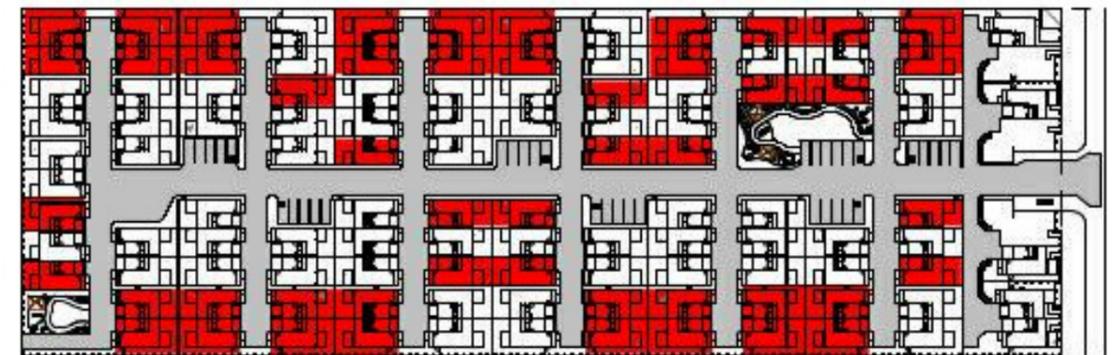




Artist Impressions - For Illustrative purposes only



2 KEY PLAN - TOWNHOUSE TYPE D4
Not to Scale

3D Perspectives

CLIENTS SIGNATURE: _____		CLIENTS SIGNATURE: _____										
JOB ADDRESS: TOWNHOUSE TYPE D CABOOLTURE RIVER ROAD, MORAYFIELD				DESIGN: PROPOSED TOWNHOUSE RESIDENCE		JOB NO: 14 00246		PROPERTY DETAILS		STAGED PLAN: WORKING DWGS		
CLIENT: MORAYFIELD PROPERTY DEVELOPMENTS PTY LTD				DATE: 15.02.16	DRAWN: JW	CHECKED: BJC	SCALE: 1 : 25	ISSUE: B	S.P:	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.		
				DWG NO: 010					PARISH:			
										COUNTY:		
										LAND AREA: ---m ²		

