

Artist Impressions - For Illustrative purposes only

| CLIENTS SIGNATURE:CLIENTS SIGNATURE:     |          |        | _       |           |          |                      |   |
|--|----------|--------|---------|-----------|----------|----------------------|---|
| JOB ADDRESS:                             | DESIGN:  |        |         | JOB NO:   |          | <br>PROPERTY DETAILS |   |
| TOWNHOUSE TYPE D                         | PRO      | POSEI  | D       | 14 00     | 246      | S.P:                 | WORKING DWGS  |
| CABOOLTURE RIVER                         | TOW      | NHOU   | SE      | SCALE:    | ISSUE:   |                      | USE FIGURED DIMENSIONS AT ALL   |
| ROAD, MORAYFIELD                         | RESI     | DENC   | E       | 1 : 25    |          |                      | TIMES. REFER ANY ENQUIRES TO<br>BUILDING CONTRACTOR. ALL<br>DIMENSIONS TO BE VERIFIED ON SITE |
| CLIENT:                                  | DATE:    | DRAWN: | CHECKED | : DWG NO: | <b>B</b> |                      | PRIOR TO CONSTRUCTION. ALL WORK   |
| MORAYFIELD PROPERTY DEVELOPMENTS PTY LTD | 15.02.16 | JW     | BJC     | 010       |          |                      | TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND BCA.   |

**3D Perspectives** 

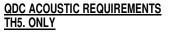
NOTES : - FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS. - LIFT OFF HINGES TO WC DOOR - SARKING TO ROOF - R1.5 INSULATION TO CEILINGS - ALL SHOWER ROSES TO BE AAA RATED - WATER PRESSURE LIMITED TO 500 KPA AT THE METER - ROOMS WITH NO NATURAL VENTILATION TO HAVE MECHANICAL VENTILATION INSTALLED - PROVIDE WATER AND POWER PROVISION TO DISHWASHER SPACE - WINDOW, SGD & INTERNAL DOOR SIZES ARE NOMINAL ONLY & TO BE CONFIRMED WITH MANUFACTURER

| AREA SCHEDULE<br>TYPE I |                       |       |
|-------------------------|-----------------------|-------|
| BALCONY                 | 3.55 m <sup>2</sup>   | Abs   |
| GARAGE                  | 19.22 m <sup>2</sup>  | DP    |
| LIVING - GROUND         | 45.82 m <sup>2</sup>  | FW    |
| LIVING - UPPER          | 59.35 m <sup>2</sup>  | HP+RH |
| PORCH                   | 3.56 m <sup>2</sup>   |       |
| Grand total             | 131.49 m <sup>2</sup> | OHC   |
|                         |                       | PTY   |
|                         |                       | REF   |
|                         |                       | SD    |

| Abs   | Aluminium Batten Screen      |
|-------|------------------------------|
| DP    | DOWNPIPE                     |
| FW    | FLOOR WASTE                  |
| HP+RH | HOT PLATE AND<br>RANGEHOOD   |
| OHC   | CUPBOARD - OVERHEAD          |
| PTY   | PANTRY FITOUT                |
| REF   | REFRIGERATOR SPACE           |
| SD    | SMOKE ALARM - IONISATION     |
| TAP   | 12mm HOSE COCK -<br>EXTERNAL |
| UBO   | OVEN - UNDER BENCH           |
|       |                              |

