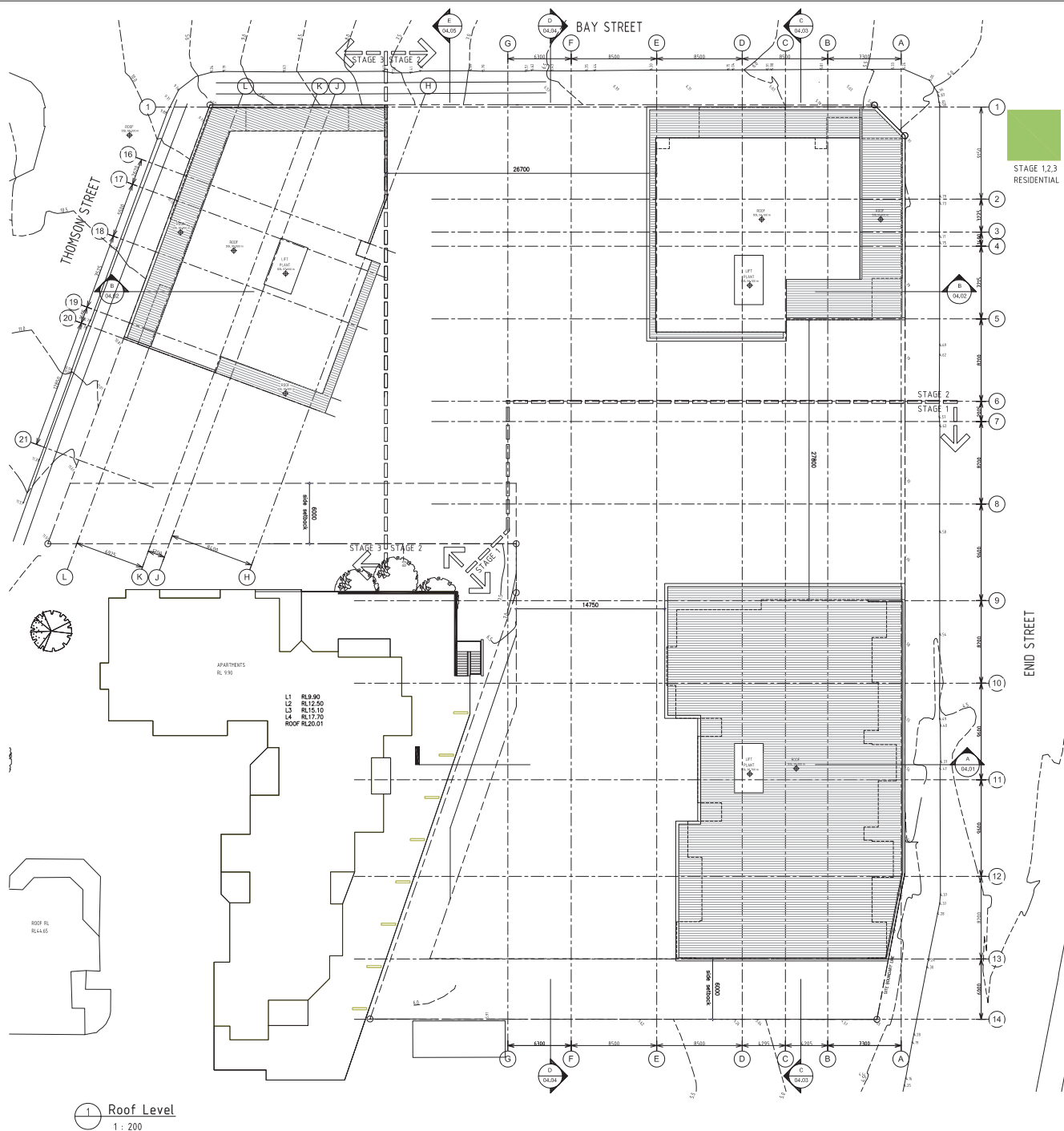




1 Roof Level
1 : 200

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[illegible]

NOTES:

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS

A. SITE PLANS	DWG 01.XXX
B. FLOOR PLANS	DWG 02.XXX
C. ELEVATIONS	DWG 03.XXX
D. SECTIONS	DWG 04.XXX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON ARCHITECT'S DRAWINGS IS INDICATIVE ONLY.)

MATERIAL LEGEND:

LEGEND AND MATERIALS	F0	FIXED GLASS - EVERGREEN TINTED
		PERFORMANCE GLASS
	FL	FIXED LOUVER BLADES POWDER COAT
		ALUMINUM COLOR: CHARCOAL
	FS	FIXED SCREEN POWDER COAT
		ALUMINUM COLOR: TIMBER
	GL	GLAZED BALUSTRADES FRAMELESS WITH
		MILK HONOLULU GLASS FINISH
	OL	OPEN LOUVER - SHOWERKIT
	LS	LOUVERED SLIDING GLAZING
		SHUTTERS - TIMBER
	MC	MILK CLADDING COLOR: CHARCOAL
	MS	PERFORATED METAL SCREEN FINISH
		POWDER COAT COLOR: WATTEL BAMBOO
	DBS	DISCREET GLAZING
	PH4	PROFILED METAL WALLING
		COLOR: CHARCOAL
	PC1	PAINTED CONCRETE
		COLOR: DULUX WAYWARD GREY
	PC2	PAINTED CONCRETE
		COLOR: DULUX ANTIQUE WHITE USA
	PC3	TEXTURE PAINTED CONCRETE
		COLOR: MUS-POOL GREY
	PC4	TEXTURE PAINTED CONCRETE
		COLOR: MUS-POOL GREY (Y TONES)
	TP	TERRAZZO TILE - EXTERNAL GRADE
	TPS	TILES RATING SCREEN

PROJECT NAME



BAY GRAND APARTMENTS
THE CITY'S PREMIER

CLIENT NAME
Heran Building Group

ADDRESS & LOCATION
Bay Street, Tweed Heads

Street Elevation (North) -
Towers B & C

DA ISSUE

SHEET INFO	DESIGNED	DG
	DRAWN	DG
	CHECKED	IH
	APPROVED	IH

DWG	PHASE	PROJECT NO.	SHEET NO.	ISSU
	DA	HBG-BG	03.02	F

PRELIMINARY

	S
--	---

ISSUE F



1 Street Elevation (North) - Towers B & C
1 : 150

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[illegible]

NOTES:

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:

A. SITE PLANS	DWG 01.XXX
B. FLOOR PLANS	DWG 02.XXX
C. ELEVATIONS	DWG 03.XXX
D. SECTIONS	DWG 04.XXX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON
ARCHITECT'S DRAWINGS IS INDICATIVE ONLY)

MATERIAL LEGEND:

LEGEND AND MATERIALS	F9	FIN GLASS - EVERHARD TWINT
		PERFORMANCE GLASS
	FL	FIN LOUVER BLADES POWDER COAT
		ALUMINUM COLOR: CHARCOAL
	F8	FIN SCREEN POWDER COAT
		ALUMINUM COLOR: TIBER
	G8	GLAZED BALUSTRADE FRAMELESS WITH
		METAL FINISHER: GLASS CHAROAL
	GL	GLASS - SHOOTING
	L3	LOUVED SLIDING PANEL
		SLIDERS - TIBER
	MC	METAL CLADDING COLOR: CHARCOAL
	M5	PERFORATED METAL SCREEN FIN
		POWDER COAT COLOR: WHITTY, BAMBOO
	GBS	GLAZED GLAZING
	PM	PROFILED METAL WALLING
	PC1	PAINTED CONCRETE
		COLOR: DULUX WAYWARD GREY
	PC2	PAINTED CONCRETE
		COLOR: DULUX ANTIQUE WHITE USA
	PC3	TEXTURE PAINTED CONCRETE
		COLOR: MUSHROOM GREY
	PC4	TEXTURE PAINTED CONCRETE
		COLOR: MUSHROOM GREY (G TONES)
	TC	TEXTURE PAINTED TILES - EXTERNAL GRAY
	TBS	TIBER BATTEN SCREEN

PROJECT NAME

BAY GRAND APARTMENT
TWO BED ROOM

CLIENT NAME
Heran Building Group

ADDRESS & LOCATION
Bay Street, Tweed Heads

Street Elevation (West) -
Towers B & C

DA ISSUE

SHEET INFO	DESIGNED	DG	ORIENTATION	
	DRAWN	DG		
	CHECKED	IH		
	APPROVED	IH		

DWG	PHASE	PROJECT NO.	SHEET NO.	E
	DA	HBG-BG	03.03	

BY	DATE	REMARKS
CG		
CG		

PRELIMINARY



54

SUE F

1 Street Elevation (West) - Tower C
1 : 150

MODIFICATION 3



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DATE	DESCRIPTION	BY	CHKD
12/01/2023	ISSUE FOR PERMIT	DA	DA
12/01/2023	ISSUE FOR DA	DA	DA
12/01/2023	ISSUE FOR DA	DA	DA
12/01/2023	ISSUE FOR DA	DA	DA

NOTES:
REFER TO THE FOLLOWING DRAWING SERIES FOR:
A. SITE PLANS DWG 01-02
B. FLOOR PLANS DWG 03-04
C. ELEVATIONS DWG 05-06
D. SECTIONS DWG 07-08
REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DESIGN. LANDSCAPE DESIGN ON ARCHITECT'S DRAWINGS IS INDICATIVE ONLY.

MATERIAL LEGEND:
FG FIXED GLASS - EVERGREEN TINTED
PERFORMANCE GLASS
FL FIXED LOUVER BLADES POWDER COAT
ALUMINIUM COLOUR: CHARCOAL
FS FIXED SCREEN POWDER COAT
ALUMINIUM COLOUR: BROWN
GB GLAZED BALUSTRADE FRAMELESS WITH
METAL HANDRAIL COLOUR: CHARCOAL
BL GLAZING - SHOPFRONT
LS LOUVERED SLIDING PRIVACY
SCREENS - THERM
MC METAL CLADDING COLOUR: CHARCOAL
MS PERFORATED METAL SCREEN FIXED
POWDER COAT COLOUR: WATY/BAMBOO
OBS OBSOURED GLAZING
PM PICKLED METAL WALLING
COLOUR: CHARCOAL
PC1 PAINTED CONCRETE
COLOUR: DULUX ANTIDUE WHITE GREY
PC2 PAINTED CONCRETE
COLOUR: DULUX ANTIDUE WHITE USA
PC3 TEXTURE PAINTED CONCRETE
COLOUR: MUSHROOM GREY
PC4 TEXTURE PAINTED CONCRETE
COLOUR: MUSHROOM GREY (3 TONES)
TC TERRAZZOTA TILES - EXTERNAL GRADE
TBS THINER BATTEN SCREEN

PROJECT NAME
RAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME
Heran Building Group

ADDRESS & LOCATION
Bay Street, Tweed Heads

Elevation (South) - Tower A

DA ISSUE

DESIGNED DA
DRAWN DA
CHECKED DA
APPROVED DA

PHASE DA
PROJECT NO. HBG-BG
SHEET NO. 03.04
ISSUE F



1 Elevation South - Tower A
1 : 150

PRELIMINARY

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[illegible]

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:

A. SITE PLANS	DWG 01.XX
B. FLOOR PLANS	DWG 02.XX
C. ELEVATIONS	DWG 03.XX
D. SECTIONS	DWG 04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON
ARCHITECT'S DRAWINGS IS INDICATIVE ONLY)

F5	FIRED GLASS - EVERETT/TECH
	PERFORMANCE GLASS
FL	FIRED LOUVRE BLADES POWDER COAT
	ALUMINUM COLOUR: CHARCOAL
F5	FIRED LOUVRE POWDER COAT
	ALUMINUM COLOUR: CHARCOAL
GR	GLASS WALL/STAIR FRAMELESS WITH METAL HANDRAIL COLOUR: CHARCOAL
GL	GLAZING - SHOPFRONT
LS	LOUVRED SLIDING PRIVACY SHUTTERS - TIMBER
MC	METAL CLADDING COLOURS CHARCOAL
MS	PERFORATED METAL SCREEN/BED POWDER COAT COLOURS: WATLY, BAMBOO
MS	ORGANIC GLASS
PM	PROFILLED METAL WALLING COLOUR: CHARCOAL
PC1	PAINTED CONCRETE COLOUR: DULUX VIVIDWAY GREY
PC2	PAINTED CONCRETE COLOUR: DULUX ANTIQUE WHITE USA
PC3	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY
PC4	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY (TONES)
TC	TERAZZO/TA TILES - EXTERIOR GRADE
TBS	TIMBER BATTEN SIDING



BAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME
Heran Building Group

ADDRESS & LOCATION
Bay Street, Tweed Heads

Elevation (North) - Tower A

DA ISSUE

DESIGNED	DG	ORIENTATION 
DRAWN	DG	
CHECKED	IH	
APPROVED	IH	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
DA	HBG-BG	03.05	F

PRELIMINARY

FILE PATH: C:\Program Development\BAY GRAB - Bay St, Tweet Icons\Grab Store\2016 - Mod 3 Design Developer\Bay Grab Mod3.rvt



1 Elevation North - Tower A
1 : 150

MODIFICATION 3



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15-05-2024	ISSUE FOR PERMIT	15-05-2024	DA
15-05-2024	ISSUE FOR DA	15-05-2024	DA
15-05-2024	ISSUE FOR EA	15-05-2024	DA
15-05-2024	FOR PRELIMINARY	15-05-2024	DA

NOTES:
REFER TO THE FOLLOWING DRAWING SERIES FOR:
A. SITE PLANS
B. FLOOR PLANS
C. ELEVATIONS
D. SECTIONS
REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE SCHEME, LANDSCAPE SCHEME ON ARCHITECT'S DRAWINGS IS INDICATIVE ONLY.

MATERIAL LEGEND:
FG FIXED GLASS - EVERGREEN TINTED
PERFORMANCE GLASS
FL FIXED LOUVER BLADES POWDER COAT ALUMINIUM COLOUR: CHARCOAL
FS FIXED SCREEN POWDER COAT ALUMINIUM COLOUR: BROWN
GB GLAZED BALUSTRADE FRAMELESS WITH METAL HANDRAIL COLOUR: CHARCOAL
BL GLAZING - SHOPFRONT
LS LOUVERED SLIDING PRIVACY SHUTTERS - THINER
MC METAL CLADDING COLOUR: CHARCOAL
MS PERFORATED METAL SCREEN FIXED POWDER COAT COLOUR: WATTHU BAMBOO
OBS OBSOULED GLAZING
PM PRICKLED METAL WALLING COLOUR: CHARCOAL
PC1 PAINTED CONCRETE COLOUR: DULUX ANTIDOTE WHITE GREY
PC2 PAINTED CONCRETE COLOUR: DULUX ANTIDOTE WHITE USA
PC3 TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY
PC4 TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY (3 TONES)
TC TERRAZZOTA TILES - EXTERNAL GRADE
TBS THINER BATTEN SCREEN

PROJECT NAME
RAY GRAND APARTMENTS
TWOSED AVENUE

CLIENT NAME
Heran Building Group
ADDRESS & LOCATION
Bay Street, Two Sed Heads

Elevation (South) - Towers B & C

DA ISSUE

DESIGNED	DS
DRAWN	DS
CHECKED	HS
APPROVED	HS

PHASE DA **PROJECT NO.** HBG-BG **SHEET NO.** 03.06 **ISSUED** F



1 Elevation South - Towers B & C
1 : 150

MODIFICATION 3



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DATE	DESCRIPTION	DATE	BY
15/05/2023	ISSUE FOR PERMIT	15/05/2023	DA
15/05/2023	ISSUE FOR DA	15/05/2023	DA
15/05/2023	ISSUE FOR EA	15/05/2023	DA
15/05/2023	FOR PRELIMINARY	15/05/2023	DA

NOTES:
REFER TO THE FOLLOWING DRAWING SERIES FOR:
DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:
A. SITE PLANS DWG 01-02
B. FLOOR PLANS DWG 03-04
C. ELEVATIONS DWG 05-06
D. SECTIONS DWG 07-08
REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DESIGN, LANDSCAPE SECTION AND ARCHITECT'S DRAWINGS IN INDICATIVE ONLY.

MATERIAL LEGEND:
FG FIXED GLASS - EVERGREEN TINTED
PERFORMANCE GLASS
FL FIXED LOUVER BLADES POWDER COAT
ALUMINIUM COLOUR: CHARCOAL
FB FIXED SCREEN POWDER COAT
ALUMINIUM COLOUR: BROWN
GB GLAZED BALUSTRADE FRAMELESS WITH
METAL HANDRAIL COLOUR: CHARCOAL
GL GLAZING - SHOPFRONT
LS LOUVERED SLIDING PRIVACY
SHUTTERS - THINER
MC METAL CLADDING COLOUR: CHARCOAL
MS PERFORATED METAL SCREEN FIXED
POWDER COAT COLOUR: WATTHY BAMBOO
OBS OBSOULED GLAZING
PM PRICKLED METAL WALLING
COLOUR: CHARCOAL
PC1 PAINTED CONCRETE
COLOUR: DULUX ANTIDOTE WHITE GREY
PC2 PAINTED CONCRETE
COLOUR: DULUX ANTIDOTE WHITE USA
PC3 TEXTURE PAINTED CONCRETE
COLOUR: MUSHROOM GREY
PC4 TEXTURE PAINTED CONCRETE
COLOUR: MUSHROOM GREY (3 TONES)
TC TERRAZZOTA TILES - EXTERNAL GRADE
TBS THINER BATTEN SCREEN

PROJECT NAME
BAY GRAND APARTMENTS
TWEED HEADS
CLIENT NAME
Heran Building Group
ADDRESS & LOCATION
Bay Street, Tweed Heads

Elevation (East) - Tower C

DATE	DESIGNED	ISS
DATE	DRAWN	ISS
DATE	CHECKED	ISS
DATE	APPROVED	ISS

PHASE DA **PROJECT NO.** HBG-BG **SHEET NO.** 03.07 **ISSUE** F

PRELIMINARY



1 Elevation (East) - Tower C
1 : 150

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[illegible]

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:

A. SITE PLANS	(DWG 01.XXX)
B. FLOOR PLANS	(DWG 02.XXX)
C. ELEVATIONS	(DWG 03.XXX)
D. SECTIONS	(DWG 04.XXX)

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON
ARCHITECT'S DRAWINGS IS INDICATIVE ONLY)

F3	TEXTED GLASS - EVERGREEN TINTED
F4	PERFORMANCE GLASS
FL	TEXTED LAMINATE BLISS POWDER COAT
	ALUMINIUM COLOUR: CHARCOAL
FS	TEXTED SCREEN POWDER COAT
	ALUMINIUM COLOUR: BROWN
G3	GLAZED LAM LUTRAGE FRAMELESS WITH
	MAT. MINORAL COLOUR: CHARCOAL
GL	GLAZING - SHOPFRONT
LS	LOUNDED SLIDING PRIVITY
	SHUTTERS - TIMBER
MC	MAT. CLADDING COLOURS: CHARCOAL
MS	PERFORATED METAL SCREEN FIN
	POWDER COAT COLOURS: WALNUT, BAMBOO
OB5	OBSCURED GLASS
	PROFILLED METAL WALLING
PC1	COLORIC CHARCOAL
PC2	PAINTED CONCRETE
	COLORIC: DULUX WAYWARD GREY
PC3	PAINTED CONCRETE
	COLORIC: DULUX ANTIQUE WHITE USA
PC4	TEXTURE PAINTED CONCRETE
	COLORIC: DULUX GREY
PC5	TEXTURE PAINTED CONCRETE
	COLORIC: MUSHROOM GREY (TONES)
T2	TERRAZZO TILES - EXTERIOR, GRASS
TBS	TIMBER BATTEN SCREEN



BAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME
Heran Building Group

ADDRESS & LOCATION
Bay Street, Tweed Heads

Street Elevation (West) -
Towers B & C

DA ISSUE

DESIGNED	DG	ORIENTATION 
DRAWN	DG	
CHECKED	IH	
APPROVED	IH	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
DA	HBG-BG	03.08	F

PRELIMINARY



1 Street Elevation (West) - Towers B & C
1 : 150

PRELIMINARY



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[illegible]

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLAN AND ELEVATIONS, SECTIONS AND LAYOUTS

- | | |
|----------------|------------|
| A. SITE PLANS | DWG 01.XXX |
| B. FLOOR PLANS | DWG 02.XXX |
| C. ELEVATIONS | DWG 03.XXX |
| D. SECTIONS | DWG 04.XXX |

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON
ARCHITECT'S DRAWINGS IS INDICATIVE ONLY)

RL 00.00 NEW SPOT LEVEL

- XHL 00.00 EXISTING SPOT LEVEL.

SITE BOUNDARY

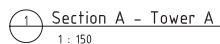
- LINE OF BUILDING CANOPIES OVER

NEW MILLS

- NEW STUDY

ABBREVIATIONS.

- | | |
|----|-----------------------------|
| FS | FIRE STAIR |
| PL | PLANTER/LANDSCAPE |
| ST | RESIDENT STORAGE |
| V | RESIDENTIAL VISITOR PARKING |
| C | COMMERCIAL PARKING |