- 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

LEGEND	
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

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

**QDC ACOUSTIC REQUIREMENTS
TH5. ONLY**

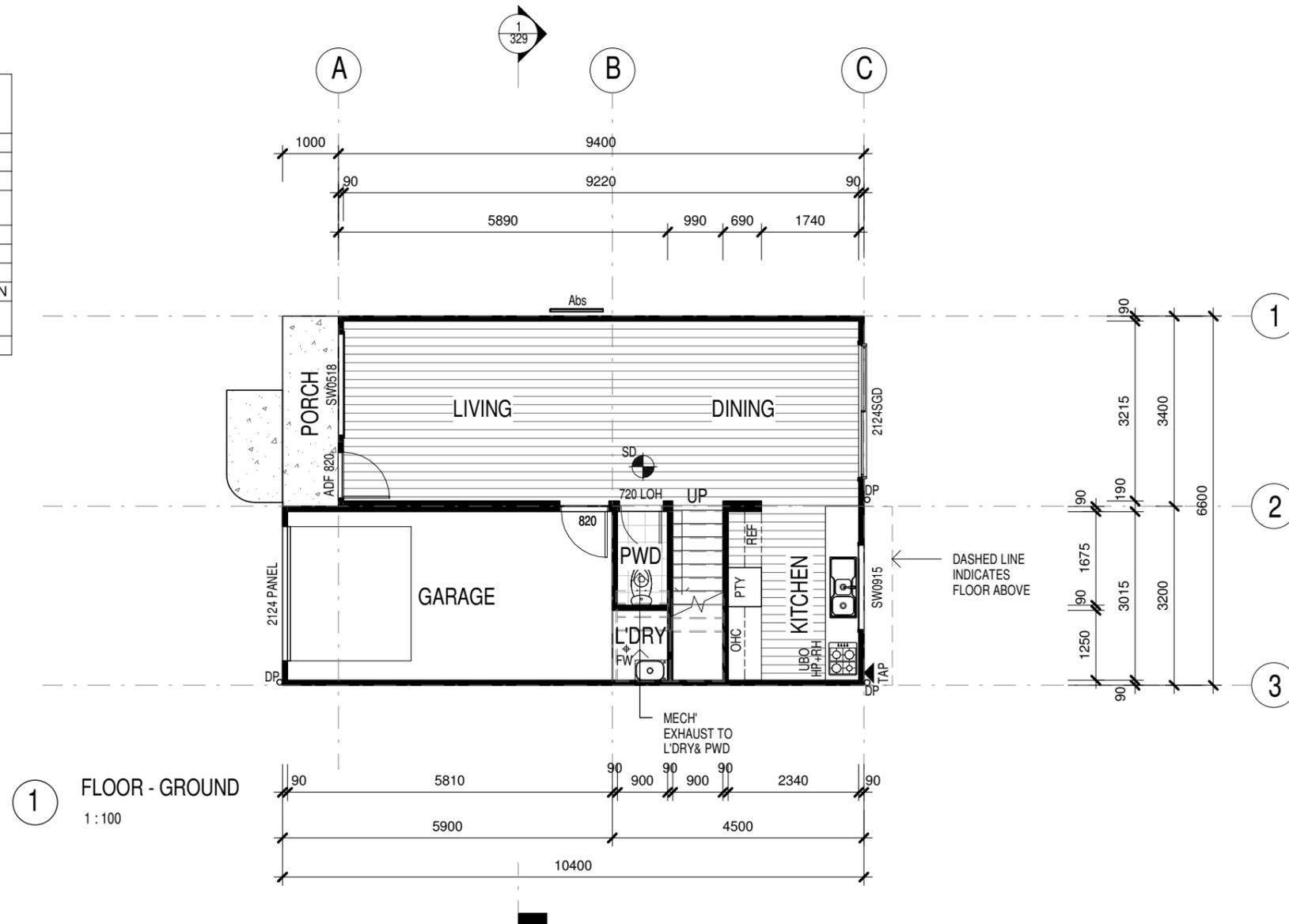
GROUND FLOOR
CATEGORY 2 - GLAZING (32) < 1.8m²
PROPOSED - MINIMUM 6.38mm THICK
LAMINATED GLASS WITH FULL PERIMETER
ACOUSTICALLY RATED SEALS

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

Ground Floor



1 FLOOR - GROUND
1 : 100

CLIENTS SIGNATURE: _____ CLIENTS SIGNATURE: _____

JOB ADDRESS: TOWNHOUSE TYPE D CABOOLTURE RIVER ROAD, MORAYFIELD		DESIGN: PROPOSED TOWNHOUSE RESIDENCE		JOB NO: 14 00246		PROPERTY DETAILS		STAGED PLAN: WORKING DWGS	
CLIENT: MORAYFIELD PROPERTY DEVELOPMENTS PTY LTD		DATE: 15.02.16	DRAWN: JW	CHECKED: BJC	DWG NO: 218	SCALE: 1 : 100	ISSUE: B	S.P:	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.
								PARISH:	
								COUNTY:	
								LAND AREA: ---m ²	

- 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
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 - R1.5 INSULATION TO CEILINGS
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 - 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

LEGEND	
7.5° PITCH	TRUSSES @ 900CTRS MAX, 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)
COL-S4	COLUMN - 70x70 SHS. REFER ENG'S DWG'S
DP	DOWNPIPE
DPS	DOWNPIPE WITH SPREADER. To lower roof
FW	FLOOR WASTE
OBS	OBSCURE GLAZING
SD	SMOKE ALARM - IONISATION
Tbs	Hardwood Timber Batten Screen - Paint Grade
WC	WATER CLOSET

