

Location Plan

scale: nts

PERSPECTIVE VIEW FROM URUNGA PARADE LOOKING WEST



PERSPECTIVE VIEW FROM KIORA ROAD LOOKING NORTH



DRAWING SCHEDULE

DWG #	DWG TITLE	SCALE
1.01	Title Sheet	N/A
1.02	Site Plan	1:200
2.01	Basement Floor Plan	1:100
2.02	Lower & Upper Ground Floor Plans	1:100
2.03	Level 1 & Level 2 Floor Plans	1:100
2.04	Level 3 & Level 4 Floor Plans	1:100
2.05	Level 5 Floor Plan & Roof Plan	1:100
3.01	Context Elevations	1:200
3.02	South & West Elevations	1:100
3.03	North & East Elevations	1:100
4.01	Sections A & B	1:100
4.02	Section C	1:100
4.03	Sections D & E	1:100

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design+architecture+interiors

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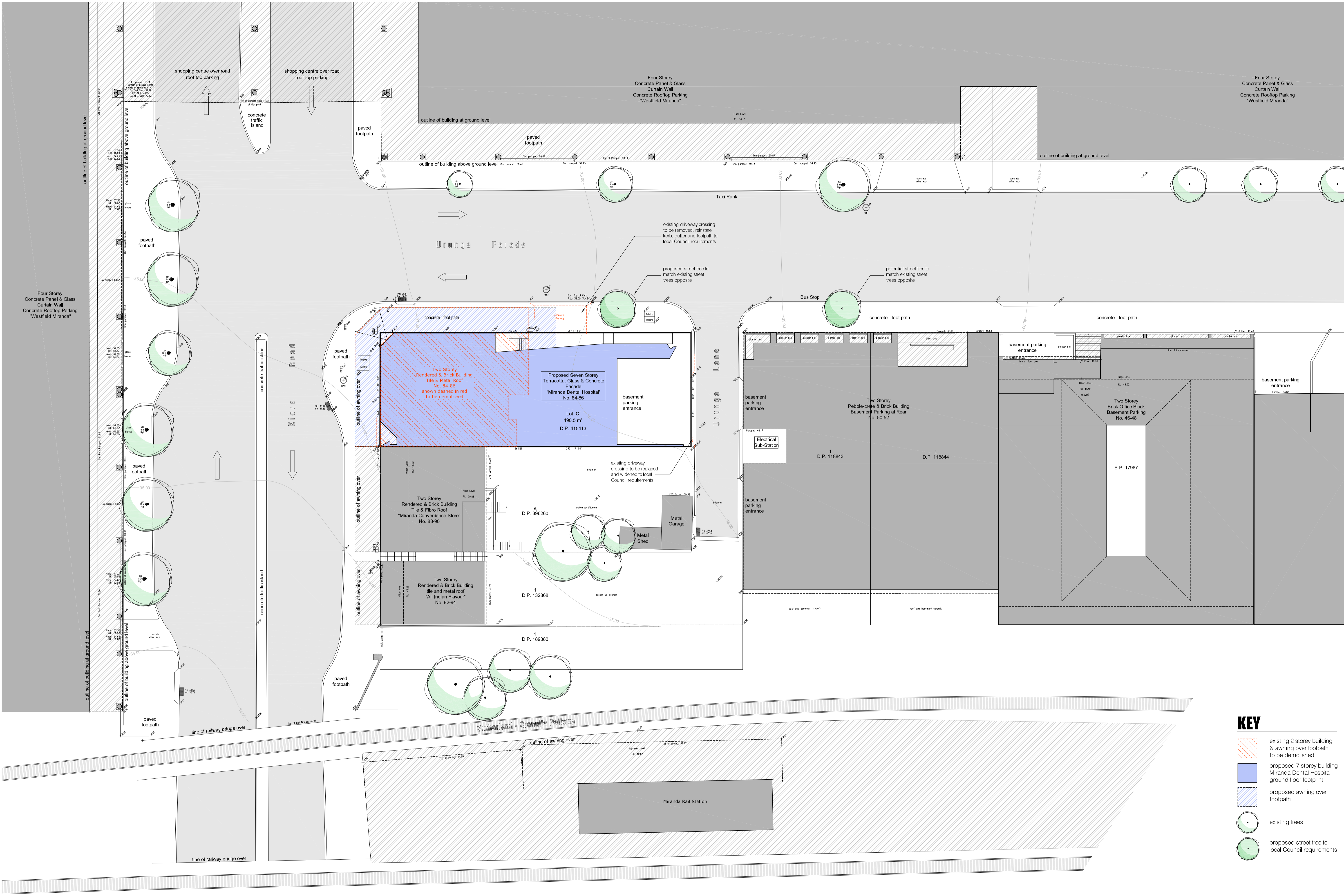
surveyor
 John R Holt
 surveyors
 ph. 02 9529 2589
 fax. 02 9527 4172

amendments	date	description
A	17/04/12	number of car parking spaces reduced to a total of 40 pallet changer added to basement car stacker urunga lane widened by 900mm car lift relocated further back from laneway minor changes to layout of internal stairs valet service included to assist parking and manoeuvring composition of southern facade altered

title : :
 0 1 2 3 4 5
 job # : : 0903
 scale : : 1:100 @ A1
 date : : December 2010

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drawing number : :
 issue : :
1.01 A



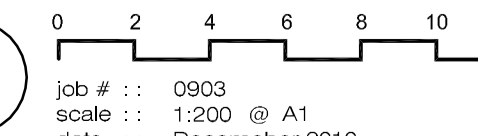
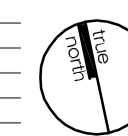
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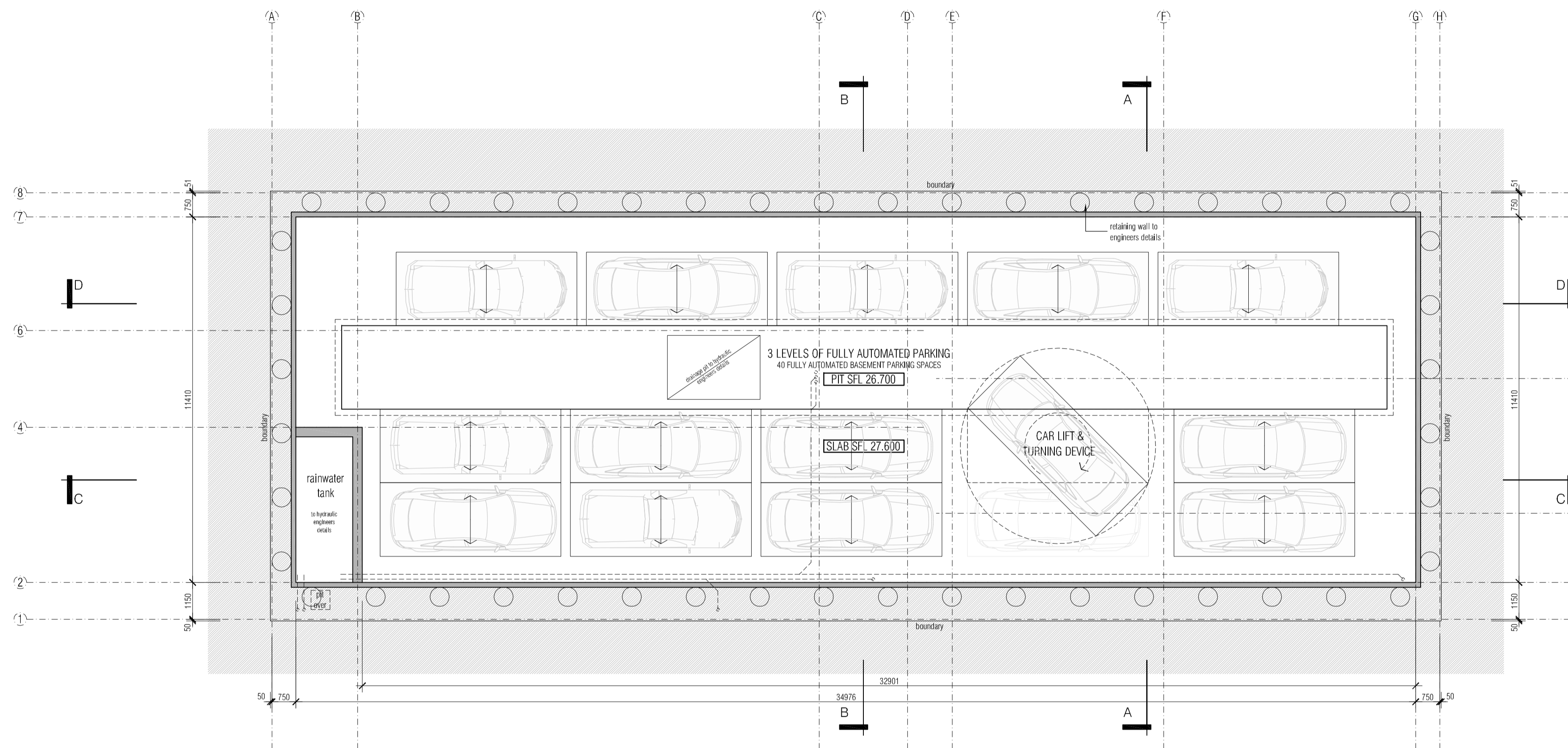
- existing 2 storey building & awning over footpath to be demolished
- proposed 7 storey building Miranda Dental Hospital ground floor footprint
- proposed awning over footpath
- existing trees
- proposed street tree to local Council requirements

townplanner Tony Polvere Crosby Textor ph. 02 9232 0311	bca consultant Vic Lilli & Partners ph. 02 9715 2566 fax. 02 9715 2333	access consultant BCA access solutions ph. 02 4943 3834	sustainability VIM construction & sustainability ph. 02 9557 5122 fax. 02 9557 5133	structural eng Blizulis Associates ph. 02 9556 7230 fax. 02 9556 7239	hydraulic eng EWFV ph. 02 9212 1000 fax. 02 9212 1001	traffic engineer Traflix ph. 02 9211 3352 fax. 02 9211 2740	surveyor John R Holt surveyors ph. 02 9629 2569 fax. 02 9527 4172
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amendments	date	description
A	17/04/12	number of car parking spaces reduced to a total of 40 pallet changer added to basement car stacker urunga lane widened by 900mm car lift relocated further back from laneway minor changes to layout of internal stairs valet service included to assist parking and manoeuvring composition of southern facade altered

title :
 job # : 0903
 scale : 1:200 @ A1
 date : December 2010



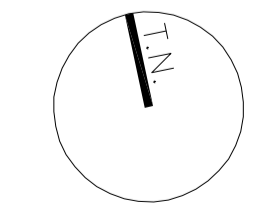


basement floor plan
scale: 1:100

PARKING PROVISIONS:

BASEMENT LEVEL
40 FULLY AUTOMATED PARKING SPACES OVER THREE LEVELS
WITH INTEGRATED ACCESSIBLE PARKING VIA VALET ASSISTED
TRANSFER AT ENTRY. REFER TRAFFIC ENGINEERING REPORT

