

VC2 JORDAN SPRINGS

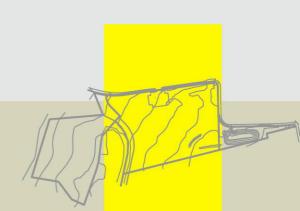
SEPP 65 & ARCHITECTS DESIGN STATEMENT:

SEPP 65-

design quality of Residential Flat development; Residential flat design Code; rules-of-thumb schedule

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DESIGN STATEMENT

Vision

The site will be a quality mixed use development designed to meet the broad needs of the market whilst setting high standards for community living.

This place will provide a coherent and cohesive experience making sure that the design responds reflects and maximises the existing Town Centre character.

It will be a vibrant place with a greater sense of belonging focused in providing a range of uses such as living, retail, commercial, open spaces and urban spaces where people can meet and interact.

Design Principles

The design principles for the proposal are:

Context

- Maximises the density in close proximity to the Town Centre
- It's the southern anchor to the Main Street (Lakeside Parade)
- Provides east-west links to Town centre and links to Neighbourhood Park.
- The layout responds to solar orientation and prevailing breezes.
- Maintains and reinforces view lines to open space, Regional Park and Town Centre

Built Form

- Building Height and densities increases towards the Town Centre.
- Provides a range of multi-dwelling housing typologies, including townhouses, apartments and SOHO to suit different lifestyle options.
- Two to three storeys fronting Jordan Spring Boulevard (west of road 1) to integrate with adjoining dwellings to the north.
- Use taller buildings to define and reinforce the public domain and Town Centre character.
- Appropriate separation has been created between built form to reduce bulk and overshadowing.



Public Domain

- A generous central piazza to provide an urban meeting space.
- Clear definition between public and private realm.
- Ensure the public spaces and amenities are accessible to the overall community
- Utilise existing streetscape elements in Lakeside Parade to integrate the site public realm to the overall Jordan Springs character.
- The landscape elements will create a strong sense of place and identity.

Mix of Uses

- Commercial and retail uses located at ground level of buildings A D ensures street activation to Jordan Springs Boulevard and Lakeside Parade.
- Commercial and retail uses to mainly face to the internal of the piazza for activation.
- High density residential to support and take advantage of Town Centre and amenities.

Access and Circulation

- Main access points into the site are clearly defined either by open space or built form, creating a strong sense of arrival.
- Legible and permeable street layout connecting key nodes and amenities
- Simple block configuration to maximise site attributes.
- Provision of pedestrian links throughout the site, in particular links between the site and the Town Centre and Lake.



INTRODUCTION

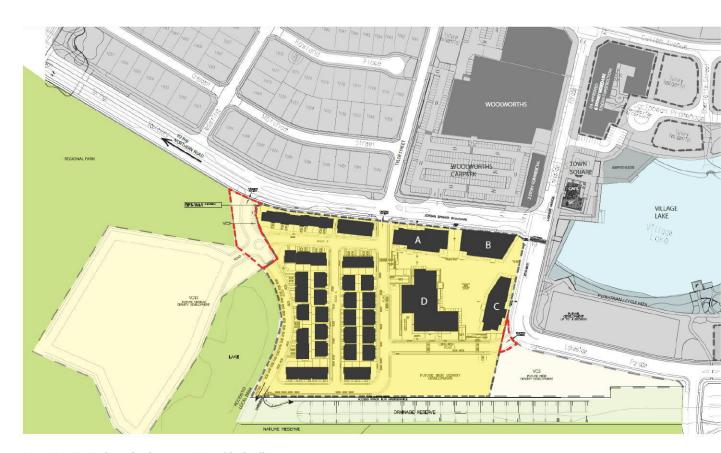


Fig A: Context Plan of Subject Site VC2 (dashed)



Location

The former Australian Defence Industries (ADI) site at St Marys, now known as the St Marys Development site, was endorsed by the NSW Government for inclusion on the Urban Development Program (UDP) in 1993. The site was seen to present an opportunity to provide housing for Sydney's growing population within an environmentally sustainable framework.

The St Marys site is located approximately 45km west of the Sydney CBD, 5km north- east of the Penrith City Centre and 12km west of the Blacktown City Centre. The main western railway is located approximately 2.5km south of the site. The Great Western Highway is located another 1 km south and the M4 Motorway a further 1.5km south.

The overall Site had an area of 3.633ha. It stretches approximately 7 kilometres from east to west and 2 kilometres from north to south, from Forrester Road, St Marys in the east to The Northern Road, Cranebrook in the west. It is bounded by Llandilo and Wilmott in the north and Cambridge Gardens/ Werrington County and the Dunheved Industrial Area in the south

Planning Context

Jordan Springs establishes a strong message in its initial planning that encourages a versatile and sustainable suburban attribute that define its context. Our proposal aims to be an extended interface that provides a variety of positive characteristics of a new urban realm. Village Centre 2 combines a wide variety of dwellings, amenities, recreational lifestyle and employment opportunities, in synergy with the Town Square and surrounding context and complements Penrith City future growth.

The existing approved Masterplan for the entire site has formed the template for this VC2 Stage DA submission;

The envelopes and controls of that approval which can be reflected upon in the 'St. Marys western precinct plan' developed by Penrith City Council in 2009, has formed the basis for this proposal, comprising of:

- Townhouse and Apartment Lifestyle living
- Variety of Apartment layouts and high standard design Qualities (Blocks A,B,C,D)
- Block A and B; Northerly facing predominantly 4 6 storey buildings, that have a dynamic mixed use ground floor use.
- Block C; North Easterly orientated 5 storey mixed use building, with stunning views to the Town Lake and Piazza.
- Block D: Predominantly 4 6 Storey L-Shaped footprint Mixed Use Building



The Site

The subject site for this Stage VC2 encompasses Buildings A,B,C,D.

The total site area for this stage VC2 DA and is 3.633 hectares this includes both the townhouse development as well as the proposed high-density component.

For the purpose of this report, VC2 will be referred to, and will only include the high density component of the overall development with its reference to the Residential Flat Design Code. This portion of the site will cover a collective area of 11,800 square meters in total.

Uses

The buildings are predominantly mixed-use commercial/residential consisting of a total of 160 apartments and 14 commercial tenancies which is outlined in the Apartment Summary Schedule.

There is a variety of uses on ground floor activated with 14 tenancies that are strategically situated in the and around the piazza fringes, comprising; food and beverage, outdoor dining, café alfresco, office spaces all activating the family inspired piazza.

Built Form

The Four Buildings (A, B, C & D) envelope the piazza and define its existence. The buildings are well spaced out and defined by Urban links to the Town Square to gain a sense of identity and individuality from one another, and further articulated in various ways, however there is a consistent rhythm in the interpretation of the buildings unique usages and boundaries through the built form.



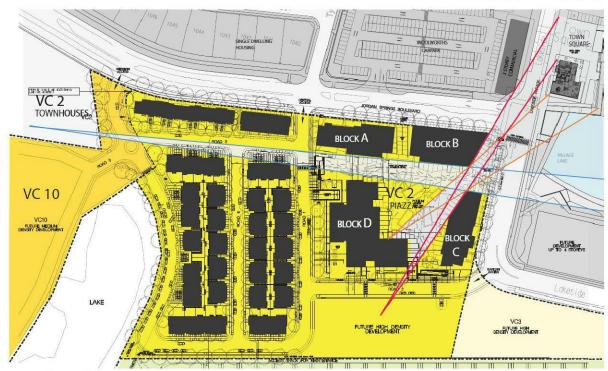


Fig B: Urban Link + Vistas

Concept

The overall design philosophy is to consider the interaction of people and the built form at the detailed scale of the immediate environment, whilst approaching the overall buildings' relations at the city scale, and how the formal treatment of the elements give character and definition to the local context and beyond.

VC2 Apartment footprints and built form are derived by configuring a direct visual relation to the Village Centre. Bisecting the conventional footprint of Block B + C allows for a continuation of the public domain, and is demonstrated in both appearance and intended connectivity.

"The Springs" narrative which is further emphasised in the landscaping and building relation, has allowed for a harmonic rhythm of 'ebb and flow' in that the buildings are not treated as isolated building designs, but rather interactive. Each building embodies different programs and at different times within one day, our understanding of the uses of these spaces has been an integral aspect of the success of the concept and its announcement of the various usages. The concept is practical in that there are various languages that fold together, for instance the ground treatment is intriguing and playful and could seem blurred, yet there are distinct division lines in the formal geometries of the building elements, and the subtle perceptions of these architectural design language and principles to define the space in clarity.

It has also been a clear intention to ensure that the western face of the development, and hence, this particular side to buildings A & D, interacts sympathetically with the road (Road 1) due to this shared interface with the proposed townhouse (medium density) development. This has been achieved through increased setbacks, reduced storey-numbers and further articulation to the façade treatments.





Fig C: Main Street Interaction and Activation

ESD

The development has been designed to respond to and accommodate the requirements of both BASIX and the Residential Flat Design Code.

Passive environmental considerations include the use of dual-aspect, cross-ventilated apartments, and orientation of apartments. Water reuse will be integrated through the use of rainwater tanks, as per Basix requirements. All towers have Northerly orientated facades as well, further enhancing lighting and sun penetration qualities to majority of living spaces.



Landscaping

We have worked in collaboration with Clousten & Associates to develop a landscape strategy for the overall site that takes into consideration the communal piazza space, the public domain, including the existing roads and setbacks.

"The Spring" narrative is further resonated in the landscape aspect of the proposal. Landscaping is not only pleasantly and abundantly presented but also has a further role in how it directs, subtly segregates, shades and serves nature. It also has the ability to attract desired links, buffer zones and softens built form.

The piazza orchestrates a flow of pedestrians who are invited to its destination, locals passing through invited by the soft build-up of activity and design interest. Mounds of green establish a playful venue for all ages to enjoy safely, the artwork that is inspired by nature; abstract tree formed canopies that provide artistic inspiration and definition for the public realm.

For further background on the landscaping strategy and design detail, refer to the separate documents by Clousten & Associates.



Fig D: Landscape Plan (refer to plans)



SEPP 65 REPORT

Principal

1

Design Quality

Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area or local surrounds.

Responding to context involves identifying the desirable elements of a location's current character or in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

- The subject site is situated within the south- western part of an overall subdivided 3.633 hectare space in the newly established suburb of Jordan springs. The subject space is currently untouched, and only has plants, local shrubs and general vegetation growing on the surface. It is bounded by Jordan Springs Boulevard to its north and Lakeside Pde to its North East.
- The site has a considerable fall in topography from RL 38.70 at the North-Western corner to RL 36.2 at the South West corner.
- The immediate context is characterised by low-scale low-density residential to the North-West; a natural reserve to the south & a man-made lake to the north-eastern end, town centre.







Fig E: View from Town Square to 2 Storey Retail, View from Town Square towards VC2 Site, View to Lake from Lakeside Parade, View from VC2 Lakeside Parade towards Town Square. (In order)



2

Design Quality

Scale

Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Proposal

VC2 is accessed from two main roads; Jordan Springs Boulevard & Lakeside Pde. There are 3 proposed off streets that enter VC2, where 'Road 1' will form the interface between the townhouse developments, with the subject mixed use component.

The development consists of 4 buildings (A, B, C &D) on a single-storey podium with satisfactory separation in relation to the scale.

The building scale has been considered through a series of conceptual models that have formed the shape, recessing and scale sensitivity to each other and surrounding context.

Heading East on Jordan Springs Boulevard the identity of the townhouse is evident and builds up
from 2 to 3 storey townhouse units. There is a continuation of scale as the mixed Use part of VC2
across Road 1 Continues in scale and gradually builds up at towards the centre.



Fig F: Jordan Springs BLVD heading east from Townhouses to Mixed Use



- The Proposal responds well to the surrounding context in scale.
- Buildings are designed to visually be sympathetic and not dominate.
- The first 4 storeys are highlighted whilst the higher portions of the buildings are recessed back and/or treated with variations in materials
- Consistent building principles are carried throughout
- Consistency discipline with scale not impacting views and vistas to surroundings; Lake, southern bush land tree-tops and do not impact any of the surrounding residential components as to not impacting both overshadowing to other buildings, and to minimize view obstructions towards the lake on the north eastern end.

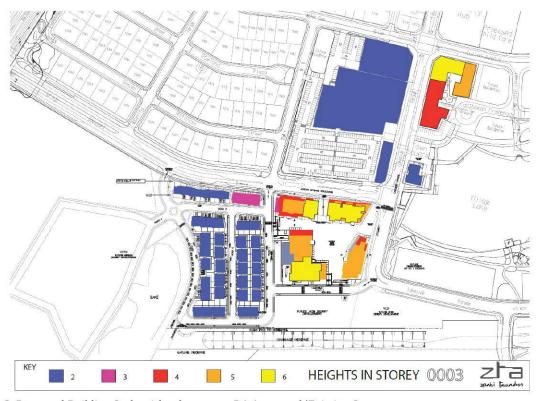


Fig G: Proposed Building Scale with relevance to DA Approved/Existing Structures

The proposed new road to the west forms a continuation of Tyler Street and reinforces the established suburban block and street patterns of the north western portion of this subdivided space.

The initial planning has been mindful of the surrounding scales of built form and sensitive to its use and habitants.

There is a wide footpath/verge along Jordan Springs Boulevard to the North. This enables a landscaped buffer zone to address the street. Deep soil planting activates ground floor uses and creates a green strip that connects the proposed future Northern development to the subject VC2. There is a generous setback to the west of the site that provides a green buffer and respects the border with the proposed low-density townhouse development component.

The building forms are designed in accordance with the approved building envelopes and parameters established by Penrith City Council and have therefore been considered to ensure that the buildings are proportional to the spaces around them.



3

Design Quality

Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and manipulation of building's elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

- The proposed building forms a breakup of building mass in its horizontal and vertical plane.
- The use of various building elements and juxtaposition of building fabric enables articulation to take place very conventionally.
- The folding of balconies and integration of design interest allows for clarity of desired planes that are defining the desired scale and mass.
- Generally balconies are pronounced to express a consistent skin to the building, and they become more expressed at the corners of the buildings.
- Overall each building is treated with articulation for a strong visual interest yet also defines use and incorporates opportunities for views, privacy, and shading.



4

Design Quality

Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

Proposal

The Residential Floor plans indicate a range of:

- 1 bed,
- 2 bed/1bath,
- 2 bed/2bath and
- 3 bed apartments
- Including adaptable Apartments to allow for a range of typologies and living patterns.

The site is located within close proximity to Cranebrook to its North-West, and St Mary's to its East. There is a bus route extension proposed for the site, as well as the surrounding sub-divided lots.

There is an existing Woolworth's retail outlet will serve the diverse variety of our medium to high density of VC2 complex and Jordan springs overall. The additional commercial spaces located on the ground floors of towers A, B, C & D will provide services such as offices; food and beverage outlets.



5

Design Quality

Resource, Energy and Water Efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

- The development is designed to embrace ESD principles. The proposal generates an exceeding amount of cross-ventilated apartments, in a range of 1, 2 and 3 bedroom units.
- Passive Solar design of layouts has been incorporated to reduce the need for heating and cooling, with majority of Apartments having cross ventilation.
- The development will include rainwater tanks for the retention of stormwater. This collected water will be recycled, and re-used for irrigation and for car-wash bays within the development.
- Sustainable materials are used throughout the ground floor feature elements.



6

Design Quality

Landscape

Good design recognizes that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining domain.

Proposal

Landscape design builds on the existing site's natural and cultural features in a responsible and creative way. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, abstract shade canopy. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design will optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long-term management.

There are many layers of open space providing a hierarchy that responds to the need for a variety of different activities to occur within the site.

- The generous communal areas of the residential buildings will offer new lifestyle outdoor amenity for residents, as well as providing a good outlook space for those living above. The heavily landscaped fringes of the shared ground-floor piazza further enhances this aspect
- Each apartment has a private open space in the form of a balcony which allows an outlook to either the existing southern reserve bushland, and/or to the eastern lake side, and/or to the centralized piazza.
- Courtyard gardens have also been introduced, either through deep soil planter boxes or designated green spaces. These green gardens enhance visual appearance of the towers when viewed from street level, softening up any hard surface treatments, and, they also allow for improved privacy, amenity & tranquillity.



7

Design Quality

Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, outlook and ease of access for all age groups and degrees of mobility.

- Apartments will feature a mix of unit typologies, providing a high level of cross ventilation with dual aspect orientation. The development exceeds the rule of thumb for apartments as naturally cross ventilated.
- Apartment layouts have been developed to maximise the number of north facing units and ensure the provision of street and district views
- The development achieves the requirements of apartments receiving 3 hours of sunlight to the living room glazing during the winter solstice. Refer to Control Checklist table.
- Minimum 10% of the apartments will be adaptable throughout the building in different typologies to offer variety to potential inhabitants.
- The piazza Public space encompassed by all the apartment towers will provide amenity for local residents and the greater public, as well as any guests to the precinct.
- The piazza is designed to be on the same level with the Main Street Interaction, inviting all to access with no change in levels, where there is change in levels (South and West Entrances to the piazza) there is a creative landscape integration of steps and ramp for accessibility for all.
- Integration of Glass and Composition of Acoustic Underside treatments form the lightweight, light emitting themed awning structures that enable an effective acoustic sound attenuation from Ground to First Floor and above.



8

Design Quality

Safety and Security

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces whilst maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private open space.

- Clear pedestrian routes enable safe access within the site and outlook from apartments.
- Distinct Building differentiation between various Ground Floor uses enable Way findings and design cues to enable ease of direction, surveillance and secure atmosphere created.
- The open Central piazza is visible from both aspects of the entire site, there is a direct visual from North to South, and from East to West, vice versa. This will further enhance security and access, limiting potential breaches to the above towers.
- Furthermore visual connections are made between Town Square and Piazza
- Passive surveillance over the public domain is afforded by residential apartment whilst allowing privacy.
- There will be appropriate lighting to all exterior areas, both public and communal.
- There are clear entry points to each of the buildings via generous lobbies that are fully glazed and well-lit and defined by different blade/awning/landscape design features. This provides security and sense of privacy for the occupants of the Apartments above.
- This further provides activation and casual surveillance to the piazza space.
- The buildings will utilise a security system at all entry points, and within the lifts.
- Basement Car parks will provide security and division for Retail patrons / Apartment Visitors and distinguished from Residential Apartment occupants.



9

Design Quality

Social Dimension

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimize the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.

- Social interaction is encouraged through the desirable flow of Main Street retail to spill into the piazza, yet not in a competitive way but rather complementing the public Domain. The proposal aims to establish a continuation of mixed-use properties that highlights the extension of the Village Centre, rather than isolating zones. This open ended extension to the town square creates a sense of social dimension that enhances the quality of this new piazza.
- The scheme provides a range of unit typologies and sizes that shall appeal to different markets.
- The outdoor spaces are designed to gentrify community spirit for residents within the development by offering both public areas for congregation and activity, as well as good linkages to any future developments to occur in the surrounding areas and the lake. There will also be an indirect link to the cities of St. Mary's and the suburb of Cranebrook.
- The buildings have multiple cores, where possible, to reduce the number of units off a corridor, and thereby forge a better opportunity for communal interaction.



10

Design Quality

Aesthetic

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.

Aesthetics should also relate to the context, particularly responding to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

Proposal

A clear palette of materials and architectural language gives definition to each part of the buildings, while ensuring that the development has a single, holistic character inherited from the existing streetscape architectural language and characteristics of the Town Square and Main street.

Descriptions of the different building details are as follows:

Building A & B

Buildings A is 3-4-5-6-storeys respectively from West to East

Buildings B is 6-5-4 storeys respectively from West to East

Buildings A & B comprise of two cores for each building and follow SEPP65 for good design principles in their internal arrangements.

The Northern frontage onto the Jordan Springs Boulevard is made up of large, contemporary portions of solid glazing, visually connecting to the Northern horizon. Jordan Springs Boulevard Streetscape is predominantly defined as a 4 storey building with the upper levels 5 and 6 recessed.

Interaction between Blocks B + C are moulded via an exploration of the views and vistas from the town square visual links. The building footprint is hence defined and articulated as it increases in height to enable connections. As a result Block D becomes a focal point and vice versa which enables Block D to have views to the Village Centre/Town Square and draws a visual and reachable connection to the Town Square without any effort.

Furthermore we have introduced architectural screening elements mimicking the nature reserve which has become the theme that draws visual interest when viewed from viewpoints.



The tips to the western and eastern end of Buildings A + B (respectively) peel away to increase the solar access to these internal apartments and piazza; thus improving the capacity for other apartments from buildings C + D to have unobstructed views and vistas and, reduce the overall bulk and scale. This shifted geometry creates a lively focus both for the communal piazza and when viewed from Jordan springs Boulevard.



Fig H: Block A + B as seen from Jordan Springs BLVD (Northern Streetscape artist's impression)

Building C

Building C is 4-5-storeys from North to South, to increase views from Block D.

Building C is similar to building B in aesthetic treatment where it interacts with Main Street. The architectural language of subtly drawing the lines that creates its envelope, yet to a pedestrian's scale is activated by the public extension of retail with a café to the North and East facing the Lake.

The East elevation has open living areas that have a clear view to the Lake and beyond.

The treatment of the building base also provides continuity with the other buildings on the site, and is activated with glazing and landscaped features at ground along the piazza (North - western elevation).

The residential building lobby entrances are architecturally segregated, whilst still ensuring a buffer zone between these intimate/private zones and the piazza space, through varying awning heights, upturn landscaping walls and landscaped elements.





Fig I: Block C as seen from Lake (Artists Impression)

Building D

Building D is 4-5-6 storeys.

Building D is the largest building form comprising of an "L" shape design, however enables larger spans of articulation due to its longitudinal nature, increasing in bulk and height as it moves towards its southern return-end, reflecting a more residential quality overall.

The materials and colouration draw on the palette used elsewhere in the development, but are used in a manner that reflects the differing scale.

Each terrace is clearly differentiated vertically with the strong use of blade walls and repeating elements, but is tied together with a horizontal stratification that reflects on each level.

Building D has a setback of over 9 meters from Road 1, minimizing any potential for overshadowing to the eastern facades of the townhouse development. This also reduces visual bulk and increases opportunity for deep soil planting zones and vegetation spaces.



Fig J: Block D as seen from Piazza (Artists Impression)



CONTROLS CHECKLIST



Page	Recommendation	Current
7	Relating to local context	The proposal reflects the transformation undergoing in the surrounding context. This is consistent with the intentions of the future development of St. Marys western precinct plan aligned with higher density living.
27	Primary development controls – building depth Resolve building depth controls in plan, section and elevation. In general, an apartment building depth of 10-18 meters is appropriate. Developments that propose wider than 18 meters must demonstrate how satisfactory daylighting and natural ventilation are to be achieved.	YES and no, with qualifications Buildings A, B, C are less than 18m deep. On average They are all predominantly less than 18m deep with a small length being 18.2m. Building D is predominantly less than 18m deep with a small length being 20m. This small increase over the recommendation is considered acceptable due to the 'non-complying portion' being the northern end of the building. Thus, this entire end will be sun-filled throughout the day, due to exposure along all northern, eastern and western facades and larger glazed surface areas applied.
44	Site configuration - deep soil zones A minimum of 25% of the open space area of a Site should be a deep soil zone; more is desirable. Exceptions may be made in urban areas where sites are built out and there is no capacity for water infiltration. In these instances, Storm water treatment measures must be integrated with the Design of the residential flat building.	The overall site VC2 has an area of 14,800 sqm of which 3,785sqm is deep soil. This equals 25.6% of the total site area
49	The area of communal open space required should generally be at least between 25 and 30% of the site area. Larger sites and brownfield sites may have potential for more than 30%. Where developments are unable to achieve the recommended communal open space, such as those in dense urban areas, they must demonstrate that residential amenity is provided in the form of increased private open space and/or in a contribution to public open space The minimum recommended area of private open space for each apartment at ground level or similar space on a structure, such as on a podium or a car park, is 25 sqm; the minimum preferred dimension in one direction is 4 meters.	The Piazza is regarded as a main focal communal space and the size and landscaping provides an abundance of use for recreation YES Building A, B, C & D comply with the 4m deep recommendation & 25sqm
50-51	Site configuration - orientation	The relevant section of the RFDC relates to aligning with streets and maximizing the number of units facing north; this proposal reflects both of these requirements, for all buildings.
58-59	Site amenity – visual privacy Refer to building separation minimum standards	The illustrative building design is typically orientated such that units face predominantly away from those in the opposite building. All other units are orientated such that there are no proximity issues with other windows and balconies. Privacy screens are introduced for added comfort.



Building configuration - Apartment layout YES 69 Single aspect apartments should be limited in depth to 100% of back of kitchens are within 8m from a window. 8 meters from a window. The back of a kitchen should be no more than 8 meters The minimum depth for living and dining is 5.5m and the minimum depth for a kitchen is 2.5m. from a window. The width of cross-over or cross-through apartments This is a typically used and acceptable plan form, where over 15 meters deep should be 4 meters or greater to this layout provides a high level of amenity. The windows are full height and full width, so adequate light and avoid deep narrow apartment layouts. Buildings not meeting the minimum standards listed ventilation will be achieved in these instances. above, must demonstrate how satisfactory daylighting Deeper sun penetrations achieved for longer periods for and natural ventilation can be achieved, particularly in these North Facing Apartments relation to habitable rooms. If council chooses to standardise apartment sizes, a range of sizes that does not exclude the following minimum apartment sizes, which can contribute to housing affordability: 1 bedroom apartment 50 m2 2 bedroom apartment 70 m2 3 bedroom apartment 95 m2 8m maximum depth to Single Aspect Units VFS 69 If more, demonstration of satisfactory day lighting and A minority of apartment layouts are marginally deeper by up to 1m due to the sequence of spaces from Glazing to natural ventilation. back of wall including; dining, living, kitchen and a store room respectively. In effect the back of the Kitchen Wall is within the 8m rule. The store room is regarded as an ancillary and not a habitable space. Furthermore these layouts include 6.5m deep for all other spaces i.e. bedrooms, bathrooms, and laundry. Etc. Minimum unit sizes: YES 69 Studio: Not stated Minimum achieved: 1 bed: 50sqm 2 bed: 70sqm 3 bed: 95sqm 1Bed:62m2 2Bed:80m2 3Bed:110m2 Building configuration - Balconies 72 Provide primary balconies for all apartments with a Minimum width 2.5m minimum depth of 2 meters. Developments which seek to vary from the minimum standards must demonstrate that negative impacts from the context noise, wind cannot be satisfactorily mitigate with design solutions Require scale plans of the balcony with furniture layout to confirm adequate, usable space when an alternate balcony depth is proposed. YES **Building configuration - Ceiling heights** 74 The following recommended dimensions are measured 2.7m to all living areas and bedrooms. from finished floor level to finished ceiling level. These 2.4m for bathrooms, kitchens and Laundries. are minimums only and do not preclude higher ceilings, if desired. In mixed use buildings: 3.3 meter min. for ground floor retail or commercial and for first floor residential, retail or commercial to promote future flexibility of use In residential flat buildings in mixed use areas: 3.3. meter minimum for ground floor to promote future flexibility of use in residential flat buildings or other residential floors in mixed use buildings: In general, 2.7 meter minimum for all habitable rooms on all floors, 2.4 meters is the preferred min. for all non-habitable room, however, 2.25 is permitted For 2 storey units, 2.4 meter minimum for second storey if 50% or more of the apartment has 2.7 meter minimum ceiling heights

For 2 storey units with a 2 storey void space, 2.4 meter

Attic spaces, 1.5 meter min. wall height at edge of

minimum ceiling heights



room with a 30 degree min. ceiling slope Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight. **Building configuration - Ground floor apartments** 78 Optimise the number of ground floor apartments with There are only 5 Ground Floor Apartments, due to the mixed use character of this proposal. All Ground Floor Units have separate entries and consider requiring an appropriate percentage of accessible units. This relates to the Private Open Space; however, due to the varying footpath desired streetscape and topography of the site. levels in relation to the Apartment Floor RL, this significant Provide ground floor apartments with access to private variance in level makes it difficult to obtain direct access from open space, preferably as a terrace or garden. street. Furthermore access only through residential lobbies increases privacy / security provisions. **Building configuration - Internal Circulation** YES 79 Maximum 7 Apartments off 1 Lift Lobby. In general, maximum 8 apartments off of a doubleloaded common area, the number of units accessible from a single core/corridor should not be limited to 8. Exceptions may be allowed: For adaptive re-use buildings where developments can demonstrate the achievement of the desired streetscape character and entry response Where developments can demonstrate a high level of amenity for common lobbies, corridors and units. Building configuration - Storage YES 82 In addition to kitchen cupboards and bedroom There is a mix of Internal Apartment store rooms and wardrobes, provide accessible storage facilities at the Basement Storage Areas provided. following rates: One bedroom apartments Two bedroom apartments 8m3 Three plus bedroom apartments 10m3 Building amenity - daylight access YES 85 Living rooms and private open spaces for at least 70% of The development achieves 77% of Units - a minimum of 3hrs apartments in a development should receive a minimum solar access. of 3 hours direct sunlight between 9am and 3pm in mid-South single aspect Apartments is 10%. winter. In dense urban areas a min. of 2 hours may be acceptable. Limit the number of single aspect apartments with a southerly aspect to a maximum of 10% of the total units proposed. Developments which seek to vary from the min. standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed Building amenity - Natural Ventilation 87 The development exceeds this requirement as follows: Building depths, which support natural ventilation typically, range from 10-18 meters. Building Depths are a maximum of 15.6m in support of 60% of residential units should be naturally crosscross-ventilated apartments. 70% of Residential Apartments are naturally cross ventilated. 25% of kitchens within a development should have 27% of Kitchens have access to natural ventilation. access to natural ventilation. Developments, which seek to vary from the minimum standards, must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms.



APPENDIX A

HIGH RISE APARTMENT SCHEDULE

APARTMENT SCHEDULE

High Rise Jordan Springs VC2

Date: 07.03.14

Key: 1 Bed 2 Bed 3 Bed

	55/10															r		3 Bed
	GEN	NERAL INFOR	MATION			PARTMENT AR	EAS		SE	PP 65 INFORMA				STORAGE			CARPARKING	3
Building	LEVEL	UNIT No.	UNIT TYPE	BEDS	UNIT AREA m2	BALCONY m2	TOTAL	South Single asp.	Cross Vent'n	< 8m Kit. From a Win.	Natural Vent'n Kit.	Min. Req. Sunlight. Hrs	In Unit	RAGE VOLUM Basement	E m3 Total	Numbers	CAR SPACE Location	Type
A1 23 A	1	A1-101 A1-102	Apartment Apartment	2+Study 2	103 80	63 40	166 120		•	0	•	2 6	8 15	0 5	8 20	1.5 1.5	CP2 CP2	
1 C		A1-103	Apartment	2	90	43	133		•	•		6	14	4	18	1.5	CP2	
	2	A1-104 A1-201	Retail 4 Apartment	1	128	18	128 81		•	•	•	2	0	6	6	1.0	CP1 CP2	c)
		A1-202	Apartment	2	80	30	110		4	•		6	15	5	20	1.5	CP2	4
		A1-203 A1-204	Apartment Apartment	2	90	30 22	120 115		•	0		6	14	6	18	1.5	CP2 CP2	
		A1-205	Apartment	2	82	20	102	•	•	•			10	8	18	1.5	CP2	Disabled
	3	A1-206 A1-301	Apartment Apartment	2	82 63	20 18	102 81	•	•	0	•	2	10	8	18	1.5	CP2	3
		A1-302	Apartment	2	80	30	110			•		6	15	5	20	1.5	CP2	
		A1-303 A1-304	Apartment Apartment	2	90	30 22	120 115		•	•		6	14	6	18	1.5 1.5	CP2 CP2	
		A1-305	Apartment	2	82	20	102	•	•	•			10	8	18	1.5	CP2	Disabled
	4	A1-306 A1-401	Apartment Apartment	2 2+Study	82 90	20 51	102 141	•	•	0	•	6	10 5	8 5	18	1.5	CP2 CP2	Disabled
		A1-402	Apartment	2	90	30	120			0		6	14	8	22	1.5	CP2 CP2	
		A1-403 A1-404	Apartment Apartment	2	93 82	22	115 102	+	•	•		6	10	6 8	8	1.5	CP2	Disabled
	5	A1-405 A1-501	Apartment	3	82 122	77	123 199		•	•	••	6	10	10	18	1.5	CP2 CP2	
	5	A1-502	Apartment	2	93	23	116		•	•		6	2	6	8	1.5	CP2	Ì
		A1-503	Apartment	2	93 1,725	82 772	175 2,898	5	16	•	6	18	7	4	11	1.5 34.0	CP2	Visitors
					1,725	112	2,090	5	10		В	10				34.0	4.0	VISITORS
A2	1	A2-101			163	34	197		75								CP1	72
15 A 3 C		A2-102 A2-103	Retail 2 Retail 3		60 90	13	73 90										CP1	
	2	A2-201	Apartment	2	83 62	30 13	113 75		•	0	•	6	0	8	8	1.5	CP2 CP2	
		A2-202 A2-203	Apartment Apartment	2	82	24	106		•	•		6	4	6	8	1.5	CP2	
	3	A2-301	Apartment	2	83	30	113			0	•	6	0	8	8	1.5	CP2	
		A2-302 A2-303	Apartment Apartment	2	62 82	13 24	75 106			•	•	6	4	8	12	1.0	CP2 CP2	
	4	A2-401	Apartment	2	83	30	113		•	0	•	6	0	8	8	1.5	CP2	
		A2-402 A2-403	Apartment Apartment	2	62 82	13 24	75 106		•	•	•	6	4	6	8	1.0	CP2 CP2	
	5	A2-501		2	83	23	106			•		6	0	8	8	1.5	CP2	
		A2-502 A2-503	Apartment Apartment	2	62 82	13 23	75 105		•	0	•	6	4	6	8	1.0	CP2 CP2	
	6	A2-601	Apartment	2	83	57	140		•	•	-	6	0	8	8	1.5	CP2	
		A2-602 A2-603	Apartment Apartment	1 2	62 82	13 40	75 122		•	0	•	2	0	6 8	6	1.0	CP2 CP2	
					1,448	417	1,865	0	11		6	11				20.0		Visitors
B1	1	B1-101	Retail 5		204	Ť	204										CP1	
15 A		B1-102	Restaurant 2	2	227		227										CP1	
2 C	2	B1-201 B1-202	Apartment Apartment	2	62 83	13 30	75 113		•	•	•	6	0	6	6	1.0	CP2 CP2	
			Apartment	2	82	24	106		•	•			4	8	12	1.5	CP2	
	3	B1-301	Apartment	1 2	62	13	75 113		•	•	•	6	0	6	6	1.0	CP2 CP2	
		B1-302 B1-303	Apartment Apartment	2	83 82	30 24	106		•	0		6	4	8	12	1.5	CP2	
	4		Apartment	1	62	13	75		•	0	•	6	0	6	6	1.0	CP2	
		B1-402 B1-403	Apartment Apartment	2	83 82	30 24	113 106		•	•		6	0	8	8	1.5	CP2 CP2	
	5	B1-501 B1-502	Apartment Apartment	1 2	62 83	13 23	75		•	0	•	6	0	6 8	6	1.0	CP2 CP2	
		B1-503	Apartment	2	82	24	106 106		•	•		0	4	8	12	1.5	CP2	
	6		Apartment	1	62	13	75		•	•	•	6	0	6	6	1.0	CP2	
		B1-602 B1-603	Apartment Apartment	2	83 82	23 24	106 106		•	0		6 2	0	8	12	1.5	CP2 CP2	
					1,566	321	1,887	0	10		5	11				20.0	3	Visitors
B2	1	B2-101	Retail 6		125		125										CP1	
21 A 2C	2	B2-102 B2-201	Restaurant 1 Apartment	1	320 63	18	320 81		•	•		3	0	6	6	1.0	CP1 CP2	
20		B2-202	Apartment	2	80	24	104			•		6	18	0	18	1.5	CP2	
		B2-203 B2-204	Apartment Apartment	2 2+Study	87 92	26 22	113 114		•	0	•	6	3	8	11 8	1.5	CP2 CP2	Disabled
		B2-205	Apartment	1	65	11	76	+	1	•			8	6	14	1.0	CP2	Disabled
	3	B2-301 B2-302	Apartment Apartment	2	63 80	18	81 104		•	0		6	18	6	6 18	1.0	CP2 CP2	
		B2-303	Apartment	2	87	26	113		•	•	•	6	3	8	11	1.5	CP2	
		B2-304 B2-305	Apartment Apartment	2+Study	92 65	22	114 76	+	•	•			8	8	8	1.5	CP2 CP2	Disabled
	4	B2-401	Apartment	1	63	18	81		•	•		3	0	6	6	1.0	CP2	
		B2-402 B2-403	Apartment Apartment	2	80 87	24 26	104 113		•	•	•	6	18	0	18	1.5	CP2 CP2	
		B2-404	Apartment	2+Study	92	22	114		•	•			0	8	8	1.5	CP2	
	5		Apartment Apartment	1 1	65 63	11	76 79	•	•	0		3	8	6	14	1.0	CP2 CP2	Disabled
		B2-502	Apartment	3	127	46	173		•	•	0	6	10	0	10	2.0	CP2	
	6		Apartment Apartment	3	130 63	32 16	162 79		÷	0	•	3	7	6	11 6	1.0	CP2	
		B2-602	Apartment	3	127	46	173		•	•	•	6	10	0	10	2.0	CP2	
		B2-603	Apartment	3	130 2,246	32 491	162 2,737	3	15	•	7	13	7	4	11	2.0 29.5	CP2 4.2	Visitors
		0404	Postaria															12
29 A	1	C101	Restaurant 3 Apartment	2	205 82	42	205 124		•	•		2	10	8	18	1.5	CP1 CP2	Disabled
3 C		C103	Apartment	3	110	100	210		•	•		2	10	10	20	2.0	CP2	
		C104 C107	Retail 8 Retail 7		147 145		147 145										CP1	
	2	C201	Apartment	3	110	47	157		•	0		2	2	10	12	2.0	CP2	*
		C202 C203	Apartment Apartment	2	82 82	21	103		:	•		2	10	8	16 18	1.5	CP2 CP2	Disabled
		C203 C204	Apartment	2	82	21	103		•	•		2	10	8	18	1.5	CP2	Disabled
		C205 C206	Apartment Apartment	2	90 90	30	120 120		•	•	•	2	15	8	23	1.5	CP2 CP2	
		C207	Apartment	2	86	32	118		•	•		3	5	5	10	1.5	CP2	
	3	C301 C302	Apartment Apartment	3 2	110 82	47 21	157 103		:	0		2 2	2 8	8	10 16	2.0 1.5	CP2 CP2	
		C303	Apartment	2	82	21	103		•	•		2	10	8	18	1.5	CP2	Disabled
						21	103		•	•		2	10	8	18	1.5	CP2	
		C304	Apartment	2	82 90	30	120				0		0	8		1.5		
	II II	C304 C305 C306	Apartment Apartment	2	90 90	30	120 120		•	•	•	2	0 15	8 5	8 20	1.5	CP2 CP2	
	4	C304 C305 C306 C307	Apartment Apartment Apartment	2 2 2	90 90 86	30 30 32	120 118		•	•	•	3	15 5	5 5	20 10	1.5 1.5	CP2 CP2 CP2	
	4	C304 C305 C306	Apartment Apartment	2	90 90	30	120			•	•		15	5	20	1.5	CP2 CP2	

Building	LEVEL	UNIT No.	UNIT TYPE	BEDS	UNIT AREA	BALCONY	TOTAL	South Single	Cross Vent'n	< 8m Kit.	Natural Vent'n			RAGE VOLUM			CAR SPACE	
building	LEVEL	100000000000000000000000000000000000000	- Commence of the Commence of	COLUMN TO SERVICE STATE OF THE	m2	m2	2000000	asp.	Total care and	From a Win.	Kit.	Sunlight. Hrs		Basement	Total	Numbers	Location	Type
		C404	Apartment	2	82	21	103		•	•		2	10	8	18	1.5	CP2	85
		C405	Apartment	2	90	30	120		•	•	•		0	8	8	1.5	CP2	
		C406 C407	Apartment Apartment	2	90 86	30 32	120 118			0		3	15 5	5	20 10	1.5	CP2 CP2	8
	5	C501	Apartment	3	127	78	205		•	0		6	0	10	10	2.0	CP2	1/
	- 5	C502	Apartment	2	82	21	103			0		2	10	8	18	1.5	CP2	
		C503	Apartment	2	82	21	103			0		2	10	8	18	1.5	CP2	
		C504	Apartment	2	90	30	120		•	•	•	2	0	8	8	1.5	CP2	
		C505	Apartment	2	90	30	120			•		2	15	5	20	1.5	CP2	
		C506	Apartment	2	86	32	118		•	•		3	5	5	10	1.5	CP2	
					3,112	960	4,072	0	23		4	26				46.0		Visitors
D1	1		Restaurant 4	4	151									· .			CP1	70
23 A		D1-102	Retail 9		160												CP1	0
2 C			Mgt Office		75												CP1	
	2	D1-201	Apartment	3+Study	125	25	150		•	•		2	4	7	11	2.0	CP2 CP2	
		D1-202 D1-203	Apartment	2 Study	87 117	102	111 219			0		2	- 6 - 5	5	11	1.5 2.0	CP2	
		D1-203	Apartment Apartment	3+Study 2	85	87	172			•		2	3	5	8	1.5	CP2	
		D1-204	Apartment	2	85	34	119			•		2	3	5	8	1.5	CP2	-
		D1-206		2	83	18	101		•	•	•	3	3	5	8	1.5	CP2	-
	3	D1-301		3+Study	125	25	150		•	•		2	4	7	11	2.0	CP2	
		D1-302	Apartment	2	87	24	111			•		2	6	5	11	1.5	CP2	
		D1-303	Apartment	3+Study	117	34	151		•	•			5	5	10	2.0	CP2	
		D1-304		2	85	34	119			•		2	3	5	8	1.5	CP2	
		D1-305	Apartment	2	85	34	119			•		2	3	5	8	1.5	CP2	
		D1-306	Apartment	2	83	18	101		•	•	•	3	3	5	8	1.5	CP2	
	4	D1-401	Apartment	3+Study	125	25	150		•	•		2	4	7	11	2.0	CP2	
		D1-402	Apartment	2	87	24	111			•		2	6	5	11	1.5	CP2	
		D1-403	Apartment	3+Study	117	34	151		•	•			5	7	12	2.0	CP2	
		D1-404	Apartment	2	85	34	119			•		2	3	5	8	1.5	CP2	
		D1-405	Apartment Apartment	2	85	34	119			• •	•	2	3	5	8	1.5	CP2	
		D1-406	Apartment	2	83	18	101		•	0		3	3	5	8	1.5	CP2	
_	5	D1-501 D1-502	Apartment	2+Study 2	104 87	70 24	174		•	•	•	3	3 6	8	11	2.0	CP2 CP2	
_		D1-502			117	34	151		•	0		3	5	5	10	2.0	CP2	
	9			2	85	34	119		2	•		2	3	7	10	1.5	CP2	9
	-	D1-504 D1-505	Apartment Apartment	2	85	80	165		•	•	•	3	3	7	10	1.5	CP2	0.
	-		Block death-thoughted															Visitors
					2,610	870	3,094	0	12		5	19		7		38.5	4.6	
					2,610	870	3,094	0	12		5	19				38.5	4.6	VISITORS
D2	1	D2-101	Restaurant 5	5	2,610 372	870	3,094	0	12		5	19				38.5	4.6 CP1	VISITORS
34 A	1 2	D2-201	Restaurant 8	2+Study	372 90	24	114	0	12	•	5	2	0	8	8	1.5	CP1 CP2	VISITORS
		D2-201 D2-202	Apartment Apartment	2+Study 2+Study	372 90 127	24 24	114 151	0		•	5	2 3	10	0	10	1.5 1.5	CP1 CP2 CP2	VISITORS
34 A		D2-201 D2-202 D2-203	Apartment Apartment Apartment	2+Study 2+Study 2	372 90 127 85	24 24 20	114 151 105	0		0	5	2 3 3	10 10	0	10 18	1.5 1.5 1.5	CP1 CP2 CP2 CP2	VISITOR
34 A		D2-201 D2-202 D2-203 D2-204	Apartment Apartment Apartment Apartment	2+Study 2+Study 2 2+Study	372 90 127 85 93	24 24 20 26	114 151 105 119	0	•	000	5	2 3	10 10 3	0 8 8	10 18 11	1.5 1.5 1.5 1.5	CP1 CP2 CP2 CP2 CP2 CP2	
34 A		D2-201 D2-202 D2-203 D2-204 D2-205	Apartment Apartment Apartment Apartment Apartment	2+Study 2+Study 2 2+Study 2	372 90 127 85 93 82	24 24 20 26 16	114 151 105 119 98	0	•	000	5	2 3 3	10 10 3 10	0 8 8	10 18 11 18	1.5 1.5 1.5 1.5	CP1 CP2 CP2 CP2 CP2 CP2 CP2	Disabl
34 A		D2-201 D2-202 D2-203 D2-204 D2-205	Apartment Apartment Apartment Apartment Apartment	2+Study 2+Study 2 2+Study 2	372 90 127 85 93 82 82	24 24 20 26 16 16	114 151 105 119 98 98	•		0 0 0 0		2 3 3 6	10 10 3 10	0 8 8 8	10 18 11 18 18	1.5 1.5 1.5 1.5 1.5	CP1 CP2 CP2 CP2 CP2 CP2 CP2 CP2	
34 A	2	D2-201 D2-202 D2-203 D2-204 D2-205 D2-206 D2-207	Apartment Apartment Apartment Apartment Apartment Apartment Apartment Apartment Apartment	2+Study 2+Study 2 2+Study 2 2 2+Study 2 2	372 90 127 85 93 82 82 90	24 24 20 26 16 16 46	114 151 105 119 98 98 136	1000000	•	0 0 0 0	566	2 3 3 6	10 10 3 10 10 8	0 8 8 8 8	10 18 11 18 18 8	1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2 CP2 CP2 CP2 CP2 CP2 CP2 CP2	Disabl
34 A		D2-201 D2-202 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301	Apartment	2+Study 2+Study 2 2+Study 2 2 2 2 2+Study	372 90 127 85 93 82 82 90	24 24 20 26 16 16 46 24	114 151 105 119 98 98 136	1000000		0 0 0 0 0		2 3 3 6	10 10 3 10 10 8	0 8 8 8 0 8	10 18 11 18 18 8 8	1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2 CP2 CP2 CP2 CP2 CP2 CP2 CP2 CP2 CP2	Disabl
34 A	2	D2-201 D2-202 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-302	Apartment	2+Study 2+Study 2 2+Study 2 2+Study 2 2 2 2+Study 2+Study	372 90 127 85 93 82 82 90 90	24 24 20 26 16 16 46 24 24	114 151 105 119 98 98 136 114	1000000	•	0 0 0 0 0 0		2 3 3 6	10 10 3 10 10 8 0	0 8 8 8 8 0 8	10 18 11 18 18 8 8	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2 CP2 CP2 CP2 CP2 CP2 CP2 CP2 CP2 CP2	Disabl
34 A	2	D2-201 D2-202 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-302 D2-303	Apartment	2+Study 2+Study 2 2+Study 2 2 2 2+Study 2+Study 2+Study 2	372 90 127 85 93 82 82 90 90 127 85	24 24 20 26 16 16 46 24 24 20	114 151 105 119 98 98 136 114 151	1000000	•	0 0 0 0 0 0 0	•	2 3 3 6 2 2 2 3 3	10 10 3 10 10 8 0 10	0 8 8 8 8 0 8	10 18 11 18 18 8 8 10 18	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disabl
34 A	2	D2-201 D2-202 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-302 D2-303 D2-304	Apartment	2+Study 2+Study 2 2+Study 2 2 2+Study 2 2 2+Study 2+Study 2+Study 2 2+Study	372 90 127 85 93 82 82 90 90 127 85 93	24 24 20 26 16 16 46 24 20 26	114 151 105 119 98 98 136 114 151 105	1000000	•	0 0 0 0 0 0		2 3 3 6	10 10 3 10 10 8 0 10 10 3	0 8 8 8 0 8 0 8	10 18 11 18 18 8 8 10 18	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disabl Disabl
34 A	2	D2-201 D2-202 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-302 D2-303	Apartment	2+Study 2+Study 2 2+Study 2 2 2 2+Study 2+Study 2+Study 2	372 90 127 85 93 82 82 90 90 127 85	24 24 20 26 16 16 46 24 24 20	114 151 105 119 98 98 136 114 151	•	•	0 0 0 0 0 0 0 0	•	2 3 3 6 2 2 2 3 3	10 10 3 10 10 8 0 10	0 8 8 8 8 0 8	10 18 11 18 18 8 8 10 18	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disabl
34 A	2	D2-201 D2-202 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-302 D2-303 D2-304 D2-305	Apartment	2+Study 2+Study 2 2+Study 2 2 2 2 2 2+Study 2 2+Study 2 2+Study 2 2+Study 2 2+Study 2 2 2+Study 2 2 2+Study 2	372 90 127 85 93 82 82 90 90 127 85 93 82 93 82 90	24 24 20 26 16 16 46 24 20 26 16 16 46	114 151 105 119 98 98 136 114 151 105 119 98 98 136	•	•	0 0 0 0 0 0 0 0 0	•	2 3 3 6 2 2 2 3 6	10 10 3 10 10 8 0 10 10 3 10 10 3 10	0 8 8 8 0 0 8 0 8	10 18 11 18 8 8 8 10 18 11 18 11 18	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disabl Disabl
34 A	2	D2-201 D2-202 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-302 D2-303 D2-304 D2-305 D2-306	Apartment	2+Study 2+Study 2 2+Study 2 2 2 2 2+Study 2+Study 2 2+Study 2 2 2	372 90 127 85 93 82 82 90 90 127 85 93 82 90 90 127 85 90 90 90 127	24 24 20 26 16 16 46 24 24 20 16 16 16 16	114 151 105 119 98 136 114 151 105 119 98 98 136	•	•	0 0 0 0 0 0 0 0 0 0 0	•	2 3 3 6 2 2 2 3 3 6	10 10 3 10 10 8 0 10 10 3 10 10 10 3 10 10 10 8 0 10 10 10 10 10 10 10 10 10 10 10 10 1	0 8 8 8 8 0 8 0 8	10 18 11 18 18 8 8 8 10 18 11 18 18 8 8	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab
34 A	3	D2-201 D2-202 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-302 D2-303 D2-304 D2-305 D2-306 D2-307 D2-301 D2-305 D2-306 D2-307 D2-401	Apartment	2+Study 2+Study 2 2+Study 2 2 2+Study 2 2 2+Study 2+Study 2 2+Study 2 2 2+Study 2 2 2 2+Study 2 2 2 2+Study 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	372 90 127 85 93 82 82 90 127 85 93 82 82 90 90 90 90 127	24 24 20 26 16 16 46 24 20 26 26 16 16 16 16 46 24 20 26 24 20 26 24 24 24 24 24 24 24 24 24 24 26 26 26 26 26 26 26 26 26 26 26 26 26	114 151 105 119 98 98 136 114 151 105 119 98 98 136 114 151	•	•	0 0 0 0 0 0 0 0 0 0 0 0 0	•	2 3 3 6 6 2 2 2 3 3 6	10 10 3 10 10 8 0 10 3 10 10 10 3 10 10 10 10 10 10 10 10 10 10 10 10 10	0 8 8 8 0 8 0 8 8 8 8 8 8 8	10 18 11 18 18 8 8 10 18 11 18 18 18 8 8	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab
34 A	3	D2-201 D2-202 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-302 D2-303 D2-304 D2-305 D2-306 D2-307 D2-401 D2-402 D2-402	Apartment	2+Study 2+Study 2 2+Study 2 2 2+Study 2+Study 2 2+Study 2 2 2+Study 2 2 2+Study 2 2 2+Study 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	372 90 127 85 93 82 82 90 90 127 85 93 82 82 90 90 127 85 93 82 82 82 90 90 127 85 82 82 82 90 90 127 85 85 86 86 86 90 90 90 90 90 90 90 90 90 90 90 90 90	24 24 20 26 16 16 46 24 24 20 26 16 46 46 46 24 22 20 26 26 26 26 26 26 26 26 26 26 26 26 26	114 151 105 119 98 98 136 114 151 105 119 98 98 136 114 151 105 119 119 114 151 105 119 119 119 119 119 119 119 119 119 11	•	0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	2 3 3 6 6 2 2 2 3 3 6	10 10 3 10 10 8 0 10 10 3 10 10 8 0 10 10 10 8 0 10 10 10 10 10 10 10 10 10 10 10 10 1	0 8 8 8 0 8 0 8 8 0 8 8 8 8 8 8 8 8 8 8	10 18 11 18 18 8 10 18 11 18 18 8 8 10 18 11 18 18 18 18	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab
34 A	3	D2-201 D2-202 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-302 D2-302 D2-305 D2-306 D2-307 D2-401 D2-402 D2-403 D2-404	Apartment	2+Study 2+Study 2 2 2+Study 2 2 2+Study 2 2 2+Study 2 2+Study 2 2 2+Study 2 2 2+Study 2 2+Study 2 2+Study 2 2+Study 2+Study 2 2+Study 2 2+Study 2 2+Study 2 2+Study 2 2+Study 2	372 90 127 85 93 82 82 90 90 127 85 93 82 82 90 90 127 85 93	24 24 20 26 16 16 16 24 24 24 20 26 16 16 16 16 24 24 24 24 24 26 26 26 26 26 26 26 26 26 26 26 26 26	114 151 105 119 98 98 136 114 151 105 119 98 136 114 151 119 98 98 136 114 151 119	•	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	•	2 3 3 6 6 2 2 2 3 3 6	10 10 3 10 10 10 10 10 10 3 10 10 10 8 0 10 10 10 3 10 10 10 10 10 10 10 10 10 10 10 10 10	0 8 8 8 0 0 8 8 8 8 0 8 8 8 8 8 8 8 8 8	10 18 11 18 18 8 8 10 18 11 18 18 18 18 18 18 18 11	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab Disab
34 A	3	D2-201 D2-202 D2-203 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-301 D2-302 D2-304 D2-305 D2-306 D2-307 D2-401 D2-402 D2-403 D2-404 D2-405 D2-404 D2-405	Apartment	2+Study 2+Study 2 2+Study 2 2 2+Study 2 2 2 2+Study 2 2+Study 2+Study 2 2+Study 2 2 2+Study 2 2 2+Study 2	372 90 127 85 93 82 82 90 90 127 85 93 82 82 90 90 90 127 85 93 82 82 82 82 82 82 82 82 82 82 82 82 82	24 24 20 26 16 16 46 24 20 26 16 16 46 22 20 26 16 46 22 20 26 16 16 16 16 16 20 20 20 20 20 20 20 20 20 20 20 20 20	114 151 105 119 98 98 136 114 151 105 119 98 136 114 151 105 119 98	•	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	2 3 3 6 6 2 2 2 3 3 6	10 10 3 10 10 10 8 0 10 10 10 10 8 10 10 10 10 10 3 10 10 10 10 10 10 10 10 10 10 10 10 10	0 8 8 8 8 0 0 8 8 8 8 8 0 0 8 8 8 8 8 8	10 18 11 18 18 8 10 18 11 11 18 8 10 10 18 11 11 18 18 11 11 18 18 11 11 18	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab Disab Disab
34 A	3	D2-201 D2-202 D2-203 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-301 D2-302 D2-304 D2-305 D2-306 D2-307 D2-401 D2-402 D2-403 D2-404 D2-405 D2-404 D2-405	Apartment	2+Study 2+Study 2 2 2+Study 2 2 2 2+Study 2 2 2+Study 2 2 2+Study 2 2 2 2+Study 2 2 2+Study 2 2+Study 2 2 2+Study 2 2 2+Study 2 2 2 2+Study 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	372 90 127 85 93 82 82 90 90 127 85 93 82 82 90 90 127 85 93 82 82 82 82 82 82 82 82 82 82 82 82 82	24 24 20 26 16 46 24 20 26 16 16 16 24 22 20 26 26 16 16 16 16 24 22 20 26 26 26 26 26 26 26 26 26 26 26 26 26	114 151 105 119 98 98 136 114 151 105 119 98 98 136 114 151 105 119 98 98 136 114 151 119 98 98	•	9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	2 3 3 6 2 2 2 3 3 6	10 10 3 3 10 10 10 8 8 0 10 10 3 10 10 10 8 0 10 10 10 3 10 10 10 10 10 10 10 10 10 10 10 10 10	0 8 8 8 0 0 8 8 0 8 8 8 8 8 8 8 8 8 8 8	10 18 11 11 18 18 8 8 10 18 11 18 18 11 18 18 11 18 18 11 18 18	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab Disab Disab
34 A	3	D2-201 D2-202 D2-203 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-302 D2-303 D2-304 D2-305 D2-306 D2-307 D2-401 D2-402 D2-403 D2-404 D2-405 D2-407	Apartment	2+Study 2+Study 2 2 2+Study 2 2 2+Study 2 2 2+Study 2 2+Study 2 2 2+Study 2 2 2+Study 2 2 2 2+Study 2 2 2 2+Study 2 2 2 2+Study 2 2 2 2 2+Study 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	372 90 127 85 85 82 82 90 127 85 93 82 90 127 85 93 82 82 90 90 90 90 90 90 90 90 90 90 90 90 90	24 24 24 26 16 16 46 24 20 26 16 46 24 20 26 16 46 46 24 26 16 46 46 46 46 46 46 46 46 46 46 46 46 46	114 151 105 119 98 98 98 136 114 151 105 119 98 136 114 151 105 119 98 98 136 136 114 151 105 119 98 136 136 136 136 136 136 136 136 136 136	•	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	2 3 3 6 2 2 3 3 6 6	10 10 10 3 10 10 10 10 10 10 10 10 10 10 10 10 10	0 8 8 8 8 0 0 8 8 8 8 0 0 8 8 8 8 8 0 0 8 8 8 8 0 0 8 8 8 8 0 0 8 0 0 8 0 0 8 0 0 8 0 0 8 0	10 18 11 18 18 8 8 10 18 11 11 18 18 18 18 18 18 18 8 10 10 18 18 18 8	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab Disab Disab
34 A	3	D2-201 D2-202 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-302 D2-305 D2-306 D2-307 D2-401 D2-402 D2-405 D2-405 D2-406 D2-407 D2-407 D2-407 D2-407 D2-407	Apartment	2+Study 2+Study 2 2+Study 2 2 2+Study 2 2 2 2+Study 2 2 2+Study 2 2 2+Study 2 2 2 2+Study 2 2 2+Study 2 2 2+Study 2 2 2+Study 2 2+Study 2 2+Study 2 2 2+Study 2 2 2+Study 2 2 2 2+Study 2 2 2 2+Study 2 2 2 2 2+Study	372 90 127 85 82 82 90 90 90 90 127 85 82 82 90 90 90 127 85 82 82 82 82 90 90 90 90 90 90 90 90 90 90 90 90 90	24 24 20 26 16 16 46 24 24 20 26 16 46 24 24 20 26 16 46 24 24 20 26 16 46 24 26 16 46 26 16 46 26 16 46 27 28 28 28 28 28 28 28 28 28 28 28 28 28	114 151 105 119 98 98 136 114 151 105 119 98 98 136 114 151 105 119 98 98 136 114 151 119 98 98 136 114 115 119 98 98 98 98 98 98 98 98 98 98 98 98 98	•	9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	2 3 3 6 2 2 2 3 3 6 2 2 2 3 3 6	10 10 10 3 10 10 10 10 3 10 10 8 0 10 10 10 10 10 10 10 10 10 10 10 10 1	0 8 8 8 0 0 8 8 8 8 8 8 0 0 8 8 8 8 8 8	10 18 11 18 18 8 8 10 18 11 18 8 11 18 8 11 18 8 8 10 18 8 8	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab Disab Disab
34 A	3	D2-201 D2-202 D2-203 D2-204 D2-205 D2-205 D2-205 D2-206 D2-307 D2-302 D2-304 D2-305 D2-307 D2-401 D2-402 D2-405 D2-405 D2-407 D2-501 D2-501	Apartment	2+Study 2+Study 2 2+Study 2 2 2 2+Study 2 2 2 2+Study 2 2 2+Study 2 2+Study 2 2 2+Study 2 2 2+Study 2 2+Study 2 2+Study 2 2+Study 2 2+Study 2 2 2+Study 2 2 2 2+Study 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	372 90 127 85 93 82 82 90 127 85 93 82 82 90 127 85 93 82 82 90 90 127 85 90 90 127 85 90 90 90 127 85 93 82 82 90 90 90 90 90 90 90 90 90 90 90 90 90	24 24 22 20 26 16 46 24 24 26 16 16 46 24 26 16 46 24 26 16 46 24 26 16 46 24 26 16 46 24 26 16 46 27 28 28 28 28 28 28 28 28 28 28 28 28 28	114 151 105 119 98 136 114 151 105 119 98 136 114 151 105 119 98 136 1114 151 119 98	•	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	2 3 3 6 2 2 2 3 3 6	10 10 10 3 10 10 10 10 10 10 10 10 10 3 10 10 10 10 10 10 10 10 10 10 10 10 10	0 8 8 8 0 0 8 8 8 8 8 0 0 8 8 8 8 0 8	10 18 11 18 18 8 8 10 18 11 18 8 8 10 11 18 8 8 10 11 18 8 8 10 10 11 18 18 18 18 18 18 18 18 18 18 18 18	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab Disab Disab
