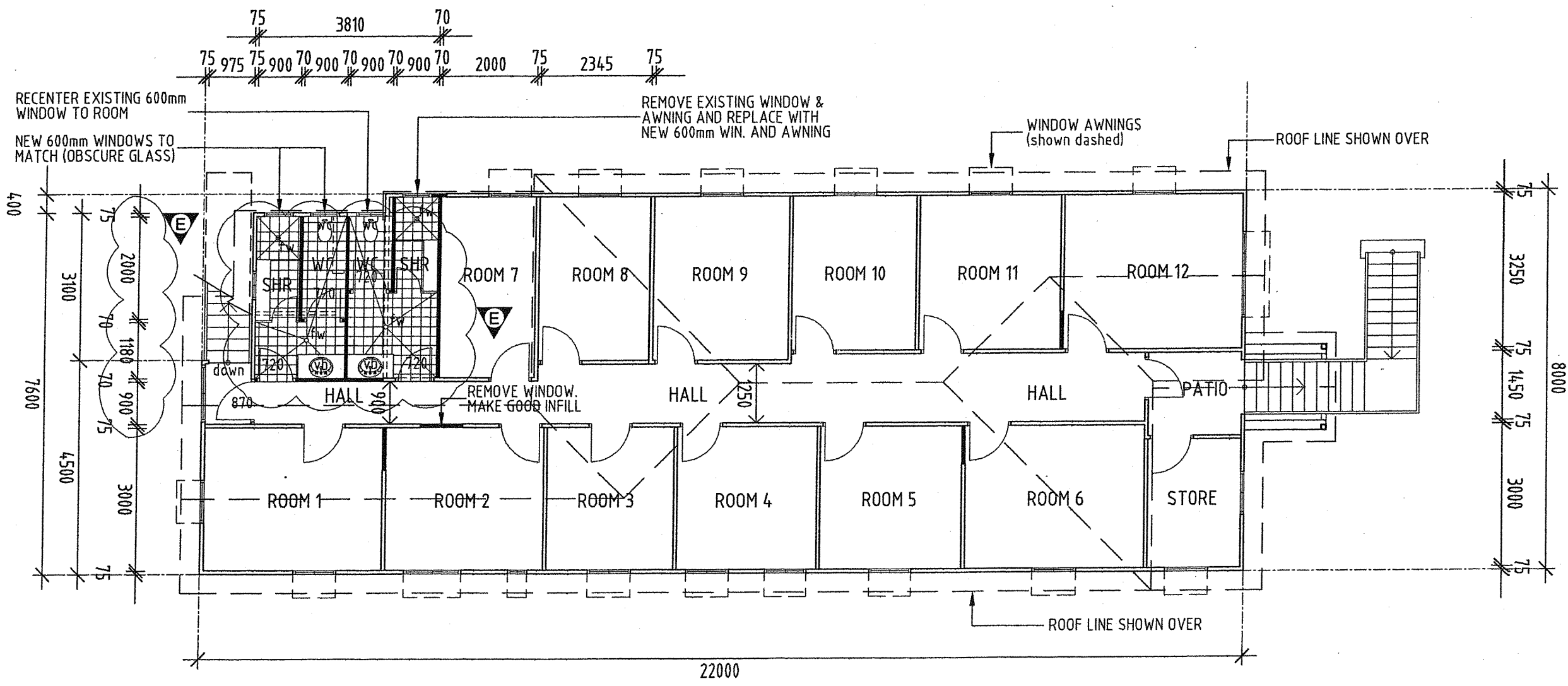


LEGEND:

- INDICATES EXISTING WALL/PARTITION
- INDICATES NEW WALL/PARTITION
- INDICATES EXISTING WALL/PARTITION TO BE DEMOLISHED

NOTES:

- NEW STUDWORK TO BE 70 x 35mm TIMBER
- ALL WET AREAS TO BE LINED WITH 6mm VILLABOARD
- ALL WALLS TO BE LINED WITH 10mm PLASTERBOARD
- OBSCURE GLASS TO ALL BATHROOMS
- ALL SOLE OCCUPANCY ROOMS TO BE MIN. 7.5 sqm
- NEW DOORS TO PASSAGEWAY TO BE SELF CLOSING, TIGHT FITTING SOLID CORE NO LESS THAN 35mm THICK
- NEW LOAD BEARING WALLS TO HAVE A FRL 60/60/60
- NEW NON-LOAD BEARING WALLS TO HAVE A FRL -/60/60
- ALL FLOOR PENETRATIONS TO SATISFY Clause 3.12c of BCA
- PROVIDE FIRE PROTECTIVE COVER TO UNDERSIDE OF FIRST FLOOR ABOVE NEW KITCHEN & MANAGER'S KITCHENETTE (Clause 4.1 Spec. C1.1 BCA (Type B Construction))



FLOOR PLAN
FIRST FLOOR 1:100

Revision	Description	Date	Rev By
A	MODIFICATIONS AS PER SITE VISIT 23.04	23.04.2003	LN
B	REVISION TO FIRE PROOFING SPECIFICATIONS	07.05.2003	LN
C	ALTERATIONS AFTER PRICING	01.07.2003	LN
D	ALTERATIONS AFTER MEETING	15.07.2003	LN
E	AS-BUILT	7/6/04	WSL
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

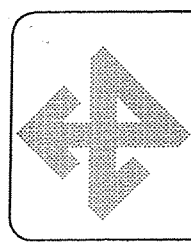
Client
MR. BRIAN WORN

This drawing is copyright and the property of the Architects and must not be retained, copied, or used without their authority

Verify dimensions before commencing any work or producing shop drawings. Figured dimensions are to take precedence over scaled dimensions

Project
REFURBISHMENT "KENNIGO HOUSE"
32 Kennigo St, Spring Hill BRISBANE

Description:
FIRST FLOOR PLAN



Philip Gough & Associates Pty Ltd
ARCHITECTS
Unit 7/63 Annerly Rd South Brisbane 4101
Telephone (07) 3844 6755
Facsimile (07) 3844 6722
Email psg@ozemail.com.au
A.C.N. 010 598 062

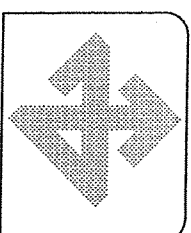
Scale	1:100	
Date	22.07.2003	
Drawn	LN	Sheet
Contract	-	Rev.
Issued	-	2 E
CAD	-	-

Revision	Description	Date	Rev By
A	MODIFICATIONS AS PER SITE VISIT 23.04.2003	23.04.2003	LN
B	REVISION OF FIRE PROOFING SPECIFICATIONS	07.05.2003	LN
C	ALTERATIONS AFTER PRICING	01.07.2003	LN
D	ALTERATIONS AFTER MEETING	15.07.2003	LN
E	AS-BUILT DRAWINGS	17/6/04	MSL

