

BUILDING 3
DOOR SCHEDULE

BASEMENT		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D004	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL -~/120/30) WITH CLOSER- PAINT FINISH
D005	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
D301	2400 x 1700 OVERALL	GLAZED PAIR OF ALUMINIUM FRAMED SWING DOORS (2100 HIGH X 920 & 700 WIDE) WITH FIXED GLASS HIGHLIGHT OVER- POWDERCOAT FINISH
D302	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D303	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D304	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D305	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D306	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D307	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D308	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL -~/120/30) WITH CLOSER- PAINT FINISH
D309	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL -~/120/30) WITH CLOSER- PAINT FINISH
D310	2400 x 2400	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D311	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D312	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D313	2400 x 3560	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D314	2400 x 2850	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D315	2400 x 3540	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D316	2400 x 3410	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D317	2400 x 3770	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D318	2400 x 2870	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D319	2400 x 3480	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D320	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D321	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
FIRST FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D331	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D332	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D333	22040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D334	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D335	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D336	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D337	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D338	2400 x 3480	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D339	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D340	2400 x 2590	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D341	2400 x 2750	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D342	2400 x 3610	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D343	2400 x 3720	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D344	2400 x 2710	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D345	2400 x 2710	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D346	2400 x 3410	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D347	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
SECOND FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D361	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D362	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D363	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D364	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D365	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D366	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D367	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D368	2400 x 3480	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D369	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D370	2400 x 2590	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D371	2400 x 2750	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D372	2400 x 3610	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D373	2400 x 3720	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D374	2400 x 2710	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D375	2400 x 2710	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D376	2400 x 3410	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D377	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
THIRD FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D381	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D382	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D383	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D384	2400 x 3200	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D385	2400 x 2590	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D386	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D387	2400 x 4095	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D388	2400 x 3740	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D389	2400 x 2800	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D390	2400 x 2800	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D391	2400 x 3795	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D392	2400 x 3555	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D393	2400 x 2400	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D394	2400 x 2630	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D395	2400 x 3200	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED

NOTE:
INTERNAL SEMI SOLID CORE DOORS NOT COUNTED IN DOOR SCHEDULE. INTERNAL DOORS GENERALLY 2040H WITH WIDTHS SHOWN ON PLANS.
ALL TIMBER DOORS TO BE PRIMED & PAINTED INCLUDING ALL EXPOSED EDGES. REFER TO PLANS FOR HANDINGS.

WINDOW SCHEDULE

GROUND FLOOR			
WINDOW NUMBER	HEIGHT x WIDTH	HEAD HEIGHT	TYPE/DESCRIPTION
W301	900 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W302	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W303	DELETED		
W304	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W305	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W306	1200 x 1800	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
FIRST FLOOR			
W331	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W332	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W333	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W334	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W335	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W336	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W337	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W338	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W339	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W340	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W341	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W342	DELETED		
W343	DELETED		
W344	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W345	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W346	900 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W347	1200 x 2990	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W348	1900 x 1150	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W349	1900 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
SECOND FLOOR			
W361	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W362	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W363	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W364	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W365	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W366	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W367	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W368	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W369	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W370	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W371	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W372	DELETED		
W373	DELETED		
W374	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W375	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W376	900 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W377	1200 x 2990	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W378	2100 x 1150	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W379	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
THIRD FLOOR			
W381	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W382	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W383	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W384	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W385	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W386	1200 x 3195	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W387	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W388	2100 x 1150	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W389	2100 x 3070	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W390	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W391	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL -~/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W392	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W393	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W394	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED

NOTE:
REFER TO PLANS & ELEVATIONS FOR HANDINGS

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

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

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 connctons 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 b 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, efer 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 secue 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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	DISREGARD SUPERSEDED DRAWINGS.							sheet A1	
	DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.							date 5/24	
				JWA MITCHELL DESIGNS	drawn SRM	architect S MITCHELL	address 3 MOORES ROAD, REDLAND BAY Q 4165	23017	issue B
					authorised	reg no 5575	authorised SRM	project no	
					date				

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
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FLV Fixed Louvre Screen
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GR Grab Rail
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LD Lift Door to manufacturer
ML Mechanical Loures
MRS Metal Roof Sheetting
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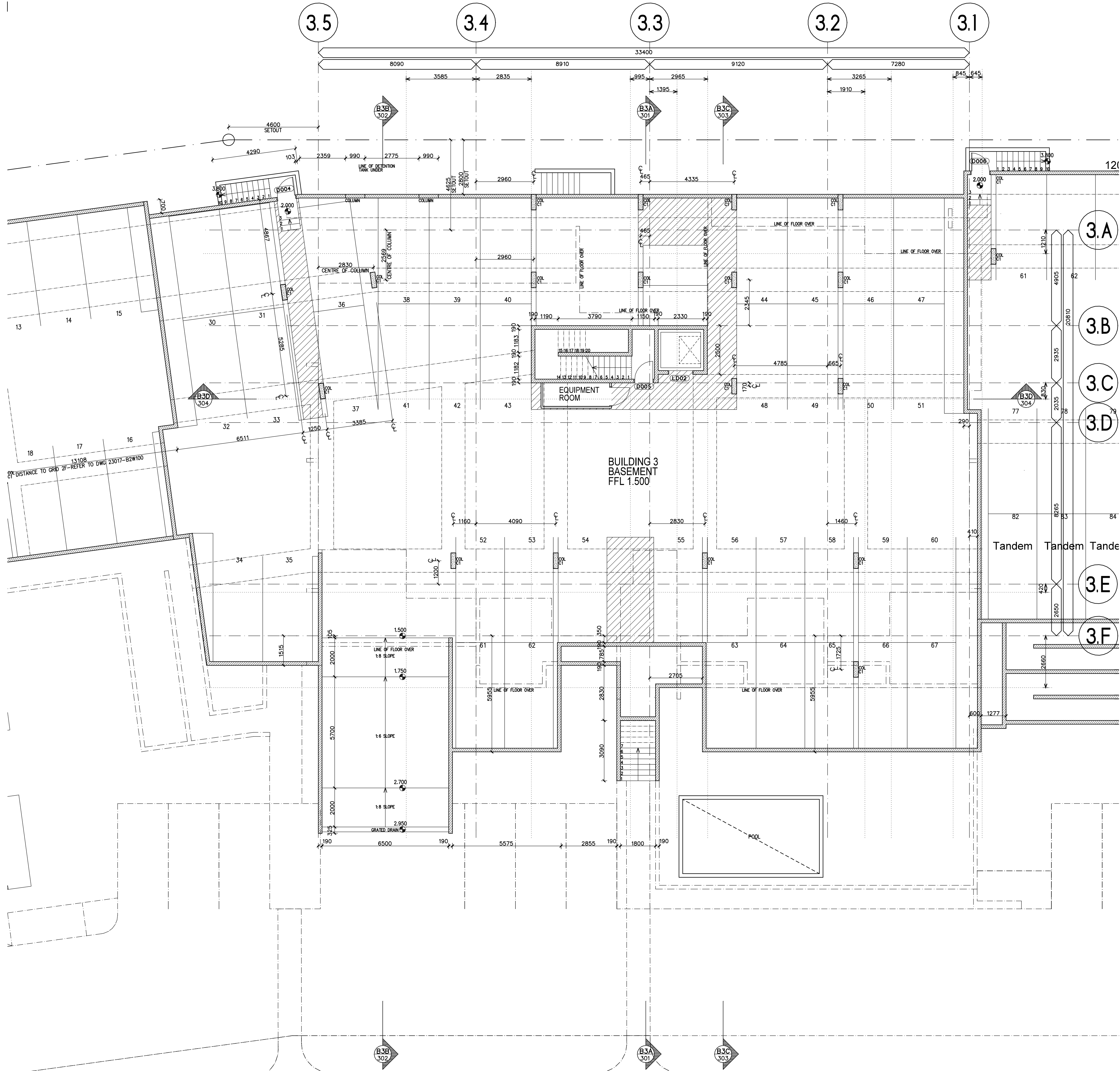
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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.	P 07 3252 0208 M 0431 266 563 E stuart@jwamitchelldesigns.au		

CONSTRUCTION	client LEG CONSTRUCTIONS	drawing BUILDING 3 BASEMENT PLAN	project NEW TOWNHOUSE/UNIT DEVELOPMENT	B3W100	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	project no 23017	date 5/24	issue E
	date	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
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

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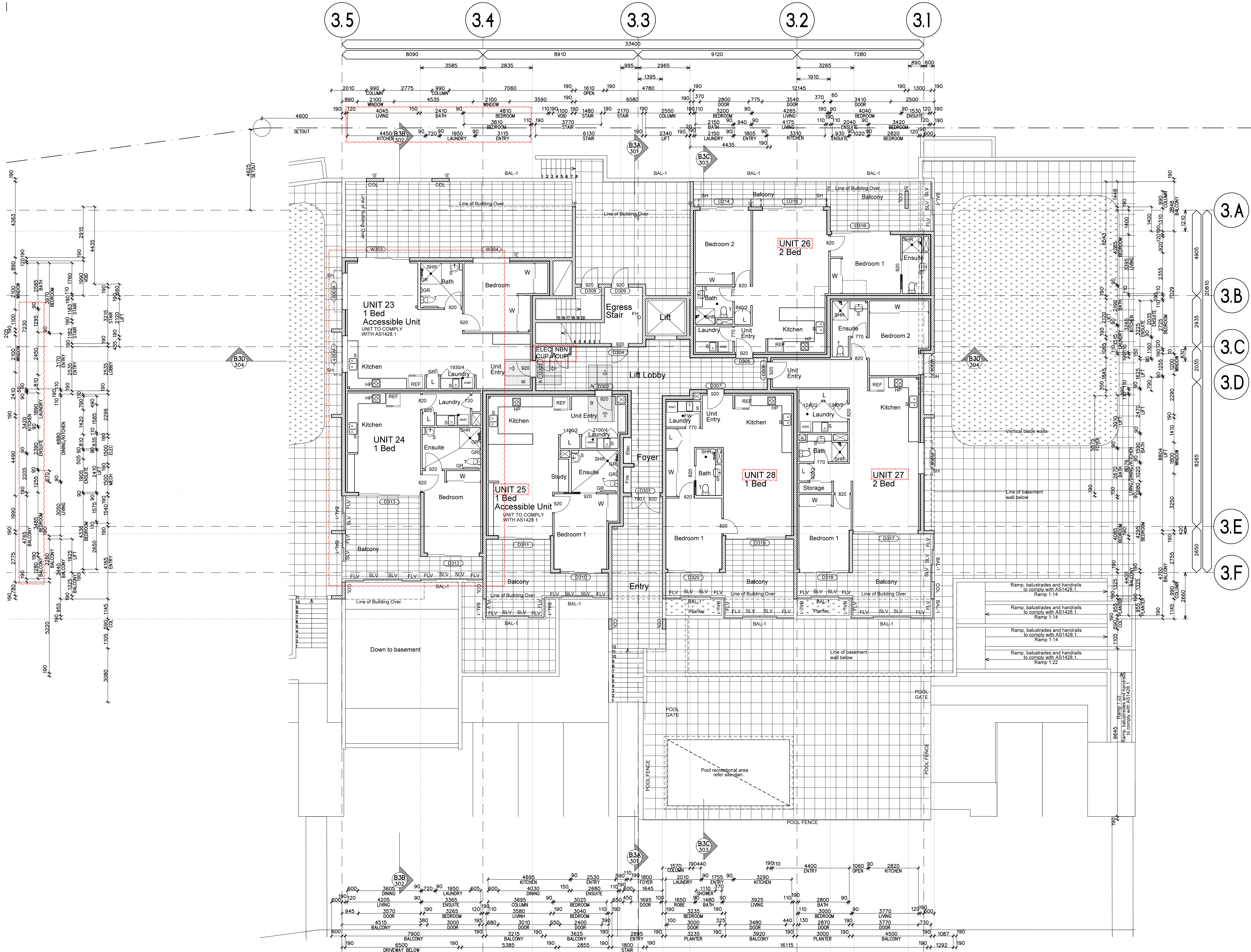
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Openings to Bedrooms - Protection
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Fire Rated Doors
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All accessible units are to comply with AS1428.1.



