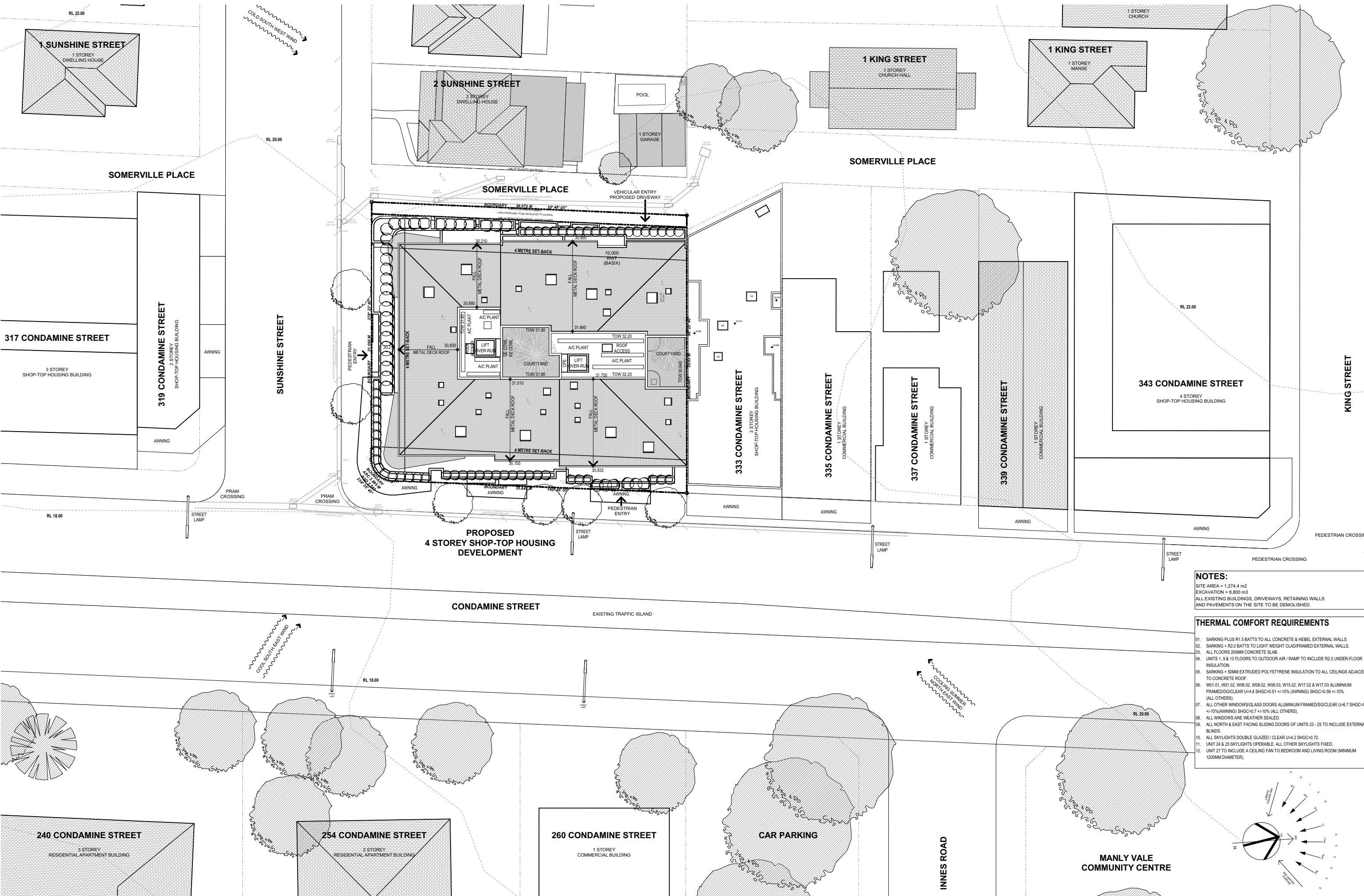