Client
MR. BRIAN WORN

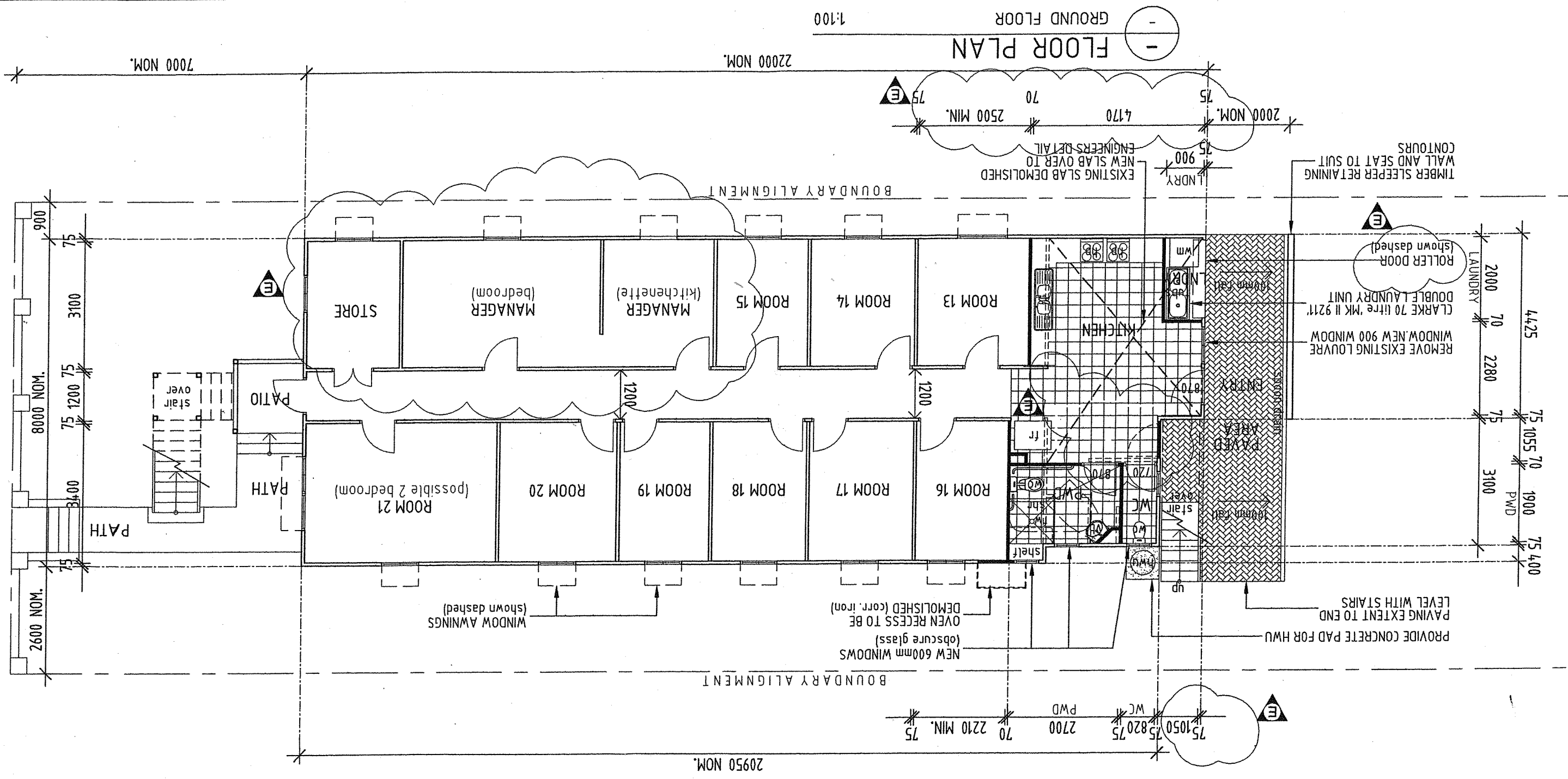
Description:
32 Kennigo St, Spring Hill BRISBANE

Project
REFURBISHMENT "KENNIGO HOUSE"



ARCHITECTS & Associates Pty Ltd
Unit 7/63 Amerly Rd South Brisbane 4101
Telephone (07) 3844 6755
Facsimile (07) 3844 6722
Email ps@ozemail.com.au
A.C.N. 010 598 062

Scale	Date	Drawn	Contract	Issued	CAD
1:100	22.07.2003	LN	-	-	-
Sheet	1	Rev	E		



KENNIGO STREET

NOTES:

- NEW STUDWORK TO BE 70 x 35mm TIMBER
- ALL WET AREAS TO BE LINED WITH 6mm VILLABOARD
- ALL WALLS TO BE LINED WITH 10mm PLASTERBOARD
- OBSOLETE GLASS TO ALL BATHROOMS
- PROVIDE FIRE PROTECTIVE COVER TO UNDERSIDE OF FIRST FLOOR ABOVE NEW KITCHEN & MANAGER'S KITCHENETTE
- ALL FLOOR PENETRATIONS TO SATISFY Clause 3.12c of BCA
- NEW NON-LOAD BEARING WALLS TO HAVE A FRL -/60/60
- NEW LOAD BEARING WALLS TO HAVE A FRL 60/60/60
- NEW DOORS TO PASSAGEWAY TO BE SELF CLOSING, TIGHT FITTING SOLID CORE NO LESS THAN 35mm THICK
- ALL SOLE OCCUPANCY ROOMS TO BE MIN. 7.5 sqm
- CLause 4.1 Spec. C11 BCA (Type B Construction)

