



# Future Homes Exemplar Plan D

## Spiral Architects Lab

North / South with basement - Design Intent Plans

DRAWING LIST		
A852	Basement Plan	1 to 100 at A1
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A855	Second Floor Plan	1 to 100 at A1
A856	Roof Plan	1 to 100 at A1
A857	Apartment Type 1	1 to 50 at A1
A858	Apartment Type 2	1 to 50 at A1
A859	Apartment Type 3	1 to 50 at A1
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A861	Apartment Type 5	1 to 50 at A1
A862	Apartment Type 6	1 to 50 at A1
A863	Elevation 1	1 to 100 at A1
A864	Elevation 2	1 to 100 at A1
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A850	External 3D Views	-
A851	Internal 3D Views	-

DEVELOPMENT SUMMARY	
North/South with Basement	
Number of Apartments	17
Apartment Mix	
1 Bed 1 Bath	6
2 Bed 1 Bath	8
2 Bed 2 Bath	1
3 Bed 1.5 Bath	2
Total NSA (m2)	1397.5
Total GFA (m2)	1752
Site Coverage	58%
Bicycle Spaces	21
Carparking Spaces	17

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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 -

- 4 -

- 5 -

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- (a) The Licensee must nominate a Site within the State of Victoria for use of the Plans.
- (b) The Exemplar Plans may only be used for building at the Site.
- (c) The Licensee may with the prior written consent of the Licensor request one substitution of the Site, provided that the Licensor will not consent to the Site being substituted under this clause 4(c) once the Licensee has submitted a planning application with the Responsible Authority to build on the Site.
- (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).

5. Licensor warranties

- (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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- (e) Any representation by the Licensor as to quantities, bills of quantities, or estimated construction costs are provided for guidance and do not constitute representations as to future matters. Quantities and costs may vary considerably depending upon many factors including the Site, final design, specification and other factors.
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- (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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- (ii) specifications for any final design;
- (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
- (vii) these Terms of Use

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- (ii) the Licensee has made its own assessment of the commercial value of the Exemplar Plans and Guidance Documents; and
- (iii) the Licensee has read and understood those Terms of Use and in particular the acknowledgments and disclaimers set out herein and has had an opportunity to obtain independent legal advice in relation to these Terms of Use

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- (xiii) **PEA** means the Planning and Environment Act 1987;

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- (xv) **Site** means the site for the use of the Exemplar Plans nominated by the Licensee and identified in the Schedule and must be a Site within the State of Victoria 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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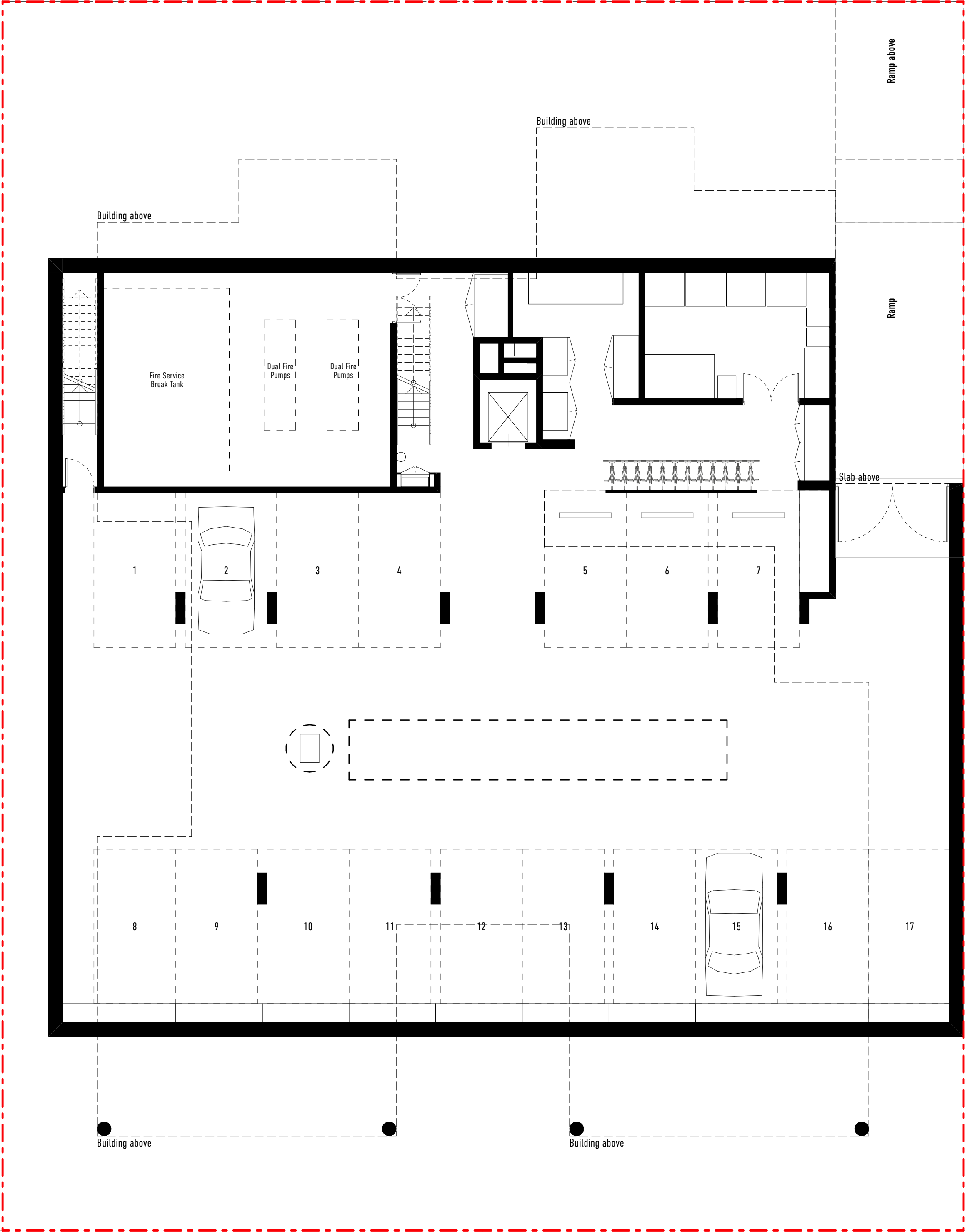
Project  
Future Homes Exemplar Project  
Client  
Victorian Government

Drawing Name  
Terms of Use  
Date  
31/08/2022  
Status  
For Information

Drawing Number  
  
Scale  
  
Revision  
P1



North Ave



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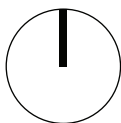


FUTURE  
HOMES

Project  
Future Homes  
Client  
Victorian Government  
Exemplar  
Exemplar Plan D -  
North / South with Basement

Drawing Name  
Basement  
Date  
31 / 08 / 2022  
Status  
Final Issue

Drawing Number  
A852  
Scale  
1:100@A1  
Revision  
P1



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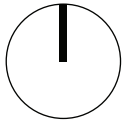


# FUTURE HOMES

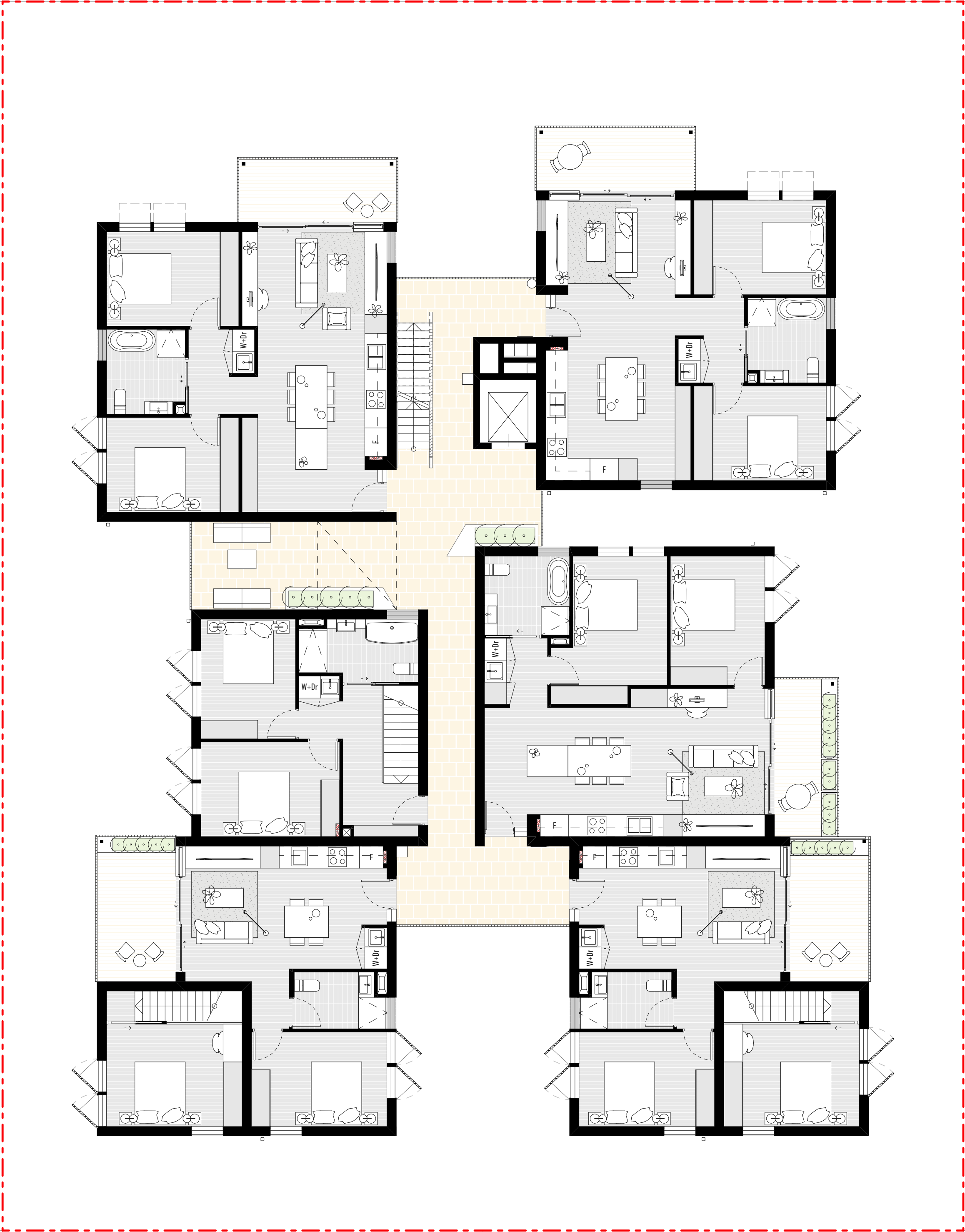
Project  
**Future Homes**  
Client  
**Victorian Government**  
Exemplar  
**Exemplar Plan D - North / South with Basement**

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

Drawing Number  
**A853**  
Scale  
**1:100@A1**  
Revision  
**P1**







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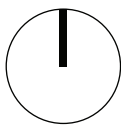


