

MANUKA ARCADE®

Design Principles & Signage Policy

Background

In April 2016 the Executive Committee considered proposals for the design of upgrades to the Arcade and appointed Department of Design to prepare design concepts and subsequent plans for upgrade works within the building. A presentation on the design concepts and proposed direction was provided to owners and occupiers prior to the annual general meeting in September that year and feedback was incorporated into the subsequent proposals.

Owners and occupiers were provided with updates on the development of these proposals by the designer and Executive Committee. A final set of plans for proposed upgrades were adopted by the Executive Committee in March 2017 and full details provided to owners at the annual general meeting in July 2017.

While minor modifications were made during the process of undertaking works to meet the practical requirements and limitations of contractors the broad design concepts have underpinned all works since that time.

Broad Themes

The underlying design theme sought to capture and build upon the heritage of the Arcade as one of the original buildings in Manuka. Echoes of the [Strand Arcade](#) in Sydney, the [Block Arcade](#) in Melbourne and the [Adelaide Arcade](#) were sought to be captured in the clean 'art deco' lines, colours and styling.

As part of the styling ground floor signage was to be pared back with each unit allocated a standardised sign over their door or other suitable location. Frames have been manufactured for each of the ground floor tenancies.

Lightboxes and other signage within the arcade atrium would be removed to 'declutter' the central atrium area. Exterior signage above the arcade awnings was removed and replaced with painted signs in a raised lettering style for units with front and rear entrance aspects.

Design Details

A standard font, **COPPERPLATE GOTHIC**, was adopted for all signage within Arcade (directories and other building signage) consistent with the broad theme.

A paint palette was adopted for the building incorporating the following colours in designated areas:

- Dulux Whisper White (PA01)
- Dulux Vivid White (PA02)
- Taubmans Tornado (PA03)
- Taubmans Burlap Beige (PA04)
- Taubmans Iron Age (PA05)
- Dulux Black (PA06)
- Taubmans Grey Comfort (PA07)

