

Frasers Broadway

Additional Information for DoP

1645 Frasers Broadway

17 October 2008 A_REP_122 124 slides

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1) Summary of Changes

A number of changes have been made in order to address the comments received:

The GFA of blocks 1 and 4 was reduced by approx 8.000m². Less GFA and therefore less height along Abercrombie Street and towards Chippendale results in better solar access for the Abercrombie Community and the park. The cantilevering part of block 4s was omitted which in addition helped to soften the elevation in Abercrombie Street. Three floors have been added on top of the pub creating a consistent elevation along Broadway and a building stepping down towards Chippendale along Abercrombie.

Part of the GFA was lost (approx 1.500) part of it was relocated to blocks 2, 5, 8, 9 and 11. Block 2 received two additional floors in the western building. This was done without increasing the height of the building but by reducing the floor to floor height to 3.05m. Block 5 received two additional floors. Some additional mass was added for block 8 stepping down towards Chippendale. One floor was added to block 9 helping to create better apartment layouts. Block 11 received three additional floors along Wellington Street which still creates a larger park. While the changes for blocks 2, 5, 8 and 11 don't cause any additional substantial shadow neither for the neighbours nor for the park the additional floor for block 9 worsens the situation slightly. This shadow is however considered as a fast moving shadow which doesn't affect the surrounding buildings for a long time.

In addition to that more, but minor amendments have been made to Block 11 (re-introducing 'the slot') and block 8 (moving the higher part of the building eastwards – close to where it was shown in the approved concept plan)

Blocks 1 and 4 are linked with a number of bridges. These have been lifted up allowing better views towards the chimney, the church, the antenna and other elements.

The terraces of block 2 have been modified to allowing more daylight and a smoother transition between the park and the building.

The massing of block 6 has been slightly modified to improve the interface with the Kensington precinct.

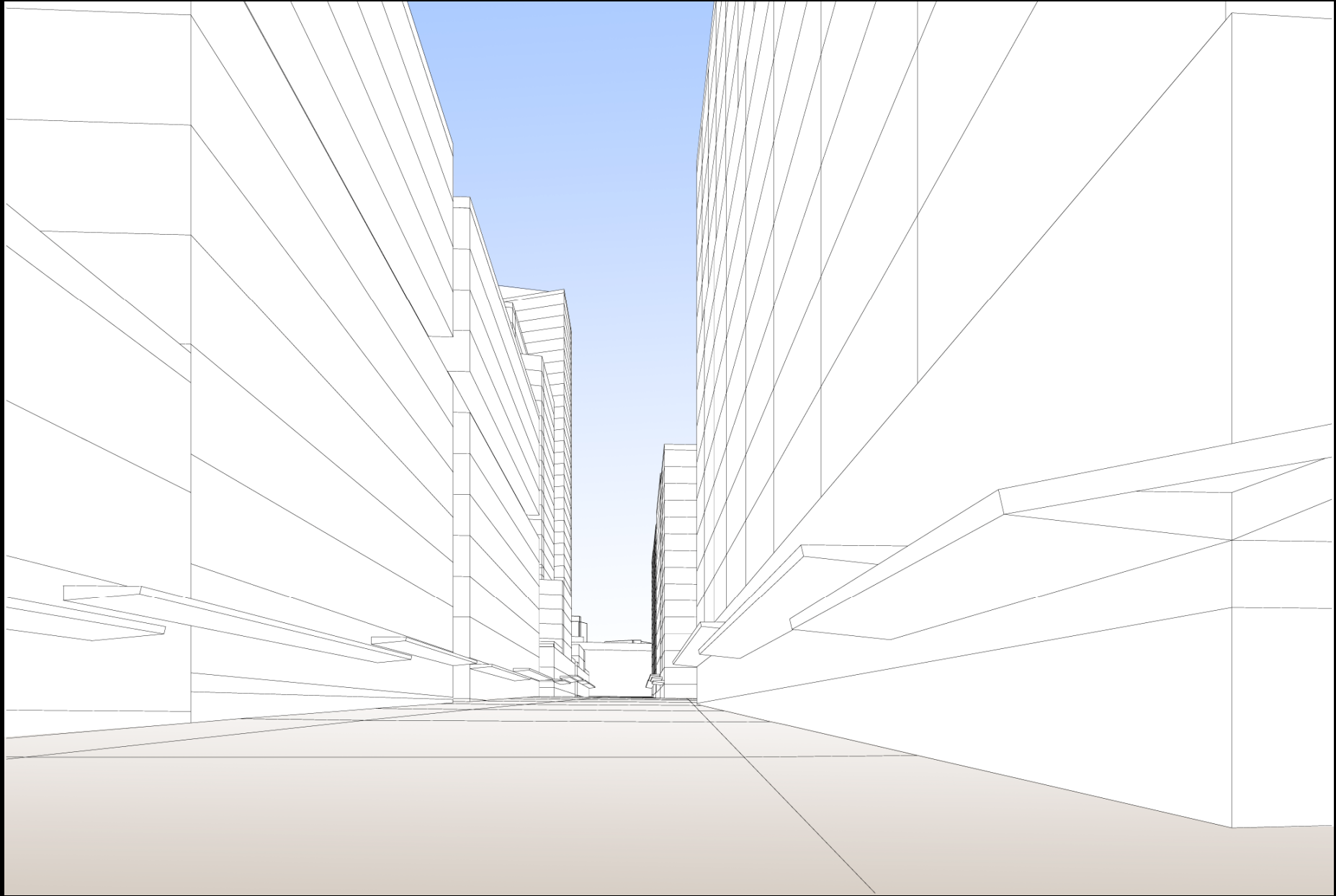
The car park entrance for block 1 has been moved to Tooth Lane creating a more gentle entrance to the precinct in Balfour Street.

2) Views

View towards Brewery



View Tooth Lane eastwards - approved



View Tooth Lane eastwards - amended



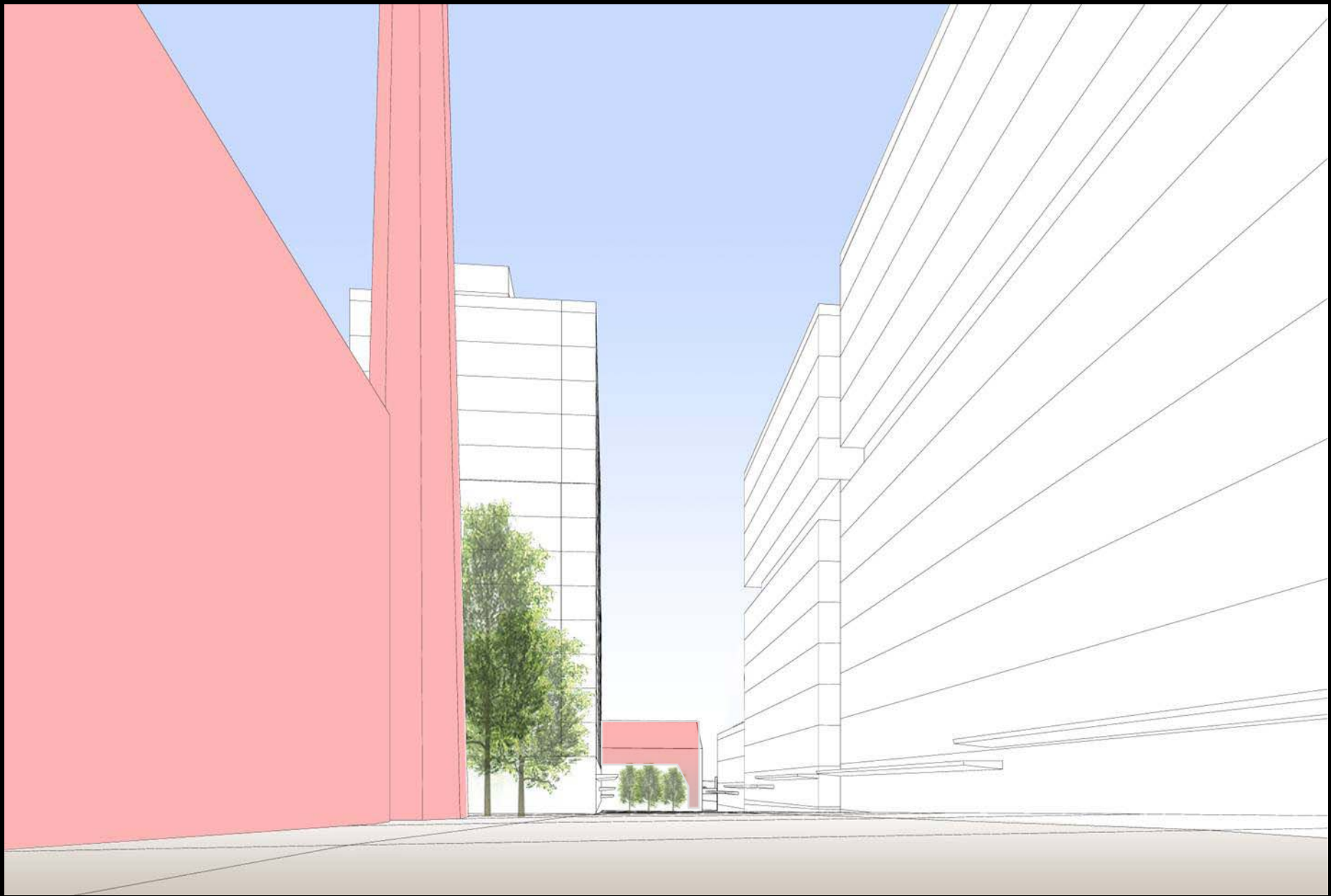
View Tooth Lane eastwards – current design



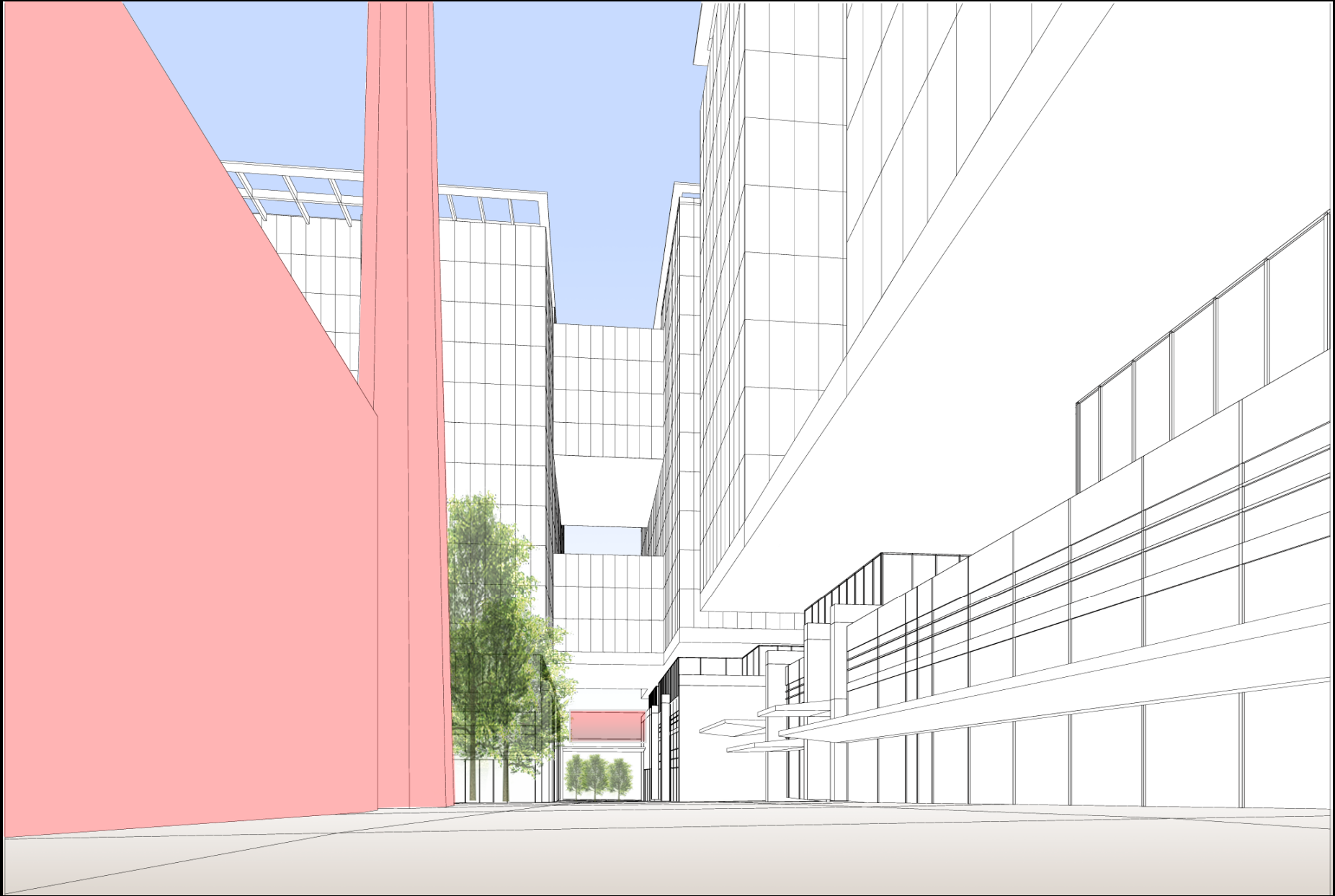
View towards Notre Dame



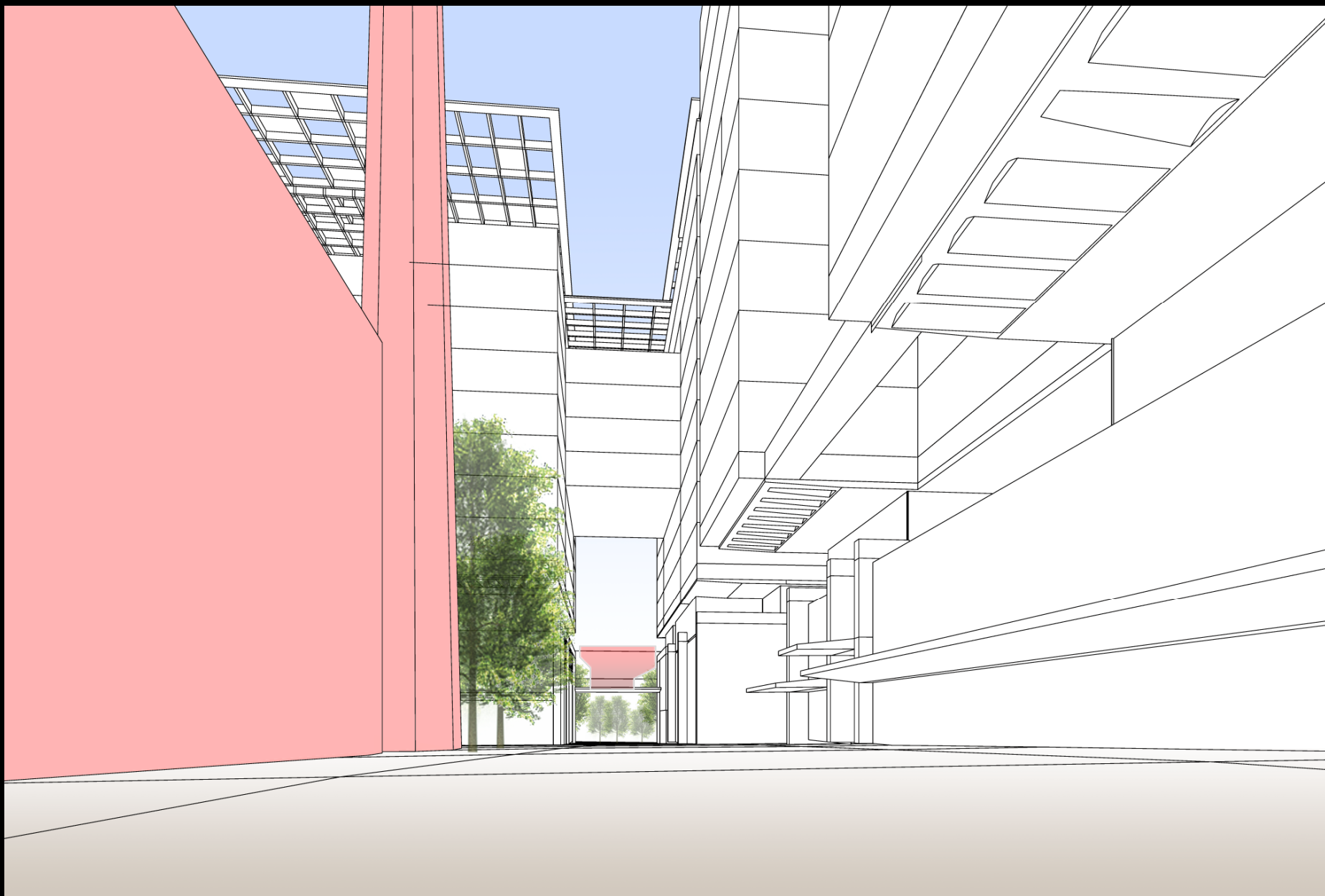
View Tooth Lane westwards - approved



View Tooth Lane westwards - amended



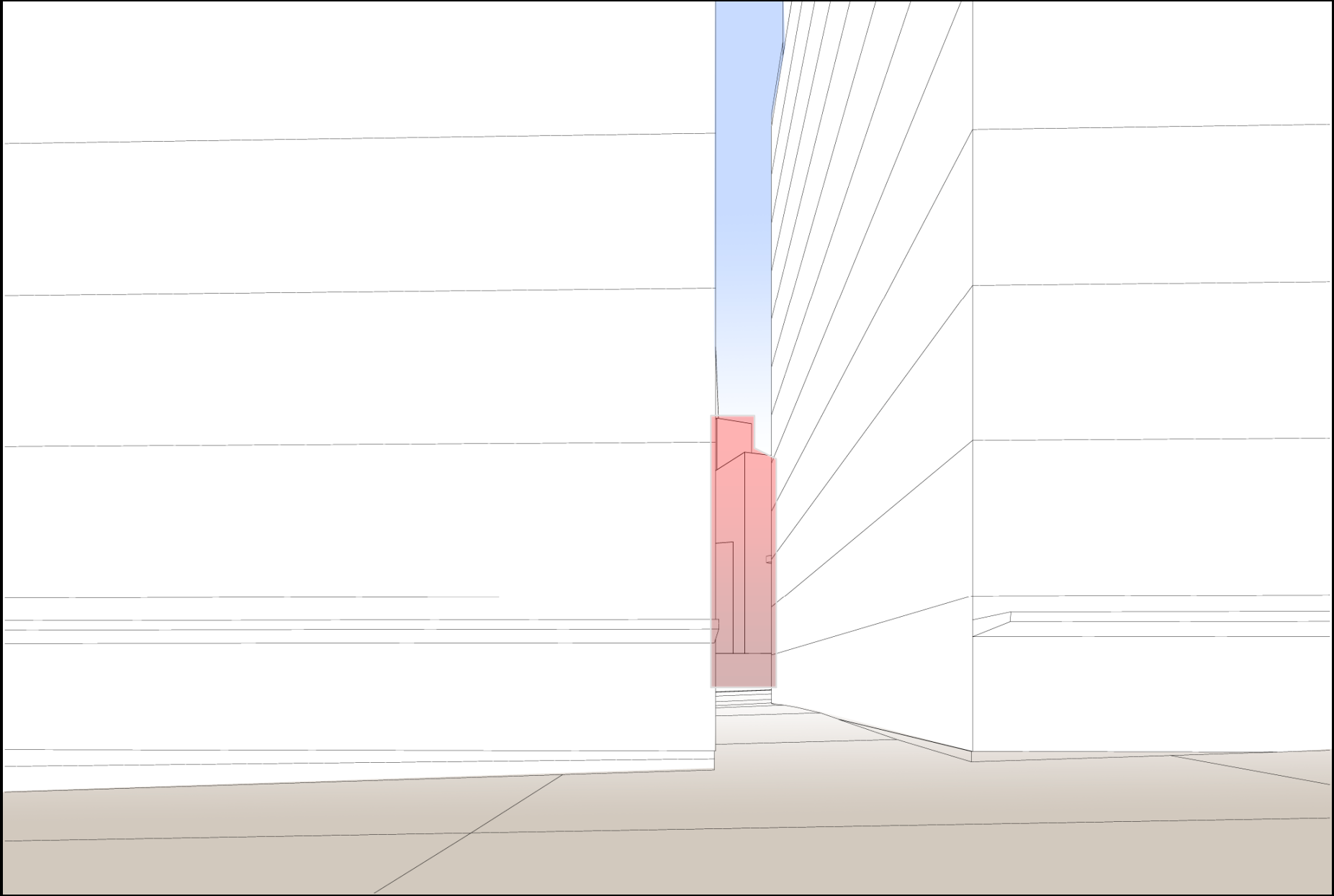
View Tooth Lane westwards – current design



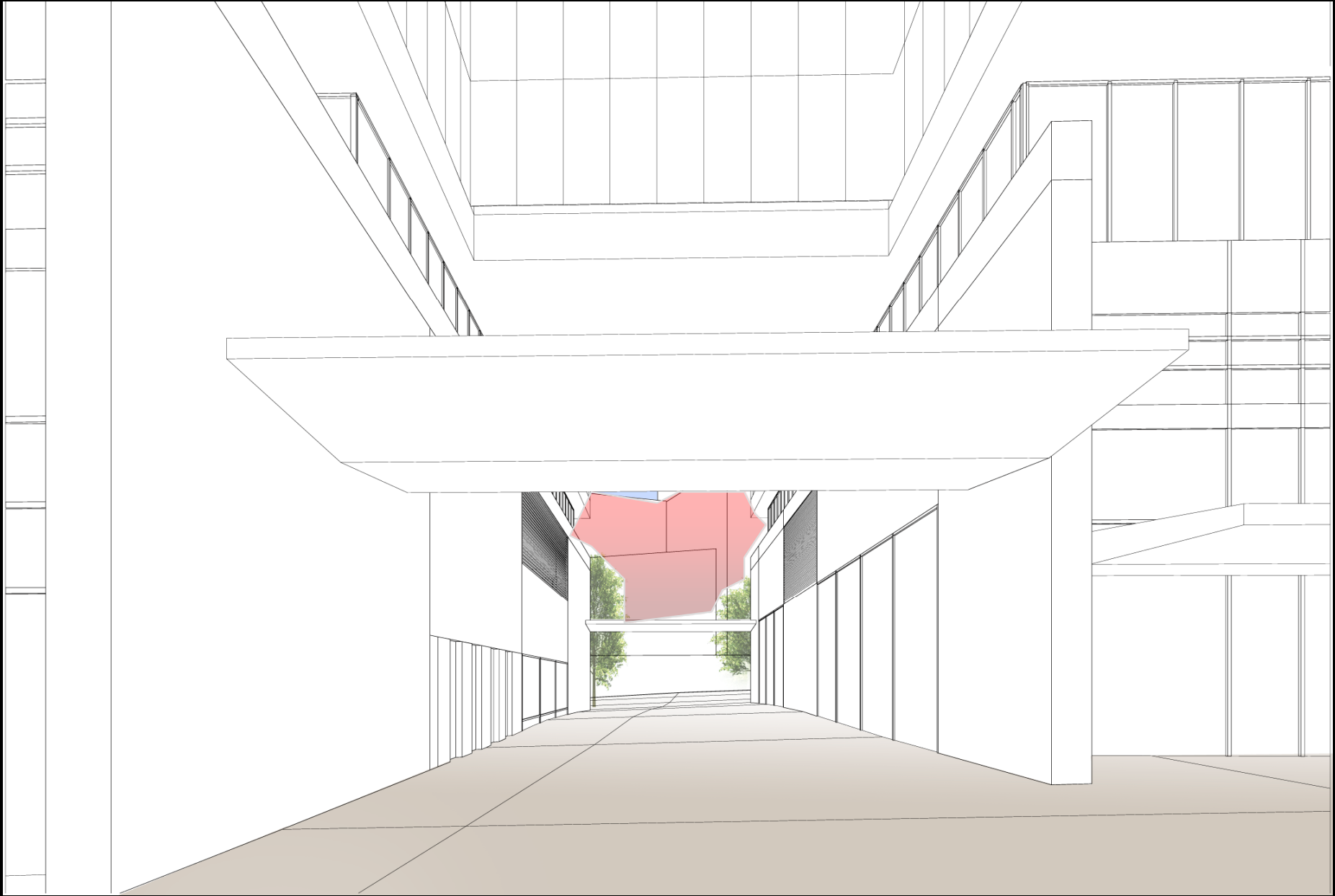
View towards UTS



View Carlton Street northwards - approved



View Carlton Street northwards - amended



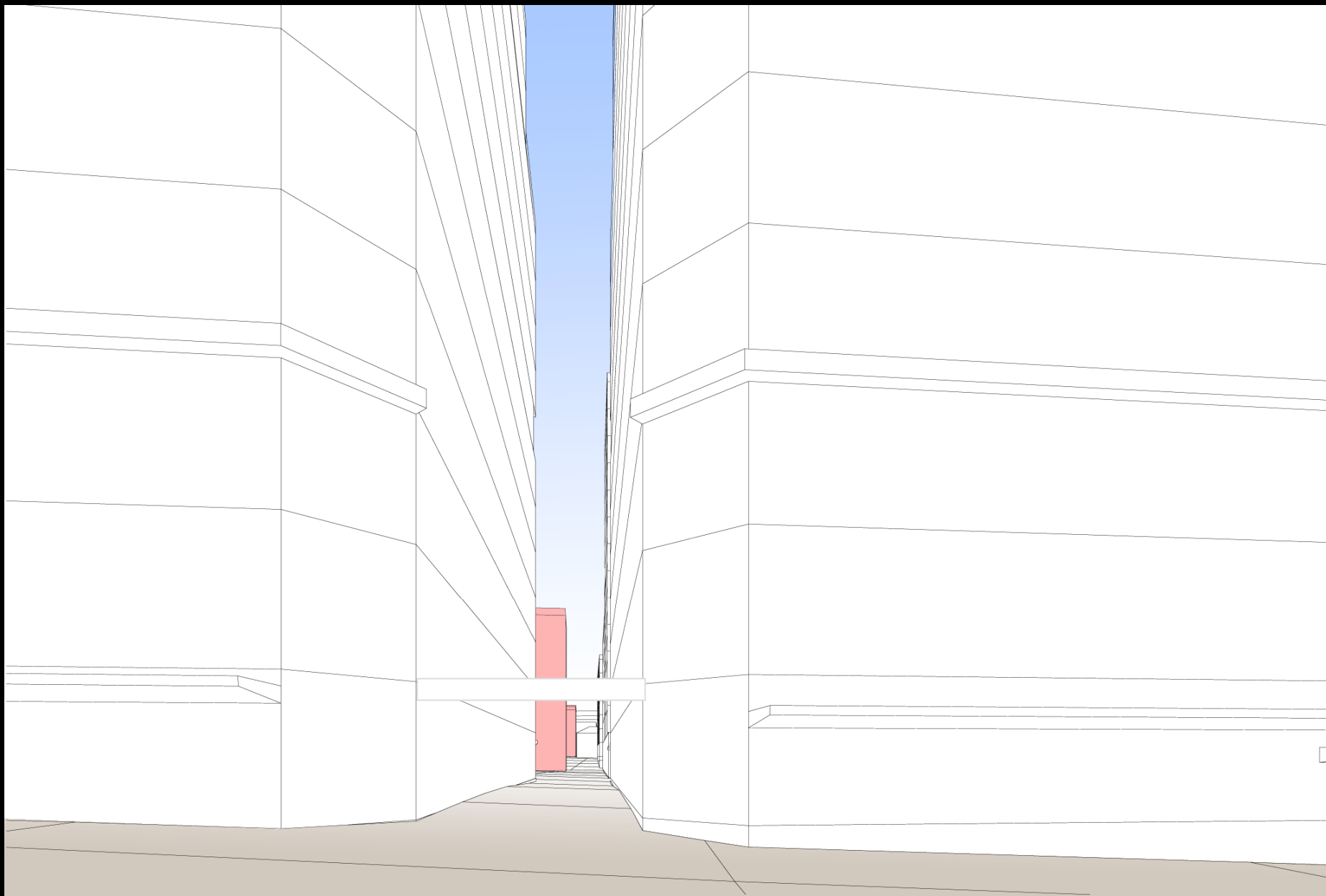
View Carlton Street northwards – current design



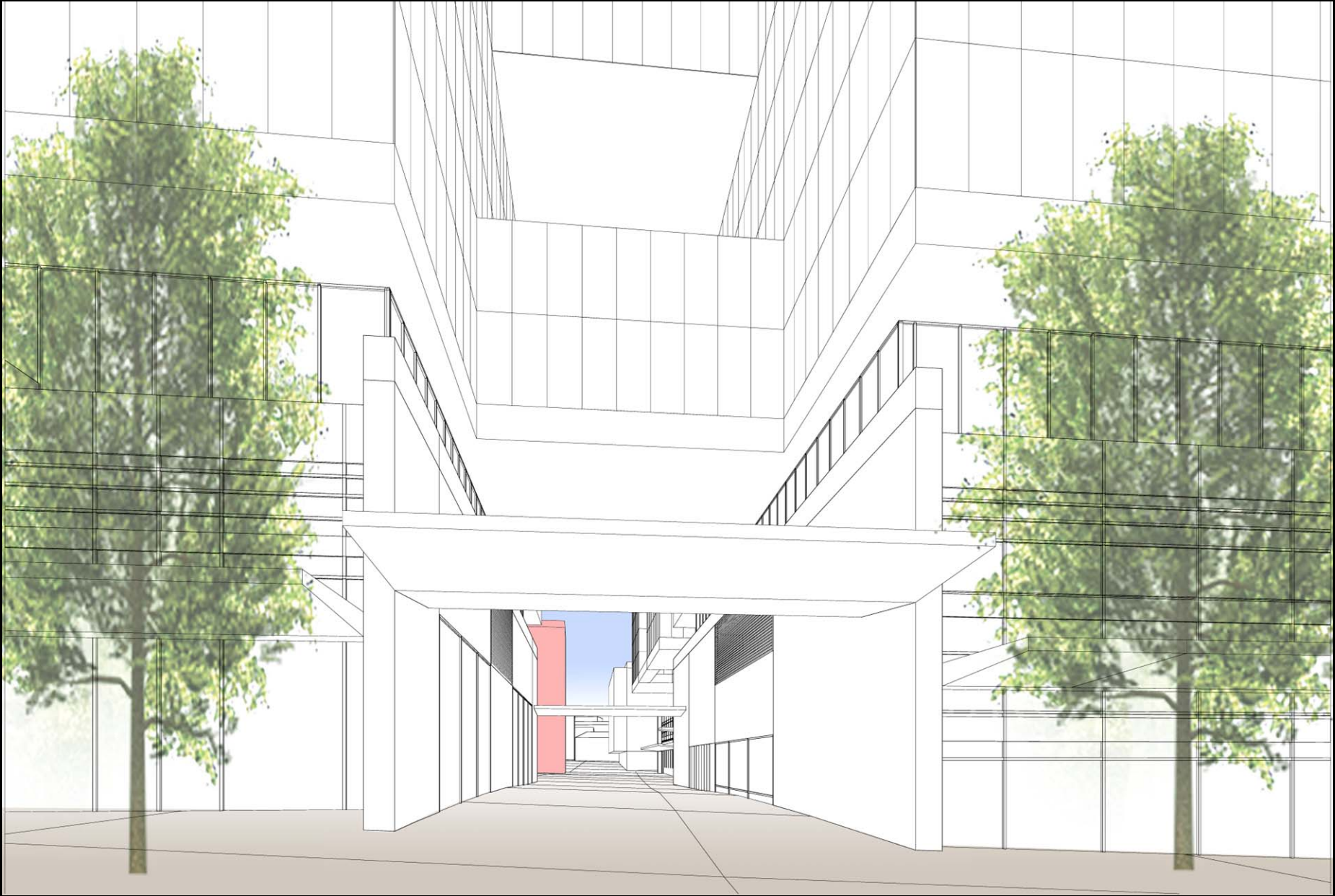
View towards Brewery



View Carlton Street southwards - approved



View Carlton Street southwards - amended



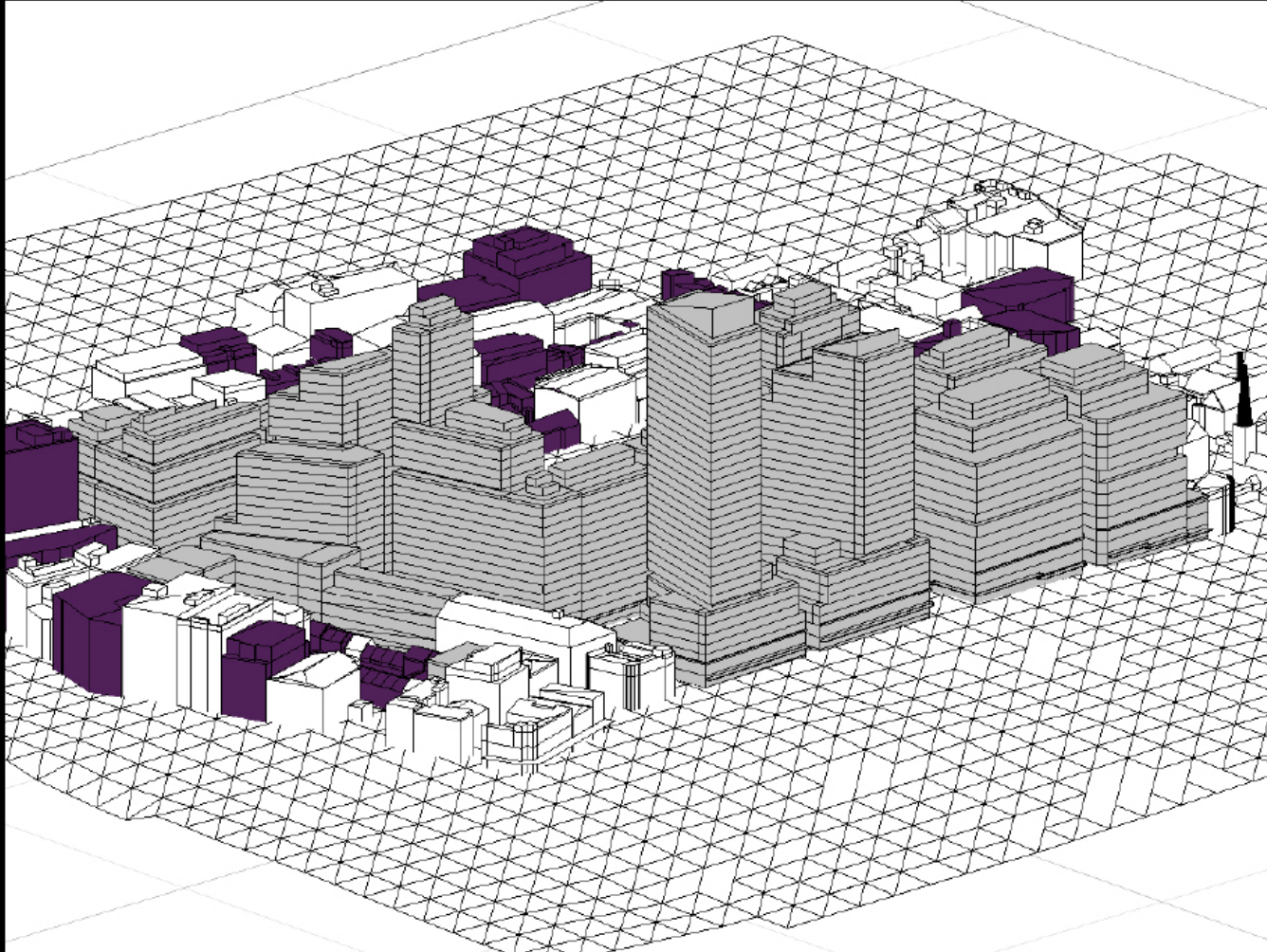
View Carlton Street southwards - current design



3) Sun Views

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21.06
09:00 am

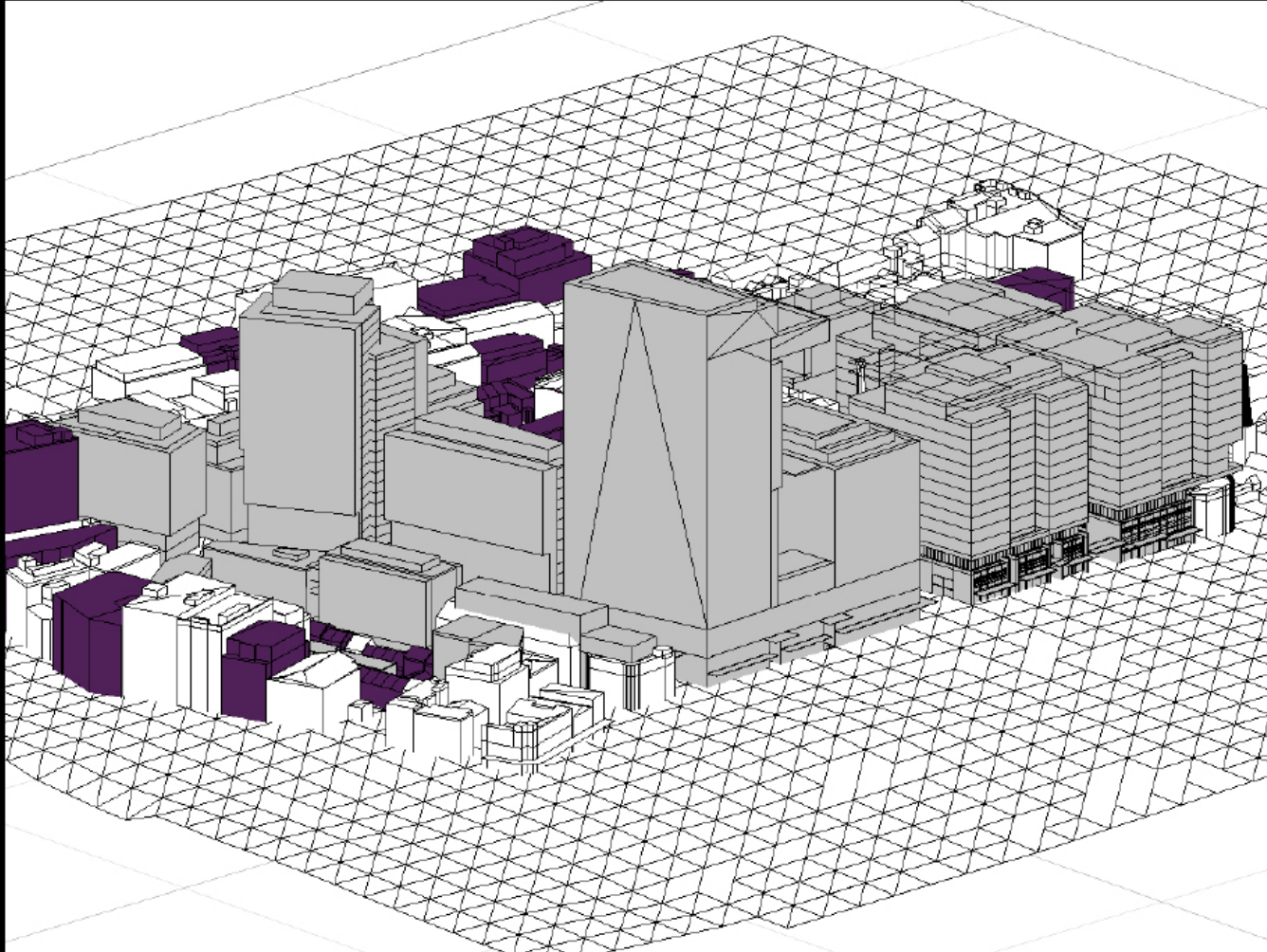
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Amended Masterplan

