

DA CARBONE DEVELOPMENTS Att 1 Proposal Plans



2481

APRIL 2012

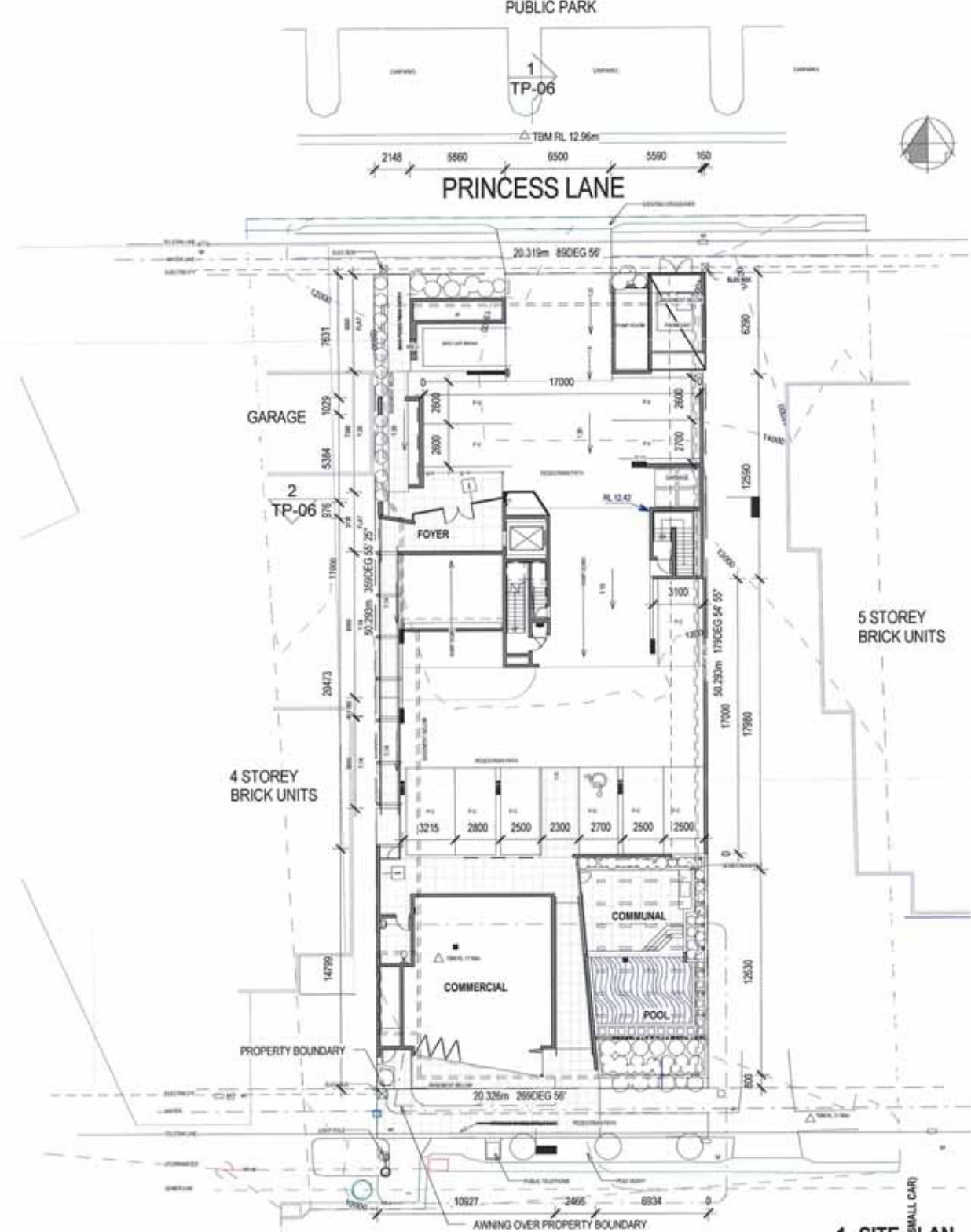
As indicated At A3

SITE PLAN **Orig No. TP-01** **Issue B**

34 ESPLANADE HEADLAND
CALOUNDRA QLD 4551
FOR CARBONE DEVELOPMENTS

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CONCEPT DESIGN INNOVATION



TYPE	AS2890.6	SHOWN
CAR - RESIDENT	2.4 x 5.4	2.45 x 5.4
CAR - COMMERCIAL	2.5 x 5.4	2.5 x 5.4
CAR - SMALL	2.3 x 5.0	2.4 x 5.0
VAN	3.0 x 5.4	3.0 x 5.4
PARALLEL CAR	2.1 x 6.3 (8.6m if obstructed)	3.0 x 5.4
DISABLED	2.4 x 5.4 with 2.4m shared space (shared space) 2.5m head height	2.4 x 5.4 with 2.4m shared space 3.7 head height