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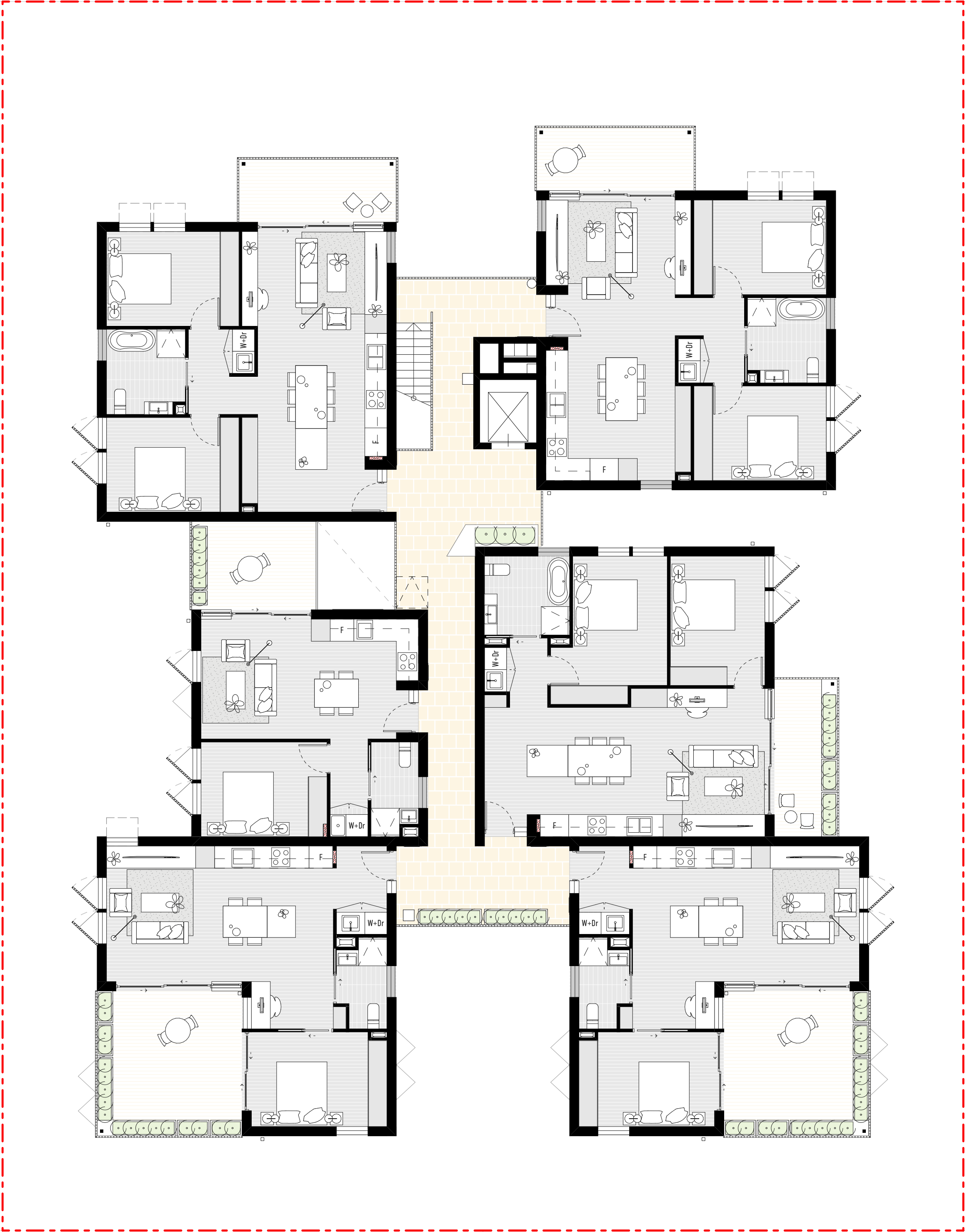
Project  
**Future Homes**  
Client  
**Victorian Government**  
Exemplar  
**Exemplar Plan D - North / South with Basement**

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

Drawing Number  
**A854**  
Scale  
**1:100@A1**  
Revision  
**P1**







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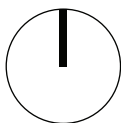


# FUTURE HOMES

Project  
**Future Homes**  
Client  
**Victorian Government**  
Exemplar  
**Exemplar Plan D -  
North / South with Basement**

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

Drawing Number  
**A855**  
Scale  
**1:100@A1**  
Revision  
**P1**







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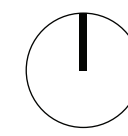


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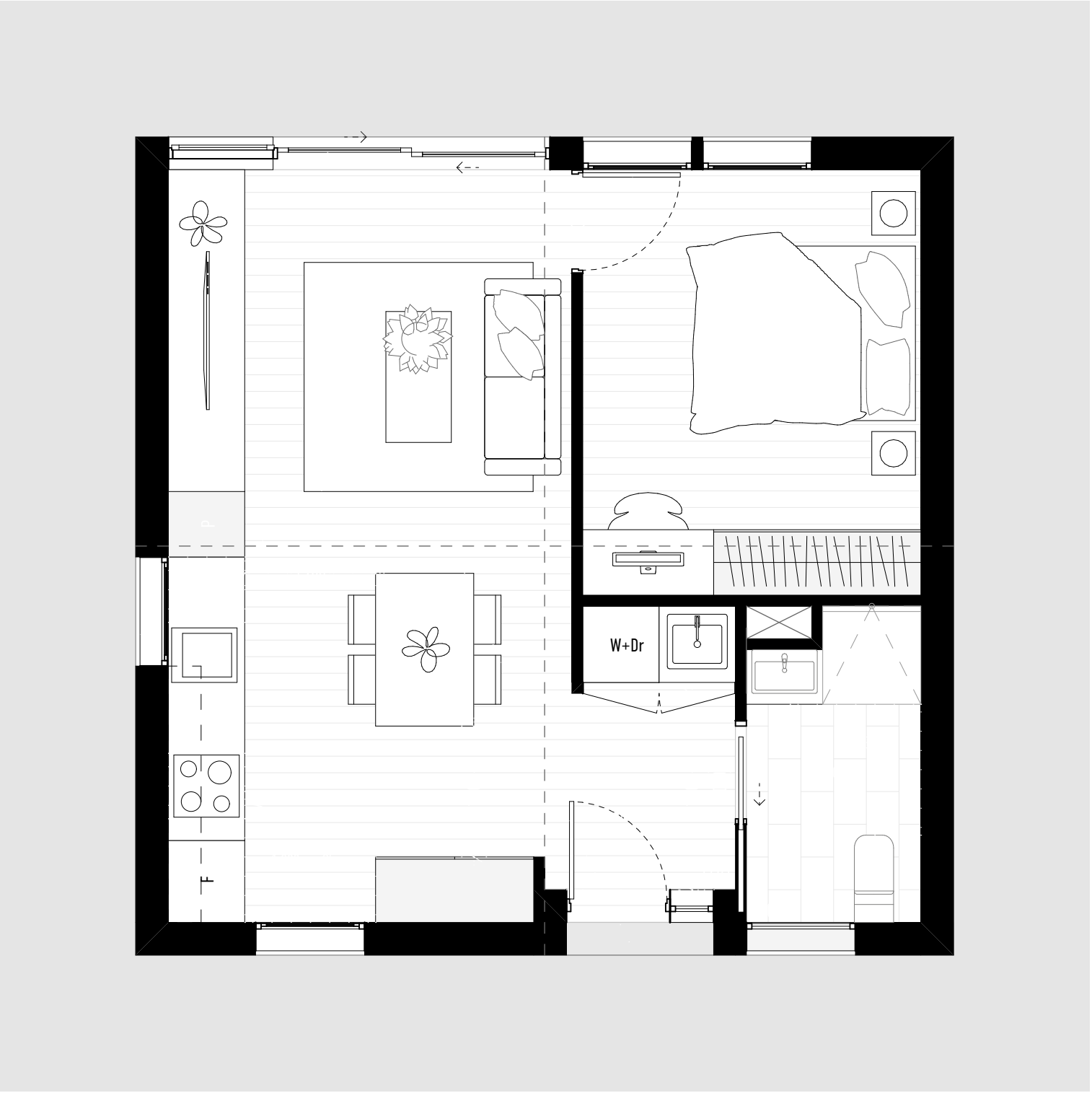
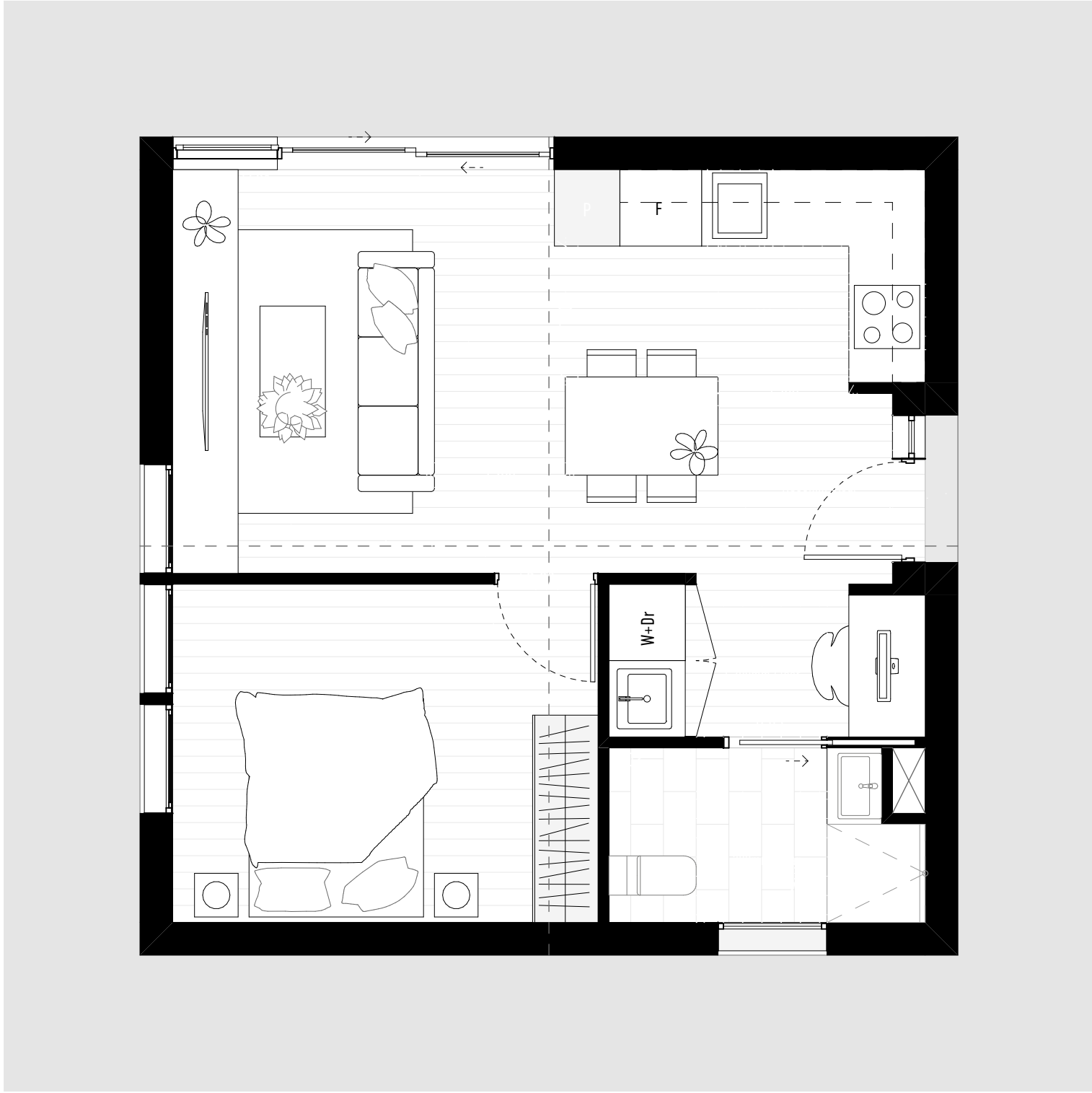
Project  
**Future Homes**  
Client  
**Victorian Government**  
Exemplar  
**Exemplar Plan D - North / South with Basement**

