

# ARCHITECTURAL DRAWINGS

## RENOVATION AND NEW DWELLING

### 127 GRAY ROAD, WEST END, QLD 4101

#### STANDARD NOTES:

##### NORTH POINT

THE NORTH POINT SHOWN RELATES TO THE SUBJECT PLANS & SURVEY PLANS. PLEASE REFER TO SITE PLAN & SURVEY PLANS FOR NORTH POINT LOCATION.

##### DIMENSIONS

NO DRAWINGS TO BE SCALED WITH ANY ALL DIMENSIONS TO BE REVIEWED ON SITE PRIOR COMMENCEMENT OF WORKS

##### ENGINEERING

• BUILDER TO CHECK ALL ENGINEERING DETAILS AND DOCUMENTATION, BEAM AND POST LOCATIONS, PRIOR TO ORDERING MATERIALS OR STARTING ON SITE.  
 • SETOUT OF STEELWORK AND STRUCTURE, INCLUDING POST, BEAM & EXISTING BEARER LOCATIONS (WHERE APPLICABLE) ARE THE RESPONSIBILITY OF THE BUILDER. ALL POST LOCATIONS TO BE CHECK MEASURE AND CONFIRMED ON SITE, PRIOR TO CONCRETE SLAB CONSTRUCTION.  
 • RETAINING WALLS AND ASSOCIATED DETAILS ARE TO BE AS PER THE ENGINEERS DETAILS.  
 • LEVELS (RL, FFL), SETOUTS & ASSOCIATED DETAILS ARE TO BE CONFIRMED ON SITE BY THE BUILDER PRIOR TO CONSTRUCTION TAKING PLACE.  
 • THE ENGINEER (STRUCTURAL, HYDRAULIC, TRAFFIC, CIVIL ETC) & INVILLA PTY LTD TAKE NO RESPONSIBILITY FOR ALTERATIONS TO THE PLANS &/OR DETAILS BY THE BUILDER DURING OR AFTER 'STAGE C' OF INVILLA PTY LTD DESIGN AGREEMENT WITH THE CLIENTS

##### FRAMING

• ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH A.S. 1684 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.  
 • FLOOR TO BE PREFABRICATED TO MANUFACTURERS SPEC. & ALLOW 360MM MIN' DEPTH TO ALLOW FOR SERVICES  
 • SPACED & FIXED TO PROVIDE SUPPORT @ 450MM CTRS OR TO ENGINEERS/FLOOR MANUFACTURERS DETAILS.

##### ROOF FRAMING

• ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS. PITCH AS SHOWN ON ELEVATIONS / ROOF PLAN.  
 • SPACED & FIXED AT 600MM MAX. CTRS.  
 • SKILLION ROOF SPACED & FIXED AT 900MM MAX.; CTRS.  
 • GIRDER TRUSSES TO BE PLACED DIRECTLY OVER EXTERNAL WALL STUDS OR APPROVED LINTEL.

##### WALL FRAMING

• EXTERNAL STUD WALLS 90MM TH. U.N.O. @ 600 MAX. CTRS  
 • INTERNAL STUD WALLS 90MM TH U.N.O. @ 600 MAX. CTRS  
 • ALL WINDOWS HEADS TO FINISH FLUSH WITH SOFFIT LINING U.N.O.  
 • LINTEL SIZES TO ENGINEERS DESIGN  
 • WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL

##### STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):

• 70MM STEEL FRAME & TRUSSES REQUIRING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN -  
 FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION  
 • STEEL FRAMES AND TRUSSES TO COMPLY WITH:  
 • AS/NZS 1170.0 STRUCTURAL DESIGN ACTIONS: PART 0: GENERAL PRINCIPLES  
 • AS/NZS 1170.1 STRUCTURAL DESIGN ACTIONS: PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS  
 • AS/NZS 4600 COLD-FORMED STEEL STRUCTURES  
 • AS4055 WIND LOADS FOR HOUSING  
 • AS4100 STEEL STRUCTURES CODE  
 • AS 3623 DOMESTIC METAL FRAMING  
 • AS 3566.1 SELF-DRILLING SCREWS.

##### CLADDING

##### ROOF CLADDING/PLUMBING

• CLADDING AS SPECIFIED ON ELEVATIONS  
 • SELECT COLORBOND FASCIA & GUTTER  
 • SELECT COLORBOND (RAINHEADS WHERE NOTED) DOWNPIPES TO BE CONNECTED TO U/G DRAINAGE  
 • BOX GUTTERS AS PER HYDRAULIC ENGINEERS DETAILS.

##### INTERNAL CEILING/WALL - GENERAL.

• CEILING 'DIRECT FIX' 10MM UNISPAN PLASTERBOARD (OR APPROVED EQUIVALENT) U.N.O.  
 • WALLS TO BE 10MM PLASTERBOARD U.N.O (EXCL. FIRE RATED WALLS).

##### EXTERNAL CEILING/WALL - GENERAL.

• CEILINGS 'DIRECT FIX' 10MM UNISPAN (OR APPROVED EQUIVALENT) PLASTERBOARD U.N.O.  
 • BRICK COURSGING TO BE SET OUT TO ACHIEVE 2120 ABOVE F.F.L. FOR ALL WINDOW HEADS U.N.O.  
 • PROVIDE FC. SHEET INFILL ABOVE SIDE & REAR ELEVATION WINDOWS & DOORS WHERE INDICATED BY HATCHING, TO WALLS WITH SELECTED FACE BRICK. USE BLUEBOARD INFILL WHEN SELECTED RENDERED FINISH  
 • USE F.F.L. FOR DATUM OF WALL BRICK COURSES  
 • A.J. DENOTES BRICKWORK ARTICULATION JOINTS. REFER TO ENGS.SLAB DESIGN &/OR BCA 3.3.1.8 FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS.  
 • ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50MM MIN LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 30MM MIN. VERTICAL OVERHANG.)  
 • PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPEN.  
 • RENDERER IS TO ENSURE WINDOW & DOOR OVERFLOW DRAINAGE HOLES ARE KEPT FREE OF RENDER & ARE NOT BLOCKED, IF RENDERED.

##### SOFFIT DETAIL

• 4.5MM FC SHEET (U.N.O.)  
 • SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK.  
 • ADD 160 TO EAVE WIDTH IN LIGHTWEIGHT CLAD AREA. DISREGARD (PACKING/ CLADDING)

##### BRICK PIERS/ COLUMNS/ POSTS

• PROVIDE BALCONY/ PORTICO &/OR ROOF SUPPORT WITH ENCASED SLIP JOINT SHS POSTS (FULL LENGTH U.N.O.) CHEM-SET TO CONCRETE FOOTING TO ENGINEERS DETAIL  
 • HEADER COURSE TO TOP OF ALL BRICK PIERS LOWER THAN SOFFIT LINE.  
 • USE 330MM BELOW FFL FOR DATUM OF PIER BRICK COURSES

##### TERMITE PROTECTION

• PROVIDE TERMITE MANAGEMENT SYSTEM DEEMED TO SATISFY A.S. 3660.1

##### STEPS/ STAIRS & BALUSTRADES

• ALL STEPS MUST COMPLY WITH B.C.A. 3.9.1.  
 • BARRIERS & HANDRAILS MUST COMPLY WITH B.C.A. 3.9.2.  
 • ALL INTERNAL STAIR AND EXTERNAL STEPS/RAMPS TO COMPLY WITH SLIP-RESISTANCE RATINGS AS PER NCC 3.9.1.4

##### PROTECTION OF OPENABLE WINDOWS - BEDROOMS (REFER NCC VOL.2 ITEM 3.9.2.6)

(A) A WINDOW OPENING IN A BEDROOM MUST BE PROVIDED WITH PROTECTION, WHERE THE FLOOR BELOW THE WINDOW IS 2 M OR MORE ABOVE THE SURFACE BENEATH.  
 (B) WHERE THE LOWEST LEVEL OF THE WINDOW OPENING COVERED BY (A) IS LESS THAN 1.7 M ABOVE THE FLOOR, THE WINDOW OPENING MUST COMPLY WITH THE FOLLOWING:

- (i) THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH—  
 (a) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR  
 (b) A SCREEN WITH SECURE FITTINGS.  
 (ii) A DEVICE OR SCREEN REQUIRED BY (i) MUST—  
 (a) NOT PERMIT A 125 MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND  
 (b) RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N AGAINST THE—  
 (aa) WINDOW RESTRAINED BY A DEVICE; OR  
 (bb) SCREEN PROTECTING THE OPENING; AND  
 (c) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

(C) WHERE A DEVICE OR SCREEN PROVIDED IN ACCORDANCE WITH (B)(i) IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, A BARRIER WITH A HEIGHT NOT LESS THAN 865 MM ABOVE THE FLOOR IS REQUIRED TO AN OPENABLE WINDOW IN ADDITION TO WINDOW PROTECTION.  
 (D) A BARRIER COVERED BY (C) MUST NOT—

- (i) PERMIT A 125 MM SPHERE TO PASS THROUGH IT; AND  
 (ii) HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150 MM AND 760 MM ABOVE THE FLOOR THAT FACILITATE CLIMBING

##### PROTECTION OF OPENABLE WINDOWS - ROOMS OTHER THAN BEDROOMS (REFER NCC VOL. ITEM 3.9.2.7)

(A) A WINDOW OPENING IN A ROOM OTHER THAN A BEDROOM MUST BE PROVIDED WITH PROTECTION WHERE THE FLOOR BELOW THE WINDOW IS 4M OR MORE ABOVE THE SURFACE BENEATH.  
 (B) THE OPENABLE PART OF THE WINDOW COVERED BY (A) MUST BE PROTECTED WITH A BARRIER WITH A HEIGHT OF NOT LESS THAN 865 MM ABOVE THE FLOOR.  
 (C) A BARRIER REQUIRED BY (B) MUST NOT—  
 (i) PERMIT A 125 MM SPHERE TO PASS THROUGH IT; AND  
 (ii) HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150 MM AND 760 MM ABOVE THE FLOOR THAT FACILITATE CLIMBING.

##### WET AREAS

• WATERPROOFING OF WET AREAS TO COMPLY WITH A.S. 3870 &/OR B.C.A. 3.8.1.  
 • WALL LINING TO WET AREAS TO BE 6MM VILLABOARD U.N.O.  
 • CEILING 'DIRECT FIX' 10MM UNISPAN (OR EQUIVALENT) PLASTERBOARD.  
 • ALL WALL TILING HEIGHTS ARE NOMINAL, AND TO BE ADJUSTED ON SITE TO SUIT. SHOWER TILING TO EXTEND MIN. 20MM ABOVE SCREEN.

##### GARAGE DOOR

• 2130MM GARAGE DOOR OPENING, FRAMING AT 2105MM AFFL  
 • 2325MM GARAGE DOOR OPENING, FRAMING AT 2400MM AFFL  
 • GARAGE DOOR OPENING > 2130MM, FRAMING 25MM BELOW OPENING DIMENSION

##### WINDOWS & GLAZING

• WINDOW HEAD HEIGHT DIMENSION GENERALLY TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE (WHERE BRICKS ARE IN USE).  
 • WIN. SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.  
 • ALUMINIUM WINDOWS & DOORS TO SIDE & REAR ELEVATIONS U.N.O.  
 • ALL GLAZING TO COMPLY WITH A.S. 1288 GLASS IN BUILDINGS, & WITH A.S. 4055 FOR WIND LOADING

##### ENERGY EFFICIENCY NOTES

• PROVIDE BULK CEILING INSULATION AS PER STD SPECIFICATIONS (U.N.O.).  
 • PROVIDE EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (U.N.O.)  
 • PROVIDE WEATHER STRIPPING TO ENTRY & LAUNDRY DOORS.

##### CONCRETE SLAB ON GROUND

• CONCRETE SLAB TO ENGINEERS DETAIL

##### BALCONY/ PATIO NOTE

PROVIDE 1:100 FALL TO ALL BALCONIES & PATIO'S U.N.O.

##### FENCE NOTE

PROVIDE 1.8M HIGH FENCING TO COMMON BOUNDARIES U.N.O

##### RETAINING WALLS NOTE

RETAINING WALL HEIGHT(S) & LOCATION AS PER ENGINEERS DETAILS.

##### RENOVATIONS

• OVER PLATES AND EXISTING STRUCTURE HEIGHT TO BE CONFIRMED ON SITE. ALL DOORS AND WINDOWS ARE TO BE CHECK MEASURED ON SITE, BY THE BUILDER, PRIOR TO ORDERING.  
 • WHILST ALL CARE HAS BEEN TAKEN TO ENSURE ACCURATE ROOM, CEILING, & EXISTING STRUCTURE MEASUREMENTS ARE PROVIDED OF THE EXISTING DWELLING, INVILLA PTY LTD TAKE NO RESPONSIBILITY FOR INACCURACIES DUE TO UNFORESEEN OR UNAVOIDABLE CIRCUMSTANCES. IT IS THE BUILDER'S RESPONSIBILITY TO CHECK AND CONFIRM ALL EXISTING STRUCTURE, BEAM LOCATION AND DIMENSIONS ON SITE PRIOR TO SITE START AND ORDERING MATERIALS.  
 • ANY ALTERATIONS OR CHANGES TO THE ARCHITECTURAL PLANS, ENGINEERING OR STRUCTURE, WHETHER EXISTING OR NEW CONSTRUCTION, ARE THE RESPONSIBILITY OF THE BUILDER AND INVILLA PTY LTD TAKES NO RESPONSIBILITY FOR INACCURACIES OR ERRORS THAT ARISE DUE TO ON SITE CHANGES.

##### ASBESTOS

TO BE IDENTIFIED AND TESTED PRIOR TO DEMOLITION WORKS. CLIENT / BUILDER TO ADEQUATELY ALLOW TIME AND COSTS FOR THE REMOVAL AND RESPONSIBLE DISPOSAL OF ALL ASBESTOS BY QUALIFIED/LICENCED CONTRACTOR AS REQUIRED. NOTE: ASBESTOS CAN BE PRESENT IN CONCRETE, FLOORING, WALLS, WALL LINING, ROOFS, EAVES, GUTTERS ETC. REFER TO GOVERNMENT ISSUED LEGISLATION AND CODES OF PRACTICE.

##### MISCELLANEOUS

• FLUES FOR ALL HEATERS (WHERE APPLICABLE) ARE TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS  
 • ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH B.C.A. 3.8.3.  
 • ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, BCA & A.S. 3500

##### JOINERY & CABINETRY - MISC.

UNLESS OTHERWISE SPECIFIED, THE FOLLOWING AREAS ARE TO INCLUDE AN INTERNAL FIT OUT OF:  
 • ROBE INTERNALS: 1 X 500MM WIDE BANK OF DRAWERS AND ADJUSTABLE SHELVES AND SHELF WITH HANGING RAIL.  
 • STORE AND LINEN CUPBOARD INTERNALS: ALL LINEN CUPBOARDS AND STORAGE AREAS ARE TO CONTAIN 5 X WHITE MELAMINE OR PAINTED MDF SHELVES WITH APPROPRIATE SUPPORTS.



# INVILLA

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 Registered Architect #5113 Michael Johnston.

PROJECT DESCRIPTION:  
**RENOVATION AND NEW DWELLING**

PROJECT ADDRESS:  
**127 GRAY ROAD, WEST END, QLD 4101**

LOT: **77** SP/RP: **RP11261**

LOCAL GOVT: **BRISBANE CITY COUNCIL**

ISSUE:	DESCRIPTION:	DATE:
K	REVISED TENDER ISSUE	07.12.23
L	CONSULTANT ISSUE	29.08.25
M	REVISED BA/FC ISSUE	16.09.25

DOCUMENTATION STAGE:  
**BA - BUILDING APPLICATION**

DRAWN: SB  
 CHECKED & APPROVED: MJ

DRAWING TITLE:  
**COVER PAGE**

DRAWING NO: **001** REVISION: **M**  
 SHEET SIZE: **A3** SCALE:

**KEYNOTE LEGEND - REFER SCHEDULE OF FINISHES**

AC-C	AC CONDENSER UNIT - REFER MECH. ENG. FOR DETAIL
AXON-V	SCYON 'AXON' CLADDING - VERTICAL
BA	BATH
BAL	1000 HIGH BALUSTRADE TO COMPLY WITH NCC VOL.2 ITEM 3.9.2.2 & 3.9.2.3.
BAL-3	
BAL-T	1000 HIGH TIMBER BALUSTRADE TO COMPLY WITH NCC VOL.2 ITEM 3.9.2.2 & 3.9.2.3.
BBQ	BARBECUE
BLK-R	BLOCK WALL WITH RENDER FINISH
COL-S	STEEL COLUMN - REFER STRUC. ENG. FOR DETAIL.
COL-T	TIMBER COLUMN - REFER STRUC. ENG. FOR DETAIL.
CONC-A	CONCRETE FINISH, EXPOSED AGGREGATE
CSB	CONCRETE SLAB & ALL ASSOCIATED FOOTINGS TO STRUC. ENG. DRAWINGS
CT	COOK TOP
DP	DOWNPIPE.
DRY	DRYER
DW	DISHWASHER
EG	EAVES GUTTER.
F-T	FENCE, TIMBER
F-VB	FENCE, VERTICAL BATTENS
FC-R	FIBRE CEMENT WITH RENDER FINISH
FRT	FRETWORK
FW	FLOOR WASTE GULLY - REFER HYD. ENG. FOR REQUIREMENT & LOCATION.
GD	GULLY DRAIN
HK	HOOK
HR	HANDRAIL TO COMPLY WITH NCC VOL.2 ITEM 3.9.2.4 WITH TOP SURFACE OF MIN.865mm VERTICALLY ABOVE NOSINGS OF STAIR TREADS.
HWU-E	HOT WATER UNIT - ELECTRIC. MIN.500mm FROM ALL OPENINGS.
LINEA	'LINEA' WEATHERBOARD CLADDING - HORIZONTAL
LT	LAUNDRY TUB
MB	METER BOX
MIX	MIXER TAP AS SHOWN
MX	MIXER
NCH	WALL NICHE
OV	OVEN
PC	PARAPET CAPPING
RS-C	SELECTED CORRUGATED ROOF SHEETING ON ANTICON INSULATION BLANKET TO COMPLY WITH REQUIREMENTS OF ENERGY EFFICIENCY REPORT.
RW-BLK	BLOCKWORK RETAINING WALL. REFER STRUC. ENG. DRAWINGS FOR SIZING & DETAIL.
SCN-V	SCREEN, VERTICAL
SCN-W	SELECTED SCREENING OVER WINDOWS
SFL	SUSPENDED FLOOR STRUCTURE. REFER STRUC. ENG. FOR DETAIL
SHR	SHOWER.
SK	SINK
SS	SHOWER SCREEN
STR-T	TIMBER STAIRS. REFER STRUC. ENG. DRAWINGS FOR DETAIL. TO COMPLY WITH NCC 3.9.1
TLT	TOILET
TR	TOWEL RAIL
TRH	TOILET ROLL HOLDER.
V.A	VOID, AIR-CONDITIONING
V.P	VOID, PLUMBING
VAN	VANITY BENCH
VB	VANITY BASIN
WM	WASHING MACHINE
WM-E	WATER METER, EXISTING

**DRAWING LIST**

DRW No.	DRAWING TITLE	REV	REV DATE
001	COVER PAGE	M	16.09.25
003	KEYNOTES & DRAWING LIST	M	16.09.25
010	EXISTING / DEMO SITE PLAN	M	16.09.25
020	DEMO GROUND FLOOR PLAN	M	16.09.25
021	DEMO FIRST FLOOR	M	16.09.25
022	DEMO ROOF PLAN	M	16.09.25
030	DEMO ELEVATIONS	M	16.09.25
031	DEMO ELEVATIONS	M	16.09.25
041	DEMO FIRST RCP	M	16.09.25
090	PROPOSED SITE PLAN	M	16.09.25
100	GROUND FLOOR PLAN - REAR HOUSE	M	16.09.25
101	FIRST FLOOR PLAN - REAR HOUSE	M	16.09.25
102	GROUND FLOOR PLAN - FRONT HOUSE	M	16.09.25
103	FIRST FLOOR PLAN - FRONT HOUSE	M	16.09.25
110	ROOF PLAN - REAR HOUSE	M	16.09.25
111	ROOF PLAN - FRONT HOUSE	M	16.09.25
120	GROUND FLOOR SLAB - REAR HOUSE	M	16.09.25
121	GROUND FLOOR SLAB - FRONT HOUSE	M	16.09.25
130	GROUND RCP - REAR HOUSE	M	16.09.25
131	FIRST FLOOR RCP - REAR HOUSE	M	16.09.25
132	GROUND RCP - FRONT HOUSE	M	16.09.25
133	FIRST FLOOR RCP - FRONT HOUSE	M	16.09.25
140	GROUND ELECTRICAL PLAN - REAR HOUSE	M	16.09.25
141	FIRST ELECTRICAL PLAN - REAR HOUSE	M	16.09.25
142	GROUND ELECTRICAL PLAN - FRONT HOUSE	M	16.09.25
143	FIRST ELECTRICAL PLAN - FRONT HOUSE	M	16.09.25
150	GROUND FLOOR COVERINGS PLAN - REAR	M	16.09.25
151	FIRST FLOOR COVERINGS PLAN - REAR	M	16.09.25
152	GROUND FLOOR COVERINGS PLAN - FRONT	M	16.09.25
153	FIRST FLOOR COVERINGS PLAN - FRONT	M	16.09.25

**DRAWING LIST**

DRW No.	DRAWING TITLE	REV	REV DATE
200	ELEVATIONS A and B	M	16.09.25
201	ELEVATIONS C and D	M	16.09.25
202	ELEVATIONS E and F	M	16.09.25
203	RETAINING WALL ELEVATIONS	M	16.09.25
300	SECTIONS	M	16.09.25
301	SECTIONS	M	16.09.25
400	STAIR DETAILS - REAR HOUSE	M	16.09.25
401	STAIR DETAILS - FRONT HOUSE	M	16.09.25
410	BUILDING DETAILS	M	16.09.25
411	BUILDING DETAILS SHEET 2	M	16.09.25
600	DOOR & WINDOW SCHEDULE - REAR HOUSE	M	16.09.25
601	DOOR & WINDOW SCHEDULE - FRONT HOUSE	M	16.09.25
700	3D IMAGES	K	07.12.23



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DOCUMENTATION STAGE:  
**BA - BUILDING APPLICATION**

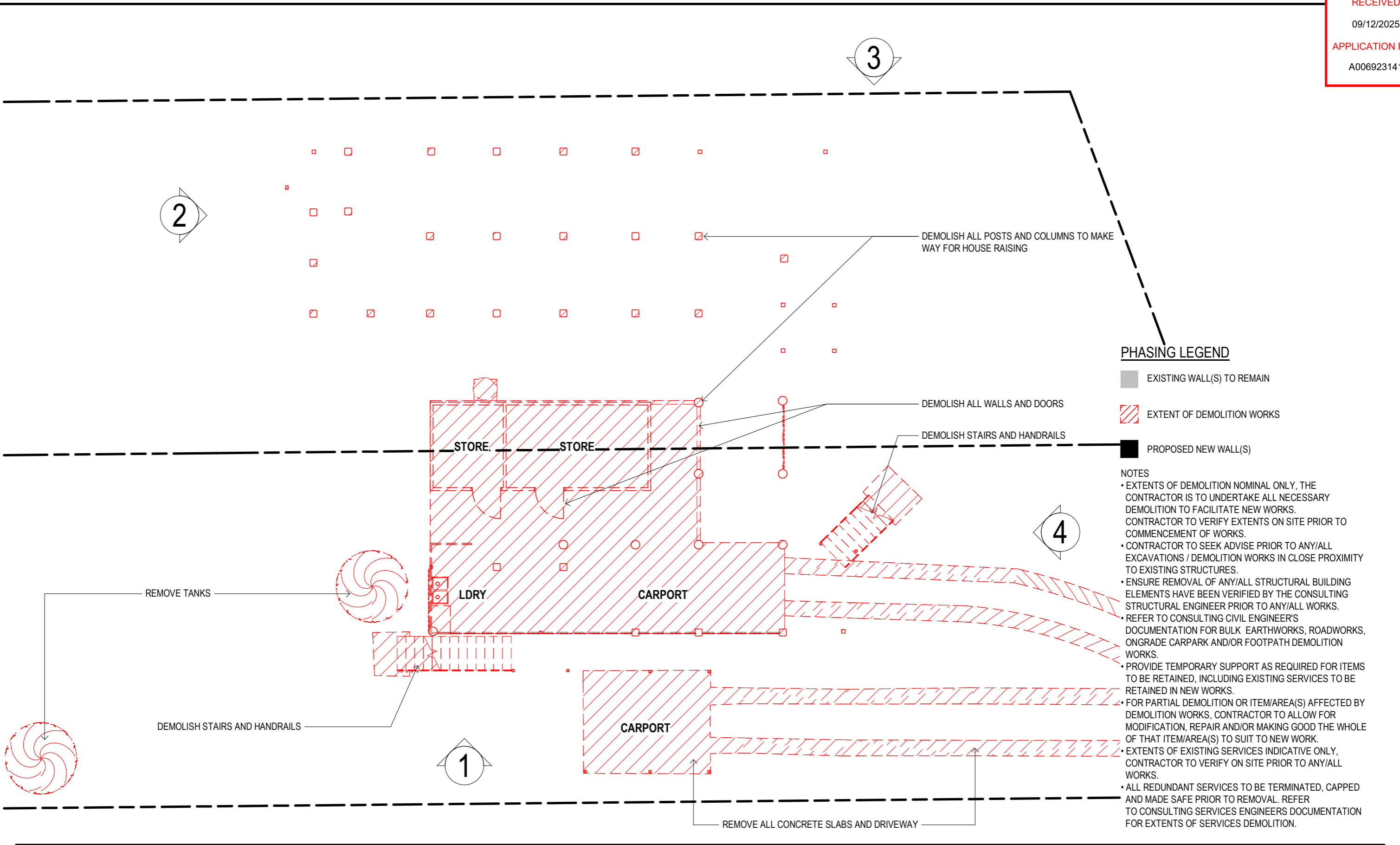
DRAWN: SB  
CHECKED & APPROVED: MJ

DRAWING TITLE:  
**KEYNOTES & DRAWING LIST**

DRAWING NO: **003** REVISION: **M**

SHEET SIZE: **A3** SCALE:





**PHASING LEGEND**

- EXISTING WALL(S) TO REMAIN
- EXTENT OF DEMOLITION WORKS
- PROPOSED NEW WALL(S)

- NOTES**
- EXTENTS OF DEMOLITION NOMINAL ONLY, THE CONTRACTOR IS TO UNDERTAKE ALL NECESSARY DEMOLITION TO FACILITATE NEW WORKS. CONTRACTOR TO VERIFY EXTENTS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
  - CONTRACTOR TO SEEK ADVISE PRIOR TO ANY/ALL EXCAVATIONS / DEMOLITION WORKS IN CLOSE PROXIMITY TO EXISTING STRUCTURES.
  - ENSURE REMOVAL OF ANY/ALL STRUCTURAL BUILDING ELEMENTS HAVE BEEN VERIFIED BY THE CONSULTING STRUCTURAL ENGINEER PRIOR TO ANY/ALL WORKS.
  - REFER TO CONSULTING CIVIL ENGINEER'S DOCUMENTATION FOR BULK EARTHWORKS, ROADWORKS, ONGRADE CARPARK AND/OR FOOTPATH DEMOLITION WORKS.
  - PROVIDE TEMPORARY SUPPORT AS REQUIRED FOR ITEMS TO BE RETAINED, INCLUDING EXISTING SERVICES TO BE RETAINED IN NEW WORKS.
  - FOR PARTIAL DEMOLITION OR ITEM/AREA(S) AFFECTED BY DEMOLITION WORKS, CONTRACTOR TO ALLOW FOR MODIFICATION, REPAIR AND/OR MAKING GOOD THE WHOLE OF THAT ITEM/AREA(S) TO SUIT TO NEW WORK.
  - EXTENTS OF EXISTING SERVICES INDICATIVE ONLY, CONTRACTOR TO VERIFY ON SITE PRIOR TO ANY/ALL WORKS.
  - ALL REDUNDANT SERVICES TO BE TERMINATED, CAPPED AND MADE SAFE PRIOR TO REMOVAL. REFER TO CONSULTING SERVICES ENGINEERS DOCUMENTATION FOR EXTENTS OF SERVICES DEMOLITION.



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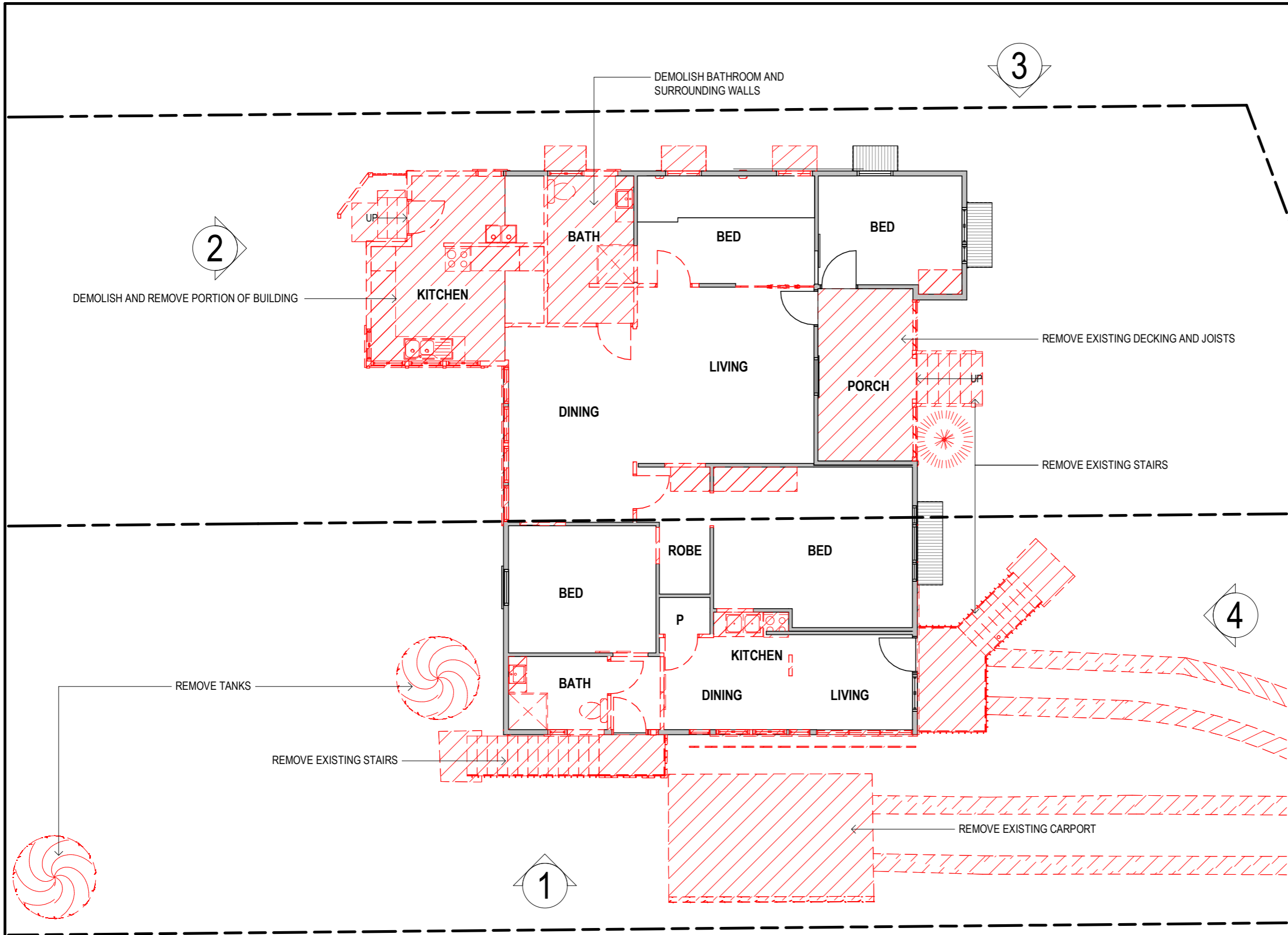
ISSUE:	DESCRIPTION:	DATE:
K	REVISED TENDER ISSUE	07.12.23
L	CONSULTANT ISSUE	29.08.25
M	REVISED BA/FC ISSUE	16.09.25

**DOCUMENTATION STAGE:**  
**BA - BUILDING APPLICATION**

DRAWN: SB  
 CHECKED & APPROVED: MJ

**DRAWING TITLE:**  
**DEMO GROUND FLOOR PLAN**

DRAWING NO: **020** REVISION: **M**  
 SHEET SIZE: **A3** SCALE: 1 : 100



**PHASING LEGEND**

- EXISTING WALL(S) TO REMAIN
- EXTENT OF DEMOLITION WORKS
- PROPOSED NEW WALL(S)

