

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS. DO NOT SCALE OFF PLANS. FIGURED DIMENSIONS TAKE PREFERENCE.

THIS RENOVATION IS DESIGNED AND TO BE CONSTRUCTED IN ACCORDANCE WITH:

- BUILDING CODE OF AUSTRALIA 2008
- THE AS1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION

FRAMING TO COMPLY:

FRAMING	STRESS GRADE	JOINT GROUP
SEASONED PINE	F5	J05
SEASONED PINE	F8	J05
UNSEASONED HWD	F14	J3
SEASONED HWD	F17	J2

OVERALL LOT'S DIMENSIONS SHOWN AS FIGURE IN BRACKETS

DEVELOPMENT INCLUDING:

- RE-CONFIGURATION OF LOT 1 & 2.
- EXISTING HOUSE OF LOT 1 SHALL BE SHIFTED APPROX. 2070 mm TO THE LEFT AND 750 mm TO THE FRONT, BE RAISED TO MAKE ANOTHER STOREY UNDER.

R. P. D.

LOT 1, S.P. 334209
PARISH - YEERONG PILLY
COUNTY - STANLEY

SITE AREA : 394.28 m²
SITE COVERAGE : 47.2 %

BRISBANE CITY COUNCIL



DESIGN & DRAFTING

ABN 12 441 679 730
CHINH DUC NGUYEN
3, JAFFRAY ST,
BELLBIRD PARK Q. 4300
Ph/Fax: (07) 3389 0537
Mob: 0432 710 133
chinhdesign@outlook.com

DESIGN CRITERIA

WIND REGION: B
TERRAIN CATEGORY: 3
TOPOGRAPHIC CLASS: T.1
SHIELDING CLASS: F.S.
WIND VELOCITY: 33m/s

PROJECT

PROPOSED DEVELOPMENT

SITE ADDRESS

No. 90,
PARK RD.,
WOOLLOONGABBA

OWNER

H.D.J. FAMILY
TRUST
C/- J. D. VU
FAMILY
INVESTMENT
PTY. LTD. as TRUSTEE

SCALE 1:100 @ A3
EXCEPT AS SHOWN

DATE FEB. 26
SHEET No. 1 of 5
JOB No. 552-26

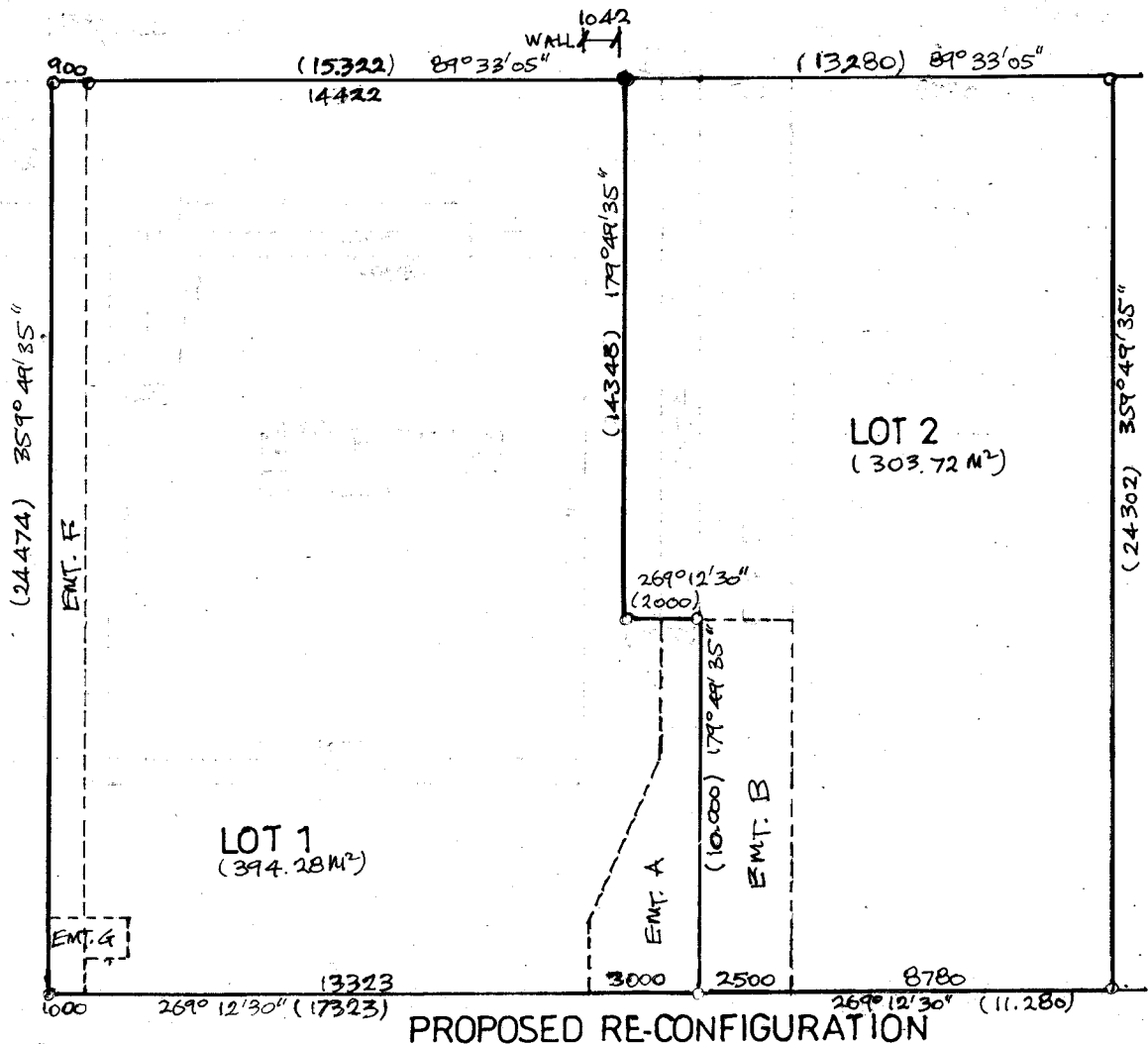
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CHINH D NGUYEN
QBSA Lic. 55442

