

NCA SUBMISSION DRAWING SCHEDULE			
Sheet Number	Sheet Name	Current Revision	Sheet Issue Date
DA00.000	Cover Sheet	3	06/09/24
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DA03.0B1	Basement 01 Plan	3	06/09/24
DA03.0B2	Basement 02 Plan	3	06/09/24
DA03.00G	Ground Plan	3	06/09/24
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DA03.002	Level 02 Plan	3	06/09/24
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DA25.002	Photomontage 03	3	06/09/24



Autodesk Docs/1A Constitution Avenue/1A CONSTITUTION_BS_ARCH_R2023_DWG.rvt

1A Constitution Avenue
27 Vernon Circle, Canberra

DA
Cover Sheet

Revision	Date	Description	Initial	Checked
3	06/09/24	NCA Submission	BS	BS
2	11/07/24	NCA Submission	BS	BS
1	01/03/24	NCA Submission	BS	BS

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Checked	BS
Project no.	S12461
Status	NCA SUBMISSION
Plot Date	9/09/2024 5:27:31 PM
BIM	
Drawing no.	DA00.000
Revision	3

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**DA
Site Plan**



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1	01/03/24	NCA Submission	BS	BS

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Drawing no.	DA01.001	Revision 3

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**DA
Level 01 Plan**

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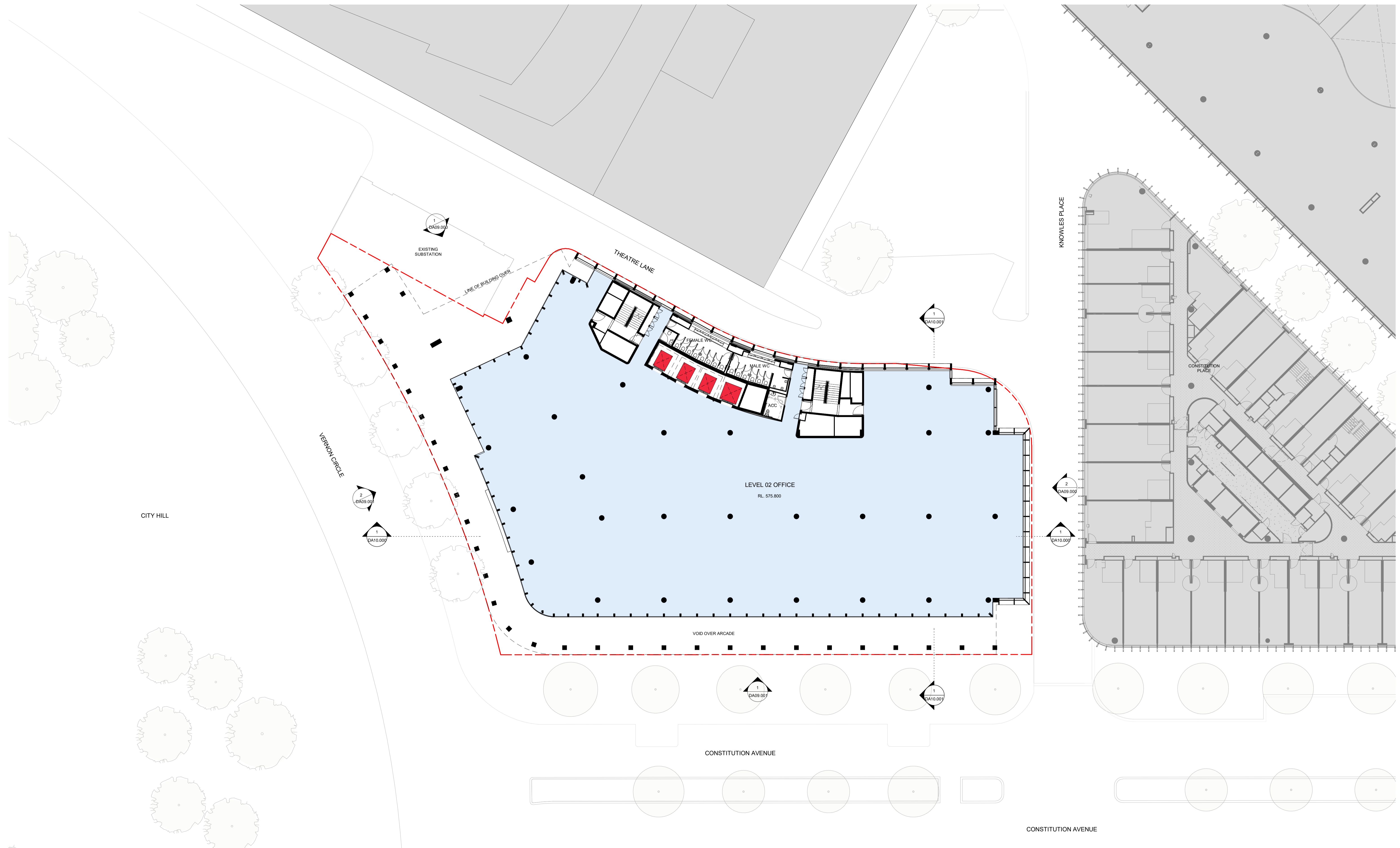
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Drawing no.	DA03.001	Revision 3

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**DA
Level 02 Plan**



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2	11/07/24	NCA Submission	BS	BS
1	01/03/24	NCA Submission	BS	BS

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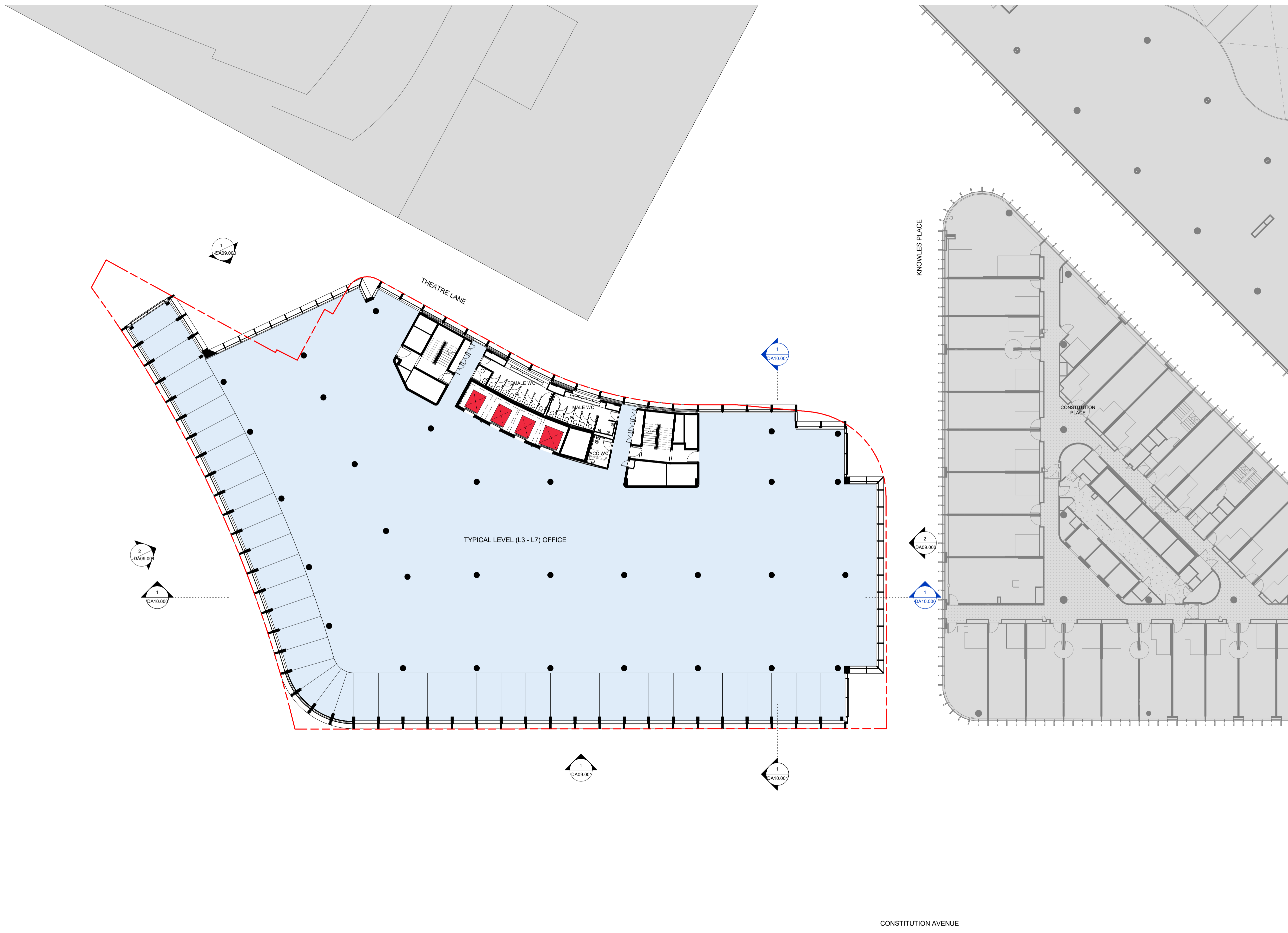
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1A Constitution Avenue
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DA
Typical Level Plan (L3 - L7)



