

DRAWING LIST



000	COVER SHEET	
100	SITE PLAN	STAGE 1
110	SITE CONTEXT PLAN	
180	DEMOLITION PLAN	
200	GENERAL ARRANGEMENT	STAGE 1 / LEVEL 0
201	GENERAL ARRANGEMENT	STAGE 1 / LEVELS 1, 2 & 3
300	ELEVATIONS	BUILDING A1 & A2 NORTH & SOUTH
301	ELEVATIONS	BUILDING A1 EAST & WEST
302	ELEVATIONS	BUILDING A2 EAST & WEST
500	UNIT PLANS	SHEET 1
501	UNIT PLANS	SHEET 2

1 Real Property Description
Lot 88 on RP106372
Lot 4 on RP70079
Lot 3 on RP68003

Stage 1 Building A1	Stage 1 Building A2
Level 0 1 x 1bed LHA gold 1 x 2bed LHA gold 1 x 2bed LHA platinum	Level 0 2 x 1bed LHA gold 1 x 2bed LHA platinum
Level 1-3 (each) 1 x 1bed LHA gold 1 x 2bed LHA gold 1 x 2bed LHA platinum	Level 1-3 (each) 3 x 1bed LHA gold 1 x 2bed LHA platinum
Building A1 Sub total 12 units over 4 levels 12 car parks (1 car per unit) 12 bike racks (1 bike per unit)	Building A2 Sub total 15 units over 4 levels 15 car parks (1 car per unit) 15 bike racks (1 bike per unit)

Stage 1 Total yield
27 units
15 x 1bed LHA gold (55%)
4 x 2bed LHA gold (15%)
8 x 2bed LHA platinum (30%)



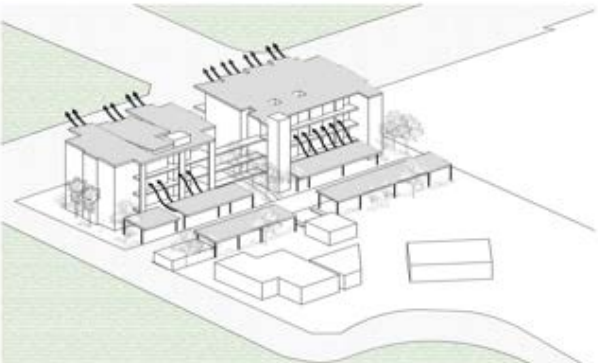
AMENDMENTS				DRAWING INDEX SYSTEM FOR BUILDING and ASSET SERVICES USE ONLY		 Queensland Government <small>Department of</small> Housing and Public Works		CM10/02/2020		 KO&Co Architecture Pty Ltd		2019-2020 SOCIAL HOUSING PROGRAM		SCALEAT A3 SIZE	
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C	19.02.20	SCHEMATIC DESIGN REVISED	KO	<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER					p. 07 3367 1878					
				<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES			KO	10/02/2020	e. mail@koandcompany.com.au					
				<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLANS			DISCIPLINE TEAM LEADER	DATE	w. koandcompany.com.au					
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				<input type="checkbox"/> FLOOR PLANS	<input type="checkbox"/> SETOUT PLAN										
				<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN										
				<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS										
				<input type="checkbox"/> MASTER PLAN											

Locality Plan

NTS @A3

01 - BE CLIMATIC RESPONSIVE

north facing units and townhouses
maximise sunlight and cross ventilation



02 - WORK WITH & ENHANCE
NATURAL SYSTEMS

green spine threading through site



04 - CREATE WELL DEFINED, LEGIBLE
& CONNECTED STREETS



dwellings orientated to street with
separate pedestrian and vehicular entry

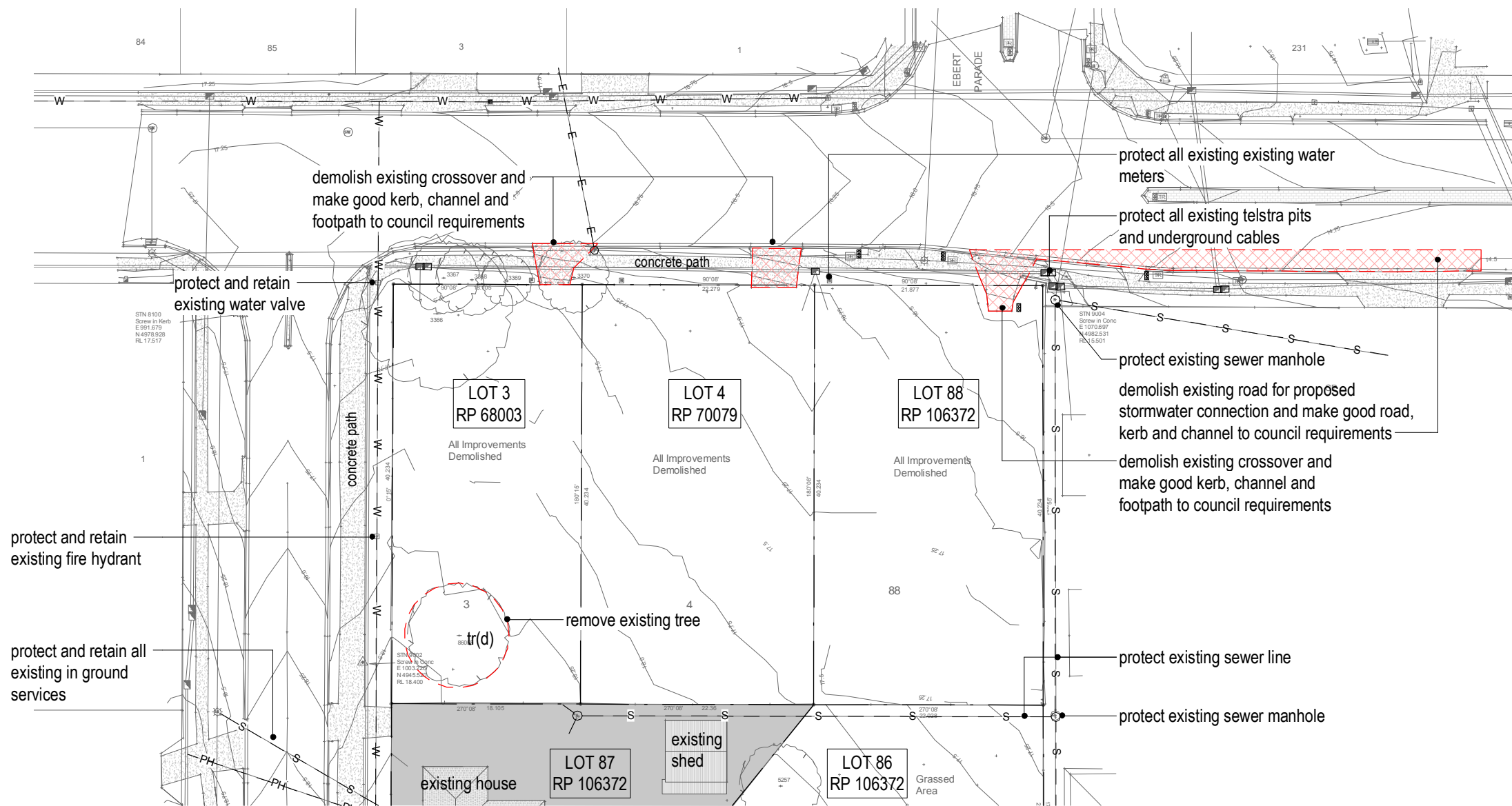


05 - CREATE GREAT PLACES FOR
PEOPLE TO LIVE

shared community spaces, active
edges and good CPTED principles







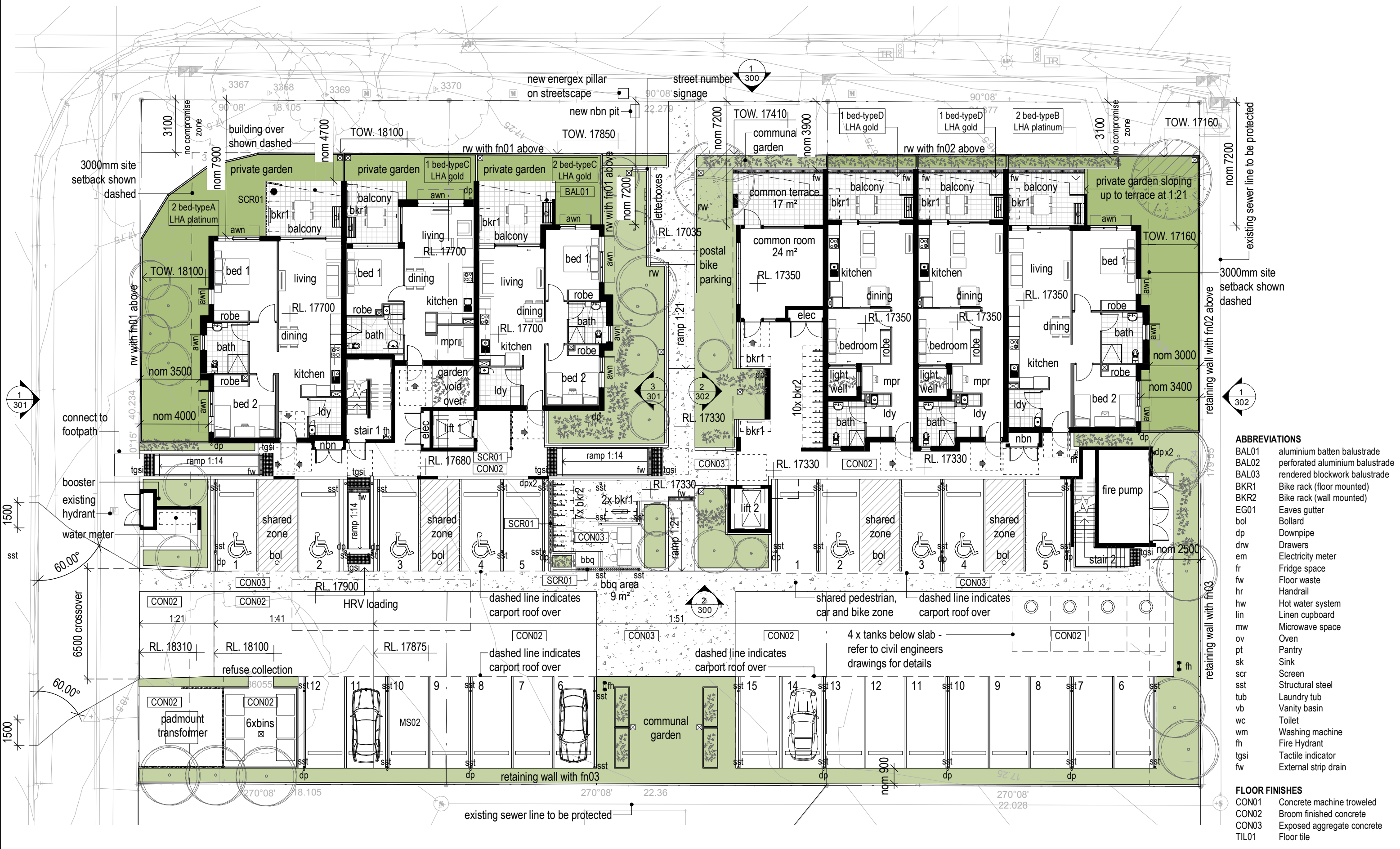
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B	19.02.20	SCHEMATIC DESIGN REVISED	KO				Checker	10/02/2020		SITE CONTEXT PLAN		DRAWING NUMBER	ISSUE
						DEPARTMENT OF HOUSING AND PUBLIC WORKS		DISCIPLINE TEAM LEADER	DATE	INDICATIVE ONLY - CONTRACTOR / CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS		87225 / SD / 110	B
								AUTHORISED FOR ISSUE	DATE				