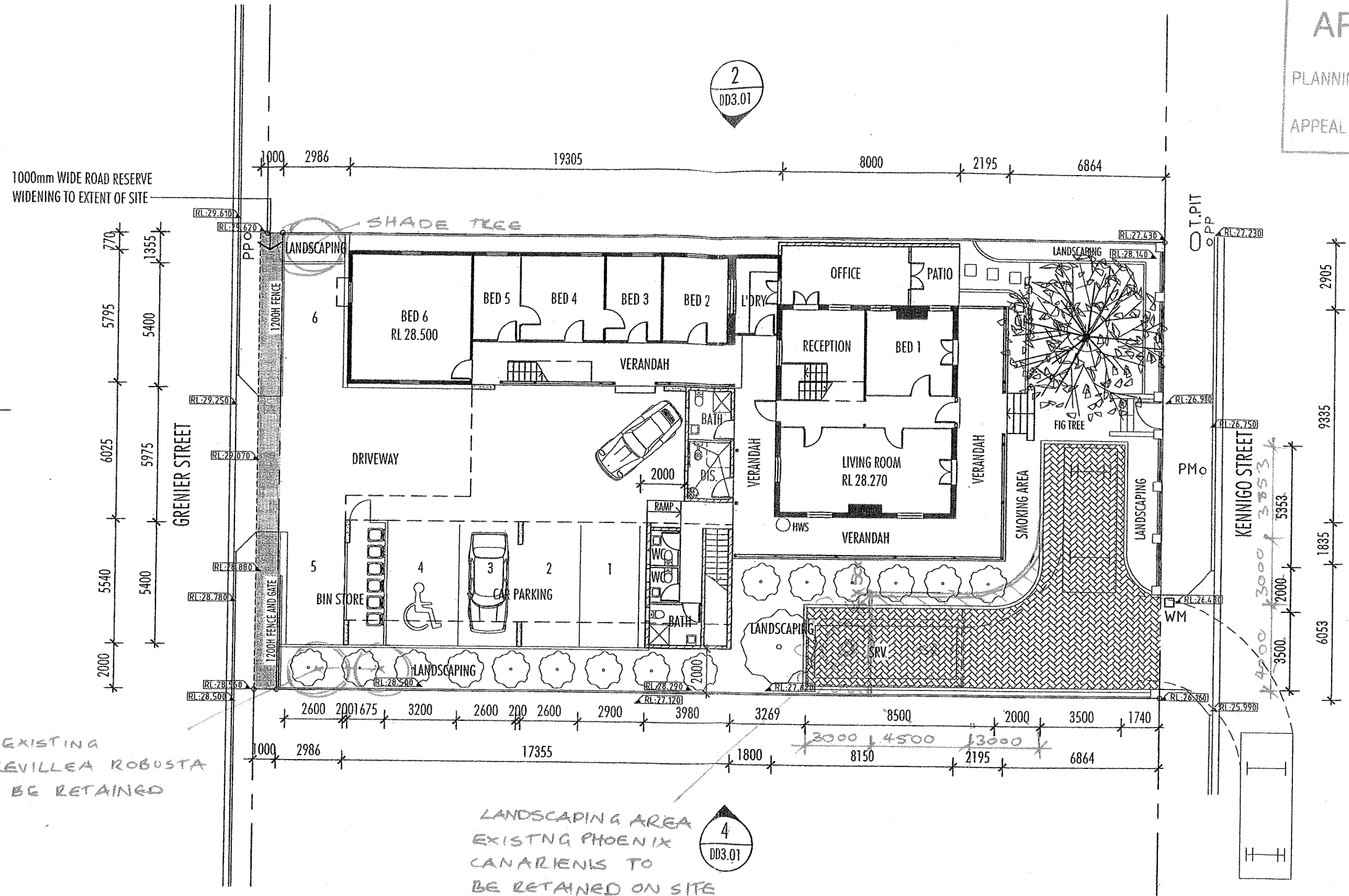
LEGEND:

- INDICATES EXISTING WALL/PARTITION
- INDICATES NEW WALL/PARTITION
- INDICATES EXISTING WALL/PARTITION TO BE DEMOLISHED

NOTES:

- 23 ROOMS
- 1 MANAGER UNIT/LIVING
- 1 OVEN, 2 x 4 BURNER HP
- FREE ACCESS DOORS

APPROVED PLAN
 PLANNING & ENVIRONMENT COURT DECISION
 APPEAL NO 556/2007



5
DD3.01

3
DD3.01

5
DD3.01

1
DD3.01

2
DD3.01

4
DD3.01

2 EXISTING GREVILLEA ROBUSTA TO BE RETAINED

LANDSCAPING AREA EXISTING PHOENIX CANARIENSIS TO BE RETAINED ON SITE

~~PLANS and DOCUMENTS Referred to in the DEVELOPMENT PERMIT Dated 16 NOV 2006 Amended in Red by HRSG 08/08~~

SCHEDULE OF AREAS		
SITE AREA	812 m ²	
ALLOWABLE GFA	487.2 m ²	60%
GROUND FLOOR GFA	181.3 m ²	
FIRST FLOOR GFA	231.7 m ²	
SECOND FLOOR GFA	55.7 m ²	
TOTAL GFA	468.7 m ²	58%

1 PLAN
SITE PROPOSED 1:200

bsa architects
 310 Logan Road (Commonwealth Bank Building) Stones Corner QLD 4120
 E enquiries@bsaonline.com.au W www.bsaonline.com.au
 P 07 3394 1177 | F 07 3394 4722

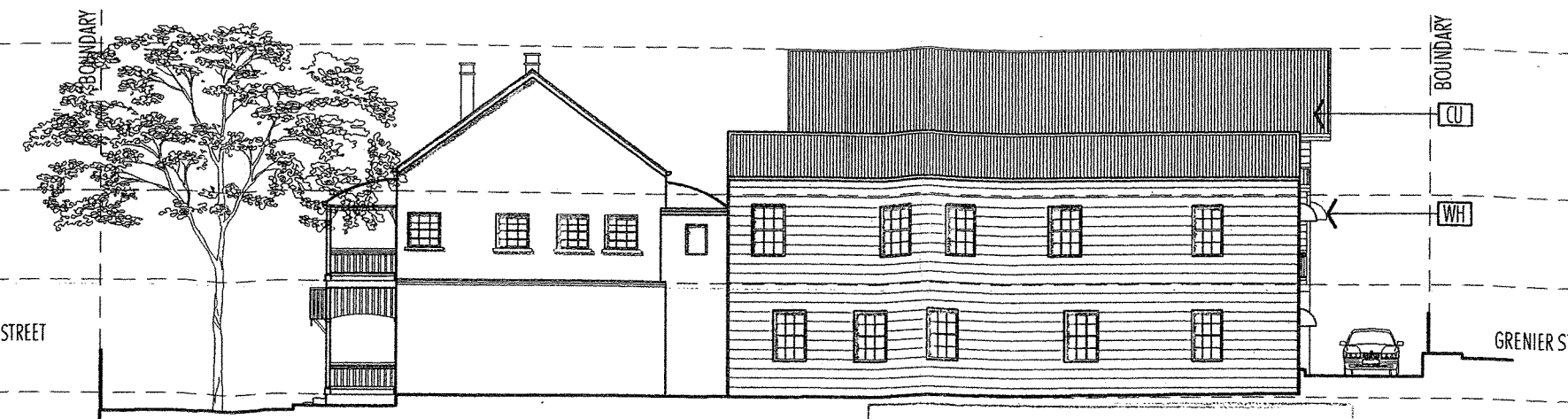
PROJECT ALTERATIONS & ADDITIONS
 Dwg No DD 1.02 ISSUE J
 28 KENNIGO STREET
 SPRING HILL QLD 4000
 LOT 60 on SP 101141
 AREA 812sqm
 DWG TITLE PLAN
 SITE PROPOSED
 PURPOSE DEVELOPMENT APPROVAL
 Date JULY 2005
 Size A3 Scale 1:200
 Drawn JCU Job No 5095

Issue	Date	Description	D.T	D.C
A	04.07.05	PRELIMINARY ISSUE	JCU	DB
B	06.07.05	ISSUED FOR DESIGN DEVELOPMENT	JCU	DB
C	07.07.05	CLIENT CHANGES	JCU	DB
D	08.07.05	ISSUED FOR DEVELOPMENT APPROVAL	JCU	DB
E	02.06.06	ISSUED FOR APPROVAL REVIEW	CP	DB
F	07.06.06	ISSUED FOR DEVELOPMENT APPROVAL	CP	DB
G	07.06.06	DESIGN AMENDMENTS	CP	DB
H	20.06.06	ROAD RESERVE WIDENING INCLUDED, SETBACKS AMENDED	CP	DB
I	21.07.06	SURVEY INFORMATION & LEVELS INCLUDED	CP	DB
J	29.09.06	SRV REVISIONS & BIN STORE INCLUDED	CP	DB

Do not scale this drawing. Verify all dimensions on site before commencing any work. Copyright © This drawing remains the property of BSA Architects. Reproduction in whole or in part is forbidden.

