

ADDRESS

ARCHITECT FEASIBILITY STUDY EXAMPLE (PDW ONLINE COURSE)

NO.20264

DATE:

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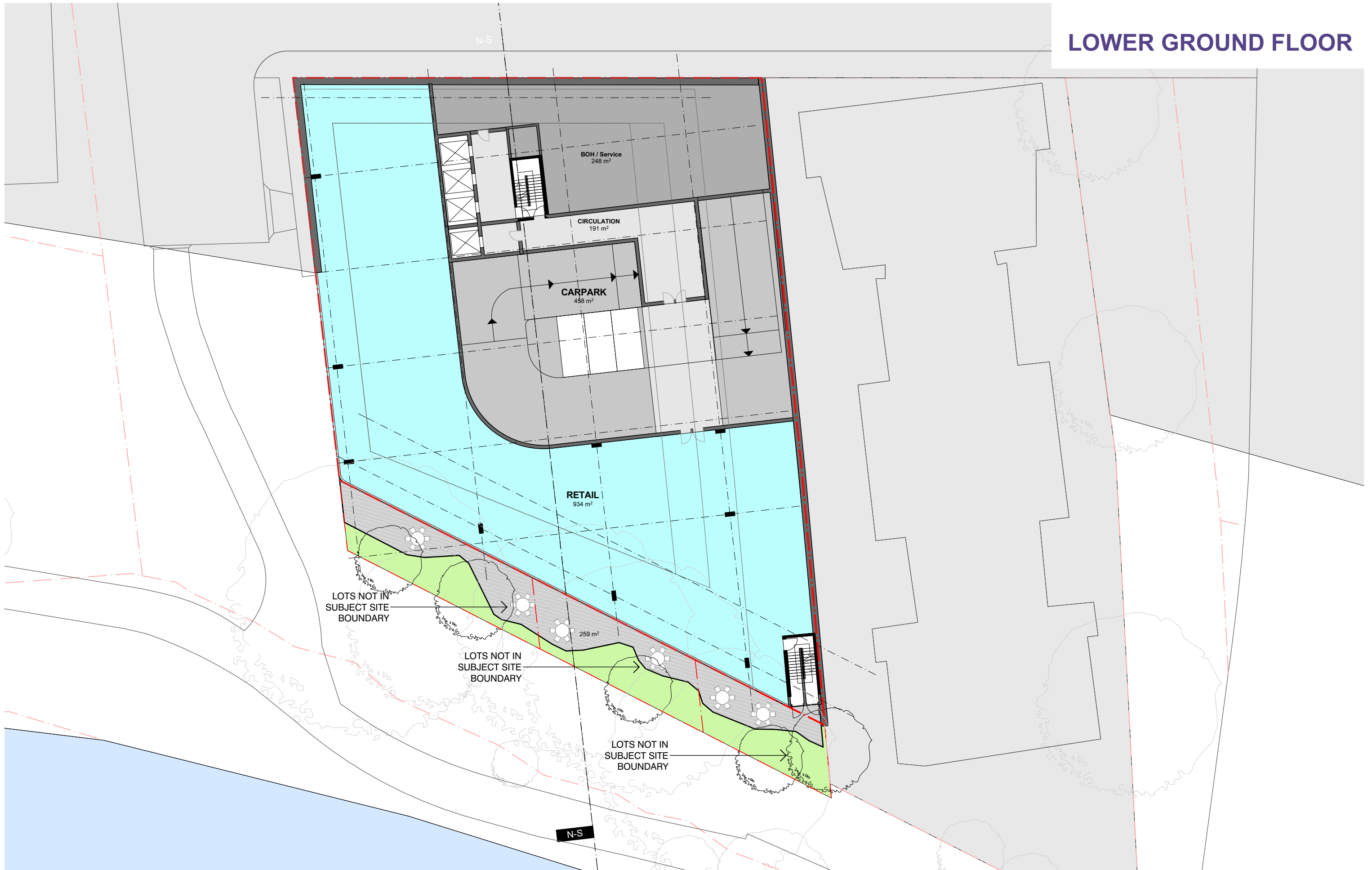


DATE:

SCALE 1:300 @ A3



LOWER GROUND FLOOR



SCALE 1:300 @ A3



GROUND FLOOR



SCALE 1:300 @ A3





LOTS NOT IN SUBJECT SITE BOUNDARY

LOTS NOT IN SUBJECT SITE BOUNDARY

LOTS NOT IN SUBJECT SITE BOUNDARY

SCALE 1:300 @ A3







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SCALE 1:300 @ A3







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SCALE 1:300 @ A3





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SCALE 1:300 @ A3









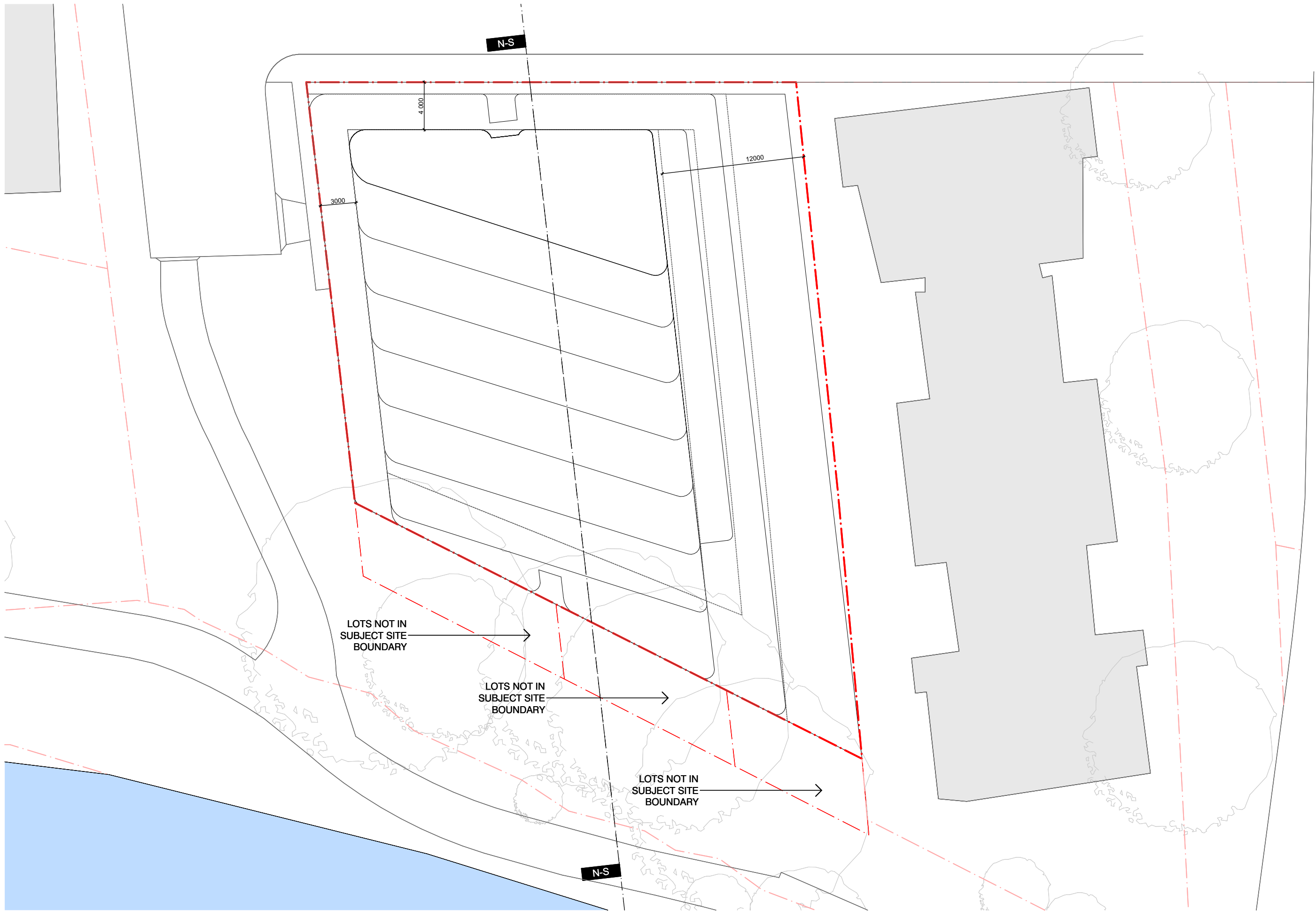
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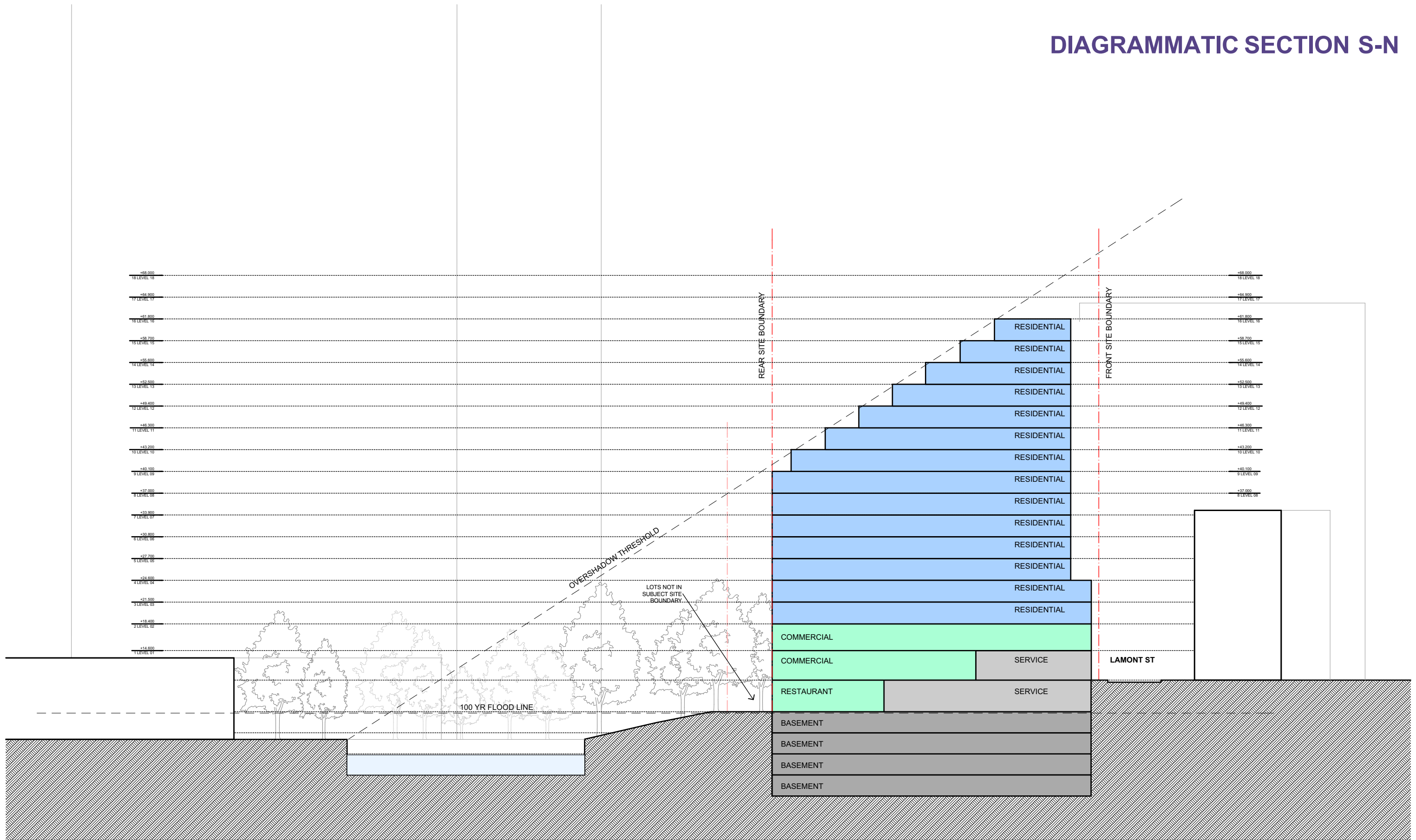




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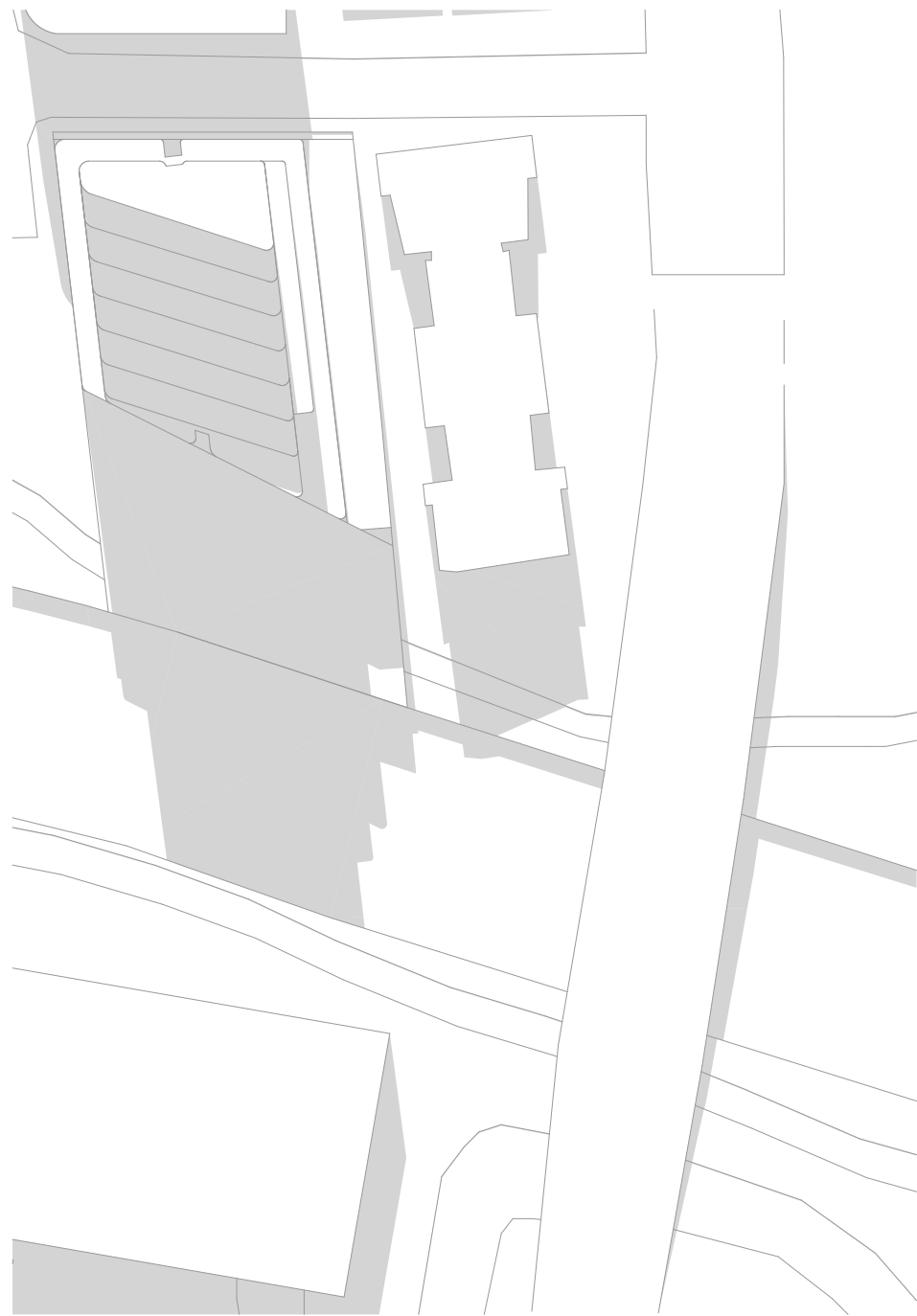


DIAGRAMMATIC SECTION S-N

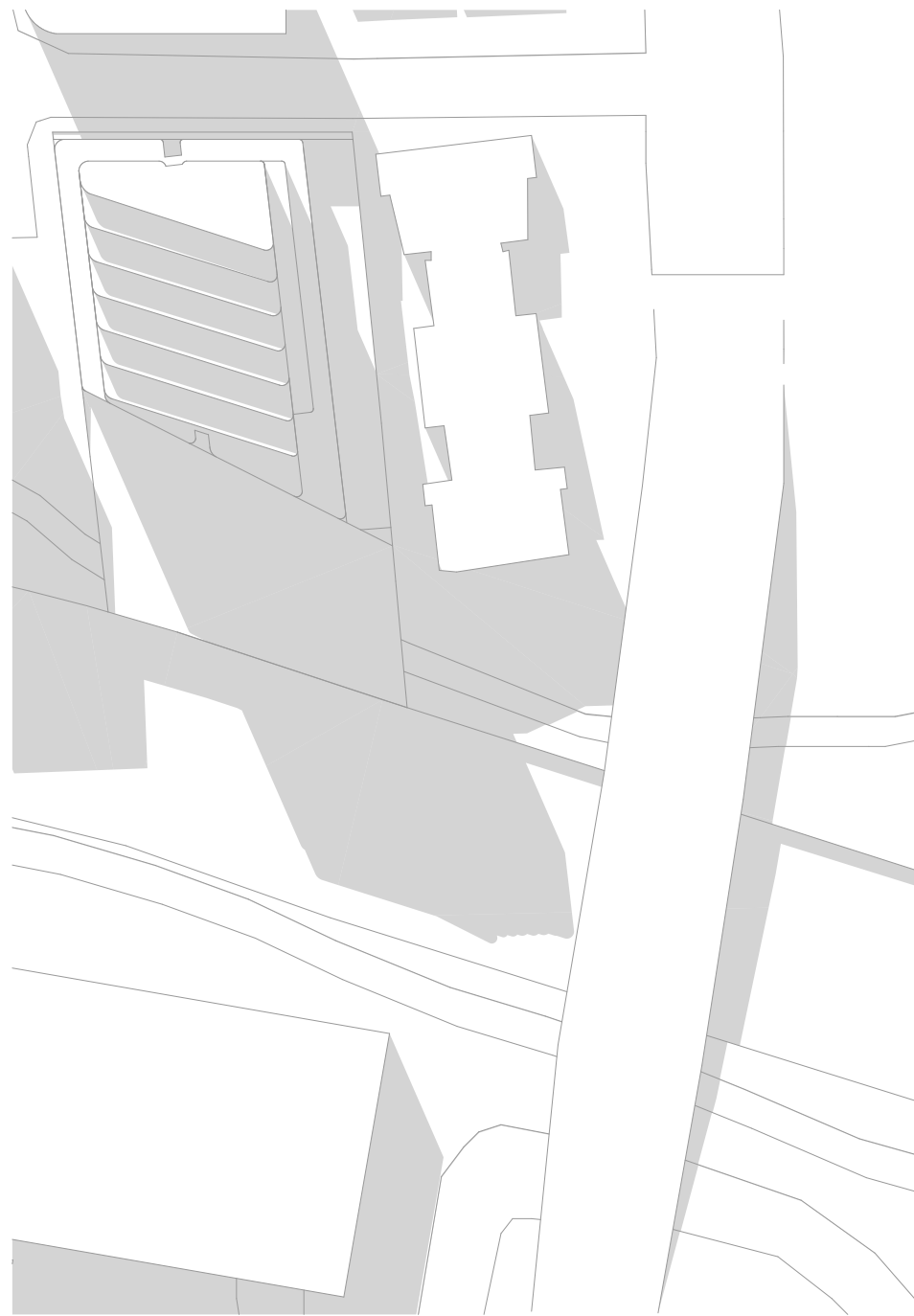


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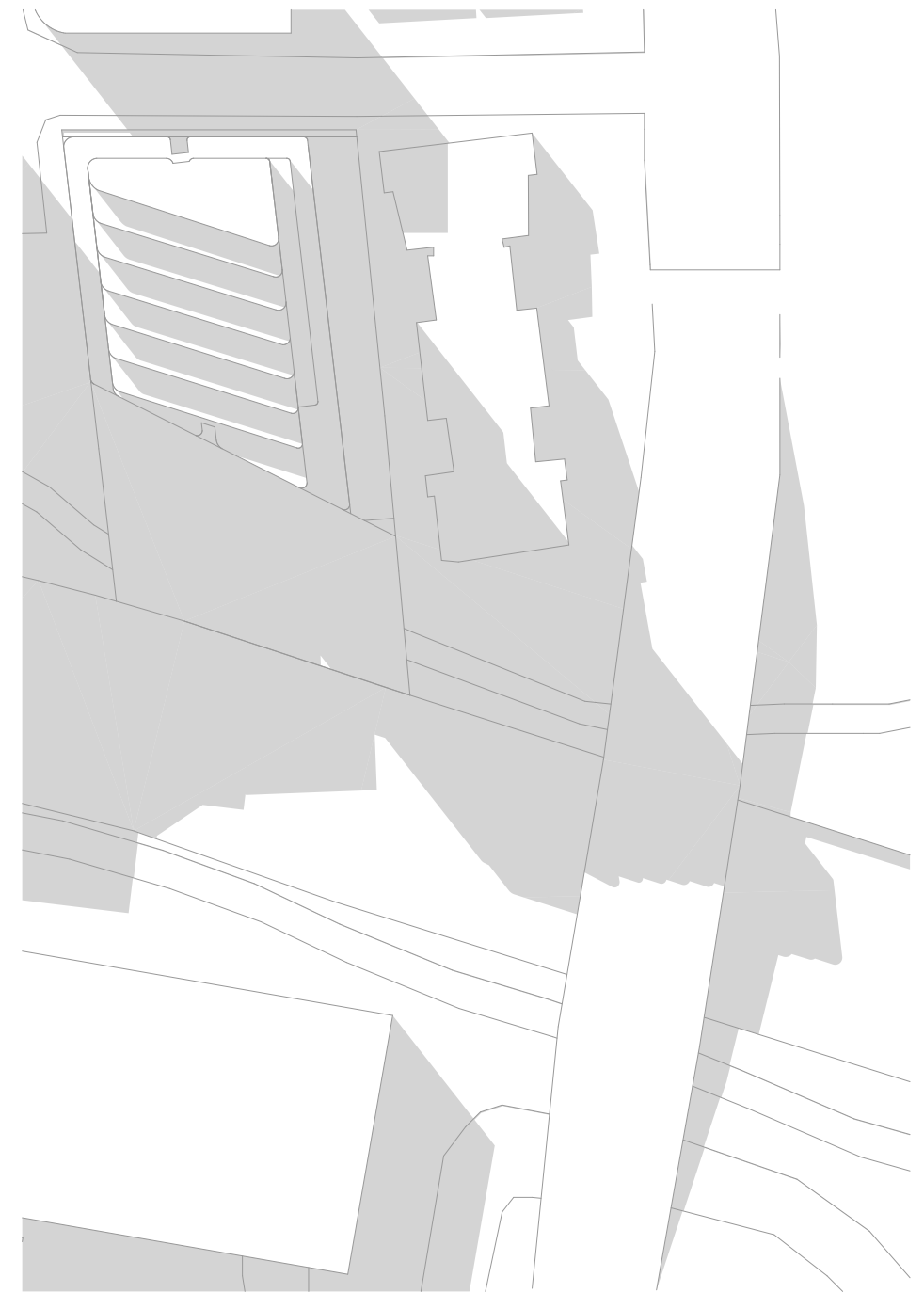
SHADOW STUDIES EXISTING 21 JUNE



12 PM



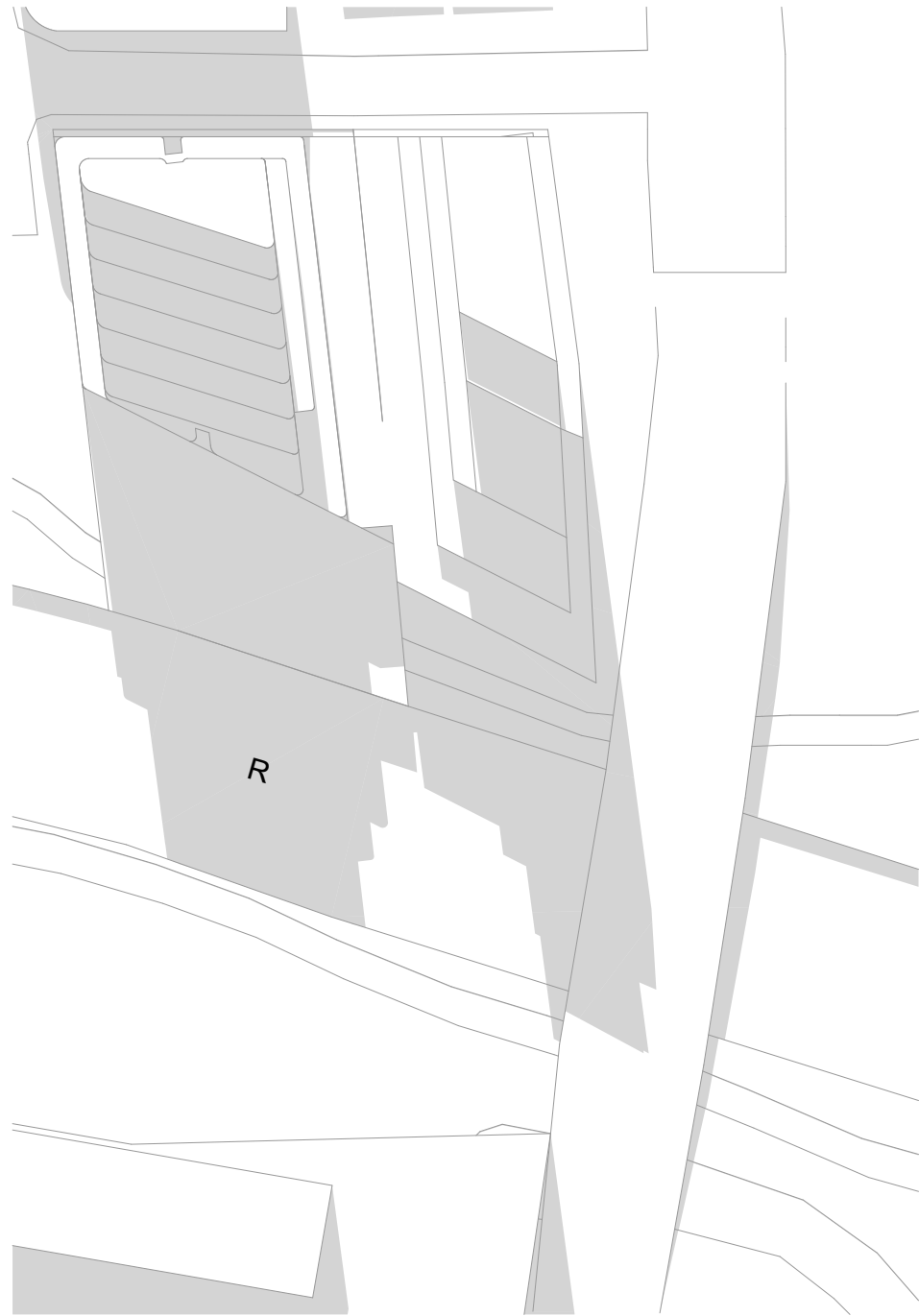
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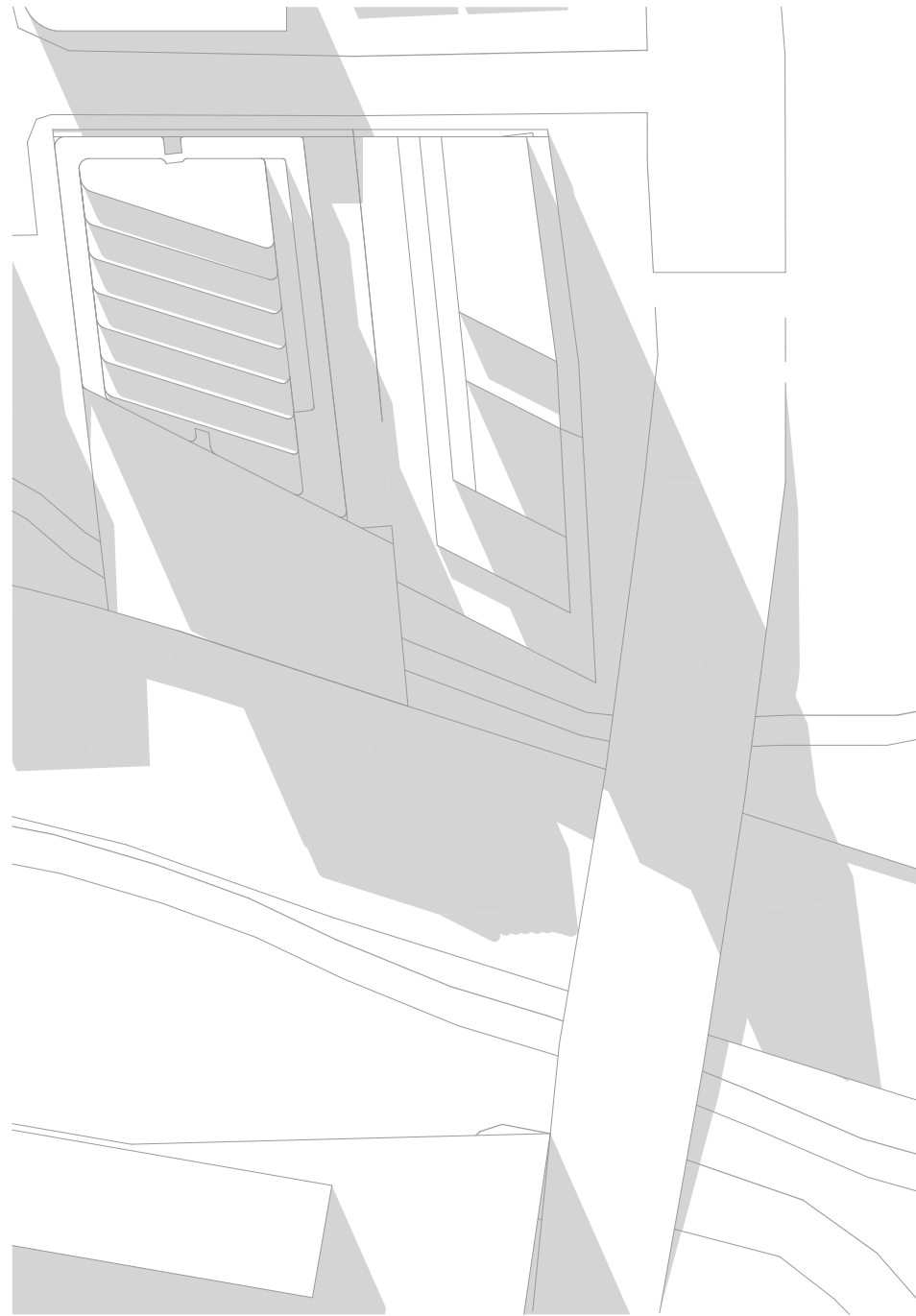
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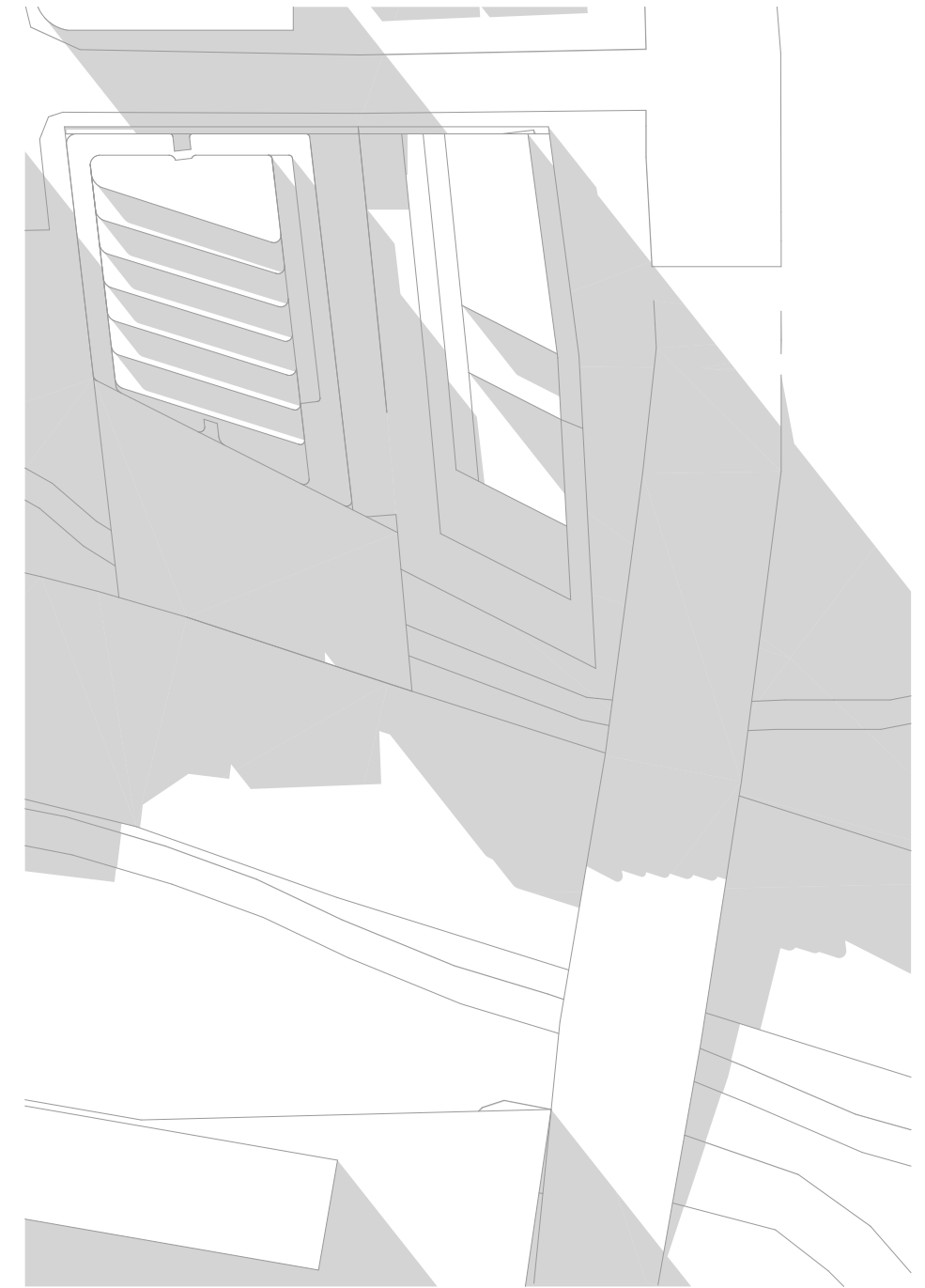
SHADOW STUDIES FUTURE 21 JUNE



12 PM

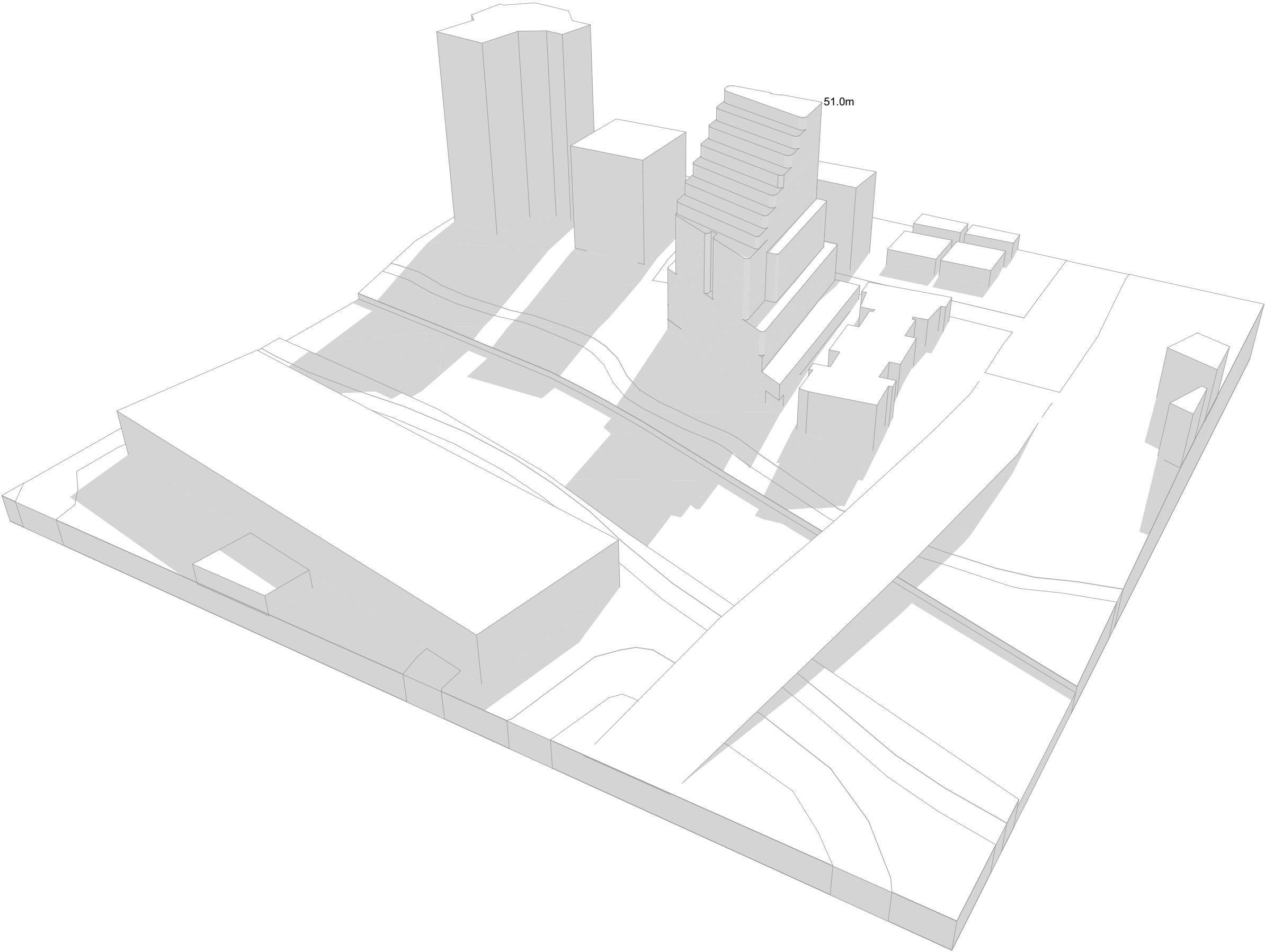


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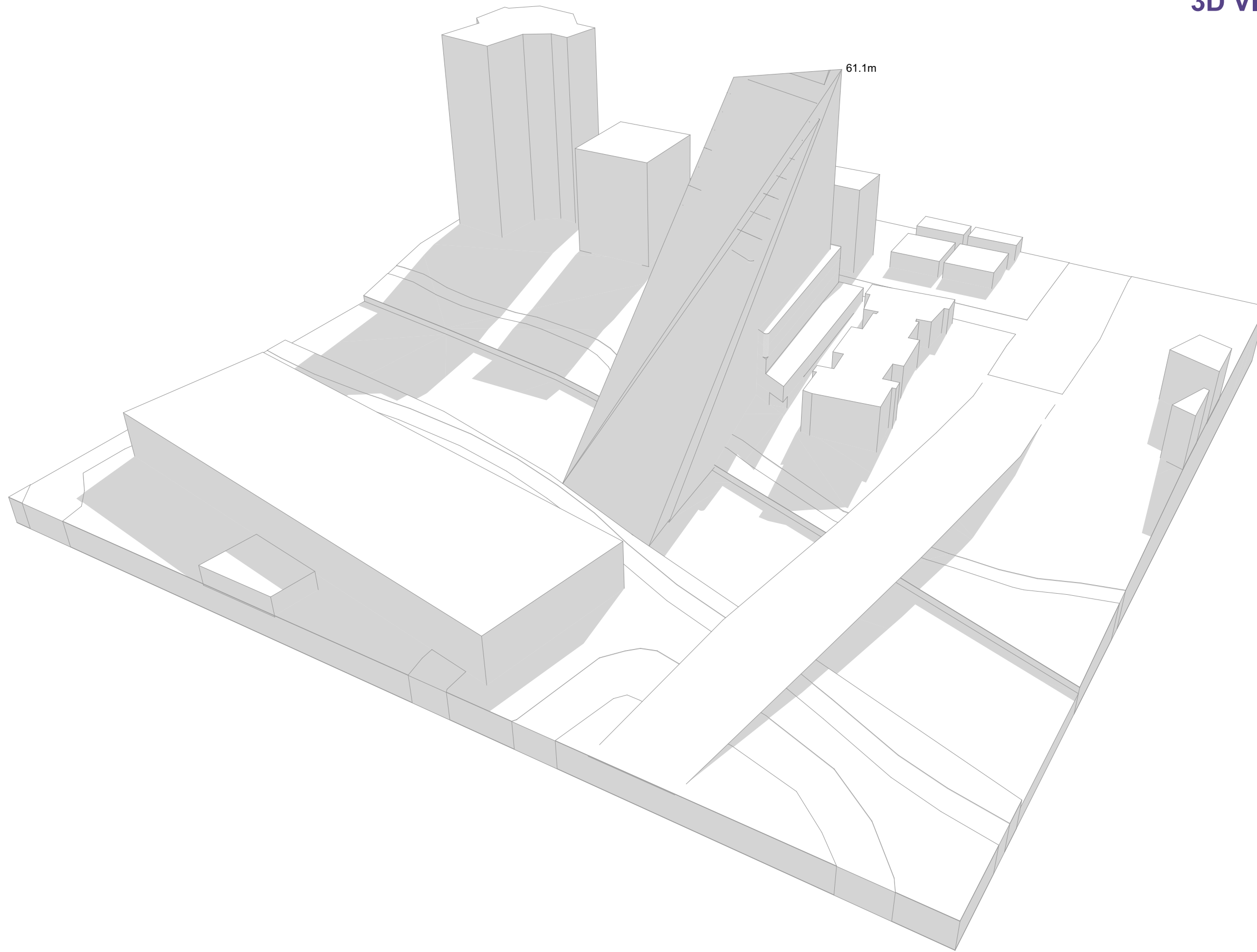


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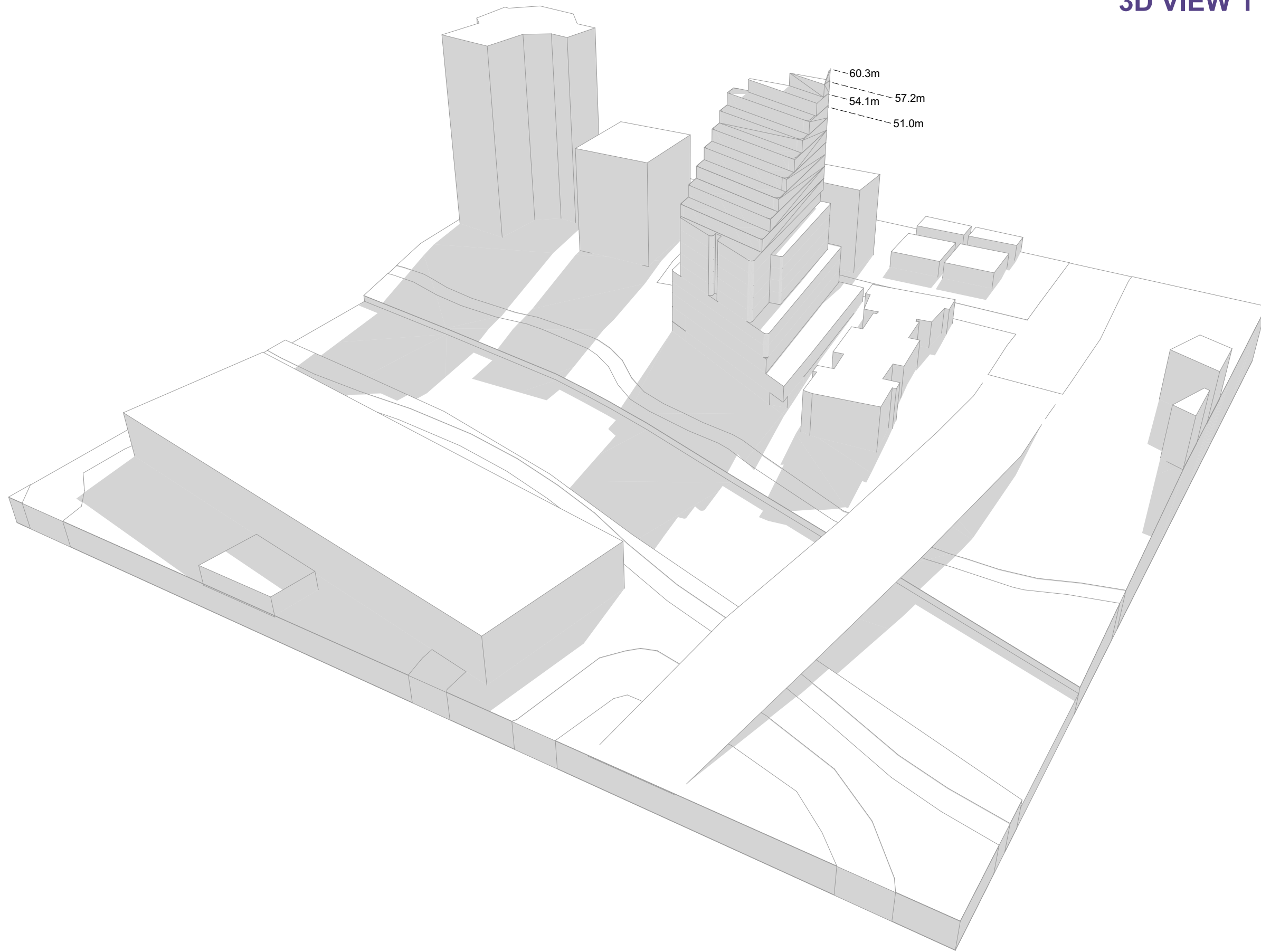
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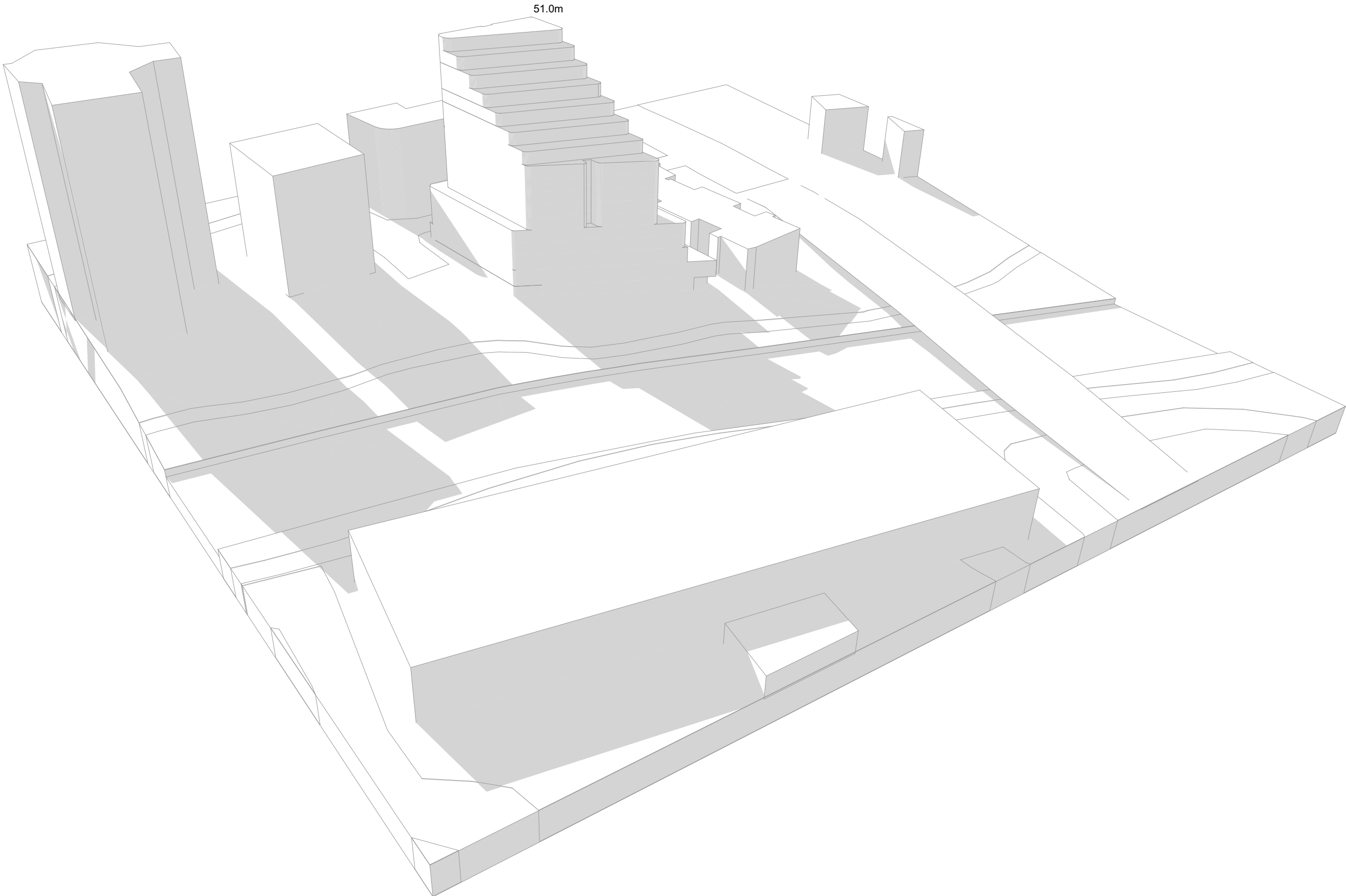


3D VIEW 1 ENVELOPE

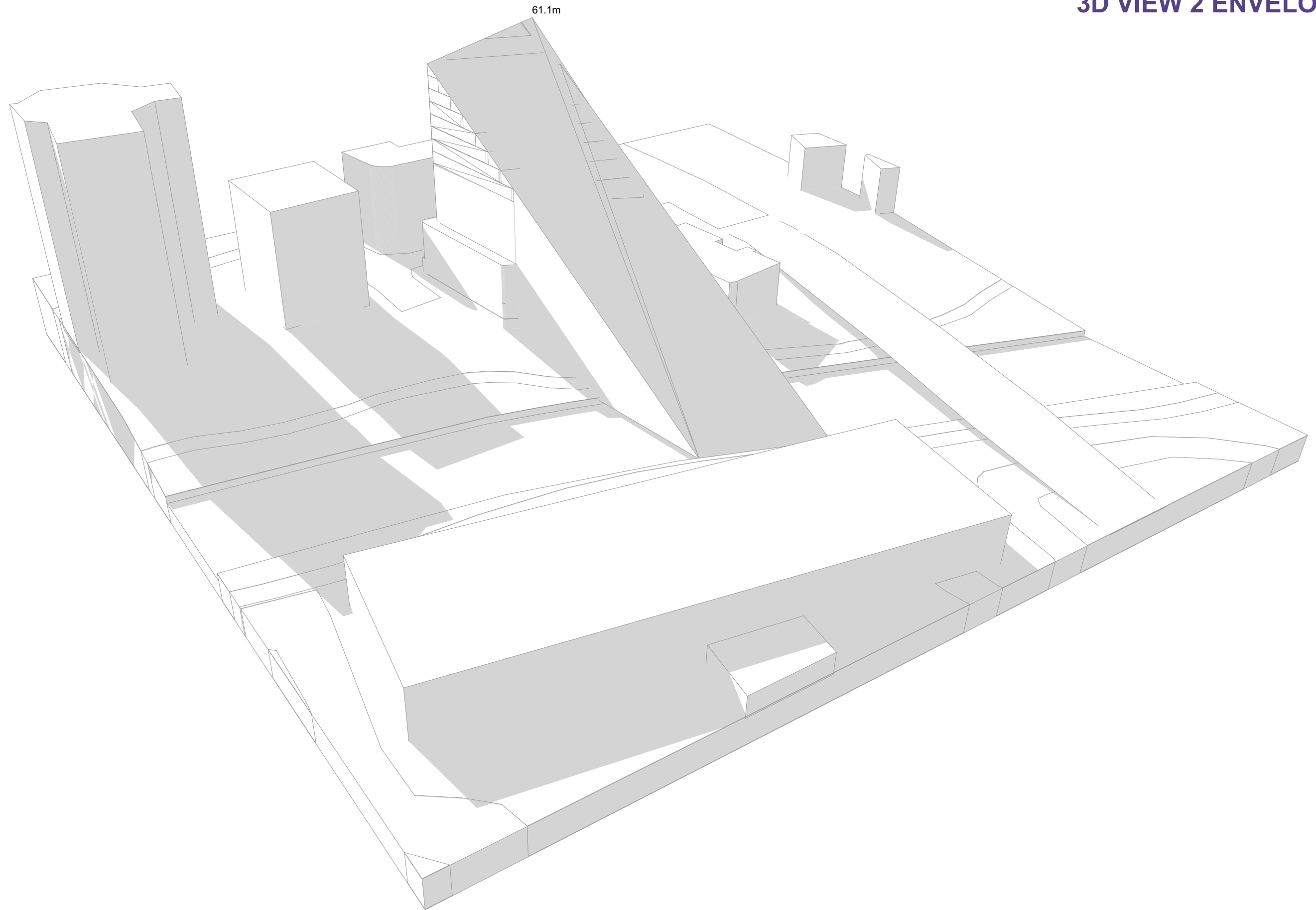


3D VIEW 1 MAXIMUM FORM

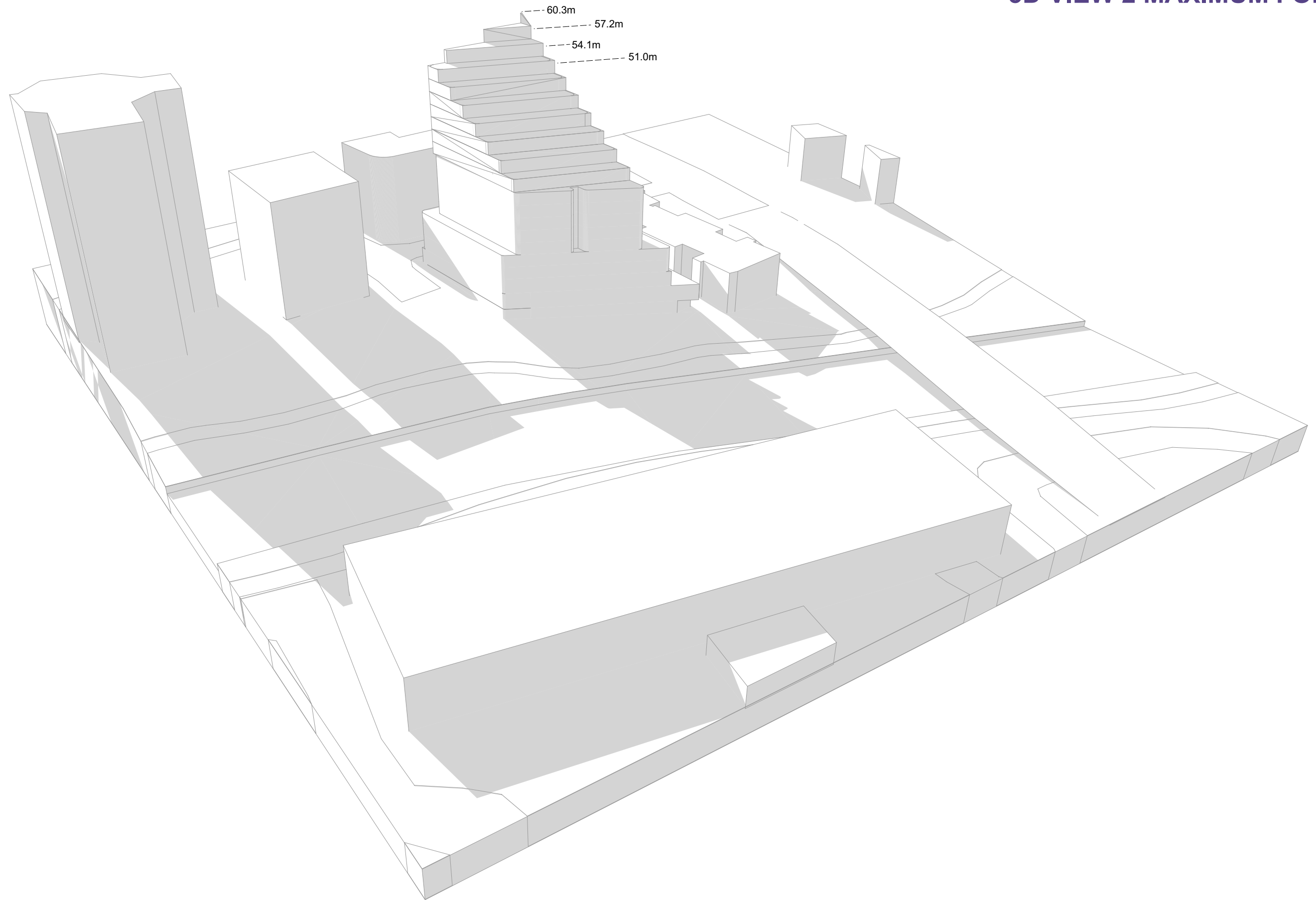




3D VIEW 2 ENVELOPE



3D VIEW 2 MAXIMUM FORM



DEVELOPMENT SCHEDULE

Job No 20264
File
Date



SITE AREA: 1902 SQ.M.

	CARPARK		SERVICES/CIRC	RETAIL	COMMERCIAL	LANDSCAPE	Area	RESIDENTIAL						No. of Apartments per Level	SOLAR	VENTILATION	BALCONIES	AREA PER LEVEL			HOB				
	NO	Area						Area	Area	Area	Area	MIX						Sellable area	GBA*	GFA*	HOB	FTF Height			
												35-45sqm	50sqm										60-70sqm	70-75sqm	75-85sqm
							Studio	1 Bed	1 Bed+S	2 Bed/1 Bath	2 Bed/2 Bath	3 Bed	No. of Apartments	No. of Apartments	Area										
Basement 4	50	1898																	1898						
Basement 3	50	1898																	1898						
Basement 2	50	1898																	1898						
Basement 1	50	1898																	1898						
Lower Ground Floor	3	458	299	934		259												934	1899	1125					
Ground Floor			536		1132													1132	1854	1341	0	4.2			
Level 1			260		1212	319												1212	1497	1336	4.2	3.8			
Level 2			213					13				3	2	18	16	19	204	868	1286	1186	8	3.1			
Level 3			213									3	2	5	5	4	204	868	1286	1186	11.1	3.1			
Level 4			75				2					6	1	9	11	4	207	714	908	809	14.2	3.1			
Level 5			75				2					6	1	9	11	4	207	714	908	809	17.3	3.1			
Level 6			75				2					6	1	9	11	4	207	714	908	809	20.4	3.1			
Level 7			75				2					6	1	9	11	4	207	714	908	809	23.5	3.1			
Level 8			75				2		1			6	1	10	10		133	690	887	787	26.6	3.1			
Level 9			75				2	1	1			3	2	9	9		185	642	833	734	29.7	3.1			
Level 10			75						1			5	1	7	7		205	574	737	640	32.8	3.1			
Level 11			59									5	1	6	6		189	494	631	553	35.9	3.1			
Level 12			59					1				2	2	5	4		162	421	536	463	39	3.1			
Level 13			59									1	2	3	3		157	318	419	347	42.1	3.1			
Level 14			59										2	2	2		136	219	316	246	45.2	3.1			
Level 15			98														95	129	214	129	48.3	3.1			
Level 16																					51.4				
Level 17																									
Totals	203	4254	2380	934	2344	578	0	12	15	3	0	52	19	101	106	39	2498	11357	23619	13309	51.4				
	sqm/car =	21.0						12%	18%			51%	19%	100%	105%	66%									

NORTH DEVELOPMENT GFA*:	13309 SQ.M.
TOTAL FSR ACHIEVED:	7.00 :1
TOTAL HOB* ACHIEVED:	51 M

	MAX. RATES	REQUIRED	PROVIDED
RESIDENTIAL CAR SPACES	1	101	67
VISITOR CAR SPACES	/5	20	20
COMMERCIAL CAR SPACES	/100	23	23
RESTAURANT CAR SPACES	/10	93	93
TOTAL		238	203

max. rates
1 car per apartment
1 car per 5 apartments
1 car per 100 sqm
1 car per 10 sqm

DEFINITIONS:

GFA: GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, AND INCLUDES:
*THE AREA OF A MEZZANINE

*HABITABLE ROOMS IN A BASEMENT OR ATTIC
*ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

*ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
*ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
*PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
*CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
*ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
*TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
*VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA: DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS BUT NOT INCLUSIVE OF BALCONIES

FLOOR EFFICIENCY: DEFINED AS THE PERCENTAGE OF SELLABLE AREA VERSUS GROSS BUILDING AREA

HOB: Height of Building