PROPOSED STAGED SENIORS VILLAGE & INDEPENDENT LIVING APARTMENTS WITH COMMUNAL FACILITIES, PARKING AND LANDSCAPE AREAS







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No.	DESCRIPTION	SCALE @ A3
A-000	TITLE SHEET	NTS
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A-002	SITE ANALYSIS	NTS
A-003	PHOTOMONTAGE 01	NTS
A-004	PHOTOMONTAGE 02	NTS
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A-010	PHOTOMONTAGE 05	NTS
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A-401	COLOUR AND MATERIALS SCHEDULE 01	NTS
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A-403	ARTIST IMPRESSION 01	NTS
A-404	ARTIST IMPRESSION 02	NTS
A-501	EXISTING SURVEY PLAN	1:800
A-601	DEMOLITION AND SITE MANAGEMENT PLAN	1:800



^{at} I ARCADIA STREET, WARILLA

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DEVELOPMENT SUMMARY

Site Area (m²)	22,02	7m ²		oposed	
Shellharbour LEP 2013					
Land use	R3 Medium Density	Residential	Resident	ial Apartments	
FSR	0.7:1	Residential	Resident	0.7:1	
Height (m)	<u> </u>		Max H	leight: 13.5m	
	711				
	RESIDENTIAL	l bdrm	2 bdrm	3 bdrm	Unit
Building A	GFA		3	6	Totals 9
Ground		-	3	7	10
Level I Level 2	1238.2m ²	-	3	4	5
Total GFA	672.2m ² 3083.9m ²	-	7	17	24
Unit Mix	3063.7111	-	29%	71%	100%
Onic Pix		-	27/6	/ 1/6	100%
D	RESIDENTIAL GFA	l bdrm	2 bdrm	3 bdrm	Unit Totals
Building B			-		
Ground	687.5m ²	-	5	-	5
Level I	915.3m ²	-	5	3	8
Level 2	914.5m ²	-	5	3	8
Total GFA	2517.3m ²	-	15	6	21
Unit Mix		-	71%	29%	100%
Building C	RESIDENTIAL GFA	l bdrm	2 bdrm	3 bdrm	Unit Totals
Ground	770.0m ²	-	5	I	6
Level I	1051.9m ²	_	5	4	9
Level 2	1051.5III-	-	5	4	9
Total GFA	2876.0m ²	_	15	9	24
Unit Mix	2070.0.0	-	62%	38%	100%
Building D	RESIDENTIAL GFA	l bdrm	2 bdrm	3 bdrm	Unit Totals
Ground	631.3m ²	-	4	I	5
Level I	922.8m ²	1	7	I	9
Level 2	444.0m ²	-	4	-	4
Total GFA	1998.1m ²	I	15	2	18
Unit Mix		6%	83%	11%	100%
Building E	RESIDENTIAL GFA	l bdrm	2 bdrm	3 bdrm	Unit Totals
Ground	403.6m ²	-	3	-	3
Level I	698.6m ²	2	5	-	7
Level 2	344.8m ²	-	3	-	3
Total GFA	1447.0m ²	2	П	-	13
Unit Mix		15%	85%	-	100%
Building F	RESIDENTIAL GFA	l bdrm	2 bdrm	3 bdrm	Unit Totals
Ground	633.5m ²	-	4	I	5
Level I	926.8m ²	1	7	I	9
Level 2	444.0m ²	-	4	-	4
Total GFA	2004.3m ²	I	15	2	18
Unit Mix		6%	83%	11%	100%
Combined Overall	RESIDENTIAL GFA	l bdrm	2 bdrm	3 bdrm	Unit Totals
Block A - F GFA	13926.6m ²				. Stuis
Community Hub	289m ²				
Multi - Purpose Building	304m ²				
Total GFA	14519.6m ²	4	78	36	118

Figure A: Land Zoning Map



Zone	Primary Production
RU2	Rural Landscape
RU5	Transition
things of	Construction of the second
R2	Low Density Residential
R3	Medium Density Residential
RS	Large Lot Residential
B1	Neighbourhood Centre
82	Local Centre
63	Commercial Core
84	Mixed Use
BS	Business Development
87	Business Park
IN1	General Industrial
IN2	Light Industrial
SP1	Special Activities
SP2	Infrastructure
RE1	Public Recreation
RE2	Private Recreation
El	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
W1	Natural Waterways
W2	Recreational Waterways
DM	Deferred Matter
MD	SEPP (Major Development) 2005
Cadar	No.
Cadas	tre

HIGHTE AV

R3 Medium Density Residential

Figure B: Floor Space Ratio Map

Figure D: Height of Building Map





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			200	
	NatHERS Therm	al Performance Specification - Wa	rilla	
		External Walls		
Wall Type	Insulation	Colour	Comments	
Brick Veneer	R2.5	Med - SA 0.475 - 0.70	Ground and Level 1, as per elevations	
Metal Cladding	R2.5	Med - SA 0.475 - 0.70	Level 1 and 2, as per elevations	
		SA - Solar Absorptance	•	
		Internal Walls		
Wall Type	Insulation		Comments	
Plasterboard Stud	None		Internally in units	
Plasterboard Stud	None	Party	walls between dwellings	
Plasterboard Stud	None	Sh	ared walls with lobby	
Concrete Panel/Blockwork	None	Sha	red walls with stairs/lift	
		Floors		
Floor Type	Insulation		Comments	
Concrete	None	All unit	s with adjoining unit below	
Suspended concrete	R2.1	All ground level	units of Building A above basement	
		Ceilings		
Ceiling Type	Insulation	Comments		
Plasterboard	None		Unit above	
Plasterboard	R2.5	R2.5 Air/balcony above		
Insulation loss due to downlights I	has been modelled in this asses	sment. A sealed exhaust fan has be ensuite.	en included in every kitchen, bathroom, laundry and	
		Roof		
Roof Type	Insulation	Colour	Comments	
Metal	R1.3 foil-faced blanket	Med - SA 0.475 - 0.70	Throughout (unventilated roof space)	
		SA - Solar Absorptance		
		Glazing		
Opening type	U-Value	SHGC	Glazing & Frame Type	
iliding + Fixed (Throughout)	5.4	0.58	e.g. Single glazed clear low-e Aluminium frame	
Awning (Throughout)	5.4	0.49	e.g. Single glazed clear low-e Aluminium frame	
U and SHGC values are based on t		Glazing systems to be installed mus of the above specified values.	t have an equal or lower U value and a SHGC value \pm	
		Skylights		
Skylight Type	E	rame Type	Comments	
Double glazed Velux	Timbe	er & Aluminium	U-Value: 2.7 SHGC: 0.24	
		Ceiling fans	0110010124	
Size	1	Location	Comments	
1200mm diameter	Living of: UA	201, A203, A205, A206	na	
1200mm diameter		, , , ,	1	

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Figure C: Heritage Map



Herit	tage
12	Conservation Area - General
Π	Conservation Area - Landscape
	Item - General
	Item - Landscape
Cada	sstre
-	Cadastre 23/11/2012 @ Shellharbour City Council





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PHOTOMONTAGE 01 (CORNER OF GEORGE AND ARCADIA STREET)



in writing by



scale	NTS			
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PHOTOMONTAGE 02 (LOOKING EAST ALONG GEORGE ST TOWARDS CORNER OF ARCADIA STREET)







scale	NTS			
date	JULY 2023			
drawn	SJ	chkd	ADM	
drawing				
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CONTEXTUAL STREETSCAPE ARCADIA ST ASPECT