**NOTES**

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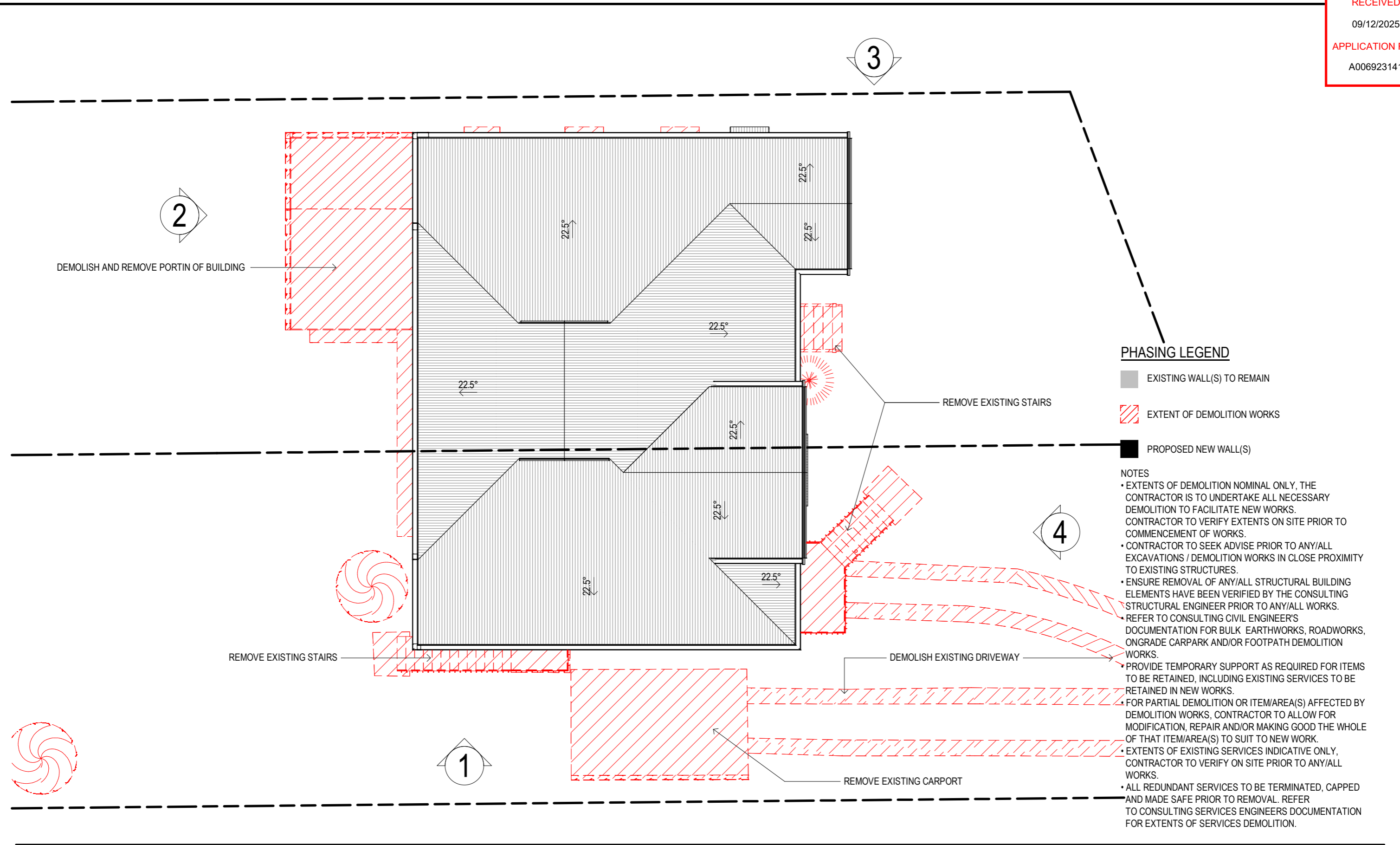
**PROJECT DESCRIPTION:**  
**RENOVATION AND NEW DWELLING**  
**PROJECT ADDRESS:**  
**127 GRAY ROAD, WEST END, QLD 4101**  
**LOT: 77 SP/RP: RP11261**  
**LOCAL GOVT: BRISBANE CITY COUNCIL**



ISSUE:	DESCRIPTION:	DATE:
K	REVISED TENDER ISSUE	07.12.23
L	CONSULTANT ISSUE	29.08.25
M	REVISED BA/FC ISSUE	16.09.25

**DOCUMENTATION STAGE:**  
**BA - BUILDING APPLICATION**  
 DRAWN: SB  
 CHECKED & APPROVED: MJ

**DRAWING TITLE:**  
**DEMO FIRST FLOOR**  
 DRAWING NO: **021**  
 SHEET SIZE: **A3**  
 REVISION: **M**  
 SCALE: 1 : 100



**PHASING LEGEND**

- EXISTING WALL(S) TO REMAIN
- EXTENT OF DEMOLITION WORKS
- PROPOSED NEW WALL(S)

**NOTES**

- EXTENTS OF DEMOLITION NOMINAL ONLY, THE CONTRACTOR IS TO UNDERTAKE ALL NECESSARY DEMOLITION TO FACILITATE NEW WORKS. CONTRACTOR TO VERIFY EXTENTS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
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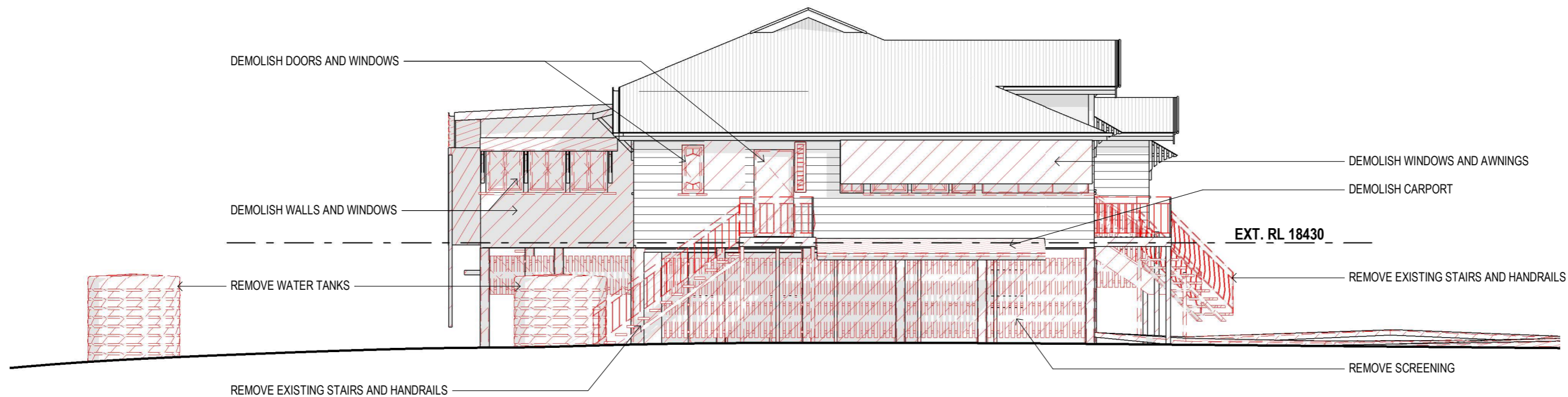
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 DRAWN: SB  
 CHECKED & APPROVED: MJ

**DRAWING TITLE:**  
**DEMO ROOF PLAN**  
 DRAWING NO: **022**  
 SHEET SIZE: **A3**  
 REVISION: **M**  
 SCALE: 1 : 100



**DEMO ELEVATION 01**  
1 : 100



**DEMO ELEVATION 02**  
1 : 100

**PHASING LEGEND**

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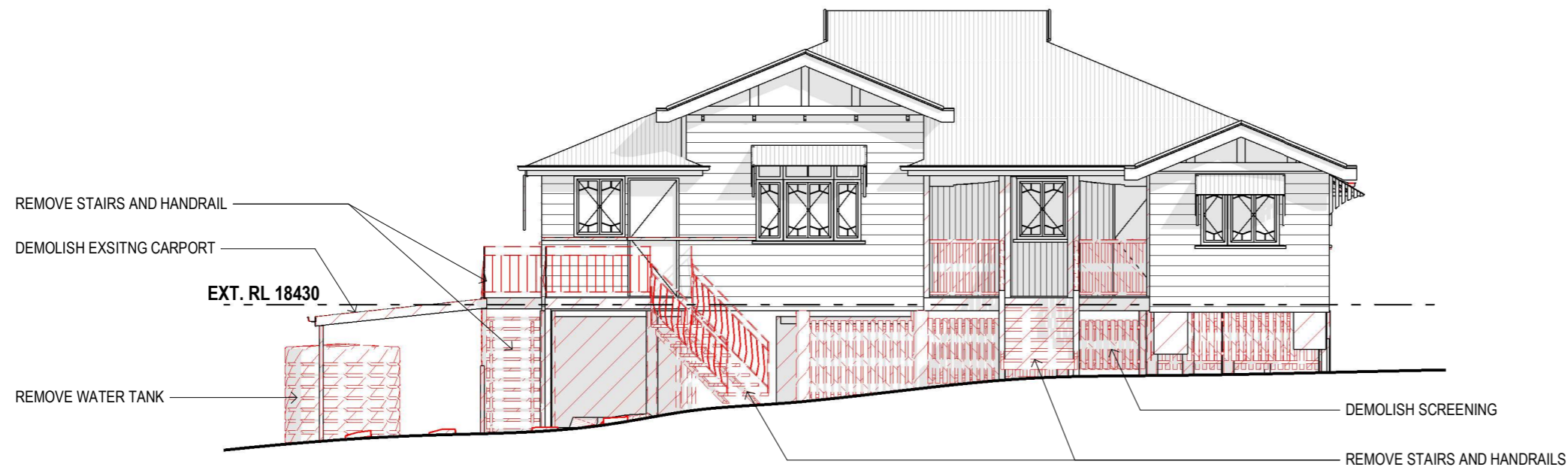
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**DEMO ELEVATIONS**

DRAWING NO: **030**  
SHEET SIZE: **A3**

REVISION: **M**  
SCALE: 1 : 100



**DEMO ELEVATION 03**  
 1 : 100



**DEMO ELEVATION 04**  
 1 : 100

**PHASING LEGEND**

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LOT: 77 SP/RP: RP11261  
 LOCAL GOVT: **BRISBANE CITY COUNCIL**

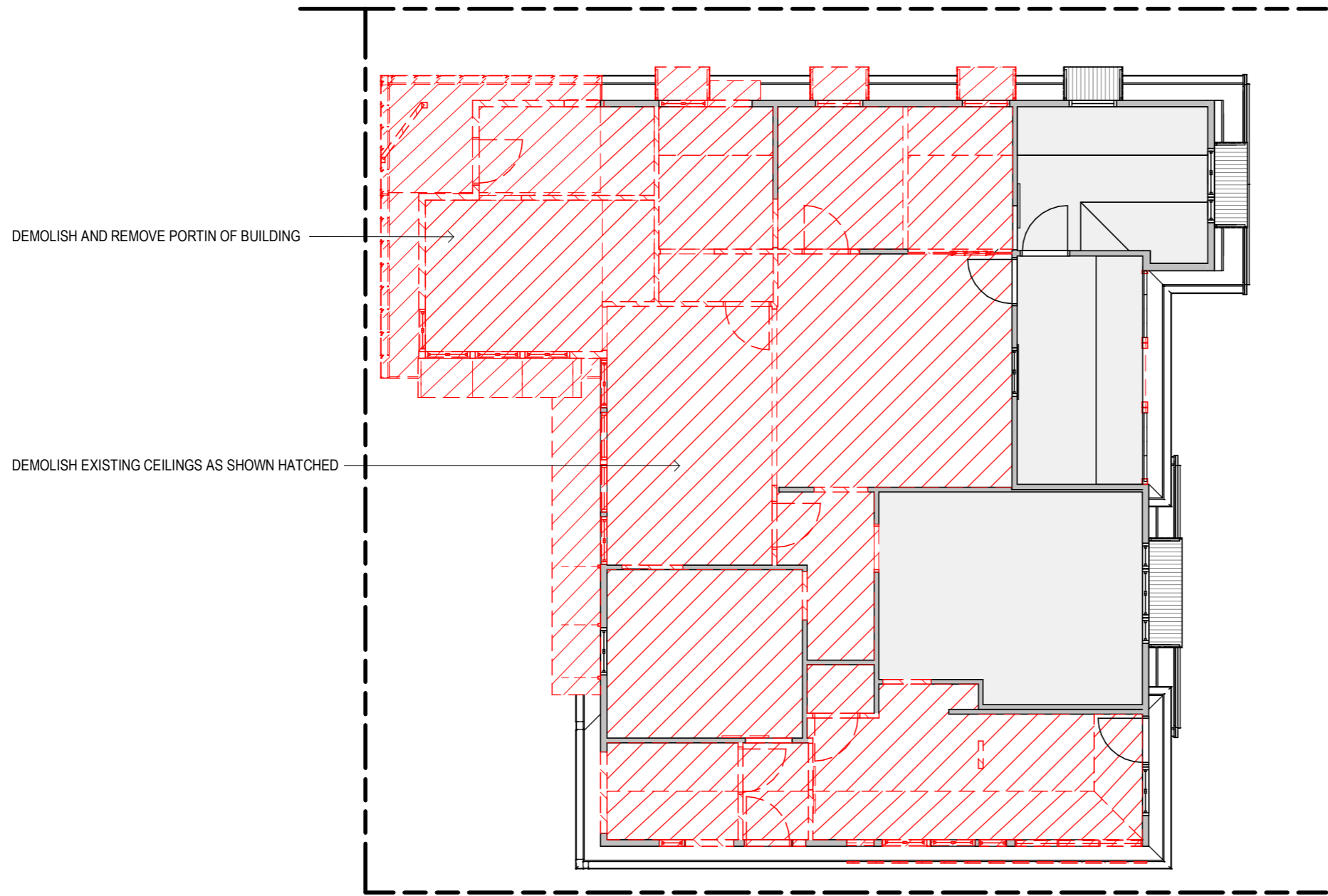
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M	REVISED BA/FC ISSUE	16.09.25

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**BA - BUILDING APPLICATION**

DRAWN: SB  
 CHECKED & APPROVED: MJ

DRAWING TITLE:  
**DEMO ELEVATIONS**

DRAWING NO: **031** REVISION: **M**  
 SHEET SIZE: **A3** SCALE: 1 : 100



**PHASING LEGEND**

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- EXTENT OF DEMOLITION WORKS
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**FIRST FLOOR CEILING DEMO PLAN**  
 1 : 100



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**DOCUMENTATION STAGE:**  
**BA - BUILDING APPLICATION**

DRAWN: SB  
 CHECKED & APPROVED: MJ

**DRAWING TITLE:**  
**DEMO FIRST RCP**

DRAWING NO: **041** REVISION: **M**  
 SHEET SIZE: **A3** SCALE: 1 : 100

DEVELOPMENT STATISTICS

PROPOSED LOT 77 & 78 ON RP11261

COUNCIL: BRISBANE

WARD: THE GABBA

EXISTING AREA: 810m<sup>2</sup>  
EXISTING SITE COVER: 170m<sup>2</sup> (21%)

SITE AREA (LOT 77): 375.1m<sup>2</sup>  
SITE COVER (LOT 77): 169.2m<sup>2</sup> (45.1%)  
AREA WITHOUT EMT 371.22m<sup>2</sup>

SITE AREA (LOT 78): 434.3m<sup>2</sup>  
SITE COVER (LOT 78): 142.9m<sup>2</sup> (32.9%)  
AREA WITHOUT EMT 336.38m<sup>2</sup>

TOTAL EMT AREA 101.8m<sup>2</sup>  
EMT AREA (LOT 77) 3.88m<sup>2</sup>  
EMT AREA (LOT 78) 97.92m<sup>2</sup>

HEIGHT LIMIT: 2 STOREY RESIDENCE

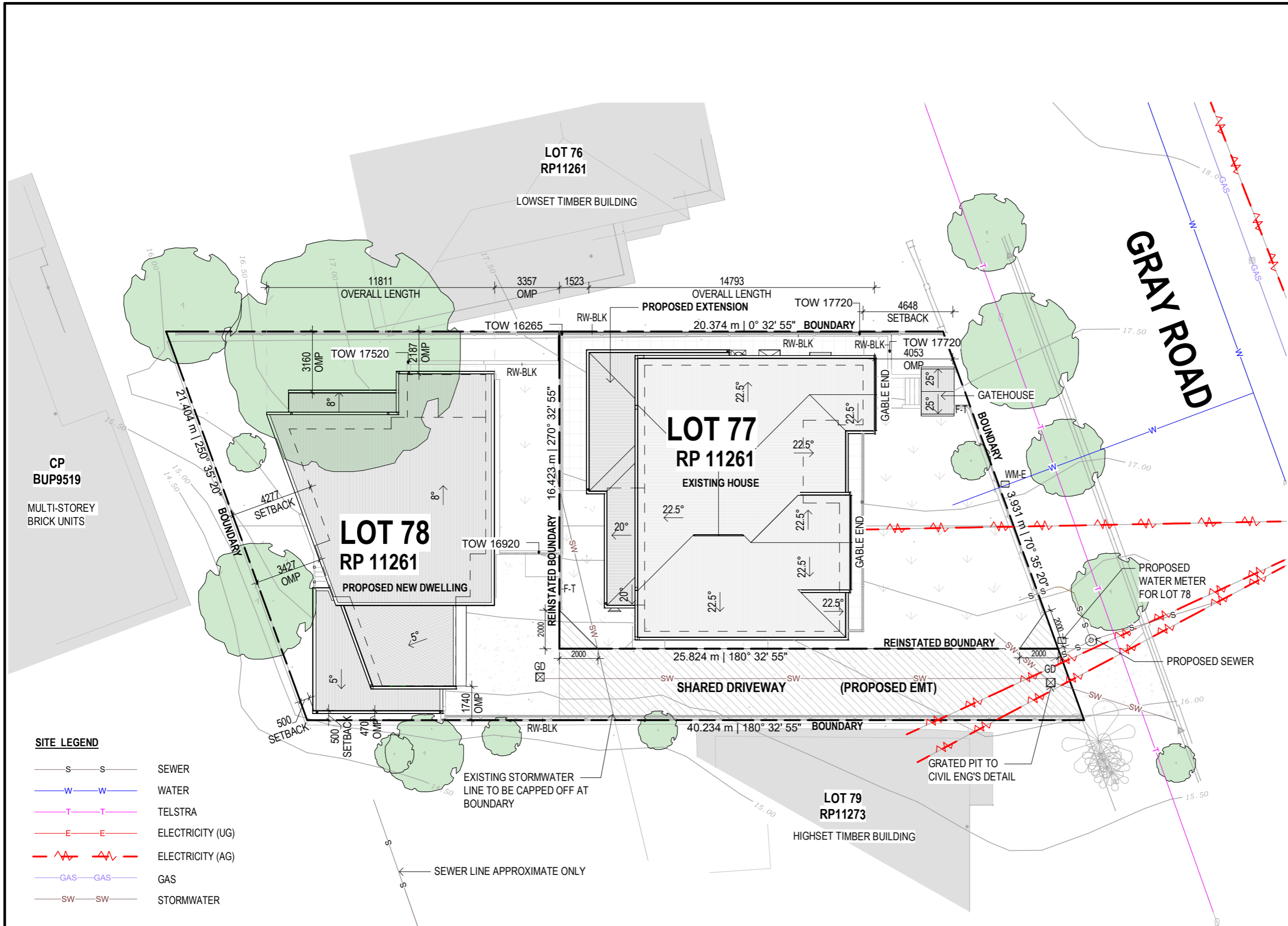
PROPOSED SITE USE: 2 x PROPOSED DWELLING  
TOTAL YIELD: 2 DWELLING  
4 GARAGE

AREAS (NEW HOUSE)

