Project:

Density and Diversity Done Well

Demonstration Project

14 Dwellings

Client:

Queensland Government

Department of **Housing and Public Works**

SCHEMATIC DESIGN

SCHEMATIC DESIGN

Project Number:

5593

GENERAL NOTES:

General Notes and Disclaimer

Do not scale from drawings. Dimensions are to be checked on site prior to commencement of work. Discrepancies to be brought to the attention of the author.
Electronic drawings are uncontrolled documents and are issued for information only.
Any dimensions not nominated must be referred to the Architect for confirmation.

General Abbreviations

The abbreviations below are generically described and must be read in conjunction with relevant consultant drawings.

A/C	air conditioning condensor	FW	floor waste
BBQ	barbeque	GR	grab rail
BN	bench	HC	hose cock
BS	basin	HD	hand dryer
BIN	bin	HDG	hot dip galvanised
BT	bottle trap	HYD	fire hydrant
CFW	continuous fillet weld	INS	insulation
COL	column	MS	mild steel
COS	check on site	MW	microwave
DW	dishwasher	NGL	natural ground line
ENG	engineer	SS	stainless steel
FB	floor box	SNK	sink
FCL	finished ceiling level	SHR	shower
FFL	finished floor level	TBC	to be confirmed
FHR	fire hose reel	UNO	unless noted otherwise
FIP	fire isolation panel	UR	urinal
FR	refrigerator	VP	vent pipe
FSL	finished slab level	WC	water closet

PROJECT DATA:

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY NATIONAL, STATE AND LOCAL JURISDICTION, Current versions.

Australian Standards
Building Code of Australia (BCA)
National Construction Code (NCC)
Contract Documents

RPD:
Lot 70 on RP85073
Lot 69 on RP85073
Lot 71 on RP85073
BUILDING CLASS: 2

SITE AREA: 1907m²
BLDG USE:Multiple Dwellings (14 dwellings)
STOREYS: 2 storeys
CONST. TYPE: C
FIRE SPRINKLERS: N/A
MAX BUILDING HEIGHT: 9.5m
MAX SITE COVER: 45%
LOCAL AUTHORITY: BCC

CONSULTANT TEAM:

ARCHITECT:

Arkhefield
418 Adelaide Street, Brisbane,
QLD, 4000
3831 8510

CIVIL & STRUCTURAL ENGINEERS:

MPN Consultanting
Level 5, 39 Sherwood Road
Toowong Qld 4066
3335 4555

ELECTRICAL ENGINEERS:

STP Consultants
Level 01, 99 Bridge Street
Fortitude Valley, QLD, 4006
3257 3883

HYDRAULIC ENGINEERS:

BRW Enterprises
Level 3, 39 Sherwood Road
Toowong QLD 4066
3876 0088

BUILDING CERTIFICATION SERVICES:

Bartley Burns
Unit 1, 1027 Manly Road
Tingalpa, QLD, 4173
1300 051 189

LANDSCAPE ARCHITECTS

Urbis
Level 7, 123 Albert Street
Brisbane Qld 4000
3007 3800

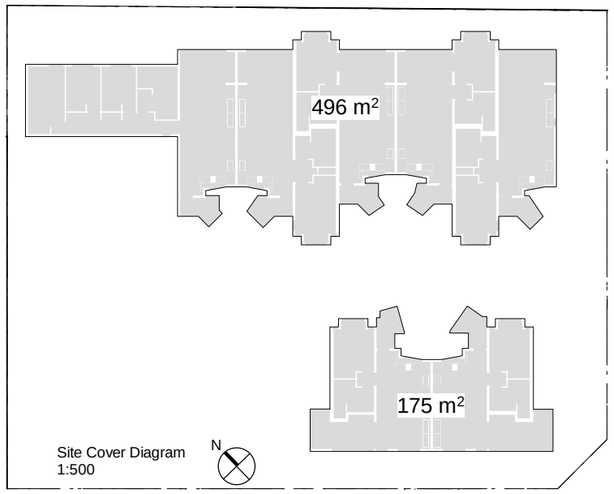
TOWN PLANNING:

TOWN PLANNING:

RPD:	Lots 69, 70 and 71 on RP85073
Site Area:	1907m²
Max Height:	2 storeys and 9.5m
Max Site Cover:	45%
Proposed Site Cover:	35%

2 STOREYS
14 CARPARKS
3 PLATINUM UNITS TO LHA STANDARDS
4 GOLD UNITS TO LHA STANDARDS

AREA SCHEDULE:



Site Cover Diagram
1:500

GROUND FLOOR:
1 x Platinum 3 Bed
2 x Platinum 1 Bed
4 x Gold 1 Bed

Total: 7 Units

FIRST FLOOR:
1 x General 2 Bed
6 x General 1 Bed

Total: 7 Units

TOTAL UNITS: **14**

SHEET INDEX:

Drawing List

No.	Name	Rev	Date

LOCATION PLAN:

N

DRAWN	CHECKED	APPROVED
NM	JS	ST

REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
A	01.08.19	80% SD DRAFT	NM	JS	ST
B	03.09.19	90% SD DRAFT	NM	JS	ST
C	10.09.19	SD ISSUE	NM	JS	ST
D	18.09.19	SD ISSUE	NM	JS	ST

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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: Cover Sheet

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DISC.	PHASE	DWG NO.	REV.
A	SD	A00.01	D

A3
PROJECT NO. 5593
SCALE As indicated

18/09/2019 3:32:50 PM

SCHEMATIC DESIGN

Landscape creates soft edges to site and neighbouring properties

Car parking courtyard separates cars from individual dwellings and creates a multi-purpose space with good, contained and passive edges

Street interfaces are well considered through organisation of active edges and use of topography, landscape, screening to contribute towards creating a good neighbourhood

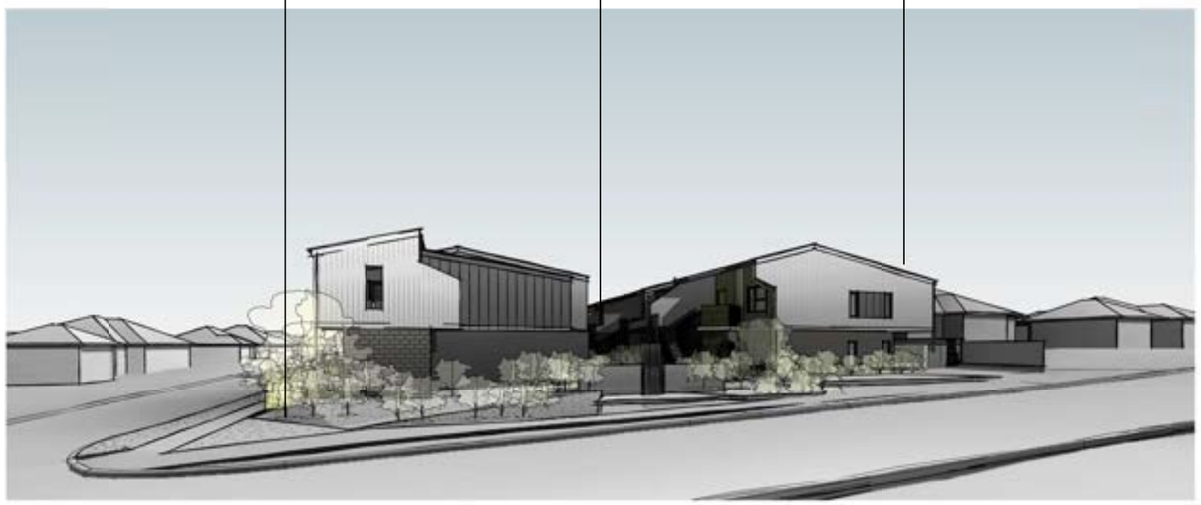
Perspective 01 -

Perspective 02 -

Landscape creates soft edges to site and neighbouring properties

Dual pedestrian entries present choice when moving to and from the home

Simple gable roof profiles acknowledge the established post-war neighbourhood vernacular and present an honest expression to the street



Perspective 03 -

Perspective 04 -

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			B	03.09.19	90% SD DRAFT	NM	JS	ST
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			D	18.09.19	SD ISSUE	NM	JS	ST

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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: Perspectives

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DISC.	PHASE	DWG NO.	REV.
A	SD	A00.02	D

A3

PROJECT NO. 5593

SCALE

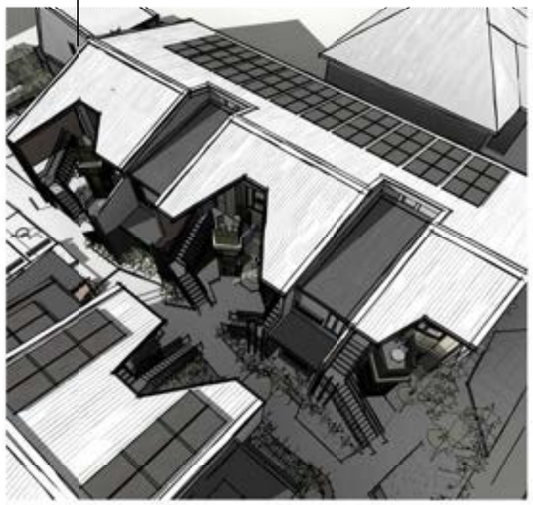
18/09/2019 3:33:48 PM

SCHEMATIC DESIGN

Roof forms are simple in section and at the project perimeter, however eave lines are more crafted at the interior of the site to maximise daylight into the central landscape spine, and establish a fine grain, human scale

Roof forms are articulated to deliver a building scale appropriate to the site's detached residential setting

The Corner Collective is located within the heart of the site, connecting the central landscape spine with xxx Street and provides a well-orientated edge for residents to gather



Perspective 05 - Central Spine

Perspective 06 - Courtyard & Corner Collective

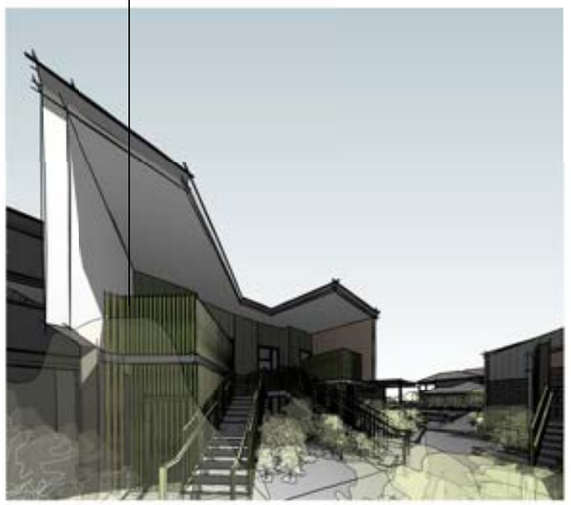
Perspective 07 - Corner Collective

Sub-community clusters are clearly defined and are united through intimate entry courtyards

Sub-community clusters are clearly defined and are united through intimate entry courtyards

Upper level entry balconies provide opportunities for residents to 'watch the street'

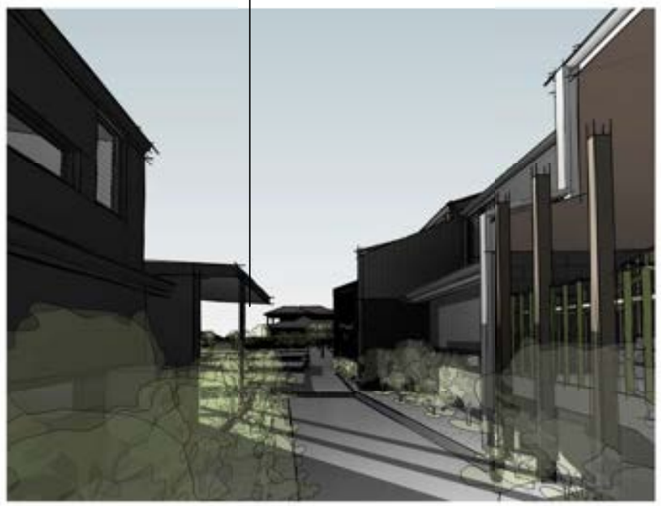
Central landscape spine prioritises people over cars at the heart of the site



