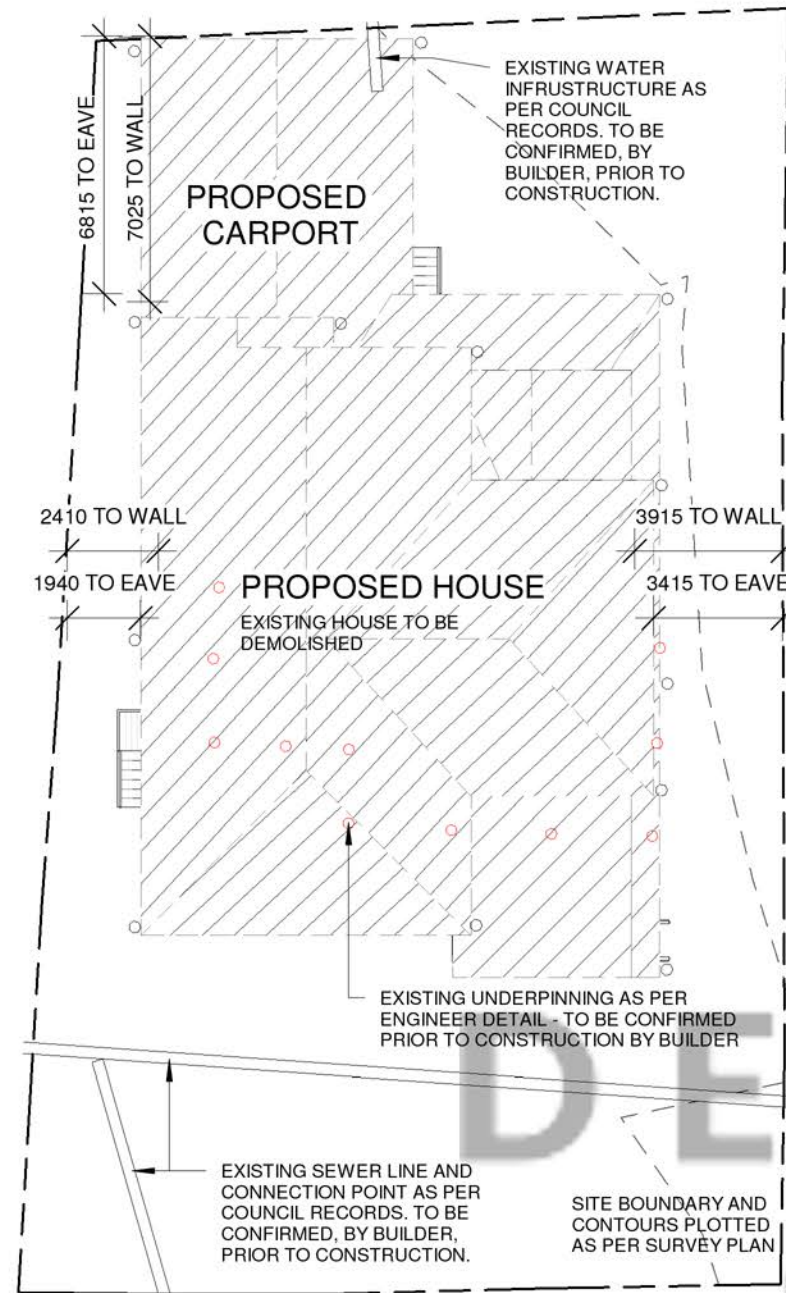


SANDON STREET

- NOTES: GENERAL**
- BUILDING SETBACKS SHOWN ARE TO BE CONFIRMED ON SITE BY SURVEYOR PRIOR TO BUILDING APPROVAL/CONSTRUCTION
 - CONTOURS AND LEVELS SHOWN ARE APPROXIMATE ONLY, PLOTTED FROM COUNCIL RECORDS AND MAY VARY ON SITE



SITE AREAS -

SITE AREA - 640 SQ/M
UPPER FLOOR - 153 SQ/M
LOWER FLOOR - 140 SQ/M
GARAGE - 44 SQ/M
CARPORT - 38 SQ/M
FRONT PORCH - 8.2 SQ/M
PATIO - 26.1 SQ/M



1 PROPOSED SITE PLAN

1 : 200

3D PICTORIALS ARE ARTISTIC INTERPRETATION ONLY - NOT TO BE USED FOR CONSTRUCTION PURPOSES

PRELIMINARY

dp Designer Planning
 P: 3087 5332
 E: info@designerplanning.com.au
 W: www.designerplanning.com.au

ISSUE	DESCRIPTION	DATE	AUTHOR
1D	REVISED FLOOR PLANS	31-07-2018	KD
2F	REVISED ELEVATIONS	05-07-2019	TM

PROJECT:

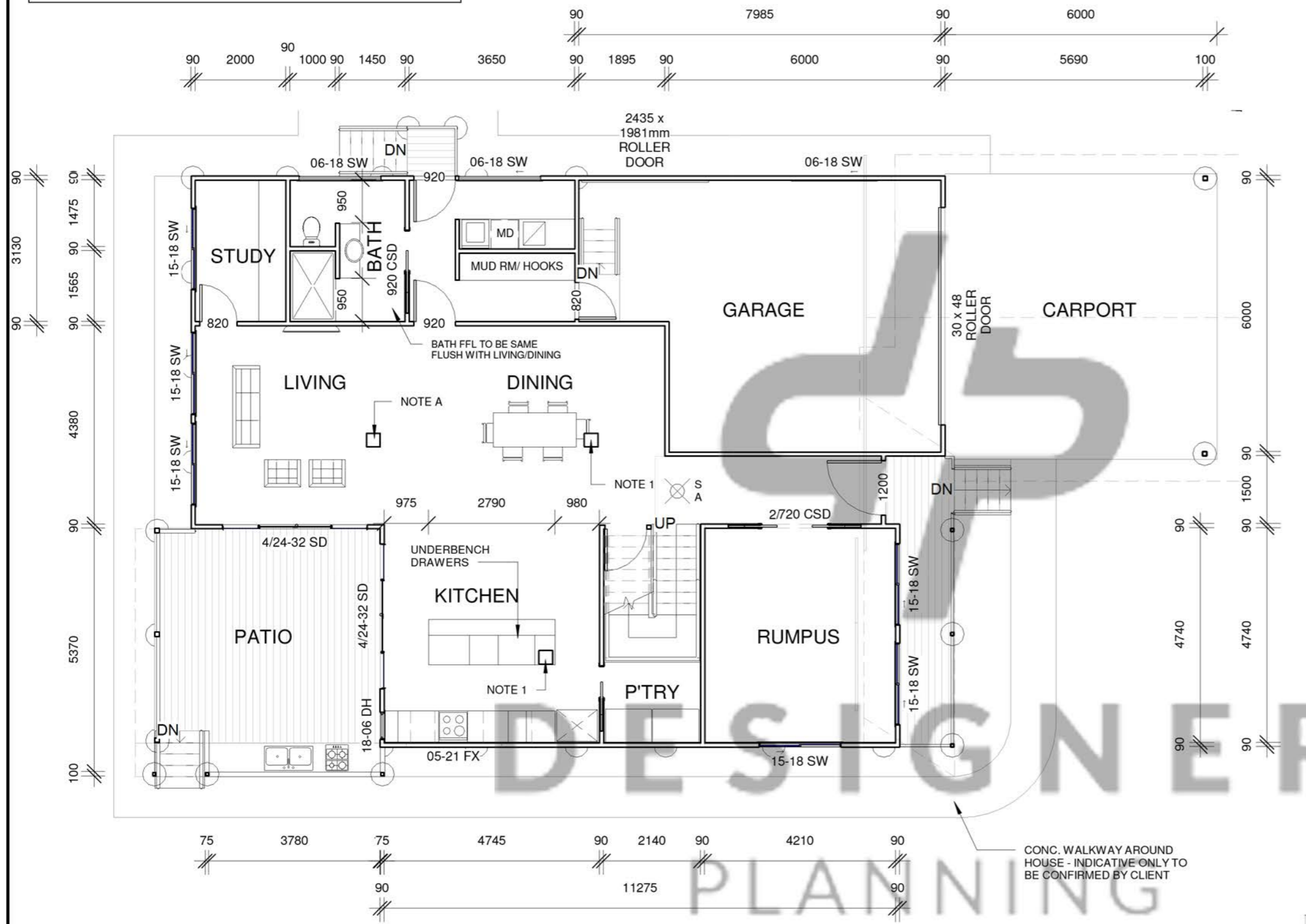
 CLIENT:
 SITE ADDRESS:

PAGE No:	A001	
DWG BY:	TM	CHECKED BY: KD
SCALE:	1 : 200	
JOB No:	18-173	
© copyright Designer Planning QBSA License No. 1173055 ABN: 51 138 710 880		

All design, construction methods and materials to be in accordance with:
 - The Building Code of Australia (BCA);
 - The Queensland Development Code (QDC);
 - Building Regulations;
 - Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.

NOTE 2: BUILDER TO ENSURE NO STEP UP OR DOWN BETWEEN FLOOR FINISHES. CARPET/ TILE/ FLOOR BOARDS, ECT

- COMPLIANCE NOTES:**
1. Stairs are to comply with BCA V2 Part 3.9.1
 2. Handrails/Balustrades to comply with BCA V2 Part 3.9.2
 3. WC Doors to comply with BCA V2 QLD 3.8.3
 4. All wet areas to comply with BCA V2 Part 3.8.1
 5. Lighting to comply with BCA V2 Part 3.8.4
 6. Ventilation to comply with BCA V2 Part 3.8.5
 7. Termite protection to comply with BCA V2 Part 3.1.3
 8. Masonry Construction to comply with BCA V2 Part 3.3
 9. All workmanship and materials to comply with all relevant Australian Standards and the Building Code of Australia
 10. All glazing in buildings to comply with the requirements of Part 3.6 BCA Housing Provision and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion
 11. Toilet swing doors are to open outwards or be fitted with lift off hinges in accordance with Part 3.8.3.3 of BCA Housing Provision

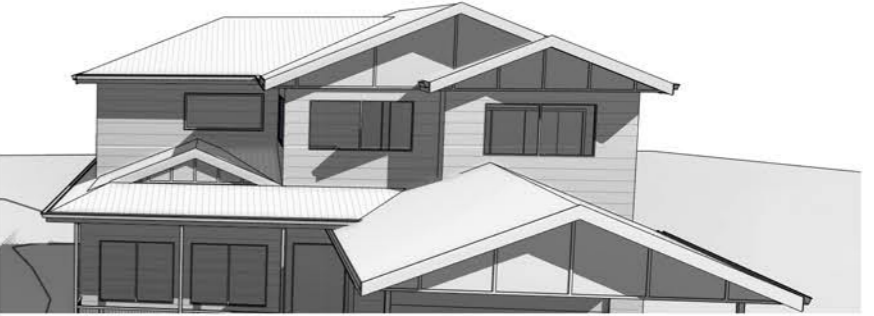


LEGEND:

- NEW STEEL BEAM
- NEW STEEL PFC BEAM
- 75x75 SHS POST
- BEARER AS PER FRAMING PLAN
- STUD WALL
- BLOCKWORK WALL

NOTE: ALL WINDOW AND SLIDING DOOR SIZES ARE HEIGHT x WIDTH

- SW SLIDING WINDOW
- FD FRENCH DOOR
- LVR LOUVRE WINDOW
- FX FIXED WINDOW
- SD SLIDING DOOR
- AW AWNING WINDOW
- DH DOUBLE HUNG
- GB GLASS BRICKS
- C CASEMENT
- OBS OBSCURE GLASS



2 PROPOSED LOWER FLOOR PLAN
1 : 100

PRELIMINARY

dp Designer Planning
P: 3087 5332
E: info@designerplanning.com.au
W: www.designerplanning.com.au

