

BUILDING 3
DOOR SCHEDULE

BASEMENT		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D004	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL -~/120/30) WITH CLOSER- PAINT FINISH
D005	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL -~/120/30) WITH CLOSER- PAINT FINISH
GROUND FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D301	2400 x 1700 OVERALL	GLAZED PAIR OF ALUMINIUM FRAMED SWING DOORS (2100 HIGH X 920 & 700 WIDE) WITH FIXED GLASS HIGHLIGHT OVER- POWDERCOAT FINISH
D302	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D303	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D304	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D305	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D306	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D307	2040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D308	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL -~/120/30) WITH CLOSER- PAINT FINISH
D309	2040 x 920	SOLID CORE EXTERNAL FIRE RATED DOOR (FRL -~/120/30) WITH CLOSER- PAINT FINISH
D310	2400 x 2400	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D311	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D312	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D313	2400 x 3560	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D314	2400 x 2850	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D315	2400 x 3540	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D316	2400 x 3410	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D317	2400 x 3770	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D318	2400 x 2870	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D319	2400 x 3480	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D320	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D321	2400 x 3000	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D322	2400 x 2400	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D323	2400 x 2100	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
FIRST FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D331	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D332	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D333	22040 x 900	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D334	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D335	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D336	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D337	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D338	2400 x 3480	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D339	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D340	2400 x 2590	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D341	2400 x 2750	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D342	2400 x 3610	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D343	2400 x 3720	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D344	2400 x 2710	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D345	2400 x 2710	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D346	2400 x 3410	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D347	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
SECOND FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D361	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D362	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D363	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D364	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D365	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D366	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D367	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D368	2400 x 3480	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D369	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D370	2400 x 2590	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D371	2400 x 2750	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D372	2400 x 3610	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D373	2400 x 3720	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D374	2400 x 2710	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D375	2400 x 2710	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D376	2400 x 3410	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D377	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
THIRD FLOOR		
DOOR NUMBER	HEIGHT x WIDTH	TYPE/DESCRIPTION
D381	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D382	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D383	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH
D384	2400 x 3200	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D385	2400 x 2590	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D386	2400 x 2200	GLAZED ALUMINIUM STACKING SLIDING (FX)- POWDERCOATED
D387	2400 x 4095	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D388	2400 x 3740	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D389	2400 x 2800	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D390	2400 x 2800	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D391	2400 x 3795	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D392	2400 x 3555	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D393	2400 x 2400	GLAZED ALUMINIUM STACKING SLIDING (FX0)- POWDERCOATED
D394	2400 x 2630	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D395	2400 x 3200	GLAZED ALUMINIUM STACKING SLIDING (XXF)- POWDERCOATED
D396	2040 x 920	SOLID CORE INTERNAL FIRE RATED DOOR (FRL -~/60/30) WITH CLOSER- PAINT FINISH

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 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 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 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.

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DISREGARD SUPERSEDED DRAWINGS.

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revision
B SCHEDULES ALTERED
C SCHEDULES ALTERED
D MINOR CHANGE
E MINOR CHANGE
F MINOR CHANGE
G REISSUED
H DOOR ADDED
I DOOR ADDED

1/11/24
17/3/25
18/3/25
19/3/25
20/3/25
25/8/25
8/9/25
19/12/25

CONSTRUCTION

JWA MITCHELL DESIGNS

client LEG CONSTRUCTIONS

drawing BUILDING 3 DOOR & WINDOW SCHEDULES

drawn SRM

authorised

date

architect S MITCHELL

reg no 5575

authorised SRM

project NEW TOWNHOUSE/ UNIT DEVELOPMENT

address 3 MOORES ROAD, REDLAND BAY Q 4165

project no 23017

B3W002

deg no.

sheet A1

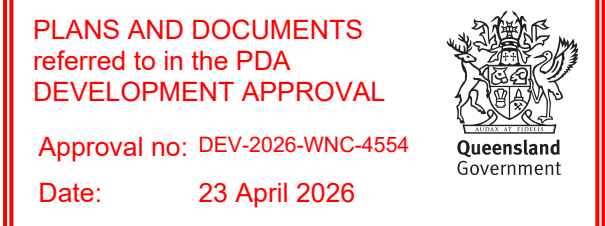
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date 5/24

issue

NOTES

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.



CONSTRUCTION

IWA MITCHELL
DESIGNS

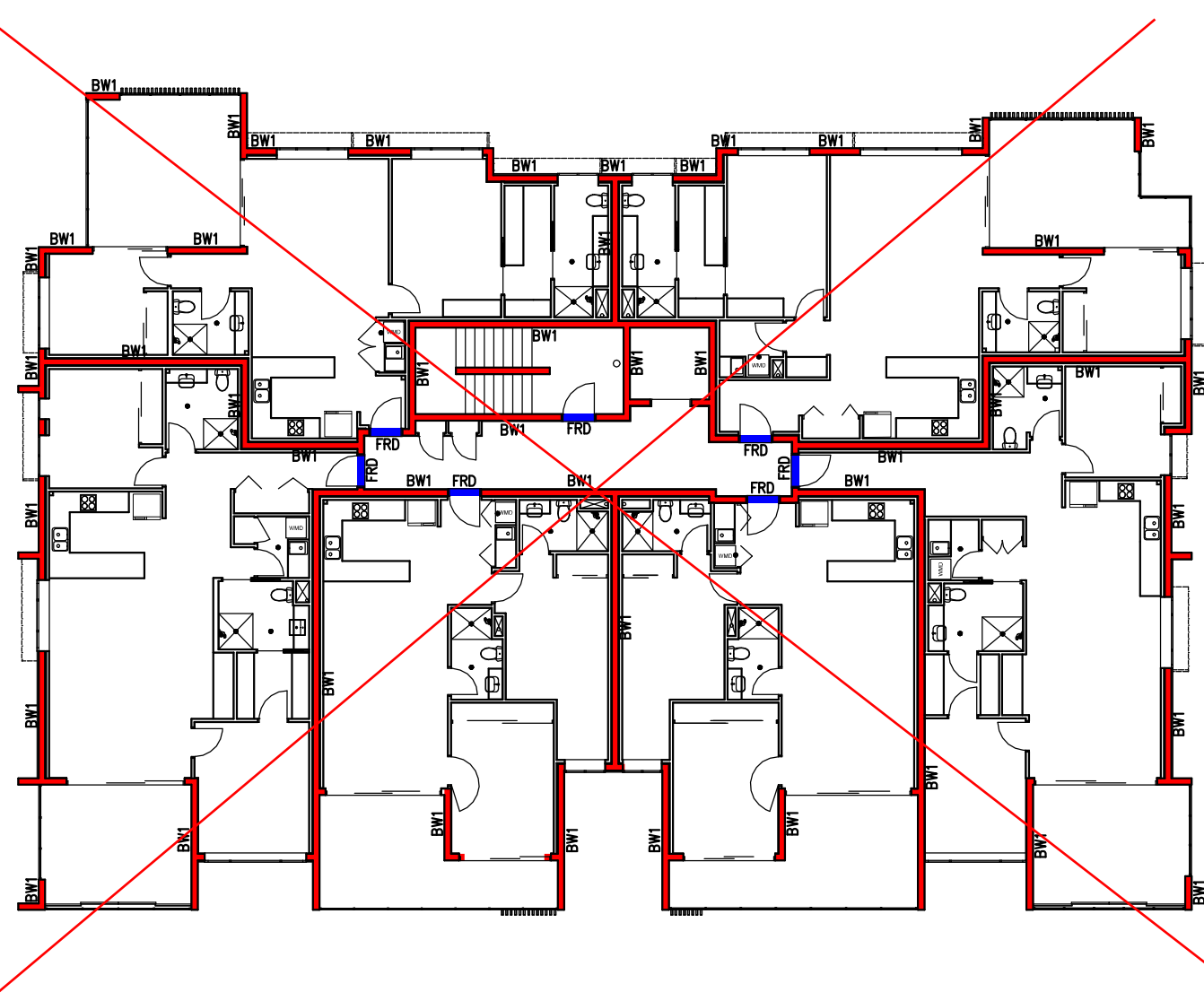
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architect	S MITCHELL	
reg no	5575	authorised SRM

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address	3 MOORES ROAD, REDLAND BAY Q 4165	23017	date	4/24
		project no	issue	1

AMENDED IN RED

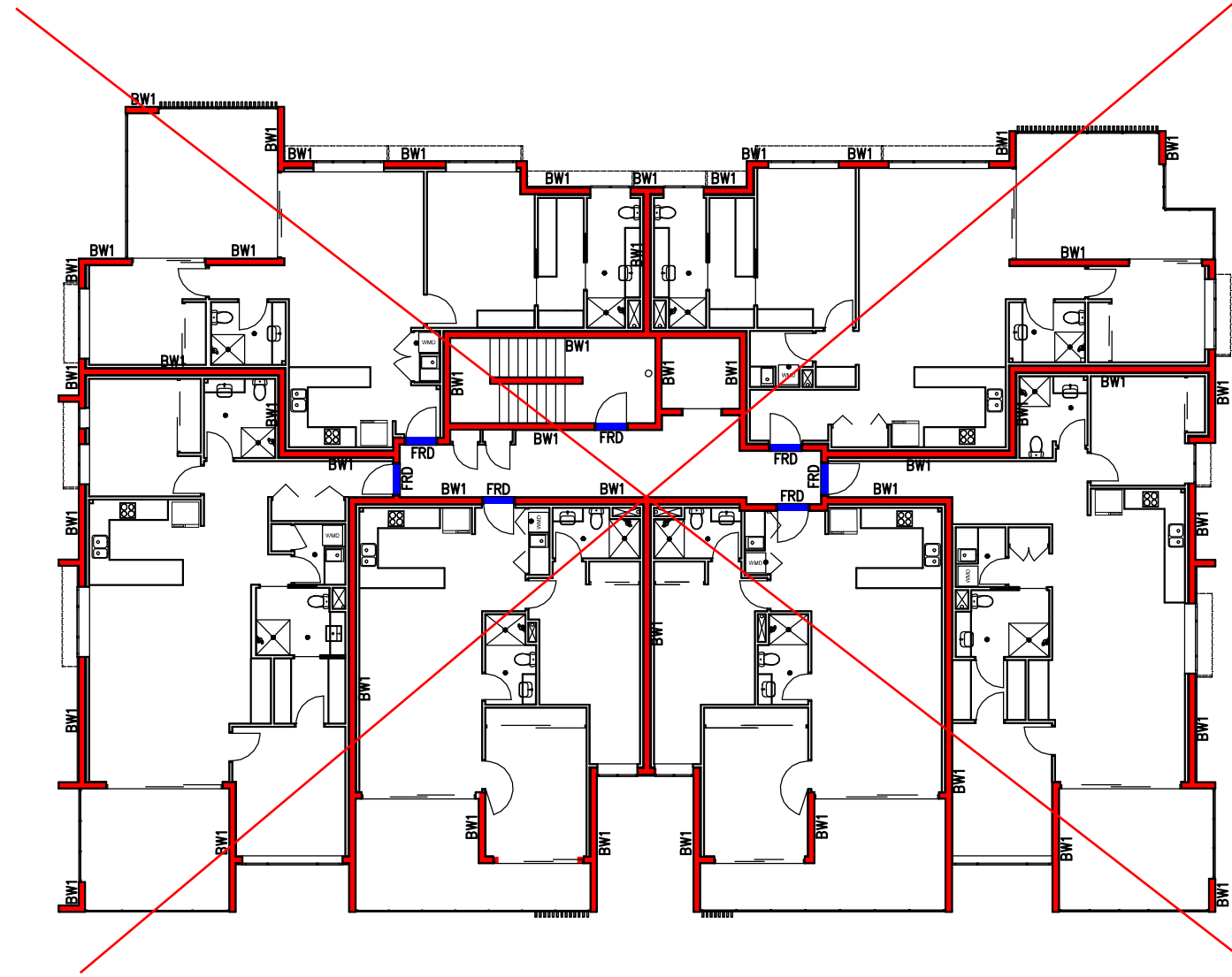
By: Tiana Hill

Date: 26 March 2026

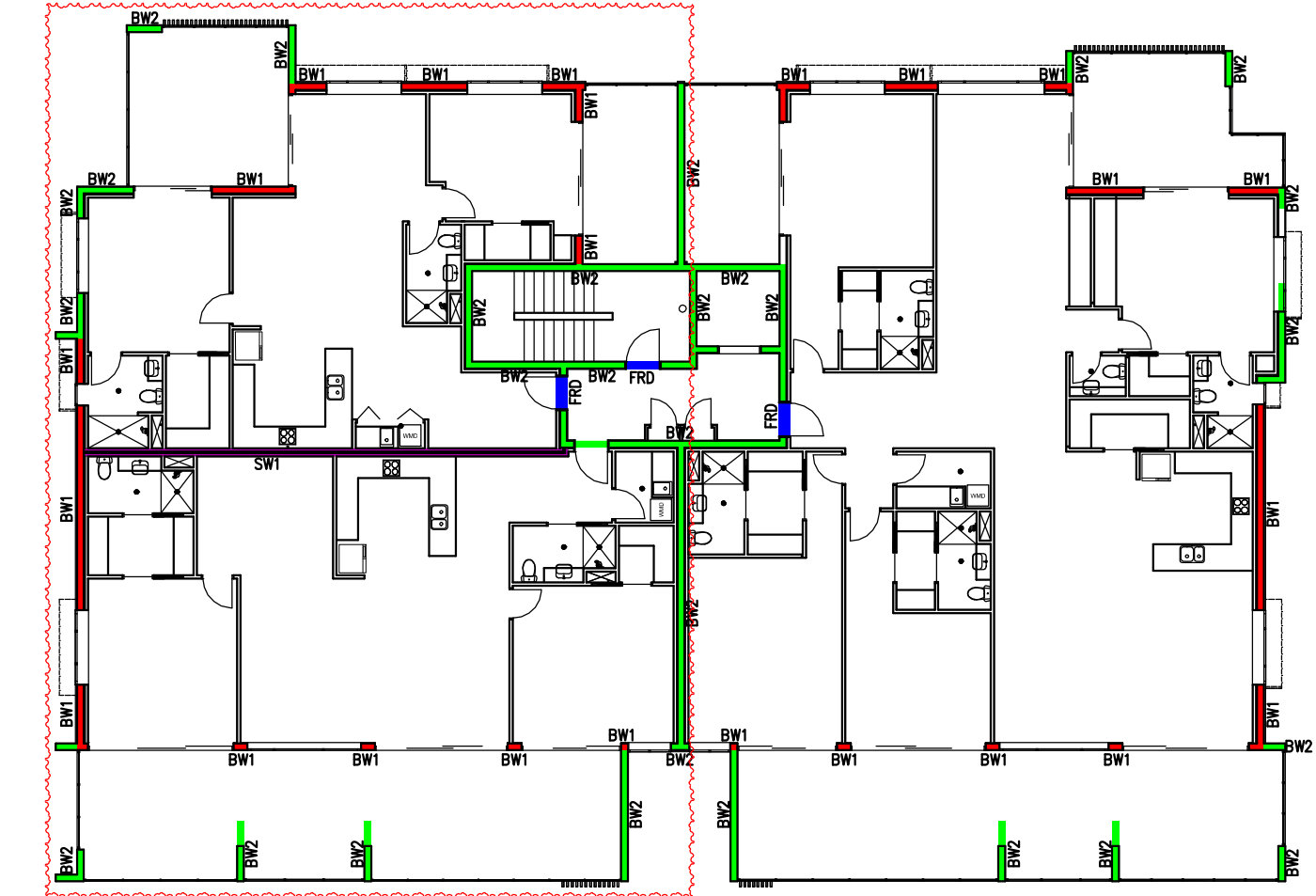


FLOOR PLAN
FIRST FLOOR

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

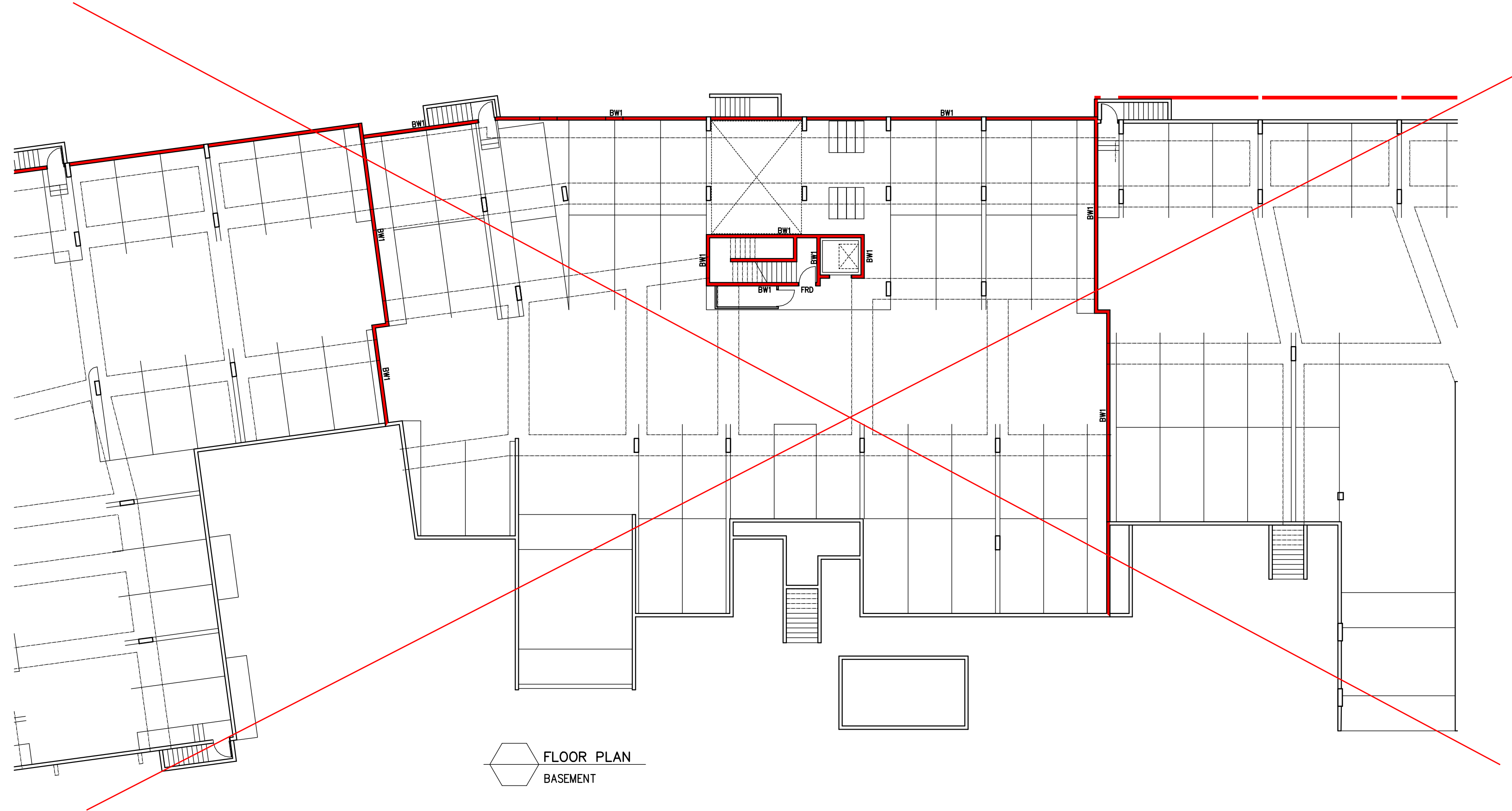


FLOOR PLAN
SECOND FLOOR

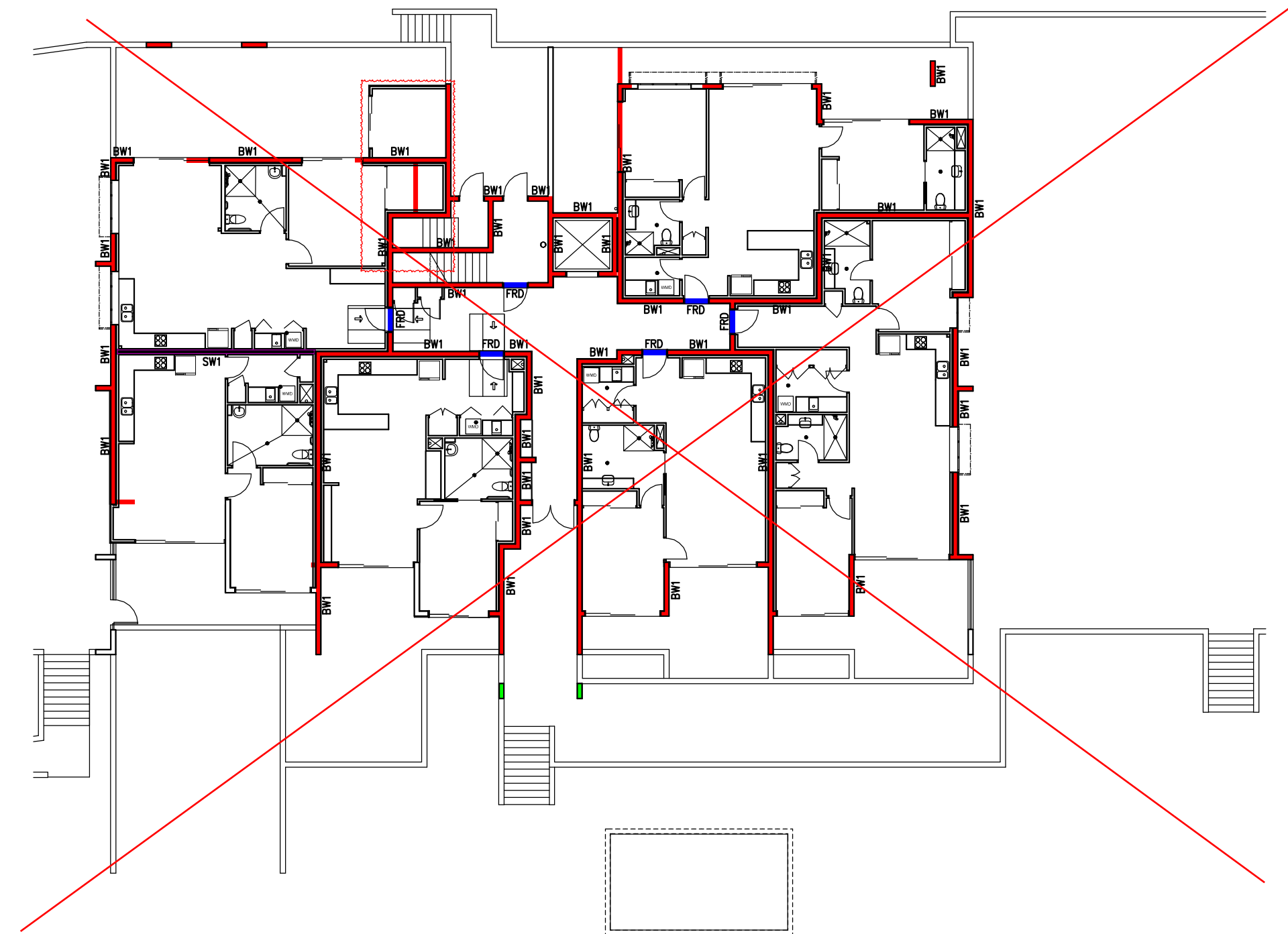


FLOOR PLAN
THIRD FLOOR

- 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 FYRCHECK PLASTERBOARD TO EACH EXPOSED STUD FACE
CSR REDROCK SYSTEM F120609
90/90/90 REQUIRED- NCC VOL 1 C2.7
80/80/80 ACHIEVED
 - FRD HINGED SOLID CORE DOORS WITH APPROPRIATE FIRE RATED METAL FRAMES
FRL - /60/30 GENERALLY
FRL - /120/30 TO BASEMENT DOORS



FLOOR PLAN
BASEMENT



FLOOR PLAN
GROUND FLOOR

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WNC-4554

Date: 23 April 2026



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

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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.

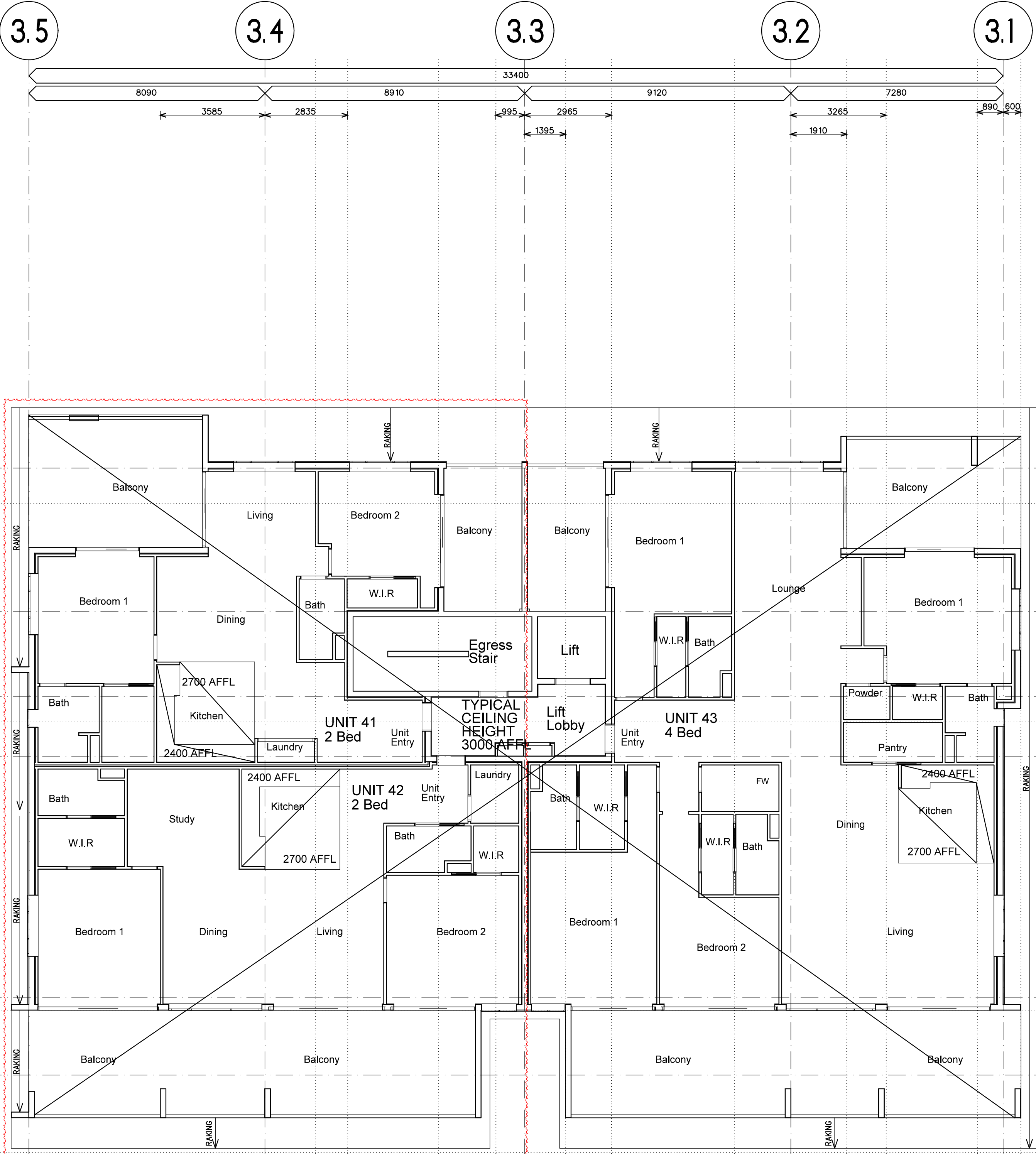
The architectural roof plan is not an exhaustive list of all services or fixtures to be installed, efer all consultant drawings. Downpipes refer to hydraulic engineers

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 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 H0.89800x;certified to AS1905 part 1, NCC2019 Part D1; Specification D1.12.

All accessible units are to comply with AS1428.1.

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



3.A

3.B

3.C

3.D

3.E

3.F

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV-2026-WNC-4554
Date: 23 April 2026



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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		



client LEG CONSTRUCTIONS	drawing BUILDING 3 THIRD FLOOR REFLECTED CEILING PLAN
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
sheet A1	project no 23017
scale 1:100	issue

B3W135	deg no.	date 4/24
23017	project no	issue

AMENDED IN RED

By: Tiana Hill
Date: 26 March 2026



THIRD FLOOR
ROOF PITCH
TOP OF TRUSS
RL 18.000

THIRD FLOOR
TOP OF B WORK
RL 16.990

THIRD FLOOR
TOP OF SLAB
RL 13.890

SECOND FLOOR
TOP OF SLAB
RL 10.890

FIRST FLOOR
TOP OF SLAB
RL 7.890

GROUND FLOOR
TOP OF SLAB
RL 4.890

BASEMENT
TOP OF SLAB
RL 1.500

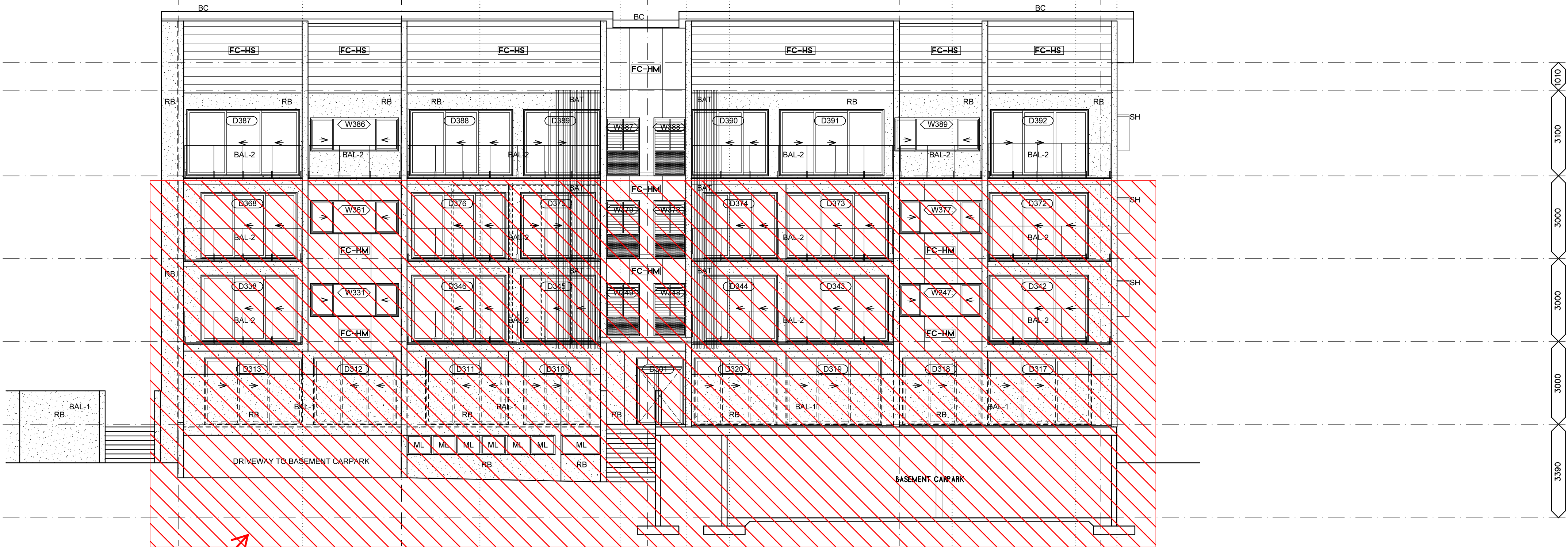
3.5

3.4

3.3

3.2

3.1



SOUTH WEST ELEVATION
BUILDING 3

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

3.F

3.E

3.D

3.C

3.B

3.A

THIRD FLOOR
ROOF PITCH
TOP OF TRUSS
RL 18.000

THIRD FLOOR
TOP OF B WORK
RL 16.990

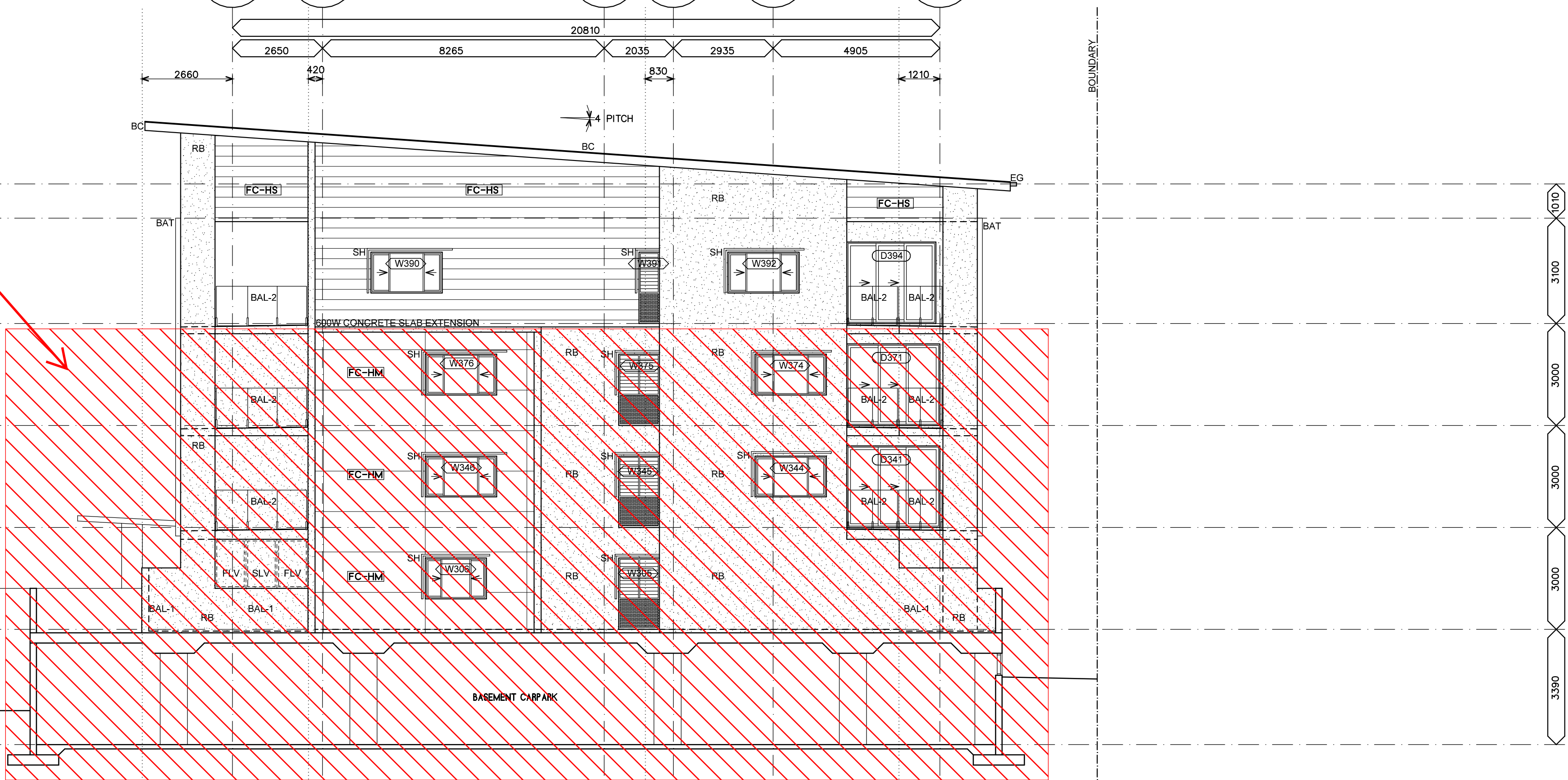
THIRD FLOOR
TOP OF SLAB
RL 13.890

SECOND FLOOR
TOP OF SLAB
RL 10.890

FIRST FLOOR
TOP OF SLAB
RL 7.890

GROUND FLOOR
TOP OF SLAB
RL 4.890

BASEMENT
TOP OF SLAB
RL 1.500



NORTH EAST ELEVATION
BUILDING 3

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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Sun Hood (SH) - Folded aluminium sun hood, powdercoated white. Refer to elevations for any 90 degree vertical bends.

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Fire Rated Doors
All fire rated doors are to comply with AS1530 part 4 standard and HD 56800x;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: DEV-2026-WNC-4554
Date: 23 April 2026



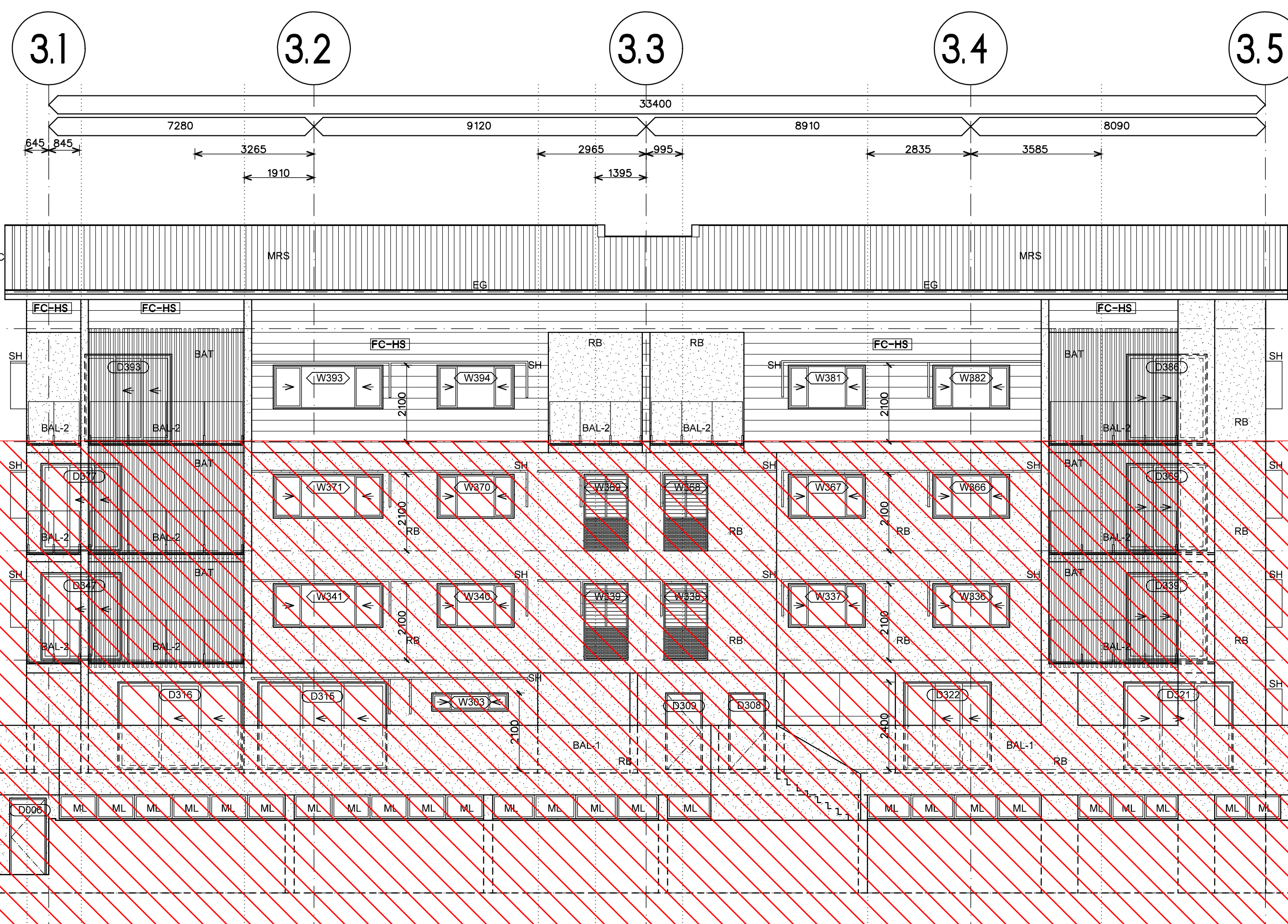
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D MINOR CHANGE
E MINOR CHANGE
F MINOR CHANGE
G REISSUED
H REISSUED

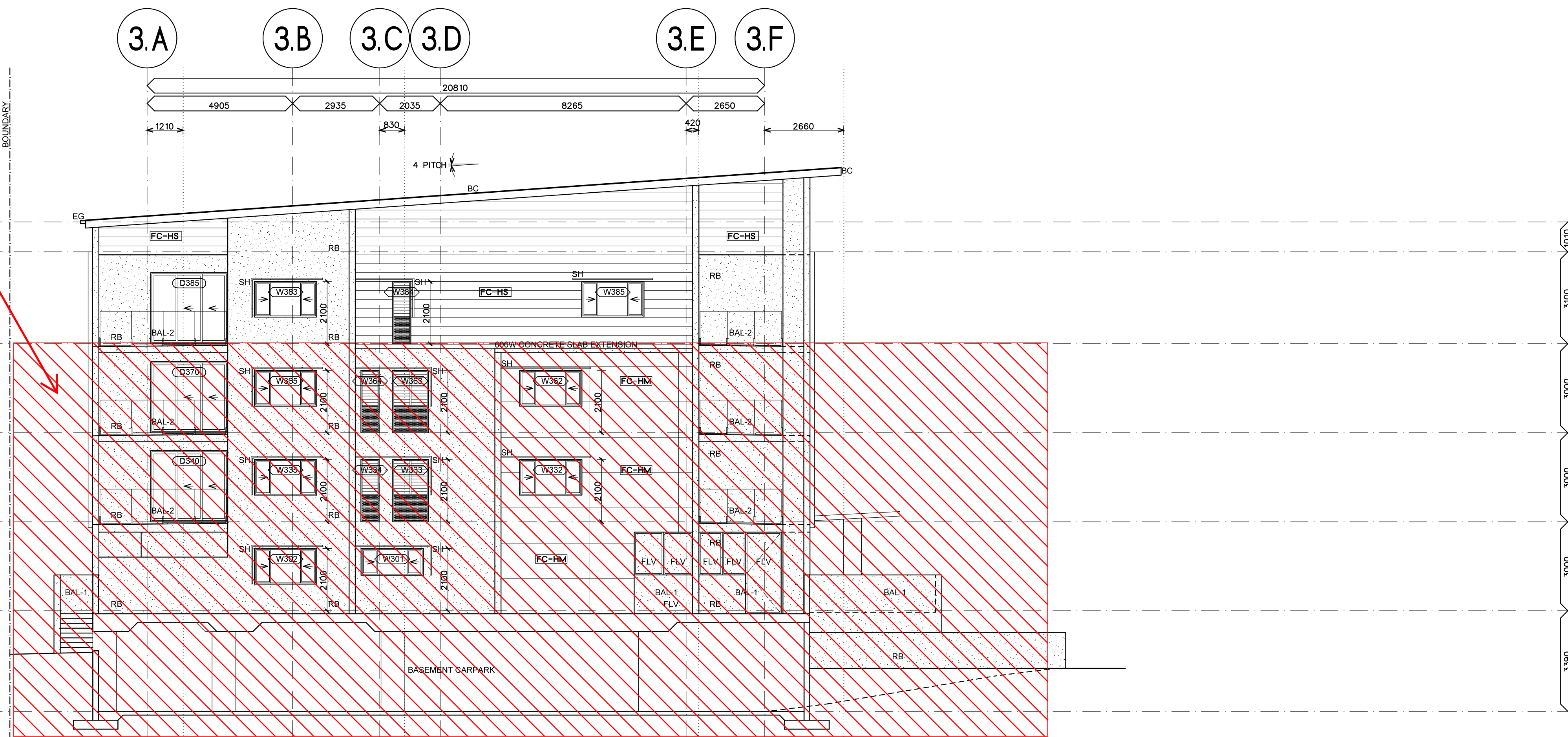
17/3/25
18/3/25
19/3/25
14/4/25
21/4/25
25/8/25
8/9/25
24/2/26

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



NORTH WEST ELEVATION
BUILDING 3

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



 SOUTH WEST ELEVATION
BUILDING 3

BUILDING 2, 3 & 4 LEGEND

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
 CHM James Hardie Matrix Cladding, Paint Finish
 FC-HS James Hardie Stria Cladding, 325mm Paint Finish
 FC-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

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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.

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Openings to Bedrooms - Protection
Provide secure screening such as Crimsafe or equivalent, to all operable 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 sill to the ground is more than 1.7m. If the fall is less than 1.7m above the floor, the operable part of the window must be protected by either a device to restrict the opening or a secure screen to prevent access.) To meet NCC2019 Vol2, Part 3.9. Operable parts or openings 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: DEV-2026-WNC-4554
Date: 23 April 2026



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CONSTRUCTION

IWA MITCHELL
DESIGN

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.	scale 1: 100
	sheet A1
23017 project no	date 4/24
	issue

AMENDED IN RED

By: Tiana Hill

Date: 26 March 2026



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 accessible units are to comply with AS1428.1.

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

3.A

3.B

3.C

3.D

3.E

3.F

B3A SECTION A- ADJACENT TO GRID 3.3
BUILDING 3

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revision
B MINOR CHANGES
C MINOR CHANGES
D MINOR CHANGE
E MINOR CHANGE
F MINOR CHANGE
G REISSUED
H REISSUED
I MINOR CHANGE
17/7/24
17/3/25
18/3/25
14/4/25
21/5/25
25/6/25
8/9/25
24/2/26

CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 3
SECTION B3A
drawn SRM
authorised
date

architect S MITCHELL
reg no 5575
authorised SRM

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

B3W301
deg no.
sheet A1
date 6/24
scale 1:50
issue

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WNC-4554

Date: 23 April 2026



AMENDED IN RED

By: Tiana Hill
Date: 26 March 2026



3.A

3.B

3.C

3.D

3.E

3.F

BUILDING 2, 3 & 4 LEGEND CODES

AFFL: Above Finished Floor Level
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BAT: Batten Screen - Refer Notes
BC: Roof Barge Capping
DP: Downpipe-Refer Hydraulic
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Floors and basement not approved as part of this approval. Refer to DEV2020/1093

B3B SECTION B- BETWEEN GRID 3.4 & 3.5
BUILDING 3

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revision
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C MINOR CHANGES
D MINOR CHANGE
E MINOR CHANGE
F MINOR CHANGE
G REISSUED
H REISSUED
I MINOR CHANGE
17/7/24
17/3/25
18/3/25
14/4/25
21/5/25
25/6/25
8/9/25
24/2/26

CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 3
SECTION B3B
drawn SRM
authorised
date

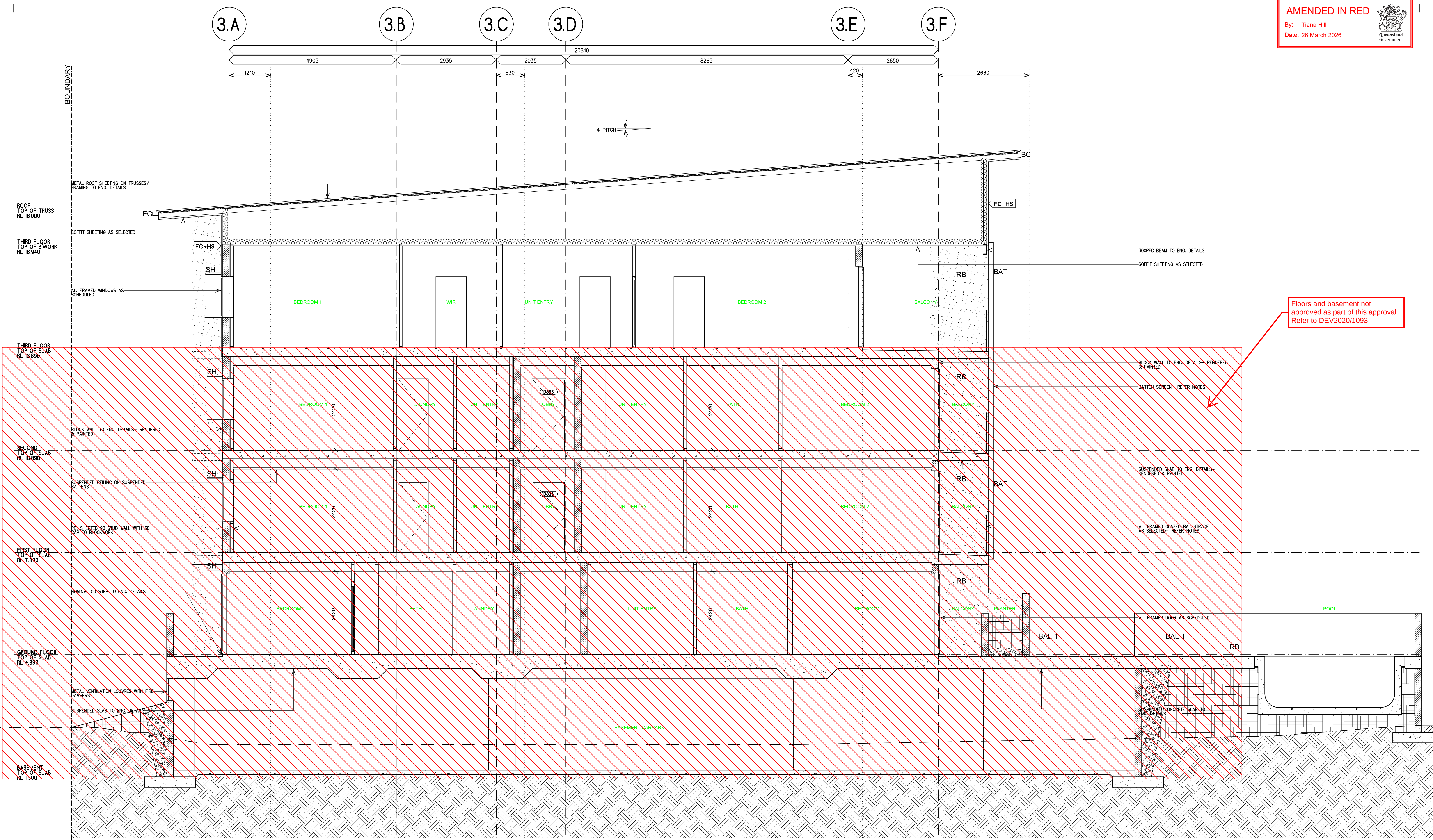
architect S MITCHELL
reg no 5575
authorised SRM

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

B3W302
sheet A1
date 6/24
23017
project no
scale 1:50
issue

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV-2026-WNC-4554
Date: 23 April 2026





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

BUILDING 2, 3 & 4 LEGEND	
CODES	CODES continued
AFFL: Above Finished Floor Level	LD: Lift Door to manufacturer
BAL: Balustrade - Refer Notes	ML: Mechanical Loures
BAT: Batten Screen - Refer Notes	MRS: Metal Roof Sheeting
BC: Roof Barge Capping	O/H: Overhang
DP: Downpipe-Refer Hydraulic	RB: Rendered Blockwork
EG: Eaves Gutter	S: Basin or Sink
FC-HM: James Hardie Matrix Cladding, Paint Finish	SCN: Screen - Refer Notes
FC-HS: James Hardie Stria Cladding, 325mm Paint Finish	SH: Sun Hood - Refer Notes
FCL: Finished Ceiling Level	SL: Sliding Louvre Screen
FFL: Finished Floor Level	SOP: Setout Point
FLV: Fixed Louvre	T: Toilet
FW: Floor Waste-Refer Hydraulic	WMD: Washing Machine & Dryer
GR: Grab Rail	
HP: Hot Plates	
HR: Handrail	
LC: Linen Cupboard	

B3C SECTION C- BETWEEN GRID 3.2 & 3.3	
BUILDING 3	
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 connctions to be supplied as required to prevent corrosion.	

NOTES continued	
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).	

NOTES continued	
Spandrel glazing as nominated are to be non combustible with min. FRL 60/60/60, 900mm high wall above floor level internally. (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 operable part of the window must be protected by either a device to restrict the opening or a secure screen to entire opening.	

NOTES continued	
To Meet NCC2019 Vol2, Part 3.9. Operable parts of windows to non-bedroom areas are required where the fall to floor below is 4m or more.)	
Fire Rated Doors All fire rated doors are to comply with AS1530 part 4 standard and H0.69800x;certified to AS1905 part 1; NCC2019 Part D1; Specification D1.12.	
All accessible units are to comply with AS1428.1.	
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P 07 3252 0208 M 0431 266 563 E stuart@jwamitchelldesigns.com.au	revision B MINOR CHANGES C MINOR CHANGES D MINOR CHANGE E MINOR CHANGE F MINOR CHANGE G REISSUED H REISSUED I REISSUED
17/7/24 17/7/25 18/3/25 14/4/25 21/5/25 25/6/25 8/8/25 24/2/26	

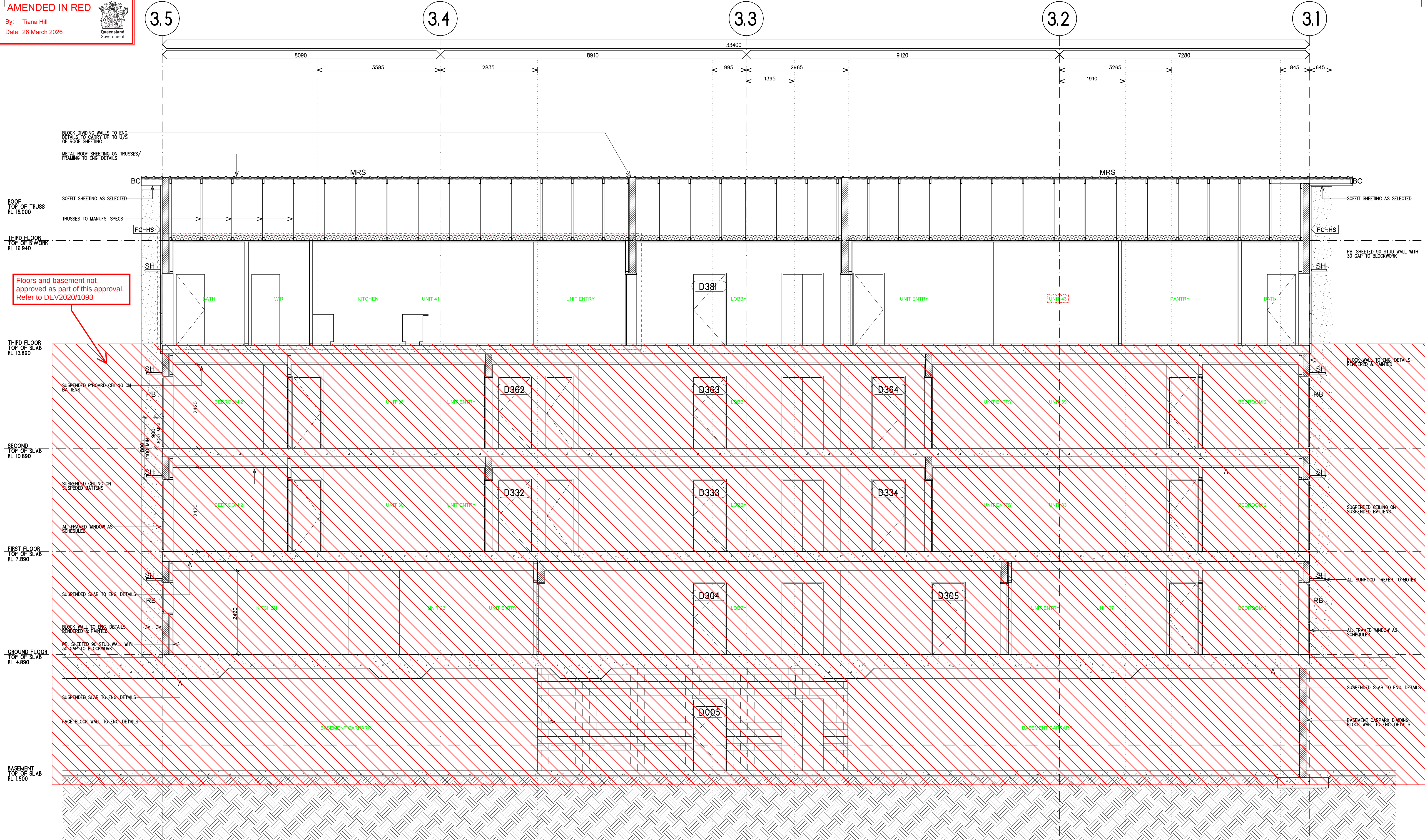
CONSTRUCTION		client LEG CONSTRUCTIONS		drawing BUILDING 3 SECTION B3C		project NEW TOWNHOUSE/UNIT DEVELOPMENT		B3W303		scale 1:50	
JWA MITCHELL DESIGNS			drawn SRM				address 3 MOORES ROAD, REDLAND BAY Q 4165		sheet A1		date 6/24
			authorised						project no 23017		
			date		architect S MITCHELL		reg no 5575		authorised SRM		issue

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Queensland Government



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

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
EQ: Eaves Gutter
FC-HM: James Hardie Matrix Cladding, 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

CODES continued

LD: Lift Door to manufacturer
ML: Mechanical Loures
MRS: Metal Roof Sheetting
OH: Overhang
RB: Rendered Blockwork
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 connctions to be supplied as required to prevent corrosion.

NOTES continued

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).

NOTES continued

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.

NOTES continued

To Meet NCC2019 Vol2, Part 3.9: Openable parts of windows to non-bedroom areas are required where the fall to floor below is 4m or more.)
Fire Rated Doors
All fire rated doors are to comply with AS1530 part 4 standard and H0 69800x;certified to AS1905 part 1; NCC2019 Part D1; Specification D1.12.
All accessible units are to comply with AS1428.1.

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revision
B MINOR CHANGES
C MINOR CHANGE
D MINOR CHANGE
E MINOR CHANGE
F MINOR CHANGE
G REISSUED
H REISSUED
I MINOR CHANGE
17/7/24
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14/4/25
21/5/25
25/6/25
8/8/25
24/2/26

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CONSTRUCTION
JWA MITCHELL
DESIGNS

client LEG CONSTRUCTIONS
drawing BUILDING 3
SECTION B3D
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

B3W304
draw no.
23017
project no
scale 1:50
sheet A1
date 6/24
issue