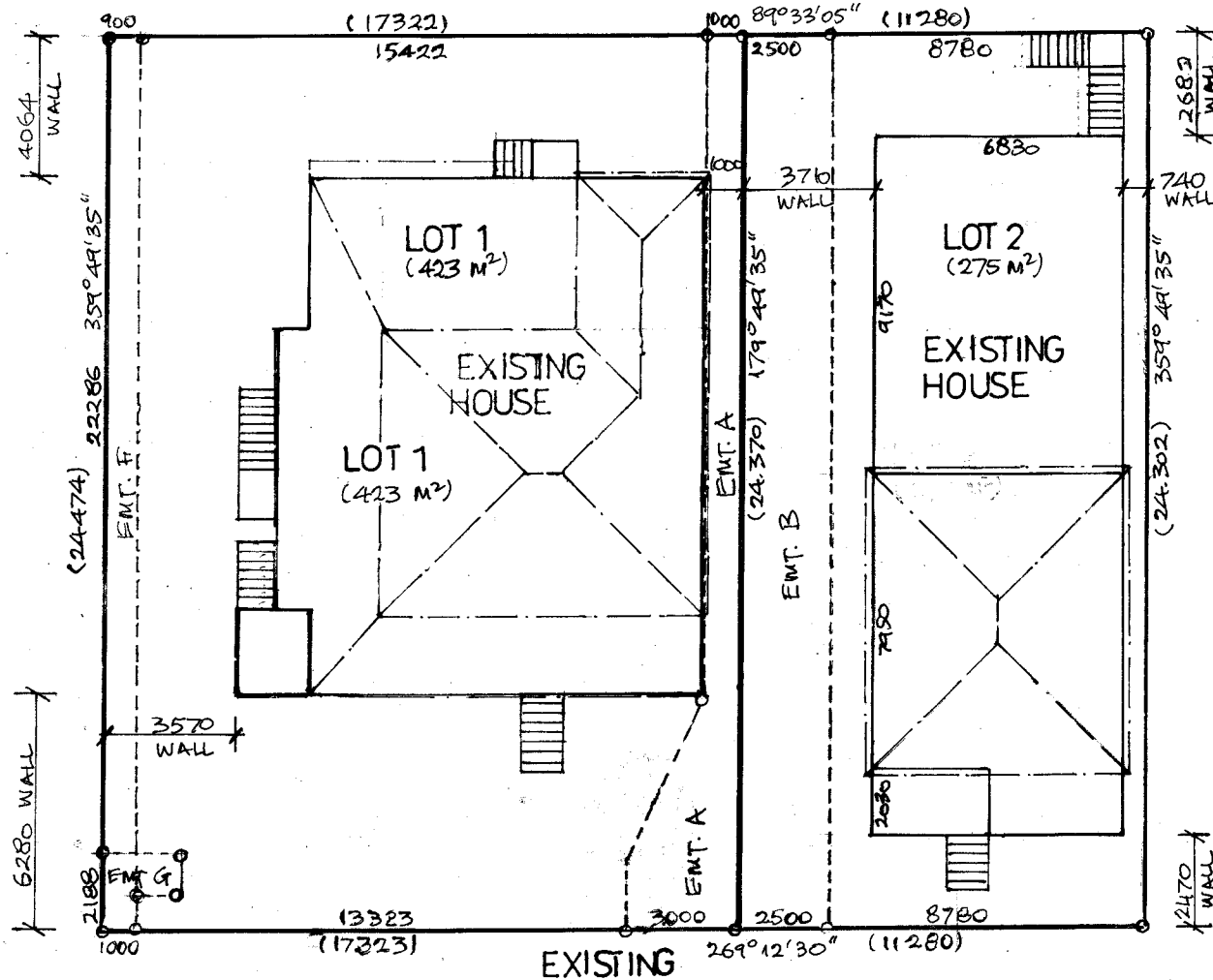
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BUILDER

