

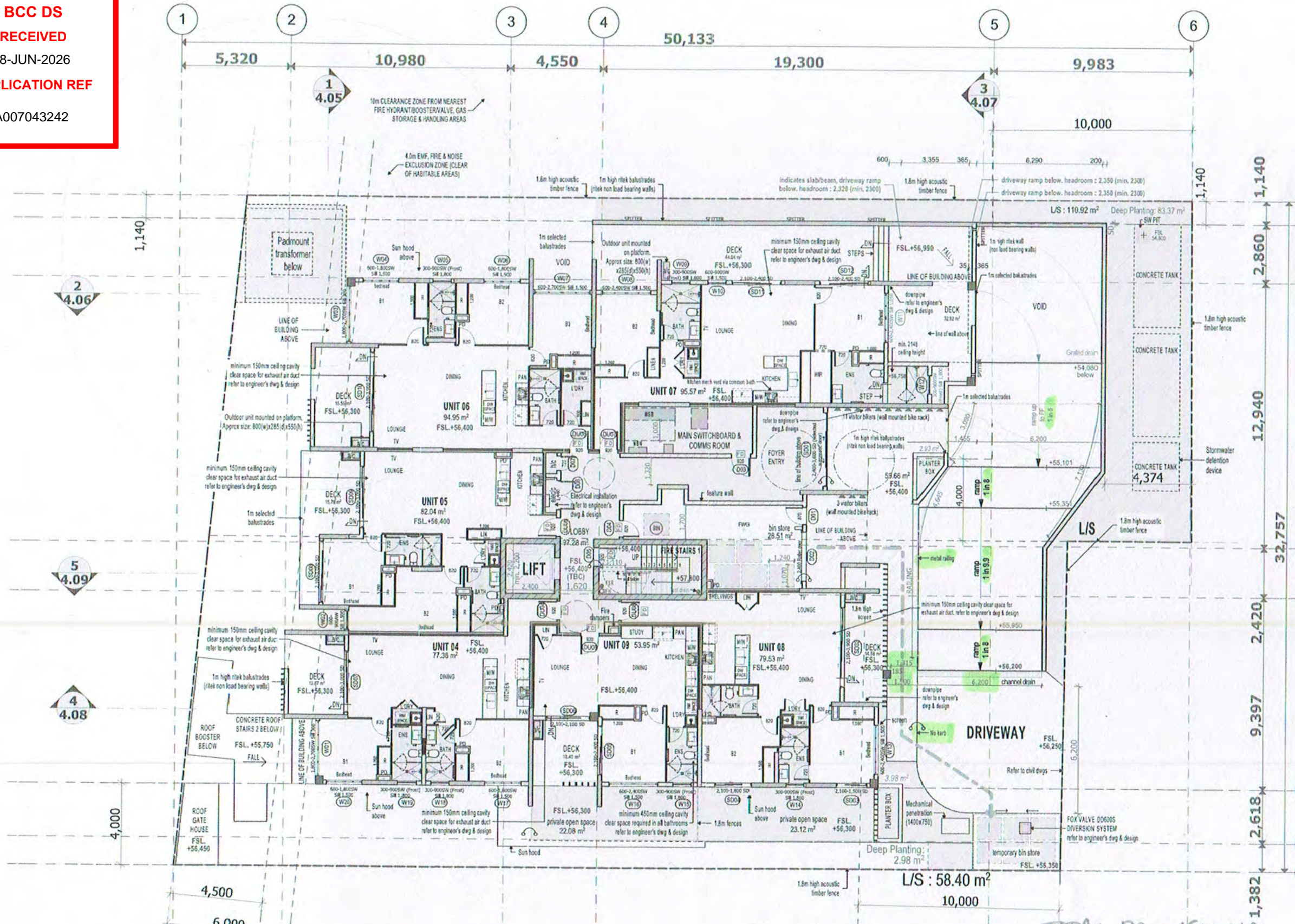
**BCC DS
RECEIVED**
08-JUN-2026
APPLICATION REF
A007043242

SIDE BOUNDARY SETBACK :
Ground floor - 1.1m setback
1st to 8th floor - 4m setback

DOOR THRESHOLD NOTES
Step
No step. A max. tolerance of 3mm or 5mm between abutting surface is permitted, as long as the lip is rounded or bevelled

WALLS & COLUMN LEGEND
to be read in conjunction with structural drawings

- 300W x 1000L CONCRETE COLUMN
- 300W x 1500L CONCRETE COLUMN
- 300W x 600L CONCRETE COLUMN
- 400W x 400L CONCRETE COLUMN
- 265W RITEK WALL (LOAD BEARING)
- 200W REDIWALL/ RITEK WALL (TBC)
- 200W RITEK WALL (LOAD BEARING)
- 200W RITEK WALL (NON LOAD BEARING)
- SHOTCRETE
- STUDS WALL (70mm)
- PARTY WALL (185mm)
- PARTY WALL (228mm)
- COMMON WALL (144mm)
- SHAFT WALL (88mm)



Area First Floor

| Unit | Unit Area | Unit Deck | Total |
|--------------|-----------------------------|-----------|-----------------------|
| Unit 04 | 77.38 | 12.67 | 90.05 m ² |
| Unit 05 | 82.04 | 15.79 | 97.83 m ² |
| Unit 06 | 94.95 | 15.55 | 110.50 m ² |
| Unit 07 | 95.57 | 44.04 | 172.53 m ² |
| Unit 08 | 79.53 | 14.58 | 94.11 m ² |
| Unit 09 | 53.95 | 10.40 | 64.35 m ² |
| Total | 629.37 m² | | |

REVIEWED BY BETH MEEHAN RPER#8373
25.5.2026
BMC26052
Beth Meehan

TOTAL PROVISION: 71 RESIDENT CARS (18 SMALL)
3 RESIDENT MICYCLE
8 VISITOR CARS
1 VISITOR MICYCLE

71 total instamped approved plan cover sheet
8 cars + 1 micycle for visitors instamped approved plan cover

**RC+
Design**

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0421197117

CLIENT
TBC
LOCATION
117 - 119 MOUNT GRAVATT-CAPALABA ROAD, QLD

DRAWING NAME
FIRST FLOOR
DESIGNER

ISSUE
D8 15/May/2026 Preliminary Issue CH
D7 19/Jan/2026 Preliminary Issue VT
D6 18/DEC/2025 FOR CONSTRUCTION CH
Refer to signed contract documents for final selections and inclusions

NORTH
SCALE
1:200
@A3
PAPER

| JOB NUMBER | DRAWING | REVISION |
|------------|---------|----------|
| | 3.04 | D8 |

PRELIMINARY ISSUE - REV D8 (15/MAY/2026)

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Carparks required

| | |
|--------------------|----------------|
| 1 Bedroom (x 1) | : 8 |
| 2 Bedroom (x 1.25) | : 40.00 |
| 3 Bedroom (x 1.5) | : 22.5 |
| Visitors (x 0.15) | : 8.25 |
| TOTAL | : 78.75 |

17 x tandems allowed

Carparks provided

| | |
|---------------------|-------------|
| visitors cars | : 8 |
| visitors motorcycle | : 1 |
| Normal cars | : 57 |
| Small cars | : 4 |
| Tandem cars | : 10 |
| Motorcycles | : 2 |
| TOTAL | : 82 |

bicycle parks required

55 residents
 14 visitors

bicycle parks provided

55 residents
 14 visitors

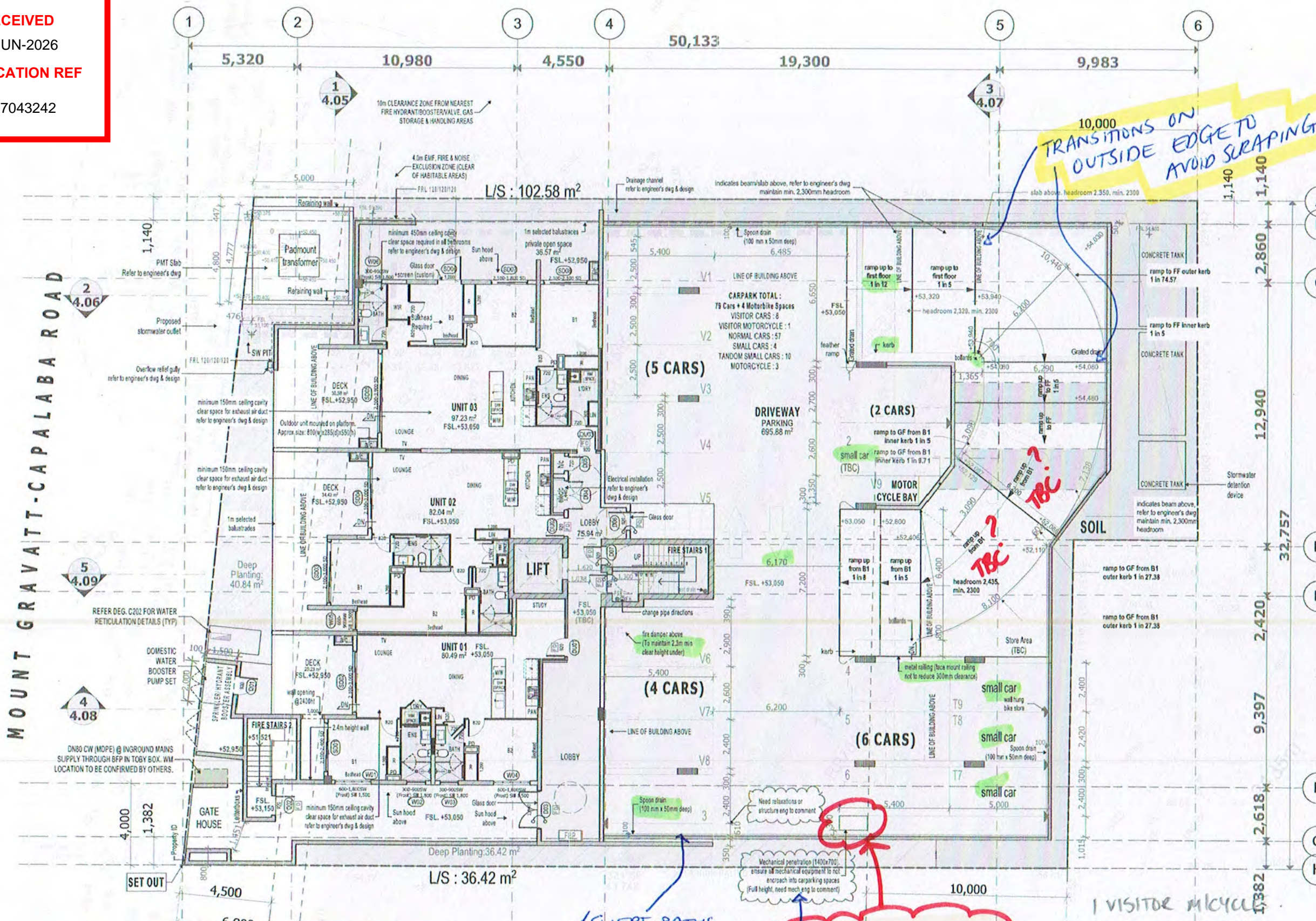
Area Ground Floor

| Unit 01 | |
|--------------|-----------------------------|
| Unit Area | 80.49 |
| Unit Deck | 20.23 |
| TOTAL | 100.72 m² |

| Unit 02 | |
|--------------|-----------------------------|
| Unit Area | 82.04 |
| Unit Deck | 34.42 |
| TOTAL | 116.46 m² |

| Unit 03 | |
|--------------|-----------------------------|
| Unit Area | 97.23 |
| Unit Deck | 30.59 |
| TOTAL | 127.82 m² |

| | |
|--------------|-----------------------------|
| TOTAL | 345.00 m² |
|--------------|-----------------------------|



REVIEWED BY BETH MEEHAN RPER #8373
 25.05.2026
 BMC26052



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CLIENT
 TBC

LOCATION
 117 - 119 MOUNT GRAVATT-CAPALABA ROAD, QLD

DRAWING NAME
 GROUND FLOOR

DESIGNER

ISSUE

| | | | |
|----|-------------|-------------------|----|
| D8 | 15/May/2026 | Preliminary Issue | CH |
| D7 | 19/Jan/2026 | Preliminary Issue | VT |
| D6 | 18/DEC/2025 | FOR CONSTRUCTION | CH |

Refer to signed contract documents for final selections and inclusions

NORTH

SCALE
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 @A3
 PAPER

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|------------|---------|----------|
| | 3.03 | D8 |

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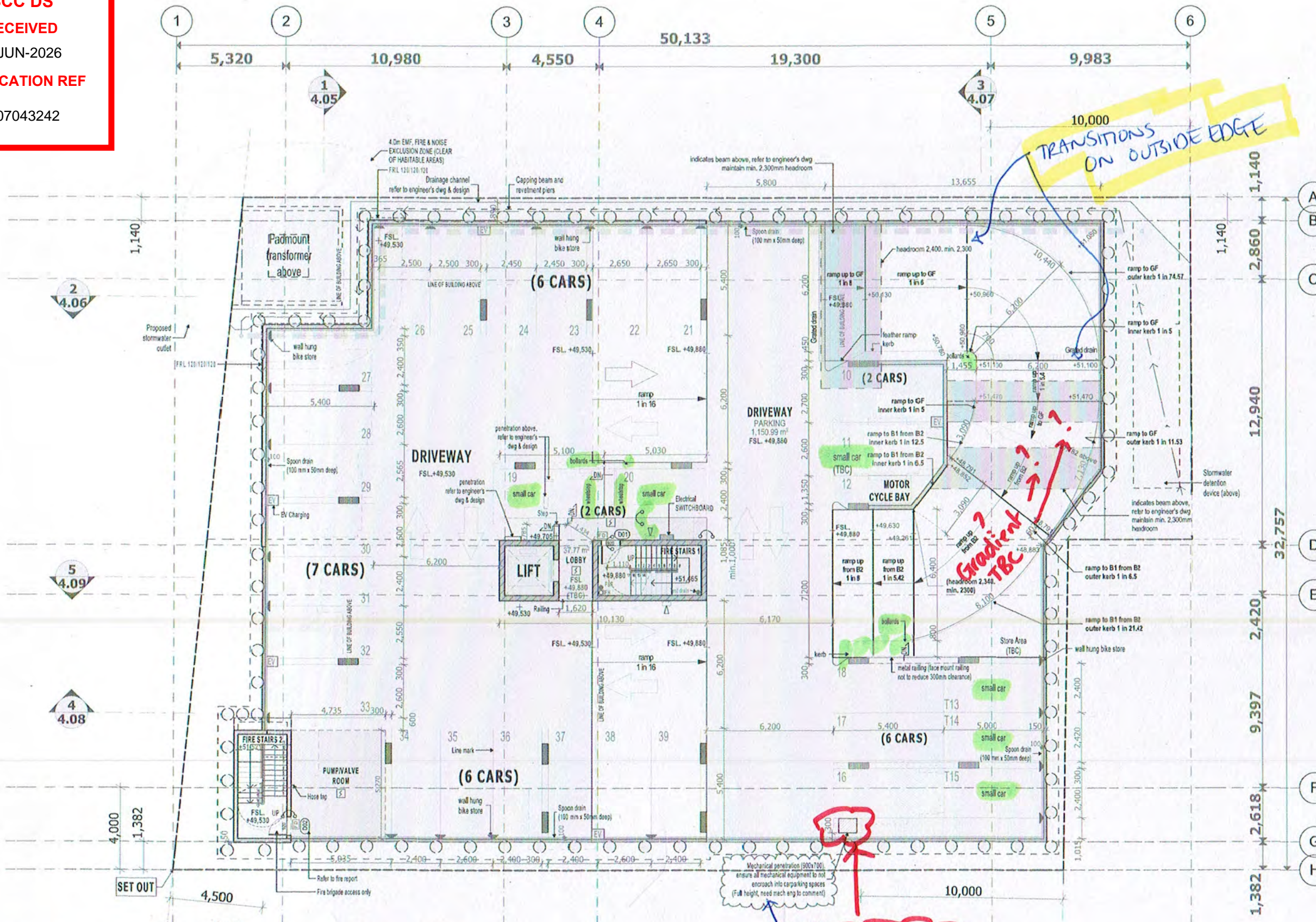
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10,000
TRANSITIONS ON OUTSIDE EDGE

Gradient TBC

NOT TO REDUCE CLEAR HEIGHT BELOW 2.3m

1 RESIDENT M/CYCLE
 29 RESIDENT CARS,
 INCLUDING:
 - 3 SMALL (TYPICAL)
 - 3 SMALL (TANDEM)

REVIEWED BY **BETH MEEHAN RPEQ #8373**
 25.05.2026
 BMC 26052
Beth Meehan

LEGEND (FIRE PROTECTION)

- SMOKE DETECTOR
- SMOKE ALARM
- FIRE HYDRANT
- HORN SPEAKER
- RECESSED SPEAKER

MV : Mechanical ventilation required

- 1,550mm diameter circulation area
- 3,000mm diameter circulation area

| | | | | | | | |
|--|---|---|--|--|------------------|---------------------------------------|--|
| | BSA License Number 1212835 Email info@rcplusdesign.com.au Phone 0421197117 | CLIENT TBC LOCATION 117 - 119 MOUNT GRAVATT-CAPALABA ROAD, QLD | DRAWING NAME BASEMENT 1 DESIGNER | ISSUE D8 15/May/2026 Preliminary Issue CH D7 19/Jan/2026 Preliminary Issue VT D6 18/DEC/2025 FOR CONSTRUCTION CH | NORTH | SCALE 1:200 @A3 PAPER | JOB NUMBER DRAWING 3.02 REVISION D8 |
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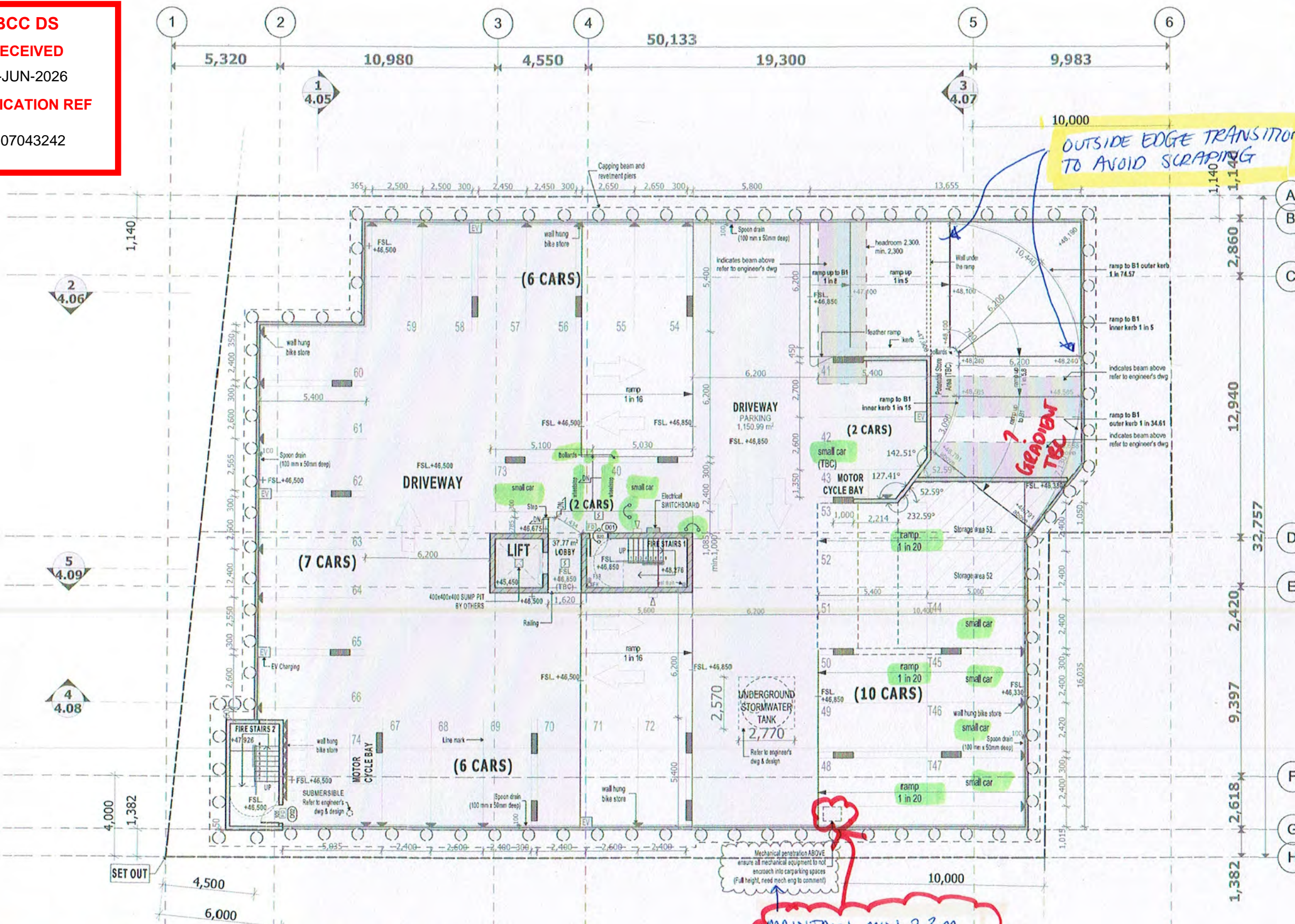
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2 RESIDENT M/CYCLE
 33 RESIDENT CARS, INCLUDING
 - 3 SMALL (TYPICAL)
 - 4 SMALL (TANDEM)

MAINTAIN MIN. 2.3M CLEAR HEIGHT BELOW

REVIEWED BY *BETH MEEHAN* RPQ #8373
 25.05.2026
 BMC 26052

LEGEND (FIRE PROTECTION)

- SMOKE DETECTOR
- SMOKE ALARM
- FIRE HYDRANT
- HORN SPEAKER
- RECESSED SPEAKER

MV : Mechanical ventilation required
 1,550mm diameter circulation area
 3,000mm diameter circulation area

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Design

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CLIENT
 TBC
LOCATION
 117 - 119 MOUNT GRAVATT-CAPALABA ROAD, QLD

DRAWING NAME
 BASEMENT 2
DESIGNER

ISSUE

| | | | |
|----|-------------|-------------------|----|
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|------------|---------|----------|
| | 3.01 | D8 |

PRELIMINARY ISSUE - REV D8 (15/MAY/2026)