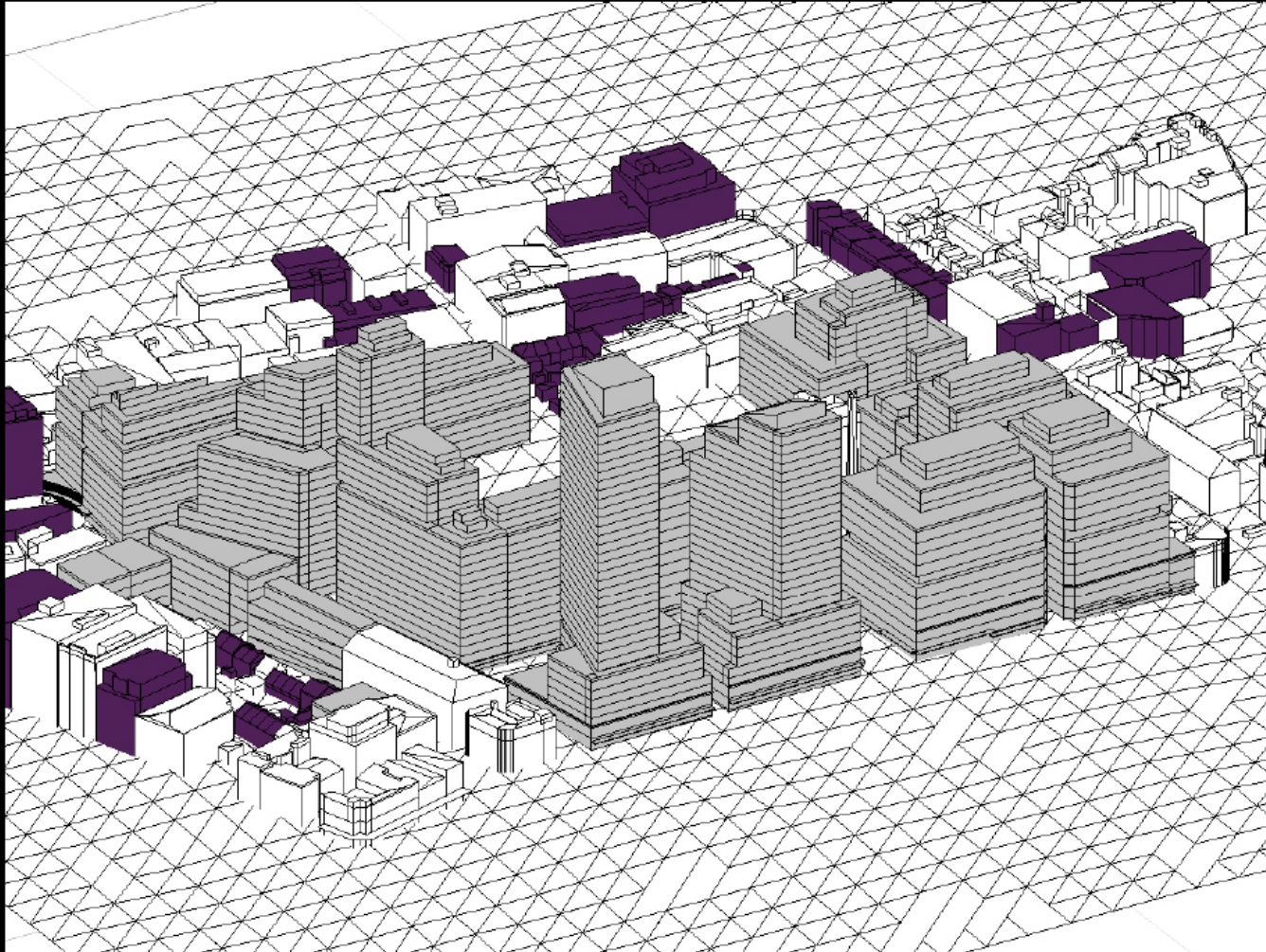
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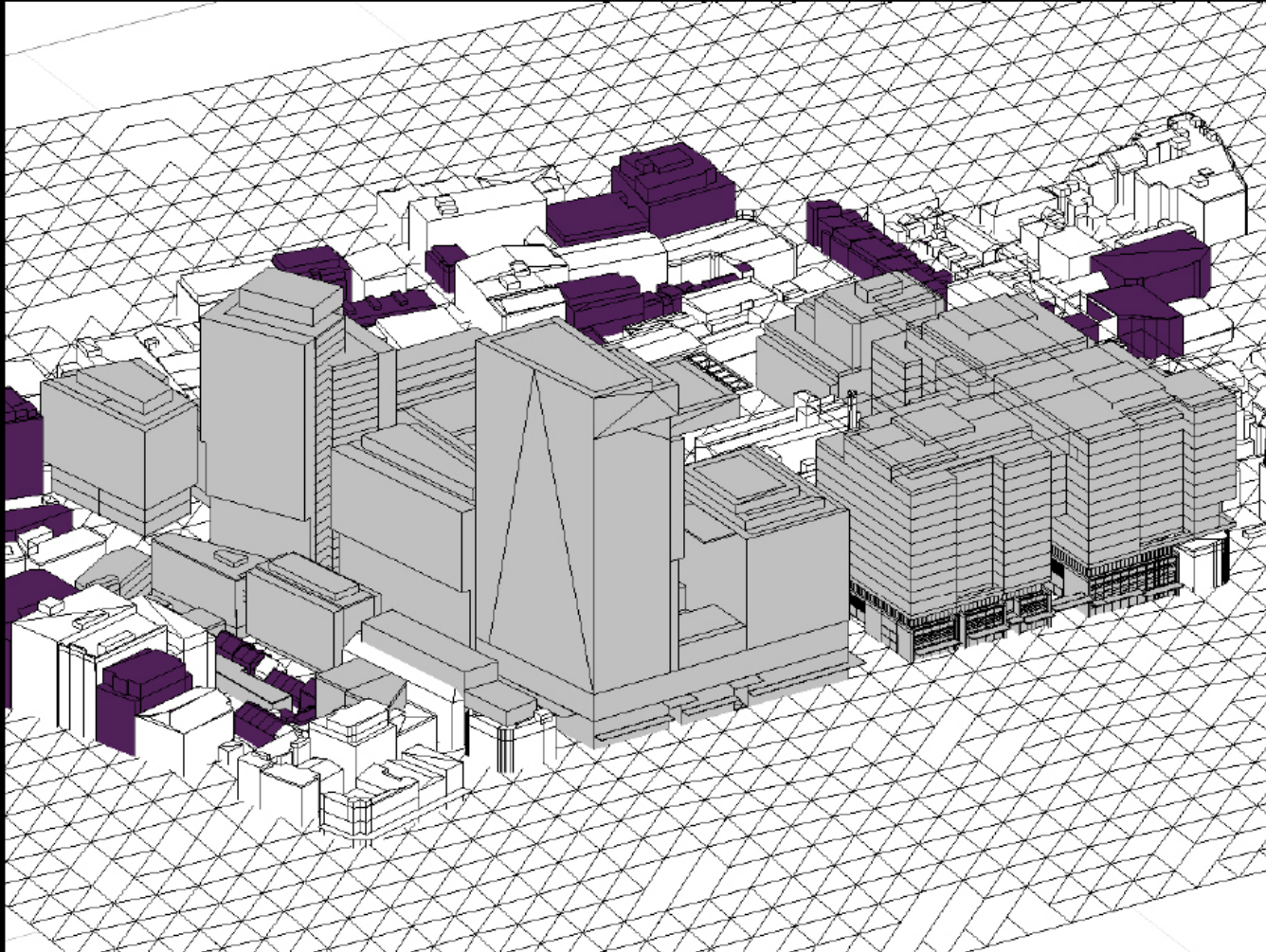
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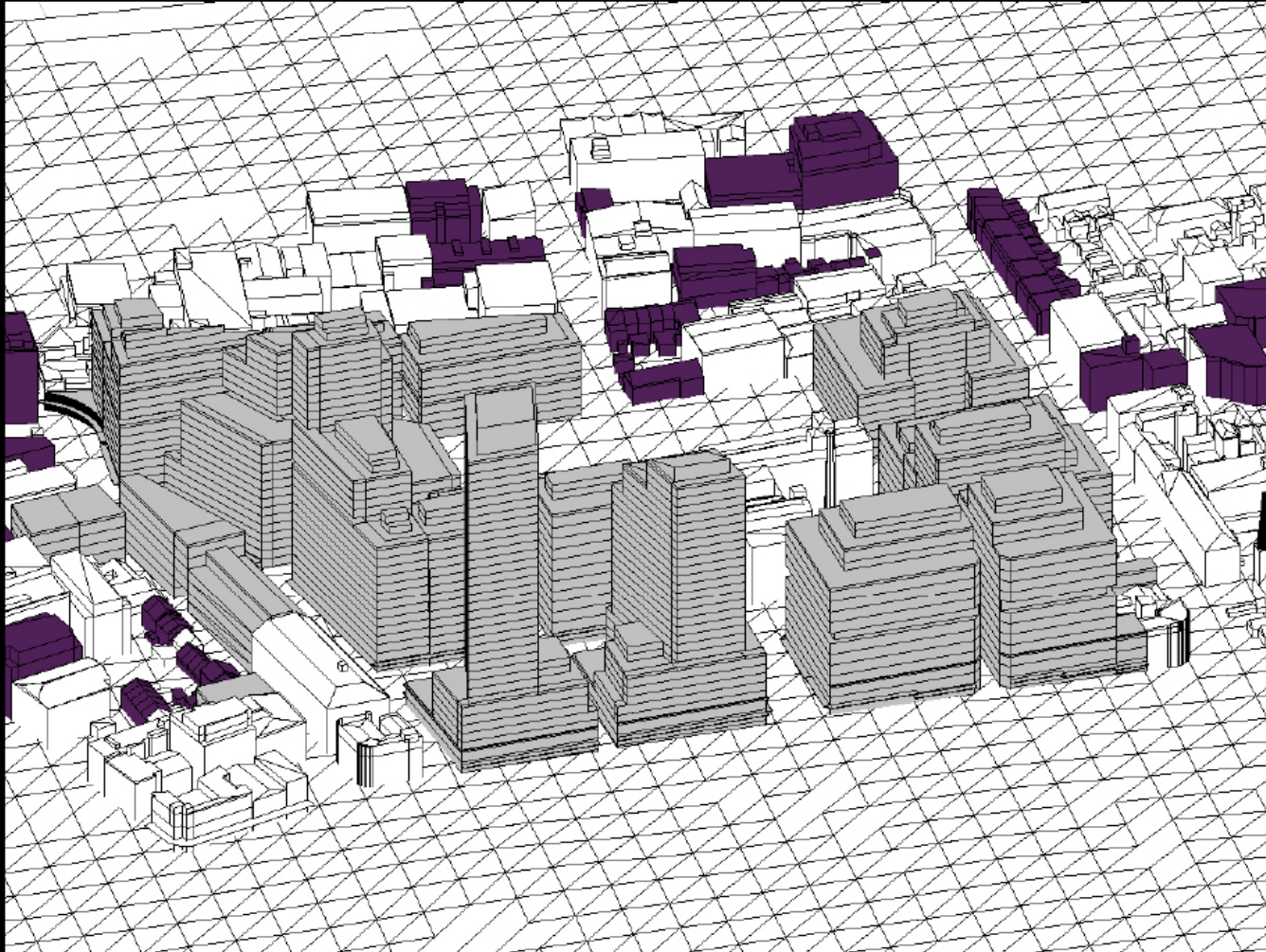
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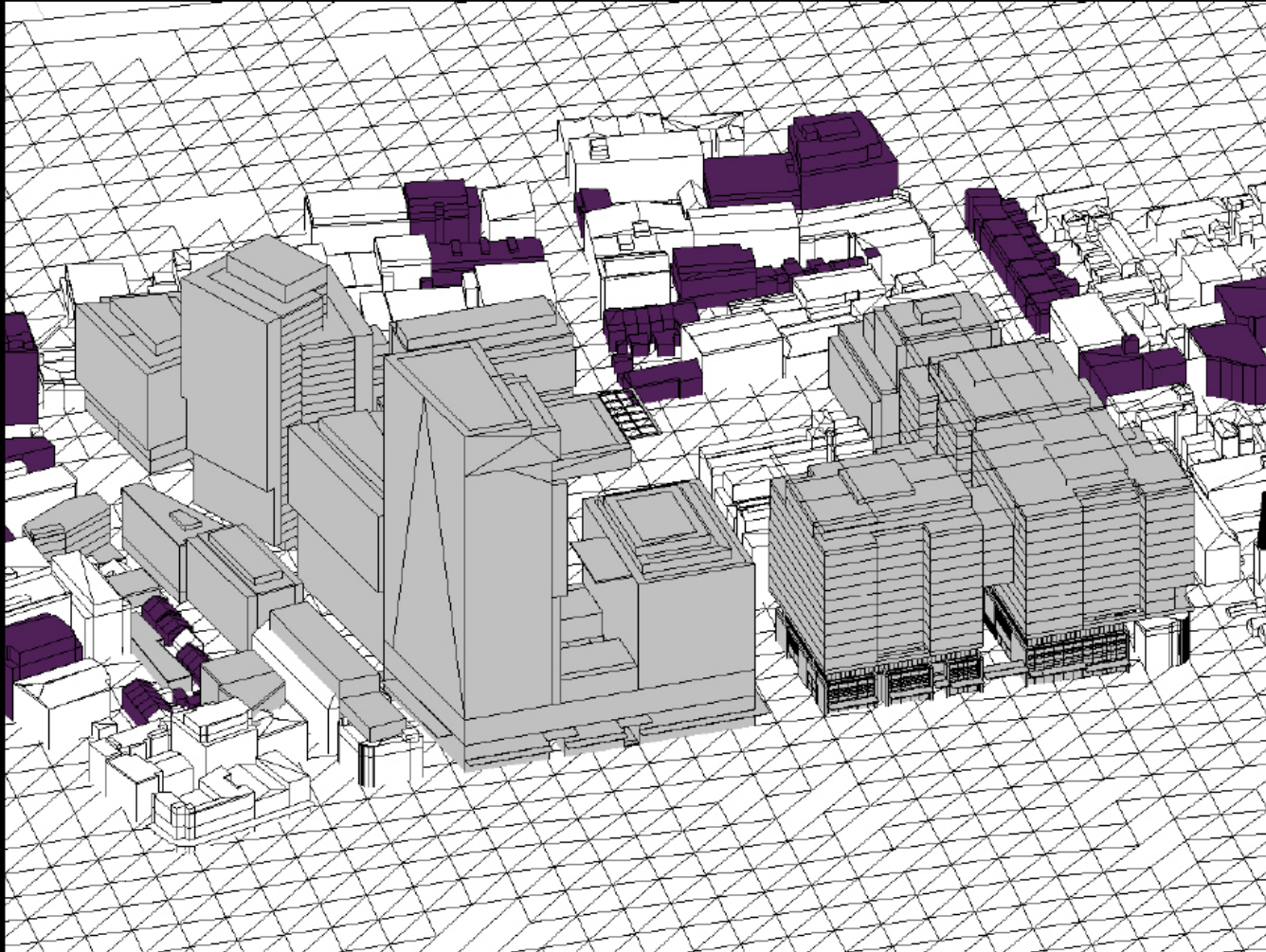
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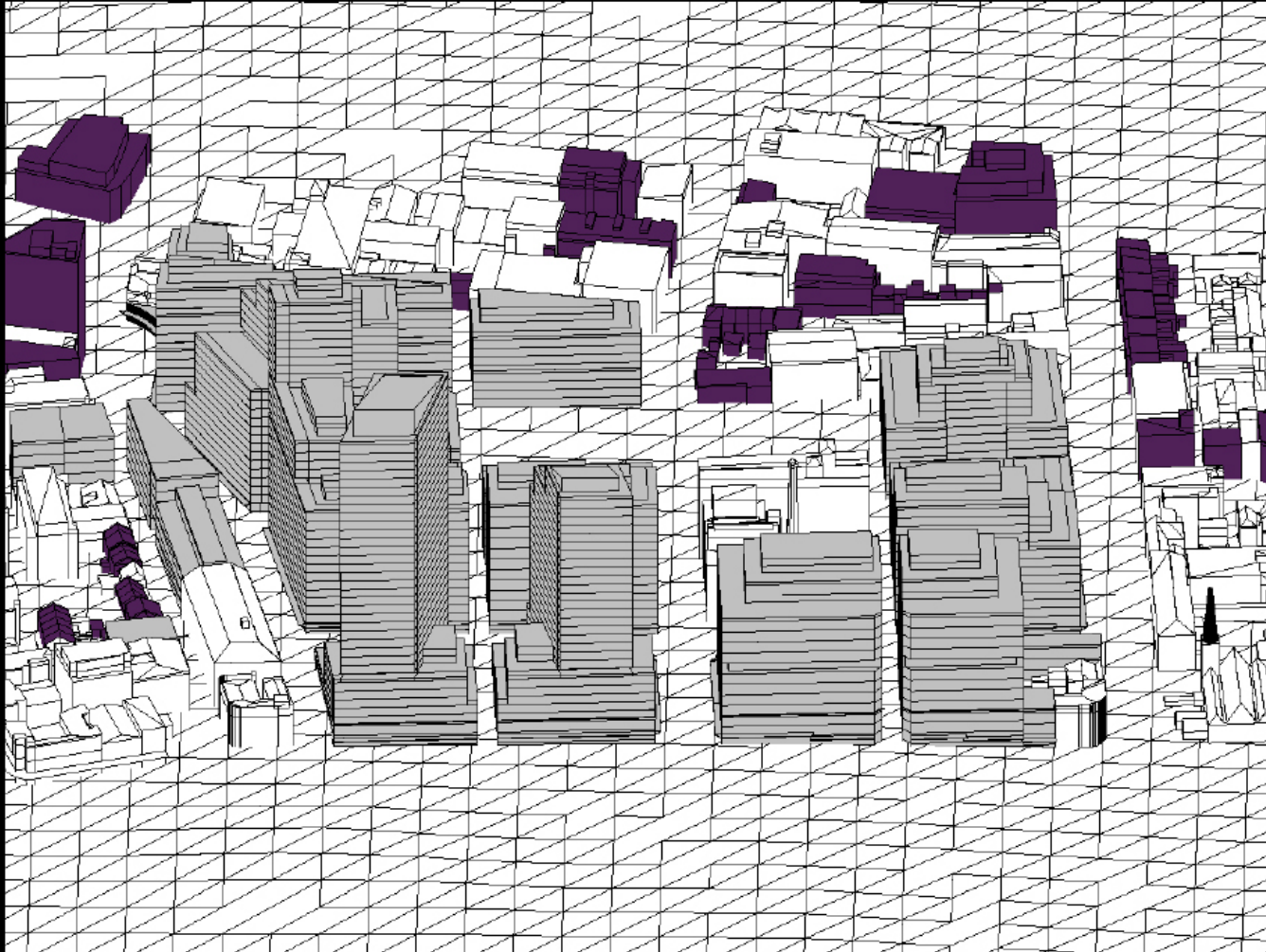
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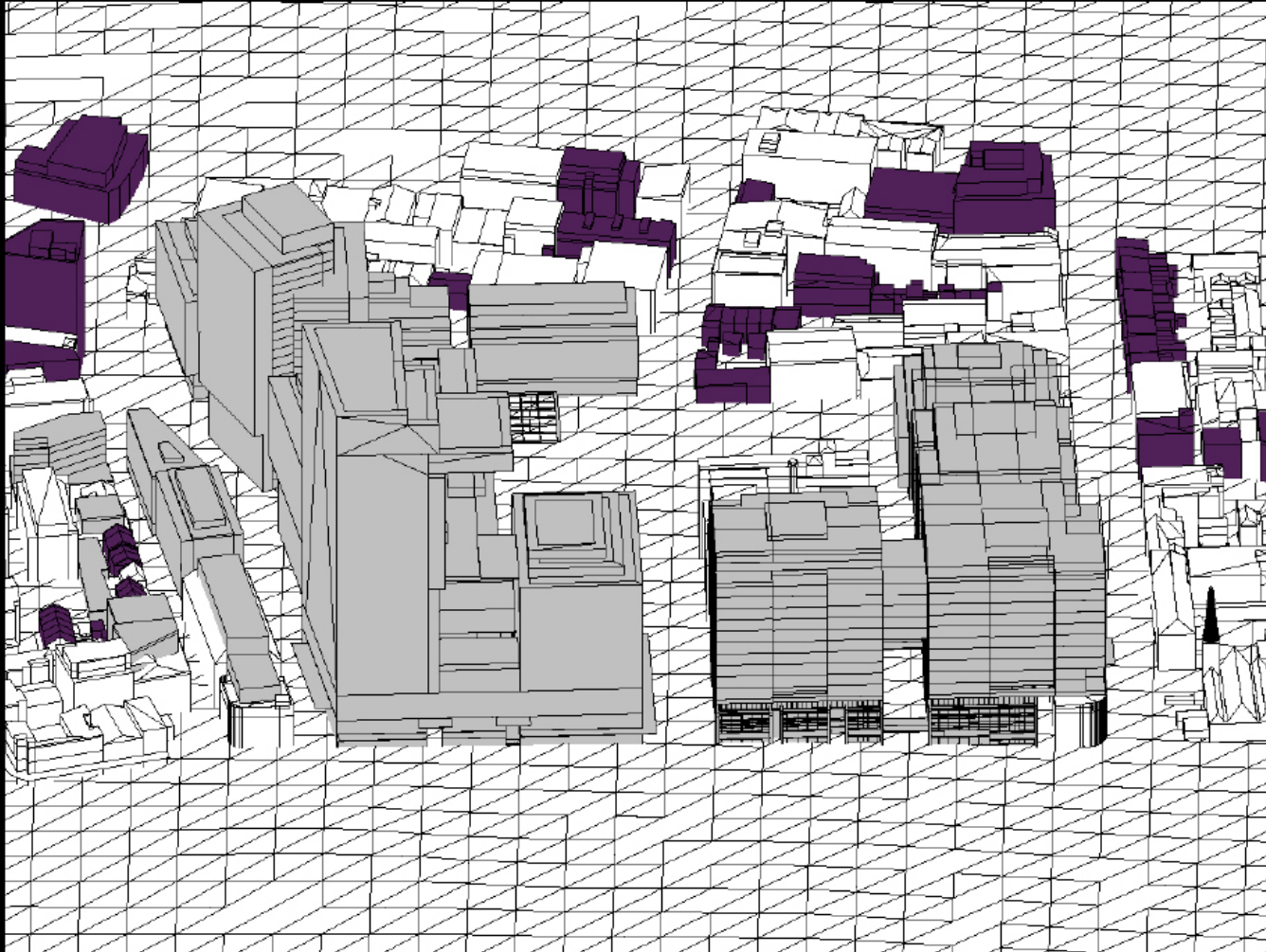
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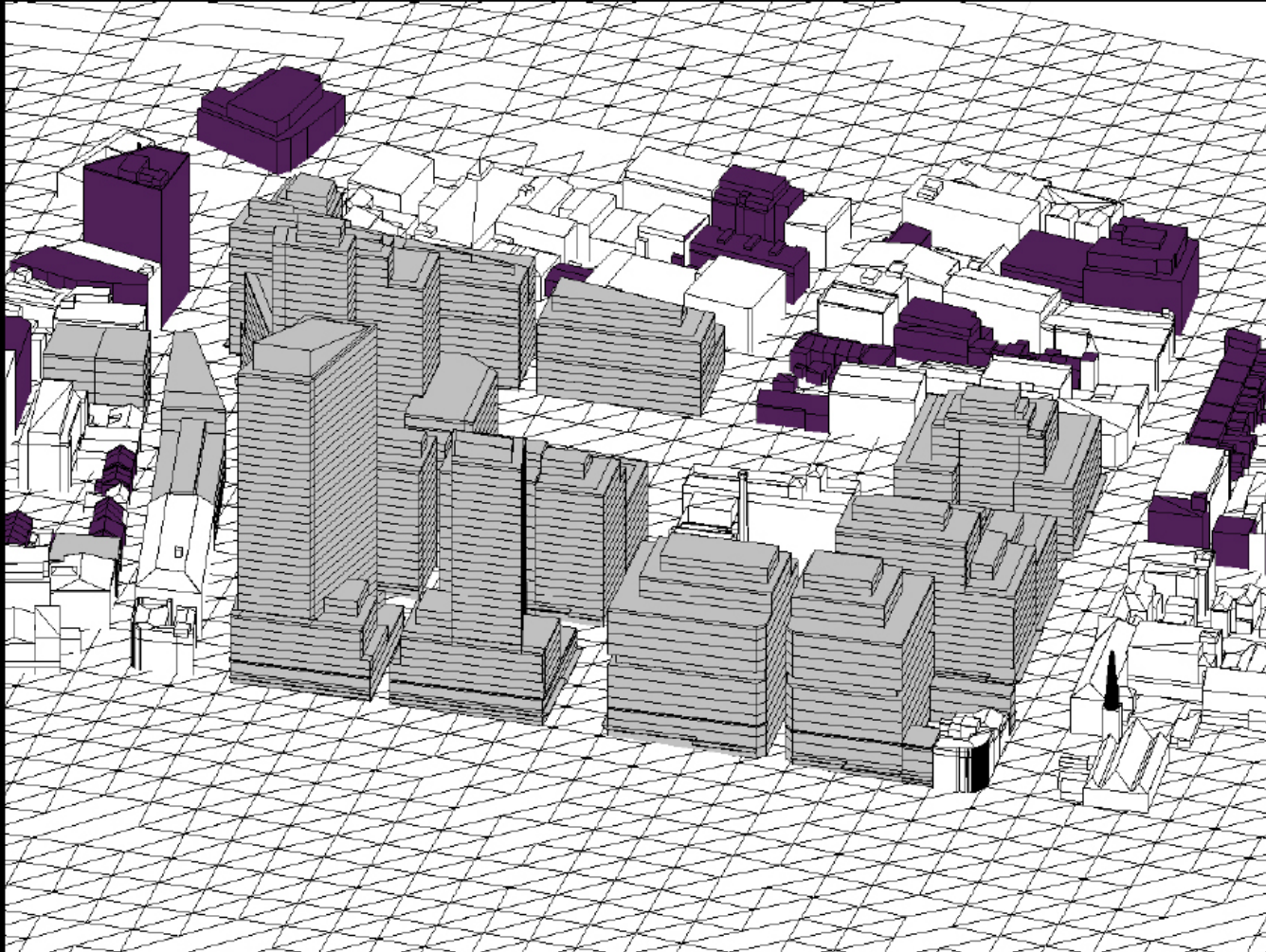
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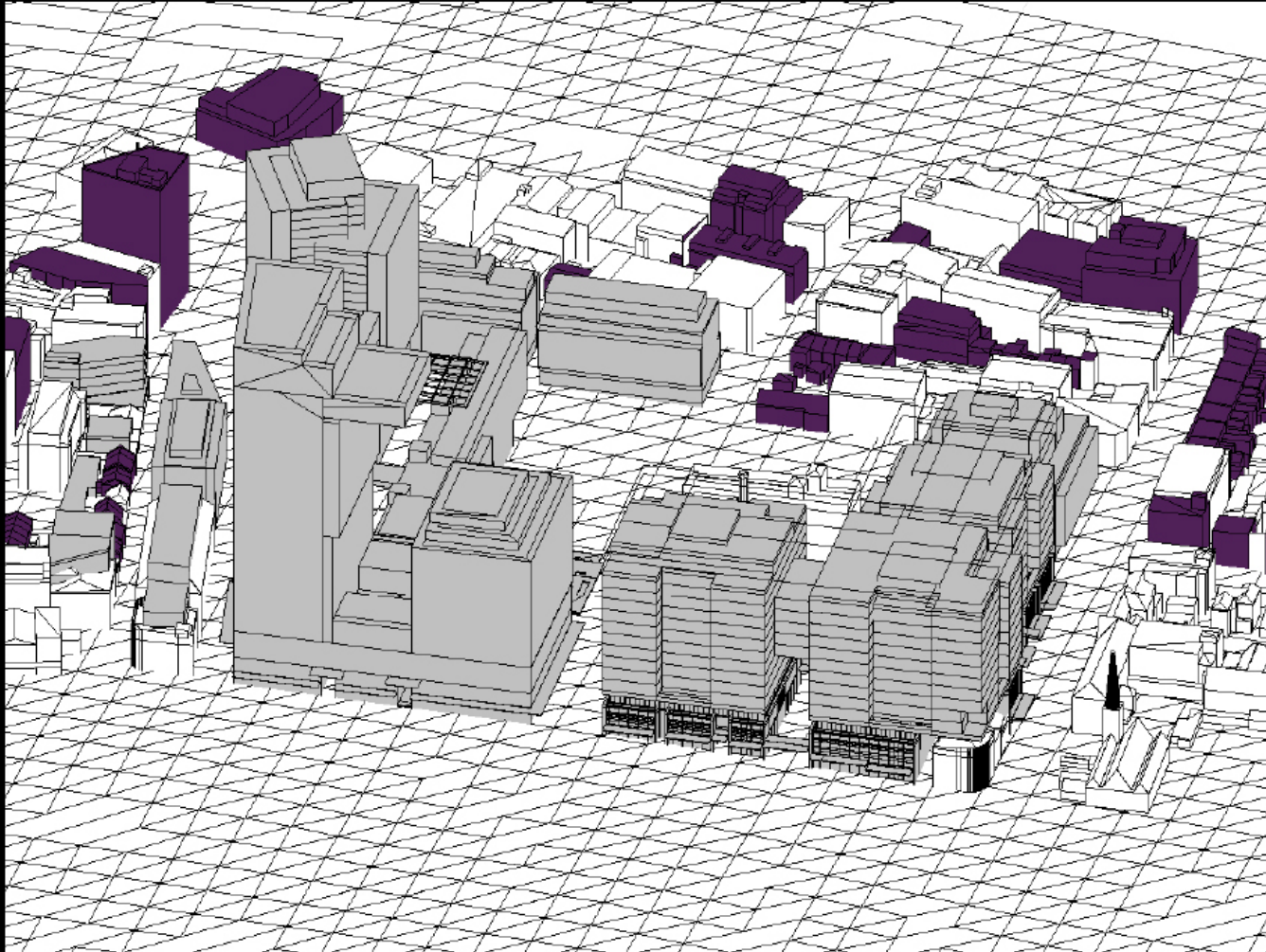
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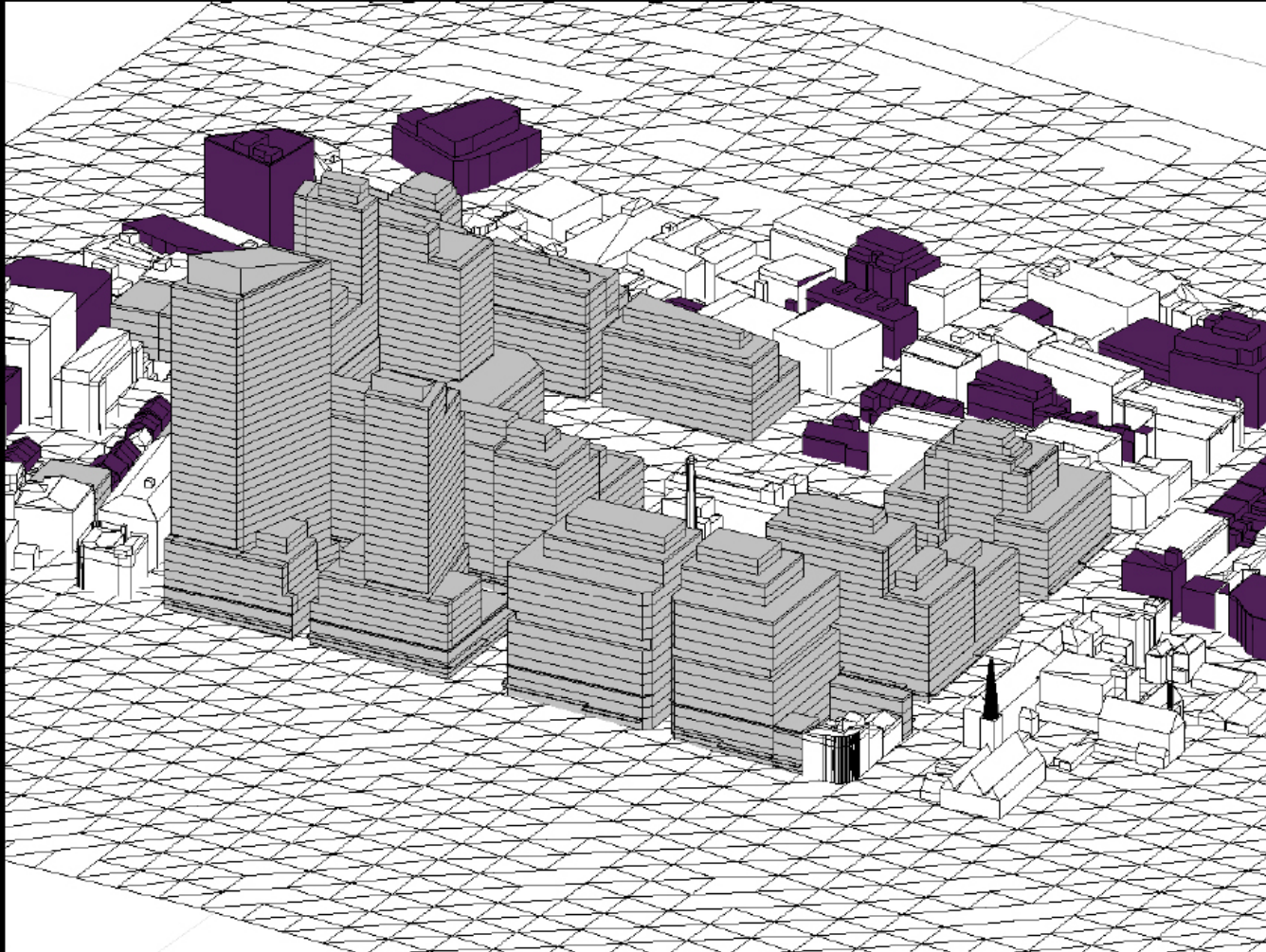
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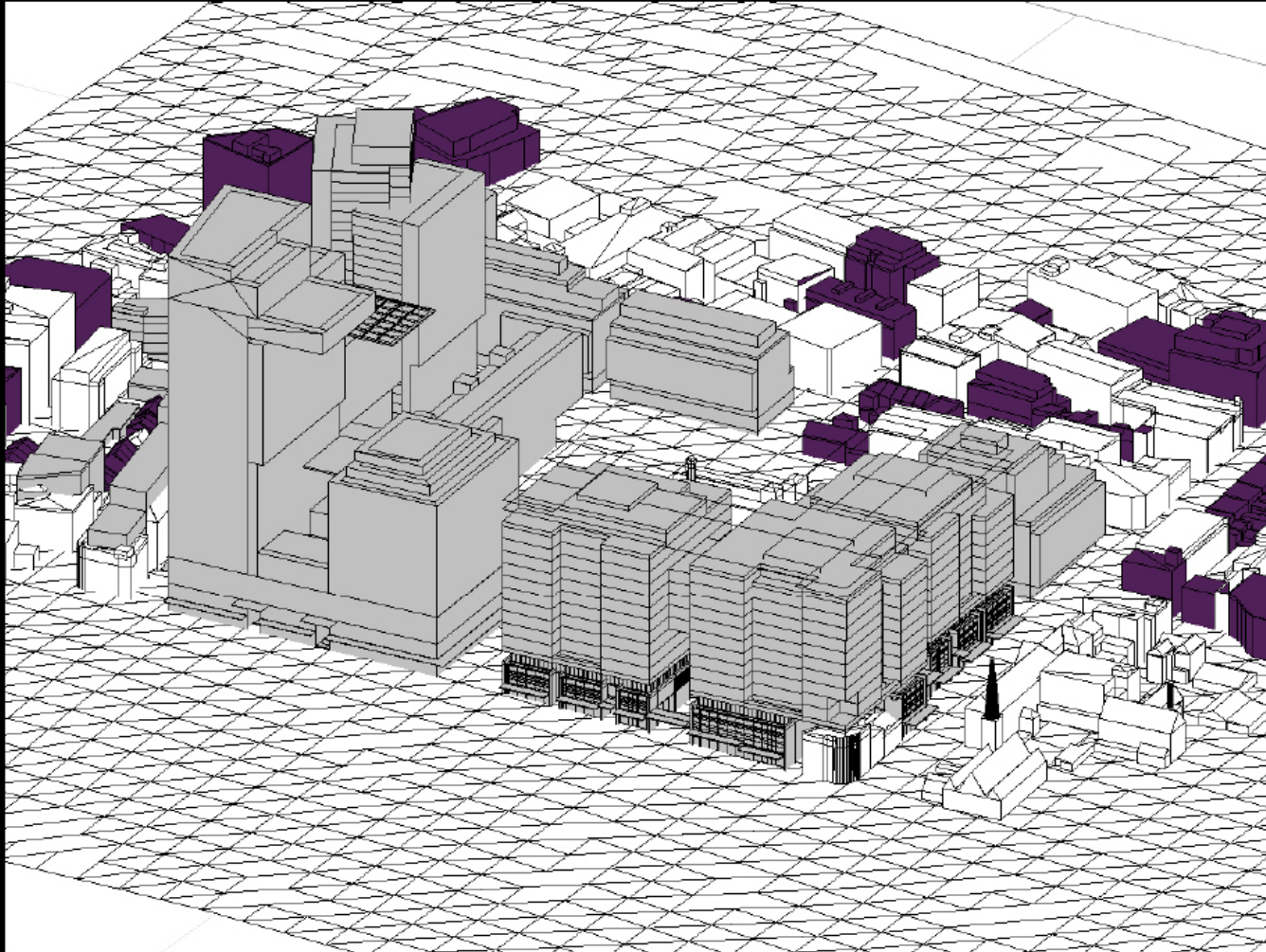
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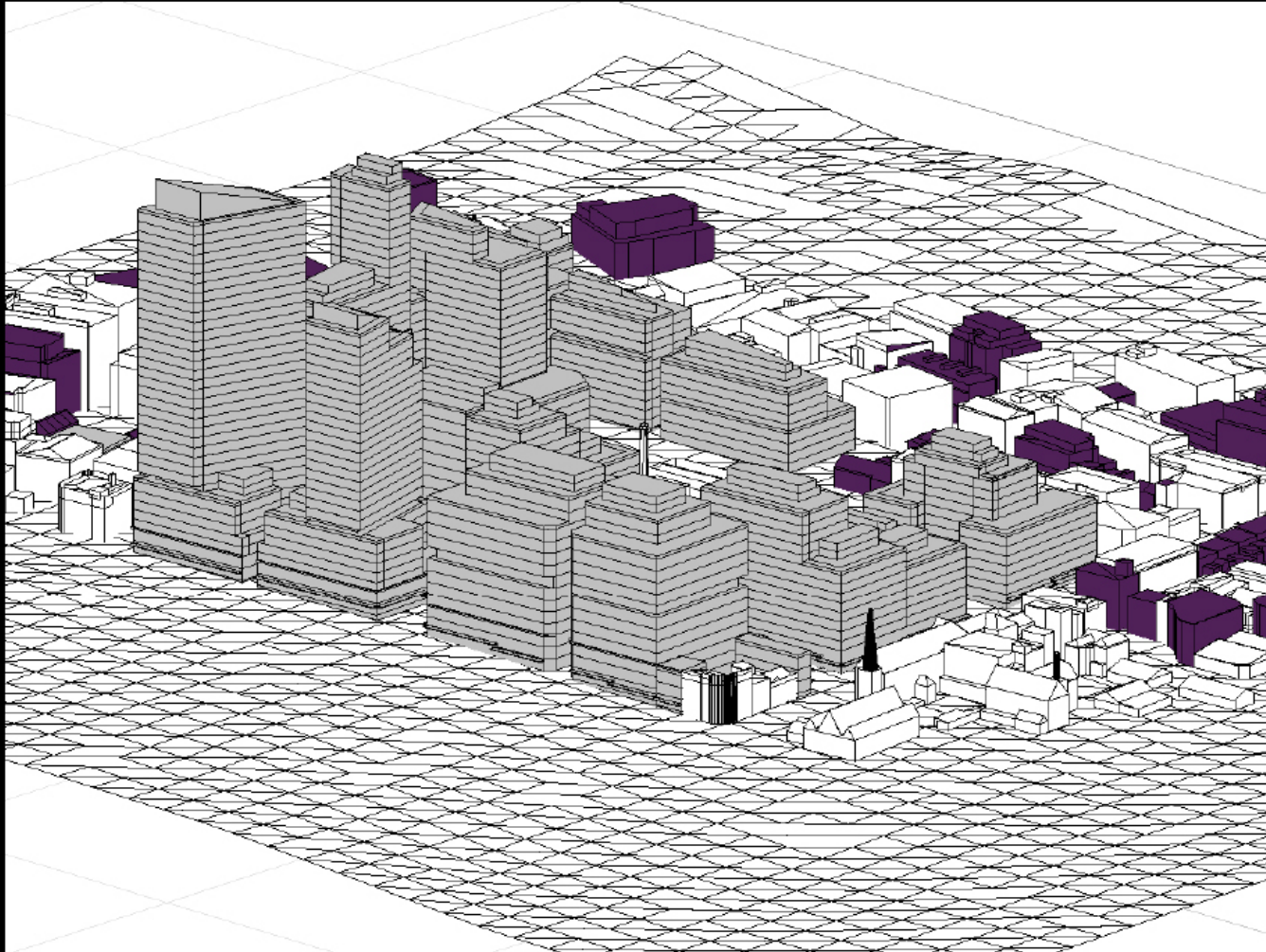
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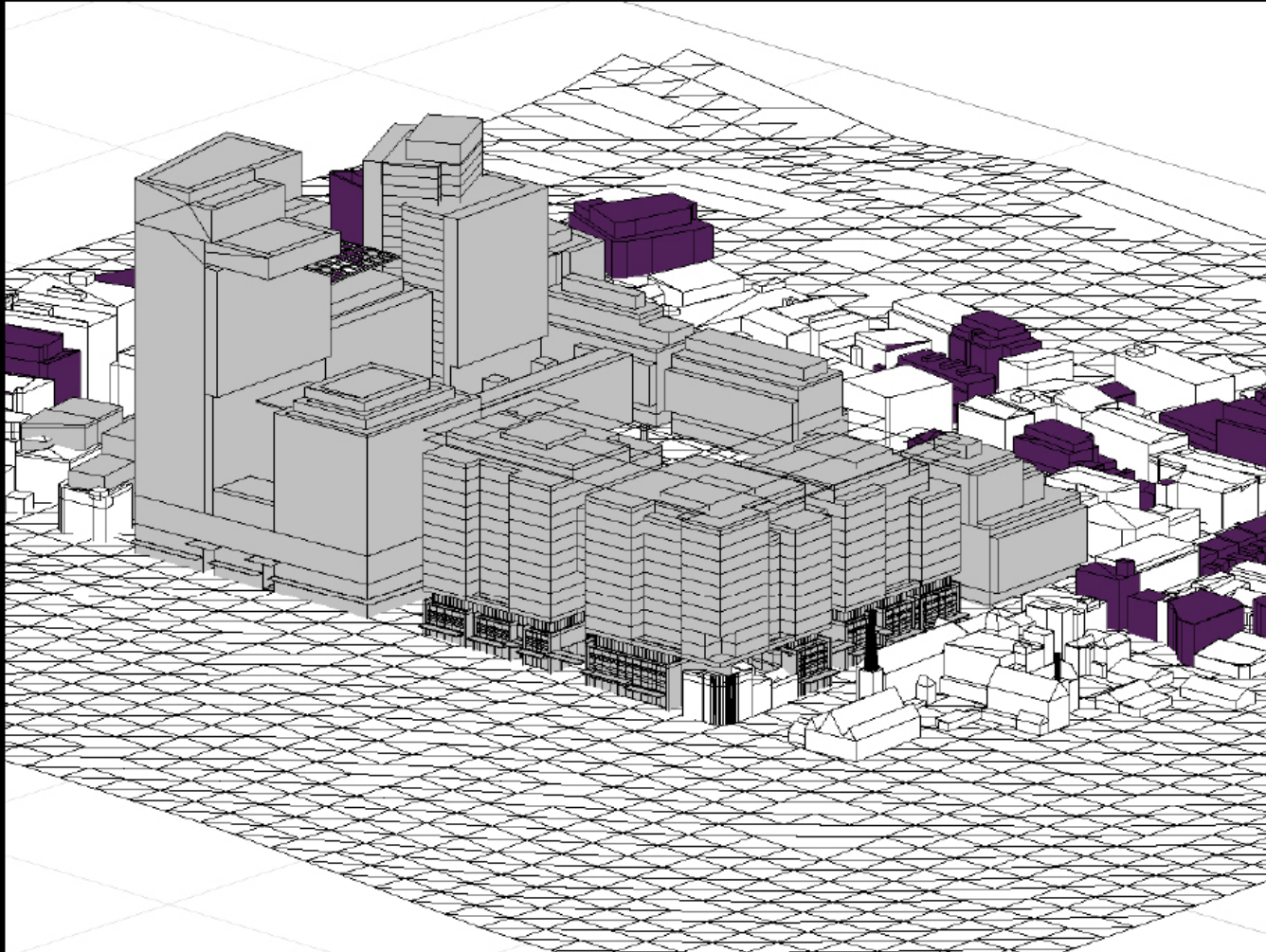
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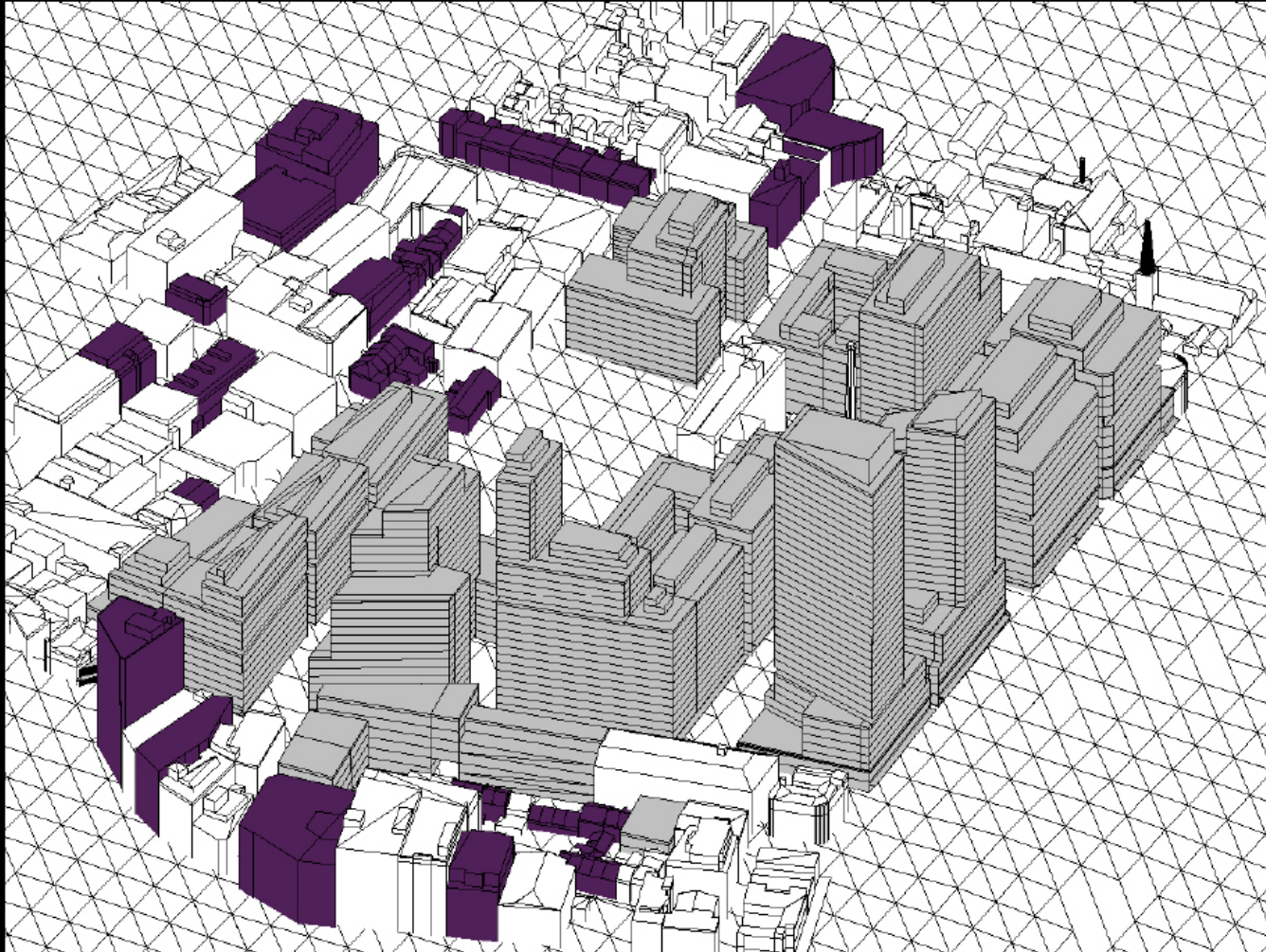
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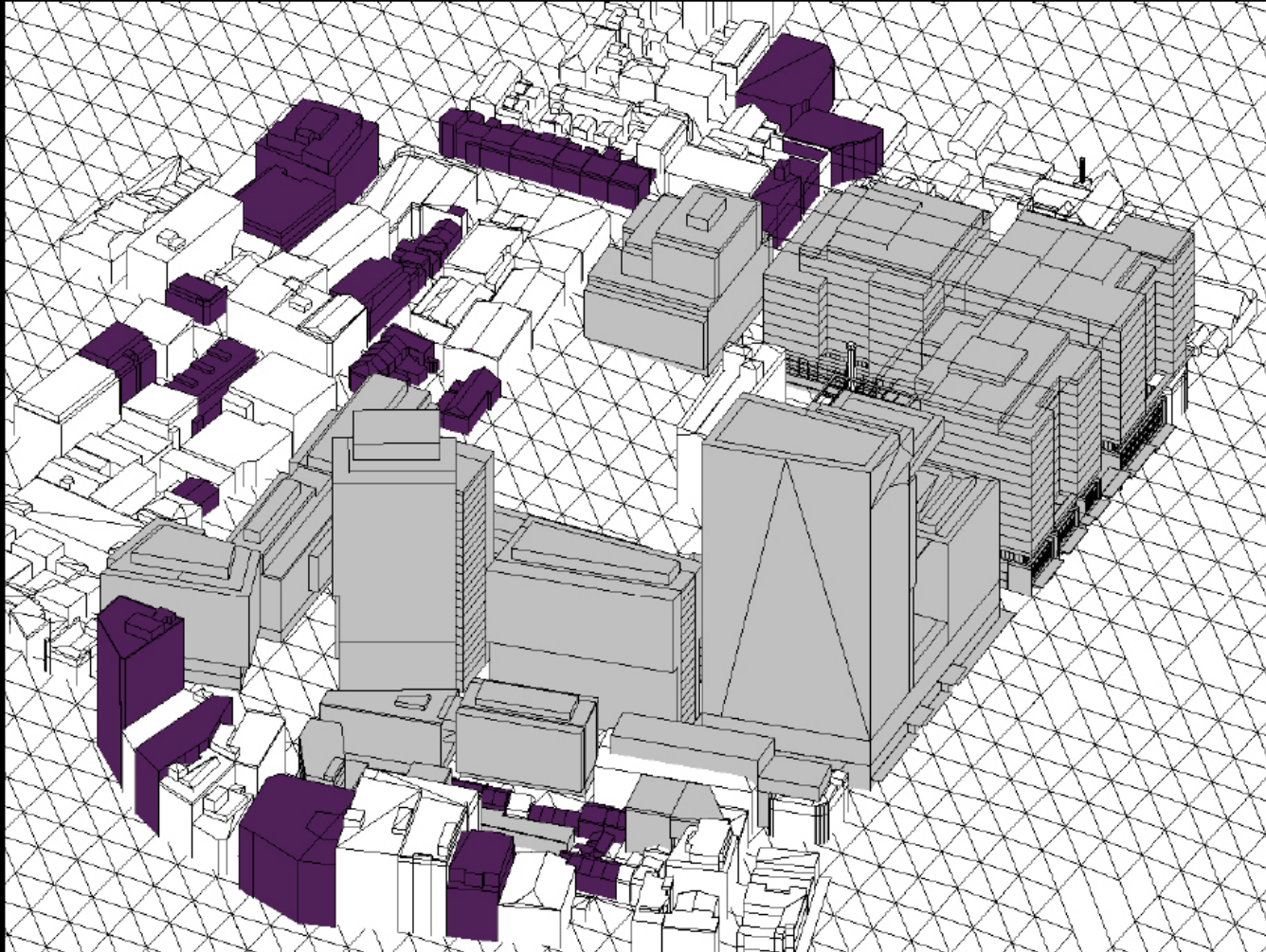
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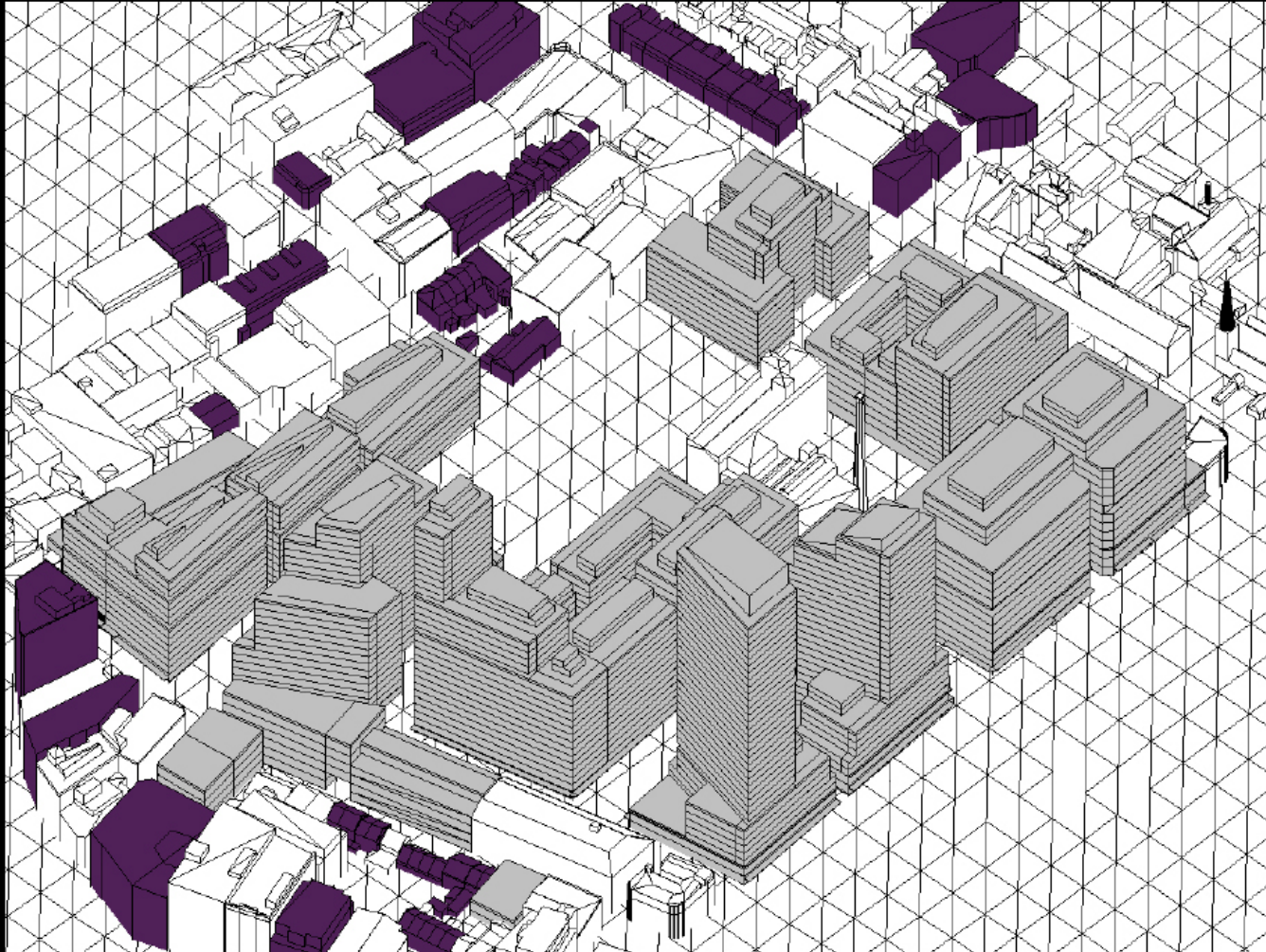
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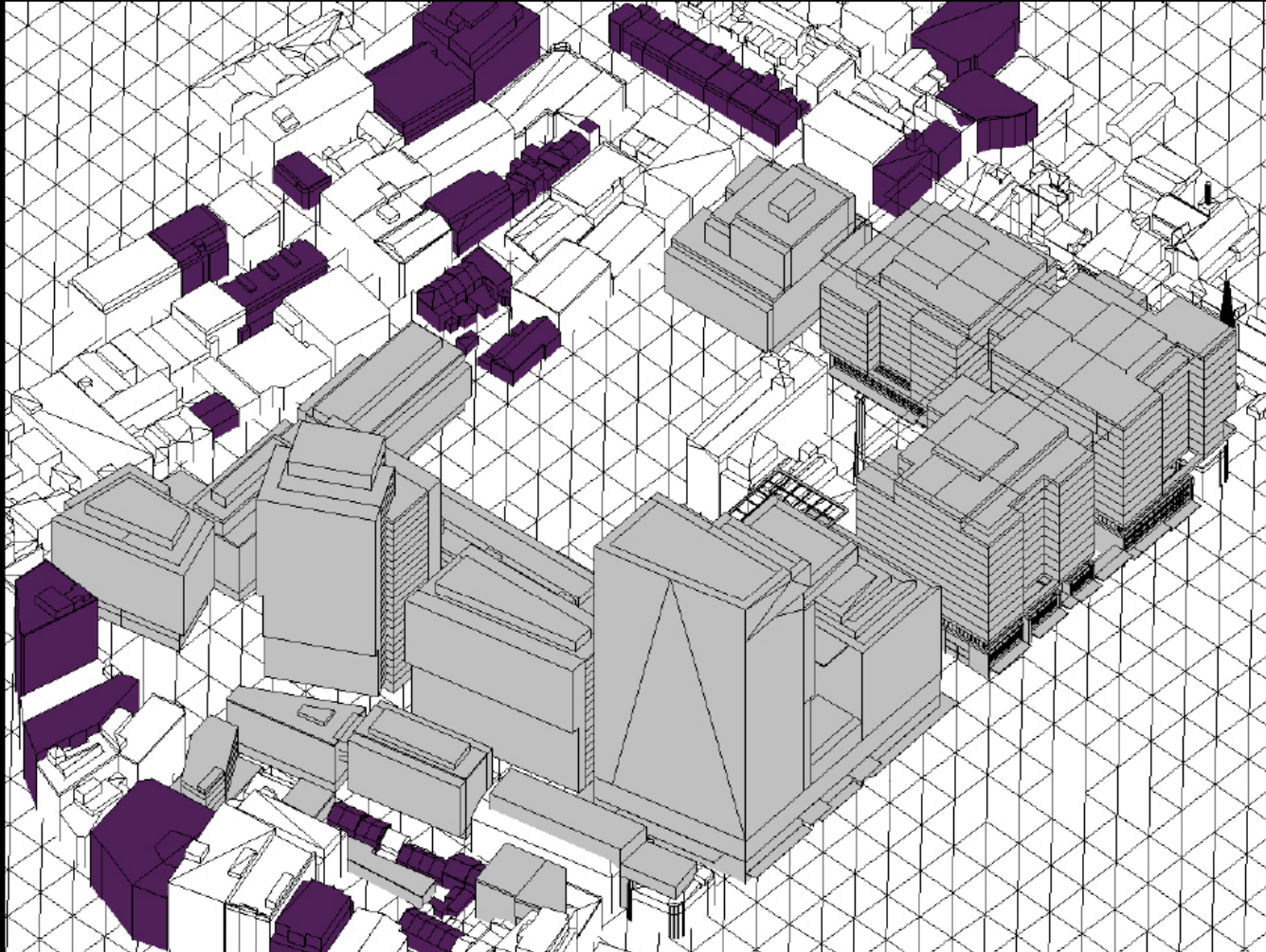
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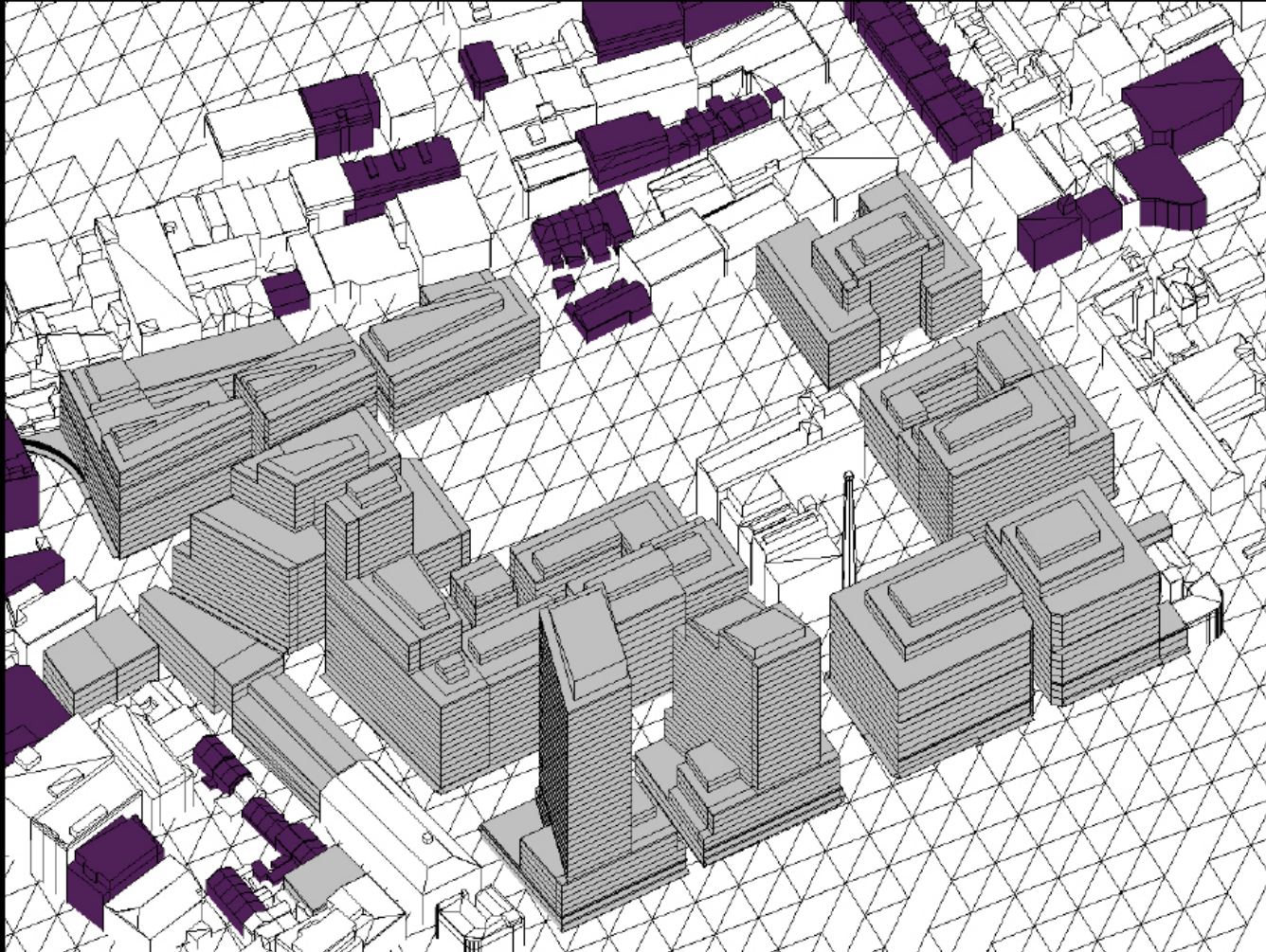
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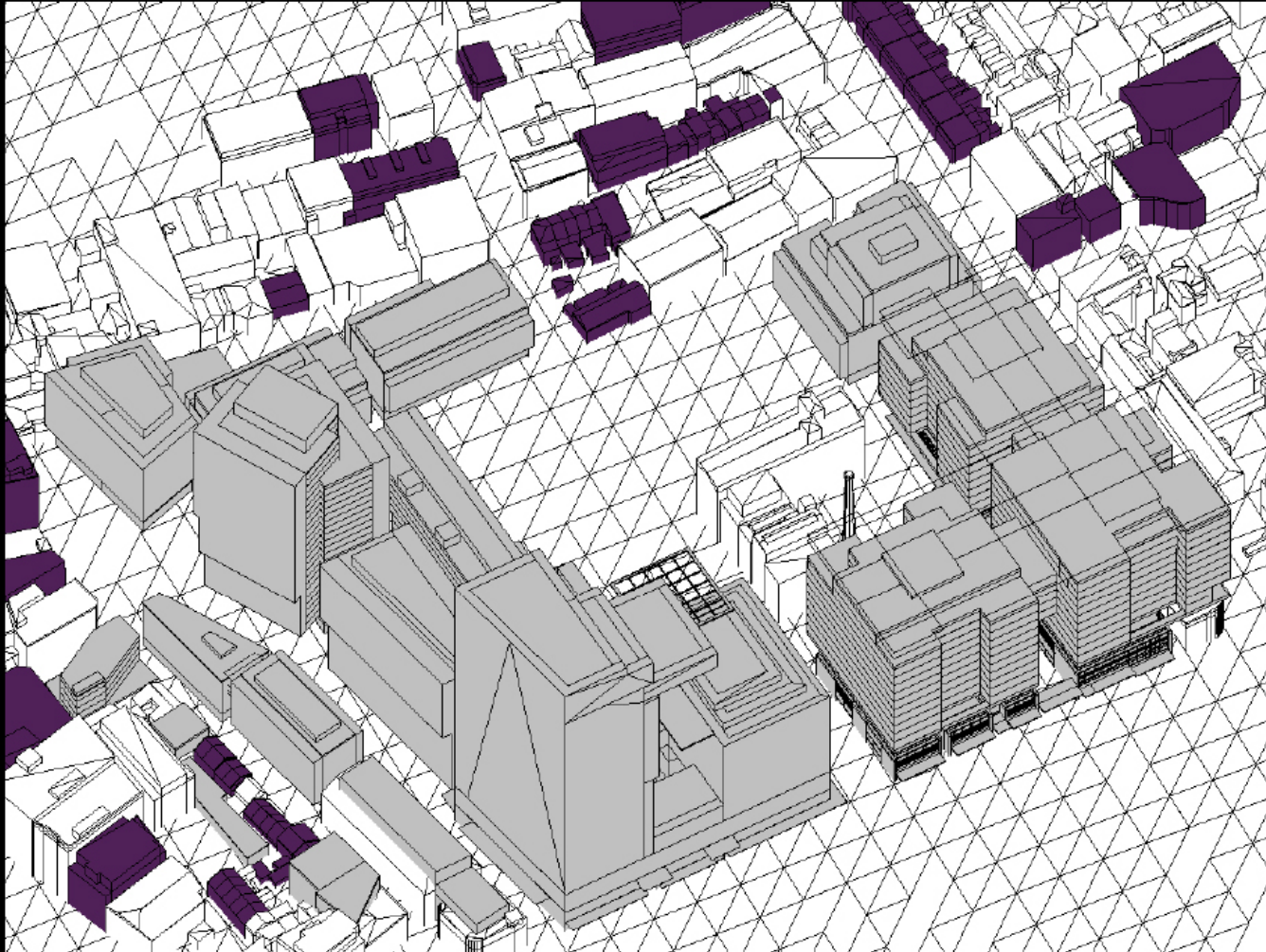
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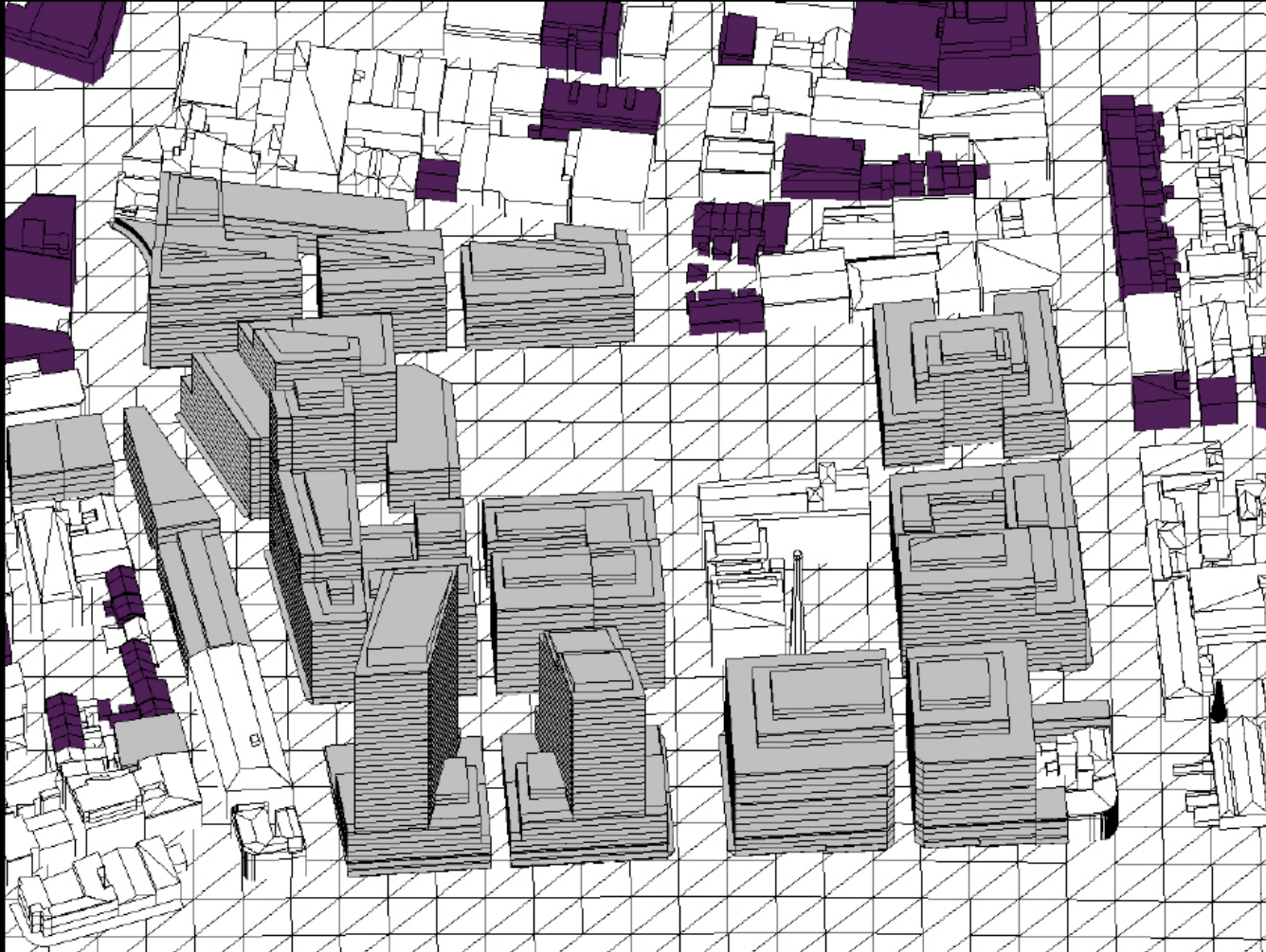
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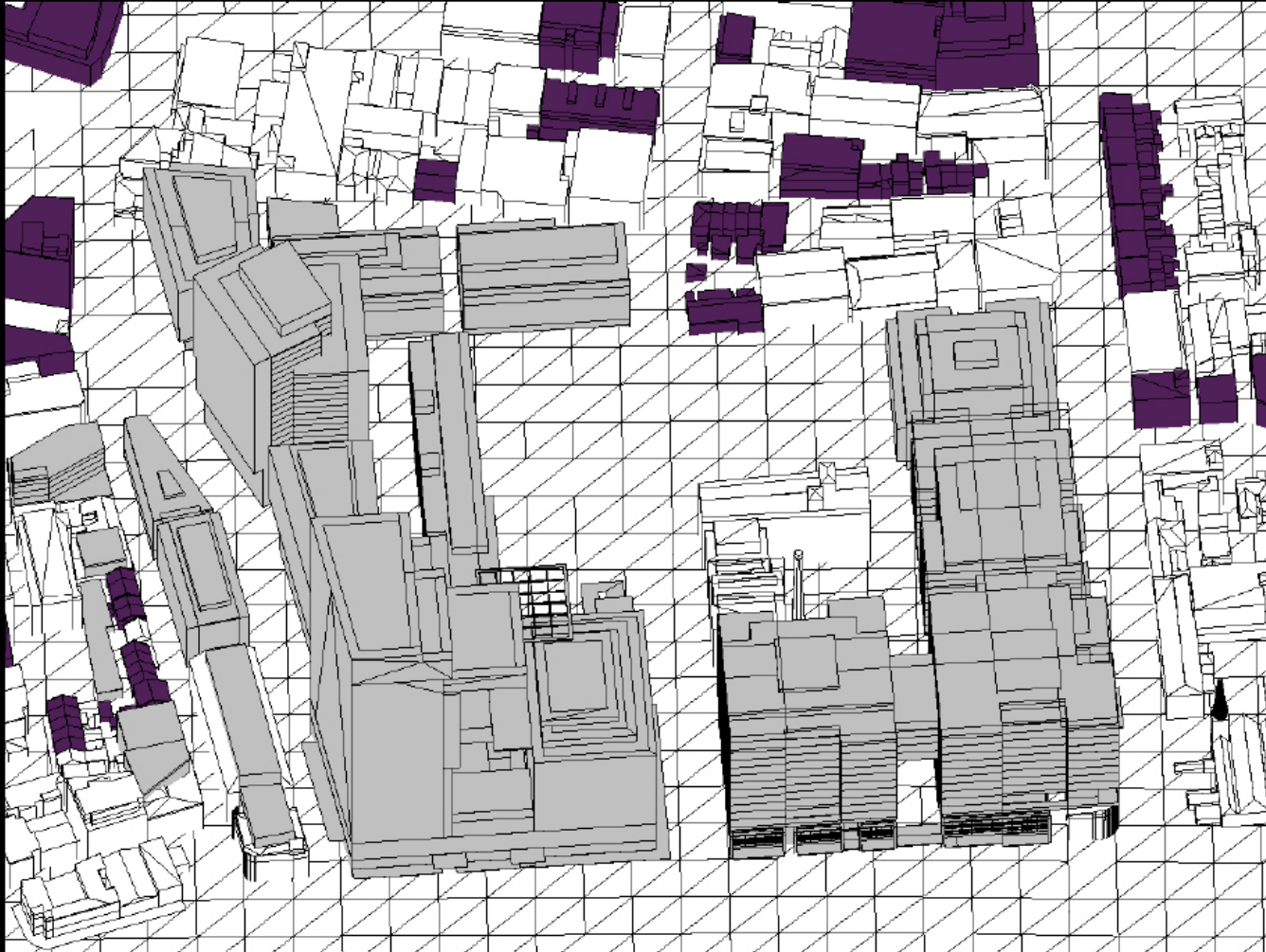
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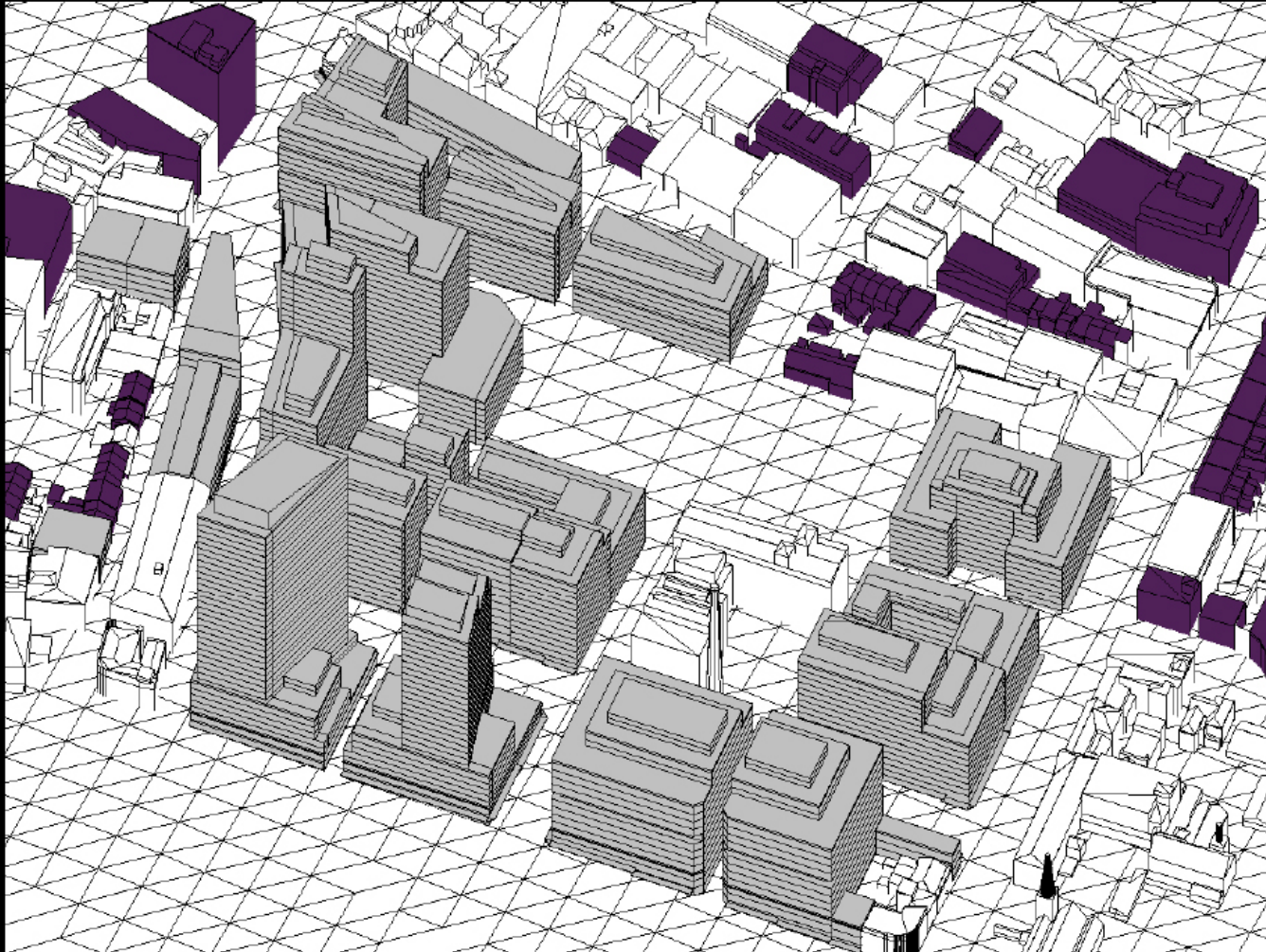
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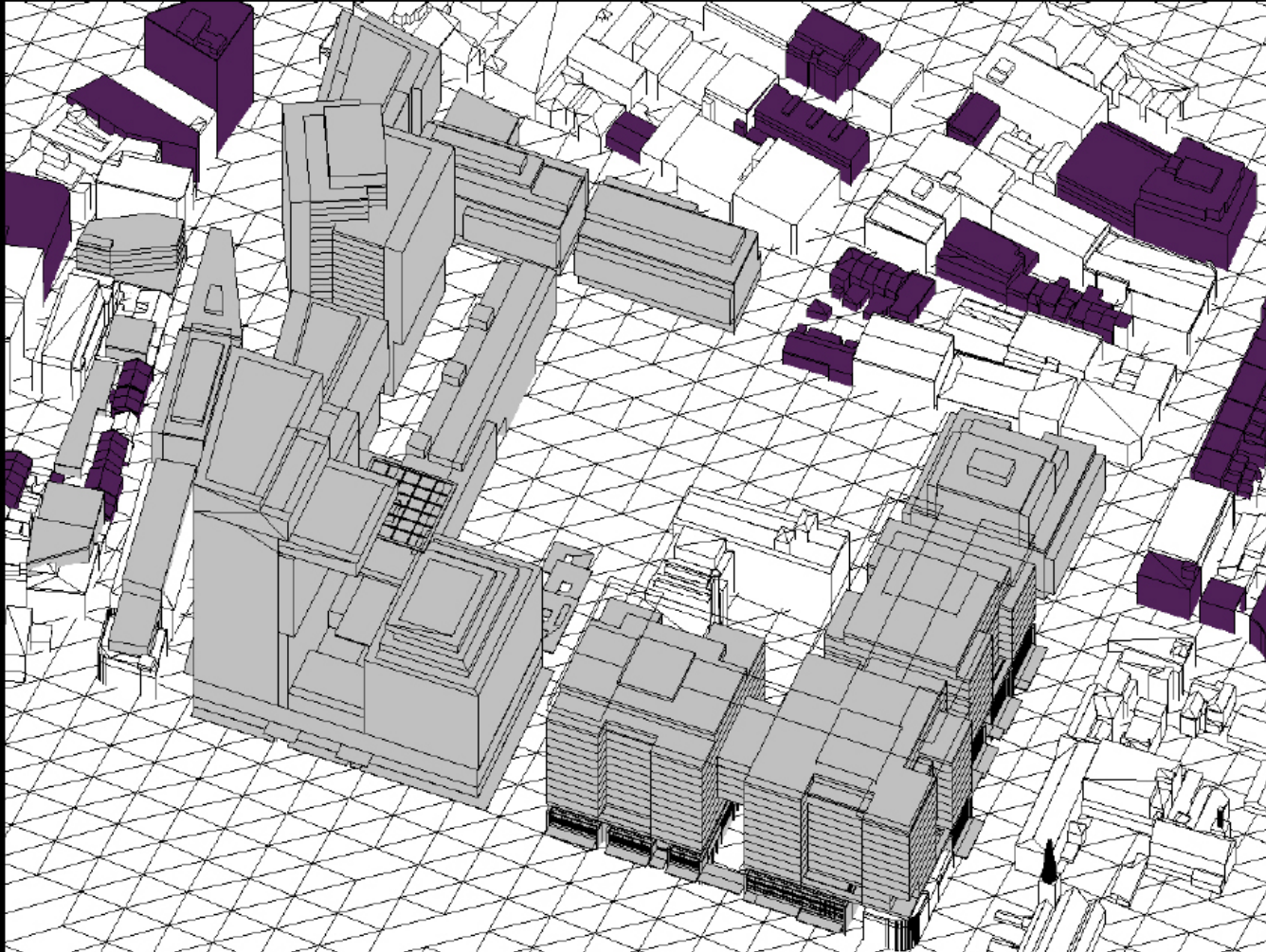
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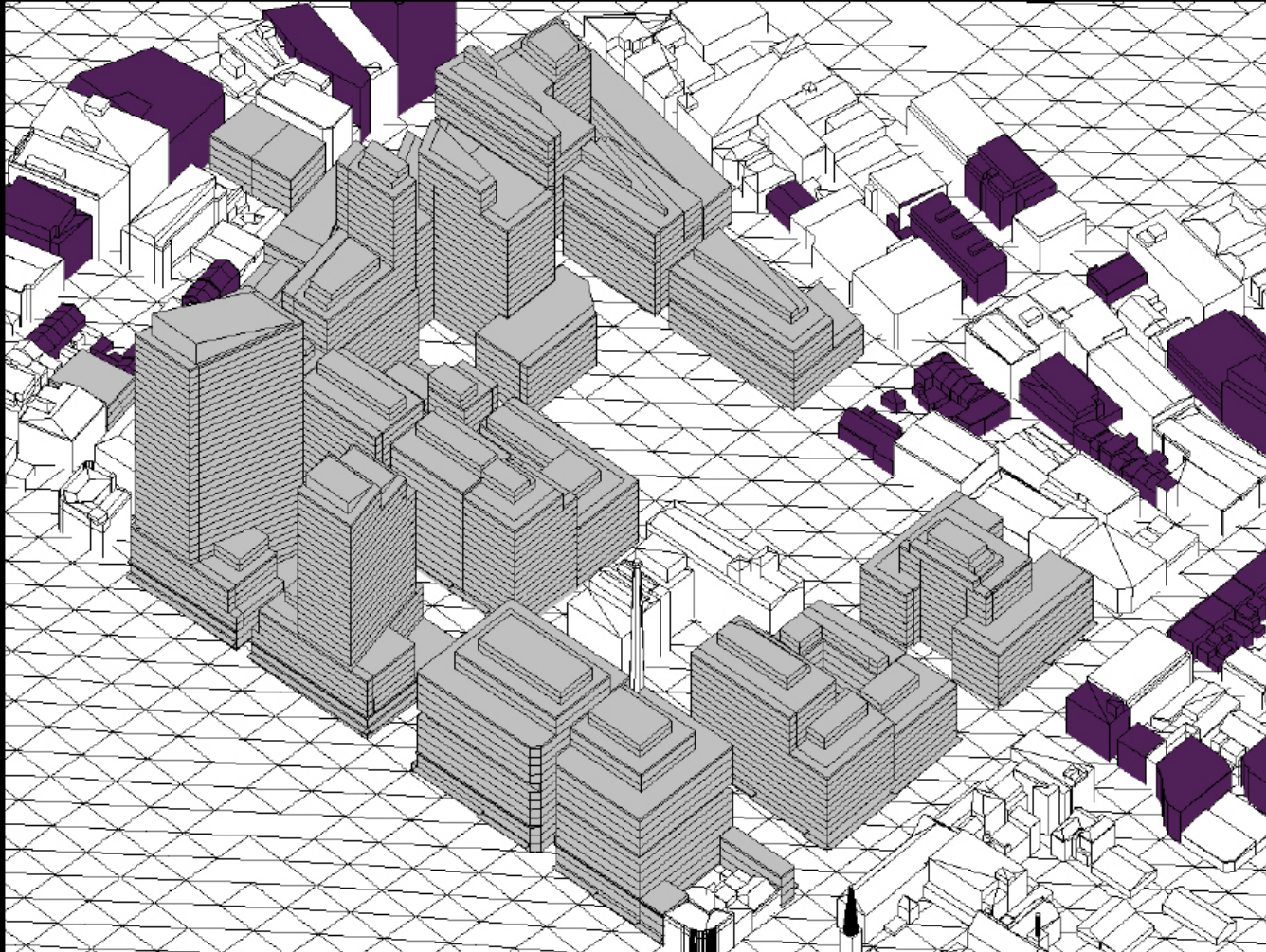
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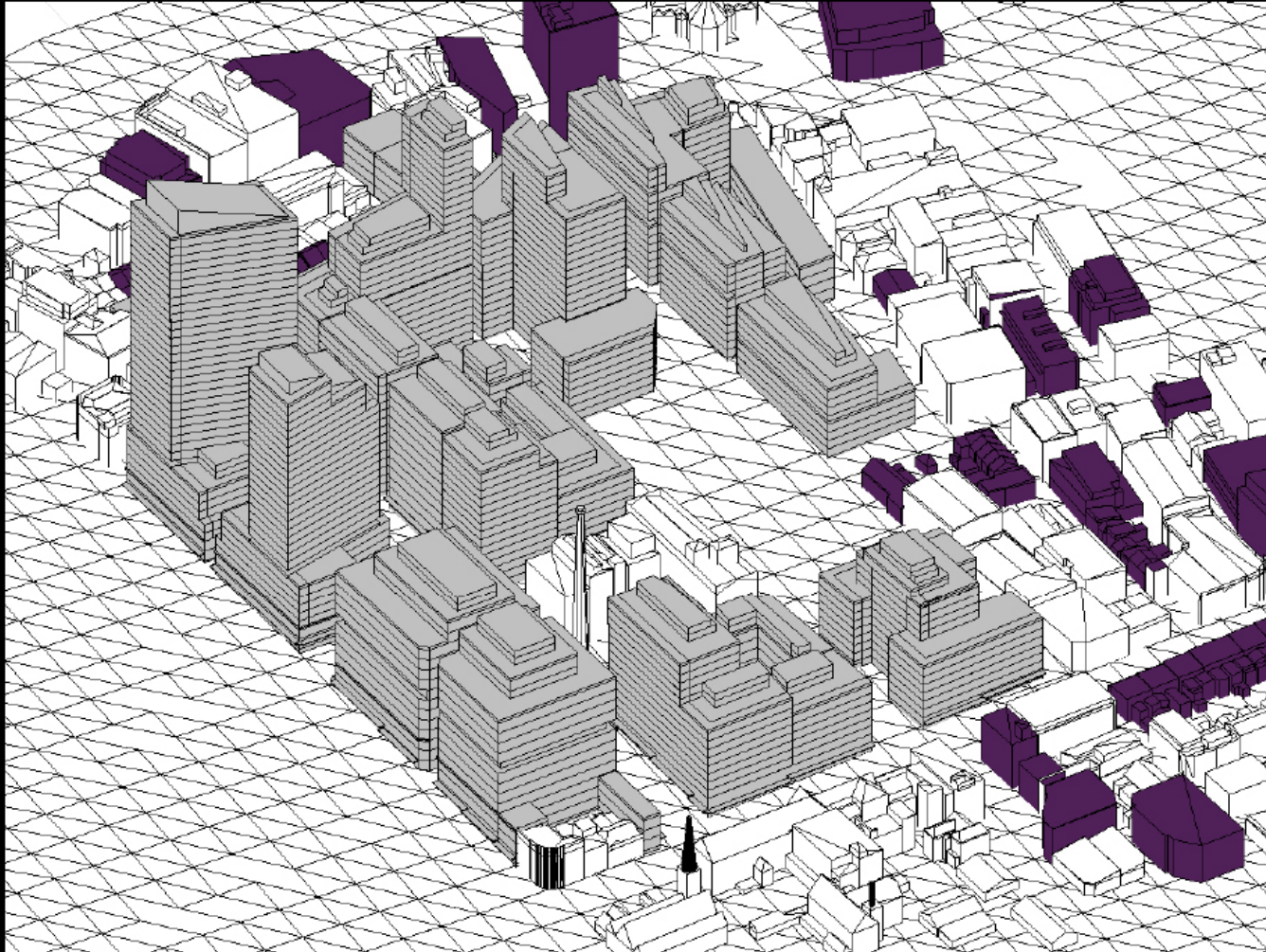
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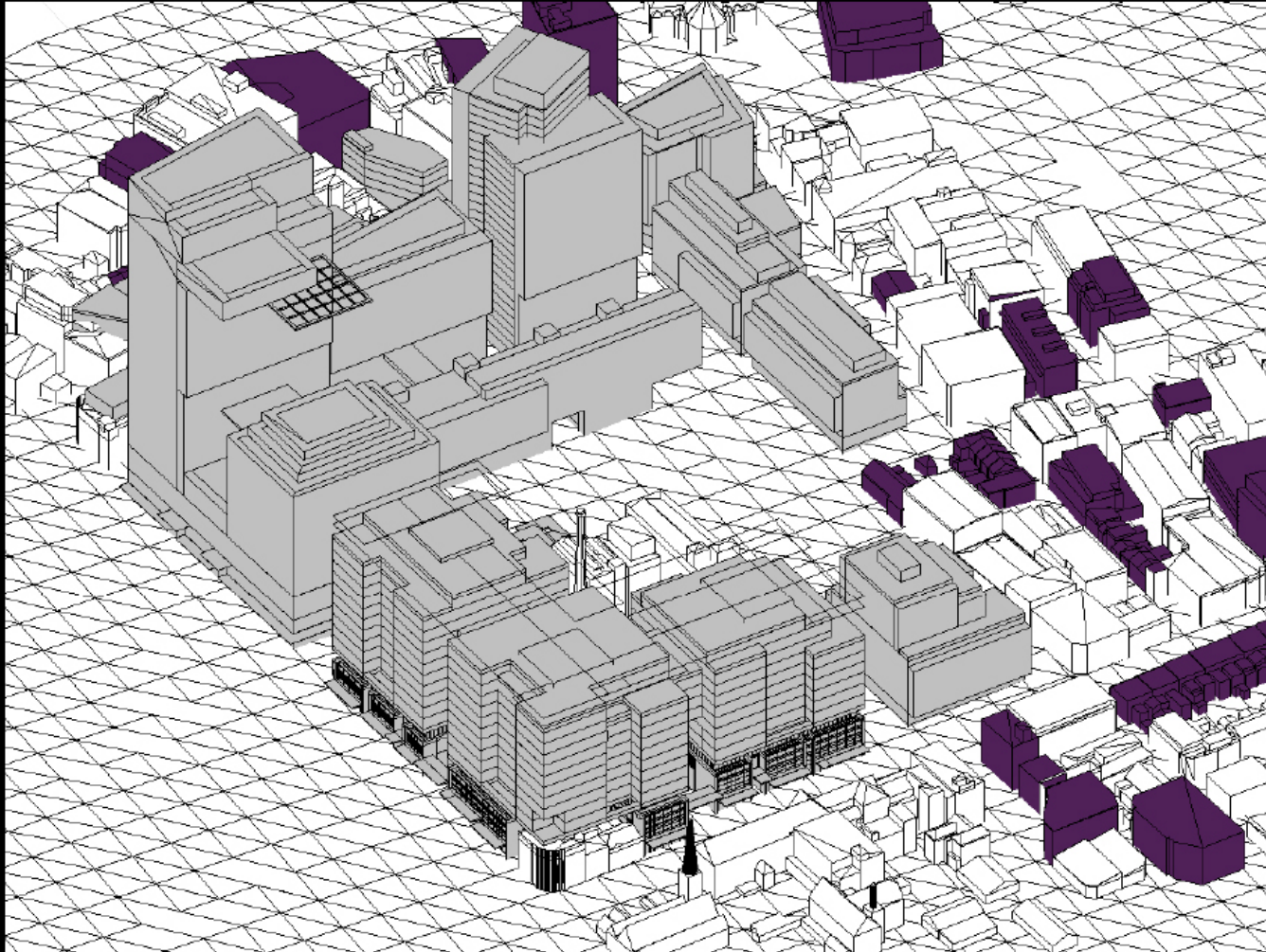
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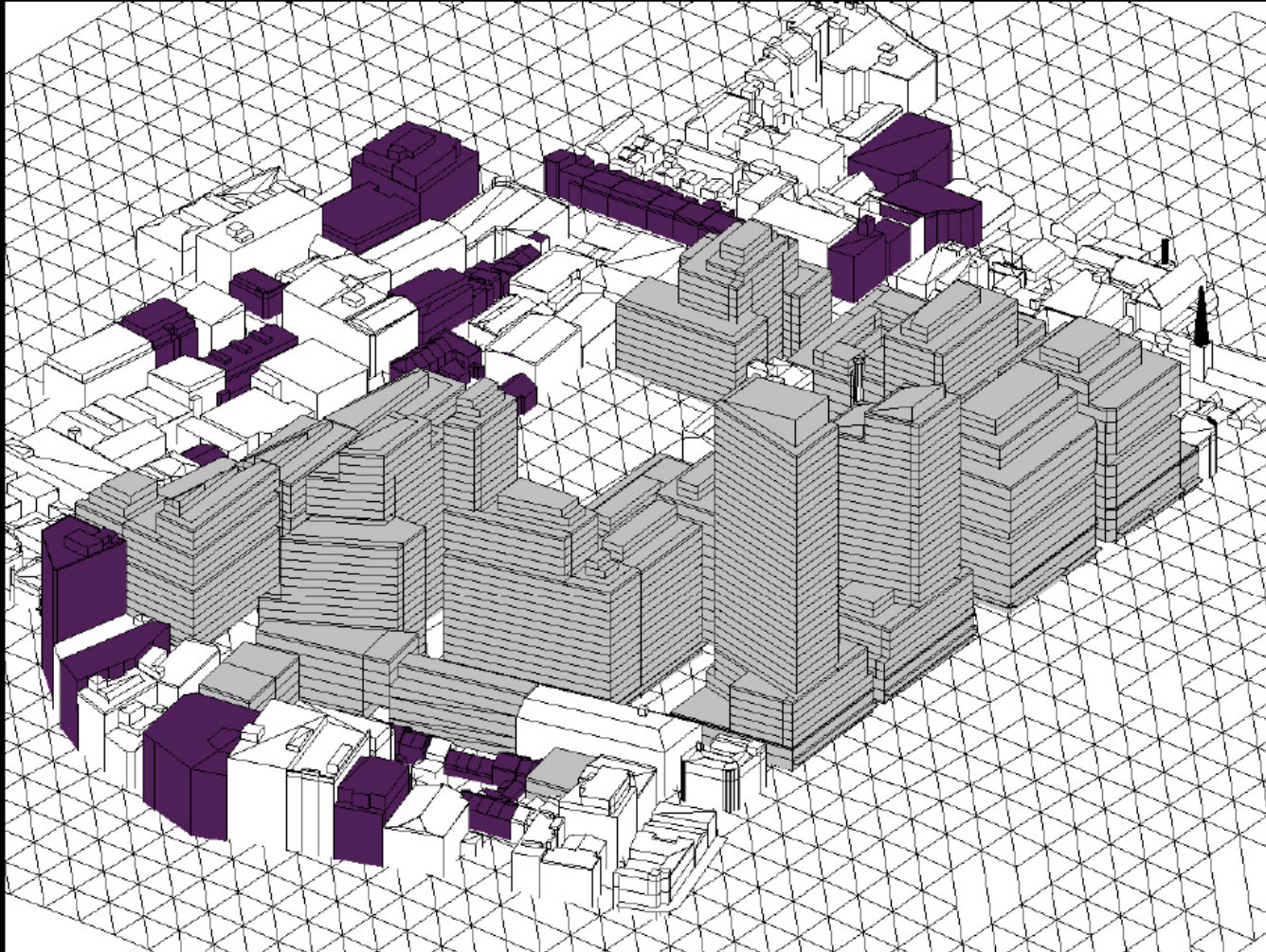
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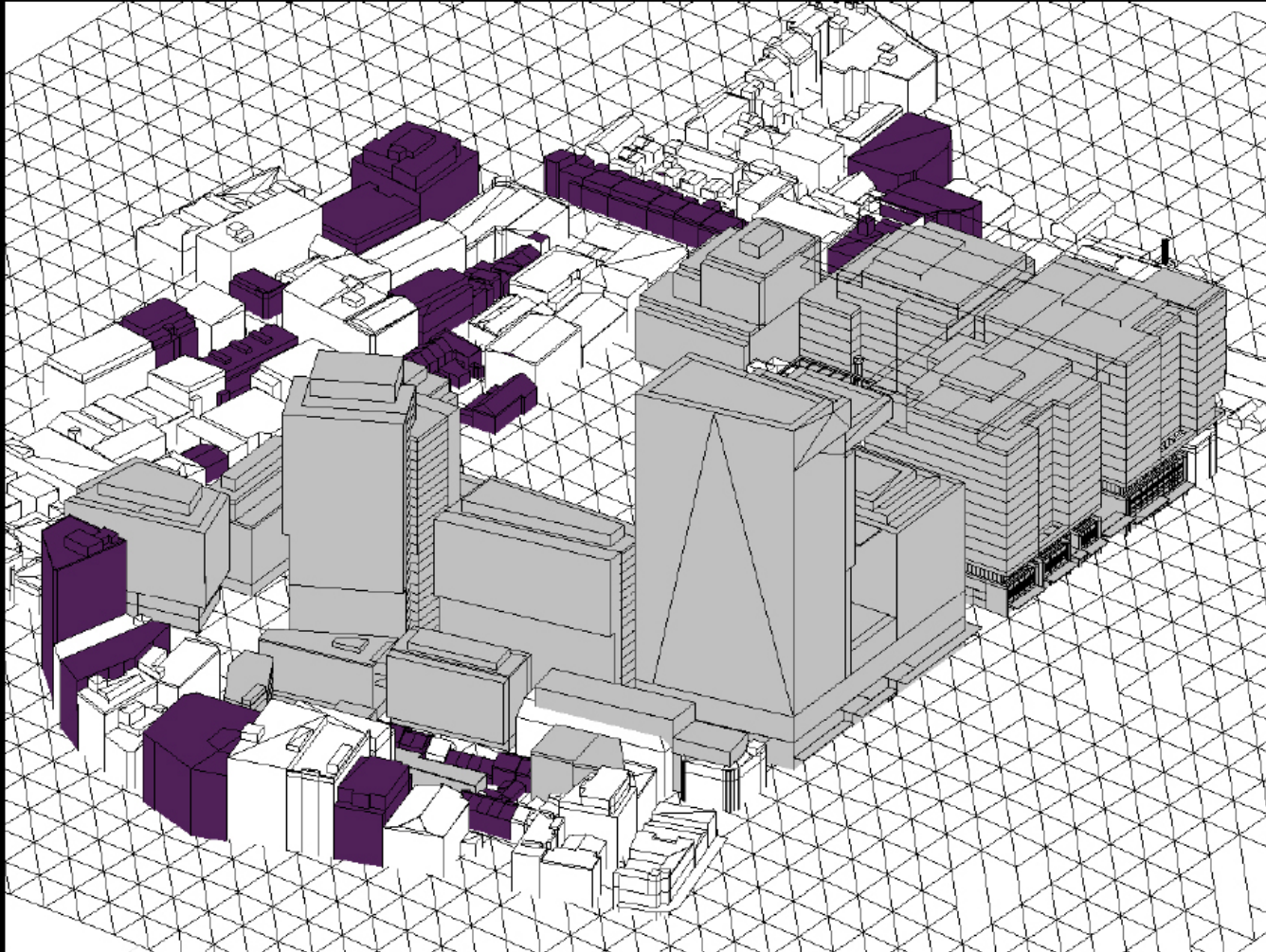
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14.04
09:00 am