LEGEND





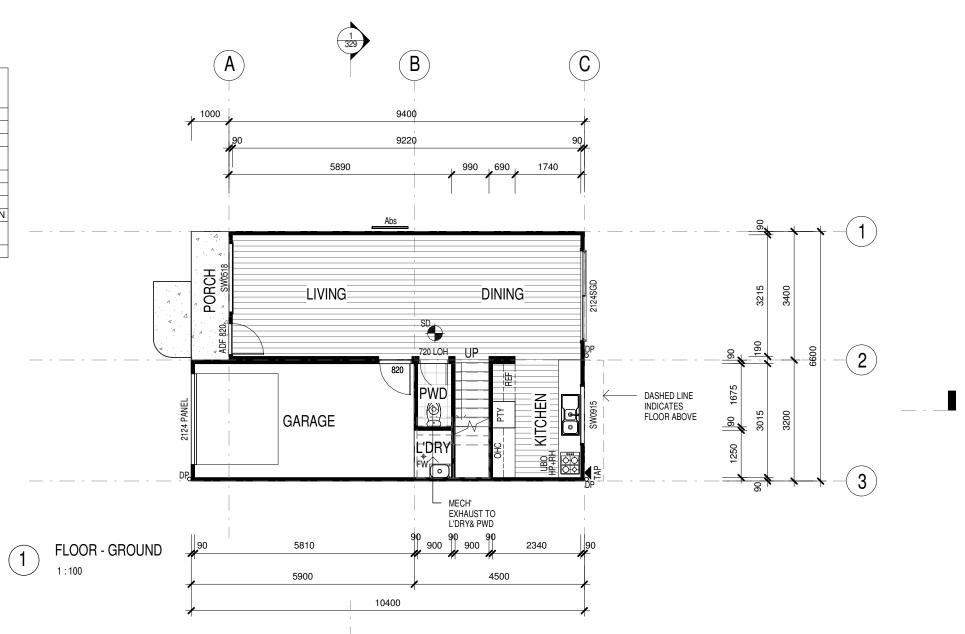
GROUND FLOOR CATEGORY 2 - GLAZING (32) < 1.8m<sup>2</sup> PROPOSED - MINIMUM 6.38mm THICK LAMINATED GLASS WITH FULL PERIMETER ACOUSTICALLY RATED SEALS

GLAZING (35) > 1.8m<sup>2</sup> PROPOSED - MINIMUM 10.38mm THICK LAMINATED GLASS WITH FULL PERIMETER ACOUSTICALLY RATED SEALS

FIRST FLOOR CATEGORY 3 - GLAZING (35) < 1.8m<sup>2</sup> PROPOSED - MINIMUM 10.38mm THICK

PROPOSED - MINIMUM 10.38mm THICK LAMINATED GLASS WITH FULL PERIMETER ACOUSTICALLY RATED SEALS

GLAZING (38) > 1.8m<sup>2</sup> PROPOSED - DOUBLE GLAZING CONSISTING OF ONE PANE OF MINIMUM 5mm THICK GLASS AND ONE PANE OF MINIMUM 6mm THICK GLASS WITH AT LEAST 44mm AIR GAP, AND FULL PERIMETER ACOUSTICALLY RATED SEALS



| CLIENTS SIGNATURE: |  |
|--------------------|--|
|                    |  |

CLIENTS SIGNATURE:

| JOB ADDRESS:<br>TOWNHOUSE TYPE D     | DESIGN:                                |            | JOB NO:<br><b>14 00</b> | 246    | PROPERTY DETAILS                        | STAGED PLAN:<br>WORKING DWGS  |
|--------------------------------------|--|------------|-------------------------|--------|---|---|
| CABOOLTURE RIVER ROAD,<br>MORAYFIELD | PROPOS<br>TOWNHO<br>RESIDE             | DUSE       | SCALE:<br>1 : 100       | ISSUE: |   | USE FIGURED DIMENSIONS AT ALL<br>TIMES. REFER ANY ENQUIRES TO<br>BUILDING CONTRACTOR. ALL   |
|                                      | <b>Y LTD</b> DATE: DRAV<br>15.02.16 JW | /N: CHECKE | DWG NO: 218             | B      | COUNTY:<br>LAND AREA:<br>m <sup>2</sup> | BUILDING CONTRACTOR ALL<br>DIMENSIONS TO BE VERIFIED ON SITE<br>PRIOR TO CONSTRUCTION. ALL WORK<br>TO COMPLY WITH LOCAL AUTHORITY<br>REGULATIONS AND BCA. |

## **Ground Floor**

NOTES : - FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS. - LIFT OFF HINGES TO WC DOOR - SARKING TO ROOF - R1.5 INSULATION TO CEILINGS - ALL SHOWER ROSES TO BE AAA RATED - WATER PRESSURE LIMITED TO 500 KPA AT THE METER - ROOMS WITH NO NATURAL VENTILATION TO HAVE MECHANICAL VENTILATION INSTALLED - PROVIDE WATER AND POWER PROVISION TO DISHWASHER SPACE - WINDOW, SGD & INTERNAL DOOR SIZES ARE NOMINAL ONLY & TO BE CONFIRMED WITH MANUFACTURER

| AREA SCHEDULE TOWNHOUSE<br>TYPE D4 |                       |  |  |  |  |  |
|------------------------------------|-----------------------|--|--|--|--|--|
| BALCONY                            | 3.55 m <sup>2</sup>   |  |  |  |  |  |
| GARAGE                             | 19.22 m <sup>2</sup>  |  |  |  |  |  |
| LIVING - GROUND                    | 45.82 m <sup>2</sup>  |  |  |  |  |  |
| LIVING - UPPER                     | 59.35 m <sup>2</sup>  |  |  |  |  |  |
| PORCH                              | 3.56 m <sup>2</sup>   |  |  |  |  |  |
| Grand total                        | 131.49 m <sup>2</sup> |  |  |  |  |  |