CONTEXTUAL STREETSCAPE GEORGE ST ASPECT



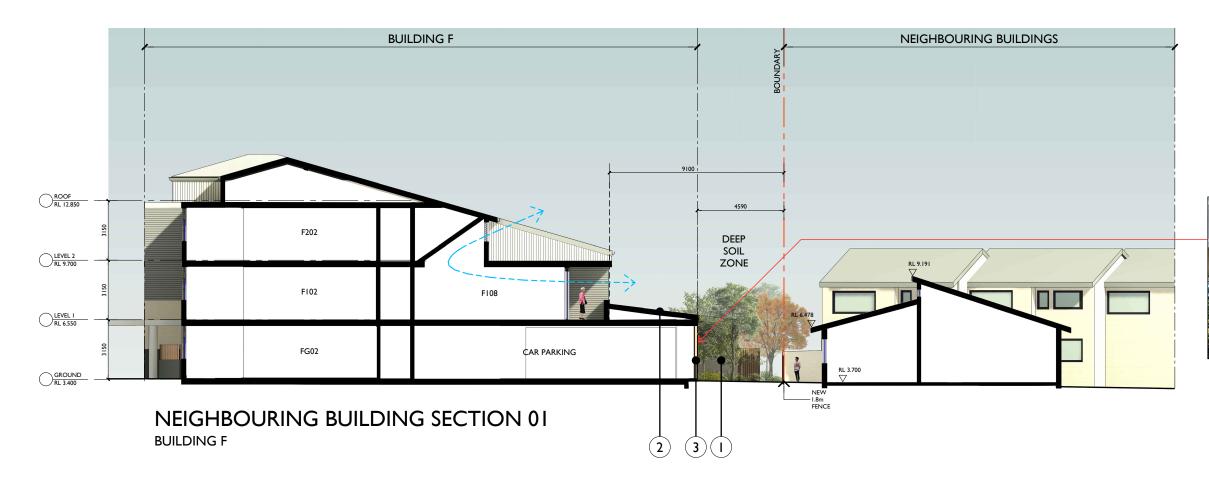
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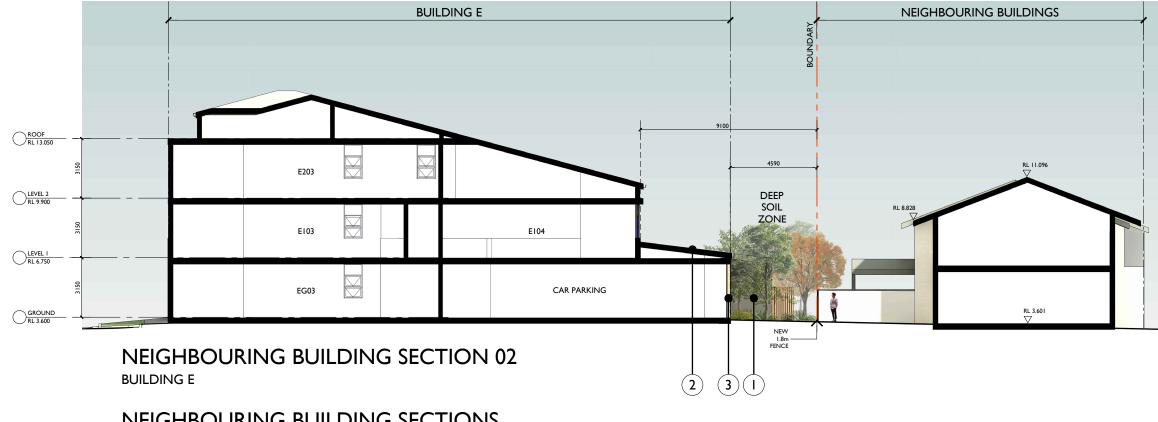


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NEIGHBOURING BUILDING SECTIONS



MATERIALS LEGEND



 $\frac{\bigtriangleup}{02}$ <u></u> 01 LOCALITY PLAN





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PHOTOMONTAGE 03 (LOOKING NORTH FROM NEIGHBOURING SITE'S PRIVATE DRIVEWAY TOWARDS PROPOSED DEVELOPMENT)



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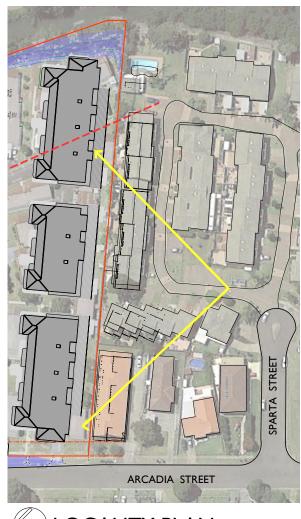


PHOTOMONTAGE 04 (LOOKING NORTH FROM NEIGHBOURING SITE TOWARDS PROPOSED DEVELOPMENT)



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LOCALITY PLAN

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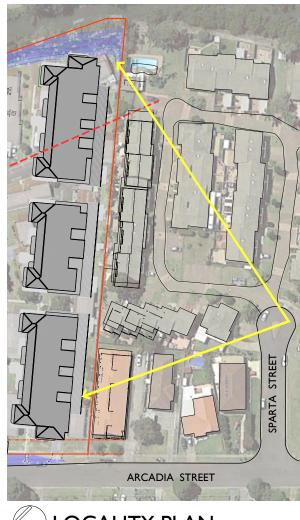


PHOTOMONTAGE 05 (LOOKING NORTH FROM SPARTA STREET TOWARDS "SEA BREEZE GARDENS" AND THE PROPOSED DEVELOPMENT)



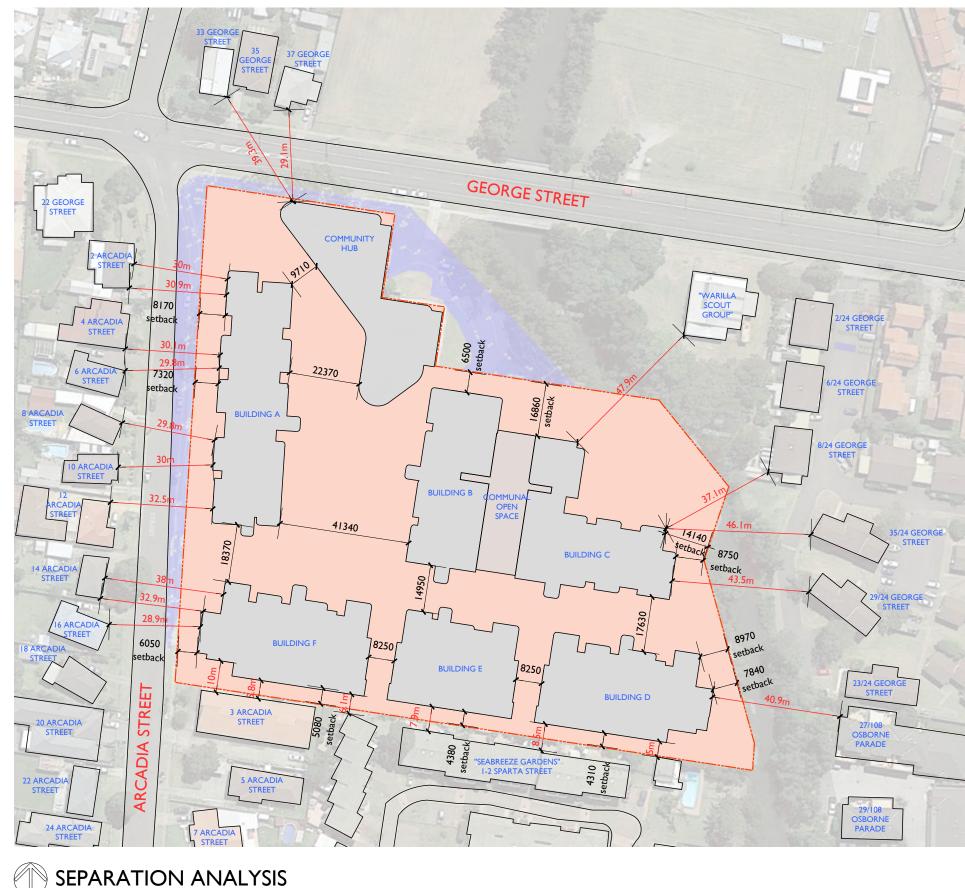








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SEPARATION ANALYSIS

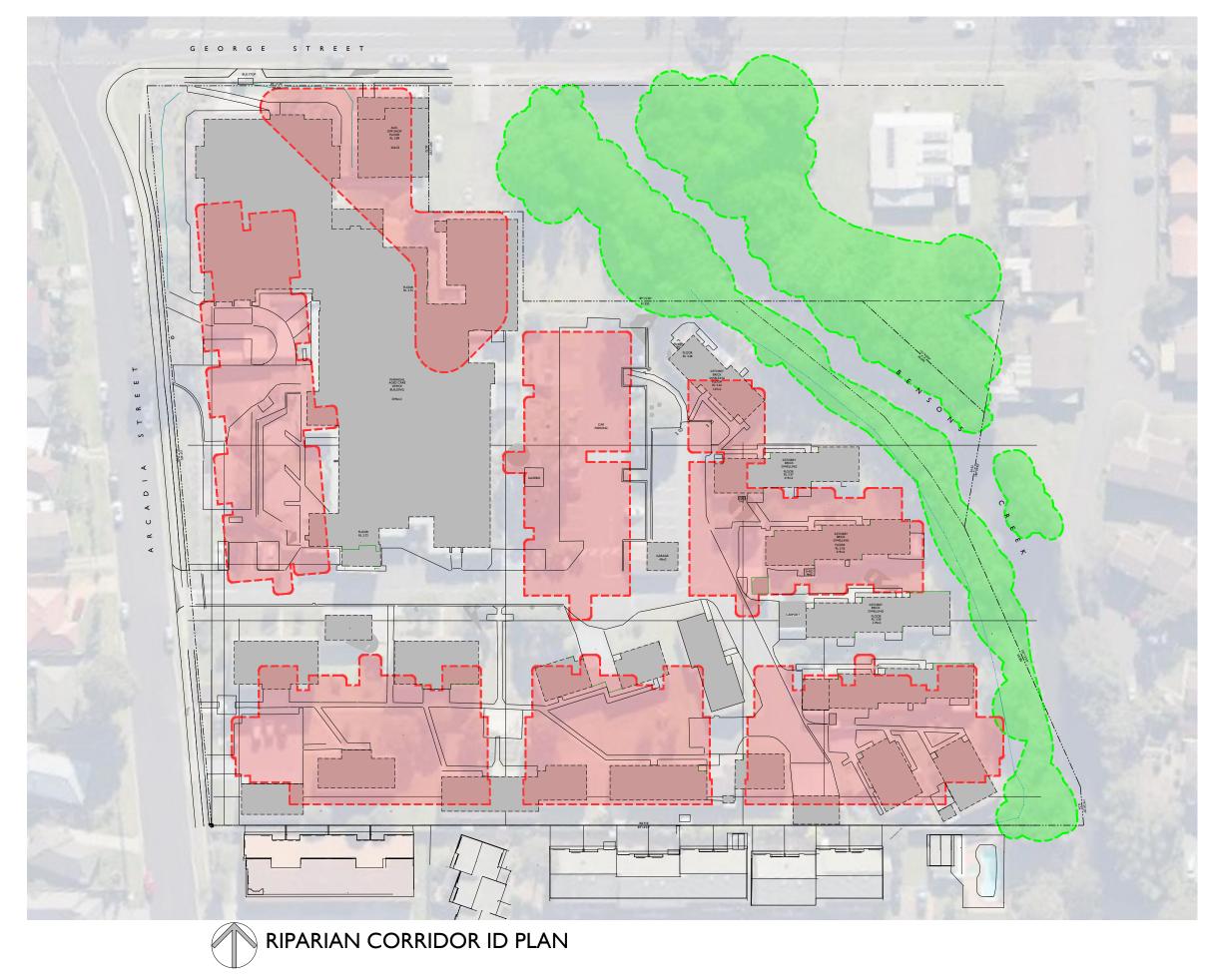
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LEGEND



