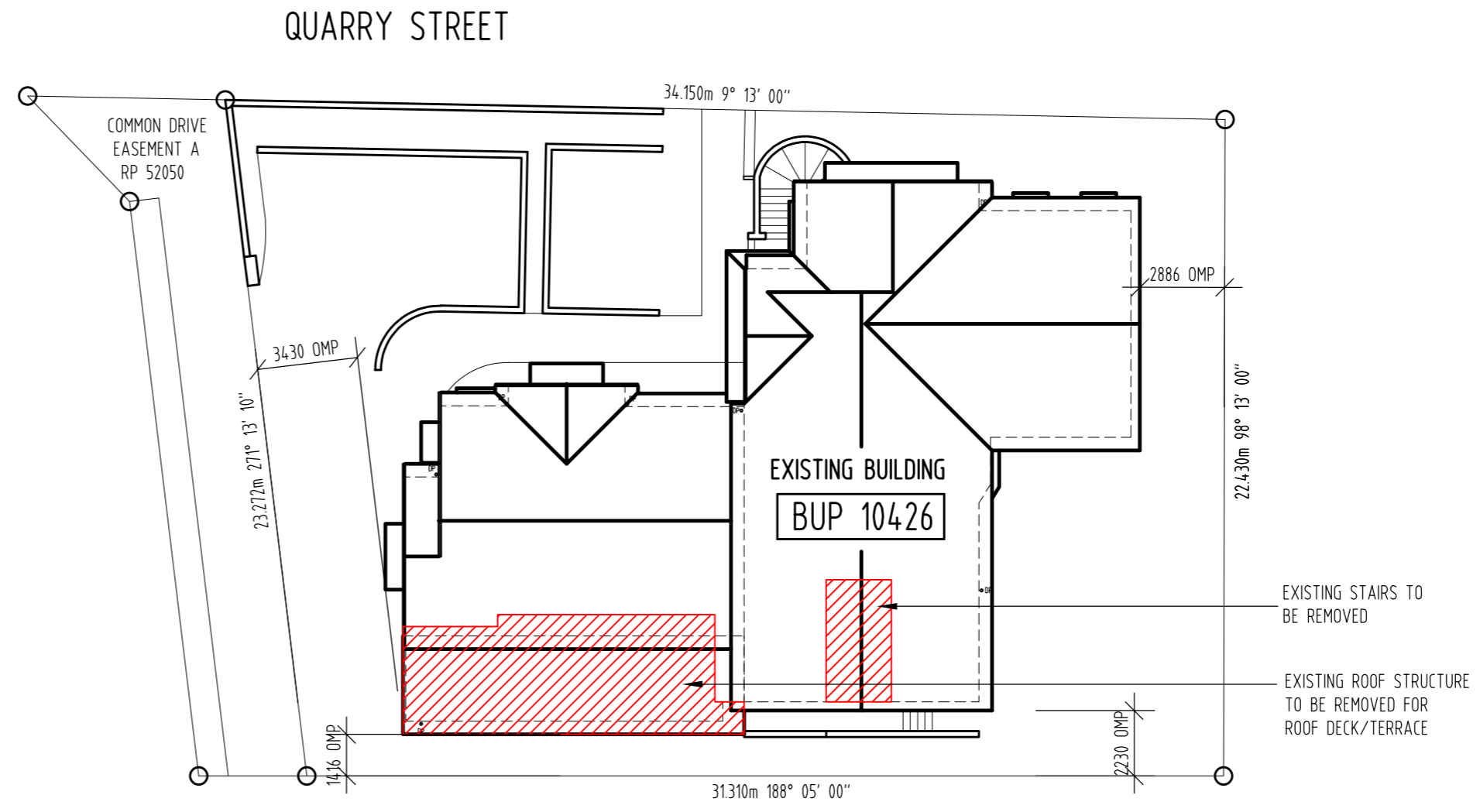
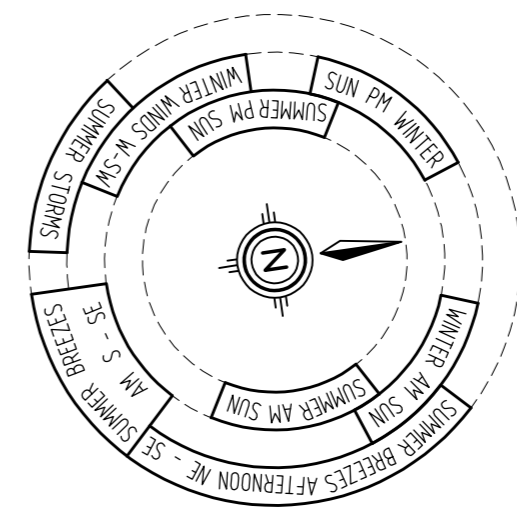


1. SEWERAGE	
1. SEWERAGE PLAN TO BE IN ACCORDANCE WITH COUNCIL PREPARED PLAN	
2. STORMWATER	
A) STORMWATER TO BE DISCHARGED TO COUNCIL APPROVED DISCHARGE POINT	
B) POSITION OF STORMWATER LINES AS PER COUNCIL REQUIREMENTS	
C) MAXIMUM ROOF AREA STORMWATER DISCHARGE AS SPECIFIED DOWNPIPE DRAINAGE PIPE/SHAPE	
100x75 DP:	50m SQU ROOF AREA
90mmØ DP:	50m SQU ROOF AREA
100mmØ DP:	60m SQU ROOF AREA
3. EARTHWORKS	
A) CUT AND FILL INDICATED ON PLANS MAY VARY AT CONSTRUCTION STAGE AND BUILDER IS TO VERIFY AND ADJUST AS REQUIRED	
B) ANY VARIATION AT CONSTRUCTION STAGE IS TO COMPLY WITH COUNCIL POLICY ON EARTHWORKS/DRAINAGE FOR RESIDENTIAL SITES	
C) SITE WORKS INDICATED ON THIS PLAN ARE FOR CONSTRUCTION PURPOSES ONLY. IT IS THE CLIENTS RESPONSIBILITY TO CARRY OUT ALL LANDSCAPING	
4. RETAINING WALLS	
A) ALL RETAINING WALLS ARE TO COMPLY WITH COUNCIL POLICY ON RETAINING WALLS AND ENBANKMENTS ON RESIDENTIAL BUILDING SITES	
B) POSITION OF RETAINING WALLS MAY VARY AND MUST BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT	
C) ANY VARIATION AT CONSTRUCTION STAGE TO COMPLY WITH COUNCILS POLICY	
D) RETAINING WALLS BY BUILDER UNLESS OTHERWISE NOTED	
5. CONTOURS AND LEVELS	
A) CONTOURS AND LEVELS SHOWN ON THE PLAN ARE TAKEN FROM LEVELS PREPARED BY STEVE TOOHEY SURVEYS AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THOSE LEVELS	
6. SITE SETOUT	
A) ALL BOUNDARY CLEARANCES SHOWN ARE TO BE VERIFIED BY BUILDER AT SETOUT AND PRIOR TO ANY CONSTRUCTION COMMENCING	
B) ANY VARIATION TO SETOUT DIMENSIONS MUST REMAIN WITHIN COUNCIL REQUIREMENTS	
C) IT IS RECOMMENDED AND MAY BE CONDITIONED THAT A LICENCED SURVEYOR SET OUT THE BUILDING	
7. FENCING	
A) ALL FENCING TO BE COMPLETED BY BUILDER UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS	
B) ALL FENCING NOT TO EXCEED 2000 HIGH ABOVE NATURAL GROUND LEVEL	
8. GENERAL	
A) DO NOT SCALE OF THE PLANS, FIGURED DIMENSIONS TAKE PREFERENCE	
B) BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON PLANS BEFORE THE COMMENCEMENT OF THE JOB AND NO RESPONSIBILITY IS TAKEN AFTER COMMENCEMENT OF JOB	



EXISTING SITE PLAN

PROPERTY DETAILS	
LOT NUMBER:	1-4
RP/SP NUMBER:	BUP 104206
PARISH:	HAMILTON
COUNTY:	STANLEY
AREA:	835
LOCAL AUTHORITY:	BRISBANE CITY COUNCIL
SITE ZONING:	LMR2
PRECINCT:	TBCO
FLOOD LEVELS	
DEFINED FLOOD LEVEL (Q100)	N/A
50 YEAR	N/A
20 YEAR	N/A



DRAWINGS 1:200 AT A2

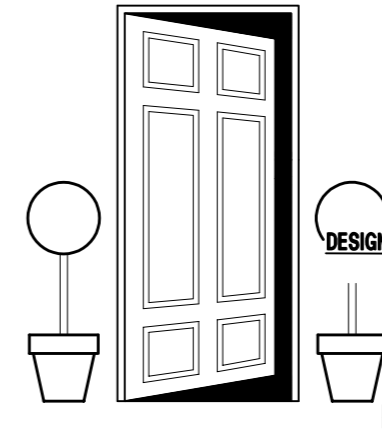
ISSUE	DATE	DESCRIPTION
B	07/22	WORKING DRAWINGS
A	10/20	PRELIMINARY

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PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



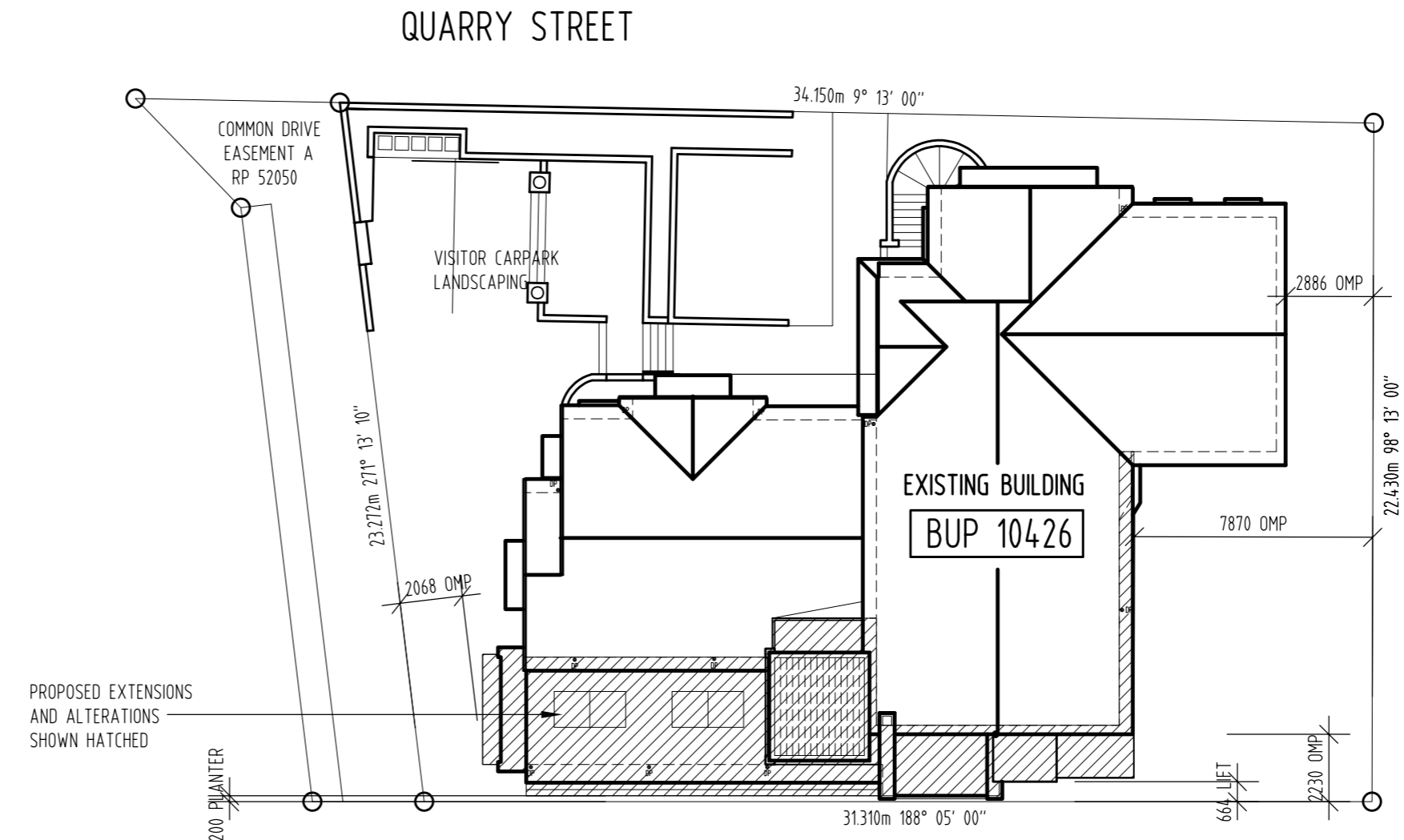
CLIENT GARBUTT/YANG		
DRAWN	SCALE	DATE
JH	1:200	10/20



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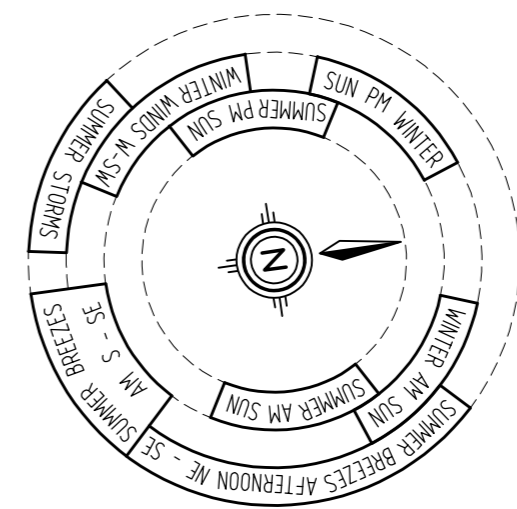
DRAWING TITLE SITE PLAN		
JOB No.	DWG No.	ISSUE
200903	001	B

