

GENERAL NOTES:

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LOCAL AUTHORITY. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LOCAL AUTHORITY. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LOCAL AUTHORITY.

DATE	SCALE	REVISION	BY
1	MAR 2016	As indicated	J.C.
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PROJECT
SCHOFIELD
 38 Pelican Road Schofields

LOT NUMBER
 LOT12B AND LOT13D

DRAWING TITLE
SITE PLAN

DATE
 MAR 2016

SCALE
 As indicated

PROJECT NO
 A0004

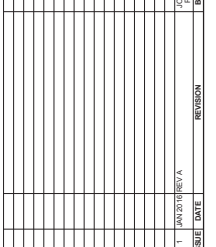
DRAWN BY
 J.C.

CHECKED BY
 J.C.

DATE
 19/05/2017

REVISION
 1

BY
 J.C.



DATE	SCALE	REVISION	BY
1	MAR 2016	As indicated	J.C.
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EXISTING GFA: 0m²
PROPOSED GFA (TOTAL): 16,373m²

DA ISSUE



GENERAL NOTES:

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NOTE FOR BRICKWORK:

ELECTRICAL CUPBOARDS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITH A MINIMUM CLEARANCE OF 100MM FROM THE CEILING AND 100MM FROM THE WALL.

F.R.L. FOR WALLS

PARKING LEVELS:

- LEFT SHAFTS - +0.100
- FRESH AIRS - +1.200
- MAIN GARAGE FLOOR LEVELS - +1.200
- FRESH AIR DOORS - +0.000

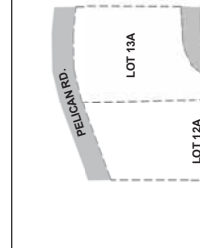
COMMERCIAL & RETAIL LEVELS:

- LEFT SHAFTS - +0.100
- VENTILATION & GARAGE SHAFTS - +0.000

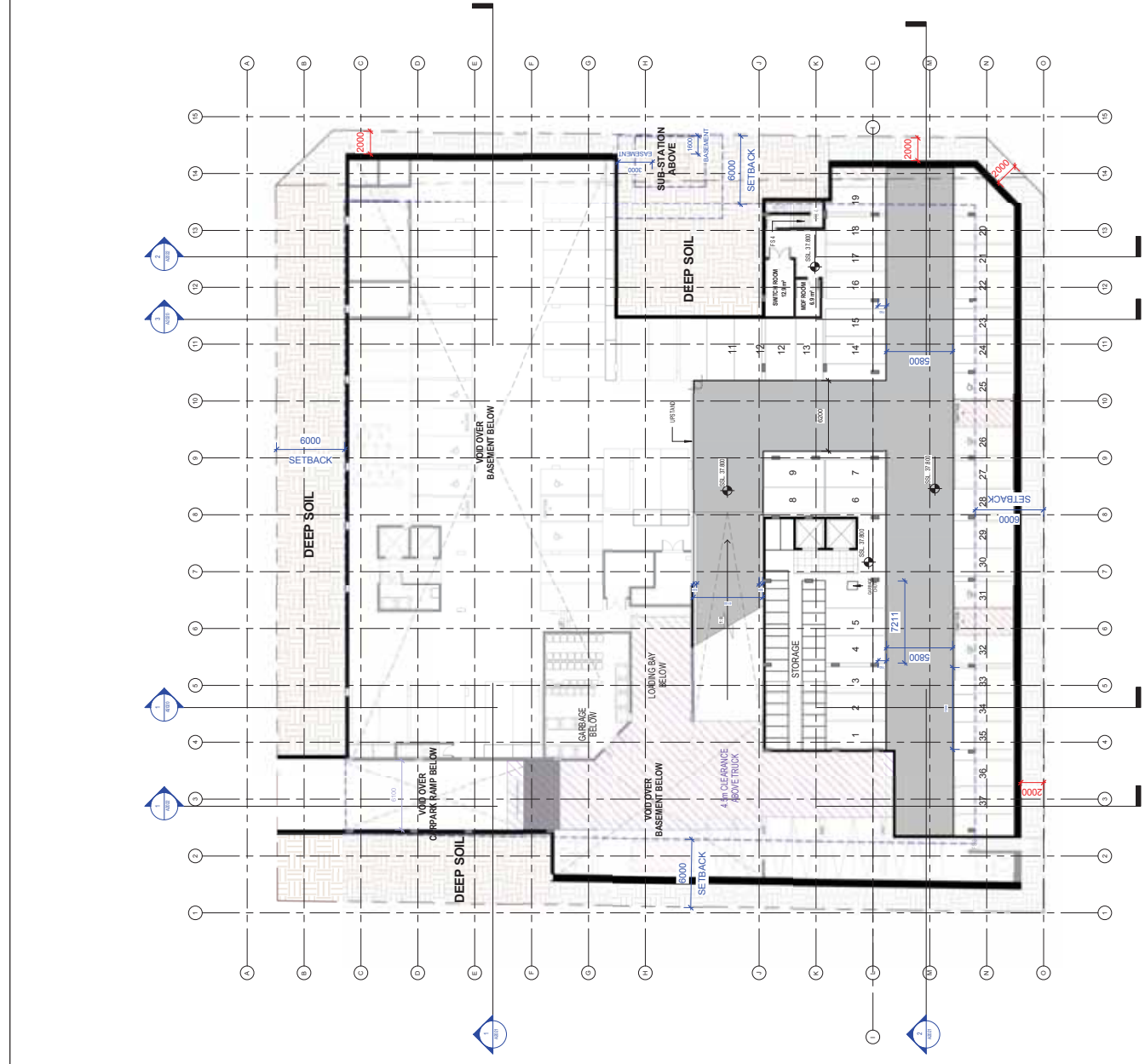
RESIDENTIAL LEVELS:

- LEFT SHAFTS - +0.100
- VENTILATION & GARAGE SHAFTS - +0.000
- FRESH AIR DOORS - +0.000
- FRESH AIR DOORS - +0.000
- FRESH AIR DOORS - +0.000
- FRESH AIR DOORS - +0.000
- FRESH AIR DOORS - +0.000
- FRESH AIR DOORS - +0.000
- FRESH AIR DOORS - +0.000

NO. OF FLS BELT TO NON-LOAD BEARING CONSTRUCTION AS APPLICABLE CODE OPERATION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)



TOTAL PARKING QUANTITIES	
Type	Spaces
Disabled	9
Residential	90
Visitor	19
Grand total:	118



PROJECT
SCHOFIELD
 38 Pelican Road Schofields

LOT NUMBER
 LOT12B AND LOT13D

DRAWING TITLE
 UPPER BASEMENT

DATE	MAR 2016	SCALE	As indicated	REVISION	2
DRAWN BY	J.C.	PROJECT NO.	599		
DRAWING SCALE			MATCH		



UPPER BASEMENT
 1 : 200

Total Parking Spaces: 42

GENERAL NOTES:

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL HAVE THE RIGHT TO MAKE ANY CHANGES TO THE DRAWING WITHOUT NOTICE TO YOU. YOU AGREE TO HOLD THE DEVELOPER HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THE DRAWING. YOU AGREE TO WAIVE YOUR RIGHTS TO JURY TRIAL. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DEVELOPER. YOU AGREE TO WAIVE YOUR RIGHTS TO JURY TRIAL. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DEVELOPER.

NOTE FOR BRICKWORK:

ELECTRICAL CLIPBOARDS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITH A MINIMUM CLEARANCE OF 100MM FROM THE CEILING AND 100MM FROM THE SURFACE OF THE WALL.

F.R.L. FOR WALLS

- LEFT SHAFTS - +041/10120
- FRESTAIRS - +128/1120
- VENTILATION GARAGE SHAFTS - +020/120
- MAIN GARAGE FLOOR SLABS - +128/120
- FRESTAIR DOORS - +000/0

COMMERCIAL & RETAIL LEVELS:

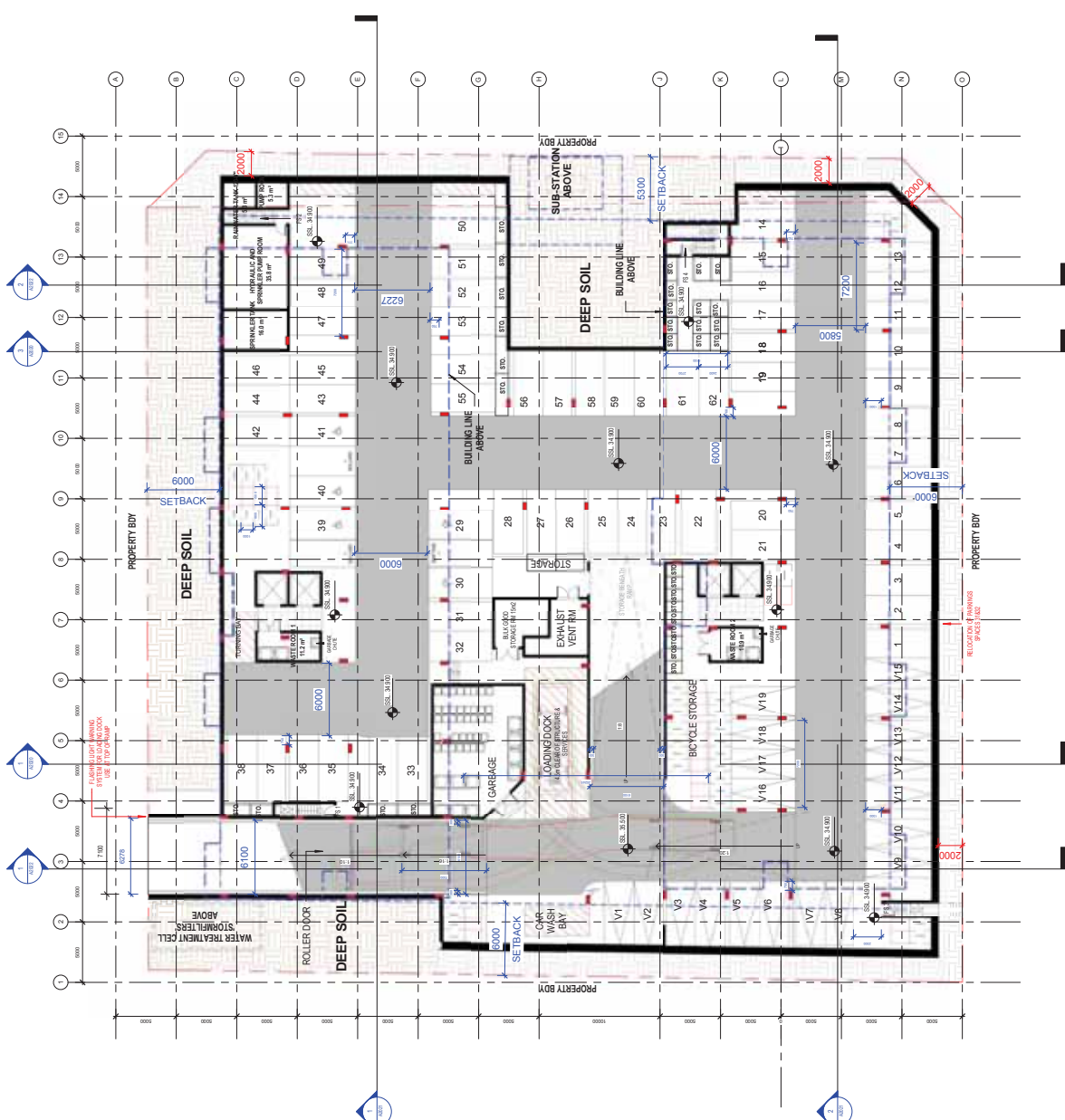
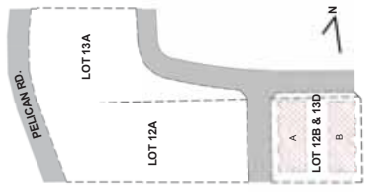
- LEFT SHAFTS - +041/10120
- VENTILATION GARAGE SHAFTS - +020/120
- FRESTAIR DOORS - +000/0

RESIDENTIAL LEVELS:

- LEFT SHAFTS - +041/10120
- VENTILATION GARAGE SHAFTS - +020/120
- FRESTAIR DOORS - +000/0
- APARTMENT DIVIDING WALLS & WALLS BOUNDING PUBLIC CONSTRUCTION AS APPLICABLE CODE OPERATION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

TOTAL PARKING QUANTITIES

Type	Spaces
Disabled	9
Residential	90
Visitor	19
Grand total:	118



PROJECT
SCHOFIELD
 38 Pelican Road Schofields

LOT NUMBER
 LOT12B AND LOT13D

LOWER BASEMENT

DATE	MAR 2016	SCALE	A2000	SHEET	4
DRAWN BY	J.C	PROJECT NO	599		

DATE PREPARED: 10/03/16
 DRAWN BY: J.C
 CHECKED BY: J.C
 PROJECT NO: 599



LOWER BASEMENT

1 : 200
 Total Parking Spaces: 82

DA ISSUE

GENERAL NOTES:

THE DRAWING IS THE SOLE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL HAVE THE RIGHT TO REUSE THE DRAWING FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S CONSENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT.

NOTE FOR BRICKWORK:

ELECTRICAL CONDUITS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED ABOVE THE CEILING AND SHALL BE PROTECTED BY A MINIMUM OF 15mm OF CONCRETE OR 20mm OF GYPSUM BOARD.

F.R.L. FOR WALLS

PARKING LEVELS:

- LEFT SHEET: 441/101/10
- FRESH AIRS: 441/101/10
- WATER TREATMENT CELL: 441/101/10
- WATER TREATMENT CELL: 441/101/10
- FRESH AIRS: 441/101/10
- WATER TREATMENT CELL: 441/101/10
- WATER TREATMENT CELL: 441/101/10

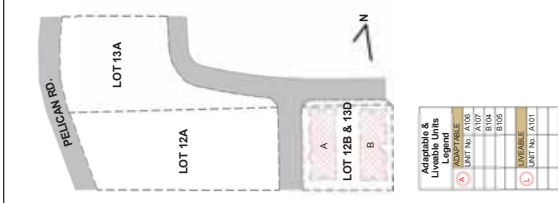
COMMERCIAL & RETAIL LEVELS:

- LEFT SHEET: 441/101/10
- VENTILATION GARAGE SHAFTS: 441/101/10
- FRESH AIRS: 441/101/10
- WATER TREATMENT CELL: 441/101/10
- WATER TREATMENT CELL: 441/101/10
- FRESH AIRS: 441/101/10
- WATER TREATMENT CELL: 441/101/10
- WATER TREATMENT CELL: 441/101/10

RESIDENTIAL LEVELS:

- LEFT SHEET: 441/101/10
- VENTILATION GARAGE SHAFTS: 441/101/10
- FRESH AIRS: 441/101/10
- WATER TREATMENT CELL: 441/101/10
- WATER TREATMENT CELL: 441/101/10
- FRESH AIRS: 441/101/10
- WATER TREATMENT CELL: 441/101/10
- WATER TREATMENT CELL: 441/101/10

NO. ALL FEELS RELY ON LANDSCAPING CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)



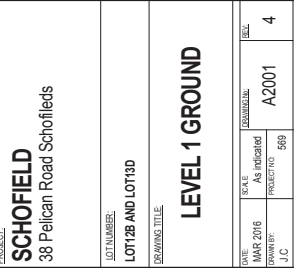
Adaptable & Liveable Units	Adaptable Units	Liveable Units
UNIT No. A100	UNIT No. A101	UNIT No. A102
UNIT No. A103	UNIT No. A104	UNIT No. A105
UNIT No. A106	UNIT No. A107	UNIT No. A108
UNIT No. A109	UNIT No. A110	UNIT No. A111
UNIT No. A112	UNIT No. A113	UNIT No. A114
UNIT No. A115	UNIT No. A116	UNIT No. A117
UNIT No. A118	UNIT No. A119	UNIT No. A120

LOT NUMBER	LOT 12B AND LOT 13D
DRAWING TITLE	LEVEL 1 GROUND
DATE	MAR 2016
DESIGNED BY	J.C.
PROJECT NO.	599
SCALE	AS INDICATED
REVISION	4

NO.	DATE	REVISION
1	14/03/16	REV. A
2	14/03/16	REV. B
3	14/03/16	REV. C
4	14/03/16	REV. D

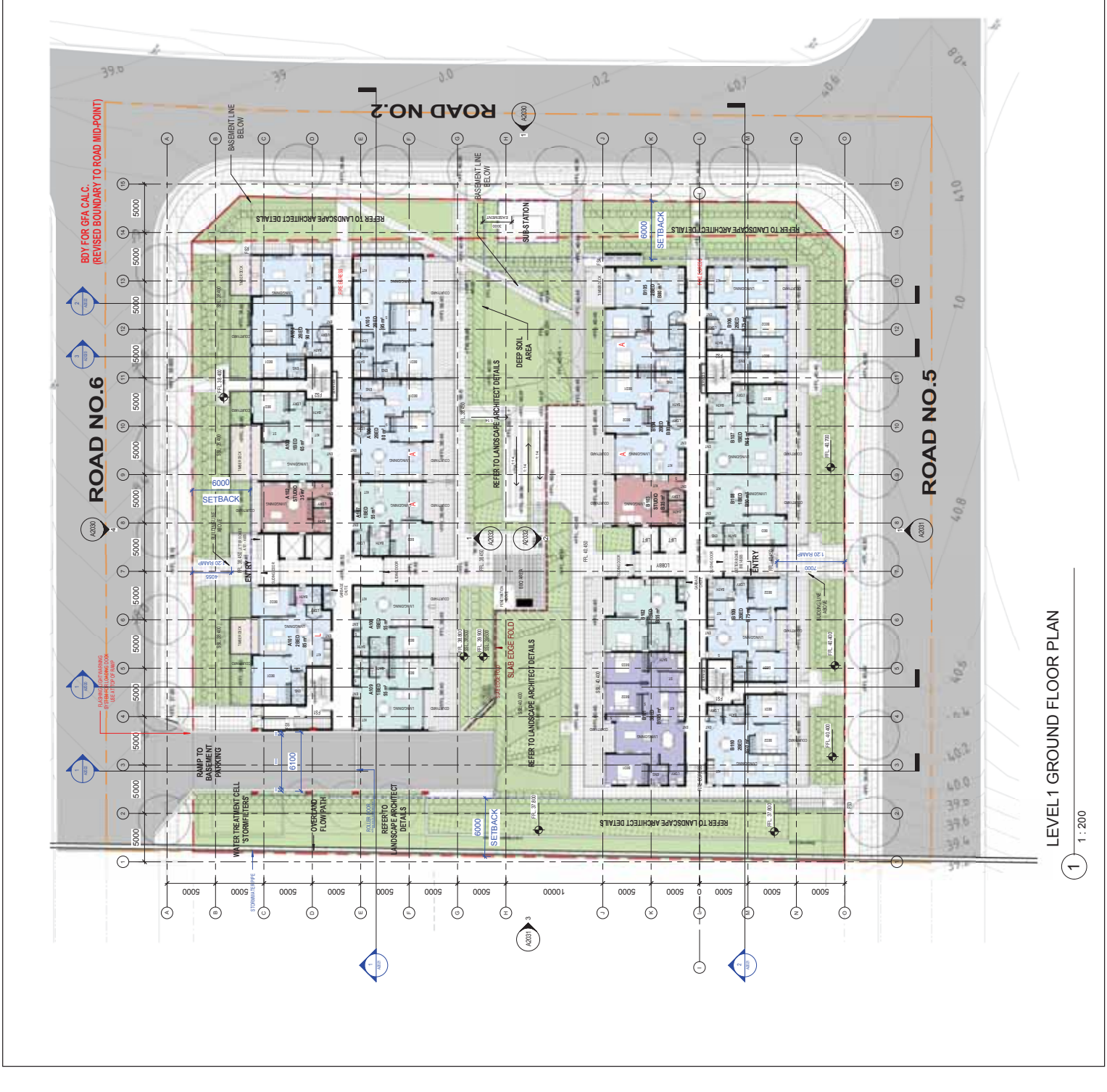
The Bathia Group

12000 Southdown Drive, Suite 100, Dallas, TX 75244
 972.416.1000
 www.thebathia.com



SPANDREL DETAILS

1 : 20



LEVEL 1 GROUND FLOOR PLAN

1 : 20

GENERAL NOTES:

THE OWNERS MUST BE ADVISED PRIOR TO THE DEVELOPMENT OF THE DEVELOPER IN ANY MANNER OF APPLICABLE AND IN ACCORDANCE WITH THE DEVELOPER'S OBLIGATIONS UNDER THE DEVELOPMENT AND CONSTRUCTION ACT 2012 AND THE DEVELOPMENT AND CONSTRUCTION REGULATIONS 2013. THE DEVELOPER'S OBLIGATIONS UNDER THE DEVELOPMENT AND CONSTRUCTION ACT 2012 AND THE DEVELOPMENT AND CONSTRUCTION REGULATIONS 2013 SHALL BE APPLIED TO THE PROJECT PRIOR TO THE START OF ANY WORKS AND FOR THE DURATION OF THE PROJECT.

NOTE FOR BRICKWORK:

ELECTRICAL CONDUITS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITH A MINIMUM CLEARANCE OF 200mm TO THE TOP OF THE CONDUIT AND TO THE BOTTOM OF THE CONDUIT AND TO THE TOP OF THE CONDUIT AND TO THE BOTTOM OF THE CONDUIT.

