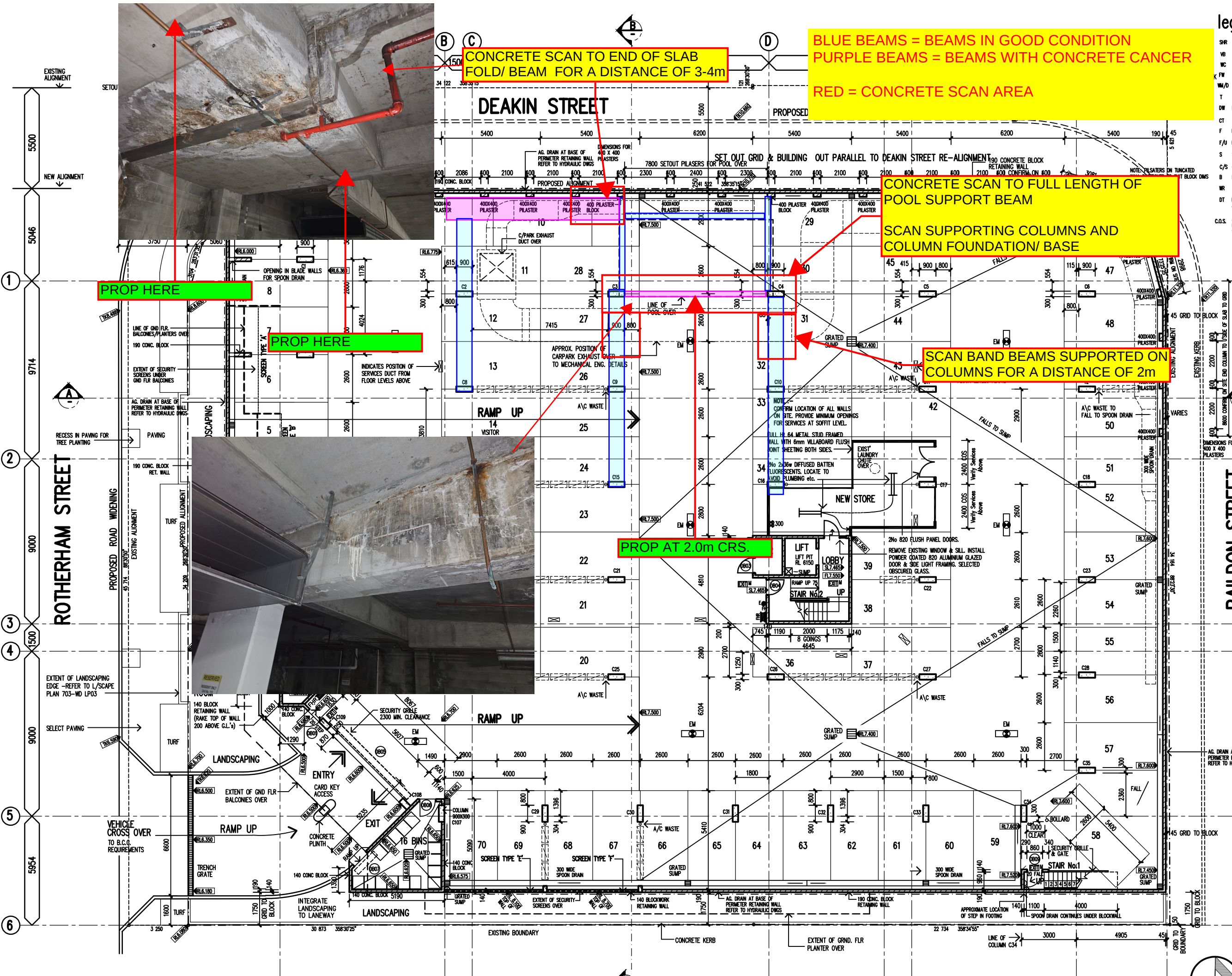




legend:

- | | | | |
|--------|--|-------|--|
| SHR | SHOWER | D | SERVICES DUCT - 30 STC RATED |
| VB | VANITY BASIN CUPBOARD | (H/M) | GAS HOT WATER UNIT |
| WC | WATER CLOSET | (S) | SMOKE DETECTOR |
| FW | FLOOR WASTE | E | 1 No 4.5 KG DRY POWDER CHEMICAL FIRE EXTINGUISHER |
| WM/D | WASHING MACHINE/DRYER | TH | FIRE HYDRANT |
| T | LAUNDRY TUB | FHR | FIRE HOSE REEL |
| DW | DISHWASHER | EXT M | ILLUMINATED EXIT SIGN (in accordance with AS2293.1) ("M" denotes maintained fitting) |
| CT | COOKTOP | EXT M | ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW (in accordance with AS2293.1) ("M" denotes maintained fitting) |
| F | FRIDGE | | ceiling mounted 22W circular fluorescent light fitting complete with emergency pack (in accordance with ASD 2293.1) |
| F/U | FRIDGE UNDER BENCH | | 1200 long single fluorescent light fitting 1 x 36W batten & diffuser complete with emergency pack ("EM" denotes emergency) |
| S | SINK | | |
| C/S | CLEANERS SINK | | |
| B | BENCH | | |
| WR | WARDROBE | | |
| DT | DRESSING TABLE BENCH, WITH MIRROR OVER | | |
| C.O.S. | CONFIRM ON SITE PRIOR TO COMMENCEMENT OF WORKS | | |

notes:

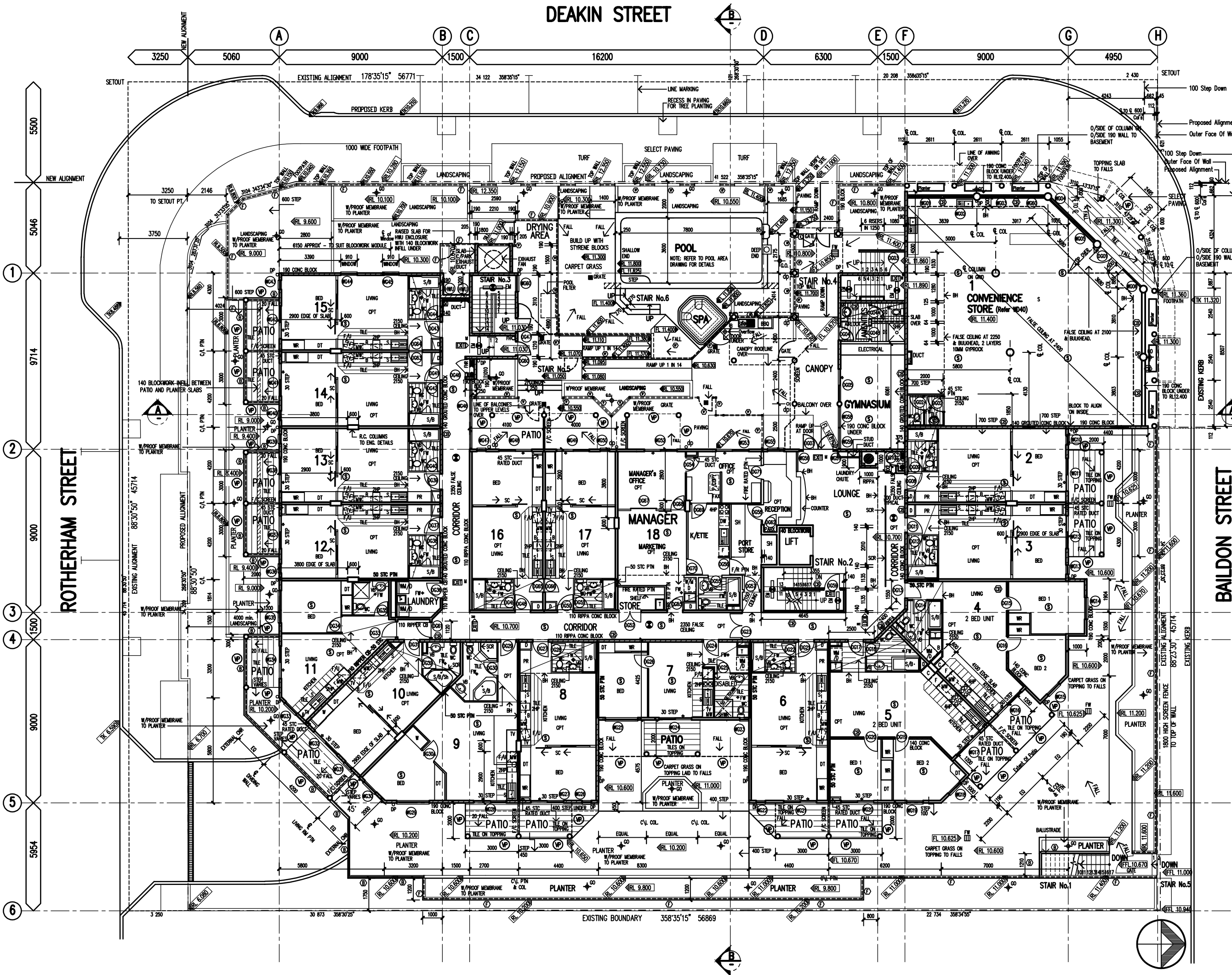
- + R.L. 10.100 - INDICATES FINISHED LEVELS
- (RL 9.600) - INDICATES NEW LEVELS (STRUCTURAL)
- (TK 9.600) - INDICATES PROPOSED TOP OF KERB LEVELS
- POISON UNDER CONCRETE SLABS IN ACCORDANCE WITH AS 3600 PART 1 - (NEW BUILDINGS)
- REFER TO HYDRAULIC DRAWINGS FOR SEWERAGE AND STORMWATER DETAILS
- REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS TO ALL R.C. FOOTINGS, SLABS & BLOCKWORK
- SERVICE PENETRATIONS BETWEEN FLOORS TO BE SEALED IN ACCORDANCE WITH SPECIFICATION C3.5 BUILDING CODE OF AUSTRALIA
- ALL HANDRAILS/BALUSTRADES TO BE IN ACCORDANCE WITH CLAUSE D2.16 BUILDING CODE OF AUSTRALIA
- ALL STAIRS TO BE IN ACCORDANCE WITH CLAUSE D2.13 BUILDING CODE OF AUSTRALIA
- (---) INDICATES A/C CONDENSER UNITS OVER
- WALLS
- Externally
- All external walls to be concrete block retaining - where exposed, approved texture coating externally
- Internally
- Internal walls indicated to be blockwork
- LIFT & STAIR WALLS 90/90/90
- COLUMN SETOUT
- Generally centreline column (width only) to line with centreline carparking aisle. Otherwise as noted.