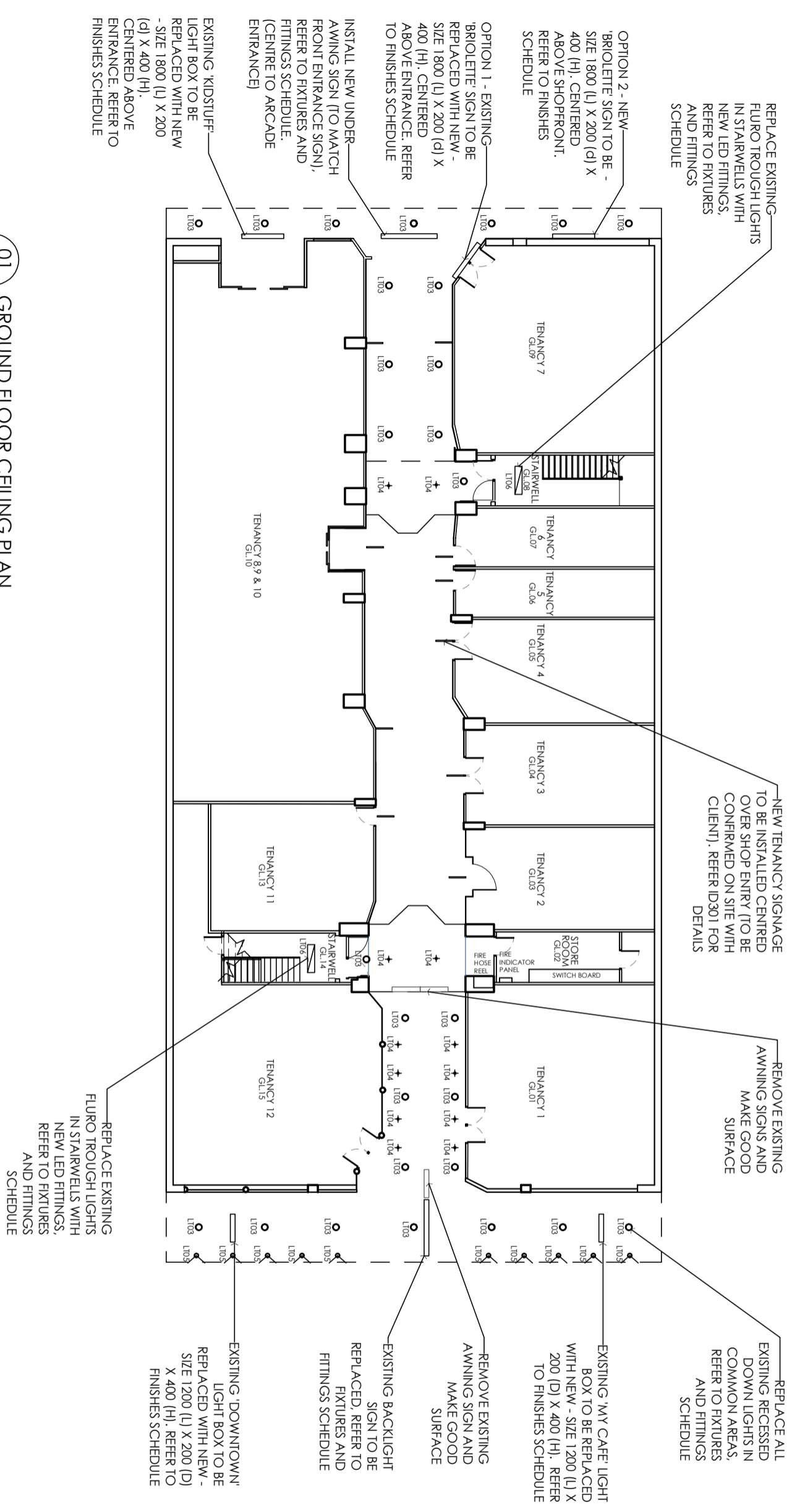
Tiles, basins, mouldings and other fixtures and fittings were chosen to compliment the design theme.

Signage Policy

Consistent with the final set of plans for proposed upgrades adopted by the Executive Committee in March 2017 the following Signage Policy was adopted at that time:

- All ground floor units would be entitled to a single blade sign (non-illuminated) provided by the Owners Corporation and reflecting the design in drawing ID301,
- Ground floor units with a street frontage, units 1, 12, 7, and 8, will be allowed an illuminated sign under the arcade awning consistent with the designs in drawing ID130,
- First floor units with a street frontage, units 13, 20, 16, and 17, will be allowed external painted signage above the arcade awning consistent with the designs in drawing ID300,
- Existing signage in place as at July 2017 would be allowed to remain in place until the expiration of the current lease term.