F.R.L. FOR WALLS

PARKING LEVELS:

- LEFT SHFT - #40101010
- RESTROOMS - #10011010
- MAIN ENTRANCE FLOOR DOORS - #10011010
- RESTROOMS - #40101010

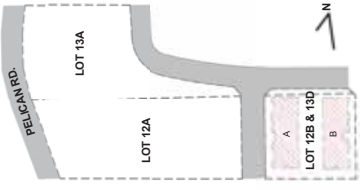
COMMERCIAL & RETAIL LEVELS:

- LEFT SHFT - #10011010
- VENTILATION & GARAGE SHAFTS - #10011010
- RESTROOMS - #10011010

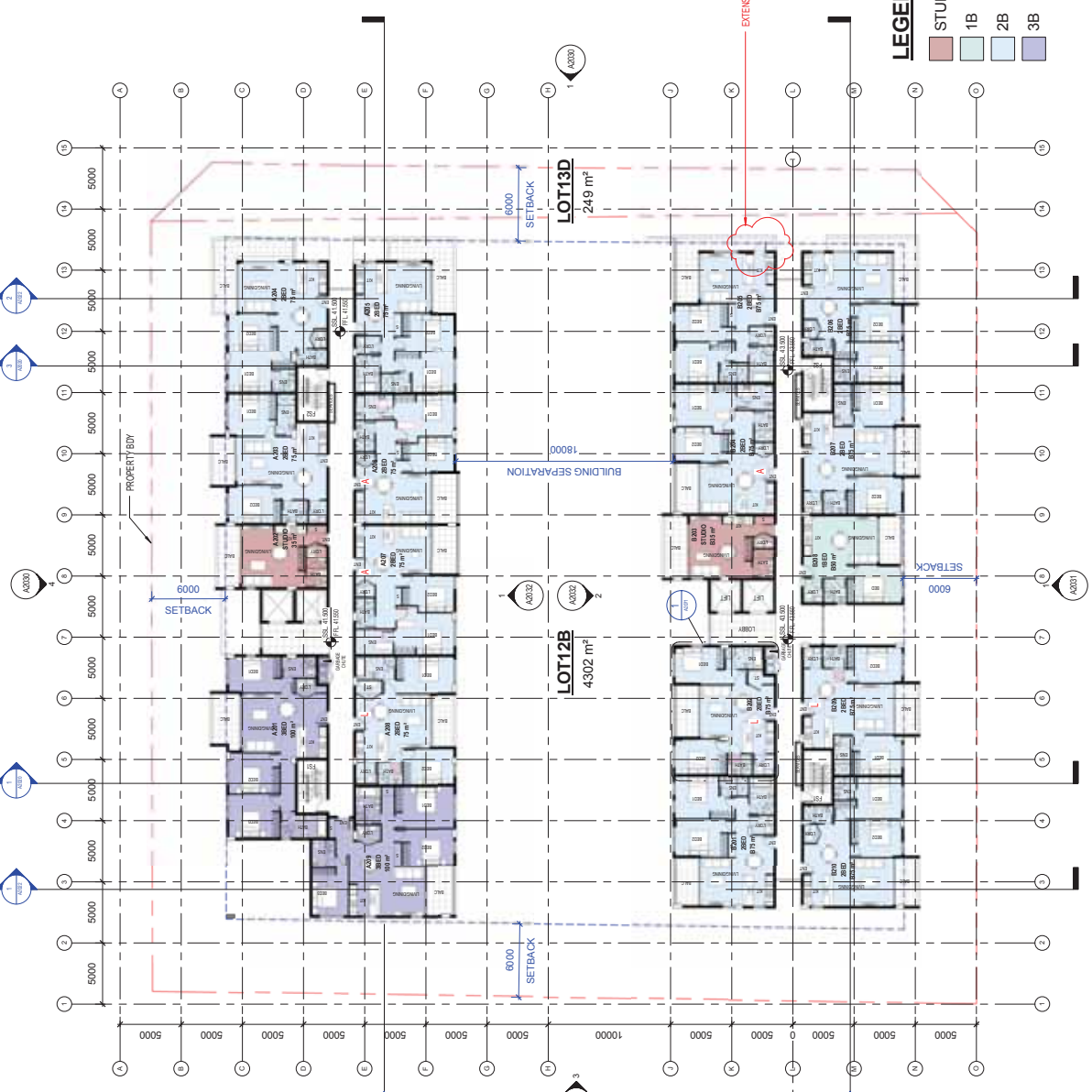
RESIDENTIAL LEVELS:

- LEFT SHFT - #10011010
- VENTILATION & GARAGE SHAFTS - #10011010
- RESTROOMS - #10011010
- APARTMENT DIVIDING WALLS & WALLS BOUNDING PUBLIC CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

NO. ALL FELS RELY TO NON-LOADBEARING CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

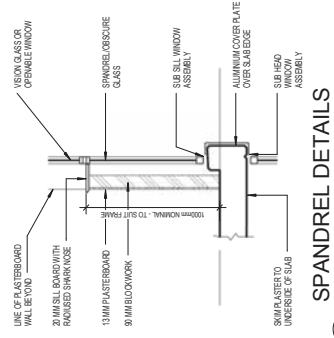


Abstract & Livable Units Legend	
 	A207
 	A208
 	A209
 	A210
 	A211



LEGEND

 	STUDIO
 	1B
 	2B
 	3B



LEVEL 2

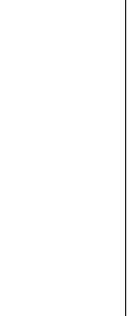
1 : 200

DATE	SCALE	AS PROJECTED	REVISION	BY
MAR 2016	J.C.	A2002	3	J.C.

PROJECT
SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER
LOT 12B AND LOT 13D

DRAWING TITLE
LEVEL 2



DATE: MAR 2016
SCALE: AS PROJECTED
PROJECT NO: A2002
DRAWN BY: J.C.

DATE: MAR 2016
SCALE: AS PROJECTED
PROJECT NO: A2002
DRAWN BY: J.C.

DATE: MAR 2016
SCALE: AS PROJECTED
PROJECT NO: A2002
DRAWN BY: J.C.

DATE: MAR 2016
SCALE: AS PROJECTED
PROJECT NO: A2002
DRAWN BY: J.C.

DATE: MAR 2016
SCALE: AS PROJECTED
PROJECT NO: A2002
DRAWN BY: J.C.

GENERAL NOTES:

THE DRAWING IS THE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DEVELOPER. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DEVELOPER. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DEVELOPER.

NOTE FOR BRICKWORK:

ELECTRICAL COUPERS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS. THE COUPERS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS.

F.R.L. FOR WALLS

- LEFT SHAF - 441000
- PRESTAIRS - 412010
- MAIN CARPARK DOORS - 412010
- PRESTAIR DOORS - 4000

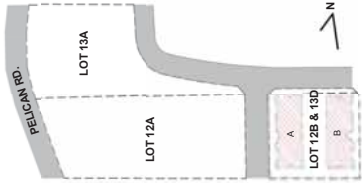
COMMERCIAL & RETAIL LEVELS:

- LEFT SHAF - 4000
- VENTILATION & GARAGE SHAFTS - 4000
- PRESTAIR DOORS - 4000
- PRESTAIR DOORS - 4000

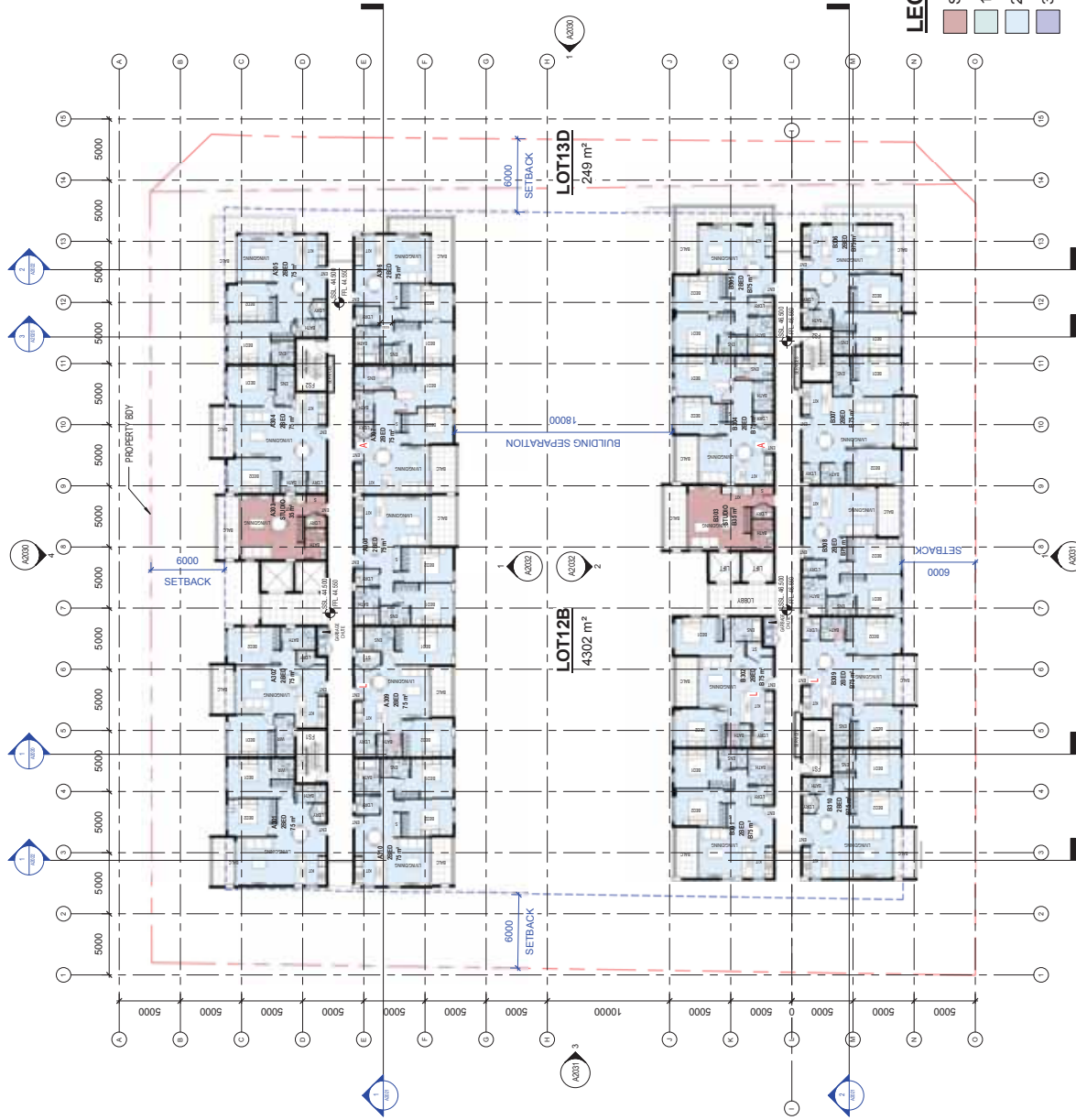
RESIDENTIAL LEVELS:

- LEFT SHAF - 4000
- VENTILATION & GARAGE SHAFTS - 4000
- PRESTAIR DOORS - 4000
- PRESTAIR DOORS - 4000

NO. 10. ALL FLOOR SLABS TO BE CONCRETE WITH REINFORCING CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

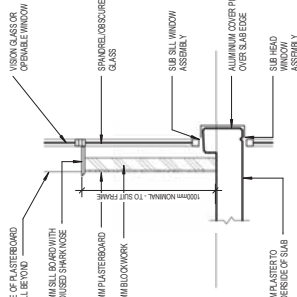


Adaptable & Livable Units	Lot No.	Area
(A)	12B/13D	4302
(B)	12B	4302
(C)	13D	249



LEGEND

- STUDIO
- 1B
- 2B
- 3B



SPANDREL DETAILS

1 : 20

LEVEL 3

1 : 200



SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER:
LOT 12B AND LOT 13D

DRAWING TITLE:
LEVEL 3

DATE	SCALE	REVISION	BY
MAR 2016	AS INDICATED	A2003	J.C.
		599	



DA ISSUE

C:\Users\jordan\Documents\Bathia\38 Pelican Road\38 Pelican Road Level 3.dwg

GENERAL NOTES:

THE DRAWING IS THE SOLE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT DOCUMENTS. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE DEVELOPER.

NOTE FOR BRICKWORK:

ELECTRICAL COUPERS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITH A MINIMUM FACE TO FACE WITH THE COUPELERS. COUPERS TO BE INSTALLED WITH A MINIMUM FACE TO FACE WITH THE COUPELERS.

F.R.L. FOR WALLS

PARKING LEVELS:

- LEFT SHAF - +041000
- FRESH AIRS - +120000
- MECHANICAL ROOMS - +120000
- MECHANICAL ROOMS - +120000
- FRESH AIR DOORS - +0000

COMMERCIAL & RETAIL LEVELS:

- LEFT SHAF - +041000
- VENTILATION GARAGE SHAFTS - +020000
- FRESH AIR DOORS - +0000

RESIDENTIAL LEVELS:

- LEFT SHAF - +041000
- VENTILATION GARAGE SHAFTS - +0000
- FRESH AIR DOORS - +0000
- APARTMENT DIVIDING WALLS & WALLS BOUNDING PUBLIC
- FRESH AIR DOORS - +0000
- FRESH AIR DOORS - +0000

NO. 10.16 IS RELY ON NON-LOAD BEARING CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

NO.	REVISION	DATE	BY
1	ISSUE FOR PERMIT		
2	REVISED		
3	REVISED		

The Bathia Group

18/05/2017 3:01:21 PM

PROJECT: **SCHOFIELD**
38 Pelican Road Schofields

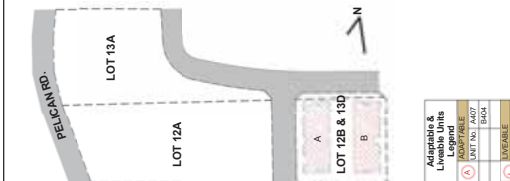
LOT NUMBER: **LOT12B AND LOT13D**

DRAWING TITLE: **LEVEL 4**

DATE	SCALE	REVISION	NO.
MAR 2016	AS INDICATED	A2004	3
J.C		599	

DATE: MAR 2016
SCALE: AS INDICATED
PROJECT NO: 599
DRAWN BY: J.C
CHECKED BY: J.C
DATE: MAR 2016
SCALE: AS INDICATED
PROJECT NO: 599
DRAWN BY: J.C
CHECKED BY: J.C

DATE: MAR 2016
SCALE: AS INDICATED
PROJECT NO: 599
DRAWN BY: J.C
CHECKED BY: J.C



GENERAL NOTES:

THE DRAWING IS THE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DEVELOPER'S LIABILITY TO THE CONTRACTOR AND THE CONTRACTOR'S LIABILITY TO THE DEVELOPER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S LIABILITY TO THE DEVELOPER AND THE DEVELOPER'S LIABILITY TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S LIABILITY TO THE DEVELOPER AND THE DEVELOPER'S LIABILITY TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S LIABILITY TO THE DEVELOPER AND THE DEVELOPER'S LIABILITY TO THE CONTRACTOR.

NOTE FOR BRICKWORK:

ELECTRICAL CONDUITS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS. THE CONDUITS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS. THE CONDUITS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS.

F.R.L. FOR WALLS

- LEFT SHAFTS - 400/130
- FIRE STAIRS - 400/130
- MAIN GALLERIES COMMON DOORS - 400/130
- FIRE STAIR DOORS - 400/130

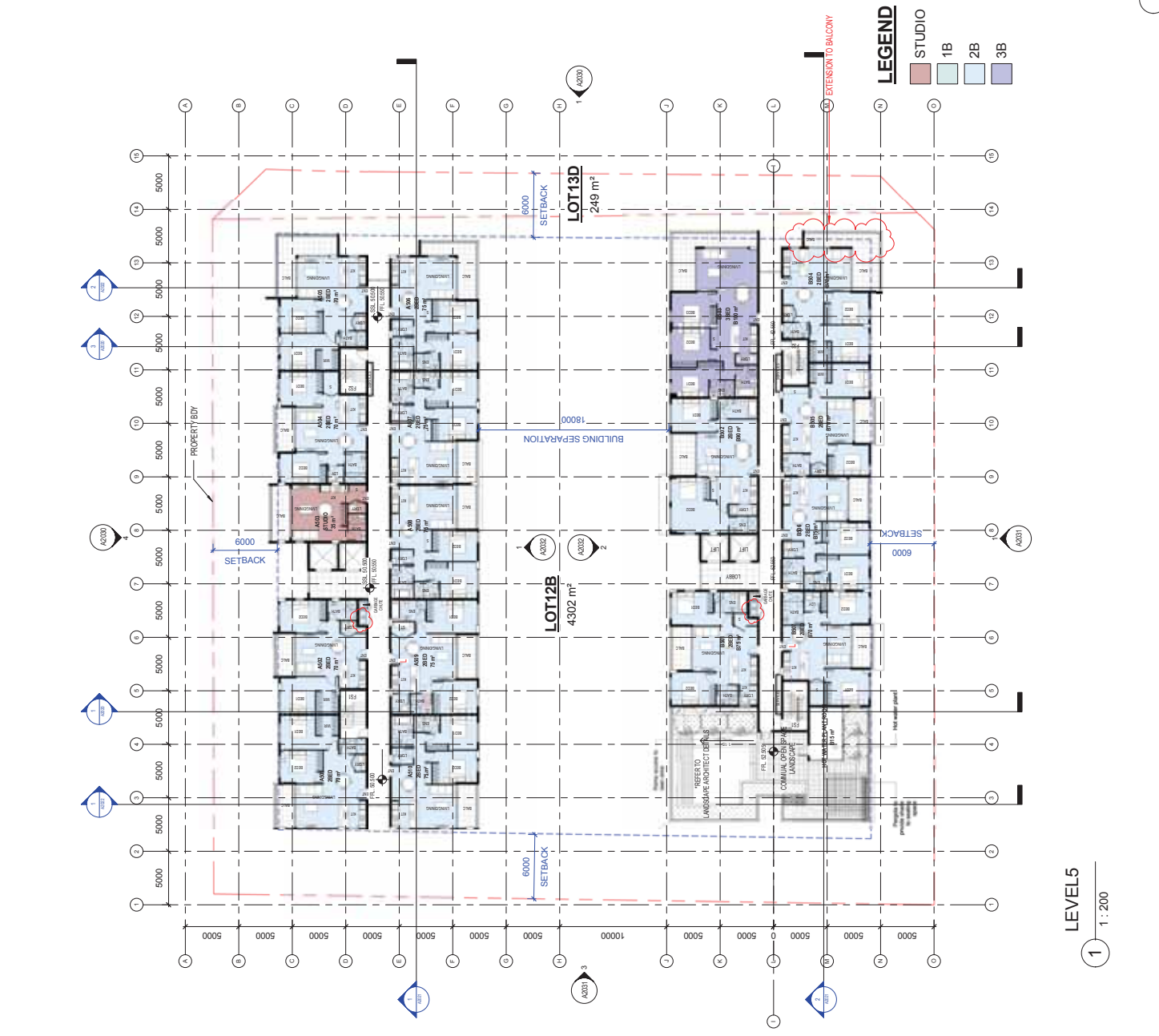
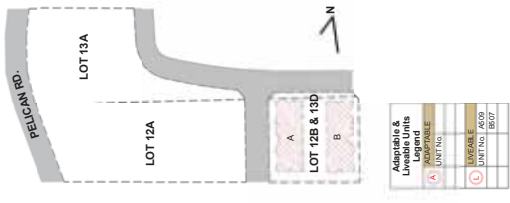
COMMERCIAL & RETAIL LEVELS:

- LEFT SHAFTS - 400/130
- VENTILATION GARRAGE SHAFTS - 400/130

RESIDENTIAL LEVELS:

- LEFT SHAFTS - 400/130
- VENTILATION GARRAGE SHAFTS - 400/130
- FIRE STAIR DOORS - 400/130
- FIRE STAIR DOORS - 400/130
- FIRE STAIR DOORS - 400/130
- FIRE STAIR DOORS - 400/130
- FIRE STAIR DOORS - 400/130
- FIRE STAIR DOORS - 400/130

NO. 10 FELS BELT TO NON-LOAD BEARING CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY INSULATION)



PROJECT
SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER:
LOT 12B AND LOT 13D

LEVEL 5

DATE	MAR 2016	SCALE	AS INDICATED	REVISION	4
DRAWN BY	J.C.	PROJECT NO.	A2005		
CHECKED BY		PROJECT NO.	559		
DATE		SCALE	M3X1H		

SPANDREL DETAILS

1:20

GENERAL NOTES:

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER... THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS... CONSULT WITH THE ARCHITECT FOR ANY CHANGES TO THE DRAWING... THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS... CONSULT WITH THE ARCHITECT FOR ANY CHANGES TO THE DRAWING... THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS... CONSULT WITH THE ARCHITECT FOR ANY CHANGES TO THE DRAWING...

NOTE FOR BRICKWORK:

ELECTRICAL CONDUITS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED IN WALLS AND CEILING... THE CONDUITS ARE TO BE INSTALLED WITH A MINIMUM CLEARANCE OF 20MM FROM THE SURFACE OF THE CONCRETE... THE CONDUITS ARE TO BE INSTALLED WITH A MINIMUM CLEARANCE OF 20MM FROM THE SURFACE OF THE CONCRETE...