TOTAL CAR PARKING SPACES = 40



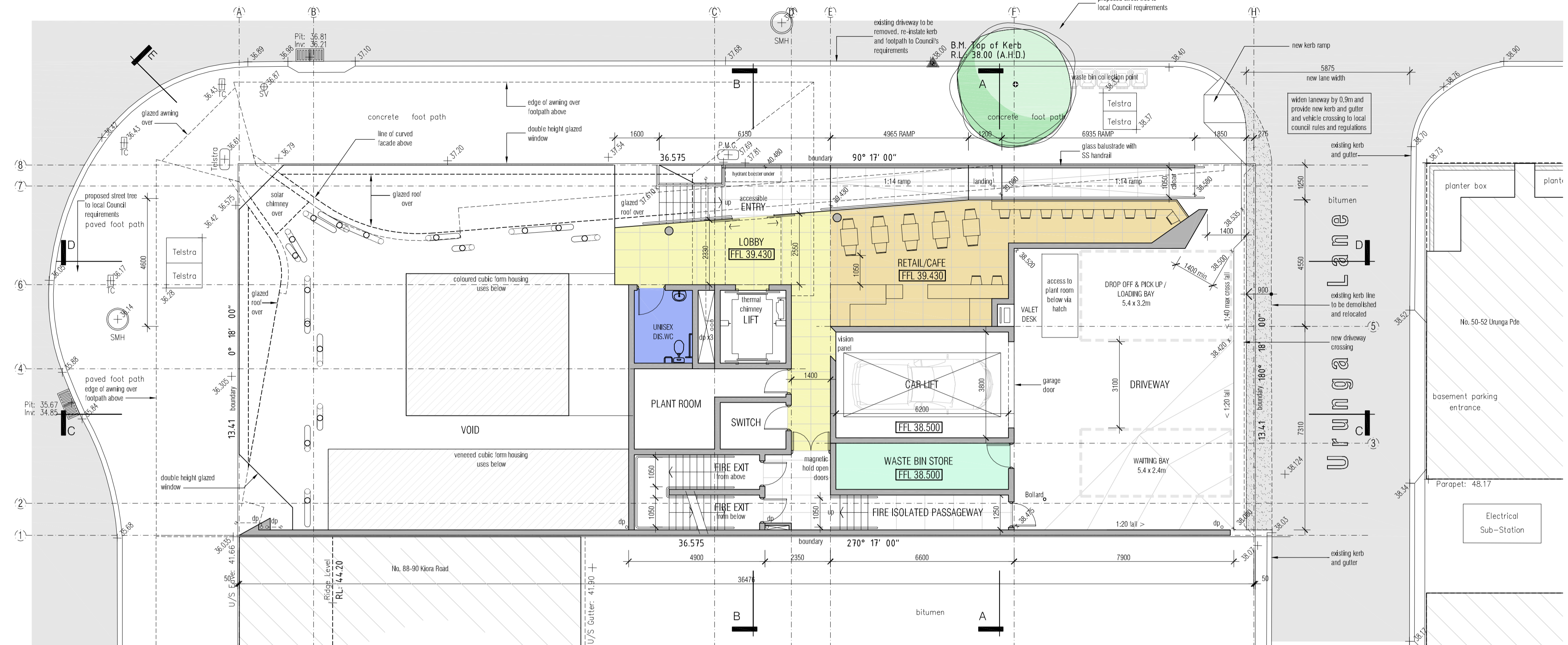
amendments	date	description
A	17/04/12	number of car parking spaces reduced to a total of 40 pallet changer added to basement car stacker sunuga lane widened by 900mm car lift relocated further back from laneway minor changes to layout of internal stairs valet service included to assist parking and manoeuvring composition of southern facade altered

0	1	2	3	4	5
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Urunga Parade

Kiora Road

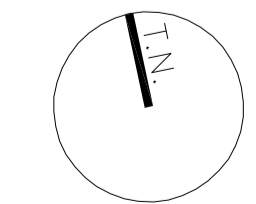
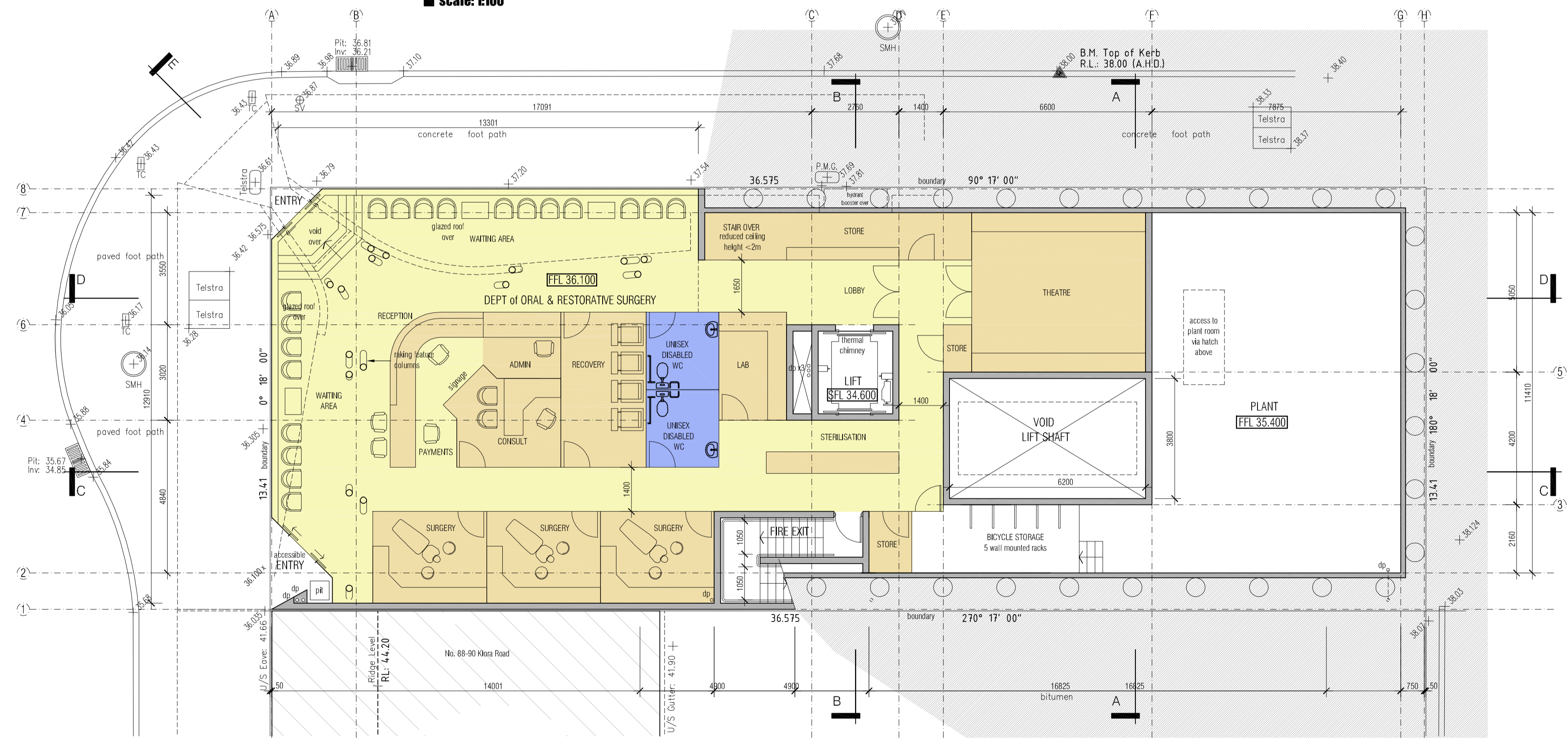


PARKING PROVISIONS:

BASEMENT LEVEL
40 FULLY AUTOMATED PARKING SPACES OVER THREE LEVELS WITH INTEGRATED ACCESSIBLE PARKING VIA VALET ASSISTED TRANSFER AT ENTRY. REFER TRAFFIC ENGINEERING REPORT

TOTAL CAR PARKING SPACES = 40

Kiora Road



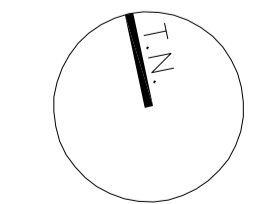
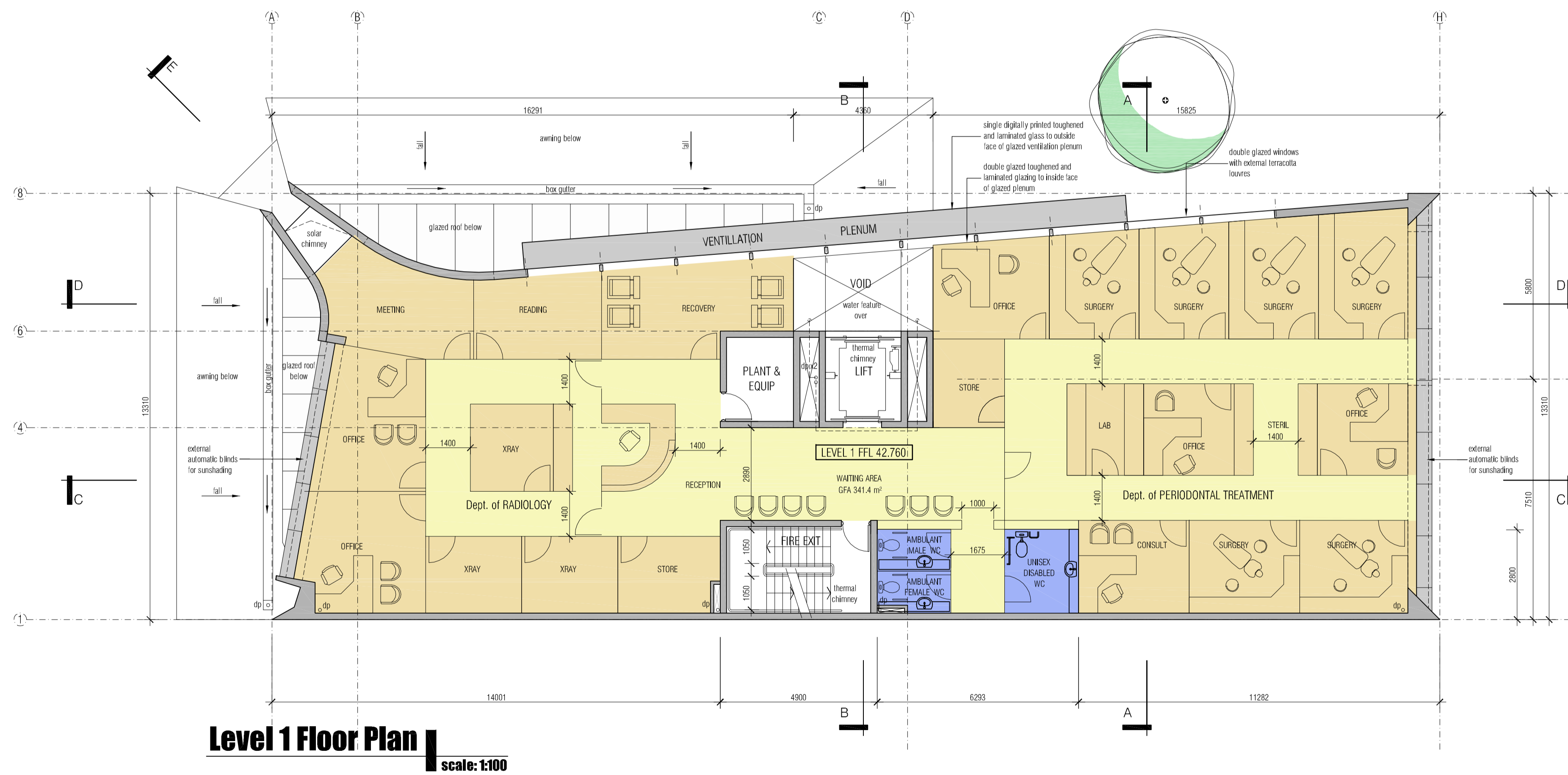
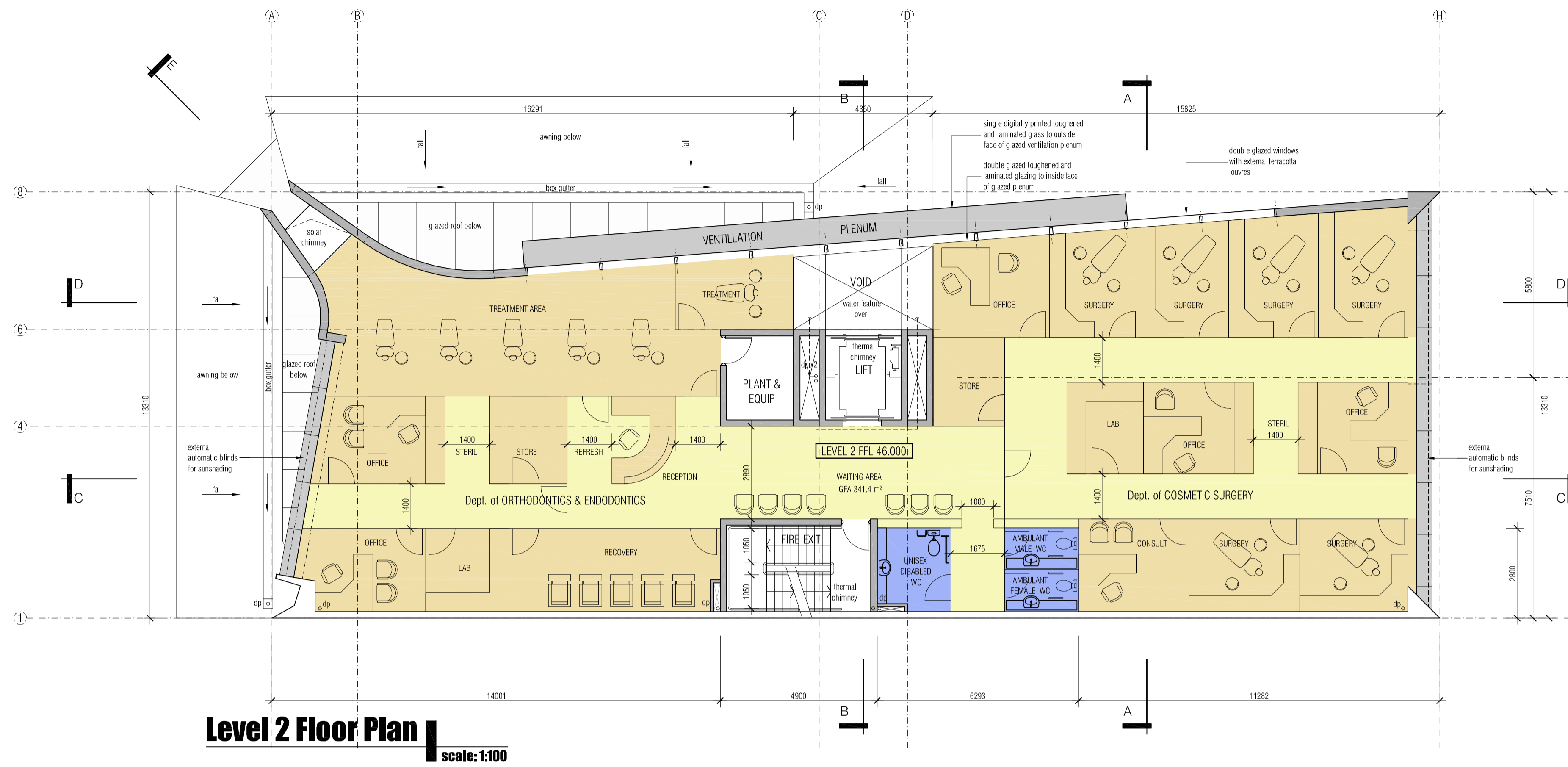
townplanner Tony Polvere Crosby Texor ph. 02 9232 0311	bca consultant Vic Lilli & Partners ph. 02 9715 2566 ph. 02 9715 2333	access consultant BCA access solutions ph. 02 4943 3834	sustainability VIM construction & sustainability ph. 02 9557 9122 ph. 02 9557 5133	structural eng Elbizulis Associates ph. 02 9556 7230 ph. 02 9212 1000 fax. 02 9555 7239	hydraulic eng EWFV ph. 02 9211 3352 ph. 02 9211 2740	traffic engineer Traffix ph. 02 9211 3352 ph. 02 9211 2740	surveyor John R Holt surveyors ph. 02 9529 2589 ph. 02 9527 4172
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amendments	date	description
A	17/04/12	number of car parking spaces reduced to a total of 40 pal lift changed to basement car stacker urunga lane widened by 900mm car lift relocated further back from laneway minor changes to layout of internal floor valet service included to assist parking and manoeuvring composition of southern facade altered

