



Future Homes Exemplar Plan D

Spiral Architects Lab

North / South at grade - Design Intent Plans

DRAWING LIST		
A852	Ground Floor Plan	1 to 100 at A1
A853	First Floor Plan	1 to 100 at A1
A854	Second Floor Plan	1 to 100 at A1
A855	Roof Plan	1 to 100 at A1
A856	Apartment Type 1	1 to 50 at A1
A857	Apartment Type 2	1 to 50 at A1
A858	Apartment Type 3	1 to 50 at A1
A859	Apartment Type 4	1 to 50 at A1
A860	Apartment Type 5	1 to 50 at A1
A861	Apartment Type 6	1 to 50 at A1
A862	Elevation 1	1 to 100 at A1
A863	Elevation 2	1 to 100 at A1
A864	Elevation 3	1 to 100 at A1
A865	Elevation 4	1 to 100 at A1
A866	Elevation 5	1 to 100 at A1
A867	Section 1	1 to 100 at A1
A868	Section 2	1 to 100 at A1
A850	External 3D Views	-
A851	Internal 3D Views	-

DEVELOPMENT SUMMARY	
North/South at Grade	
Number of Apartments	14
Apartment Mix	
1 Bed 1 Bath	6
2 Bed 1 Bath	3
2 Bed 2 Bath	2
3 Bed 1.5 Bath	3
Total NSA (m2)	1190.1
Total GFA (m2)	1708
Site Coverage	53%
Bicycle Spaces	17
Carparking Spaces	14

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FUTURE
HOMES

Project
Future Homes
Client
Victorian Government

Drawing Name
Cover Sheet
Date
Status
For Information

Drawing Number
Scale
Revision
P1

THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING TERMS AND CONDITIONS FOR LICENCE OF FUTURE HOMES EXEMPLAR PLANS

- 1 -

- 2 -

- 3 -

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- (h) The Licensee must not remove or alter on the Design Intent Plans, Guidance Documents or Exemplar Plans (including any adaptation of the Exemplar Plans) any statement constituting a right of attribution of an author, or any insignia or statement identifying a Contributor or identifying the Plans as produced under the Future Homes Project.

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4. Site

- (a) The Licensee must nominate a Site within the State of Victoria for use of the Plans.
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- (d) In no case may the Licensee use the Exemplar Plans on more than one site or for the building of more than a single residential apartment development (without paying an additional licence fee and thereby obtaining an additional Licence).

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- (a) The Licensor warrants that it is the sole legal and beneficial owner of Copyright in the Design Intent Plans, Guidance Documents and Exemplar Plans and has the right to grant the licences hereby granted under these Terms of Use.
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- (g) No communication or representation (in any form) made by or on behalf of the Licensor, its employees and agents whether in respect of Exemplar Plans, Design Intent Plans, Guidance Documents, any adaptation of those created by the Licensee, the Site or town planning requirements shall be taken as or relied upon by the Licensee or any other person as constituting professional advice of any kind.
- (h) It is the sole responsibility of the Licensee to make its own enquiries in relation to and obtain all necessary permits and approvals for any building development proposal based upon the Exemplar Plans.

- (i) It is the sole responsibility of the Licensee to obtain independent professional advice (including but not necessarily limited to architectural advice, engineering advice, town planning advice, construction advice and legal advice) in relation to the above matters and for any proposed building development based upon the Exemplar Plans including any adaptation of the Exemplar Plans and including but not limited to:
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 - (iii) the energy performance and ESD outcomes of any building development based upon the Exemplar Plans;
 - (iv) bills of quantities and construction costs;
 - (v) compliance with town planning guidelines

- (vi) compliance with the Building Code of Australia, National Construction Code, the requirements of Fire Rescue Victoria and all other regulatory requirements; and
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An electronic folder containing both a PDF and an .ai file of these items has been shared with you in the same folder as the exemplar design.

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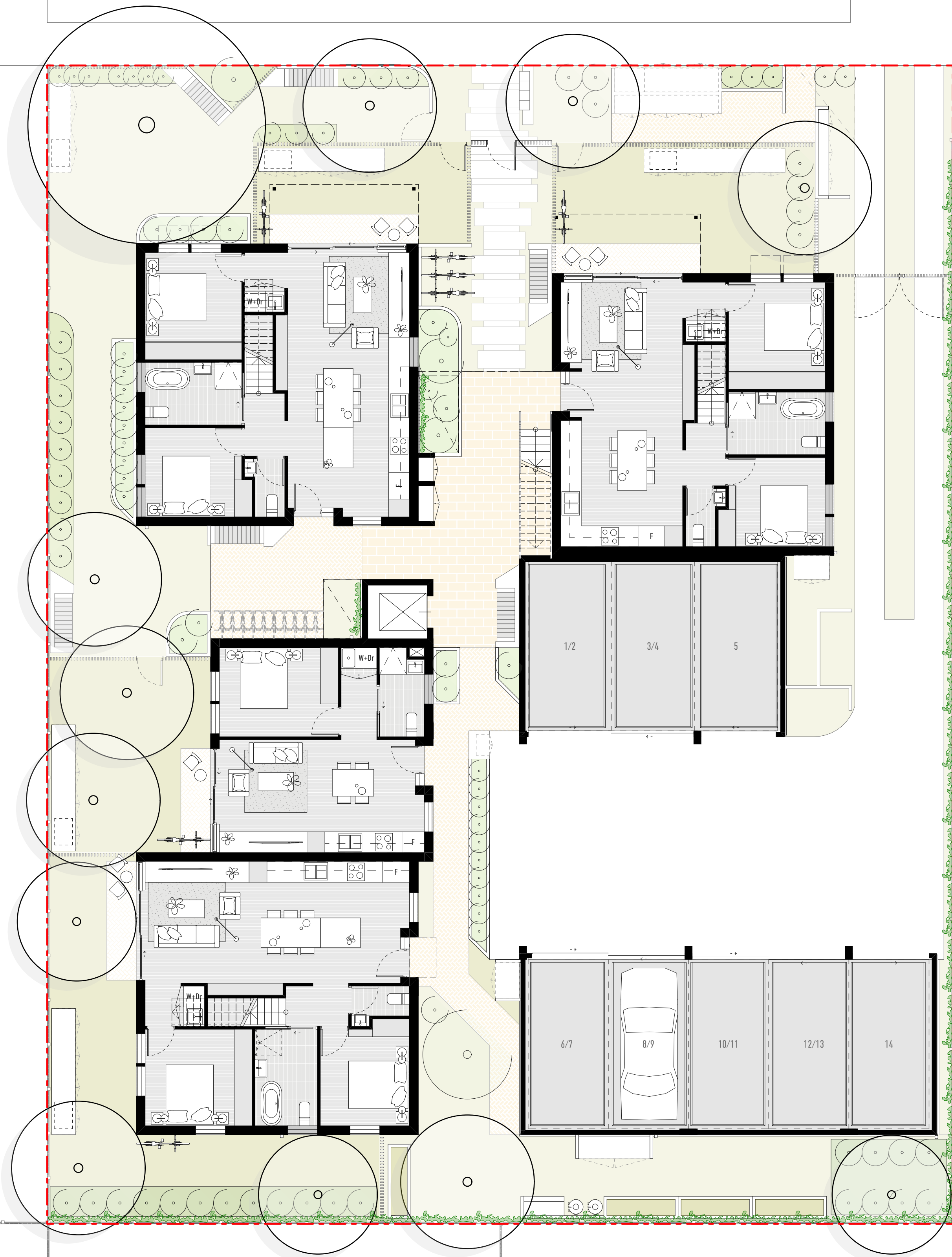


Project
Future Homes Exemplar Project
Client
Victorian Government

Drawing Name
Terms of Use
Date
31/8/2022
Status
For Information

Drawing Number
Scale
Revision
P1

North Ave



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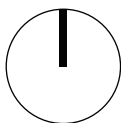


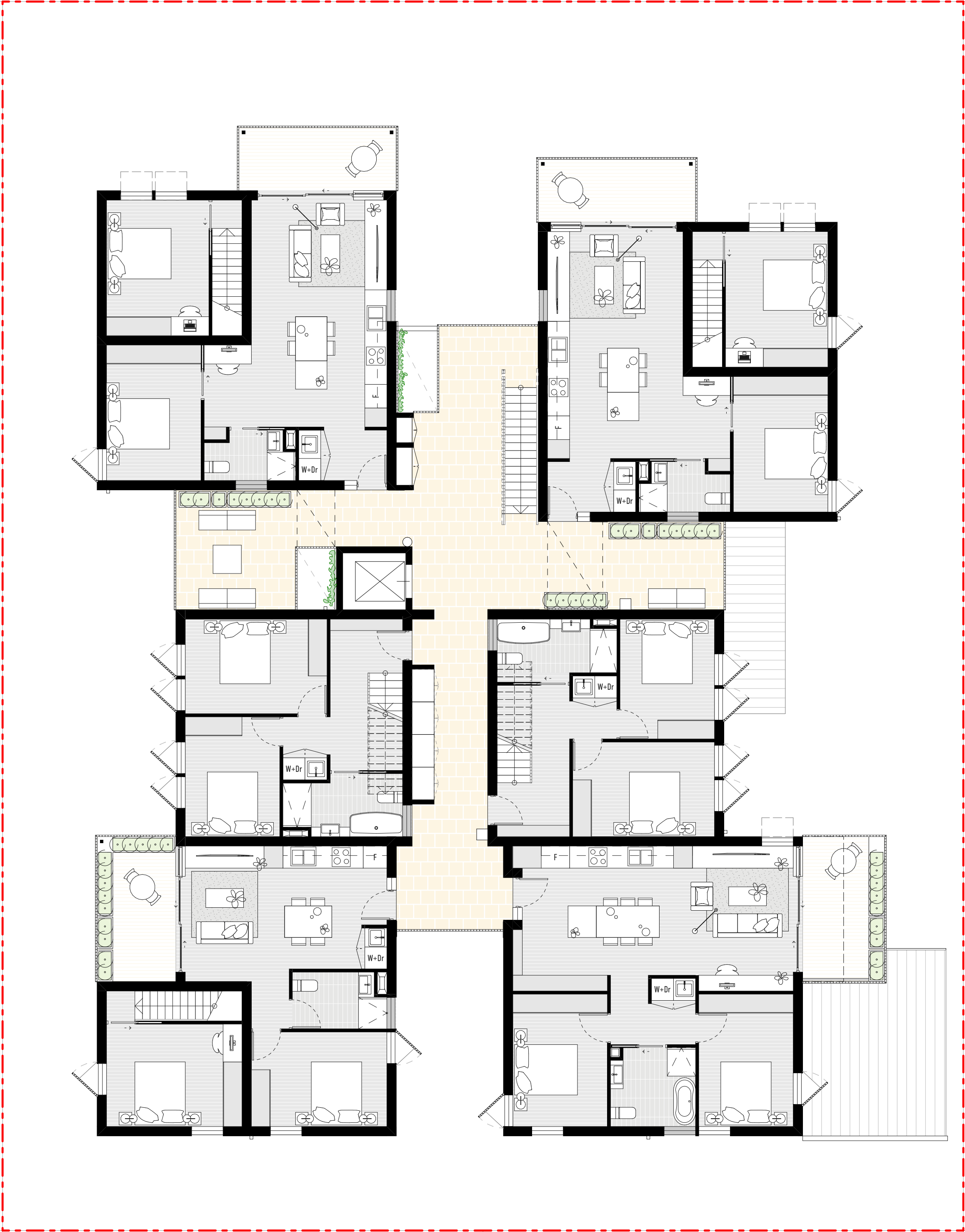
FUTURE HOMES

Project
Future Homes
Client
Victorian Government
Exemplar
Exemplar Plan D - North / South at Grade

Drawing Name
Ground Floor Plan
Date
31 / 08 / 2022
Status
Final Issue

Drawing Number
A852
Scale
1:100@A1
Revision
P1





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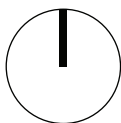