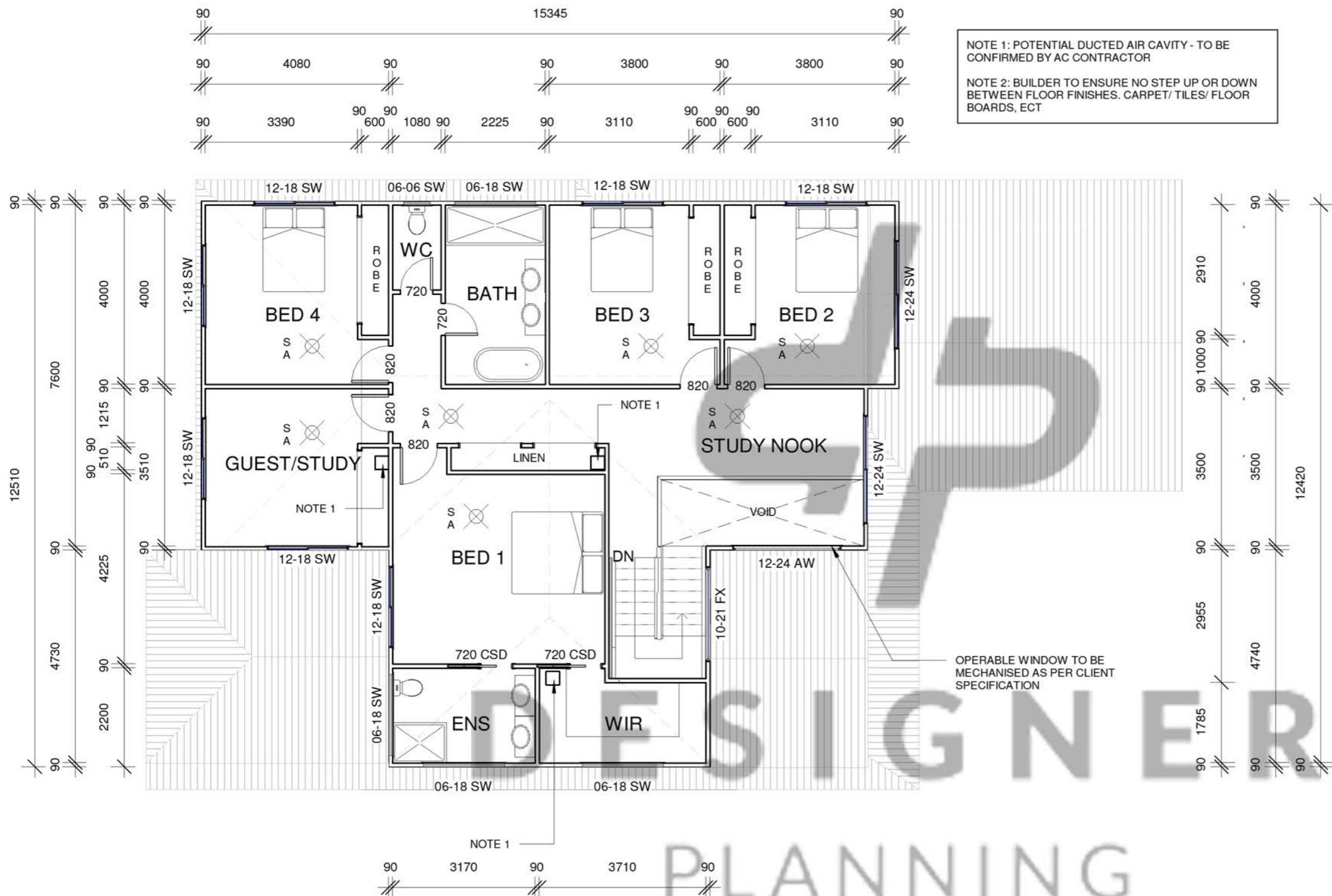
ISSUE	DESCRIPTION	DATE	AUTHOR
1D	REVISED FLOOR PLANS	31-07-2018	KD
2F	REVISED ELEVATIONS	05-07-2019	TM

PROJECT:
CLIENT:
SITE ADDRESS:

PAGE No: A002
DWG BY: TM CHECKED BY: KD
SCALE: 1 : 100
JOB No: 18-173
© copyright Designer Planning
QBSA License No. 1173055 ABN: 51 138 710 880

All design, construction methods and materials to be in accordance with:
- The Building Code of Australia (BCA);
- The Queensland Development Code (QDC);
- Building Regulations;
- Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.

3D PICTORIALS ARE ARTISTIC REPRESENTATION ONLY - NOT TO BE USED FOR CONSTRUCTION PURPOSES
17/09/2019 3:06:43 PM



NOTE 1: POTENTIAL DUCTED AIR CAVITY - TO BE CONFIRMED BY AC CONTRACTOR

NOTE 2: BUILDER TO ENSURE NO STEP UP OR DOWN BETWEEN FLOOR FINISHES. CARPET/ TILES/ FLOOR BOARDS, ECT

- COMPLIANCE NOTES:**
1. Stairs are to comply with BCA V2 Part 3.9.1
 2. Handrails/Balustrades to comply with BCA V2 Part 3.9.2
 3. WC Doors to comply with BCA V2 QLD 3.8.3
 4. All wet areas to comply with BCA V2 Part 3.8.1
 5. Lighting to comply with BCA V2 Part 3.8.4
 6. Ventilation to comply with BCA V2 Part 3.8.5
 7. Termite protection to comply with BCA V2 Part 3.1.3
 8. Masonry Construction to comply with BCA V2 Part 3.3
 9. All workmanship and materials to comply with all relevant Australian Standards and the Building Code of Australia
 10. All glazing in buildings to comply with the requirements of Part 3.6 BCA Housing Provision and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion
 11. Toilet swing doors are to open outwards or be fitted with lift off hinges in accordance with Part 3.8.3.3 of BCA Housing Provision

LEGEND:

- NEW STEEL BEAM
- NEW STEEL PFC BEAM
- 75x75 SHS POST
- BEARER AS PER FRAMING PLAN
- STUD WALL
- BLOCKWORK WALL

NOTE: ALL WINDOW AND SLIDING DOOR SIZES ARE HEIGHT x WIDTH

- SW SLIDING WINDOW
- FD FRENCH DOOR
- LVR LOUVRE WINDOW
- FX FIXED WINDOW
- SD SLIDING DOOR
- AW AWNING WINDOW
- DH DOUBLE HUNG
- GB GLASS BRICKS
- C CASEMENT
- OBS OBSCURE GLASS



