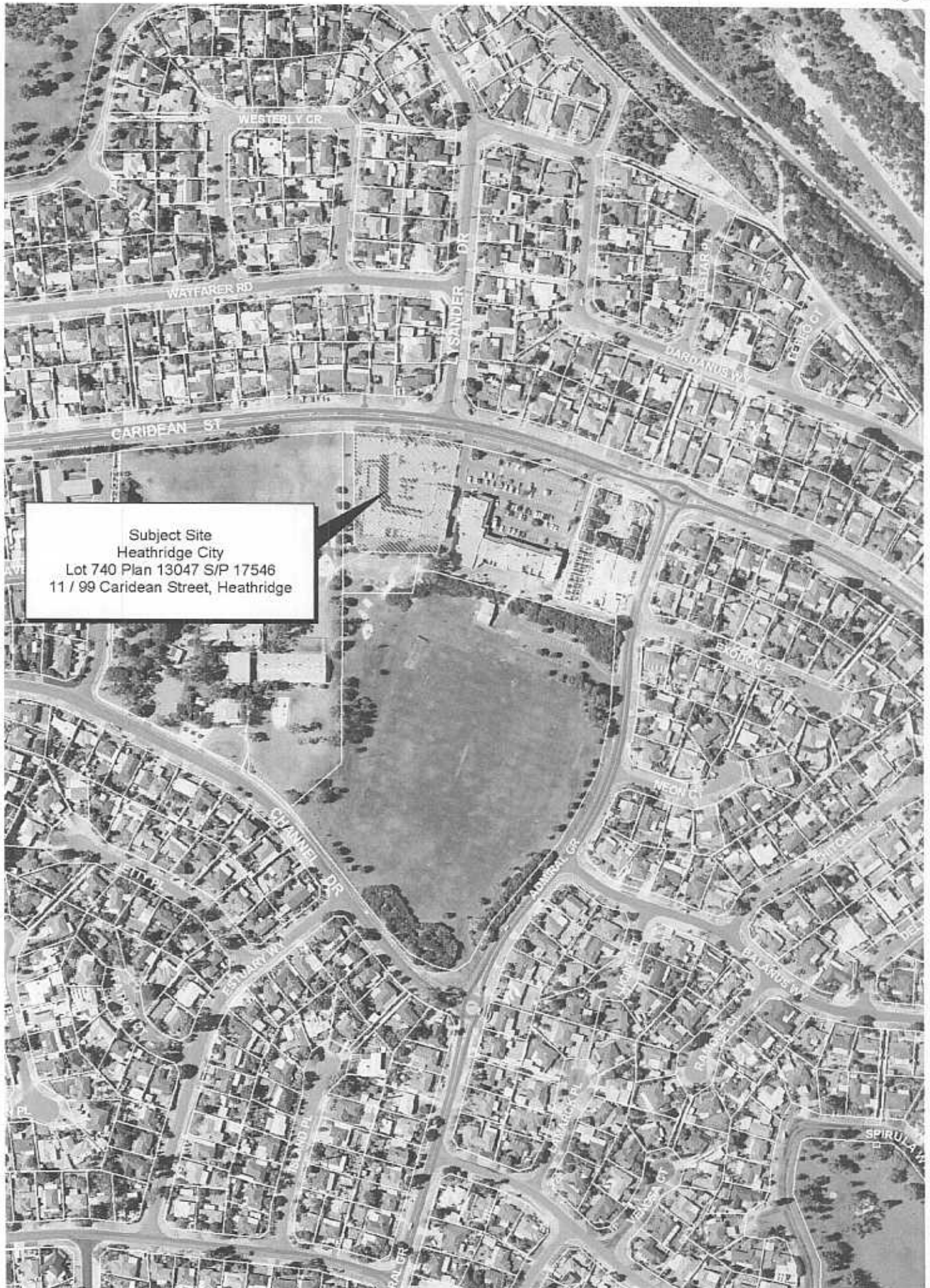
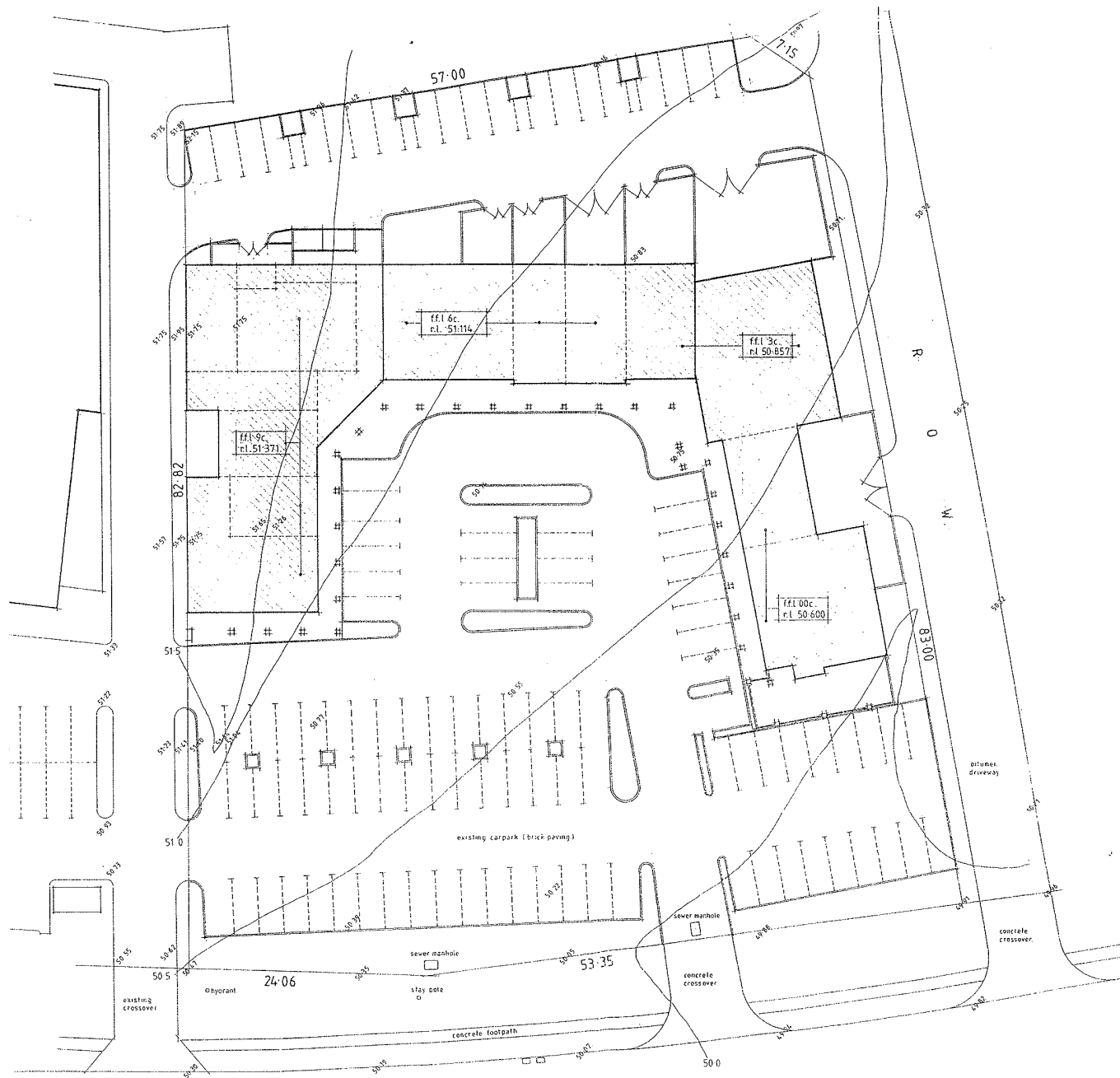