LIGHTING FITTING SYMBOLS LEGEND	
	↑ ALIGN - DENOTES BUILDING ELEMENTS TO ALIGN
	★ SERVICES LOCATIONS TO BE COORDINATED ON SITE. ALL SERVICES TO BE PAINTED OUT TO MATCH CEILING COLOUR.
	--- DEPT OF DESIGN DRAWINGS ARE TO BE USED AS AN INDICATIVE LIGHTING LAYOUT ONLY.
	... CONTRACTOR TO ENSURE LAYOUTS AND PROVISIONS ARE IN ACCORDANCE WITH ALL CURRENT AUSTRALIAN STANDARDS AND REQUIREMENTS INC. SECTION 1.
	■ NEW WALL MOUNTED CUSTOM LIGHT BOX. REFER TO ID210
	● PENDANT LIGHT. REFER TO SCH02 EQUIPMENT SCHEDULE FOR DETAILS.
	⊙ IP RATED RECESSED DOWNLIGHT TO MATCH EXISTING SIZE. FINISH: WARM WHITE. REFER TO SCH02 EQUIPMENT SCHEDULE FOR DETAILS.
	+ SMALL RECESSED DOWNLIGHT TO MATCH EXISTING SIZE. FINISH: WHITE TRIM / WARM WHITE. REFER TO SCH02 EQUIPMENT SCHEDULE FOR DETAILS.
	⊕ IP RATED SPOT LIGHT TO MATCH EXISTING SIZE. FINISH: WHITE TRIM / WARM WHITE. REFER TO SCH02 EQUIPMENT SCHEDULE FOR DETAILS.
	▤ TWIN LED SURFACE MOUNTED CEILING LIGHT WITH DRIVER. REFER TO SCH02 EQUIPMENT SCHEDULE FOR DETAILS.
	■ EXISTING EXT SIGN TO REMAIN. CONTRACTORS TO ENSURE COMPLIANCE WITH CURRENT STANDARDS
	⊕ EXISTING SMOKE DETECTORS TO REMAIN. CONTRACTORS TO ENSURE COMPLIANCE WITH CURRENT STANDARDS
	⊕ EXISTING EMERGENCY LIGHTING TO REMAIN. CONTRACTORS TO ENSURE COMPLIANCE WITH CURRENT STANDARDS
	⊕ EXISTING PENDANT LIGHTS TO REMAIN
	⊕ AWNING SIGNS TO BE REMOVED AND CEILING MADE GOOD

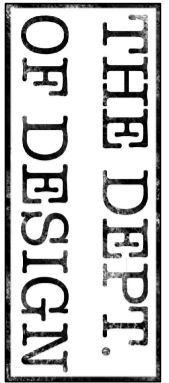


01 GROUND FLOOR CEILING PLAN
SCALE 1:200

NOTE: ALLOW TO CONSULT ASBESTOS REGISTER PRIOR TO COMMENCING REFURBISHMENT WORKS

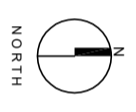
FOR APPROVAL

CLIENT SIGN OFF _____ DATE _____
CLIENT'S SIGNATURE _____ DATE _____



The Dept. of Design
6/1 PIRIE ST.
Fyshwick ACT
2609
T 02 6176 0330
E info@deptofdesign.com.au