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Amended MP
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09:00 am

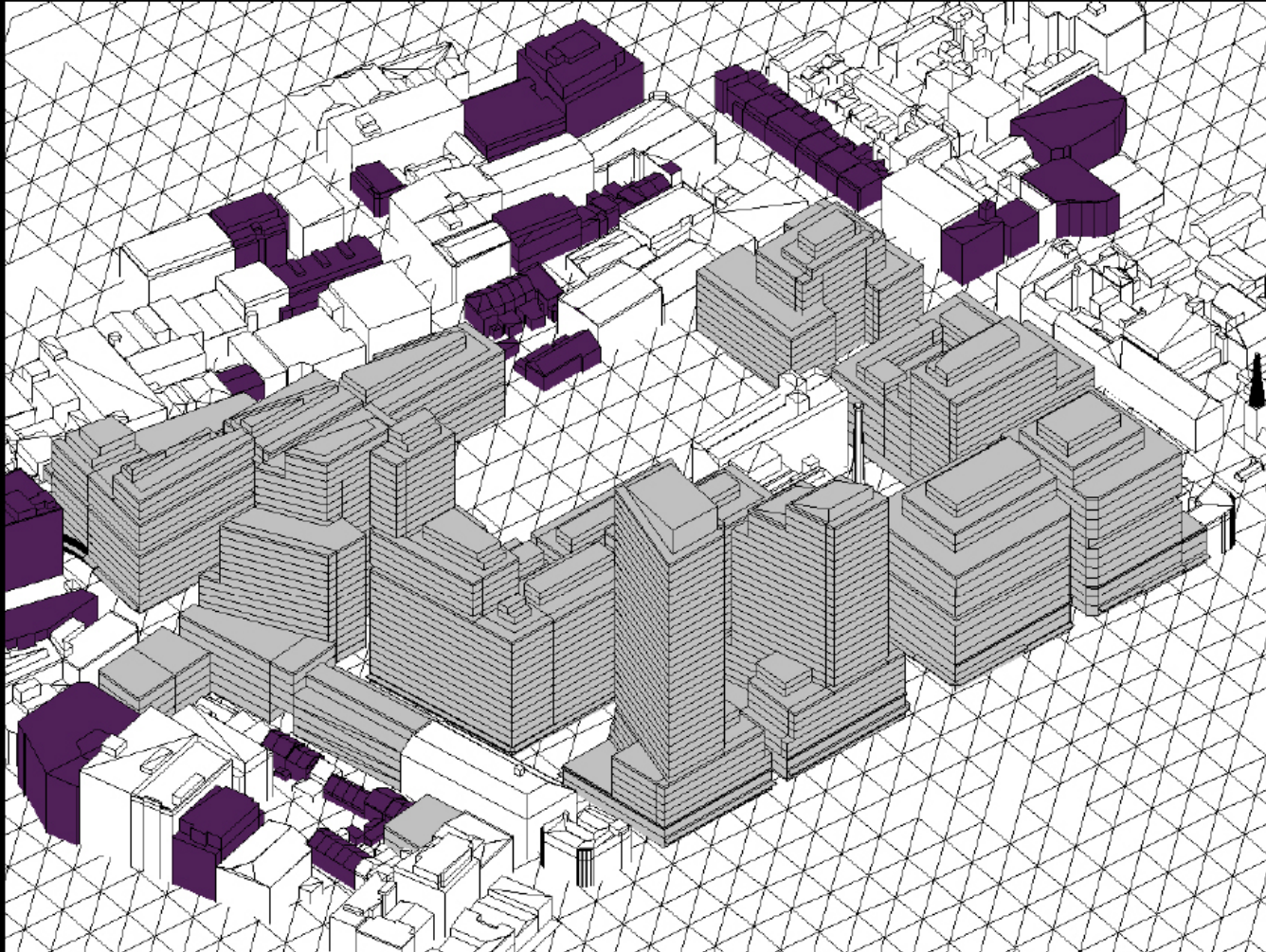
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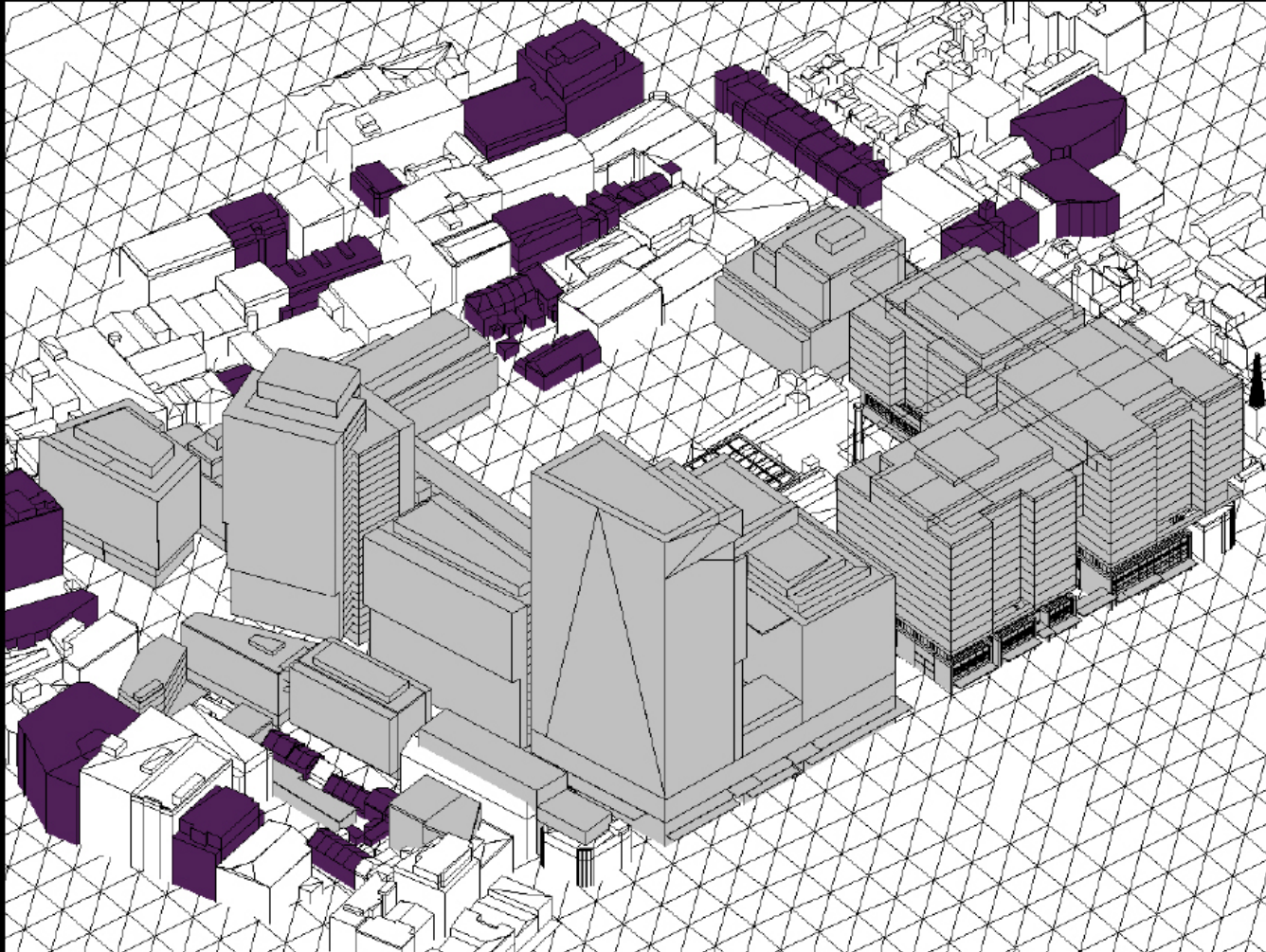
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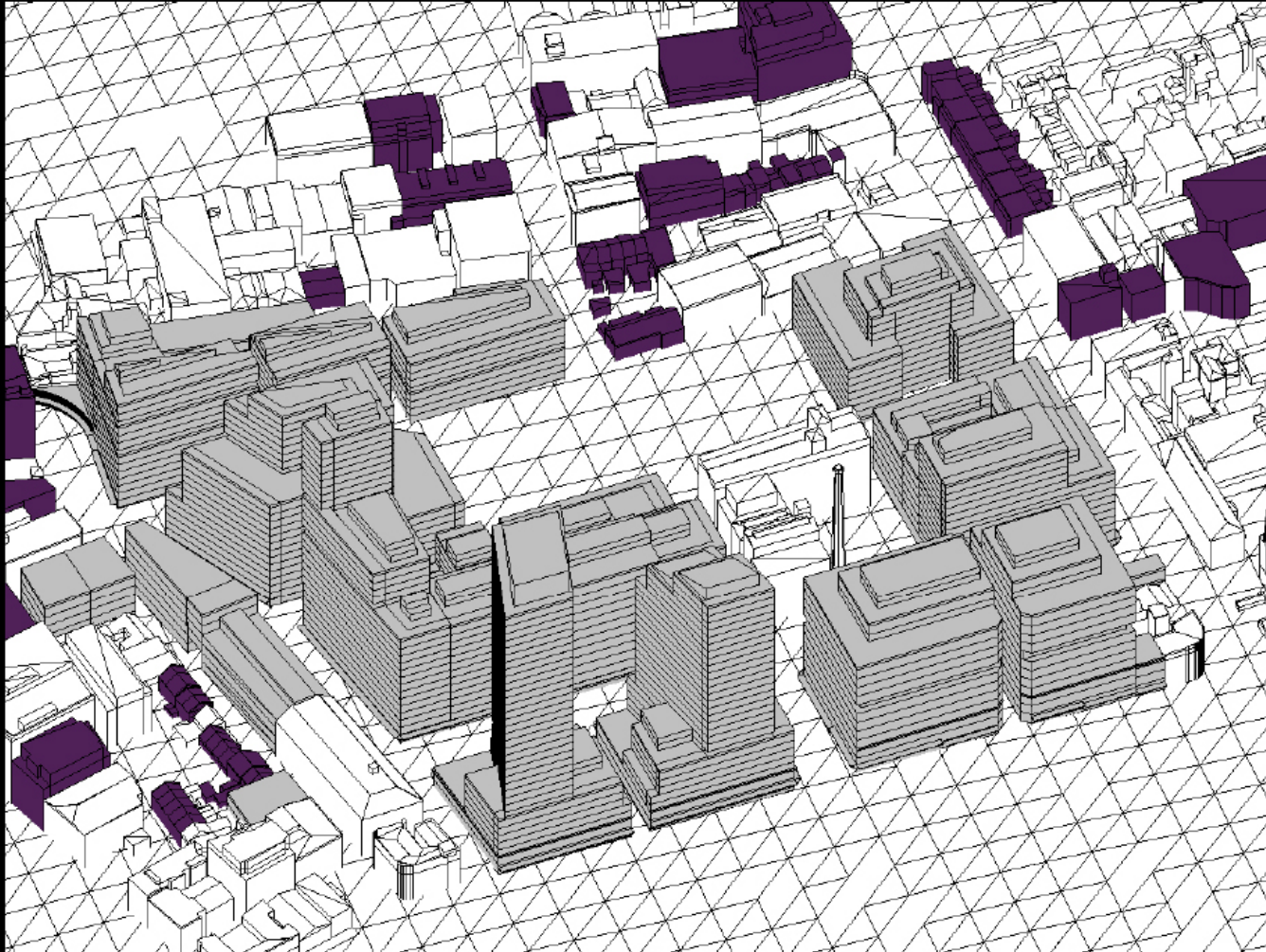
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Approved MP
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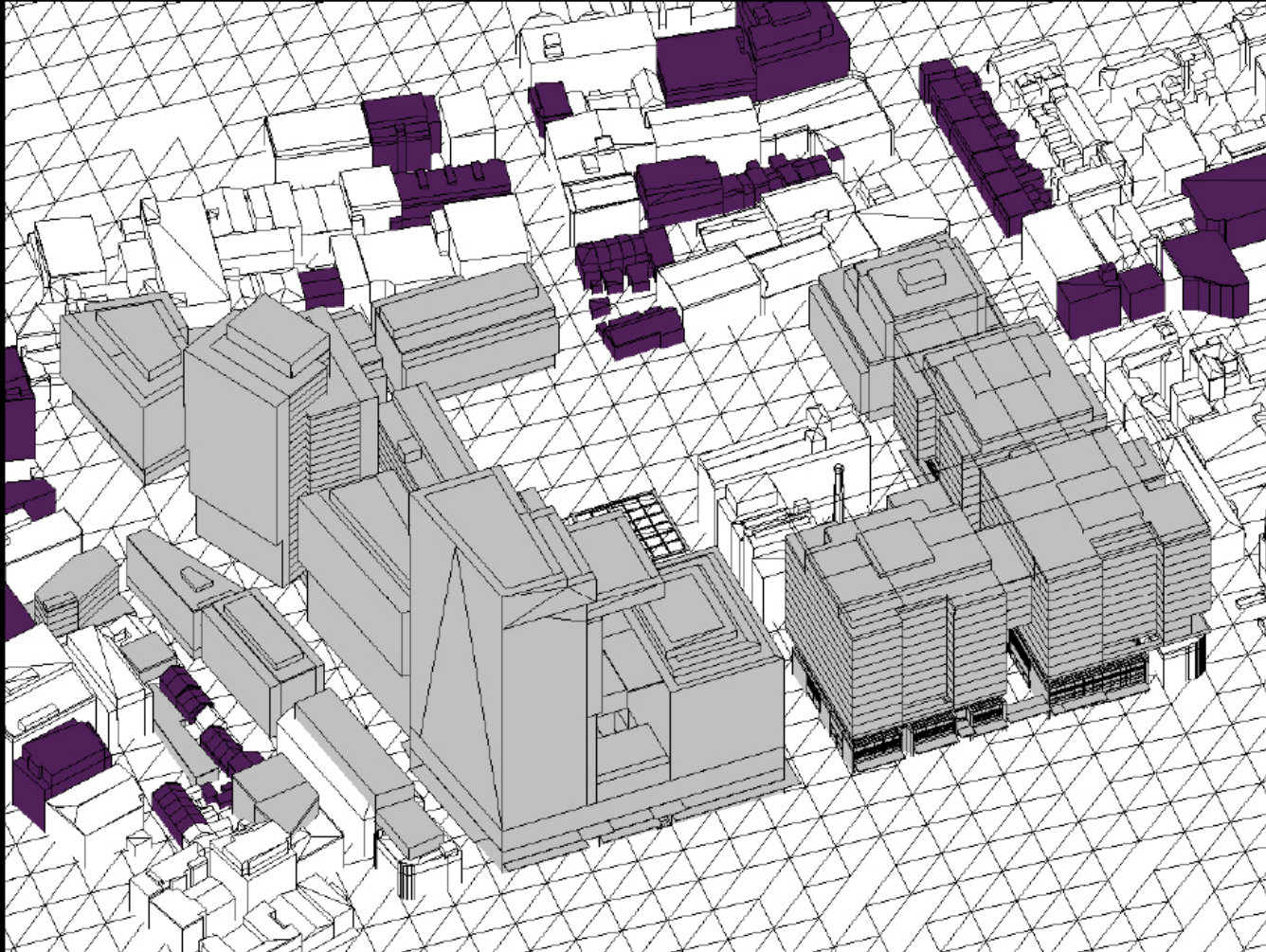
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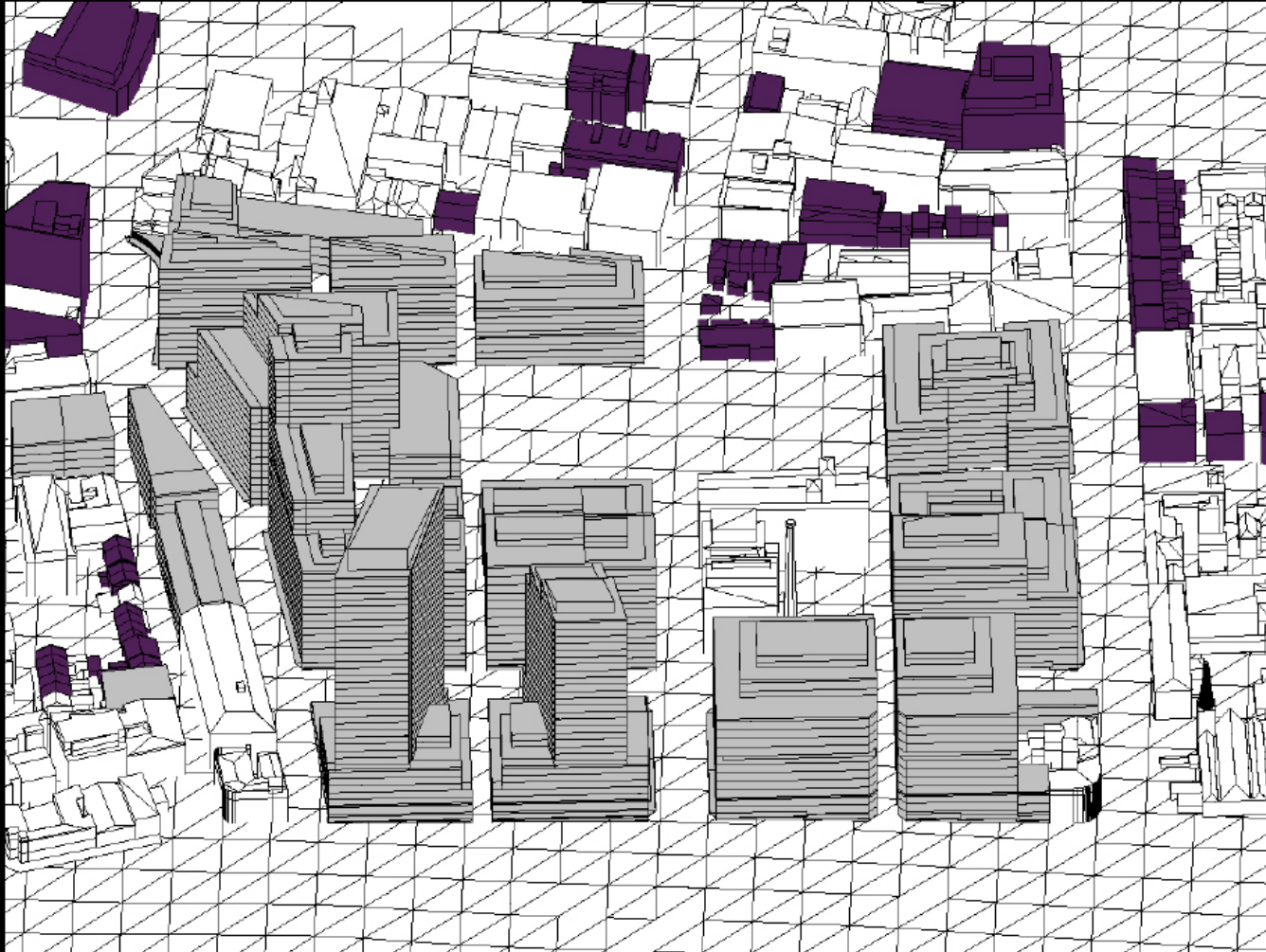
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Approved MP
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12:00 pm

