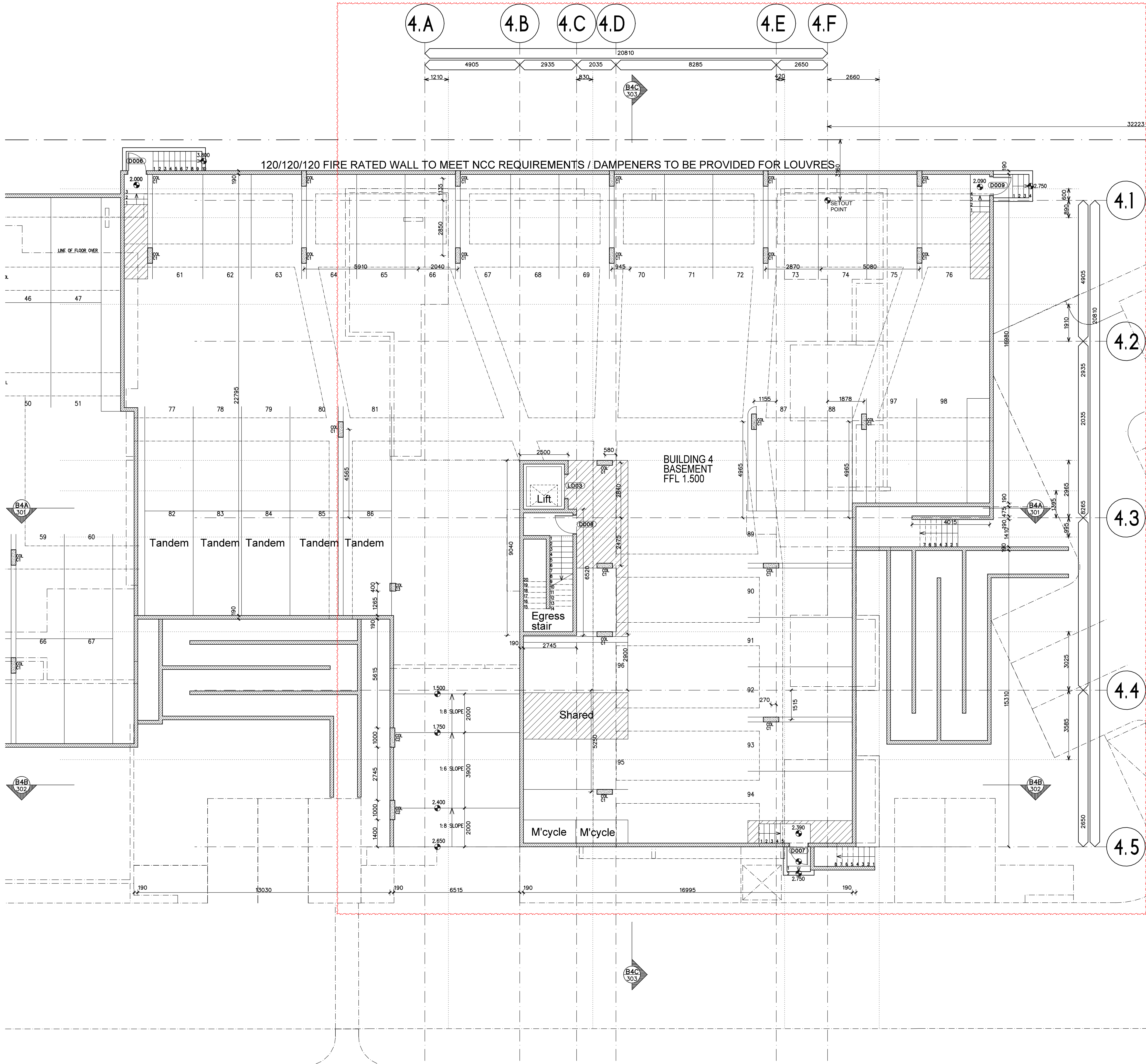


BASEMENT		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D006	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~/120/30) WITH CLOSER- PAINT FINISH
D007	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~/120/30) WITH CLOSER- PAINT FINISH
D008	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~/120/30) WITH CLOSER- PAINT FINISH
D009	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~/120/30) WITH CLOSER- PAINT FINISH
GROUND FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D401	2400 x 1700 OVERALL	GLAZED PAIR OF ALUMINUM FRAMED SWING DOORS (2100 HIGH X 920 & 700 WIDE) WITH CLOSERS- PAINT FINISH
D402	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D403	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D404	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D405	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D406	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D407	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D408	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~/120/30) WITH CLOSER- PAINT FINISH
D409	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~/120/30) WITH CLOSER- PAINT FINISH
D410	2400 x 3000	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D411	2400 x 3460	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D412	2400 x 2850	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D413	2400 x 3750	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D414	2400 x 3400	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D415	2400 x 3540	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D416	2400 x 2850	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D417	2400 x 3560	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D418	2400 x 3000	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D419	2400 x 3000	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D420	2400 x 2400	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D421	2400 x 1200	GLAZED ALUMINUM SWING DOOR WITH GLAZED SIDELIGHT- POWDERCOATED
FIRST FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D431	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D432	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D433	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D4734	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D435	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D436	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D437	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D438	2400 x 2600	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D439	2400 x 2200	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D440	2400 x 3500	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D441	2400 x 3500	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D442	2400 x 2350	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D443	2400 x 2680	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D444	2400 x 3720	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D445	2400 x 3760	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D446	2400 x 2750	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D447	2400 x 2200	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
SECOND FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D461	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D462	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D463	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D464	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D465	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D466	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D467	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D468	2400 x 2600	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D469	2400 x 2200	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D470	2400 x 3500	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D471	2400 x 3500	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D472	2400 x 2350	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D473	2400 x 2680	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D474	2400 x 3720	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D475	2400 x 3760	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D476	2400 x 2750	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D477	2400 x 2200	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
THIRD FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D481	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D482	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D483	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~/60/30) WITH CLOSER- PAINT FINISH
D484	2400 x 3200	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D485	2400 x 2590	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D486	2400 x 2200	GLAZED ALUMINUM STACKING SLIDING (FX)- POWDERCOATED
D487	2400 x 4095	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D488	2400 x 3740	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D489	2400 x 2800	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDERCOATED
D490	2400 x 2800	GLAZED ALUMINUM STACKING SLIDING (FXX)- POWDERCOATED
D491	2400 x 3795	GLAZED ALUMINUM STACKING SLIDING (XXF)- POWDER

GROUND FLOOR				
WINDOW NUMBER	HEIGHT x WIDTH	HEAD HEIGHT	TYPE/DESCRIPTION	
W401	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED FIRE PROTECTED	
W402	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W403	DELETED			
W404	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W405	1200 x 1810	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
FIRST FLOOR				
W431	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W432	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W433	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W434	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W435	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W436	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W437	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W438	1900 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W439	1900 x 1100	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W440	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W441	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W442	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W443	DELETED			
W444	DELETED			
W445	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W446	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W447	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W448	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
SECOND FLOOR				
W461	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W462	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W463	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W464	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W465	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W466	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W467	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W468	1900 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W469	1900 x 1100	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W470	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W471	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W472	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W473	DELETED			
W474	DELETED			
W475	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W476	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W477	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W478	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
THIRD FLOOR				
W481	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W482	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W483	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W484	DELETED			
W485	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W486	500 x 2100	1500	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W487	1200 x 2400	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W488	1200 x 3195	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W489	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W490	2100 x 1150	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W491	1200 x 3070	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W492	1200 x 2400	2100	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W493	500 x 2100	1500	ALUMINIUM SLIDING WINDOW (XFXI)- POWDERCOATED	
W494	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS	
W495	2100 x 3000	2100		

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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.		

AFFL	▢	Above Finished Floor Level																				
BAL	▢	Balustrade - Refer Notes																				
BAT	▢	Batten Screen - Refer notes																				
BC	▢	Roof Barge Capping																				
DP	▢	Downpipe-Refer Hydraulic																				
EG	▢	Eaves Gutter																				
FC-HM	▢	James Hardie Matrix Cladding, Paint Finish																				
FC-HS	▢	James Hardie Stra Cladding, 325mm Paint Finish																				
FCL	▢	Finished Ceiling Level																				
FFL	▢	Finished Floor Level																				
FH	▢	Fire Hydrant																				
FLV	▢	Fixed Louvre Screen																				
FW	▢	Floor Waste-Refer Hydraulic																				
GR	▢	Grab Rail																				
HP	▢	Hot Plates																				
HR	▢	Handrail																				
L	▢	Linen Cupboard																				
LD	▢	Lift Door to manufacturer																				
ML	▢	Mechanical Loures																				
MRS	▢	Metal Roof Sheeting																				
O/H	▢	Overhang																				
RB	▢	Rendered Blockwork																				
REF	▢	Refrigerator																				
S	▢	Basin or Sink																				
SCN	▢	Screen - Refer Notes																				
SH	▢	Sun Hood - Refer Notes																				
SHR	▢	Shower																				
SL	▢	Sliding Louvre Screen																				
SOP	▢	Setout Point																				
T	▢	Toilet																				
WMD	▢	Washing Machine & Dryer																				
Spandrel Glazing - Refer notes																						
NOTES Balustrade (BAL-1, BAL-2) - Except where noted otherwise, balustrades are to be minimum 1000H above any adjacent steps, fixed furniture, or footholds. Blockwork balustrade (BAL-1) to be rendered as annotated on elevations. Aluminium (glazed) balustrades (BAL-2) are to be powdercoated. Batten Screen (BAT) - Timber-look powder coated aluminium batten screening. Typical member size 100x50mm with matching end caps, length to suit extent. Where installed to subframe, subframe is to be powdercoated to match wall colour behind. Appropriate dissimilar metal connctions to be supplied as required to prevent corrosion. Screen (FLV, SLV) - Powdercoated (Dulux Monument or equal approved) aluminium horizontal batten screen. Ensure wall structure / column/ beams behind connection are adequate for load. Sun Hood (SH) - Folded aluminium sun hood, powdercoated white. Refer to elevations for any 90 degree vertical bends. All materials are to comply with NCC2019 (C2.6 Vertical of openings in external walls). Spandrel glazing as nominated are to be non combustible with min. FRL 60/60/60, 900mm high wall above floor level internally. The architectural roof plan is not an exhaustive list of all services or fixtures to be installed. efer all consultant drawings. Downpipes refer to hydraulic engineers Openings to Bedrooms - Protection Provide secure screening such as Cirmsafe or equivalent, to all operable parts of all windows. (Note: To meet NCC2019 Vol2, Part 3.9. External windows to bedrooms must be provided with protection where the fall from the window is 2m or more. Where the lowest part of the window is less than 1.7m above the floor, the operable part of the window must be protected by either a device to restrict the opening or a secure screen to entire opening. To Meet NCC2019 Vol2, Part 3.9. Operable parts of windows to non-bedroom areas are required where the fall to floor below is 4m or more.) Fire Rated Doors All fire rated doors are to comply with AS1530 part 4 standard and H0.89800x;certified to AS1905 part 1; NCC2019 Part D1; Specification D1.12. All accessible units are to comply with AS1428.1.																						
<table> <tr> <td>project</td><td>NEW TOWNHOUSE/ UNIT DEVELOPMENT</td><td>B4W002</td><td>scale</td><td>1:100</td></tr> <tr> <td>address</td><td>3 MOORES ROAD, REDLAND BAY Q 4165</td><td>des. no.</td><td>sheet</td><td>A1</td></tr> <tr> <td></td><td></td><td>23017</td><td>date</td><td>6/24</td></tr> <tr> <td></td><td></td><td>project no</td><td>issue</td><td>B</td></tr> </table>			project	NEW TOWNHOUSE/ UNIT DEVELOPMENT	B4W002	scale	1:100	address	3 MOORES ROAD, REDLAND BAY Q 4165	des. no.	sheet	A1			23017	date	6/24			project no	issue	B
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		project no	issue	B																		



BUILDING 2, 3 & 4 LEGEND CODES

AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer notes
BC Roof Barge Capping
DP Downpipe-Refer Hydraulic
EG Eaves Gutter
FC-HM James Hardie Matrix Cladding, Paint Finish
FC-HS James Hardie Stria Cladding, 325mm Paint Finish
FCL Finished Ceiling Level
FLL Finished Floor Level
FH Fire Hydrant
FLV Fixed Louvre Screen
FW Floor Waste-Refer Hydraulic
GR Grab Rail
HP Hot Plates
HR Handrail
LC Linen Cupboard
LD Lift Door to manufacturer
ML Mechanical Loures
MRS Metal Roof Sheetting
OH Overhang
RB Rendered Blockwork
REF Refrigerator
S Basin or Sink
SCN Screen - Refer Notes
SH Sun Hood - Refer Notes
SHR Shower
SL Sliding Louvre Screen
SOP Setout Point
T Toilet
WMD Washing Machine & Dryer

Spandrel Glazing - Refer notes

NOTES

Balustrade (BAL-1, BAL-2) - Except where noted otherwise, balustrades are to be minimum 1000H above any adjacent steps, fixed furniture, or footholds. Blockwork balustrade (BAL-1) to be rendered as annotated on elevations. Aluminium (glazed) balustrades (BAL-2) are to be powdercoated.

