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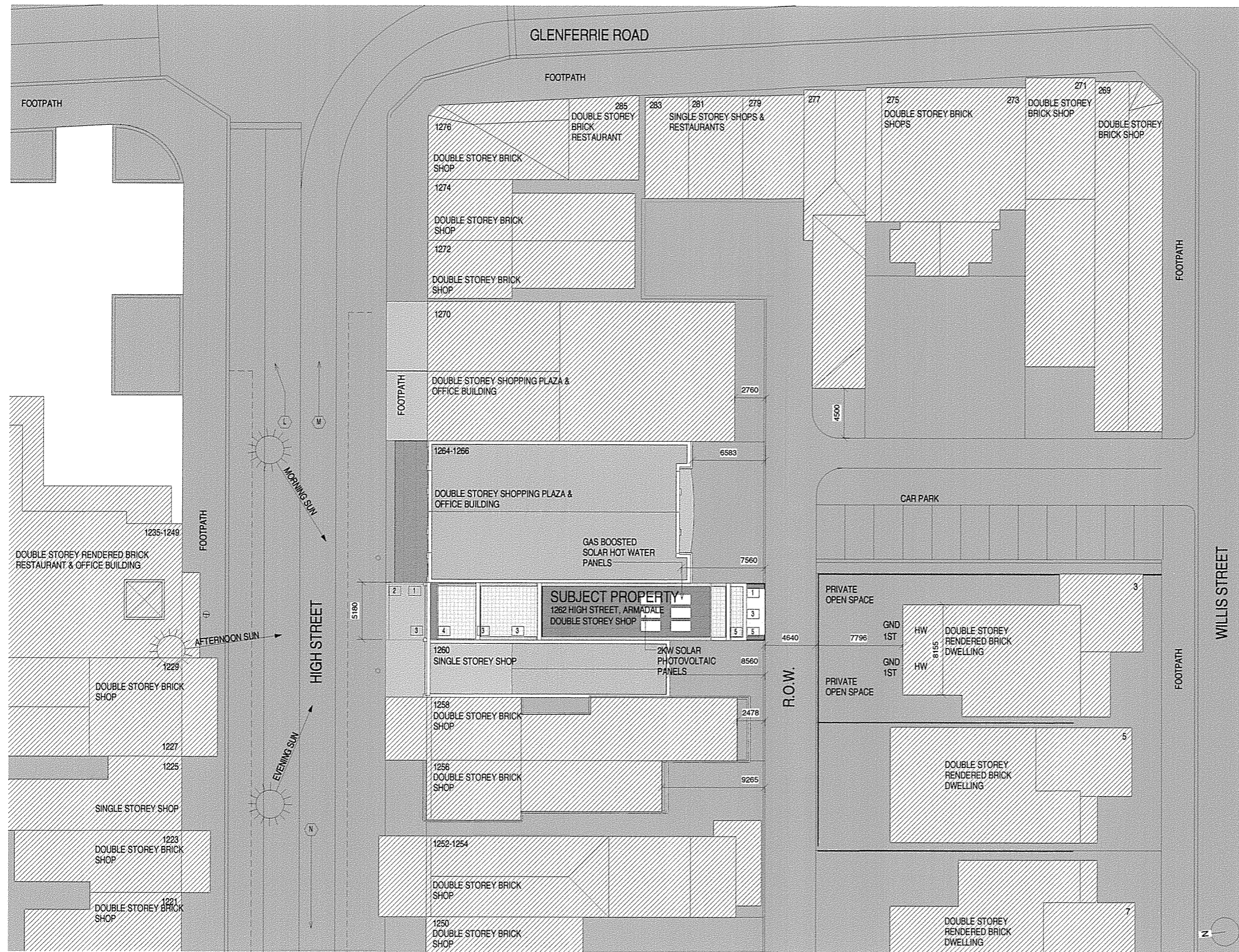
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### 1262 High Street, Armadale – Objector Map

Date printed: 8/08/2017  
Scale: 1:750

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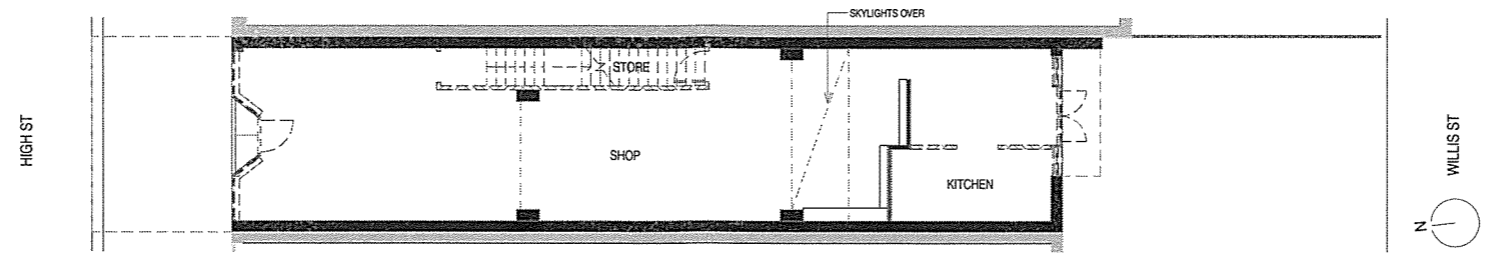


DESIGN RESPONSE LEGEND	
KEY	DESCRIPTION
1	FRONT AND REAR SETBACK RESPECTS STREETSCAPE CHARACTER TO BOTH HIGH ST AND WILLIS ST FRONTAGES
2	APARTMENT ENTRY AT FRONT CREATES SENSE OF ADDRESS TO HIGH ST
3	SUBSTANTIAL NATURAL LIGHT INTO DWELLING PROVIDED BY FULL HEIGHT WINDOWS AT FRONT AND REAR
4	NORTH FACING PRINCIPAL OPEN SPACE AS A TERRACE WITHIN THE FRONT SETBACK
5	REAR TERRACES SCREENED TO PREVENT OVERLOOKING TO PROPERTIES ON WILLIS ST

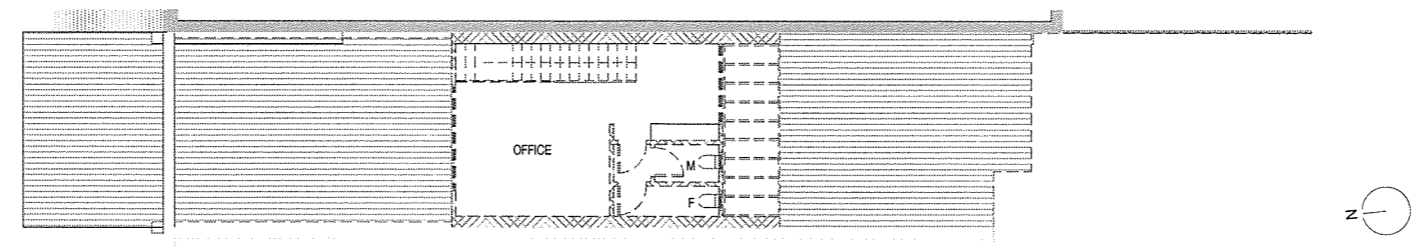
<p>141016 COUNCIL FURTHER INFORMATION MA</p> <p>ISSUE DATE DESCRIPTION BY</p>		<p>ISSUE DATE DESCRIPTION BY</p>		<p>MARIA QUADARA ARCHITECTURE A.B.N. 69 248 202 002</p> <p>Suite 210/838 Collins Street, Docklands Vic 3008 p: (03) 9522 4588 e: enquiries@angarch.net</p>
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<p>Project: MIXED USE DEVELOPMENT</p> <p>1262 HIGH STREET, ARMADALE</p> <p>For: MARIA QUADARA</p>	<p>Drawing: DESIGN RESPONSE PLAN</p> <p>Scale: 1:200 (on A1)</p> <p>Date: 05 10 16</p> <p>Drawn: DK</p> <p>Job No: 0912</p>	<p>Rev: TP01 A</p> <p>13/10/2016 5:16:03 PM</p>
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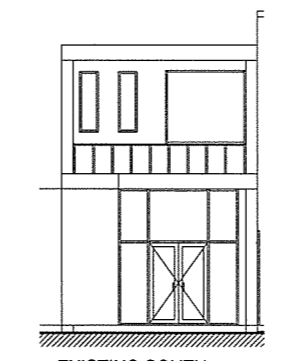
① GROUND FLOOR DEMOLITION  
1:100