R.P.D.
LOT 5 ON RP 10806 & RP 10825
LOT 6 ON RP 159321 & B 3744
LOT 7 ON RP 10829 & B 3744
PARISH OF SOUTH BRISBANE
COUNTY OF STANLEY.

O	29.07.97	STORE (LAYERS MAY BE FROZEN-ROOM*)
N	19.06.97	RE-LOT SPOT LEVELS
M	31.02.97	NOMINATE SCREENS TO BASEMENT
L	9.10.96	PLASTERERS ADDED TO RETAINING WALL, STAIR 1 ALTERED, GENERAL
J	28.9.96	DIMENSIONS AMENDED AT ENTRY
K	25.9.96	AMENDMENTS TO DIMENSIONS & R/L'S TO STAIR
H	17.9.96	GRID DIM 586 CHANGED, BOUNDARY TO GRID DIM CHANGED NE COR
G	16.9.96	DIMS REMOVED FROM STAIR & ENTRY
F	13.9.96	BOUNDARY AMENDED, DIMS CHANGED, ADDED
E	11.9.96	PRECAST CONC. CHANGED TO BLOCKWORK, AMENDMENTS TO STAIRS & LIFT, SETOUT, GENERAL
D	5.3.96	GENERAL AMENDMENTS
C	18.1.96	GENERAL AMENDMENTS
B	1.12.95	B.A. REISSUE

proposed tenement building
rotherham street,
kangaroo point, Q. 4169
for rivercity terraces pty ltd

basement floor plan



- legend:**
- S/B SHOWER BATH
 - SHR SHOWER
 - VB VINTY BASIN CUPBOARD
 - BA WALL HUNG BASIN
 - WC WATER CLOSET
 - FW FLOOR WASTE
 - WM/D WASHING MACHINE/DRYER
 - T LAUNDRY TUB
 - F/F FUTURE TUB
 - DW DISHWASHER
 - UD UNDERBENCH OVEN
 - CT COOKTOP
 - F FRIDGE
 - F/U FRIDGE UNDER BENCH
 - S SINK
 - C/S CLEANSERS SINK
 - B BENCH
 - WR WARDROBE
 - PR PORT RACK
 - GO GARDEN OUTLET
 - CEILING FAN
 - BH BULKHEAD
 - F FENCE
 - B BALUSTRADE
 - CB CONCRETE BLOCK
 - SLAB LEVELS / WALL LEVELS
 - FINISHED FLOOR LEVELS
 - CONDENSER WASTE A/C
 - VP VALANCE PANEL
 - DT DRESSING TABLE BENCH WITH MIRROR OVER
 - C.O.S. CONFIRM ON SITE FROM COMMENCEMENT OF WORKS
 - D SERVICES DUCT - 30 STC RATED
 - P PANTRY
 - CPT CARPET
 - HP HOT PLATE
 - MW MICROWAVE OVEN
 - CL centre line
 - EM 1200 LONG SINGLE FLUORO LIGHT FITTING, 1 x 36 W BATTEN & DIFFUSER COMPLETE WITH EMERGENCY PACK TM DENOTES EMERGENCY
 - SM SMOKE DETECTOR
 - 1 No 2.5 KG DRY POWDER CHEMICAL FIRE EXTINGUISHER
 - FM FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - EA EXHAUST AIR RISER
 - EA EXHAUST AIR GRILLE
 - B BALUSTRADE
 - EM ILLUMINATED EXIT SIGN (in accordance with AS 2283.1) (W denotes maintained fitting)
 - EM ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW (in accordance with AS 2283.1) (W denotes maintained fitting)
 - EM CEILING MOUNTED 22W CIRCULAR FLUORESCENT LIGHT FITTING COMPLETE WITH EMERGENCY PACK (in accordance with AS 2283.1)

notes:

Externally
FIRE RESISTANCE LEVEL 90/90/90.
All external walls to be 190 concrete block to structural engineers details
external finish - approved texture coating

Internally
FIRE RESISTANCE LEVEL 90/90/90.
Internal corridor walls and walls indicated (C) to be concrete block to structural engineers details.

FIRE RESISTANCE LEVEL - 70/90.
Internal dividing walls between units to be 64 x 32 steel studs
6500 c/s sheet with 2 x 13mm Fyreschek one side & 1 x 13 Fyreschek other side applied vertically with 50mm glasswool/rockwool insulation to achieve 45 STC rating.

Partitions and Bathrooms
All partition walls shall be steel framed 64 x 32 steel studs with 1 layer of 10mm plasterboard each side

All bathroom walls shall be steel framed 64 x 32 steel studs with 6mm fibreglass sheeting to all tiled & bathroom areas with 13mm waterproof plasterboard to all other areas.

50 STC rated wall to laundry shall be 64 x 32 steel studs with 1 layer Fyreschek to duct side & 2 layers Fyreschek & 1 layer wet area board to laundry side.

LIFT/STAIR WALLS 90/90/90

CEILING
Ceiling finish generally to be Class 2 off form concrete with textured paint finish.

False ceiling to all bathrooms and bulkheads shall be 2 x 13mm of 10mm plasterboard on a 64 steel stud trussing to achieve STC 30.

All electrical, mechanical ventilation and plumbing penetrations through one hour fire rated plasterboard ceiling shall be approved one hour fire rated installations.

DOORS
All doors to sole occupancy rooms shall be 1 hour fire rated in steel frame and to be fitted with heavy duty door closer.

SMOKE HAZARD MANAGEMENT
EACH SOLE-OCCUPANCY UNIT
self contained smoke alarm in accordance with Clause 9 of Specification E1.7 of the B.C.A.

CARPARKS
mechanical ventilation system in accordance with A.S. 1668.2 has that system designed in accordance with A.S. 1668.1 Clause 7.6 except that:-

(A) standard metal blade fans may be used instead of high temperature fans; and
(B) the electrical control cabling need not be fire rated

O -05.97 NEW BLOCKWORK ADJ B.B.Q.
N 30.04.97 LOUNGE RM-REMOVE PLANTER & RELOC DUCT; AMEND LEVELS TO POOL AREA BLOCK FENCING; AMEND CONVENIENCE STORE & STREET KERBING; REMOVE PLANTER/SEALED STRUCT DUCT FROM UNIT 2 RELOCATED TO UNIT 3; AMEND MANAGER'S UNIT/RECEPTION; BALCONY DIM'S TO UNITS 10 & 4/5. REMOVE MANAGER LIVING RM DUCT; CORRIDOR DUCT ADJ UNIT 15. REMOVE 3NO PLANTER BOX ADJ GRID 6; VALANCE PANELS; CONV STORE CEILING; GENERAL NOTES; DG54 DOOR SWING.

K 05.12.96 NEW ROOM LAYOUTS TO 2,3,4,5,7,9,10,11,16,17,18. DIM'S TO CONV STORE; GENERAL NOTES & AMENDMENTS. REMOVE ELEC. MW45 RELOCATE; DOORS-DG61,62,63,64,65,66.

