

COMMERCIAL ALTERATIONS

ARCHITECTURAL PLANS

A.00.00	COVER SHEET
A.01.00	LOCATION PLAN
A.01.01	LOCATION PLAN
A.01.10	EXISTING SITE PLAN
A.01.11	PROPOSED SITE PLAN
A.02.00	EXISTING GROUND FLOOR PLAN
A.02.01	EXISTING FIRST FLOOR PLAN
A.02.02	EXISTING ROOF PLAN
A.02.10	EXISTING ELEVATIONS
A.02.11	EXISTING ELEVATIONS
A.03.00	GROUND FLOOR PLAN
A.03.01	FIRST FLOOR PLAN
A.03.10	ROOF PLAN
A.04.00	ELEVATIONS
A.04.01	ELEVATIONS
A.99.00	PERSPECTIVES
A.99.01	PERSPECTIVES
A.99.90	GFA CALCULATIONS

DEVELOPMENT DATA:

Address: 215 LANCASTER RD & 86 CHARLTON ST ASCOT 4007
 Council: BRISBANE CITY COUNCIL
 Lot/RP: Lot 1, RP 130513
 Area: 814SQM
 Ward: HAMILTON
 Zoning: CR2 CHARACTER (INFILL HOUSING)
 Overlays: TRADITIONAL BUILDING CHARACTER

DEVELOPMENT DATA

EXISTING
 GROUND FLOOR GFA 174SQM
 EXTERNAL DINING 42SQM

PROPOSED
 GROUND FLOOR GFA 212SQM
 EXTERNAL DINING 42SQM



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86 CHARLTON ST ASCOT
 COMMERCIAL ALTERATIONS
 COVER SHEET

scale for A3 date 07.04.2026

A.00.00



PROPOSED PROJECT
215 LANCASTER RD, ASCOT



PROPOSED PROJECT
215 LANCASTER RD, ASCOT

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COMMERCIAL ALTERATIONS
LOCATION PLAN

scale | for A3 date | 07.04.2026

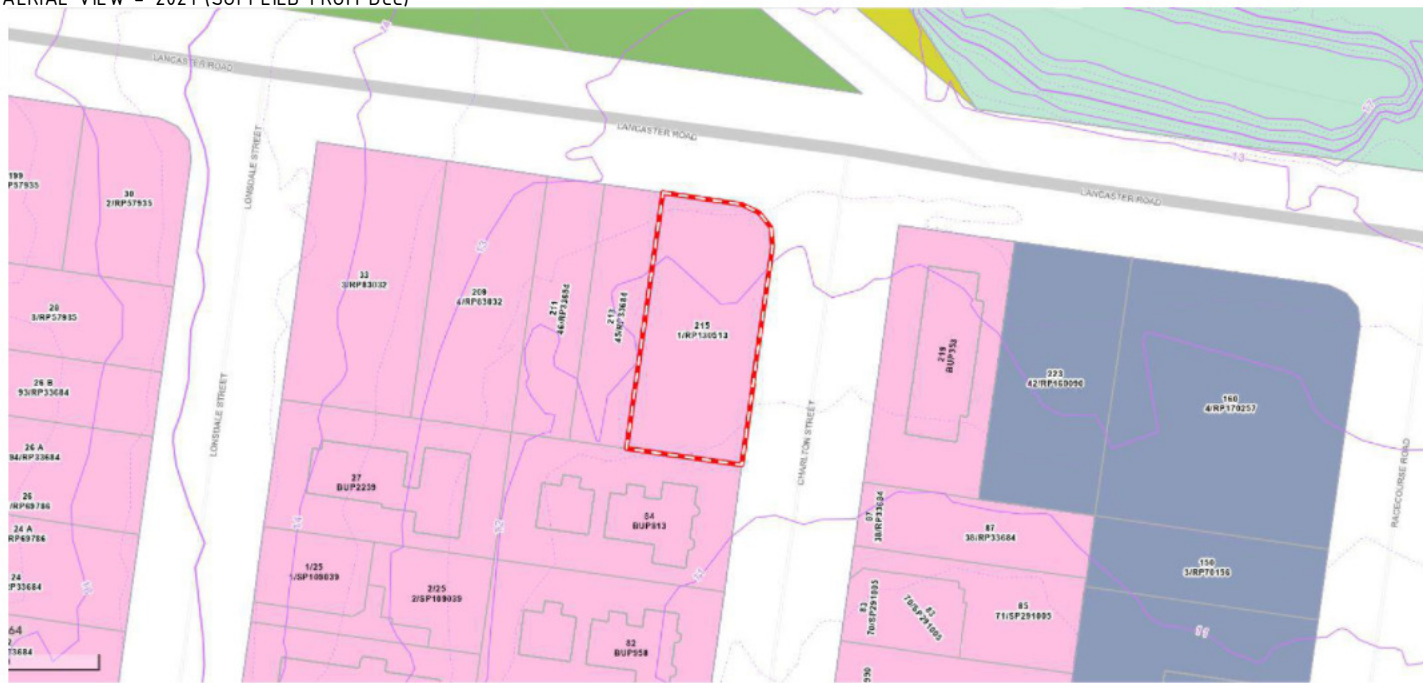
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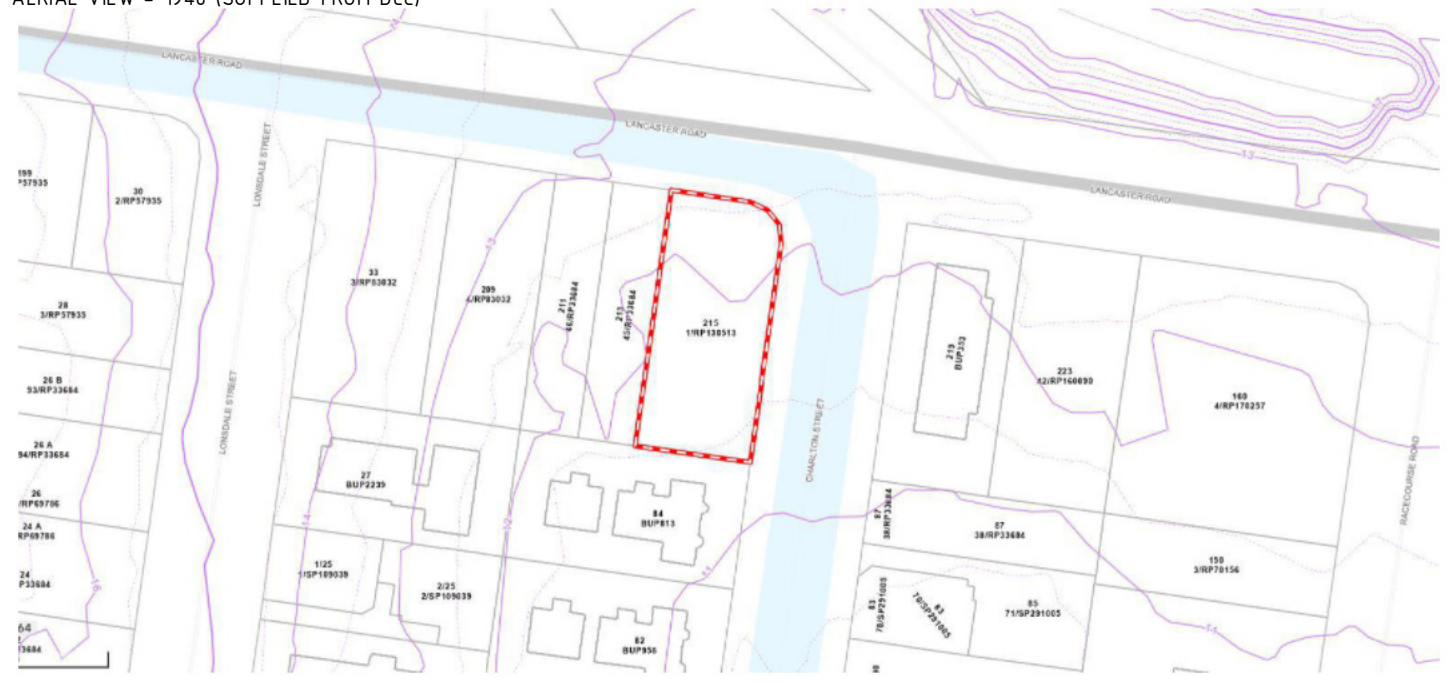
AERIAL VIEW - 2021 (SUPPLIED FROM BCC)



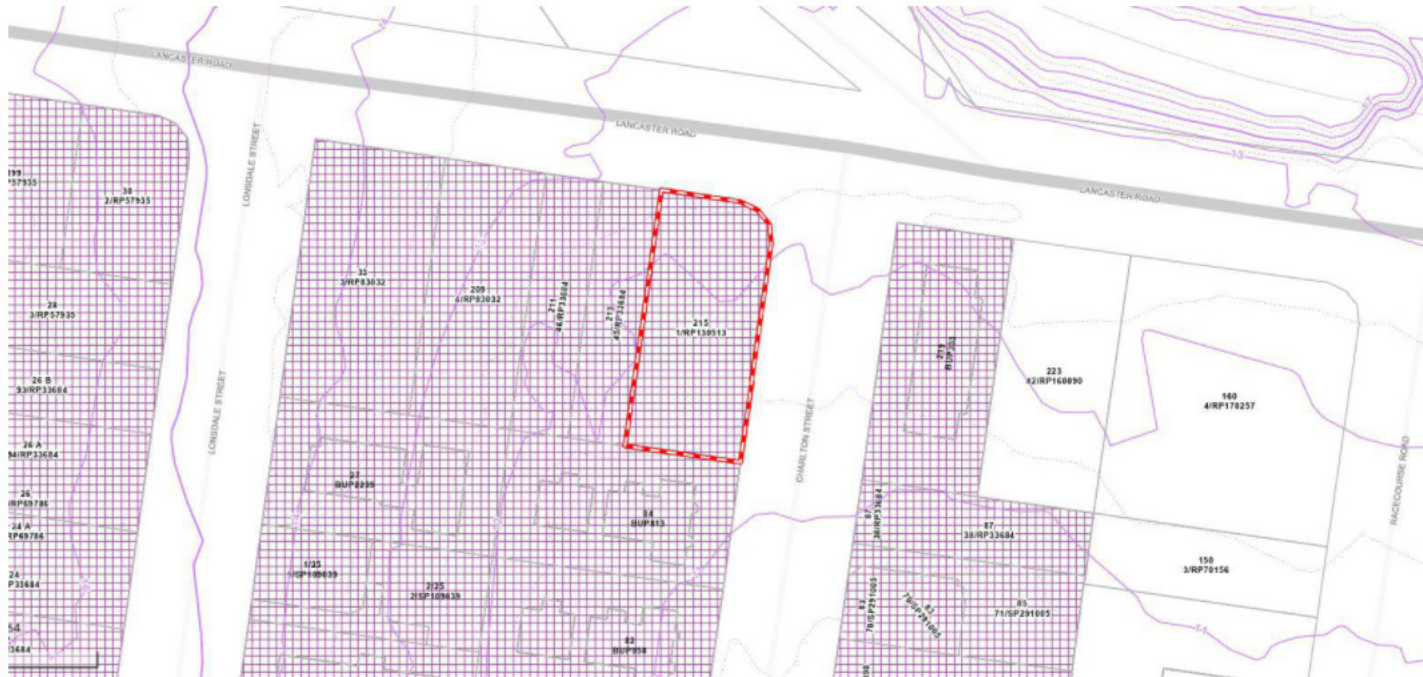
AERIAL VIEW - 1946 (SUPPLIED FROM BCC)



AERIAL VIEW - ZONES (SUPPLIED FROM BCC)



AERIAL VIEW - CONTOURS AND FLOODING (SUPPLIED FROM BCC)



AERIAL VIEW - TBC ZONES (SUPPLIED FROM BCC)

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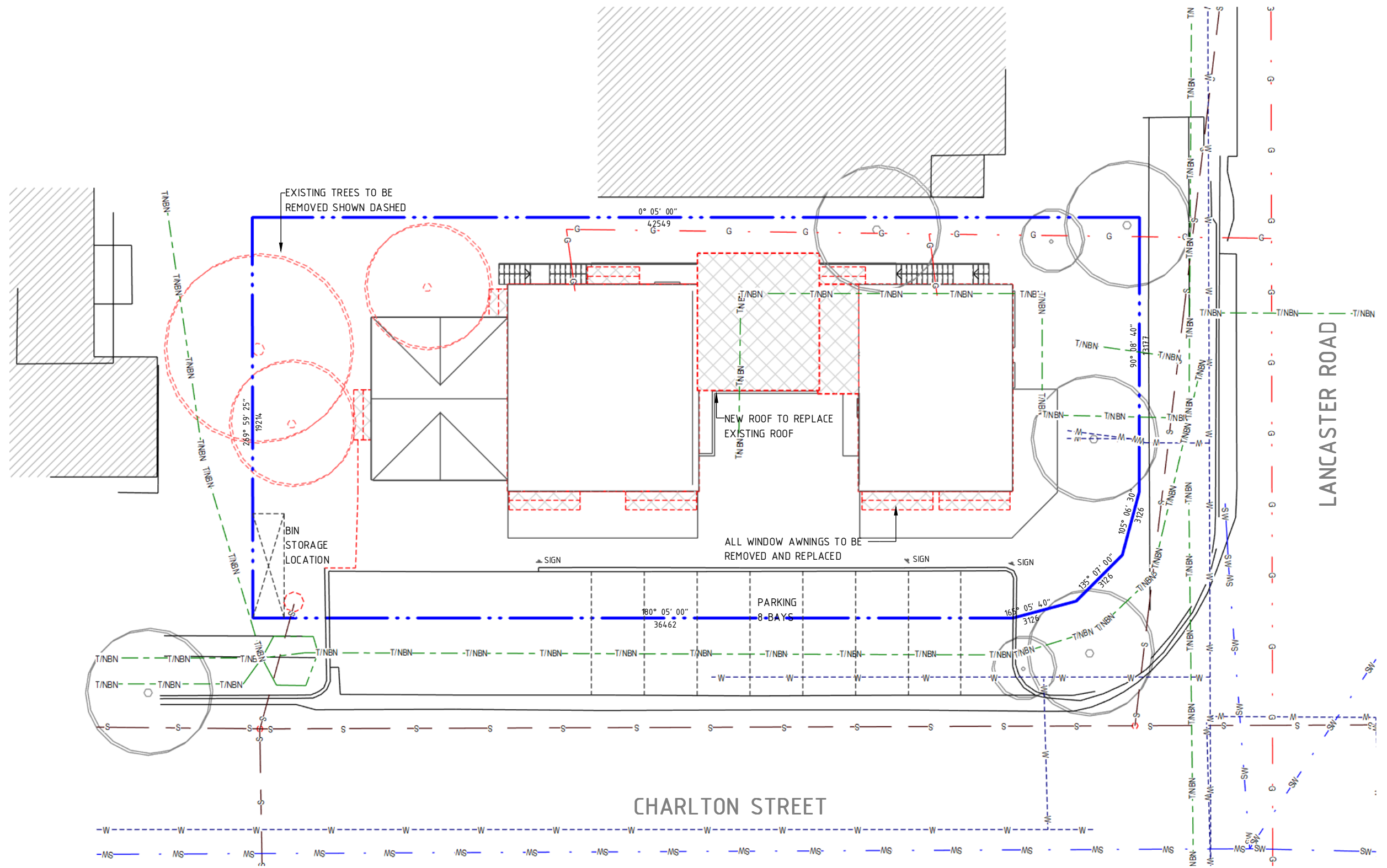
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COMMERCIAL ALTERATIONS

LOCATION PLAN

scale | for A3 date | 07.04.2026

A.01.01



EXISTING SITE PLAN

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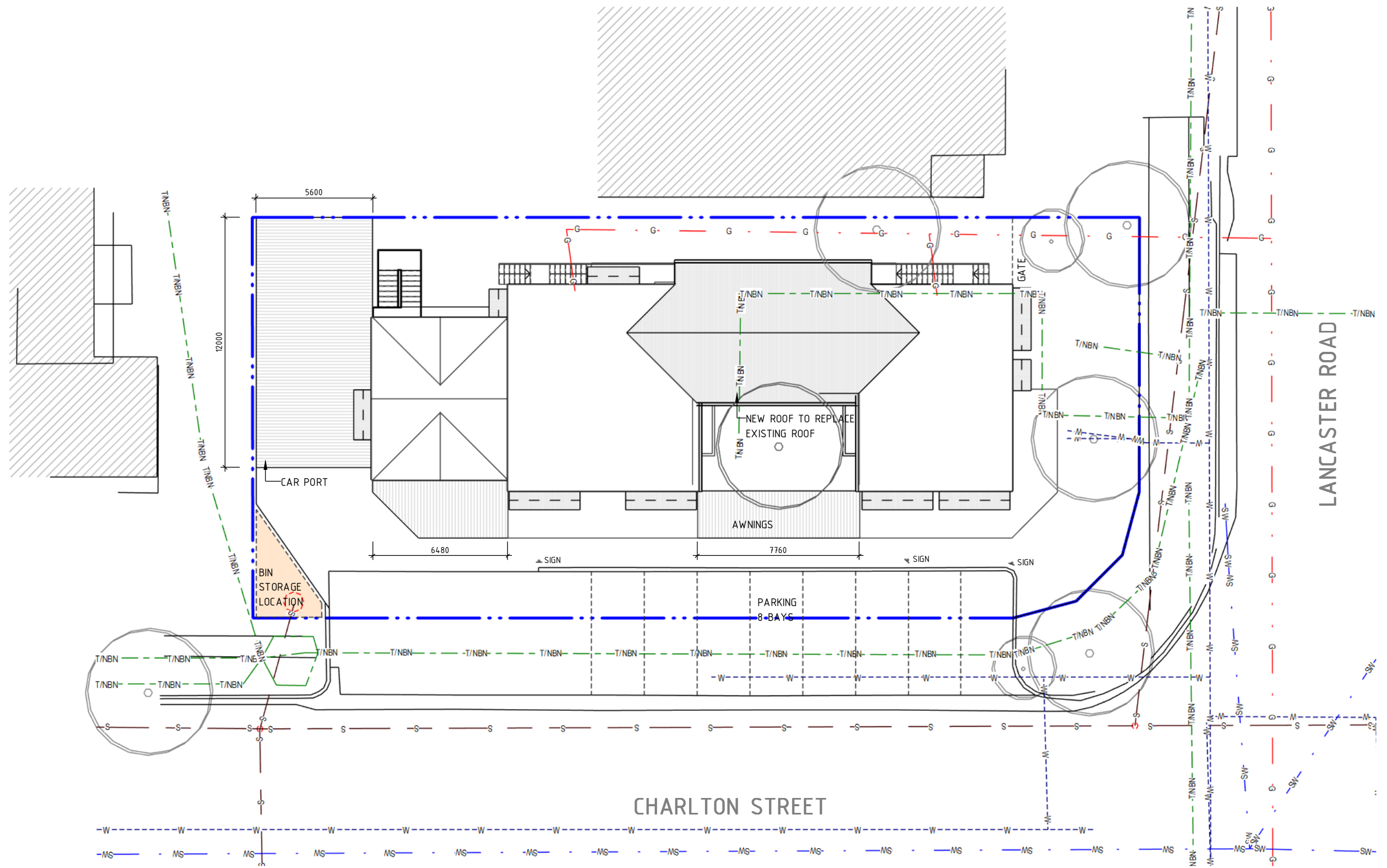
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COMMERCIAL ALTERATIONS