Batten Screen (BAT) - Timber-look powder coated aluminium batten screening. Typical member size 100x50mm with matching end caps, length to suit extent. Where installed to subframe, subframe is to be powdercoated to match wall colour behind. Appropriate dissimilar metal connctions to be supplied as required to prevent corrosion.

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Sun Hood (SH) - Folded aluminium sun hood, powdercoated white. Refer to elevations for any 90 degree vertical bends.

All materials are to be appropriately coated / rated for proximity to the ocean / bay. Ensure all warranties are appropriate for end use. All building elements and fixtures to the building are to be appropriately rated for wind loading.

All glazing are to comply with NCC2019 (C2.6 Vertical of openings in external walls). Spandrel glazing as nominated are to be non combustible with min. FRL 60/60/60, 900mm high wall above floor level internally.

The architectural roof plan is not an exhaustive list of all services or fixtures to be installed. Refer all consultant drawings. Downpipes refer to hydraulic engineers

Openings to Bedrooms - Protection
Provide secure screening such as Crimsafe or equivalent, to all openable parts of all windows.

(Note: To meet NCC2019 Vol2, Part 3.9. External windows to bedrooms must be provided with protection where the fall from the window is 2m or more. Where the lowest part of the window is less than 1.7m above the floor, the openable part of the window must be protected by either a device to restrict the opening or a secure screen to entire opening. To Meet NCC2019 Vol2, Part 3.9. Openable parts of windows to non-bedroom areas are required where the fall to floor below is 4m or more.)

Fire Rated Doors
All fire rated doors are to comply with AS1530 part 4 standard and H0.69800x certified to AS1905 part 1, NCC2019 Part D1; Specification D1.12.

All accessible units are to comply with AS1428.1.

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3/8/24
25/11/24

CONSTRUCTION
JWA MITCHELL
DESIGNS

client	LEG CONSTRUCTIONS
drawn	SRM
authorised	
date	

drawing	BUILDING 4 BASEMENT PLAN
architect	S MITCHELL
reg no	5575
authorised	SRM

project	NEW TOWNHOUSE/UNIT DEVELOPMENT
address	3 MOORES ROAD, REDLAND BAY Q 4165

B4W100	scale 1:100
deg no.	sheet A1
23017	date 6/24
project no	issue B

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer notes
BC Roof Barge Capping
DP Downpipe-Refer Hydraulic
EG Eaves Gutter
FC-HM James Hardie Matrix Cladding, Paint Finish
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FCL Finished Ceiling Level
FLL Finished Floor Level
FH Fire Hydrant
FLV Fixed Louvre Screen
FW Floor Waste-Refer Hydraulic
GR Grab Rail
HP Hot Plates
HR Handrail
LC Linen Cupboard
LD Lift Door to manufacturer
ML Mechanical Loures
MRS Metal Roof Sheetting
O/H Overhang
RB Rendered Blockwork
REF Refrigerator
S Basin or Sink
SCN Screen - Refer Notes
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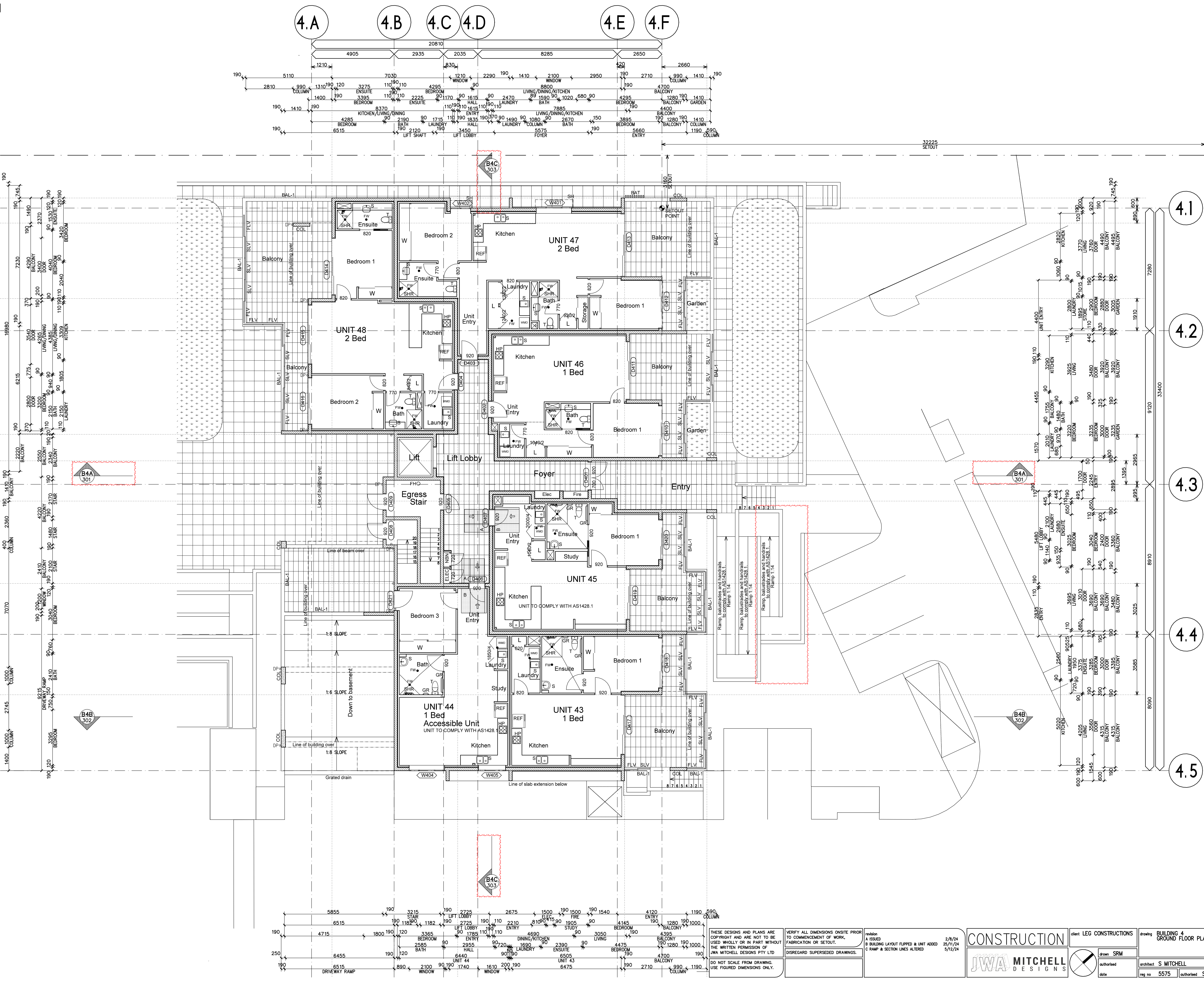
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Fire Rated Doors
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All accessible units are to comply with AS1428.1.



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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.		DISREGARD SUPERSEDED DRAWINGS.		client LEG CONSTRUCTIONS		drawing BUILDING 4 GROUND FLOOR PLAN	
CONSTRUCTION		JWA MITCHELL DESIGNS		project NEW TOWNHOUSE/ UNIT DEVELOPMENT		B4W101 deg no.	
scale 1:100 sheet A1		address 3 MOORES ROAD, REDLAND BAY Q 4165		23017 project no		date 6/24 issue C	
authorised date		architect S MITCHELL		reg no 5575		authorised SRM	

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer notes
BC Roof Barge Capping
DP Downpipe-Refer Hydraulic
EG Eaves Gutter
FC-HM James Hardie Matrix Cladding, Paint Finish
FC-HS James Hardie Stria Cladding, 325mm Paint Finish
FCL Finished Ceiling Level
FLL Finished Floor Level
FH Fire Hydrant
FLV Fixed Louvre Screen
FW Floor Waste-Refer Hydraulic
GR Grab Rail
HP Hot Plates
HR Handrail
L Linen Cupboard
LD Lift Door to manufacturer
ML Mechanical Loures
MRS Metal Roof Sheetting
O/H Overhang
RB Rendered Blockwork
REF Refrigerator
S Basin or Sink
SCN Screen - Refer Notes
SH Sun Hood - Refer Notes
SHR Shower
SL Sliding Louvre Screen
SOP Setout Point
T Toilet
WMD Washing Machine & Dryer

Spandrel Glazing - Refer notes

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P 07 3252 0288
M 0431 266 563
E stuart@jwamitchelldesigns.com.au

revision
A ISSUED
B UNIT NUMBERS ALTERED
C BUILDING LAYOUT FLIPPED
D MINOR CHANGES

2/8/24
25/11/24
18/12/24

CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 4
FIRST FLOOR PLAN
architect S MITCHELL
reg no 5575
authorised SRM
date

project NEW TOWNHOUSE/ UNIT
DEVELOPMENT
address 3 MOORES ROAD,
REDLAND BAY Q 4165
project no 23017
issue D