J 15.10.96 NEW ROOM LAYOUTS TO 2,3,6,8,12,13,14,15,16,17. GENERAL, UNDRY SHUTE ADDED

H 1.10.96 DIMS AMENDED TO STAIR 3
G 26.6.96 AMENDMENTS TO POOL, STAIRS, LEVELS, GENERAL
F 11.6.96 PRECAST CONC. CHANGED TO BLOCKWORK. AMENDMENTS TO STAIRS & LIFT, SETOUT, GENERAL

E 5.3.96 GENERAL AMENDMENTS
D 02.2.96 GENERAL AMENDMENTS
C 18.1.96 GENERAL AMENDMENTS
B 1.12.95 B.A. REISSUE

ISSUE	DATE	DESCRIPTION
O	-05.97	NEW BLOCKWORK ADJ B.B.Q.
N	30.04.97	LOUNGE RM-REMOVE PLANTER & RELOC DUCT; AMEND LEVELS TO POOL AREA BLOCK FENCING; AMEND CONVENIENCE STORE & STREET KERBING; REMOVE PLANTER/SEALED STRUCT DUCT FROM UNIT 2 RELOCATED TO UNIT 3; AMEND MANAGER'S UNIT/RECEPTION; BALCONY DIM'S TO UNITS 10 & 4/5. REMOVE MANAGER LIVING RM DUCT; CORRIDOR DUCT ADJ UNIT 15. REMOVE 3NO PLANTER BOX ADJ GRID 6; VALANCE PANELS; CONV STORE CEILING; GENERAL NOTES; DG54 DOOR SWING.
K	05.12.96	NEW ROOM LAYOUTS TO 2,3,4,5,7,9,10,11,16,17,18. DIM'S TO CONV STORE; GENERAL NOTES & AMENDMENTS. REMOVE ELEC. MW45 RELOCATE; DOORS-DG61,62,63,64,65,66.
J	15.10.96	NEW ROOM LAYOUTS TO 2,3,6,8,12,13,14,15,16,17. GENERAL, UNDRY SHUTE ADDED
H	1.10.96	DIMS AMENDED TO STAIR 3
G	26.6.96	AMENDMENTS TO POOL, STAIRS, LEVELS, GENERAL
F	11.6.96	PRECAST CONC. CHANGED TO BLOCKWORK. AMENDMENTS TO STAIRS & LIFT, SETOUT, GENERAL
E	5.3.96	GENERAL AMENDMENTS
D	02.2.96	GENERAL AMENDMENTS
C	18.1.96	GENERAL AMENDMENTS
B	1.12.95	B.A. REISSUE

proposed tenement building
rotherham st,
kangaroo point, Q. 4169
for rivicity terraces pty ltd
ground floor plan

notes:

+ R.L. 10.100 - INDICATES FINISHED LEVELS
 (RL 9.600) - INDICATES NEW LEVELS (STRUCTURAL)

POISON UNDER CONCRETE SLABS IN ACCORDANCE WITH AS 3600 PT 1 (NEW BUILDINGS)

REFER TO HYDRAULIC DRAWINGS FOR SEWERAGE AND STORMWATER DETAILS

REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS TO ALL R.C. FOOTINGS, SLABS & BLOCKWORK

SERVICE PENETRATIONS BETWEEN FLOORS TO BE SEALED IN ACCORDANCE WITH SPECIFICATION C3.5 BUILDING CODE OF AUSTRALIA

ALL HANDRAILS/BALUSTRADES TO BE IN ACCORDANCE WITH CLAUSE 02.15 BUILDING CODE OF AUSTRALIA

ALL STAIRS TO BE IN ACCORDANCE WITH CLAUSE 02.15 BUILDING CODE OF AUSTRALIA

DEAKIN STREET

legend:

S/B	SHOWER BATH	D	SERVICES DUCT - 30 STC RATED
SHR	SHOWER	P	PANTRY
VB	VANITY BASIN CUPBOARD	CPT	CARPET
WC	WATER CLOSET	HP	HOT PLATE
FW	FLOOR WASTE	MW	MICROWAVE OVEN
WM/D	WASHING MACHINE/DRYER	(HML)	GAS HOT WATER UNIT
T	LAUNDRY TUB	(S)	SMOKE DETECTOR
DW	DISHWASHER	E	1 No 2.5 KG DRY POWDER CHEMICAL FIRE EXTINGUISHER
UO	UNDERBENCH OVEN	FH	FIRE HYDRANT
CT	COOKTOP	FHR	FIRE HOSE REEL
F	FRIDGE	EXIT	ILLUMINATED EXIT SIGN (in accordance with AS2293.1) ("M" denotes maintained fitting)
F/U	FRIDGE UNDER BENCH	EXIT	ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW (in accordance with AS2293.1) ("M" denotes maintained fitting)
S	SINK		ceiling mounted 22W circular fluorescent light fitting complete with emergency pack (in accordance with ASD 2293.1)
C/S	CLEANERS SINK	EM	1200 long single fluorescent light fitting 1 x 36W batten & diffuser complete with emergency pack ("EM" denotes emergency)
B	BENCH		
WR	WARDROBE		
DT	DRESSING TABLE BENCH, WITH MIRROR OVER	ES	EXHAUST AIR RISER
C.O.S.	CONFIRM ON SITE PRIOR TO COMMENCEMENT OF WORKS	ES	EXHAUST AIR GRILLE

notes:

WALLS
 Externally
 FIRE RESISTANCE LEVEL 90/90/90.
 All external walls to be reinforced concrete precast wall panels to structural engineers details external finish - approved texture coating

Internally
 FIRE RESISTANCE LEVEL 90/90/90.
 Internal corridor walls and walls indicated (P) to be reinforced concrete precast wall panels to structural engineers details

FIRE RESISTANCE LEVEL 90/90/90.
 Internal dividing walls between units to be 64 x 32 steel studs @ 600 c/s sheet with 2 x 13mm Fyreccheck one side & 1 x 13 Fyreccheck other side applied vertically with 50mm glasswool/rockwool insulation to achieve 45 STC rating.

Partitions and Bathrooms
 All partition walls shall be steel framed 64 x 32 steel studs with 1 layer of 10mm plasterboard each side.
 All bathroom walls shall be steel framed 64 x 32 steel studs with 6mm fibreboard sheathing to all bath & bathroom areas with 13mm waterproof plasterboard to all other areas.
 50 STC rated wall to laundry shall be 64 x 32 steel studs with 1 layer Fyreccheck to duct side & 2 layers Fyreccheck + 1 layer wet area board to laundry side.

CEILING
 Ceiling finish generally to be Class 2 off form concrete with textured point finish.
 False ceiling to all bedrooms and bathrooms shall be 2 x 12" layers of 13mm plasterboard on 64 steel stud framing to achieve STC 30.

All electrical and plumbing penetrations through one hour fire rated plasterboard ceiling shall be approved one hour fire rated installations.

DOORS
 All doors to sole occupancy rooms shall be 1 hour fire rated in steel frame and to be fitted with heavy duty door closer.

SMOKE HAZARD MANAGEMENT
 EACH SOLE-OCCUPANCY UNIT
 self contained smoke alarm in accordance with Clause 9 of Specification E1.7 of the B.C.A.