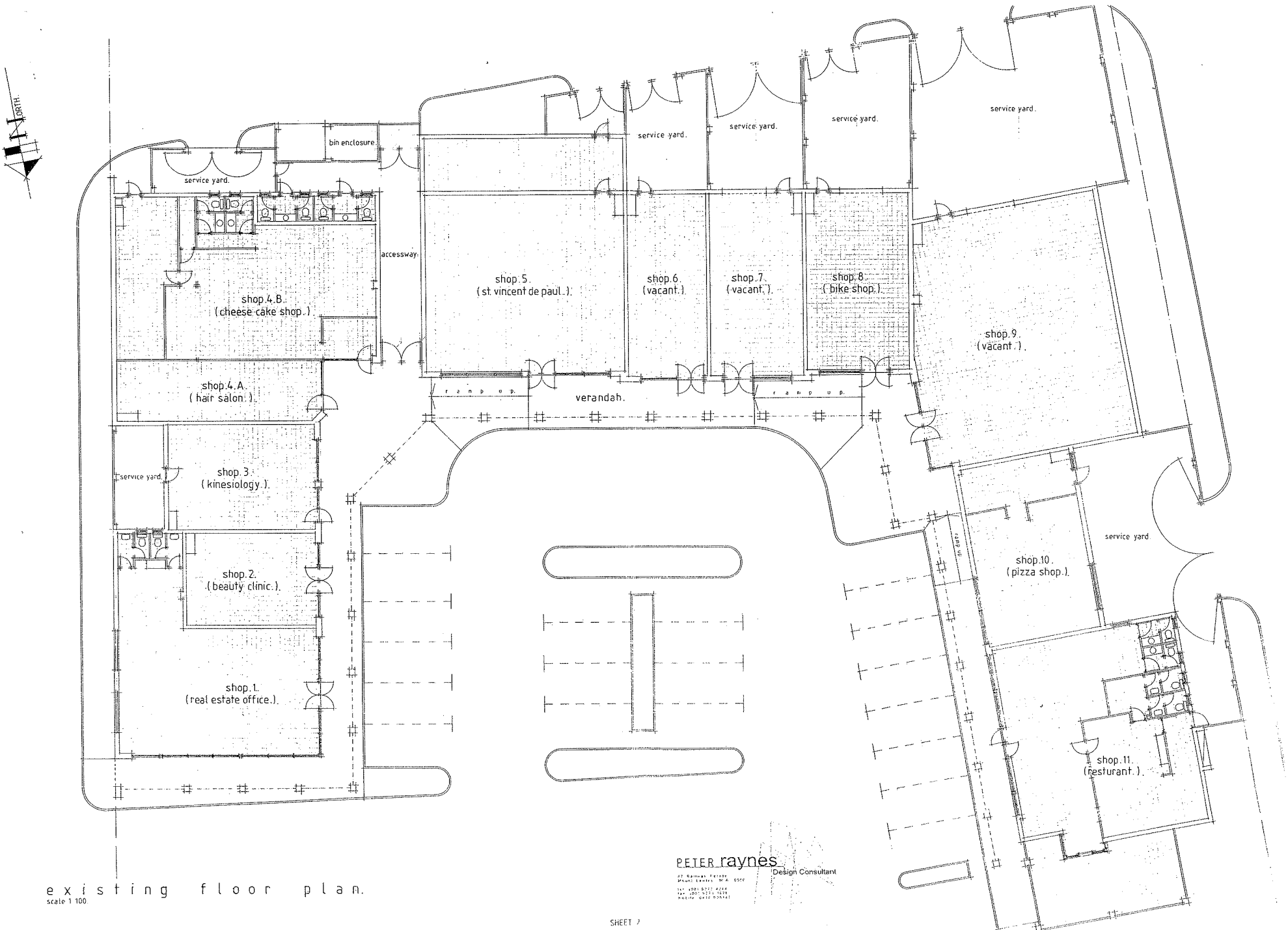
Subject Site
Heathridge City
Lot 740 Plan 13047 S/P 17546
11 / 99 Caridean Street, Heathridge