1. SEWERAGE	
1. SEWERAGE PLAN TO BE IN ACCORDANCE WITH COUNCIL PREPARED PLAN	
2. STORMWATER	
A) STORMWATER TO BE DISCHARGED TO COUNCIL APPROVED DISCHARGE POINT	
B) POSITION OF STORMWATER LINES AS PER COUNCIL REQUIREMENTS	
C) MAXIMUM ROOF AREA STORMWATER DISCHARGE AS SPECIFIED DOWNPIPE DRAINAGE PIPE/SHAPE	
100x75 DP: 90mmØ DP: 100mmØ DP:	50m SQ. ROOF AREA 50m SQ. ROOF AREA 60m SQ. ROOF AREA
3. EARTHWORKS	
A) CUT AND FILL INDICATED ON PLANS MAY VARY AT CONSTRUCTION STAGE AND BUILDER IS TO VERIFY AND ADJUST AS REQUIRED	
B) ANY VARIATION AT CONSTRUCTION STAGE IS TO COMPLY WITH COUNCIL POLICY ON EARTHWORKS/DRAINAGE FOR RESIDENTIAL SITES	
C) SITE WORKS INDICATED ON THIS PLAN ARE FOR CONSTRUCTION PURPOSES ONLY. IT IS THE CLIENTS RESPONSIBILITY TO CARRY OUT ALL LANDSCAPING	
4. RETAINING WALLS	
A) ALL RETAINING WALLS ARE TO COMPLY WITH COUNCIL POLICY ON RETAINING WALLS AND ENBANKMENTS ON RESIDENTIAL BUILDING SITES	
B) POSITION OF RETAINING WALLS MAY VARY AND MUST BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT	
C) ANY VARIATION AT CONSTRUCTION STAGE TO COMPLY WITH COUNCILS POLICY	
D) RETAINING WALLS BY BUILDER UNLESS OTHERWISE NOTED	
5. CONTOURS AND LEVELS	
A) CONTOURS AND LEVELS SHOWN ON THE PLAN ARE TAKEN FROM LEVELS PREPARED BY STEVE TOOHEY SURVEYS AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THOSE LEVELS	
6. SITE SETOUT	
A) ALL BOUNDARY CLEARANCES SHOWN ARE TO BE VERIFIED BY BUILDER AT SETOUT AND PRIOR TO ANY CONSTRUCTION COMMENCING	
B) ANY VARIATION TO SETOUT DIMENSIONS MUST REMAIN WITHIN COUNCIL REQUIREMENTS	
C) IT IS RECOMMENDED AND MAY BE CONDITIONED THAT A LICENCED SURVEYOR SET OUT THE BUILDING	
7. FENCING	
A) ALL FENCING TO BE COMPLETED BY BUILDER UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS	
B) ALL FENCING NOT TO EXCEED 2000 HIGH ABOVE NATURAL GROUND LEVEL	
8. GENERAL	
A) DO NOT SCALE OF THE PLANS, FIGURED DIMENSIONS TAKE PREFERENCE	
B) BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON PLANS BEFORE THE COMMENCEMENT OF THE JOB AND NO RESPONSIBILITY IS TAKEN AFTER COMMENCEMENT OF JOB	



PROPOSED SITE PLAN

PROPERTY DETAILS	
LOT NUMBER:	1-4
RP/SP NUMBER:	BUP 104206
PARISH:	HAMILTON
COUNTY:	STANLEY
AREA:	835
LOCAL AUTHORITY:	BRISBANE CITY COUNCIL
SITE ZONING:	LMR2
PRECINCT:	TBCD
FLOOD LEVELS	
DEFINED FLOOD LEVEL (Q100)	N/A
50 YEAR	N/A
20 YEAR	N/A



DRAWINGS 1:200 AT A2

ISSUE	DATE	DESCRIPTION
F	03/26	PLAN AMENDMENTS
E	11/24	PLAN AMENDMENTS
D	04/23	FIRE COMPLIANCE AMENDMENTS
C	07/22	WORKING DRAWINGS
B	02/22	PLANNING AMENDMENTS
A	10/20	PRELIMINARY

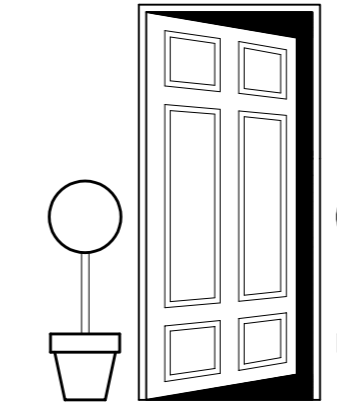
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PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



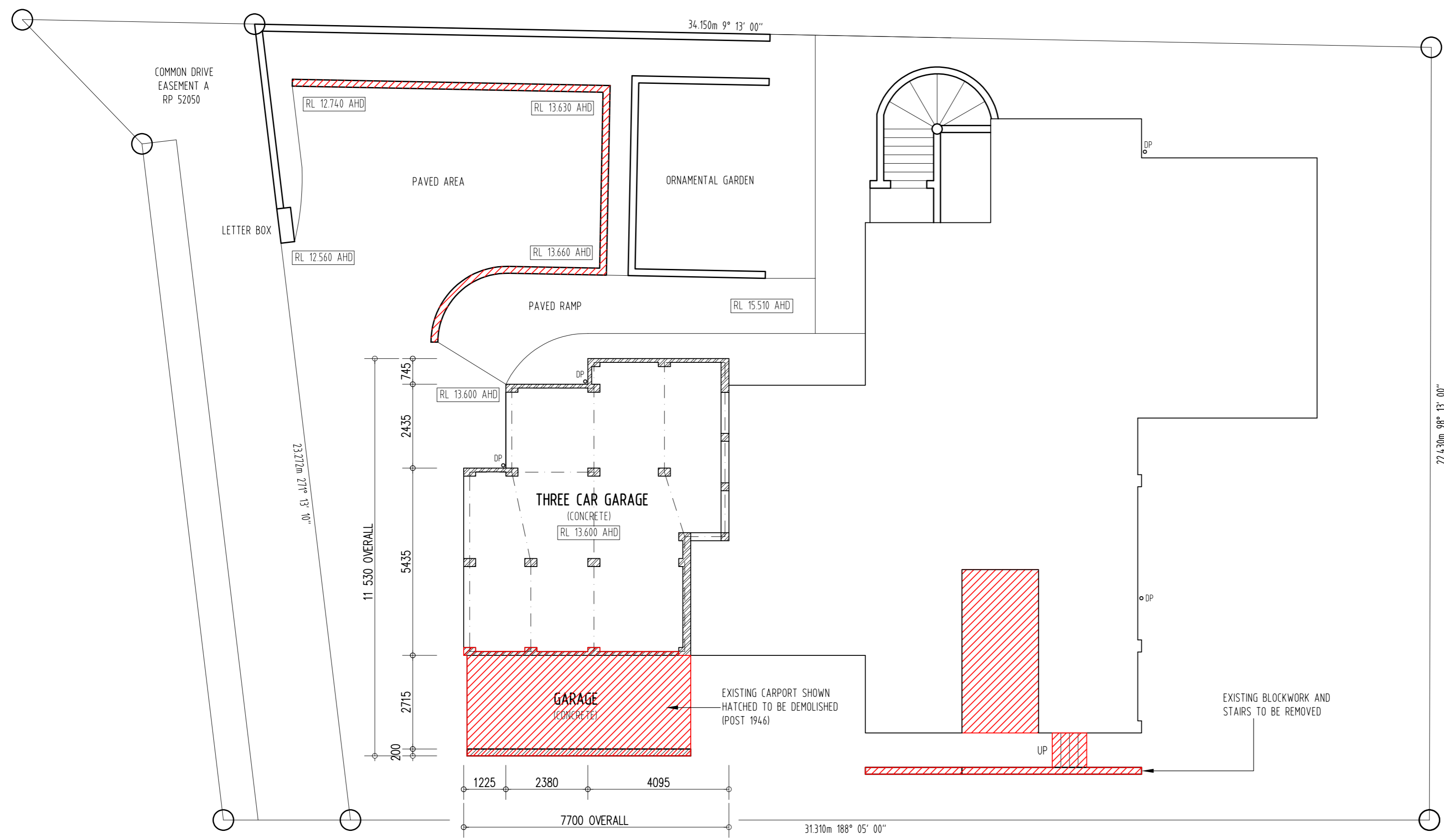
CLIENT
GARBUTT/YANG

DRAWN	SCALE	DATE
JH	1:200	10/20



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DRAWING TITLE SITE PLAN		
JOB No. 200903	DWG No. 002	ISSUE F

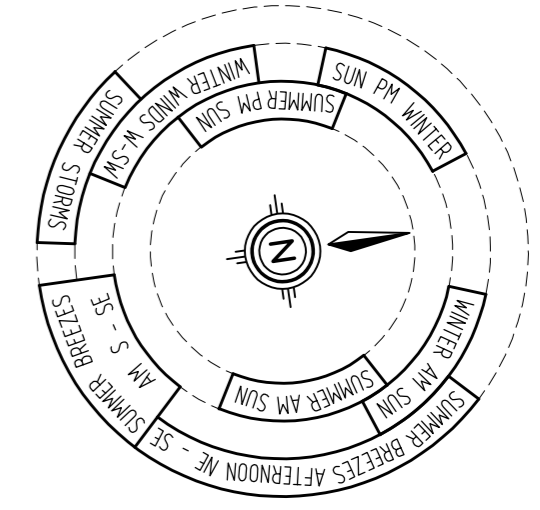


LEGEND:

DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZER
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
tap	EXT. 12mm HOSE COCK
B.BAR	BREAKFAST BAR
+FW	FLOOR WASTE
HW	HOT WATER SYSTEM
+SO	IONISATION SMOKE ALARM

FLOOR AREAS:

GARAGE FLOOR AREA	75.89
LEVEL ONE FLOOR AREA	165.69
WALL PERIMETER	79.99
DECK FLOOR AREA	33.20
STORE FLOOR AREA	87.42
LEVEL TWO FLOOR AREA	252.77
WALL PERIMETER	96.30
LEVEL THREE FLOOR AREA	177.45
WALL PERIMETER	61.78
TOTAL AREA	792.42
TOTAL BUILDING AREA	283.07
TOTAL LAND AREA	835.00
SITE COVER	33.90%



EXISTING INTERNAL FINISHES:

INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILING:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	140mm TONGUE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILING (TERRACE):	NOT APPLICABLE

EXISTING SUB FLOOR PLAN
LEVEL ZERO / GARAGE

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
C	07/23	PLAN AMENDMENTS
B	07/22	WORKING DRAWINGS
A	10/20	PRELIMINARY

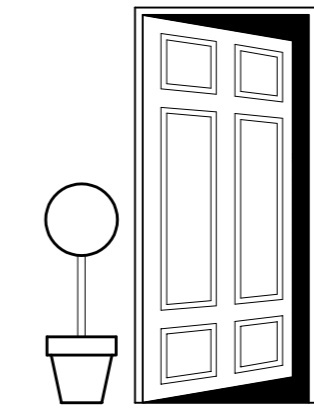
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PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



