

Appendix B – Proposal Plans

Prepared by:

Cavill Architects

SHEET LIST

A-SD- 100	COVER SHEET & SITE PLAN	01.12.20	C
A-SD- 111	GROUND FLOOR PLAN - EXISTING & DEMOLITION	01.12.20	C
A-SD- 120	BASEMENT + GROUND FLOOR PLANS	01.12.20	D
A-SD- 121	LEVEL 1 + LEVEL 2 FLOOR PLANS	01.12.20	D
A-SD- 122	LEVEL 3 + LEVEL 4 FLOOR PLANS	01.12.20	E
A-SD- 123	ROOF TERRACE + ROOF PLAN	01.12.20	C
A-SD- 201	ELEVATION - JAMES STREET	01.12.20	C
A-SD- 202	ELEVATION - HARCOURT STREET	01.12.20	C
A-SD- 203	ELEVATION - NORTH EAST	01.12.20	C
A-SD- 204	ELEVATION - NORTH WEST	01.12.20	D
A-SD- 301	SECTION A	01.12.20	C
A-SD- 302	SECTION B	01.12.20	D
A-SD- 303	SECTION C	01.12.20	D
A-SD- 701	SHADOW DIAGRAMS	01.12.20	C
A-SD- 901	AREA PLANS - GFA	01.12.20	C
A-SD- 902	AREA PLANS - SITE COVER	01.12.20	C
A-SD- 903	AREA PLANS - LANDSCAPE	01.12.20	C
A-SD- 904	AREA PLANS - OPEN SPACE	01.12.20	C

NOTE:

THIS DRAWING HAS BEEN CONSTRUCTED FROM THIRD PARTY INFORMATION.

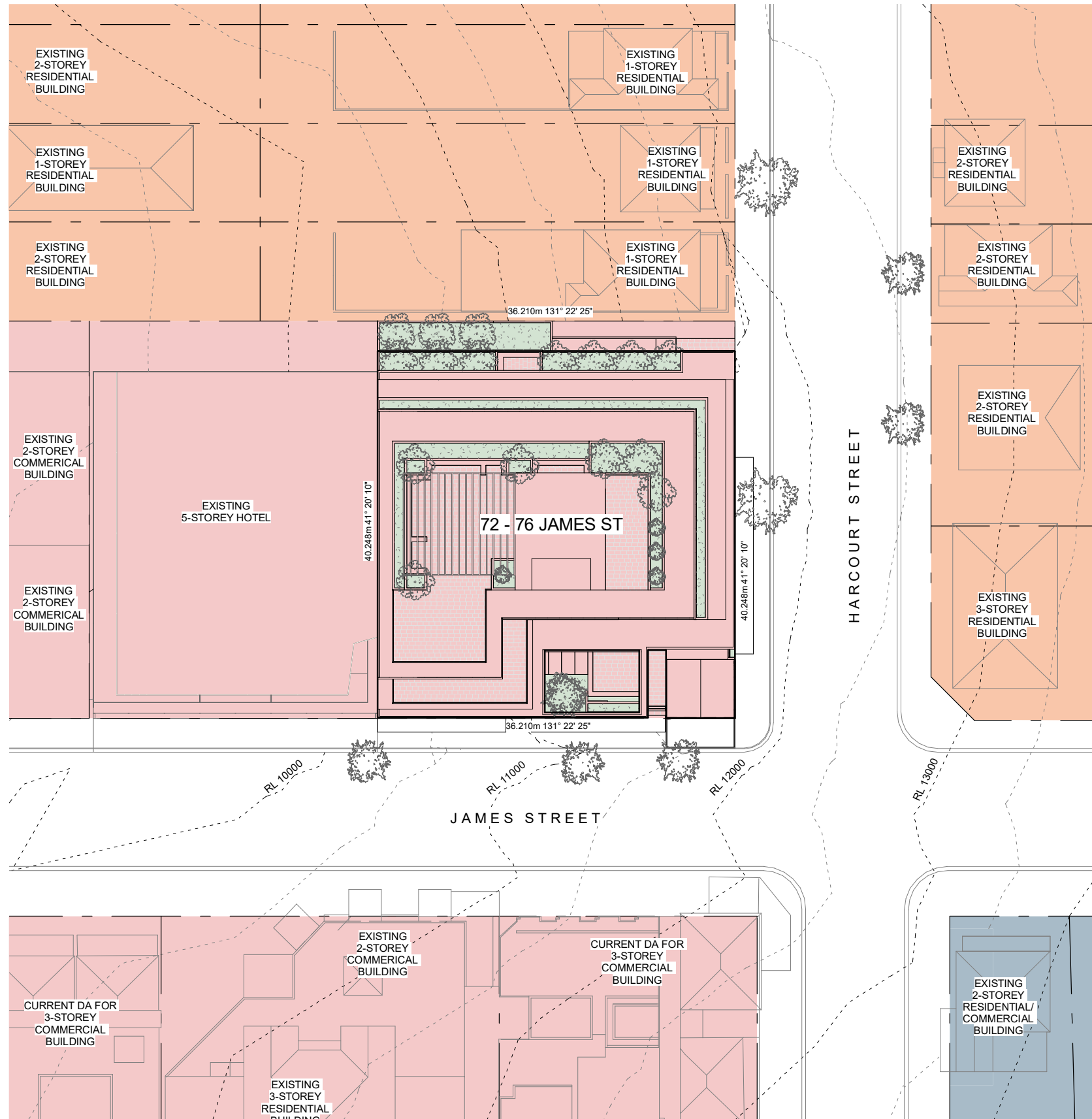
ALL SITE PLAN LAYOUTS, AREAS, CONTOURS AND LEVEL INFORMATION ACCESSED FROM SURVEY DRAWING # 191098-GL PREPARED BY TOOHEY SURVEY Pty Ltd.

ACTUAL DIMENSIONS AND LAYOUTS MAY VARY SLIGHTLY FROM THOSE INDICATED. CHECK ALL DIMENSIONS ON SITE FOR ACCURACY PRIOR TO FABRICATION AND CONSTRUCTION.

THESE DESIGN DRAWINGS HAVE BEEN PREPARED FOR APPROVAL PURPOSES ONLY AND WILL NEED TO BE SUPPLEMENTED WITH FURTHER DETAILED DESIGN AND DOCUMENTATION FOR CONSTRUCTION.

ZONING LEGEND:

- CR2 CHARACTER RESIDENTIAL (INFILL HOUSING)
- NC NEIGHBOURHOOD CENTRE
- LMR2 LOW-MEDIUM RESIDENTIAL (2 OR 3 STOREY MIX)



1

SITE PLAN

1 : 500

ISSUE: C 01.12.20

1 : 500 @ A3



REAL PROPERTY DESCRIPTION

72 - 76 JAMES STREET, FORTITUDE VALLEY

LOT 2 ON RP52228
LOT 0 ON SP214209
LOT 1 ON SP214209
LOT 2 ON SP214209
LOT 2 ON RP66584

DEVELOPMENT SITE AREA 1457m²

DEVELOPMENT SUMMARY

PROPOSED SITE:

IMPERVIOUS AREA	1441m ²
SITE COVER	89%
LANDSCAPE AREA (INCL. DEEP PLANTING)	389 m ²
DEEP PLANTING AREA	16 m ²

DEVELOPMENT SUMMARY

PROPOSED BUILDING:

GFA PER LEVEL:

BASEMENT	55m ²
GROUND	780m ²
LEVEL 1	840m ²
LEVEL 2	840m ²
LEVEL 3	825m ²
LEVEL 4	650m ²
ROOF TERRACE	5m ²
GFA TOTAL	4000m ²

No. OF STOREYS:

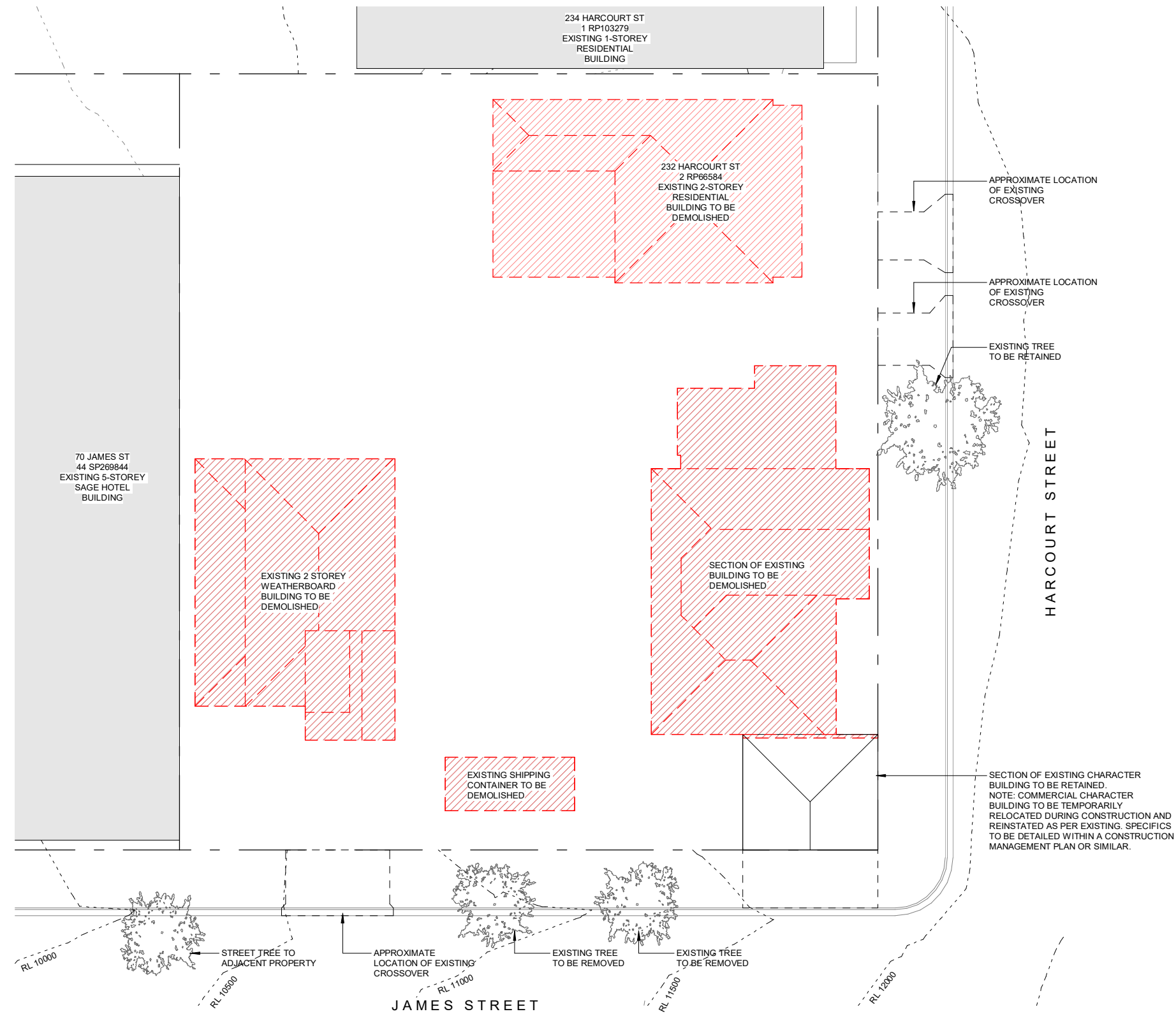
6 STOREYS

No. OF CARPARKS:

BASEMENT	32
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END OF TRIP FACILITIES:

No. OF BICYCLE SPACES PROVIDED (STAFF):	22 (B1)
No. OF BICYCLE SPACES PROVIDED (VISITOR):	4 (B1), 4 (GF)
No. OF SHOWERS PROVIDED (STAFF):	4 (EOT)
No. OF LOCKERS PROVIDED (STAFF):	44 (EOT)



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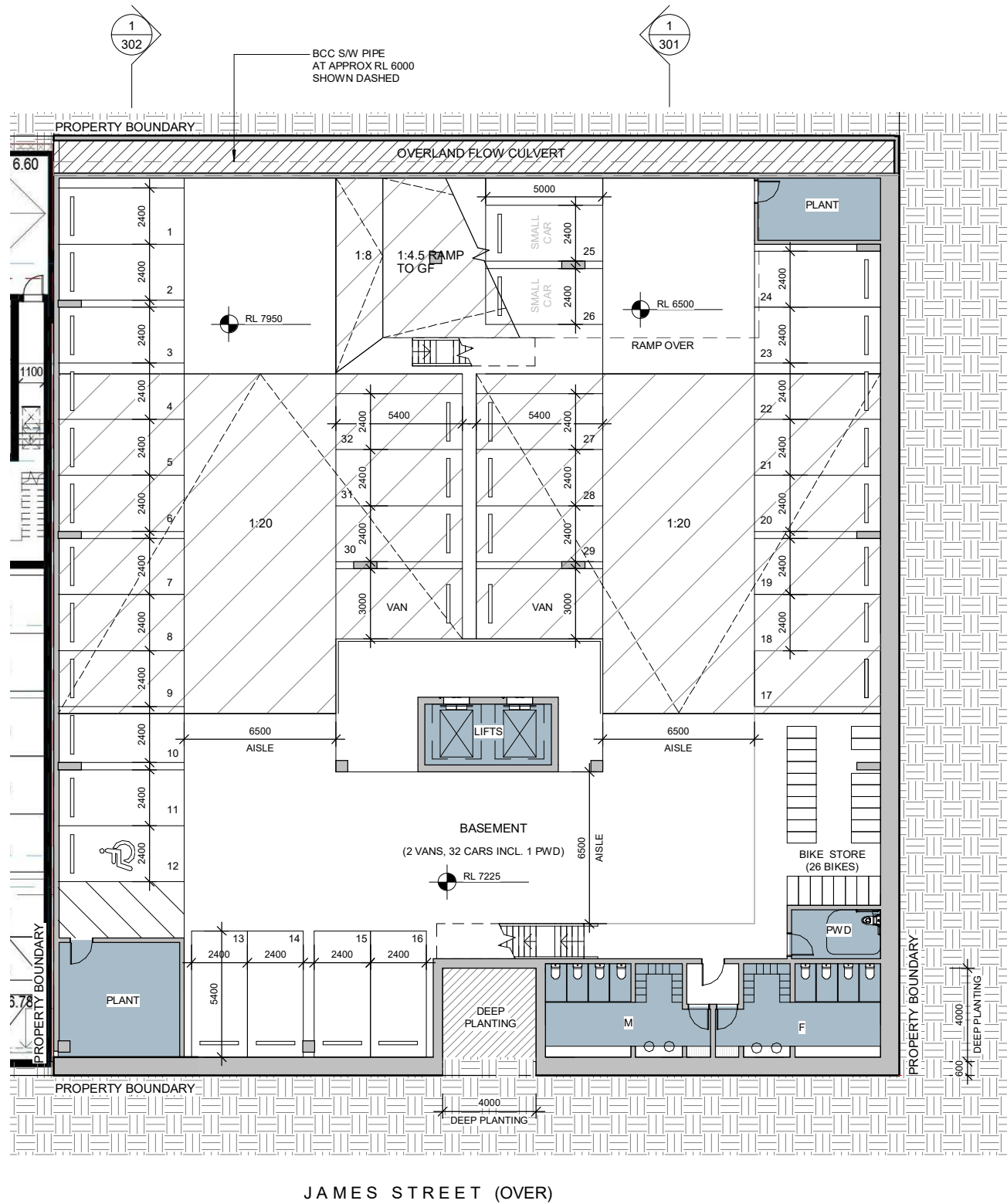
ISSUE:C 01.12.20

1 : 250 @ A3



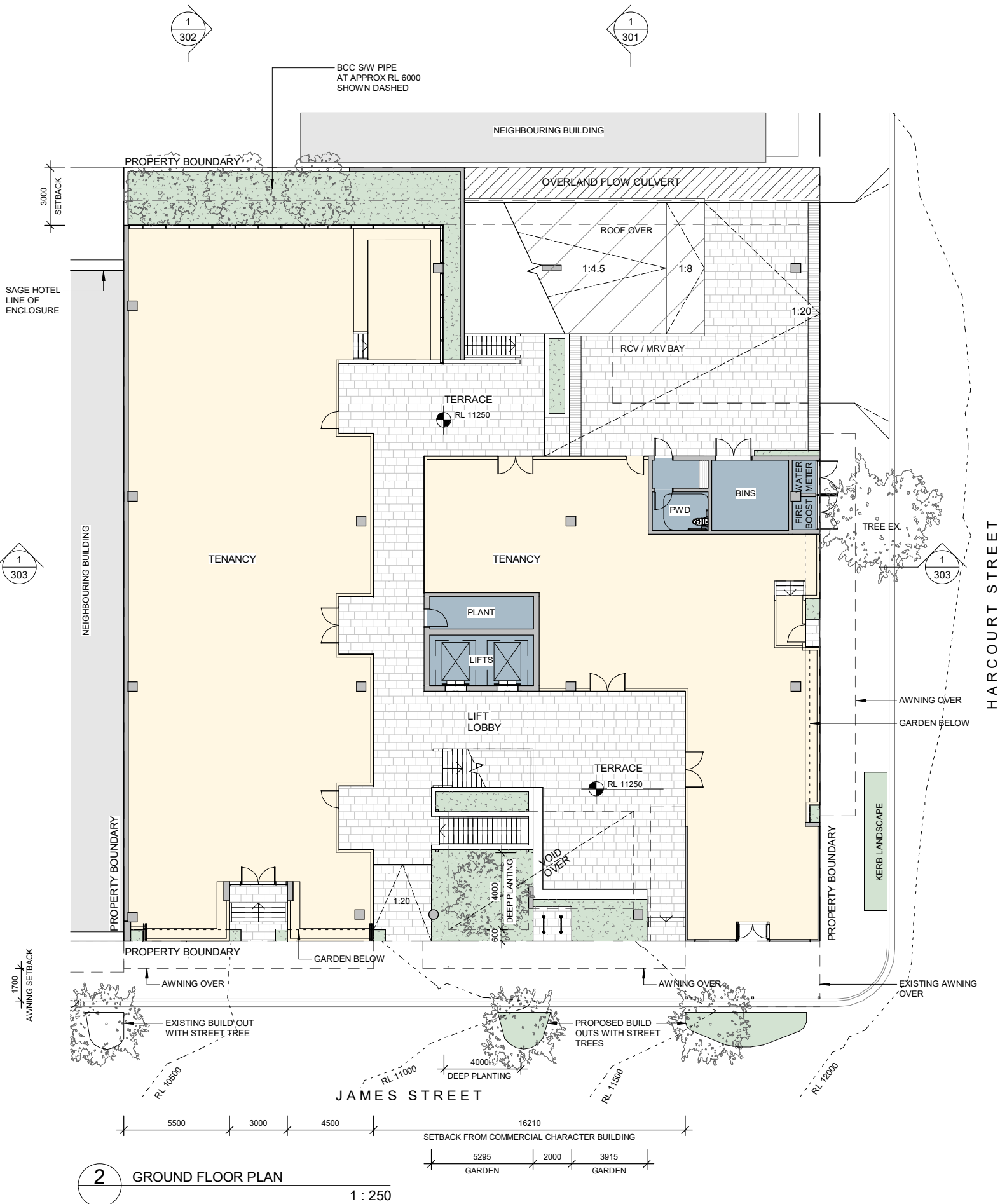
A-SD-111 GROUND FLOOR PLAN - EXISTING & DEMOLITION

1910 | 76 JAMES ST

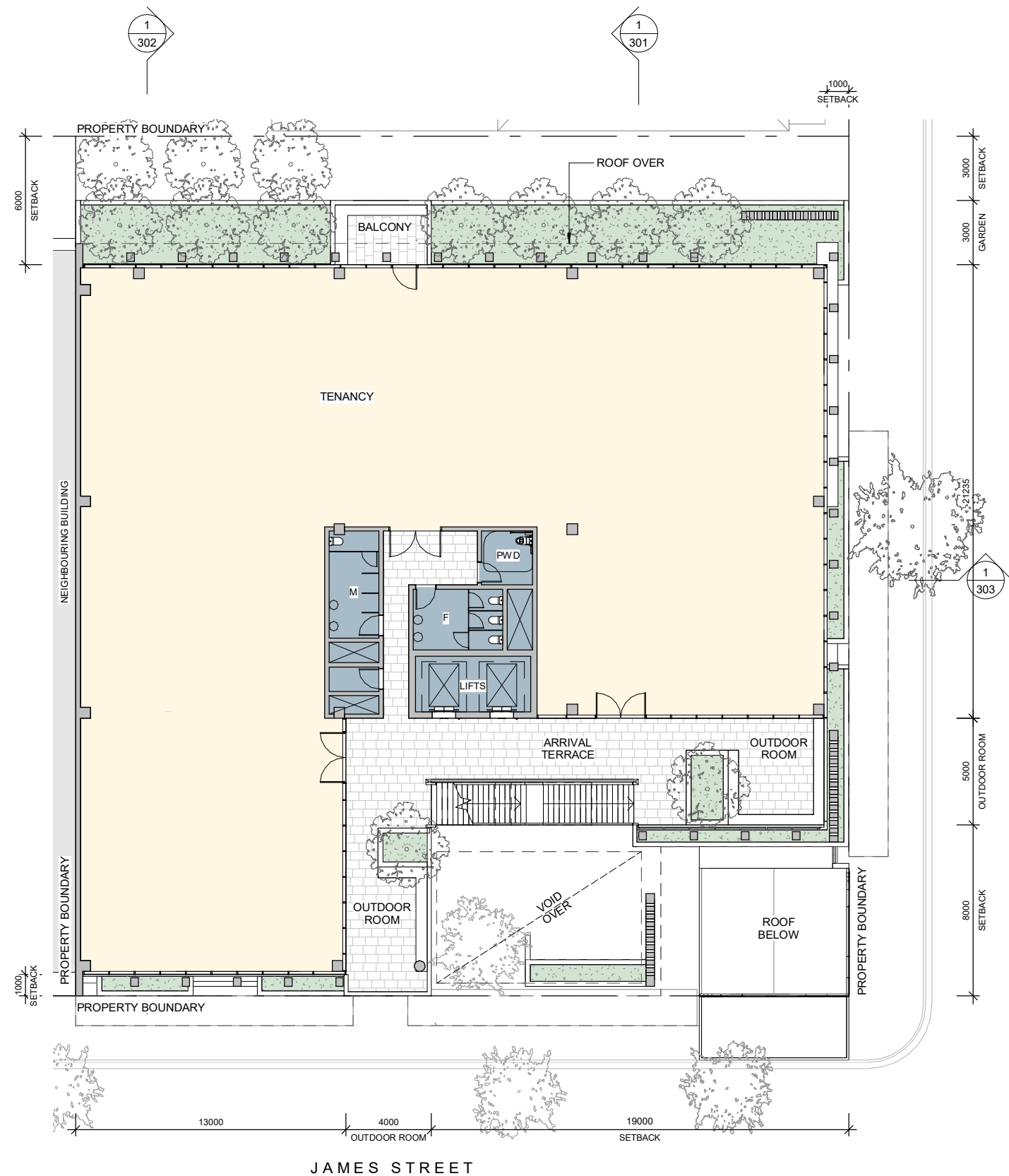


1 BASEMENT 1 PLAN
1 : 250

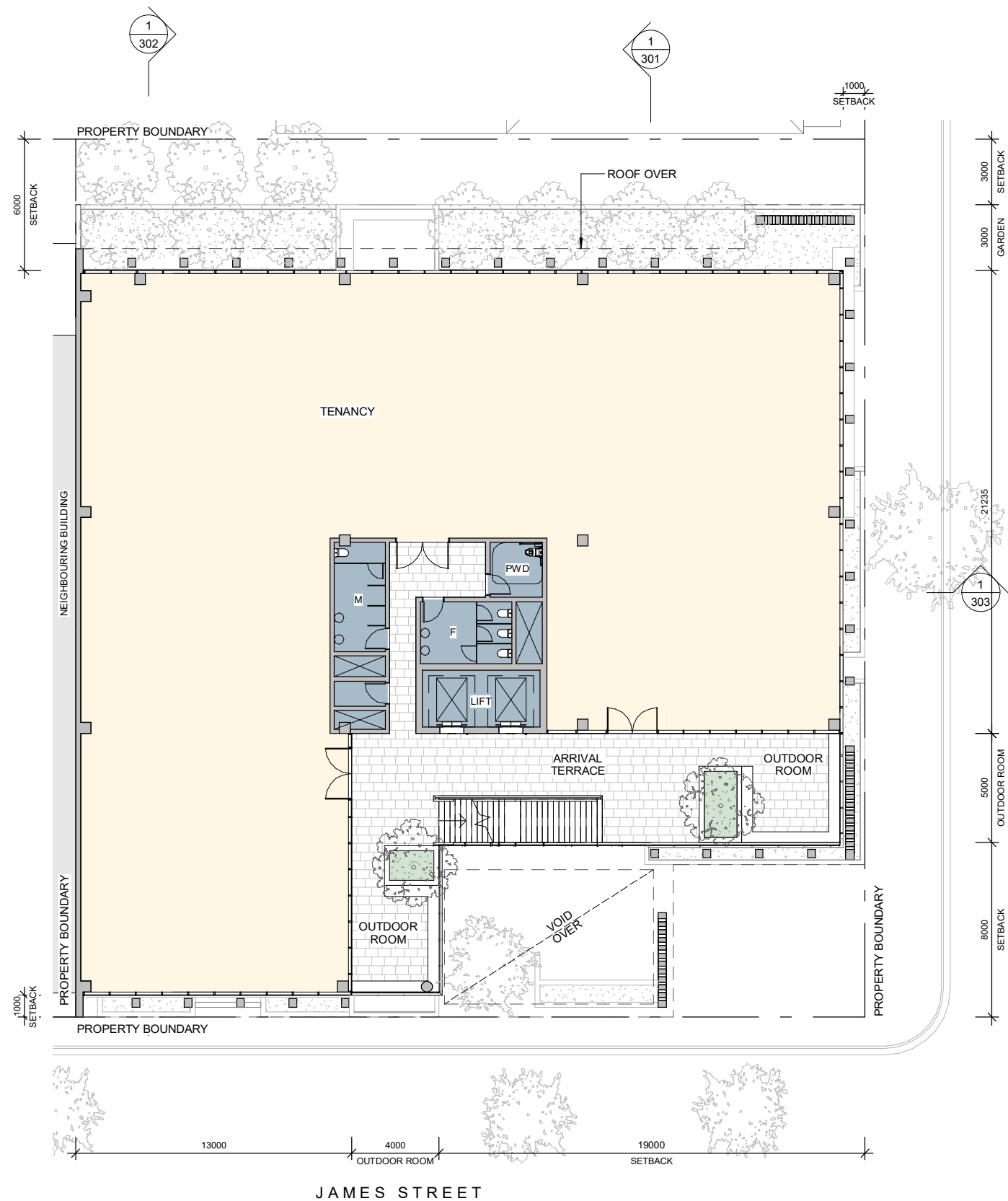
HARCOURT STREET (OVER)