DEMOLITION NOTES

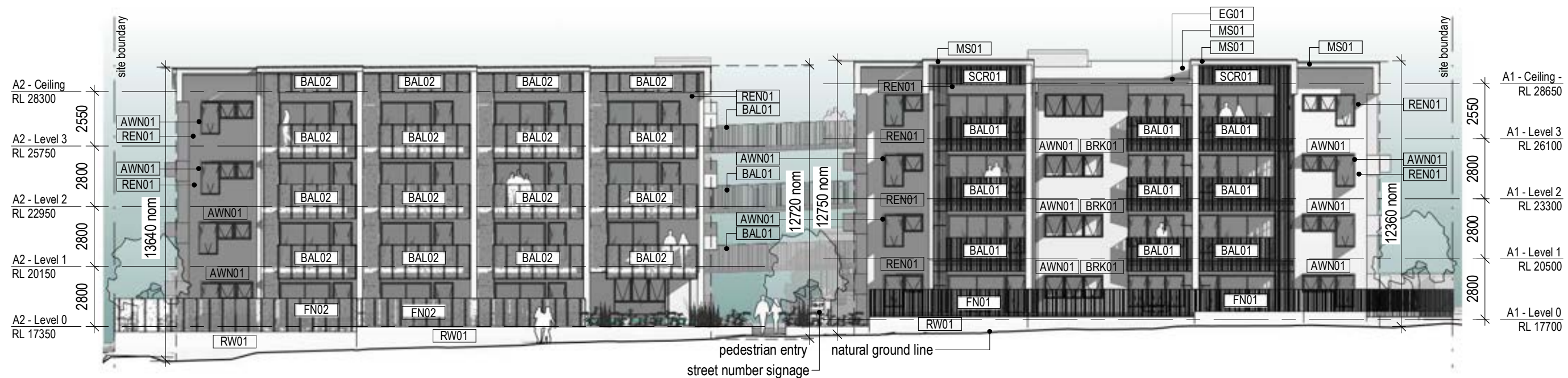
1. Contractor to conduct inspection for dilapidation report prior to commencement of construction.
2. All demolition work is to be carried out in accordance with as 2601.
3. Refer to services drawings for extension and demolition of existing services.
4. A sign is to be displayed immediately outside the work area noting that this is a construction site and advising on restriction of access and protective footwear requirements.
5. Contractor to inform the client immediately if any hazardous materials or conditions are found on site excluding that which may be outlined when apparent.

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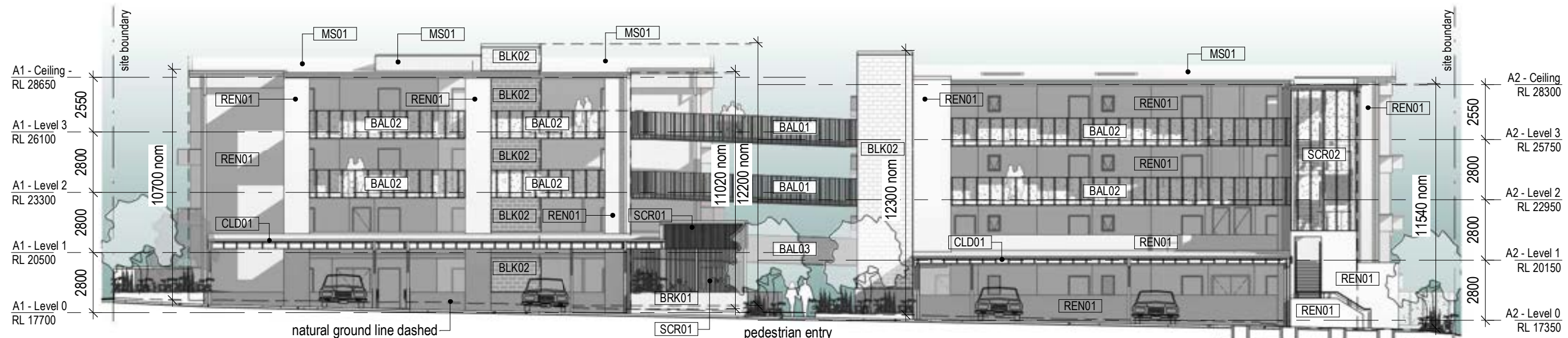


- ABBREVIATIONS**
- BAL01 aluminium batten balustrade
 - BAL02 perforated aluminium balustrade
 - BAL03 rendered blockwork balustrade
 - BKR1 Bike rack (floor mounted)
 - BKR2 Bike rack (wall mounted)
 - EG01 Eaves gutter
 - bol Bollard
 - dp Downpipe
 - drw Drawers
 - em Electricity meter
 - fr Fridge space
 - fw Floor waste
 - hr Handrail
 - hw Hot water system
 - lin Linen cupboard
 - mw Microwave space
 - ov Oven
 - pt Pantry
 - sk Sink
 - scr Screen
 - sst Structural steel
 - tub Laundry tub
 - vb Vanity basin
 - wc Toilet
 - wm Washing machine
 - fh Fire Hydrant
 - tgsi Tactile indicator
 - fw External strip drain
- FLOOR FINISHES**
- CON01 Concrete machine troweled
 - CON02 Broom finished concrete
 - CON03 Exposed aggregate concrete
 - TIL01 Floor tile

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ISSUE	DATE	SUBJECT	AUTHORISED		DRAWN		DATE	DRAWING NUMBER	ISSUE		
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					DISCIPLINE TEAM LEADER		DATE				
				AUTHORISED FOR ISSUE	DATE			GENERAL ARRANGEMENT STAGE 1 / LEVEL 0			



1 Building A1 & A2 - North Elevation
SCALE @ A3 1 : 200



2 Building A1 & A2 - South Elevation
SCALE @ A3 1 : 200

ABBREVIATIONS

dp downpipe
rw retaining wall
sst structural steel

EXTERNAL MATERIALS LEGEND

AWN01 aluminium window awning
BAL01 aluminium batten balustrade
BAL02 perforated aluminium balustrade
BAL03 rendered blockwork balustrade
BG01 box gutter
BKR1 bike rack - floor mounted

BKR2 bike rack - wall mounted
BLK01 blockwork
BLK02 push pull blockwork
BRK01 brick
CLD01 fibre cement with cover battens
CLD02 scyon axon cladding

CON01 concrete
EG01 eaves gutter
FL01 flashing
FN01 aluminium batten fence
FN02 perforated aluminium fence
FN03 timber pailing fence