title :
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job # : 0903
scale : 1:100 @ A1
date : December 2010

LOWER & UPPER GROUND FLOOR PLANS

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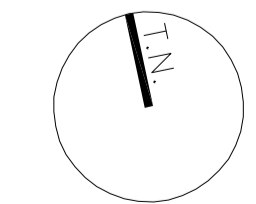
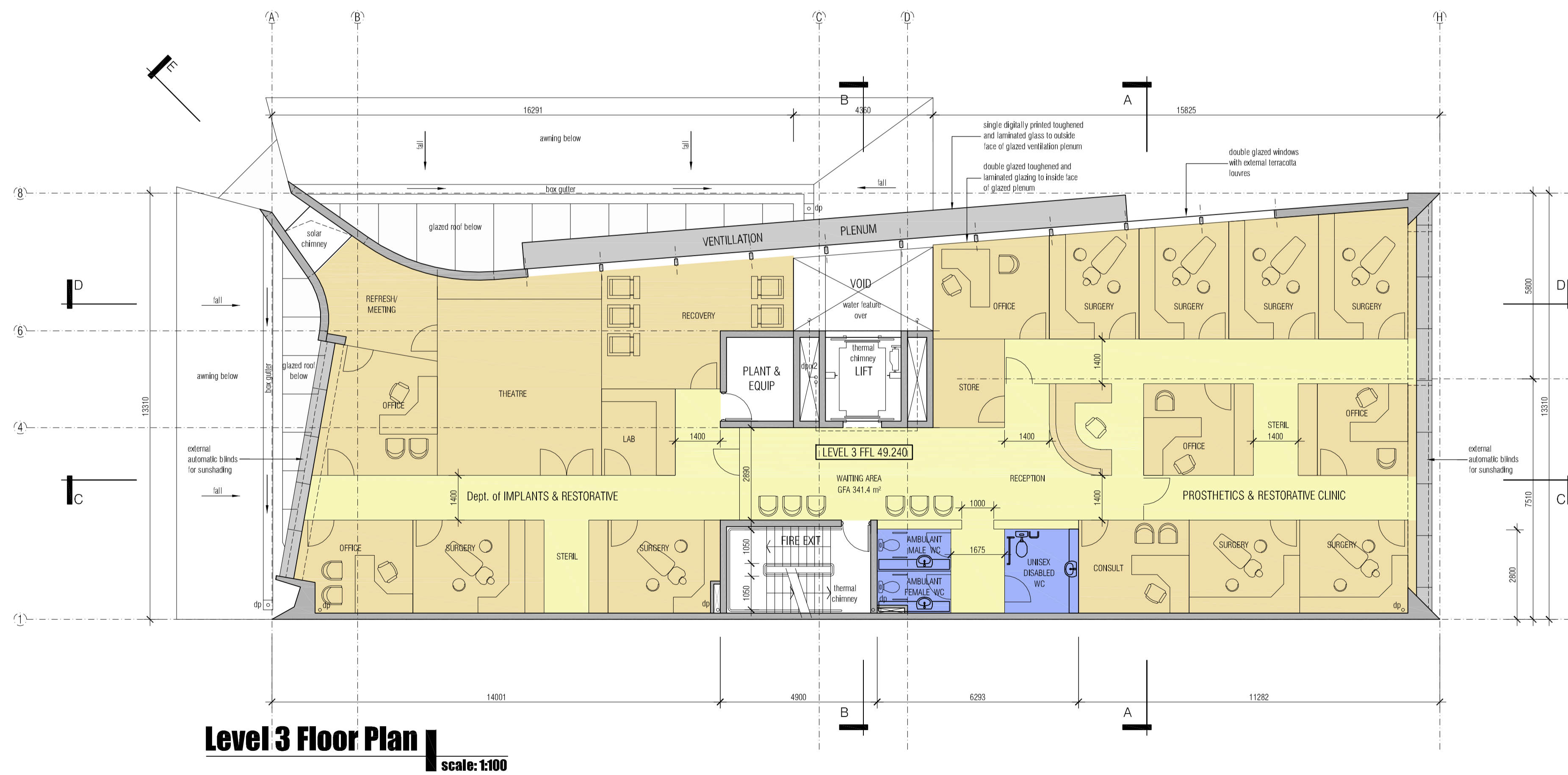
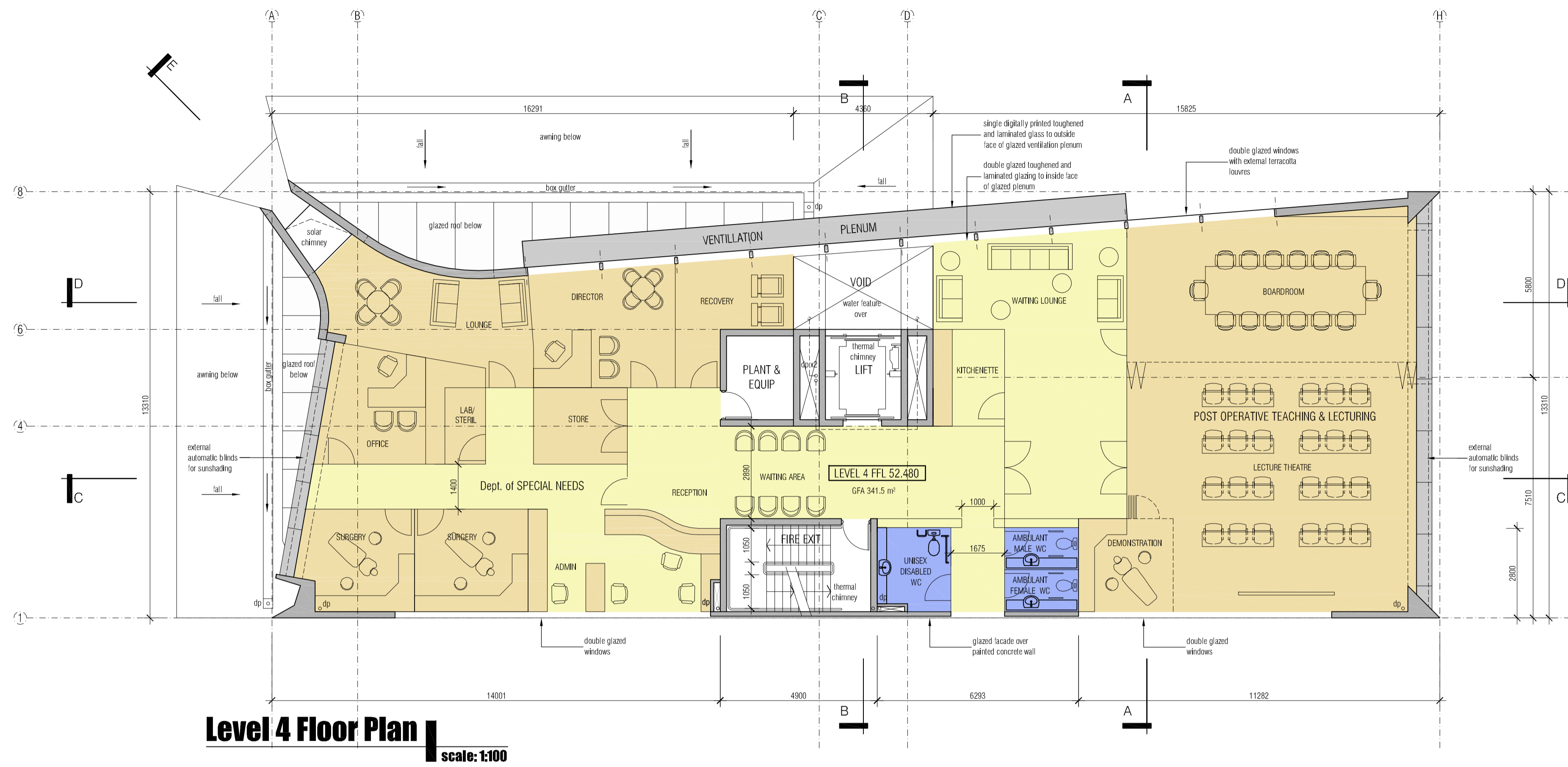
amendments	date	description
A	17/04/12	number of car parking spaces reduced to a total of 40 pallet changer added to basement car stacker sunruga lane widened by 900mm car lift relocated further back from laneway minor changes to layout of internal stairs valet service included to assist parking and manoeuvring composition of southern facade altered

