FIGURES:1147-1149 PACIFIC HWY & 2 BOBBIN HEAD ROAD PYMBLE

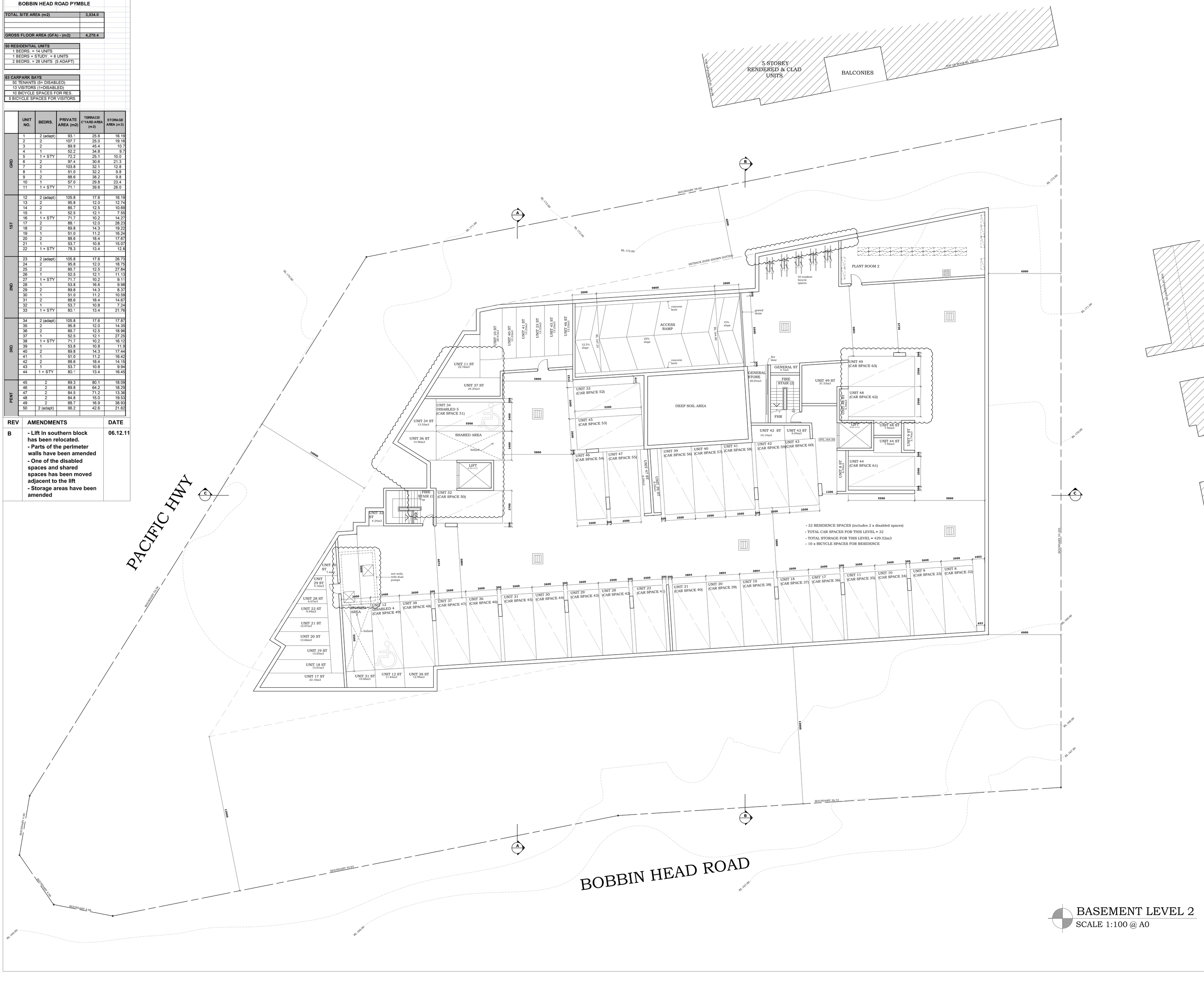
TOTAL SITE AREA (m2)	**3,834.0**
GROSS FLOOR AREA (GFA) - (m2)	**4,270.4**

50 RESIDENTIAL UNITS
1 BEDRS. = 14 UNITS
1 BEDRS + STUDY. = 8 UNITS
2 BEDRS. = 28 UNITS (5 ADAPT)

63 CARPARK BAYS
50 TENANTS (5= DISABLED)
13 VISITORS (1=DISABLED)
10 BICYCLE SPACES FOR RES.
5 BICYCLE SPACES FOR VISITORS