3 PROPOSED UPPER FLOOR PLAN
1 : 100

dp Designer Planning
P: 3087 5332
E: info@designerplanning.com.au
W: www.designerplanning.com.au

ISSUE	DESCRIPTION	DATE	AUTHOR
1D	REVISED FLOOR PLANS	31-07-2018	KD
2F	REVISED ELEVATIONS	05-07-2019	TM

PROJECT:
CLIENT:
SITE ADDRESS:

PAGE No: A003

DWG BY: TM CHECKED BY: KD

SCALE: 1 : 100

JOB No: 18-173

© copyright Designer Planning
QBSA License No. 1173055 ABN: 51 138 710 880

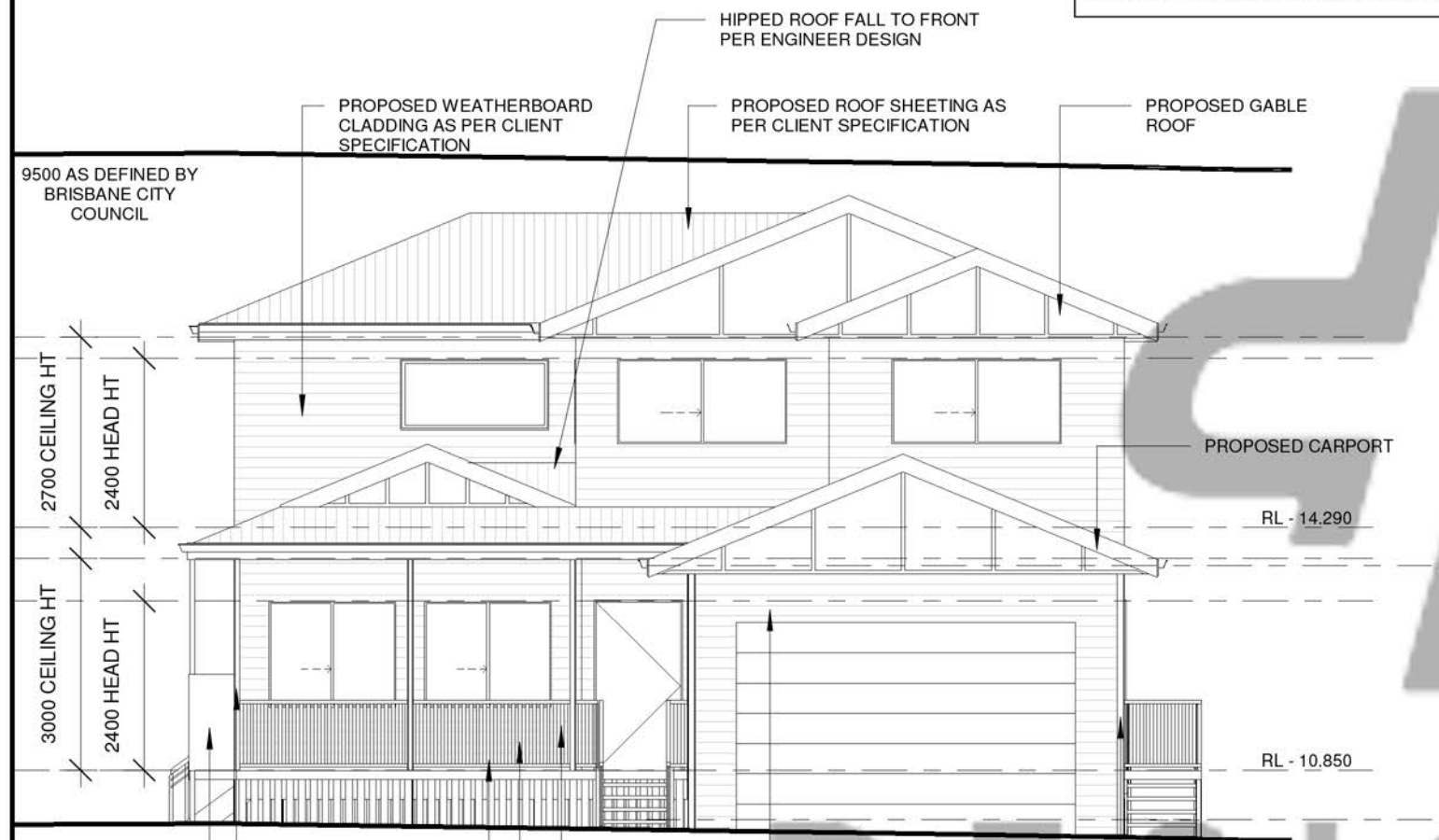
All design, construction methods and materials to be in accordance with:
- The Building Code of Australia (BCA);
- The Queensland Development Code (QDC);
- Building Regulations;
- Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.