Name	Area
NEW HOUSE GROUND FLOOR	72.12 m <sup>2</sup>
NEW HOUSE LOWER GROUND	43.11 m <sup>2</sup>
NEW HOUSE ALFRESCO	19.42 m <sup>2</sup>
	134.65 m <sup>2</sup>
NEW HOUSE FIRST FLOOR	97.28 m <sup>2</sup>
NEW HOUSE BALCONY	8.73 m <sup>2</sup>
	106.01 m <sup>2</sup>
TOTAL	240.66 m <sup>2</sup>

AREAS (EXISTING HOUSE)

Name	Area
EXISTING GROUND FLOOR	84.54 m <sup>2</sup>
EXISTING GARAGE	51.79 m <sup>2</sup>
EXISTING PATIO	23.85 m <sup>2</sup>
EXISTING PORCH	12.77 m <sup>2</sup>
	172.95 m <sup>2</sup>
EXISTING FIRST FLOOR	129.70 m <sup>2</sup>
EXISTING BALCONY	10.71 m <sup>2</sup>
	140.41 m <sup>2</sup>
TOTAL	313.36 m <sup>2</sup>



- SITE LEGEND**
- S-S SEWER
  - W-W WATER
  - T-T TELSTRA
  - E-E ELECTRICITY (UG)
  - E-E ELECTRICITY (AG)
  - GAS-GAS GAS
  - SW-SW STORMWATER
- EXISTING STORMWATER LINE TO BE CAPPED OFF AT BOUNDARY
- SEWER LINE APPROXIMATE ONLY

**INVILLA**

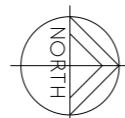
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LOT: 77 SP/RP: RP11261  
LOCAL GOVT: **BRISBANE CITY COUNCIL**

NORTH ORIENTATION:



PLEASE REFER TO SITE PLAN &  
SURVEY PLANS FOR NORTH  
POINT LOCATION.

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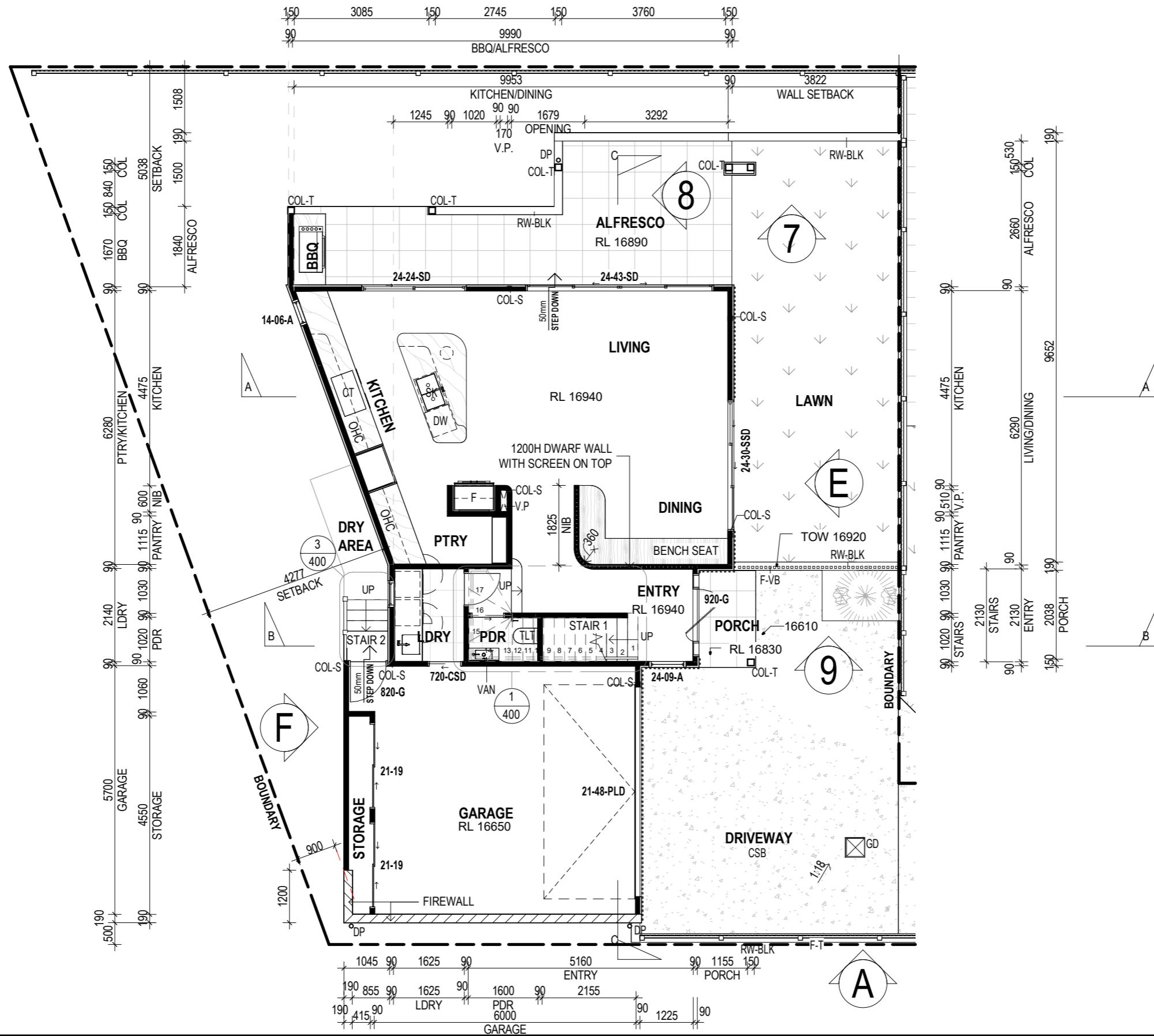
**BA - BUILDING APPLICATION**

DRAWN: SB  
CHECKED & APPROVED: MJ

DRAWING TITLE:

**PROPOSED SITE PLAN**

DRAWING NO: **090** REVISION: **M**  
SHEET SIZE: **A3** SCALE: 1 : 200



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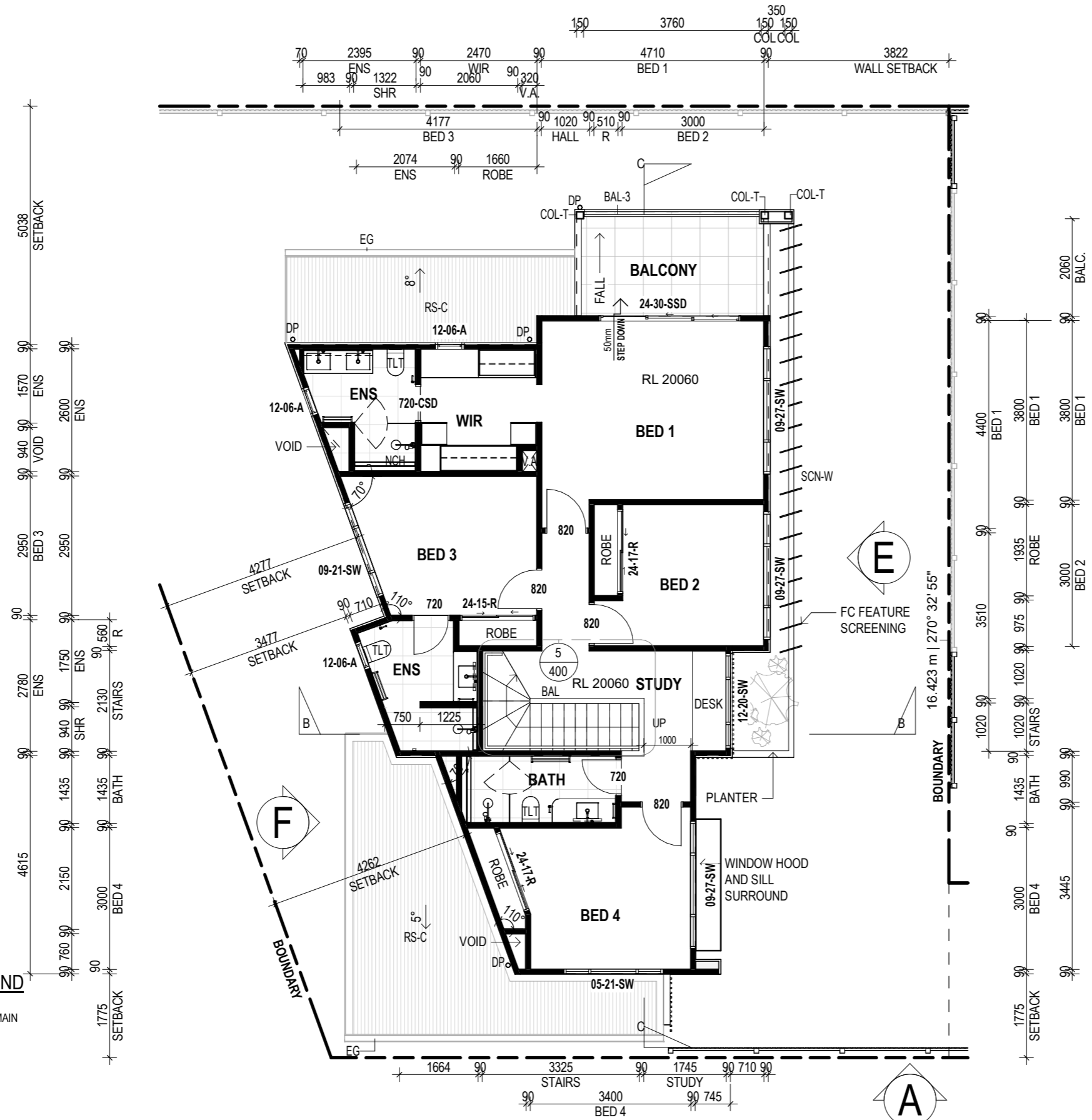
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DOCUMENTATION STAGE:  
**BA - BUILDING APPLICATION**

DRAWN: SB  
 CHECKED & APPROVED: MJ

DRAWING TITLE:  
**GROUND FLOOR PLAN -  
 REAR HOUSE**

DRAWING NO: **100** REVISION: **M**  
 SHEET SIZE: **A3** SCALE: **1 : 100**



**PHASING LEGEND**

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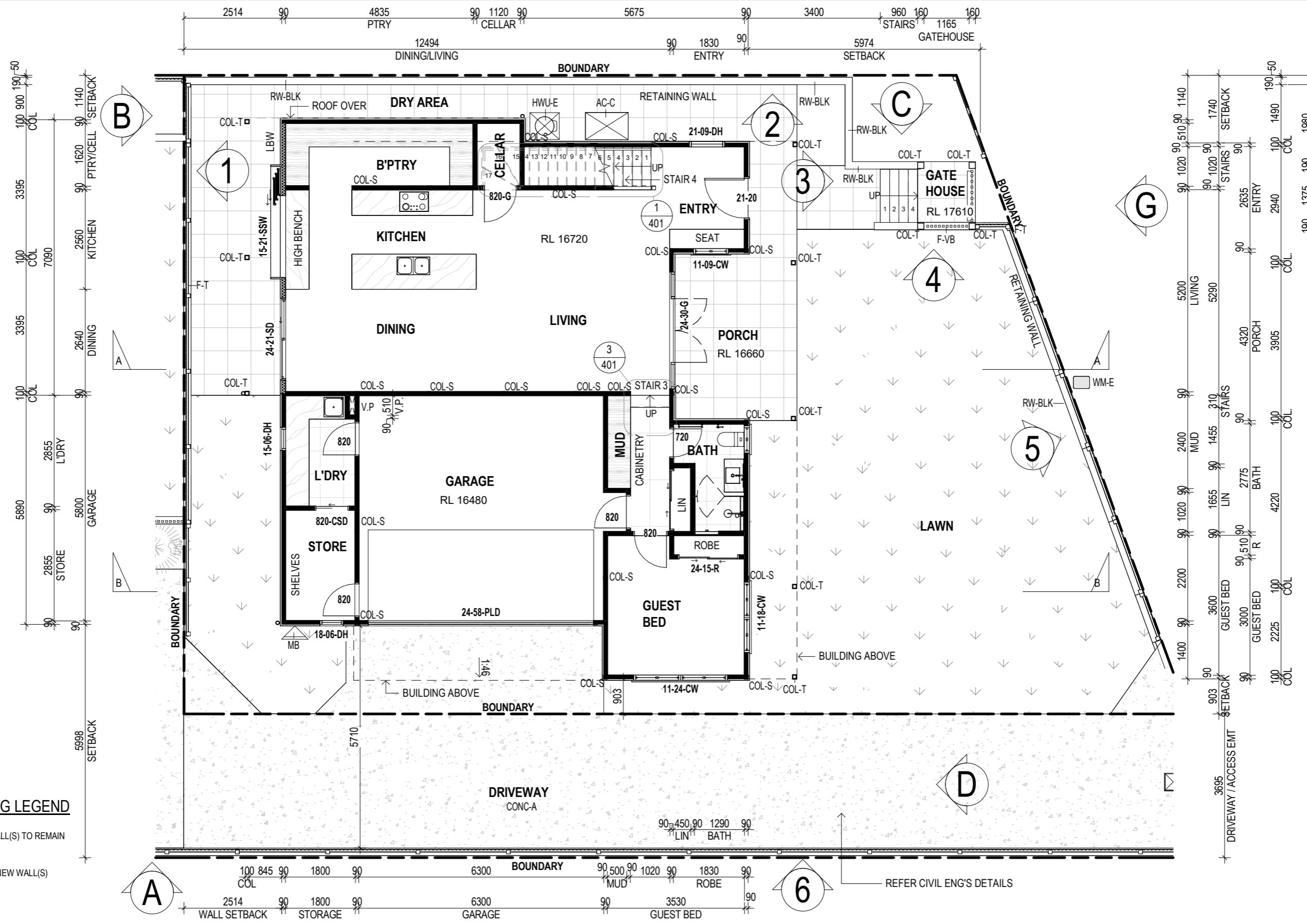
**DOCUMENTATION STAGE:**  
**BA - BUILDING APPLICATION**

**DRAWN:** SB  
**CHECKED & APPROVED:** MJ

**DRAWING TITLE:**  
**FIRST FLOOR PLAN - REAR HOUSE**

**DRAWING NO:** 101  
**SHEET SIZE:** A3

**REVISION:** M  
**SCALE:** 1 : 100



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**LOT: 77**    **SP/RP: RP11261**  
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**NORTH ORIENTATION:**

PLEASE REFER TO SITE PLAN & SURVEY PLANS FOR NORTH POINT LOCATION.