② FIRST FLOOR DEMOLITION  
1:100



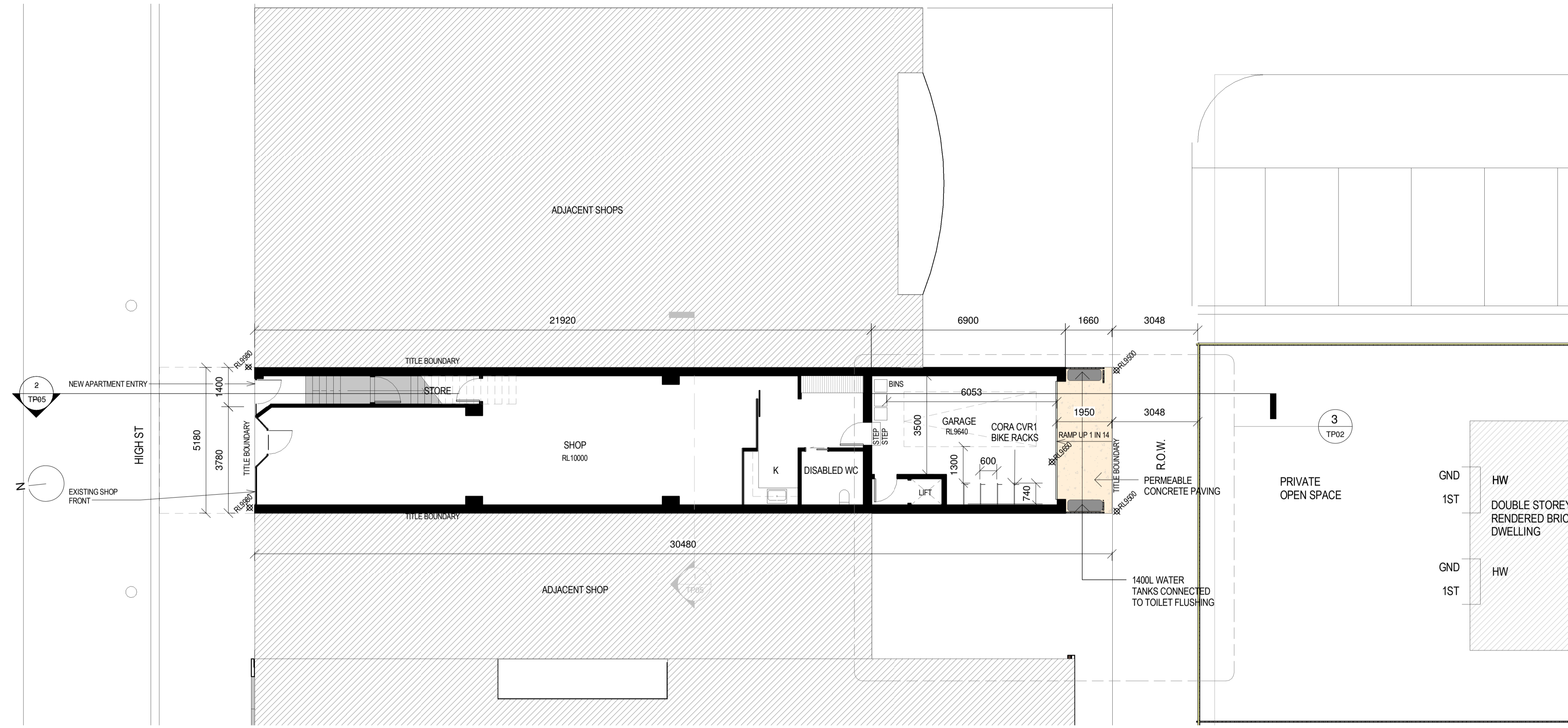
③ EXISTING NORTH  
1:100



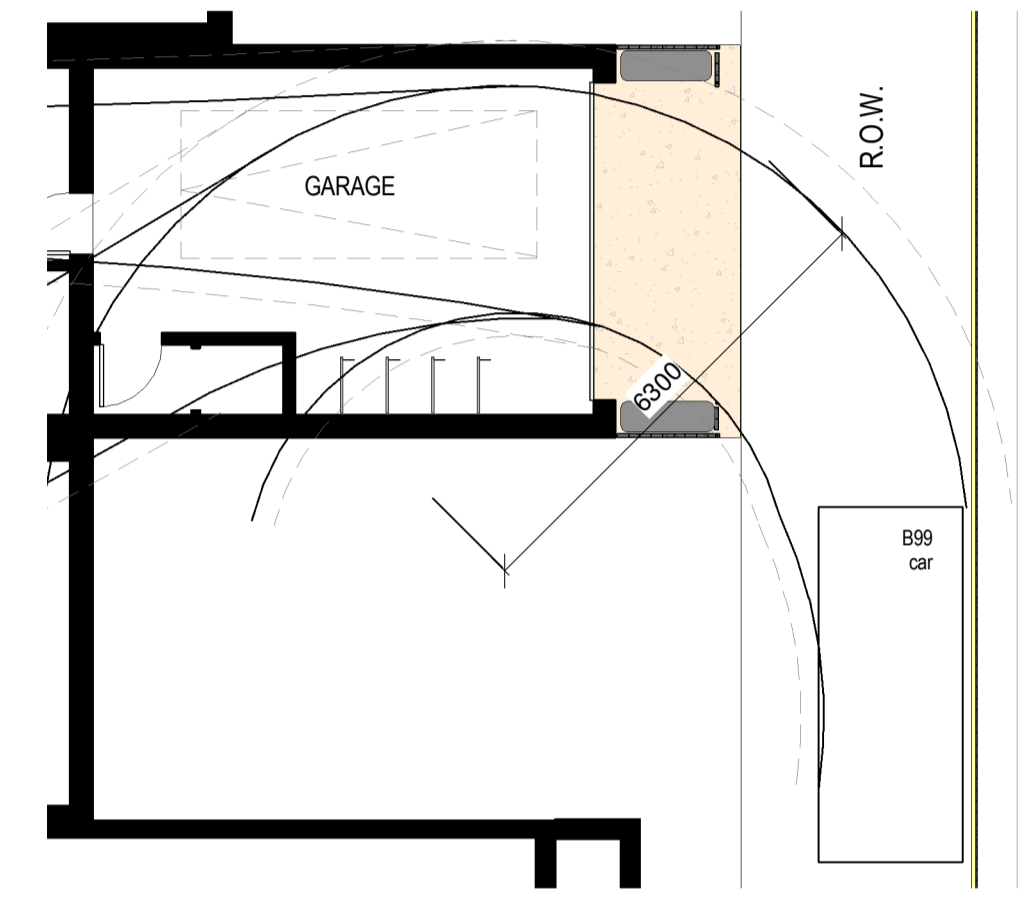
④ EXISTING SOUTH  
1:100

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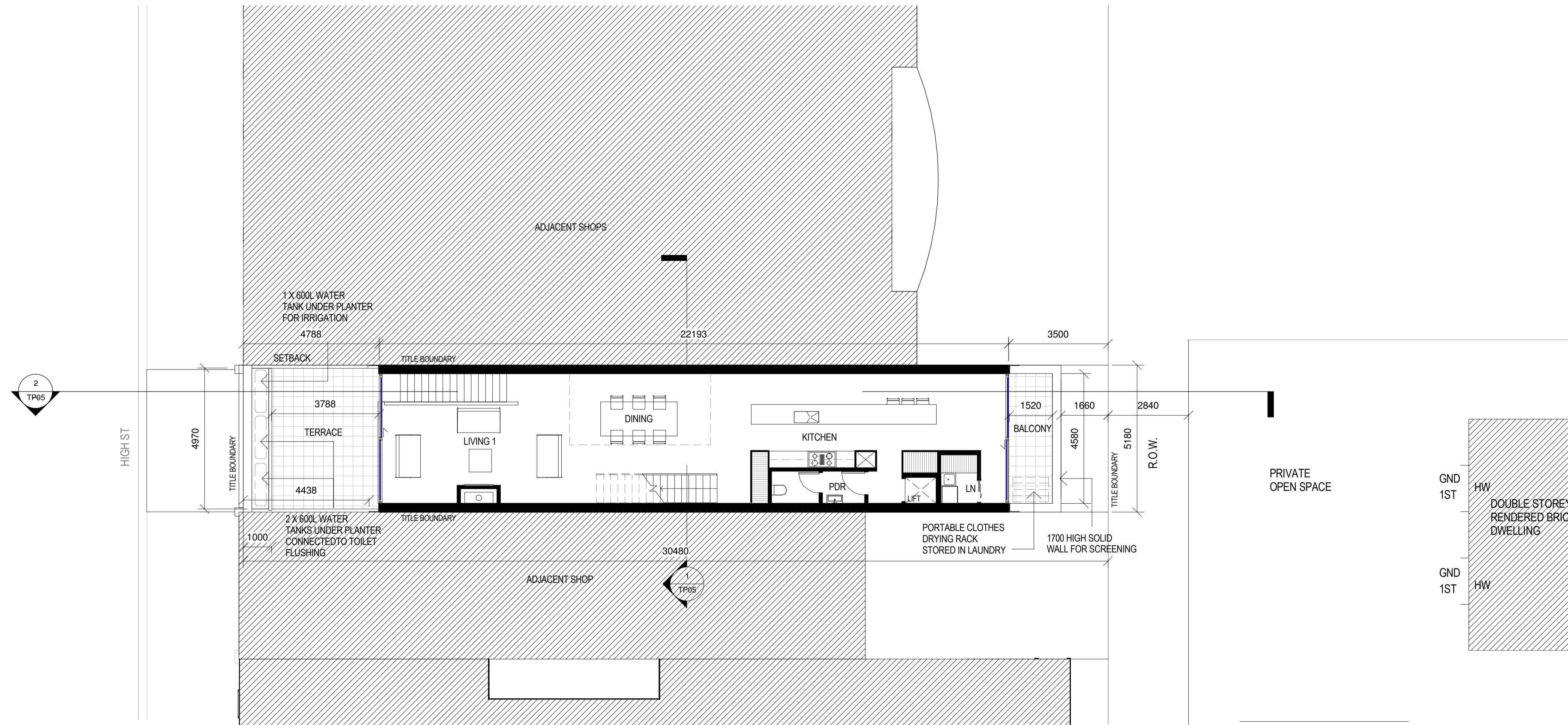
1 GROUND FLOOR  
1:100



3 SWEPT PATH DIAGRAM  
1:100



2 FIRST FLOOR  
1:100



SITE AREA	160M2
EXISTING BUILDING (GF 113.96M2-1F 113M)	151.52M2
EXISTING SITE COVERAGE	94.3%
PROPOSED SHOP AREA	150M2
PROPOSED DWELLING AREA	290M2
PROPOSED TOTAL AREA	446M2
PROPOSED SITE COVERAGE	93.75%
PROPOSED TERRACES AND BALCONIES	60M2

SUSTAINABLE DESIGN:  
(REFER STEPS ASSESSMENT # 34264)

- ENERGY RATING TO BE MIN 6 STARS
- LED LIGHTING TO ALL AREAS
- HEATING TO BE GAS HYDRONIC
- COOLING TO BE CENTRAL SYSTEM 4 STARS MIN
- HOT WATER TO BE GAS BOOSTED SOLAR
- ALL SANITARY FITTINGS TO BE MIN 3 STAR WELS RATING

NOTE:  
SITE LEVELS ARE APPROXIMATE TO AN ARBITRARY DATUM

B 04/17 COUNCIL FURTHER INFORMATION MA		A 14/016 COUNCIL FURTHER INFORMATION MA		BY		ISSUE DATE DESCRIPTION		BY	
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Project: MIXED USE DEVELOPMENT

