

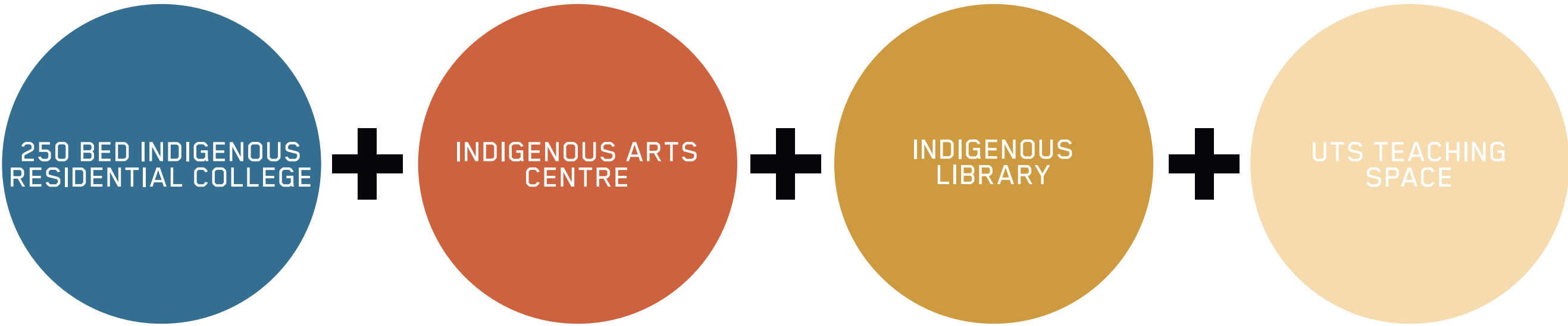
UTS INDIGENOUS RESIDENTIAL COLLEGE

REFERENCE SCHEME DESIGN REPORT

27/08/21




PROJECT PARAMETERS FOR SITE





BRIEFING DIAGRAMS


PLINTH LEVELS

KEY


 UTS EDUCATION






 IRC
COMMUNITY SPACE

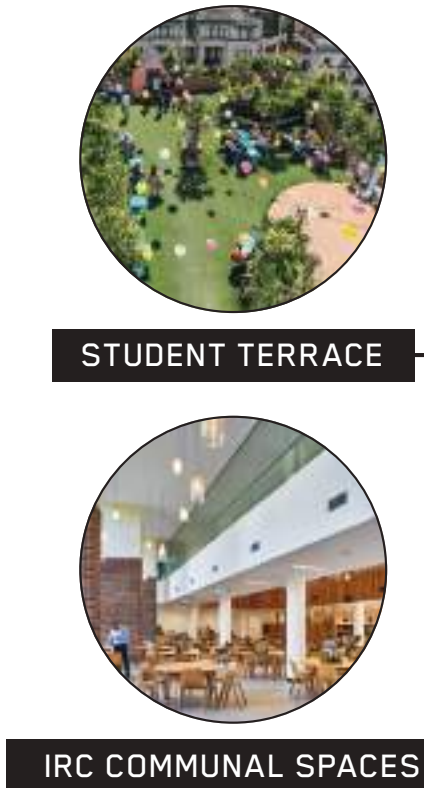
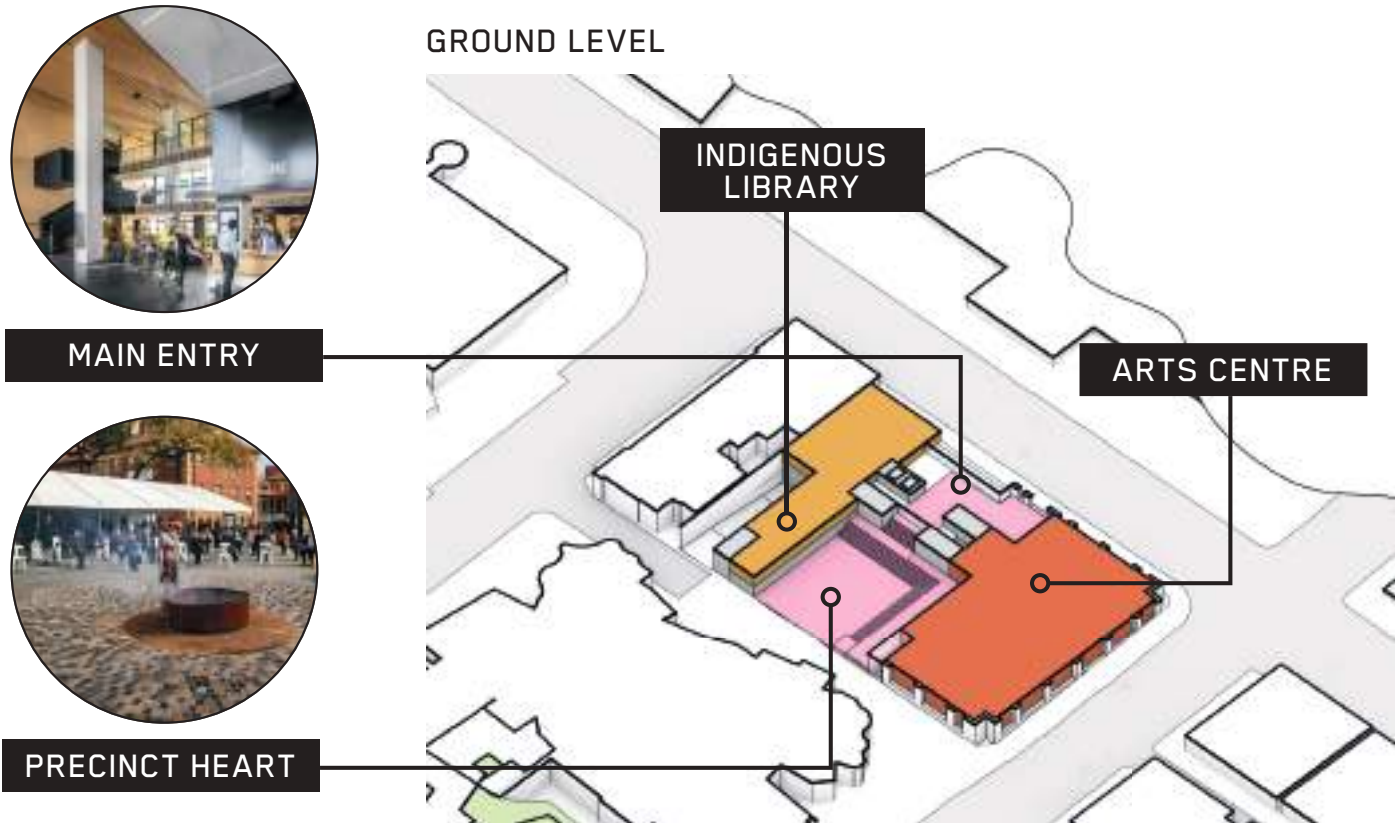
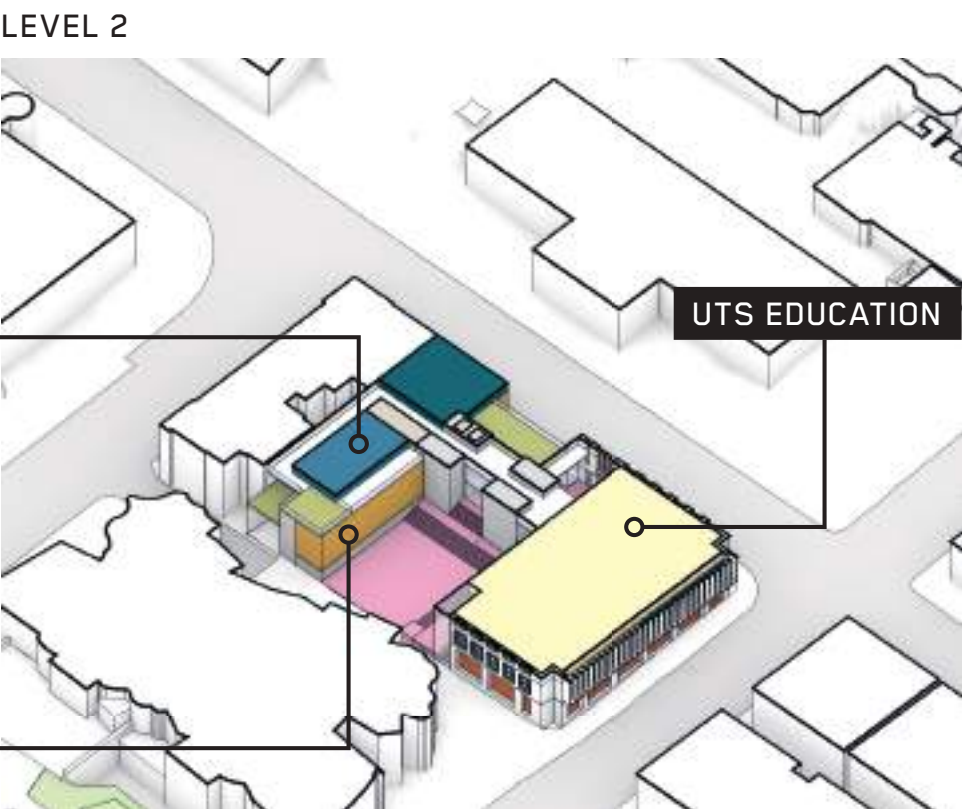
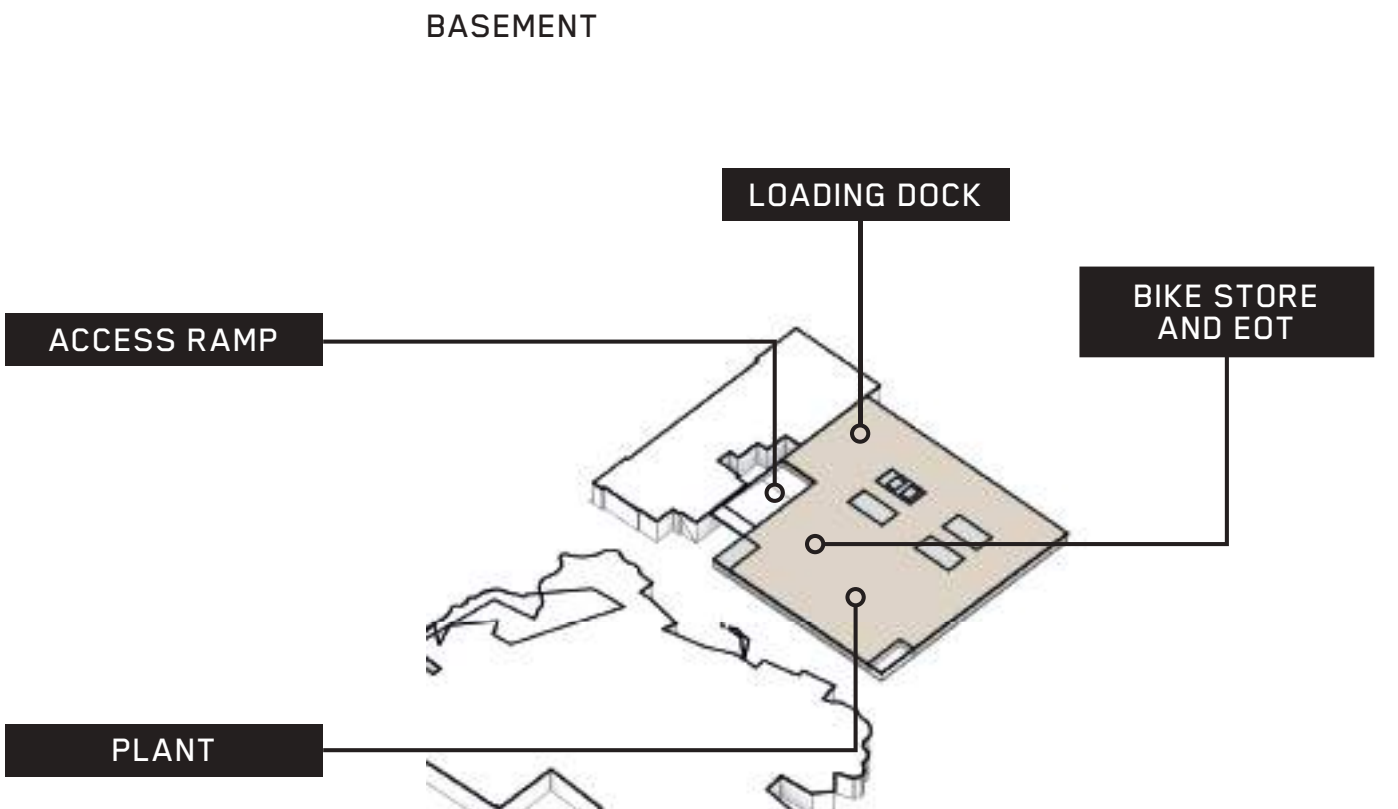