BCC DS
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01/05/2026
APPLICATION REF
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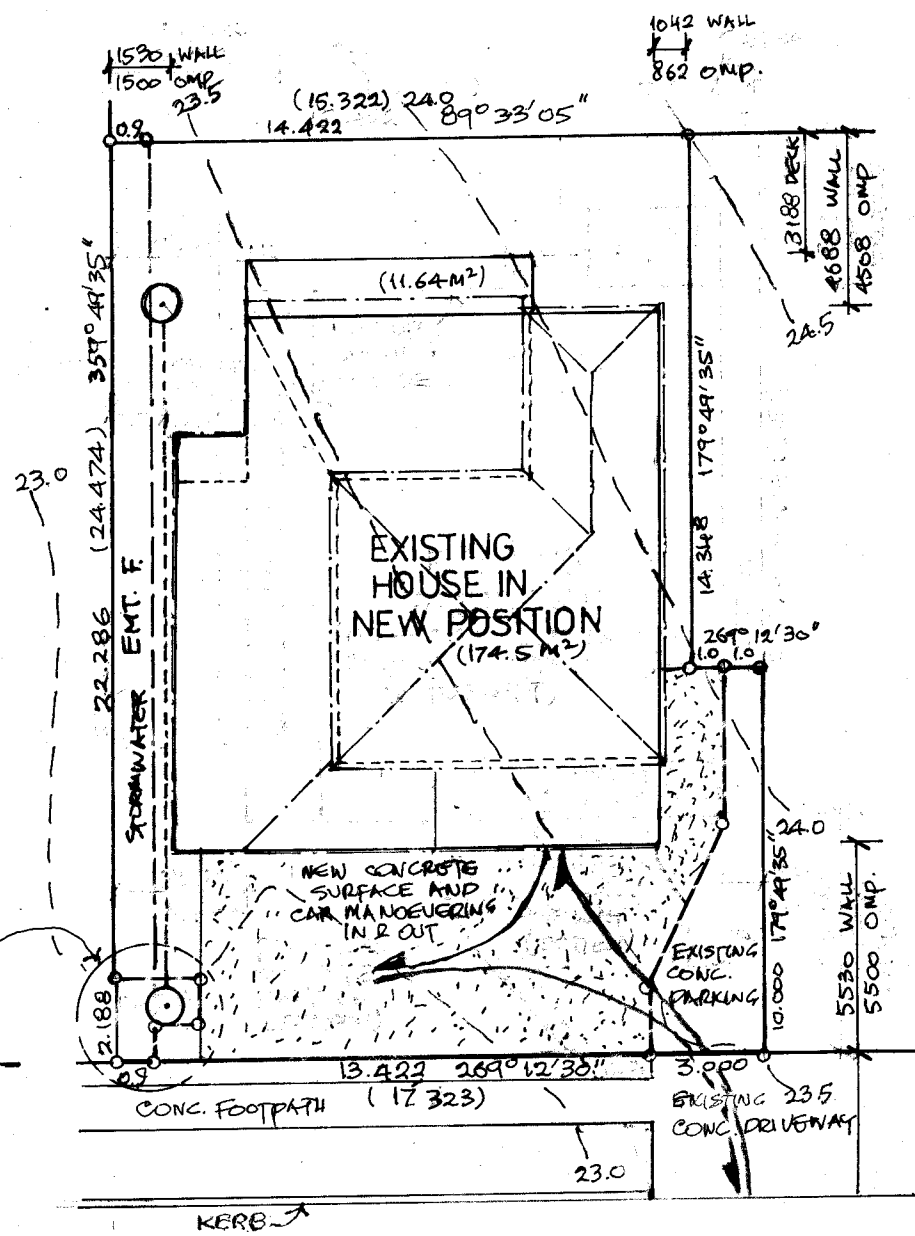


PROPOSED RE-CONFIGURATION



EXISTING

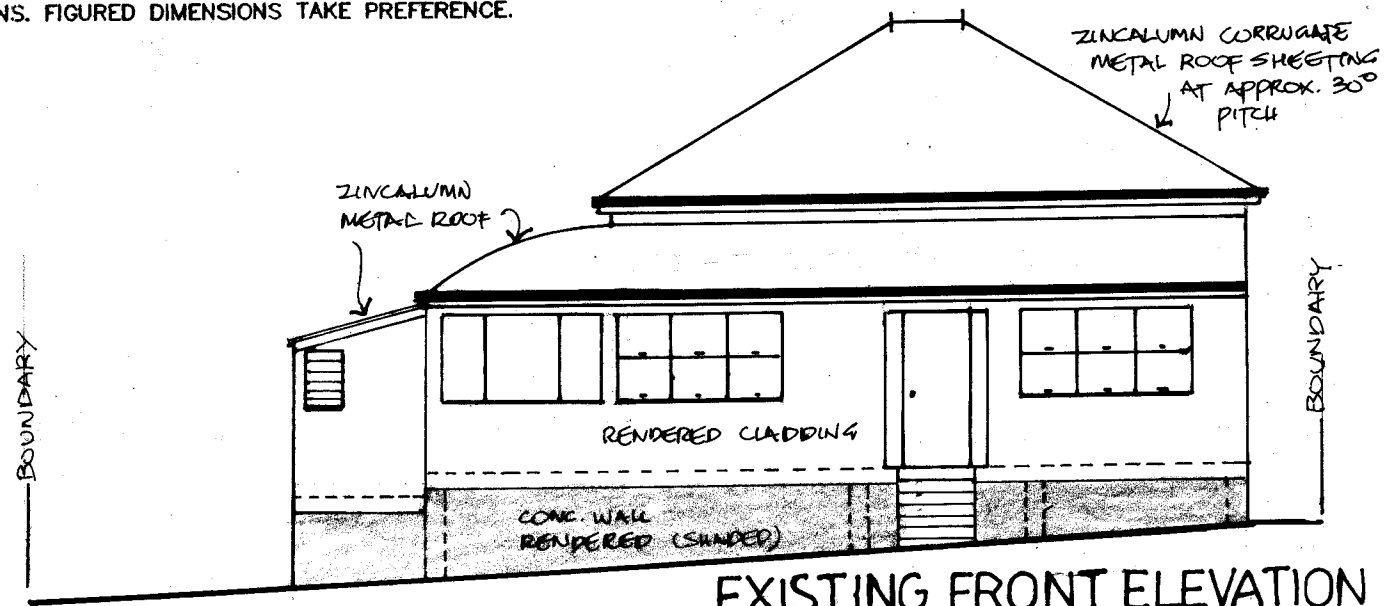
"D.A"



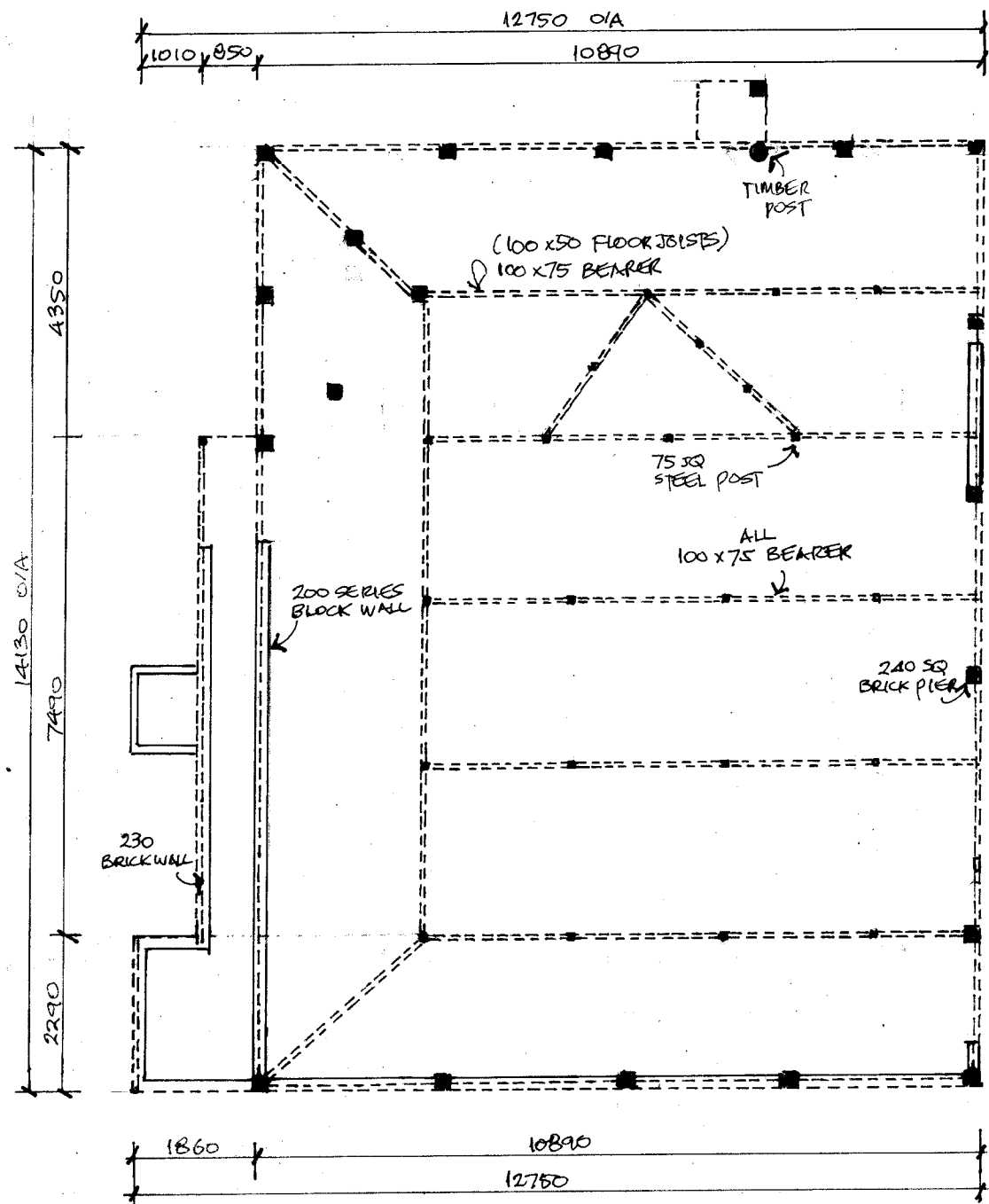
NEW SITE PLAN
SCALE 1:200

PARK RD.

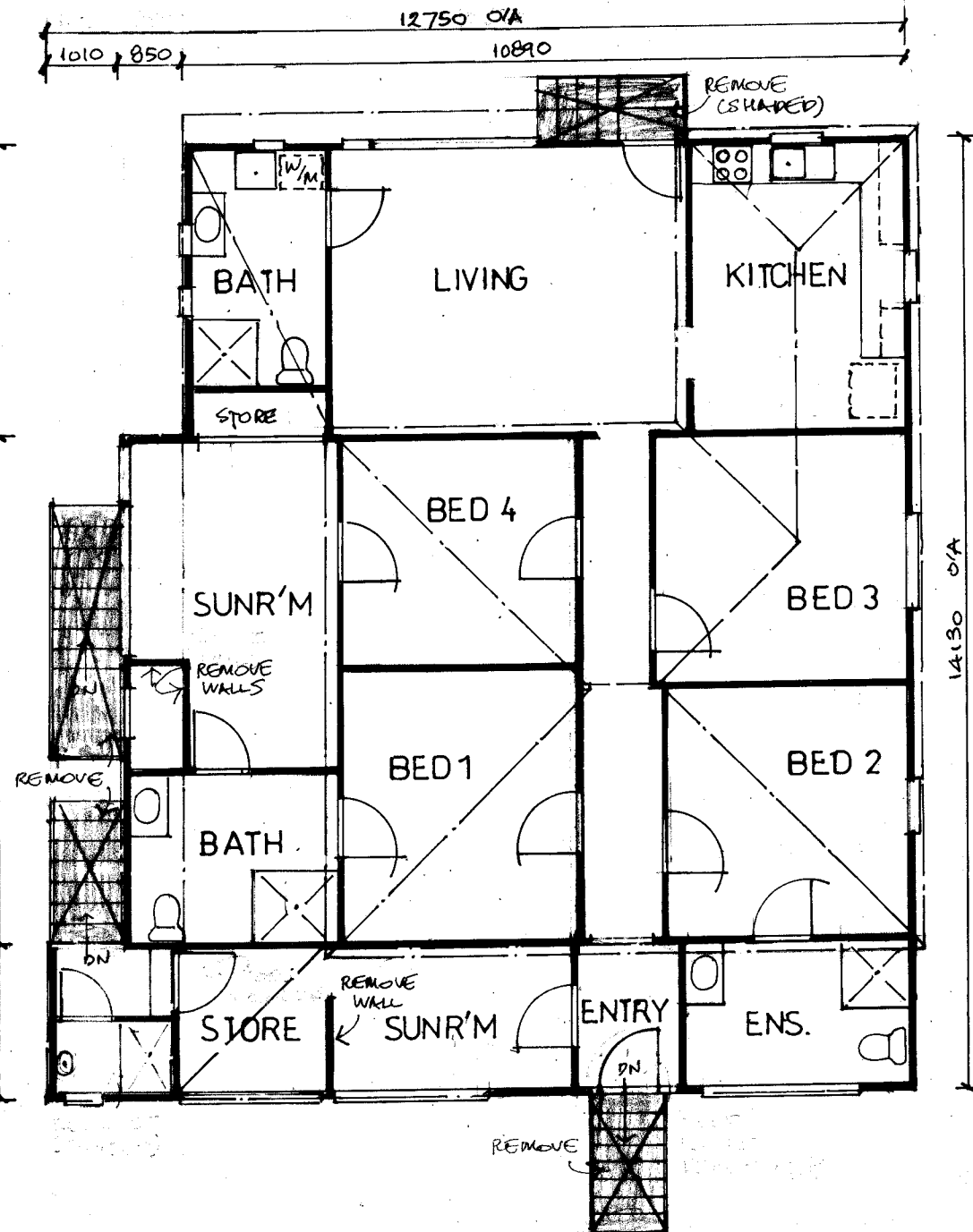
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EXISTING FRONT ELEVATION