CLIENT
GARBUTT/YANG

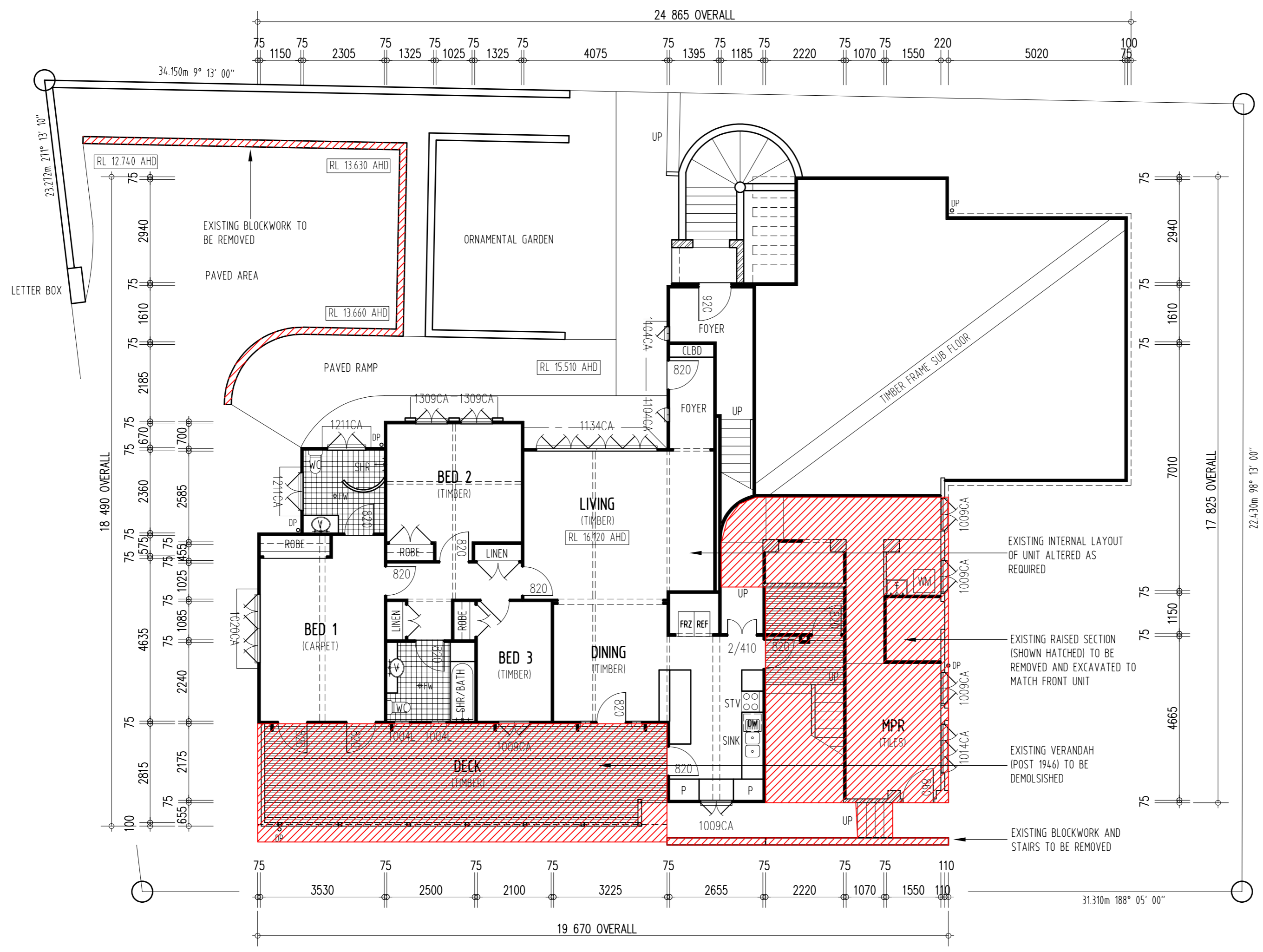
DRAWN	SCALE	DATE
JH	1:100	10/20



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harrisdesigns.com.au

DRAWING TITLE
FLOOR PLAN

JOB No.	DWG No.	ISSUE
200903	003	C

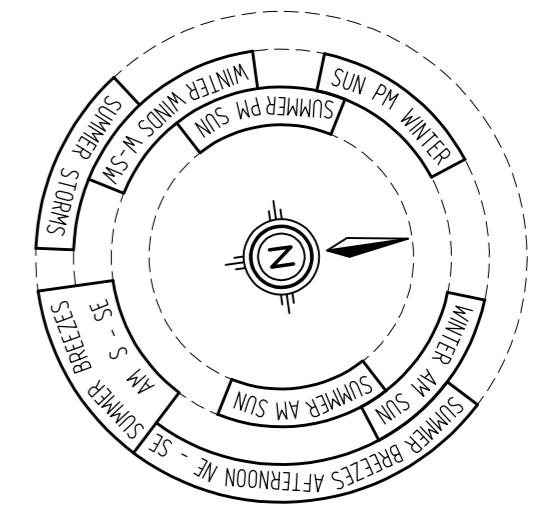


LEGEND:

DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZOR
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
tap	EXT. 12mm HOSE COCK
BBAR	BREAKFAST BAR
+FW	FLOOR WASTE
+	HOT WATER SYSTEM
+SA	IONISATION SMOKE ALARM

FLOOR AREAS:

GARAGE FLOOR AREA	75.89
LEVEL ONE FLOOR AREA	165.69
WALL PERIMETER	79.99
DECK FLOOR AREA	33.20
STORE FLOOR AREA	87.42
LEVEL TWO FLOOR AREA	252.77
WALL PERIMETER	96.30
LEVEL THREE FLOOR AREA	177.45
WALL PERIMETER	61.78
TOTAL AREA	792.42
TOTAL BUILDING AREA	283.07
TOTAL LAND AREA	835.00
SITE COVER	33.90%



EXISTING LOWER FLOOR PLAN
LEVEL ONE / UNIT ONE

EXISTING INTERNAL FINISHES:

INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILINGS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	140mm TONGUE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILINGS (TERRACE):	NOT APPLICABLE

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
B	07/22	WORKING DRAWINGS
A	10/20	PRELIMINARY

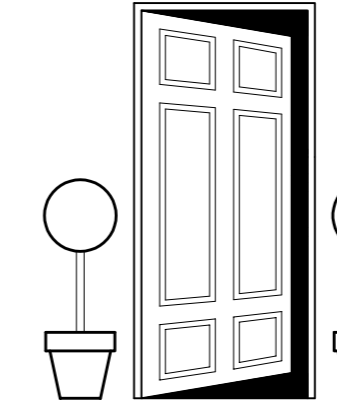
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PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



CLIENT
GARBUTT/YANG

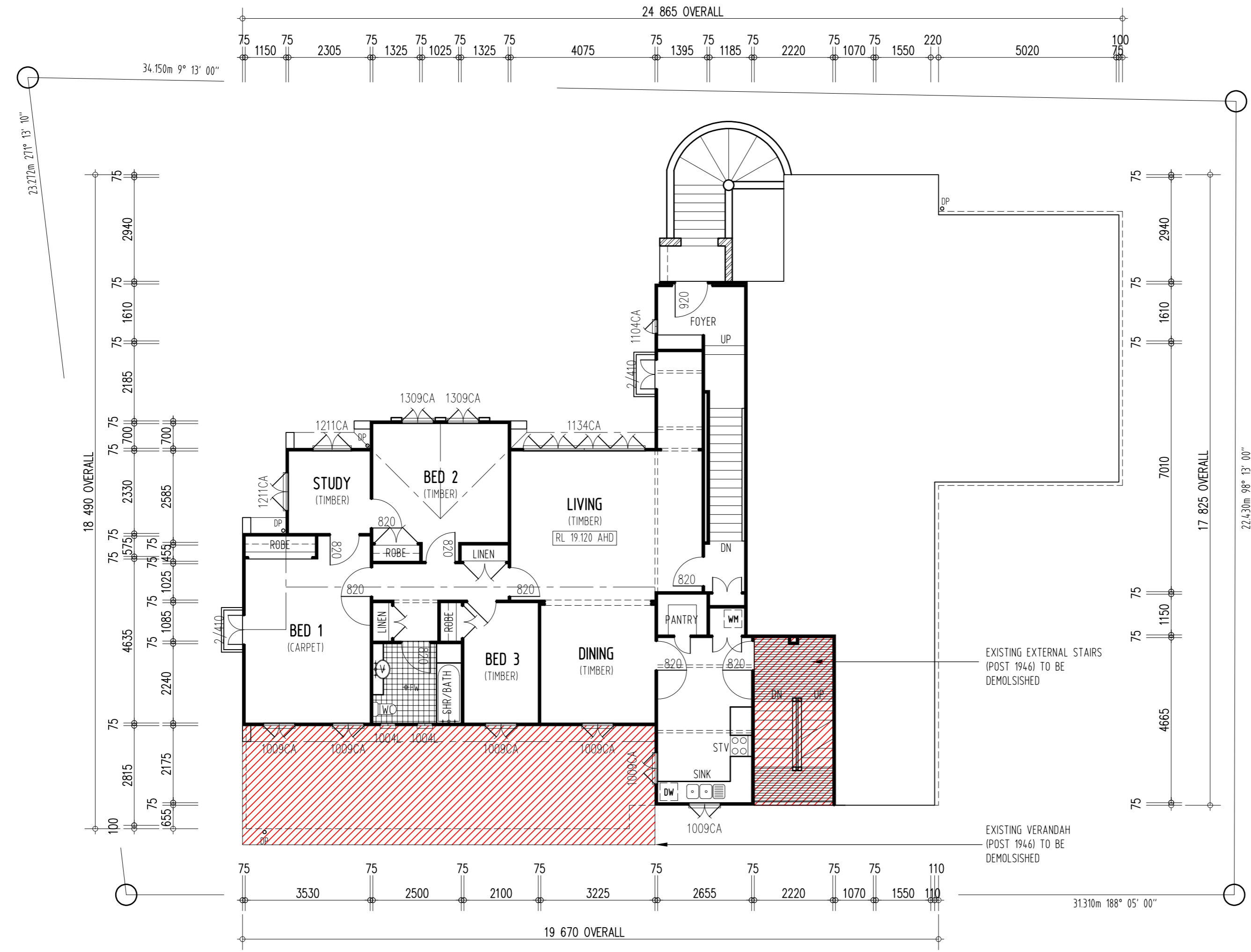
DRAWN	SCALE	DATE
JH	1:100	10/20



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DRAWING TITLE
FLOOR PLAN

JOB No.	DWG No.	ISSUE
200903	004	B

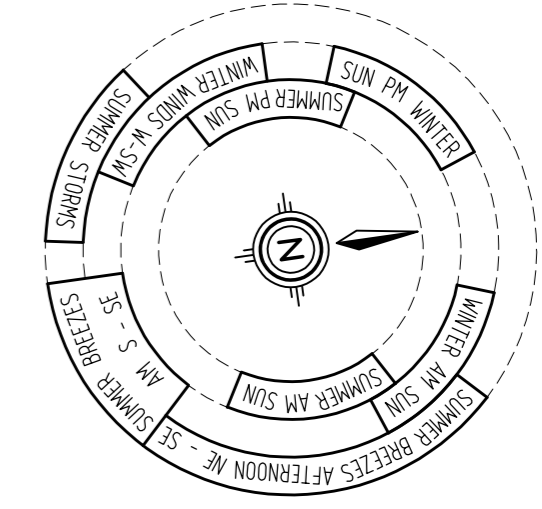


LEGEND:

DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZER
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+ +	SELECTED TAP FITTING
tap	EXT. 12mm HOSE COCK
BBAR	BREAKFAST BAR
+FW	FLOOR WASTE
HW	HOT WATER SYSTEM
SA	IONISATION SMOKE ALARM

FLOOR AREAS:

GARAGE FLOOR AREA	75.89
LEVEL ONE FLOOR AREA	165.69
WALL PERIMETER	79.99
DECK FLOOR AREA	33.20
STORE FLOOR AREA	87.42
LEVEL TWO FLOOR AREA	252.77
WALL PERIMETER	96.30
LEVEL THREE FLOOR AREA	177.45
WALL PERIMETER	61.78
TOTAL AREA	792.42
TOTAL BUILDING AREA	283.07
TOTAL LAND AREA	835.00
SITE COVER	33.90%



EXISTING MID FLOOR PLAN
LEVEL TWO / UNIT TWO

EXISTING INTERNAL FINISHES:

INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILINGS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	140mm TONGUE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TONGUE
ARCHITRAVE:	90mm LAMBS TONGUE
CEILINGS (TERRACE):	NOT APPLICABLE

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

DRAWINGS 1:100 AT A2

B	07/22	WORKING DRAWINGS
A	10/20	PRELIMINARY
ISSUE	DATE	DESCRIPTION

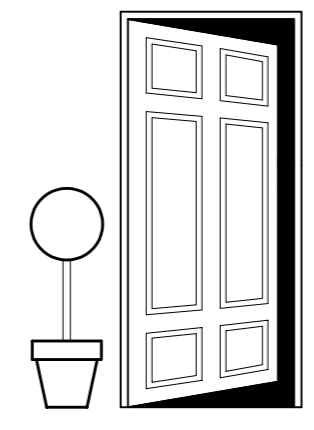
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PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



CLIENT
GARBUTT/YANG

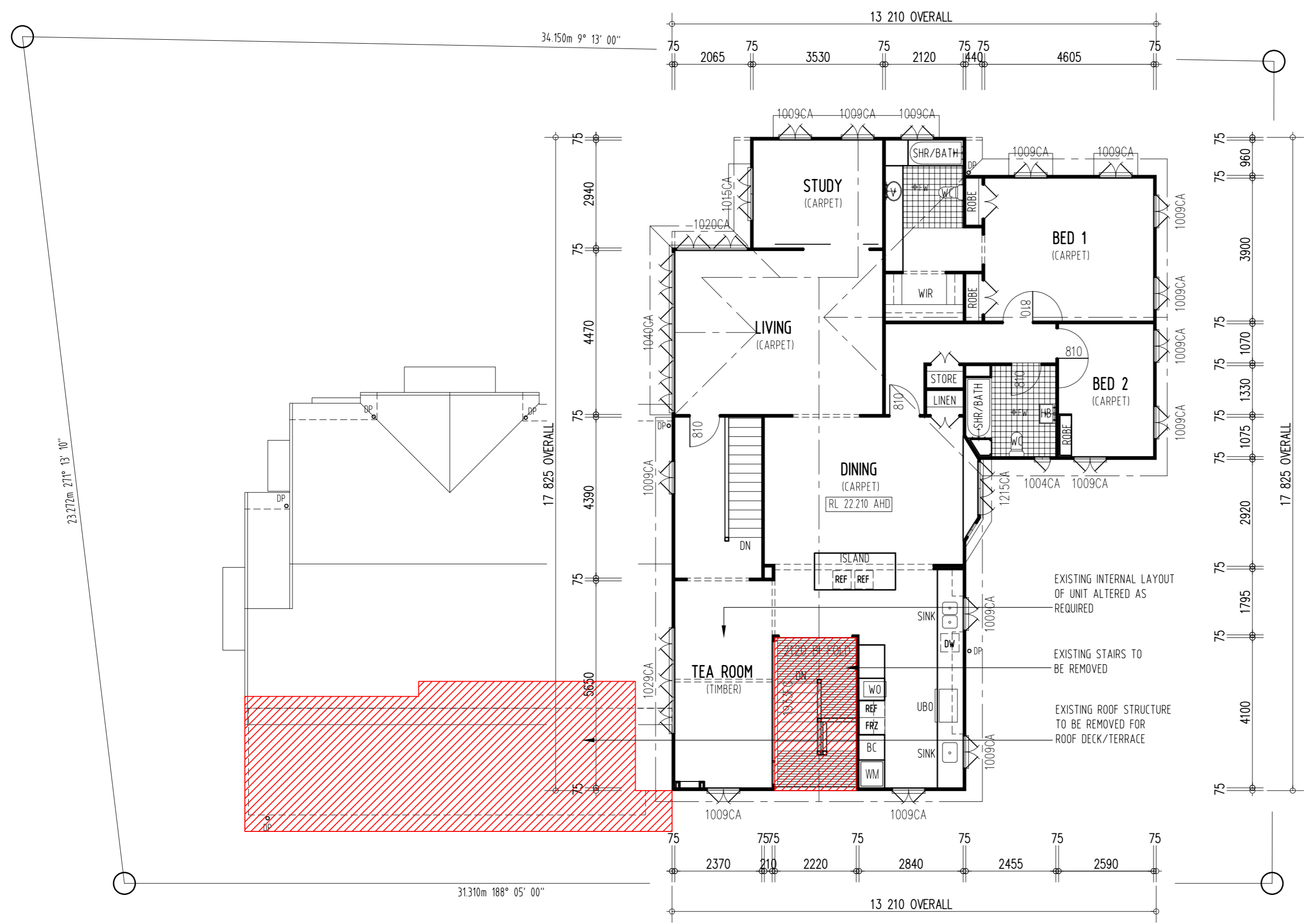
DRAWN	SCALE	DATE
JH	1:100	10/20



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DRAWING TITLE
FLOOR PLAN

JOB No.	DWG No.	ISSUE
200903	005	B

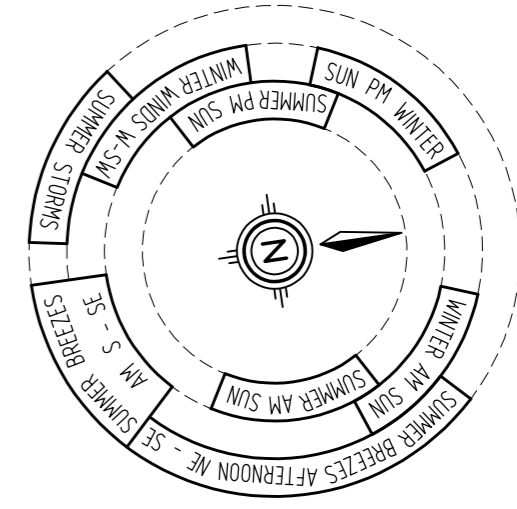


LEGEND:

DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZOR
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
Tap	EXT. 12mm HOSE COCK
B.BAR	BREAKFAST BAR
+FW	FLOOR WASTE
HW	HOT WATER SYSTEM
SA	IONISATION SMOKE ALARM

FLOOR AREAS:

GARAGE FLOOR AREA	75.89
LEVEL ONE FLOOR AREA	165.69
WALL PERIMTER	79.99
DECK FLOOR AREA	33.20
STORE FLOOR AREA	87.42
LEVEL TWO FLOOR AREA	252.77
WALL PERIMTER	96.30
LEVEL THREE FLOOR AREA	177.45
WALL PERIMTER	61.78
TOTAL AREA	792.42
TOTAL BUILDING AREA	283.07
TOTAL LAND AREA	835.00
SITE COVER	33.90%



EXISTING UPPER FLOOR PLAN
LEVEL THREE / UNIT FOUR

EXISTING INTERNAL FINISHES:

INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILINGS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	140mm TOUNGE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILINGS (TERRACE):	NOT APPLICABLE

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
B	07/22	WORKING DRAWINGS
A	10/20	PRELIMINARY

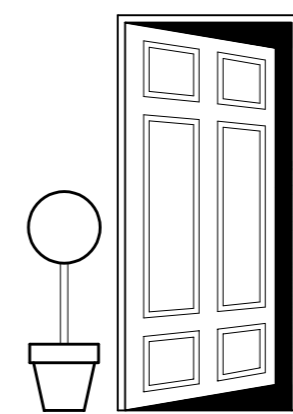
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PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



CLIENT
GARBUTT/YANG

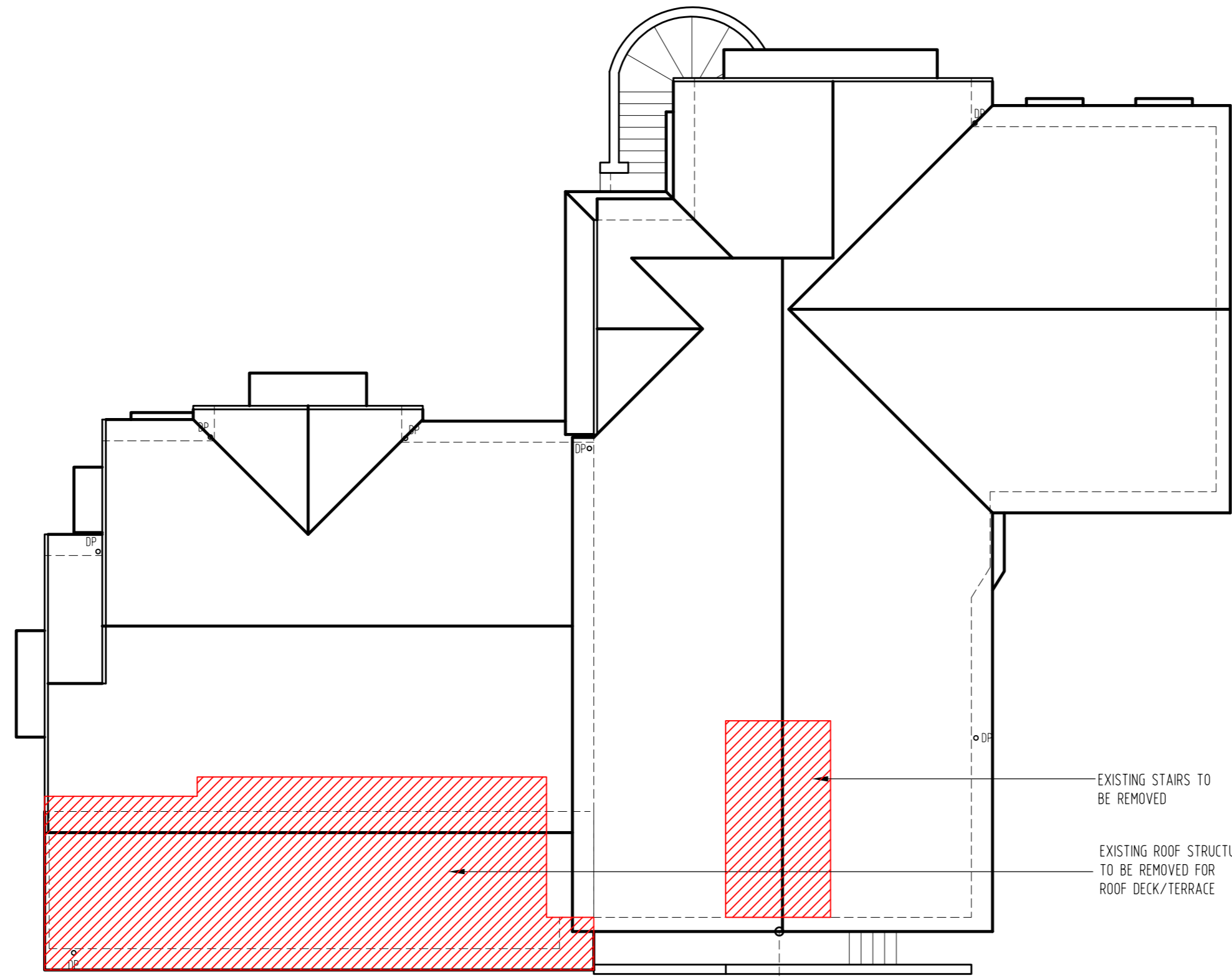
DRAWN	SCALE	DATE
JH	1:100	10/20



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DRAWING TITLE
FLOOR PLAN

JOB No.	DWG No.	ISSUE
200903	006	B



EXISTING ROOF PLAN

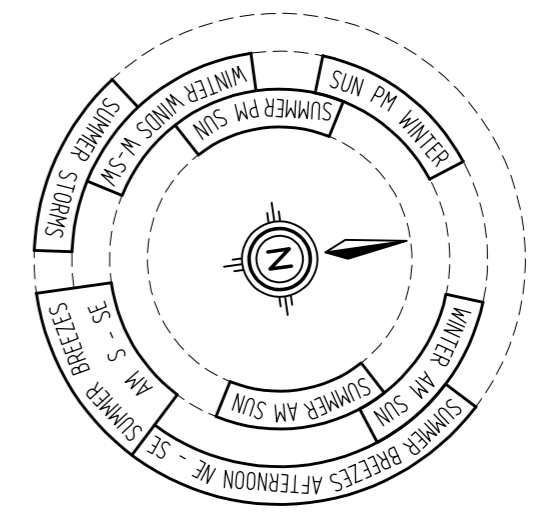
LEGEND:

DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZOR
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
▶	EXT. 12mm HOSE COCK
BBAR	BREAKFAST BAR
FW	FLOOR WASTE
HS	HOT WATER SYSTEM
SD	IONISATION SMOKE ALARM

FLOOR AREAS:

GARAGE FLOOR AREA	75.89
LEVEL ONE FLOOR AREA	165.69
WALL PERIMTER	79.99
DECK FLOOR AREA	33.20
STORE FLOOR AREA	87.42
LEVEL TWO FLOOR AREA	252.77
WALL PERIMTER	96.30
LEVEL THREE FLOOR AREA	177.45
WALL PERIMTER	61.78
TOTAL AREA	792.42
TOTAL BUILDING AREA	283.07
TOTAL LAND AREA	835.00
SITE COVER	33.90%

OVERAL RIDGE HEIGHT	RL 26.860 AHD
GROUND LEVEL BELOW (AS DEFINED BY CITYPLAN 2014)	RL 15.690 AHD
EXISTING HEIGHT	11.170m OVERALL HEIGHT



EXISTING INTERNAL FINISHES:

INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILINGS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	140mm TOUNGE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILINGS (TERRACE):	NOT APPLICABLE

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
B	07/22	WORKING DRAWINGS
A	10/20	PRELIMINARY

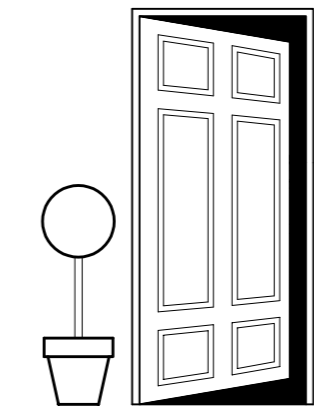
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PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



CLIENT
GARBUTT/YANG

DRAWN	SCALE	DATE
JH	1:100	10/20



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DRAWING TITLE ROOF PLAN		
JOB No. 200903	DWG No. 007	ISSUE B



EXISTING SOUTH ELEVATION

DRAWINGS 1:100 AT A2

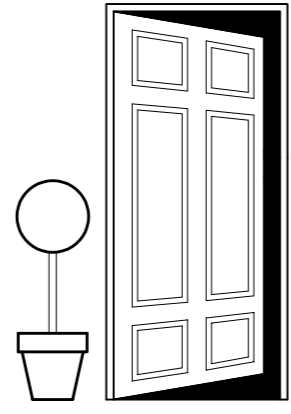
ISSUE	DATE	DESCRIPTION
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A	3/21	PRELIMINARY

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PROJECT
PROPOSED PROJECT
 7 QUARRY STREET
 HAMILTON



CLIENT
GARBUTT/YANG
 DRAWN: JH
 SCALE: 1:100
 DATE: 3/21



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DRAWING TITLE		
ELEVATION		
JOB No. 200903	DWG No. 008	ISSUE B



EXISTING WEST ELEVATION

DRAWINGS 1:100 AT A2

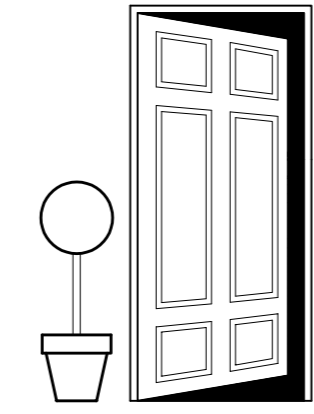
ISSUE	DATE	DESCRIPTION
B	07/22	WORKING DRAWINGS
A	3/21	PRELIMINARY

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PROJECT
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 7 QUARRY STREET
 HAMILTON



CLIENT
GARBUTT/YANG
 DRAWN: JH
 SCALE: 1:100
 DATE: 3/21

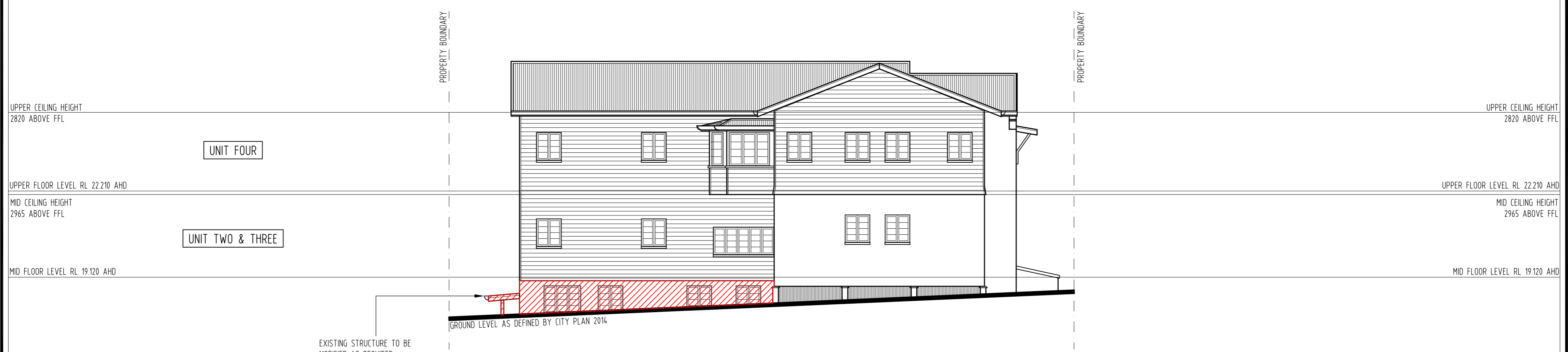


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DRAWING TITLE		
<u>ELEVATION</u>		
JOB No. 200903	DWG No. 009	ISSUE B