34 A	3	D2-201 D2-202 D2-203 D2-204 D2-205 D2-206 D2-207 D2-301 D2-301 D2-302 D2-304 D2-305 D2-306 D2-307 D2-401 D2-402 D2-403 D2-404 D2-405 D2-406 D2-407 D2-501 D2-502 D2-502	Apartment	2+Study 2+Study 2 2+Study 2 2 2 2 2 2+Study 2 2 2+Study 2 2 2 2+Study 2 2 2 2 2+Study 2 2 2 2+Study 2 2 2+Study 2 2 2+Study 2 2 2+Study 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	372 90 127 85 93 82 82 90 127 85 93 82 82 82 82 82 82 82 90 127 85 93 82 82 90 127 85 93 86 82 86 87 90 90 127 88 88 88 88 88 88 88 88 88 88 88 88 88	24 24 24 20 26 16 16 46 24 24 20 26 16 46 24 24 20 26 16 46 24 24 20 26 16 46 24 24 20 26 46 26 46 26 46 46 46 46 46 46 46 46 46 46 46 46 46	114 151 105 119 98 98 136 114 151 105 119 98 98 136 114 151 105 119 98 98 136 114 151 105 119 98 98 114 14 151 105 119 119 119 119 119 119 119 119 119 11	•	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	2 3 3 6 2 2 3 3 6 6	10 10 10 3 10 10 10 10 8 0 10 10 10 10 3 10 10 10 8 0 10 10 10 10 10 10 10 10 10 10 10 10 1	0 8 8 8 8 0 0 8 8 8 8 8 0 0 8 8 8 8 8 0 0 8 8 8 0 0 8 8 0	10 18 11 18 8 8 10 18 18 11 11 18 8 8 8	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab Disab Disab
34 A	3	D2-201 D2-202 D2-203 D2-204 D2-205 D2-205 D2-206 D2-207 D2-301 D2-302 D2-303 D2-304 D2-305 D2-307 D2-401 D2-402 D2-405 D2-406 D2-407 D2-502 D2-502 D2-503 D2-503	Apartment	2+Study 2+Study 2 2+Study 2 2 2 2+Study 2 2 2 2+Study 2 2 2+Study 2 2+Study 2 2 2+Study 2 2 2+Study 2 2+Study 2 2+Study 2 2+Study 2 2+Study 2 2 2+Study 2 2 2 2+Study 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	372 90 127 85 93 82 90 90 127 85 93 82 90 127 85 93 82 90 90 127 85 93 82 90 90 127 85 93 82 90 90 90 90 90 90 90 90 90 90 90 90 90	24 24 20 26 16 16 16 46 24 24 20 26 16 16 16 16 16 16 16 16 24 24 24 20 26 26 16 16 24 24 24 24 20 26 26 26 26 26 26 26 26 26 26 26 26 26	114 151 105 119 98 98 136 114 151 105 119 98 136 114 151 105 119 98 136 114 151 105 119 98	•	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	2 3 3 6 2 2 2 3 3 6	10 10 10 3 10 10 10 10 10 10 10 10 10 10 10 10 10	0 8 8 8 0 0 8 8 8 8 8 0 0 8 8 8 8 0 8	10 18 11 18 18 8 8 10 18 11 18 18 8 10 10 11 18 18 18 8 10 10 11 11 11 11 11 11 11 11 11 11 11	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab Disab Disab
34 A	3	D2-201 D2-202 D2-203 D2-204 D2-205 D2-205 D2-206 D2-206 D2-207 D2-301 D2-302 D2-303 D2-304 D2-305 D2-305 D2-306 D2-307 D2-401 D2-402 D2-403 D2-405 D2-501 D2-502 D2-503 D2-504 D2-504 D2-504 D2-504	Apartment	2+Study 2+Study 2 2+Study 2 2 2 2+Study 2 2 2+Study 2 2 2-Study 2 2 2+Study 2 2 2 2+Study 2 2 2 2+Study 2 2 2 2 2+Study 2 2 2 2+Study 2 2 2 2 2 2+Study 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	372 90 127 85 93 82 82 90 90 127 85 93 82 82 90 90 127 85 93 82 82 90 90 127 85 93 82 82 82 82 82 82 82 82 82 82 82 82 82	24 24 22 20 26 16 16 46 24 24 20 26 16 16 16 16 16 16 24 24 20 26 16 16 16 16 16 16 24 24 20 26 16 16 16 16 16 24 24 26 26 26 16 26 26 26 26 26 26 26 26 26 26 26 26 26	114 151 105 119 98 98 136 114 151 105 119 98 98 136 114 151 105 119 98 136 114 151 105 119 98	•	• • • • • • • • • • • • • • • • • • •	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	2 3 3 6 2 2 3 3 6 6	10 10 3 10 8 0 10 10 10 3 10 10 10 10 10 10 10 10 10 10 10 10 10	0 8 8 8 8 0 0 8 8 8 8 0 0 8 8 8 8 0 0 8 8 8 8 8 0 0 8	10 18 11 18 18 8 8 10 18 11 18 18 18 10 11 11 18 18 8 8 10 11 11 18 18 18 18 10 11 11 11 18 18 18 18 18 18 18 18 18 18	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab Disab Disab
34 A	3	02-201 02-202 02-203 02-204 02-205 02-205 02-206 02-206 02-207 02-301 02-302 02-303 02-304 02-305 02-307 02-401 02-402 02-403 02-404 02-405 02-407 02-505 02-505	Apartment	2+Study 2+Study 2 2+Study 2 2 2 2 2 2 2+Study 2 2 2+Study 2 2 2 2+Study 2 2 2 2+Study 2 2 2 2+Study 2 2 2 2+Study 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	372 90 127 85 93 82 90 90 127 85 93 82 90 127 85 93 82 90 90 127 85 93 82 90 90 127 85 93 82 90 90 90 90 90 90 90 90 90 90 90 90 90	24 24 20 26 16 16 16 46 24 24 20 26 16 16 16 16 16 16 16 16 24 24 24 20 26 26 16 16 24 24 24 24 20 26 26 26 26 26 26 26 26 26 26 26 26 26	114 151 105 119 98 98 136 114 151 105 119 98 98 136 114 151 105 119 98 98 136 114 151 105 119 98 98 136 111 105	•	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	0	2 3 3 6 2 2 3 3 6 6	10 10 10 3 10 10 10 10 10 10 10 10 10 10 10 10 10	0 8 8 8 8 0 0 8 8 8 8 0 0 8 8 8 8 8 8 8	10 18 11 18 11 18 8 8 10 11 18 18 18 18 11 18 18 8 8 10 11 18 18 11 18 18 11 18 18 18 18 18 18	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab Disab Disab
34 A	3 3 5 5	02-201 02-202 02-203 02-204 02-205 02-205 02-205 02-206 02-207 02-301 02-302 02-304 02-305 02-305 02-306 02-307 02-401 02-402 02-403 02-404 02-405 02-406 02-405 02-501 02-502 02-503 02-504 02-505 02-506 02-506	Apartment	2+Study 2+Study 2 2+Study 2 2 2 2 2 2+Study 2 2+Study 2 2 2+Study 2 2 2 2+Study 2 2 2 2+Study 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	372 90 127 85 93 82 82 90 90 127 85 82 82 90 90 127 85 82 82 90 90 127 85 82 82 90 90 127 85 82 82 82 82 82 82 82 85 86 86 86 86 86 86 86 86 86 86 86 86 86	24 24 20 20 26 16 16 46 24 24 24 24 24 20 26 16 16 16 24 24 24 20 26 16 16 24 24 24 26 16 16 26 16 16 26 27 28 28 28 28 28 28 28 28 28 28 28 28 28	114 151 105 119 98 98 136 114 151 105 119 98 98 136 114 151 105 119 98 136 114 151 105 119 98	•	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	0	2 3 3 6 2 2 2 3 3 6 6	10 10 10 3 10 8 0 10 10 10 3 10 10 10 10 10 10 10 10 10 10 10 3 10 10 10 10 10 10 10 10 10 10 10 10 10	0 8 8 8 8 0 8 8 8 8 8 8 8 8 8 8 8 8 8 8	10 18 18 11 18 8 8 10 10 18 11 18 18 8 10 11 18 18 8 10 11 18 18 18 11 11 11 18 18 18 18 10 11 11 11 11 11 11 11 11 11 11 11 11	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab Disab Disab
34 A	3	02-201 02-202 02-203 02-204 02-205 02-205 02-206 02-206 02-207 02-301 02-302 02-303 02-304 02-305 02-307 02-401 02-402 02-403 02-404 02-405 02-407 02-505 02-505	Apartment	2+Study 2+Study 2 2+Study 2 2 2+Study 2 2 2 2 2+Study 2 2+Study 2 2 2 2+Study 2 2 2 2+Study 2 2+Study 2 2+Study 2 2+Study 2 2+Study 2 2+Study 2 2 2+Study 2 2+Study 2 2-Study 2 2-Study 2 2-Study	372 90 127 85 93 82 82 90 90 127 85 83 82 82 82 83 84 85 90 90 127 85 85 90 90 127 85 85 90 90 127 85 85 86 90 90 127 85 85 86 90 90 90 127 85 85 90 90 90 90 90 90 90 90 90 90	24 24 24 20 26 16 46 24 24 20 26 16 16 46 24 24 24 20 26 16 16 46 24 24 24 24 20 26 16 16 46 46 24 24 26 16 46 46 27 28 28 28 28 28 28 28 28 28 28 28 28 28	114 151 105 119 98 98 136 114 151 105 119 98 98 136 114 151 105 119 98 136 114 151 105 119 98 136 1119 98 136 1119 98 1119 110 110	•	• • • • • • • • • • • • • • • • • • •	0	0	2 3 3 6 2 2 3 3 6 2 2 3 3 6 2 2 3 3 6	10 10 10 3 10 10 8 0 10 10 10 3 10 10 10 10 10 10 10 10 10 10 10 10 10	0 8 8 8 8 0 8 8 8 8 0 8 8 8 0 8 8 8 0 8 8 8 8 0 8 8 8 8 0 8 8 0 8 8 8 0 8 8 8 0 8	10 18 11 18 11 18 8 8 10 18 11 18 8 8 10 11 18 8 8 10 11 18 8 8 10 11 11 18 8 8 10 11 11 11 11 11 11 11 11 11	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	CP1 CP2	Disab Disab Disab Disab Disab
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APPENDIX B