EXISTING BASE PLAN



EXISTING FLOOR PLAN

'D.A.'



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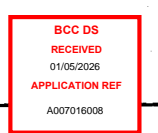
OWNER
 H. D. J. FAMILY
 TRUST
 C/- J. D. VU
 FAMILY
 INVESTMENT
 PTY. LTD as TRUSTEE

SCALE 1:100 @ A3
 EXCEPT AS SHOWN
 DATE FEB. 26
 SHEET No. 2 of 5
 JOB No. 552-26

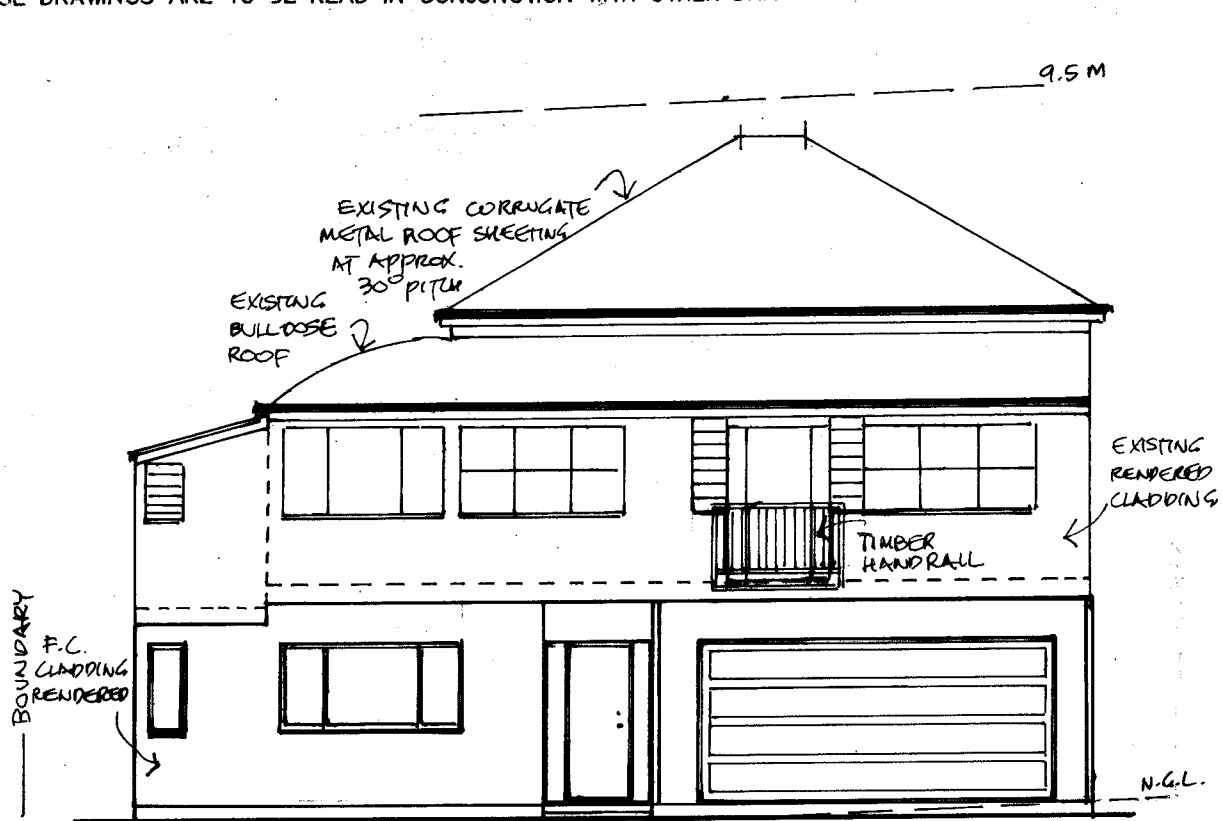
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 CHINH D NGUYEN
 QBCC Lic. 55442