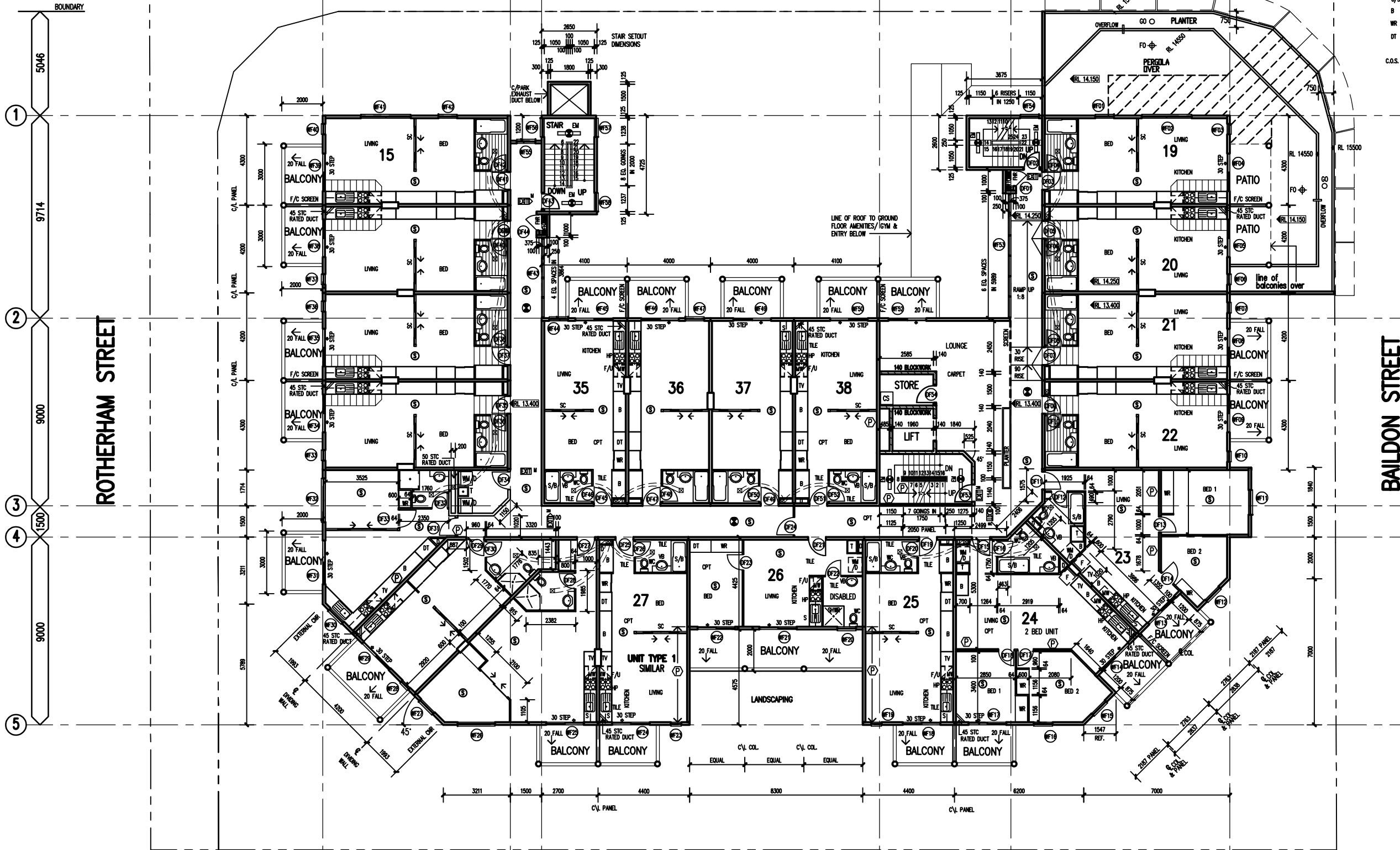
CARPARKS
 mechanical ventilation system in accordance with A.S. 1668.2 has that system designed in accordance with A.S. 1668.1 Clause 7.6 except that:-
 (A) standard metal blade fans may be used instead of high temperature fans; and
 (B) the electrical control cabling need not be fire rated

proposed tenement building - rotherham st, kangaroo point 4169 for middar pty ltd

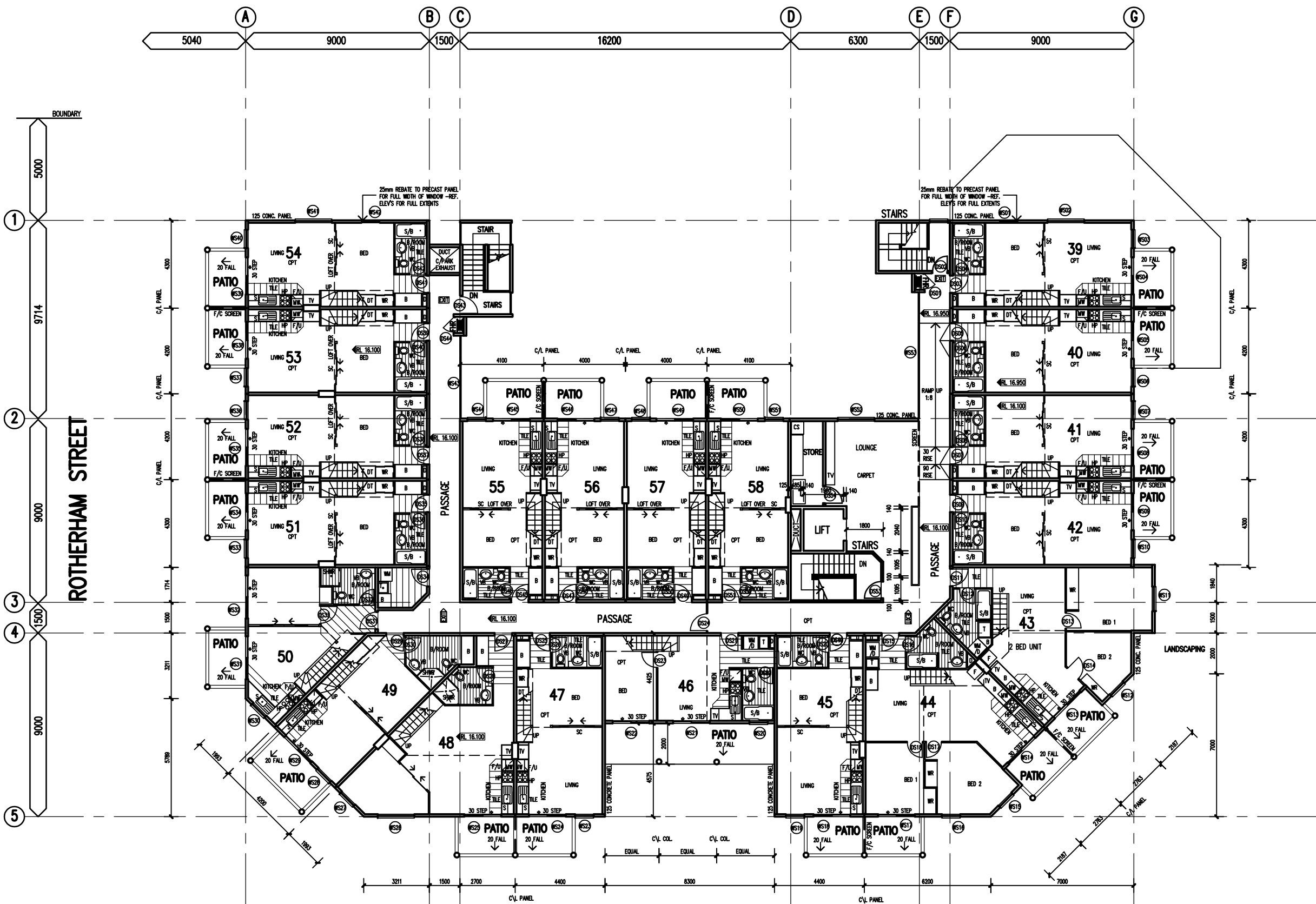
first floor plan

raymond barber. architect.
 suite 1. 261 given terrace, paddington Q 4064 phone (07) 3681388

DATE	DRAWN	CHECKED	SCALE	ISSUE
Aug 95	G.H.		1:100	703-WD 04



DEAKIN STREET



legend:

- B BATH
V VANITY
WC WATER CLOSET
FW FLOOR WASTE
WM/D WASHING MACHINE/DRYER
LT LAUNDRY TUB
CJ CONTROL JOINT
R REFRIGERATOR
WO UNDERBENCH WALL OVEN
CT COOKTOP
DW DISHWASHER
C.O.S. CONFIRM ON SITE PRIOR TO COMMENCEMENT OF WORKS
S SINK
SHR SHOWER
BH BENCH
- B BATH
D SERVICES DUCT-45 STC RATED
P PANTRY
CPO CUPBOARD
CL centre line
EXIT ILLUMINATED EXIT SIGN
EXIT ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW
E EMERGENCY LIGHT
1 No 5 KG DRY POWDER FIRE EXTINGUISHER
GAS HOT WATER UNIT
SMOKE DETECTOR
S/N JOINT TO ENGINEERS DETAILS
D/J DOWNWELL JOINT TO ENGINEERS DETAILS
EXHAUST AIR RISER
EXHAUST AIR GRILLE
DRESSING TABLE
MICROWAVE OVEN