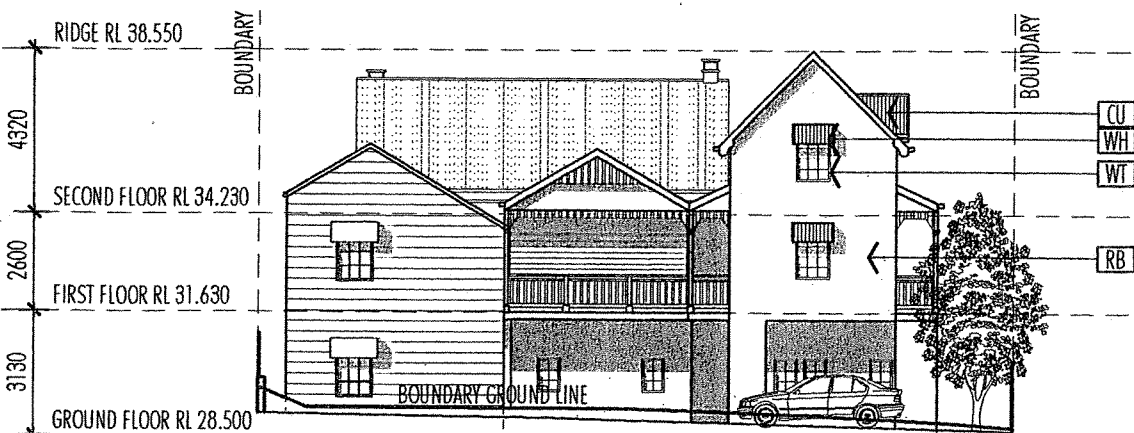


1 KENNIGO STREET ELEVATION
DD1.02 NORTH 1:200

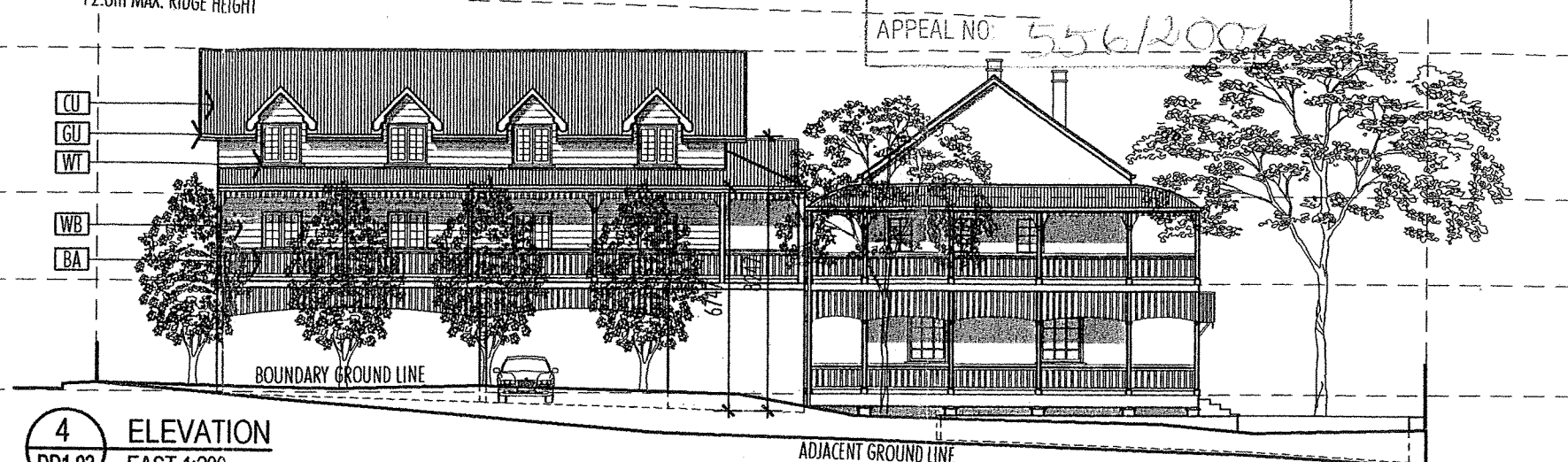


2 ELEVATION
DD1.02 WEST 1:200

APPROVED PLAN
PLANNING & ENVIRONMENT COURT DECISION
APPEAL NO: 556/2007

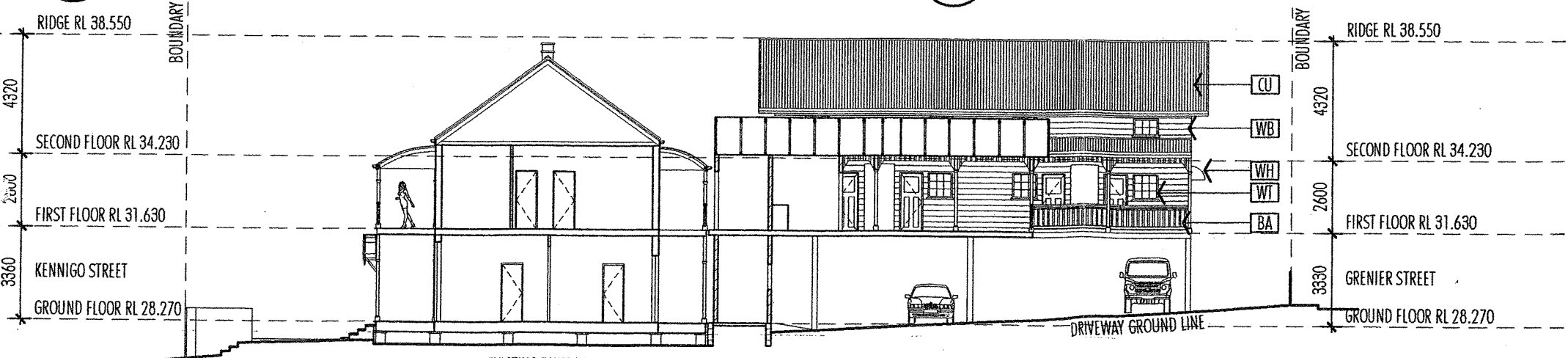


3 GRENIER STREET ELEVATION
DD1.02 SOUTH 1:200



4 ELEVATION
DD1.02 EAST 1:200

~~PLANS and DOCUMENTS
Referred to in the
DEVELOPMENT PERMIT
Dated 16 NOV 2005~~



5 SECTION
DD1.02 WEST 1:200

LEGEND

BA	1000mm (H) BALUSTRADE WITH TIMBER HAND RAIL
CU	COLORBOND STEEL SHEET ROOFING
GU	METAL GUTTER AND FASCIA
RB	RENDERED BLOCKWORK WALL
TP	PAINTED TIMBER POST
WB	PAINTED WEATHERBOARDS
WH	PRESSED METAL WINDOW HOOD
WT	TIMBER FRAMED DOORS & WINDOWS

bsa architects
310 logan road (commonwealth bank building) stones corner qld 4120
E enquiries@bsaonline.com.au W www.bsaonline.com.au
T 07 3394 1177 F 07 3394 4722

