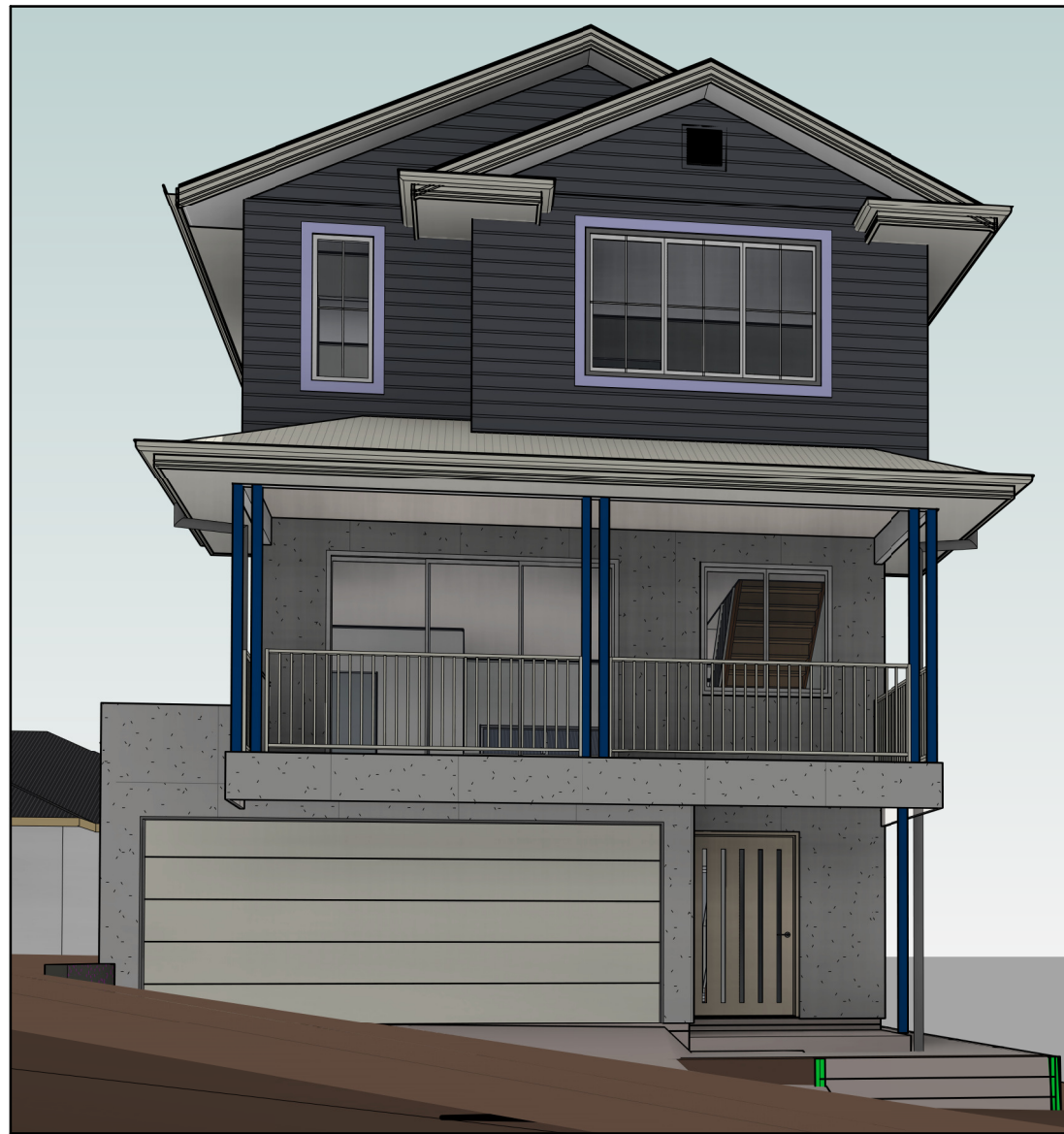


Proposed Dwelling
at
Lot 1, 38 Robert Street,
Spring Hill
for
Yaoshen Chi

Sketch Drawings:

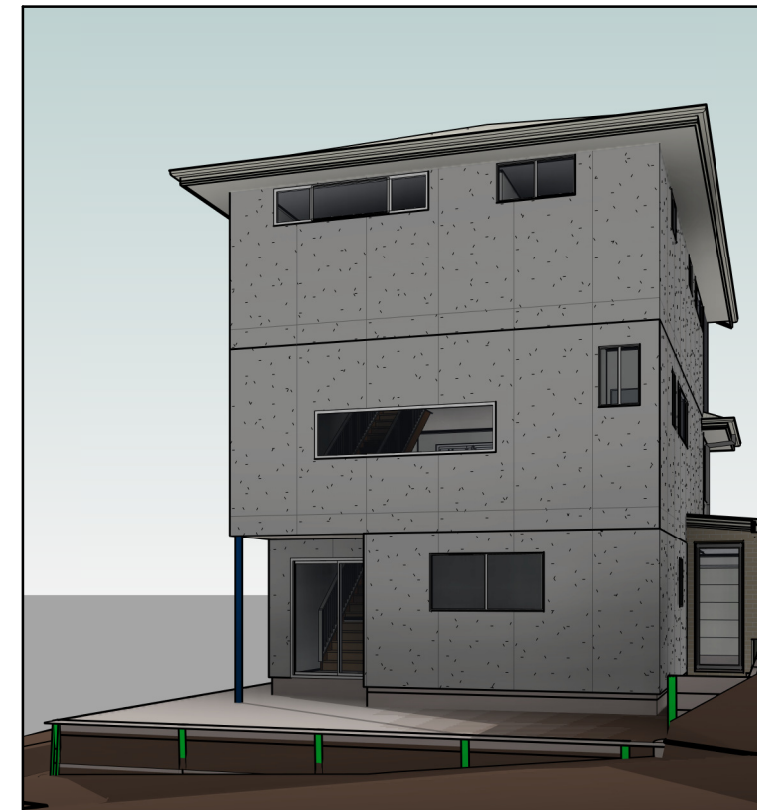
- 01-1 Cover Page
- 02-1 Survey Plan
- 02-3 Site Plan
- 02-4 Shadow Diagrams
- 03-1 Floor Plan - Ground Floor
- 03-2 Floor Plan - First Floor
- 03-3 Floor Plan - Second Floor
- 04-1 Elevations - Sheet 1 Of 2
- 04-2 Elevations - Sheet 2 Of 2
- 04-3 Sections
- 09-2 Roof Plan - Second Floor
- 13-1 Brochure Plan - Ground Floor
- 13-2 Brochure Plan - First Floor
- 13-3 Brochure Plan - Second Floor



3PM SUMMER



3PM SUMMER



9AM WINTER

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Note: Colours Are Indicative

CONCEPT

P9	28/05/26	BCC - Town Planning RFI
P8	23/04/26	Facade Adjustments
P7	15/04/26	Design Changes
issue	date	amendment

Bellevue

DESIGN AND CONSTRUCTION

QBCC: 15230161
 ABN: 72 646 644 171
 Address:
 Shop 6, 1 Lexington Road,
 Springwood
 www.bellevuednc.com.au

Project
Proposed Dwelling
 Site
Lot 1, 38 Robert Street, Spring Hill

Sketch Drawings
Cover Page
 Client
Yaoshen Chi

Job #	Drafted	Date
B131		28/05/26
Drawing No.		Rev.
01-1		-P9

LEGEND

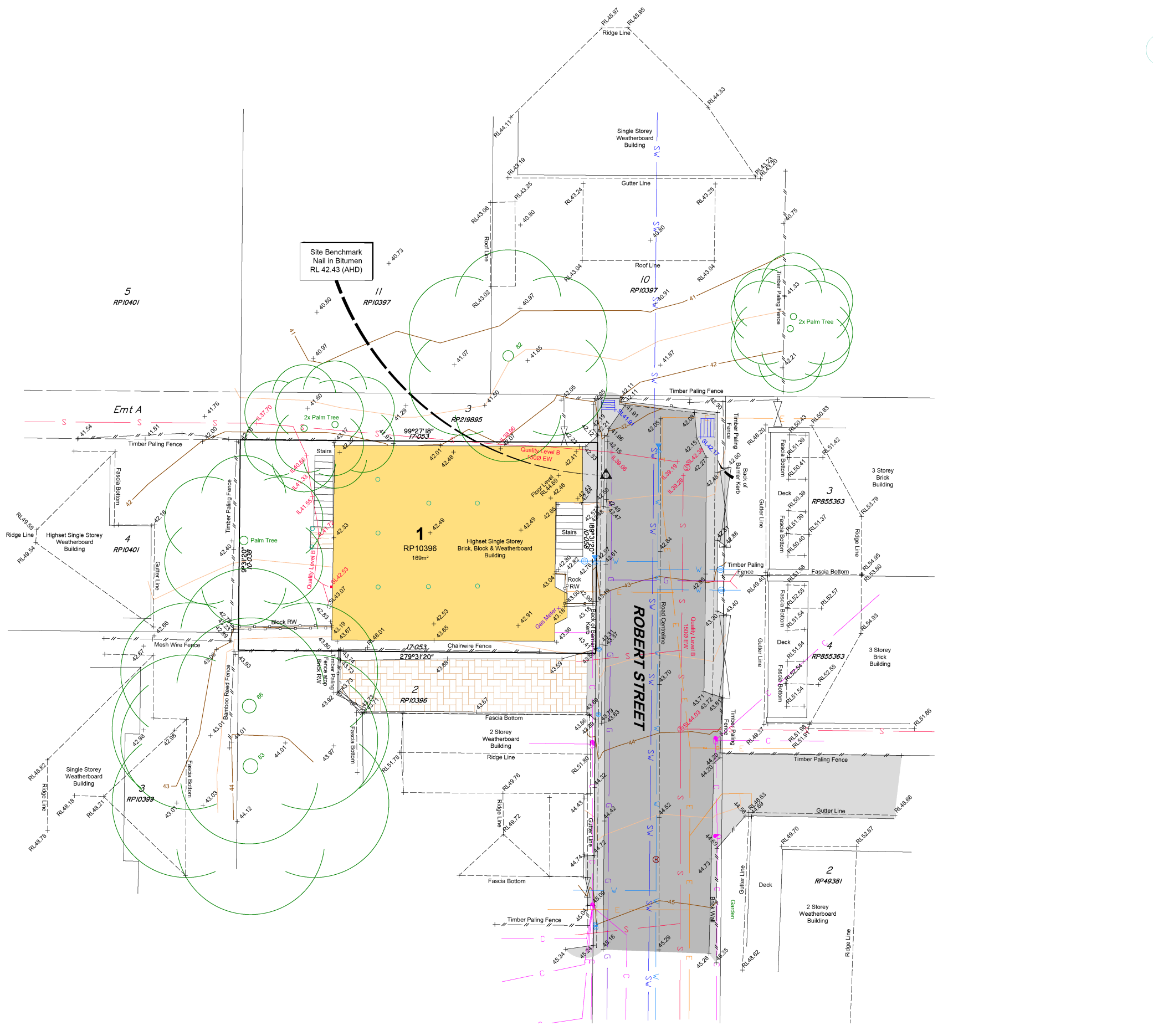
- Benchmark
- Electrical Pillar
- Electrical Light Pole
- Electrical Pit
- Electrical Pole
- Fire Hydrant
- Sewer Manhole
- Stormwater Manhole
- Telstra / NBN Pit
- Unknown Service Point
- Tree
- Post/Pole
- Gate
- Overflow Relief Gully
- Inspection Opening
- Sewer Inspection Opening
- Sewer Vent Pipe
- Bollard
- Water Meter
- Roof Water Outlet
- Water Valve
- Gully Pit
- Field Inlet
- Traffic Sign Post
- U/G Communications Line
- O/H Communications Line
- U/G Power Line
- O/H Power Line
- Water Line
- Fire Service Line
- Sewer Line
- Gas Line
- Stormwater Line
- Reclaimed Water Line
- Unknown Service Line
- Petroleum Products Line
- Fence Line
- Retaining Wall
- Revetment Wall
- Major Contour Line
- Minor Contour Line
- Top of Bank
- Bottom of Bank
- Change of Grade
- Awning / Eave / Gutter Line
- Building Structure Hatch
- Pavers Hatch
- Gravel Hatch
- Tile Hatch
- Timber Deck Hatch
- Conc Hatch
- Road Hatch
- Pebbles Hatch
- Water Hatch

Tree Dimension Table			
Point Number	Diameter	Height	Spread
82	0.6	13.0	10.0
83	0.5	15.5	14.0
86	0.7	15.0	13.0

GENERAL NOTES

1. Drawn to scale on an A1 sheet.
2. Property boundaries and dimensions shown on this plan has been compiled from IS206304 and subject to confirmation by survey.
3. All levels shown are in metres on Australian Height Datum as derived by GNSS using OPM206531 RL44.494 (AHD), situated on Wickham Terrace.
4. Features and services shown on this plan are shown by a combination of survey and supplied records. The exact nature and location of these services must be confirmed by relevant authorities prior to any operational works.
5. This plan has been produced for client information purposes only, for additional site detail and existing surface model, refer to digital documentation of this plan.
6. Sonto accepts no responsibility for any damages or loss in contravention to the above.
7. An Identification Survey is required to confirm the property's exact location, boundary dimensions and lot area for this project. Please contact our office for further information on conducting an Identification Survey.
8. Refer to attached GPR report for all quality, accuracy and tolerance levels.
9. This plan cannot be copied unless these notes are included.

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Contour Interval:	0.5m
Datum:	AHD derived via GNSS
Height:	44.494 (Origin PM206531)
Locality:	Spring Hill
Local Authority:	Brisbane City

ISSUE FOR USE		02/03/26	RM	CD	05/03/26	TM	CC
Description		Surveyed Date	Surveyed	Survey Check	Drawing Date	Drawn	Drawing Check

Client:
 ..\Client Logos\Bellevue.JPG

Drawing Title: Plan of Detail Survey of Lot 1 on RP10396 "38 Robert Street, Spring Hill"			
Sheet Size	A1	Drawing No.	P-24900 - DET1 REV_A
Scale	1:100 on A1	Sheet No.	1 OF 1
Revision	A		

Property Details

Lot: 1
 SP: RP10396
 Local Authority: Brisbane City Council

Site Details

Soil Report By: **Structure Consulting Engs**
 Report Number: xx
 Site Soil Classification: X
 Wind Classification: Nx

Site Coverage

Site Area: 171 m²
 Building Area: 95.35 m²
 Site Coverage: 55.6%

Slab Details

Dwelling & Garage: **Waffle Pod**
 Slab Site Cut & Fill To: **PAD RL xx (AHD)**
 Dwelling FFL RL (AHD): **FL RL xx (AHD)**
 Garage FFL RL (AHD): **FL RL xx (AHD)**
 Fall Over Building Platform: xxmm
 Cut (Max 1:2 Batter): xxmm
 Fill (Max 1:3 Batter): xxmm
 Slab Freeboard: 310mm
 Rebate To House: 86mm
 Stepdown To Alfresco: 86mm
 Stepdown To Porch: 86mm
 Stepdown To Garage: Nil

Building Platform Height Shown Is Approx. Only & May Vary On Site Due To Site Conditions.

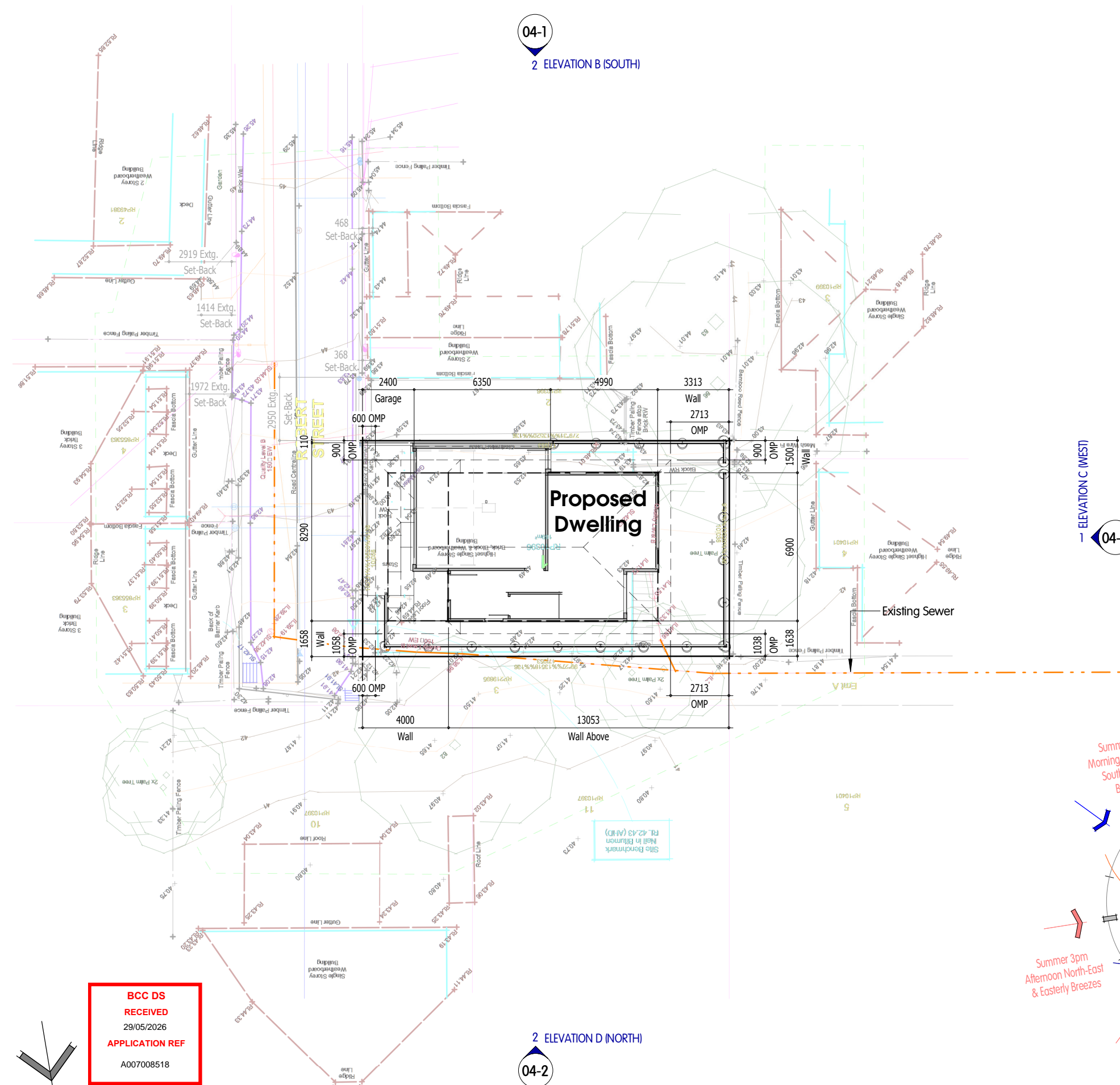
A.G. Drains & Silt Pits To Base Of Cut Backfill To All Exposed Edge Beams

Plumber Must Refer To Start Work Notice For Sewer House Connection Point

- Stormwater Notes:
- Provide 2x 100mm Diameter Heavy Duty PVC Stormwater Pipe With Minimum Fall Of 1:100 To Legal Point Of Discharge
 - Provide 100mm Diameter PVC Stormwater Pipe Under Garage And Future Driveways
 - Stormwater Layout Is Indicative Only & Will Be Laid At The Plumbers Discretion

Termite Treatment To Comply With AS 3660.1

- 300x300 Gully Pit (Approx. Location)



BAL Rating
Bushfire Attack Level: Refer To Report
Solar Panels
Refer To Roof Plan For Location

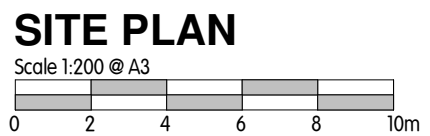
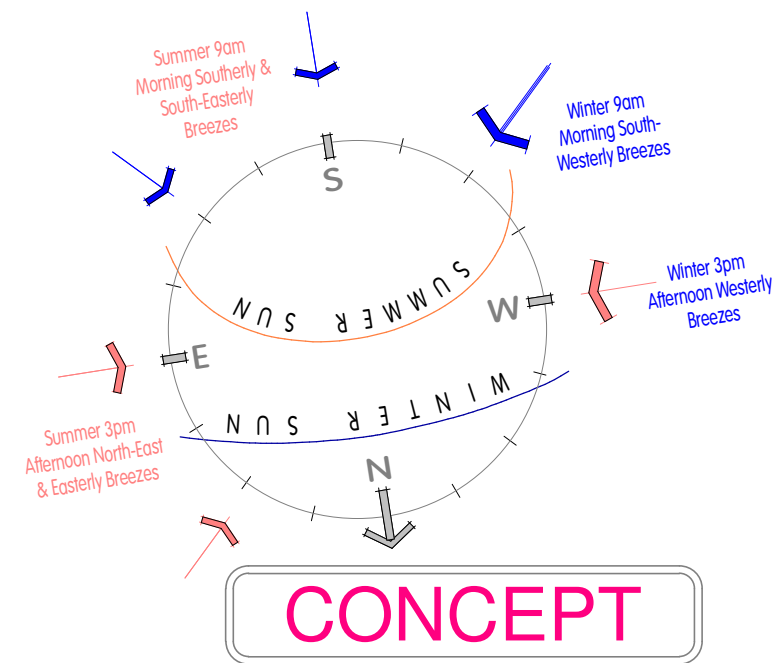
04-1 1 ELEVATION A (EAST)

04-2 1 ELEVATION C (WEST)

04-1 2 ELEVATION B (SOUTH)

04-2 2 ELEVATION D (NORTH)

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P8	23/04/26	Facade Adjustments
P7	15/04/26	Design Changes
issue	date	amendment

Bellevue
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Project
Proposed Dwelling
 Site
Lot 1, 38 Robert Street, Spring Hill

Sketch Drawings
Site Plan
 Client
Yaoshen Chi

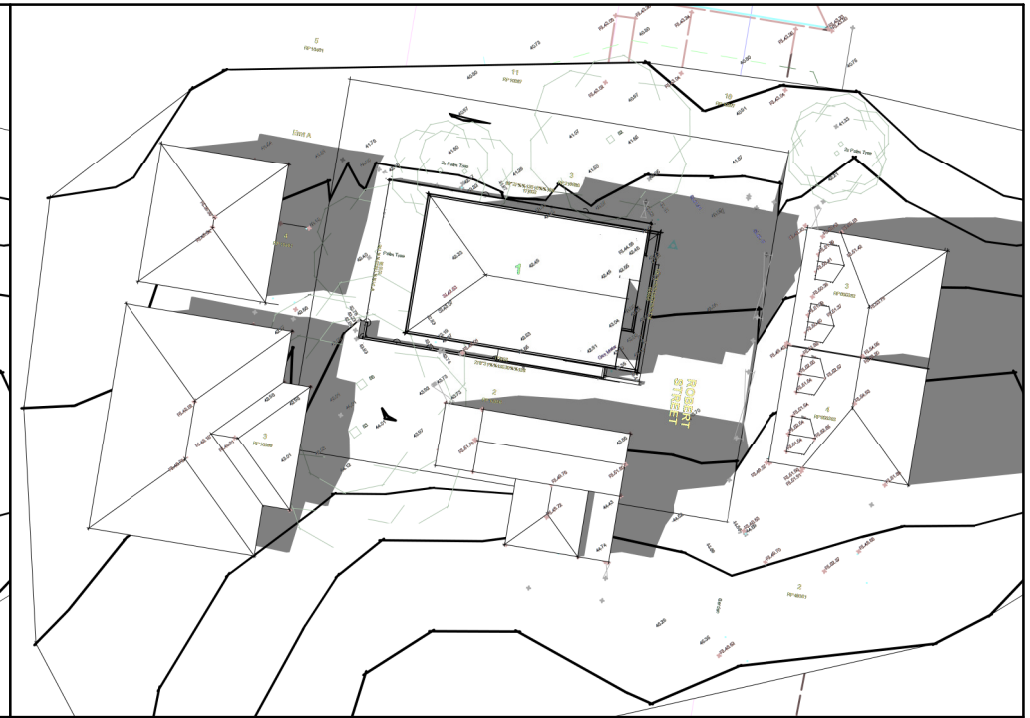
Job #
B131
 Drawing No.
02-3
 Draftee
 Date
 28/05/26
 Rev.
-P9



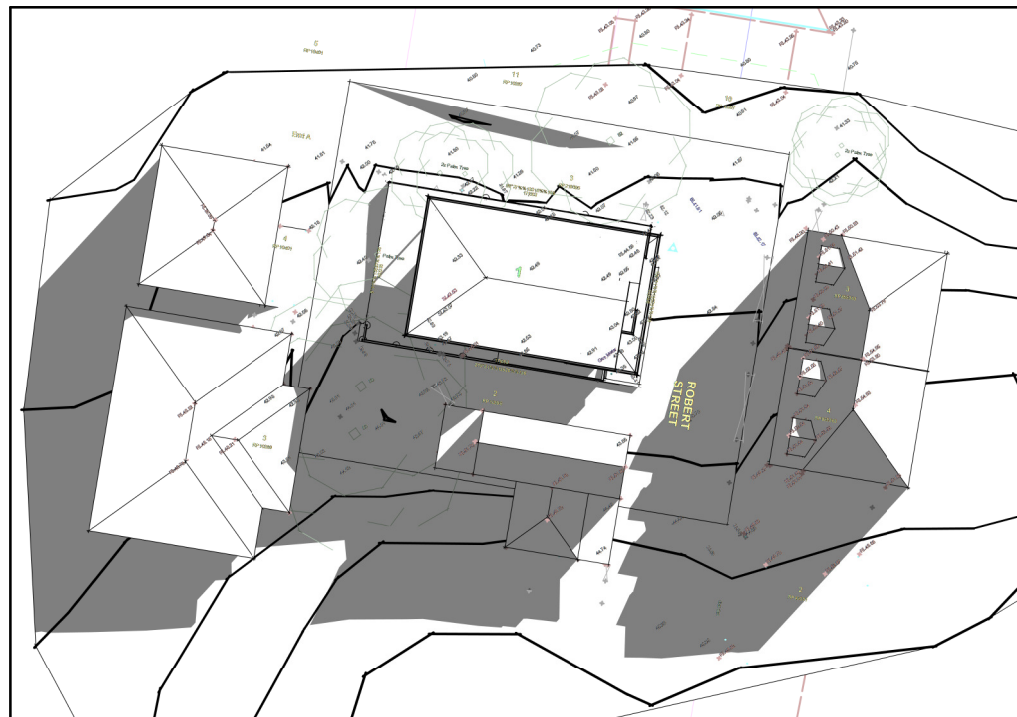
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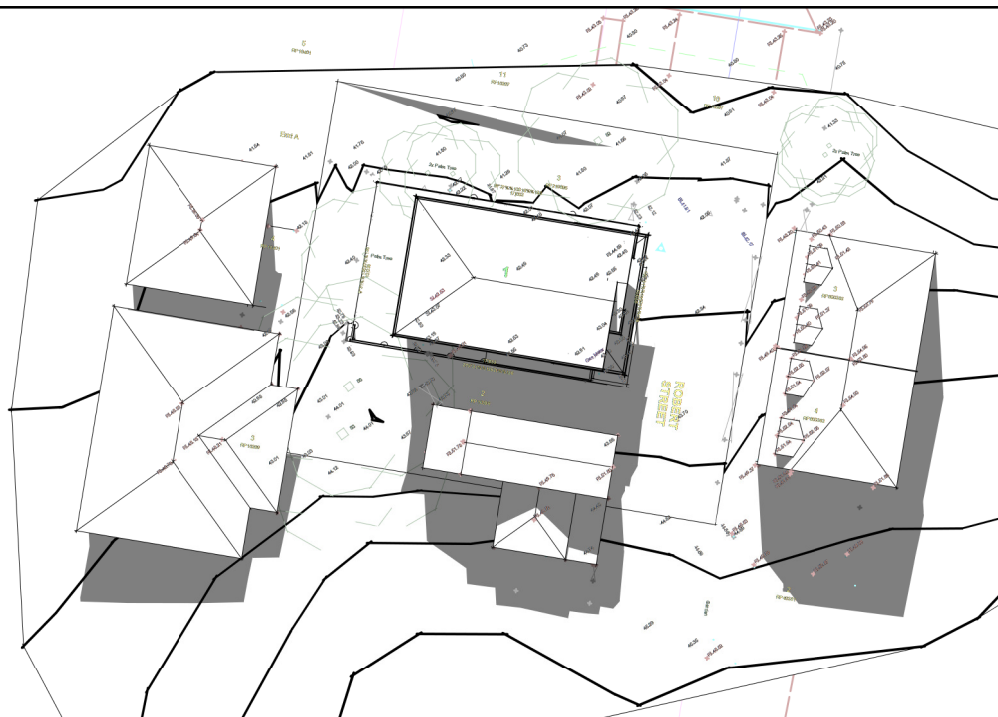
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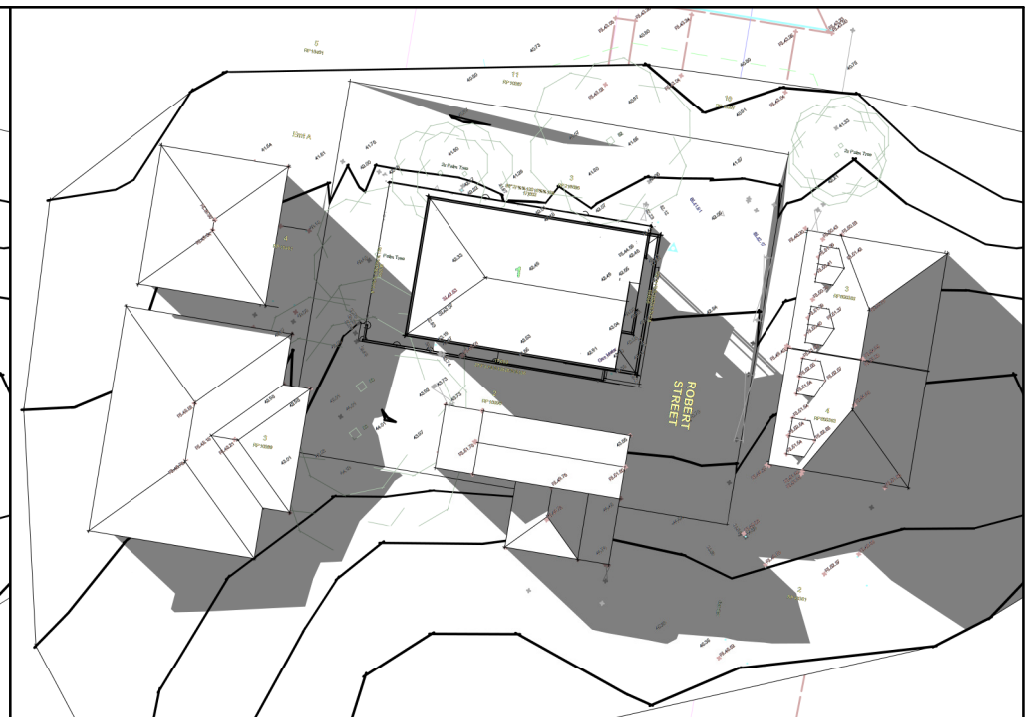
SUMMER 3PM



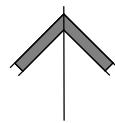
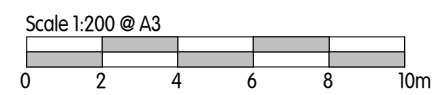
WINTER 9AM



WINTER 12PM



WINTER 3PM



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Sketch Drawings
Shadow Diagrams
 Client
Yaoshen Chi

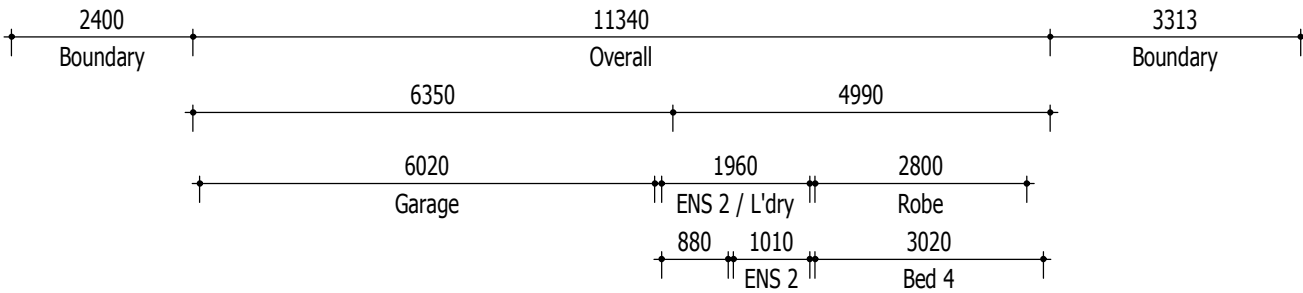
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B131		28/05/26
Drawing No.	Rev.	
02-4	-P9	

ELEVATION B (SOUTH)

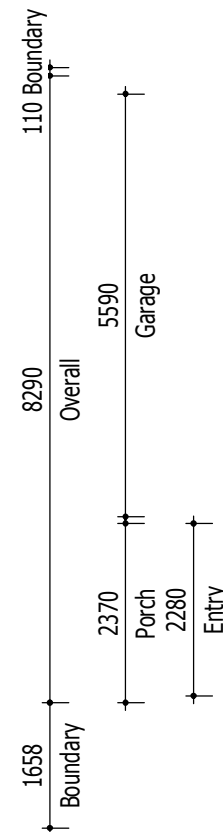
Notes:-

- Dropped Ceiling Location. Refer Floor Plan For Heights
- Denotes Bulkhead Location.
 - 190mm Deep (2590 Plate Height)
 - 340mm Deep (2740 Plate Height)
 To Plasterboard Face - Unless Noted Otherwise. Refer Also Internal Elevations. Bulkheads & Nibs Are Nominal Sizes Only.
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- Ceiling Fan Location
- Smoke Alarm Location
- 70mm Timber Frame
- 90 Timber Frame
- Full Height Tiles With Square Set Ceiling
- Square Set Ceiling

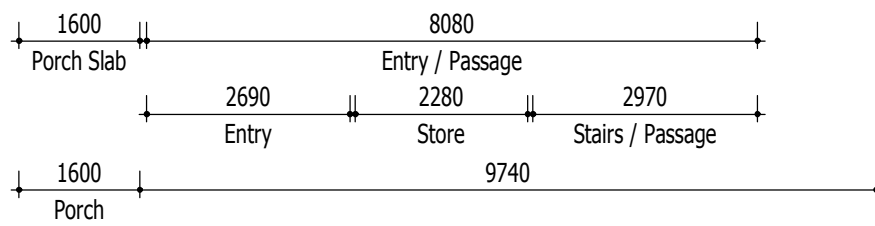
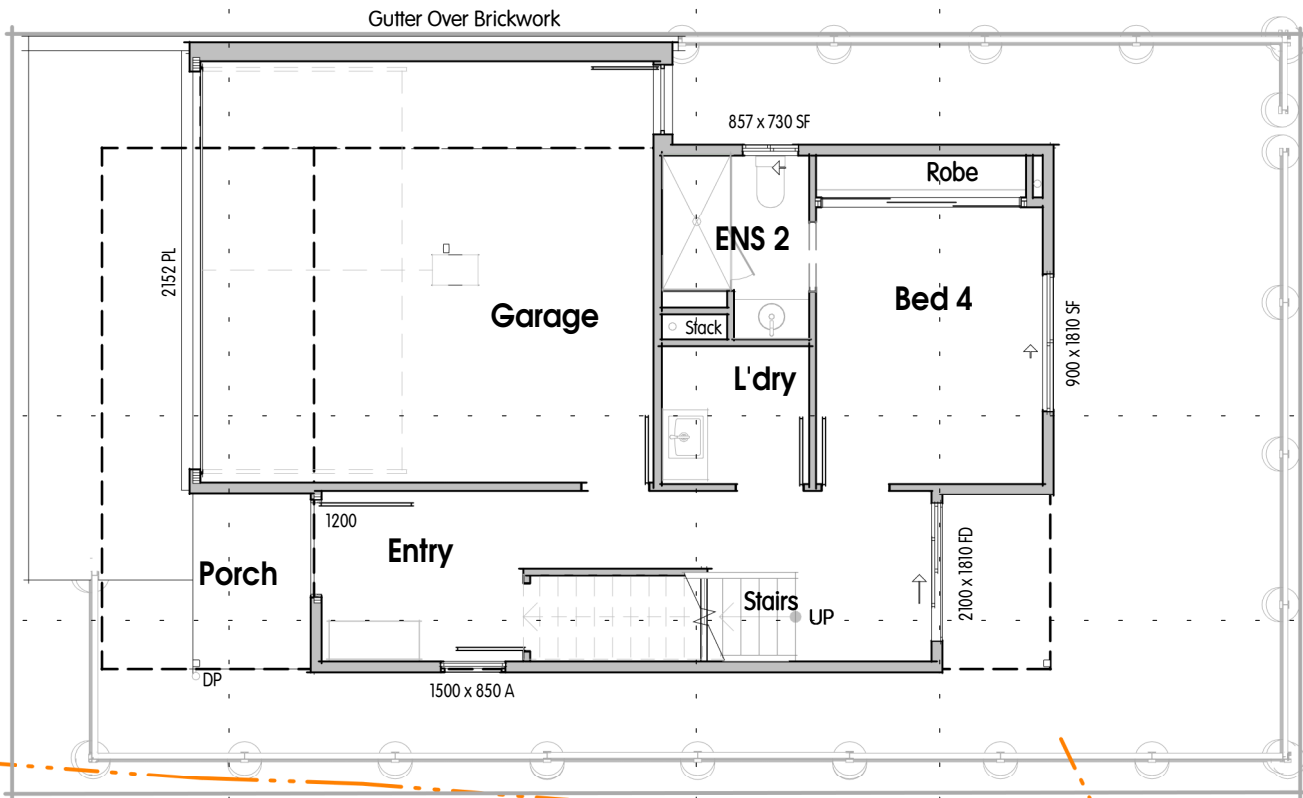
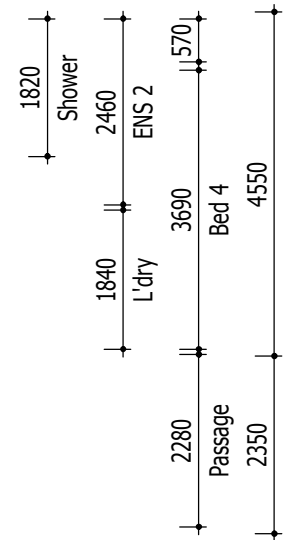
Owner Occupied - Preferred Design Layout



ELEVATION A (EAST)

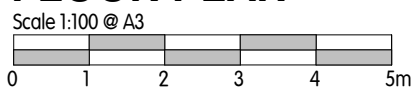


ELEVATION C (WEST)



Floor Areas	
GF Living	42.89 m ²
Garage	36.91 m ²
Porch	3.79 m ²
FL 1	83.59 m ²
FF Living	62.93 m ²
Alfresco	19.32 m ²
Stair Void	4.28 m ²
FL 2	86.53 m ²
SF Living	76.58 m ²
Stair Void	4.43 m ²
FL 3	81.01 m ²
Total	251.12 m²

FLOOR PLAN



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ELEVATION D (NORTH)

CONCEPT

issue	date	amendment
P9	28/05/26	BCC - Town Planning RFI
P8	23/04/26	Facade Adjustments
P7	15/04/26	Design Changes

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Project
Proposed Dwelling

Site
Lot 1, 38 Robert Street, Spring Hill

Sketch Drawings
Floor Plan - Ground Floor

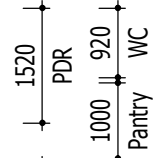
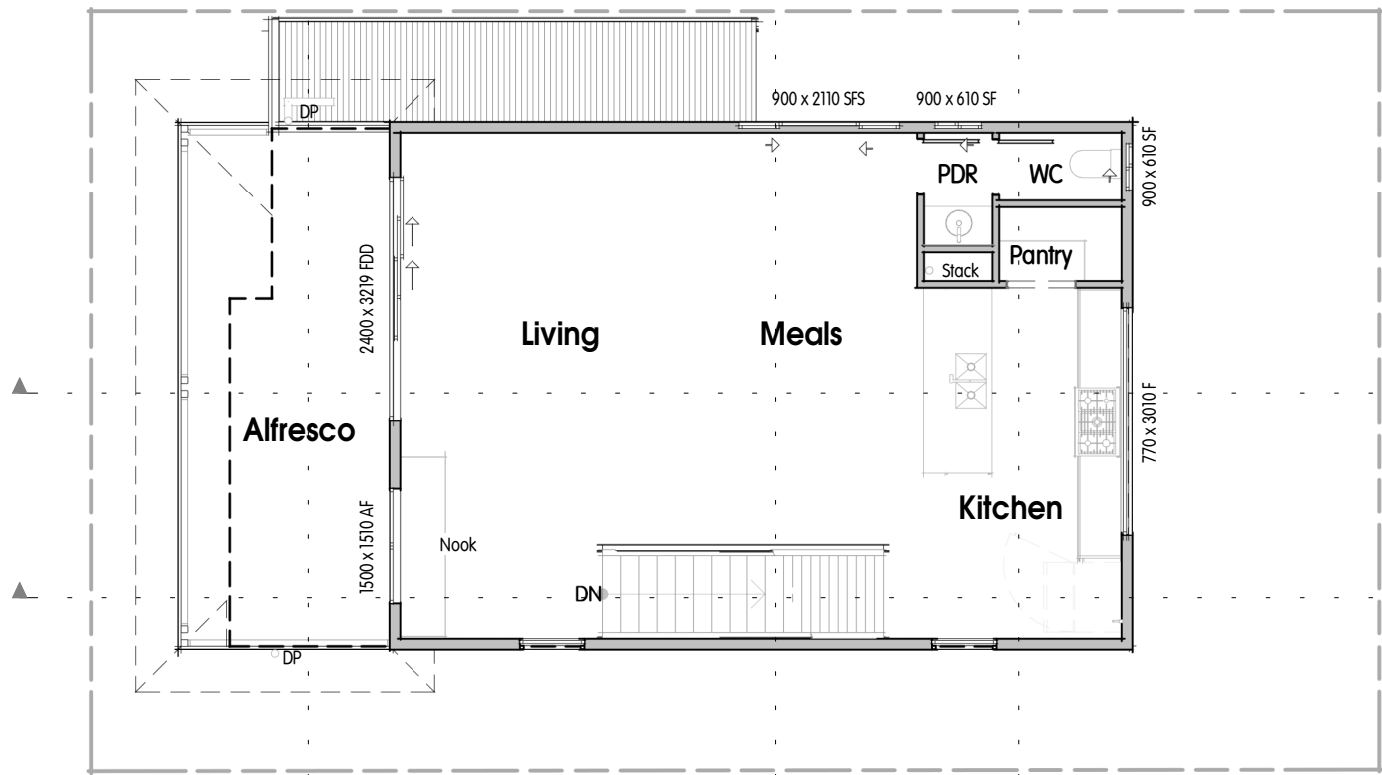
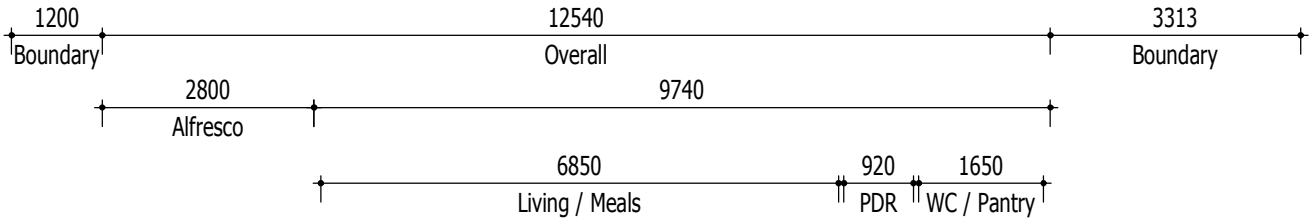
Client
Yaoshen Chi

Job #	Drafter	Date
B131		28/05/26
Drawing No.	Rev.	
03-1	-P9	

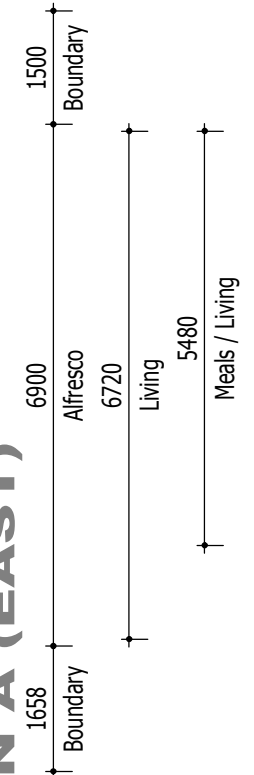
ELEVATION B (SOUTH)

- Notes:-**
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 - 70mm Timber Frame
 - 90 Timber Frame
 - Full Height Tiles With Square Set Ceiling
 - Square Set Ceiling

Owner Occupied - Preferred Design Layout

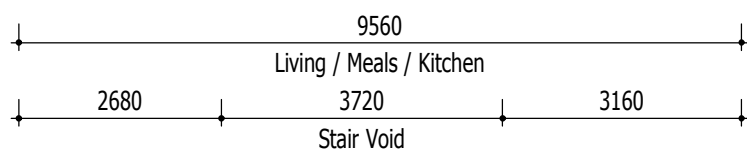


ELEVATION A (EAST)



ELEVATION C (WEST)

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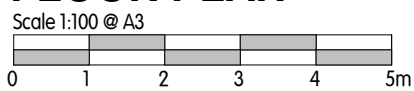


ELEVATION D (NORTH)

Floor Areas	
GF Living	42.89 m ²
Garage	36.91 m ²
Porch	3.79 m ²
FL 1	83.59 m ²
FF Living	62.93 m ²
Alfresco	19.32 m ²
Stair Void	4.28 m ²
FL 2	86.53 m ²
SF Living	76.58 m ²
Stair Void	4.43 m ²
FL 3	81.01 m ²
Total	251.12 m²

CONCEPT

FLOOR PLAN



issue	date	amendment
P9	28/05/26	BCC - Town Planning RFI
P8	23/04/26	Facade Adjustments
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Project
Proposed Dwelling

Site
Lot 1, 38 Robert Street, Spring Hill

Sketch Drawings
Floor Plan - First Floor

Client
Yaoshen Chi

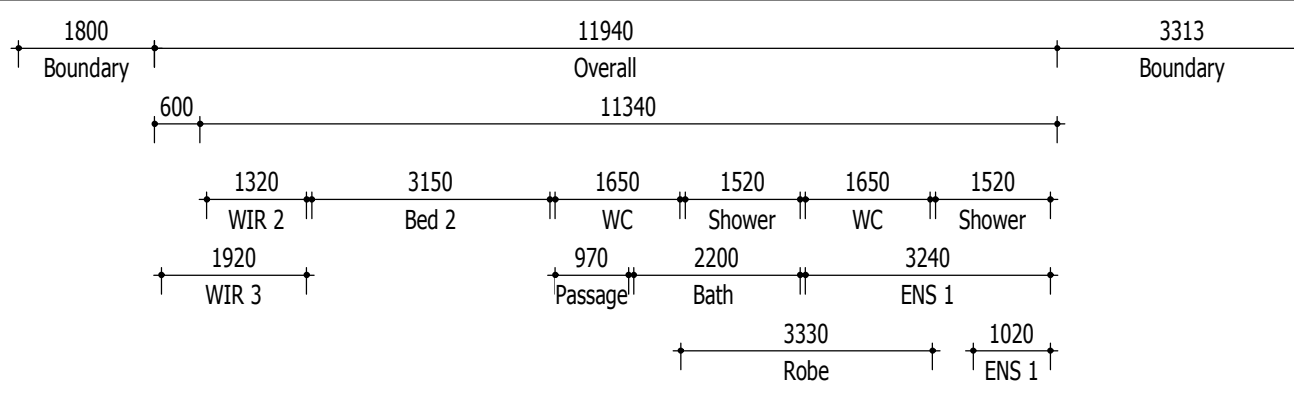
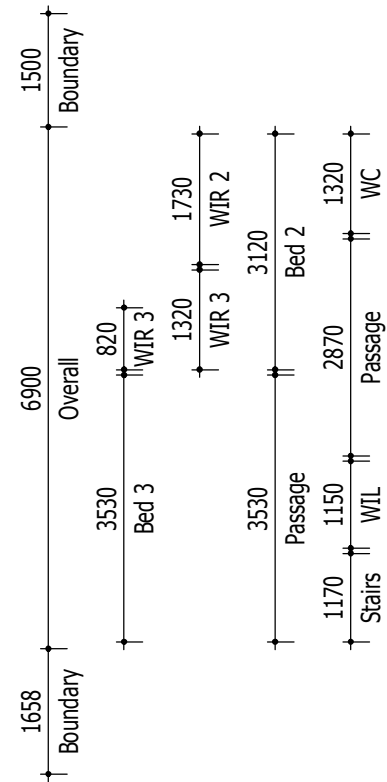
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Draftee
03-2

Date
28/05/26

Rev.
-P9

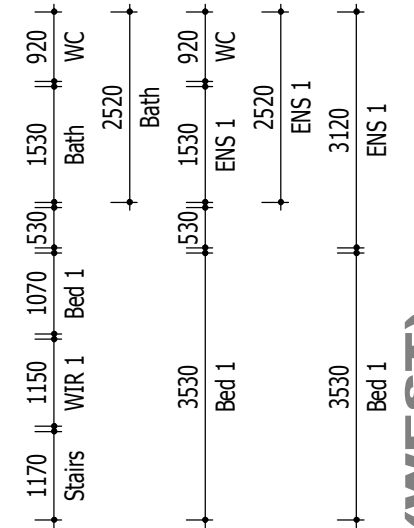
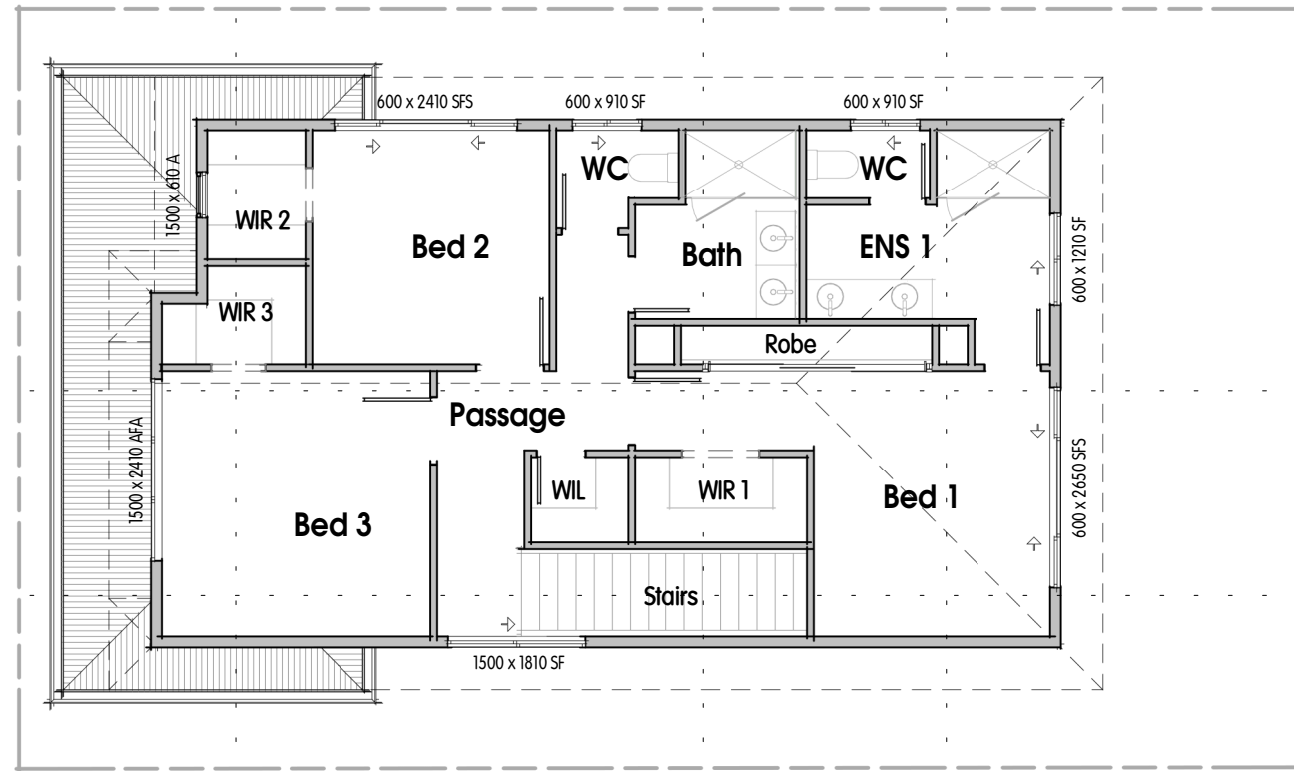
ELEVATION A (EAST)



ELEVATION B (SOUTH)

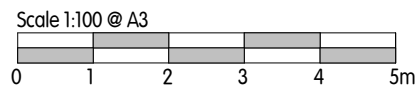
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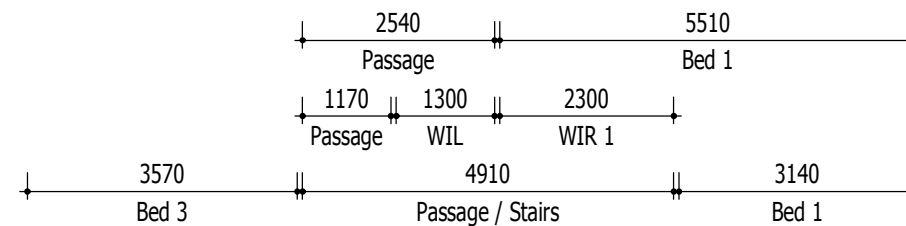


ELEVATION C (WEST)

FLOOR PLAN



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APPLICATION REF
 A007008518



ELEVATION D (NORTH)

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Total	251.12 m²

CONCEPT

issue	date	amendment
P9	28/05/26	BCC - Town Planning RFI
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Bellevue

DESIGN AND CONSTRUCTION

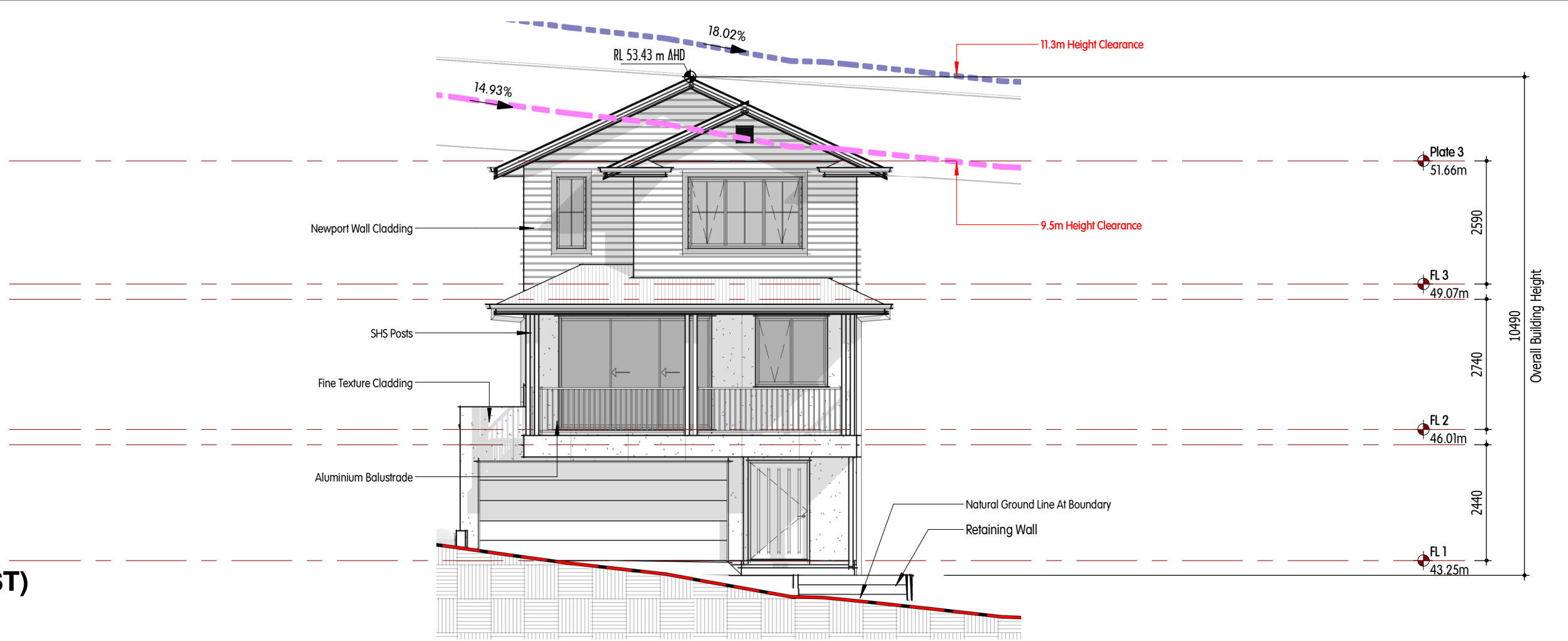
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Project
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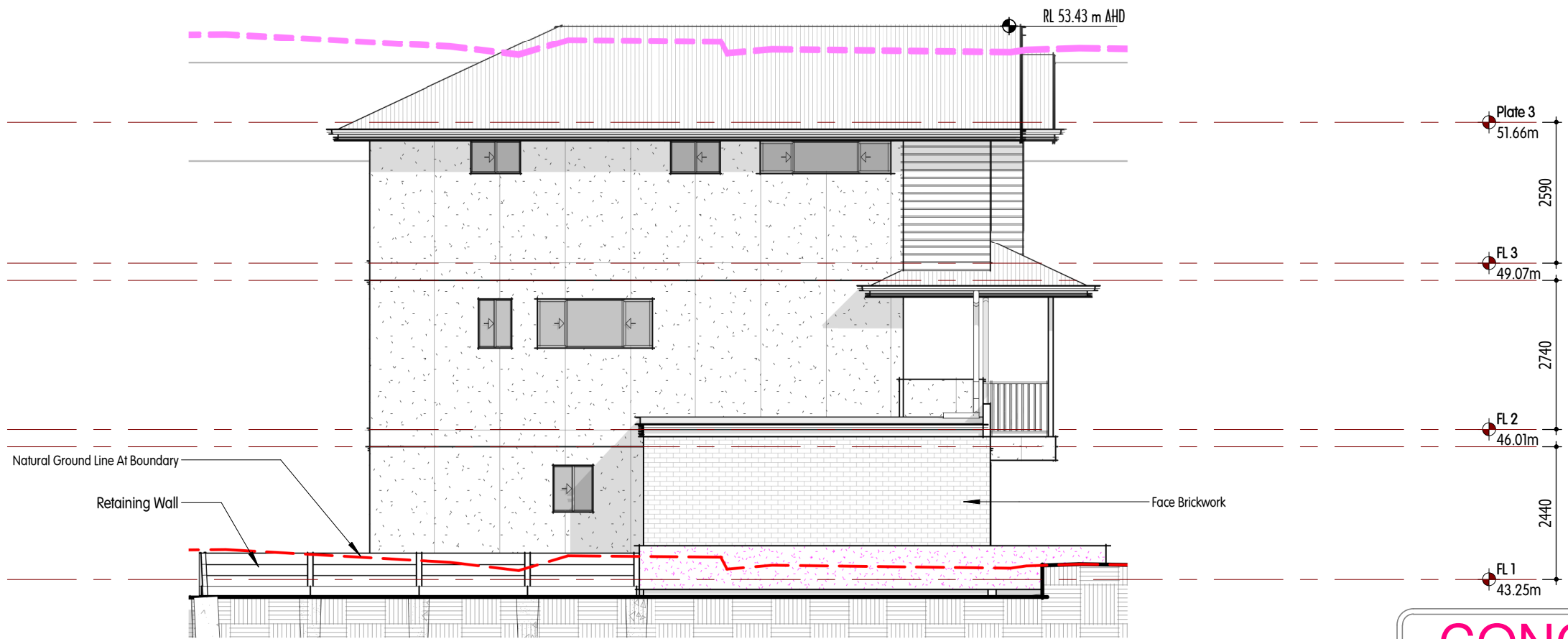
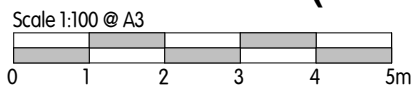
Sketch Drawings
Floor Plan - Second Floor
 Client
Yaoshen Chi

Job #
B131
 Drawing No.
03-3
 Date
 28/05/26
 Rev.
-P9

ELEVATION A (EAST)



ELEVATION B (SOUTH)



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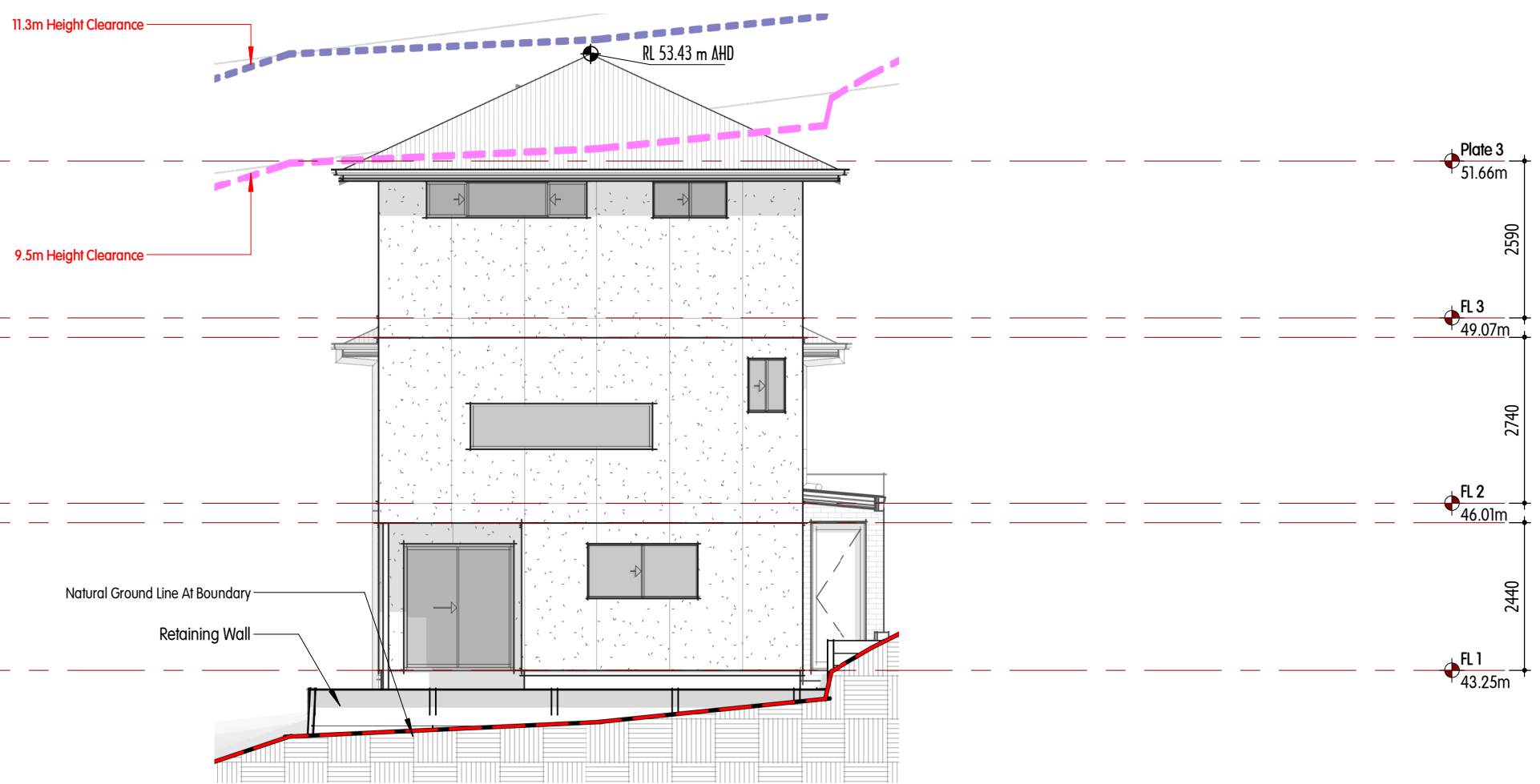
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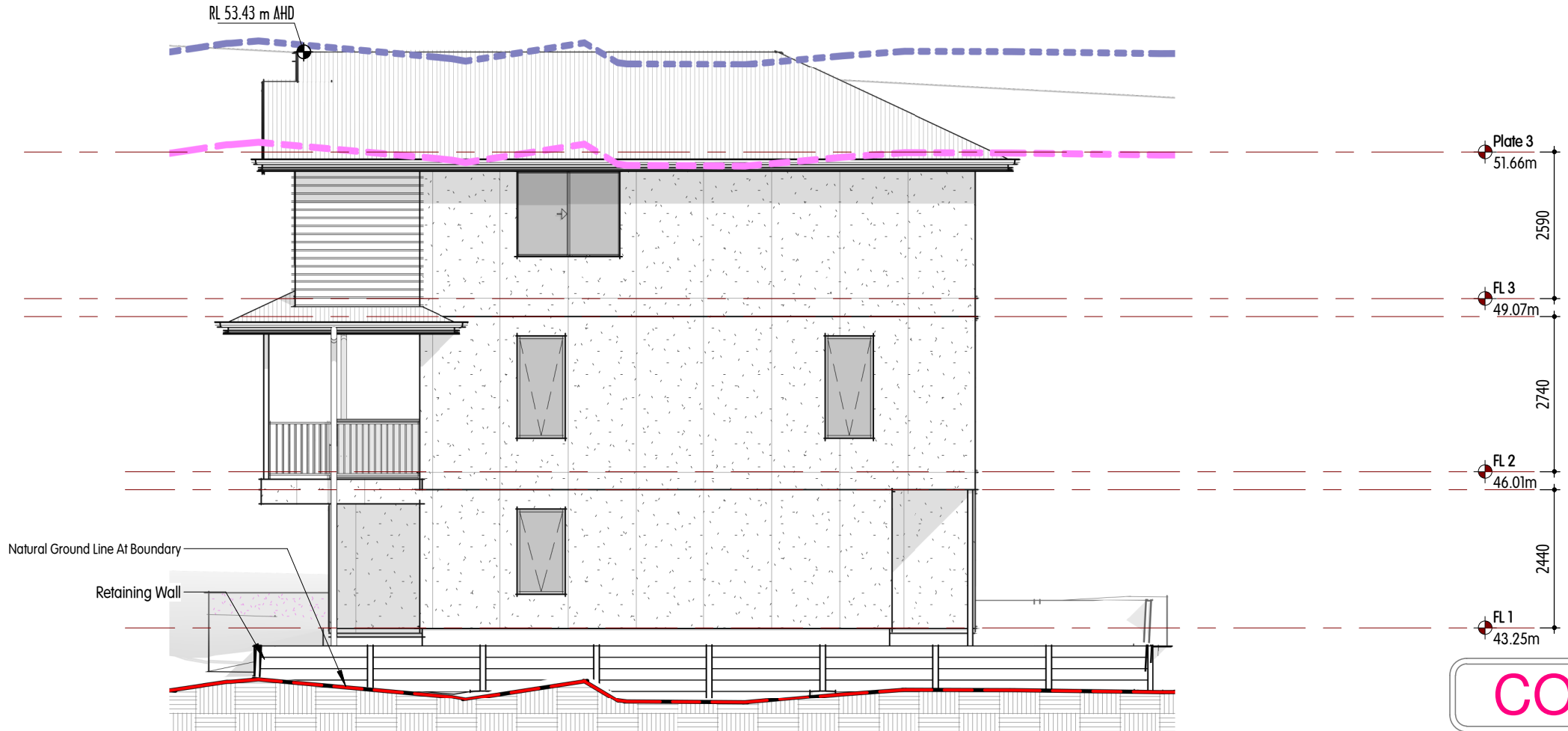
Project
Proposed Dwelling
 Site
Lot 1, 38 Robert Street, Spring Hill

Sketch Drawings
Elevations - Sheet 1 Of 2
 Client
Yaoshen Chi

Job #
B131
 Drawing No.
04-1
 Drafter
 Date
 28/05/26
 Rev.
-P9



ELEVATION C (WEST)



ELEVATION D (NORTH)

Scale 1:100 @ A3
 0 1 2 3 4 5m

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Project
Proposed Dwelling

Site
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Sketch Drawings
Elevations - Sheet 2 Of 2

Client
Yaoshen Chi

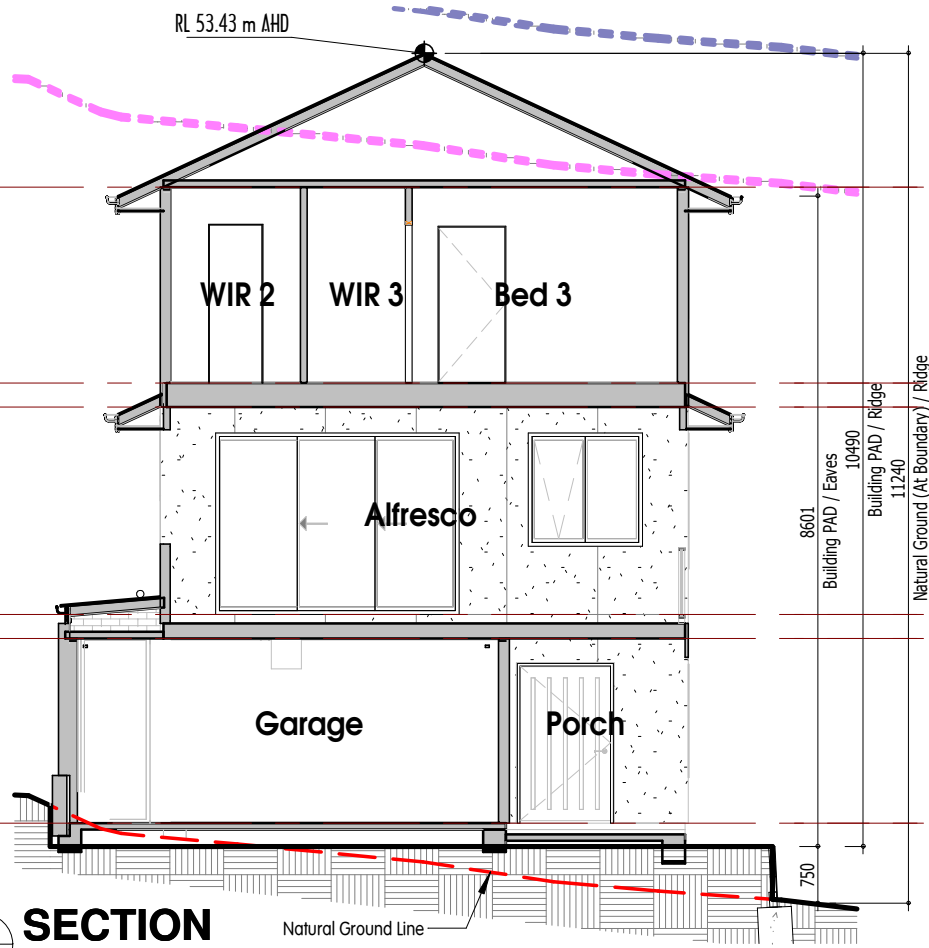
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B131

Drawing No.
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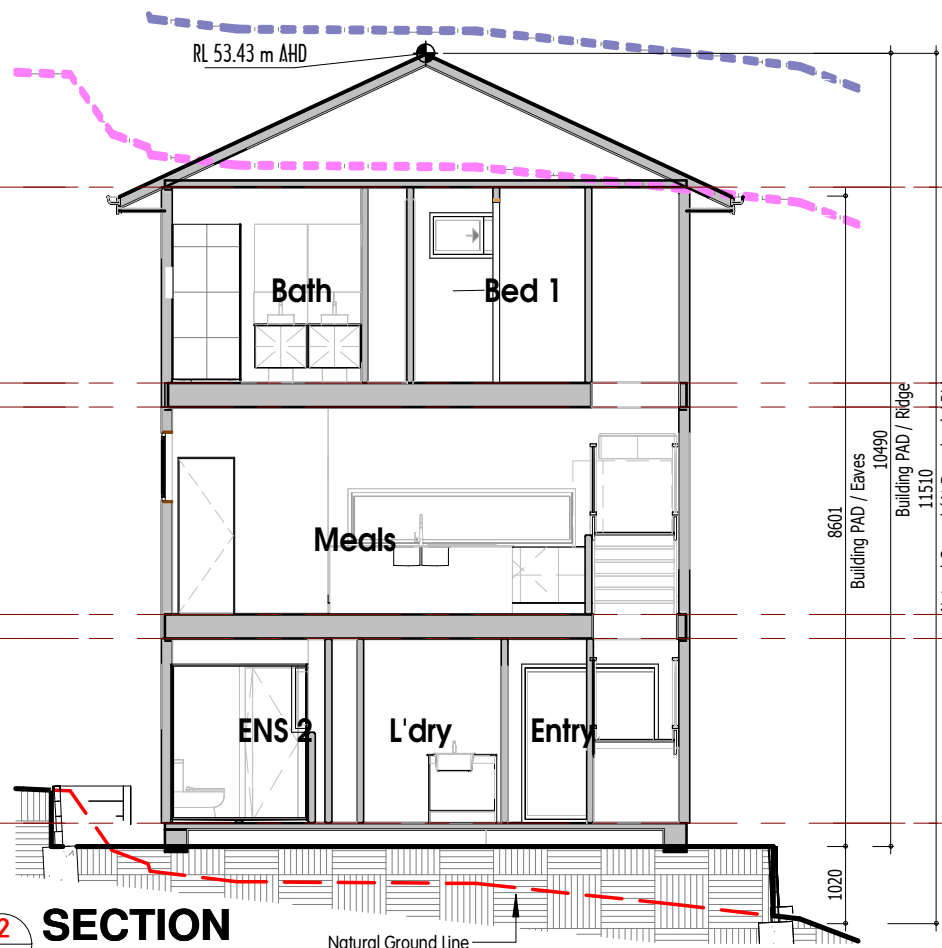
Drafter
-P9

Date
 28/05/26

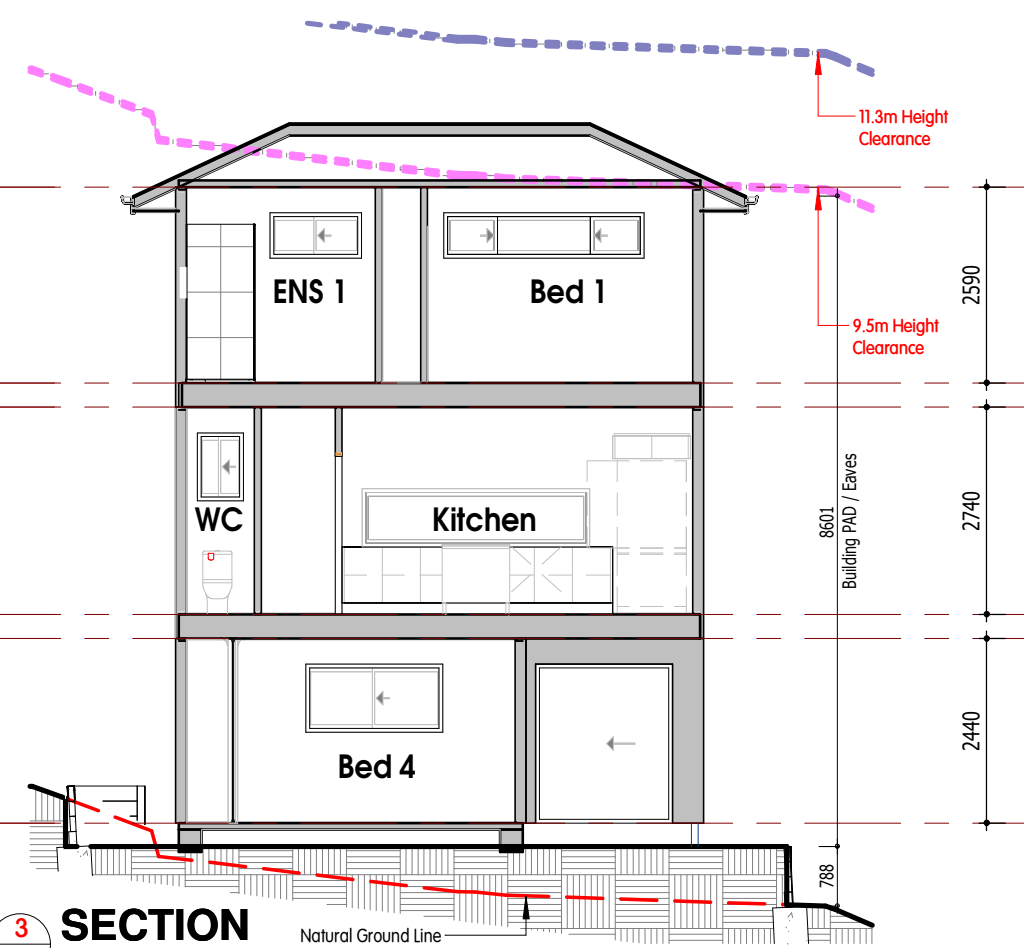
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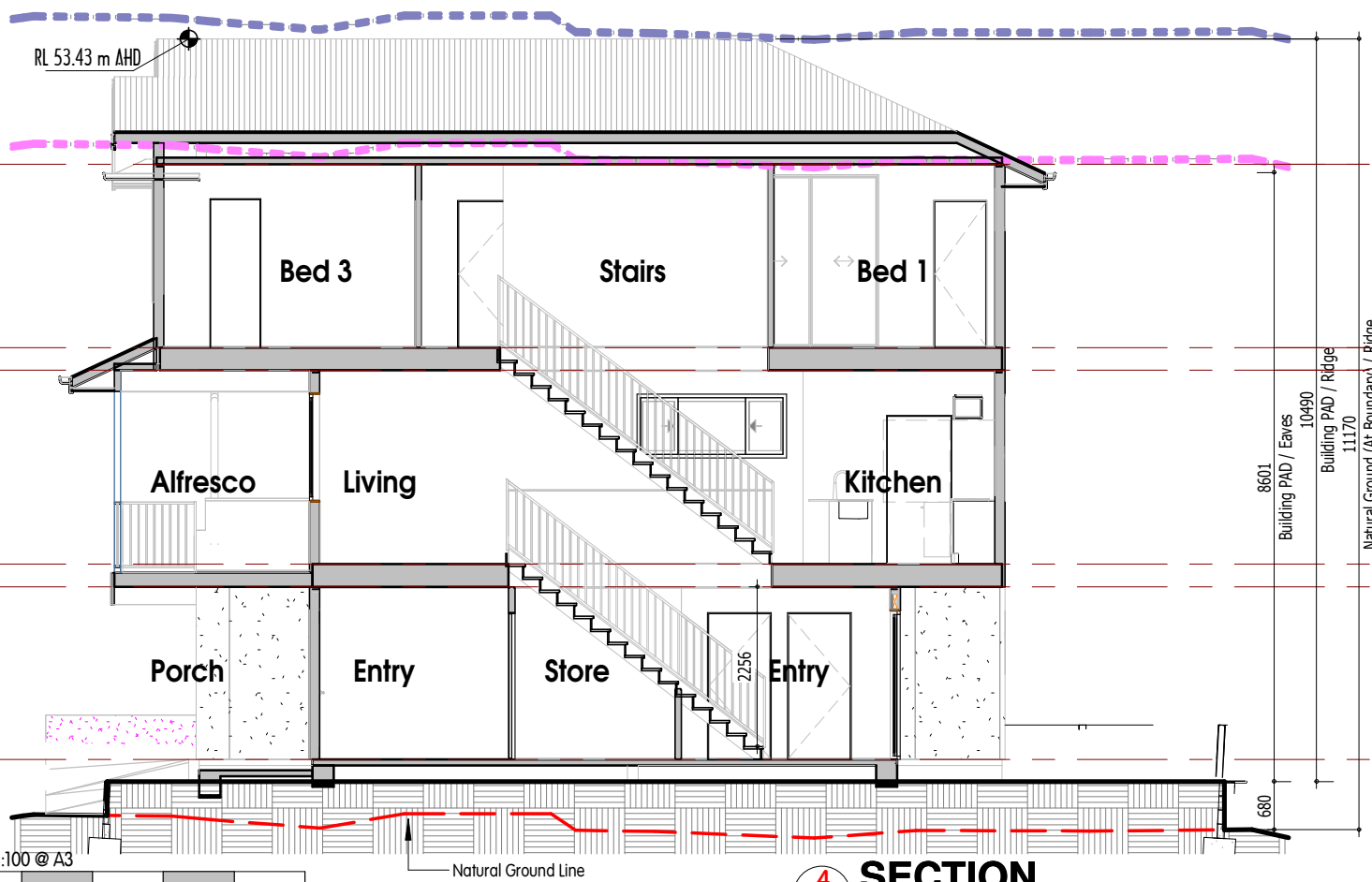
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03-1 1:100@ A3