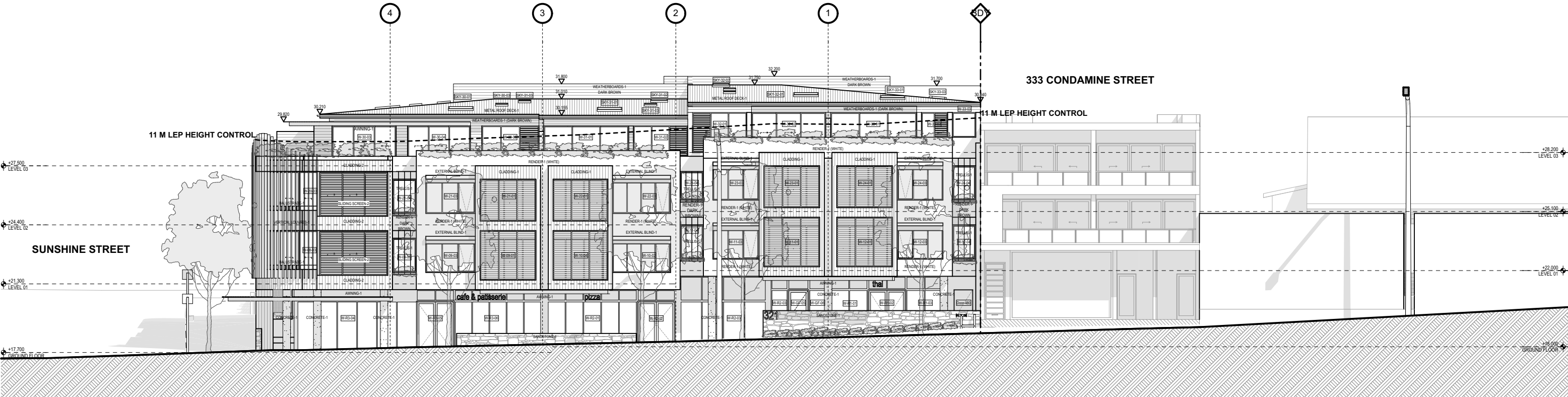


