



- LEGEND
- REFER TO LANDSCAPE DOCUMENTATION FOR TREE RETENTION PLAN
- RESIDENT SOU
 - COMMON SPACES
 - VERTICAL CIRCULATION / LIFTS / STAIRS
 - BOH
 - FOH
 - STAFF AREAS
 - UTILITY
 - CIRCULATION
 - SCULLERY

01 LOWER GROUND FLOOR
SCALE: 1:200

ARCHITECT:
CALDERFLOWER
architecture

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LEVEL 11/44-46 CHIPPEN STREET CHIPPENDALE NSW 2008 - T 020 9698 9622 - www.calderflower.com.au

CLIENT:
OPAL HEALTHCARE
LEVEL 11/420 GEORGE STREET SYDNEY NSW 2000



DRAWING REVISIONS	REV	DATE	DESCRIPTION	ISSUE	DRAWN	APPRO
	1	20/10/2025	ISSUE FOR SSOA	C	CFA	LC
	2	24/9/2025	SSOA ISSUE FOR QS	B	CFA	BW
	3	24/9/2025	SSOA DRAFT	A	CFA	PJ

GENERAL NOTES:

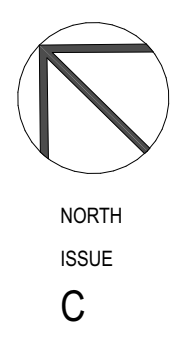
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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

DRAWING TITLE:
FLOOR PLAN-LOWER GROUND FLOOR

SCALE: REFER DRAWING TITLES
PROJECT NO: 24110

DATE PRINTED:
DATE: 23/6/2026
ORIGINAL PAPER SIZE: A1
DRAWING NO:
A101





- LEGEND
- REFER TO LANDSCAPE DOCUMENTATION FOR TREE RETENTION PLAN
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 - VERTICAL CIRCULATION / LIFTS / STAIRS
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 - FOH
 - STAFF AREAS
 - UTILITY
 - CIRCULATION
 - SCULLERY

01
A102

GROUND FLOOR

SCALE: 1:200

0 5.0M 10.0M

ARCHITECT:

CALDERFLOWER

architecture

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	3	24/09/2025	SSQA DRAFT	A	CFA	PJ

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PROJECT:

OPAL BAYVIEW GARDENS

ANNAM ROAD BAYVIEW, NSW 2104

DRAWING TITLE:

FLOOR PLAN-GROUND FLOOR

SCALE:

PROJECT NO. 24110

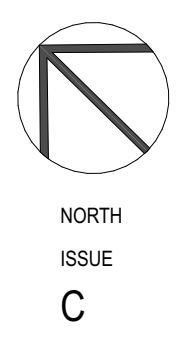
DATE PRINTED: 23/07/2025

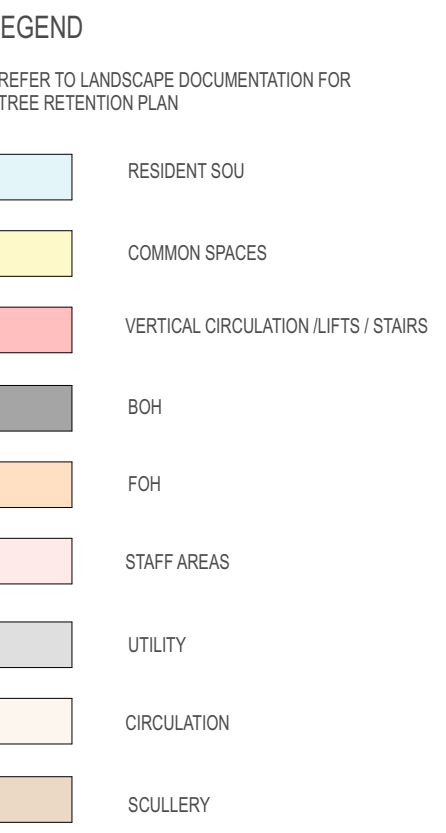
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REFER DRAWING TITLES

24110





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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

DRAWING TITLE:
FLOOR PLAN-LEVEL 1

SCALE: REFERENCE DRAWING TITLES

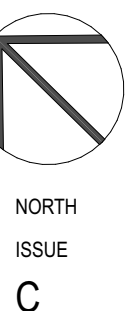
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ORIGINAL PAPER SIZE: A1

DRAWING NO.

