

Note! This drawing is the intellectual property of Giarola Architects Pty. Ltd. and cannot be used or reproduced without approval from Giarola Architects Pty. Ltd. ©. Figured dimensions shall be taken in preference to those scaled. Contractors must verify all dimensions at the site before commencing any work or producing any shop drawings. Contractor to comply with current versions of the Local government regulations & all relevant Construction Standards. All specified building materials, products, finishes, fittings & equipment to be used or approved equal. Installed in accordance with manufacturer/ supplier recommendations.

SHEET LEGEND

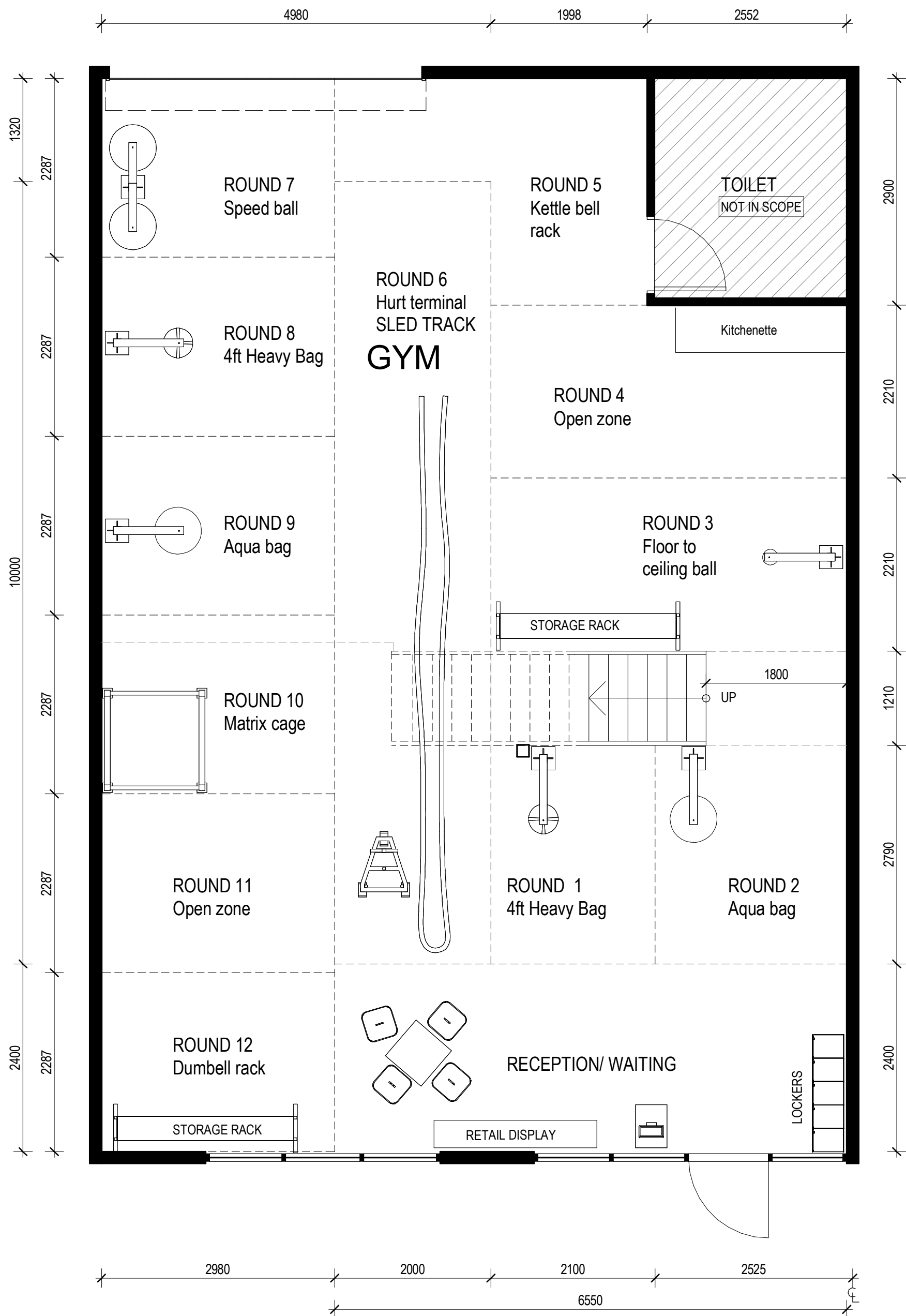
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-CAS-4480

