

IVE GROUP SYDNEY

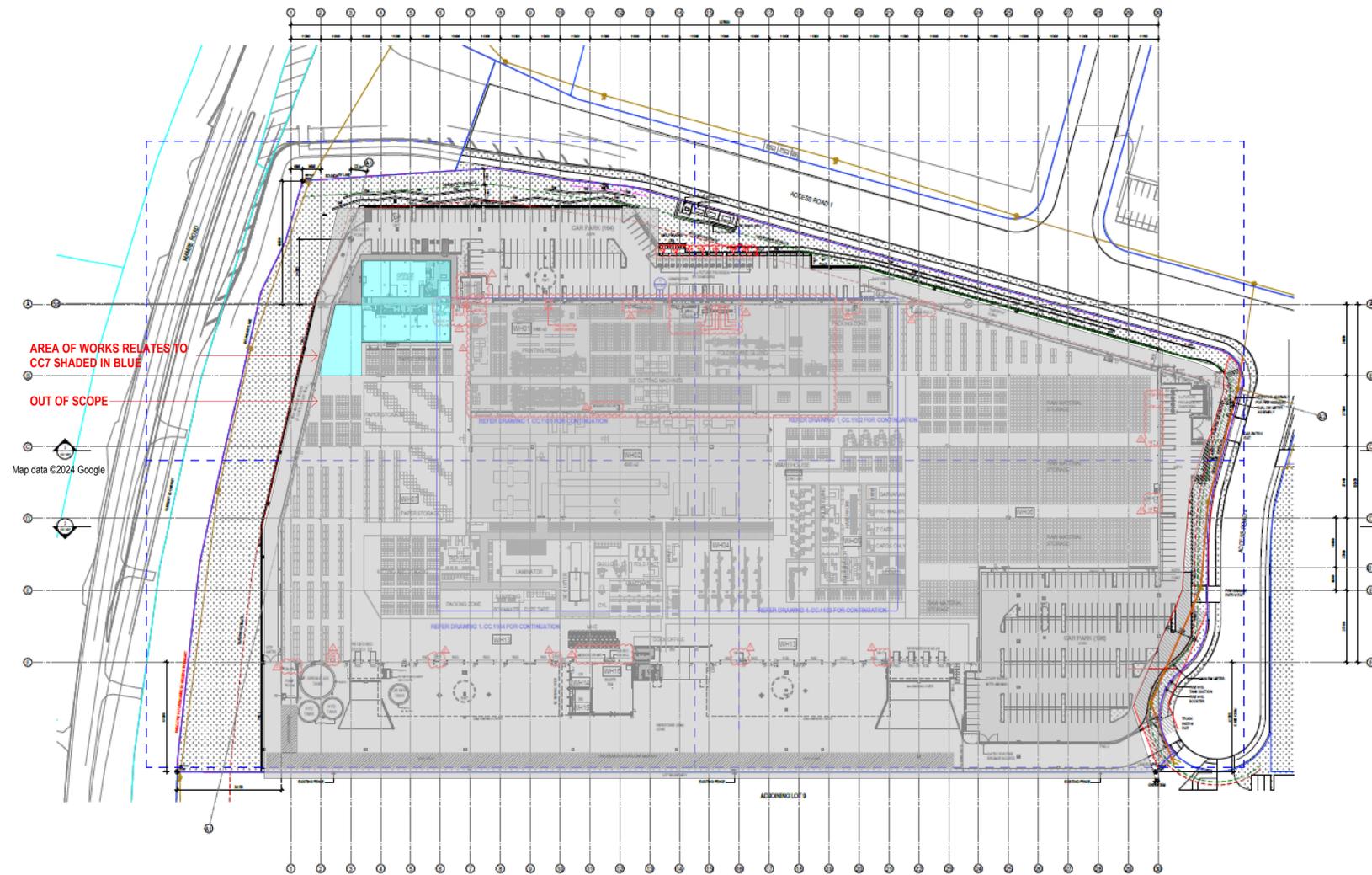
LOT 8, 804-882 MAMRE RD
KEMPS CREEK, NSW

ISSUED FOR CONSTRUCTION

General Notes:
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Consultants:

VICINITY PLAN:



PROJECT INFORMATION:

PROJECT: IVE GROUP - SYD
CLIENT: IVE GROUP
ADDRESS: LOT 8, 804 - 882 MAMRE RD KEMPS CREEK, NSW
NO. OF FLOORS: 02
BUILDING USE CLASS: 05
EXTENT OF PROJECT: LEVEL GF-1
TOTAL PROJECT AREA: 1900 SQM
PROJECT DESCRIPTION: OFFICE FITOUT

