

BUILDING 2
DOOR SCHEDULE

BASEMENT		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D001	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~-/120/30) WITH CLOSER- PAINT FINISH
D002	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~-/120/30) WITH CLOSER- PAINT FINISH
D003	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
D201	2400 x 1760 OVERALL	GLAZED PAIR OF ALUMINIUM FRAMED SWING DOORS (2100 HIGH X 920 & 760 WIDE) WITH FIXED GLASS HIGHLIGHT OVER- POWDERCOAT FINISH
D202	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D203	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D204	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D205	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D206	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D207	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D208	2040 x 900	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~-/120/30) WITH CLOSER- PAINT FINISH
D209	2040 x 900	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~-/120/30) WITH CLOSER- PAINT FINISH
D210	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D211	2400 x 3460	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D212	2400 x 2850	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D213	2400 x 3750	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D214	2400 x 3400	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D215	2400 x 3540	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D216	2400 x 2850	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D217	2400 x 3580	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D218	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D219	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D220	2400 x 2400	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D221	2400 x 1340	GLAZED ALUMINIUM 1000 WIDE SWING DOOR WITH GLAZED SIDELIGHT- POWDERCOATED
FIRST FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D301	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D322	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D333	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D334	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D335	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D336	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D337	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D338	2400 x 2600	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D339	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D240	2400 x 3500	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D241	2400 x 3500	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D242	2400 x 2350	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D243	2400 x 2680	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D244	2400 x 3720	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D245	2400 x 3760	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D246	2400 x 2750	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
SECOND FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D261	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D262	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D263	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D264	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D265	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D266	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D267	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D268	2400 x 2600	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D269	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D270	2400 x 3500	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D271	2400 x 3500	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D272	2400 x 2350	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D273	2400 x 2680	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D274	2400 x 37200	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D275	2400 x 3760	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D276	2400 x 2750	GLAZED ALUMINIUM STACKING SLIDING (FX0)- 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
W201	1800 x 900	2400	ALUMINIUM FIXED GLAZING- POWDERCOATED
W202	900 x 2400	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W203	DELETED		
W204	600 x 600	2100	ALUMINIUM SLIDING WINDOW (XF)- POWDERCOATED
W205	900 x 1810	2100	ALUMINIUM FIXED GLAZING- POWDERCOATED
FIRST FLOOR			
W231	1200 x 2100	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W232	1200 x 2100	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W233	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W234	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL ~-/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W235	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
W236	1200 x 2100	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W237	1200 x 3000	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W238	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
W239	1900 x 1100	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL ~-/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W240	1200 x 3000	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W241	1200 x 2100	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W242	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
W243	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED GLASS BOTTOM PANEL, MIN 900 HIGH AFFL- POWDERCOATED
W244	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED GLASS BOTTOM PANEL, MIN 900 HIGH AFFL- POWDERCOATED
W245	1200 x 3000	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W246	1200 x 2100	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W247	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
W248	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
SECOND FLOOR			
W261	1200 x 2100	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W262	1200 x 2100	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W263	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W264	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL ~-/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W265	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
W266	1200 x 2100	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W267	1200 x 3000	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W268	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
W269	2100 x 1100	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL ~-/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W270	1200 x 3000	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W271	1200 x 2100	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W272	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
W273	2100 x 1200	2100	2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED GLASS BOTTOM PANEL, MIN 900 HIGH AFFL- POWDERCOATED
W274	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED GLASS BOTTOM PANEL, MIN 900 HIGH AFFL- POWDERCOATED
W275	1200 x 3000	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W276	1200 x 2100	2200	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W277	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
W278	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

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
DPI: 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.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2020/1093/2
Date: 15 October 2025



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		A ISSUED	6/5/24			drawn	SRM	architect	S MITCHELL	address	3 MOORES ROAD, REDLAND BAY Q 4165	23017	sheet	A1					
		B SCHEDULES ALTERED	28/8/24								authorised		reg no	5575	authorised	SRM	project no	date	1/24
		C SCHEDULES ALTERED															issue	C	
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.	DISREGARD SUPERSEDED DRAWINGS.			JWA MITCHELL DESIGNS															