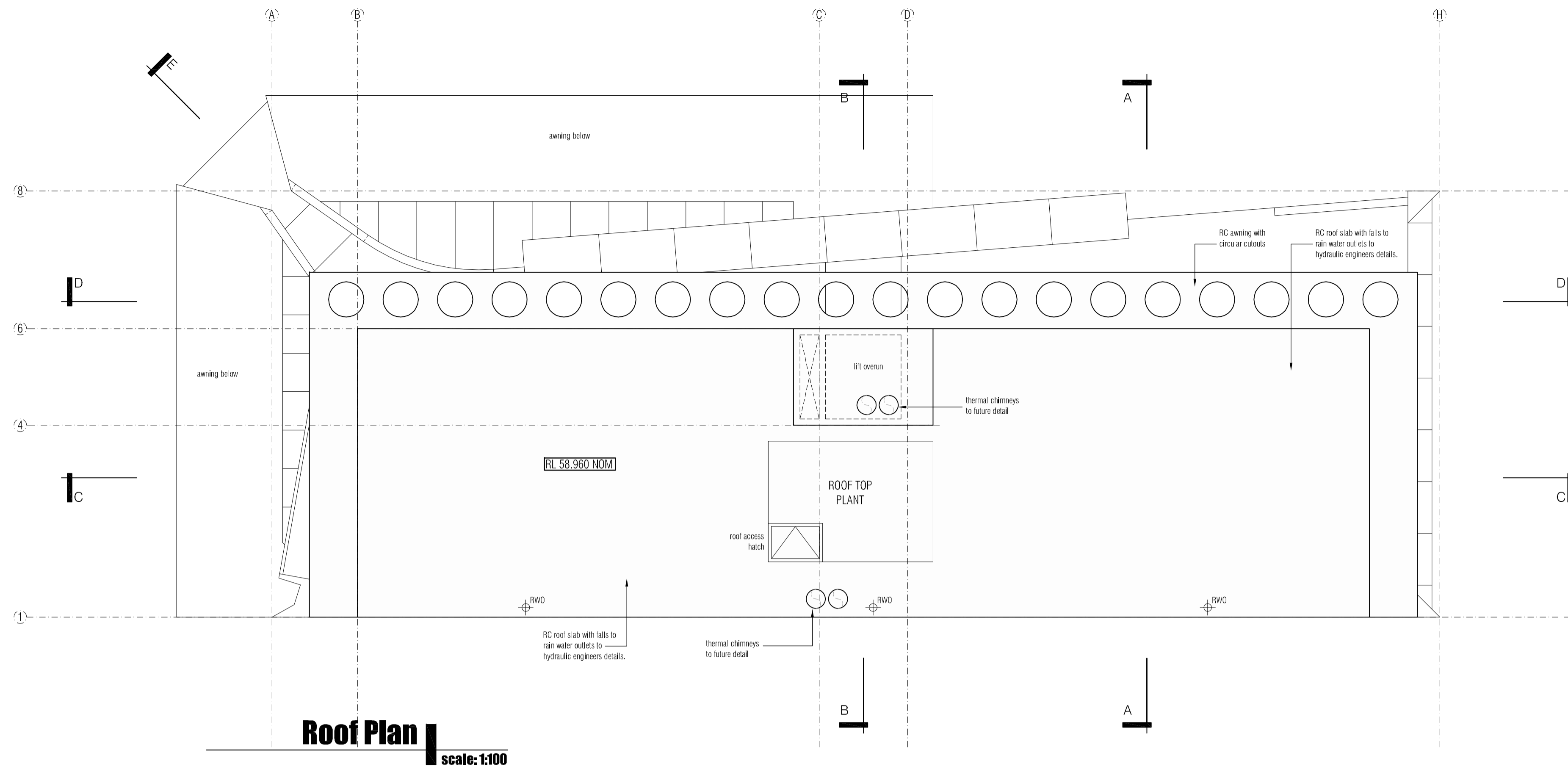
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job #	0903
scale	1:100 @ A1
date	December 2010

LEVEL 1 & LEVEL 2 FLOOR PLANS

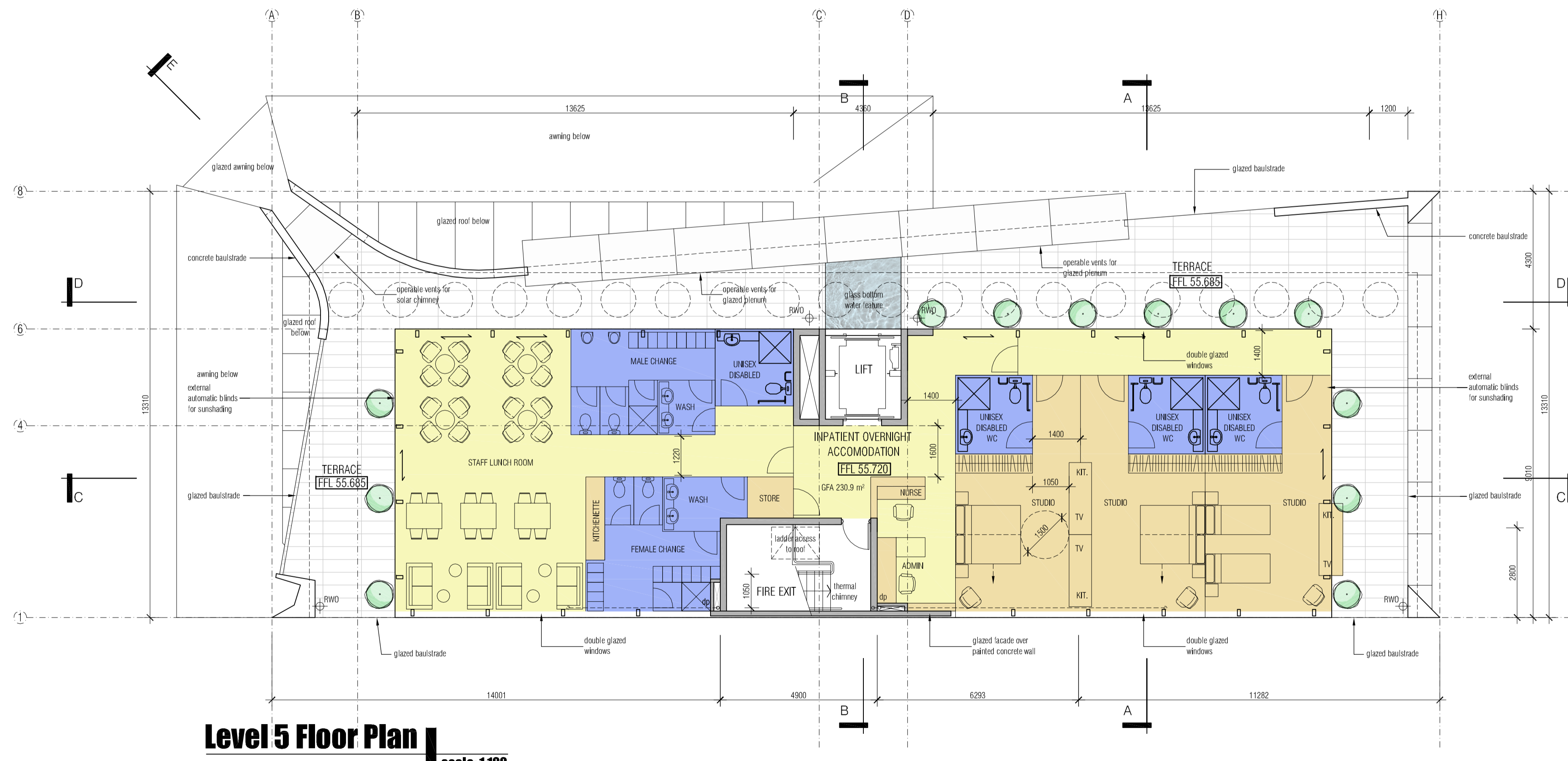
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drawing number	2.03	issue	A
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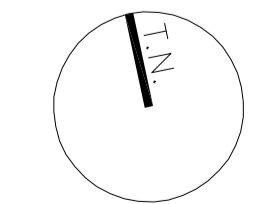