Parking Legend
 cc CONCRETE COLUMN
 ll LANDSCAPING
 MB-U GROUP MAILBOXES MOUNTED IN BLOCK WALL
 mh-s SENEW MANHOLE
 mh-s STORMWATER MANHOLE
 P-C COMMERCIAL PARKING
 P-D DISABLED PARKING
 P-V VISITOR PARKING
 pl PLANTER BOXES MIN 1m DEEP
 ts TELSTRA PIT
 W WATER METER
 TABLE OF DEVELOPMENT

LOTS 1-8 ON PLAN BUP0010
 SITE AREA = 10200m²
 TOTAL GFA = UNIT AREAS + LOBBY AREAS + COMMERCIAL AREAS = 16370m² + 980m² = 17350m²
 = 168.9% / 1.69 OF SITE AREA

SITE COVERAGE
 LEVEL 2 = 6070m² = 59.4%
 LEVEL 3 = 5040m² = 49.4%
 LEVEL 4 (5/6) = 4080m² = 40%

TOTAL OPEN SPACE = COMMUNAL = 2530m² = 25% / 26 OF SITE AREA

CARPARKING
 UNITS
 REQUIRED 1.00 CARS/UNIT x1 = 1
 1.25 CARS/UNIT x8 = 10
 1.50 CARS/UNIT x8 = 12
 TOTAL = 23

VISITOR
 0.25 CARS/UNIT x17 = 4
 BIN WASH BAY x1 = 1

COMMERCIAL
 1/150m (INCL. 1 DISABLED) = 6
 1 VAN = 1
 REQUIRED TOTAL = 58

BIKE PARKING
 10 UNIT = 17
 VISITOR = 4
 Lot 111, 8 Cordelia = 1
 REQUIRED TOTAL = 52

1 SITE LAN
 1:250
 PROPOSED
 x1 = 1
 x8 = 10
 x8 = 12
 TOTAL = 23
 x17 = 4
 x1 = 1
 x6 = 6
 x1 = 1
 REQUIRED TOTAL = 58

10 UNIT = 17
 VISITOR = 4
 Lot 111, 8 Cordelia = 1
 REQUIRED TOTAL = 52

Charles Howroyd ARCHITECT
 Lot 111, 8 Cordelia
 REQUIRED TOTAL = 52