B4W102
deg no.
sheet A1
date 6/24
scale 1:100

BUILDING 2, 3 & 4 LEGEND
CODES

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BAL Balustrade - Refer Notes
BAT Batten Screen - Refer notes
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DP Downpipe-Refer Hydraulic
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GR Grab Rail
HP Hot Plates
HR Handrail
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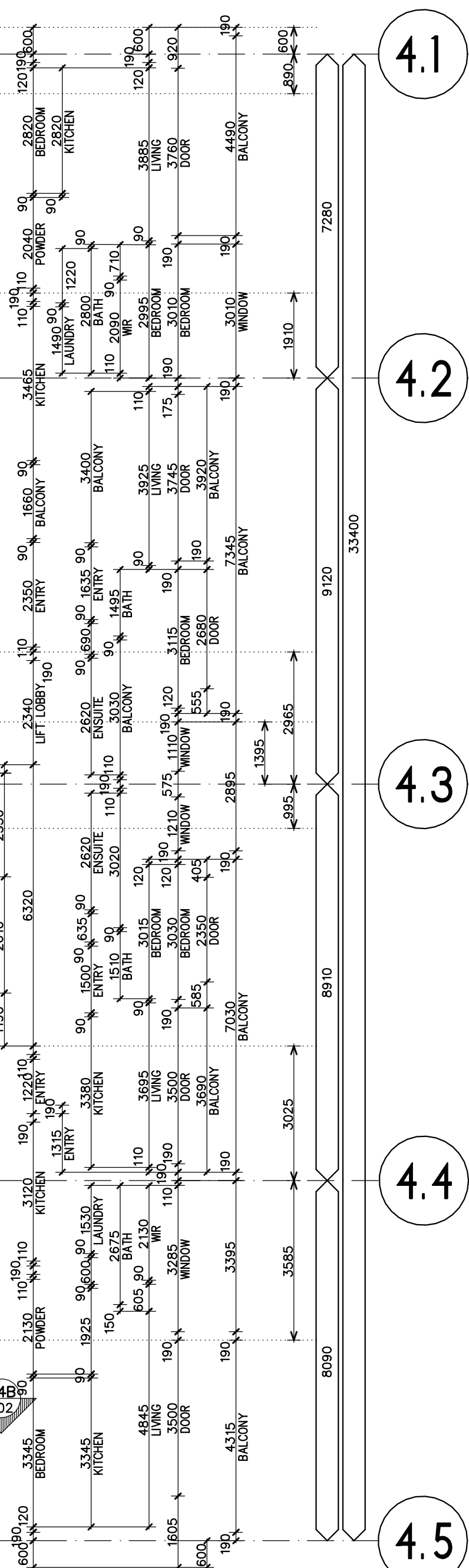
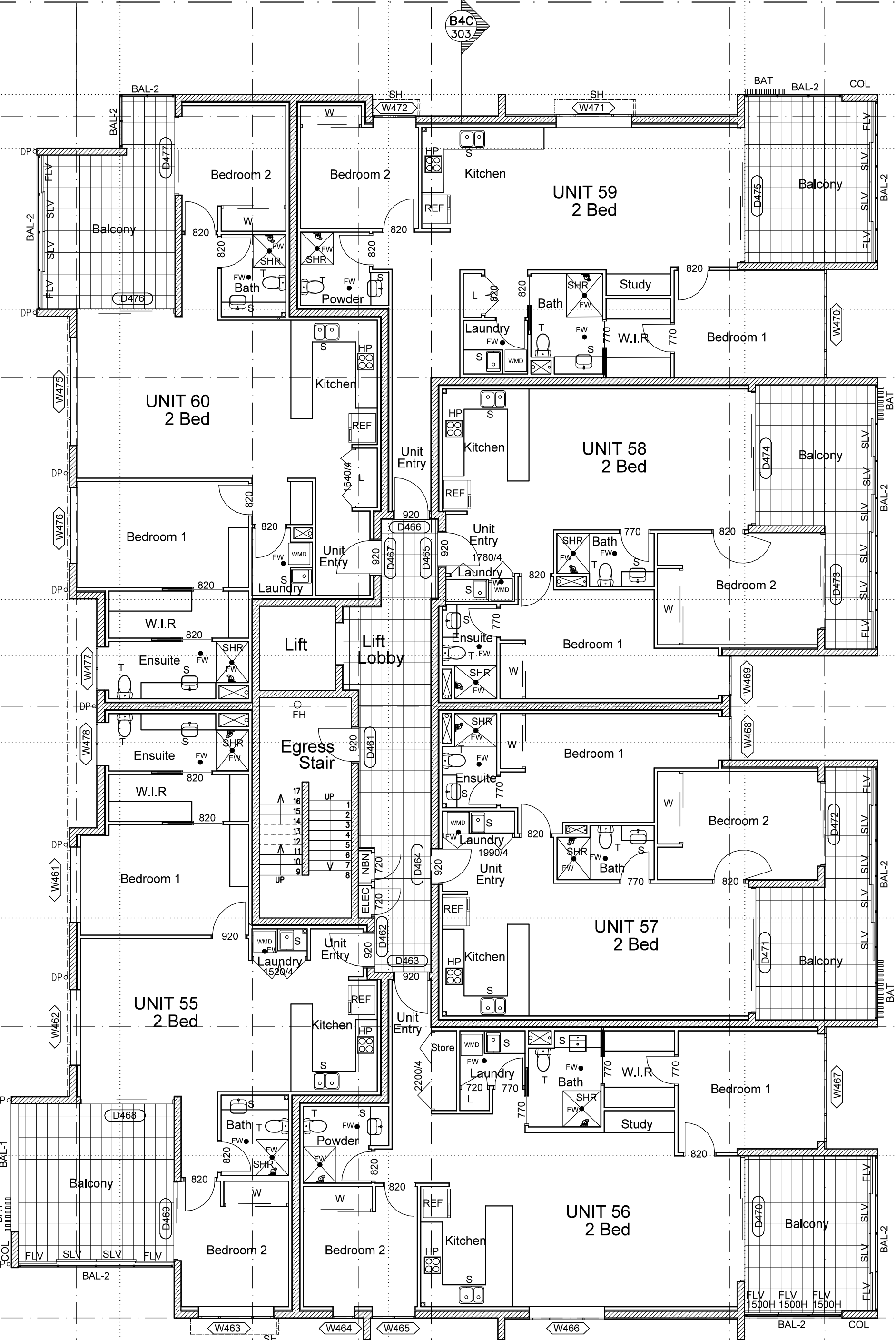
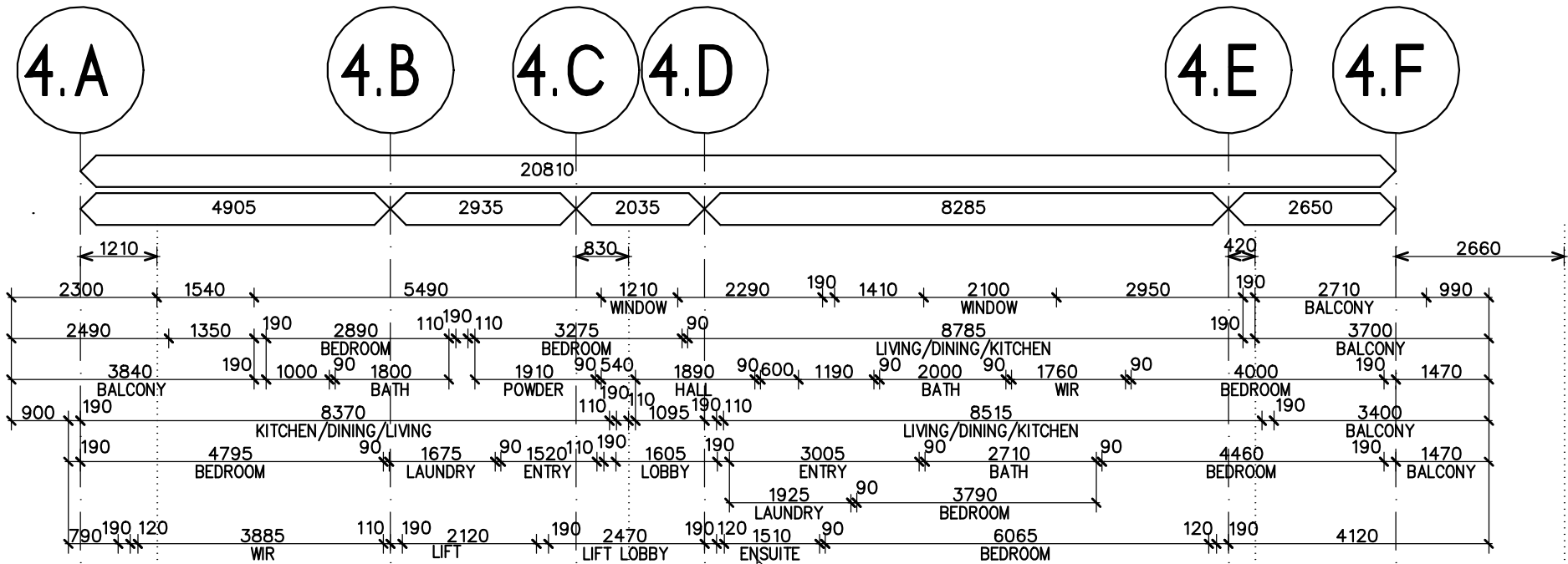
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revision
A ISSUED
B UNIT NUMBERS ALTERED
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D MINOR CHANGES
2/8/24
1/11/24
25/11/24
16/12/24

CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 4
SECOND FLOOR PLAN
project NEW TOWNHOUSE/ UNIT
DEVELOPMENT
address 3 MOORES ROAD,
REDLAND BAY Q 4165
architect S MITCHELL
reg no 5575
authorised SRM
drawn SRM
date

project NEW TOWNHOUSE/ UNIT
DEVELOPMENT
address 3 MOORES ROAD,
REDLAND BAY Q 4165
architect S MITCHELL
reg no 5575
authorised SRM

project NEW TOWNHOUSE/ UNIT
DEVELOPMENT
address 3 MOORES ROAD,
REDLAND BAY Q 4165
architect S MITCHELL
reg no 5575
authorised SRM