existing site plan.
scale 1:200.

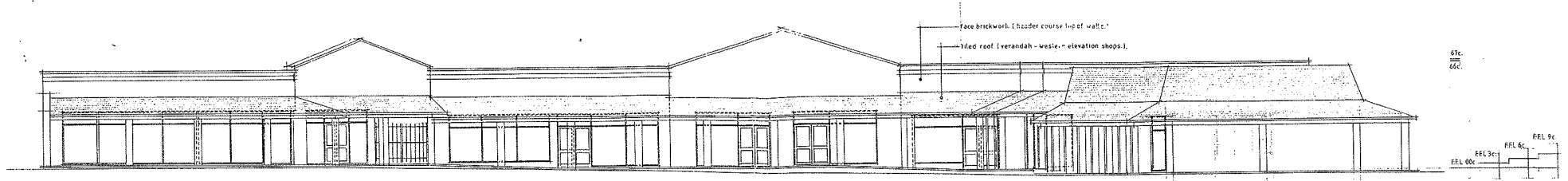
PETER raynes
Design Consultant
A1 Railway Parade
Mount Lawley WA 6050
tel 081 061 0272 x344
fax 081 061 0271 1075
mobile 0415 131167

SHEET 1

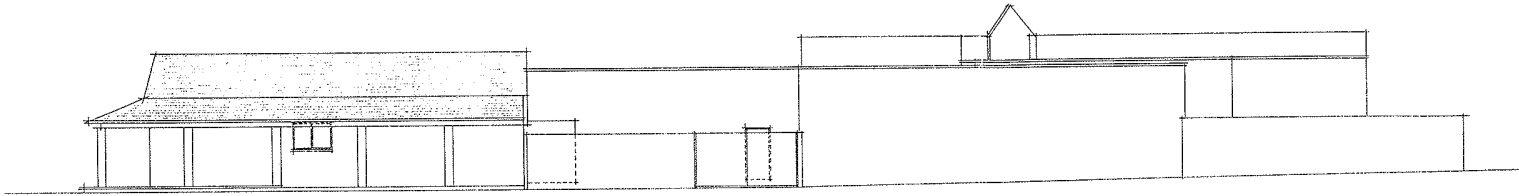


existing floor plan.
scale 1:100

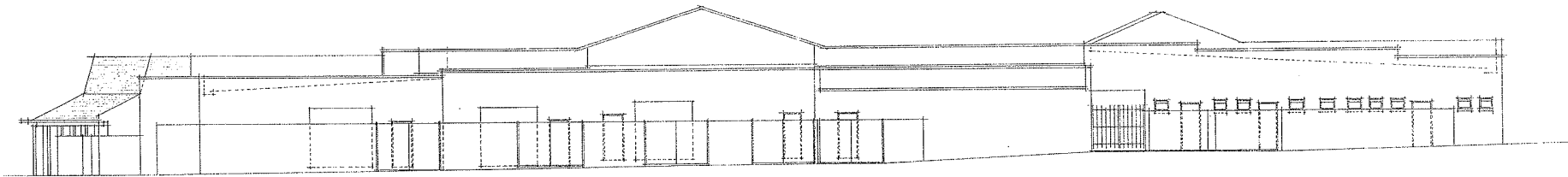
PETER raynes
Design Consultant
27 RATHFARNHAM PARK
RATHFARNHAM, DUBLIN 14
TEL: 01-807 8272 FAX: 01-807 8273
EMAIL: GARY@PETERRAYNES.COM