F.R.L. FOR WALLS

- PARKING LEVELS:
LEFT SHAF - +041000
PRESTAIRS - +120100
MAIN FLOOR - +120100
MAIN GARAGE FLOOR - +120100
COMMERCIAL & RETAIL LEVELS:
LEFT SHAF - +041000
VENTILATION GARAGE SHAFTS - +020100
PRESTAIRS - +040000
VENTILATION GARAGE SHAFTS - +020100
RESIDENTIAL LEVELS:
LEFT SHAF - +041000
VENTILATION GARAGE SHAFTS - +020100
PRESTAIRS - +040000
VENTILATION GARAGE SHAFTS - +020100

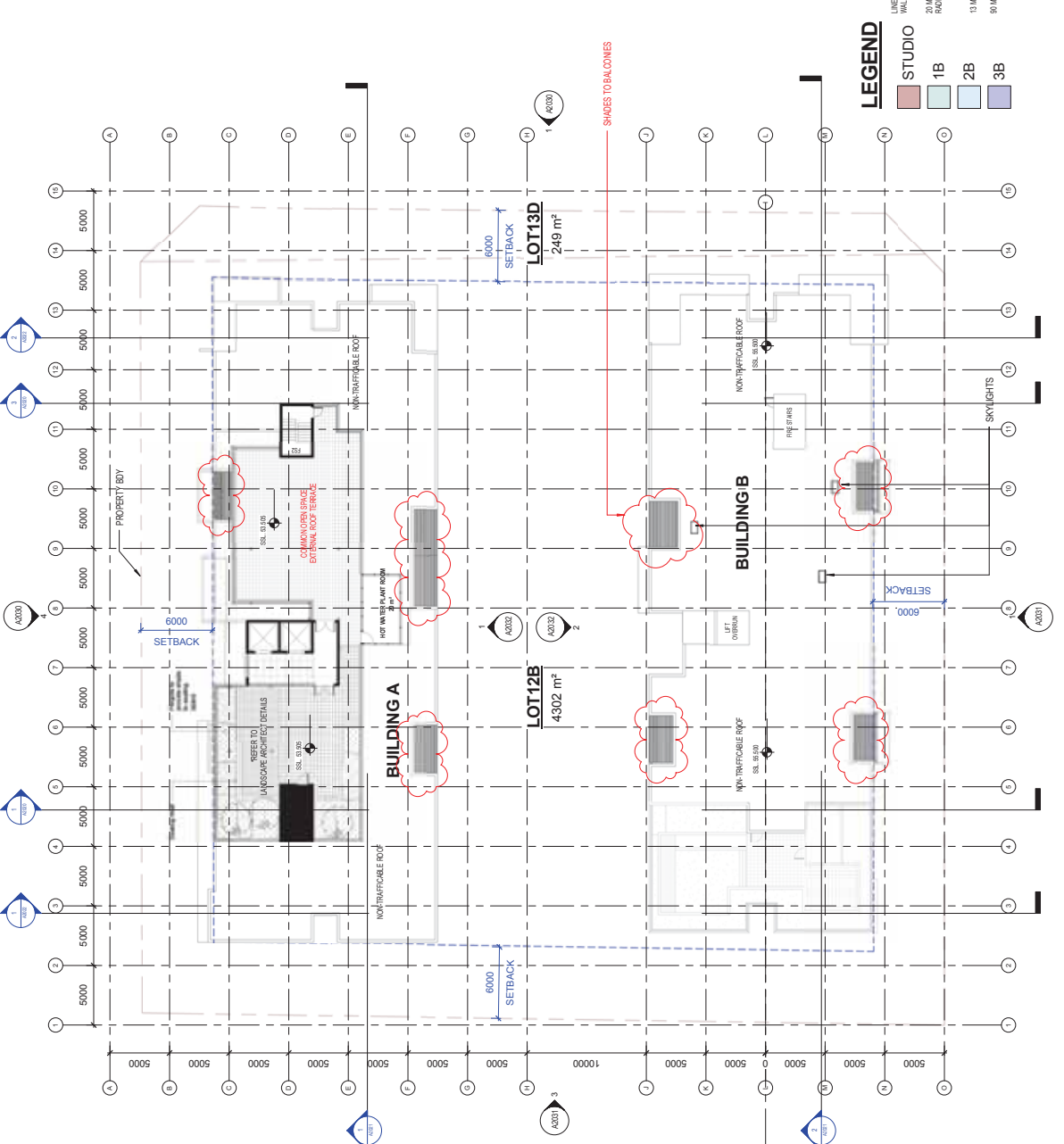
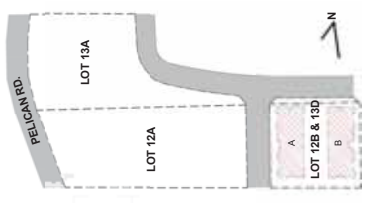
RESIDENTIAL LEVELS:

- LEFT SHAF - +041000
VENTILATION GARAGE SHAFTS - +020100
PRESTAIRS - +040000
VENTILATION GARAGE SHAFTS - +020100

COMMERCIAL & RETAIL LEVELS:

- LEFT SHAF - +041000
VENTILATION GARAGE SHAFTS - +020100
PRESTAIRS - +040000
VENTILATION GARAGE SHAFTS - +020100

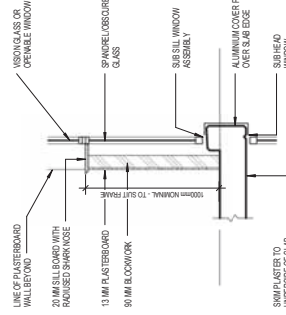
NO. 10 REINFORCING BARS TO BE USED FOR ALL CONCRETE WORK... REINFORCING BARS ARE TO BE INSTALLED WITH A MINIMUM CLEARANCE OF 20MM FROM THE SURFACE OF THE CONCRETE... REINFORCING BARS ARE TO BE INSTALLED WITH A MINIMUM CLEARANCE OF 20MM FROM THE SURFACE OF THE CONCRETE...



LEGEND

- STUDIO (red)
1B (green)
2B (blue)
3B (purple)

ROOF 1 1:200



SPANDREL DETAILS 1:20

Revision table with columns: NO., DATE, REVISED BY, DESCRIPTION.



PROJECT: SCHOFIELD 38 Pelican Road Schofields

LOT NUMBER: LOT 12B AND LOT 13D

DRAWING TITLE: ROOF

Project information table with fields: DATE, SCALE, AS INDICATED, PROJECT NO., DRAWN BY, CHECKED BY, DATE.

DATE PREPARED: 18/05/2017. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS... CONSULT WITH THE ARCHITECT FOR ANY CHANGES TO THE DRAWING...

GENERAL NOTES:

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE LOCAL AUTHORITY. THE DRAWING IS TO BE USED IN CONNECTION WITH THE CONTRACT DOCUMENTS AND SHALL BE VALID ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE LOCAL AUTHORITY. THE DRAWING IS TO BE USED IN CONNECTION WITH THE CONTRACT DOCUMENTS AND SHALL BE VALID ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED.

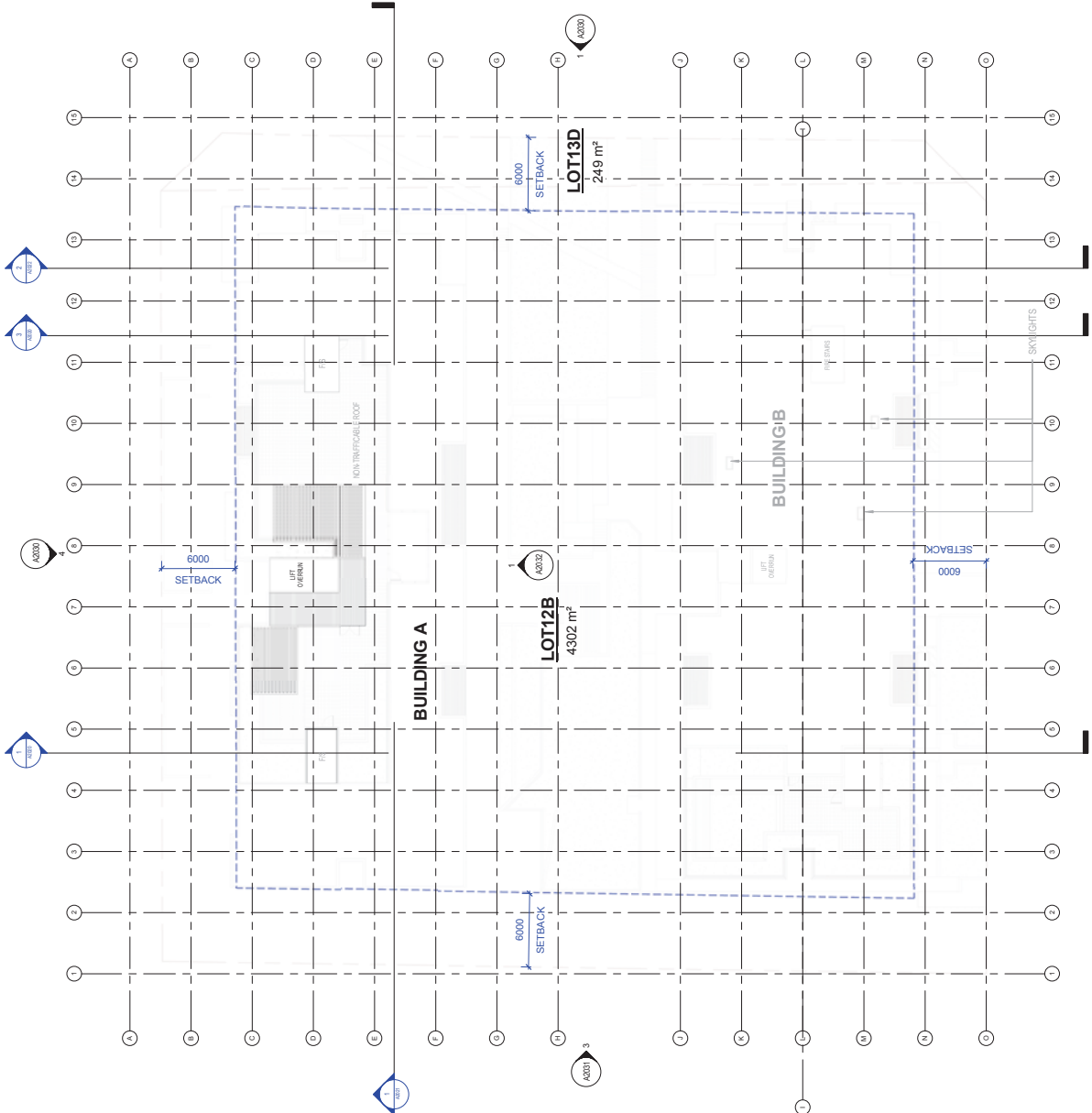
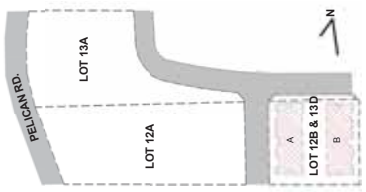
NOTE FOR BRICKWORK:

ELECTRICAL CONDUITS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS. THE CONDUITS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS.

F.R.L. FOR WALLS

- PARKING LEVELS:
 - LEFT SHAF_T -441300
 - RESTAIRS -412000
 - MAIN CARPARK FLOOR -4000
 - RESTAIR DOORS -4000
- COMMERCIAL & RETAIL LEVELS:
 - LEFT SHAF_T -441300
 - VENTILATION & GARAGE SHAFTS -420000
 - RESTAIR DOORS -4000
- RESIDENTIAL LEVELS:
 - LEFT SHAF_T -441300
 - VENTILATION & GARAGE SHAFTS -4000
 - RESTAIR DOORS -4000
 - RESTAIR DOORS -4000
 - RESTAIR DOORS -4000
 - RESTAIR DOORS -4000
 - RESTAIR DOORS -4000
 - RESTAIR DOORS -4000

NO. 10 FELS BELT TO NON LOAD BEARING CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)



ROOF TOP
1 : 200

ROOF TOP

DATE	SCALE	REVISION	NO.
MAR 2016	As indicated	A2007	2
DRAWN BY	PROJECT NO.	M2311	
J.C	599		

DATE PREPARED: 11/03/2016
DRAWN BY: J.C
PROJECT NO: 599



DA ISSUE



SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER:
LOT12B AND LOT13D

DRAWING TITLE:
ROOF TOP

DATE	SCALE	REVISION	NO.
MAR 2016	As indicated	A2007	2
DRAWN BY	PROJECT NO.	M2311	
J.C	599		

DATE PREPARED: 11/03/2016
DRAWN BY: J.C
PROJECT NO: 599

DA ISSUE

GENERAL NOTES:

THE DRAWING IS THE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

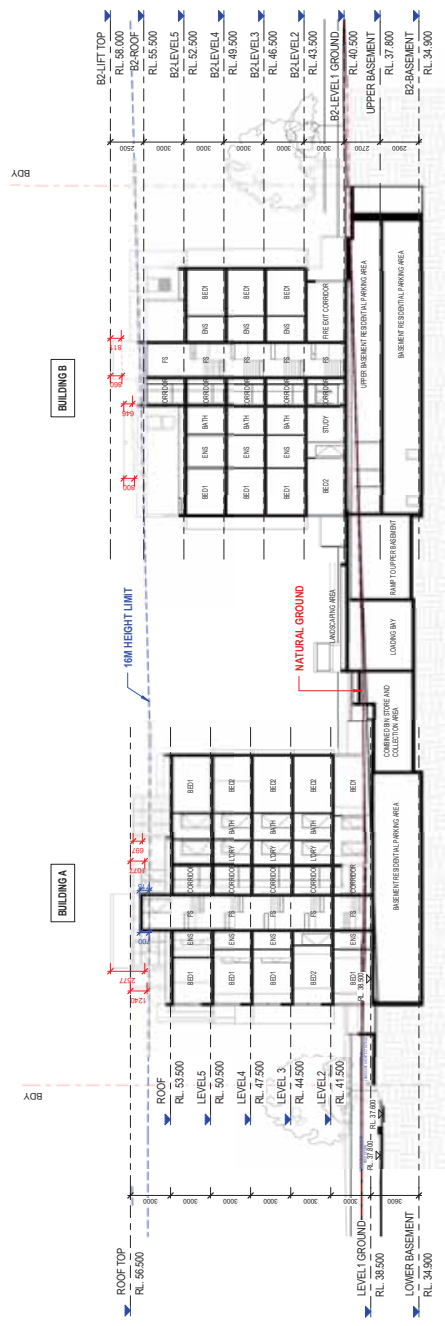


SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER:
LOT125 AND LOT130

DRAWING TITLE:
SECTIONS 1

DATE:	MAR 2016	SCALE:	1:200	REVISION:	
DRAWN BY:	J.C.	PROJECT NO:	599	DATE:	A2020
DATE:		SCALE:		REVISION:	2
DRAWING TITLE:	SECTIONS 1				



SECTION A-A
1 : 200



SECTION B-B
3 : 200

GENERAL NOTES:

THE DRAWING IS THE DEVELOPER'S PROPERTY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DEVELOPER'S LIABILITY OF APPLICATION AND FOR THE CONSIDERATION OF THE DEVELOPER'S LIABILITY TO THE LOCAL AUTHORITY. THE LOCAL AUTHORITY'S LIABILITY TO THE DEVELOPER SHALL BE LIMITED TO THE LOCAL AUTHORITY'S OBLIGATIONS UNDER THE BUILDING ACT 2004 AND THE BUILDING REGULATIONS 2010. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DEVELOPER'S LIABILITY TO THE LOCAL AUTHORITY FOR THE DEVELOPER'S OBLIGATIONS UNDER THE BUILDING ACT 2004 AND THE BUILDING REGULATIONS 2010. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DEVELOPER'S LIABILITY TO THE LOCAL AUTHORITY FOR THE DEVELOPER'S OBLIGATIONS UNDER THE BUILDING ACT 2004 AND THE BUILDING REGULATIONS 2010.

NO.	DATE	BY	REVISION
1	14/03/2016	J.C.	REVISED
2	06/05/2016	J.C.	REVISED

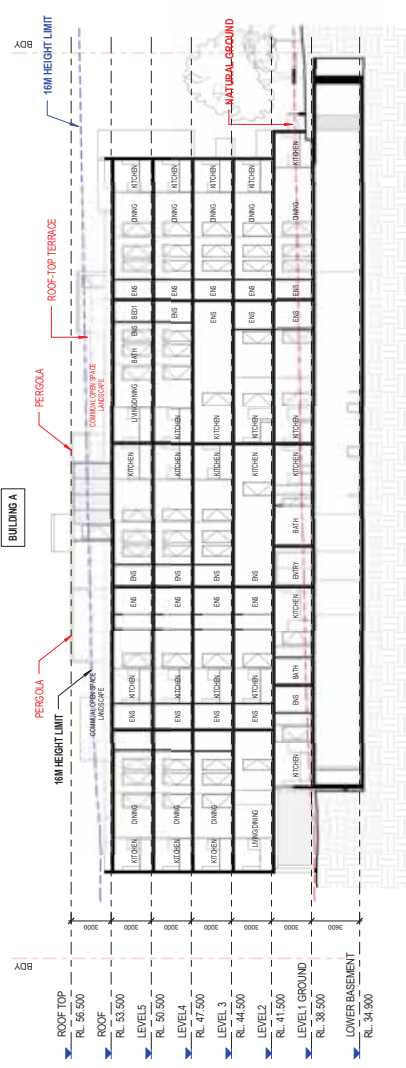


SCHOFIELD
38 Pelican Road Schofields

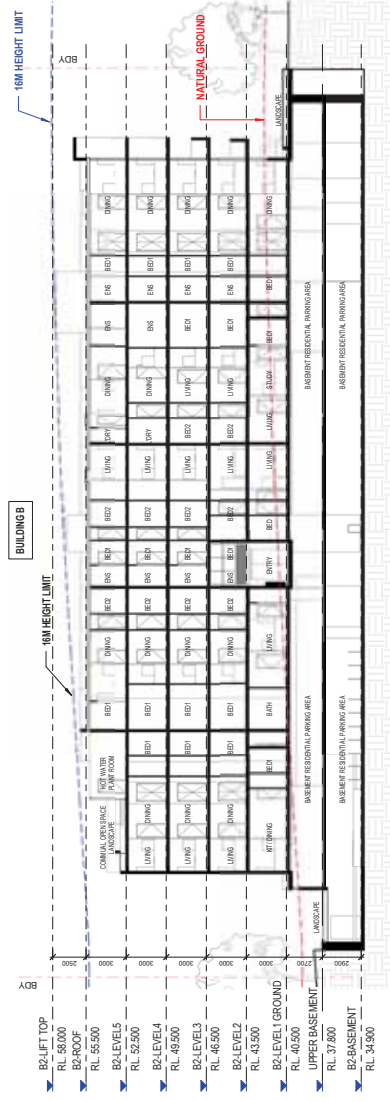
LOT NUMBER:
LOT125 AND LOT130

DRAWING TITLE:
SECTIONS 2

DATE	SCALE	ISSUE NO.	REV.
MAR 2016	1:200	A2021	2
DRAWN BY	PROJECT NO.	NO.	
J.C.	599	599	
DRAWN SCALE: MATCH			
<small>DATE PAGES DIMENSIONS AT ALL TIMES IN INCHES UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</small>			



SECTION C-C
1 1:200



SECTION D-D
2 1:200

GENERAL NOTES:

THE DRAWING IS THE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

- NOTE FOR BRICKWORK:**
- ELECTRICAL CONDUITS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED ABOVE THE FINISHED FLOOR LEVEL.
 - THE CONCRETE FLOORS SHALL BE FINISHED TO THE FINISHED FLOOR LEVEL.
- F.R.L. FOR WALLS**
- PARKING LEVELS:**
- LEFT SHAF - +041.000
 - FRESH AIRS - +128.000
 - VENTILATION GARAGE SHAFTS - +128.000
 - MAIN GARAGE FLOOR - +128.000
 - FRESH AIR DOORS - +000.000
- COMMERCIAL & RETAIL LEVELS:**
- LEFT SHAF - +041.000
 - VENTILATION GARAGE SHAFTS - +128.000
 - FRESH AIR DOORS - +000.000
- RESIDENTIAL LEVELS:**
- LEFT SHAF - +041.000
 - VENTILATION GARAGE SHAFTS - +128.000
 - FRESH AIR DOORS - +000.000
 - APARTMENT DIVIDING WALLS & WALLS BOUNDING PUBLIC
 - VENTILATION GARAGE SHAFTS - +128.000
 - FRESH AIR DOORS - +000.000
 - FRESH AIR DOORS - +000.000
 - FRESH AIR DOORS - +000.000
- NOTES:**
- ALL F.L.S. RELATE TO NON-LOADBEARING CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	18/05/2017
2	REVISED	18/05/2017
3	REVISED	18/05/2017
4	REVISED	18/05/2017

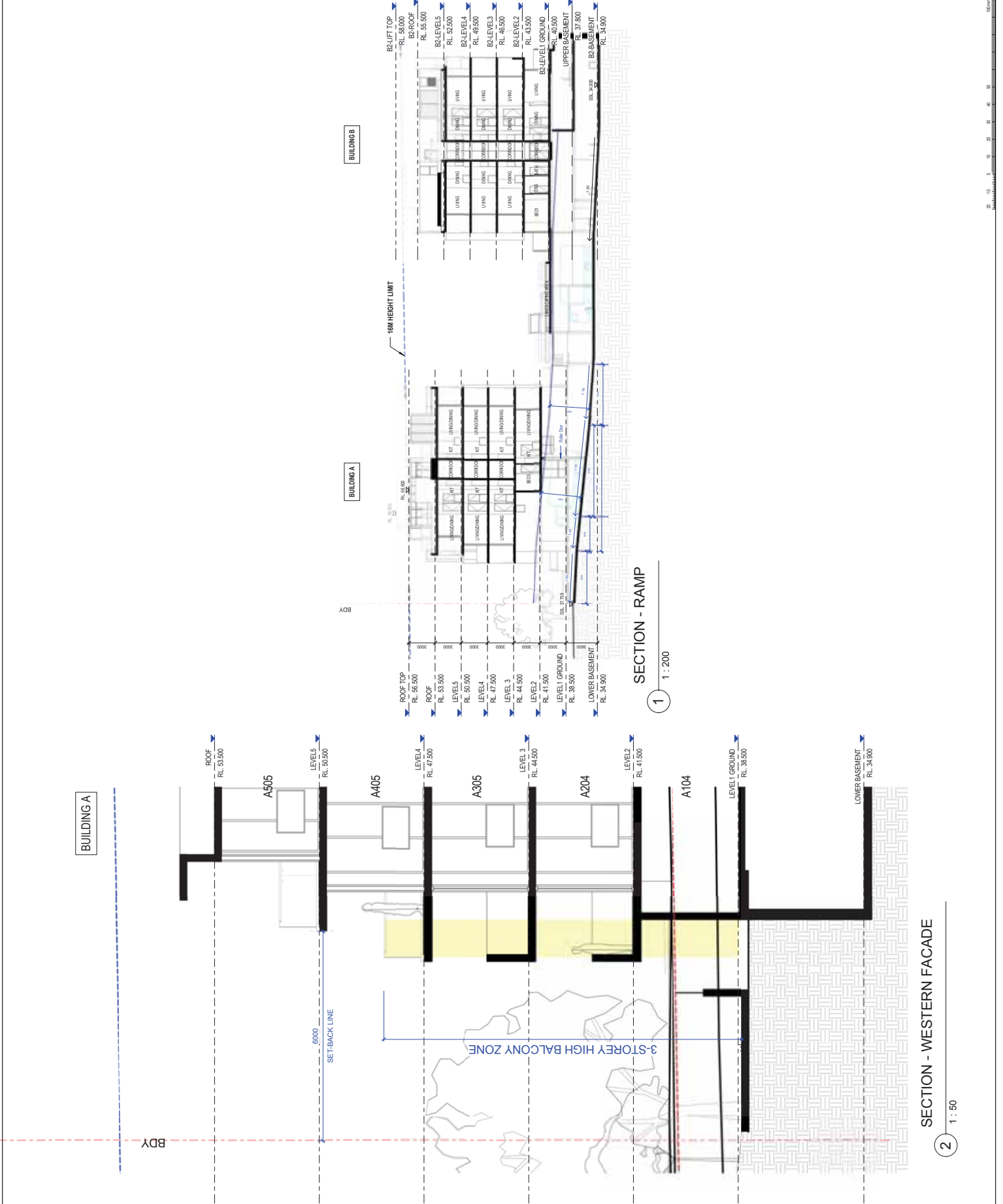
PROJECT:

SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER:
LOT123 AND LOT130

DRAWING TITLE:
SECTION - RAMP

DATE	SCALE	AS INDICATED	REVISION	NO.
MAR 2016	As indicated	A2022		4
DRAWN BY	J.C.	599		
CHECKED BY				
DATE				



SECTION - WESTERN FACADE
2 1:50

SECTION - RAMP
1 1:200

GENERAL NOTES:

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPERS. THE DEVELOPERS SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WORK AND SHALL ACCEPT LIABILITY FOR ANY DAMAGE TO THE WORK OR TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR FROM THE WORK. THE DEVELOPERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS FROM THE RELEVANT AUTHORITIES AND FOR THE DESIGN AND CONSTRUCTION OF THE WORK IN ACCORDANCE WITH THE RELEVANT REGULATIONS AND STANDARDS. THE DEVELOPERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS FROM THE RELEVANT AUTHORITIES AND FOR THE DESIGN AND CONSTRUCTION OF THE WORK IN ACCORDANCE WITH THE RELEVANT REGULATIONS AND STANDARDS. THE DEVELOPERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS FROM THE RELEVANT AUTHORITIES AND FOR THE DESIGN AND CONSTRUCTION OF THE WORK IN ACCORDANCE WITH THE RELEVANT REGULATIONS AND STANDARDS. THE DEVELOPERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS FROM THE RELEVANT AUTHORITIES AND FOR THE DESIGN AND CONSTRUCTION OF THE WORK IN ACCORDANCE WITH THE RELEVANT REGULATIONS AND STANDARDS.

NOTE FOR BRICKWORK:

ELECTRICAL CONDUITS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS. ALL OTHERS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS.

F.R.L. FOR WALLS

PARKING LEVELS:

- LEFT SHAFI +441300
- PRESTARS +128010
- MAIN CARPARK FLOOR SLAB +12800
- PRESTARS DOORS +6000

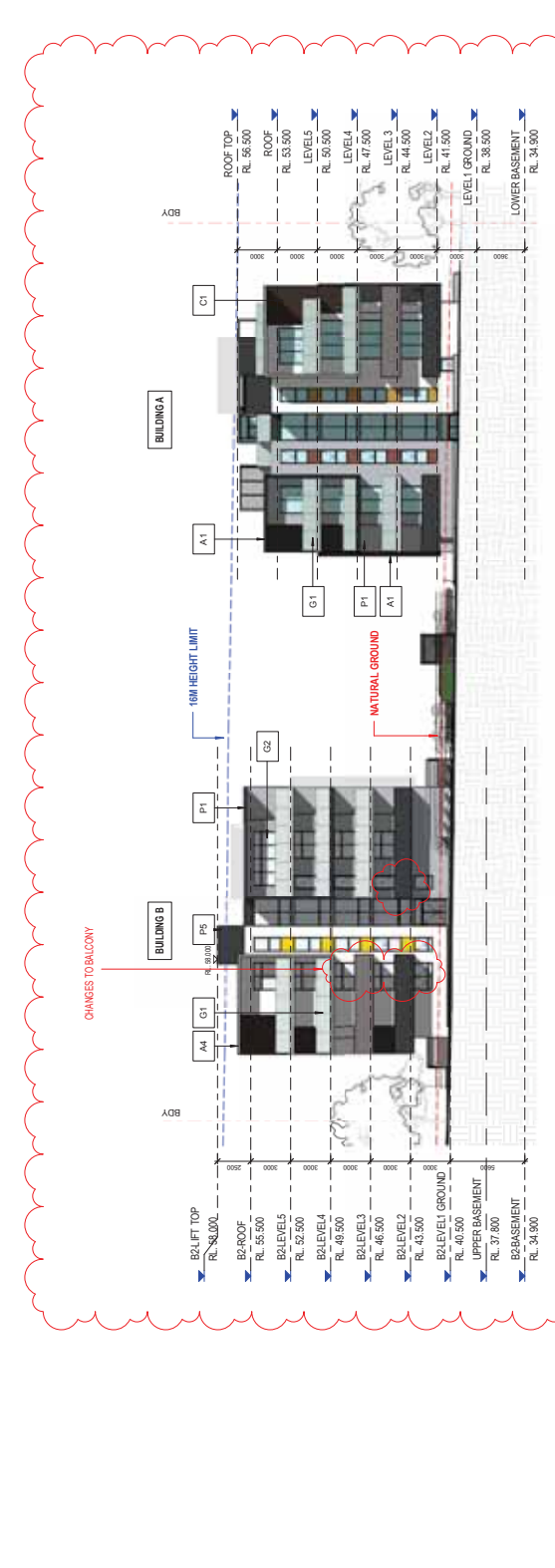
COMMERCIAL & RETAIL LEVELS:

- LEFT SHAFI +841300
- VENTILATION GARBAGE SHAFTS +12000
- PRESTARS DOORS +6000

RESIDENTIAL LEVELS:

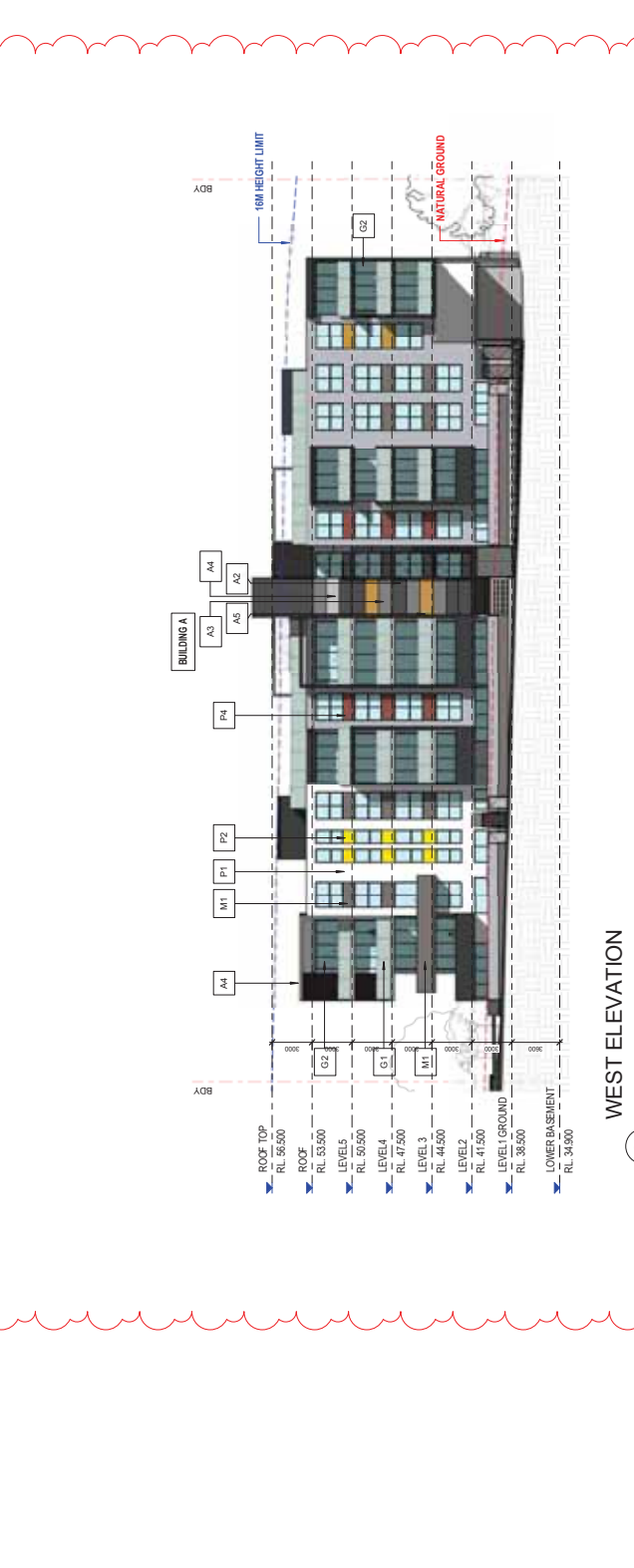
- LEFT SHAFI +841300
- VENTILATION GARBAGE SHAFTS +6000
- PRESTARS DOORS +6000
- APARTMENT DIVIDING WALLS & WALLS BOUNDING PUBLIC CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

NO. OF FLS RELT TO NO. OF REPAIRING CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)



1 NORTH ELEVATION
1 : 200

AMENDED COLOUR SCHEME



2 WEST ELEVATION
1 : 200

REV	NO	DATE	DESCRIPTION
1	1	15/03/2016	ISSUED FOR PERMIT
2	2	15/03/2016	ISSUED FOR PERMIT
3	3	15/03/2016	ISSUED FOR PERMIT
4	4	15/03/2016	ISSUED FOR PERMIT
5	5	15/03/2016	ISSUED FOR PERMIT
6	6	15/03/2016	ISSUED FOR PERMIT

The Bathla Group
 15th Floor, Avenue Centre, 118000 Bath
 118000 Bath, 118000 Bath, 118000 Bath
 118000 Bath, 118000 Bath, 118000 Bath

PROJECT
SCHOFIELD
 38 Pelican Road Schofields

LOT NUMBER
 LOT125 AND LOT130

DRAWING TITLE

DATE	SCALE	REVISION	NO.
MAR 2016	1 : 200	A2030	5

DATE	SCALE	REVISION	NO.
MAR 2016	1 : 200	A2030	5

DA ISSUE

GENERAL NOTES:

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPERS. THE DEVELOPERS SHALL HAVE AN OBLIGATION OF APPROPRIATE CARE AND TO THE BEST OF THEIR KNOWLEDGE AND BELIEF TO ENSURE THAT THE DRAWING IS CONSISTENT WITH THE INFORMATION PROVIDED TO THEM. THE DEVELOPERS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWING AND SHALL NOT BE LIABLE FOR ANY DAMAGE OR LOSS OF PROFITS OR BUSINESS RESULTS ARISING FROM THE USE OF THE DRAWING. THE DRAWING IS PROVIDED AS IS AND WITHOUT WARRANTY OF ANY KIND. THE DEVELOPERS ACCEPT NO LIABILITY FOR ANY DAMAGE OR LOSS OF PROFITS OR BUSINESS RESULTS ARISING FROM THE USE OF THE DRAWING. THE DEVELOPERS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWING AND SHALL NOT BE LIABLE FOR ANY DAMAGE OR LOSS OF PROFITS OR BUSINESS RESULTS ARISING FROM THE USE OF THE DRAWING.

NOTE FOR BRICKWORK:

ELECTRICAL CONDUITS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITHIN THE WALLS OF EXISTING WALLS. THE CONDUITS ARE TO BE INSTALLED WITHIN THE WALLS OF EXISTING WALLS.

F.R.L. FOR WALLS

- PARKING LEVELS:
 - LEFT SHOOT -0441000
 - FRESTAIRS -1120110
 - MAIN CARPARK FLOOR LEVELS -1120110
 - FRESTAIR DOORS -0440
 - FRESTAIR DOORS -0440

COMMERCIAL & RETAIL LEVELS:

- LEFT SHOOT -0441000
- VENTILATION/GARAGE SHAFTS -1120110
- FRESTAIR DOORS -0440

RESIDENTIAL LEVELS:

- LEFT SHOOT -0441000
- VENTILATION/GARAGE SHAFTS -1120110
- FRESTAIR DOORS -0440
- FRESTAIR DOORS -0440
- FRESTAIR DOORS -0440
- FRESTAIR DOORS -0440

NO. 14 U.S. RELATES TO NON-LOAD-BEARING CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

6	MAY	REV F
5	2017	REV E
4	2016	REV D
3	MAY	REV B
2	JAN	REV A
1	DEC	REV A
DATE		
BY		



PROJECT
SCHOFIELD
38 Pelican Road Schofields

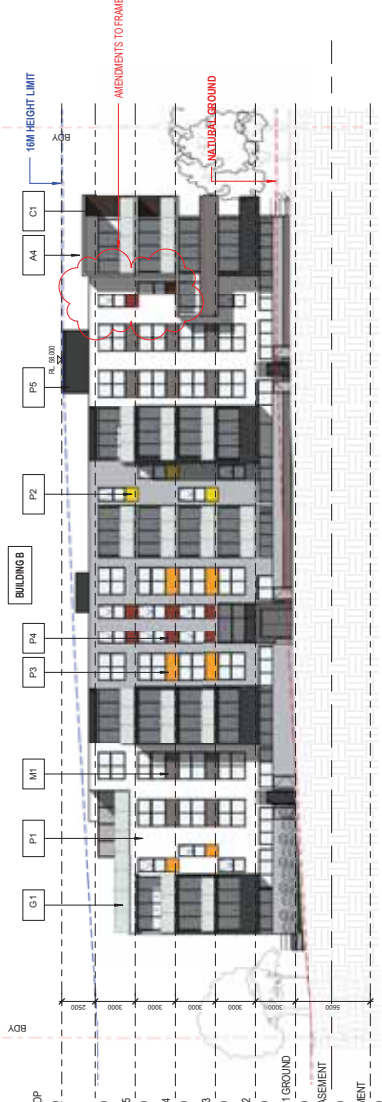
LOT NUMBER:
LOT 125 AND LOT 130

DRAWING TITLE:
SOUTH AND EAST ELEVATIONS

DATE	MAR 2016	SCALE	1:200	REVISION		SCALE	
DRAWN BY	J.C	PROJECT NO	599				
DATE							

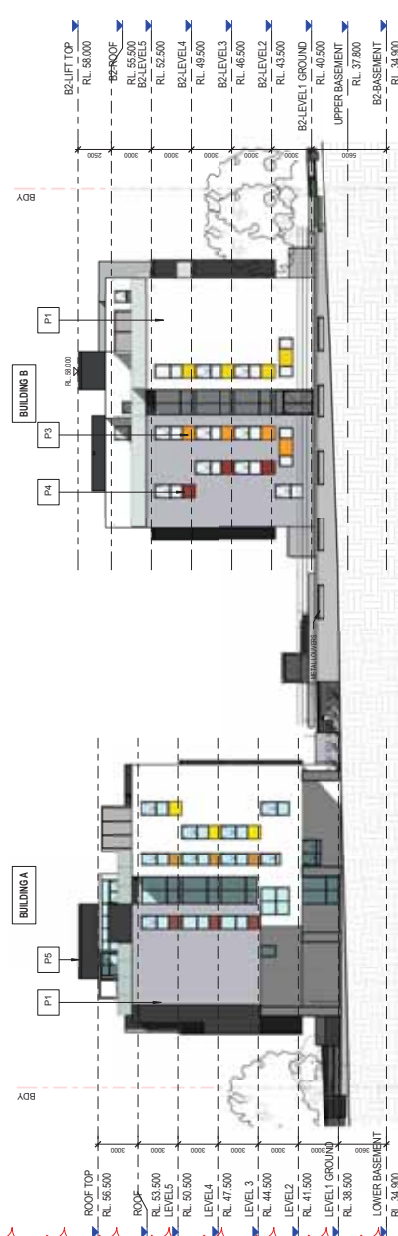
DATE PREPARED: 09/03/16
DATE CHECKED: 10/03/16
DATE APPROVED: 10/03/16
PROJECT NO: 599

DA ISSUE



EAST ELEVATION
1 1 : 200

AMENDED COLOUR SCHEME



SOUTH ELEVATION
2 1 : 200

GENERAL NOTES:

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPERS. THE DEVELOPER SHALL HAVE THE RIGHT OF FIRST REFUSAL AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

NOTE FOR BRICKWORK:
ELECTRICAL COUPERS ON RESIDENTIAL FLOORS ARE TO BE LOCATED WITHIN THE FACE OF THE BRICKWORK. THE COUPLERS ARE TO BE LOCATED WITHIN THE FACE OF THE BRICKWORK.

- F.R.L. FOR WALLS**
- LEFT SHAFT: +441000
 - FIRE STAIRS: +12000
 - MAIN ENTRANCE DOORS: +12000
 - FIRE STAIR DOORS: +6000
- COMMERCIAL & RETAIL LEVELS:**
- LEFT SHAFT: +6000
 - VENTILATION & GARBAGE SHAFTS: +12000
 - FIRE STAIR DOORS: +6000
 - VENTILATION & GARBAGE SHAFTS: +12000
- RESIDENTIAL LEVELS:**
- LEFT SHAFT: +6000
 - VENTILATION & GARBAGE SHAFTS: +12000
 - FIRE STAIR DOORS: +6000
 - VENTILATION & GARBAGE SHAFTS: +12000

NO. 3/15 IS SET TO MONOLITHIC CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

NO.	DATE	BY	DESCRIPTION
1	18/05/2017	J.C.	ISSUED FOR PERMIT
2	18/05/2017	J.C.	REVISED PER PERMIT COMMENTS

PROJECT:
SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER:
LOT125 AND LOT130

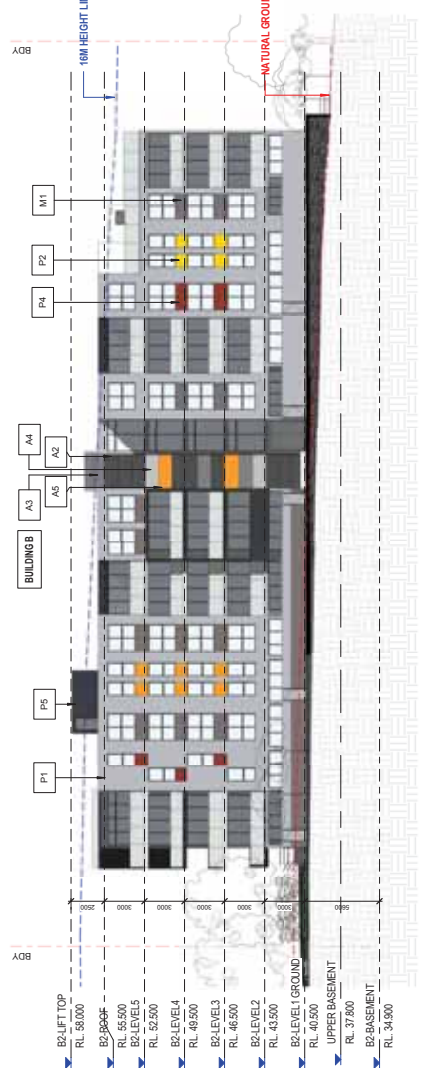
INTERNAL ELEVATIONS

DATE:	MAR 2016	SCALE:	1:200	REVISION:	3
DRAWN BY:	J.C.	PROJECT NO:	869	DATE:	MAR 2016
DATE:	MAR 2016	SCALE:	1:200	REVISION:	3
DRAWN BY:	J.C.	PROJECT NO:	869	DATE:	MAR 2016



INTERNAL ELEVATION 1 (EAST ELEVATION - BUILDING 1)

1 : 200



INTERNAL ELEVATION 2 (WEST ELEVATION - BUILDING 2)

2 : 200

AMENDED COLOUR SCHEME

GENERAL NOTES:

THE DRAWING IS THE SOLE PROPERTY OF THE DEVELOPER. THE DEVELOPER HAS A RIGHT OF APPOINTMENT AND THE RIGHT TO TAKE POSSESSION OF THE DEVELOPMENT. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS SHALL BE CONSIDERED TO TAKE PRECEDENCE OVER THIS DRAWING. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.