B4W103
deg no.
23017
project no
scale 1:100
sheet A1
date 6/24
issue D

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer notes
BC Roof Barge Capping
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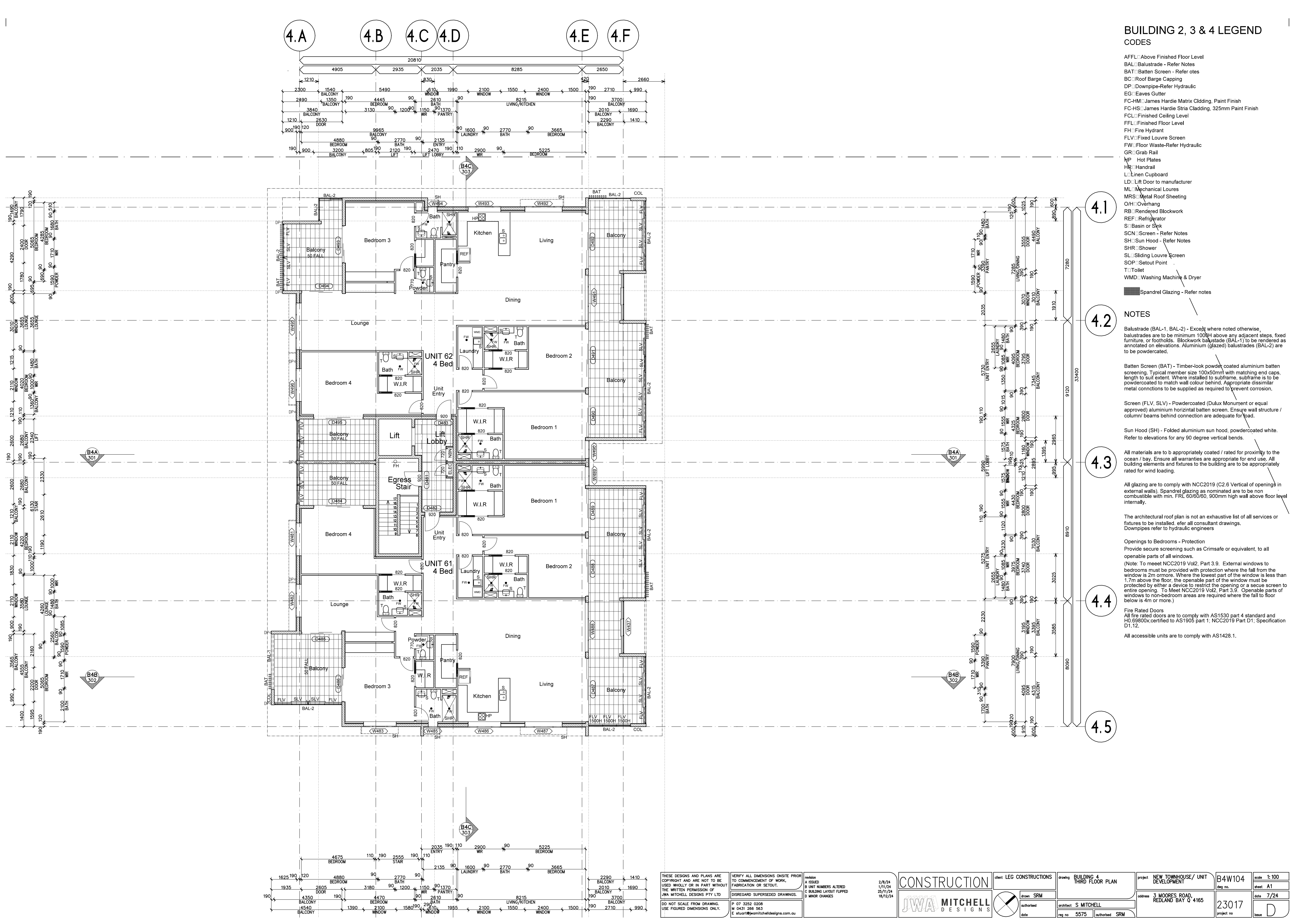
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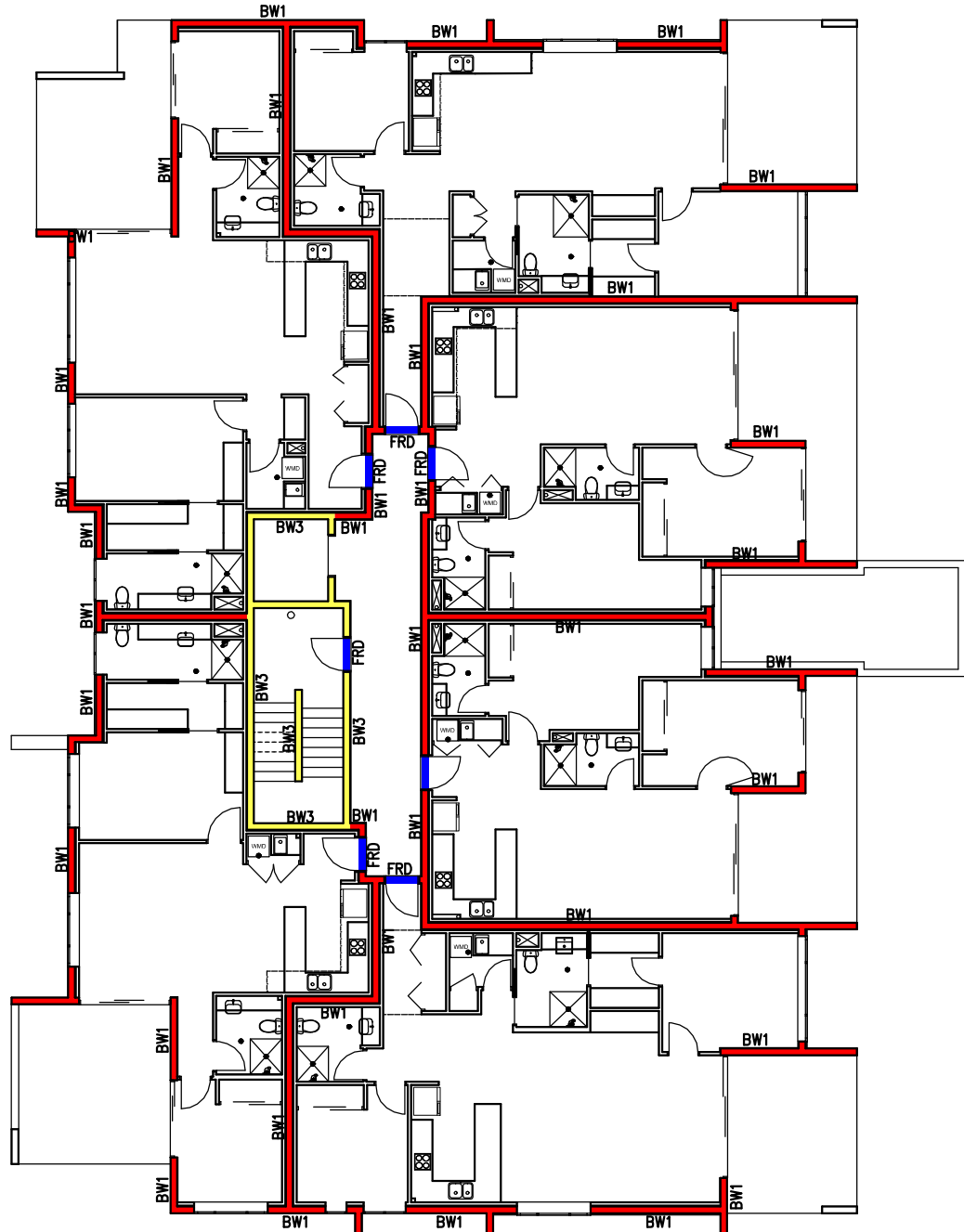
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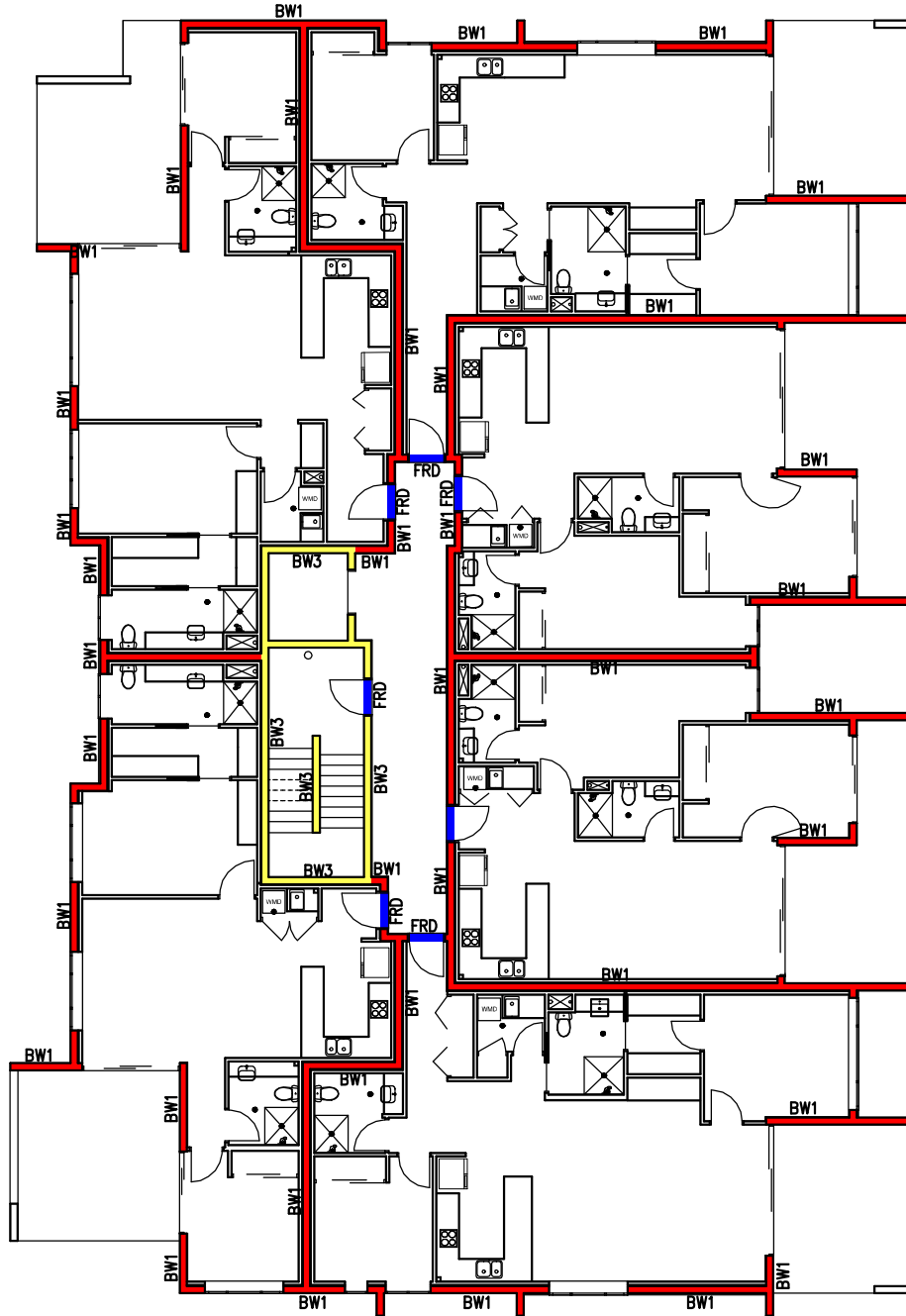
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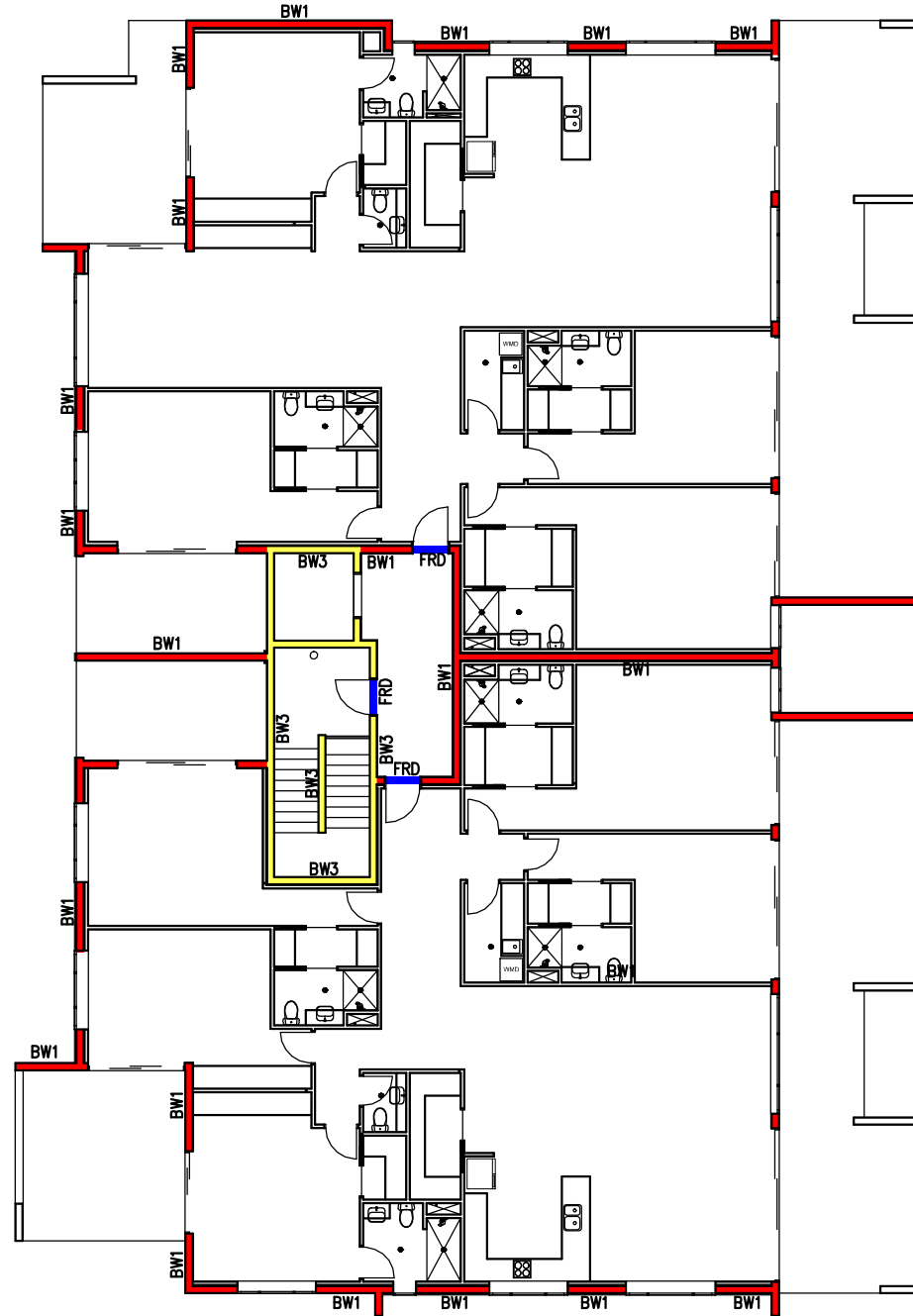
- LEGEND
- BW1 190 THICK CORE FILLED BLOCKWORK TO ENG. DETAILS
BLOCKWORK TO CARRY THROUGH TO UNDERSIDE OF SLAB OR ROOF FRAMING
90/90/90 REQUIRED- NCC VOL 1 C2.7
120/120/120 ACHIEVED
 - BW2 190 THICK CORE FILLED BLOCKWORK TO ENG. DETAILS
BLOCKWORK TO CARRY THROUGH TO UNDERSIDE OF ROOF SHEETING
90/90/90 REQUIRED- NCC VOL 1 C2.7
120/120/120 ACHIEVED
 - BW3 190 THICK CORE FILLED BLOCKWORK TO ENG. DETAILS
BLOCKWORK TO CARRY THROUGH TO FORM LIFT SHAFT
90/90/90 REQUIRED- NCC VOL 1 C2.7
120/120/120 ACHIEVED
 - SW1 190 THICK TWIN 70 STUD WALLS TO ENG. DETAILS WITH 2 LAYERS OF
13 THICK FYRCHECK PLASTERBOARD TO EACH EXPOSED STUD FACE
CSR REDBROOK SYSTEM F312969
90/90/90 REQUIRED- NCC VOL 1 C2.7
90/90/90 ACHIEVED
 - FRD HINGED SOLID CORE DOORS WITH APPROPRIATE FIRE RATED METAL FRAMES
FRL - /60/30 GENERALLY
FRL - /120/30 TO BASEMENT DOORS



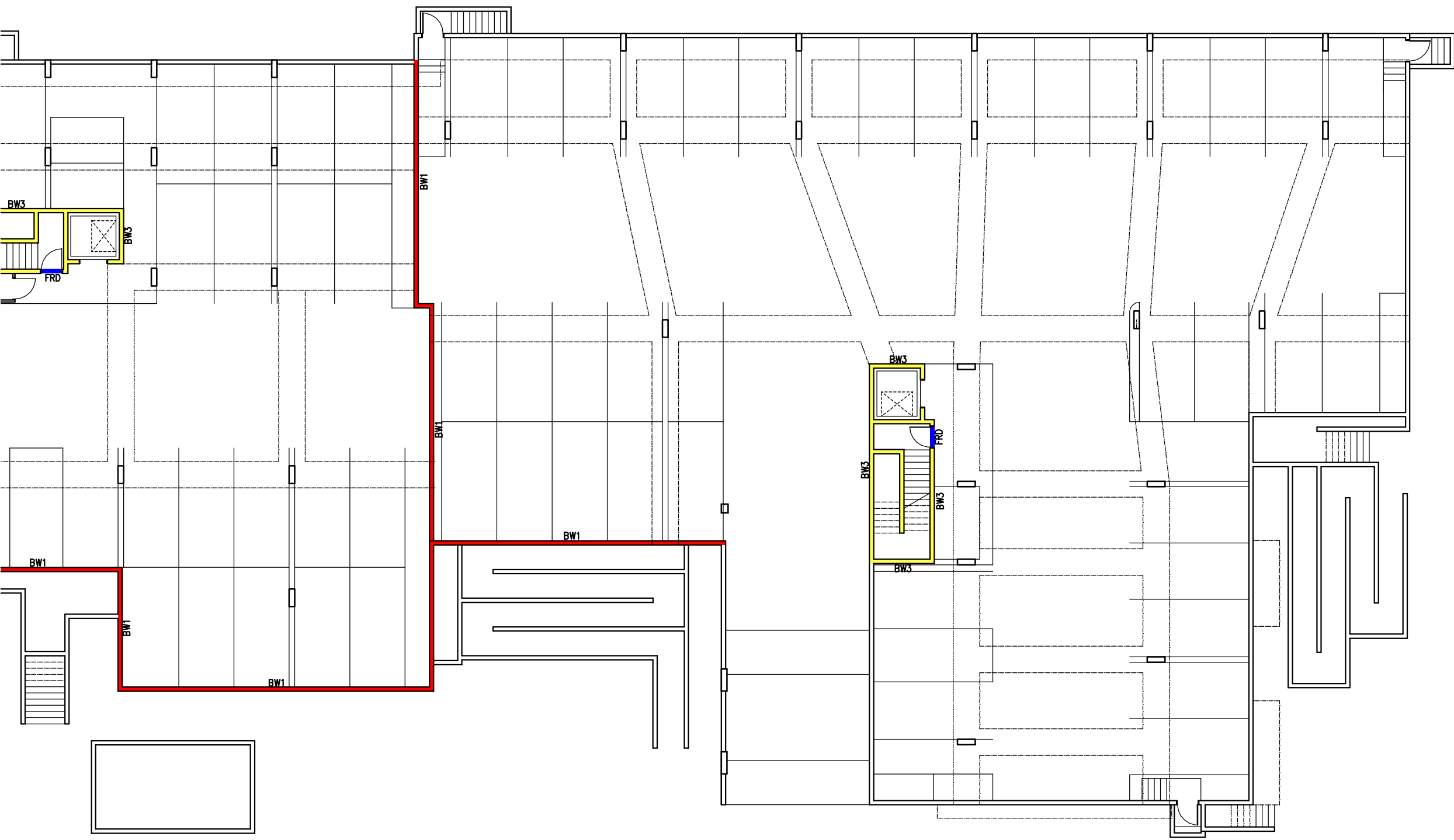
FLOOR PLAN
FIRST FLOOR



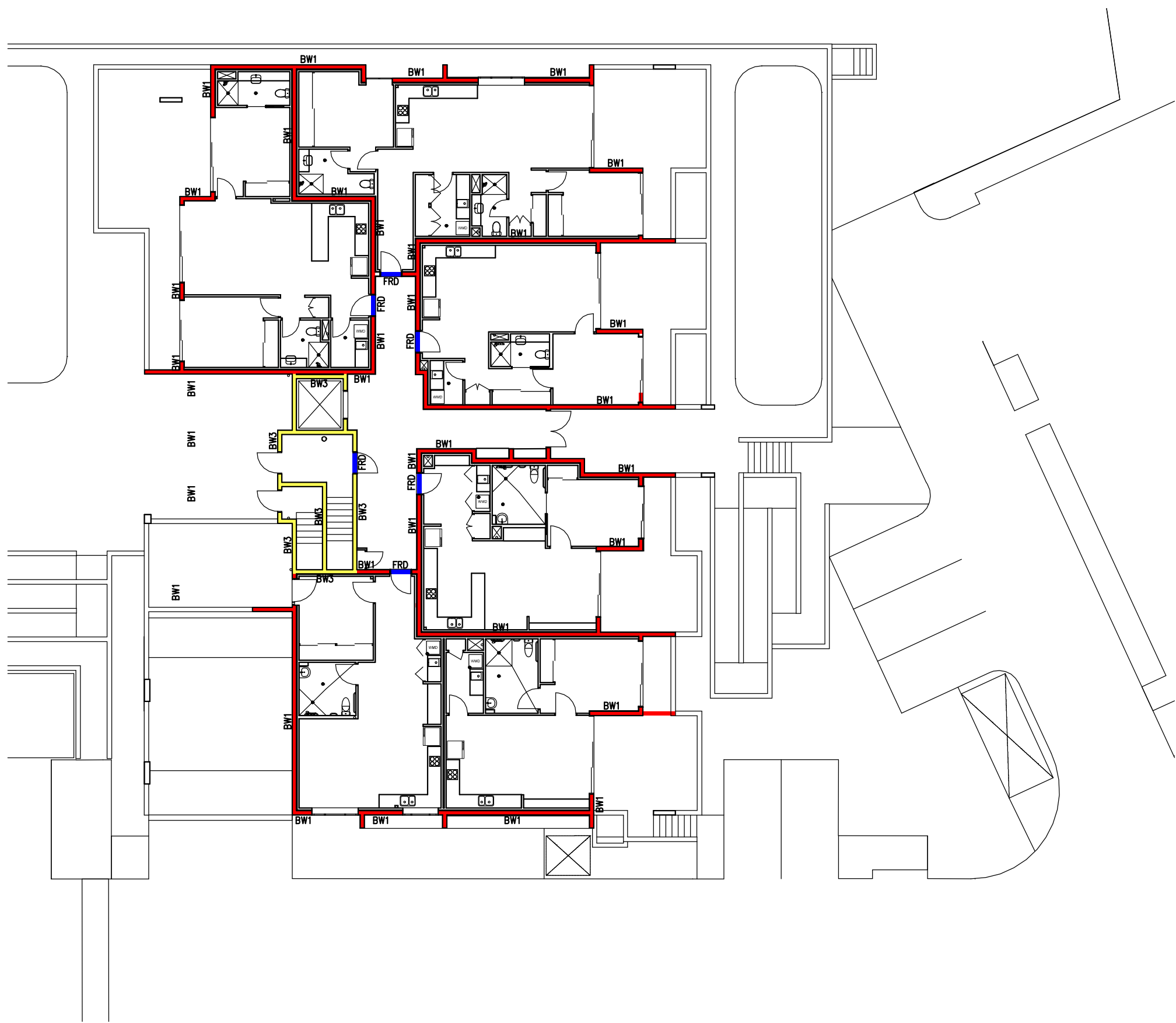
FLOOR PLAN
SECOND FLOOR



FLOOR PLAN
THIRD FLOOR



FLOOR PLAN
BASEMENT



FLOOR PLAN
GROUND FLOOR

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					drawn	SRM	authorised		address	3 MOORES ROAD, REDLAND BAY Q 4165	deg no.	sheet	A1
					date		reg no	5575	authorised	SRM	23017	date	12/24

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer notes
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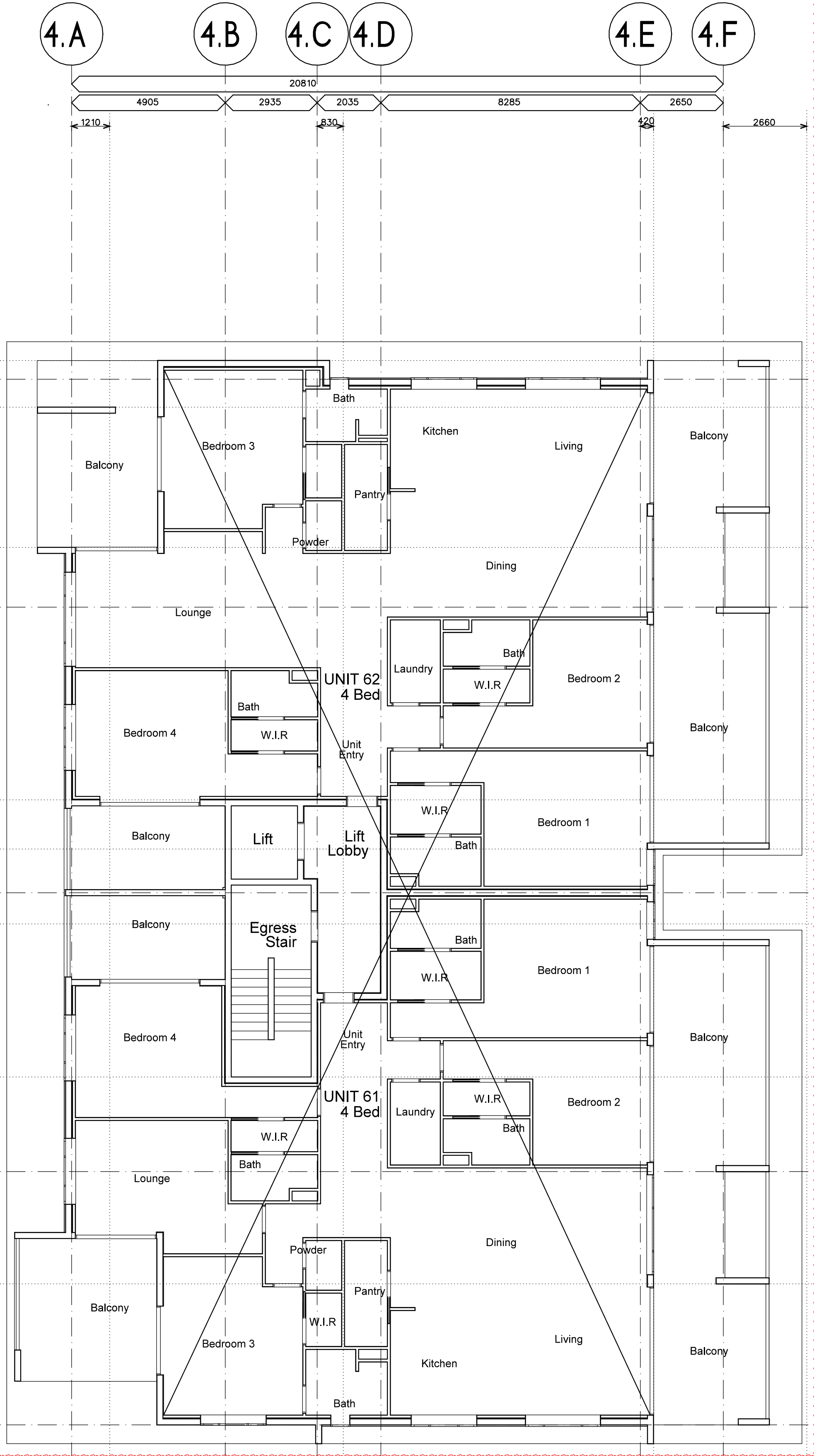
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Ceiling Height
3000 high general ceiling heights except for hatched areas.
Hatching indicates min. 2400 high ceiling.