EXISTING SITE PLAN

scale | 1 : 200for A3 date | 07.04.2026

A.01.10



PROPOSED SITE PLAN

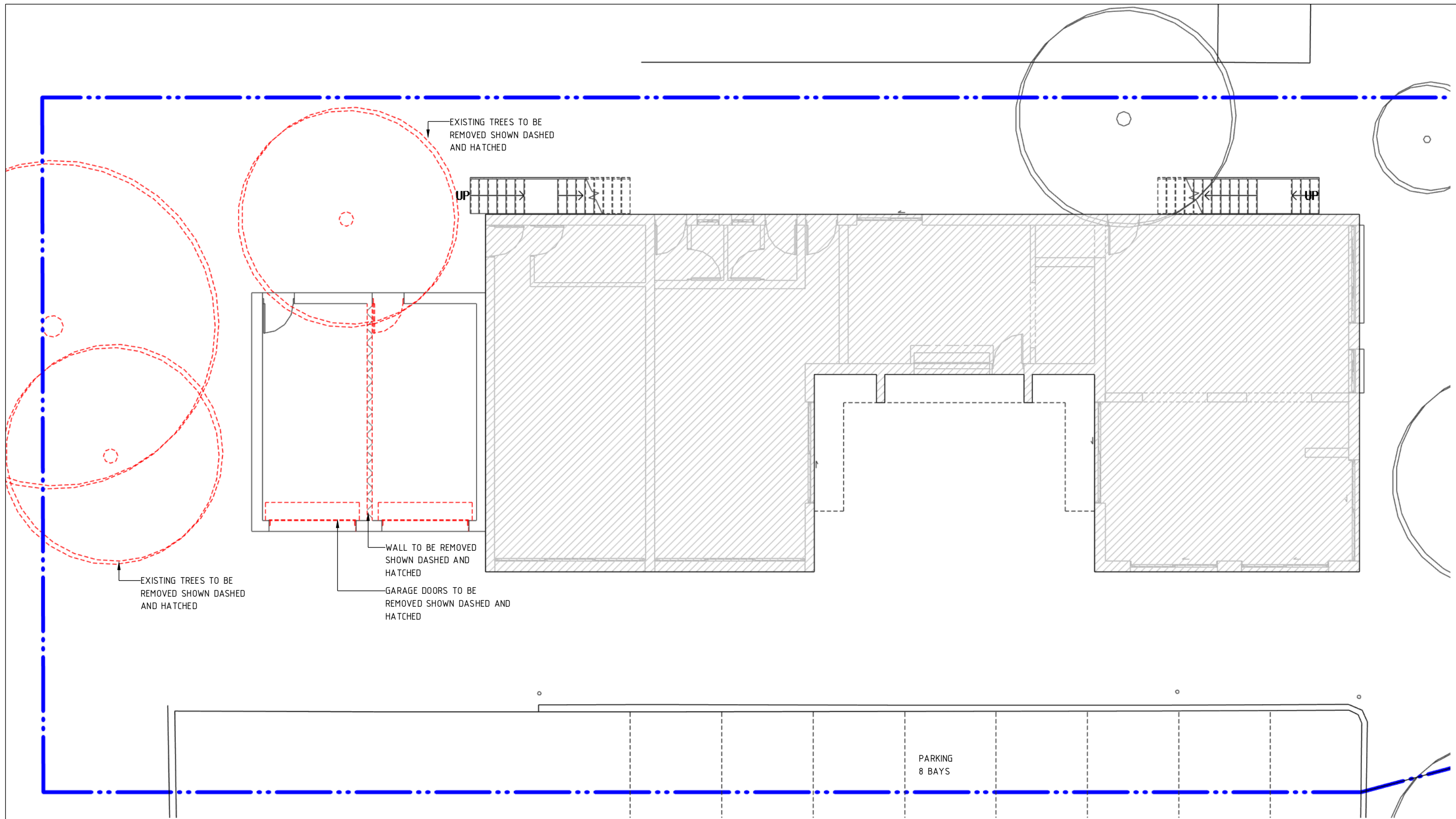
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COMMERCIAL ALTERATIONS
PROPOSED SITE PLAN

scale | 1 : 200for A3 | date | 07.04.2026

A.01.11



EXISTING GROUND FLOOR PLAN

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

CONCEPT

REV	ISSUED DETAILS	ISSUED BY	DATE

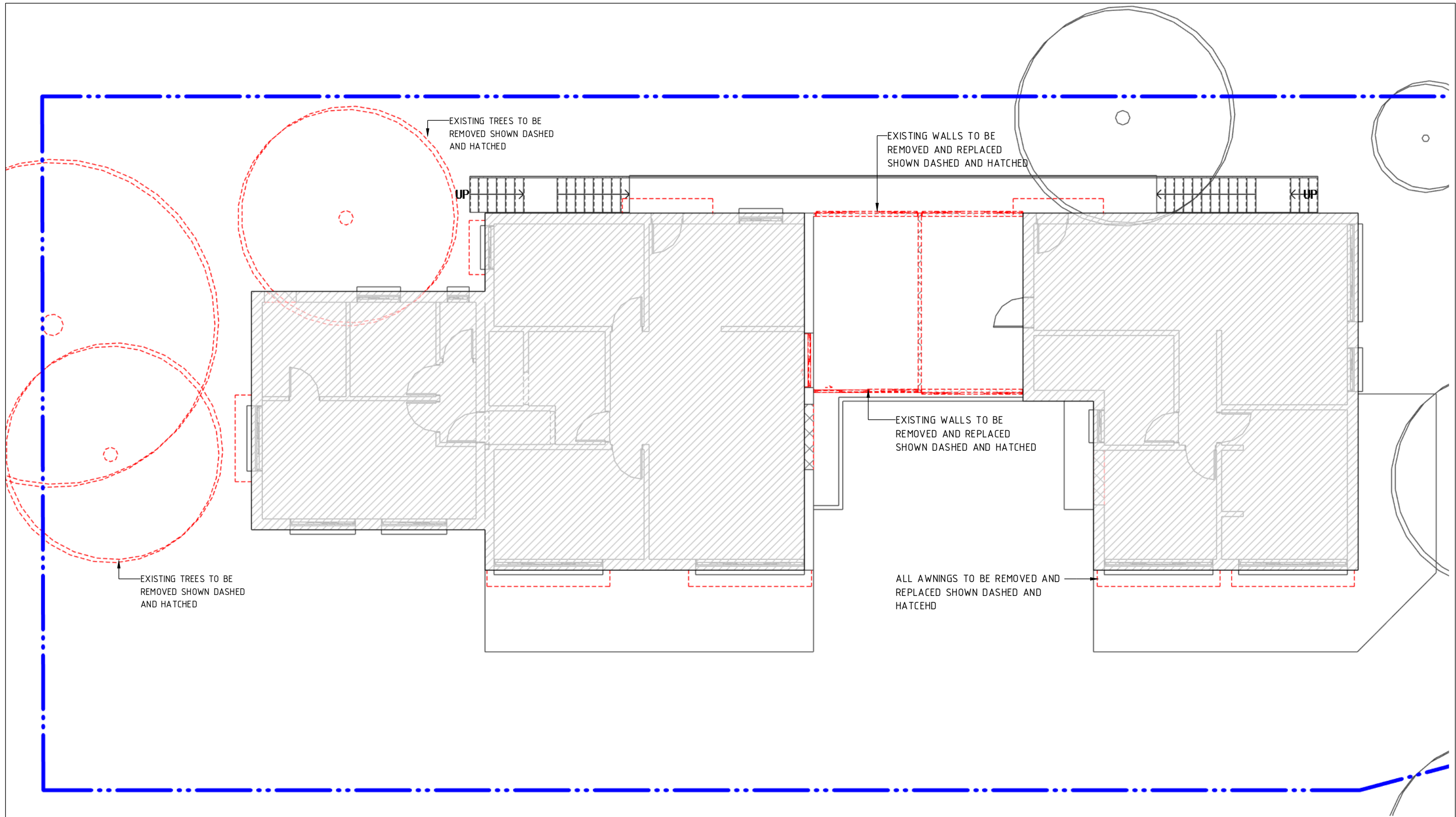
george kouparitsas architect

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DO NOT SCALE
General Note:
Builder to check and verify all dimensions, levels, etc. as noted on this/these drawings and be fully aware of any additional notes on approved copy of same drawing before commencing any setting out of works, ordering of materials, and/or construction work. All work must comply with the Building Code of Australia, Australian Standards and all other relevant authorities. All work must be carried out in the best of tradesman like manner and to the full satisfaction of the owner.

DRAWN	Author
CHECKED	Checker
APPROVED	George Kouparitsas (QLD 5162)
SCALE:	1 : 100 @A3

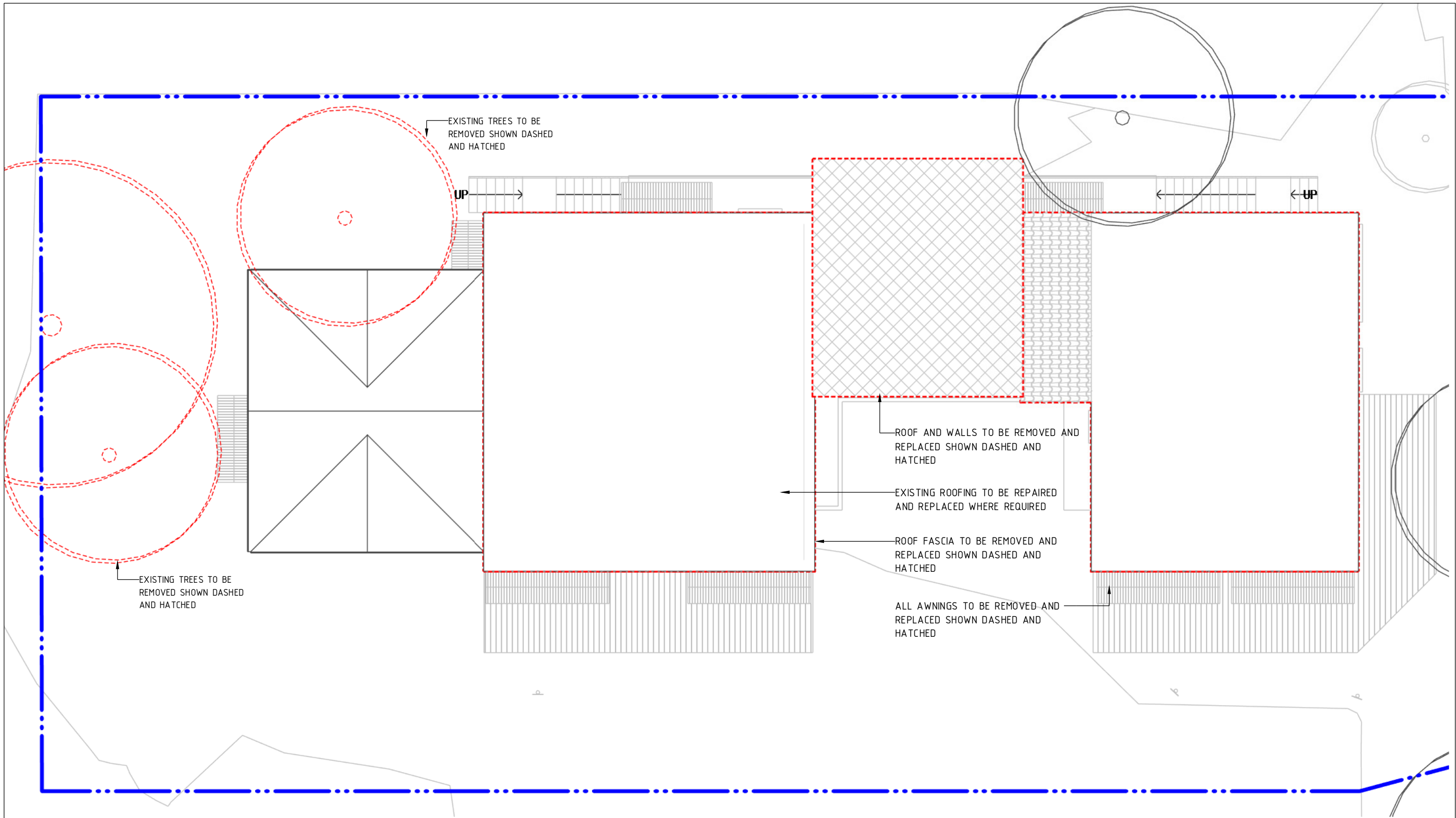
CLIENT PROJECT	COMMERCIAL ALTERATIONS 86 CHARLTON ST ASCOT Enter address here
TITLE DRAWING	EXISTING GROUND FLOOR PLAN A.02.00
REV:	



EXISTING FIRST FLOOR PLAN

CONCEPT

REV	ISSUED DETAILS	ISSUED BY	DATE	george kouparitsas architect	<div style="border: 2px solid red; padding: 5px; text-align: center;"> BCC DS RECEIVED 03/06/2026 APPLICATION REF A006953153 </div>	DO NOT SCALE <small>General Note: Builder to check and verify all dimensions, levels, etc. as noted on this/these drawings and be fully aware of any additional notes on approved copy of same drawing before commencing any setting out of works, ordering of materials, and/or construction work. All work must comply with the Building code of Australia, Australian Standards and all other relevant authorities. All work must be carried out in the best of tradesman like manner and to the full satisfaction of the owner.</small>	DRAWN Author	CLIENT PROJECT COMMERCIAL ALTERATIONS 86 CHARLTON ST ASCOT Enter address here	
							CHECKED Checker		APPROVED George Kouparitsas (QLD 5162)
							SCALE: 1 : 100 @A3	DRAWING A.02.01	REV:



EXISTING ROOF PLAN

CONCEPT

REV	ISSUED DETAILS	ISSUED BY	DATE

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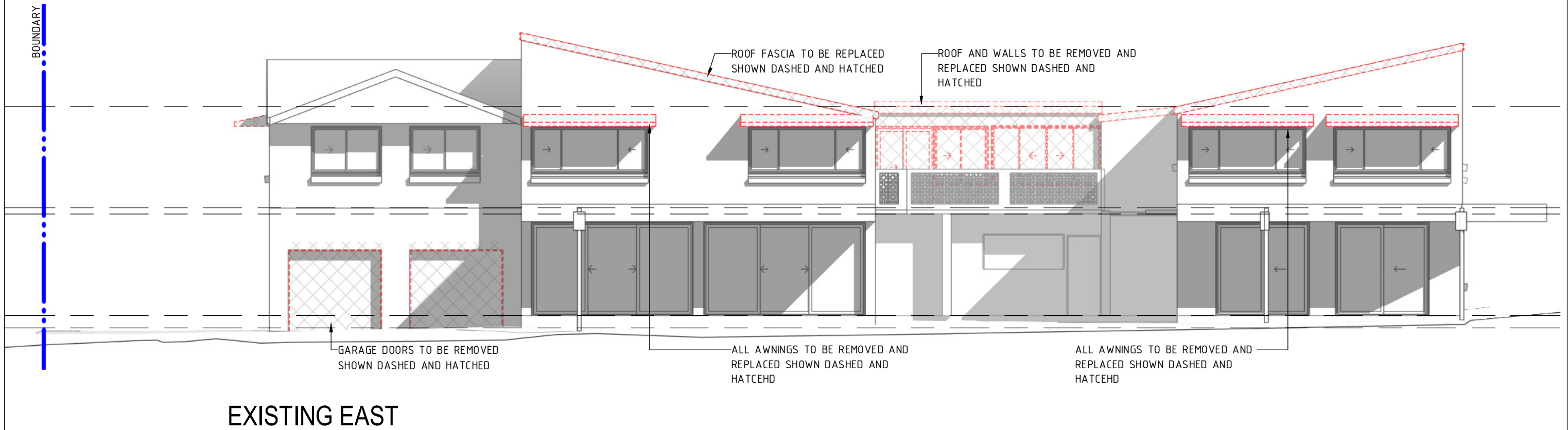
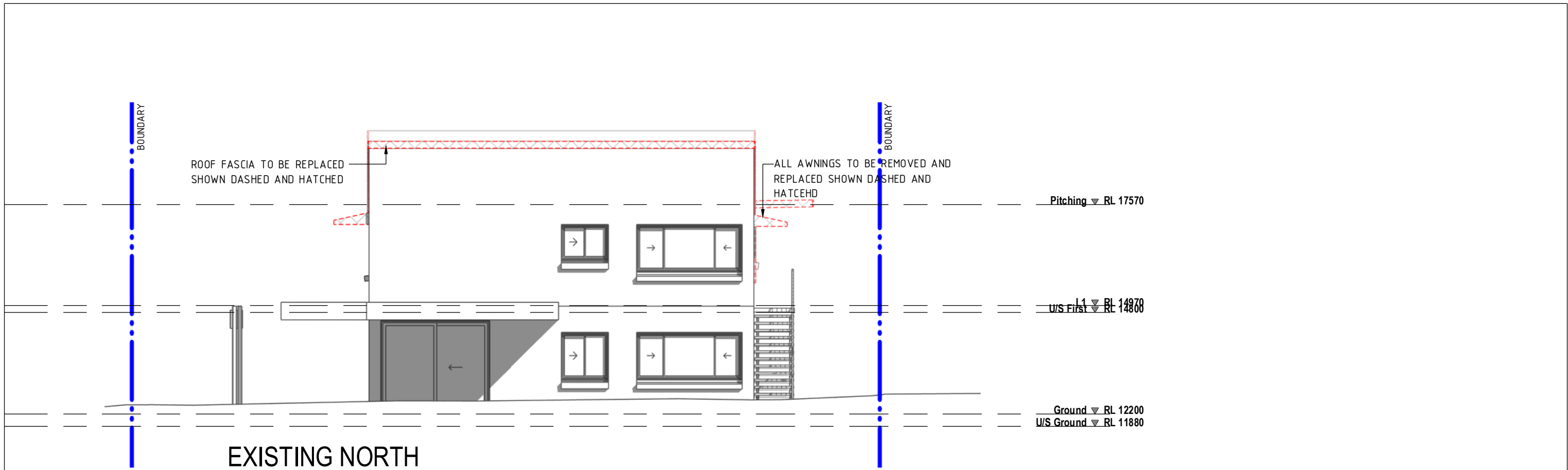
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CHECKED	Checker
APPROVED	George Kouparitsas (QLD 5162)
SCALE:	1 : 100 @A3