EXISTING FOOTPRINT

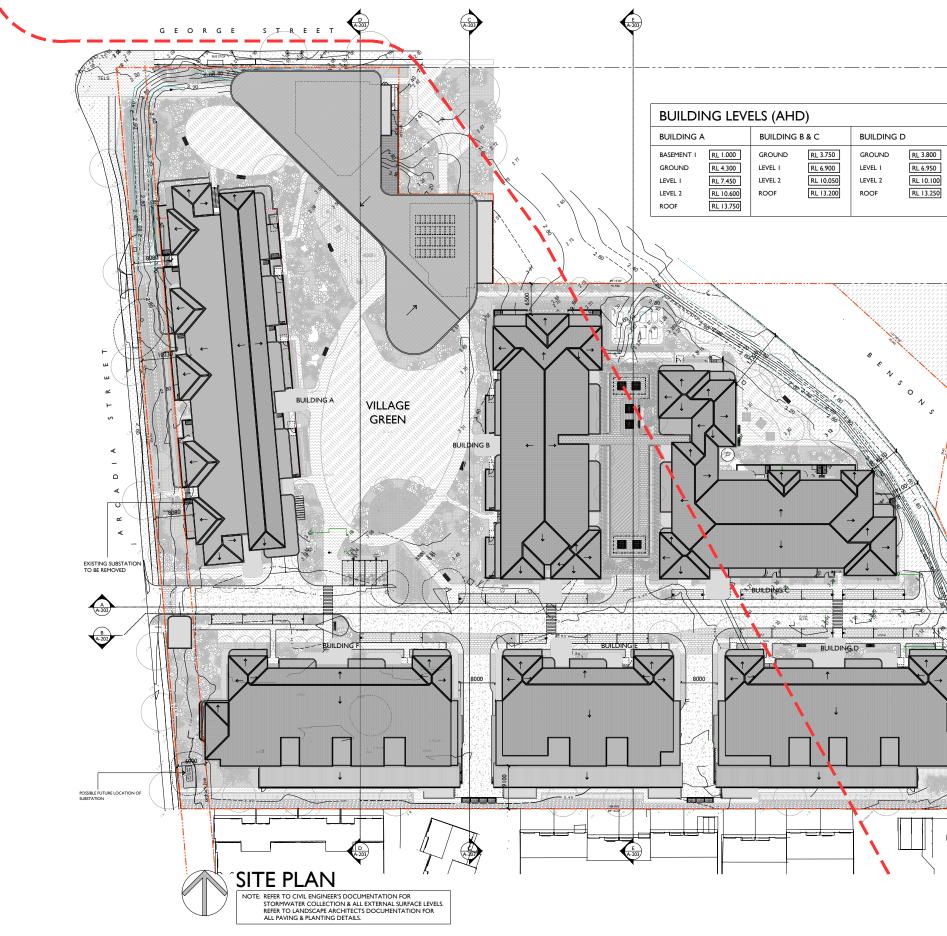


PROPOSED DEVELOPMENT FOOTPRINT

RIPARIAN CORRIDOR / TREE CANOPY FOOTPRINT -NIL IMPACT NIL REMOVED

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ISSUE DATE DESCRIPTION

	BUILDING E	BUILDING F	OP SHOP / COMMUNITY HALL
0	GROUND RL 3.800	GROUND RL 3.800	GROUND RL 3.300



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	BUILDING	Ε	BUILDING	G F
2	LEVEL I	RL 6.950	LEVEL I	RL 6.950



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	BUILDING	Ε	BUILDING	G F
00	LEVEL 2	RL 10.100	LEVEL 2	RL 10.100

LEGEND SUNLIGHT ACCESS CROSS VENTILATION

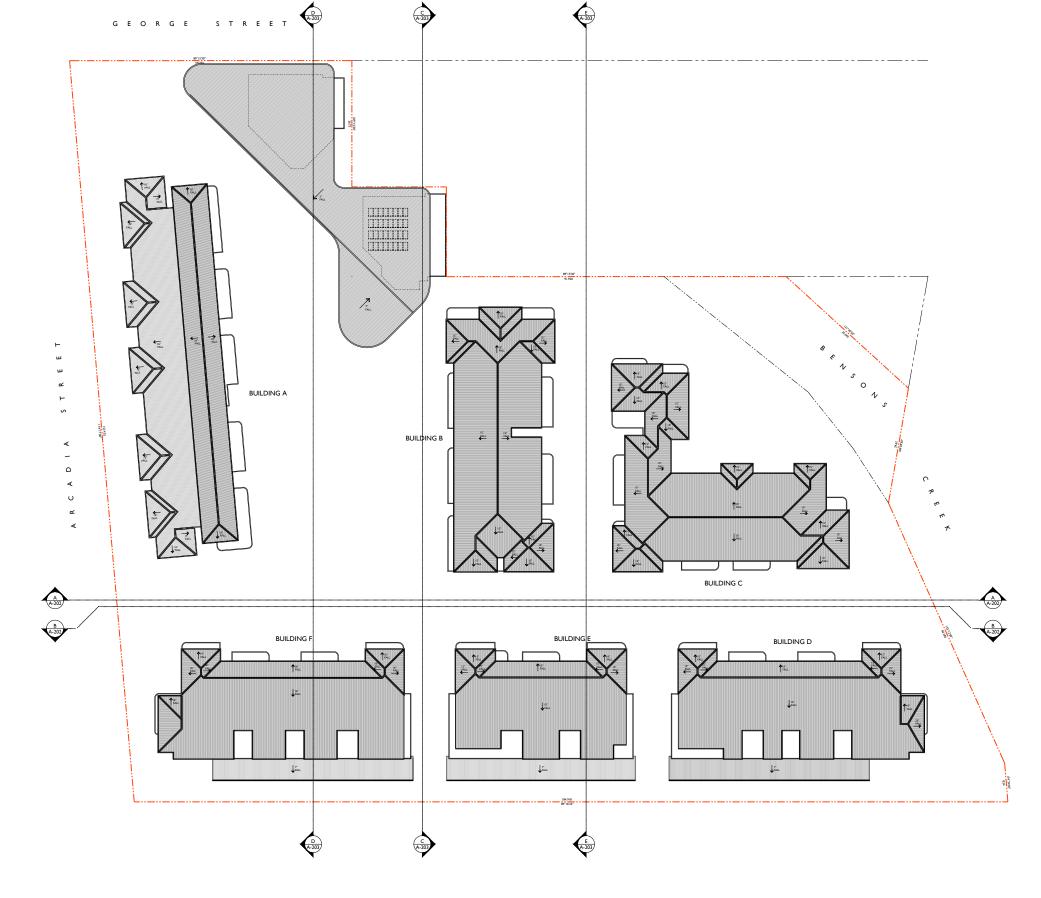
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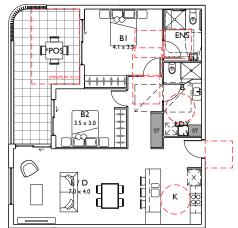
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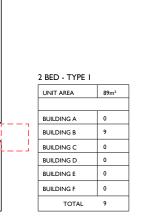