Roof Plan
scale: 1:100



Level 5 Floor Plan
scale: 1:100



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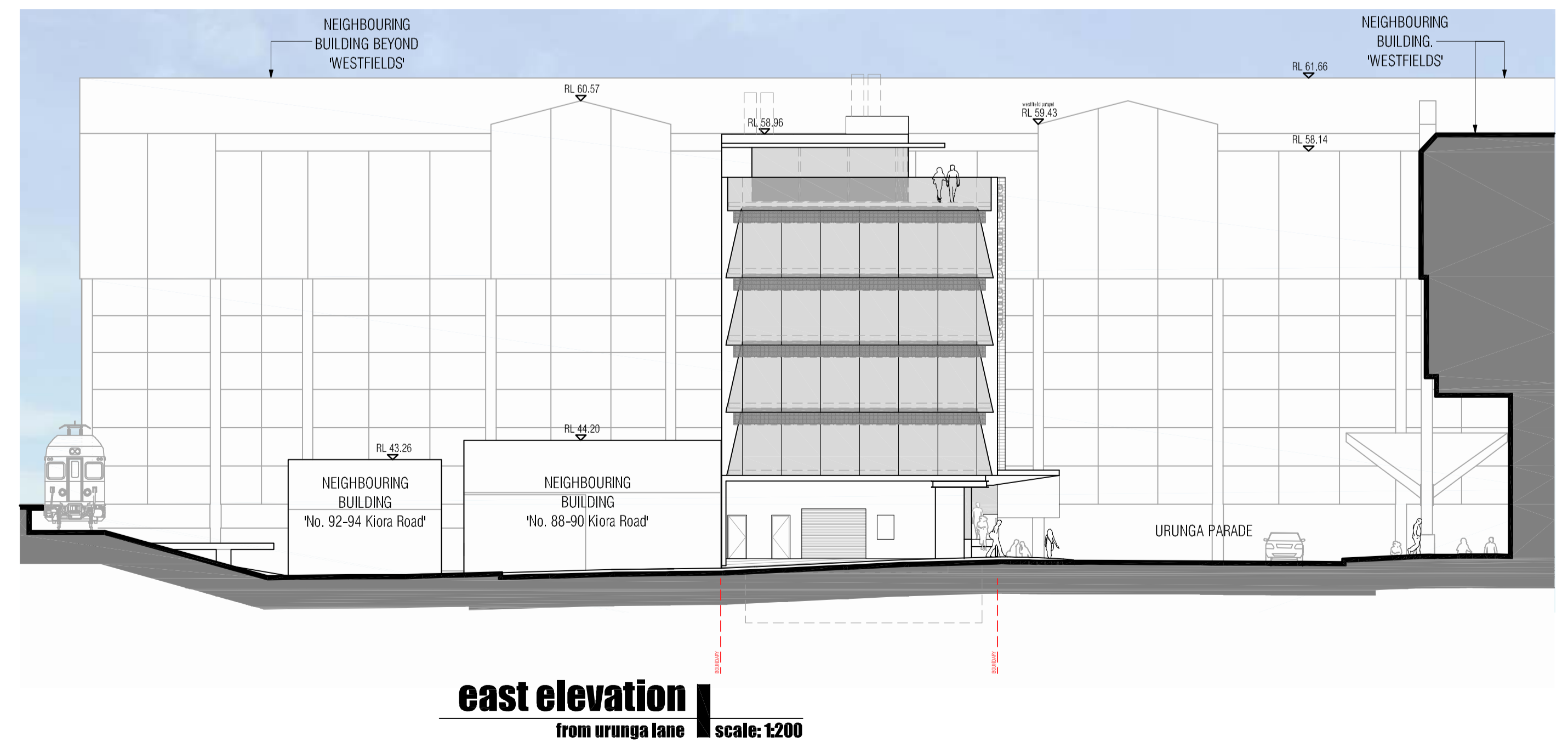
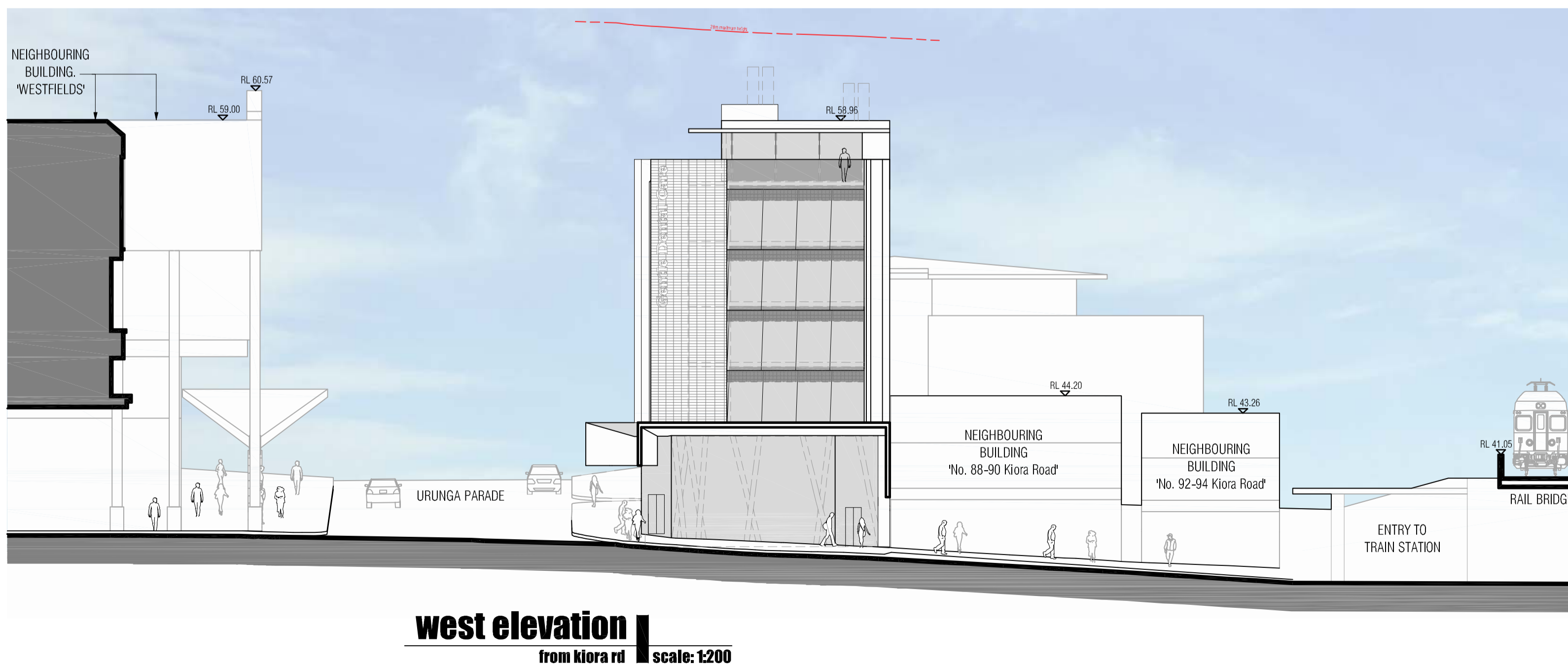
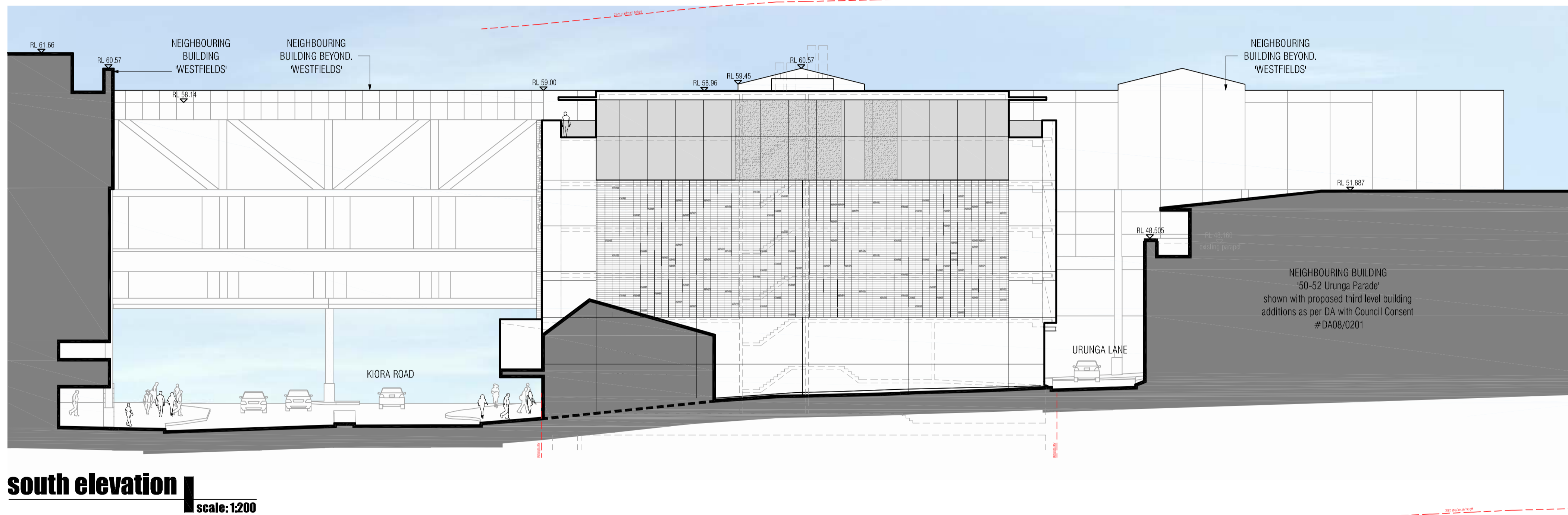
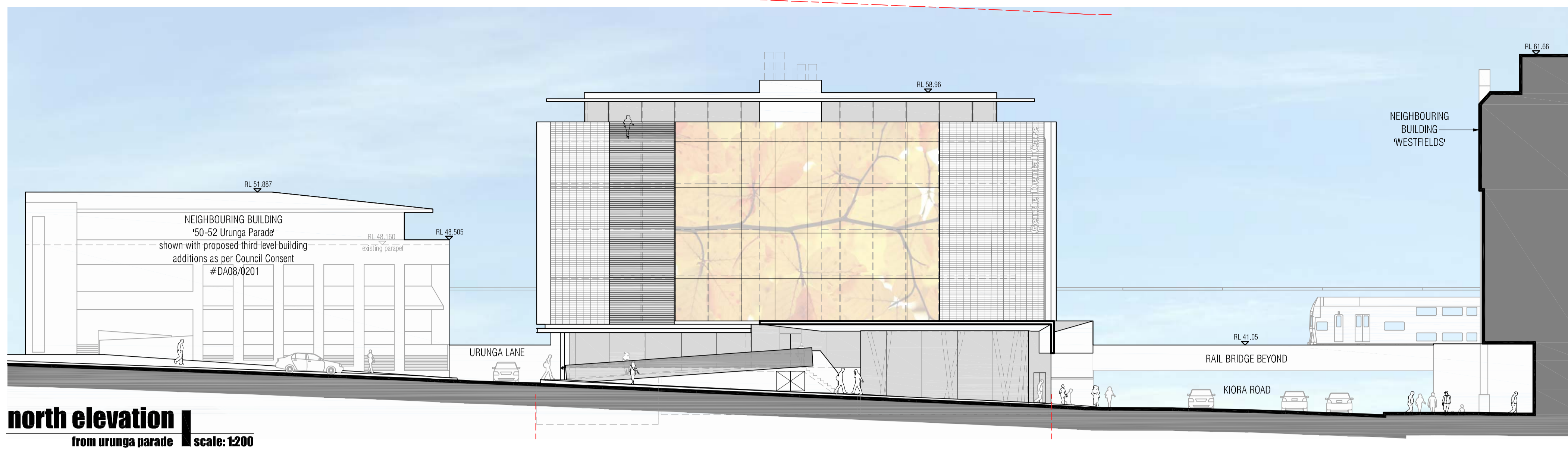
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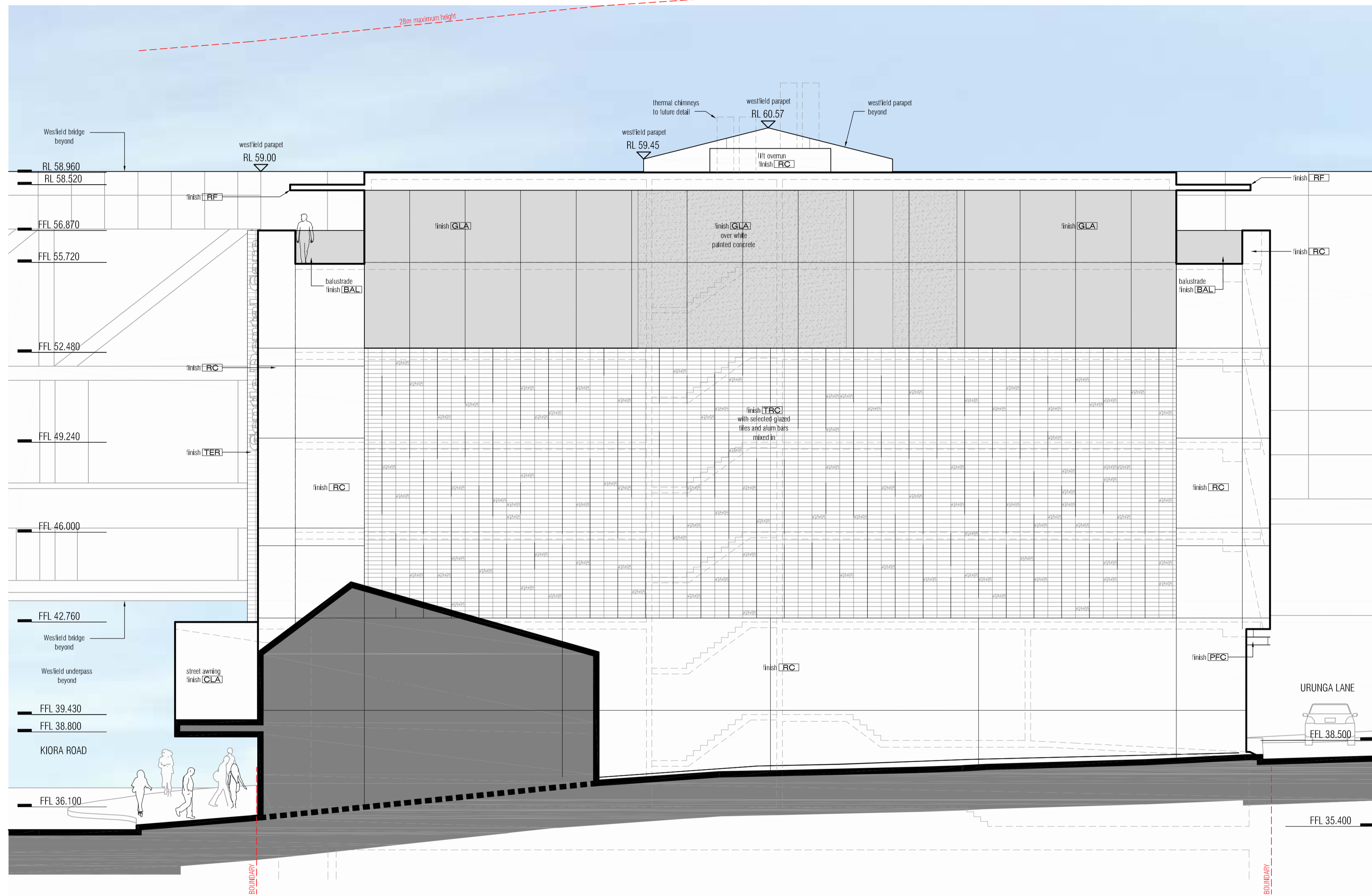
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date :	December 2010