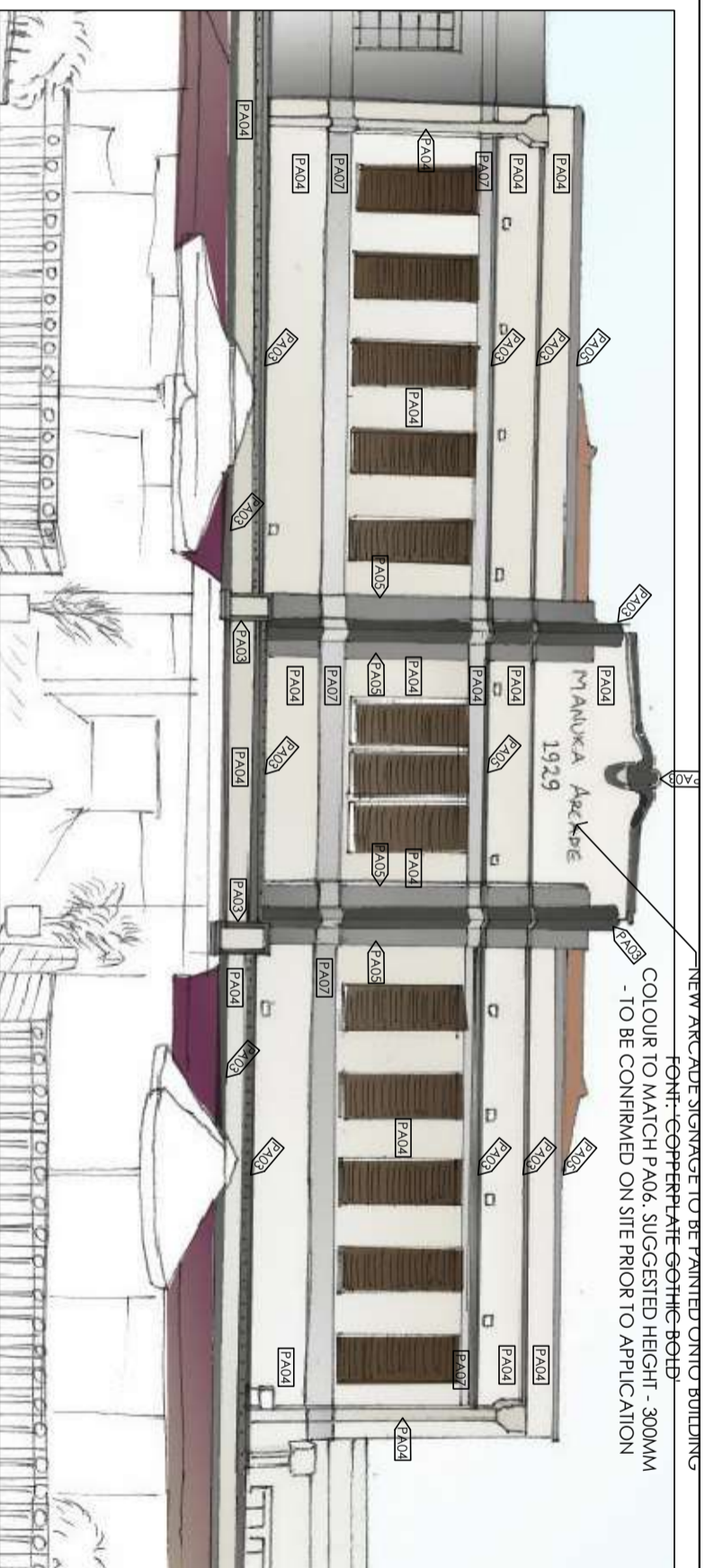
General Notes:
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Local Authorities' Regulations.



Issue	Description	By	Date
A	FOR APPROVAL	TM	17/03/16
T1	FOR TENDER	TM	29/03/17

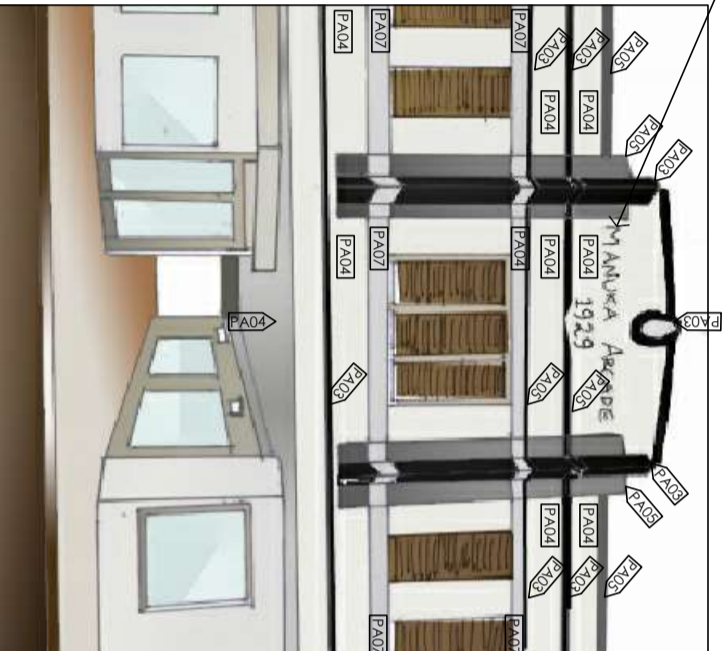
Project		Project Address	
MANUKA ARCADE	22-30 FRANKLIN STREET MANUKA ACT 2603	Dwg No.	ID130
Drawn	Client	Scale	1:100 @ A3
TM	UNITS PLAN NUMBER 1641 (BK 17, SEC 1, GRIFITH)	Issue	T1
Job No.	Drawing	Plot Date & Time	28-Mar-17 3:53:49 PM
1321	GROUND FLOOR REFLECTED CEILING PLAN		
Cad File Name	Z:\CLIENTS\1321_MANUKA ARCADE\03_DWG\5\1321_PLANS.DWG		