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84m²

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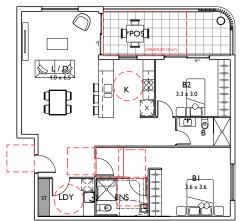
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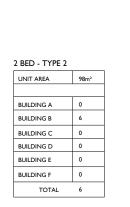
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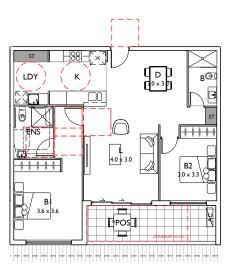
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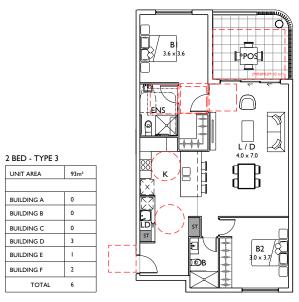
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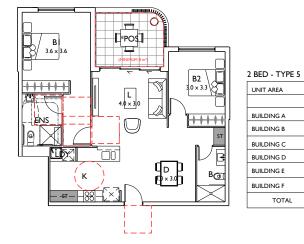
TOTAL

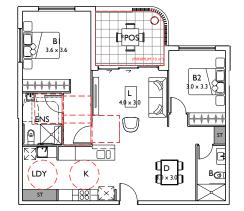












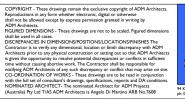
2 BED - TYPE 6	
UNIT AREA	89m ²
BUILDING A	0
BUILDING B	0
BUILDING C	15
BUILDING D	3
BUILDING E	3
BUILDING F	3
TOTAL	24

UNIT AREA	96m ²
BUILDING A	0
BUILDING B	0
BUILDING C	0
BUILDING D	0
BUILDING E	I
BUILDING F	1
TOTAL	2

PLAN TYPES

* PRIVATE OPEN SPACE (POS) VARIES BETWEEN COURTYARDS / TERRACES / BALCONIES. ORIENTATION MAY VARY BETWEEN BUILDINGS. UNIT AREAS INDICATE INTERNAL AREAS ONLY







2 BED - TYPE 4

UNIT AREA	91 m²
BUILDING A	0
BUILDING B	0
BUILDING C	0
BUILDING D	2
BUILDING E	2
BUILDING F	2
TOTAL	6

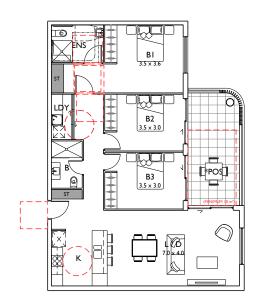


2 BED - TYPE 8

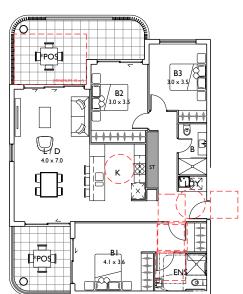
90m²
7
0
0
4
4
4
19

I ARCADIA STREET, WARILLA

scale	1:100 @ A1	1:200 @) A3		
date	JULY 2023				
drawn	SJ	chkd	ADM		
drawing					
DEVEL	OPMENT APP	LICATIC	N		
TYPICA	AL LAYOUT 2	BED			
Project N	۱o.	Drawing	No.	issue	
2020-14	4	A-106		В	



3 BED - TYPE I	
UNIT AREA	108m ²
BUILDING A	17
BUILDING B	6
BUILDING C	4
BUILDING D	0
BUILDING E	0
BUILDING F	0
TOTAL	27

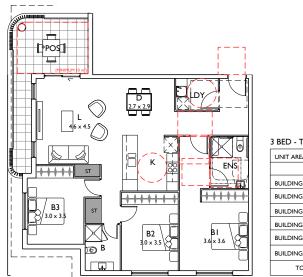


3 BED - TYPE 2 UNIT AREA

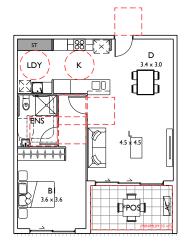
BUILDING A	0
BUILDING B	0
BUILDING C	2
BUILDING D	0
BUILDING E	0
BUILDING F	0
TOTAL	2

108m²

B3 3.0 x 3.5	B2 32 x 36	ENS BI 3.6×32



3 BED - TYPE 5	
UNIT AREA	108m ²
BUILDING A	0
BUILDING B	0
BUILDING C	0
BUILDING D	2
BUILDING E	0
BUILDING F	2
TOTAL	4



PLAN TYPES

* PRIVATE OPEN SPACE (POS) VARIES BETWEEN COURTYARDS / TERRACES / BALCONIES. ORIENTATION MAY VARY BETWEEN BUILDINGS. UNIT AREAS INDICATE INTERNAL AREAS ONLY



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3 BED - TYPE 3

UNIT AREA	II3m ²
BUILDING A	0
BUILDING B	0
BUILDING C	3
BUILDING D	0
BUILDING E	0
BUILDING F	0
TOTAL	3

I BED - TYPE I

UNIT AREA	73m ²
BUILDING A	0
BUILDING B	0
BUILDING C	0
BUILDING D	1
BUILDING E	2
BUILDING F	1
TOTAL	4

I ARCADIA STREET, WARILLA

date	JULY 202	23		
drawn	SJ	chkd	ADM	
drawing				
DEVEL	OPMENT	APPLICATI	ON	
TYPIC	AL UNIT I	AYOUT -	3 BED &	I BED TYPES
Project	No.	Drawing	No.	issue
2020-1	4	A-107		В

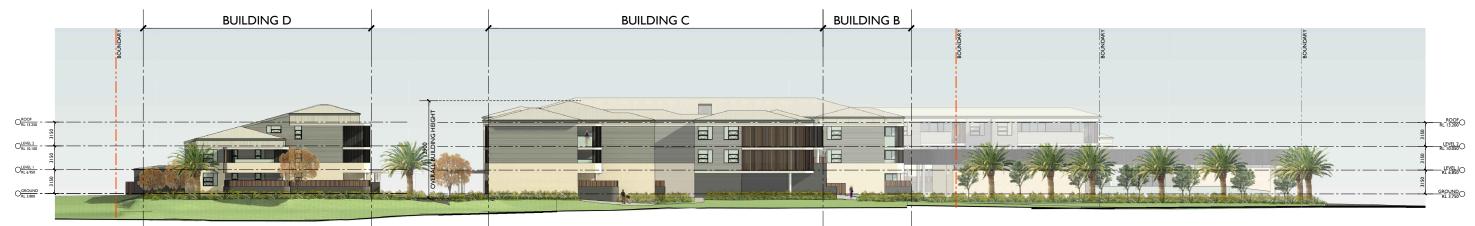
scale I:100 @ A1 I:200 @ A3



NORTH ELEVATION GEORGE STREET ASPECT



WEST ELEVATION ARCADIA STREET ASPECT



EAST ELEVATION



NOT FOR CONSTRUCTION



PROPOSED SENIORS VILLAGE

^{at} I ARCADIA STREET, WARILLA

scale	I:250 @ AI	1:500 @	D A3				
date	JULY 2023						
drawn	SJ	chkd	ADM				
drawing	drawing						
DEVEL	OPMENT APP	LICATIO	DN .				
ELEVA	ELEVATIONS 01						
Project No. Drawing No. issue							
2020-I	4	A-201		С			



SOUTH ELEVATION REAR BOUNDARY ASPECT



SOUTH ELEVATION / CROSS SECTION A-A INTERNAL ROAD ASPECT







WEST ELEVATION / PART SECTION C-C

VILLAGE GREEN ASPECT





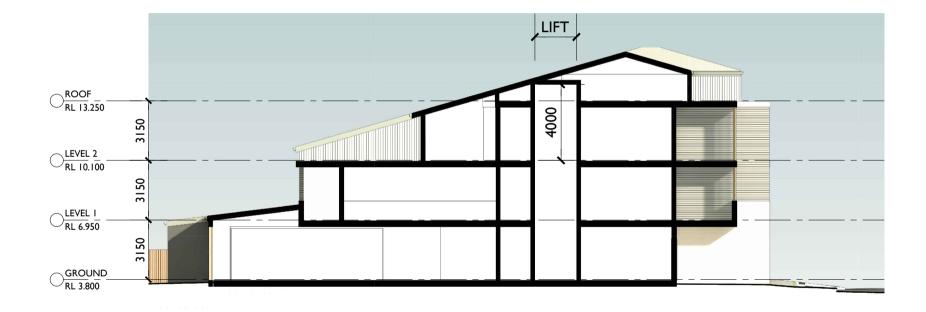
EAST ELEVATION / PART SECTION E-E



NOT FOR CONSTRUCTION

I ARCADIA STREET, WARILLA

scale	I:250 @ AI	1:500 @) A3			
date	JULY 2023					
drawn	SJ	chkd	ADM			
drawing						
DEVEL	OPMENT APP	LICATIC	DN .			
ELEVA	ELEVATIONS 03					
Project No. Drawing No. issue				issue		
2020-14		A-203		С		