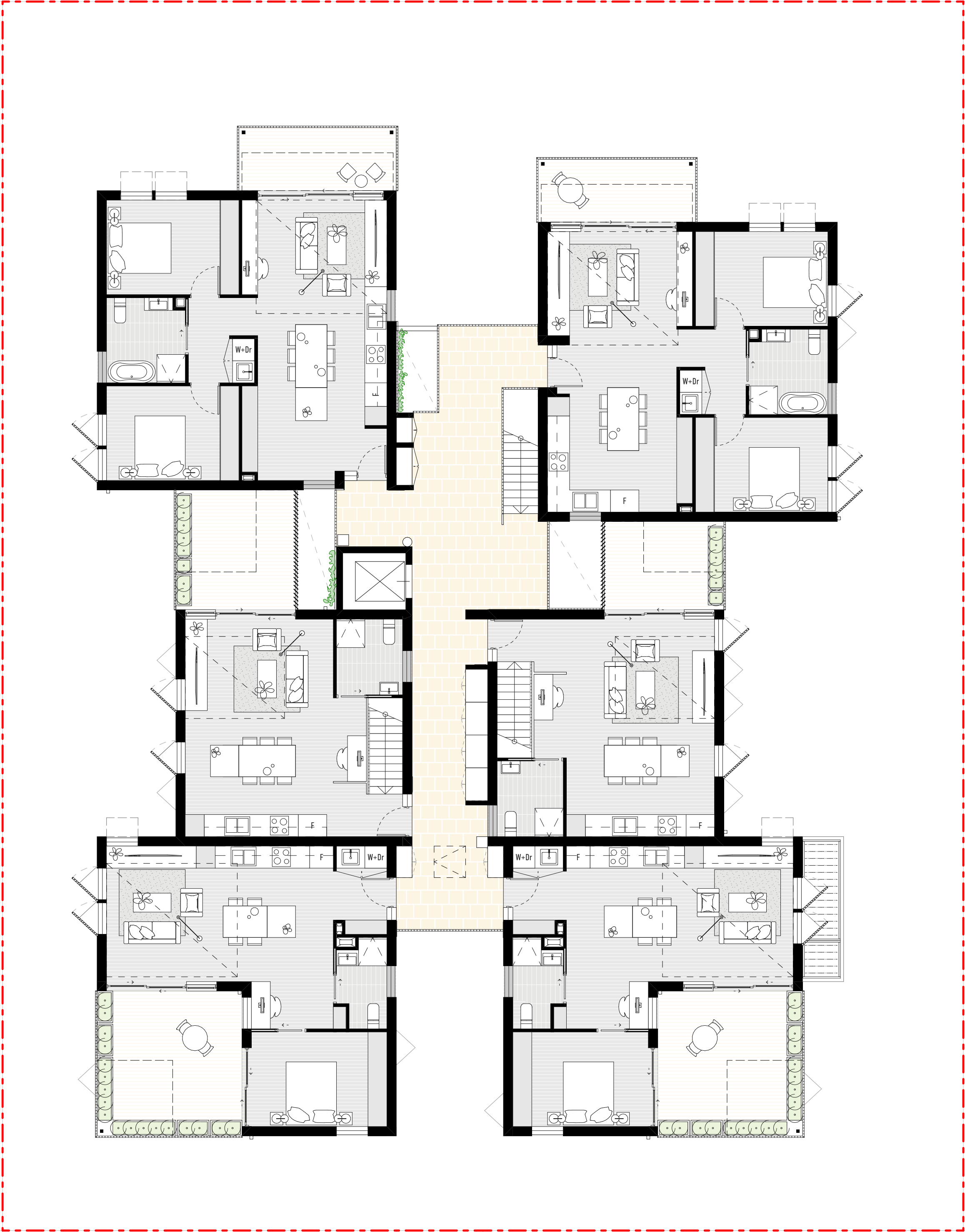
FUTURE HOMES

Project
Future Homes
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Victorian Government
Exemplar
**Exemplar Plan D -
North / South at Grade**

Drawing Name
First Floor Plan
Date
31 / 08 / 2022
Status
Final Issue

Drawing Number
A853
Scale
1:100@A1
Revision
P1





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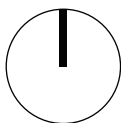


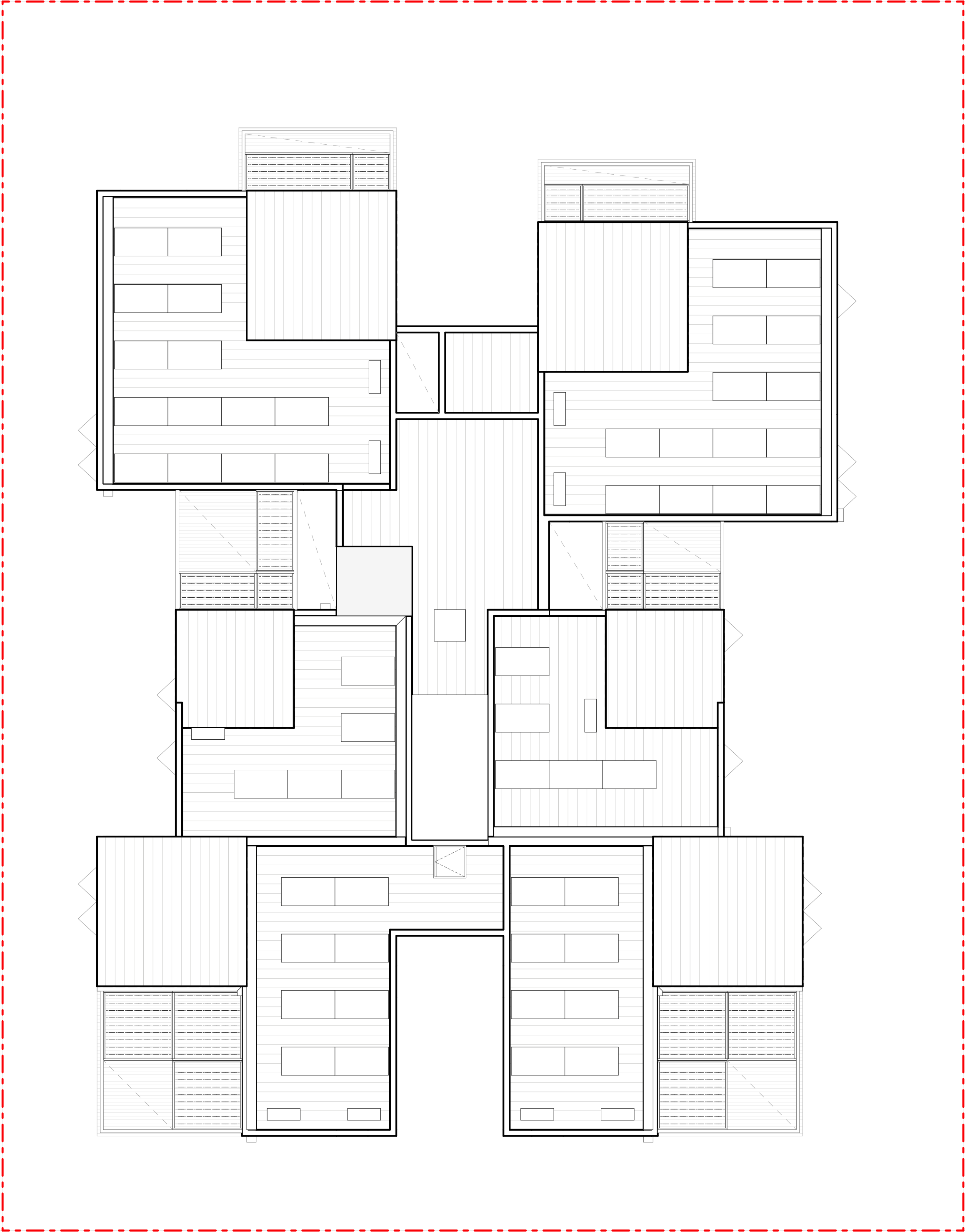
FUTURE HOMES

Project
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Exemplar
Exemplar Plan D -
North / South at Grade

Drawing Name
Second Floor Plan
Date
31 / 08 / 2022
Status
Final Issue

Drawing Number
A854
Scale
1:100@A1
Revision
P1





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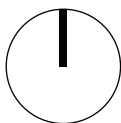


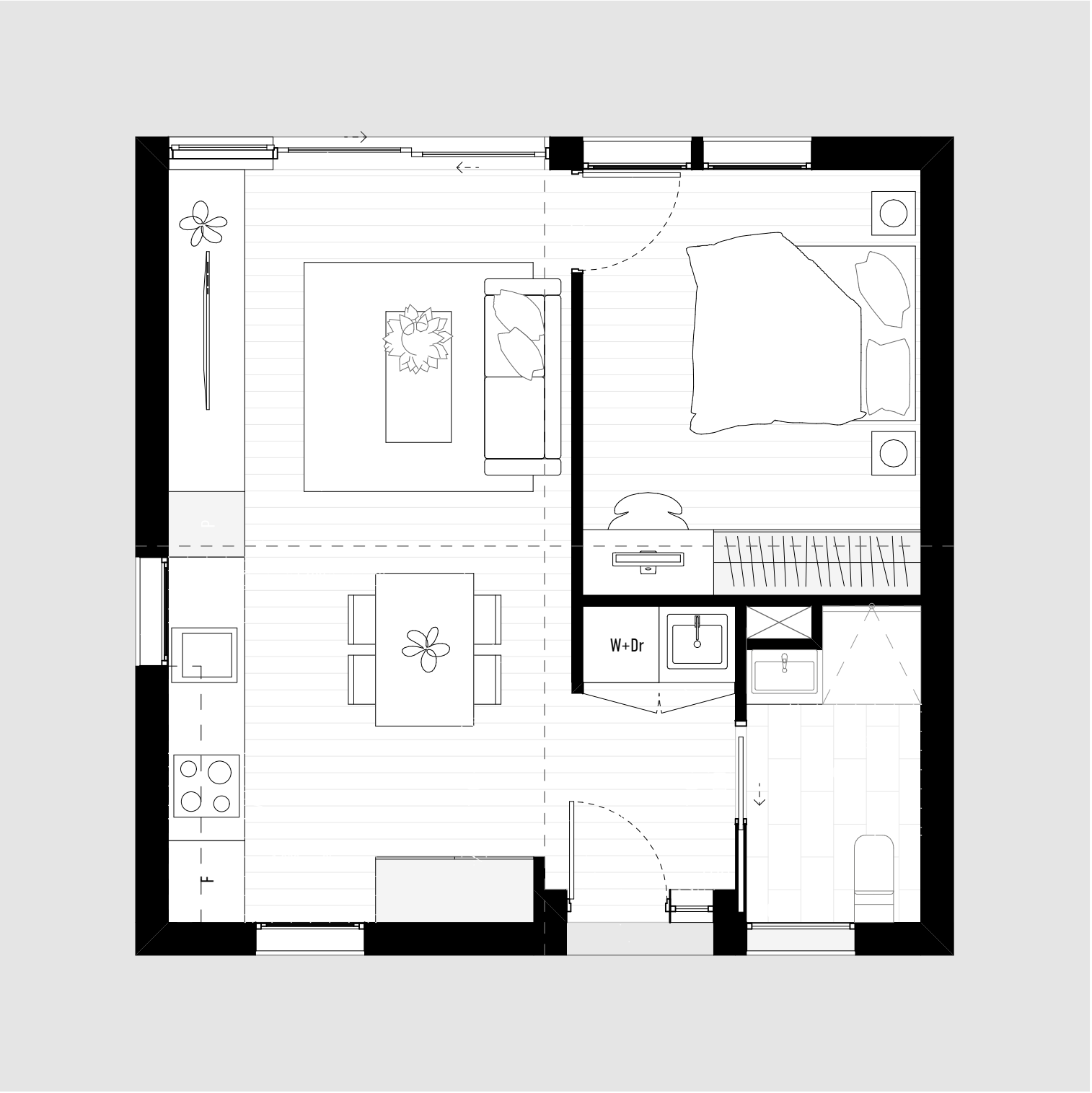
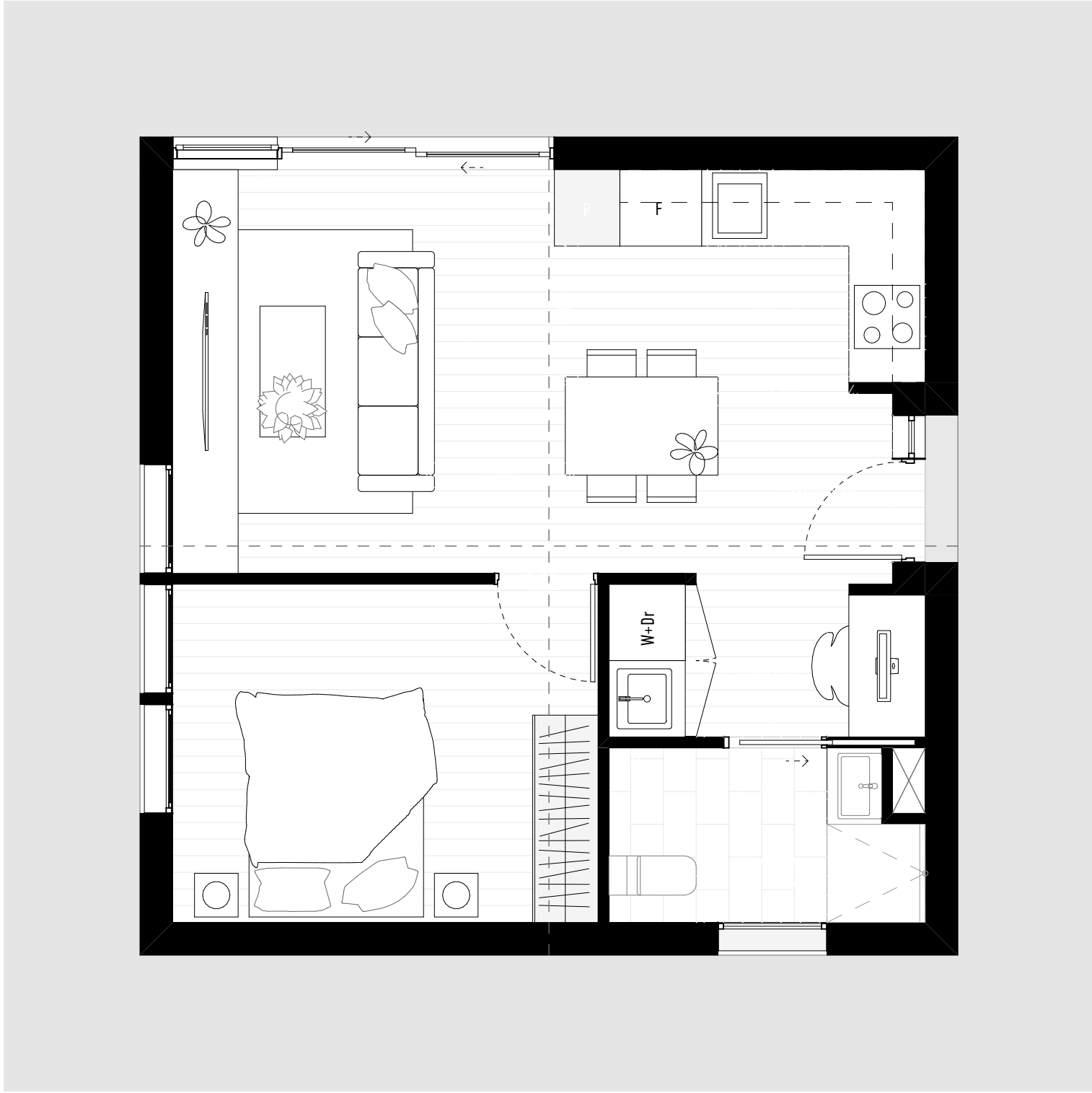
FUTURE HOMES