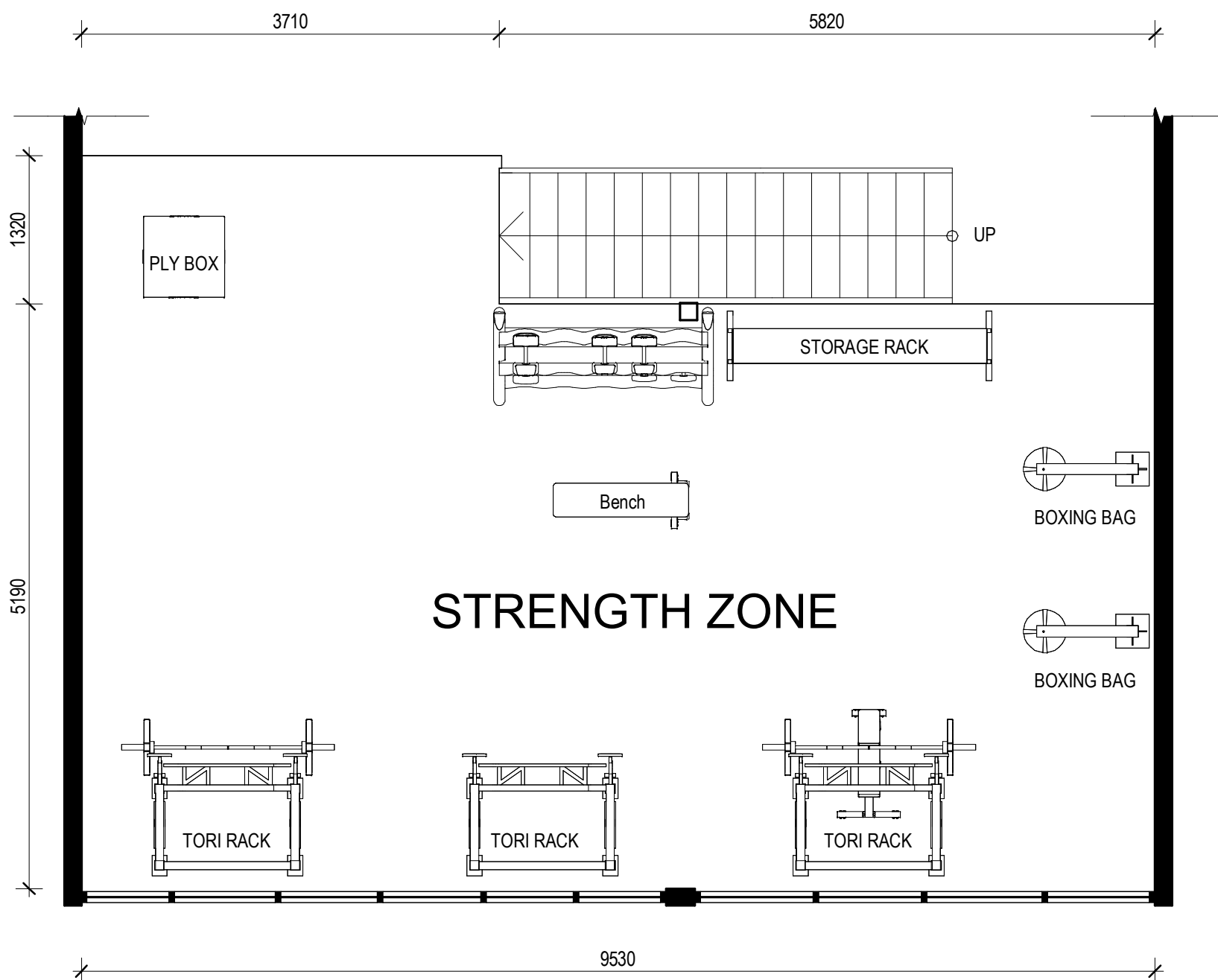
Date: 20 April 2026



Queensland Government



GROUND LEVEL



MEZZANINE LEVEL

NOTE!
• All drawings to be read in conjunction with the **UBX Installation Guide**
• All deviations from the installation guide will require written approval from the Franchisor

NOTE!
• All dimensions to be confirmed on site
• Contractor to confirm all finishes and fixtures prior to construction with client and UBX. All interior finishes and fixtures (including cabling) are to comply with UBX Retail Fitout Guide
• All walls are to have 100x12mm painted timber skirting - Refer UBX Retail Fitout Guide
• Areas annotated 'NOT IN SCOPE' indicates areas contractor to liaise with owner to include all owner required scope not shown on drawings.
• Should tophats/ furring channels used, top of sheetings are to be finished off with stopping bead.
• Contractor to ensure project to comply with all relevant authorities and standards applicable to project in all aspects including but not limited to: construction standards and practices, acoustics, access, lighting, plumbing
• TVR mounting to be determined on site. Liaise with client/ UBX

SCHEMATIC DESIGN ONLY
NOT FOR CONSTRUCTION

AMENDMENTS			AUTHORISED
ISSUE	DATE	SUBJECT	
A	11/12/2025	Revision	RL
-	11/12/2025	Preliminary issue	

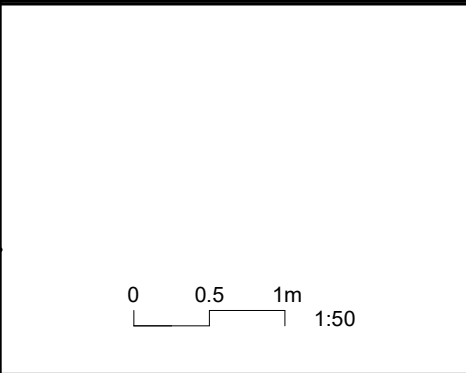
CLIENT
UBX
BOXING +
STRENGTH

CONTACT/ SIGN OFF
.....
Tim West, Director

Architect

RL	2025 DEC
DRAWN	DATE
RL	11/12/2025
DISCIPLINE TEAM LEADER	DATE
	11/12/2025
AUTHORISED FOR ISSUE	DATE

PROJECT NAME UBX - AURA Tenancy 9, 8-12 Matheson Street, Baringa	
DRAWING TITLE PROPOSED FLOOR PLANS	



SCALE 1 : 50		AT A1 SIZE	
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
DRAWING NUMBER 2526 / SD /A202.01		ISSUE A	

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