A103





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- REFER TO LANDSCAPE DOCUMENTATION FOR TREE RETENTION PLAN
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 - COMMON SPACES
 - VERTICAL CIRCULATION / LIFTS / STAIRS
 - BOH
 - FOH
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 - UTILITY
 - CIRCULATION
 - SCULLERY

01 LEVEL 2
A104 SCALE: 1:200

ARCHITECT:
CALDERFLOWER
architecture

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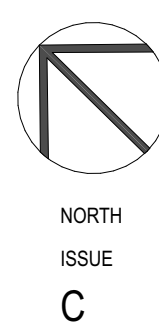
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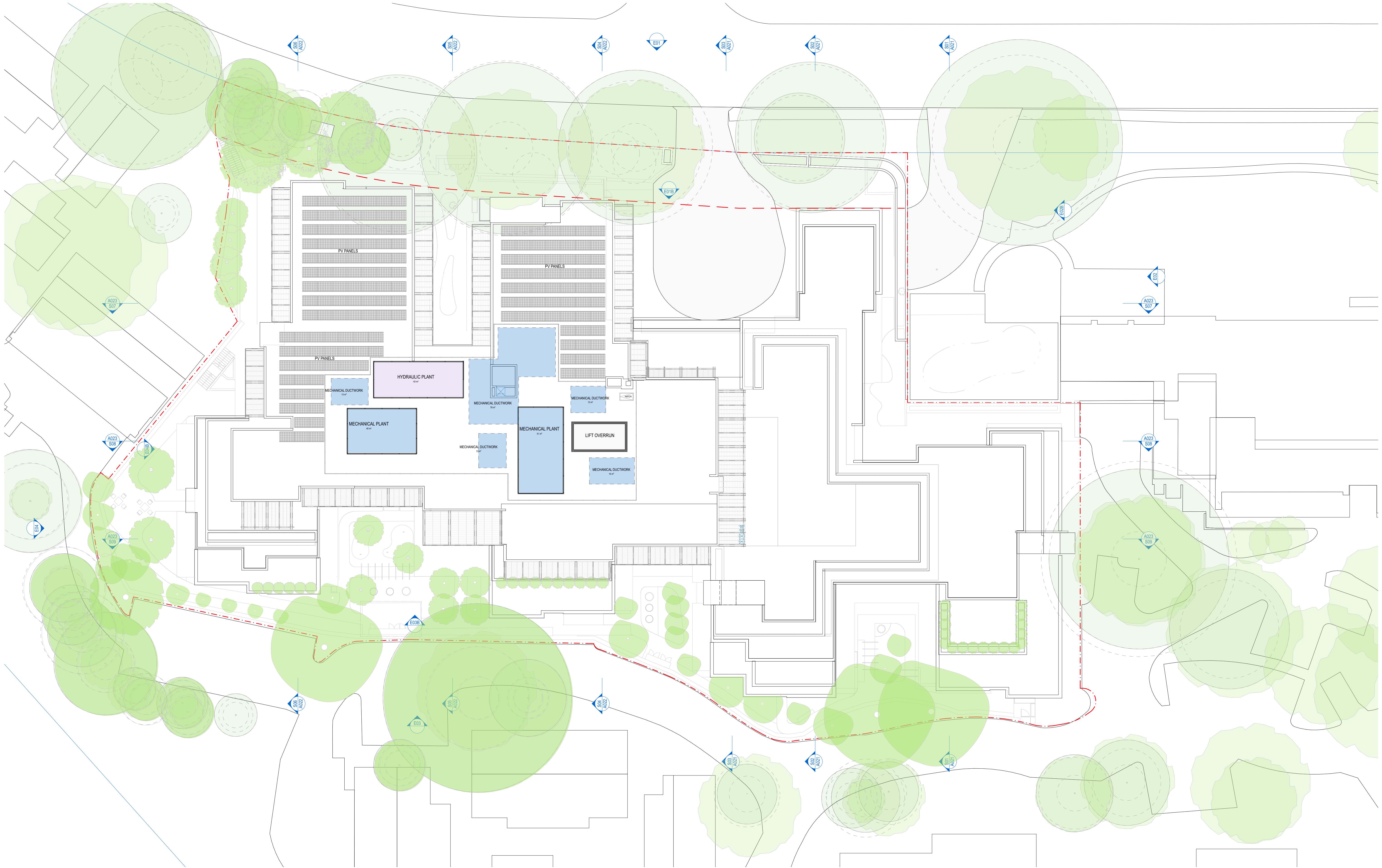
PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

DRAWING TITLE:
FLOOR PLAN-LEVEL2

SCALE: REFER DRAWING TITLES
PROJECT NO. 24110

DATE PRINTED:
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ORIGINAL PAPER SIZE: A1
DRAWING NO.
A104





01 ROOF
A110 SCALE: 1:200

ARCHITECT:
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OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104

DRAWING TITLE:
ROOF PLAN

SCALE:
PROJECT NO. 24110

DATE PRINTED:
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A110

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