MODIFICATION 3



STAGE 1
CARPARKING



STAGE 1,2,3
RESIDENTIAL



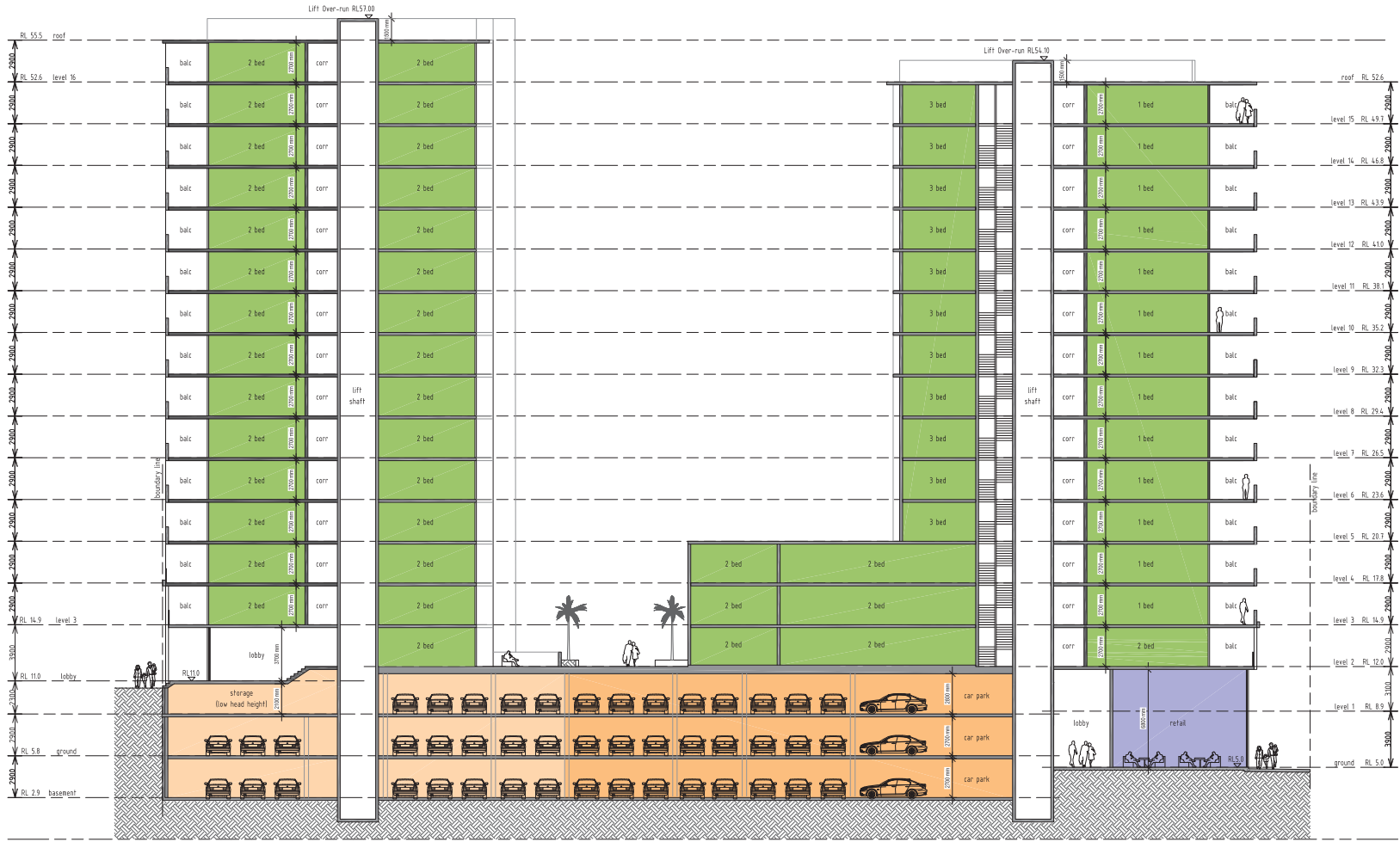
STAGE 2
CARPARKING



STAGE 3
CARPARKING



STAGE 2,3
COMMERCIAL



1 Section B - Towers B & C
1 : 150

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DATE	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	12/01/2023	DA
2	ISSUE FOR DA	12/01/2023	DA
3	ISSUE FOR APPROVAL	12/01/2023	DA
4	ISSUE FOR PRELIMINARY	12/01/2023	DA

NOTES:
REFER TO THE FOLLOWING DRAWING SERIES FOR:
A. SITE PLANS
B. FLOOR PLANS
C. ELEVATIONS
D. SECTIONS
E. LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE SCHEME, LANDSCAPE SCHEME ON ARCHITECT'S DRAWINGS IS INDICATIVE ONLY

SYMBOLS:
RL 00.00 NEW SPOT LEVEL
RL 00.00 EXISTING SPOT LEVEL
SITE BOUNDARY
LINE OF BUILDING CANOPIES OVER
NEW WALLS

ABBREVIATIONS:
FG FINE STR
PL PLANTER/LANDSCAPE
ST RESIDENT STORAGE
V RESIDENT MOTOR PARKING
C COMMERCIAL PARKING

PROJECT NAME
RAY GRAND APARTMENTS
THUNDERBOLT

CLIENT NAME
Heran Building Group

ADDRESS & LOCATION
Bay Street, Tweed Heads

DRAWING NAME
Section B - Towers B & C

DATE	PHASE	PROJECT NO.	SHEET NO.	ISSUE
12/01/2023	DA	HGB-BG	04.02	F

PRELIMINARY