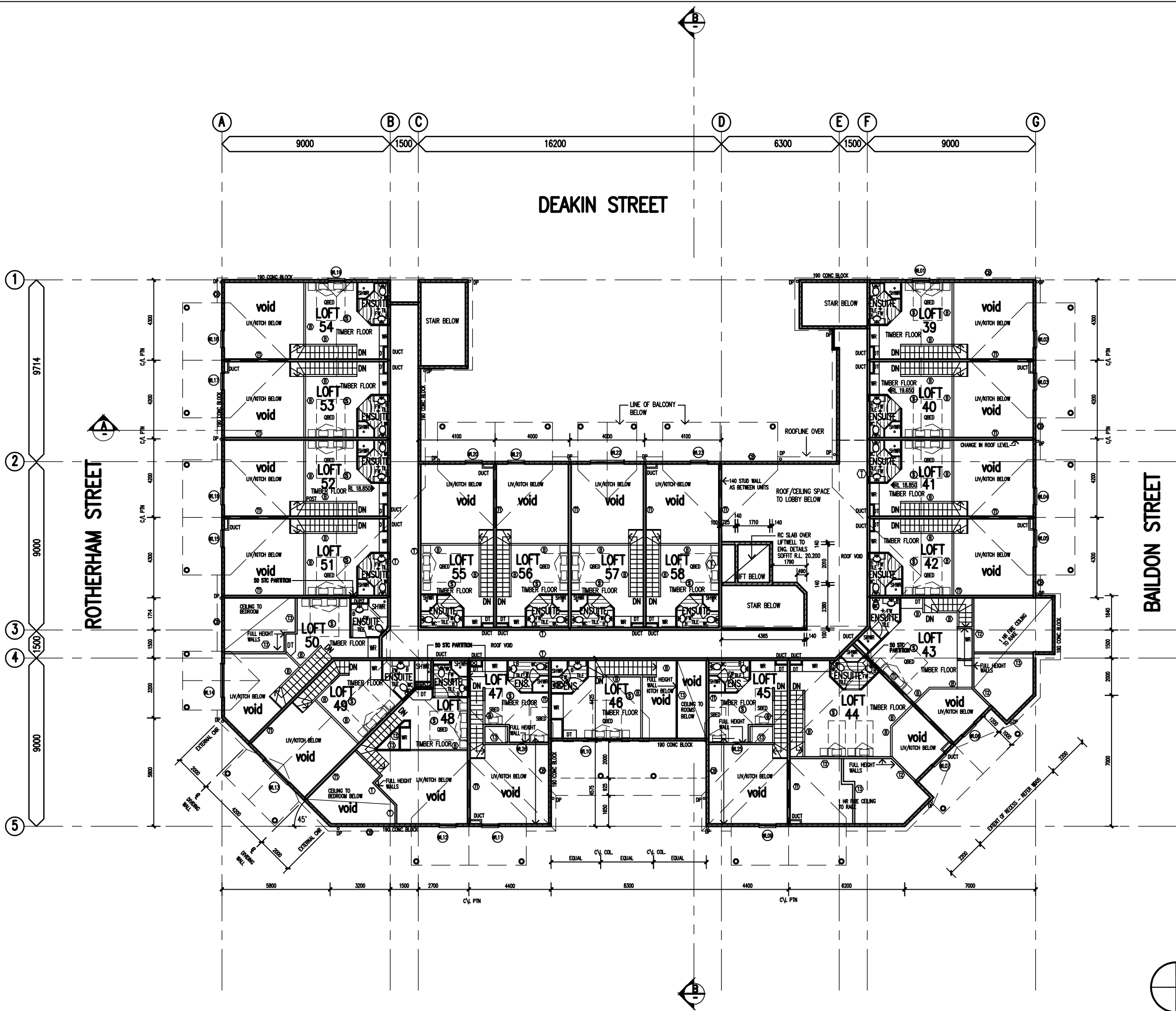
notes:

- WALLS
Externally
FIRE RESISTANCE LEVEL 90/90/90.
All external walls to be reinforced concrete precast wall panels to structural engineers details external finish - approved texture coating
Internally
FIRE RESISTANCE LEVEL 90/90/90.
Internal corridor walls to be reinforced concrete precast wall panels to structural engineers details.
FIRE RESISTANCE LEVEL 90/90/90.
Internal dividing walls between units to be 64 x 32 steel studs with 2 x 13mm Firecheck each side.
Partitions and Bathrooms
All bathroom walls shall be steel framed 64 x 32 steel studs with 6mm vinylboard sheathing to all tiled & bathroom areas with 13mm waterproof plasterboard to all other areas.
- + R.L. 10.100 - INDICATES FINISHED LEVELS
R.L. 9.600 - INDICATES NEW LEVELS (STRUCTURAL)
- POUR UNDER CONCRETE SLABS IN ACCORDANCE WITH AS 2057 - 1405
REFER TO HYDRAULIC DRAWINGS FOR SENSITIVE AND STORMWATER DETAILS
REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS TO ALL R.C. FOOTINGS, SLABS & BLOCKWORK
SERVICE PENETRATIONS BETWEEN FLOORS TO BE SEALED IN ACCORDANCE WITH SPECIFICATION C3.5 BUILDING CODE OF AUSTRALIA
ALL HANDRAILS/BALUSTRADES TO BE IN ACCORDANCE WITH CLAUSE D2.16 BUILDING CODE OF AUSTRALIA
ALL STAIRS TO BE IN ACCORDANCE WITH CLAUSE D2.13 BUILDING CODE OF AUSTRALIA

proposed tenement
building - rotherham st,
kangaroo point 4169
for middar pty ltd

second floor plan

raymond barber. architect.
suite 1. 261 given terrace, paddington Q 4064 phone (07) 3681388
DATE DRAWN CHECKED SCALE ISSUE
Aug 95 C.H. 1:100 703-WD05



legend:

- S/B SHOWER BATH
SHR SHOWER
VB VANITY BATH CUPBOARD
WC WATER CLOSET
FW FLOOR WASTE
WM/D WASHING MACHINE/DRYER
T LAUNDRY TUB
DW DISHWASHER
UD UNDERBENCH OVEN
CT COOKTOP
F FRIDGE
F/U FRIDGE UNDER BENCH
S SINK
C/S CLEANERS SINK
B BENCH
WR WARDROBE
DT DRESSING TABLE BENCH WITH MIRROR OVER
① REFER TO 703-WD05 LEGEND
② REFER TO 703-WD05 LEGEND
③ BALUSTRADE TO 1000 HIGH
④ R. CONC PANEL
C.O.S. CONFIRM ON SITE PRIOR TO COMMENCEMENT OF WORKS
- D SERVICES DUCT - 30 STC RATED
P PANTRY
CPT CARPET
HP HOT PLATE
MW MICROWAVE OVEN
GHW GAS HOT WATER UNIT
S SMOKE DETECTOR
E 1 No 4.5 KG DRY POWDER CHEMICAL FIRE EXTINGUISHER
FH FIRE HYDRANT
FHR FIRE HOSE REEL
M ILLUMINATED EXIT SIGN (in accordance with AS2293.1) ("M" denotes maintained fitting)
M ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW (in accordance with AS2293.1) ("M" denotes maintained fitting)
X ceiling mounted 22W circular fluorescent light fitting complete with emergency pack (in accordance with ASD 2293.1)
EM 1200 long single fluorescent light fitting 1 x 36W batten & diffuser complete with emergency pack ("EM" denotes emergency)

notes:

- WALLS
Externally
FIRE RESISTANCE LEVEL 90/90/90.
All external walls and walls indicated (C) to be concrete block to structural engineers details
external finish - approved texture coating
- CEILING
FIRE RESISTANCE LEVEL 60/60/60.
To units & corridor - Gyproc system F152 & F153 - 2 layers 16mm Firecheck
fastened directly to underside of timber rafters & trusses.
False ceiling to lower bedrooms and bathrooms to units 43, 44, 48 & 49 shall be 2 No layers of 10mm plasterboard on 64 steel stud framing to achieve STC 30.
All electrical, mechanical ventilation and plumbing penetrations through one hour fire rated plasterboard ceiling shall be approved one hour fire rated installations.
- DOORS
All doors to sole occupancy rooms shall be 1 hour fire rated in steel frame and to be fitted with heavy duty door closer.
- SMOKE HAZARD MANAGEMENT
EACH SOLE-OCCUPANCY UNIT
self contained smoke alarms in accordance with Clause 9 of Specification E1.7 of the B.C.A.

ISSUE	DATE	DESCRIPTION
I	28/02/97	DUCT RELOCATED FROM UNIT 41 TO UNIT 42 DNW'S TO UNIT 43 & 44 BALCONIES; 50 STC PARTITION.
H	20/01/97	REMOVE INTERNAL WALL NOTE: DNW'S TO UNIT 46 ROOF OVERHANG; UNIT 46 WC: GENERAL CEILING NOTES.
G	13/01/97	ENSUITES AMENDED UNITS 45, 47, UNIT 46 AMENDED
F	20/10/96	GENERAL
E	17/10/96	EXTERNAL WALLS BLOCKWORK, ENSUITES ADDED TO LOFTS, GENERAL
D	4/3/96	FLOOR LEVELS REVISED. GENERAL AMENDMENTS.
C	7/2/96	GENERAL AMENDMENTS
B	1.12.95	B.A. RESSUE

proposed tenement building
rotherham street,
kangaroo point, Q. 4169
for rivercity terraces pty ltd

TITLE

loft floor plan

raymond barber. architect.

suite 1. 261 given terrace, paddington Q 4064 phone (07) 3681388

DATE	DRAWN	CHECKED	SCALE	ISSUE
Aug 95	G.H.		A1 - 1:100 A3 - NTS	703-WD 06 1

B	BATH	B	BASIN
D	DR	D	SERVICES DUCT-45 STC RATED
V	VANITY	P	PANTRY
WC	WATER CLOSET	CPD	CUPBOARD
FW	FLOOR WASTE	℄	centre line
MW/D	WASHING MACHINE/DRYER	EXIT	ILLUMINATED EXIT SIGN
LT	LAUNDRY TUB	EXIT	ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW
CJ	CONTROL JOINT	⊗	EMERGENCY LIGHT
R	REFRIGERATOR	℄	1 No 5 KG DRY POWDER FIRE EXTINGUISHER
MO	UNDERBENCH WALL OVEN	HW	GAS HOT WATER UNIT
CT	COOKTOP	Ⓢ	SMOKE DETECTOR
DW	DISHWASHER	SJ	SAW JOINT TO ENGINEERS DETAILS
C.O.S.	CONFIRM ON SITE PROOF TO COMMENCEMENT OF WORKS	DJ	DOBELL JOINT TO ENGINEERS DETAILS
S	SINK		EXHAUST AIR RISER
SHR	SHOWER		EXHAUST AIR GRILLE
BH	BENCH	DR	DRESSING TABLE
		MO	MICROWAVE OVEN

WALLS
Externally -

Basement

FIRE RESISTANCE LEVEL 90/90/90.
All external walls to be 193 core blockwork to structural engineers details

Grd. 1st, 2nd, & Loft.