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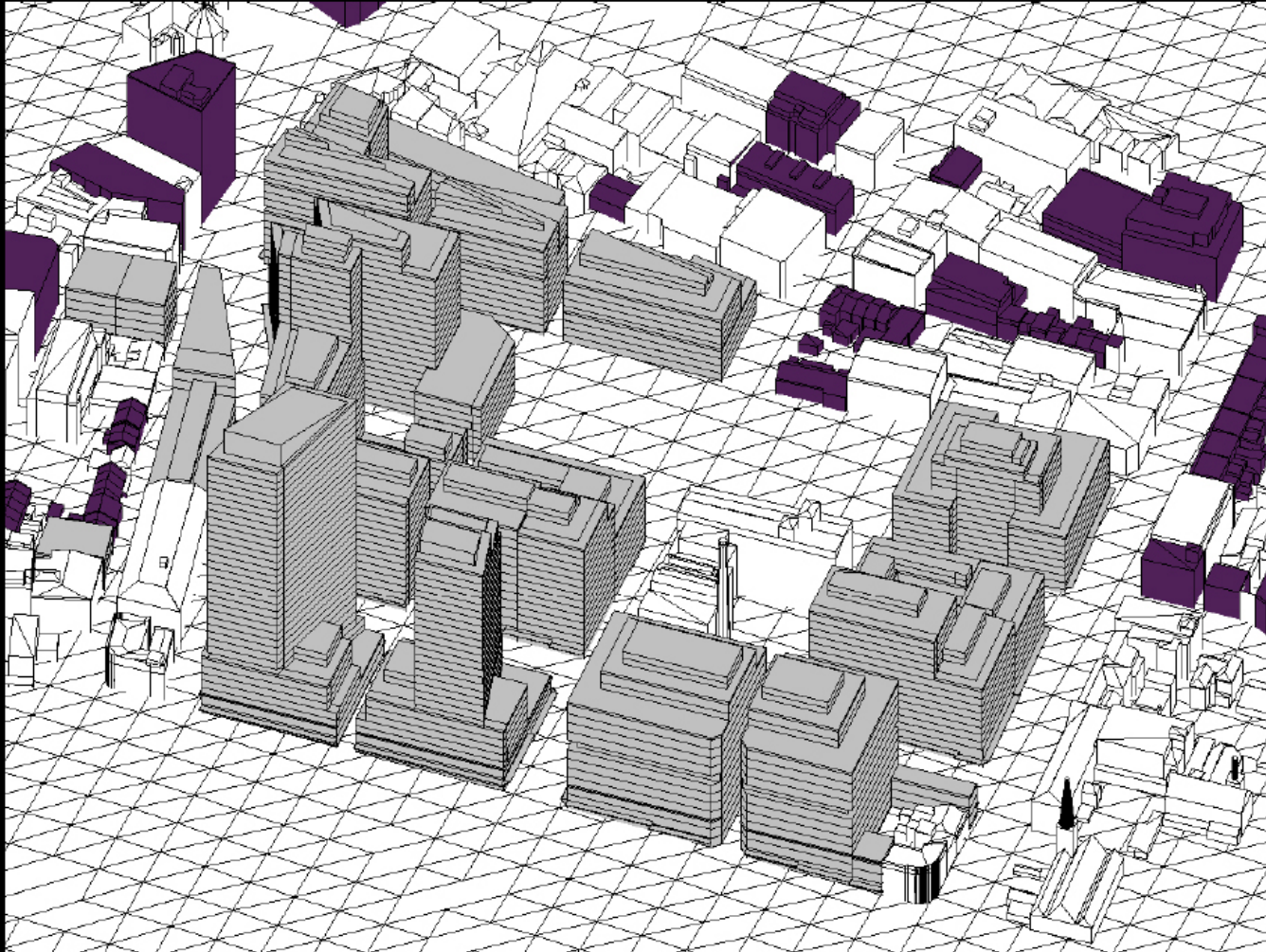
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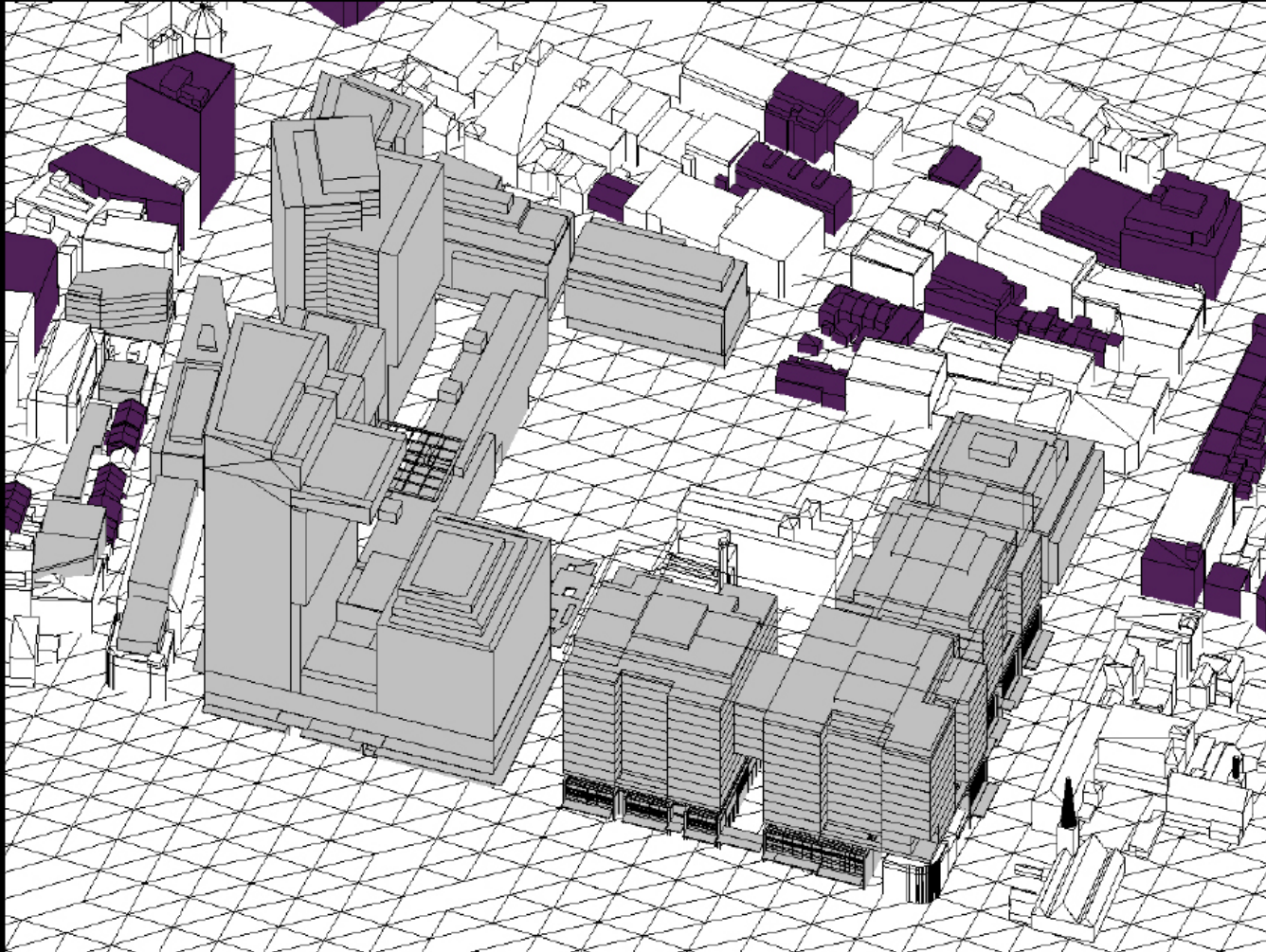
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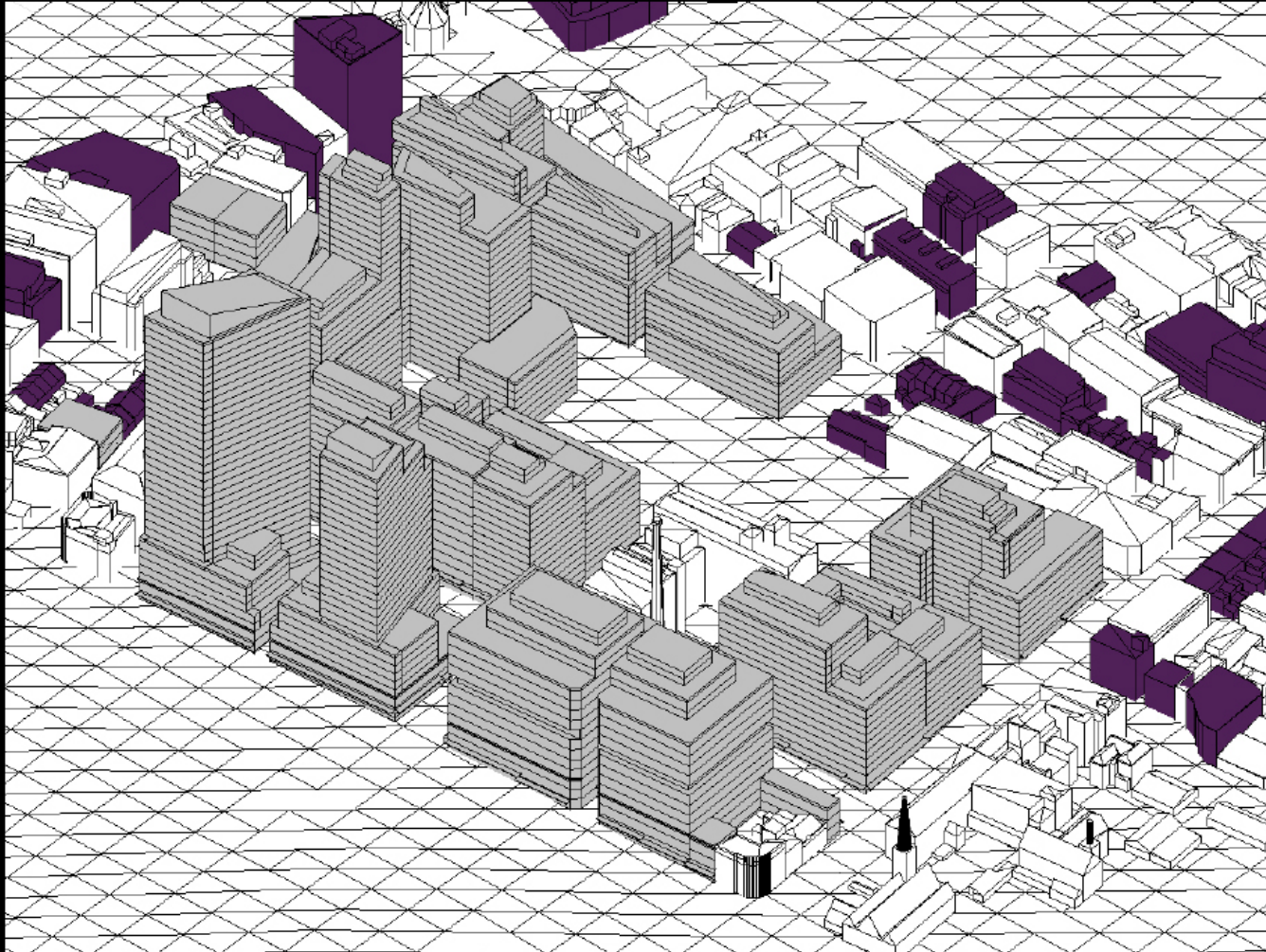
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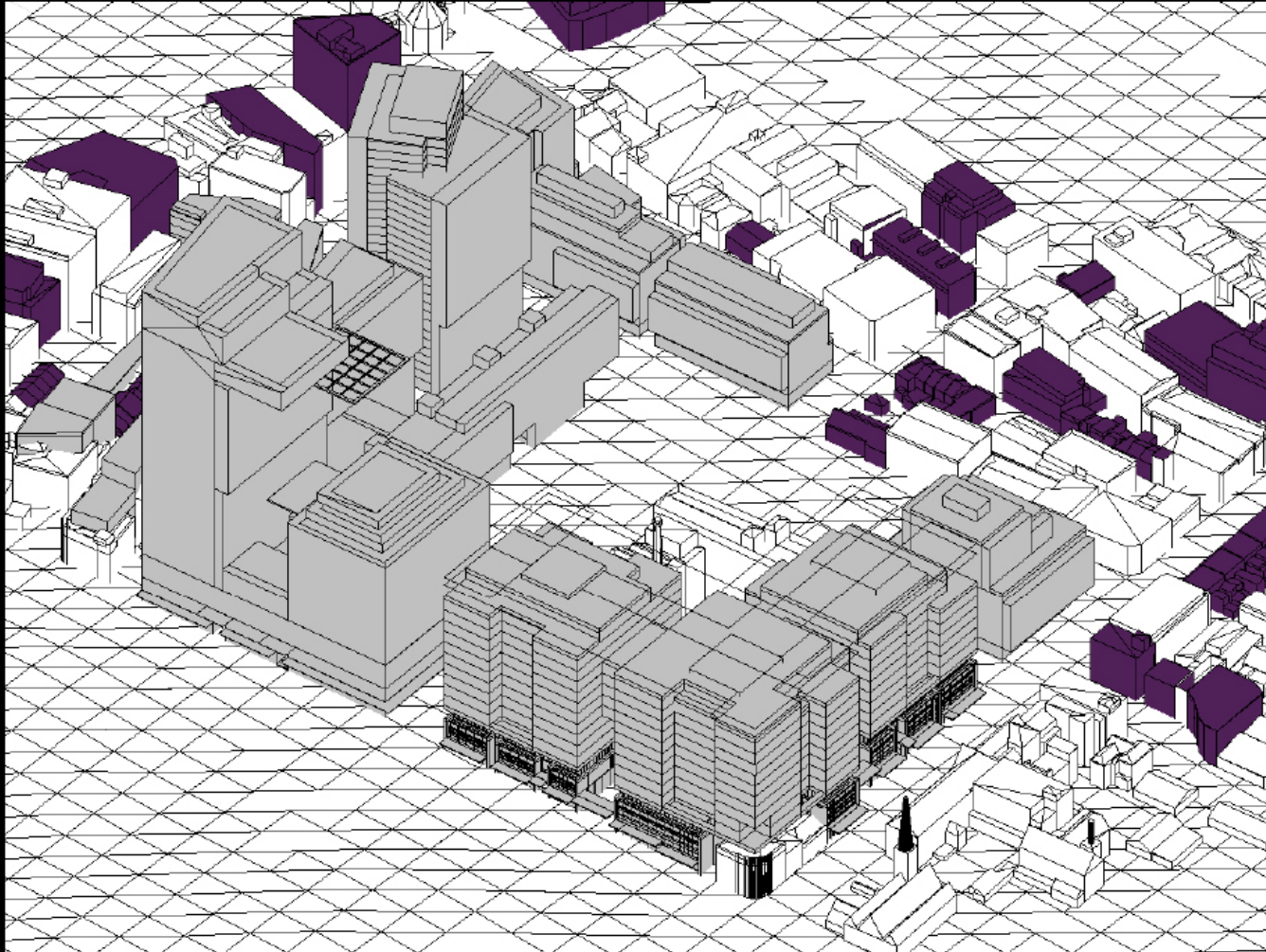
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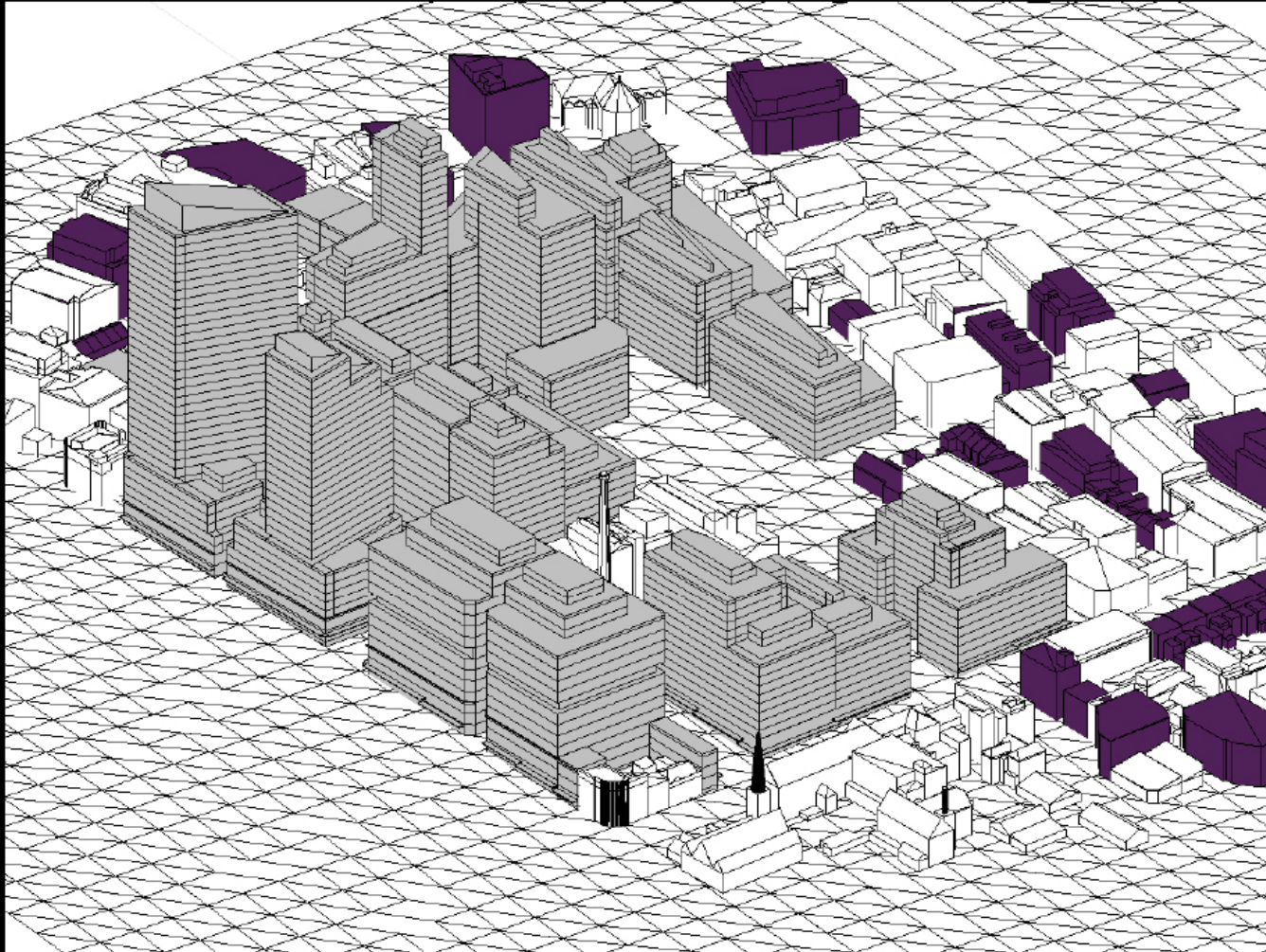
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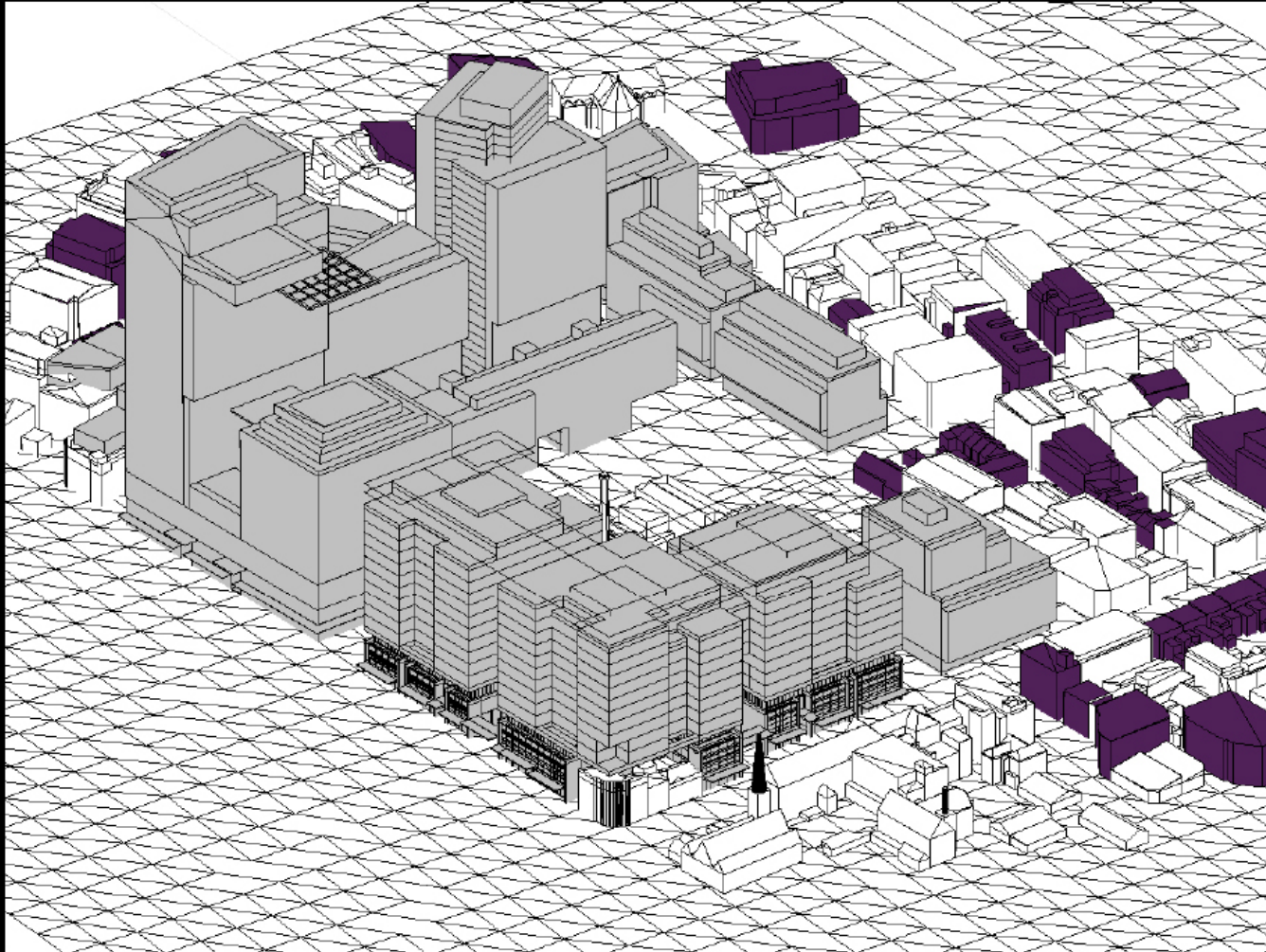
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Amended Masterplan

Amended MP
14.04
03:00 pm

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4) Shadow Diagrams

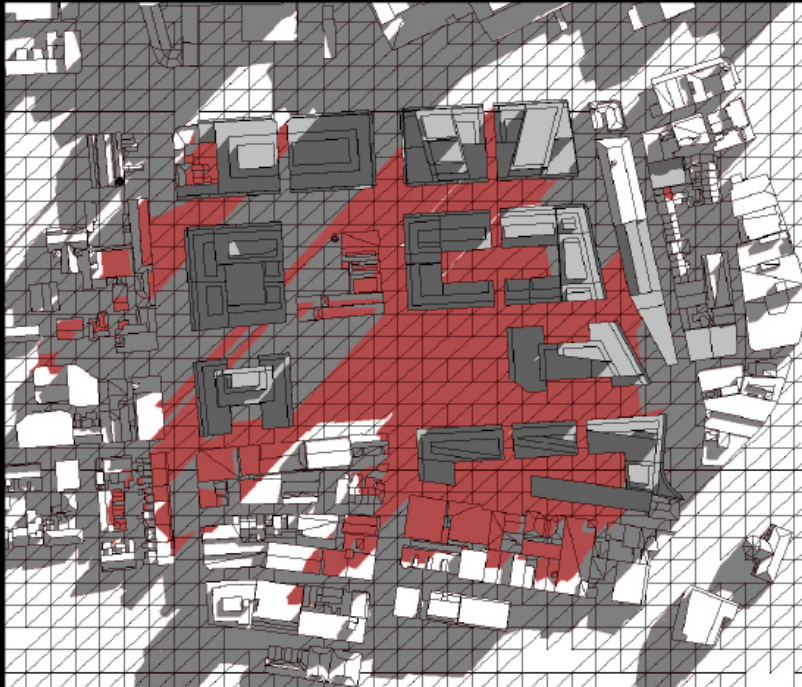
Approved-Amended Masterplan

Sunstudies

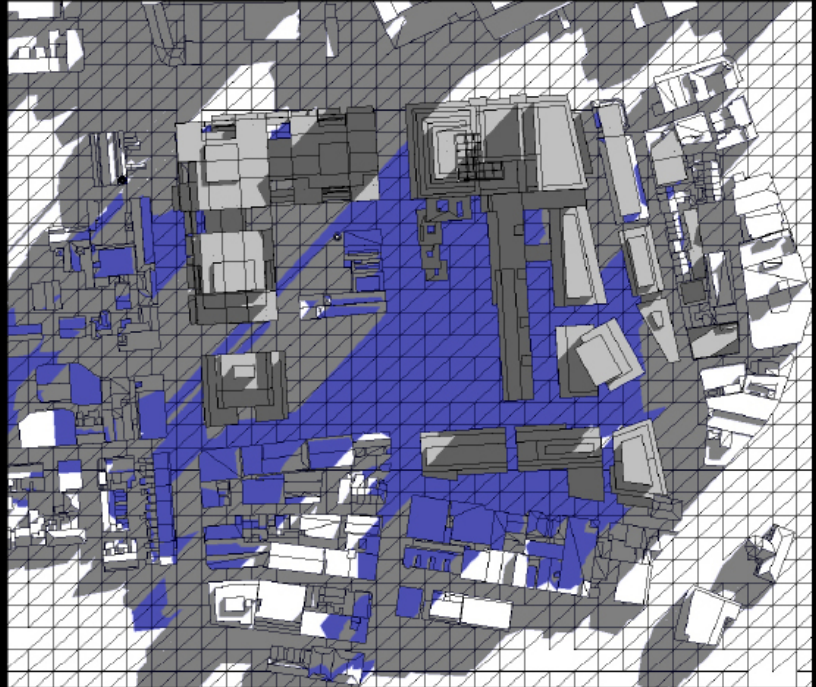
21.06

09:00 AM

Foster + Partners



Approved Masterplan



Amended Masterplan

Comparison Approved-Amended

Sunstudies

21.06

09:00 AM

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Approved Masterplan Amended Masterplan Shadow overlay



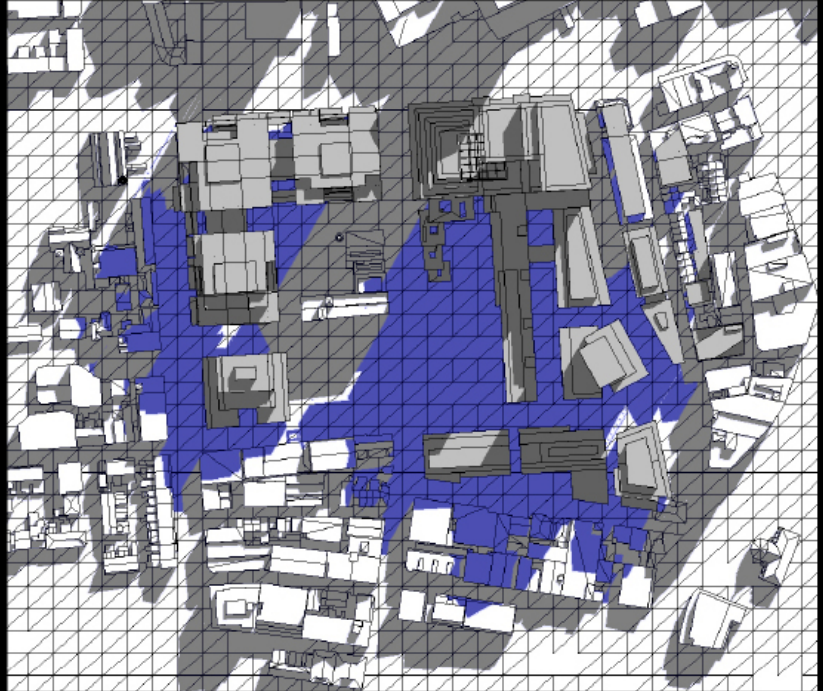
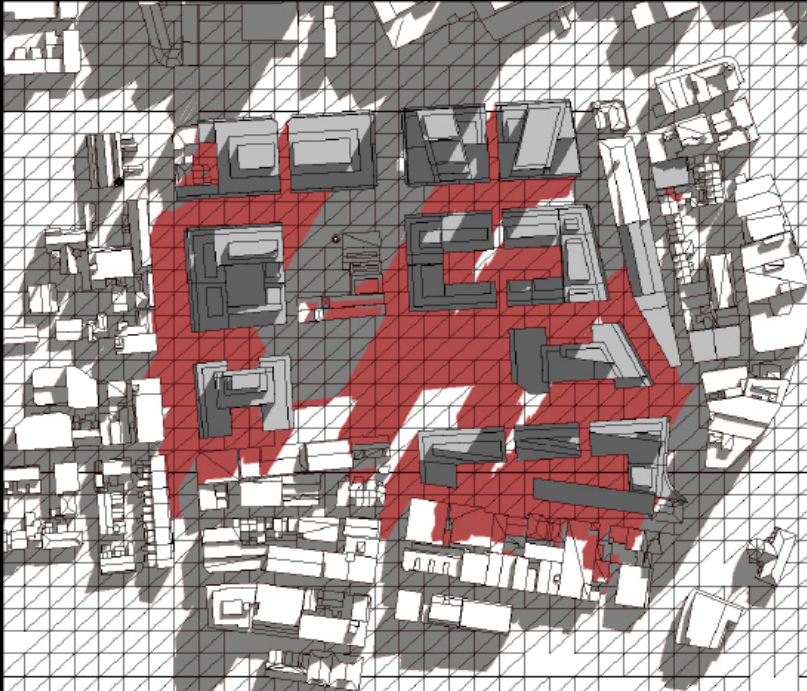
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Sunstudies

21.06

10:00 AM

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Comparison Approved-Amended

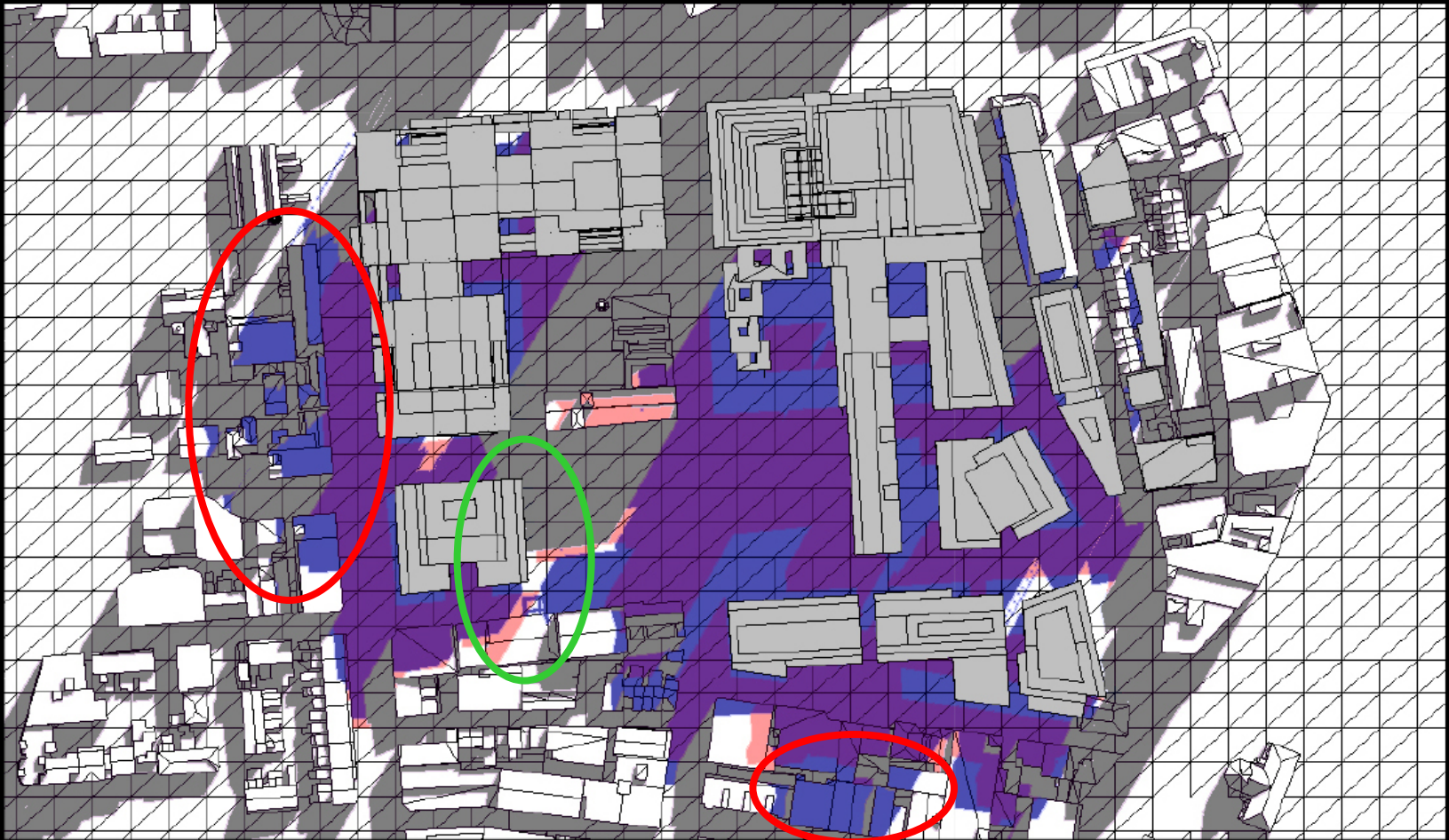
Sunstudies

21.06

10:00 AM

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Approved Masterplan Amended Masterplan Shadow overlay



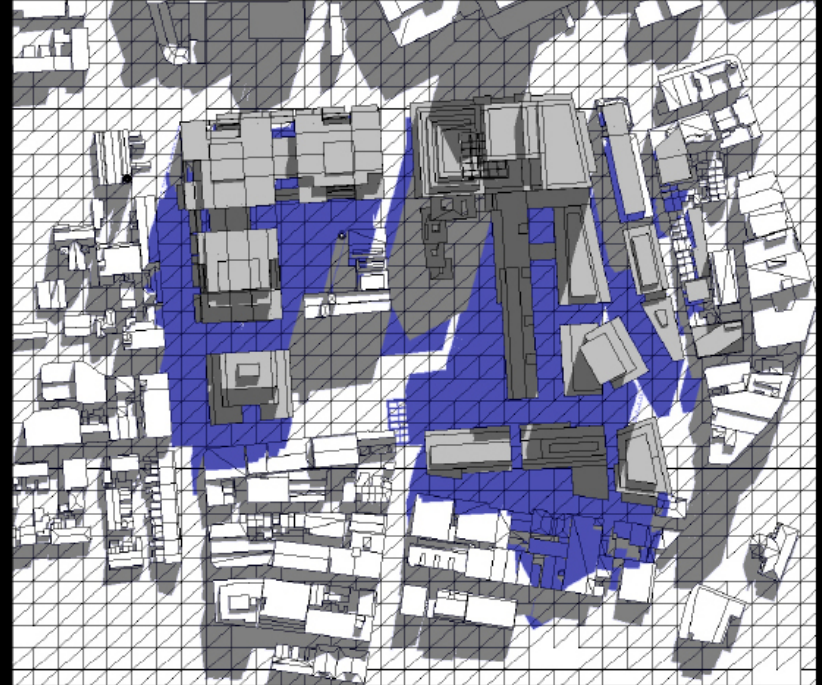
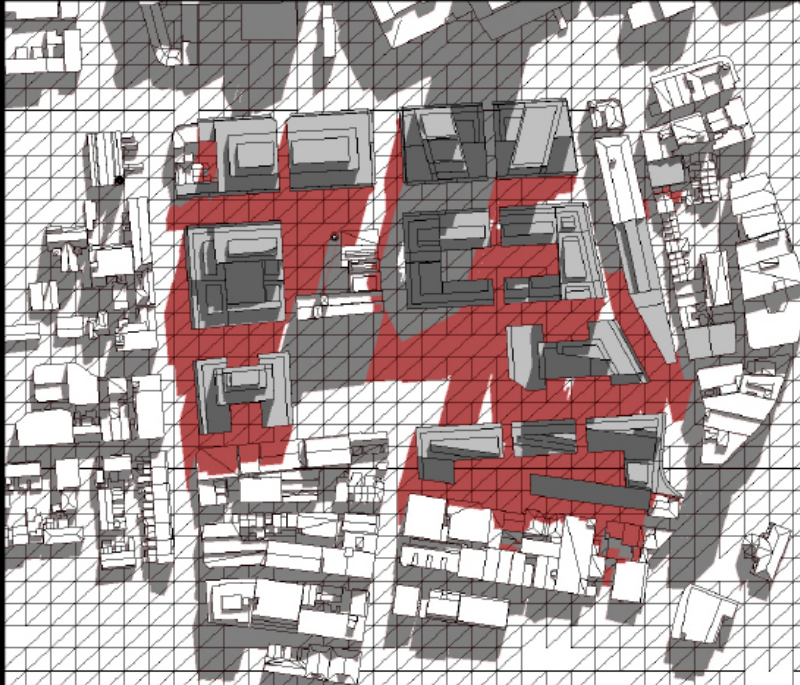
Approved-Amended Masterplan

Sunstudies

21.06

11:00 AM

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Comparison Approved-Amended

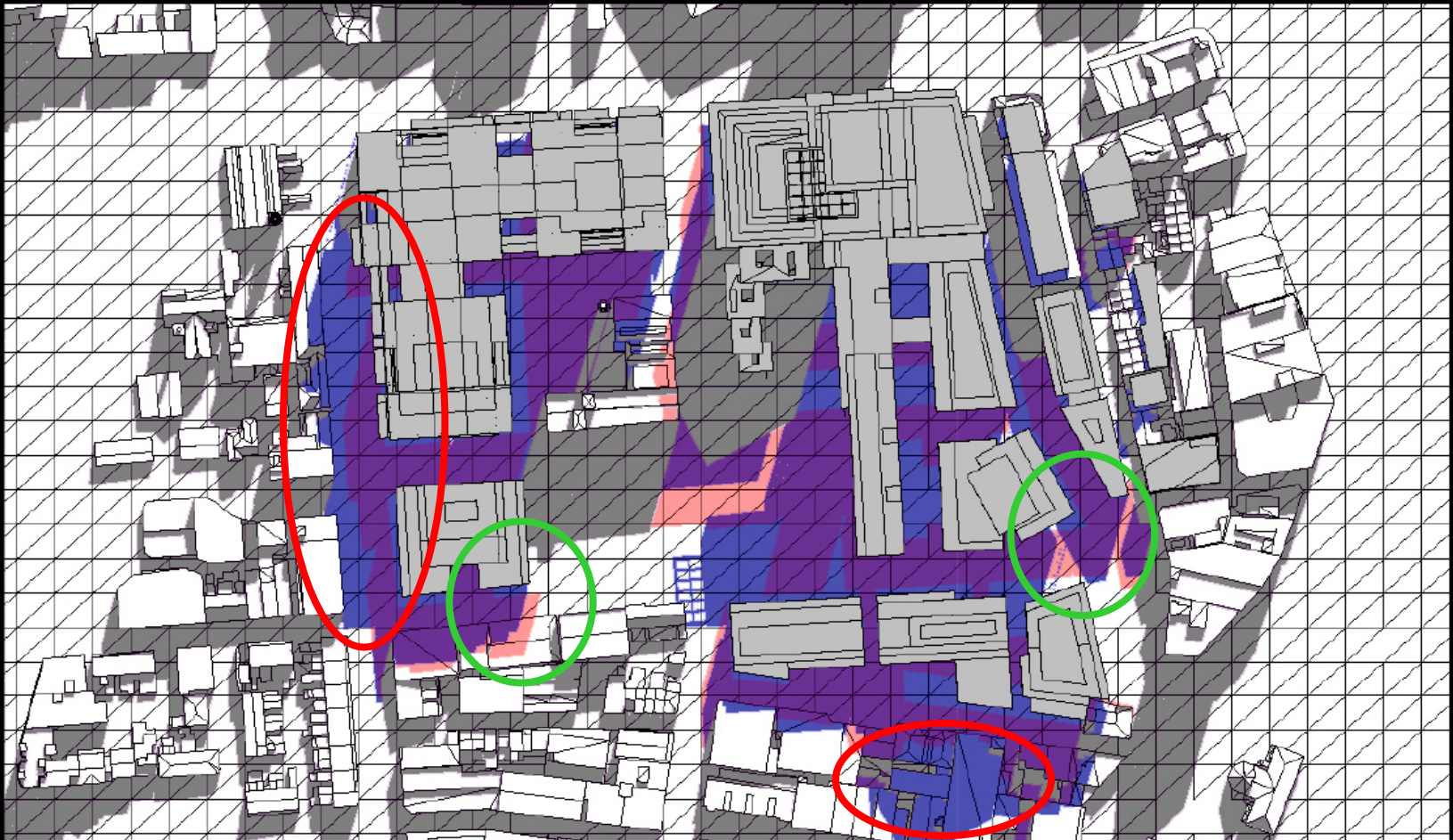
Sunstudies

21.06

11:00 AM

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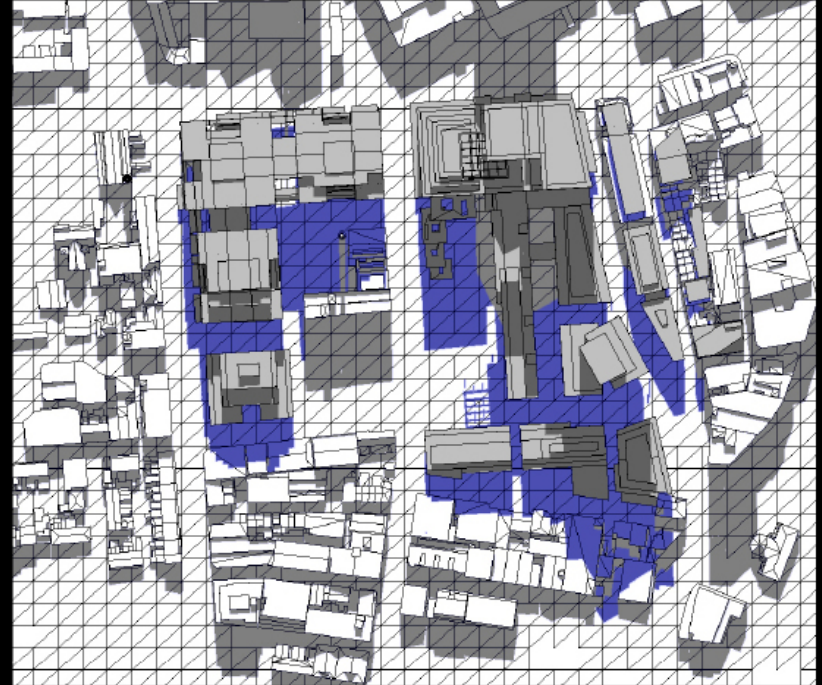
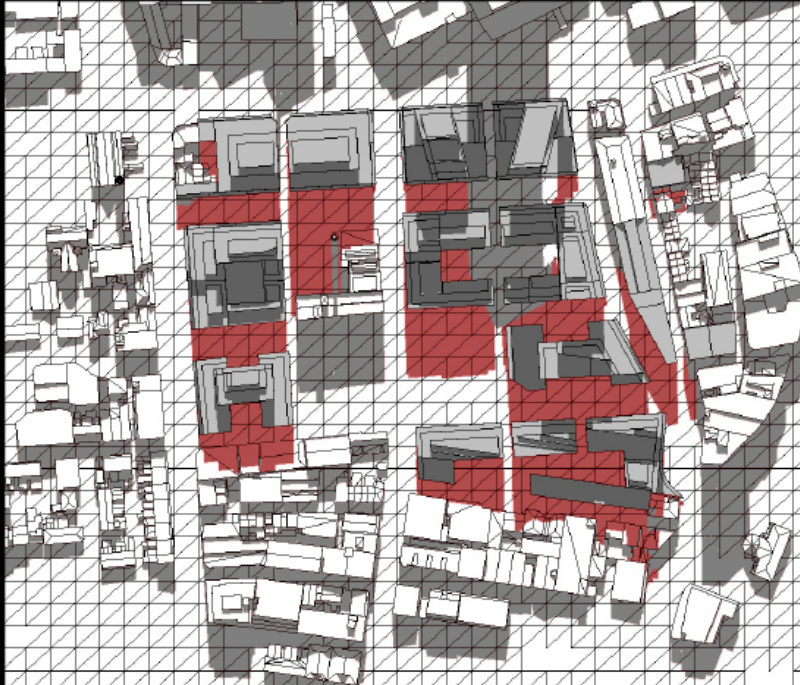
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Sunstudies

21.06

12:00 PM

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Comparison Approved-Amended

Sunstudies

21.06a

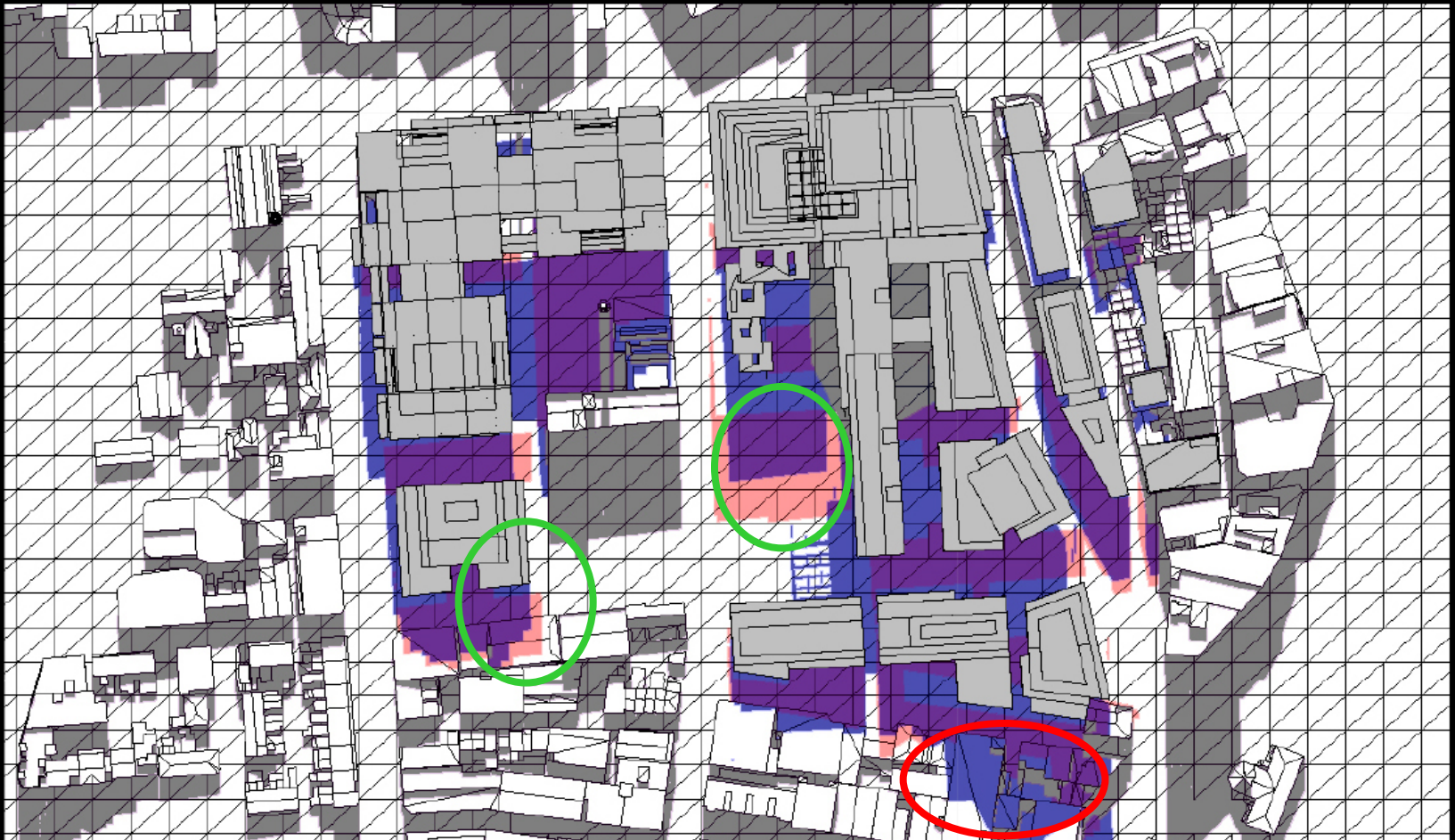
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Masterplan

Amended
Masterplan

Shadow
overlay



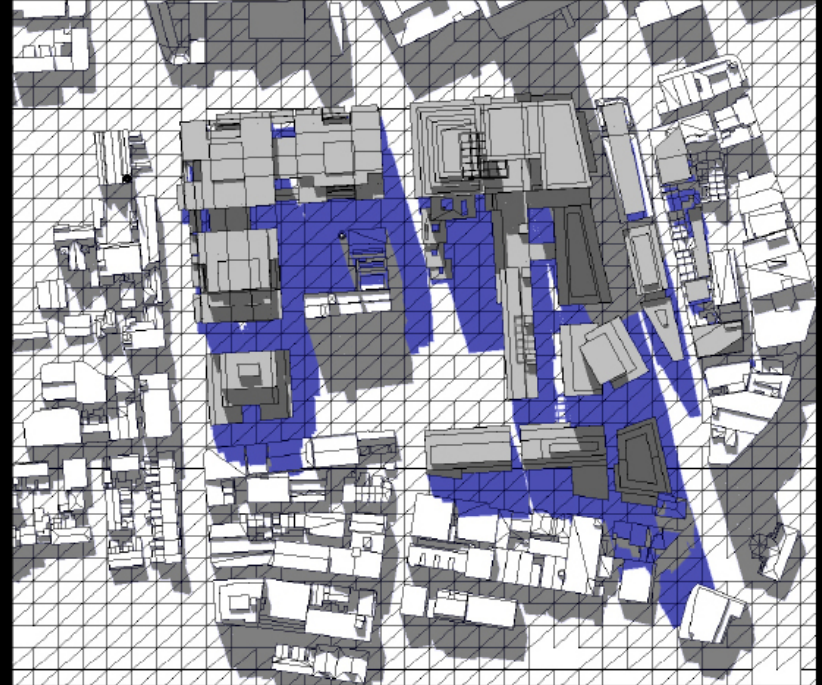
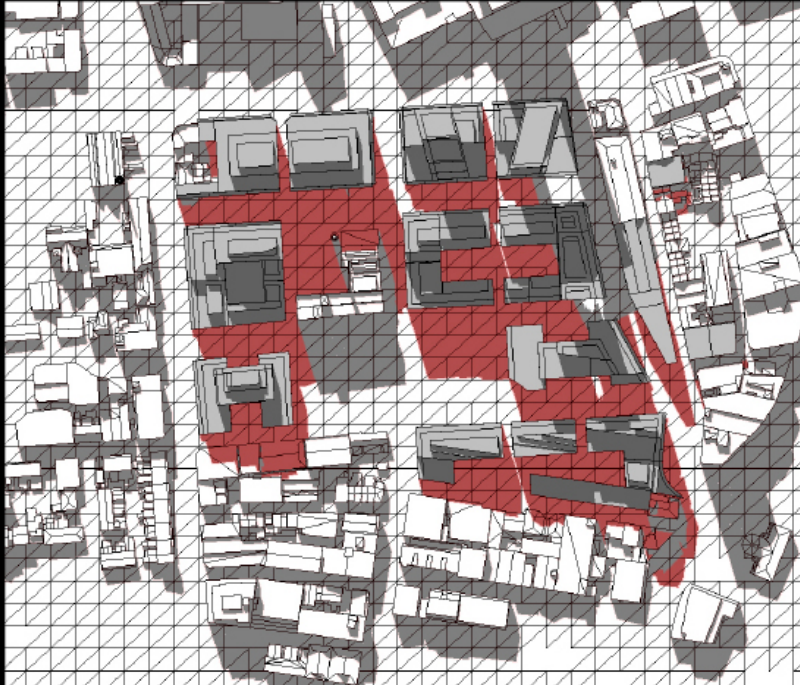
Approved-Amended Masterplan

Sunstudies

21.06

01:00 PM

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Comparison Approved-Amended

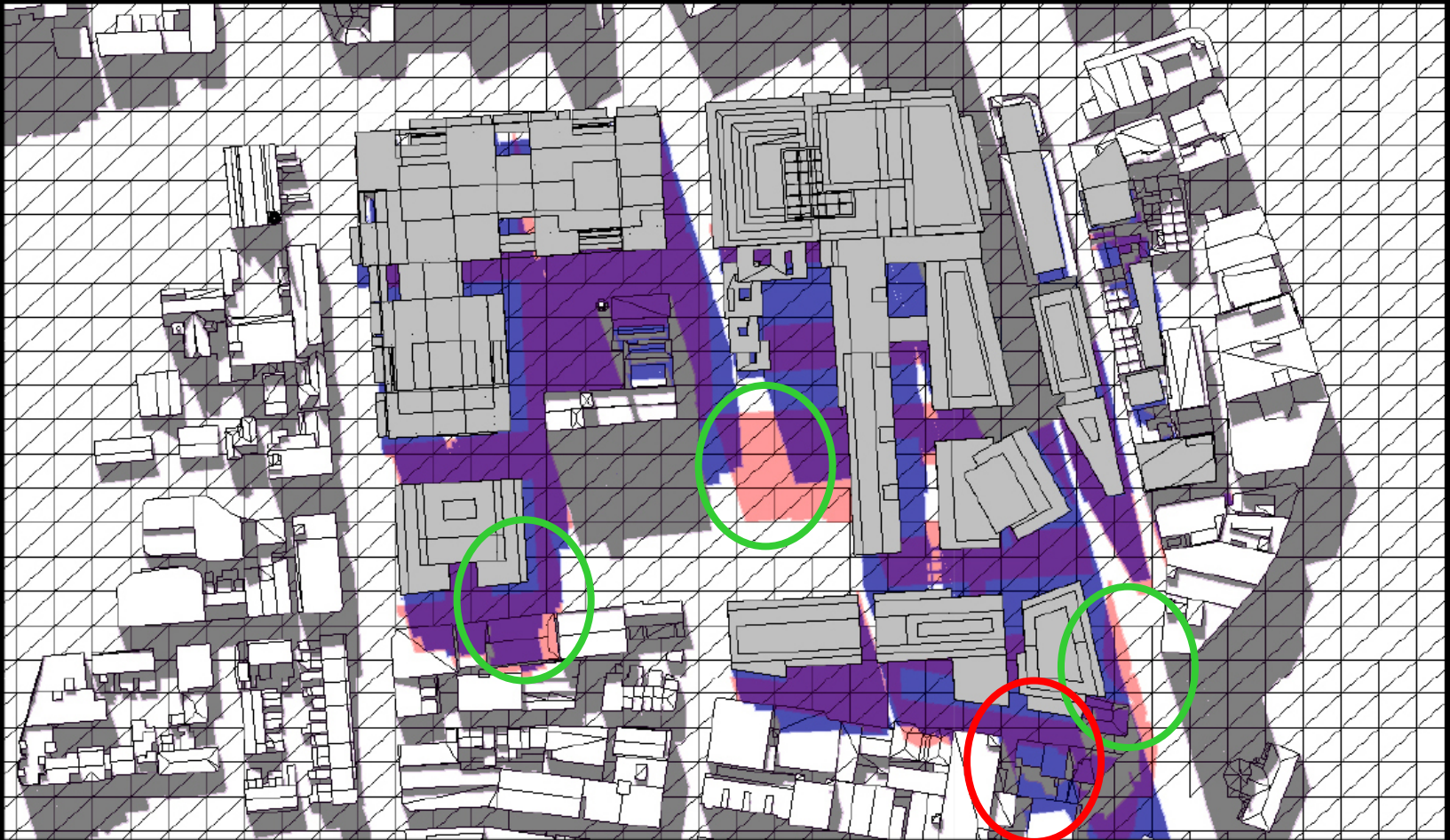
Sunstudies

21.06

01:00 PM

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Approved Masterplan Amended Masterplan Shadow overlay



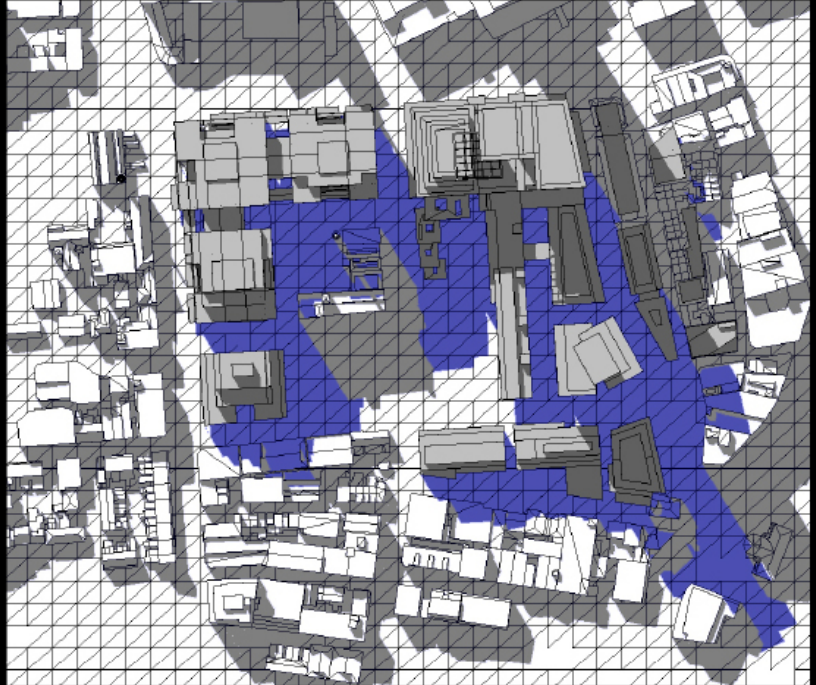
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Sunstudies

21.06

02:00 PM

Foster + Partners



Comparison Approved-Amended

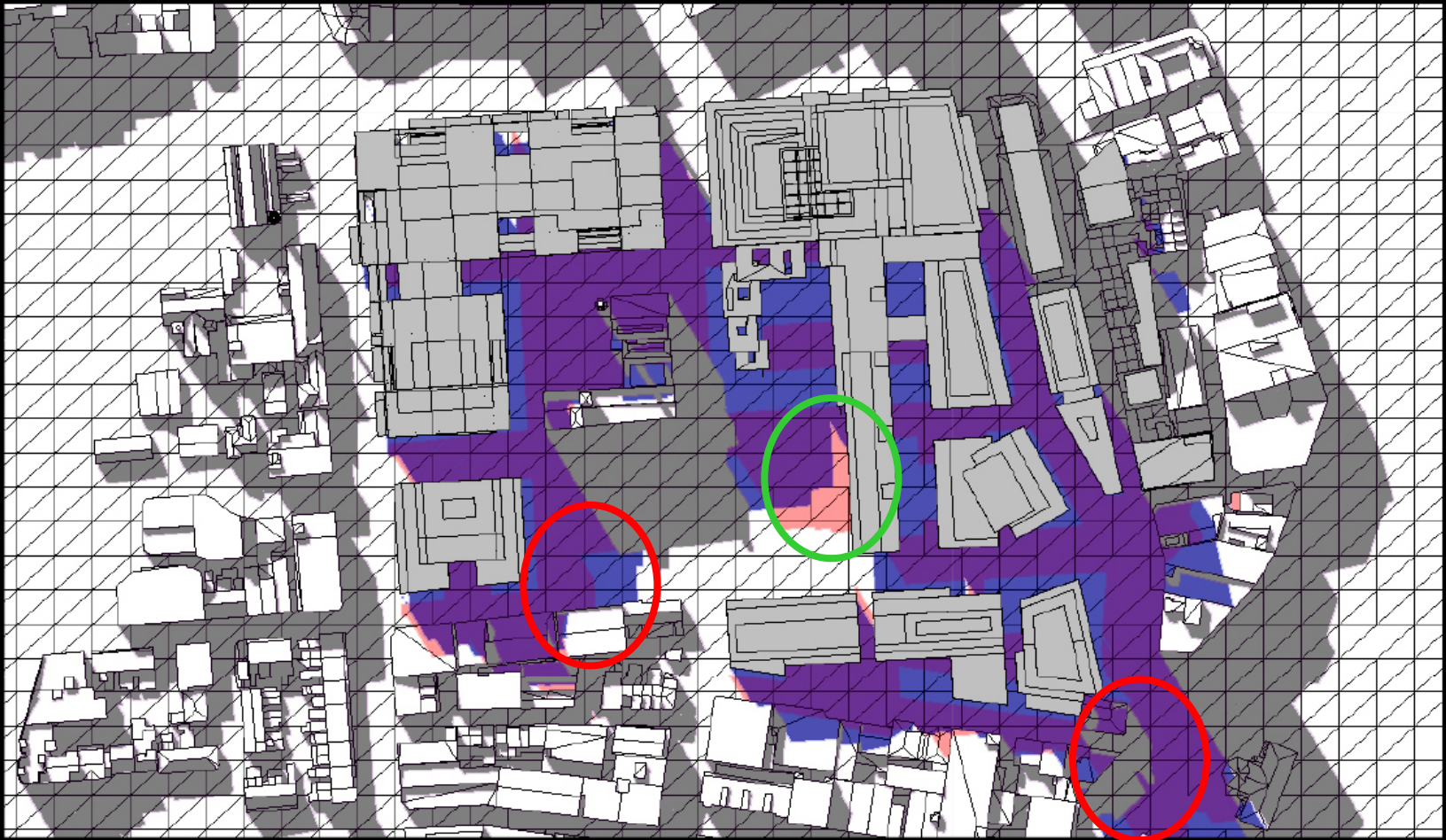
Sunstudies

21.06

02:00 PM

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Approved Masterplan Amended Masterplan Shadow overlay



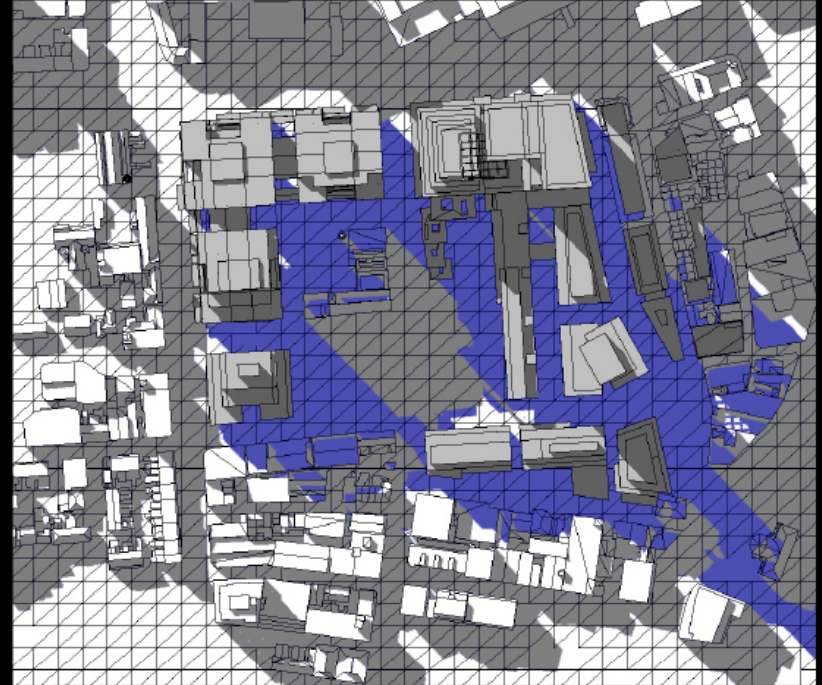
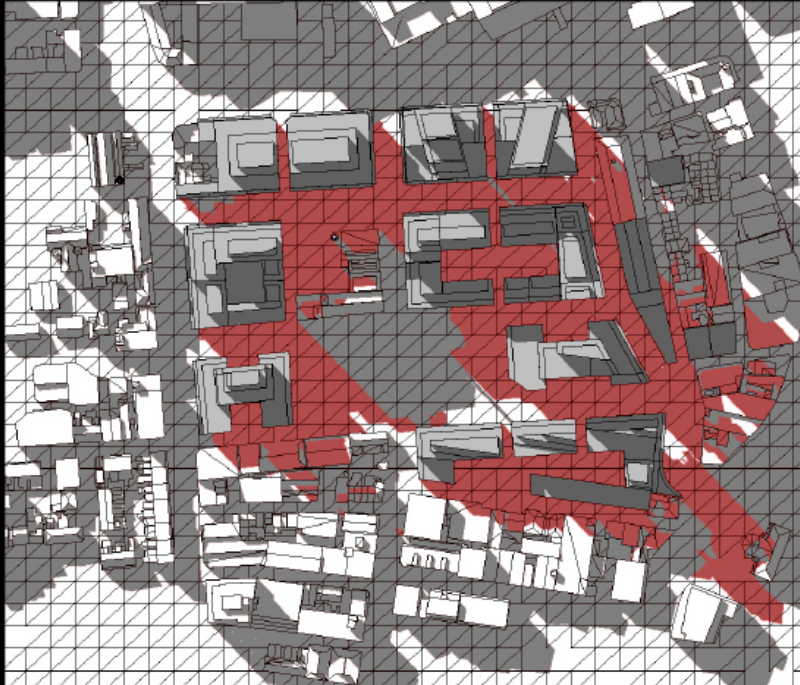
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Sunstudies

21.06

03:00 PM

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Comparison Approved-Amended

Sunstudies

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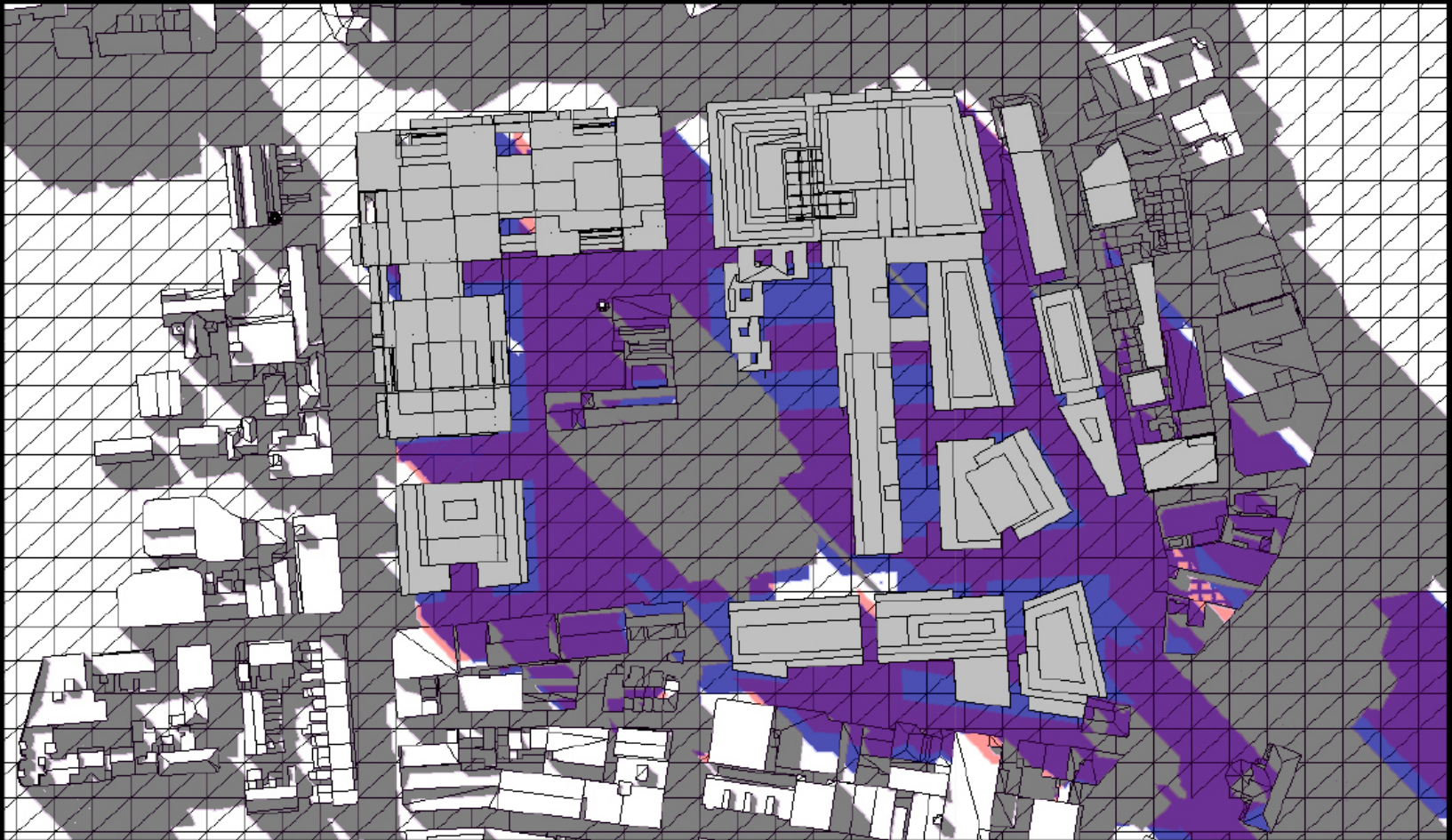
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Approved
Masterplan

Amended
Masterplan

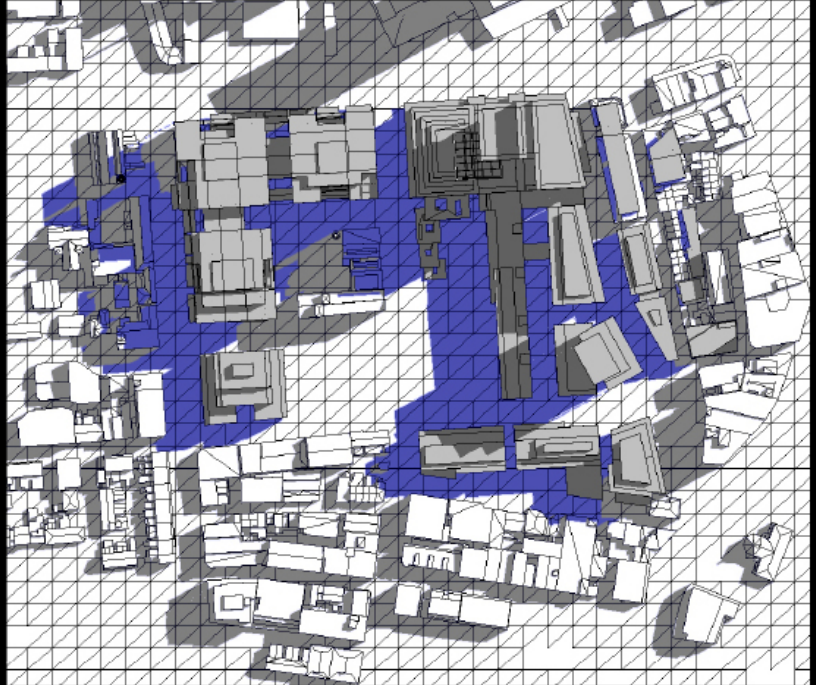
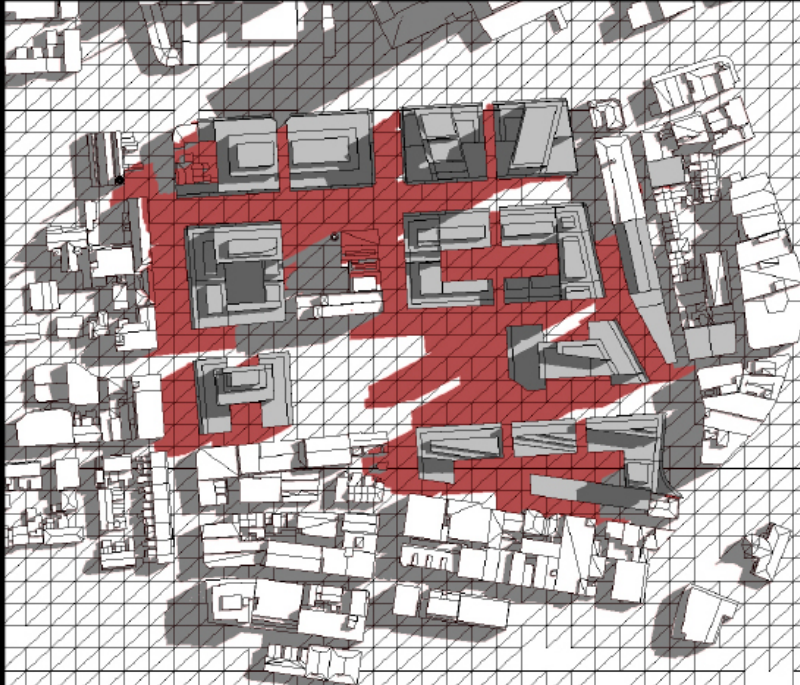
Shadow
overlay



Sunstudies

21.03
09:00 AM

Foster + Partners

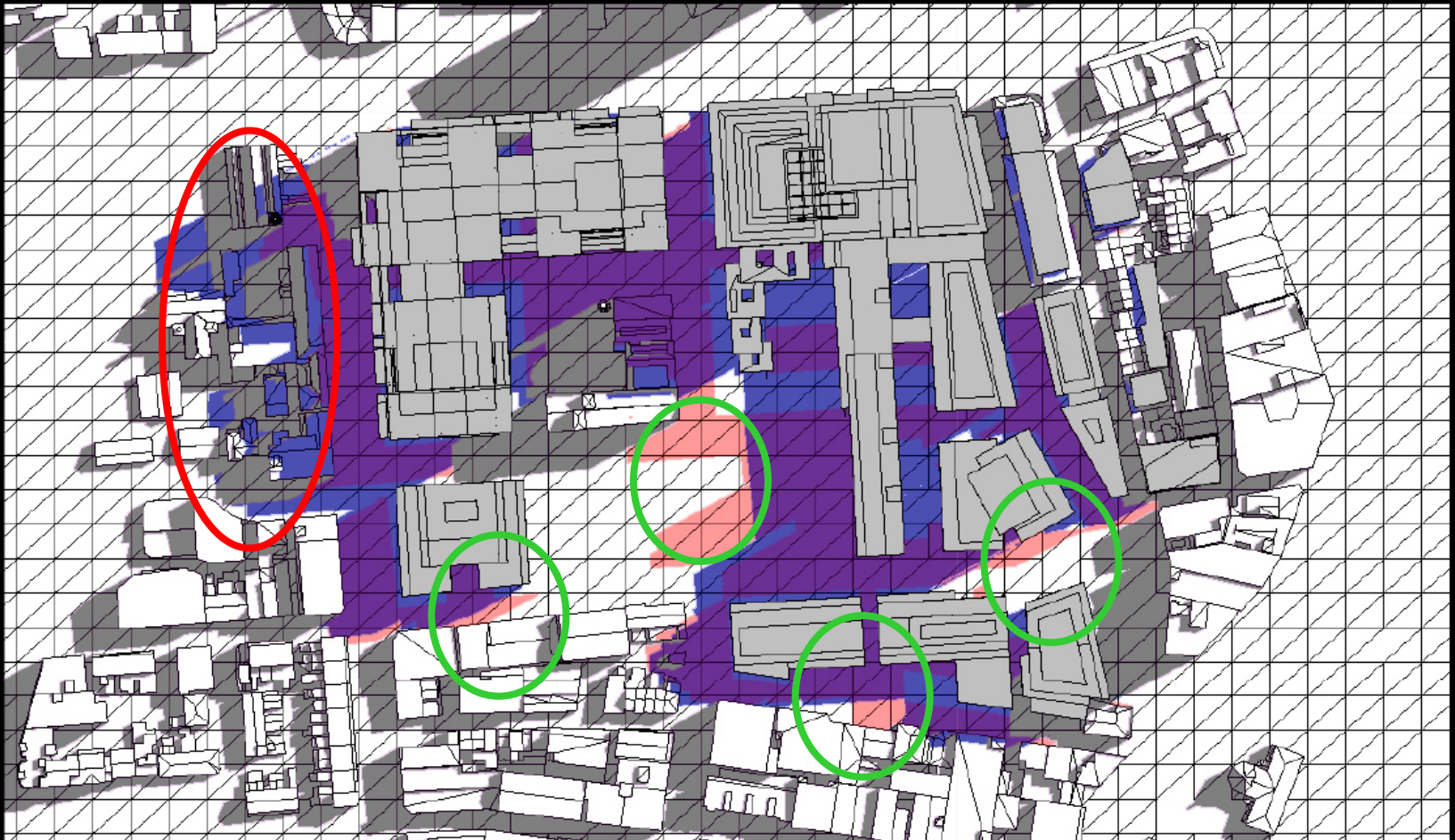


Comparison Approved-Amended

Sunstudies
21.03
09:00 AM

Foster + Partners

Approved Masterplan Amended Masterplan Shadow overlay



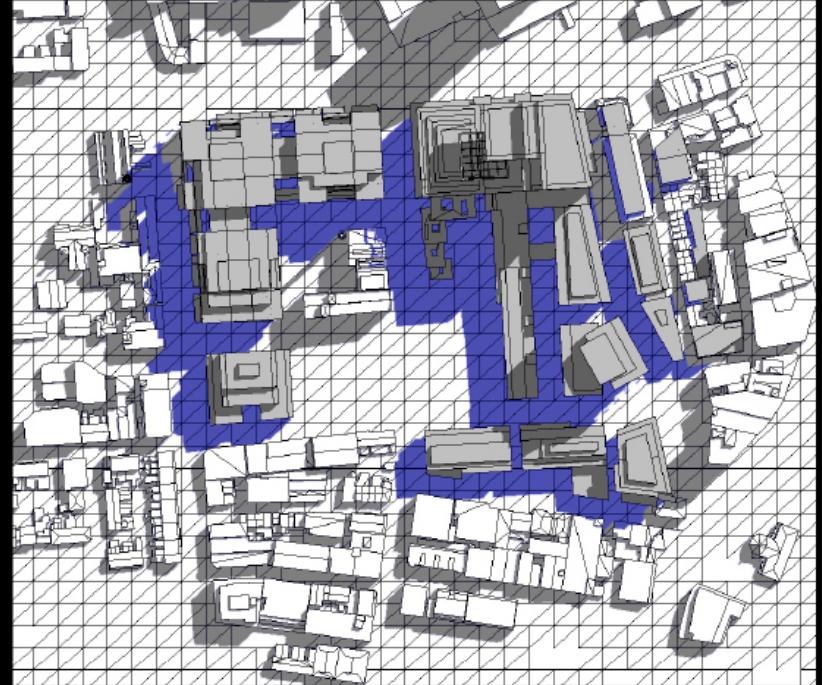
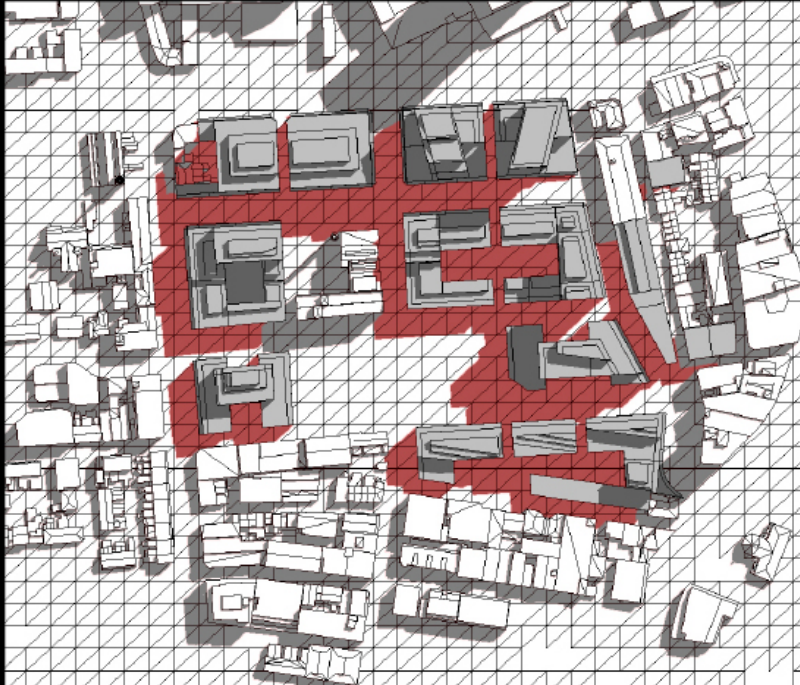
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Sunstudies

21.03

10:00 AM

Foster + Partners



Comparison Approved-Amended

Sunstudies

21.03

10:00 AM

Foster + Partners

Approved Masterplan Amended Masterplan Shadow overlay

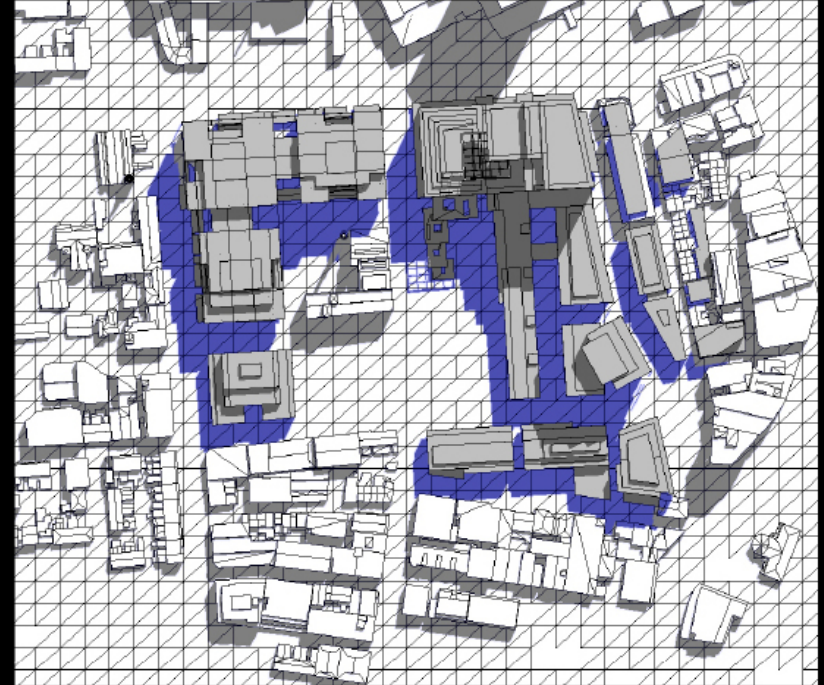
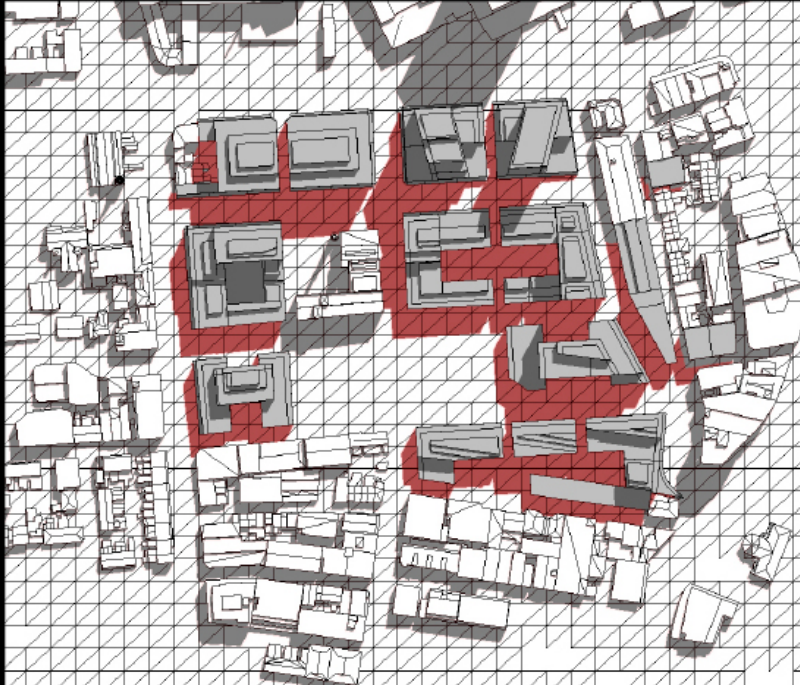


Sunstudies

21.03

11:00 AM

Foster + Partners



Comparison Approved-Amended

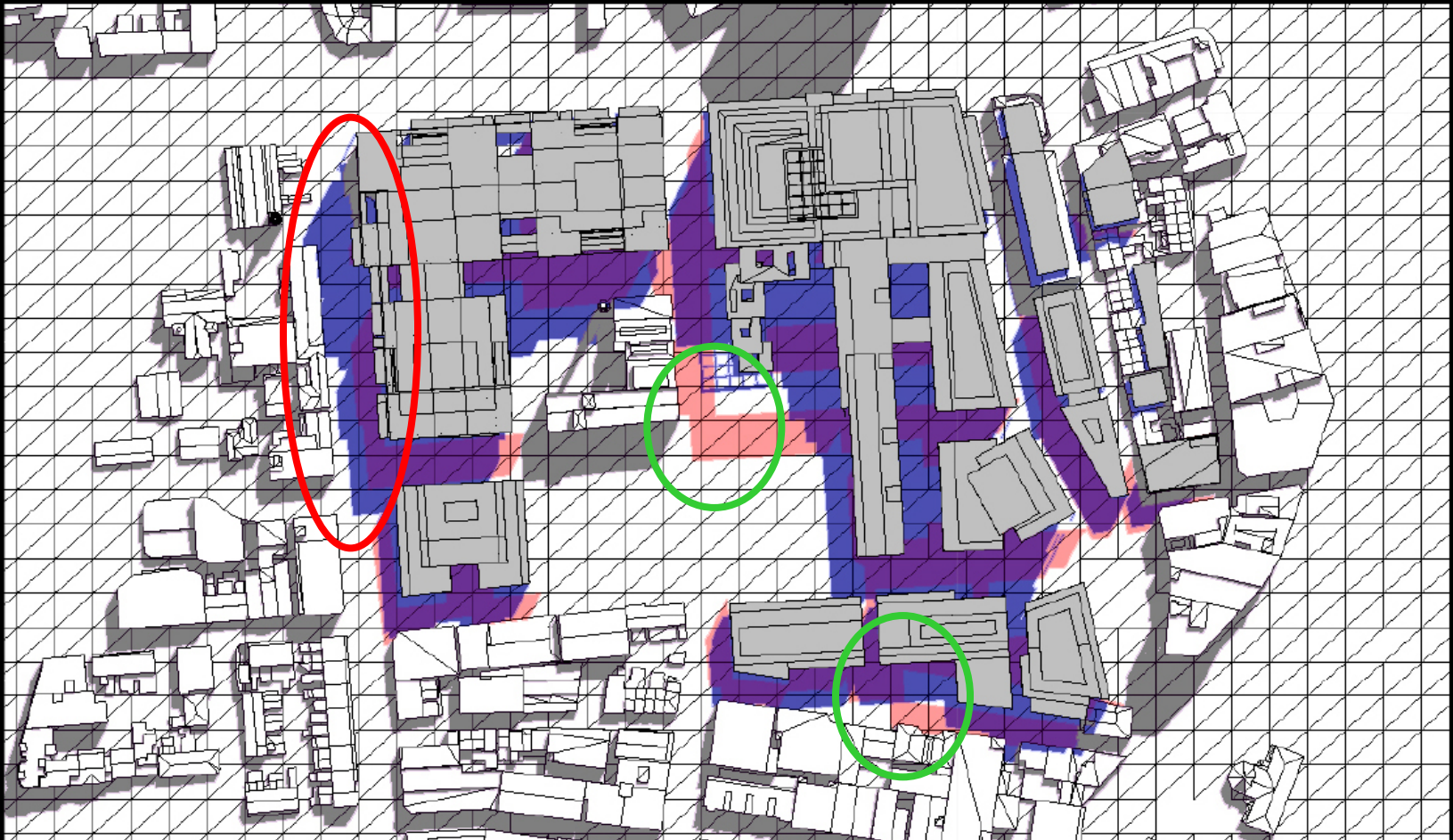
Sunstudies

21.03

11:00 AM

Foster + Partners

Approved Masterplan Amended Masterplan Shadow overlay



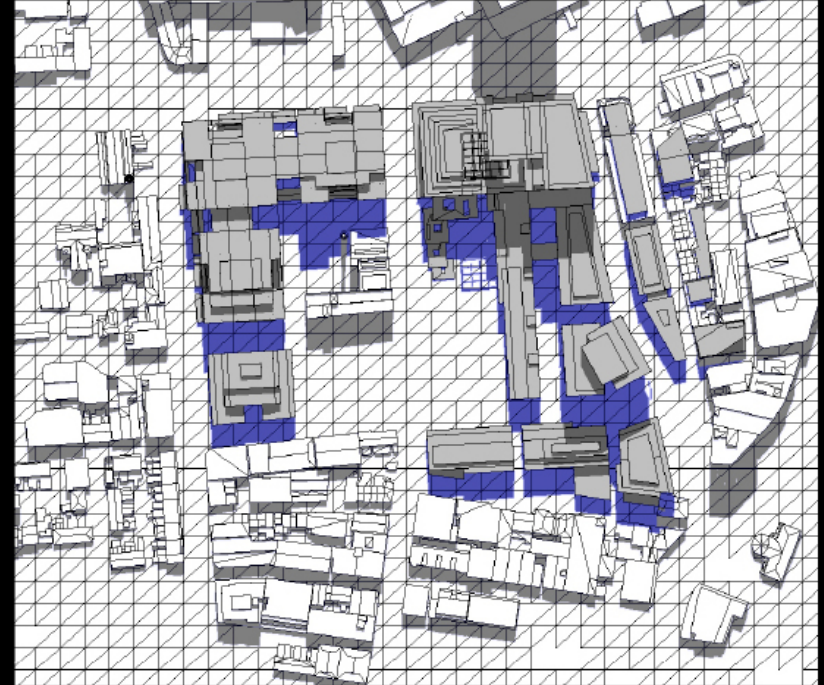
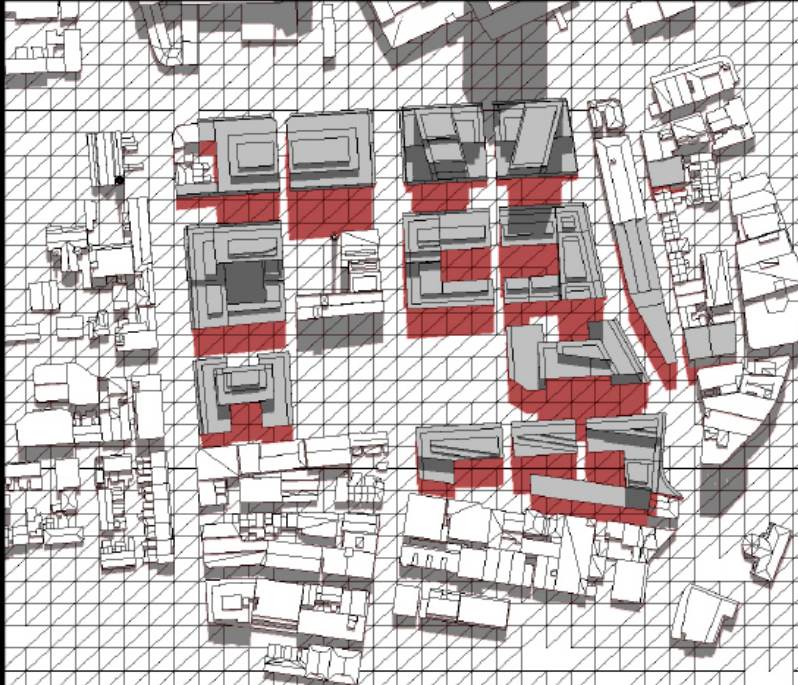
Approved-Amended Masterplan

Sunstudies

21.03

12:00 AM

Foster + Partners



Comparison Approved-Amended

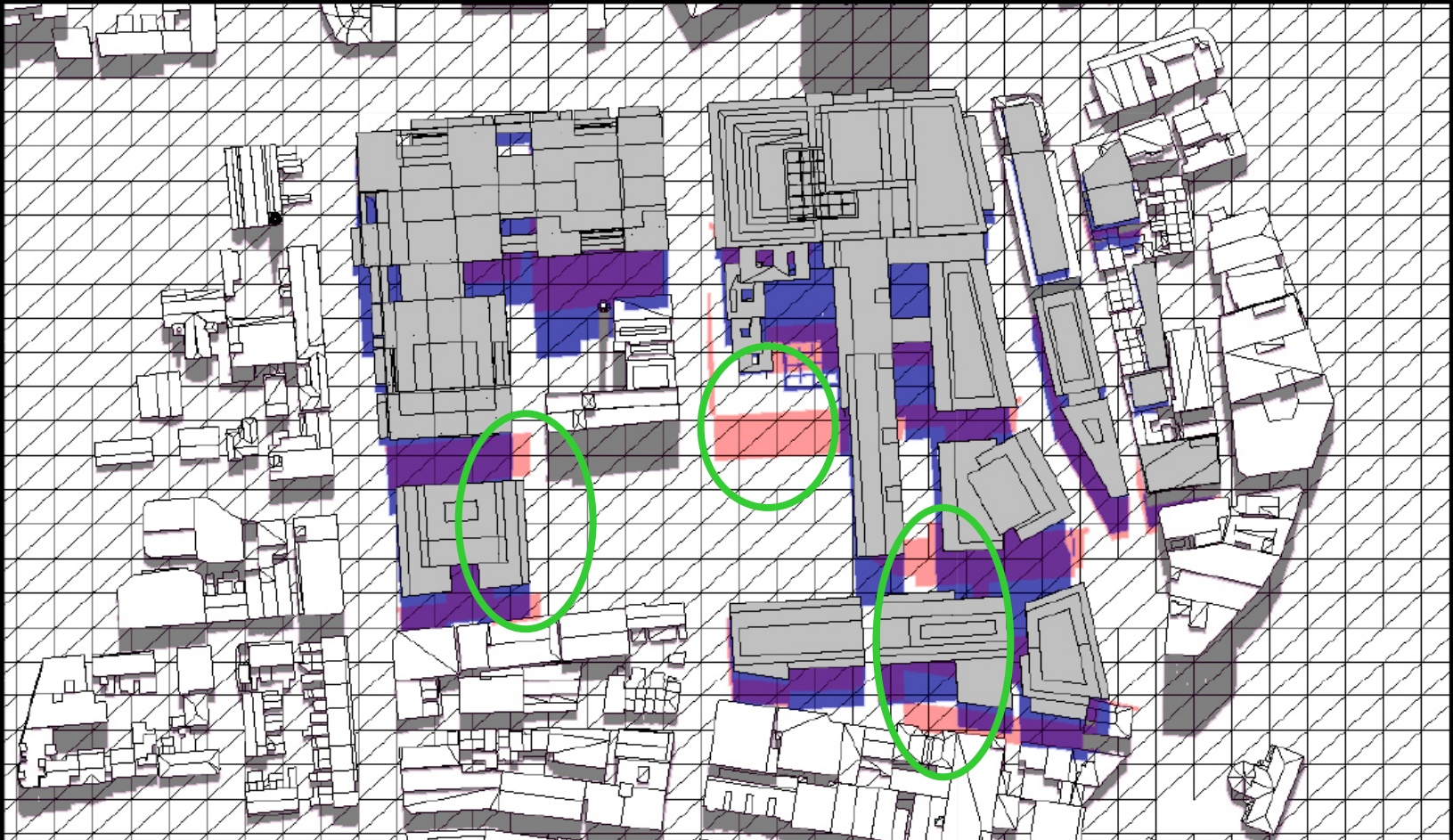
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21.03

12:00 AM

Foster + Partners

Approved Masterplan Amended Masterplan Shadow overlay



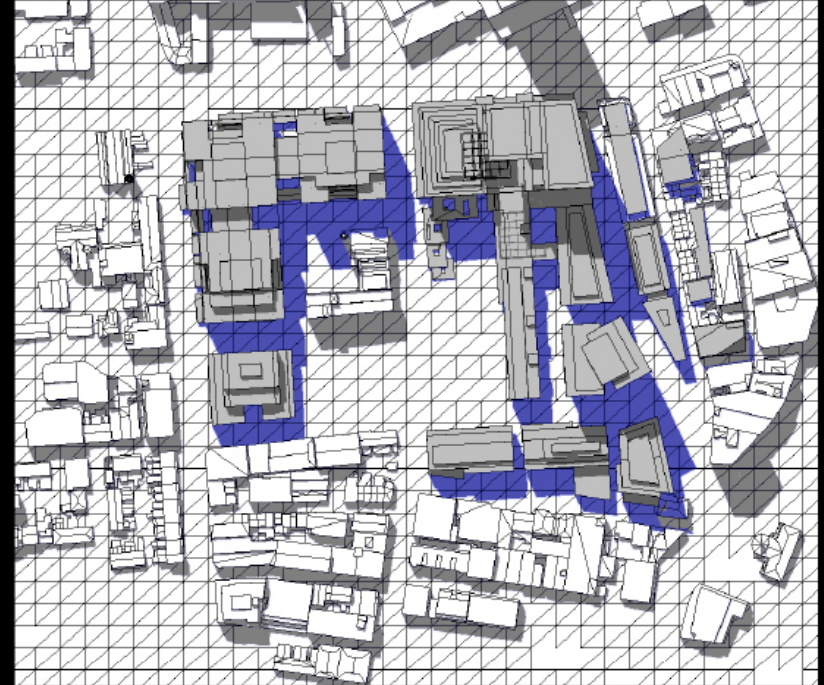
Approved-Amended Masterplan

Sunstudies

21.03

01:00 PM

Foster + Partners



Comparison Approved-Amended

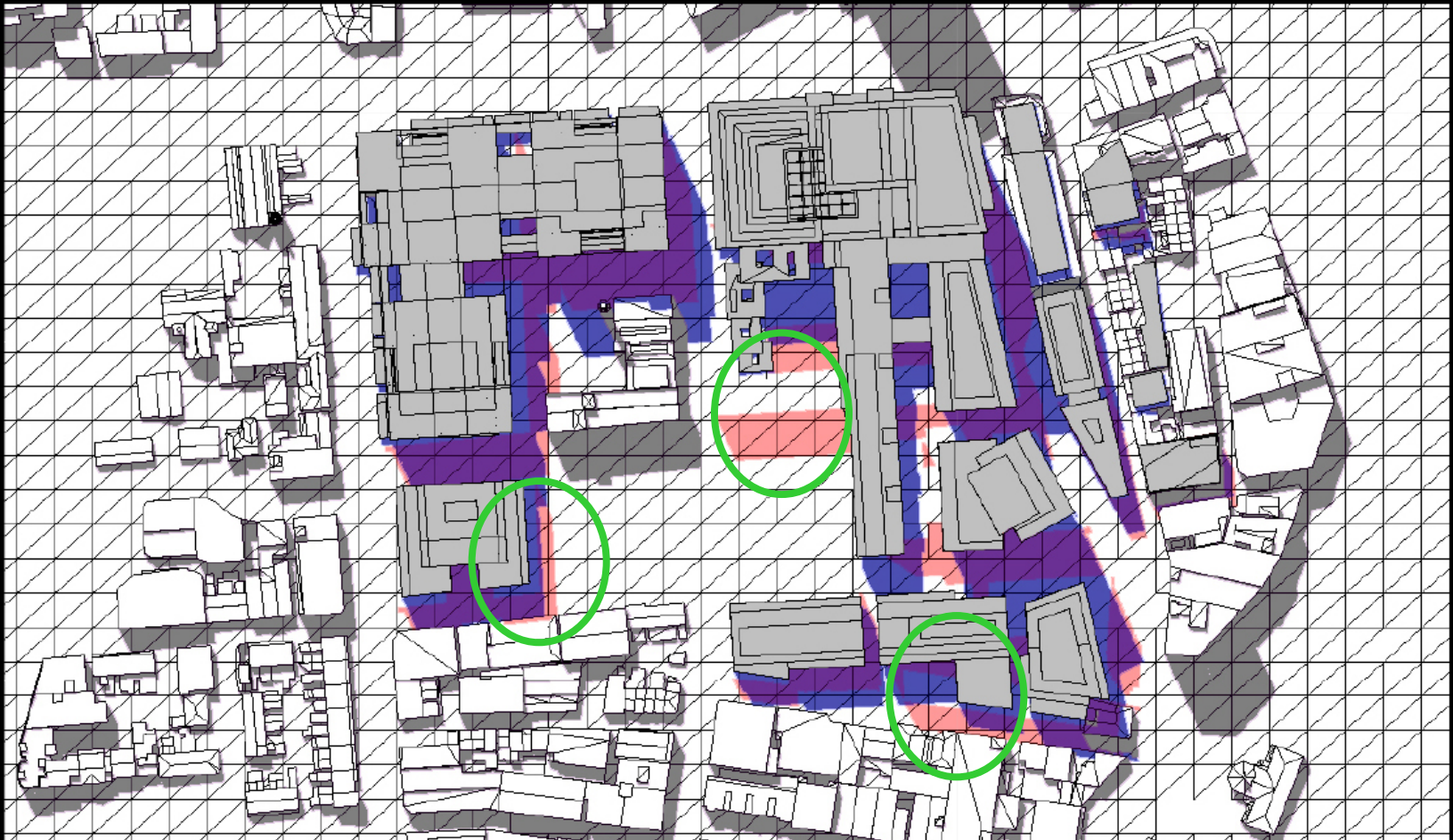
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01:00 PM

Foster + Partners

Approved Masterplan Amended Masterplan Shadow overlay

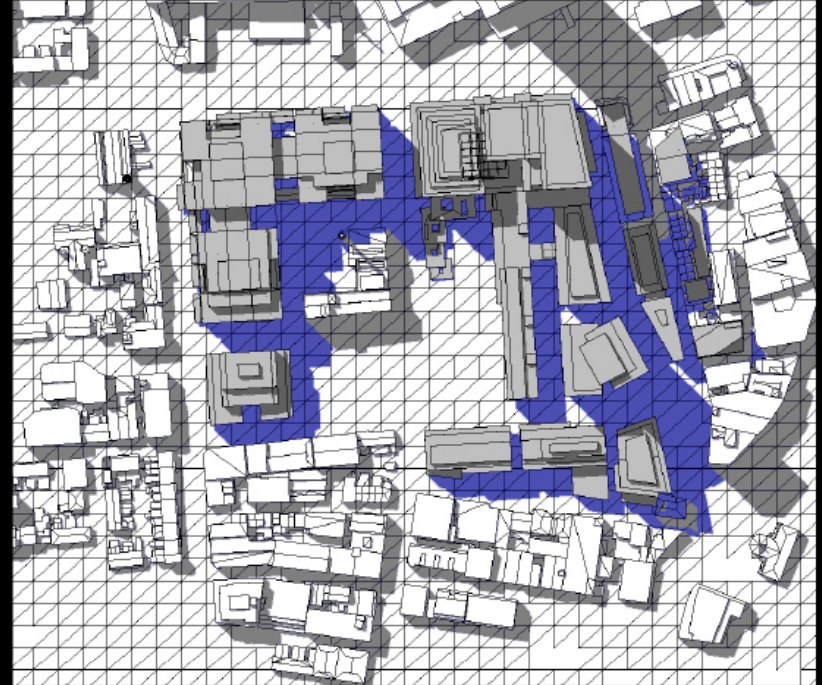


Sunstudies

21.03

02:00 PM

Foster + Partners



Comparison Approved-Amended

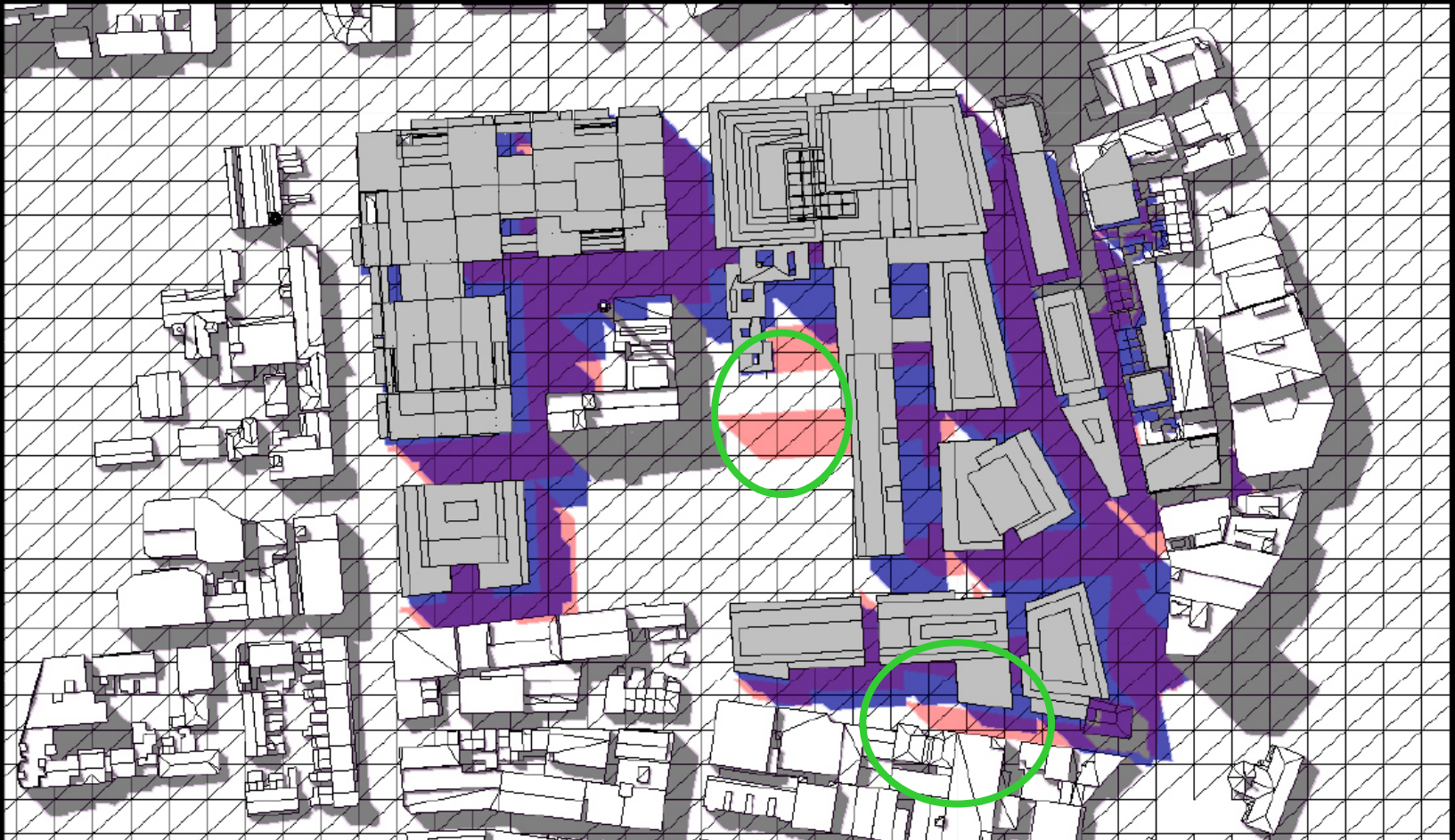
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21.03

