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STREET PERSPECTIVE (ARTIST'S IMPRESSION)



UNIT 02 UNIT 01 - STREET ELEVATION

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SAMPLE TOWNHOUSES

2 x TOWNHOUSES (3 BEDROOMS, 2.5 BATHROOMS & 1 CAR EACH)

REAL PROPERTY DESCRIPTION

- PROPERTY ADDRESS: Sample Site, South East Queensland
- LOT PLAN: SAMPLE LOT (15.2m x 26.0m)
- SITE AREA: 395.2 sq.m.
- 217.8m2 SITE COVER = 55.1% SITE COVER
- LOCAL AUTHORITY / ZONING: TO BE CONFIRMED FOR REAL PROJECT

UNIT 01 & UNIT 02 (EACH)

PORCH:	4.2m²
GARAGE:	21.6m²
GROUND LIVING:	70.2m²
FIRST FLOOR LIVING:	84.5m²
ALFRESCO:	12.9m²
TOTAL:	**193.4m²**
POS:	25.1m²

MEASURED TO OUTSIDE FACE OF WALL (INC. STAIR)

CONSTRUCTION SUMMARY

BUILDING CLASS:	1a (ATTACHED)
STOREYS:	2
WIND CLASS:	N2
SLAB:	SLAB ON GROUND
WALLS:	90 STUD / FACE BRICK
PARTY WALL:	FRL 60/60/60
ROOF:	SHEET METAL, 3° FALL
CEILING HEIGHT:	2700mm
ENERGY:	7 STAR NatHERS

DRAWING REGISTER

NO.	DRAWING NAME	ISSUE	LATEST REVISION DESCRIPTION	DATE
WD-01	COVER PAGE	A	Issued for sample review	2026-11-19
WD-02	CONSTRUCTION LEGEND	A	Issued for sample review	2026-11-19
WD-03	NCC LIVABLE HOUSING	A	Issued for sample review	2026-11-19
WD-04	SITE PLAN	A	Issued for sample review	2026-11-19
WD-05	SLAB PLAN	A	Issued for sample review	2026-11-19
WD-06	GROUND FLOOR	A	Issued for sample review	2026-11-19
WD-07	FIRST FLOOR	A	Issued for sample review	2026-11-19
WD-08	ROOF PLAN	A	Issued for sample review	2026-11-19
WD-09	SECTIONS	A	Issued for sample review	2026-11-19
WD-10	ELEVATIONS - EXTERIOR	A	Issued for sample review	2026-11-19
WD-11	ELECTRICAL PLAN - GROUND	A	Issued for sample review	2026-11-19
WD-12	ELECTRICAL PLAN - FIRST	A	Issued for sample review	2026-11-19
WD-13	INTERIORS - KITCHEN	A	Issued for sample review	2026-11-19
WD-14	INTERIORS - MASTER SUITE	A	Issued for sample review	2026-11-19
WD-15	INTERIORS - WET AREAS	A	Issued for sample review	2026-11-19
WD-16	3D PERSPECTIVE	A	Issued for sample review	2026-11-19
WD-17	INTERIOR PERSPECTIVES 1	A	Issued for sample review	2026-11-19
WD-18	INTERIOR PERSPECTIVES 2	A	Issued for sample review	2026-11-19

NOTE: SAMPLE SET PREPARED BY QUANTICS

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- PROJECT ADDRESS: Sample Townhouses, South East QLD
- DRAWING TITLE: COVER PAGE
- CLIENT: SAMPLE
- DRAWN: QUANTICS
- SCALE: As indicated @ A3
- DATE: 2026-11-19
- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-01

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STANDARD SPECIFICATIONS SHEET

BE ADVISED: SOME CLAUSES MAY NOT BE RELEVANT TO THIS PROJECT. CHECK AGAINST BUILDER SPECIFICATIONS AND ENGINEERING DRAWINGS.

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GENERAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
HC	EXTERNAL HOSE COCK	FW	FLOOR WASTE
GAS	GAS CONNECTION	SK	KITCHEN SINK
HW	HOT WATER CONNECTION	VB	VANITY BASIN
CW	COLD WATER CONNECTION	WC	WC WASTE
HWU	HOT WATER UNIT	LT	LAUNDRY TUB
IO	INSPECTION OPENING	SH	SHOWER
ORG	OVERFLOW RELIEF GULLY	BA	BATH
YG	YARD GULLY	RL	REDUCED LEVEL
DP	DOWNPIPE LOCATION	SSL	STRUCTURAL SLAB LEVEL
AWN	AWNING WINDOW	SGD	SLIDING GLASS DOOR
FG	FIXED GLAZING	SLD	SLIDING WINDOW

1.0 GENERAL
- ALL DIMENSIONS ARE IN MILLIMETRES AND MUST BE CHECKED ON SITE BEFORE ANY WORK OR ORDERING STARTS. DO NOT SCALE FROM DRAWINGS.
- ALL WORK AND MATERIALS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) VOLUME TWO, THE QUEENSLAND DEVELOPMENT CODE AND CURRENT AUSTRALIAN STANDARDS.
- THESE DRAWINGS ARE TO BE READ TOGETHER WITH THE STRUCTURAL ENGINEER'S DRAWINGS, THE ENERGY REPORT AND THE BUILDER'S SPECIFICATION. REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING.
- ALL PRODUCTS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT WRITTEN INSTRUCTIONS.
- THE BUILDER IS RESPONSIBLE FOR SITE SAFETY, TEMPORARY BRACING AND PROTECTION OF ADJOINING PROPERTY DURING THE WORKS.

2.0 EARTHWORKS
- STRIP TOPSOIL AND ORGANIC MATTER FROM THE BUILDING AREA. FILL TO BE PLACED AND COMPACTED IN LAYERS TO THE ENGINEER'S REQUIREMENTS AND AS 3798.
- DO NOT EXCAVATE SERVICE TRENCHES WITHIN THE ZONE OF INFLUENCE OF FOOTINGS WITHOUT ENGINEER'S APPROVAL.
- FINISHED GROUND TO FALL AWAY FROM THE BUILDING MIN. 50mm OVER THE FIRST 1000mm.

3.0 CONCRETE
- FOOTINGS AND SLABS TO AS 2870 AND AS 3600 AND TO THE STRUCTURAL ENGINEER'S DETAILS.
- PROVIDE A 0.2mm VAPOUR BARRIER UNDER ALL SLABS ON GROUND, LAPPED AND TAPED AT JOINTS AND PENETRATIONS.
- SET DOWNS AND REBATES FOR WET AREAS, GARAGE AND DOOR THRESHOLDS AS SHOWN ON THE SLAB PLAN.

4.0 TERMITE PROTECTION
- PROVIDE A TERMITE MANAGEMENT SYSTEM TO AS 3660.1 TO THE SLAB PERIMETER AND ALL SLAB PENETRATIONS.
- FIX A DURABLE NOTICE IN THE METER BOX STATING THE SYSTEM USED, DATE INSTALLED AND INSPECTION REQUIREMENTS.
- MAINTAIN A 75mm VISIBLE INSPECTION ZONE AT THE EXPOSED SLAB EDGE WHERE REQUIRED BY THE SYSTEM.

5.0 BRICKWORK
- MASONRY TO AS 3700 / AS 4773. MORTAR, TIES AND CONTROL JOINTS TO THE ENGINEER'S DETAILS.
- PROVIDE DAMP-PROOF COURSES, FLASHINGS AND WEEPHOLES AT MAX. 1200mm CENTRES ABOVE ALL OPENINGS AND AT THE BASE OF CAVITIES.
- KEEP CAVITIES CLEAN AND FREE OF MORTAR DROPPINGS.

6.0 LINTELS
- LINTELS OVER ALL OPENINGS TO THE STRUCTURAL ENGINEER'S SCHEDULE. STEEL LINTELS IN EXTERNAL WALLS TO BE HOT-DIP GALVANISED.
- MINIMUM END BEARING 150mm EACH SIDE UNLESS NOTED OTHERWISE.

7.0 CARPENTRY
- TIMBER FRAMING TO AS 1684 FOR WIND CLASS N2. BRACING AND TIE-DOWN TO THE ENGINEER'S DETAILS.
- EXTERNAL WALLS 90mm STUDS, INTERNAL WALLS 70mm STUDS UNLESS NOTED. PROVIDE NOGGINGS FOR ALL FIXTURES, JOINERY AND FUTURE GRABRAILS.
- FLOOR SYSTEM BETWEEN LEVELS: 300mm DEEP FLOOR TRUSSES OR JOISTS WITH 19mm STRUCTURAL FLOORING, GLUED AND SCREWED.

8.0 ROOFING
- METAL ROOF SHEETING, FLASHINGS AND CAPPINGS TO AS 1562.1, FIXED FOR WIND CLASS N2.
- GUTTERS, DOWNPIPES AND OVERFLOWS TO AS/NZS 3500.3. STORMWATER TO THE LAWFUL POINT OF DISCHARGE.
- PROVIDE SARKING / ANTI-CONDENSATION BLANKET UNDER ROOF SHEETING AS PER THE ENERGY REPORT.

9.0 WINDOWS / GLAZING
- ALUMINIUM WINDOWS AND DOORS TO AS 2047. GLAZING TO AS 1288. SAFETY GLASS TO ALL DOORS, SIDELIGHTS AND WET AREAS.
- WINDOW SIZES ARE NOMINAL (HEIGHT - WIDTH) AND MUST BE CONFIRMED ON SITE BEFORE MANUFACTURE.
- OPENABLE WINDOWS TO BEDROOMS ABOVE GROUND LEVEL TO HAVE FALL PROTECTION WHERE THE SILL IS LESS THAN 1700mm ABOVE FLOOR.
- PROVIDE FLYSCREENS TO ALL OPENABLE SASHES.

10.0 FIRE SEPARATION
- THE PARTY WALL BETWEEN UNITS IS TO ACHIEVE FRL 60/60/60 AND BE CONTINUOUS FROM THE SLAB TO THE UNDERSIDE OF THE ROOF SHEETING.
- ALL PENETRATIONS AND JUNCTIONS IN THE PARTY WALL TO BE FIRE STOPPED WITH A TESTED SYSTEM. NO SERVICES TO BE CHASED BACK TO BACK.
- PARTY WALL TO ALSO ACHIEVE THE REQUIRED SOUND INSULATION RATING (Rw + Ctr 50).

11.0 LININGS AND PLASTERING
- PLASTERBOARD LININGS TO AS/NZS 2589, LEVEL 4 FINISH. WET AREA BOARD TO ALL BATHROOMS, ENSUITE, LAUNDRY AND WC.
- SQUARE SET CEILINGS UNLESS NOTED. CEILING HEIGHT 2700mm TO BOTH LEVELS.
- EXTERNAL RENDER TO BE AN APPROVED ACRYLIC SYSTEM WITH CONTROL JOINTS AS RECOMMENDED BY THE MANUFACTURER.

12.0 WATERPROOFING
- WET AREAS TO BE WATERPROOFED TO AS 3740 AND NCC PART 10.2 BY A LICENSED APPLICATOR. PROVIDE A CERTIFICATE ON COMPLETION.
- FALLS TO FLOOR WASTES AS REQUIRED BY NCC. SHOWERS TO BE HOBLESS WITH STRIP DRAINS.
- EXTERNAL ABOVE-GROUND MEMBRANES TO AS 4654.2.