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**DOCUMENTATION STAGE:**  
 BA - BUILDING APPLICATION

**DRAWN:** SB  
**CHECKED & APPROVED:** MJ

**DRAWING TITLE:**  
 GROUND FLOOR PLAN - FRONT HOUSE

**DRAWING NO:** 102    **REVISION:** M  
**SHEET SIZE:** A3    **SCALE:** 1 : 100



**PHASING LEGEND**

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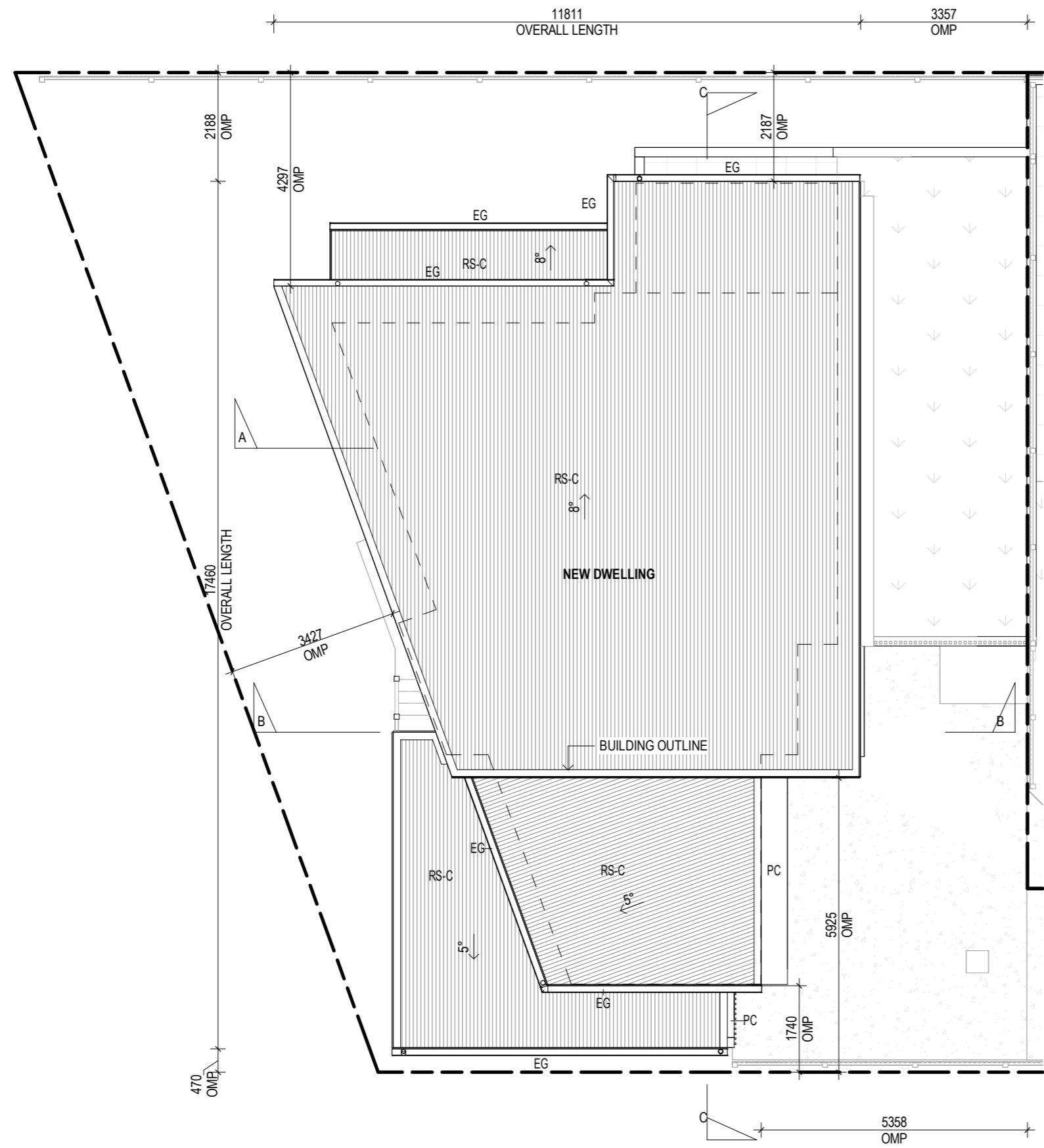
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**DRAWN:** SB  
**CHECKED & APPROVED:** MJ

**DRAWING TITLE:**  
 FIRST FLOOR PLAN -  
 FRONT HOUSE

**DRAWING NO:** 103  
**REVISION:** M

**SHEET SIZE:** A3  
**SCALE:** 1 : 100



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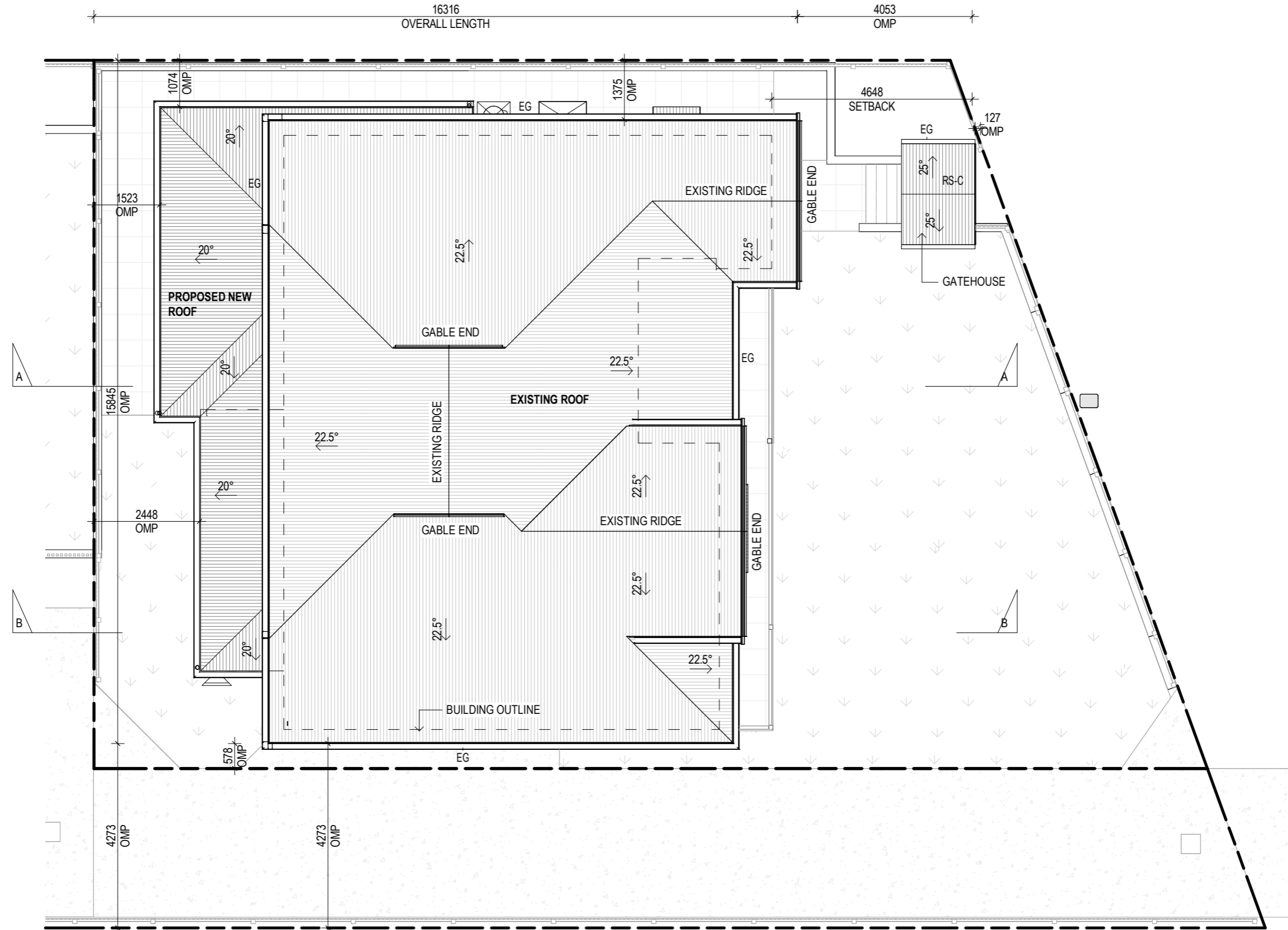
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 CHECKED & APPROVED: MJ

DRAWING TITLE:  
**ROOF PLAN - REAR HOUSE**  
 DRAWING NO: **110**  
 SHEET SIZE: **A3**  
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 SCALE: 1 : 100



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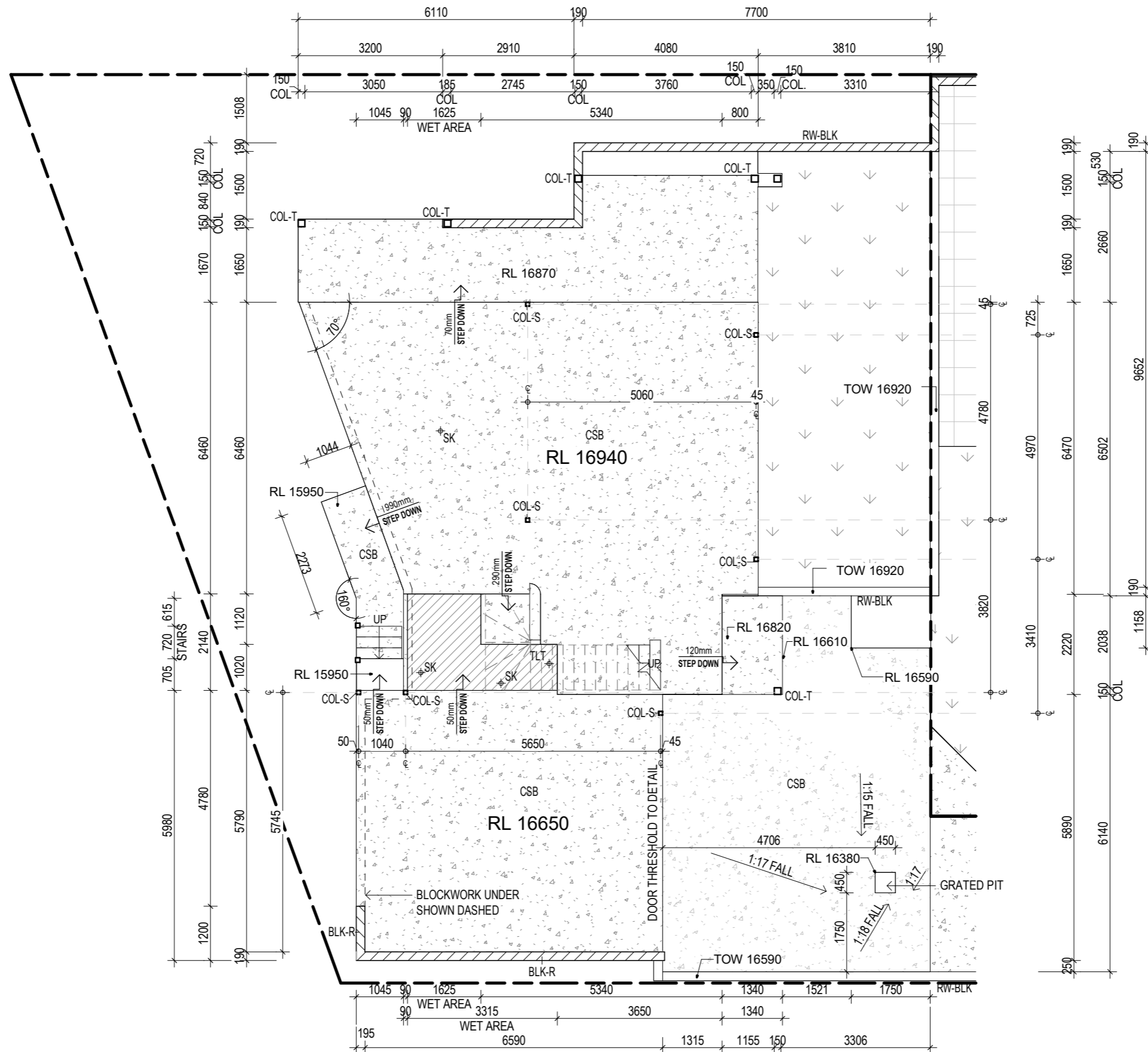
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**DOCUMENTATION STAGE:**  
**BA - BUILDING APPLICATION**  
**DRAWN:** SB  
**CHECKED & APPROVED:** MJ

**DRAWING TITLE:**  
**ROOF PLAN - FRONT HOUSE**  
**DRAWING NO:** 111  
**SHEET SIZE:** A3  
**REVISION:** M  
**SCALE:** 1 : 100



- NOTES:**
- DIMENSION SETOUT IS FROM GRID UNLESS NOTED OTHERWISE (U.N.O)
  - ALL SLAB PENETRATIONS ARE INDICATIVE ONLY
  - ALL EXTERIOR SURFACES TO FALL AWAY FROM BUILDING
  - ALL RETAINING WALLS TO STR. ENG. DETAIL
  - REFER STRUCTURAL ENGINEERS DRAWINGS FOR ALL SLAB DETAILS & JOINT LOCATIONS

**LEGEND - SLAB PLAN**

SYMBOL	DESCRIPTION
50mm STEP DOWN	SLAB STEP DOWN
⊕	PLUMBING PENETRATIONS



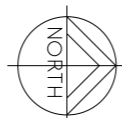
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 LOCAL GOVT: **BRISBANE CITY COUNCIL**

NORTH ORIENTATION:



PLEASE REFER TO SITE PLAN & SURVEY PLANS FOR NORTH POINT LOCATION.

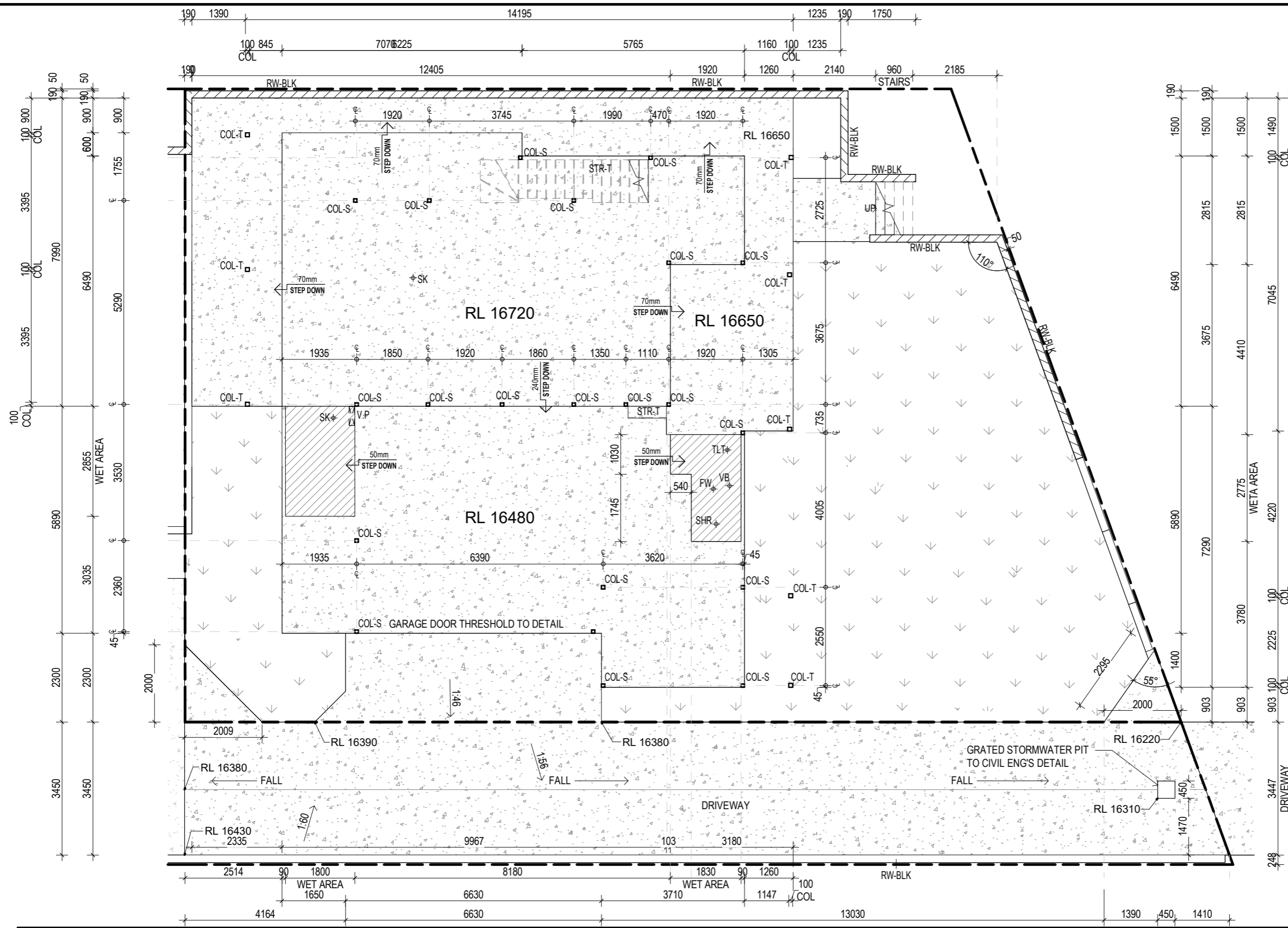
ISSUE:	DESCRIPTION:	DATE:
K	REVISED TENDER ISSUE	07.12.23
L	CONSULTANT ISSUE	29.08.25
M	REVISED BA/FC ISSUE	16.09.25