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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.	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				

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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FLL Finished Floor Level
FH Fire Hydrant
FLV Fixed Louvre Screen
FW Floor-Refer Hydraulic
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HP Hot Plates
HR Handrail
LC Linen Cupboard
LD Lift Door to manufacturer
ML Mechanical Loures
MRS Metal Roof Sheet
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

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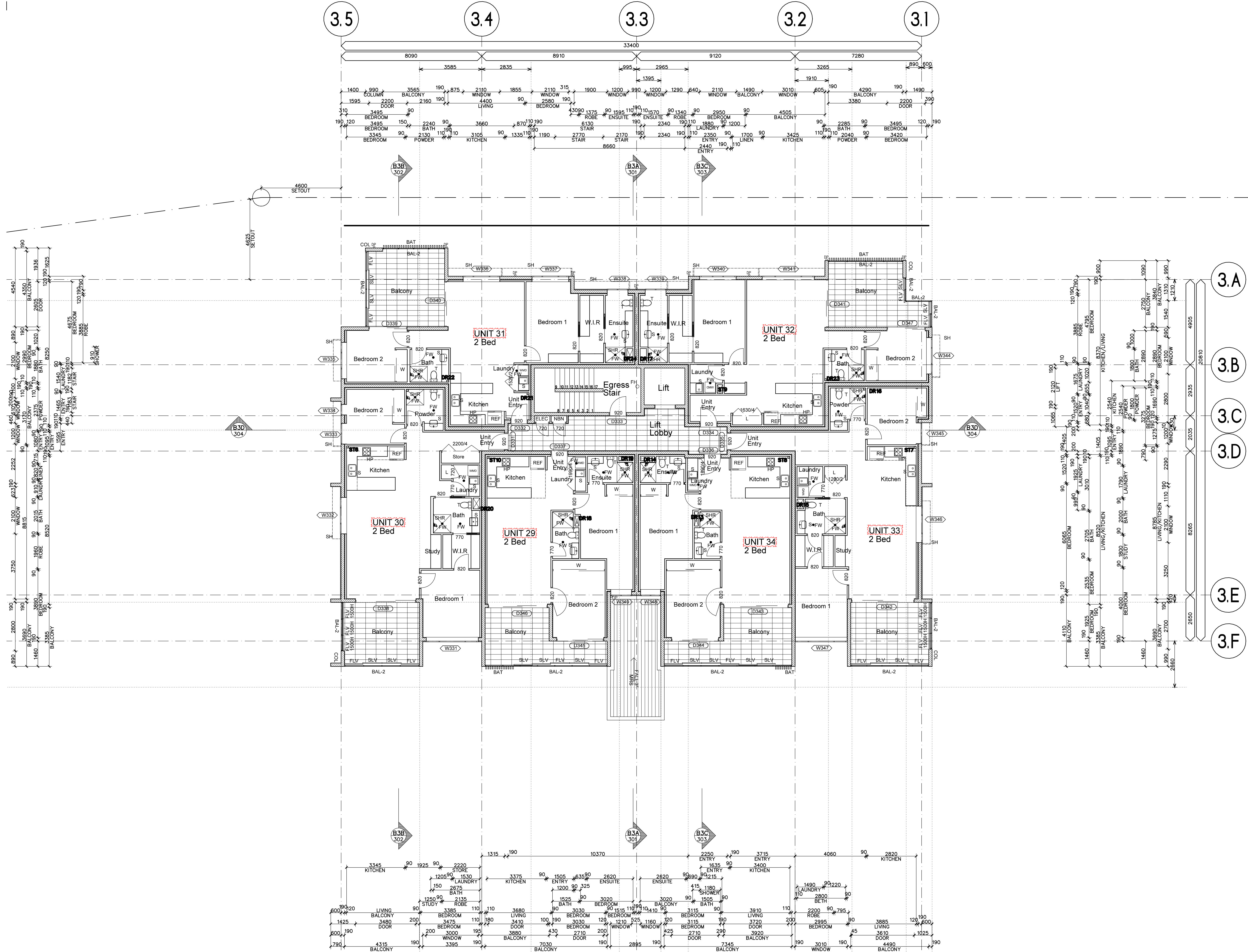
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revision
A ISSUED
B BUILDING 3 RELOCATED
C MINOR CHANGES
D UNIT NUMBERS ALTERED

3/5/24		CONSTRUCTION		client	LEG CONSTRUCTIONS		drawing	BUILDING 3 FIRST FLOOR PLAN		project	NEW TOWNHOUSE/ UNIT DEVELOPMENT		B3W102	scale	1:100	
14/6/24																
28/6/24																
1/11/24																
JWA		MITCHELL DESIGNS			drawn	SRM		architect	S MITCHELL		address	3 MOORES ROAD, REDLAND BAY Q 4165		date	4/24	
					authorised			reg no	5575		authorised	SRM		project no	23017	
					</											

BUILDING 2, 3 & 4 LEGEND
CODES

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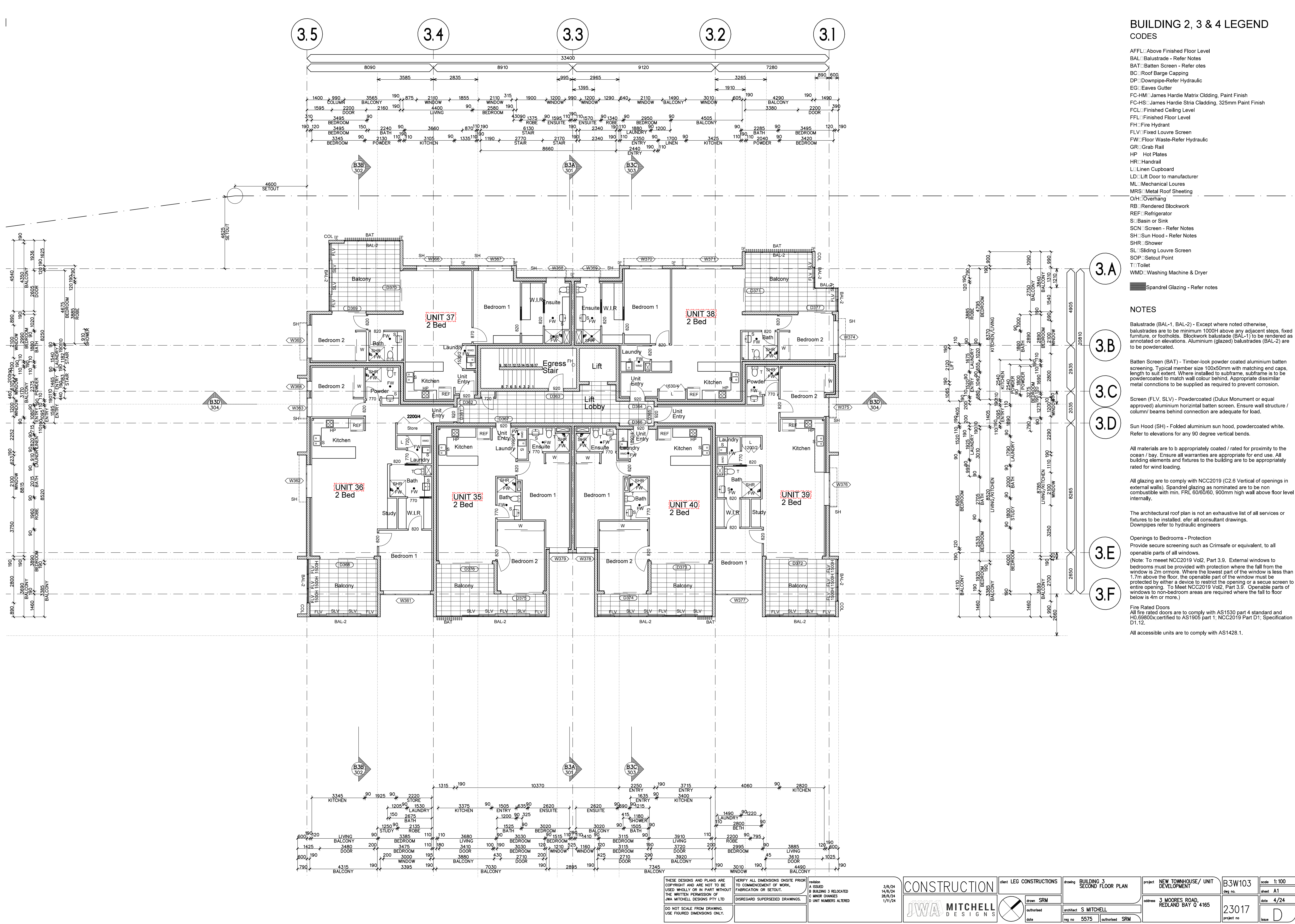
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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.	DISREGARD SUPERSEDED DRAWINGS.	

3/6/24 14/6/24 28/6/24 1/7/24	CONSTRUCTION JWA MITCHELL DESIGNS	client LEG CONSTRUCTIONS drawing BUILDING 3 SECOND FLOOR PLAN project NEW TOWNHOUSE/ UNIT DEVELOPMENT address 3 MOORES ROAD, REDLAND BAY Q 4165 architect S MITCHELL reg no 5575 authorised SRM scale 1:100 sheet A1 date 4/24 project no 23017 issue D
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BUILDING 2, 3 & 4 LEGEND
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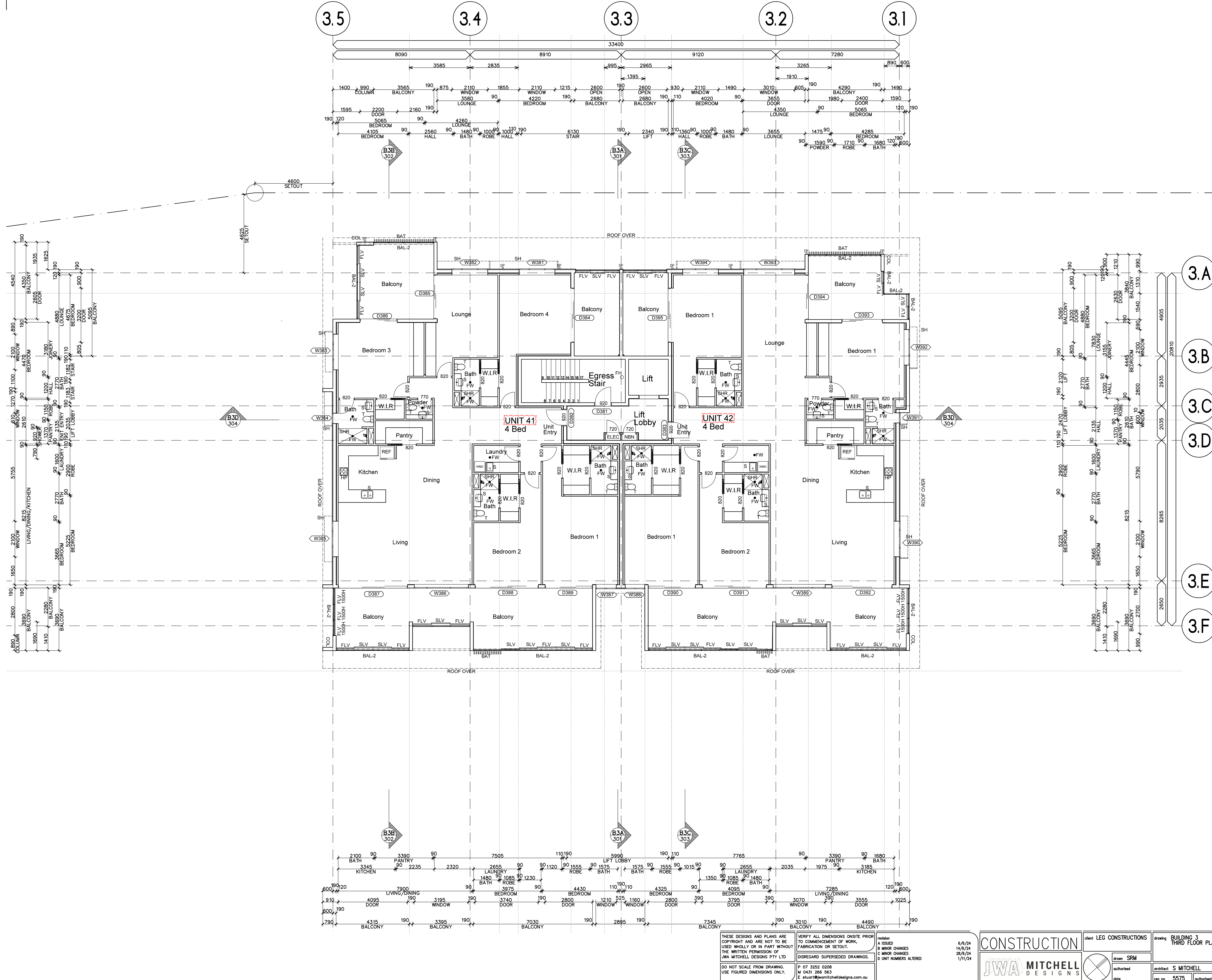
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revision
A ISSUED
B MINOR CHANGES
C MINOR CHANGES
D UNIT NUMBERS ALTERED
6/6/24
14/6/24
28/6/24
1/11/24

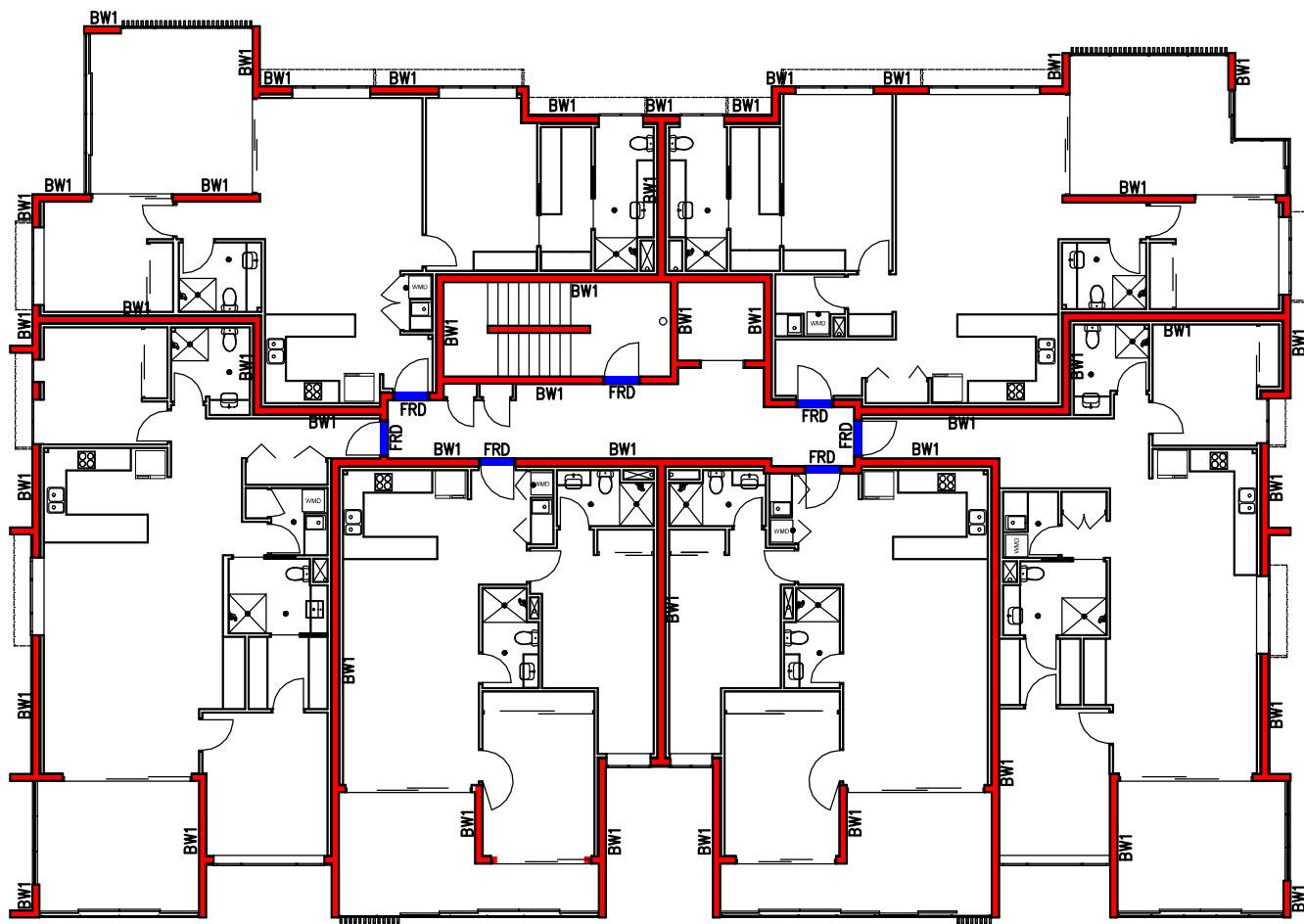
CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 3
THIRD FLOOR PLAN
architect S MITCHELL
reg no 5575
authorised SRM
date

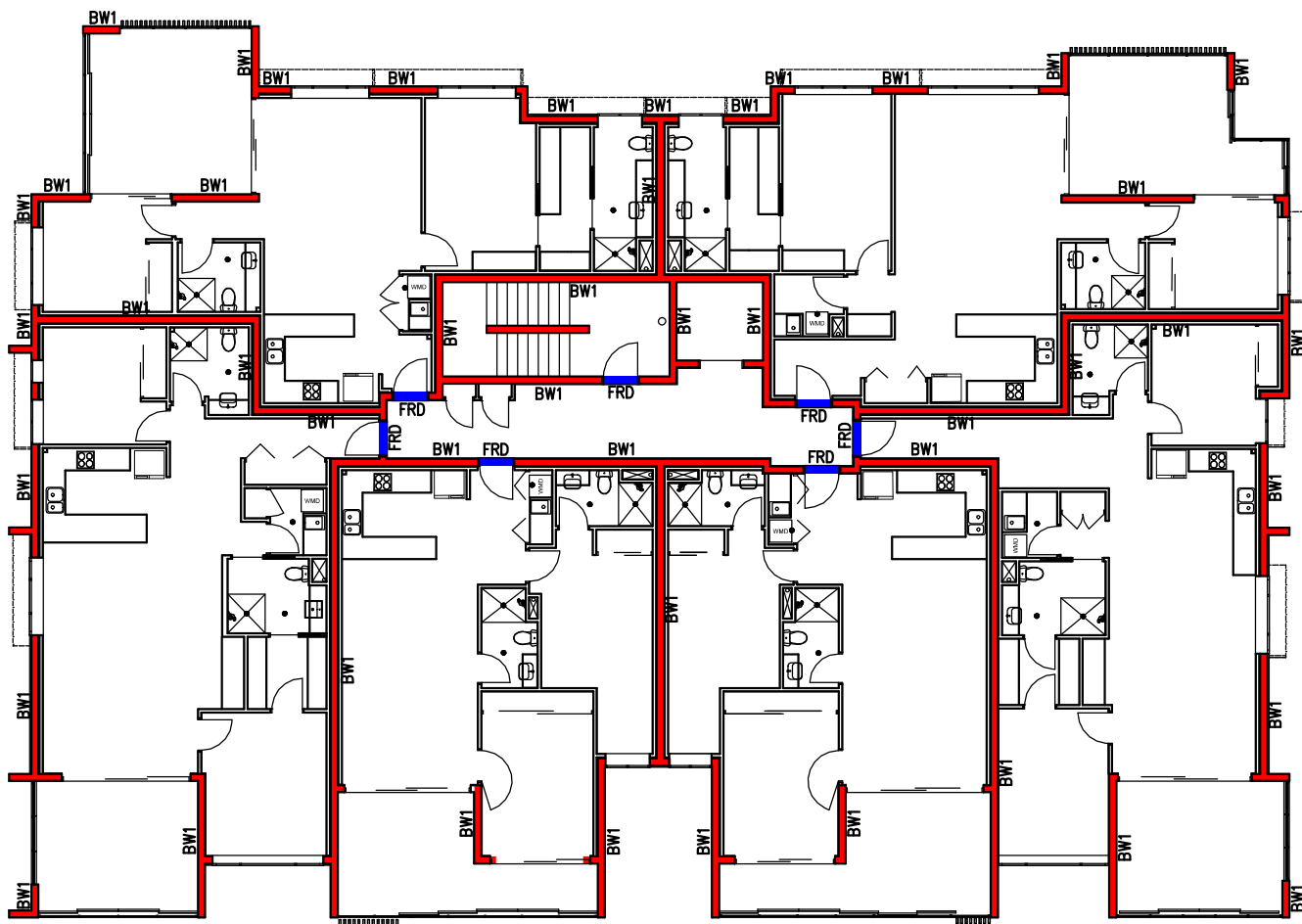
project NEW TOWNHOUSE/ UNIT
DEVELOPMENT
address 3 MOORES ROAD,
REDLAND BAY Q 4165
project no 23017
issue D

B3W104
sheet A1
date 4/24
scale 1:100

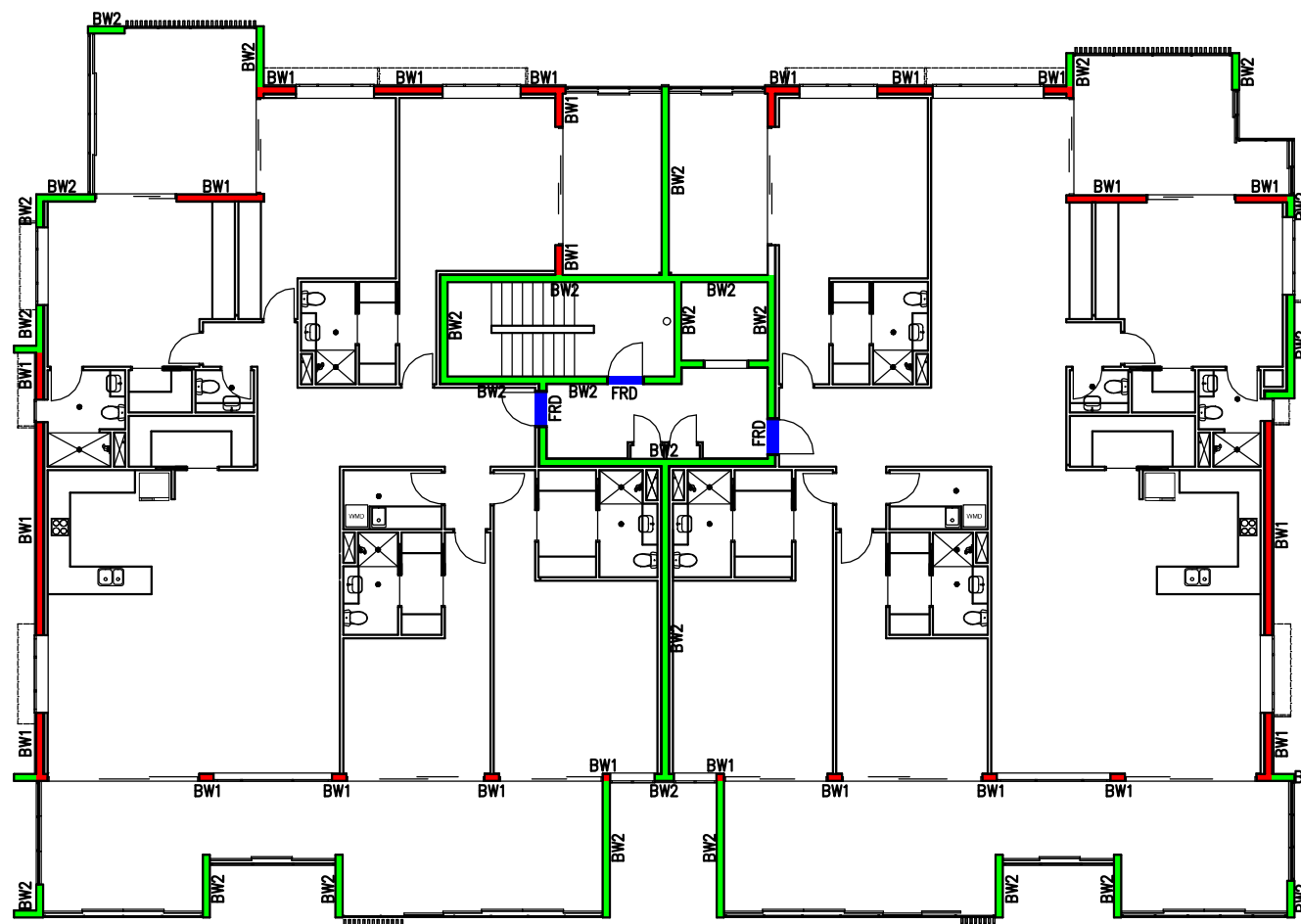
- LEGEND
- BW1 190 THICK CORE FILLED BLOCKWORK TO ENG. DETAILS
BLOCKWORK TO CARRY THROUGH TO UNDERSIDE OF SLAB OR ROOF FRAMING
90/90/90 REQUIRED- NCC VOL 1 C2.7
120/120/120 ACHIEVED
- BW2 190 THICK CORE FILLED BLOCKWORK TO ENG. DETAILS
BLOCKWORK TO CARRY THROUGH TO UNDERSIDE OF ROOF SHEETING
90/90/90 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 F3120669
90/90/90 REQUIRED- NCC VOL 1 C2.7
80/80/80 ACHIEVED
- FRD HINGED SOLID CORE DOORS WITH APPROPRIATE FIRE RATED METAL FRAMES
FRL - /60/30 GENERALLY
FRL - /120/30 TO BASEMENT DOORS