FIRE RESISTANCE LEVEL 90/90/90.
All external walls to be 90 concrete block to structural engineers details
external finish – approved texture coating

Internally –

Basement

FIRE RESISTANCE LEVEL 90/90/90.
All internal walls to be core-filled blockwork to structural engineers details

Grd, 1st, & 2nd Floors.

FIRE RESISTANCE LEVEL 90/90/90. – 45 STC
Internal corridor walls and internal walls indicated (25) to be 110 rippa concrete block or 140 filled core block to structural engineers details
finish – select point coating

2nd Floor / Loft .

FIRE RESISTANCE LEVEL 90/90/90. – 45 STC
Internal dividing walls between units to be 140 x 45 F5
loadbearing studs @ 450 or as with double studs under roof beams,
sheet with 2 layers of 13mm Fyresktop each side and fit 50mm fibreglass
(min. 10kg/m²) cavity infill Boral system T52.
Fit compressed fibreglass between roof beams & cut top of beams at 45°

Loft Floor.

FIRE RESISTANCE LEVEL 90/90/90. – 45 STC
Internal corridor walls to be 90 x 45 timber studs
sheet with 2 layers of 13mm Fyresktop each side and fit 50mm fibreglass insulation.

FIRE RESISTANCE LEVEL 60/60/60. (INCLUDING INCIPIENT SPREAD OF FLAME)
To 2nd floor units & corridor - Gyprock system F152 & F153 - 2 layers 16mm Fyrechek fastened to underside of timber rafters & trusses on furring channels.
False ceiling to GRD & 1st floor bathrooms and bulkheads shall be 2 N' layers of 13mm plasterboard on 64 steel stud framing to achieve STC 30.

All electrical and plumbing penetrations through one hour fire rated plasterboard ceiling shall be approved one hour fire rated installations.

All doors to sole occupancy rooms shall be 1 hour fire rated in steel frame and to be fitted with heavy duty door closer.

G	31.02.97	GENERAL CEILING & 2nd FLR LOFT NOTES.
F	28.10.96	GENERAL AMENDMENTS
E	11.09.96	CONCRETE BLOCK TO WALLS IN LIEU PANELS
D	1.3.96	1st,2nd & LOFT FLOOR LEVELS CHANGED. CEILING HT. TO CONV. STORE TOILET CHANGED. GENERAL AMENDMENTS.
C	30.1.96	GENERAL AMENDMENTS
B	1.12.95	B.A. REDSUE

ISSUE	DATE	DESCRIPTION
-------	------	-------------

proposed tenement building
rotherham st,
kangaroo point, Q. 4169
for rivercity terraces pty ltd

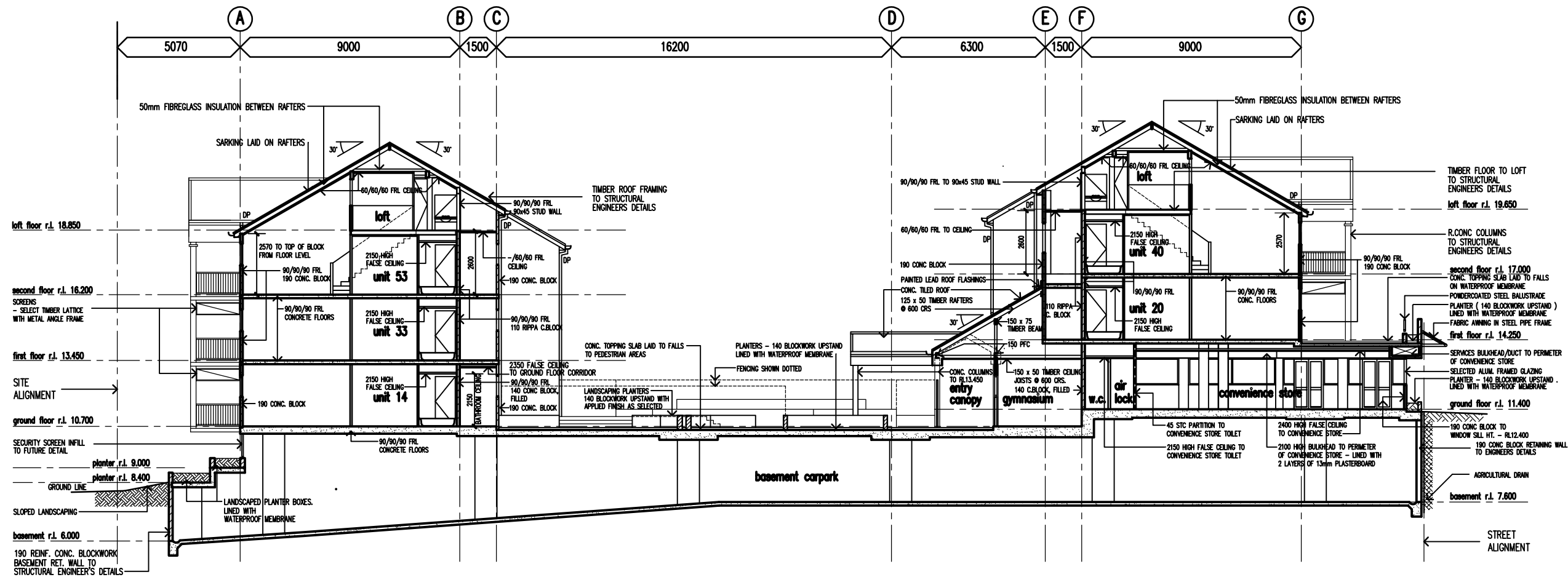
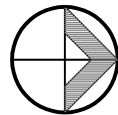
TITLE

sections

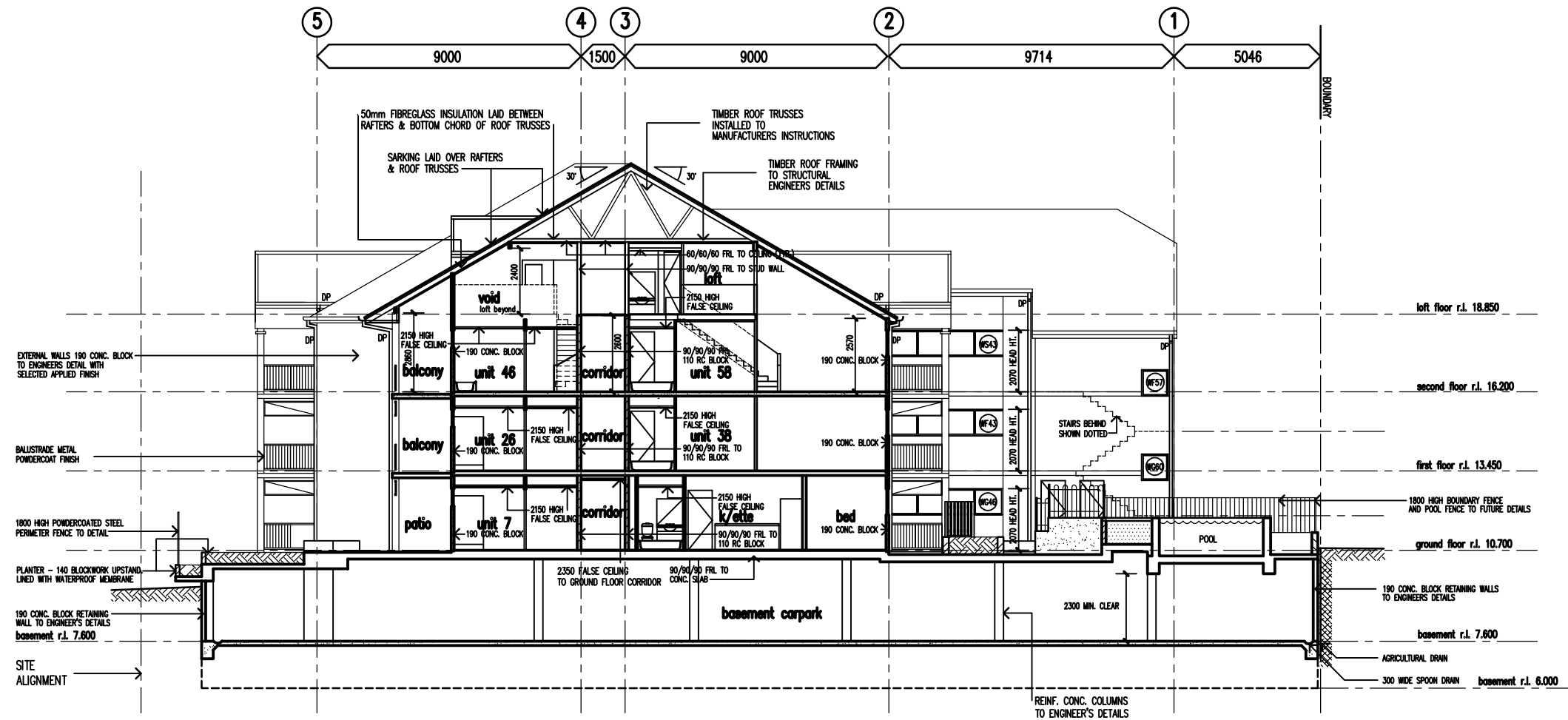
raymond barber. architect.
suite 1. 261 given terrace. paddington Q 4064 phone (07) 3681388

DATE	DRAWN	CHECKED	SCALE	ISSUE
Aug 95	G.H.		A1 - 1:100 A3 - NTS	G

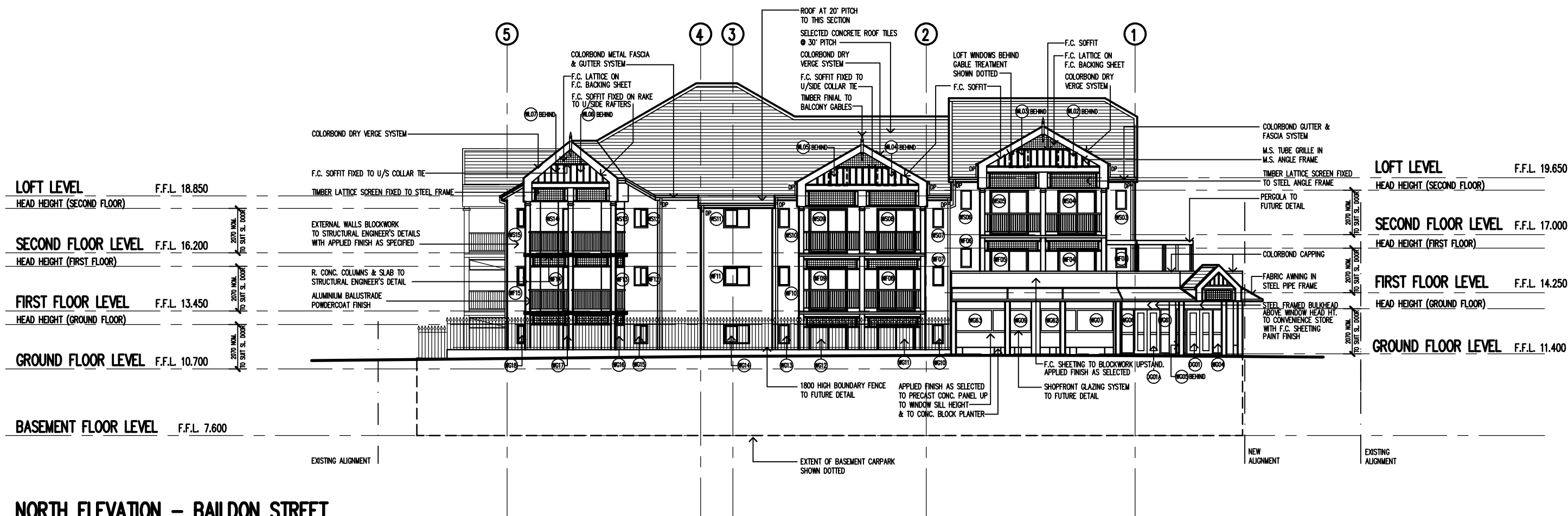
703-WD 07



SECTION A-A



SECTION B-B



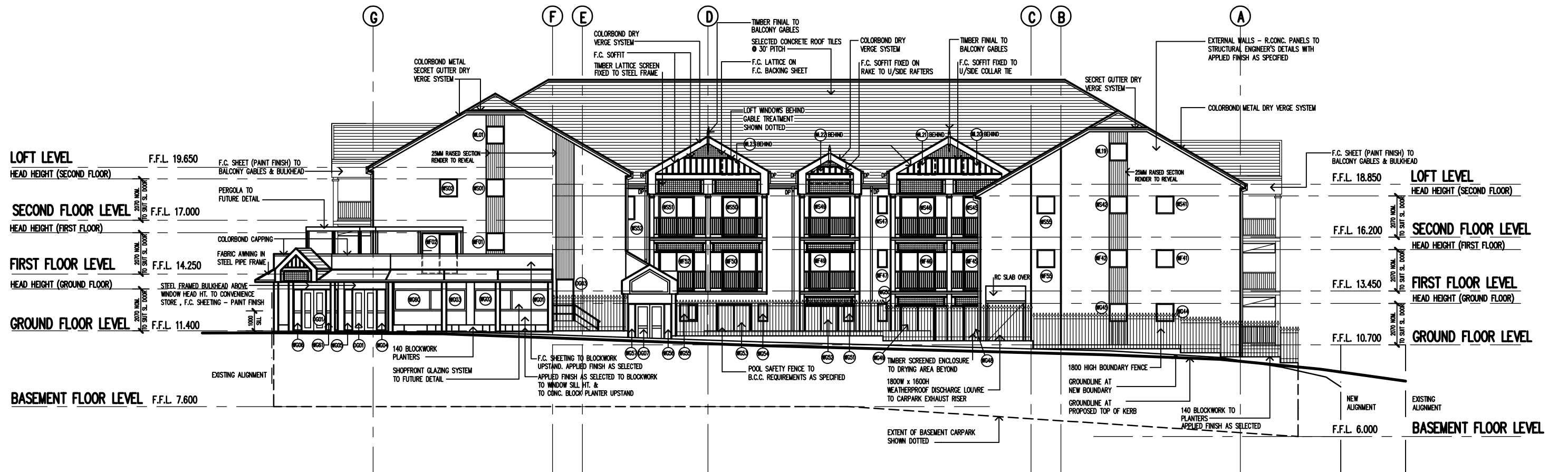
NORTH ELEVATION – BAILDON STREET

E	28.10.96	DOOR AT ENTRY ADDED, WALLS CONC BLOCK, PERGOLA AMENDED
D	1.3.96	1st,2nd & LOFT FLOOR LEVELS CHANGED
C	30.1.96	GENERAL AMENDMENTS
B	1.12.95	B.A. REISSUE
ISSUE	DATE	DESCRIPTION

proposed tenement building
arotherham street,
kangaroo point Q. 4169
for rivercity terraces pty ltd

TITLE
northern elevation
(baildon street)

raymond barber. architect.
suite 1. 261 given terrace. paddington Q 4064 phone (07) 3681388
DATE DRAWN CHECKED SCALE ISSUE
sept 95 m.w. A1 - 1:100 A3 - NTS 703-WD08 E



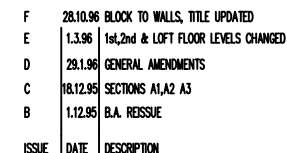
WEST ELEVATION – DEAKIN STREET

ISSUE	DATE	DESCRIPTION
E	28.10.96	CONC BLOCK TO WALLS, WINDOWS AMENDED, PERGOLA AMENDED
D	1.3.96	1st, 2nd & LOFT FLOOR LEVELS CHANGED
C	30.1.96	GENERAL AMENDMENTS
B	1.12.95	B.A. REISSUE

proposed tenement building
rotherham street
kangaroo point, Q. 4169
for rivercity terraces pty ltd

western elevation
(deakin street)

raymond barber. architect.
suite 1. 261 given terrace. paddington Q 4064 phone (07) 3681388
DATE DRAWN CHECKED SCALE ISSUE
sept 95 m.w. A1 - 1:100 A3 - NTS 703-WD09 E