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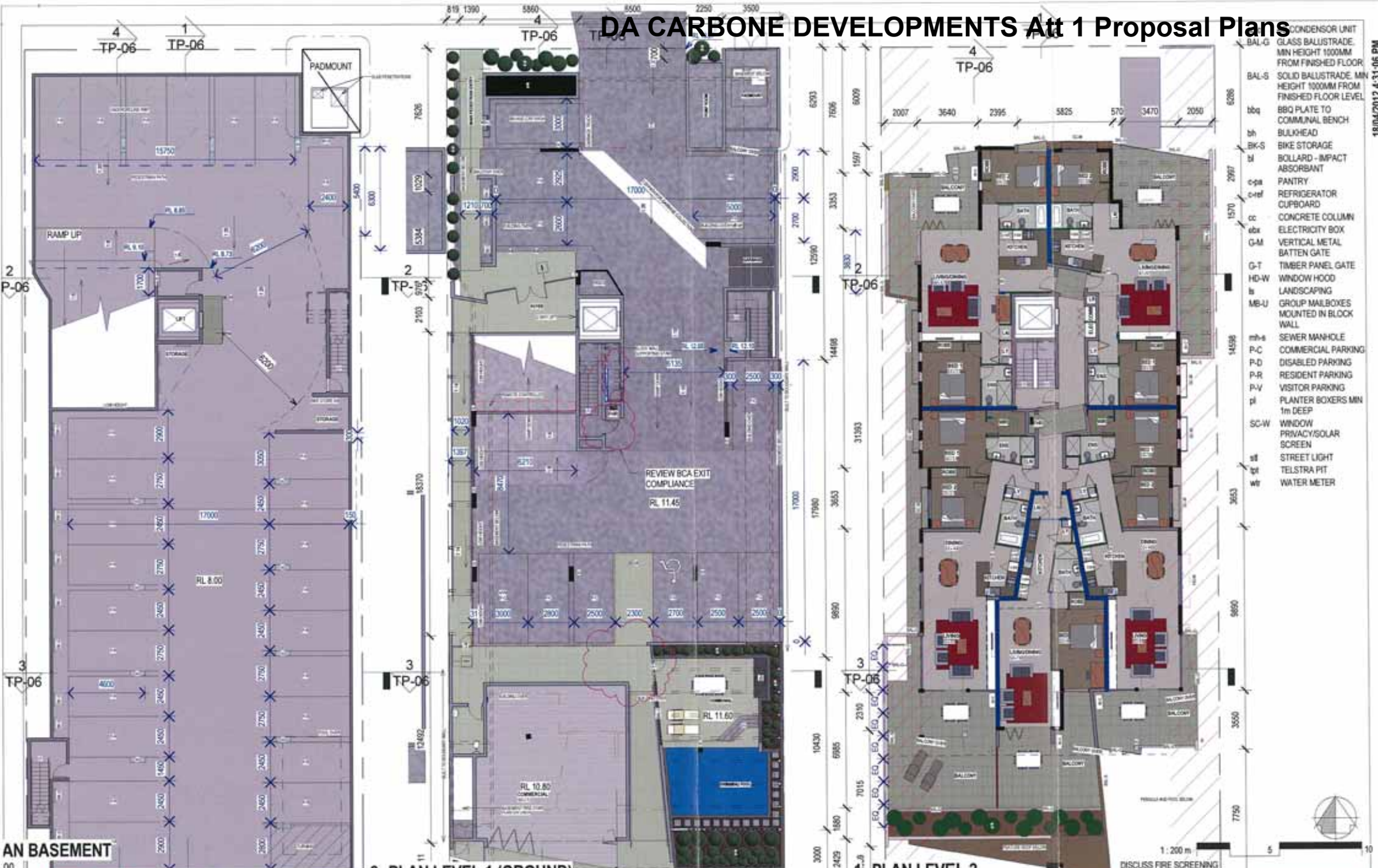
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- BAL-G CONDENSOR UNIT
- BAL-G GLASS BALUSTRADE, MIN HEIGHT 1000MM FROM FINISHED FLOOR
- BAL-G SOLID BALUSTRADE, MIN HEIGHT 1000MM FROM FINISHED FLOOR LEVEL
- bbq BBQ PLATE TO COMMUNAL BENCH
- bh BULKHEAD
- BK-S BIKE STORAGE
- bl BOLLARD - IMPACT ABSORBANT
- c-pa PANTRY
- c-ref REFRIGERATOR CUPBOARD
- cc CONCRETE COLUMN
- cbm ELECTRICITY BOX
- G-M VERTICAL METAL BATTEN GATE
- G-T TIMBER PANEL GATE
- HD-W WINDOW HOOD
- ls LANDSCAPING
- MB-U GROUP MAILBOXES MOUNTED IN BLOCK WALL
- mhs SEWER MANHOLE
- P-C COMMERCIAL PARKING
- P-D DISABLED PARKING
- P-R RESIDENT PARKING
- P-V VISITOR PARKING
- pl PLANTER BOXERS MIN 1m DEEP
- SC-W WINDOW PRIVACY/SOLAR SCREEN
- sl STREET LIGHT
- tp TELSTRA PIT
- wr WATER METER

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2 PLAN LEVEL 1 (GROUND)

1 PLAN LEVEL 2

CONCEPT DESIGN INNOVATION

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 FOR CARBONE DEVELOPMENTS

FLOOR PLANS

Dwg No. TP-02 Issue. B



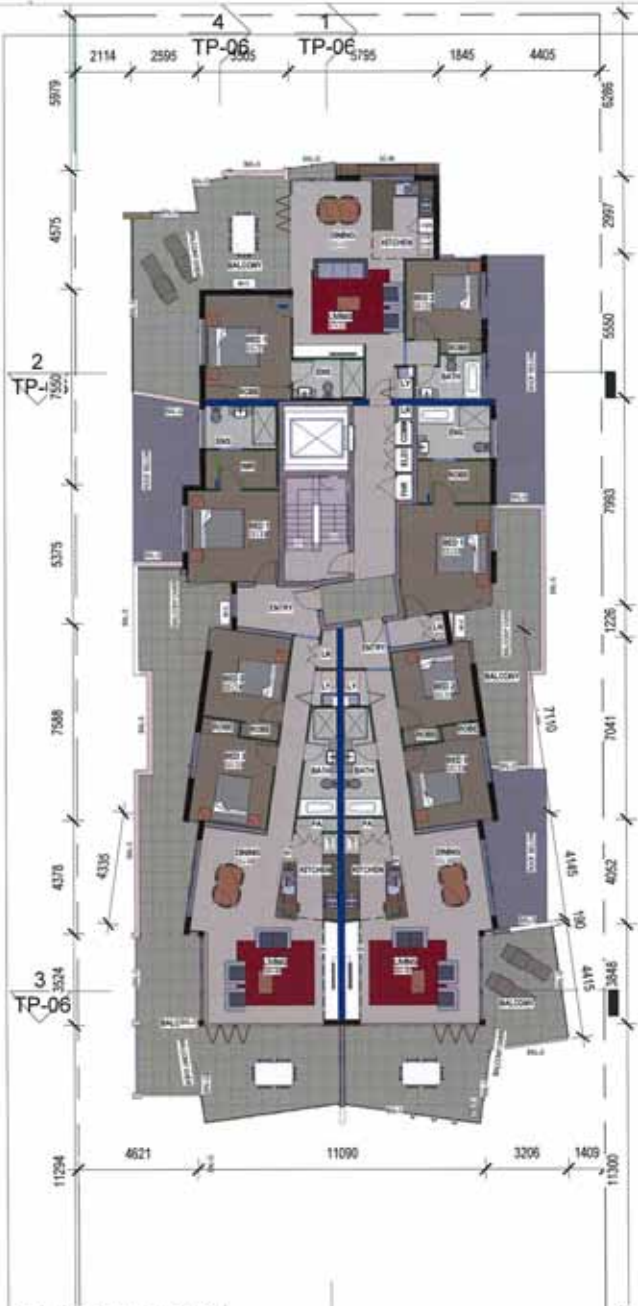
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1:200 SCALE AT A3