PROJECT CONSULTANTS

BUILDING SERVICES SPECIALIST: ASTON CONSULTING
L13, 175 PITT STREET SYDNEY
STRUCTURAL SPECIALIST: NORTHROP
L10, 400 GEORGE STREET SYDNEY
LIGHTING SPECIALIST: ASTON CONSULTING
L13, 175 PITT STREET SYDNEY

DOCUMENT INDEX:

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CONSTRUCTION CERTIFICATE
Approved Plans & Specifications relating to:
Date Approved: 05 February 2026
Certificate No.: CC - 26005
BLACKETT MAGUIRE + GOLDSMITH

REV	DESCRIPTION	DATE	BY	CHK
2	Issue for Construction	21.01.26	LM	CS
1	Issue for Construction	21.11.25	LM	AC
A	Issue for Tender	29.10.25	LM	AC

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Client / Project Name / Address:

IVE GROUP SYDNEY
LOT 8, 804-882 MAMRE RD
KEMPS CREEK, NSW

Drawing Title:

COVER SHEET

Status:

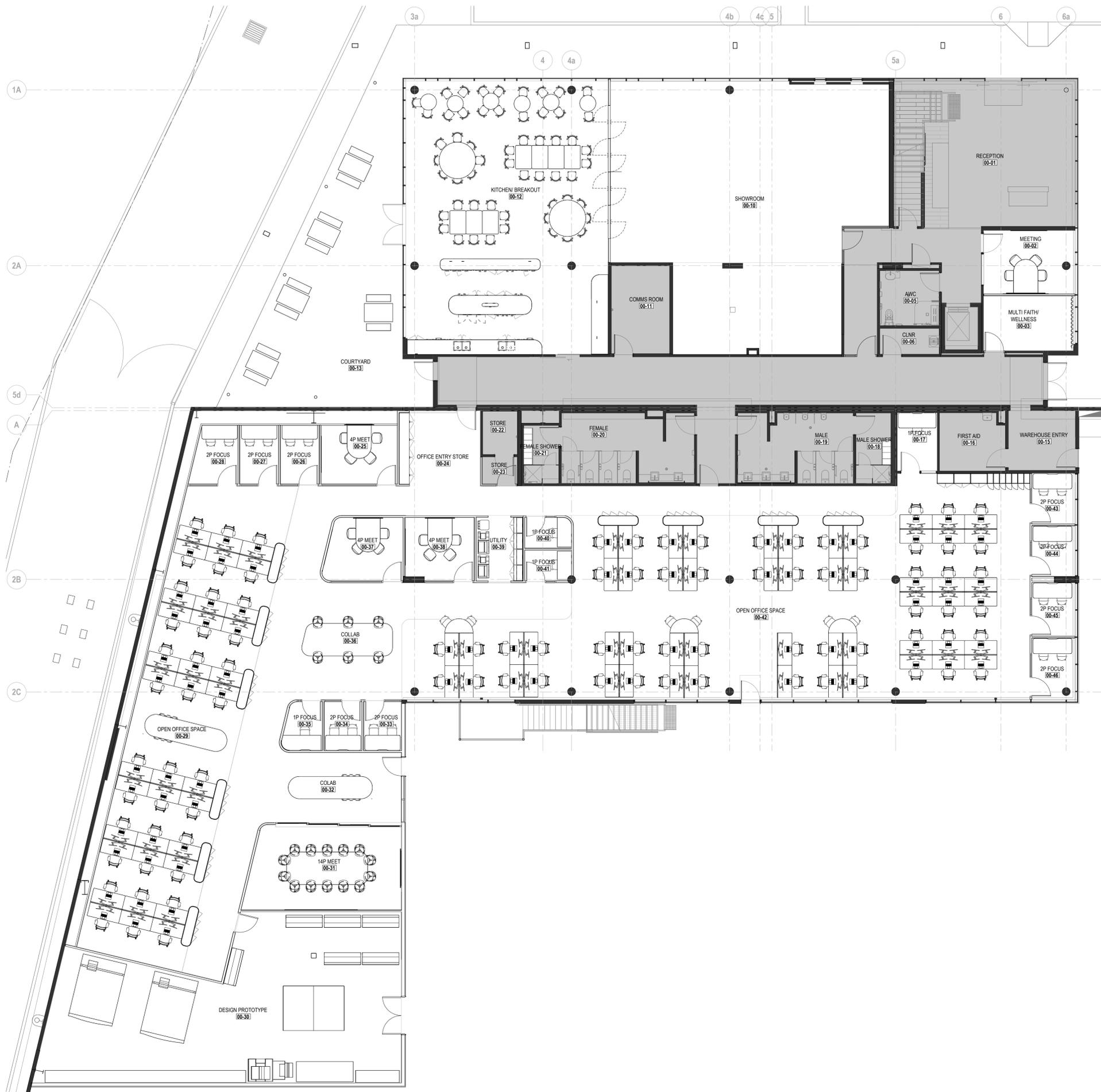
ISSUED FOR CONSTRUCTION

Drawn By: LM Checked By: AI
Scale: As indicated AT A1 Date: 07.11.25

Project Number: **SYD-00612**

Drawing Number: Revision:

IA-000 2
of 200



GENERAL LEGEND:

RM-NAME [RM-#] SOM	ALLOCATED ROOM NUMBER
	OUT OF SCOPE
	BASE BUILDING / EXISTING WALLS

ROOM SCHEDULE - GROUND

ROOM NO.	ROOM NAME	NOM. AREA
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GROUND FFL

00-01	RECEPTION	65 m ²
00-02	MEETING	15 m ²
00-03	MULTI FAITH/ WELLNESS	13 m ²