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

DRAWINGS 1:100 AT A2

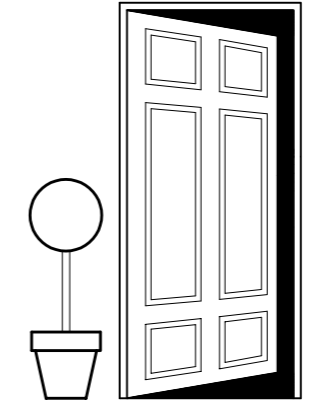
ISSUE	DATE	DESCRIPTION
B	07/22	WORKING DRAWINGS
A	3/21	PRELIMINARY

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PROJECT
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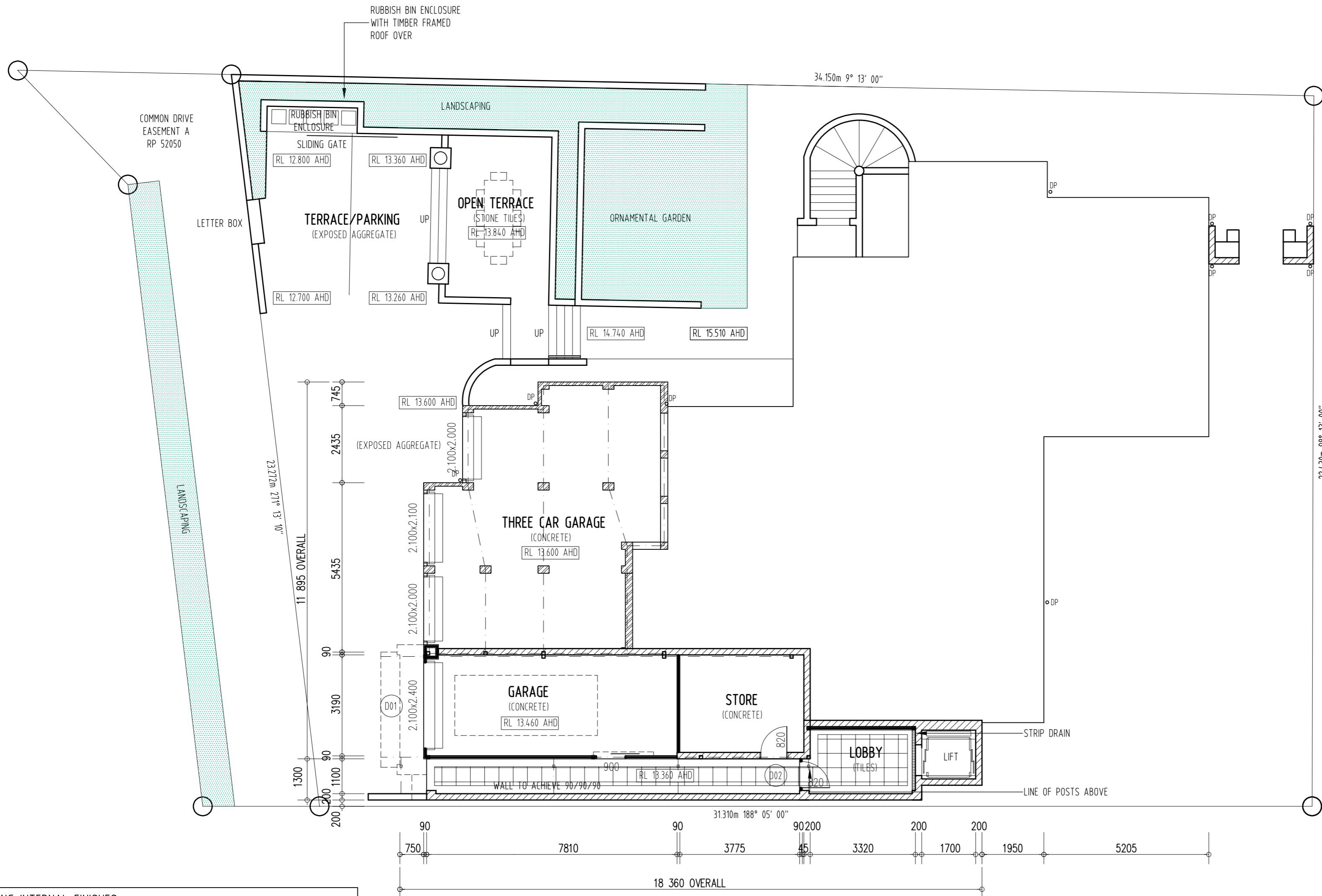


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GARBUTT/YANG
 DRAWN: JH
 SCALE: 1:100
 DATE: 3/21



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DRAWING TITLE		
ELEVATIONS		
JOB No. 200903	DWG No. 010	ISSUE B

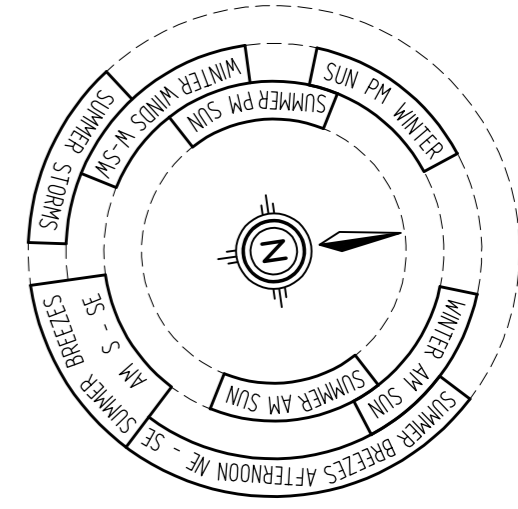


LEGEND:

DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZOR
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
▶	EXT. 12mm HOSE COCK
B BAR	BREAKFAST BAR
↕FW	FLOOR WASTE
⊙	HOT WATER SYSTEM
⚡SD	IONISATION SMOKE ALARM

FLOOR AREAS:

GARAGE/LOBBY AREA	126.77
LEVEL ONE FLOOR AREA	222.84
WALL PERIMETER	79.83
DECK FLOOR AREA	44.45
COMMON TERRACE AREA	7.02
LEVEL TWO FLOOR AREA	132.05
WALL PERIMETER	614.7
TERRACE FLOOR AREA	13.25
COMMON TERRACE AREA	17.90
LEVEL THREE FLOOR AREA	182.50
WALL PERIMETER	65.51
ROOF TERRACE AREA	21.31
TOTAL AREA	768.09
TOTAL BUILDING AREA	361.39
TOTAL LAND AREA	835.00
SITE COVER	43.28%



EXISTING INTERNAL FINISHES:

INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILINGS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	14.0mm TOUNGE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILINGS (TERRACE):	NOT APPLICABLE

PROPOSED SUB FLOOR PLAN

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
F	03/26	PLAN AMENDMENTS
E	11/24	PLAN AMENDMENTS
D	07/23	PLAN AMENDMENTS
C	04/23	FIRE COMPLIANCE AMENDMENTS
B	07/22	WORKING DRAWINGS
A	10/20	PRELIMINARY

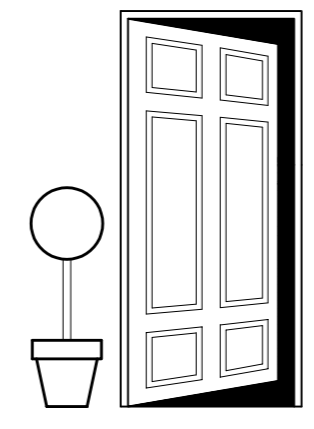
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PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



CLIENT
GARBUTT/YANG

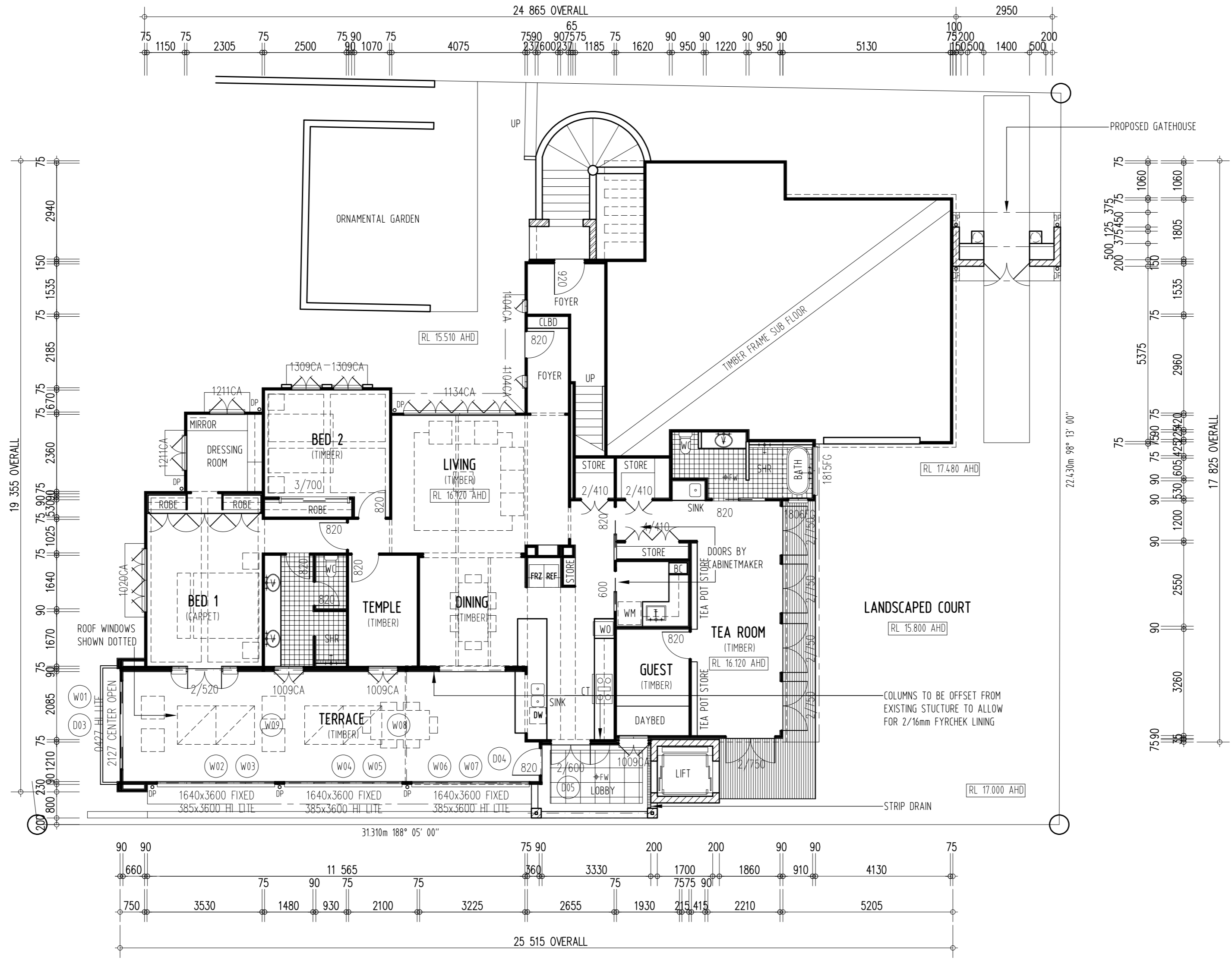
DRAWN	SCALE	DATE
JH	1:100	10/20



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DRAWING TITLE
FLOOR PLAN

JOB No.	DWG No.	ISSUE
200903	011	F

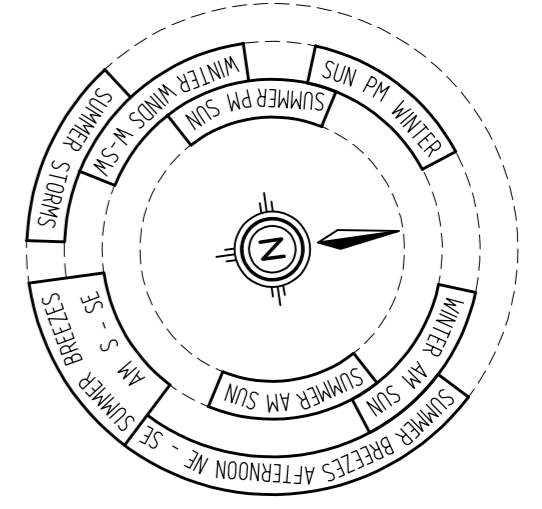


LEGEND:

DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZOR
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
top	EXT. 12mm HOSE COCK
B.BAR	BREAKFAST BAR
+FW	FLOOR WASTE
HW	HOT WATER SYSTEM
+SO	IONISATION SMOKE ALARM

FLOOR AREAS:

GARAGE/LOBBY AREA	126.77
LEVEL ONE FLOOR AREA	222.84
WALL PERIMTER	79.83
DECK FLOOR AREA	44.45
COMMON TERRACE AREA	7.02
LEVEL TWO FLOOR AREA	132.05
WALL PERIMTER	61.47
TERRACE FLOOR AREA	13.25
COMMON TERRACE AREA	17.90
LEVEL THREE FLOOR AREA	182.50
WALL PERIMTER	65.51
ROOF TERRACE AREA	21.31
TOTAL AREA	768.09
TOTAL BUILDING AREA	361.39
TOTAL LAND AREA	835.00
SITE COVER	43.28%



PROPOSED LOWER FLOOR PLAN

UNIT ONE

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
G	03/26	PLAN AMENDMENTS
F	11/24	PLAN AMENDMENTS
E	05/24	PLAN AMENDMENTS
D	07/23	PLAN AMENDMENTS
C	04/23	FIRE COMPLIANCE AMENDMENTS
B	07/22	WORKING DRAWINGS
A	10/20	PRELIMINARY