Perspective 08 - Entry Courtyards

Perspective 09 - Entry Courtyards

Perspective 10 - Upper Level Interface



Perspective 11 - Central Spine

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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: Perspectives

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DISC.	PHASE	DWG NO.	REV.
A	SD	A00.03	D

A3

PROJECT NO. 5593

SCALE

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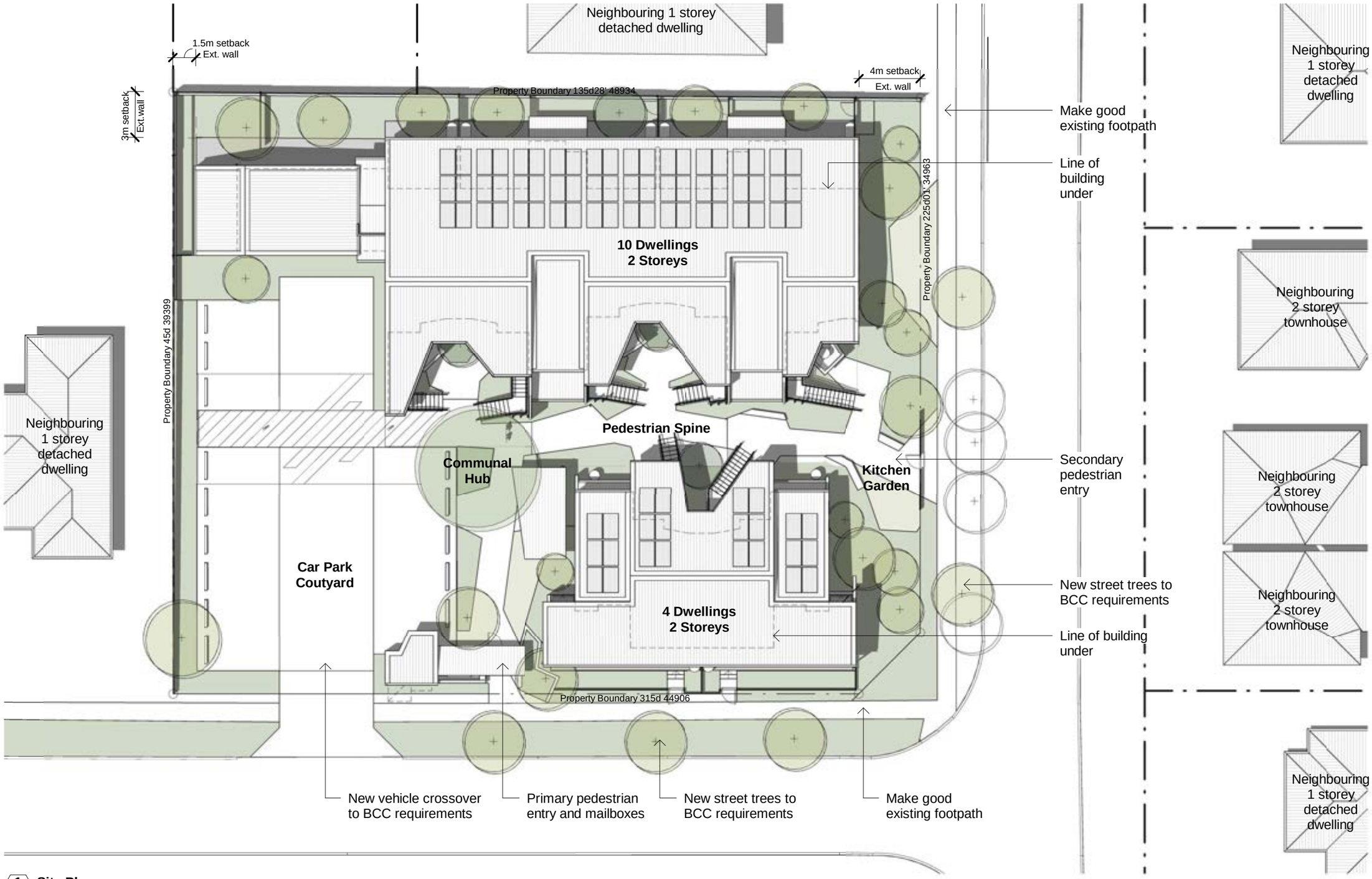
SCHEMATIC DESIGN



1 Site Plan
1 : 250

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NM	JS	ST

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B	03.09.19	90% SD DRAFT	NM	JS	ST
C	10.09.19	SD ISSUE	NM	JS	ST
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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: Site Plan

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DISC.	PHASE	DWG NO.	REV.
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A3
PROJECT NO. 5593
SCALE 1 : 250

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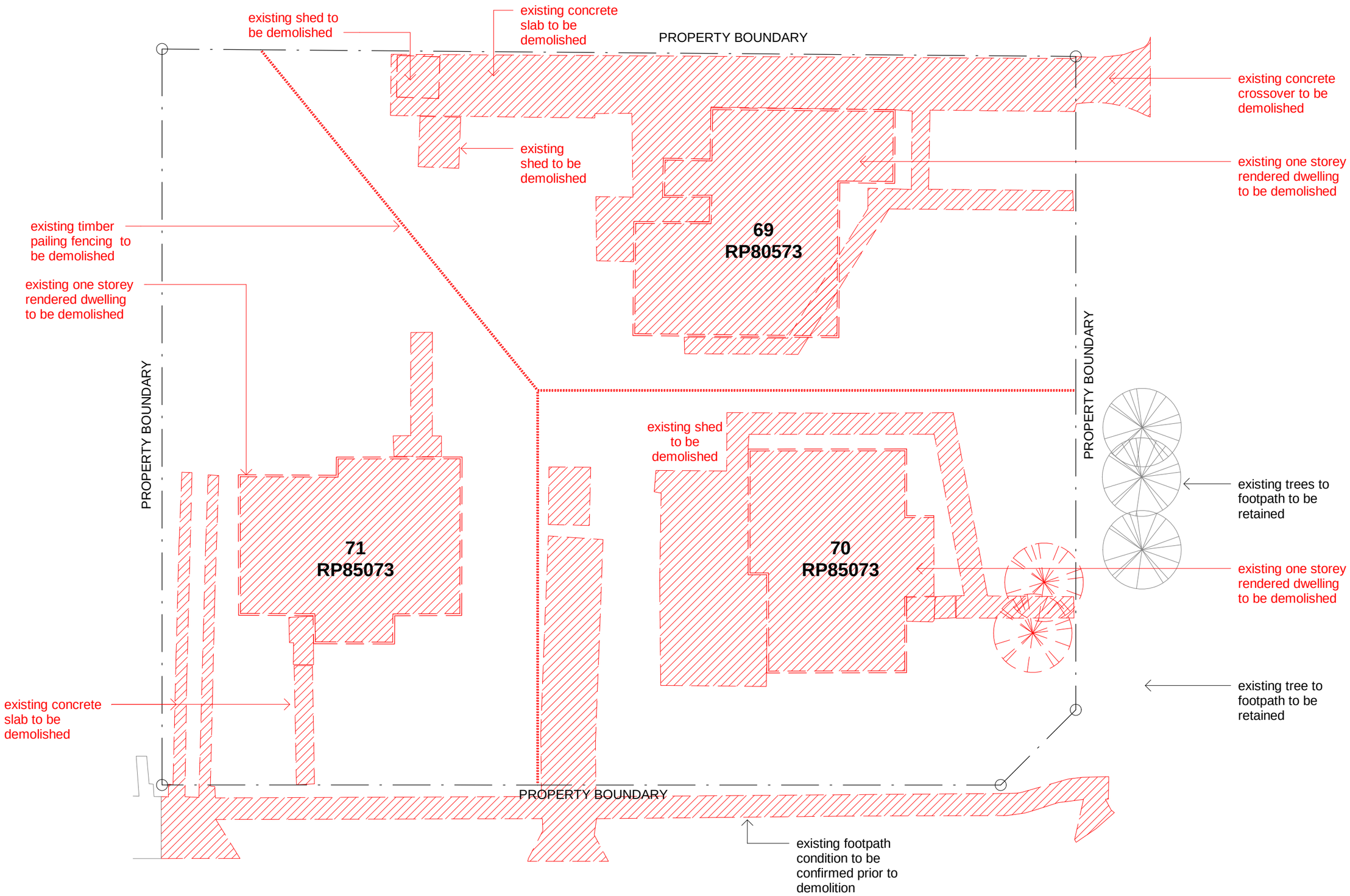
SCHEMATIC DESIGN



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NM	JS	ST

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B	03.09.19	90% SD DRAFT	NM	JS	ST
C	10.09.19	SD ISSUE	NM	JS	ST
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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: Demolition Plan

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DISC.	PHASE	DWG NO.	REV.
A	SD	A01.02	D

A3
PROJECT NO. 5593
SCALE 1 : 200

18/09/2019 3:35:02 PM

SCHEMATIC DESIGN

	Type	LHA Level	Int Area
Unit 01	3 Bedroom	Platinum	109 sqm
Unit 02	1 Bedroom	Platinum	72 sqm
Unit 05	1 Bedroom	Gold	62 sqm
Unit 06	1 Bedroom	Gold	62 sqm
Unit 09	1 Bedroom	Platinum	72 sqm
Unit 11	1 Bedroom	Gold	61 sqm
Unit 12	1 Bedroom	Gold	61 sqm

DRAWN	CHECKED	APPROVED
NM	JS	ST

REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
A	22.07.19	FOR COORDINATION	NM	JS	ST
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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: General Arrangement Floor Plan- Ground

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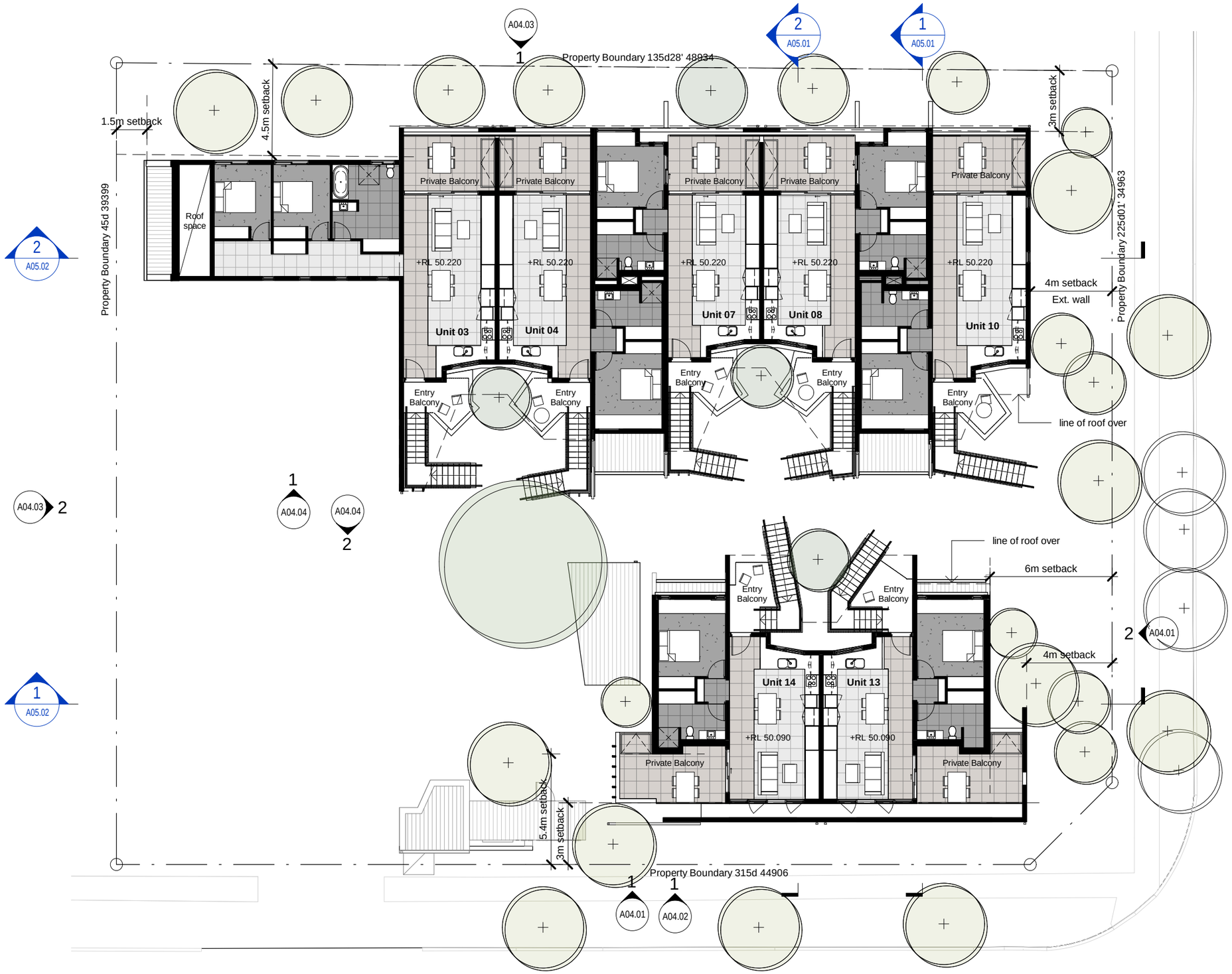
DISC.	PHASE	DWG NO.	REV.
A	SD	A02.01	F

