**HACs LOWRIE ST DICKSON APARTMENTS**
**DESIGN STAGE FULL DRAWING LIST**
**ARCHITECTURAL**

| | |
|---|---|
| A000 | COVER PAGE & LOCATION PLAN |
| A002 | SITE ANALYSIS & DESIGN PRINCIPLES |
| A004 | SOLAR STUDIES |
| A005 | SITE PLAN |
| A101 | BASEMENT PLAN |
| A131 | GROUND FLOOR PUBLIC NOTIFICATION PLAN |
| A132 | LEVEL 1 PUBLIC NOTIFICATION PLAN |
| A133 | LEVEL 2 PUBLIC NOTIFICATION PLAN |
| A201 | NORTH & EAST ELEVATIONS |
| A202 | SOUTH ELEVATIONS INCLUDING STREET CONTEXT ELEVATION |
| A203 | WEST & TRUE ELEVATIONS |
| A310 | ARCHITECTURAL FINISHES SCHEDULE |

**LANDSCAPE**

| | |
|---|---|
| 302 | LANDSCAPE PLAN |



LOWRIE STREET CONTEXT VIEW




LOCATION PLAN
1 : 1000



MAIN ENTRY FOOTPATH & DRIVEWAY




MAIN ENTRY GATE ( SOUTHERN COURTYARD BEYOND)



SOUTH EAST PERSPECTIVE VIEW



NORTH WEST PERSPECTIVE VIEW

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| C | FOR CONSULTATION | BP/MD | 08/02/18 |
| D | FOR CONSULTATION | BP/MD | 09/02/18 |

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FOR CONSULTATION
A000
COVER PAGE & LOCATION PLAN

RETAIN EXISTING HARDWOOD FENCE WHERE CONDITION ALLOWS
REPLACE IF DAMAGED

REAR BOUNDARY

EXISTING ELECTRICAL SUPPLY EASEMENT

7m REAR SETBACK

COMMUNAL OPEN SPACE

VEBETABLE GARDEN

LANDSCAPED BERM

ACCESS GATE

PATH

V2 V3 V4 V5

6m UPPER FLOOR SETBACK

3m GROUND FLOOR SETBACK

NEW ELECTRICAL EASEMENT

DRIVEWAY

SIDE BOUNDARY

MODWOOD FENCING NEW FE2

7°37'
27.405

PROPOSED BUILDING FOOTPRINT
RL+ 572.750

ROOF OVER

FIRST FLOOR OVER

LANDSCAPED BERM

PPOS RL+ 572.750 m

AC(O)

CONC

BOLLARDS

FE1 FE2 FE3

4135

187°37'
33.53

DRIVEWAY

Low height conc. wall with plants by tenants (PP3)

GA - FIRE EXIT

6m FRONT SETBACK

FOR DRIVEWAY DETAILS
REFER TO CIVIL ENG. DRAWINGS

PROTECTED TREE TPZ

REPLACE HARDWOOD FENCING WHERE CONDITION ALLOWS
REPLACE IF DAMAGED

MODWOOD FENCING
NEW FE2

ENTRY COURT

STAIR 3

UP

ENTRY

COL

WATER METER PIT

WM x 7

WM x 6

LB

PATH

FRONT BOUNDARY

EXISTING STREET LIGHT

21kL rain water tank under driveway

305°56'10"
41.61

NEW POWER LINE TRENCH
TO BE DUG IN ACCORDANCE WITH TREE MANAGEMENT PLAN 301, REFER ELECTRICAL LIGHTING PLAN FOR FURTHER DETAIL
- CONFIRM WITH LANDSCAPE ARCHITECT PRIOR TO EXCAVATION AROUND TREE PROTECTION ZONE

PROTECTED TREES 1,2,3
REFER TREE MANAGEMENT PLAN 301
- DO NOT REMOVE OR DAMAGE TREES OR TREE ROOTS WITHIN TREE PROTECTION ZONE
- EXCAVATION WITHIN TREE PROTECTION ZONE TO BE BY HAND ONLY