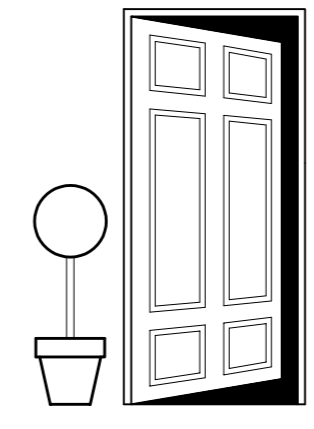
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PROJECT
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7 QUARRY STREET
HAMILTON



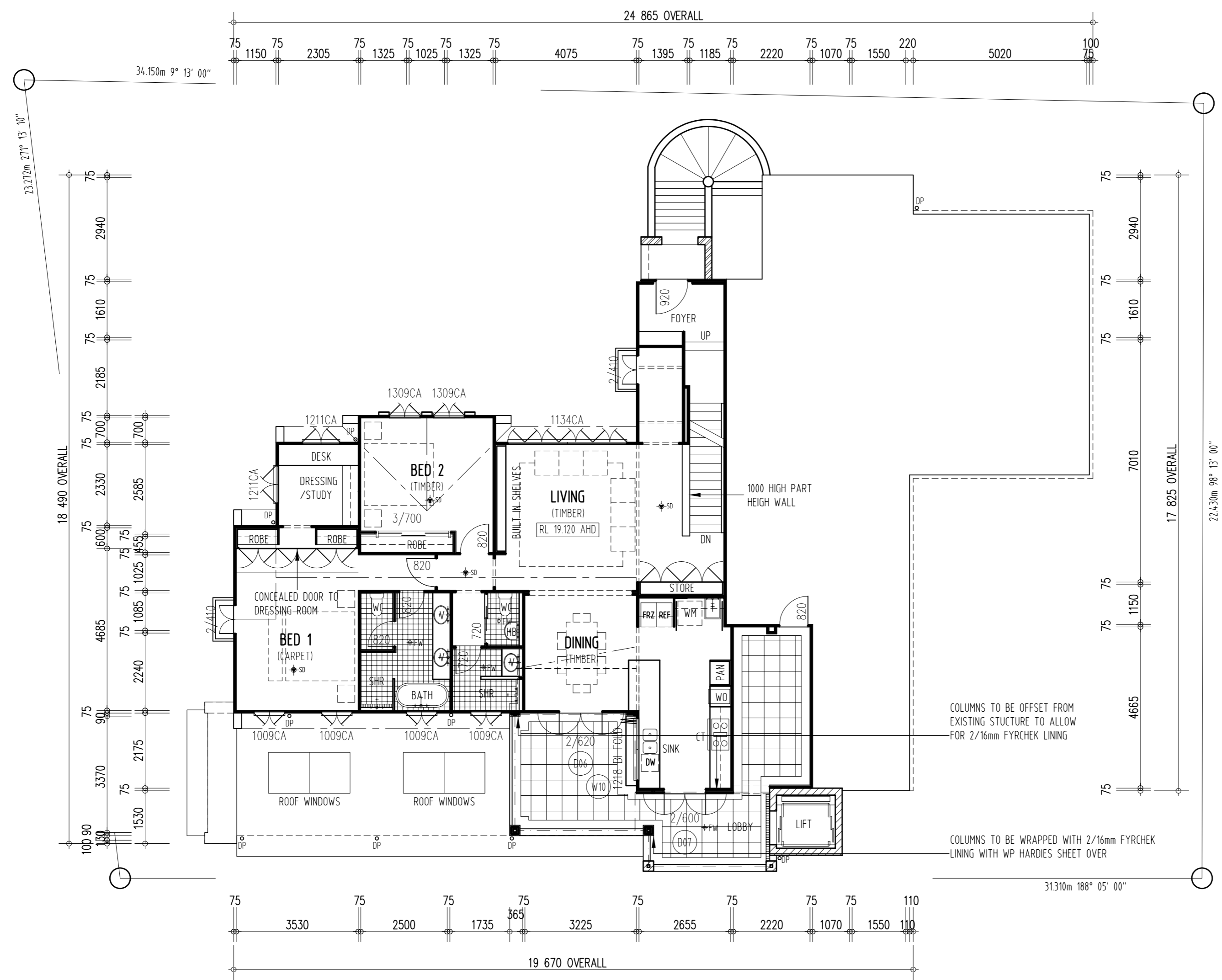
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DRAWN	SCALE	DATE
JH	1:100	10/20



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DRAWING TITLE FLOOR PLAN		
JOB No. 200903	DWG No. 012	ISSUE G

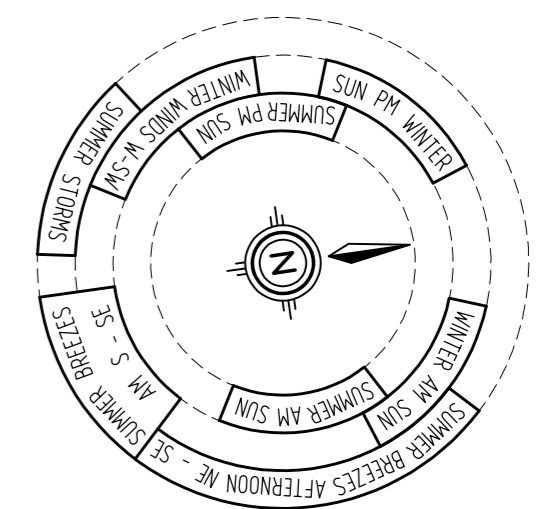


LEGEND:

DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZER
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
tap	EXT. 12mm HOSE COCK
B.BAR	BREAKFAST BAR
+FW	FLOOR WASTE
HW	HOT WATER SYSTEM
+SO	IONISATION SMOKE ALARM

FLOOR AREAS:

GARAGE/LOBBY AREA	126.77
LEVEL ONE FLOOR AREA	222.84
WALL PERIMETER	79.83
DECK FLOOR AREA	4.45
COMMON TERRACE AREA	7.02
LEVEL TWO FLOOR AREA	132.05
WALL PERIMETER	614.7
TERRACE FLOOR AREA	13.25
COMMON TERRACE AREA	17.90
LEVEL THREE FLOOR AREA	182.50
WALL PERIMETER	65.51
ROOF TERRACE AREA	21.31
TOTAL AREA	768.09
TOTAL BUILDING AREA	361.39
TOTAL LAND AREA	835.00
SITE COVER	43.28%



EXISTING INTERNAL FINISHES:

INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILING:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	140mm TOUNGE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILING (TERRACE):	NOT APPLICABLE

PROPOSED MID FLOOR PLAN
LEVEL TWO / UNIT TWO

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

ISSUE	DATE	DESCRIPTION
H	03/26	PLAN AMENDMENTS
G	11/24	PLAN AMENDMENTS
F	08/24	PLAN AMENDMENTS
E	05/24	PLAN AMENDMENTS
D	07/23	PLAN AMENDMENTS
C	04/23	FIRE COMPLIANCE AMENDMENTS
B	07/22	WORKING DRAWINGS
A	10/20	PRELIMINARY

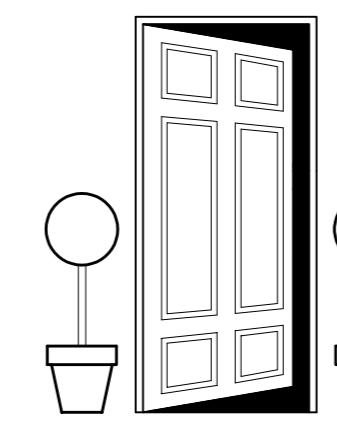
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PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



CLIENT
GARBUTT/YANG

DRAWN	SCALE	DATE
JH	1:100	10/20

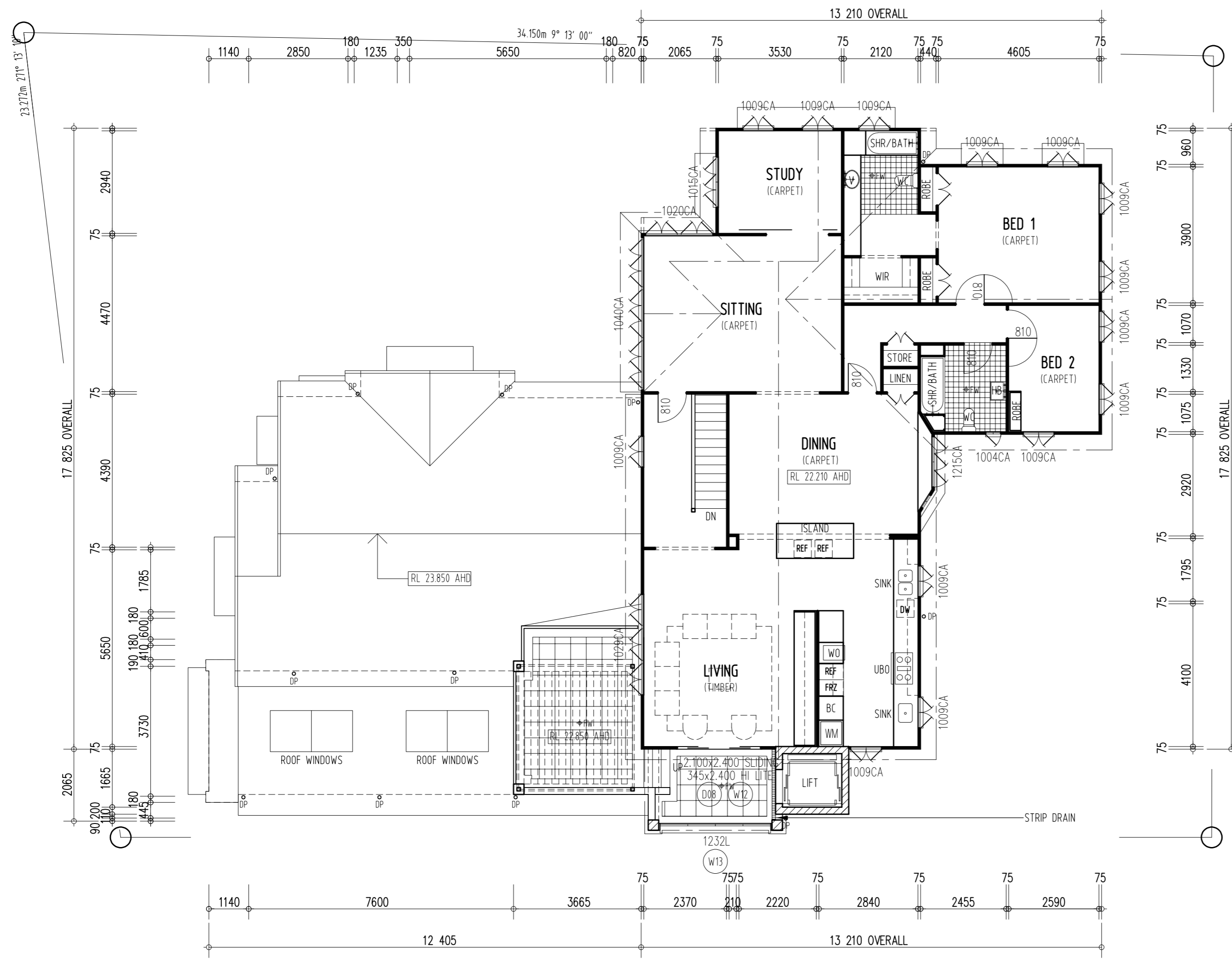


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DRAWING TITLE
FLOOR PLAN

DRAWINGS 1:100 AT A2

JOB No.	DWG No.	ISSUE
200903	013	H

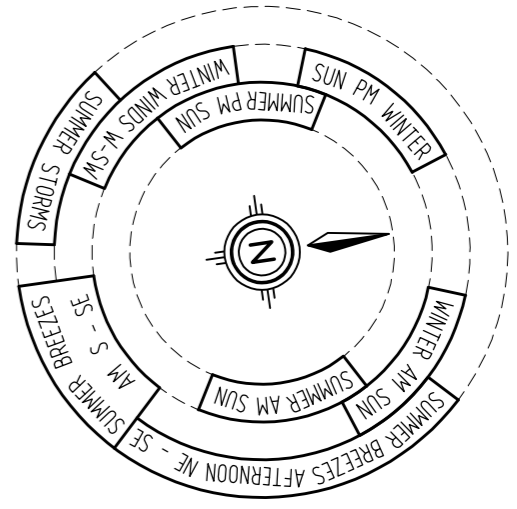


LEGEND:

DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZER
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
tap	EXT. 12mm HOSE COCK
B.BAR	BREAKFAST BAR
FW	FLOOR WASTE
HW	HOT WATER SYSTEM
SD	IONISATION SMOKE ALARM

FLOOR AREAS:

GARAGE/LOBBY AREA	126.77
LEVEL ONE FLOOR AREA	222.84
WALL PERIMETER	79.83
DECK FLOOR AREA	44.45
COMMON TERRACE AREA	7.02
LEVEL TWO FLOOR AREA	132.05
WALL PERIMETER	61.47
TERRACE FLOOR AREA	13.25
COMMON TERRACE AREA	17.90
LEVEL THREE FLOOR AREA	182.50
WALL PERIMETER	65.51
ROOF TERRACE AREA	21.31
TOTAL AREA	768.09
TOTAL BUILDING AREA	361.39
TOTAL LAND AREA	835.00
SITE COVER	43.28%



EXISTING INTERNAL FINISHES:

INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILINGS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	140mm TOUNGE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILINGS (TERRACE):	NOT APPLICABLE

