

BUILDING 4
DOOR SCHEDULE

BASEMENT		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D006	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~-/120/30) WITH CLOSER- PAINT FINISH
D007	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~-/120/30) WITH CLOSER- PAINT FINISH
D008	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~-/120/30) WITH CLOSER- PAINT FINISH
D009	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
D401	2400 x 1700 OVERALL	GLAZED PAIR OF ALUMINIUM FRAMED SWING DOORS (2100 HIGH X 920 & 700 WIDE) WITH FIXED GLASS HIGHLIGHT OVER- POWDERCOAT FINISH
D402	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D403	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D404	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D405	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D406	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D407	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D408	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~-/120/30) WITH CLOSER- PAINT FINISH
D409	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL ~-/120/30) WITH CLOSER- PAINT FINISH
D410	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D411	2400 x 3460	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D412	2400 x 2850	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D413	2400 x 3750	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D414	2400 x 3400	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D415	2400 x 3540	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D416	2400 x 2850	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D417	2400 x 3560	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D418	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D419	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D420	2400 x 2400	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D421	2400 x 1200	GLAZED ALUMINIUM SWING DOOR WITH GLAZED SIDELIGHT- POWDERCOATED
FIRST FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D431	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D432	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D433	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D4734	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D435	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D436	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D437	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D438	2400 x 2600	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D439	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D440	2400 x 3500	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D441	2400 x 3500	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D442	2400 x 2350	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D443	2400 x 2680	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D444	2400 x 3720	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D445	2400 x 3760	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D446	2400 x 2750	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D447	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
SECOND FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D461	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D462	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D463	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D464	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D465	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D466	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D467	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D468	2400 x 2600	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D469	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D470	2400 x 3500	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D471	2400 x 3500	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D472	2400 x 2350	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D473	2400 x 2680	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D474	2400 x 3720	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D475	2400 x 3760	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D476	2400 x 2750	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D477	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
THIRD FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D481	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D482	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D483	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL ~-/60/30) WITH CLOSER- PAINT FINISH
D484	2400 x 3200	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D485	2400 x 2590	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D486	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (FX)- POWDERCOATED
D487	2400 x 4095	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D488	2400 x 3740	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D489	2400 x 2800	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D490	2400 x 2800	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D491	2400 x 3795	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D492	2400 x 3555	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D493	2400 x 2400	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D494	2400 x 2630	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D495	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
W401	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS PATH
W402	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 FIRE PROTECTION REQUIRED TO WINDOW WITHIN 3M OF EGRESS PATH
W403	DELETED		
W404	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W405	1200 x 1610	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
FIRST FLOOR			
W431	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W432	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W433	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W434	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL ~-/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W435	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
W436	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W437	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W438	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
W439	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
W440	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W441	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W442	2100 x 1200		2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL ~-/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W443	DELETED		
W444	DELETED		
W445	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W446	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W447	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
W448	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			
W461	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W462	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W463	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W464	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL ~-/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W465	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
W466	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W467	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W468	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
W469	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
W470	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W471	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W472	2100 x 1200		2 x ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL ~-/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W473	DELETED		
W474	DELETED		
W475	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W476	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W477	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
W478	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			
W481	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W482	1200 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W483	1200 x 2100	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W484	DELETED		
W485	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL ~-/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W486	500 x 2100	1500	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W487	1200 x 2400	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W488	1200 x 3195	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W489	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
W490	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
W491	1200 x 3070	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W492	1200 x 2400	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W493	500 x 2100	1500	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W494	2100 x 600	2100	ALUMINIUM LOUVRE WINDOW (RESTRICTED OPENING) WITH FIXED FIRE RATED GLASS BOTTOM PANEL (FRL ~-/60/-), MIN 900 HIGH AFFL- POWDERCOATED
W495	2100 x 3000	2100	ALUMINIUM SLIDING WINDOW (XFX)- POWDERCOATED
W496	2100 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
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 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

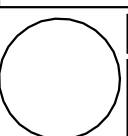
Openings to Bedrooms - Protection
Provide secure screening such as Crimsafe or equivalent, to all openable parts of all windows.
(Note: To meet NCC2019 Vol2, Part 3.9. External windows to bedrooms must be provided with protection where the fall from the window is 2m or more. Where the lowest part of 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: DEV2020/1093/2
Date: 15 October 2025



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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.				JWA MITCHELL DESIGNS		drawn SRM	address 3 MOORES ROAD, REDLAND BAY Q 4165	sheet A1	date 6/24
					authorised	architect S MITCHELL	23017	project no	issue B
					date	reg no 5575	authorised SRM		

BUILDING 2, 3 & 4 LEGEND
CODES

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

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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.

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

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

Fire Rated Doors
All fire rated doors are to comply with AS1530 part 4 standard and H0.6800x; certified to AS1905 part 1, NCC2019 Part D1: Specification D1.12.

All accessible units are to comply with AS1428.1.

4.1

4.2

4.3

4.4

4.5

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1093/2

Date: 15 October 2025



revision
A ISSUED
B BUILDING LAYOUT FLUPPED & UNIT ADDED
C RAMP & SECTION LINES ALTERED
D LAYOUTS ALTERED & NOTES ADDED
E NOTES ADDED & ALTERED

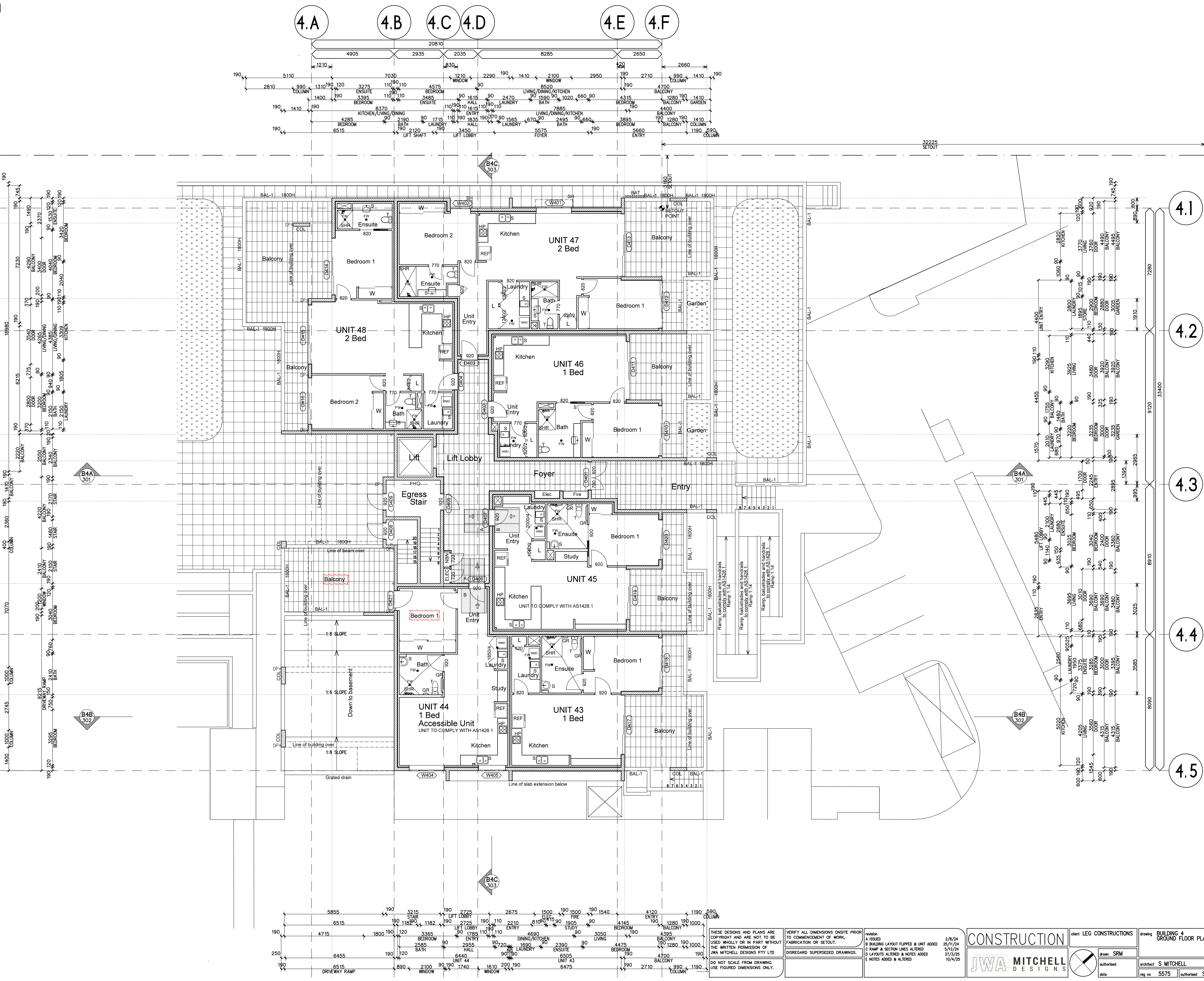
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CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 4
GROUND FLOOR PLAN
project NEW TOWNHOUSE/ UNIT
DEVELOPMENT
address 3 MOORES ROAD,
REDLAND BAY Q 4165
architect S MITCHELL
reg no 5575
authorised SRM
date