13.0 FLOOR FINISHES AND TILING
- TILING TO AS 3958.1. PROVIDE MOVEMENT JOINTS AT PERIMETERS AND AT MAX. 4.5m CENTRES.
- EXTERNAL TILES AND PAVERS TO HAVE SLIP RATING P4 MINIMUM. WET AREA FLOOR TILES P3 MINIMUM.
- REFER TO THE FLOOR AND FINISH SCHEDULE ON EACH PLAN FOR FINISH TYPES.

14.0 STAIRS AND BALUSTRADES
- STAIRS, HANDRAILS AND BALUSTRADES TO NCC PART 11.2 AND 11.3. RISERS 115-190mm, GOINGS 240-355mm, CONSISTENT THROUGHOUT THE FLIGHT.
- BALUSTRADES MIN. 1000mm HIGH ABOVE FLOOR, 865mm ABOVE STAIR NOSINGS, WITH NO OPENING GREATER THAN 125mm.

15.0 SERVICES
- PLUMBING AND DRAINAGE TO AS/NZS 3500 BY A LICENSED PLUMBER. ELECTRICAL WORK TO AS/NZS 3000 BY A LICENSED ELECTRICIAN.
- HARD-WIRED, INTERCONNECTED PHOTOELECTRIC SMOKE ALARMS TO AS 3786 IN EVERY BEDROOM, HALLWAY AND ON EACH LEVEL.
- EXHAUST FANS TO BE DUCTED TO OUTSIDE AIR. REFER TO THE NCC SHEET FOR FLOW RATES.

16.0 ENERGY EFFICIENCY
- INSULATION, GLAZING AND SEALING TO THE ENERGY EFFICIENCY REPORT (7 STAR NatHERS) AND NCC PART 13.
- INSULATION TO BE INSTALLED WITHOUT GAPS AND CLEAR OF DOWNLIGHTS AS REQUIRED BY THE MANUFACTURER.
- SEAL ALL EXTERNAL DOORS, WINDOWS AND PENETRATIONS AGAINST AIR LEAKAGE.

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• PROJECT ADDRESS

Sample Townhouses, South East QLD

• DRAWING TITLE

CONSTRUCTION LEGEND

• CLIENT

SAMPLE

• DRAWN

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• SCALE

1 : 100 @ A3

• DATE

2026-11-19

• PROJECT NO.

QS-2026-01

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WD-02

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NCC - LIVABLE HOUSING GUIDELINES SHEET

NCC 2022 - QUEENSLAND: LIVABLE HOUSING PROVISIONS APPLY FROM 1 OCTOBER 2023

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LIVABLE HOUSING

THE NOTES BELOW SUMMARISE THE ABCB LIVABLE HOUSING DESIGN STANDARD FOR THE BUILDER'S REFERENCE. THE STANDARD ITSELF GOVERNS.

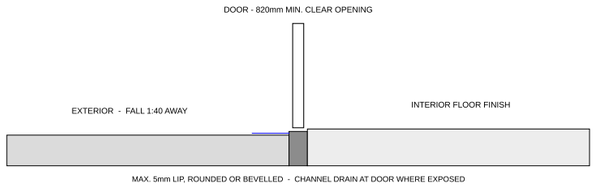
PART 1 - DWELLING ACCESS

- PROVIDE A STEP-FREE PATH FROM THE STREET BOUNDARY, OR FROM AN ATTACHED GARAGE OR CAR SPACE, TO THE ENTRANCE DOOR.
- PATH TO BE MIN. 1000mm WIDE WITH A FIRM, EVEN SURFACE. GRADIENT NOT STEEPER THAN 1:14, WITH LANDINGS WHERE RAMPED.
- THIS PROJECT: 1020mm WIDE ENTRY PATH FROM THE STREET TO THE PORCH AT 1:20 MAXIMUM.

PART 2 - DWELLING ENTRANCE

- ENTRANCE DOOR TO HAVE A MIN. 820mm CLEAR OPENING WIDTH.
- THRESHOLD TO BE LEVEL (MAX. 5mm LIP, ROUNDED OR BEVELLED) OR HAVE A THRESHOLD RAMP NOT HIGHER THAN 56mm.
- PROVIDE A LEVEL LANDING OF AT LEAST 1200 x 1200mm ON THE ARRIVAL SIDE OF THE DOOR.
- WEATHERPROOF THE LEVEL THRESHOLD WITH A CHANNEL DRAIN, A COVERED PORCH OR BOTH.
- THIS PROJECT: 1020mm ENTRY DOOR, COVERED PORCH 2800 x 1500mm.

LEVEL ENTRY THRESHOLD (INDICATIVE)



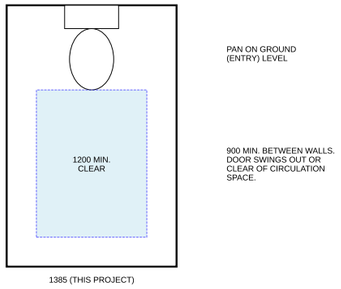
PART 3 - INTERNAL DOORS AND CORRIDORS

- DOORS ON THE ENTRY LEVEL TO HABITABLE ROOMS, LAUNDRY AND THE SANITARY COMPARTMENT TO HAVE A MIN. 820mm CLEAR OPENING AND A LEVEL THRESHOLD.
- CORRIDORS AND PASSAGES SERVING THOSE DOORS TO BE MIN. 1000mm CLEAR WIDTH.
- THIS PROJECT: 870mm DOOR LEAVES TO GROUND LEVEL, HALL 1820mm WIDE.

PART 4 - SANITARY COMPARTMENT

- AT LEAST ONE TOILET TO BE LOCATED ON THE GROUND (ENTRY) LEVEL.
- WHERE THE TOILET IS IN A SEPARATE ROOM, PROVIDE MIN. 900mm CLEAR WIDTH BETWEEN WALLS AND 1200mm CLEAR IN FRONT OF THE PAN, FREE OF THE DOOR SWING.
- THIS PROJECT: GROUND LEVEL WC 1385mm WIDE, DOOR OPENS OUTWARD.

SANITARY COMPARTMENT - CIRCULATION (INDICATIVE)



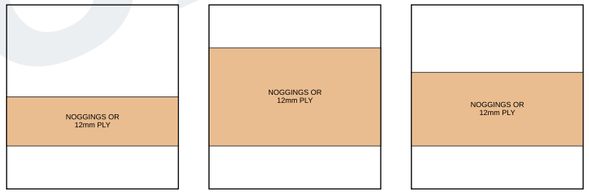
PART 5 - SHOWER

- AT LEAST ONE SHOWER TO HAVE A HOBLESS, STEP-FREE ENTRY.
- QUEENSLAND VARIATIONS (QDC MP 4.5) ALLOW ALTERNATIVE WATERPROOFING DETAILS FOR STEP-FREE SHOWERS - CONFIRM WITH THE CERTIFIER.
- THIS PROJECT: HOBLESS SHOWERS WITH STRIP DRAINS TO BATH AND ENSUITE.

PART 6 - REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS

- WALLS AROUND THE TOILET, SHOWER AND BATH NOMINATED ABOVE TO BE REINFORCED FOR THE FUTURE FIXING OF GRABRAILS.
- REINFORCEMENT TO BE TIMBER NOGGINGS MIN. 25mm THICK OR 12mm STRUCTURAL PLYWOOD SHEETING BEHIND THE WALL LINING.
- NOT REQUIRED WHERE THE WALL IS CONCRETE OR MASONRY.

WALL REINFORCEMENT ZONES (INDICATIVE)



EXTENT AND HEIGHTS OF REINFORCEMENT TO ABCB LIVABLE HOUSING DESIGN STANDARD, PART 6.

CONDENSATION MANAGEMENT

EXTERNAL WALL CONSTRUCTION

- WHERE A PLIABLE BUILDING MEMBRANE IS USED IN AN EXTERNAL WALL IT MUST COMPLY WITH AS 4200.1 AND BE VAPOUR PERMEABLE WHERE REQUIRED FOR THE CLIMATE ZONE.

MECHANICAL VENTILATION

- EXHAUST FROM KITCHEN RANGEHOOD, BATHROOM, SANITARY COMPARTMENT AND LAUNDRY TO BE DUCTED TO OUTSIDE AIR.
- MINIMUM FLOW RATES: 25 L/s FOR A BATHROOM OR SANITARY COMPARTMENT, 40 L/s FOR A KITCHEN OR LAUNDRY.
- A ROOM WITHOUT NATURAL VENTILATION IS TO HAVE THE EXHAUST INTERLOCKED WITH THE LIGHT SWITCH AND A 10 MINUTE RUN-ON TIMER.
- THIS PROJECT: BATH, ENSUITE AND GROUND WC ARE INTERNAL ROOMS - MECHANICAL EXHAUST WITH RUN-ON TIMER.

ENERGY EFFICIENCY

- DWELLINGS TO ACHIEVE A MINIMUM 7 STAR NatHERS THERMAL RATING.
- A WHOLE-OF-HOME RATING OF NOT LESS THAN 60 IS REQUIRED, COVERING HEATING AND COOLING, HOT WATER, LIGHTING, POOL / SPA PUMPS AND ON-SITE RENEWABLES.
- THIS PROJECT: 6.6 kW SOLAR PV PER TOWNHOUSE, HEAT PUMP HOT WATER UNIT, LED LIGHTING, CEILING FANS TO ALL BEDROOMS.
- REFER TO THE ENERGY ASSESSOR'S REPORT FOR INSULATION AND GLAZING VALUES.

WATER CONSERVATION

- DUAL FLUSH TOILETS MIN. 4 STAR WELS. SHOWER ROSES MIN. 3 STAR WELS.
- TAPWARE TO KITCHEN, LAUNDRY AND BASINS MIN. 4 STAR WELS.