02:00 PM

Foster + Partners

Approved Masterplan Amended Masterplan Shadow overlay



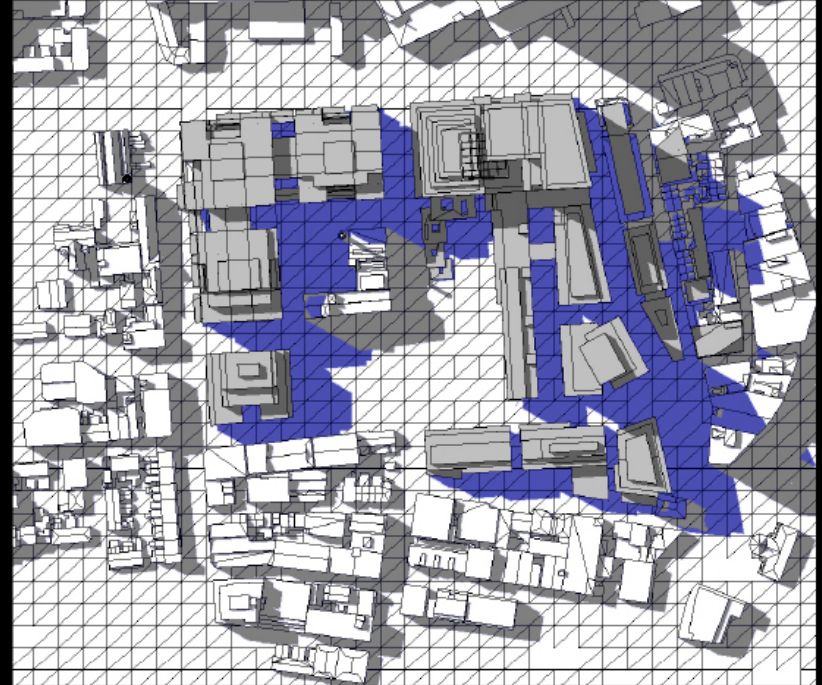
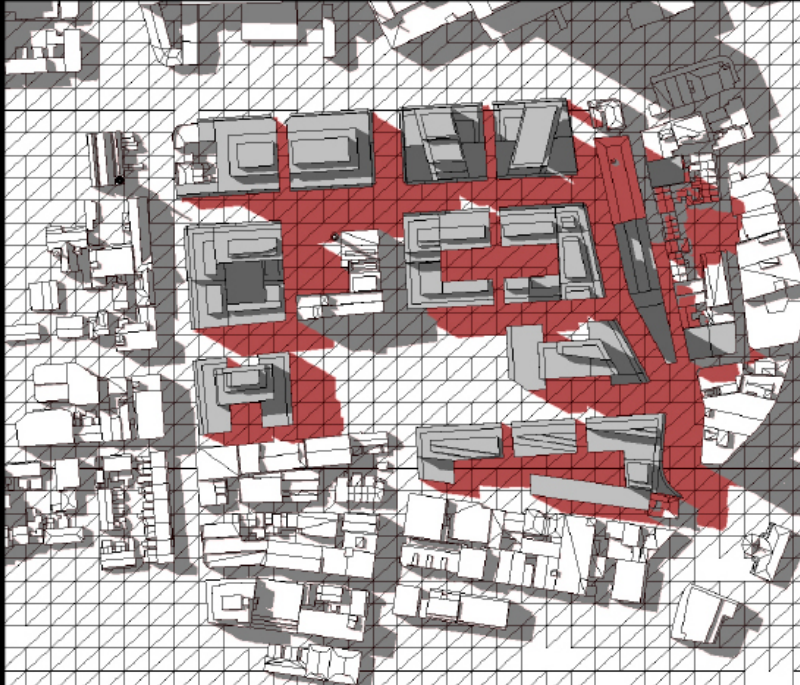
Approved-Amended Masterplan

Sunstudies

21.03

03:00 PM

Foster + Partners



Comparison Approved-Amended

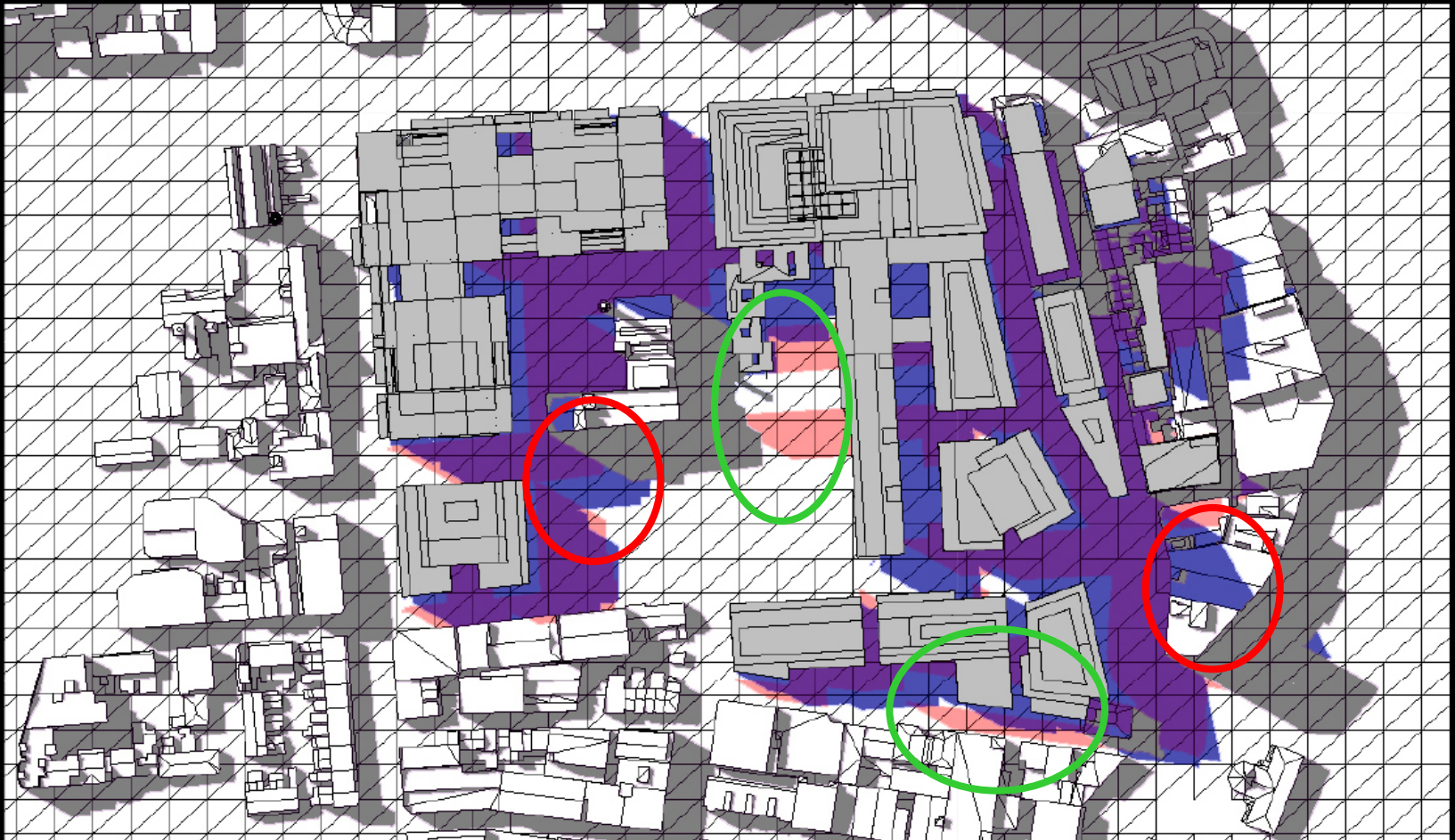
Sunstudies

21.03

03:00 PM

Foster + Partners

Approved Masterplan Amended Masterplan Shadow overlay

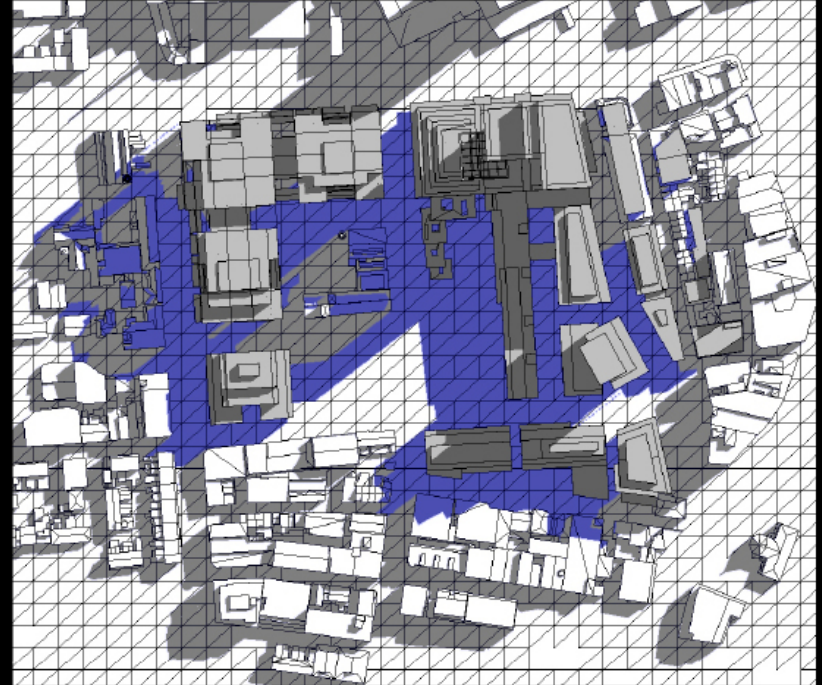
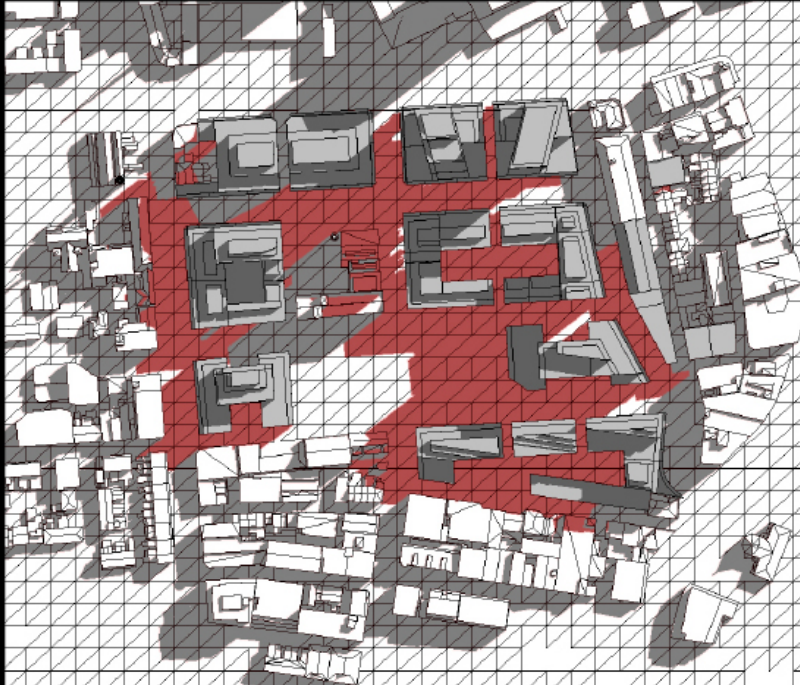


Sunstudies

14.04

09:00 AM

Foster + Partners



Comparison Approved-Amended

Sunstudies

14.04

09:00 AM

Foster + Partners

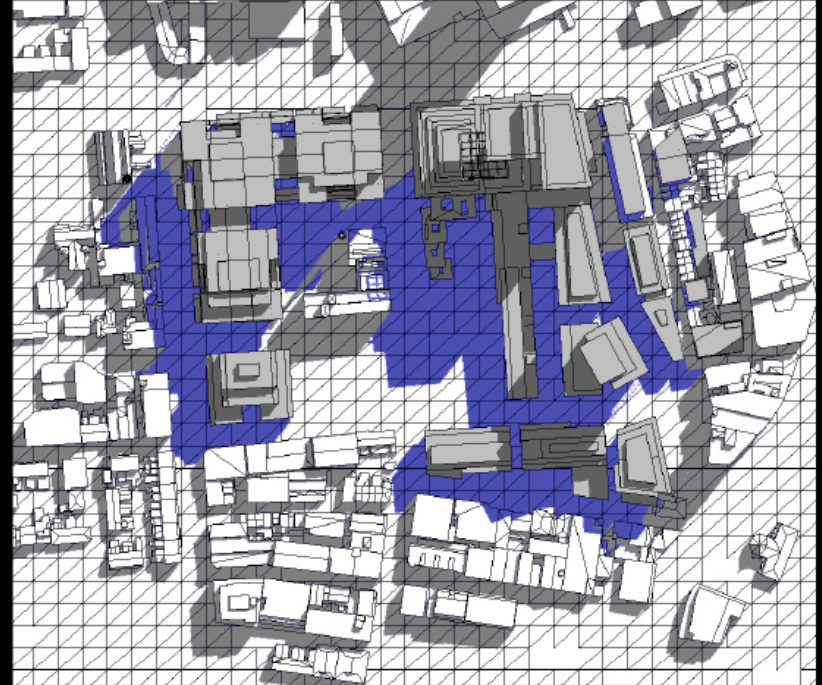
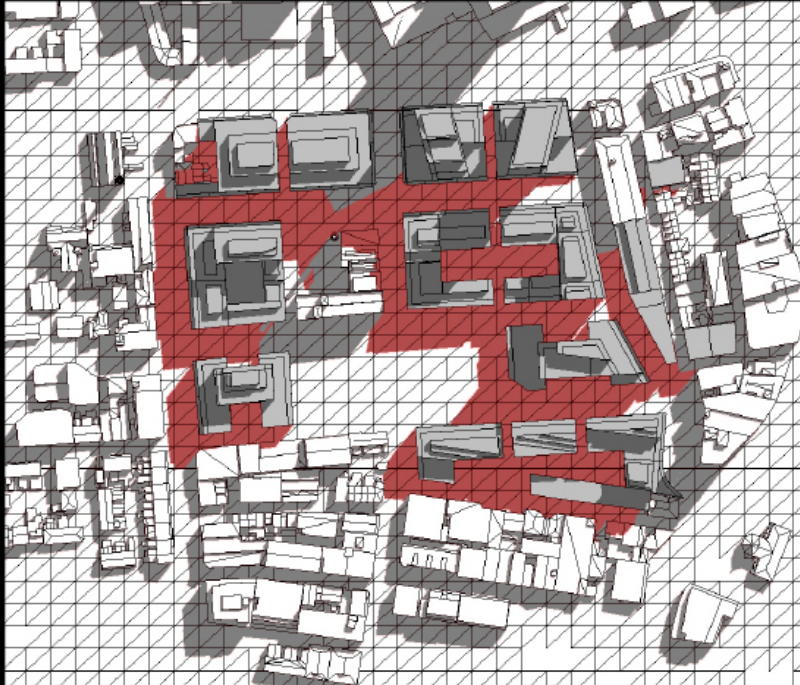
Approved Masterplan Amended Masterplan Shadow overlay



Sunstudies

14.04
10:00 AM

Foster + Partners



Comparison Approved-Amended

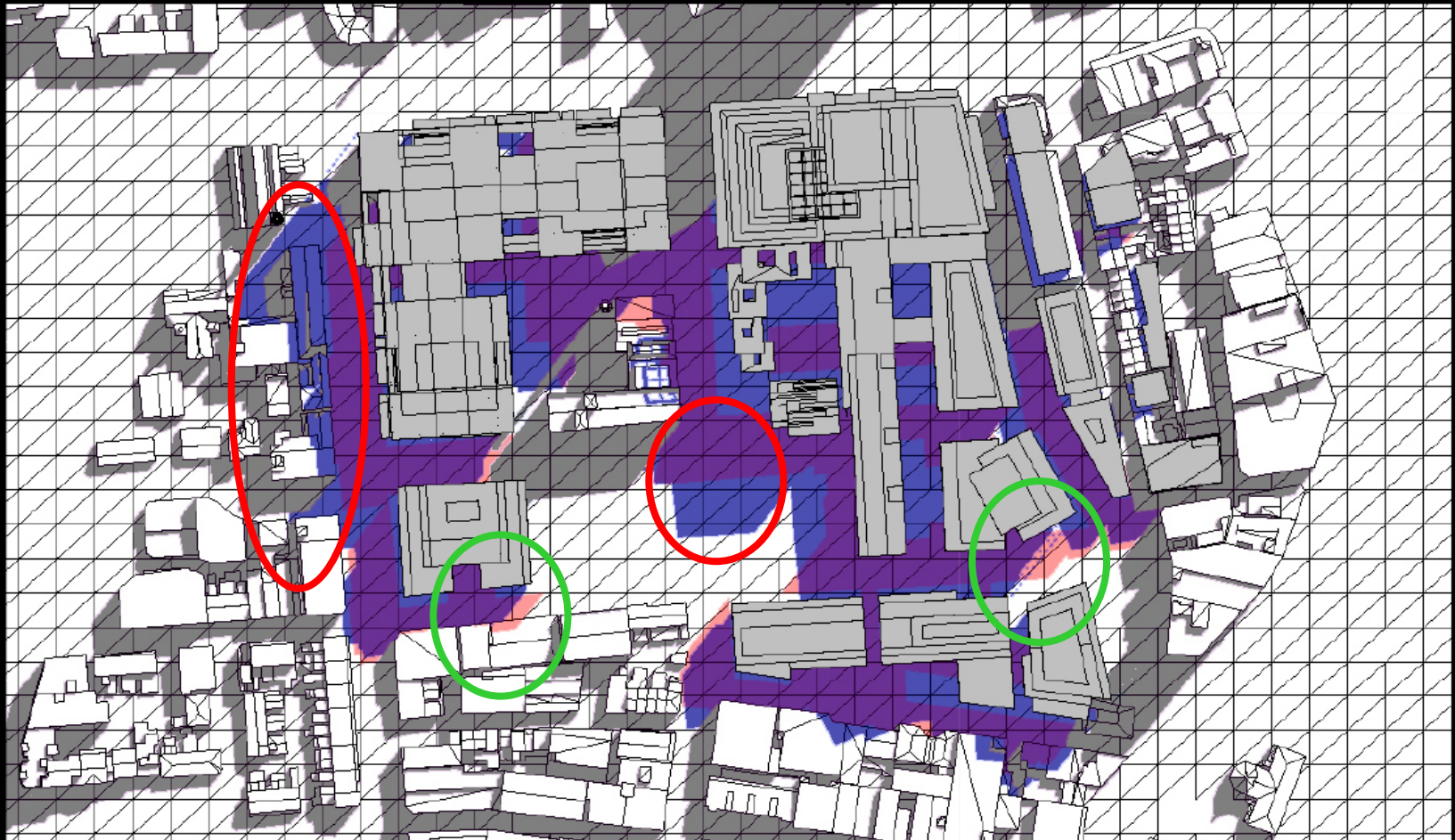
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14.04

10:00 AM

Foster + Partners

Approved Masterplan Amended Masterplan Shadow overlay

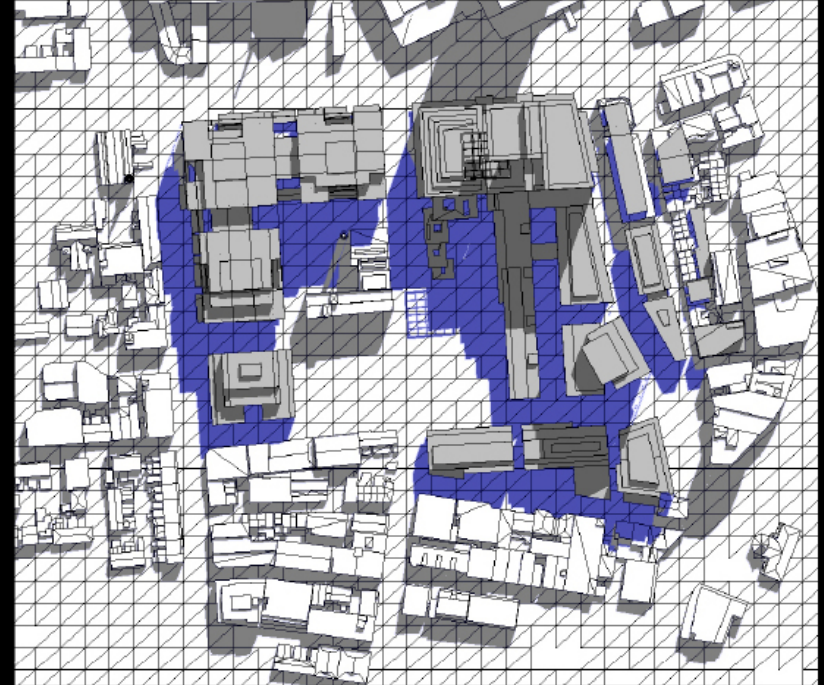
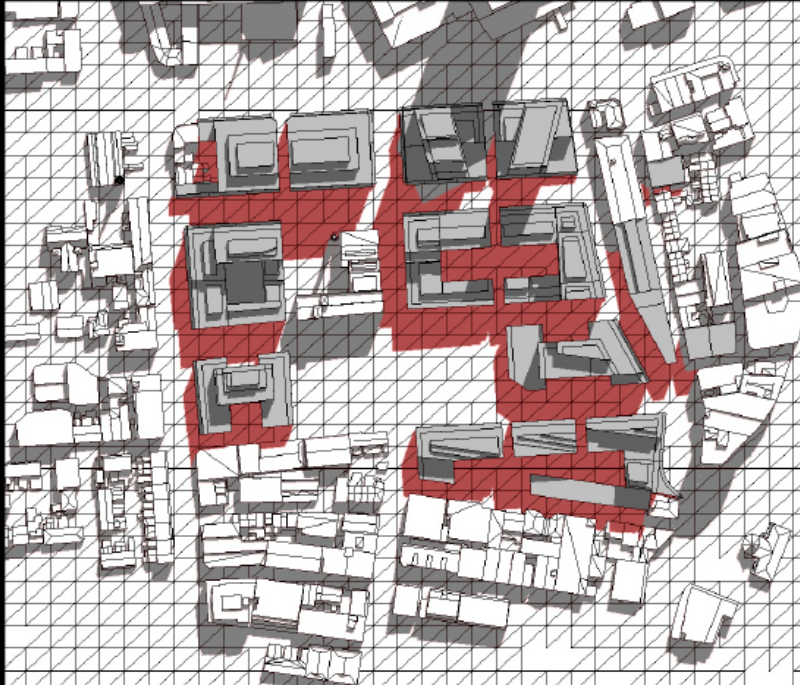


Sunstudies

14.04

11:00 AM

Foster + Partners



Comparison Approved-Amended

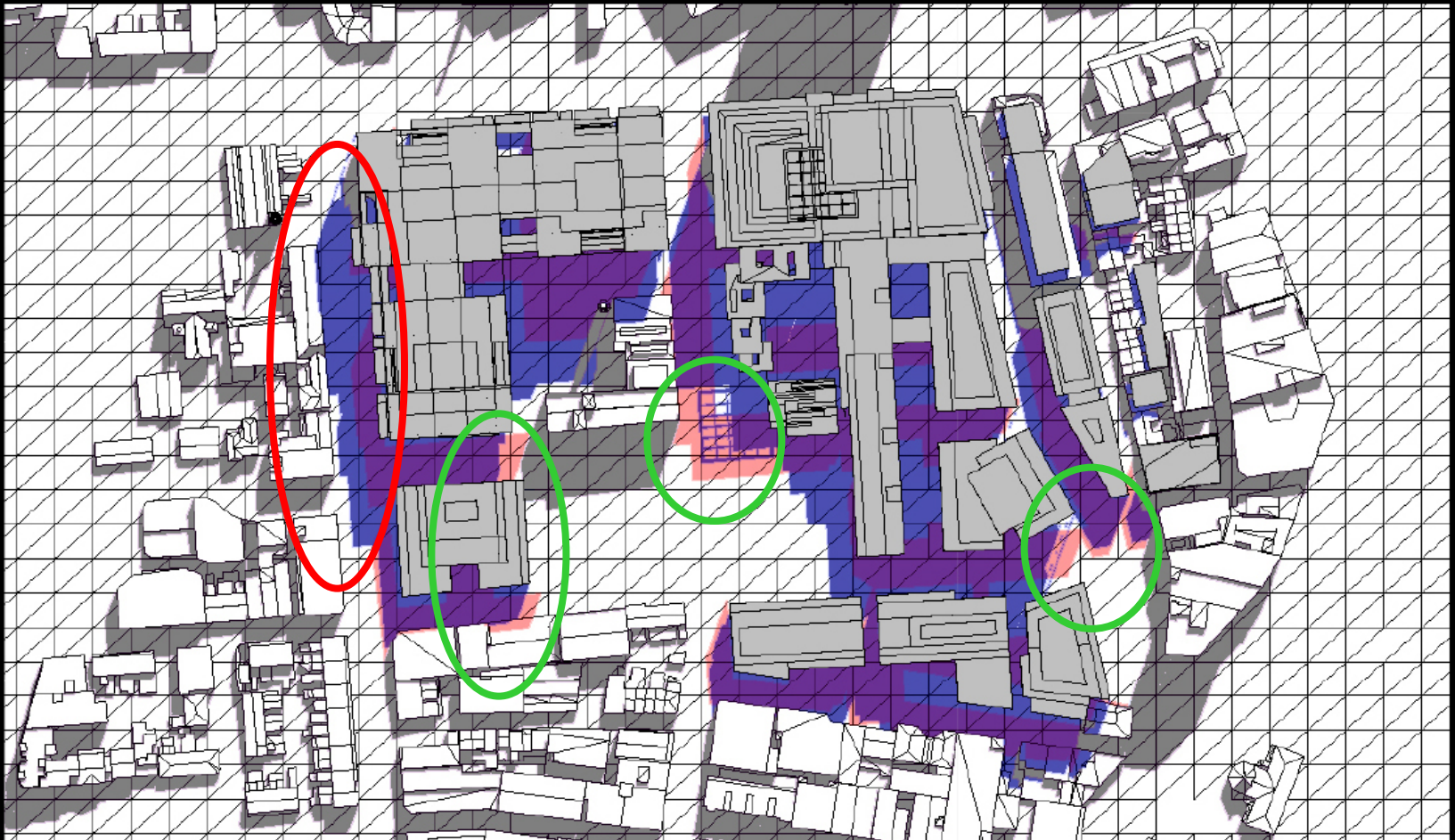
Sunstudies

14.04

11:00 AM

Foster + Partners

Approved Masterplan Amended Masterplan Shadow overlay



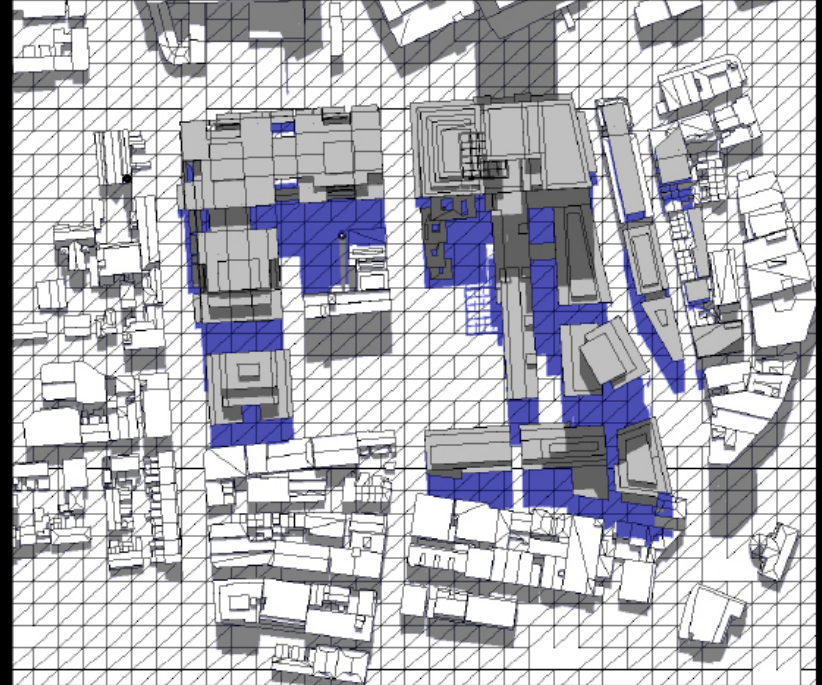
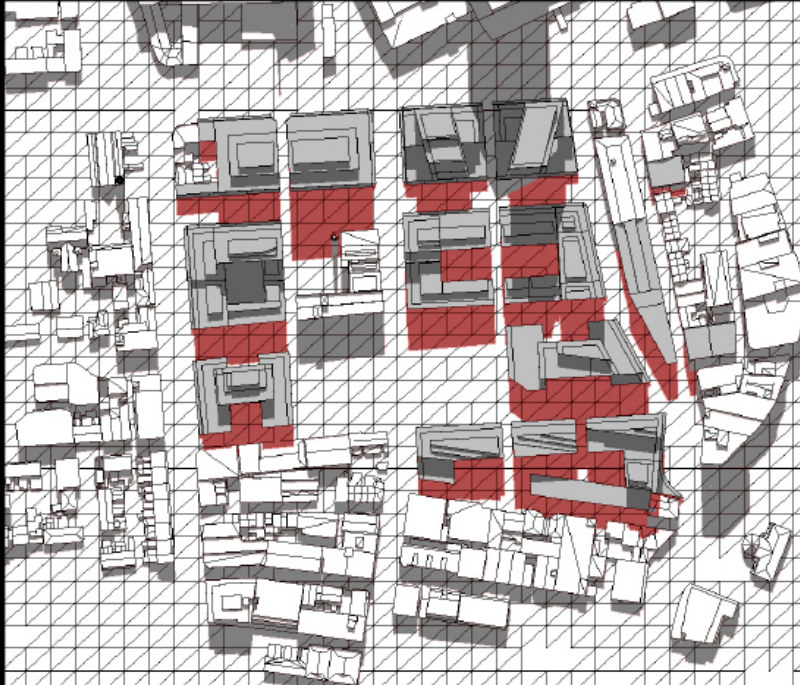
Approved-Amended Masterplan

Sunstudies

14.04

12:00 AM

Foster + Partners



Comparison Approved-Amended

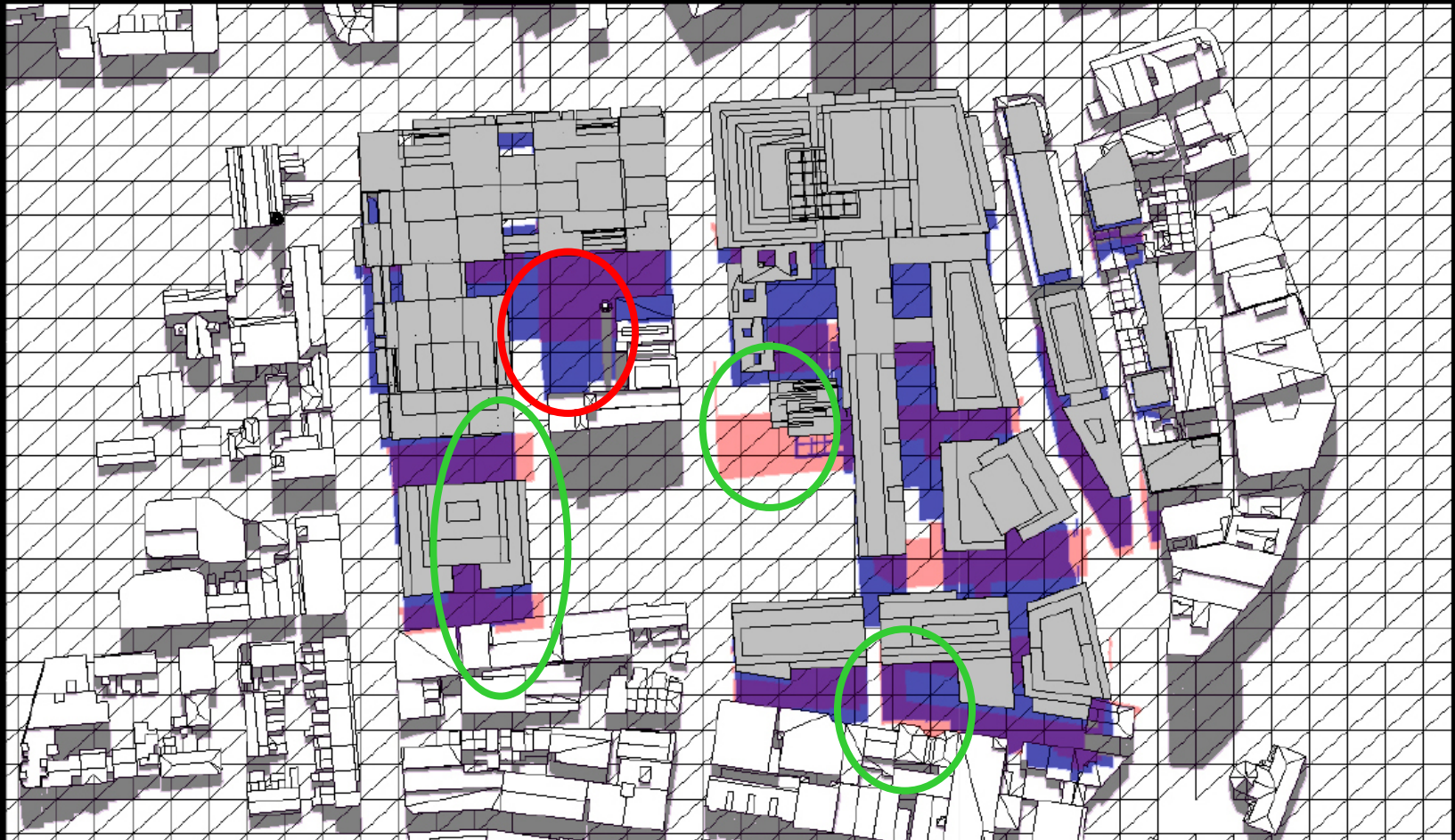
Sunstudies

14.04

12:00 AM

Foster + Partners

Approved Masterplan Amended Masterplan Shadow overlay



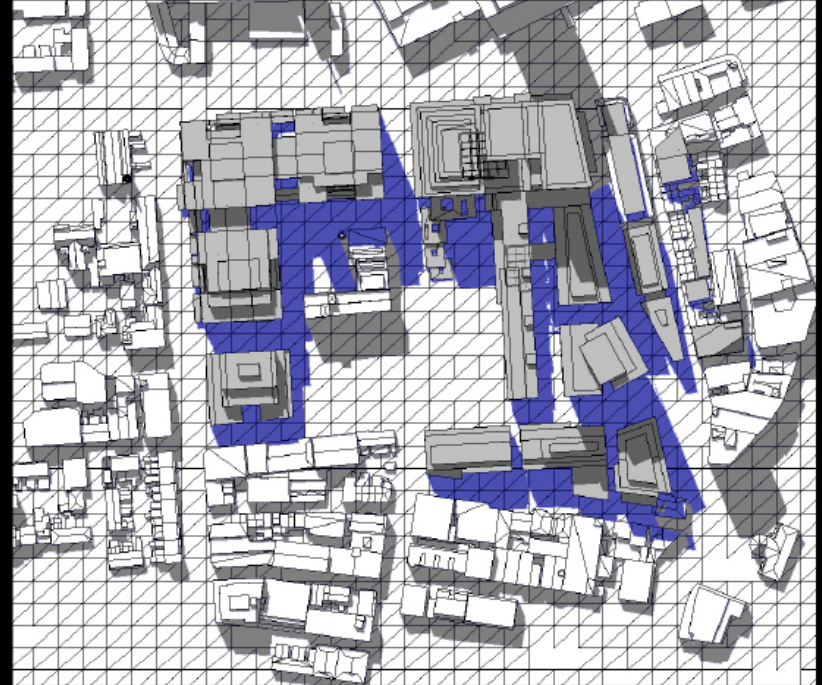
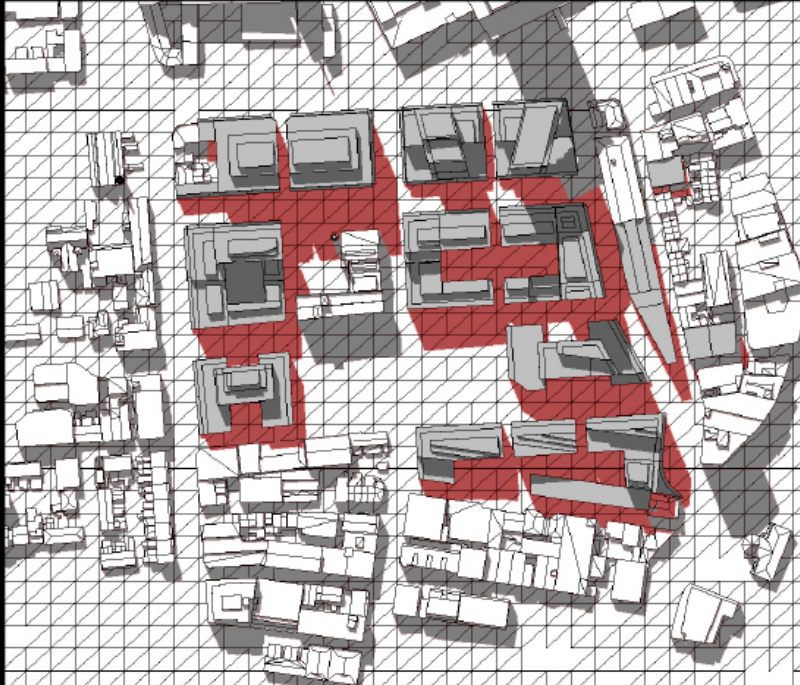
Approved-Amended Masterplan

Sunstudies

14.04

01:00 PM

Foster + Partners



Comparison Approved-Amended

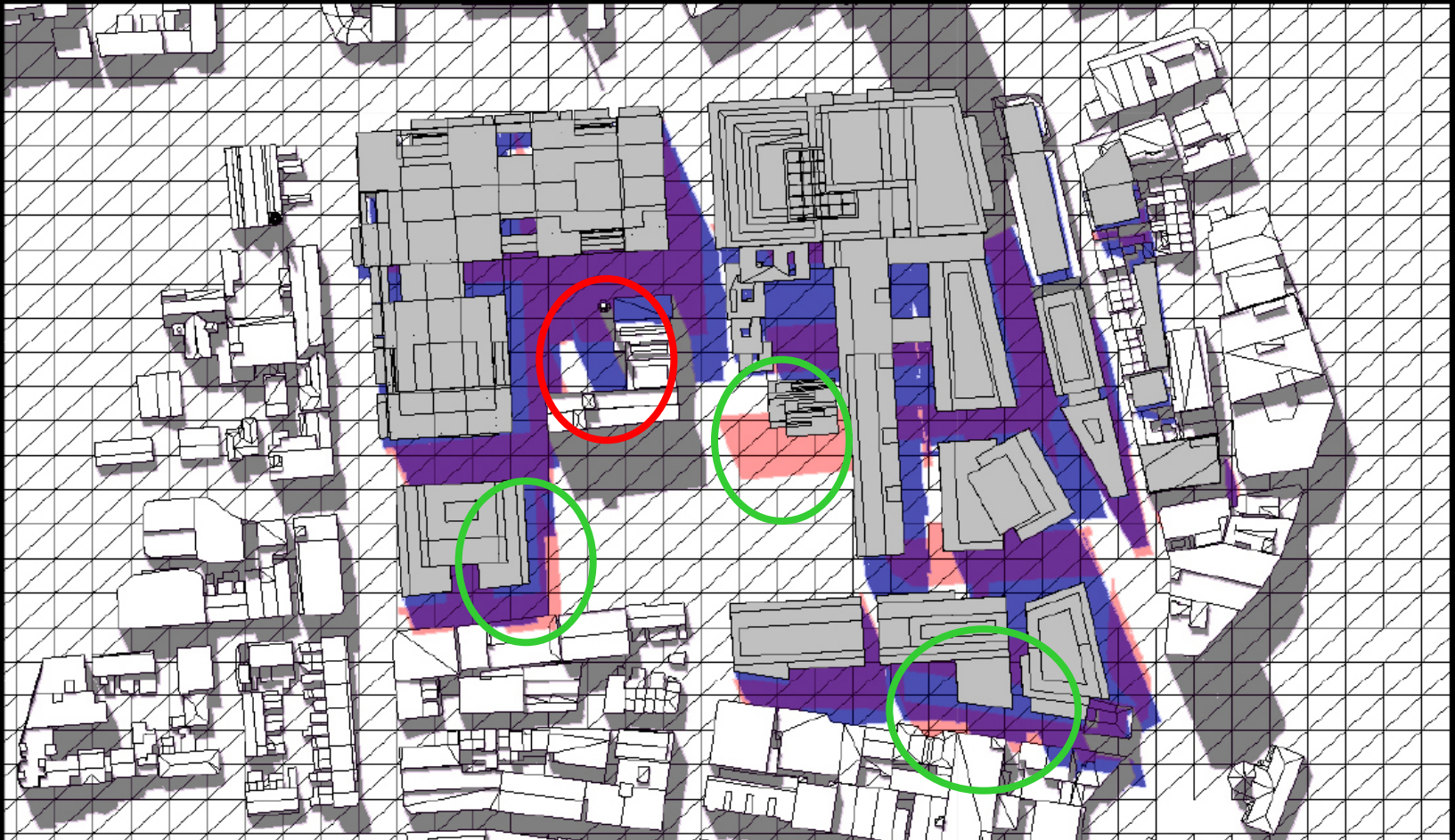
Sunstudies

14.04

01:00 PM

Foster + Partners

Approved Masterplan Amended Masterplan Shadow overlay

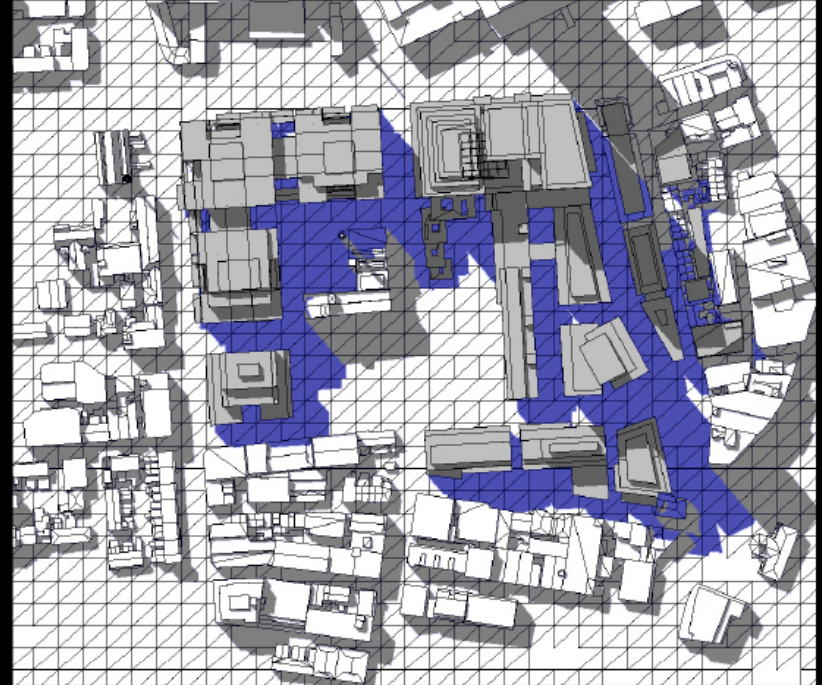
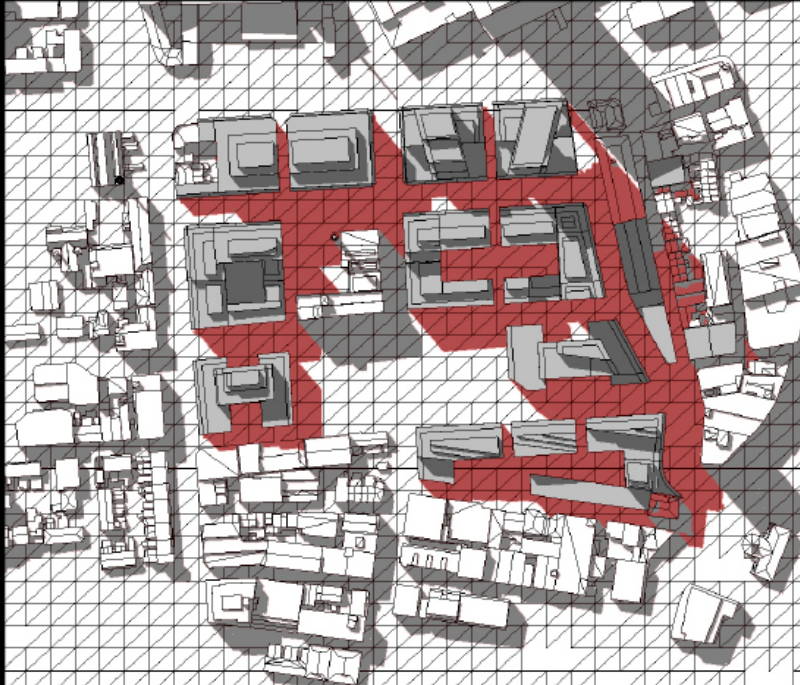


Sunstudies

14.04

02:00 PM

Foster + Partners



Comparison Approved-Amended

Sunstudies

14.04

02:00 PM

Foster + Partners

Approved Masterplan Amended Masterplan Shadow overlay



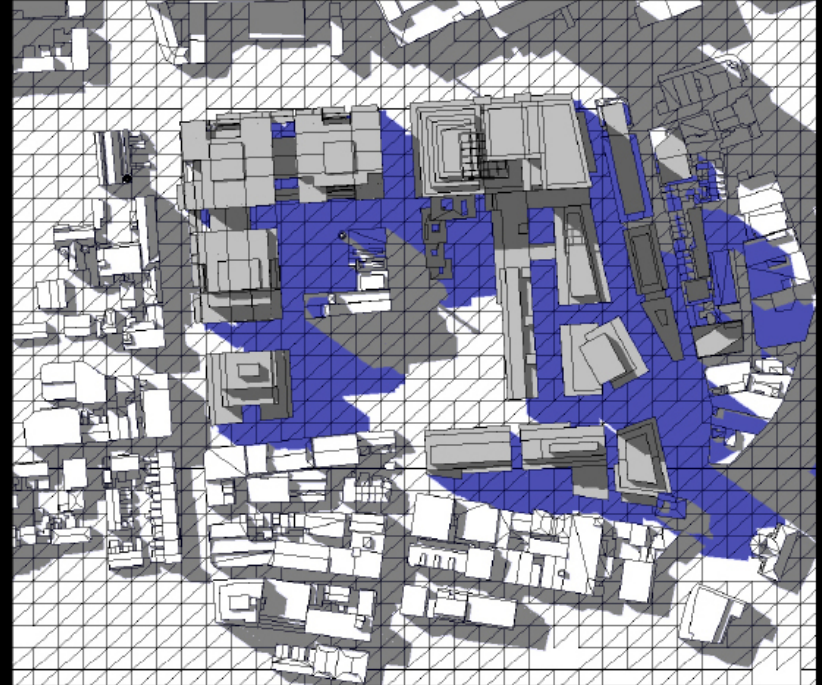
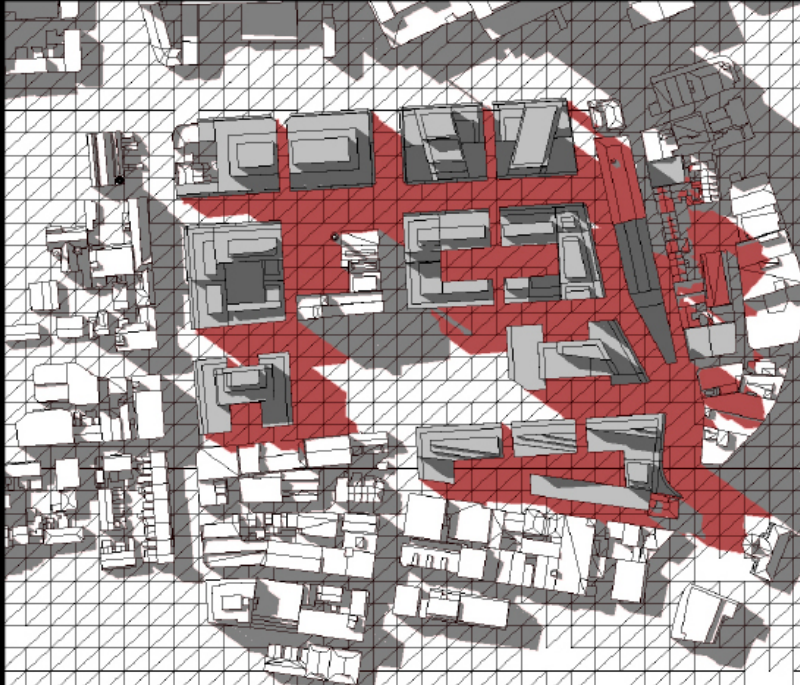
Approved-Amended Masterplan