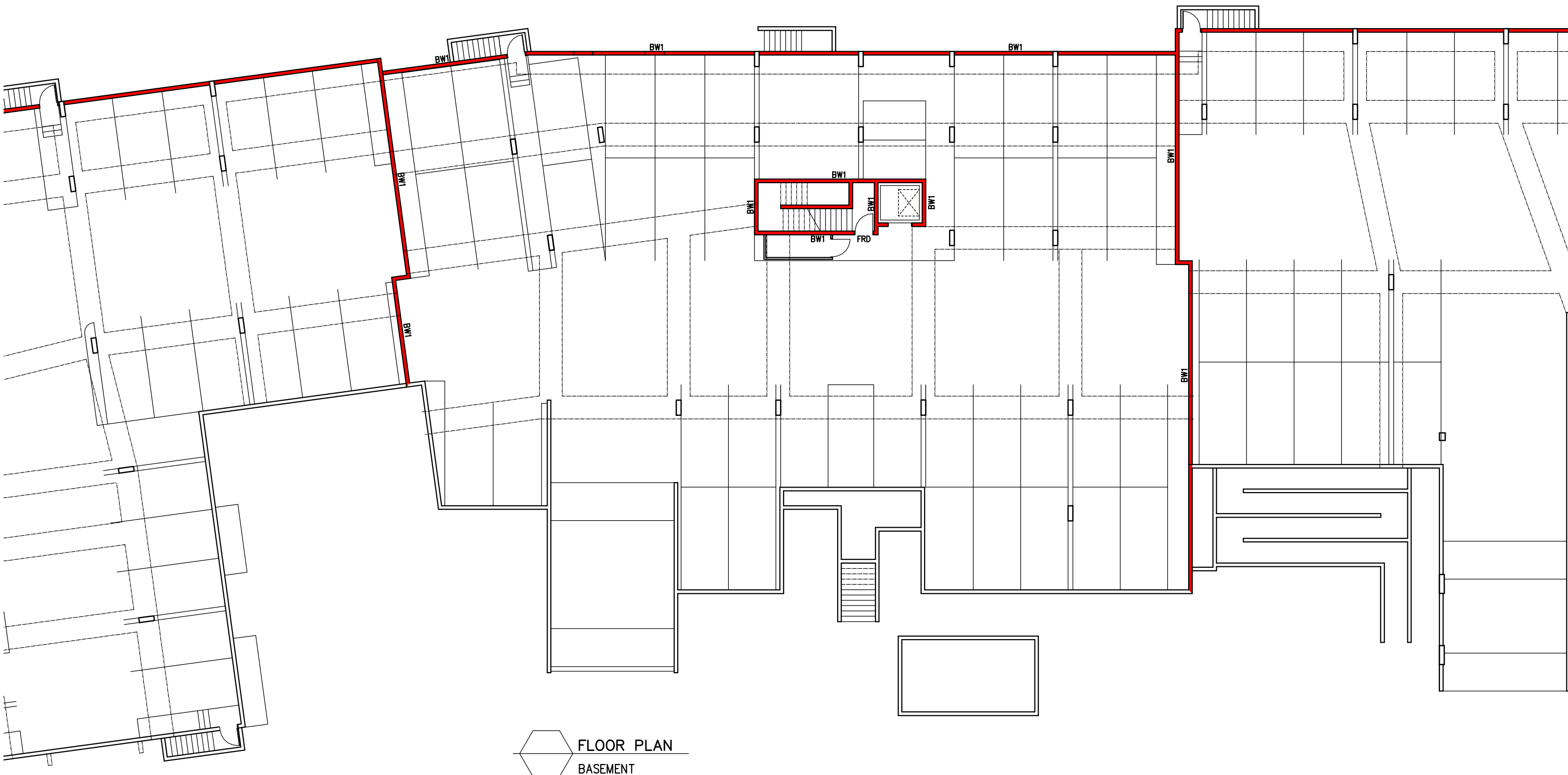
FLOOR PLAN
FIRST FLOOR



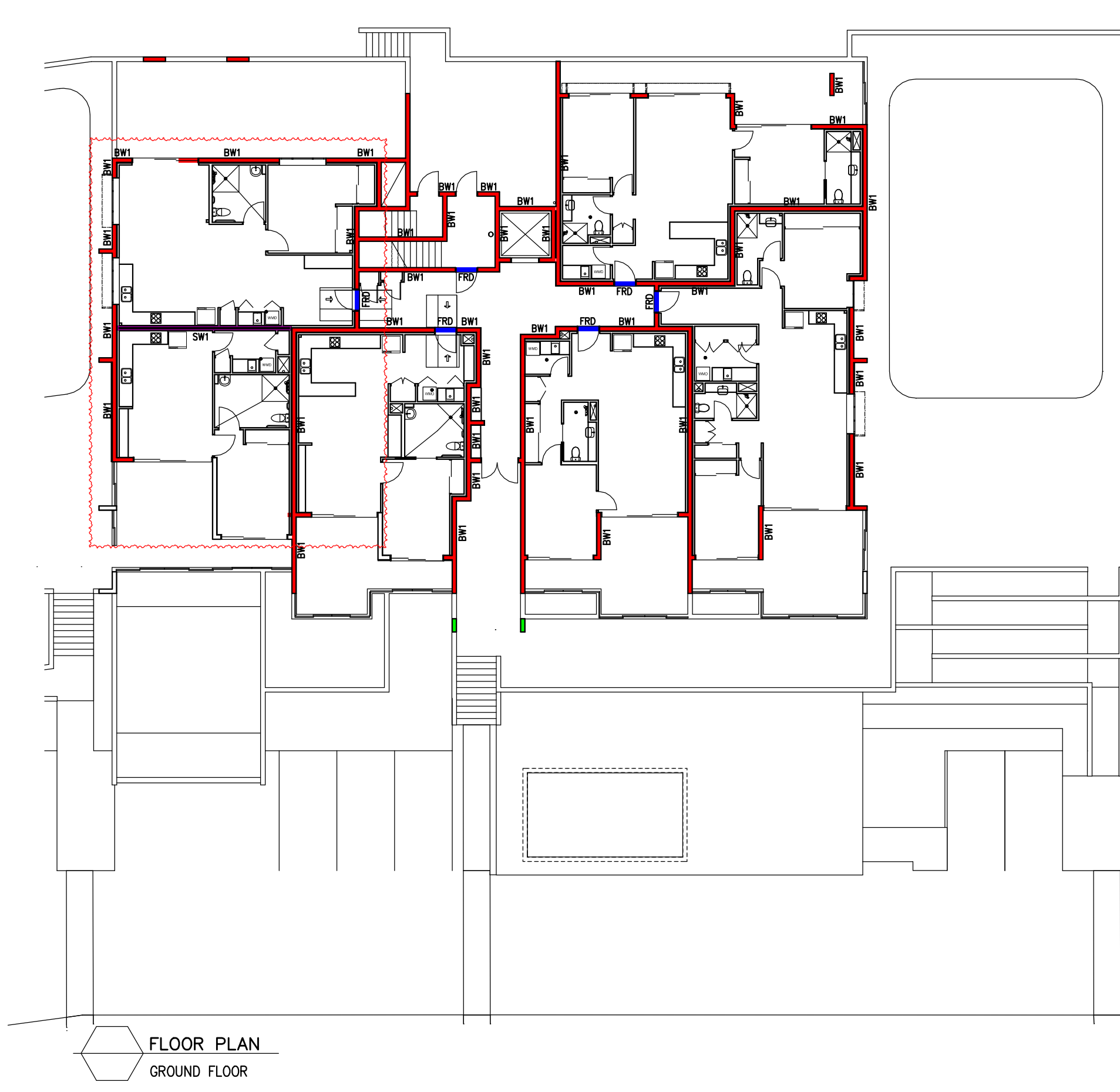
FLOOR PLAN
SECOND FLOOR



FLOOR PLAN
THIRD FLOOR



FLOOR PLAN
BASEMENT



FLOOR PLAN
GROUND FLOOR

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	DISREGARD SUPERSEDED DRAWINGS.			JWA MITCHELL DESIGNS		drawn	SRM			address	3 MOORES ROAD, REDLAND BAY Q 4165	deg no.		sheet	A1
							authorised		architect	S MITCHELL			date	6/24	
							date		reg no	5575	authorised	SRM			project no

BUILDING 2, 3 & 4 LEGEND
CODES

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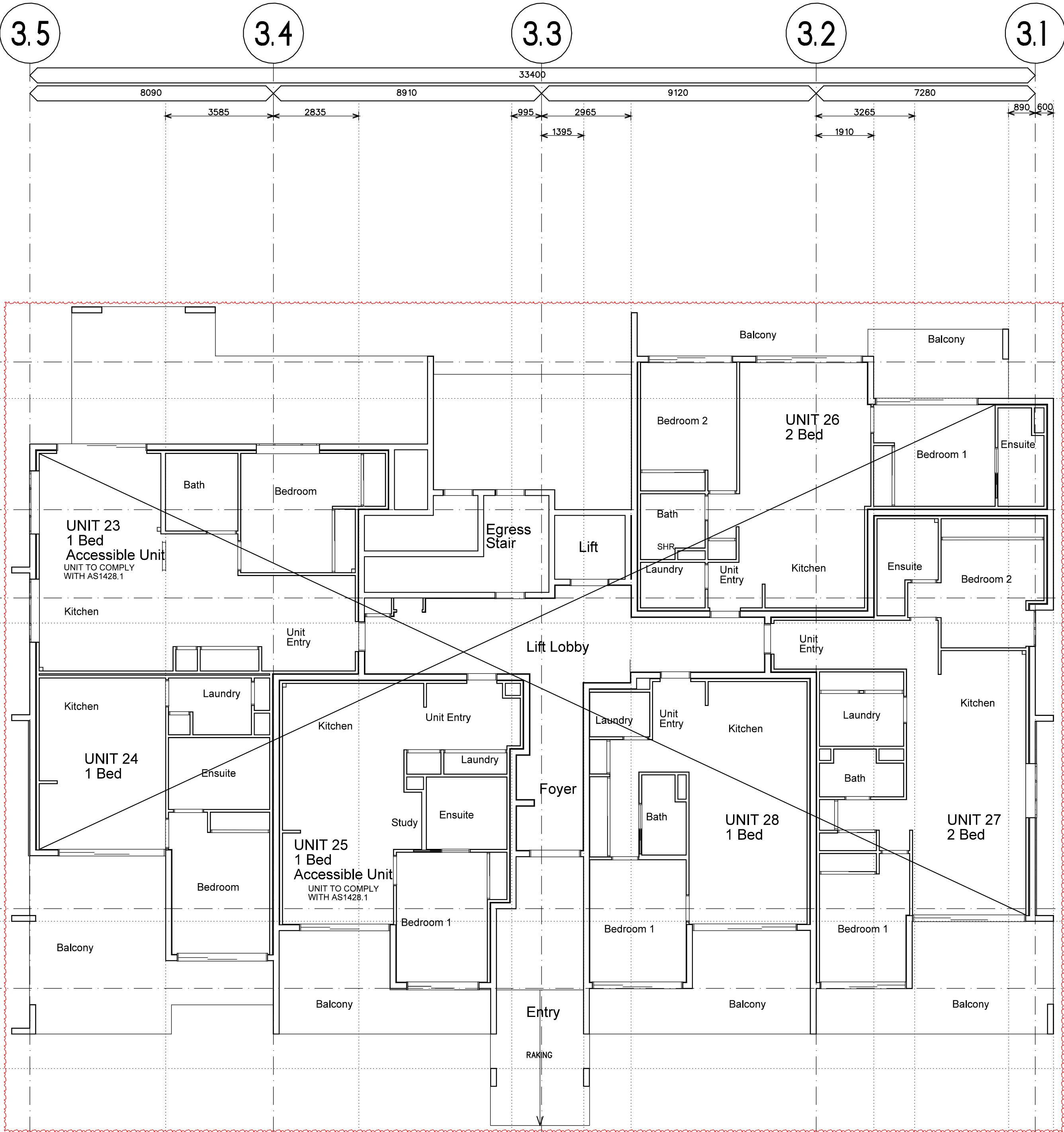
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Ceiling Height
2420 high general ceiling heights except for hatched areas.
Hatching indicates min. 2100 high ceiling.



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CONSTRUCTION	client LEG CONSTRUCTIONS	drawing BUILDING 3 GROUND FLOOR REFLECTED CEILING PLAN	project NEW TOWNHOUSE/ UNIT DEVELOPMENT	B3W132	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	project no	23017	date 4/24
	date	authorised SRM	issue	B	

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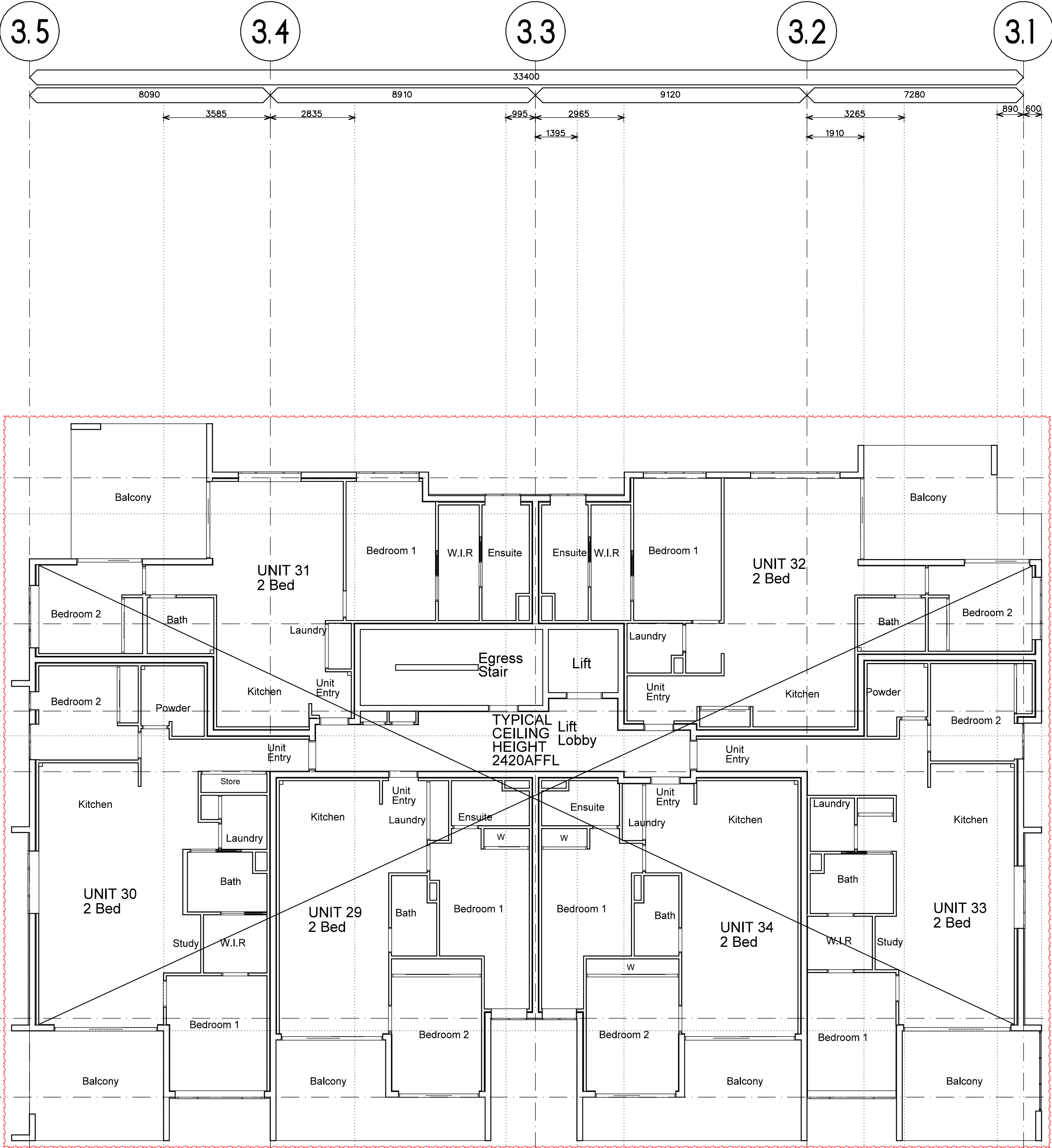
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Ceiling Height
2420 high general ceiling heights except for hatched areas.
Hatching indicates min. 2100 high ceiling.



THESE DESIGNS AND PLANS ARE COPYRIGHT AND ARE NOT TO BE USED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF JWA MITCHELL DESIGNS PTY LTD.	VERIFY ALL DIMENSIONS ONSITE PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR SETOUT. DISREGARD SUPERSEDED DRAWINGS.	revision A ISSUED B CEILING HEIGHT & UNIT NUMBERS ALTERED 27/6/24 1/11/24
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.		

CONSTRUCTION	client LEG CONSTRUCTIONS	drawing BUILDING 3 FIRST FLOOR REFLECTED CEILING PLAN	project NEW TOWNHOUSE/ UNIT DEVELOPMENT	B3W133	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 5/24
	date			project no	issue B

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer 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

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 b 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.

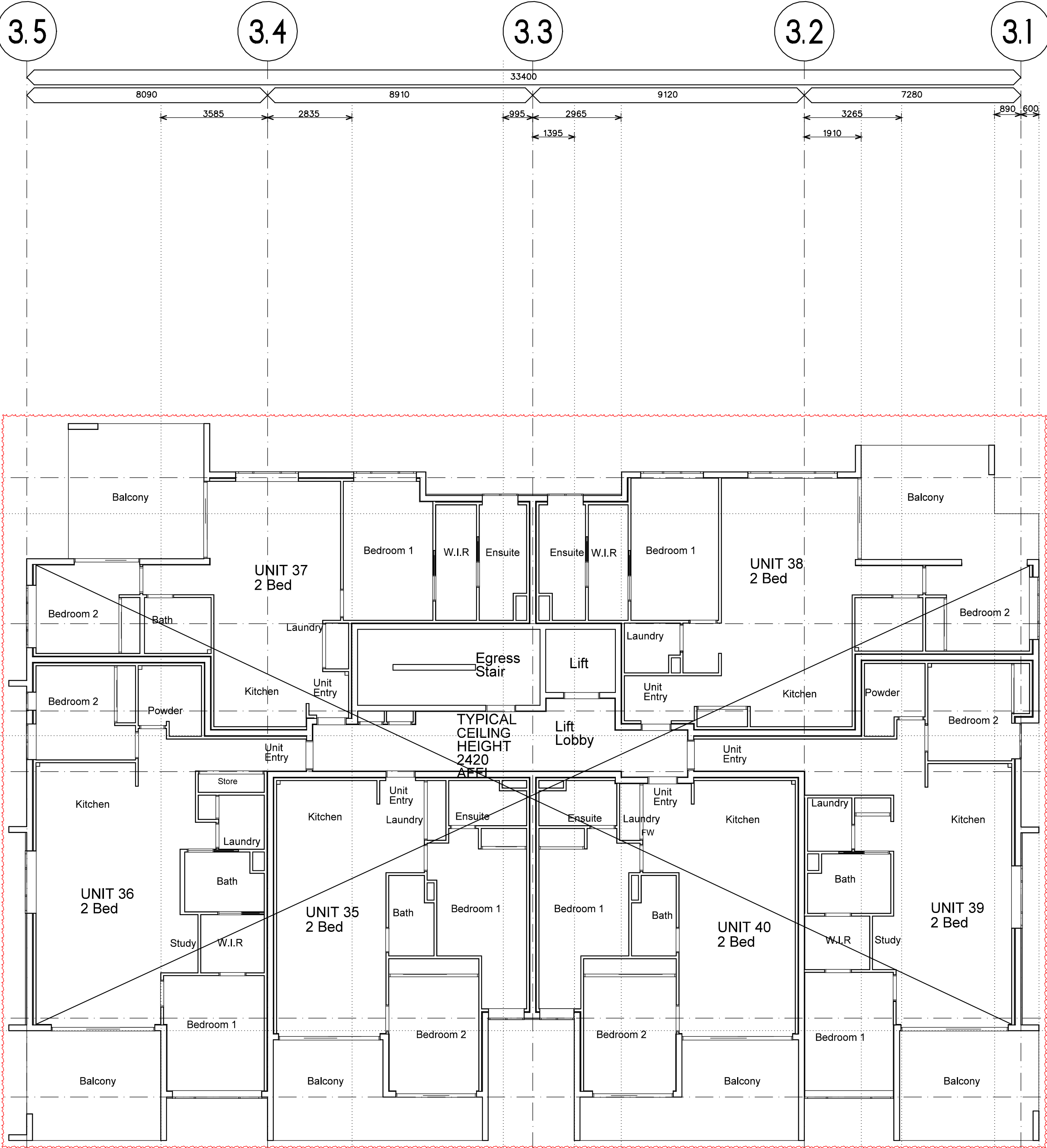
The architectural roof plan is not an exhaustive list of all services or fixtures to be installed, efer all consultant drawings. Downpipes refer to hydraulic engineers

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 ormore. 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 H0.89800x;certified to AS1905 part 1, NCC2019 Part D1; Specification D1.12.

All accessible units are to comply with AS1428.1.

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



3.A

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THESE DESIGNS AND PLANS ARE COPYRIGHT AND ARE NOT TO BE USED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF JWA MITCHELL DESIGNS PTY LTD.	VERIFY ALL DIMENSIONS ONSITE PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR SETOUT. DISREGARD SUPERSEDED DRAWINGS.	revision A ISSUED B CEILING HEIGHT & UNIT NUMBERS ALTERED 27/6/24 1/11/24
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.		

CONSTRUCTION	client LEG CONSTRUCTIONS	drawing BUILDING 3 SECOND FLOOR REFLECTED CEILING PLAN	project NEW TOWNHOUSE/ UNIT DEVELOPMENT	B3W134	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 4/24
	date			project no	issue B

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer 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

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 b 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.

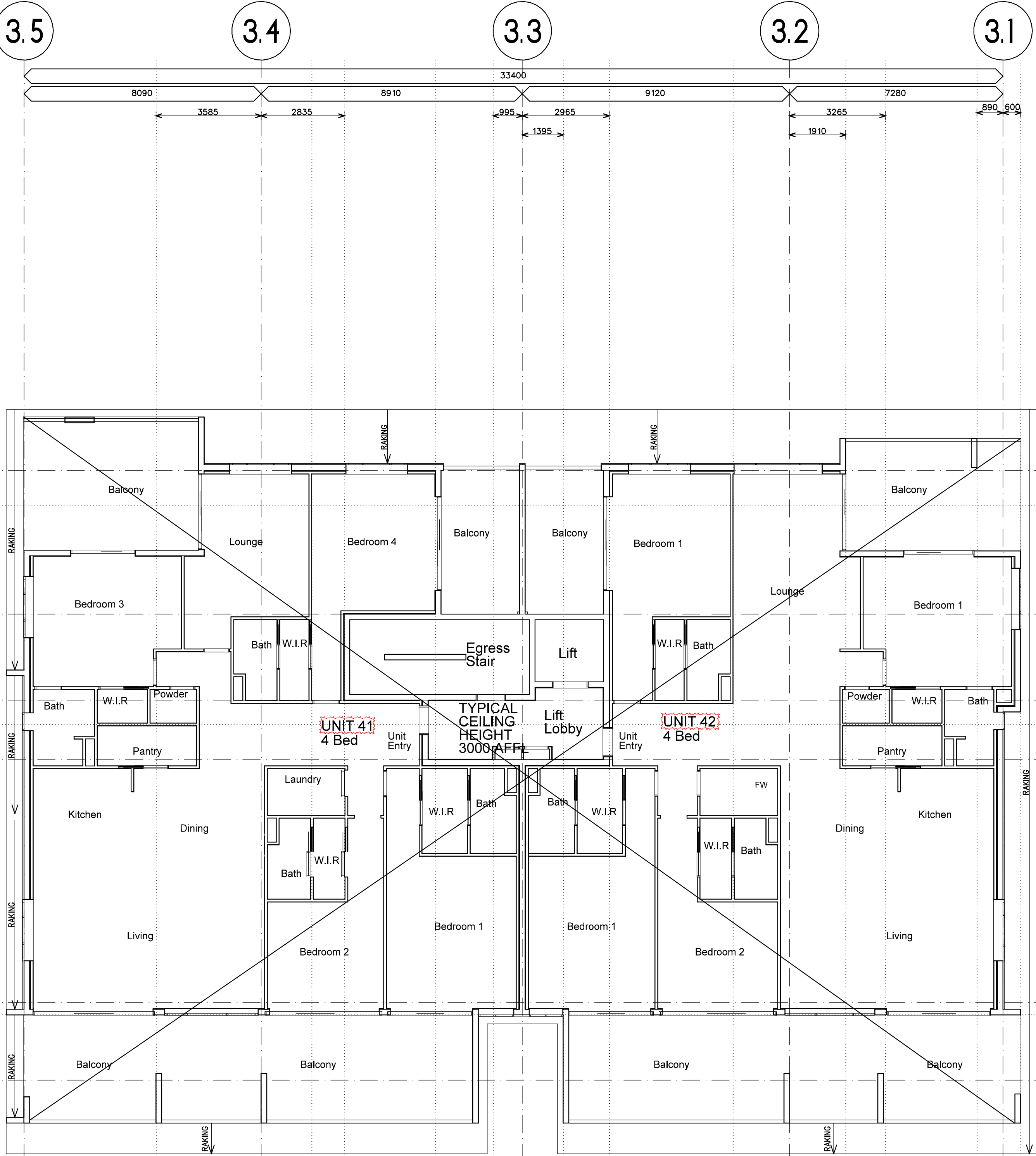
The architectural roof plan is not an exhaustive list of all services or fixtures to be installed, efer all consultant drawings. Downpipes refer to hydraulic engineers

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.

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



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CONSTRUCTION	client LEG CONSTRUCTIONS	drawing BUILDING 3 THIRD FLOOR REFLECTED CEILING PLAN	project NEW TOWNHOUSE/ UNIT DEVELOPMENT	B3W135	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 4/24
	date			project no	issue B

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer 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

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 b 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, efer 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 ormore. 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 H0.89800x;certified to AS1905 part 1, NCC2019 Part D1; Specification D1.12.

All accessible units are to comply with AS1428.1.

3.A

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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.	P 07 3252 0208 M 0431 266 563 E stuart@jwamitchelldesigns.com.au	

5/7/24
1/11/24

CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS	drawing BUILDING 3 ROOF PLAN
drawn SRM	architect S MITCHELL
authorised	reg no 5575
date	authorised SRM

project NEW TOWNHOUSE/ UNIT DEVELOPMENT	address 3 MOORES ROAD, REDLAND BAY Q 4165
project no B3W141	sheet A1

scale 1:100	deg no.
date 5/24	issue B

3 MOORES ROAD, REDLAND BAY Q 4165	23017
project no	issue

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
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

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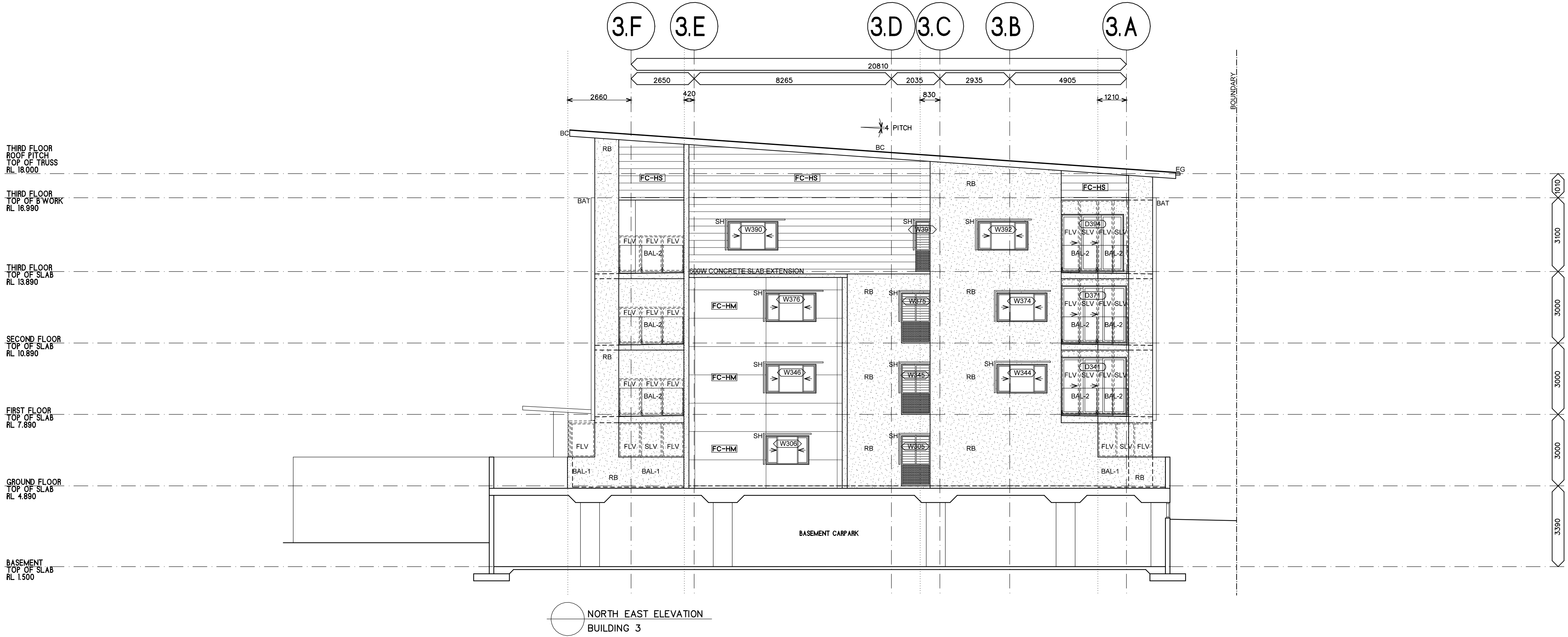
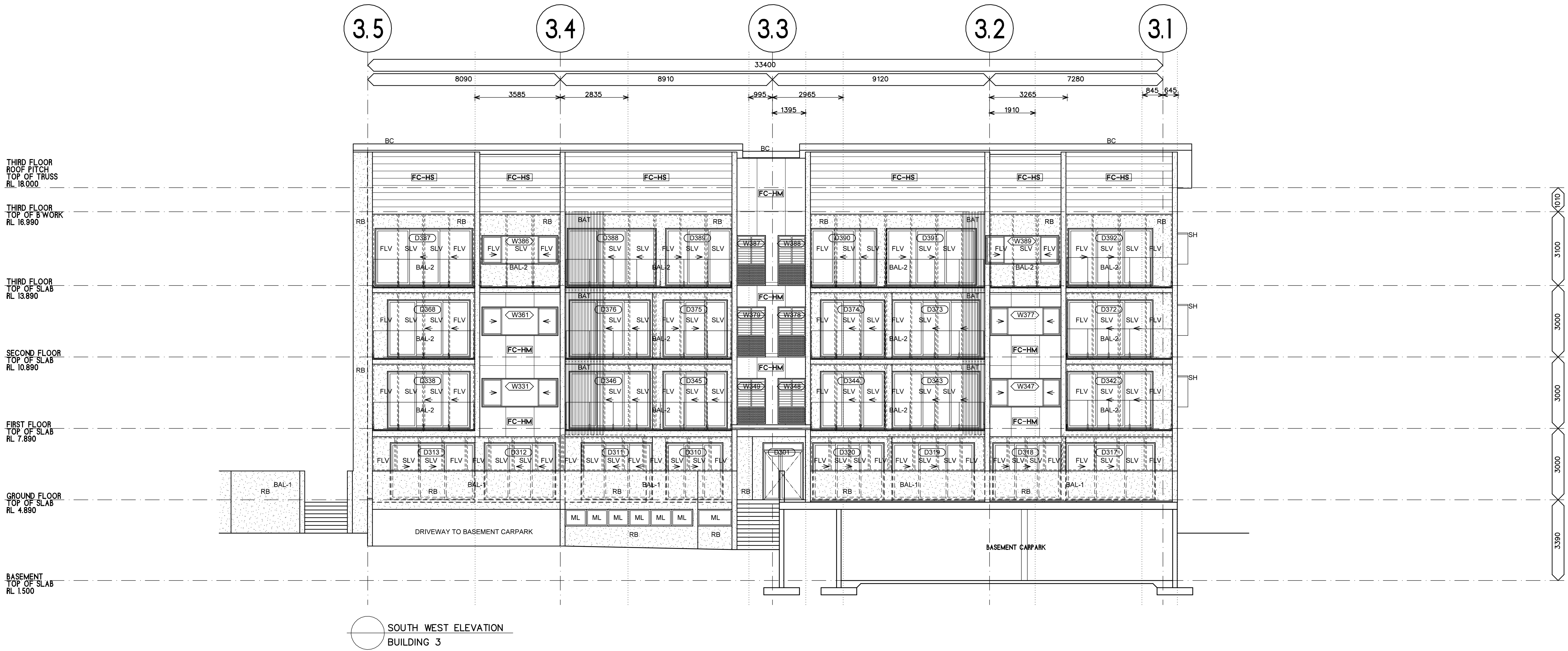
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(Note: To meet NCC2019 Vol2, Part 3.9, External windows to bedrooms must be provided with protection where the fall from the window is 2m or more. Where the lowest part of the window is less than 1.7m above the floor, the openable part of the window 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.



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

NOTES

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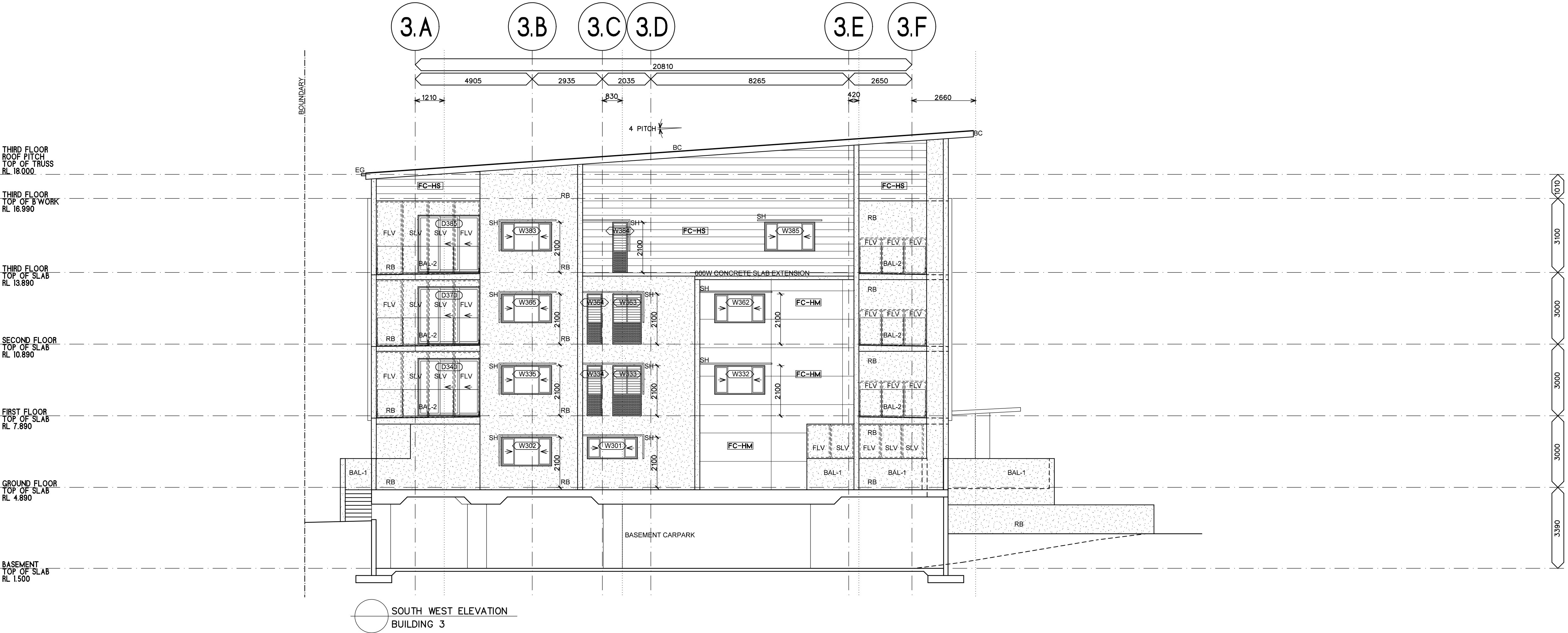
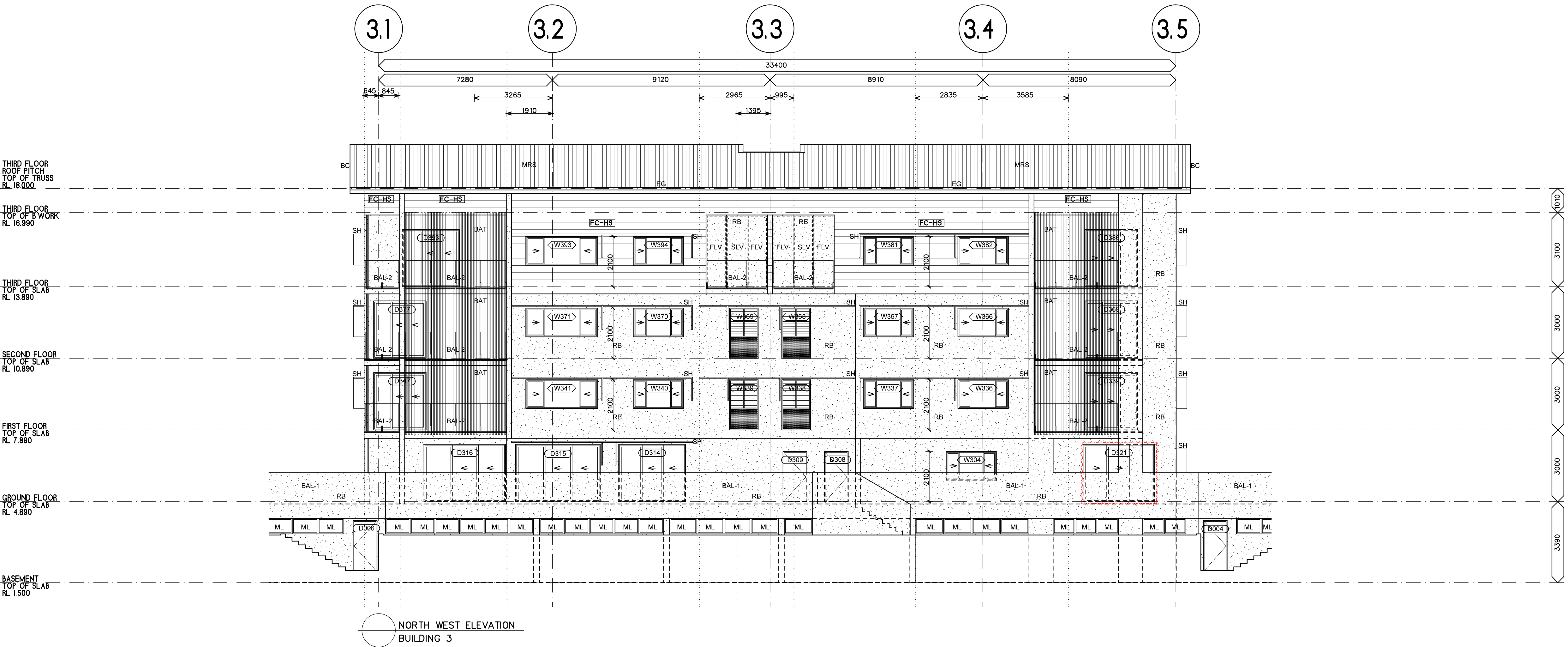
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Fire Rated Doors
All fire rated doors are to comply with AS1530 part 4 standard and F10 S6800x;certified to AS1905 part 1, NCC2019 Part D1; Specification D1.12.

All accessible units are to comply with AS1428.1.



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
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

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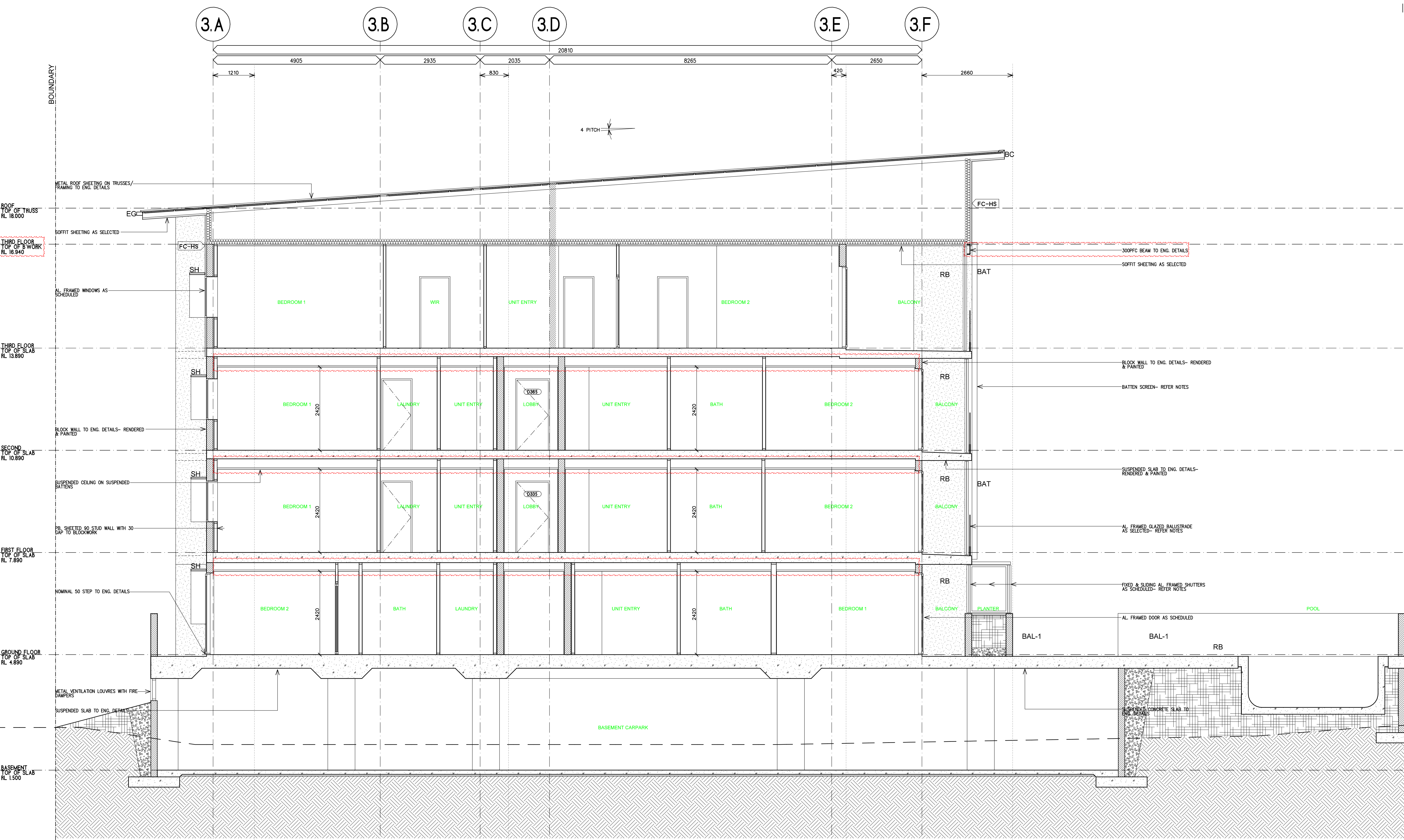
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Fire Rated Doors All fire rated doors are to comply with AS1530 part 4 standard and H0.69800x, certified to AS1905 part 1; NCC2019 Part D1; Specification D1.12.

All accessible units are to comply with AS1428.1.



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				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 Gange Caping
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

CODES continued

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
SL: Sliding Louvre Screen
SOP: Setout Point
T: Toilet
WMD: Washing Machine & Dryer
Spandrel Glazing - Refer notes

NOTES

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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.
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Sun Hood (SH) - Folded aluminium sun hood, powdercoated white.
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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 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.

NOTES continued

To Meet NCC2019 Vol2, Part 3.9. Operable parts of wndows 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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revision
A ISSUED
B MINOR CHANGES

28/6/24
17/7/24

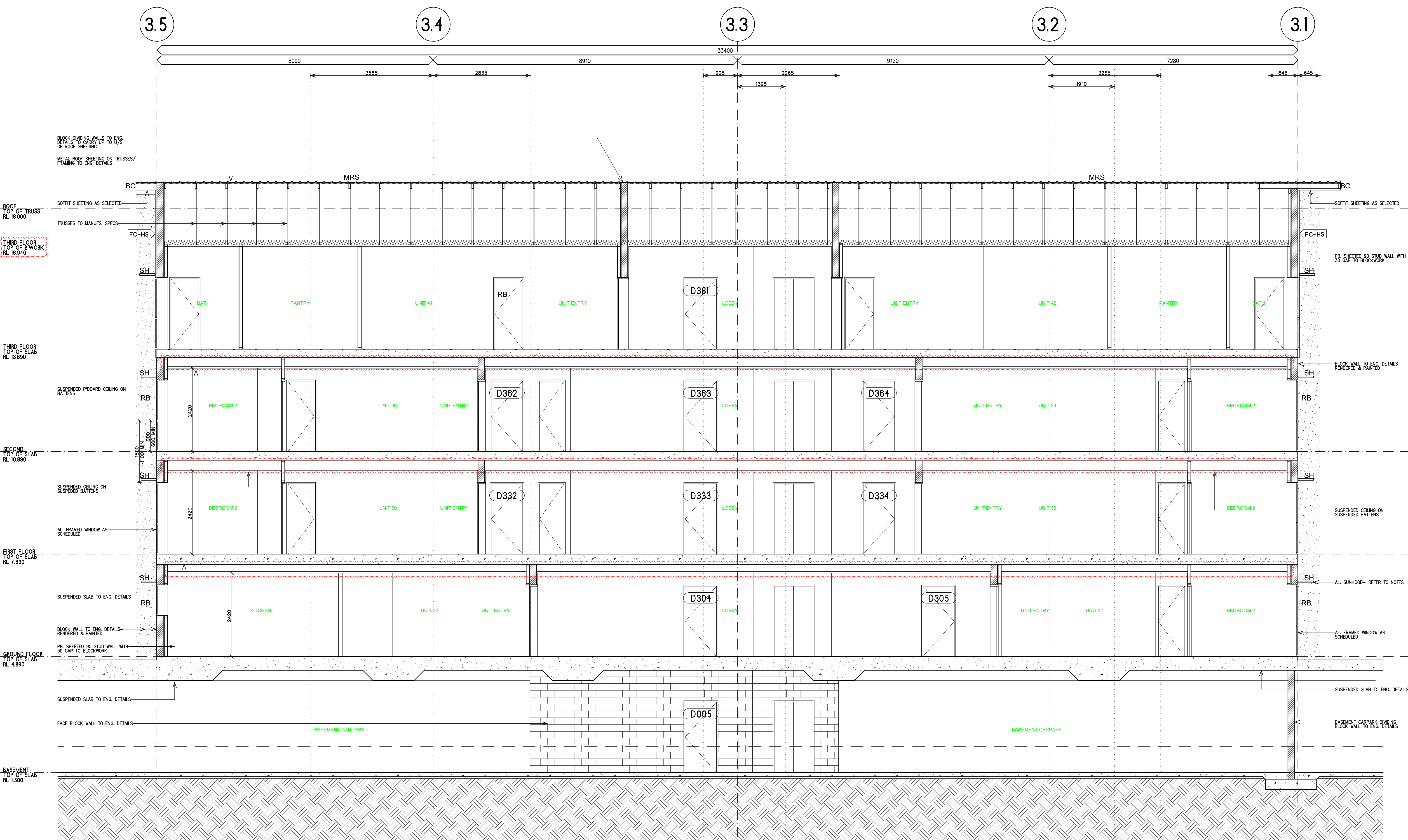
CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 3
SECTION B3C
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

B3W303
dwg no.
scale 1:50
sheet A1
date 6/24
issue B
23017
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
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 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.
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.
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NOTES continued

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