PROJECT CHECK

PART	REQUIREMENT	THIS PROJECT
1	STEP-FREE ACCESS PATH	1020 WIDE, 1:20
2	ENTRANCE DOOR / THRESHOLD	1020 DOOR, LEVEL
3	INTERNAL DOORS / CORRIDORS	870 DOORS, 1820 HALL
4	TOILET ON ENTRY LEVEL	GROUND WC
5	HOBLESS SHOWER	BATH & ENSUITE
6	WALL REINFORCEMENT	WC, SHOWERS, BATH

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- DRAWING TITLE: NCC LIVABLE HOUSING
- CLIENT: SAMPLE
- DRAWN: QUANTICS
- SCALE: N.T.S. @ A3
- DATE: 2026-11-19
- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-03

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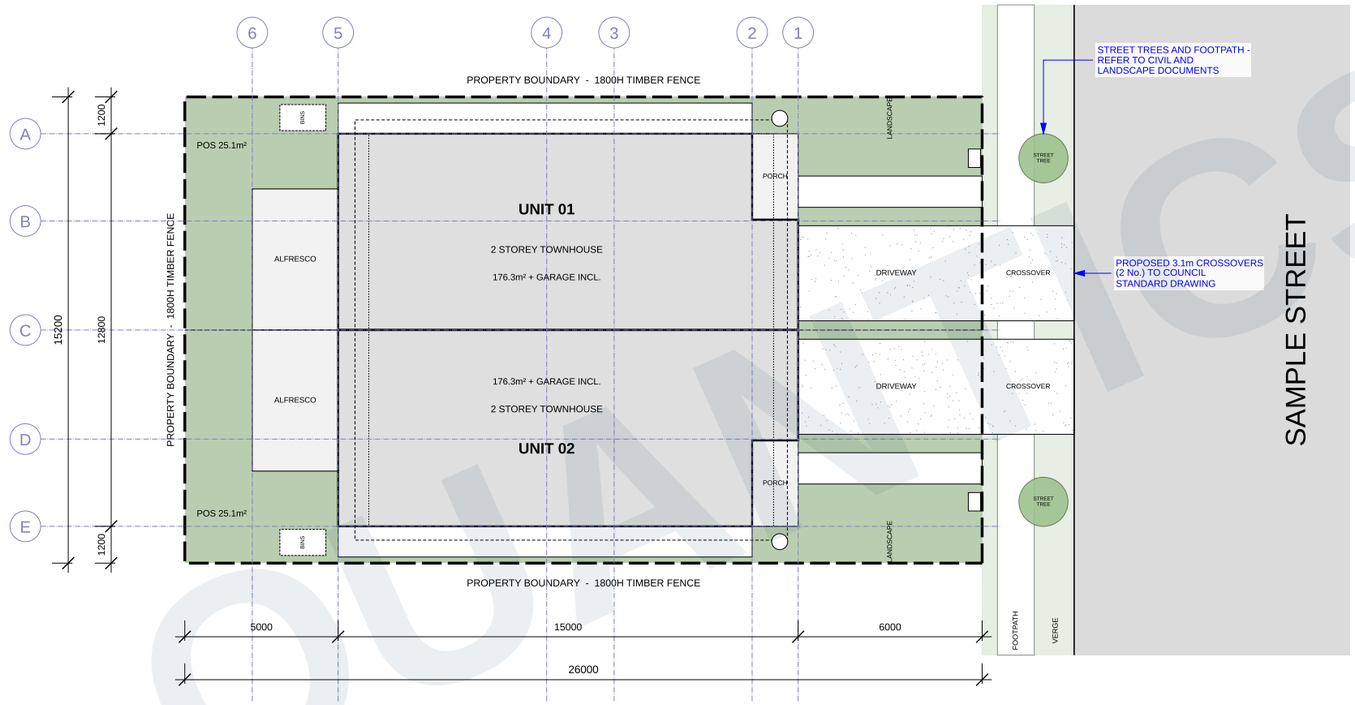


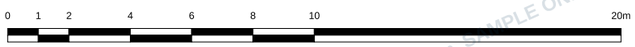
SITE NOTES:

- DO NOT START SITE WORKS BEFORE BUILDING APPROVAL IS ISSUED.
- CONFIRM ALL DIMENSIONS, LEVELS AND BOUNDARY PEGS ON SITE BY A REGISTERED SURVEYOR BEFORE SET OUT.
- LOCATE ALL EXISTING UNDERGROUND AND OVERHEAD SERVICES BEFORE EXCAVATION (BEFORE YOU DIG).
- STORMWATER TO DISCHARGE TO THE KERB AND CHANNEL OR OTHER LAWFUL POINT OF DISCHARGE.
- PROVIDE EROSION AND SEDIMENT CONTROLS FOR THE DURATION OF THE WORKS.
- ALL FENCING, RETAINING AND LANDSCAPING TO THE LANDSCAPE PLAN.
- THIS PLAN TO BE READ WITH THE CIVIL AND LANDSCAPE DOCUMENTS.

SITE DATA

ITEM	PROPOSED
SITE AREA	395.2m²
SITE COVER	217.8m² (55.1%)
FRONT SETBACK	6000mm
SIDE SETBACKS	1200mm
REAR SETBACK	5000mm (2200 TO ALFRESCO)
CAR PARKING	1 GARAGE + 1 DRIVEWAY / UNIT
POS PER UNIT	25.1m²

SAMPLE SITE - BOUNDARIES AND LEVELS ARE ASSUMED.



SCALE = 1:200

1 SITE PLAN

1 : 200

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- CLIENT: SAMPLE
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- SCALE: 1 : 200 @ A3
- DATE: 2026-11-19
- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-04

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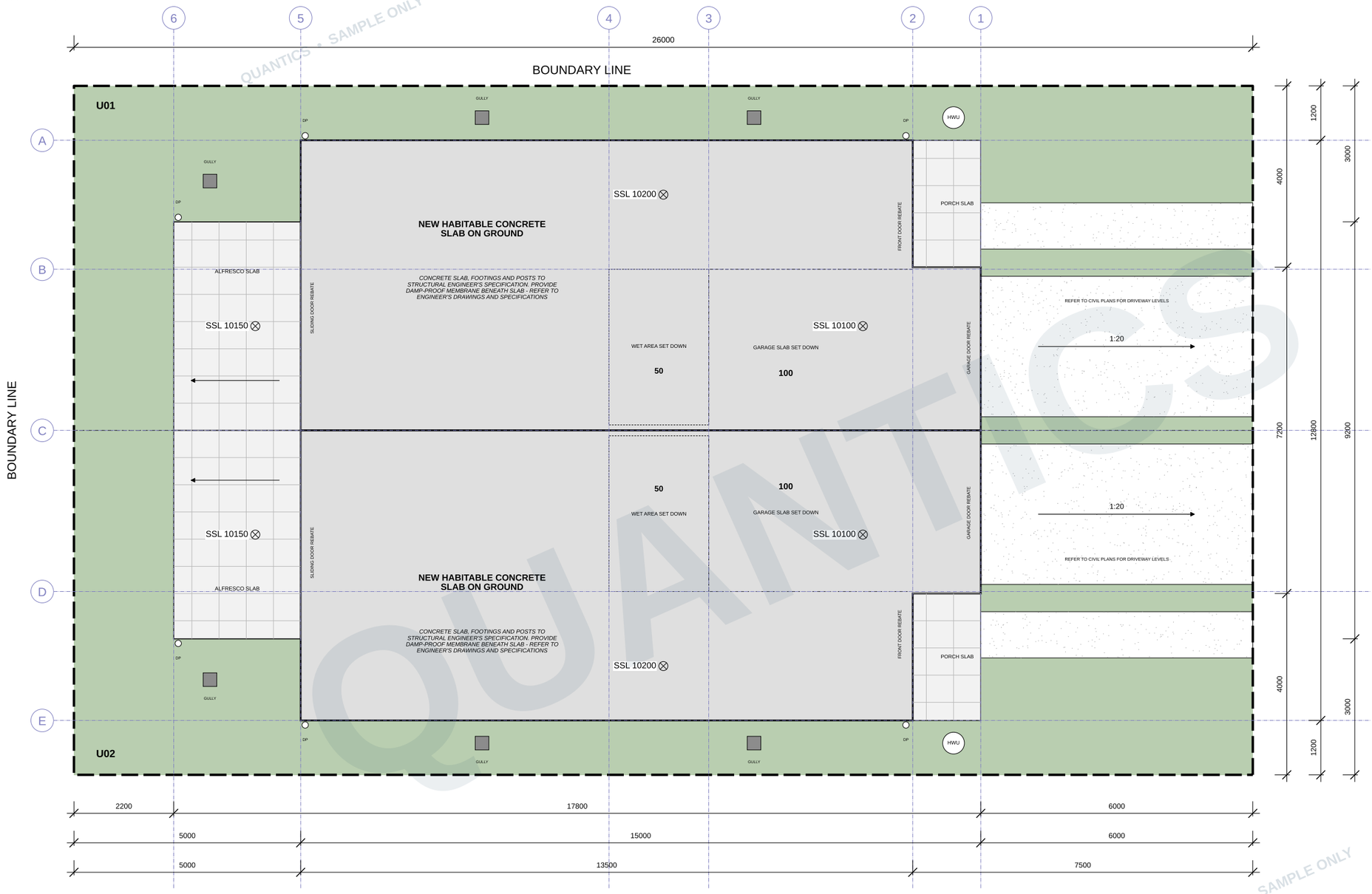
N2 WIND RATING - REBATES AND SETDOWNS TO ENGINEER'S DETAILS



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SLAB NOTES

- THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870.
- ALL CONCRETE REINFORCEMENT AND FORMWORK TO STRUCTURAL ENGINEER'S DETAILS.
- TERMITE MANAGEMENT SYSTEM TO AS 3660.1 - REFER TO SPECIFICATION.
- SET DOWNS AND REBATES TO BE CONFIRMED WITH BUILDER PRIOR TO POUR.
- FINISHED SLAB LEVEL TO BE MIN. 150mm ABOVE ADJACENT FINISHED GROUND.

0 0.5 1 2 3 4 5 10m

SCALE = 1:100

1 SLAB SETOUT

1 : 100

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- DRAWING TITLE: SLAB PLAN
- CLIENT: SAMPLE
- DRAWN: QUANTICS
- SCALE: 1 : 100 @ A3
- DATE: 2026-11-19
- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-05

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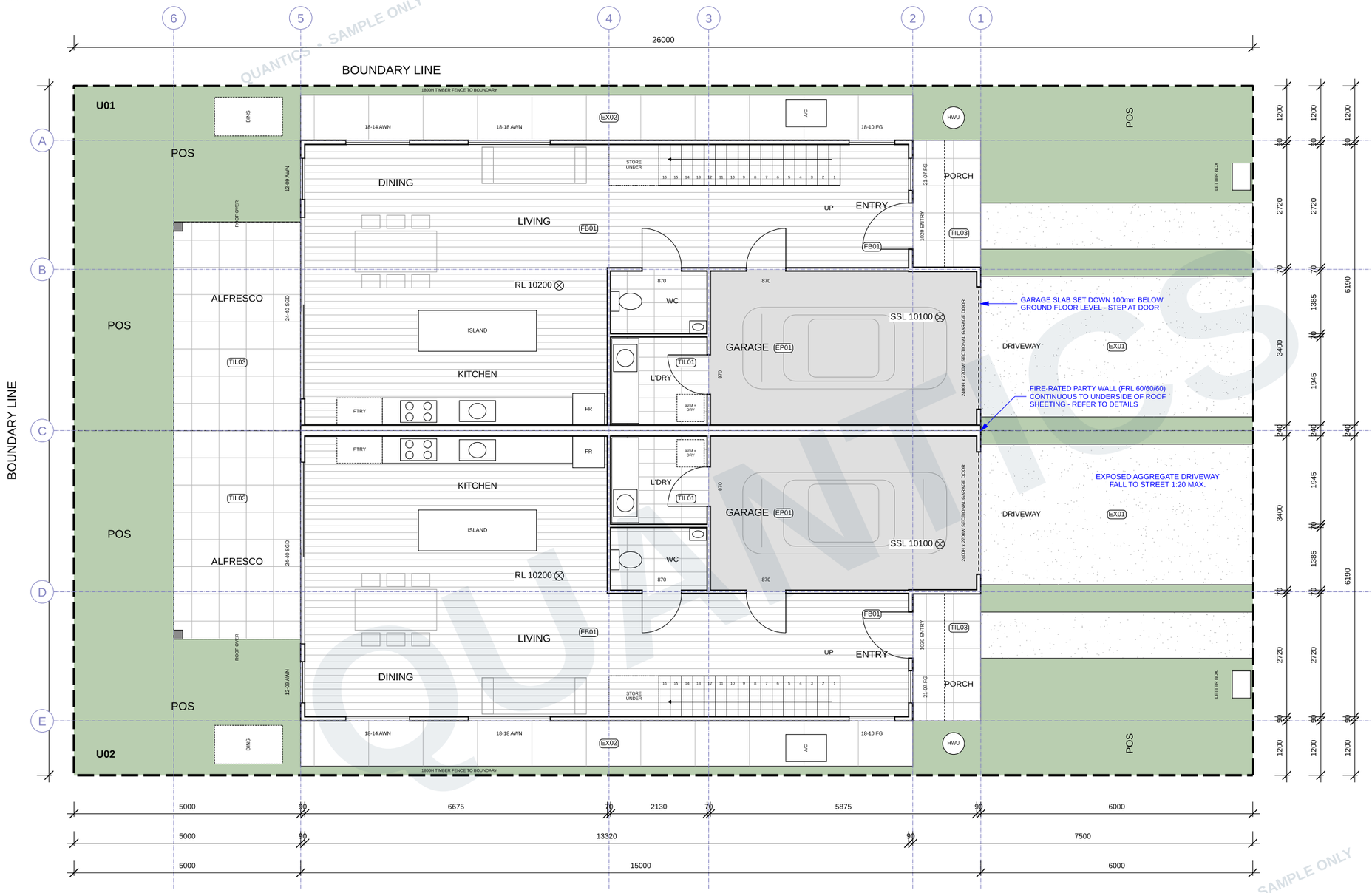

BOUNDARY LINE

BOUNDARY LINE

SAMPLE ST

NORTH

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FLOOR AND FINISH SCHEDULE

SYMBOL	DESCRIPTION	COMMENTS
TIL01	300x600 TILE	SELECTED PORCELAIN TILE - COLOUR BY CLIENT
TIL03	600x600 TILE (PAVER)	SELECTED EXTERNAL PAVER - SLIP RATING P4
FB01	TIMBER FLOORING	ENGINEERED OAK - SPECIFICATIONS BY BUILDER
CPT01	CARPET FLOORING	SPECIFICATIONS BY BUILDER
EX01	EXPOSED AGGREGATE	SPECIFICATIONS BY BUILDER
EX02	BROOM FINISH CONCRETE	SPECIFICATIONS BY BUILDER
EP01	EPOXY FLOOR	SPECIFICATIONS BY BUILDER

NOTE: ALL MATERIALS MUST BE INSTALLED IN ACCORDANCE WITH MANUF' SPEC.

0 0.5 1 2 3 4 5 10m

SCALE = 1:100

1 GROUND FLOOR PLAN

1 : 100

UNIT 01 & UNIT 02 (EACH)

PORCH:	4.2m²
GARAGE:	21.6m²
GROUND LIVING:	70.2m²
FIRST FLOOR LIVING:	84.5m²
ALFRESCO:	12.9m²
TOTAL:	**193.4m²**
POS:	25.1m²

MEASURED TO OUTSIDE FACE OF WALL (INC. STAIR)

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- PROJECT ADDRESS: Sample Townhouses, South East QLD
- DRAWING TITLE: GROUND FLOOR
- CLIENT: SAMPLE
- DRAWN: QUANTICS
- SCALE: 1 : 100 @ A3
- DATE: 2026-11-19
- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-06

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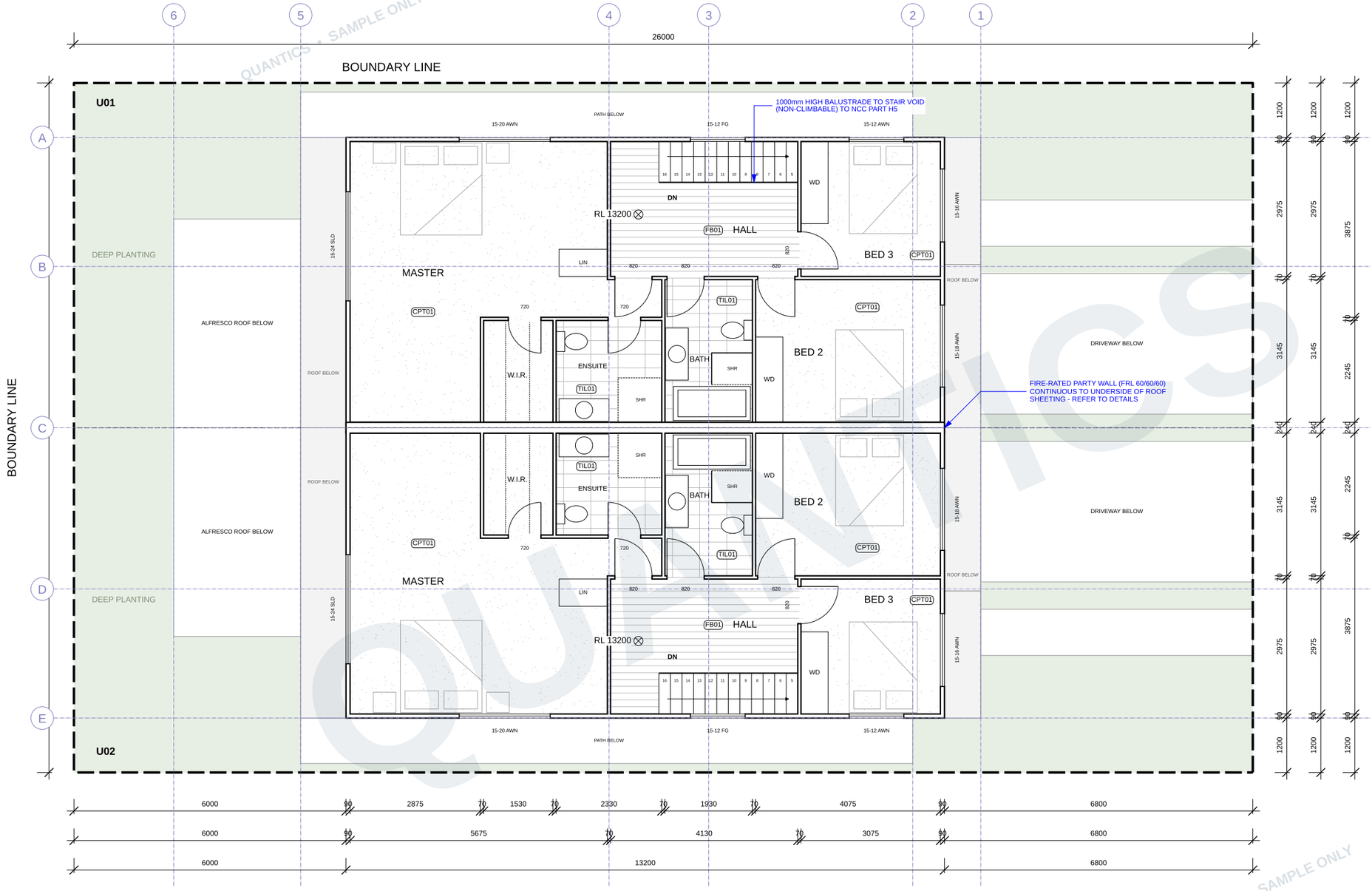
NOTE: BATH & ENSUITE - MECHANICAL EXHAUST DUCTED TO OUTSIDE AIR



FLOOR AND FINISH SCHEDULE

SYMBOL	DESCRIPTION	COMMENTS
TIL01	300x600 TILE	SELECTED PORCELAIN TILE - COLOUR BY CLIENT
TIL03	600x600 TILE (PAVER)	SELECTED EXTERNAL PAVER - SLIP RATING P4
FB01	TIMBER FLOORING	ENGINEERED OAK - SPECIFICATIONS BY BUILDER
CPT01	CARPET FLOORING	SPECIFICATIONS BY BUILDER
EX01	EXPOSED AGGREGATE	SPECIFICATIONS BY BUILDER
EX02	BROOM FINISH CONCRETE	SPECIFICATIONS BY BUILDER
EP01	EPOXY FLOOR	SPECIFICATIONS BY BUILDER

NOTE: ALL MATERIALS MUST BE INSTALLED IN ACCORDANCE WITH MANUF' SPEC.

0 0.5 1 2 3 4 5 10m

SCALE = 1:100

1 FIRST FLOOR PLAN

1 : 100

UNIT 01 & UNIT 02 (EACH)

PORCH:	4.2m²
GARAGE:	21.6m²
GROUND LIVING:	70.2m²
FIRST FLOOR LIVING:	84.5m²
ALFRESCO:	12.9m²
TOTAL:	**193.4m²**
POS:	25.1m²

MEASURED TO OUTSIDE FACE OF WALL (INC. STAIR)

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- PROJECT ADDRESS: Sample Townhouses, South East QLD
- DRAWING TITLE: FIRST FLOOR
- CLIENT: SAMPLE
- DRAWN: QUANTICS
- SCALE: 1 : 100 @ A3
- DATE: 2026-11-19
- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-07

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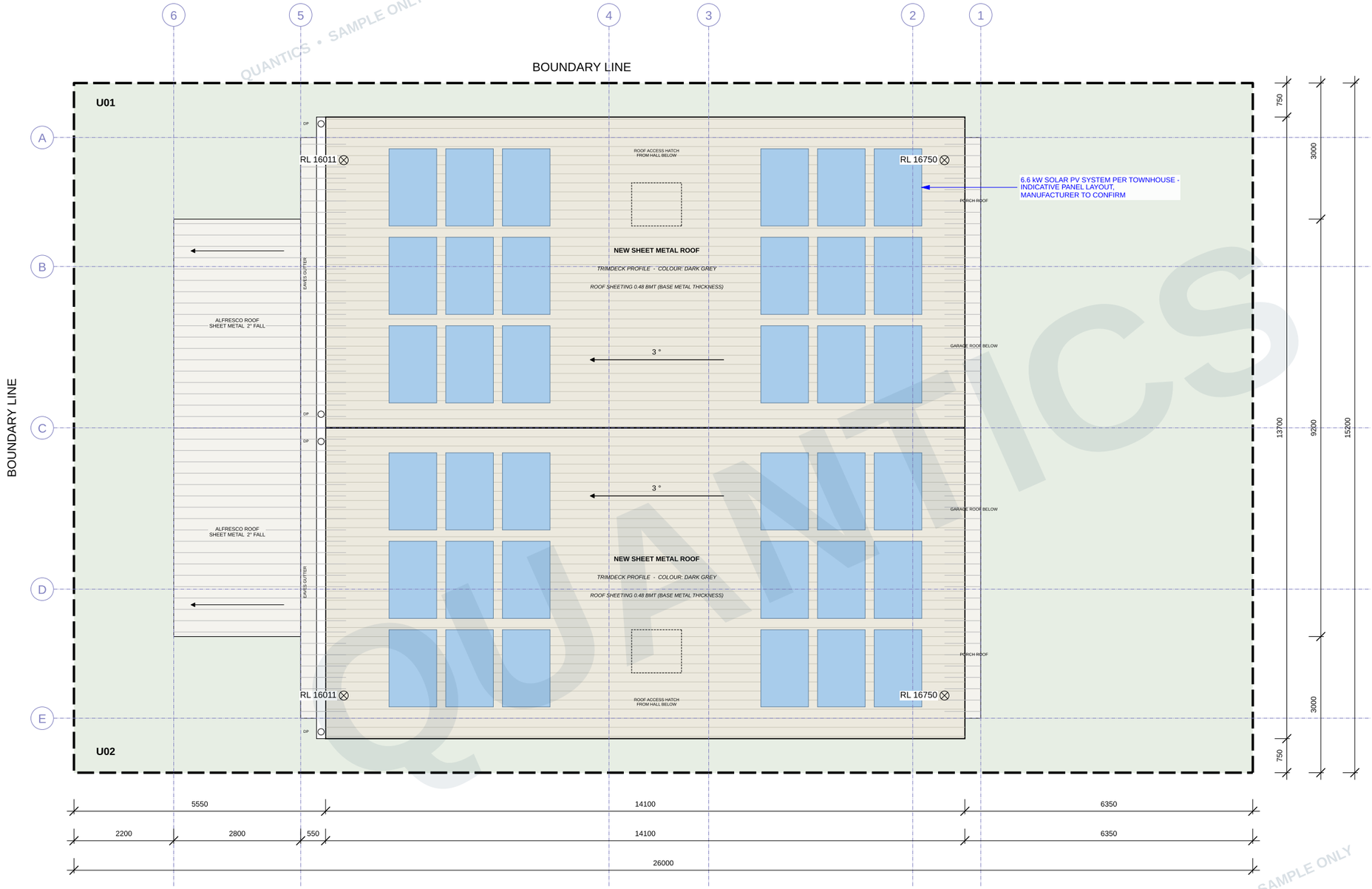