MS01 metal sheeting
REN01 rendered finish
RW01 timber sleeper retaining wall
SCR01 aluminium batten screen
SCR02 perforated aluminium screen

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
D	19.02.20	SCHEMATIC DESIGN REVISED	KO

DRAWING INDEX SYSTEM FOR BUILDING and ASSET SERVICES USE ONLY

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DEPARTMENT OF
HOUSING AND PUBLIC
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p. 07 3367 1878
e. mail@koandcompany.com.au
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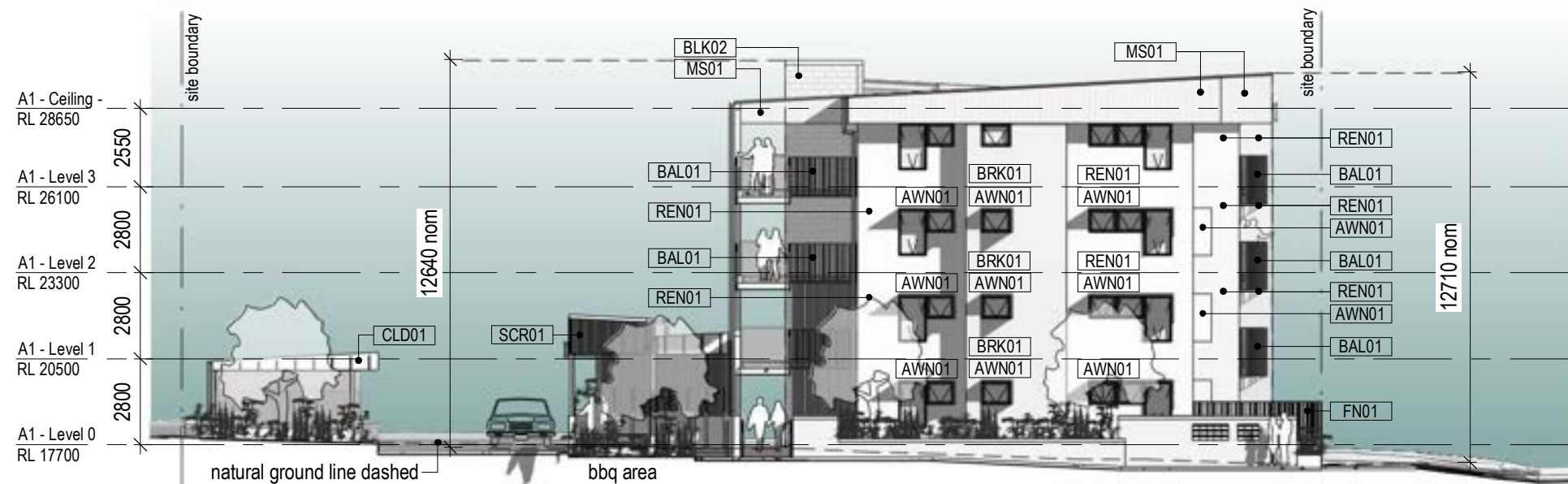
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2019-2020 SOCIAL HOUSING PROGRAM

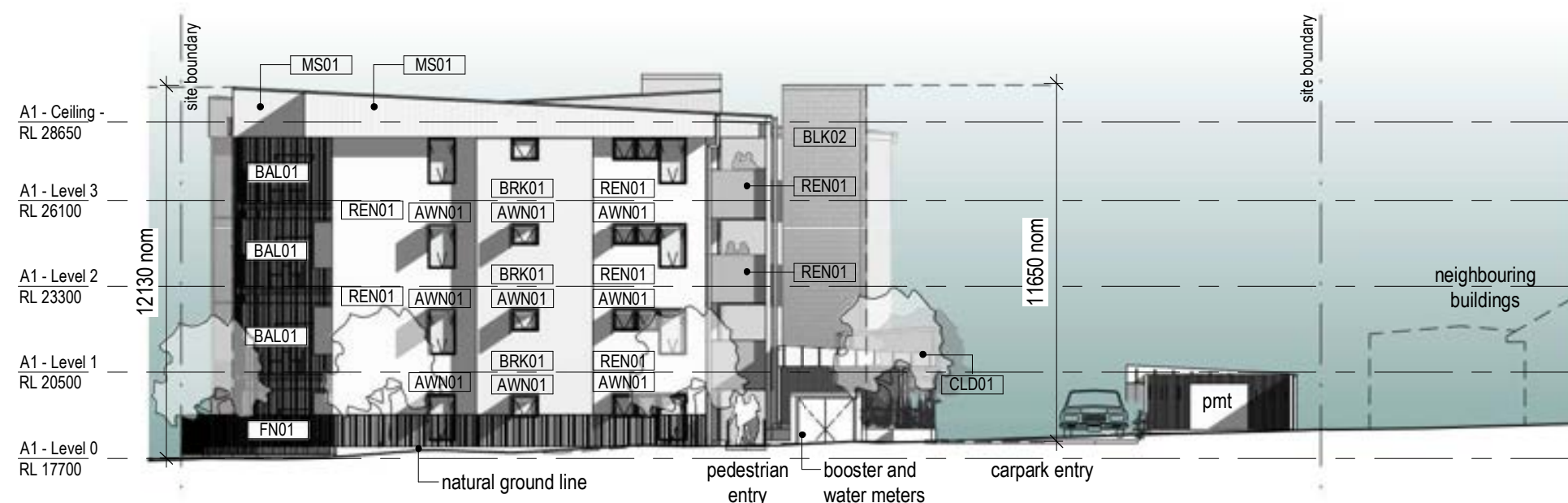
ELEVATIONS
BUILDING A1 & A2 NORTH & SOUTH