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Exemplar
**Exemplar Plan D -
North / South at Grade**

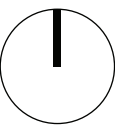
Drawing Name
Roof Plan
Date
31 / 08 / 2022
Status
Final Issue

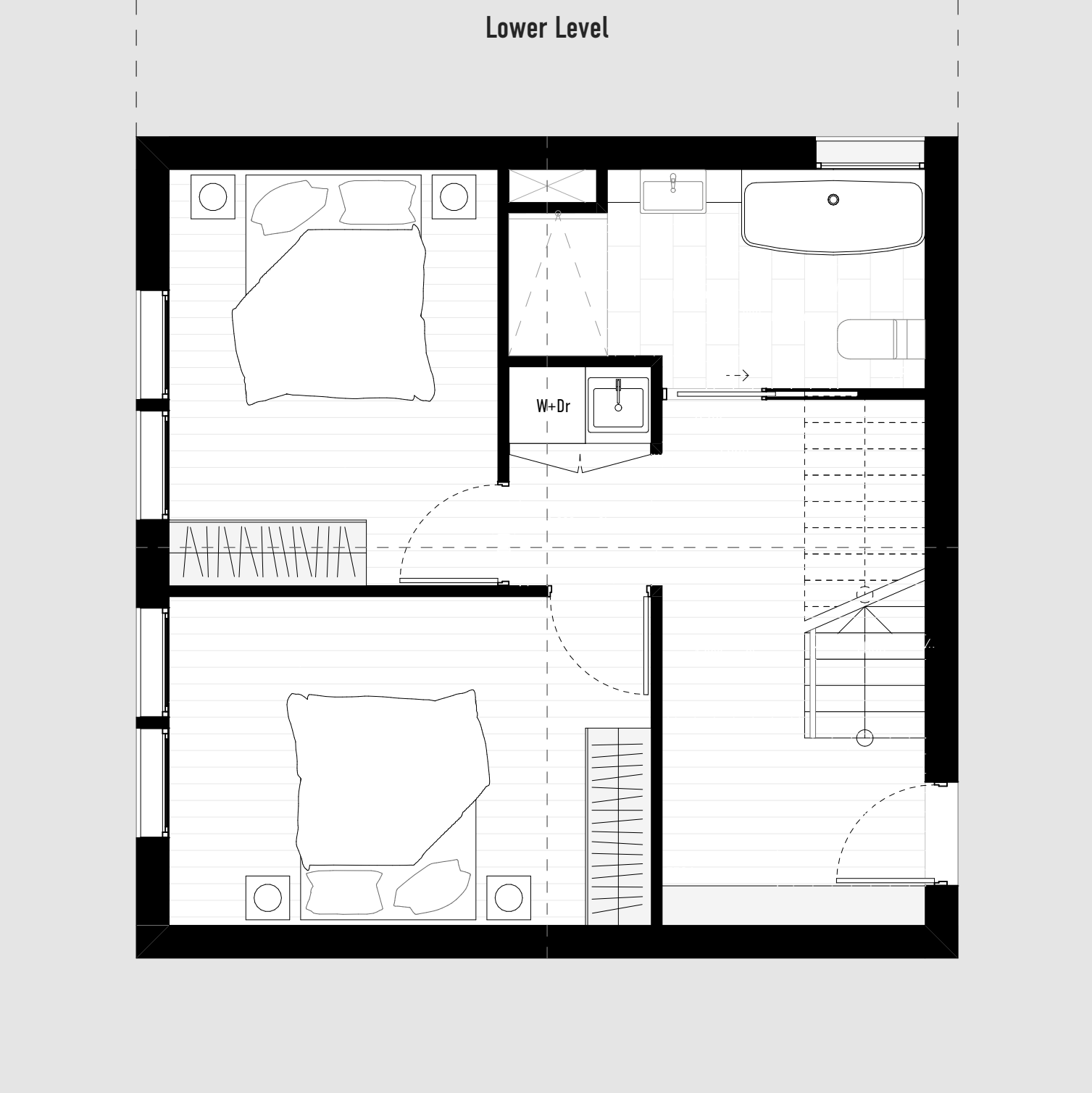
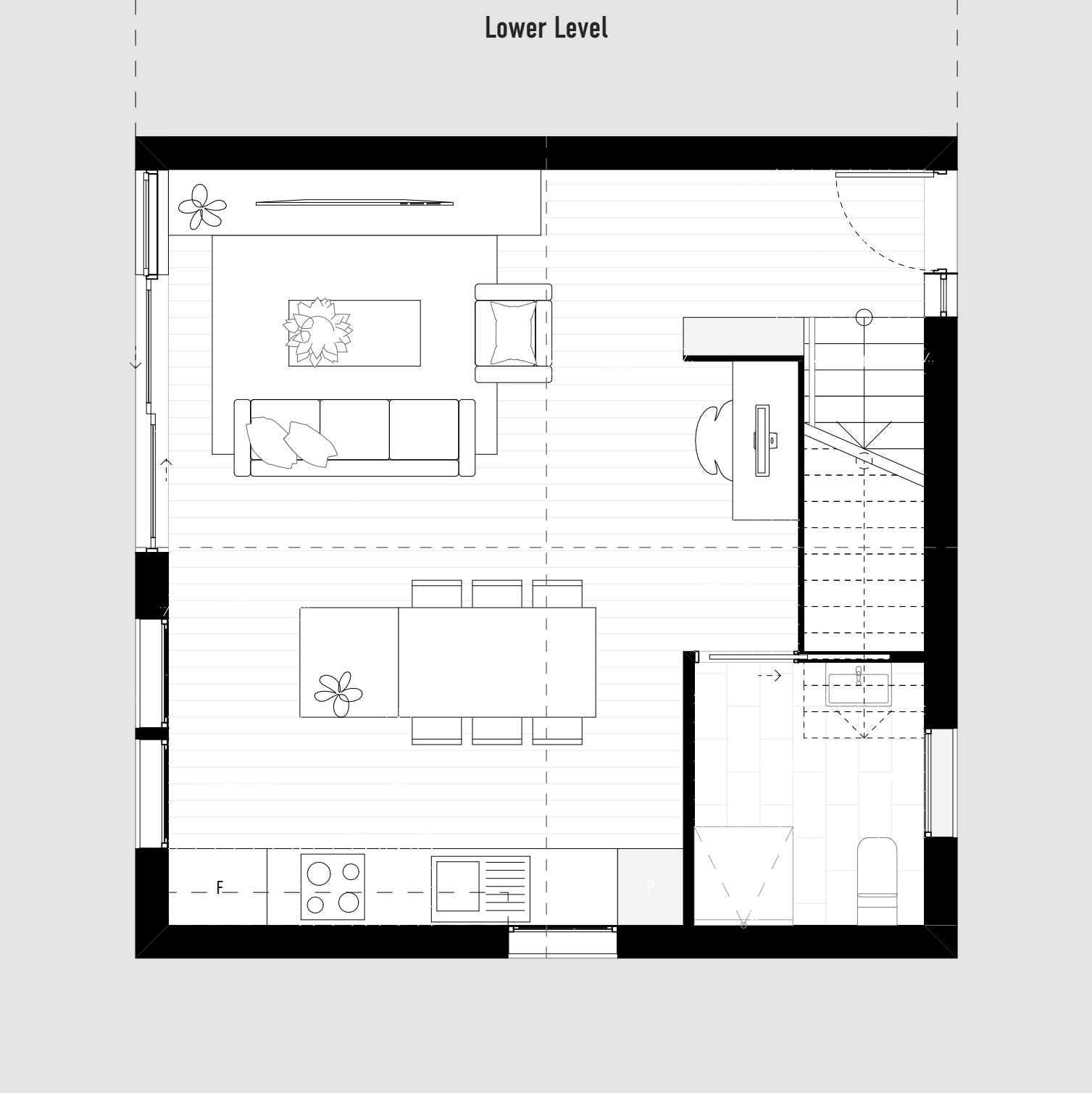
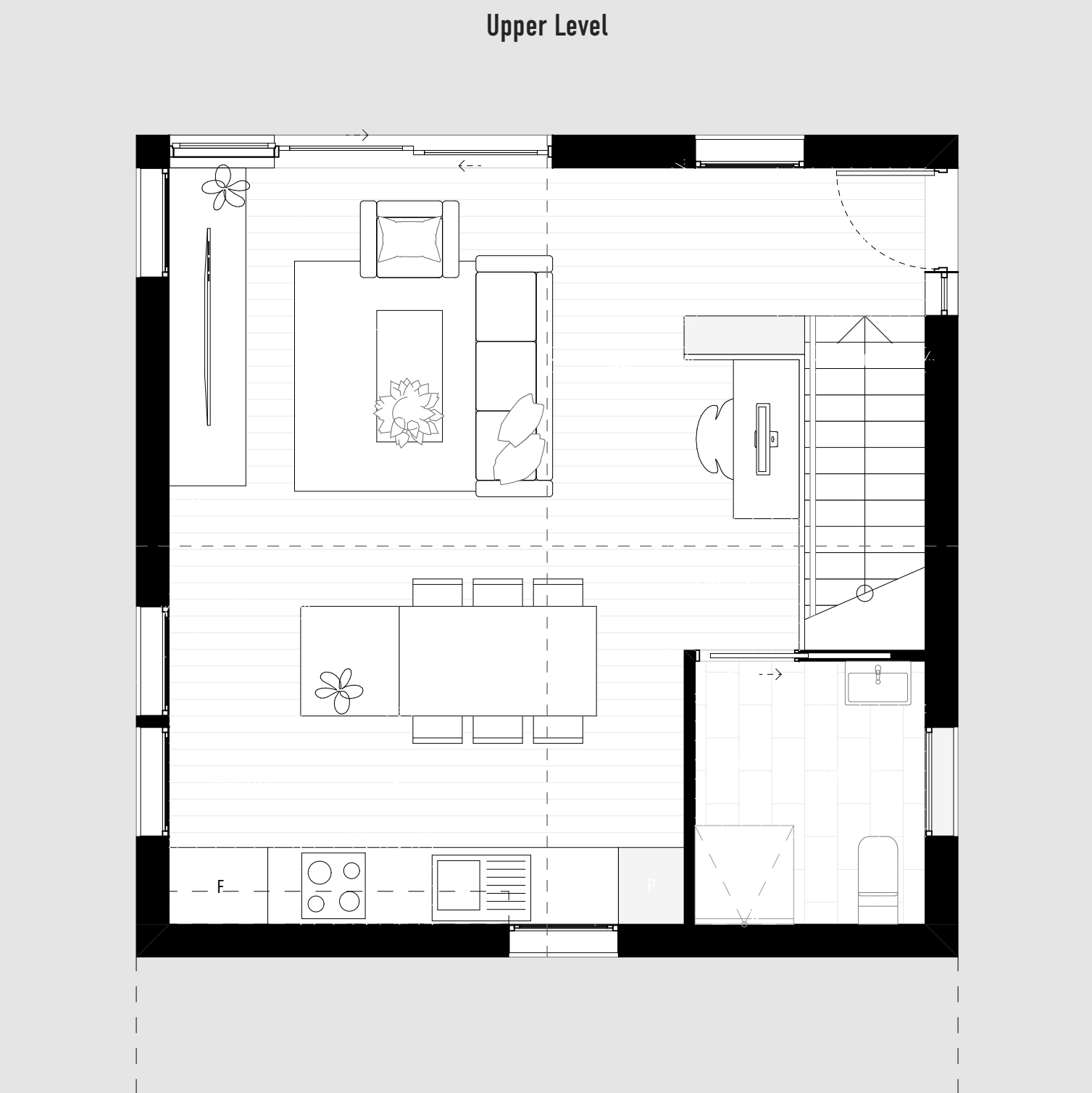
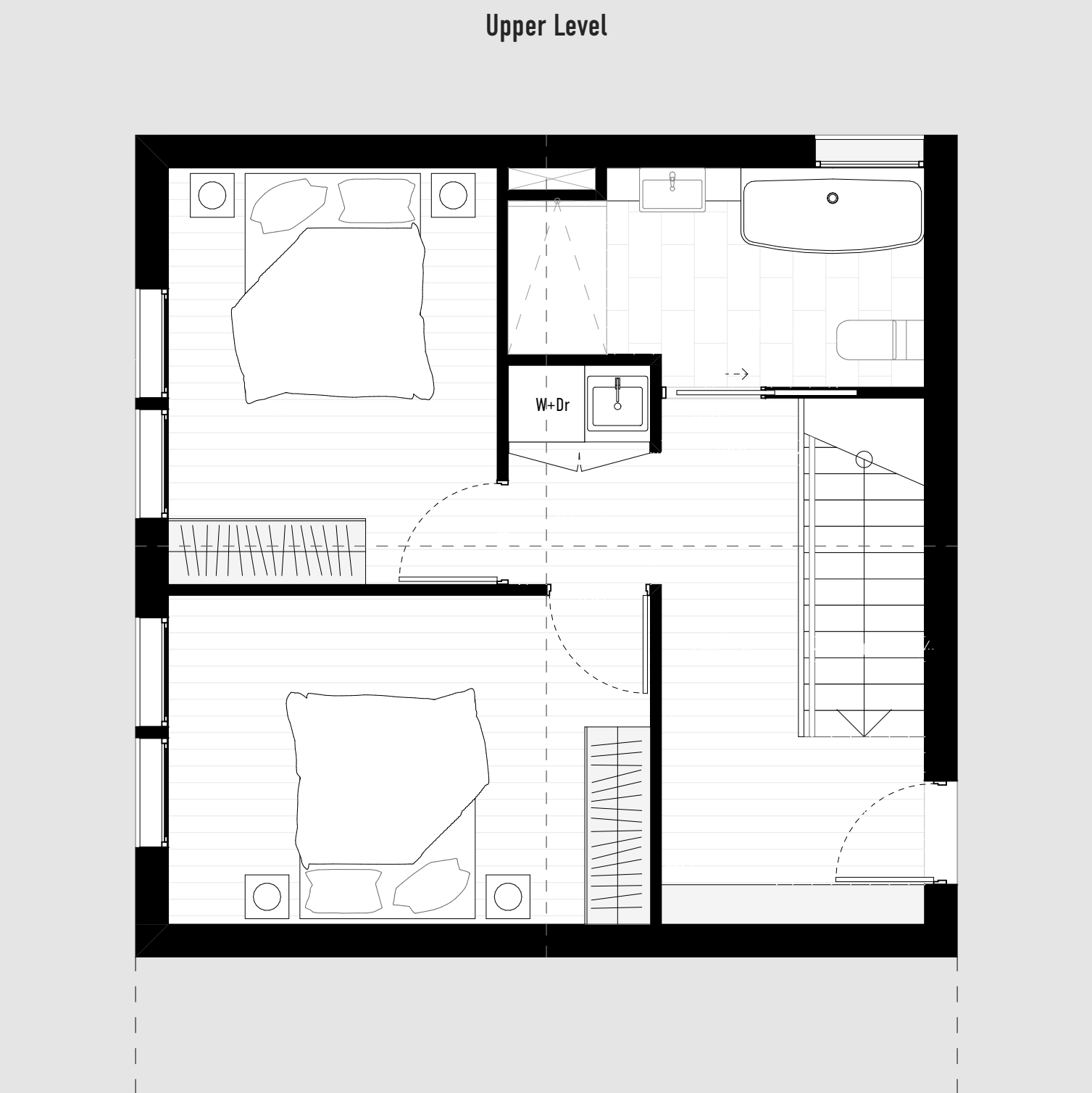
Drawing Number
A855
Scale
1:100@A1
Revision
P1