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ROOF NOTES

- ROOF SHEETING, FLASHINGS AND CAPPINGS INSTALLED TO AS 1562.1 AND MANUFACTURER'S SPECIFICATION.
- ROOF DRAINAGE (GUTTERS, DOWNPIPES AND OVERFLOWS) TO AS/NZS 3500.3.
- ROOF FRAMING AND TIE DOWN TO STRUCTURAL ENGINEER'S DETAILS (WIND CLASS N2).
- PARTY WALL TO BE FIRE STOPPED TO UNDERSIDE OF ROOF SHEETING - REFER TO DETAILS.

0 0.5 1 2 3 4 5 10m

SCALE = 1:100

1 ROOF PLAN

1 : 100

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- DRAWING TITLE: ROOF PLAN
- CLIENT: SAMPLE
- DRAWN: QUANTICS
- SCALE: 1 : 100 @ A3
- DATE: 2026-11-19
- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-08

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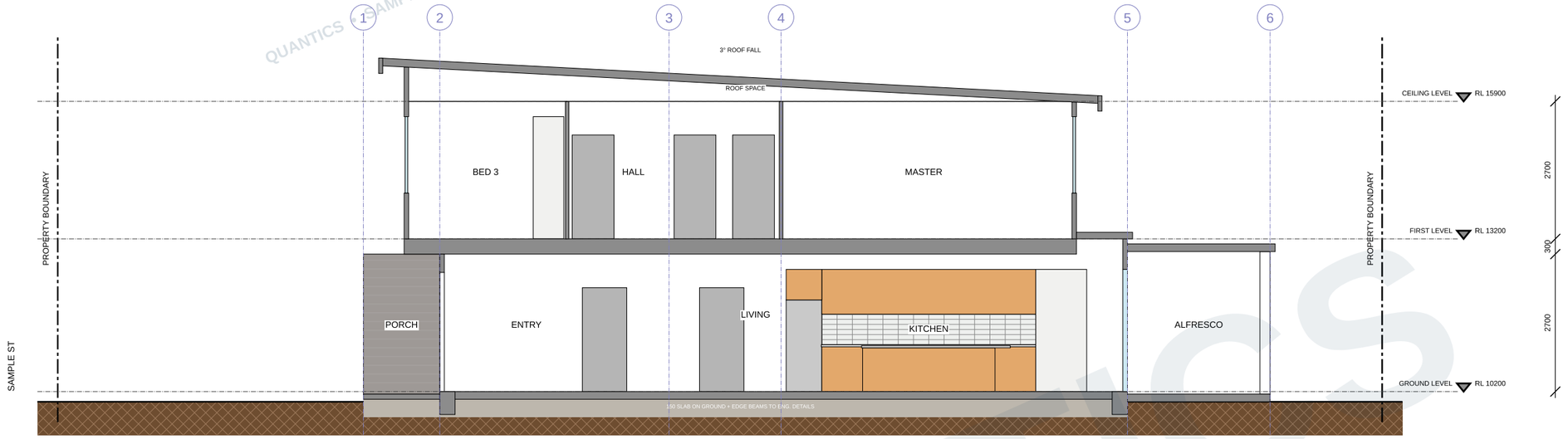
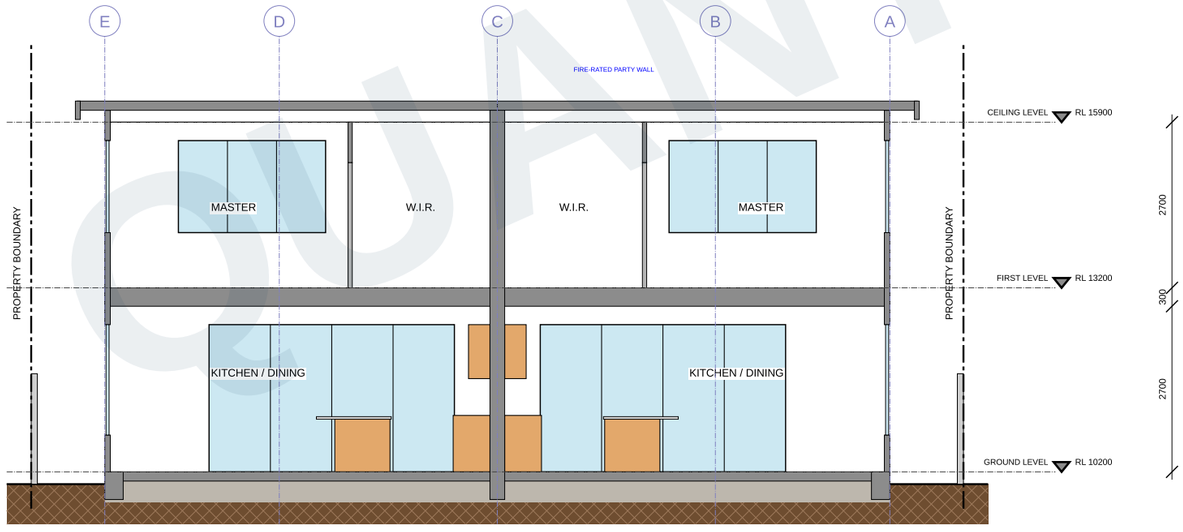


1 SECTION A - LONG SECTION THROUGH UNIT 01

1 : 100



2 SECTION B - CROSS SECTION THROUGH UNITS 01 & 02

1 : 100

SECTION NOTES

- CEILING HEIGHTS 2700mm TO GROUND AND FIRST FLOOR UNLESS NOTED OTHERWISE.
- FLOOR SYSTEM: 300 DEEP FLOOR TRUSSES / JOISTS TO ENGINEER'S DETAILS, ACOUSTIC INSULATION BETWEEN.
- ROOF & CEILING INSULATION TO NCC SECTION J / ENERGY EFFICIENCY REPORT.
- ALL STRUCTURAL MEMBER SIZES, BRACING AND TIE DOWN TO STRUCTURAL ENGINEER'S DRAWINGS.

0 0.5 1 2 3 4 5 10m

SCALE = 1:100

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- PROJECT ADDRESS: Sample Townhouses, South East QLD
- DRAWING TITLE: SECTIONS
- CLIENT: SAMPLE
- DRAWN: QUANTICS
- SCALE: 1 : 100 @ A3
- DATE: 2026-11-19
- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-09

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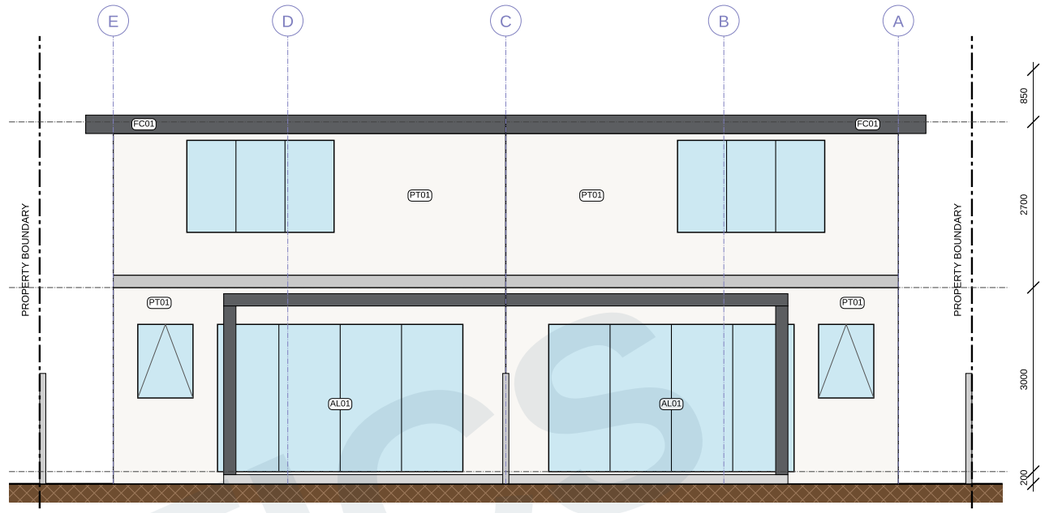
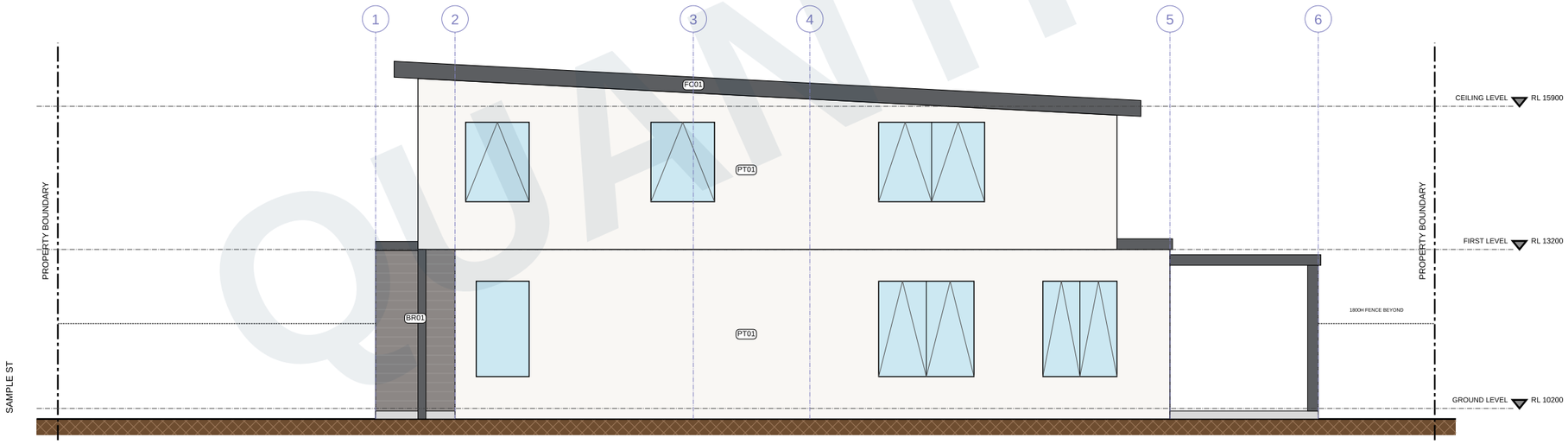
1 EAST (STREET) ELEVATION

1 : 100



2 WEST (REAR) ELEVATION

1 : 100



3 NORTH ELEVATION (SOUTH SIMILAR, OPPOSITE HAND)

1 : 100

EXTERIOR MATERIAL & FINISHES SCHEDULE

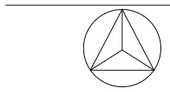
SYMBOL	DESCRIPTION	COMMENTS
TMB01	TIMBER-LOOK ALUMINIUM BATTEN CLADDING	NATURAL OAK FINISH
BR01	FACE BRICKWORK	CHARCOAL, RAKED JOINTS
PT01	RENDERED WALL, PAINT FINISH	WHITE
FC01	METAL FASCIA, GUTTER & ROOF SHEETING	DARK GREY
GD01	SECTIONAL PANEL LIFT GARAGE DOOR	MID GREY
AL01	ALUMINIUM WINDOW & DOOR FRAMES	POWDER COATED BLACK
TD01	SOLID TIMBER ENTRY DOOR	CLEAR FINISH

NOTE: ALL CLADDING AND FIRE RATED WALL SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH MANUF' SPEC.