SCALE 1 : 200
AT A3 SIZE

DRAWING NUMBER 87225 / SD / 300
ISSUE D



3 Building A1 - East Elevation
SCALE @ A3 1 : 200



1 Building A1 - West Elevation
SCALE @ A3 1 : 200

ABBREVIATIONS

dp downpipe
nw retaining wall
sst structural steel

EXTERNAL MATERIALS LEGEND

AWN01	aluminium window awning	BKR2	bike rack – wall mounted	CON01	concrete	MS01	metal sheeting
BAL01	aluminium batten balustrade	BLK01	blockwork	EG01	eaves gutter	REN01	rendered finish
BAL02	perforated aluminium balustrade	BLK02	push pull blockwork	FL01	flashing	RW01	timber sleeper retaining wall
BAL03	rendered blockwork balustrade	BRK01	brick	FN01	aluminium batten fence	SCR01	aluminium batten screen
BG01	box gutter	CLD01	fibre cement with cover battens	FN02	perforated aluminium fence	SCR02	perforated aluminium screen
BKR1	bike rack – floor mounted	CLD02	scyon axon cladding	FN03	timber pailing fence		

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
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DRAWING INDEX SYSTEM

FOR BUILDING and ASSET SERVICES USE ONLY

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| <input type="checkbox"/> FURNITURE & EQUIPMENT | <input type="checkbox"/> SITE PLAN |
| <input type="checkbox"/> HYDRAULICS | <input type="checkbox"/> STANDARDS |
| <input type="checkbox"/> MASTER PLAN | |



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HOUSING AND PUBLIC
WORKS

CM 10/02/2020
DRAWN DATE

KO 10/02/2020
DISCIPLINE TEAM LEADER DATE

AUTHORISED FOR ISSUE DATE



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e. mail@koandcompany.com.au
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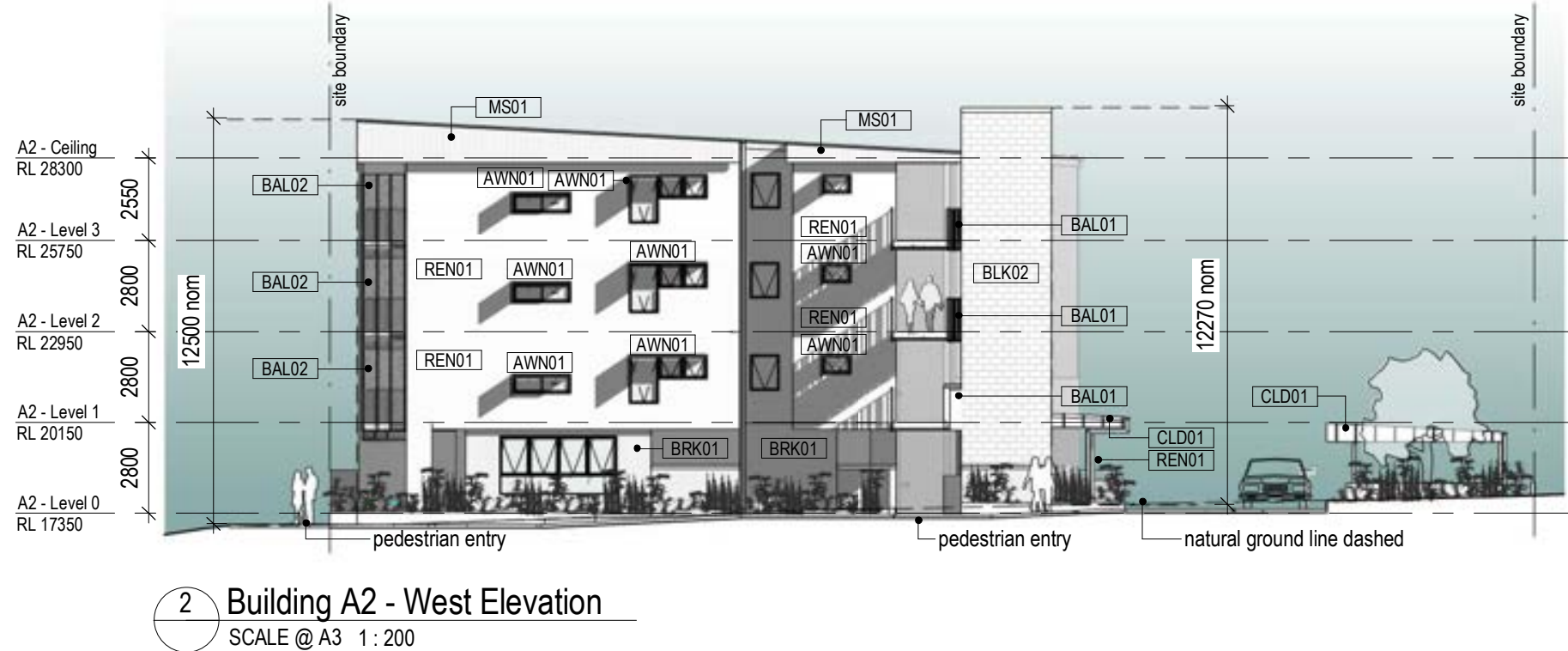
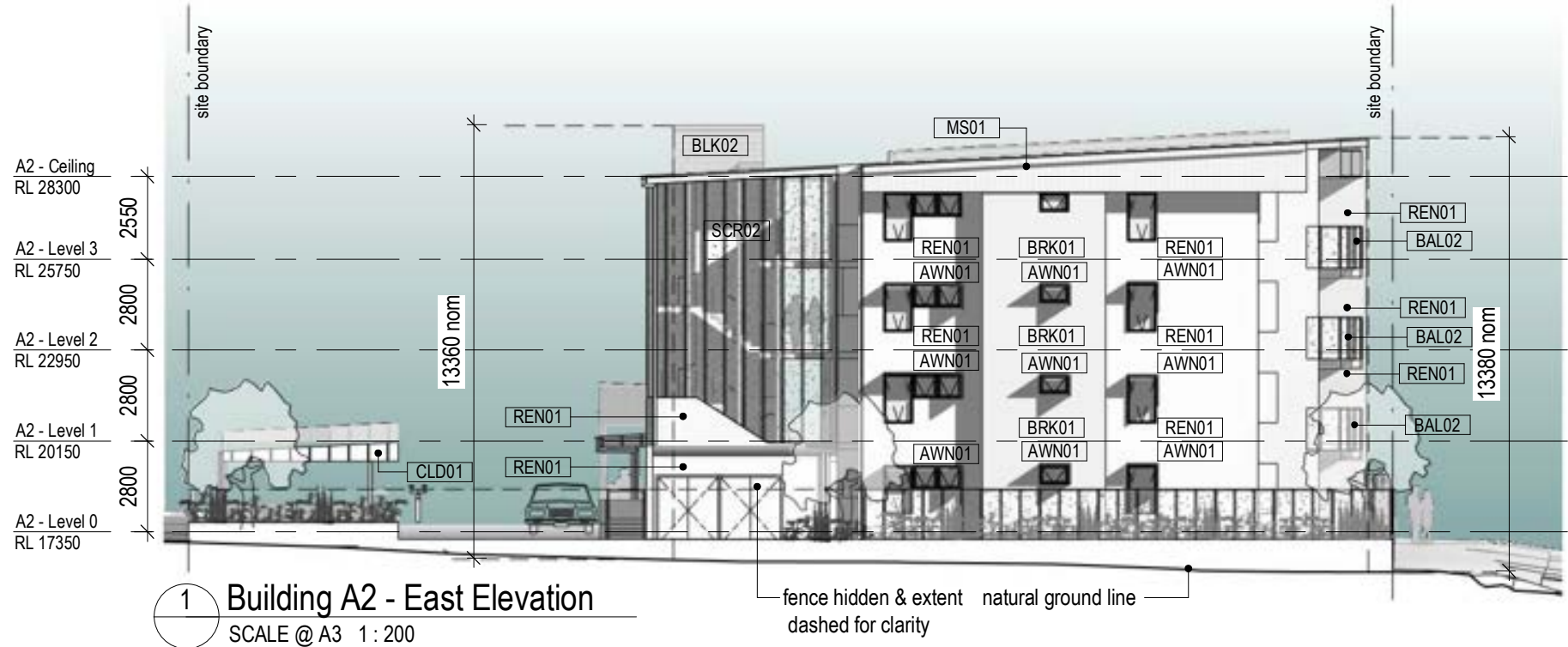
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SITE CONDITIONS

2019-2020 SOCIAL HOUSING PROGRAM



ELEVATIONS
BUILDING A1 EAST & WEST

SCALE 1 : 200 AT A3 SIZE

DRAWING NUMBER 87225 / SD / 301 ISSUE D

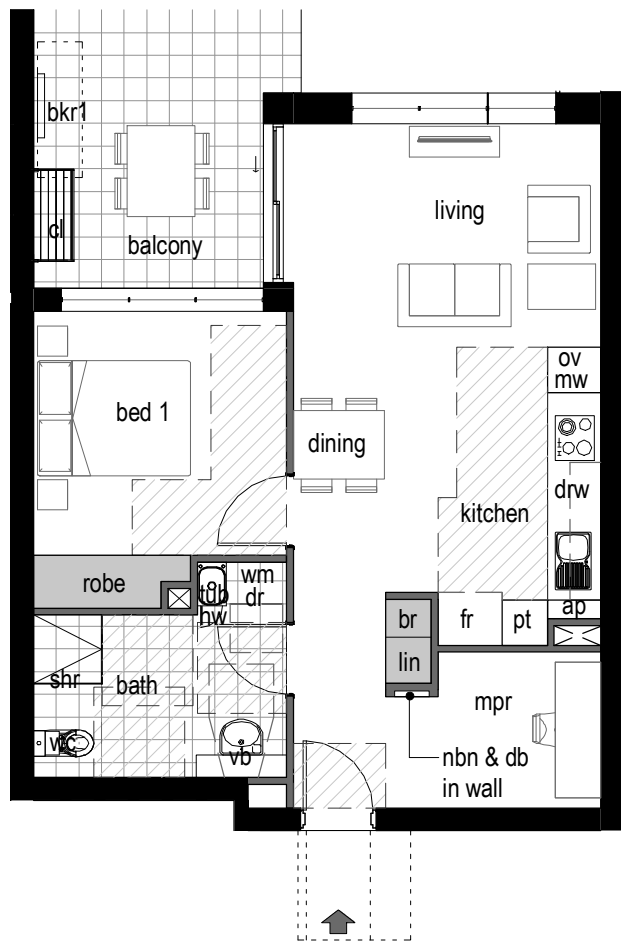


ABBREVIATIONS		EXTERNAL MATERIALS LEGEND					
dp	downpipe	AWN01	aluminium window awning	BKR2	bike rack – wall mounted	CON01	concrete
rw	retaining wall	BAL01	aluminium batten balustrade	BLK01	blockwork	EG01	eaves gutter
sst	structural steel	BAL02	perforated aluminium balustrade	BLK02	push pull blockwork	FL01	flashing
		BAL03	rendered blockwork balustrade	BRK01	brick	FN01	aluminium batten fence
		BG01	box gutter	CLD01	fibre cement with cover battens	FN02	perforated aluminium fence
		BKR1	bike rack – floor mounted	CLD02	scyon axon cladding	FN03	timber pailing fence
						MS01	metal sheeting
						REN01	rendered finish
						RW01	timber sleeper retaining wall
						SCR01	aluminium batten screen
						SCR02	perforated aluminium screen

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				DEPARTMENT OF HOUSING AND PUBLIC WORKS		DISCIPLINE TEAM LEADER DATE		10/02/2020 DATE		ELEVATIONS BUILDING A2 EAST & WEST				
						AUTHORISED FOR ISSUE DATE								
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one bedroom and MPR dwelling
LHA Gold