COLOUR & MATERIAL SCHEDULE

P1. PN2E3 - RENDERED AND PAINTED MASONRY
- DULUX - WHITE DUCK HALF (or similar)

P2. A205 - RENDERED AND PAINTED MASONRY
- DULUX - DANDELION YELLOW (or similar)

P3. P11G9 - RENDERED AND PAINTED MASONRY
- DULUX - COPPERSMITH (or similar)

P4. A80 - RENDERED AND PAINTED MASONRY
- DULUX - CARMEN MIRANDA (or similar)

P5. PN2B9 - RENDERED AND PAINTED MASONRY
- DULUX - DOMINO (or similar)

P6. PG1H1 - RENDERED AND PAINTED MASONRY
- DULUX - MENISCUS (or similar)

A1. ALUCOBOND PLUS - BLACK SCHWARZ - 326 (or similar)

A2. ALUCOBOND PLUS - DARK GREY METALLIC - 505 (or similar)

A3. ALUCOBOND PLUS - GREYMETALLIC - 502 (or similar)

A4. ALUCOBOND PLUS - SILVERMETALLIC - 500 (or similar)

A5. ALUCOBOND PLUS - ORANGE - 210 (or similar)

M1. AUSTRAL - BOWRAL BLUE FACE BRICK (or similar)

C1. EXTERNAL TIMBER CLADDING

G1. ALUMINIUM FRAMED BALUSTRADES - POWDER COAT - EVANTAGE GREY GLASS (or similar)

G2. ALUMINIUM FRAMED WINDOWS/DOORS - POWDER COAT - EVANTAGE GREY GLASS (or similar)

G3. COLOURBACK GLASS - VIRIDIAN - SERAPHIC - LEMON YELLOW (or similar)

G4. COLOURBACK GLASS - VIRIDIAN - SERAPHIC - ORANGE (or similar)

G5. COLOURBACK GLASS - VIRIDIAN - SERAPHIC - SIGNAL RED (or similar)

F1. PG1H1 - PALISADE FENCES - POWDERCOAT ALUMINIUM - DULUX - MENISCUS (or similar)

F2. AUSTRAL - BOWRAL BLUE FACE BRICK (or similar)

REVISIONS

NO.	DATE	BY	REASON
1	21.03.2016	DAK	INITIAL DESIGN
2	10.04.2016	DAK	REVISED PLAN
3	06.05.2016	DAK	REVISED PLAN
4	14.06.2016	DAK	REVISED PLAN

PROJECT
SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER
LOT12B AND LOT13D

DEVELOPER TITLE

DATE
19/05/2017

DRAWN BY
A2033

AUTHOR
899

SCALE
AS INDICATED

REV.
4

GROUP
4

DATE
19/05/2017

BY
DAK

REASON
REVISION

The Bathia Group
10/15 Bathia Avenue, Marbella, QLD 4013
PO Box 21526, Marbella QLD 4013
1300 887 887

MATERIALS & FINISHES

DATE: 19/05/2017

DRAWING: A2033

AUTHOR: 899

SCALE: 1:200

REVISION: 4



GLASS BALUSTRADES



EXTERNAL TIMBER CLADDING



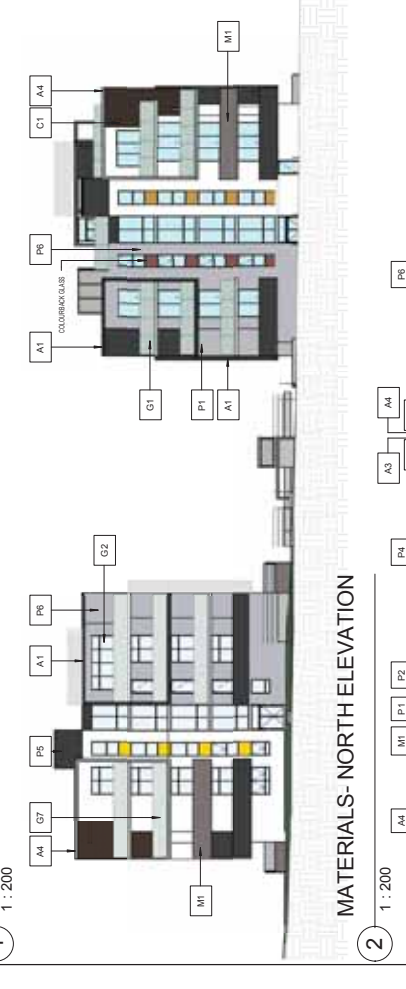
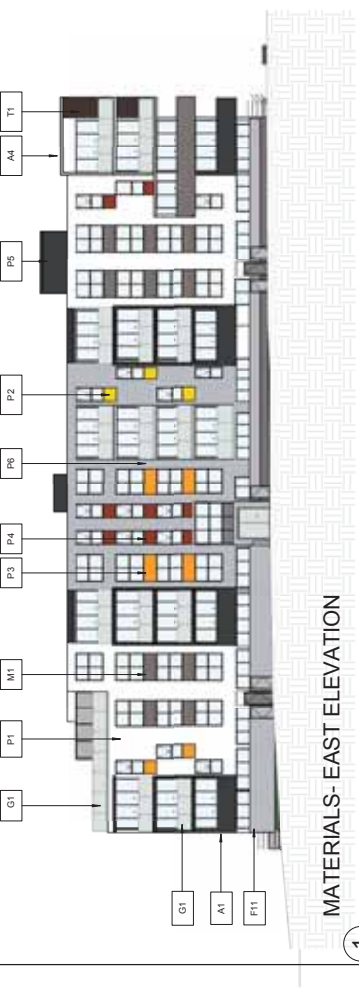
ALUCOBOND FRAMES



BLUE BRICK SPANDELS



COLOURBACK GLASS SPANDELS





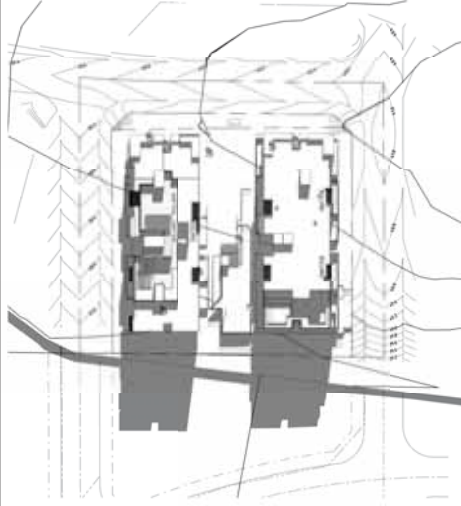
1 SHADOW ANALYSIS 9AM ON 21st JUNE

1: 750



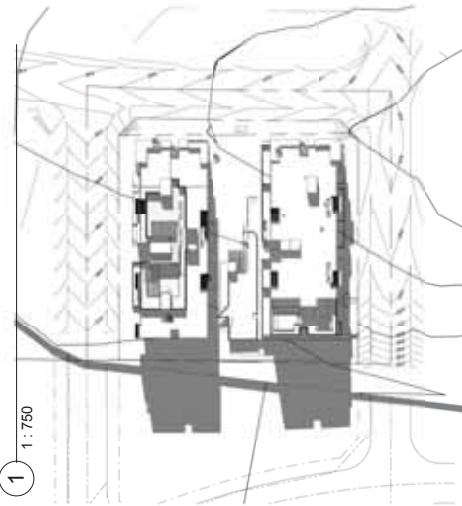
2 SHADOW ANALYSIS 10AM ON 21st JUNE

1: 750



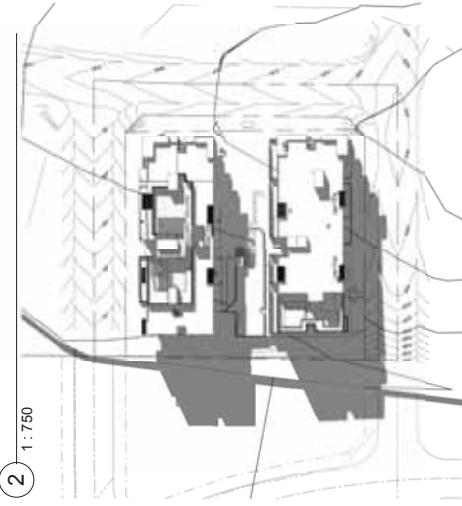
3 SHADOW ANALYSIS 11AM ON 21st JUNE

1: 750



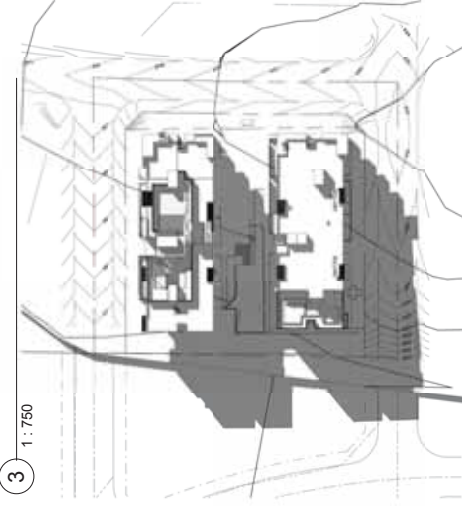
4 SHADOW ANALYSIS 12PM ON 21st JUNE

1: 750



5 SHADOW ANALYSIS 1PM ON 21st JUNE

1: 750



6 SHADOW ANALYSIS 2PM ON 21st JUNE

1: 750



7 SHADOW ANALYSIS 3PM ON 21st JUNE

1: 750

GENERAL NOTES:

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPERS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONFORMANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE LOCAL AUTHORITIES. THE DRAWING IS TO BE USED AS A GUIDE ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES. THE DEVELOPERS SHALL BE RESPONSIBLE FOR THE CONFORMANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE LOCAL AUTHORITIES. THE DRAWING IS TO BE USED AS A GUIDE ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES. THE DEVELOPERS SHALL BE RESPONSIBLE FOR THE CONFORMANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE LOCAL AUTHORITIES.

DATE	SCALE	PROJECT NO.	REVISION
MAR 2016	1: 750	599	
DRAWN BY	J.C.		
CHECKED BY			

NO.	DATE	BY	REVISION
1	14/03/16	REV A	
2		REV B	

PROJECT

SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER:
LOT 12B AND LOT 13D

DRAWING TITLE

SHADOW ANALYSIS

DATE	SCALE	PROJECT NO.	REVISION
MAR 2016	1: 750	599	
DRAWN BY	J.C.		
CHECKED BY			

NO.	DATE	BY	REVISION
1	14/03/16	REV A	
2		REV B	



18/05/2017 3:04:14 PM

C:\Users\jordan\Documents\Bathla\Bathla\2016\Bathla_VTC_CSP.dwg

DATE: MAR 2016
SCALE: 1: 750
PROJECT NO.: 599
DRAWN BY: J.C.
CHECKED BY:

REVISION:

LOT NUMBER: LOT 12B AND LOT 13D

DRAWING TITLE: SHADOW ANALYSIS

DATE PLOTTED: 18/05/2017 3:04:14 PM
SCALE: 1: 750
PROJECT NO.: 599
DRAWN BY: J.C.
CHECKED BY:

SEE PAGES 08 AND 09 FOR ALL CONSTRUCTION DETAILS AND ALL FINISHES AND MATERIALS TO BE USED FOR CONSTRUCTION OF THE WORK INCLUDING THE CONSTRUCTION OF THE WALL.

GENERAL NOTES:

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE LOCAL AUTHORITY. THE DRAWING IS TO BE USED FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE LOCAL AUTHORITY. THE DRAWING IS TO BE USED FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

NOTE FOR BRICKWORK:
ELECTRICAL CUPBOARDS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS OF THE BUILDING. THE WALLS ARE TO BE CONSTRUCTED WITH BRICKWORK.

F.R.L. FOR WALLS
PARKING LEVELS:
LEFT SHEET: 44100103
FIRESTAIRS: 4100103
MACHINABLE FLOOR DECKS: 4100103
FIRESTAIR DOORS: 40000

COMMERCIAL & RETAIL LEVELS:
LEFT SHEET: 44100103
VENTILATION GARAGE SHAFTS: 4100103
FIRESTAIR DOORS: 40000

RESIDENTIAL LEVELS:
LEFT SHEET: 44100103
VENTILATION GARAGE SHAFTS: 40000
FIRESTAIR DOORS: 40000
FIRESTAIR DOORS: 40000
FIRESTAIR DOORS: 40000

APARTMENT DIVIDING WALLS & WALLS BOUNDING PUBLIC AREAS ARE TO BE CONSTRUCTED WITH BRICKWORK. THE WALLS ARE TO BE CONSTRUCTED WITH BRICKWORK. THE WALLS ARE TO BE CONSTRUCTED WITH BRICKWORK.

NO. ALL F.L.S. RELATE TO NON-LOAD BEARING CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

NO.	DATE	REVISION
1	14/03/16	REV A
2		REV B
		REV C
		REV D
		REV E
		REV F
		REV G
		REV H
		REV I
		REV J
		REV K
		REV L
		REV M
		REV N
		REV O
		REV P
		REV Q
		REV R
		REV S
		REV T
		REV U
		REV V
		REV W
		REV X
		REV Y
		REV Z

The Bathla Group
110, Park Road, Bath, Somerset, BA1 1RN
01225 310000
info@bathlagroup.co.uk

PROJECT
SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER
LOT12B AND LOT13D

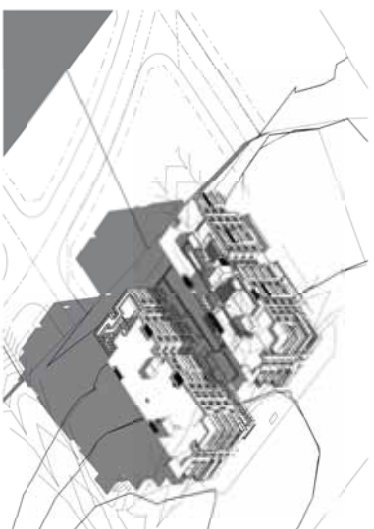
SHADOW ANALYSIS 2

DATE	SCALE	REVISION	NO.
MAR 2016	A2041		2
DRAWN BY	PROJECT NO		
Author	599		
DATE	SCALE	REVISION	NO.
	M2:1H		

DA ISSUE



SE SHADOW 3pm
3



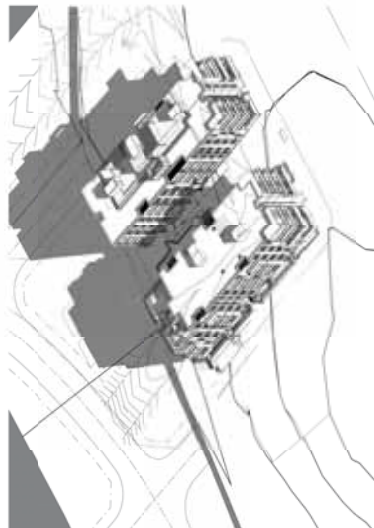
NE SHADOW 3pm
6



SE SHADOW 12pm
2



NE SHADOW 12pm
5



SE SHADOW 9am
1



NE SHADOW 9am
4

MEASURED AT mid winter
(21 June)

GENERAL NOTES:

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NOTE FOR BRICKWORK:

ELECTRICAL CUPBOARDS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITH THE FACE OF THE CUPBOARD TO THE EXTERIOR OF THE WALL.

F.R.L. FOR WALLS

PARKING LEVELS:

- LEFT SHAF - 44110103
- FRESTAIRS - 41210103
- MAIN GARAGE FLOOR SLABS - 41210103
- FRESTAIR DOORS - 4010

COMMERCIAL & RETAIL LEVELS:

- LEFT SHAF - 44110103
- FRESTAIRS - 41210103
- VENTILATION GARAGE SHAFTS - 4020103
- FRESTAIR DOORS - 4010

RESIDENTIAL LEVELS:

- LEFT SHAF - 44110103
- FRESTAIRS - 41210103
- VENTILATION GARAGE SHAFTS - 4010
- FRESTAIR DOORS - 4010
- APARTMENT DIVIDING WALLS & WALLS BOUNDING PUBLIC AREAS - 4010
- PRESTAIR DOORS - 4010
- PRESTAIR DOORS - 4010

NOTES:

- ALL F.L.S. RELY ON FOUNDATION BEING CONSTRUCTED AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

No.	DATE	BY	REVISION
1	14/05/2017	B.P.	ISSUE FOR PERMIT
2	14/05/2017	B.P.	REVISED



PROJECT:
SCHOFIELD
 38 Pelican Road Schofields

LOT NUMBER:
 LOT12B AND LOT13D

DRAWING TITLE:
SOLAR ACCESS COMPLIANCE

DATE: MAR 2016
DRAWN BY: B.P.
PROJECT NO: 599
SCALE: 1:500
REVISION: 2

No.	DATE	BY	REVISION
1	14/05/2017	B.P.	ISSUE FOR PERMIT
2	14/05/2017	B.P.	REVISED

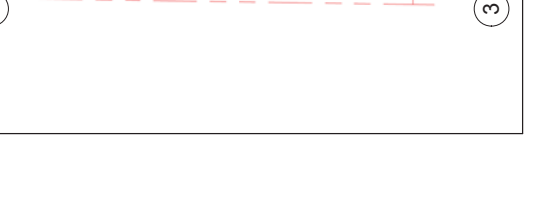
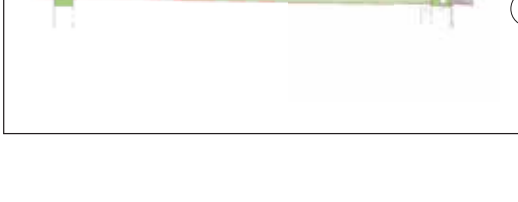
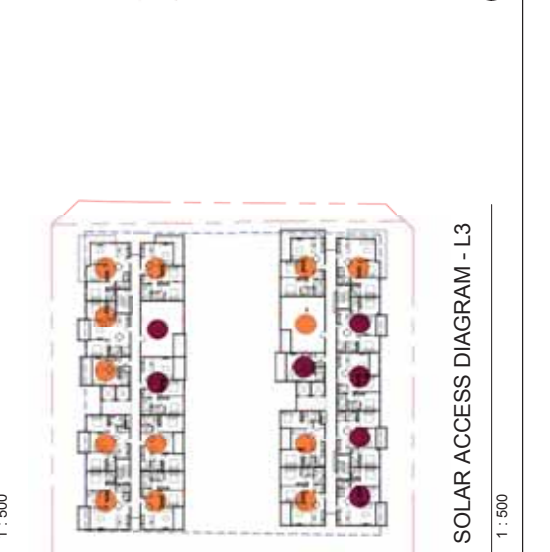
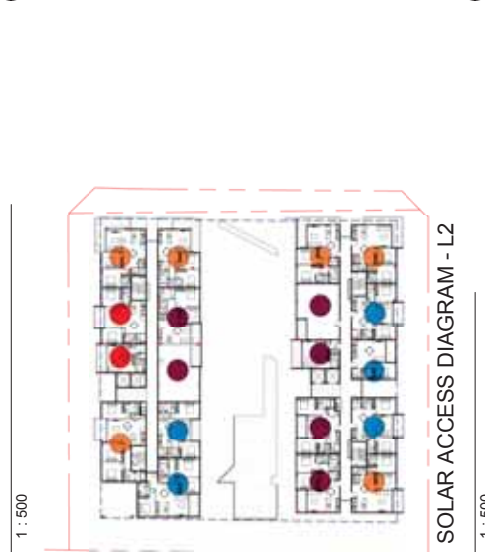
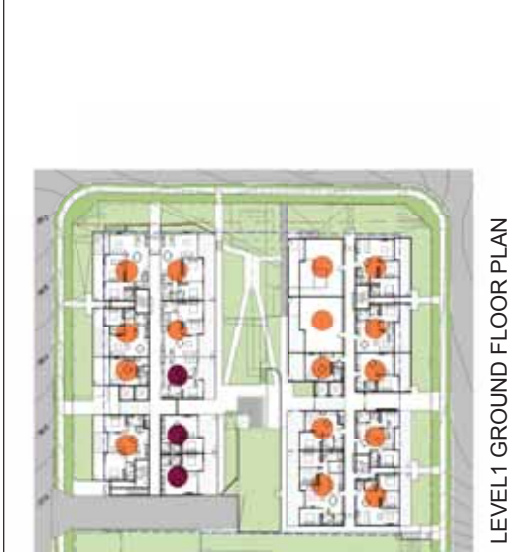
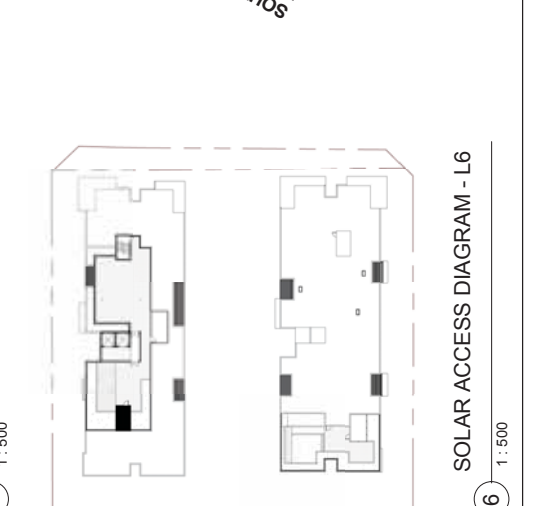
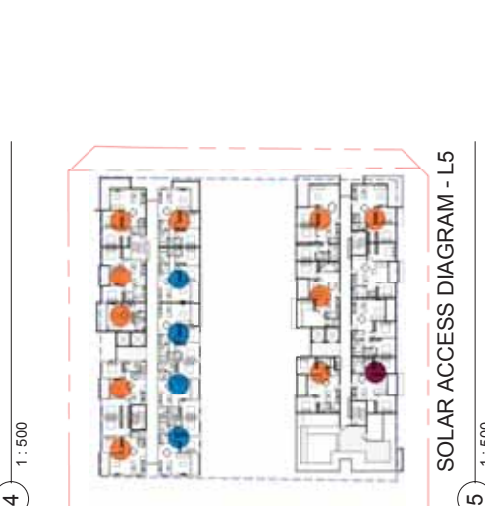
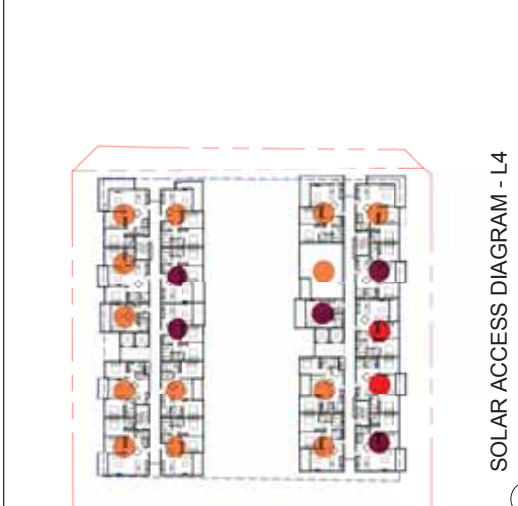
No.	DATE	BY	REVISION
1	14/05/2017	B.P.	ISSUE FOR PERMIT
2	14/05/2017	B.P.	REVISED

No.	DATE	BY	REVISION
1	14/05/2017	B.P.	ISSUE FOR PERMIT
2	14/05/2017	B.P.	REVISED

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2	14/05/2017	B.P.	REVISED

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2	14/05/2017	B.P.	REVISED

No.	DATE	BY	REVISION
1	14/05/2017	B.P.	ISSUE FOR PERMIT
2	14/05/2017	B.P.	REVISED



LEVEL 1 GROUND FLOOR PLAN
 1 : 500

SOLAR ACCESS DIAGRAM - L2
 1 : 500

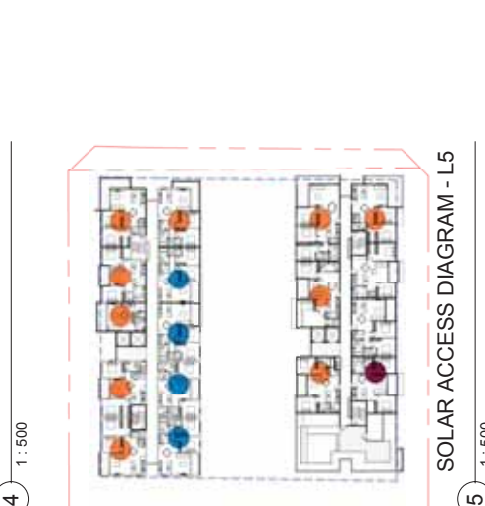
SOLAR ACCESS DIAGRAM - L3
 1 : 500

SOLAR ACCESS DIAGRAM - L4
 1 : 500

SOLAR ACCESS DIAGRAM - L5
 1 : 500

SOLAR ACCESS DIAGRAM - L6
 1 : 500

MEASURED AT mid winter (21 June)



LEGEND - DIRECT SUNLIGHT

- LESS THAN 2 HOURS
- 2 HOURS
- 2.5 HOURS
- 3 HOURS OR GREATER

Uplift with 27mm*
 Solar Access: 91%

GENERAL NOTES:

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No.	DATE	BY	REVISION
1	14/05/2017	B.P.	ISSUE FOR PERMIT
2	14/05/2017	B.P.	REVISED



PROJECT:
SCHOFIELD
 38 Pelican Road Schofields

LOT NUMBER:
 LOT12B AND LOT13D

DRAWING TITLE:
SOLAR ACCESS COMPLIANCE

DATE: MAR 2016
DRAWN BY: B.P.
PROJECT NO: 599
SCALE: 1:500
REVISION: 2

No.	DATE	BY	REVISION
1	14/05/2017	B.P.	ISSUE FOR PERMIT
2	14/05/2017	B.P.	REVISED

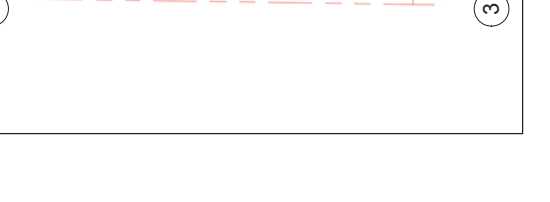
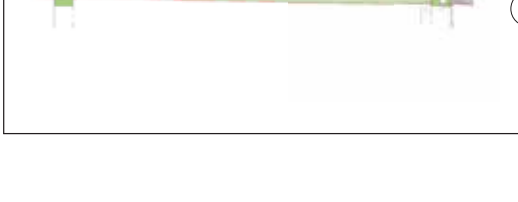
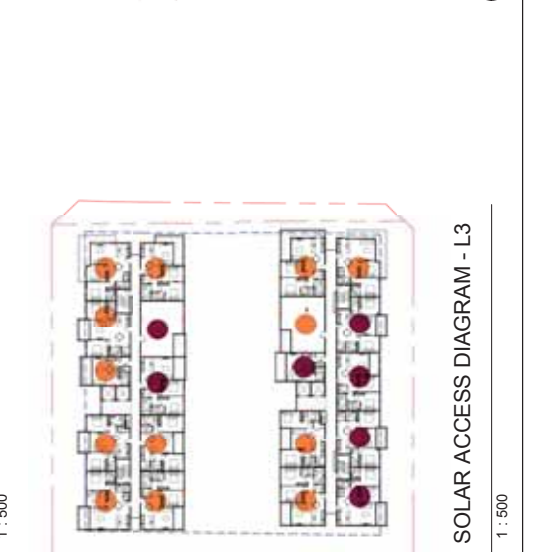
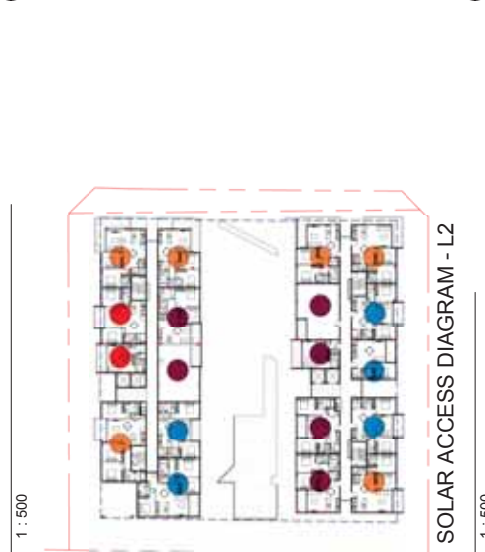
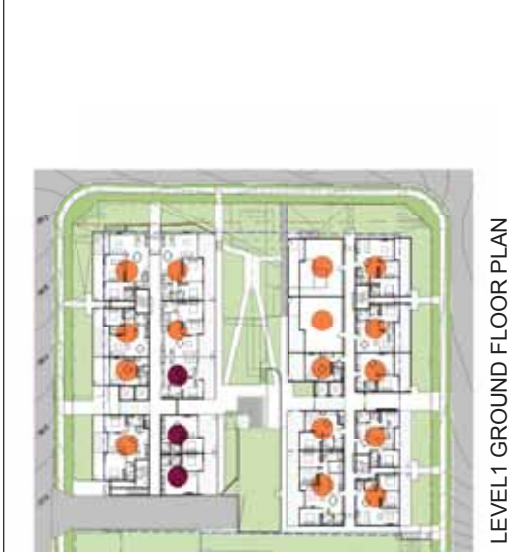
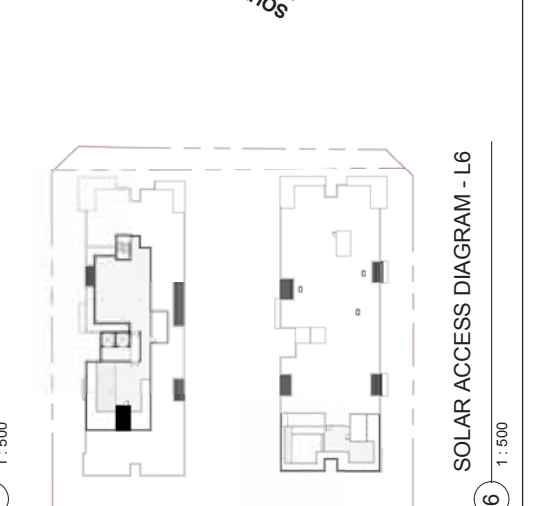
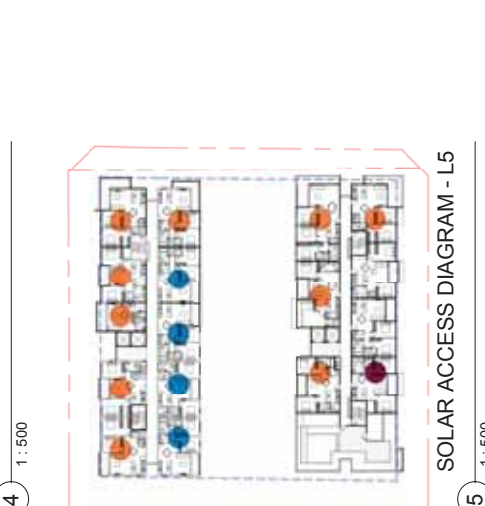
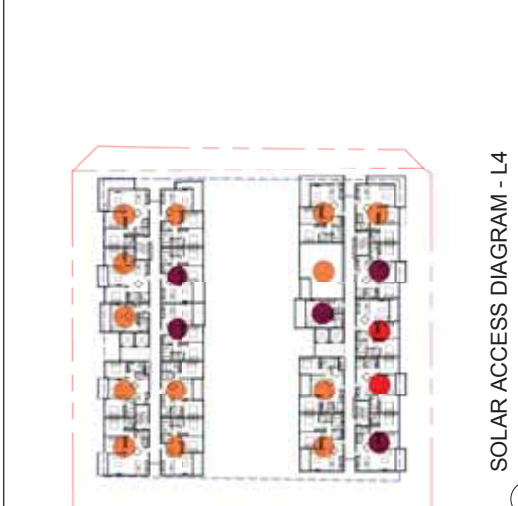
No.	DATE	BY	REVISION
1	14/05/2017	B.P.	ISSUE FOR PERMIT
2	14/05/2017	B.P.	REVISED

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1	14/05/2017	B.P.	ISSUE FOR PERMIT
2	14/05/2017	B.P.	REVISED

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1	14/05/2017	B.P.	ISSUE FOR PERMIT
2	14/05/2017	B.P.	REVISED

No.	DATE	BY	REVISION
1	14/05/2017	B.P.	ISSUE FOR PERMIT
2	14/05/2017	B.P.	REVISED

No.	DATE	BY	REVISION
1	14/05/2017	B.P.	ISSUE FOR PERMIT
2	14/05/2017	B.P.	REVISED



LEVEL 1 GROUND FLOOR PLAN
 1 : 500

SOLAR ACCESS DIAGRAM - L2
 1 : 500

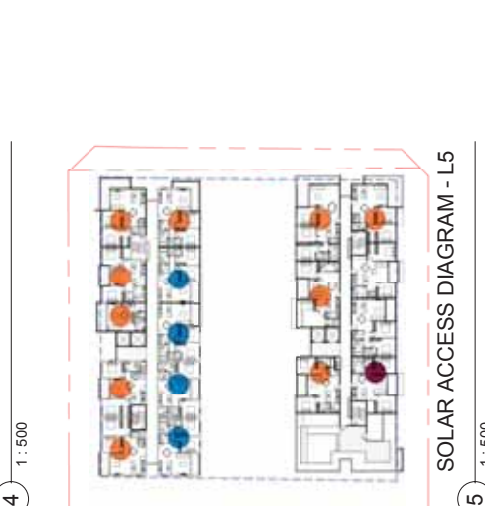
SOLAR ACCESS DIAGRAM - L3
 1 : 500

SOLAR ACCESS DIAGRAM - L4
 1 : 500

SOLAR ACCESS DIAGRAM - L5
 1 : 500

SOLAR ACCESS DIAGRAM - L6
 1 : 500

MEASURED AT mid winter (21 June)



LEGEND - DIRECT SUNLIGHT

- LESS THAN 2 HOURS
- 2 HOURS
- 2.5 HOURS
- 3 HOURS OR GREATER

Uplift with 27mm*
 Solar Access: 91%



1 LEVEL 1 GROUND FLOOR PLAN
1 : 500



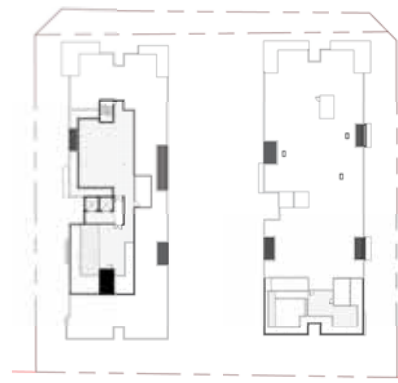
2 CROSS VENTILATION DIAGRAM - L2
1 : 500



4 CROSS VENTILATION DIAGRAM - L4
1 : 500



5 CROSS VENTILATION DIAGRAM - L5
1 : 500

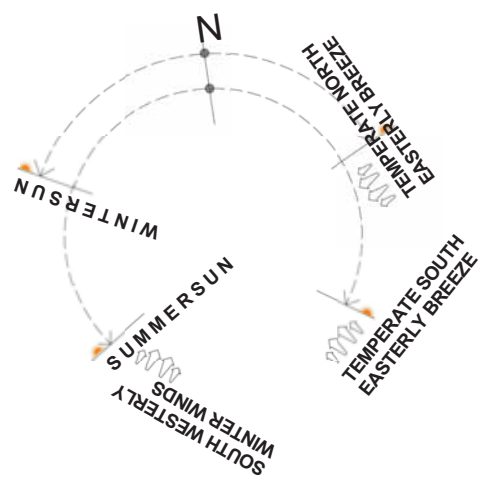


6 CROSS VENTILATION DIAGRAM - L6
1 : 500

Cross Ventilation Compliance Schedule

No.	Unit No.	Cross Ventilation	Yes	No
GROUND LEVEL				
1	A101 A		1	
2	A102		1	
3	A103		1	
4	A104		1	
5	A105		1	
6	A106		1	
7	A107		1	
8	A108		1	
9	A109		1	
Block A				
10	A101		1	
11	A102		1	
12	A103		1	
13	A104		1	
14	A105		1	
15	A106		1	
16	A107		1	
17	A108		1	
18	A109		1	
19	A110		1	
Block B				
20	B101		1	
21	B102		1	
22	B103		1	
23	B104		1	
24	B105		1	
25	B106		1	
26	B107		1	
27	B108		1	
28	B109		1	
29	B110		1	
30	B111		1	
31	B112		1	
32	B113		1	
33	B114		1	
34	B115		1	
35	B116		1	
36	B117		1	
37	B118		1	
38	B119		1	
39	B120		1	
Block C				
40	C101		1	
41	C102		1	
42	C103		1	
43	C104		1	
44	C105		1	
45	C106		1	
46	C107		1	
47	C108		1	
48	C109		1	
49	C110		1	
50	C111		1	
51	C112		1	
Block D				
52	D101		1	
53	D102		1	
54	D103		1	
55	D104		1	
56	D105		1	
57	D106		1	
58	D107		1	
59	D108		1	
60	D109		1	
61	D110		1	
62	D111		1	
63	D112		1	
64	D113		1	
65	D114		1	
66	D115		1	
67	D116		1	
68	D117		1	
69	D118		1	
70	D119		1	
71	D120		1	
72	D121		1	
73	D122		1	
74	D123		1	
75	D124		1	
76	D125		1	
77	D126		1	
78	D127		1	
79	D128		1	
80	D129		1	
81	D130		1	
82	D131		1	
83	D132		1	
84	D133		1	
85	D134		1	
86	D135		1	
87	D136		1	
88	D137		1	
89	D138		1	
90	D139		1	
91	D140		1	
92	D141		1	
93	D142		1	
94	D143		1	
95	D144		1	
96	D145		1	
Total				
		Percentage	93%	30%

LEGEND: CROSS VENTILATION
UNIT CROSS-VENTILATED



GENERAL NOTES:

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NOTE FOR BRICKWORK:

ELECTRICAL COVERS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITHIN THE FACE OF THE BRICKWORK. THE COVER IS TO BE INSTALLED WITHIN THE FACE OF THE BRICKWORK.

F.R.L. FOR WALLS:

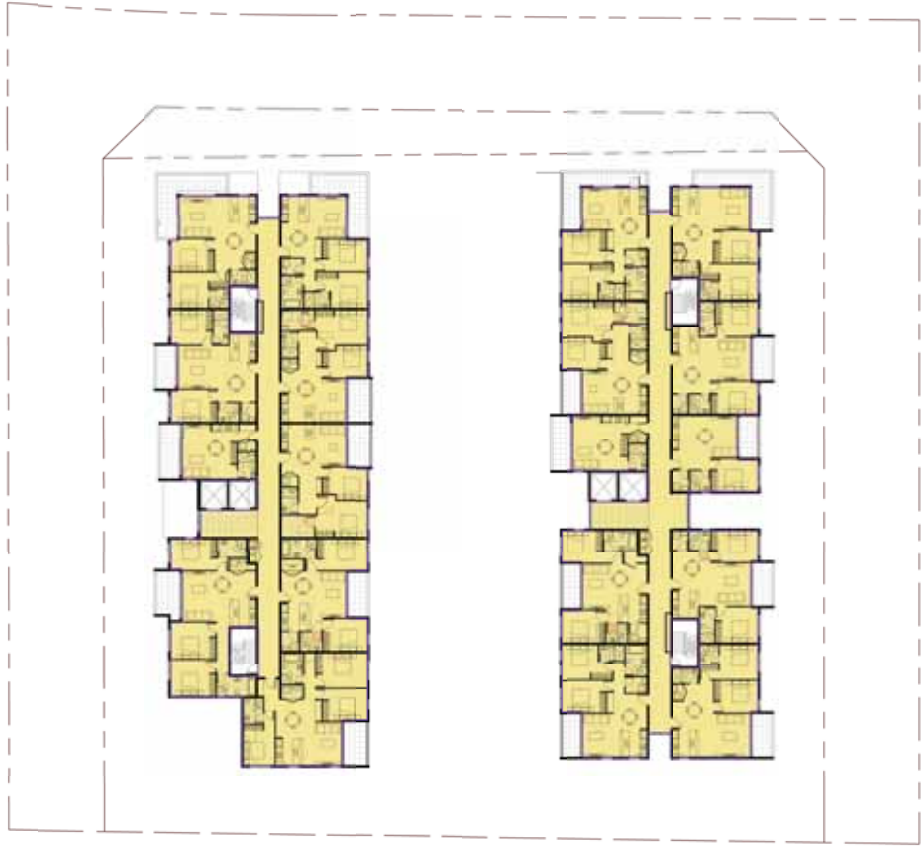
PARKING LEVELS:

- LEFT SHED - +041/031/03
- FRESH AIR - +020/03
- MAINTENANCE ROOMS - +020/03
- COMMERCIAL & RETAIL LEVELS:
 - LEFT SHED - +041/031/03
 - FRESH AIR - +020/03
 - VENTILATION GARAGE SHEDS - +020/03
- RESIDENTIAL LEVELS:
 - LEFT SHED - +041/031/03
 - VENTILATION GARAGE SHEDS - +020/03
 - VENTILATION GARAGE SHEDS - +020/03
 - FRESH AIR DOORS - +020/03
 - FRESH AIR DOORS - +020/03
 - APARTMENT DIVIDING WALLS & WALLS BOUNDING PUBLIC CONSTRUCTION AS APPLICABLE CODE DEPENDENT (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

N.B. ALL FLS RELATE TO NON-LOAD BEARING CONSTRUCTION AS APPLICABLE CODE DEPENDENT (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

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REVISED BOUNDARY TO ROAD MID-POINT
BDY FOR GFA CALC.

LEVEL 2

② 1:250



REVISED BOUNDARY TO ROAD MID-POINT
BDY FOR GFA CALC.

LEVEL 1 GROUND

① 1:250

AREA CALCULATION - FSR			
BUILDING	Level	Area	Site Area
FSR : 1			
BLOCK A	LEVEL 1 GROUND	751.0 m²	6561.6 m²
BLOCK A	LEVEL 2	812.9 m²	6561.6 m²
BLOCK A	LEVEL 3	851.2 m²	6561.6 m²
BLOCK A	LEVEL 4	838.6 m²	6561.6 m²
BLOCK A	LEVEL 5	840.0 m²	6561.6 m²
BLOCK A	ROOF	24.1 m²	
BLOCK A 6		4117.8 m²	0.62
BLOCK B	LEVEL 1 GROUND	837.3 m²	6561.6 m²
BLOCK B	LEVEL 2	827.5 m²	6561.6 m²
BLOCK B	LEVEL 3	851.0 m²	6561.6 m²
BLOCK B	LEVEL 4	835.3 m²	6561.6 m²
BLOCK B	LEVEL 5	673.8 m²	6561.6 m²
BLOCK B 5		4024.8 m²	0.61
Grand Total		8142.6 m²	1.24



SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER:
LOT 123 AND LOT 130

DRAWING TITLE:
AREA CALC. - FSR 1

DATE:	MAR 2016	SCALE:	1:250	REVISION:	
DRAWN BY:	B.P.	PROJECT NO:	A2054	DATE:	2
DRAWN BY:	B.P.	PROJECT NO:	899	DATE:	
DRAWN BY:	B.P.	PROJECT NO:	899	DATE:	



GENERAL NOTES:

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REVISED BOUNDARY TO ROAD MID-POINT
BDY FOR GFA CALC.



REVISED BOUNDARY TO ROAD MID-POINT
BDY FOR GFA CALC.



LEVEL 3
1 : 250

LEVEL 4
1 : 250

REVISED BOUNDARY TO ROAD MID-POINT
BDY FOR GFA CALC.



LEVEL 5
1 : 250

REVISED BOUNDARY TO ROAD MID-POINT
BDY FOR GFA CALC.



ROOF_TOP
1 : 250

NO.	DATE	BY	REVISION
1	JAN 2016	REV A	REVISED
2	JUNE 2016	REV C	REVISED



SCHOFIELD
38 Pelican Road Schofields

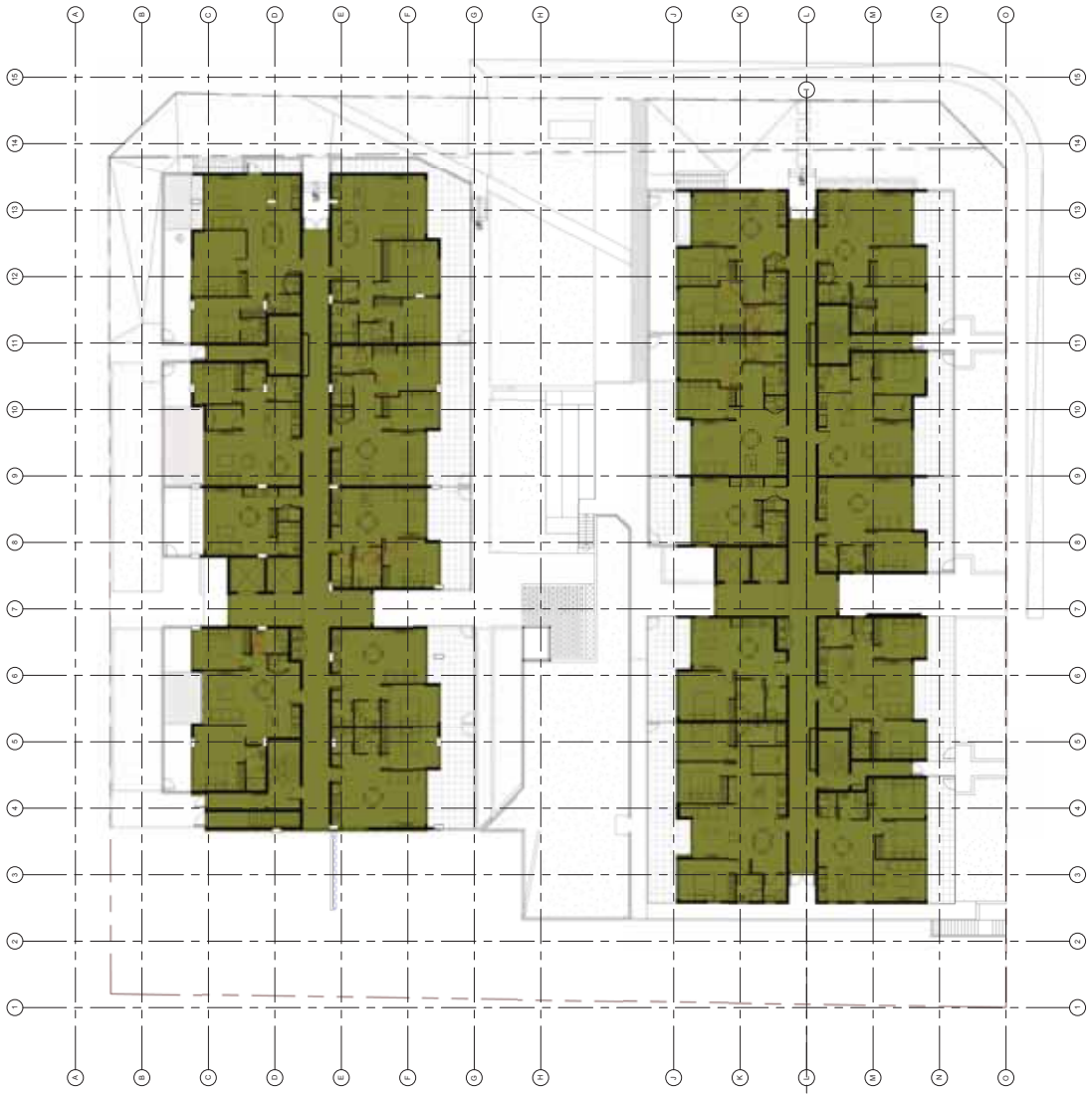
LOT NUMBER:
LOT 12B AND LOT 13D
DRAWING TITLE:
AREA CALC. - FSR 2

DATE:	MAR 2016	SCALE:	1 : 250	REVISION:	A2055	SHEET:	2
DRAWN BY:	B.P.	PROJECT NO:	599	DATE:	MAR 16		



GENERAL NOTES:

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON.