DISCUSS FIRE SCREENING

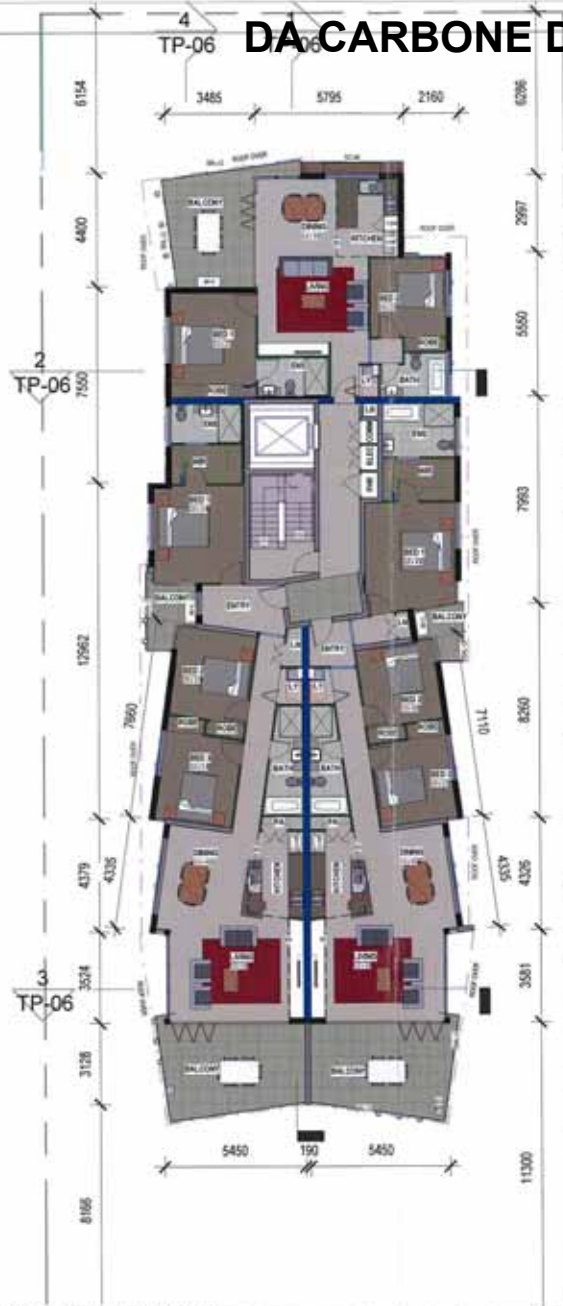
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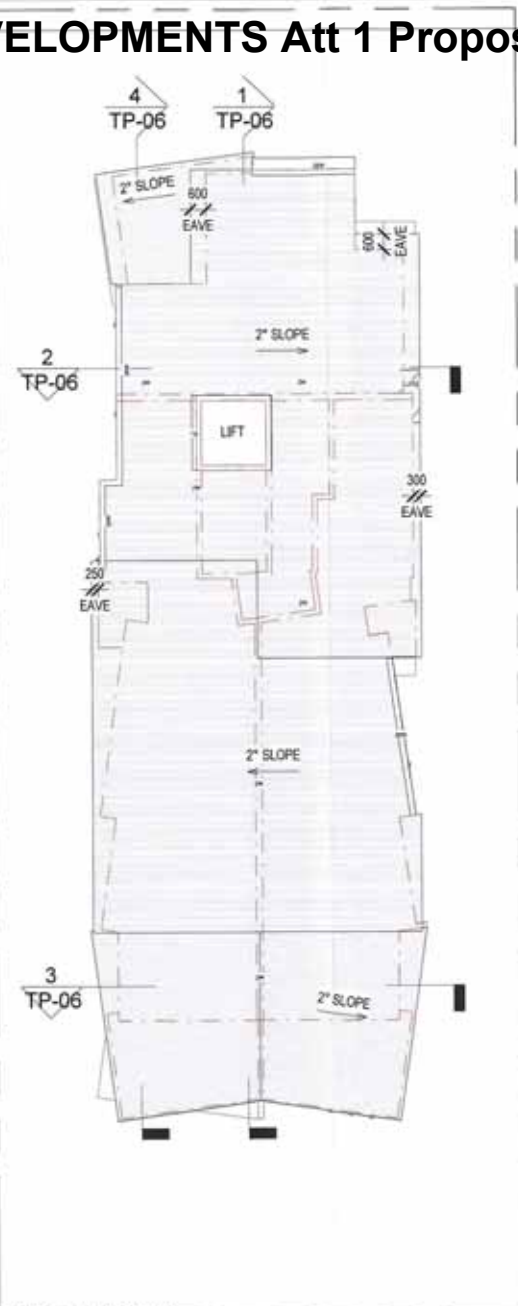
2 PLAN LEVEL 3