00-05	AWC	8 m ²
00-06	CLNR	4 m ²
00-10	SHOWROOM	156 m ²
00-11	COMMS ROOM	12 m ²
00-12	KITCHEN/ BREAKOUT	137 m ²
00-13	COURTYARD	93 m ²
00-15	WAREHOUSE ENTRY	10 m ²
00-16	FIRST AID	9 m ²
00-17	1P FOCUS	6 m ²
00-18	MALE SHOWER	6 m ²
00-19	MALE	19 m ²
00-20	FEMALE	22 m ²
00-21	FEMALE SHOWER	5 m ²
00-22	STORE	4 m ²
00-23	STORE	2 m ²
00-24	OFFICE ENTRY STORE	20 m ²
00-25	4P MEET	11 m ²
00-26	2P FOCUS	5 m ²
00-27	2P FOCUS	5 m ²
00-28	2P FOCUS	6 m ²
00-29	OPEN OFFICE SPACE	183 m ²
00-30	DESIGN PROTOTYPE	123 m ²
00-31	14P MEET	31 m ²
00-32	COLAB	23 m ²
00-33	2P FOCUS	4 m ²
00-34	2P FOCUS	4 m ²
00-35	1P FOCUS	4 m ²
00-36	COLLAB	28 m ²
00-37	4P MEET	11 m ²
00-38	4P MEET	10 m ²
00-39	UTILITY	7 m ²
00-40	1P FOCUS	3 m ²
00-41	1P FOCUS	3 m ²
00-42	OPEN OFFICE SPACE	293 m ²
00-43	2P FOCUS	5 m ²
00-44	2P FOCUS	5 m ²
00-45	2P FOCUS	5 m ²
00-46	2P FOCUS	6 m ²

Key Plan:

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 Date Approved: **05 February 2026**
 Certificate No.: **CC - 2 6 0 0 5**
BLACKETT MAGUIRE + GOLDSMITH

1	Issue for Construction	21.11.25	LM	AC
B	Issue for Tender	29.10.25	LM	AC
A	Issue for Information	22.09.25	LM	AC
REV	DESCRIPTION	DATE	BY	CHK

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 LOT 8, 804-882 MAMRE RD
 KEMPS CREEK, NSW

Drawing Title:

**GENERAL ARRANGEMENT PLAN
 - GROUND**

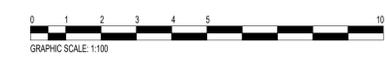
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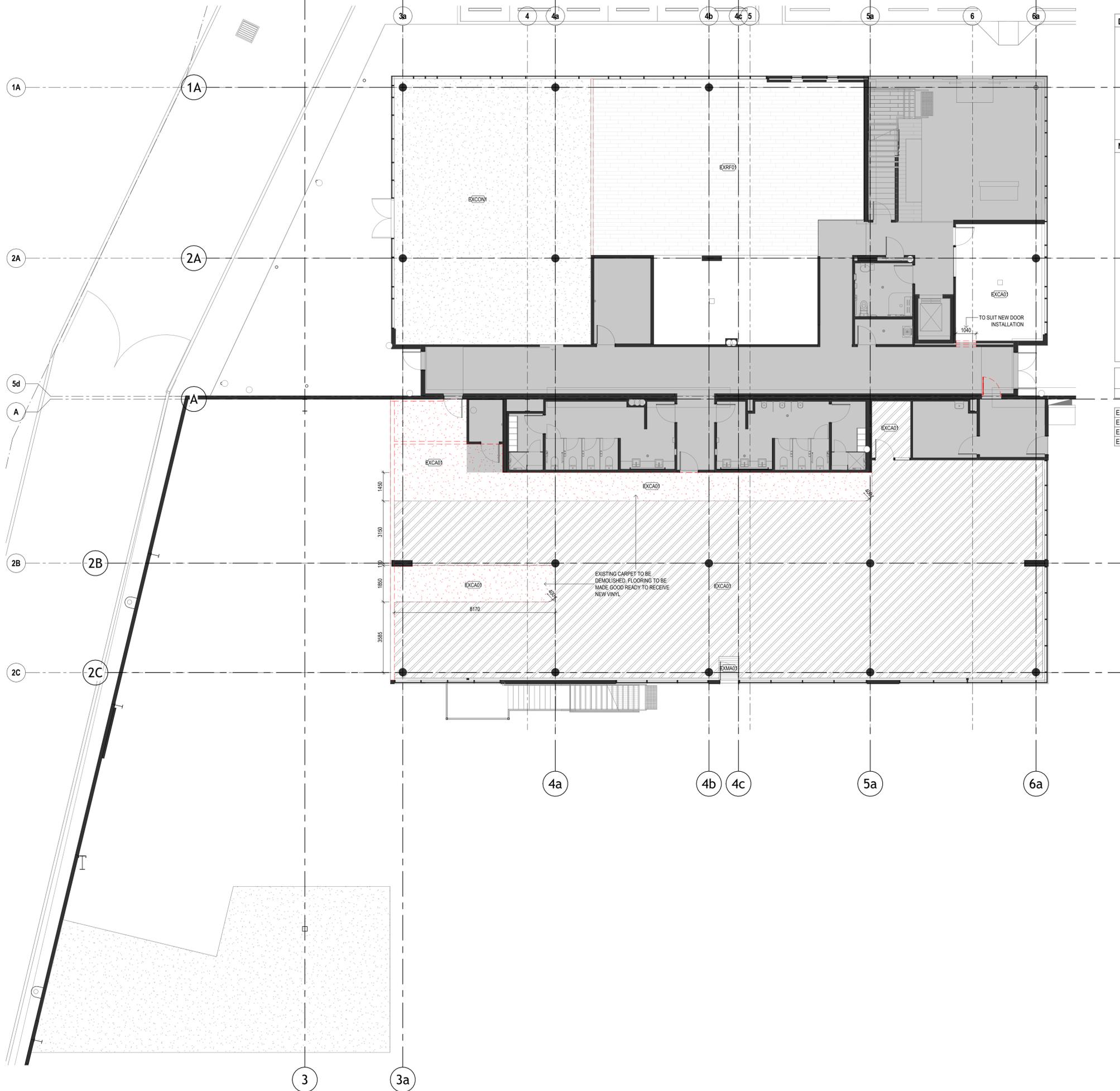
Drawn By: MM Checked By: LM
 Scale: 1 : 100 AT A1 Date: 07.11.25
 Project Number:
SYD-00612

Drawing Number: **IA-111** Revision: **1**
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- DEMOLITION PLAN LEGEND:**
- OUT OF SCOPE
 - BASE BUILDING / EXISTING WALLS
 - EXISTING WALLS, DOORS, JOINERY, FURNITURE TO BE DEMOLISHED.
 - FLOOR FINISH TO BE DEMOLISHED (REFER TO '1A-200' & '1A-400' SERIES FOR LAYOUT OF EXISTING CARPET DEMOLITION. CLEAN & LEVEL BASE BUILDING SURFACE AND MAKE GOOD TO ACCEPT PROPOSED NEW FLOOR FINISHES).
- NOTES:**
- TO BE READ IN CONJUNCTION WITH TENDER SPECIFICATION.
 - ALLOW TO DISPOSE OF ALL MATERIALS FROM DEMOLITION WORKS IN ACCORDANCE WITH ALL APPLICABLE LAWS CONCERNING HAZARDOUS SUBSTANCES.
 - ALLOW TO REMOVE EXISTING JOINERY & DISPOSE OF AS REQUIRED UNLESS OTHERWISE NOTED.
 - ALLOW TO REPLACE CEILING TILES DAMAGED THROUGH DEMOLITION WORKS UNLESS OTHERWISE NOTED.
 - ALLOW TO MAKE GOOD PARTITION FIXING HOLES TO CEILING TRACK EXPOSED DURING DEMOLITION.
 - ALLOW TO CLEAN SILICON FIXING FROM PERIMETER MULLIONS OR GLASS AFTER DEMOLITION OF PARTITIONS.
 - SITE MANAGER TO PROVIDE A REPORT TO CONFIRM METHOD OF MATERIALS DISPOSAL. I.E. RECYCLING, LANDFILL ETC.
 - ALL BASE BUILD SKIRTING TO BE CAREFULLY REMOVED AND MADE GOOD TO ALLOW FOR NEW SKIRTING.