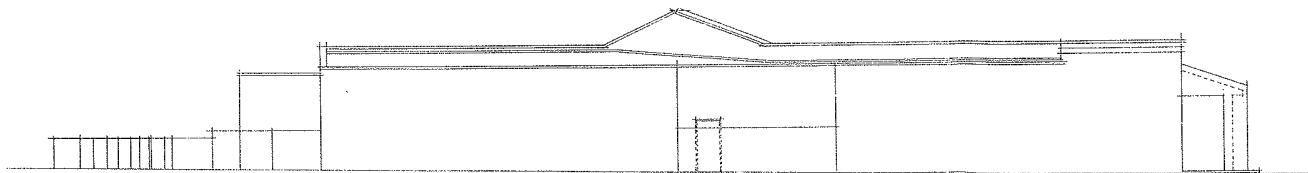
existing north elevation.
scale 1:100



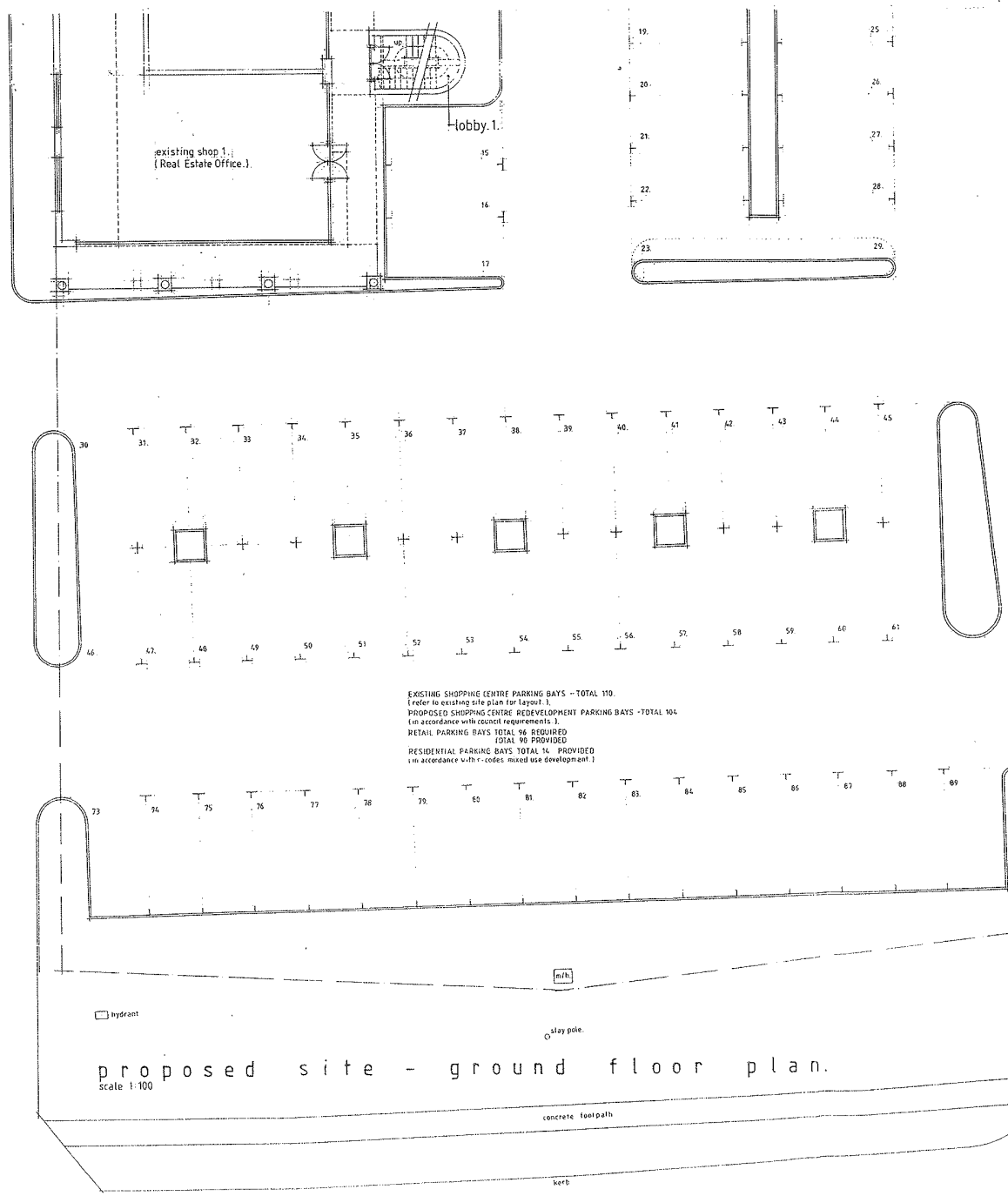
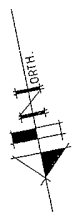
existing west elevation.
scale 1:100



