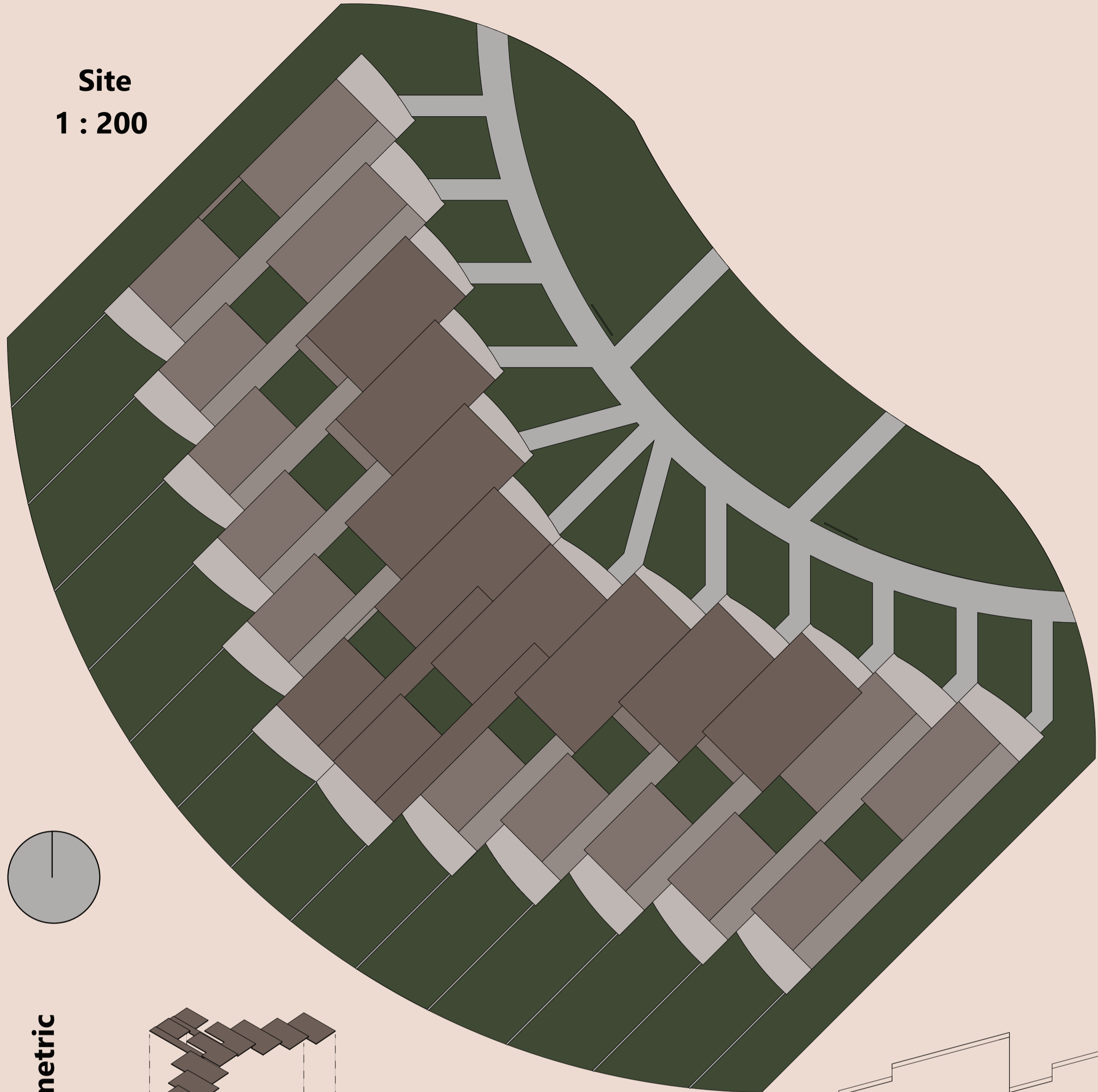


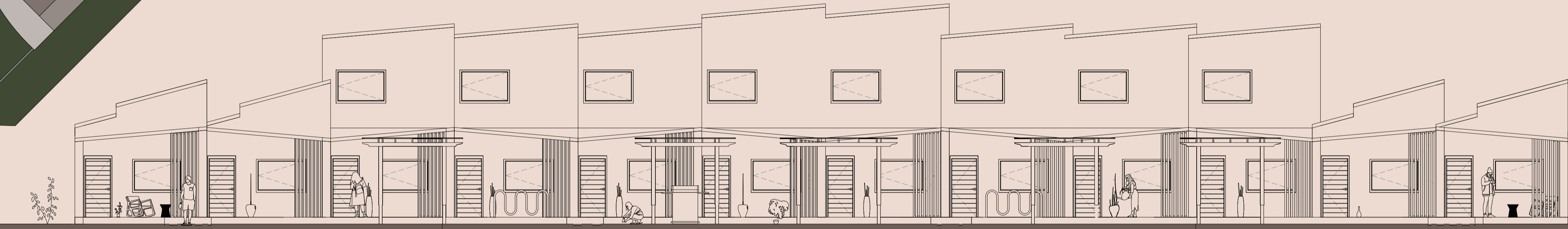
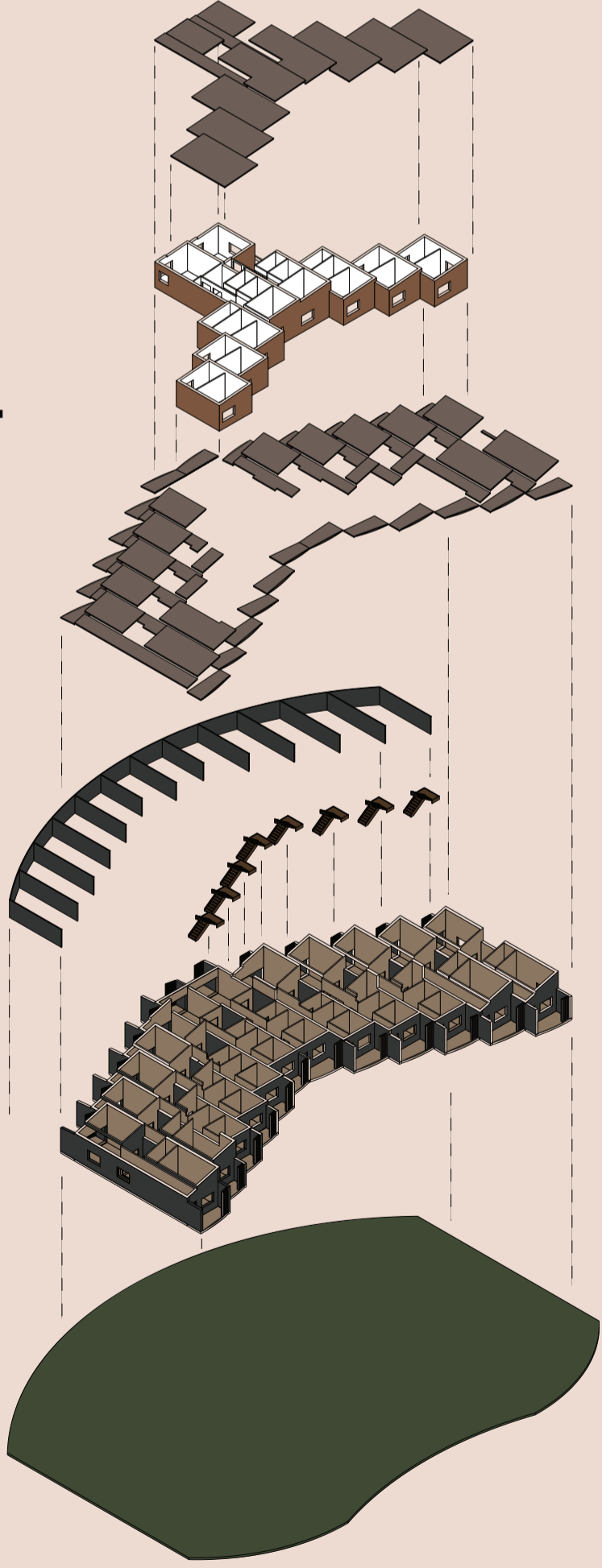
# PROJECT XII