LEVEL 5 FLOOR PLAN & ROOF PLAN

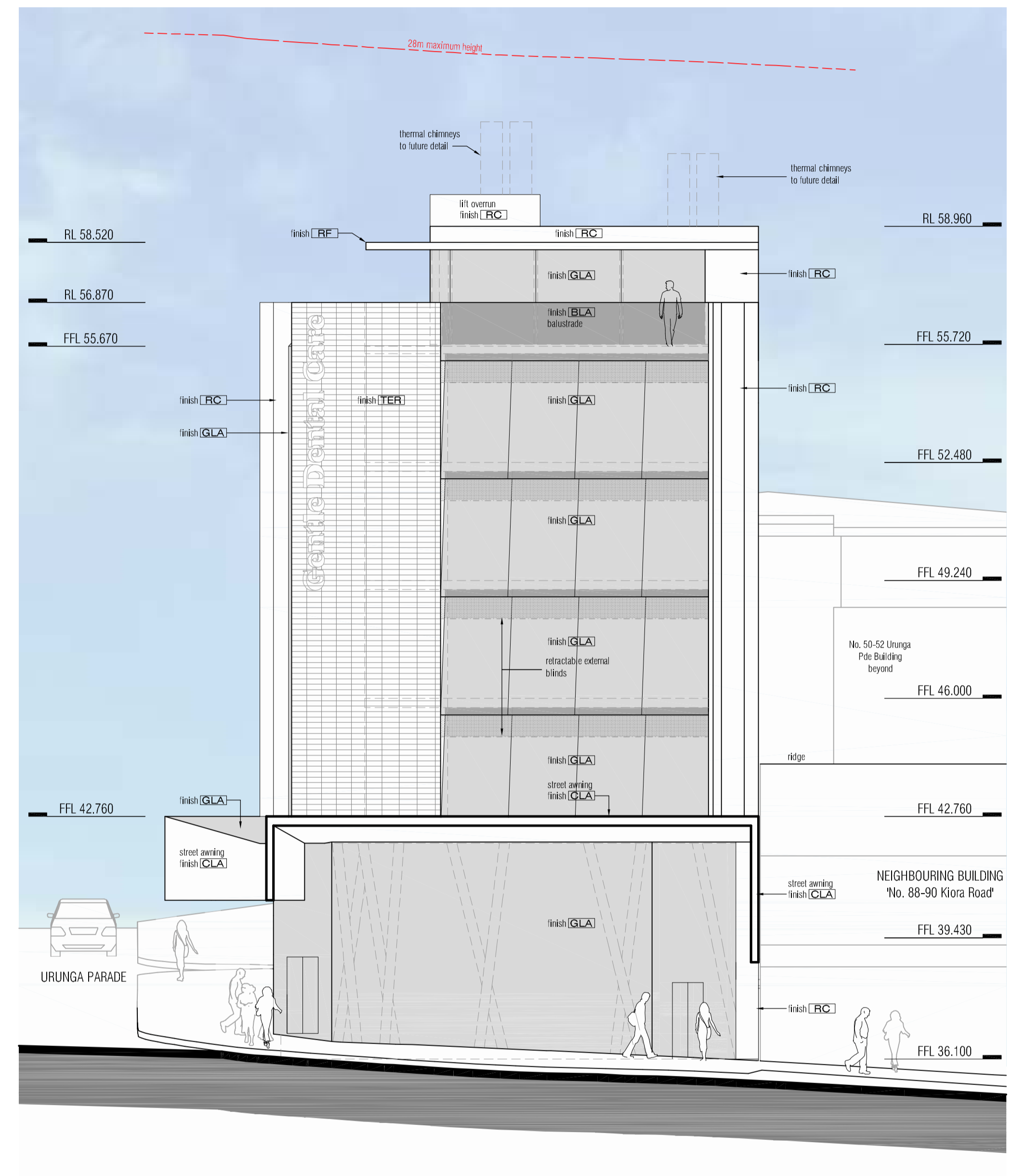
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drawing number :	2.05
issue :	A



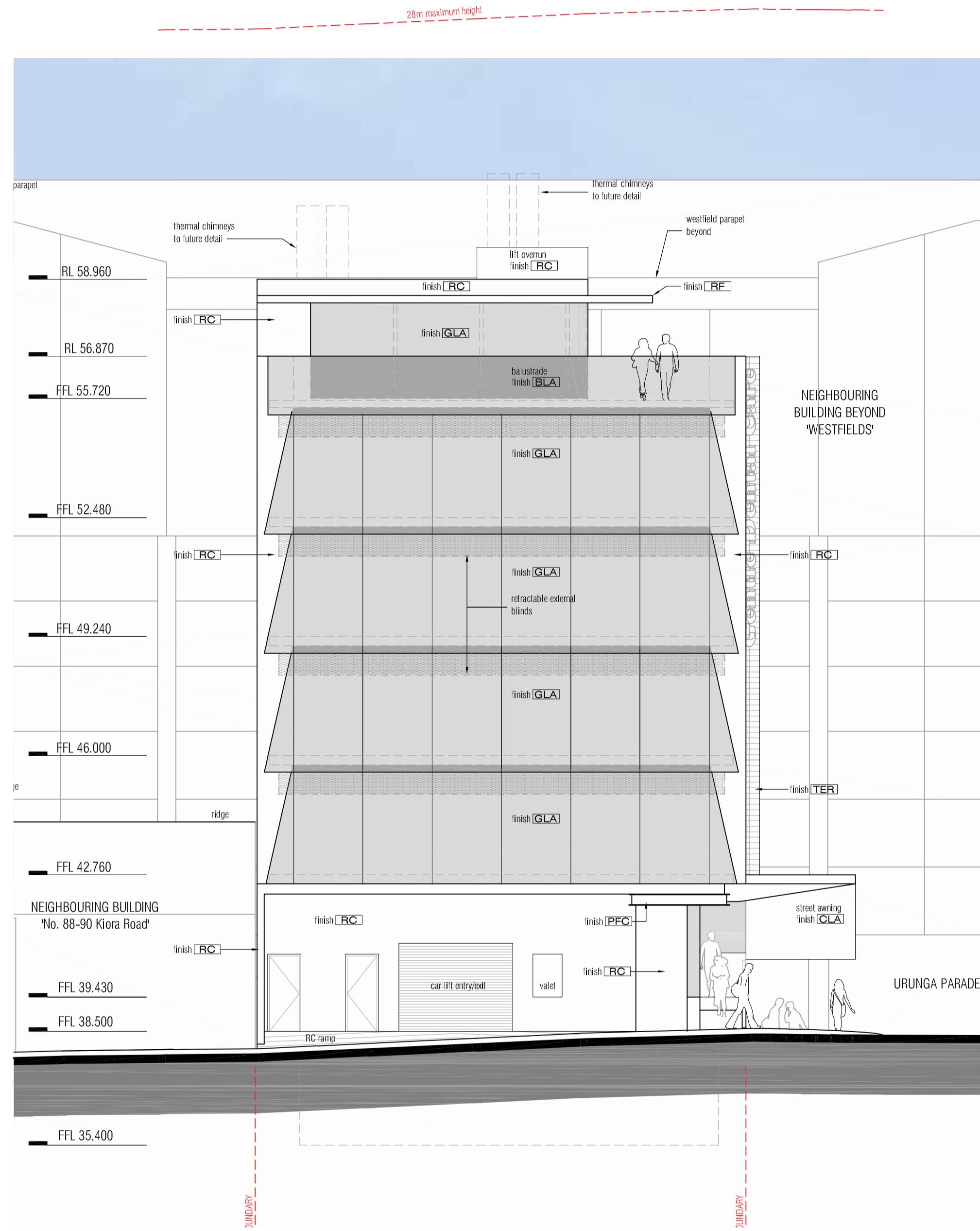


south elevation
kiora road scale: 1:100

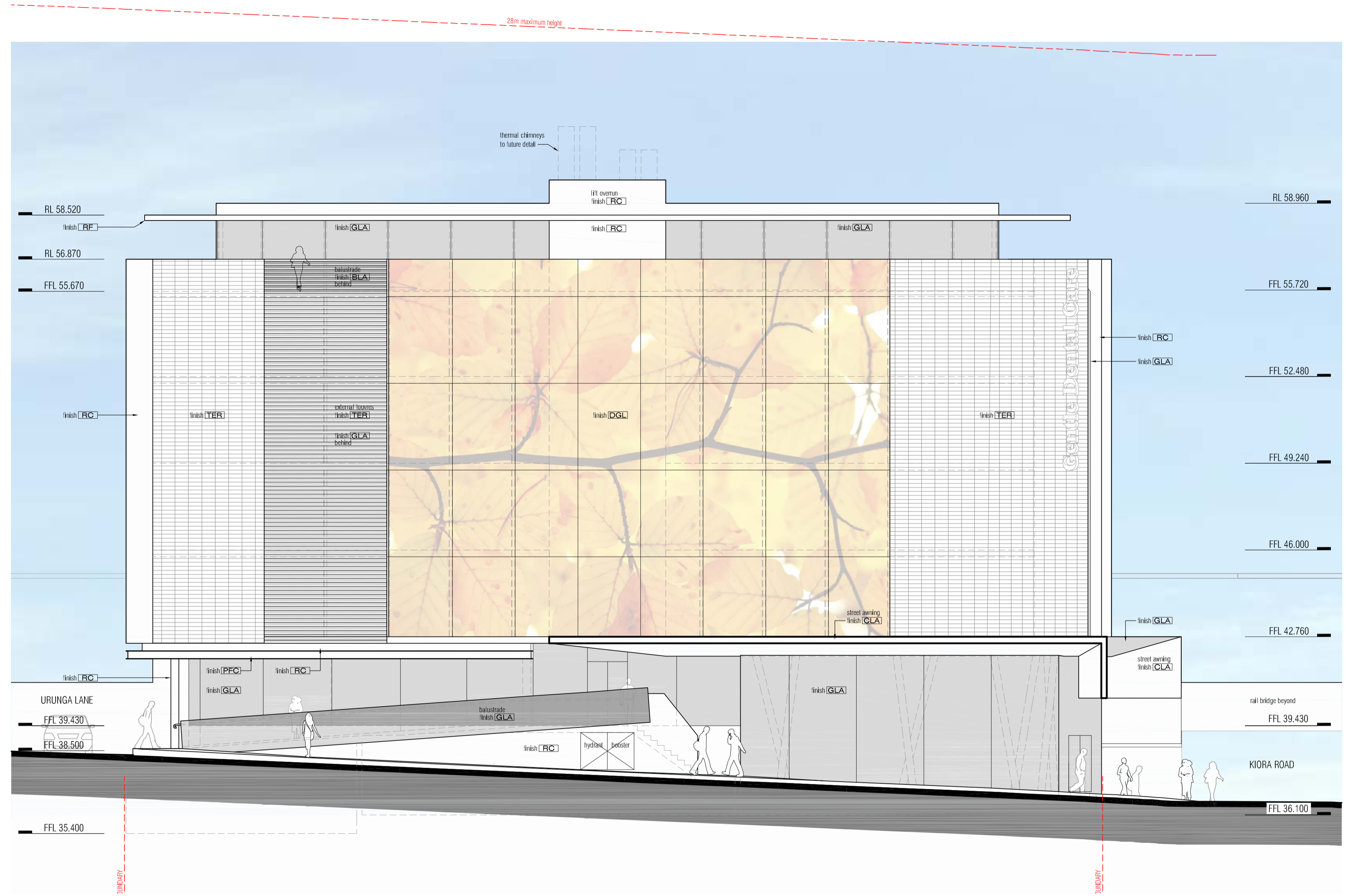


west elevation
urunga lane scale: 1:100

IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION	CODE	DESCRIPTION
	BAL	'Sky Glass' toughened & laminated clear glass balustrade.		RC	off-form / precast concrete walls.	GLA	low-e double glazed windows, awnings and skylights.
	CLA	steel framed cantilevered street awning with profiled aluminium composite core cladding all round. 'Alucobond' or similar. Colour: black.		TER	ventilated terracotta facade system over insulation and off-form structural concrete walls.	PPC	mild steel PPC with micaceous iron oxide paint finish, colour: dark grey.
	DGL	double skin ventilated glass plenum comprising a double glazed internal skin and a single glazed external skin. The external skin will have a digital image printed on the glazing interlayer.		TER	external terracotta louvers integrated into the terracotta facade cladding, low-e double glazed windows behind.	SC	circular mild steel columns, core-filled with concrete, paint finish: purple.
				TER/RC	external terracotta facade tiles cast into precast concrete wall panels overlaid with interrupted vertical array of 50mm aluminium hat bars.		