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

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CONSTRUCTION	client LEG CONSTRUCTIONS	drawing BUILDING 2 GROUND FLOOR PLAN	project NEW TOWNHOUSE/ UNIT DEVELOPMENT	B2W101	scale 1:100
JWA MITCHELL DESIGNS	drawn SRM	architect S MITCHELL	address 3 MOORES ROAD, REDLAND BAY Q 4165	23017	sheet A1
	authorised	reg no 5575	authorised SRM	project no	date 12/23
	date				issue H

drawn SRM	authorised	reg no 5575	authorised SRM
date			

drawn SRM	authorised	reg no 5575	authorised SRM
date			

drawn SRM	authorised	reg no 5575	authorised SRM
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HR Handrail
LC Linen Cupboard
LD Lift Door to manufacturer
ML Mechanical Loures
MRS Metal Roof Sheetting
O/H Overhang
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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.			

CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 2
FIRST FLOOR PLAN
drawn SRM
authorised
date

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

project B2W102
sheet A1
date 12/23
project no 23017
issue G

scale 1:100
sheet A1
date 12/23
issue G

BUILDING 2, 3 & 4 LEGEND
CODES

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

Spandrel Glazing - Refer notes

NOTES

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

Batten Screen (BAT) - Timber-look powder coated aluminium batten screening. Typical member size 100x50mm with matching end caps, length to suit extent. Where installed to subframe, subframe is to be powdercoated to match wall colour behind. Appropriate dissimilar metal 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 be appropriately coated / rated for proximity to the ocean / bay. Ensure all warranties are appropriate for end use. All building elements and fixtures to the building are to be appropriately rated for wind loading.

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

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

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

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

Fire Rated Doors
All fire rated doors are to comply with AS1530 part 4 standard and 10.69800x 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: DEV2020/1093/2
Date: 15 October 2025



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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.			



client	LEG CONSTRUCTIONS
drawing	BUILDING 2- SECOND FLOOR PLAN
authorised	drawn SRM
date	authorised

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

B2W103	scale 1:100
deg no.	sheet A1
23017	date 12/23
project no	issue H



FLOOR PLAN
GROUND FLOOR



FLOOR PLAN
SECOND FLOOR



FLOOR PLAN
BASEMENT



FLOOR PLAN
FIRST FLOOR

- 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 FYSISHECK PLASTERBOARD TO EACH EXPOSED STUD FACE CSR
REDBROK SYSTEM F02969
STUDS & SHEETING TO CARRY THROUGH TO UNDERSIDE OF SLAB
90/90/90 REQUIRED- NCC VOL 1 C2.7
90/90/90 ACHIEVED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1093/2
Date: 15 October 2025



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					drawn	SRM	architect	S MITCHELL	address	3 MOORES ROAD, REDLAND BAY Q 4165	deg no.	sheet	A1
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.					authorised		reg no	5575	authorised	SRM	23017	date	2/24
					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
DPI 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

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 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 meeet 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 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.

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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2020/1093/2
Date: 15 October 2025



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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.			drawn SRM	architect S MITCHELL	address 3 MOORES ROAD, REDLAND BAY Q 4165	B2W132	sheet A1
			authorised date	reg no 5575 authorised SRM	23017	date 2/24	issue B

CONSTRUCTION
JWA MITCHELL
DESIGNS

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer otes
BC Roof Barge Capping
DPI Downpipe-Refer Hydraulic
EG Eaves Gutter
FC-HM James Hardie Matrix Cladding, Paint Finish
FC-HS James Hardie Stria Cladding, 325mm Paint Finish
FCL Finished Ceiling Level
FLL Finished Floor Level
FH Fire Hydrant
FLV Fixed Louvre Screen
FW Floor Waste-Refer Hydraulic
GR Grab Rail
HP Hot Plates
HR Handrail
L Linen Cupboard
LD Lift Door to manufacturer
ML Mechanical Loures
MRS Metal Roof Sheetting
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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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.

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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 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.

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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1093/2

Date: 15 October 2025



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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.			



client LEG CONSTRUCTIONS	drawing BUILDING 2- FIRST FLOOR REFLECTED CEILING PLAN
drawn SRM	authorised
date	reg no 5575
authorised SRM	architect S MITCHELL

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

B2W133	scale 1:100
deg no.	sheet A1
date 2/24	
project no	issue

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
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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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 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
2785 high general ceiling heights except for hatched areas.
Hatching indicates min. 2400 high ceiling.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2020/1093/2
Date: 15 October 2025



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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.			



client LEG CONSTRUCTIONS	drawing BUILDING 2- SECOND FLOOR REFLECTED CEILING PLAN
drawn SRM	architect S MITCHELL
authorised	reg no 5575
date	authorised SRM

project NEW TOWNHOUSE/ UNIT DEVELOPMENT	B2W134	scale 1:100
address 3 MOORES ROAD, REDLAND BAY Q 4165	deg no.	sheet A1
23017	date 2/24	issue C
project no		

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer notes
BC Roof Barge Capping
DP Downpipe-Refer Hydraulic
EG Eaves Gutter
FC-HM James Hardie Matrix Cladding, Paint Finish
FC-HS James Hardie Stria Cladding, 325mm Paint Finish
FCL Finished Ceiling Level
FFL Finished Floor Level
FH Fire Hydrant
FLV Fixed Louvre Screen
FW Floor Waste-Refer Hydraulic
GR Grab Rail
HP Hot Plates
HR Handrail
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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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, 500mm 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.

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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2020/1093/2

Date: 15 October 2025



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client LEG CONSTRUCTIONS
drawn SRM
authorised
date

drawing BUILDING 2- ROOF PLAN
architect S MITCHELL
reg no 5575
authorised SRM

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

B2W141	scale 1:100
deg no.	sheet A1
date 12/23	issue A

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
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FLV Fixed Louvre Screen
GR Grab Rail
FW Floor Waste-Refer Hydraulic
HR Handrail
HP Hot Plates
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
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NOTES

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1093/2

Date: 15 October 2025



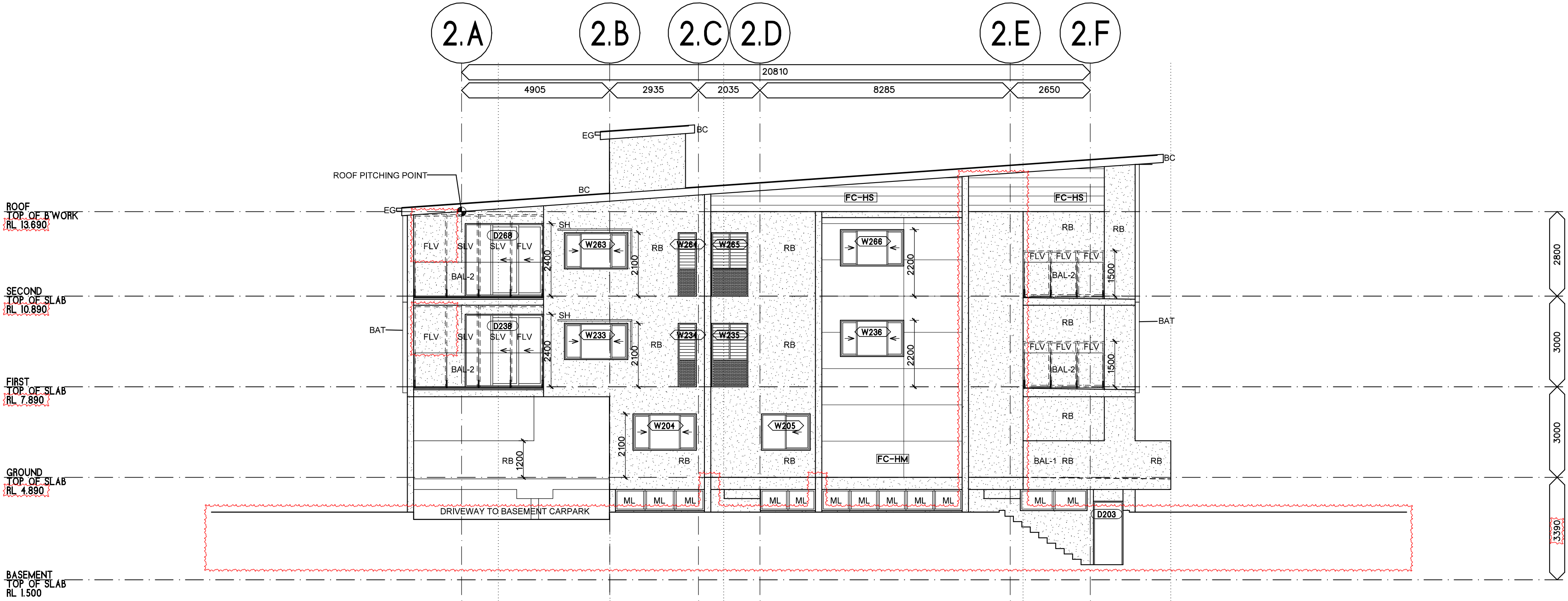
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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.			

CONSTRUCTION
JWA MITCHELL
DESIGNS

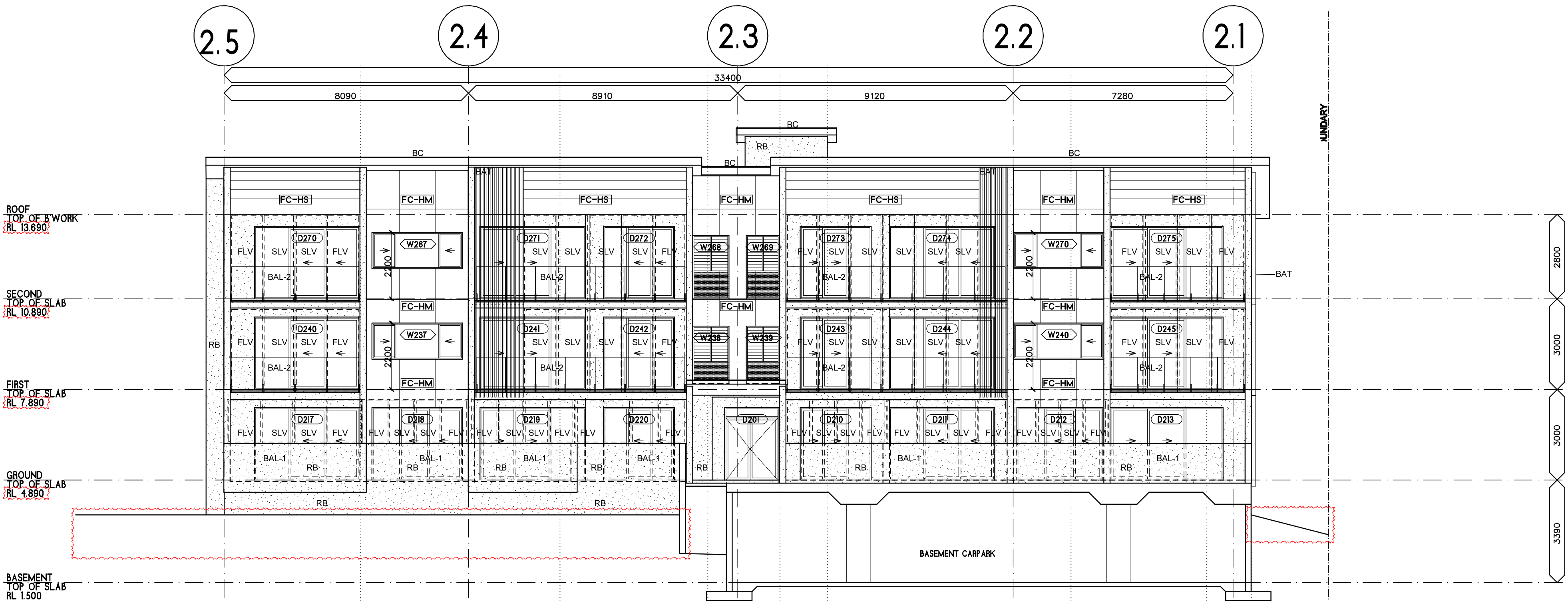
client LEG CONSTRUCTIONS	drawing BUILDING 2- ELEVATIONS
dram SRM	authorised date
reg no 5575	authorised SRM

project NEW TOWNHOUSE / UNIT DEVELOPMENT	address 3 MOORES ROAD, REDLAND BAY Q 4165
B2W201 deg no.	23017 project no
scale 1:100 sheet A1	date 1/24 issue D

project NEW TOWNHOUSE / UNIT DEVELOPMENT	address 3 MOORES ROAD, REDLAND BAY Q 4165
B2W201 deg no.	23017 project no
scale 1:100 sheet A1	date 1/24 issue D



EAST ELEVATION
BUILDING 2



NORTH ELEVATION
BUILDING 2

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer notes
BC Roof Barge Capping
DPI 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

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 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.



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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Ensure wall structure / column/ beams behind connection are adequate for load.
Sun Hood (SH) - Folded aluminium sun hood, powdercoated white. Refer to elevations for any 90 degree vertical bends.

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

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

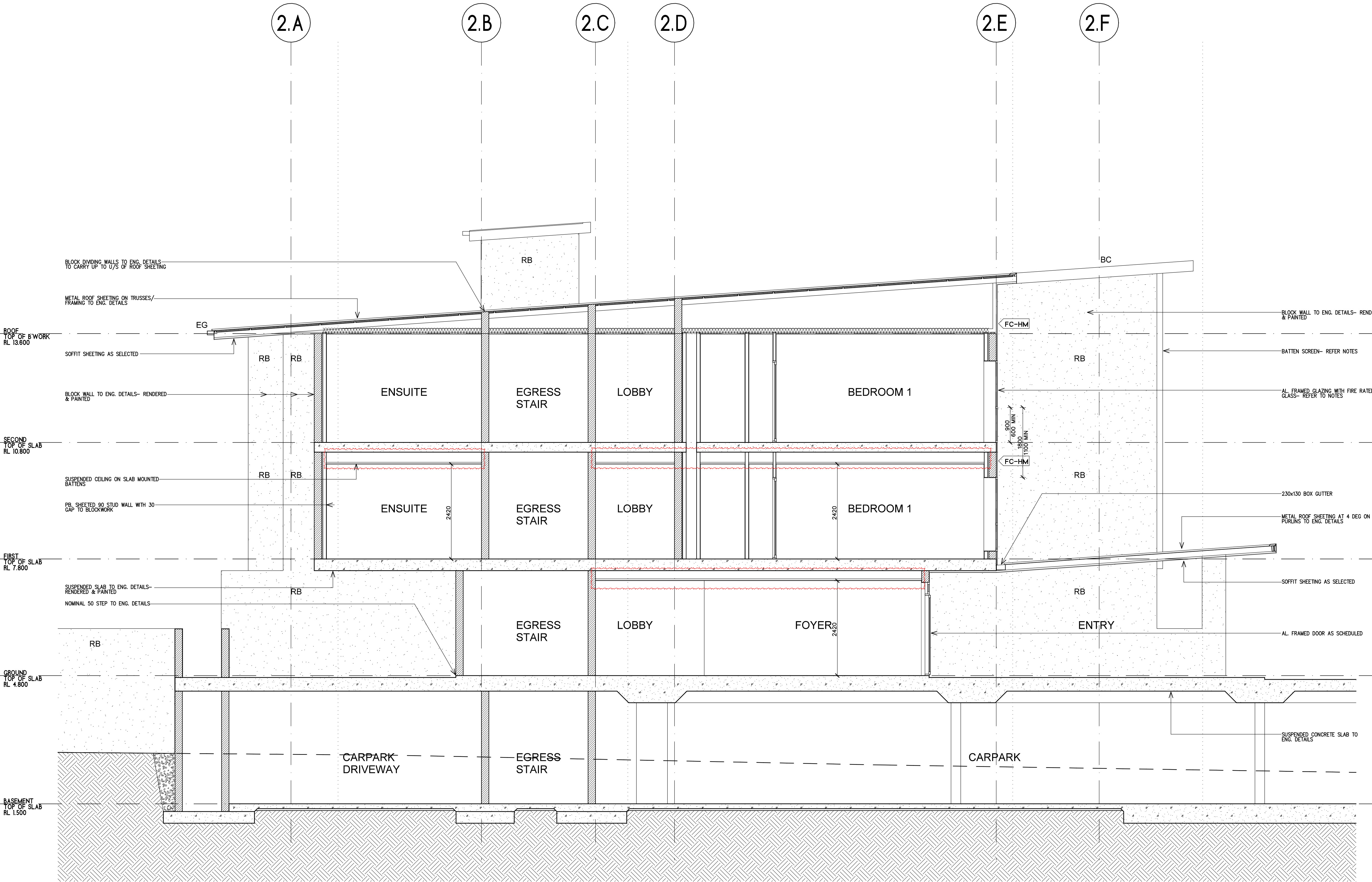
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Downpipes refer to hydraulic engineers

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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.



B2A SECTION A- ADJACENT TO GRID 2.3
BUILDING 2

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2020/1093/2
Date: 15 October 2025



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revision
A ISSUED
B CEILING HEIGHTS ALTERED

6/2/24
11/12/24

CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 2
SECTION B2A
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

B2W301
deg no.
23017
project no
scale 1:50
sheet A1
date 1/24
issue B

BUILDING 2, 3 & 4 LEGEND
CODES

AFFL: Above Finished Floor Level
BAL: Balustrade - Refer Notes
BAT: Batten Screen - Refer Notes
BC: Roof Barge Capping
DP: Downpipe-Refer Hydraulic
EG: Eaves Gutter
FC-HM: James Hardie Matrix Cladding, Paint Finish
FC-HS: James Hardie Stria Cladding, 325mm Paint Finish
FCL: Finished Ceiling Level
FFL: Finished Floor Level
FH: Fire Hydrant
FLV: Fixed Louvre Screen
FW: Floor Waste-Refer Hydraulic
GR: Grab Rail
HP: Hot Plates
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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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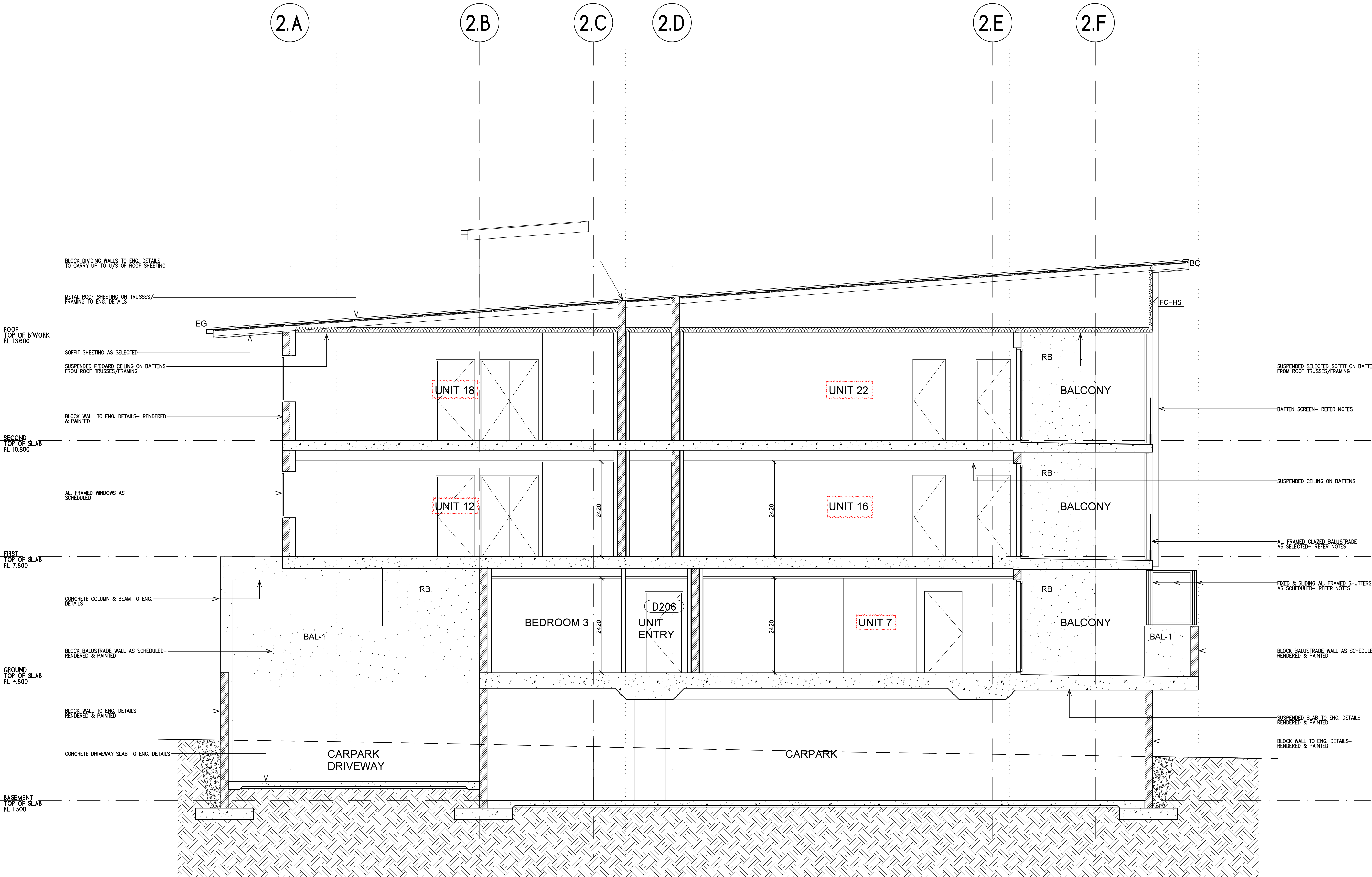
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The architectural roof plan is not an exhaustive list of all services or fixtures to be installed. Refer all consultant drawings. Downpipes refer to hydraulic engineers.

Openings to Bedrooms - Protection. Provide secure screening such as Crimsafe or equivalent, to all openable parts of all windows. (Note: To meet NCC2019 Vol2, Part 3.9. External windows to bedrooms must be provided with protection where the fall from the window is 2m 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 H0.69800x, certified to AS1905 part 1; NCC2019 Part D1; Specification D1.12.

All accessible units are to comply with AS1428.1.



B2A SECTION A- ADJACENT TO GRID 2.4
BUILDING 2

PLANS AND DOCUMENTS
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Date: 15 October 2025



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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.				JWA MITCHELL DESIGNS	drawn SRM	architect S MITCHELL	address 3 MOORES ROAD, REDLAND BAY Q 4165	deg no.	sheet A1
					authorised	reg no 5575	project no 23017	date 1/24	issue C

BUILDING 2, 3 & 4 LEGEND
CODES

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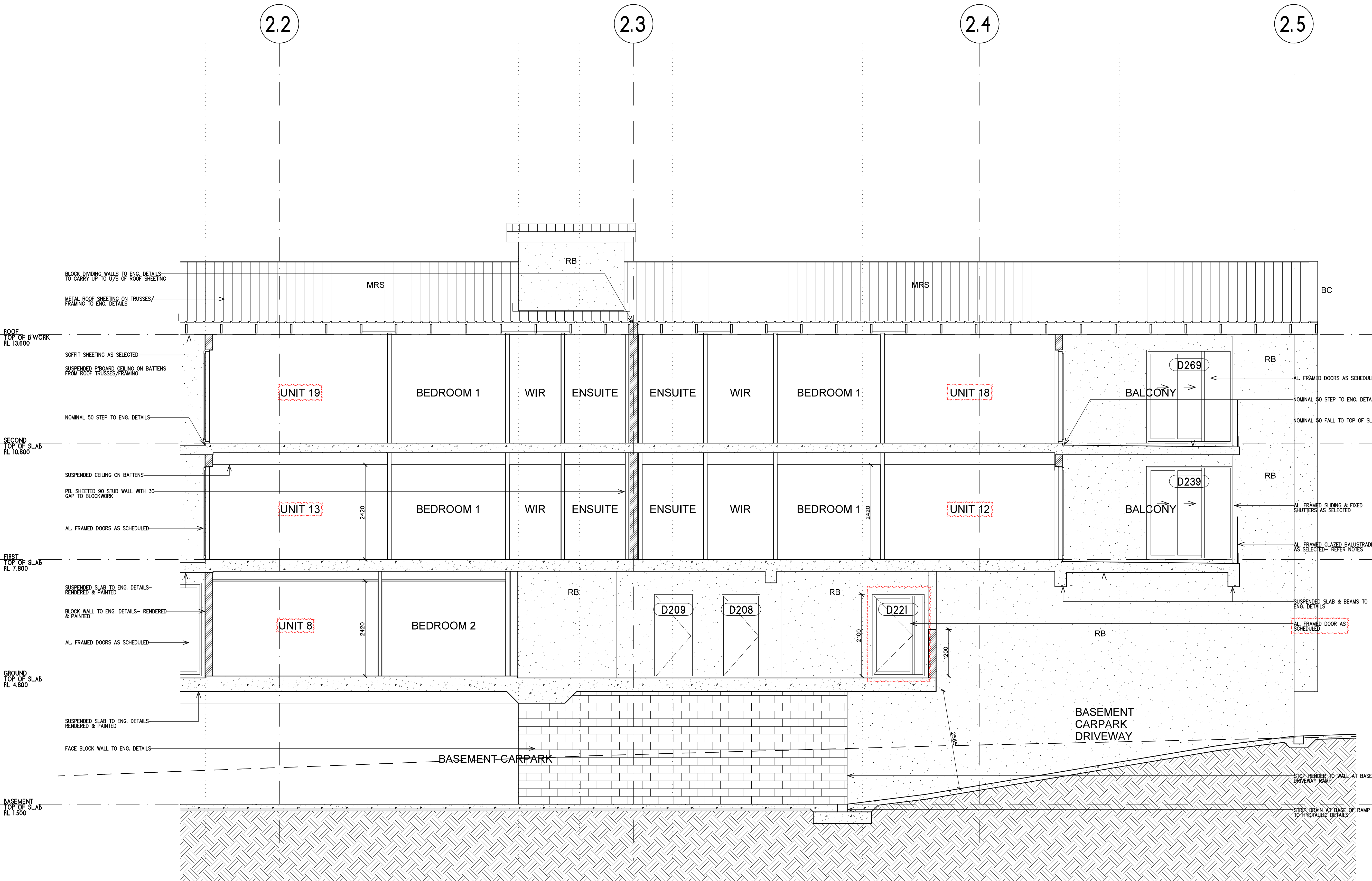
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B2C SECTION C- ADJACENT TO GRID 2.A
BUILDING 2

PLANS AND DOCUMENTS
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Approval no: DEV2020/1093/2
Date: 15 October 2025



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client LEG CONSTRUCTIONS	drawing BUILDING 2 SECTION B2C
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 23017	project no

B2W303	scale 1:50
deg no.	sheet A1
date 1/24	issue C