existing south elevation.
scale 1:100



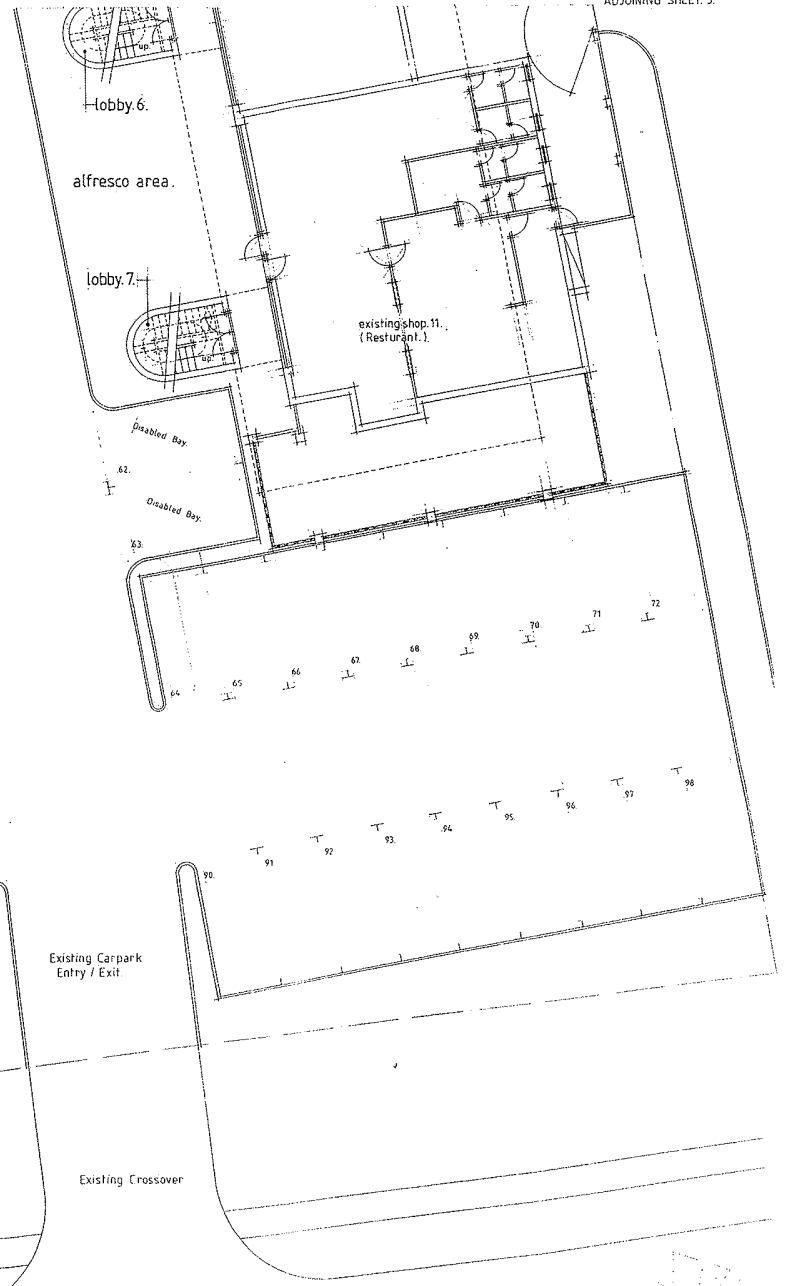
existing east elevation.
scale 1:100



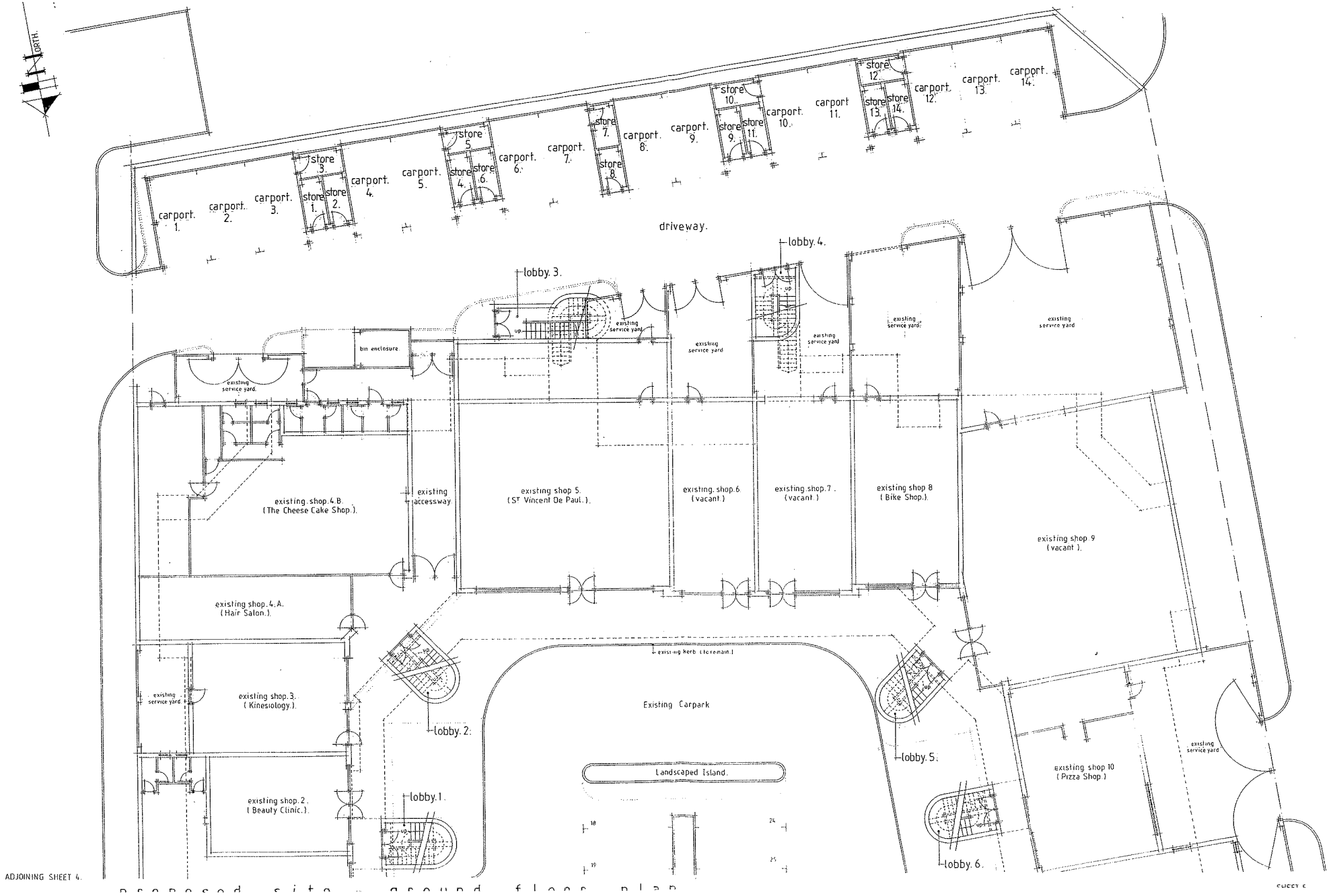
EXISTING SHOPPING CENTRE PARKING BAYS - TOTAL 110.
 (refer to existing site plan for layout.)
 PROPOSED SHOPPING CENTRE REDEVELOPMENT PARKING BAYS - TOTAL 104.
 (in accordance with council requirements.)
 RETAIL PARKING BAYS TOTAL 96 PROVIDED
 (TOTAL 90 PROVIDED)
 RESIDENTIAL PARKING BAYS TOTAL 16 PROVIDED
 (in accordance with council requirements.)

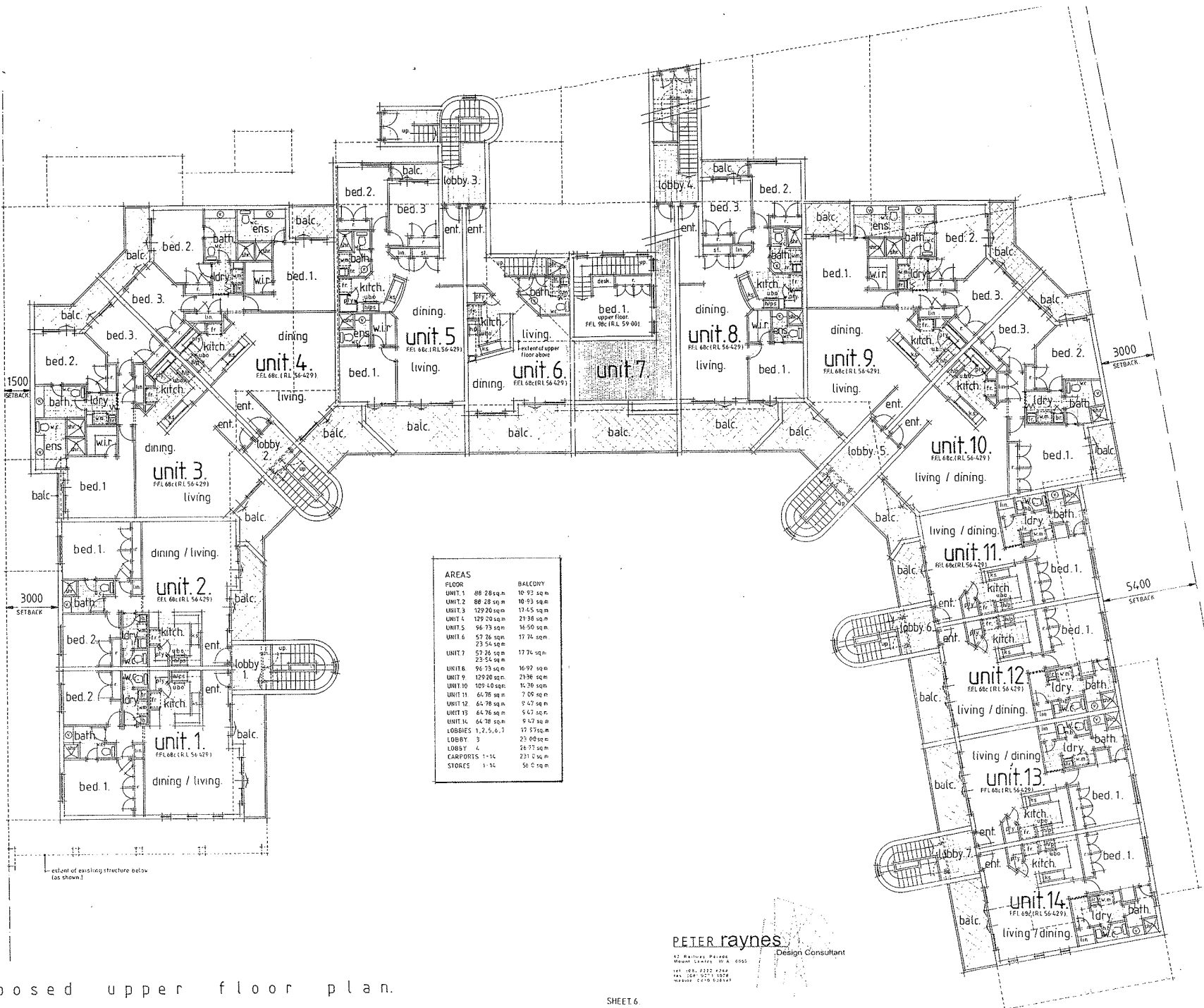
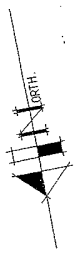
proposed site - ground floor plan.
 scale 1:100

ADJOINING SHEET 5.