1:200



3 TYPICAL LEVELS 4-6

1:200



1 SITE ROOF

1:200

- BAL-G CONDENSOR UNIT
- BAL-G GLASS BALUSTRADE, MIN HEIGHT 1000MM FROM FINISHED FLOOR
- BAL-S SOLID BALUSTRADE, MIN HEIGHT 1000MM FROM FINISHED FLOOR LEVEL
- bh BULK-HEAD
- C-FRE FIRE RATED EAVES
- o-pa PANTRY
- c-ref REFRIGERATOR CUPBOARD
- cc CONCRETE COLUMN
- ppw PARAPET WALL
- pw FIRE RATED PARTY WALL TO UNDERSIDE OF SHEETING
- r-g METAL GUTTER REFER HYDRAULIC FOR SIZES
- SC-W WINDOW PRIVACY/SOLAR SCREEN

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1:200 SCALE AT A3 | APRIL 2012 | 2481

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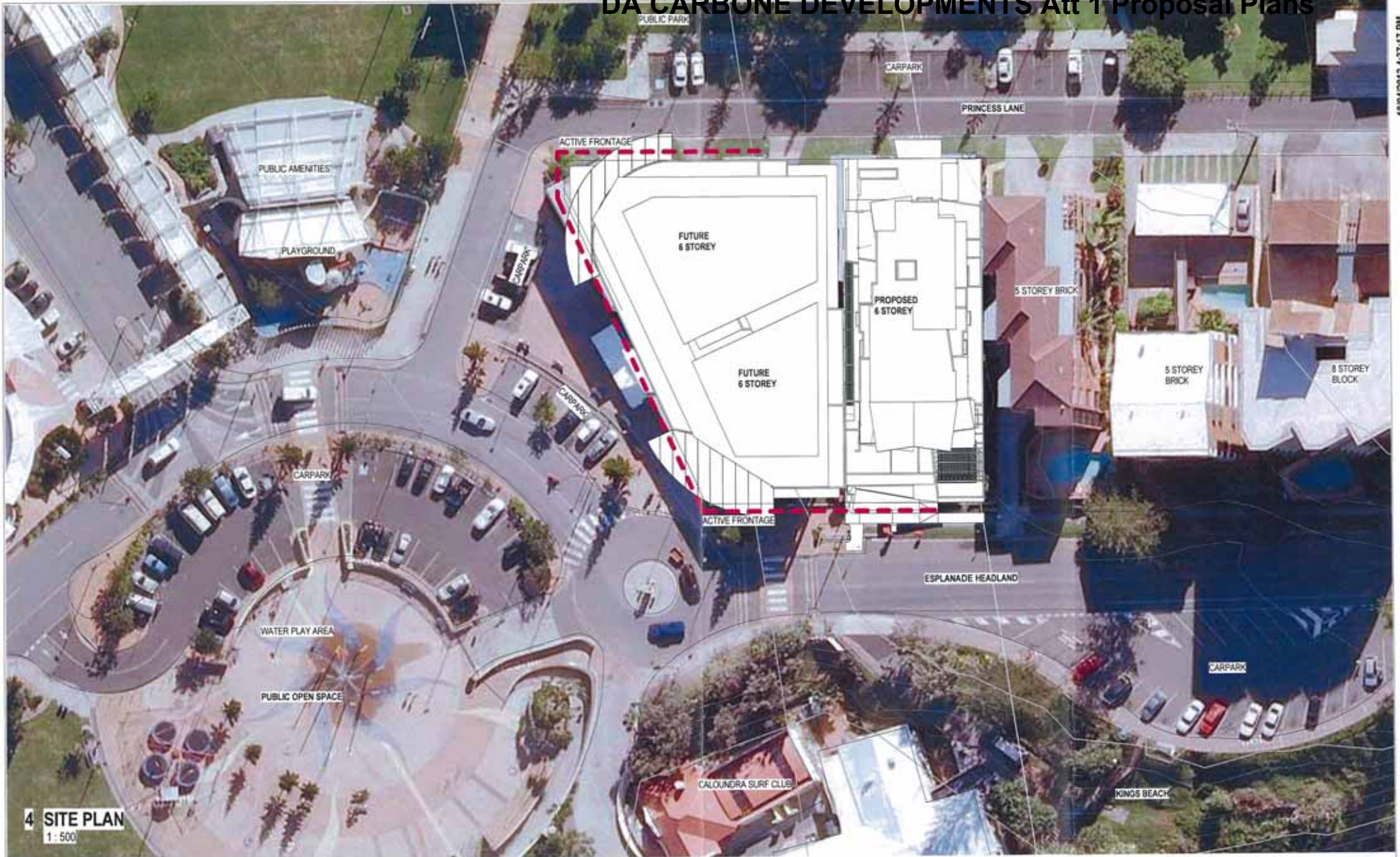
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FOR CARBONE DEVELOPMENTS

FLOOR PLANS Dwg No. TP-03 Issue. B



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4 SITE PLAN
1 : 500

1 : 500 m 25 50

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1 : 500 SCALE AT A3

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**34 ESPLANADE HEADLAND
CALOUNDRA QLD 4551
FOR CARBONE DEVELOPMENTS**

SITE PLAN
CONCEPTUAL FUTURE LAYOUT

Dwg No. TP-20

Issue. B



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DA CARBONE DEVELOPMENTS Att 1 Proposal Plans



1 ELEV SOUTH (ESPLANADE HEADLAND)
1 : 200



2 ELEV WEST
1 : 200

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1 : 200 SCALE AT A3

JUNE 2012

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CALOUNDRA QLD 4551
FOR CARBONE DEVELOPMENTS

ELEVATIONS

Dwg No. TP-04

Issue. B1

B1



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DA CARBONE DEVELOPMENTS Att 1 Proposal Plans

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1 ELEV NORTH (PRINCESS LANE)
1 : 200



2 ELEV EAST
1 : 200

1 : 200 m 5 10

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1 : 200 SCALE AT A3 | JUNE 2012 | 2481

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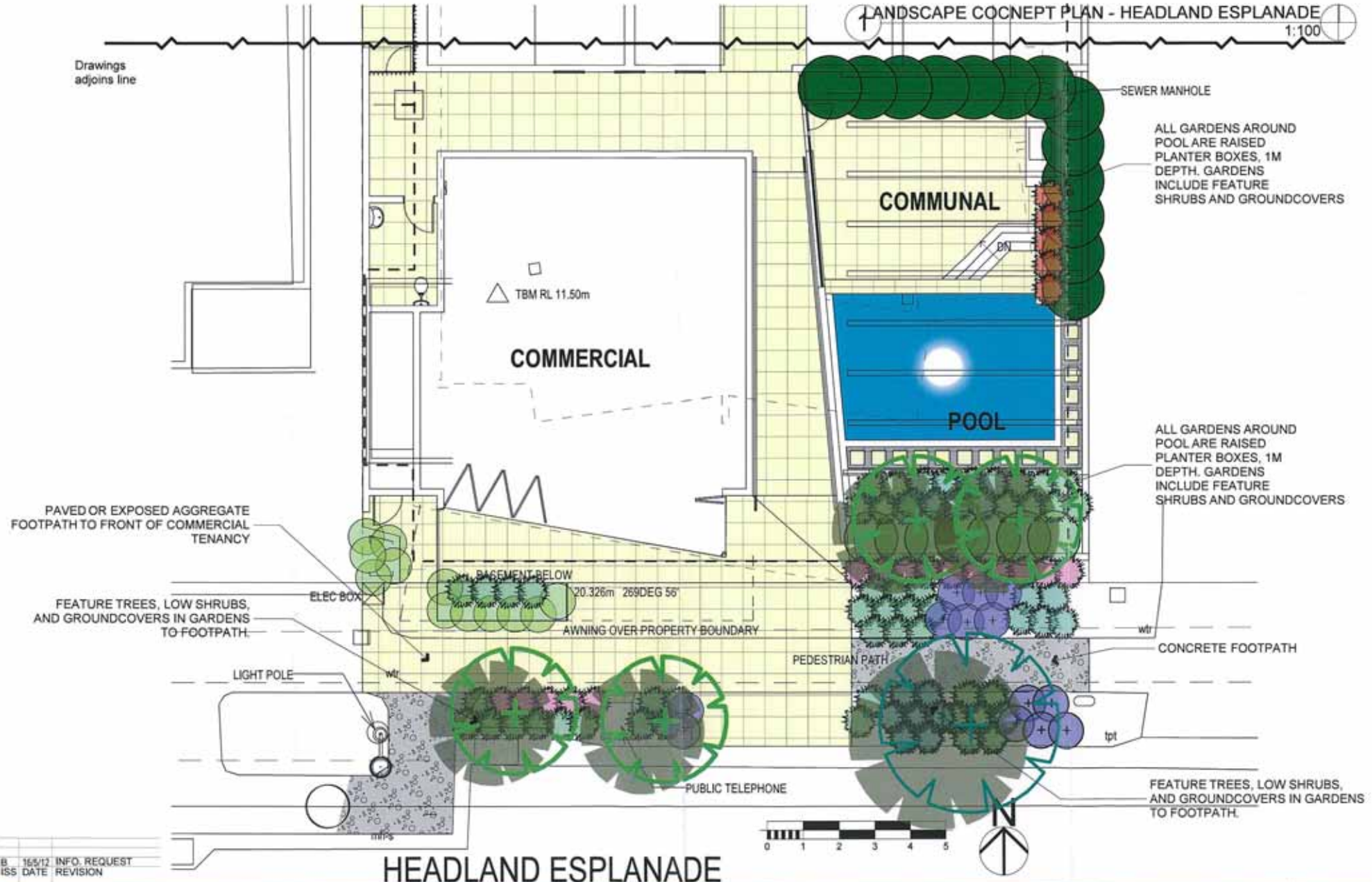
ELEVATIONS Dwg No. TP-05 Issue. B1



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DA CARBONE DEVELOPMENTS Att 1 Proposal Plans

LANDSCAPE COCNEPT PLAN - HEADLAND ESPLANADE 1:100



B	ISS	DATE	INFO. REQUEST	REVISION

MARK BALDOCK LANDSCAPE ARCHITECT PTY LTD
 PO BOX 373, ANNERLEY QLD 4103
 TEL: (07) 38488436 FAX: (07) 38923575 EMAIL: baldock@bigpond.net.au

HEADLAND ESPLANADE

Drawing Title:
 LANDSCAPE COCNEPT PLAN -
 HEADLAND ESPLANADE

Client
 CARBONE DEVELOPMENTS

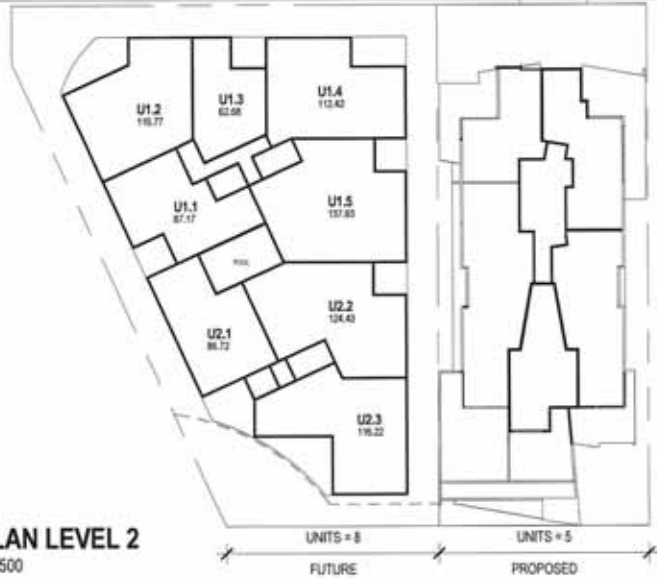
Project Name
 34 ESPLANADE HEADLAND, CALOUNDRA
 QLD 4551

Scale: as noted	Date:
Status: preliminary	Checked By:
Project No: 1201	Drawing No.: 01