NOTE: FEATURE TIMBER TRIM TO FIRST FLOOR WINDOWS FACING THE STREET & STRATCO ROOF TO BE REMOVED

| FW   |
|------|
| OBS  |
| SD   |
| Tbs  |
|      |
| 1410 |

7.5⁰ TRUSSES @ 900CTRS MAX, PITCH To Manufacturers Specifications 900 VAN VANITY UNIT - 900 LONG 900x900 SHOWER - 900x900 2109ss 2100X900 S.SET 2112ss 2100X1200 S.SET Abs Aluminium Batten Screen Bal-F Feature Balustrade - (BCA Compliant) COLUMN - 70x70 SHS. REFER ENG'S DWG'S COL-S4 DP DOWNPIPE DPS DOWNPIPE WITH SPREADER. To lower roof FLOOR WASTE OBSCURE GLAZING SMOKE ALARM - IONISATION Hardwood Timber Batten Screen - Paint Grade WATER CLOSET WC

LEGEND



90 510 90

1890

8610

90

2850

90

#### QDC ACOUSTIC REQUIREMENTS TH5. ONLY

GROUND FLOOR CATEGORY 2 - GLAZING (32) < 1.8m<sup>2</sup> PROPOSED - MINIMUM 6.38mm THICK LAMINATED GLASS WITH FULL PERIMETER ACOUSTICALLY RATED SEALS

GLAZING (35) > 1.8m<sup>2</sup> PROPOSED - MINIMUM 10.38mm THICK LAMINATED GLASS WITH FULL PERIMETER ACOUSTICALLY RATED SEALS

FIRST FLOOR

CATEGORY 3 - GLAZING (35) < 1.8m<sup>2</sup> PROPOSED - MINIMUM 10.38mm THICK LAMINATED GLASS WITH FULL PERIMETER ACOUSTICALLY RATED SEALS

GLAZING (38) > 1.8m<sup>2</sup> PROPOSED - DOUBLE GLAZING CONSISTING OF ONE PANE OF MINIMUM 5mm THICK GLASS AND ONE PANE OF MINIMUM 6mm THICK GLASS WITH AT LEAST 44mm AIR GAP, AND FULL PERIMETER ACOUSTICALLY RATED SEALS

| JOB ADDRESS:                   |                          | DESIGN:  |                |          | JOB NO:         |        |  |
|--------------------------------|--------------------------|----------|----------------|----------|-----------------|--------|--|
| TOWNHOUSE TYPE D               |                          | PROPOSED |                |          | 14 00246        |        |  |
| CABOOLTURE RIVEF<br>MORAYFIELD | ROAD,                    |          | NHOU:<br>DENCI |          | SCALE:<br>1:100 | ISSUE: |  |
|                                |                          |          | -              | -        |                 | D      |  |
| CLIENT:                        |                          | DATE:    | DRAWN:         | CHECKED: | DWG NO:         | D      |  |
| MORAYFIELD PROPE               | RTY DEVELOPMENTS PTY LTD | 15.02.16 | JW             | BJC      | 219             |        |  |
|                                |                          |          |                |          |                 |        |  |

**FLOOR - UPPER** 

90

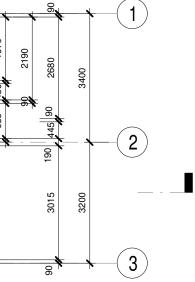
1300

2910

1:100

**1** 

### **First Floor**



| PROPERTY DETAILS<br>S.P:                           | STAGED PLAN:<br>WORKING DWGS  |  |  |  |
|--|---|--|--|--|
| PARISH:<br>COUNTY:<br>LAND AREA:<br>m <sup>2</sup> | USE FIGURED DIMENSIONS AT ALL<br>TIMES. REFER ANY ENQUIRES TO<br><b>BUILDING CONTRACTOR</b> . ALL<br>DIMENSIONS TO BE VERIFIED ON SITE<br>PRIOR TO CONSTRUCTION. ALL WORK<br>TO COMPLY WITH LOCAL AUTHORITY<br>REGULATIONS AND BCA. |  |  |  |

| ▼ FF Ceiling<br>5.180 SFL  | 1<br>2<br>3<br>3<br>400<br>3200<br>125° PITCH<br>COL-S4<br>125° PITCH<br>COL-S4<br>125° PITCH<br>Col-S4<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs |                  |
|--|---|------------------|
| First Floor 2.740 SFL GF Ceiling 2.440 SFL   | Bal-F<br>Bal-F<br>Bal-F<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs<br>Cs   |                  |
| 7.5° PITCH-M<br>▼ FF Ceiling<br>5.180 SFL Clg<br>2.740 SFL Clg<br>300<br>2.740 SFL | ELEVATION 1<br>1:100<br>A<br>4900<br>12.5° PITCH<br>FC<br>FC<br>FC<br>FC<br>FC<br>FC<br>FC  | 300 2440 CEILING |
| €  |   | 2440 CEILING     |

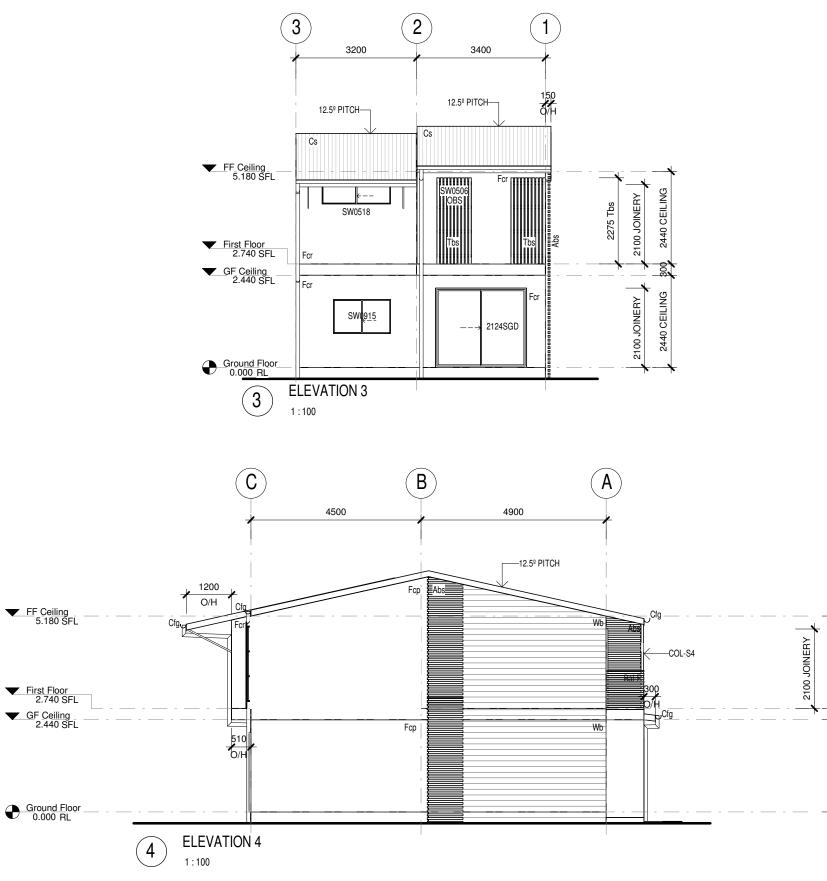
| LEGEND       |   |  |  |  |  |
|--------------|---|--|--|--|--|
| 7.5º PITCH-M | Roof To<br>Manufacturers<br>Specifications                      |  |  |  |  |
| 12.5º PITCH  | TRUSSES @<br>900CTRS MAX, To<br>Manufacturers<br>Specifications |  |  |  |  |
| Abs          | Aluminium Batten<br>Screen                                      |  |  |  |  |
| Bal-F        | Feature Balustrade -<br>(BCA Compliant)                         |  |  |  |  |
| Cfg          | Colorbond Fascia &<br>Gutter                                    |  |  |  |  |
| COL-S4       | COLUMN - 70x70<br>SHS. REFER ENG'S<br>DWG'S                     |  |  |  |  |
| Cs           | Colorbond Steel<br>Roofing                                      |  |  |  |  |
| Fbr          | Common Brick,<br>Render Finish                                  |  |  |  |  |
| Fc           | Fibre-Cement  |  |  |  |  |
| Fca          | Scyon Axon Cladding   |  |  |  |  |
| Fcr          | Fibre-Cement,<br>Render Finish                                  |  |  |  |  |
| Wb           | Scyon Linea Cladding  |  |  |  |  |

# Elevations

| JOB ADDRESS: DESIGN: PROP                       |                 | јов NO:<br><b>14 002</b> | 246    |  |
|---|-----------------|--------------------------|--------|--|
| CABOOLTURE RIVER ROAD, TOWN<br>MORAYFIELD RESID | <br>            | SCALE:<br>1 : 100        | ISSUE: |  |
| CLIENT: DATE: 15.02.16                          | CHECKED:<br>BJC | DWG NO:<br>327           | В      |  |

| PROPERTY DETAILS<br>S.P:                           | STAGED PLAN:<br>WORKING DWGS  |
|--|---|
| PARISH:<br>COUNTY:<br>LAND AREA:<br>m <sup>2</sup> | USE FIGURED DIMENSIONS AT ALL<br>TIMES. REFER ANY ENQUIRES TO<br><b>BUILDING CONTRACTOR</b> . ALL<br>DIMENSIONS TO BE VERIFIED ON SITE<br>PRIOR TO CONSTRUCTION. ALL WORK<br>TO COMPLY WITH LOCAL AUTHORITY<br>REGULATIONS AND BCA. |

| LEGEND      |   |  |  |  |  |
|-------------|---|--|--|--|--|
| 12.5º PITCH | TRUSSES @<br>900CTRS MAX, To<br>Manufacturers<br>Specifications |  |  |  |  |
| Abs         | Aluminium Batten<br>Screen                                      |  |  |  |  |
| Bal-F       | Feature Balustrade -<br>(BCA Compliant)                         |  |  |  |  |
| Cfg         | Colorbond Fascia &<br>Gutter                                    |  |  |  |  |
| COL-S4      | COLUMN - 70x70<br>SHS. REFER ENG'S<br>DWG'S                     |  |  |  |  |
| Cs          | Colorbond Steel<br>Roofing                                      |  |  |  |  |
| Fcp         | Fibre-Cement, Paint<br>Finish                                   |  |  |  |  |
| Fcr         | Fibre-Cement,<br>Render Finish                                  |  |  |  |  |
| OBS         | OBSCURE GLAZING   |  |  |  |  |
| Tbs         | Hardwood Timber<br>Batten Screen - Paint<br>Grade               |  |  |  |  |
| Wb          | Scyon Linea Cladding  |  |  |  |  |



CLIENTS SIGNATURE:\_\_\_\_\_CLIENTS SIGNATURE:

| JOB ADDRESS:<br>TOWNHOUSE TYPE D                    | DESIGN:<br>PROPOSED<br>TOWNHOUSE<br>RESIDENCE |  |                 | јов NO:<br><b>14 002</b> | 246    |  |
|---|---|--|-----------------|--------------------------|--------|--|
| CABOOLTURE RIVER ROAD,<br>MORAYFIELD                |   |  |                 | SCALE:<br>1 : 100        | ISSUE: |  |
| CLIENT:<br>MORAYFIELD PROPERTY DEVELOPMENTS PTY LTD | DATE:<br>15.02.16                             |  | CHECKED:<br>BJC | DWG NO:<br>328           | B      |  |

# Elevations

| 2440 CEILING |  |
|--------------|--|
| 800          |  |
| 2440 CEILING |  |
|              |  |

| PROPERTY DETAILS             | STAGED PLAN:<br>WORKING DWGS  |
|------------------------------|---|
| S.P:                         |   |
| PARISH:                      | USE FIGURED DIMENSIONS AT ALL<br>TIMES. REFER ANY ENQUIRES TO<br>BUILDING CONTRACTOR. ALL |
| COUNTY:                      | DIMENSIONS TO BE VERIFIED ON SITE<br>PRIOR TO CONSTRUCTION. ALL WORK                      |
| LAND AREA:<br>m <sup>2</sup> | TO COMPLY WITH LOCAL AUTHORITY<br>REGULATIONS AND BCA.                                    |

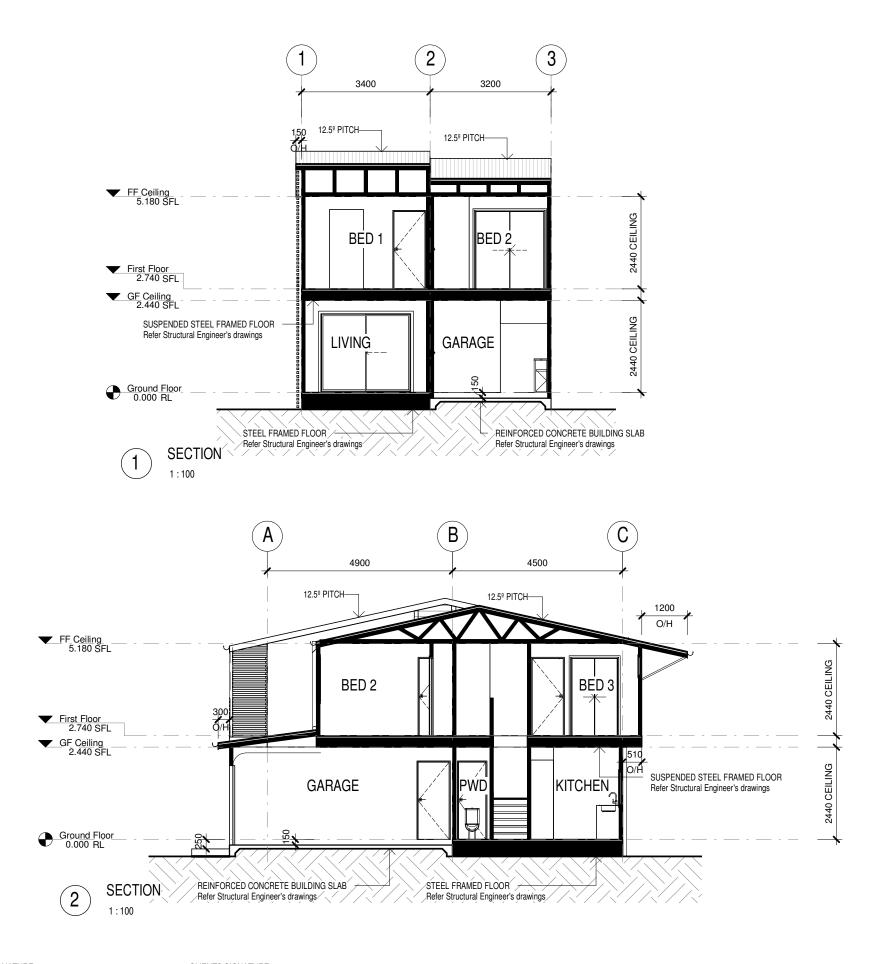
#### NOTES:

- SELECTED ROOF FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS - ROOF BATTENS FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

- ROOF TRUSSES TO MANUFACTURERS SPECIFICATION

- BRACING OF TRUSSES TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
- ALL TIMBER SIZES TO CONFORM WITH BCA STANDARDS
- SLAB & FOOTINGS TO ENGINEERS DETAIL
- FLOORING MEMBERS TO ENGINEERS DETAIL

| L           | EGEND   |
|-------------|---|
| 12.5º PITCH | TRUSSES @<br>900CTRS MAX, To<br>Manufacturers<br>Specifications |



CLIENTS SIGNATURE: CLIENTS SIGNATURE:

| JOB ADDRESS:<br>TOWNHOUSE TYPE D         |                        | DESIGN:<br>PROPOSED |                 |                   | 246    |  |
|--|------------------------|---------------------|-----------------|-------------------|--------|--|
| CABOOLTURE RIVER ROAD,<br>MORAYFIELD     | TOWNHOUSE<br>RESIDENCE |                     |                 | SCALE:<br>1 : 100 | ISSUE: |  |
| MORAYFIELD PROPERTY DEVELOPMENTS PTY LTD |                        |                     | CHECKED:<br>BJC | DWG NO:<br>329    | В      |  |

### **Sections**

| PROPERTY DETAILS             | STAGED PLAN:<br>WORKING DWGS  |  |  |  |  |
|------------------------------|---|--|--|--|--|
| S.P:                         | WORKING DWG3  |  |  |  |  |
| PARISH:                      | USE FIGURED DIMENSIONS AT ALL<br>TIMES. REFER ANY ENQUIRES TO<br><b>BUILDING CONTRACTOR</b> , ALL |  |  |  |  |
| COUNTY:                      | DIMENSIONS TO BE VERIFIED ON SITE<br>PRIOR TO CONSTRUCTION. ALL WORK                              |  |  |  |  |
| LAND AREA:<br>m <sup>2</sup> | TO COMPLY WITH LOCAL AUTHORITY<br>REGULATIONS AND BCA.  |  |  |  |  |