Site  
1 : 200

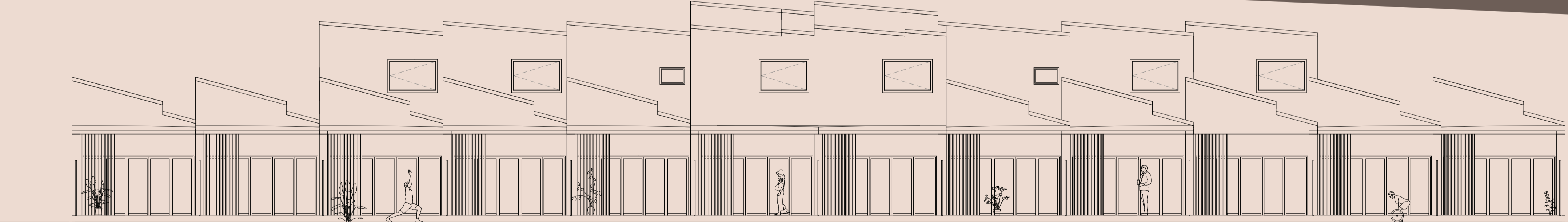


Elevations  
1 : 100

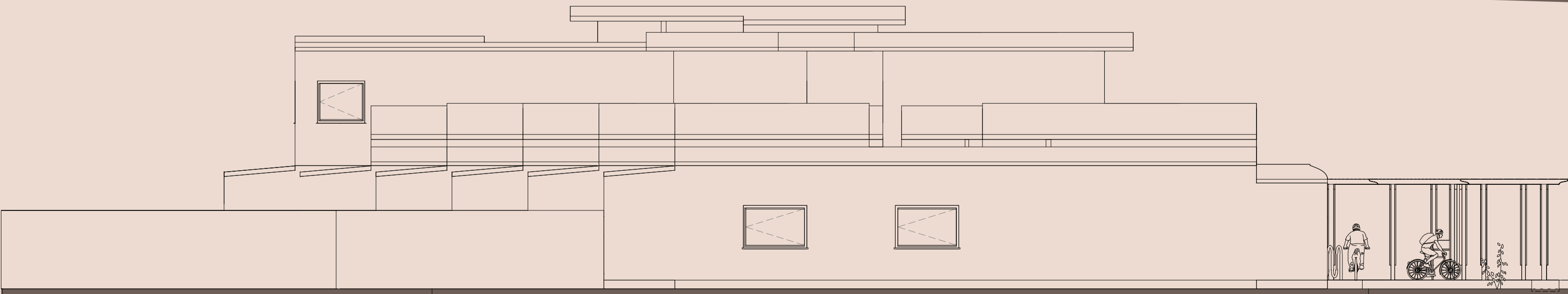
Eploded Isometric



South



North



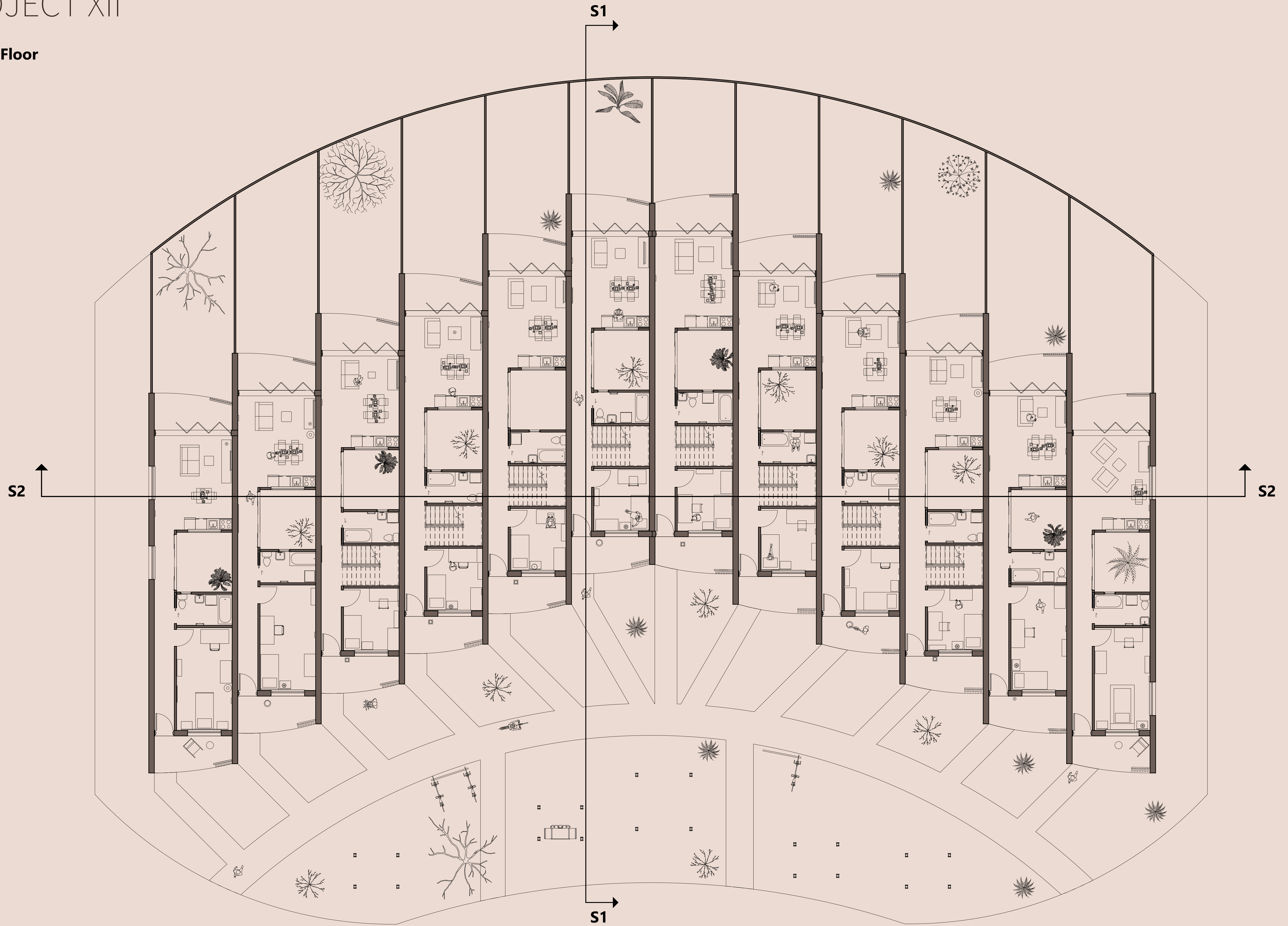
West

1 : 100 0 1 2 5

1 : 200 0 2 4 10

# PROJECT XII

## Ground Floor



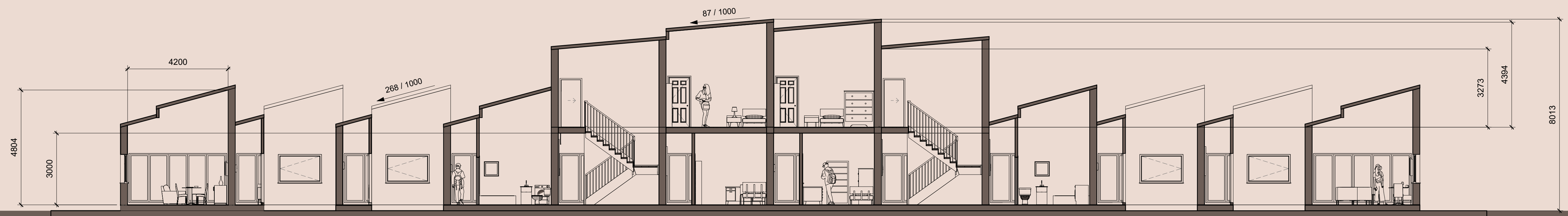
1 : 100 0 1 2 5