east elevation
urunga parade scale: 1:100

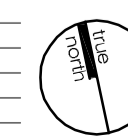


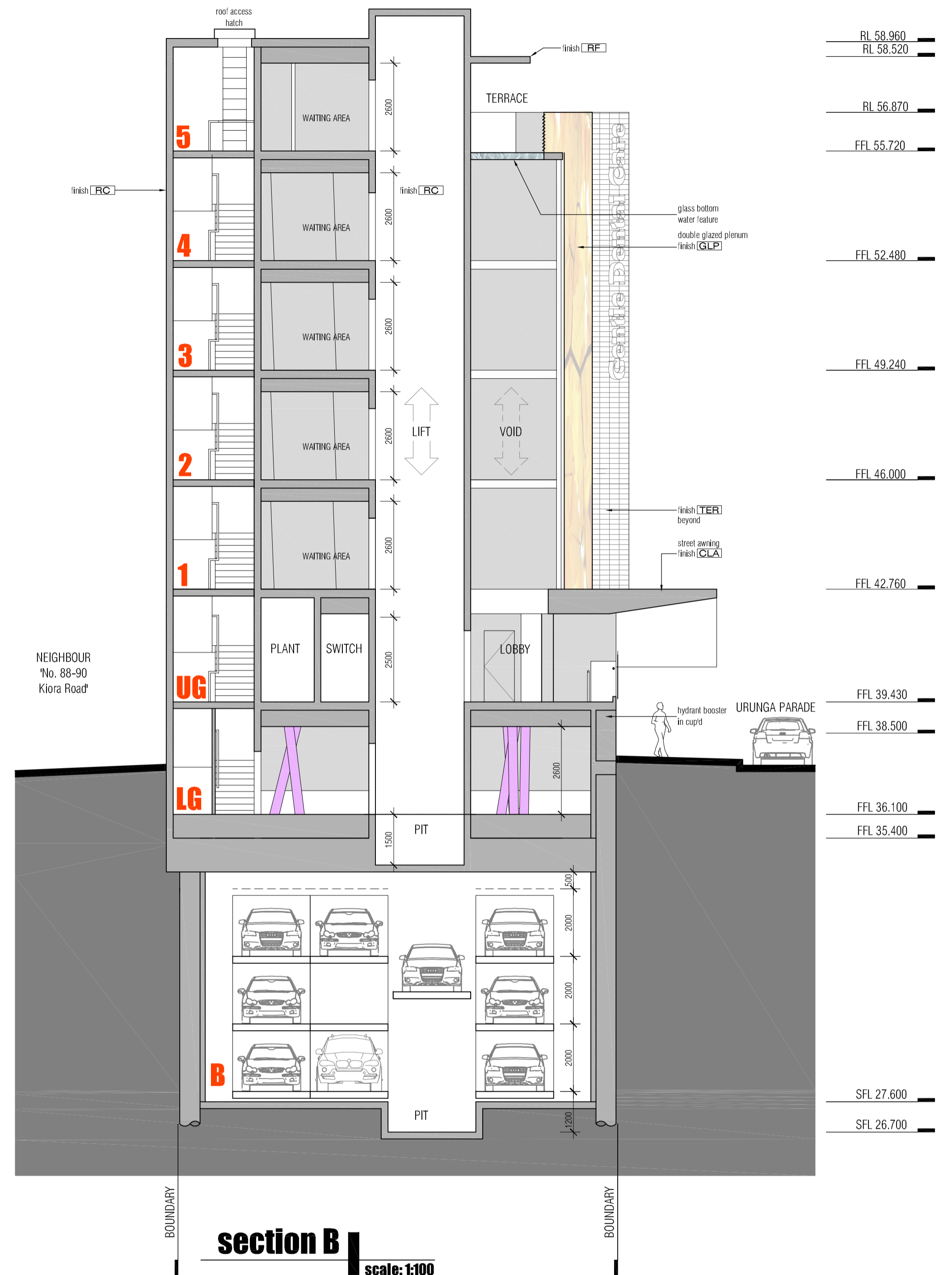
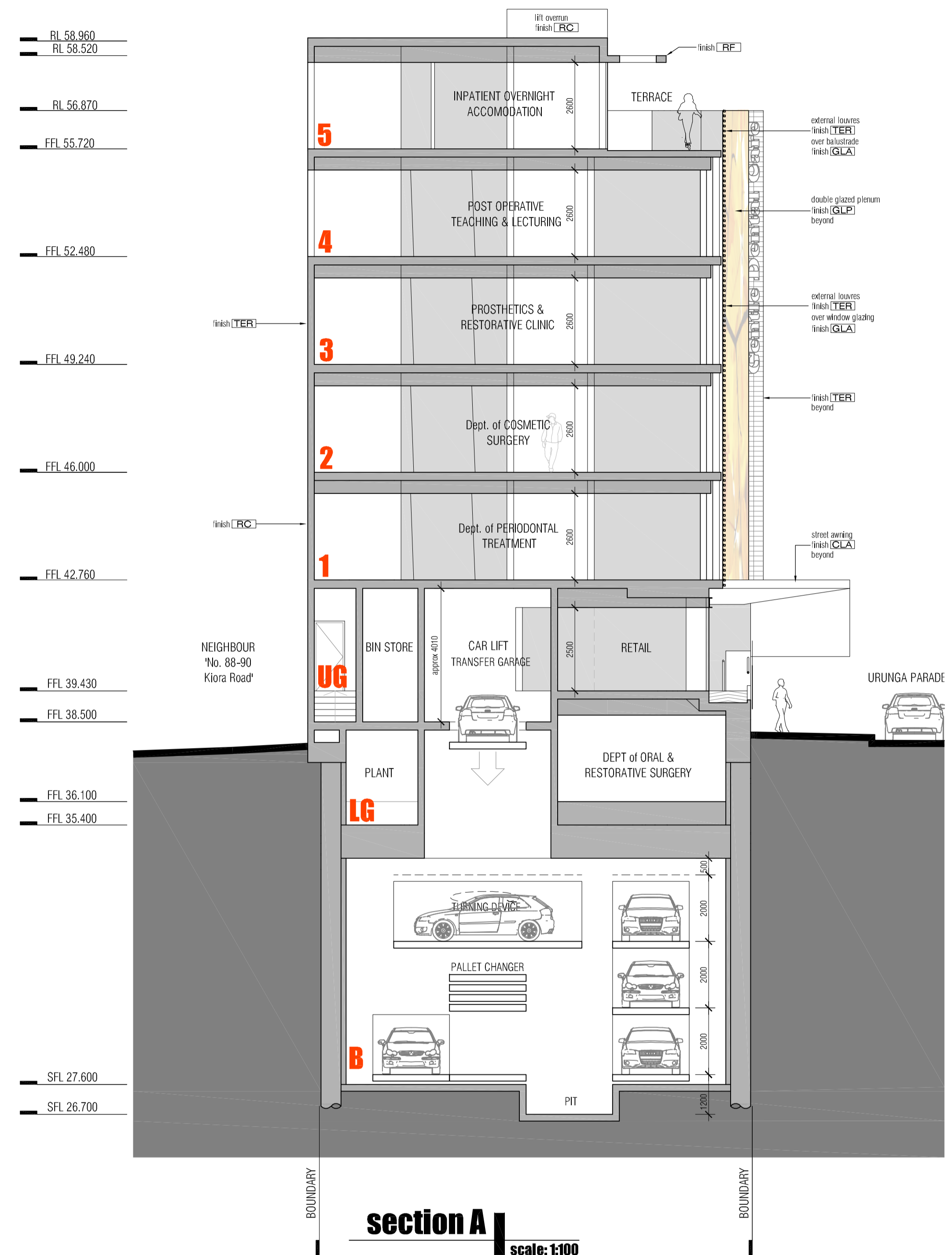
north elevation
urunga parade scale: 1:100

IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION	CODE	DESCRIPTION
	BAL	'Sky Glass' toughened & laminated clear glass balustrade.		RC	off-form / precast concrete walls.	GLA	low-e double glazed windows, awnings and skylights.
	CLA	steel framed cantilevered street awning with perforated aluminium composite core cladding all round. 'Alucobond' or similar. Colour: black.		RF	off form concrete roof and awning. Class 1 finish with clear sealer.		with retractable external blinds over the east and west facing windows.
	DGL	double skin ventilated glass plenum comprising a double glazed internal skin and a single glazed external skin. The external skin will have a digital image printed on the glazing interlayer.		TER	ventilated terracotta facade system over insulation and off-form structural concrete walls.	PPC	mild steel PPC with micaceous iron oxide paint finish, colour: dark grey
				TER	external terracotta louvers integrated into the terracotta facade cladding, low-e double glazed windows behind.	SC	circular mild steel columns, core-filled with concrete, paint finish: purple
				TER/RC	external terracotta facade tiles cast into precast concrete wall panels overlaid with interrupted vertical array of 50mm aluminium rail bars		

amendments	date	description
A	17/04/12	number of car parking spaces reduced to a total of 40 pallet changer added to basement car stacker urunga lane widened by 900mm car lift relocated further back from laneway minor changes to layout of internal stairs valet service included to assist parking and manoeuvring composition of southern facade altered

title	scale	date
job # : 0903	scale : 1:100 @ A1	date : December 2010





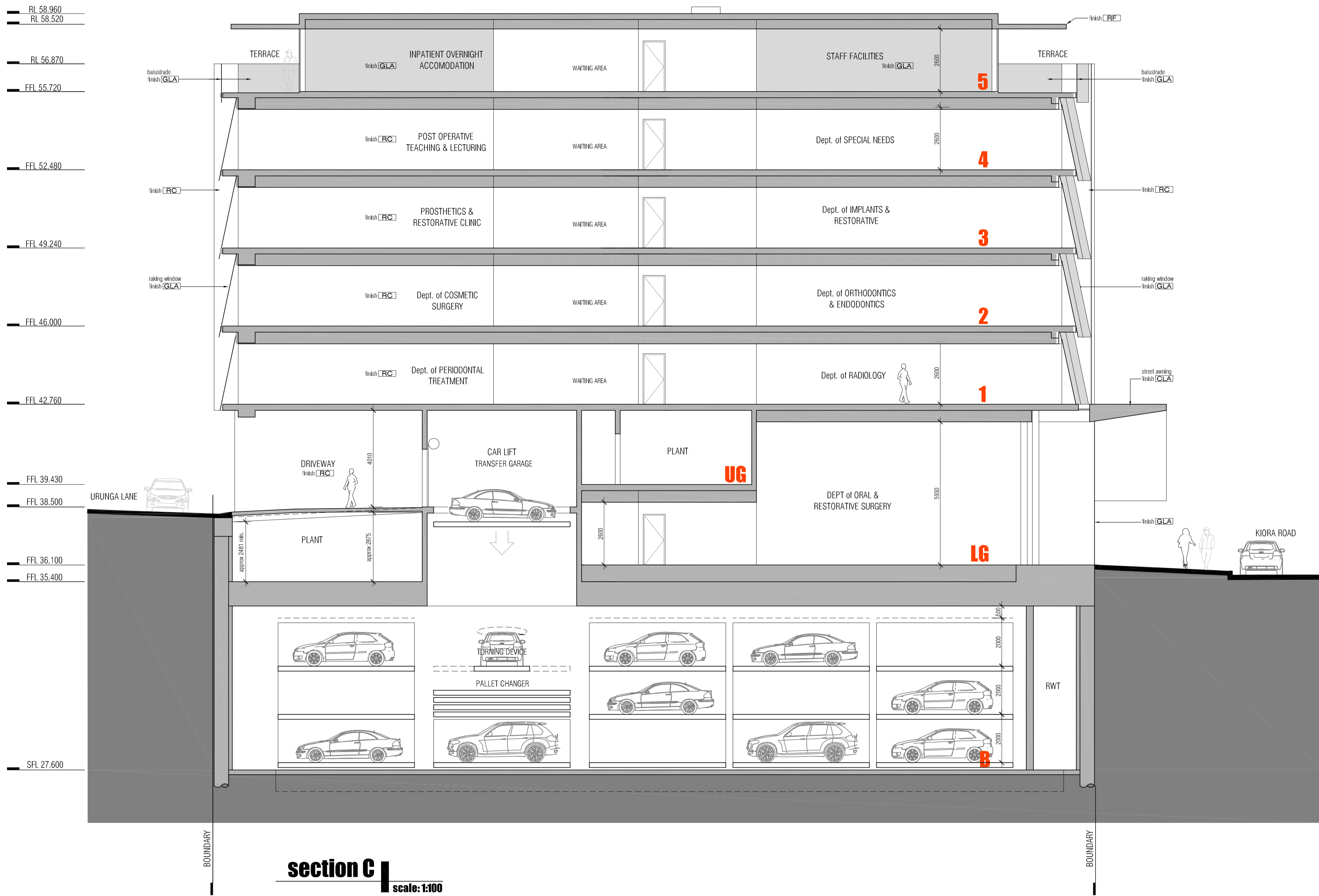
FINISHES SCHEDULE					
IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION
	BAL	'Sky Glass' toughened & laminated clear glass balustrade.		RC	off-form / precast concrete walls, Class 1 finish with clear sealer, off-form concrete roof and awning, Class 1 finish with clear sealer.
	CLA	steel framed cantilevered street awning with prefinished aluminium composite core cladding oil round, 'Alucobond' or similar. Colour: black		TER	ventilated terracotta facade system over insulation and off-form structural concrete walls.
	DGL	double skin ventilated glass plexium comprising a double glazed internal skin and a single glazed external skin. The external skin will have a digital image printed on the glazing interlayer.		PFC	mild steel PFC with micaceous iron oxide paint finish, colour: dark grey
				TER	external terracotta louvers integrated into the terracotta facade cladding, low-e double glazed windows behind.
				SC	circular mild steel columns, core-filled with concrete, paint finish: purple
				TER/RC	external terracotta facade tiles cast into precast concrete wall panels overlaid with interrupted vertical array of 50mm aluminium tie bars

