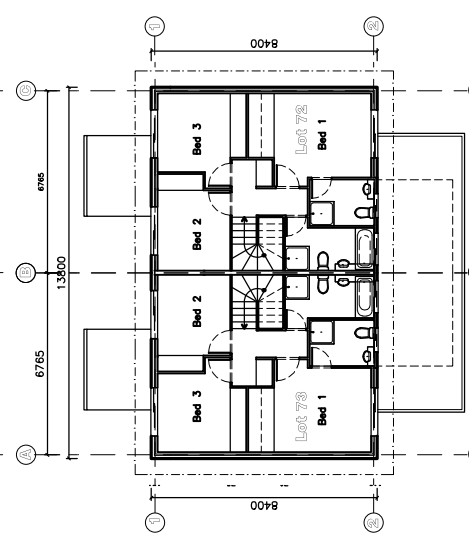
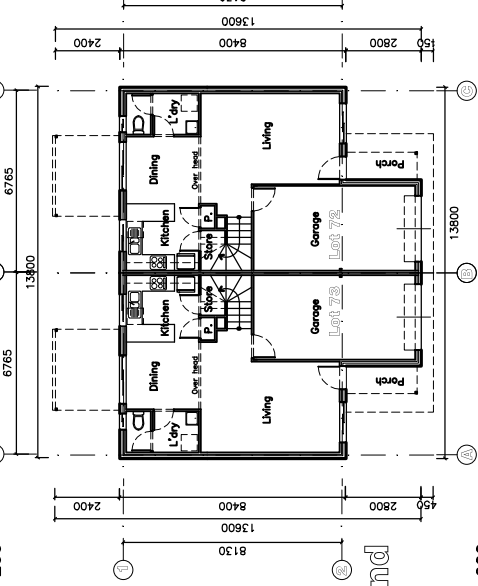


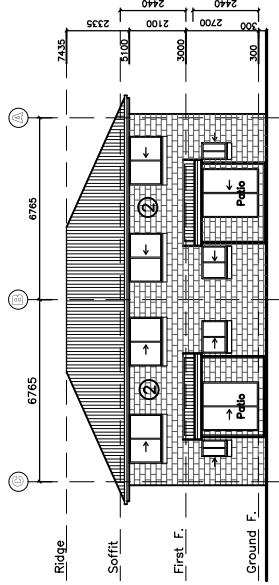
Roof Plan
Scale 1 : 200



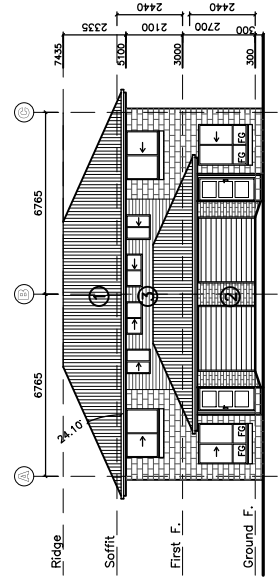
First Floor Plan
Scale 1 : 200



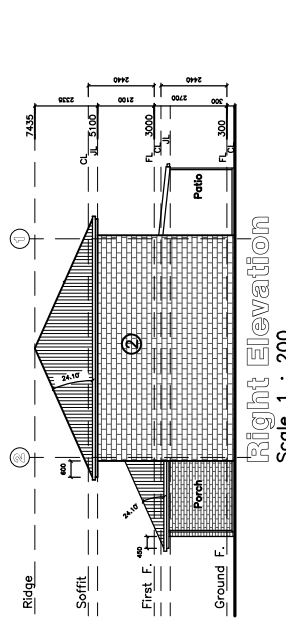
Ground Floor Plan
Scale 1 : 200



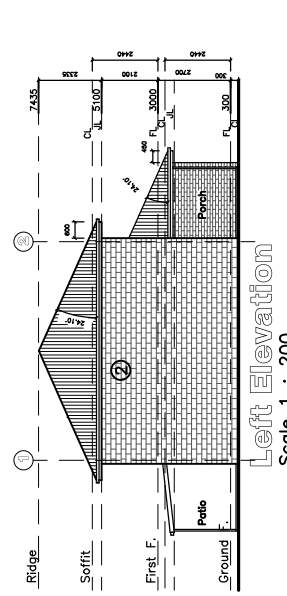
Back Elevation
Scale 1 : 200



Front Elevation
Scale 1 : 200



Right Elevation
Scale 1 : 200



Left Elevation
Scale 1 : 200

Block Summary - Block 20 - NO balconies
(m² per unit) Unit 72 Unit 73

GFA	86.9	86.9
Ground floor:		
Area - entrance	67.6	67.6
Porch	2.7	2.7
Front balcony porch	7.2	7.2
Rear balcony porch	-	-
First floor:		
Area	57.9	57.9
Front balcony	-	-
Rear balcony	-	-
Totals	135.4	135.4
Total block area	270.8	
Site cover	155.0	

- Legend:**
- ① Colourbond sheet roofing.
 - ② Face brickwork.
 - ③ " Hardiplank " sheeting
 - ④ Flashing to wall / roof junction

Construction Notes:
Double steel stud framed separating wall between units to be constructed to the edge of the roofing and to comply with Parts 3.7.1 and 3.8.6 of the B.C.A. to achieve a F.R.L of 60/60/60 and a RW of 50 where required.
Smoke alarms to comply with Part 3.7.2 of the B.C.A.

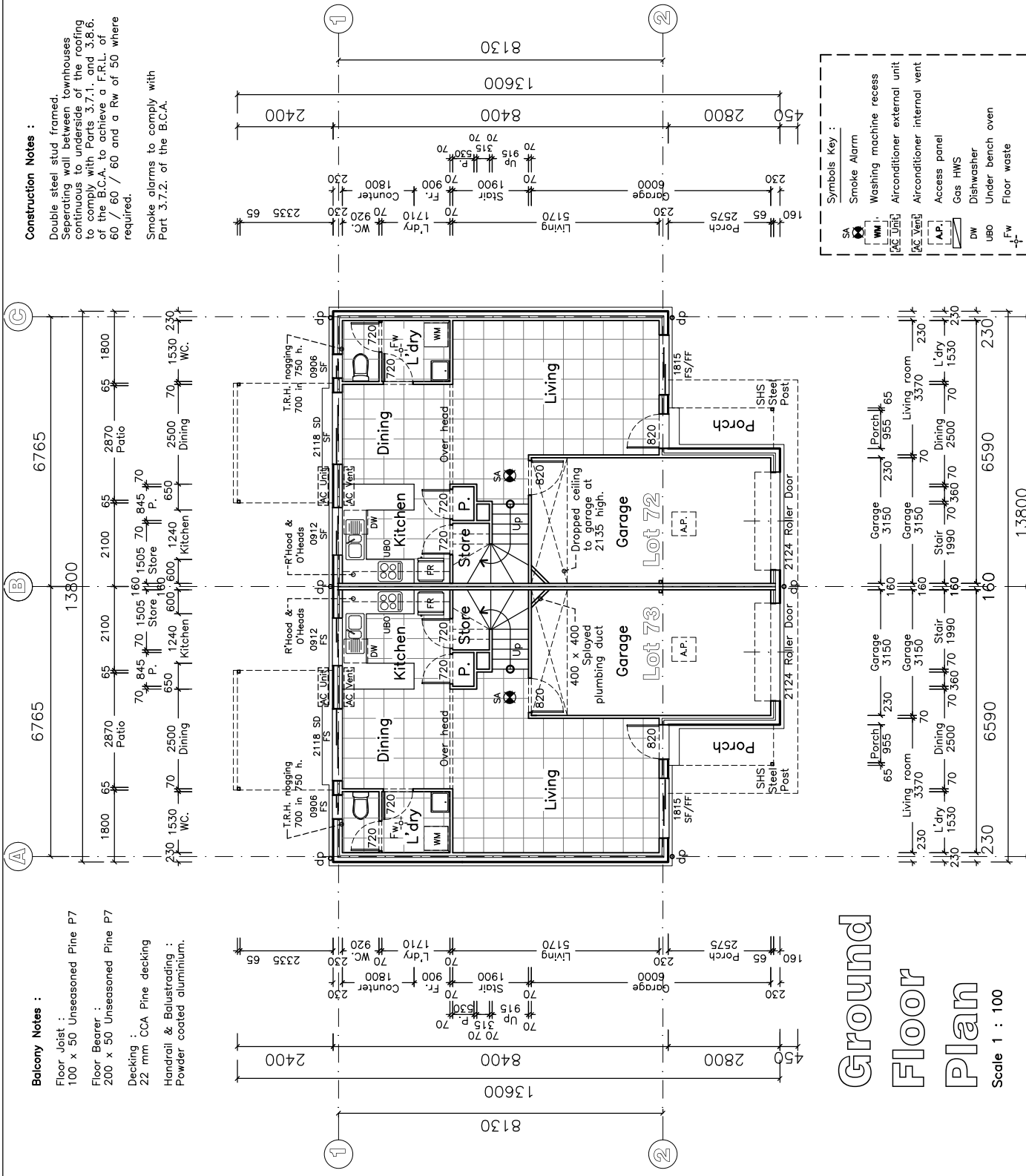
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	<p>ROYCORP. Pty. Ltd. QBCC Licence 713327 A.B.N. 80 082 976 163 PO Box 3334 Burleigh Town 4220 Michael Cooper 0437 000 123 Clinton Blackburne 0430 123 121</p>			<p>REVISION :</p> <p>LOT 72 - 73</p>	

Balcony Notes :

- Floor Joist : 100 x 50 Unseasoned Pine P7
- Floor Bearer : 200 x 50 Unseasoned Pine P7
- Decking : 22 mm CCA Pine decking
- Handrail & Balustrading : Powder coated aluminium.

Construction Notes :

- Double steel stud framed.
- Separating wall between townhouses continuous to underside of the roofing to comply with Parts 3.7.1, and 3.8.6. of the B.C.A. to achieve a F.R.L. of 60 / 60 / 60 and a R_w of 50 where required.
- Smoke alarms to comply with Part 3.7.2. of the B.C.A.



Ground Floor Plan

Scale 1 : 100

Symbols Key :

- SA Smoke Alarm
- WM Washing machine recess
- AC Vent Air conditioner external unit
- AC Vent Air conditioner internal vent
- AP Access panel
- Gas HWS Gas HWS
- DW Dishwasher
- UBO Under bench oven
- FW Floor waste

REV.	DATE.	AMENDMENTS.	DRN.	CHK.
A	13.01.2014	ISSUED FOR APPROVAL	AB	-
B	05.08.2014	OVERLOOKING WINDOWS REMOVED	AB	-

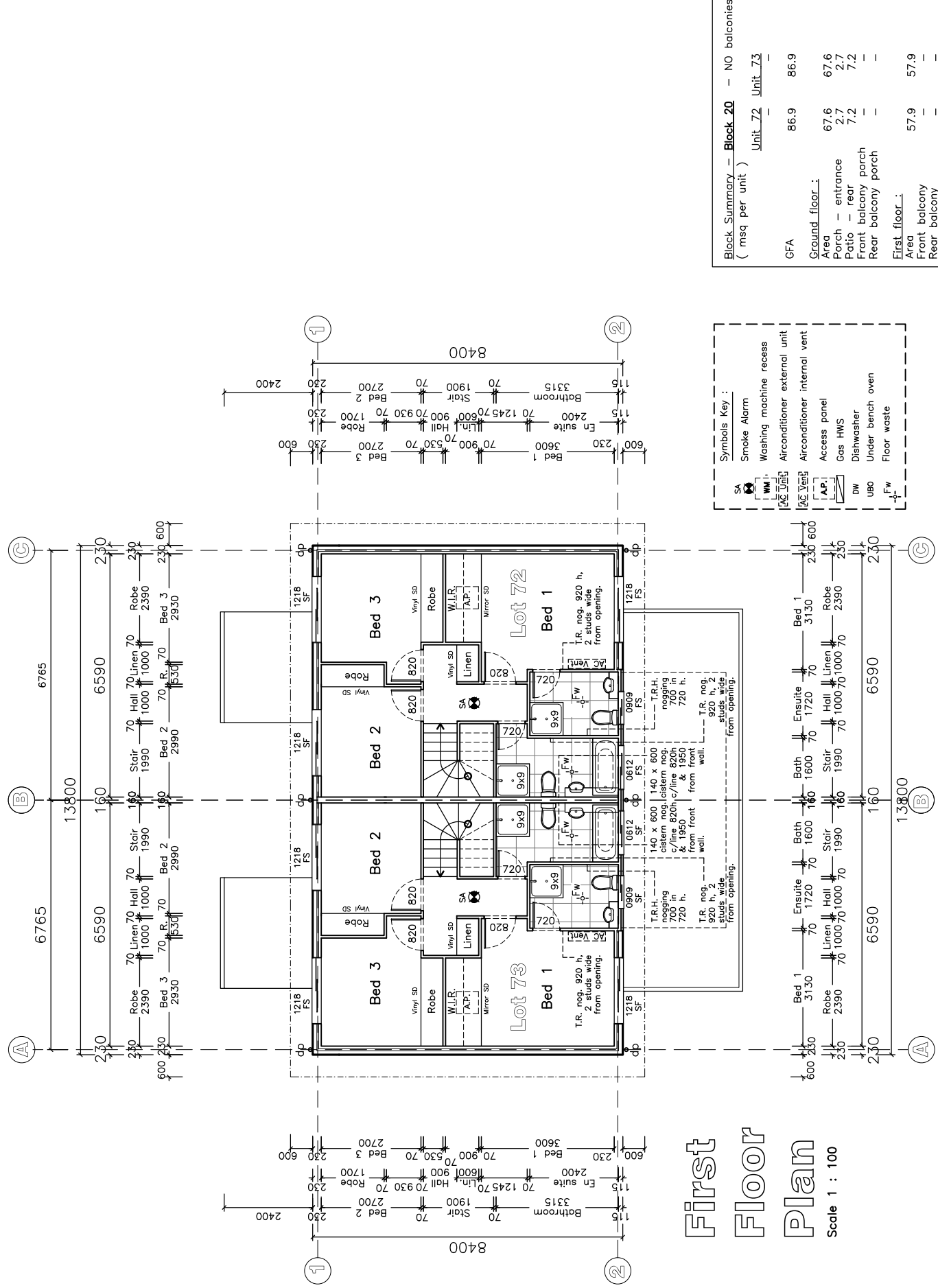
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required to protect such services.

GROUND FLOOR
R.P. DESCRIPTION LOTS 2 & 7 ON SP 240348
COUNTY : STANLEY
PARISH : CLEVELAND
DRAWN : AB
SCALE : 1 : 100
PAGES : 2 OF 4

ADDRESS : 332 - 344 CLEVELAND REDLAND BAY ROAD, THORNLANDS 4164
URD MAP REFERENCE : MAP 206 B17
LOT 72 - 73

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Clinton Blackburne 0430 123 121



First Floor Plan

Scale 1 : 100

Block Summary - Block 20 (msq per unit)

	Unit 72	Unit 73
GFA	86.9	86.9
Ground floor:		
Area	67.6	67.6
Porch - entrance	2.7	2.7
Patio - rear	7.2	7.2
Front balcony porch	-	-
Rear balcony porch	-	-
First floor:		
Area	57.9	57.9
Front balcony	-	-
Rear balcony	-	-

- Symbols Key:
- SA Smoke Alarm
 - WM Washing machine recess
 - AC Unit Air conditioner external unit
 - AC Vent Air conditioner internal vent
 - AP Access panel
 - Gas HMS Gas HMS
 - DW Dishwasher
 - UBO Under bench oven
 - F.W Floor waste

REV. DATE.	AMENDMENTS.	DRN. CHD.
A 13.01.2014	ISSUED FOR APPROVAL	AB -
B 05.08.2014	OVERLOOKING WINDOWS REMOVED	AB -

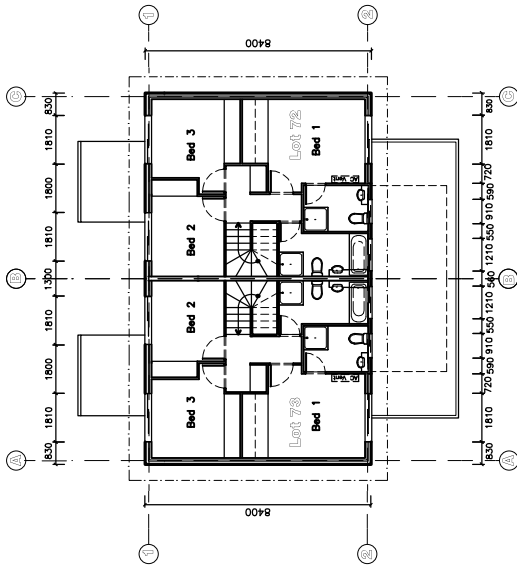
FIRST FLOOR
 R.P. DESCRIPTION LOTS 2 & 7 ON SP 240348
 COUNTY : STANLEY
 PARISH : CLEVELAND
 DRAWN : AB
 SCALE : 1 : 100
 PAGES : 3 OF 4

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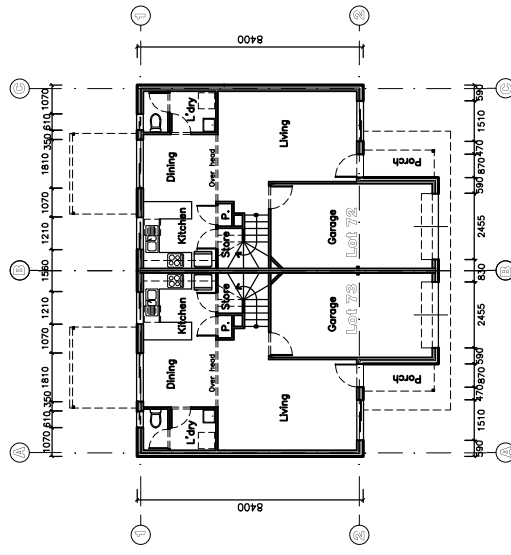
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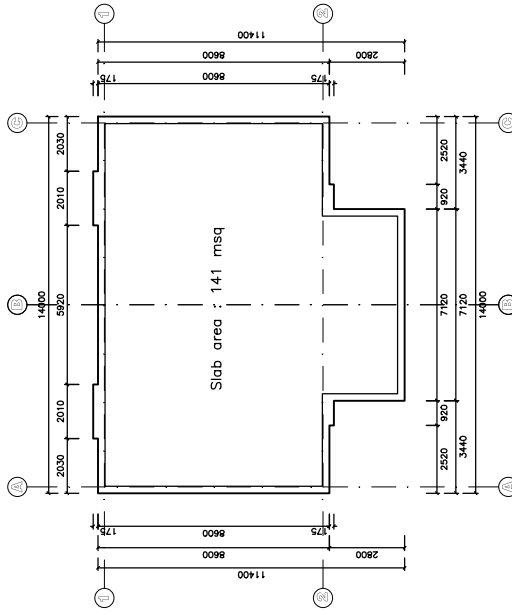
ADDRESS : 332 - 344 CLEVELAND REDLAND BAY ROAD, THORNLANDS 4164
 UBD MAP REFERENCE : MAP 206 B17
 LOTS 72 - 73
 REVISION : B



First Floor Plan
Scale 1 : 200



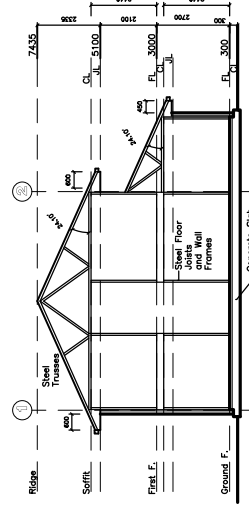
Ground Floor Plan
Scale 1 : 200



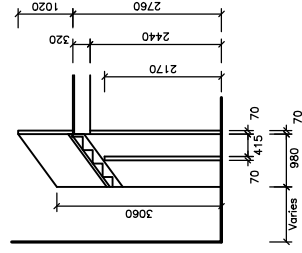
Slab Perimeter Layout
Scale 1 : 200

WIND BRACING DIRECTION	DESIGN CATEGORY	TOTAL kN REQUIRED
A	FIRST FLOOR	13.8 kN
	GROUND FLOOR	47.2 kN
B	FIRST FLOOR	26.6 kN
	GROUND FLOOR	64.4 kN
FF 8m Wide GF 12m Wide 1.4 Long 24.1 Deg. R		

Bracing



Section
Scale 1 : 200



Stair Detail
Scale 1 : 100

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REV. DATE.	AMENDMENTS.	DRN.	CHK.
A	13.01.2014 ISSUED FOR APPROVAL	AB	-
B	05.08.2014 OVERLOOKING WINDOWS REMOVED	AB	-

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BRACING
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