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P 07 3252 0208
M 0431 266 563
E stuart@jwamitchelldesigns.com.au



drawn SRM
authorised
date

architect S MITCHELL
reg no 5575
authorised SRM

23017
project no
issue C

date 7/24

BUILDING 2, 3 & 4 LEGEND
CODES

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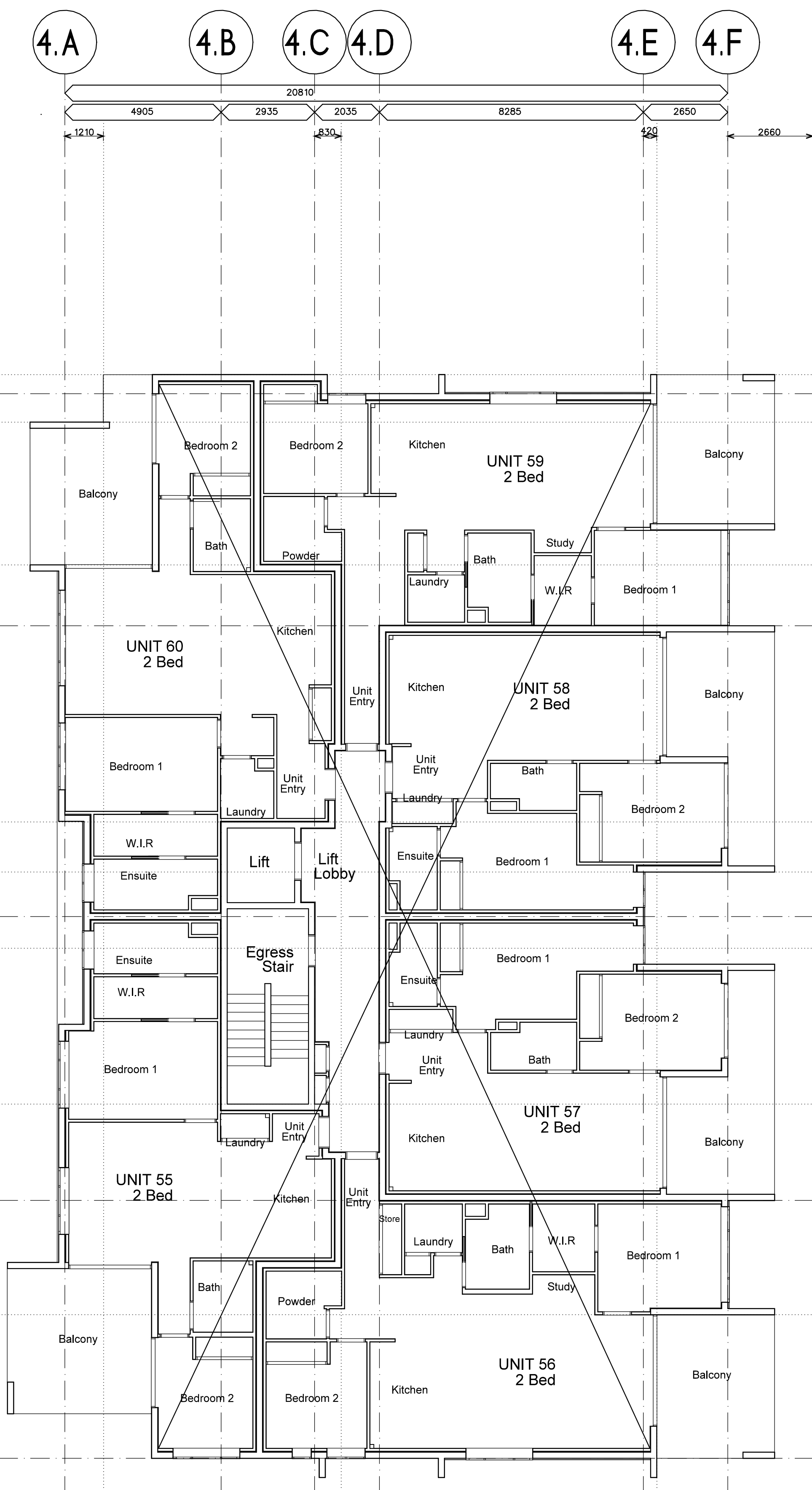
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Ceiling Height
2420 high general ceiling heights except for hatched areas.
Hatching indicates min. 2100 high ceiling.



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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.				JWA MITCHELL DESIGNS	drawn SRM	architect S MITCHELL	address 3 MOORES ROAD, REDLAND BAY Q 4165	23017	sheet A1
					authorised	reg no 5575	project no	issue C	date 6/24

Ceiling Height
2420 high general ceiling heights except for hatched areas.
 Hatching indicates min. 2100 high ceiling.



BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL□Above Finished Floor Level
BAL□Balustrade - Refer Notes
BAT□Batten Screen - Refer otes
BC□Roof Barge Capping
DP□Downpipe-Refer Hydraulic
EG□Eaves Gutter
FC-HM□James Hardie Matrix Cladding, Paint Finish
FC-HS□James Hardie Stria Cladding, 325mm Paint Finish
FCL□Finished Ceiling Level
FFL□Finished Floor Level
FH□Fire Hydrant
FLV□Fixed Louvre Screen
FW□Floor Waste-Refer Hydraulic
GR□Grab Rail
HP□Hot Plates
HR□Handrail
LC□Linen Cupboard
LD□Lift Door to manufacturer
ML□Mechanical Loures
MRS□Metal Roof Sheetting
O/H□Overhang
RB□Rendered Blockwork
REF□Refrigerator
S□Basin or Sink
SCN□Screen - Refer Notes
SH□Sun Hood - Refer Notes
SHR□Shower
SL□Sliding Louvre Screen
SOP□Setout Point
T□Toilet
WMD□Washing Machine & Dryer
- ▨ Spandrel Glazing - Refer notes

NOTES

Balustrade (BAL-1, BAL-2) - Except where noted otherwise, balustrades are to be minimum 1000H above any adjacent steps, fixed furniture, or footholds. Blockwork balustrade (BAL-1) to be rendered as annotated on elevations. Aluminium (glazed) balustrades (BAL-2) are to be powdercoated.

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All accessible units are to comply with AS1428.1.

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Hatching indicates min. 2100 high ceiling.

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P 07 3252 0208
M 0431 266 563
E stuart@jwamitchelldesigns.com.au

revision
A ISSUED 2/9/24
B UNIT NUMBERS ALTERED 1/11/24
C BUILDING LAYOUT FLUPPED & CEILING HEIGHTS 25/11/24
D MINOR CHANGES 18/12/24

client LEG CONSTRUCTIONS

drawing BUILDING 4
SECOND FLOOR REFLECTED
CEILING PLAN

project NEW TOWNHOUSE/ UNIT
DEVELOPMENT

address 3 MOORES ROAD,
REDLAND BAY Q 4165

drawn SRM

authorised

date

reg no 5575

authorised SRM

architect S MITCHELL

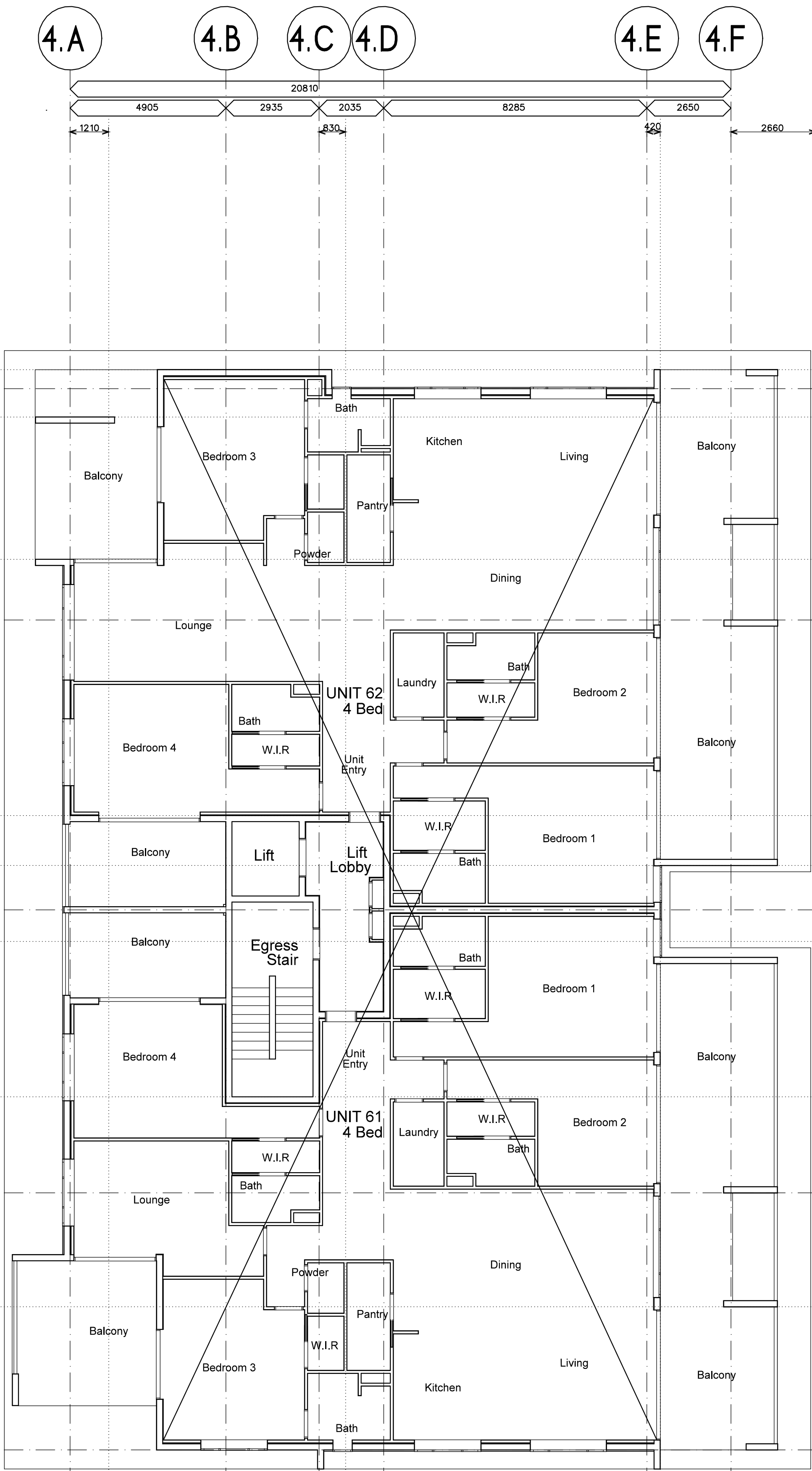
project no 23017

scale 1:100

sheet A1

date 6/24

issue D



BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer otes
BC Roof Barge Capping
DP Downpipe-Refer Hydraulic
EG Eaves Gutter
FC-HM James Hardie Matrix Cladding, Paint Finish
FC-HS James Hardie Stria Cladding, 325mm Paint Finish
FCL Finished Ceiling Level
FFL Finished Floor Level
FH Fire Hydrant
FLV Fixed Louvre Screen
FW Floor Waste-Refer Hydraulic
GR Grab Rail
HP Hot Plates
HR Handrail
L Linen Cupboard
LD Lift Door to manufacturer
ML Mechanical Loures
MRS Metal Roof Sheetting
O/H Overhang
RB Rendered Blockwork
REF Refrigerator
S Basin or Sink
SCN Screen - Refer Notes
SH Sun Hood - Refer Notes
SHR Shower
SL Sliding Louvre Screen
SOP Setout Point
T Toilet
WMD Washing Machine & Dryer
- Spandrel Glazing - Refer notes

NOTES

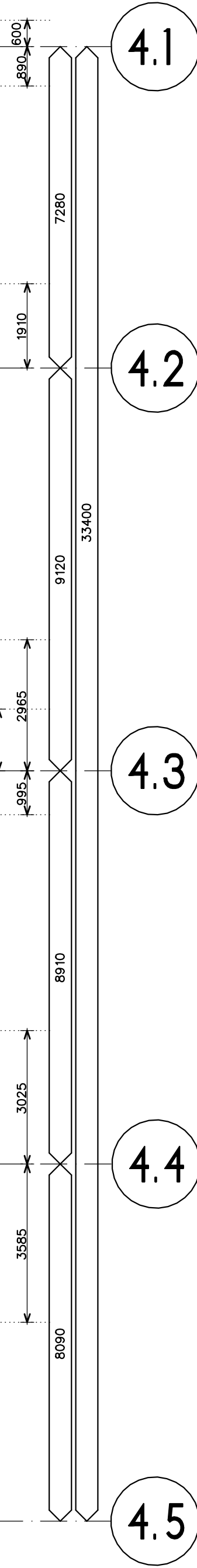
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- Ceiling Height
3000 high general ceiling heights except for hatched areas.
Hatching indicates min. 2400 high ceiling.

