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 (FXX)- POWDERCOATED
D312	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D313	2400 x 3560	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D314	2400 x 2850	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D315	2400 x 3540	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D316	2400 x 3410	GLAZED ALUMINIUM STACKING SLIDING (FXX)- 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 (FXX)- 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 (FXX)- POWDERCOATED
D339	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D340	2400 x 2590	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D341	2400 x 2750	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D342	2400 x 3610	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D343	2400 x 3720	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D344	2400 x 2710	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D345	2400 x 2710	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D346	2400 x 3410	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D347	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (FXX)- 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 (FXX)- POWDERCOATED
D369	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D370	2400 x 2590	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D371	2400 x 2750	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D372	2400 x 3610	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D373	2400 x 3720	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D374	2400 x 2710	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D375	2400 x 2710	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D376	2400 x 3410	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D377	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (FXX)- 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 (FXX)- POWDERCOATED
D385	2400 x 2590	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D386	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (FX)- POWDERCOATED
D387	2400 x 4095	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D388	2400 x 3740	GLAZED ALUMINIUM STACKING SLIDING (FXX)- POWDERCOATED
D389	2400 x 2800	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D390	2400 x 2800	GLAZED ALUMINIUM STACKING SLIDING (FXX)- 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 (FXX)- POWDERCOATED
D394	2400 x 2630	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D395	2400 x 3200	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED

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

WINDOW SCHEDULE

GROUND FLOOR

WINDOW NUMBER	HEIGHT x WIDTH	HEAD HEIGHT	TYPE/DESCRIPTION
W301	900 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W302	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W303	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 Clding, 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 Sheeting
O/H□Overhang
RB□Rendered Blockwork
REF□Refrigerator
S□Basin or Sink
SCN□Screen - Refer Notes
SH□Sun Hood - Refer Notes
SHR□Shower
SL□Sliding Louvre Screen
SOP□Setout Point
T□Toilet
WMD□Washing Machine & Dryer

▒▒Spandrel Glazing - Refer notes

NOTES

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

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

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revision	
A ISSUED	14/6/24
B SCHEDULES ALTERED	1/1/24
C SCHEDULES ALTERED	17/3/25
D MINOR CHANGE	18/3/25
E MINOR CHANGE	19/3/25
F MINOR CHANGE	20/3/25
G REISSUED	25/6/25
H DOOR ADDED	8/9/25

CONSTRUCTION

JWA MITCHELL DESIGNS

client LEG CONSTRUCTIONS
drawn SRM
authorised
date

drawing BUILDING 3 DOOR & WINDOW SCHEDULES
architect S MITCHELL
reg no 5575 authorised SRM

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

B3W002 dwg no.
23017 project no

scale 1: 100
sheet A1
date 5/24
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 Clding, 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 Sheeting
O/H Overhang
RB Rendered Blockwork
REF Refrigerator
S Basin or Sink
SCN Screen - Refer Notes
SH Sun Hood - Refer Notes
SHR Shower
SL Sliding Louvre Screen
SOP Setout Point
T Toilet
WMD Washing Machine & Dryer

Spandrel Glazing - Refer notes

NOTES

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All accessible units are to comply with AS1428.1.

3.5 3.4 3.3 3.2 3.1

3.A 3.B 3.C 3.D 3.E 3.F

UNIT 23
1 Bed
Accessible Unit
UNIT TO COMPLY WITH AS1428.1

UNIT 24
1 Bed

UNIT 25
1 Bed
Accessible Unit
UNIT TO COMPLY WITH AS1428.1

UNIT 26
2 Bed

UNIT 27
2 Bed

UNIT 28
1 Bed

Egress Stair
Lift
Lift Lobby
Foyer
Entry
Multi Purpose
Study
Down to basement
Vertical blade walls
Pool recreational area refer site plan.
POOL FENCE
POOL GATE

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1093/2
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revision	
B BUILDING 3 RELOCATED	14/6/24
C MINOR CHANGES	28/6/24
D EXISTING UNIT 03 SPLIT & UNIT NUMBERS & NBN CUPBOARD ALTERED	11/12/24
E ROOM LAYOUT CHANGES	17/3/25
F MINOR CHANGE	20/3/25
G REISSUED	25/6/25
H RAMP BETWEEN B3 & B4 REMOVED	8/9/25

CONSTRUCTION

JWA MITCHELL DESIGNS

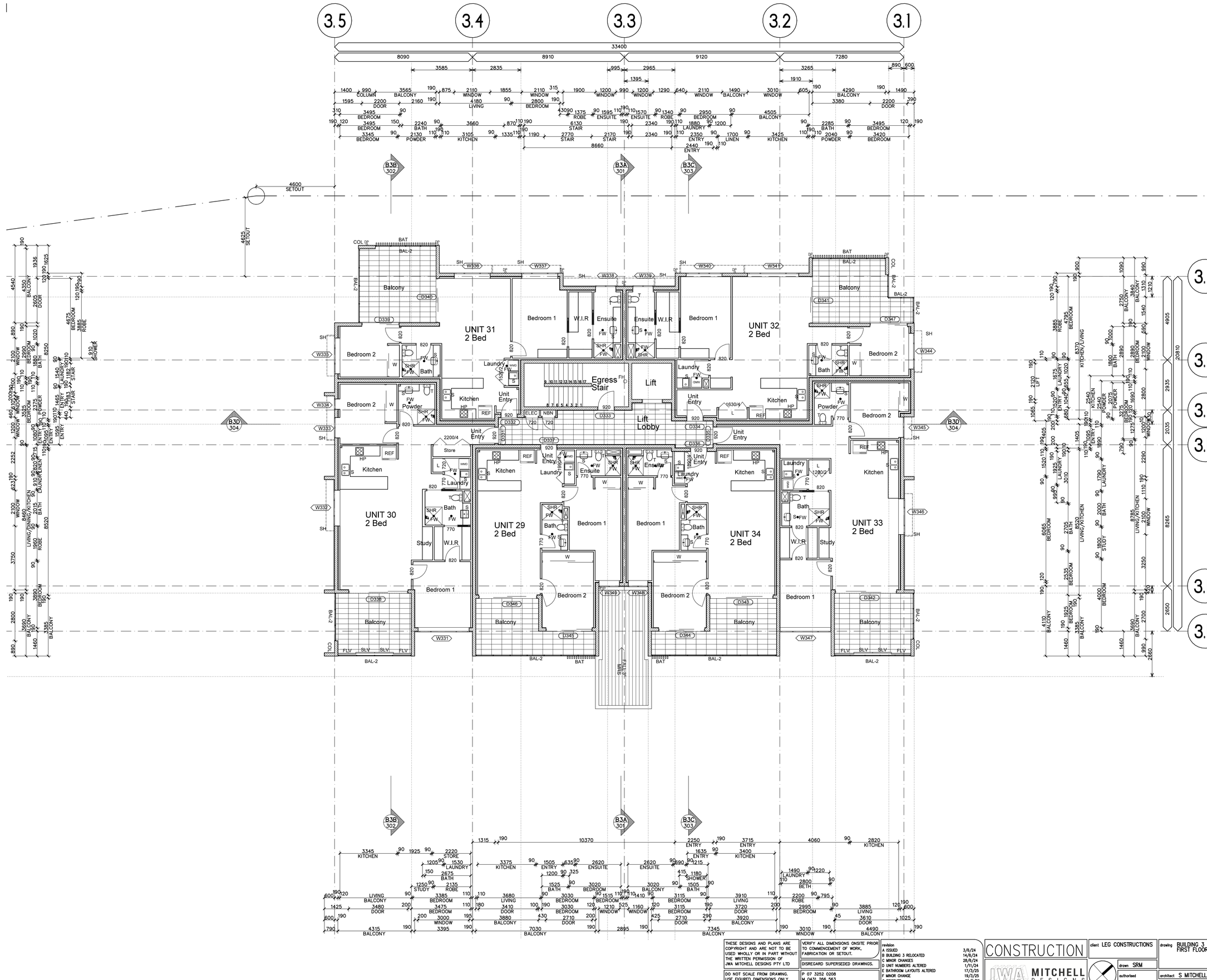
client LEG CONSTRUCTIONS
drawn SRM
authorised
date

drawing BUILDING 3 GROUND FLOOR PLAN
architect S MITCHELL
reg no 5575 authorised SRM

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

B3W101 dwg no.
23017 project no

scale 1: 100
sheet A1
date 4/24
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 Clding, 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 Sheeting
O/H Overhang
RB Rendered Blockwork
REF Refrigerator
S Basin or Sink
SCN Screen - Refer Notes
SH Sun Hood - Refer Notes
SHR Shower
SL Sliding Louvre Screen
SOP Setout Point
T Toilet
WMD Washing Machine & Dryer

Spandrel Glazing - Refer notes

NOTES

Balustrade (BAL-1, BAL-2) - Except where noted otherwise, balustrades are to be minimum 1000H above any adjacent steps, fixed furniture, or footholds. Blockwork 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 conntions to be supplied as required to prevent corrosion.