CHECKED
 552-26

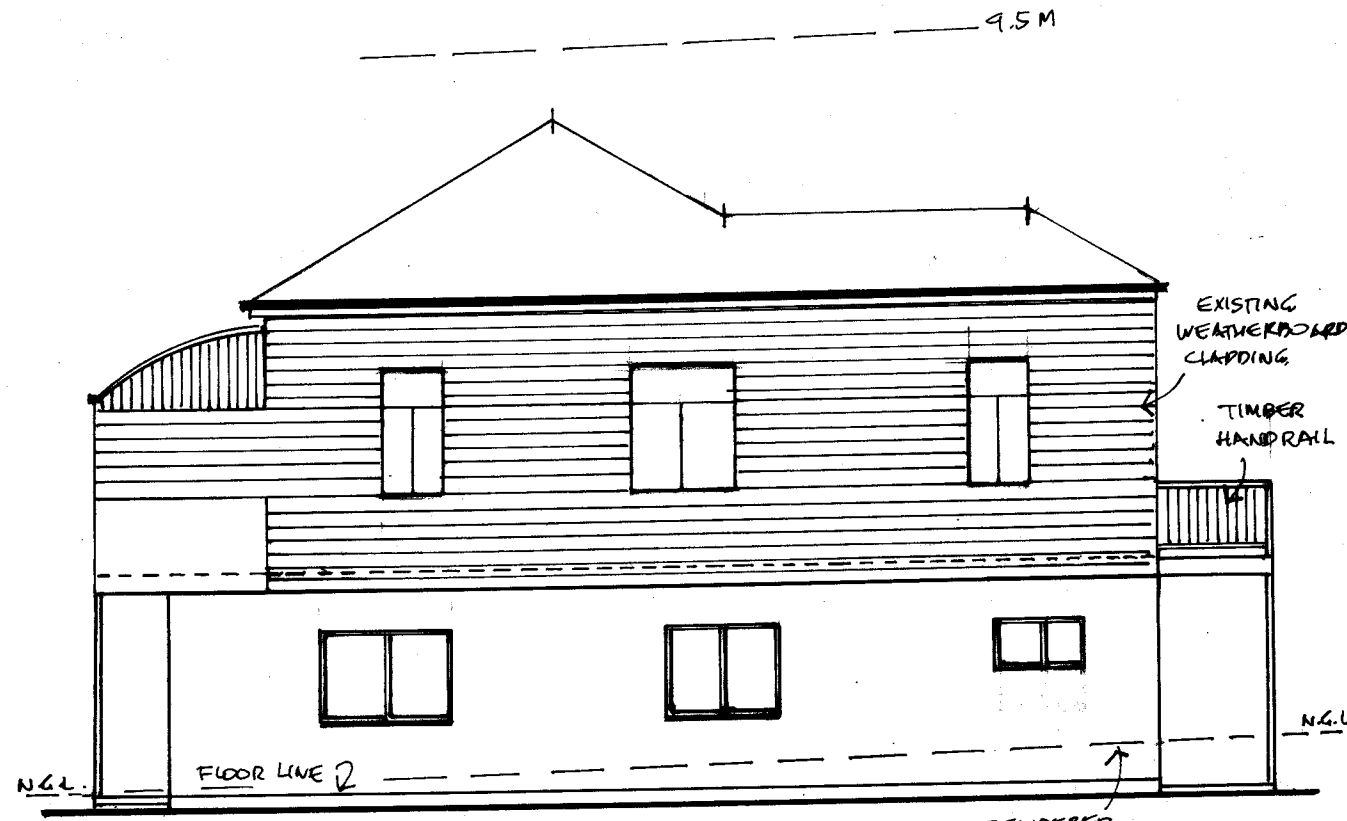
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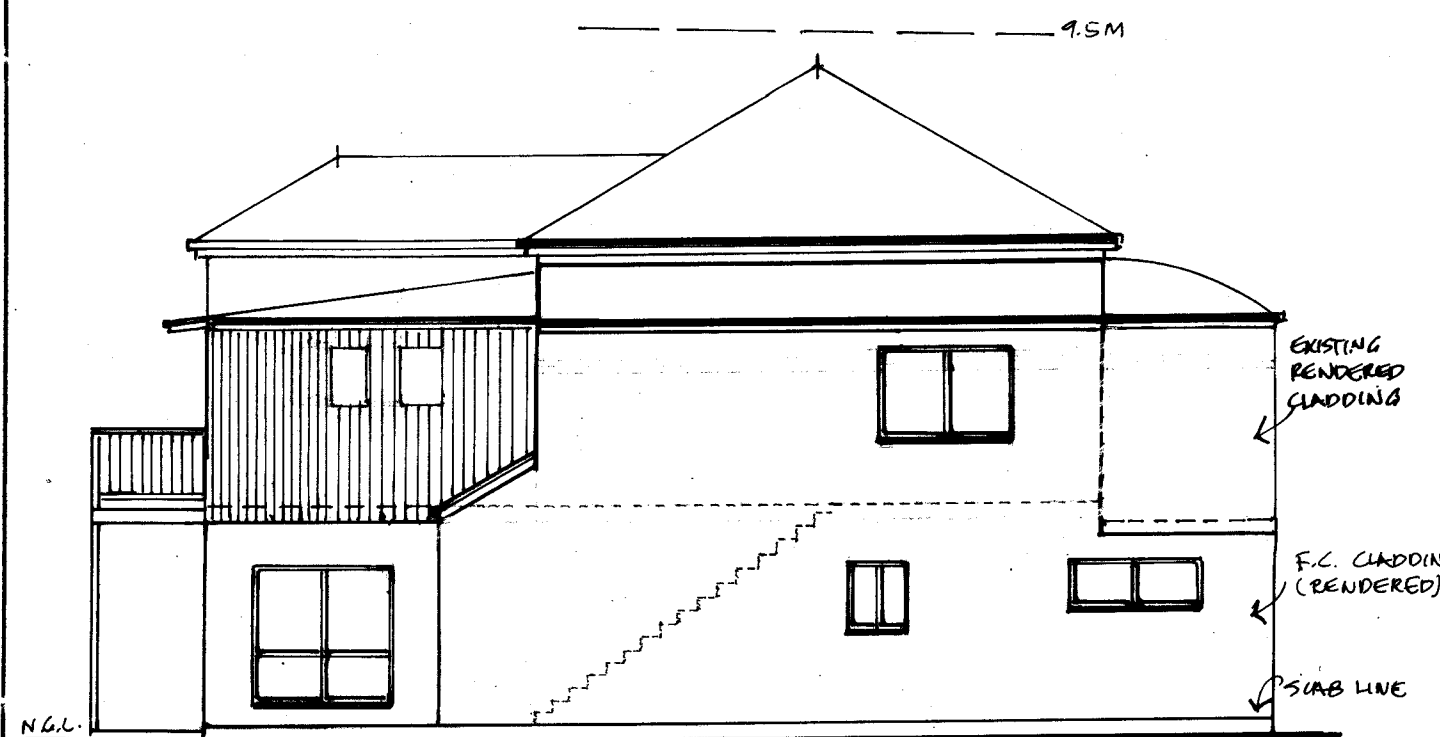
