



- NOTES
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 - Bicycle Parking
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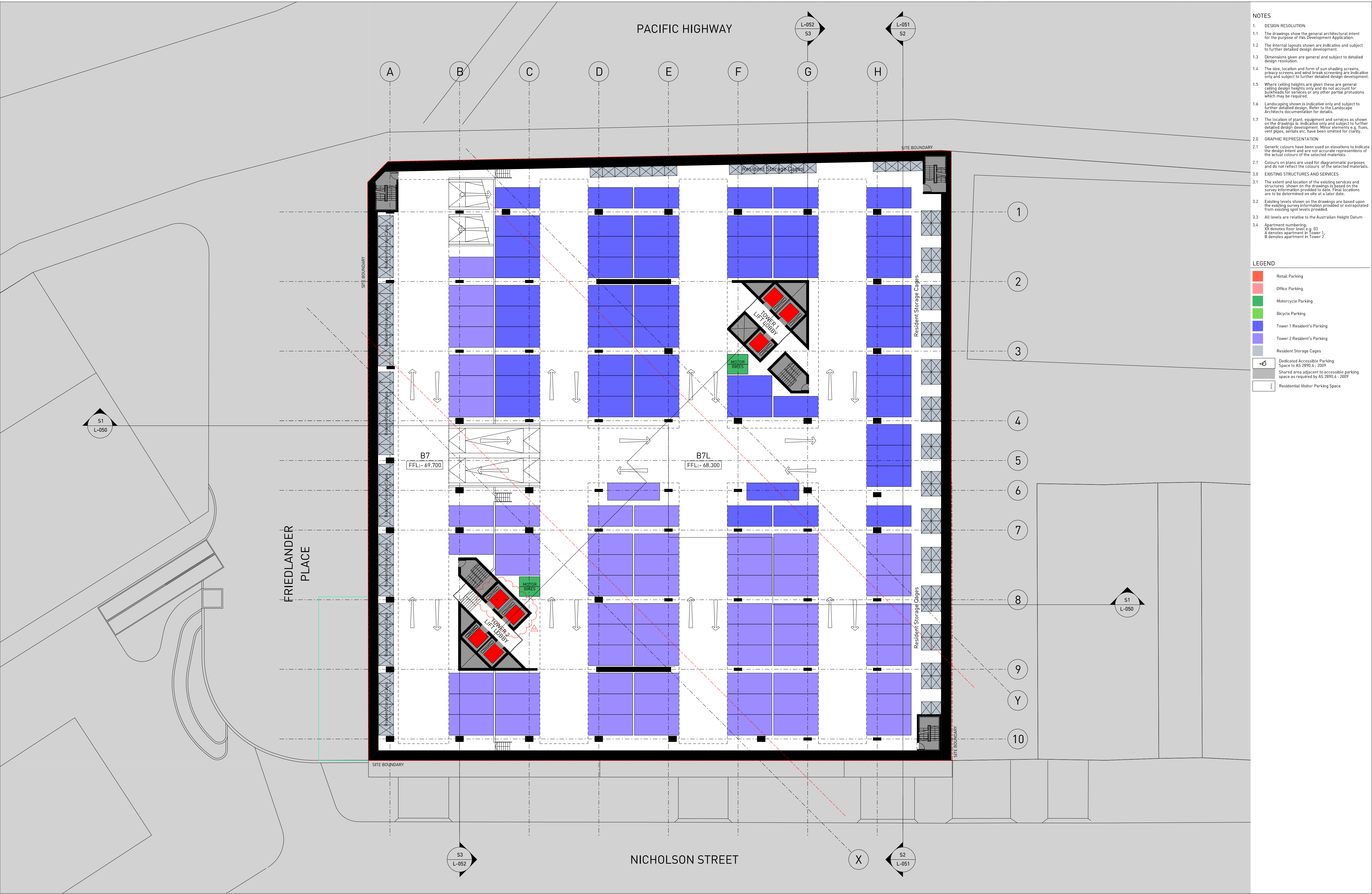
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Notes	Legend										Drawing Key				
	1. All dimensions and setbacks to be verified prior to commencement on site. All omissions or discrepancies to be notified to the architect.														
	Revision	Date	Comment	Revision	Date	Comment	Revision	Date	Comment	Revision		Date	Comment		
	02	AUG 2019	Mirvac DA	06	JAN 2020	On-site parking spaces reallocated to office.									
	03	OCT 2019	Garage Collection Room layout added. Car parking allocation adjusted. Waste collection room removed.	07	JAN 2020	Barbican doors changed to roller shutters.									
	04	OCT 2019	Additional lift added to Tower 2 core. Waste store layout revised. Car parking allocation adjusted to suit.												
	05	DEC 2019	Accidental path of travel to T2 lift added.												
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	Structural Engineer Hyder Consulting Level 5, 141 Walker Street, North Sydney NSW 2060						Services Engineer BIS Integrated Group Services Level 7, The Olanum, 2-4 Mills Cross Road, Potts Point NSW 2011					Landscape Architects Arcadia Landscape Architecture 40 / 23a-33 Pittwater Road, Pymont NSW 2009		Quantity Surveyor WT Partnership Level 24 Northpoint, 100 Miller Street, North Sydney NSW 2060	
	Town Planning Urban Tower 2, Level 22, Darling Park, 201 Sussex Street, Sydney NSW 2000						Vertical Transport NBT 1 / 48 Miller Street, North Sydney NSW 2060					BCA Consultant BCA Consult BCA Logo 1 / 71-73 Archer Street, Chateau NSW 2067		Wind Analysis CHP Wind	



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- 3.4 Apartment numbering:
XX denotes floor level e.g. 02
A denotes apartment in Tower 1
B denotes apartment in Tower 2

Notes

1. All dimensions and setbacks to be verified prior to commencement on site. All omissions or discrepancies to be notified to the architect.