A3
PROJECT NO. 5593
SCALE 1 : 200

18/09/2019 3:35:13 PM

SCHEMATIC DESIGN

	Type	LHA Level	Int Area
Unit 03	2 Bedroom	General	88 sqm
Unit 04	1 Bedroom	General	66 sqm
Unit 07	1 Bedroom	General	60 sqm
Unit 08	1 Bedroom	General	60 sqm
Unit 10	1 Bedroom	General	66 sqm
Unit 13	1 Bedroom	General	59 sqm
Unit 14	1 Bedroom	General	59 sqm



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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: General Arrangement Floor Plan - Level 1

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DISC.	PHASE	DWG NO.	REV.
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A3
PROJECT NO. 5593
SCALE 1 : 200

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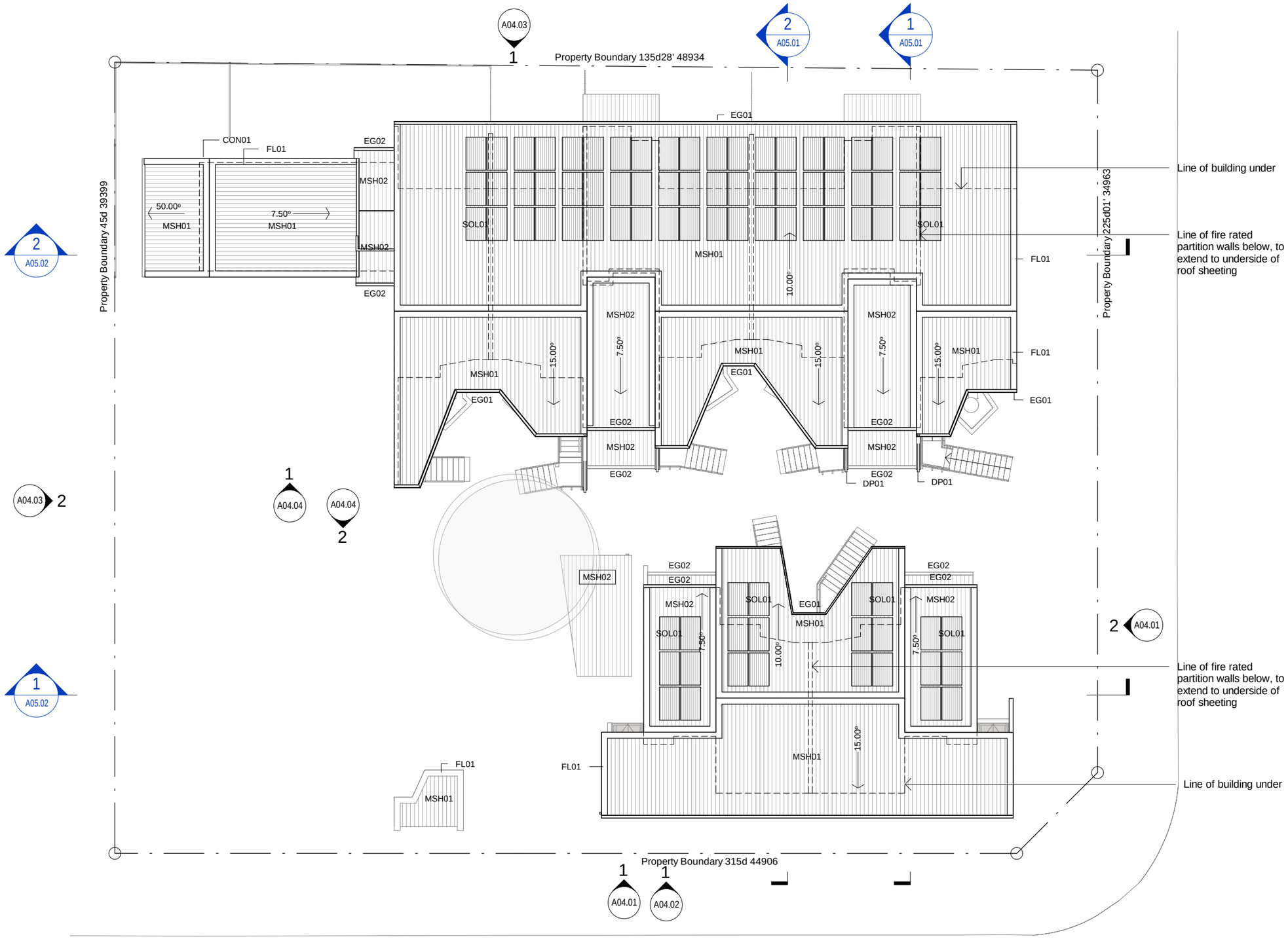

SCHEMATIC DESIGN

Keynote Legend	
Key Value	Keynote Text
DP01	downpipe
EG01	eaves gutter
EG02	eaves gutter
FL01	flashing to match roof
MSH01	light coloured metal sheeting
MSH02	dark coloured metal sheeting
SOL01	solar panels

DRAWN	CHECKED	APPROVED
NM	JS	ST

REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: General Arrangement Roof Plan

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DISC.	PHASE	DWG NO.	REV.
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A3
PROJECT NO. 5593
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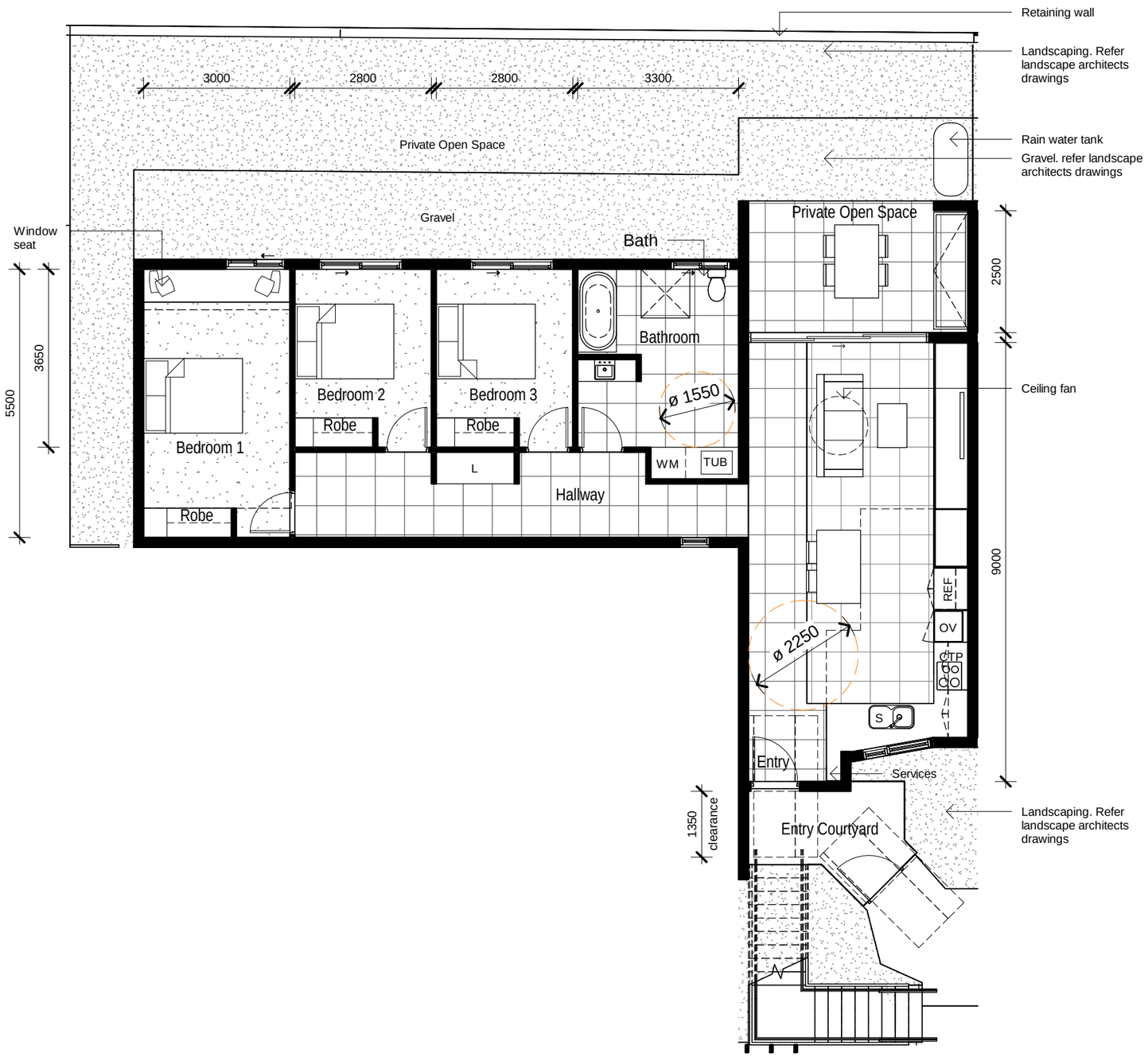
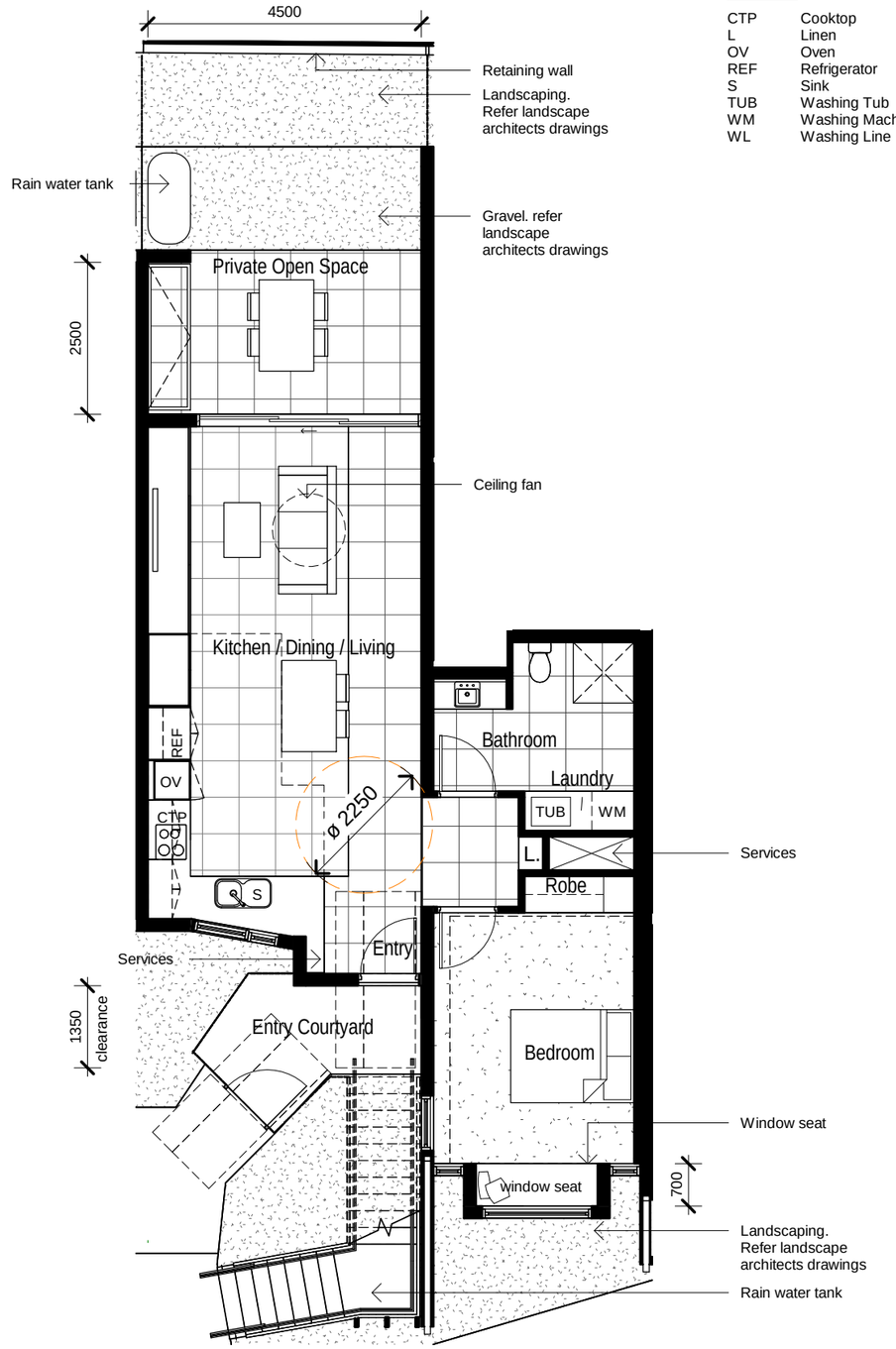
SCHEMATIC DESIGN



2 Unit 1 - 3 Bedroom Type A
1 : 100



1 Unit 2 - 1 Bedroom Type A
1 : 100

Legend

CTP	Cooktop
L	Linen
OV	Oven
REF	Refrigerator
S	Sink
TUB	Washing Tub
WM	Washing Machine
WL	Washing Line

DRAWN	CHECKED	APPROVED
NM	JS	ST

REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
A	01.08.19	80% SD DRAFT	NM	JS	ST
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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: Typical PLATINUM Unit Plans

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DISC.	PHASE	DWG NO.	REV.
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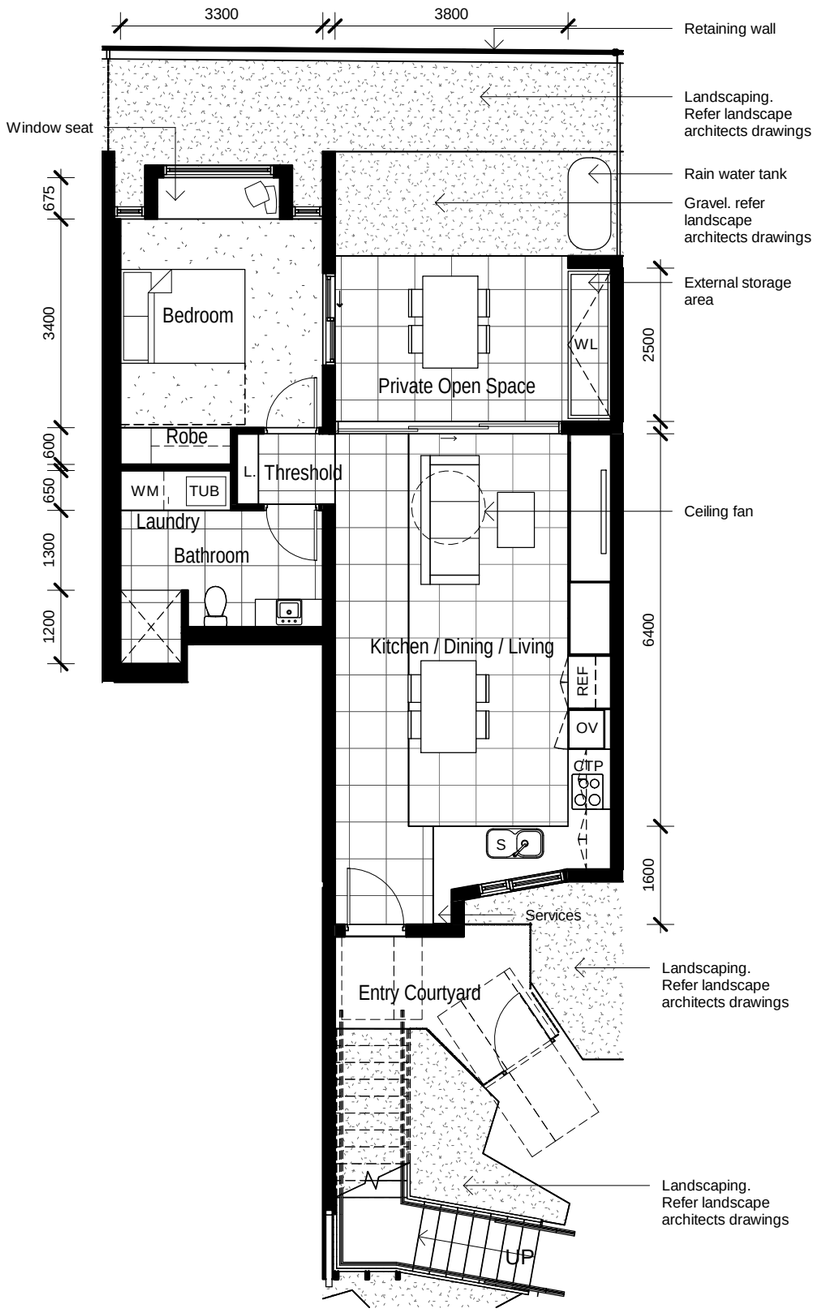
A3
PROJECT NO. 5593
SCALE 1 : 100

18/09/2019 3:35:25 PM

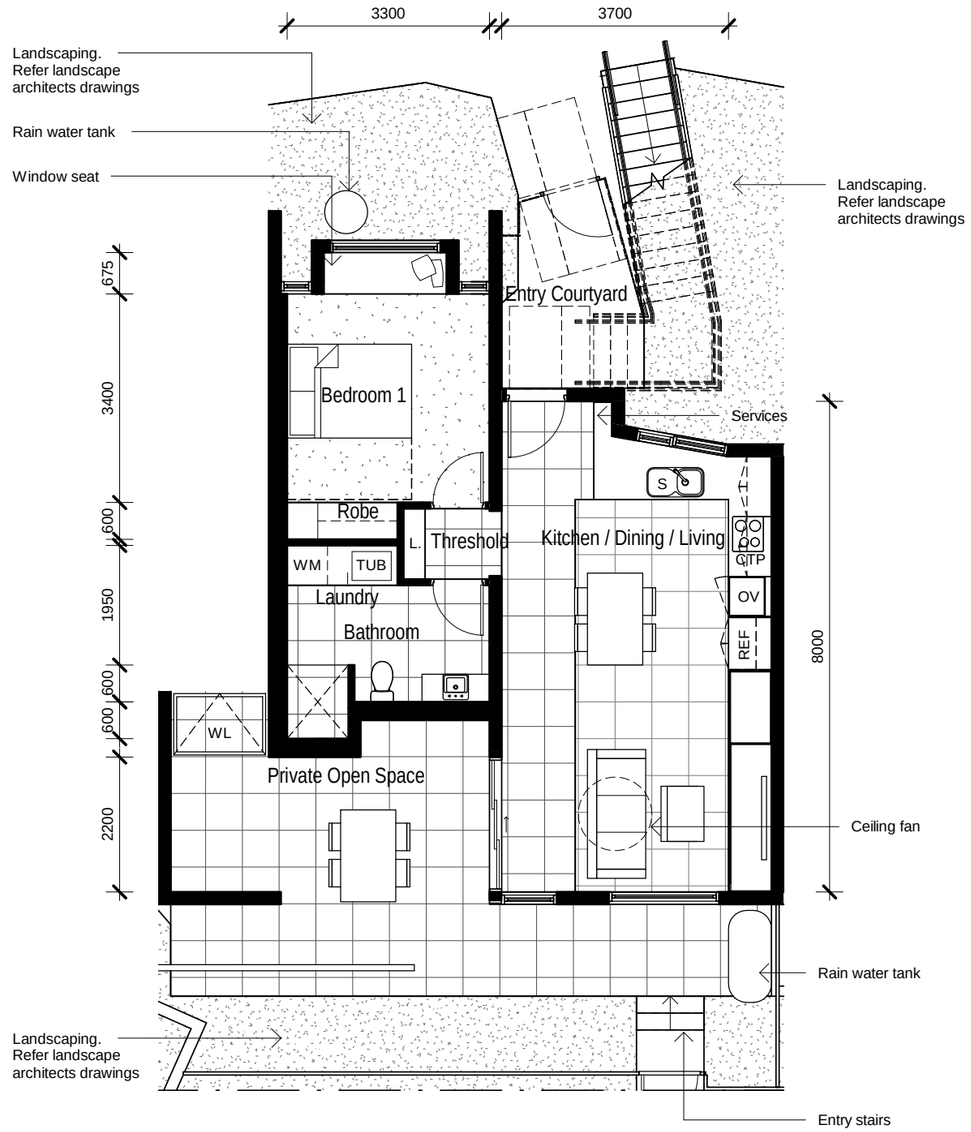
SCHEMATIC DESIGN



1 **Unit 3 - Bedroom Type A**
1 : 100

Legend

CTP	Cooktop
L	Linen
OV	Oven
REF	Refrigerator
S	Sink
TUB	Washing Tub
WM	Washing Machine
WL	Washing Line



2 **Unit 4 - Bedroom Type B**
1 : 100

DRAWN	CHECKED	APPROVED
NM	JS	ST

REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: Typical GOLD Unit Plans

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DISC.	PHASE	DWG NO.	REV.
A	SD	A02.05	D