At: 1262 HIGH STREET, ARMADALE

For: MARIA QUADARA

Drawing: FLOOR PLANS

Scale: 1:100 Date: 05 10 16

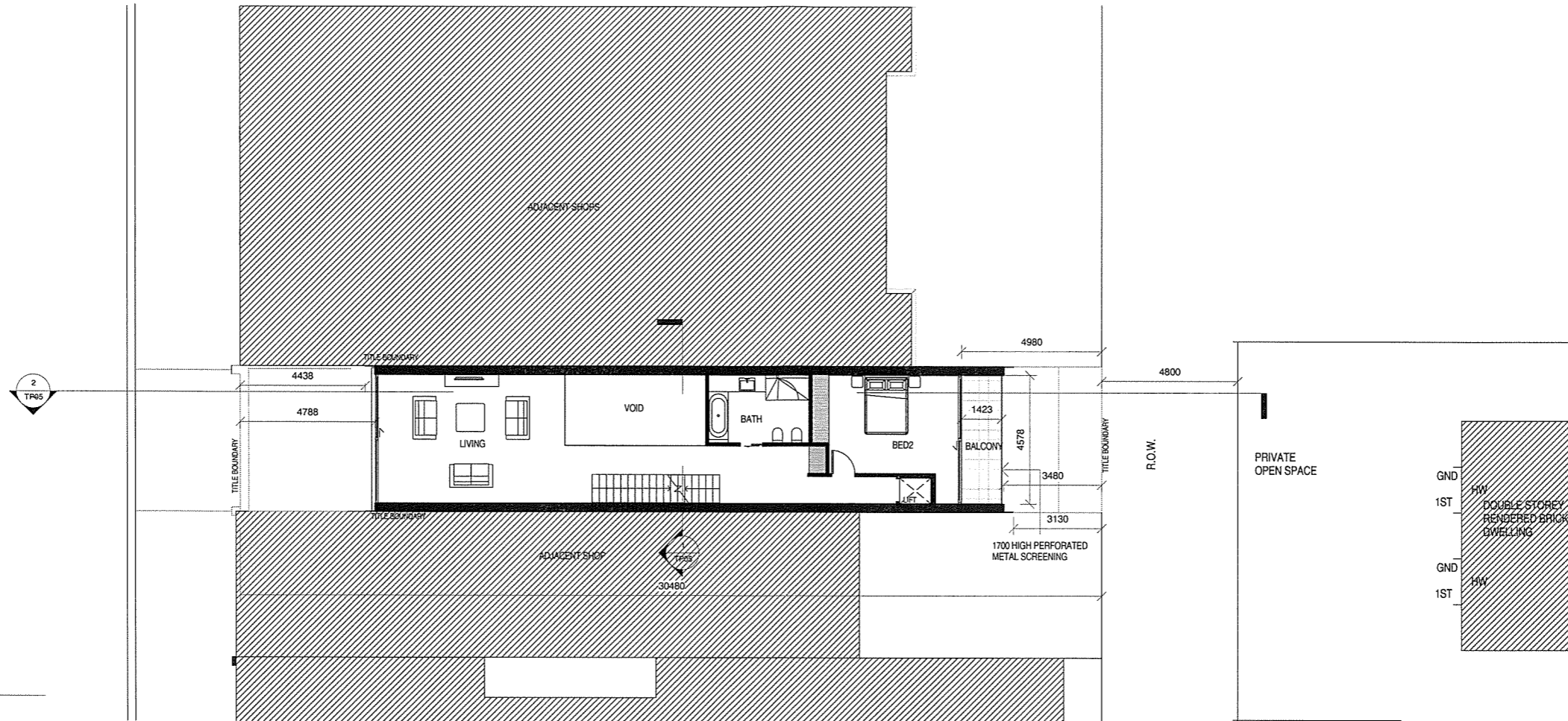
Drawn: DK MA TP02

Job No: 0912

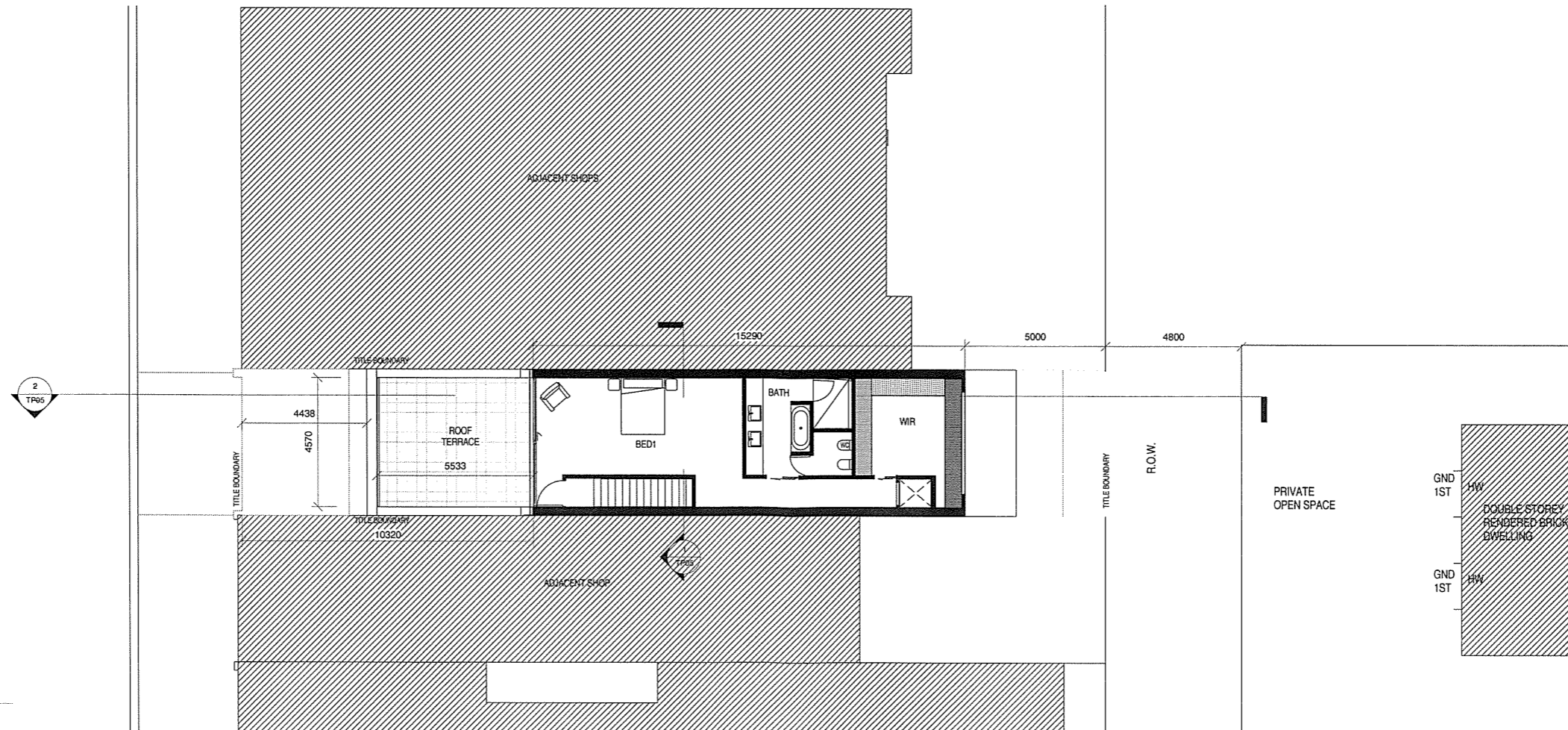
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② SECOND FLOOR  
1:100



① THIRD FLOOR  
1:100

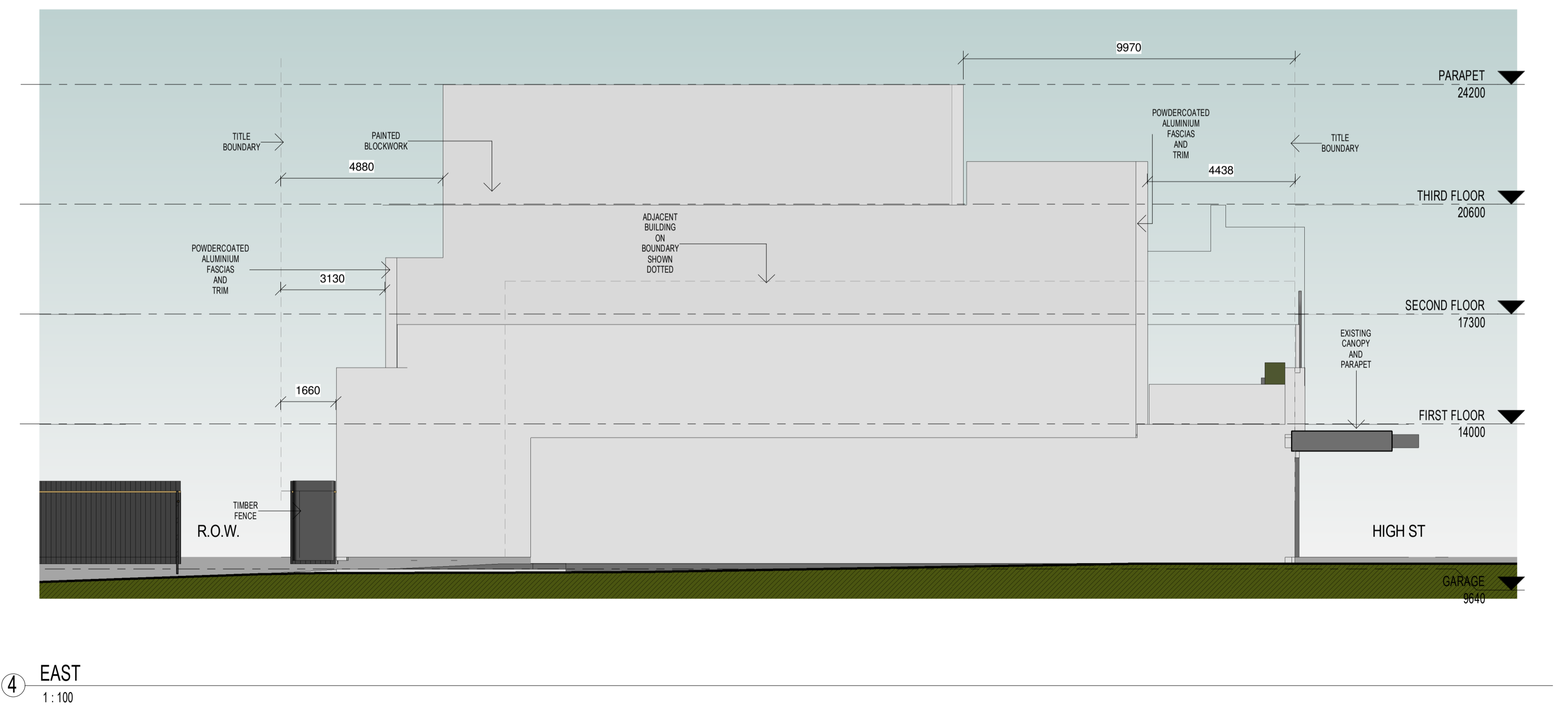
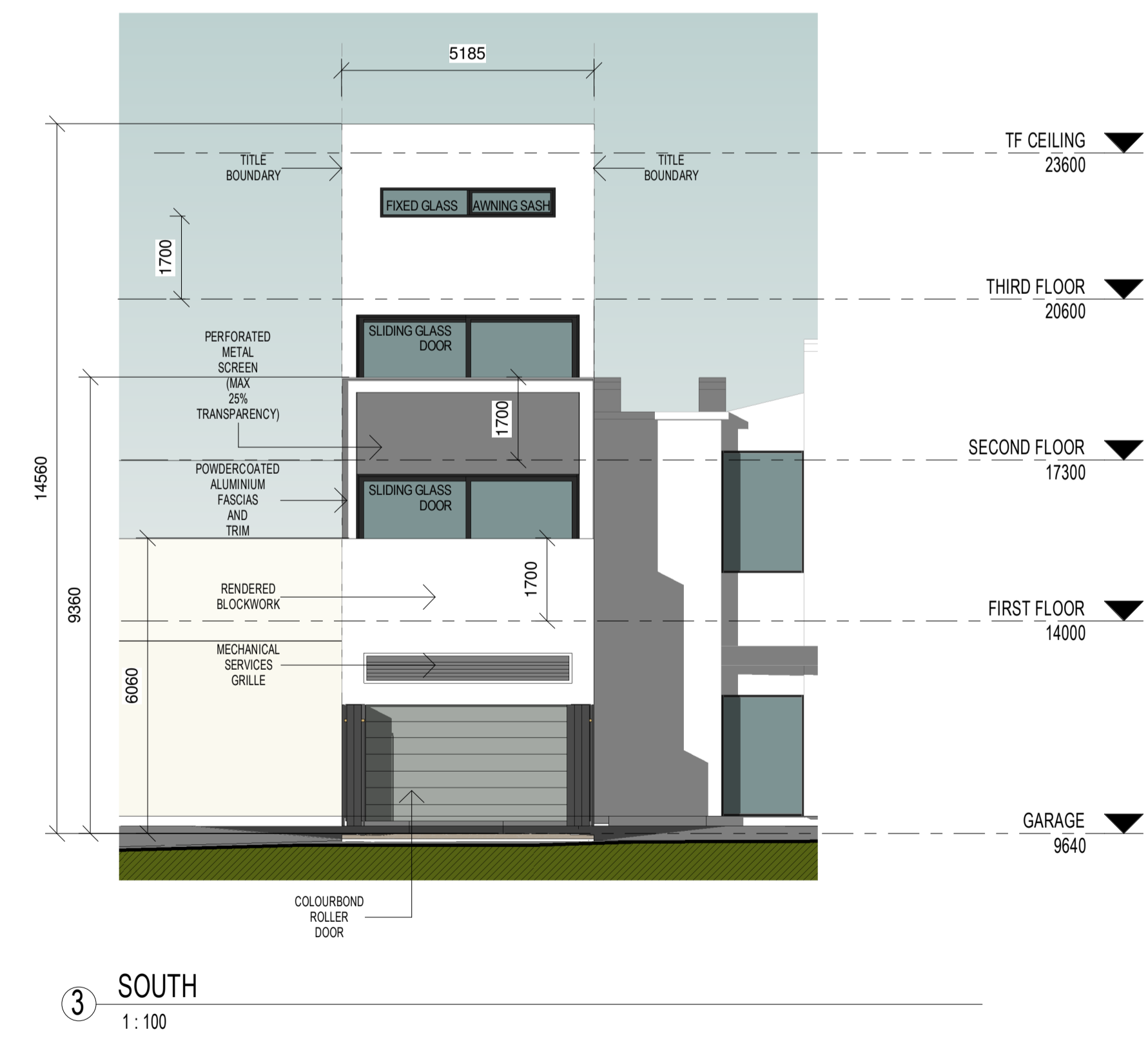
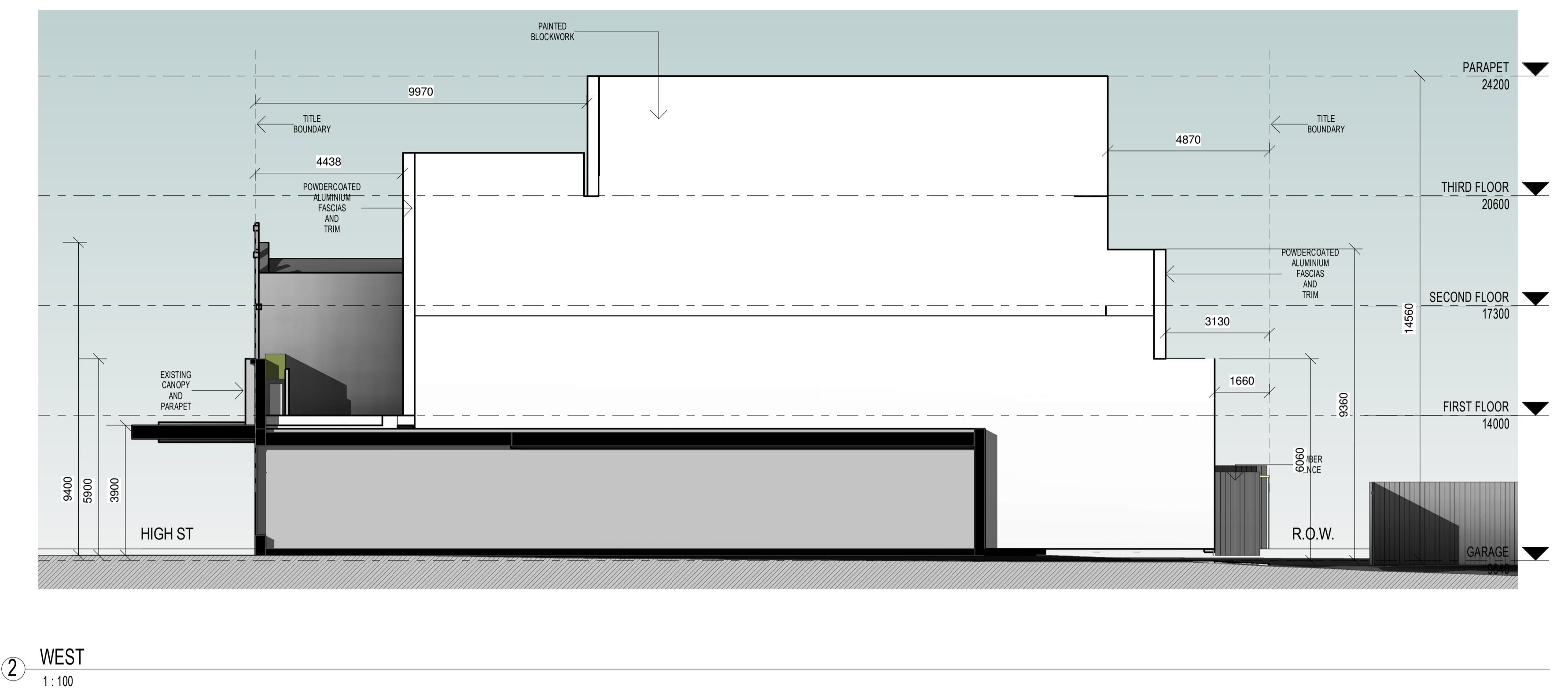


