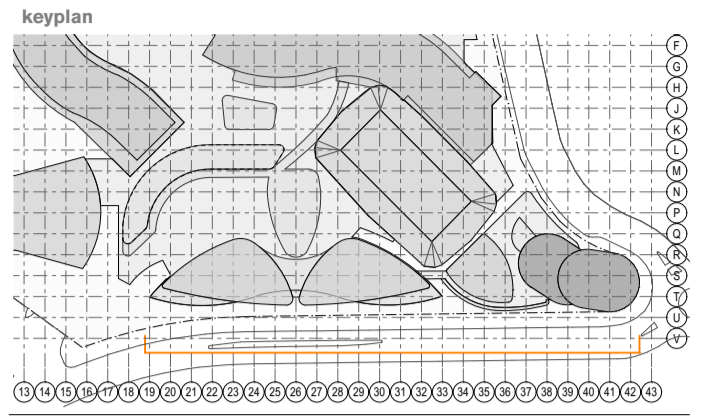
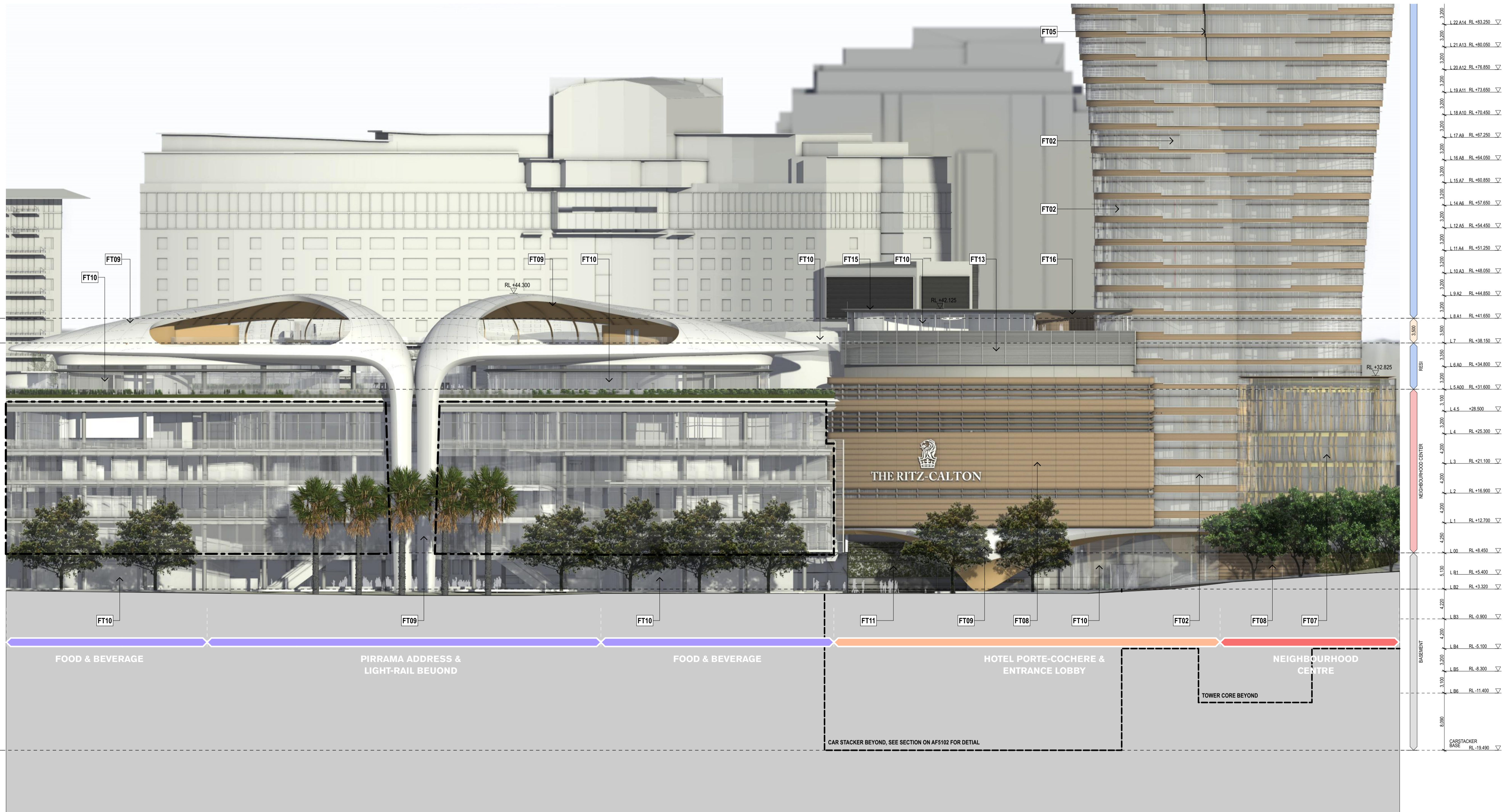


