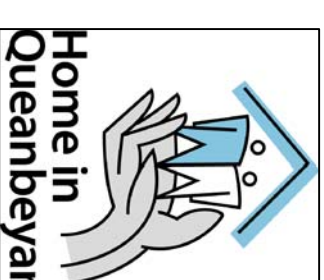


PROJECT:
Home In Queanbeyan
Cnr Rutledge Street
Queanbeyan

CLIENT:
Home In Queanbeyan

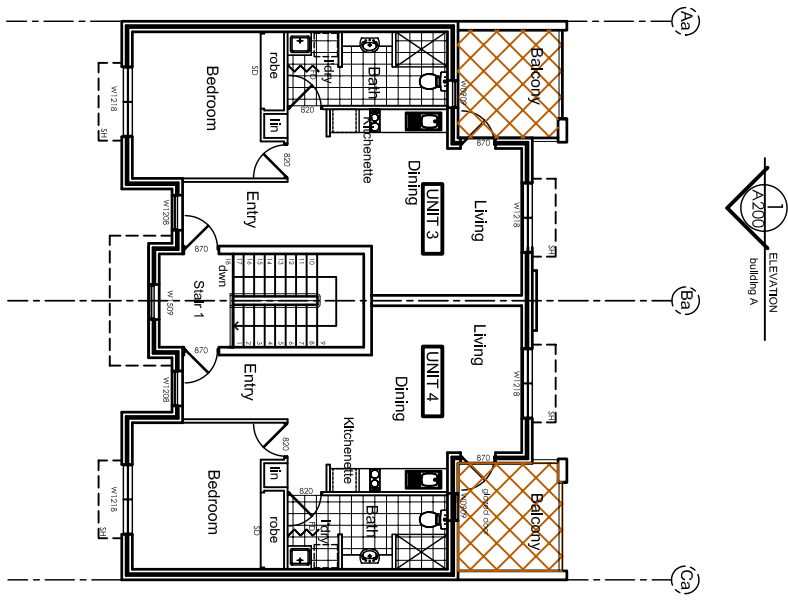


NO: DATE: DESCRIPTION:	BY: Rev:
REVISIONS:	
DRAWING TITLE: Residential Apartments	
DESIGNED: NP	DATE: May 2008
DRAWING: NP	Scale: 1:100
JOB NO: hiq08-01	REV:
DRAWING STATUS: PRELIMINARY	

OZTAL ARCHITECTS
 ARCHITECTURE • PLANNING • INTERIORS

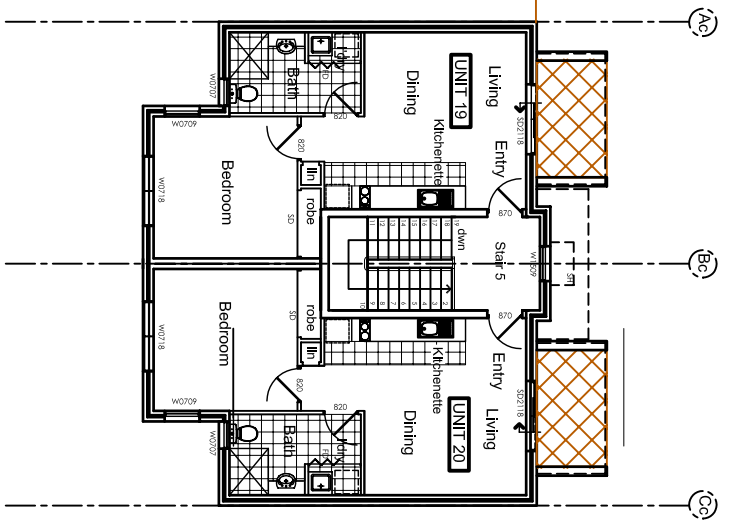
CANBERRA SYDNEY
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DWG NO: A201