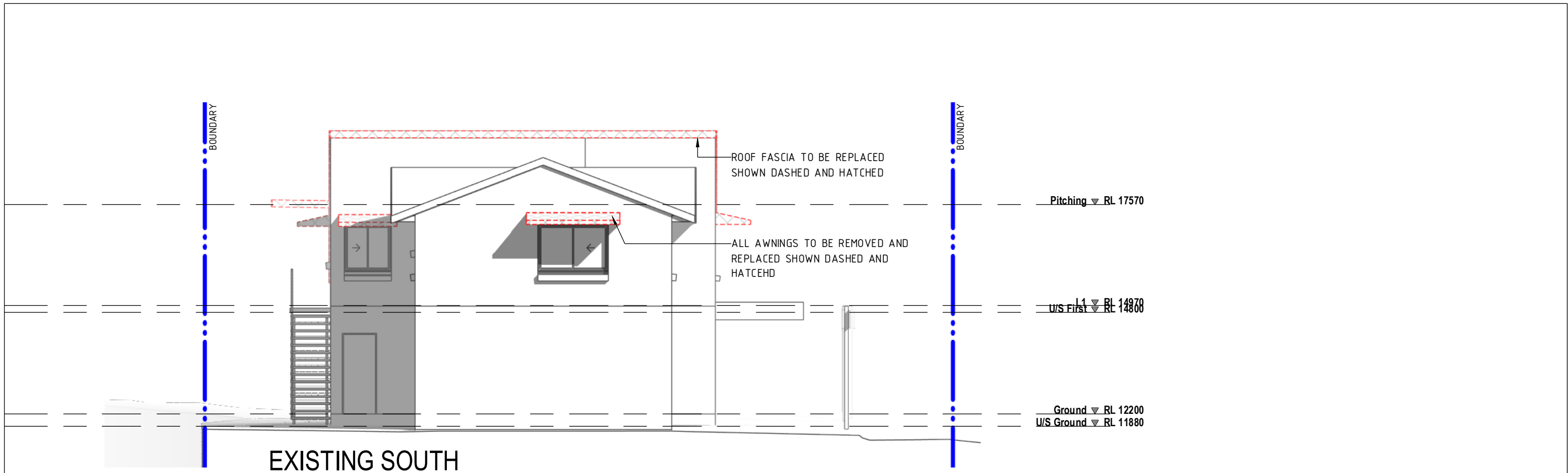
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TITLE	EXISTING ROOF PLAN
DRAWING	A.02.02

REV:

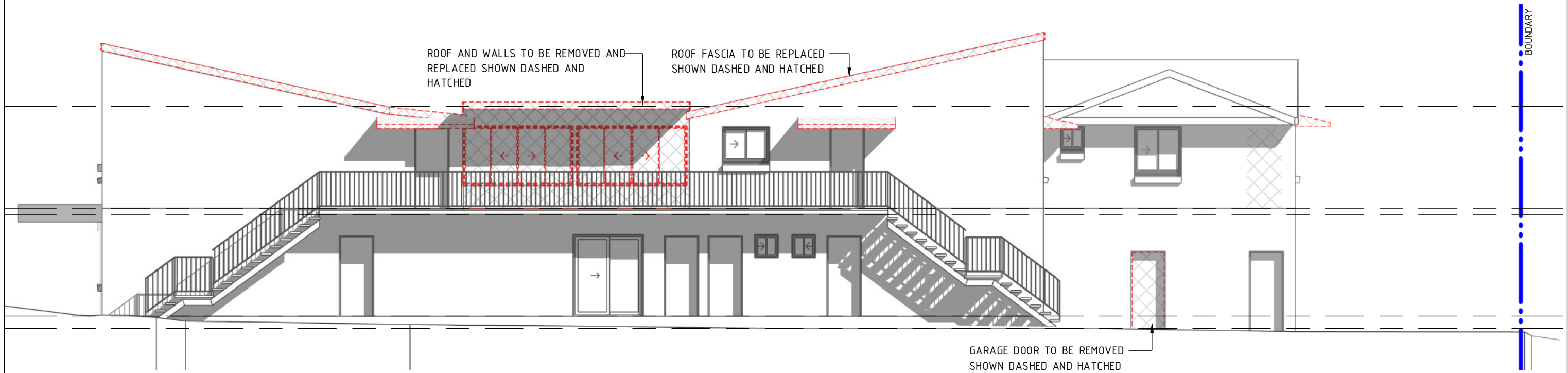


CONCEPT

REV	ISSUED DETAILS	ISSUED BY	DATE			DRAWN	Author	CLIENT	COMMERCIAL ALTERATIONS
				george kouparitsas architect <div style="border: 1px solid red; padding: 2px; display: inline-block;"> BCC DS RECEIVED 03/06/2026 APPLICATION REF A006953153 </div>		CHECKED	Checker	PROJECT	86 CHARLTON ST ASCOT
						APPROVED	George Kouparitsas (QLD 5162)	TITLE	EXISTING ELEVATIONS
						SCALE:	1 : 100 @A3	DRAWING	A.02.10
									REV:



EXISTING SOUTH



EXISTING WEST

CONCEPT

REV	ISSUED DETAILS	ISSUED BY	DATE

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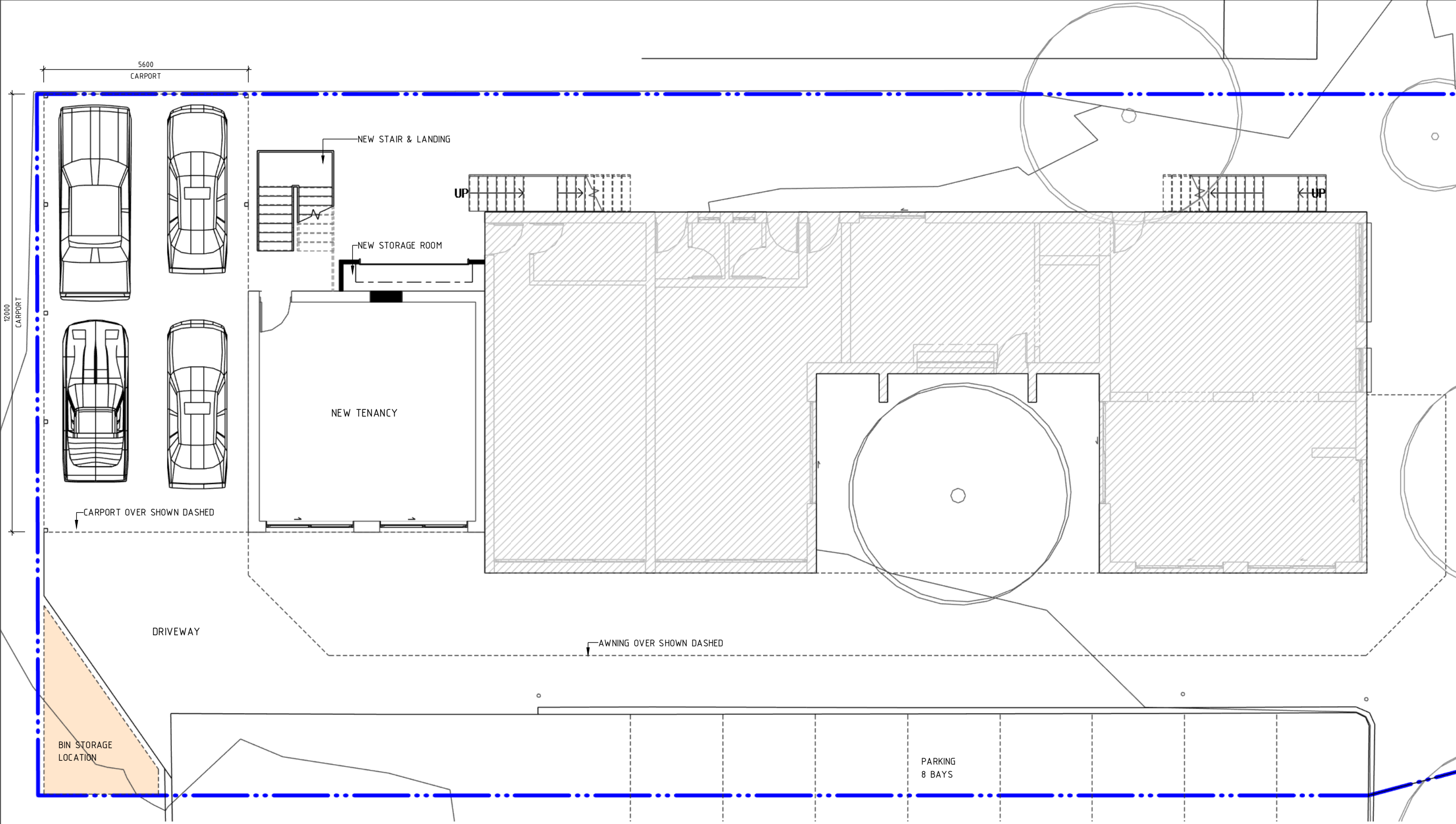
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DRAWN	Author
CHECKED	Checker
APPROVED	George Kouparitsas (QLD 5162)
SCALE:	1 : 100 @A3