GENERAL NOTES
 ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
 CHECKED AND VERIFIED BY THE CONTRACTOR
 BEFORE PROCEEDING WITH THE WORK
 ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
 DO NOT SCALE DRAWINGS
 USE FIGURED DIMENSIONS ONLY



legend



SITE BOUNDARY

EXISTING BUILT FORM

FACADE TYPES

- FT01 HOTEL FACADE**
Aluminum framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel.
- FT02 RESIDENTIAL FACADE**
Aluminum framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel, in 500-750mm randomised modules. Slot grille in spandrel for apartment horizontal ventilation. For location of fixed medium tinted horizontal shading louvre with building integrated PV panels to top side and various spandrel heights refer to detail elevations AF4103, AF4104 and AF2000 series plans.
- FT03 SKY LOBBY**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
- FT04 CLUB LOUNGE**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
- FT05 VERTICAL SLOT - EASTERN**
Dark coloured utilised cladding material
- FT06 CORE CLADDING**
Utilised medium tinted cladding with planters and grow wires located on specified levels to create a 'green seam'. See AF2000 plans and AF4003 for planter details.
- FT07 NEIGHBOURHOOD FACADE**
Point fixed framed high performance glazing with operable vertical timber shading elements.
- FT08 SANDSTONE PODIUM FACADE**
Sandstone or medium tinted sandstone coloured precast concrete facade panels and louvers on structural steel support.
- FT09 SHELL / RIBBON FACADE**
Opaque solid cladding panels on timber grid structure
- FT10 PODIUM GLAZING**
Aluminum framed high performance glazing units with concealed/exposed spandrel
- FT11 GREEN WALL**
Living green wall - plant selection to future details
- FT12 TOWER PLANT FACADE**
Aluminum framed fixed glass louvers with aluminium plant louvers behind
- FT13 PODIUM PLANT FACADE**
Stainless steel rolled bars with aluminium plant louvers behind
- FT14 JONES BAY WINDOW FACADE**
Aluminum framed high performance glazing with exposed feature spandrel
- FT15 GLAZED AWNING**
Steel framed glazed awning
- FT16 PERGOLA**
Australian hardwood or medium tinted powder coated aluminium deck pergola or similar
- LV01 PLANT LOUVRES**
Large format light coloured aluminium plant louvers with matt finish to reduce reflectivity. Medium tinted sandstone coloured aluminium spandrel details
- LV02 PLANT LOUVRES AUTOMATED**
Large format automated aluminium plant louvers as per LV01 (above) on automated northern BMU unit

DA02	2/11/18	Response to Submissions	JRS	SMP
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
 sydney melbourne uk
 Level 5, 70 King Street • +61 2 9251 7077 • fjmtstudio.com