FLOOR SCHEDULE - EXISTING GROUND

TYPE	DESCRIPTION
EXCA01	EXISTING CARPET TILE
EXCON1	EXISTING CONCRETE SLAB
EXMA01	EXISTING ENTRY MAT
EXRF01	EXISTING VINYL

Key Plan:

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1	Issue for Construction	21.11.25	LM	AC
A	Issue for Tender	28.10.25	LM	AC
REV	DESCRIPTION	DATE	BY	CHK

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DEMOLITION PLAN - GROUND

Status:
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Drawn By: Author Checked By: Checker
 Scale: 1 : 100 AT A1 Date: 07.11.25
 Project Number:
SYD-00612

Drawing Number: **IA-151** Revision: **1**
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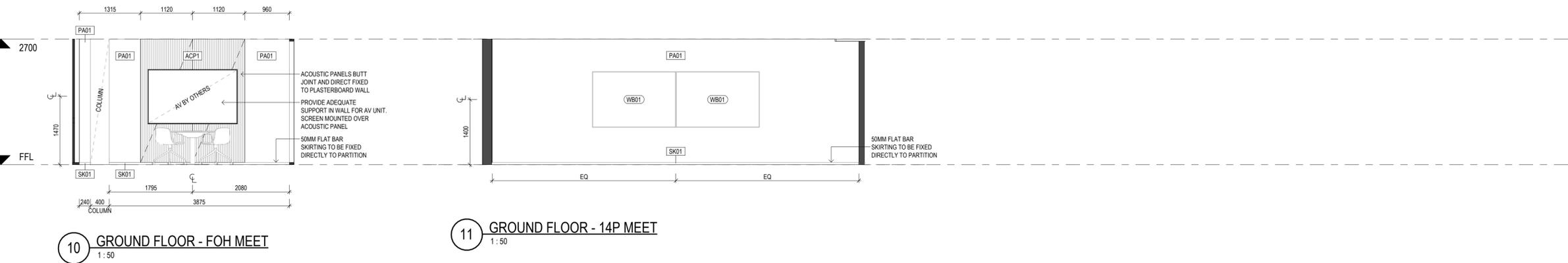
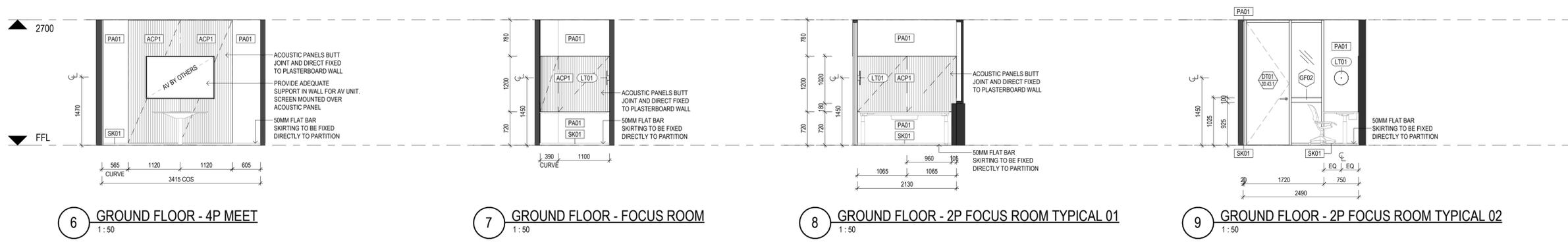
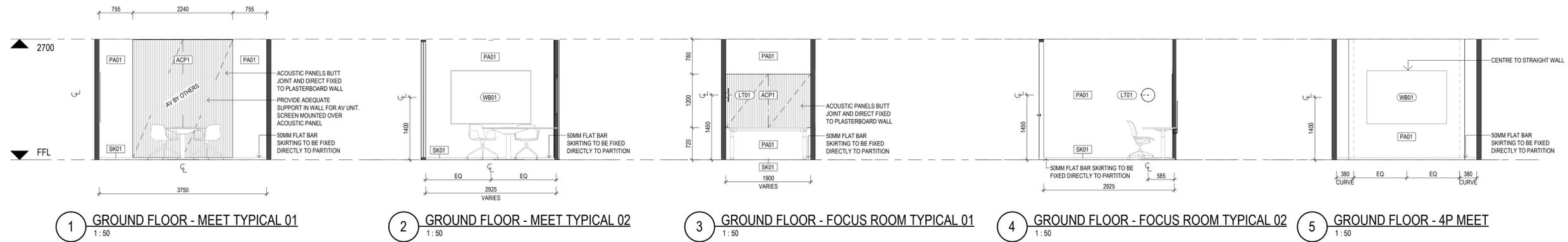


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REV	DESCRIPTION	DATE	BY	CHK



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Drawing Title:

ROOM ELEVATIONS - GROUND

Status:
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Drawn By: Author Checked By: Checker
 Scale: 1 : 50 AT A1 Date: 07.11.25
 Project Number:
SYD-00612

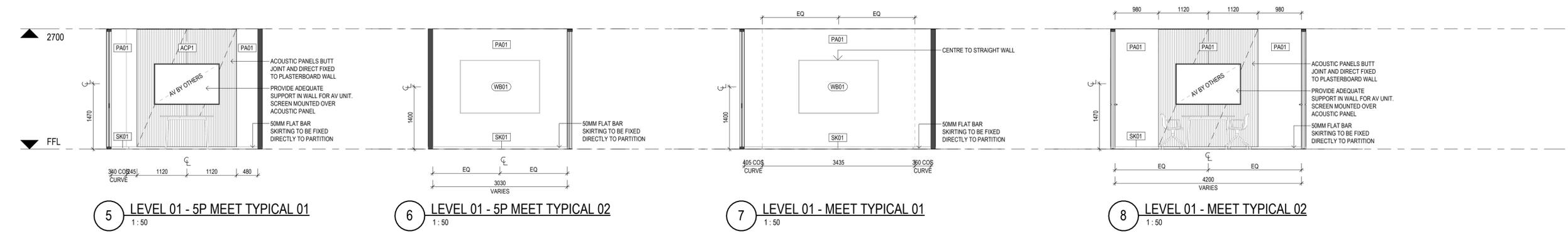
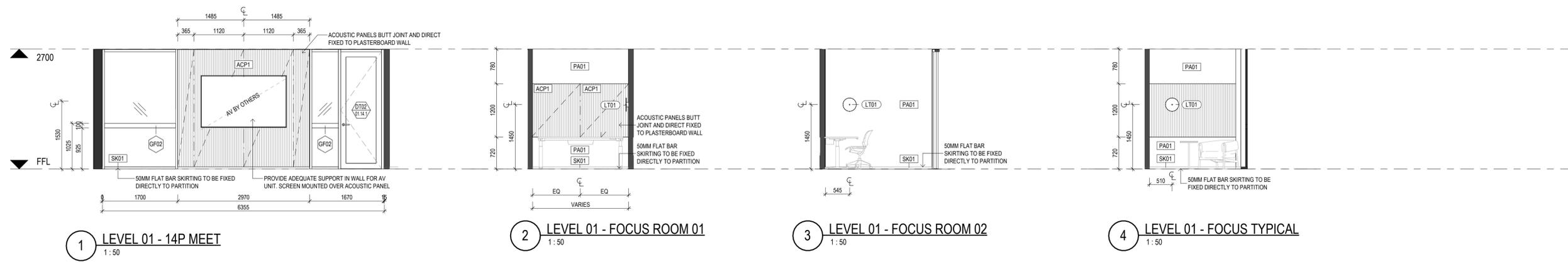
Drawing Number: **IA-722** Revision: **1**
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REV	DESCRIPTION	DATE	BY	CHK
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A	Issue for Tender	28.10.25	LM	AC



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 LOT 8, 804-882 MAMRE RD
 KEMPS CREEK, NSW

Drawing Title:

ROOM ELEVATIONS - LEVEL 1

Status:
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Drawn By: Author Checked By: Checker
 Scale: 1:50 AT A1 Date: 07.11.25
 Project Number:
SYD-00612

Drawing Number: **IA-723** Revision: **1**
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