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CONSTITUTION AVENUE

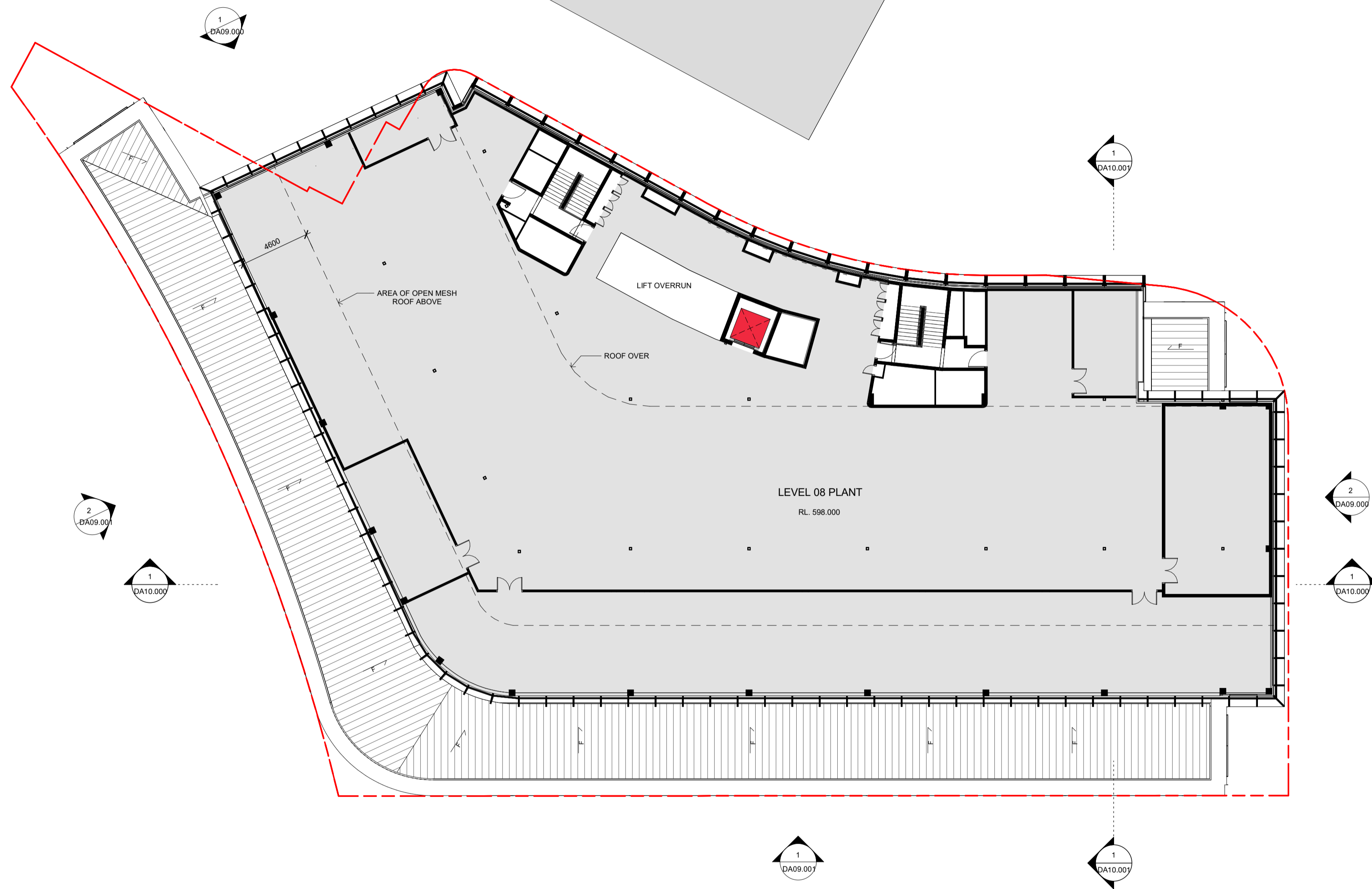
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Drawing no.	DA03.003	Revision 3

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DA
Level 08 Plan - Plant



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1	01/03/24	NCA Submission	BS	BS

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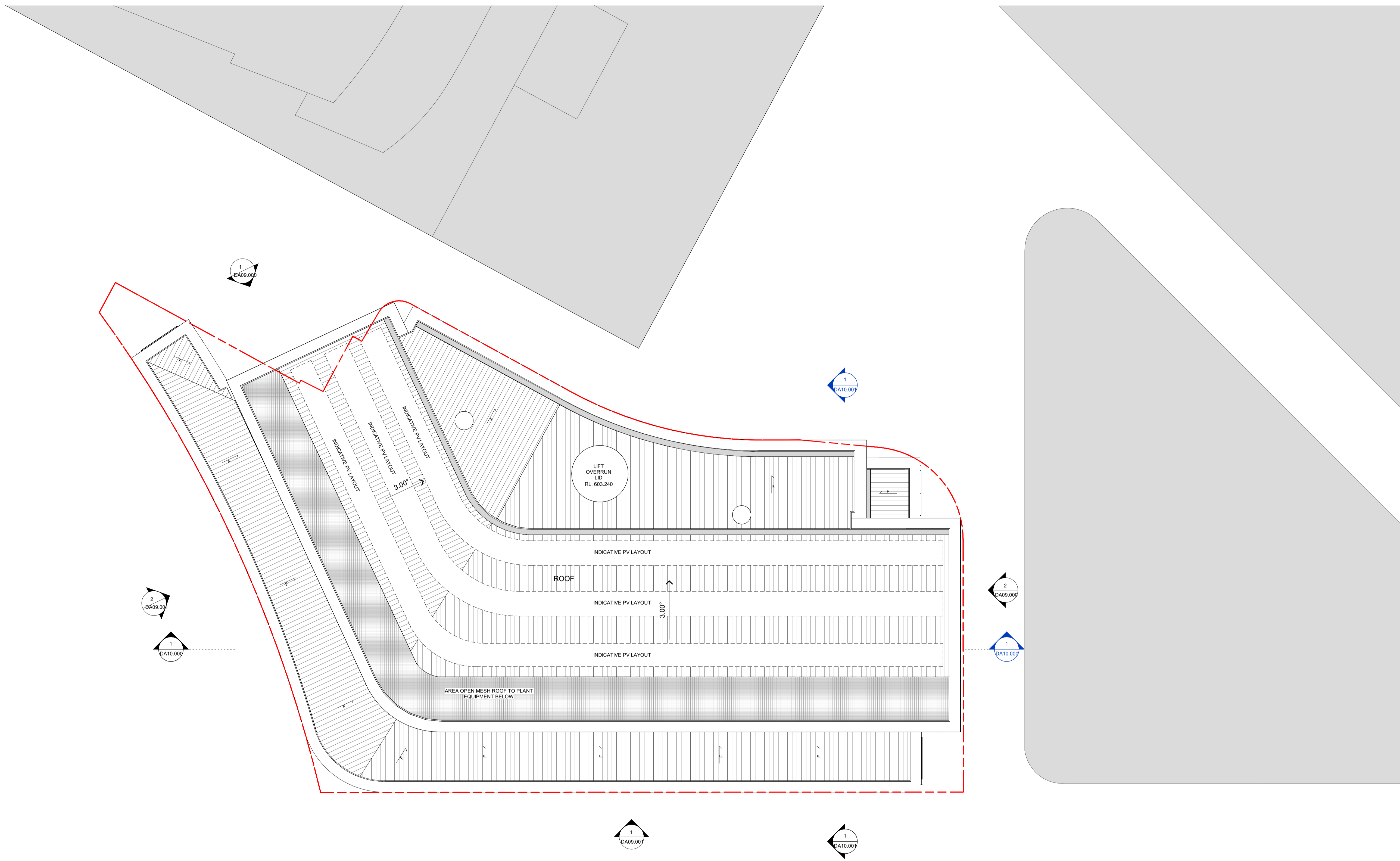
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DA
Roof Plan