# PROJECT XII

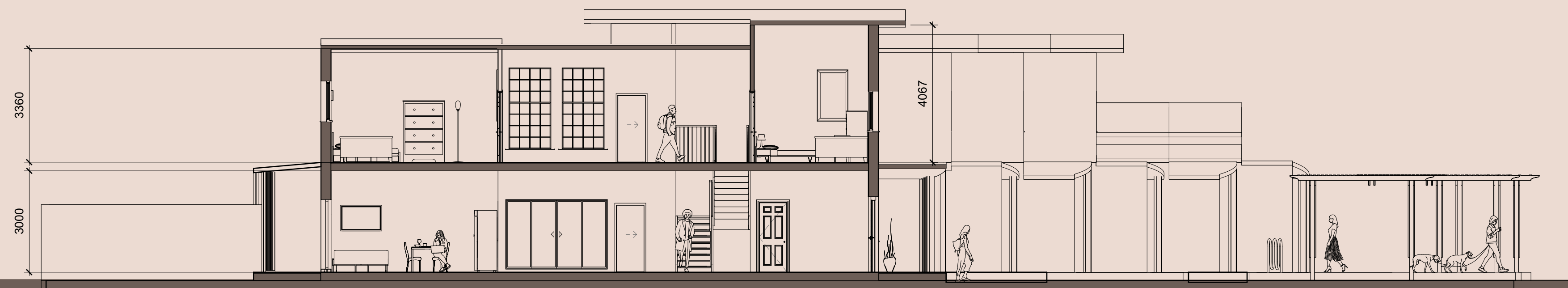
## First Floor



### Section 1



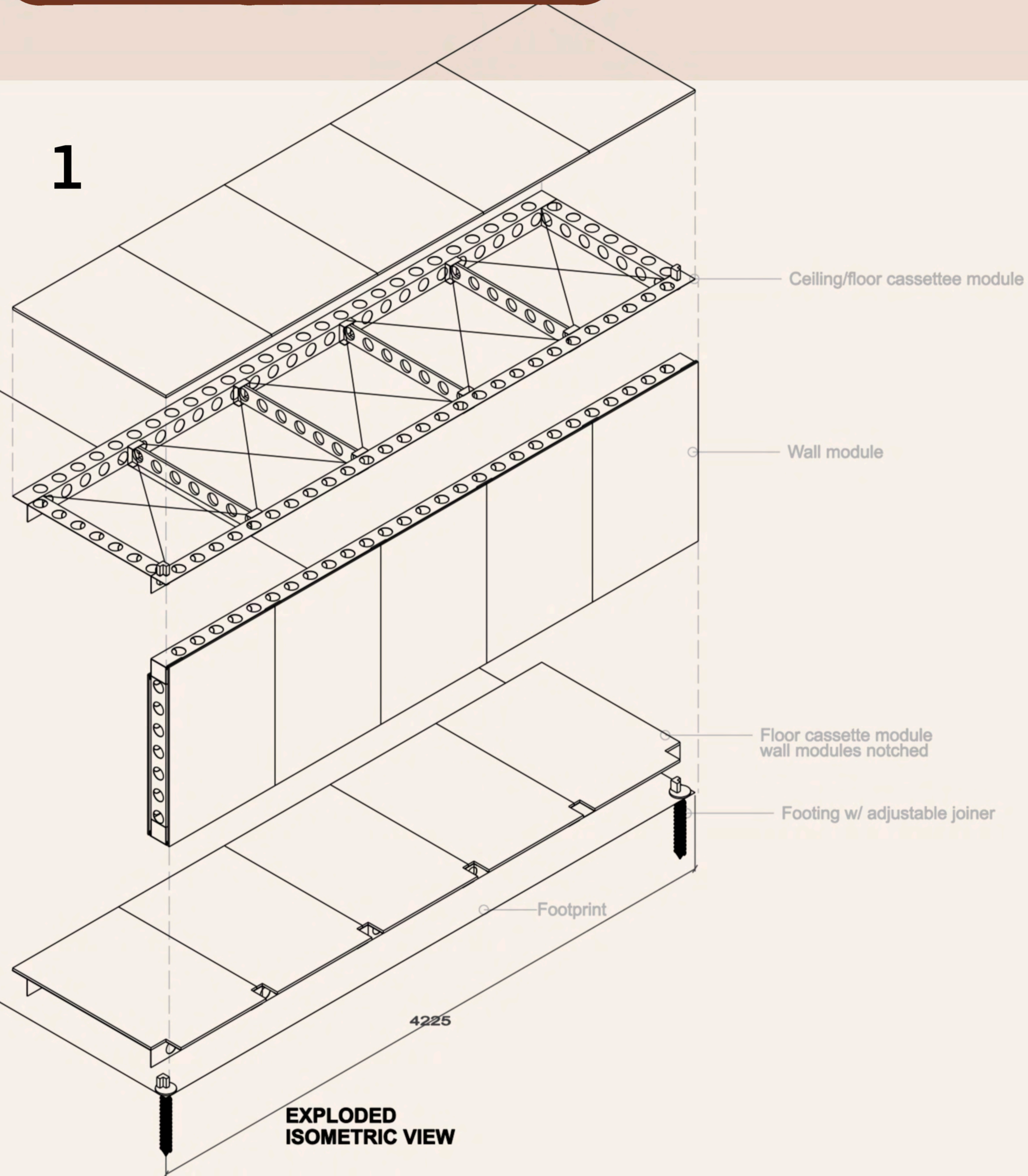
### Section 2



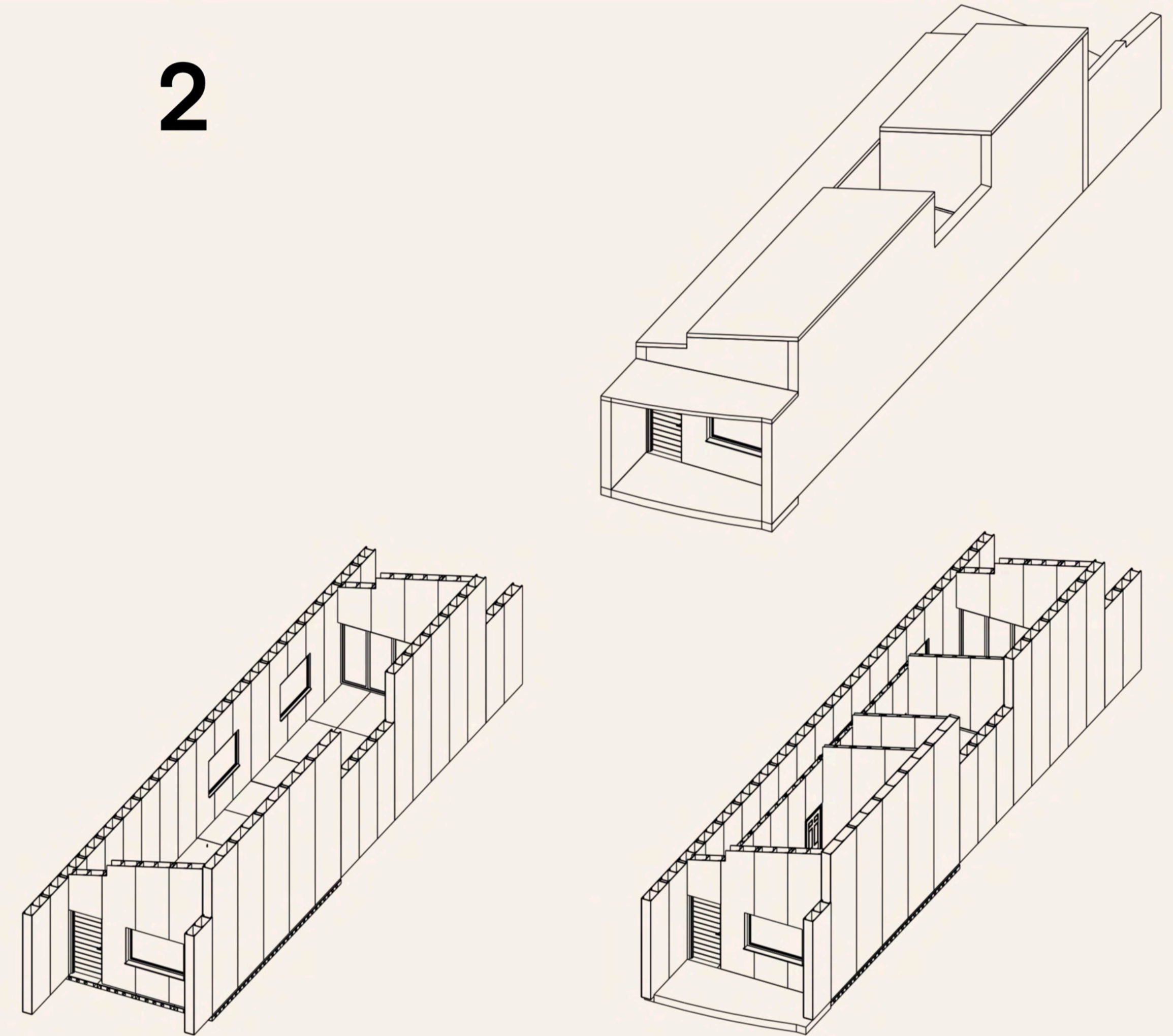
1 : 100 0 1 2 5

# ASSEMBLY AND DISSEMBLY

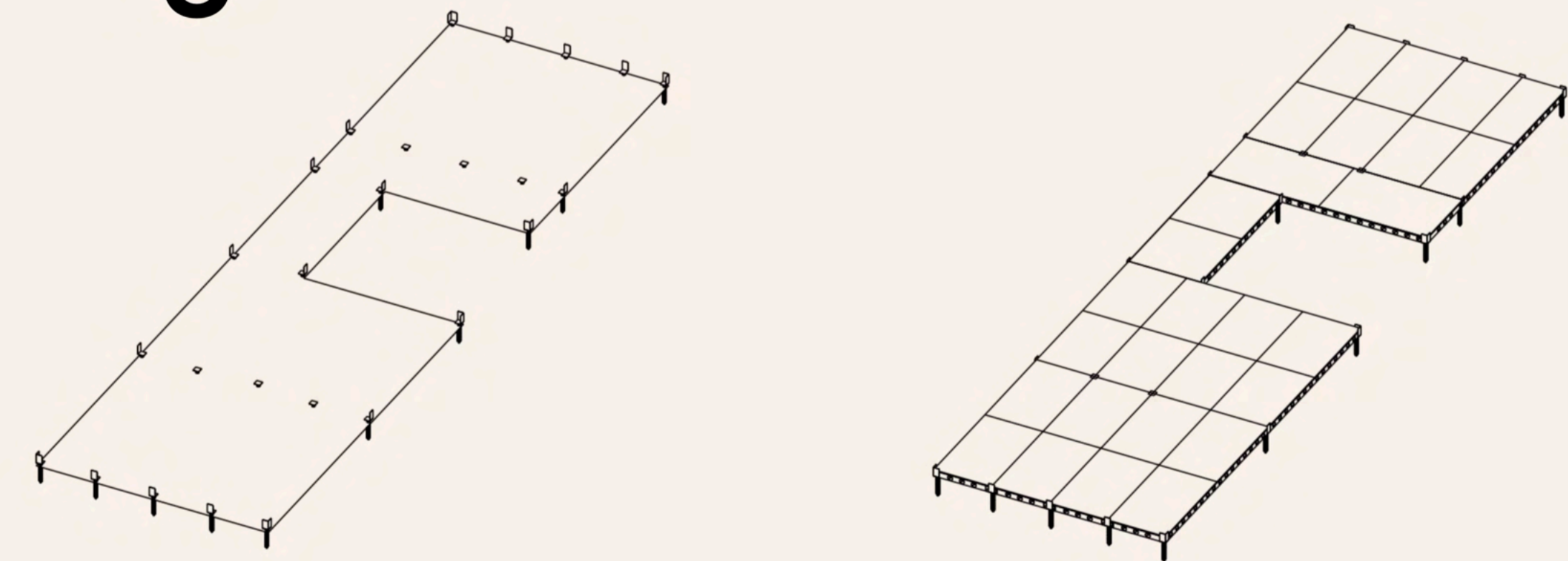
1



2

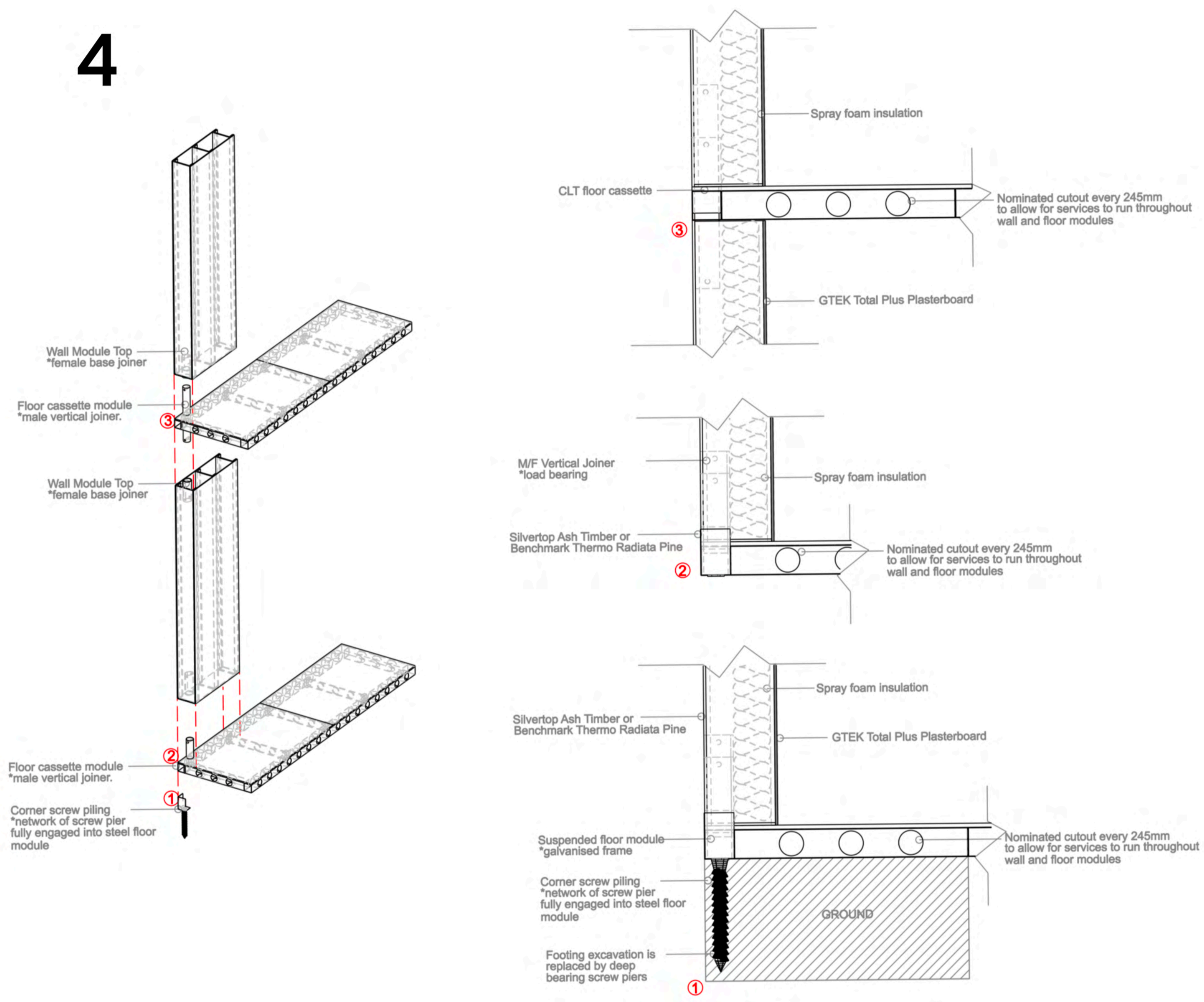


3

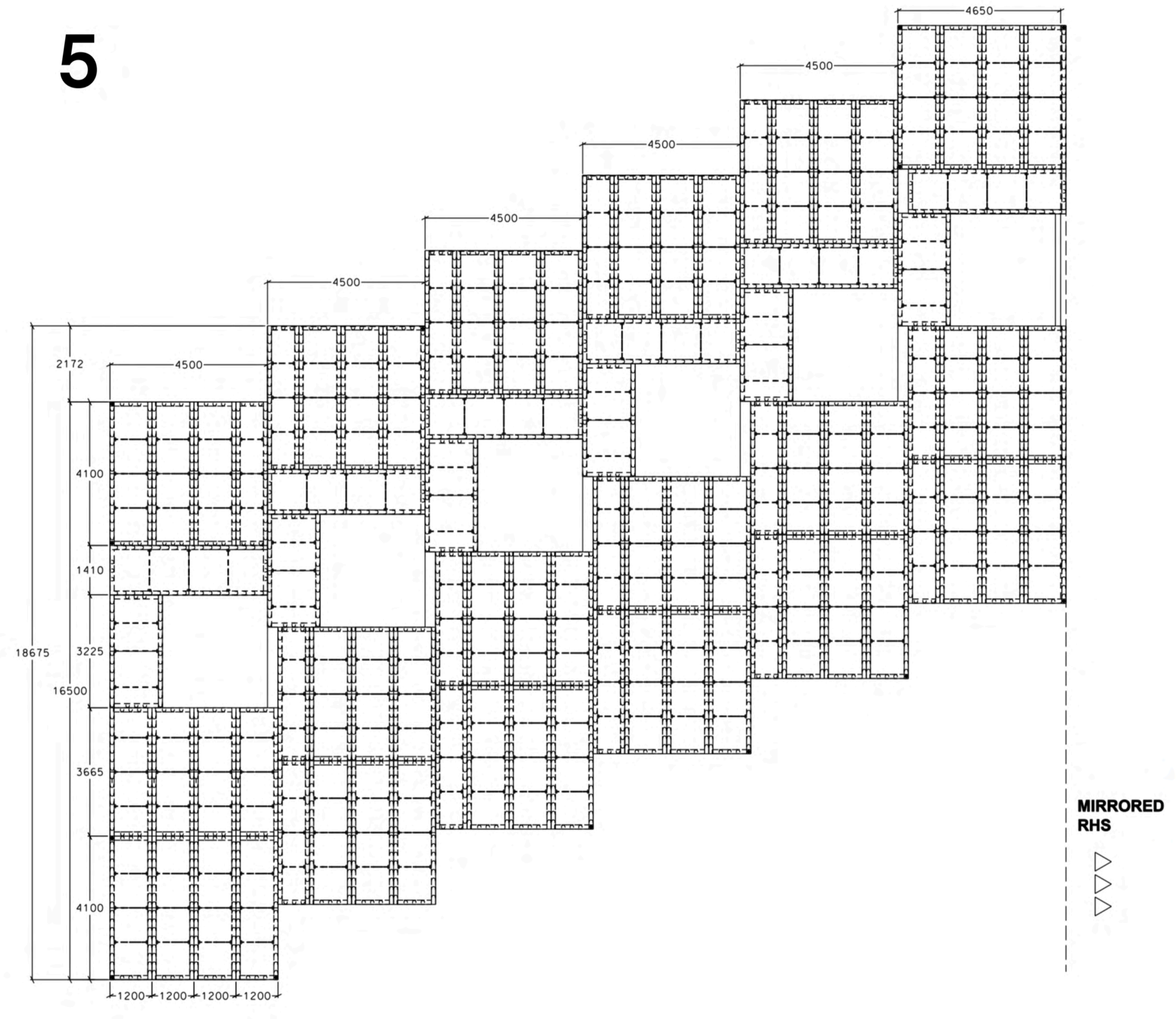


