

Artist Impressions - For Illustrative purposes only

CLIENTS SIGNATURE:CLIENTS SIGNATURE:			_				
JOB ADDRESS:	DESIGN:			JOB NO:		 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 BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE
CLIENT:	DATE:	DRAWN:	CHECKED	: DWG NO:	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

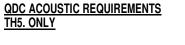
NOTES : - FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS. - LIFT OFF HINGES TO WC DOOR - SARKING TO ROOF - R1.5 INSULATION TO CEILINGS - ALL SHOWER ROSES TO BE AAA RATED - WATER PRESSURE LIMITED TO 500 KPA AT THE METER - 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 TYPE I		
BALCONY	3.55 m ²	Abs
GARAGE	19.22 m ²	DP
LIVING - GROUND	45.82 m ²	FW
LIVING - UPPER	59.35 m ²	HP+RH
PORCH	3.56 m ²	
Grand total	131.49 m ²	OHC
		PTY
		REF
		SD

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

LEGEND





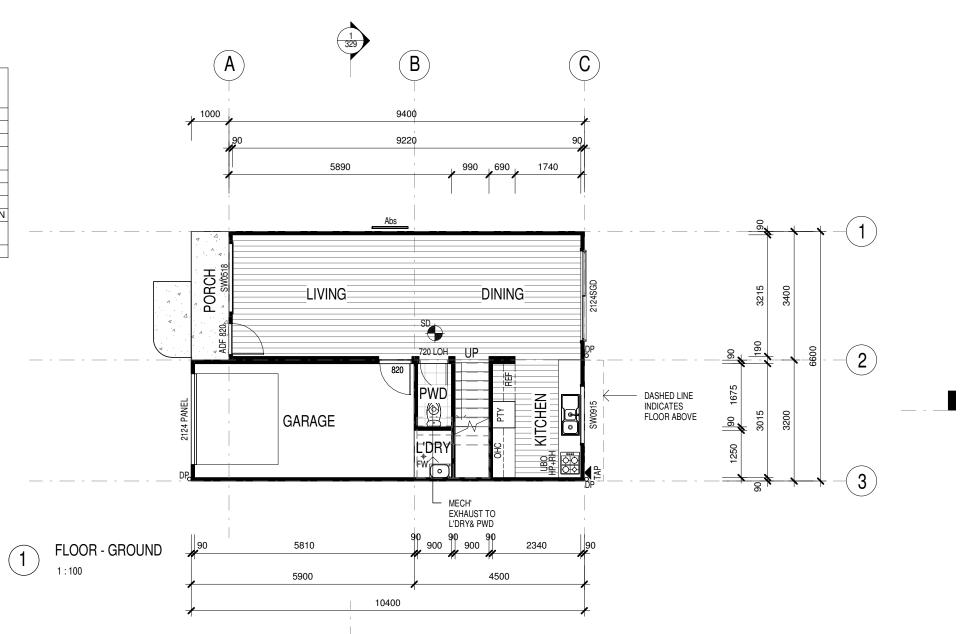
GROUND FLOOR CATEGORY 2 - GLAZING (32) < 1.8m² PROPOSED - MINIMUM 6.38mm THICK LAMINATED GLASS WITH FULL PERIMETER ACOUSTICALLY RATED SEALS

GLAZING (35) > 1.8m² PROPOSED - MINIMUM 10.38mm THICK LAMINATED GLASS WITH FULL PERIMETER ACOUSTICALLY RATED SEALS

FIRST FLOOR CATEGORY 3 - GLAZING (35) < 1.8m² PROPOSED - MINIMUM 10.38mm THICK

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

GLAZING (38) > 1.8m² 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:	

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JOB ADDRESS: TOWNHOUSE TYPE D	DESIGN:		JOB NO: 14 00	246	PROPERTY DETAILS	STAGED PLAN: WORKING DWGS
CABOOLTURE RIVER ROAD, MORAYFIELD	PROPOS TOWNHO RESIDE	DUSE	SCALE: 1 : 100	ISSUE:		USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR. ALL
	Y LTD DATE: DRAV 15.02.16 JW	/N: CHECKE	DWG NO: 218	B	COUNTY: LAND AREA: m ²	BUILDING CONTRACTOR ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY 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 TYPE D4						
BALCONY	3.55 m ²					
GARAGE	19.22 m ²					
LIVING - GROUND	45.82 m ²					
LIVING - UPPER	59.35 m ²					
PORCH	3.56 m ²					
Grand total	131.49 m ²					

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) < 1.8m² PROPOSED - MINIMUM 6.38mm THICK LAMINATED GLASS WITH FULL PERIMETER ACOUSTICALLY RATED SEALS

GLAZING (35) > 1.8m² PROPOSED - MINIMUM 10.38mm THICK LAMINATED GLASS WITH FULL PERIMETER ACOUSTICALLY RATED SEALS

FIRST FLOOR

CATEGORY 3 - GLAZING (35) < 1.8m² PROPOSED - MINIMUM 10.38mm THICK LAMINATED GLASS WITH FULL PERIMETER ACOUSTICALLY RATED SEALS

GLAZING (38) > 1.8m² 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 MORAYFIELD	ROAD,		NHOU: DENCI		SCALE: 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