	UNIT NO.	BEDRS.	PRIVATE AREA (m2)	TERRACE/ C'YARD AREA (m2)	STORAGE AREA (m3)
GRD	1	2 (adapt)	93.1	25.6	16.19
	2	2	107.7	25.0	19.16
	3	2	89.9	45.4	10.7
	4	1	52.2	34.8	9.7
	5	1 + STY	72.2	25.1	10.0
	6	2	97.4	30.6	21.3
	7	2	103.8	32.1	12.8
	8	1	51.0	32.2	9.8
	9	2	88.6	38.2	9.8
	10	1	57.0	29.8	23.4
	11	1 + STY	71.1	39.6	26.0
1ST	12	2 (adapt)	105.8	17.6	16.19
	13	2	95.8	12.0	12.74
	14	2	88.7	12.5	10.69
	15	1	52.5	12.1	7.55
	16	1 + STY	71.7	10.2	14.27
	17	2	88.1	12.0	28.23
	18	2	89.8	14.3	19.22
	19	1	51.0	11.2	16.24
	20	2	88.6	18.4	17.67
	21	1	53.7	10.8	15.07
	22	1 + STY	78.3	13.4	12.8
2ND	23	2 (adapt)	105.8	17.6	26.73
	24	2	95.8	12.0	18.75
	25	2	88.7	12.5	27.84
	26	1	52.5	12.1	11.13
	27	1 + STY	71.7	10.2	9.11
	28	1	53.8	16.6	9.98
	29	2	89.8	14.3	8.37
	30	1	51.0	11.2	10.59
	31	2	88.6	18.4	14.67
	32	1	53.7	10.8	7.24
	33	1 + STY	80.1	13.4	21.76
3RD	34	2 (adapt)	105.8	17.6	17.87
	35	2	95.8	12.0	14.35
	36	2	88.7	12.5	18.96
	37	1	52.5	12.1	27.25
	38	1 + STY	71.7	10.2	16.12
	39	1	53.8	10.8	11.9
	40	2	89.8	14.3	17.44
	41	1	51.0	11.2	16.42
	42	2	88.6	18.4	14.15
	43	1	53.7	10.8	9.94
	44	1 + STY	80.1	13.4	16.45
PENT	45	2	89.3	80.1	18.09
	46	2	89.8	64.2	18.29
	47	2	84.5	71.2	13.36
	48	2	84.8	15.0	19.53
	49	2	88.7	16.9	38.93
	50	2 (adapt)	95.2	42.6	21.62

REV	AMENDMENTS	DATE
B	- Lift in southern block has been relocated. - Parts of the perimeter walls have been amended - One of the disabled spaces and shared spaces has been moved adjacent to the lift - Storage areas have been amended	06.12.11



BASEMENT LEVEL 2
SCALE 1:100 @ A0

BASIX REQUIREMENTS

- All units must have 3 star (>4.5 but <=6L/min) rated shower heads
- All units must have 4 star rated toilet flushing system
- All units must have 4 star rated kitchen & bath'rm taps
- All units must have 5 star rated gas instantaneous hot water system
- Each bathroom in all units must have an individual fan into central duct + VSD
- Each bathroom in all units must have a manual switch on/off;
- Each kitchen in all units must have an individual fan into central duct + VSD
- Each kitchen in all units must have a manual switch on/off;
- Each laundry in all units must have an individual fan into central duct + VSD
- Each laundry in all units must have a manual switch on/off;
- All units must have 1-phase airconditioning 3.5 Star (new rating) to living areas for cooling & heating
- All dwellings to have artificial lighting to each kitchen, bathroom, laundry & hallways
- All dwellings to have artificial lighting to each kitchen, bathroom, laundry & hallways
- Dwellings 11, 16, 22, 23, 27, 33, 38, 44 & 48 must have natural lighting to 1 bathroom
- All units must have a gas cooktop & electric oven
- All units must have a well ventilated fridge space
- All units must have an indoor sheltered clothes drying line
- All units must have an indoor sheltered clothes drying line
- Where there is an in-slab heating or cooling system, the applicant must install insulation with an R-value not less than 1 around the vertical edges of the perimeter of the slab (or) on a suspended floor install insulation with an R-value not less than 1 underneath & around the vertical edges of the perimeter of the slab
- Common toilets must have 3 star rated toilet flushing system
- Common taps must have 4 star rating
- Lift car No.1 & 2 must have fluorescent lighting and be connected to lift call button
- Ground Floor Lobby must have no mechanical ventilation, fluorescent lighting with a manual on/ manual off switch
- Hallways & Lobbles of the remaining floors must have no mechanical ventilation, fluorescent lighting with a manual on/ manual off switch
- Lift No.1 & 2 must have gearless traction with VVV F motor servicing 7 levels (including basement)
- All dwellings must have a central water tank. This tank must connect to toilets
- The development must have a central water tank-rainwater or stormwater of about 13600 litres
- The central water tank must be configured to collect 327m2 of roof area of buildings in the development
- Car park area must be ventilated by exhaust & supply air and have a carbon monoxide VSD fan. The primary type of artificial lighting is fluorescent, with time clock & motion detectors.

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Job:
RESIDENTIAL FLAT BUILDING: - 1147, 1149 PACIFIC HWY & 2 BOBBIN HEAD ROAD PYMBLE

Drawing title:
BASEMENT LEVEL 2

North point:

Scale: **1:100 @ A0**
Date: **22.07.2011**
Drawn: **JA**
Checked: **DM**
Drawing no.
SK03B

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