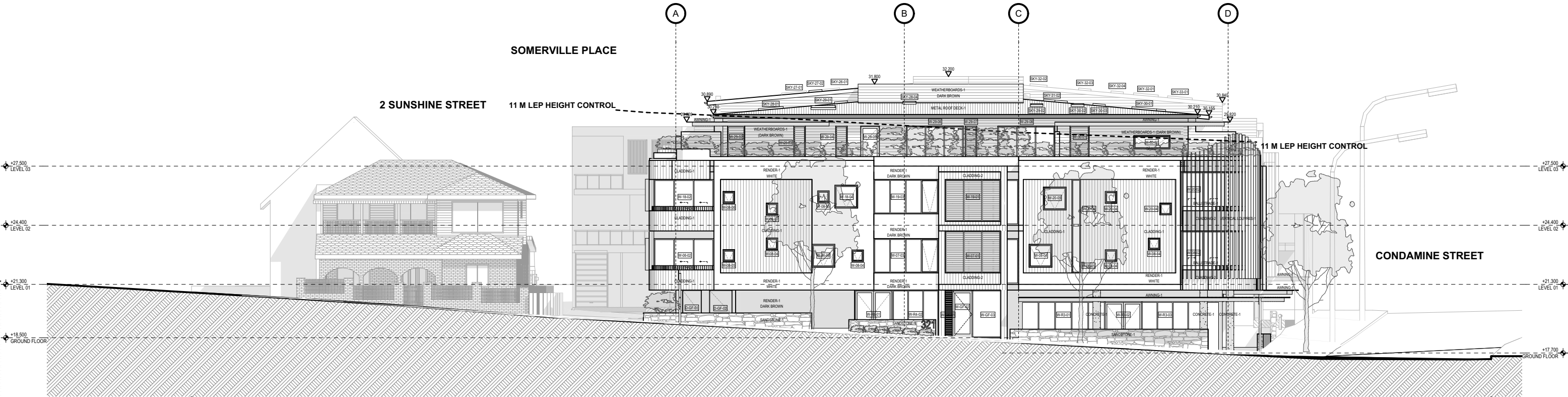


- NOTES:**
- SITE AREA = 1,274.4 m²
 - EXCAVATION = 8,800 m³
 - ALL EXISTING BUILDINGS, DRIVEWAYS, RETAINING WALLS AND PAVEMENTS ON THE SITE TO BE DEMOLISHED.
- THERMAL COMFORT REQUIREMENTS**
- 01. SARKING PLUS R1.5 BATTS TO ALL CONCRETE & HEBEL EXTERNAL WALLS.
 - 02. SARKING + R2.0 BATTS TO LIGHT WEIGHT CLAD/FRAMED EXTERNAL WALLS.
 - 03. ALL FLOORS 200MM CONCRETE SLAB.
 - 04. UNITS 1, 9 & 10 FLOORS TO OUTDOOR AIR / RAMP TO INCLUDE R2.0 UNDER-FLOOR INSULATION.
 - 05. SARKING + 50MM EXTRUDED POLYSTYRENE INSULATION TO ALL CEILINGS ADJACE TO CONCRETE ROOF.
 - 06. W01.01, W01.02, W08.02, W08.03, W15.02, W17.02 & W17.03 ALUMINIUM FRAMED/DOCCLEAR U=4.8 SHGC=0.51 +/-10% (AWNING) SHGC=0.59 +/-10% (ALL OTHERS).
 - 07. ALL OTHER WINDOWS/GLASS DOORS ALUMINIUM FRAMED/SG/CLEAR U=6.7 SHGC= +/-10%(AWNING) SHGC=0.7 +/-10% (ALL OTHERS).
 - 08. ALL WINDOWS ARE WEATHER SEALED.
 - 09. ALL NORTH & EAST FACING SLIDING DOORS OF UNITS 23 - 25 TO INCLUDE EXTERN BLINDS.
 - 10. ALL SKYLIGHTS DOUBLE GLAZED / CLEAR U=4.2 SHGC=0.72.
 - 11. UNIT 24 & 25 SKYLIGHTS OPERABLE. ALL OTHER SKYLIGHTS FIXED.
 - 12. UNIT 21 TO INCLUDE A CEILING FAN TO BEDROOM AND LIVING ROOM (MINIMUM 1200MM DIAMETER).



EAST ELEVATION

1:200



SOUTH ELEVATION

1:200

EXTERIOR FINISHES LEGEND				COLOUR LEGEND	
AWNING-1	STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"	CONCRETE-1	OFF-FORM CONCRETE COLUMN, CLEAR SEAL FINISH.	WHITE	"WHITE" PAINT FINISH EQUAL TO DULUX "NATURAL WHITE" 15W.
BALUSTRADE-1	METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".	EXTERNAL BLIND-1	EXTERNAL BLIND, FABRIC DARK GREY COLOUR.	LIGHT GREY	"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "DIESKAU" GR12
BALUSTRADE-2	METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".	METAL ROOF DECK-1	METAL ROOF DECK, COLOUR "MONUMENT".	MEDIUM GREY	"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TAPESTRY BEIGE" A167 - DARK TINT.
CLADDING-1	COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.	MURAL-1	MURAL BY LOCAL ARTIST OF LOCAL FLORA.	DARK GREY	"DARK GREY" PAINT FINISH EQUAL TO DULUX "RAKU" GR11.
CLADDING-2	CORETEN STANDING SEAM CLADDING.	RENDER-1	RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.	DARK BROWN	"DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHINA BROWN" A154.1.
CLADDING-3	EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.	SANDSTONE-1	SANDSTONE CLADDING, RANDOM RUBBLE PATTERN.	ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.	