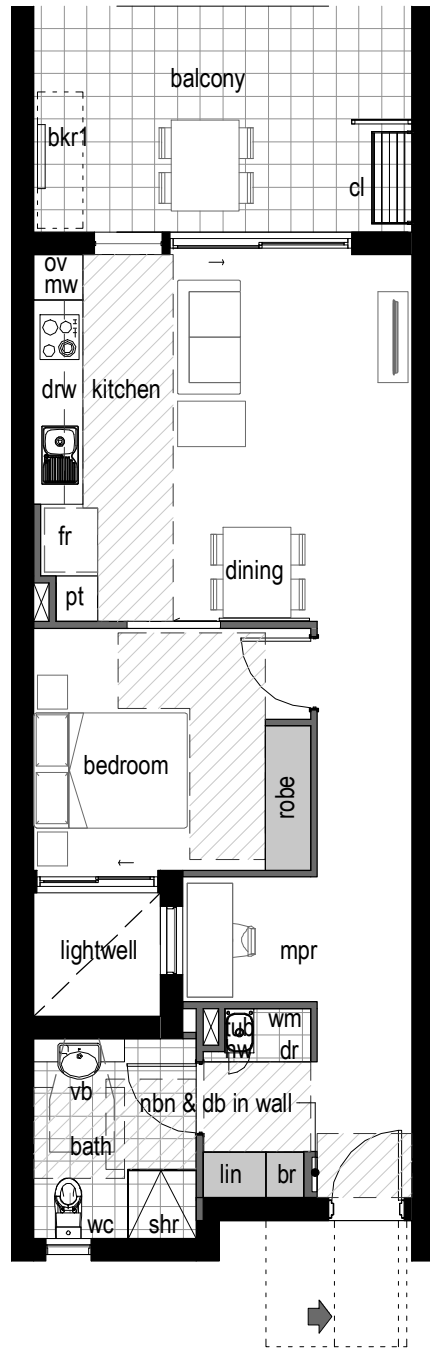
internal area 58sqm
covered external area level 0 12sqm
covered external area level 1-3 10sqm



1 1 Bed - Unit Type C - LHA Gold
300 SCALE @ A3 1 : 100

one bedroom and MPR dwelling
LHA Gold

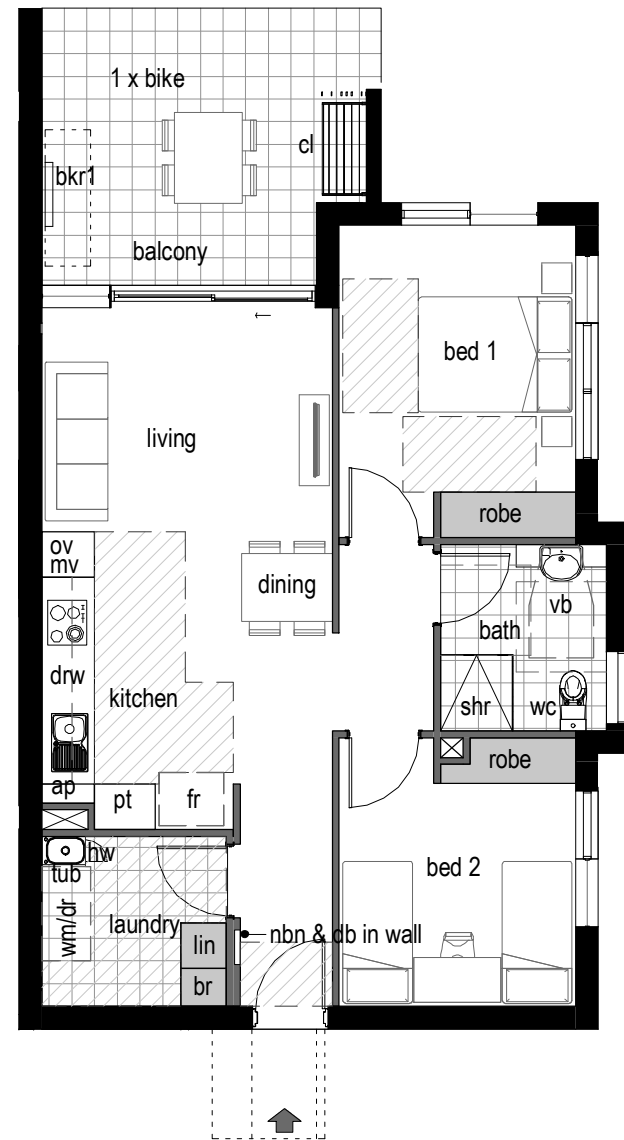
internal area 59sqm
covered external area level 0 15sqm
covered external area level 1-3 12sqm



2 1 Bed - Unit Type D - LHA Gold
300 SCALE @ A3 1 : 100

two bedroom dwelling
LHA Gold




internal area 70sqm
covered external area level 0 15sqm
covered external area level 1-3 12sqm



3 2 Bed - Unit Type C - LHA Gold
300 SCALE @ A3 1 : 100

- ABBREVIATIONS**
- BAL01 aluminium batten balustrade
 - BAL02 perforated aluminium balustrade
 - BAL03 rendered blockwork balustrade
 - BKR1 Bike rack (floor mounted)
 - BKR2 Bike rack (wall mounted)
 - EG01 Eaves gutter
 - bol Bollard
 - dp Downpipe
 - drw Drawers
 - em Electricity meter
 - fr Fridge space
 - fw Floor waste
 - hr Handrail
 - hw Hot water system
 - lin Linen cupboard
 - mw Microwave space
 - ov Oven
 - pt Pantry
 - sk Sink
 - scr Screen
 - sst Structural steel
 - tub Laundry tub
 - vb Vanity basin
 - wc Toilet
 - wm Washing machine
 - fh Fire Hydrant
 - tgsi Tactile indicator
 - fw External strip drain