ISSUE	DATE	DESCRIPTION	BY	ISSUE	DATE	DESCRIPTION	BY
A	14/10/16	COUNCIL FURTHER INFORMATION	MA				

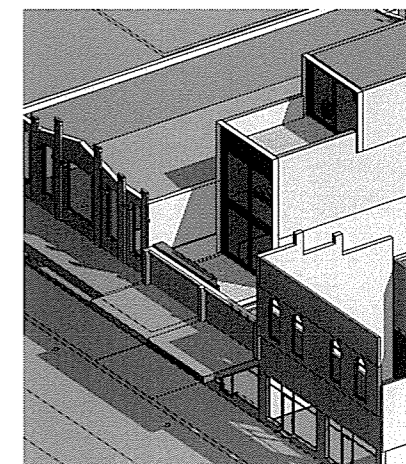
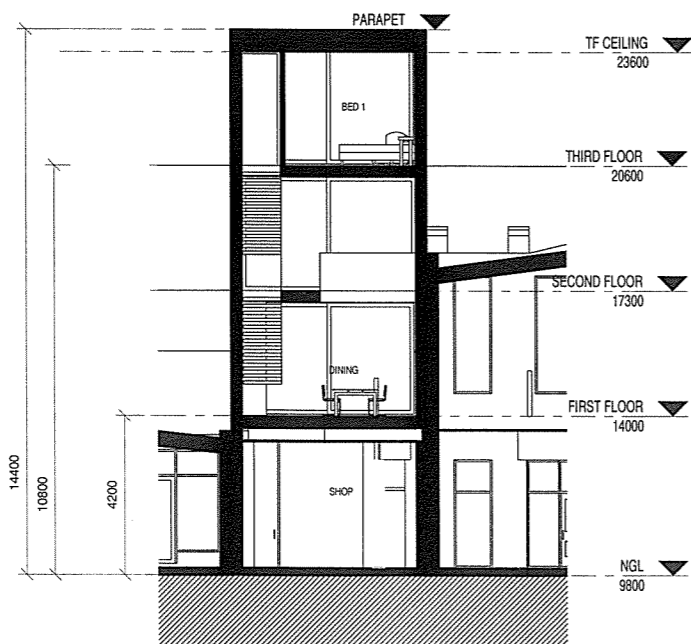
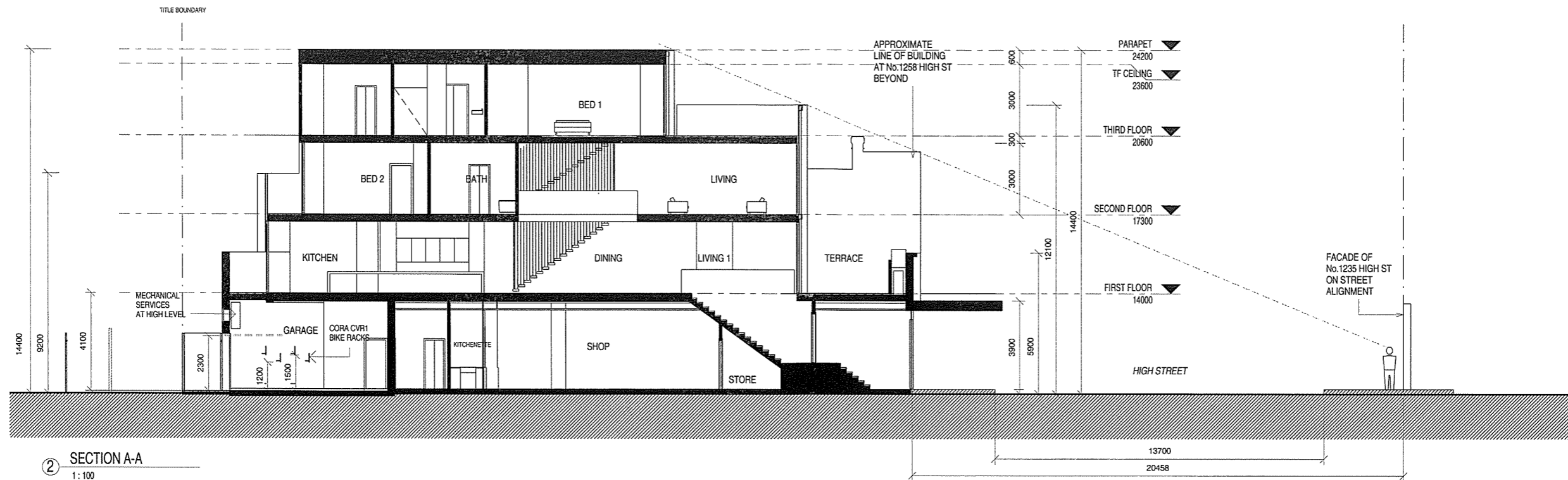
MICHAEL ANGLIS ARCHITECTURE  
 A.B.N. 88 245 392 202  
 Suite 210/838 Collins Street, Docklands Vic 3008  
 P. (08) 9294 4558 • www.michaelanglis.com.au

Project: MIXED USE DEVELOPMENT  
 Drawing: FLOOR PLANS (2)  
 At: 1262 HIGH STREET, ARMADALE  
 Scale: 1:100 Date: 05 10 16  
 Drawn: MA Date: 05 10 16  
 Checked: MA Date: 05 10 16  
 Job No: 10172  
 For: MARIA QUADARA  
 Rev: TP03 A

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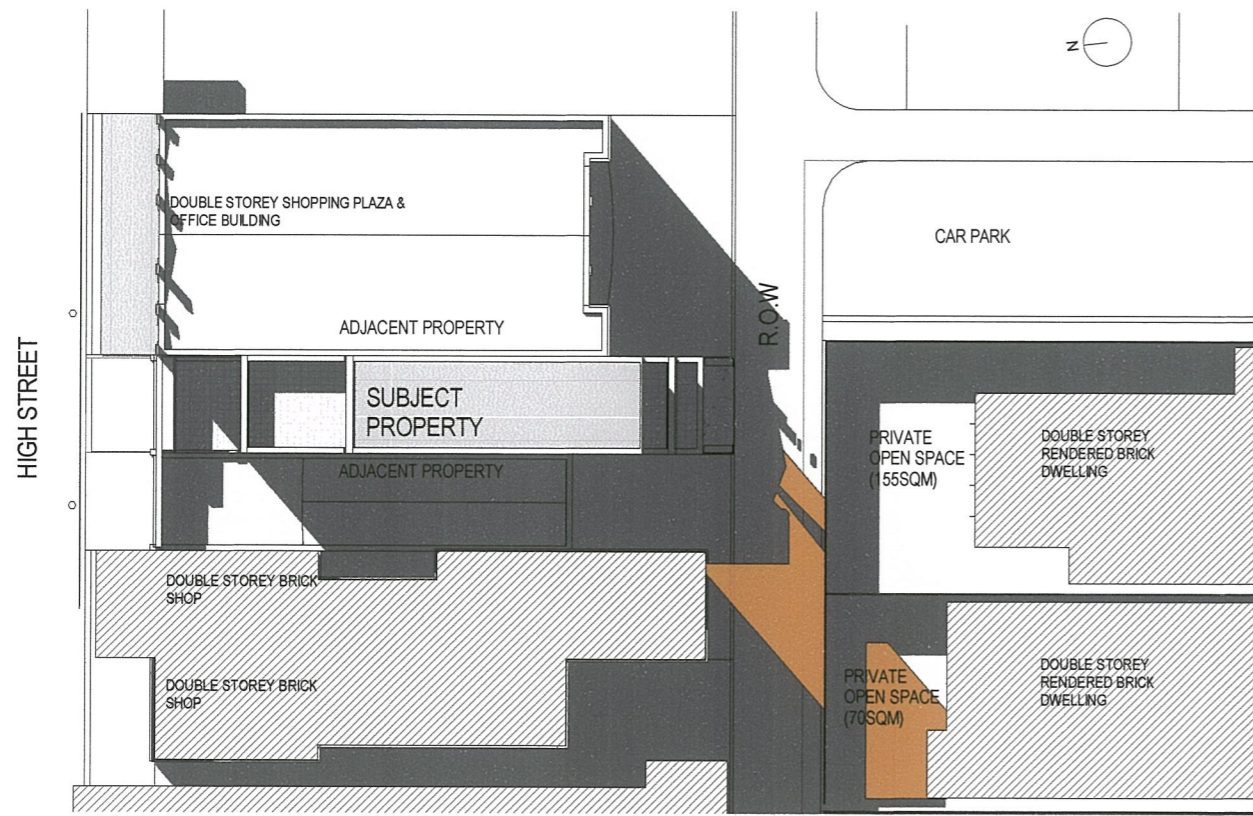


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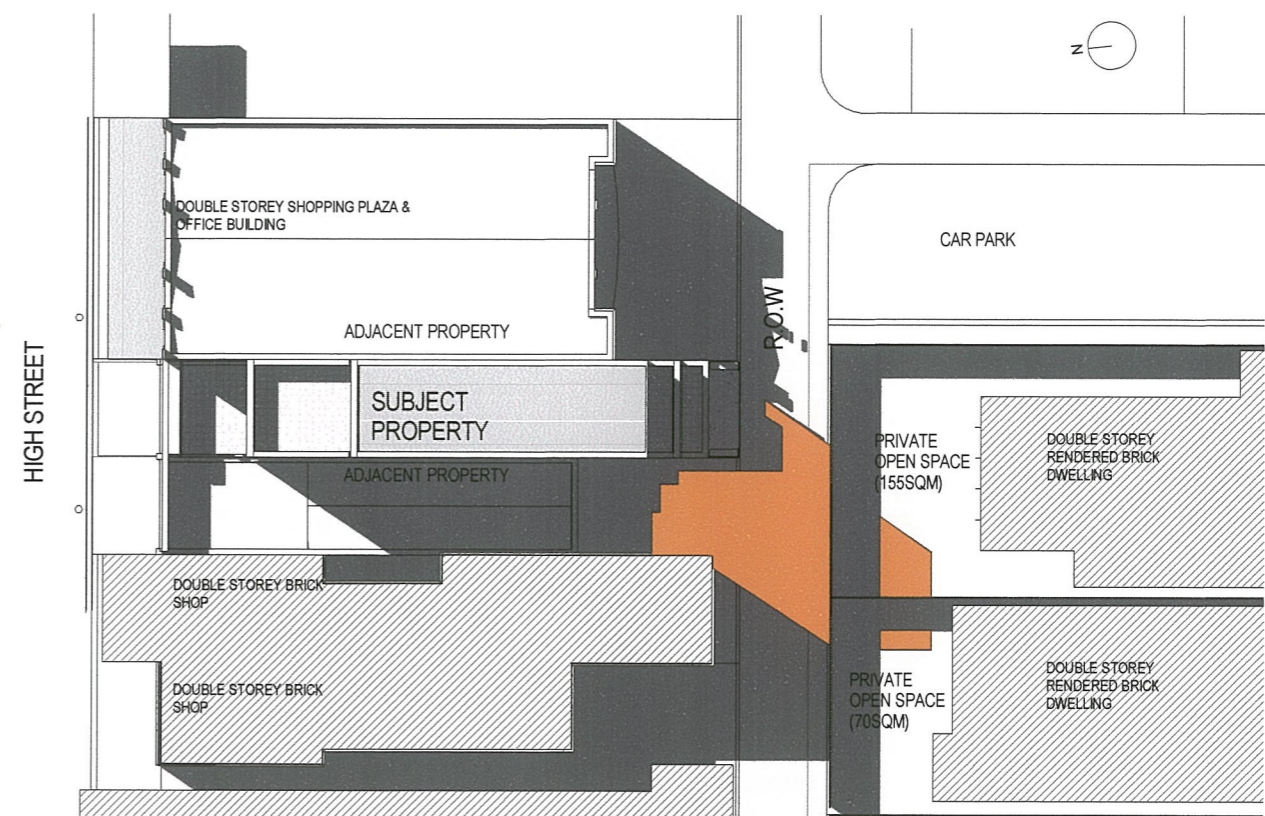