PROPOSED UPPER FLOOR PLAN
LEVEL THREE / UNIT FOUR

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
K	03/26	PLAN AMENDMENTS
J	11/24	PLAN AMENDMENTS
I	09/24	PLAN AMENDMENTS
H	08/24	PLAN AMENDMENTS
G	07/24	PLAN AMENDMENTS
F	05/24	PLAN AMENDMENTS
E	07/23	PLAN AMENDMENTS
A	10/20	PRELIMINARY

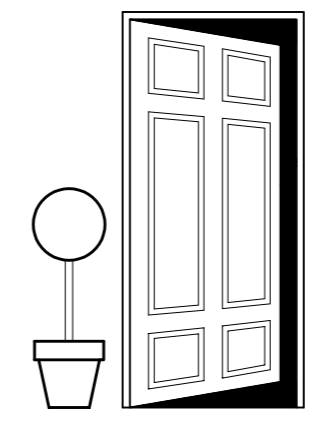
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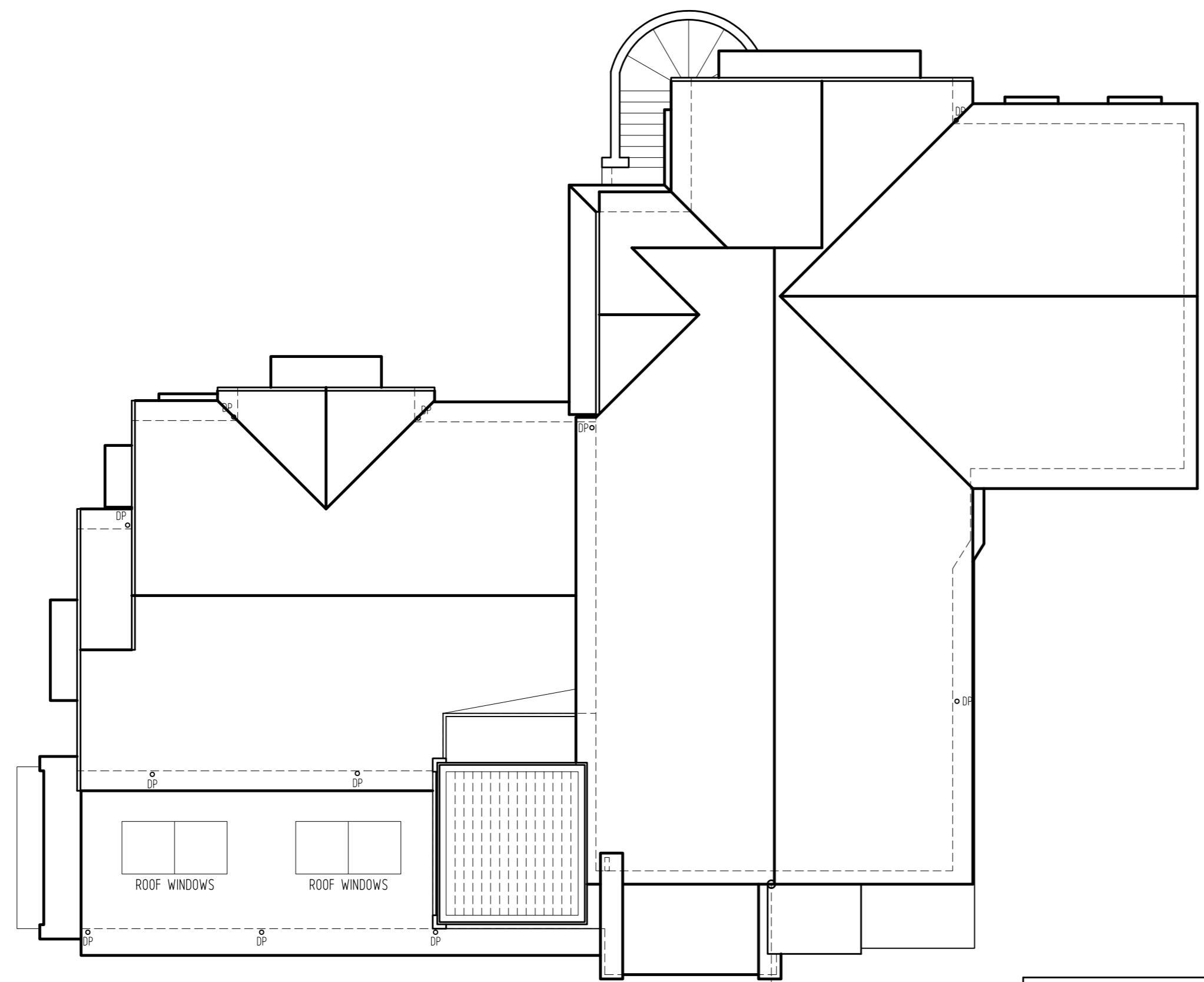
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DRAWN	SCALE	DATE
JH	1:100	10/20



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DRAWING TITLE FLOOR PLAN		
JOB No. 200903	DWG No. 014	ISSUE K



PROPOSED ROOF PLAN

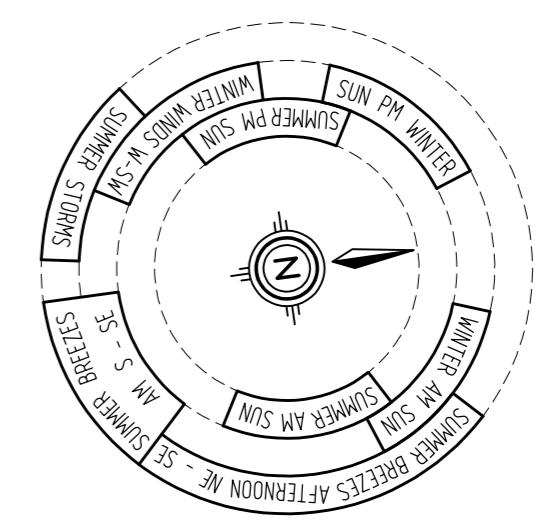
OVERALL RIDGE HEIGHT	RL 26.860 AHD
GROUND LEVEL BELOW (AS DEFINED BY CITYPLAN 2014)	RL 15.690 AHD
EXISTING HEIGHT	11.170m OVERALL HEIGHT

LEGEND:

DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZER
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
tap	EXT. 12mm HOSE COCK
B.BAR	BREAKFAST BAR
+FW	FLOOR WASTE
HW	HOT WATER SYSTEM
+SD	IONISATION SMOKE ALARM

FLOOR AREAS:

GARAGE/LOBBY AREA	126.77
LEVEL ONE FLOOR AREA	222.84
WALL PERIMETER	79.83
DECK FLOOR AREA	44.45
COMMON TERRACE AREA	7.02
LEVEL TWO FLOOR AREA	132.05
WALL PERIMETER	614.7
TERRACE FLOOR AREA	13.25
COMMON TERRACE AREA	17.90
LEVEL THREE FLOOR AREA	182.50
WALL PERIMETER	65.51
ROOF TERRACE AREA	21.31
TOTAL AREA	768.09
TOTAL BUILDING AREA	361.39
TOTAL LAND AREA	835.00
SITE COVER	43.28%



EXISTING INTERNAL FINISHES:

INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILINGS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	140mm TOUNGE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILINGS (TERRACE):	NOT APPLICABLE

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
H	03/26	PLAN AMENDMENTS
G	11/24	PLAN AMENDMENTS
F	08/24	PLAN AMENDMENTS
E	07/24	PLAN AMENDMENTS
D	04/23	FIRE COMPLIANCE AMENDMENTS
C	07/22	WORKING DRAWINGS
B	02/22	PLANNING AMENDMENTS
A	10/20	PRELIMINARY

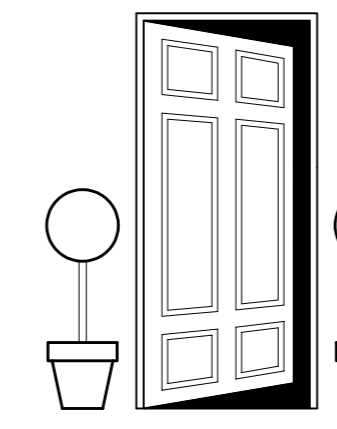
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DRAWN	SCALE	DATE
JH	1:100	10/20



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DRAWING TITLE ROOF PLAN		
JOB No. 200903	DWG No. 015	ISSUE H



PROPOSED SOUTH ELEVATION

INSULATION:
 PROVIDE BRADFORD R 2.5 SARKING WITH R3 CEILING BATTS
 PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL FLOOR CAVITIES
 PROVIDE BRADFORD THERMAFOIL R15 SISILATION WITH R25 WALL INSULATION TO ALL EXTERNAL WALLS
 PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL BATHROOM WALLS

NOTES:
 SPEEDBRACE ROOF CROSS BRACING TO COMPLY WITH AS 1684

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
I	03/26	PLAN AMENDMENTS
H	11/24	PLAN AMENDMENTS
G	08/24	PLAN AMENDMENTS
F	07/24	PLAN AMENDMENTS
E	05/24	PLAN AMENDMENTS
D	07/23	PLAN AMENDMENTS
C	04/23	FIRE COMPLIANCE AMENDMENTS
A	3/21	PRELIMINARY

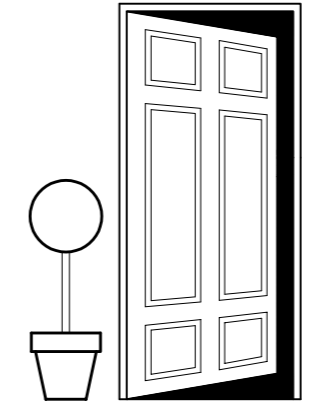
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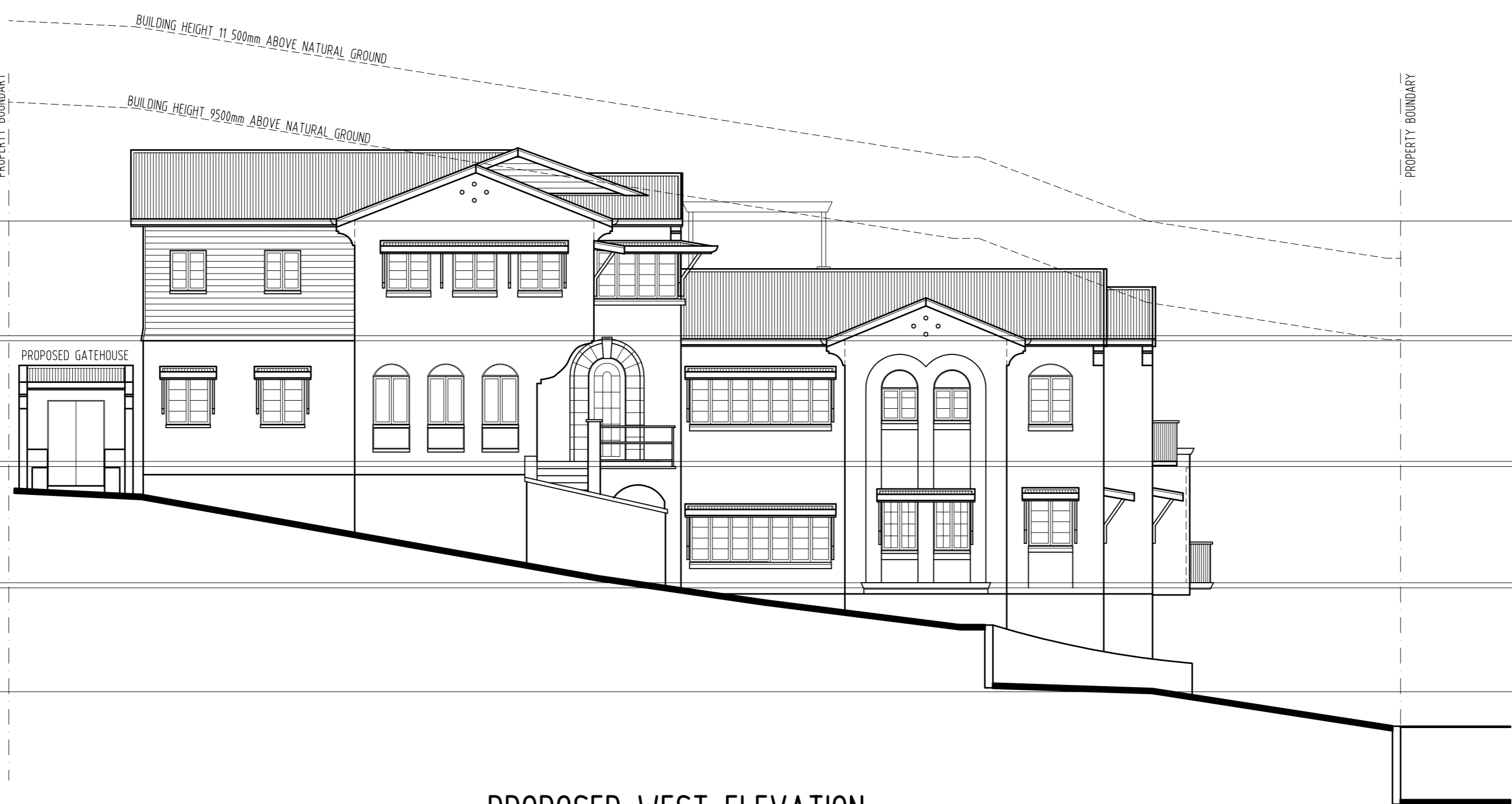
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DRAWN	SCALE	DATE
JH	1:100	3/21



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DRAWING TITLE ELEVATION		
JOB No. 200903	DWG No. 016	ISSUE I