Sunstudies

14.04

03:00 PM

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Comparison Approved-Amended

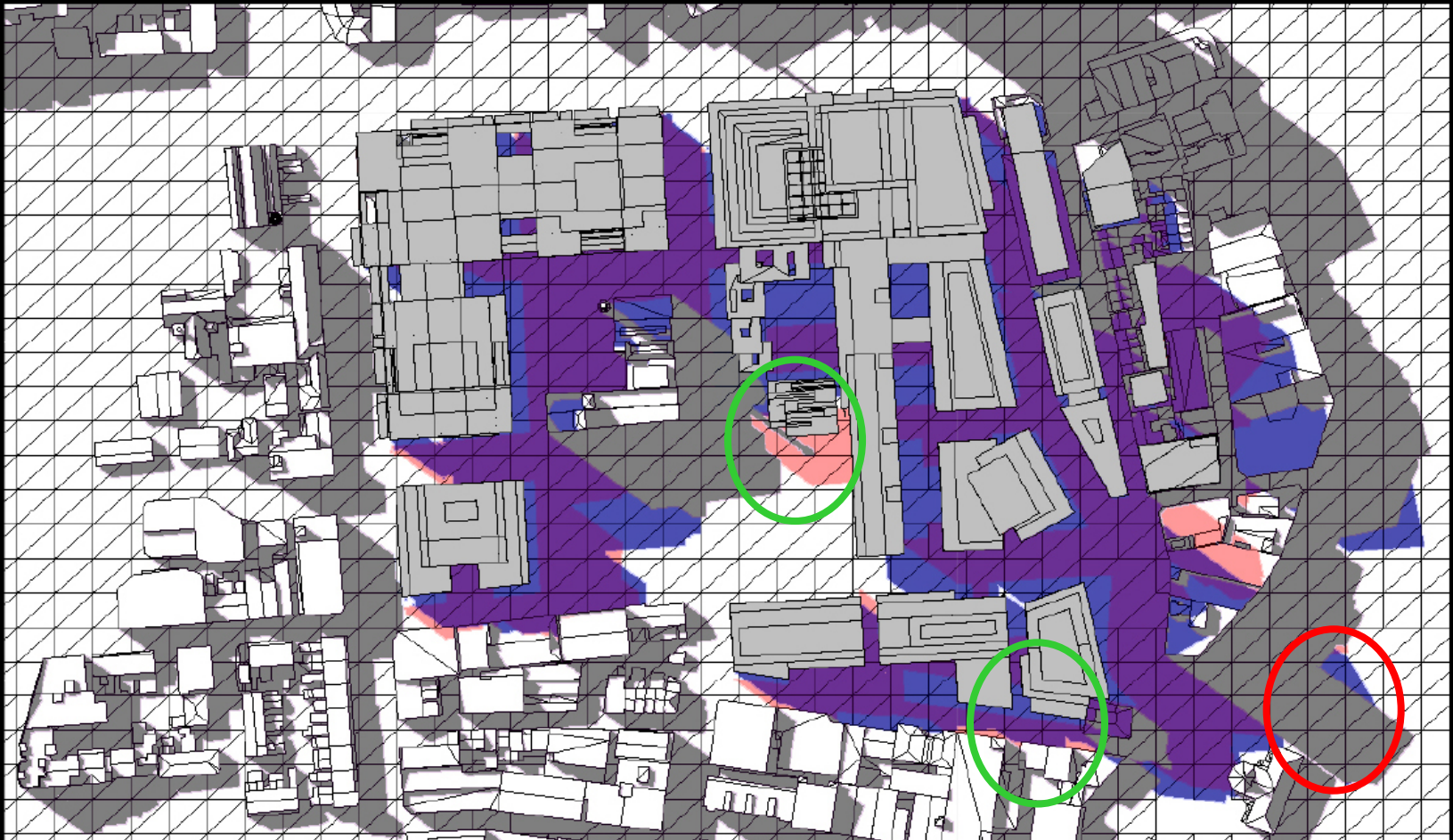
Sunstudies

14.04

03:00 PM

Foster + Partners

Approved Masterplan Amended Masterplan Shadow overlay



5) Shadow caused by breaching the Height Map

Solarplanes Diagrams

Sunstudies Solarplanes

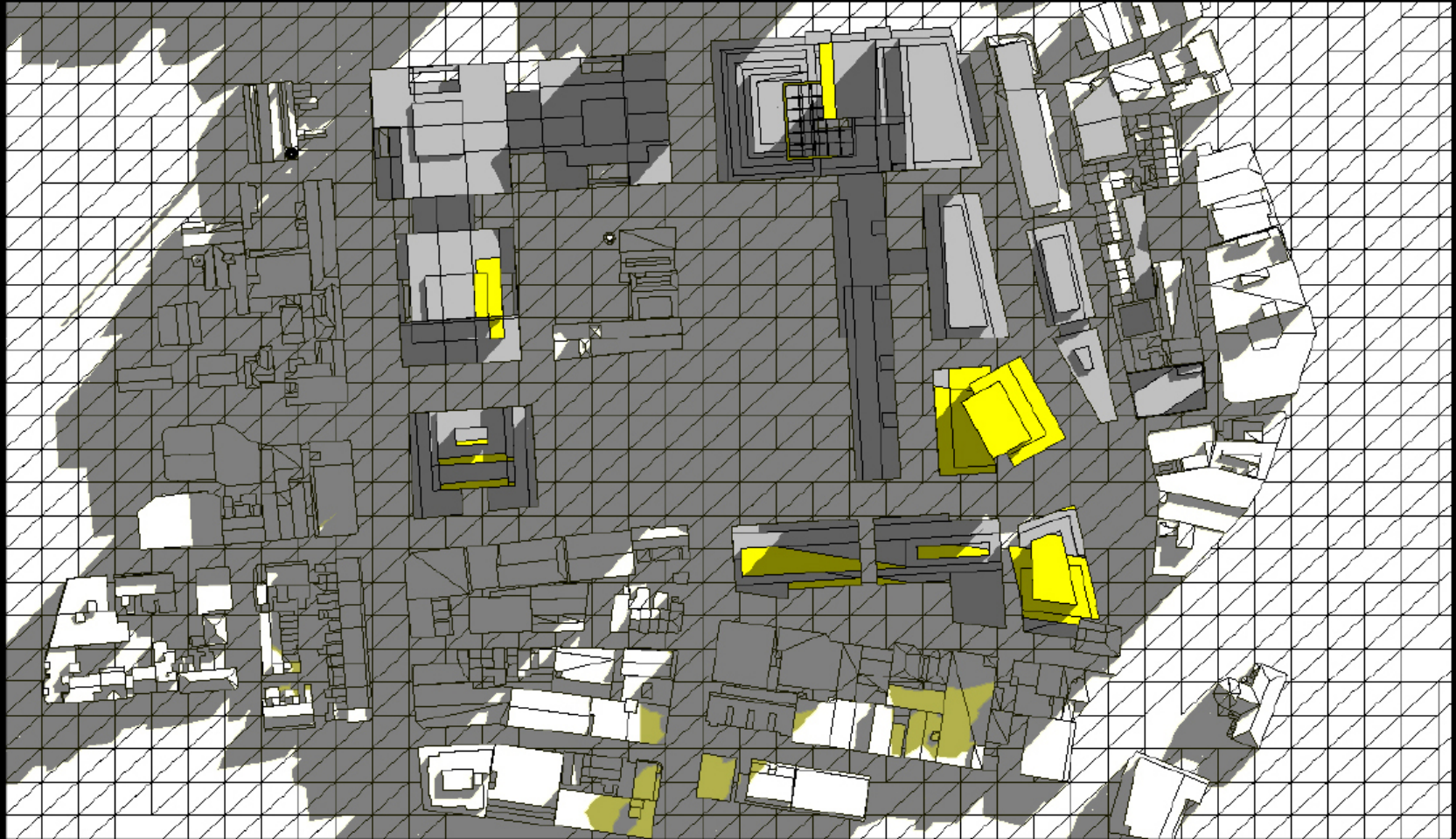
21.06

09:00 AM

Foster + Partners

bulk breaking
heightmap

resulting
shadow



Solarplanes Diagrams

Sunstudies Alternative Massing

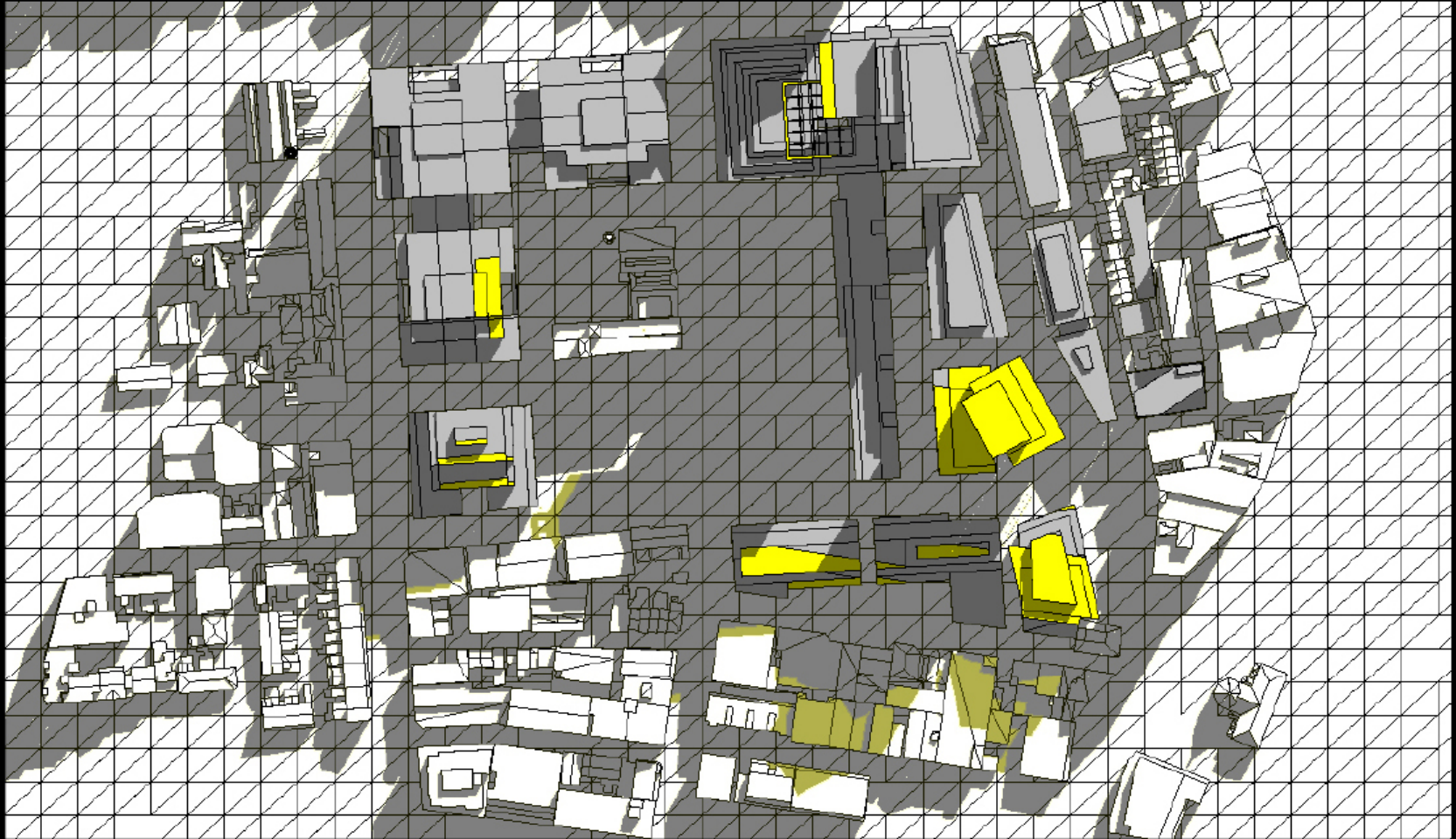
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10:00 AM

Foster + Partners

bulk breaking
heightmap

resulting
shadow



Solarplanes Diagrams

Sunstudies Alternative Massing

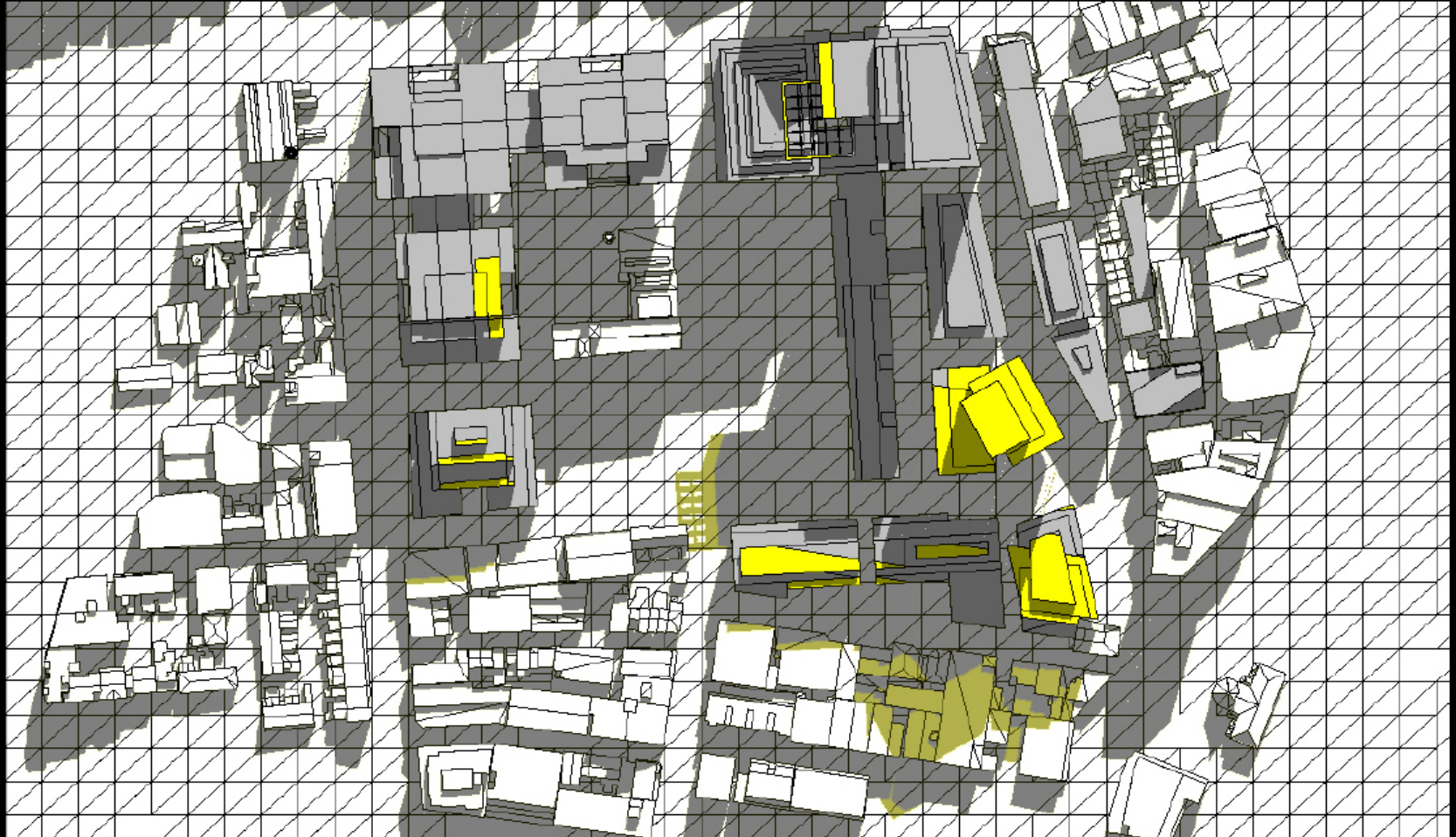
21.06

11:00 AM

Foster + Partners

bulk breaking
heightmap

resulting
shadow



Solarplanes Diagrams

Sunstudies Alternative Massing

21.06

12:00 PM

Foster + Partners

bulk breaking
heightmap

resulting
shadow




Solarplanes Diagrams


Sunstudies Alternative Massing

21.06

01:00 PM

Foster + Partners

 bulk breaking
heightmap

 resulting
shadow



Solarplanes Diagrams

Sunstudies Alternative Massing

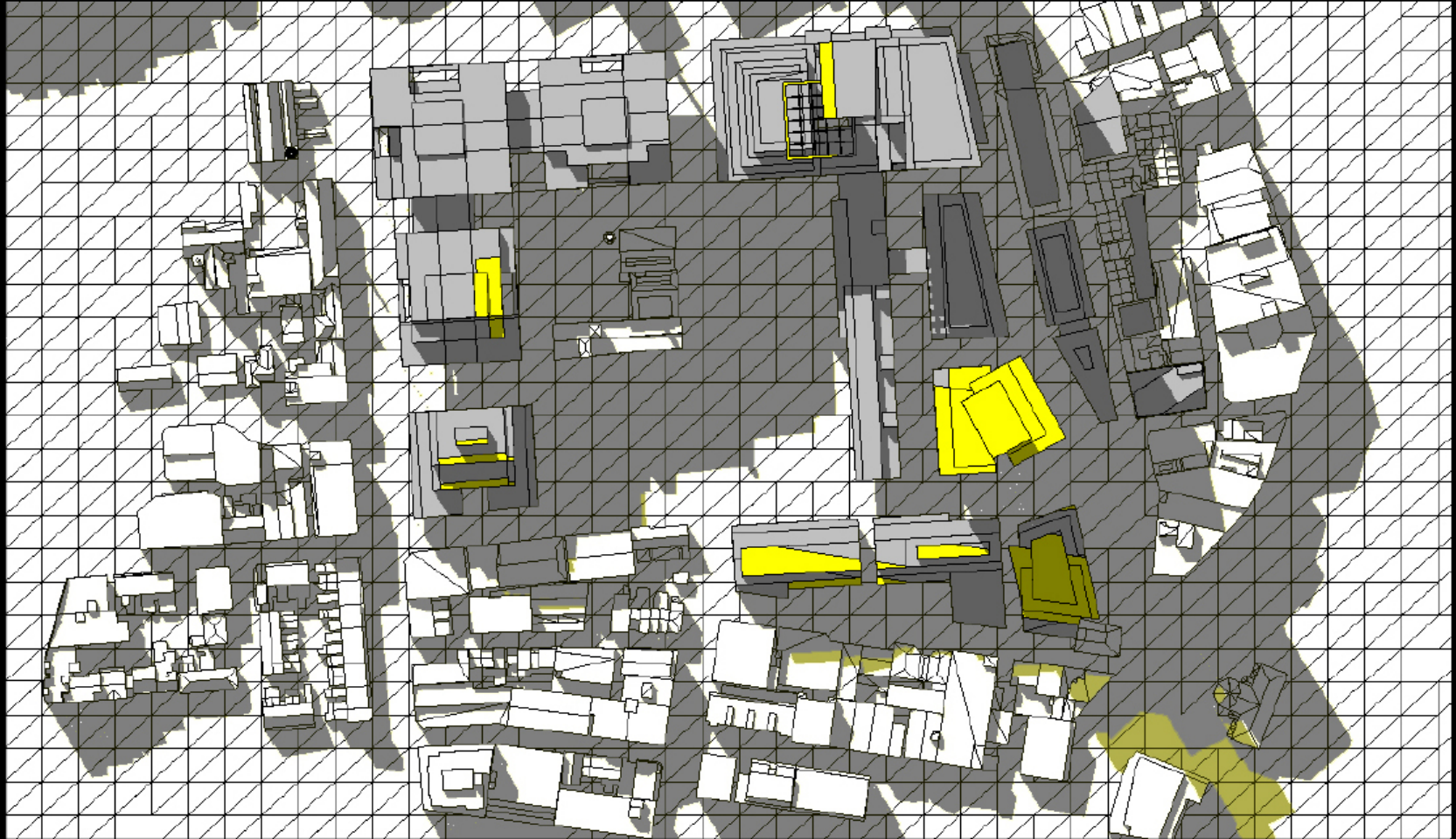
21.06

02:00 PM

Foster + Partners

bulk breaking
heightmap

resulting
shadow



Solarplanes Diagrams

Sunstudies Alternative Massing

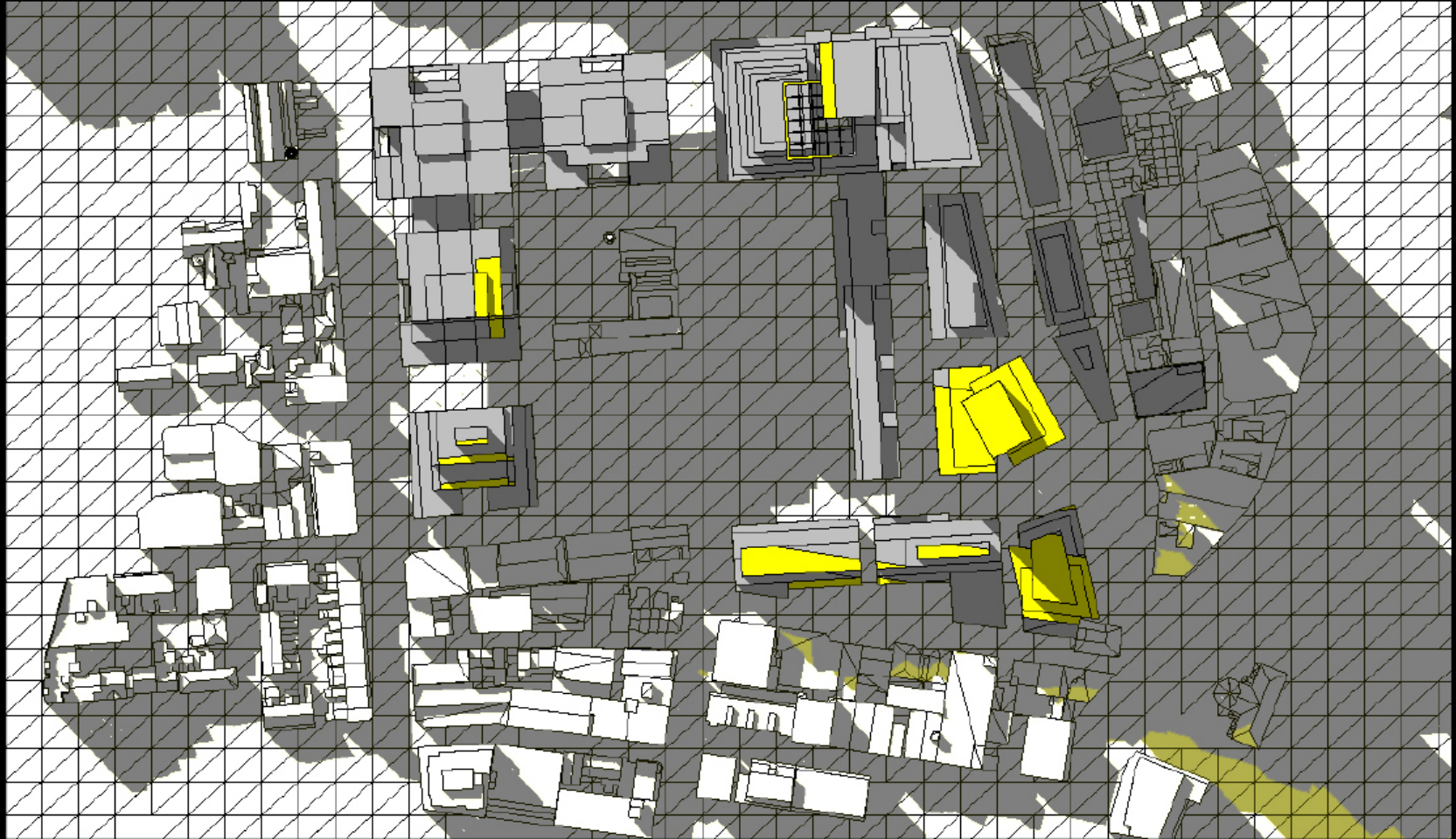
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03:00 PM

Foster + Partners

bulk breaking
heightmap

resulting
shadow





Solarplanes Diagrams

Sunstudies Solarplanes

21.03

09:00 AM

Foster + Partners

 bulk breaking
heightmap  resulting
shadow



Sunstudies Alternative Massing

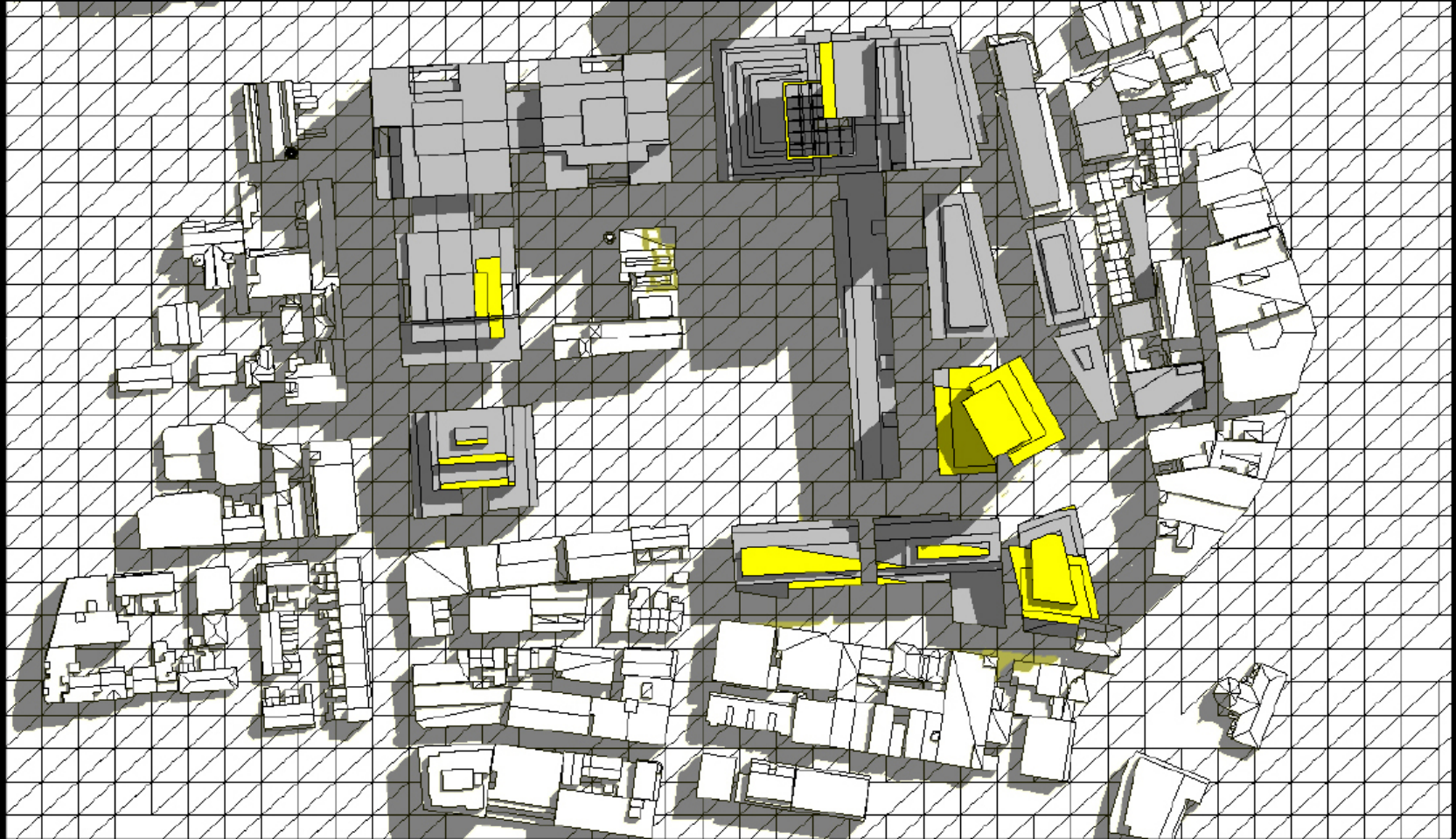
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10:00 AM

Foster + Partners

bulk breaking
heightmap

resulting
shadow



Sunstudies Alternative Massing

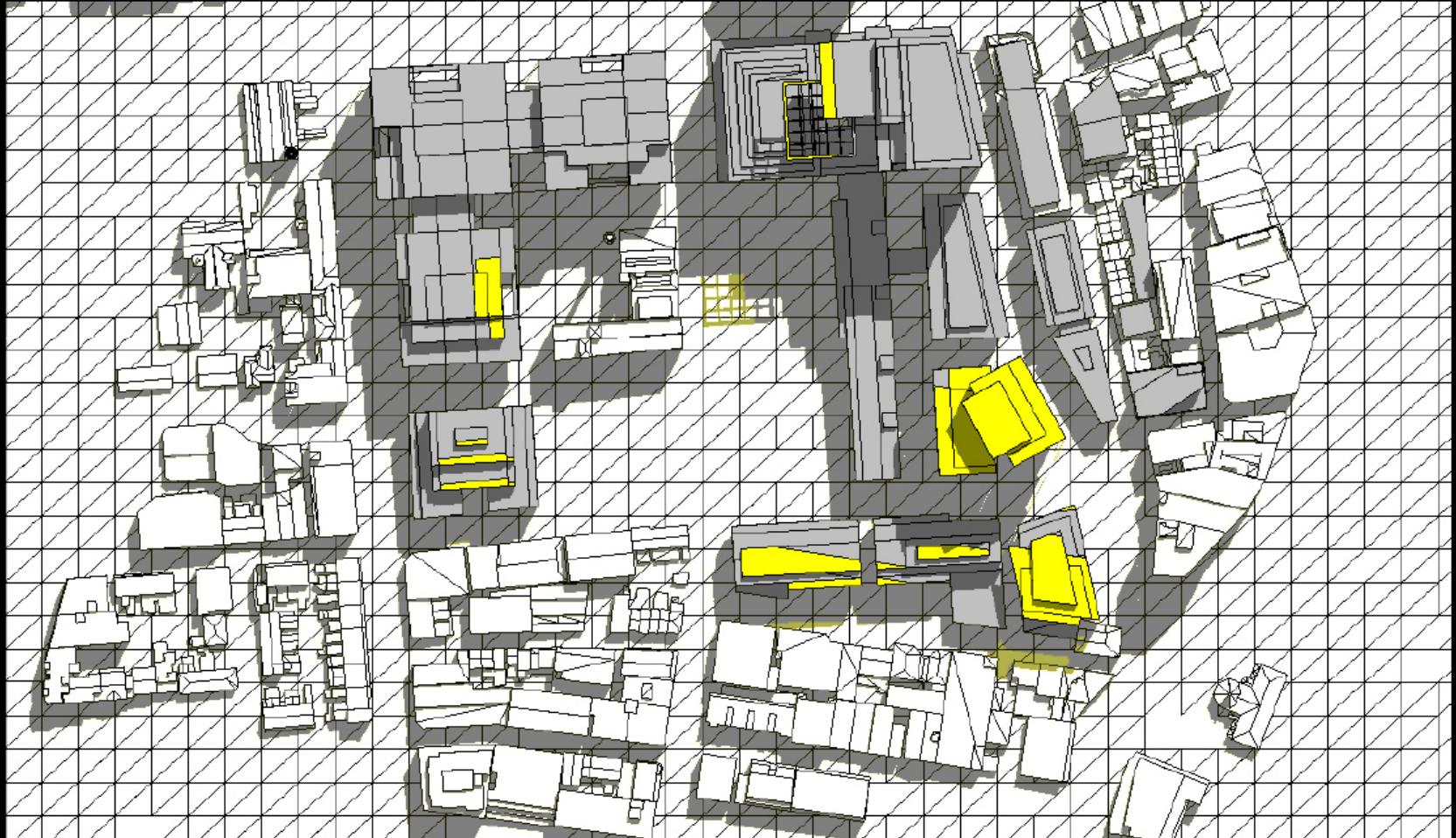
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11:00 AM

Foster + Partners

bulk breaking
heightmap

resulting
shadow



Solarplanes Diagrams

Sunstudies Alternative Massing

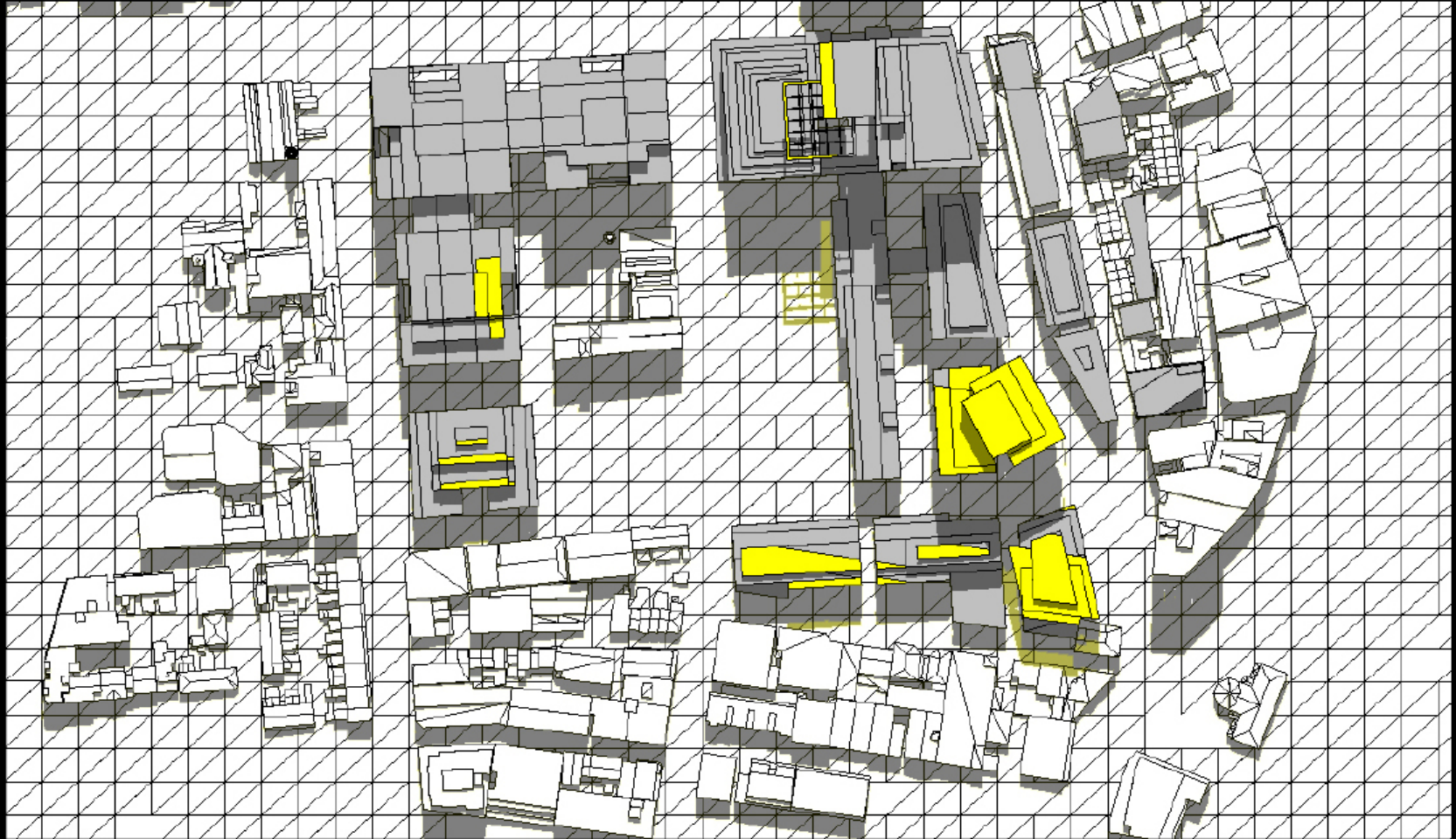
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Foster + Partners

bulk breaking
heightmap

resulting
shadow




Solarplanes Diagrams


Sunstudies Alternative Massing

21.03

01:00 PM

Foster + Partners

 bulk breaking
heightmap

 resulting
shadow



Sunstudies Alternative Massing

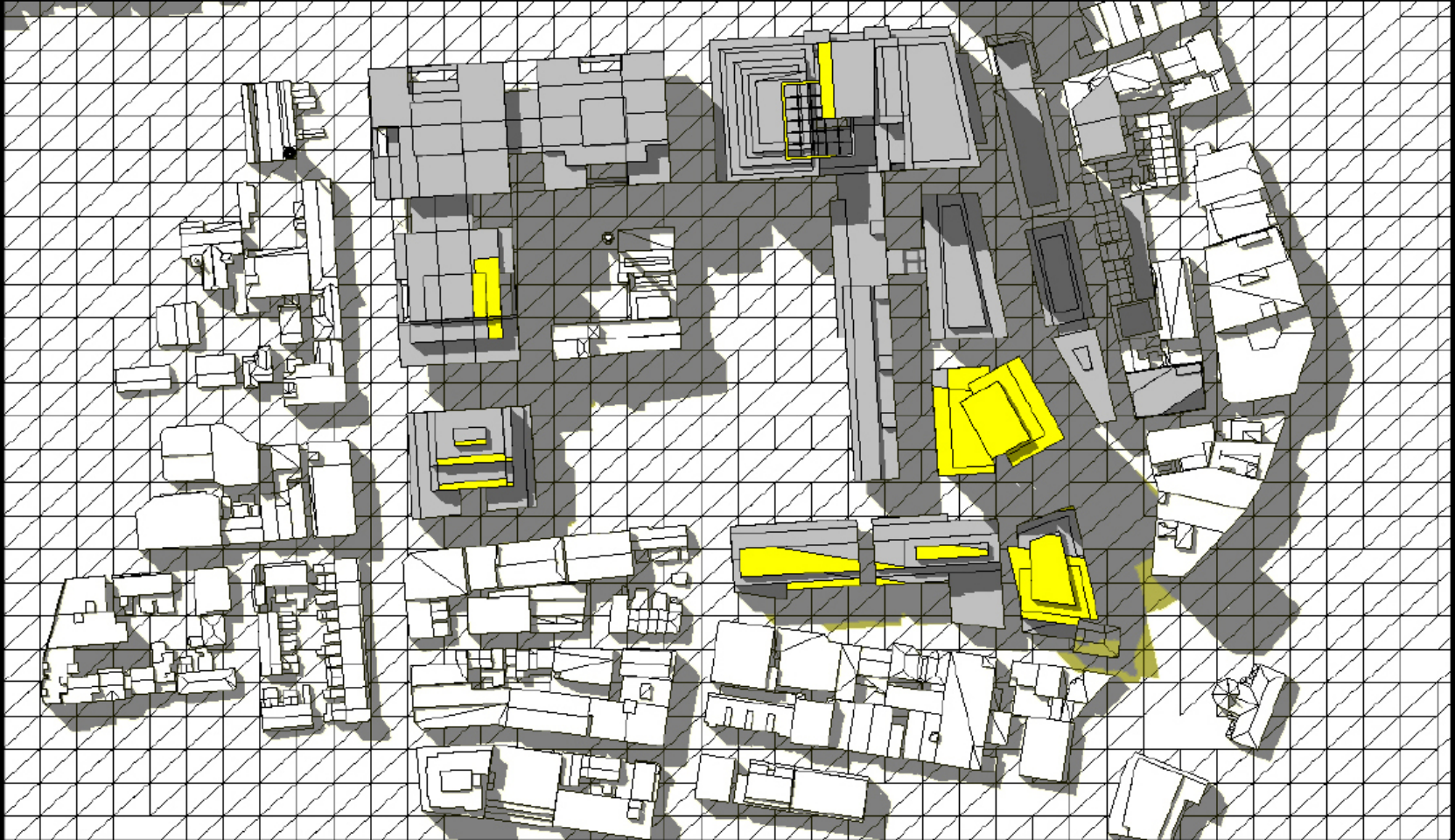
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02:00 PM

Foster + Partners

bulk breaking
heightmap

resulting
shadow




Solarplanes Diagrams


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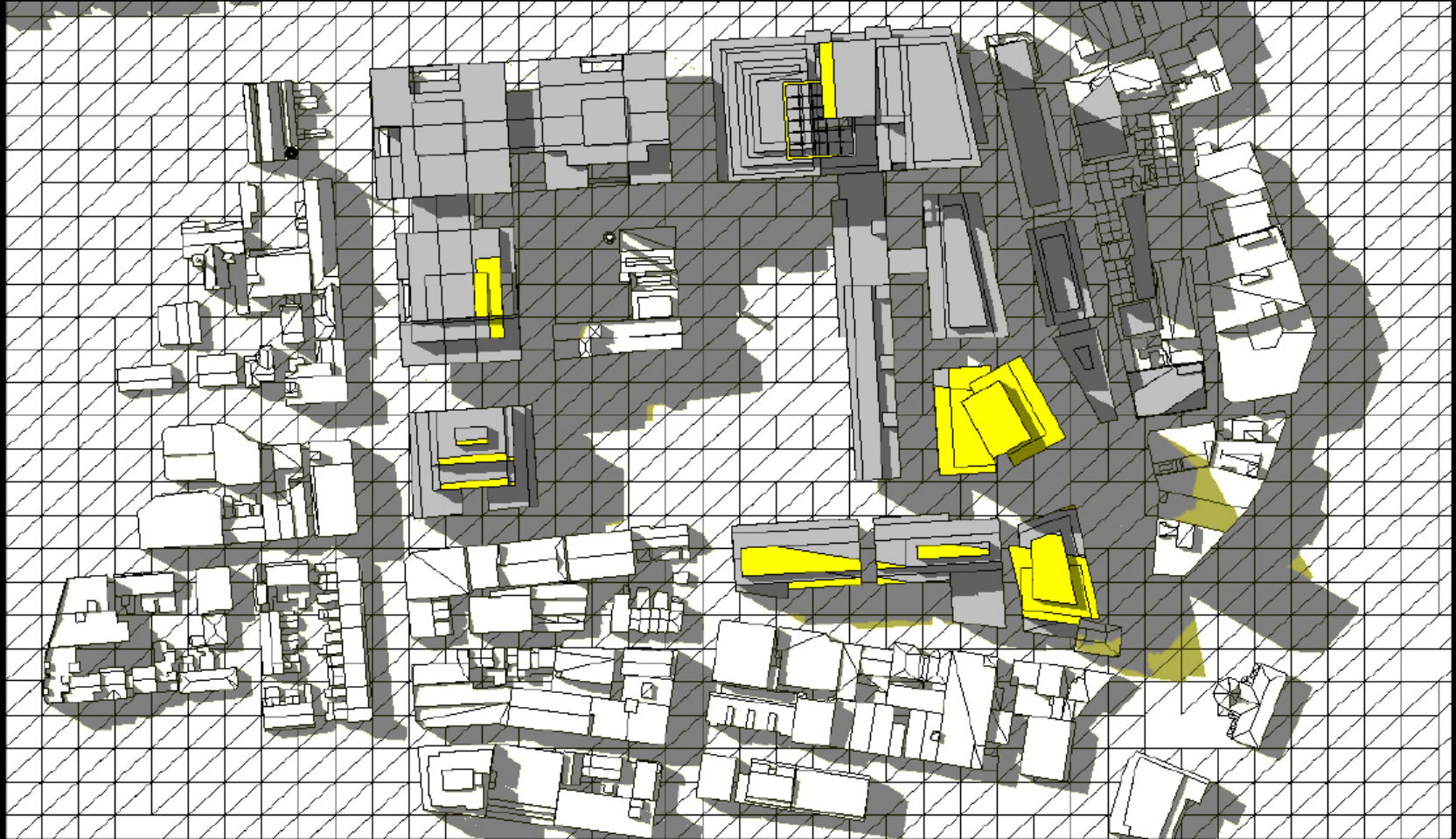
21.03

03:00 PM

Foster + Partners

 bulk breaking
heightmap

 resulting
shadow



Solarplanes Diagrams

Sunstudies Solarplanes

14.04.

09:00 AM

Foster + Partners

bulk breaking
heightmap

resulting
shadow





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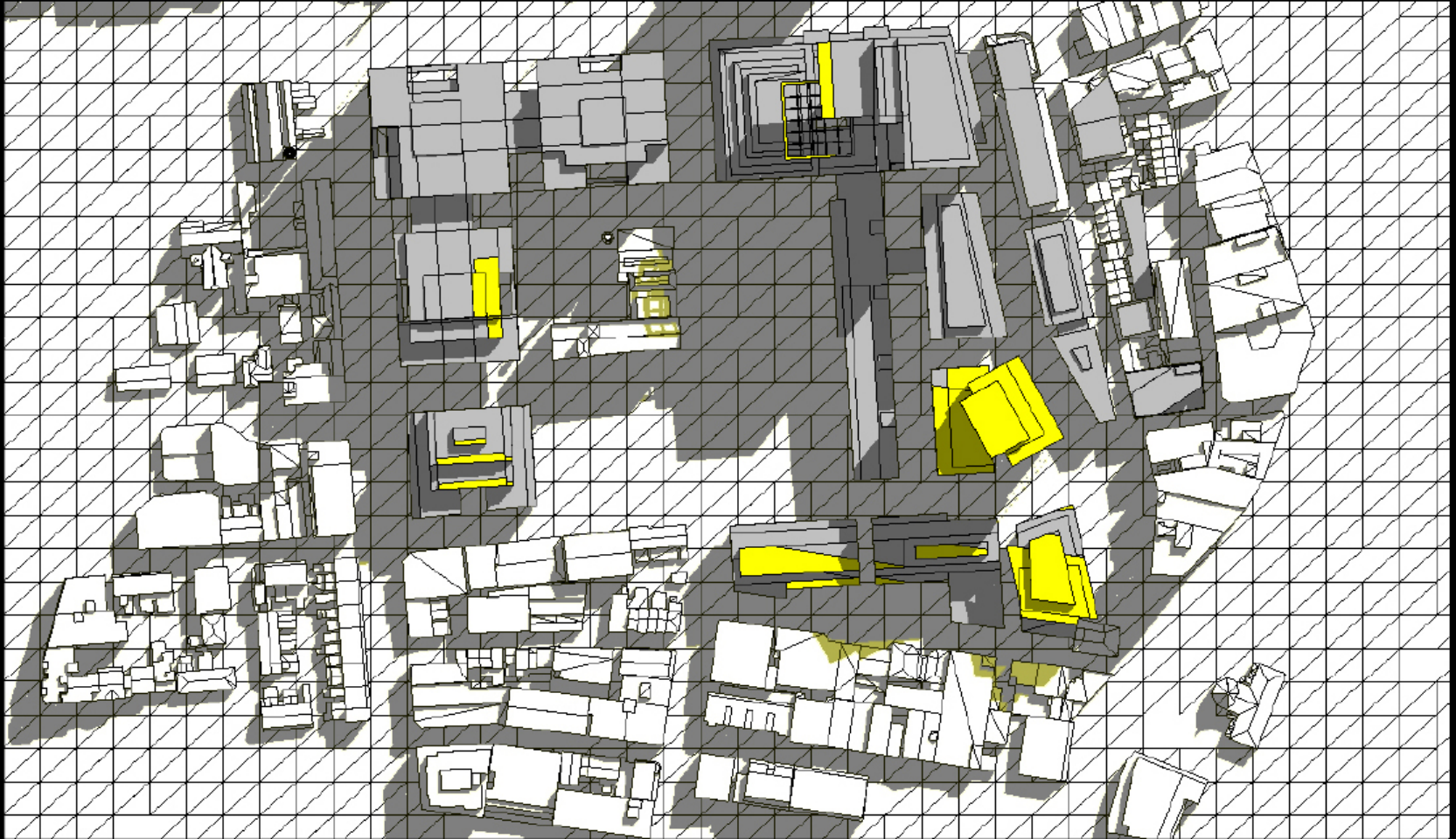
14.04.

10:00 AM

Foster + Partners

 bulk breaking
heightmap

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shadow



Sunstudies Alternative Massing

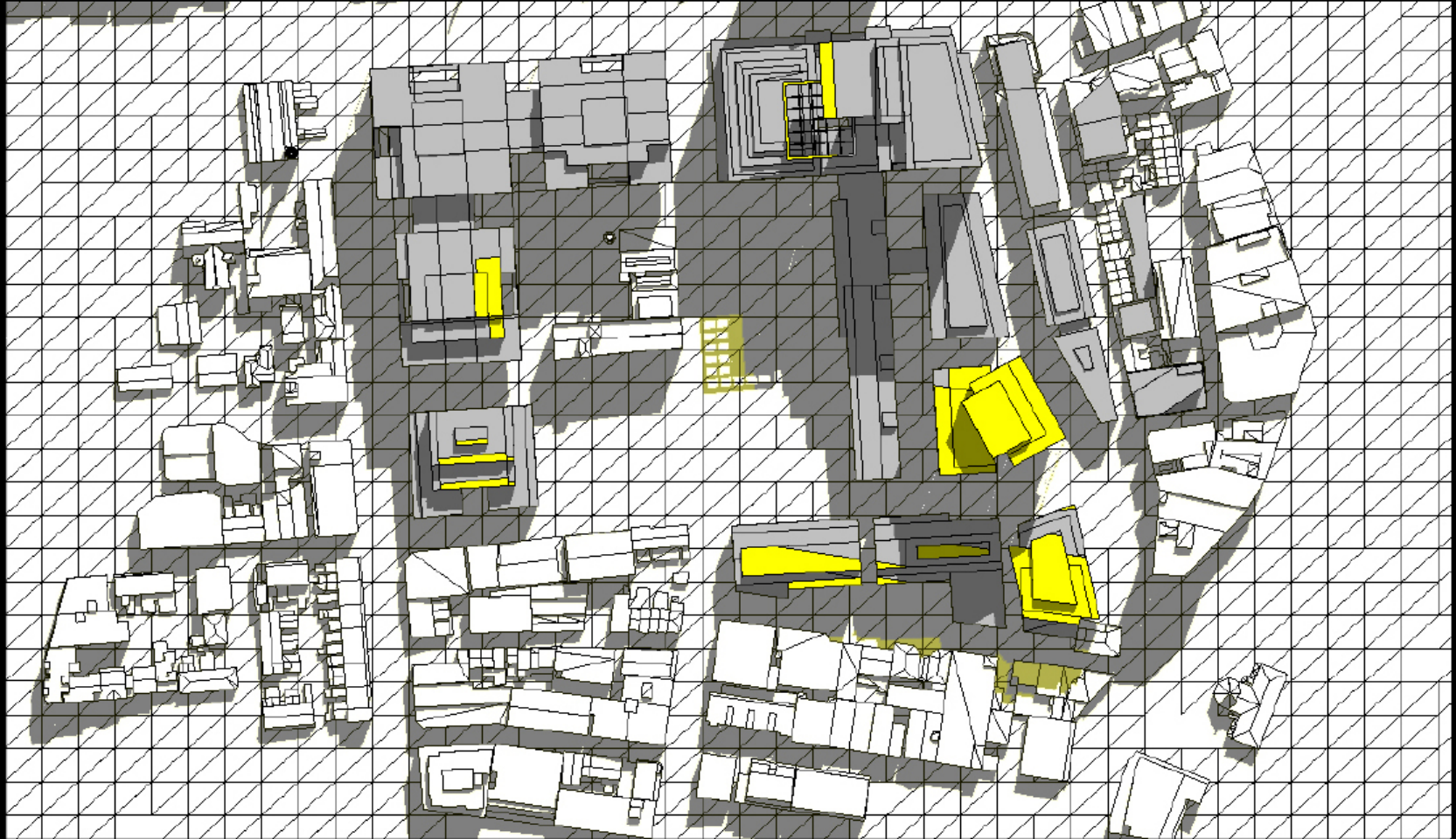
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11:00 AM

Foster + Partners

bulk breaking
heightmap

resulting
shadow



Sunstudies Alternative Massing

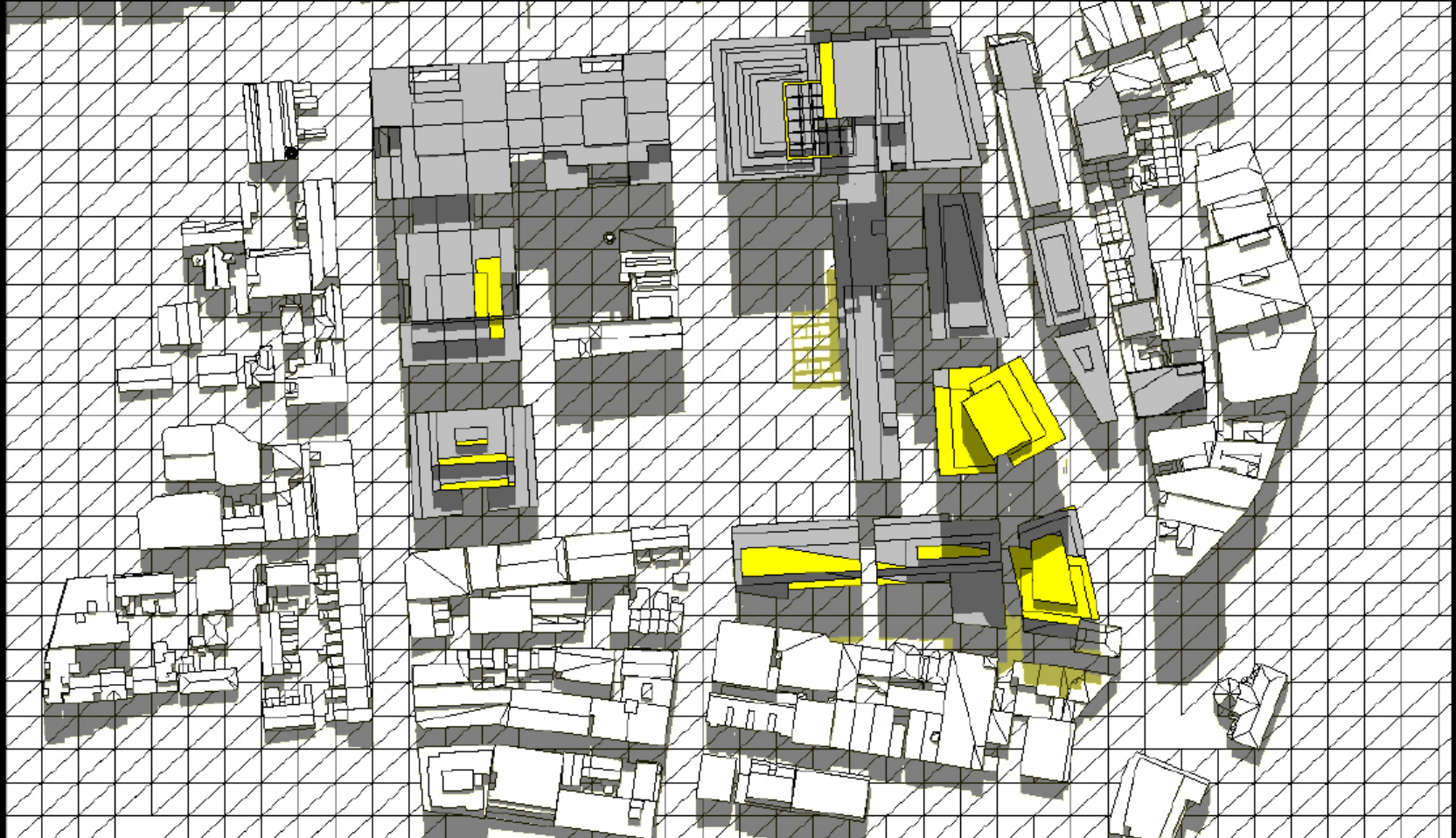
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12:00 PM

Foster + Partners

bulk breaking
heightmap

resulting
shadow





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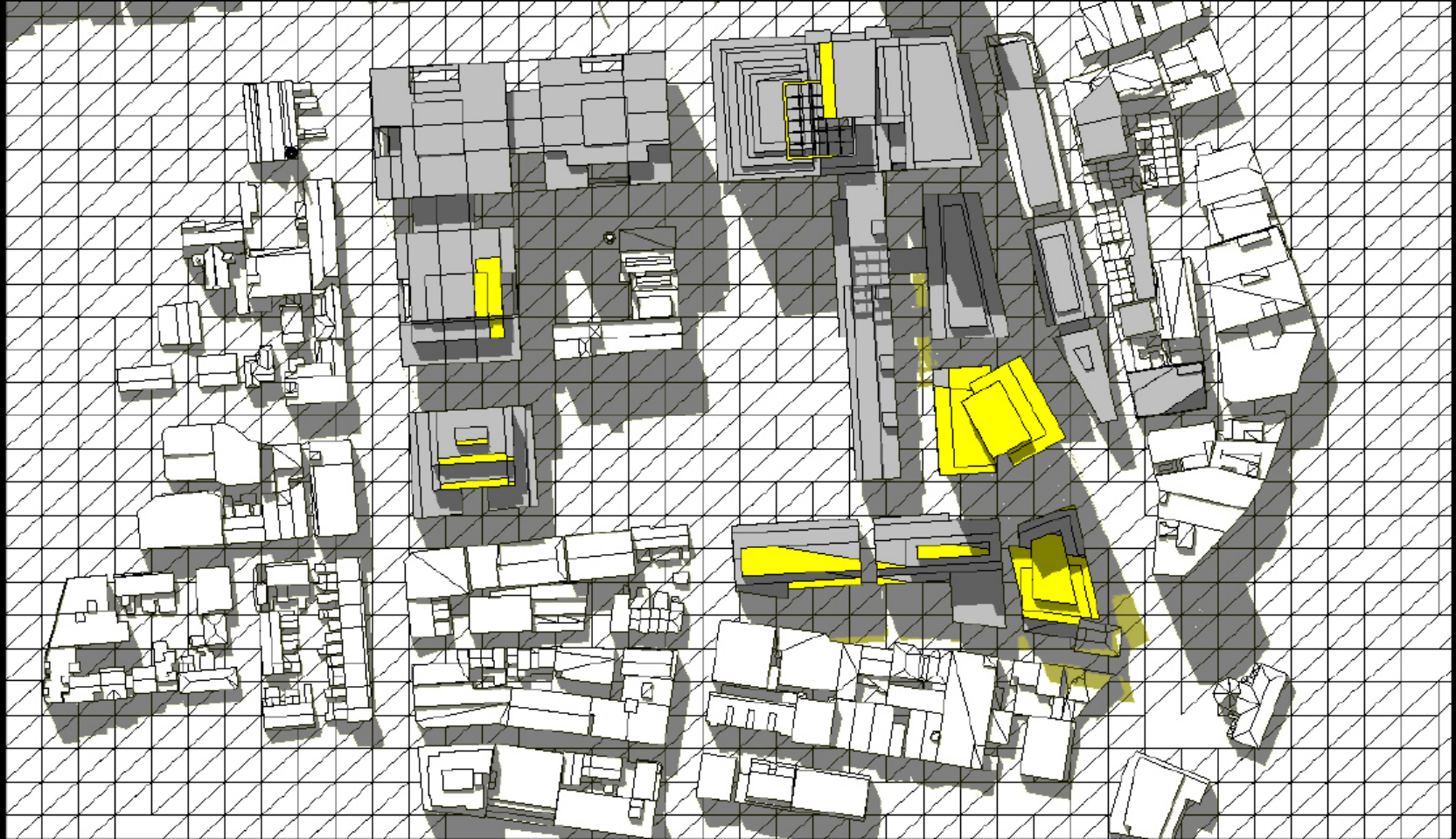
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01:00 PM

Foster + Partners

 bulk breaking
heightmap

 resulting
shadow




Solarplanes Diagrams


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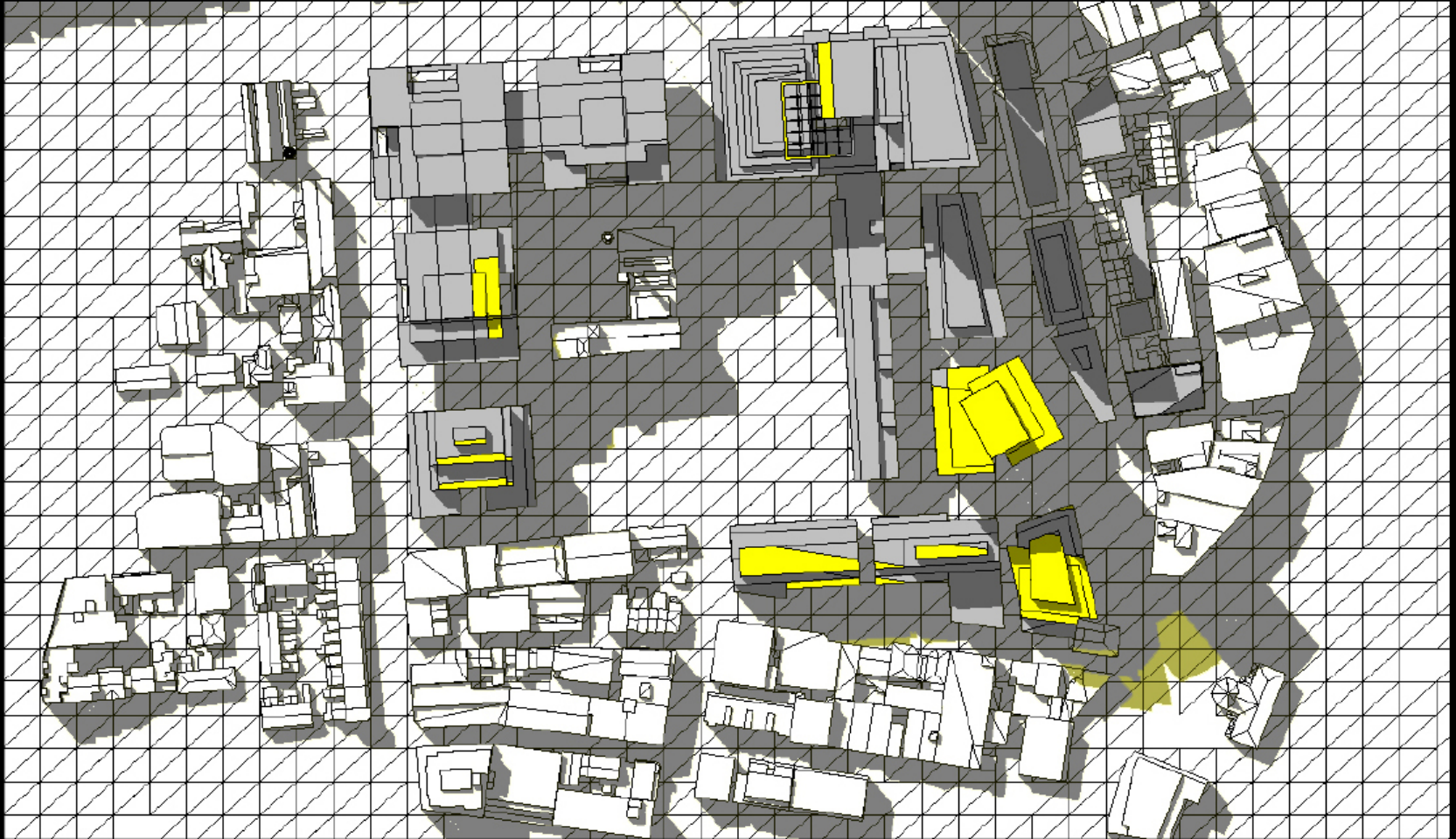
14.04.