PROJECT ALTERATIONS & ADDITIONS
Dwg No DD 3.01 ISSUE F

28 KENNIGO STREET
SPRING HILL QLD 4000
LOT 60 on SP 101141
AREA 812sqm

DWG TITLE ELEVATIONS PROPOSED
PURPOSE DEVELOPMENT APPROVAL

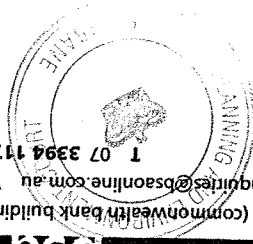
Date JULY 2005
Size A3 Scale 1:200
Drawn JCU Job No 5095

Issue	Date	Description	D.T
A	06.07.05	ISSUED FOR DESIGN DEVELOPMENT	JCU
B	07.07.05	CLIENT CHANGES	JCU
C	08.07.05	ISSUED FOR DEVELOPMENT APPROVAL	JCU
D	07.06.06	RE-ISSUED FOR DEVELOPMENT APPROVAL	CP
E	07.06.06	DESIGN AMENDMENTS	CP
F	21.07.06	LEVELS & GROUND LINES AMENDED	CP

Do not scale this drawing. Verify all dimensions on site before commencing any work. Copyright © This drawing remains the property of BSA Architects. Reproduction in whole or in part is forbidden.

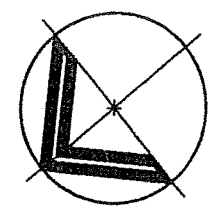
bsa architects

310 Logan Road (Commonwealth Bank Building) Stones Corner QLD 4120
 E enquiries@bsaonline.com.au W www.bsaonline.com.au
 T 07 3394 1177 | F 07 3394 4722



PROJECT ALTERATIONS & ADDITIONS

DWG TITLE PLAN - SECOND FLOOR PROPOSED
 PURPOSE DEVELOPMENT APPROVAL
 28 KENNIGO STREET
 SPRING HILL QLD 4000
 LOT 60 on SP 101141
 AREA 812sqm



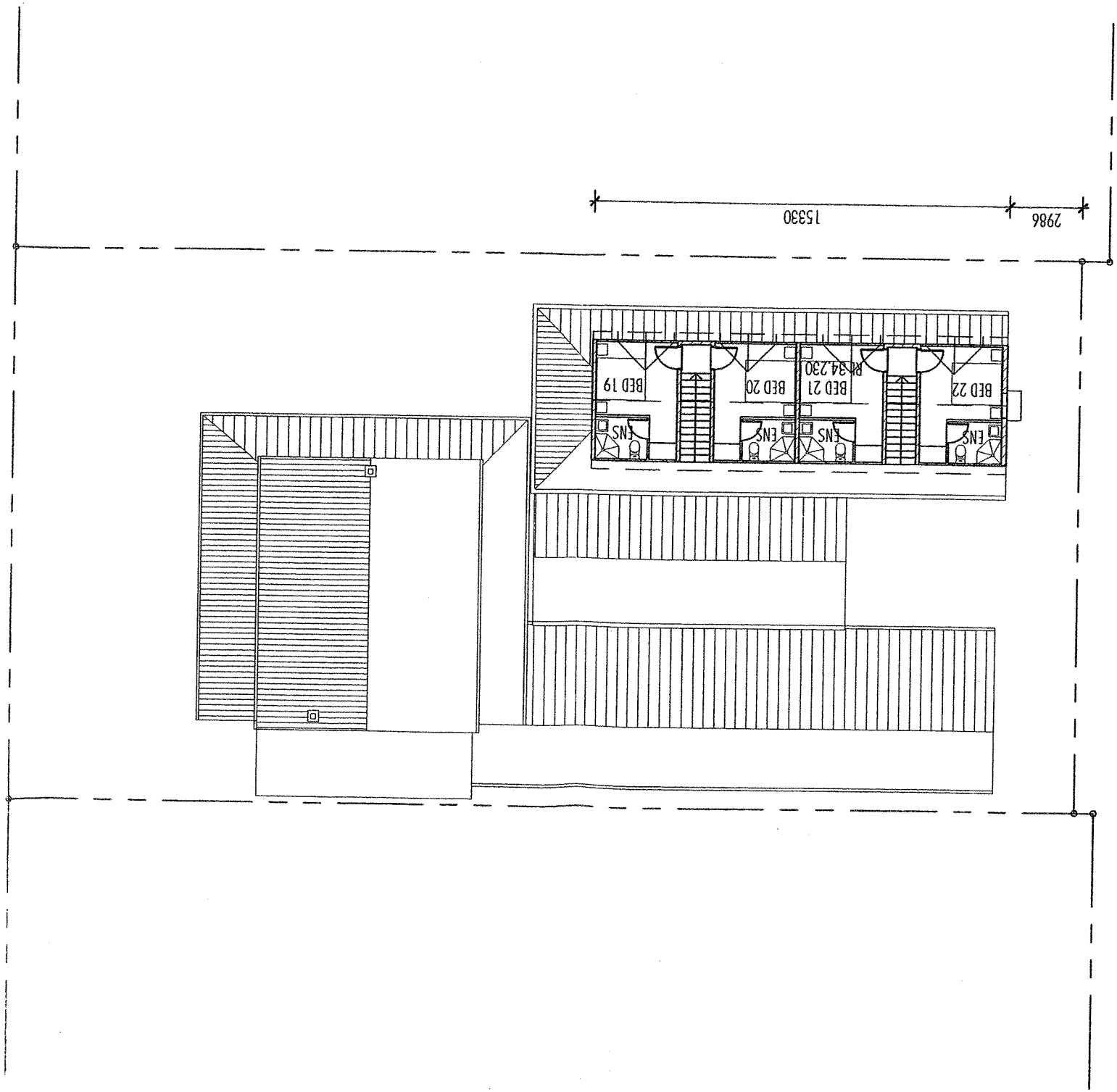
Date JULY 2005
 Size A3
 Scale 1:200
 Drawn JCU
 Job No 5095

Dwg No DD 1.04
 ISSUE 5

Do not scale this drawing. Verify all dimensions on site before commencing any work. Copyright © This drawing remains the property of BSA Architects. Reproduction in whole or in part is forbidden.