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

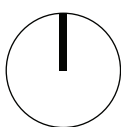
Drawing Number  
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Scale  
**1:100@A1**  
Revision  
**P1**



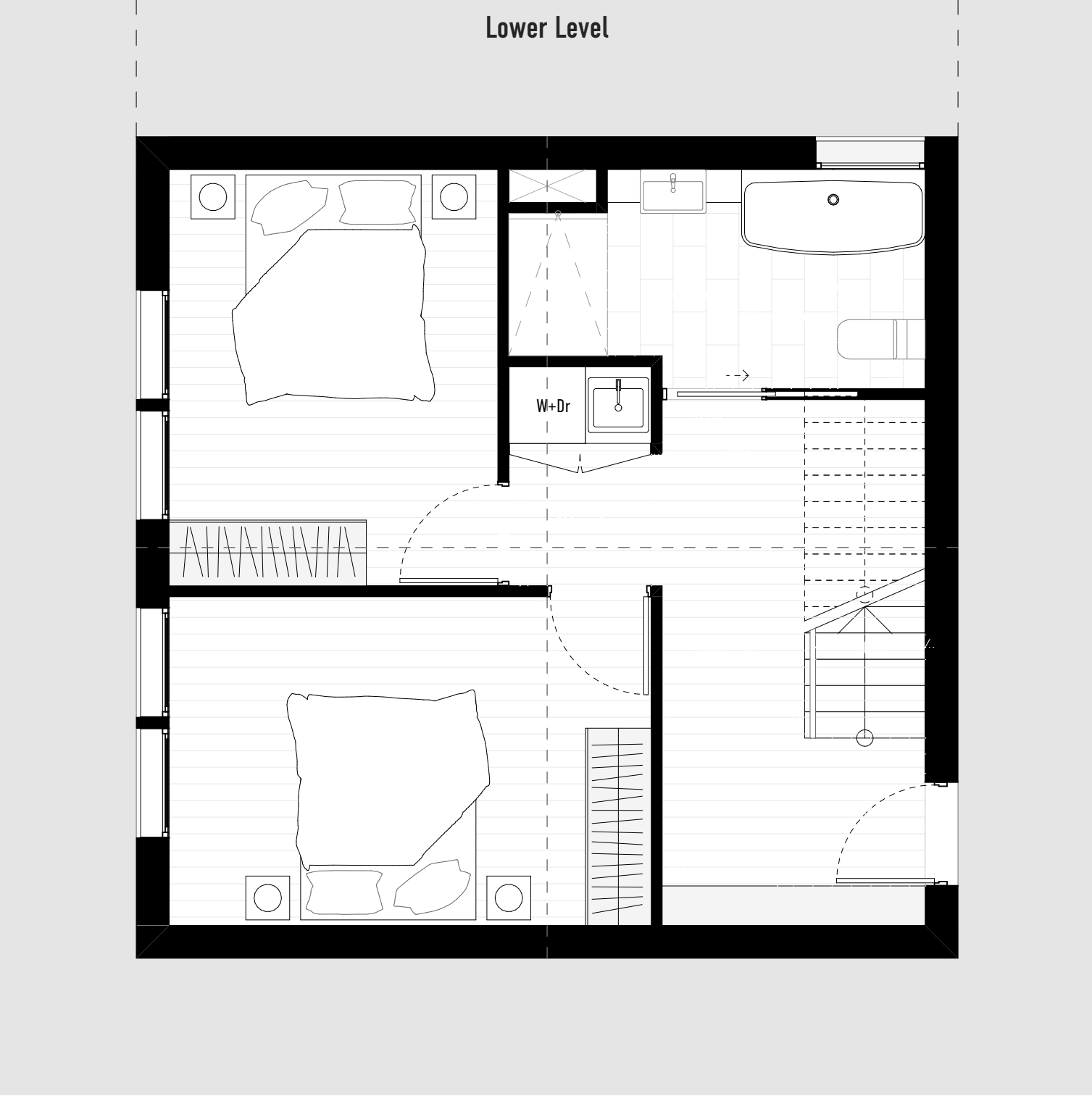
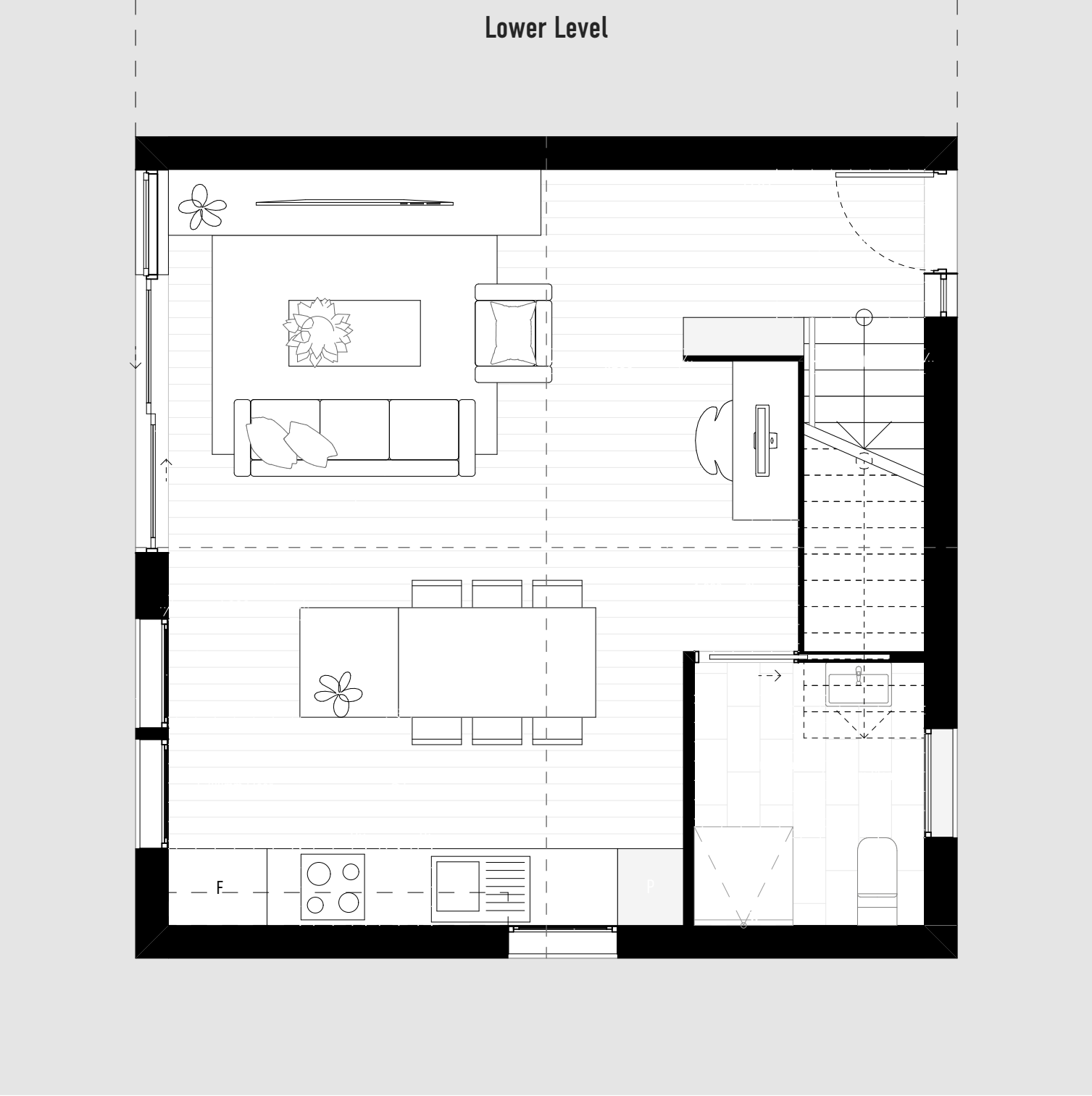
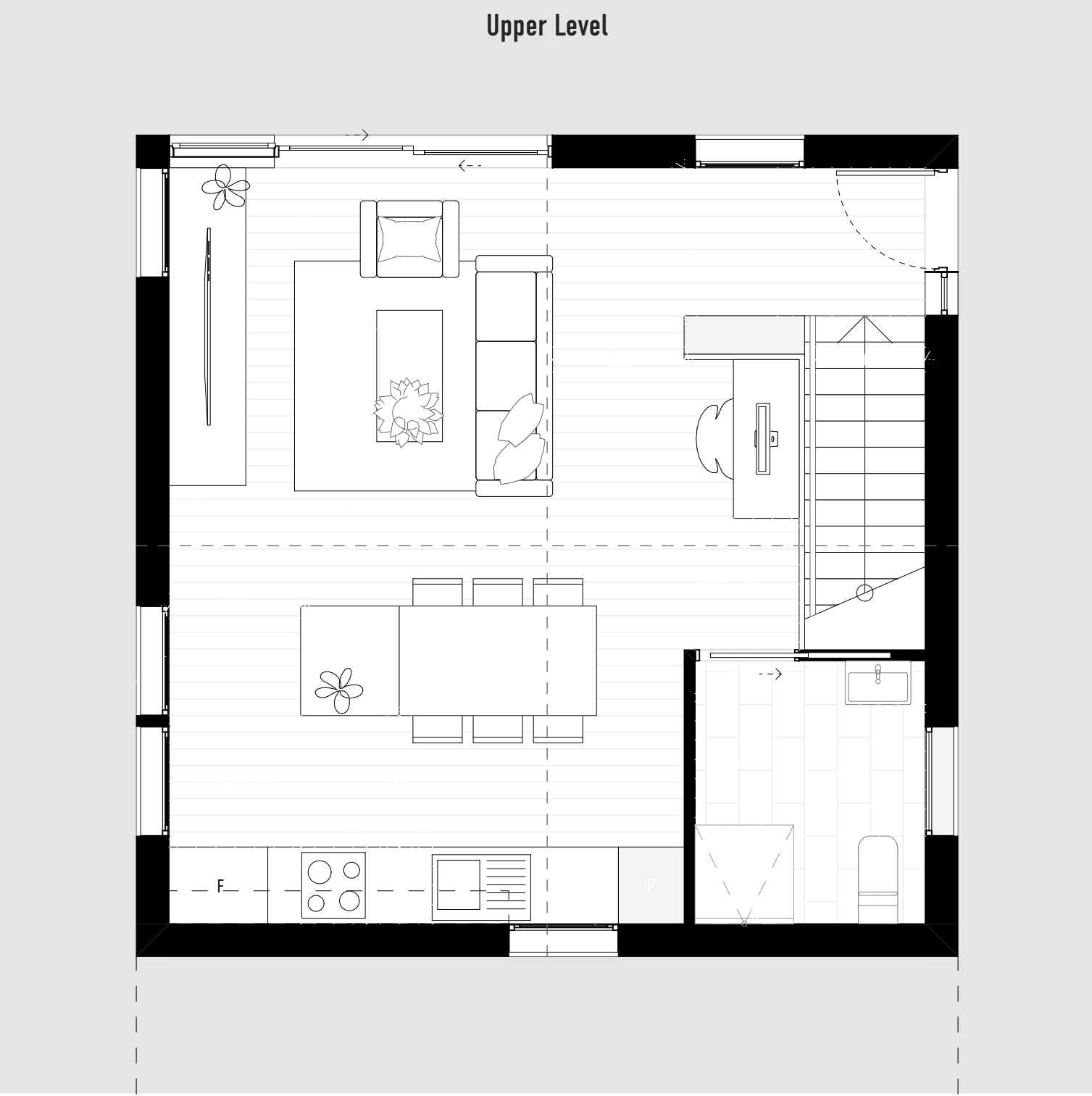
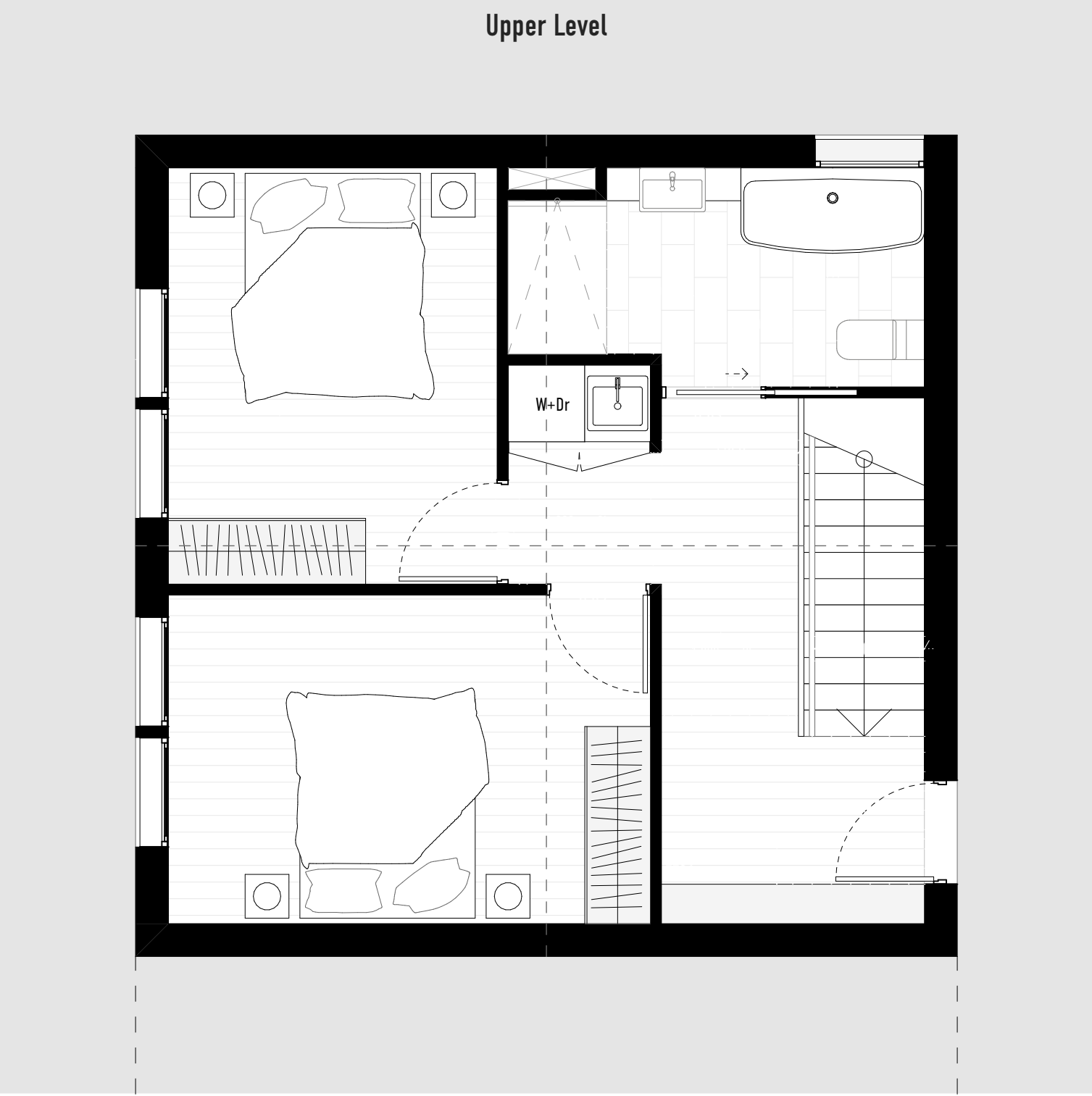




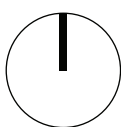
7.5 x 7.5 Module (4 Atoms)  
1 Bedroom + 1 Bathroom



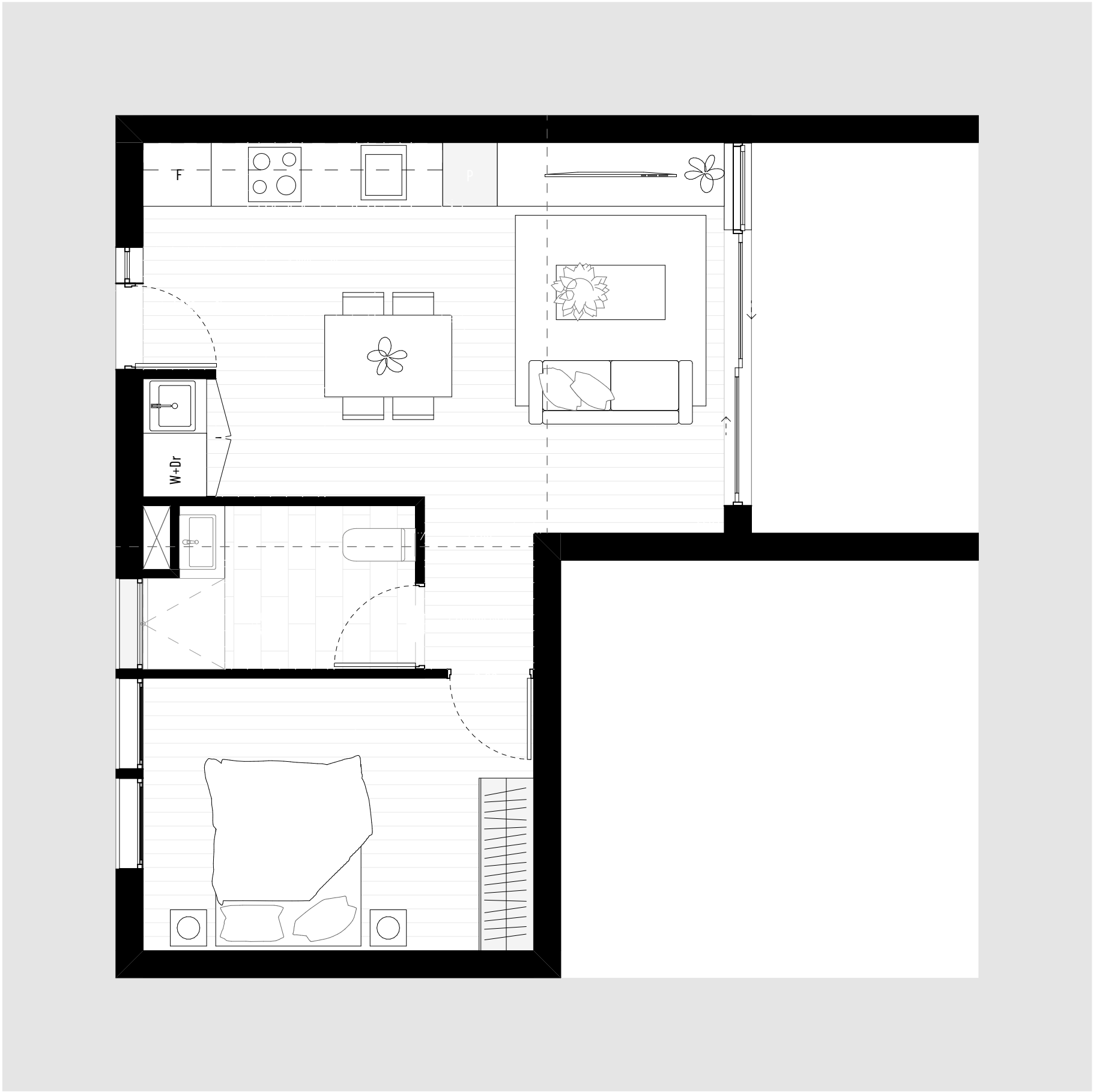




7.5 x 7.5 Module (8 Atoms)  
2 Bedroom + 2 Bathroom







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

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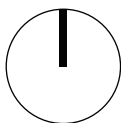


# FUTURE HOMES

Project  
**Future Homes**  
Client  
**Victorian Government**  
Exemplar  
**Exemplar Plan D -  
North / South with Basement**

Drawing Name  
**Apartment Type 3**  
Date  
**31 / 08 / 2022**  
Status  
**Final Issue**

Drawing Number  
**A859**  
Scale  
**1:50@A1**  
Revision  
**P1**







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

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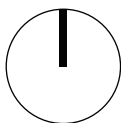