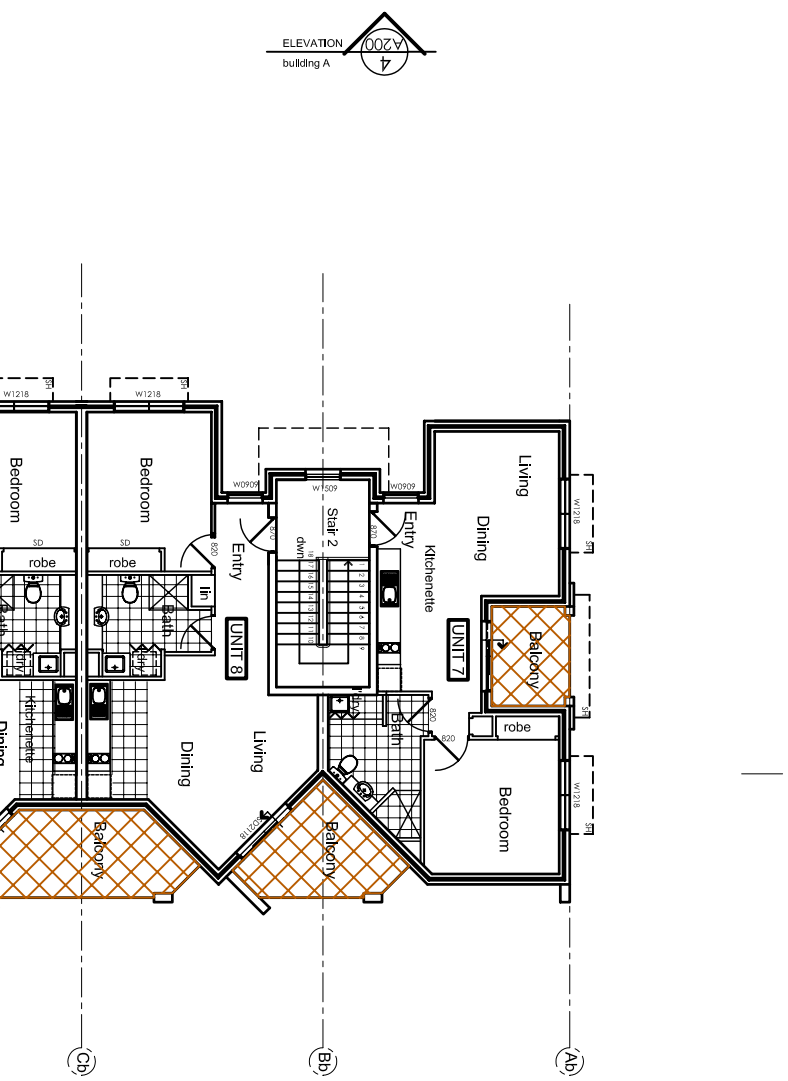
Residential apartment A
First Floor

AREAS:
 Unit 3: 59.29m²
 balcony: 7.5m²
 Unit 4: 59.29m²
 balcony: 7.5m²



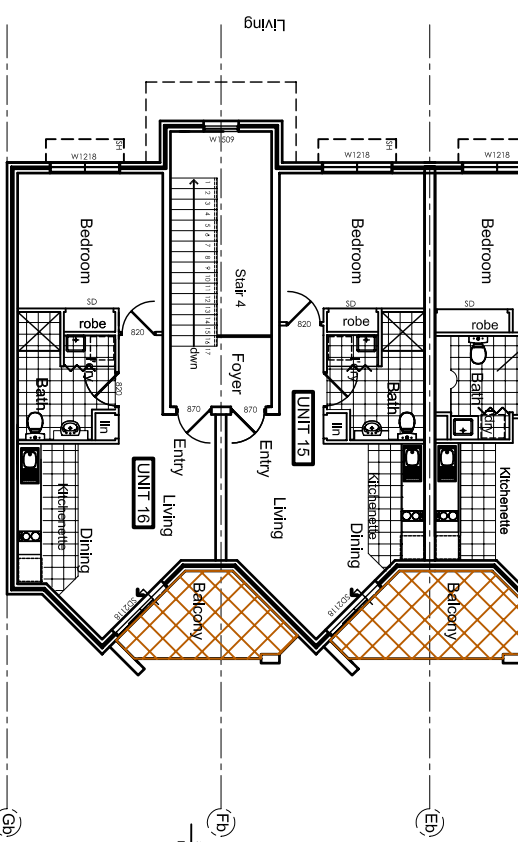
Residential apartment C
First Floor

AREAS:
 Unit 19: 51.63m²
 balcony: 5.4m²
 Unit 20: 51.63m²
 balcony: 5.4m²



Residential apartment B
First Floor

AREAS:
 Unit 7: 66.86m²
 Unit 8: 56.79m²
 balcony: 6.62m²
 Unit 11: 56.79m²
 balcony: 11.11m²
 Unit 12: 64.42m²
 balcony: 8.6m²
 Unit 13: 52.71m²
 balcony: 7.5m²



SECTION B
 building B

AREAS:
 Unit 7: 66.86m²
 Unit 8: 56.79m²
 balcony: 6.62m²
 Unit 11: 56.79m²
 balcony: 11.11m²
 Unit 12: 64.42m²
 balcony: 8.6m²
 Unit 13: 52.71m²
 balcony: 7.5m²

NOTES: To provide all labour, fittings, plant tools, permits, insurance etc necessary for the proper completion of the work and ensure that all labour and materials is all trades are the responsibility of the contractor and not the client. All work to be done in accordance with the scope of work prior to commencing. Follow figured dimensions on the drawings. Check and verify dimensions prior to starting any work. Building setbacks and dimensions to be verified by the contractor and confirmed in writing. Materials and workmanship to be in accordance with the building code of Australia, the NSW appendix and all other relevant codes. Ensure that all services are installed in accordance with the necessary codes and as per proprietary system manufacturer's instructions. All fire walls and floors separating units to be a proprietary system installed in accordance with manufacturer's recommendations and must achieve all code requirements and conditions of approval. All fire walls and floors separating units to be a minimum FRL of 90/90/90.

Floors between units to achieve a minimum FRL of 90/90/90.

Remove ducts including penetrations by the contractor and ensure the ducts are not replaced if penetrates.

All front entry doors to self-occupancy units, fire detection and protection services to comply with BCA and all relevant standards and requirements of FRL B30/60.

Sound transmission ratings and impact ratings in accordance with BCA & acoustic engineers specifications.

PROVIDE LIGHTING, EXIT SIGNS AND EMERGENCY ESCAPE ROUTES IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL OTHER RELEVANT STANDARDS.

All units to be provided with clothes dryer in 1077

Note: