

RC+
Design

0421197117

Project address: LOT 12 #67 SHORE STREET EAST, REDLAND CITY QLD

date of issue:

pg. 1 of 2

revision:

Drawing Title	Sheet Number	revision:																			
COVER PAGE	BA.0.1	J3																			
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3D Indicative	BA.0.3																				
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Site Plan	BA.1.2		K1			K4		L1													
Site Plan	BA.1.3		K1			K4		L1													
Grid Setout Plan	BA.1.4																				
Grid Setout Plan Overlay Survey	BA.1.5		K1																		
Slab Plan Overall	BA.1.6																				
Slab Plan Overall	BA.1.7																				
Ground Floor Slab Plan	BA.1.8																				
First Floor Slab Plan	BA.1.9								L2												
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Ground Floor Plan With Dimensions	BA.2.2	J3	K1		K3	K4	K5	L1													
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Fourth Floor Plan (Typical)	BA.2.6				K3			L1		L3	L4										
Fifth Floor Plan (Typical, Sub-Penthouse)	BA.2.7				K3			L1		L3	L4										
Sixth Floor Plan (Typical, Penthouse, Top Floor)	BA.2.8				K3			L1		L3	L4										
Roof Plan	BA.2.9	J3																			
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Roof - Details	BA.2.11	J3																			
Site Elevations : North West Elevation	BA.3.1				K3			L1	L2												
Site Elevations : North East Elevation	BA.3.2				K3																
Site Elevations : South East Elevation	BA.3.3				K3																
Site Elevations : South West Elevation	BA.3.4				K3																
Section 1A (Changed)	BA.3.5			K2	K3				L2												
Section 1B	BA.3.6								L2												
Section 2A (Changed)	BA.3.7	J3		K2	K3				L2												
Section 2B	BA.3.8								L2												
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Section 4	BA.3.12								L2												
Section 5	BA.3.13								L2												
Section A	BA.3.14								L2												
Section B	BA.3.15								L2												
Section C	BA.3.16								L2												
Section D	BA.3.17								L2												
Section E	BA.3.18								L2												
Section F	BA.3.19								L2												
Section G	BA.3.20								L2												
Section H	BA.3.21								L2												
Section J	BA.3.22								L2												

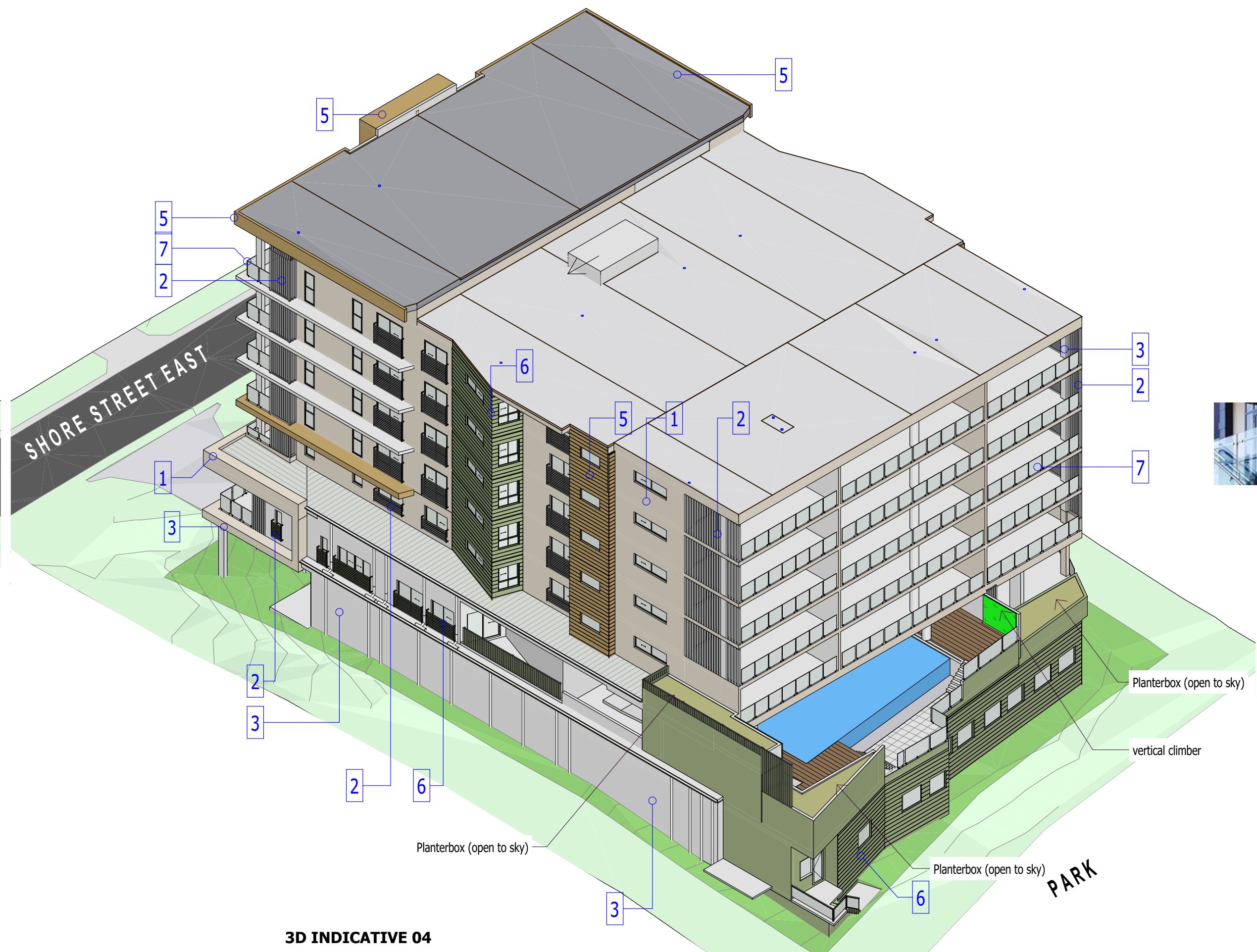
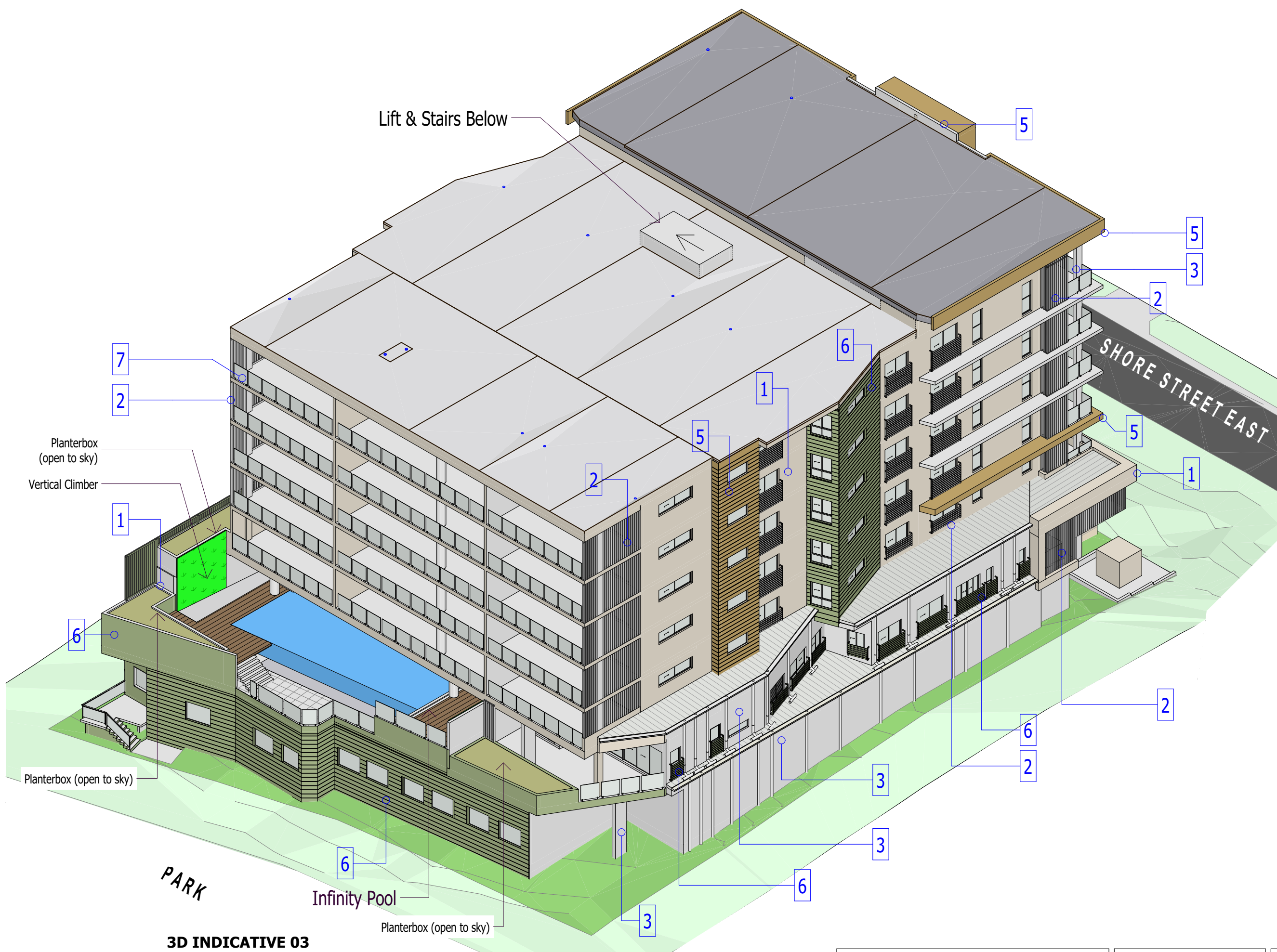
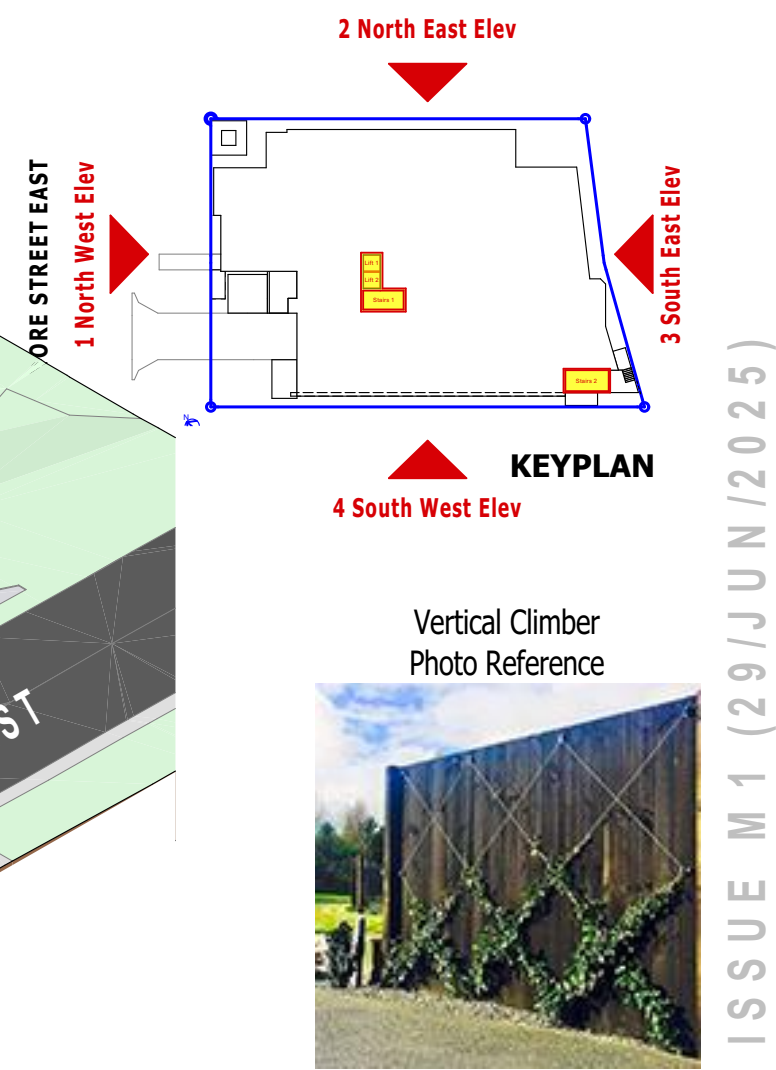
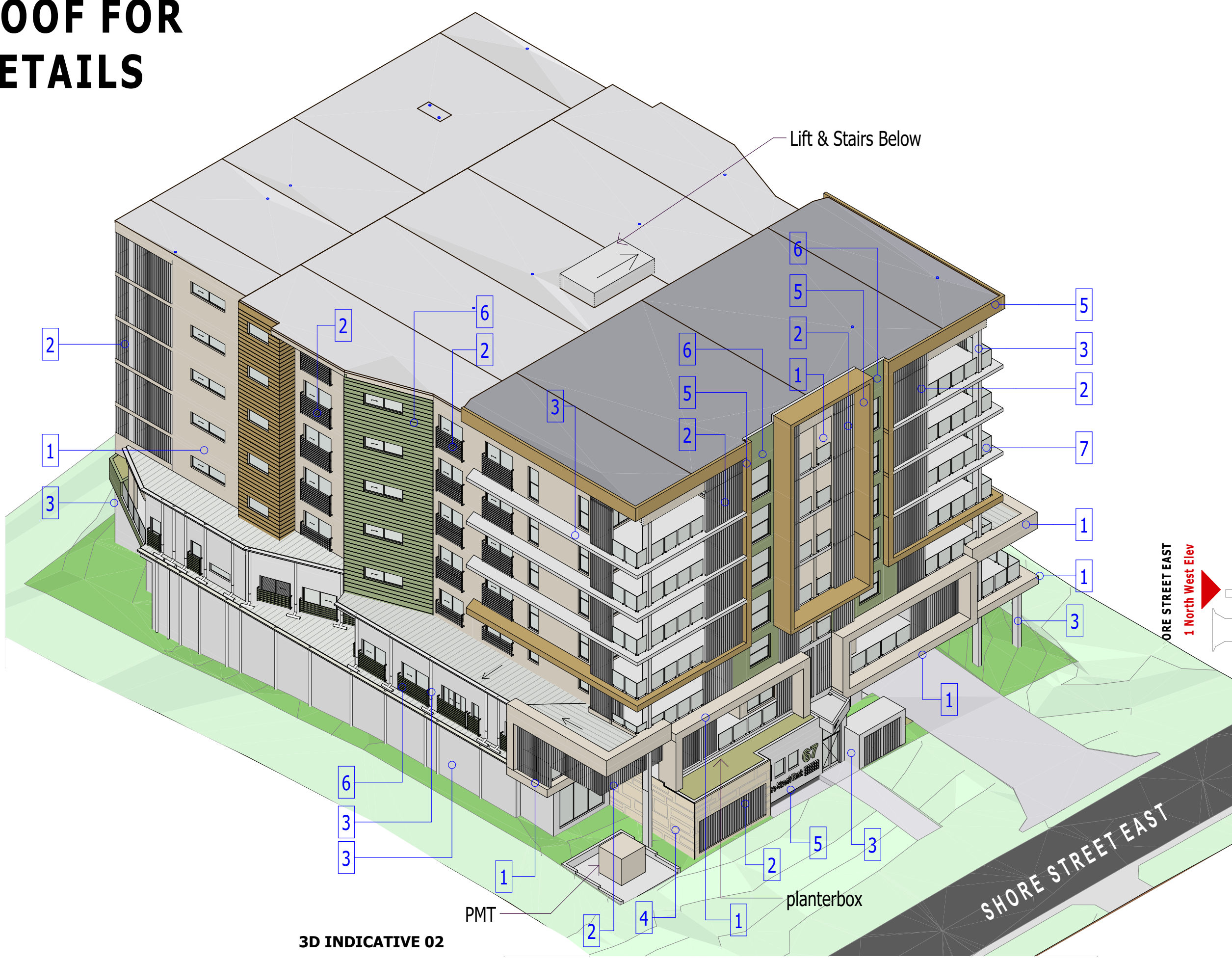
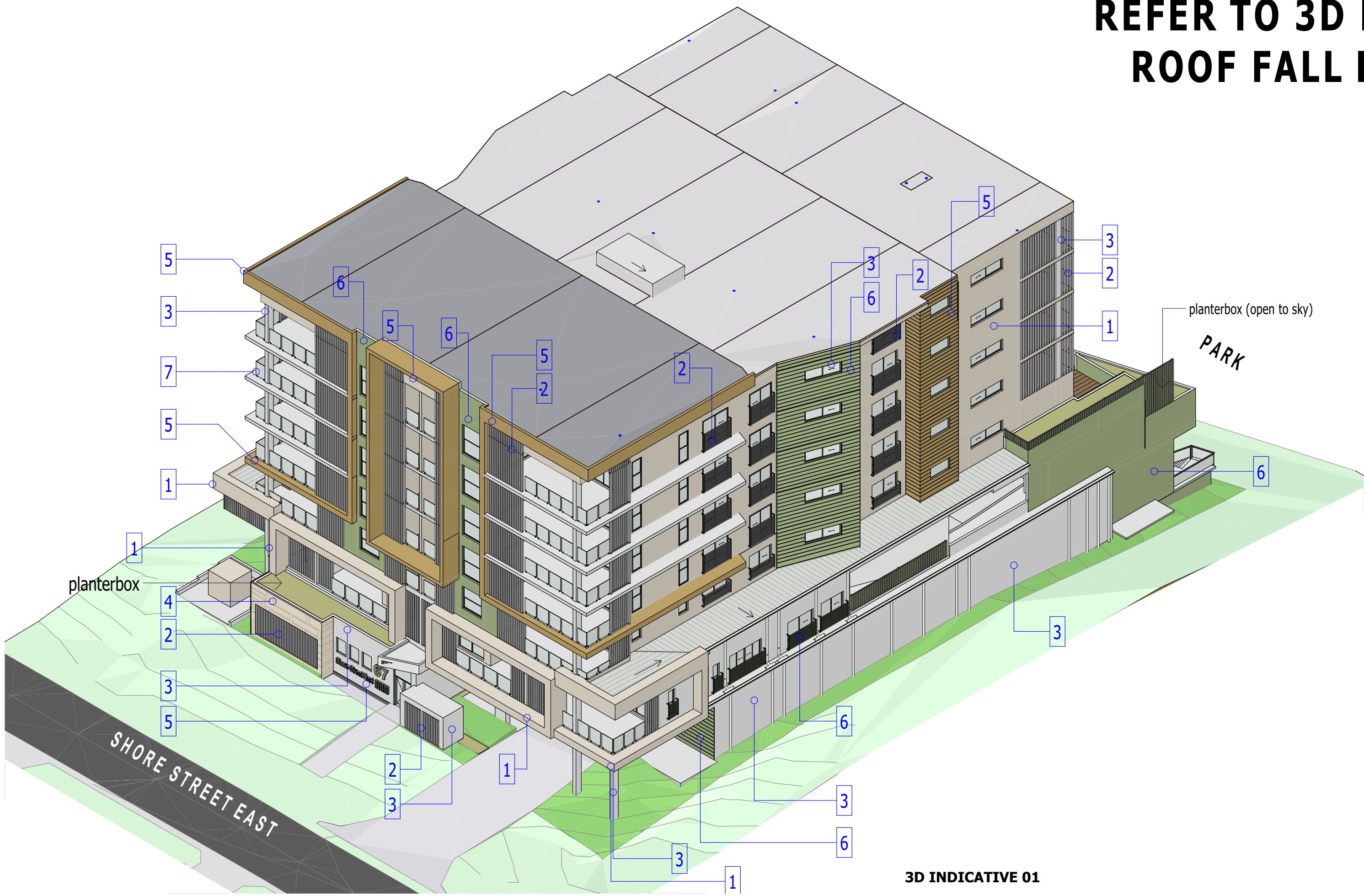
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reason for issue:

[illegible]

REFER TO 3D ROOF FOR
ROOF FALL DETAILS



REFER TO COLOUR SCHEDULE FOR
SELECTED MATERIAL & FINISHES

COLOUR SCHEDULE - TBC

1. Main Colour	- Colorbond Paperbark or similar
2. Screening	- Colorbond Surfist or similar
3. Aluminium Powdercoated Doors & Windows Frame	- Dulux Pearl White or similar
3. Ground Floor Walls / Secondary Colour	- Dulux Pearl White or similar
4. Feature Tiled Area - Selected Travertine	- In beige tone / similar
5. Feature Colour A	- Colorbond Sandbank or similar
6. Feature Colour B / Shear Walls	- Colorbond Pale Eucalyptus or similar
7. Selected Glass Balustrade	

BUILDING MATERIALS/FINISHES
To be read in conjunction with final selection documents.
All external & internal finishes must comply with the fire hazard requirements / non-combustible.
All facade and external feature elements must comply with BCA Vol 1 CD10 (non-combustibility).
Refer to acoustic report for all glazing type.
Refer to colour schedule for materials details & specifications.

LEGEND

BAL-01	: Selected Glass Balustrade, min. 1,000mm height from FFL, refer to schedule of finishes.
BAL-02	: Selected Solid Balustrade, height varies / combination with Bal-01
CR	: SELECTED COLORBOND ROOF
CS	: CRIMS SAFE SCREEN
DP	: DOWNPIPE. Refer to engineer's dwg.
FA-06	: FEATURE ARCHITECTURAL ELEMENT / SUNHOOD (NON-COMBUSTIBLE). TYPE 06- REFER TO DETAILS
FROST	: selected Frosted/Obscure/Translucent GLASS
GD	: SELECTED GLASS DOOR
SC-01	: TYPICAL FIXED VERTICAL BATTEN SCREEN. POWDERCOATED ALUMINIUM FINISH. SIZE: X...@... GAP
SC-02	: HORIZONTAL ALUMINIUM FIXED SCREEN. MAX 25% OPENINGS AND 300mm OFFSET FROM WALL
VC	: Vertical Climbers. Non-combustible materials. Details refer to Landscape drawings.

ALL BUILDING MATERIALS MUST BE NON COMBUSTIBLE
REFER TO ACOUSTIC REPORT FOR ALL GLAZING TYPE
REFER TO COLOUR SCHEDULE FOR MATERIALS DETAILS & SPEC

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Design

BSA License Number
1212835
Email
info@rcplusdesign.com.au
Phone
0421197117

CLIENT
TBC
LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,
REDLAND CITY, #Site Postcode

PROJECT NAME
#PROPOSED DEVELOPMENT
DRAWING NAME
3D Indicative

ISSUE
M1 29/JUN/2025 COORDINATION ISSUE
L4 23/JUN/2025 PRELIM ISSUE
L3 13/JUN/2025 PRELIM ISSUE
L2 12/JUN/2025 PRELIM ISSUE

NORTH
VT
VT
VT

SCALE	JOB NUMBER	DRAWING	REVISION
@A1 PAPER	#Pin	BA.0.2	M1

NOTES:
- Tree Protection Zone not shown for clarity. Refer to Site Plan for TPZ.
- Party Wall TBC (current thickness: 400mm)
- Refer to Reflected Ceiling Plan for All Ceiling and Bulkhead

WALL LEGEND TO BE UPDATED
To be read in conjunction with structure/engineer's drawings

- BW1 - 200 Series Blockwork
- BW2 - 200 Series Blockwork
- PM - selected Party Wall
- PC150 - 150 Precast Panel
- PC250 - 250 Precast Panel
- PC300 - 300 Precast Panel
- CC4 - 6500 Concrete Column
- CC1 - 1000L x 400W Concrete Column
- CC2 - 1000L x 350W Concrete Column
- CC3 - 1000L x 300W Concrete Column
- CC4 - 500L x 300W Concrete Column

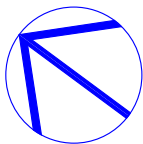
SETDOWN
To be read in conjunction with structure/engineer's drawings
Setdown internal to balconies
Setdown wet area (bathroom, laundry) = 150mm

BUILDING MATERIALS/FINISHES
To be read in conjunction with final selection documents
All external & internal finishes must comply with the fire hazard requirements / non-combustible
All facade and external feature elements must comply with BCA Vol 1 C2019 (non-combustibility)
Refer to acoustic report for all glazing type
Refer to colour schedule for materials details & specifications.

- LEGEND
- AC Condenser Unit (TBC)
 - Plumbing Stack. Refer to Engineer's dwg.
 - A 2.5kg ABE Fire Extinguishers to be installed in accordance with NCC Vol. 1 PART E1.6 within 10m of the door of each store occupying unit.
 - SELF-CLOSING - 60/30 SOLID CORE FIRE DOOR
 - TACTILE INDICATORS (TO AS 1428.4)
 - 30mm FALL (TBC)
 - 1550mm DIAMETER CIRCULATION SPACE

- BAL-01: Selected Glass Balustrade, min. 1,000mm height from FFL, refer to schedule of finishes.
- BAL-02: Selected Solid Balustrade, height varies in combination with BAL-01
- CR: Selected COLORBOND ROOF
- CR: CRASHBARE SCREEN
- DP: DOWNPIPE. Refer to engineer's dwg
- FA-04: FEATURE ARCHITECTURAL ELEMENT / SUNDOWN (NON-COMBUSTIBLE). TYPE OR REFER TO DETAILS
- FRONT: selected Frontal/Obscured/Transparent GLASS
- GP: GRATED PIT (REFER TO ENG DWG)
- JO: SELECTED JOINTERY DOOR (refer to schedule of finishes - TBC)
- NICHE: SIZE 300 (H) x 400 (W) (900 SILL U N O
- PST: PEDESTRIAN SIGHT TRIANGLE OF 2.5m INTO SITE AND 2.0m ALONG THE FRONTAGE TO BE CLEAR OF OBSTRUCTIONS
- SC-01: GREATER THAN 0.6m HIGH
TYPICAL FIXED VERTICAL BATTEN SCREEN.
POWDERCOATED ALUMINIUM FINISH
SIZE: X - @ - GAP
- SC-02: HORIZONTAL ALUMINIUM FIXED SCREEN
MAX 25% OPENINGS AND 300mm OFFSET FROM WALL
- SDR: 100(W) x 35 (D) SLAB REINFORCING FOR SLIDING DOOR (TBC)
- SW PT: Proposed SW PT. Refer to engineer's dwg
- TIP: Proposed tree pit. min. 500mm between edge of tree pit and the centre line of the water main. refer to LS arch & engineer's dwg
- VC: Vertical Climber. Non-combustible materials. Details refer to Landscape drawings.

NORTH



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BSA License Number 1212835
Phone info@rcplusdesign.com.au
Email 0421197117

LOCATION:
LOT 12 #67
SHORE STREET EAST
CLEVELAND
REDLAND CITY

CLIENT:
TBC

DRAWING NAME:
Ground Floor Plan With
Dimensions

ISSUE	DATE	DESCRIPTION	BY	CHKD
M1	29/JUN/2025	COORDINATION ISSUE	VT	VT
L4	23/JUN/2025	PRELIM ISSUE	VT	VT
L3	13/JUN/2025	PRELIM ISSUE	VT	VT
L2	10/JUN/2025	PRELIM ISSUE	VT	VT
L1	11/JUN/2025	PRELIM ISSUE	VT	VT
K5	29/APR/2025	COORD. ISSUE	VT	VT
K4	11/MAR/2025	PRELIMINARY ISSUE	VT	VT
K3	18/FEB/2025	PRELIMINARY ISSUE	VT	VT
K2	24/JAN/2025	PRELIMINARY ISSUE	VT	VT
K1	17/JAN/2025	PRELIMINARY ISSUE	VT	VT

SCALE : 1:150 @A1

PAPER

JOB NO : #Pin

DRAWING: BA.2.2

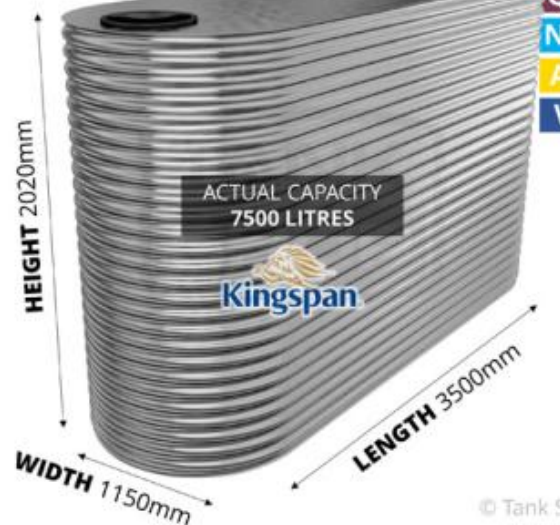
ISSUE : M1

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G:\2025\CLEVELAND, SHORE ST EAST, LOT 12 #
67\ISSUE M1 STR Coord\DESIGN 2_ARCH_LOT
12 #67 SHORE ST EAST, CLEVELAND, ISSUE M1
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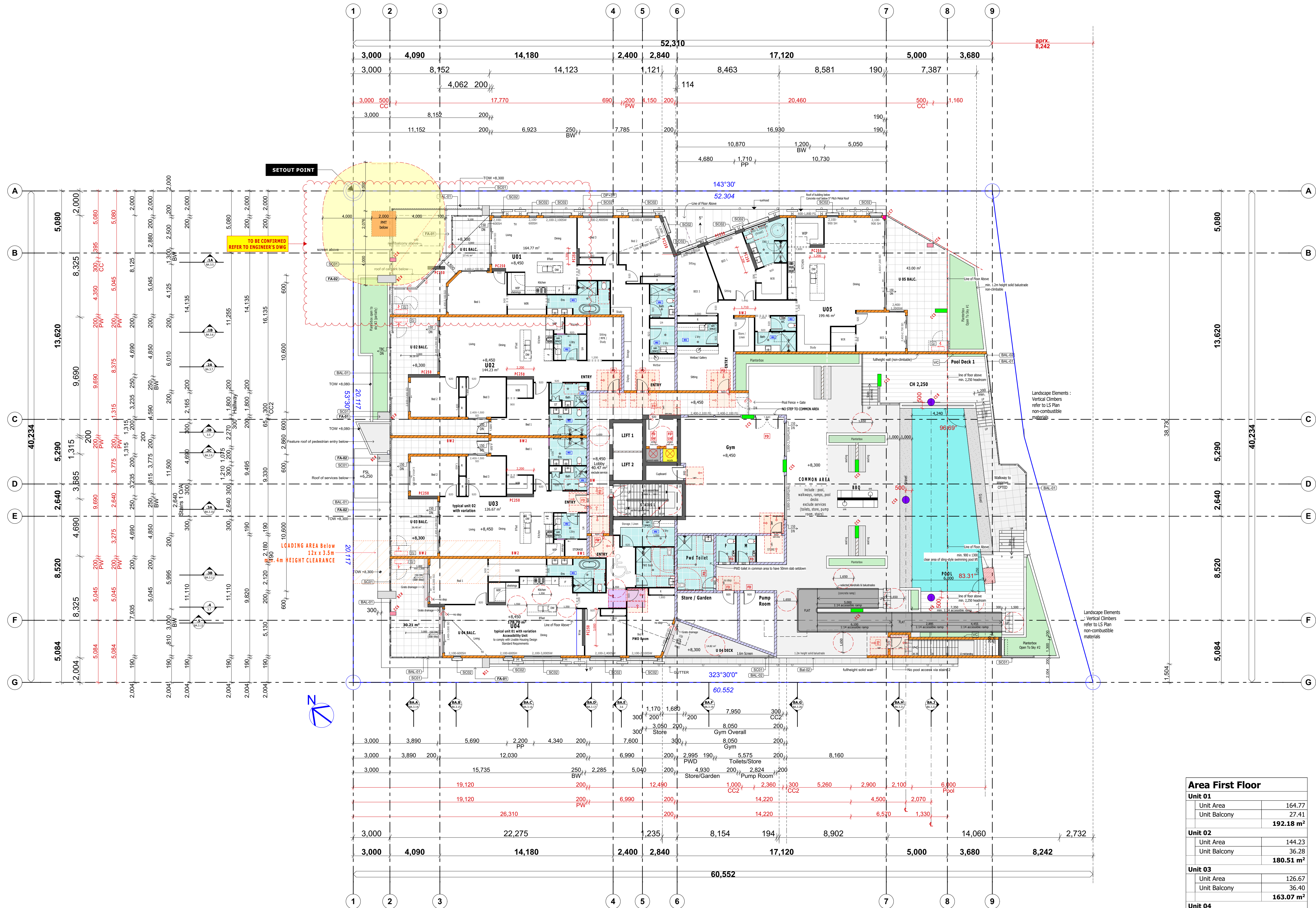
REFERENCE FOR 7500L WATERTANK

7500L SLIMLINE TANK

AQUAPLATE (COLORBOND) STEEL



PRELIMINARY ISSUE - ISSUE M1 (29/JUN/2025)



NOTES :-
- Tree Protection Zone not shown for clarity. Refer to Site Plan for TPZ
- Party Wall TBC (current thickness : 400mm)
- Refer to Reflected Ceiling Plan for All Ceiling and Bulkhead

WALL LEGEND TO BE UPDATED
To be read in conjunction with structure/engineer's drawings

- BW1 - 200 Series Blockwork
- BW2 - 200 Series Blockwork
- PW - selected Party Wall
- PC150 - 150 Precast Panel
- PC250 - 250 Precast Panel
- PC300 - 300 Precast Panel
- CC4 - 6500 Concrete Column
- CC1 - 1000L x 400W Concrete Column
- CC2 - 1000L x 350W Concrete Column
- CC3 - 1000L x 300W Concrete Column
- CC4 - 500L x 300W Concrete Column

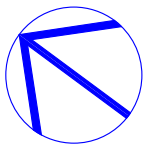
SETDOWN
To be read in conjunction with structure/engineer's drawings
Setdown internal to balconies
Setdown wet area (bathroom, laundry) : 150mm

BUILDING MATERIALS/FINISHES
To be read in conjunction with final selection documents
All external & internal finishes must comply with the fire hazard requirements / non-combustible
Refer to acoustic report for all glazing type
Refer to colour schedule for materials details & specifications.

- LEGEND
- AC Condenser Unit (TBC)
 - Plumbing Stack. Refer to Engineer's dwg.
 - A 2.5kg ABE Fire Extinguishers to be installed in accordance with NCC VOL 1 PART E1.5 within 10m of the door of each core occupancy unit.
 - SELF-CLOSING - 60/30 SOLID CORE FIRE DOOR
 - TACTILE INDICATORS (TO AS 1428.4)
 - 30mm FALL (TBC)
 - 1550mm DIAMETER CIRCULATION SPACE

- BAL-01 : Selected Glass Balustrade, min. 1,000mm height from FFL, refer to schedule of finishes.
- BAL-02 : Selected Solid Balustrade, height varies in combination with Bal-01
- CR : SELECTED CARBON ROOF
- CS : CRIMPAGE SCREEN
- DP : DOWNPIPE. Refer to engineer's dwg.
- FA-04 : FEATURE ARCHITECTURAL ELEMENT (SUNWOOD (NON-COMBUSTIBLE), TYPE OR REFER TO DETAILS
- FR01 : selected Frosted/Obscured/Translucent GLASS
- GD : SELECTED GLASS DOOR
- GP : GRATED PIT (REFER TO ENG DWG)
- JO : SELECTED JOINERY DOOR (refer to schedule of finishes - TBC)
- NICHE : SIZE 300 (H) x 400 (W) @ 900 GILL U N O
- PST : PEDESTALIAN SIGHT TRIANGLE OF 2.5m INTO SITE AND 2.0m ALONG THE FRONTAGE TO BE CLEAR OF OBSTRUCTIONS GREATER THAN 0.6m HIGH
- SC-01 : TYPICAL FIXED VERTICAL ALUMINUM BATTEN SCREEN. POWDERCOATED ALUMINUM FINISH. SIZE : X - @ - GAP
- SC-02 : HORIZONTAL ALUMINUM FIXED SCREEN. MAX 25% OPENINGS AND 300mm OFFSET FROM WALL
- SDR : 100(W) x 35 (D) SLAB REINFORCED FOR SLIDING DOOR (TBC)
- SW P1 : Proposed SW P1. Refer to engineer's dwg.
- TIP : Proposed tree pit, min. 500mm between edge of tree pit and the centre line of the water main. refer to LS arch & engineer's dwg
- VC : Vertical Climbers. Non-combustible materials. Details refer to Landscape drawings.

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BSA License Number : 1212835
Phone : info@rcplusdesign.com.au
Email : 0421197117

LOCATION :
LOT 12 #67
SHORE STREET EAST
CLEVELAND
REDLAND CITY

CLIENT:
TBC

DRAWING NAME :
First Floor Plan

ISSUE		
M1	18/JUN/2025	COORDINATION ISSUE
L4	23/JUN/2025	PRELIM ISSUE
L3	13/JUN/2025	PRELIM ISSUE
L2	10/JUN/2025	PRELIM ISSUE
L1	11/JUN/2025	PRELIM ISSUE
K5	26/APR/2025	COORD. ISSUE
K4	10/MAR/2025	PRELIMINARY ISSUE
K3	18/FEB/2025	PRELIMINARY ISSUE
K2	25/JAN/2025	PRELIMINARY ISSUE
K1	17/JAN/2025	PRELIMINARY ISSUE

SCALE : 1:150 @A1

PAPER

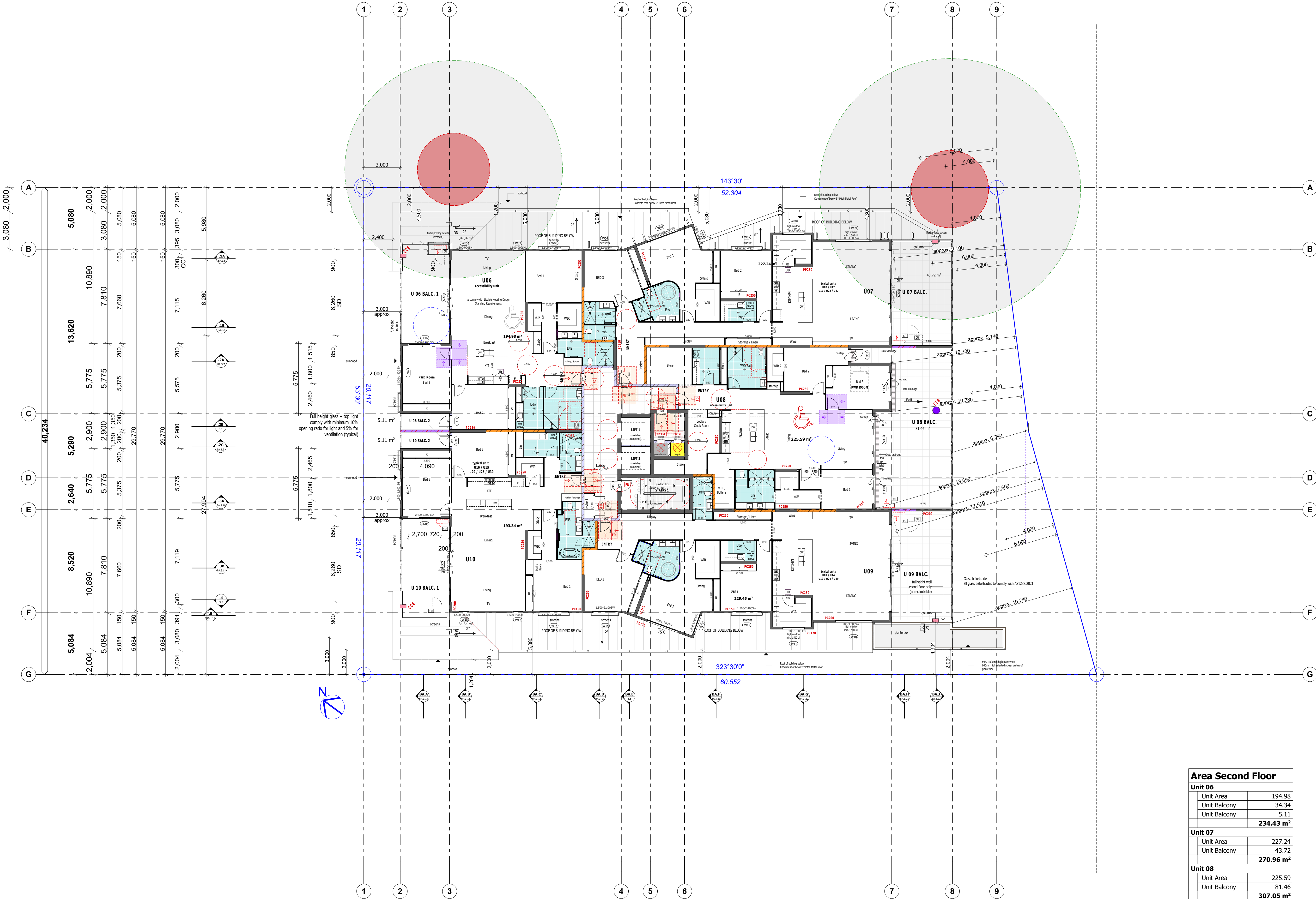
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DRAWING : BA.2.3

ISSUE : M1

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67\ISSUE M1_STR Coord\DESIGN 2_ARCH_LOT
12 #67 SHORE ST EAST, CLEVELAND, ISSUE M1
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Area First Floor	
Unit 01	
Unit Area	164.77
Unit Balcony	27.41
	192.18 m ²
Unit 02	
Unit Area	144.23
Unit Balcony	36.28
	180.51 m ²
Unit 03	
Unit Area	126.67
Unit Balcony	36.40
	163.07 m ²
Unit 04	
Unit Area	178.70
Unit Balcony	30.21
Unit Deck	14.82
	223.73 m ²
Unit 05	
Unit Area	199.46
Unit Balcony	43.00
	242.46 m ²
	1,001.95 m ²



NOTES :-
- Tree Protection Zone not shown for clarity. Refer to Site Plan for TPZ
- Party Wall TBC (current thickness : 400mm)
- Refer to Reflected Ceiling Plan for All Ceiling and Bulkhead

WALL LEGEND TO BE UPDATED
To be read in conjunction with structure/engineer's drawings

- BW1 - 200 Series Blockwork
- BW2 - 200 Series Blockwork
- PW - selected Party Wall Jct
- PC150 - 150 Precast Panel
- PC250 - 250 Precast Panel
- PC300 - 300 Precast Panel
- CC4 - 6500 Concrete Column
- CC1 - 1000L x 400W Concrete Column
- CC2 - 1000L x 350W Concrete Column
- CC3 - 1000L x 300W Concrete Column
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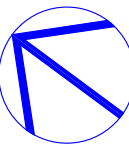
SETDOWN
To be read in conjunction with structure/engineer's drawings
Setdown internal to balconies
Setdown wet area (entrance, bathroom, dry) : 50mm

BUILDING MATERIALS/FINISHES
To be read in conjunction with final selection documents
All external & internal finishes must comply with the fire hazard requirements / non-combustible
All facade and external feature elements must comply with BCA Vol 1 C2019 (non-combustibility)
Refer to acoustic report for all glazing type
Refer to colour schedule for materials details & specifications.

- LEGEND
- AC - AC Condenser Unit (TBC)
 - Plumbing Stack. Refer to Engineer's dwg.
 - A 2.5kg ABE Fire Extinguishers to be installed in accordance with NCC VOL 1 PART E1.6 within 10m of the door of each core occupancy unit.
 - SELF-CLOSING - 60/30 SOLID CORE FIRE DOOR
 - TACTILE INDICATORS (TO AS 1428.4)
 - 30mm FALL (TBC)
 - 1550mm DIAMETER CIRCULATION SPACE

- BAL-01 : Selected Glass Balustrade, min. 1,000mm height from FFL, refer to schedule of finishes.
- BAL-02 : Selected Solid Balustrade, height varies / combination with Bal-01
- CR : SELECTED COLORBOND ROOF
- CS : CRINKLE SCREEN
- DP : DOWNPIPE. Refer to engineer's dwg.
- FA-08 : FEATURE ARCHITECTURAL ELEMENT / SUNWOOD (NON-COMBUSTIBLE), TYPE 04. REFER TO DETAILS
- FROST : selected Frosted/Obscured/Translucent GLASS
- GD : SELECTED GLASS DOOR
- GP : GRATED PIT (REFER TO ENG DWG)
- JO : SELECTED JOINERY DOOR (refer to schedule of finishes - TBC)
- NICHE : SIZE 300 (H) x 600 (W) @ 900 BILL U N O
- PST : PEDESTAL SIGN TRIANGLE OF 2.0m INTO SITE AND 2.0m ALONG THE FRONTAGE TO BE CLEAR OF OBSTRUCTIONS GREATER THAN 0.6m HIGH
- SC-01 : TYPICAL FIXED VERTICAL BATTEN SCREEN. POWDERCOATED ALUMINIUM FINISH. SIZE : X - @ - GAP
- SC-02 : HORIZONTAL ALUMINIUM FIXED SCREEN. MAX 25% OPENINGS AND 300mm OFFSET FROM WALL.
- SDR : 100(W) x 35 (D) SLAB REBATE FOR SLIDING DOOR (TBC)
- SW P1 : Proposed SW P1. Refer to engineer's dwg.
- TIP : Proposed tree pit, min. 500mm between edge of tree pit and the centre line of the water main. refer to LS Arch & engineer's dwg
- VC : Vertical Climbers. Non-combustible materials. Details refer to Landscape drawings.

NORTH



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Design

BSA License Number : 1212835
Phone : info@rcplusdesign.com.au
Email : 0421197117

LOCATION :
LOT 12 #67
SHORE STREET EAST
CLEVELAND
REDLAND CITY

CLIENT:
TBC

DRAWING NAME :
Second Floor Plan

ISSUE		
M1	29/JUN/2025	COORDINATION ISSUE
L4	23/JUN/2025	PRELIM ISSUE
L3	13/JUN/2025	PRELIM ISSUE
L2	10/JUN/2025	PRELIM ISSUE
L1	11/JUN/2025	PRELIM ISSUE
K5	29/APR/2025	COORD. ISSUE
K4	10/MAR/2025	PRELIMINARY ISSUE
K3	18/FEB/2025	PRELIMINARY ISSUE
K2	25/JAN/2025	PRELIMINARY ISSUE
K1	17/JAN/2025	PRELIMINARY ISSUE

SCALE : 1:150 @A1

PAPER

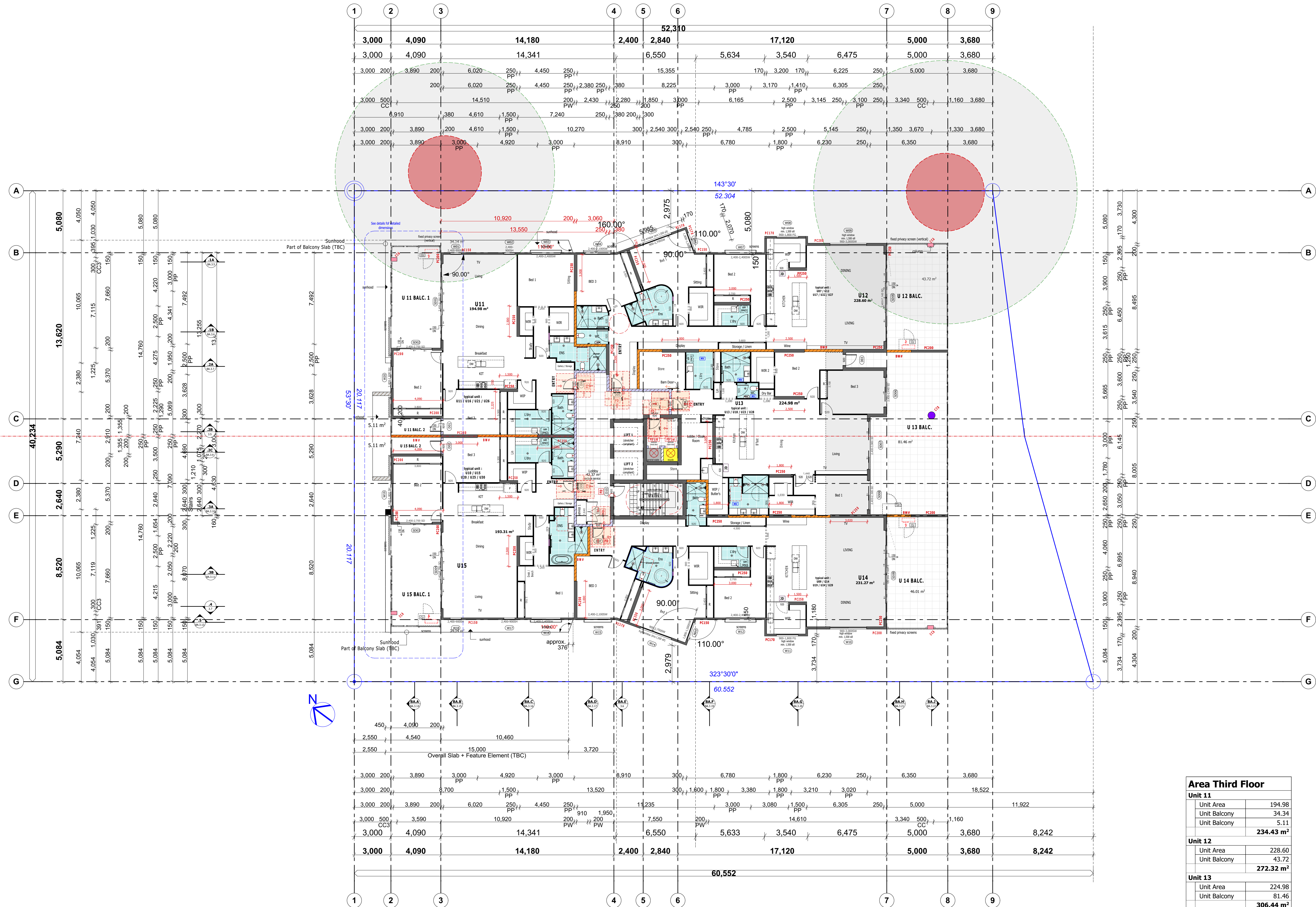
JOB NO : #Pin

DRAWING : BA.2.4

ISSUE : M1

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67\ISSUE M1_STR Coord\DESIGN 2_ARCH_LOT_12
12 #67 SHORE ST EAST, CLEVELAND, ISSUE M1
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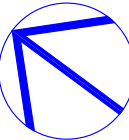
Area Second Floor	
Unit 06	
Unit Area	194.98
Unit Balcony	34.34
Unit Balcony	5.11
	234.43 m ²
Unit 07	
Unit Area	227.24
Unit Balcony	43.72
	270.96 m ²
Unit 08	
Unit Area	225.59
Unit Balcony	81.46
	307.05 m ²
Unit 09	
Unit Area	229.45
Unit Balcony	46.01
	275.46 m ²
Unit 10	
Unit Area	193.34
Unit Balcony	5.11
Unit Balcony	34.34
	232.79 m ²
	1,320.69 m ²



- NOTES:**
- Tree Protection Zone not shown for clarity. Refer to Site Plan for TPZ
 - Party Wall TBC (current thickness : 400mm)
 - Refer to Reflected Ceiling Plan for All Ceiling and Bulkhead
- WALL LEGEND - TO BE UPDATED**
To be read in conjunction with structure/engineer's drawings
- BW1 - 200 Series Blockwork
 - BW2 - 200 Series Blockwork
 - PM - selected Party Wall
 - PC150 - 150 Precast Panel
 - PC250 - 250 Precast Panel
 - PC300 - 300 Precast Panel
 - CC4 - 6500 Concrete Column
 - CC1 - 1000L x 400W Concrete Column
 - CC2 - 1000L x 350W Concrete Column
 - CC3 - 1000L x 300W Concrete Column
 - CC4 - 500L x 300W Concrete Column
- SETDOWN**
To be read in conjunction with structure/engineer's drawings
Setdown internal to balconies : 150mm
Setdown wet area (bathroom, bedroom, dry) : 50mm
- BUILDING MATERIALS / FINISHES**
To be read in conjunction with final selection documents
All external & internal finishes must comply with the fire hazard requirements / non-combustible
All facade and external feature elements must comply with BCA Vol 1 C2010 (non-combustibility)
Refer to acoustic report for all glazing type
Refer to colour schedule for materials details & specifications.

- LEGEND**
- CU AC Condenser Unit (TBC)
 - Plumbing Stack. Refer to Engineer's dwg.
 - A 2.5kg ABE Fire Extinguishers to be installed in accordance with NCC VOL 1 PART E1.6 within 10m of the door of each store occupancy unit.
 - SELF-CLOSING -60/30 SOLID CORE FIRE DOOR
 - TACTILE INDICATORS (TO AS 1428.4)
 - 30mm FALL (TBC)
 - 1550mm DIAMETER CIRCULATION SPACE
- BAL-01 : Selected Glass Balustrade, min. 1,000mm height from FFL, refer to schedule of finishes.
BAL-02 : Selected Solid Balustrade, height varies / combination with Bal-01
CR : SELECTED COLORBOND ROOF
CS : CRIMPAGE SCREEN
DP : DOWNPIPE. Refer to engineer's dwg.
FA-04 : FEATURE ARCHITECTURAL ELEMENT / SUNWOOD (NON-COMBUSTIBLE) TYPE 04. REFER TO DETAILS
FRONT : selected Frosted/Obscured/Translucent GLASS
GD : SELECTED GLASS DOOR
GP : GRATED PIT (REFER TO ENG DWG)
JO : SELECTED JOINERY DOOR (refer to schedule of finishes - TBC)
NICH : SIZE 300 (H) x 600 (W) @ 900 SILL U N O
PST : PEDESTAL SIGN TRIANGLE OF 2.5m INTO SITE AND 2.0m ALONG THE FRONTAGE TO BE CLEAR OF OBSTRUCTIONS
GREATER THAN 0.6m HIGH
SC-01 : TYPICAL FIXED VERTICAL ALUMINUM BATTEN SCREEN. POWDERCOATED ALUMINUM FINISH. SIZE : X - @ - GAP
SC-02 : HORIZONTAL ALUMINUM FIXED SCREEN. MAX 25% OPENINGS AND 300mm OFFSET FROM WALL
SDR : 100(W) x 35 (D) SLAB REBATE FOR SLIDING DOOR (TBC)
SW PI : Proposed SW PI. Refer to engineer's dwg.
TIP : Proposed tree pit, min. 500mm between edge of tree pit and the centre line of the water main. refer to LS Arch & engineer's dwg
VC : Vertical Climbers. Non-combustible materials. Details refer to Landscape drawings.