NOTE: The Manuka Shopping Precinct is nominateded for provisional registration by the ACT Heritage Register, and has not yet been assessed for registration by the ACT Heritage Council. As such there are no heritage guidelines or requirements in place which set out colours and finishes. However, from review of information provided (to ACTPLA on the 28.2.17 by The Dept. of Design), the proposed works are not considered likely to diminish the potential heritage significance of the arcade, and no Heritage ACT 2004 approvals are required prior to the commencement of works.



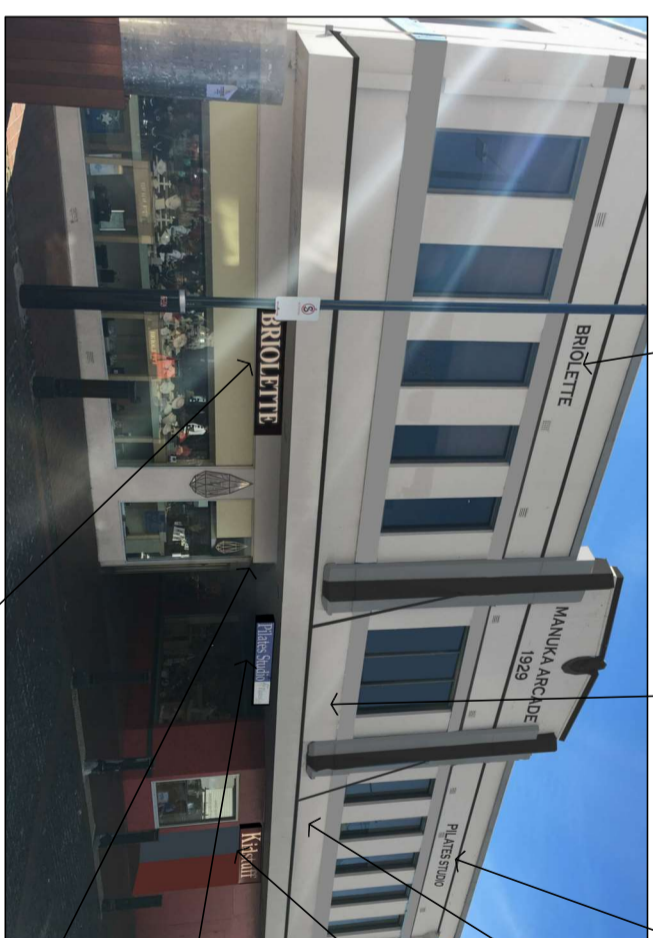
01 EXTERNAL FINISHES - FRONT ENTRANCE (FRANKLIN STREET)
- NOT TO SCALE

NEW ARCADE SIGNAGE TO BE PAINTED ONTO BUILDING
FONT: COPPERPLATE GOTHIC BOLD
COLOUR TO MATCH PA06. SUGGESTED HEIGHT - 300MM - TO BE CONFIRMED ON SITE PRIOR TO APPLICATION



02 EXTERNAL FINISHES - REAR ENTRANCE
- NOT TO SCALE

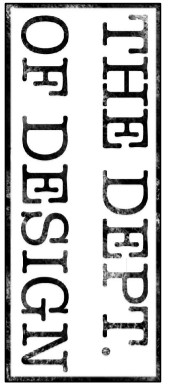
03 EXTERNAL SIGNAGE - REAR ENTRANCE
- NOT TO SCALE



