

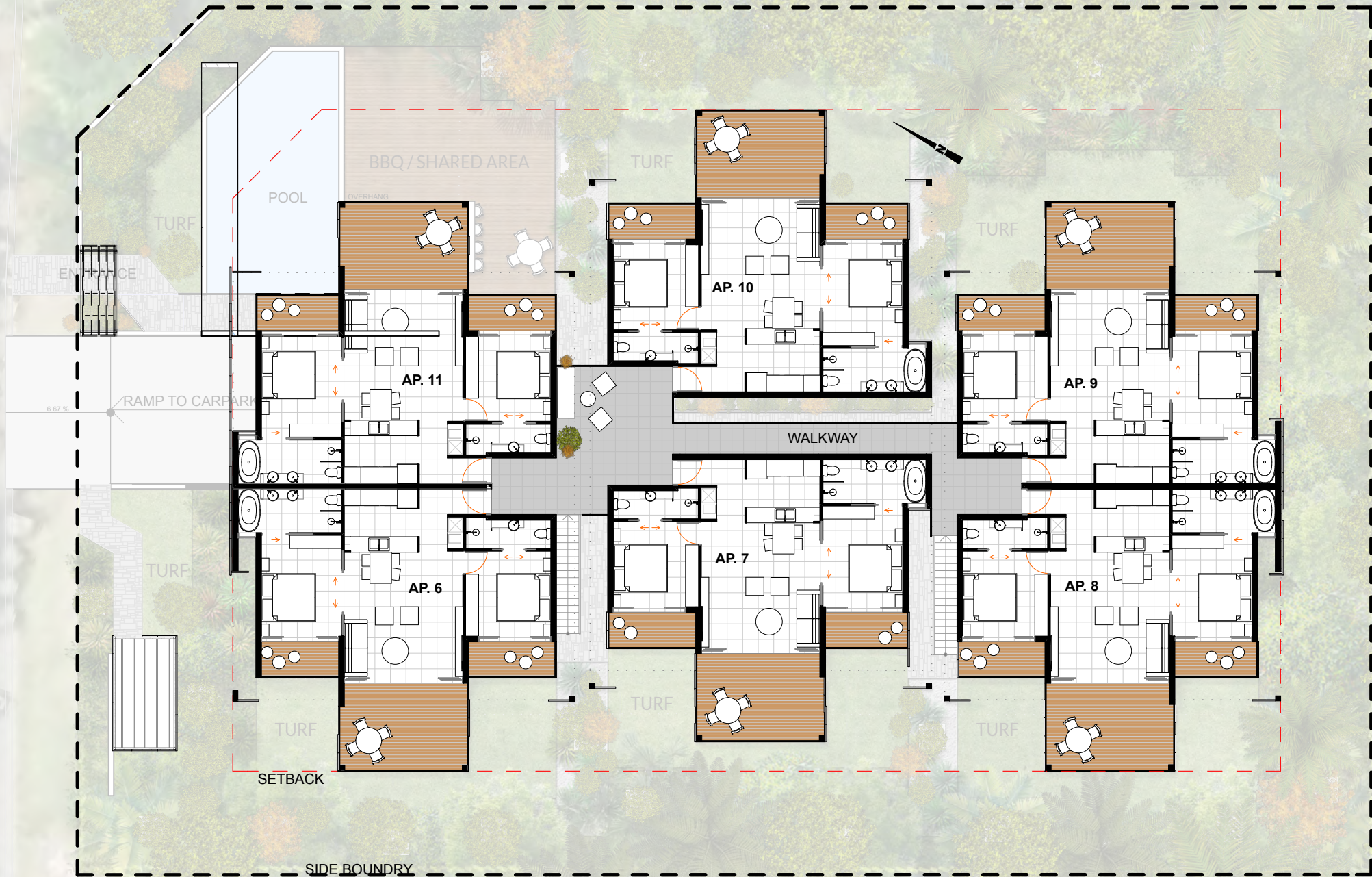
ST CRISPINS AVENUE



GROUND FLOOR PLAN

1:200

2 ST CRISPINS AVE
CONCEPT DESIGN



FIRST FLOOR PLAN

1:200

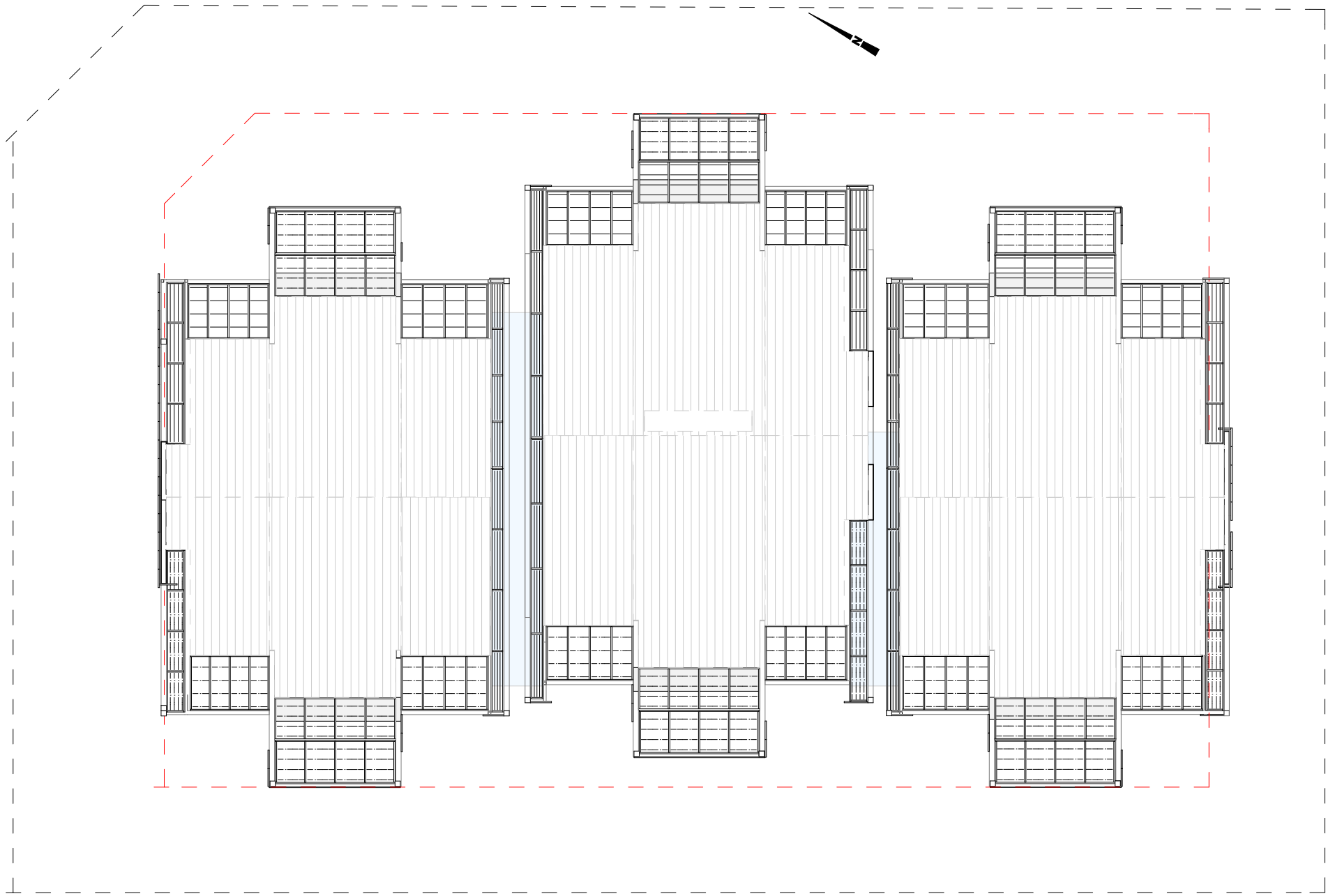
2 ST CRISPINS AVE
CONCEPT DESIGN



BASEMENT PLAN CARPARK

1:200

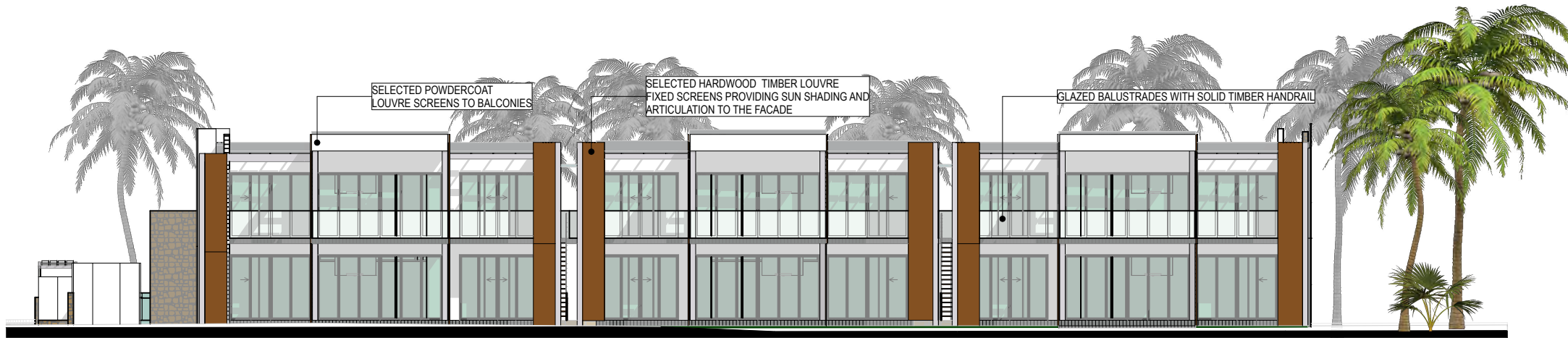
2 ST CRISPINS AVE
CONCEPT DESIGN



ROOF PLAN