FOR DRIVEWAY DETAILS
REFER TO CIVIL ENG. DRAWINGS

REFER TO ELECTRICAL ENG.
LIGHTING PLAN FOR DETAILS

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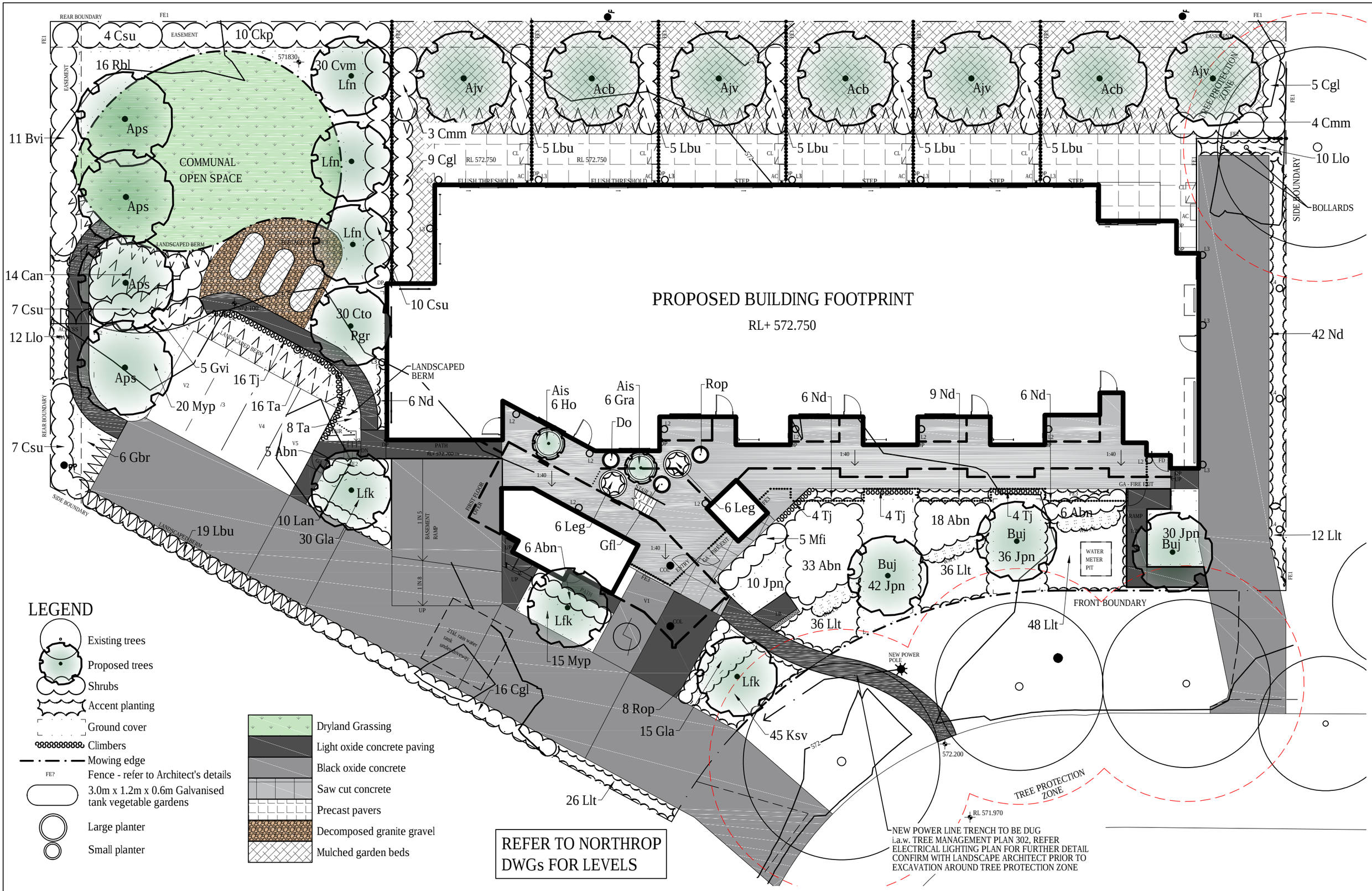
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FOR CONSULTATION

A005

SITE PLAN




## LEGEND

- Existing trees
- Proposed trees
- Shrubs
- Accent planting
- Ground cover
- Climbers
- Mowing edge
- Fence - refer to Architect's details (FE?)
- 3.0m x 1.2m x 0.6m Galvanised tank vegetable gardens
- Large planter
- Small planter

- Dryland Grassing
- Light oxide concrete paving
- Black oxide concrete
- Saw cut concrete
- Precast pavers
- Decomposed granite gravel
- Mulched garden beds

| Date | No | Amendments |
|---|---|---|
| 06JUN17 | 01 | FOR REVIEW |
| 29JUN17 | 02 | NEW ARCH BASE, PLANTING etc AMENDED |
| 25JUL17 | 03 | AMENDMENTS AS REQUESTED |

HARRIS HOBBS LANDSCAPES
Landscape Architecture
16 Robe Street
DEAKIN ACT 2600
Telephone: (02) 6273 4661
Facsimile: (02) 6273 4233
Email: hhl@hhl.com.au

NORTH:

PROJECT:
BLOCKS 11 - 14 SECTION 6
DICKSON
Housing ACT

DRAWING TITLE:
LANDSCAPE PLAN

| DRAWN: | DESIGN: |
|---|---|
| HA | NH |
| SCALE: 1:200 | DATE: JUN17 |
| PROJECT/DWG No: 16155/302 | REVISION: 03 |

REAR BOUNDARY

7m REAR SETBACK

6m UPPER FLOOR SETBACK

3m GROUND FLOOR SETBACK

SIDE BOUNDARY

6m FRONT SETBACK

FRONT BOUNDARY

PPOS

LIVING / DINING

BED 1

BED 2

BED 3

FD

UP

DN

1 IN 5 RAMP FROM BELOW

ET

PROTECTED TREE TPZ

A201

A203

A202

1 Ground Floor Public Notification Plan
1 : 100

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A132
GROUND FLOOR PUBLIC NOTIFICATION PLAN

REAR BOUNDARY

7m REAR SETBACK

6m UPPER FLOOR SETBACK

3m GROUND FLOOR SETBACK

SIDE BOUNDARY

FRONT BOUNDARY

6m FRONT SETBACK

BED 1

BED 2

LIVING / DINING

LIVING / DINING / KIT

STUDY/ SITTING

VOID

HLW

FD

BATH

LAUN

PRIVACY SCREEN

COMMUNAL BALCONY

STAIR 1

STAIR 3

UP

DN

ET

PROTECTED TREE TPZ

A201

A203

A202

1 Level 1 Public Notification Plan
1 : 100

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A133

LEVEL 1 PUBLIC NOTIFICATION PLAN

REAR BOUNDARY

7m REAR SETBACK

SIDE BOUNDARY

6m UPPER FLOOR SETBACK

3m GROUND FLOOR SETBACK

6m FRONT SETBACK

FRONT BOUNDARY

PROTECTED TREE TPZ

ET

LIVING / DINING

BED 1

BED 2

FD

VOID

HLW

STUDY/ SITTING

PRIVACY SCREEN

STAIR 1

DN

COMMUNAL BALCONY

STAIR 3

LIVING / DINING / KIT

BATH

A203 1

A201

A202

1 Level 2 Public Notification Plan
1 : 100

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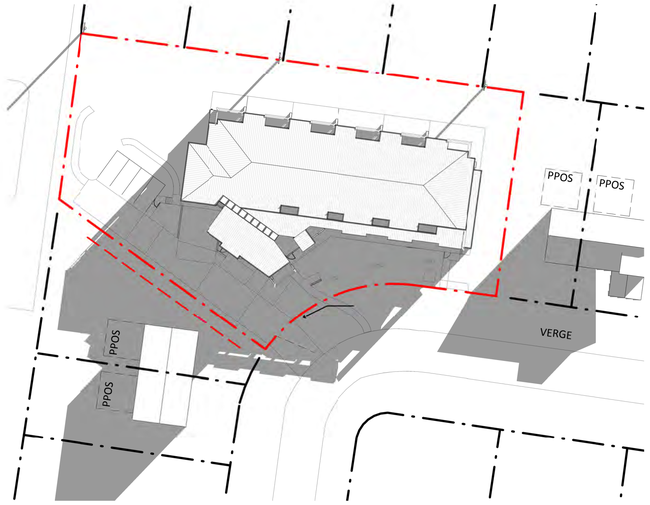
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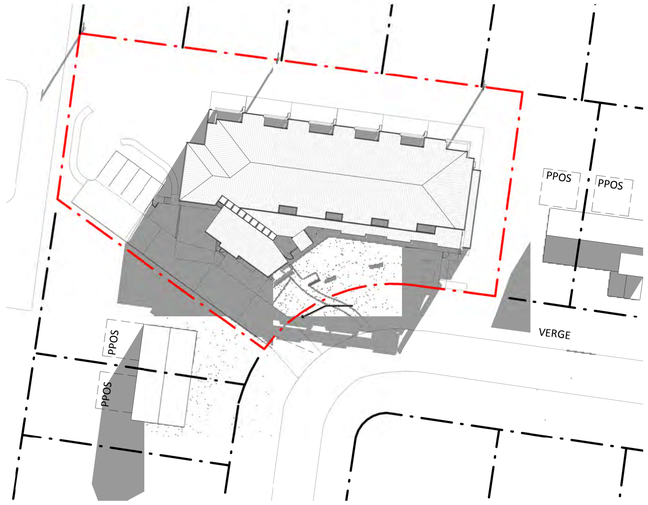
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A134

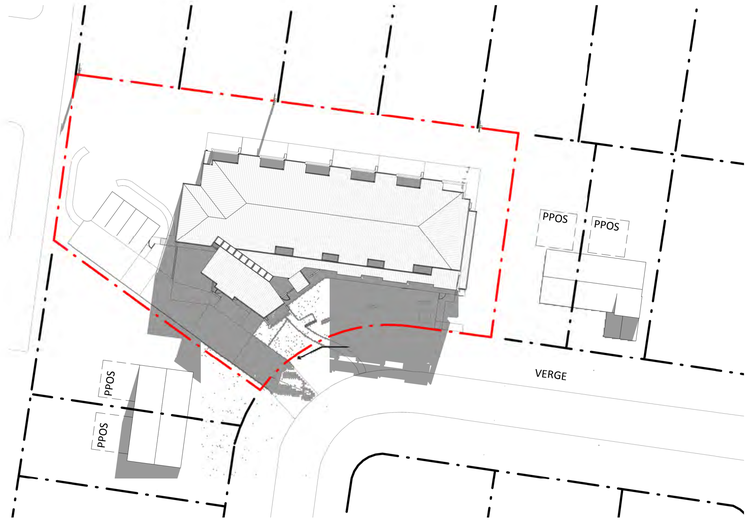
LEVEL 2 PUBLIC NOTIFICATION PLAN



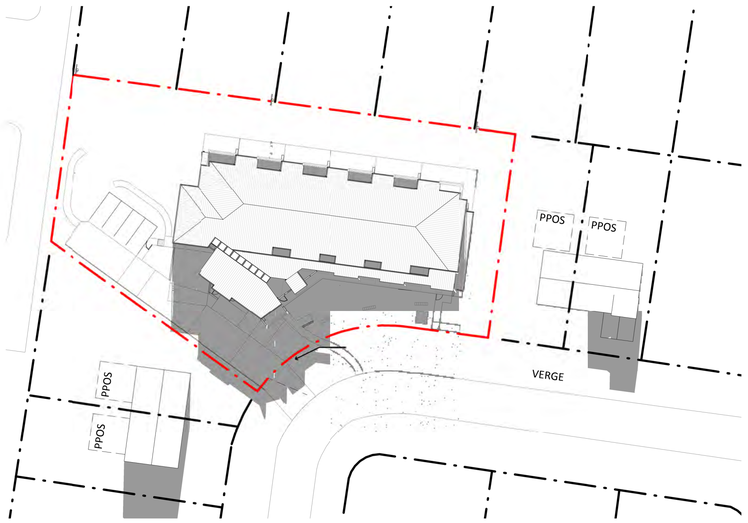

1 9am Shadow Study
1 : 500



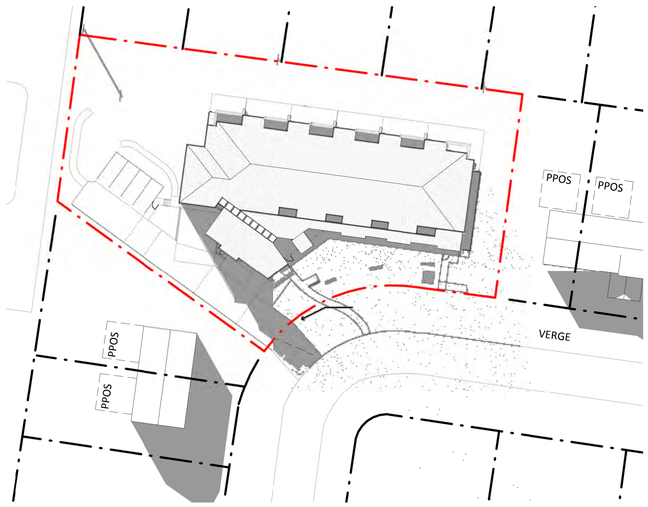

2 10am Shadow Study
1 : 500



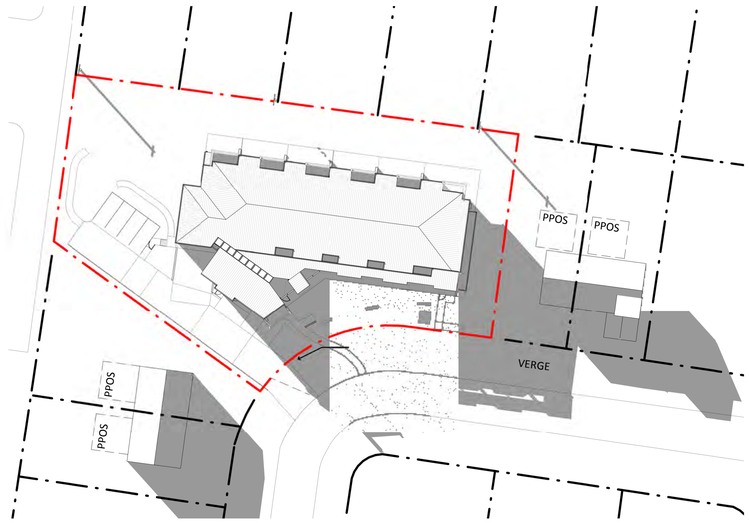

3 11am Shadow Study
1 : 500



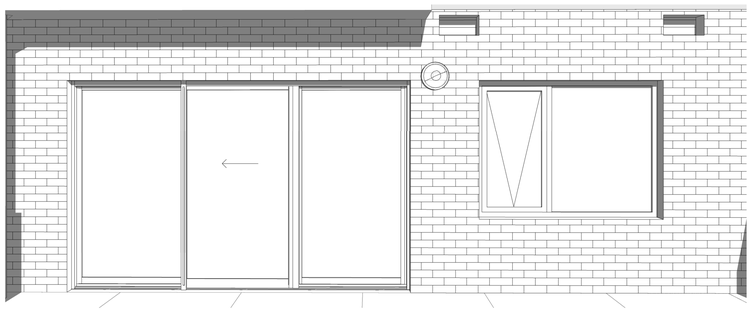

4 12pm Shadow Study
1 : 500




5 2pm Shadow Study
1 : 500




6 3pm Shadow Study
1 : 500



7 Solar Access Typical Ground Floor Apartment @ 12pm



8 Solar Access Typical First Floor Apartment @ 12pm



9 Solar Access Typical Second Floor Apartment @ 12pm

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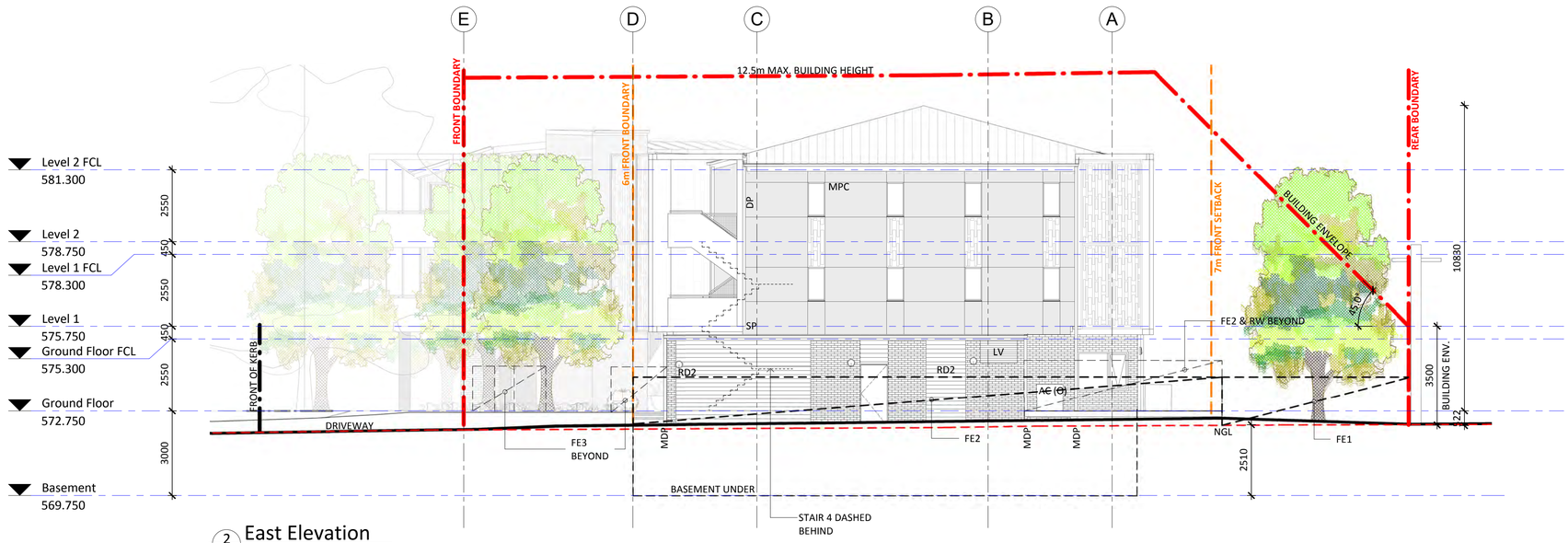
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A004
SOLAR STUDIES