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

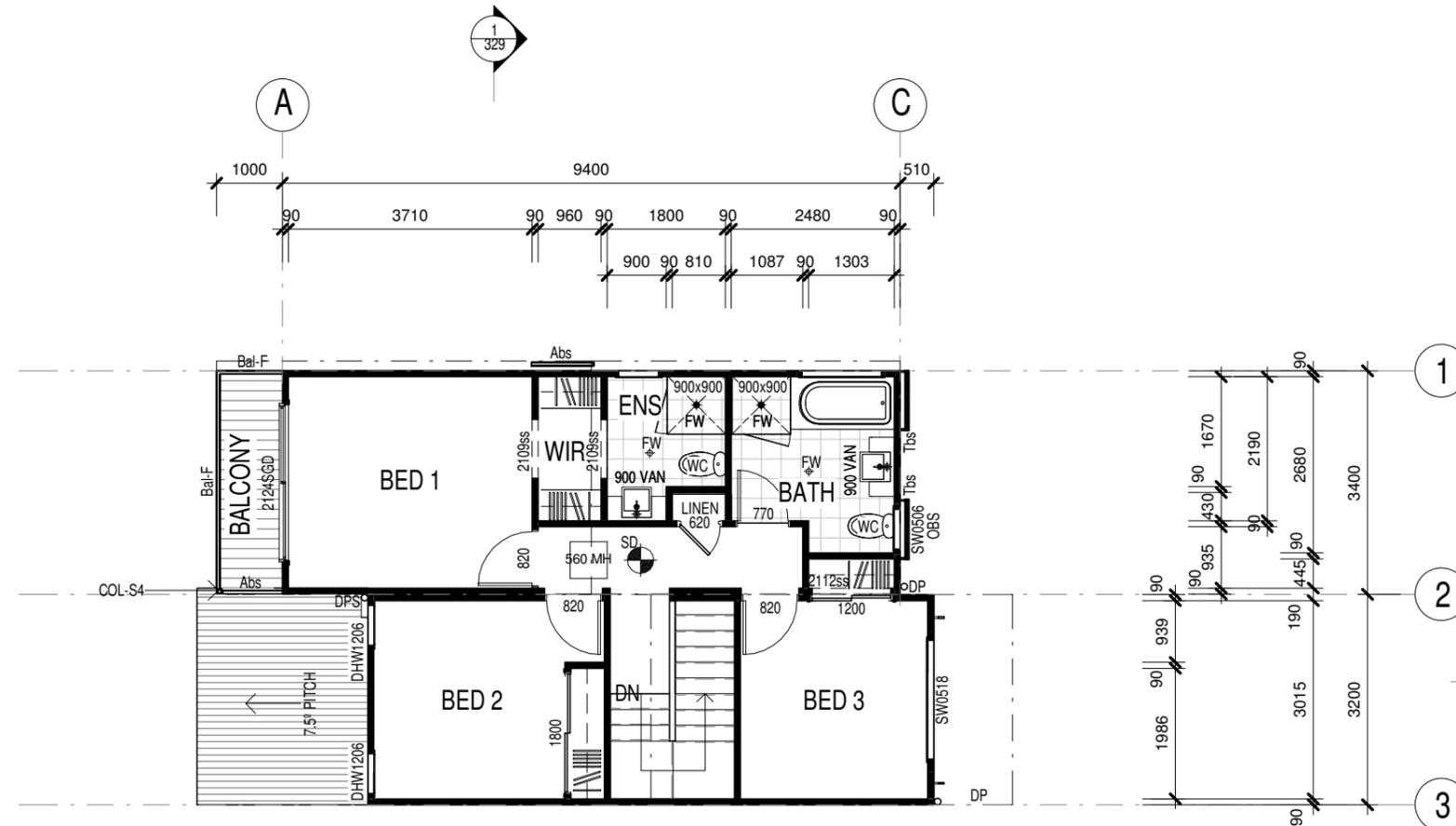
QDC ACOUSTIC REQUIREMENTS TH5. ONLY

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

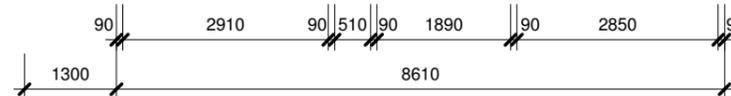
GLAZING (35) > 1.8m²
PROPOSED - MINIMUM 10.38mm THICK LAMINATED GLASS WITH FULL PERIMETER ACOUSTICALLY RATED SEALS

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



1 FLOOR - UPPER
1 : 100

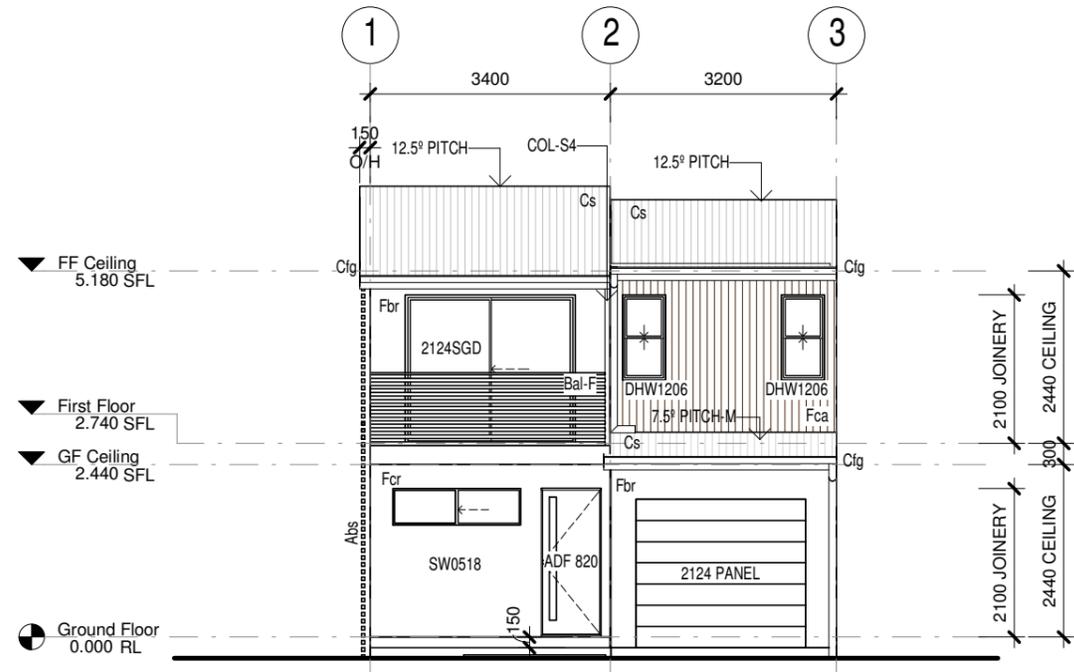


CLIENTS SIGNATURE: _____ CLIENTS SIGNATURE: _____

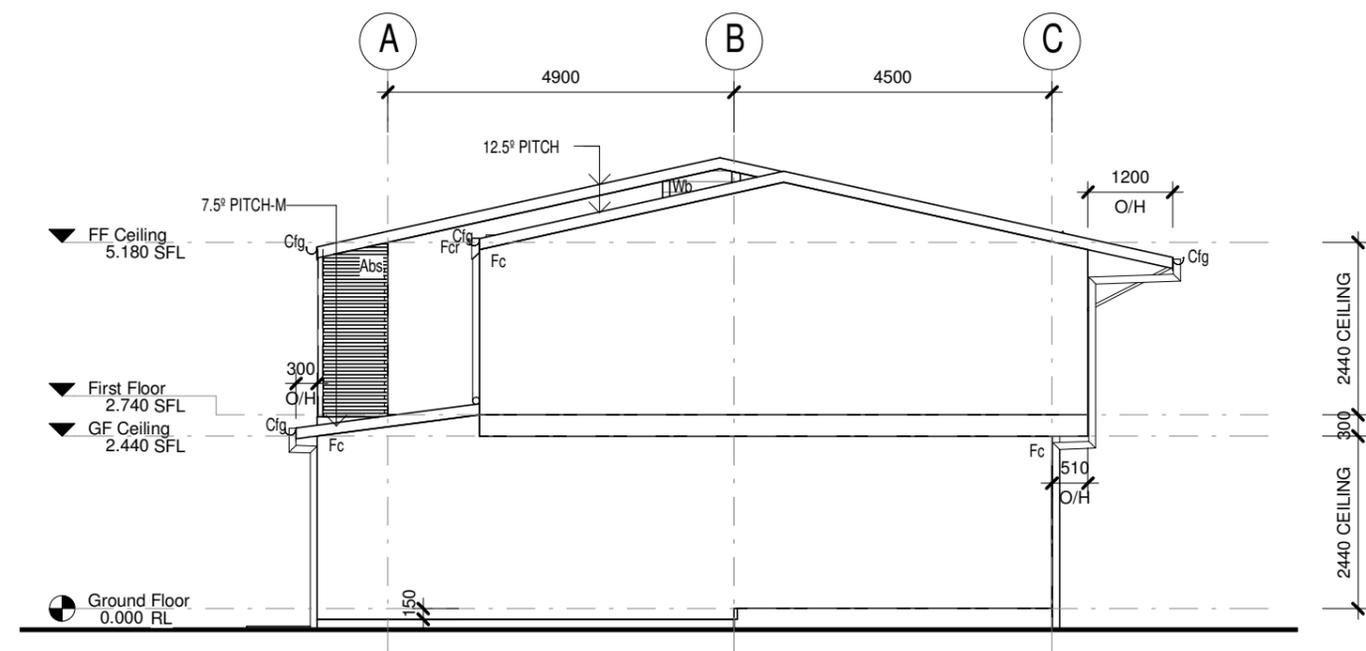
First Floor

JOB ADDRESS: TOWNHOUSE TYPE D CABOOLTURE RIVER ROAD, MORAYFIELD		DESIGN: PROPOSED TOWNHOUSE RESIDENCE		JOB NO: 14 00246		PROPERTY DETAILS		STAGED PLAN: WORKING DWGS	
CLIENT: MORAYFIELD PROPERTY DEVELOPMENTS PTY LTD		DATE: 15.02.16	DRAWN: JW	CHECKED: BJC	DWG NO: 219	SCALE: 1 : 100	ISSUE: B	S.P.:	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.
								PARISH:	
								COUNTY:	
								LAND AREA: ---m ²	

LEGEND	
7.5° PITCH-M	Roof To Manufacturers Specifications
12.5° 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



1 ELEVATION 1
1 : 100



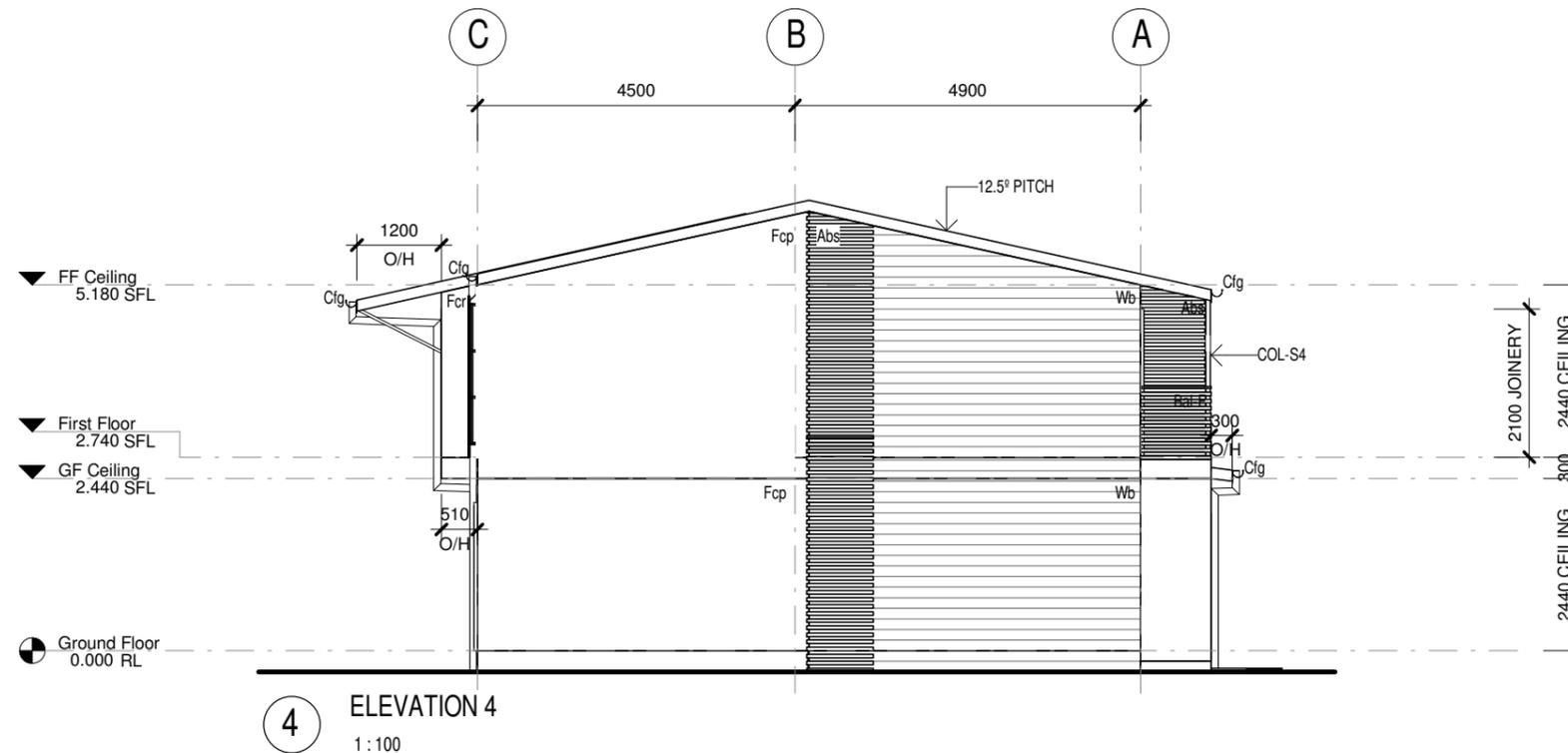
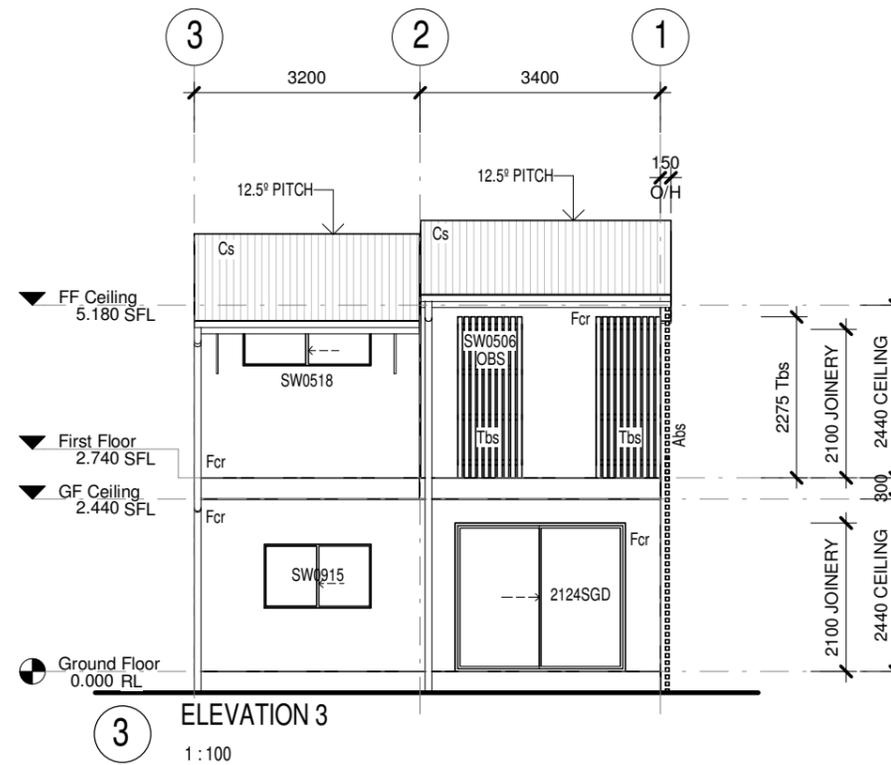
2 ELEVATION 2
1 : 100

CLIENTS SIGNATURE: _____ CLIENTS SIGNATURE: _____

JOB ADDRESS: TOWNHOUSE TYPE D CABOOLTURE RIVER ROAD, MORAYFIELD	DESIGN: PROPOSED TOWNHOUSE RESIDENCE		JOB NO: 14 00246		PROPERTY DETAILS S.P: PARISH: COUNTY: LAND AREA: ---m ²	STAGED PLAN: WORKING DWGS 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.
	CLIENT: MORAYFIELD PROPERTY DEVELOPMENTS PTY LTD	DATE: 15.02.16	DRAWN: JW	CHECKED: BJC		
DWG NO: 327						

Elevations

LEGEND	
12.5° PITCH	TRUSSES @ 900CENTRS 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



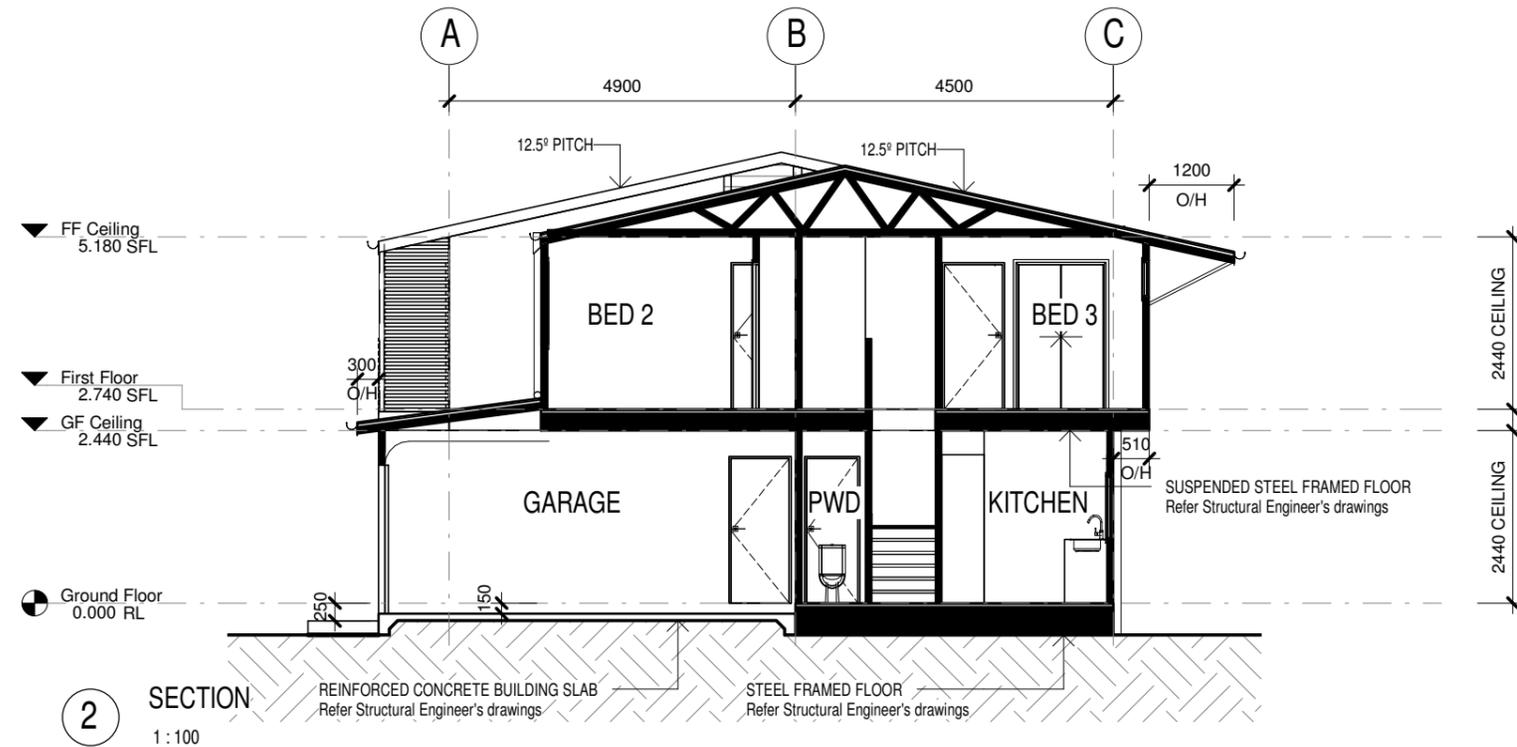
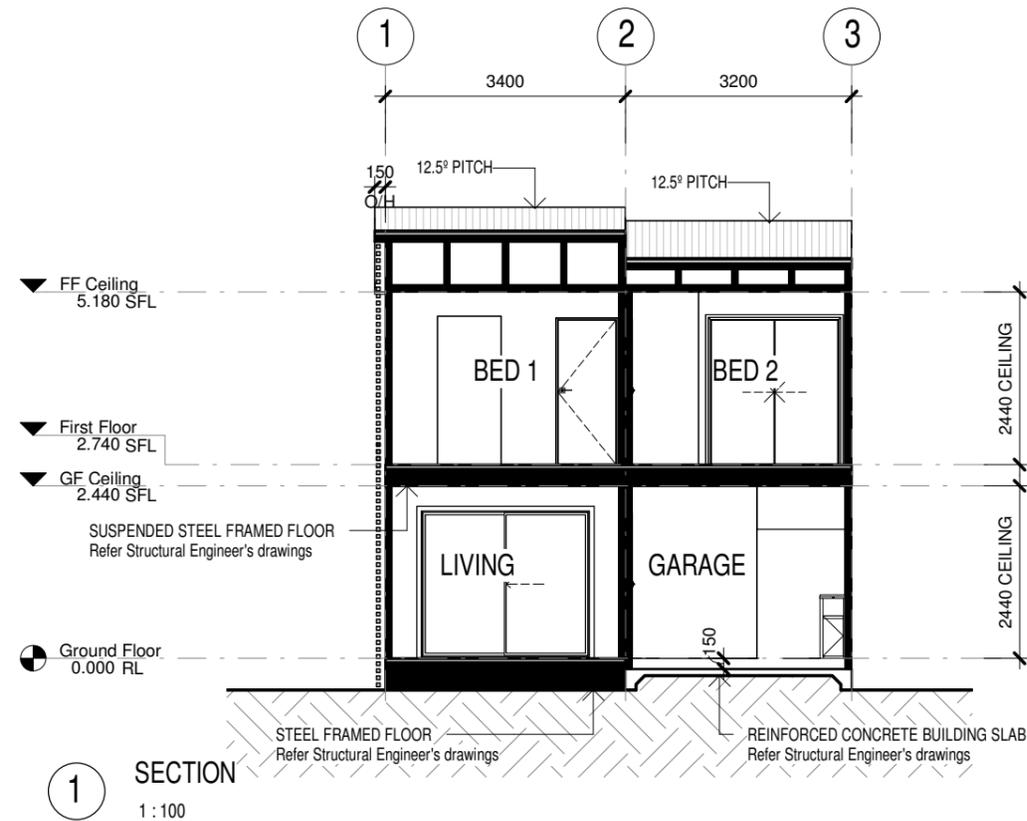
CLIENTS SIGNATURE: _____ CLIENTS SIGNATURE: _____

Elevations

JOB ADDRESS: TOWNHOUSE TYPE D CABOOLTURE RIVER ROAD, MORAYFIELD		DESIGN: PROPOSED TOWNHOUSE RESIDENCE		JOB NO: 14 00246		PROPERTY DETAILS		STAGED PLAN: WORKING DWGS	
CLIENT: MORAYFIELD PROPERTY DEVELOPMENTS PTY LTD		DATE: 15.02.16	DRAWN: JW	CHECKED: BJC	DWG NO: 328	SCALE: 1 : 100		ISSUE: B	
						S.P.:		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.	
						PARISH:			
						COUNTY:			
						LAND AREA: ---m ²			

- 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

LEGEND	
12.5° PITCH	TRUSSES @ 900CENTRS MAX, To Manufacturers Specifications



CLIENTS SIGNATURE: _____ CLIENTS SIGNATURE: _____

JOB ADDRESS: TOWNHOUSE TYPE D CABOOLTURE RIVER ROAD, MORAYFIELD	DESIGN: PROPOSED TOWNHOUSE RESIDENCE		JOB NO: 14 00246		PROPERTY DETAILS S.P: PARISH: COUNTY: LAND AREA: ---m ²	STAGED PLAN: WORKING DWGS 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.
	CLIENT: MORAYFIELD PROPERTY DEVELOPMENTS PTY LTD	DATE: 15.02.16	DRAWN: JW	CHECKED: BJC		
			SCALE: 1 : 100	ISSUE: B		

Sections