 IRC
APARTMENTS


 INDIGENOUS
ARTS CENTRE


 INDIGENOUS
LIBRARY


 PRECINCT HEART


 GARDENS



BRIEFING DIAGRAMS

GARDEN AND TOWER LEVELS

KEY



UTS EDUCATION

IRC
COMMUNITY SPACE

IRC
APARTMENTS

INDIGENOUS
ARTS CENTRE

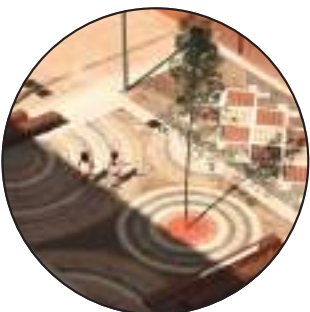
INDIGENOUS
LIBRARY

PRECINCT HEART

GARDENS

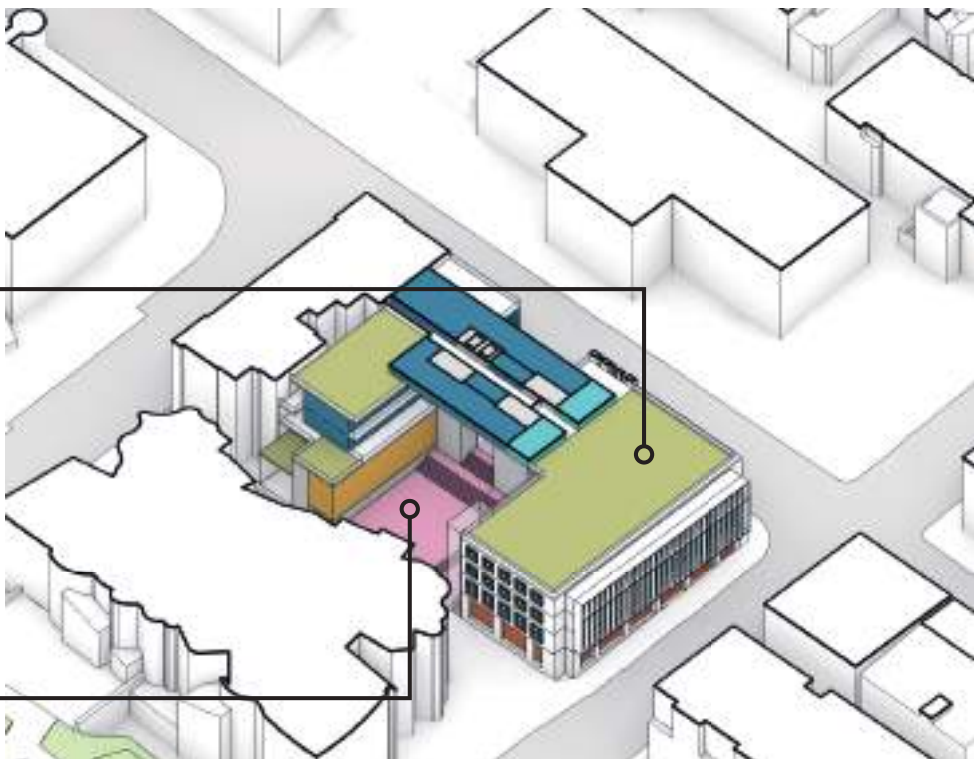


INDIGENOUS GARDEN



PRECINCT HEART

INDIGENOUS GARDEN

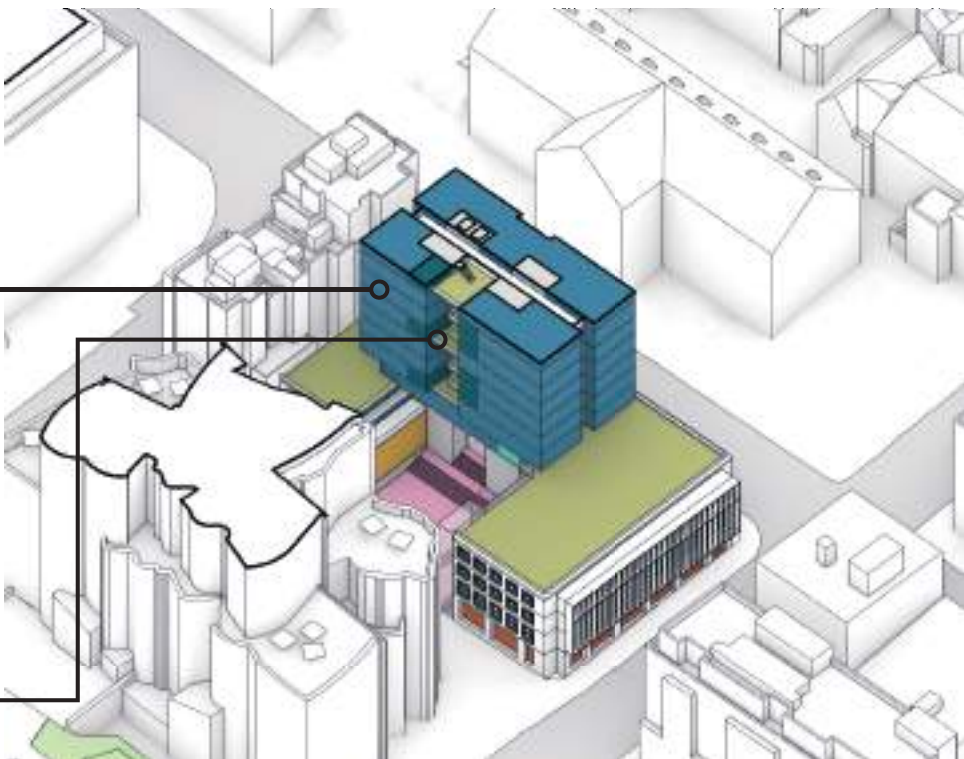


IRC APARTMENTS



NEIGHBOURHOOD GARDENS

LEVEL 7 TO 15

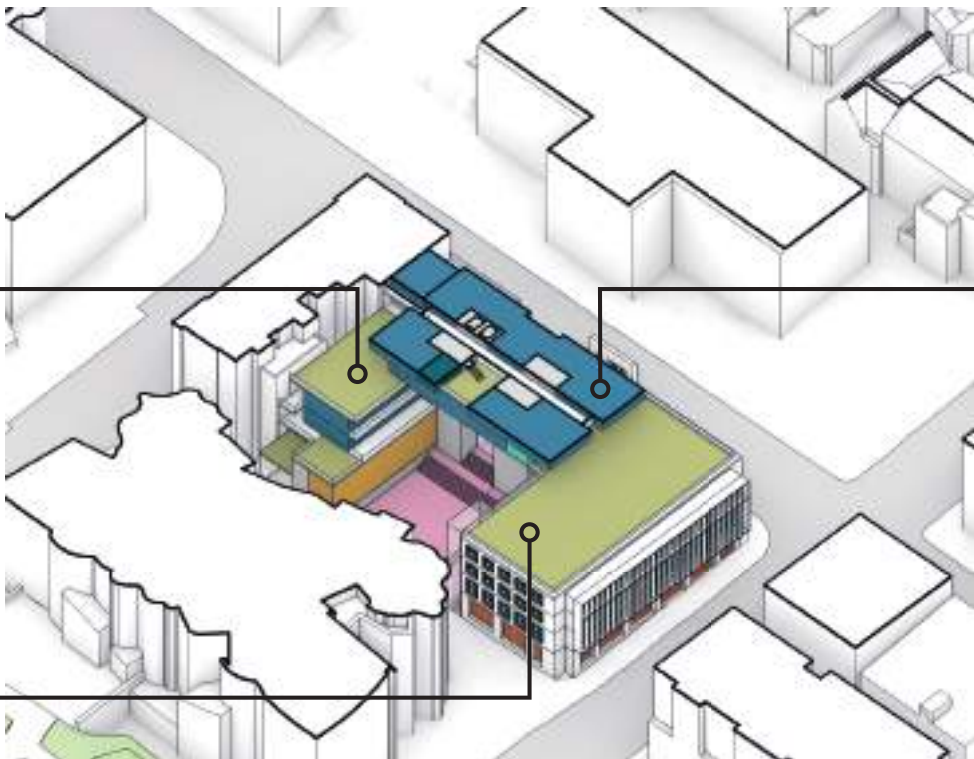


GREEN ROOF



INDIGENOUS GARDEN

LEVEL 5 AND 6

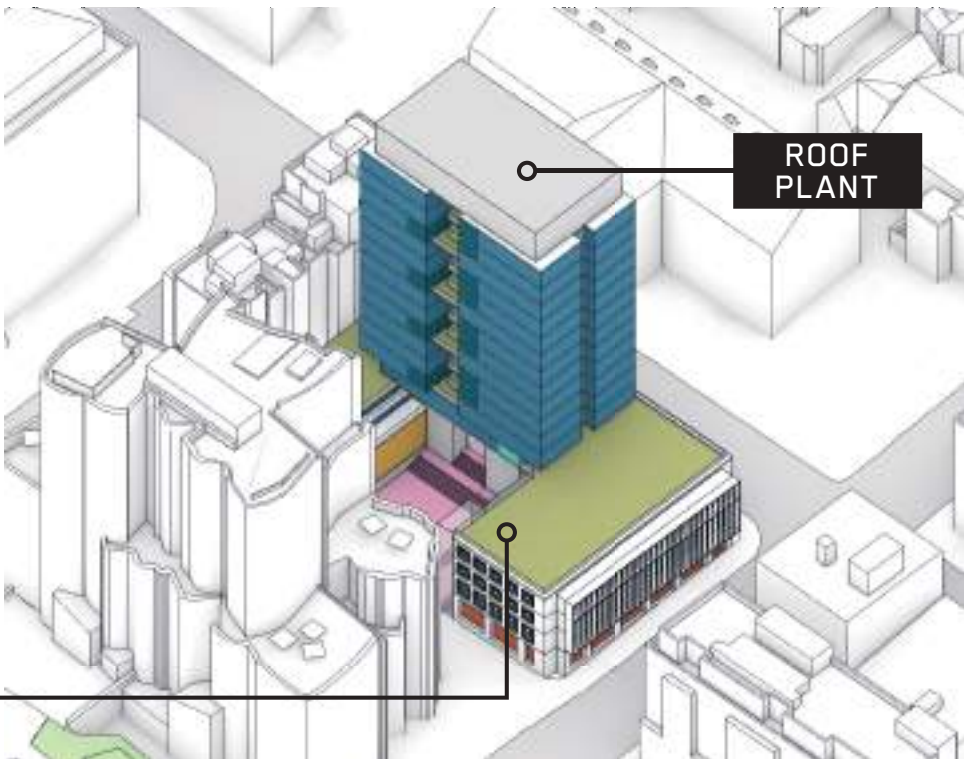


IRC APARTMENTS



INDIGENOUS GARDEN

MASSING OVERVIEW



ROOF
PLANT

PLANS



DRAWING LIST

DRAWING NO.	SCALE @ A3	DRAWING NAME
GA PLANS		
AR-B10 00-00	1:250	GA PLAN - GROUND LEVEL
AR-B10 01-00	1:250	GA PLAN - LEVEL 01
AR-B10 02-00	1:250	GA PLAN - LEVEL 02
AR-B10 03-00	1:250	GA PLAN - LEVEL 03
AR-B10 04-00	1:250	GA PLAN - HERITAGE ROOF GARDEN
AR-B10 05-00	1:250	GA PLAN - LEVEL 05
AR-B10 NL-00	1:250	GA PLAN - TYPICAL TOWER LEVEL
AR-B10 NL-00	1:500	GA PLAN - APARTMENT MIX SUMMARY
AR-B10 16-00	1:250	GA PLAN - ROOF LEVEL
AR-B10 B1-00	1:250	GA PLAN - BASEMENT 1
ELEVATIONS		
AR-C10 XX-01	1:300	ELEVATION - OMNIBUS LANE
AR-C10 XX-02	1:300	ELEVATION - MARY ANN STREET
AR-C10 XX-03	1:300	ELEVATION - HARRIS STREET
SECTIONS		
AR-D10 XX-01	1:300	GA SECTION - 01
AR-D10 XX-02	1:300	GA SECTION - 02
AR-D10 XX-03	1:300	GA SECTION - 03



ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
9356 NINOTSCHKA TITCHKOSKY	5527 NEIL LOGAN
4837 JAMES GROSE	2709 BRIAN DONOVAN
7115 JULIAN ASHTON	1595 MARK GRAMMER
7053 MATTHEW BLAIR	5528 DAVID KELLY
7151 PHILLIP ROSSINGTON	5517 CATHERINE SKINNER
7439 PETER TIMMUS	3866 KEVIN O'BRIEN
10447 ALISON BOUNDS	

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LEGEND - SOA

- | | |
|--|---------------------------------|
| | ARTS - INTERIOR |