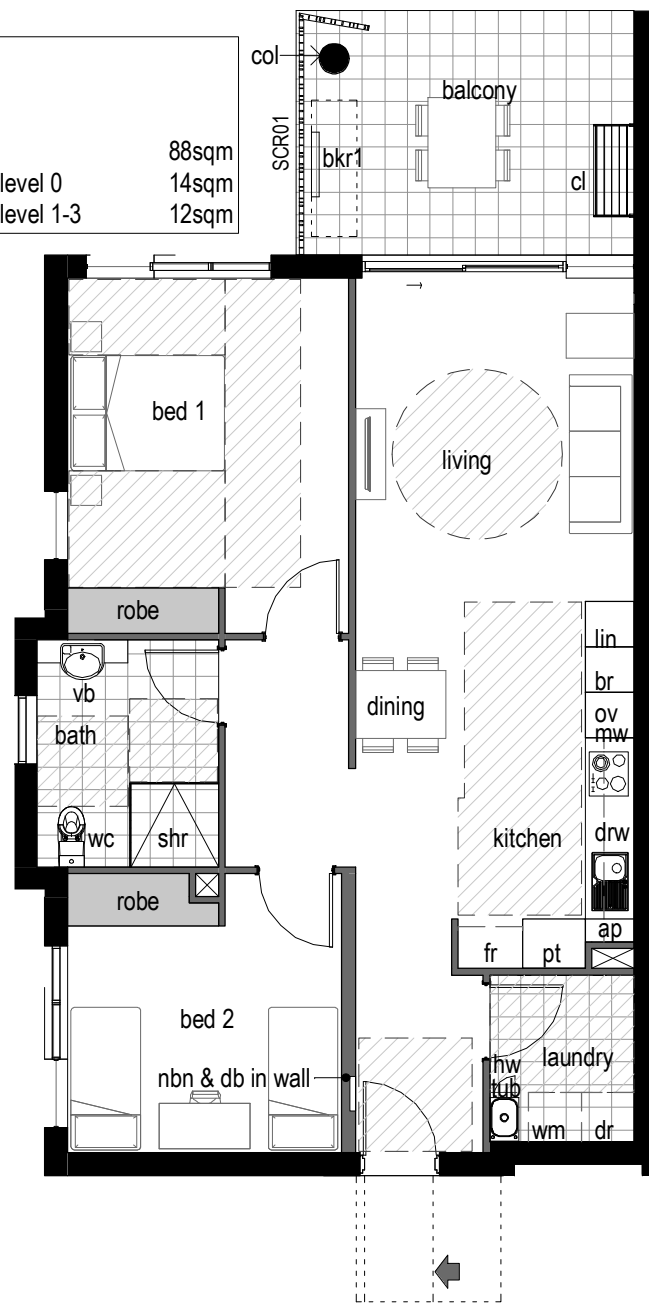
- FLOOR FINISHES**
- CON01 Concrete machine troweled
 - CON02 Broom finished concrete
 - CON03 Exposed aggregate concrete
 - TIL01 Floor tile

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E	19.02.20	SCHEMATIC DESIGN REVISED	KO																		AUTHORISED FOR ISSUE DATE											

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 - EG01 Eaves gutter
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 - dp Downpipe
 - drw Drawers
 - em Electricity meter
 - fr Fridge space
 - fw Floor waste
 - hr Handrail
 - hw Hot water system
 - lin Linen cupboard
 - mw Microwave space
 - ov Oven
 - pt Pantry
 - sk Sink
 - scr Screen
 - sst Structural steel
 - tub Laundry tub
 - vb Vanity basin
 - wc Toilet
 - wm Washing machine
 - fh Fire Hydrant
 - tgsi Tactile indicator
 - fw External strip drain
- FLOOR FINISHES**
- CON01 Concrete machine troweled
 - CON02 Broom finished concrete
 - CON03 Exposed aggregate concrete
 - TIL01 Floor tile

two bedroom dwelling
LHA Platinum

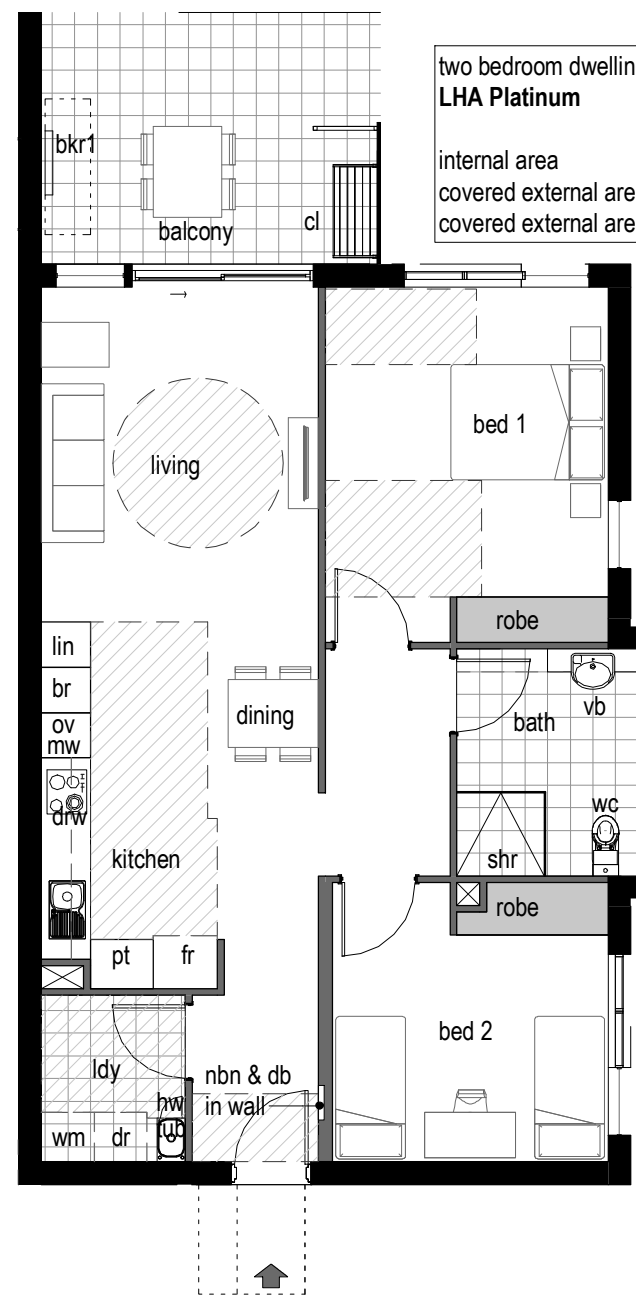
internal area 88sqm
covered external area level 0 14sqm
covered external area level 1-3 12sqm






1 2 Bed - Unit Type A - LHA Platinum
300 SCALE @ A1 1 : 100

two bedroom dwelling
LHA Platinum

internal area 88sqm
covered external area level 0 15sqm
covered external area level 1-3 11sqm



2 2 Bed - Unit Type B LHA Platinum
300 SCALE @ A3 1 : 100

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							AUTHORISED FOR ISSUE	DATE		SHEET 2		87225 / SD / 501	D