

09 Architectural Drawings

FJMT-DA-R0001 [06] COVER SHEET.PDF	114	FJMT-DA-R1019 [07] ADAPTABLE SE3 L03-05.08.PDF	135
FJMT-DA-R0002 [08] LEGEND AND ABBREVIATIONS.PDF	115	FJMT-DA-R2001 [07] SOUTH ELEVATION.PDF	136
FJMT-DA-R0003 [06] KEY PLANS.PDF	116	FJMT-DA-R2002 [07] NORTH ELEVATION.PDF	137
FJMT-DA-R1001 [07] SITE PLAN.PDF	117	FJMT-DA-R2003 [06] EAST ELEVATION.PDF	138
FJMT-DA-R1002 [07] L00 PODIUM GROUND.PDF	118	FJMT-DA-R2004 [06] WEST ELEVATION.PDF	139
FJMT-DA-R1003 [07] L01 MEZZANINE.PDF	119	FJMT-DA-R2005 [06] SE1 EAST ELEVATION.PDF	140
FJMT-DA-R1004 [07] L02 PODIUM - RESIDENTIAL.PDF	120	FJMT-DA-R2006 [06] SE3 WEST ELEVATION.PDF	141
FJMT-DA-R1005 [07] L03 PODIUM - RESIDENTIAL.PDF	121	FJMT-DA-R2007 [06] SE2 SOUTH ELEVATION.PDF	142
FJMT-DA-R1006 [04] L04 PODIUM - RESIDENTIAL.PDF	122	FJMT-DA-R2008 [06] SE2 WITHOUT OPERABLE SCREEN.PDF	143
FJMT-DA-R1007 [04] L05 PODIUM - RESIDENTIAL.PDF	123	FJMT-DA-R2501 [07] GROUND PLANE DETAIL ELEVATIONS.PDF	144
FJMT-DA-R1008 [07] L06 SE1 SETBACK, SE2 COMSP1 SE3 & RF GDNS.PDF	124	FJMT-DA-R2502 [03] GROUND PLANE DETAIL ELEVATIONS.PDF	145
FJMT-DA-R1009 [07] L07 SE1 LOW RISE, SE2 COMSP2 & SE3 SETBACK.PDF	125	FJMT-DA-R3001 [06] GA SECTIONS 01.PDF	146
FJMT-DA-R1010 [07] L08 SE1 LOW RISE, SE2 PENT 01 & SE3 TOP.PDF	126	FJMT-DA-R3002 [06] GA SECTIONS 02.PDF	147
FJMT-DA-R1011 [07] L09 SE1 LOW RISE & SE2 PENT 02.PDF	127	FJMT-DA-R3003 [06] PODIUM SECTIONS 01.PDF	148
FJMT-DA-R1012 [07] L10 SE1 LOW RISE & SE2 PLANT.PDF	128	FJMT-DA-R3004 [06] PODIUM SECTIONS 02.PDF	149
FJMT-DA-R1013 [07] L11-L27 SE1 TOWER TYPICAL.PDF	129	FJMT-DA-R3005 [06] PUBLIC INTERFACE SECTIONS 01.PDF	150
FJMT-DA-R1014 [07] L28-L29 SE1 PENTHOUSE.PDF	130	FJMT-DA-R3006 [06] PUBLIC INTERFACE SECTIONS 02.PDF	151
FJMT-DA-R1015 [07] SE1 PLANT.PDF	131	FJMT-DA-R4001 [06] APARTMENT NATURAL VENTILATION DIAGRAMS.PDF	152
FJMT-DA-R1016 [07] ROOF PLAN.PDF	132	FJMT-DA-R4002 [06] SOUTH FACING APARTMENTS.PDF	153
FJMT-DA-R1017 [07] ADAPTABLE SE1 L03-05.01.PDF	133	FJMT-DA-R4003 [07] APARTMENT SOLAR ACCESS-2 HOUR (8AM-4PM).PDF	154
FJMT-DA-R1018 [07] ADAPTABLE SE1 L06.08 & 09.PDF	134	FJMT-DA-R4004 [06] APARTMENTS WITH NO SOLAR ACCESS.PDF	155







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



01	22/01/2016	SSDA	Simon Barr
02	22/01/2016	SSDA	Simon Barr
03	3/02/2016	SSDA Update	Simon Barr
04	13/02/2016	SSDA Final Draft	Simon Barr
05	26/02/2016	SSDA Final	Simon Barr
06	9/03/2016	SSDA Update	Simon Barr

Revision	Issue Date	Description	Issued By
----------	------------	-------------	-----------

CLIENT
<SYDNEY>
Level 5, 455-411 Sussex Street,
Sydney, NSW 2000, Australia
T +61 2 9236 6111
www.lendlease.com



ARCHITECT
fjmt
francis-jones morehen thorp
SYDNEY
Level 5, 70 King Street
Sydney NSW 2000 Australia
T +61 2 9251 7077
F +61 2 9251 7072
E fjmt@fjmt.com.au
W www.fjmt.com.au
NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 8807)