# FUTURE HOMES

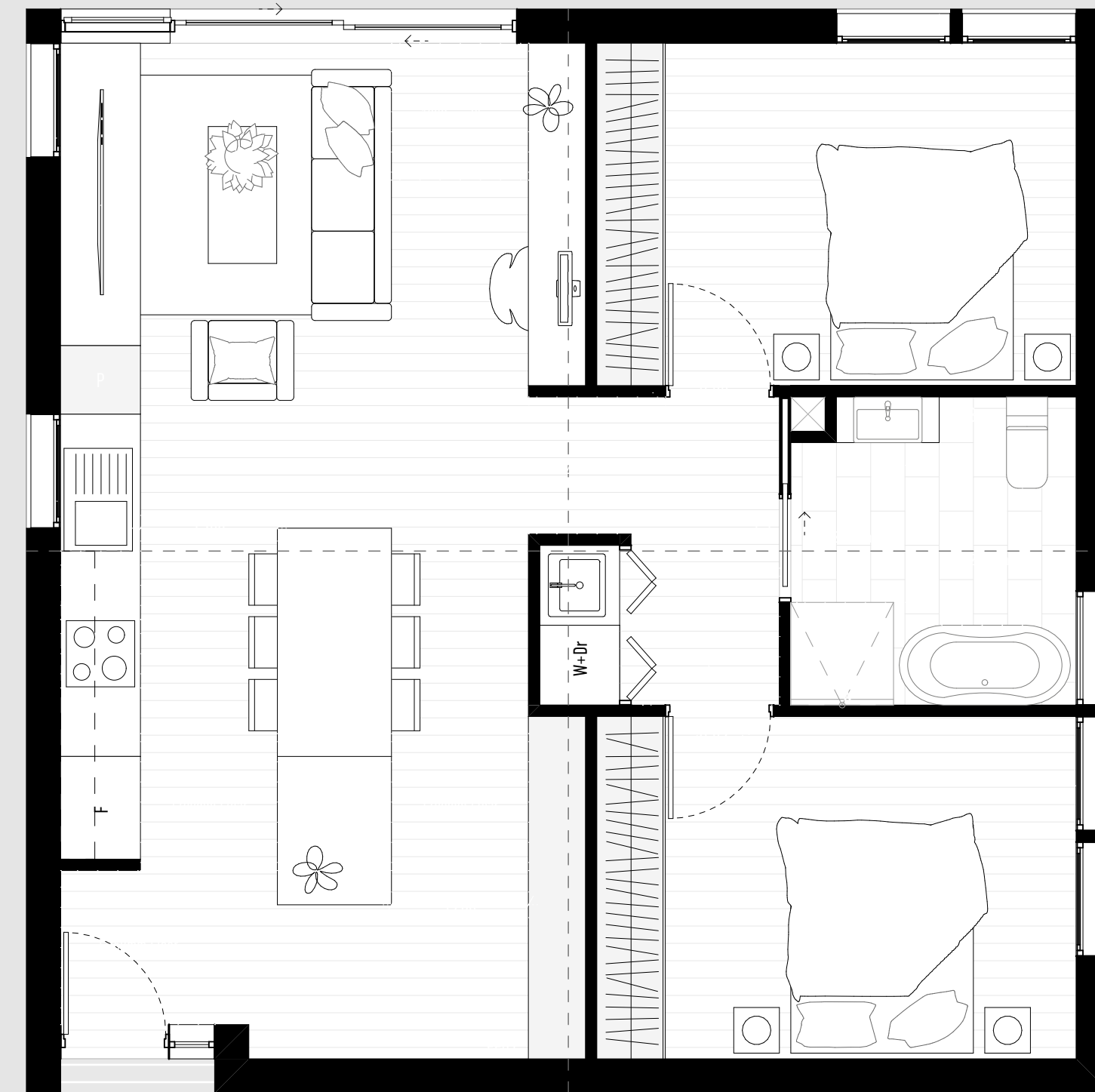
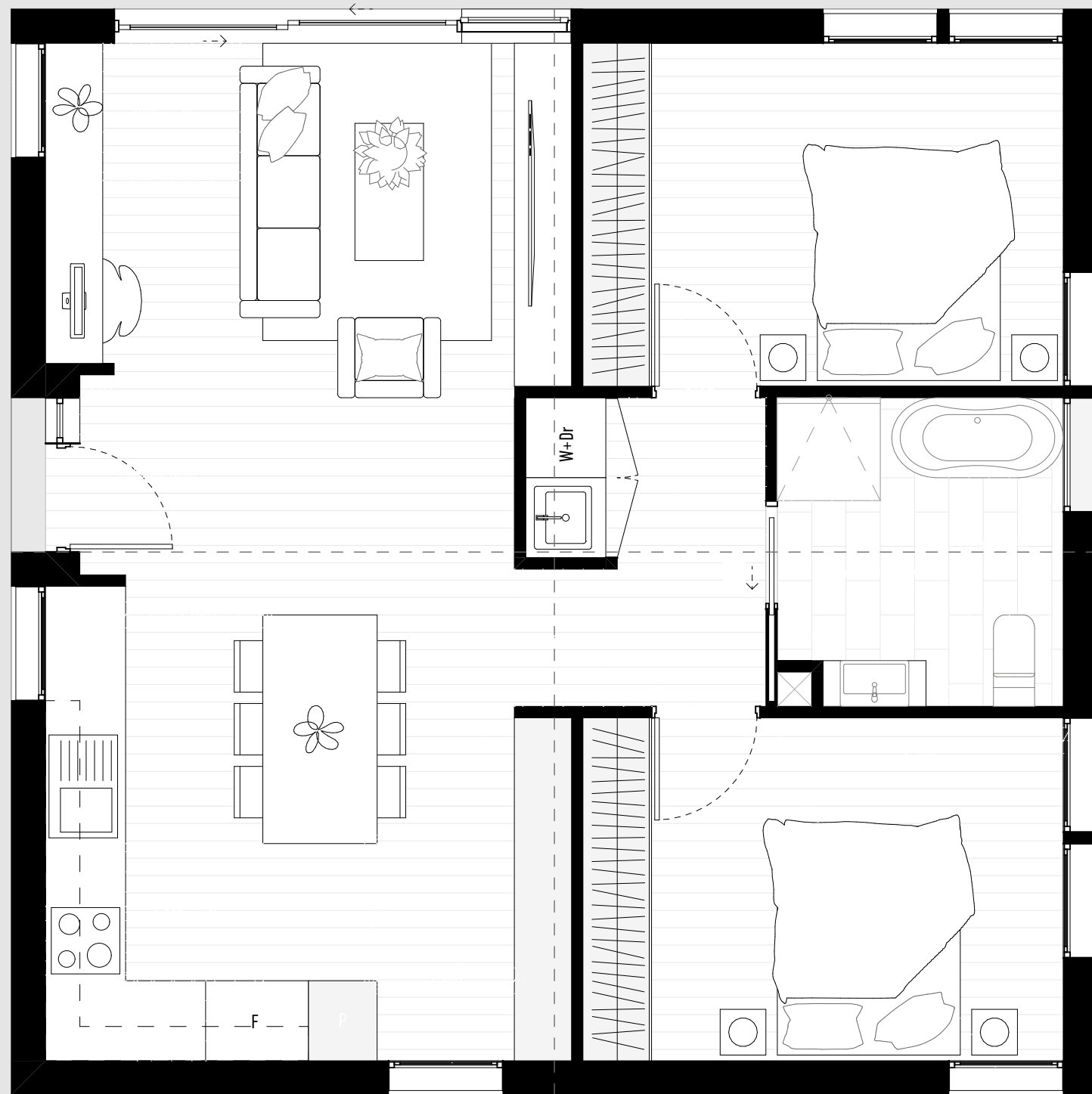
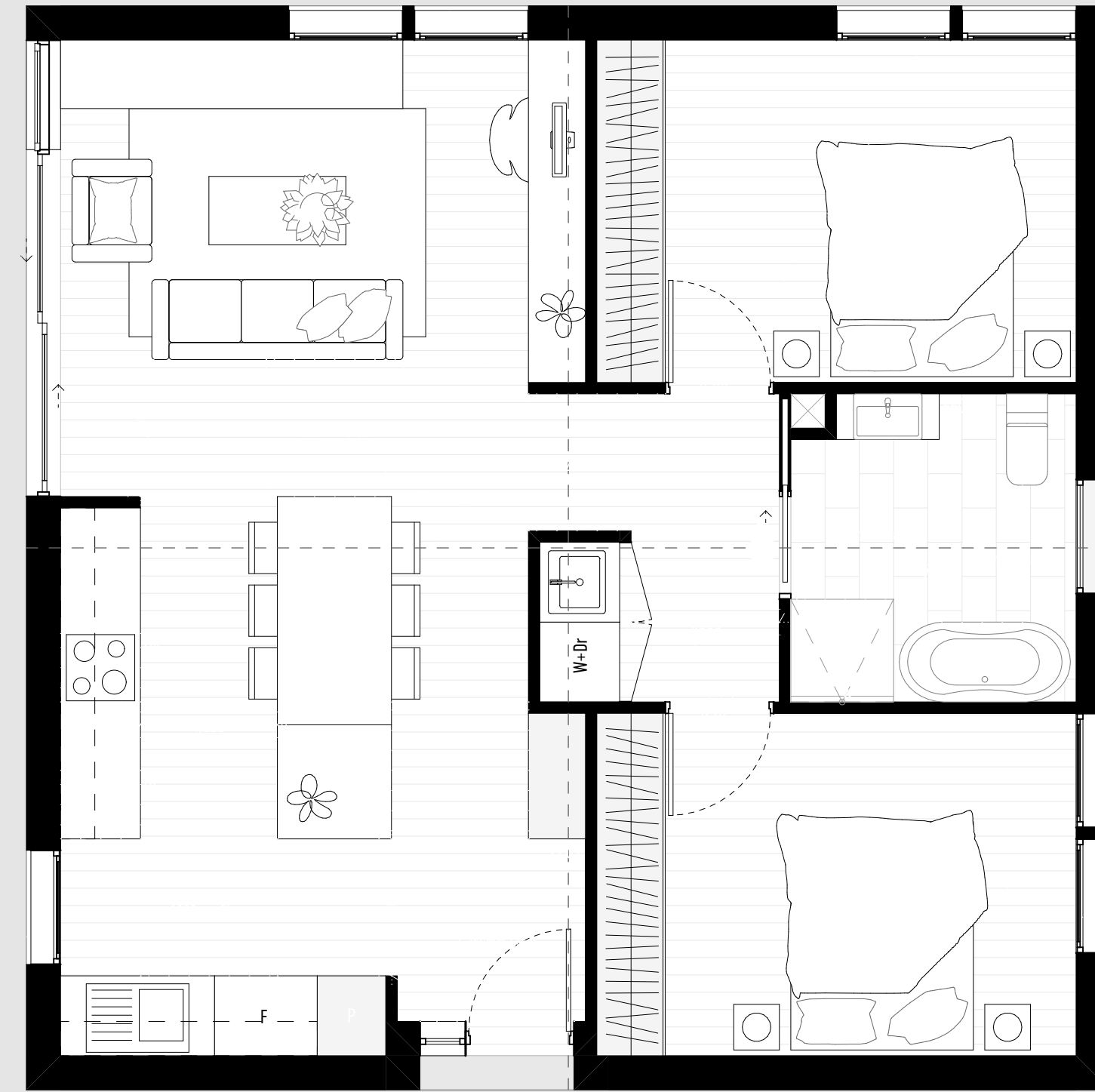
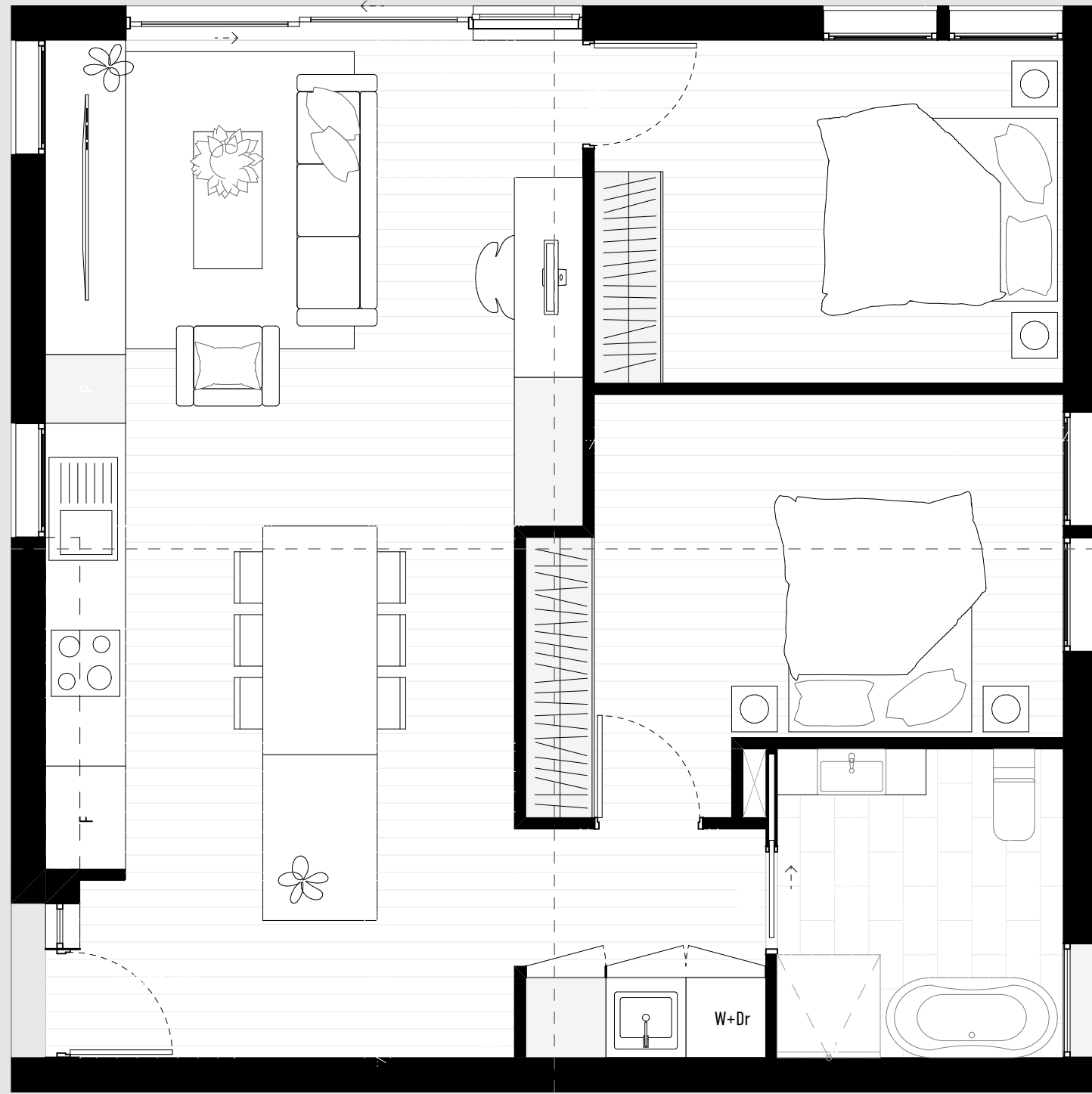
Project  
**Future Homes**  
Client  
**Victorian Government**  
Exemplar  
**Exemplar Plan D - North / South with Basement**