3D PICTORIALS ARE ARTISTIC REPRESENTATION ONLY - NOT TO BE USED FOR CONSTRUCTION PURPOSES

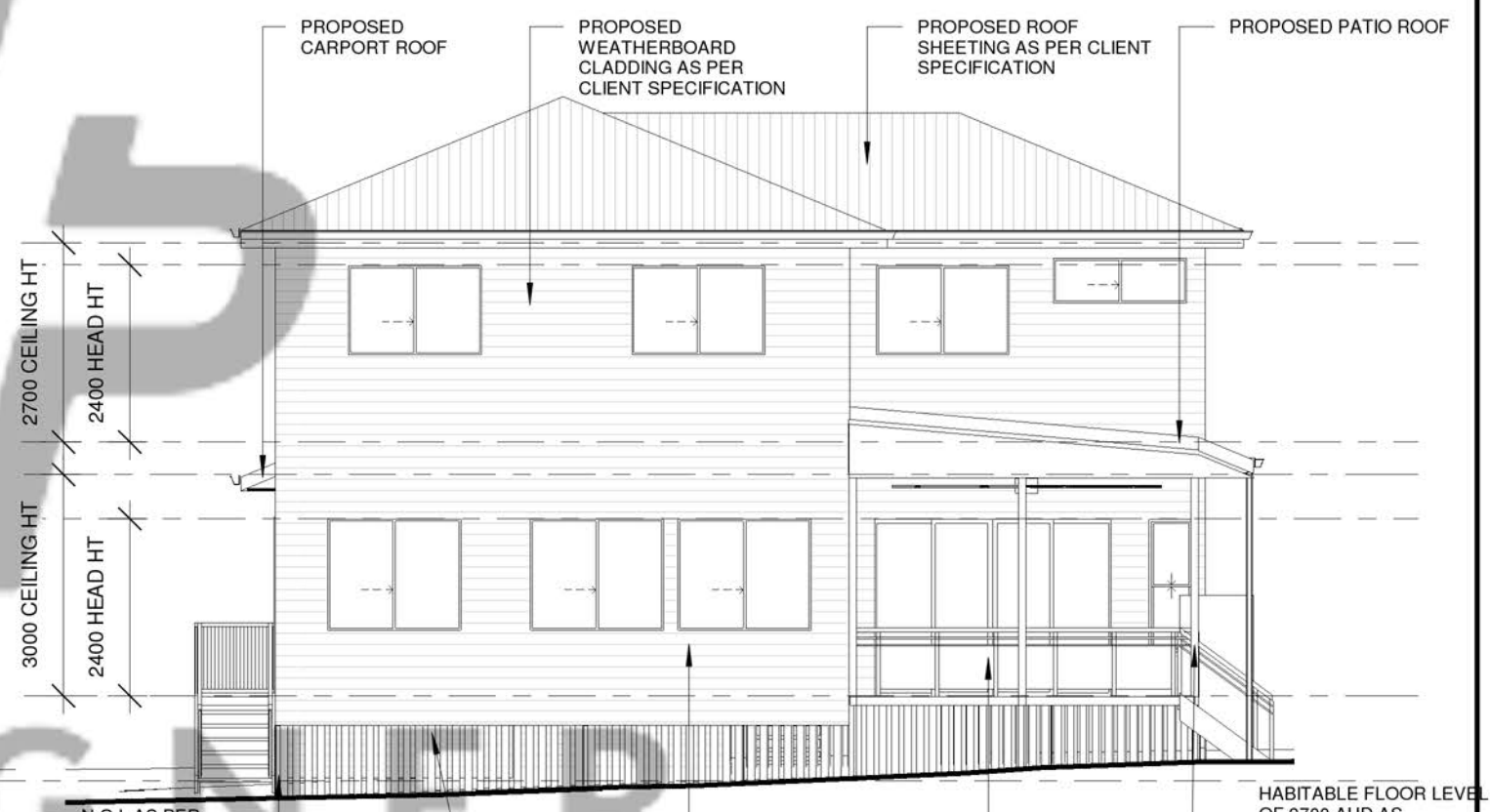
17/09/2019 3:06:45 PM

- COMPLIANCE NOTES:**
1. Stairs are to comply with BCA V2 Part 3.9.1
 2. Handrails/Balustrades to comply with BCA V2 Part 3.9.2
 3. WC Doors to comply with BCA V2 QLD 3.8.3
 4. All wet areas to comply with BCA V2 Part 3.8.1
 5. Lighting to comply with BCA V2 Part 3.8.4
 6. Ventilation to comply with BCA V2 Part 3.8.5
 7. Termite protection to comply with BCA V2 Part 3.1.3
 8. Masonry Construction to comply with BCA V2 Part 3.3
 9. All workmanship and materials to comply with all relevant Australian Standards and the Building Code of Australia
 10. All glazing in buildings to comply with the requirements of Part 3.6 BCA Housing Provision and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion
 11. Toilet swing doors are to open outwards or be fitted with lift off hinges in accordance with Part 3.8.3.3 of BCA Housing Provision

NOTES - BUILDING RELATIVE LEVEL'S ARE APPROXIMATE ONLY. HEIGHTS SHOULD BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH ENGINEERING DESIGN PLANS FOR SUB-FLOOR CAVITIES CONSIDERATIONS.



4 FRONT ELEVATION
1 : 100



5 REAR ELEVATION
1 : 100

PRELIMINARY

dp Designer Planning
 P: 3087 5332
 E: info@designerplanning.com.au
 W: www.designerplanning.com.au