1

 Spandrel Glazing - Refer notes

4.2

All accessible units are to comply with AS1428.1.



4.5

JWA MITCHELL
DESIGNS

date	7/24
issue	B

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer notes
BC Roof Barge Capping
DP Downpipe-Refer Hydraulic
EG Eaves Gutter
FC-HM James Hardie Matrix Cladding, Paint Finish
FC-HS James Hardie Stria Cladding, 325mm Paint Finish
FCL Finished Ceiling Level
FLL Finished Floor Level
FH Fire Hydrant
FLV Fixed Louvre Screen
FW Floor Waste-Refer Hydraulic
GR Grab Rail
HP Hot Plates
HR Handrail
L Linen Cupboard
LD Lift Door to manufacturer
ML Mechanical Loures
MRS Metal Roof Sheetting
O/H Overhang
RB Rendered Blockwork
REF Refrigerator
S Basin or Sink
SCN Screen - Refer Notes
SH Sun Hood - Refer Notes
SHR Shower
SL Sliding Louvre Screen
SOP Setout Point
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THIRD FLOOR
ROOF PITCH
TOP OF TRUSS
RL 18.000

THIRD FLOOR
TOP OF 8 WORK
RL 16.990

THIRD FLOOR
TOP OF SLAB
RL 13.890

SECOND FLOOR
TOP OF SLAB
RL 10.890

FIRST FLOOR
TOP OF SLAB
RL 7.890

GROUND FLOOR
TOP OF SLAB
RL 4.890

BASEMENT
TOP OF SLAB
RL 1.500

NORTH EAST ELEVATION
BUILDING 4

THIRD FLOOR
ROOF PITCH
TOP OF TRUSS
RL 18.000

THIRD FLOOR
TOP OF 8 WORK
RL 16.990

THIRD FLOOR
TOP OF SLAB
RL 13.890

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TOP OF SLAB
RL 10.890

FIRST FLOOR
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RL 7.890

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TOP OF SLAB
RL 4.890

BASEMENT
TOP OF SLAB
RL 1.500

SOUTH EAST ELEVATION
BUILDING 4

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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.			

CONSTRUCTION	client LEG CONSTRUCTIONS	drawing BUILDING 4 ELEVATIONS	project NEW TOWNHOUSE/ UNIT DEVELOPMENT	B4W201	scale 1:100
JWA MITCHELL DESIGNS	drawn SRM	architect S MITCHELL	address 3 MOORES ROAD, REDLAND BAY Q 4165	deg no.	sheet A1
	authorised	reg no 5575	authorised SRM	23017	date 6/24
	date			project no	issue B

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer notes
BC Roof Barge Capping
DP Downpipe-Refer Hydraulic
EG Eaves Gutter
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FC-HS James Hardie Stria Cladding, 325mm Paint Finish
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FW Floor Waste-Refer Hydraulic
GR Grab Rail
HP Hot Plates
HR Handrail
L Linen Cupboard
LD Lift Door to manufacturer
ML Mechanical Loures
MRS Metal Roof Sheetting
O/H Overhang
RB Rendered Blockwork
REF Refrigerator
S Basin or Sink
SCN Screen - Refer Notes
SH Sun Hood - Refer Notes
SHR Shower
SL Sliding Louvre Screen
SOP Setout Point
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WMD Washing Machine & Dryer
- Spandrel Glazing - Refer notes

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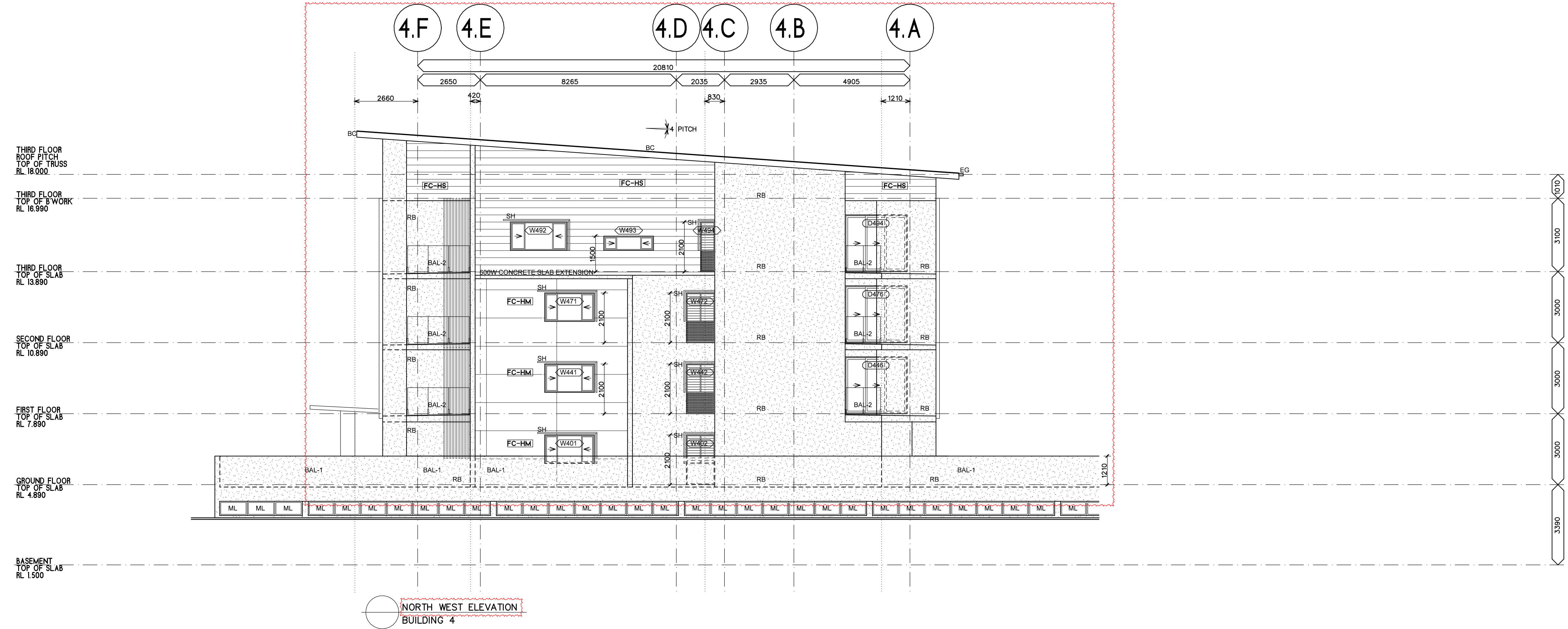
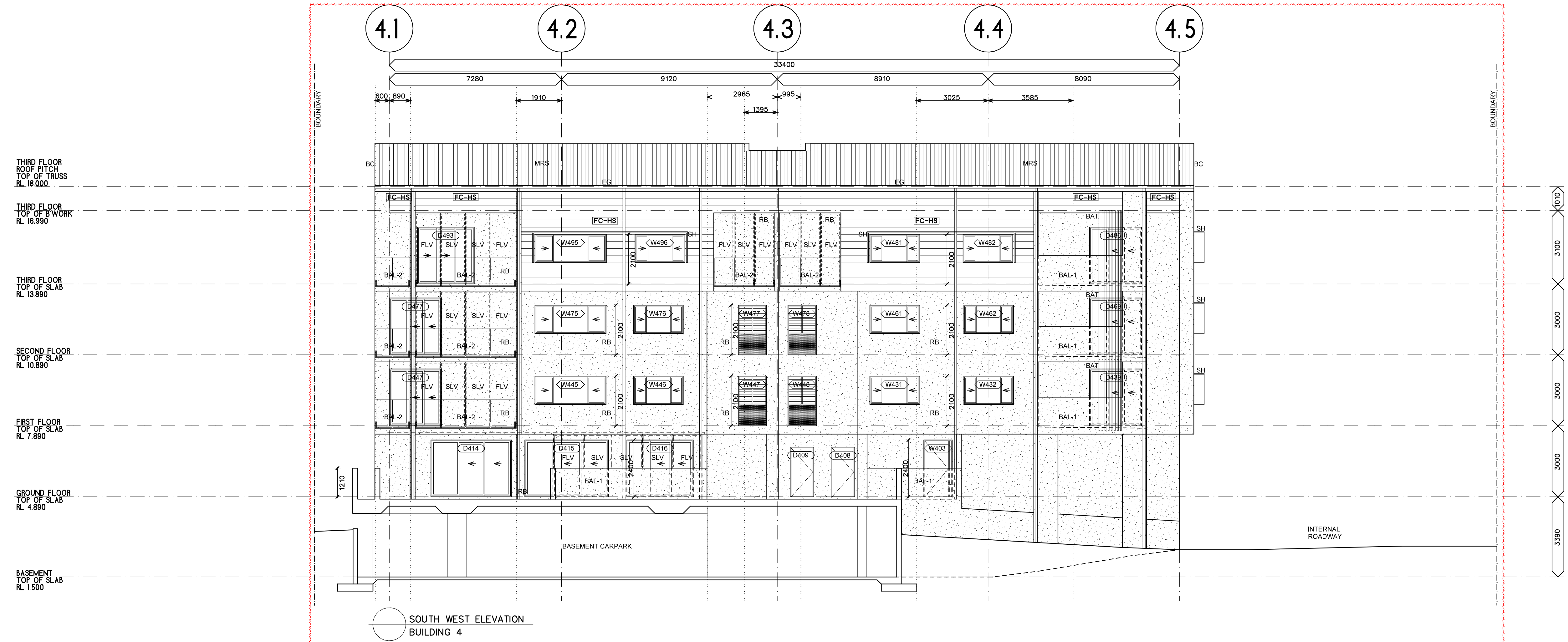
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revision A ISSUED B BUILDING FLIPPED

2/8/24 5/12/24

CONSTRUCTION		client LEG CONSTRUCTIONS	drawing BUILDING 4 ELEVATIONS	project NEW TOWNHOUSE/ UNIT DEVELOPMENT	B4W202	scale 1:100
JWA MITCHELL DESIGNS		drawn SRM	architect S MITCHELL	address 3 MOORES ROAD, REDLAND BAY Q 4165	deg no.	sheet A1
		authorised date	reg no 5575 authorised SRM	23017	date 6/24	issue B
				project no		

BUILDING 2, 3 & 4 LEGEND
CODES

AFFL: Above Finished Floor Level
BAL: Balustrade - Refer Notes
BAT: Batten Screen - Refer Notes
BC: Roof Barge Capping
DP: Downpipe-Refer Hydraulic
EG: Eaves Gutter
FC-HM: James Hardie Matrix Cladding, Paint Finish
FC-HS: James Hardie Stria Cladding, 325mm Paint Finish
FCL: Finished Ceiling Level
FFL: Finished Floor Level
FH: Fire Hydrant
FLV: Fixed Louvre Screen
FW: Floor Waste-Refer Hydraulic
GR: Grab Rail
HP: Hot Plates
HR: Handrail
L: Linen Cupboard
LD: Lift Door to manufacturer
ML: Mechanical Loures
MRS: Metal Roof Sheetting
O/H: Overhang
RB: Rendered Blockwork
REF: Refrigerator
S: Basin or Sink
SCN: Screen - Refer Notes
SH: Sun Hood - Refer Notes
SHR: Shower
SL: Sliding Louvre Screen
SOP: Setout Point
T: Toilet
WMD: Washing Machine & Dryer
Spandrel Glazing - Refer notes

