

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
D322	2400 x 2400	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D323	2400 x 2100	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 (FX)- 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 X 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	500 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
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 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 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.

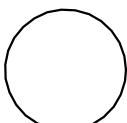
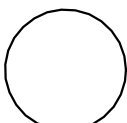
All accessible units are to comply with AS1428.1.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1591

Date: 15 October 2025



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		A ISSUED	17/1/24				drawn	SRM	architect	S MITCHELL	address	3 MOORES ROAD, REDLAND BAY Q 4165	23017	sheet	A1				
		B SCHEDULES ALTERED	17/3/25				authorised							reg no	5575	authorised	SRM	date	5/24
		C SCHEDULES ALTERED	18/3/25																
		D MINOR CHANGE	19/3/25																
		E MINOR CHANGE	20/3/25																
		F MINOR CHANGE	25/6/25																
		G REISSUED	5/9/25																
		H DOOR ADDED	8/9/25																

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CODES

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BAL Balustrade - Refer Notes
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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
O/H Overhang
RB Rendered Blockwork
REF Refrigerator
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Fire Rated Doors
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All accessible units are to comply with AS1428.1.

Wall insulation - Install minimum R2.5 wall insulation to all stud walls to external walls.

Electrical - All downlights to Unit 41 to be IC/IC-F rated.
All Bedrooms, Study, Lounge and Living and Dining to Units 41 & 42 to have ceiling fans with minimum 1400 diameter.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
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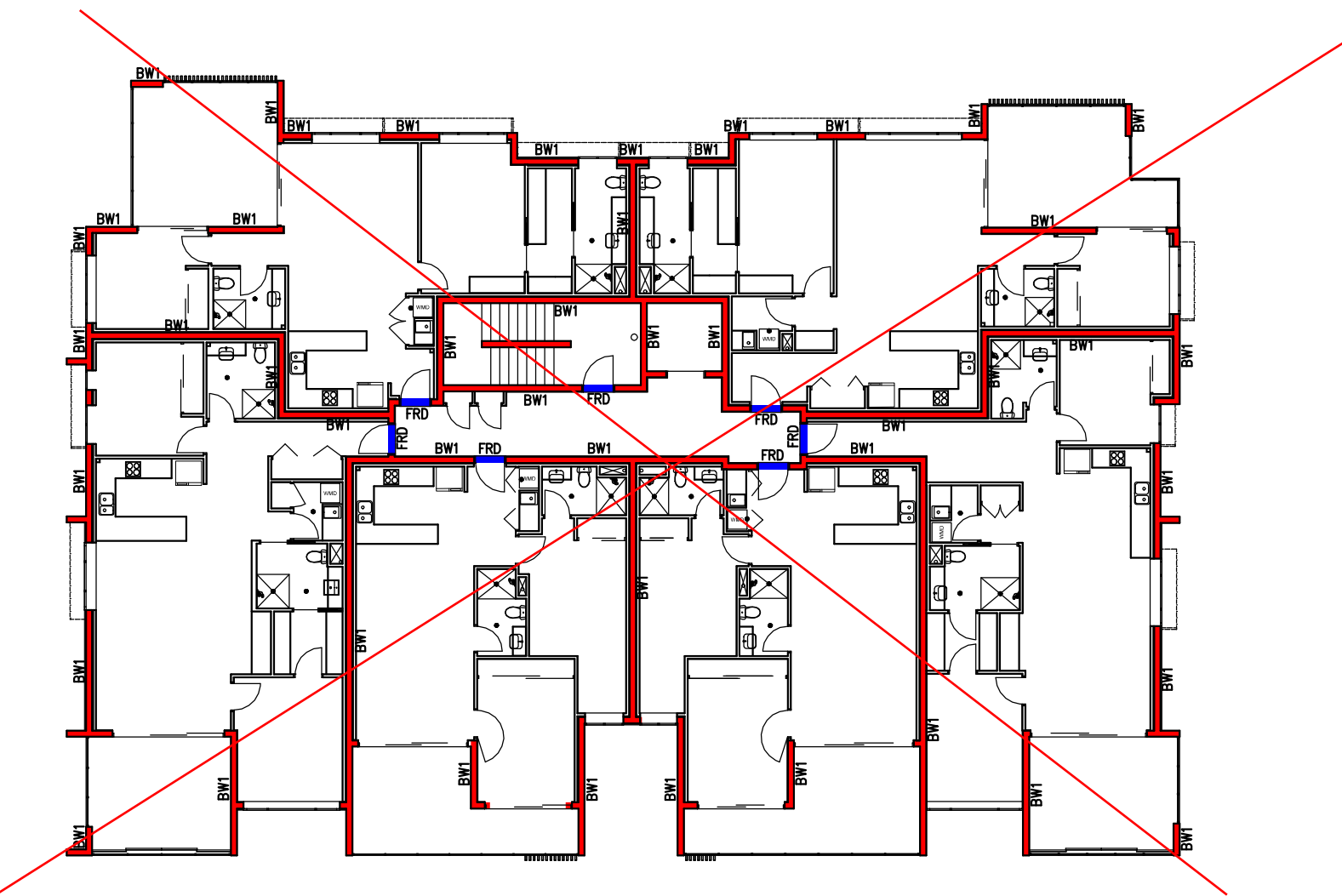
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G REISSUED
H MINOR CHANGES
6/8/24
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17/3/25
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25/8/25
9/8/25