| | ARTS - OUTDOOR |
| | IRC - INDOOR |
| | INDIGENOUS LIBRARY |
| | UTS EDUCATION |
| | BASEMENT |
| | ROOF PLANT |
| | IRC GREEN ROOF |
| | UTS INDIGENOUS GARDEN - OUTDOOR |
| | UTS INDIGENOUS GARDEN - INDOOR |

CLIENT

UNIVERSITY OF TECHNOLOGY
SYDNEY

PROJECT MANAGER

PROJECT

INDIGENOUS RESIDENTIAL
COLLEGE

BVN PROJECT NUMBER

1901013

TRUE

NORTH



PROJECT

NORTH



SCALE

1:250 @ A3

0 2500 7500

STATUS

DRAWING

GA PLAN
BASEMENT 1

DRAWING NUMBER

AR-B10 B1-00

ISSUE

26/8/2021



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9396 NINOTSKA TITCHKOSKY
4837 JAMES GROSE
7115 JULIAN ARMITAGE
7033 MATTHEW BLAIR
7151 PHILLIP ROSSINGTON
7429 PETER TITMUS
10447 ALISON BOUNDS

OLD
5527 NEIL LOGAN
2789 BRIAN DONOVAN
1555 MARK GRAMMER
5528 DAVID KELLY
5517 CATHERINE SKINNER
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- ARTS - OUTDOOR
- IRC - INDOOR
- INDIGENOUS LIBRARY
- UTS EDUCATION
- BASEMENT
- ROOF PLANT
- IRC GREEN ROOF
- UTS INDIGENOUS GARDEN - OUTDOOR
- UTS INDIGENOUS GARDEN - INDOOR

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UNIVERSITY OF TECHNOLOGY
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PROJECT MANAGER

PROJECT

INDIGENOUS RESIDENTIAL
COLLEGE

BVM PROJECT NUMBER

1901013

TRUE NORTH



SCALE

1:250 @ A3

0 2500 7500

STATUS

DRAWING

GA PLAN
GROUND LEVEL

DRAWING NUMBER
AR-B10 00-00

ISSUE

27/8/2021



ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NEW	QLD
9396 NINOTSCHKA TITCHOKOSKY	5527 NEIL LOGAN
4857 JAMES GROSE	2789 BRIAN DOWDAN
7115 JULIAN ASHTON	1555 MARK GRAMMER
7033 MATTHEW BLAIR	5528 DAVID KELLY
7151 PHILLIP ROSSINGTON	5517 CATHERINE SKINNER
7429 PETER TITMUS	3865 KEVIN O'BRIEN
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- ARTS - OUTDOOR
- IRC - INDOOR
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- UTS EDUCATION
- BASEMENT
- ROOF PLANT
- IRC GREEN ROOF
- UTS INDIGENOUS GARDEN - OUTDOOR
- UTS INDIGENOUS GARDEN - INDOOR

