

Architectural model B01 Clarification register

Baseline: basement + ground + first + second + terrace. Prepared 12 September 2026 from the supplied architectural CAD, PDF plans, elevations and basement roof structural drawings.

Purpose

A complete-building design-discussion model with editable components. Confirmed plan dimensions are retained where reconciled; vertical and fabrication assumptions remain explicitly provisional. It is not an as-built survey, structural design, approval drawing or certified area statement.



Direct geometry render of B01. Concept materials; architect baseline, not the later parking-only or restaurant enhancement.

Model basis and handover

Files

Domlur_Baseline_B01.blend - editable visual master, named objects and saved cameras.

Domlur_Baseline_B01.step - 1,222 named valid CAD solids, millimetres. Presentation vehicles, site, markings and fixtures excluded from STEP.

Domlur_Baseline_B01.glb - portable complete scene in metres, Y-up for standard viewers.

source/build_model.py + parameters.json + cad_plans.json - repeatable geometry authoring and extracted CAD references. Geometry coordinates are authored in inches, x towards west, y towards south, z upwards.

Interactive viewer - floor isolation, horizontal sections, fin visibility, door labels, free orbit, approximate surface measurement and downloadable pictures.

What is deliberately separate

The architect baseline retains the basement store, two rear car envelopes, six two-wheelers, open-air upper foyers and upper west fin treatment. Proposed parking-only use, added basement grille/glass panels, restaurant fit-out, external balconies and foyer/entrance extensions are not silently incorporated. Those belong in later saved alternatives.

Area quantities

Level	Slab/finish polygon area less model voids
B	1842.02 sq ft
G	1622.62 sq ft
F1	1854.61 sq ft
F2	1854.61 sq ft
T	1854.61 sq ft

These areas are generated from B01 geometry. They are NOT carpet/rentable area and do not include verification of approval exclusions, exterior projections or as-built deviations. Do not add terrace area to leasable enclosed area.

RFI-01 | Governing revision and floor count

Priority: High

Please confirm: Confirm the governing architectural and structural revision. Is the current baseline basement + ground + first + second + terrace? Identify whether the separate G+3 DWG is an alternative only.

Drawing basis: September 11 PDF set; both September 4 DWGs

B01 provisional treatment: B+G+2+terrace baseline. G+3 is not built into B01.

Why it matters: Overall massing, floor count, quantities and elevations.

RFI-02 | Ramp longitudinal section and west-side grade

Priority: High

Please confirm: Supply a dimensioned section along the ramp with road, footpath, ramp crest, toe, transition lengths, soffit/beam/shutter levels and the location of the quoted 6 ft 9 in minimum clearance. Confirm external walkway levels.

Drawing basis: Basement plan: 9 ft 11.5 in width, 15 ft run, 1:3.75; basement -4 ft 9 in; road approximately -9 in; footpath zero

B01 provisional treatment: Straight 180 in ramp drops 48 in from road to basement. The 9 in road/footpath transition is NOT resolved; model must not be used for vehicle clearance approval.

Why it matters: Ramp usability, minimum headroom, window exposure and wall geometry.

RFI-03 | All stair sections and flight relationship

Priority: High

Please confirm: Confirm riser counts, tread depths, nosings, intermediate levels, slab thickness and underside profiles for internal stairs, main entrance and basement pedestrian stairs. Confirm GF return-flight width and central gap: CAD shows 55.5 in return width in GF but 48 in upper flights, and 10.5 in upper gap.

Drawing basis: Aligned CAD: upper flights 48 in, 10 treads at 10.5 in, arrival landing 60 in; section floor heights

B01 provisional treatment: Internal flights use 11 risers per flight and 105 in run, with sloping 6 in nominal waist. Upper arrangement repeated to GF. External entrance 11 risers; basement access 10 risers. These are provisional and not a verified stair design.

Why it matters: Headroom, stair comfort, landing fit and accurate arrival views.

RFI-04 | Ground foyer and outward offset

Priority: High

Please confirm: Reconcile the 8 ft 1 in common-entrance label, earlier 7 ft 7.5 in foyer detail and CAD front enclosure width approximately 91.6 in. Dimension the east-side offsets by structural grid, distinguishing setback from wall displacement.

Drawing basis: GF September 11; foyer detail September 8; September 4 CAD

B01 provisional treatment: CAD-aligned enclosure retained. Upper foyer clear width is 67 in between $x=23.066$ and $x=90.066$ in. The east-wall offset comes from coordinate geometry, not an assumed 2 ft extension.

Why it matters: Entrance width, wall kink and floor area.

RFI-05 | Upper-floor structural plans and south elevation

Priority: High

Please confirm: Provide structural framing for first, second and terrace levels, stair roof and lift overrun, and a south elevation. Confirm column sizes and offsets on every floor.

Drawing basis: Only basement roof structural drawings supplied; repeated architectural column positions

B01 provisional treatment: Upper slabs provisionally 6 in plus 50 mm finishes. Repeated column envelopes; upper downstand beams not invented. Rear window height inferred from schedules.

Why it matters: Unverified upper headroom, structural depths and unseen elevation details.

RFI-06 | Coordinated door and window schedule

Priority: Medium

Please confirm: Issue matching schedules for W2/W3/W4 and all structural glazing, with clear opening widths, sill/head levels, frames, opening direction and glass specification. Confirm tenant door dimensions and labels.