PETER raynes
 Design Consultant
 21 Macquarie Street
 Mount Leyland, N.S.W. 2040
 Tel: (08) 8377 4242
 Fax: (08) 8377 1606
 Mobile: 0410 439147





AREAS	
FLOOR	BALCONY
UNIT 1	88 28 sqm
UNIT 2	88 28 sqm
UNIT 3	129 20 sqm
UNIT 4	129 20 sqm
UNIT 5	96 73 sqm
UNIT 6	57 26 sqm
UNIT 7	57 26 sqm
UNIT 8	96 73 sqm
UNIT 9	129 20 sqm
UNIT 10	109 40 sqm
UNIT 11	64 78 sqm
UNIT 12	64 78 sqm
UNIT 13	64 78 sqm
UNIT 14	64 78 sqm
LOBBIES 1, 2, 5, 6, 7	17 57 sqm
LOBBY 3	23 00 sqm
LOBBY 4	28 77 sqm
CARPPOITS 1-14	231 00 sqm
STORES 1-14	56 00 sqm

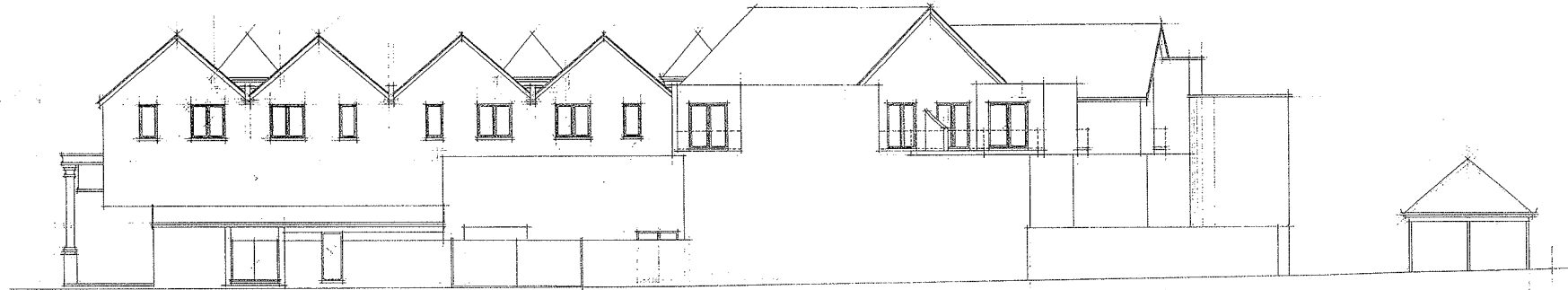
PETER raynes
Design Consultant

42 Railway Parade
Mount Lonsdale, SA 5035
tel: 08 2322 4249
fax: 08 2322 4250
mobile: 0476 932649

proposed upper floor plan.
Scale 1:100



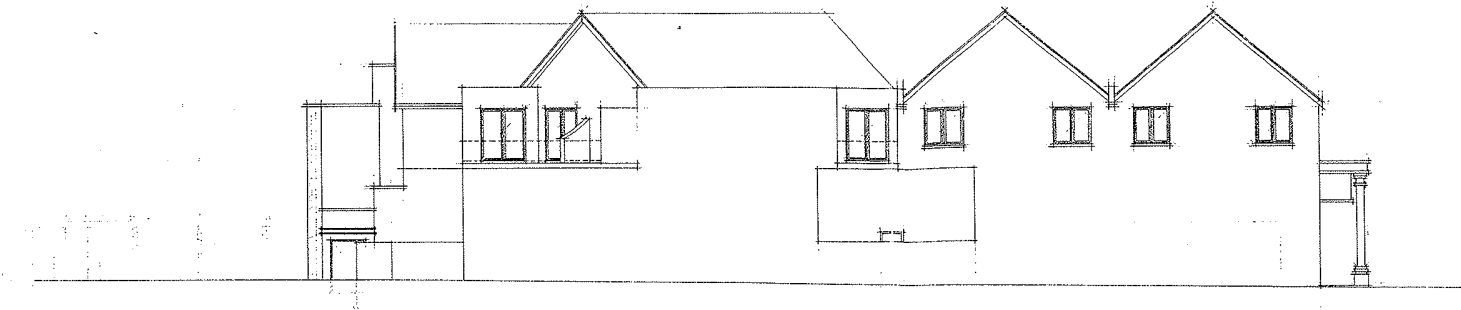
proposed north elevation.
scale 1:100.



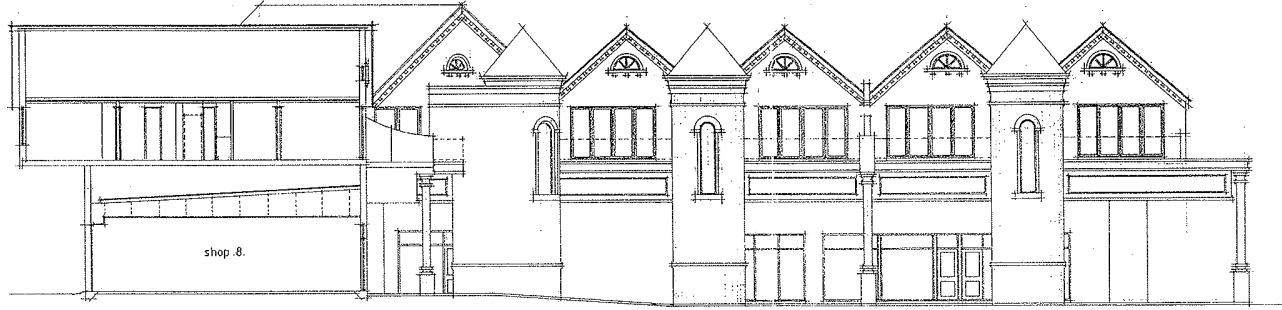
proposed west elevation.
scale 1:100.