2 GROUND FLOOR PLAN
1 : 250



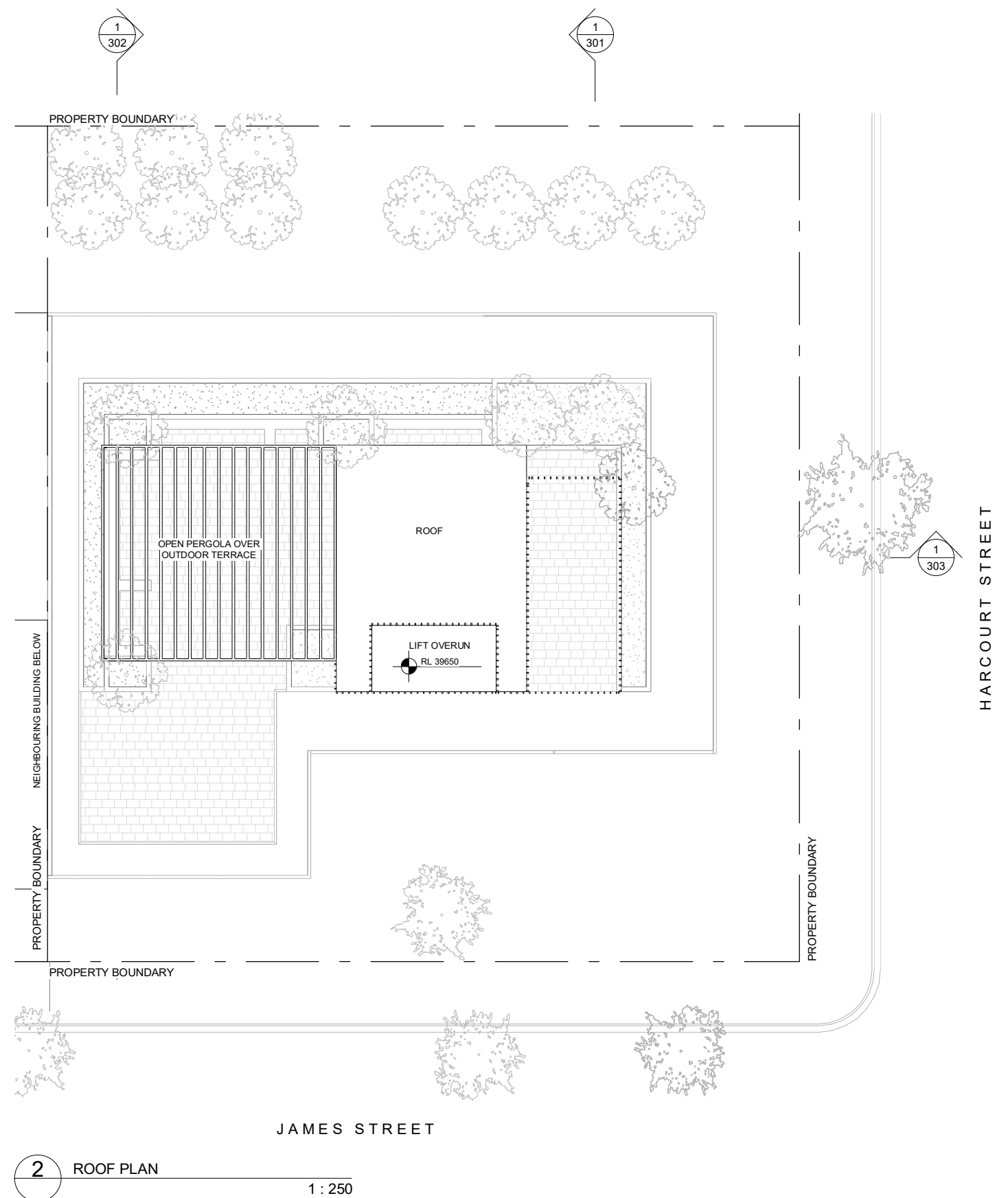
1 LEVEL 1 FLOOR PLAN
1 : 250



2 LEVEL 2 FLOOR PLAN
1 : 250

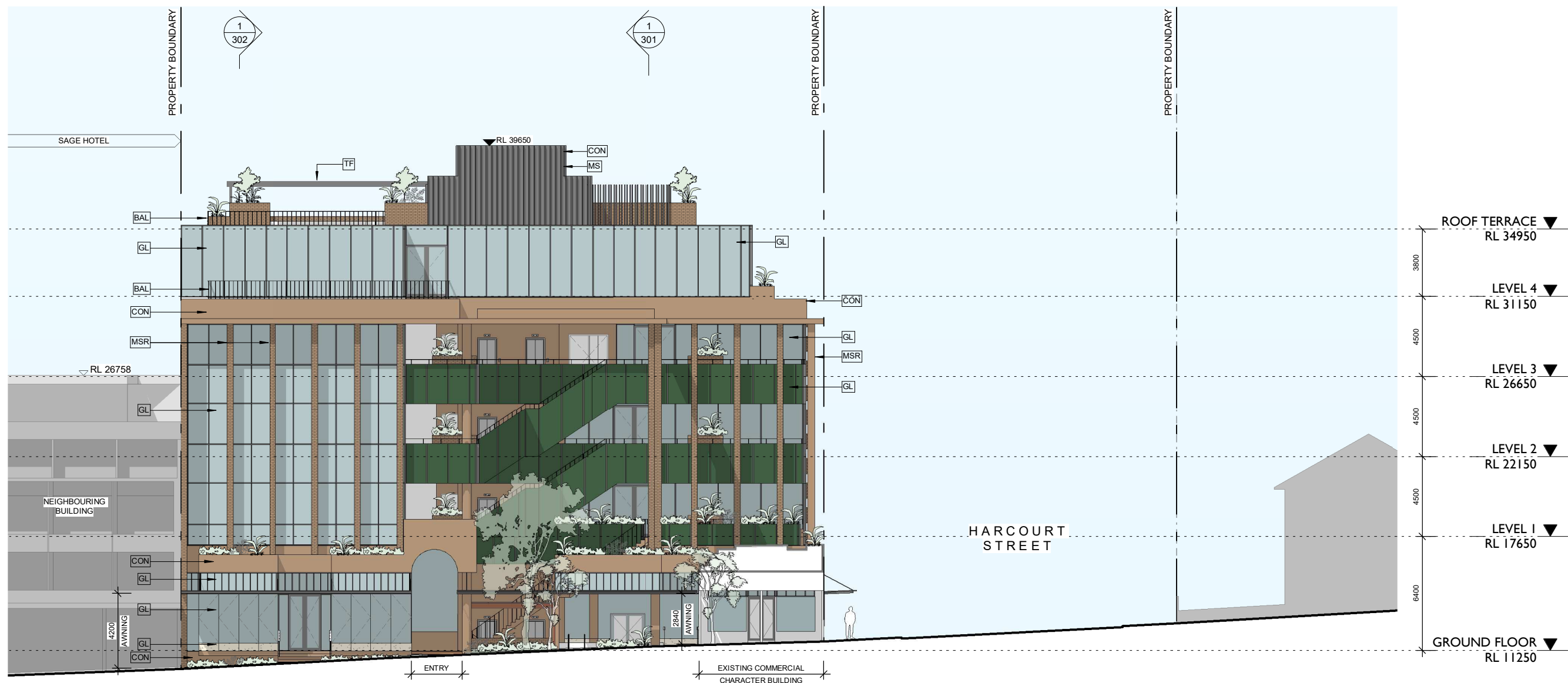






LEGEND:

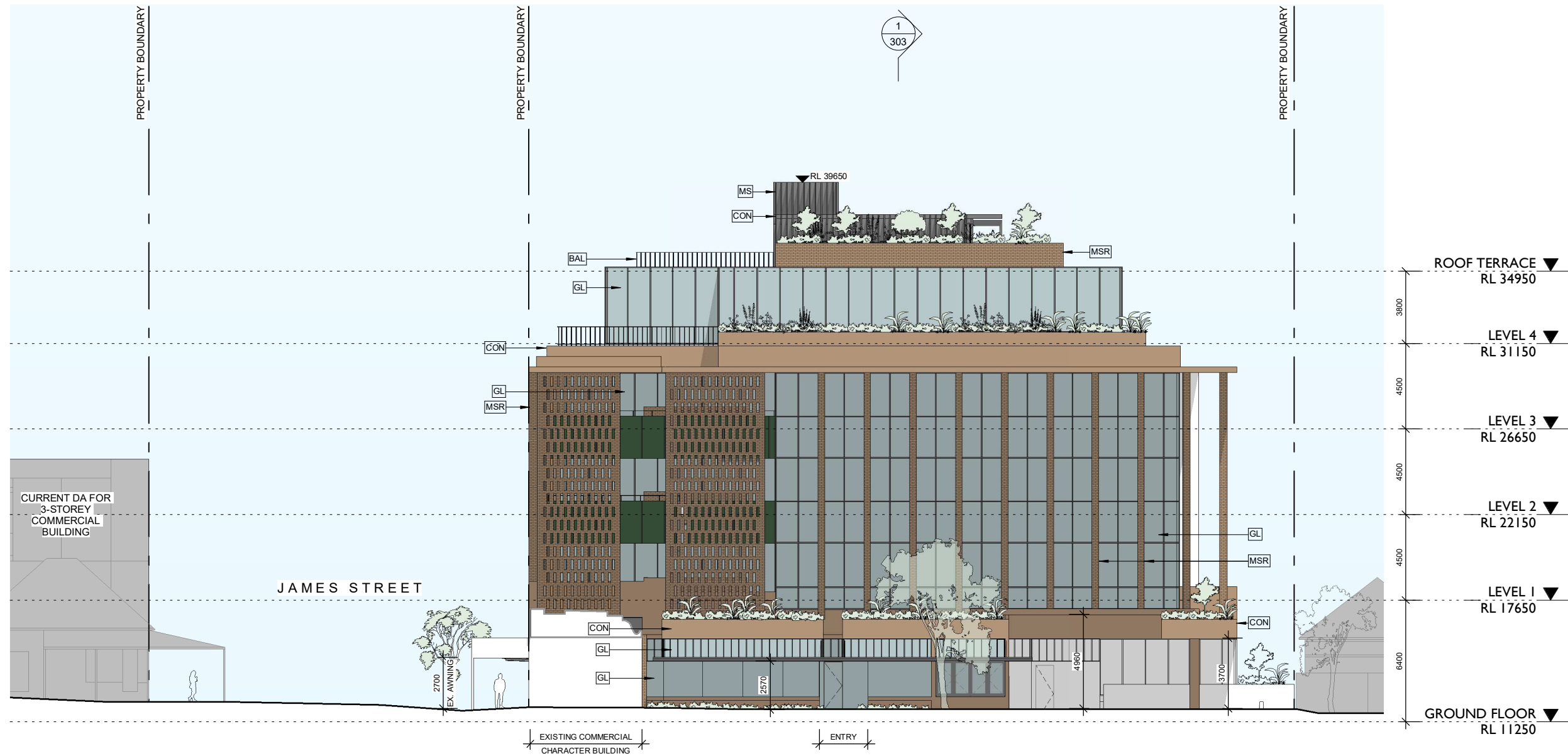
BAL	METAL BALUSTRADE
CON	COLOURED CONCRETE
GL	GLASS
MS	METAL SCREEN/ TRELLIS
MSR	MASONRY
TF	TIMBER FRAME