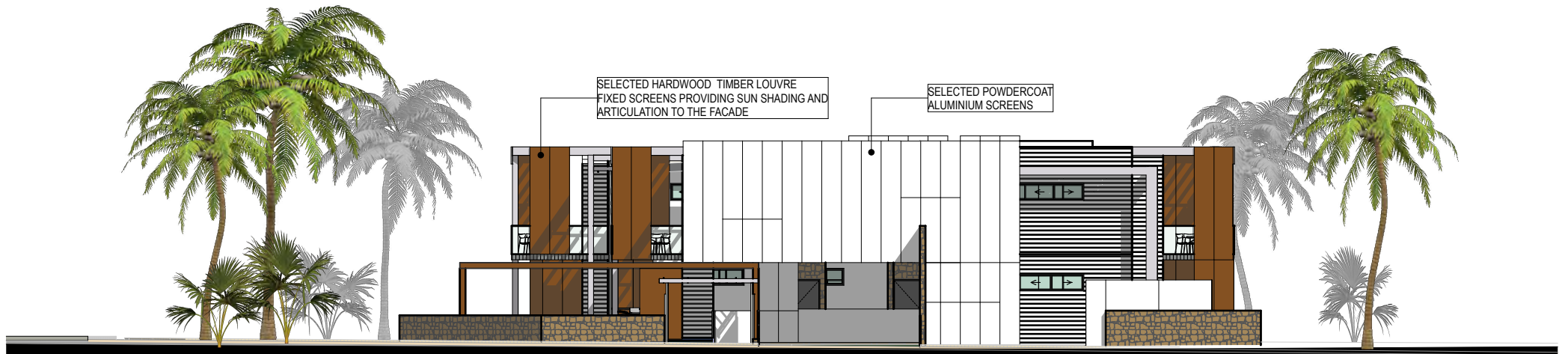
1:200

2 ST CRISPINS AVE
CONCEPT DESIGN



WEST ELEVATION

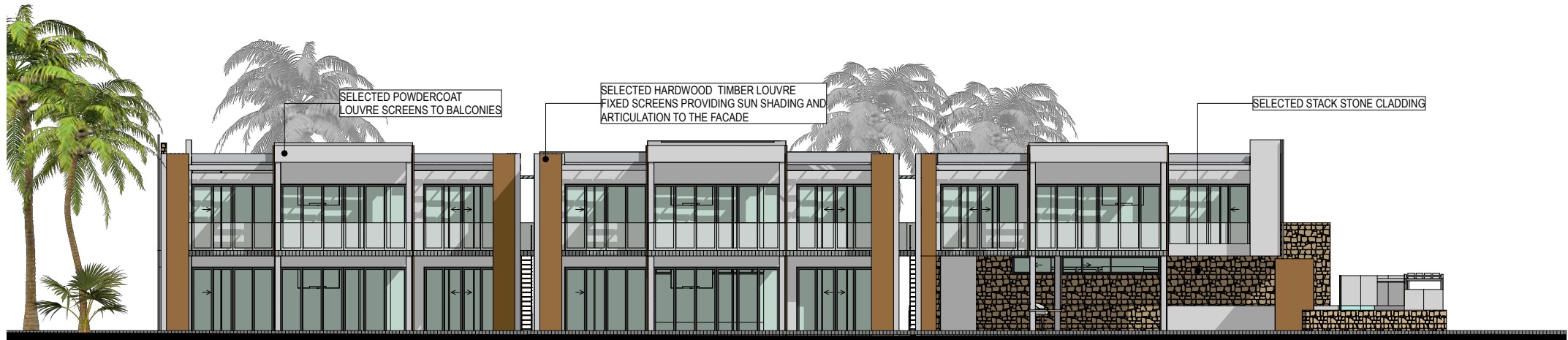
1:200



NORTH ELEVATION

1:200

2 ST CRISPINS AVE
CONCEPT DESIGN



EAST ELEVATION

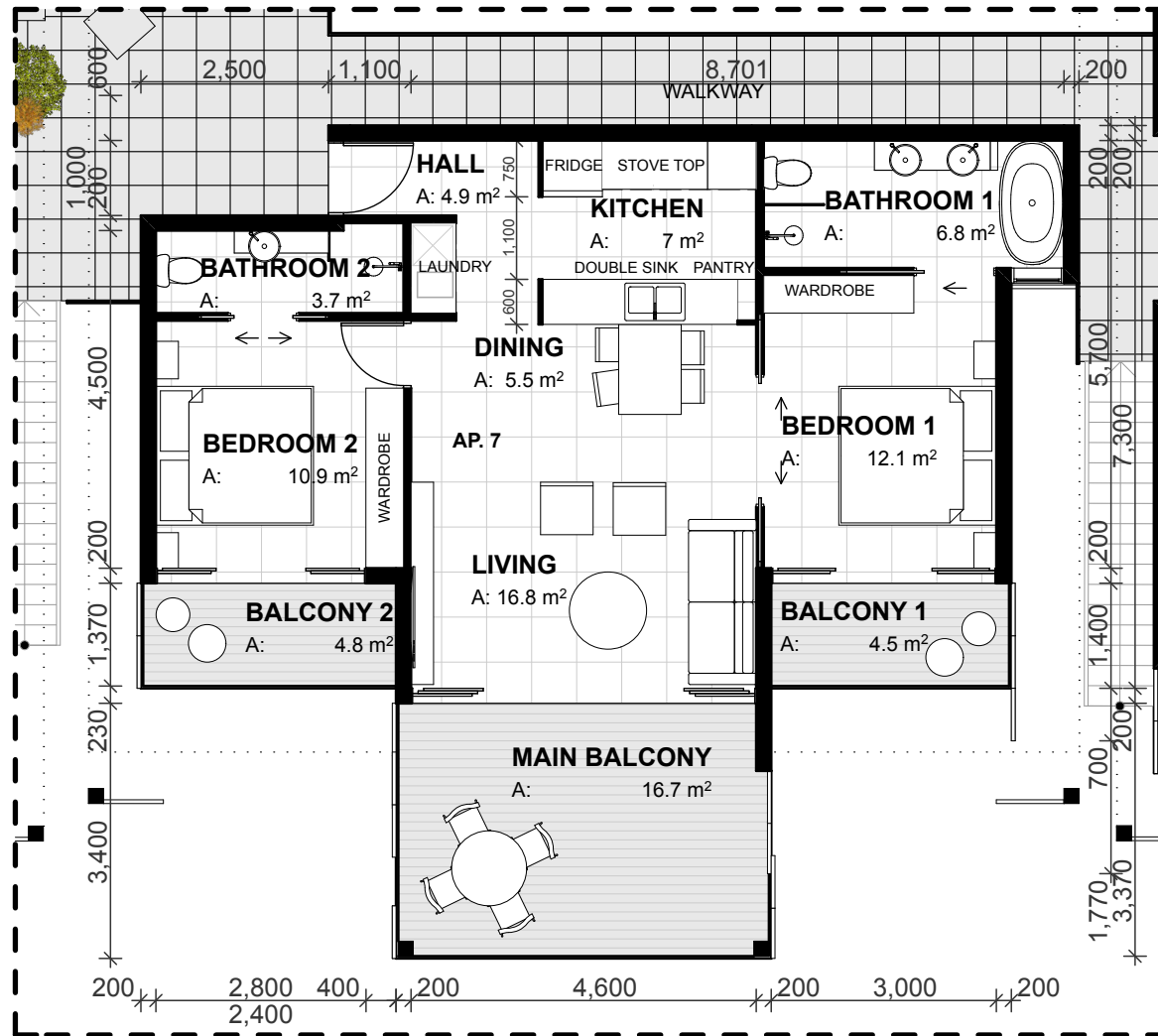
1:200



SOUTH ELEVATION

1:200

2 ST CRISPINS AVE
CONCEPT DESIGN



AREA TOTAL: 67.7 m²