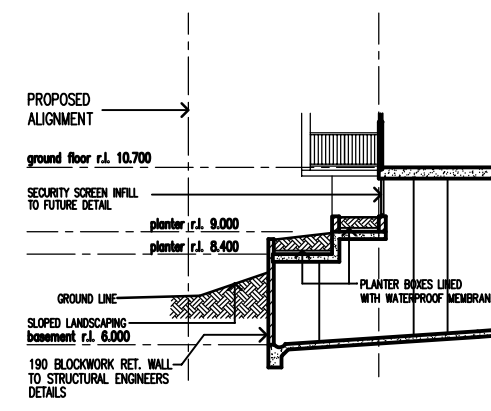
proposed tenement building
at rotherham street
kangaroo point 4169
for rivercity terraces pty ltd

**southern elevation
(rotherham street)**

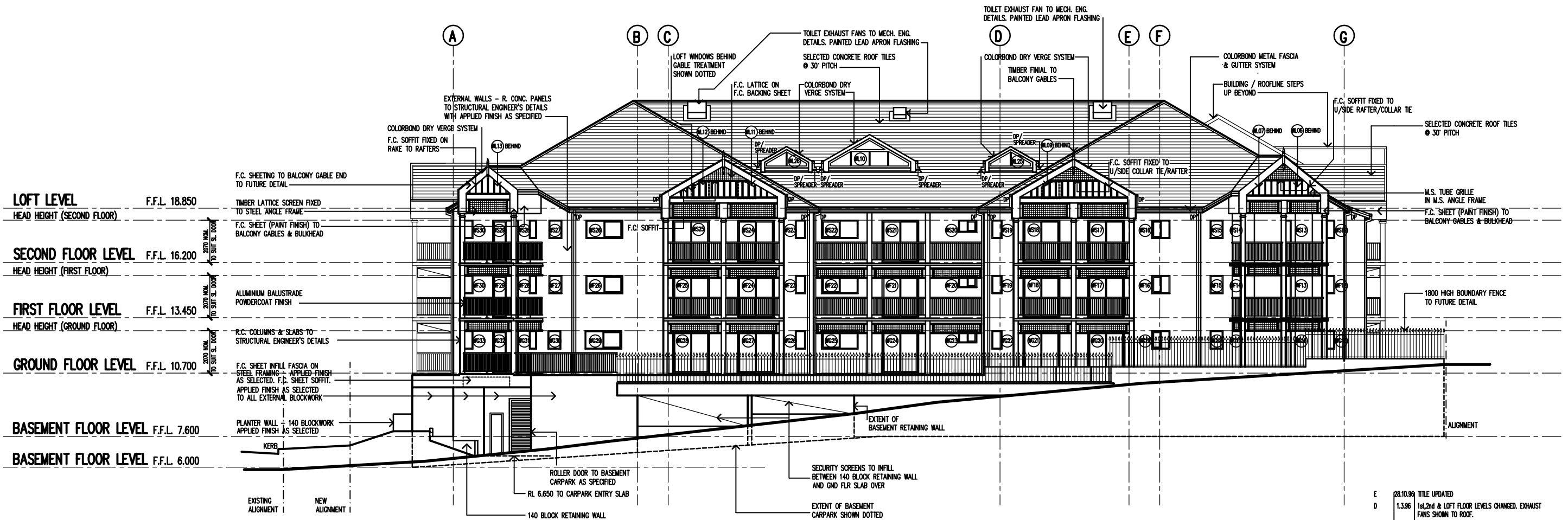
raymond barber. architect.

suite 1. 261 given terrace. paddington Q 4064 phone (07) 3681388

DATE	DRAWN	CHECKED	SCALE	ISSUE
sept 95	m.w.	A1 - 1:100 A3 - NTS	703-WD10	F



SECTION A3



EAST ELEVATION

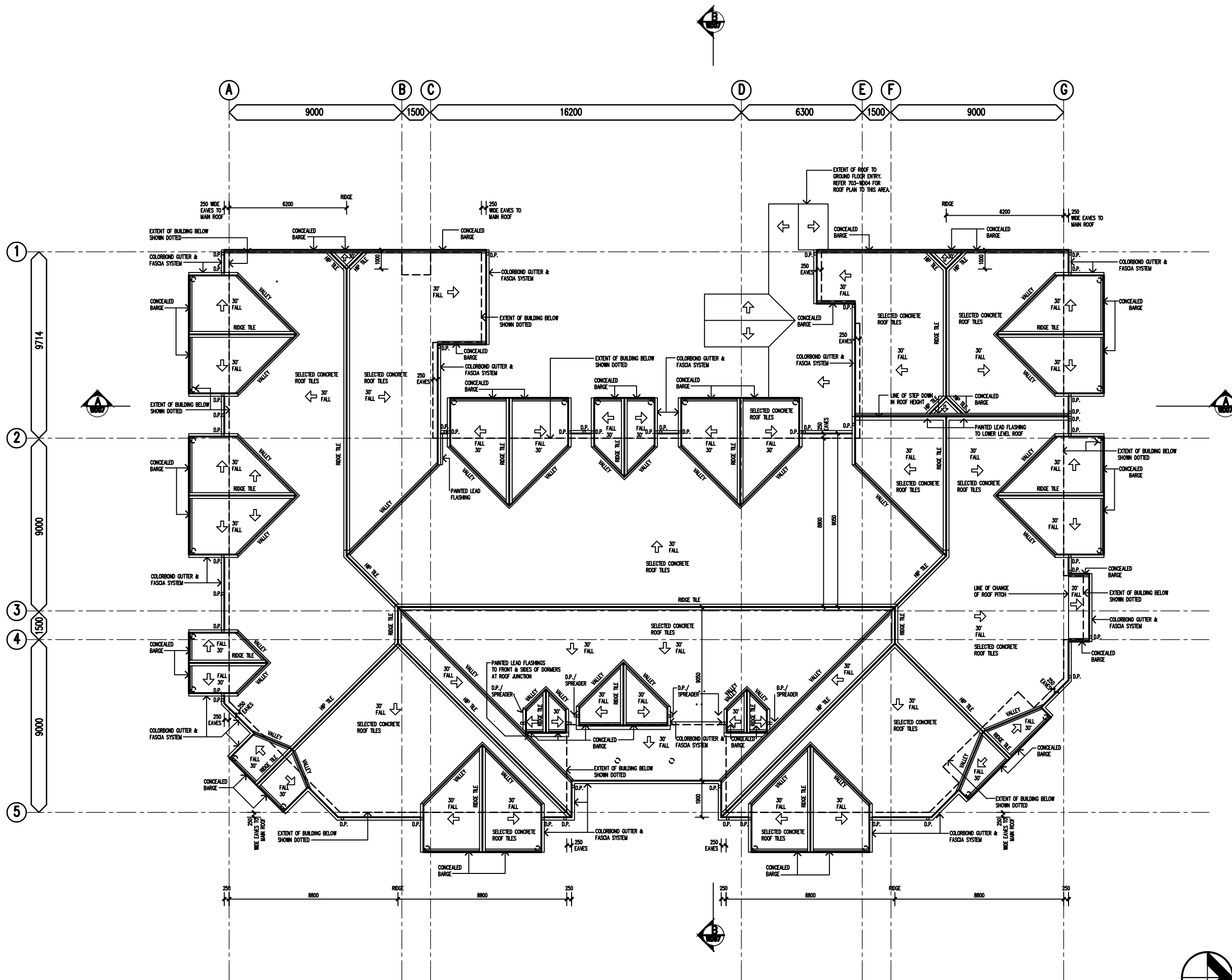
E	28.10.96	TITLE UPDATED
D	1.3.96	1st, 2nd & LOFT FLOOR LEVELS CHANGED. EXHAUST FANS SHOWN TO ROOF.
C	30.1.96	GENERAL AMENDMENTS
B	1.12.95	B.A. REISSUE
ISSUE	DATE	DESCRIPTION

proposed tenement building
at rotherham street
kangaroo point 4169
for rivercity terraces pty ltd

TITLE
eastern elevation

raymond barber. architect.
suite 1. 261 given terrace. paddington Q 4064 phone (07) 3681388

DATE	DRAWN	CHECKED	SCALE	ISSUE
sept 95	m.w.		1:100 703-WD11	E



NOTE -
EAVE DIMENSIONS SHOWN ARE TO
INSIDE EDGE OF METAL FASCIA.

C	31.2.97	DP
B	14.1.97	GENERAL AMENDMENTS
A	28.10.96	DIMENSIONS AMENDED
ISSUE	DATE	DESCRIPTION

proposed tenement building
rotherham st,
kangaroo point, Q. 4169
for rivercity terraces pty ltd
TITLE
roof plan

raymond barber. architect.
suite 1, 261 given terrace, paddington Q 4064 phone (07) 3681388
DATE DRAWN CHECKED SCALE ISSUE
FEB. 96 M.W. A1 - 1:100 A3 - NTS 703-WD 12 C