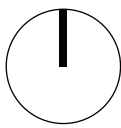


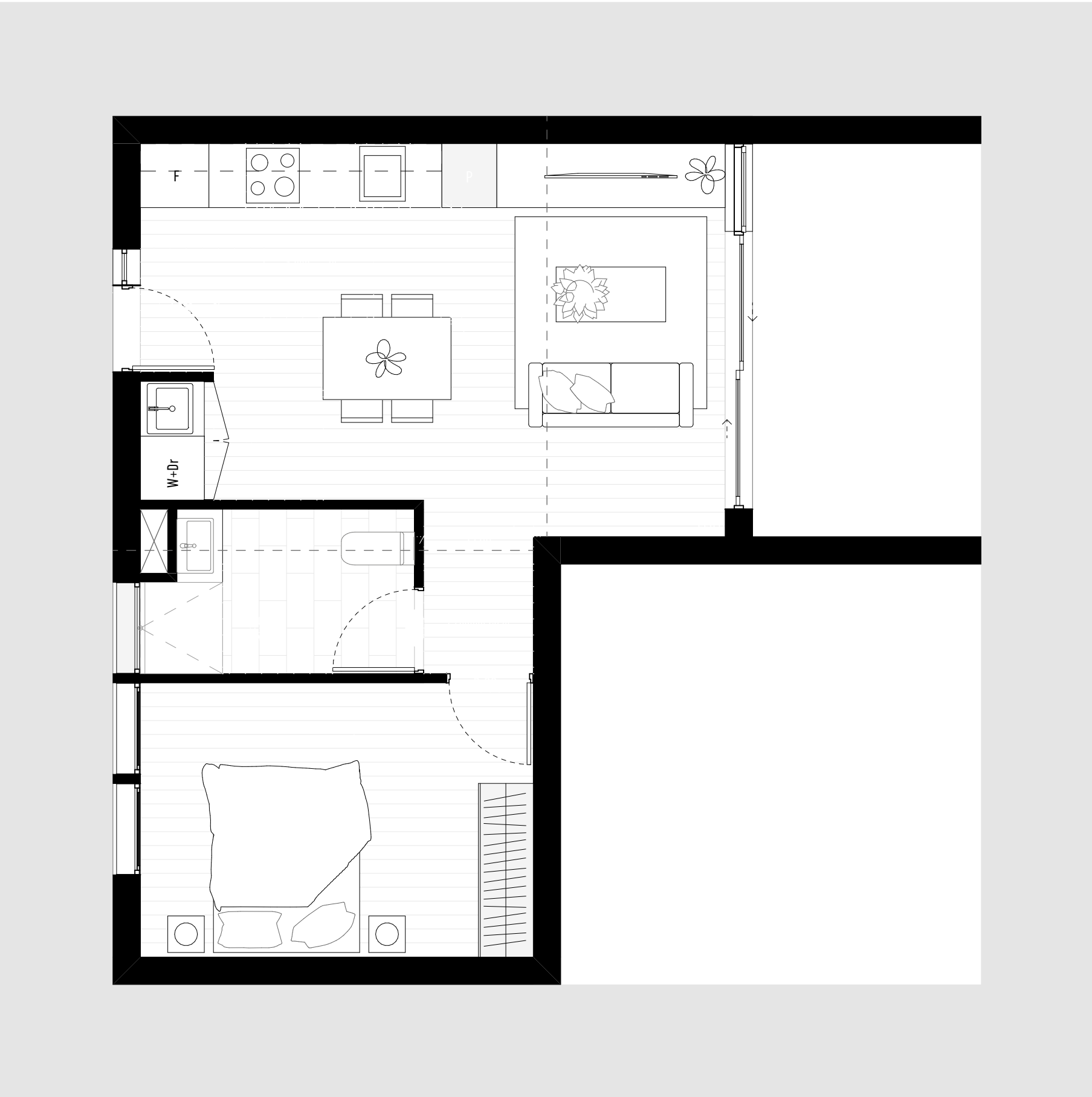
7.5 x 7.5 Module (4 Atoms)
1 Bedroom + 1 Bathroom