NOTE: ALL WINDOW AND DOOR FRAMES TO BE POWDER COATED BLACK TO MATCH AL01.

0 0.5 1 2 3 4 5 10m

SCALE = 1:100



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- PROJECT ADDRESS: Sample Townhouses, South East QLD
- DRAWING TITLE: ELEVATIONS - EXTERIOR
- CLIENT: SAMPLE
- DRAWN: QUANTICS
- SCALE: 1 : 100 @ A3
- DATE: 2026-11-19
- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-10

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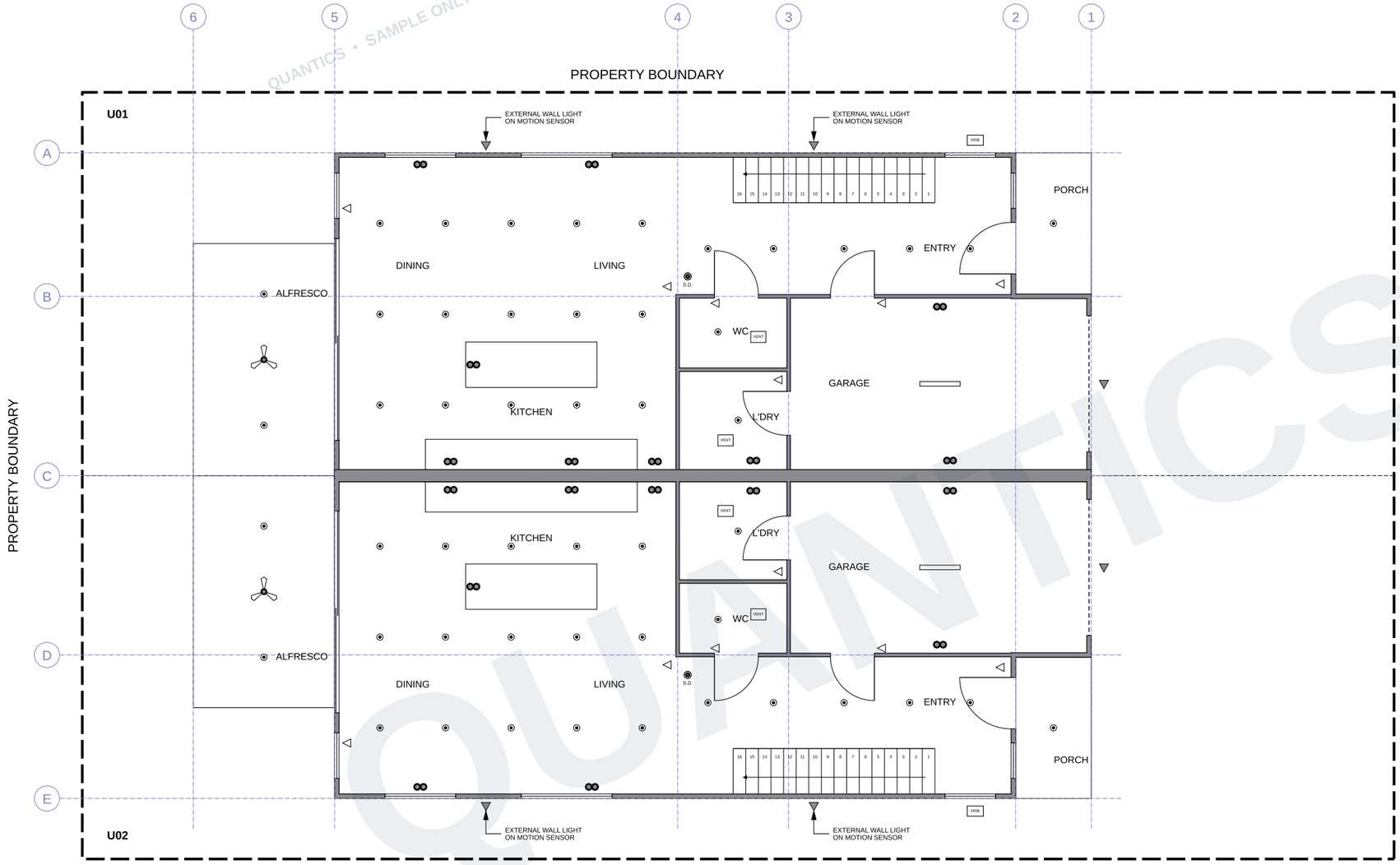
NOTE: GARAGE DOOR MOTOR GPO AT CEILING, LED BATTEN TO GARAGE



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PROPERTY BOUNDARY

SAMPLE ST

NORTH

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ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LED BATTEN
	RECESSED LED DOWNLIGHT
	CEILING FAN
S.D.	SMOKE DETECTOR
VENT	MECHANICAL VENTILATION
	GPO DOUBLE
	LIGHT SWITCH POINT
	EXTERNAL WALL LIGHT
MSB	MAIN SWITCH BOARD

NOTE:

- ELECTRICIAN TO CONFIRM FINAL LAYOUT WITH CLIENT PRIOR TO ROUGH-IN.
- PROVIDE HARD-WIRED, INTERCONNECTED, PHOTOELECTRIC SMOKE ALARMS WITH BATTERY BACK-UP, COMPLYING WITH AS 3786.

0 0.5 1 2 3 4 5 10m

SCALE = 1:100

1 GROUND LEVEL RCP

1 : 100

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- PROJECT ADDRESS: Sample Townhouses, South East QLD
- DRAWING TITLE: ELECTRICAL PLAN
- CLIENT: SAMPLE
- DRAWN: QUANTICS
- SCALE: 1 : 100 @ A3
- DATE: 2026-11-19
- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-11

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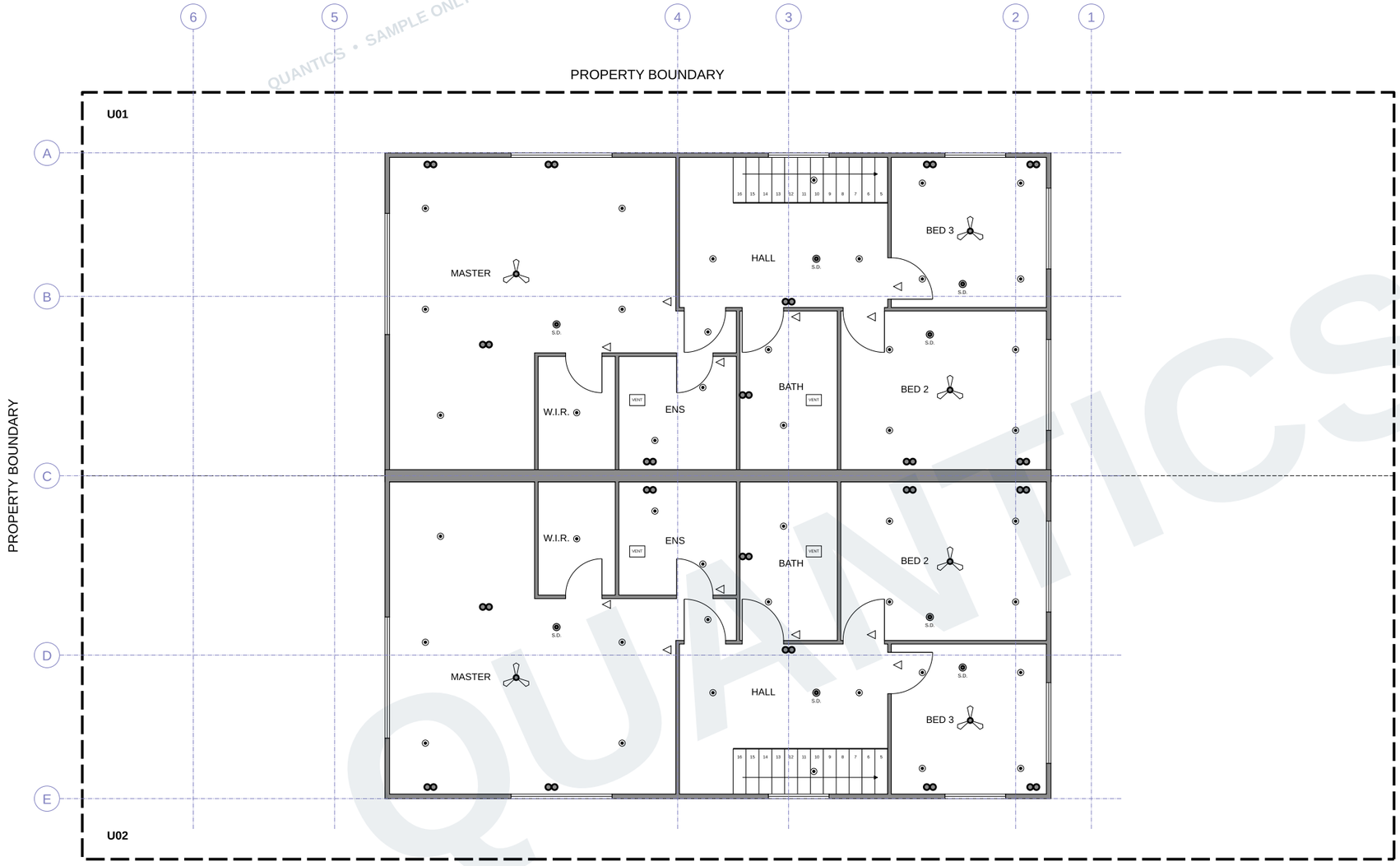
NOTE: CEILING FANS TO ALL BEDROOMS - PROVIDE BLOCKING FOR FAN SUPPORT

NOTE: SMOKE ALARMS TO EVERY BEDROOM AND HALL (INTERCONNECTED) TO AS 3786



SAMPLE ST

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ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LED BATTEN
	RECESSED LED DOWNLIGHT
	CEILING FAN
S.D.	SMOKE DETECTOR
VENT	MECHANICAL VENTILATION
	GPO DOUBLE
	LIGHT SWITCH POINT
	EXTERNAL WALL LIGHT
MSB	MAIN SWITCH BOARD

NOTE:

- ELECTRICIAN TO CONFIRM FINAL LAYOUT WITH CLIENT PRIOR TO ROUGH-IN.
- PROVIDE HARD-WIRED, INTERCONNECTED, PHOTOELECTRIC SMOKE ALARMS WITH BATTERY BACK-UP, COMPLYING WITH AS 3786.