DOCUMENTATION STAGE:  
**BA - BUILDING APPLICATION**

DRAWN: SB  
 CHECKED & APPROVED: MJ

DRAWING TITLE:  
**GROUND FLOOR SLAB - REAR HOUSE**

DRAWING NO: **120** REVISION: **M**  
 SHEET SIZE: **A3** SCALE: **1 : 100**



- NOTES:**
- DIMENSION SETOUT IS FROM GRID UNLESS NOTED OTHERWISE (U.N.O)
  - ALL SLAB PENETRATIONS ARE INDICATIVE ONLY
  - ALL EXTERIOR SURFACES TO FALL AWAY FROM BUILDING
  - ALL RETAINING WALLS TO STR. ENG. DETAIL
  - REFER STRUCTURAL ENGINEERS DRAWINGS FOR ALL SLAB DETAILS & JOINT LOCATIONS

**LEGEND - SLAB PLAN**

SYMBOL	DESCRIPTION
50mm STEP DOWN	SLAB STEP DOWN
⊕	PLUMBING PENETRATIONS



**PROJECT DESCRIPTION:**  
 RENOVATION AND NEW DWELLING

**PROJECT ADDRESS:**  
 127 GRAY ROAD, WEST END, QLD 4101

**LOT: 77**    **SP/RP: RP11261**  
**LOCAL GOVT: BRISBANE CITY COUNCIL**



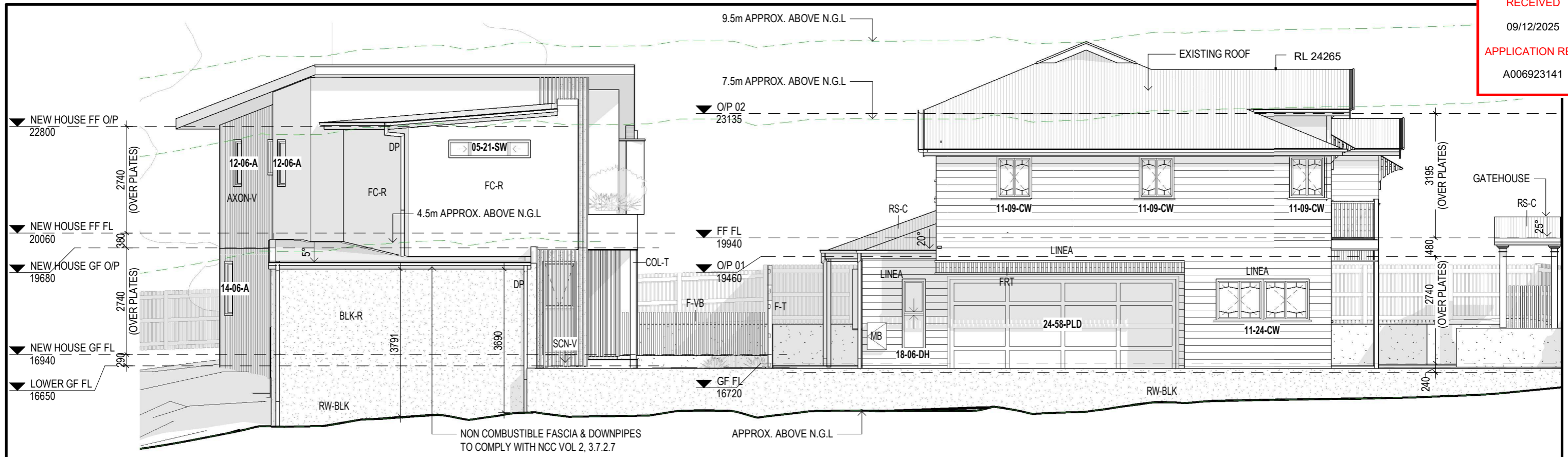
ISSUE:	DESCRIPTION:	DATE:
K	REVISED TENDER ISSUE	07.12.23
L	CONSULTANT ISSUE	29.08.25
M	REVISED BA/FC ISSUE	16.09.25

**DOCUMENTATION STAGE:**  
**BA - BUILDING APPLICATION**

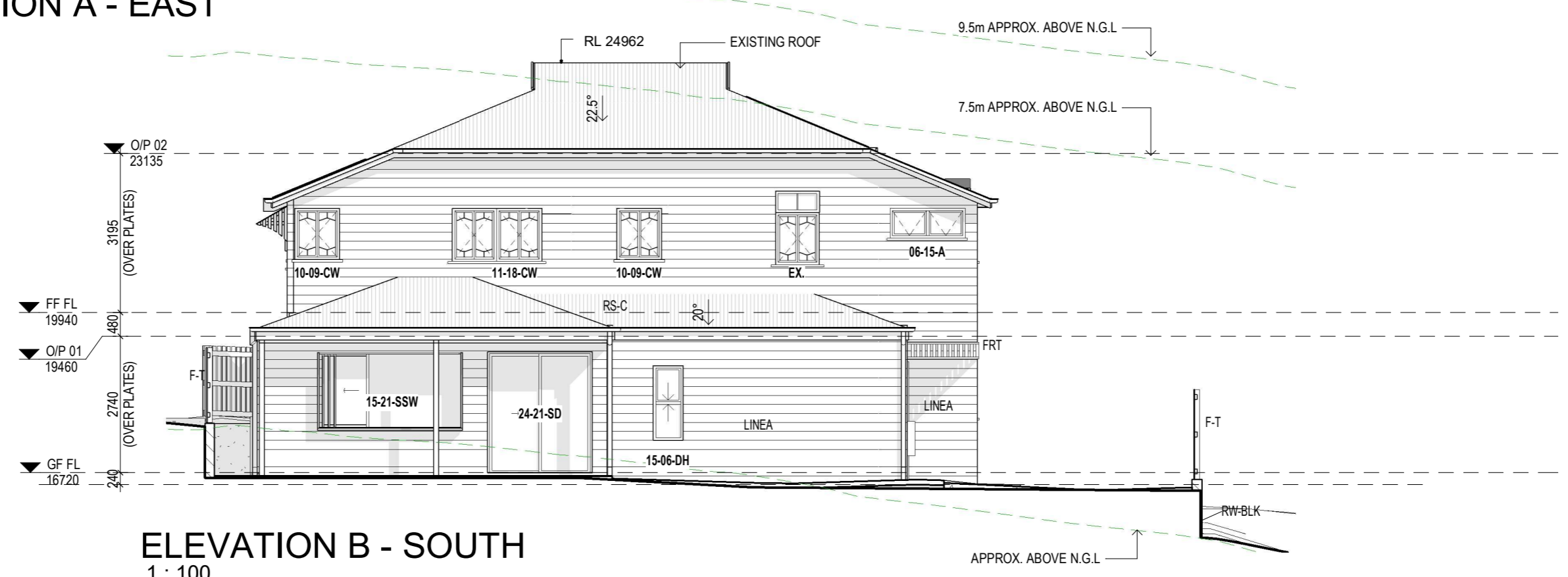
**DRAWN:** SB  
**CHECKED & APPROVED:** MJ

**DRAWING TITLE:**  
**GROUND FLOOR SLAB - FRONT HOUSE**

**DRAWING NO:** 121    **REVISION:** M  
**SHEET SIZE:** A3    **SCALE:** 1 : 100

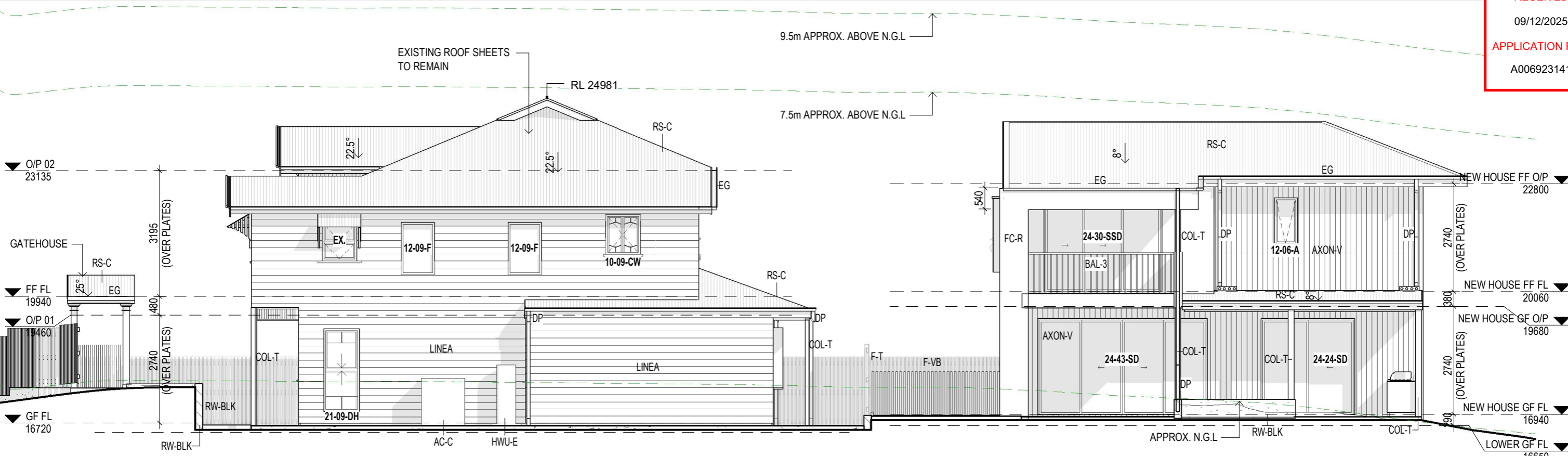


**ELEVATION A - EAST**  
 1 : 100

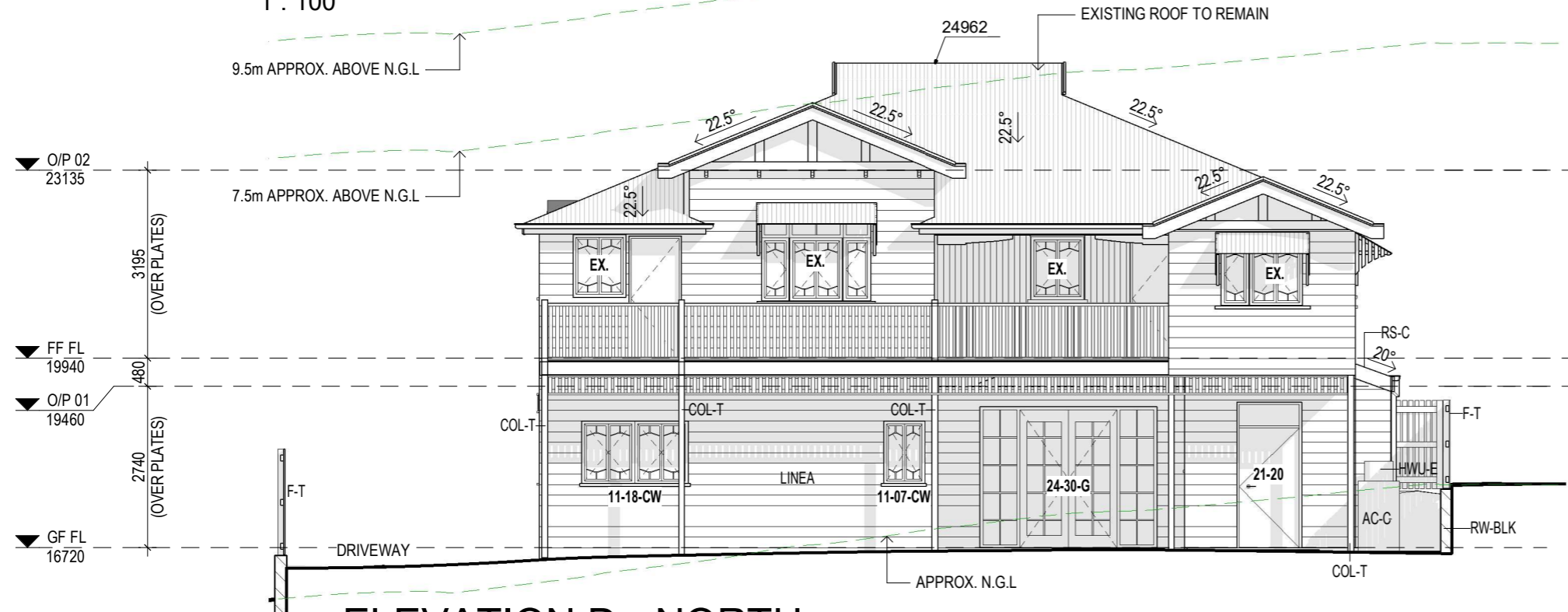


**ELEVATION B - SOUTH**  
 1 : 100

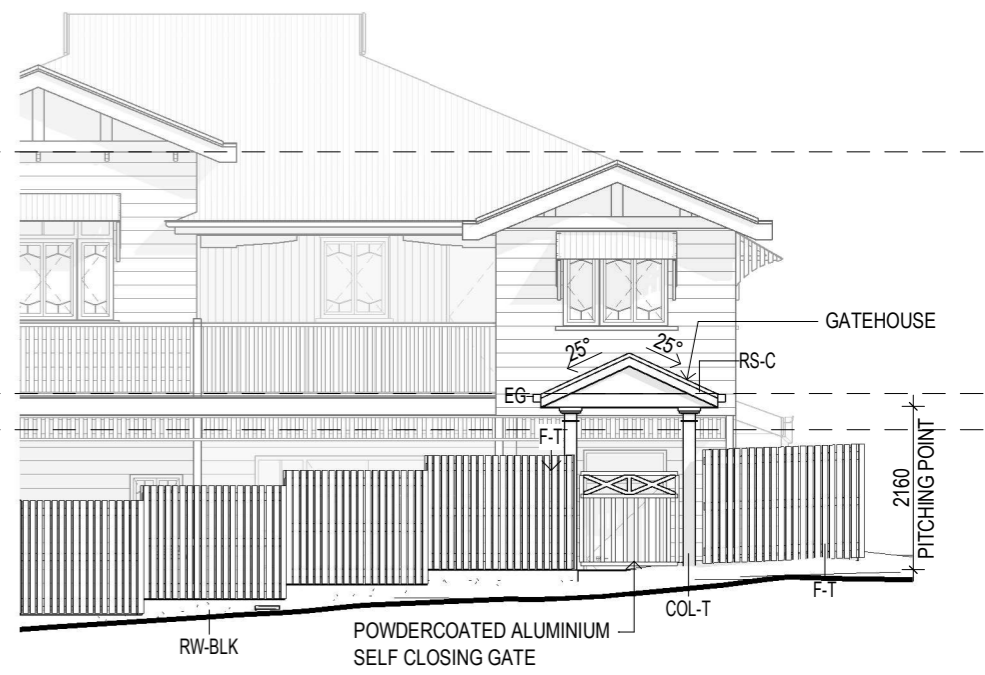
ISSUE:	DESCRIPTION:	DATE:
K	REVISED TENDER ISSUE	07.12.23
L	CONSULTANT ISSUE	29.08.25
M	REVISED BA/FC ISSUE	16.09.25