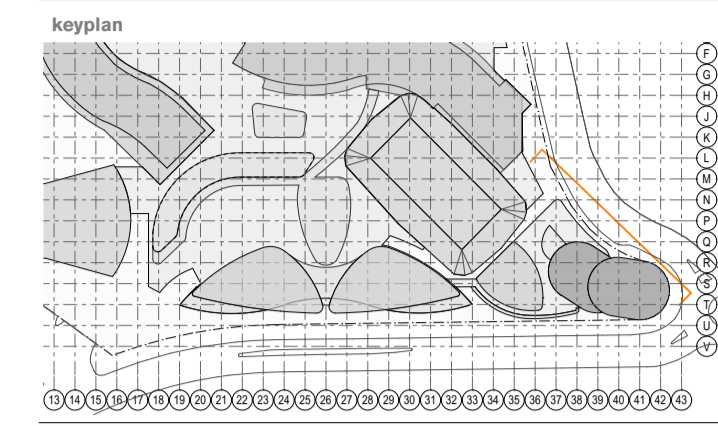
project
Modification 13
 80 PYRMONT STREET
 PYRMONT NSW 2009

title
Detail Elevations
Pirrama Road Street Elevation

scale	1:300 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF4101	DA02	

Pirrama Road Street Elevation

- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

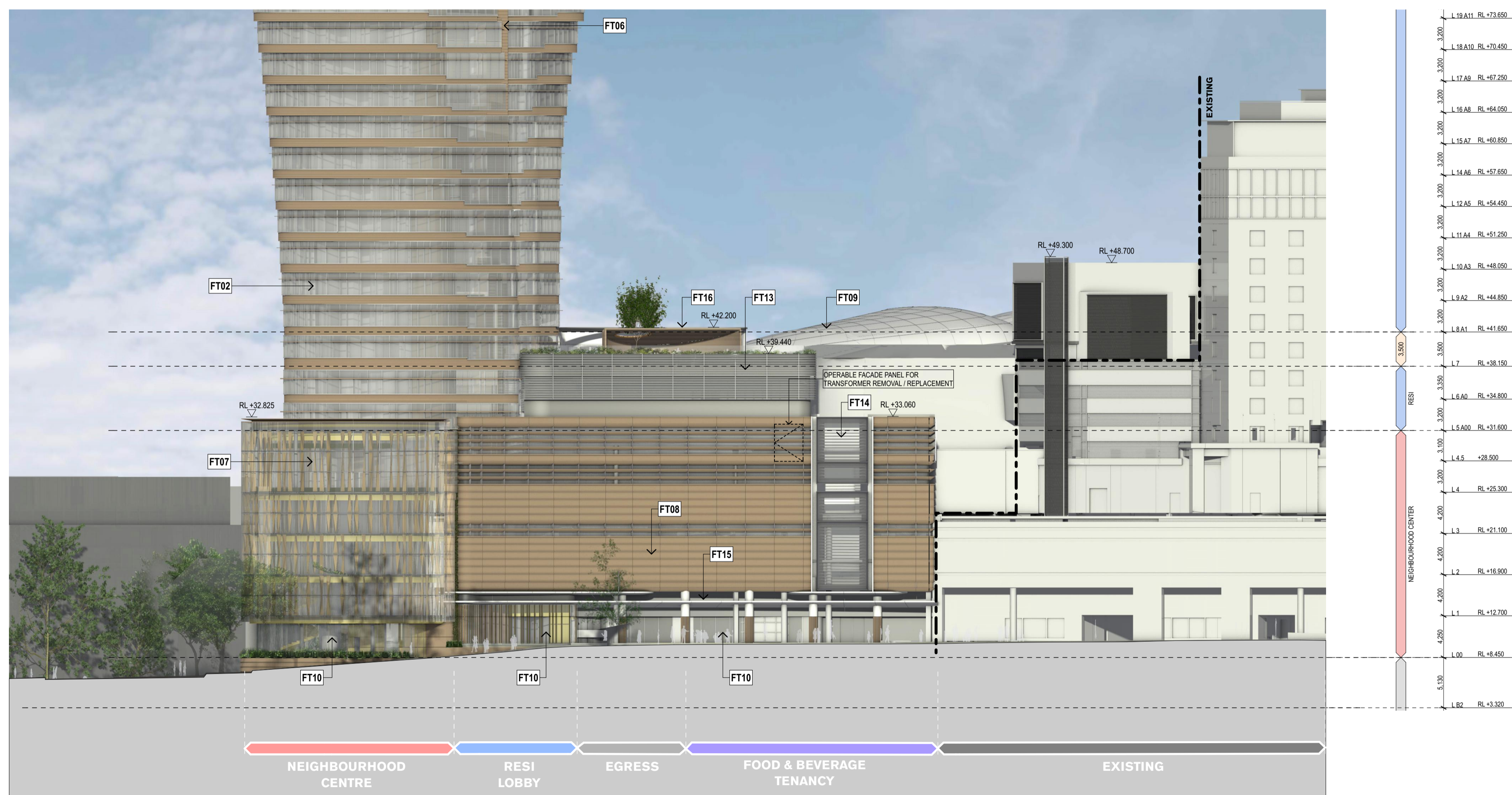


legend

- SITE BOUNDARY
- EXISTING BUILT FORM

FAÇADE TYPES

- FT01 HOTEL FAÇADE**
Aluminum framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel.
- FT02 RESIDENTIAL FAÇADE**
Aluminum framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel, in 500-750mm randomised modules. Slot grille in spandrel for apartment horizontal ventilation. For location of fixed medium tinted horizontal shading louvre with building integrated PV panels to top side and various spandrel heights refer to detail elevations AF4103, AF4104 and AF2000 series plans.
- FT03 SKY LOBBY**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
- FT04 CLUB LOUNGE**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
- FT05 VERTICAL SLOT - EASTERN**
Dark coloured utilised cladding material
- FT06 CORE CLADDING**
Utilised medium tinted cladding with planters and grow wires located on specified levels to create a 'green seam'. See AF2000 plans and AF4003 for planter details.
- FT07 NEIGHBOURHOOD FAÇADE**
Point fixed framed high performance glazing with operable vertical timber shading elements.