LIFT OVERRUN



9AM



IIAM





10AM

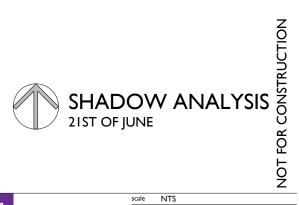


I 2PM

in writing by







scale	NTS			
date	JULY 2023			
drawn	SJ	chkd	ADM	
drawing				
DEVEL	OPMENT API	PLICATIO	DN .	
SHAD	OW ANALYS	IS 01		
Project No. Drawing No. issue				
2020-I	4	A-301		В





IPM

2PM

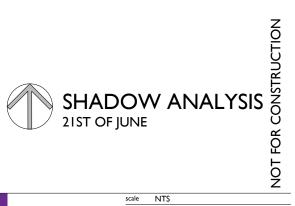


3PM

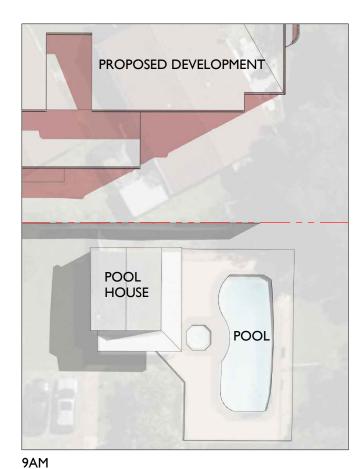


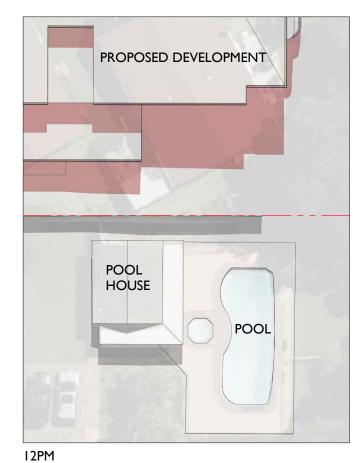
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scale	NTS					
date	JULY 2023					
drawn	SJ	chkd	ADM			
drawing						
DEVEL	DEVELOPMENT APPLICATION					
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Project	No.	Drawing	No.	issue		
2020-I	4	A-302		В		

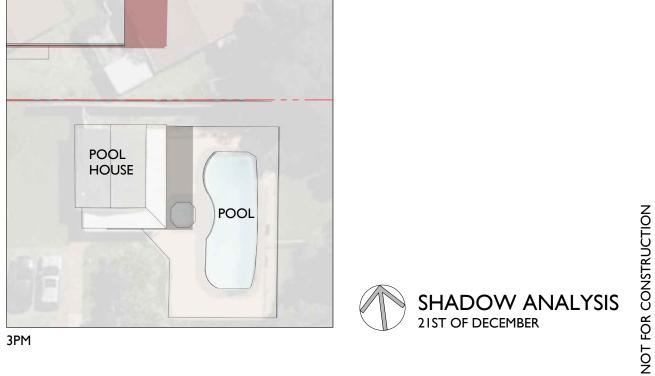








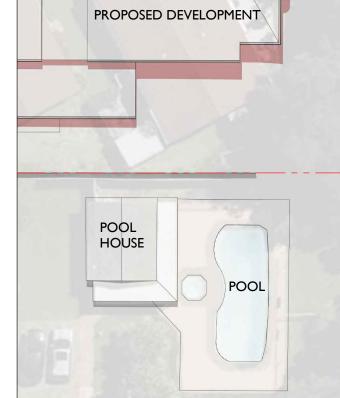




DM Architects. GURED DIMEN











LEGEND

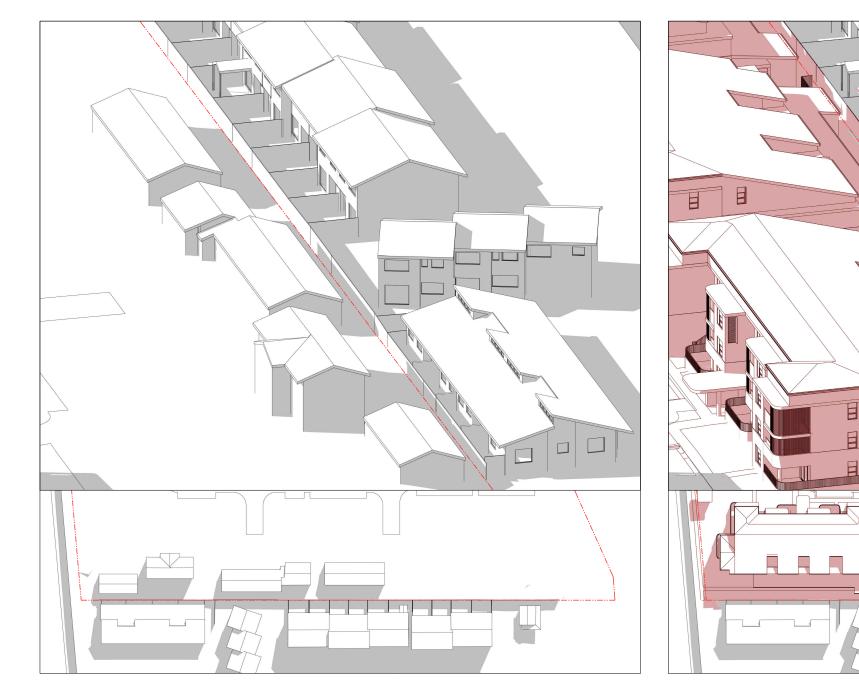


EXISTING SHADOWS



PROPOSED SHADOWS





1030AM - EXISTING





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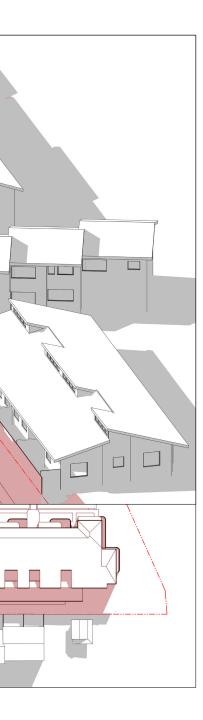


alia) Pry Ltd T/AS ADM

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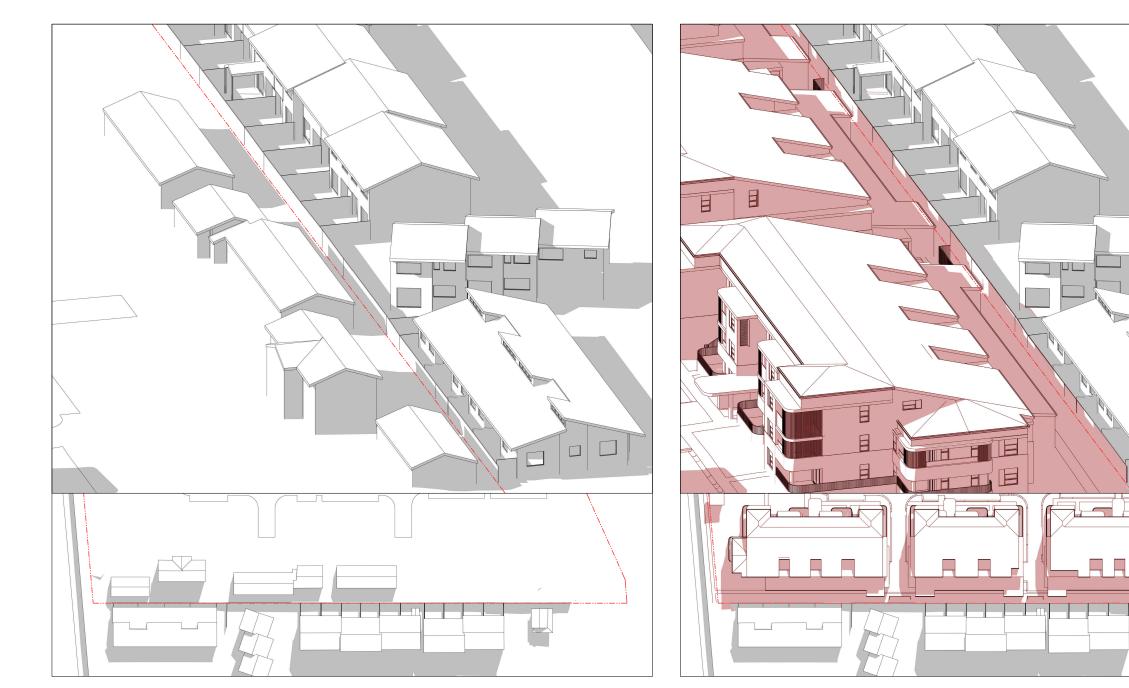
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1030AM - PROPOSED



11

scale	1112			
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drawn	SJ	chkd	ADM	
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Project	No.	Drawing	No.	issue
2020-	14	A-303		в