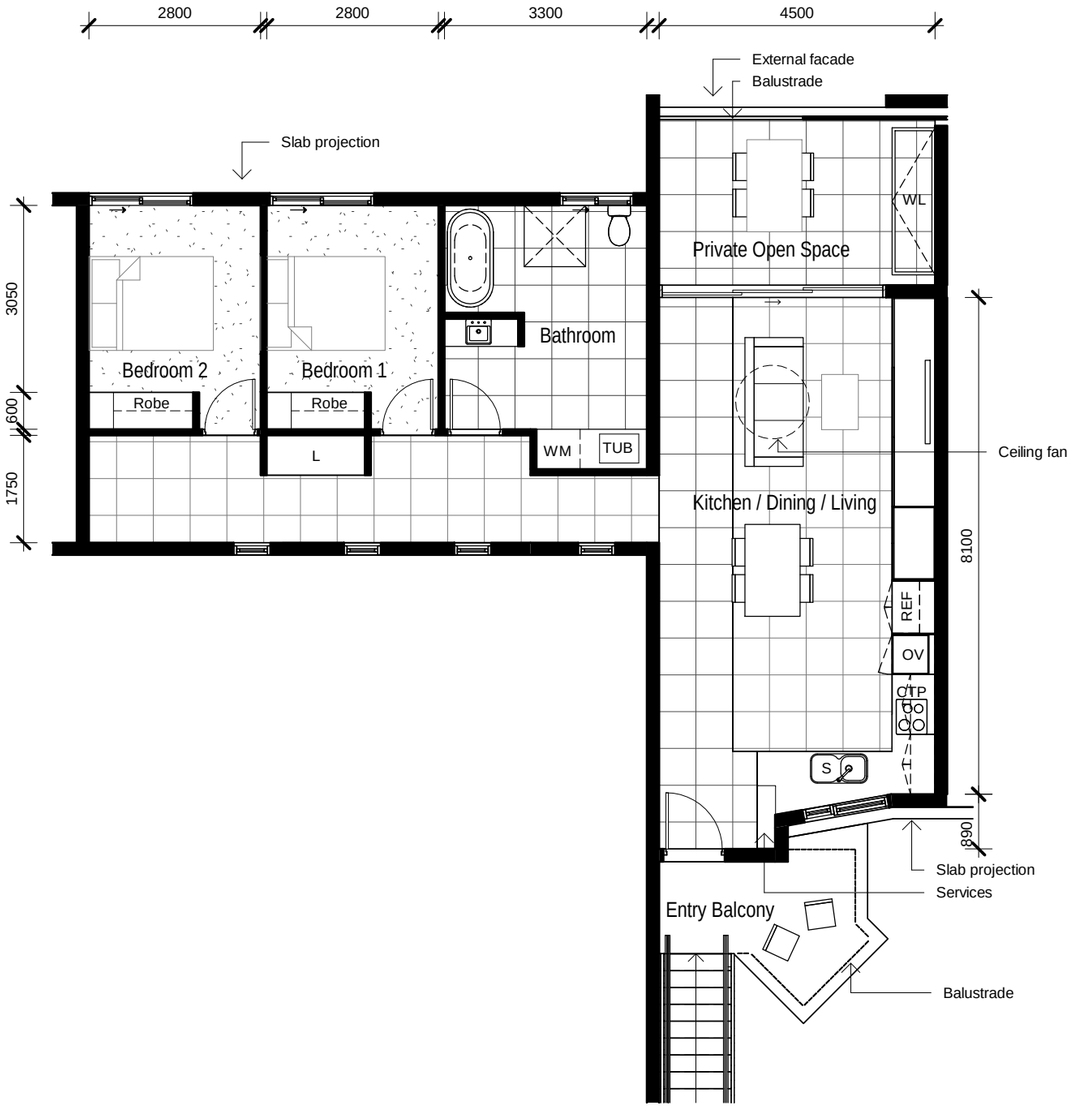
A3
PROJECT NO. 5593
SCALE 1 : 100

18/09/2019 3:35:30 PM

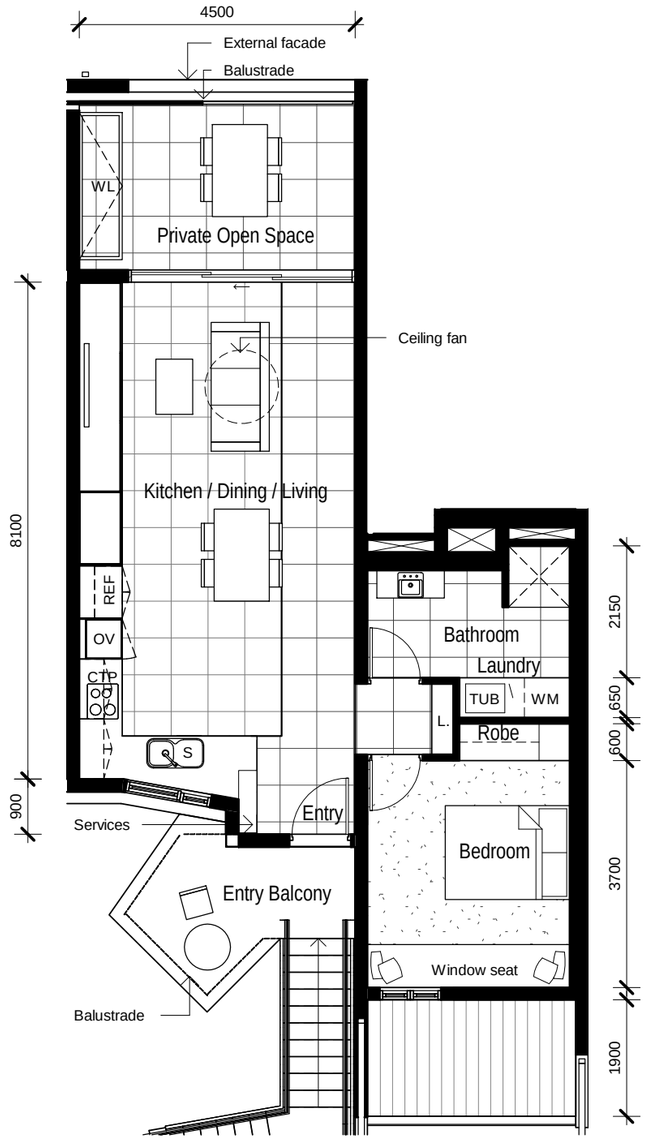
SCHEMATIC DESIGN

Legend

CTP	Cooktop
L	Linen
OV	Oven
REF	Refrigerator
S	Sink
TUB	Washing Tub
WM	Washing Machine
WL	Washing Line



1 Unit 5 - Bedroom Type A
1 : 100



2 Unit 6 - Bedroom Type A
1 : 100

DRAWN	CHECKED	APPROVED	REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
NM	JS	ST	A	01.08.19	80% SD DRAFT	NM	JS	ST
			B	03.09.19	90% SD DRAFT	NM	JS	ST
			C	10.09.19	SD ISSUE	NM	JS	ST
			D	18.09.19	SD ISSUE	NM	JS	ST

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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: Typical GENERAL Unit Plans

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DISC.	PHASE	DWG NO.	REV.
A	SD	A02.06	D

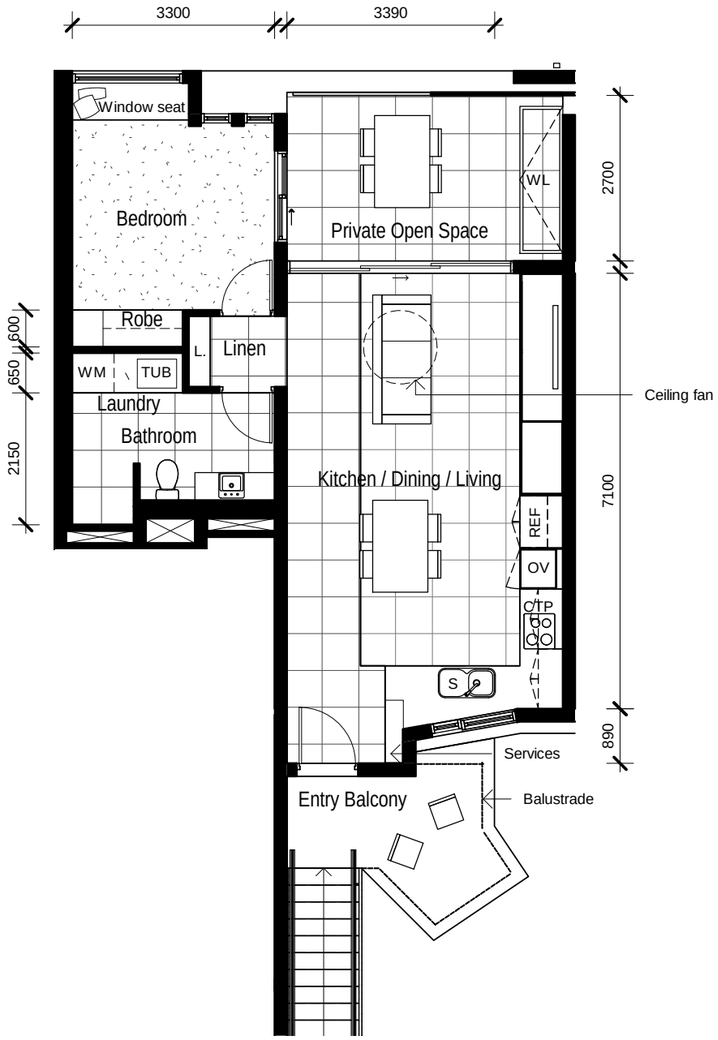
A3
PROJECT NO. 5593
SCALE 1 : 100

18/09/2019 3:35:35 PM

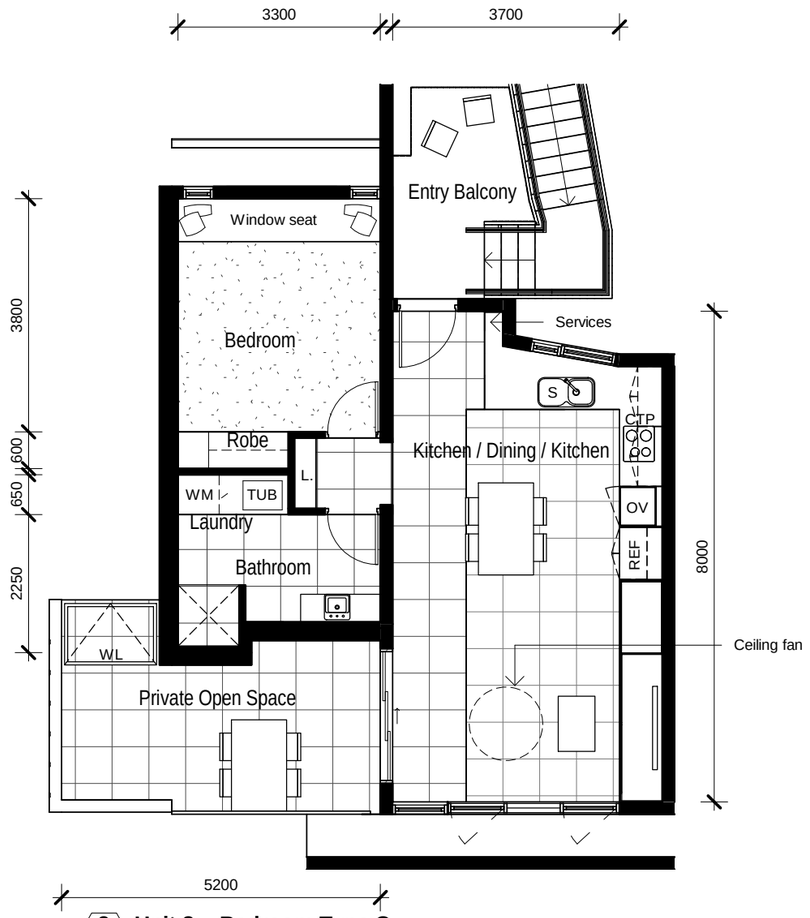
SCHEMATIC DESIGN

Legend

CTP	Cooktop
L	Linen
OV	Oven
REF	Refrigerator
S	Sink
TUB	Washing Tub
WM	Washing Machine
WL	Washing Line



1 Unit 7 - Bedroom Type B
1 : 100



2 Unit 8 - Bedroom Type C
1 : 100

DRAWN	CHECKED	APPROVED
NM	JS	ST

REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
A	01.08.19	80% SD DRAFT	NM	JS	ST
B	03.09.19	90% SD DRAFT	NM	JS	ST
C	10.09.19	SD ISSUE	NM	JS	ST
D	18.09.19	SD ISSUE	NM	JS	ST

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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: Typical GENERAL Unit Plans

Arkhefield
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DISC.	PHASE	DWG NO.	REV.
A	SD	A02.07	D

A3
PROJECT NO. 5593
SCALE 1 : 100

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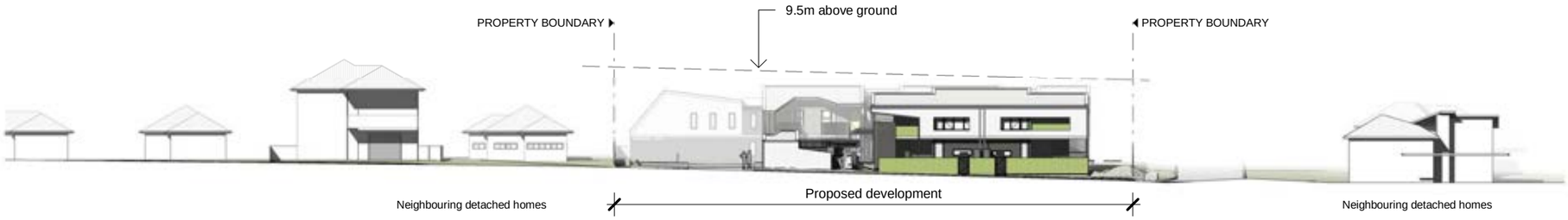
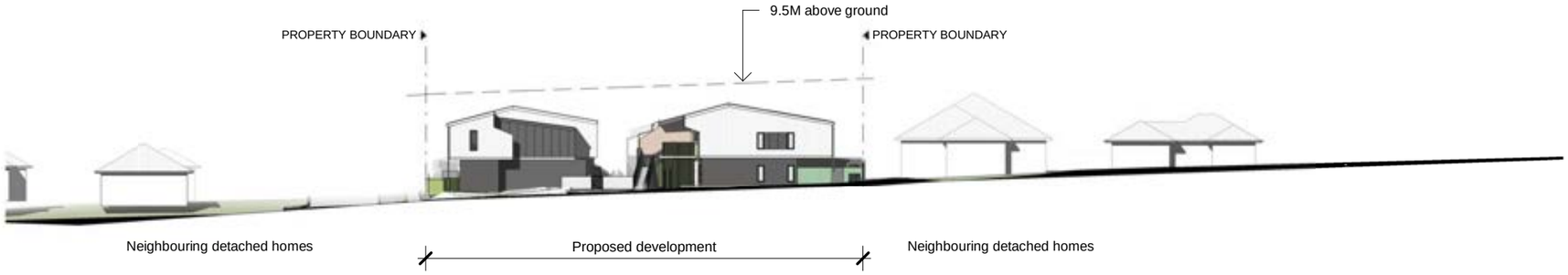
SCHEMATIC DESIGN