- FT08 SANDSTONE PODIUM FAÇADE**
Sandstone or medium tinted sandstone coloured precast concrete facade panels and louvres on structural steel support.
- FT09 SHELL / RIBBON FAÇADE**
Opaque solid cladding panels on timber grid structure
- FT10 PODIUM GLAZING**
Aluminum framed high performance glazing units with concealed/exposed spandrel
- FT11 GREEN WALL**
Living green wall - plant selection to future details
- FT12 TOWER PLANT FAÇADE**
Aluminum framed fixed glass louvres with aluminium plant louvres behind
- FT13 PODIUM PLANT FAÇADE**
Stainless steel rolled bars with aluminium plant louvres behind
- FT14 JONES BAY WINDOW FAÇADE**
Aluminum framed high performance glazing with exposed feature spandrel
- FT15 GLAZED AWNING**
Steel framed glazed awning
- FT16 PERGOLA**
Australian hardwood or medium tinted powder coated aluminium deck pergola or similar
- LV01 PLANT LOUVRES**
Large format light coloured aluminium plant louvres with matt finish to reduce reflectivity. Medium tinted sandstone coloured aluminium spandrel details
- LV02 PLANT LOUVRES AUTOMATED**
Large format automated aluminium plant louvres as per LV01 (above) on automated northern BMU unit



Jones Bay Road Street Elevation

DA02	2/11/18	Response to Submissions	JRS SMP
DA01	1/9/17	DEVELOPMENT APPLICATION	NY SMP
rev	date	name	by chk

fjmt studio architecture interiors landscape urban community
 sydney melbourne uk
 Level 5, 70 King Street • +61 2 9251 7077 • fjmtstudio.com

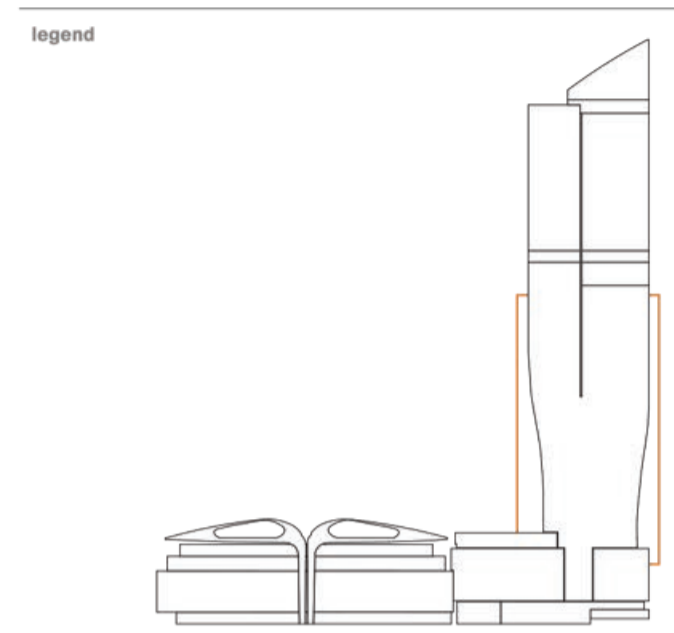
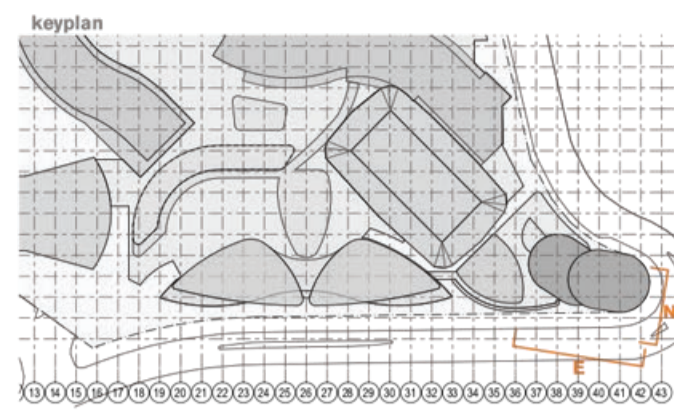
project
Modification 13
 80 PYRMONT STREET
 PYRMONT NSW 2009

title
Detail Elevations
Jones Bay Road Street Elevation

scale 1:300 @ A1 first issued 1/9/17

project code sheet no. revision
SM13 AF4102 DA02

GENERAL NOTES
 ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
 ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
 DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.



Operable Facade Legend

SITE BOUNDARY

NON-RESIDENTIAL

High Performance Glazing
Aluminum framed

Aluminium Spandrel
Sandstone coloured, insulation backed

Wintergarden Operable Facade
2x 1400x1000mm openings

Shading Louvre
300mm deep @ 2200mm AFFL

Awning Window
 - 1 module = 1400x400mm opening
 - 1.5 modules = 1400x400mm + 700x400mm opening
 - 2 modules = 1400x400mm + 1400x400mm opening

FACADE TYPES

FT02 RESIDENTIAL FACADE
 Aluminium framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel, in 500-750mm randomised modules. Slot grille in spandrel for apartment horizontal ventilation. For location of fixed medium tinted horizontal shading louvre with building integrated PV panels to top side and various spandrel heights refer to detail elevations AF4103, AF4104 and AF2000 series plans.

FT05 VERTICAL SLOT - EASTERN
 Dark coloured utilised cladding material

FT06 CORE CLADDING
 Untinted medium tinted cladding with planters and grow wires located on specified levels to create a 'green seam'. See AF2000 plans and AF4003 for planter details.