WITH BALCONIES: 93.7 m²

TYPICAL APARTMENT LAYOUT

1:100

2 ST CRISPINS AVE
 CONCEPT DESIGN

	Requiries		Project		Compliant
Setback	Front	6m	6m		yes
	Rear	Half the Height of the Building	ht 7m/2=3,5m	3,5m	yes
	Side left	4m (secondary Road)	4m		yes
	Side right	Half the Height of the Building	ht 7m/2=3,5m	4m	yes
Site Coverage	Ground Level	45% (748m2)	635m2		yes
	First Floor Level	40% (665m2)	526m2		yes
Plot Ratio	0.45	0.45 x 1663 m2= 748 m2	11x 68m2 =748m2		yes
Carparks	1.5 per Unit	17	17		yes
Building Proportions	2 Stories		2 Stories		yes
	Hight of Building/Structure	6.5m	6m		yes
	Hight of Roof	3.5m	1m		yes
Landscaping	Recreation Area	582 m2	785 m2		yes
	Landscaping	499 m2	513 m2		yes

TOWN PLAN

2 ST CRISPINS AVE
CONCEPT DESIGN



VIEW ST CRISPINS AVE

**2 ST CRISPINS AVE
CONCEPT DESIGN**



ALFRESCO AREA

**2 ST CRISPINS AVE
CONCEPT DESIGN**



P O O L V I E W

**2 ST CRISPINS AVE
CONCEPT DESIGN**



SIDE VIEW

**2 ST CRISPINS AVE
CONCEPT DESIGN**



V I E W P. DOUGLAS RD CORNER

**2 ST CRISPINS AVE
CONCEPT DESIGN**



STREET VIEW

**2 ST CRISPINS AVE
CONCEPT DESIGN**