PROJECT
(SICEEP) Darling Square SE Plot
Sydney
Lend Lease (Haymarket) Pty Limited, ABN 50 147 913 291

TITLE
General
Cover Sheet

SCALE	PROJECT CODE
DATE 22/01/2016	LLHM V5B
SHEET NO. FJMT-DA-R0001	REVISION 06

For Approval

SSDA DRAWING LIST					
	Drawing Number	Sheet Name	Scale	Sheet Size	Revision
General					
	FJMT-DA-R0001	Cover Sheet	N/A	A1	06
	FJMT-DA-R0002	Legend and Abbreviations	N/A	A1	08
	FJMT-DA-R0003	Key Plans	N/A	A1	06
Plans					
	FJMT-DA-R1001	Site Plan	1:500	A1	07
	FJMT-DA-R1002	L00 Podium Ground	1:200	A1	07
	FJMT-DA-R1003	L01 Mezzanine	1:200	A1	07
	FJMT-DA-R1004	L02 Podium - Residential	1:200	A1	07
	FJMT-DA-R1005	L03 Podium - Residential	1:200	A1	07
	FJMT-DA-R1006	L04 Podium - Residential	1:200	A1	04
	FJMT-DA-R1007	L05 Podium - Residential	1:200	A1	04
	FJMT-DA-R1008	L06 SE1 Setback, SE2 ComSp1 SE3 & Rf Gdns	1:200	A1	07
	FJMT-DA-R1009	L07 SE1 Low Rise, SE2 ComSp2 & SE3 Setback	1:200	A1	07
	FJMT-DA-R1010	L08 SE1 Low Rise, SE2 Pent 01 & SE3 Top	1:200	A1	07
	FJMT-DA-R1011	L09 SE1 Low Rise & SE2 Pent 02	1:200	A1	07
	FJMT-DA-R1012	L10 SE1 Low Rise & SE2 Plant	1:200	A1	07
	FJMT-DA-R1013	L11-L27 SE1 Tower Typical	1:200	A1	07
	FJMT-DA-R1014	L28-L29 SE1 Penthouse	1:200	A1	07
	FJMT-DA-R1015	SE1 Plant	1:200	A1	07
	FJMT-DA-R1016	Roof Plan	1:200	A1	07
	FJMT-DA-R1017	Adaptable SE1 L03-05.01	1:50	A1	07
	FJMT-DA-R1018	Adaptable SE1 L06.08 & 09	1:50	A1	07
	FJMT-DA-R1019	Adaptable SE3 L03-05.08	1:50	A1	07
Elevations					
	FJMT-DA-R2001	South Elevation	1:200	A1	07
	FJMT-DA-R2002	North Elevation	1:200	A1	07
	FJMT-DA-R2003	East Elevation	1:200	A1	06
	FJMT-DA-R2004	West Elevation	1:200	A1	06
	FJMT-DA-R2005	SE1 East Elevation	1:200	A1	06
	FJMT-DA-R2006	SE3 West Elevation	1:200	A1	06
	FJMT-DA-R2007	SE2 South Elevation	1:200	A1	06
	FJMT-DA-R2008	SE2 Without Operable Screen	1:200	A1	06
	FJMT-DA-R2009	SE1 North Elevation	1:200	A1	06
Ground Plane Detail Elevations					
	FJMT-DA-R2501	Ground Plane Detail Elevations	1:100	A1	07
	FJMT-DA-R2502	Ground Plane Detail Elevations	1:100	A1	03
Sections					
	FJMT-DA-R3001	GA Sections 01	1:200	A1	06
	FJMT-DA-R3002	GA Sections 02	1:200	A1	06
	FJMT-DA-R3003	Podium Sections 01	1:200	A1	06
	FJMT-DA-R3004	Podium Sections 02	1:200	A1	06
	FJMT-DA-R3005	Public Interface Sections 01	1:50	A1	06
	FJMT-DA-R3006	Public Interface Sections 02	1:50	A1	06
Environmental Performance					
	FJMT-DA-R4001	Apartment Natural Ventilation Diagrams	N/A	A1	06
	FJMT-DA-R4002	South Facing Apartments	N/A	A1	06
	FJMT-DA-R4003	Apartment Solar Access-2 Hour (8am-4pm)	N/A	A1	07
	FJMT-DA-R4004	Apartments With No Solar Access	N/A	A1	06