NORTH



RC+
Design

BSA License Number : 1212835
Phone : info@rcplusdesign.com.au
Email : 042197117

LOCATION :
LOT 12 #67
SHORE STREET EAST
CLEVELAND
REDLAND CITY

CLIENT:
TBC

DRAWING NAME :
Third Floor Plan (Typical)

ISSUE

NO	DATE	DESCRIPTION	BY	CHK
M1	20/06/2025	COORDINATION ISSUE	VT	VT
L4	23/JUN/2025	PRELIM ISSUE	VT	VT
L3	13/JUN/2025	PRELIM ISSUE	VT	VT
L2	10/JUN/2025	PRELIM ISSUE	VT	VT
L1	11/JUN/2025	PRELIM ISSUE	VT	VT
K5	29/APR/2025	COORD. ISSUE	VT	VT
K4	10/MAR/2025	PRELIMINARY ISSUE	VT	VT
K3	18/FEB/2025	PRELIMINARY ISSUE	VT	VT
K2	25/JAN/2025	PRELIMINARY ISSUE	VT	VT
K1	17/JAN/2025	PRELIMINARY ISSUE	VT	VT

SCALE : 1:150 @A1

PAPER

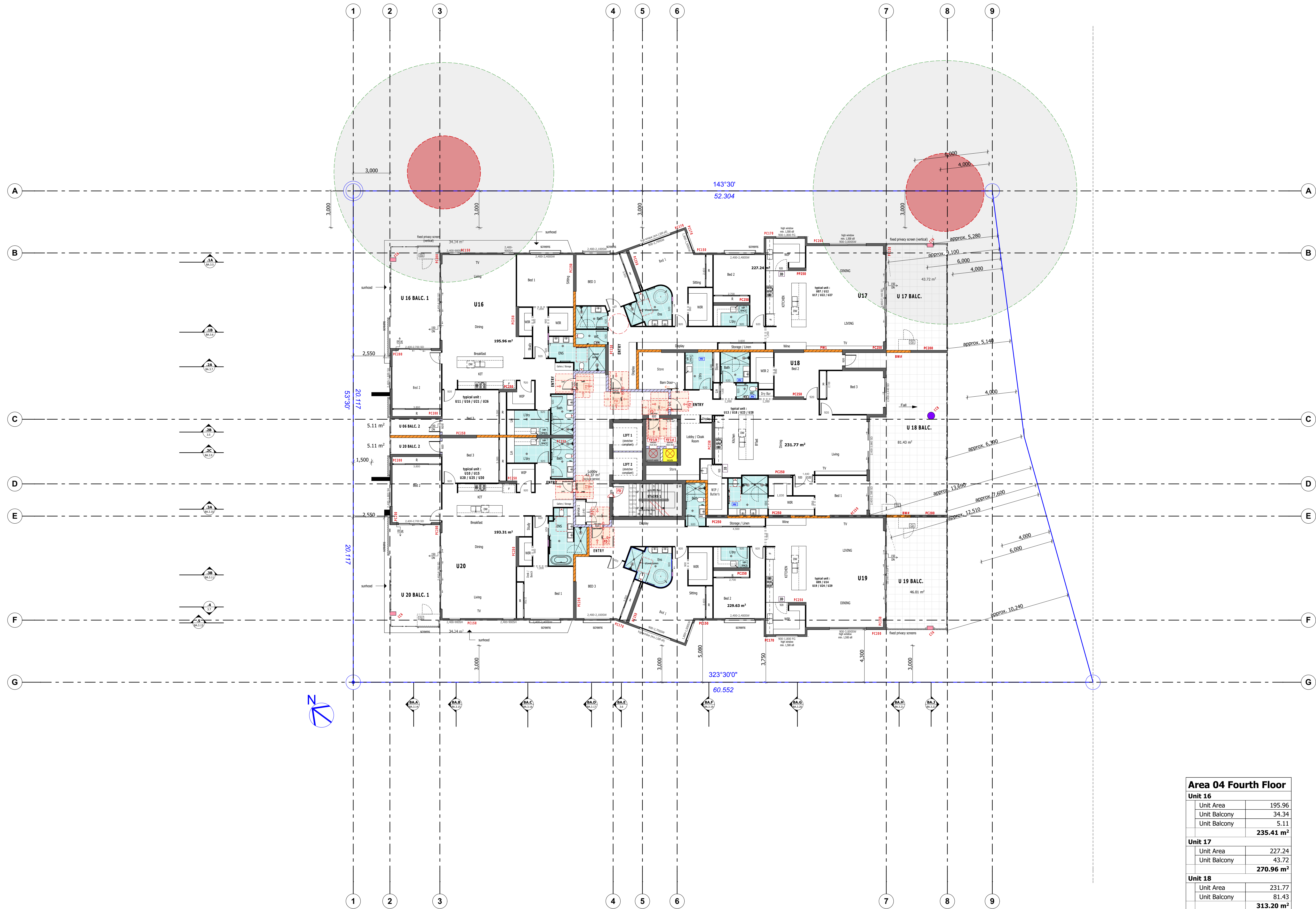
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DRAWING : BA.2.5

ISSUE : **M1**

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G:\2023\CLEVELAND, SHORE ST EAST, LOT 12 #67\ISSUE M1_STR Coord\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND, ISSUE M1_V20250629.ppt 6/29/2025 | 10:55 PM

Area Third Floor	
Unit 11	
Unit Area	194.98
Unit Balcony	34.34
Unit Balcony	5.11
	234.43 m²
Unit 12	
Unit Area	228.60
Unit Balcony	43.72
	272.32 m²
Unit 13	
Unit Area	224.98
Unit Balcony	81.46
	306.44 m²
Unit 14	
Unit Area	231.27
Unit Balcony	46.01
	277.28 m²
Unit 15	
Unit Area	193.31
Unit Balcony	5.11
Unit Balcony	34.34
	232.76 m²
	1,323.23 m²



NOTES:

- Tree Protection Zone not shown for clarity. Refer to Site Plan for TPZ.
- Party Wall TBC (current thickness : 400mm)
- Refer to Reflected Ceiling Plan for All Ceiling and Bulkhead

WALL LEGEND - TO BE UPDATED
To be read in conjunction with structure/engineer's drawings.

	: BW1 - 200 Series Blockwork
	: BW2 - 200 Series Blockwork
	: PW - selected Party Wall Jnt
	: PC150 - 150 Precast Panel
	: PC250 - 250 Precast Panel
	: PC300 - 300 Precast Panel
	: C04 - 6500 Concrete Column
	: C01 - 1000L x 400W Concrete Column
	: C02 - 1000L x 350W Concrete Column
	: C03 - 1000L x 300W Concrete Column
	: C04 - 500L x 300W Concrete Column

SETDOWN
To be read in conjunction with structure/engineer's drawings.
Setdown internal to balconies : 150mm
Setdown wet area (entrance, bathroom, dry) : 50mm

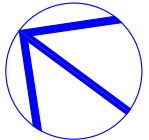
BUILDING MATERIALS / FINISHES
To be read in conjunction with final selection documents.
All external & internal finishes must comply with the fire hazard requirements / non-combustible.
All facade and external feature elements must comply with BCA Vol 1 C2010 (non-combustibility).
Refer to acoustic report for all glazing type.
Refer to colour schedule for materials details & specifications.

LEGEND

	CU	AC Condenser Unit (TBC)
	S	Plumbing Stack. Refer to Engineer's dwg.
	FE	A 2.5kg ABE Fire Extinguishers to be installed in accordance with NCC VOL 1 PART E1.6 within 10m of the door of each core occupancy unit.
	FD	SELF-CLOSING -60/30 SOLID CORE FIRE DOOR
		TACTILE INDICATORS (TO AS 1428.4)
	FALL	30mm FALL (TBC)
		1550mm DIAMETER CIRCULATION SPACE

BAL-01 : Selected Glass Balustrade, min. 1,000mm height from FFL, refer to schedule of finishes.
BAL-02 : Selected Solid Balustrade, height varies / combination with Bal-01
CR : SELECTED COLORBOND ROOF
CS : CRIBSAFE SCREEN
DP : DOWNPIPE. Refer to engineer's dwg.
FA-04 : FEATURE ARCHITECTURAL ELEMENT / SUNHOOD (NON-COMBUSTIBLE), TYPE 04. REFER TO DETAILS
FROST : selected Frosted/Obscured/Translucent GLASS
GD : SELECTED GLASS DOOR
GP : GRATED PIT (REFER TO ENG DWG)
JD : SELECTED JOINERY DOOR (refer to schedule of finishes - TBC)
NICH : SIZE 300 (H) x 400 / 900 (W) @90° SILL U N O
PST : PEDESTAL SIGHT TRIANGLE OF 2.5m INTO SITE AND 2.0m ALONG THE FRONTAGE TO BE CLEAR OF OBSTRUCTIONS GREATER THAN 0.6m HIGH
SC-01 : TYPICAL FIXED VERTICAL BATTEN SCREEN. POWDERCOATED ALUMINIUM FINISH. SIZE: - X - @ - GAP
SC-02 : HORIZONTAL ALUMINIUM FIXED SCREEN. MAX 25% OPENINGS AND 300mm OFFSET FROM WALL.
SDR : 100(W) x 35 (D) SLAB REBATE FOR SLIDING DOOR (TBC)
SW P1 : Proposed SW P1. Refer to engineer's dwg.
TIP : Proposed tree pit, min. 500mm between edge of tree pit and the centre line of the water main, refer to LS Arch & engineer's dwg.
VC : Vertical Climbers. Non-combustible materials. Details refer to Landscape drawings.

NORTH



RC+
Design

BSA License Number : 1212835
Phone : info@rcplusdesign.com.au
Email : 0421197117

LOCATION :
LOT 12 #67
SHORE STREET EAST
CLEVELAND
REDLAND CITY

CLIENT:
TBC

DRAWING NAME :
Fourth Floor Plan (Typical)

ISSUE		
M1	23/JUN/2025	COORDINATION ISSUE
L4	23/JUN/2025	PRELIM ISSUE
L3	13/JUN/2025	PRELIM ISSUE
L2	10/JUN/2025	PRELIM ISSUE
L1	11/JUN/2025	PRELIM ISSUE
K5	29/APR/2025	COORD. ISSUE
K4	10/MAR/2025	PRELIMINARY ISSUE
K3	18/FEB/2025	PRELIMINARY ISSUE
K2	25/JAN/2025	PRELIMINARY ISSUE
K1	17/JAN/2025	PRELIMINARY ISSUE

SCALE : 1:150 @A1

PAPER

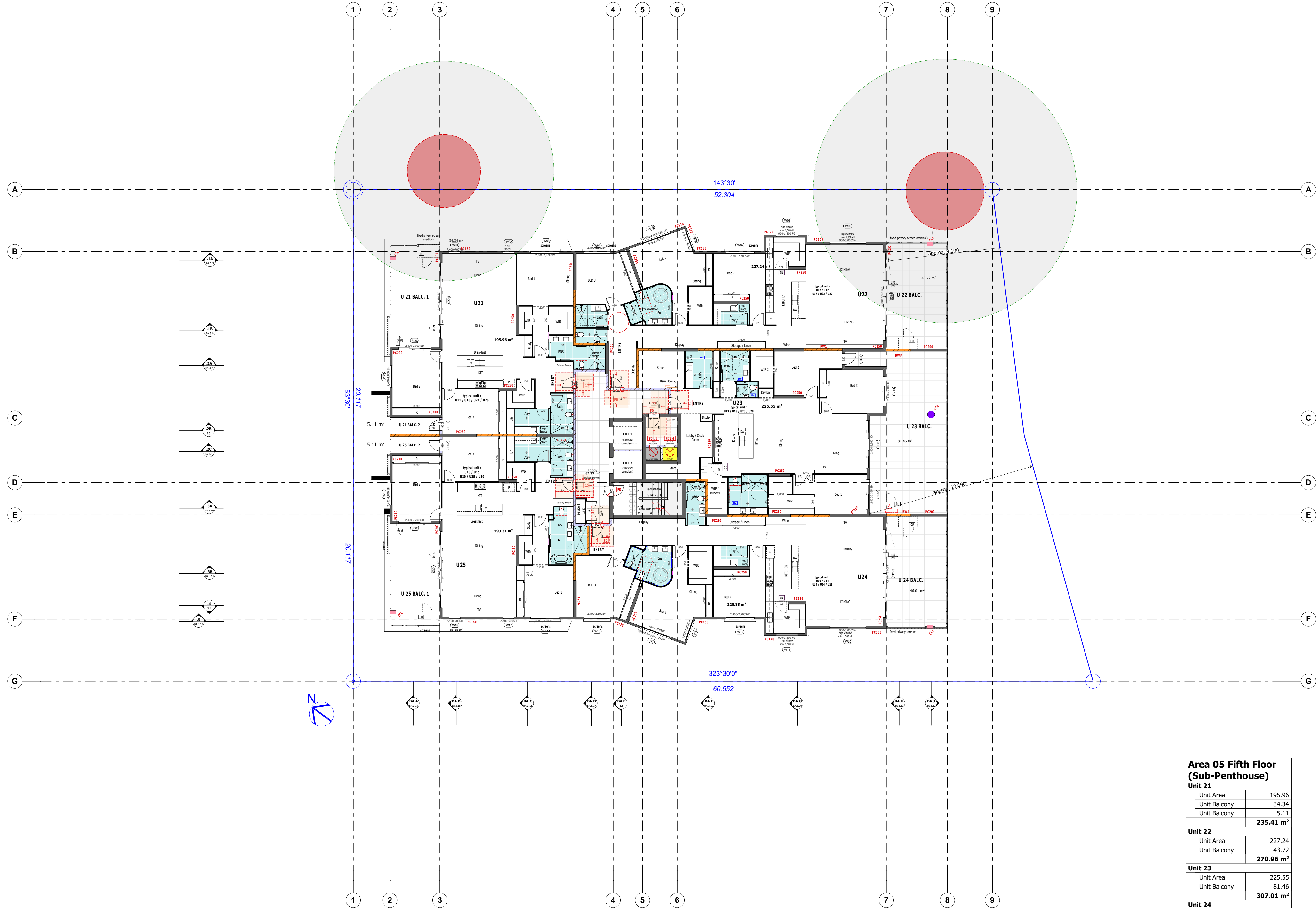
JOB NO : #Pin

DRAWING : BA.2.6

ISSUE : **M1**

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67\ISSUE M1_STR Coord\DESIGN 2_ARCH_LOT
12 #67 SHORE ST EAST, CLEVELAND, ISSUE M1
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Area 04 Fourth Floor	
Unit 16	
Unit Area	195.96
Unit Balcony	34.34
Unit Balcony	5.11
	235.41 m²
Unit 17	
Unit Area	227.24
Unit Balcony	43.72
	270.96 m²
Unit 18	
Unit Area	231.77
Unit Balcony	81.43
	313.20 m²
Unit 19	
Unit Area	229.63
Unit Balcony	46.01
	275.64 m²
Unit 20	
Unit Area	193.31
Unit Balcony	5.11
Unit Balcony	34.34
	232.76 m²
	1,327.97 m²



Area 05 Fifth Floor (Sub-Penthouse)		
Unit 21		
Unit Area	195.96	
Unit Balcony	34.34	
Unit Balcony	5.11	
	235.41 m ²	
Unit 22		
Unit Area	227.24	
Unit Balcony	43.72	
	270.96 m ²	
Unit 23		
Unit Area	225.55	
Unit Balcony	81.46	
	307.01 m ²	
Unit 24		
Unit Area	228.88	
Unit Balcony	46.01	
	274.89 m ²	
Unit 25		
Unit Area	193.31	
Unit Balcony	5.11	
Unit Balcony	34.34	
	232.76 m ²	
	1,321.03 m ²	

NOTES:

- Tree Protection Zone not shown for clarity. Refer to Site Plan for TPZ.
- Party Wall TBC (current thickness : 400mm)
- Refer to Reflected Ceiling Plan for All Ceiling and Bulkhead

WALL LEGEND - TO BE UPDATED
To be read in conjunction with structure/engineer's drawings.