**ELEVATION C - WEST**  
 1 : 100



**ELEVATION D - NORTH**  
 1 : 100



**GATEHOUSE ELEVATION**  
 1 : 100



PROJECT DESCRIPTION:  
**RENOVATION AND NEW DWELLING**

PROJECT ADDRESS:  
**127 GRAY ROAD, WEST END, QLD 4101**

LOT: 77 SP/RP: RP11261  
 LOCAL GOVT: **BRISBANE CITY COUNCIL**

ISSUE:	DESCRIPTION:	DATE:
K	REVISED TENDER ISSUE	07.12.23
L	CONSULTANT ISSUE	29.08.25
M	REVISED BA/FC ISSUE	16.09.25

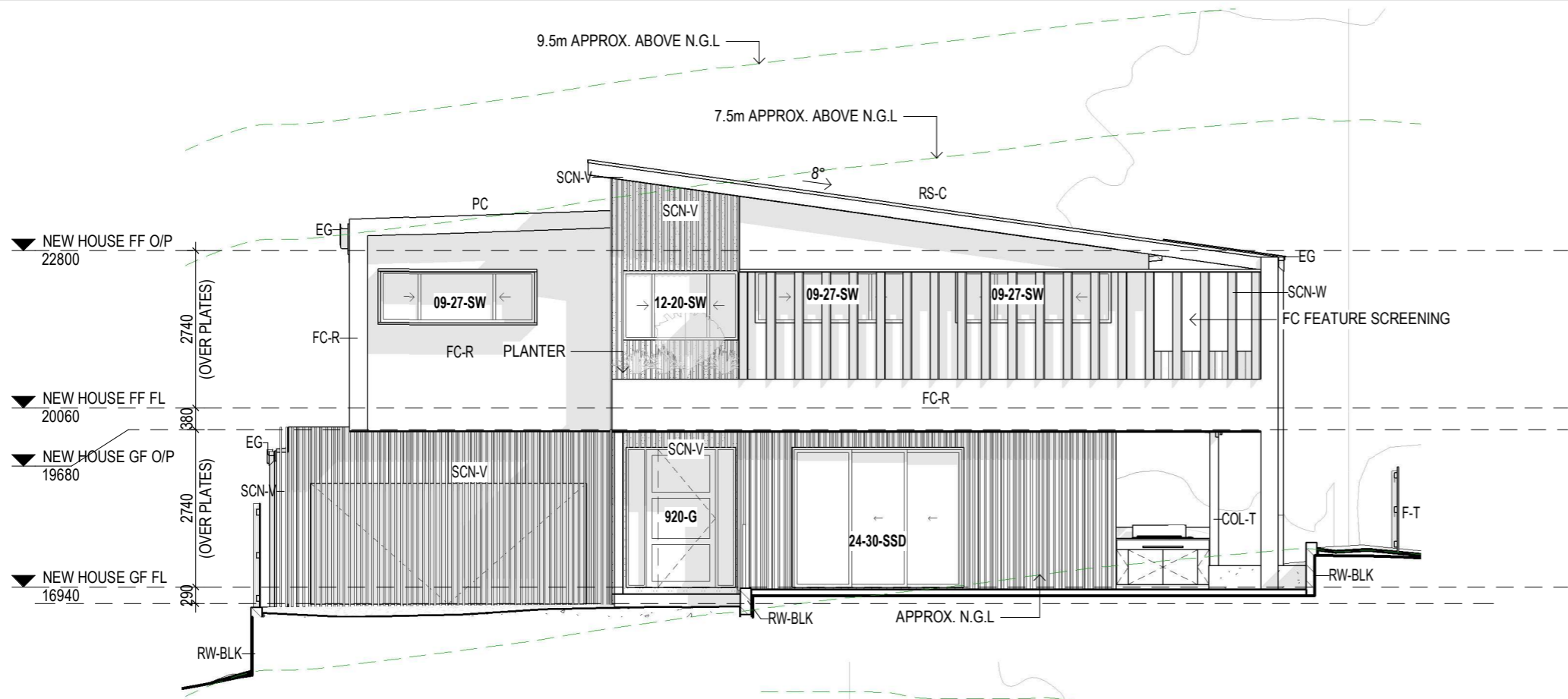
DOCUMENTATION STAGE:  
**BA - BUILDING APPLICATION**

DRAWN: SB  
 CHECKED & APPROVED: MJ

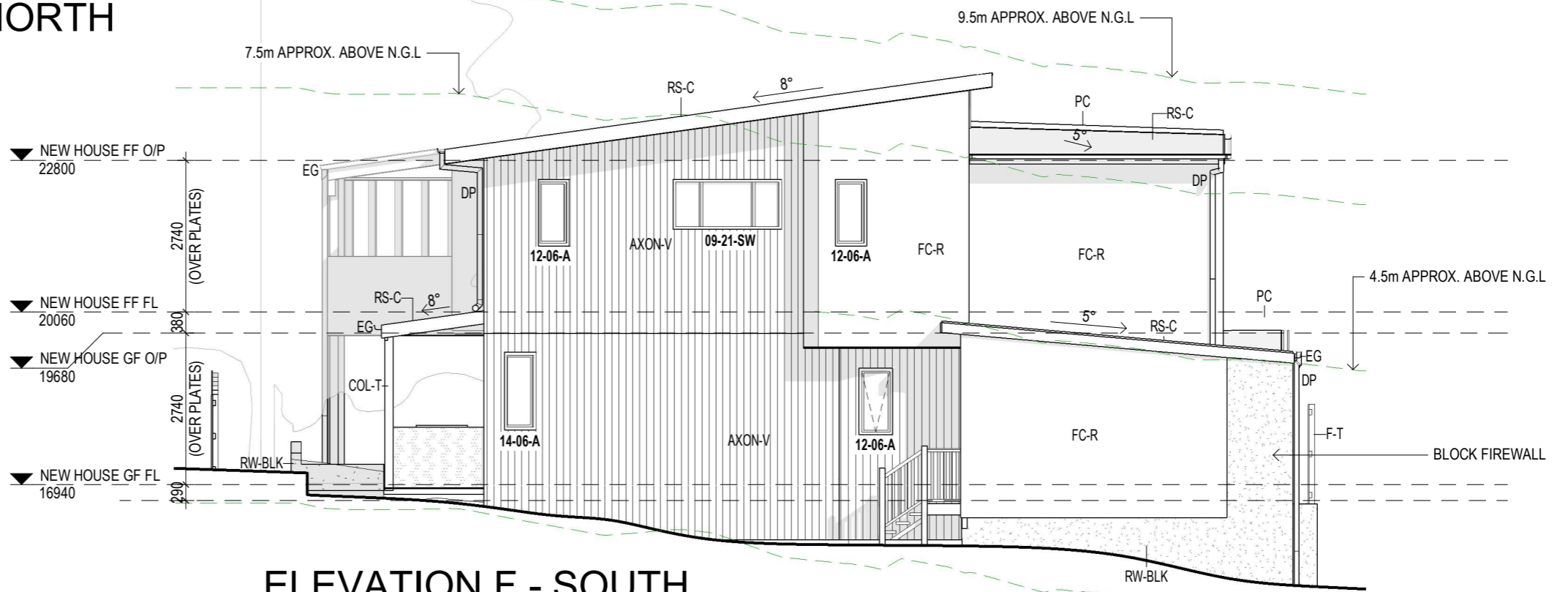
DRAWING TITLE:  
**ELEVATIONS C and D**

DRAWING NO: **201**  
 SHEET SIZE: **A3**

REVISION: **M**  
 SCALE: 1 : 100

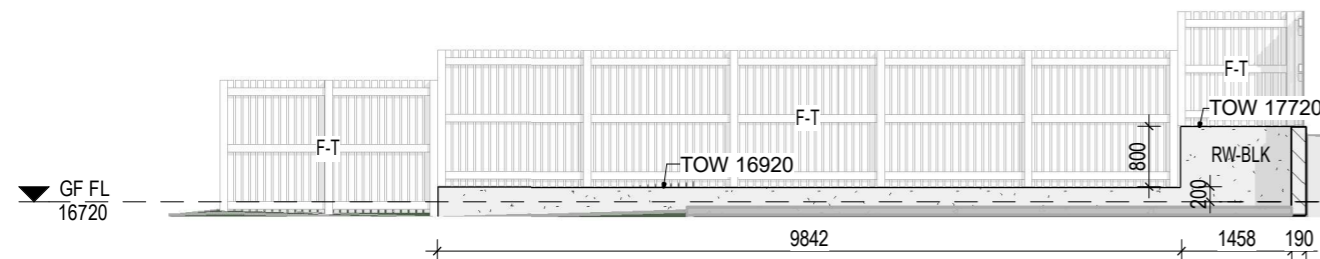


**ELEVATION E - NORTH**  
1 : 100

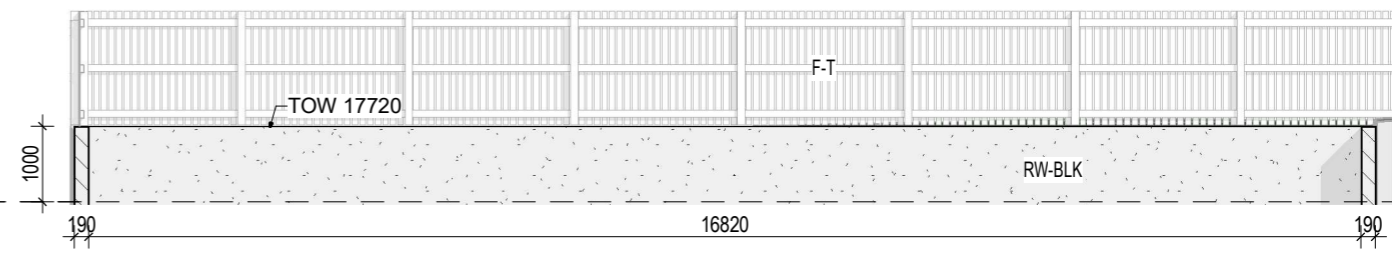


**ELEVATION F - SOUTH**  
1 : 100

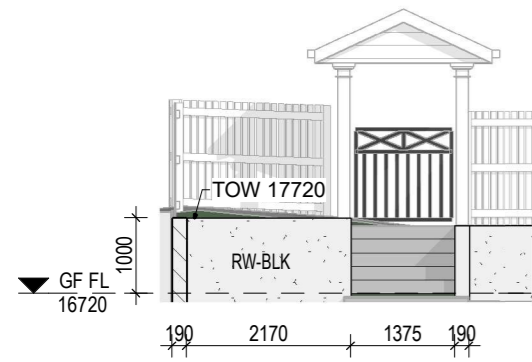
ISSUE:	DESCRIPTION:	DATE:
K	REVISED TENDER ISSUE	07.12.23
L	CONSULTANT ISSUE	29.08.25
M	REVISED BA/FC ISSUE	16.09.25



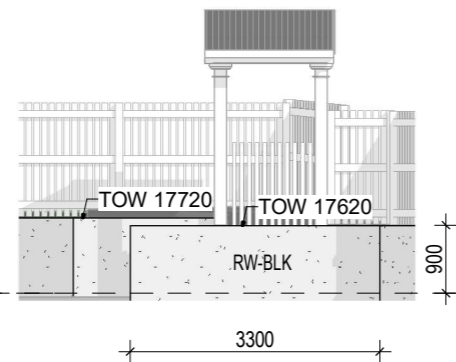
**Elevation 1**  
1 : 100



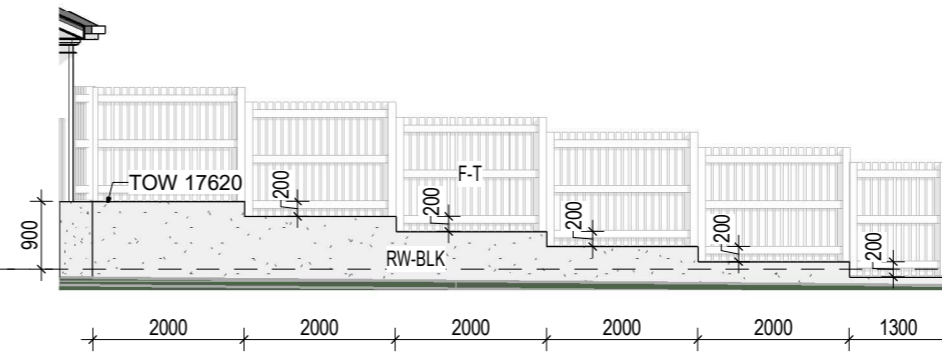
**Elevation 2**  
1 : 100



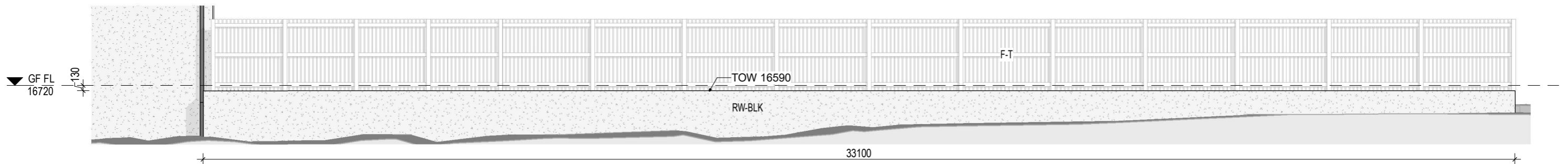
**Elevation 3**  
1 : 100



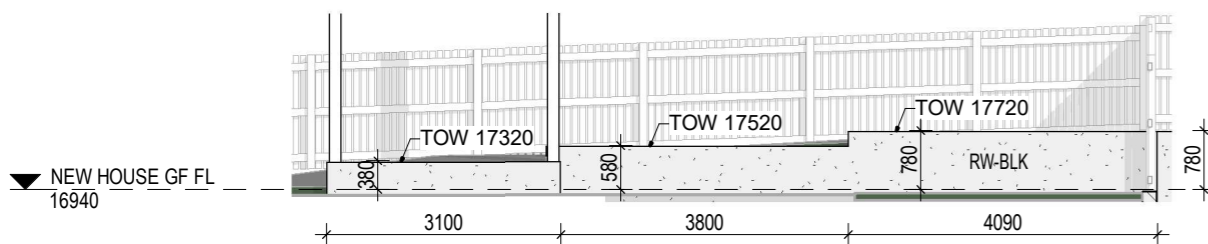
**Elevation 4**  
1 : 100



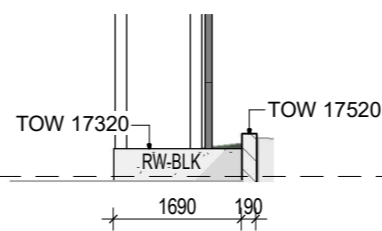
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1 : 100



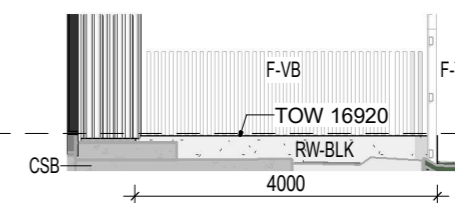
**Elevation 6**  
1 : 100



**Elevation 7**  
1 : 100



**Elevation 8**  
1 : 100



**Elevation 9**  
1 : 100

**INVILLA**

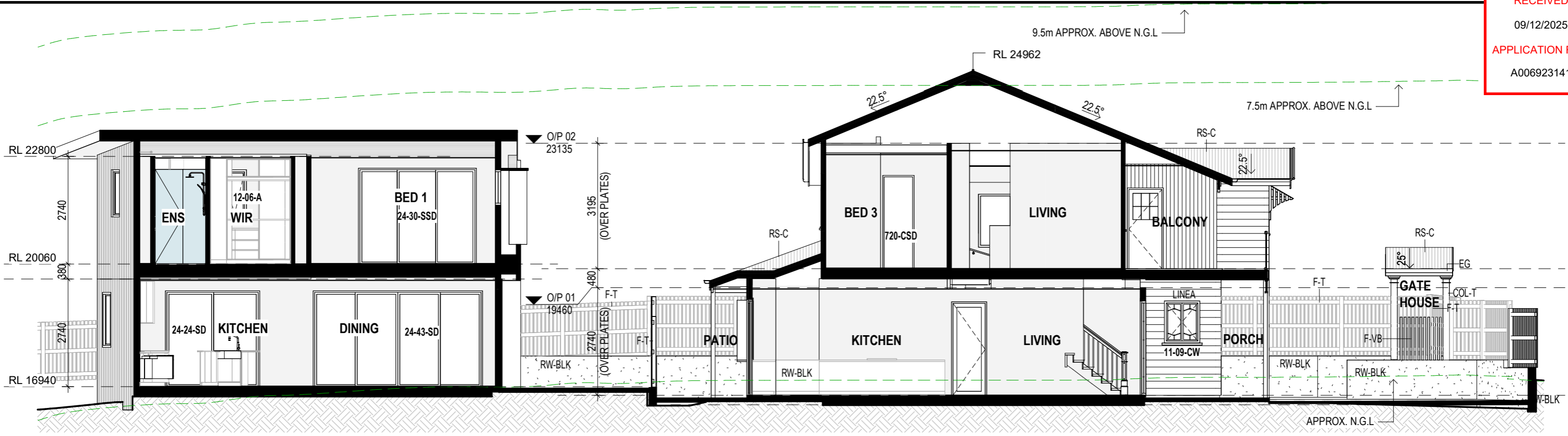
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Registered Architect #5113 Michael Johnston.

PROJECT DESCRIPTION:  
**RENOVATION AND NEW DWELLING**  
PROJECT ADDRESS:  
**127 GRAY ROAD, WEST END, QLD 4101**  
LOT: 77 SP/RP: RP11261  
LOCAL GOVT: **BRISBANE CITY COUNCIL**

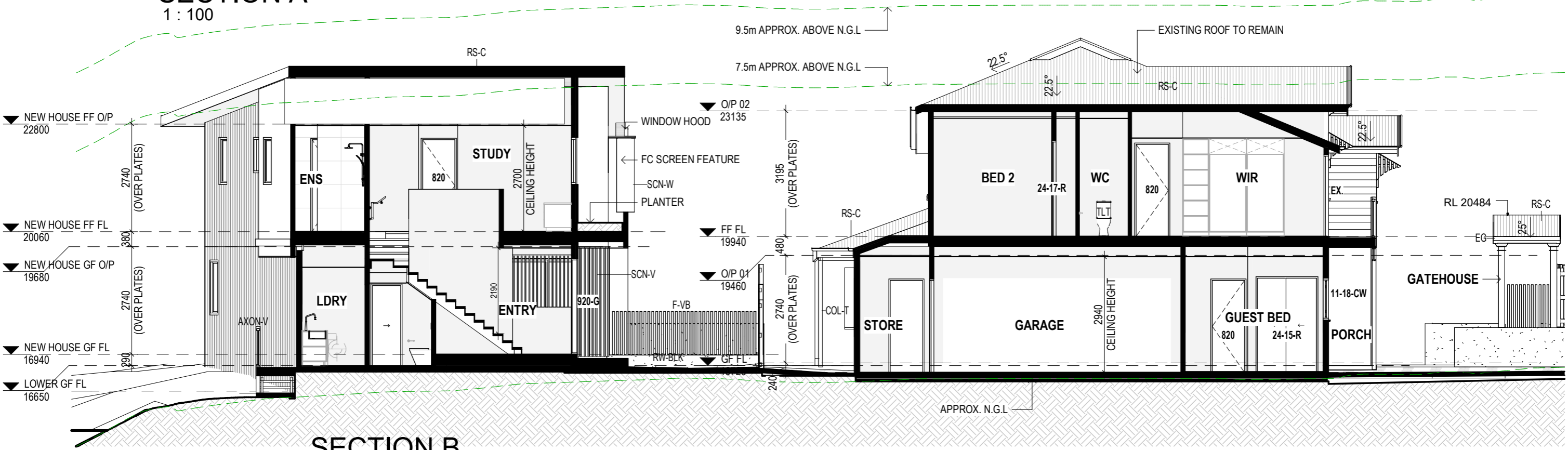
ISSUE:	DESCRIPTION:	DATE:
K	REVISED TENDER ISSUE	07.12.23
L	CONSULTANT ISSUE	29.08.25
M	REVISED BA/FC ISSUE	16.09.25

DOCUMENTATION STAGE:  
**BA - BUILDING APPLICATION**  
DRAWN: SB  
CHECKED & APPROVED: MJ

DRAWING TITLE:  
**RETAINING WALL  
ELEVATIONS**  
DRAWING NO: 203  
SHEET SIZE: A3  
REVISION: M  
SCALE: 1 : 100



**SECTION A**  
1 : 100



**SECTION B**  
1 : 100



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 Registered Architect #5113 Michael Johnston.