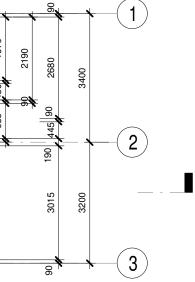
1300

2910

1:100

1

First Floor



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

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

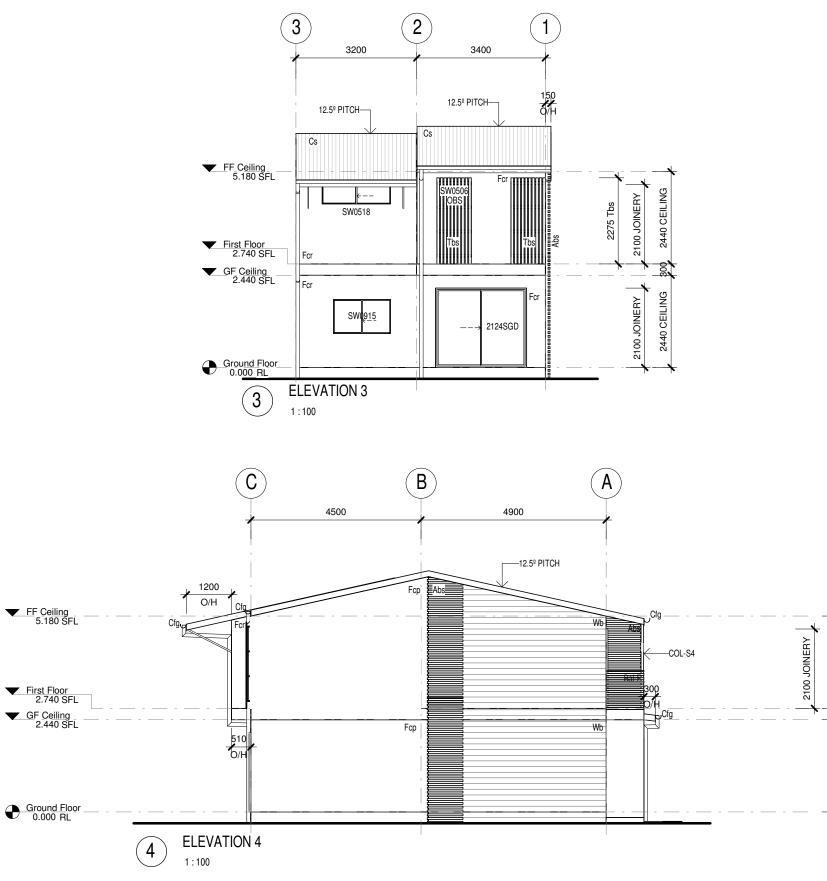
LEGEND					
7.5º PITCH-M	Roof To Manufacturers Specifications				
12.5º PITCH	TRUSSES @ 900CTRS MAX, To Manufacturers Specifications				
Abs	Aluminium Batten Screen				
Bal-F	Feature Balustrade - (BCA Compliant)				
Cfg	Colorbond Fascia & Gutter				
COL-S4	COLUMN - 70x70 SHS. REFER ENG'S DWG'S				
Cs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

Elevations

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

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

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



CLIENTS SIGNATURE:_____CLIENTS SIGNATURE:

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

Elevations

2440 CEILING	
800	
2440 CEILING	

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

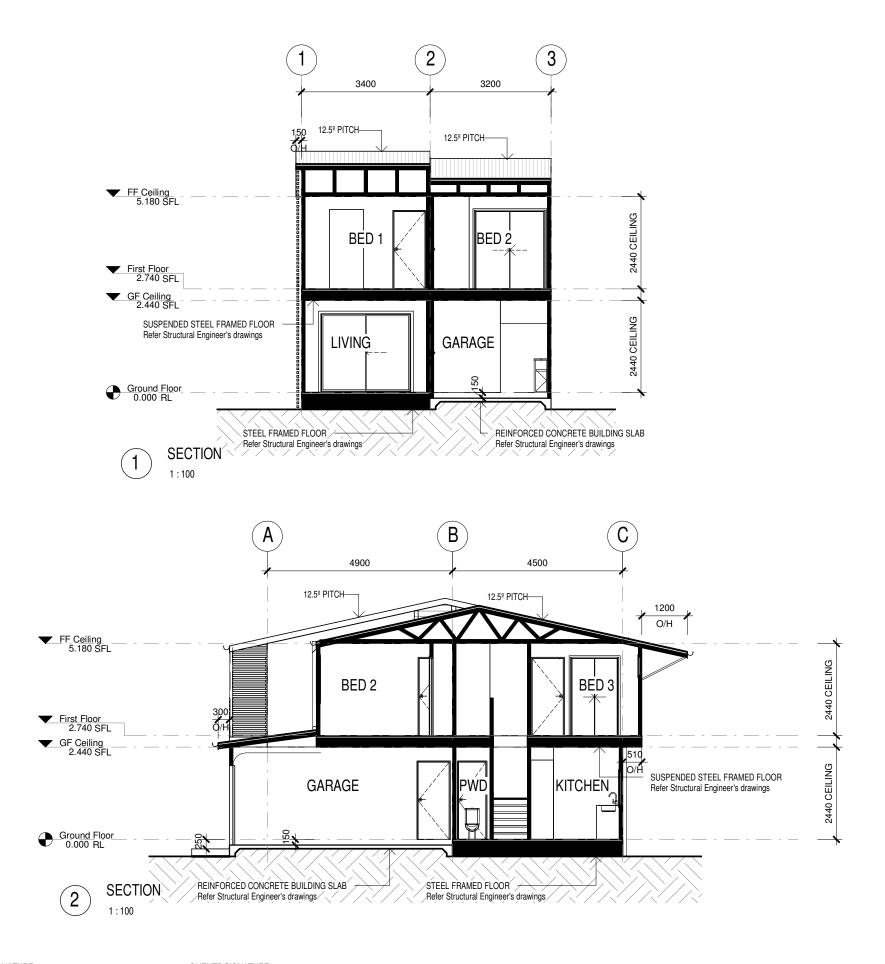
NOTES:

- 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 @ 900CTRS MAX, To Manufacturers Specifications



CLIENTS SIGNATURE: CLIENTS SIGNATURE:

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

Sections

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