Screen (FLV, SLV) - Powdercoated (Dulux Monument or equal approved) aluminium horizintal 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.

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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.)

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

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revision	
A	ISSUED 3/6/24
B	BUILDING 3 RELOCATED 14/6/24
C	MINOR CHANGES 28/8/24
D	UNIT NUMBERS ALTERED 1/11/24
E	BATHROOM LAYOUTS ALTERED 17/3/25
F	MINOR CHANGE 19/3/25
G	REISSUED 25/6/25
H	REISSUED 8/9/25

CONSTRUCTION

JWA MITCHELL DESIGNS

client LEG CONSTRUCTIONS
drawn SRM
authorised
date
drawing BUILDING 3 FIRST FLOOR PLAN
architect S MITCHELL
reg no 5575 authorised SRM
project NEW TOWNHOUSE/ UNIT DEVELOPMENT
address 3 MOORES ROAD, REDLAND BAY Q 4165
B3W102 dwg no.
23017 project no
scale 1: 100
sheet A1
date 4/24
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 Cldding, 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 Sheeting
O/H Overhang
RB Rendered Blockwork
REF Refrigerator
S Basin or Sink
SCN Screen - Refer Notes
SH Sun Hood - Refer Notes
SHR Shower
SL Sliding Louvre Screen
SOP Setout Point
T Toilet
WMD Washing Machine & Dryer

Spandrel Glazing - Refer notes

NOTES

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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.

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

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revision	
A ISSUED	3/6/24
B BUILDING 3 RELOCATED	14/6/24
C MINOR CHANGES	28/6/24
D UNIT NUMBERS ALTERED	1/11/24
E BATHROOM LAYOUTS ALTERED	17/3/25
F MINOR CHANGE	19/3/25
G REISSUED	25/6/25
H REISSUED	8/9/25

CONSTRUCTION

JWA MITCHELL DESIGNS

client LEG CONSTRUCTIONS
drawn SRM
authorised
date
drawing BUILDING 3 SECOND FLOOR PLAN
architect S MITCHELL
reg no 5575 authorised SRM
project NEW TOWNHOUSE/ UNIT DEVELOPMENT
address 3 MOORES ROAD, REDLAND BAY Q 4165
B3W103 dwg no.
23017 project no
scale 1: 100
sheet A1
date 4/24
issue H

AMENDED IN RED

By: Jocelyn Bowyer

Date: 22/09/2025

Queensland Government

Floor 3 not part of this approval. Refer to DEV2025/1591

LEGEND

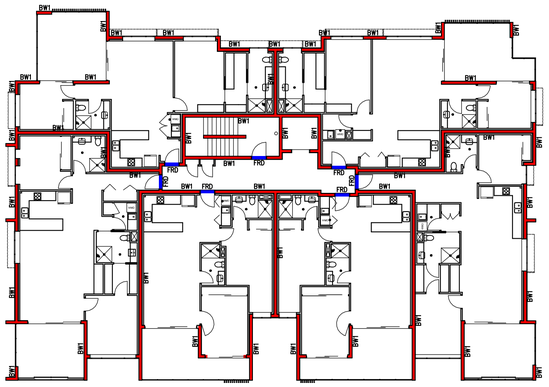
BW1 — 190 THICK CORE FILLED BLOCKWORK TO ENG. DETAILS
BLOCKWORK TO CARRY THROUGH TO UNDERSIDE OF SLAB OR ROOF FRAMING
90/90/90 REQUIRED– NCC VOL 1 C2.7
120/120/120 ACHIEVED

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

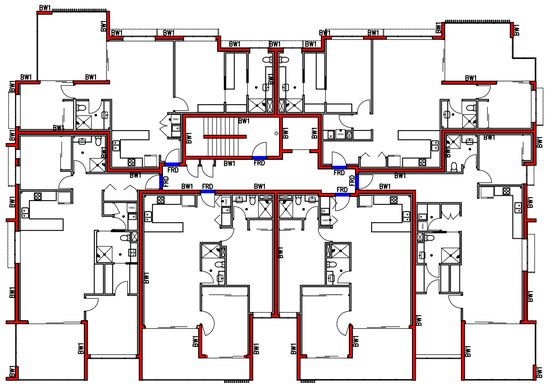
BW3 — 190 THICK CORE FILLED BLOCKWORK TO ENG. DETAILS
BLOCKWORK TO CARRY THROUGH TO FORM LIFT SHAFT
90/90/90 REQUIRED– NCC VOL 1 C2.7
120/120/120 ACHIEVED

SW1 — 190 THICK TWIN 70 STUD WALLS TO ENG. DETAILS WITH 2 LAYERS OF 13 THICK FYRCHECK PLASTERBOARD TO EACH EXPOSED STUD FACE
CSR REDBOOK SYSTEM FC12969
90/90/90 REQUIRED– NCC VOL 1 C2.7
90/90/90 ACHIEVED

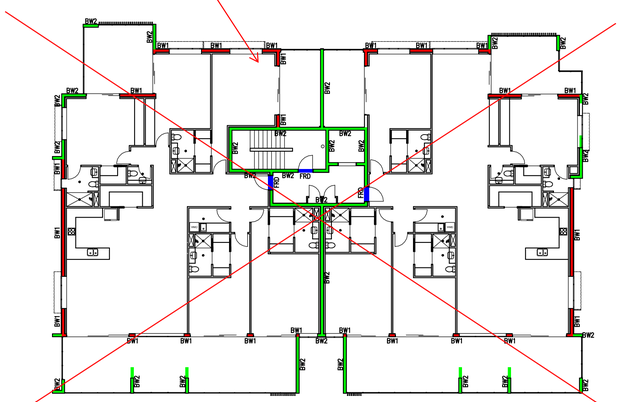
FRD — HINGED SOLID CORE DOORS WITH APPROPRIATE FIRE RATED METAL FRAMES
FRL – /60/30 GENERALLY
FRL – /120/30 TO BASEMENT DOORS



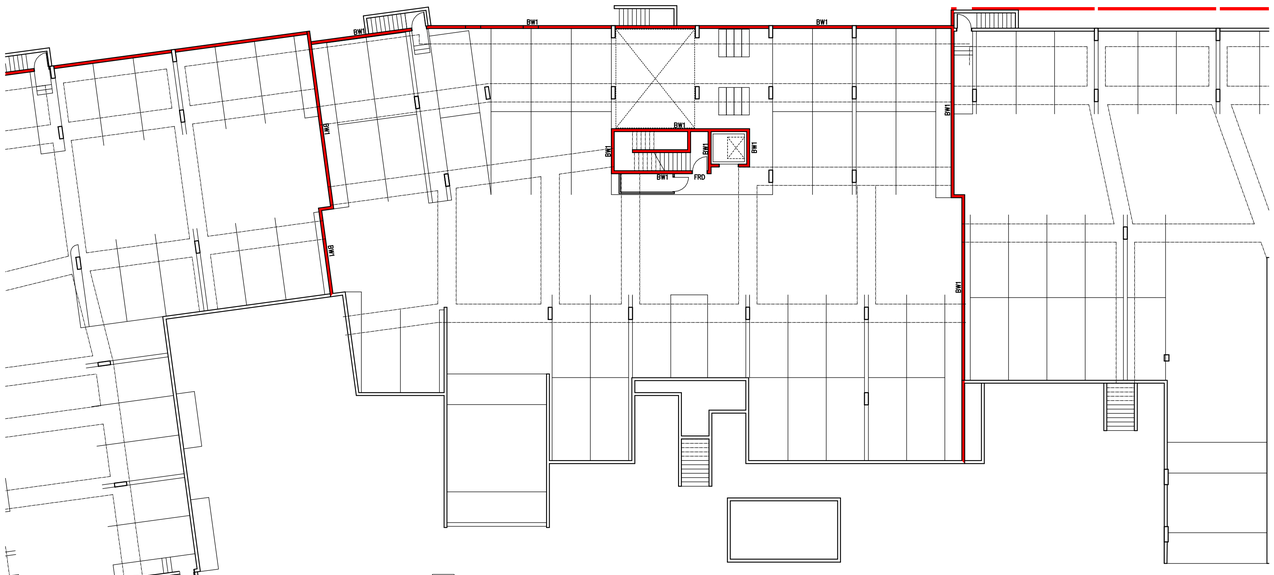
FLOOR PLAN
FIRST FLOOR



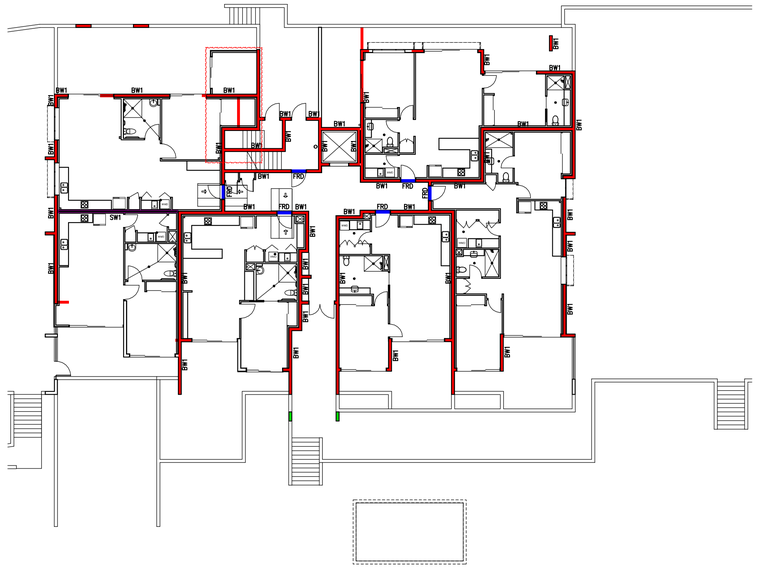
FLOOR PLAN
SECOND FLOOR



FLOOR PLAN
THIRD FLOOR



FLOOR PLAN
BASEMENT



FLOOR PLAN
GROUND FLOOR

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1093/2

Date: 15 October 2025

Queensland Government

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E stuart@jwamitchelldesigns.com.au

revision	
A ISSUED	28/8/24
B MINOR CHANGES	1/11/24
C MINOR CHANGE	2/12/24
D MINOR CHANGE	17/3/25
E MINOR CHANGE	18/3/25
F MINOR CHANGE	19/3/25
G REISSUED	25/6/25
H MINOR CHANGES	8/9/25

CONSTRUCTION

JWA MITCHELL DESIGNS

client LEG CONSTRUCTION

drawn SRM

authorised

date

drawing BUILDING 3– FLR FLOOR PLANS

architect S MITCHELL

reg no 5575 authorised SRM

project NEW TOWNHOUSE/UNIT DEVELOPMENT

address 3 MOORES ROAD, REDLAND BAY Q 4165

B3W121 dwg no.

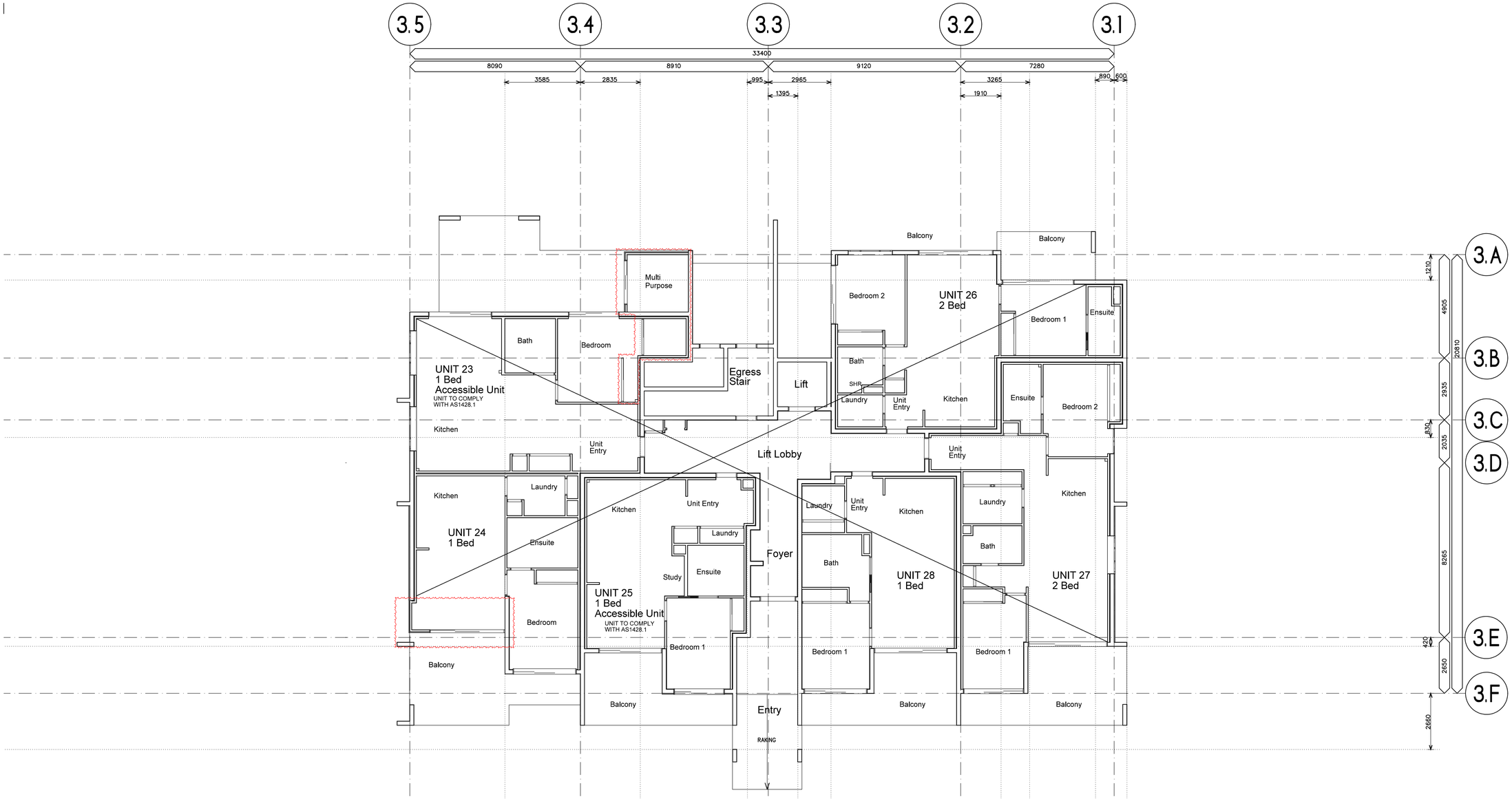
23017 project no

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 Clding, 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 Sheeting
O/H□Overhang
RB□Rendered Blockwork
REF□Refrigerator
S□Basin or Sink
SCN□Screen - Refer Notes
SH□Sun Hood - Refer Notes
SHR□Shower
SL□Sliding Louvre Screen
SOP□Setout Point
T□Toilet
WMD□Washing Machine & Dryer

Spandrel Glazing - Refer notes

NOTES

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

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All accessible units are to comply with AS1428.1.

Ceiling Height
2420 high general ceiling heights 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
Queensland Government

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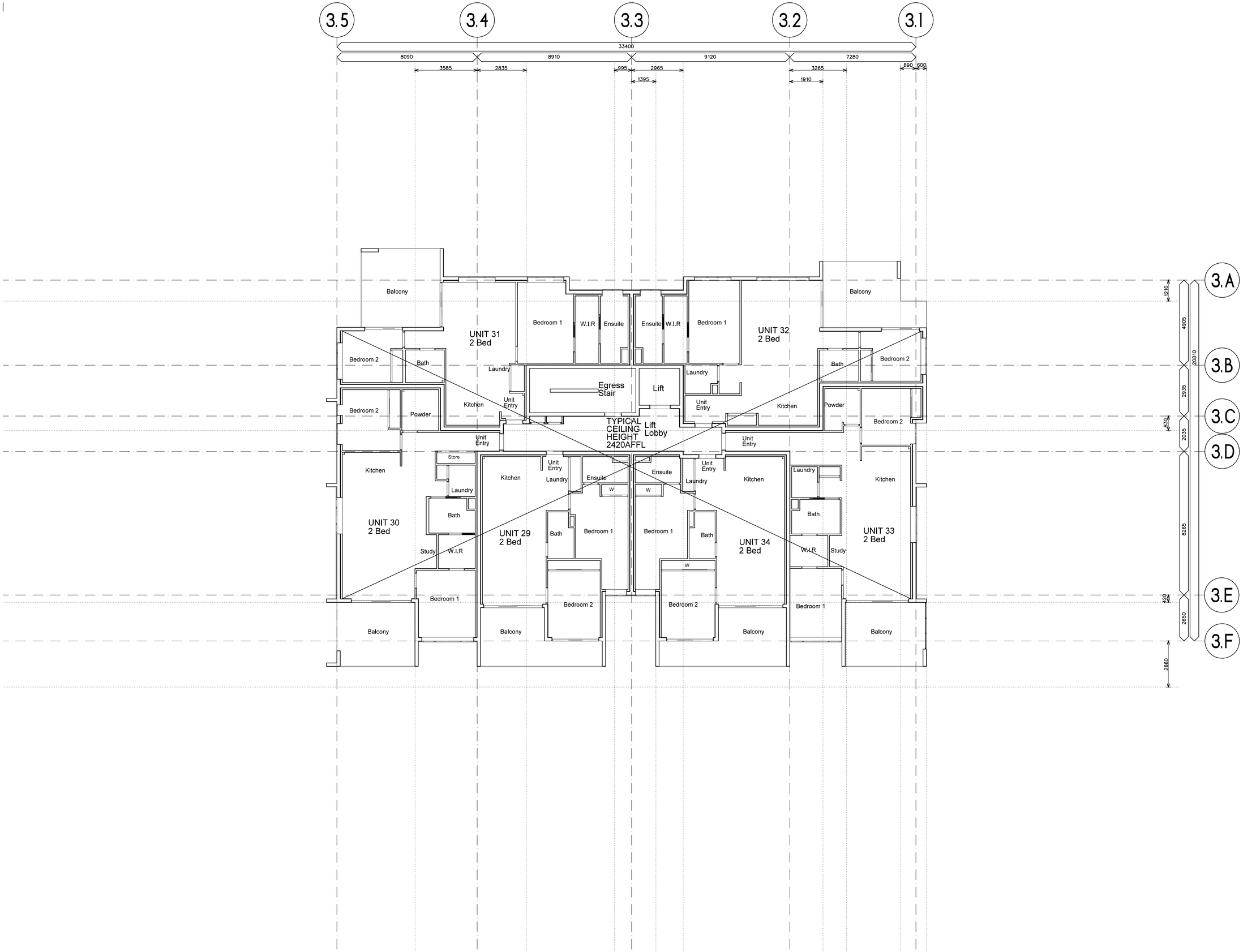
revision	
A ISSUED	27/6/24
B MAJOR CHANGES	11/12/24
C MINOR CHANGES	17/3/25
D MINOR CHANGE	18/3/25
E MINOR CHANGE	19/3/25
F MINOR CHANGE	20/3/25
G REISSUED	25/6/25
H ROOM ADDED	8/9/25

CONSTRUCTION

JWA MITCHELL DESIGNS

client LEG CONSTRUCTIONS
drawn SRM
authorised
date
drawing BUILDING 3 GROUND FLOOR REFLECTED CEILING PLAN
architect S MITCHELL
reg no 5575 authorised SRM
project NEW TOWNHOUSE/ UNIT DEVELOPMENT
address 3 MOORES ROAD, REDLAND BAY Q 4165
B3W132 dwg no.
23017 project no
scale 1: 100
sheet A1
date 4/24
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
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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
Queensland Government

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E stuart@jwamitchelldesigns.com.au

revision	
A ISSUED	27/6/24
B CEILING HEIGHT & UNIT NUMBERS ALTERED	1/11/24
C MINOR CHANGES	28/6/24
D UNIT NUMBERS ALTERED	1/11/24
E BATHROOM LAYOUTS ALTERED	17/3/25
F MINOR CHANGE	19/3/25
G REISSUED	25/6/25
H REISSUED	8/8/25

CONSTRUCTION

JWA MITCHELL DESIGNS

client LEG CONSTRUCTIONS

drawn SRM

authorised

date

drawing BUILDING 3 FIRST FLOOR REFLECTED CEILING PLAN

architect S MITCHELL

reg no 5575 authorised SRM

project NEW TOWNHOUSE/ UNIT DEVELOPMENT

address 3 MOORES ROAD, REDLAND BAY Q 4165

B3W133 dwg no.

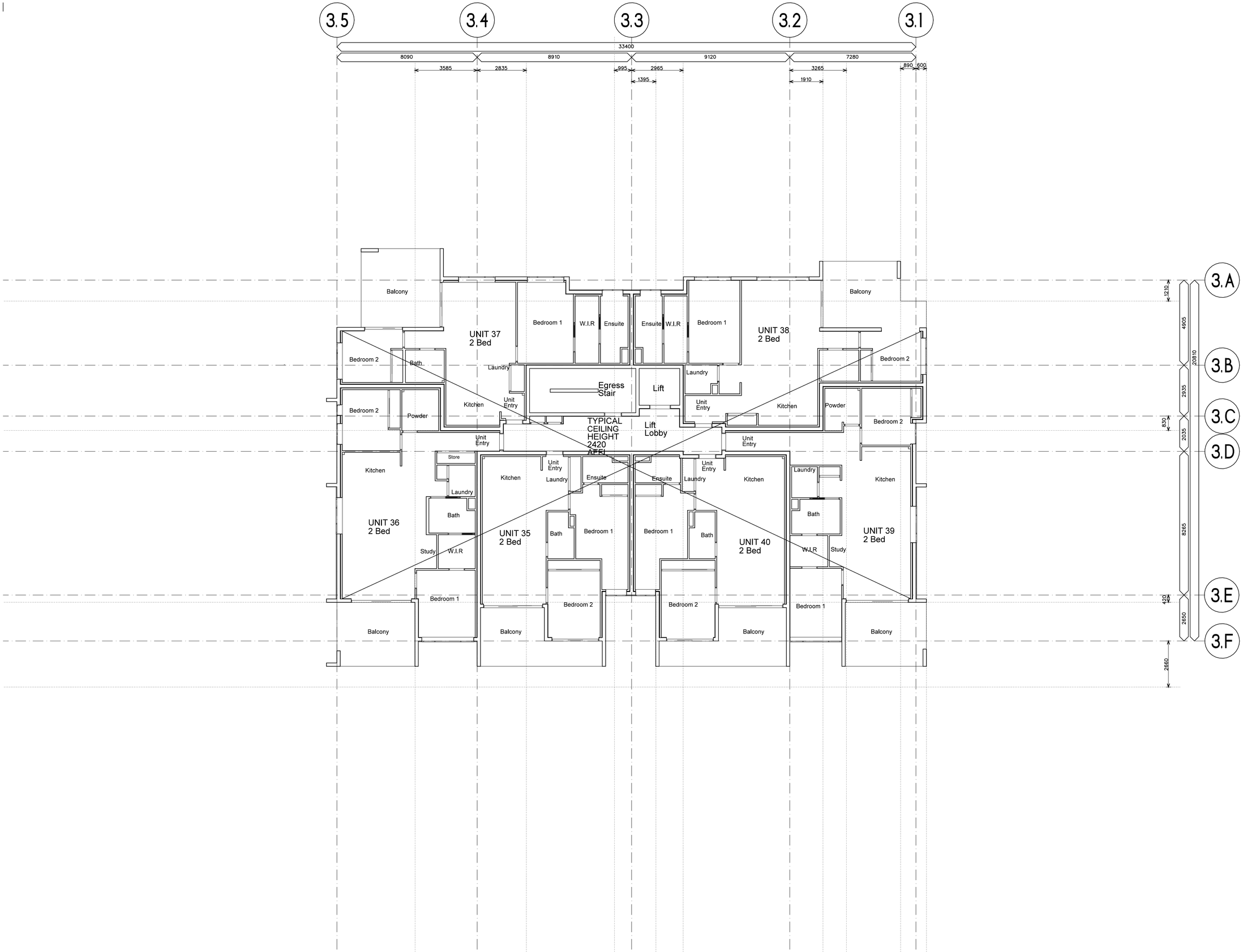
23017 project no

scale 1: 100

sheet A1

date 5/24

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 Clding, Paint Finish
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ML Mechanical Loures
MRS Metal Roof Sheeting
O/H Overhang
RB Rendered Blockwork
REF Refrigerator
S Basin or Sink
SCN Screen - Refer Notes
SH Sun Hood - Refer Notes
SHR Shower
SL Sliding Louvre Screen
SOP Setout Point
T Toilet
WMD Washing Machine & Dryer

Spandrel Glazing - Refer notes

NOTES

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

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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
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
Queensland Government

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revision	
A ISSUED	27/6/24
B CEILING HEIGHT & UNIT NUMBERS ALTERED	1/11/24
C MINOR CHANGES	17/3/25
D MINOR CHANGE	19/3/25
E MINOR CHANGE	20/3/25
F MINOR CHANGE	21/3/25
G REISSUED	25/6/25
H REISSUED	8/9/25

CONSTRUCTION

JWA MITCHELL DESIGNS

client LEG CONSTRUCTIONS

drawn SRM

authorised

date

drawing BUILDING 3
SECOND FLOOR
REFLECTED CEILING PLAN

architect S MITCHELL

reg no 5575 authorised SRM

project NEW TOWNHOUSE/ UNIT DEVELOPMENT

address 3 MOORES ROAD, REDLAND BAY Q 4165

B3W134 dwg no.

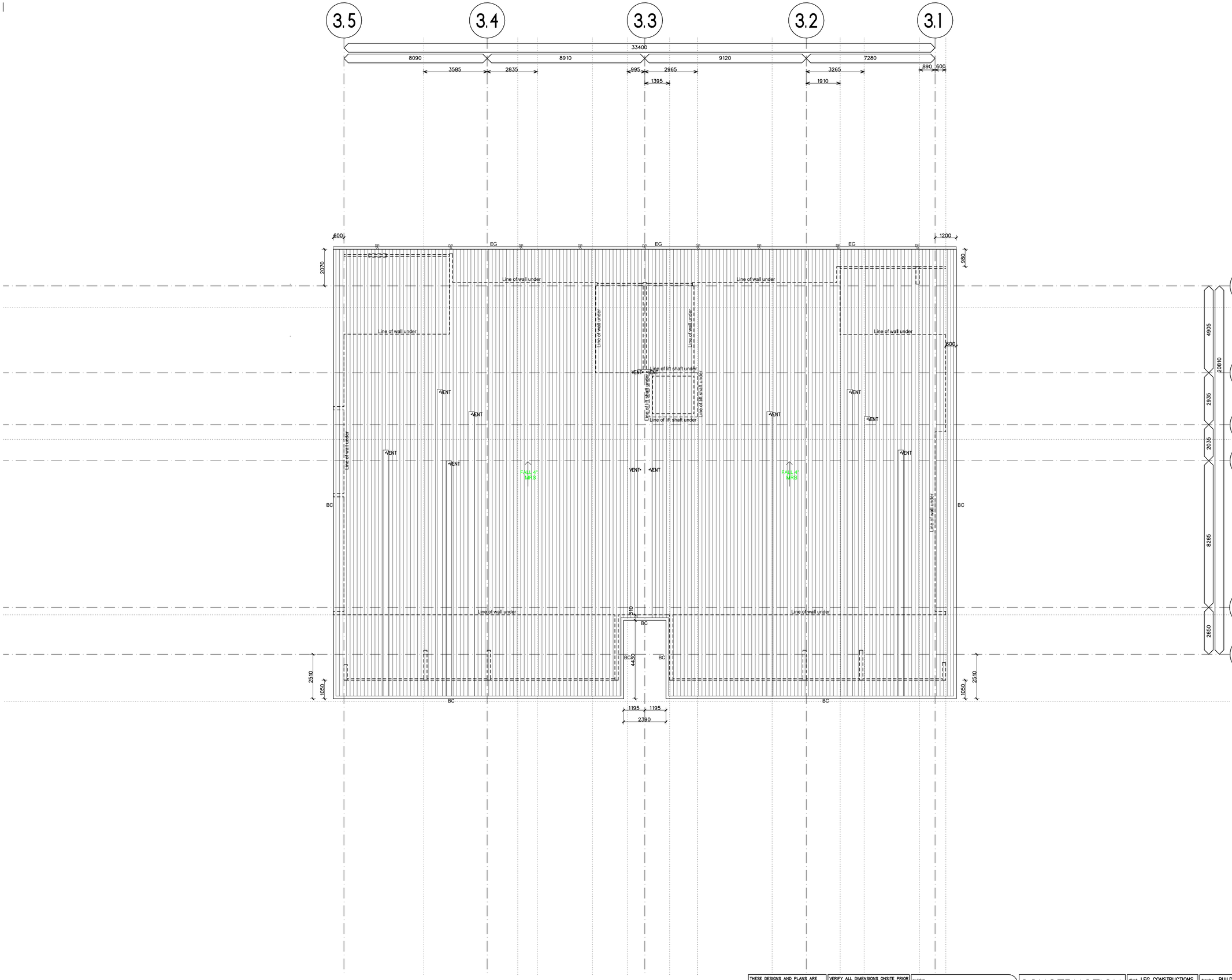
23017 project no

scale 1: 100

sheet A1

date 4/24

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 Clding, 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
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O/H Overhang
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T Toilet
WMD Washing Machine & Dryer

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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
Approval no: DEV2020/1093/2
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Queensland Government

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revision	
A ISSUED	5/7/24
B MINOR CHANGES	1/11/24
C MINOR CHANGE	2/12/24
D UNIT NUMBERS ALTERED	1/1/24
E MINOR CHANGES	24/1/25
F MINOR CHANGE	19/3/25
G REISSUED	25/6/25
H REISSUED	8/9/25

CONSTRUCTION
JWA MITCHELL DESIGNS

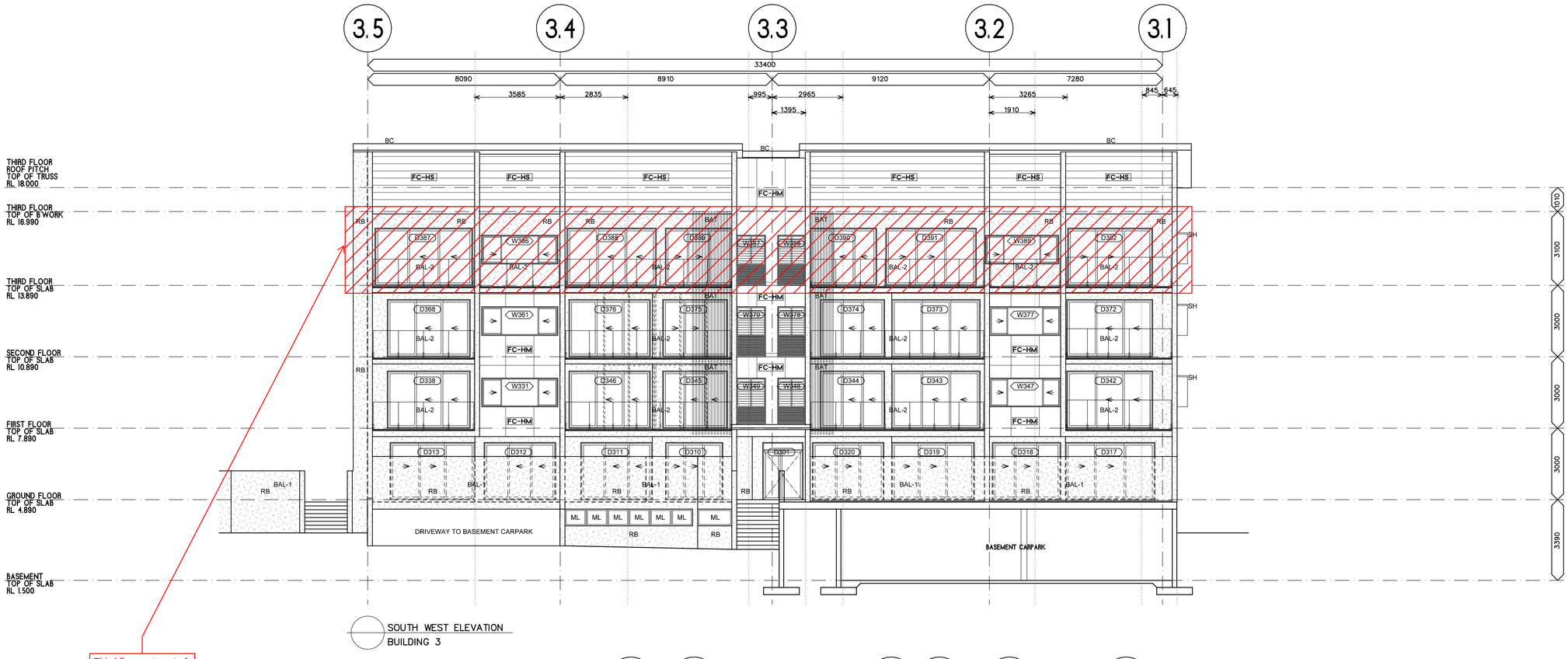
client LEG CONSTRUCTIONS
drawn SRM
authorised
date

drawing BUILDING 3 ROOF PLAN
architect S MITCHELL
reg no 5575 authorised SRM

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

B3W141 dwg no.
23017 project no

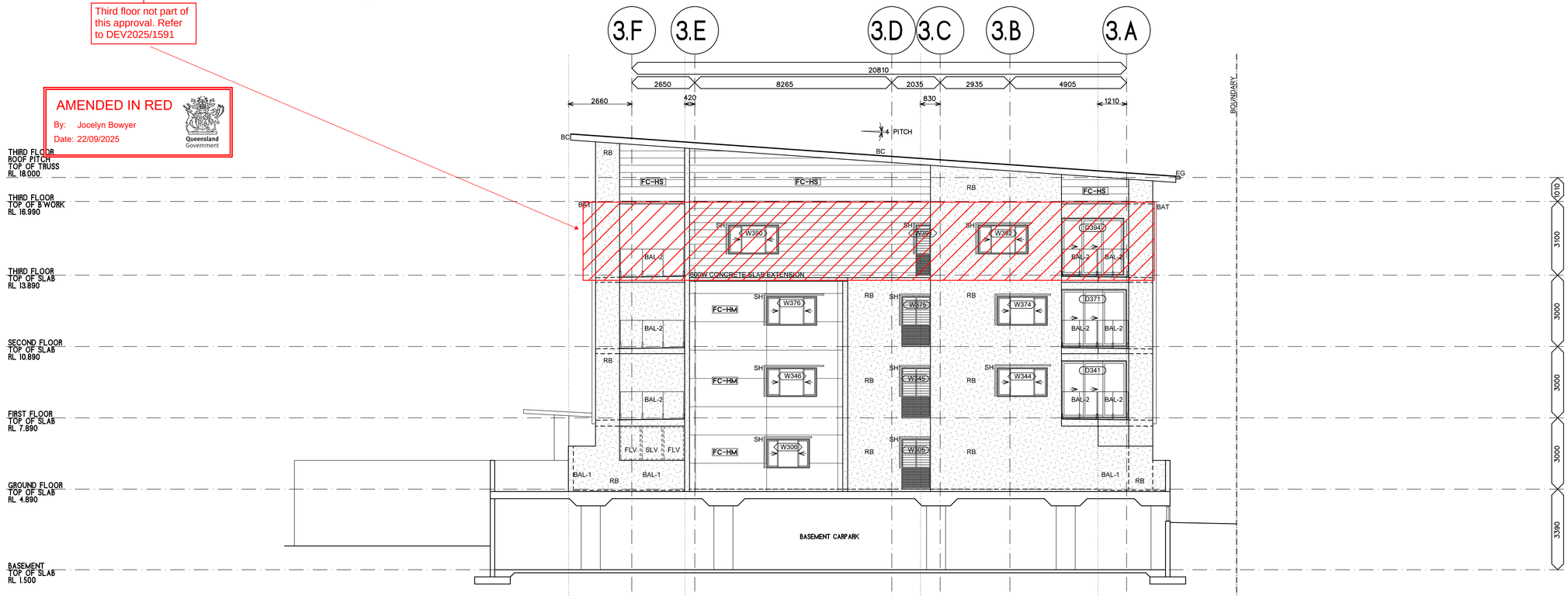
scale 1: 100
sheet A1
date 5/24
issue H



SOUTH WEST ELEVATION
BUILDING 3

Third floor not part of this approval. Refer to DEV2025/1591

AMENDED IN RED
By: Jocelyn Bowyer
Date: 22/09/2025
Queensland Government



NORTH EAST ELEVATION
BUILDING 3

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 Clding, 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
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O/H Overhang
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SH Sun Hood - Refer Notes
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Approval no: DEV2020/1093/2
Date: 15 October 2025
Queensland Government

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revision	
A ISSUED	20/6/24
B MINOR CHANGES	17/3/25
C MINOR CHANGE	18/3/25
D MINOR CHANGE	19/3/25
E MINOR CHANGE	14/4/25
F MINOR CHANGE	21/5/25
G REISSUED	25/6/25
H REISSUED	8/9/25

CONSTRUCTION
JWA MITCHELL DESIGNS

client LEG CONSTRUCTIONS
drawn SRM
authorised
date
drawing BUILDING 3 ELEVATIONS
architect S MITCHELL
reg no 5575 authorised SRM
project NEW TOWNHOUSE/ UNIT DEVELOPMENT
address 3 MOORES ROAD, REDLAND BAY Q 4165
B3W201 dwg no.
23017 project no
scale 1: 100
sheet A1
date 4/24
issue H

AMENDED IN RED

By: Jocelyn Bowyer

Date: 22/09/2025

Queensland Government

Floor 3 not part of this approval. Refer to DEV2025/1591

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
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Date: 15 October 2025

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revision	
A ISSUED	20/6/24
B MINOR CHANGE	1/11/24
C MINOR CHANGES	17/3/25
D MINOR CHANGE	18/3/25
E MINOR CHANGE	14/4/25
F MINOR CHANGE	21/5/25
G REISSUED	25/6/25
H MINOR CHANGES	8/9/25

CONSTRUCTION

JWA MITCHELL DESIGNS

client LEG CONSTRUCTIONS

drawn SRM

authorised

date

drawing BUILDING 3 ELEVATIONS

architect S MITCHELL

reg no 5575 authorised SRM

project NEW TOWNHOUSE/ UNIT DEVELOPMENT

address 3 MOORES ROAD, REDLAND BAY Q 4165

B3W202 dwg no.

23017 project no

scale 1: 100

sheet A1

date 4/24

H issue

AMENDED IN RED
By: Jocelyn Bowyer
Date: 22/09/2025

Queensland Government

3.A 3.B 3.C 3.D 3.E 3.F

20810

4905 2935 2035 8265 2650

1210 830 420 2660

Floor 3 not part of this approval. Refer to DEV2025/1591

BOUNDARY

4 PITCH

BLOCK DIVIDING WALLS TO ENG. DETAILS TO CARRY UP TO U/S OF ROOF SHEETING

METAL ROOF SHEETING ON TRUSSES/ FRAMING TO ENG. DETAILS

ROOF
TOP OF TRUSS
RL 18.000

EG

BC

SOFFIT SHEETING AS SELECTED

FC-HS

THIRD FLOOR
TOP OF B'WORK
RL 16.940

295x65 15C BEAM TO ENG. DETAILS

RB

FC-HS

BALCONY | EGRESS STAIR | LOBBY | BATH | BEDROOM 1

BAT

THIRD FLOOR
TOP OF SLAB
RL 13.890

BLOCK WALL TO ENG. DETAILS– RENDERED & PAINTED

BATTEN SCREEN– REFER NOTES

AL. FRAMED GLAZING WITH FIRE RATED GLASS– REFER TO NOTES

FC-HM

SH

RB

ENSUITE | EGRESS STAIR | LOBBY | BEDROOM 1

2420

900 600 MIN

1800 1100 MIN

SECOND
TOP OF SLAB
RL 10.890

BLOCK WALL TO ENG. DETAILS– RENDERED & PAINTED

SUSPENDED CEILING ON SUSPENDED BATTENS

PB, SHEETED 90 STUD WALL WITH 30 GAP TO BLOCKWORK

230x130 BOX GUTTER

METAL ROOF SHEETING AT 4 DEG ON PURLINS TO ENG. DETAILS

SOFFIT SHEETING AS SELECTED

FIRST FLOOR
TOP OF SLAB
RL 7.890

SUSPENDED SLAB TO ENG. DETAILS– RENDERED & PAINTED

NOMINAL 50 STEP TO ENG. DETAILS

EGRESS STAIR | LOBBY | FOYER | ENTRY

AL. FRAMED DOOR AS SCHEDULED

BAL-1

GROUND FLOOR
TOP OF SLAB
RL 4.890

SUSPENDED CONCRETE SLAB TO ENG. DETAILS

EGRESS STAIR | CARPARK

BASEMENT
TOP OF SLAB
RL 1.500

B3A SECTION A– ADJACENT TO GRID 3.3
BUILDING 3

BUILDING 2, 3 & 4 LEGEND

CODES

AFFL: Above Finished Floor Level
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revision	
A ISSUED	24/6/24
B MINOR CHANGES	17/7/24
C MINOR CHANGES	17/3/25
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E MINOR CHANGE	14/4/25
F MINOR CHANGE	21/5/25
G REISSUED	25/6/25
H REISSUED	8/9/25

CONSTRUCTION

JWA MITCHELL DESIGNS

client LEG CONSTRUCTIONS
drawn SRM
authorised
date

drawing BUILDING 3 SECTION B3A
architect S MITCHELL
reg no 5575 authorised SRM

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

B3W301 dwg no.
23017 project no

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

AMENDED IN RED
By: Jocelyn Bowyer
Date: 22/09/2025
Queensland Government

Floor 3 not part of this approval. Refer to DEV2025/1591

3.A 3.B 3.C 3.D 3.E 3.F

20810
4905 2935 2035 8265 2650
1210 830 420 2660

BOUNDARY

4 PITCH

BC

METAL ROOF SHEETING ON TRUSSES/ FRAMING TO ENG. DETAILS

ROOF
TOP OF TRUSS
RL 18.000

THIRD FLOOR
TOP OF B WORK
RL 16.940

295x65 HYNE 15 BEAM TO ENG. DETAILS
SOFFIT SHEETING AS SELECTED
SUSPENDED P'BOARD CEILING ON BATTENS FROM ROOF TRUSSES/FRAMING

D370
BEDROOM 3
LWIR
PANTRY
UNIT 41
DINING/LIVING
BALCONY

295x65 15C BEAM TO ENG. DETAILS
SUSPENDED SELECTED SOFFIT ON BATTENS FROM ROOF TRUSSES/FRAMING
FC-HS

THIRD FLOOR
TOP OF SLAB
RL 13.890

EG

BATTEN SCREEN- REFER NOTES
BLOCK WALL TO ENG. DETAILS- RENDERED & PAINTED

D370
BALCONY
BATH
2420
POWDER
D331
UNIT 36
2420
DINING/LIVING
RB
BALCONY

BATTEN SCREEN- REFER NOTES

SECOND
TOP OF SLAB
RL 10.890

D340
BALCONY
BATH
2420
POWDER
D331
UNIT 30
2420
DINING/LIVING
RB
BALCONY

SUSPENDED CEILING ON SUSPENDED BATTENS

AL. FRAMED GLAZED BALUSTRADE AS SELECTED- REFER NOTES

AL. FRAMED GLAZED BALUSTRADE AS SELECTED- REFER NOTES

FIRST FLOOR
TOP OF SLAB
RL 7.890

D303
UNIT 23
UNIT 24
2420
RB
BALCONY

BAL-1

BLOCK BALUSTRADE WALL AS SCHEDULED- RENDERED & PAINTED

BLOCK BALUSTRADE WALL AS SCHEDULED- RENDERED & PAINTED

GROUND FLOOR
TOP OF SLAB
RL 4.890

METAL VENTILATION LOUVRES WITH FIRE DAMPERS

SUSPENDED SLAB TO ENG. DETAILS

DRIVEWAY TO CARPARK

BLOCK WALL TO ENG. DETAILS- RENDERED & PAINTED

CONCRETE DRIVEWAY SLAB TO ENG. DETAILS

CARPARK

CONCRETE COLUMN TO ENG. DETAILS

BASEMENT
TOP OF SLAB
RL 1.500

B3B SECTION B- BETWEEN GRID 3.4 & 3.5
BUILDING 3

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 Clding, 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 Sheeting
O/H: Overhang
RB: Rendered Blockwork
REF: Refrigerator
S: Basin or Sink
SCN: Screen - Refer Notes
SH: Sun Hood - Refer Notes
SHR: Shower
SL: Sliding Louvre Screen
SOP: Setout Point
T: Toilet
WMD: Washing Machine & Dryer

Spandrel Glazing - Refer notes

NOTES

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

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

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H REISSUED	8/9/25

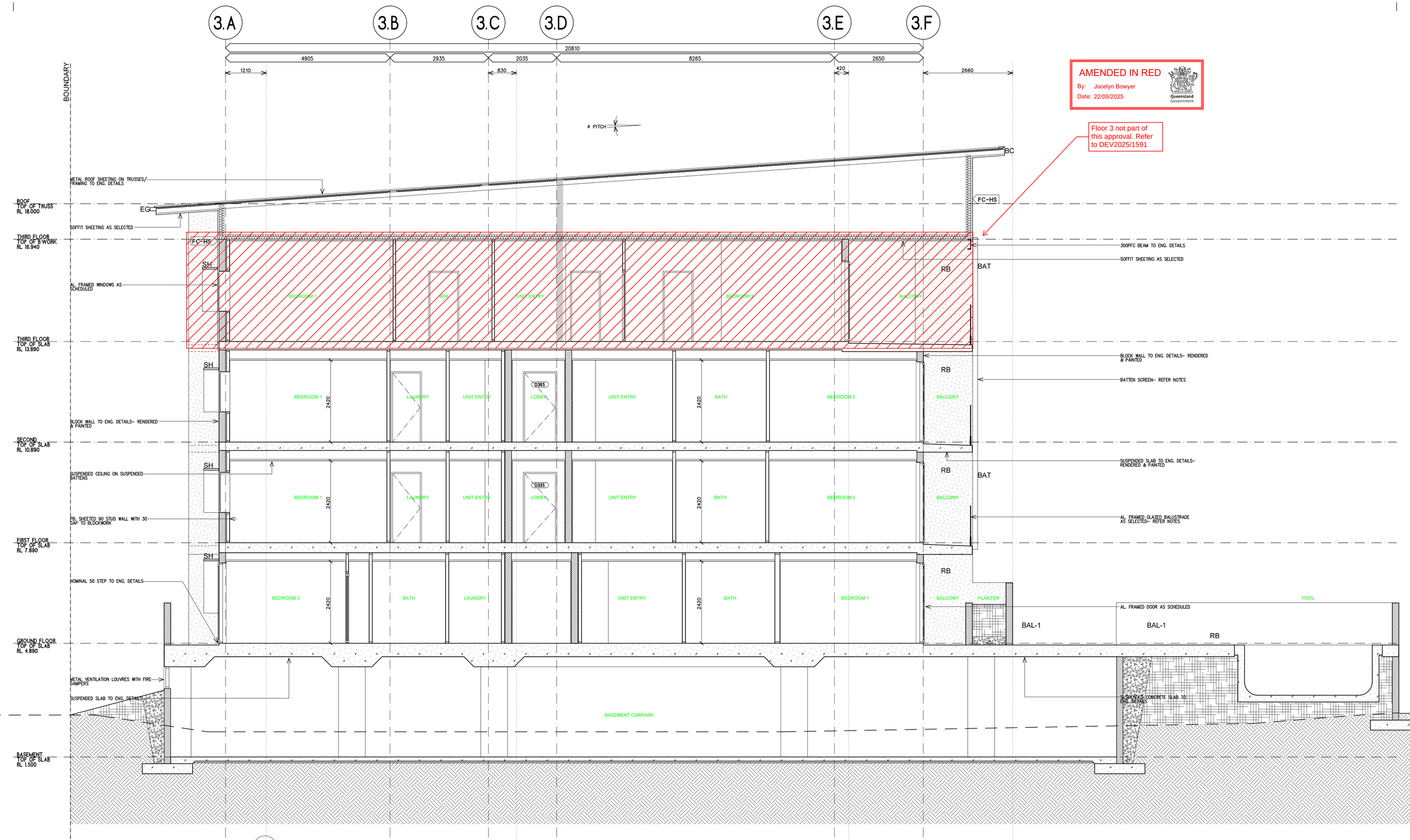
CONSTRUCTION
JWA MITCHELL DESIGNS

client LEG CONSTRUCTIONS
drawn SRM
authorised
date
drawing BUILDING 3 SECTION B3B
architect S MITCHELL
reg no 5575 authorised SRM

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

B3W302 dwg no.
23017 project no

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



AMENDED IN RED
By: Jocelyn Bowyer
Date: 22/09/2025

Queensland Government

Floor 3 not part of this approval. Refer to DEV2025/1591

B3C SECTION C– BETWEEN GRID 3.2 & 3.3
BUILDING 3

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 Clddding, Paint Finish
FC-HS□James Hardie Stria Cladding, 325mm Paint Finish
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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

CODES continued

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

Spandrel Glazing - Refer notes

NOTES

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NOTES continued

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NOTES continued

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drawn SRM
authorised
date

drawing BUILDING 3 SECTION B3C
architect S MITCHELL
reg no 5575 authorised SRM

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address 3 MOORES ROAD, REDLAND BAY Q 4165

B3W303 dwg no.
23017 project no

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

Floor 3 not part of this approval. Refer to DEV2025/1591

AMENDED IN RED
By: Jocelyn Bowyer
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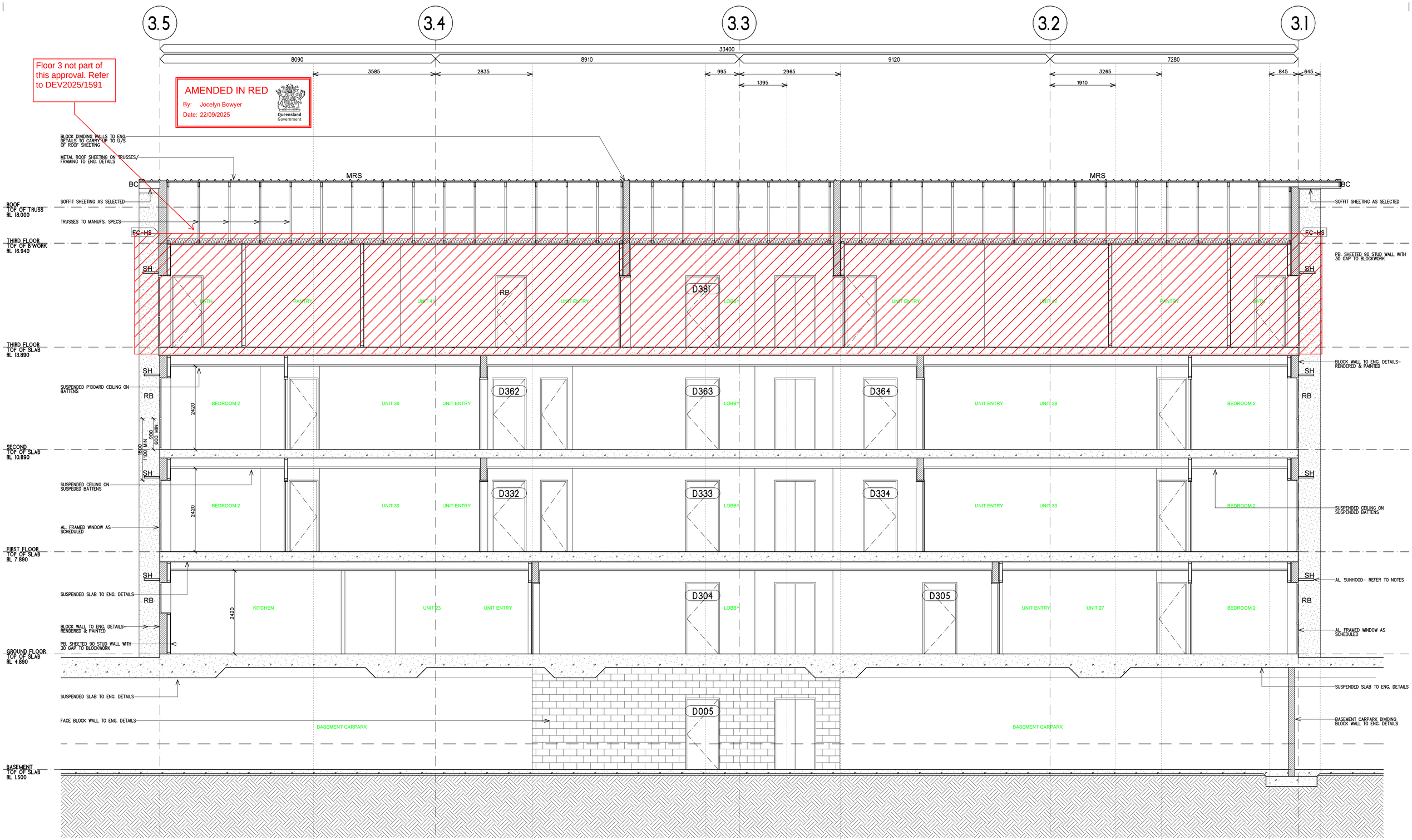

B3D SECTION D– BETWEEN GRID 3.C & 3.D
BUILDING 3

BUILDING 2, 3 & 4 LEGEND

CODES

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