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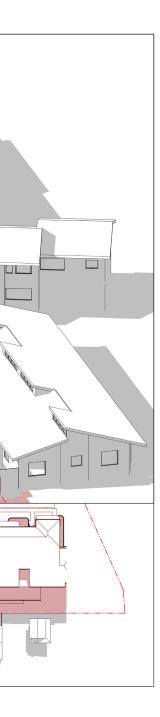




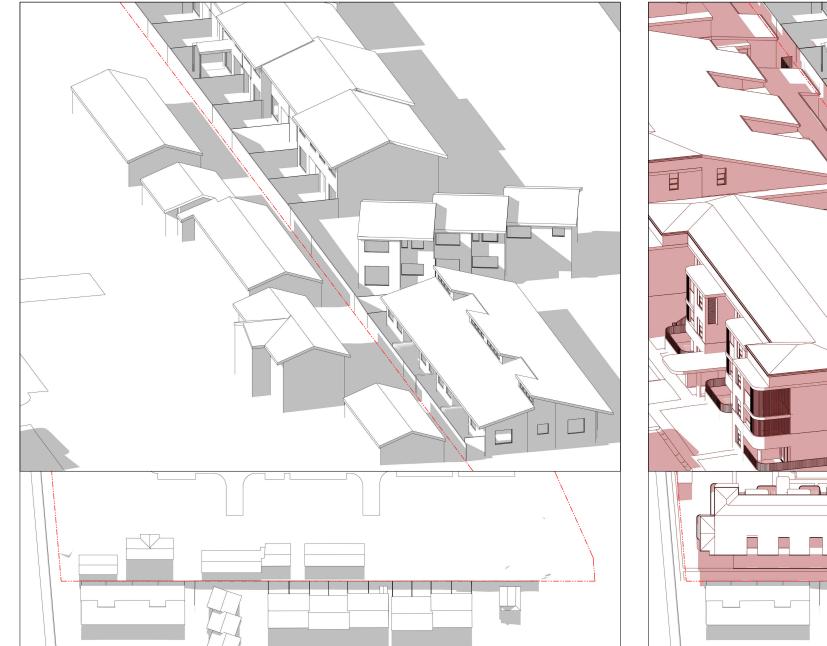


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scale	NTS			
date	JULY 2023			
drawn	SJ	chkd	ADM	
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DEVE	LOPMENT APP	PLICATIO	DN	
OVER	SHADOWING	DIAGR.	AM 02	
Project	No.	Drawing	No.	issue
2020-	14	A-304		В



B B ILE E III II

12PM - PROPOSED

12PM - EXISTING



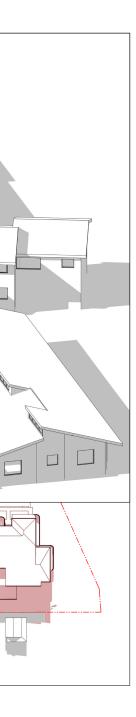
EXISTING SHADOWS

PROPOSED SHADOWS

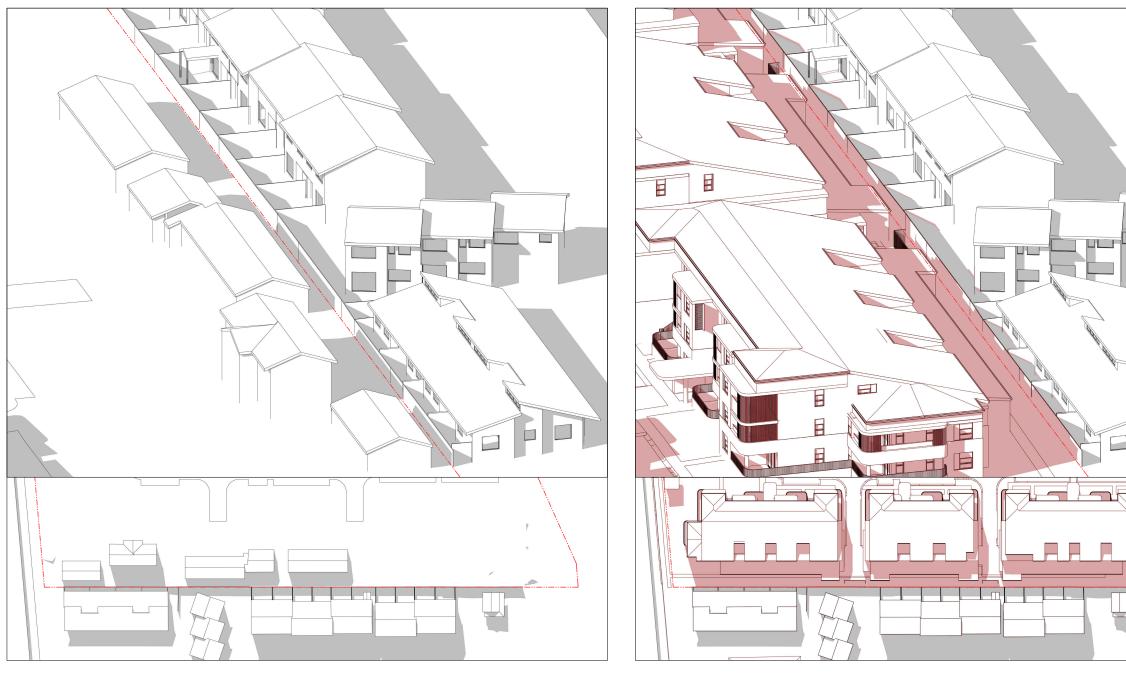


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scale	NTS			
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Project	No.	Drawing	No.	issue
2020-14		A-305		В



IPM - EXISTING

IPM - PROPOSED



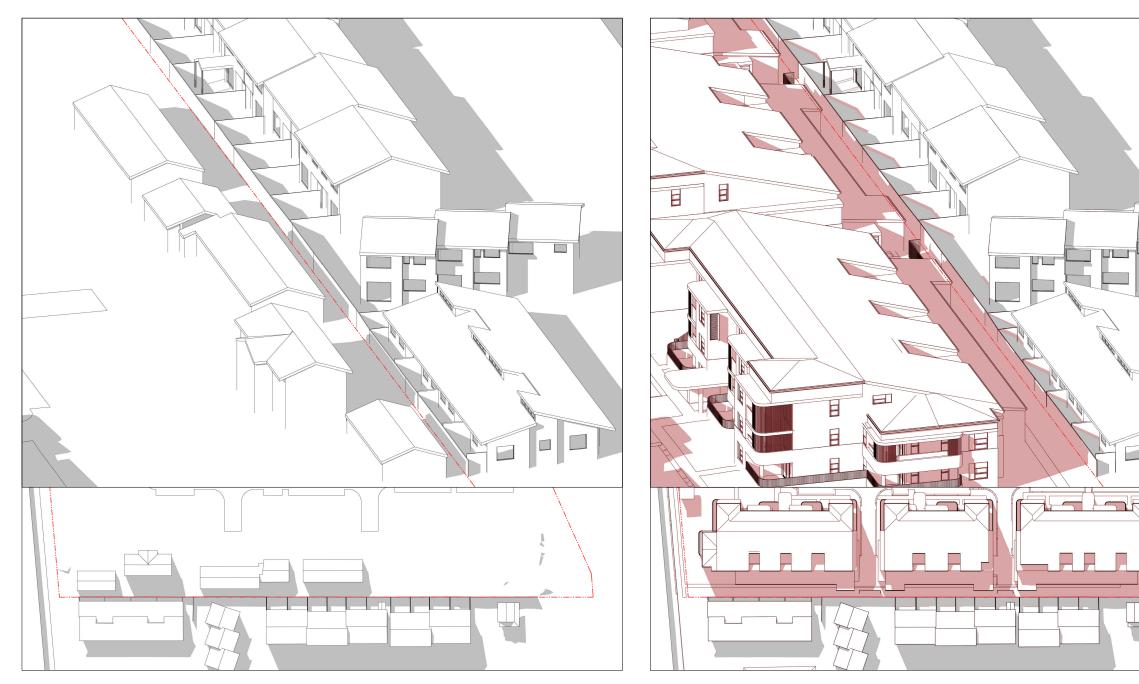


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Project	No.	Drawing	No.	issue
2020-	14	A-306		в



130PM - EXISTING







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Project No.		Drawing No.		issue
2020-14		A-307		В



