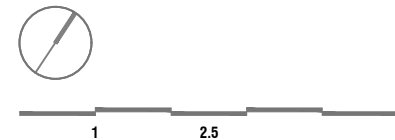
ALL TREES LOCATED IN THE ROAD RESERVE, VERGE, PUBLIC OPEN SPACE AND ON UNLEASED TERRITORY LAND, ARE TO BE RETAINED AND REMAIN UNDAMAGED.

SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILL BOARDS ARE NOT TO BE ERECTED ON VERGES OR PUBLIC OPEN SPACE.

SCHEDULE OF AREAS

EXISTING BUILDING AREA:	237m ²
PROPOSED STUDIO AREA:	50m ²
PROPOSED SHED AREA:	4m ²
TOTAL:	291m ²
SITE AREA:	1789m ²

PLOT RATIO: 0.16%



MELBOURNE AVENUE STUDIO
 BLOCK 25 SECTION 27
 12 MELBOURNE AVE, DEAKIN
 2005

SITE PLAN

1:200 @ A3
 8.13.2020
FSP001



PO Box 3673
 Manuka ACT 2603
 ThursdayArchitecture.com.au
 ACT Registration No. 2289
 NSW Registration No. 9528