1 North Elevation
1 : 100




2 East Elevation
1 : 100

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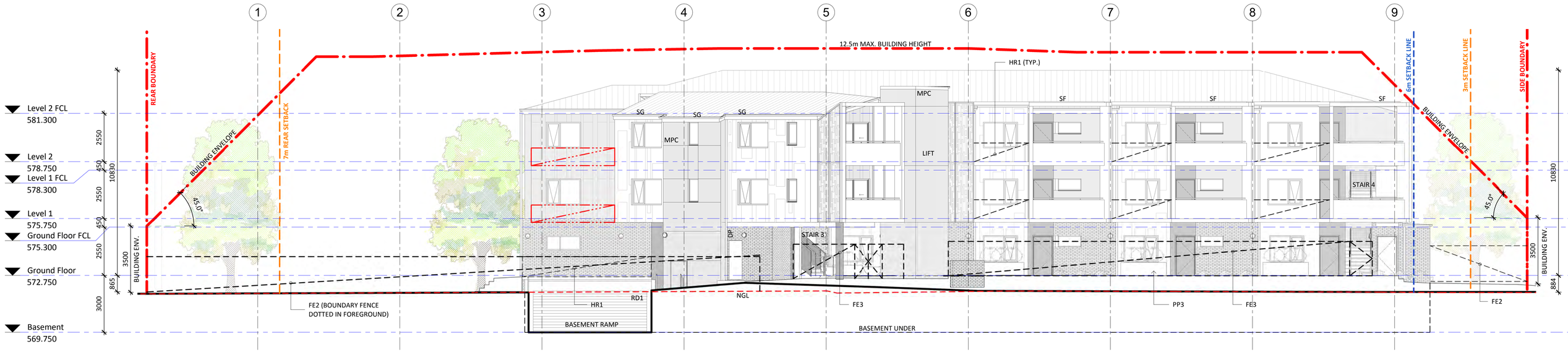
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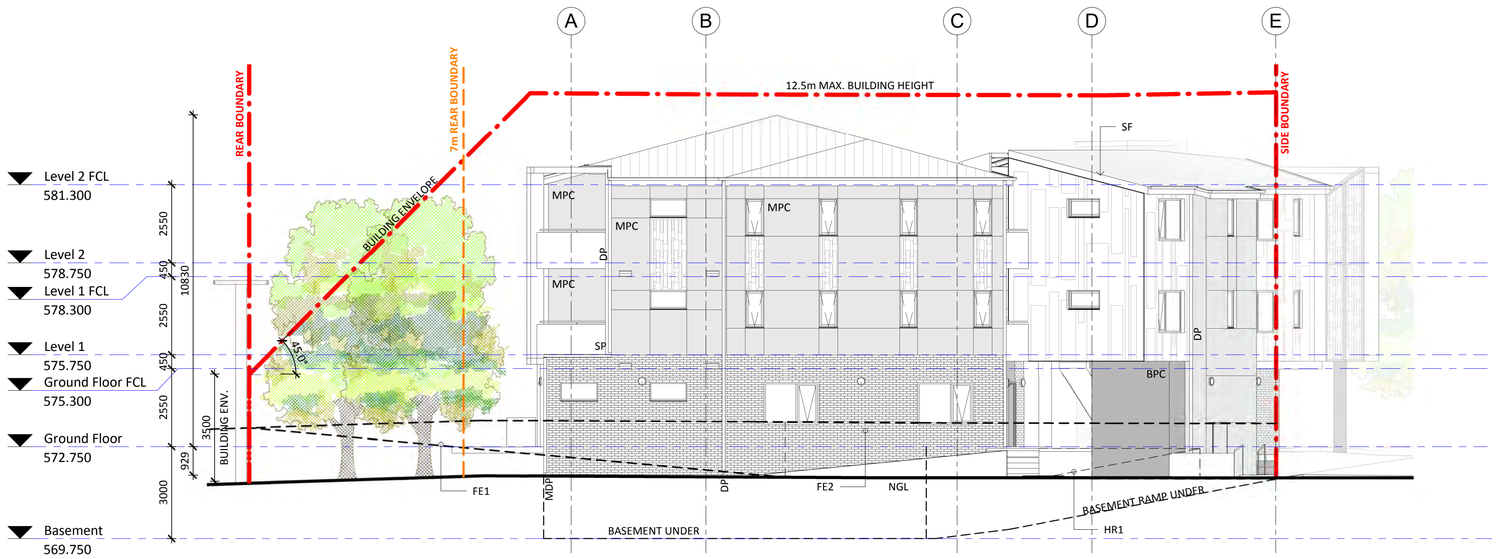
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A201

NORTH & EAST ELEVATIONS




1 South Elevation
1 : 100




2 West Elevation
1 : 100

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A202

SOUTH & WEST ELEVATIONS



SOUTHERN BALCONY VIEW



ENTRY COURTYARD AND STAIR 3



ENTRY COURTYARD AND STAIR 3

**IMPORTANT NOTE: PROVIDE SAMPLES AND SEEK FINAL HACs APPROVAL FOR ALL COLOUR SELECTION PRIOR TO ORDERING MATERIALS**

**TYPICALLY, WHITE OXIDE PRECAST CONCRETE APPLIES TO ALL EXTERNAL WALLS (PATTERN AS INDICATED), UNLESS NOTED AS FOLLOWS:**

| | |
|---|---|
| BPC | PRECAST CONCRETE PANEL BLACK OXIDE (PATTERN AS INDICATED, COLOUR TO BE APPROVED BY HACs) |
| MPC | PRECAST CONCRETE PANEL GULLY OXIDE (PATTERN AS INDICATED, COLOUR TO BE APPROVED BY HACs) |
| MC1 | DIVERSACLAD COLORBOND GULLY OR EQUAL (PATTERN AS INDICATED, COLOUR TO BE APPROVED BY HACs) |
| MC2 | DIVERSACLAD COLORBOND MONUMENT OR EQUAL (PATTERN AS INDICATED, COLOUR TO BE APPROVED BY HACs) |
| BR | GROUND FLOOR FACE BRICK PGH BLACK BEAUTY OR EQUAL |

**TYPICALLY PROVIDE GULLY KLIPLOCK ROOFS, GUTTERS, FASCIAS, DOWNPIPES & SPREADERS UNLESS NOTED OTHERWISE AS FOLLOWS:**

| | |
|---|---|
| MDP | MONUMENT DOWNPIPE WHERE DENOTED |

MATCH ADJACENT WHITE PRECAST WALLS WITH SURFMIST GUTTER AND FACIA AS APPLICABLE. DENOTED AS FOLLOWS:

| | |
|---|---|
| SF | SURFMIST FACIA |
| SG | SURFMIST GUTTER |

**ALL FENCES ARE FE1 - 1800h HARDWOOD PALING WITH 10mm GAP (PER THE HACs BRIEF), UNLESS NOTED OTHERWISE AS FOLLOWS:**

| | |
|---|---|
| FE2 | MODWOOD, 68mm PALING WITH 10mm GAP; 1800h; SILVER GUM |
| FE3 | POOL TYPE FENCE; 1800h (PATTERN AS SHOWN); MONUMENT |
| GA-FIRE EXIT | GATE TO MATCH FE3 |

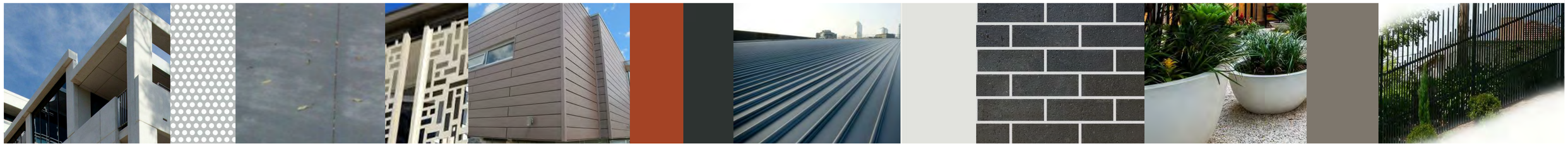
**ALL BALUSTRADES ARE WHITE OXIDE CONCRETE WITH GALVANISED STEEL HANDRAIL, UNLESS NOTED OTHERWISE AS FOLLOWS:**

| | |
|---|---|
| HR1/HR2 | WHERE DENOTED FOR WALKWAYS, PROVIDE SURFMIST POWDERCOATED PERFORATED METAL BALUSTRADES |

ALL APARTMENT FRONT DOORS ARE HEADLAND POWDERCOATED DOORS & FRAMES, GRANO IMPACT DOOR SURROUNDS TO BE RENDERED TO MATCH HEADLAND

| | |
|---|---|
| ENTRY | **HEADLAND FEATURE COLOUR** LASER CUT SCREEN TILT DC; MKUSI – OCHRE FEATURE COLOUR (COLOUR TO BE APPROVED BY HACs) |
| SCR | LASER CUT SCREEN TILT DC; MKUSI http://www.tiltdc.com.au/; WHITE POWDERCOAT |

**ALL EXTERNAL ALUMINIUM WINDOWS / SLIDING DOORS ARE POWDERCOATED ALUMINIUM TO MATCH MONUMENT**



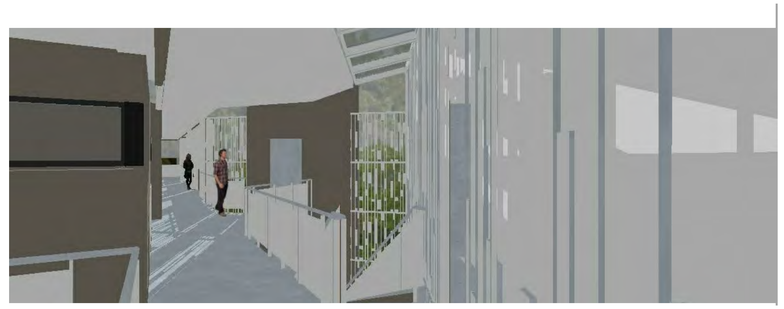
WPC | HR1/HR2 | BPC | SCR | MC1 / MC2 (SIMILAR) | HEADLAND | MONUMENT | KLIPLOCK ROOF | SURFMIST | BR | PLANTER POTS | GULLY | FE3 MONUMENT



NORTH WEST VIEW



NORTHERN BALCONY VIEW



COMMUNAL BALCONY VIEW

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ARCHITECTURAL FINISHES SCHEDULE