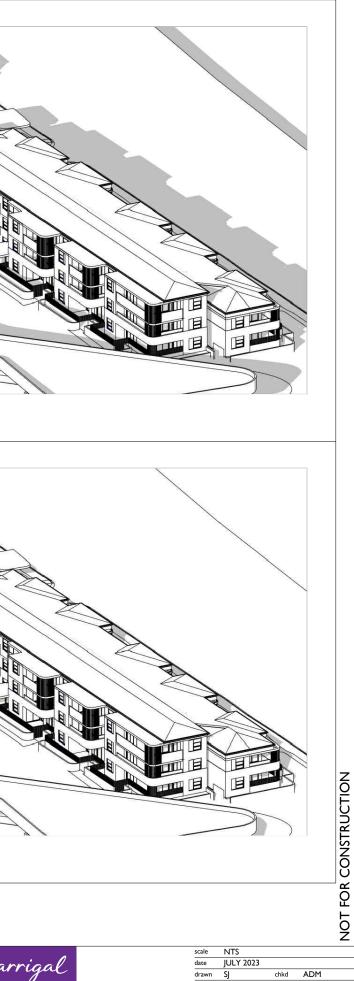
9am



10am

SOLAR ACCESS STUDY 21ST OF JUNE

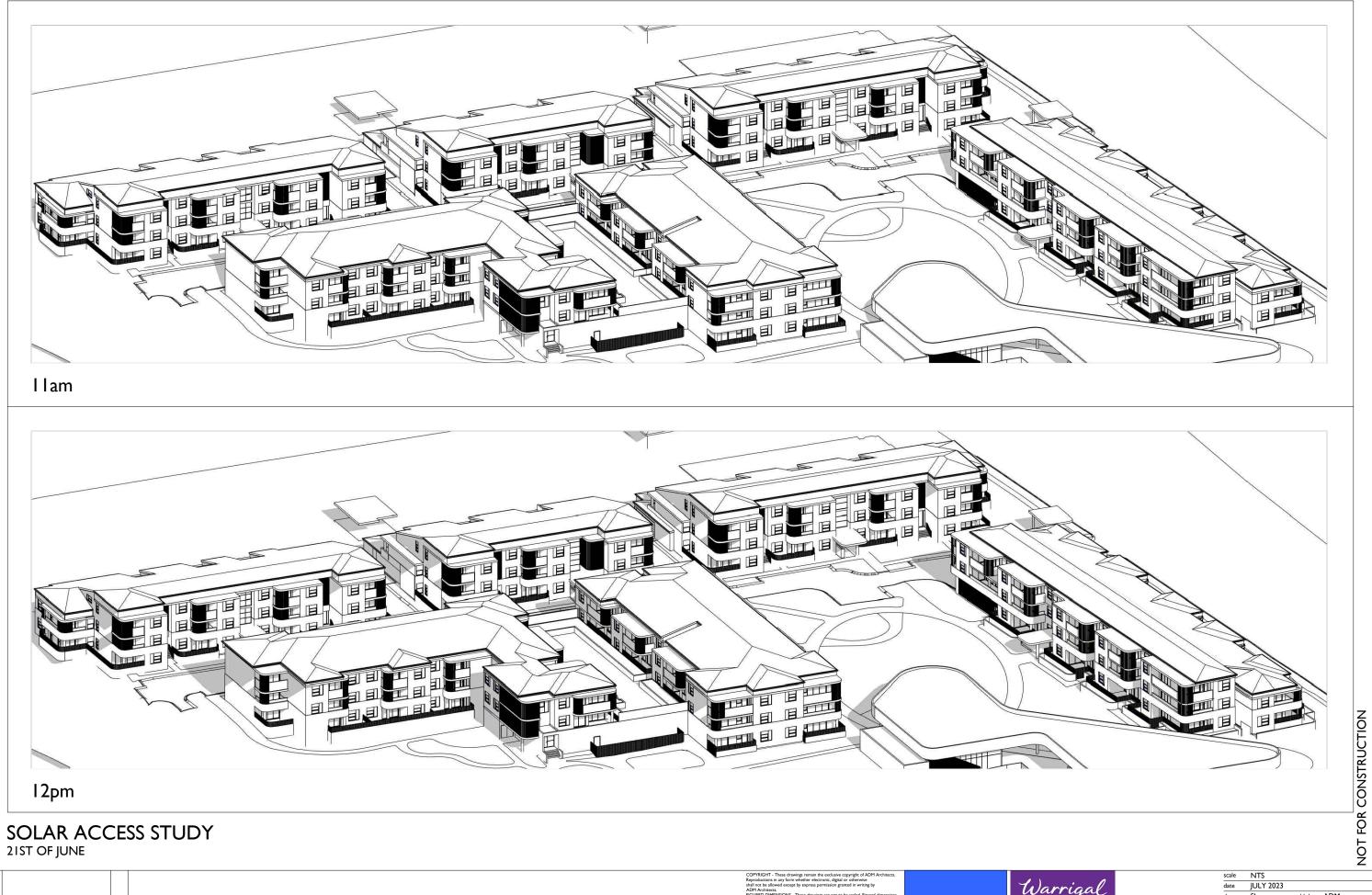




Project PROPOSED SENIORS VILLAGE

drawing DEVELOPMENT APPLICATION REET, SOLAR ACCESS STUDY 01 Project No. Drawing No. 2020-14 A-308

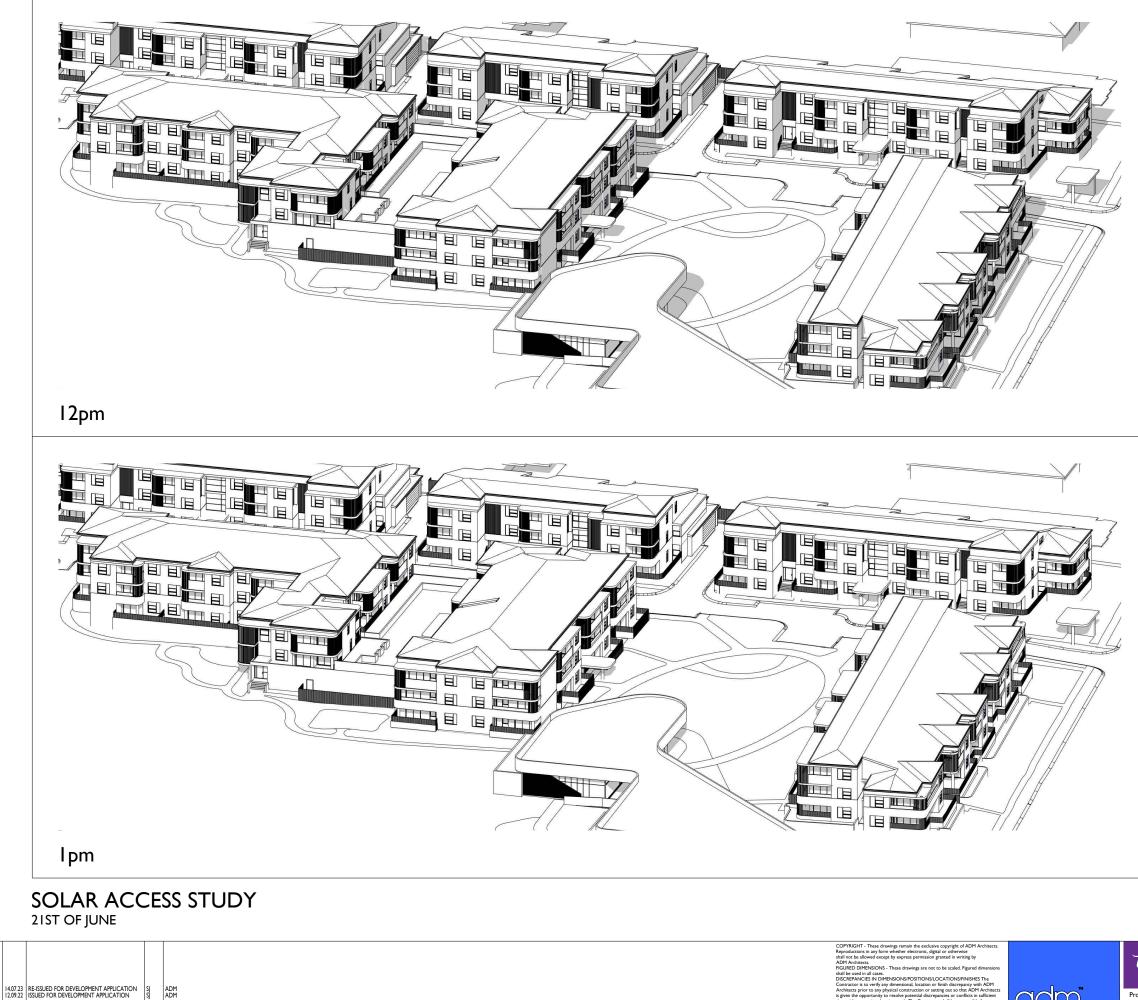
issue B





^{at} I ARCADIA STREET, WARILLA

JULY 2023					
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ł	A-309		В		
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ISSUE DATE DESCRIPTION initials chid sign date oThese drawings are not to be scaled. Figured dimensions shall be used in all cases. texte piror to any physical construction or setting out so that ADM Arc in the opportunity to readve potential discrepances or conflicts in suffi whotous causing abortive work. The Contractor shall be responsible for ADM Architects of any such discrepancy or conflict that may arise CRUNATION OF WORKS - These drawings are to be read in conjunted ball set of consultari drawings, apeditions, reports and DA conditability of the constraint's drawings apeditions, reports and DA condination and the constraint's drawings apeditions, reports and DA condination and the constraint's drawings apeditions, reports and DA condination and the constraint's drawings apeditions, reports and DA condination and the constraint's drawings apeditions, reports and DA condination and the constraint's drawing apeditions and the condination and the constraint's drawings apeditions and the condination and the constraint's drawings apeditions appeditions and the condination and the constraint and the constraint appedition and the condistraint and the constraint's drawings appeditions and the condination and the constraint and the constraint's drawing appeditions appeared and the constraint and the condistraint appedition and the constraint and the conditions appeared and the constraint and the conditions and the constraint and the constraint appedition and the constraint and the conditions appeared and the constraint and the conditions appeared and the constraint and the constraint appeared and the constraint a