Drawing Name  
**Apartment Type 4**  
Date  
**31 / 08 / 2022**  
Status  
**Final Issue**

Drawing Number  
**A860**  
Scale  
**1:50@A1**  
Revision  
**P1**







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

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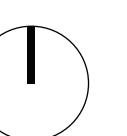


# FUTURE HOMES

Project  
**Future Homes**  
Client  
**Victorian Government**  
Exemplar  
**Exemplar Plan D - North / South with Basement**

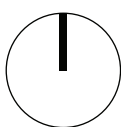
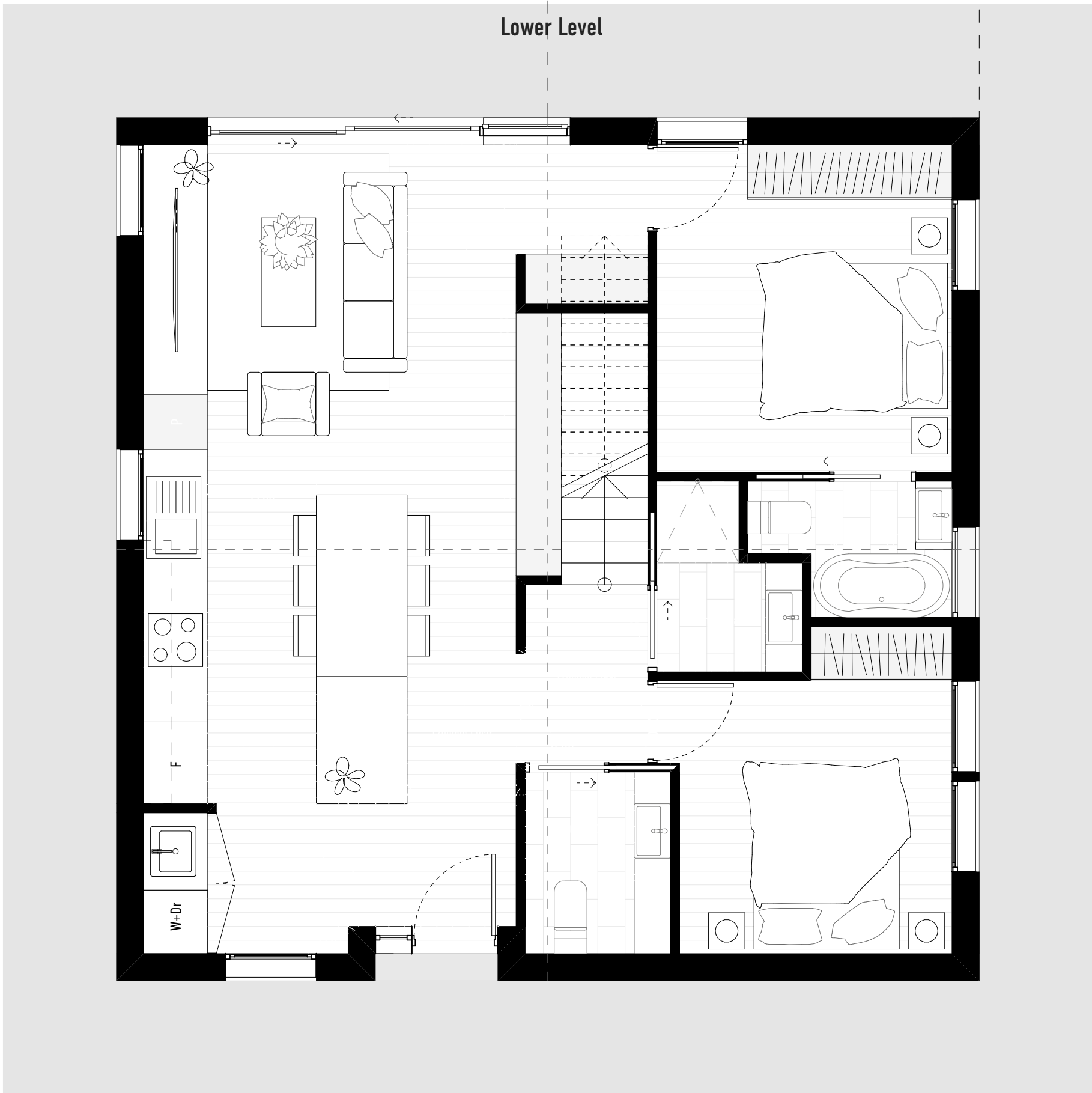
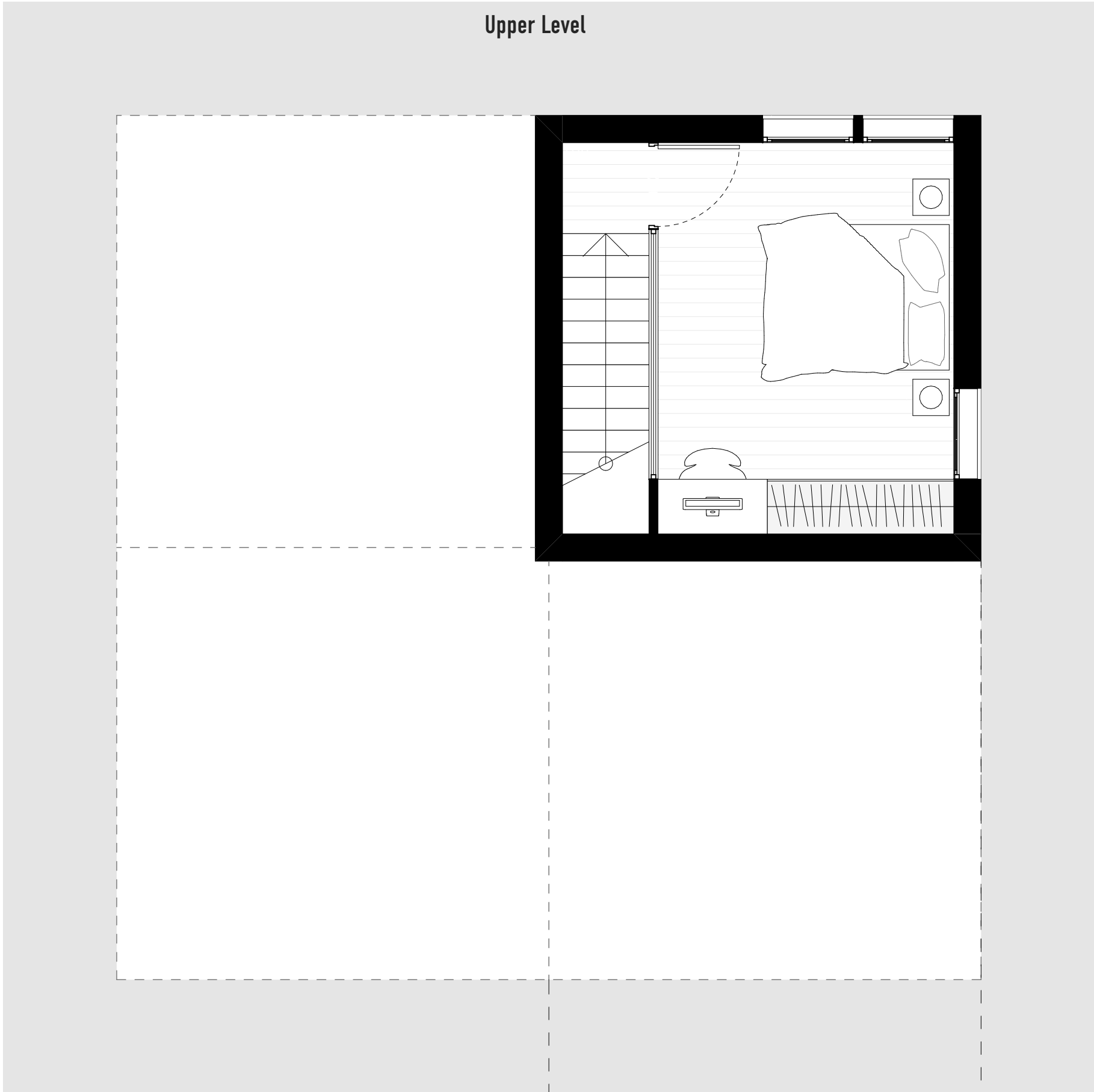
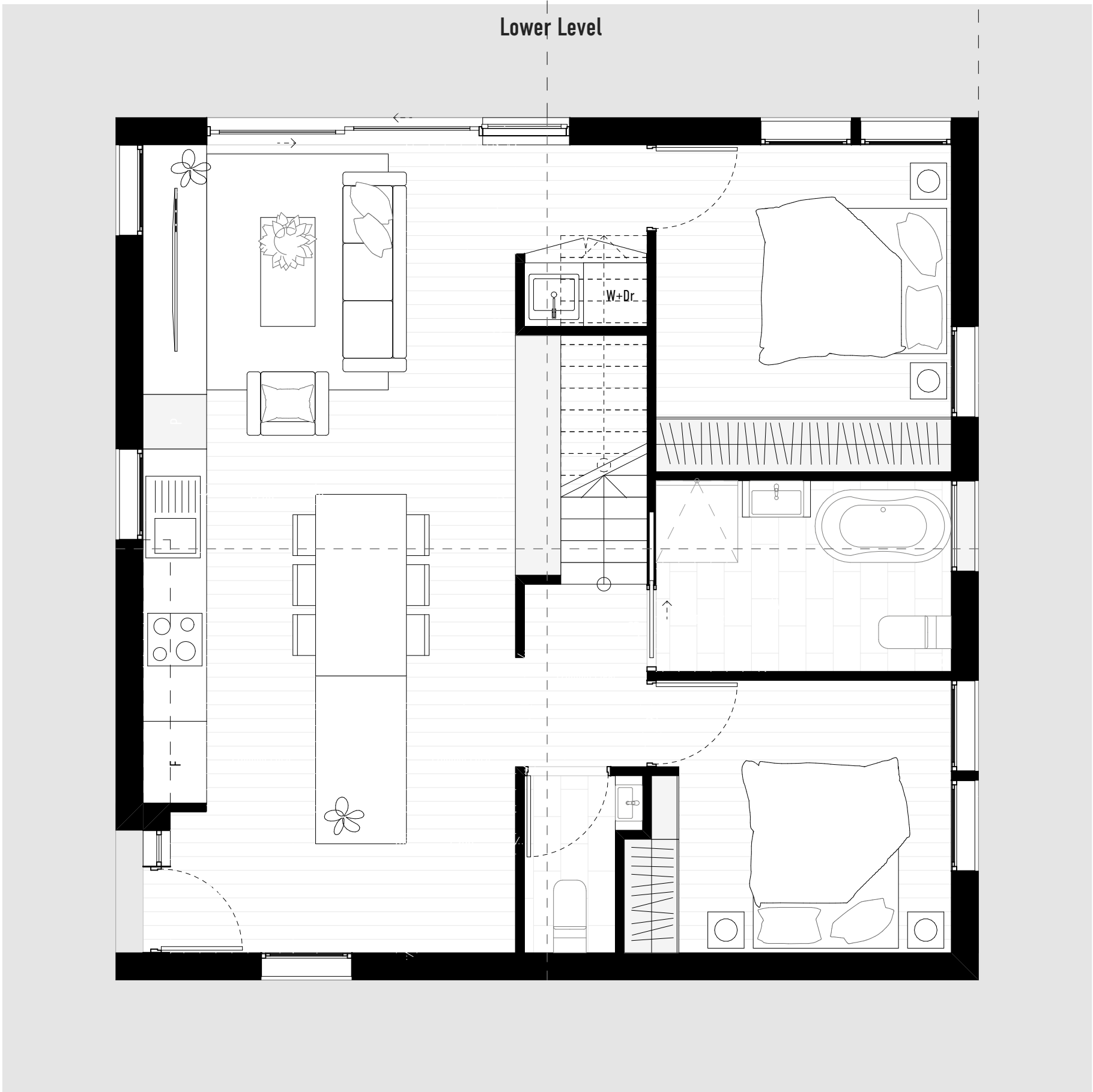
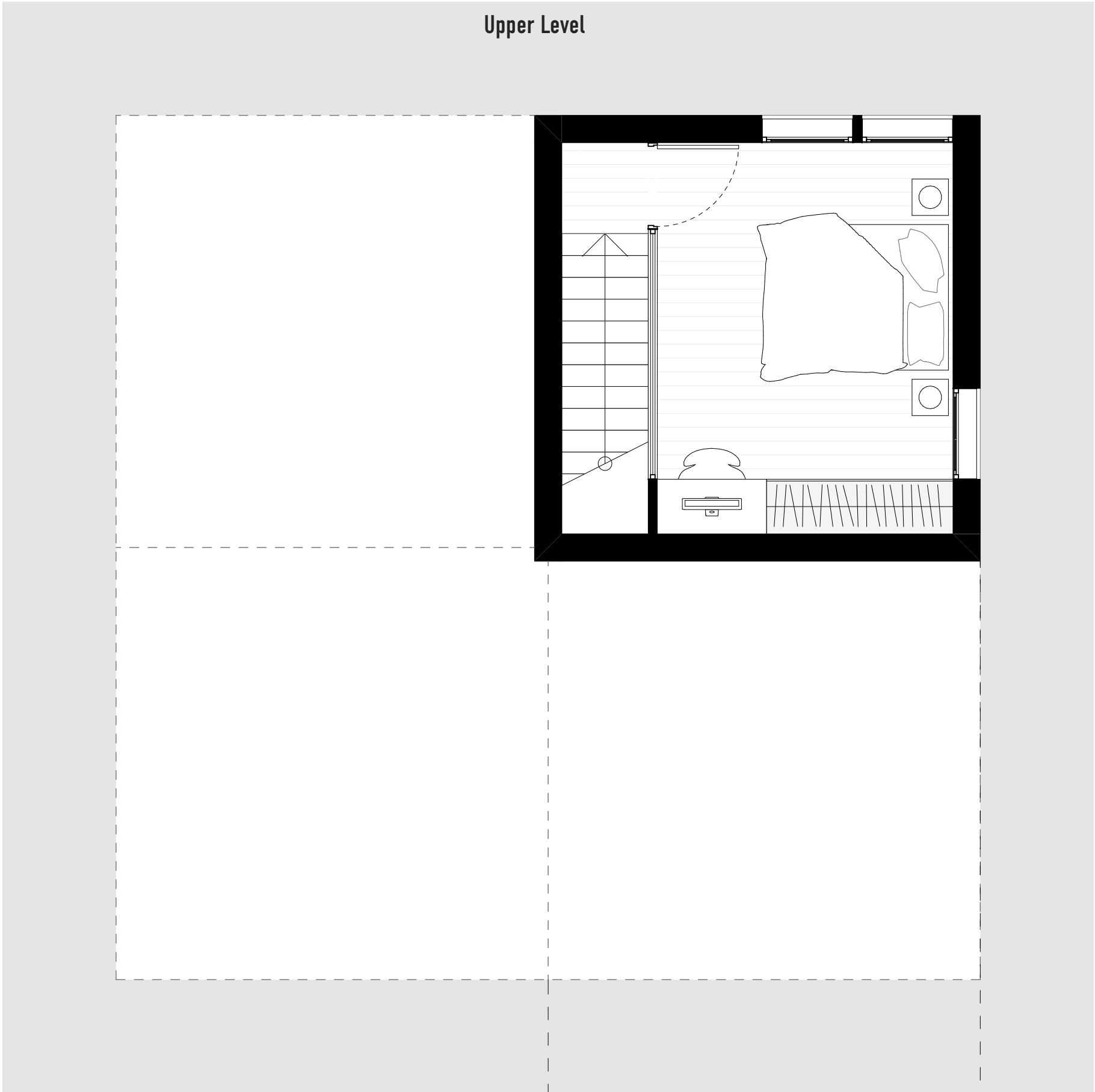
Drawing Name  
**Apartment Type 5**  
Date  
**31 / 08 / 2022**  
Status  
**Final Issue**