FOR APPROVAL

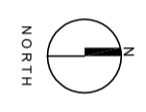
CLIENT SIGN OFF

CLIENT'S SIGNATURE _____ DATE _____



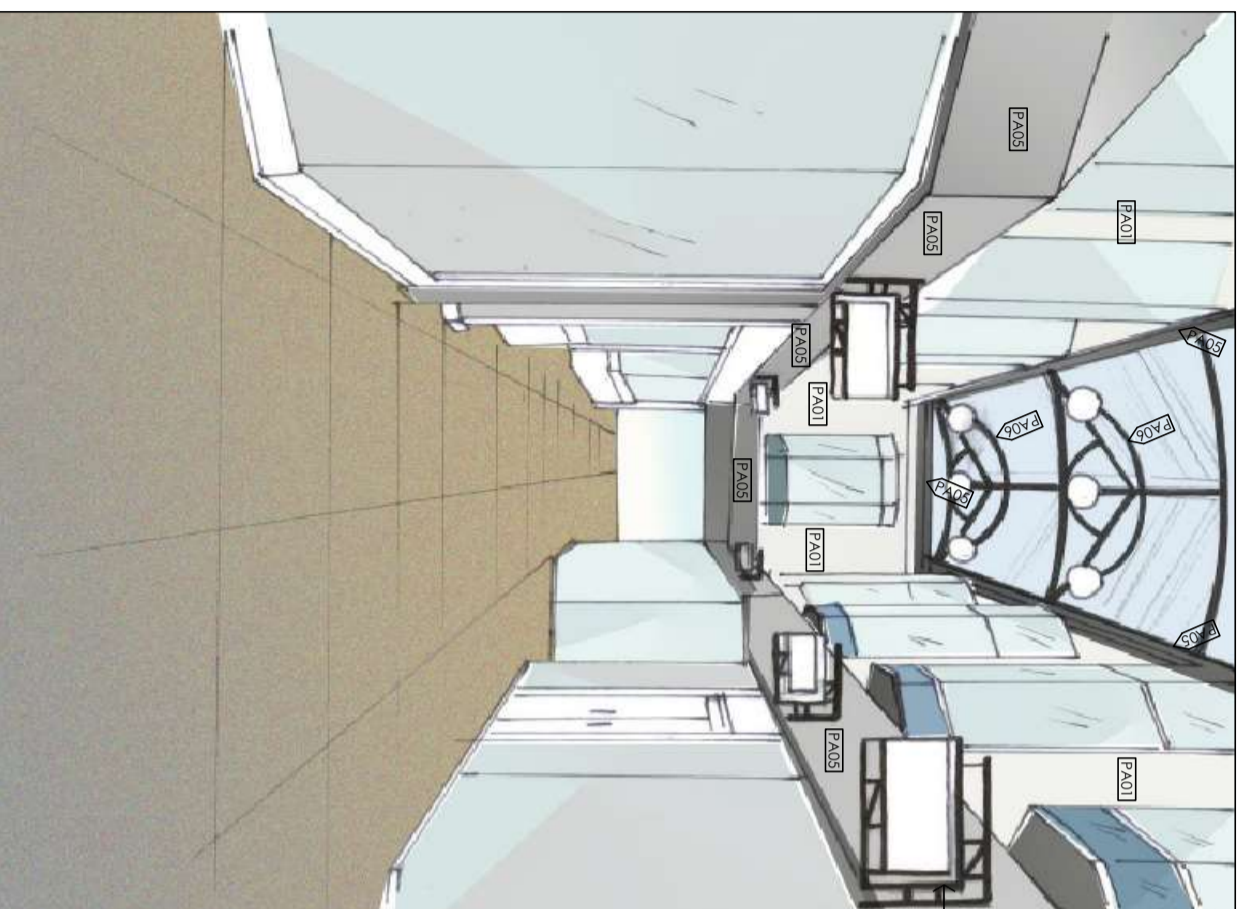
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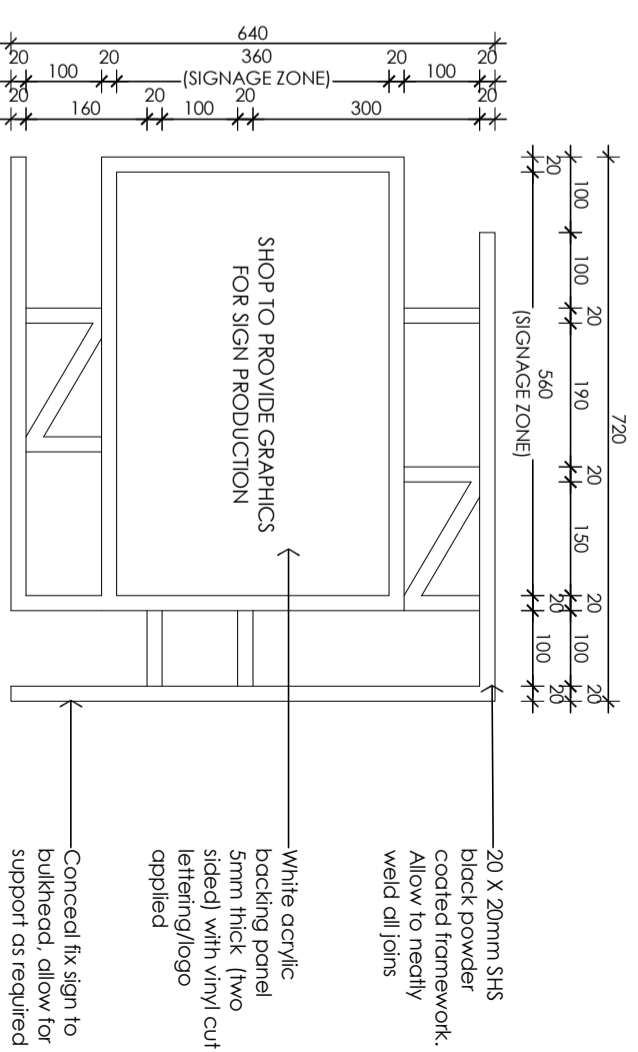


Issue	Description	By	Date
A	FOR PRICING	TM	07.11.16
B	FOR APPROVAL	TM	17.03.17
T1	FOR TENDER	TM	29.03.17

Project		Project Address	
MANUKA ARCADE	22-30 FRANKLIN STREET MANUKA ACT 2603	Dwg No.	ID300
Client	UNITS PLAN NUMBER 1641 (BK 17, SEC 1, GRIFFITH)	Scale	NOT TO SCALE
Job No.	1321	Drawing	EXTERNAL FINISHES
Cad File Name	Z:\CLIENT\1321_MANUKA ARCADE\03_DWG\1321_PLANS.DWG	Issue	T1
		PLOT Date & Time	28-Mar-17 4:08:32 PM



NEW ARCADE SIGNAGE TO BE
INSTALLED IN FUTURE WORKS,
REFER TO DETAIL 02
ADJACENT



02 GROUND FLOOR ARCADE SIGNAGE
ID301 SCALE 1:10

Note: To be installed on existing bulkhead above shop front, allow to co-ordinate onsite with client. Builder to provide option for double sided backlit LED acrylic panel

01 INTERNAL FINISHES
NOT TO SCALE

APPROVAL

3N OFF

DATE

**THE DEPT.
OF DESIGN**

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P1	FOR PRICING	TM	07.11.16
A	FOR APPROVAL	TM	17.03.17
T1	FOR TENDER	TM	29.03.17

Project		Project Address	
MANUKA ARCADE		22-30 FRANKLIN STREET MANUKA ACT 2603	
Drawn	TM	Client	UNITS PLAN NUMBER 1641 (BK 17, SEC 1, GRIFFITH)
Job No.	1321	Drawing	INTERNAL FINISHES
Cadd File Name		Z:\CIBENT\1321 MANUKA ARCADE\03_DWG\1321_P1ANS.DWG	
Dwg No.	ID301	Scale	AS INDICATED
Issue	T1	Plot Date & Time	28-Mar-17 4:08:08 PM