Legend

Revision	Date	Comment	Revision	Date	Comment	Revision	Date	Comment
01	20.01.15	Coverage officers in tower lobby omitted. Accessible toilets added.	05	JAN.2016	Layouts to residential & commercial tables updated.			
02	AUG. 2015	Mirvac DA						
03	OCT. 2015							
04	JAN.2016	Access Stair to Level 02 Residential Amenities added						

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Structural Engineer	Services Engineer	Quantity Surveyor
Hytec Consulting	BIS Integrated Group Services	WT Partnership
Level 5, 141 Walker Street, North Sydney NSW 2060	Level 7, The Obelisk, 2-4 Mills Cross Road, Pitts Point NSW 2011	Level 24 Northpoint, 100 Miller Street, North Sydney NSW 2060
Town Planning	Vertical Transport	Wind Analysis
Unit	BCA Consultant	CNP Wind
Tower 2, Level 22, Darling Park, 201 Sussex Street, Sydney NSW 2000	1 / 71-73 Archer Street, Chateau NSW 2067	

Drawing Key

Architect

SISSONS ARCHITECTS

Studio 6, 81 Alexander St, Crows Nest, NSW 2065

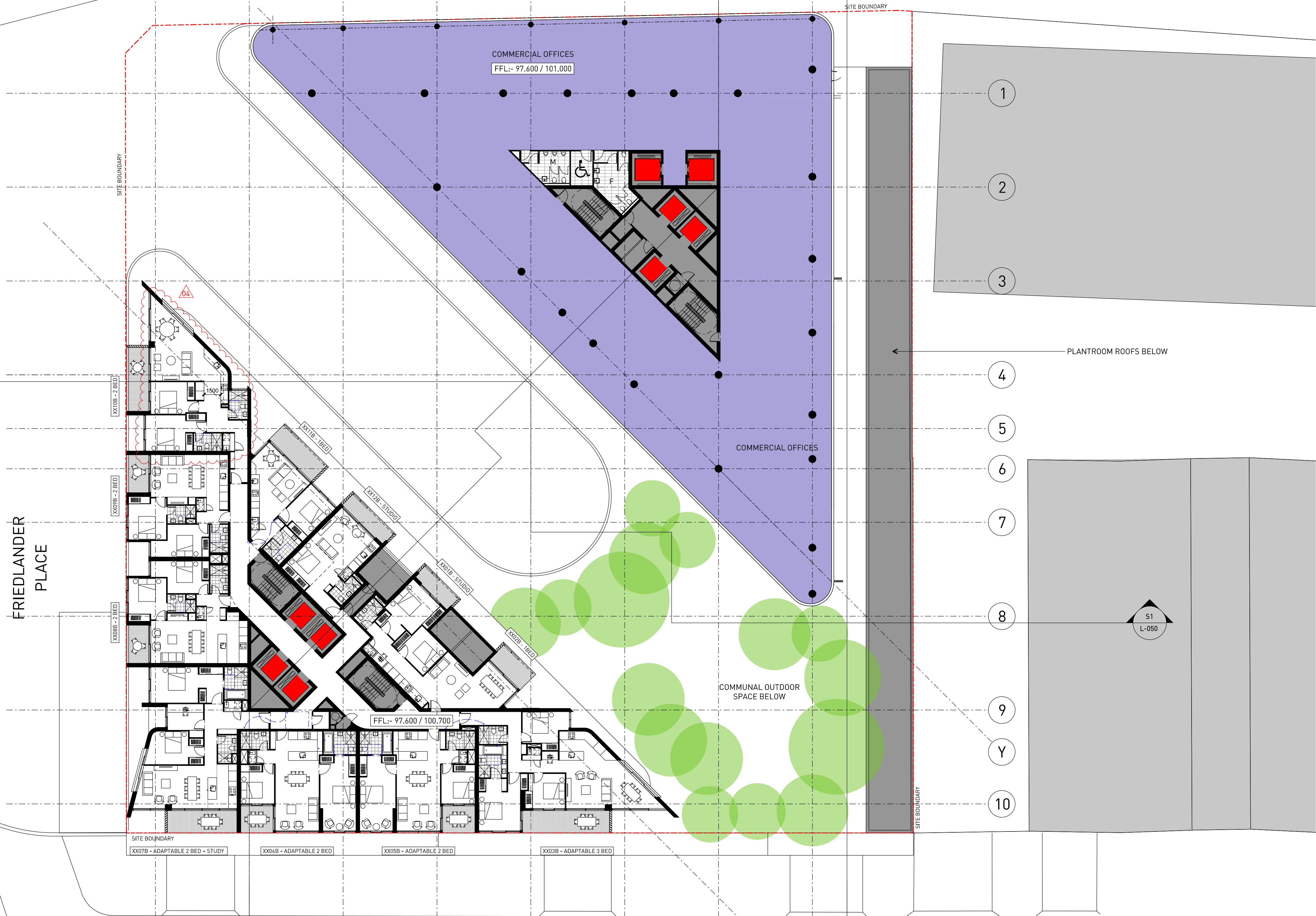
Tel. 02 9460 8002

www.sissonsarchitects.com

Drawn	NC	Checked	NS	Created Date	09.10.14
File Name					
14026_L_020 Ground Floor.dgn					
Scale					
1:200 @ A1 / 1:400 @ A3					

Client		472 & 486 PACIFIC HIGHWAY		ST LEONARDS, SYDNEY	
MIRVAC					

Drawing Title		LEVEL 1 PLAN		DEVELOPMENT APPLICATION	
Project No.		Drawing No.		Stage	
14-026		L 020		D 05	



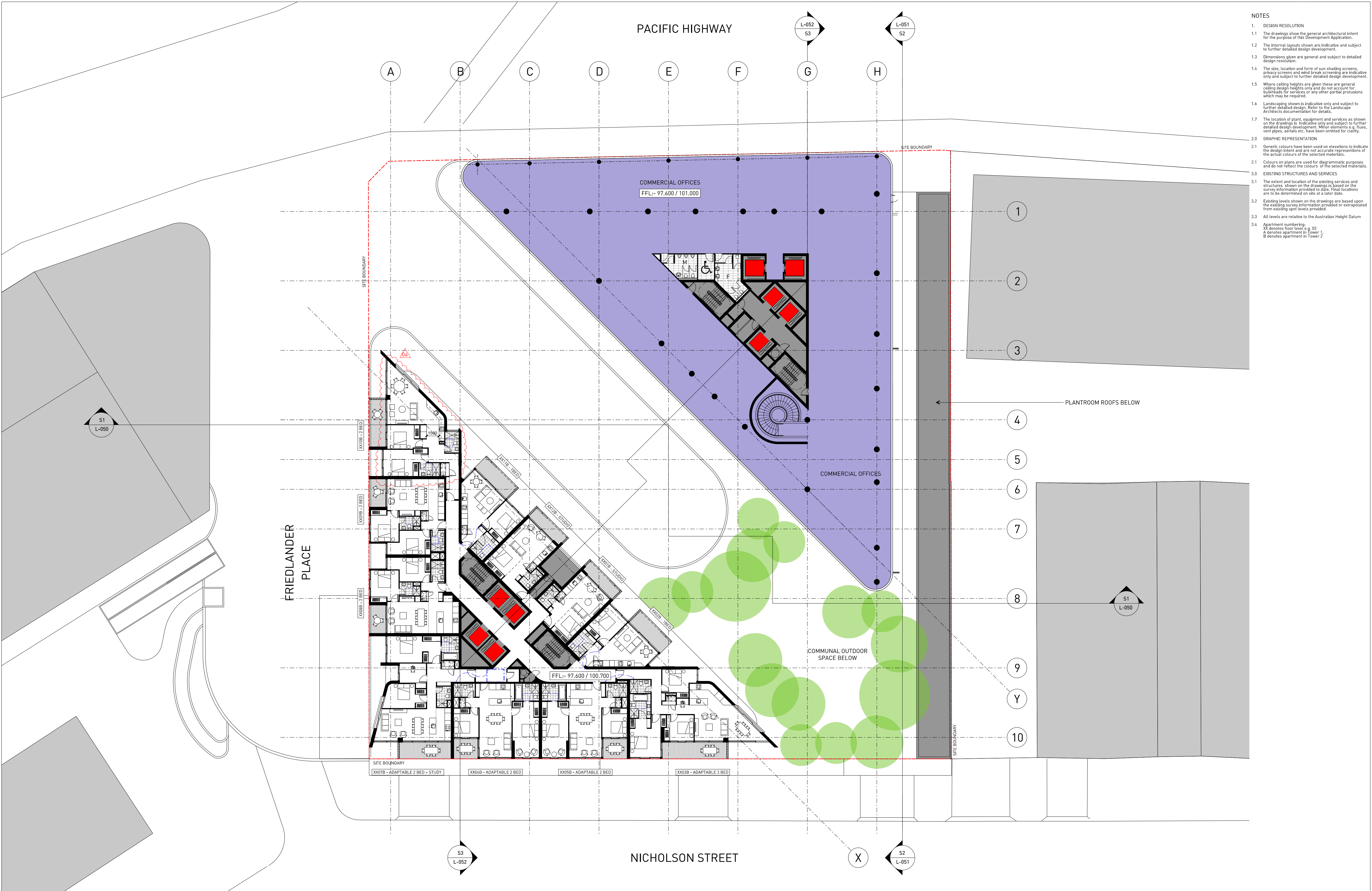
FRIEDLANDER
PLACE

NICHOLSON STREET

— PLANTROOM ROOFS BELOW

COMMUNAL OUTDOOR
SPACE BELOW

Notes	Legend	Revision										Drawing Key		Architect SISSONS ARCHITECTS Studio 6, 81 Alexander St, Crows Nest, NSW 2065 Tel. 02 9440 8002 www.sissonsarchitects.com	Drawn NC			Checked XX		Created Date 09.10.14		Project 472 & 486 PACIFIC HIGHWAY ST LEONARDS, SYDNEY	Drawing Title LEVEL 3 FLOOR PLAN	
		1. All dimensions and setbacks to be verified prior to commencement on site. All omissions or discrepancies to be notified to the architect.										File Name 14026_L_022 L3 + L4 Plan.dgn			Scale 1:200 @ A1 / 1:400 @ A3		Client MIRVAC		DEVELOPMENT APPLICATION					
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		61	02.05.15	Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	62	AUG. 2015	Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	63	OCT. 2015	Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	64	JAN. 2016	Updated layout to apartment type KX10B.	Quantity Surveyor WY Tarrant Level 24 Northpark, 100 Miller Street, North Sydney NSW 2060	File Name 14026_L_022 L3 + L4 Plan.dgn			Scale 1:200 @ A1 / 1:400 @ A3		Client MIRVAC		DEVELOPMENT APPLICATION		
		65		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	66		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	67		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	68		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	Quantity Surveyor WY Tarrant Level 24 Northpark, 100 Miller Street, North Sydney NSW 2060	File Name 14026_L_022 L3 + L4 Plan.dgn			Scale 1:200 @ A1 / 1:400 @ A3		Client MIRVAC		DEVELOPMENT APPLICATION		
		69		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	70		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	71		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	72		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	Quantity Surveyor WY Tarrant Level 24 Northpark, 100 Miller Street, North Sydney NSW 2060	File Name 14026_L_022 L3 + L4 Plan.dgn			Scale 1:200 @ A1 / 1:400 @ A3		Client MIRVAC		DEVELOPMENT APPLICATION		
		73		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	74		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	75		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	76		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	Quantity Surveyor WY Tarrant Level 24 Northpark, 100 Miller Street, North Sydney NSW 2060	File Name 14026_L_022 L3 + L4 Plan.dgn			Scale 1:200 @ A1 / 1:400 @ A3		Client MIRVAC		DEVELOPMENT APPLICATION		
		77		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	78		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	79		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	80		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	Quantity Surveyor WY Tarrant Level 24 Northpark, 100 Miller Street, North Sydney NSW 2060	File Name 14026_L_022 L3 + L4 Plan.dgn			Scale 1:200 @ A1 / 1:400 @ A3		Client MIRVAC		DEVELOPMENT APPLICATION		
		81		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	82		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	83		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	84		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	Quantity Surveyor WY Tarrant Level 24 Northpark, 100 Miller Street, North Sydney NSW 2060	File Name 14026_L_022 L3 + L4 Plan.dgn			Scale 1:200 @ A1 / 1:400 @ A3		Client MIRVAC		DEVELOPMENT APPLICATION		
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		89		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	90		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	91		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	92		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	Quantity Surveyor WY Tarrant Level 24 Northpark, 100 Miller Street, North Sydney NSW 2060	File Name 14026_L_022 L3 + L4 Plan.dgn			Scale 1:200 @ A1 / 1:400 @ A3		Client MIRVAC		DEVELOPMENT APPLICATION		
		93		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	94		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	95		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	96		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	Quantity Surveyor WY Tarrant Level 24 Northpark, 100 Miller Street, North Sydney NSW 2060	File Name 14026_L_022 L3 + L4 Plan.dgn			Scale 1:200 @ A1 / 1:400 @ A3		Client MIRVAC		DEVELOPMENT APPLICATION		
		97		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	98		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	99		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	100		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	Quantity Surveyor WY Tarrant Level 24 Northpark, 100 Miller Street, North Sydney NSW 2060	File Name 14026_L_022 L3 + L4 Plan.dgn			Scale 1:200 @ A1 / 1:400 @ A3		Client MIRVAC		DEVELOPMENT APPLICATION		
		101		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	102		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011	103		Structural Engineer BSC Proposed Group Services Level 7, The Diamond, 5-14 Kings Cross Road, Potts Point NSW 2011														



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Notes										Legend										Revision										Drawing Key										Architect										Project										Drawing Title																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			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PACIFIC HIGHWAY

L-052
S3

L-051
S2

A

B

C

D

E

F

G

H

SITE BOUNDARY

2805A - 3 BED + STUDY

2803A - 3 BED

TOWER 1

2802A - 3 BED + STUDY

2801A - 3 BED + STUDY

SITE BOUNDARY

2809B - 2 BED

2808B - 2 BED

2807B - 2 BED

2806B - ADAPTABLE 2 BED + STUDY

2805B - ADAPTABLE 2 BED

2803B - ADAPTABLE 2 BED

2802B - ADAPTABLE 3 BED

S3
L-052

NICHOLSON STREET

S2
L-051

X

FRIEDLANDER PLACE

1

2

3

4

5

6

7

8

9

Y

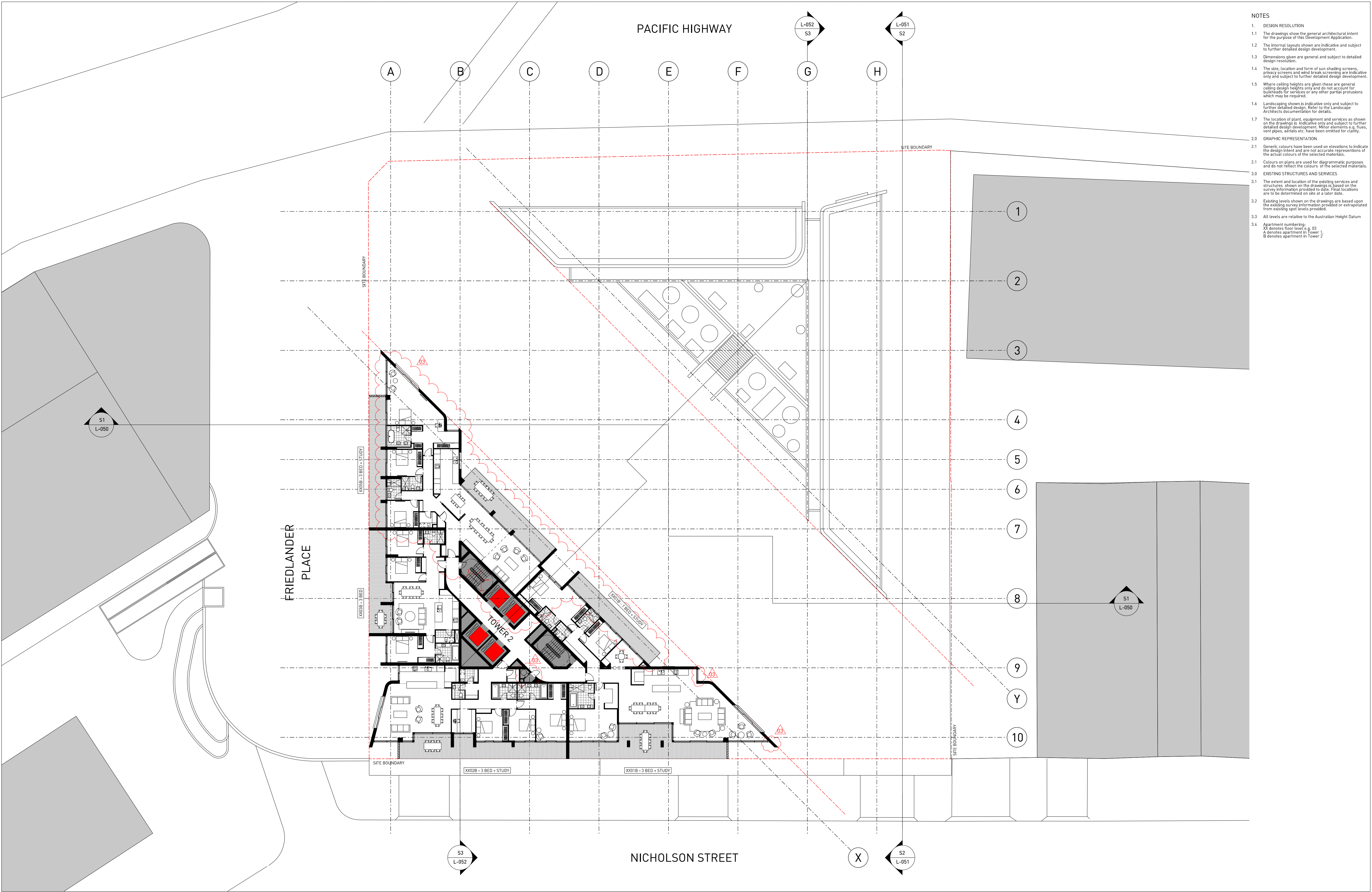
10

S1
L-050

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Revision										Date										Comment										Revision										Date										Comment										Revision										Date										Comment																																							
E1										02.03.15										Secretary orders to re-align new material to provide 2010 x 1500 wheelchair turning circle area																																																																																																			
E2										AUG. 2015										MIRVAC DA																																																																																																			
E3										OCT. 2015																																																																																																													
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Tower 2, Level 22, Darling Park, 201 Sussex Street, Sydney NSW 2000										1/48 Miller Street, North Sydney NSW 2060										1/71-73 Archer Street, Chateau NSW 2047																																																																																																			
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Project No.										14-026										Drawing No.										L										026										D										04																																																											
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Legend

Revision

Date

Comment

01

02.03.15

2015/03/03: Initial design concept for residential towers viewed to provide 2015/03/03: Initial design concept for residential towers viewed to provide

02

AUG. 2015

Mirvac DA

03

OCT. 2015

New drawing

Revision

Date

Comment

Revision

Date

Comment

Revision

Date

Comment

Structural Engineer

Hytec Consulting

Level 5, 141 Walker Street, North Sydney NSW 2060

Town Planning

Tower 2, Level 23, Darling Park, 201 Sussex Street, Sydney NSW 2000

Services Engineer

MSI Project & Design Services

Level 7, The Obelisk, 2-14 Kings Cross Road, Potts Point NSW 2011

Vertical Transport

1/6 Miller Street, North Sydney NSW 2060

Landscape Architects

Acacia Landscape Architecture

40 / 36-32 Mirrama Road, Pymont NSW 2009

BGA Consultant

1/6 Miller Street, North Sydney NSW 2060

Quantity Surveyor

RT Partners Pty Ltd

Level 24 Northpoint, 100 Miller Street, North Sydney NSW 2060

Wind Analysis

CNP Wind

Architect

SISSONS ARCHITECTS

Studio 6, 81 Alexander St, Crows Nest, NSW 2065

Tel. 02 9460 8002

www.sissonsarchitects.com

Drawn

NC

Checked

XX

Created Date

21.10.15

File Name

14026_L_038 Levels 35+36 [Tower 2].dgn

Scale

1:200 @ A1 / 1:400 @ A3

m

0 2 4 6 8 10

Client

MIRVAC

Drawing Title

TYPICAL HIGH-RISE FLOOR PLAN

LEVELS 35 AND 36 [TOWER 2]

DEVELOPMENT APPLICATION

Project No.

14-026

Drawing No.