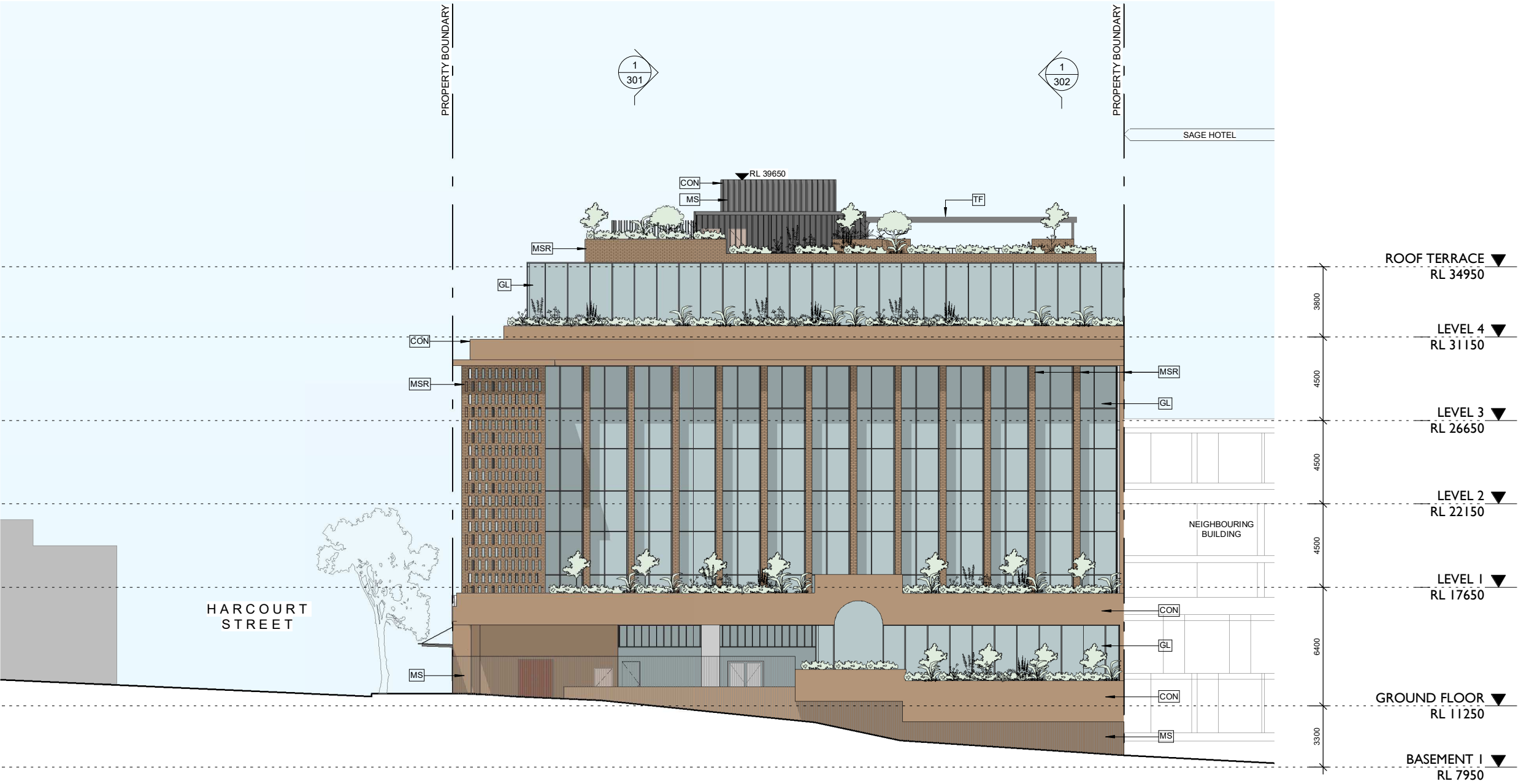
1 ELEVATION - JAMES STREET
1 : 250

LEGEND:

BAL	METAL BALUSTRADE
CON	COLOURED CONCRETE
GL	GLASS
MS	METAL SCREEN/ TRELLIS
MSR	MASONRY
TF	TIMBER FRAME



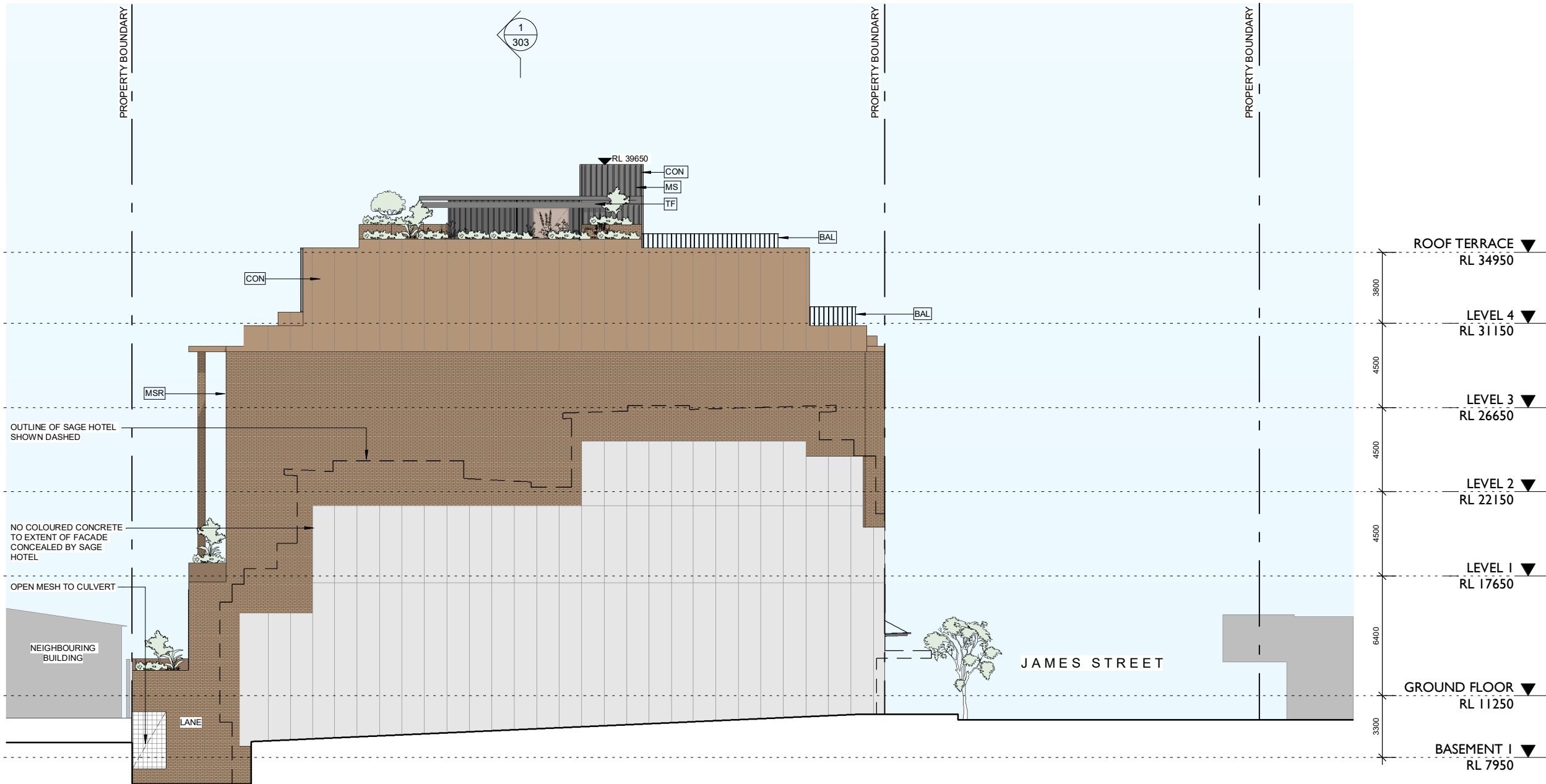
1 ELEVATION - HARCOURT STREET
1 : 250



1 ELEVATION - NORTH EAST

1 : 250

CON	METAL BALUSTRADE
GL	COLOURED CONCRETE
MS	GLASS
MSR	METAL SCREEN/ TRELLIS
TF	MASONRY
	TIMBER FRAME



1 ELEVATION - NORTH WEST
1 : 250

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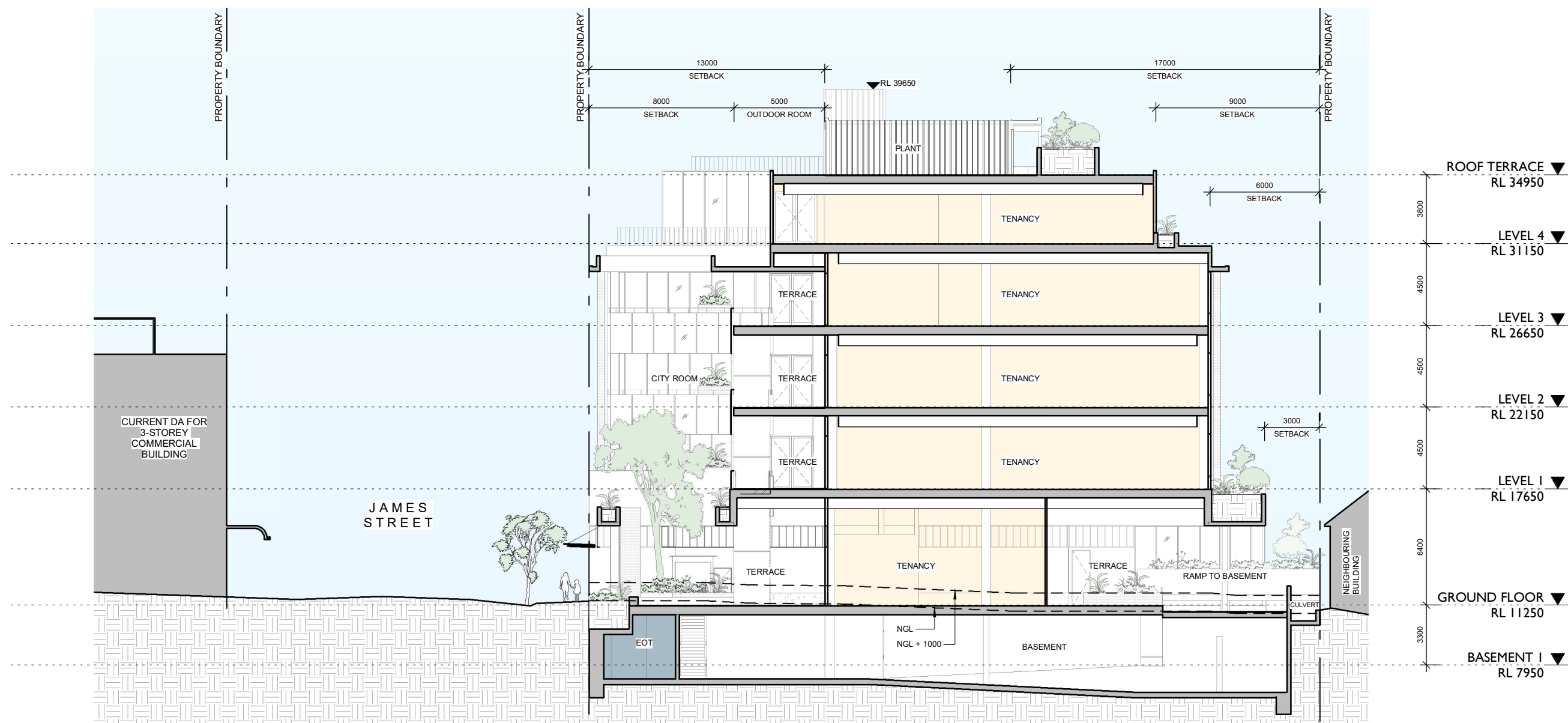
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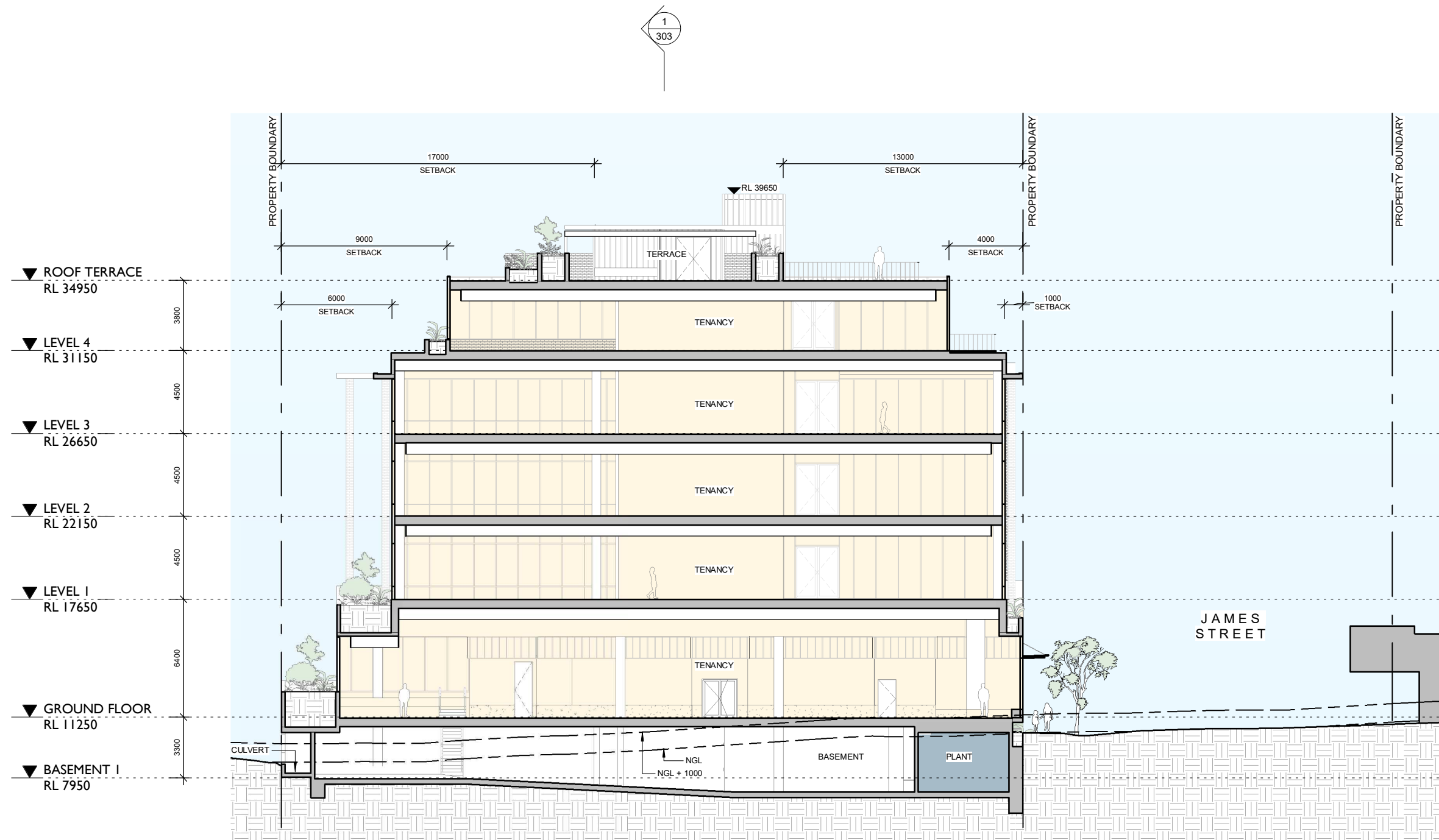
1 : 250 @ A3

A-SD-204 ELEVATION - NORTH WEST

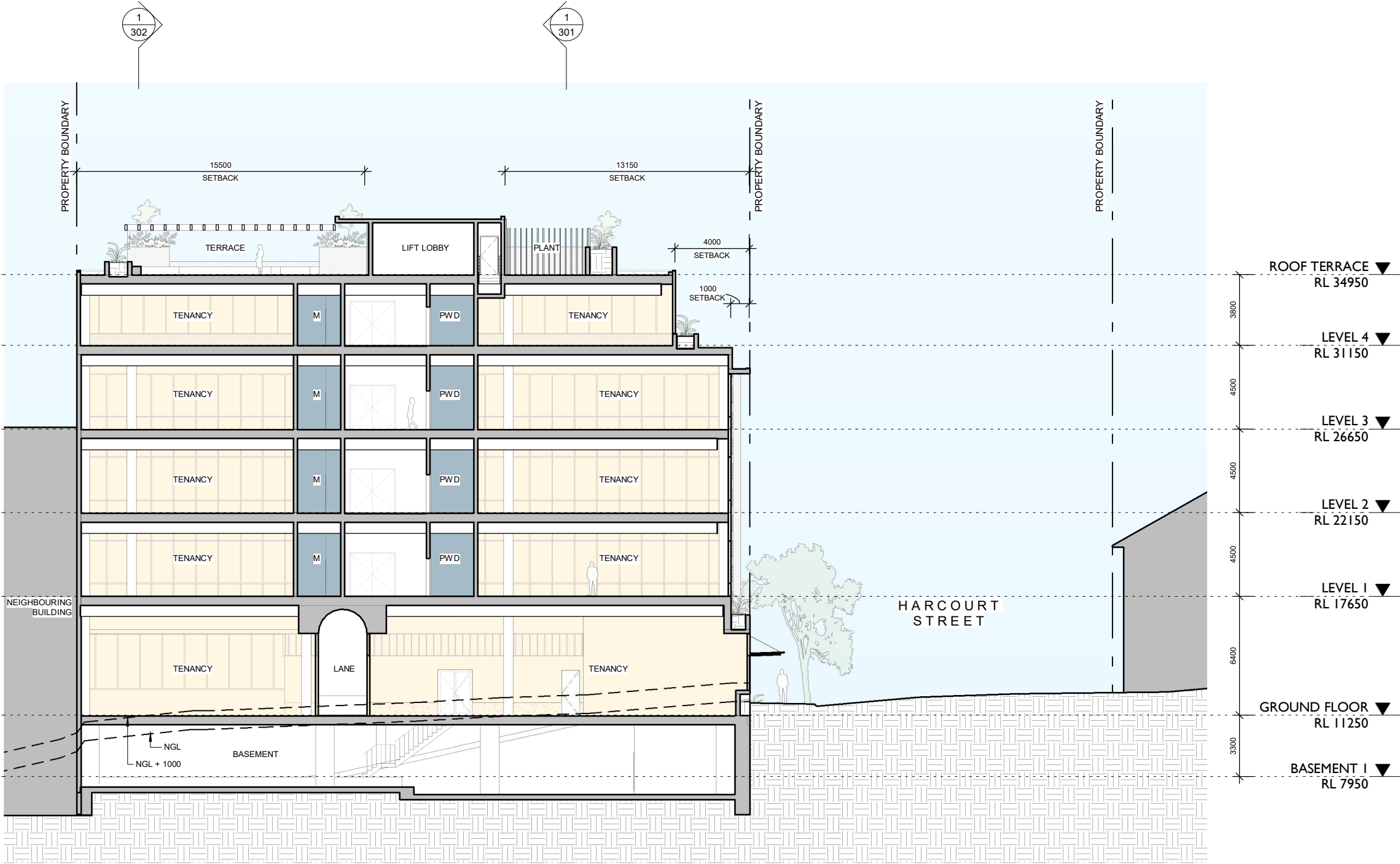
1910 | 76 JAMES ST



1 SECTION A 1 : 250



1 SECTION B
1 : 250



1 SECTION C
1 : 250

DRAFT

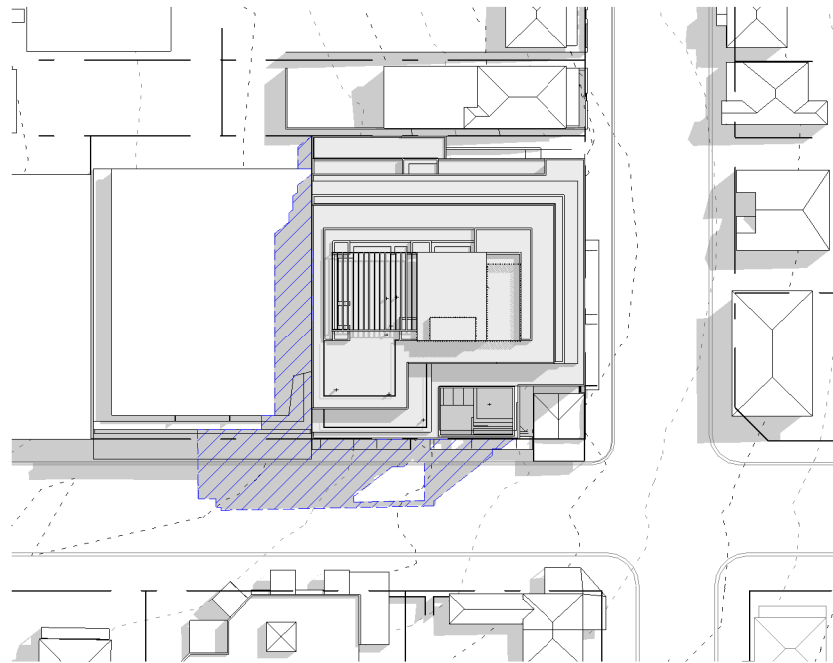
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ISSUE:D 01.12.20

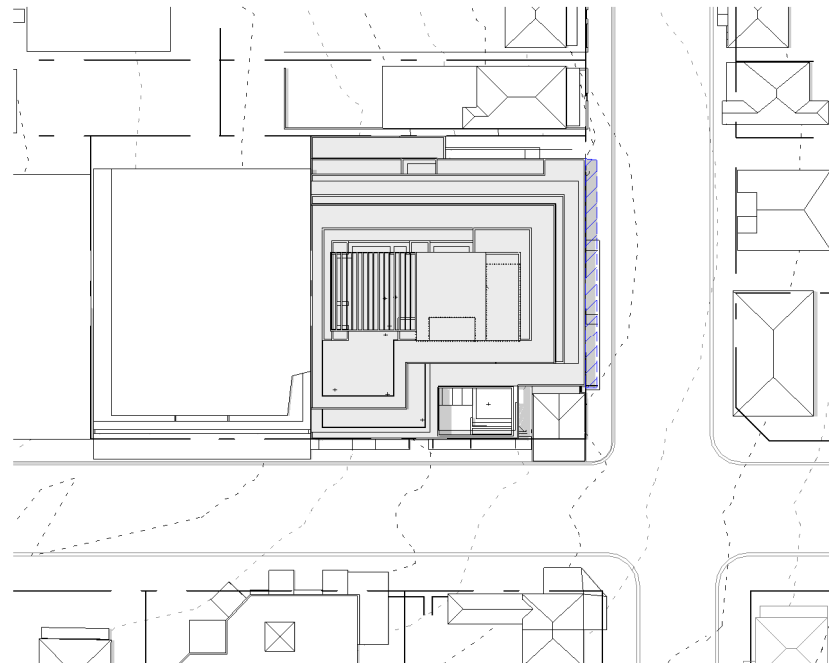
1 : 250 @ A3

A-SD-303 SECTION C

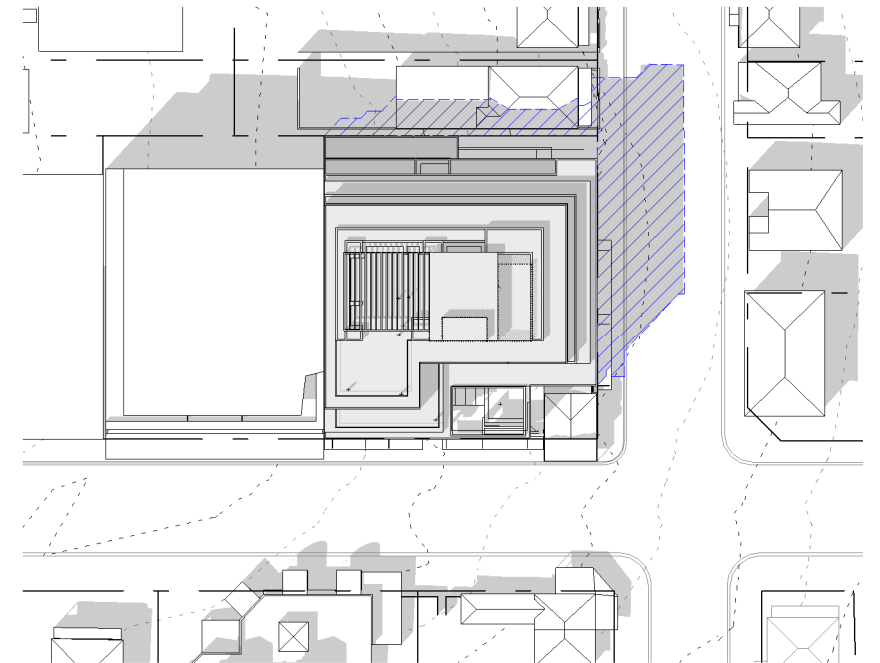
1910 | 76 JAMES ST



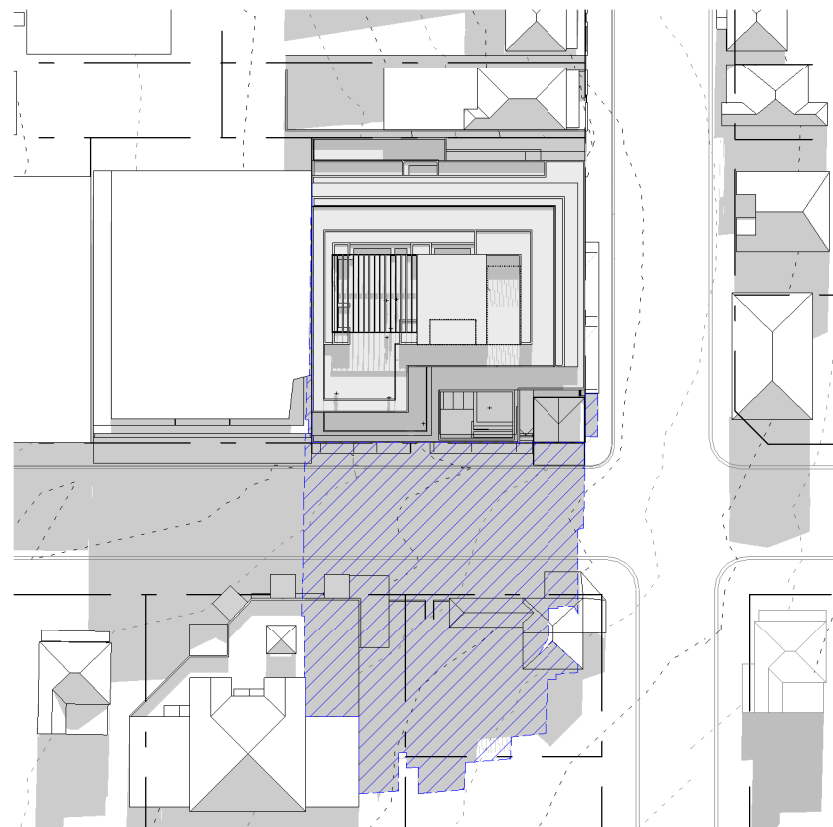
1 SUMMER 9AM
1 : 1000



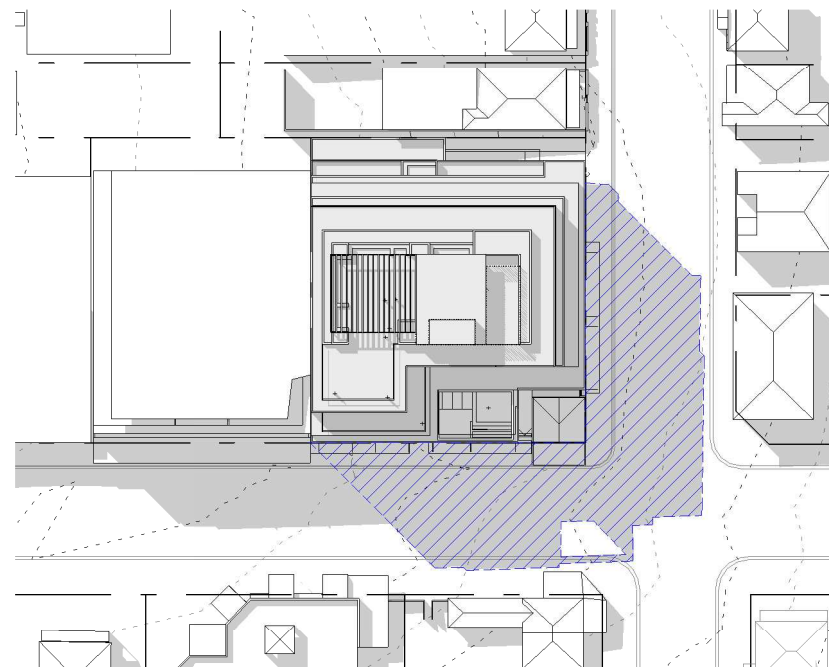
2 SUMMER 12PM
1 : 1000



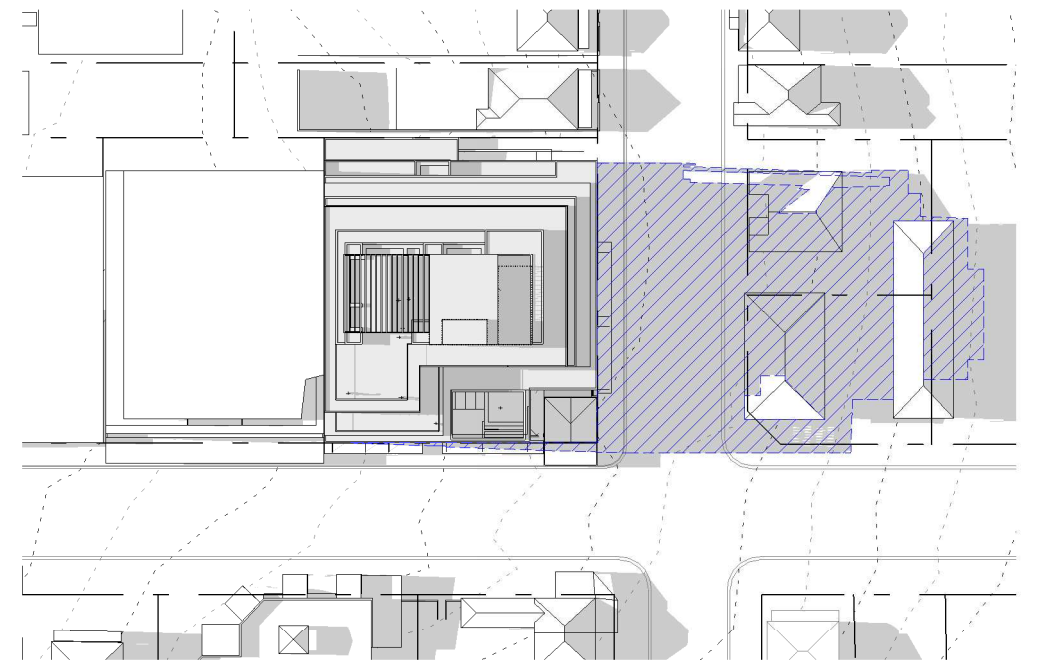
3 SUMMER 3PM
1 : 1000



4 WINTER 9AM
1 : 1000

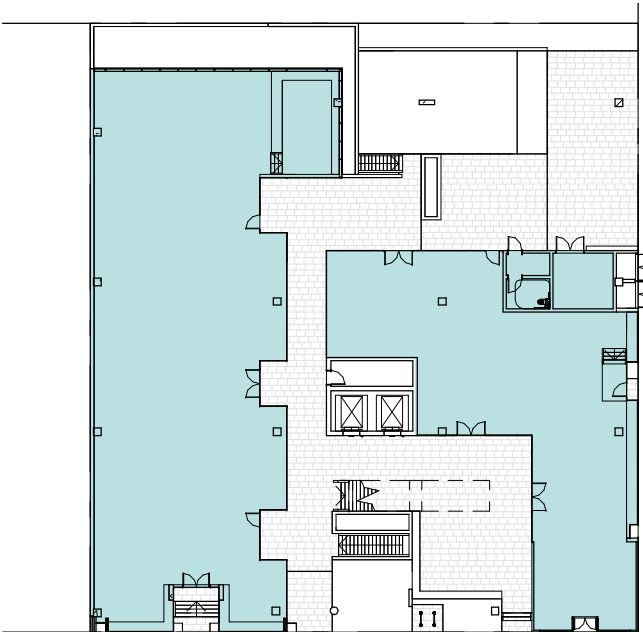
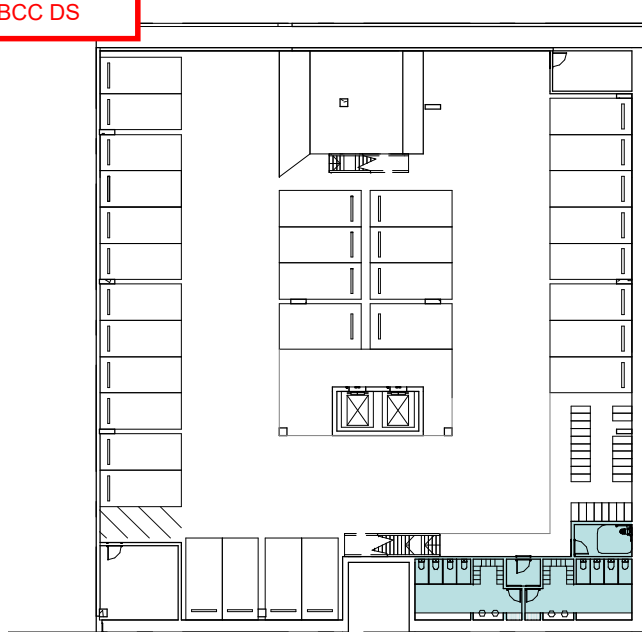


5 WINTER 12PM
1 : 1000

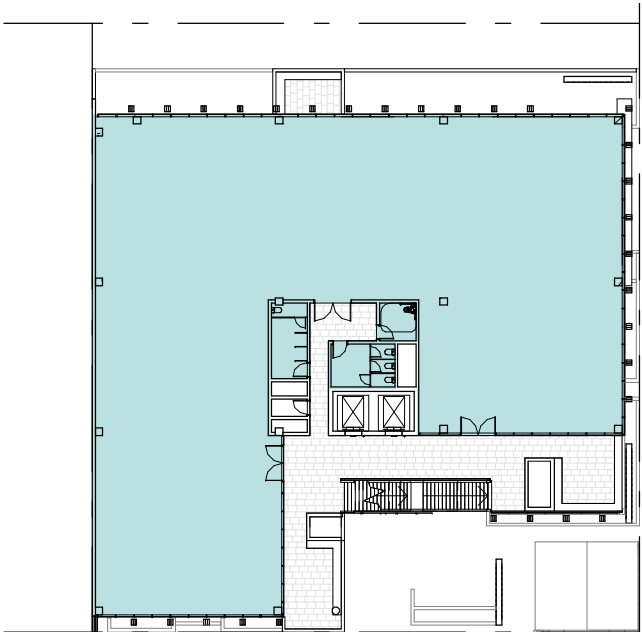


6 WINTER 3PM
1 : 1000

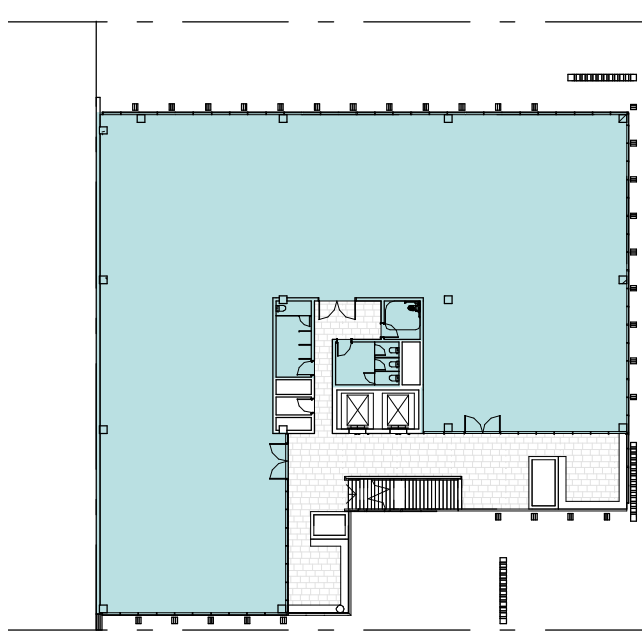




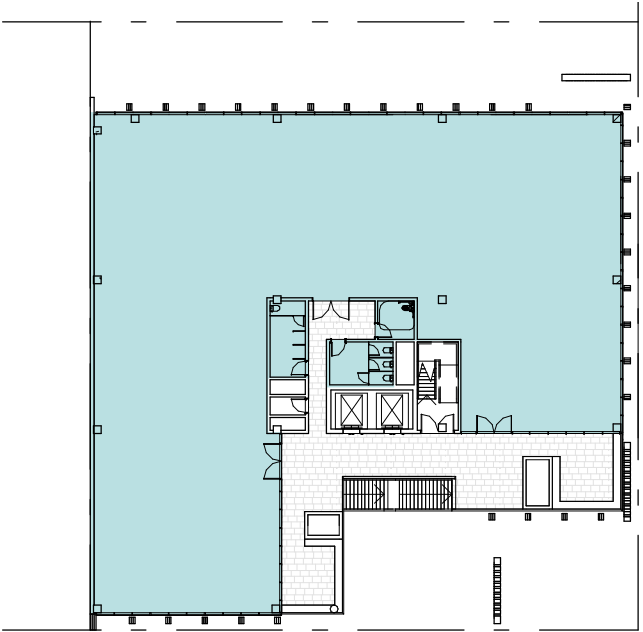
GROUND FLOOR



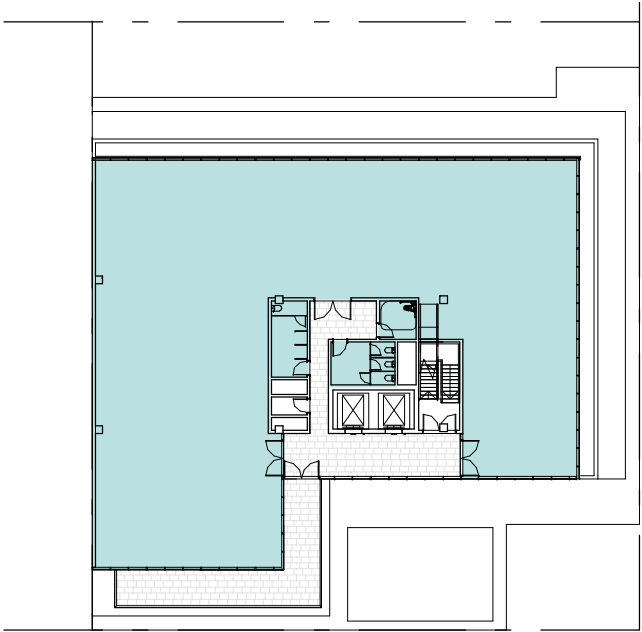
LEVEL 1



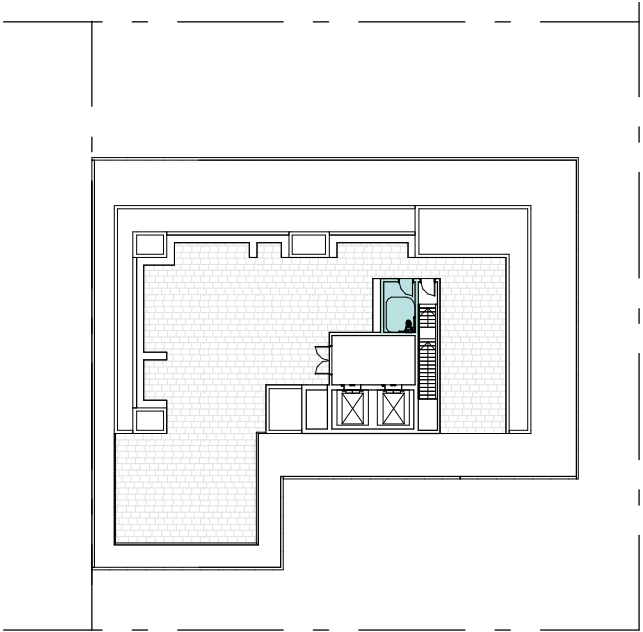
LEVEL 2



LEVEL 3



LEVEL 4



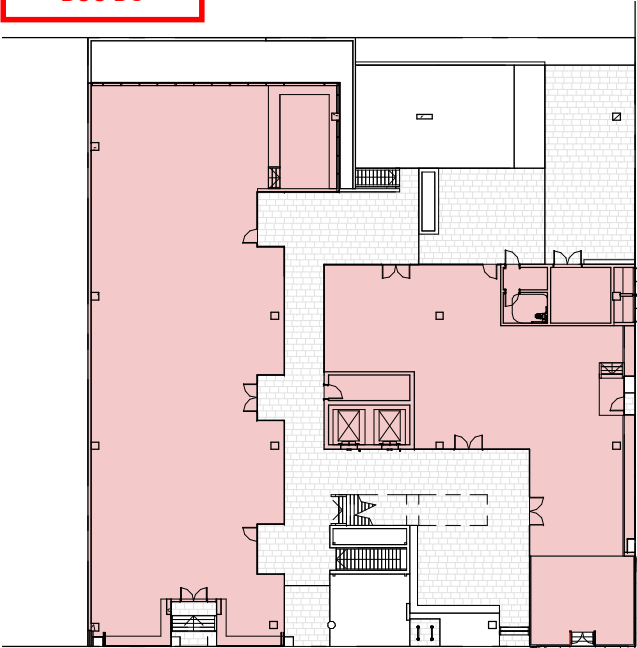
ROOF TERRACE

GFA SCHEDULE:

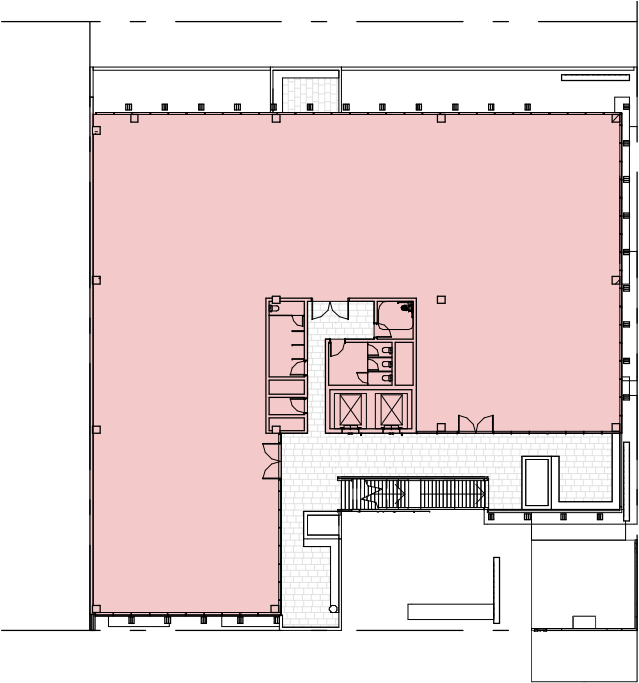
B1	60m ²
GF	780m ²
1F	840m ²
2F	840m ²
3F	825m ²
4F	650m ²
5F	5m ²

TOTAL 4000m²

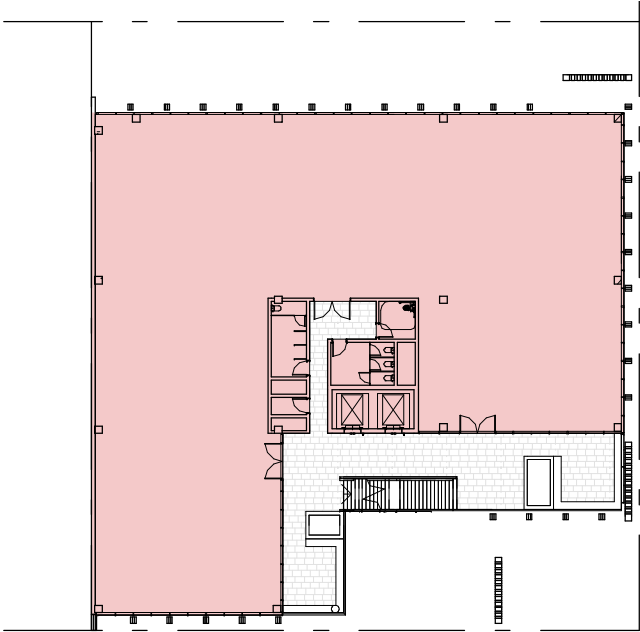




GROUND FLOOR



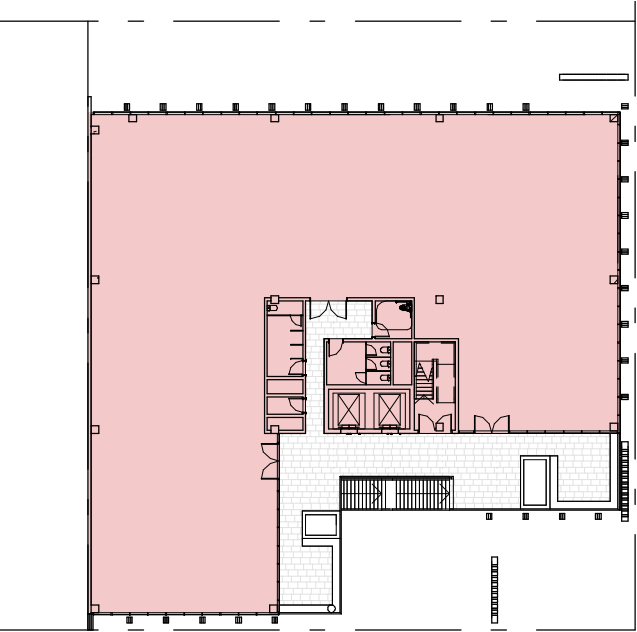
LEVEL 1



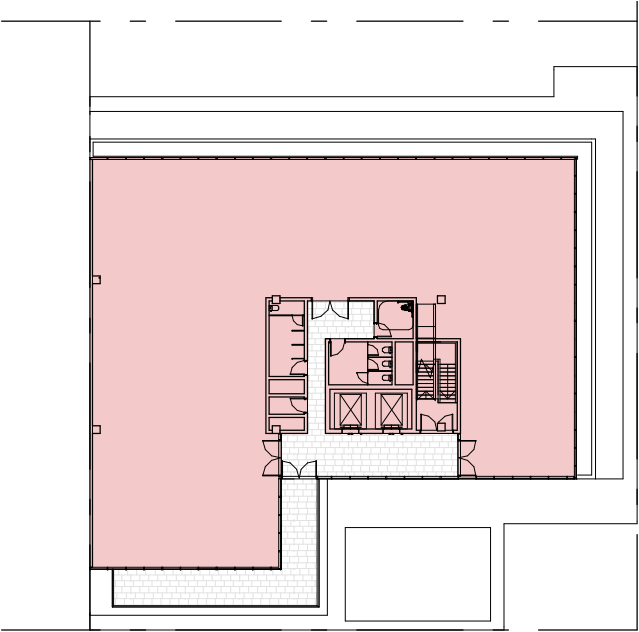
LEVEL 2

SITE COVER SCHEDULE:

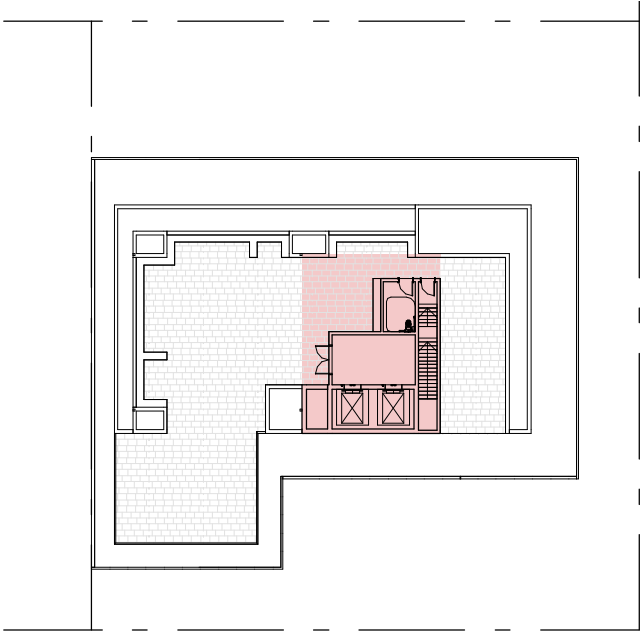
GF	825m ²	56%
1F	880m ²	60%
2F	880m ²	60%
3F	880m ²	60%
4F	705m ²	48%
5F	105m ²	7%
OVERALL SITE COVER	1293m ²	89%



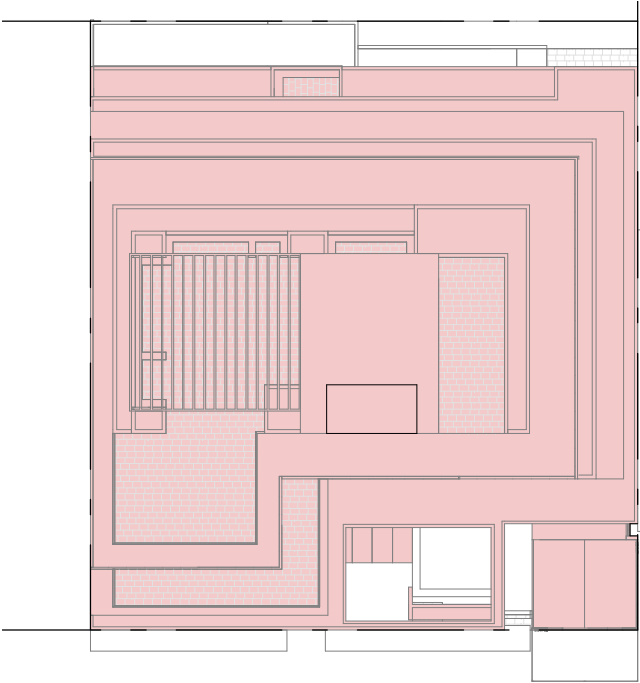
LEVEL 3



LEVEL 4

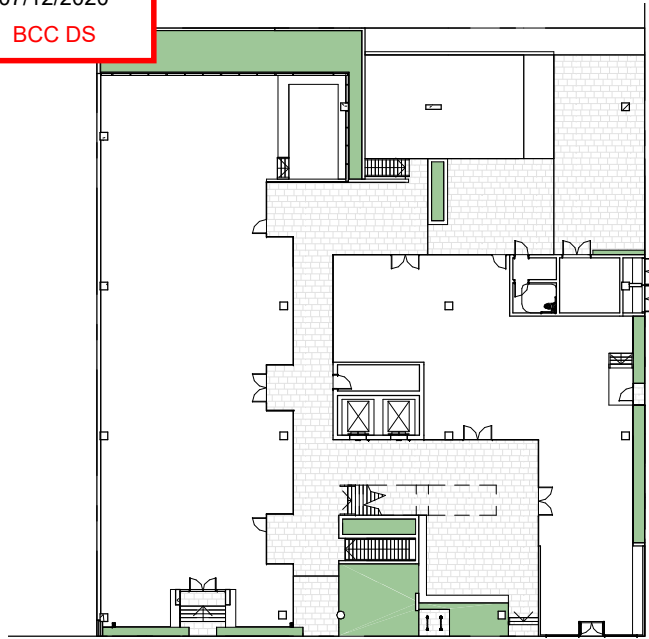


ROOF TERRACE

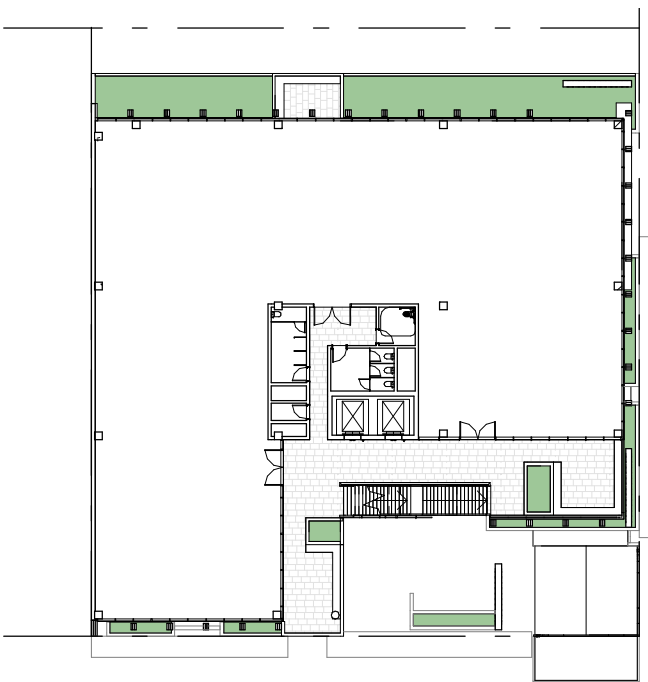


ROOF

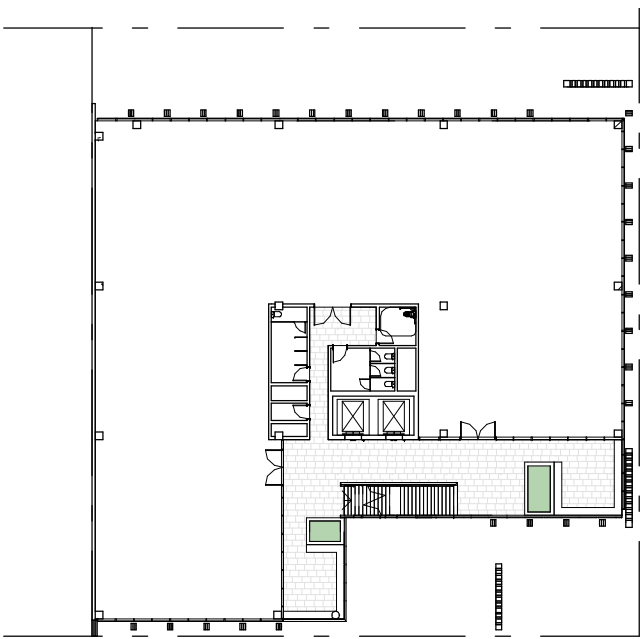




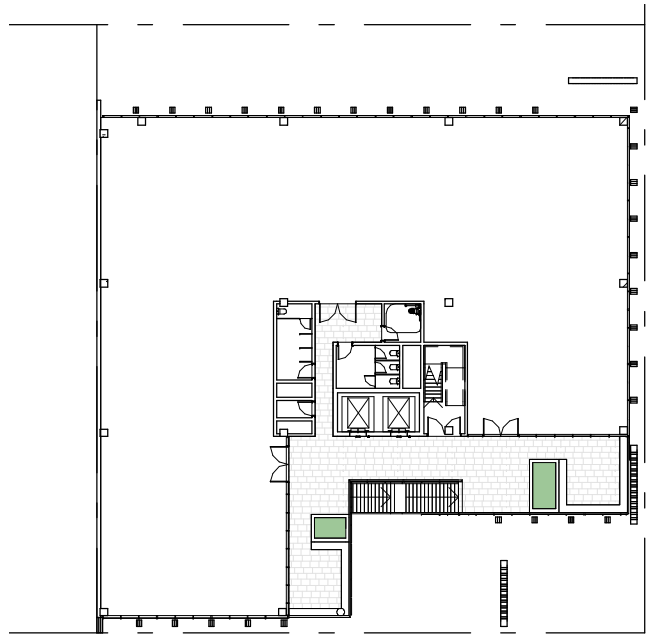
GROUND FLOOR



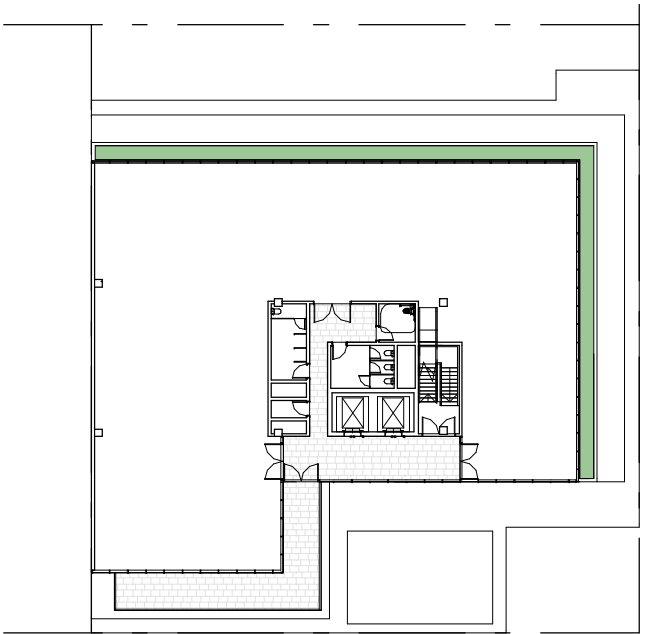
LEVEL 1



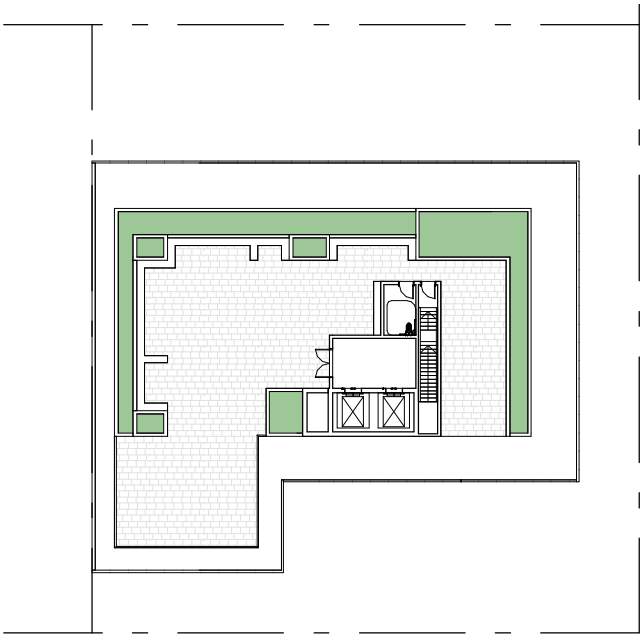
LEVEL 2



LEVEL 3



LEVEL 4

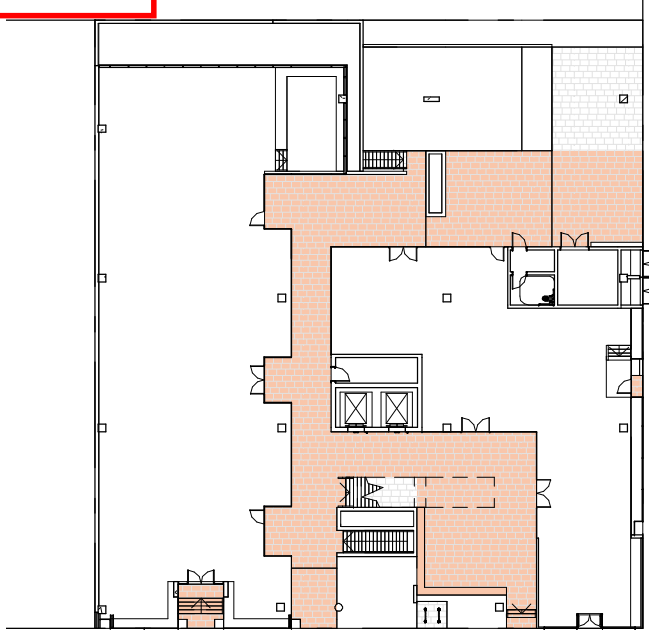


ROOF TERRACE

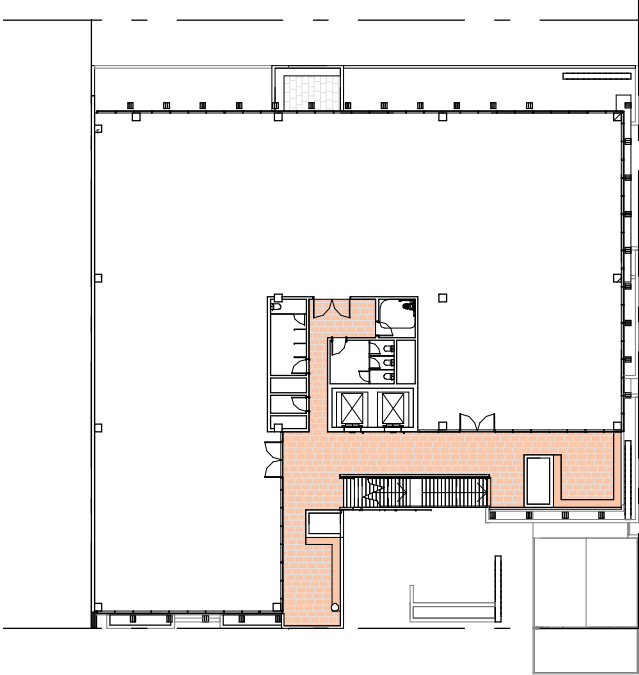
LANDSCAPE SCHEDULE:

GF	114m ²
1F	120m ²
2F	7m ²
3F	7m ²
4F	50m ²
5F	91m ²
TOTAL	389m²
LANDSCAPE TO SITE AREA RATIO	27%

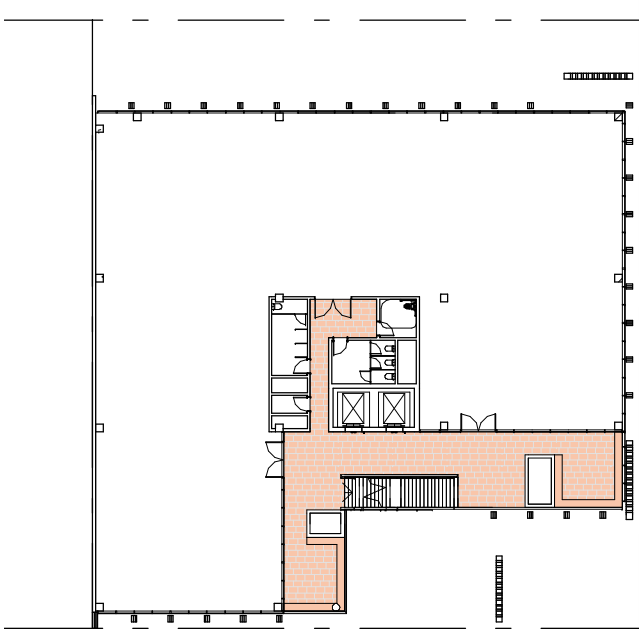




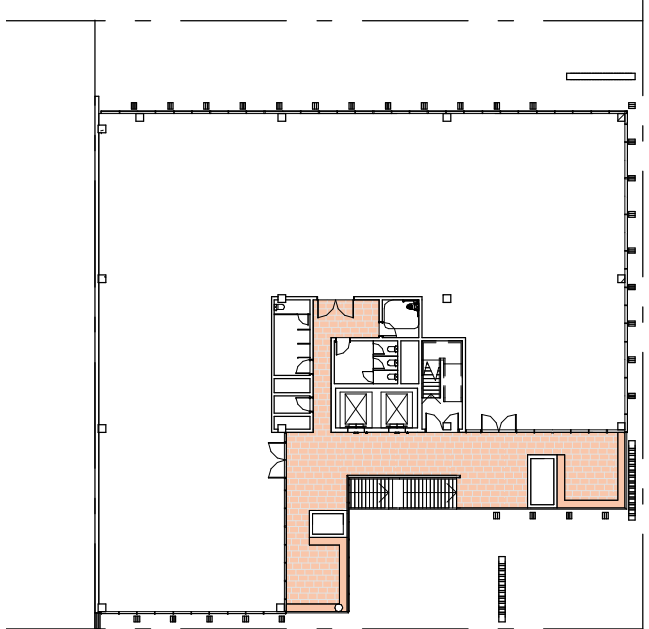
GROUND FLOOR



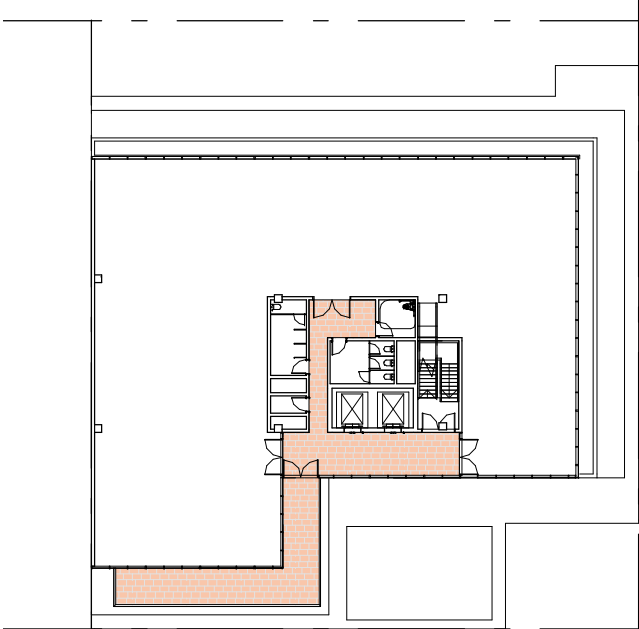
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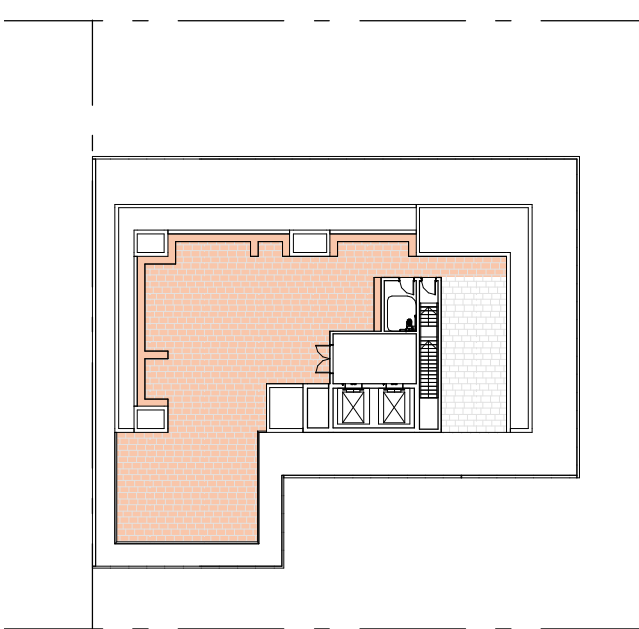
LEVEL 2



LEVEL 3



LEVEL 4



ROOF TERRACE

COMMUNAL OPEN SPACE SCHEDULE:

GF	330m ²
1F	125m ²
2F	130m ²
3F	130m ²
4F	95m ²
5F	245m ²

TOTAL 1055m²

COMMUNAL OPEN SPACE TO SITE AREA RATIO 72%