02:00 PM

Foster + Partners

 bulk breaking
heightmap

 resulting
shadow



Solarplanes Diagrams

Sunstudies Alternative Massing

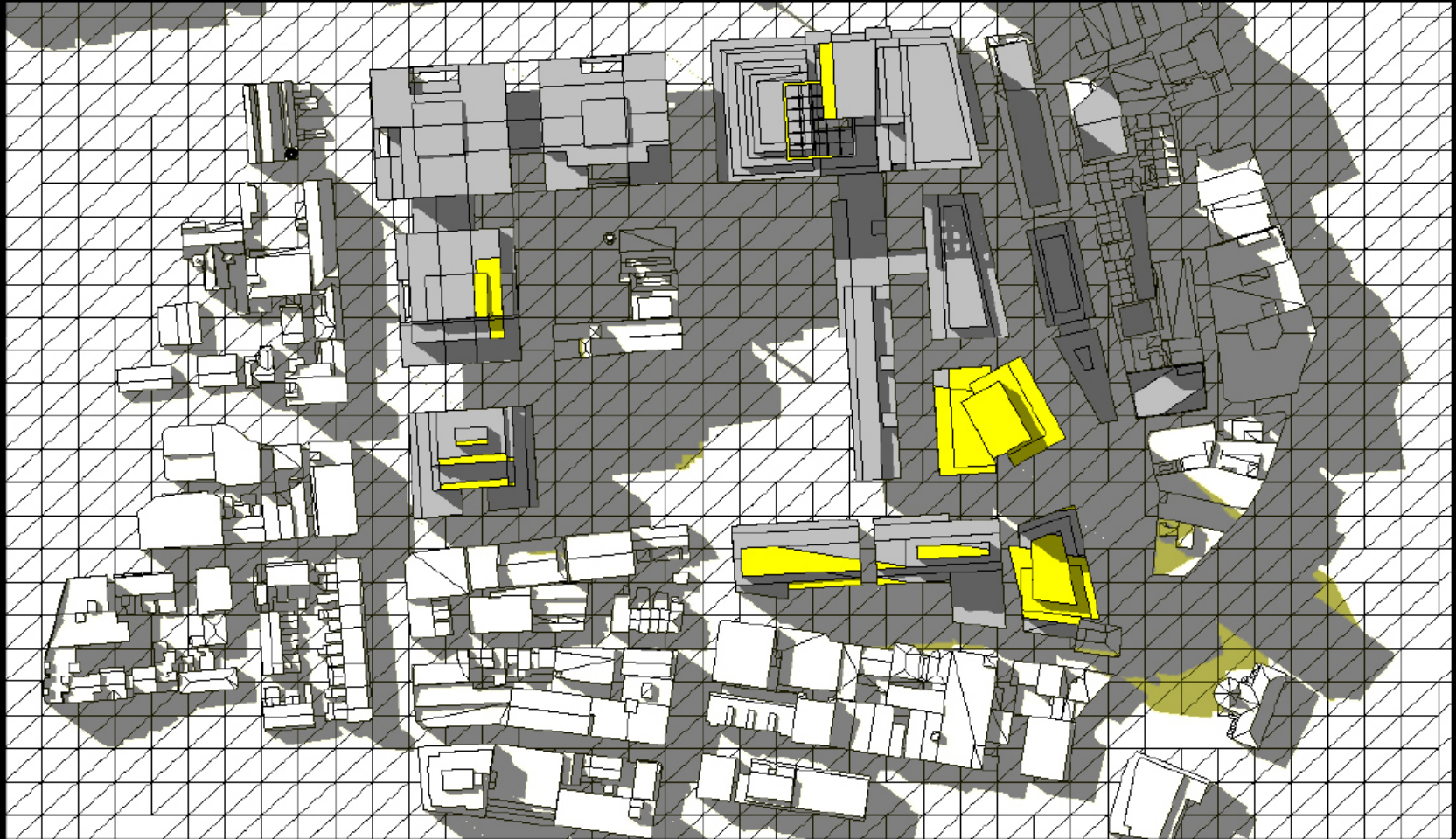
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03:00 PM

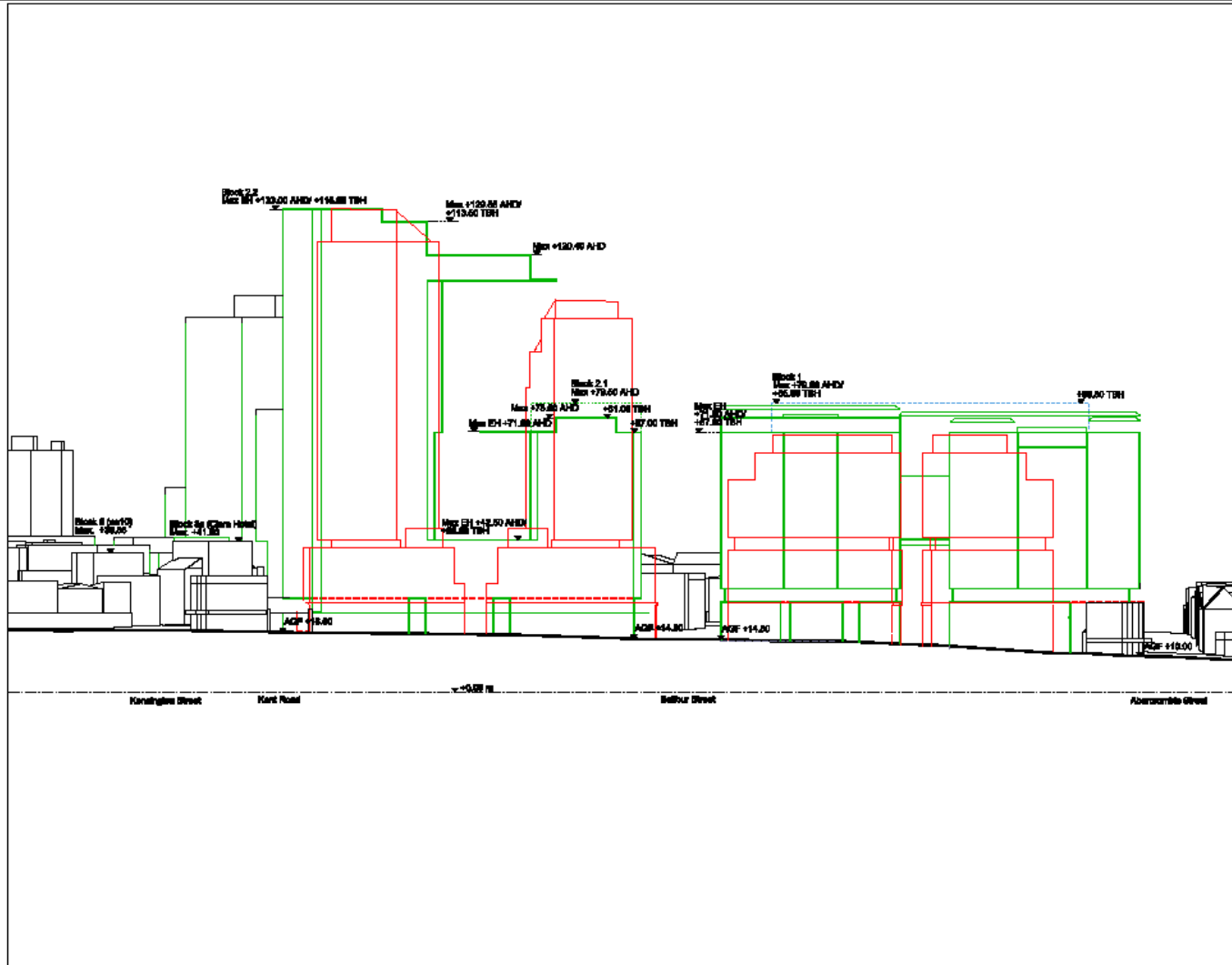
Foster + Partners

bulk breaking
heightmap

resulting
shadow



6) Height Comparison



General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are to centre of mass unless stated otherwise.
3. All dimensions shall be verified on site before commencing work.
4. Poser + Partners shall be notified in writing of any discrepancies.

Rev	Revised	By	Date
01	15/10/08	15/10/08	15/10/08



Notes

Max Ht	Maximum Storey Height
JGP	Assumed Ground Level
FRL	Finished Floor Level
AHD	Wood Wall Height (to FRL) in Building Ground Level
TBM	Existing ground level (to FRL)
ALL	All Heights to AHD (unless noted otherwise)
TBM	Total Building Height (to FRL) (unless noted otherwise)
Red	Building Outline - Approved Concept Plan
Green	Building Outline - Amended Concept Plan

Note: Additional and alternate levels to JGP, FRL, TBM, and AHD are shown in the drawing. All heights are to the centre of mass unless stated otherwise.

FRASERS PROPERTY

Project: Fraser's Property
 201-202 Fraser's Property 1000 1000

Site: Fraser's Property
 201-202 Fraser's Property 1000 1000

Foster + Partners

Principal: 201-202 Fraser's Property
 London SW1E 6JF
 T: +44 (0)20 7600 0000
 F: +44 (0)20 7600 0000

Concept Plan
 North Elevation
 Comparison -
 Approved/Amended CP

Project No.	1545	Scale	1:1000	Date	15/10/08	Drawn by	15/10/08
Number	A-1420	Revision	00				

01 North Elevation



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18-OCT-2008 19:01

General Flare

1. On subcutaneous, blanching, pruritic.
2. All symptoms are in same area and symmetric.
3. All symptoms start less than 2 weeks before preceding event.
4. Flare + Flare must be noted in writing on any subsequent visit.

[illegible]

CU	PERIOD	For Information	
Plan	State	Monies For Issue	

New York



--	--

[illegible]

Notes: Additional roof elements such as: plant rooms, hot water tanks, ventilation units, etc. are only permitted within a 45° angle measured from corner line (see sketch).

FRASERS PROPERTY

Project: Pappas Winery
21 • 4th Broadway Spring 1994-2004

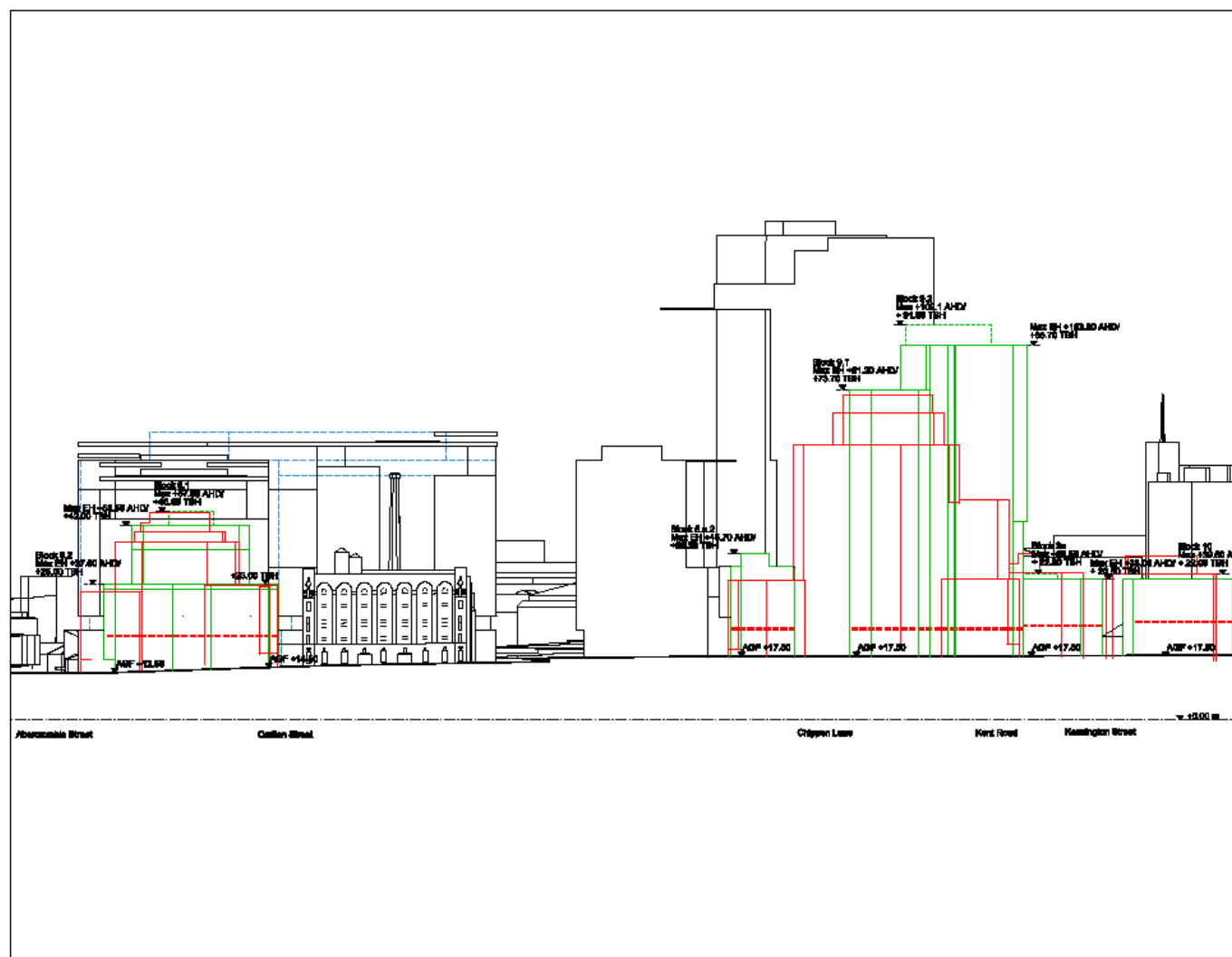
Client: Pappas Winery
211 • 4th Broadway Spring 1994-2004

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Filiofil, 231 Parker Place
 London E14 6UE
 T +44 (0)20 7799-9499
 F +44 (0)20 7799-7777

Title
Concept Plan
East Elevation
Comparison -
Approved/Amended CP

Project No. 1845	Grade Q/U 1:1000	Date 15/10/08	Drawn By
Number A-1421			Revision 00



01 South America

General Notes

1. Do not make a diagnosis, discuss the genus.
2. All specimens are in moist paper and plastic.
3. All specimens that are without notes before mounting are.
4. Number 4 specimens shall be utilized in writing of new descriptions.

CU	PERIOD	For information	
Plan	State	Monies Per Issue	12

How Many

[illegible]

Max RH	Maximum Rheol Value
ACC	Assessment/Recommendation Level
FPL	Fibrous Pore Level
RED	Visual Pore/Ingle Color Indicator for Redding General Level
IMP.	EXAMINED (General Level) not completed
	All Redding is RED (redness) unless otherwise noted
TRM	Trail Stability Indicator WARNING: ONLY WARNING on slip level
DRUM	Drum Run
	Maximum Redding Develops
RED	Red Pore/Ingle Color Indicator for Redding General Level
RED	Redding Color - Assessed Develops
RED	Redding Color - Assessed Develops

Welds fabricated with aluminum made no plastic rework. Red aluminum, aluminum 5052, was cast/poured with a 40° angle measured from center line to avoid casting defects. In contrast, casting steel

FRASERS PROPERTY

Project: Process Redesign
21 - 4th Broadway Spring 1994-2000

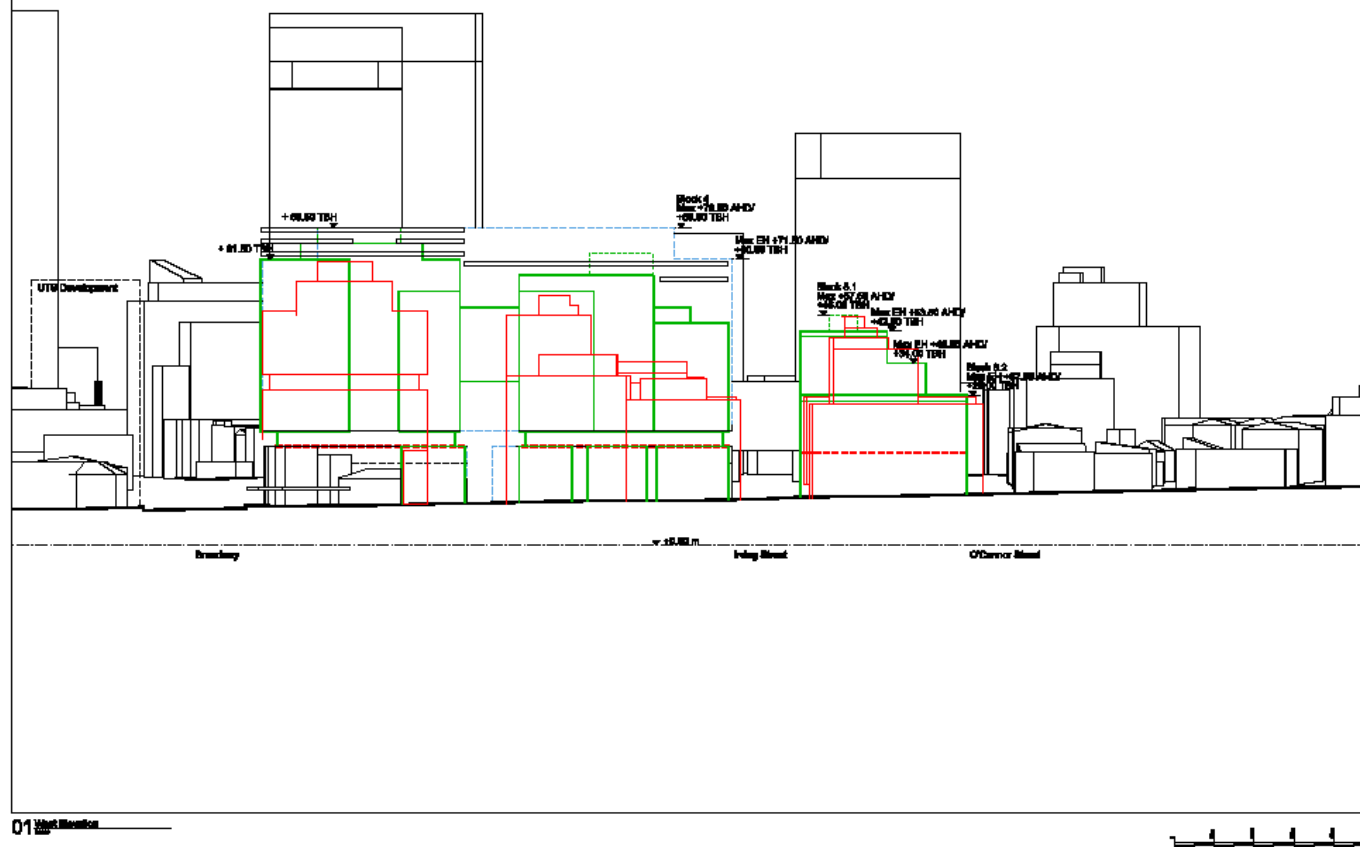
Office: Process Redesign
111, 4th Broadway Spring 1994-2000

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Flexible, 22 Master Plans
London E8 4PE
T +44 (0)20 7398-0405
E +44 (0)20 7398-7337

Title
Concept Plan
South Elevation
Comparison -
Approved/Amended CP

Project No. 1545	Scale 1:1000	Date 15/10/08	Drawn By
Number A-1422			Revision 00



General Notes

1. Do not make a diagnosis, discuss the genus.
2. All specimens are in moist paper and plastic.
3. All specimens that are without notes before mounting are.
4. Number 4 specimens shall be utilized in writing of new descriptions.

CU	PERIOD	For information	
Plan	State	Monies Per Issue	12

How Many

[illegible][illegible]**FRASERS PROPERTY**

Project: Phoenix Housing
201 - 10th Broadway Sydney NSW 2000

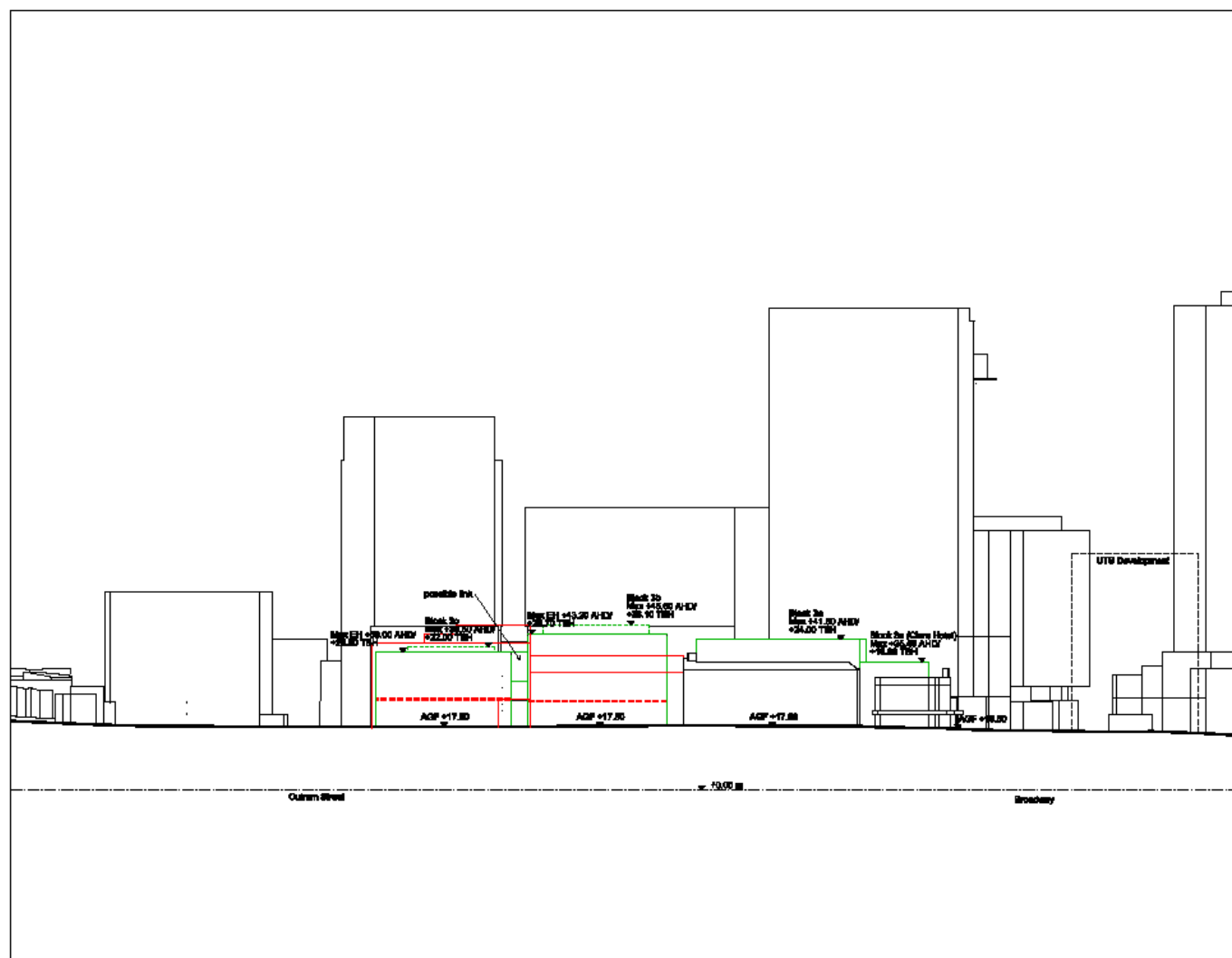
Client: Phoenix Housing
111, 400 Macleay Street Sydney NSW 2000
Tel: 02 9231 0000 Fax: 02 9231 0000

Foster + Partners

Flexibility, XII Master Plan
London SW4 9TE
T +44 (0)20 7799-0400
F +44 (0)20 7799-0777

Title
Concept Plan
West Elevation
Comparison -
Approved/Amended CP

Project No. 1545	Drawn Q/U 1:1000	Date 15/10/08	Drawn By
Number A-1423			Revision 00

01 Exercises II - East Mountain

General Notes

1. On microphotographs, *Stenotaphrum* grasses.
2. All specimens with many green seed heads.
3. All specimens that are without seeds before mounting work.
4. Fresh + Freshen shall be utilized in writing of new descriptions.

CP	987654	For Information	
Plan	State	Monies Per Insur	100

How Many

[illegible]

Min 10%	Minimum Rental Income
100%	Assessed Residential Land
10%	Fixed Rental Level
10%	When Paid - Single-Entry System for Building General Land
10%	Existing general land not developed
	All Rights in 10% (includes rental allowance)
10%	Total Building Value (excludes only development on site)
100 - 1000 sq ft	Deduction
	Minimum Building Footprint
1000 - 10000 sq ft	Fixed Rental Percentage up to 10% on Minimum Rent
10000 - 100000 sq ft	Fixed Rental Percentage up to 10% on Minimum Rent
100000 - 1000000 sq ft	Building Value - Assessed Concept Plan
1000000 - 10000000 sq ft	Building Value - Assessed Concept Plan

FRASERS PROPERTY

Project: Process Redesign
21 - 4th Broadway Spring 1994-2000

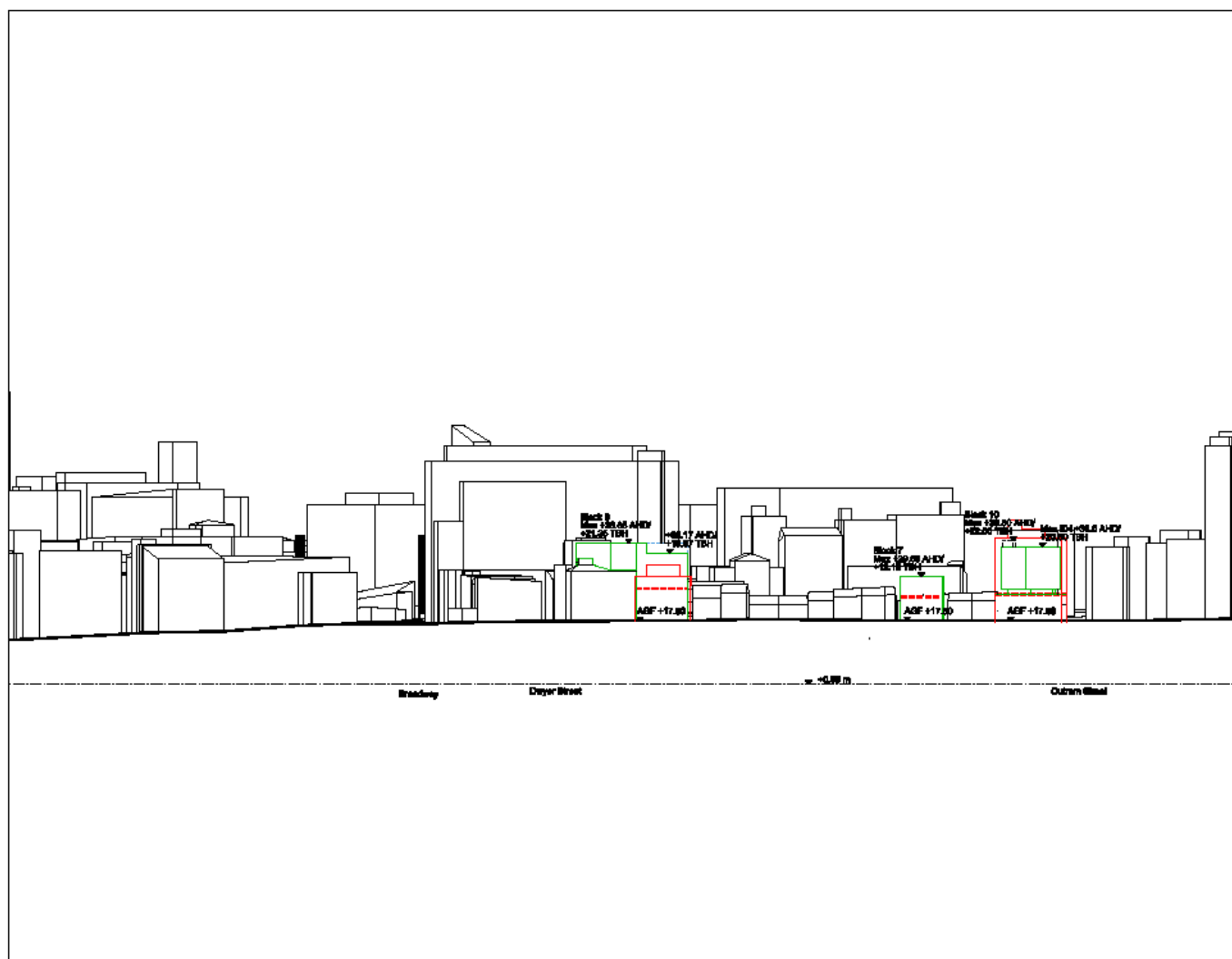
Office: Process Redesign
111, 4th Broadway Spring 1994-2000

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Laminar Flow 4500
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Title
Concept Plan
Kensington St - East Elevation
Comparison -
Approved/Amended CP

Project No. 1545	Drawn @ 1/3 1:1000	Date 15/10/08	Drawn By
Number A-1424			Revision 00

01 Exercises II - What Hamilton

General Notes

1. Do not wash specimens. Specimens are grown.
2. All specimens are in water which must be changed.
3. All specimens should be washed in water before proceeding with work.
4. Ponds or Ponds will be utilized in writing of my assignment.

[illegible]

CU	PERIOD	For information	
Plan	State	Monies Per Ins.	12

May 1991

[illegible][illegible]

Notes: Additions not shown on plan room.
See notes, dimensions, etc. on other sheets.
1/2" scale dimensions shown on plan room.
Dimensions shown on plan room.

FRASERS PROPERTY

Project: Pumps Handling
21 - 2nd Broadway Spinyr, NY 10001

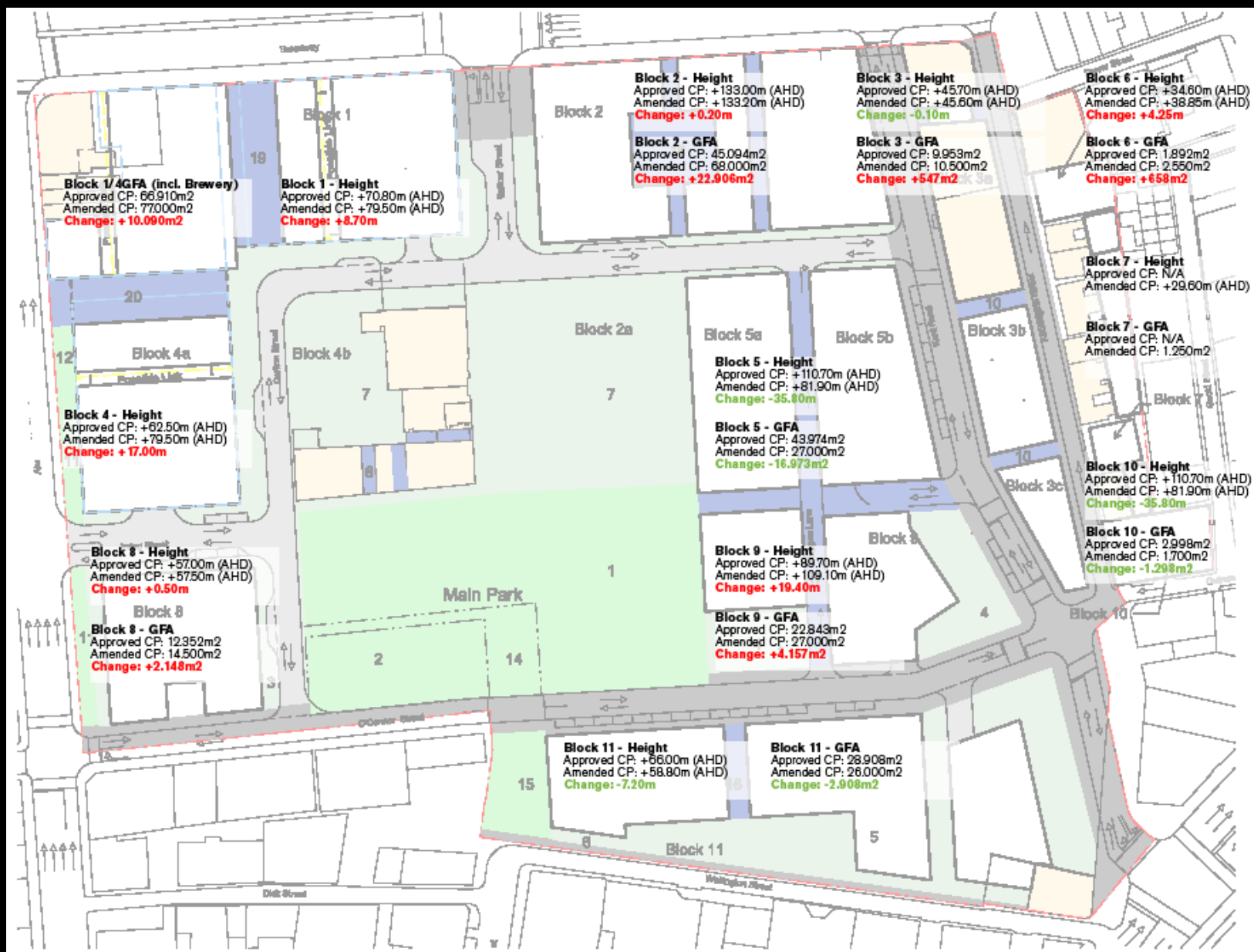
Office: Pumps Handling
211, 4th Broadway Spinyr, NY 10001
70 20 2000 2000 P 20 2000 2000

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Filinvest, 2200 Bunker Road
 Laguna 4026
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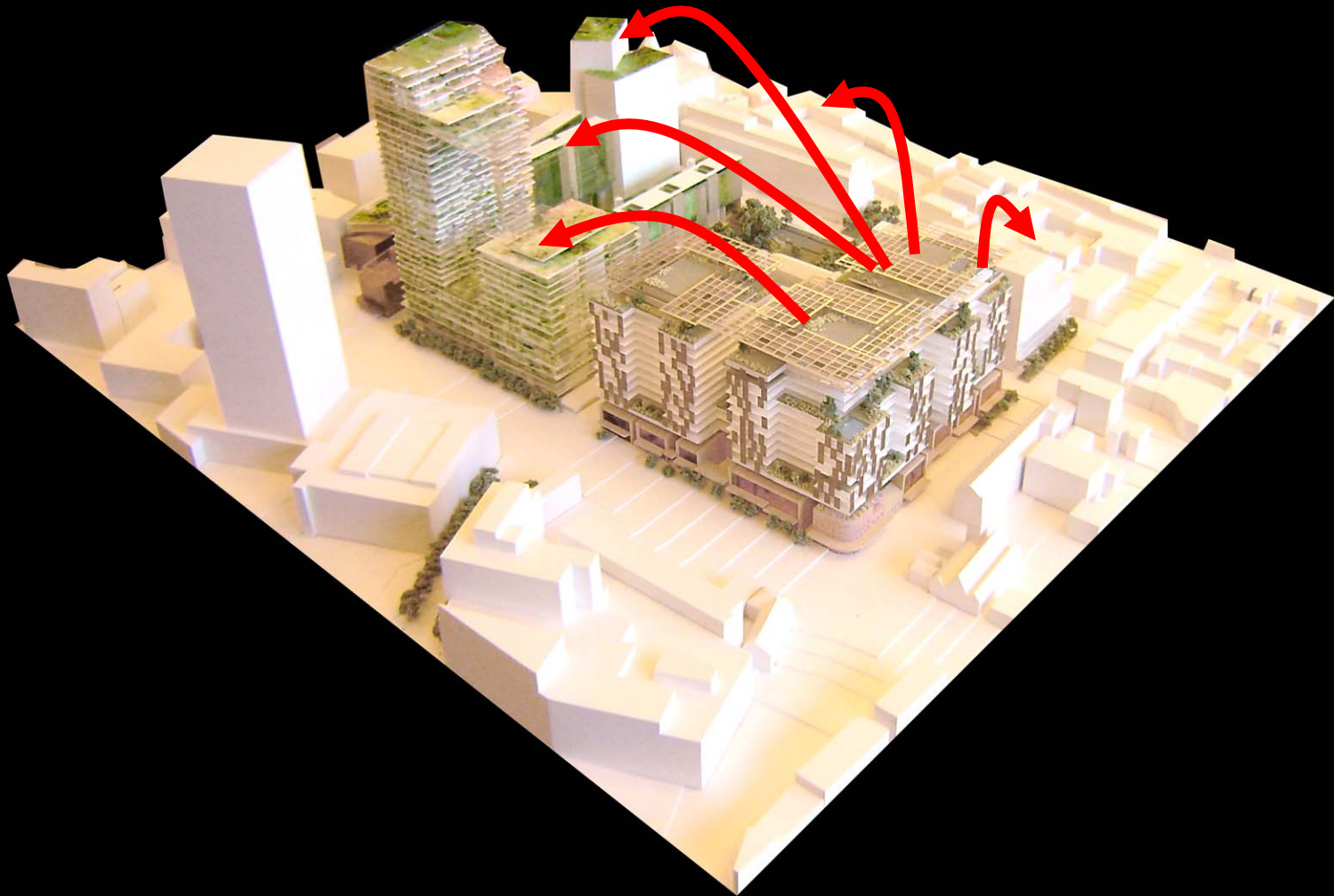
Title
Concept Plan
Kensington St - West Elevation

Project No. 1545	Scale 1:1000	Date 15/10/08	Drawn By
Number A-1425			Revision 00



7) Redistribution of Area

Redistribution of GFA



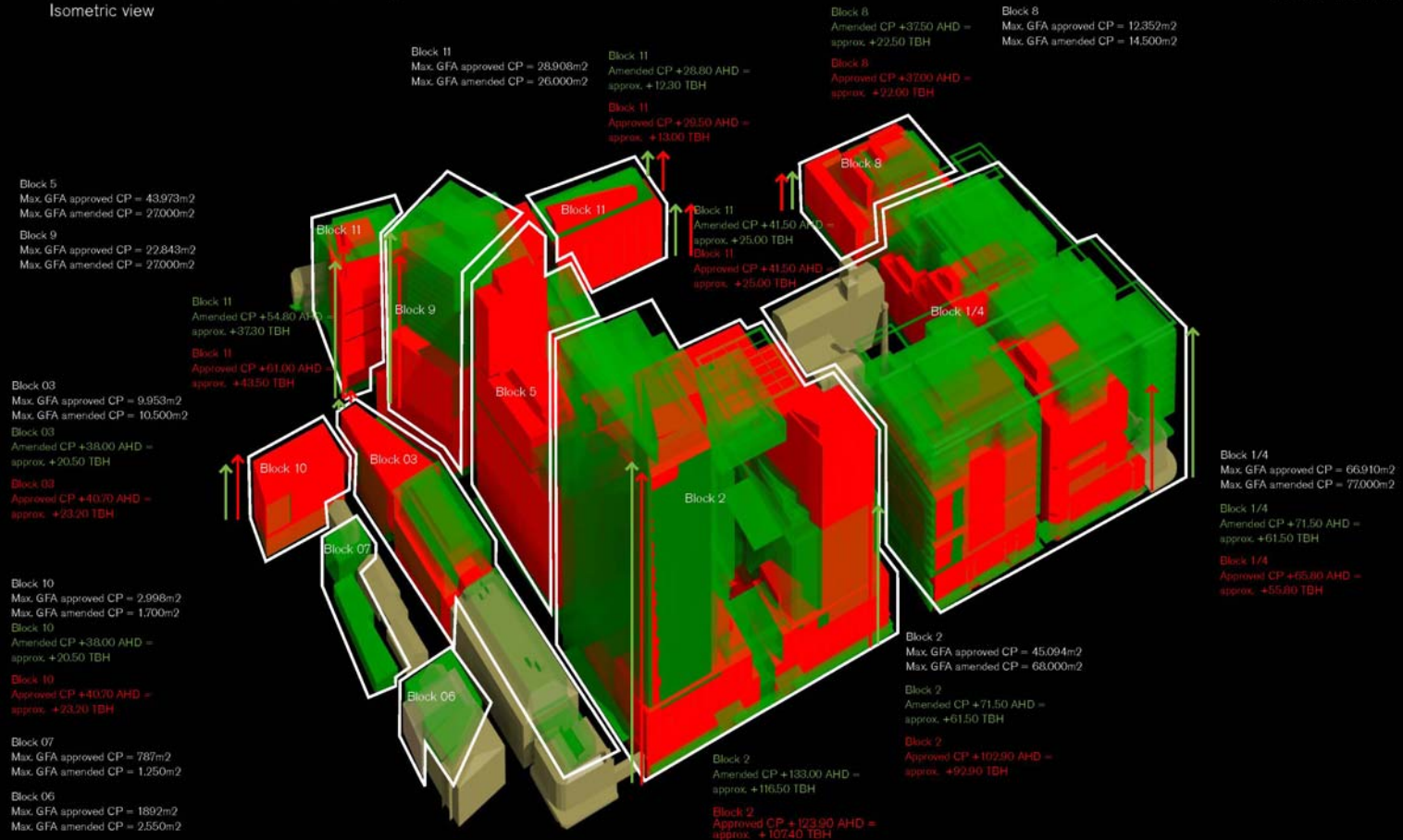
Redistribution of GFA – Blocks 1 + 4



GFA and Heights redistributed

Concept plan - Amended - GFA and Heights Isometric view

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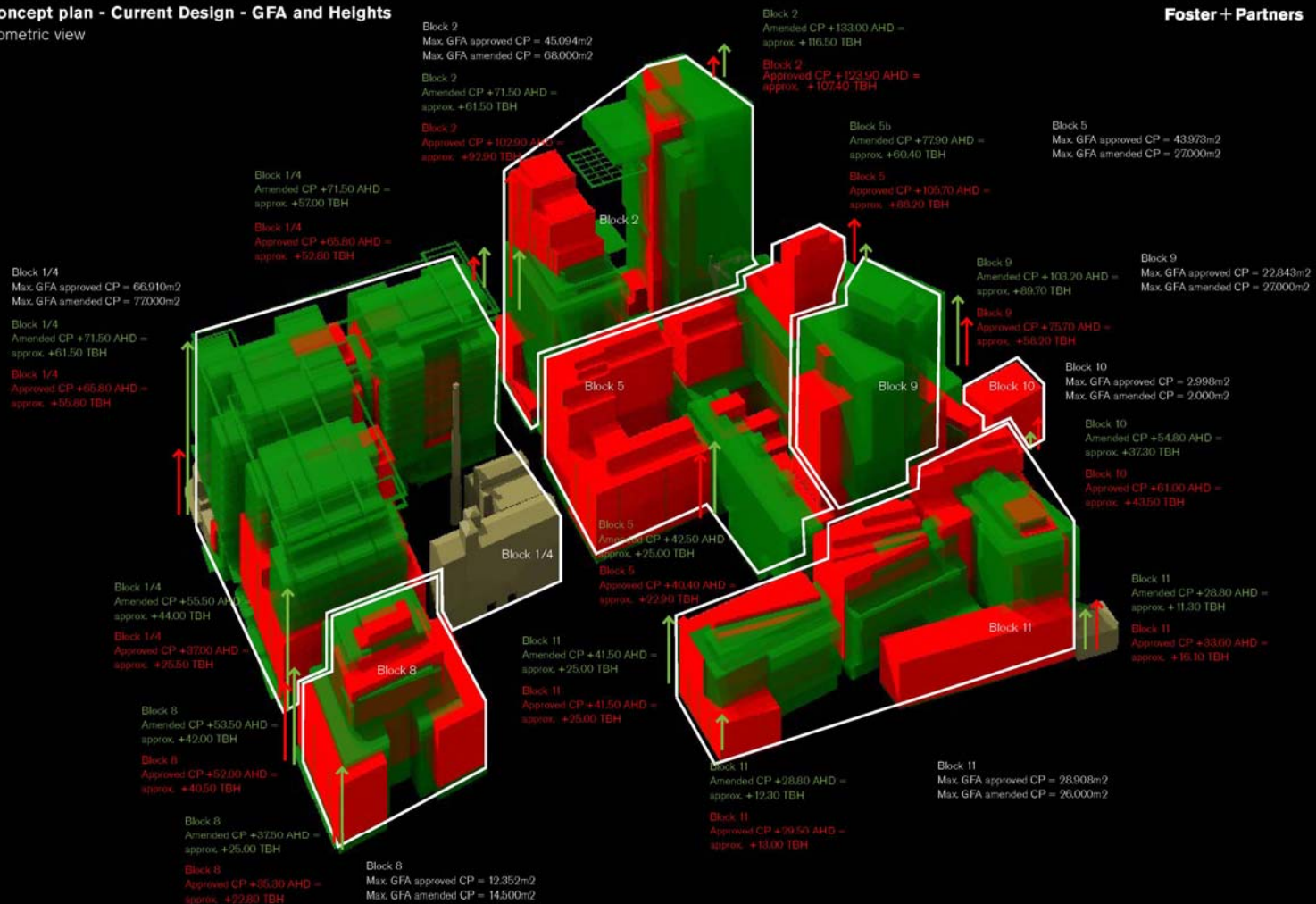


GFA and Heights redistributed

Concept plan - Current Design - GFA and Heights

Isometric view

Foster + Partners



Area Comparison

GFA as submitted:

Blocks 1 + 4:	85.000 m2
Bock 2:	65.000 m2
Kensington:	16.000 m2
Blocks 5 + 9:	52.000 m2
Block 8:	14.000 m2
Block 11:	25.000 m2

Total:	257.000 m2
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GFA proposed:

Blocks 1 + 4:	77.000 m2
Bock 2:	68.000 m2
Kensington:	16.000 m2
Blocks 5 + 9:	54.000 m2
Block 8:	14.500 m2
Block 11:	26.000 m2

Total:	255.500 m2
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