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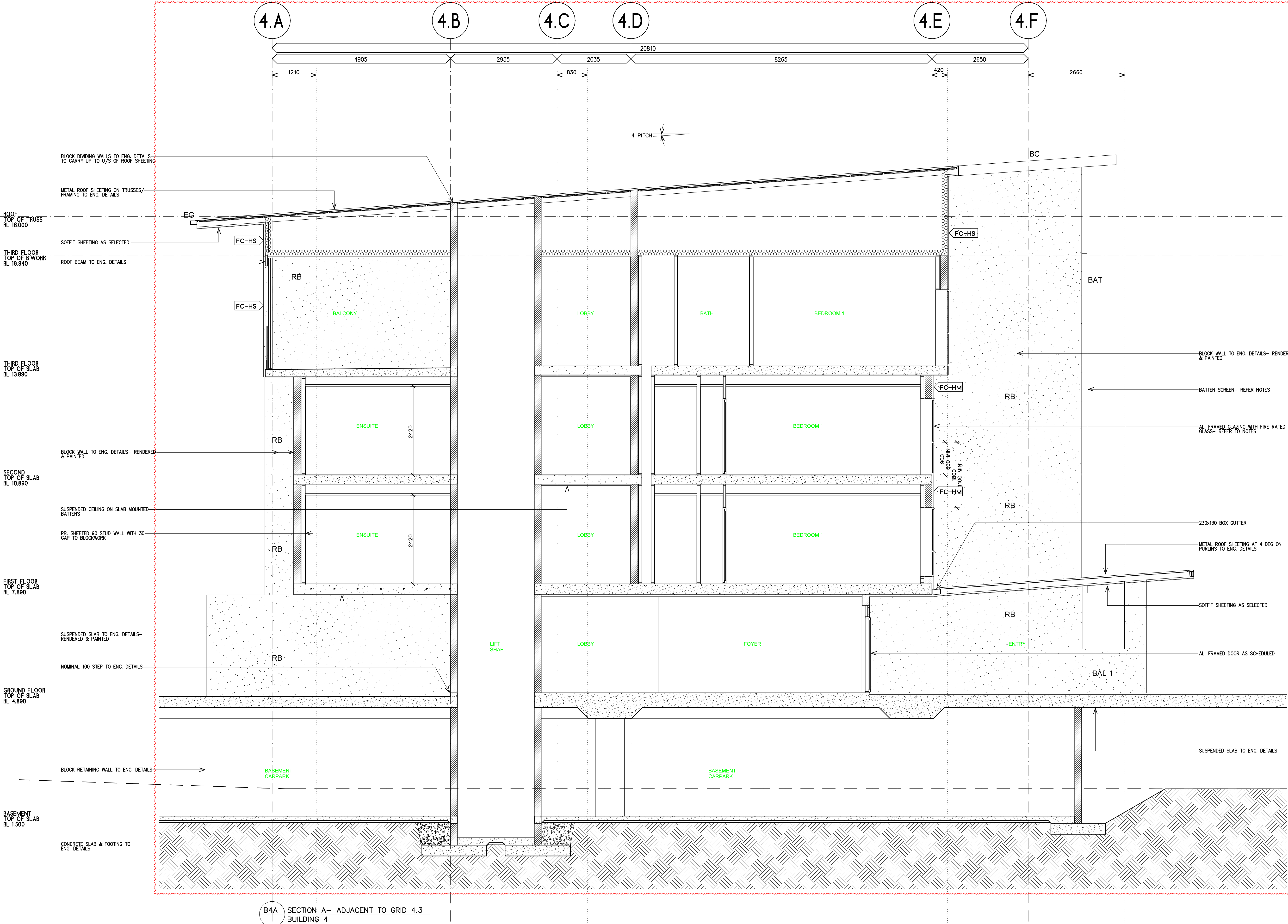
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B4A SECTION A- ADJACENT TO GRID 4.3
BUILDING 4

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revision
A ISSUED
B MAJOR CHANGES- BUILDING FLIPPED
2/8/24
5/12/24

CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 4
SECTION B4A
drawn SRM
authorised
date

architect S MITCHELL
reg no 5575
authorised SRM

project NEW TOWNHOUSE/UNIT
DEVELOPMENT
address 3 MOORES ROAD,
REDLAND BAY Q 4165

B4W301
deg no.
23017
project no
scale 1:50
sheet A1
date 6/24
issue B

BUILDING 2, 3 & 4 LEGEND
CODES

AFFL: Above Finished Floor Level
BAL: Balustrade - Refer Notes
BAT: Batten Screen - Refer Notes
BC: Roof Barge Capping
DP: Downpipe-Refer Hydraulic
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SHR: Shower
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T: Toilet
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Spandrel Glazing - Refer notes

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B4B SECTION B- BETWEEN GRID 4.4 & 4.5
BUILDING 4

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revision
A ISSUED
B MAJOR CHANGE - BUILDING FLIPPED
2/8/24
5/12/24

CONSTRUCTION
JWA MITCHELL
DESIGNS

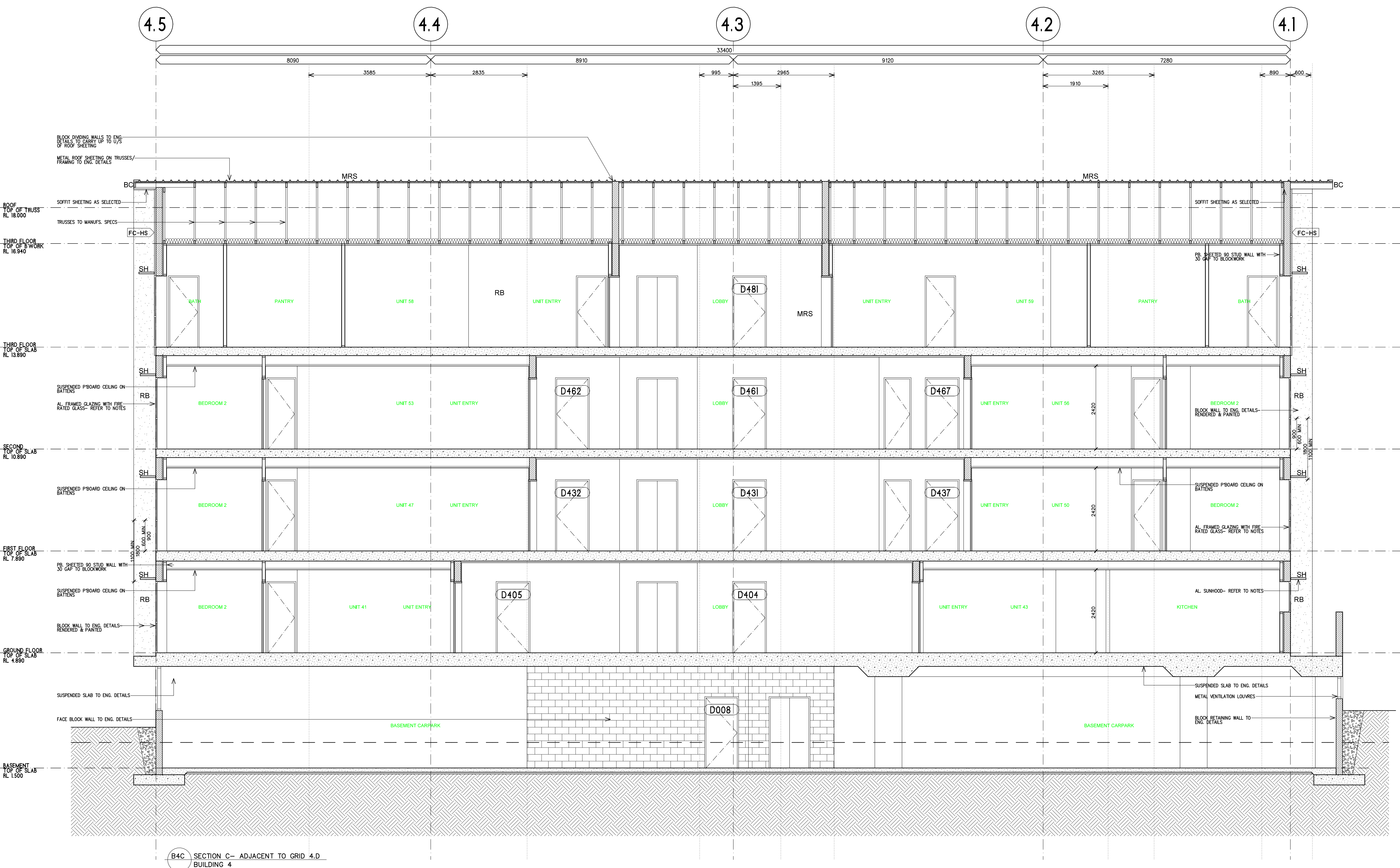
client LEG CONSTRUCTIONS
drawing BUILDING 4
SECTION B4B
drawn SRM
authorised
date

architect S MITCHELL
reg no 5575
authorised SRM

project NEW TOWNHOUSE/UNIT
DEVELOPMENT
address 3 MOORES ROAD,
REDLAND BAY Q 4165

B4W302
deg no.
23017
project no

scale 1:50
sheet A1
date 6/24
issue B



BUILDING 2, 3 & 4 LEGEND

AFFL: Above Finished Floor Level
BAL: Balustrade - Refer Notes
BAT: Batten Screen - Refer Notes
BC: Roof Barge Capping
DP: Downpipe-Refer Hydraulic
EQ: Eaves Gutter
FC-HM: James Hardie Matrix Cladding, Paint Finish
FC-HS: James Hardie Stria Cladding, 325mm Paint Finish
FCL: Finished Ceiling Level
FLL: Finished Floor Level
FH: Fire Hydrant
FLV: Fixed Louvre Screen
FW: Floor Waste-Refer Hydraulic
GR: Grab Rail
HP: Hot Plates
HR: Handrail
L: Linen Cupboard

CODES continued

LD: Lift Door to manufacturer
ML: Mechanical Loures
MRS: Metal Roof Sheeting
O/H: Overhang
RB: Rendered Blockwork
S: Basin or Sink
SCN: Screen - Refer Notes
SH: Sun Hood - Refer Notes
SHR: Shower
SL: Sliding Louvre Screen
SOP: Setout Point
T: Toilet
WMD: Washing Machine & Dryer

Spandrel Glazing - Refer notes

NOTES

Balustrade (BAL-1, BAL-2) - Except where noted otherwise, balustrades are to be minimum 1000H above any adjacent steps, fixed furniture, or footholds.
Blockwork balustrade (BAL-1) to be rendered as annotated on elevations.
Aluminium (glazed) balustrades (BAL-2) are to be powdercoated.
Batten Screen (BAT) - Timber-look powder coated aluminium batten screening.
Typical member size 100x50mm with matching end caps, length to suit extent.
Where installed to subframe, subframe is to be powdercoated to match wall colour behind.
Appropriate dissimilar metal connctions to be supplied as required to prevent corrosion.

NOTES continued

Screen (FLV, SLV) - Powdercoated (Dulux Monument or equal approved) aluminium horizontal batten screen.
Ensure wall structure / column/ beams behind connection are adequate for load.
Sun Hood (SH) - Folded aluminium sun hood, powdercoated white.
Refer to elevations for any 90 degree vertical bends.
All materials are to be appropriately coated / rated for proximity to the ocean / bay.
Ensure all warranties are appropriate for end use. All building elements and fixtures to the building are to be appropriately rated for wind loading.
All glazing are to comply with NCC2019 (C2.6 Vertical of openings in external walls).

NOTES continued

Spandrel glazing as nominated are to be non combustible with min. FRL 60/60/60, 900mm high wall above floor level internally.
The architectural roof plan is not an exhaustive list of all services or fixtures to be installed. Refer all consultant drawings.
Downpipes refer to hydraulic engineers
Openings to Bedrooms - Protection
Provide secure screening such as Crimsafe or equivalent, to all openable parts of all windows.
(Note: To meet NCC2019 Vol2, Part 3.9. External windows to bedrooms must be provided with protection where the fall from the window is 2m or more. Where the lowest part of the window is less than 1.7m above the floor, the openable part of the window must be protected by either a device to restrict the opening or a secure screen to entire opening.

NOTES continued

To Meet NCC2019 Vol2, Part 3.9. Openable parts of windows to non-bedroom areas are required where the fall to floor below is 4m or more.)
Fire Rated Doors
All fire rated doors are to comply with AS1530 part 4 standard and H0.69800x;certified to AS1905 part 1; NCC2019 Part D1; Specification D1.12.

All accessible units are to comply with AS1428.1.

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CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 4
SECTION B4C
drawn SRM
authorised
date

architect S MITCHELL
reg no 5575
authorised SRM

project NEW TOWNHOUSE/UNIT
DEVELOPMENT
address 3 MOORES ROAD,
REDLAND BAY Q 4165

B4W303
deg no.
23017
project no
scale 1:50
sheet A1
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