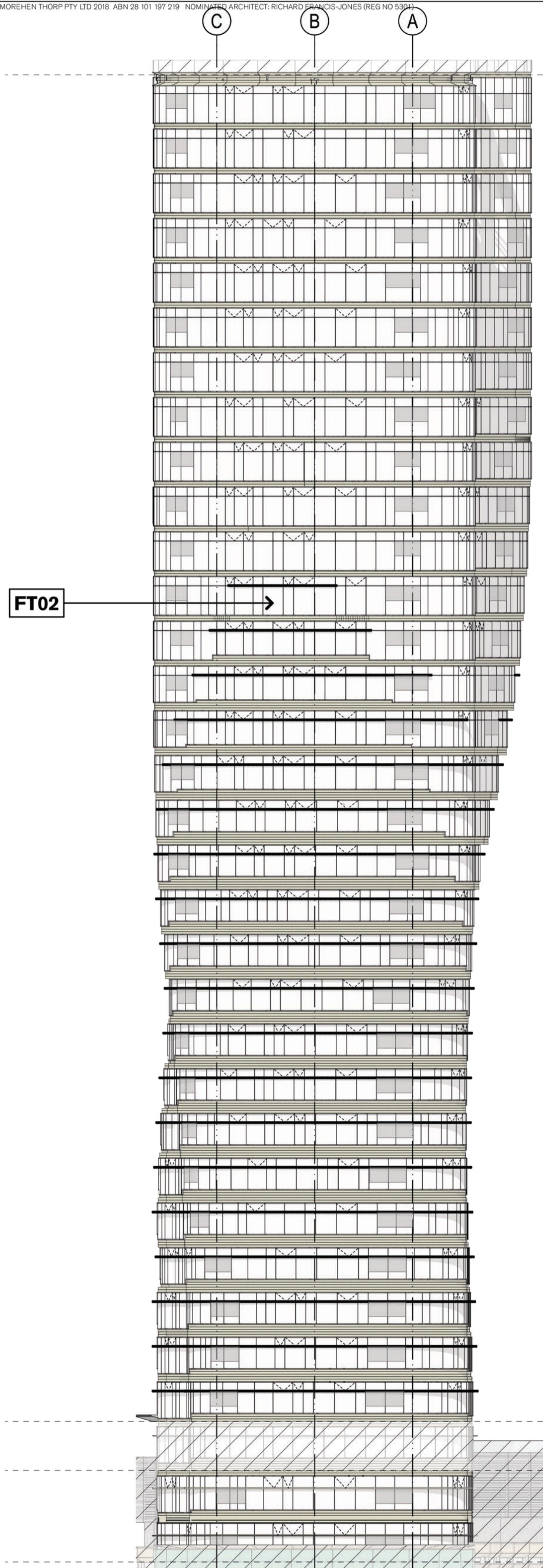
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name		by

fjmt studio architecture interiors landscape urban community
 Sydney melbourne uk
 Level 5, 70 King Street # +61 2 9251 7077 www.fjmtstudio.com