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PROJECT

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COLLEGE

BVN PROJECT NUMBER

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TRUE NORTH

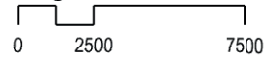


PROJECT NORTH



SCALE

1:250 @ A3



STATUS

DRAWING

PLANS
LEVEL 1

DRAWING NUMBER
AR-B10 01-00

ISSUE

27/8/2021



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NOMINATED ARCHITECTS

NEW
9396 NINOTSKA TITCHKOSKY
4887 JAMES GROSE
7115 JULIAN ASHTON
7033 MATTHEW BLAIR
7151 PHILLIP ROSSINGTON
7429 PETER TITMUS
10447 ALISON BOUNDS

OLD
5527 NEIL LOGAN
2789 BRIAN DONGVIAN
1155 MARK GRAMMER
5528 DAVID KELLY
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- IRC - INDOOR
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- UTS EDUCATION
- BASEMENT
- ROOF PLANT
- IRC GREEN ROOF
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TRUE NORTH



SCALE

1:250 @ A3

0 2500 7500

STATUS

DRAWING

PLANS

LEVEL 2

DRAWING NUMBER

AR-B10 02-00

ISSUE

27/8/2021

MASTER PLAN ULTIMO HAYMARKET

10

BVN / UTS INDIGENOUS RESIDENTIAL COLLEGE / 27 AUGUST 2021

LEGEND - SOA

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- ARTS - OUTDOOR
- IRC - INDOOR
- INDIGENOUS LIBRARY
- UTS EDUCATION
- BASEMENT
- ROOF PLANT
- IRC GREEN ROOF
- UTS INDIGENOUS GARDEN - OUTDOOR
- UTS INDIGENOUS GARDEN - INDOOR

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1901013

TRUE NORTH



PROJECT NORTH



SCALE

1:250 @ A3

0 2500 7500

STATUS

DRAWING

PLANS

LEVEL 03

DRAWING NUMBER

AR-B10 03-00

ISSUE



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4837 JAMES GROSE	2709 BRIAN DONOVAN
7115 JULIAN ASHTON	1556 MARK GRAMMER
7053 MATTHEW BLAIR	5528 DAVID KELLY
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| | ARTS - OUTDOOR |
| | IRC - INDOOR |
| | INDIGENOUS LIBRARY |
| | UTS EDUCATION |
| | BASEMENT |
| | ROOF PLANT |
| | IRC GREEN ROOF |
| | UTS INDIGENOUS GARDEN - OUTDOOR |
| | UTS INDIGENOUS GARDEN - INDOOR |

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COLLEGE

BVN PROJECT NUMBER

1901013

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PROJECT NORTH



SCALE

1:250 @ A3

0 2500 7500

STATUS

DRAWING

PLANS

HERITAGE ROOF GARDEN

DRAWING NUMBER

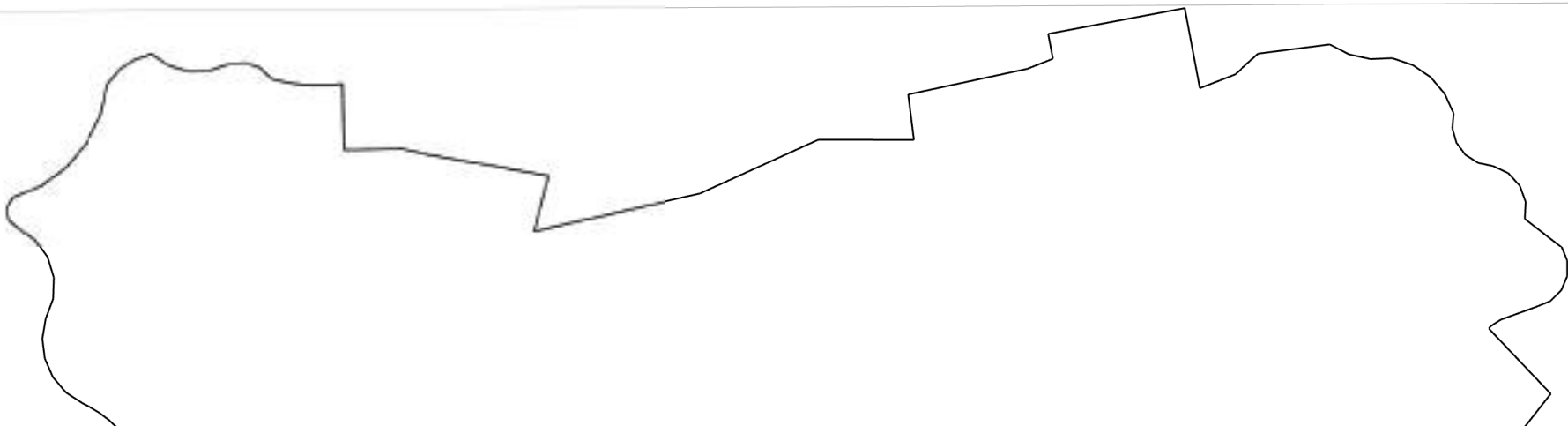
AR-B10 04-00

ISSUE

27/8/2021

MASTER PLAN ULTIMO HAYMARKET

BVN / UTS INDIGENOUS RESIDENTIAL COLLEGE / 27 AUGUST 2021





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7053 MATTHEW BLAIR	5528 DAVID KELLY
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IRC APARTMENTS	ACTUAL / TARGET
STUDIO	56 / 40.3
1 BED AP.	8 / 10
2 BED AP.	21 / 26
4 BED AP.	36 / 37

BEDS	250 / 250
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SYDNEY
PROJECT MANAGER

PROJECT
INDIGENOUS RESIDENTIAL
COLLEGE
BVN PROJECT NUMBER
1901013



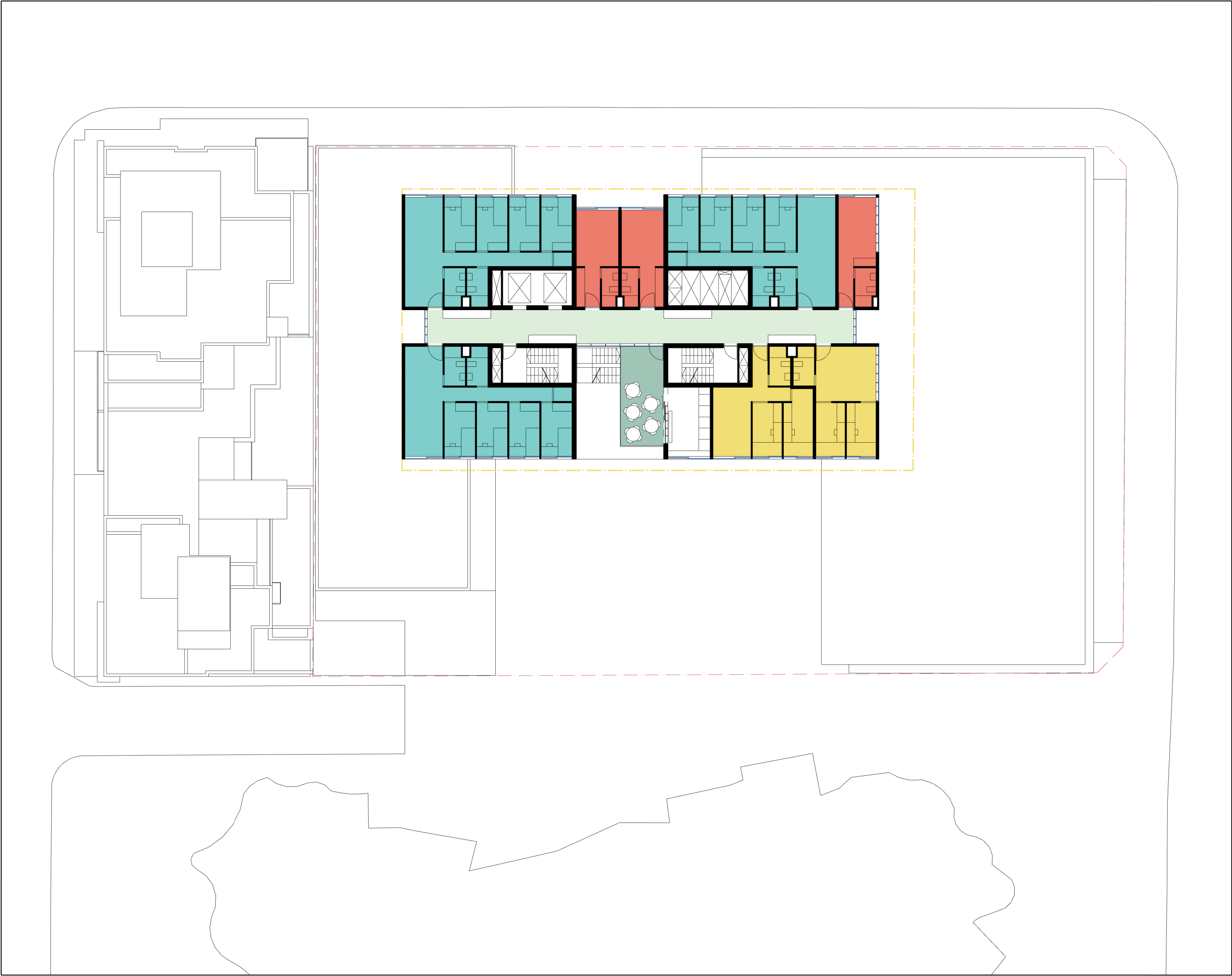
SCALE
1:250 @ A3
0 2500 7500

STATUS

DRAWING

GA PLAN
TYPICAL NEIGHBORHOOD
LOWER LEVEL

DRAWING NUMBER AR-B10 NL-00	ISSUE
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4837 JAMES GROSE	2709 BRIAN DONOVAN
7115 JULIAN ASHTON	1356 MARK GRAMMER
7053 MATTHEW BLAIR	5528 DAVID KELLY
7151 PHILLIP ROSSINGTON	5517 CATHERINE SKINNER
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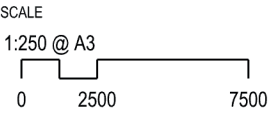
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IRC APARTMENTS		ACTUAL / TARGET
	STUDIO	56 / 40
	1 BED AP.	8 / 10
	2 BED AP.	21 / 26
	4 BED AP.	36 / 37

BEDS 250 / 250

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SYDNEY
PROJECT MANAGER

PROJECT
INDIGENOUS RESIDENTIAL
COLLEGE
BVN PROJECT NUMBER
1901013

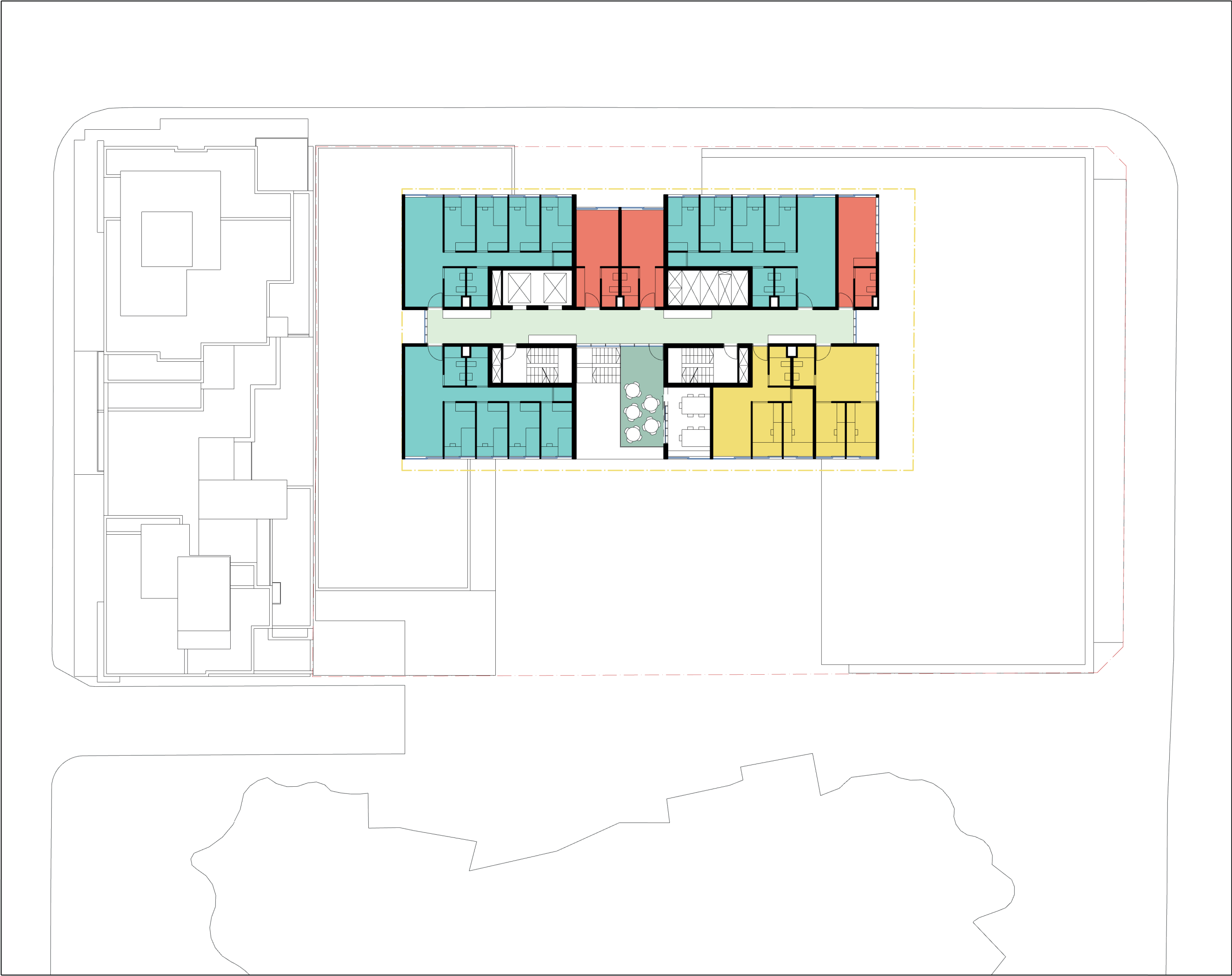


STATUS

DRAWING

GA PLAN
TYPICAL NEIGHBORHOOD
MID-LEVEL

DRAWING NUMBER AR-B10 NL-00	ISSUE
--------------------------------	-------



ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
9356 NINOTSCHKA TITCHKOSKY	5527 NEIL LOGAN
4937 JAMES GROSE	2709 BRIAN DONOVAN
7115 JULIAN ASHTON	1356 MARK GRAMMER
7053 MATTHEW BLAIR	5528 DAVID KELLY
7151 PHILLIP ROSSINGTON	5517 CATHERINE SKINNER
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IRC APARTMENTS

ACTUAL / TARGET

STUDIO 56 / 40.5

1 BED AP. 8 / 10

2 BED AP. 21 / 26

4 BED AP. 36 / 37

BEDS 250 / 250

CLIENT

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SYDNEY

PROJECT MANAGER

PROJECT

INDIGENOUS RESIDENTIAL
COLLEGE

BVN PROJECT NUMBER

1901013

TRUE

NORTH



PROJECT

NORTH



SCALE

1:250 @ A3

0 2500 7500

STATUS

DRAWING

GA PLAN

TYPICAL NEIGHBORHOOD
UPPER LEVEL

DRAWING NUMBER

AR-B10 NL-00

ISSUE

26/8/2021

MASTER PLAN ULTIMO HAYMARKET

BVN / UTS INDIGENOUS RESIDENTIAL COLLEGE / 27 AUGUST 2021

NEIGHBORHOOD 1



LEVEL 5



LEVEL 6



LEVEL 7

NEIGHBORHOOD 2



LEVEL 8



LEVEL 9



LEVEL 10

NEIGHBORHOOD 3



LEVEL 11



LEVEL 12



LEVEL 13

NEIGHBORHOOD 4



LEVEL 14



LEVEL 15



LEVEL 16



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NOMINATED ARCHITECTS

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4837 JAMES GROSE
7115 JULIAN ASHTON
7053 MATTHEW BLAIR
7151 PHILLIP ROSSINGTON
7439 PETER TIMMUS
10447 ALISON BOUNDS
QLD
5527 NEIL LOGAN
2709 BRIAN DONOVAN
1056 MARK GRAMMER
5528 DAVID KELLY
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IRC APARTMENTS	ACTUAL / TARGET
STUDIO	56 / 4016
1 BED AP.	8 / 10
2 BED AP.	21 / 26
4 BED AP.	36 / 37

BEDS 250 / 250

CLIENT

UNIVERSITY OF TECHNOLOGY
SYDNEY

PROJECT MANAGER

PROJECT

INDIGENOUS RESIDENTIAL
COLLEGE

BVN PROJECT NUMBER

1901013

TRUE
NORTH

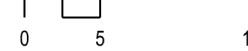


PROJECT
NORTH



SCALE

1:500 @ A3



STATUS

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GA PLAN

TOWER APARTMENT MIX

DRAWING NUMBER

AR-B10 NL-00

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- ARTS - OUTDOOR
- IRC - INDOOR
- INDIGENOUS LIBRARY
- UTS EDUCATION
- BASEMENT
- ROOF PLANT
- IRC GREEN ROOF
- UTS INDIGENOUS GARDEN - OUTDOOR
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PROJECT

INDIGENOUS RESIDENTIAL
COLLEGE

BVN PROJECT NUMBER

1901013

TRUE
NORTH



PROJECT
NORTH



SCALE

1:250 @ A3

0 2500 7500

STATUS

DRAWING

PLANS
ROOFTOP

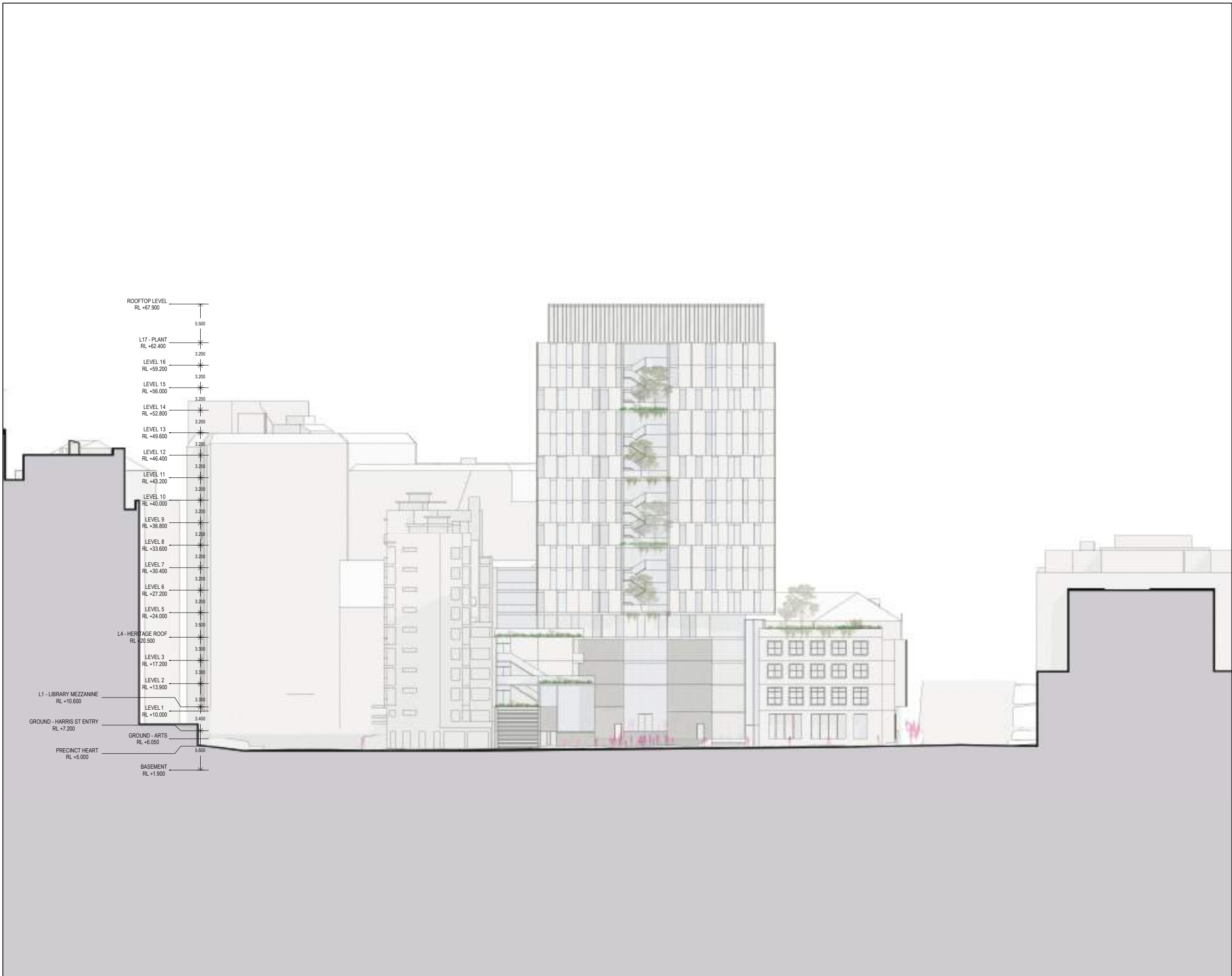
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AR-B10 16-00

ISSUE

26/8/2021

MASTER PLAN ULTIMO HAYMARKET

ELEVATIONS AND SECTIONS



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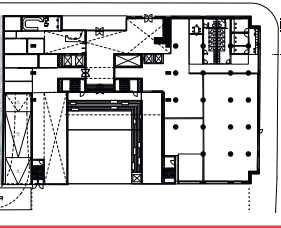
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COLLEGE
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ELEVATION
OMNIBUS LANE
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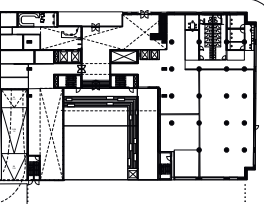
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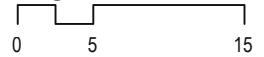
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COLLEGE

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STATUS

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ELEVATION
MARY ANN STREET

DRAWING NUMBER
AR-C10 XX-02

ISSUE

27/8/2021



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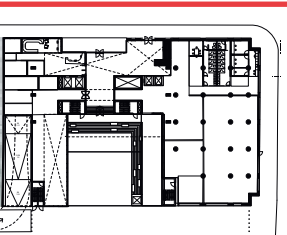
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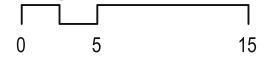
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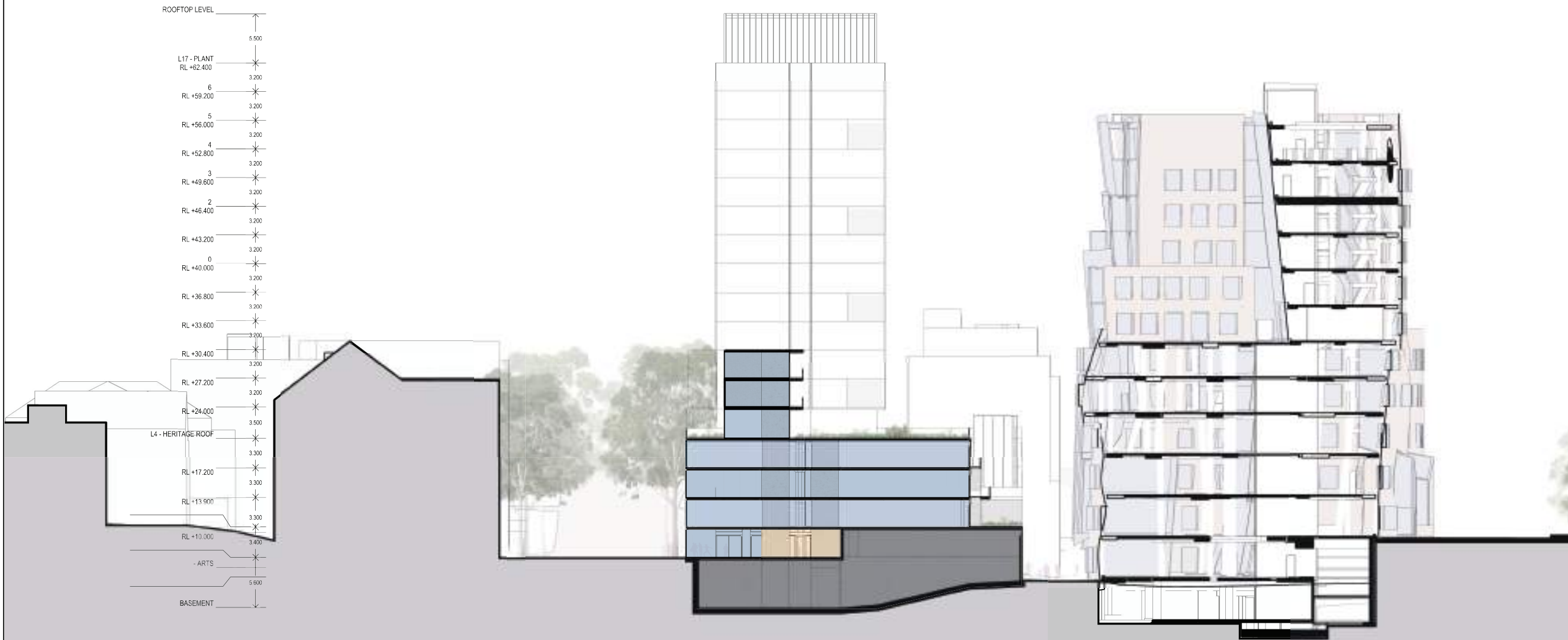
STATUS

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ELEVATION
HARRIS STREET

DRAWING NUMBER
AR-C10 XX-03

ISSUE



ROOFTOP LEVEL
5.500
L17 - PLANT
RL +62.400
3.200
6
RL +59.200
3.200
5
RL +56.000
3.200
4
RL +52.800
3.200
3
RL +49.600
3.200
2
RL +46.400
3.200
RL +43.200
3.200
0
RL +40.000
3.200
RL +36.800
3.200
RL +33.600
3.200
RL +30.400
3.200
RL +27.200
3.200
RL +24.000
3.500
L4 - HERITAGE ROOF
3.300
RL +17.200
3.300
RL +13.900
3.300
RL +10.000
3.400
- ARTS
5.600
BASEMENT



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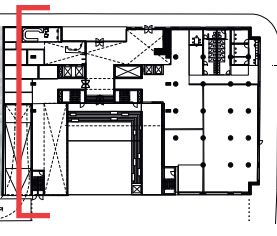
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GA SECTION
01

DRAWING NUMBER
AR-D10 XX-01

ISSUE

27/8/2021

MASTER PLAN ULTIMO HAYMARKET

BVN / UTS INDIGENOUS RESIDENTIAL COLLEGE / 27 AUGUST 2021



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5.500
L17 - PLANT
RL +62.400
6
RL +59.200
5
RL +56.000
4
RL +52.800
3
RL +49.600
2
RL +46.400
RL +43.200
0
RL +40.000
RL +36.800
RL +33.600
RL +30.400
RL +27.200
RL +24.000
L4 - HERITAGE ROOF
RL +17.200
RL +13.900
RL +10.000
- ARTS
BASEMENT



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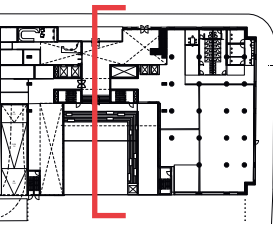
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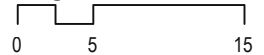
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STATUS

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GA SECTION
02

DRAWING NUMBER
AR-D10 XX-02

ISSUE



ROOFTOP LEVEL
RL +67.900

5.500

L17 - PLANT
RL +62.400

3.200

LEVEL 16
RL +59.200

3.200

LEVEL 15
RL +56.000

3.200

LEVEL 14
RL +52.800

3.200

LEVEL 13
RL +49.600

3.200

LEVEL 12
RL +46.400

3.200

LEVEL 11
RL +43.200

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LEVEL 10
RL +40.000

3.200

LEVEL 9
RL +36.800

3.200

LEVEL 8
RL +33.600

3.200

LEVEL 7
RL +30.400

3.200

LEVEL 6
RL +27.200

3.200

LEVEL 5
RL +24.000

3.200

L4 - HERITAGE ROOF
RL +20.500

3.500

LEVEL 3
RL +17.200

3.300

LEVEL 2
RL +13.900

3.300

LEVEL 1
RL +10.000

3.300

GROUND - HARRIS ST ENTRY
RL +7.200

3.400

GROUND - ARTS
RL +6.050

5.600

PRECINCT HEART
RL +5.000

BASEMENT
RL +1.900



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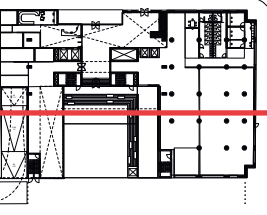
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STATUS

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GA SECTION
03

DRAWING NUMBER
AR-D10 XX-03

ISSUE

AREA SUMMARY

DEFINITIONS

NET INTERNAL AREA



TYPICAL TOWER PLAN
1:250

Net Internal Area (Net)
The area of the internal rooms decribed in BVN’s Schedule of Accommodation.

- Excludes:
- External spaces
 - Corridors
 - Stairs
 - Lifts
 - Plant and Services

DEFINITIONS

PLANNING GROSS FLOOR AREA



TYPICAL TOWER PLAN
1:250

Planning Gross Floor Area (PGFA)
As per Sydney Local Environmental Plan 2012 .

Gross Floor Area means the sum of the floor area of each floor 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, measured at a height of 1.4 metres above the floor, and includes–

- (a) the area of a mezzanine, and
 - (b) habitable rooms in a basement or an attic, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- but excludes–
- (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement–
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

*Here PGFA also includes external horizontal circulation.

DEFINITIONS

GROSS BUILDING AREA



TYPICAL TOWER PLAN
1:250

Gross Building Area (GBA)

The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined below.

Fully Enclosed Covered Area (FECA)

The sum of all such areas at all building floor levels, including basement (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

Unenclosed Covered Area (UCA)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.

AVERAGE TYPICAL IRC FLOOR EFFICIENCY
LEVELS 5-16



NET INTERNAL = 370 m² 62%
NET OUTDOOR = 22 m²
NET TOTAL = 392 m² 66%



PGFA = 461 m² 77%

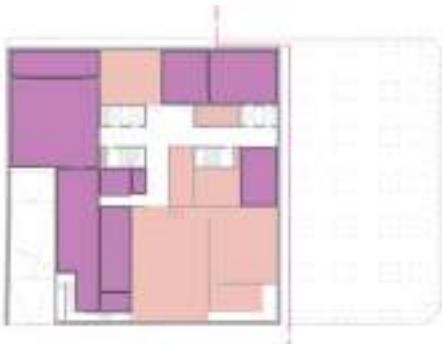


GBA = 596 m² 100%
ENVELOPE = 728 m² 122%

TYPICAL TOWER PLAN
1:500

PODIUM

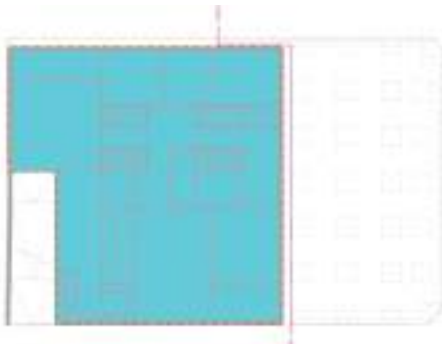
LEVEL	NET INTERNAL	NET OUTDOOR	NET I + O	PGFA	FECA	UCA	GBA	MAXIMUM ENVELOPE	UNCOVERED AREA	BUILDING SERVICES
Basement Level	482		482	244	1,197		1,197	1,197		390
Ground Level	1,182	501	1,683	1,295	1,496	255	1,751	1,943	375	30
Level 1	754	30	784	1,112	1,303		1,303	1,871	30	17
Level 2	1,038	184	1,222	1,163	1,331	113	1,444	1,067	74	17
Level 2	896	62	958	1,123	1,331	40	1,371	1,760	37	17
L4 Roof Garden	287	39	326	409	537	100	637	809	811	17
IRC Tower	4,515	349	4,864	5,609	6,981	371	7,352	8,861		208
Rooftop					503		503	728		370
TOTALS	9,154	1,165	10,319	10,955	14,679	879	15,558	18,236	1,327	1,066
% GBA	59%	7%	66%	70%	94%	6%	100%	117%		



NET

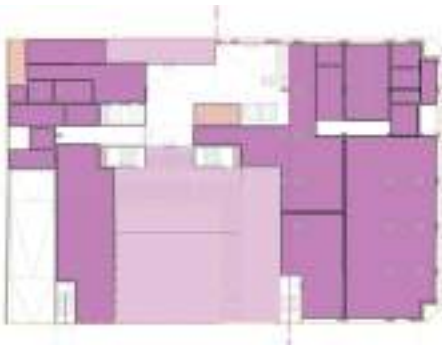


PGFA

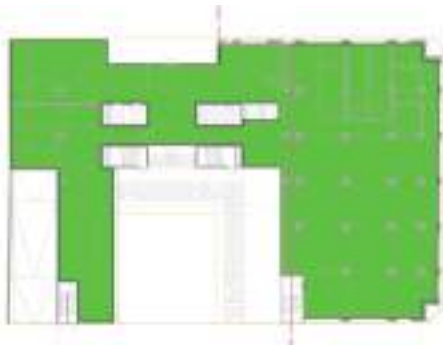


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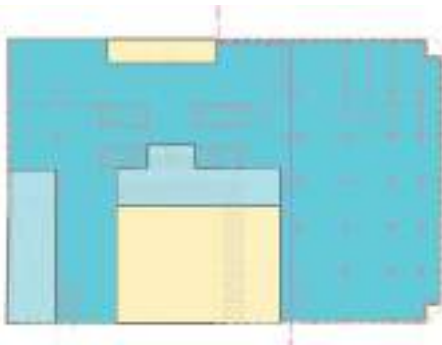
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NET

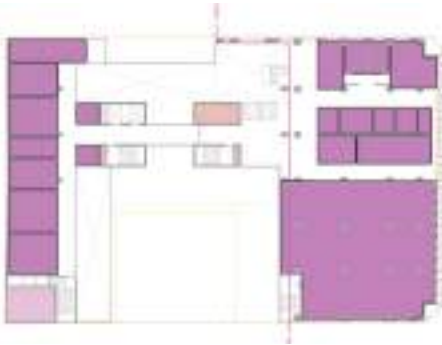


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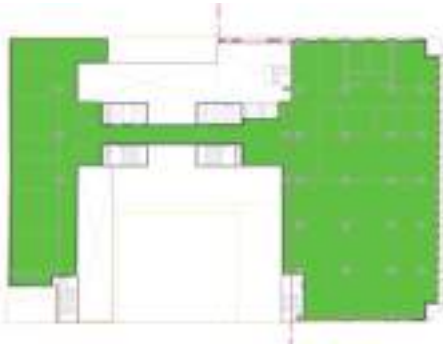


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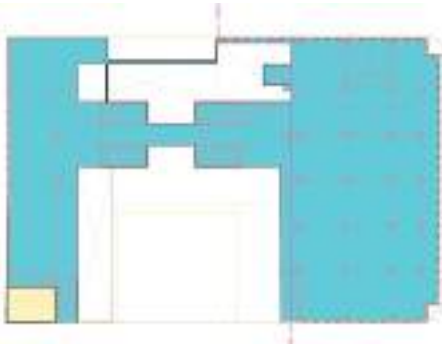
GROUND



NET



PGFA



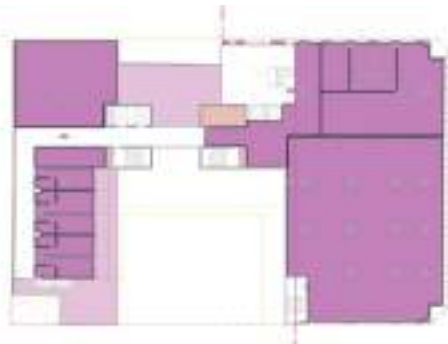
GBA

LEVEL 1

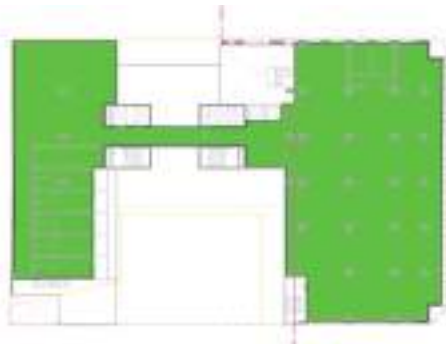
REFERENCE SCHEME PLANS
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PODIUM