PROPOSED WEST ELEVATION

INSULATION:
 PROVIDE BRADFORD R 2.5 SARKING WITH R3 CEILING BATTS
 PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL FLOOR CAVITIES
 PROVIDE BRADFORD THERMAFOIL R15 SISILATION WITH R2.5 WALL INSULATION TO ALL EXTERNAL WALLS
 PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL BATHROOM WALLS

NOTES:
 SPEEDBRACE ROOF CROSS BRACING TO COMPLY WITH AS 1684

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
E	03/26	PLAN AMENDMENTS
D	08/24	PLAN AMENDMENTS
C	05/24	PLAN AMENDMENTS
B	07/22	WORKING DRAWINGS
A	3/21	PRELIMINARY

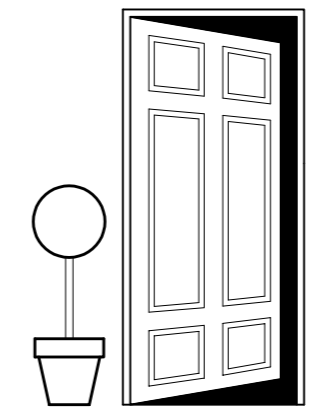
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PROJECT
PROPOSED PROJECT
 7 QUARRY STREET
 HAMILTON



CLIENT
GARBUTT/YANG

DRAWN	SCALE	DATE
JH	1:100	3/21



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DRAWING TITLE
ELEVATION

JOB No.	DWG No.	ISSUE
200903	017	E



UPPER CEILING HEIGHT 2820 ABOVE FFL

UPPER TERRACE RL 22.850 AHD

UPPER FLOOR LEVEL RL 22.210 AHD

MID CEILING HEIGHT 2840 ABOVE FFL

MID FLOOR LEVEL RL 19.120 AHD

MID CEILING HEIGHT 2750 ABOVE FFL

MID FLOOR LEVEL RL 16.120 AHD

GARAGE CEILING HEIGHT 2270 ABOVE FLOOR LEVEL

GARAGE FLOOR LEVEL RL 13.600 AHD

UPPER CEILING HEIGHT 2820 ABOVE FFL

UPPER FLOOR LEVEL RL 22.210 AHD

MID CEILING HEIGHT 2965 ABOVE FFL

MID FLOOR LEVEL RL 19.120 AHD

MID CEILING HEIGHT 2875 ABOVE FFL

MID FLOOR LEVEL RL 16.120 AHD

GARAGE CEILING HEIGHT 2395 ABOVE FLOOR LEVEL

GARAGE FLOOR LEVEL RL 13.600 AHD

PROPOSED EAST ELEVATION

INSULATION:
 PROVIDE BRADFORD R 2.5 SARKING WITH R3 CEILING BATTS
 PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL FLOOR CAVITIES
 PROVIDE BRADFORD THERMAFOIL R15 SISILATION WITH R2.5 WALL INSULATION TO ALL EXTERNAL WALLS
 PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL BATHROOM WALLS

NOTES:
 SPEEDBRACE ROOF CROSS BRACING TO COMPLY WITH AS 1684

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
I	03/26	PLAN AMENDMENTS
H	11/24	PLAN AMENDMENTS
G	08/24	PLAN AMENDMENTS
F	07/24	PLAN AMENDMENTS
E	05/24	PLAN AMENDMENTS
D	07/23	PLAN AMENDMENTS
C	04/23	FIRE COMPLIANCE AMENDMENTS
A	3/21	PRELIMINARY

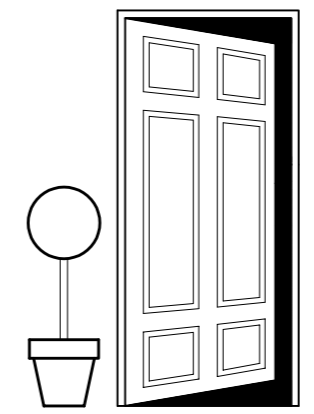
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DRAWING TITLE ELEVATION		
JOB No. 200903	DWG No. 018	ISSUE I



PROPOSED NORTH ELEVATION

INSULATION:
 PROVIDE BRADFORD R 2.5 SARKING WITH R3 CEILING BATTS
 PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL FLOOR CAVITIES
 PROVIDE BRADFORD THERMAFOIL R15 SISILATION WITH R2.5 WALL INSULATION TO ALL EXTERNAL WALLS
 PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL BATHROOM WALLS

NOTES:
 SPEEDBRACE ROOF CROSS BRACING TO COMPLY WITH AS 1684

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
B	07/22	WORKING DRAWINGS
A	3/21	PRELIMINARY

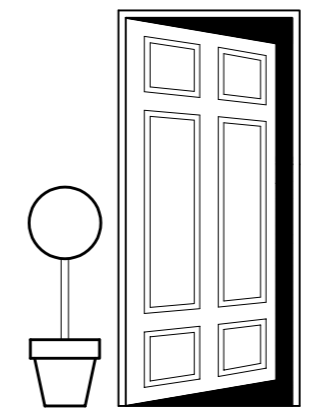
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DRAWING TITLE ELEVATION		
JOB No. 200903	DWG No. 019	ISSUE B



PROPOSED NORTH ELEVATION

INSULATION:
 PROVIDE BRADFORD R 2.5 SARKING WITH R3 CEILING BATTS
 PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL FLOOR CAVITIES
 PROVIDE BRADFORD THERMAFOIL R15 SISILATION WITH R2.5 WALL INSULATION TO ALL EXTERNAL WALLS
 PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL BATHROOM WALLS

NOTES:
 SPEEDBRACE ROOF CROSS BRACING TO COMPLY WITH AS 1684

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
B	07/22	WORKING DRAWINGS
A	3/21	PRELIMINARY

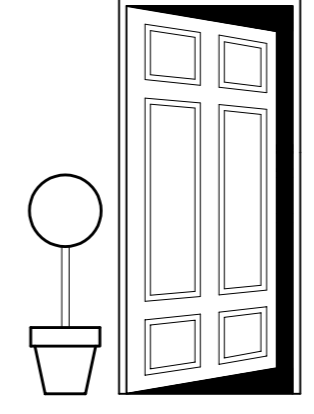
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DRAWING TITLE ELEVATION		
JOB No. 200903	DWG No. 020	ISSUE B

BU 10426

LOT 10



UPPER CEILING HEIGHT
2820 ABOVE FFL

UPPER FLOOR LEVEL RL 22.210 AHD

MID CEILING HEIGHT
2965 ABOVE FFL

MID FLOOR LEVEL RL 19.120 AHD

MID CEILING HEIGHT
2875 ABOVE FFL

MID FLOOR LEVEL RL 16.120 AHD

GARAGE CEILING HEIGHT
2395 ABOVE FLOOR LEVEL

GARAGE FLOOR LEVEL RL 13.600 AHD

LEVEL 4 CEILING HEIGHT
2400 ABOVE FFL

LEVEL 4 RL 21.910 AHD

LEVEL 3 CEILING HEIGHT
2750 ABOVE FFL

LEVEL 3 RL 18.860 AHD

LEVEL 2 CEILING HEIGHT
3260 ABOVE FFL

LEVEL 2 RL 15.300 AHD

LEVEL 1 CEILING HEIGHT
2500 ABOVE FLOOR LEVEL

LEVEL 1 RL 12.500 AHD

PROPOSED SOUTH ELEVATION
 PROPOSED DRIVEWAY ELEVATION

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
F	03/26	PLAN AMENDMENTS
E	11/24	PLAN AMENDMENTS
D	07/23	PLAN AMENDMENTS
C	04/23	FIRE COMPLIANCE AMENDMENTS
B	07/22	WORKING DRAWINGS
A	3/21	PRELIMINARY

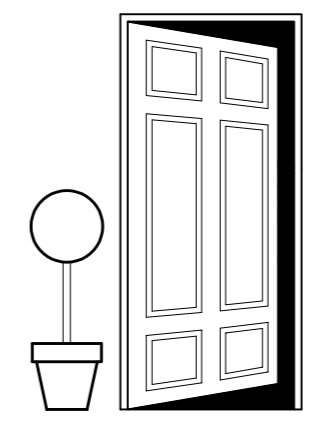
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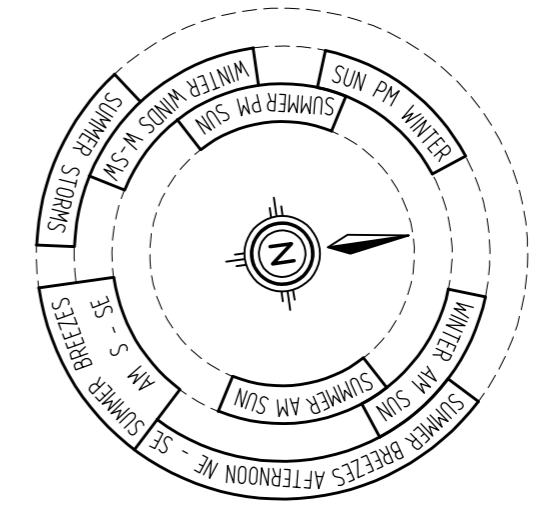
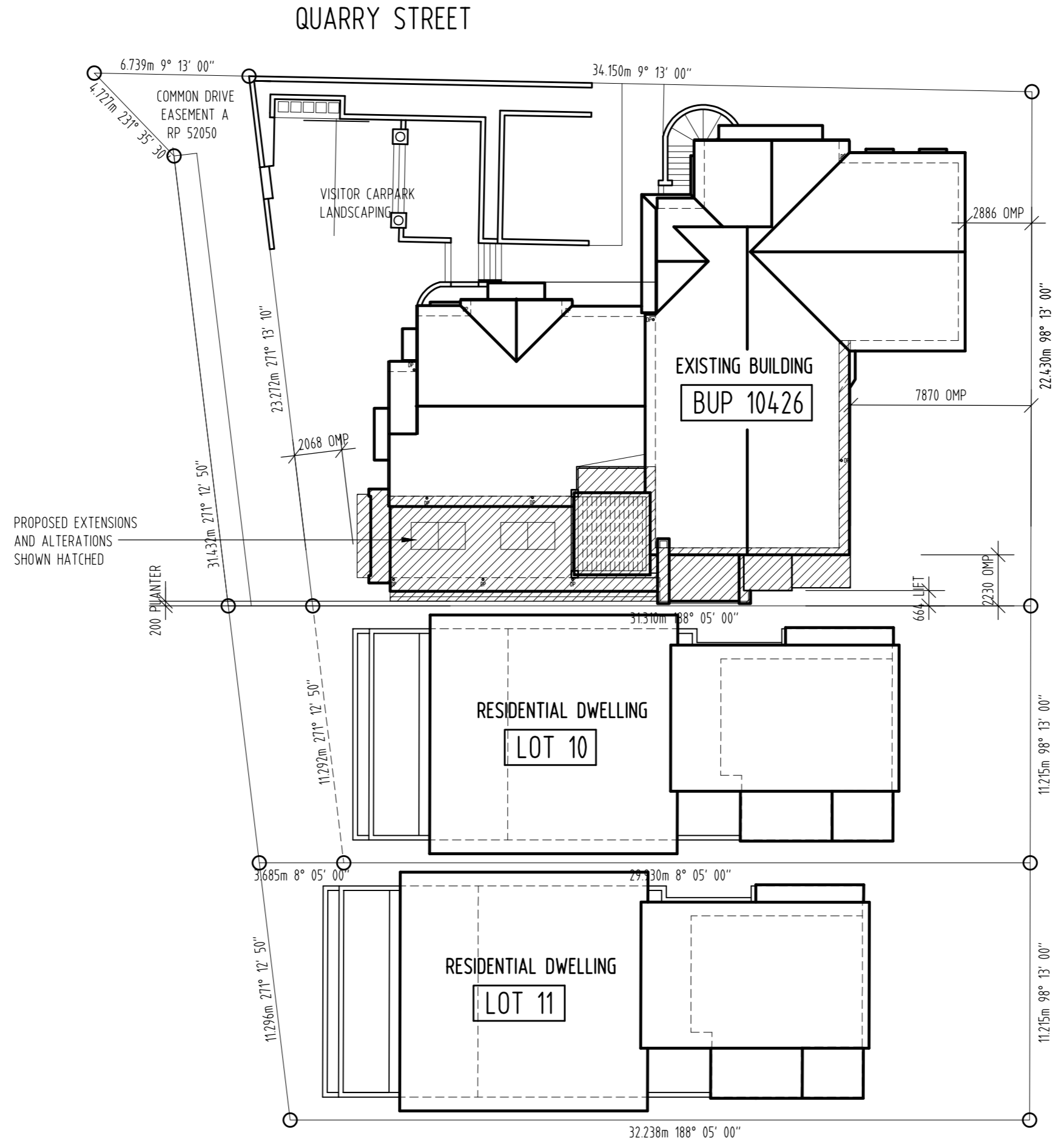
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DRAWING TITLE ELEVATION		
JOB No. 200903	DWG No. 021	ISSUE F



PROPOSED ADJOINING LOT PLAN

DRAWINGS 1:200 AT A2

ISSUE	DATE	DESCRIPTION
E	03/26	PLAN AMENDMENTS
D	04/23	FIRE COMPLIANCE AMENDMENTS
C	07/22	WORKING DRAWINGS
B	02/22	PLANNING AMENDMENTS
A	3/21	PRELIMINARY

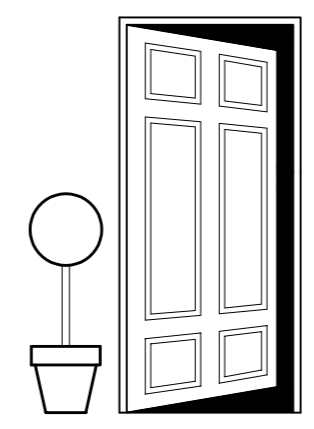
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DRAWING TITLE ADJOINING LOT PLAN		
JOB No. 200903	DWG No. 022	ISSUE E