townplanner	bca consultant	access consultant	sustainability	structural eng	hydraulic eng	traffic engineer	surveyor
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title :
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 job # : 0903
 scale : 1:100 @ A1
 date : December 2010
4.01 A

SECTIONS A & B



section C
scale: 1:100

IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION	CODE	DESCRIPTION
	BAL	'Sky Glass' toughened & laminated clear glass balustrade.		RC	off-form / precast concrete walls, Class 1 finish with clear sealer, off-form concrete roof and awning, Class 1 finish with clear sealer.	GLA	low-e double-glazed windows, awnings and skylights, with retractable external blinds over the east and west facing windows.
	CLA	steel framed cantilevered street awning with perforated aluminium composite core cladding all round, 'Alucobond' or similar. Colour: black		TER	ventilated terracotta facade system over insulation and off-form structural concrete walls.	PPC	mild steel PPC with micaceous iron oxide paint finish, colour: dark grey
	DGL	double skin ventilated glass plenum comprising a double glazed internal skin and a single glazed external skin. The external skin will have a digital image printed on the glazing interlayer.		TER	external terracotta louvers integrated into the terracotta facade cladding, low-e double glazed windows behind.	SC	circular mild steel columns, core-filled with concrete, paint finish: purple
				TER/RC	external terracotta facade tiles cast into precast concrete wall panels overlaid with interrupted vertical array of 50mm aluminium tie bars		

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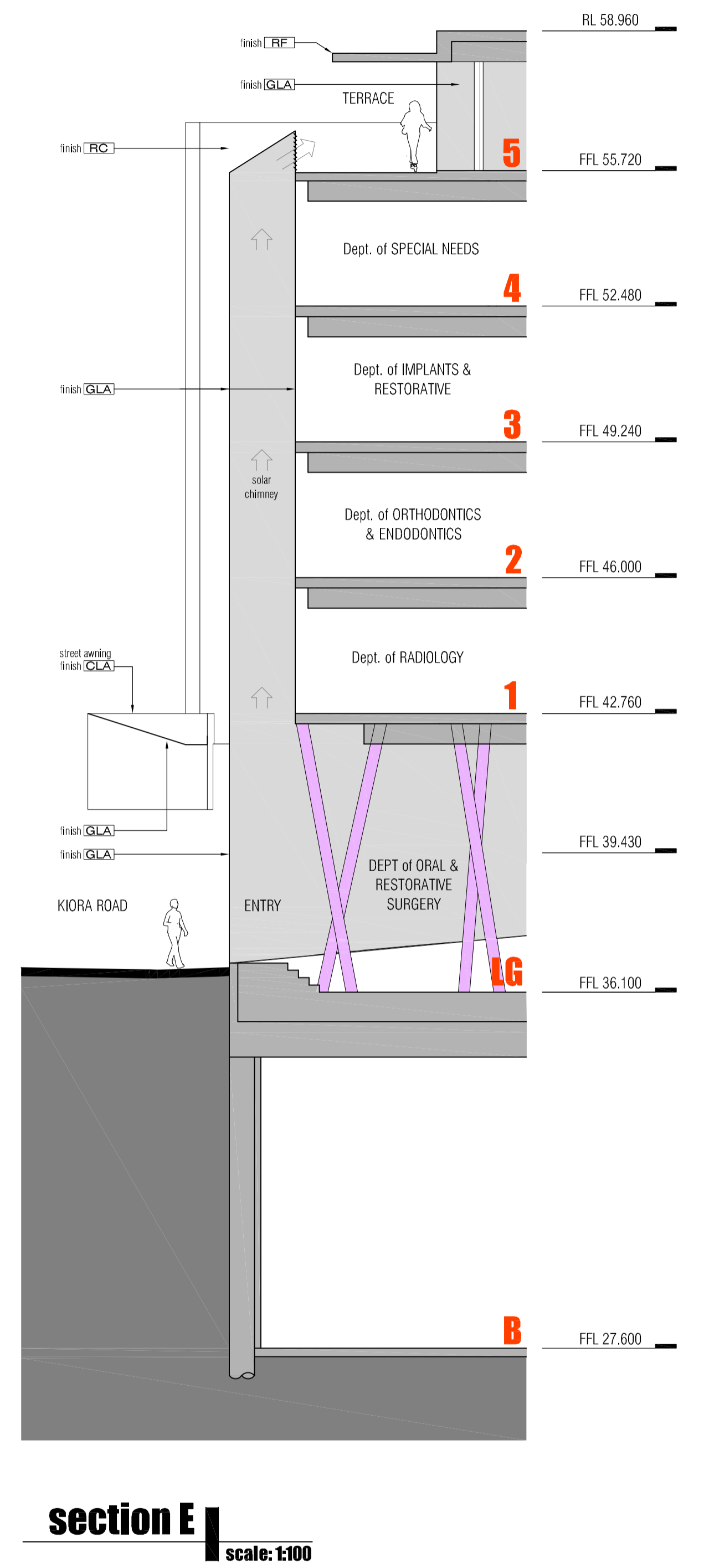
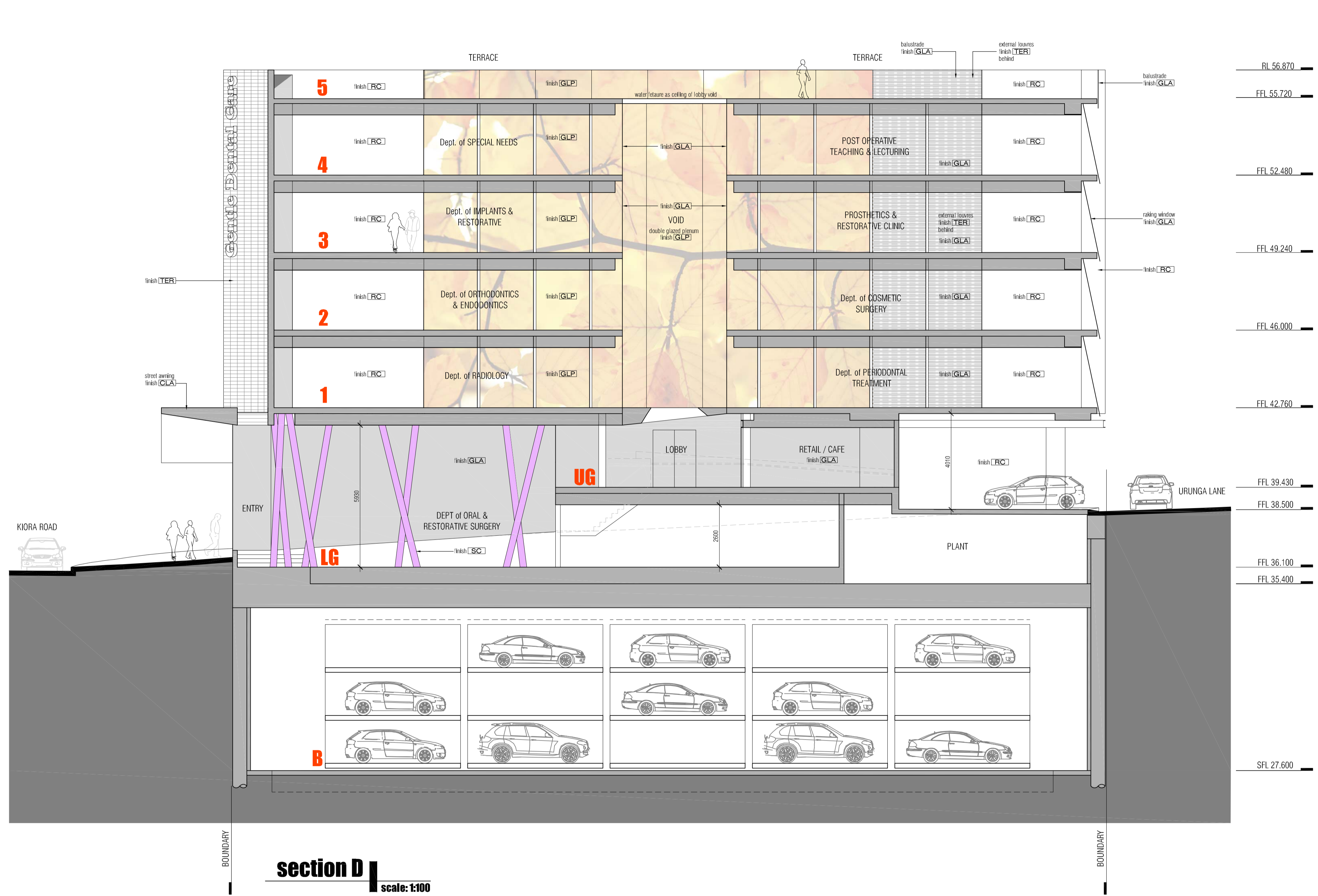
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4.02 A

SECTION C



section D
scale: 1:100

section E
scale: 1:100

IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION
	BAL	'Sky Glass' toughened & laminated clear glass balustrade.		RC	off-form / precast concrete walls.		GLA	low-e double-glazed windows, awnings and skylights, with retractable external blinds over the east and west facing windows.
	CLA	steel framed cantilevered street awning with perforated aluminium composite core cladding all round, 'Alucobond' or similar. Colour: black.		RF	Class 1 finish with clear sealer, off-form concrete roof and awning. Class 1 finish with clear sealer.		PFC	mild steel PFC with micaceous iron oxide paint finish, colour: dark grey.
	DGL	double skin ventilated glass plenum comprising a double glazed internal skin and a single glazed external skin. The external skin will have a digital image printed on the glazing interlayer.		TER	ventilated terracotta facade system over insulation and off-form structural concrete walls.		SC	circular mild steel columns, core-filled with concrete, paint finish: purple.
				TER/RC	external terracotta facade tiles cast into precast concrete wall panels overlaid with interrupted vertical array of 50mm aluminium tie bars.			

amendments	date	description
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