# ASSEMBLY AND DISSEMBLY

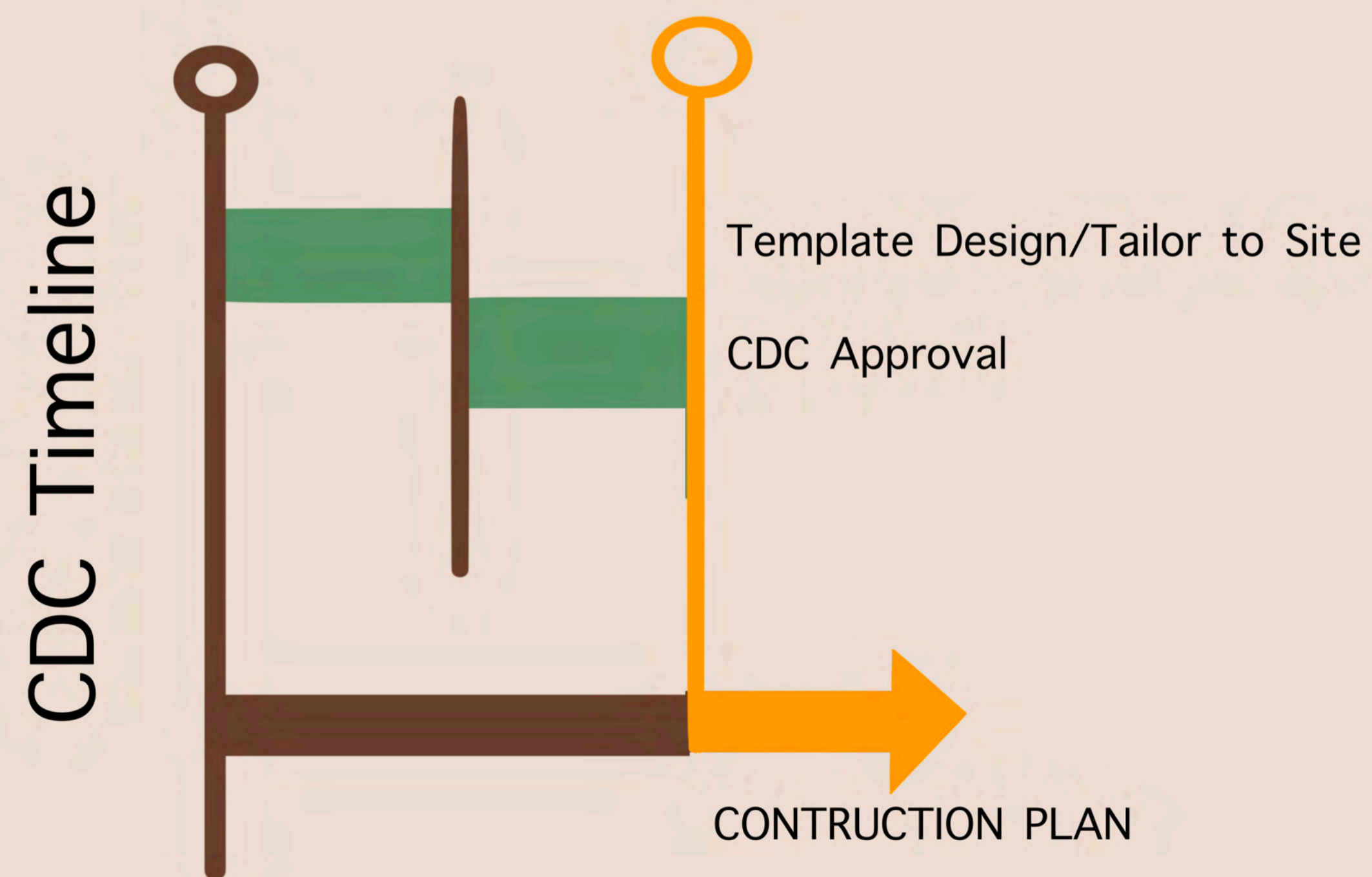
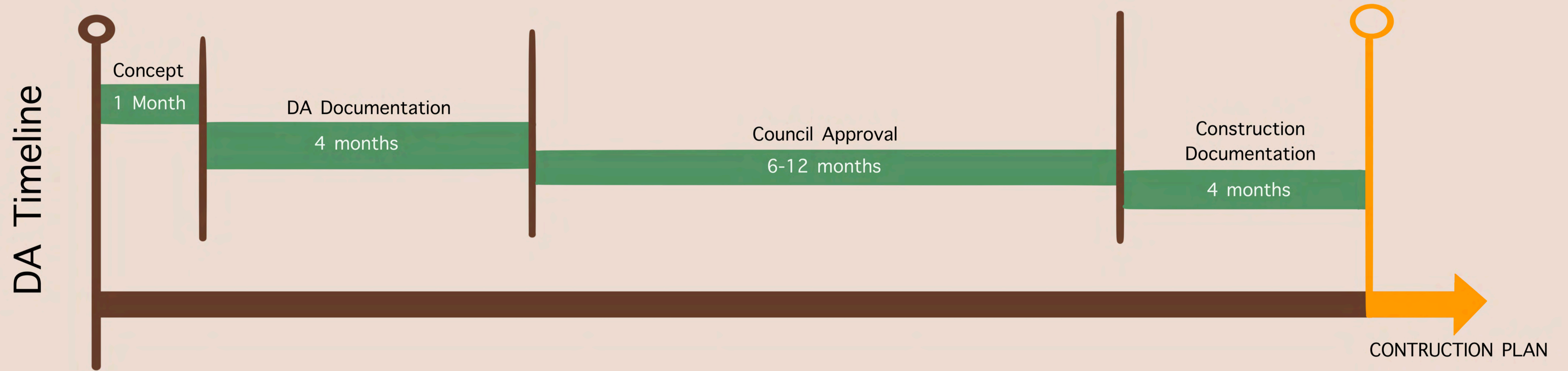
4



5



# CDC VS DA PROCESS



# CODE ADHERENCE

## SETBACKS

- Minimum front to match neighbours (site used = 6m)
- Side 1.5m
- Rear 10m

## ENVELOPE

- Height 9m
- 2 storeys (our third could be classed as a loft maybe?)
- Max GFA 60% lot area

## LANDSCAPE

- Min 30% lot
- Min dims 1.5m x 1.5m
- Min 50% area behind building landscaped
- Ongoing maintenance plan
- Min 1 tree (5m mature height) front and 1 tree (8m mature height) rear per dwelling
- Combo of trees, shrubs, ground cover
- Minimum 50% native

## CHARACTER/CONTEXT

- Front doors visible from street
- Habitable areas windows overlooking street

## CODE ADHERENCE

### AMENITY

- Minimum 2 hrs direct sunlight 9am-3pm winter solstice, habitable areas
- Courtyards fully open to sky
- Courtyards min dimension  $\frac{1}{3}$  of perimeter wall height, and 4m<sup>2</sup> area
- Habitable areas naturally ventilated
- Dwellings naturally cross ventilated
- Minimum 2.7m ceilings habitable areas ground floor
- Minimum 2.4m ceilings habitable rooms upper floors
- Bedrooms min 3m x 3m

### PPOS

- Min 3m x 3m, 16m<sup>2</sup>
- 25% of space sheltered from sun and rain
- Adjacent to living, dining, or kitchen to extend the area.

### SUSTAINABILITY

- Clothes drying line outdoors, screened from communal and public areas
- Space for bins
- Stormwater managed properly