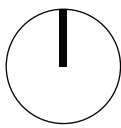


7.5 x 7.5 Module (8 Atoms)
2 Bedroom + 2 Bathroom



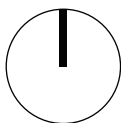


9.5 x 9.5 Module (2.5 Atoms)
1 Bedroom + 1 Bathroom



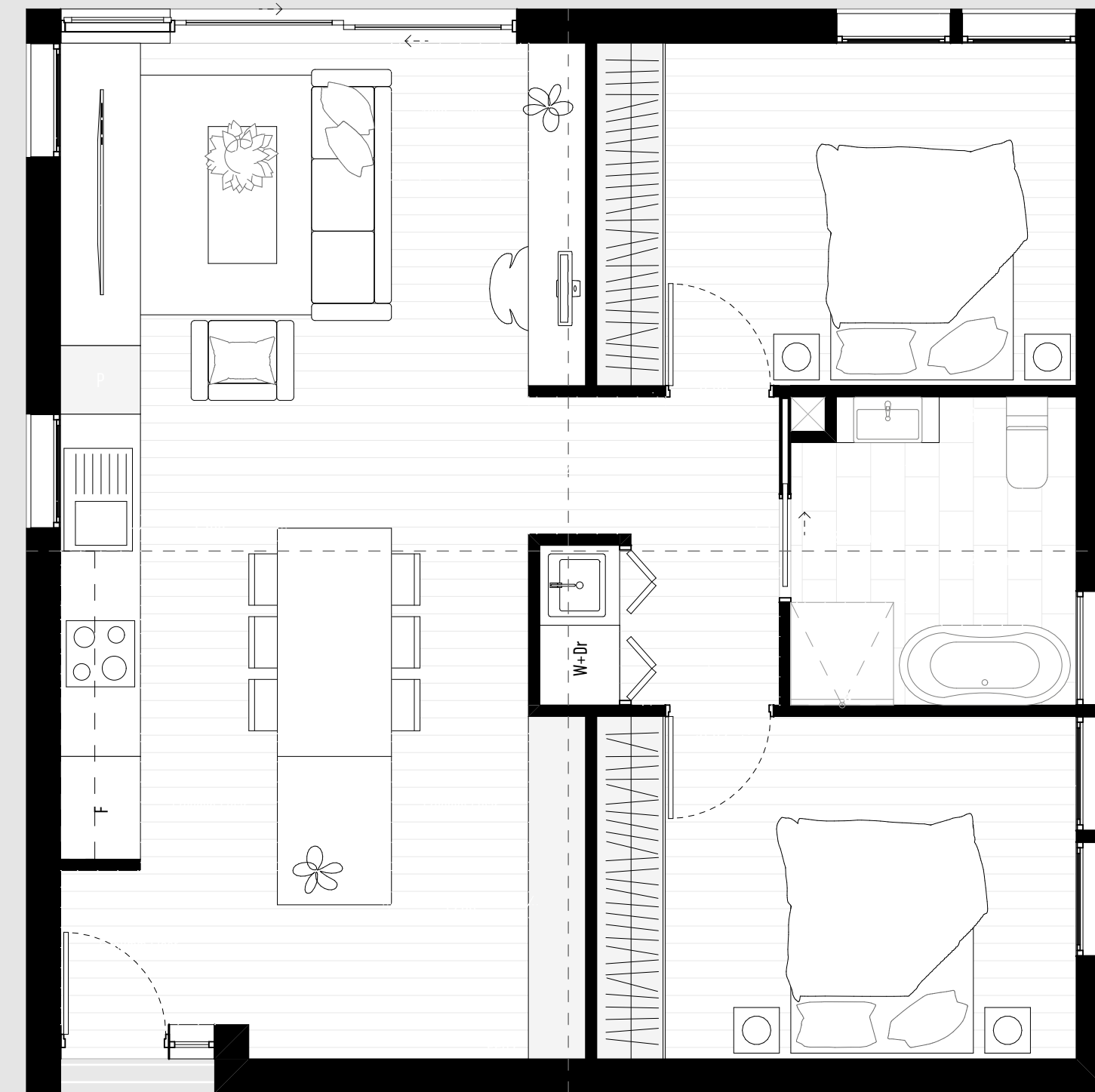
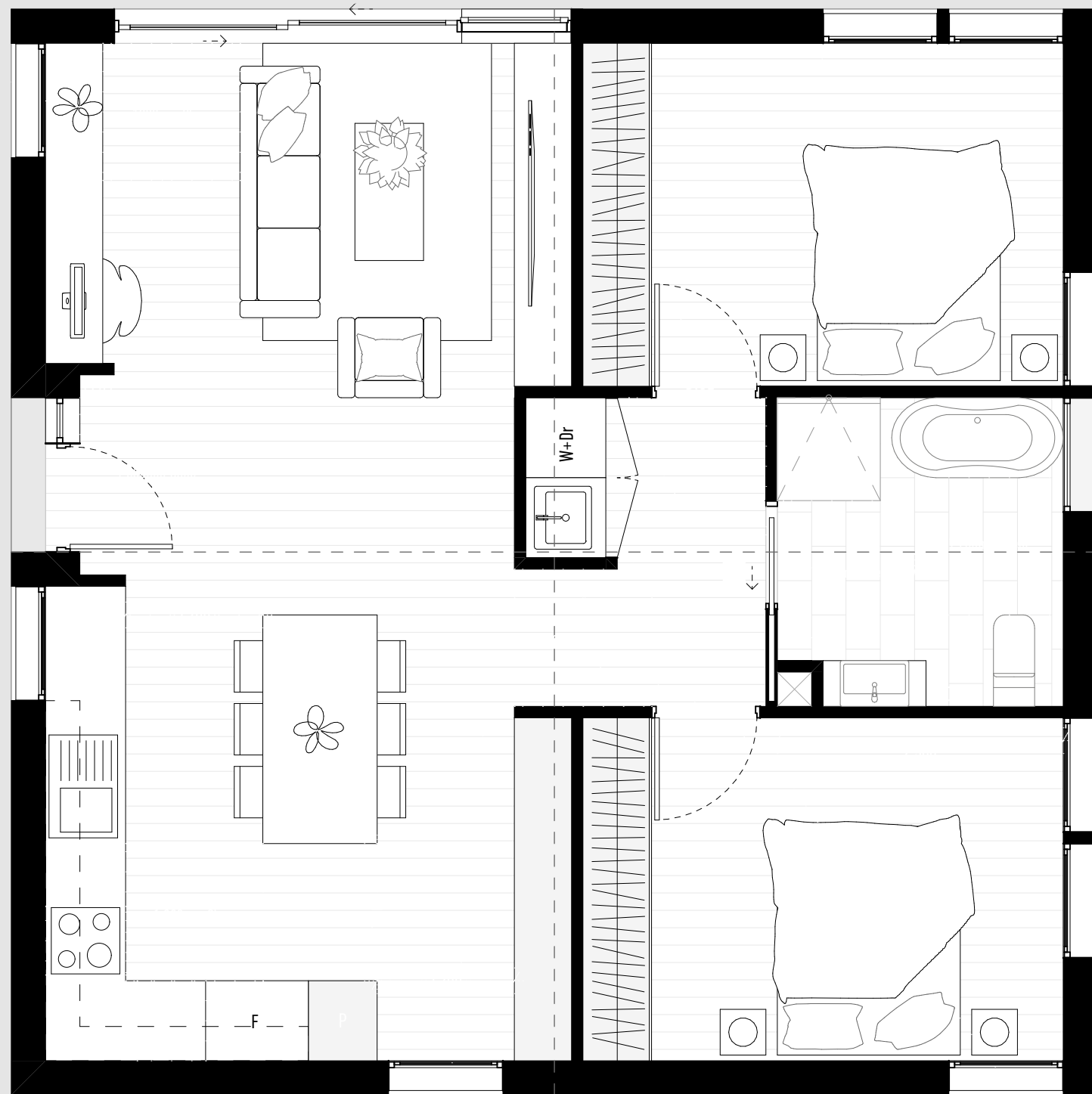


9.5 x 9.5 Module (3 Atoms)
1 Bedroom + 1 Bathroom + Study





9.5 x 9.5 Module (4 Atoms)
2 Bedroom + 1 Bathroom



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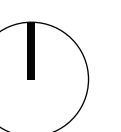