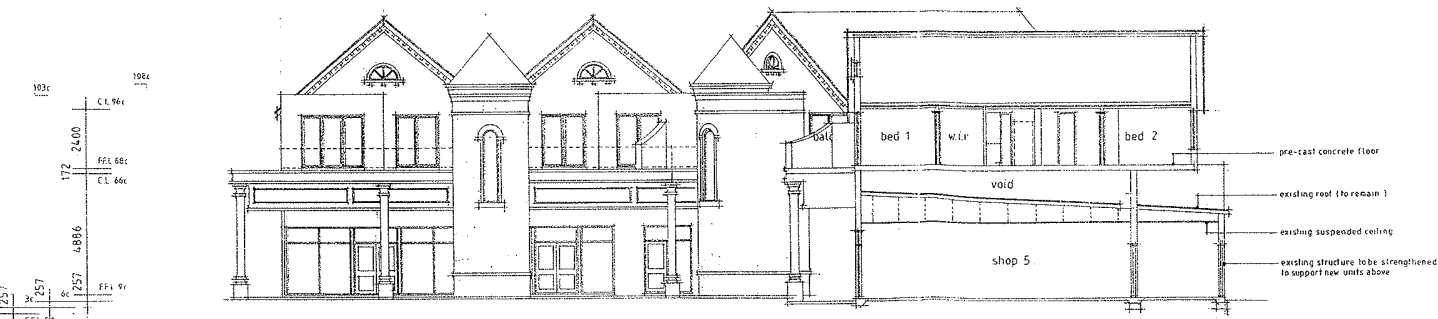
proposed south elevation.
scale 1:100



proposed east elevation.
scale 1:100.



proposed east elevation - section.
scale 1:100.



proposed west elevation - section.
scale 1:100.

Schedule of Finishes.

External:	Pre-cast concrete
Floor Slabs:	Selected paint finished to rendered brick walls including fibre-cement reinforced columns with selected decorative mouldings
External Walls:	Concrete tiles to pitched roofs or metal deck roof sheathing in engineered piling nail roof trusses or galvanneal steel framework all with "Amitecon" insulation where metal deck roofing applies.
Roof:	Glazed in coloured selected powdercoat aluminium frames with matching flyscreen.
Windows:	
Internal:	
Internal Walls:	Painted hardwall plastered brickwork.
Skirtings:	Painted MDF selected profile.
Ceilings:	Painted flush plasterboard on furring channels
Cornices:	2.4m ceiling heights to living room space and bedrooms
Ceiling Insulation:	Painted selected cove plaster.
Entry Doors:	R3.0 fibreglass insulation laid over ceilings within roof space.
Internal Doors:	Five reed solid timber feature doors with security hardware
Floor Finishes:	Painted flush panel doors with rebated decorative moulding
	Terracotta tiles to lobbies and for commercial carpet to lobby stairs
	Ceramic tiles to bathrooms, ensuites, laundries and kitchens
	Terracotta tiles to balconies. Carpets as selected to other general living and bedroom areas.
Wall Tiles:	2.0m high fully glazed wall tiles with border feature to bathrooms and ensuites. 600mm upstand to laundry and kitchen benchtops
Built in Cupboards:	Kitchen Laminated benchtops with post formed edges
	Selected laminated doors.
Vanities:	Post formed laminated tops and cupboards
Robes:	Built in with flush panel doors with built in shelf and clothes rail.
Linens:	Built in shelves
Plumbing:	Water service Copper
	Hot Water: Mans pressure electric storage units
	Sink: 1.5 bowl stainless steel inset sink
	Trough: 4.5 litre stainless steel trough built into cupboard
	Basins: Semi or fully recessed white vitreous china vanity basin
	Toilets: White vitreous china pan with plastic c. stem, plastic bridging piece and double flap seat
	Tapeware: Single flush mixer to sink and cross handle pillar taps (chrome safes) elsewhere
	Bathroom: Chrome matching towel rails, heated roll towels, soap dishes accessories and coat hooks
	Dishwasher: Dishwasher recess
Mirrors:	Full width above vanities
Shower Screens:	Clear laminated safety glazing with pivot door in powdercoated aluminium frames
Appliances:	Cooktops: European styled 4 burner gas cooktop
	Oven: European styled electric automatic underbench over-rangehood
	Rangehood: European styled slimline recirculating pull-out rangehood
	Dryer: Electric wall hung tumble dryer
Light Fittings:	Quality selected downlights throughout units
Service/Power points:	Gas bayonet connection to living room
	Exhaust fans to bathroom, v.c. laundry and ensuite
	Powerpoints: Living room: 2 off doubles
	Dining: 1 off double
	Kitchen: 2 off doubles and 2 off singles
	Bed 1: 2 off doubles
	Bed 2: (where app) 1 off double
	Bed 3: (where app) 1 off double
	Bathrooms and Ensuites: 1 off double
	Laundry recess: 1 off double
	Balcony: 1 off waterproof double
Telephone:	Pressured telephone points to Bed 1 and Kitchen and one internet connection per unit
Television:	Built in television points in Bed 1 and Living Room
Hardware:	Selected chrome finish "Gainsborough Architectural" range
Window Treatments:	Simtime coloured aluminium venetian blinds
Security:	Voice intercom from entrance lobby with electric unit controlled access