A 141016 COUNCIL FURTHER INFORMATION MA ISSUE DATE DESCRIPTION BY		B 141016 COUNCIL FURTHER INFORMATION MA ISSUE DATE DESCRIPTION BY		PROJECT: MIXED USE DEVELOPMENT SECTIONS & STREETSCAPES DATE: 05 10 16 SCALE: As indicated DRAWN: NB CHECKED: MA FOR: MARIA CHANARA	
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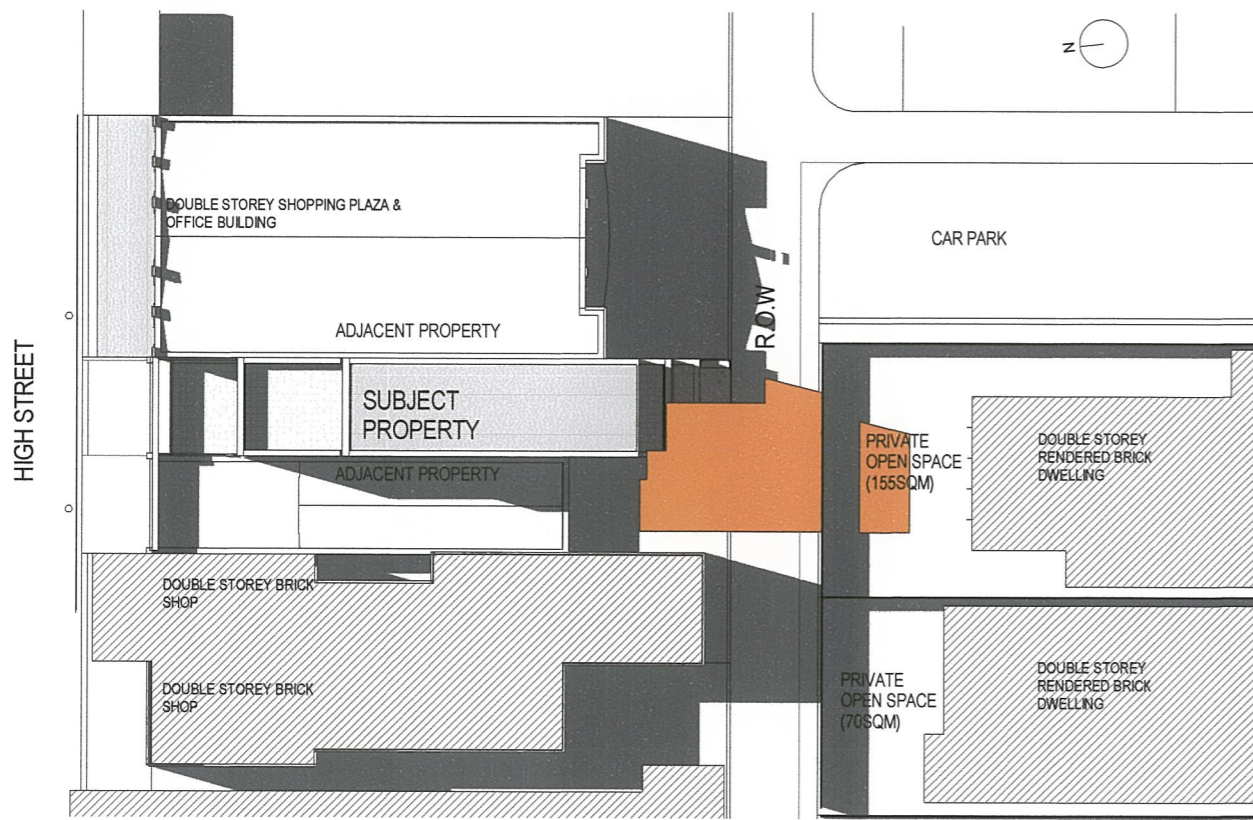
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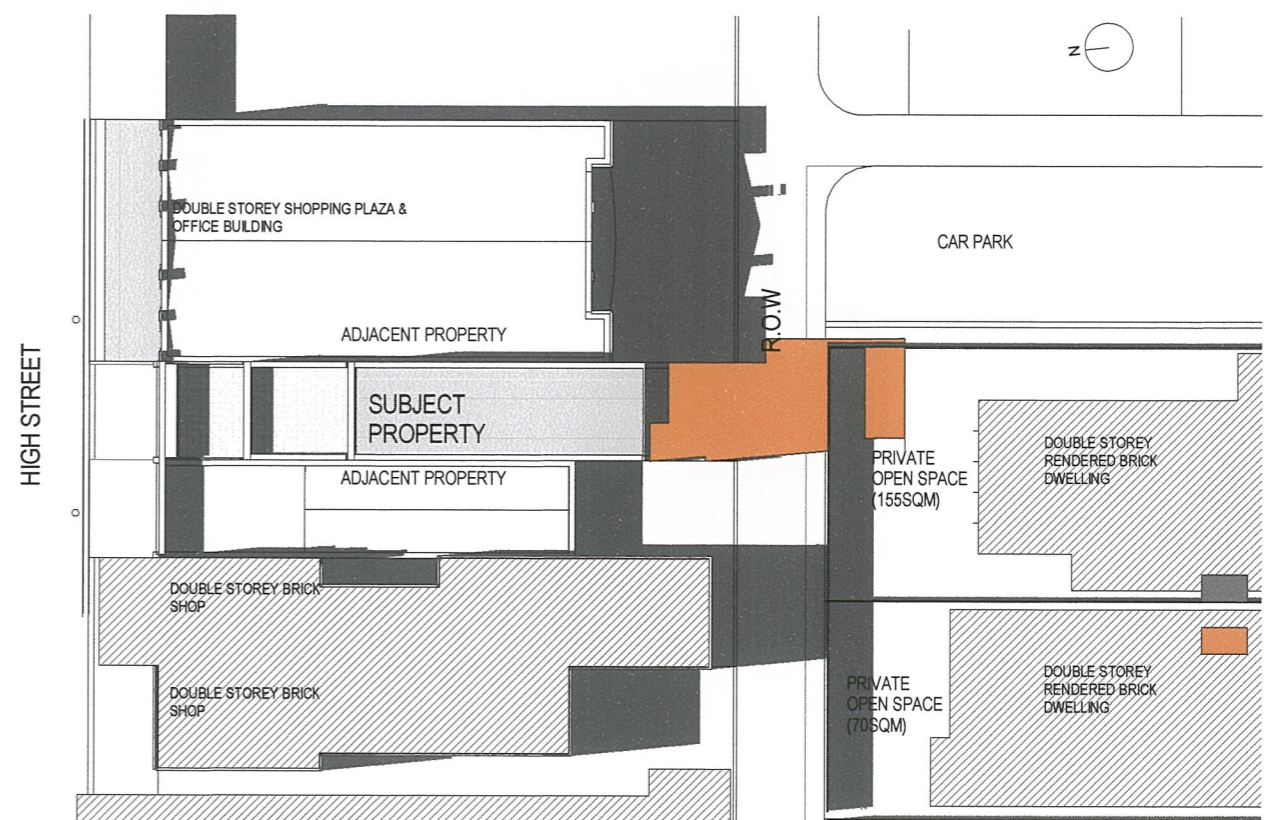
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1:200