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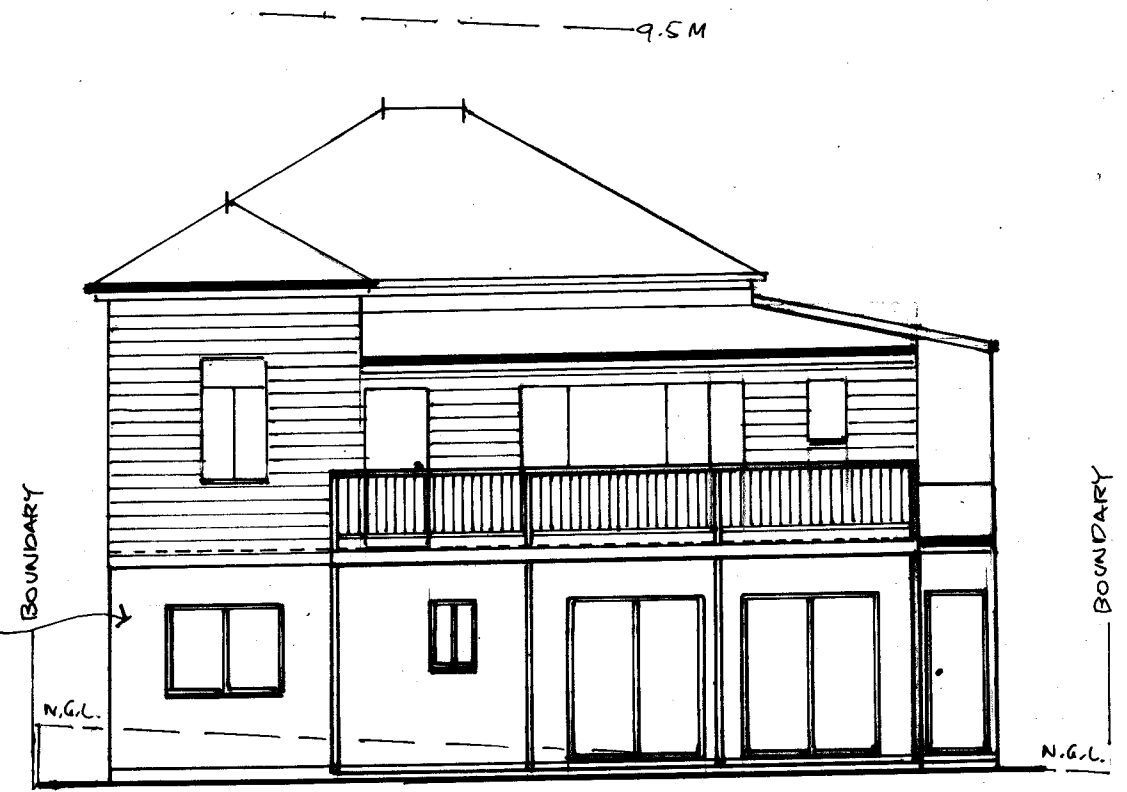
SOUTH (FRONT) ELEVATION



