

SCHEMATIC DESIGN

16112

SITE DESCRIPTION:
BUILDING CLASS:
COUNCIL:

LOT 149 ON RP 149887
1A and 2
GOLD COAST CITY COUNCIL

DRAWING No.	DESCRIPTION
SK 01	COVER & SITE CONTEXT
SK 02	LOCATION PLAN
SK 03	PRECEDENT IMAGES
SK 04	MATERIAL PALETTE
SK 05	EXISTING SITE
SK 06	DEMOLITION PLAN
SK 07	EXTERNAL WORKS PLAN
SK 08	CIRCULATION PLAN
SK 09	UPPER LEVEL FLOOR PLAN
SK 10	ROOF PLAN
SK 11	STREET ELEVATION AND PERSPECTIVE
SK 12	ELEVATIONS - EXTERNAL
SK 13	ELEVATIONS - COMMUNAL GARDEN
SK 14	PERSPECTIVES EXTERNAL



GENERAL NOTES

- 1 USE FIGURED DIMENSIONS ONLY
- 2 CHECK ALL DIMENSIONS ONSITE BEFORE FABRICATION AND BEFORE SETOUT
- 3 REFER SPECIFICATION FOR DESCRIPTION OF CODES CODES FOR FINISHES AND MATERIALS
- 4 ALL WORKS TO BE IN ACCORDANCE WITH THE CURRENT AMENDMENTS OF THE BUILDING CODE OF AUSTRALIA, STANDING BUILDING BY-LAWS 1975-1991, BUILDING ACT
- 5 ALL STORMWATER DISCHARGE TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS
- 6 ALL SEWER CONNECTIONS TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES REQUIREMENTS
- 7 AT ALL TIMES THE WORK CONTINUES, THE ADJACENT PROPERTIES SHALL BE PRESERVED FROM THE PONDING OF STORMWATER
- 8 TERMITE PROTECTION TO BE ACHIEVED BY VISUAL INSPECTION AND TERMIMESH TO ANY AREAS WHERE PHYSICAL INSPECTION IS NOT POSSIBLE.

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AMENDMENTS

Rev.	Description	By	Date
A	Secondary consultant review	AOG	15/10/2018
B	QS Preliminary review	AOG	23/10/2018
C	Preliminary Design Client Presentation	AOG	30/10/2018
D	Client Review	AOG	20/11/2018

Rev.	Description	By	Date
E	Council consultation	AOG	07/12/2018
F	Secondary consultant review	AOG	08/01/2019
G	Quantity surveyor cost estimate	AOG	15/01/2019
H	Schematic Design Final Issue	AOG	23/01/2019

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DRAWING NAME:

COVER & SITE CONTEXT

DRAWING NO.

SK 01

REVISION NO.

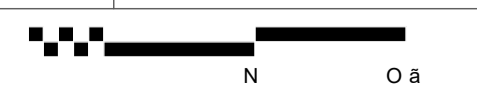
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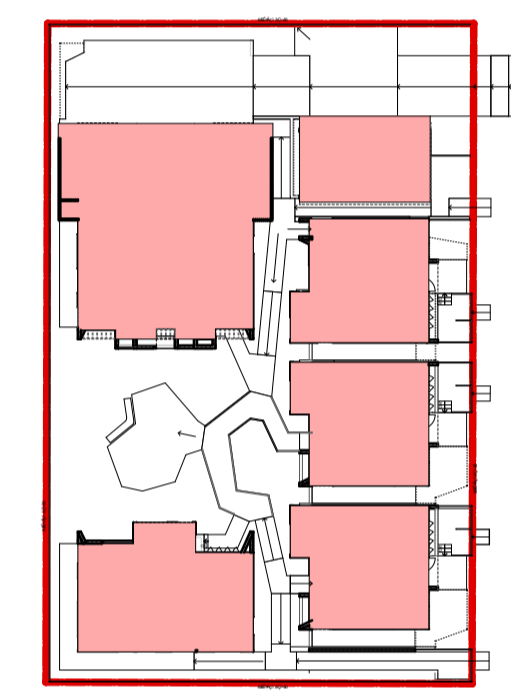
NORTH:



PLOT DATE: 21/01/2019

SCALE AT A1:
1:500





SITE COVER DIAGRAM

DEVELOPMENT SUMMARY

NO. OF TYPE	TYPE	NO. OF BEDROOMS	GFA (m ²)	PRIVATE OUTDOOR SPACE (m ²)
UNIT 1 & 2	GOLD	2	70.2 m ²	24 m ²
UNIT 3, 4 & 5	GOLD	1	50.0 m ²	23.4m ²
UNIT 6 & 7	STANDARD	2	62.7 m ²	14m ²

TOWN PLANNING SUMMARY

COMBINED LOT AREA:	1,228 m ²
LOT DIMENSIONS:	43.64 m x 28.17 m
TOTAL GFA:	415.8 m ²
SITE COVER:	512.13 m ² (41.7%)
BUILDING HEIGHT:	RL 22,850 (8m above NGL)
CENTRAL COMMUNAL GARDEN:	174.8 m ²
TOTAL NUMBER OF DWELLINGS:	7
TOTAL NUMBER OF BEDROOMS:	11

NOTE: THIS FINISHES SCHEDULE IS AN OUTLINE DESCRIPTION ONLY. FOR FULL DESCRIPTION, REFER TO SCHEDULE AND SPECIFICATION.

ABBREVIATIONS

AF	ALUMINIUM FENCE
BAL	BALUSTRADE
BFC	BROOM FINISHED CONCRETE
BKW	BLOCK WALL
BKS	BLOCK SCREEN
BSN	HAND BASIN
CT	COOKTOP
CPT	CARPET
CBD	CUPBOARD
DP	DOWN PIPE
ECF	EXPOSED CONCRETE FINISH
FC	FIBRE CEMENT CLADDING
FR	FIBREGLASS GRATING
FG	FRIDGE
FT	FLOOR TILES
GD	GRATED DRAIN
GT	EAVES GUTTER
HC	HOSE COCK
HWU	HOT WATER UNIT
MC	METAL CLADDING
MF	METAL FLASHING PROFILE
MH	MANHOLE COVER
MHD	METAL HOOD
OF	OVERFLOW
OV	OVEN
PB	PLASTERBOARD
PF	PAILING FENCE
PTY	PANTRY
PV	PAVER
RS	METAL ROOF SHEETING
RWT	RAIN WATER TANK
RW	RETAINING WALL
SCN	ALUMINIUM SCREEN
SK	SINK
SHR	SHOWER
SP	SOLAR PANELS
TPF	TIMBER PALING FENCE
TRS	STEEL TRELLIS
TUB	LAUNDRY TUB
VF	VINYL FLOORING
WBC	WEATHERBOARD CLADDING
WC	WATER CLOSET
WM	WASHING MACHINE
WT	WALL TILES

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DRAWING NAME:
EXTERNAL WORKS PLAN

DRAWING NO.
SK 07

REVISION NO.
H

NORTH:

PLOT DATE: 21/01/2019

SCALE AT A1:
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WM	WASHING MACHINE
WT	WALL TILES

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DRAWING NAME:
CIRCULATION PLAN

DRAWING NO.
SK 08
 REVISION NO.
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 SCALE AT A1:
 1:100

NORTH:
 PLOT DATE:
 21/01/2019