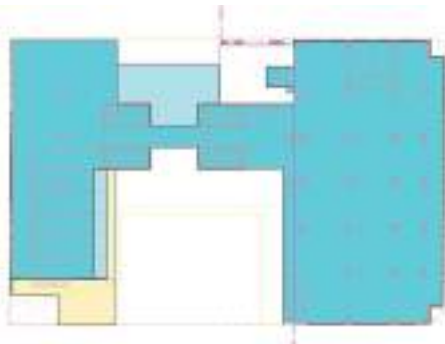
LEVEL	NET INTERNAL	NET OUTDOOR	NET I + O	PGFA	FECA	UCA	GBA	MAXIMUM ENVELOPE	UNCOVERED AREA	BUILDING SERVICES
Basement Level	482		482	244	1,197		1,197	1,197		390
Ground Level	1,182	501	1,683	1,295	1,496	255	1,751	1,943	375	30
Level 1	754	30	784	1,112	1,303		1,303	1,871	30	17
Level 2	1,038	184	1,222	1,163	1,331	113	1,444	1,067	74	17
Level 2	896	62	958	1,123	1,331	40	1,371	1,760	37	17
L4 Roof Garden	287	39	326	409	537	100	637	809	811	17
IRC Tower	4,515	349	4,864	5,609	6,981	371	7,352	8,861		208
Rooftop					503		503	728		370
TOTALS	9,154	1,165	10,319	10,955	14,679	879	15,558	18,236	1,327	1,066
% GBA	59%	7%	66%	70%	94%	6%	100%	117%		



NET

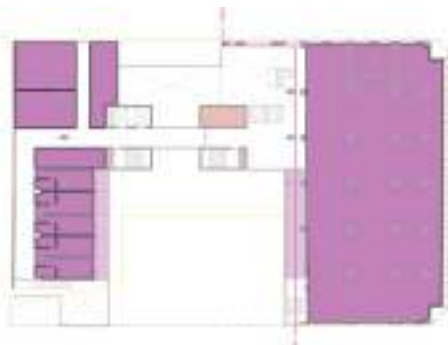


PGFA

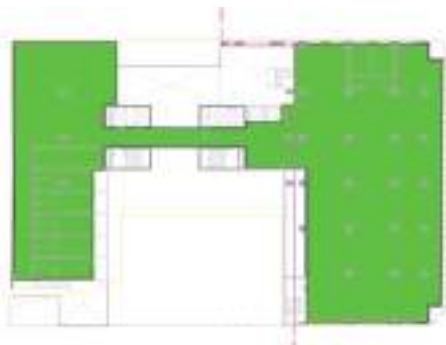


GBA

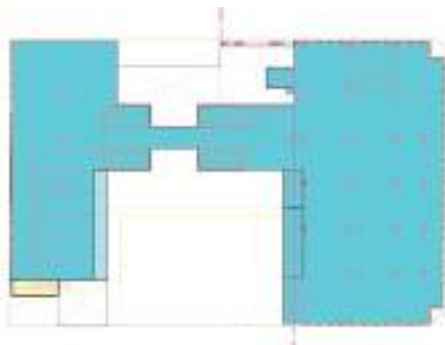
LEVEL 2



NET

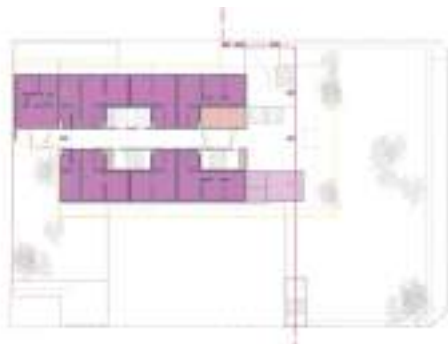


PGFA

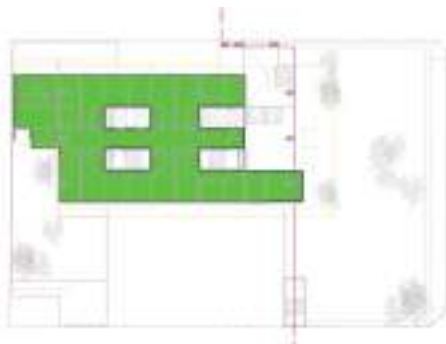


GBA

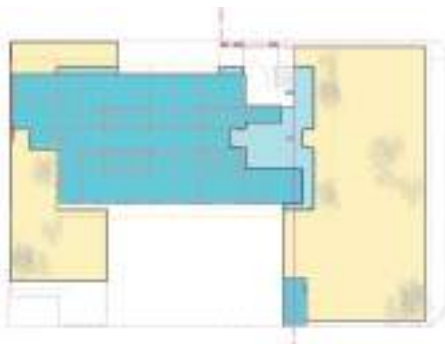
LEVEL 3



NET



PGFA



GBA

ROOF GARDEN

REFERENCE SCHEME PLANS
1:1000

IRC TOWER - NET

LEVEL	NET INTERNAL	NET OUTDOOR	NET I + O	PGFA	FECA	UCA	GBA	MAXIMUM ENVELOPE	UNCOVERED AREA	BUILDING SERVICES
Basement Level	482		482	244	1,197		1,197	1,197		390
Ground Level	1,182	501	1,683	1,295	1,496	255	1,751	1,943	375	30
Level 1	754	30	784	1,112	1,303		1,303	1,871	30	17
Level 2	1,038	184	1,222	1,163	1,331	113	1,444	1,067	74	17
Level 2	896	62	958	1,123	1,331	40	1,371	1,760	37	17
L4 Roof Garden	287	39	326	409	537	100	637	809	811	17
IRC Tower	4,515	349	4,864	5,609	6,981	371	7,352	8,861		208
Rooftop					503		503	728		370
TOTALS	9,154	1,165	10,319	10,955	14,679	879	15,558	18,236	1,327	1,066
% GBA	59%	7%	66%	70%	94%	6%	100%	117%		



LEVEL 5

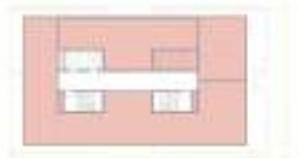


LEVEL 10



LEVEL 15

RESIDENCE
LEVELS



ROOFTOP



LEVEL 6



LEVEL 11



LEVEL 16



LEVEL 7



LEVEL 12



LEVEL 8



LEVEL 13



LEVEL 9



LEVEL 14

REFERENCE SCHEME PLANS
1:1000

IRC TOWER - PGFA

LEVEL	NET INTERNAL	NET OUTDOOR	NET I + O	PGFA	FECA	UCA	GBA	MAXIMUM ENVELOPE	UNCOVERED AREA	BUILDING SERVICES
Basement Level	482		482	244	1,197		1,197	1,197		390
Ground Level	1,182	501	1,683	1,295	1,496	255	1,751	1,943	375	30
Level 1	754	30	784	1,112	1,303		1,303	1,871	30	17
Level 2	1,038	184	1,222	1,163	1,331	113	1,444	1,067	74	17
Level 2	896	62	958	1,123	1,331	40	1,371	1,760	37	17
L4 Roof Garden	287	39	326	409	537	100	637	809	811	17
IRC Tower	4,515	349	4,864	5,609	6,981	371	7,352	8,861		208
Rooftop					503		503	728		370
TOTALS	9,154	1,165	10,319	10,955	14,679	879	15,558	18,236	1,327	1,066
% GBA	59%	7%	66%	70%	94%	6%	100%	117%		



LEVEL 5

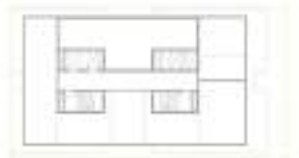


LEVEL 10

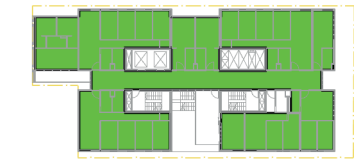


LEVEL 15

RESIDENCE
LEVELS



ROOFTOP



LEVEL 6



LEVEL 11



LEVEL 16



LEVEL 7



LEVEL 12



LEVEL 8



LEVEL 13



LEVEL 9



LEVEL 14

REFERENCE SCHEME PLANS
1:1000

IRC TOWER - GBA

LEVEL	NET INTERNAL	NET OUTDOOR	NET I + O	PGFA	FECA	UCA	GBA	MAXIMUM ENVELOPE	UNCOVERED AREA	BUILDING SERVICES
Basement Level	482		482	244	1,197		1,197	1,197		390
Ground Level	1,182	501	1,683	1,295	1,496	255	1,751	1,943	375	30
Level 1	754	30	784	1,112	1,303		1,303	1,871	30	17
Level 2	1,038	184	1,222	1,163	1,331	113	1,444	1,067	74	17
Level 2	896	62	958	1,123	1,331	40	1,371	1,760	37	17
L4 Roof Garden	287	39	326	409	537	100	637	809	811	17
IRC Tower	4,515	349	4,864	5,609	6,981	371	7,352	8,861		208
Rooftop					503		503	728		370
TOTALS	9,154	1,165	10,319	10,955	14,679	879	15,558	18,236	1,327	1,066
% GBA	59%	7%	66%	70%	94%	6%	100%	117%		



LEVEL 5



LEVEL 10



LEVEL 15

RESIDENCE
LEVELS



ROOFTOP



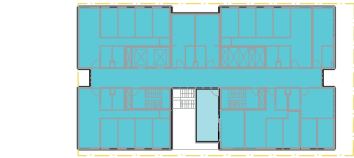
LEVEL 6



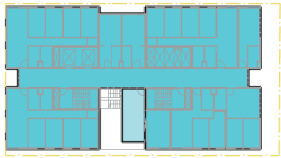
LEVEL 11



LEVEL 16



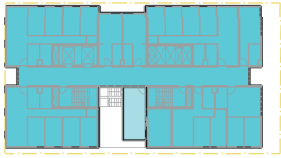
LEVEL 7



LEVEL 12



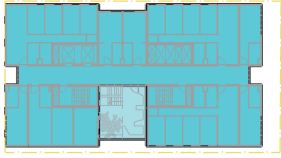
LEVEL 8



LEVEL 13



LEVEL 9



LEVEL 14

REFERENCE SCHEME PLANS
1:1000