CLIENT PROJECT	COMMERCIAL ALTERATIONS 86 CHARLTON ST ASCOT Enter address here
TITLE DRAWING	EXISTING ELEVATIONS A.02.11
REV:	



PROPOSED GROUND FLOOR PLAN

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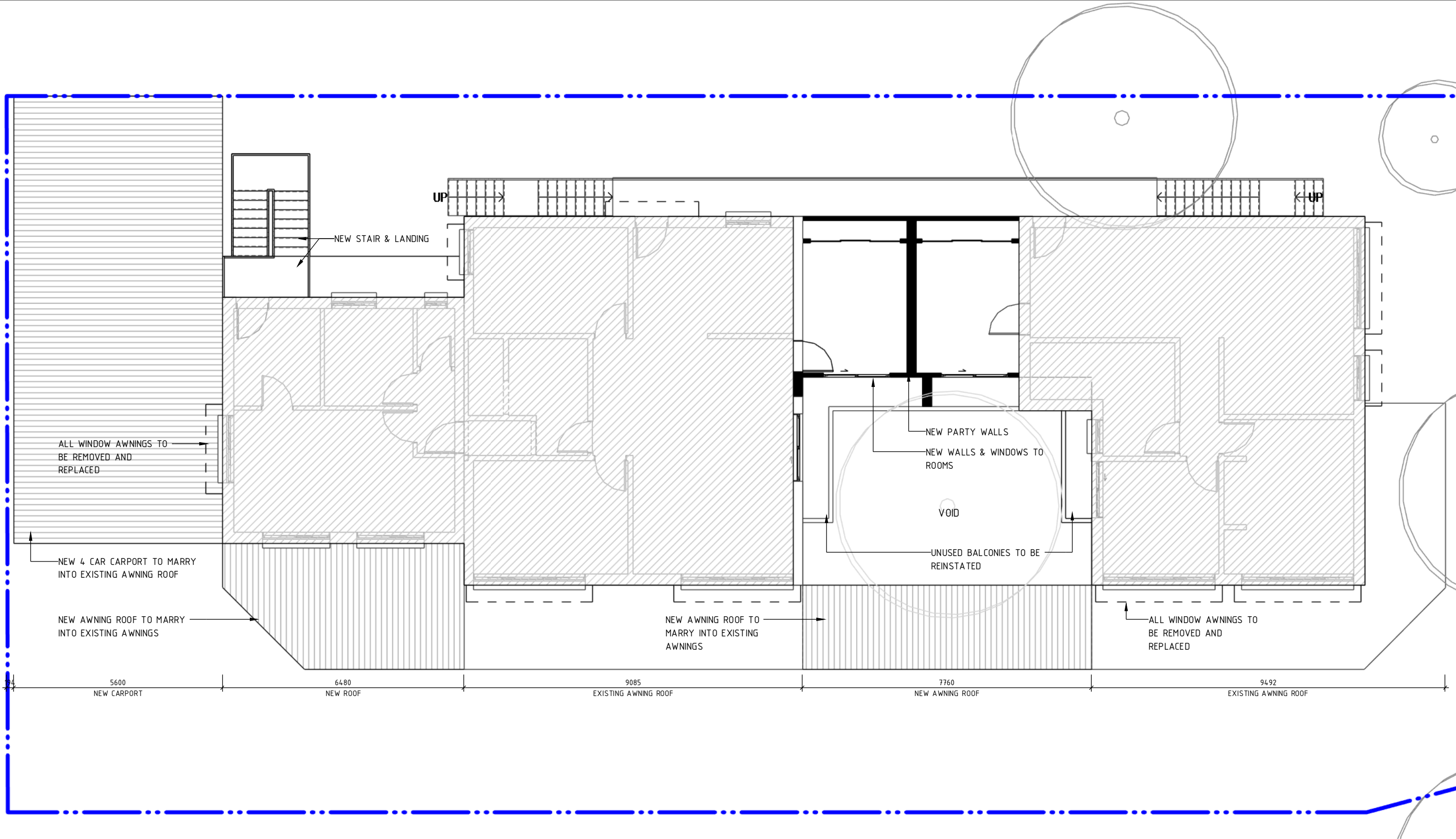
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COMMERCIAL ALTERATIONS

GROUND FLOOR PLAN

scale | 1 : 100 for A3 | date | 07.04.2026

A.03.00



PROPOSED FIRST FLOOR PLAN

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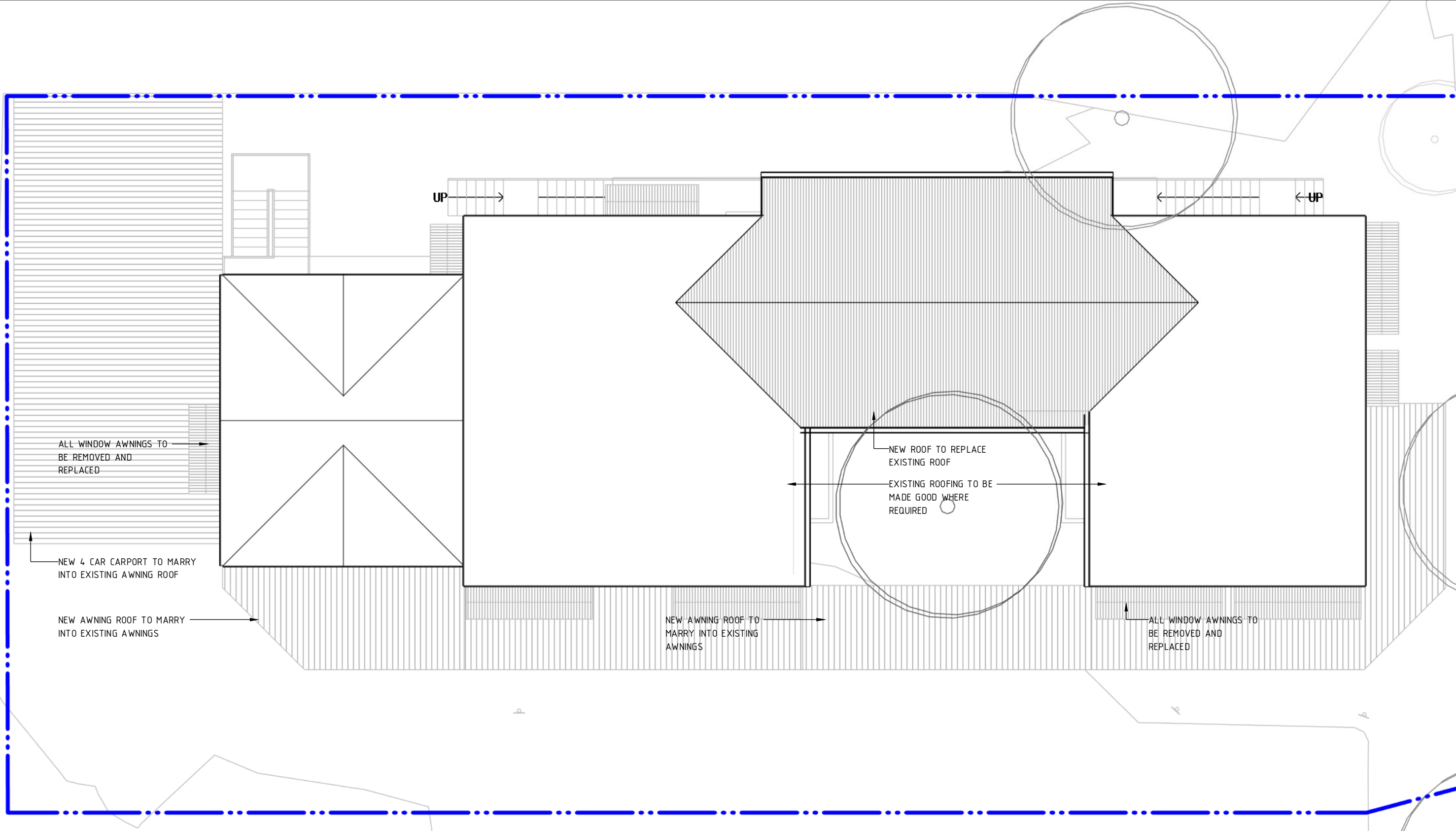
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COMMERCIAL ALTERATIONS