	: BW1 - 200 Series Blockwork
	: BW2 - 200 Series Blockwork
	: PW - selected Party Wall Jamb
	: PC150 - 150 Precast Panel
	: PC250 - 250 Precast Panel
	: PC300 - 300 Precast Panel
	: CC4 - 6500 Concrete Column
	: CC1 - 1000L x 400W Concrete Column
	: CC2 - 1000L x 350W Concrete Column
	: CC3 - 1000L x 300W Concrete Column
	: CC4 - 500L x 300W Concrete Column

SETDOWN
To be read in conjunction with structure/engineer's drawings.
Setdown internal to balconies : 150mm
Setdown wet area (kitchen, bathroom, dry) : 50mm

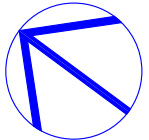
BUILDING MATERIALS/FINISHES
To be read in conjunction with final selection documents.
All external & internal finishes must comply with the fire hazard requirements / non-combustible.
All facade and external feature elements must comply with BCA Vol 1 C2010 (non-combustibility).
Refer to acoustic report for all glazing type.
Refer to colour schedule for materials details & specifications.

LEGEND

- CU : AC Condenser Unit (TBC)
- Plumbing Stack. Refer to Engineer's dwg.
- A 2.5kg ABE Fire Extinguishers to be installed in accordance with NCC VOL 1 PART E1.6 within 10m of the door of each core occupancy unit.
- SELF-CLOSING - 60/30 SOLID CORE FIRE DOOR
- TACTILE INDICATORS (TO AS 1428.4)
- 30mm FALL (TBC)
- 1550mm DIAMETER CIRCULATION SPACE

BAL-01 : Selected Glass Balustrade, min. 1,000mm height from FFL, refer to schedule of finishes.
BAL-02 : Selected Solid Balustrade, height varies / combination with Bal-01
CR : SELECTED COLORBOND ROOF
CS : CRIBSAFE SCREEN
DP : DOWNPIPE. Refer to engineer's dwg.
FA-04 : FEATURE ARCHITECTURAL ELEMENT / SUNHOOD (NON-COMBUSTIBLE), TYPE 04. REFER TO DETAILS
FROST : selected Frosted/Obscured/Translucent GLASS
GD : SELECTED GLASS DOOR
GP : GRATED PIT (REFER TO ENG DWG)
JD : SELECTED JOINERY DOOR (refer to schedule of finishes - TBC)
NICH : SIZE 300 (H) x 400 / 900 (W) @ 900 SILL U N O
PST : PEDESTAL SIGN TRIANGLE OF 2.5m INTO SITE AND 2.0m ALONG THE FRONTAGE TO BE CLEAR OF OBSTRUCTIONS GREATER THAN 0.6m HIGH
SC-01 : TYPICAL FIXED VERTICAL BATTEN SCREEN. POWDERCOATED ALUMINIUM FINISH. SIZE : X - @ - GAP
SC-02 : HORIZONTAL ALUMINIUM FIXED SCREEN. MAX 25% OPENINGS AND 300mm OFFSET FROM WALL.
SDR : 100(W) x 35 (D) SLAB REBATE FOR SLIDING DOOR (TBC)
SW P1 : Proposed SW P1. Refer to engineer's dwg.
TIP : Proposed tree pit, min. 500mm between edge of tree pit and the centre line of the water main. refer to LS Arch & engineer's dwg.
VC : Vertical Climbers. Non-combustible materials. Details refer to Landscape drawings.

NORTH



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Design

BSA License Number : 1212835
Phone : info@rcplusdesign.com.au
Email : 0421197117

LOCATION :
LOT 12 #67
SHORE STREET EAST
CLEVELAND
REDLAND CITY

CLIENT:
TBC

DRAWING NAME :
Fifth Floor Plan (Typical, Sub-Penthouse)

ISSUE		
M1 29/JUN/2025	COORDINATION ISSUE	VT
L4 23/JUN/2025	PRELIM ISSUE	VT
L3 13/JUN/2025	PRELIM ISSUE	VT
L2 10/JUN/2025	PRELIM ISSUE	VT
L1 11/JUN/2025	PRELIM ISSUE	VT
K5 29/APR/2025	COORD. ISSUE	VT
K4 10/MAR/2025	PRELIMINARY ISSUE	VT
K3 18/FEB/2025	PRELIMINARY ISSUE	VT
K2 25/JAN/2025	PRELIMINARY ISSUE	VT
K1 17/JAN/2025	PRELIMINARY ISSUE	VT

SCALE : 1:150 @A1

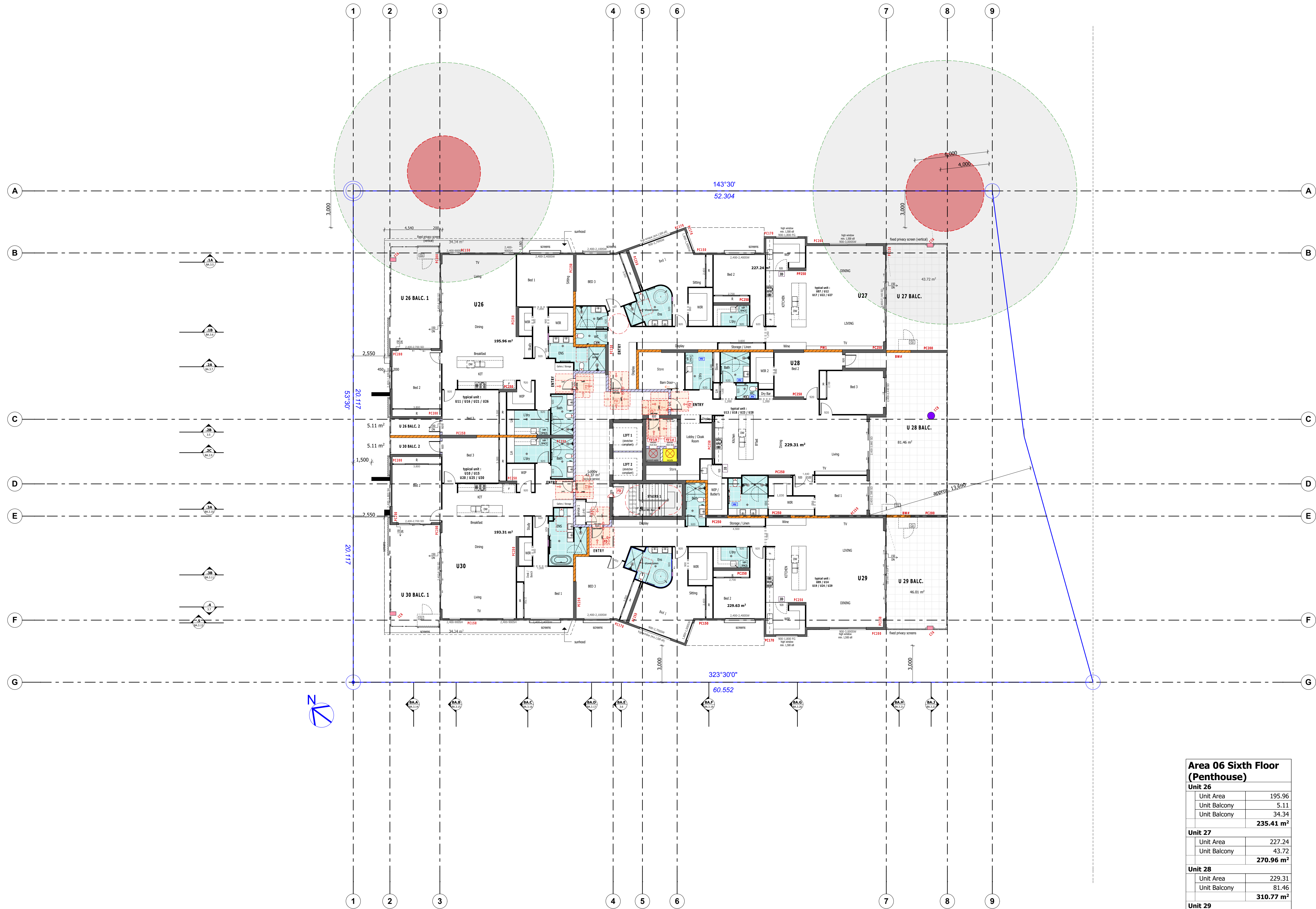
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JOB NO : #Pin

DRAWING : BA.2.7

ISSUE : M1

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NOTES:

- Tree Protection Zone not shown for clarity. Refer to Site Plan for TPZ.
- Party Wall TBC (current thickness : 400mm)
- Refer to Reflected Ceiling Plan for All Ceiling and Bulkhead

WALL LEGEND - TO BE UPDATED
To be read in conjunction with structure/engineer's drawings.

	: BW1 - 200 Series Blockwork
	: BW2 - 200 Series Blockwork
	: PW - selected Party Wall Jamb
	: PC150 - 150 Precast Panel
	: PC250 - 250 Precast Panel
	: PC300 - 300 Precast Panel
	: CC4 - 6500 Concrete Column
	: CC1 - 1000L x 400W Concrete Column
	: CC2 - 1000L x 350W Concrete Column
	: CC3 - 1000L x 300W Concrete Column
	: CC4 - 500L x 300W Concrete Column

SETDOWN
To be read in conjunction with structure/engineer's drawings.
Setdown internal to balconies : 150mm
Setdown wet area (entrance, bathroom, dry) : 50mm

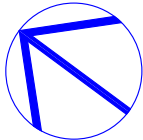
BUILDING MATERIALS / FINISHES
To be read in conjunction with final selection documents.
All external & internal finishes must comply with the fire hazard requirements / non-combustible.
All facade and external feature elements must comply with BCA Vol 1 C2010 (non-combustibility).
Refer to acoustic report for all glazing type.
Refer to colour schedule for materials details & specifications.

LEGEND

	: AC Condenser Unit (TBC)
	: Plumbing Stack. Refer to Engineer's dwg.
	: 2.5kg ABE Fire Extinguishers to be installed in accordance with NCC VOL 1 PART E1.6 within 10m of the door of each core occupancy unit.
	: SELF-CLOSING -60/30 SOLID CORE FIRE DOOR
	: TACTILE INDICATORS (TO AS 1428.4)
	: 30mm FALL (TBC)
	: 1550mm DIAMETER CIRCULATION SPACE

BAL-01 : Selected Glass Balustrade, min. 1,000mm height from FFL, refer to schedule of finishes.
BAL-02 : Selected Solid Balustrade, height varies / combination with Bal-01
CR : SELECTED COLORBOND ROOF
CS : CRINKSAFE SCREEN
DP : DOWNPIPE. Refer to engineer's dwg.
FA-04 : FEATURE ARCHITECTURAL ELEMENT / SUNHOOD (NON-COMBUSTIBLE), TYPE 04. REFER TO DETAILS
FROST : selected Frosted/Obscured/Translucent GLASS
GD : SELECTED GLASS DOOR
GP : GRATED PIT (REFER TO ENG DWG)
JD : SELECTED JOINERY DOOR (refer to schedule of finishes - TBC)
NICH : SIZE 300 (H) x 400 / 900 (W) @ 900 SILL U N O
PST : PEDESTAL SIGHT TRIANGLE OF 2.5m INTO SITE AND 2.0m ALONG THE FRONTAGE TO BE CLEAR OF OBSTRUCTIONS GREATER THAN 0.6m HIGH
SC-01 : TYPICAL FIXED VERTICAL BATTEN SCREEN. POWDERCOATED ALUMINIUM FINISH. SIZE: - X - @ - GAP
SC-02 : HORIZONTAL ALUMINIUM FIXED SCREEN. MAX 25% OPENINGS AND 300mm OFFSET FROM WALL.
SDR : 100(W) x 35 (D) SLAB REBATE FOR SLIDING DOOR (TBC)
SW P1 : Proposed SW P1. Refer to engineer's dwg.
TIP : Proposed tree pit, min. 500mm between edge of tree pit and the centre line of the water main. refer to LS Arch & engineer's dwg.
VC : Vertical Climbers. Non-combustible materials. Details refer to Landscape drawings.

NORTH



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Design

BSA License Number : 1212835
Phone : info@rcplusdesign.com.au
Email : 0421197117

LOCATION :
LOT 12 #67
SHORE STREET EAST
CLEVELAND
REDLAND CITY

CLIENT:
TBC

DRAWING NAME :
**Sixth Floor Plan (Typical,
Penthouse, Top Floor)**

ISSUE

M1	23/JUN/2025	COORDINATION ISSUE	VT
L4	23/JUN/2025	PRELIM ISSUE	VT
L3	13/JUN/2025	PRELIM ISSUE	VT
L2	10/JUN/2025	PRELIM ISSUE	VT
L1	11/JUN/2025	PRELIM ISSUE	VT
K5	29/APR/2025	COORD. ISSUE	VT
K4	10/MAR/2025	PRELIMINARY ISSUE	VT
K3	18/FEB/2025	PRELIMINARY ISSUE	VT
K2	25/JAN/2025	PRELIMINARY ISSUE	VT
K1	17/JAN/2025	PRELIMINARY ISSUE	VT