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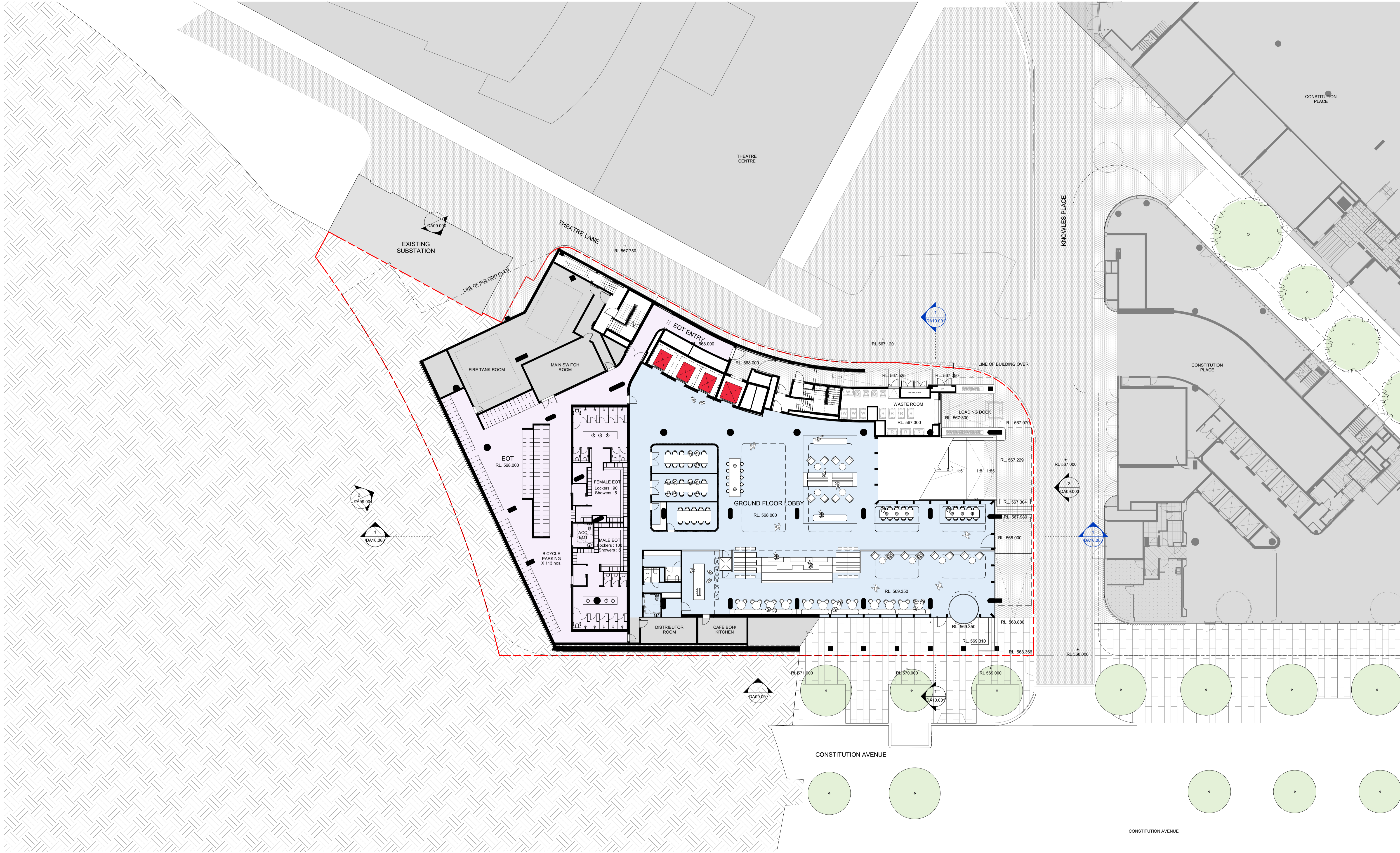
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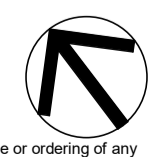


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DA
Ground Plan

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1	01/03/24	NCA Submission	BS	BS



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DA
Basement 01 Plan



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1	01/03/24	NCA Submission	BS	BS

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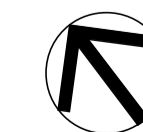
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DA
Basement 02 Plan



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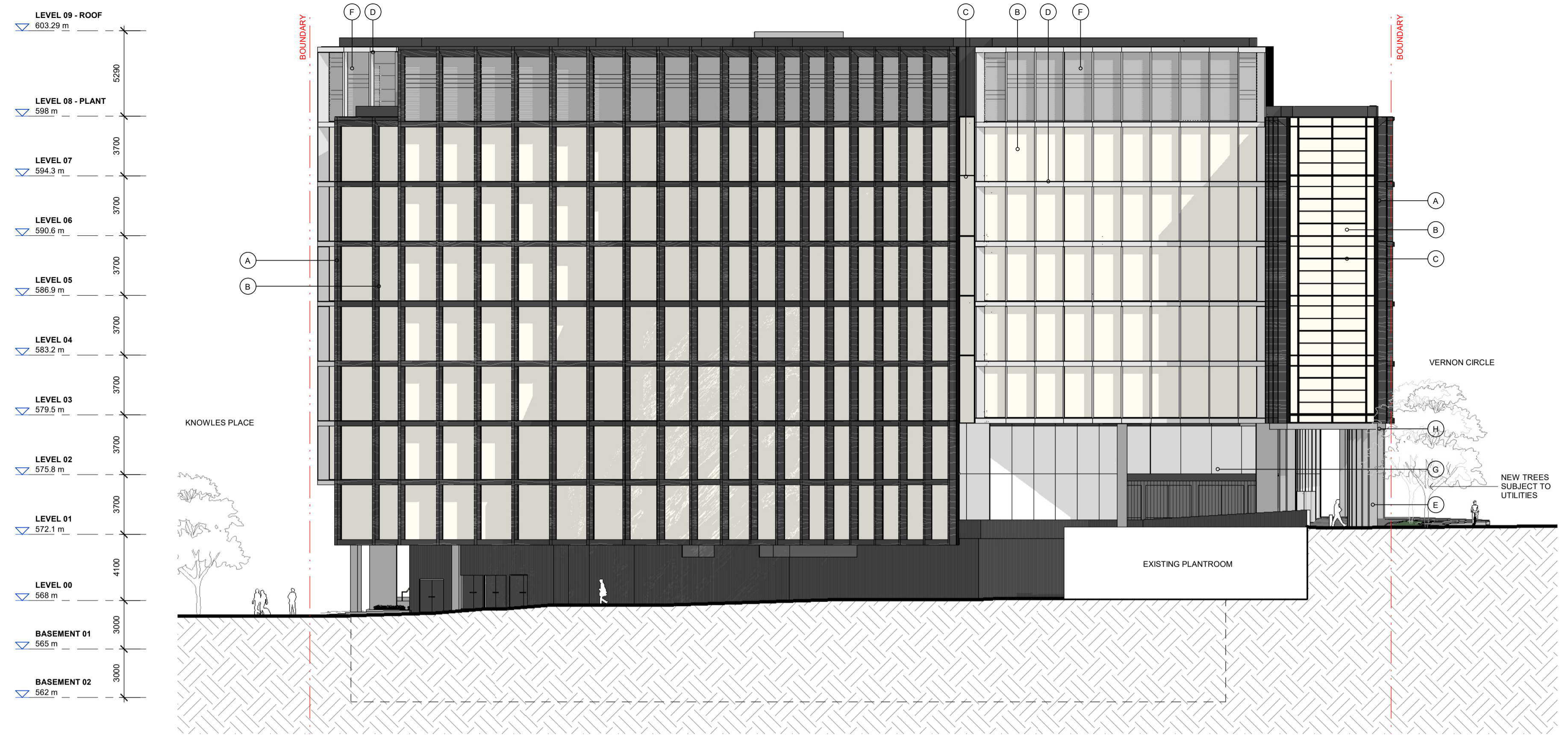
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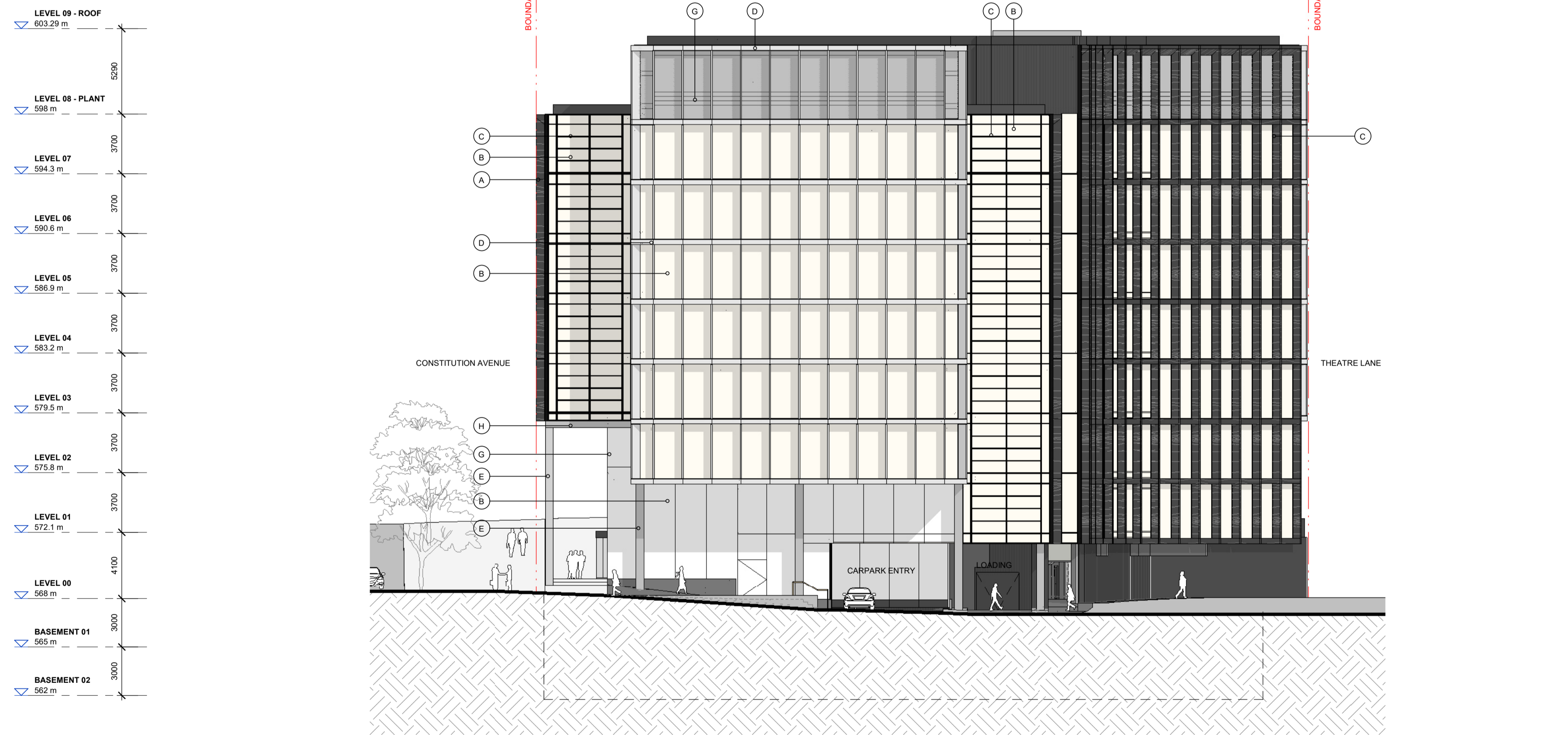
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BATESSMART