FIRST FLOOR PLAN

scale | 1 : 100 for A3 | date | 07.04.2026

A.03.01



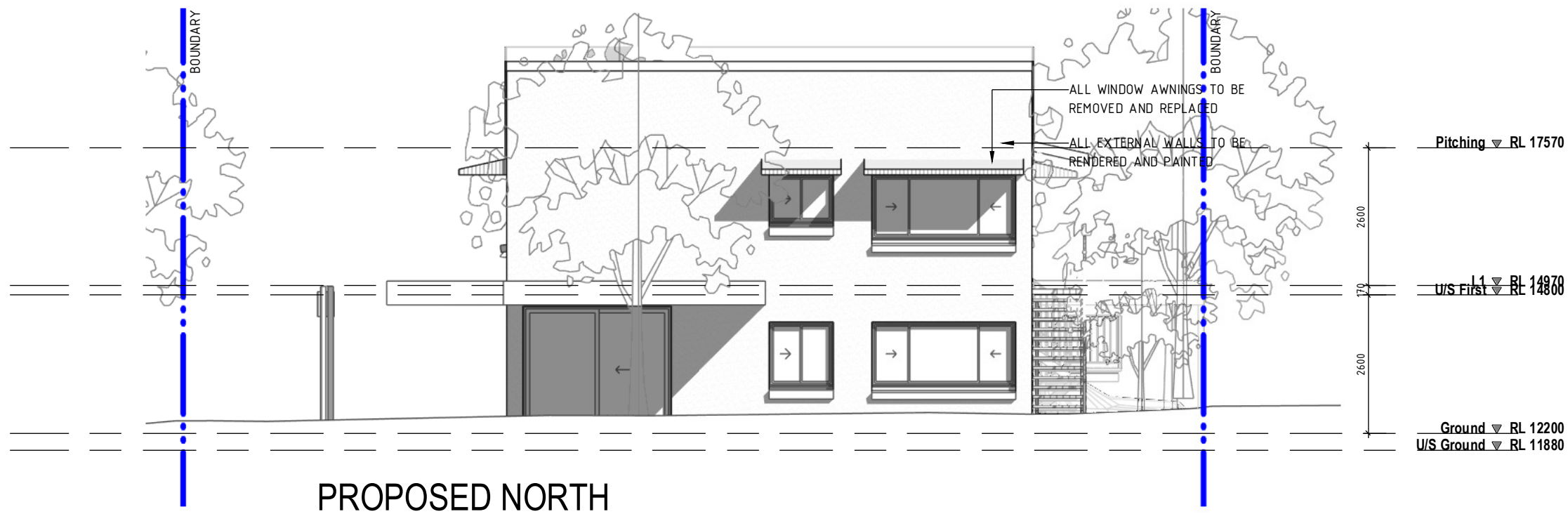
PROPOSED ROOF PLAN

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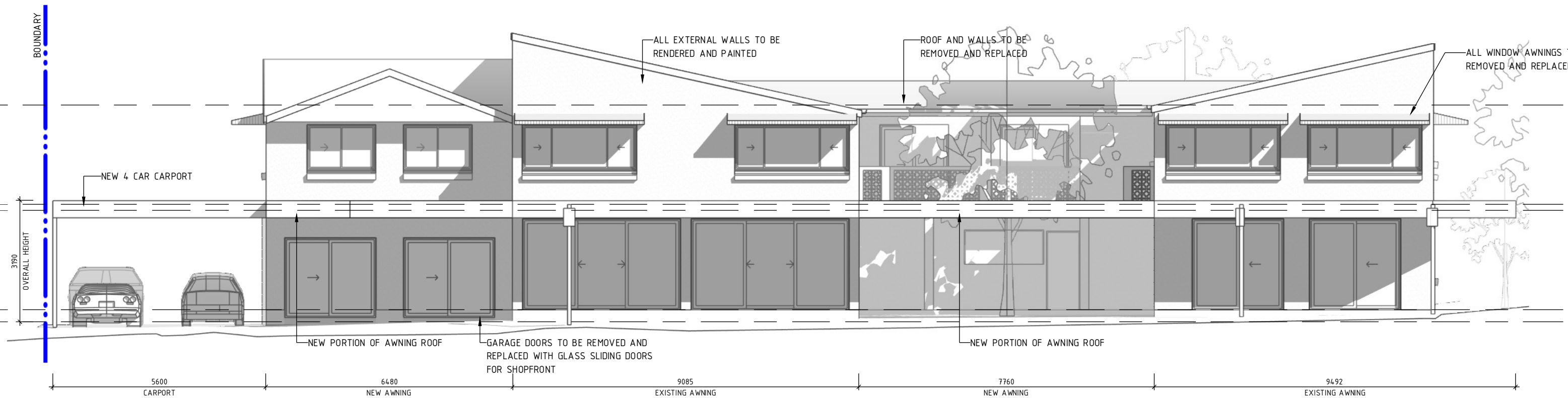
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COMMERCIAL ALTERATIONS
ROOF PLAN
scale | 1 : 100 for A3 | date | 07.04.2026

A.03.10



PROPOSED NORTH



PROPOSED EAST

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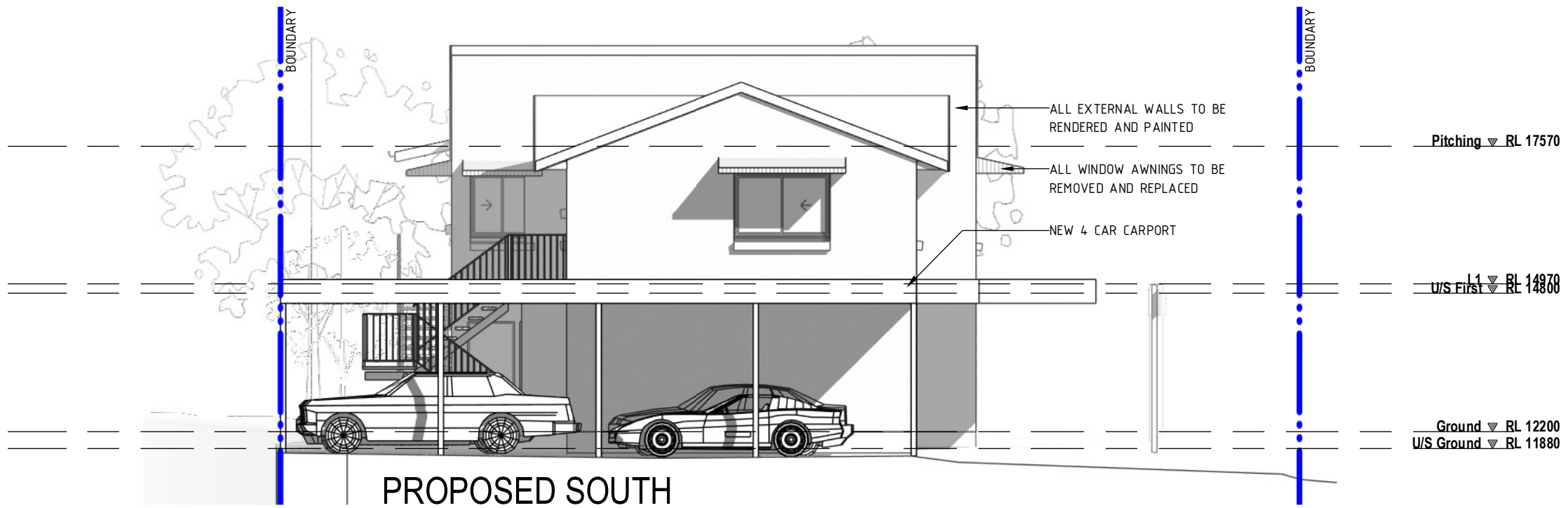
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COMMERCIAL ALTERATIONS

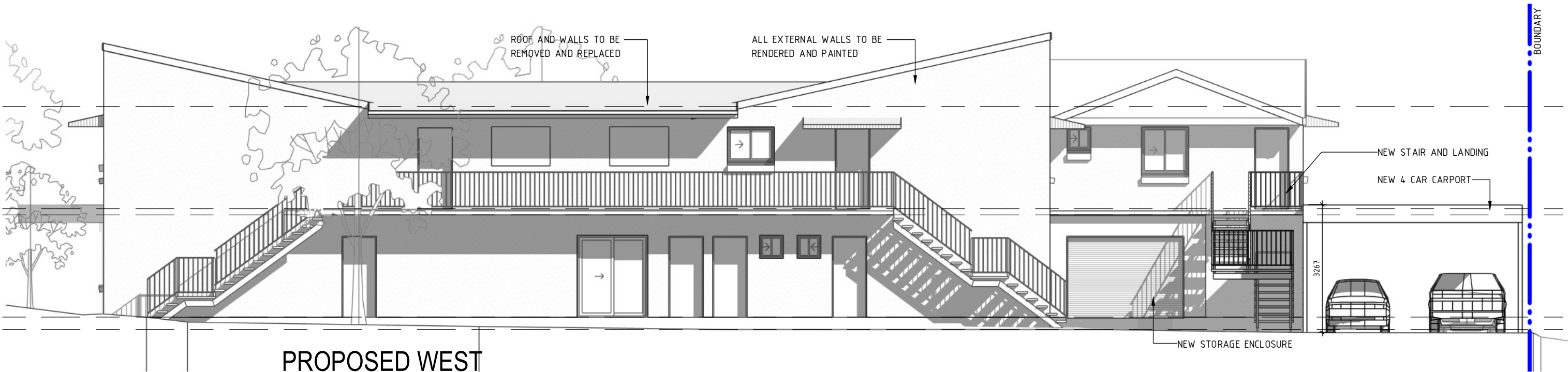
ELEVATIONS

scale | 1 : 100 for A3 | date | 07.04.2026

A.04.00



PROPOSED SOUTH



PROPOSED WEST

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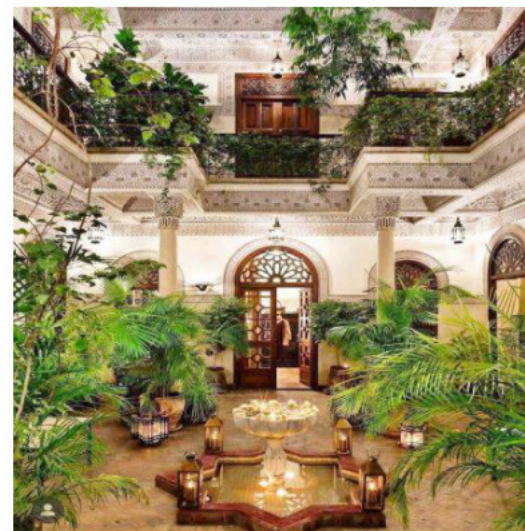
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COMMERCIAL ALTERATIONS

ELEVATIONS

scale | 1 : 100 for A3 | date | 07.04.2026

A.04.01



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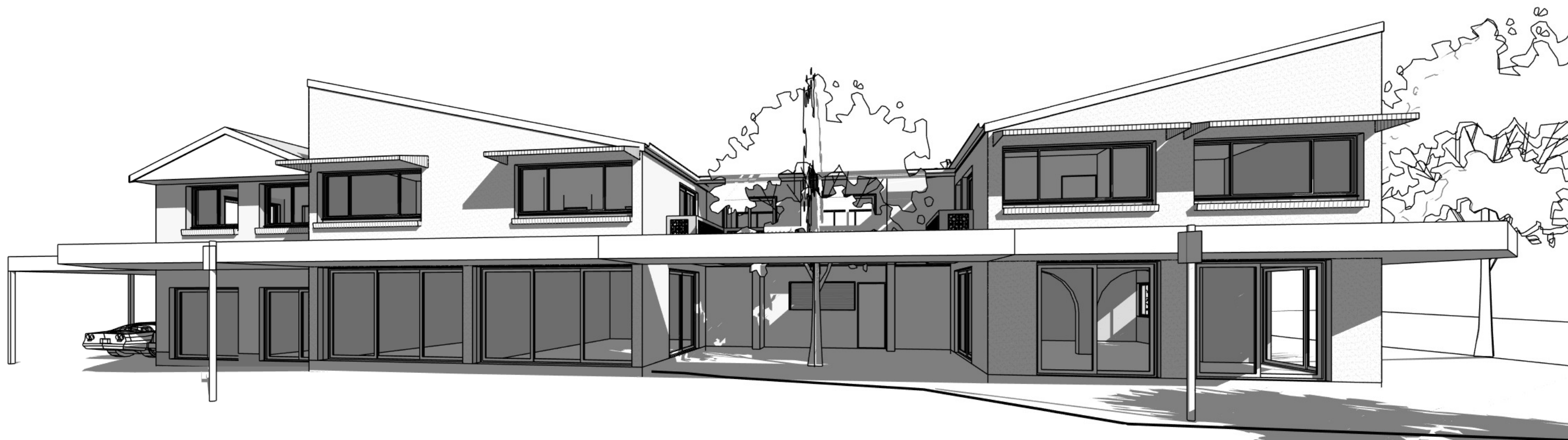
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COMMERCIAL ALTERATIONS

PERSPECTIVES

scale | for A3 | date | 07.04.2026

A.99.00



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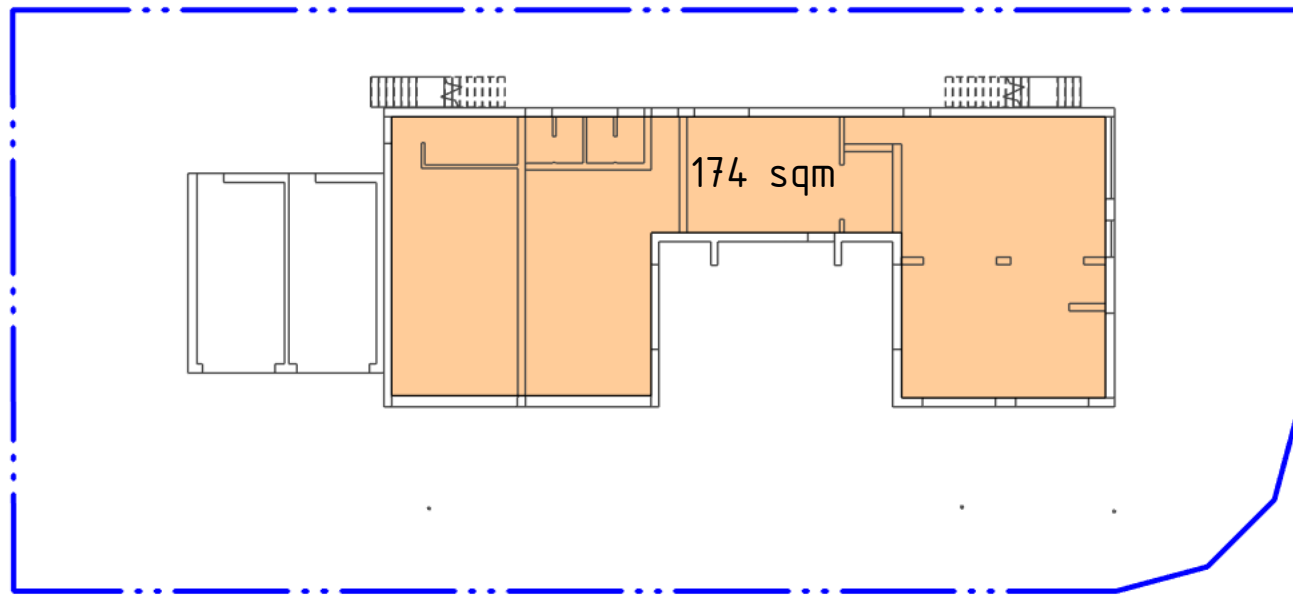
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COMMERCIAL ALTERATIONS

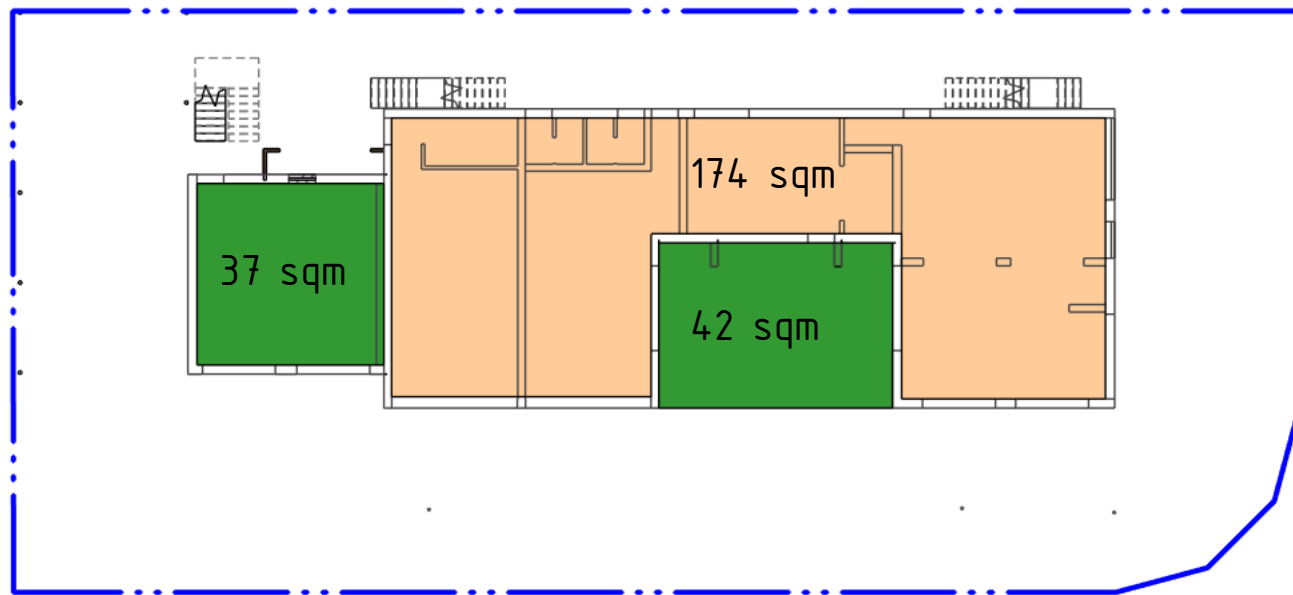
PERSPECTIVES

scale | for A3 | date | 07.04.2026

A.99.01

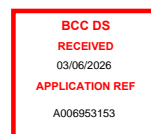


GFA - EXISTING GROUND



GFA - PROPOSED GROUND

DEVELOPMENT DATA	
<i>EXISTING</i>	
GROUND FLOOR	GFA 174SQM
<i>PROPOSED</i>	
GROUND FLOOR	GFA 212SQM
	EXTERNAL DINING 42SQM



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COMMERCIAL ALTERATIONS

GFA CALCULATIONS

scale | 1 : 250 for A3 | date | 07.04.2026

A.99.90