1 Street Elevation -
1 : 500



2 Street Elevation -
1 : 500

Perspective 12 - L

Perspective 13 -

Perspective 14 -

DRAWN	CHECKED	APPROVED	REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
NM	JS	ST	A	01.08.19	80% SD DRAFT	NM	JS	ST
			B	03.09.19	90% SD DRAFT	NM	JS	ST
			C	10.09.19	SD ISSUE	NM	JS	ST
			D	18.09.19	SD ISSUE	NM	JS	ST

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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: Street Elevations

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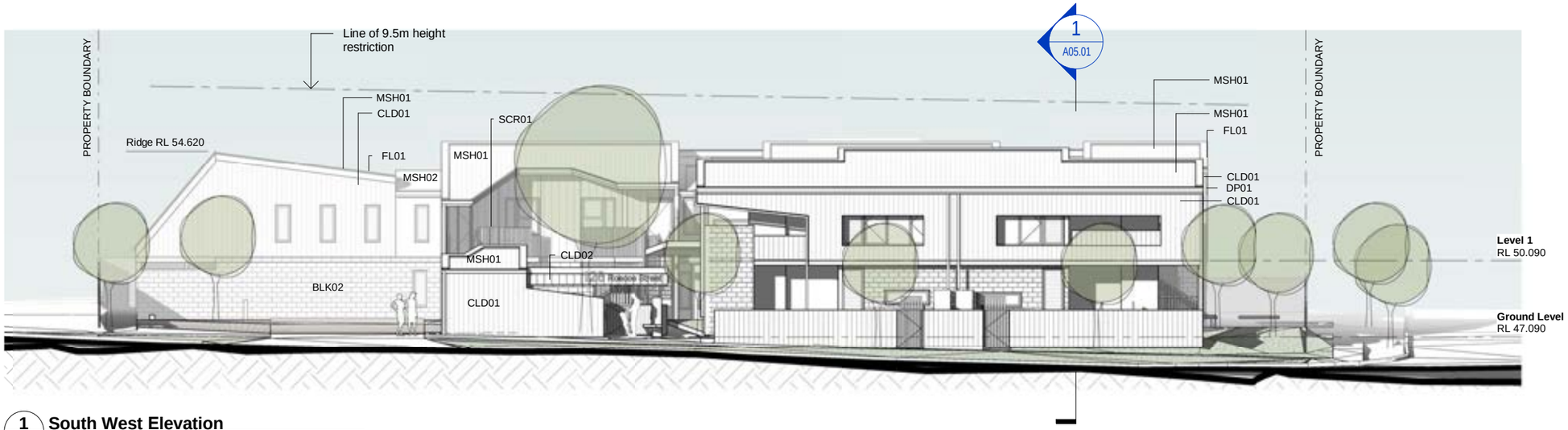
DISC.	PHASE	DWG NO.	REV.
A	SD	A04.01	D

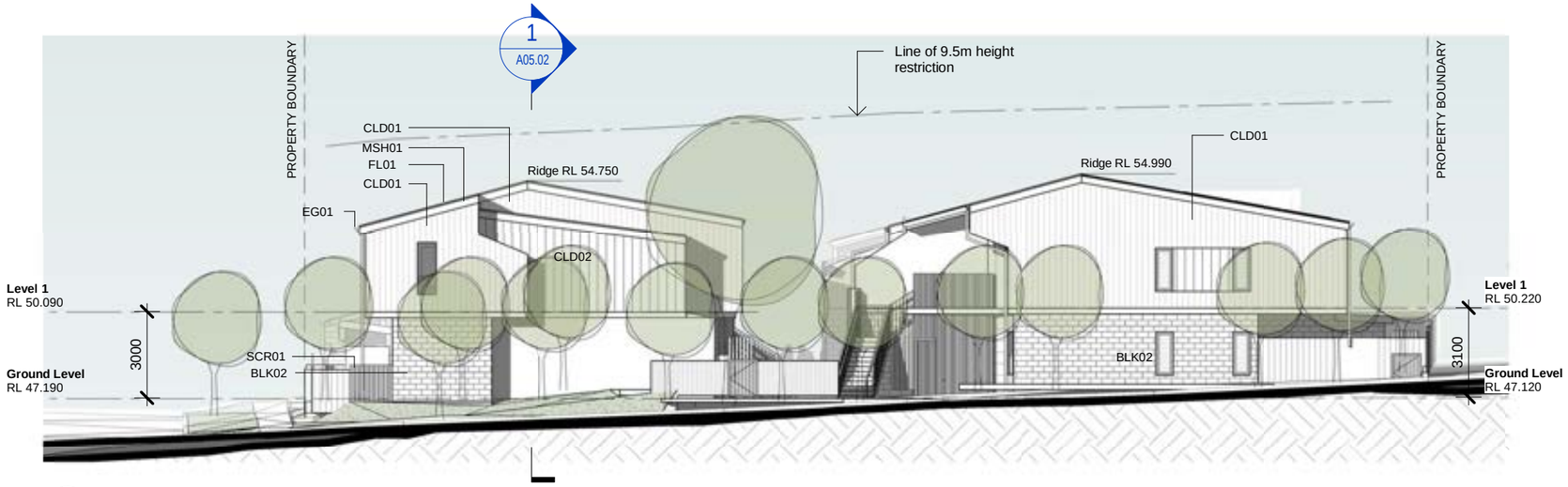
A3
PROJECT NO. 5593
SCALE 1 : 500

18/09/2019 3:36:12 PM

SCHEMATIC DESIGN



1 A02.01 **South West Elevation**
1 : 200



2 **South East Elevation**
1 : 200

Keynote Legend	
Key Value	Keynote Text
BLK02	dark coloured blockwork
CLD01	light coloured FC cladding
CLD02	light coloured cladding
DP01	downpipe
EG01	eaves gutter
FL01	flashing to match roof
MSH01	light coloured metal sheeting
MSH02	dark coloured metal sheeting
SCR01	metal screen type

DRAWN	CHECKED	APPROVED
NM	JS	ST

REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
A	01.08.19	80% SD DRAFT	NM	JS	ST
B	03.09.19	90% SD DRAFT	NM	JS	ST
C	10.09.19	SD ISSUE	NM	JS	ST
D	18.09.19	SD ISSUE	NM	JS	ST

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PROJECT

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DISC.	PHASE	DWG NO.	REV.
A	SD	A04.02	D

A3
PROJECT NO. 5593
SCALE 1 : 200

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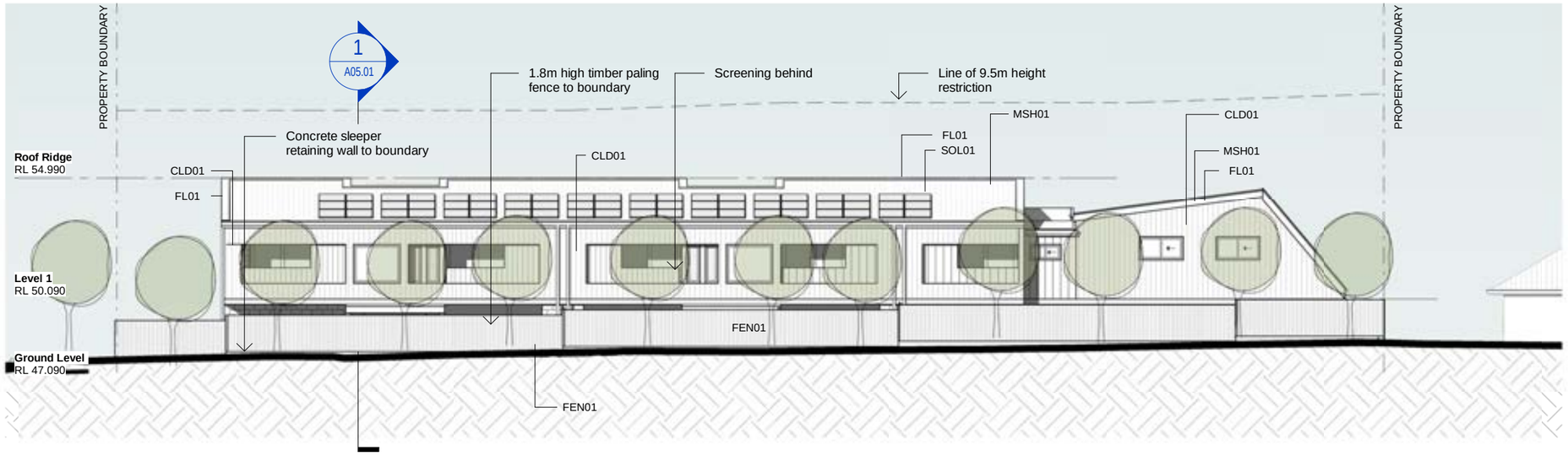
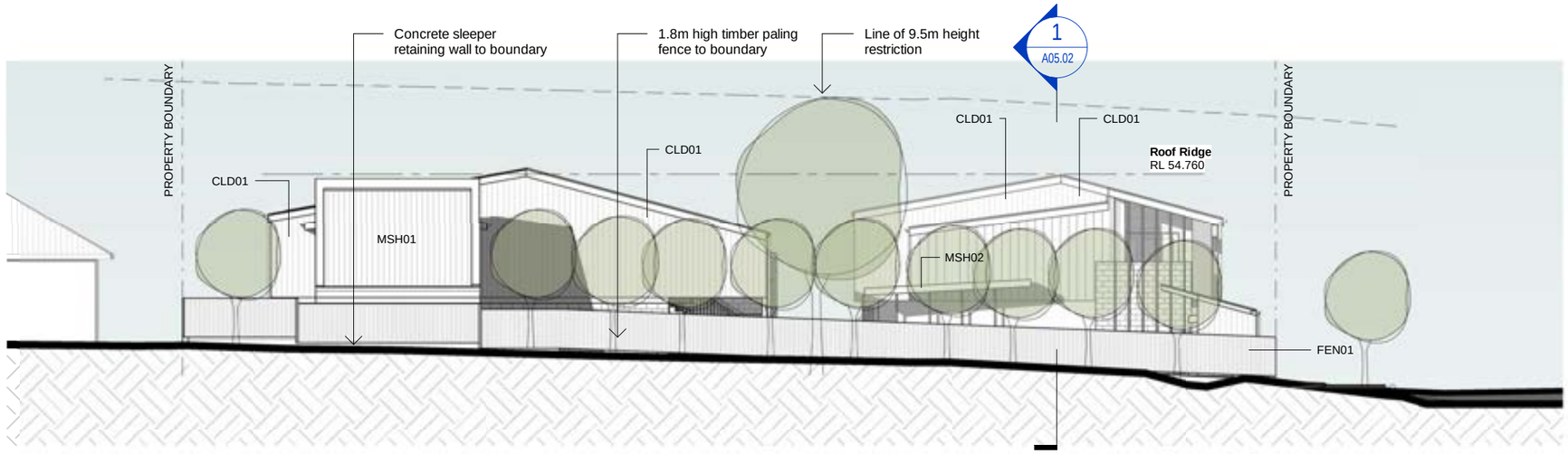
SCHEMATIC DESIGN



1 A02.01 **North East Elevation**
1 : 200



2 A02.01 **North West Elevation**
1 : 200

Keynote Legend	
Key Value	Keynote Text
CLD01	light coloured FC cladding
FEN01	fence
FL01	flashing to match roof
MSH01	light coloured metal sheeting
MSH02	dark coloured metal sheeting
SOL01	solar panels

DRAWN	CHECKED	APPROVED
NM	JS	ST

REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
A	01.08.19	80% SD DRAFT	NM	JS	ST
B	03.09.19	90% SD DRAFT	NM	JS	ST
C	10.09.19	SD ISSUE	NM	JS	ST
D	18.09.19	SD ISSUE	NM	JS	ST

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DRAWING NAME: Elevations

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DISC.	PHASE	DWG NO.	REV.
A	SD	A04.03	D

A3
PROJECT NO. 5593
SCALE 1 : 200

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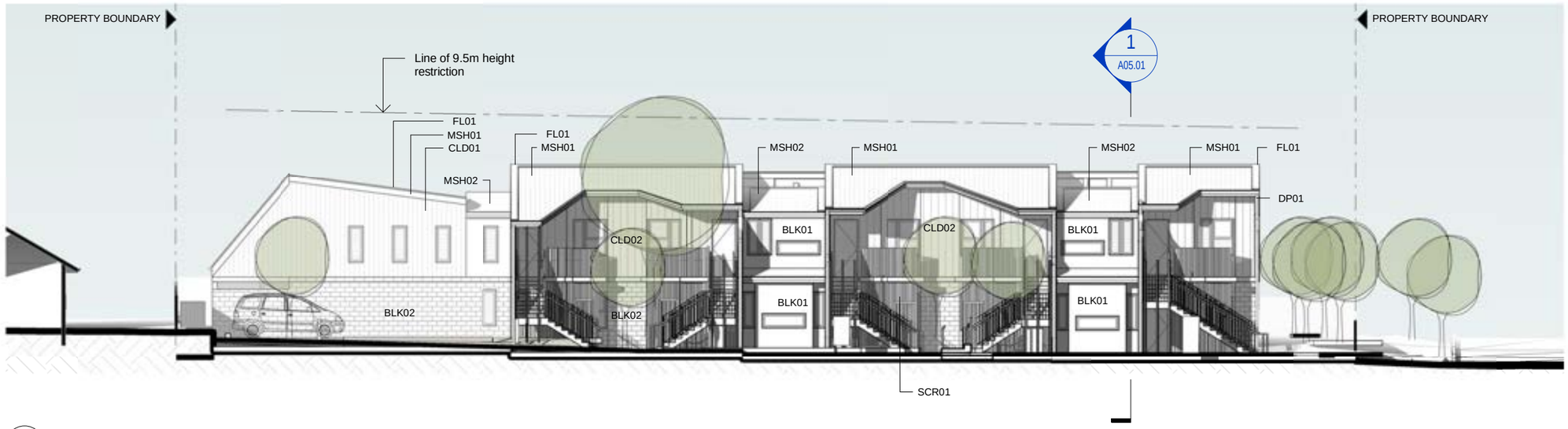
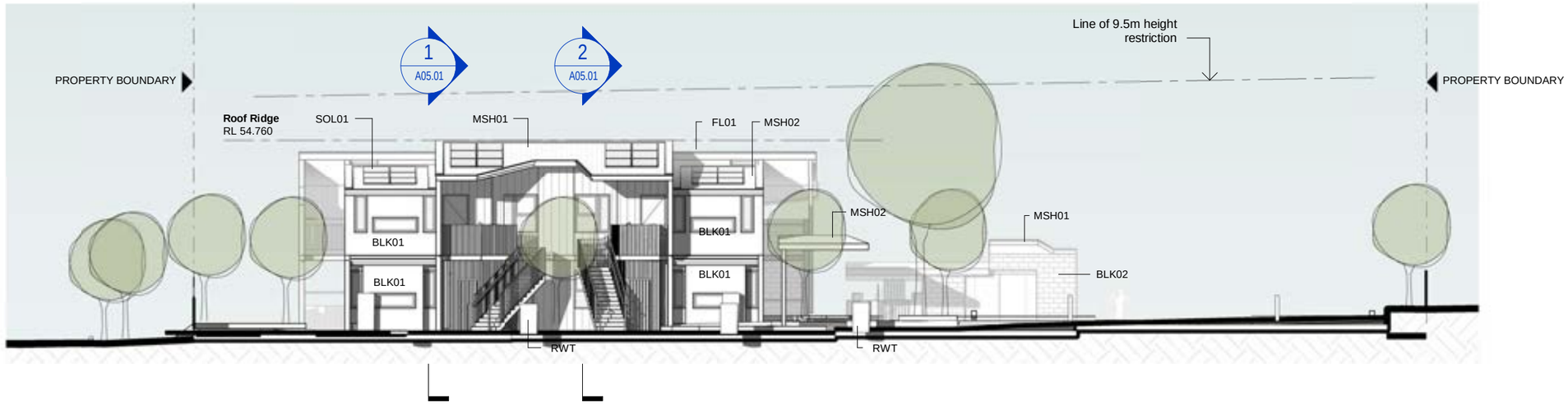
SCHEMATIC DESIGN



1 A02.01 **South West (Landscape Spine) Elevation**
1 : 200



2 A02.01 **North East (Landscape Spine) Elevation**
1 : 200

Keynote Legend	
Key Value	Keynote Text
BLK01	light coloured blockwork
BLK02	dark coloured blockwork
CLD01	light coloured FC cladding
CLD02	light coloured cladding
DP01	downpipe
FL01	flashing to match roof
MSH01	light coloured metal sheeting
MSH02	dark coloured metal sheeting
RWT	rain water tank
SCR01	metal screen type
SOL01	solar panels

DRAWN	CHECKED	APPROVED
NM	JS	ST

REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
A	01.08.19	80% SD DRAFT	NM	JS	ST
B	03.09.19	90% SD DRAFT	NM	JS	ST
C	10.09.19	SD ISSUE	NM	JS	ST
D	18.09.19	SD ISSUE	NM	JS	ST

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PROJECT

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DISC.	PHASE	DWG NO.	REV.
A	SD	A04.04	D

A3
PROJECT NO. 5593
SCALE 1 : 200

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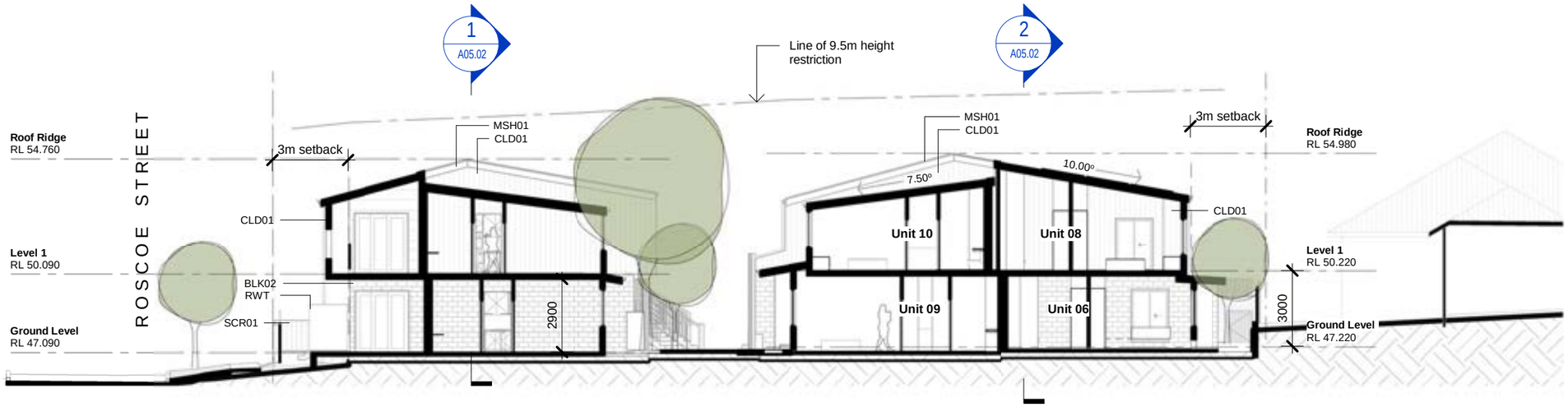
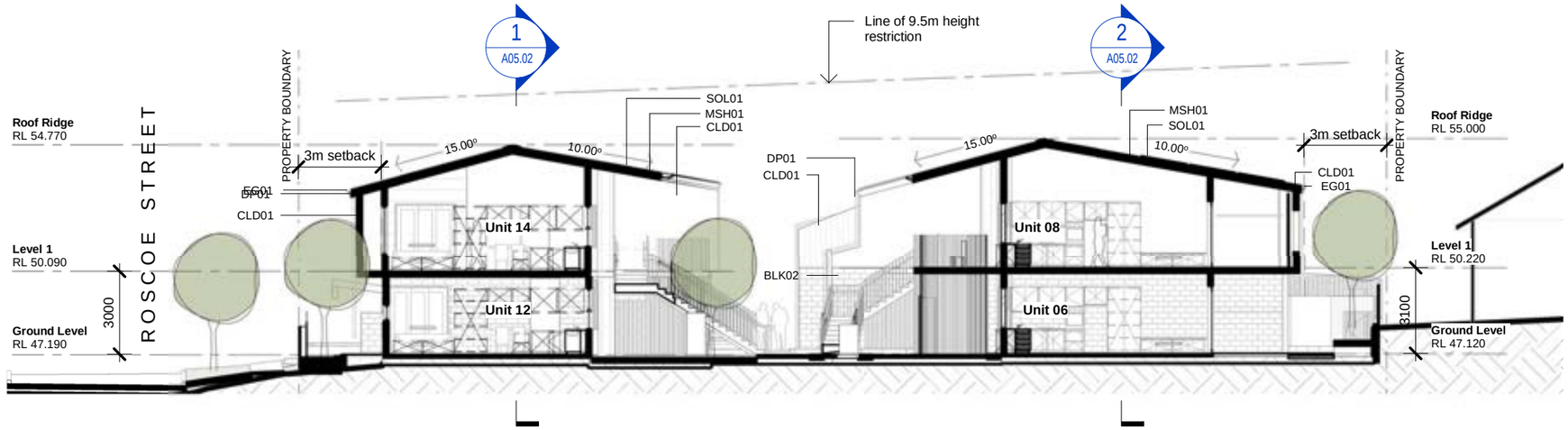
SCHEMATIC DESIGN



1 A02.01 **General Arrangement - Section 01**
1 : 200



2 A02.01 **General Arrangement - Section 02**
1 : 200

Keynote Legend	
Key Value	Keynote Text
BLK02	dark coloured blockwork
CLD01	light coloured FC cladding
DP01	downpipe
EG01	eaves gutter
MSH01	light coloured metal sheeting
RWT	rain water tank
SCR01	metal screen type
SOL01	solar panels

DRAWN	CHECKED	APPROVED	REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
NM	JS	ST	A	03.09.19	90% SD DRAFT	NM	JS	ST
			B	10.09.19	SD ISSUE	NM	JS	ST
			C	18.09.19	SD ISSUE	NM	JS	ST

PROJECT:

CLIENT: Department & Housing & Public Works

DRAWING NAME: Sections

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DISC.	PHASE	DWG NO.	REV.
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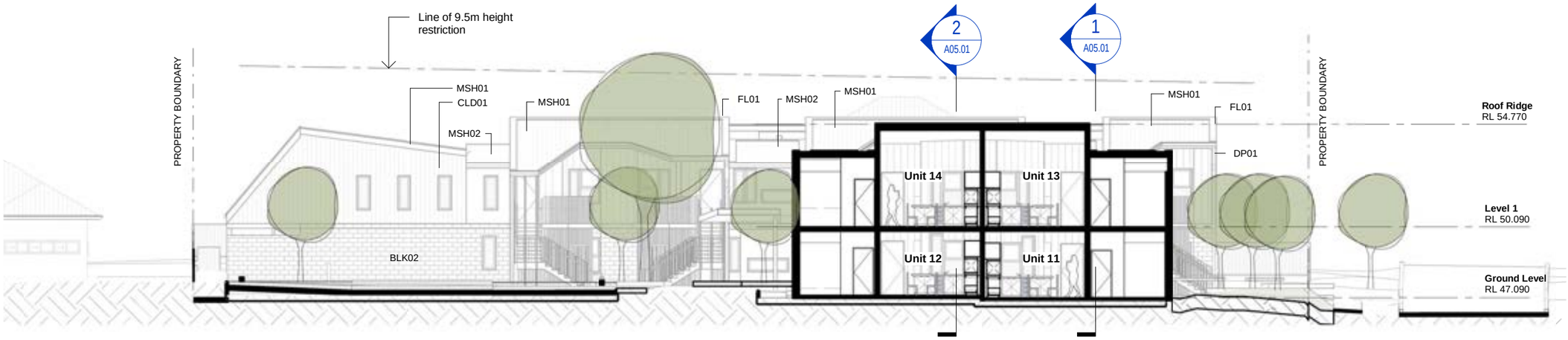
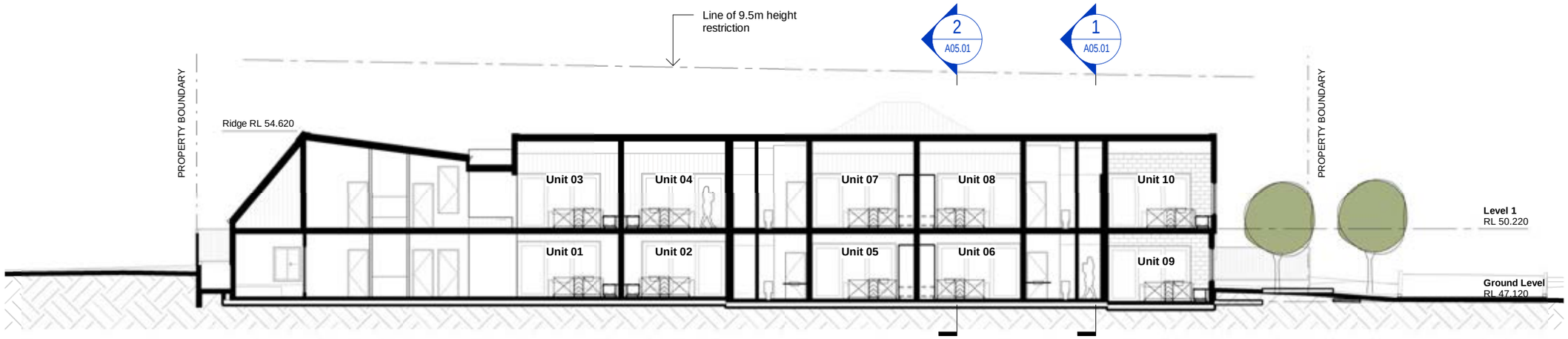
A3
PROJECT NO. 5593
SCALE 1 : 200

18/09/2019 3:37:07 PM

SCHEMATIC DESIGN



1 A02.01 **General Arrangement - Section 03**
1 : 200



2 A02.01 **General Arrangement - Section 04**
1 : 200

Keynote Legend	
Key Value	Keynote Text
BLK02	dark coloured blockwork
CLD01	light coloured FC cladding
DP01	downpipe
FL01	flashing to match roof
MSH01	light coloured metal sheeting
MSH02	dark coloured metal sheeting

DRAWN	CHECKED	APPROVED
NM	JS	ST

REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
A	03.09.19	90% SD DRAFT	NM	JS	ST
B	10.09.19	SD ISSUE	NM	JS	ST
C	18.09.19	SD ISSUE	NM	JS	ST

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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: Sections

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A	SD	A05.02	C

A3
PROJECT NO. 5593
SCALE 1 : 200

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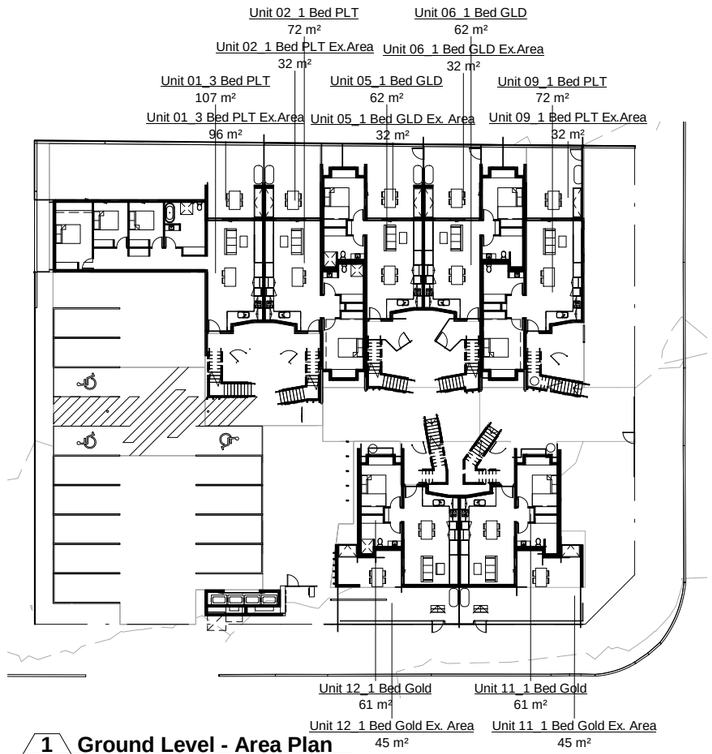
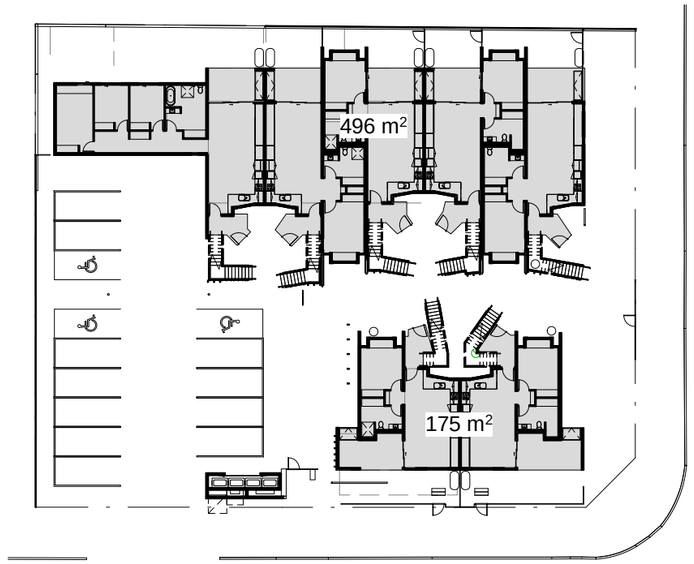
SCHEMATIC DESIGN



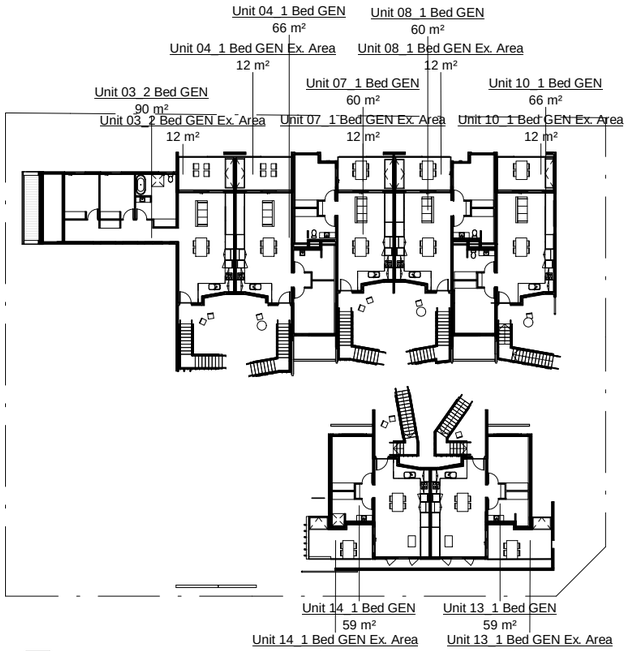
1 Ground Level - Area Plan
1 : 500

Area Schedule (Ground Floor)	
Name	Area
Unit 01_3 Bed PLT	107 m²
Unit 01_3 Bed PLT Ex.Area	96 m²
Unit 02_1 Bed PLT	72 m²
Unit 02_1 Bed PLT Ex.Area	32 m²
Unit 05_1 Bed GLD	62 m²
Unit 05_1 Bed GLD Ex. Area	32 m²
Unit 06_1 Bed GLD	62 m²
Unit 06_1 Bed GLD Ex.Area	32 m²
Unit 09_1 Bed PLT	72 m²
Unit 09_1 Bed PLT Ex.Area	32 m²
Unit 11_1 Bed Gold	61 m²
Unit 11_1 Bed Gold Ex. Area	45 m²
Unit 12_1 Bed Gold	61 m²
Unit 12_1 Bed Gold Ex. Area	45 m²



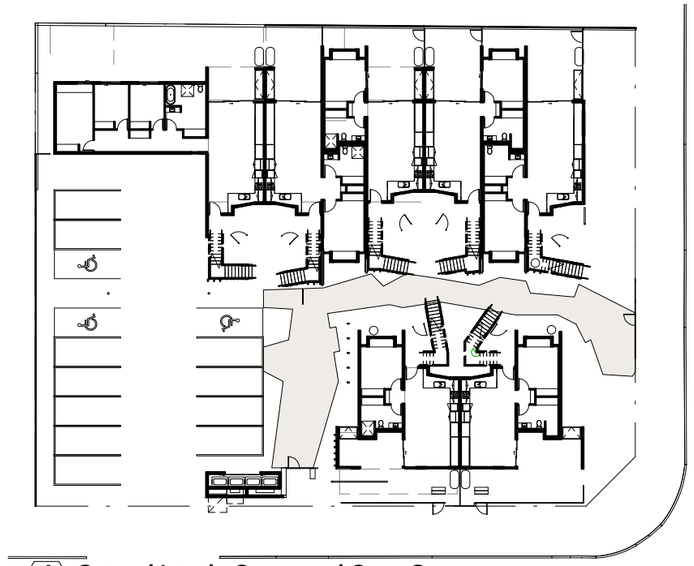
3 Ground Level - Site Cover
1 : 500

Site Area = 1907 m²
Footprint = 671 m²
Site Cover = 35%



2 Level 1- Area Plan
1 : 500

Area Schedule (Level 1)	
Name	Area
Unit 03_2 Bed GEN	90 m²
Unit 03_2 Bed GEN Ex. Area	12 m²
Unit 04_1 Bed GEN	66 m²
Unit 04_1 Bed GEN Ex. Area	12 m²
Unit 07_1 Bed GEN	60 m²
Unit 07_1 Bed GEN Ex. Area	12 m²
Unit 08_1 Bed GEN	60 m²
Unit 08_1 Bed GEN Ex. Area	12 m²
Unit 10_1 Bed GEN	66 m²
Unit 10_1 Bed GEN Ex. Area	12 m²
Unit 13_1 Bed GEN	59 m²
Unit 13_1 Bed GEN Ex. Area	15 m²
Unit 14_1 Bed GEN	59 m²
Unit 14_1 Bed GEN Ex. Area	15 m²



4 Ground Level - Communal Open Space
1 : 500

Site Area = 1907 m²
Communal = 134 m²
Percentage= 7%

DRAWN	CHECKED	APPROVED
NM	JS	ST

REV.	DATE	DESCRIPTION	DRW.	CHK.	APRV.
A	01.08.19	80% SD DRAFT	NM	JS	ST
B	03.09.19	90% SD DRAFT	NM	JS	ST
C	10.09.19	SD ISSUE	NM	JS	ST
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PROJECT

CLIENT: Department & Housing & Public Works

DRAWING NAME: Area Plans

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DISC.	PHASE	DWG NO.	REV.
A	SD	A09.01	D

A3
PROJECT NO. 5593
SCALE 1 : 500

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