B4W101
deg no.
sheet A1
date 6/24
project no 23017
issue E



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
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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OH Overhang
RB Rendered Blockwork
REF Refrigerator
S Basin or Sink
SCN Screen - Refer Notes
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SL Sliding Louvre Screen
SOP Setout Point
T Toilet
WMD Washing Machine & Dryer

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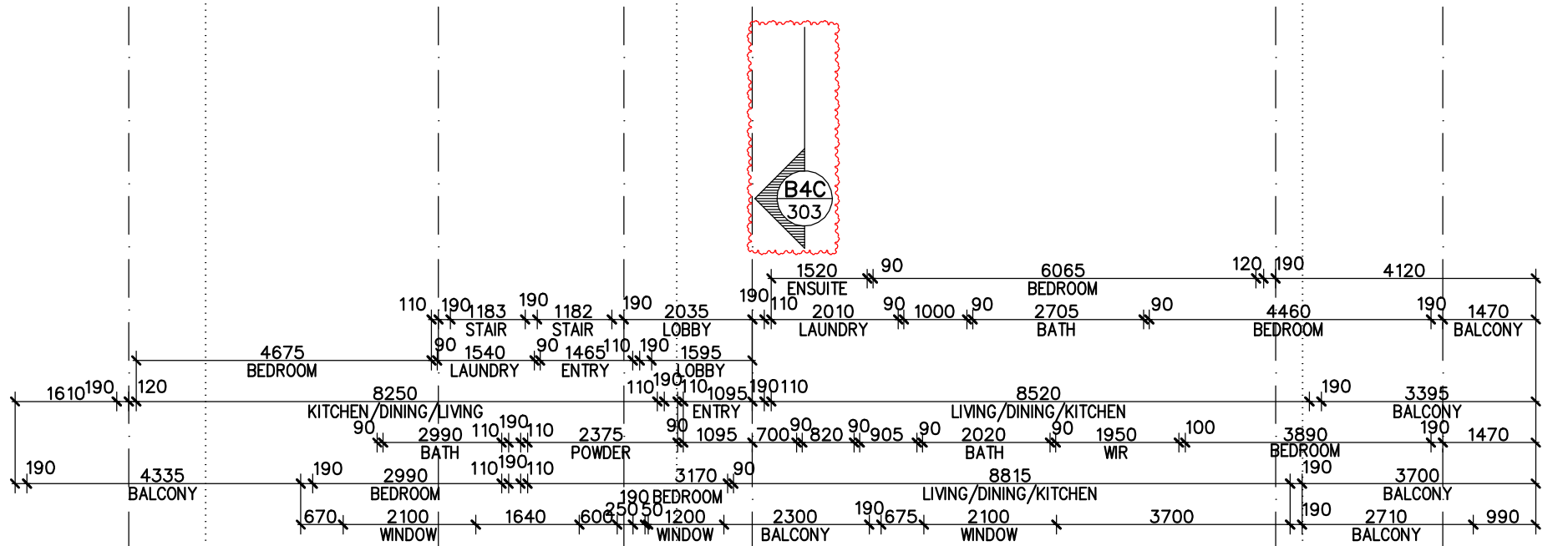
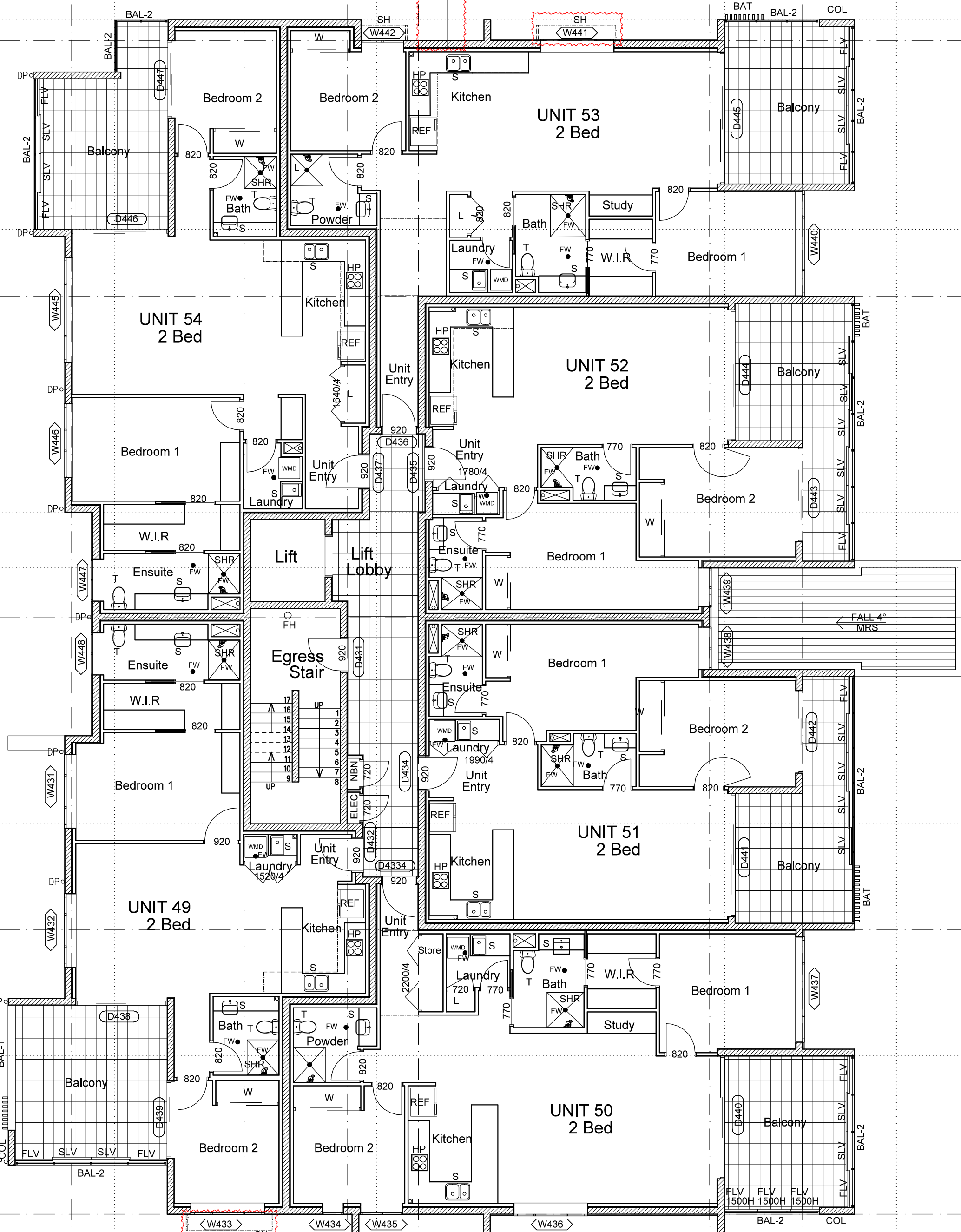
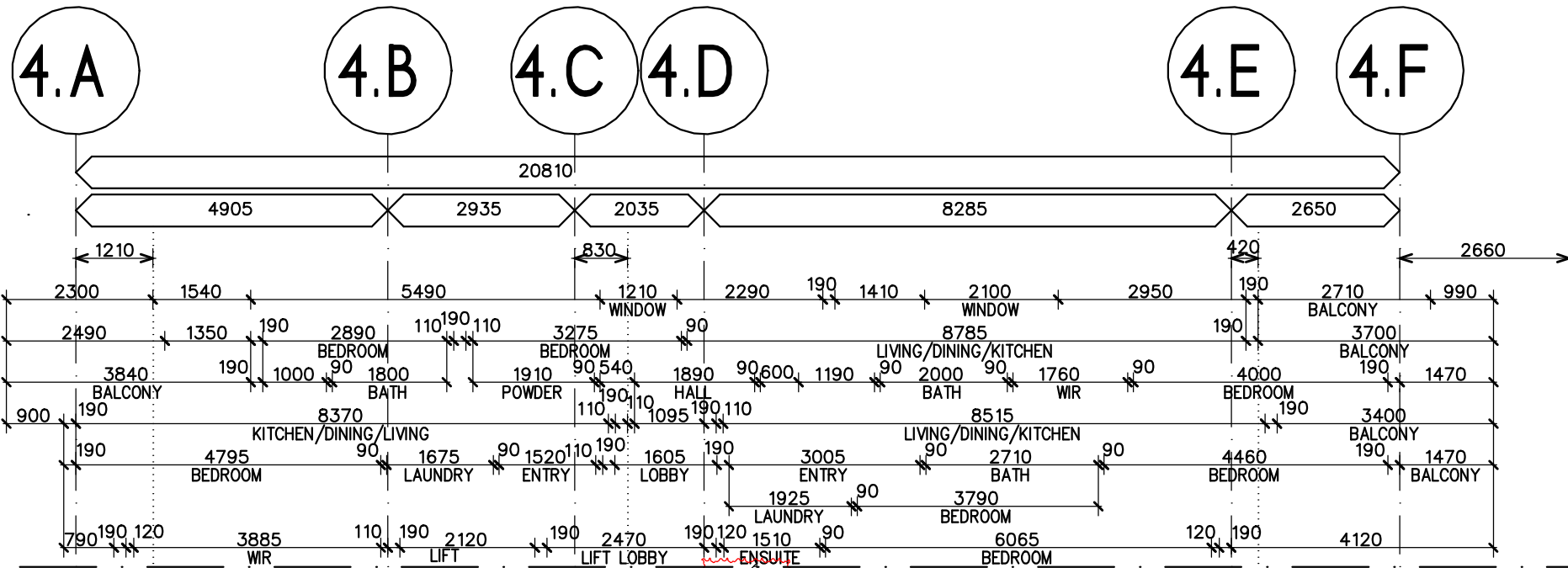
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referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1093/2

Date: 15 October 2025



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M 0431 266 563
E stuart@jwamitchelldesigns.com.au

revision
A ISSUED
B UNIT NUMBERS ALTERED
C BUILDING LAYOUT FLIPPED
D MINOR CHANGES

2/8/24
25/11/24
18/12/24

CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 4
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

B4W102
sheet A1
date 6/24
project no 23017
issue D

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer notes
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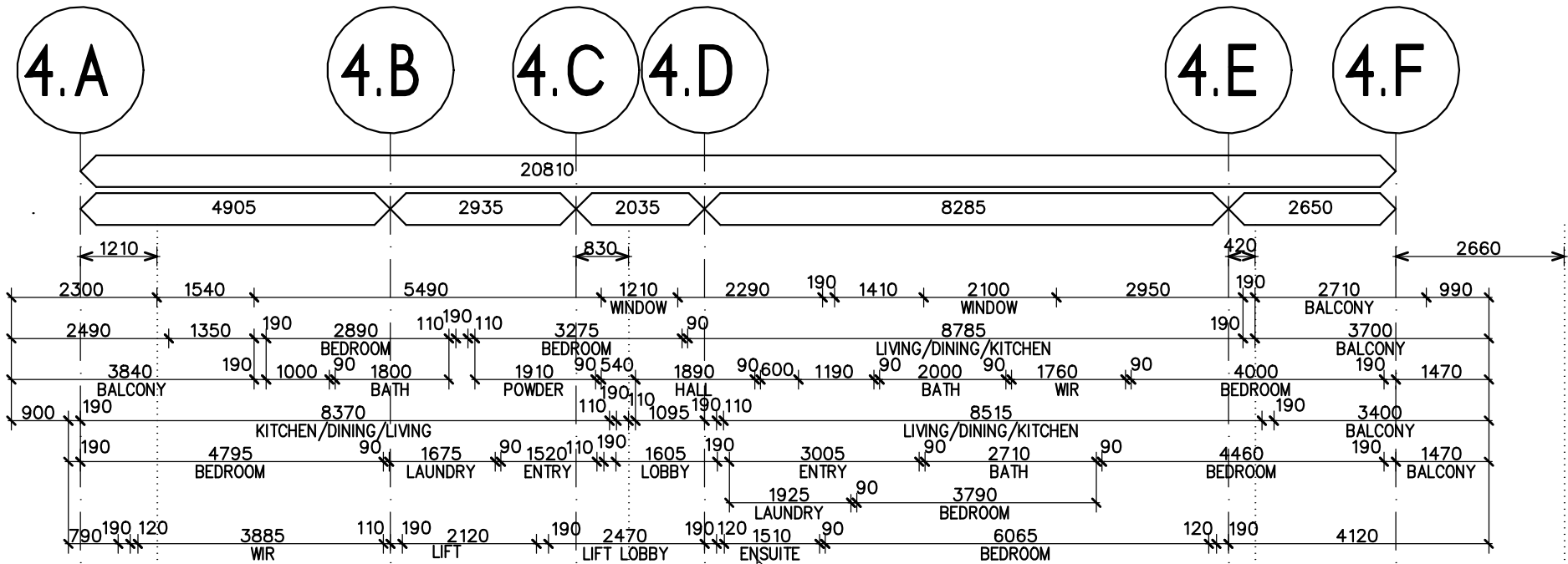
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Approval no: DEV2020/1093/2

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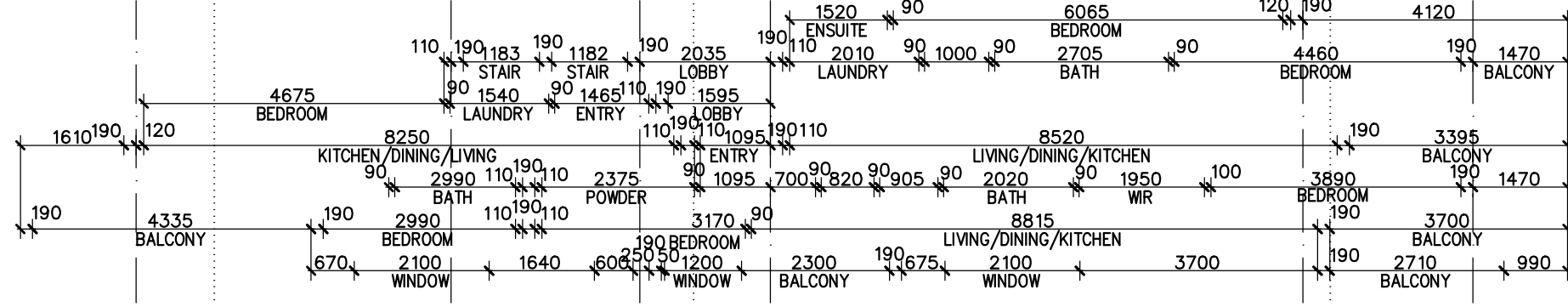
4.1

4.2

4.3

4.4

4.5



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revision
A ISSUED
B UNIT NUMBERS ALTERED
C BUILDING LAYOUT FLIPPED
D MINOR CHANGES

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M 0431 266 563
E stuart@jwamitchelldesigns.com.au

client LEG CONSTRUCTIONS
drawing BUILDING 4
SECOND FLOOR PLAN
project NEW TOWNHOUSE/ UNIT
DEVELOPMENT
address 3 MOORES ROAD,
REDLAND BAY Q 4165

architect S MITCHELL
reg no 5575
authorised SRM

CONSTRUCTION
JWA MITCHELL
DESIGNS

scale 1:100
sheet A1
date 6/24
issue D

project no 23017

- 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 FIRCHECK PLASTERBOARD TO EACH EXPOSED STUD FACE CSR REDBROOK SYSTEM F312/669 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

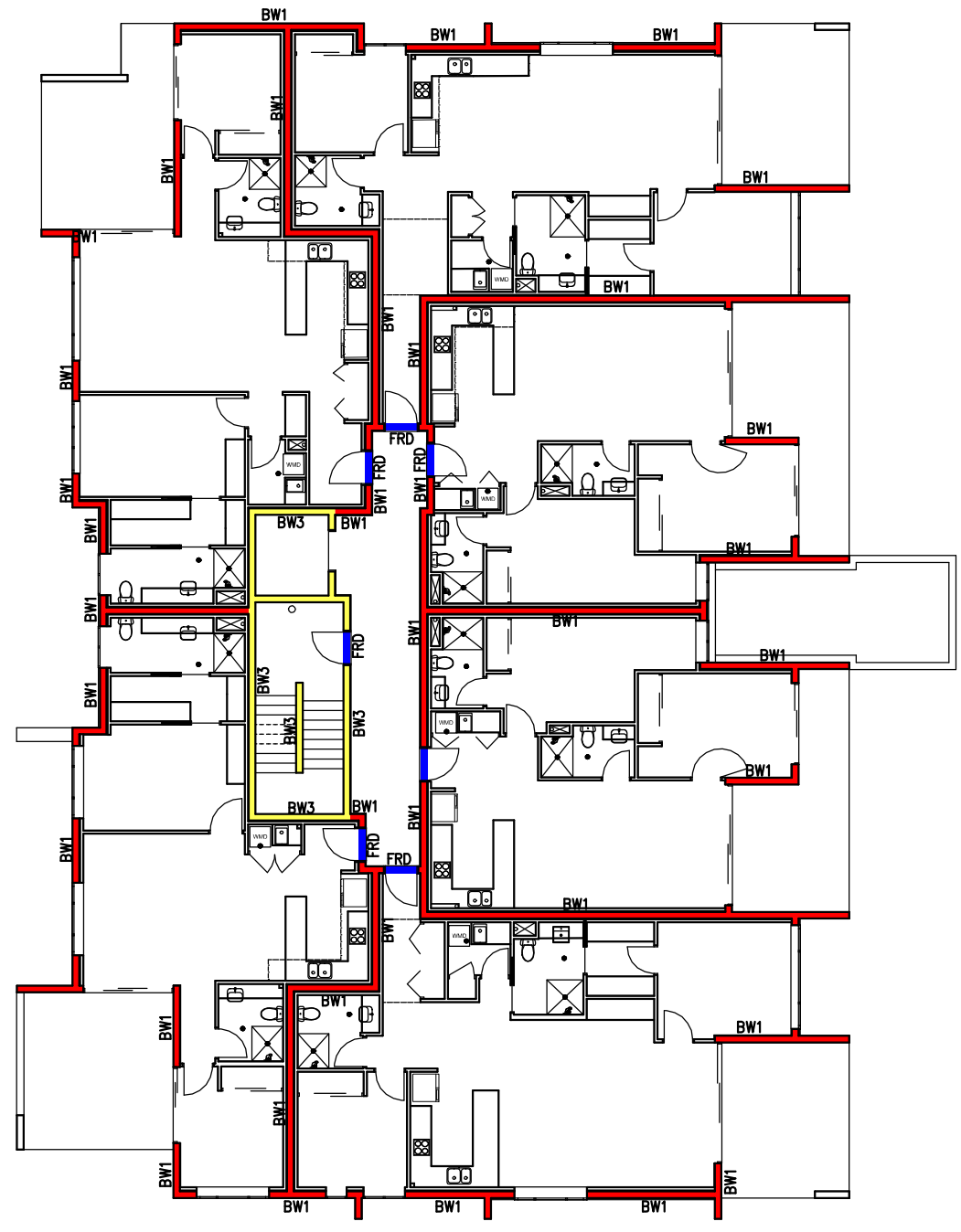
AMENDED IN RED

By: Jocelyn Bowyer

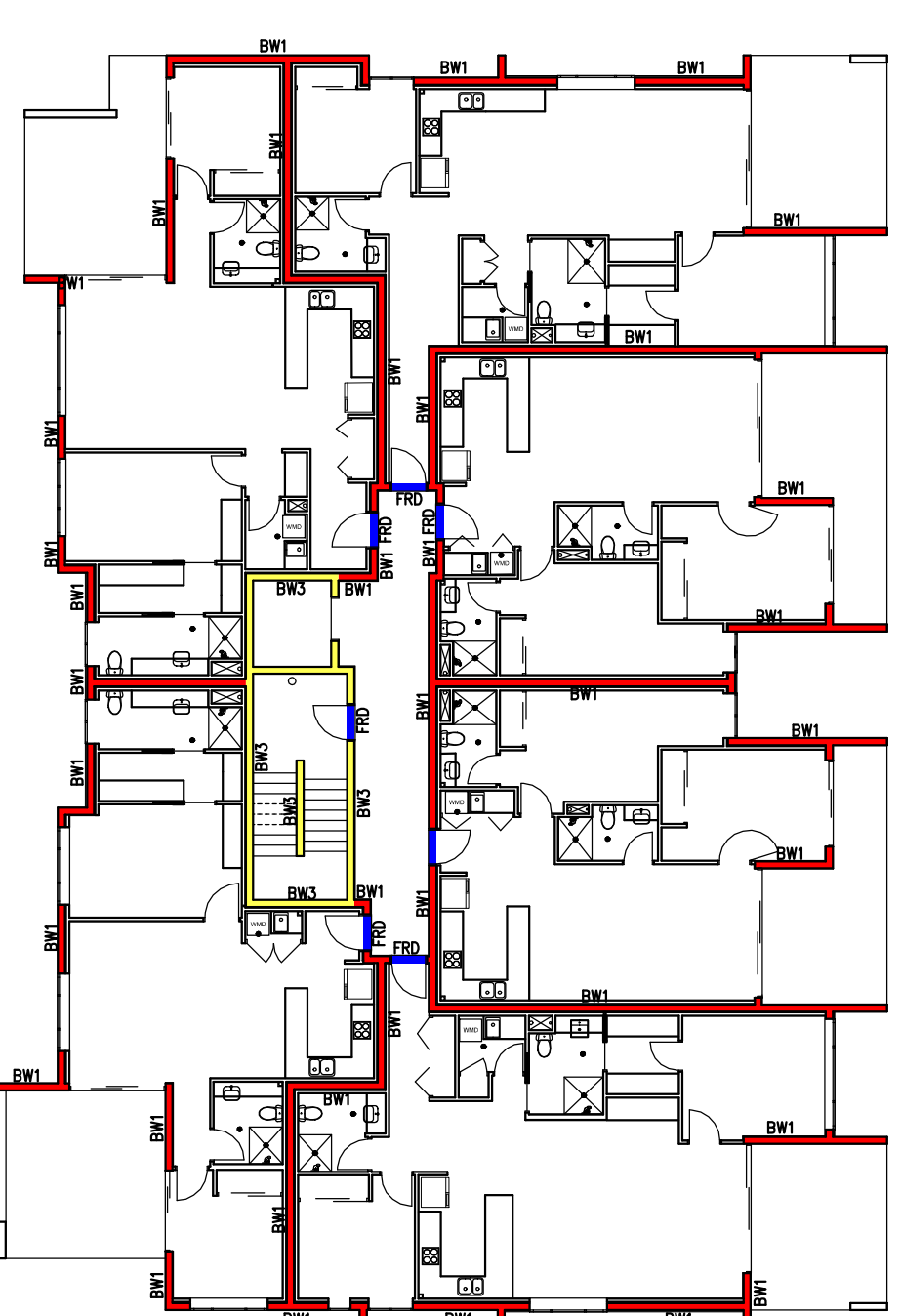
Date: 22/09/2025



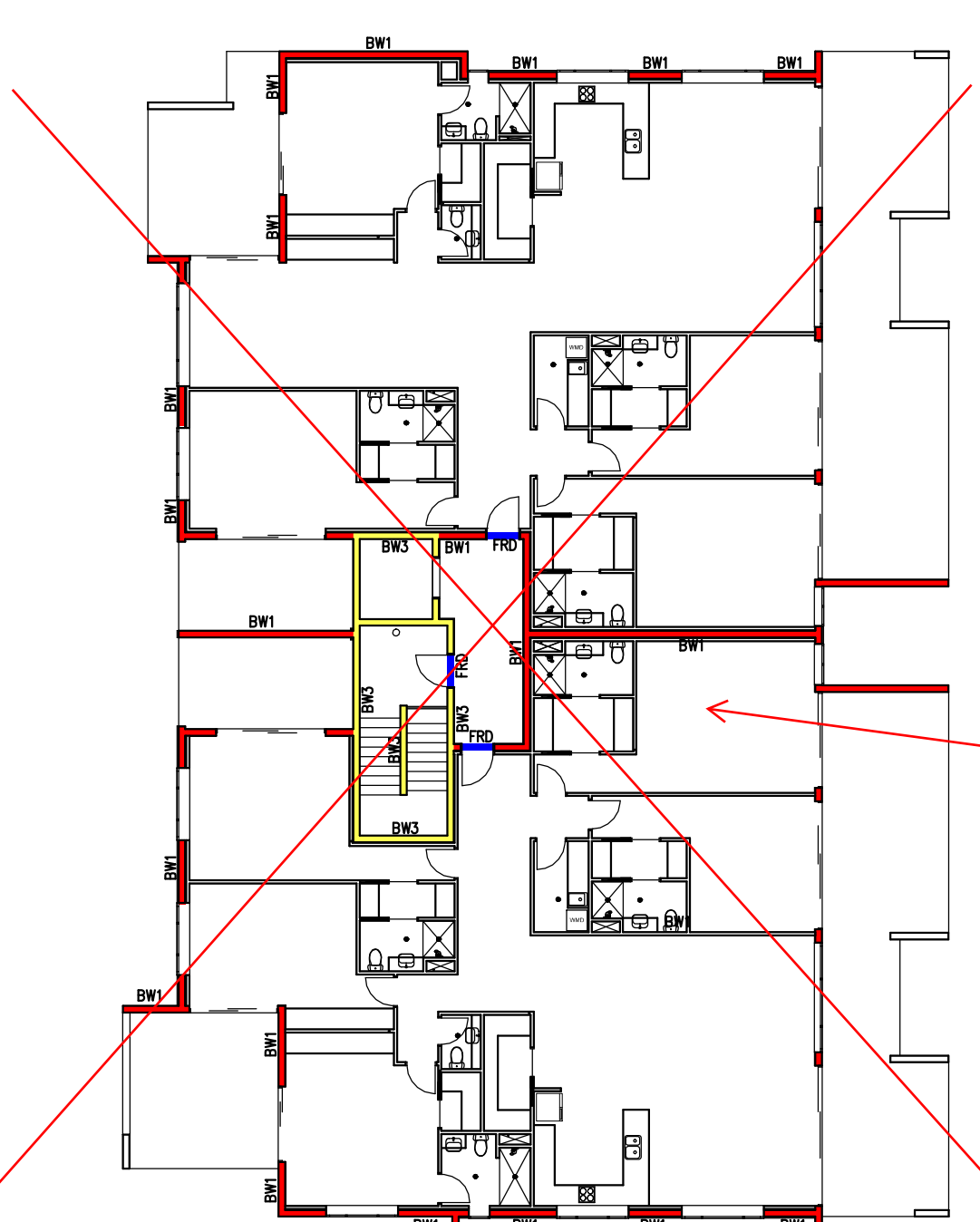
Third floor not part of this approval. Refer to DEV2025/1591



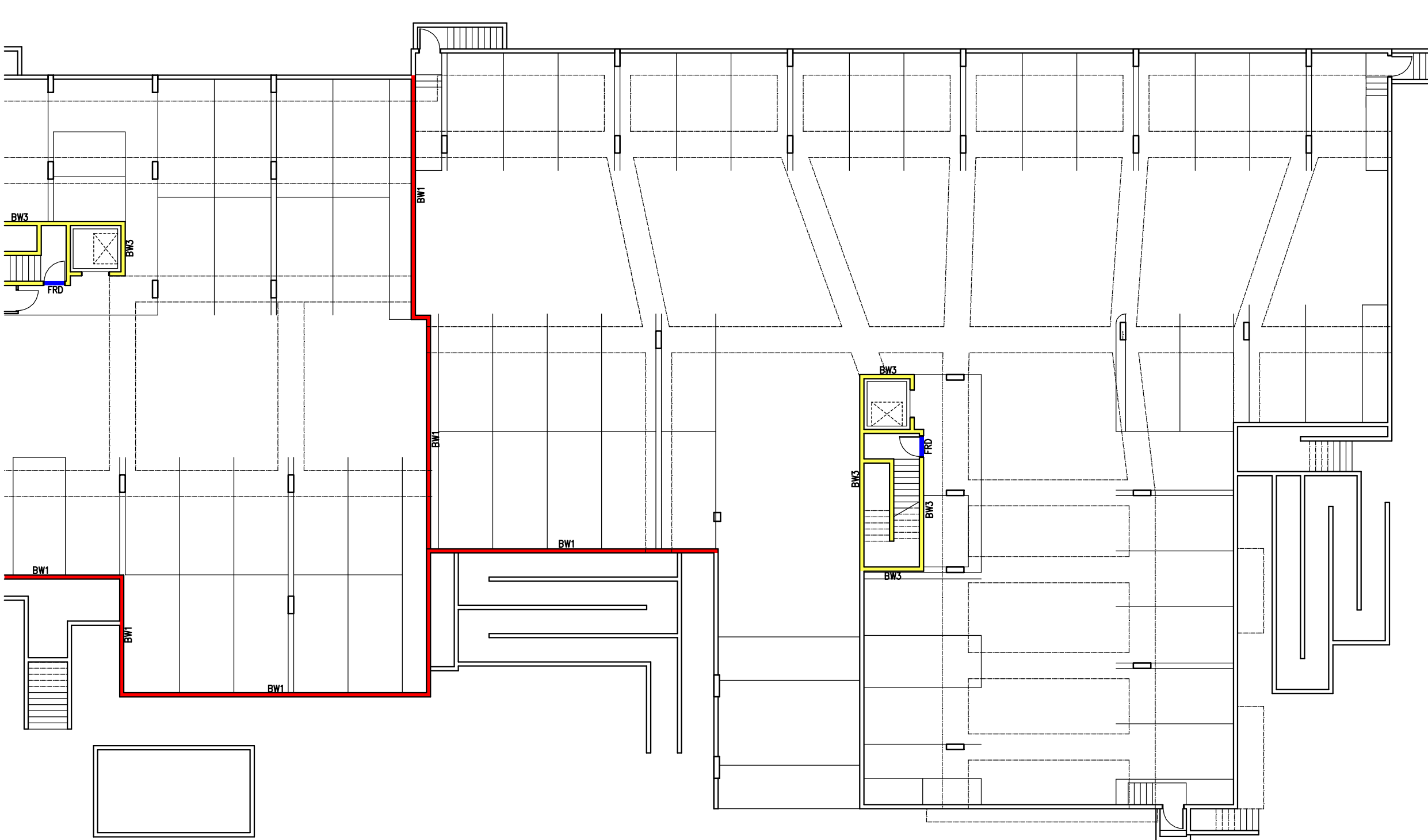
FLOOR PLAN
FIRST FLOOR



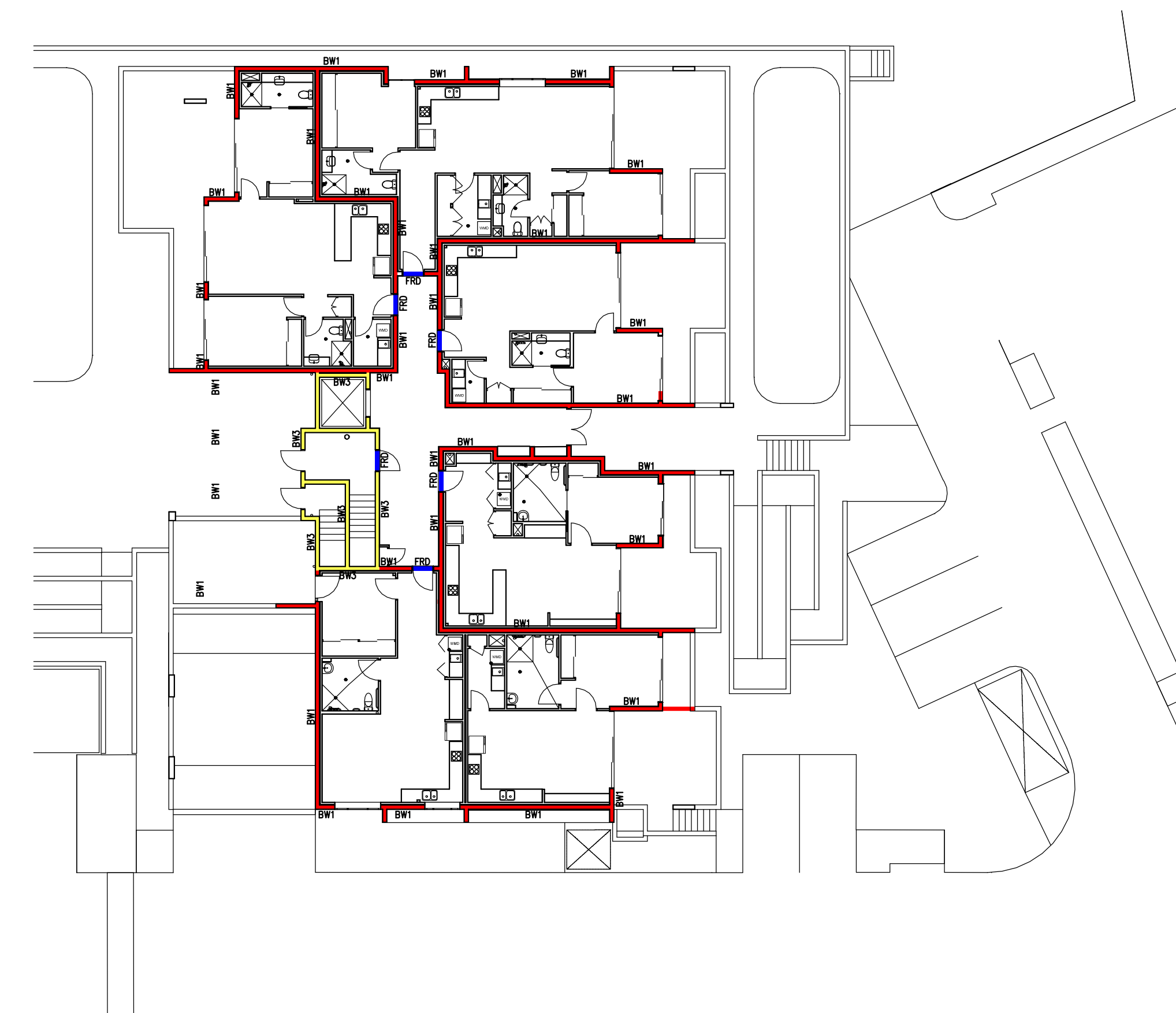
FLOOR PLAN
SECOND FLOOR



FLOOR PLAN
THIRD FLOOR



FLOOR PLAN
BASEMENT



FLOOR PLAN
GROUND FLOOR

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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revision A ISSUED 18/12/24

CONSTRUCTION JWA MITCHELL DESIGNS

client LEG CONSTRUCTION
drawn SRM
authorised
date

drawing BUILDING 4- FLR FLOOR PLANS
architect S MITCHELL
reg no 5575 authorised SRM

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

B4W121
deg no.
23017
project no
scale NTS
sheet A1
date 12/24
issue A

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



PLANS AND DOCUMENTS
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Approval no: DEV2020/1093/2

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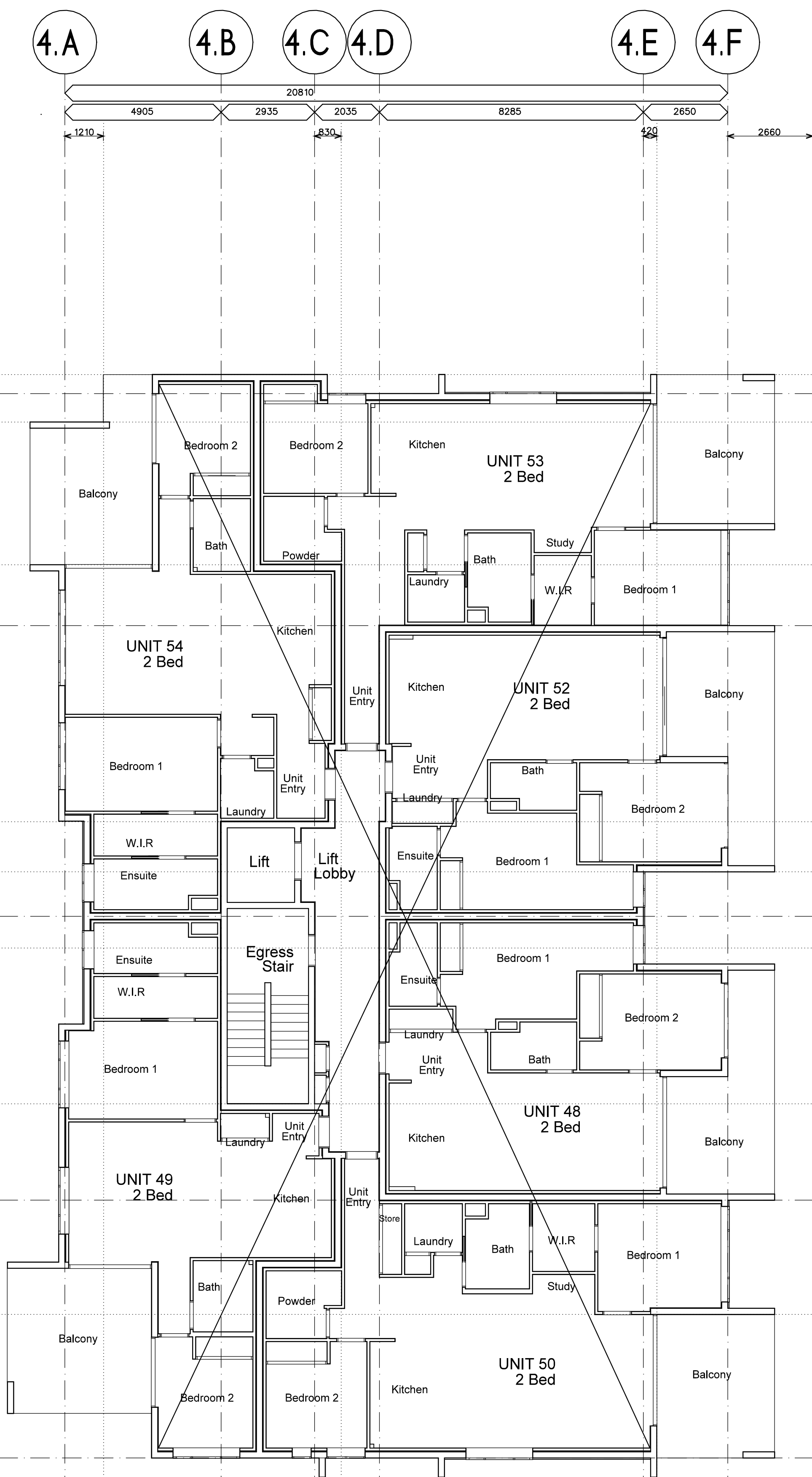
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client LEG CONSTRUCTIONS	drawing BUILDING 4 GROUND FLOOR REFLECTED CEILING PLAN
drawn SRM	architect S MITCHELL
authorised	project no 5575
date	authorised SRM

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

B4W132	scale 1:100
sheet A1	date 6/24
23017	issue C
project no	issue



BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL□Above Finished Floor Level
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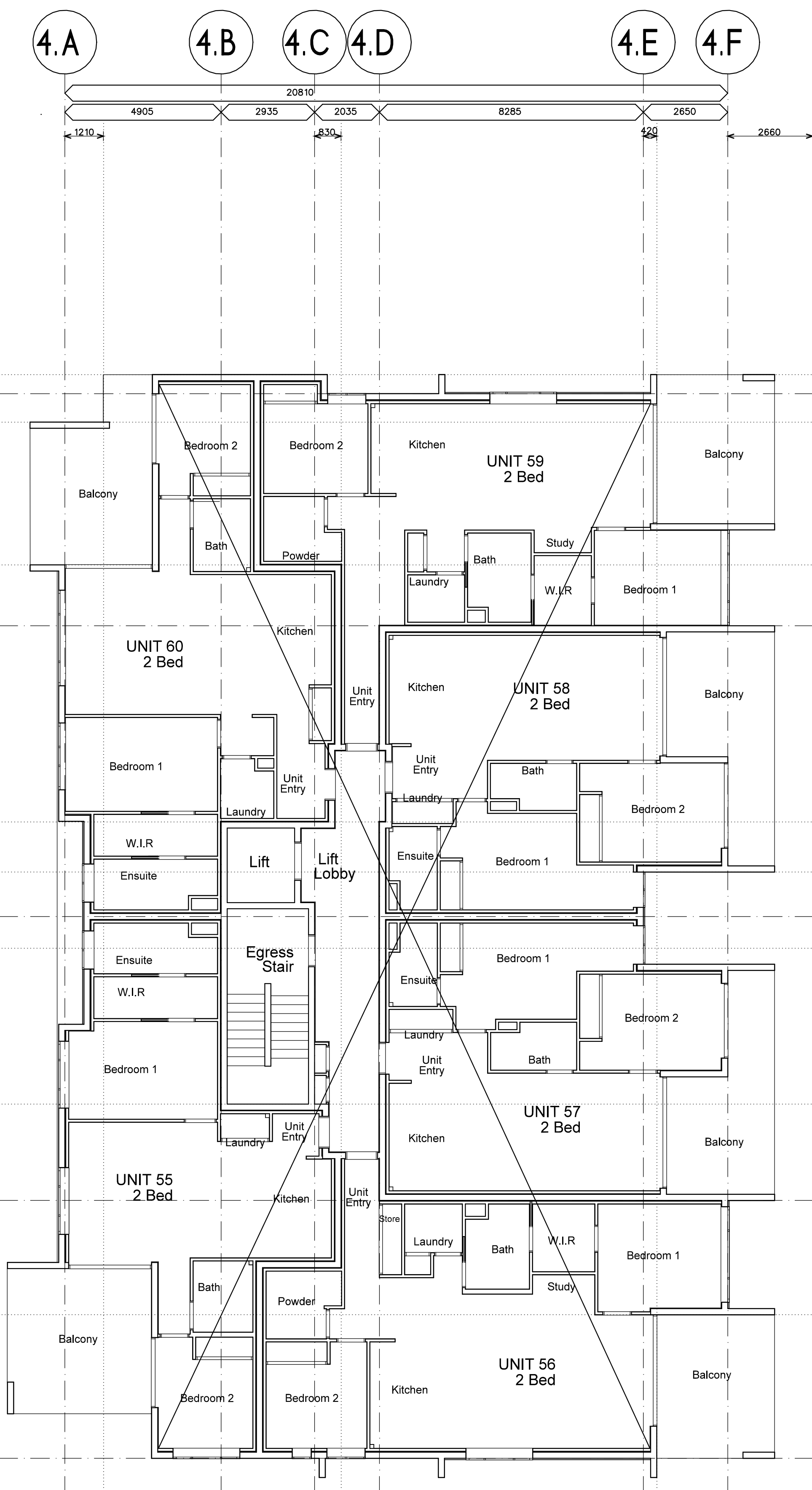
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Approval no: DEV2020/1093/2
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		A ISSUED	2/8/24
		B UNIT NUMBERS ALTERED	1/11/24
		C BUILDING LAYOUT FLUPPED & CEILING HEIGHTS ALTERED	25/11/24
		D MINOR CHANGES	18/12/24
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.	P 07 3252 0208 M 0431 266 563 E stuart@jwamitchelldesigns.com.au		

CONSTRUCTION	client LEG CONSTRUCTIONS	drawing BUILDING 4 FIRST FLOOR REFLECTED CEILING PLAN	project NEW TOWNHOUSE/ UNIT DEVELOPMENT	B4W133	scale 1:100
JWA MITCHELL DESIGNS		drawn SRM	address 3 MOORES ROAD, REDLAND BAY Q 4165	23017	sheet A1
		authorised			date 6/24
		date			reg no 5575



BUILDING 2, 3 & 4 LEGEND
CODES

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



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revision
A ISSUED 2/9/24
B UNIT NUMBERS ALTERED 1/11/24
C BUILDING LAYOUT FLUPPED & CEILING HEIGHTS 25/11/24
D MINOR CHANGES 18/12/24

CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 4
SECOND FLOOR REFLECTED
CEILING PLAN
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

B4W134
deg no.
23017
project no
scale 1:100
sheet A1
date 6/24
issue D

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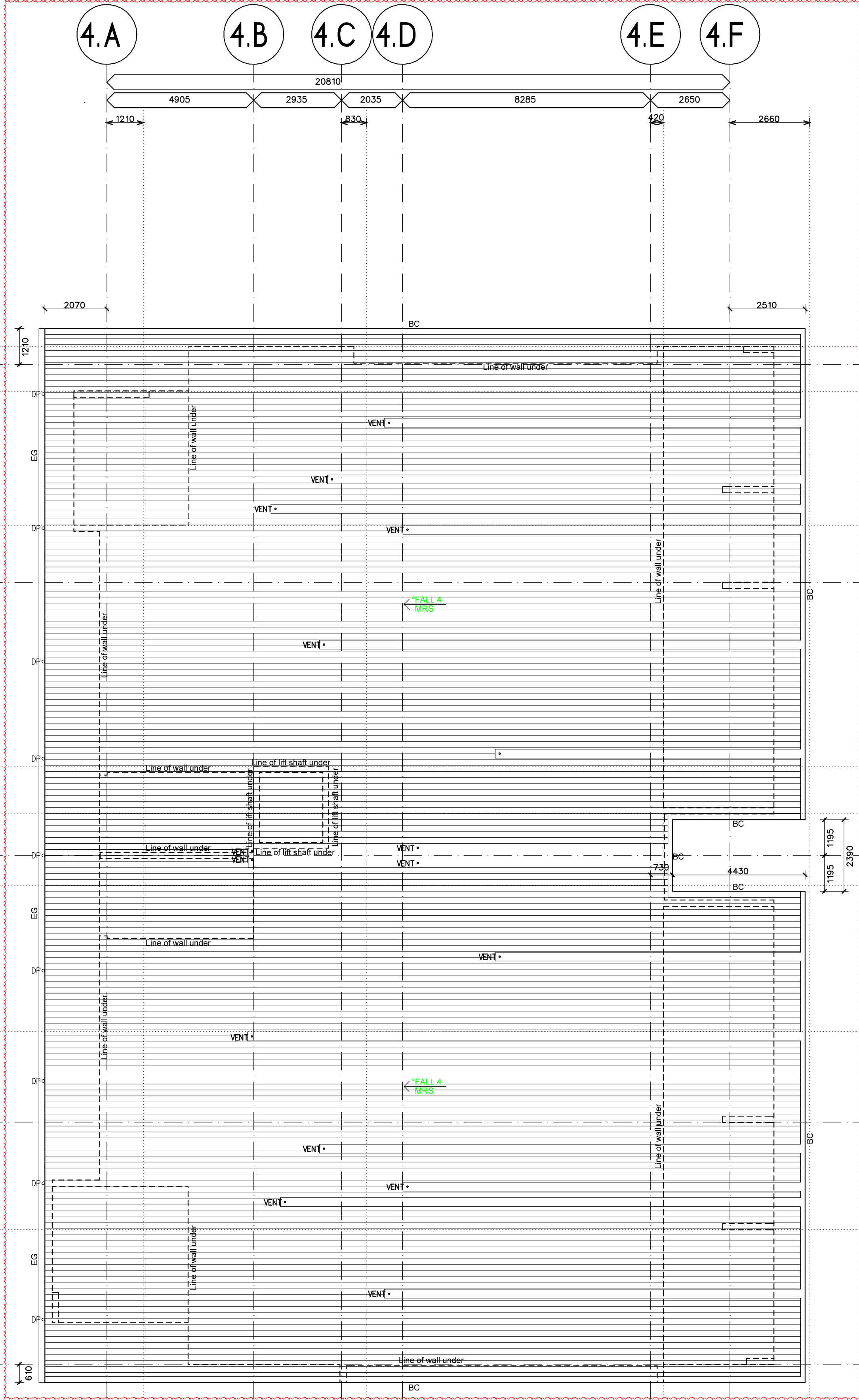
All glazing are to comply with NCC2019 (C2.6 Vertical of openings in external walls). Spandrel glazing as nominated are to be non combustible with min. FRL 60/60/60, 900mm high wall above floor level internally.

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

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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 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 H0.66800x;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.	P 07 3252 0208 M 0431 266 563 E stuart@jwamitchelldesigns.com.au	

CONSTRUCTION	client LEG CONSTRUCTIONS	drawing BUILDING 4 ROOF PLAN	project NEW TOWNHOUSE/ UNIT DEVELOPMENT	B4W141	scale 1:100
JWA MITCHELL DESIGNS	drawn SRM	architect S MITCHELL	address 3 MOORES ROAD, REDLAND BAY Q 4165	deg no.	sheet A1
	authorised	reg no 5575	authorised SRM	23017	date 7/24
	date			project no	issue B

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
BAL Balustrade - Refer Notes
BAT Batten Screen - Refer notes
BC Roof Barge Capping
DP Downpipe-Refer Hydraulic
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FC-HM James Hardie Matrix Cladding, Paint Finish
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O/H Overhang
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SH Sun Hood - Refer Notes
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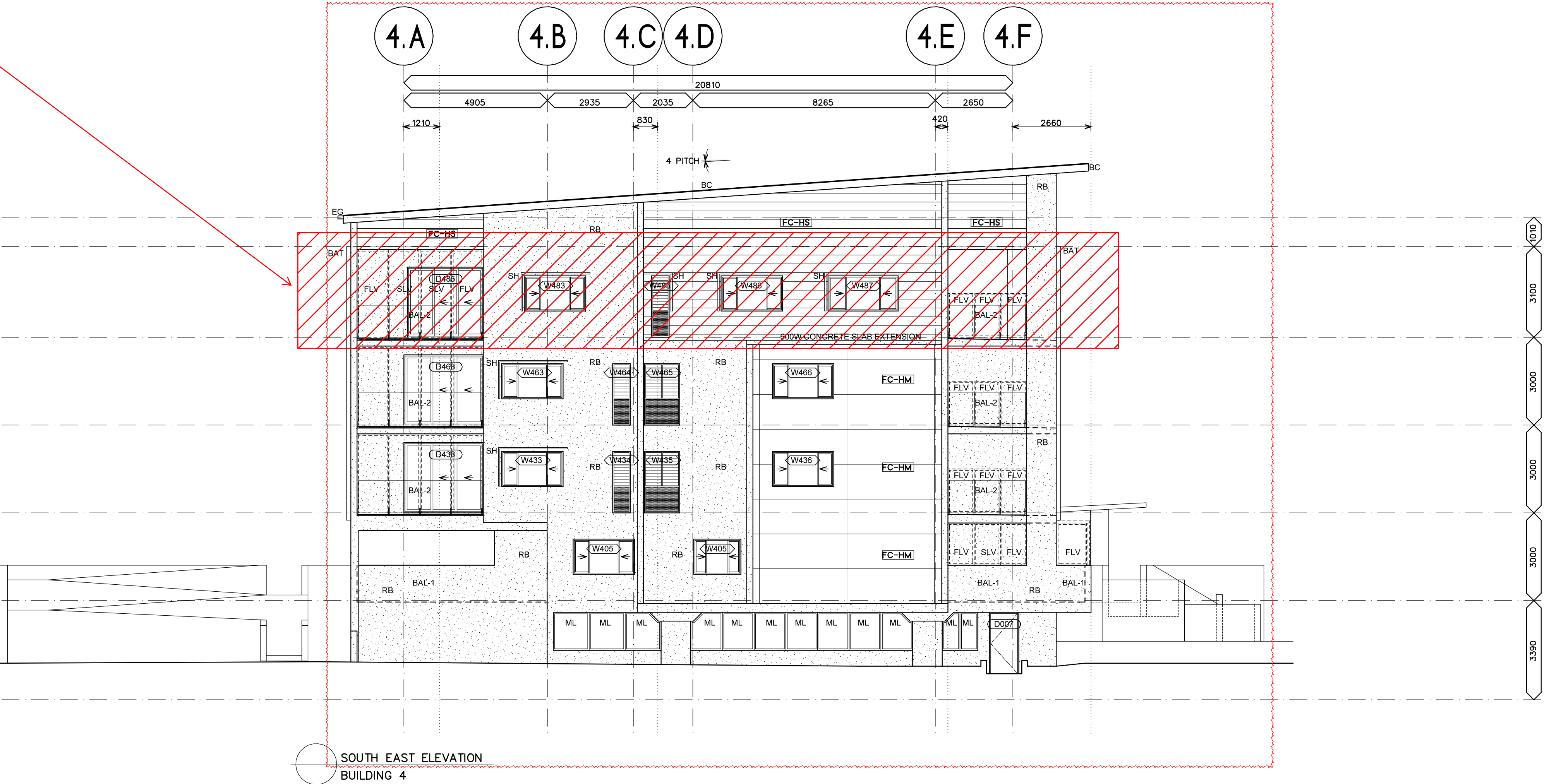
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Approval no: DEV2020/1093/2
Date: 15 October 2025



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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 6/24	issue B



NORTH EAST ELEVATION
BUILDING 4



SOUTH EAST ELEVATION
BUILDING 4

AMENDED IN RED

By: Jocelyn Bowyer
Date: 22/09/2025



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

BUILDING 2, 3 & 4 LEGEND
CODES

- AFFL Above Finished Floor Level
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DISREGARD SUPERSEDED DRAWINGS.

revision
A ISSUED
B BUILDING FLIPPED

2/8/24
5/12/24

client LEG CONSTRUCTIONS
drawing BUILDING 4
ELEVATIONS

drawn SRM
authorised
date

architect S MITCHELL
reg no 5575
authorised SRM

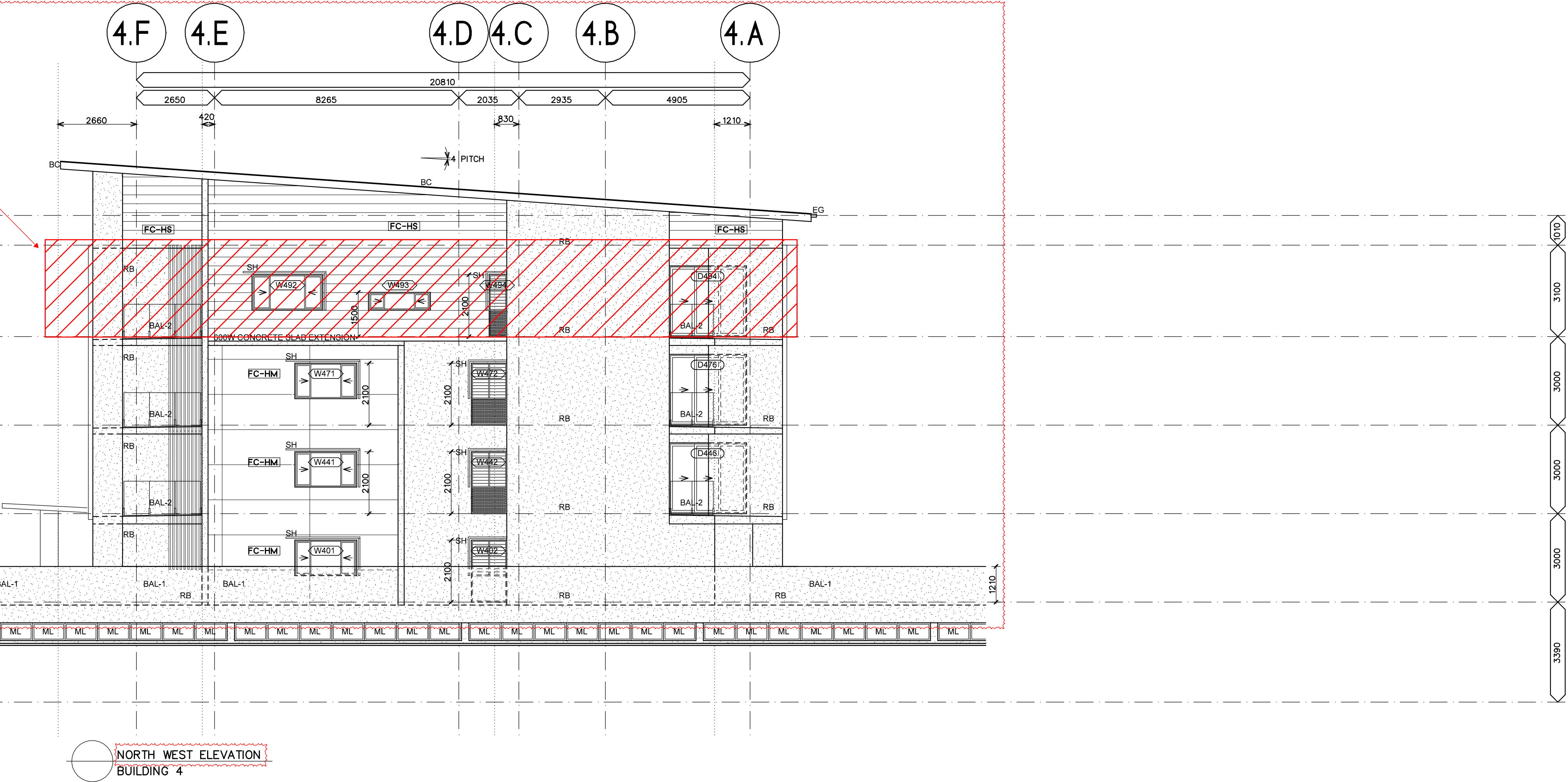
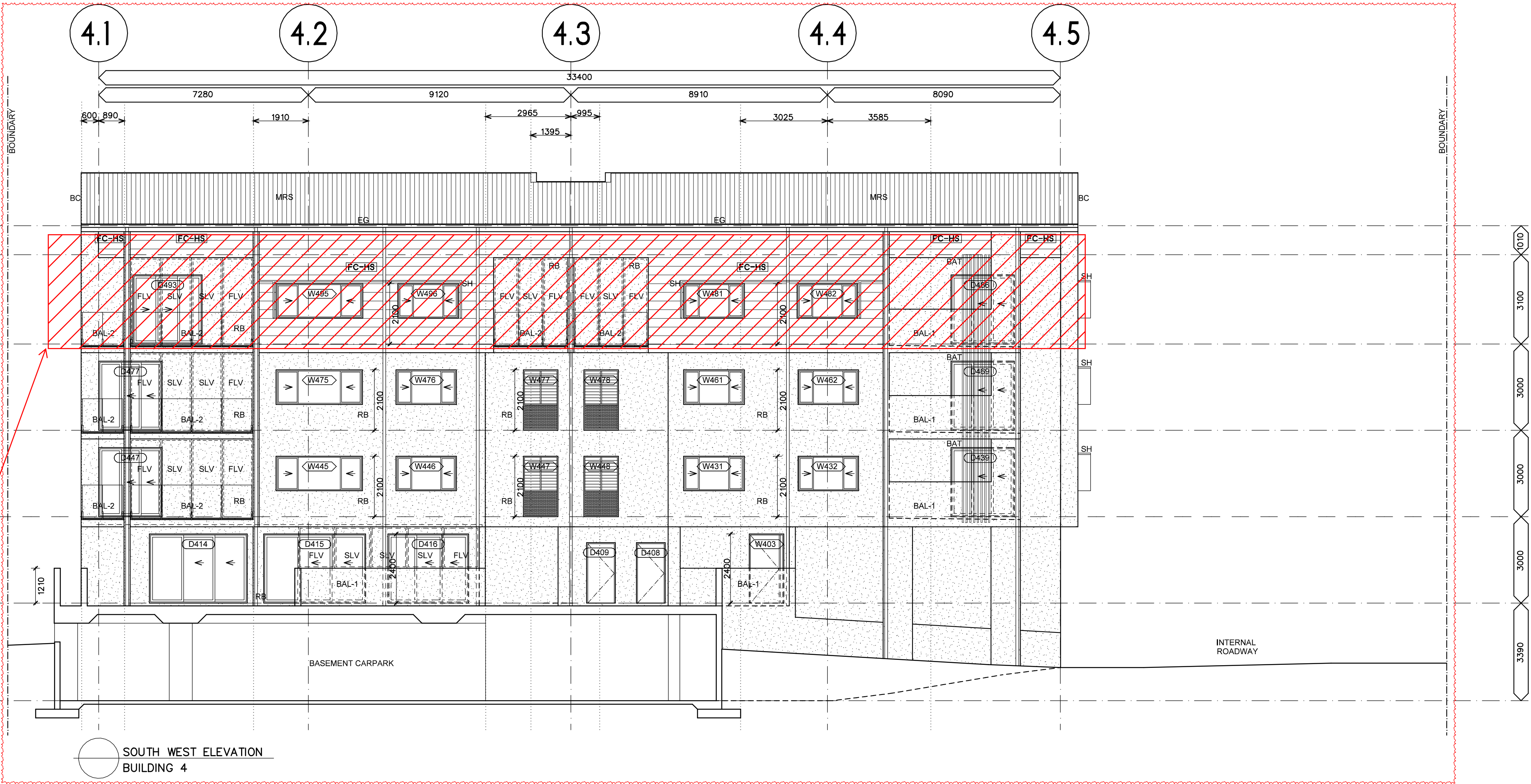
project NEW TOWNHOUSE/ UNIT
DEVELOPMENT
address 3 MOORES ROAD,
REDLAND BAY Q 4165
23017
project no

scale 1:100
sheet A1
date 6/24
issue B

CONSTRUCTION
JWA MITCHELL
DESIGNS

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
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B4A SECTION A- ADJACENT TO GRID 4.3
BUILDING 4

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			JWA MITCHELL DESIGNS	drawn SRM	architect S MITCHELL	address 3 MOORES ROAD, REDLAND BAY Q 4165	deg no.	sheet A1
				authorised	reg no 5575	authorised SRM	23017	date 6/24
				date			project no	issue B



BUILDING 2, 3 & 4 LEGEND CODES

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CODES continued

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CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 4
SECTION B4C
drawn SRM
authorised
date

revision
A ISSUED
B MAJOR CHANGES- BUILDING FLIPPED
2/8/24
5/12/24
architect S MITCHELL
reg no 5575
authorised SRM

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

B4W303
sheet A1
scale 1:50
date 6/24
issue B

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