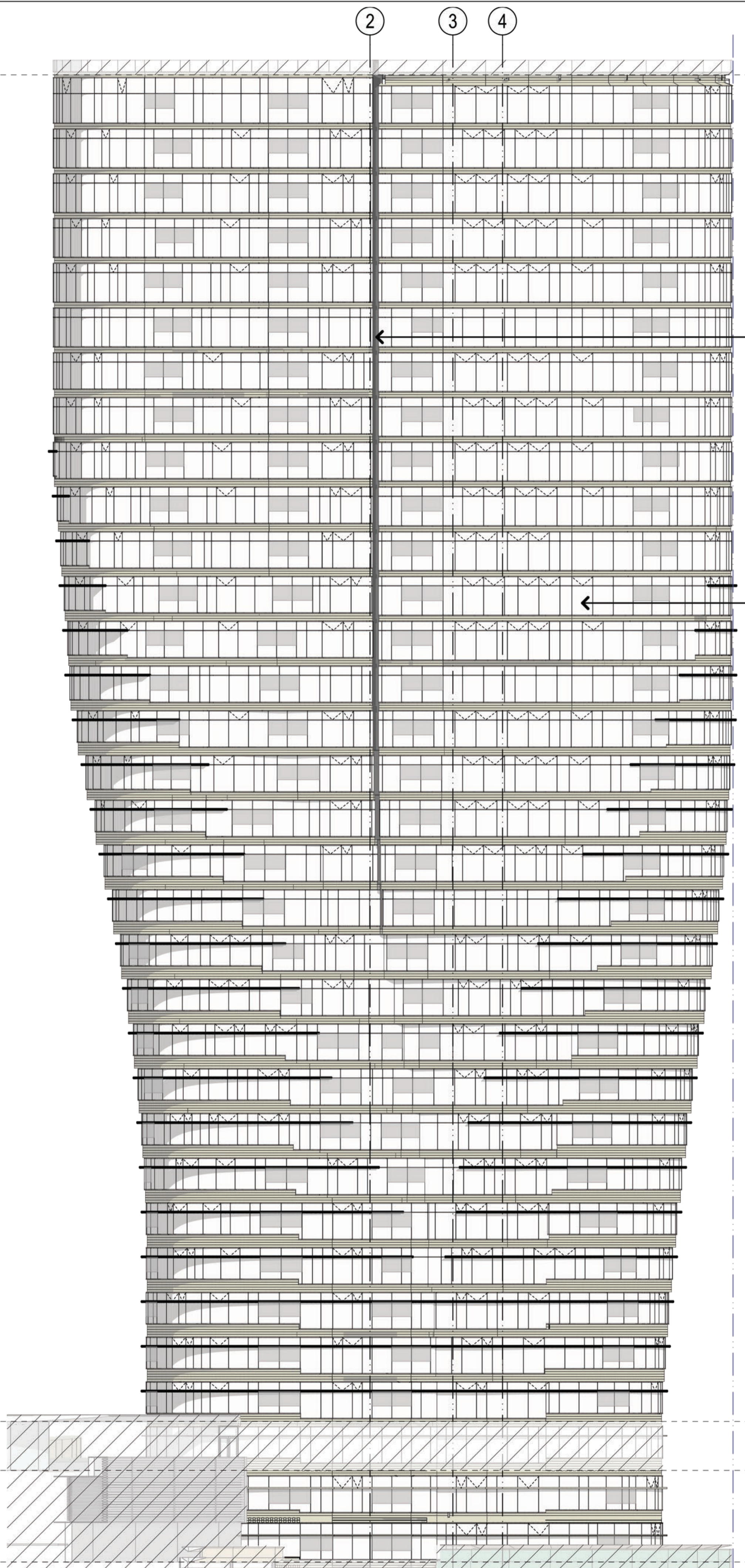
project
Modification 13
 80 PYRMONT STREET
 PYRMONT NSW 2009

title
Detail Elevations
North & East Residential Elevations

scale	1:200 @ A1	first issued	1/9/17
project code	sheet no.	revision	



North Residential Elevation
 1:200



East Residential Elevation
 1:200

FT05

FT02

3,500	L 39	RL +137.950
3,200	L 38 A30	RL +134.450
3,200	L 37 A29	RL +131.250
3,200	L 36 A28	RL +128.050
3,200	L 35 A27	RL +124.850
3,200	L 34 A26	RL +121.650
3,200	L 33 A25	RL +118.450
3,200	L 32 A24	RL +115.250
3,200	L 31 A23	RL +112.050
3,200	L 30 A22	RL +108.850
3,200	L 29 A21	RL +105.650
3,200	L 28 A20	RL +102.450
3,200	L 27 A19	RL +99.250
3,200	L 26 A18	RL +96.050
3,200	L 25 A17	RL +92.850
3,200	L 24 A16	RL +89.650
3,200	L 23 A15	RL +86.450
3,200	L 22 A14	RL +83.250
3,200	L 21 A13	RL +80.050
3,200	L 20 A12	RL +76.850
3,200	L 19 A11	RL +73.650
3,200	L 18 A10	RL +70.450
3,200	L 17 A9	RL +67.250
3,200	L 16 A8	RL +64.050
3,200	L 15 A7	RL +60.850
3,200	L 14 A6	RL +57.650
3,200	L 12 A5	RL +54.450
3,200	L 11 A4	RL +51.250
3,200	L 10 A3	RL +48.050
3,200	L 9 A2	RL +44.850
3,200	L 8 A1	RL +41.650
3,500	L 7	RL +38.150
3,350	L 6 A0	RL +34.800
3,200	L 5 A00	RL +31.600

96,300

3,500

RESI