0 0.5 1 2 3 4 5 10m

SCALE = 1:100

1 FIRST LEVEL RCP

1 : 100

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- PROJECT ADDRESS

Sample Townhouses, South East QLD

- DRAWING TITLE

ELECTRICAL PLAN

- CLIENT: SAMPLE
- DRAWN: QUANTICS
- SCALE: 1 : 100 @ A3
- DATE: 2026-11-19
- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-12

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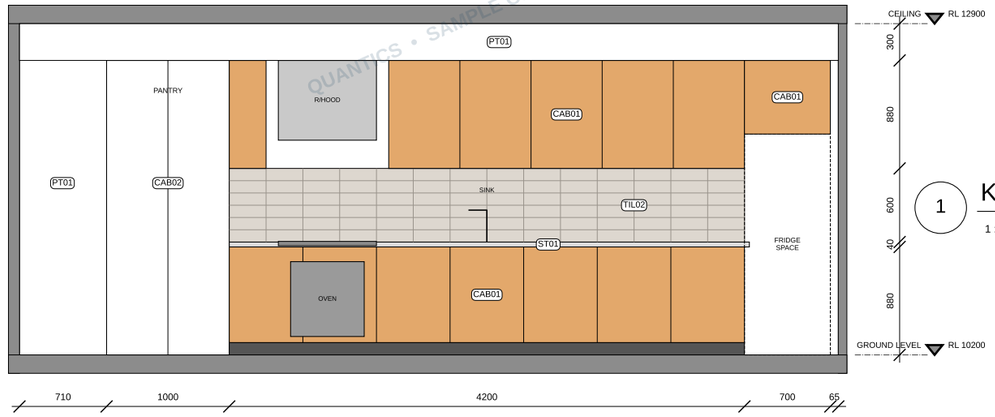
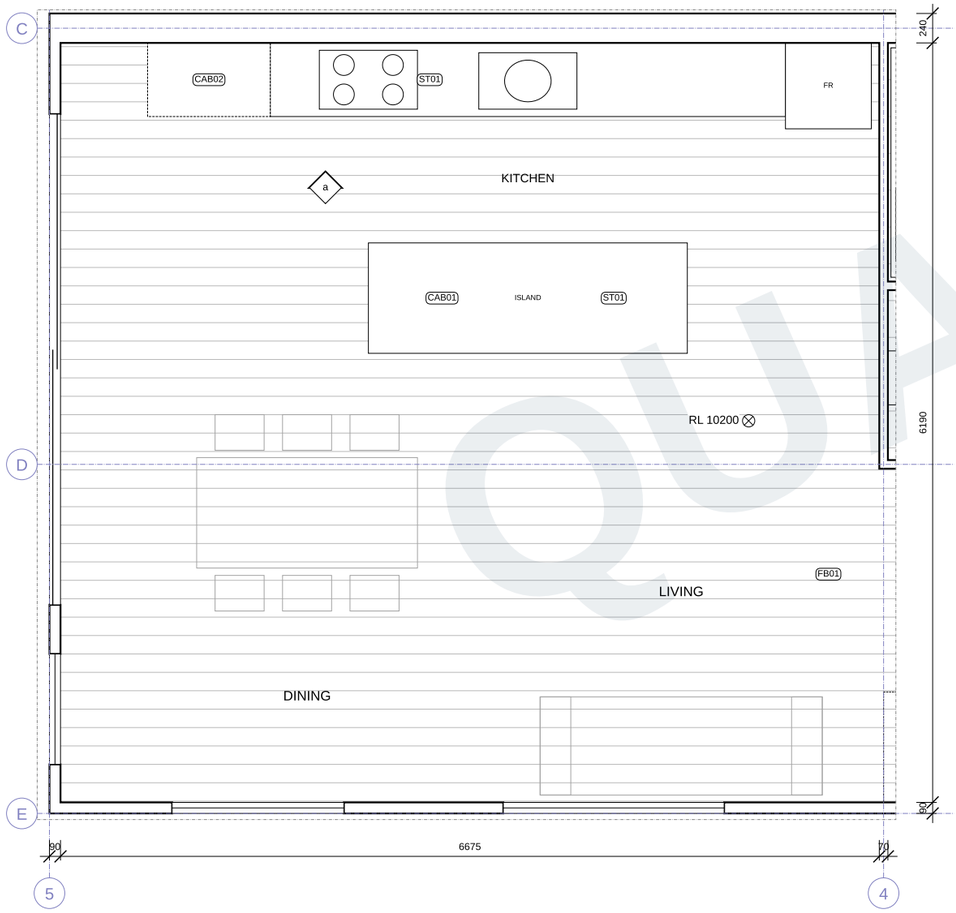


1 KITCHEN - a

1 : 50



0 KITCHEN / DINING PLAN (UNIT 02 - UNIT 01 OPPOSITE HAND)

1 : 50

KITCHEN NOTES

- BENCH HEIGHT 920mm, SPLASHBACK 600mm HIGH.
- OVERHEAD CUPBOARDS TO 2400mm WITH PLASTERBOARD BULKHEAD OVER.
- ISLAND BENCH 2600 x 900 WITH 300 OVERHANG TO LIVING SIDE.
- APPLIANCES (OVEN, COOKTOP, RANGEHOOD, D/W) BY CLIENT - CONFIRM SIZES.
- LED STRIP LIGHTING UNDER OVERHEAD CUPBOARDS.
- WALL TILES INSTALLED TO AS 3958.1.

INTERIOR MATERIAL & FINISHES SCHEDULE

SYMBOL	DESCRIPTION	COMMENTS
PT01	PLASTERED WALL, PAINT FINISH	WHITE
FB01	TIMBER FLOORING	ENGINEERED OAK
CPT01	CARPET FLOORING	SPECIFICATIONS BY BUILDER
CAB01	CABINET DOORS (TIMBER LOOK)	NATURAL OAK LAMINATE
CAB02	CABINET DOORS (WHITE)	MATT WHITE POLYURETHANE
ST01	RECONSTITUTED STONE BENCH TOP 20mm	COLOUR BY CLIENT
TIL01	300x600 TILE (FLOOR AND WALL)	SELECTED PORCELAIN TILE
TIL02	FEATURE TILE (SPLASHBACK)	SELECTED FEATURE TILE
MR01	FRAMELESS MIRROR	POLISHED EDGE
MR02	BLACK FRAMED MIRROR	MATT BLACK ALUMINIUM FRAME

NOTE: ALL JOINERY DIMENSIONS TO BE CONFIRMED ON SITE BY CABINET MAKER PRIOR TO MANUFACTURE.

0 0.25 0.5 1 1.5 2 2.5 5m

SCALE = 1:50

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- PROJECT ADDRESS: Sample Townhouses, South East QLD
- DRAWING TITLE: INTERIORS - KITCHEN
- CLIENT: SAMPLE
- DRAWN: QUANTICS
- SCALE: 1 : 50 @ A3
- DATE: 2026-11-19
- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-13

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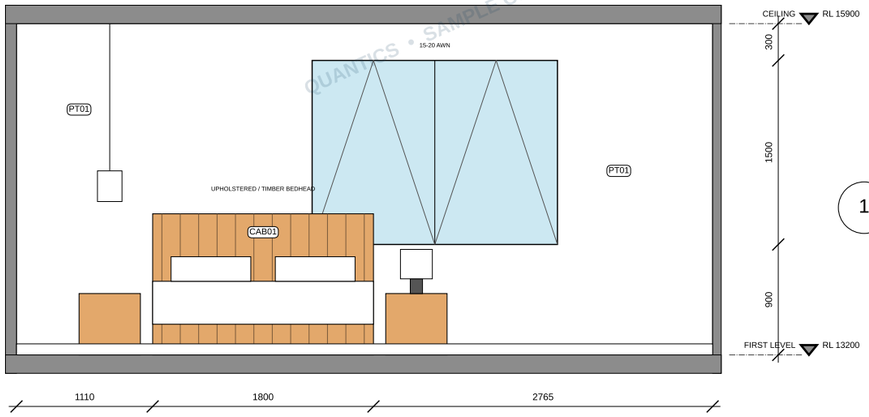
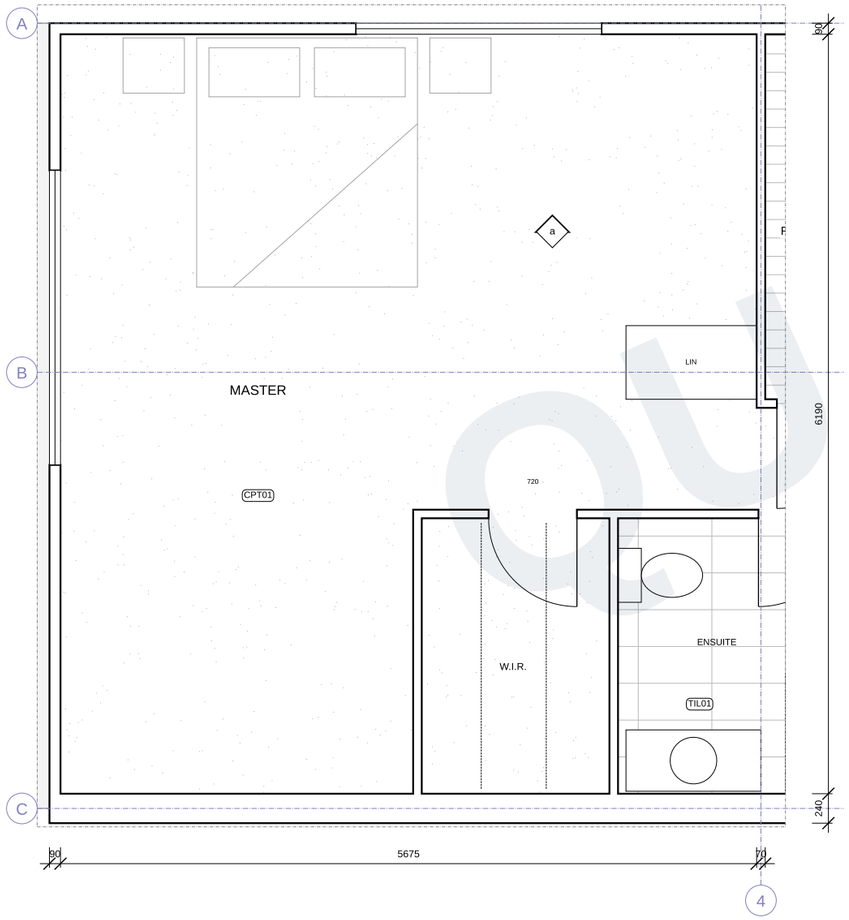


1 MASTER - a

1 : 50



0 MASTER SUITE PLAN (UNIT 01 - UNIT 02 OPPOSITE HAND)

1 : 50

0 0.25 0.5 1 1.5 2 2.5 5m

SCALE = 1:50

MASTER SUITE NOTES

- WALK-IN ROBE: 2 x HANGING RAILS + SHELF OVER, WHITE MELAMINE FITOUT.
- CEILING FAN WITH LIGHT TO CENTRE OF ROOM.
- PENDANT LIGHTS TO BOTH SIDES OF BED, SWITCHED AT BEDHEAD.
- BLOCKOUT ROLLER BLINDS TO ALL WINDOWS.
- 90mm SQUARE SET CORNICE, 90mm SKIRTING PAINTED WHITE.

INTERIOR MATERIAL & FINISHES SCHEDULE

SYMBOL	DESCRIPTION	COMMENTS
PT01	PLASTERED WALL, PAINT FINISH	WHITE
FBO1	TIMBER FLOORING	ENGINEERED OAK
CPT01	CARPET FLOORING	SPECIFICATIONS BY BUILDER
CAB01	CABINET DOORS (TIMBER LOOK)	NATURAL OAK LAMINATE
CAB02	CABINET DOORS (WHITE)	MATT WHITE POLYURETHANE
ST01	RECONSTITUTED STONE BENCH TOP 20mm	COLOUR BY CLIENT
TIL01	300x600 TILE (FLOOR AND WALL)	SELECTED PORCELAIN TILE
TIL02	FEATURE TILE (SPLASHBACK)	SELECTED FEATURE TILE
MR01	FRAMELESS MIRROR	POLISHED EDGE
MR02	BLACK FRAMED MIRROR	MATT BLACK ALUMINIUM FRAME

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- PROJECT ADDRESS: Sample Townhouses, South East QLD
- DRAWING TITLE: INTERIORS - MASTER SUITE
- CLIENT: SAMPLE
- DRAWN: QUANTICS
- SCALE: 1 : 50 @ A3
- DATE: 2026-11-19
- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-14

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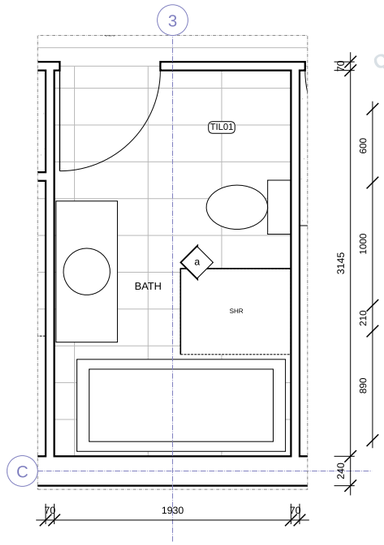
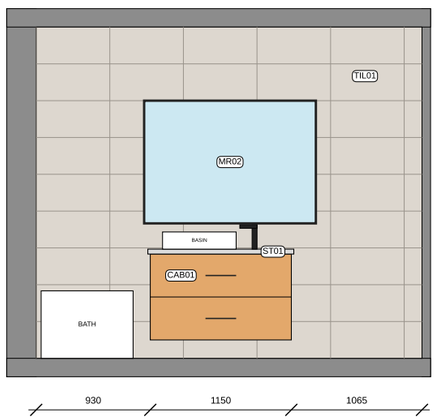


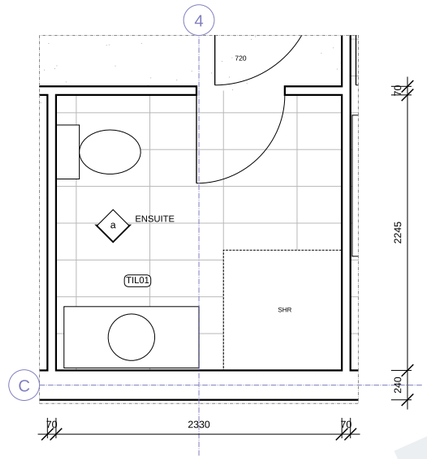
1 BATH

1 : 50



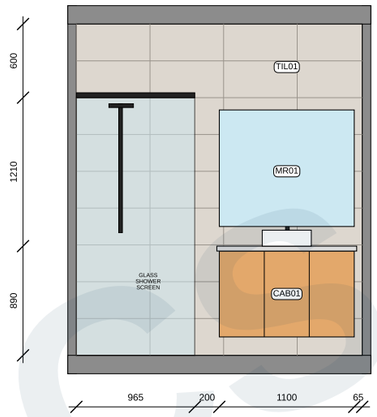
2 BATH - a

1 : 50



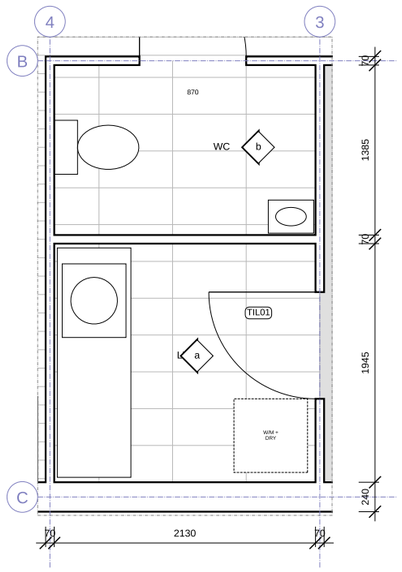
3 ENSUITE

1 : 50



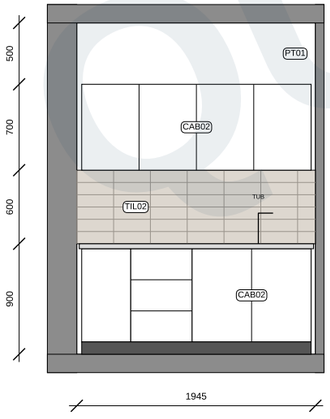
4 ENSUITE - a

1 : 50



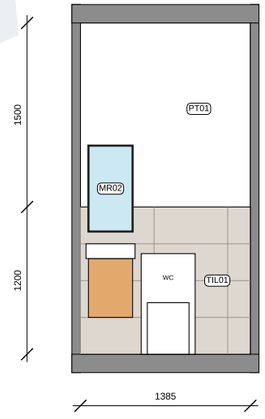
5 L'DRY & POWDER

1 : 50



6 L'DRY - a

1 : 50



7 POWDER - b

1 : 50

INTERIOR MATERIAL & FINISHES SCHEDULE

SYMBOL	DESCRIPTION	COMMENTS
PT01	PLASTERED WALL, PAINT FINISH	WHITE
CAB01	CABINET DOORS (TIMBER LOOK)	NATURAL OAK LAMINATE
CAB02	CABINET DOORS (WHITE)	MATT WHITE POLYURETHANE
ST01	RECONSTITUTED STONE BENCH TOP 20mm	COLOUR BY CLIENT
TIL01	300x600 TILE (FLOOR AND WALL)	SELECTED PORCELAIN TILE
TIL02	FEATURE TILE (SPLASHBACK)	SELECTED FEATURE TILE
MR01	FRAMELESS MIRROR	POLISHED EDGE
MR02	BLACK FRAMED MIRROR	MATT BLACK ALUMINIUM FRAME

WET AREA NOTES

- WATERPROOFING TO AS 3740 AND NCC PART 10.2.
- FLOOR WASTES WITH 1:80 FALLS TO SHOWERS.
- STEP-FREE (HOBLESS) SHOWER ENTRY WITH STRIP DRAIN; MATT BLACK TAPWARE.
- WALL TILES FULL HEIGHT TO BATH & ENSUITE, 1200H TO POWDER.
- MECHANICAL EXHAUST DUCTED TO OUTSIDE AIR.

0 0.25 0.5 1 1.5 2 2.5 5m

SCALE = 1:50

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- DRAWING TITLE

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- PROJECT NO.: QS-2026-01
- DRAWING NO.: WD-15

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1 STREET PERSPECTIVE

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- DRAWING TITLE
  3D PERSPECTIVE
- CLIENT
  SAMPLE
- DRAWN
  QUANTICS
- SCALE
  N.T.S. @ A3
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  QS-2026-01
- DRAWING NO.
  WD-16

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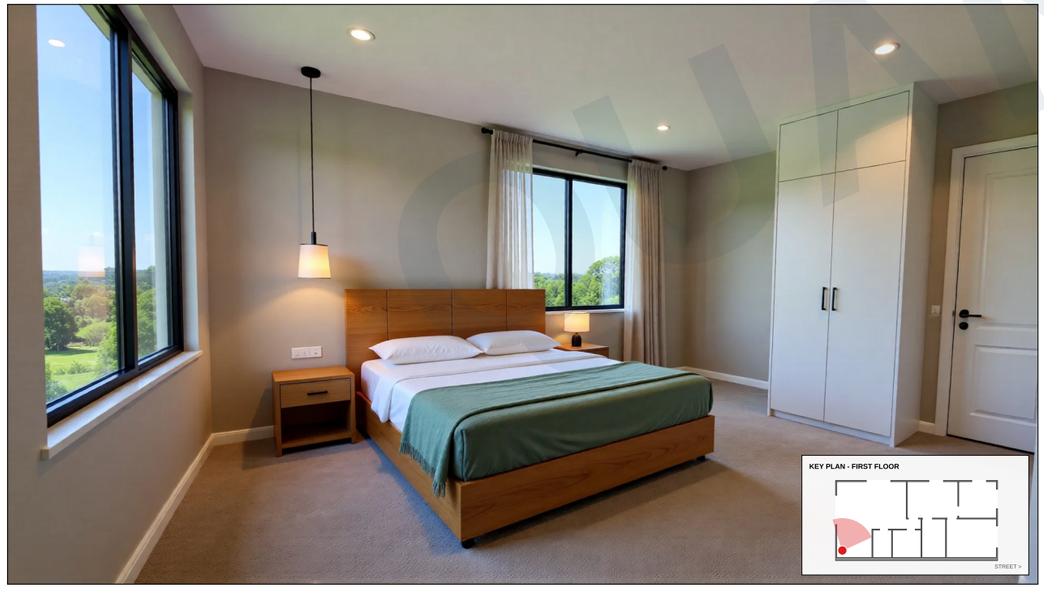
1 KITCHEN

N.T.S.



2 LIVING / DINING

N.T.S.



3 MASTER BEDROOM

N.T.S.



4 BEDROOM 2

N.T.S.

ARTIST'S IMPRESSIONS ONLY. LAYOUT FOLLOWS THE FLOOR PLANS (WD-06, WD-07); FINISHES AND STYLING ARE INDICATIVE - REFER TO THE INTERIOR MATERIAL & FINISHES SCHEDULE. RED CONE ON KEY PLAN SHOWS CAMERA POSITION AND DIRECTION.

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Sample Townhouses, South East QLD

• DRAWING TITLE

INTERIOR PERSPECTIVES

• CLIENT

SAMPLE

• DRAWN

QUANTICS

• SCALE

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QS-2026-01

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WD-17

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1 BATHROOM

N.T.S.



2 ENSUITE

N.T.S.



3 LAUNDRY

N.T.S.



4 POWDER ROOM

N.T.S.

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INTERIOR PERSPECTIVES

• CLIENT

SAMPLE

• DRAWN

QUANTICS

• SCALE

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