CONSTRUCTION
JWA MITCHELL
DESIGNS

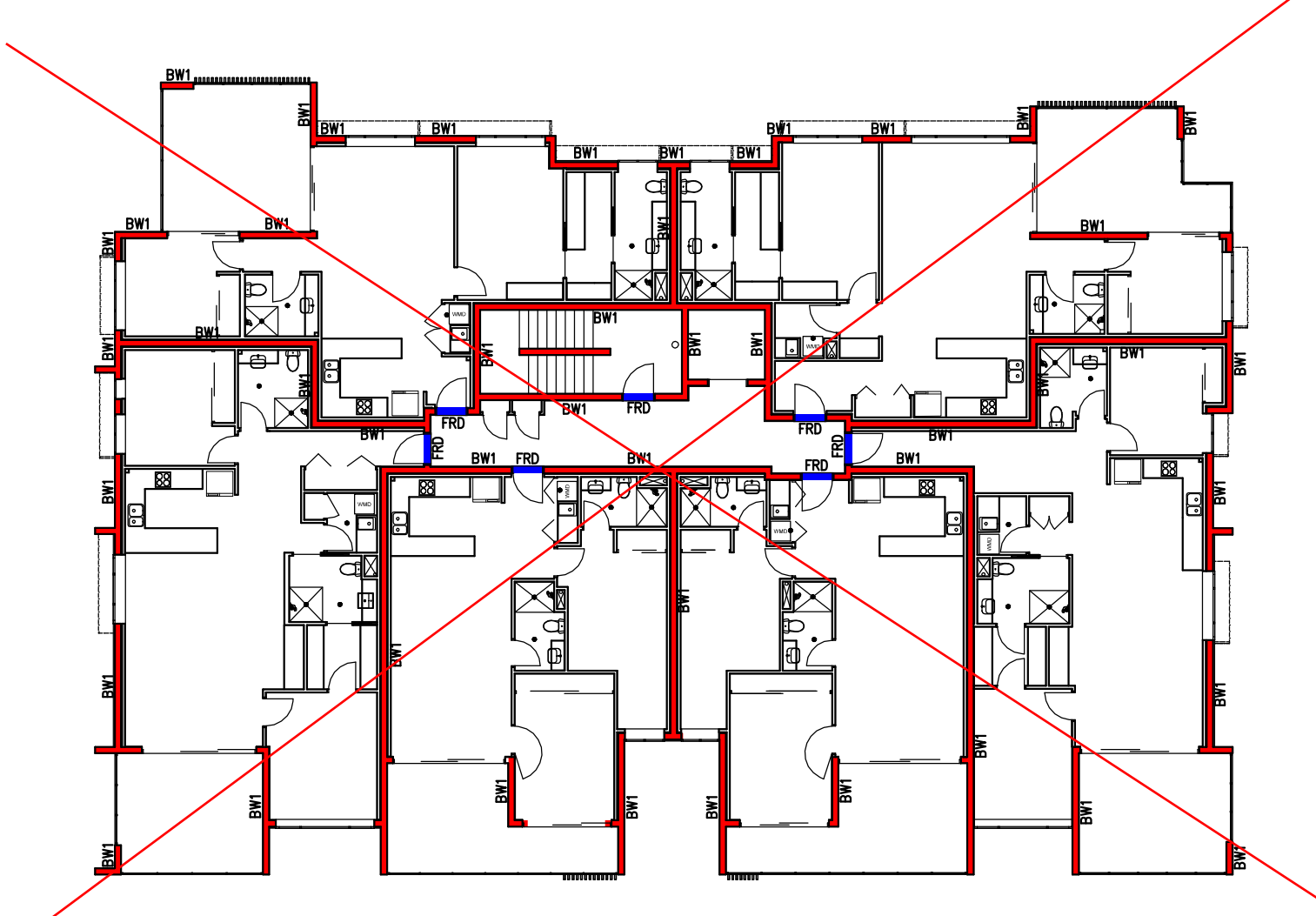
client LEG CONSTRUCTIONS
drawing BUILDING 3
THIRD FLOOR PLAN
project NEW TOWNHOUSE/ UNIT
DEVELOPMENT
address 3 MOORES ROAD,
REDLAND BAY Q 4165
architect S MITCHELL
reg no 5575
authorised SRM
date

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

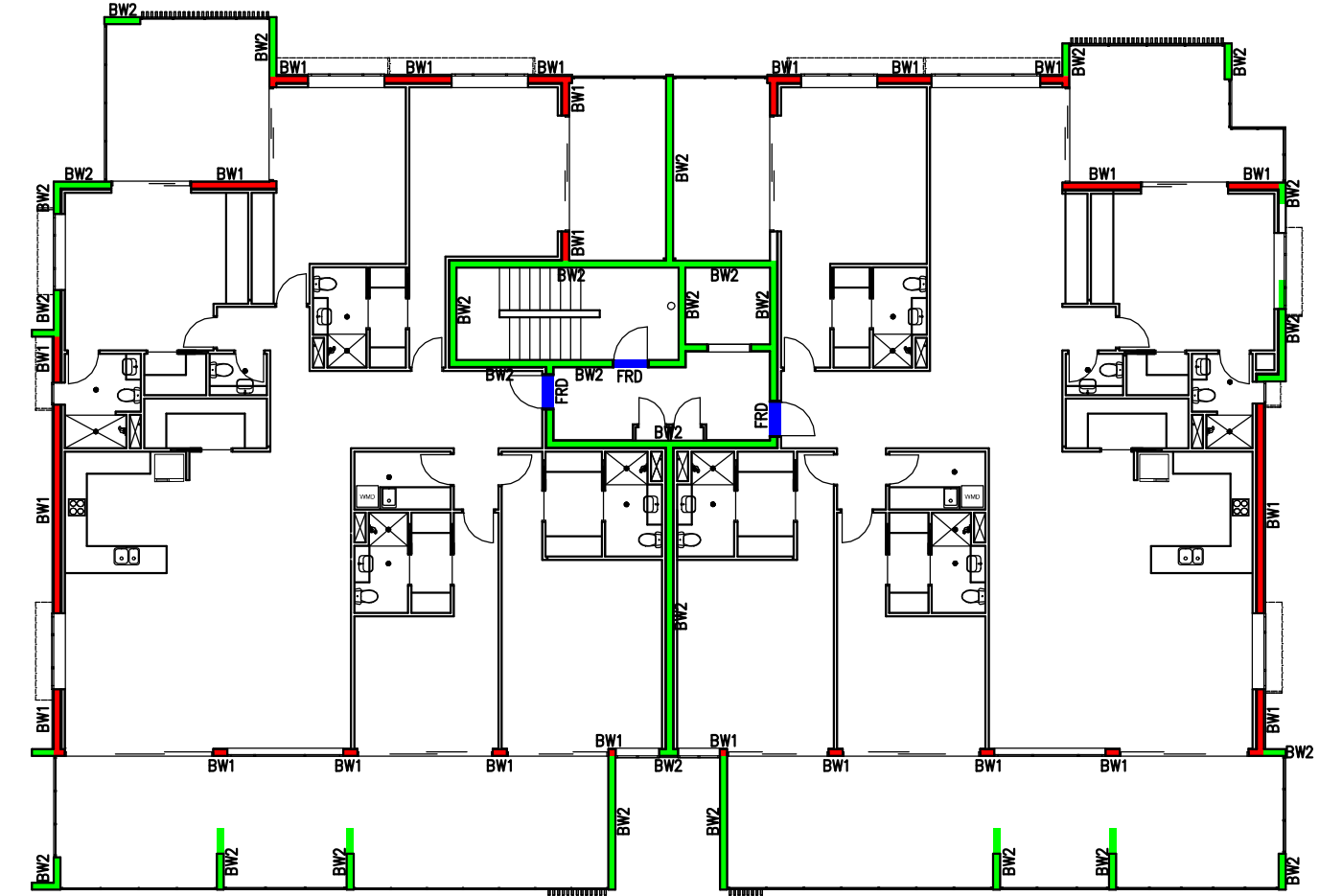
B3W104
sheet A1
date 4/24
project no 23017
issue H



FLOOR PLAN
FIRST FLOOR



FLOOR PLAN
SECOND FLOOR



FLOOR PLAN
THIRD FLOOR

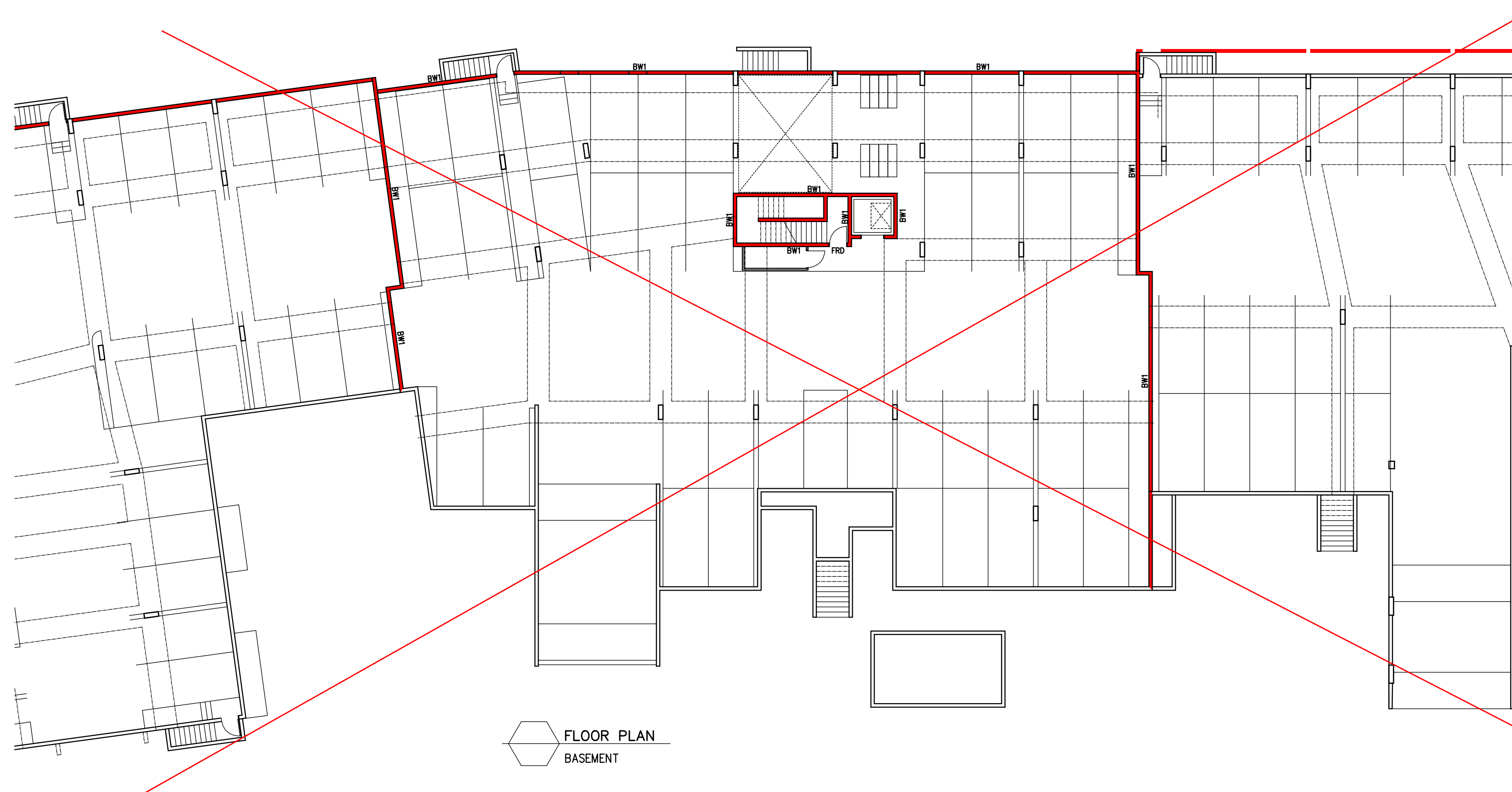
AMENDED IN RED

By: Jocelyn Bowyer
Date: 19/09/2025

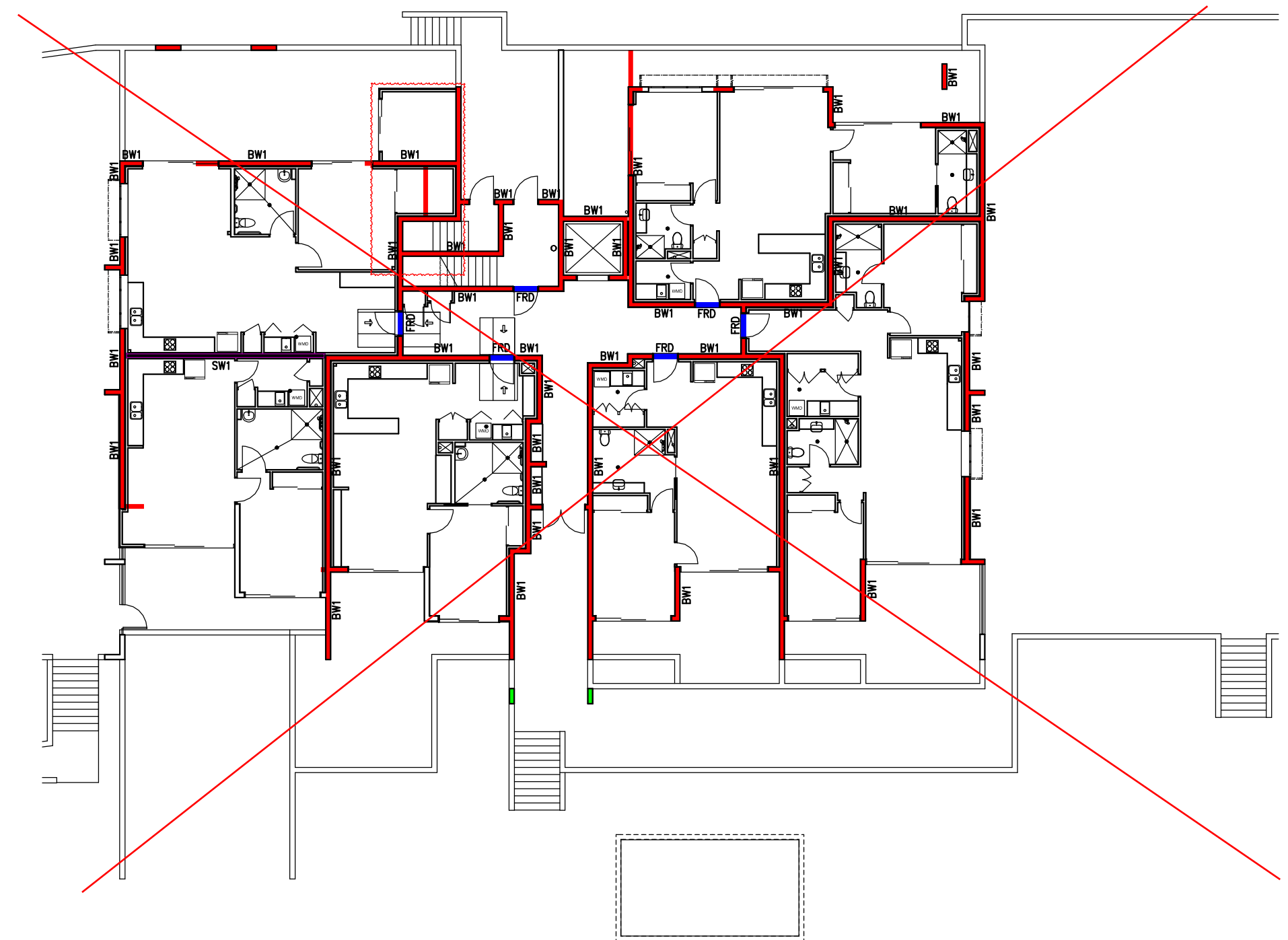


Crossed out floors not part of this approval.
Refer to approval DEV2020/1093

- 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 REDROCK 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
BASEMENT



FLOOR PLAN
GROUND FLOOR

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1591
Date: 15 October 2025



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28/8/24
1/11/24
2/12/24
17/3/25
16/3/25
16/3/25
25/6/25
8/9/25

CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTION
drawing BUILDING 3-
FLR FLOOR PLANS
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

B3W121
deg no.
23017
project no

scale NTS
sheet A1
date 6/24
issue H

BUILDING 2, 3 & 4 LEGEND
CODES

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

NOTES

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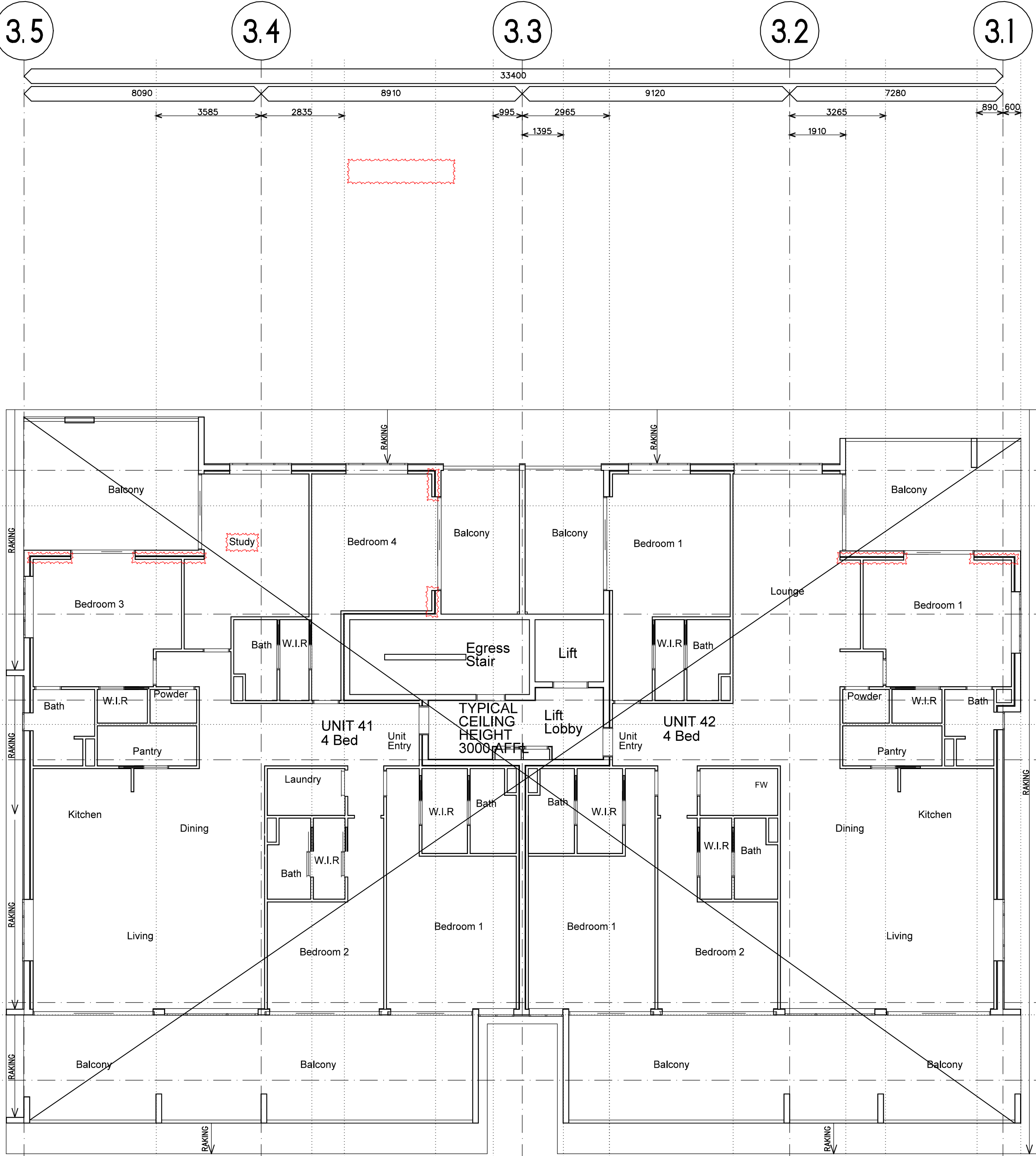
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Fire Rated Doors
All fire rated doors are to comply with AS1530 part 4 standard and H0.69800x;certified to AS1905 part 1, NCC2019 Part D1; Specification D1.12.

All accessible units are to comply with AS1428.1.

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



3.A

3.B

3.C

3.D

3.E

3.F

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2025/1591
Date: 15 October 2025



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client LEG CONSTRUCTIONS	drawing BUILDING 3 THIRD FLOOR REFLECTED CEILING PLAN
drawn SRM	authorised
date	reg no 5575

architect S MITCHELL	authorised SRM
reg no 5575	authorised SRM

project NEW TOWNHOUSE/ UNIT DEVELOPMENT	address 3 MOORES ROAD, REDLAND BAY Q 4165
project no B3W135	sheet A1

scale 1:100	date 4/24
issue H	project no 23017

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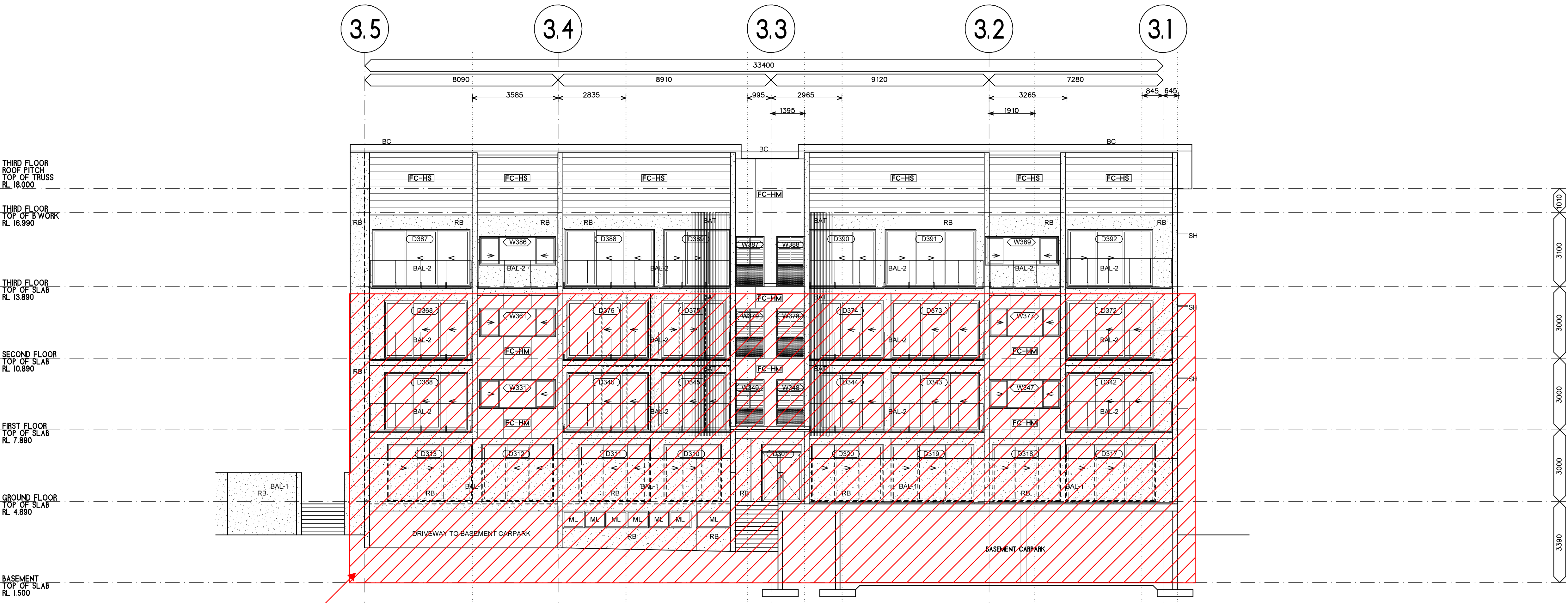
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Fire Rated Doors
All fire rated doors are to comply with AS1530 part 4 standard and F10 S6800x; certified to AS1905 part 1, NCC2019 Part D1; Specification D1.12.

All accessible units are to comply with AS1428.1.



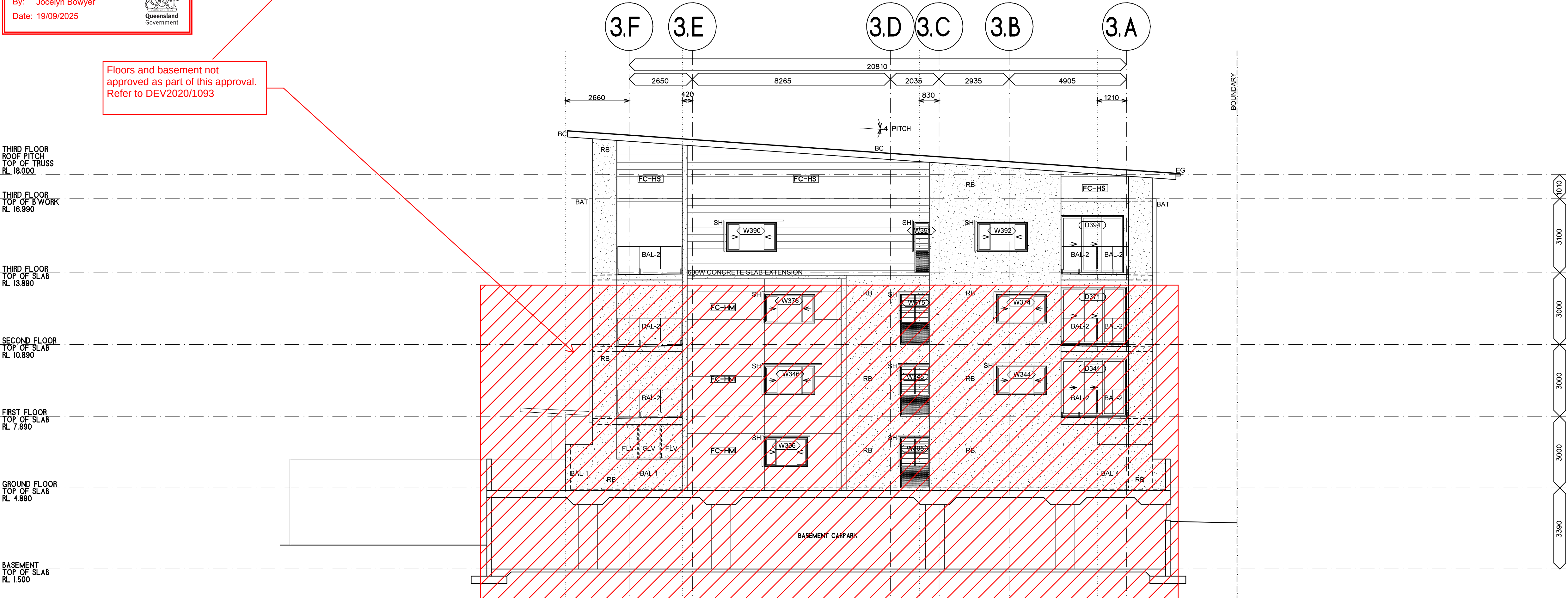
SOUTH WEST ELEVATION
BUILDING 3

AMENDED IN RED

By: Jocelyn Bowyer
Date: 19/09/2025



Floors and basement not approved as part of this approval. Refer to DEV2020/1093



NORTH EAST ELEVATION
BUILDING 3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2025/1591
Date: 15 October 2025



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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 Stra Cladding, 325mm Paint Finish
FCL: Finished Ceiling Level
FFL: Finished Floor Level
FH: Fire Hydrant
FLV: Fixed Louvre Screen
FW: Floor Waste-Refer Hydraulic
GR: Grab Rail
HP: Hot Plates
HR: Handrail
L: Linen Cupboard
LD: Lift Door to manufacturer
ML: Mechanical Loures
MRS: Metal Roof 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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All accessible units are to comply with AS1428.1.

Floors and basement not approved as part of this approval. Refer to DEV2020/1093

AMENDED IN RED

By: Jocelyn Bowyer
Date: 19/09/2025



PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1591
Date: 15 October 2025



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E MINOR CHANGE 14/4/25
F MINOR CHANGE 21/5/25
G REDISSUED 25/6/25
H REDISSUED 6/3/25

CONSTRUCTION
JWA MITCHELL DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 3 SECTION B3A
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
project no 23017

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

BUILDING 2, 3 & 4 LEGEND
CODES

AFFL: Above Finished Floor Level
BAL: Balustrade - Refer Notes
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EG: Eaves Gutter
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FLL: Finished Floor Level
FH: Fire Hydrant
FLV: Fixed Louvre Screen
FW: Floor Waste-Refer Hydraulic
GR: Grab Rail
HP: Hot Plates
HR: Handrail
L: Linen Cupboard
LD: Lift Door to manufacturer
ML: Mechanical Loures
MRS: Metal Roof Sheetting
O/H: Overhang
RB: Rendered Blockwork
REF: Refrigerator
S: Basin or Sink
SCN: Screen - Refer Notes
SH: Sun Hood - Refer Notes
SHR: Shower
SL: Sliding Louvre Screen
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Floors and basement not approved as part of this approval. Refer to DEV2020/1093

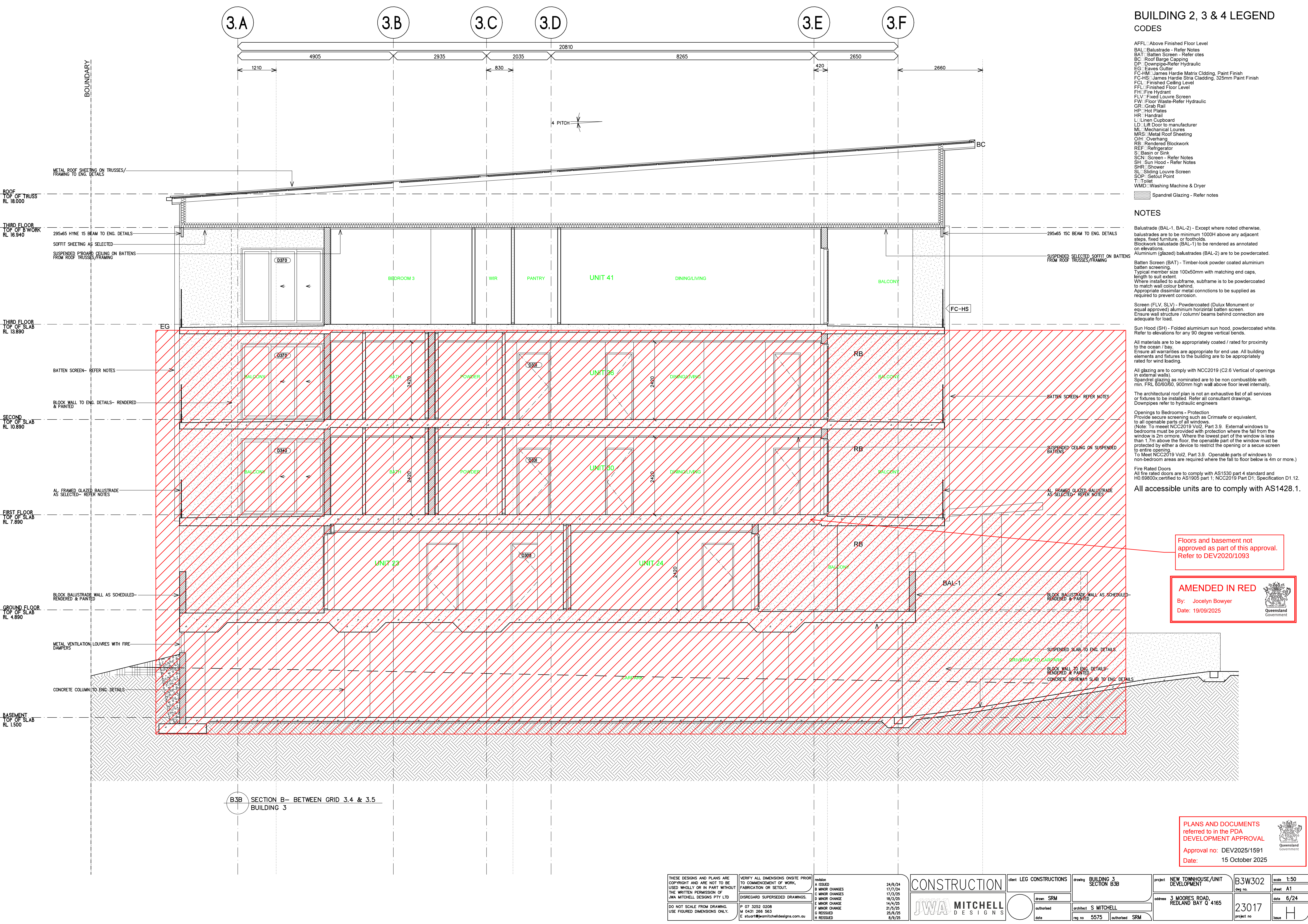
AMENDED IN RED

By: Jocelyn Bowyer
Date: 19/09/2025



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1591
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B3B SECTION B- BETWEEN GRID 3.4 & 3.5
BUILDING 3

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BUILDING 2, 3 & 4 LEGEND
CODES

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

CODES continued

LD: Lift Door to manufacturer
ML: Mechanical Loures
MRS: Metal Roof Sheeting
O/H: Overhang
RB: Rendered Blockwork
S: Basin or Sink
SCN: Screen - Refer Notes
SH: Sun Hood - Refer Notes
SHR: Shower
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Spandrel Glazing - Refer notes

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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.
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

NOTES continued

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

All accessible units are to comply with AS1428.1.

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CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS	drawing BUILDING 3 SECTION B3C	project NEW TOWNHOUSE/UNIT DEVELOPMENT	B3W303	scale 1:50
drawn SRM	authorised	architect S MITCHELL	deg no.	sheet A1
date	reg no 5575	authorised SRM	23017	date 6/24
			project no	issue H

address 3 MOORES ROAD, REDLAND BAY Q 4165	project no 23017	issue H
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2025/1591
Date: 15 October 2025