1 ELEVATION - NORTH
1 : 200



2 ELEVATION - EAST
1 : 200

Elevation Material Legend

A	Black Timber Look Fins, Curtain Wall Facade DGU
B	High VLT Low Iron Glazing
C	Dark Metal Window Frames
D	GRC Facade Mullions
E	Precast Concrete Column and Beam Colonnade
F	Architectural Louvred Facade, Dark Finish
G	Timber Lined Facade Mullion
H	Expressed Timber Lined Soffit
I	Dark Spandrel Glass

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DA
North & East Elevations

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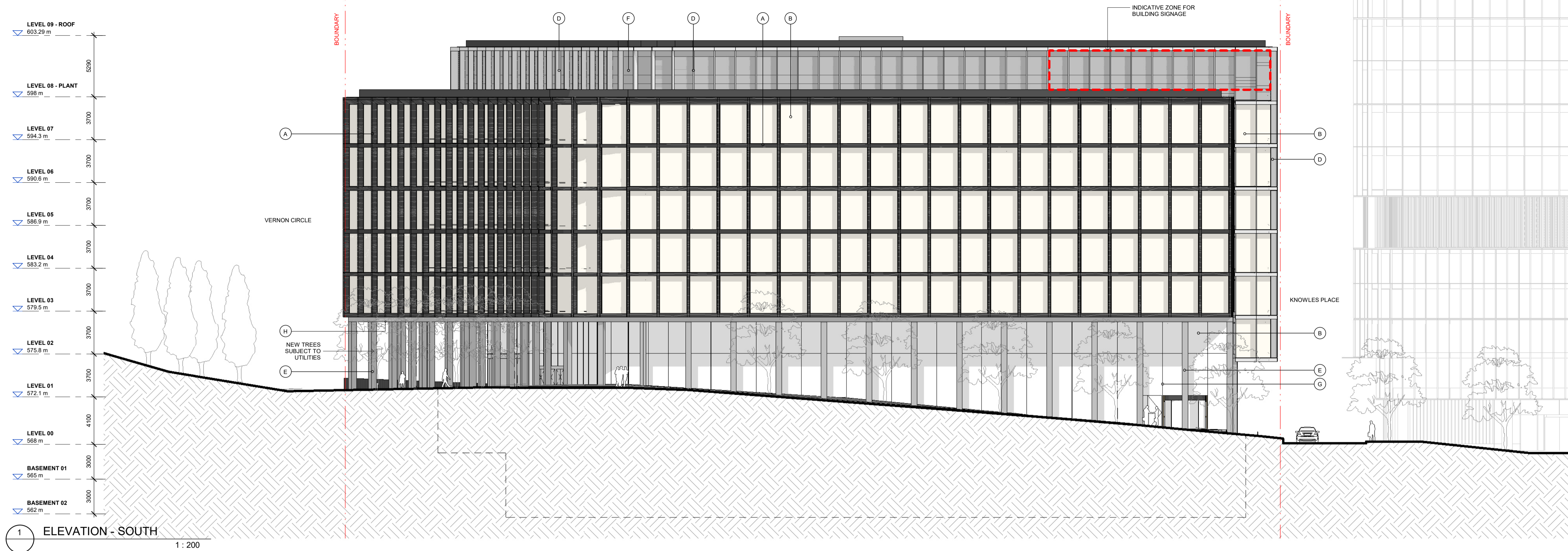
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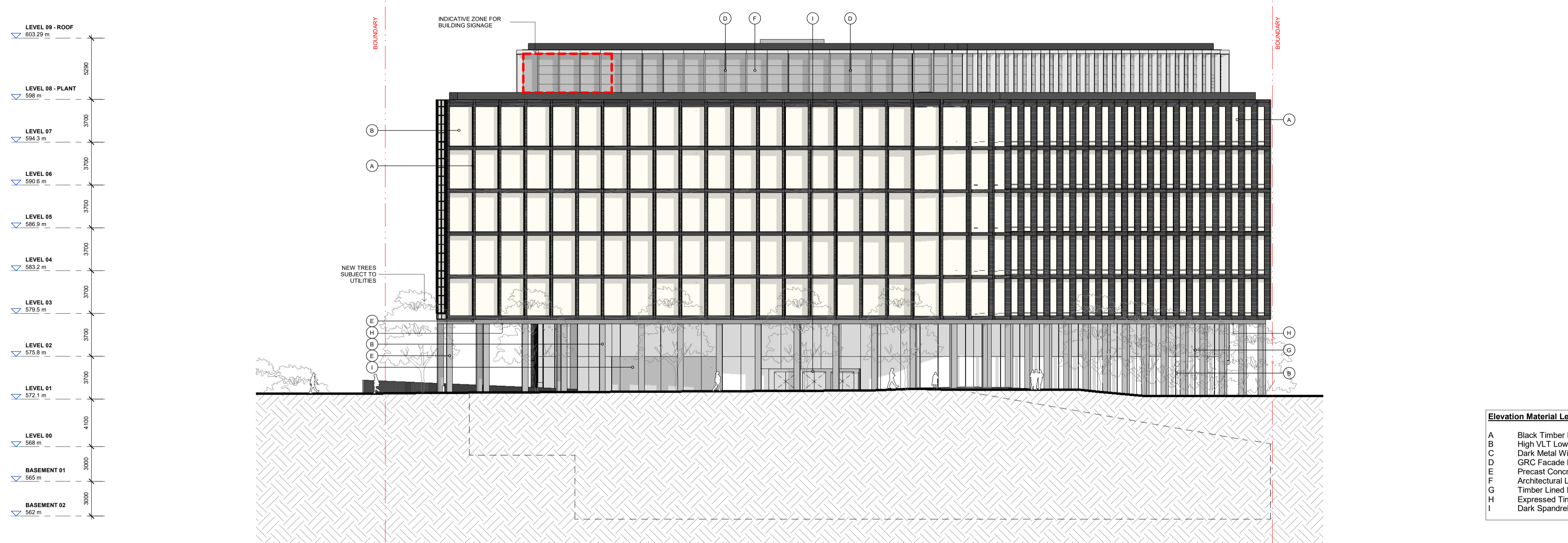
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1 ELEVATION - SOUTH 1:200



2 ELEVATION - WEST 1:200

Elevation Material Legend

A	Black Timber Look Fins, Curtain Wall Facade DGU
B	High VLT Low Iron Glazing
C	Dark Metal Window Frames
D	GRC Facade Mullions
E	Precast Concrete Column and Beam Colonnade
F	Architectural Louvred Facade, Dark Finish
G	Timber Lined Facade Mullion
H	Expressed Timber Lined Soffit
I	Dark Spandrel Glass