Issue	Date	Description
A	06.07.05	ISSUED FOR DESIGN DEVELOPMENT
JCU		
B	07.07.05	CLIENT CHANGES
JCU		
C	08.07.05	ISSUED FOR DEVELOPMENT APPROVAL
JCU		
D	02.06.06	ISSUED FOR APPROVAL REVIEW
CP		
E	07.06.06	ISSUED FOR DEVELOPMENT APPROVAL
CP		
F	20.06.06	ROAD RESERVE WIDENING INCLUDED, SETBACKS AMENDED
CP		
G	21.07.06	NORTH AMENDED, FLOOR LEVELS INCLUDED
CP		

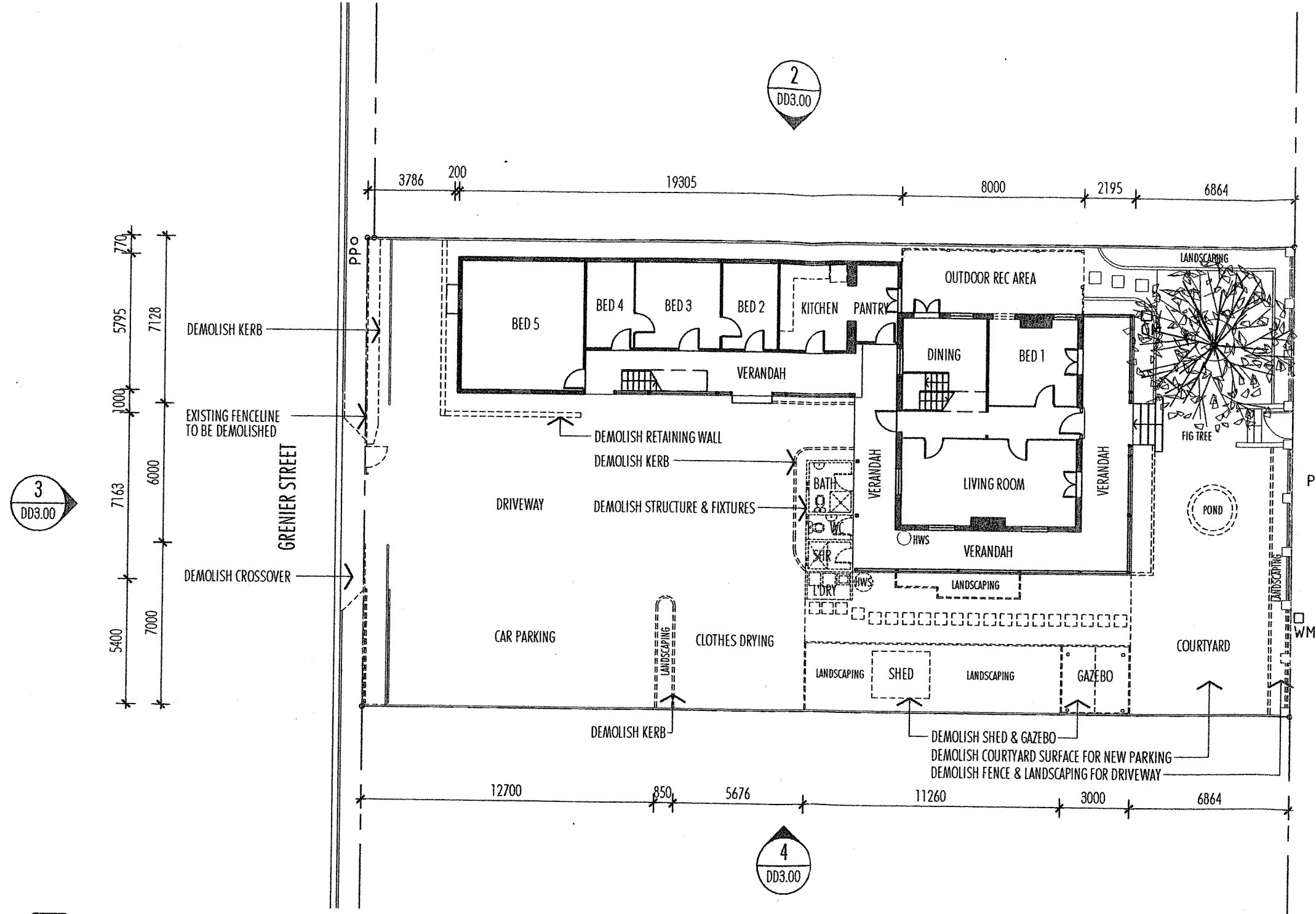
1
 PLAN
 SECOND FLOOR PROPOSED 1:200



~~PLANS and DOCUMENTS
 referred to in the
 DEVELOPMENT PERMIT
 Dated 16 NOV 2006~~

APPROVED PLAN
 PLANNING & ENVIRONMENT COURT DECISION
 APPEAL NO 556/2007

APPROVED PLAN
 PLANNING & ENVIRONMENT COURT DECISION
 APPEAL NO: 556/2007



3
DD3.00

2
DD3.00

1
DD3.00

4
DD3.00

1 PLAN
SITE EXISTING 1:200

~~PLANS and DOCUMENTS
 Referred to in the
 DEVELOPMENT PERMIT
 Dated ... 16. NOV. 2006 ...~~

NOTES:
 1. EXTENT OF DEMOLITION SHOWN DASHED
 2. EXTENT OF DRIVEWAY DEMOLITION TO BE DETERMINED BY NEW BUILDING LAYOUT AND DISABLED ACCESS REQUIREMENTS