SITE/GROUND PLAN

1 1:200

NO.	DATE	BY	REVISION
1	14/03/2016	J.C.	REV. A
2			REV. B



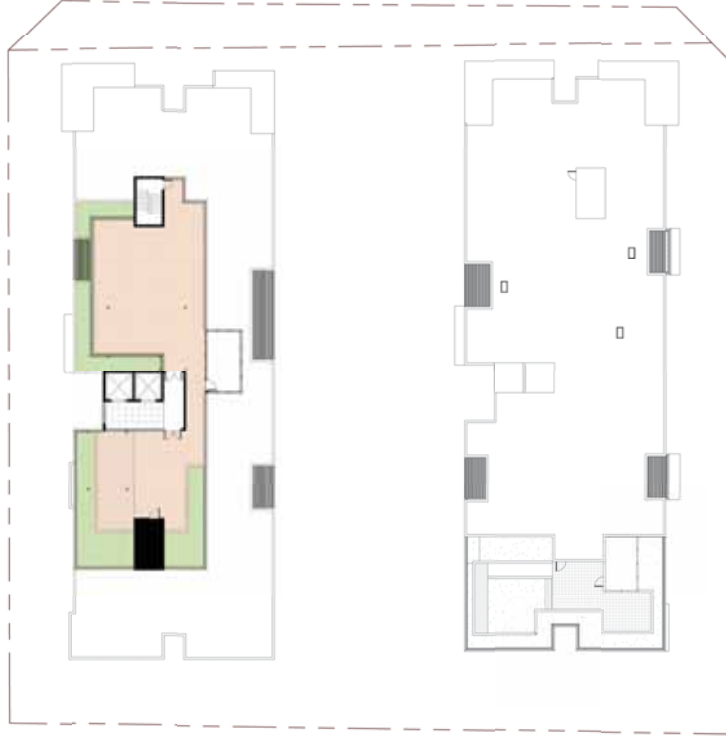
SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER:
LOT 125 AND LOT 130

DRAWING TITLE:
AREA CALC. - Site Coverage

DATE:	MAR 2016	SCALE:	1:200	REVISION:	
DRAWN BY:	J.C.	PROJECT NO:	599	DATE:	A2056
DRAWING SCALE:			MATCH	SHEET	
			2		





3 LANDSCAPE - ROOF TOP
1 : 250

LANDSCAPED AREA:
Ground: 1622.5 m²
Level 5: 110 m²
Roof: 97.4 m²
Total: 1830 m²



COMMUNAL OPEN SPACE:
Ground: 1105.8 m²
Level 5: 53.5 m²
Roof: 246.6 m²
Total: 1406 m²



1 LEVEL 1 GROUND FLOOR PLAN
1 : 250



2 LANDSCAPE - LEVEL 5
1 : 250

GENERAL NOTES:

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DEVELOPER. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DEVELOPER. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DEVELOPER.

NO.	DATE	DESCRIPTION	BY
1	18/05/2017	REVISED	...

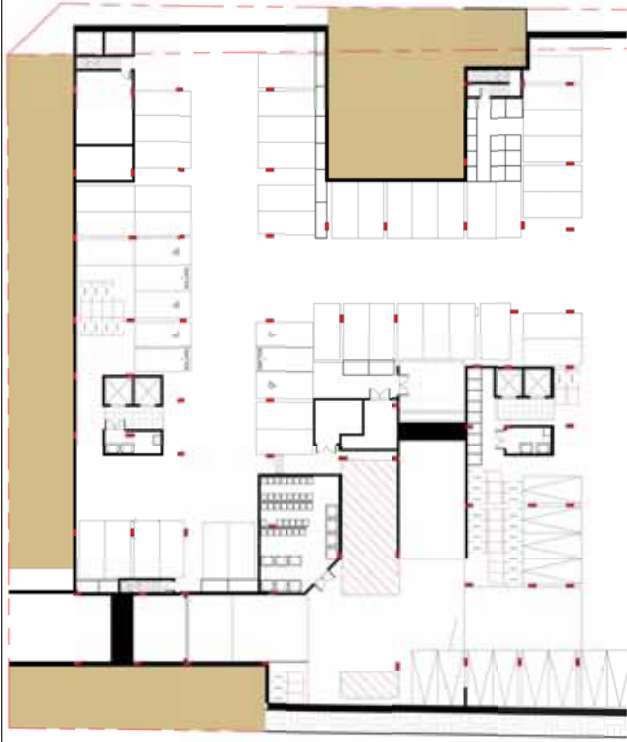


SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER:
LOT128 AND LOT130

**AREA CALC. -
LANDSCAPE AND COS**

DATE:	MAR 2016	SCALE:	AS INDICATED
DRAWN BY:	B.P.	PROJECT NO:	A2057
DATE:	MAR 2016	SCALE:	AS INDICATED
DRAWN BY:	B.P.	PROJECT NO:	A2057
DATE:	MAR 2016	SCALE:	AS INDICATED
DRAWN BY:	B.P.	PROJECT NO:	A2057



DEEP SOIL - LOWER BASEMENT

1 1:250



DEEP SOIL - UPPER BASEMENT

3 1:250



LEVEL 1 GROUND FLOOR PLAN

2 1:250

GENERAL NOTES:

THE DRAWING IS THE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

NOTE FOR BRICKWORK:

ELECTRICAL CUPBOARDS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITH A MINIMUM CLEARANCE OF 100MM FROM THE CEILING AND 100MM FROM THE WALLS.

F.R.L. FOR WALLS

PARKING LEVELS:

- LEFT SHAF - +011000
- FRESH AIRS - +120100
- MECHANICAL ROOMS - +120100
- MECHANICAL ROOMS - +120100
- FRESH AIRS - +0000

COMMERCIAL & RETAIL LEVELS:

- LEFT SHAF - +011000
- VENTILATION & GARAGE SHAFS - +020100
- FRESH AIRS - +0000

RESIDENTIAL LEVELS:

- LEFT SHAF - +011000
- VENTILATION & GARAGE SHAFS - +0000
- FRESH AIRS - +0000
- MECHANICAL ROOMS - +0000
- FRESH AIRS - +0000
- MECHANICAL ROOMS - +0000

NOTES:

1. ALL WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ADEQUACY INTEGRITY (INSULATION) (STRUCTURAL ADEQUACY INTEGRITY (INSULATION))

NO.	DATE	BY	REVISION
1	14/03/2016	J.C.	ISSUE FOR PERMIT
2			



PROJECT:
SCHOFIELD
 38 Pelican Road Schofields

LOT NUMBER:
 LOT 128 AND LOT 130

DRAWING TITLE:
AREA CALC. - DEEP SOIL

DATE:	MAR 2016	SCALE:	AS INDICATED
DRAWN BY:	J.C.	PROJECT NO:	599
CHECKED BY:		REVISION:	A2058
ISSUE NO:	2		



DA ISSUE

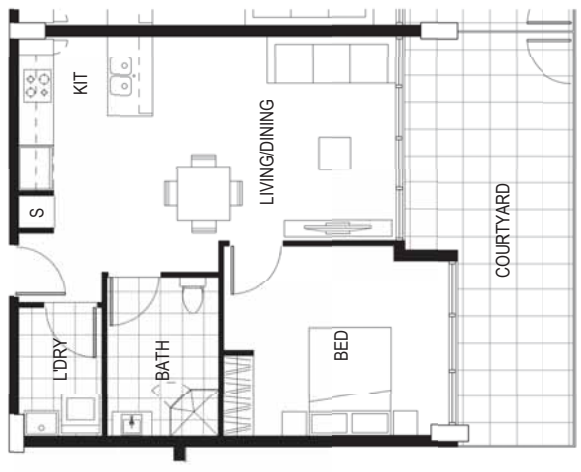
SITE AREA:	REQUIRED	PROPOSED
DEEP SOIL ZONE:	-	4551m ²
	MIN. 7% OF SITE AREA	669m ²
		669m ² /4551m ² = 14.7%

TYPICAL ADAPTABLE UNIT

TOTAL 10 ADAPTABLE DWELLINGS
(10% OF TOTAL 100 RESIDENTIAL UNITS) WITHIN
THE DEVELOPMENT

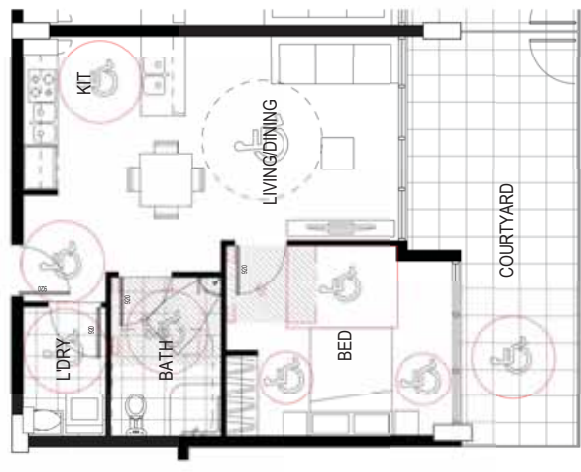
- BUILDING A: 107

- BUILDING A: 106, 206, 207, 307
- BUILDING B: 104, 105, 204, 304, 404



PRE-ADAPTABLE

1 PRE ADAPT - 1BED
1:50



POST-ADAPTABLE

2 POST ADAPT - 1BED
1:50



3 PRE ADAPT - 2BED
1:50



4 POST ADAPT - 2BED
1:50

GENERAL NOTES:

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

NOTE FOR BRICKWORK:

ELECTRICAL CUPBOARDS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS OF THE BUILDING. THE WALLS OF THE EXTERIOR WALLS OF THE BUILDING ARE TO BE CONSTRUCTED WITH BRICKWORK.

F.R.L. FOR WALLS

- LEFT SHAFET - 401/101/20
- FIRE STAIRS - 412/101/20
- MAIN CARPARK FLOOR DOORS - 412/101/20
- FIRE STAIR DOORS - 401/101/20
- COMMERCIAL & RETAIL LEVELS:
- LEFT SHAFET - 401/101/20
- VENTILATION & GARAGE SHAFTS - 412/101/20
- FIRE STAIR DOORS - 401/101/20
- RESIDENTIAL LEVELS:
- LEFT SHAFET - 401/101/20
- VENTILATION & GARAGE SHAFTS - 412/101/20
- FIRE STAIR DOORS - 401/101/20
- VENTILATION & GARAGE SHAFTS - 412/101/20
- FIRE STAIR DOORS - 401/101/20
- VENTILATION & GARAGE SHAFTS - 412/101/20
- FIRE STAIR DOORS - 401/101/20

NO WALLS BELONG TO NONLOADING PUBLIC CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

NO.	DATE	REVISED	BY
1	14/03/2016	REV A	J.C.
2	14/03/2016	REV B	J.C.



PROJECT
SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER
LOT125 AND LOT130

DRAWING TITLE
TYPICAL ADAPTABLE UNITS

DATE	SCALE	REVISION	NO.
MAR 2016	1:50	A2070	2
DRAWN BY	PROJECT NO.	DATE	
J.C.	599		

DATE PLOTTED: 18/05/2017 17:39:29 PM
DRAWING TITLE: TYPICAL ADAPTABLE UNITS
PROJECT NO: 599
DATE: MAR 2016
SCALE: 1:50
REVISION: A2070
NO: 2

TYPICAL LIVABLE UNIT

- BUILDING A: 101, 208, 309, 409, 509
- BUILDING B: 202, 209, 302, 309, 402



TYPICAL LIVABLE UNIT

1 1:50

TOTAL 10 LIVABLE DWELLINGS
(10% OF TOTAL 100 RESIDENTIAL UNITS) WITHIN
THE DEVELOPMENT

GENERAL NOTES:

THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

NOTE FOR BRICKWORK:

ELECTRICAL CUPBOARDS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS OF THE BUILDING. THE WALLS OF THE EXTERIOR WALLS OF THE BUILDING ARE TO BE CONSTRUCTED WITH BRICKWORK.

F.R.L. FOR WALLS

- PARKING LEVELS:**
- LEFT SHAF - +041000
 - FRESH AIRS - +120000
 - VENTILATION & GARAGE SHAFTS - +020000
 - WALKWAY DOORS - +120000
 - FRESH AIR DOORS - +0000
- COMMERCIAL & RETAIL LEVELS:**
- LEFT SHAF - +041000
 - VENTILATION & GARAGE SHAFTS - +020000
 - FRESH AIR DOORS - +0000
- RESIDENTIAL LEVELS:**
- LEFT SHAF - +041000
 - VENTILATION & GARAGE SHAFTS - +020000
 - FRESH AIR DOORS - +0000
 - WALKWAY DOORS - +120000
 - FRESH AIR DOORS - +0000
 - APARTMENT DIVIDING WALLS & WALLS BOUNDING PUBLIC AREAS - +0000

NO. 10 F.L.S. RELATES TO NON-LOAD BEARING CONSTRUCTION & APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

REVISION	DATE	BY
1	1 JAN 20 10 REV A	J.C.



SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER:
LOT125 AND LOT130

TYPICAL LIVABLE UNIT

DATE	SCALE	REVISION	SHEET
MAR 2016	1:50	A2071	1
DRAWN BY	PROJECT NO	DRAWING TITLE	
J.C.	599	TYPICAL LIVABLE UNIT	

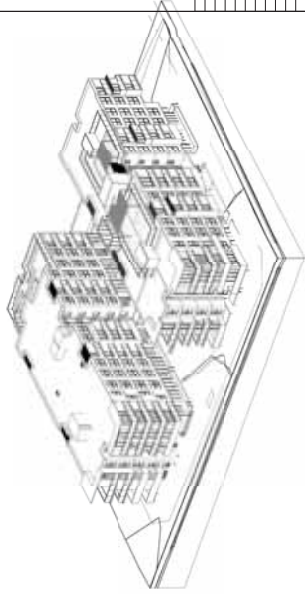
DA ISSUE

GENERAL NOTES:

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11 AM
③



2 PM
⑥



10 AM
②



1 PM
⑤



9 AM
①



12 PM
④



3 PM
⑦

REVISION	DATE	BY



PROJECT
SCHOFIELD
38 Pelican Road Schofields

LOT NUMBER:
LOT125 AND LOT130
DRAWING TITLE:
SOLAR 3D

DATE	SCALE	REVISION	SHEET
MAR 2016	A2080	A2080	A2080
DRAWN BY:	J.C.	PROJECT NO:	599
DATE	SCALE	REVISION	SHEET
MAR 2016	A2080	A2080	A2080



DATE PAGES DIMENSIONS AT ALL TIMES IN FINISHED PRINTING. THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OF ANY KIND. THE DRAWING IS THE PROPERTY OF THE DEVELOPERS. THE DEVELOPERS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

GENERAL NOTES:

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NOTE FOR BRICKWORK:

ELECTRICAL CONDUITS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXISTING INTERIORS WITHIN THE EXISTING WALLS.

F.R.L. FOR WALLS

PARKING LEVELS:

- LEFT SHAFT -41100103
- PRESTAIRS -41201102
- MECHANICAL ROOMS -41201103
- PRESTAIR DOORS -40010

COMMERCIAL & RETAIL LEVELS:

- LEFT SHAFT -40110102
- VENTILATION GARBAGE SHIFTS -4020103
- PRESTAIR DOORS -40010

RESIDENTIAL LEVELS:

- LEFT SHAFT -40110102
- VENTILATION GARBAGE SHIFTS -4020103
- PRESTAIR DOORS -40010
- PRESTAIR DOORS -40010
- PRESTAIR DOORS -40010
- PRESTAIR DOORS -40010
- APARTMENT DIVIDING WALLS & WALLS BOUNDING PUBLIC

NO. ALL LEVELS RELATES TO UNLOADING/LOADING CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

NO.	REV	DATE	REVISION	BY
4	REV F	2017		BP
3	REV E			BP
2	REV D			BP
1	REV C			BP
	REV B			BP
	REV A			BP

18 Pelican Road, Scarborough, North Yorkshire YO11 2JF
 01753 832966
 info@thebathia.com

PROJECT:
SCHOFIELD
 38 Pelican Road Schofields

LOT NUMBER:
 LOT12B AND LOT13D

DRAWING TITLE:
 3D VIEWS 1.

DATE:	MAR 2016	SCALE:	A2090
DRAWN BY:	J.C	PROJECT NO:	599
DATE:		SCALE:	M32:1

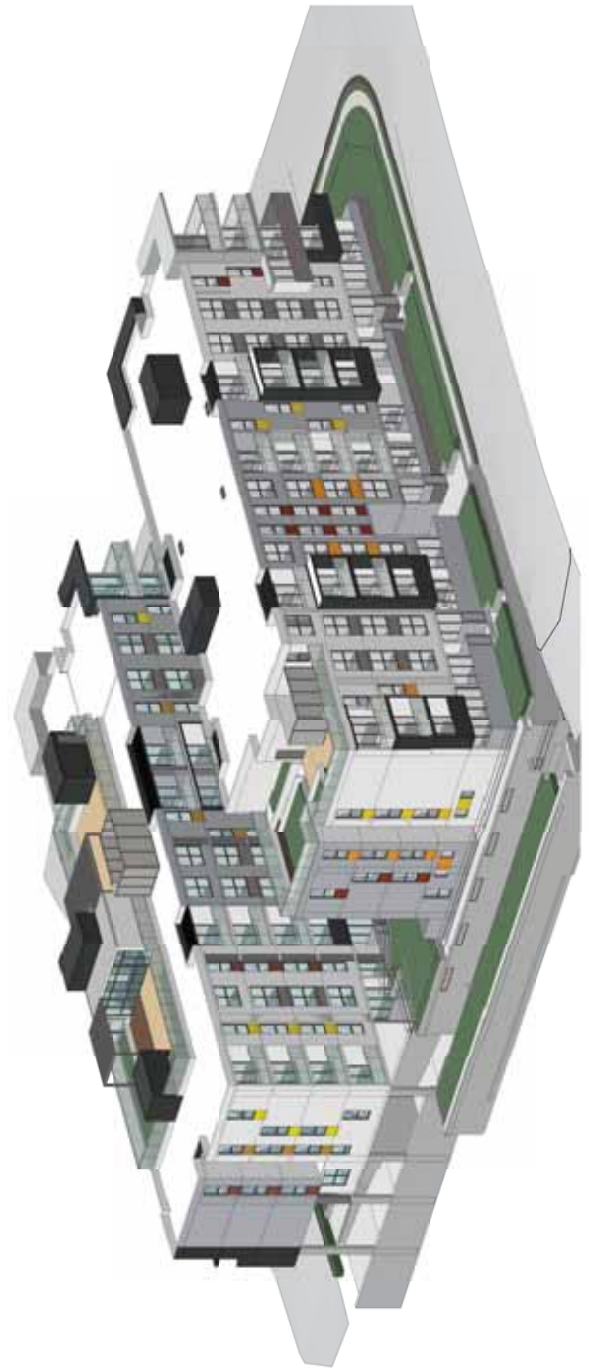
DATE PREPARED DRAWING AT ALL TIMES IN FULL COMPLIANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATIONS AND STANDARDS AND SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED IN CONNECTION WITH THE DRAWING.

DA ISSUE	
DATE	18/05/2017
BY	J.C
NO.	4



NORTH WEST VIEW

①



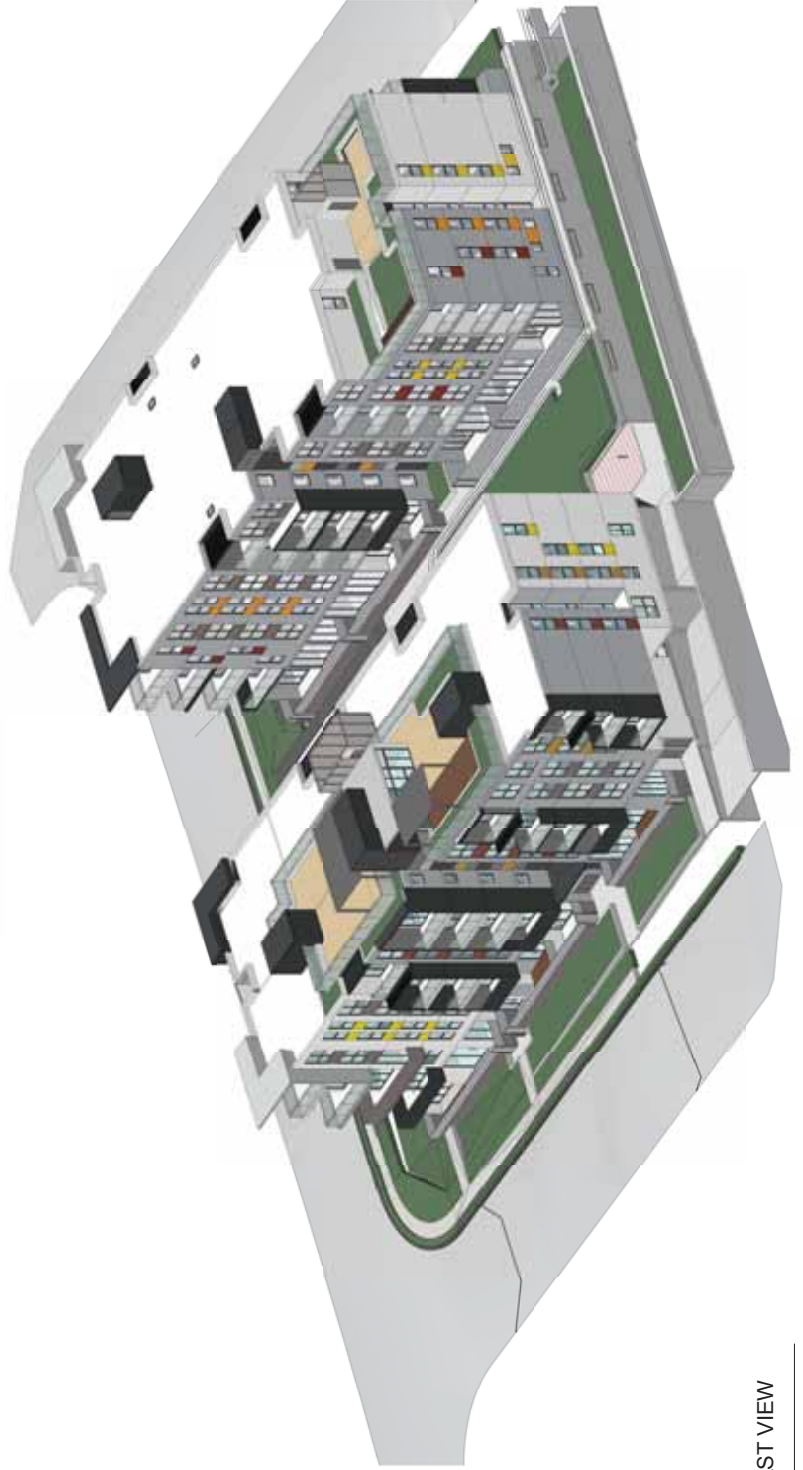
SOUTH EAST VIEW

②



NORTH EAST VIEW

1



SOUTH EAST VIEW

2

GENERAL NOTES:

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NOTE FOR BRICKWORK:

ELECTRICAL COPROBANDS ON RESIDENTIAL FLOORS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS. THE COPROBANDS ARE TO BE INSTALLED WITHIN THE WALLS OF THE EXTERIOR WALLS.

F.R.L. FOR WALLS

- PARKING LEVELS:
 - LEFT SHEET: +0410000
 - PRESTAIRS: +128000
 - MAIN CARPARK FLOOR: +0000
 - PRESTAIR DOORS: +0000
- COMMERCIAL & RETAIL LEVELS:
 - LEFT SHEET: +0410000
 - VENTILATION & GARAGE SHEETS: +02000
 - PRESTAIR DOORS: +0000
 - VENTILATION & GARAGE SHEETS: +0000
 - LEFT SHEET: +0410000
 - VENTILATION & GARAGE SHEETS: +0000
 - PRESTAIR DOORS: +0000
 - VENTILATION & GARAGE SHEETS: +0000
- RESIDENTIAL LEVELS:
 - LEFT SHEET: +0410000
 - VENTILATION & GARAGE SHEETS: +0000
 - PRESTAIR DOORS: +0000
 - VENTILATION & GARAGE SHEETS: +0000
 - LEFT SHEET: +0410000
 - VENTILATION & GARAGE SHEETS: +0000
 - PRESTAIR DOORS: +0000
 - VENTILATION & GARAGE SHEETS: +0000

NO. ALL F.L.S. RELY ON WALLS BOUNDING PUBLIC CONSTRUCTION AS APPLICABLE CODE DEFINITION (STRUCTURAL ADEQUACY/INTEGRITY/INSULATION)

NO.	DATE	DESCRIPTION	BY
4	2017	REV F	BP
3	2017	REV C	BP
2	2017	REV B	BP
1	2017	REV A	BP
DATE		REVISION	BY



PROJECT
SCHOFIELD
 38 Pelican Road Schofields

LOT NUMBER
 LOT128 AND LOT130

DRAWING TITLE
 3D VIEWS 2.

DATE	MAR 2016	SCALE	AS SHOWN
DRAWN BY	599	PROJECT NO	A2091
AUTHOR			4

DATE PLOTTED: 03/03/2016 AT 11:58 AM
 PLOT FILE: C:\Users\jdoon\Documents\Bathla\Bathla\Bathla_V16_C3.dwg
 PLOT SCALE: 1:1000

DA ISSUE

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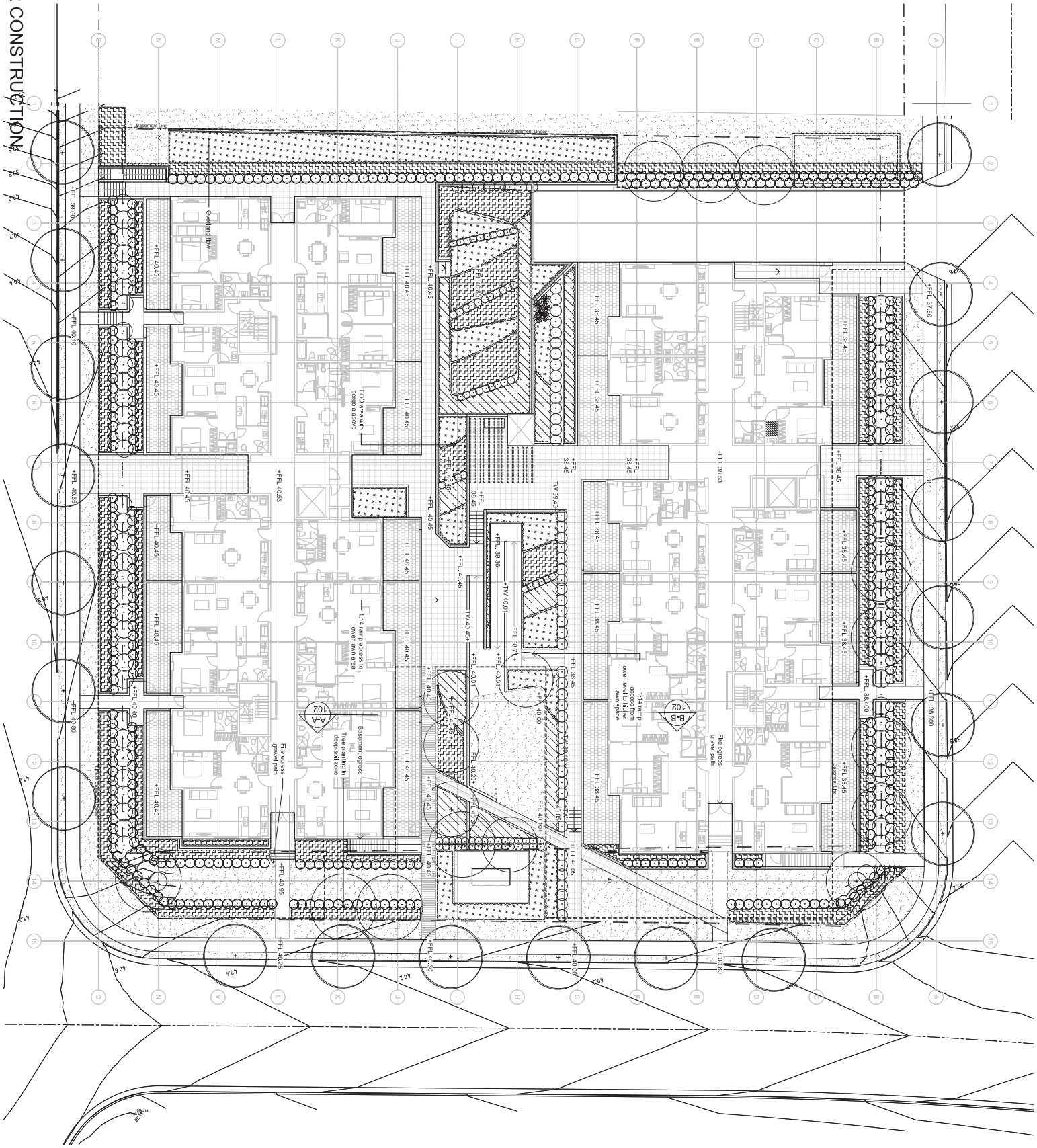
The contractor shall verify all work on the site and shall be responsible for any errors or omissions on the site. Do not scale this drawing. All vertical dimensions are shown with the dimension line. All horizontal dimensions are shown with the dimension line. All dimensions are in millimeters unless otherwise stated.

DATE: 14/01/2016
 DRAWN BY: SB
 CHECKED BY: DM

PROJECT: DEVELOPMENT APPLICATION
 CLIENT: Universal Property Group Pty Ltd

SCALE: 1:150 @ A1
 DRAWING NUMBER: SS15-3-176

- LEGEND**
- Proposed Boundary
 - Boundary Line
 - Proposed Footprint
 - Proposed Street Tree
 - Tree
 - Grasses & Ground Covers
 - Shrubs & Mulching
 - Timber Decking
 - Stone/Kledge
 - Wall
 - Proposed Stairs
 - Terrace/Lift Platform
 - Type 1 - Unfinished
 - Type 2 - Finished
 - Pavement



NOT FOR CONSTRUCTION

SITE IMAGE

Project: Lot 12B & 13D
 54 Pelican Rd Schofields

Client: Universal Property Group Pty Ltd

Drawing Name: Landscape Plan

DEVELOPMENT APPLICATION

Landscape Architects

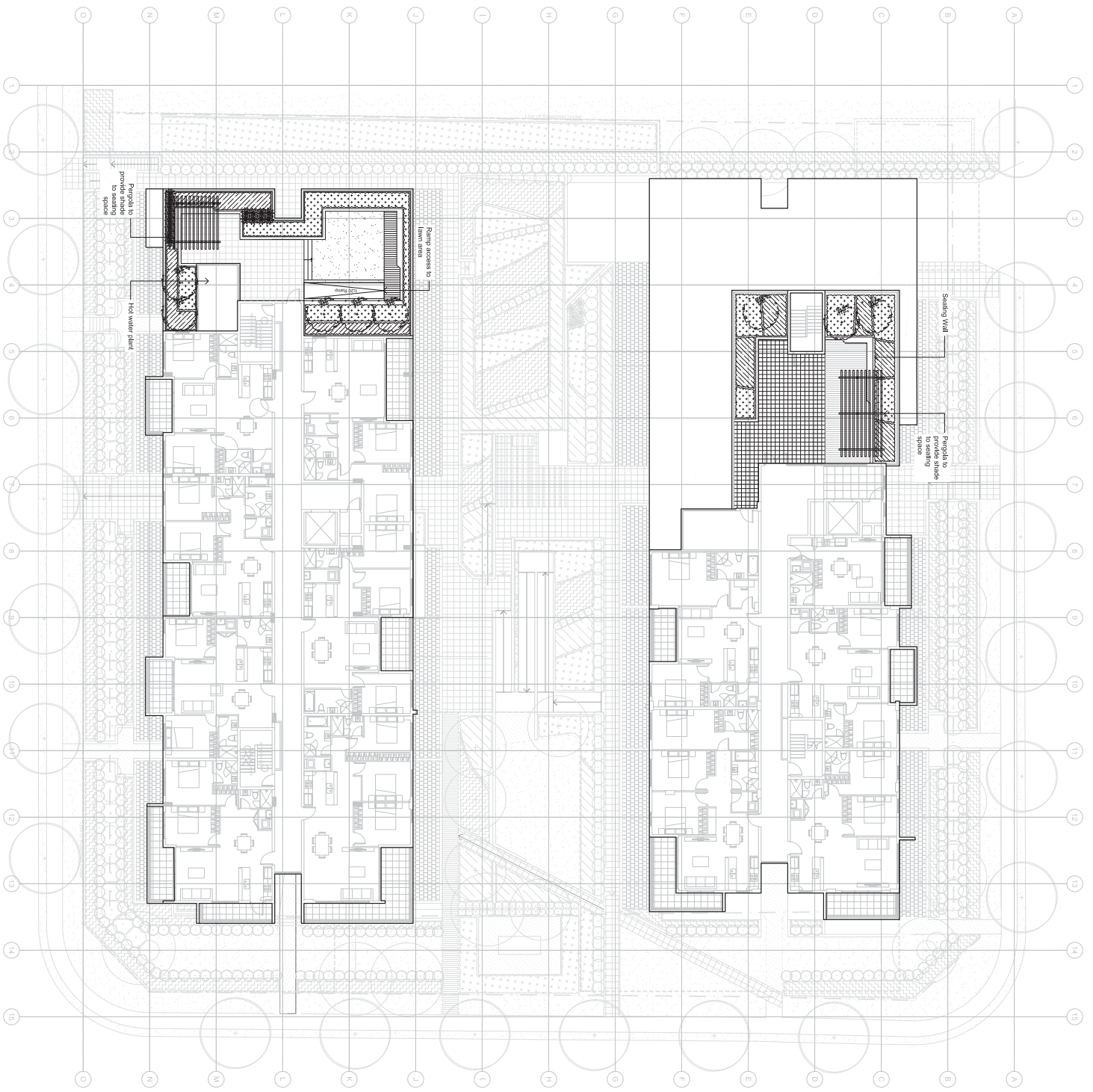
101 B

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The contractor shall check and verify all work on the finality work by the client. The contractor shall ensure that all work is completed in accordance with the approved plans and specifications. The contractor shall be responsible for any and all costs and expenses incurred in connection with the enforcement of its intellectual property rights.

DATE: 14/01/2015
 DRAWN BY: SB
 CHECKED BY: LML
 DATE: 15/02/2015

- PROJECT: PRINCIPAL ARCHITECTURE
 CLIENT: UNIVERSAL PROPERTY GROUP PTY LTD
 PROJECT NO: 12B & 13D
 DATE: 14/01/2015
- LEGEND**
- Proposed Tree
 - Tree
 - Grass & Ground Covers
 - Timber Decking
 - Wall
 - Sealing Wall
 - Proposed Slabs
 - Proposed Lift-Platform
 - Type 1
 - Proposed



CLIENT:
 Universal Property Group Pty Ltd

PROJECT:
 Lot 12B & 13D
 54 Pelican Rd Schofields

SITE IMAGE

Unit 1 - 54 Daniel Power
 Residents NSW 2015
 Australia
 Tel: (61) 21 5322 5000
 Fax: (61) 21 5322 5002
 www.sandbimage.com.au
 S&B Image (NSW) Pty Ltd
 ABN: 60 202 200

LANDSCAPE ARCHITECTS

DEVELOPMENT APPLICATION

Landscape Plan Level 5 & 6

Scale: 1:150 @ A1

102 B

NOT FOR CONSTRUCTION

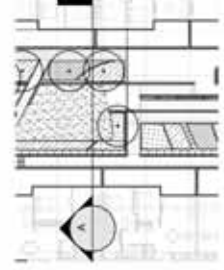
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REQUIREMENT APPLICATION

Item	Revised Description	LR	SR	LR	SR	LR	SR	LR	SR	LR	SR
A	DEVELOPMENT APPLICATION	LR	SR	LR	SR	LR	SR	LR	SR	LR	SR

LEGEND



Universal Property Group Pty Ltd

Project:
Lot 12B & 13D
54 Pelican Rd Schofields

SITE IMAGE

Landmark Australia
Number: 1234 5678
Date: 01/01/2015
Name: John Doe
Address: 123 Main St, Sydney NSW 1500
Phone: 02 1234 5678

DEVELOPMENT APPLICATION

Planning Name:
Section AA

Scale: 1:50 @ A1
Job Number:
SS15-3176

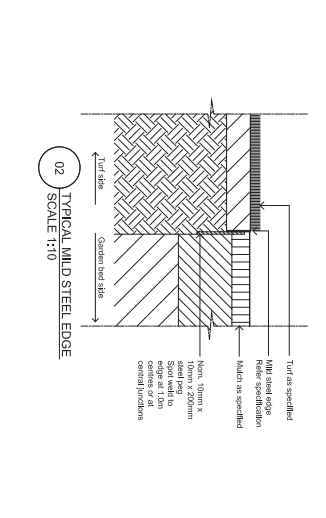
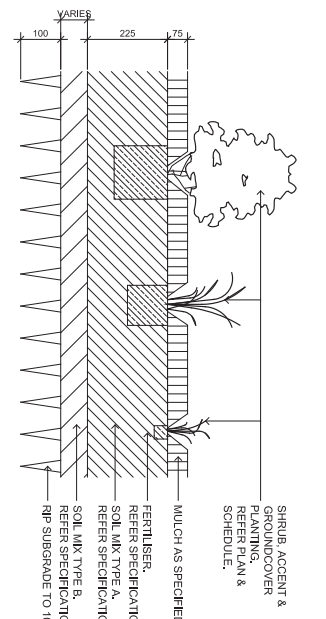
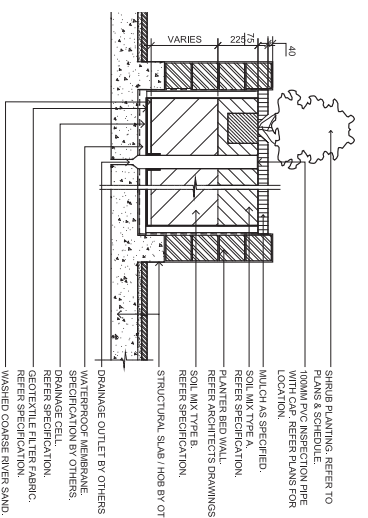
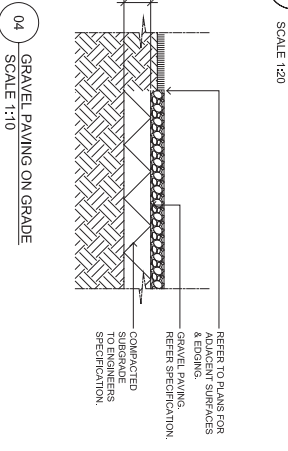
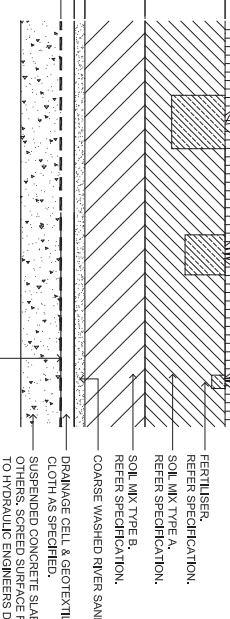
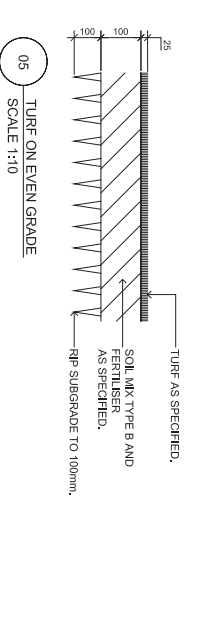
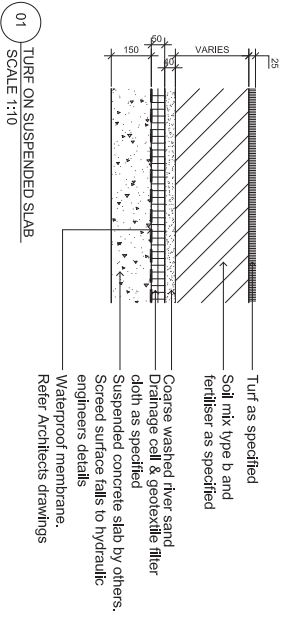


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The contractor shall design and verify all work on the finality plan by the contractor and shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The contractor shall ensure that all work is completed in accordance with the relevant standards and specifications. The contractor shall be responsible for the safety of all workers and the public during the construction of the project. The contractor shall be responsible for the removal of all waste and debris from the site. The contractor shall be responsible for the protection of all existing trees and vegetation on the site. The contractor shall be responsible for the installation of all irrigation systems and other infrastructure. The contractor shall be responsible for the maintenance of all infrastructure during the construction of the project. The contractor shall be responsible for the completion of all work by the agreed completion date. The contractor shall be responsible for the provision of all necessary resources and equipment for the construction of the project. The contractor shall be responsible for the coordination of all work with the other contractors and subcontractors. The contractor shall be responsible for the communication of all progress and issues to the client and the design team. The contractor shall be responsible for the management of all risks associated with the construction of the project. The contractor shall be responsible for the compliance with all applicable laws and regulations. The contractor shall be responsible for the safety of all workers and the public during the construction of the project. The contractor shall be responsible for the protection of all existing trees and vegetation on the site. The contractor shall be responsible for the installation of all irrigation systems and other infrastructure. The contractor shall be responsible for the maintenance of all infrastructure during the construction of the project. The contractor shall be responsible for the completion of all work by the agreed completion date. The contractor shall be responsible for the provision of all necessary resources and equipment for the construction of the project. The contractor shall be responsible for the coordination of all work with the other contractors and subcontractors. The contractor shall be responsible for the communication of all progress and issues to the client and the design team. The contractor shall be responsible for the management of all risks associated with the construction of the project. The contractor shall be responsible for the compliance with all applicable laws and regulations.

1	DESIGN CONCEPT DEVELOPMENT	L14	28	14/10/2016
2	PRELIMINARY DESIGN	L14	28	14/10/2016
3	SCHEMATIC DESIGN	L14	28	14/10/2016
4	CONCEPT DEVELOPMENT	L14	28	14/10/2016
5	PRELIMINARY DESIGN	L14	28	14/10/2016
6	SCHEMATIC DESIGN	L14	28	14/10/2016
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96	SCHEMATIC DESIGN	L14	28	14/10/2016
97	CONCEPT DEVELOPMENT	L14	28	14/10/2016
98	PRELIMINARY DESIGN	L14	28	14/10/2016
99	SCHEMATIC DESIGN	L14	28	14/10/2016
100	CONCEPT DEVELOPMENT	L14	28	14/10/2016



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REQUIREMENT APPLICATION
 Date: 14/05/2015
 Issue: 01
 Status: Draft

LEGEND

- Property Boundary
- Proposed Pavement
- Proposed Lawn
- Proposed Trees
- Proposed Shrubs & Climbers
- Proposed Decking
- Proposed Path
- Proposed Wall
- Proposed Stairs
- Proposed Light Fixing
- Proposed Planting

REVISIONS

No.	Description	Date	By
1	Issue for Approval	14/05/2015	[Signature]

Universal Property Group Pty Ltd

Project: Lot 12B & 13D
 54 Pelican Rd Schofields

SITE IMAGE
 Location: 54 Pelican Rd
 Date: 14/05/2015
 Scale: 1:100 @ A1
 Drawing Number: SS15-3176

DEVELOPMENT APPLICATION
 Landscape Plan Level 5 & 6
 Colour

Scale: 1:100 @ A1
 Drawing Number: SS15-3176
 Sheet: C102 B

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