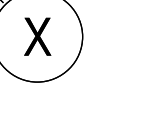
L 038

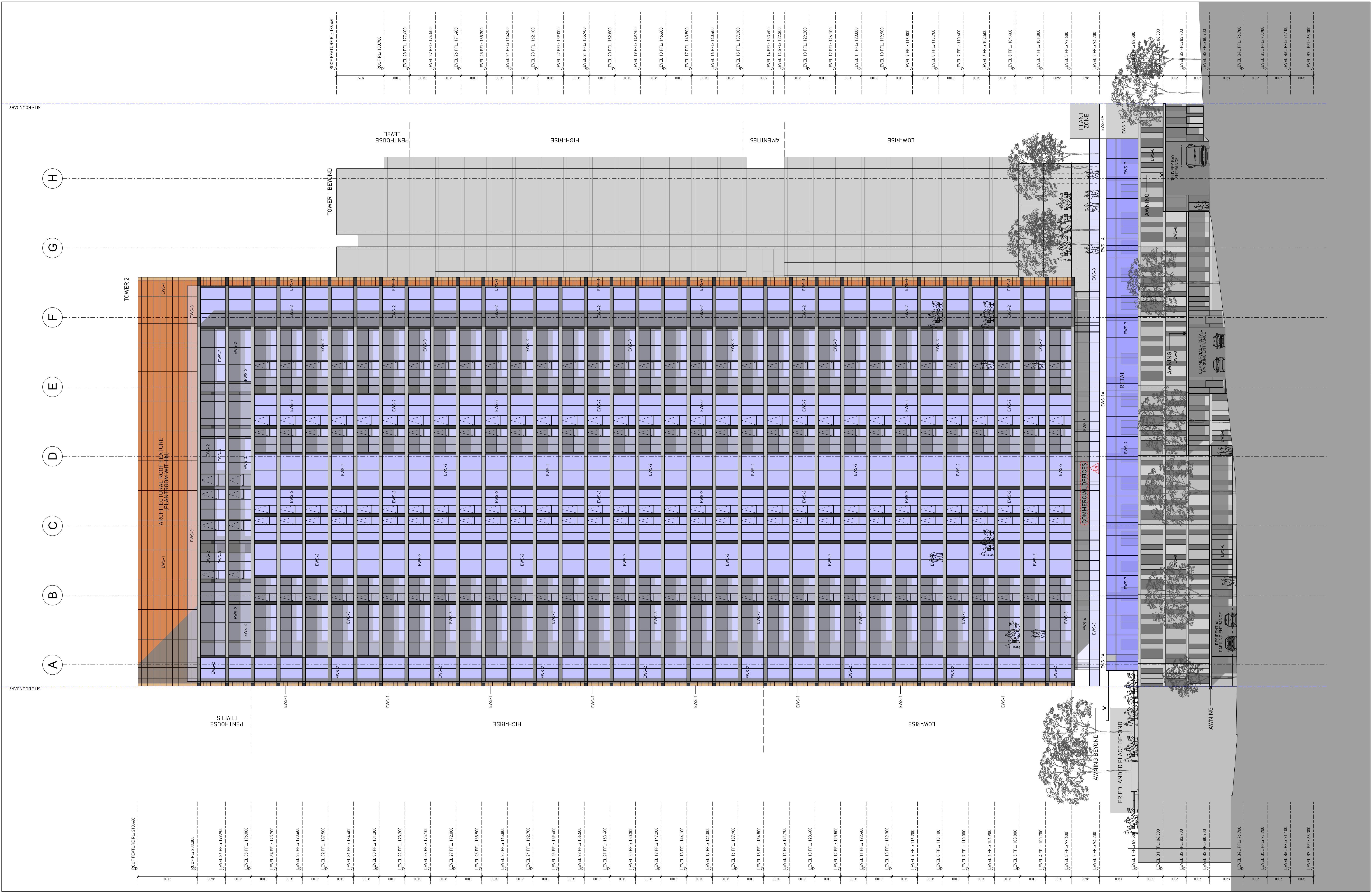
Stage

D

Rev.

03

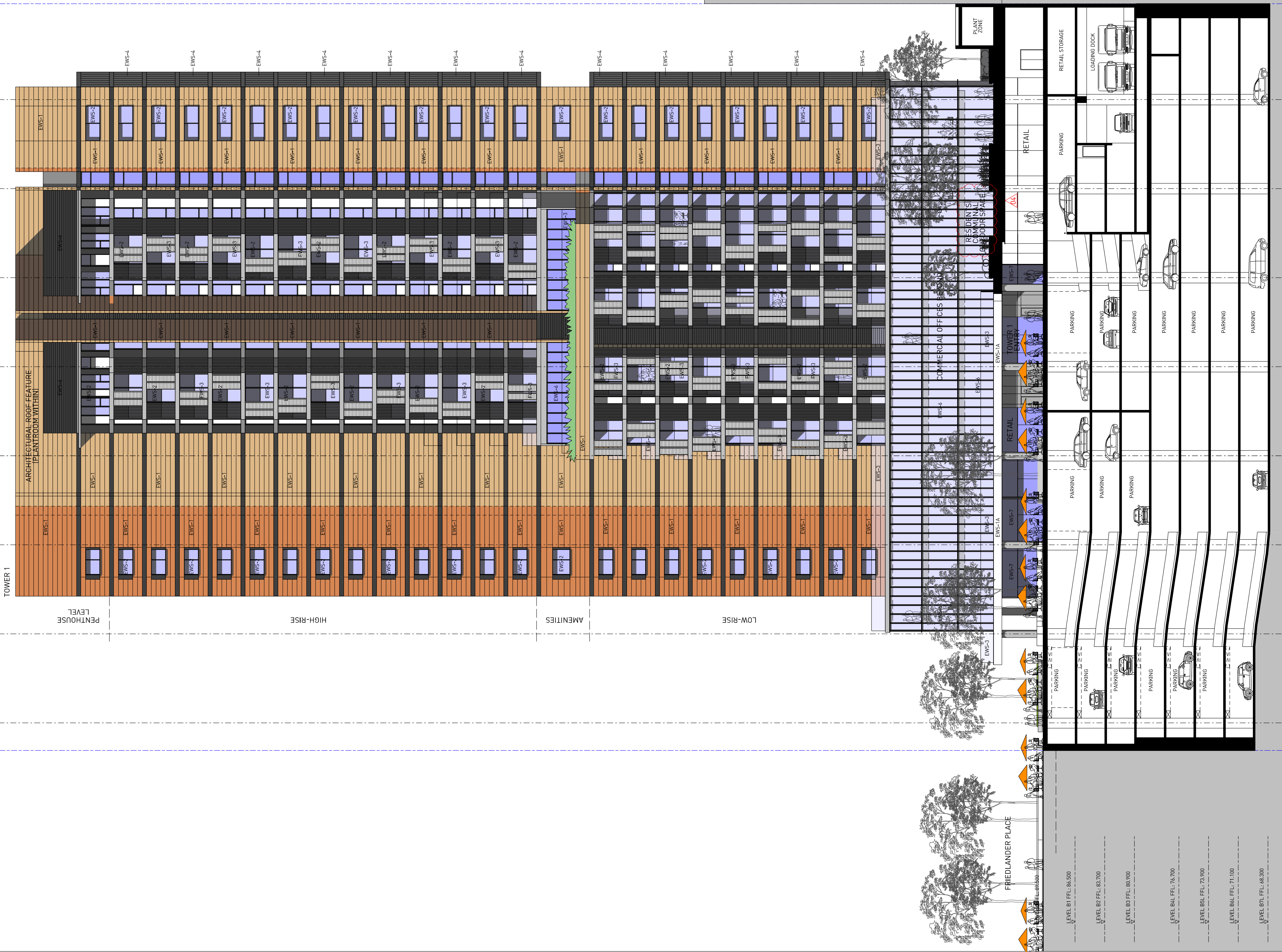




Notes			Legend			Revision			Revision			Revision			Drawing Key			Architect			Drawn			Checked			Created Date			Project			Drawing Title																	
1. All dimensions and setbacks to be verified prior to commencement on site. All omissions or discrepancies to be notified to the architect.			EWS-1: Precast Concrete facade panels - Tower facades			02 AUG 2015 Mirvac DA			02 AUG 2015 Mirvac DA			02 AUG 2015 Mirvac DA			02 AUG 2015 Mirvac DA			02 AUG 2015 Mirvac DA			SISSONS ARCHITECTS			NC			NS			24.10.14			472 & 486 PACIFIC HIGHWAY																	
2. Window mullions indicative only and subject to detailed design			EWS-1A: Level 2 Podium edge spandrel			03 OCT 2015			03 OCT 2015			03 OCT 2015			03 OCT 2015			03 OCT 2015			Studio 6, 81 Alexander St, Crows Nest, NSW 2065												ST LEONARDS, SYDNEY																	
			EWS-2: Clear vision glass with Low-E coating			04 JAN 2016 Change of use from childcare to commercial office space			04 JAN 2016			04 JAN 2016			04 JAN 2016			04 JAN 2016			Tel. 02 9460 8002																													
			EWS-3: Clear glass balustrades with powder coated balustrading																		www.sissonsarchitects.com																													
			EWS-4: Vertical privacy screens																																															
			EWS-5: Ventilation louvers																																															
			EWS-6: Glazed facade to office building																																															
			EWS-7: Clear shopfront glazing with dark grey aluminium frames																																															
			EWS-8: Precast Concrete facade panels - Parking Podium facades																																															
Copyright			Structural Engineer			Landscape Architects			Quantity Surveyor			Wind Analysis			Client			Mirvac			14-026			L			043			D			04																	
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			Town Planning Urak Tower 2, Level 22, Darling Park, 201 Sussex Street, Sydney NSW 2000			BCA Consultant BCA Logo 1 / 71-73 Archer Street, Chateau NSW 2047												14-026			L			043			D			04																				