**PROJECT DESCRIPTION:**  
 RENOVATION AND NEW DWELLING  
**PROJECT ADDRESS:**  
 127 GRAY ROAD, WEST END, QLD 4101  
 LOT: 77 SP/RP: RP11261  
 LOCAL GOVT: BRISBANE CITY COUNCIL

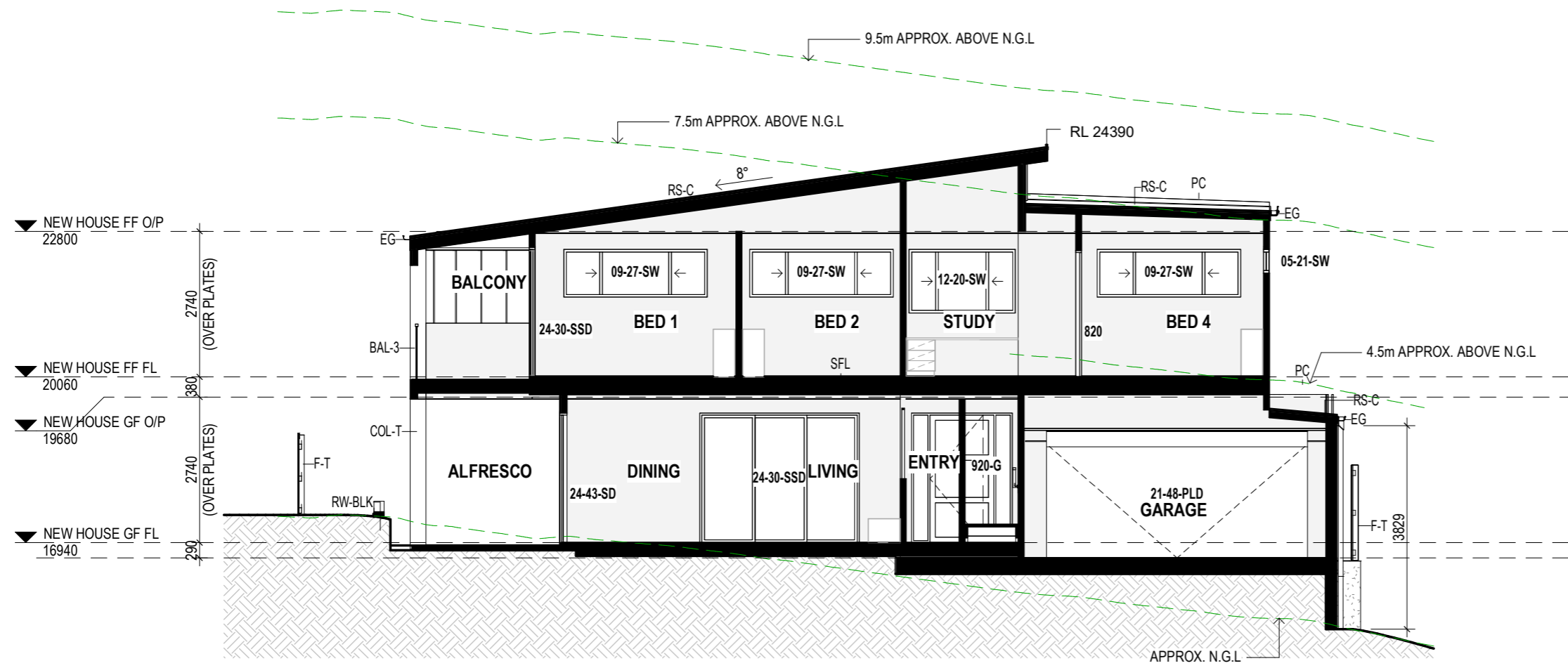
ISSUE:	DESCRIPTION:	DATE:
K	REVISED TENDER ISSUE	07.12.23
L	CONSULTANT ISSUE	29.08.25
M	REVISED BA/FC ISSUE	16.09.25

**DOCUMENTATION STAGE:**  
 BA - BUILDING APPLICATION

**DRAWN:** SB  
**CHECKED & APPROVED:** MJ

**DRAWING TITLE:**  
 SECTIONS

**DRAWING NO:** 300  
**SHEET SIZE:** A3  
**REVISION:** M  
**SCALE:** 1 : 100



**SECTION C**  
1 : 100

ISSUE:	DESCRIPTION:	DATE:
K	REVISED TENDER ISSUE	07.12.23
L	CONSULTANT ISSUE	29.08.25
M	REVISED BA/FC ISSUE	16.09.25

## WINDOW SCHEDULE - REAR HOUSE

Level	Type Mark	Height	Width	Description	Head Height	Sill Height	Comments
LOWER GF FL	12-06-A	1200	610	ALUMINIUM FRAME AWNING WINDOW	2400	1200	LDRY
NEW HOUSE GF FL	14-06-A	1400	610	ALUMINIUM FRAME AWNING WINDOW	2400	1000	KITCHEN
NEW HOUSE GF FL	24-09-A	2400	850	ALUMINIUM FRAME AWNING WINDOW WITH FIXED PANEL BELOW	2400	0	ENTRY
NEW HOUSE FF FL	12-06-A	1200	610	ALUMINIUM FRAME AWNING WINDOW	2400	1200	BED 1 ENS
NEW HOUSE FF FL	12-06-A	1200	610	ALUMINIUM FRAME AWNING WINDOW	2400	1200	WIR
NEW HOUSE FF FL	12-06-A	1200	610	ALUMINIUM FRAME AWNING WINDOW WITH FROSTED GLASS	2400	1200	BED 3 ENS
NEW HOUSE FF FL	09-27-SW	900	2700	ALUMINIUM FRAME SLIDING WINDOW XOX	2400	1500	BED 4
NEW HOUSE FF FL	09-27-SW	900	2700	ALUMINIUM FRAME SLIDING WINDOW XOX	2400	1500	BED 2
NEW HOUSE FF FL	09-21-SW	900	2100	ALUMINIUM FRAME SLIDING WINDOW XOX	2400	1500	BED 3
NEW HOUSE FF FL	12-20-SW	1200	2000	ALUMINIUM FRAME SLIDING WINDOW XOX	2400	1200	STUDY
NEW HOUSE FF FL	09-27-SW	900	2700	ALUMINIUM FRAME SLIDING WINDOW XOX	2400	1500	BED 1
NEW HOUSE FF FL	05-21-SW	450	2100	ALUMINIUM FRAME SLIDING WINDOW XOX	2400	1950	BED 4

Grand total: 12

## DOOR SCHEDULE - REAR HOUSE

Level	Type Mark	Height	Width	Description	Head Height	Comments
LOWER GF FL	21-48-PLD	2100	4810	SELECTED PANEL LIFT DOOR WITH REMOTE	2100	GARAGE
LOWER GF FL	820-G	2040	820	EXTERNAL HALF GLAZED DOOR	2040	GARAGE
LOWER GF FL	21-19	2100	1900	INTERNAL SLIDING DOOR	2100	GARAGE
LOWER GF FL	21-19	2100	1900	INTERNAL SLIDING DOOR	2100	GARAGE
LOWER GF FL	720-CSD	2040	720	INTERNAL CAVITY SLIDING DOOR	2040	LDRY
NEW HOUSE GF FL	24-43-SD	2400	4310	ALUMINIUM FRAME 4P CENTRE SLIDING GLASS DOOR	2400	DINING
NEW HOUSE GF FL	920-G	2400	1900	EXTERNAL PIVOT DOOR WITH SIDELIGHTS TO EITHER SIDE	2400	ENTRY
NEW HOUSE GF FL	24-24-SD	2400	2400	ALUMINIUM FRAME 2P SLIDING GLASS DOOR	2400	KITCHEN
NEW HOUSE GF FL	24-30-SSD	2400	3000	ALUMINIUM FRAME 3P SLIDING STACKER GLASS DOOR	2400	LIVING
NEW HOUSE FF FL	720	2340	720	INTERNAL SWING DOOR	2340	BATH
NEW HOUSE FF FL	820	2340	820	INTERNAL SWING DOOR	2340	BED 1
NEW HOUSE FF FL	24-30-SSD	2400	3000	ALUMINIUM FRAME 3P SLIDING STACKER GLASS DOOR	2400	BED 1
NEW HOUSE FF FL	720-CSD	2340	720	INTERNAL HOLLOW CORE CAVITY SLIDING DOOR	2340	BED 1 ENS
NEW HOUSE FF FL	24-17-R	2400	1700	INTERNAL ROBE SLIDING DOOR	2410	BED 2
NEW HOUSE FF FL	820	2340	820	INTERNAL SWING DOOR	2340	BED 2
NEW HOUSE FF FL	820	2340	820	INTERNAL SWING DOOR	2340	BED 3
NEW HOUSE FF FL	24-15-R	2400	1500	INTERNAL ROBE SLIDING DOOR	2410	BED 3
NEW HOUSE FF FL	720	2340	720	INTERNAL SWING DOOR	2340	BED 3 ENS
NEW HOUSE FF FL	24-17-R	2400	1700	INTERNAL ROBE SLIDING DOOR	2410	BED 4
NEW HOUSE FF FL	820	2340	820	INTERNAL SWING DOOR	2340	BED 4

Grand total: 20

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Registered Architect #5113 Michael Johnston.

PROJECT DESCRIPTION:  
**RENOVATION AND NEW DWELLING**

PROJECT ADDRESS:  
**127 GRAY ROAD, WEST END, QLD 4101**

LOT: 77 SP/RP: RP11261

LOCAL GOVT: **BRISBANE CITY COUNCIL**

ISSUE:	DESCRIPTION:	DATE:
J	TENDER ISSUE	22.11.23
K	REVISED TENDER ISSUE	07.12.23
M	REVISED BA/FC ISSUE	16.09.25

DOCUMENTATION STAGE:  
**BA - BUILDING APPLICATION**

DRAWN: SB  
CHECKED & APPROVED: MJ

DRAWING TITLE:  
**DOOR & WINDOW  
SCHEDULE - REAR HOUSE**

DRAWING NO: 600  
REVISION: M

SHEET SIZE: A3  
SCALE:

### WINDOW SCHEDULE - FRONT HOUSE

Level	Type Mark	Height	Width	Description	Head Height	Sill Height	Comments
LOWER GF FL.	11-24-CW	1070	2410	TIMBER FRAME 4 PANEL CASEMENT WINDOW	2400	1330	GUEST BED
LOWER GF FL.	18-06-DH	1800	600	TIMBER FRAME DOUBLE HUNG WINDOW	2400	600	STORAGE
GF FL	11-09-CW	1070	900	TIMBER FRAME CASEMENT WINDOW	2400	1330	ENTRY
GF FL	11-07-CW	1070	700	TIMBER FRAME CASEMENT WINDOW WITH FROSTED GLASS	2160	1090	BATH
GF FL	21-09-DH	2100	910	TIMBER FRAME DOUBLE HUNG WINDOW	2400	300	ENTRY
NEW HOUSE GF FL	15-21-SSW	1500	2100	TIMBER FRAME EXTERNAL STACKING SLIDER WINDOW - 3P - TOP HUNG - TIMBER SILL TO BE FLUSH WITH KITCHEN BENCH LEVEL	2180	680	KITCHEN
FF FL	11-18-CW	1070	1810	TIMBER FRAME 4 PANEL CASEMENT WINDOW	2100	1030	BED 3
FF FL	06-15-A	600	1510	TIMBER FRAME AWNING WINDOW XX WITH FROSTED GLASS	2100	1500	BED 1 ENS
FF FL	11-09-CW	1070	900	TIMBER FRAME CASEMENT WINDOW	2100	1030	WIR
FF FL	11-09-CW	1070	900	TIMBER FRAME CASEMENT WINDOW	2100	1030	WIR
FF FL	10-09-CW	1030	900	TIMBER FRAME CASEMENT WINDOW WITH FROSTED GLASS	2100	1070	BED 3 ENS
FF FL	10-09-CW	1030	900	TIMBER FRAME CASEMENT WINDOW WITH FROSTED GLASS	2100	1070	BATH
FF FL	11-09-CW	1070	900	TIMBER FRAME CASEMENT WINDOW WITH FROSTED GLASS	2100	1030	BED 1 ENS

Grand total: 13

### DOOR SCHEDULE - FRONT HOUSE

Level	Type Mark	Height	Width	Description	Head Height	Comments
LOWER GF FL.	720	2340	720	INTERNAL SWING DOOR	2340	BATH
LOWER GF FL.	24-58-PLD	2400	5800	SELECTED PANEL LIFT DOOR WITH REMOTE	2400	GARAGE
LOWER GF FL.	820	2340	820	INTERNAL SWING DOOR	2340	GARAGE
LOWER GF FL.	24-15-R	2400	1500	INTERNAL ROBE SLIDING DOOR	2400	GUEST BED
LOWER GF FL.	820	2340	820	INTERNAL SWING DOOR	2340	GUEST BED
LOWER GF FL.	24-15-R	2400	1500	INTERNAL ROBE SLIDING DOOR	2400	LINEN
LOWER GF FL.	820	2340	820	INTERNAL SWING DOOR	2340	STORAGE
LOWER GF FL.	820	2340	820	INTERNAL SWING DOOR	2340	STORAGE
GF FL	24-21-SD	2400	2100	EXTERNAL TIMBER FRAME SLIDING DOOR	2400	DINING
GF FL	21-20	2480	1100	EXTERNAL TIMBER DOOR WITH GLAZING LITE ABOVE	2480	ENTRY
GF FL	24-30-G	2400	3000	EXTERNAL TIMBER FRAME GLAZED DOUBLE SWING DOOR WITH SIDE LIGHTS TO EITHER SIDE	2400	PORCH
FF FL	720	2340	720	INTERNAL SWING DOOR	2340	BATH
FF FL	820	2340	820	INTERNAL SWING DOOR	2340	BED 1
FF FL	820	2340	820	INTERNAL SWING DOOR	2340	BED 2
FF FL	820	2340	820	INTERNAL SWING DOOR	2340	BED 3
FF FL	720-CSD	2340	720	INTERNAL HOLLOW CORE CAVITY SLIDING DOOR	2340	BED 3 ENS
FF FL	24-24-R	2400	2400	INTERNAL ROBE SLIDING DOOR	2400	BED 3 ROBE
FF FL	2/520	2340	1040	INTERNAL DOUBLE SWING HOLLOW CORE DOOR	2340	LINEN
FF FL	820	2340	820	INTERNAL SWING DOOR	2340	ROBE
FF FL	24-17-R	2400	1700	INTERNAL ROBE SLIDING DOOR	2400	ROBE
FF FL	720	2340	720	INTERNAL SWING DOOR	2340	WC
FF FL	820	2340	820	INTERNAL SWING DOOR	2340	WIR

Grand total: 22



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**RENOVATION AND NEW DWELLING**

PROJECT ADDRESS:  
**127 GRAY ROAD, WEST END, QLD 4101**

LOT: 77 SP/RP: RP11261  
LOCAL GOVT: **BRISBANE CITY COUNCIL**

ISSUE:	DESCRIPTION:	DATE:
J	TENDER ISSUE	22.11.23
K	REVISED TENDER ISSUE	07.12.23
M	REVISED BA/FC ISSUE	16.09.25

DOCUMENTATION STAGE:  
**BA - BUILDING APPLICATION**

DRAWN: SB  
CHECKED & APPROVED: MJ

DRAWING TITLE:  
**DOOR & WINDOW SCHEDULE - FRONT HOUSE**

DRAWING NO: **601**  
SHEET SIZE: **A3**

REVISION: **M**  
SCALE: