



SCREEN TYPE 4- SC4 (INTERFACE BETWEEN CAR PARK AND LANEWAY)

level 3 common area lush planting cascading down, as vines over podium parking levels. This screening device also creates a connection between the laneway and residential common spaces

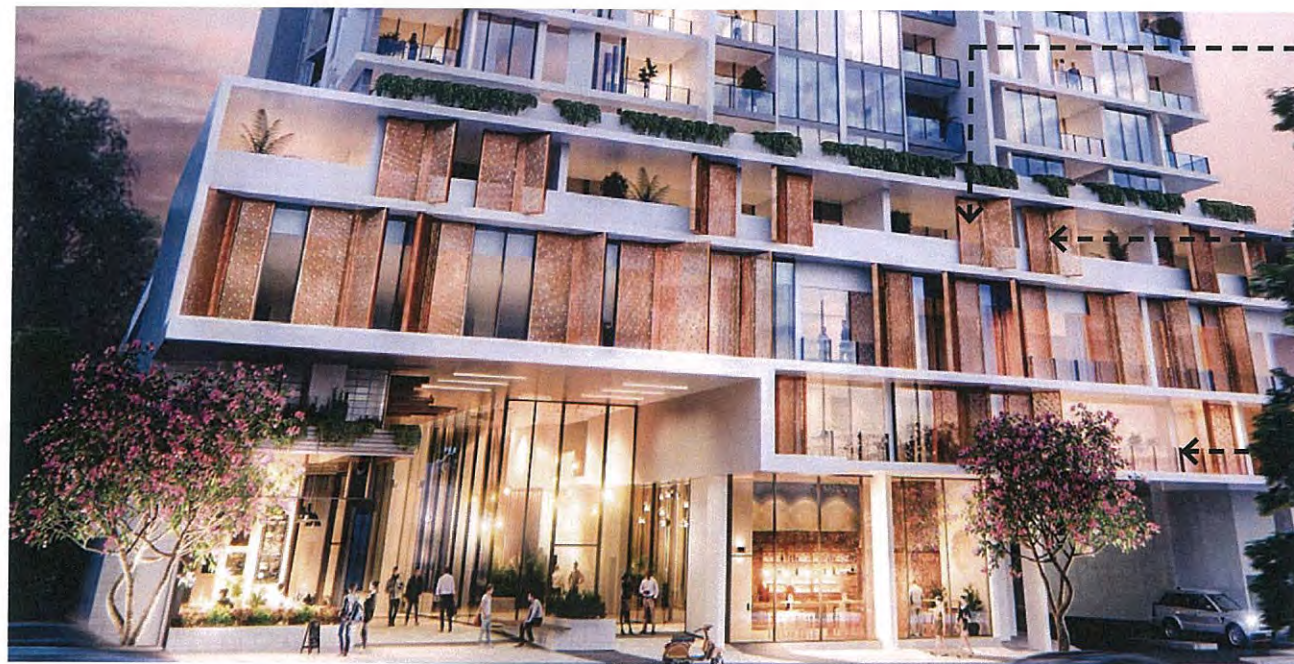
timber trellis screening

prefinished wall cladding system behind trellis



EXAMPLE OF PODIUM STRUCTURE & PLANTING

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WA4 (FEATURE COPPER PERFORATED SCREEN TO PODIUM FACING ABBOTSFORD ROAD)

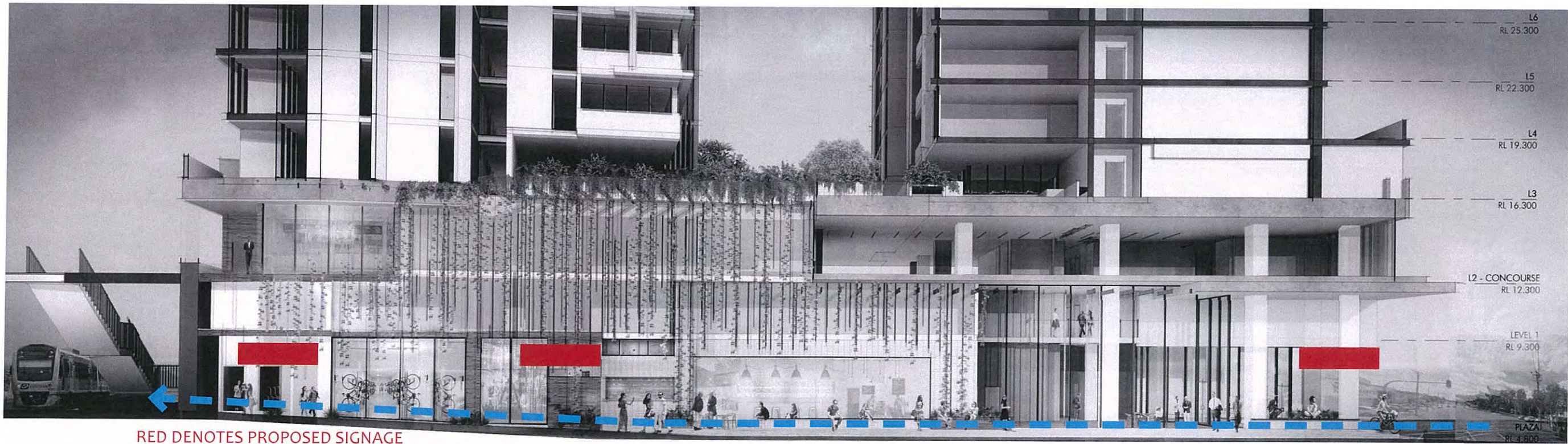
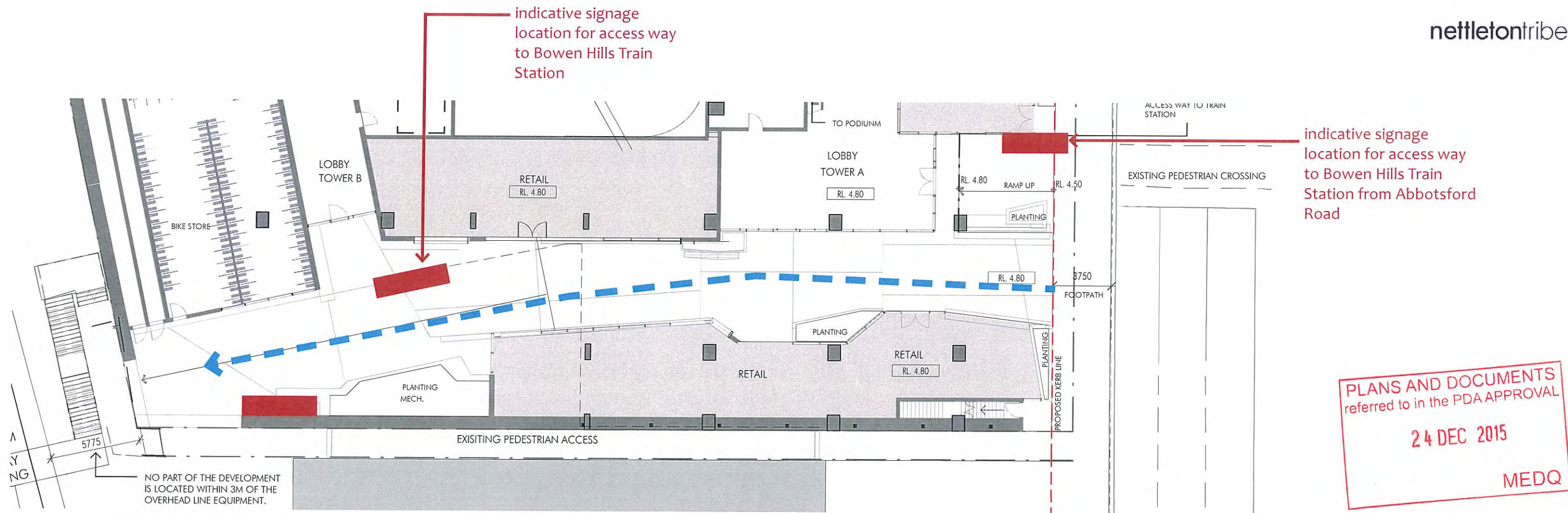
screens are typically positioned in front of bedrooms, allowing views from living spaces

metal screen designed to maintain views, whilst providing privacy and an acoustic barrier for units facing Abbotsford Road

bright reflective copper folded screen panels with perforations, to maintain visibility and light.



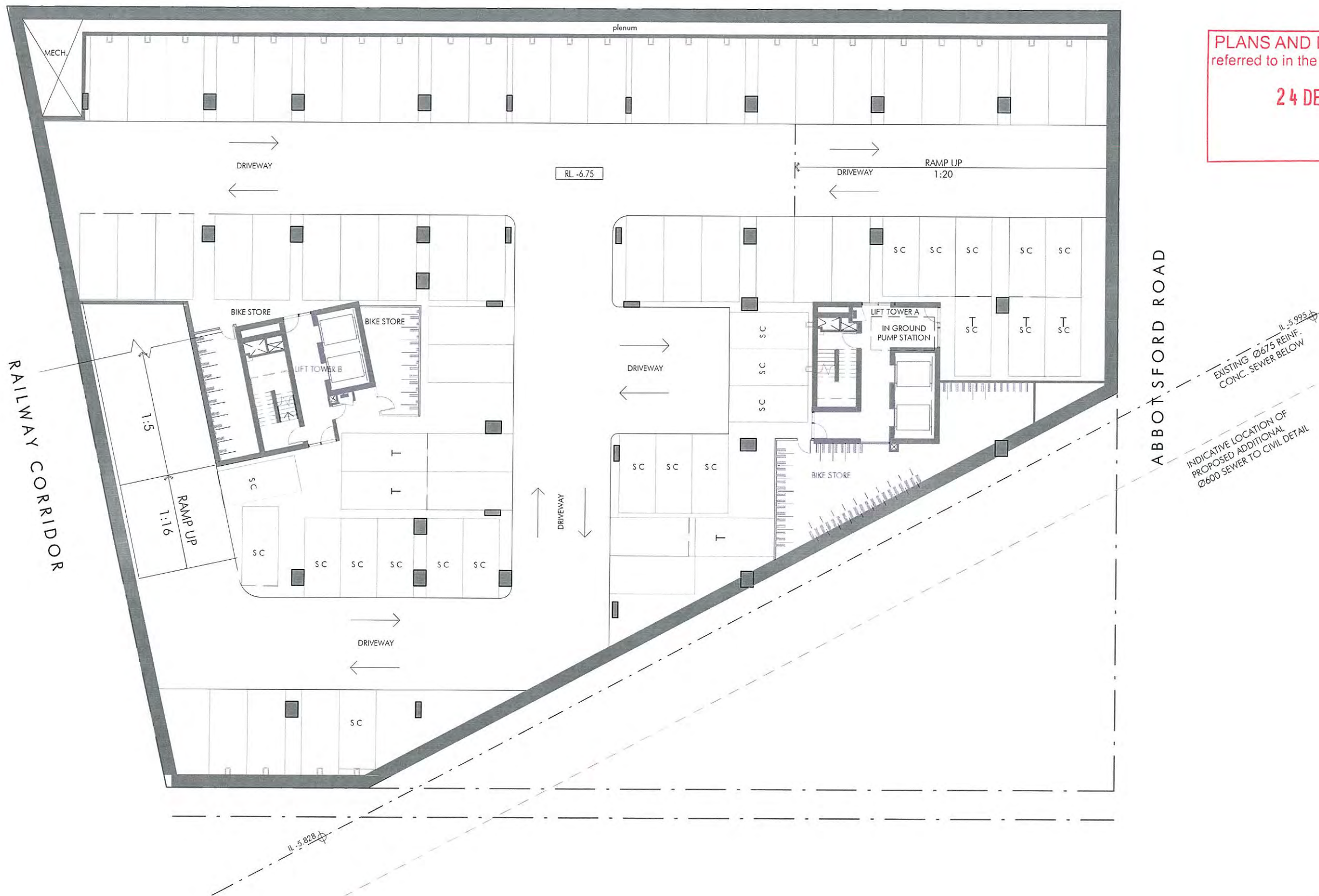
EXAMPLE OF PERFORATED METAL SCREEN & COPPER TONE

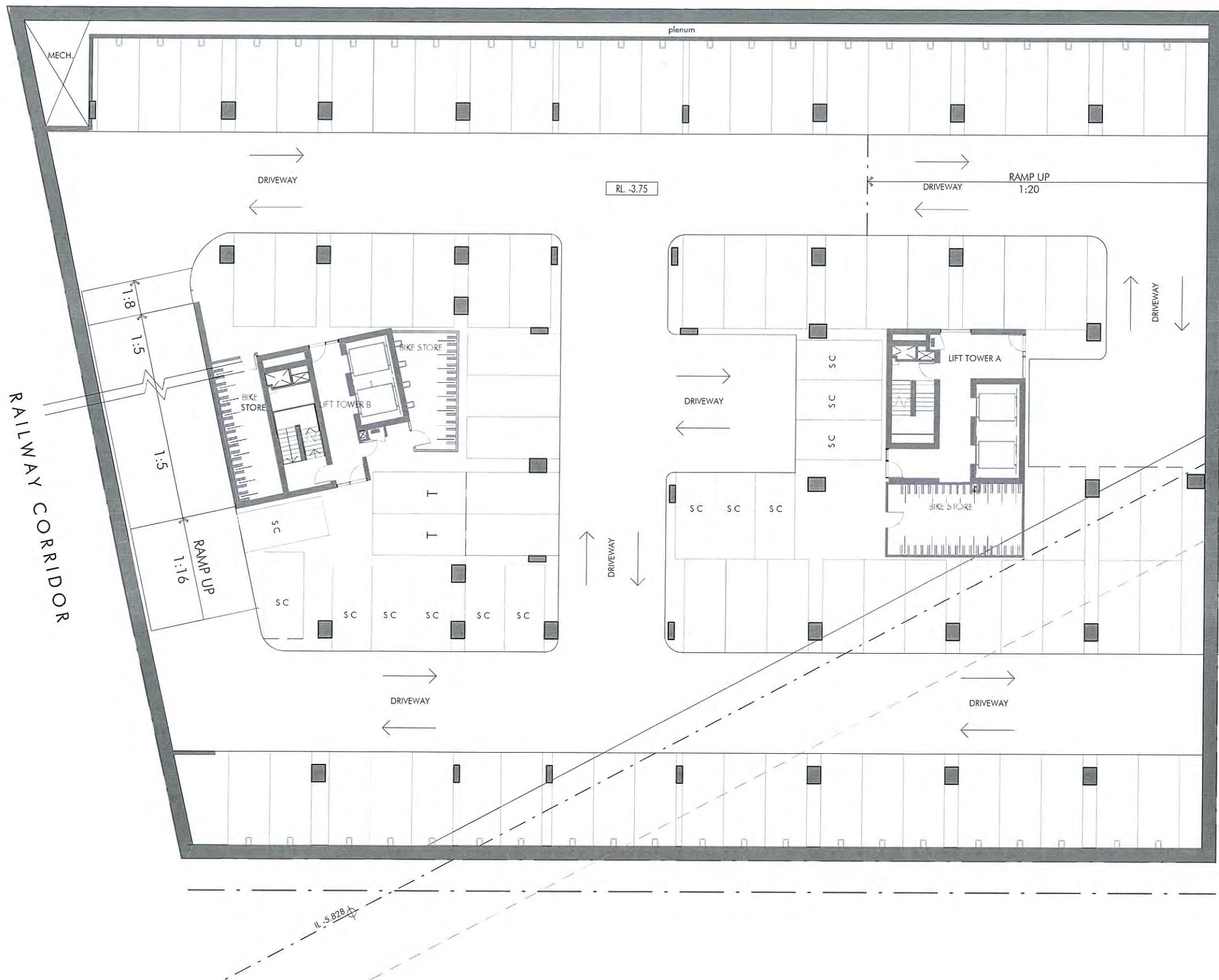


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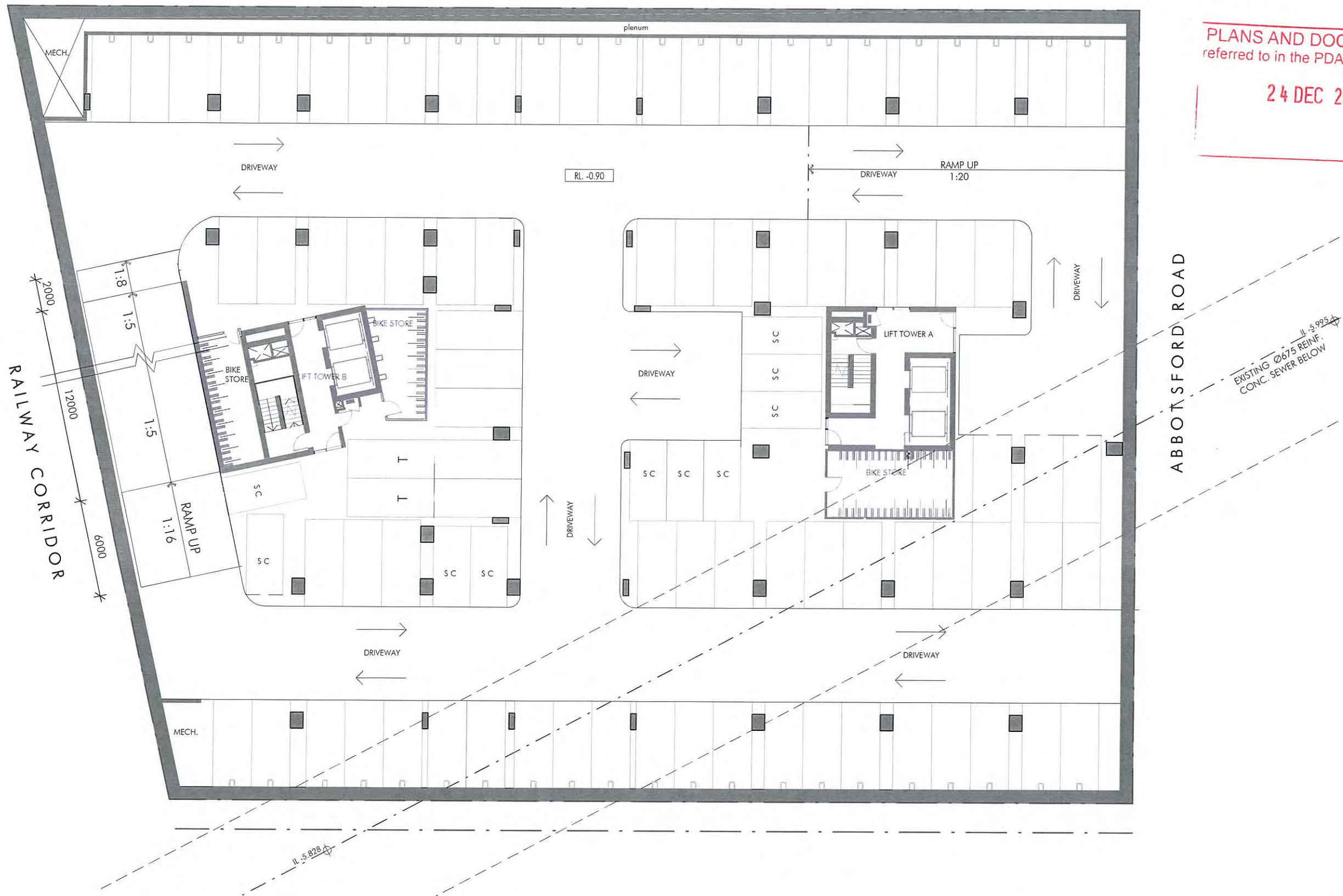
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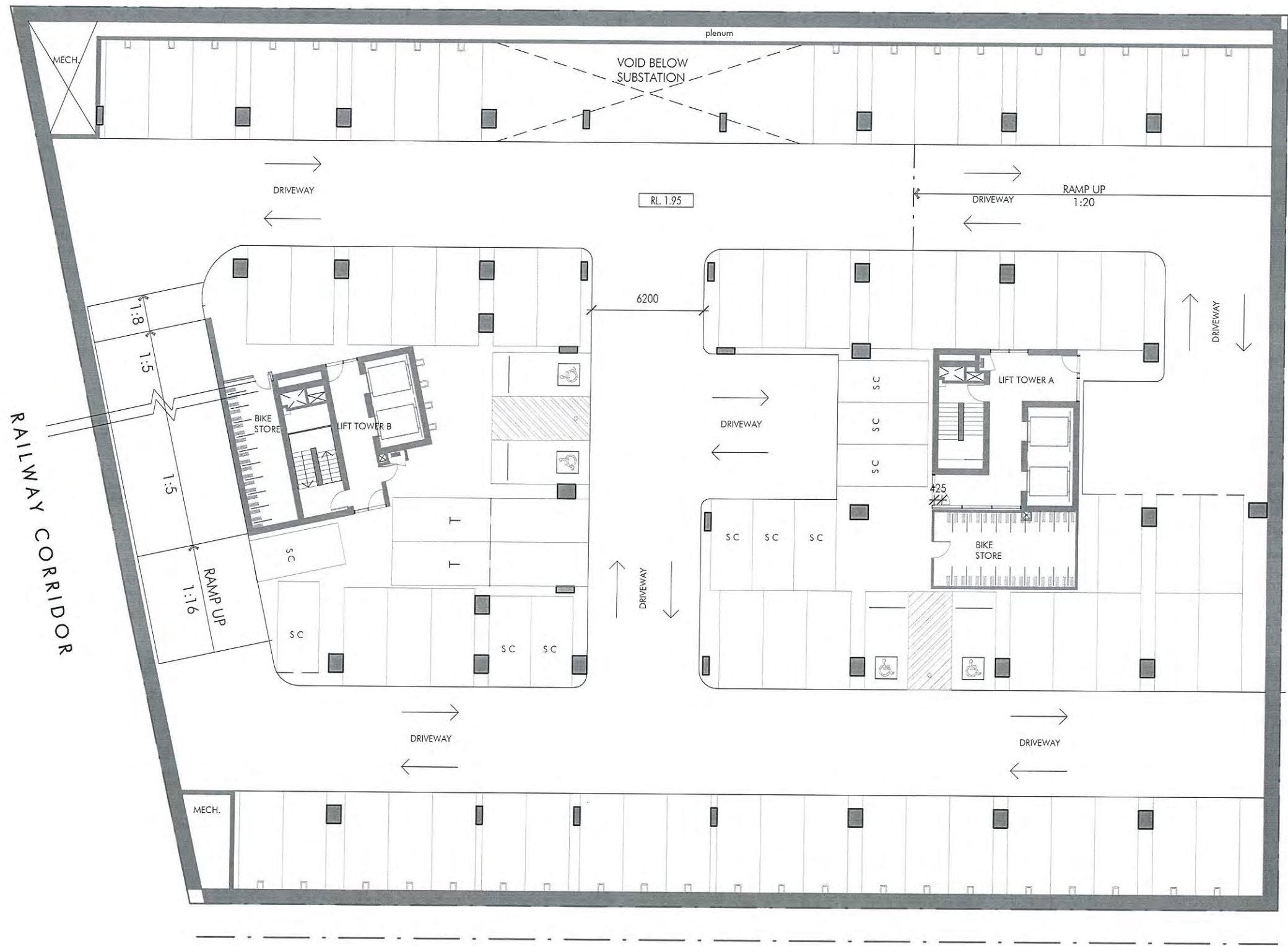
0 2.5 5 13m

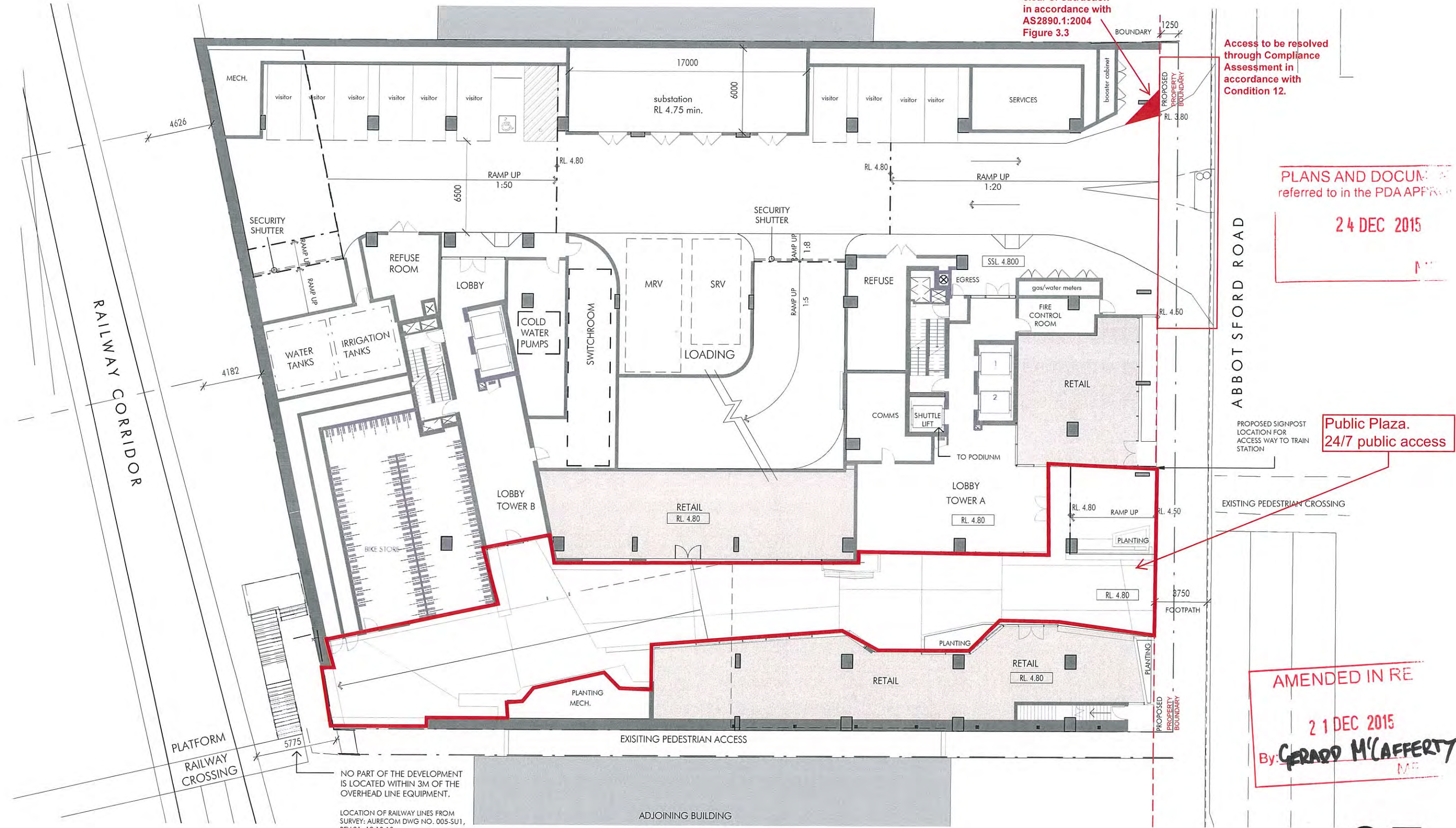
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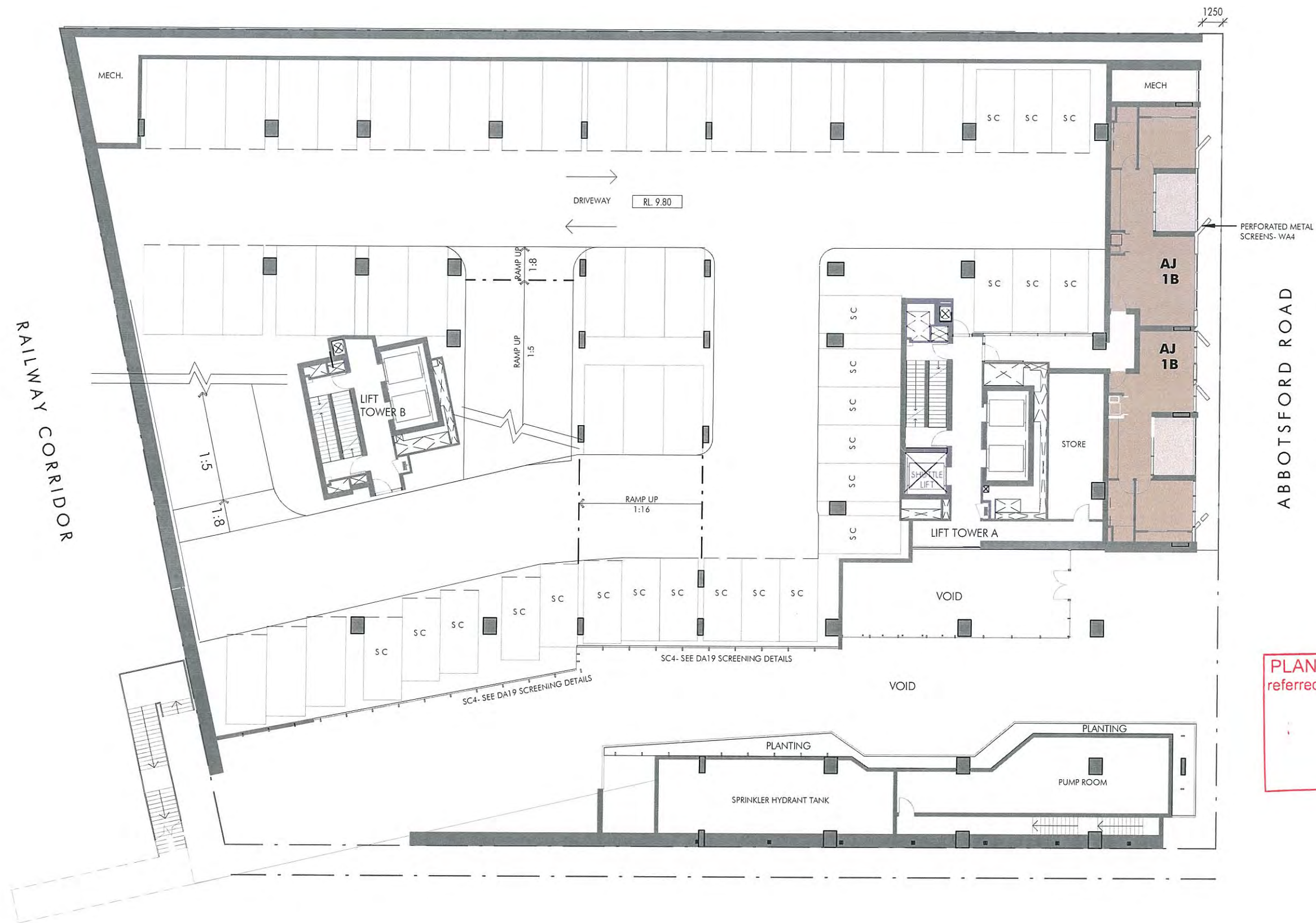
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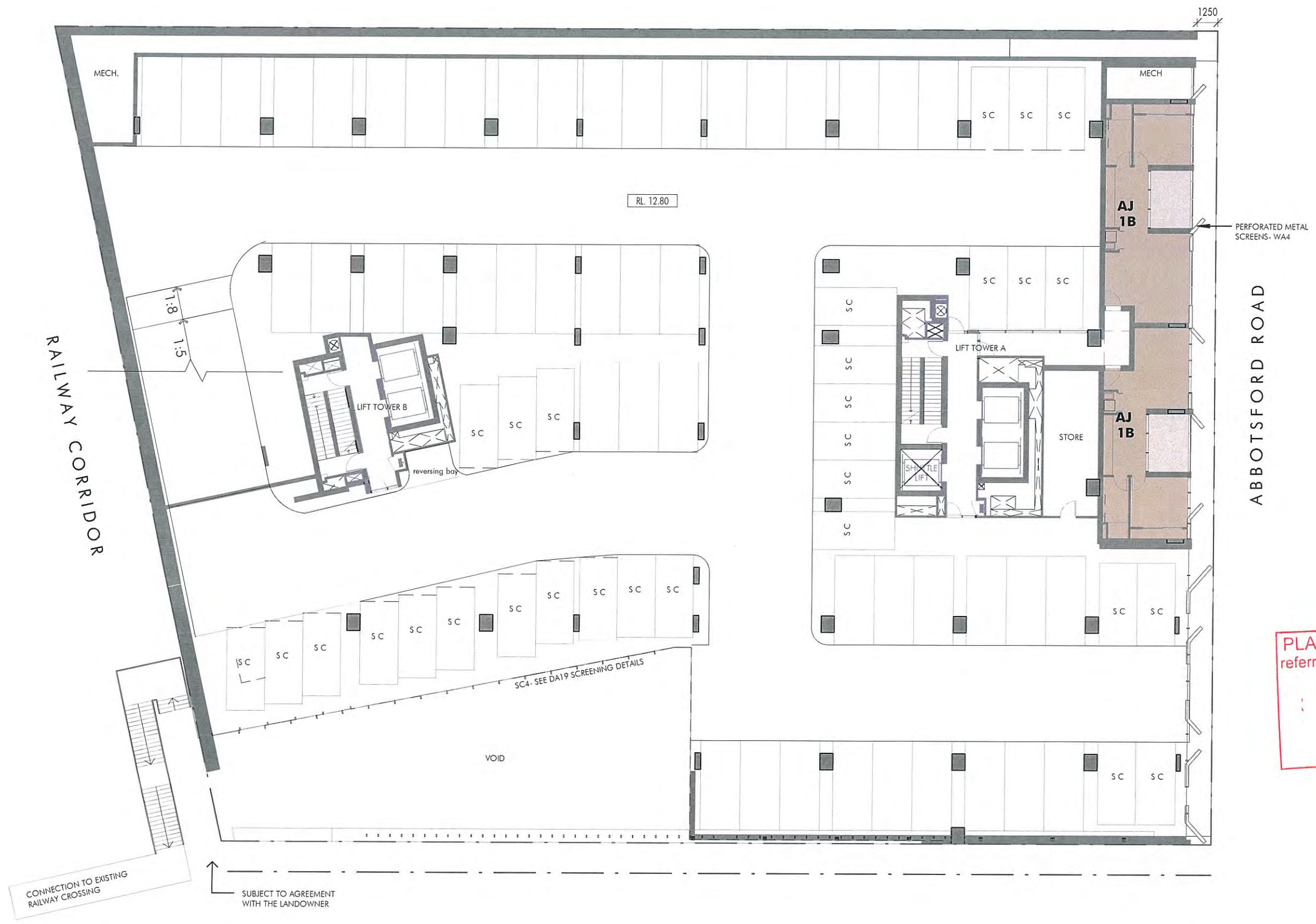