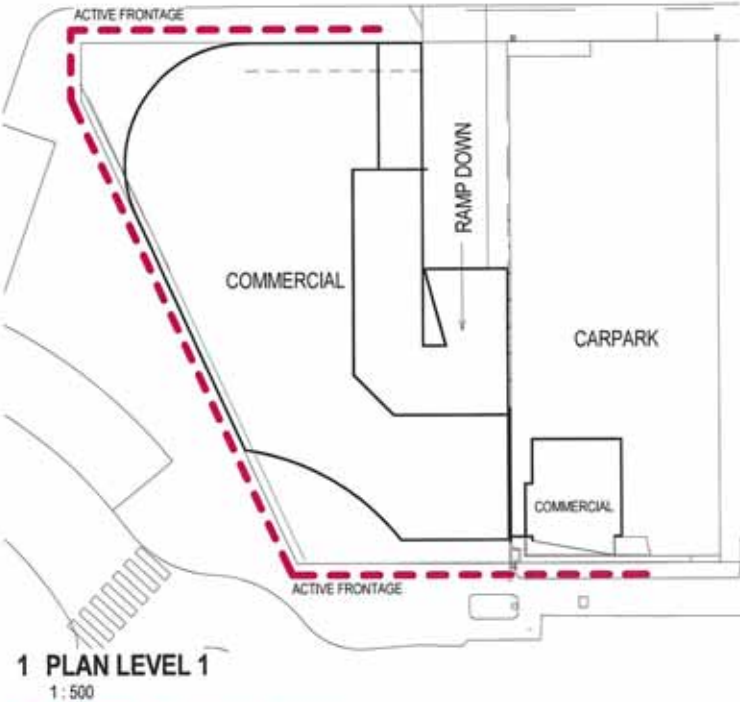
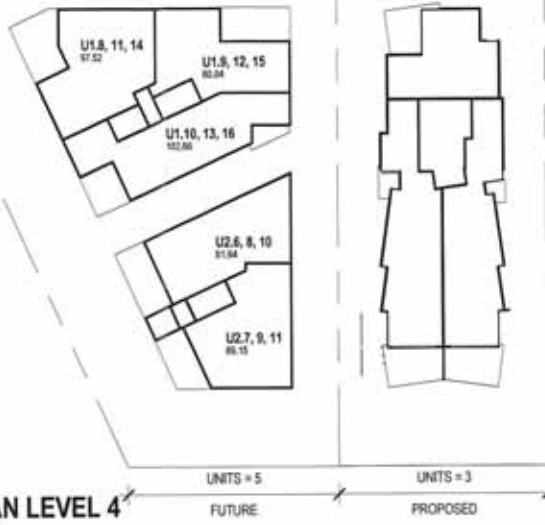
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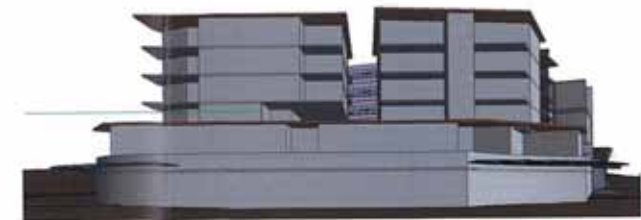
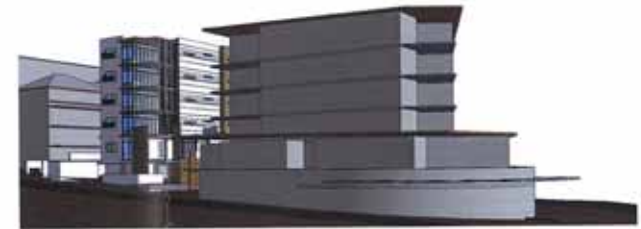
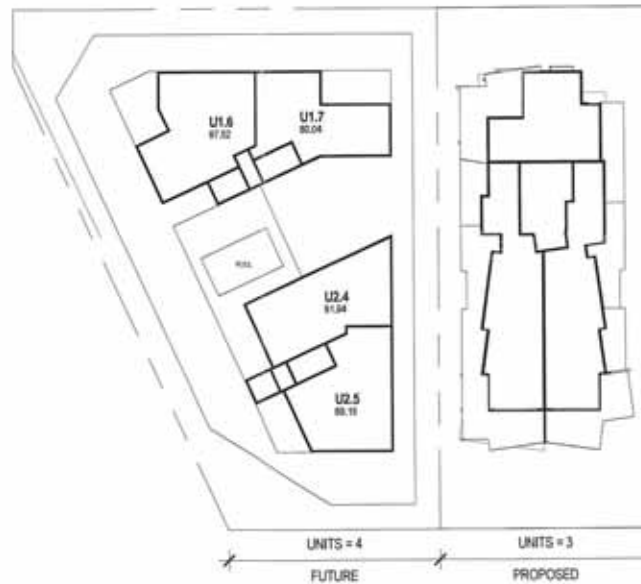
2 PLAN LEVEL 2
1 : 500



4 PLAN LEVEL 4
1 : 500



3 PLAN LEVEL 3
1 : 500



1 PLAN LEVEL 1
1 : 500

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FLOOR PLANS
CONCEPTUAL FUTURE LAYOUT

Dwg No. TP-21

Issue. B



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