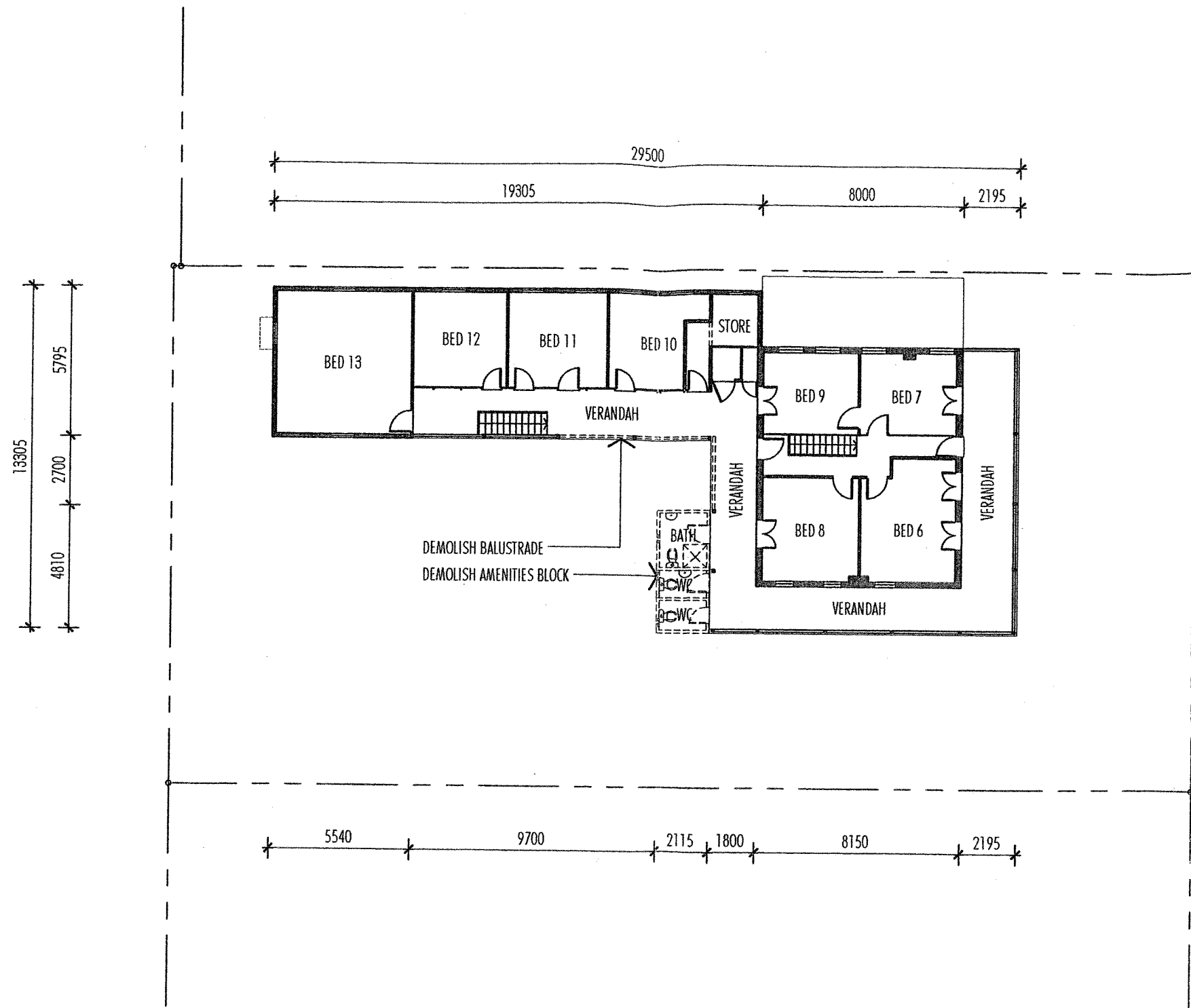
bsa architects
 310 Logan Road (Commonwealth Bank Building) Stones Corner QLD 4120
 E enquiries@bsaonline.com.au W www.bsaonline.com.au
 T 07 3394 1177 | F 07 3394 4722
 THE PLANNING AUTHORITY
 BRISBANE

PROJECT ALTERATIONS & ADDITIONS
 28 KENNIGO STREET
 SPRING HILL QLD 4000
 LOT 60 on SP 101141
 AREA 812sqm
 DWG TITLE PLAN
 SITE EXISTING
 PURPOSE DEVELOPMENT APPROVAL
 Dwg No DD 1.00
 ISSUE G
 Date JULY 2005
 Size A3 Scale 1:200
 Drawn JCU Job No 5095

Issue	Date	Description	D.T
A	06.07.05	ISSUED FOR DESIGN DEVELOPMENT	JCU
B	08.07.05	ISSUED FOR DEVELOPMENT APPROVAL	JCU
C	02.06.06	ISSUED FOR APPROVAL REVIEW	CP
D	07.06.06	ISSUED FOR DEVELOPMENT APPROVAL	CP
E	07.06.06	DESIGN AMENDMENTS	CP
F	20.06.06	ROAD RESERVE WIDENING INCLUDED, SETBACKS AMENDED	CP
G	21.07.06	SURVEY INFORMATION INCLUDED	CP

Do not scale this drawing. Verify all dimensions on site before commencing any work. Copyright © This drawing remains the property of BSA Architects. Reproduction in whole or in part is forbidden.

APPROVED PLAN
 PLANNING & ENVIRONMENT COURT DECISION
 APPEAL NO: 556/2007



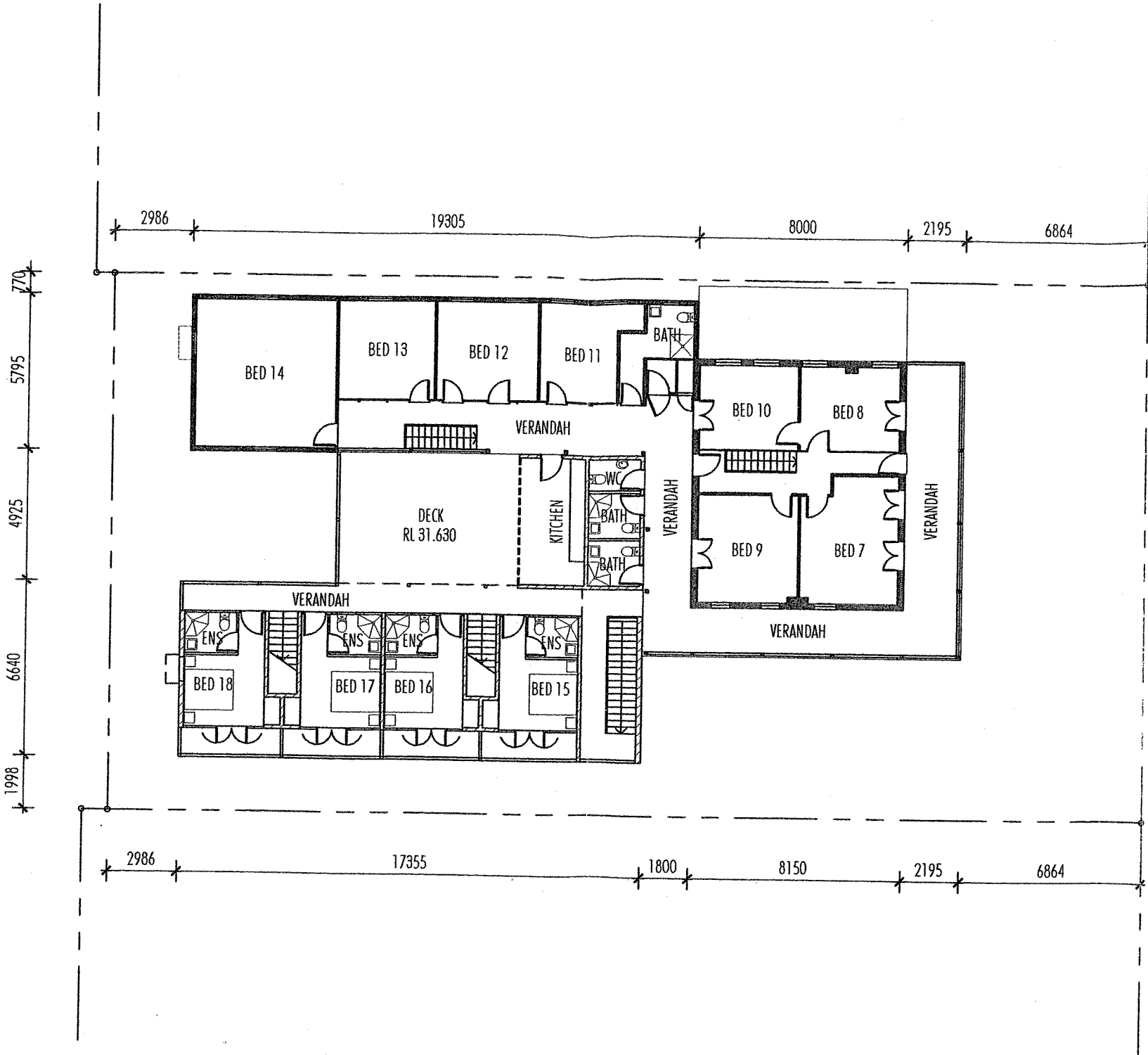
~~PLANS and DOCUMENTS
 Referred to in the
 DEVELOPMENT PERMIT
 Dated 16 NOV 2006~~