Drawing basis: Upper plan window codes do not match copied schedule; both upper tenant doors coded D2

B01 provisional treatment: Rear windows generally 6 ft high with 3 ft sill; stair windows 8 ft 6 in high where floor height permits. Door heights provisional. User-facing labels D1/Tenant 1 and D2/Tenant 2 are aliases; drawing codes remain in source register.

Why it matters: Window/door appearance and openings; no glass performance specification implied.

RFI-07 | Lift supplier dimensions

Priority: High

Please confirm: Provide lift GA, structural shaft clearances, finished opening, door height, pit depth, overhead clearance and overrun roof level. Confirm terrace lift stop or non-accessible overrun.

Drawing basis: Plan clear shaft 5 ft x 5 ft 6 in; opening to be decided with lift agency; pit marked -9 ft 9 in

B01 provisional treatment: 36 in x 84 in doors on east side for basement to second. Terrace is overrun, not an added passenger stop. Overrun envelope is provisional.

Why it matters: Lift feasibility, shaft details and foyer circulation.

RFI-08 | Façade fabrication and open foyer edges

Priority: Medium

Please confirm: Dimension ACP/stone frame profiles, returns, bracket offsets, fin sections/spacing, sign bands, pergola and open-foyer parapets. Explain the elevation plus/minus offset labels and their reference plane.

Drawing basis: North/east elevations and architectural renders

B01 provisional treatment: Façade profiles reconstructed as separate components; depths/fin fabrication illustrative. Upper foyers remain open-air as architect baseline. No external balcony or extended foyer added.

Why it matters: External appearance, projections and buildable fixing details.

RFI-09 | Guardrails and parapets

Priority: Medium

Please confirm: Confirm required heights, infill spacing, handrail diameter, post placement and details around all stairs, basement openings and terrace edges.

Drawing basis: North elevation labels SS railing 2 ft 10 in; other details incomplete

B01 provisional treatment: 34 in stair guards and 40 in terrace/foyer parapets modelled as drawing/visual envelopes. These are not a verified compliant guard design.

Why it matters: Safety, views and fabrication dimensions.

RFI-10 | Basement roof structural coordination and B14

Priority: High

Please confirm: Resolve B14: 6 x 18 in on shuttering versus 8 x 18 in on reinforcement. Supply a coordinated overlay tying every beam and the 7 in slab patch to architectural grid and ramp opening; confirm whether 18 in is overall depth and exact 50 mm level convention.

Drawing basis: Two shuttering copies and reinforcement drawing 280726

B01 provisional treatment: 6 in slab, local 7 in patch; 18 in beam envelopes. B01 beam axes and local patch are schematic registration only, NOT a complete extraction of the structural beam schedule. No B14 size selected as approved.

Why it matters: Critical to dependable ramp/ceiling clearances and slab modifications.

RFI-11 | Toilet option selection

Priority: Medium

Please confirm: Select OPT-1 or OPT-2 for first and second floors and confirm plumbing/ventilation shafts and door sizes.

Drawing basis: Upper plans show both alternative toilet locations

B01 provisional treatment: OPT-1 modelled; OPT-2 excluded to avoid presenting two alternatives as simultaneous construction.

Why it matters: Tenant area, services and partition layout.

RFI-12 | Finishes and lighting

Priority: Low

Please confirm: Confirm floor build-ups, stone/ACP/wood finishes, colour palette, actual fixture selection and electrical routing.

Drawing basis: Architectural renders and roof structural level note

B01 provisional treatment: Materials and lighting are illustrative; 50 mm floor build-up used consistently pending confirmation. No restaurant fit-out in architect baseline.

Why it matters: Visual richness and final finished clearances.

RFI-13 | Services and rooftop equipment

Priority: Medium

Please confirm: Provide DG and electrical equipment GA/maintenance clearances, sump and borewell details, duct routes, tank dimensions and support arrangement.

Drawing basis: Architect basement and terrace plans; 2 x 3500 litre tanks indicated

B01 provisional treatment: Simplified equipment envelopes in plan locations; tank dimensions illustrative, not manufacturer GA or structural support design.

Why it matters: Plant access, parking conflicts and roof silhouette.

RFI-14 | Parking baseline versus proposed conversion

Priority: Medium

Please confirm: Confirm removal or retention of the 408 sq ft basement commercial room and provide a parking manoeuvre study using selected vehicle dimensions. Confirm revised pedestrian access if the room is removed.

Drawing basis: Latest architect baseline retains commercial room, two rear cars and six two-wheelers

B01 provisional treatment: B01 keeps the architect layout. Vehicles are generic size envelopes, not approved bay capacity. Five-car concept is not verified or implemented in this baseline.

Why it matters: Basement use, circulation and later five-car alternative.

RFI-15 | As-built survey and area definition

Priority: High

Please confirm: Provide measured column faces, slab edges, openings and finished levels; identify any site deviations. Confirm the agreed carpet/built-up/rentable area measurement basis before using area differences commercially.

Drawing basis: Drawings only; small CAD dimension overrides and first/second differences

B01 provisional treatment: B01 is drawing-based. Listed areas are polygon geometry minus model voids, not certified rentable area. First/second footprint is harmonised where half-inch drafting differences remain unresolved.

Why it matters: As-built accuracy and reliable commercial area comparisons.