Lend Lease Design Materials Legend	
Constructions	Thermal Modelling Assumptions
External façade (precast concrete panel)Plasterboard	140mm concrete, 20mm nominal air gap, R1.5 insulation, 13mm plasterboard. Medium colour
External façade (terracotta cladding)	19mm clay tile, 20mm nominal air gap, R1.5 insulation, 13mm plasterboard. Medium colour
Floor to carpark, plant room etc	"Timber to living areas, carpet to bedrooms, tiles to bathrooms Floor covering, 200mm concrete, R1.0 insulation"
Floor/ceiling between apartments, between apartment & retail or between apartment & commercial	"Timber to living areas, carpet to bedrooms, tiles to bathrooms Floor covering, 200mm concrete, 90mm nominal air gap, 13mm plasterboard"
Internal façade to corridor / lobby	75mm AAC (Hebel), 20mm nominal air gap, 13mm plasterboard either side
Internal façade to fire stairs, lifts etcPlasterboard	140mm concrete, 20mm nominal air gap, R1.0 insulation, 13mm plasterboard
Internal partition to neighbour	75mm AAC (Hebel), 20mm nominal air gap, 13mm plasterboard either side
Internal partition within apartments	90mm nominal air gap (stud), 13mm plasterboard either side
Roof to external, including between apartments & podium, between apartment & balconies above or between apartment & roof	"200mm concrete, 90mm nominal air gap, R3.0 insulation, 13mm plasterboard. Medium colour No penetrations around electrical/mechanical fittings (see below)"
Single Glazing	Total system values: U = 5.4; SHGC = 0.54 (typically consistent with aluminium framed low-e single glazing)



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

5	STUDIO
1B	1 BED
2B1B	2 BED + 1 BATH
2B2B	2 BED + 2 BATH
3B	3 BED

COMMUNITY
RETAIL + NON-RESIDENTIAL
EXTERNAL AREA
COURTYARD/BALCONY/WINTER GARDEN

ADAPTABLE APARTMENT

CROSS VENT (CFD MODELLING)

CROSS VENT PATH
SOUTH FACING APARTMENTS
2 HOUR SOLAR ACCESS APARTMENTS
NO SOLAR ACCESS APARTMENTS

STORAGE CAGES

G01	Performance Glazed Window Wall
G02	Performance Glazed Aluminium Framed Sliding doors
G03	Performance Glazed Operable windows
G04	Performance Glazed Operable Window
G05	Performance Glazed Aluminium Framed Sliding doors
G06	Face Glazed Retail Glazing

G06B	Face Glazed Retail Glazing
G06C	Colour Backed Glazing
G06D	Face Glazed Retail Glazing

BAL01	Glazed Balustrade
BAL02	Glazed Balustrade
BAL03	Glazed Balustrade
BAL04	Batten Balustrade
BAL05	Batten Balustrade

AW01	Awning Type 01 (Retractable)
AW02	Awning Type 02 (Glazed with Timber Battens)

AW03	Awning Type 03 (Composite Metal Cladding)
AW04	Awning Type 04 (Composite Metal Cladding)

SC01	Operable perforated metal sunshade screens, 50% open
SC02	Fixed Perforated metal screen
SC03	Briqe Soleil
SC04A	Timber (or similar) Batten Screens

SC04B	Timber (or similar) Cladding
-------	------------------------------

SC05	Vertical Perforated fixed metal screen
------	--

LV01	Anodised aluminium louvred screen
LV03	Horizontal Fixed louvres
LV04	Powder coated aluminium louvred screen

CDNP01	Precast concrete panels with expressed jointing
CDNP02A	Precast concrete panels with expressed jointing
CDNP02B	Precast concrete panels with expressed jointing
CDNP02C	Precast concrete panels with expressed jointing
CDNP02D	Precast concrete panels with expressed jointing
CDNP03	Precast concrete panels with expressed jointing

CON01	Off-Form Concrete
CON02	Concrete Paint Finish
CON03	Concrete Paint Finish

CON04	Concrete Soffits generally
CON05	Concrete Soffits above Balconies in Facade Slots

CL01	Terracotta (or similar) Cladding
CL02	Metal Panel
CL03	Chinese Black Granite

01	22/01/2016	SSDA	Simon Barr
02	22/01/2016	SSDA	Simon Barr
03	3/02/2016	SSDA Update	Simon Barr
04	5/02/2016	SSDA Update	Simon Barr
05	8/03/2016	SSDA View Cone Analysis	Simon Barr
06	13/02/2016	SSDA Final Draft	Simon Barr
07	25/02/2016	SSDA Final	Simon Barr
08	16/03/2016	SSDA Update	Simon Barr

Revision	Issue Date	Description	Issued By
----------	------------	-------------	-----------

CLIENT

<SYDNEY>
Level 5, 405-411 Sussex Street,
Sydney, NSW 2000, Australia
T +61 2 9236 6111
www.lendlease.com



ARCHITECT

fjmt
francis-jones morehen thorp

SYDNEY
Level 5, 70 King Street
Sydney NSW 2000 Australia
T +61 2 9251 7077
F +61 2 9251 7072
E fjmt@fjmt.com.au
W www.fjmt.com.au

PROJECT
(SICEEP) Darling Square SE Plot

Sydney
Lend Lease (Haymarket) Pty Limited, ABN 50 147 913 291

TITLE
General
Legend and Abbreviations

SCALE	PROJECT CODE
DATE 22/01/2016	LLHM V5B
SHEET NO. FJMT-DA-R0002	REVISION 08

For Approval