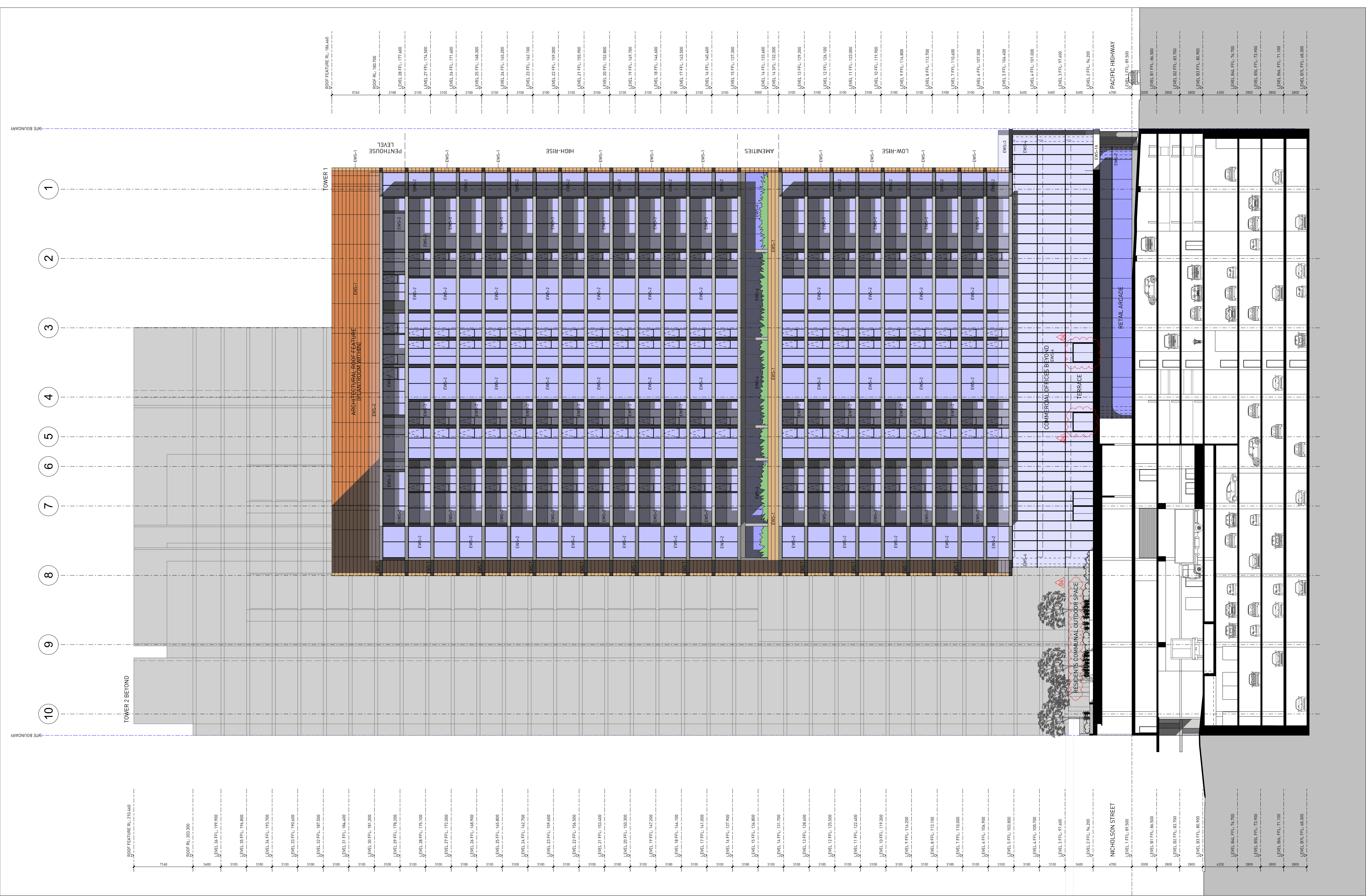
A B C D E F G H

SITE BOUNDARY



ROOF FFL: 186.440
ROOF RL: 180.700
LEVEL 28 FFL: 177.600
LEVEL 27 FFL: 174.500
LEVEL 26 FFL: 171.400
LEVEL 25 FFL: 168.300
LEVEL 24 FFL: 165.200
LEVEL 23 FFL: 162.100
LEVEL 22 FFL: 159.000
LEVEL 21 FFL: 155.900
LEVEL 20 FFL: 152.800
LEVEL 19 FFL: 149.700
LEVEL 18 FFL: 146.600
LEVEL 17 FFL: 143.500
LEVEL 16 FFL: 140.400
LEVEL 15 FFL: 137.300
LEVEL 14 FFL: 134.200
LEVEL 14.5 FFL: 132.300
LEVEL 13 FFL: 129.200
LEVEL 12 FFL: 126.100
LEVEL 11 FFL: 123.000
LEVEL 10 FFL: 119.900
LEVEL 9 FFL: 116.800
LEVEL 8 FFL: 113.700
LEVEL 7 FFL: 110.600
LEVEL 6 FFL: 107.500
LEVEL 5 FFL: 104.400
LEVEL 4 FFL: 101.300
LEVEL 3 FFL: 98.200
LEVEL 2 FFL: 95.100

LEVEL 1 FFL: 89.500
LEVEL B1 FFL: 86.500
LEVEL B2 FFL: 83.700
LEVEL B3 FFL: 80.900
LEVEL B4 FFL: 78.200
LEVEL B5 FFL: 75.400
LEVEL B6 FFL: 72.600
LEVEL B7 FFL: 69.800
LEVEL B8 FFL: 67.000
LEVEL B9 FFL: 64.200



Notes 1. All dimensions and setbacks to be verified prior to commencement on site. All omissions or discrepancies to be notified to the architect. 2. Window mullions indicative only and subject to detailed design		Legend EWS-1: Precast Concrete facade panels - Tower facades EWS-1A: Level 2 Podium edge spandrel EWS-2: Clear vision glass with Low-E coating EWS-3: Clear glass balustrades with powder coated balustrading EWS-4: Vertical privacy screens EWS-5: Ventilation louvers EWS-6: Glazed facade to office building EWS-7: Clear shopfront glazing with dark grey aluminium frames EWS-8: Precast Concrete facade panels - Parking Podium facades		Revision <table><tr><th>Revision</th><th>Date</th><th>Comment</th></tr><tr><td>02</td><td>AUG, 2019</td><td>Minor DA</td></tr><tr><td>03</td><td>OCT, 2019</td><td></td></tr><tr><td>04</td><td>JAN, 2016</td><td>Additional doors to Level 10 terrace. Change of use from residential to residents outdoor communal area</td></tr></table>		Revision	Date	Comment	02	AUG, 2019	Minor DA	03	OCT, 2019		04	JAN, 2016	Additional doors to Level 10 terrace. Change of use from residential to residents outdoor communal area	Revision <table><tr><th>Revision</th><th>Date</th><th>Comment</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>		Revision	Date	Comment													Revision <table><tr><th>Revision</th><th>Date</th><th>Comment</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>		Revision	Date	Comment													Revision <table><tr><th>Revision</th><th>Date</th><th>Comment</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>		Revision	Date	Comment													Drawing Key	