PLAN
 FIRST FLOOR EXISTING 1:200

- NOTES:**
1. EXTENT OF DEMOLITION SHOWN DASHED
 2. EXTENT OF DRIVEWAY DEMOLITION TO BE DETERMINED BY NEW BUILDING LAYOUT AND DISABLED ACCESS REQUIREMENTS

Issue	Date	Description	D.T
A	06.07.05	ISSUED FOR DESIGN DEVELOPMENT	JCU
B	08.07.05	ISSUED FOR DEVELOPMENT APPROVAL	JCU

APPROVED PLAN
 PLANNING & ENVIRONMENT COURT DECISION
 APPEAL NO: 556/2007

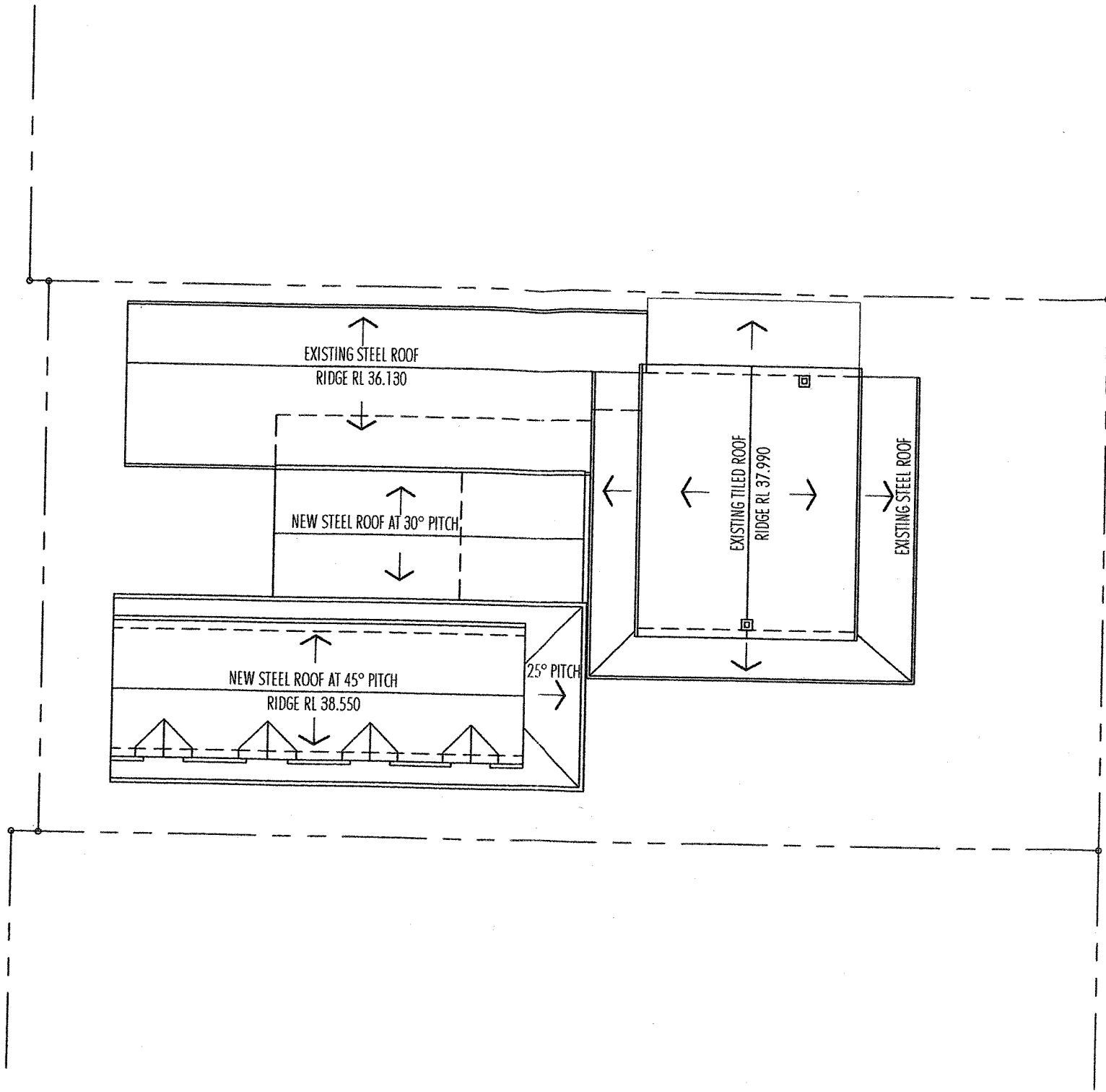


PLAN
 FIRST FLOOR PROPOSED 1:200

~~PLANS and DOCUMENTS
 Referred to in the
 DEVELOPMENT PERMIT
 Dated 16 NOV 2006~~

Issue	Date	Description	D.T
A	04.07.05	PRELIMINARY ISSUE	JCU

APPROVED PLAN
 PLANNING & ENVIRONMENT COURT DECISION
 APPEAL NO. 556/2007



1 PLAN
 ROOF PROPOSED 1:200

~~PLANS and DOCUMENTS
 Referred to in the
 DEVELOPMENT PERMIT
 Dated 16 NOV 2006~~

bsa architects
 310 logan road (commonwealth bank building) stones corner qld 4120
 E enquiries@bsaonline.com.au W www.bsaonline.com.au
 T 07 3394 1177 F 07 3394 4722

PROJECT ALTERATIONS & ADDITIONS
 Dwg No DD 1.05 ISSUE D
 DWG TITLE PLAN ROOF PROPOSED
 PURPOSE DEVELOPMENT APPROVAL
 28 KENNIGO STREET
 SPRING HILL QLD 4000
 LOT 60 on SP 101141
 AREA 812sqm
 Date JULY 2005
 Size A3 Scale 1:200
 Drawn JCU Job No 5095

Do not scale this drawing. Verify all dimensions on site before commencing any work. Copyright © This drawing remains the property of BSA Architects. Reproduction in whole or in part is forbidden.

Issue	Date	Description	D.T
A	02.06.06	ISSUED FOR APPROVAL REVIEW	CP
B	07.06.06	ISSUED FOR DEVELOPMENT APPROVAL	CP
C	20.06.06	ROAD RESERVE WIDENING INCLUDED, SETBACKS AMENDED	CP
D	21.07.06	NORTH AMENDED, RIDGE HEIGHTS INCLUDED	CP