FUTURE HOMES

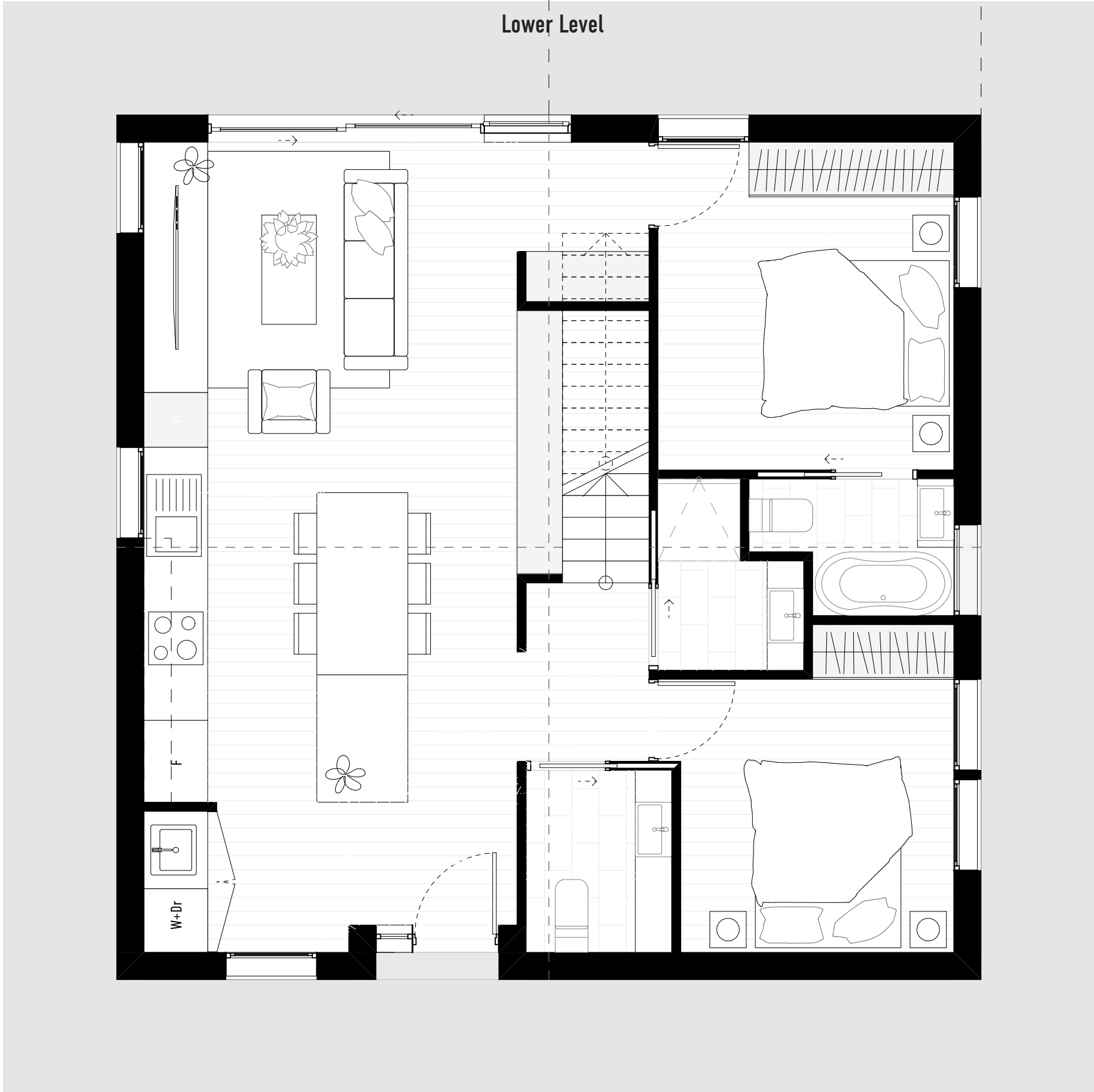
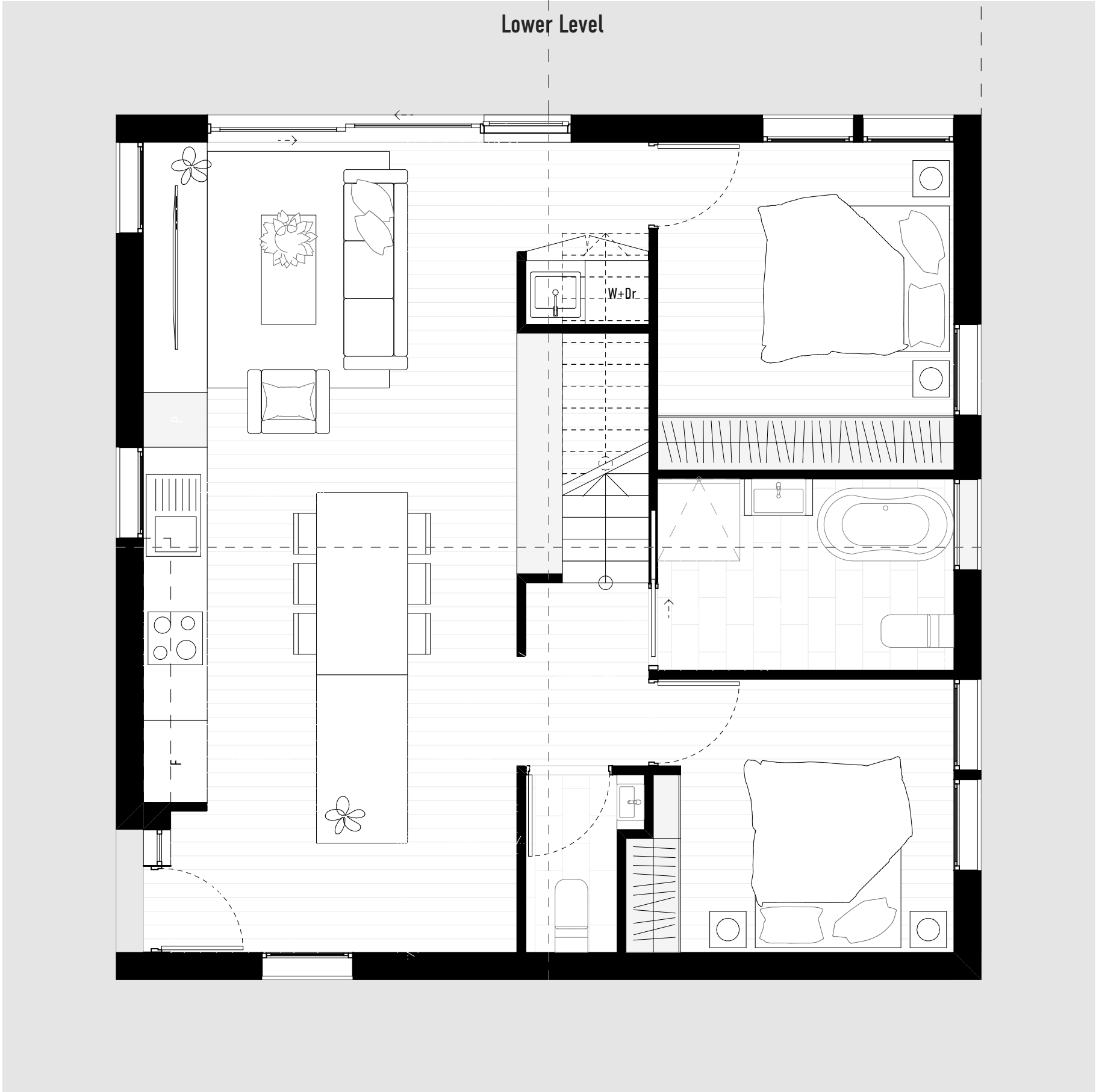
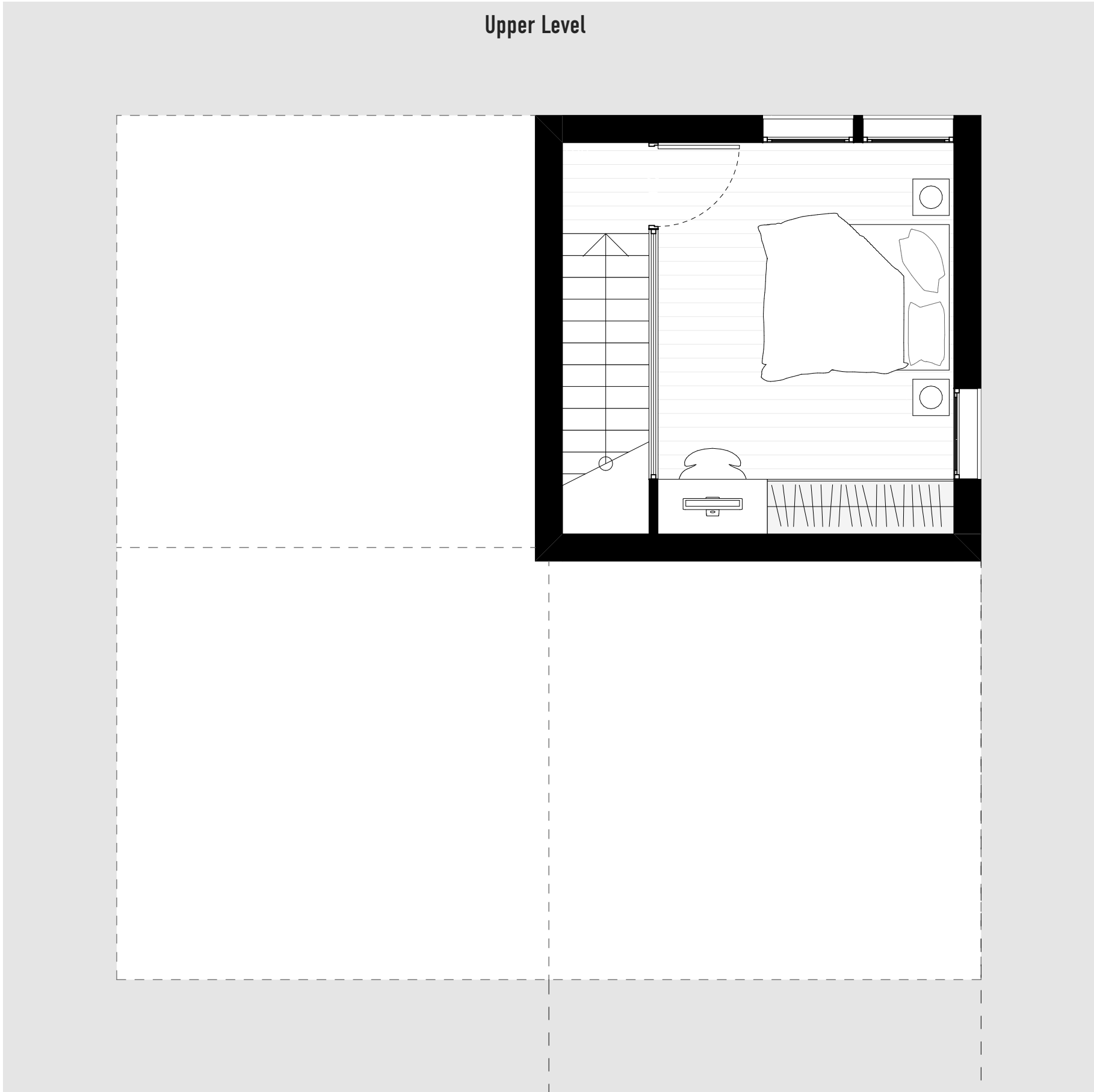
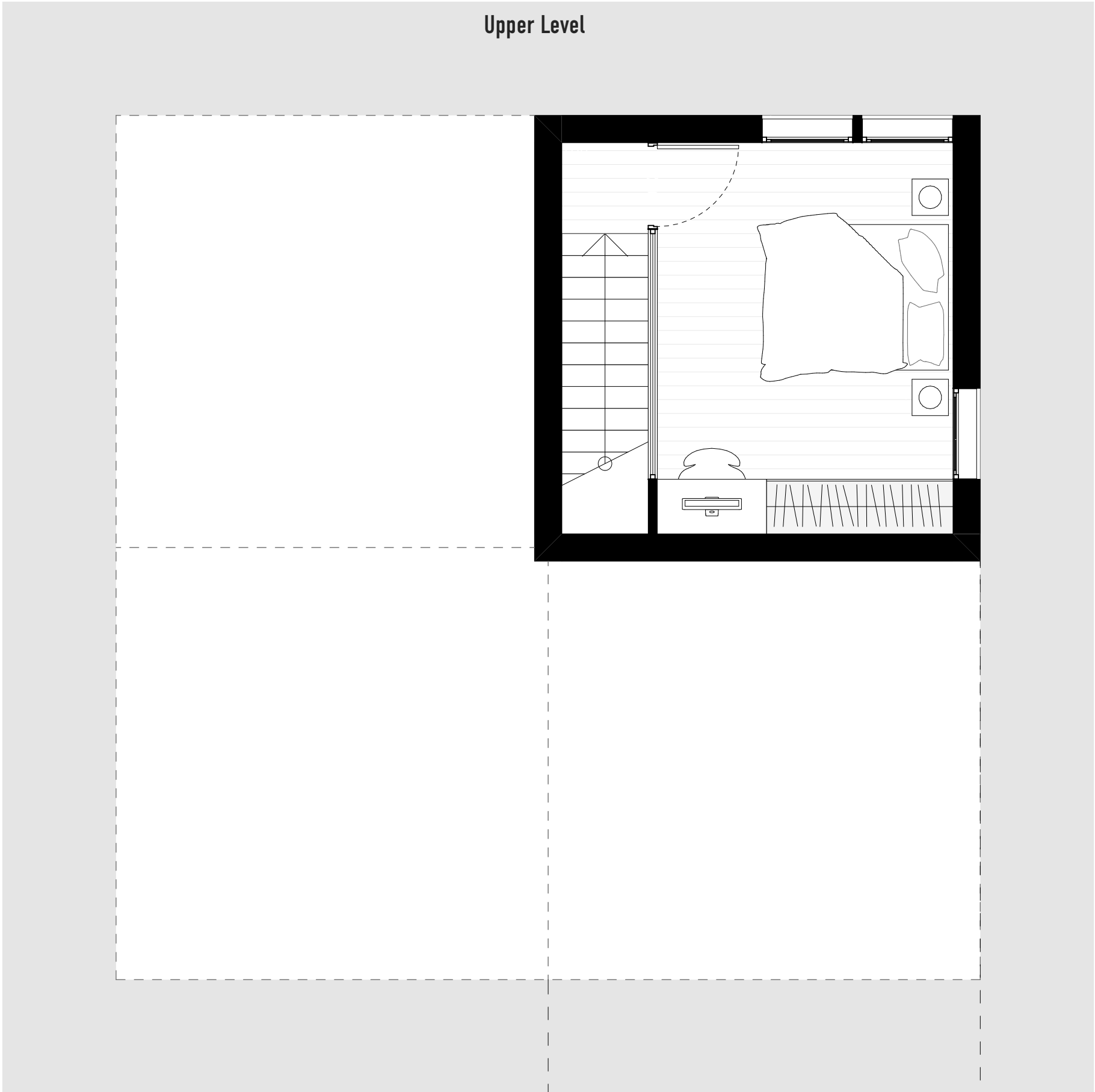
Project
Future Homes
Client
Victorian Government
Exemplar
Exemplar Plan D -
North / South at Grade

Drawing Name
Apartment Type 5
Date
31 / 08 / 2022
Status
Final Issue

Drawing Number
A860
Scale
1:50@A1
Revision
P1



9.5 x 9.5 Module (5 Atoms)
3 Bedroom + 2 Bathroom



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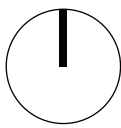


FUTURE HOMES

Project
Future Homes
Client
Victorian Government
Exemplar
Exemplar Plan D - North / South at Grade

Drawing Name
Apartment Type 6
Date
31 / 08 / 2022
Status
Final Issue

Drawing Number
A861
Scale
1:50@A1
Revision
P1





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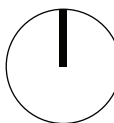


FUTURE HOMES

Project
Future Homes
Client
Victorian Government
Exemplar
**Exemplar Plan D -
North / South at Grade**

Drawing Name
Elevations 1
Date
31 / 08 / 2022
Status
Final Issue

Drawing Number
A862
Scale
1:100@A1
Revision
P1





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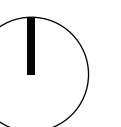


FUTURE HOMES

Project
Future Homes
Client
Victorian Government
Exemplar
Exemplar Plan D - North / South at Grade

Drawing Name
Elevations 2
Date
31 / 08 / 2022
Status
Final Issue

Drawing Number
A863
Scale
1:100@A1
Revision
P1





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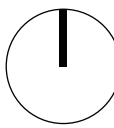


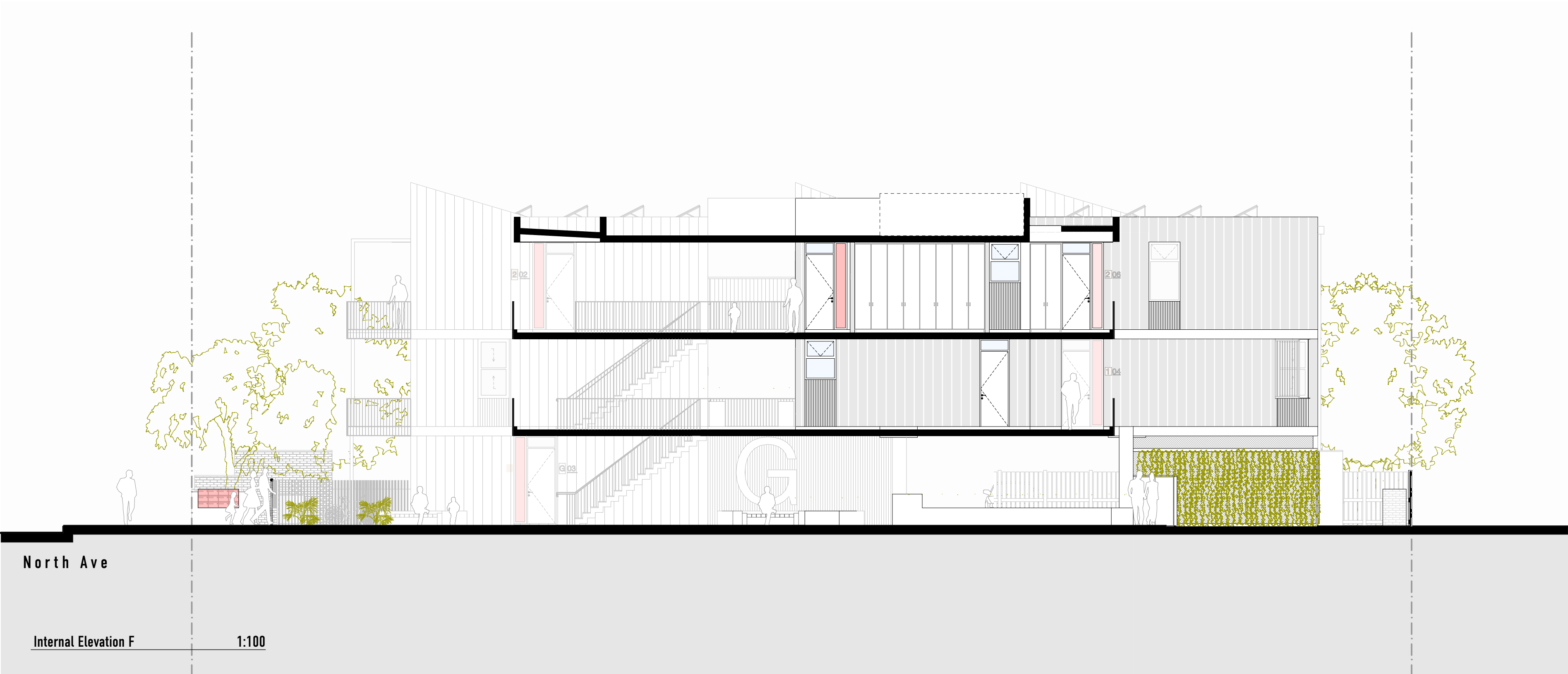
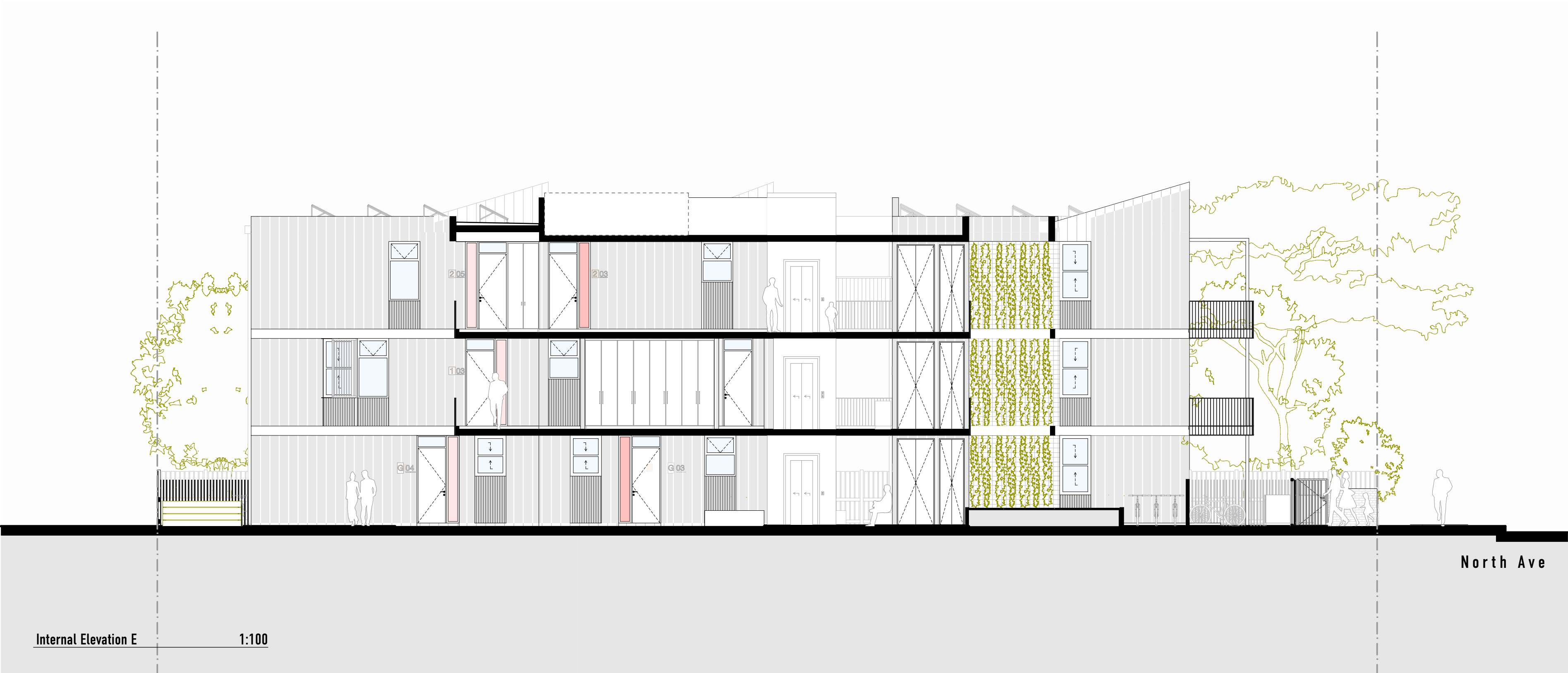
FUTURE HOMES

Project
Future Homes
Client
Victorian Government
Exemplar
Exemplar Plan D -
North / South at Grade

Drawing Name
Elevations 3
Date
31 / 08 / 2022
Status
Final Issue

Drawing Number
A864
Scale
1:100@A1
Revision
P1





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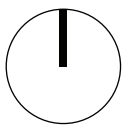


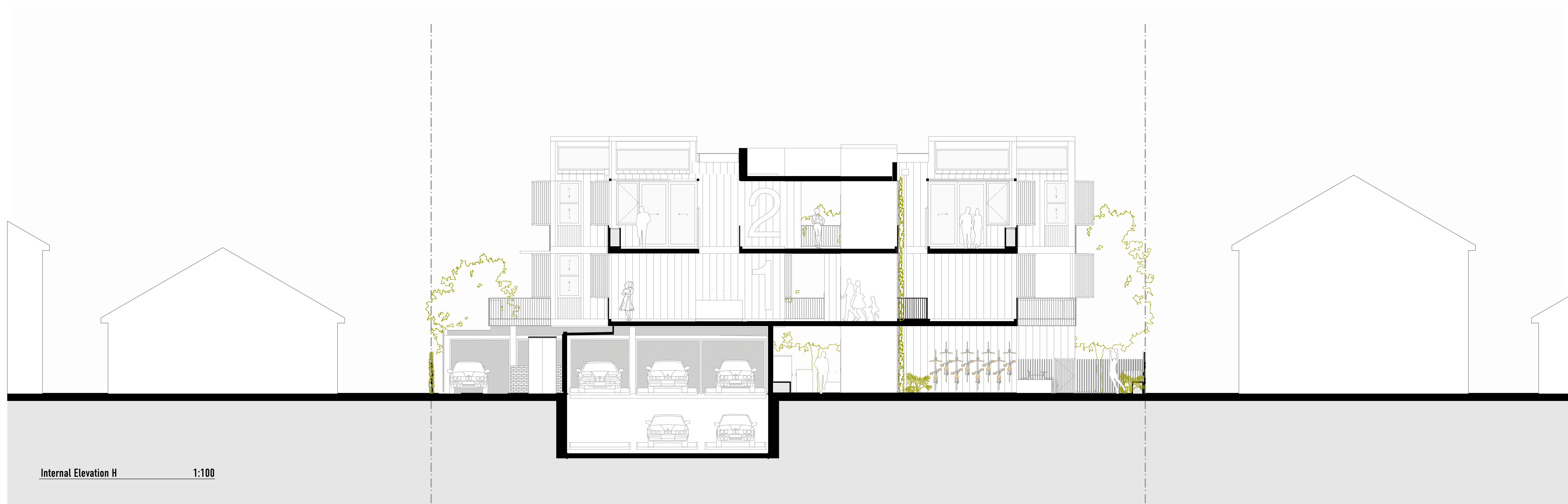
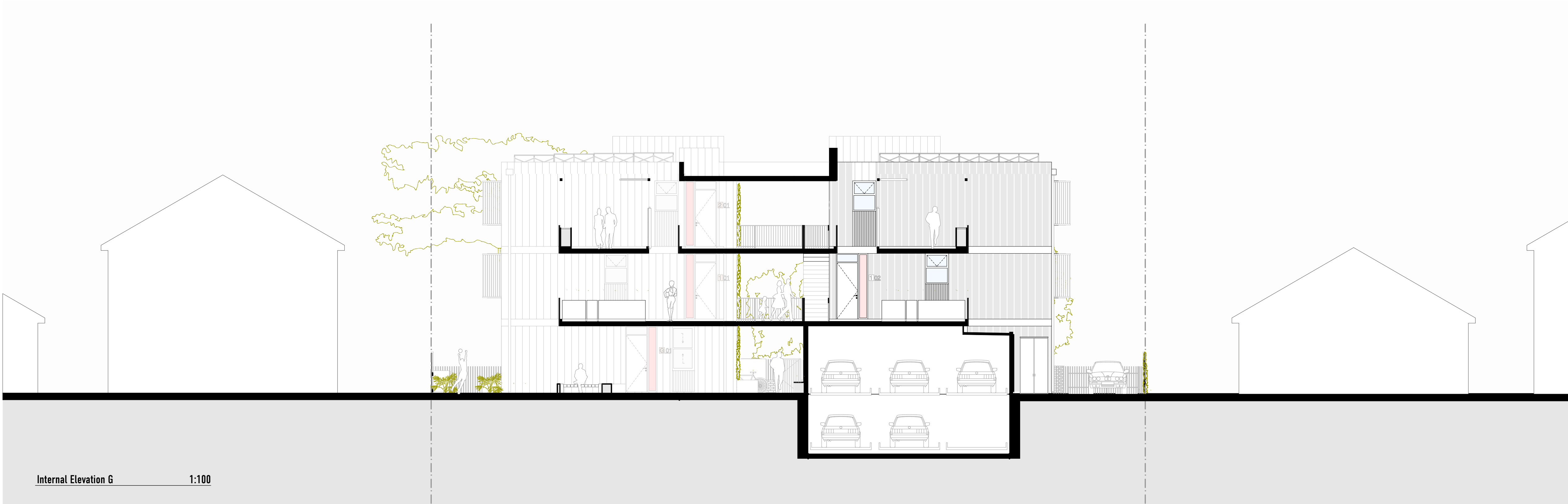
FUTURE HOMES

Project
Future Homes
Client
Victorian Government
Exemplar
Exemplar Plan D - North / South at Grade

Drawing Name
Elevations 4
Date
31 / 08 / 2022
Status
Final Issue

Drawing Number
A865
Scale
1:100@A1
Revision
P1





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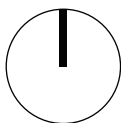


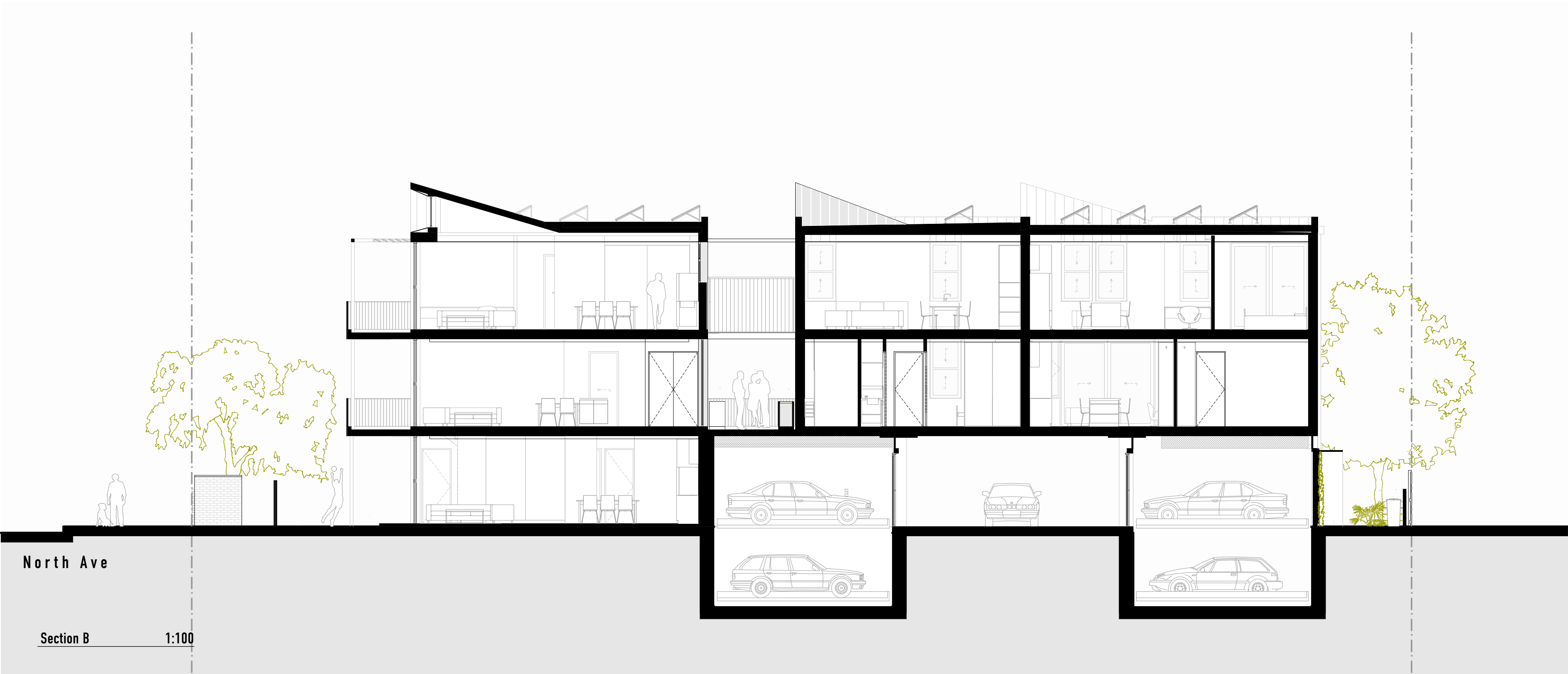
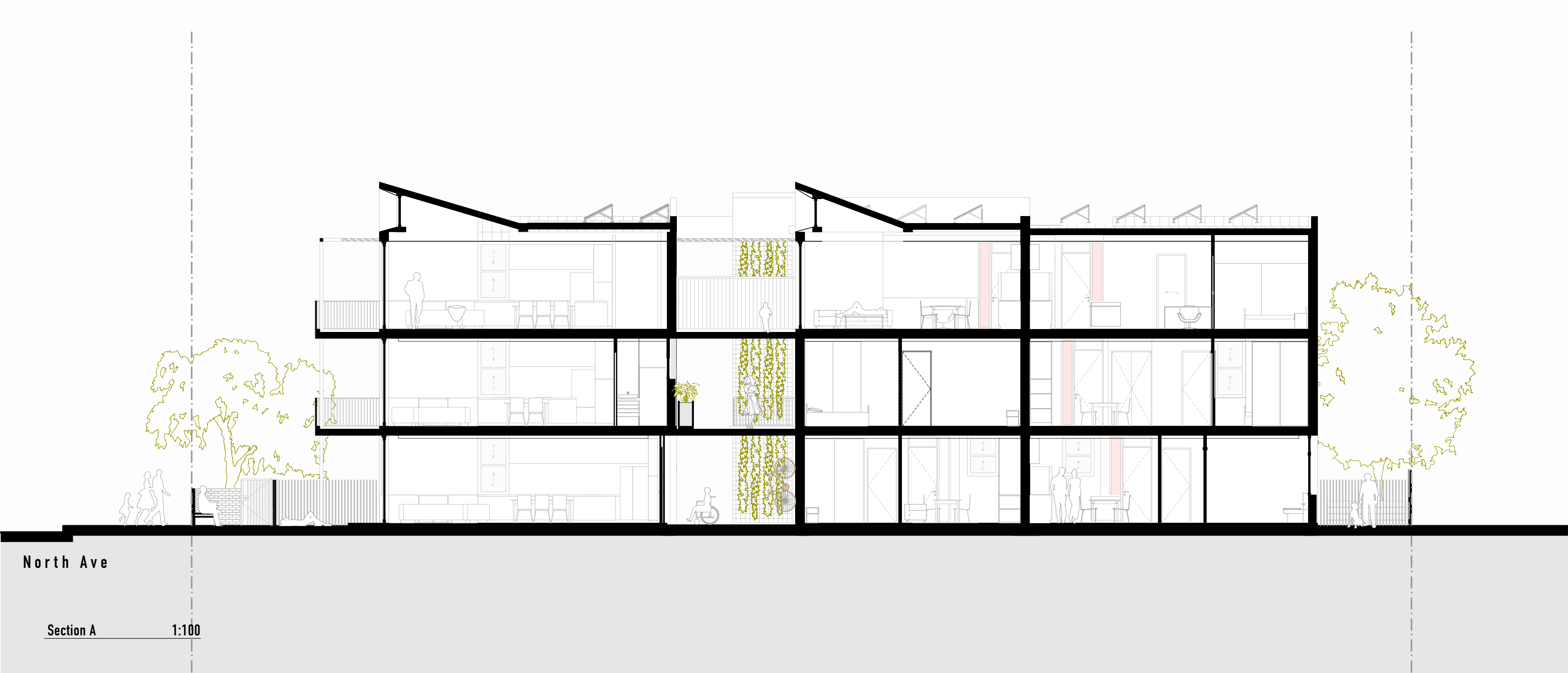
FUTURE HOMES

Project
Future Homes
Client
Victorian Government
Exemplar
Exemplar Plan D - North / South at Grade

Drawing Name
Elevations 5
Date
31 / 08 / 2022
Status
Final Issue

Drawing Number
A866
Scale
1:100@A1
Revision
P1





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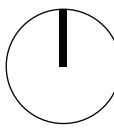


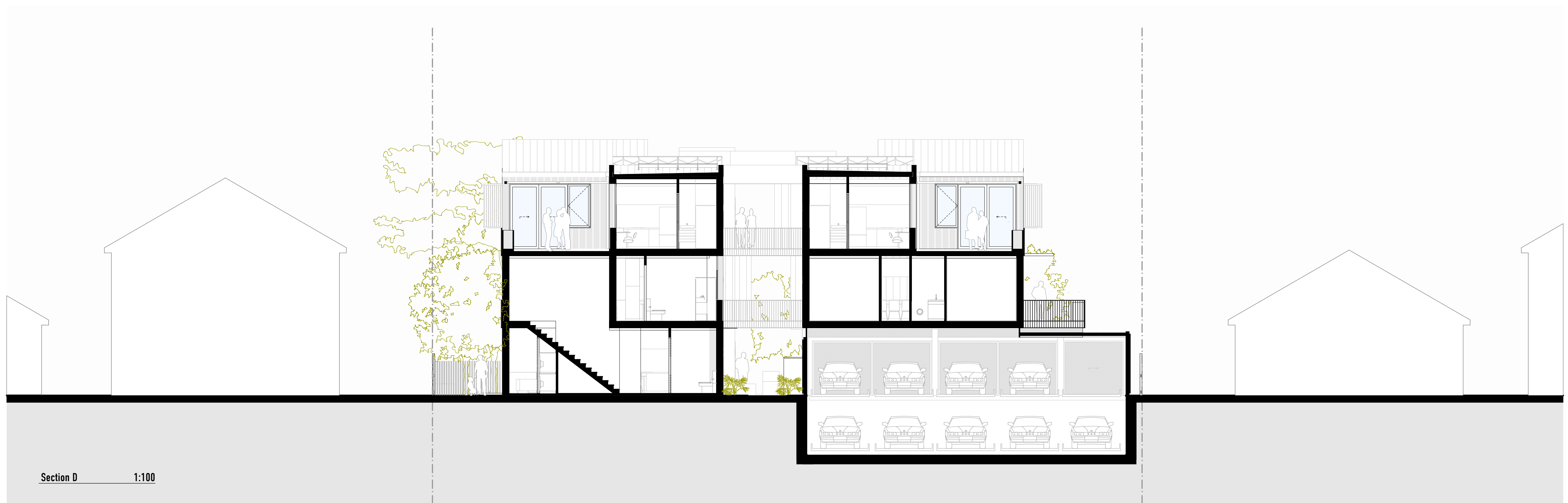
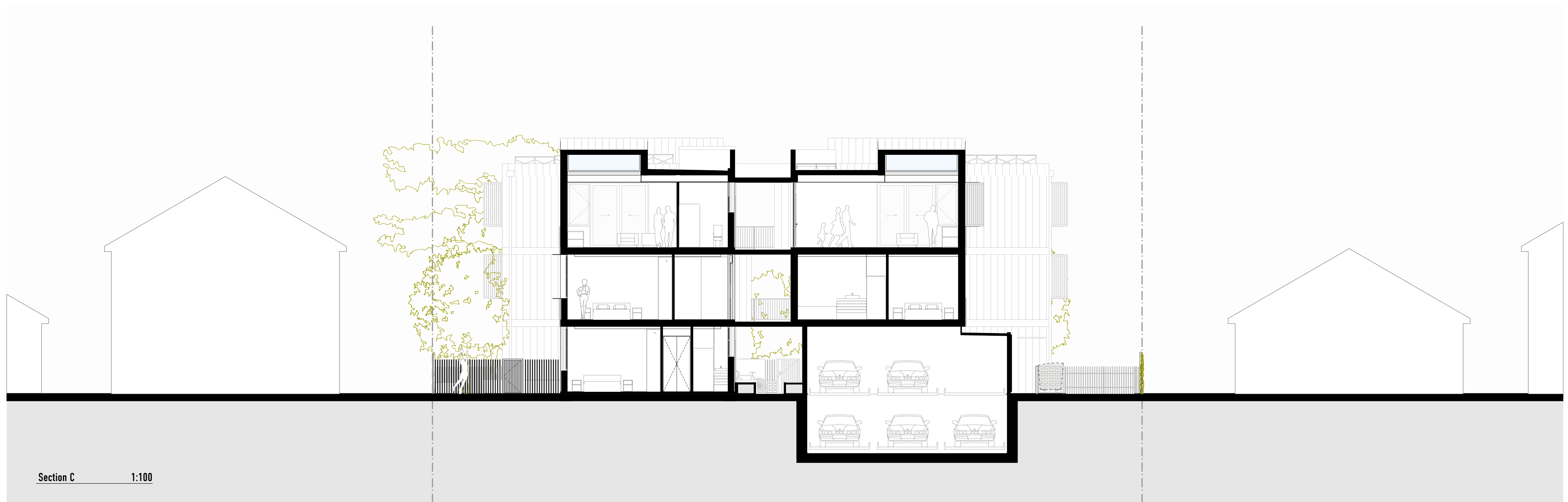
FUTURE HOMES

Project
Future Homes
Client
Victorian Government
Exemplar
Exemplar Plan D - North / South at Grade

Drawing Name
Sections 1
Date
31 / 08 / 2022
Status
Final Issue

Drawing Number
A867
Scale
1:100@A1
Revision
P1





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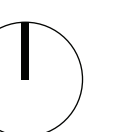


FUTURE HOMES

Project
Future Homes
Client
Victorian Government
Exemplar
Exemplar Plan D -
North / South at Grade

Drawing Name
Sections 2
Date
31 / 08 / 2022
Status
Final Issue

Drawing Number
A868
Scale
1:100@A1
Revision
P1





Streetscape



Corridor



Lobby



Communal Open Space

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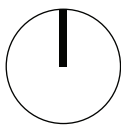


FUTURE HOMES

Project
Future Homes
Client
Victorian Government
Exemplar
Exemplar Plan D - North / South at Grade

Drawing Name
External 3D Views
Date
31 / 08 / 2022
Status
Final Issue

Drawing Number
A850
Scale
@A1
Revision
P1





3B 2B



2B 2B

