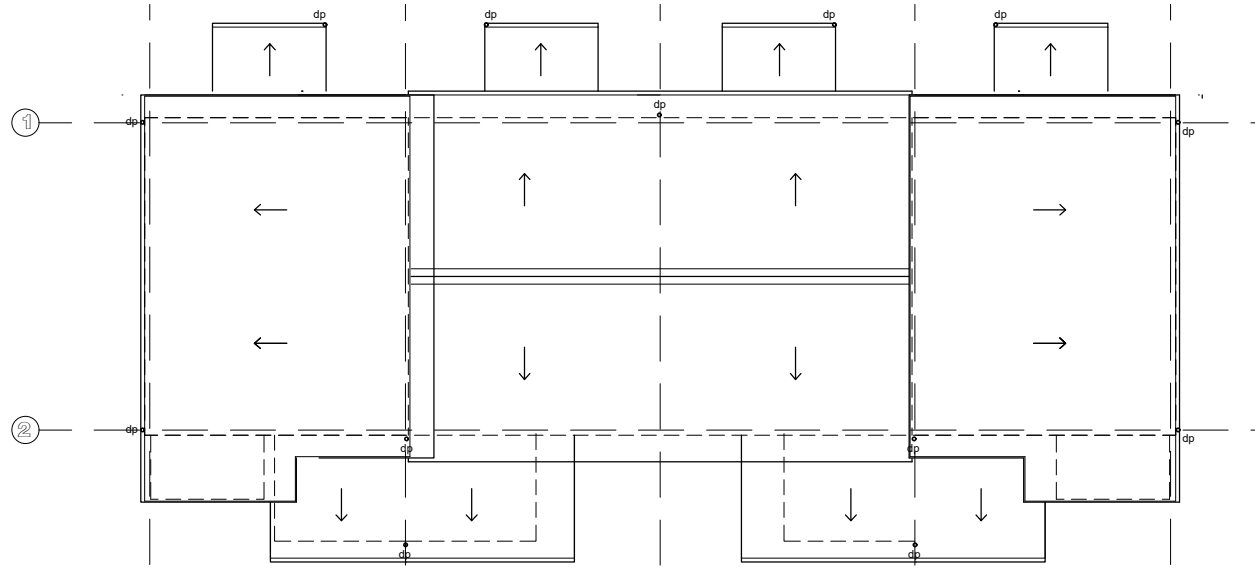
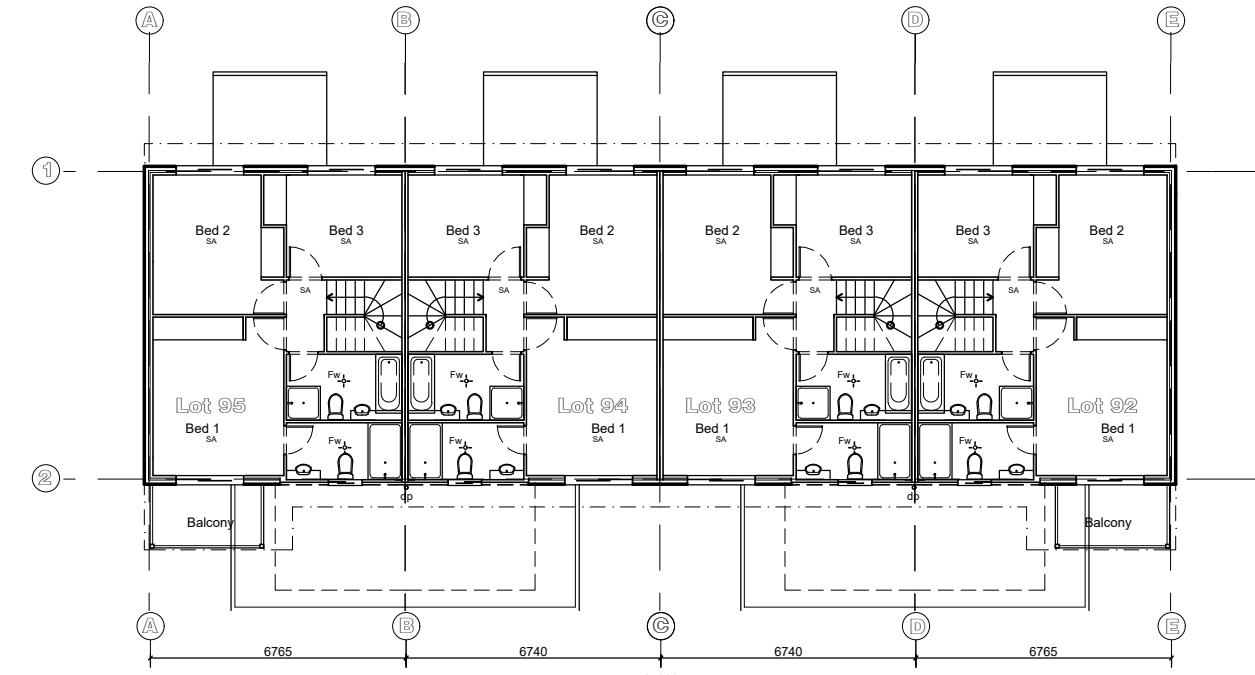


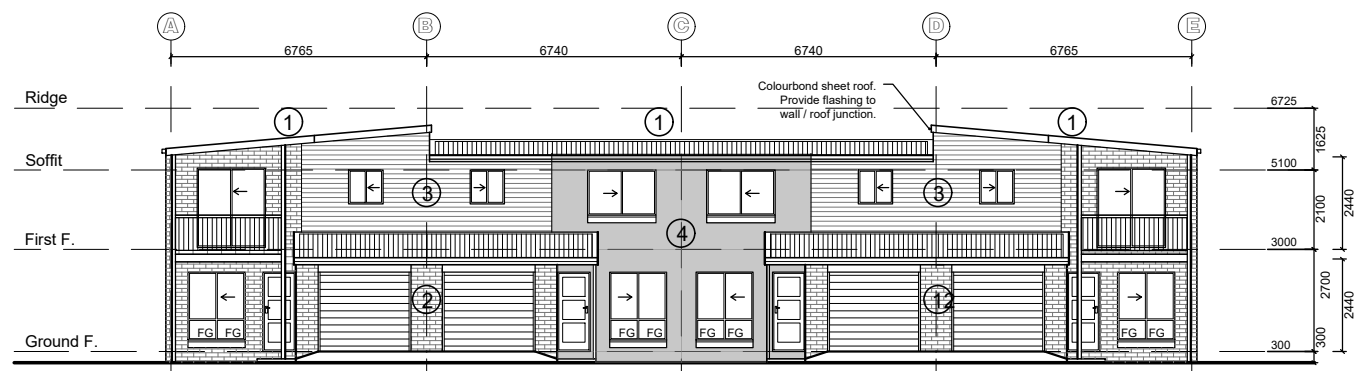
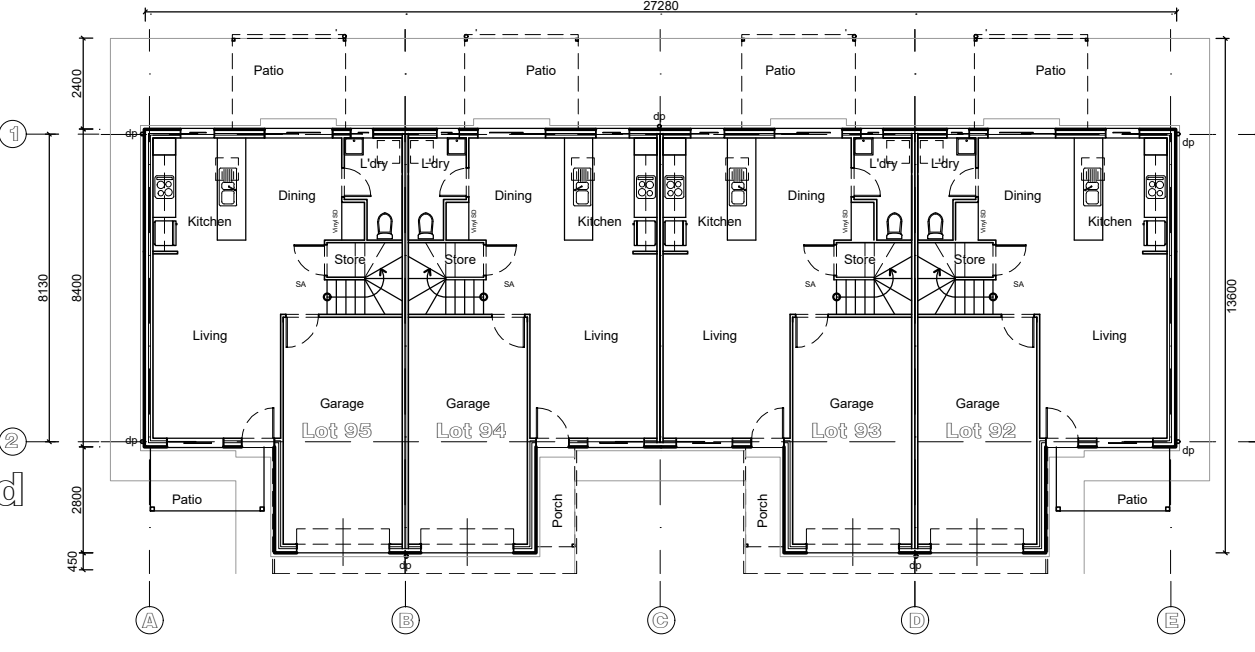
**Roof Plan**  
Scale 1 : 200



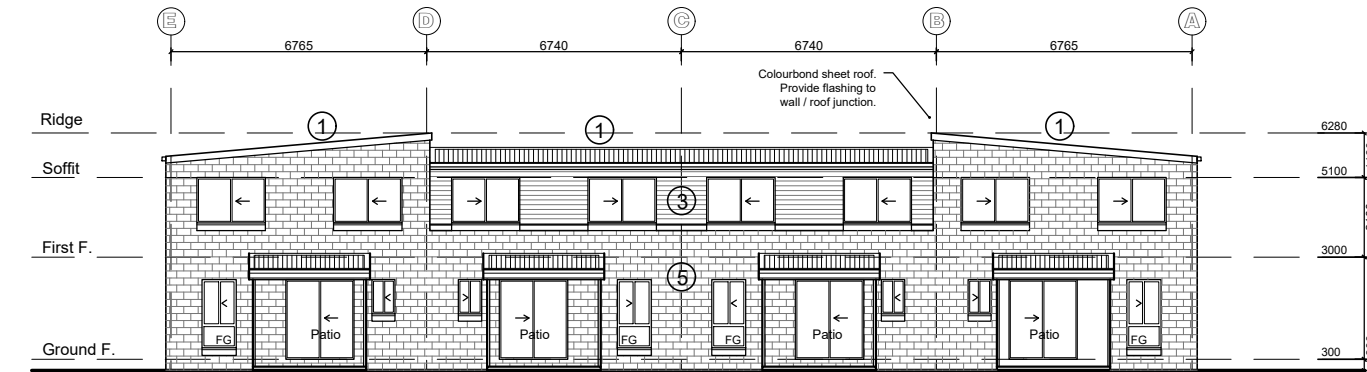
**First Floor Plan**  
Scale 1 : 200



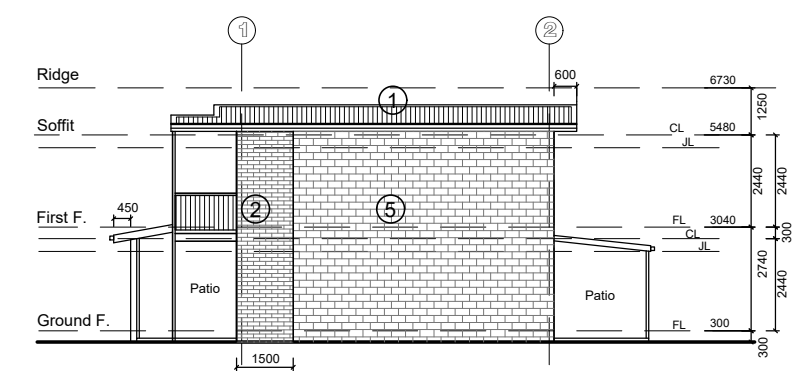
**Ground Floor Plan**  
Scale 1 : 200



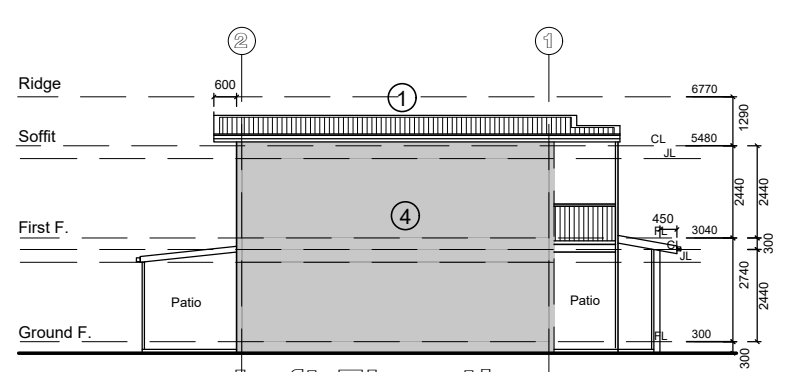
**Front Elevation**  
Scale 1 : 200



**Back Elevation**  
Scale 1 : 200



**Right Elevation**  
Scale 1 : 200



**Left Elevation**  
Scale 1 : 200

**Block Summary - Units 92 - 95 (4.S.DS) - No balc.**  
(msq per unit)

	U 92	U 93	U 94	U 95
GFA	86.9	86.9	86.9	86.9
<b>Ground floor:</b>				
Area	67.6	66.3	66.3	67.6
Porch - entrance	2.7	2.7	2.7	2.7
Patio - rear	7.2	7.2	7.2	7.2
Front balcony porch	-	-	-	-
Rear balcony porch	-	-	-	-
<b>First floor:</b>				
Area	57.9	56.6	56.6	57.9
Front balcony	-	-	-	-
Rear balcony	-	-	-	-
<b>Totals</b>	<b>135.4</b>	<b>132.8</b>	<b>132.8</b>	<b>135.4</b>
Total block area	536.4			
Site cover	267.8			

- Legend :**
- ① Colourbond sheet
  - ② Feature brickwork
  - ③ "Weathertex" sheeting
  - ④ Render on bricks
  - ⑤ Standard Single Height brickwork
  - ⑥ Flashing to wall / roof junction

**Construction Notes :**

Double stud frame. Separating wall between townhouses continuous to the underside 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

**COPYRIGHT**  
This document is and shall remain the property of ROYCORP Pty Ltd.  
The information disclosed in this document is private and confidential. Unauthorised use of this document in any form whatsoever is prohibited. Express written permission is required from ROYCORP Pty Ltd. prior to reproduction.

REV.	DATE.	AMENDMENTS.	DWN.	CHK.
A	2018.01.17	Original Issue	PB	RB
B	2018.03.21	Exterior Finishes	PB	RB
C	2018.04.26	Legend Updated	PB	



**DIMENSIONS ARE NOT TO BE SCALED**  
Use figured dimensions only, unless noted otherwise (UNO)

Contractors are responsible to confirm the location of all services with the relevant authority prior to commencing works and are required to protect such services.

All drawings are to read in conjunction with the standard drawings and specifications. Any point of conflict must be reported immediately to ROYCORP Pty. Ltd. for resolution.

ADDRESS: **11 RACHOW STREET, THORNLANDS, QLD, 4164**

LOT DESCRIPTION: **LOTS 8 ON RP84253**

SCALE: 1 : 200

SUBJECT: **FOR CONSTRUCTION**

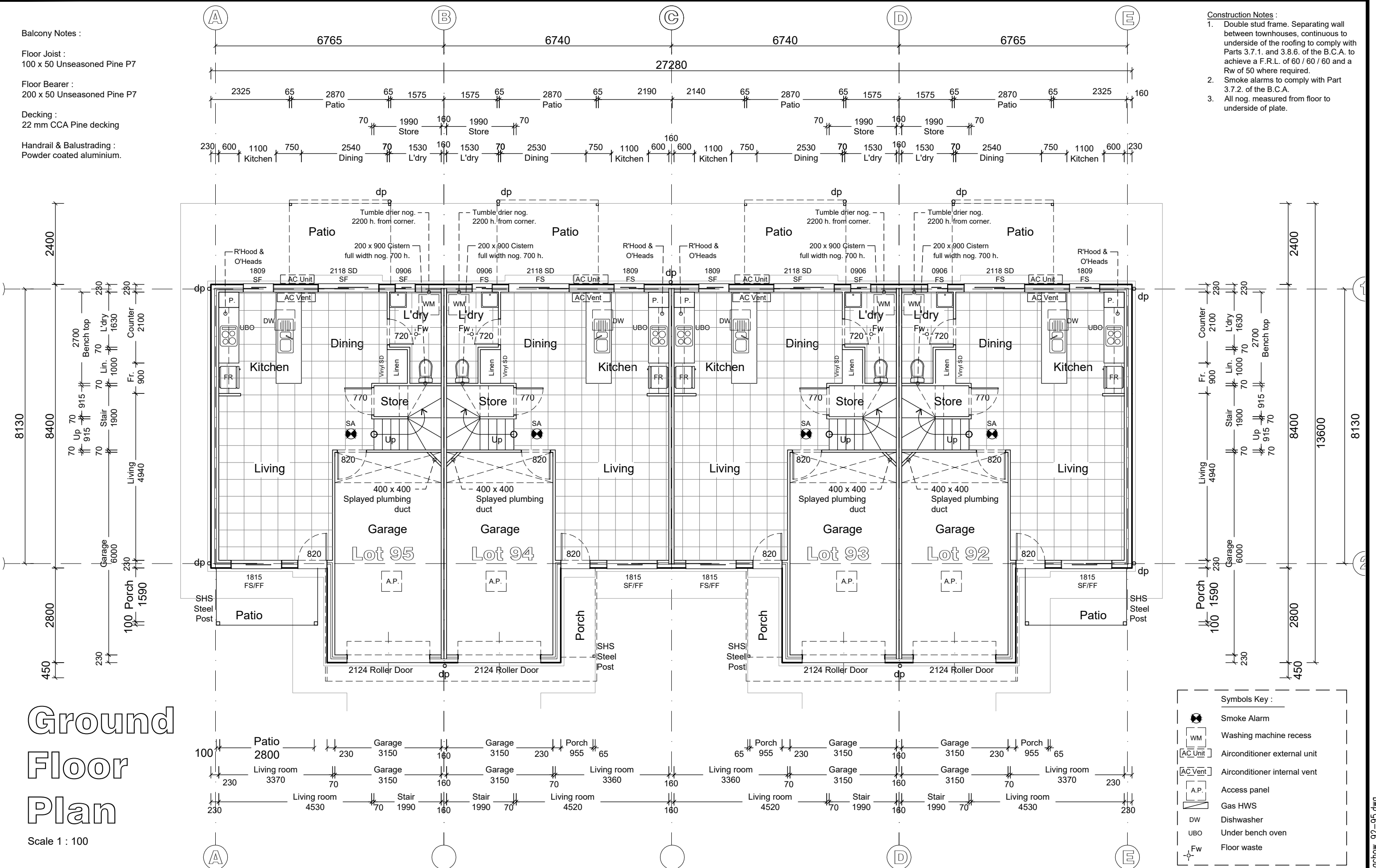
DWG. NAME: **LOTS 92 - 95 COVER PAGE**

REVISION: **C**

Rachow 92-95.dwg Autocad

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 :  
 1. Double stud frame. 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 Rw of 50 where required.  
 2. Smoke alarms to comply with Part 3.7.2. of the B.C.A.  
 3. All nog. measured from floor to underside of plate.



# Ground Floor Plan

Scale 1 : 100

Symbols Key :

	Smoke Alarm
	Washing machine recess
	Airconditioner external unit
	Airconditioner internal vent
	Access panel
	Gas HWS
	Dishwasher
	Under bench oven
	Floor waste

**COPYRIGHT**  
 This document is and shall remain the property of ROYCORP Pty Ltd. The information disclosed in this document is private and confidential. Unauthorised use of this document in any form whatsoever is prohibited. Express written permission is required from ROYCORP Pty Ltd. prior to reproduction.

REV.	DATE.	AMENDMENTS.	DWN.	CHK.
A	2018.01.17	Original Issue	PMB	RB
B	2018.06.01	Windows amended	PMB	

**DIMENSIONS ARE NOT TO BE SCALED**  
 Use figured dimensions only, unless noted otherwise (UNO)  
 Contractors are responsible to confirm the location of all services with the relevant authority prior to commencing works and are required to protect such services.

ADDRESS: **11 RACHOW STREET, THORNLANDS, QLD, 4164**

LOT DESCRIPTION: **LOTS 8 ON RP84253**

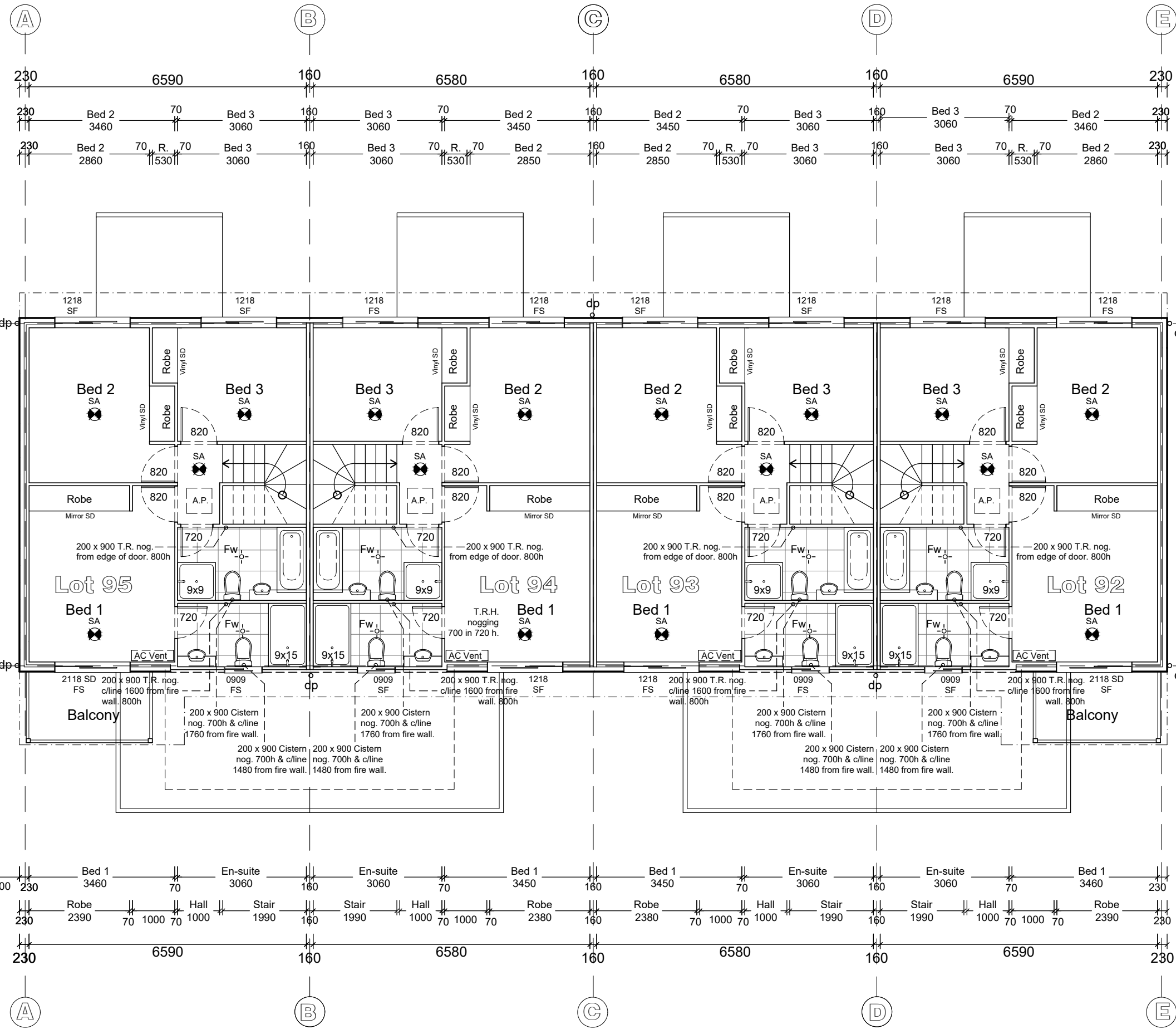
SCALE: 1 : 100

SUBJECT: **FOR CONSTRUCTION**

DWG. NAME: **LOTS 92 - 95 GROUND FLOOR**

REVISION: **B**

Rachow 92-95.dwg



# First Floor Plan

Scale 1 : 100

**Symbols Key :**

- Smoke Alarm
- Washing machine recess
- Airconditioner external unit
- Airconditioner internal vent
- Access panel
- Gas HWS
- Dishwasher
- Under bench oven
- Floor waste

**COPYRIGHT**  
 This document is and shall remain the property of ROYCORP Pty Ltd.  
 The information disclosed in this document is private and confidential. Unauthorised use of this document in any form whatsoever is prohibited. Express written permission is required from ROYCORP Pty Ltd. prior to reproduction.

REV.	DATE.	AMENDMENTS.	DWN.	CHK.
A	2018.01.17	Original Issue	PMB	RB
A	2018.06.01	Windows amended	PMB	

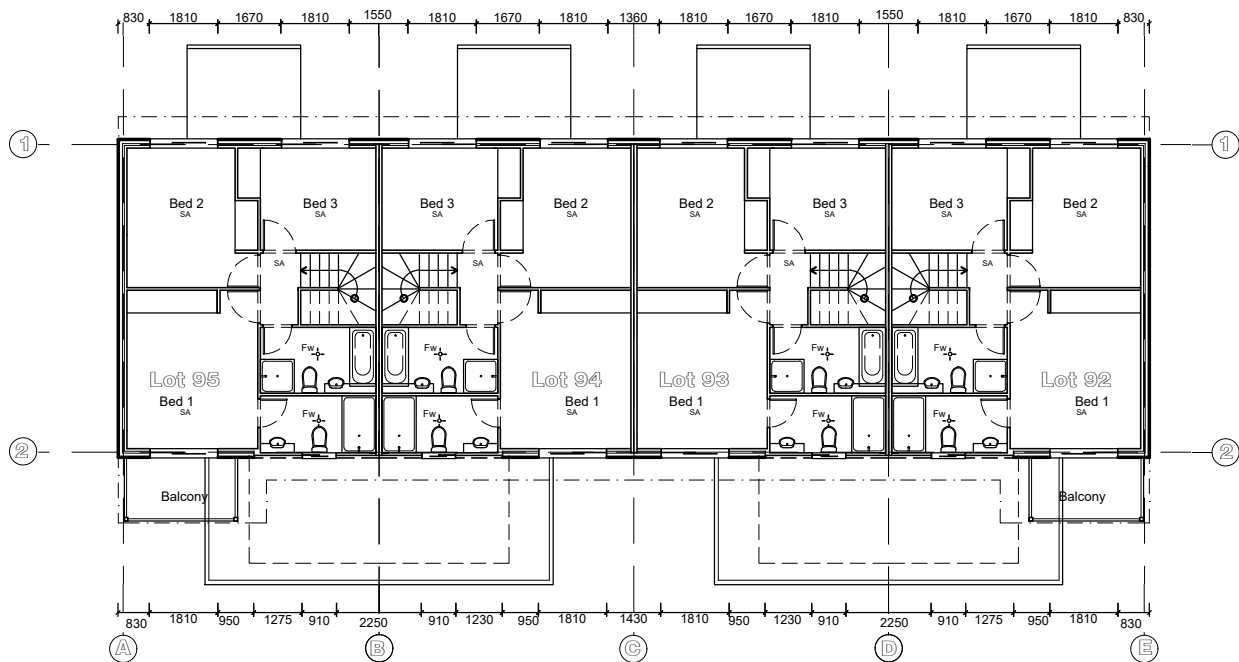
**DIMENSIONS ARE NOT TO BE SCALED**  
 Use figured dimensions only, unless noted otherwise (UNO)

Contractors are responsible to confirm the location of all services with the relevant authority prior to commencing works and are required to protect such services.

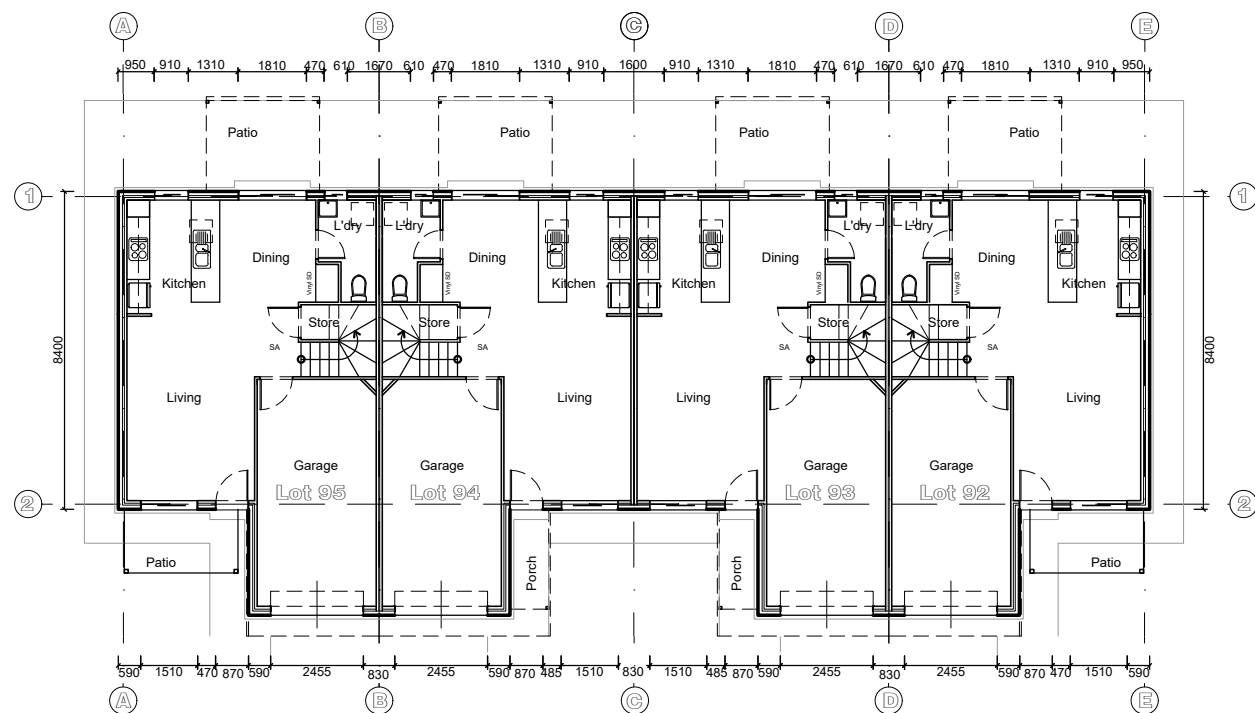
All drawings are to read in conjunction with the standard drawings and specifications. Any point of conflict must be reported immediately to ROYCORP Pty. Ltd. for resolution.

ADDRESS: <b>11 RACHOW STREET, THORNLANDS, QLD, 4164</b>	
LOT DESCRIPTION: LOTS 8 ON RP84253	SUBJECT: <b>FOR CONSTRUCTION</b>
SCALE: 1 : 100	DWG. NAME: <b>LOTS 92 - 95 FIRST FLOOR</b>
	REVISION: <b>B</b>

Rachow 92-95.dwg



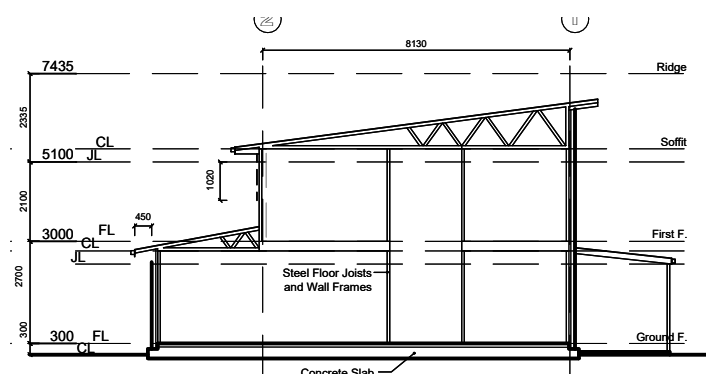
**First Floor Plan**  
Scale 1 : 200



**Ground Floor Plan**  
Scale 1 : 200

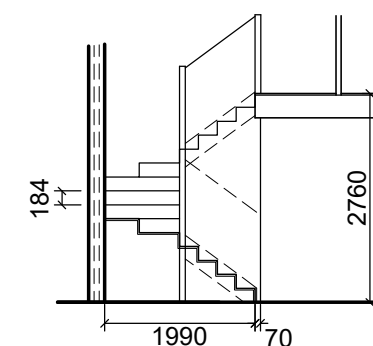
WIND BRACING DIRECTION	DESIGN CATEGORY	TOTAL kN REQUIRED
	<b>N 2</b>	
A	FIRST FLOOR	49.0 kN
	GROUND FLOOR	117.9 kN
B	FIRST FLOOR	17.6 kN
	GROUND FLOOR	45.9 kN
FF 10.0m Wide GF 11.2m Wide 27.3m Long		5.0 d. Roof

**Bracing**



**Section**

Scale 1 : 200



**Stair Detail**  
Scale 1 : 100

**COPYRIGHT**  
This document is and shall remain the property of ROYCORP Pty Ltd. The information disclosed in this document is private and confidential. Unauthorised use of this document in any form whatsoever is prohibited. Express written permission is required from ROYCORP Pty Ltd. prior to reproduction.

REV.	DATE.	AMENDMENTS.	DWN.	CHK.
A	2018.01.17	Original Issue	PMB	
B	2018.04.26	Design Category Changed	PMB	
C	2018.06.01	Slab layout removed	PMB	

**DIMENSIONS ARE NOT TO BE SCALED**  
Use figured dimensions only, unless noted otherwise (UNO)

Contractors are responsible to confirm the location of all services with the relevant authority prior to commencing works and are required to protect such services.

All drawings are to read in conjunction with the standard drawings and specifications. Any point of conflict must be reported immediately to ROYCORP Pty. Ltd. for resolution.

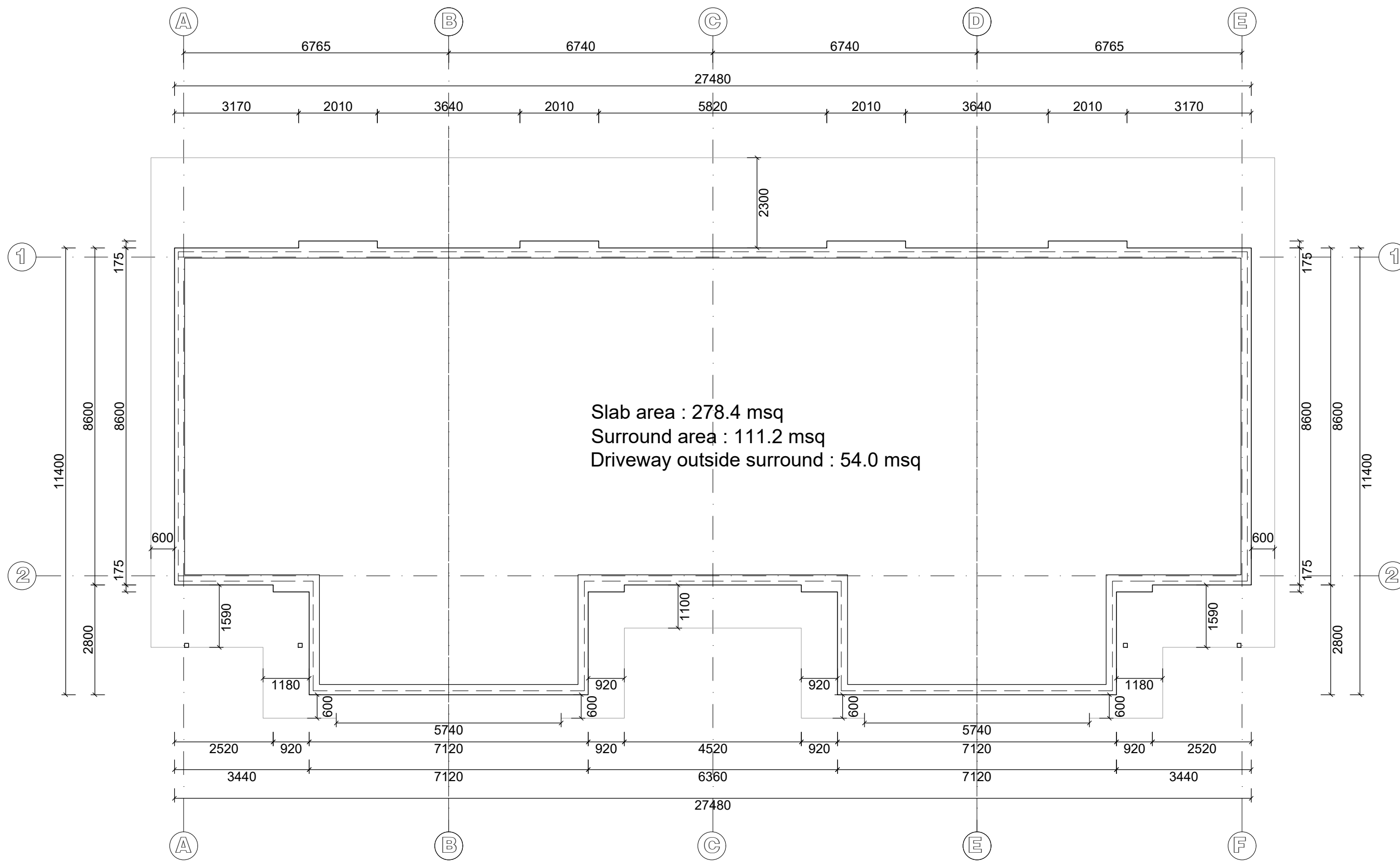
ADDRESS: **11 RACHOW STREET, THORNLANDS, QLD, 4164**

LOT DESCRIPTION: **LOTS 8 ON RP84253**

SCALE: 1 : 200

SUBJECT: **FOR CONSTRUCTION**  
DWG. NAME: **LOTS 92 - 95 BRACING**

REVISION: **C**



**Slab Perimeter Layout**  
Scale 1 : 100

**COPYRIGHT**  
 This document is and shall remain the property of ROYCORP Pty Ltd.  
 The information disclosed in this document is private and confidential. Unauthorised use of this document in any form whatsoever is prohibited. Express written permission is required from ROYCORP Pty Ltd. prior to reproduction.

REV.	DATE.	AMENDMENTS.	DWN.	CHK.
A	2018.05.29	Original Issue	PMB	
B	2018.06.01	Surround area amended	PMB	

**DIMENSIONS ARE NOT TO BE SCALED**  
 Use figured dimensions only, unless noted otherwise (UNO)

Contractors are responsible to confirm the location of all services with the relevant authority prior to commencing works and are required to protect such services.

All drawings are to read in conjunction with the standard drawings and specifications. Any point of conflict must be reported immediately to ROYCORP Pty. Ltd. for resolution.

ADDRESS: <b>11 RACHOW STREET, THORNLANDS, QLD, 4164</b>	
LOT DESCRIPTION: LOTS 8 ON RP84253	SUBJECT: <b>FOR CONSTRUCTION</b>
SCALE: 1 : 100	DWG. NAME: <b>LOTS 92 - 95 CONCRETE SLAB</b>
	REVISION: <b>B</b>

Rachow 92-95.dwg  
Autocad