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DA
South & West Elevations

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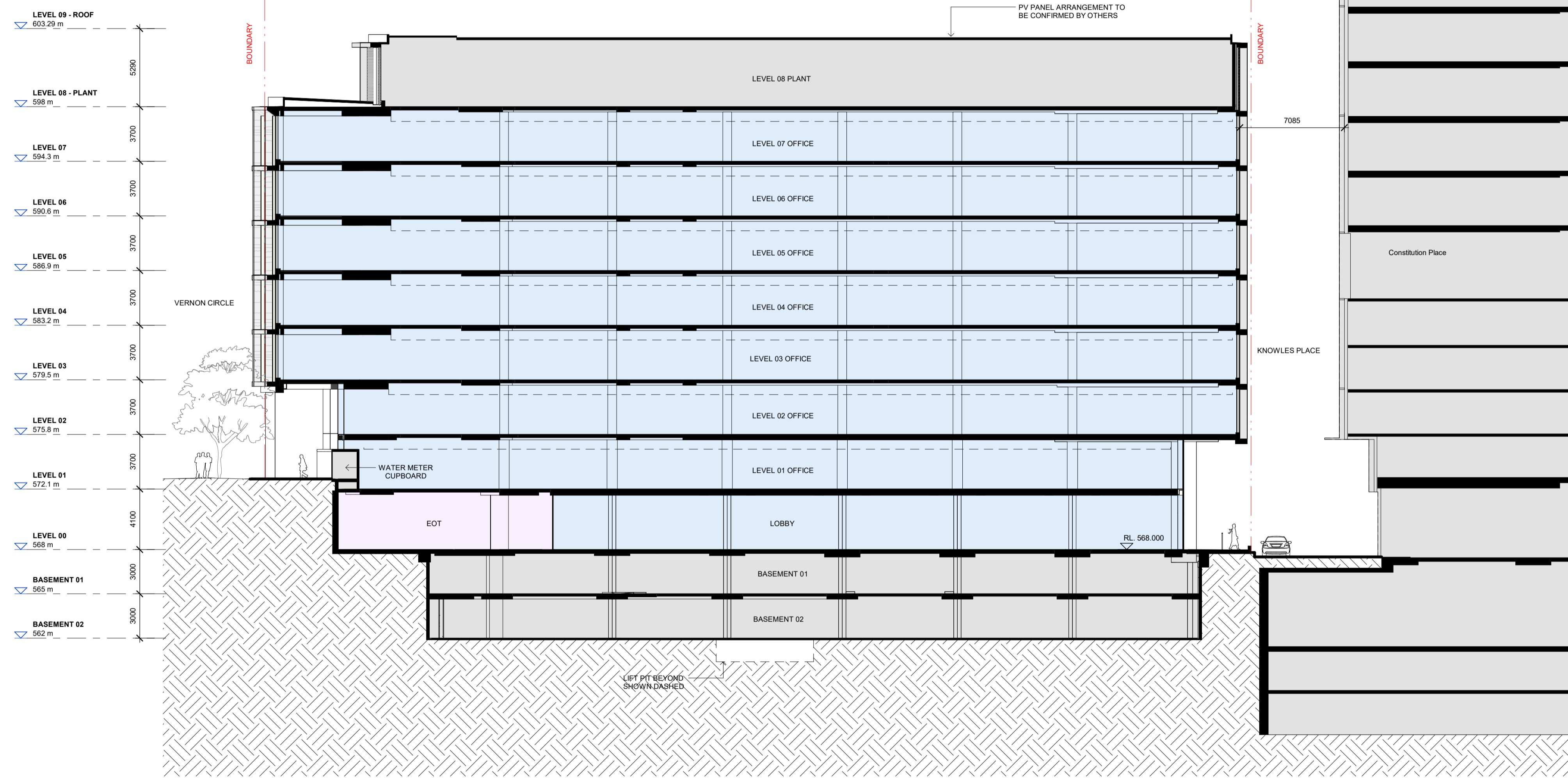
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DA
Section AA - East/West Section

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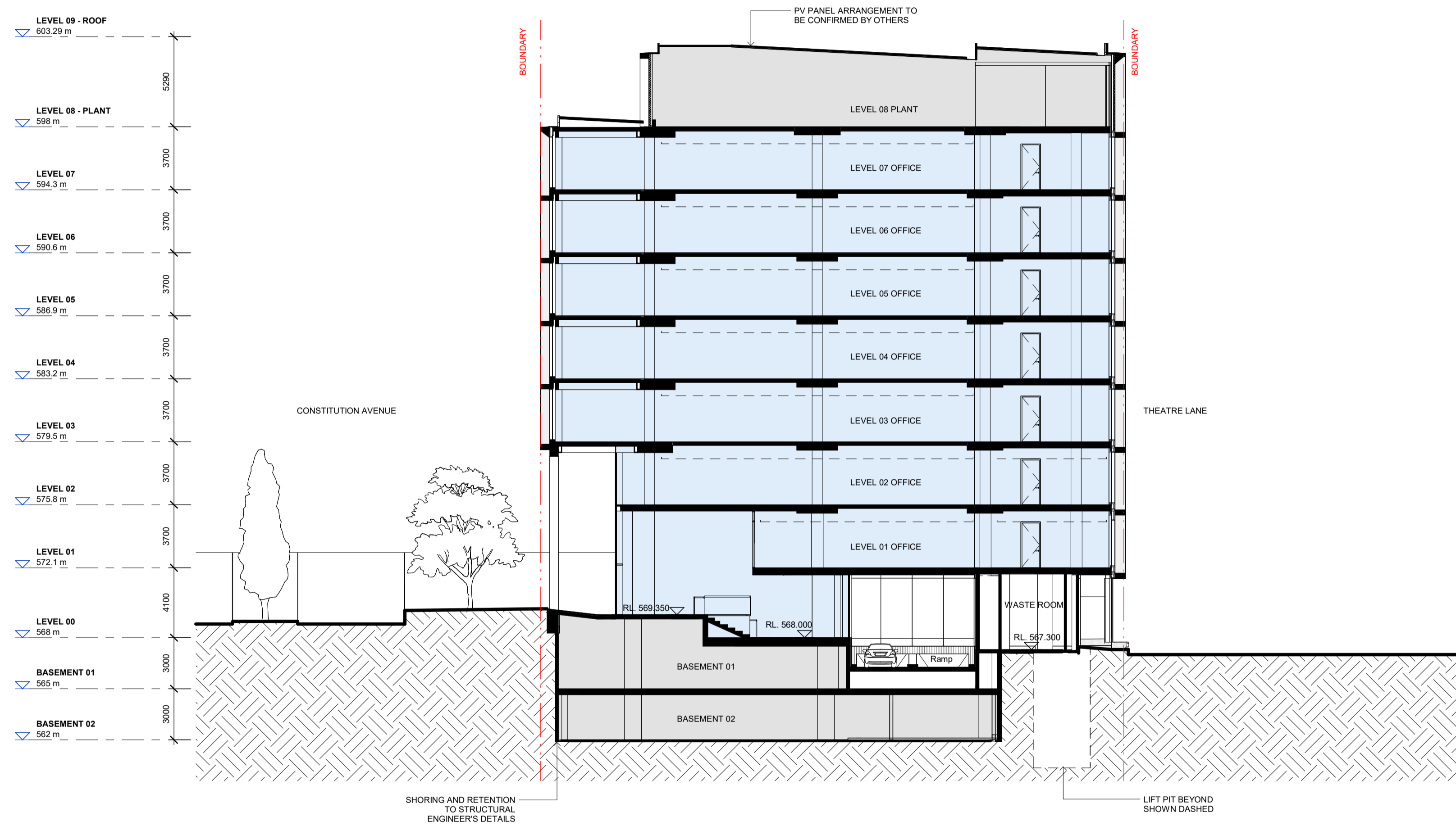
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Section BB - North/South Section

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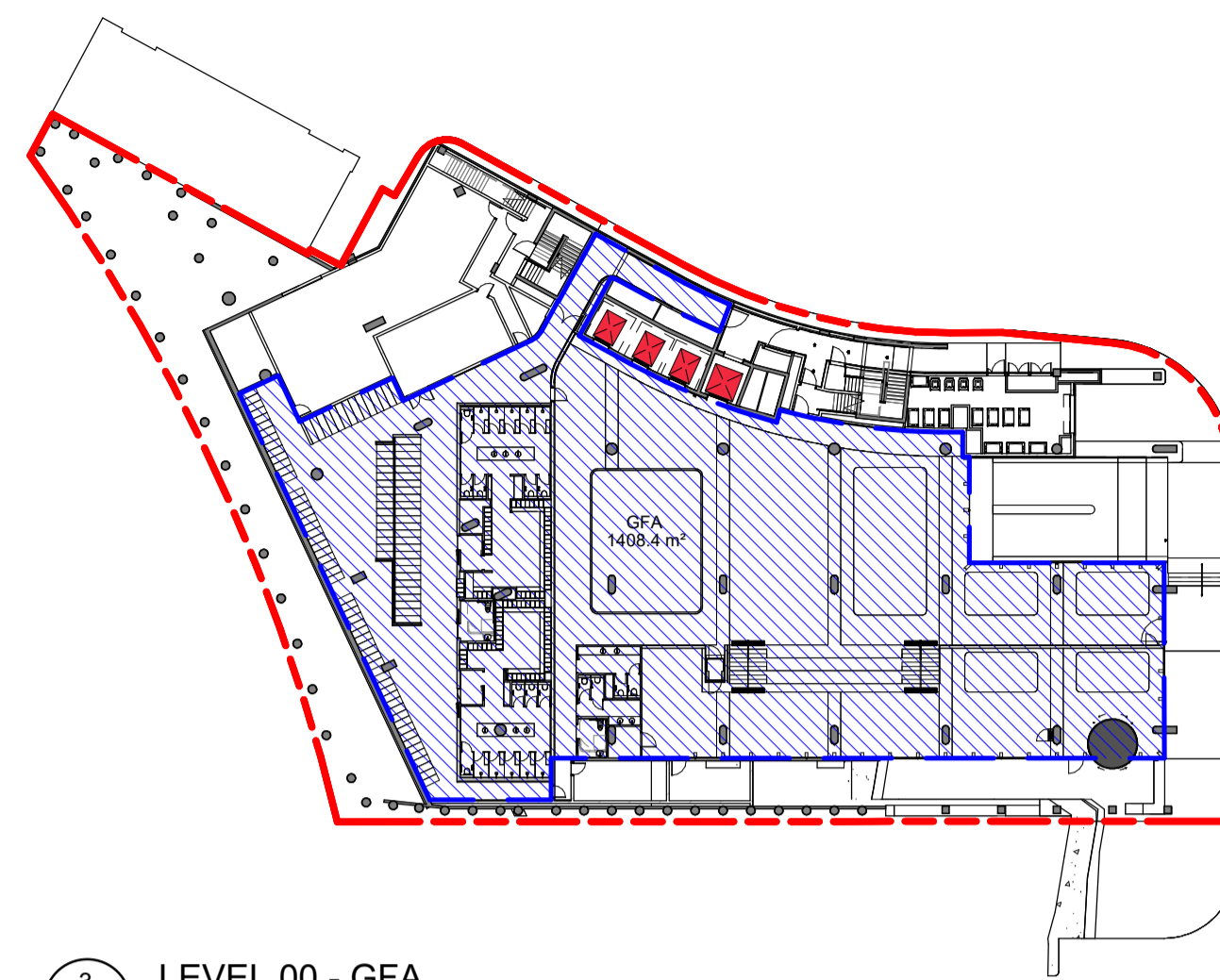
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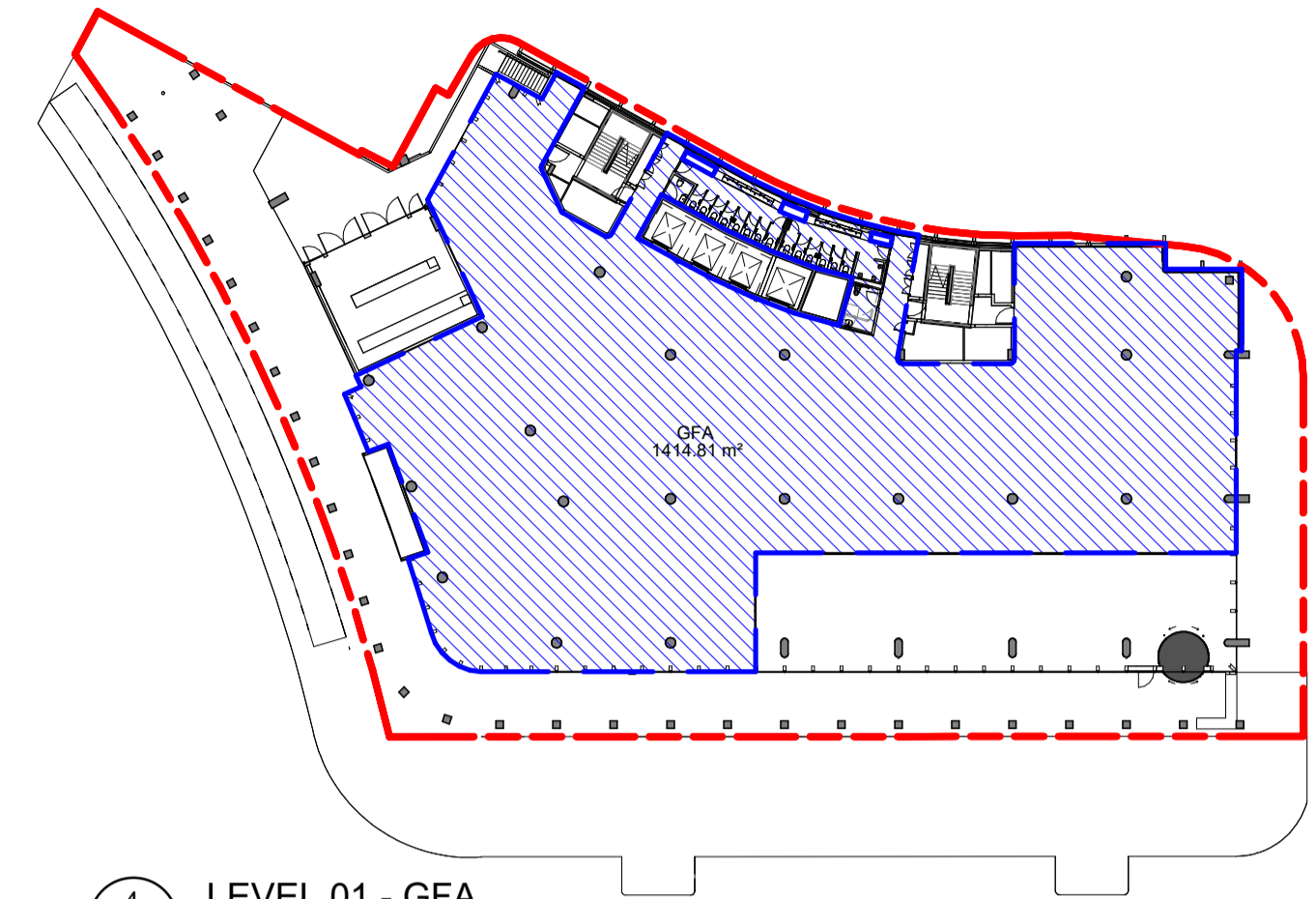
1 BASEMENT 02 - GFA 1: 500