ISSUE	DESCRIPTION	DATE	AUTHOR
1D	REVISED FLOOR PLANS	31-07-2018	KD
2F	REVISED ELEVATIONS	05-07-2019	TM

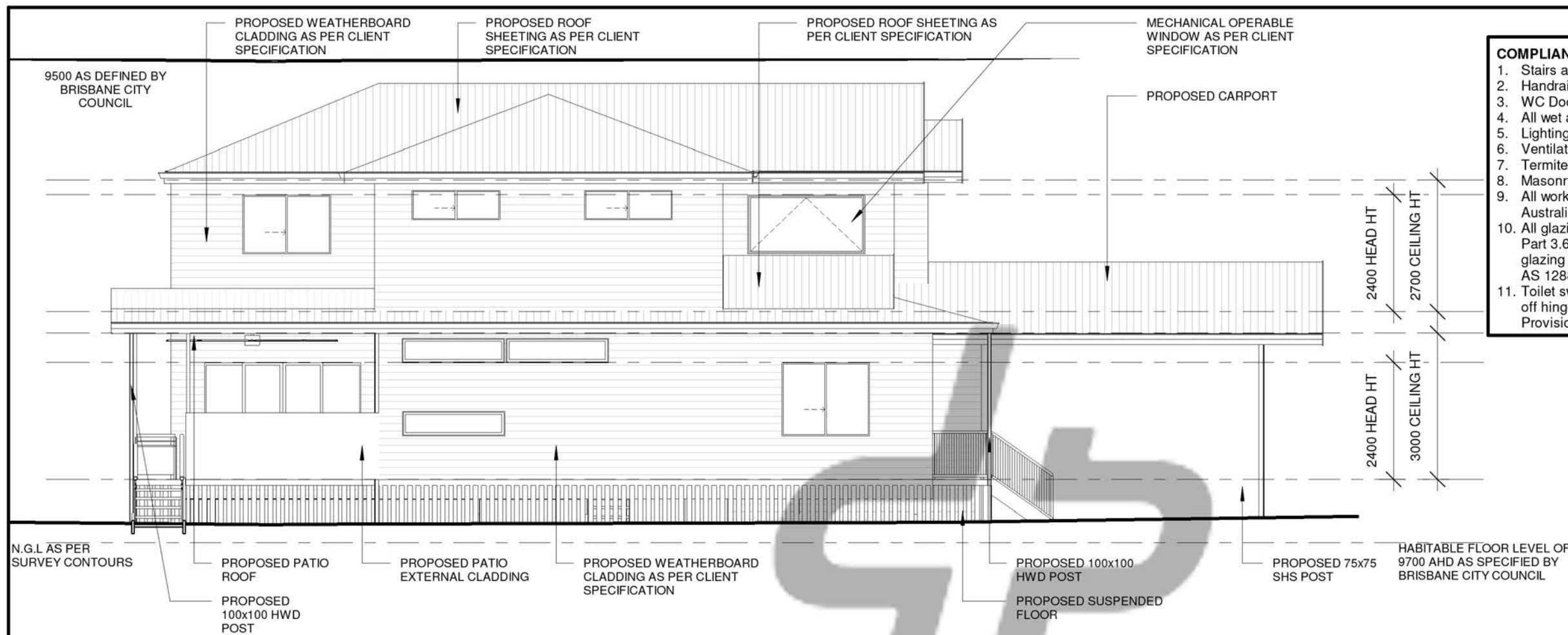
PROJECT:

CLIENT:
SITE ADDRESS:

PAGE No:	A004		
DWG BY:	TM	CHECKED BY:	KD
SCALE:	1 : 100		
JOB No:	18-173		
© copyright Designer Planning QBSA License No. 1173055 ABN: 51 138 710 880			

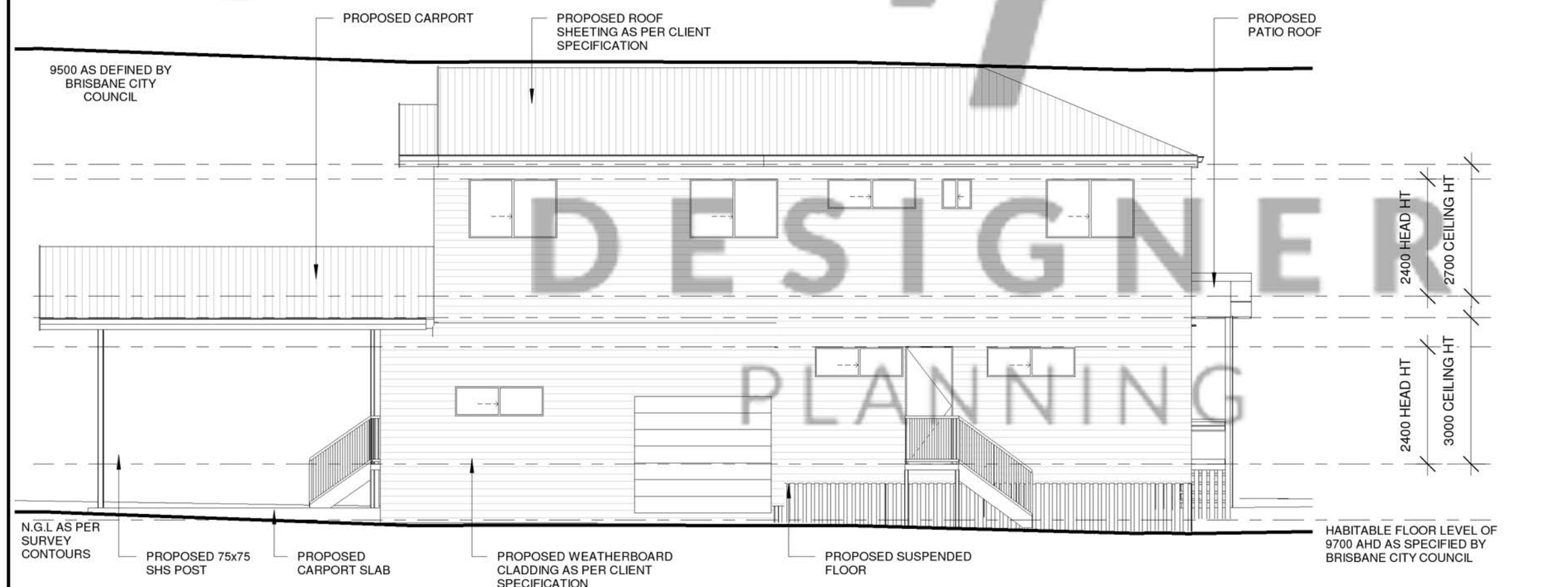
All design, construction methods and materials to be in accordance with:
 - The Building Code of Australia (BCA);
 - The Queensland Development Code (QDC);
 - Building Regulations;
 - Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.

17/09/2019 3:06:46 PM



- COMPLIANCE NOTES:**
1. Stairs are to comply with BCA V2 Part 3.9.1
 2. Handrails/Balustrades to comply with BCA V2 Part 3.9.2
 3. WC Doors to comply with BCA V2 QLD 3.8.3
 4. All wet areas to comply with BCA V2 Part 3.8.1
 5. Lighting to comply with BCA V2 Part 3.8.4
 6. Ventilation to comply with BCA V2 Part 3.8.5
 7. Termite protection to comply with BCA V2 Part 3.1.3
 8. Masonry Construction to comply with BCA V2 Part 3.3
 9. All workmanship and materials to comply with all relevant Australian Standards and the Building Code of Australia
 10. All glazing in buildings to comply with the requirements of Part 3.6 BCA Housing Provision and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion
 11. Toilet swing doors are to open outwards or be fitted with lift off hinges in accordance with Part 3.8.3.3 of BCA Housing Provision

6 LEFT-SIDE ELEVATION
1 : 100



7 RIGHT-SIDE ELEVATION
1 : 100
PRELIMINARY

dp Designer Planning
P: 3087 5332
E: info@designerplanning.com.au
W: www.designerplanning.com.au

ISSUE	DESCRIPTION	DATE	AUTHOR
1D	REVISED FLOOR PLANS	31-07-2018	KD
2F	REVISED ELEVATIONS	05-07-2019	TM

PROJECT:

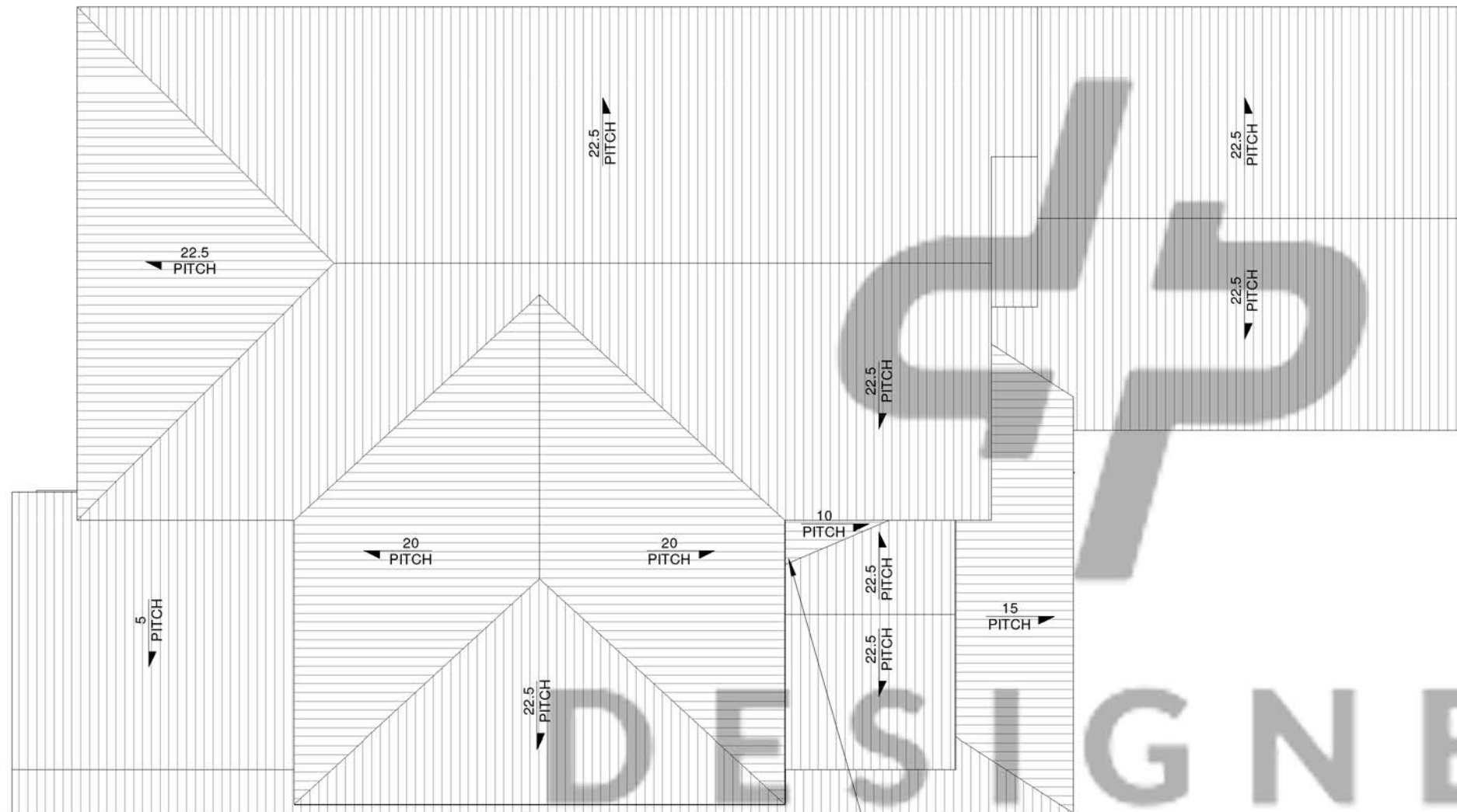
CLIENT:
SITE ADDRESS:

PAGE No: A005
DWG BY: TM CHECKED BY: KD
SCALE: 1 : 100
JOB No: 18-173
© copyright Designer Planning
QBSA License No. 1173055 ABN: 51 138 710 880

All design, construction methods and materials to be in accordance with:
- The Building Code of Australia (BCA);
- The Queensland Development Code (QDC);
- Building Regulations;
- Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.

COMPLIANCE NOTES:

1. Stairs are to comply with BCA V2 Part 3.9.1
2. Handrails/Balustrades to comply with BCA V2 Part 3.9.2
3. WC Doors to comply with BCA V2 QLD 3.8.3
4. All wet areas to comply with BCA V2 Part 3.8.1
5. Lighting to comply with BCA V2 Part 3.8.4
6. Ventilation to comply with BCA V2 Part 3.8.5
7. Termite protection to comply with BCA V2 Part 3.1.3
8. Masonry Construction to comply with BCA V2 Part 3.3
9. All workmanship and materials to comply with all relevant Australian Standards and the Building Code of Australia
10. All glazing in buildings to comply with the requirements of Part 3.6 BCA Housing Provision and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion
11. Toilet swing doors are to open outwards or be fitted with lift off hinges in accordance with Part 3.8.3.3 of BCA Housing Provision



HIP ROOF TO FALL AS PER ENGINEER DESIGN

DESIGNER
PLANNING

	NEW STEEL PFC BEAM
	75x75 SHS POST
	BEARER AS PER FRAMING PLAN
	STUD WALL
	BLOCKWORK WALL

NOTE: ALL WINDOW AND SLIDING DOOR SIZES ARE HEIGHT x WIDTH

SW	SLIDING WINDOW
FD	FRENCH DOOR
LVR	LOUVRE WINDOW
FX	FIXED WINDOW
SD	SLIDING DOOR
AW	AWNING WINDOW
DH	DOUBLE HUNG
GB	GLASS BRICKS
C	CASEMENT
OBS	OBSCURE GLASS