Drawing Number  
**A861**  
Scale  
**1:50@A1**  
Revision  
**P1**





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







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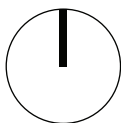


# FUTURE HOMES

Project  
**Future Homes**  
Client  
**Victorian Government**  
Exemplar  
**Exemplar Plan D - North / South with Basement**

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

Drawing Number  
**A863**  
Scale  
**1:100@A1**  
Revision  
**P1**







North 1:100



South 1:100

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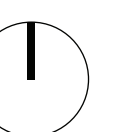


# FUTURE HOMES

Project  
Future Homes  
Client  
Victorian Government  
Exemplar  
Exemplar Plan D -  
North / South with Basement

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

Drawing Number  
A864  
Scale  
1:100@A1  
Revision  
P1







East 1:100



West 1:100

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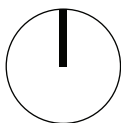


# FUTURE HOMES

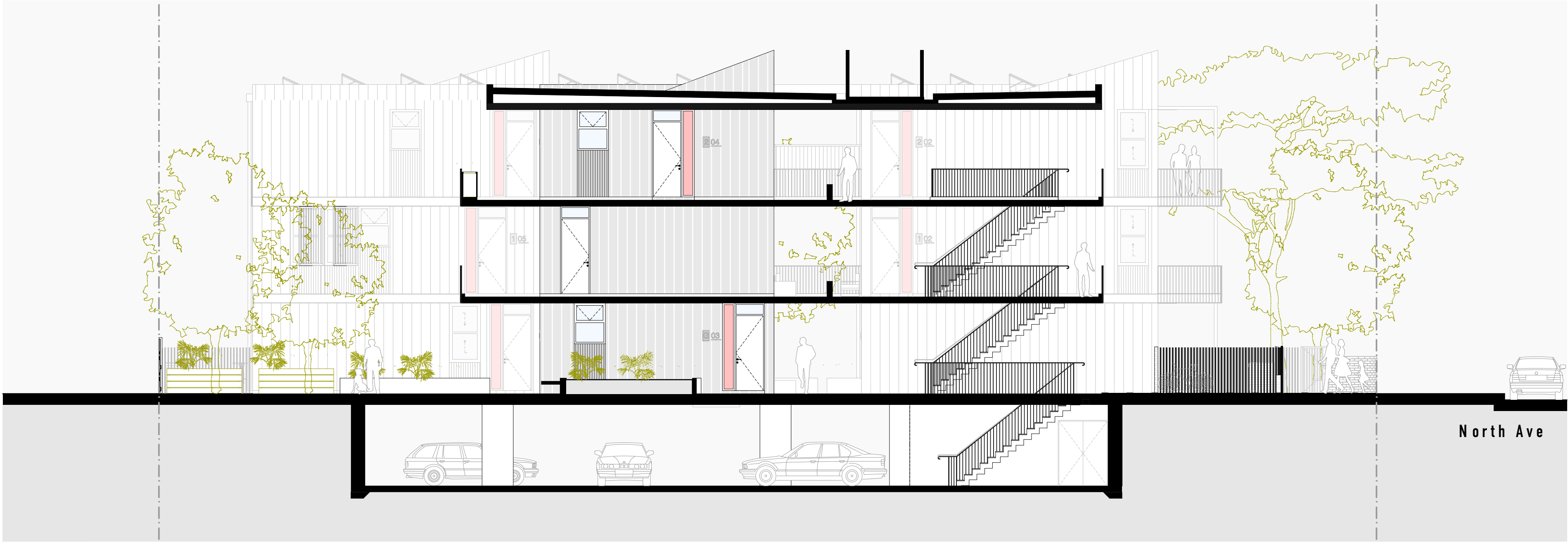
Project  
**Future Homes**  
Client  
**Victorian Government**  
Exemplar  
**Exemplar Plan D - North / South with Basement**