EAST (R.H. SIDE) ELEVATION



WEST (L.H. SIDE) ELEVATION



NORTH (REAR) ELEVATION

'D.A.'



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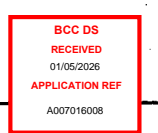
SCALE 1:100 @ A3 EXCEPT AS SHOWN

DATE FEB. 26
 SHEET No. 4 of 5
 JOB No. 552-26

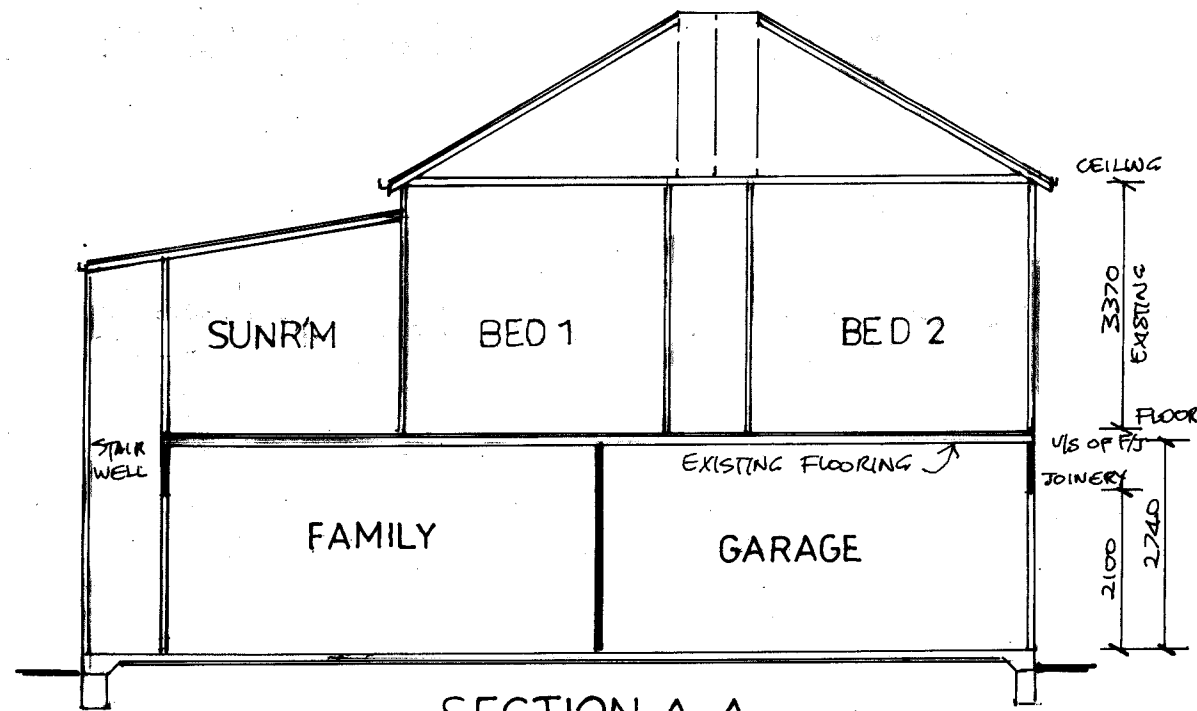
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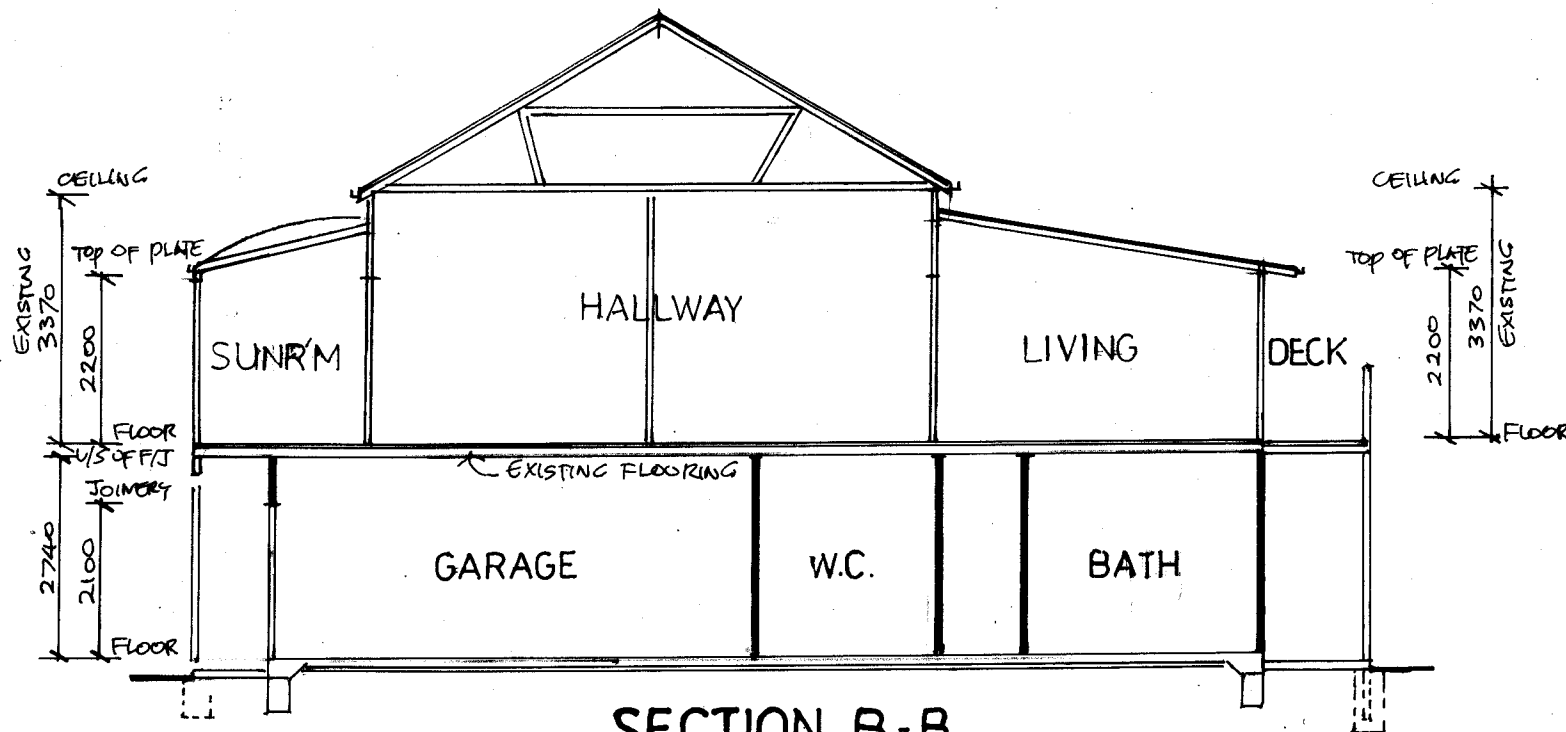
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SECTION A-A



SECTION B-B

D.A.



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DRAWN

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BCC DS RECEIVED
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 A007016008