② SHADOW DIAGRAM 10AM  
1:200



③ SHADOW DIAGRAM 11AM  
1:200

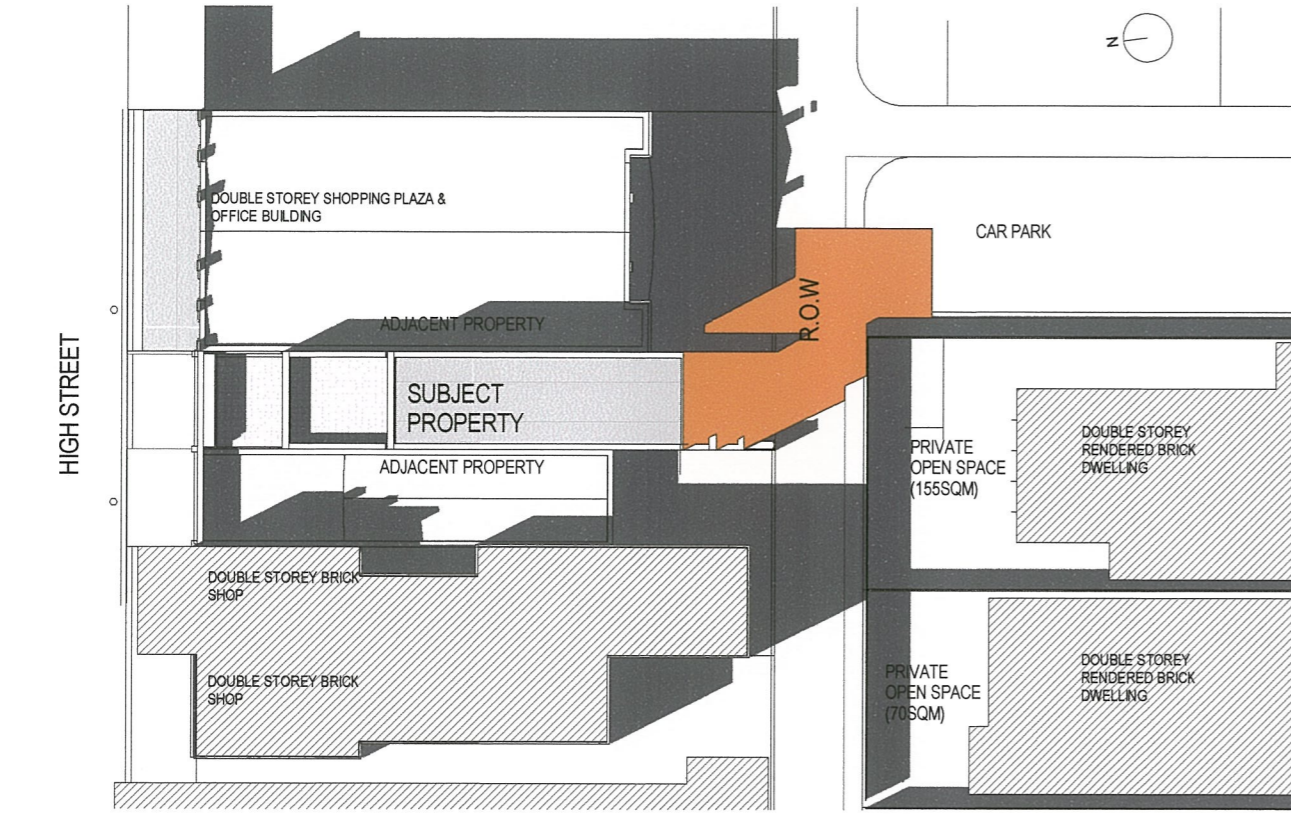


④ SHADOW DIAGRAM 12PM  
1:200

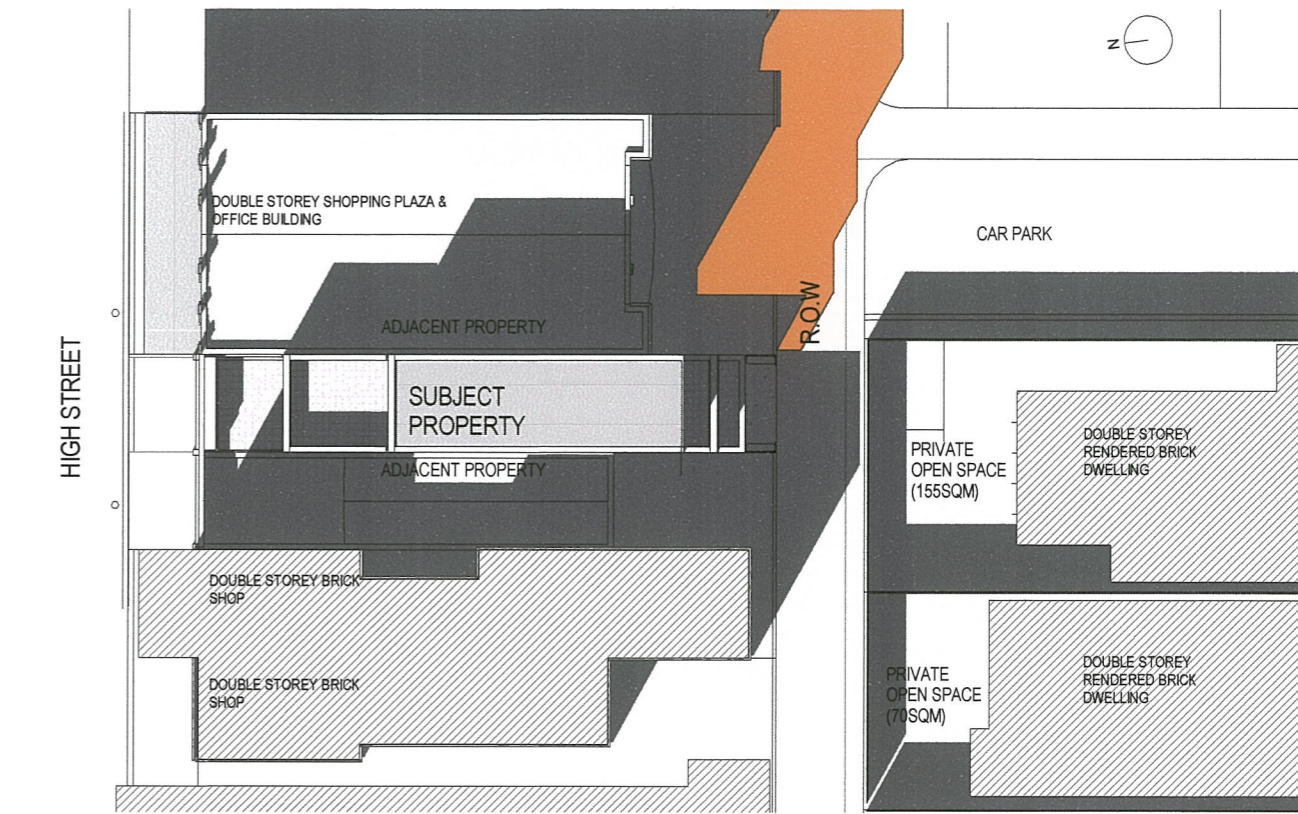
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<p>Project: 1262 HIGH STREET, ARMADALE For: MARIA QUADARA</p>		<p>Check: MA Drawn: TP07 Date: 05 10 16</p>	
<p>Project: MICHAEL ANGLIS ARCHITECTURE A 514 95 243 542 202</p>		<p>Project: MICHAEL ANGLIS ARCHITECTURE A 514 95 243 542 202</p>	
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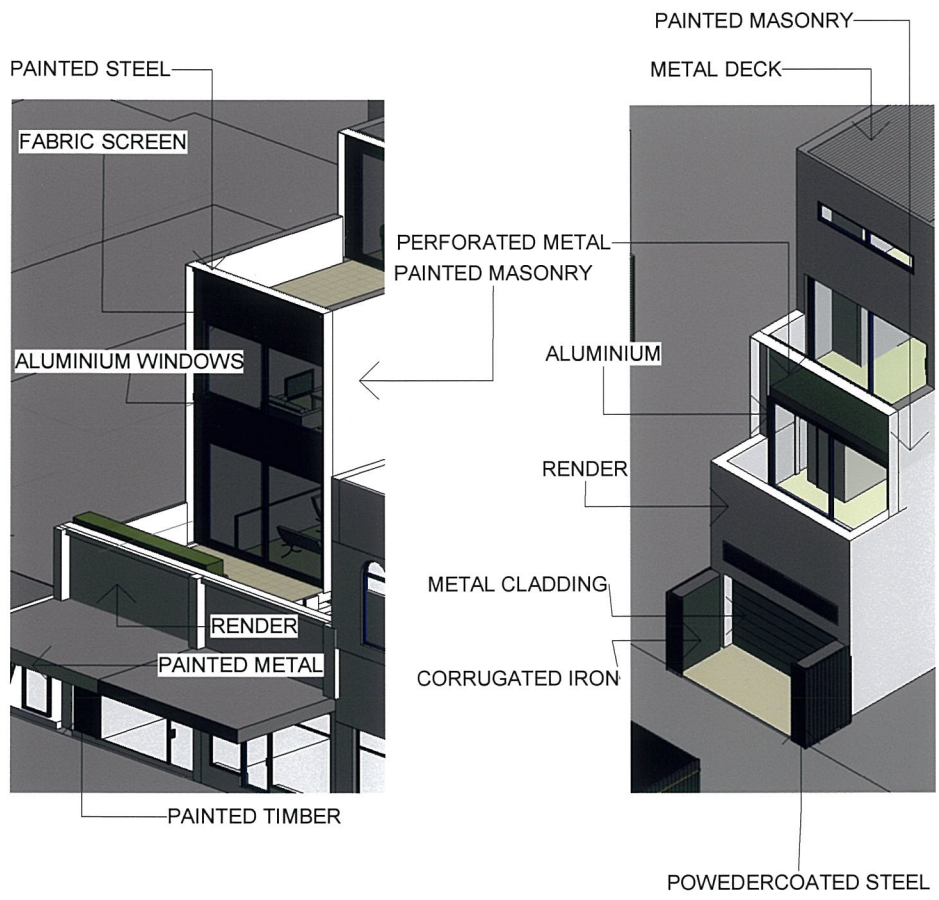
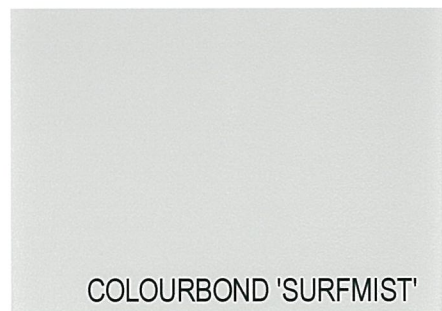
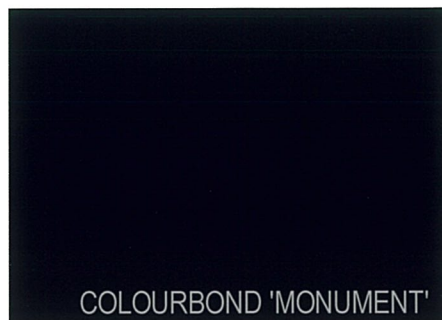
① SHADOW DIAGRAM 1PM  
1:200



② SHADOW DIAGRAM 3PM  
1:200

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EXTERNAL FINISHES		
ELEMENT	MATERIAL	COLOUR/FINISH
EXTERNAL WINDOWS	ALUMINIUM	POWDERCOAT 'DOMINO'
RAINWATER TANKS	CORRUGATED IRON	COLOURBOND 'MONUMENT'
EXTERNAL BLINDS	FABRIC SCREEN	'CHARCOAL'
GARAGE DOOR	METAL CLADDING	COLOURBOND 'MONUMENT'
ROOFING	METAL DECK	COLOURBOND 'SURFMIST'
SIDE WALLS	PAINTED MASONRY	'NATURAL WHITE'
EXISTING FASCIA	PAINTED METAL	'NATURAL WHITE'
FEATURE EDGE FRAMES	PAINTED STEEL	'DOMINO'
ENTRY DOOR	PAINTED TIMBER	'DOMINO'
PRIVACY SCREEN	PERFORATED METAL	POWDERCOAT 'DOMINO'
EXTERNAL WALLS	RENDER	'NATURAL WHITE'

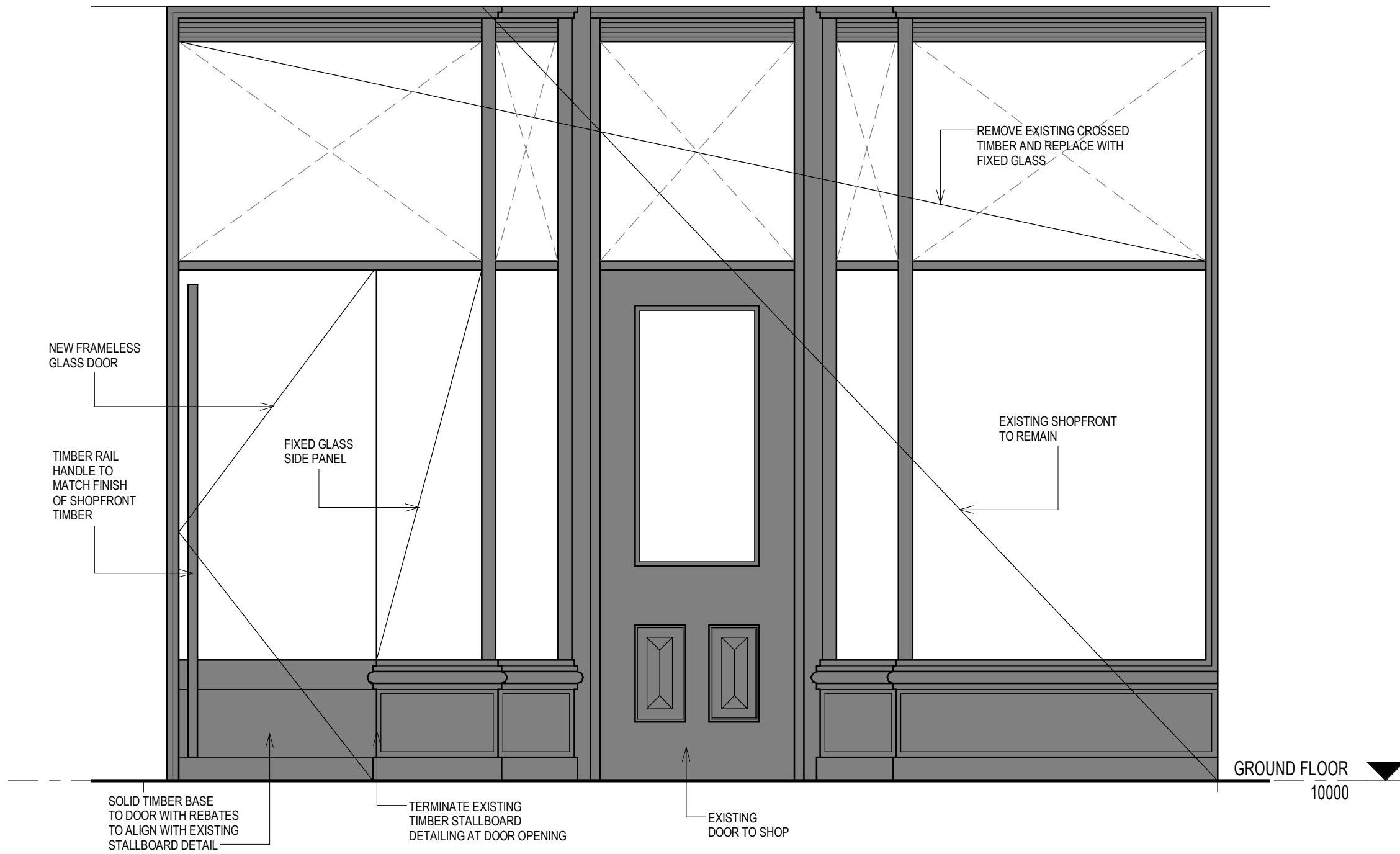


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 p: (03) 9654 2588 e: enquiries@angarch.net

MIXED USE DEVELOPMENT  
 1262 HIGH STREET,  
 ARMADALE  
 MARIA QUADARA

FINISHES SCHEDULE		
Project number	0912	REV
Date	05 10 16	<b>TP09</b>
Drawn by	MA	
Checked by	Scale	

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ISSUE	DATE	DESCRIPTION	BY



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Project:  
**MIXED USE DEVELOPMENT**  
At:  
**1262 HIGH STREET, ARMADALE**

For:  
**MARIA QUADARA**

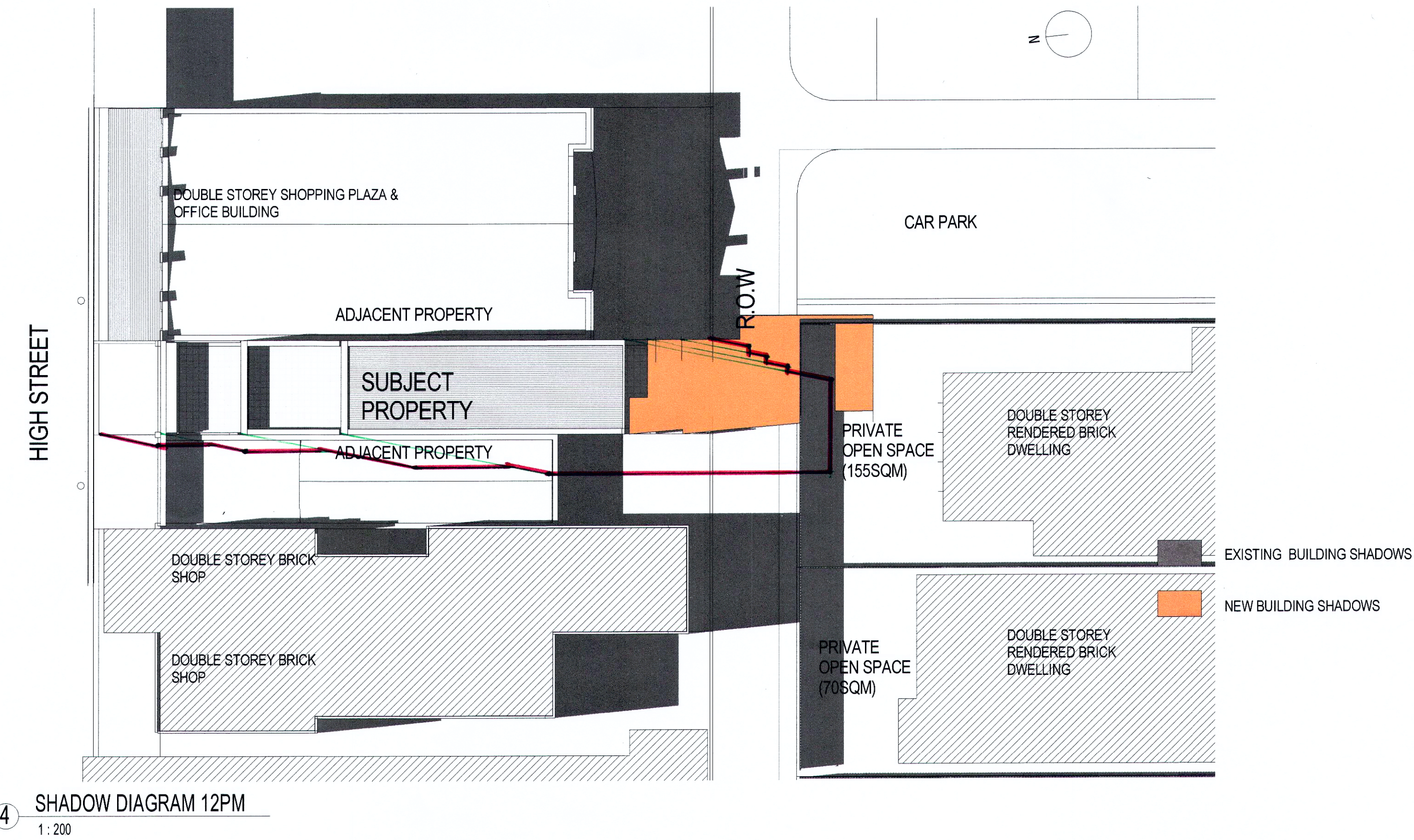
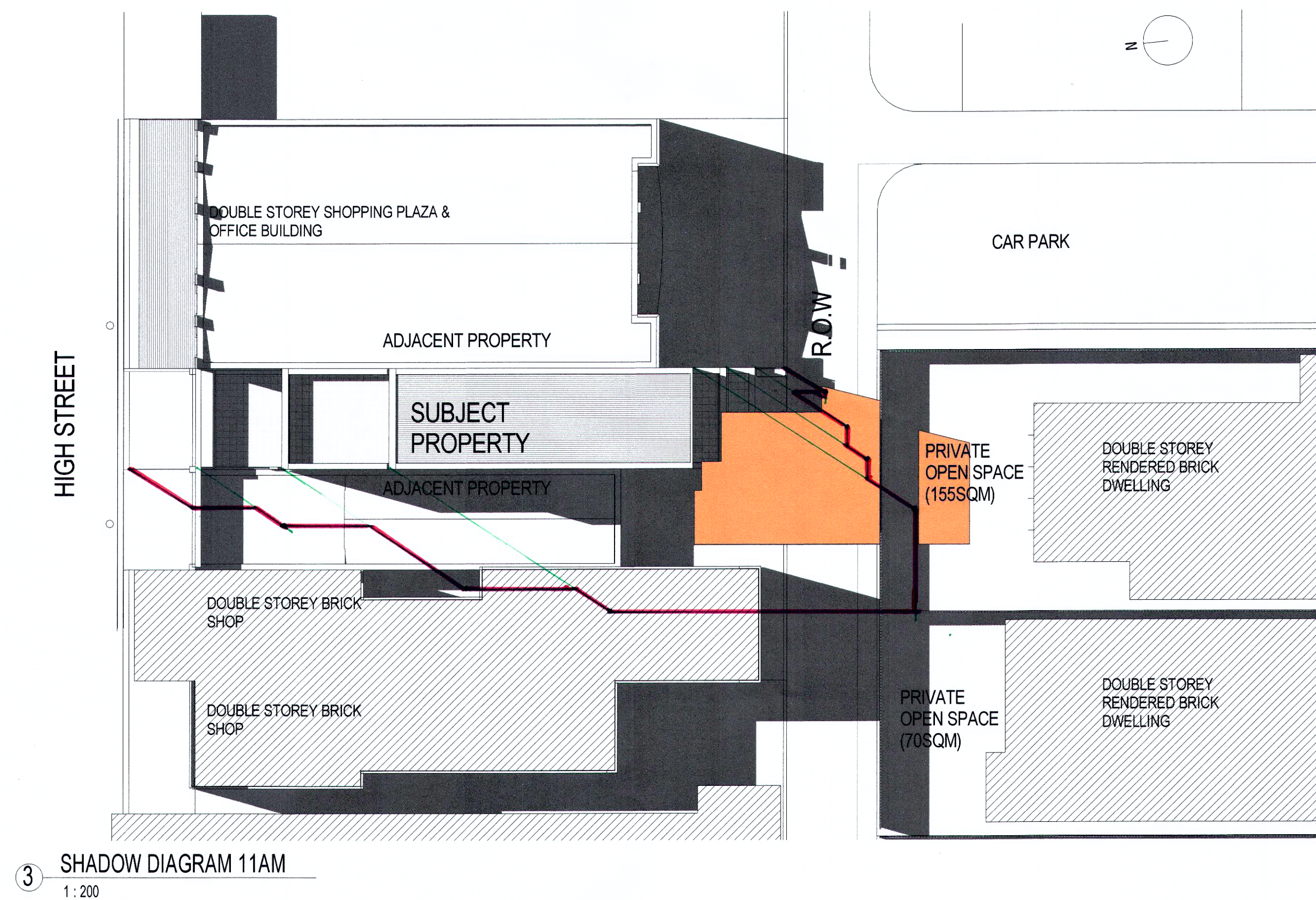
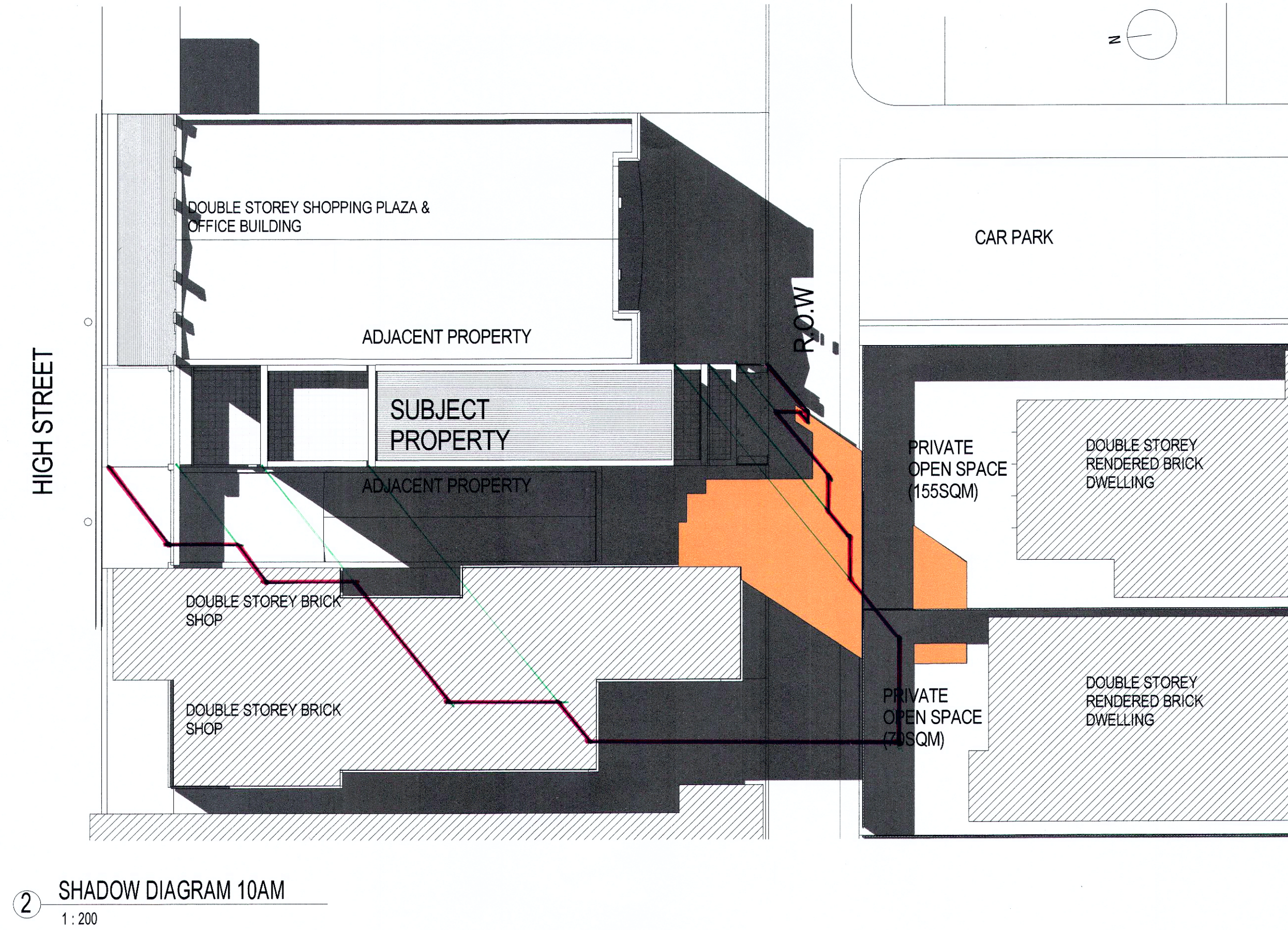
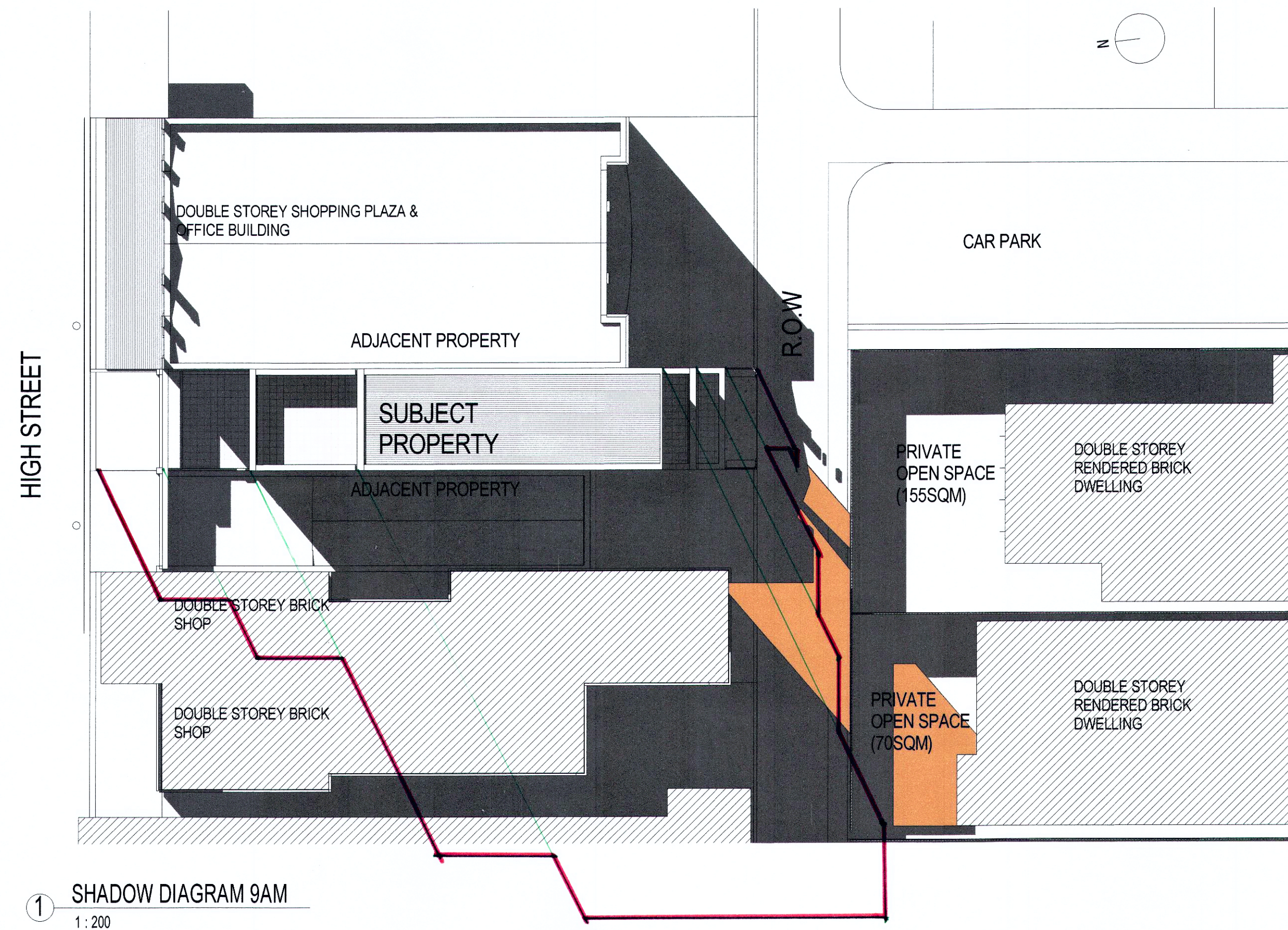
Drawing:  
**SHOPFRONT ELEVATION**