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Copyright The copyright of this drawing together with any other documents prepared by Sissons Architects remains the property of Sissons Architects. Sissons Architects grants licence for the use of this document for the purpose for which it is intended. The licence is not transferable without the permission of Sissons Architects.		Architect SISSONS ARCHITECTS Studio 6, 81 Alexander St, Crows Nest, NSW 2065 Tel. 02 9460 8002 www.sissonsarchitects.com		Drawn NC		Checked NS		Created Date 24.10.14		Project 472 & 486 PACIFIC HIGHWAY ST LEONARDS, SYDNEY		Drawing Title SITE SECTION 2-2 DEVELOPMENT APPLICATION																																																										
				File Name 14026_L_051 Site Section 2-2.dgn		Scale 1:200 @ A1 / 1:400 @ A3		Client MIRVAC		Project No. 14-026		Drawing No. L		Stage 051		Rev. D 04																																																						

Notes										Legend										Revision										Drawing Key									
1. All dimensions and setbacks to be verified prior to commencement on site. All omissions or discrepancies to be notified to the architect.										EWS-1 Precast Concrete facade panels - Tower facades										02 14.07.15 Storm highlights and floor levels reduced. B7 Level added										Architect									
2. Window mullions indicate only and subject to detailed design										EWS-1A Level 2 Podium edge spandrel										03 06.11.2015										SISSON'S ARCHITECTS									
										EWS-2 Clear vision glass with Low-E coating																				Studio 6, 81 Alexander St, Crows Nest, NSW 2065									
										EWS-3 Clear glass balustrades with powder coated balustrading										04 JAN2016 Change of use from (B)Office to commercial office space										Tel. 02 9440 8002									
										EWS-4 Vertical privacy screens																				www.sissonsarchitects.com									
										EWS-5 Ventilation Louvers																													
										EWS-6 Glazed facade to office building										Structural Engineer										Quantity Surveyor									
Copyright										EWS-7 Clear shopfront glazing with dark grey aluminium frames										EWS-8 Precast Concrete facade panels - Parking Podium facades										WT Partners									
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																														Level 20-22 Mirrama Road, Pyrmont NSW 2009									
																														BCA Consultant									
																														BCA Logo									
																														1 / 71, 73 Archer Street, Chesham NSW 2067									
																														Client									
																														MIRVAC									
																														14-026									
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