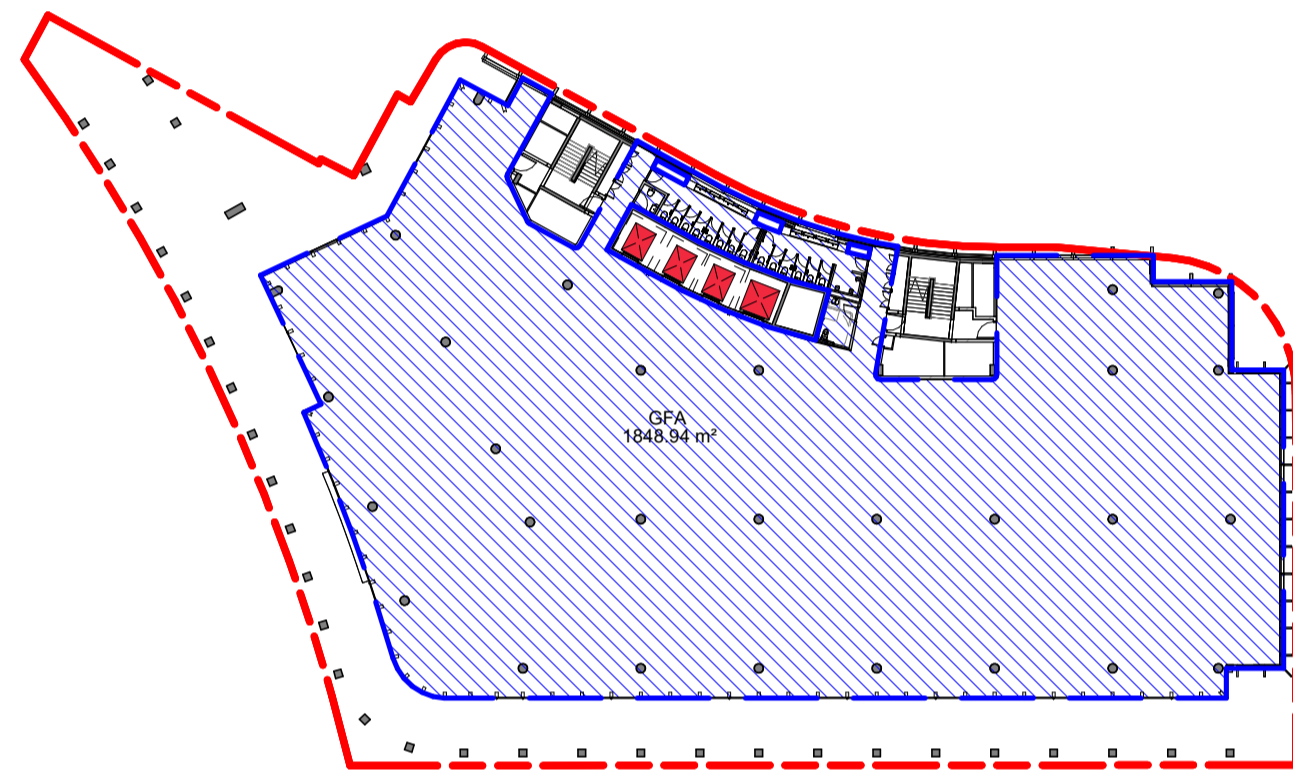
2 BASEMENT 01 - GFA 1: 500



3 LEVEL 00 - GFA 1: 500



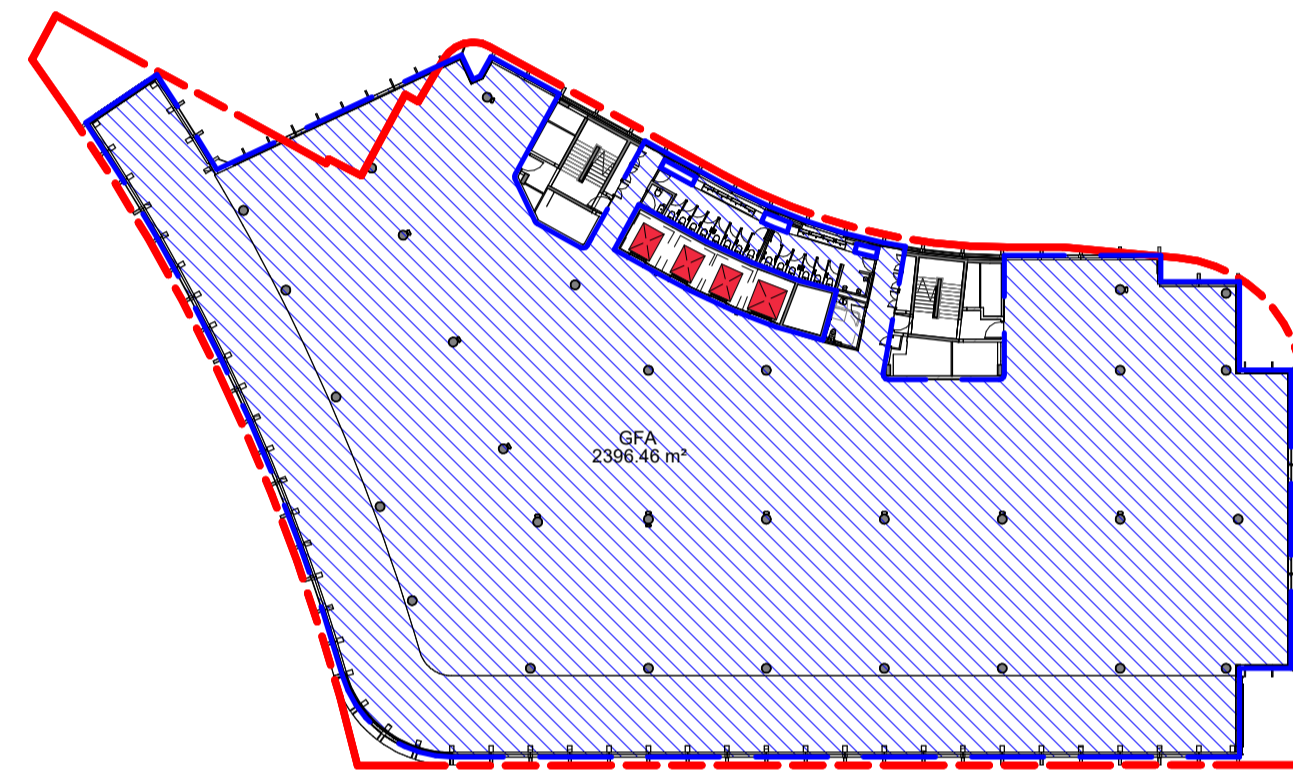
4 LEVEL 01 - GFA 1: 500



5 LEVEL 02 - GFA 1: 500



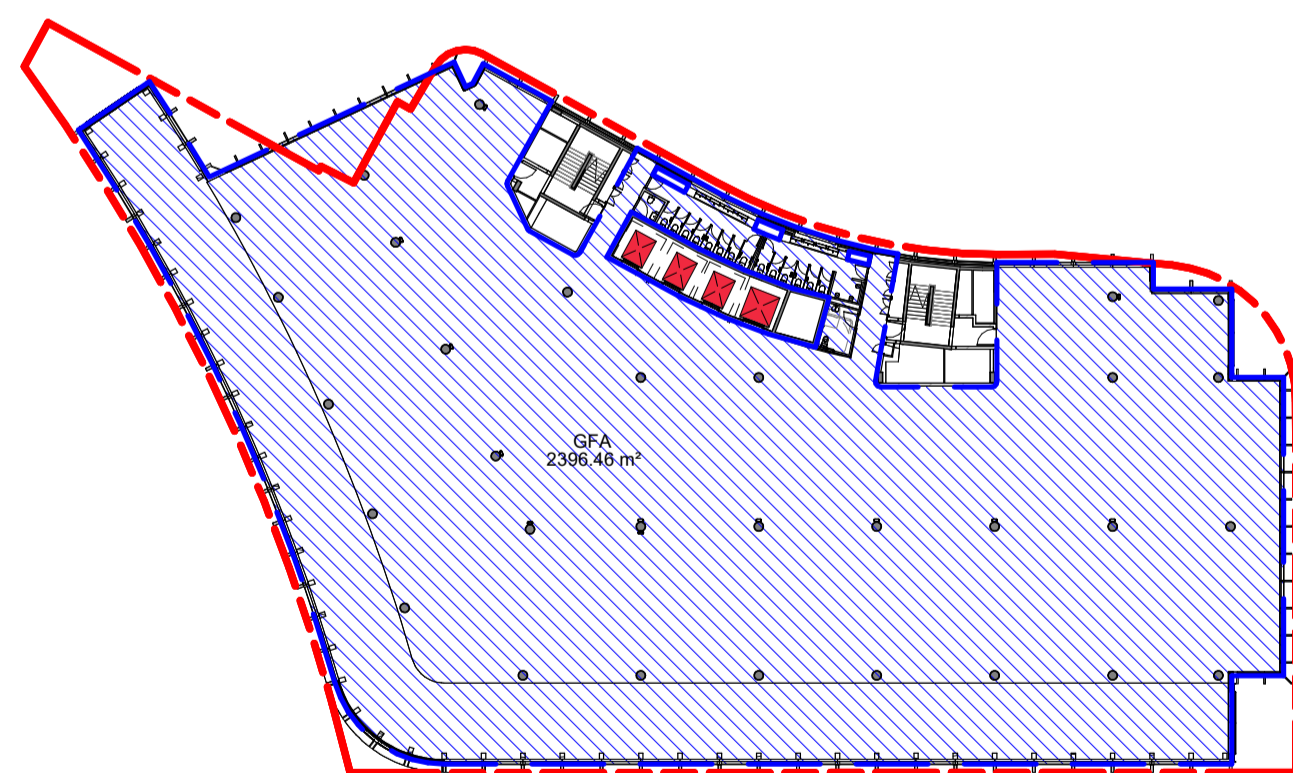
6 LEVEL 03 - GFA 1: 500



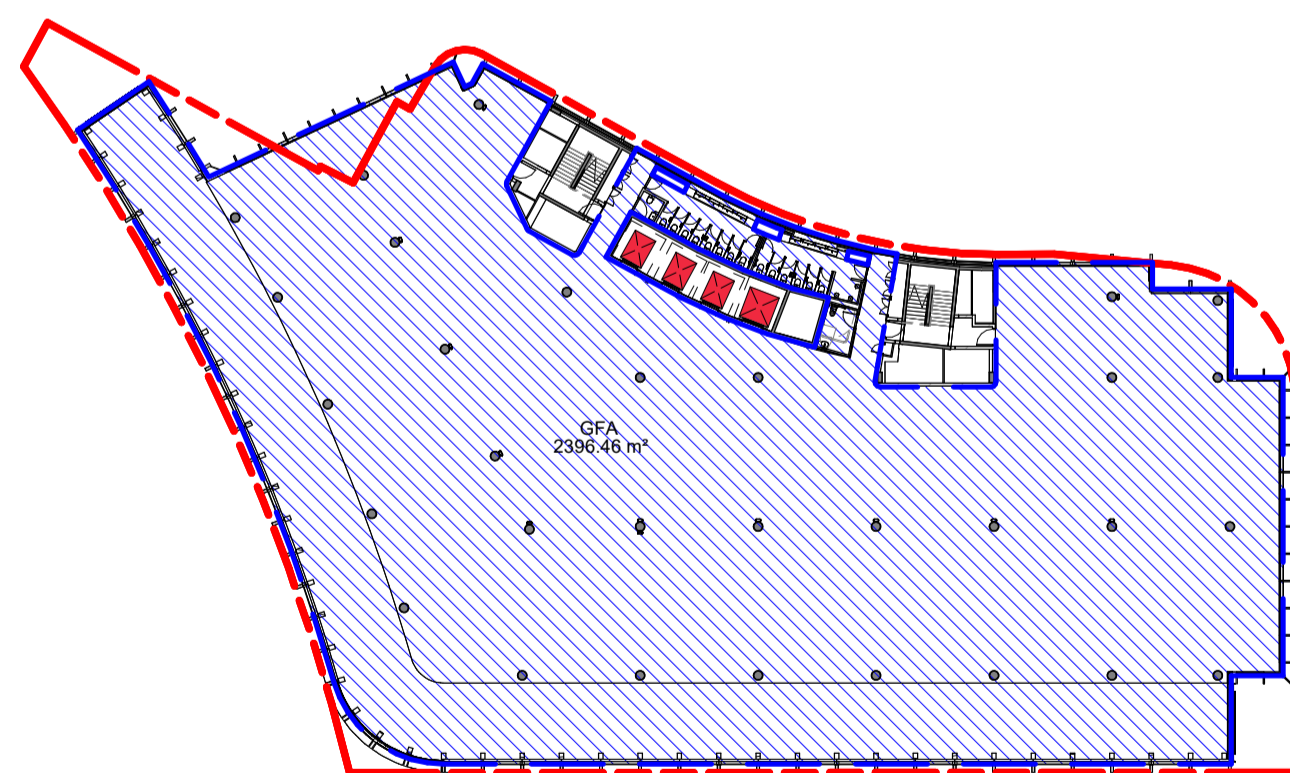
7 LEVEL 04 - GFA 1: 500



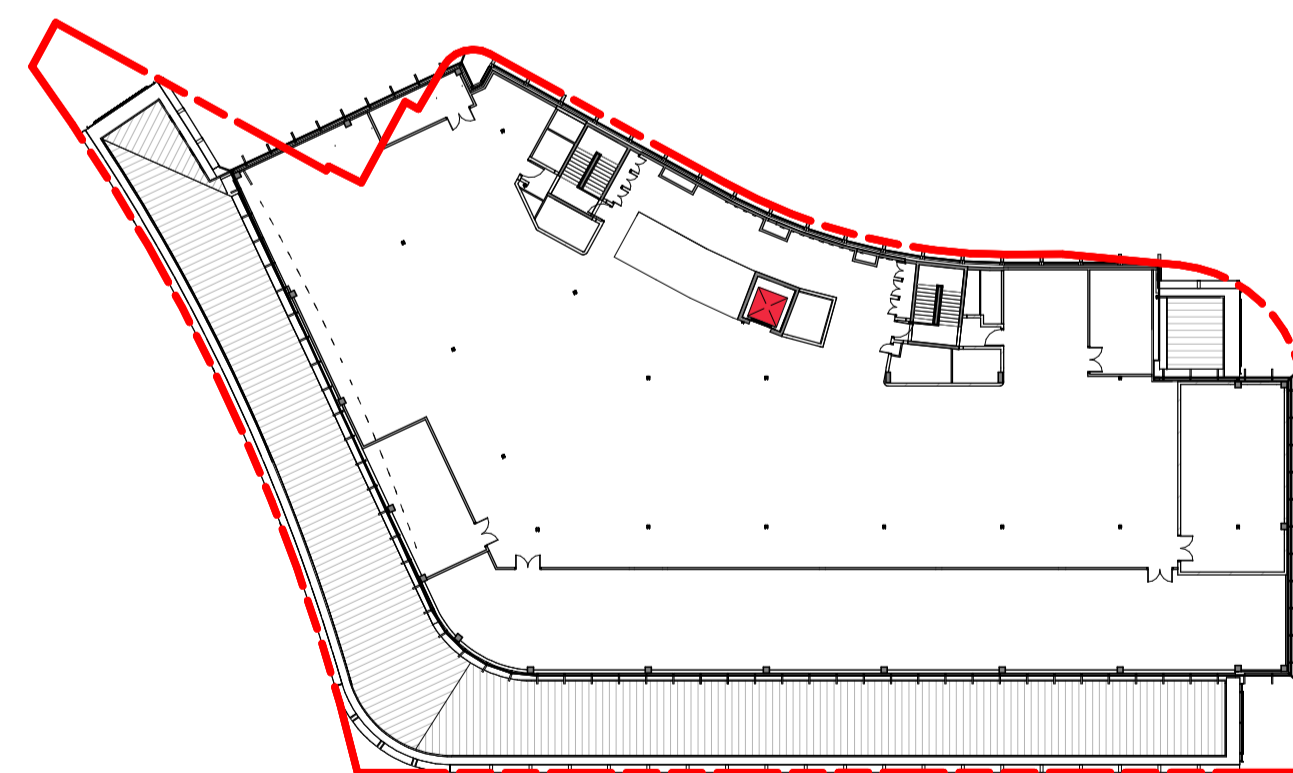
8 LEVEL 05 - GFA 1: 500



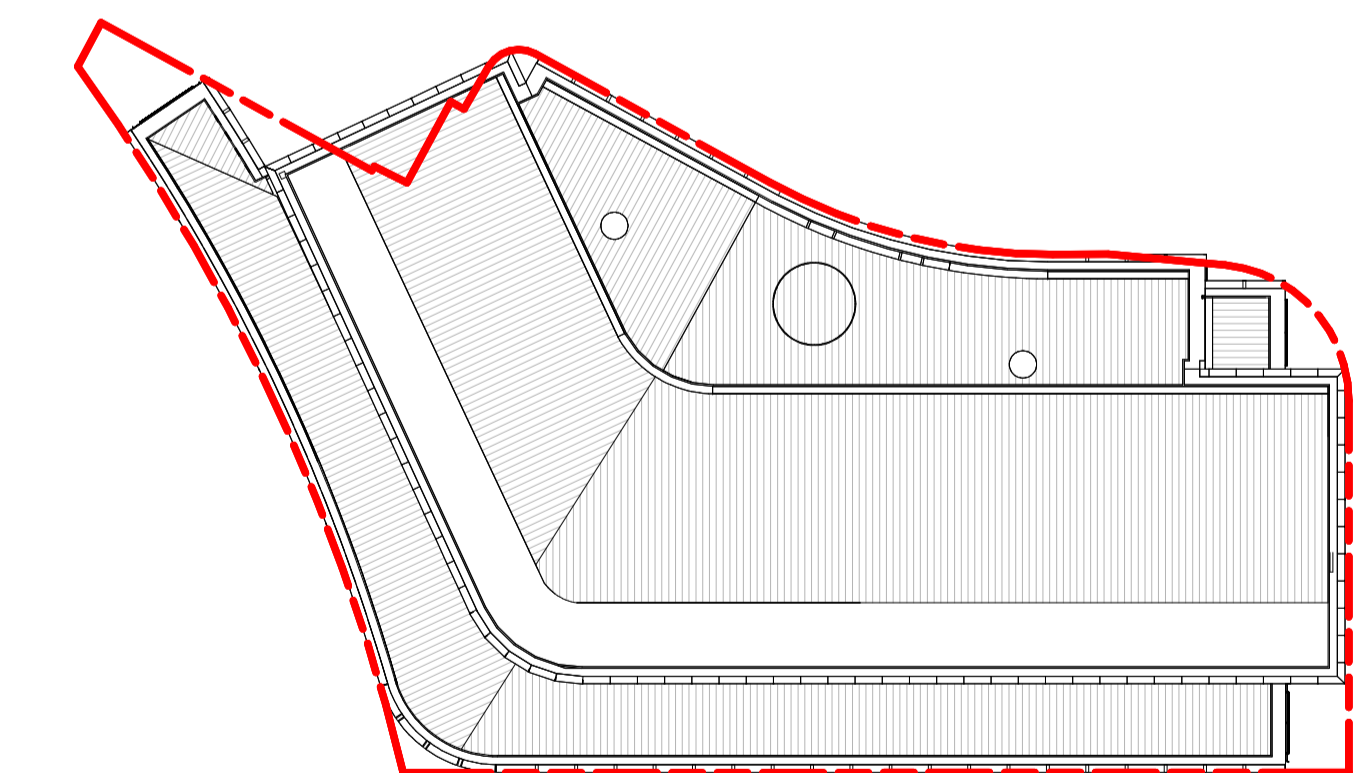
9 LEVEL 06 - GFA 1: 500



10 LEVEL 07 - GFA 1: 500



11 LEVEL 08 - PLANT - GFA 1: 500



13 LEVEL 09 - ROOF - GFA 1: 500

GFA - Gross Floor Area

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

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DA
GFA Diagrams

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
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Revision	Date	Description	Initial	Checked
3	06/09/24	NCA Submission	BS	BS
2	11/07/24	NCA Submission	BS	BS
1	01/03/24	NCA Submission	BS	BS

Scale	1: 500	@ A1
Drawn	BS	Checked BS
Project no.	S12461	
Status	NCA SUBMISSION	
Plot Date	6/09/2024 4:02:17 PM	
BIM		
Drawing no.	DA22.001	Revision 3

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Photomontage 01