SCALE : 1:150 @A1

PAPER

JOB NO : #Pin

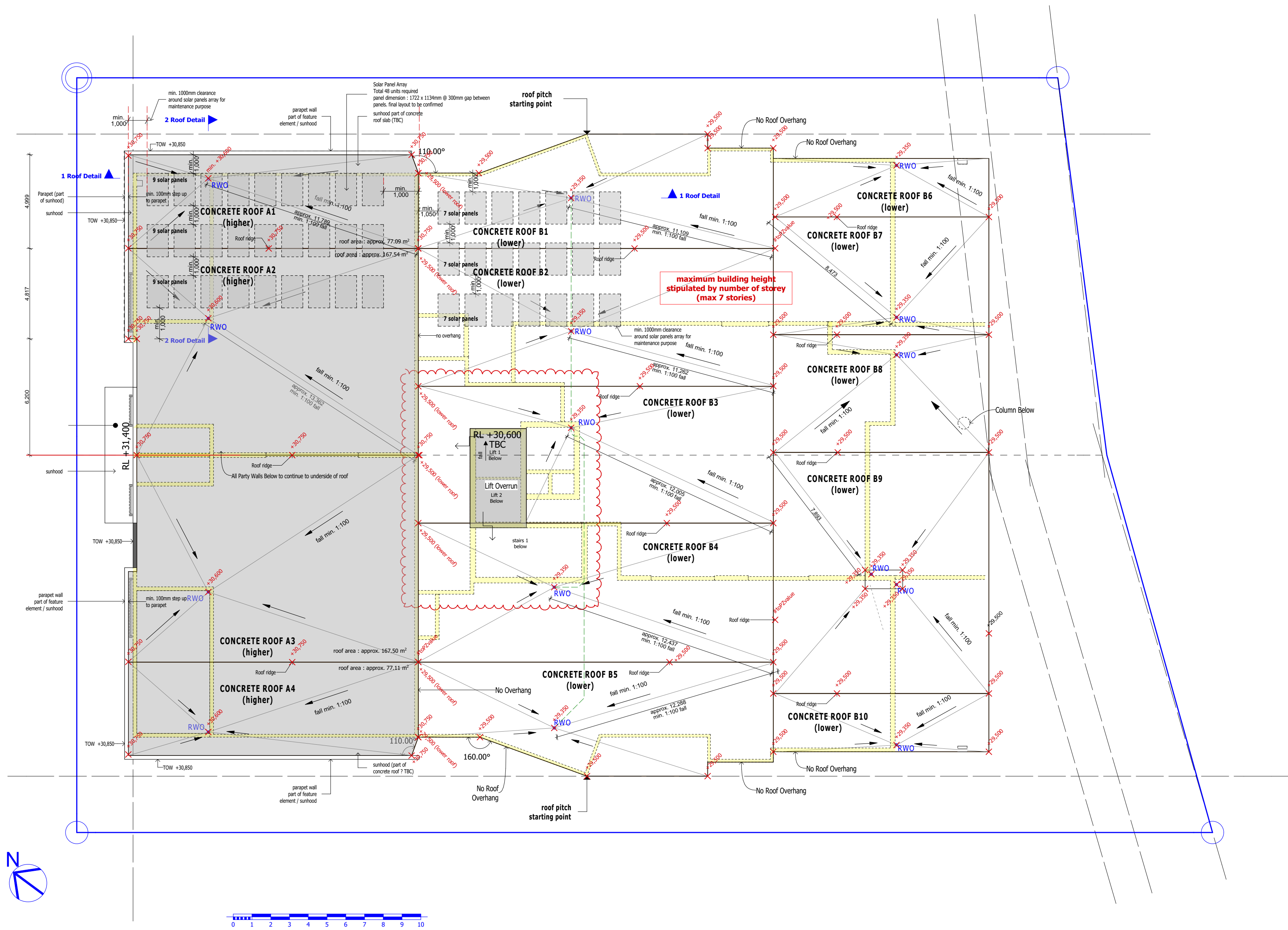
DRAWING : BA.2.8

ISSUE : **M1**

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67\ISSUE M1_STR Coord\DESIGN 2_ARCH_LOT
12 #67 SHORE ST EAST, CLEVELAND, ISSUE M1
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Area 06 Sixth Floor (Penthouse)		
Unit 26		
Unit Area	195.96	
Unit Balcony	5.11	
Unit Balcony	34.34	
	235.41 m ²	
Unit 27		
Unit Area	227.24	
Unit Balcony	43.72	
	270.96 m ²	
Unit 28		
Unit Area	229.31	
Unit Balcony	81.46	
	310.77 m ²	
Unit 29		
Unit Area	229.63	
Unit Balcony	46.01	
	275.64 m ²	
Unit 30		
Unit Area	193.31	
Unit Balcony	34.34	
Unit Balcony	5.11	
	232.76 m ²	
	1,325.54 m ²	

LEGEND
indicates walls below
Rainwater
Outlet - refer to engineer's dwg

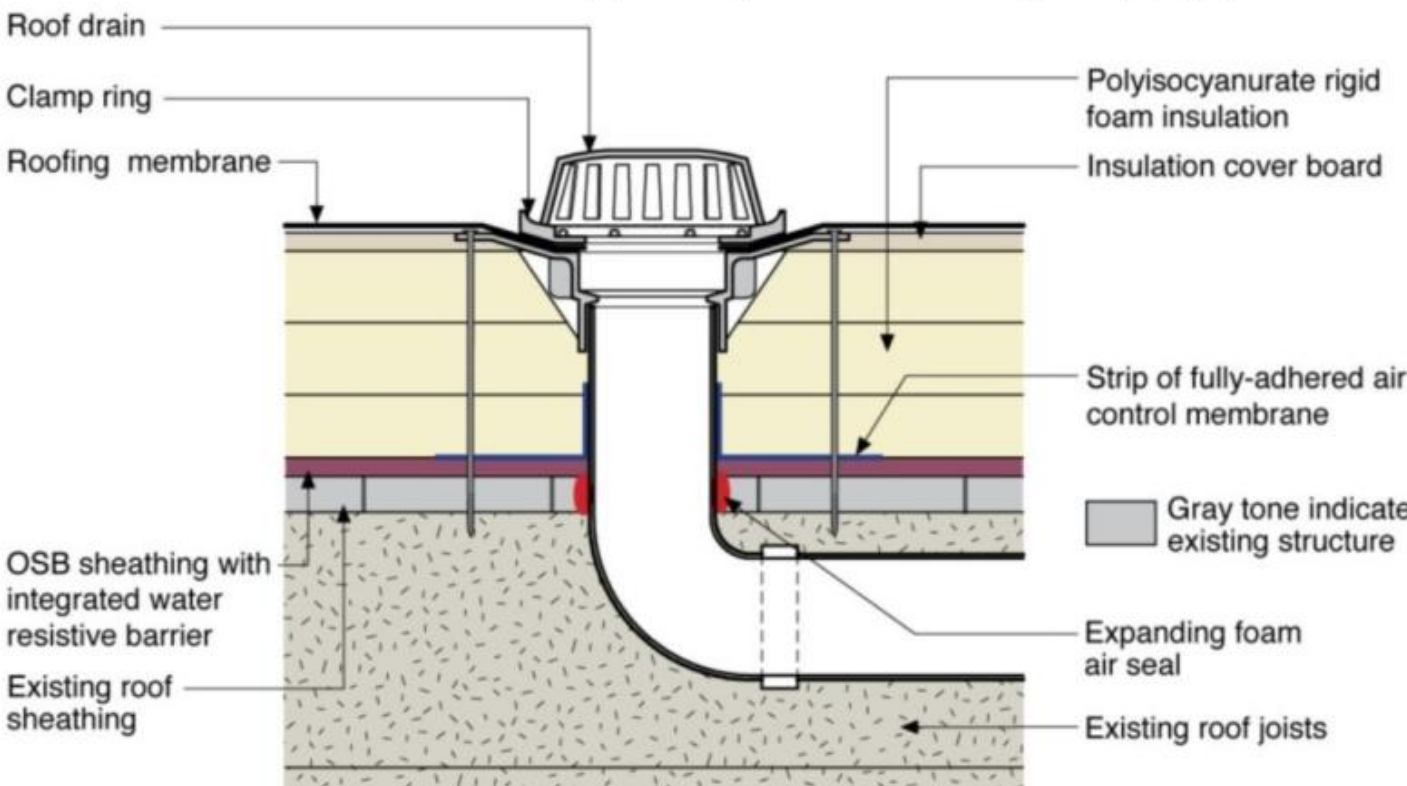


Suspended Slab Drainage System - Reference Only

INSTALL INNER ROOF DRAINS

Many commercial roofing experts recommend this system for flat roofs. Inner roof drains are hidden from sight and installed in a low section or channel to collect water.

The channel will feed the water into the hidden pipes leading the water to an underground piping system.



SKETCH / COORDINATION (29/JUN/2025)

NORTH

RC+
Design

BSA License Number 1212835
Phone info@rcplusdesign.com.au
Email 0421197117

LOCATION :
LOT 12 #67
SHORE STREET EAST
CLEVELAND
REDLAND CITY

CLIENT:
TBC

DRAWING NAME :
Roof Plan

ISSUE	COORDINATION ISSUE	VT
M1 29/JUN/2025	PRELIM ISSUE	VT
L4 23/JUN/2025	PRELIM ISSUE	VT
L3 13/JUN/2025	PRELIM ISSUE	VT
L2 10/JUN/2025	PRELIM ISSUE	VT
L1 11/JUN/2025	PRELIM ISSUE	VT
K5 29/APR/2025	COORD. ISSUE	VT
K4 10/MAR/2025	PRELIMINARY ISSUE	VT
K3 18/FEB/2025	PRELIMINARY ISSUE	VT
K2 20/JAN/2025	PRELIMINARY ISSUE	VT
K1 17/JAN/2025	PRELIMINARY ISSUE	VT

SCALE : 1:100, 1:150
@A1 PAPER

JOB NO : #Pin

DRAWING : BA.2.9

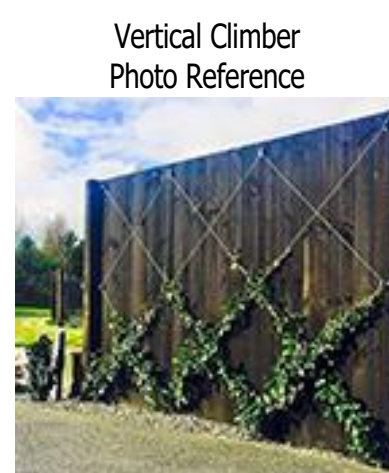
ISSUE : M1

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12 #67 SHORE ST EAST, CLEVELAND, ISSUE M1
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<u>SETDOWN</u>	
<u>To be read in conjunction with structure/engineer's drawings</u>	
Setdown internal to balconies	: 150mm
Setdown wet area (ensuite, bathroom, ldry)	: 50mm
<u>BUILDING MATERIALS/FINISHES</u>	
<u>To be read in conjunction with final selection documents</u>	
All external & internal finishes must comply with the fire hazard requirements / non-combustible	
All façade and external feature elements must comply with BCA V1 1 CSD10 (non-combustibility).	
Refer to accurate record for all glazing type	
Refer to colour schedule for materials details & specifications.	

SCALE 1:100 @A1 PAPER	JOB NUMBER	DRAWING	REVISION
	#PIn	BA.3.1	M1



COLOUR SCHEDULE - TBC

VT	NORTH
VT	
VT	
VT	



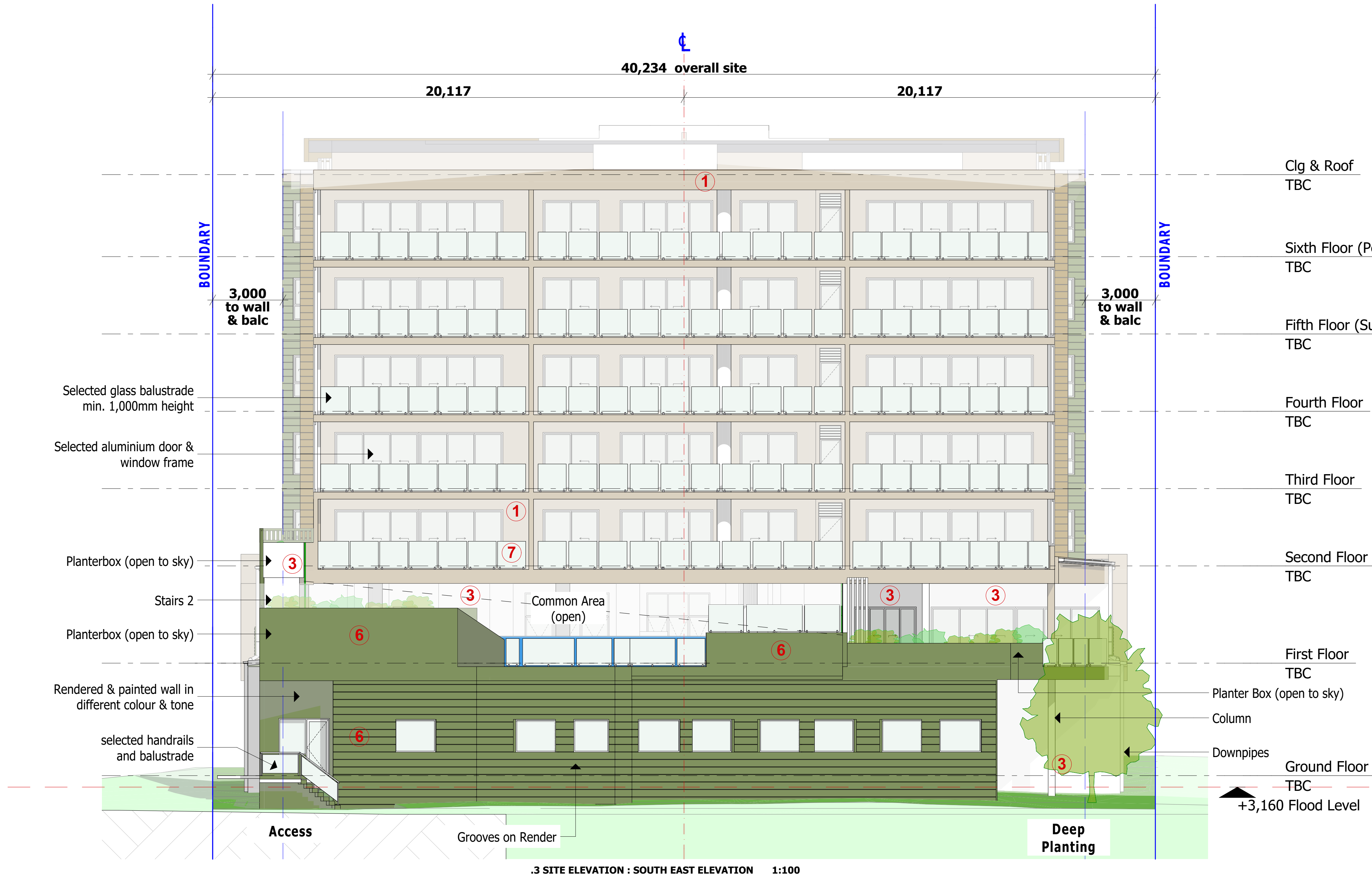
COLOUR SCHEDULE - TBC							
1. Main Colour - Colorbond Paperbark or similar		3. Aluminium Powdercoated Doors & Windows Frame - Dulux Pearl White or similar		4. Feature Tiled Area - Selected Travertine in beige tone / similar		6. Feature Colour B / Shear Walls - Colorbond Pale Eucalyptus or similar	
2. Screening - Colorbond Surfmist or similar		3. Ground Floor Walls / Secondary Colour - Dulux Pearl White or similar		5. Feature Colour A - Colorbond Sandbank or similar		7. Selected Glass Balustrade	

WALL LEGEND TO BE UPDATED	
To be read in conjunction with structure/engineer's drawing	
	• BW1 - 200 Series Blockwork
	• BW2 - 200 Series Blockwork
	• PW - selected Party Wall 200
	• PC150 - 150 Precast Panel
	• PC250 - 250 Precast Panel
	• PC300 - 300 Precast Panel
	• CC# - 650Ø Concrete Column
	• CC1 - 1000L x 400W Concrete Column
	• CC2 - 1000L x 350W Concrete Column
	• CC3 - 1000L x 300W Concrete Column
	• CC4 - 500L x 300W Concrete Column

SETDOWN
To be read in conjunction with structure/engineer's drawings
 Setdown internal to balconies : 150mm
 Setdown wet area (ensuite, bathroom, idry) : 50mm

BUILDING MATERIALS/FINISHES
To be read in conjunction with final selection documents
 All external & internal finishes must comply with the fire hazard requirements / non-combustible
 All façade and external feature elements must comply with BCA V 1 C2D10 (non-combustibility).
 Refer to acoustic report for all glazing type
 Refer to colour schedule for materials details & specifications.

LEGEND	
	AC Condenser Unit (TBC)
	Plumbing Stack. Refer to Engineer's dwg.
	A 2.5kg ABC Fire Extinguishers to be installed in accordance with NCC VOL 1 PART E1.6 within 10m of the door of each store occupancy unit.
	SELF-CLOSING +60/30/ SOLID CORE FIRE DOOR
	TACTILE INDICATORS (TO AS 1428.4)
	30mm FALL (TBC)
	1550mm DIAMETER CIRCULATION SPACE
BAL-01	Selected Glass Balustrade, min. 1,000mm height from FFL. Refer to schedule of finishes.
BAL-02	Selected Solid Balustrade, height varies / combination with BAL-01
CR	SELECTED COLORBOND ROOF
CS	CRAVINS SCREEN
DP	DOWNPIPE. Refer to engineer's dwg.
FA-#	FEATURE ARCHITECTURAL ELEMENT / SUNHOOD (NON-COMBUSTIBLE). TYPE Q# REFER TO DETAILS
FROST GD	Selected Frost/Heat/Insulating Translucent GLASS
GD	SELECTED GLASS DOOR
GR	GRATED PIT (REFER TO ENG DWG#)
JD	SELECTED JOINEERY DOOR (REFER TO schedule of finishes - TBC)
NICHE	SIZE 300 (X) 600 / 900 (W) @900 SILL U N O
PST	PEDESTRIAN SIGHT TRIANGLE OF 2.5m into site
	Proposed GLASS FRONTAGE TO BE CLEAR OF OBSTRUCTIONS
	Minimum 2.0m High
SC-01	TYPICAL FIXED VERTICAL BATTEN SCREEN.
	POWDERCOATED ALUMINIUM FINISH.
	SIZE : X @ GAP
SC-02	HORIZONTAL ALUMINIUM FIXED SCREEN
	MAX 25% OPENINGS AND 300mm OFFSET FROM WALL.
SDR	100(W) X 35 (D) SLAB REAR FOR SLIDING DOOR (TBC)
SW Pit	Proposed SW Pit. Refer to engineer's dwg.
	Horizontal 200 x 100 mm. 500mm between edge of pit and the centre line of the water main. Refer to LS arch & engineer's dwg.
VC	Vertical Climbers. Non-combustible materials. Details refer to Landscape



WALL LEGEND - TO BE UPDATED
To be read in conjunction with structure/engineer's drawings

	BW1 - 200 Series Blockwork
	BW2 - 200 Series Blockwork
	PW - selected Party Wall 200
	PC250 - 250 Precast Panel
	PC300 - 300 Precast Panel
	CC8 - 6500 Concrete Column
	CC1 - 1000L x 400W Concrete Column
	CC2 - 1000L x 350W Concrete Column
	CC3 - 1000L x 300W Concrete Column
	CC4 - 500L x 300W Concrete Column

SETDOWN
To be read in conjunction with structure/engineer's drawings

Setdown internal to balconies	: 150mm
Setdown wet area (ensuite, bathroom, laundry)	: 50mm

BUILDING MATERIALS/FINISHES
To be read in conjunction with final selection documents

All external & internal finishes must comply with the fire hazard requirements / non-combustible

All facade and external feature elements must comply with BCA Vol 1 C2010 (non-combustibility).

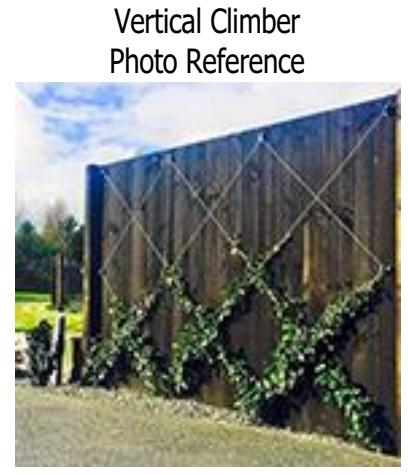
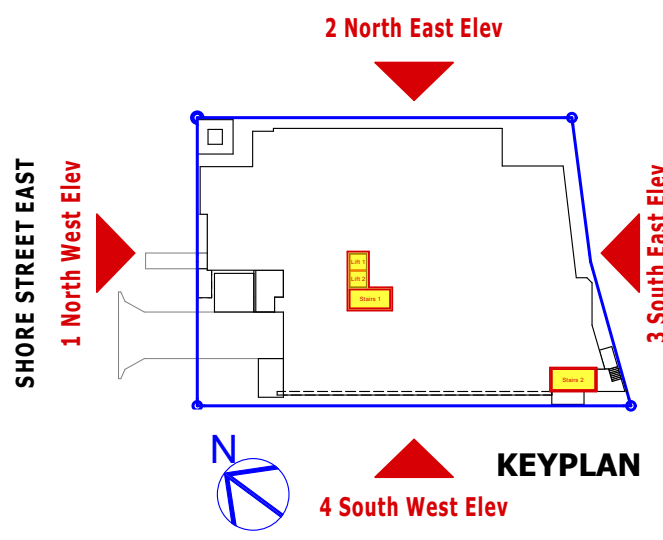
Refer to acoustic report for all glazing type

Refer to colour schedule for materials details & specifications.

LEGEND

	CU : AC Condenser Unit (TBC)
	S : Plumbing Stack. Refer to Engineer's dwg.
	FE : A 2.5kg ABC Fire Extinguishers to be installed in accordance with NCC VOL 1 PART E1.8 within 10m of the door of each store occupancy unit.
	FD : SELF-CLOSING -80/30/ SOLID CORE FIRE DOOR
	TACTILE INDICATORS (TO AS 1428.4)
	FALL : 30mm FALL (TBC)
	: 1550mm DIAMETER CIRCULATION SPACE

BAL-01	: Selected Glass Balustrade, min. 1,000mm height from FFL, refer to schedule of finishes.
BAL-02	: Selected Solid Balustrade, height varies / combination with Bal-01
OR	: SELECTED COLORBOND ROOF
CS	: CRIMSAFE SCREEN
DP	: DOWNPIPE. Refer to engineer's dwg.
FA-0#	: FEATURE ARCHITECTURAL ELEMENT / SUNHOOD (NON-COMBUSTIBLE), TYPE OR, REFER TO DETAILS
FROST	: selected Frosted/Obscured/Translucent GLASS
GD	: SELECTED GLASS DOOR
GP	: GRATED PIT (REFER TO ENG DWG).
JD	: SELECTED JOINERY DOOR (refer to schedule of finishes - TBC)
NICHE	: SIZE 300 (H) x 600 (W) @900 SILL U.N.O
PST	: PEDESTRIAN SIGHT TRIANGLE OF 2.5m INTO SITE AND 2.0m ALONG THE FRONTAGE TO BE CLEAR OF OBSTRUCTIONS GREATER THAN 0.6m HIGH
SC-01	: TYPICAL FIXED VERTICAL BATTEN SCREEN. POWDERCOATED ALUMINIUM FINISH. SIZE : - X - @ - GAP.
SC-02	: HORIZONTAL ALUMINIUM FIXED SCREEN. MAX 25% OPENINGS AND 300mm OFFSET FROM WALL. 100(W) x 35 (D) SLAB REBATE FOR SLIDING DOOR (TBC)
SDR	: Proposed SW Pit. Refer to engineer's dwg.
SW Pit	: Proposed tree pit, min. 500mm between edge of tree pit and the centre line of the water main, refer to LS arch & engineer's dwg
TYP	: Vertical Climbers. Non-combustible materials. Details refer to Landscape drawings.
VC	



REFER TO COLOUR SCHEDULE FOR SELECTED MATERIAL & FINISHES

COLOUR SCHEDULE - TBC			
	1. Main Colour - Colorbond Paperbark or similar		3. Aluminium Powdercoated Doors & Windows Frame - Dulux Pearl White or similar
	2. Screening - Colorbond Surfist or similar		3. Ground Floor Walls / Secondary Colour - Dulux Pearl White or similar
	4. Feature Tiled Area - Selected Travertine in beige tone / similar		5. Feature Colour A - Colorbond Sandbank or similar
	6. Feature Colour B / Shear Walls - Colorbond Pale Eucalyptus or similar		7. Selected Glass Balustrade

BSA License Number
1212835

Email
info@rcplusdesign.com.au

Phone
0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,
REDLAND CITY, #Site Postcode

PROJECT NAME
#PROPOSED DEVELOPMENT

DRAWING NAME
Site Elevations : South East Elevation

ISSUE

M1	29/JUN/2025	COORDINATION ISSUE	VT
L4	23/JUN/2025	PRELIM ISSUE	VT
L3	13/JUN/2025	PRELIM ISSUE	VT
L2	12/JUN/2025	PRELIM ISSUE	VT

NORTH

SCALE	JOB NUMBER	DRAWING	REVISION
1:100 @A1 PAPER	#Pin	BA.3.3	M1

© 2025 CLEVELAND SHORES BY EAST LOT 12 DEVELOPER BY SITE CHARTER DESIGN ARCHITECTS LOT 12 WEST SHORES BY EAST CLEVELAND SHORES BY EAST LOT 12 DEVELOPER BY SITE CHARTER DESIGN ARCHITECTS LOT 12 WEST SHORES BY EAST CLEVELAND SHORES BY EAST LOT 12 DEVELOPER BY SITE CHARTER DESIGN ARCHITECTS LOT 12 WEST SHORES BY EAST

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SETDOWN
To be read in conjunction with structure/engineer's drawings
 Setdown internal to balconies : 150mm
 Setdown wet area (ensuite, bathroom, idry) : 50mm

BUILDING MATERIALS/FINISHES
To be read in conjunction with final selection documents
 All external & internal finishes must comply with the fire hazard requirements / non-combustible
 All façade and external feature elements must comply with BCA V1
 1 C2D10 (non-combustibility).
 Refer to acoustic report for all glazing type
 Refer to colour schedule for materials details & specifications.

LEGEND

	AC Condenser Unit (TBC)
	Plumbing Stack. Refer to Engineer's dwg.
	2 A 2.5kg AB Fire Extinguishers to be installed in accordance with NCV VOL 1 PART E1.6 within 10m of the door of each store occupancy unit.
	SELF-CLOSING -80/30/50 SOLID CORE FIRE DOOR
	TACTILE INDICATORS (SEE A1228.4)
	30mm fall (TBC)
	1500mm DIAMETER CIRCULATION SPACE

BAL-01 : Selected Glass Balustrade, min. 1000mm height from FFL refer to schedule of finishes.

BAL-02 : Selected Solid Balustrade, height varies / combination with Bal-01

CS : CRIMSAFE ORBOND ROOF

CP : CRIMSAFE SCREEN

DS : DOWNPIPE. Refer to engineer's dwg.

FA-FH : FEATURE ARCHITECTURAL ELEMENT / SUNHOOD (NON-COMBUSTIBLE). TYPE OF REFER TO DETAILS

FRONT : Selected Frosted/Obscured/Translucent GLASS

FGD : SELECTED GLASS DOOR

GR : GRATED PIT (REFER TO ENG DWG)

JO : SELECTED JOINERY DOOR (refer to schedule of finishes - TBC)

NICHE : SIZE 300 (H) x 600 (W) @90.00 LL UNO

PST : PESTERIAN SIGHT TRIANGLE OF SIZE 1500 INTO SITE AND 2.0m ALONG THE FRONTAGE TO BE CLEAR OF OBSTRUCTIONS GREATER THAN 0.6m HIGH

SC-01 : TYPICAL FIXED VERTICAL BATTEN SCREEN.
POWDERCOATED ALUMINIUM FINISH.
SIZE : X @ GAP

SC-02 : HORIZONTAL ALUMINIUM FINISH SCREEN.
MAX 25% OPENINGS AND 300mm OFFSET FROM WALL.

SOR : Proposed SW (13 D) SLAB REBATE FOR SLIDING DOOR (TBC)

SW PI TR : Proposed SW PI TR refer to engineer's drawing
1000x2000 tree pit, min. 500mm between edge of tree pit and the centre line of the water main. refer to LS Arch & engineer's dwg.

VC : Vertical Climbers. Non-combustible materials. Details refer to Landscape

COLOUR SCHEDULE - TBC

	1. Main Colour - Colorbond Paperbark or similar		3. Aluminium Powdercoated Doors & Windows Frame - Dulux Pearl White or similar		4. Feature Tiled Area - Selected Travertine in beige tone / similar		6. Feature Colour B / Shear Walls - Colorbond Pale Eucalyptus or similar
	2. Screening - Colorbond Surfist or similar		3. Ground Floor Walls / Secondary Colour - Dulux Pearl White or similar		5. Feature Colour A - Colorbond Sandbank or similar		7. Selected Glass Balustrade

VT	NORTH
VT	
VT	
VT	

SCALE	JOB NUMBER	DRAWING	REVISION
1:100 @A1 PAPER	#Pln	BA.3.4	M1
G:022\CLEVELAND, SHORE ST EAST, LOT 12 #67\ISSUE M1, STR Coord\DESIGN 2_ARCH\LOT 12 #67 SHORE ST EAST.dwg			