^{at} I ARCADIA STREET, WARILLA

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Project No.		Drawing No.		issue
2020-14		A-310	A-310	



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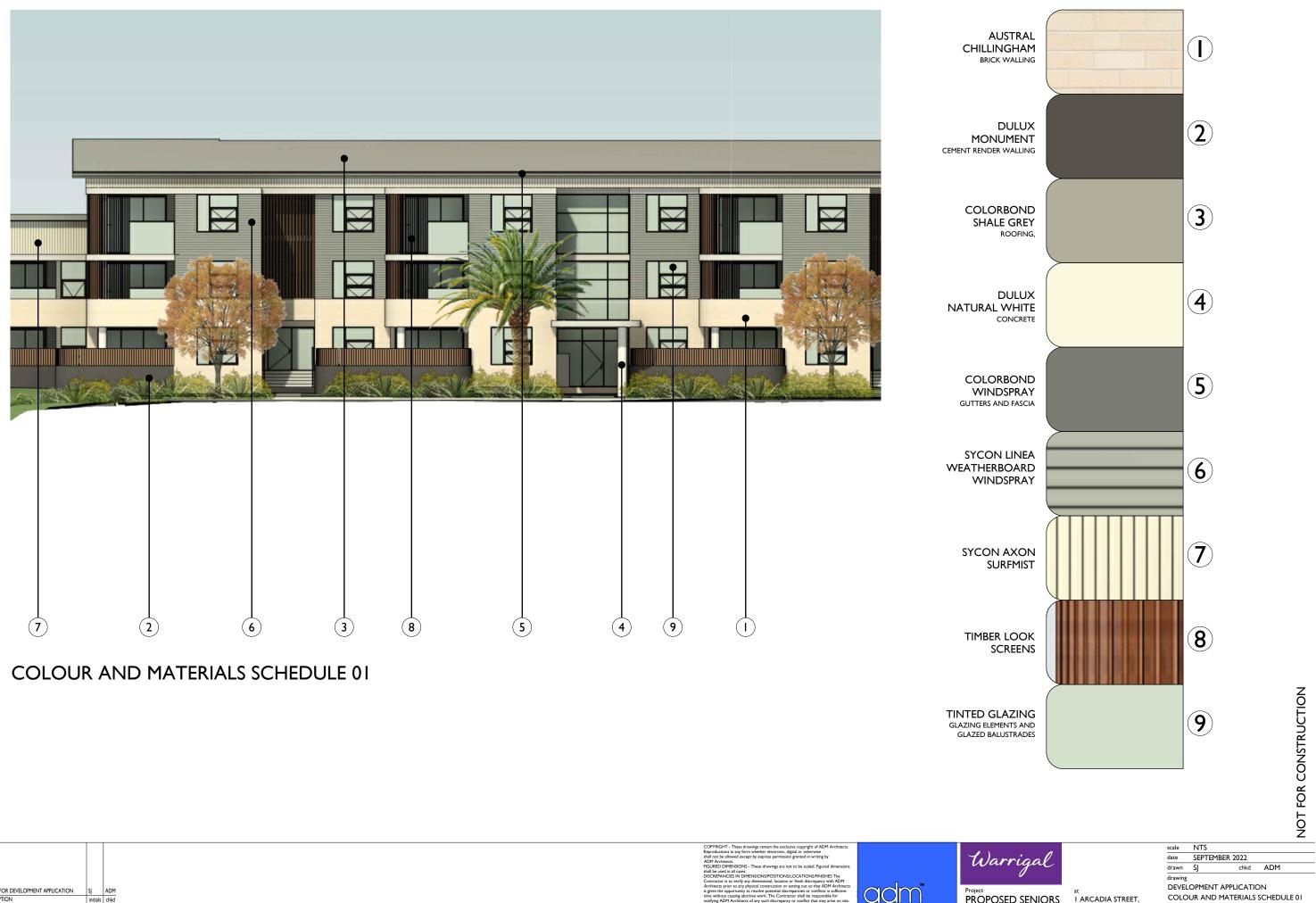
ISSUE DATE DESCRIPTION

OMINATED ARCHITECT- The Australia) Pty Ltd T/AS ADM Ar ADM Projects inn ARB No.7608



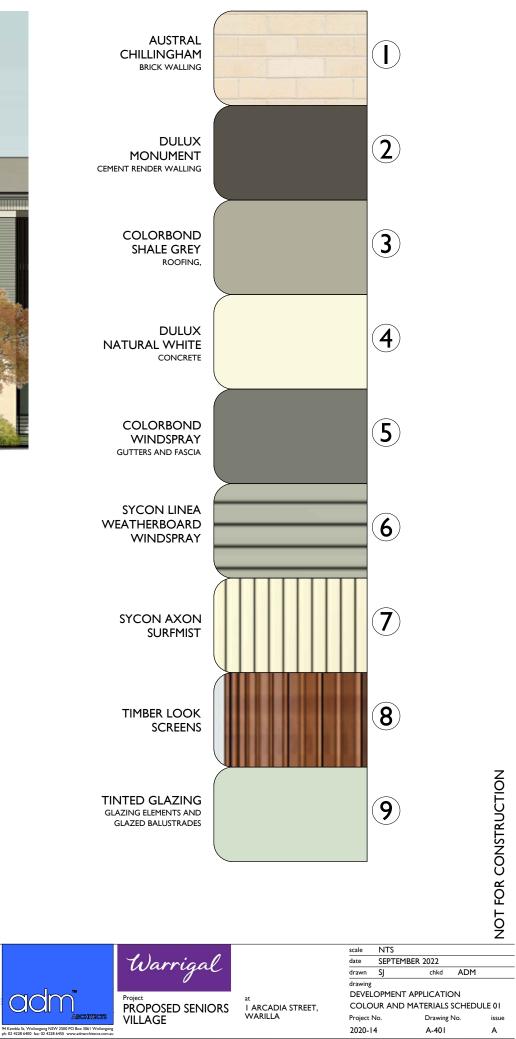
at I ARCADIA STREET, WARILLA

scale	NTS			
date	JULY 2023			
drawn	SJ	chkd	ADM	
drawing				
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Project	No.	Drawing	No.	issue
2020-I	2020-14 A-31			В

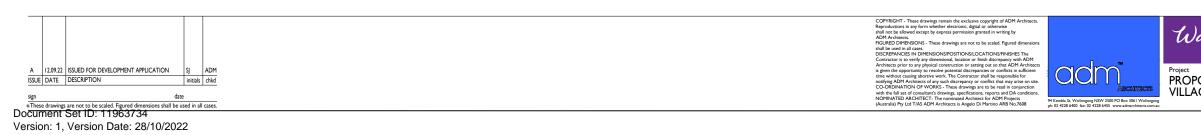




any physical construction or setting out so that inity to resolve potential discrepancies or confli g abortive work. The Contractor shall be respo-nitects of any such discrepancy or conflict that n I OF WORK5 - These drawings are to be read I OF WORK5 - these drawings are to be read ninated Architect for ADM Projects ects is Angelo Di Martino ARB No.7608











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scale	NTS				
date	SEPTEMBER 2022				
drawn	SJ	chkd	ADM		
drawing					
DEVELOPMENT APPLICATION					
COLOUR AND MATERIALS SCHEDULE 02					
Project No.		Drawing No.		issue	
2020-14		A-402		Α	



ARTIST IMPRESSION 01 (VILLAGE GREEN COMMUNAL OPEN SPACE)





scale	1112			
date	JULY 2023			
drawn	SJ	chkd	ADM	
drawing				
DEVEL	OPMENT AF	PLICATIO	Л	
ARTIS	T IMPRESION	101		
Project	No.	Drawing	No.	issue
2020-1	4	A-403		В



ARTIST IMPRESSION 02 (COMMUNITY HUB INTERFACE 01)

ARTIST IMPRESSION 03 (COMMUNITY HUB INTERFACE 02)





I ARCADIA STREET, WARILLA

scale NTS date JULY 2023 drawn SJ chkd AD drawing DEVELOPMENT APPLICATION ARTIST IMPRESSION 02 & 03 chkd ADM Project No. Drawing No 2020-14 A-404 А