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0 2.5 5 13m

1:250
LEVEL 3 PLAN

1:250

05

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ABBOTSFORD ROAD

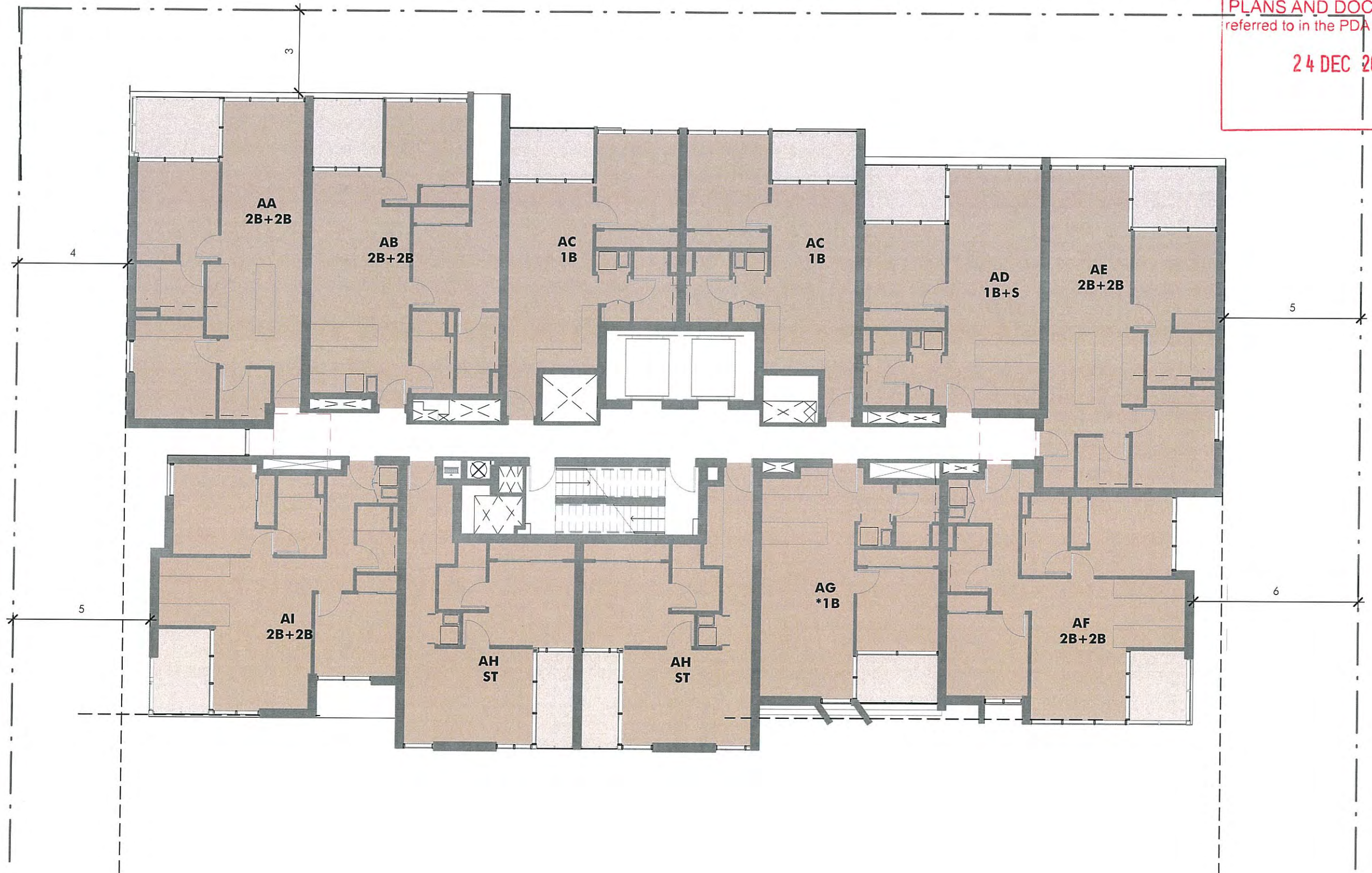
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1:150

0 1.5 3 8m

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0 1.5 3 1:150
8m

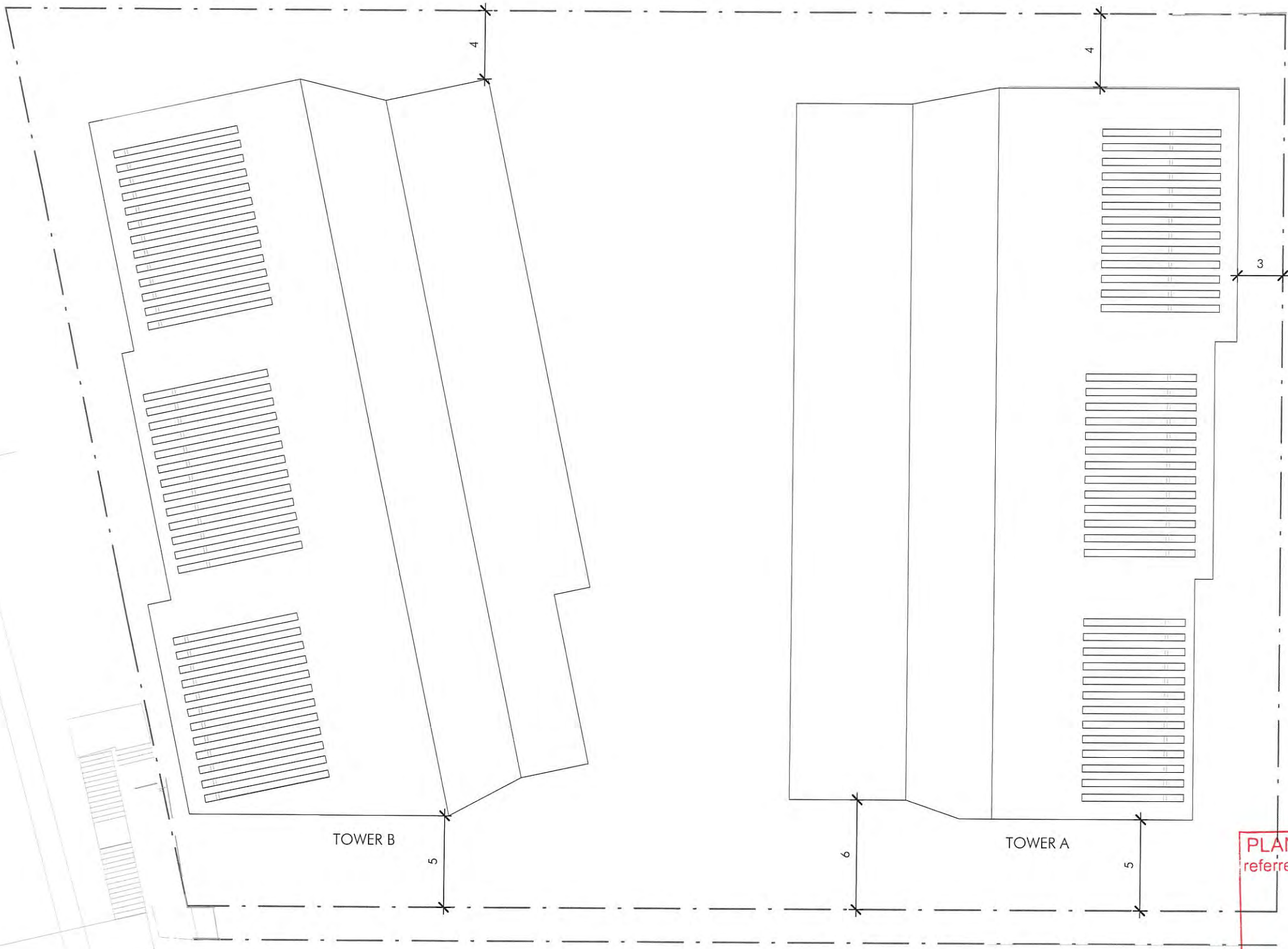
ABBOTSFORD ROAD



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ABBOTSFORD ROAD



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ELEVATION LEGEND

WALLS

- WA1 Concrete Pre-cast/Insitu- Coloured/Textured
- WA2 Concrete Pre-cast- Stained
- WA3 Rendered Concrete/ Block- White
- WA4 Feature Copper Perforated Screens
- WA5 Rendered Concrete/ Block- Charcoal

COLUMNS

- COL1 Concrete Columns- Painted

GLAZING

- GS1 Shop front Glazing System
- GS2 Glazed Window System
- GS3 Glazed Window System- Feature spandrel glass

SCREENS

- SC1 Metallic Privacy Screen
- SC2 Solid Privacy Screen
- SC3 Metallic Finished Fixed Louvre Bank

BALUSTRADES

- BAL1 Plain Glass Balustrade
- BAL2 Concrete Upstand Balustrade



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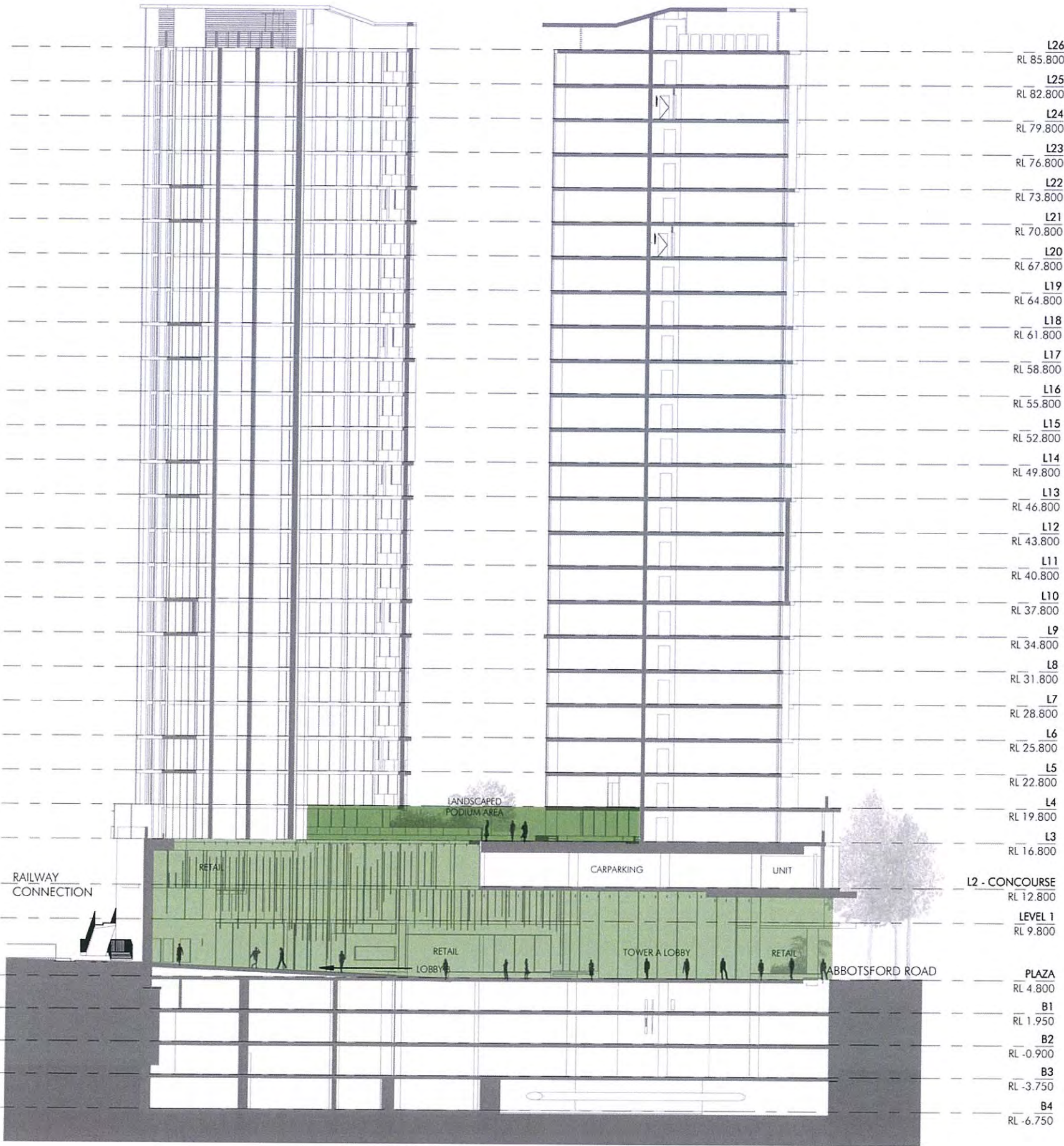
- BAL1 Plain Glass Balustrade
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SECTION LEGEND

- Landscaped Podium Area
- Laneway
- Retail



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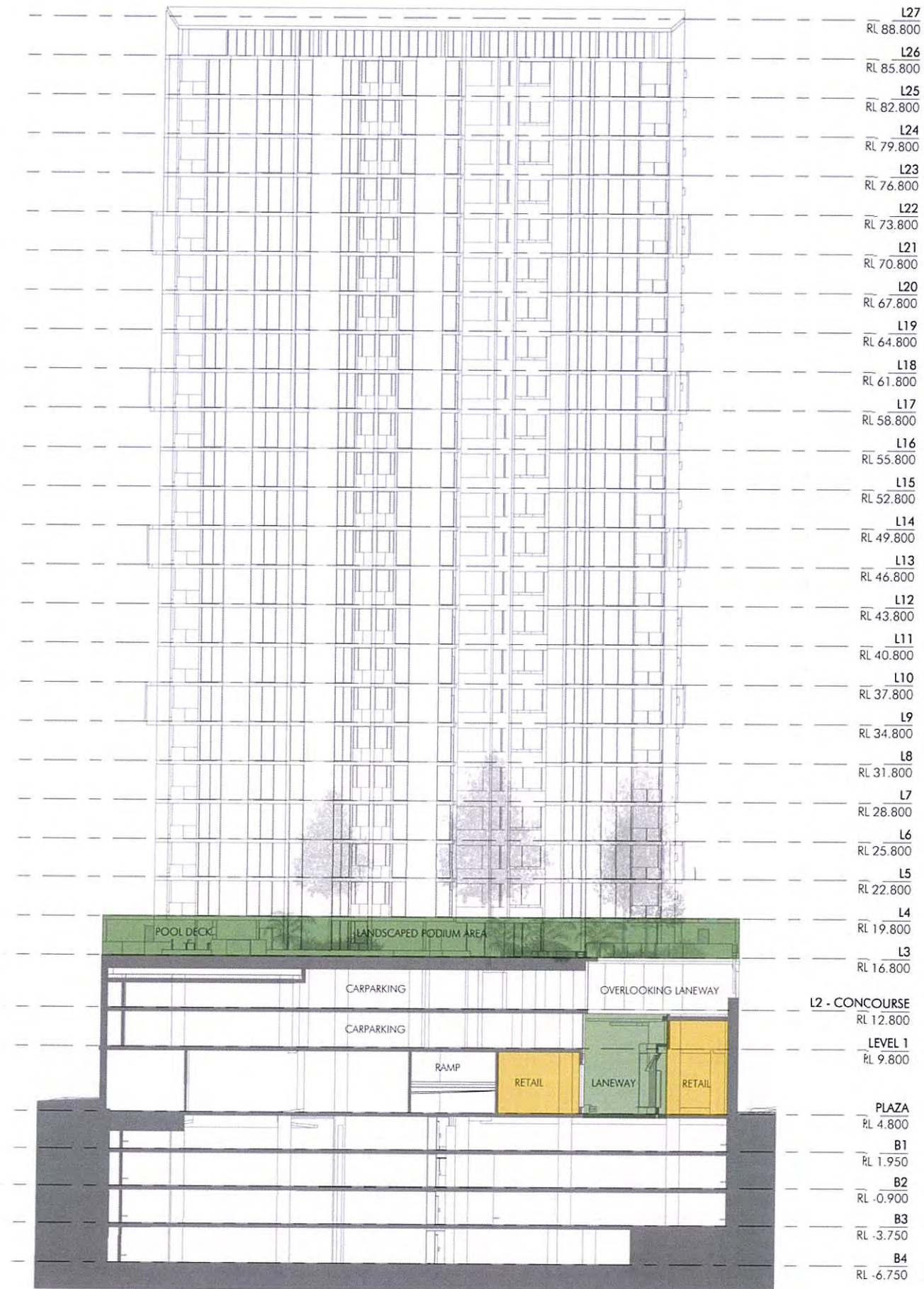
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SECTION AA 05
REVISION: 3 11.11.15 3013_DA40

58 - 66 ABBOTSFORD | BOWEN HILLS

0 4 8 20m

SECTION LEGEND

- Landscaped Podium Area
- Laneway
- Retail



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NORTH/SOUTH SECTION- THROUGH PODIUM

58 - 66 ABBOTSFORD | BOWEN HILLS

0 4 8 20m

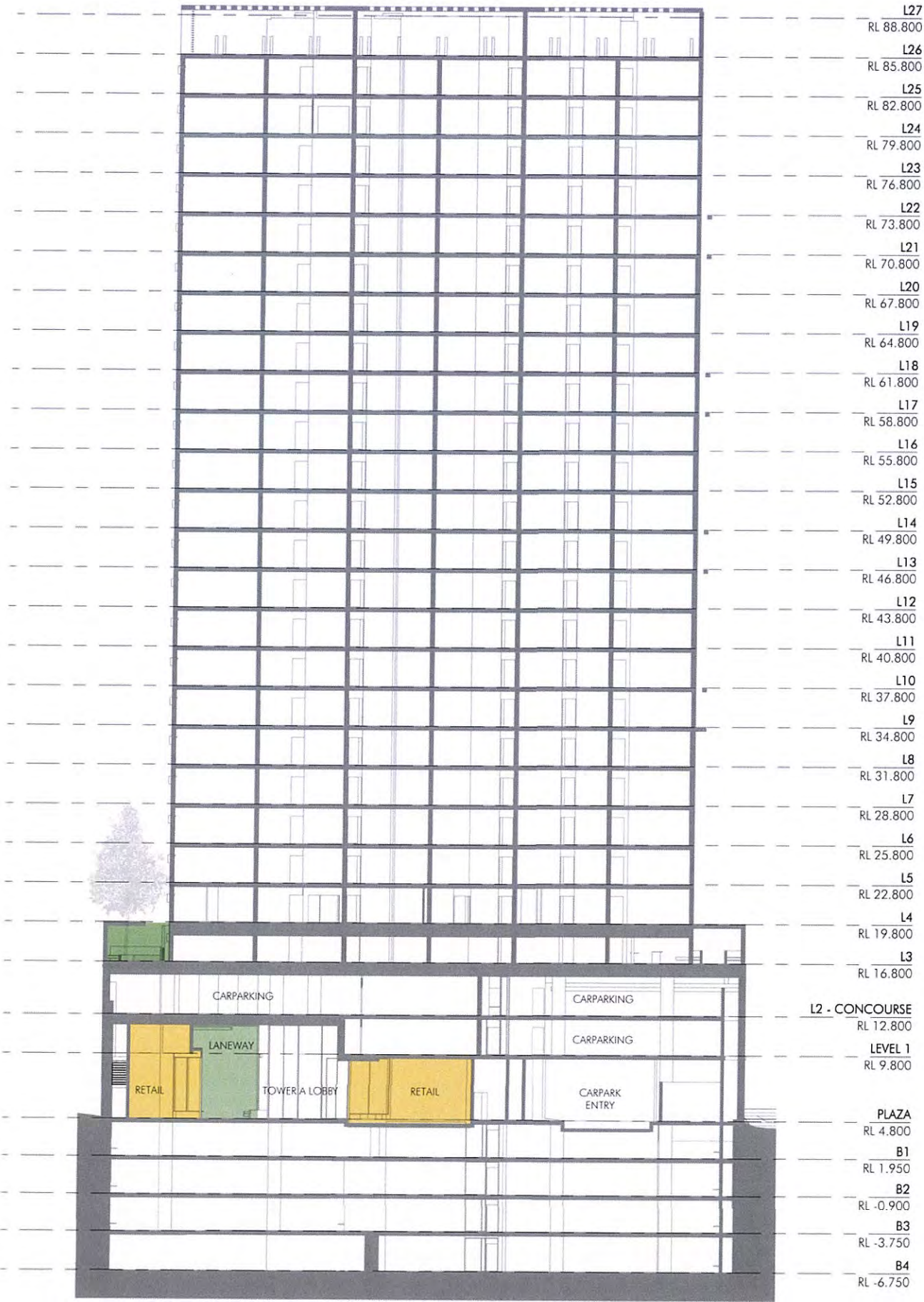
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SECTION BB

05

REVISION: 1 11.11.15 3013_DA41

SECTION LEGEND

- Landscaped Podium Area
- Laneway
- Retail



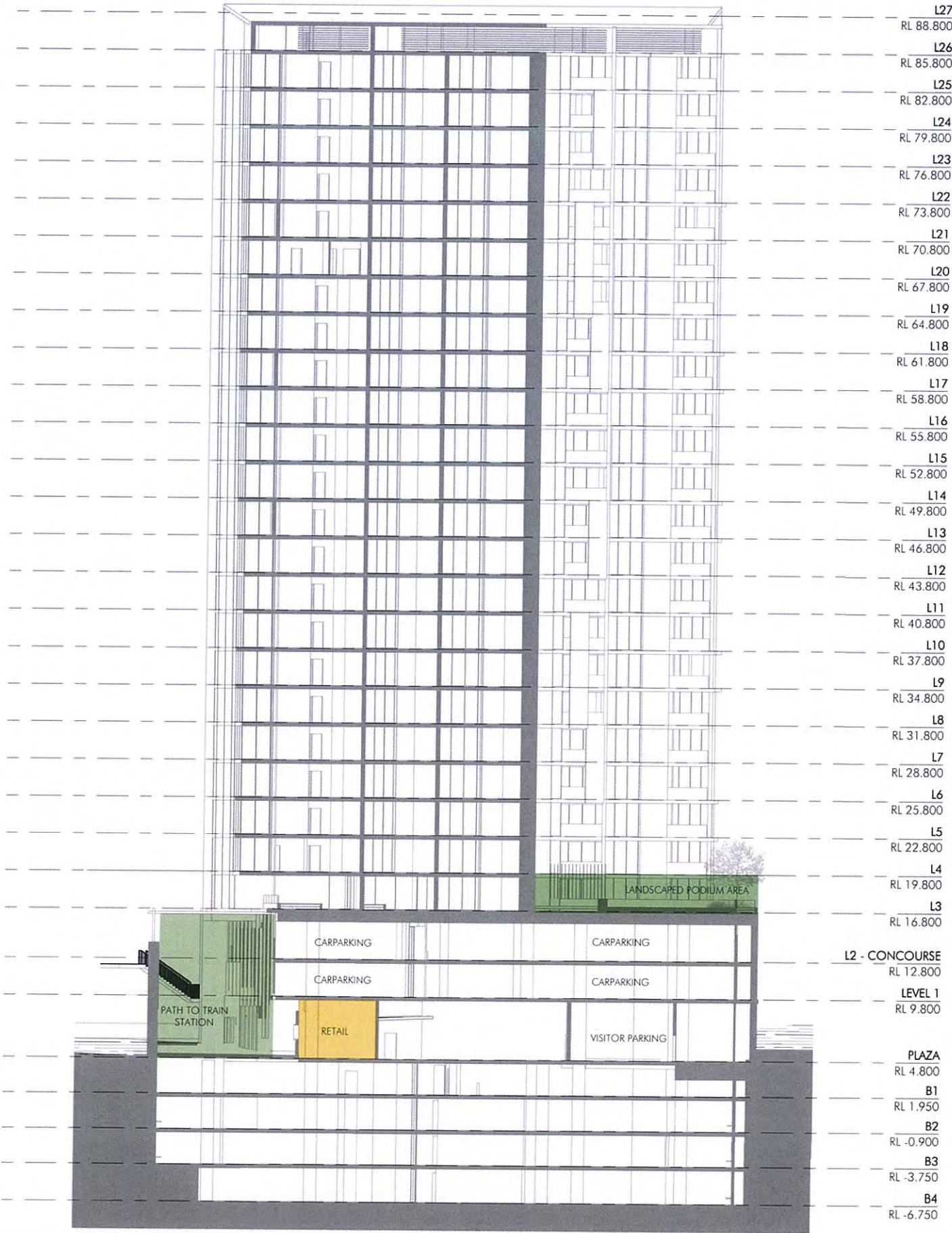
L27
RL 88.800
L26
RL 85.800
L25
RL 82.800
L24
RL 79.800
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RL 76.800
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RL 37.800
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RL 34.800
L8
RL 31.800
L7
RL 28.800
L6
RL 25.800
L5
RL 22.800
L4
RL 19.800
L3
RL 16.800
L2 - CONCOURSE
RL 12.800
LEVEL 1
RL 9.800
PLAZA
RL 4.800
B1
RL 1.950
B2
RL -0.900
B3
RL -3.750
B4
RL -6.750

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NORTH/SOUTH SECTION- THROUGH TOWER A

SECTION LEGEND

- Landscaped Podium Area
- Laneway
- Retail



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Job No. 3013

AREA SCHEDULE

Level 1	Name	GFA	GFA Total
PLAZA	Retail	425 sqm	425 sqm
LEVEL 1	Res	240 sqm	240 sqm
CONCOURSE - L2	Res	240 sqm	240 sqm
	Retail	40 sqm	280 sqm
LEVEL 3	Res	1150 sqm	1150 sqm
LEVEL 4 - 25 (22 LEVELS)	Res	33440 sqm	33440 sqm
GRAND TOTAL			35775 sqm

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UNIT SUMMARY

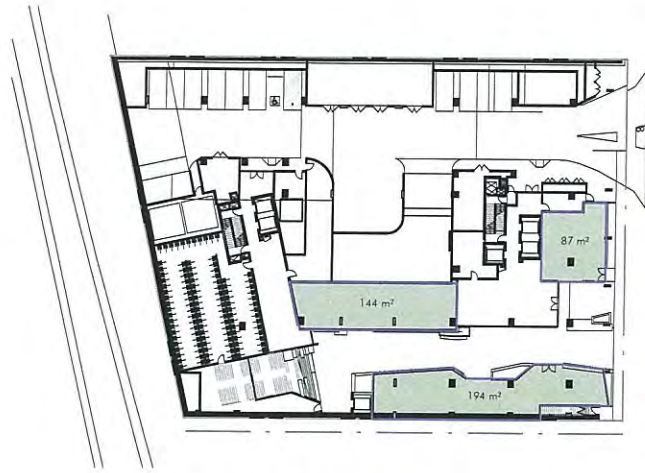
Type	Beds	No. of Units	Code BED/BATH/STUD Y	GSA Unit	GSA Balc	GSA Unit +Balc
AA	2	23	2B/2B	71	8	79
AB	2	23	2B/2B	68	7	75
AC	1	46	1B	50	7	57
AD	1	23	1B+S	54	7	61
AE	2	23	2B/2B	71	8	79
AF	2	22	2B/2B	70	6	76
AG	1	22	1B	51	6	57
AH	1	45	ST	50	6	56
AI	2	22	2B/2B	72	7	79
AJ	1	4	1B	62	10	72
BA	2	23	2B/2B	74	8	82
BB	1	23	1B+S	50	9	59
BC	1	45	1B	52	9	61
BD	2	22	2B/2B	72	7	79
BE	2	23	2B/2B	72	7	79
BF	1	23	1B+S	53	9	62
BG	1	46	ST	52	6	58
BH	1	23	1B	51	7	58
BJ	2	23	2B/2B	68	6	74
		504				1303

BICYCLE PARKING SCHEDULE

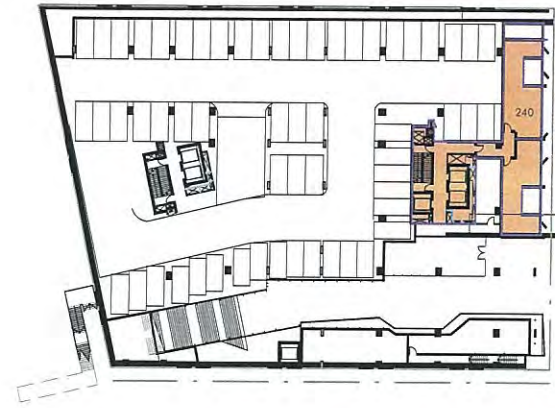
Level	Parking Use	Bicycle Count
B4	Bicycle Resident	104
B3	Bicycle Resident	103
B2	Bicycle Resident	101
B1	Bicycle Resident	62
PLAZA	Bicycle Resident	134
		504
PLAZA	Bicycle Visitor	90
		90
		594

CAR PARKING SCHEDULE

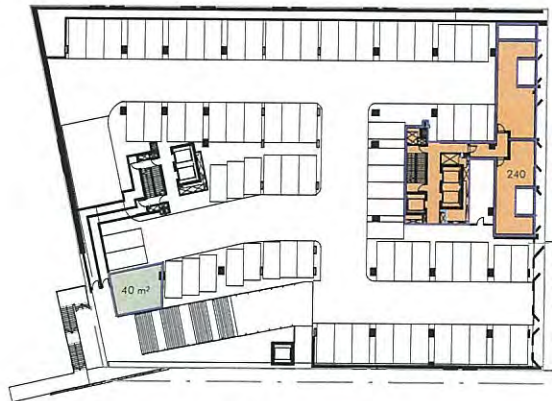
Level	Parking Use	Count
B4	Resident	69
B3	Resident	93
B2	Resident	93
B1	Resident	84
LEVEL 1	Resident	58
L2 - CONCOURSE	Resident	76
		473
B4	Tandem	6
B3	Tandem	2
B2	Tandem	2
B1	Tandem	2
		12
PLAZA	Visitor	11
		11
		496
Grand total: 496		



Plaza GFA Area Plan



Level 1 GFA Area Plan



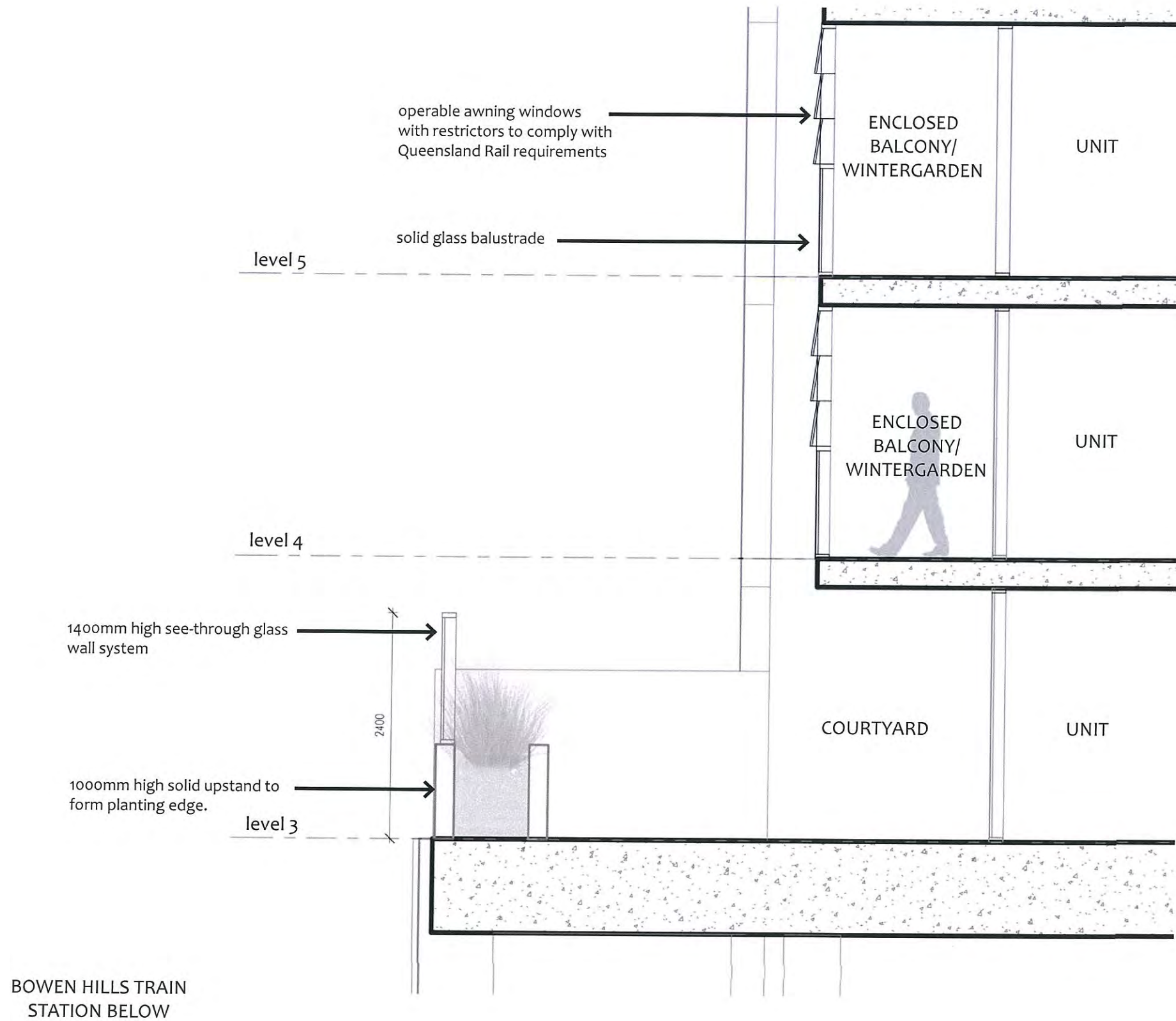
Level 2 GFA Area Plan



Level 3 GFA Area Plan



Level 4-25 GFA Area Plan



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ACCESSIBILITY

58-66 Abbotsford Rd has designed to allow equitable access to all facilities on Ground and Podium levels, and has dedicated 10% of the total units as accessible. The mixture of accessible unit types, including 1 Bed, Studio and 2 Bed 2 Bath, reflect the unit types available through the project as outlined in the tables below.

PWD UNIT SUMMARY

Level	Type	Beds	No. of Units	Code BED/BATH/ STUDY	GSA Unit	GSA Balc	GSA Unit + Balc	CARS Required
4-22	AG	1	19	1B	51	6	57	22
4-25	BA	2	22	2B/2B	74	8	82	22
3-7	BG	1	10	ST	50	6	56	0
Total			51					50

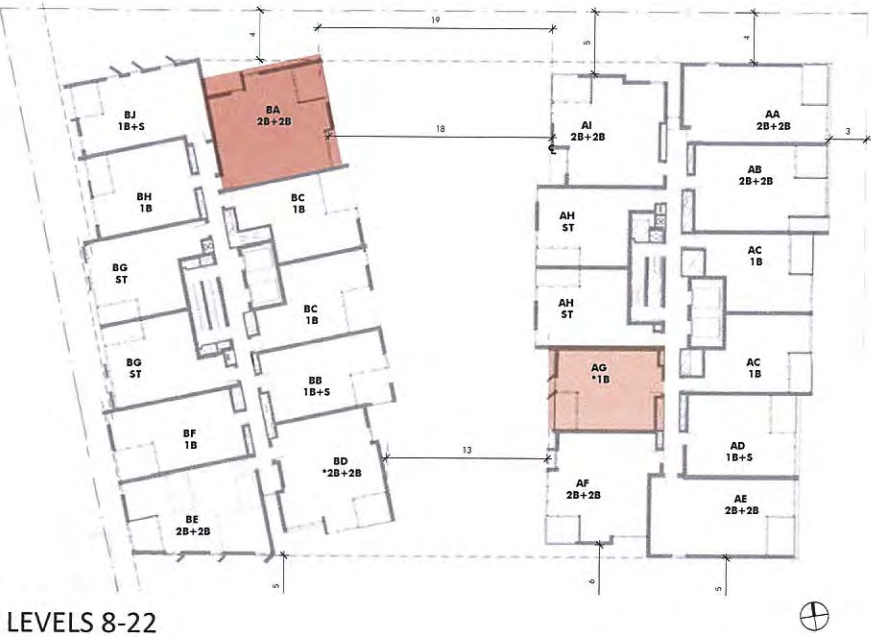
PWD % COMPARISON

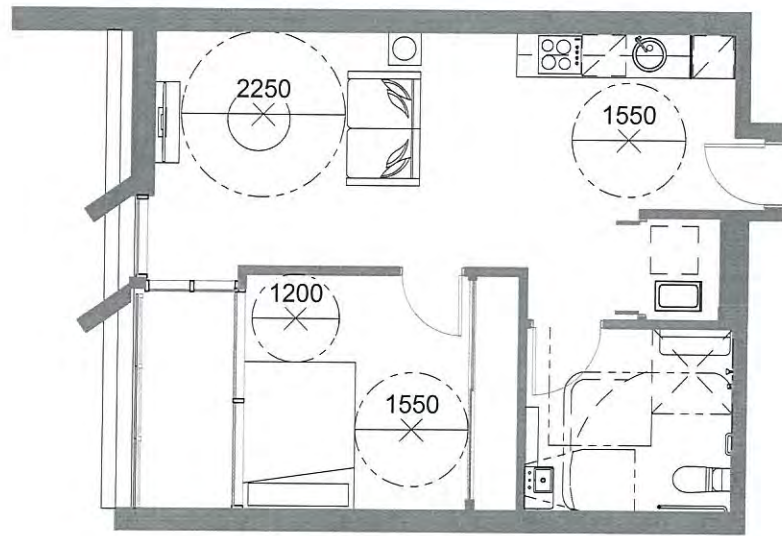
	BED/BATH/STUDY					
	ST	1B	1B + S	2B/1B	2B/2B	
Unit TOTAL	91	140	92	0	181	504
Unit %	18%	28%	18%	0%	36%	
PWD Unit TOTAL	10	19	0	0	22	51
	20%	37%	0%	0%	43%	

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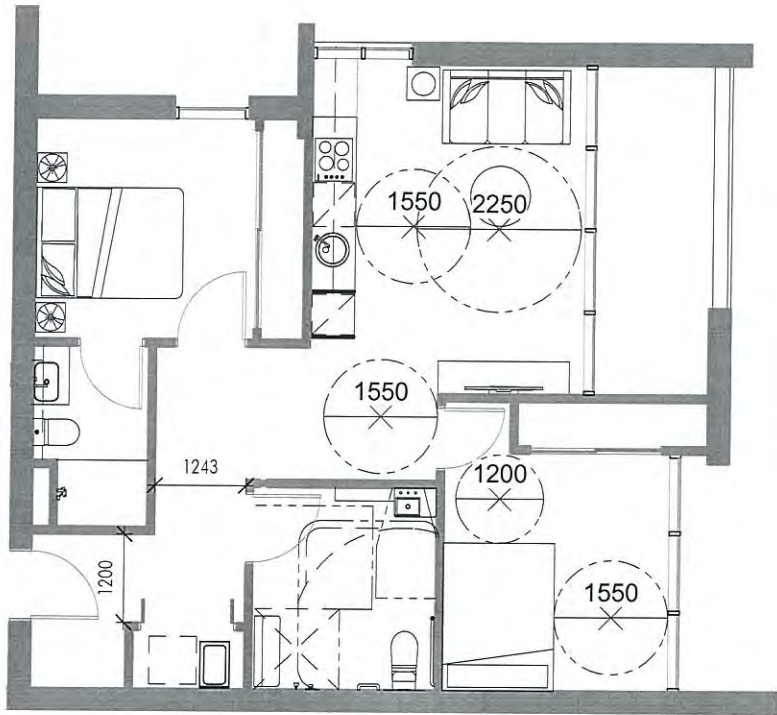
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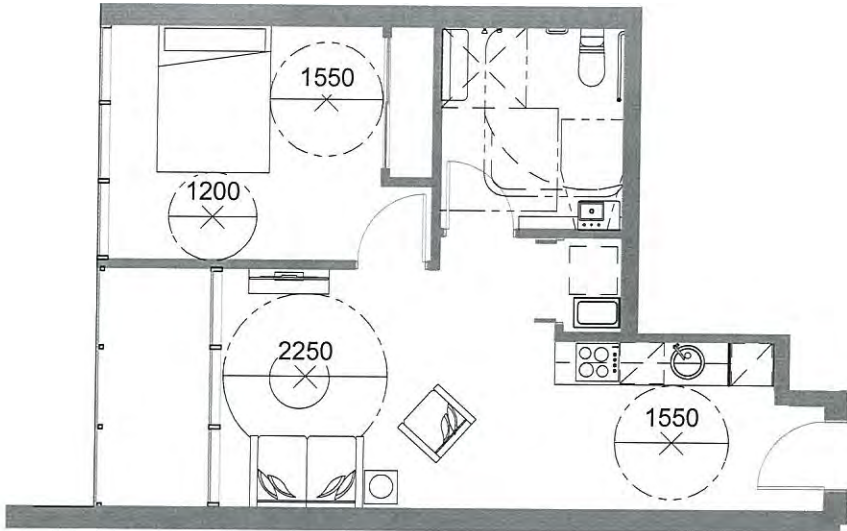




1 UNIT LAYOUT AG PWD
1 : 100



2 UNIT LAYOUT BA PWD
1 : 100



3 UNIT LAYOUT BG PWD
1 : 100

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