PRELIMINARY

dp Designer Planning
 P: 3087 5332
 E: info@designerplanning.com.au
 W: www.designerplanning.com.au

ISSUE	DESCRIPTION	DATE	AUTHOR
1D	REVISED FLOOR PLANS	31-07-2018	KD
2F	REVISED ELEVATIONS	05-07-2019	TM

PROJECT:

CLIENT:
SITE ADDRESS:

PAGE No: A005A

DWG BY: TM CHECKED BY: KD

SCALE: 1 : 100

JOB No: 18-173

© copyright Designer Planning
QBSA License No. 1173055 ABN: 51 138 710 880

All design, construction methods and materials to be in accordance with:
 - The Building Code of Australia (BCA);
 - The Queensland Development Code (QDC);
 - Building Regulations;
 - Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.

Window Schedule

Mark	Location	Width	Height	Material	Glazing	Type
W001	RUMPUS	1800	1500	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W002	RUMPUS	1800	1500	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W003	RUMPUS	1800	1500	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W005	KITCHEN	2100	500	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	FIXED WINDOW
W006	KITCHEN	600	1800	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	DOUBLE HEIGHT
W007	LIVING	1800	1500	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W008	LIVING	1800	1500	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W009	STUDY	1800	1500	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W010	BATH	1800	600	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W011	L'DRY	1800	600	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W012	GARAGE	1800	600	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W013	BED 2	2400	1200	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W014	STUDY NOOK	2400	1200	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W015	STUDY NOOK	2400	1200	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	AWNING
W016	STAIR WELL	2100	1000	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	FIXED WINDOW
W017	WIR	1800	600	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W018	ENS	1800	600	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W019	ENS	1800	600	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W020	BED 1	1800	1200	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W021	GUEST/ STUDY	1800	1200	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W022	GUEST/ STUDY	1800	1200	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W023	BED 4	1800	1200	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W024	BED 4	1800	1200	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W025	WC	600	600	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W026	BATH	1800	600	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W027	BED 3	1800	1200	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW
W028	BED 2	1800	1200	AS PER CLIENT SPECIFICATION	AS PER CLIENT SPECIFICATION	SLIDING WINDOW

Door Schedule

Mark	Location	Height	Width	Finish	Comments
D001	ENTRY	2400	1200	AS PER CLIENT SPECIFICATION	
D002	KITCHEN	2400	3200	AS PER CLIENT SPECIFICATION	
D003	LIVING	2400	3200	AS PER CLIENT SPECIFICATION	
D004	L'DRY	2400	920	AS PER CLIENT SPECIFICATION	
D005	RUMPAS	2400	720	AS PER CLIENT SPECIFICATION	
D006	STORE	2400	920	AS PER CLIENT SPECIFICATION	
D007	P'TRY	2400	720	AS PER CLIENT SPECIFICATION	
D008	STUDY	2400	820	AS PER CLIENT SPECIFICATION	
D009	BATH	2400	920	AS PER CLIENT SPECIFICATION	DOOR MUST BE COMPIANT TO BCA V2 3.8.3
D010	L'DRY	2400	920	AS PER CLIENT SPECIFICATION	
D011	GARAGE	2400	820	AS PER CLIENT SPECIFICATION	
D012	GARAGE	2400	2800	AS PER CLIENT SPECIFICATION	
D013	GARAGE	3000	4800	AS PER CLIENT SPECIFICATION	
D014	BED 2	2400	820	AS PER CLIENT SPECIFICATION	
D015	WIR	2400	720	AS PER CLIENT SPECIFICATION	
D016	ENS	2400	720	AS PER CLIENT SPECIFICATION	DOOR MUST BE COMPIANT TO BCA V2 3.8.3
D017	BED 1	2400	820	AS PER CLIENT SPECIFICATION	
D018	GUEST/ STUDY	2400	820	AS PER CLIENT SPECIFICATION	
D019	BED 4	2400	820	AS PER CLIENT SPECIFICATION	
D020	WC	2400	720	AS PER CLIENT SPECIFICATION	
D021	BATH	2400	720	AS PER CLIENT SPECIFICATION	DOOR MUST BE COMPIANT TO BCA V2 3.8.3
D022	BED 3	2400	820	AS PER CLIENT SPECIFICATION	

Grand total: 22

COMPLIANCE NOTES:

1. Stairs are to comply with BCA V2 Part 3.9.1
2. Handrails/Balustrades to comply with BCA V2 Part 3.9.2
3. WC Doors to comply with BCA V2 QLD 3.8.3
4. All wet areas to comply with BCA V2 Part 3.8.1
5. Lighting to comply with BCA V2 Part 3.8.4
6. Ventilation to comply with BCA V2 Part 3.8.5
7. Termite protection to comply with BCA V2 Part 3.1.3
8. Masonry Construction to comply with BCA V2 Part 3.3
9. All workmanship and materials to comply with all relevant Australian Standards and the Building Code of Australia
10. All glazing in buildings to comply with the requirements of Part 3.6 BCA Housing Provision and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion
11. Toilet swing doors are to open outwards or be fitted with lift off hinges in accordance with Part 3.8.3.3 of BCA Housing Provision



DESIGNER
PLANNING

OUR KNOWLEDGE IS YOUR KEY

Designer Planning

P: 3087 5332
E: info@designerplanning.com.au
W: www.designerplanning.com.au

ISSUE	DESCRIPTION	DATE
2F	REVISED ELEVATIONS	05-07-2019

PROJECT:

CLIENT:

SITE ADDRESS:

PAGE No: A005B

DWG BY: TM CHECKED BY: KD

SCALE: 1 : 100

JOB No: 18-173

© copyright Designer Planning
QBSA License No. 1173055 ABN: 51 138 710 880

All design, construction methods and materials to be in accordance with:

- The Building Code of Australia (BCA);
- The Queensland Development Code (QDC);
- Building Regulations;
- Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.

PRELIMINARY