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Revision	Date	Description	Initial	Checked
3	06/09/24	NCA Submission	BS	BS
2	11/07/24	NCA Submission	BS	BS
1	01/03/24	NCA Submission	BS	BS

Scale	@ A1
Drawn	BS
Checked	BS
Project no.	S12461
Status	NCA SUBMISSION
Plot Date	9/09/2024 5:27:33 PM
BIM	
Drawing no.	DA25.000
Revision	3

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Photomontage 02**

Revision	Date	Description	Initial	Checked
3	06/09/24	NCA Submission	BS	BS
2	11/07/24	NCA Submission	BS	BS
1	01/03/24	NCA Submission	BS	BS

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Scale	@ A1
Drawn	BS
Checked	BS
Project no.	S12461
Status	NCA SUBMISSION
Plot Date	9/09/2024 5:27:35 PM
BIM	
Drawing no.	DA25.001
Revision	3

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DA
Photomontage 03

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Revision	Date	Description	Initial	Checked
3	06/09/24	NCA Submission	BS	BS
2	11/07/24	NCA Submission	BS	BS
1	01/03/24	NCA Submission	BS	BS

Scale	@ A1
Drawn	BS Checked BS
Project no.	S12461
Status	NCA SUBMISSION
Plot Date	6/09/2024 4:03:36 PM
BIM	
Drawing no.	DA25.002
Revision	3

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