Scale: **1 : 20** (on A3) Date: **03 08 17**

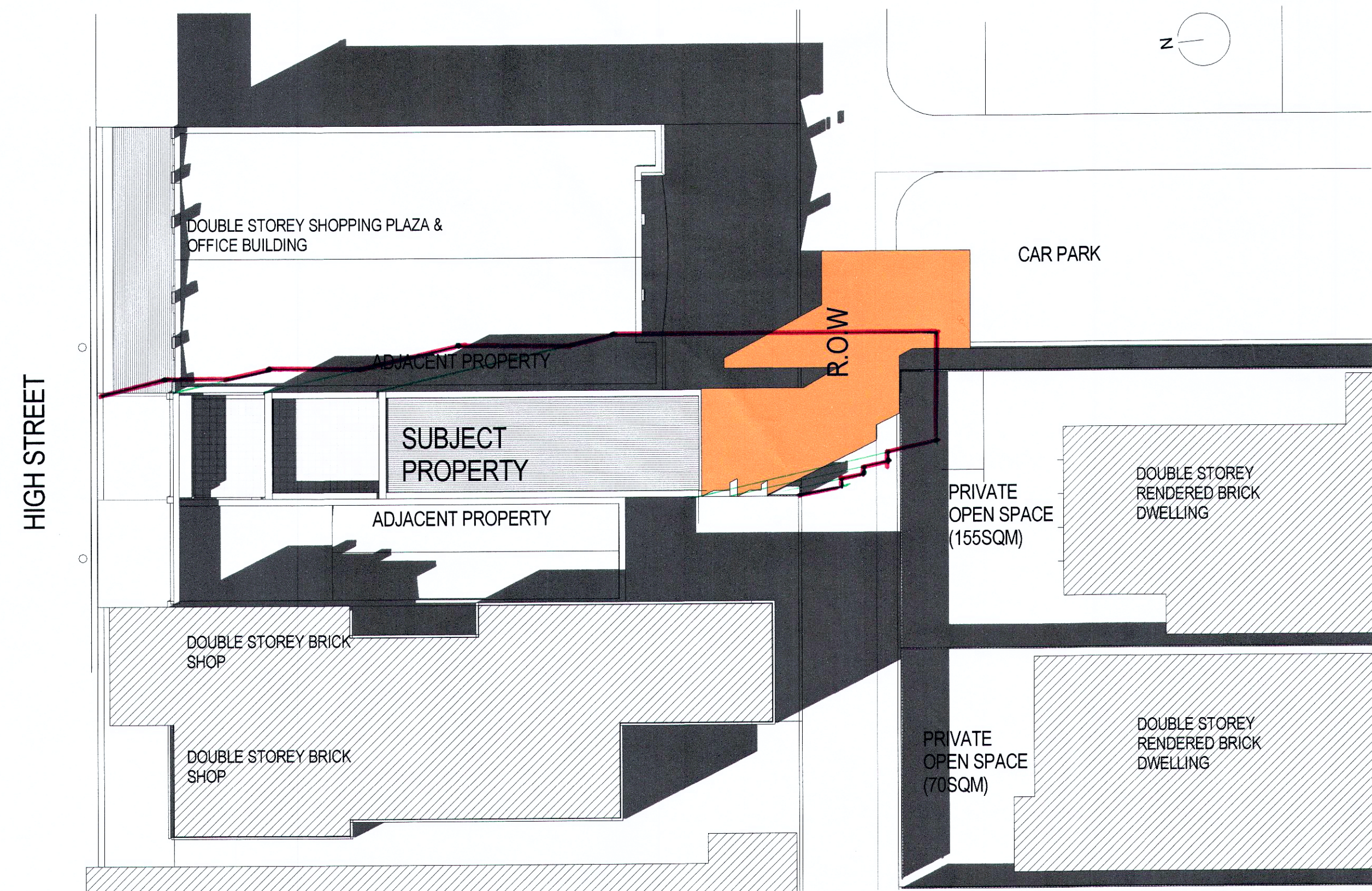
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Job No. **0912** Dwg No. **.**

**TP10** REV

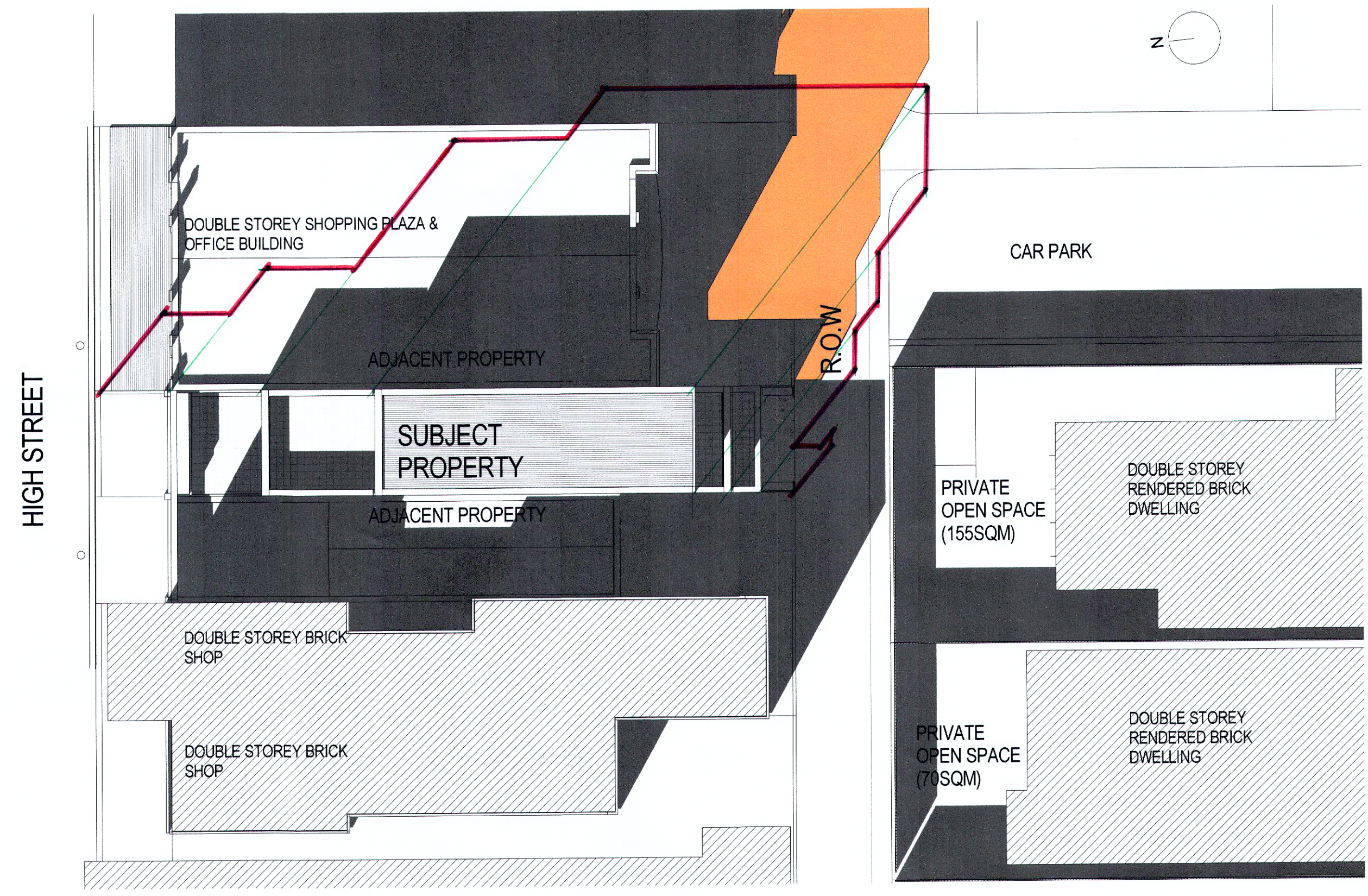
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1 SHADOW DIAGRAM 1PM  
1:200



2 SHADOW DIAGRAM 3PM  
1:200

A 141016 COUNCIL FURTHER INFORMATION MA		BY		BY		 MARIA QUADARA ARCHITECTURE A.B.N. 48 240 392 202 Suite 210/838 Collins Street, Docklands Vic 3008 p. (03) 9629 4588 e. enquiries@mqarch.net		Project: MIXED USE DEVELOPMENT At: 1262 HIGH STREET, ARMADALE For: MARIA QUADARA	Drawing: SHADOW DIAGRAMS (2) Scale: 1:200 Date: 05 10 16 Drawn: MA Date: 05 10 16 Job No: 0912 Date: 05 10 16 Dwg No: 0912 Date: 05 10 16	TP08 REV A 14/10/2016 8:48:16 AM
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