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

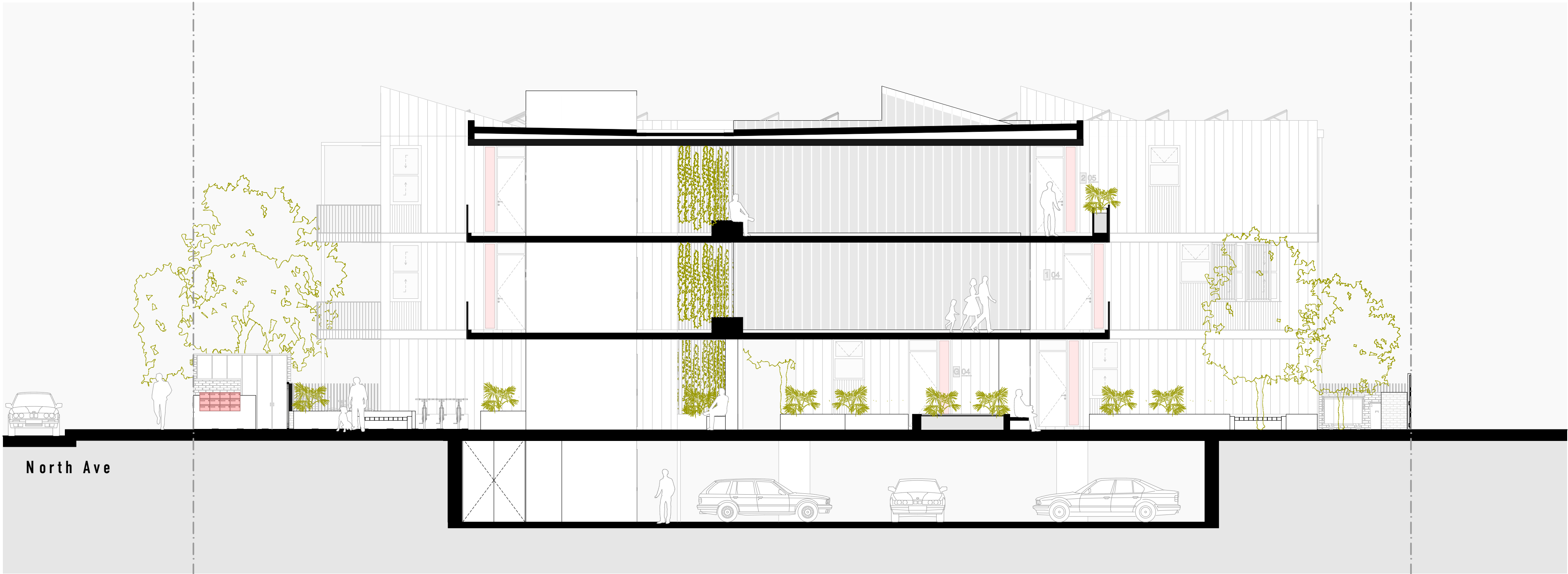
Drawing Number  
**A865**  
Scale  
**1:100@A1**  
Revision  
**P1**







Internal Elevation C 1:100



Internal Elevation D 1:100

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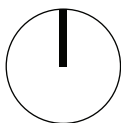


# FUTURE HOMES

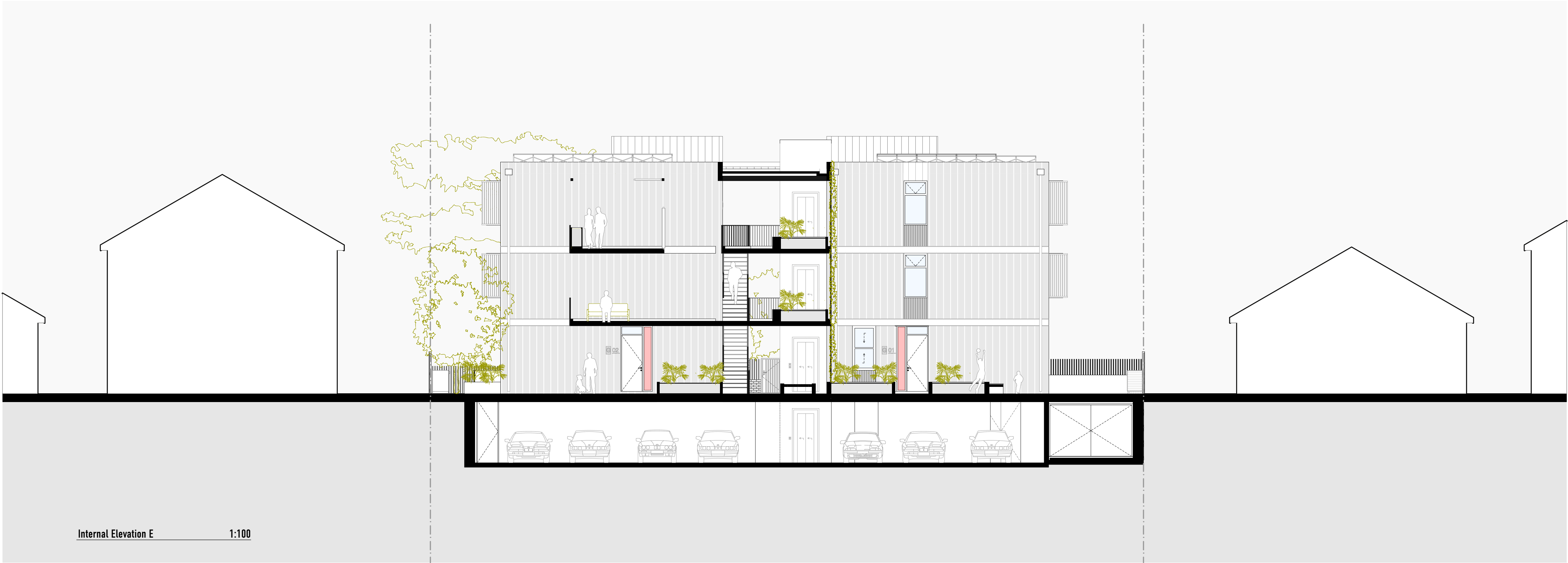
Project  
Future Homes  
Client  
Victorian Government  
Exemplar  
Exemplar Plan D -  
North / South with Basement

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

Drawing Number  
A866  
Scale  
1:100@A1  
Revision  
P1







Internal Elevation E 1:100



Internal Elevation F 1:100

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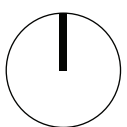


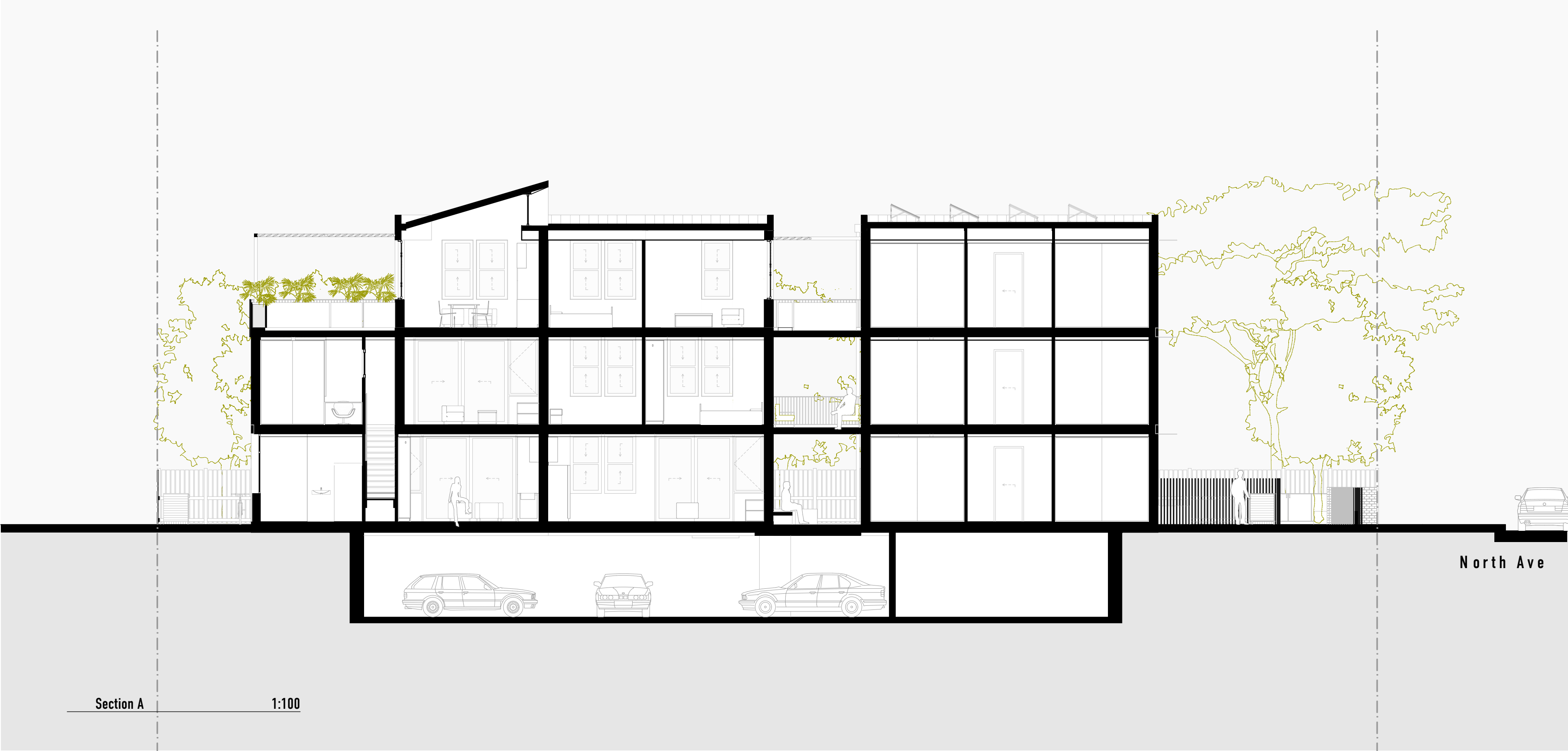
# FUTURE HOMES

Project  
**Future Homes**  
Client  
**Victorian Government**  
Exemplar  
**Exemplar Plan D - North / South with Basement**

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

Drawing Number  
**A867**  
Scale  
**1:100@A1**  
Revision  
**P1**





Section B 1:100

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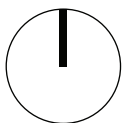


# FUTURE HOMES

Project  
**Future Homes**  
Client  
**Victorian Government**  
Exemplar  
**Exemplar Plan D - North / South with Basement**

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

Drawing Number  
**A868**  
Scale  
**1:100@A1**  
Revision  
**P1**







Streetscape



Communal Open Space



Communal Open Space



Veggie Patch

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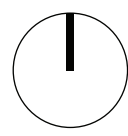


# FUTURE HOMES

Project  
**Future Homes**  
Client  
**Victorian Government**  
Exemplar  
**Exemplar Plan D - North / South with Basement**

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

Drawing Number  
**A850**  
Scale  
**@A1**  
Revision  
**P1**







3B 2B



2B 2B