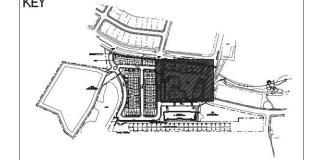
BUILDING BLOCK DIAGRAMS



1) CONTRACTOR TO VERIFY AND CONFIRM ALL DIMENSIONS AND BASE WORK ON SITE PRIOR TO COMMENCING WORKS. 2)WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS
3)ALL ANOMALIES TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCEMENT OF WORKS.
4)DRAWINGS TO BE READ IN CONJUNCTION WITH ALL APPLICABLE CONSULTANT DRAWINGS AND SPECIFICATIONS.

	REVISION	AMENDMENTS	DATE
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	Е	FOR DA	23 FEB 2014









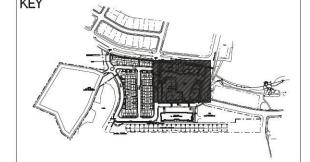
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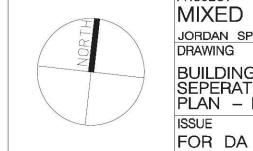
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2) WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS
3) ALL ANOMALIES TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCEMENT OF WORKS.
4) DRAWINGS TO BE READ IN CONJUNCTION WITH ALL APPLICABLE CONSULTANT DRAWINGS AND SPECIFICATIONS.

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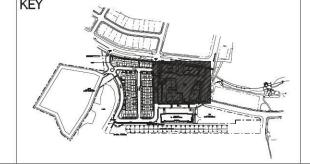
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1) CONTRACTOR TO VERIFY AND CONFIRM ALL DIMENSIONS AND BASE WORK ON SITE PRIOR TO COMMENCING WORKS.
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3) ALL ANOMALIES TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCEMENT OF WORKS.
4) DRAWINGS TO BE READ IN CONJUNCTION WITH ALL APPLICABLE CONSULTANT DRAWINGS AND SPECIFICATIONS.

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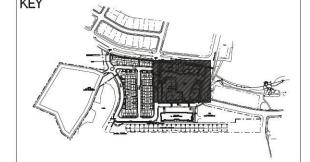
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1) CONTRACTOR TO VERIFY AND CONFIRM ALL DIMENSIONS AND BASE WORK ON SITE PRIOR TO COMMENCING WORKS.
2) WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS
3) ALL ANOMALIES TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCEMENT OF WORKS.
4) DRAWINGS TO BE READ IN CONJUNCTION WITH ALL APPLICABLE CONSULTANT DRAWINGS AND SPECIFICATIONS.

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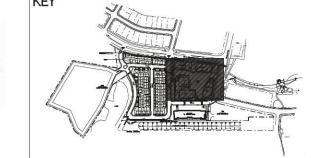
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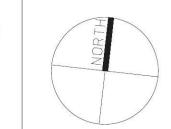
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	ISSUE	DATE	SCALE
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