

3D MODEL - EXTERNAL FACADES ONLY

LOOKING APPROX SOUTH EAST

## SURVEY INFORMATION

- 1. DATE OF SURVEY 24/04/24
- 2. SURVEY IS BASED ON MGA 2020 GROUND COORDINATE SYSTEM
- 3. ORIGIN OF COORDINATES IS SSM 168510 MGA COORDINATES
  - E 301857.168 N 6560214.408
- 4. SURVEY IS BASED ON AHD LEVEL DATUM ORIGIN OF LEVELS IS SSM 168510
  - RL 396.712
- MGA AND ISG CO-ORDINATE SYSTEMS ARE BASED ON A MATHEMATICAL EARTH MODEL AND SUBJECT TO VARIABLE SCALE FACTORS.
  DISTANCES CALCULATED FROM CO-ORDINATES MAY VARY SIGNIFICANTLY FROM GROUND MEASUREMENTS. IF FURTHER CLARIFICATION
  IS REQUIRED PLEASE CONTACT MONTEATH AND POWYS.

## **IMPORTANT NOTES**

- 1. ESTIMATED ACCURACY OF SURVEY +/- 10mm
  - a. POINT CLOUD +/- 10 mm

- a. Point Cloud +/- 10 mm
  b. MODELLING +/- 10 mm
  c. THIS PLAN IN POF FORMAT

  3. SURVEY COMPLETED USING LASER SCANNING METHODS.

  4. LASER SCANNING IS A LINE OF SIGHT TOOL, ANY DIRT, DEBRIS OR OTHER OBSTRUCTIONS ONSITE WILL BE RECORDED IN THE POINT CLOUD AND MAY IMPACT ON THE ACCURACY OF THE FINAL MODEL.

  5. THE POINT CLOUD IS THE FINAL SURVEY DELIVERABLE AND MUST BE REFERENCED PRIOR TO FINAL DESIGN.

  6. REVIT MODEL IS BASED ON LOD200. NO MODELLING HAS BEEN UNDERTAKEN OF
  a. ELECTRICAL + FITTINGS
  b. PLUMBING FITTINGS + FIXTURES

  8. EXTERIOR WALLS MODELLED ONLY FOR ELEVATION PURPOSES. WALL DETAILS HAVE BEEN ASSUMED. EXTERIOR WALLS ARE REPRESENTED BY A NOMINAL THICKNESS. FURTHER INVESTIGATION IS REQUIRED PRIOR TO FINAL DESIGN.

  9. NO INVESTIGATION HAS BEEN COMPLETED INSIDE WALLS, FLOOR + CEILING CAVITIES.

  10. NO MODELLING OF MATERIALS & FINISHES HAVE BEEN UNDERTAKEN. ALL SURFACES SHOWN AS DEFAULT MATERIAL.

  11. AREAS OF THE ROOF PROFILE AND ROOFING FEATURES ARE OF REDUCED ACCURACY DUE TO LIMITED ACCESS.

  12. NATURAL SURFACE LEVEL SHOWN IN ELEVATIONS IS A VISUAL REPRESENTATION ONLY.

  13. NO INVESTIGATION HAS BEEN COMPLETED REGARDING INTERNAL FLOOR LEVELS. LEVELS SHOWN ON ELEVATIONS ARE EXTERNAL REFERENCES AT CLADDING JOINS, SHOWN FOR VISUAL REPRESENTATION ONLY.

  14. NO INVESTIGATION INTO SUBTERRANEAN OR ENCROACHMENTS OF FEATURES SUCH AS FOOTINGS HAS BEEN UNDERTAKEN.

  15. FOOTINGS HAVE BEEN SHOWN TO EXTEND A NOMINAL DISTANCE BELOW GROUND. THIS HAS NOT BEEN SURVEYED.

  16. NO MODELLING OF SIGNAGE HAS BEEN COMPLETED.

  17. ALL WALL DIMENSIONS AND THICKNESS MUST BE VERIFIED ONSITE, PRIOR TO ANY DETAIL DESIGN OR CONSTRUCTION.

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  17. ALL WALL DIMENSIONS AND THICKNESS MUST BE VERIFIED ONSITE, PRIOR TO ANY DETAIL DESIGN OR CONSTRUCTION.

  18. ADDITIONAL MODELLING, DATA EXTRACTION AND CLASH ANALYSIS IS AVAILABLE ON REQUEST.

  19. THIS PLAN MUST REMAIN UNALTERED AS ISSUED BY MONTEATH AND POWYS. ALTERING ANY PART OF THIS PLAN DESTROYS THE INTEGRITY OF THE PLAN. ANY REVISIONS REQUESTED MUST BE ISSUED BY MONTEATH AND POWYS.

  20. THESE NOTES FORM AN INTEGRAL PART OF THIS PLAN. REPRODUCTION OF THIS PLAN OR ANY PART OF THIS PLAN WITHOUT THESE NOTES BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH REPRODUCTION INVALID AND NOT SUITABLE FOR USE.



**KEY PLAN** NOT TO SCALE

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PLANNING PROJECT MANAGEMENT SURVEYING 3D SPATIAL

monteathpowys.com.au P (02) 4926 1388



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NORTH ELEVATION NO SCALE

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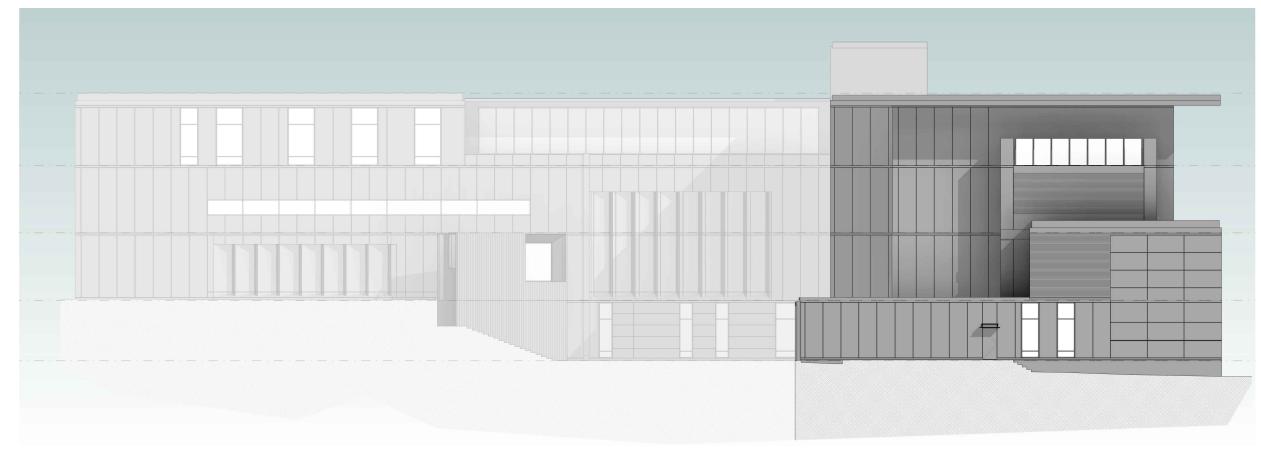


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