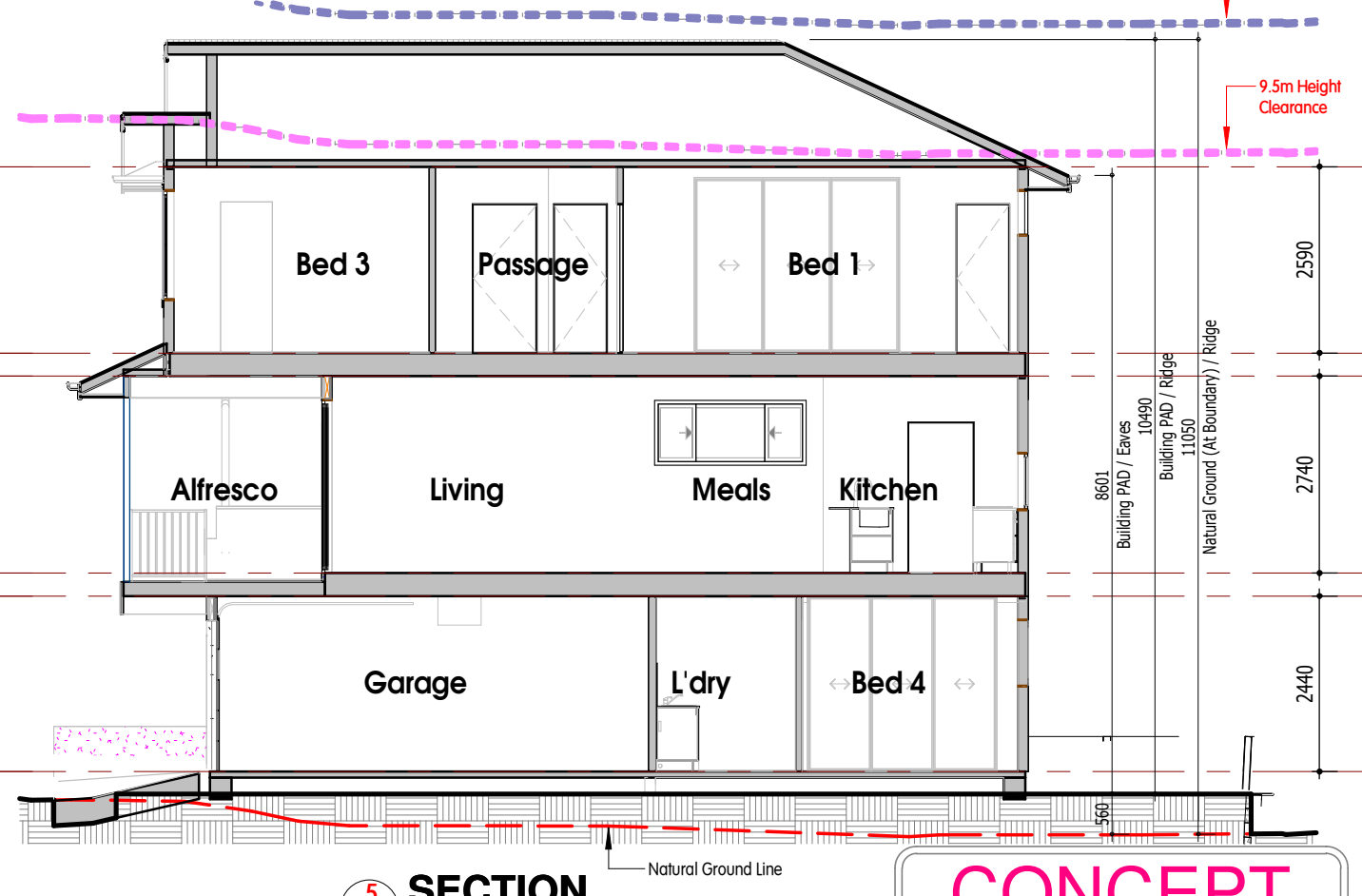
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03-1 1:100@ A3



3 SECTION
03-1 1:100@ A3



4 SECTION
03-1 1:100@ A3



5 SECTION
03-1 1:100@ A3



CONCEPT

P9	28/05/26	BCC - Town Planning RFI
P8	23/04/26	Facade Adjustments
P7	15/04/26	Design Changes
issue	date	amendment

Bellevue
DESIGN AND CONSTRUCTION

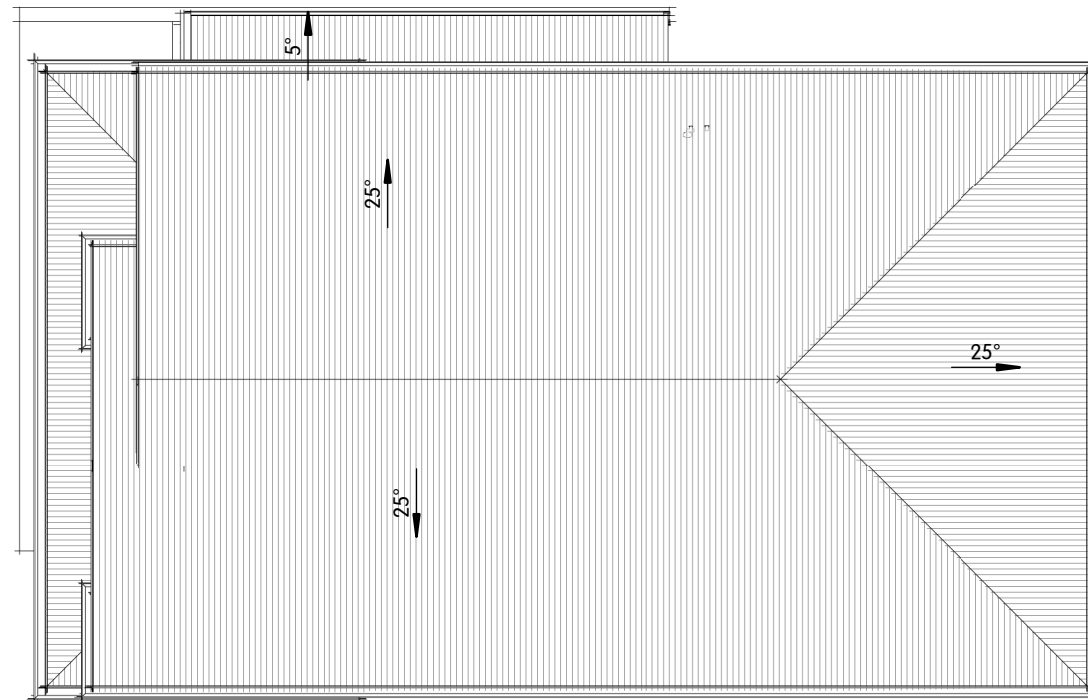
QBCC: 15230161
ABN: 72 646 644 171
Address:
Shop 6, 1 Lexington Road,
Springwood
www.bellevuednc.com.au

Project
Proposed Dwelling
Site
Lot 1, 38 Robert Street, Spring Hill

Sketch Drawings
Sections
Client
Yaoshen Chi

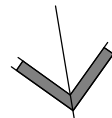
**BCC DS
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APPLICATION REF
A007008518

Job # **B131** Date **28/05/26**
Drawing No. **04-3** Rev. **-P9**



ROOF PLAN

Scale 1:100 @ A3



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CONCEPT

P9	28/05/26	BCC - Town Planning RFI
P8	23/04/26	Facade Adjustments
P7	15/04/26	Design Changes
issue	date	amendment

Bellevue

DESIGN AND CONSTRUCTION

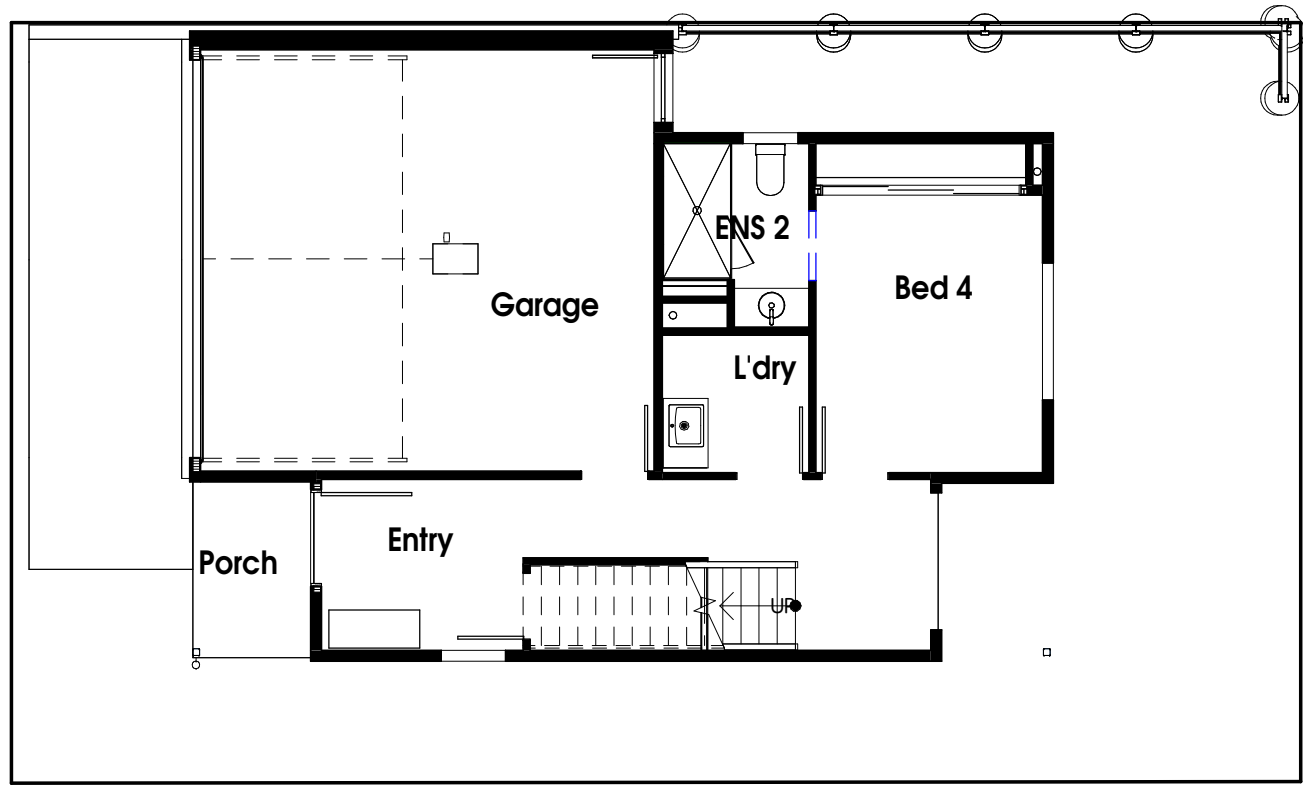
QBCC: 15230161
 ABN: 72 646 644 171
 Address:
 Shop 6, 1 Lexington Road,
 Springwood
www.bellevuednc.com.au

Project
Proposed Dwelling
 Site
Lot 1, 38 Robert Street, Spring Hill

Sketch Drawings
Roof Plan - Second Floor
 Client
Yaoshen Chi

Job #	Draftee	Date
B131		28/05/26
Drawing No.	Rev.	
09-2	-P9	

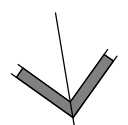
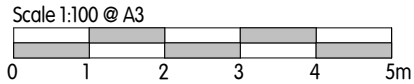
ELEVATION A (EAST)



ELEVATION C (WEST)

Floor Areas	
GF Living	42.89 m ²
Garage	36.91 m ²
Porch	3.79 m ²
FL 1	83.59 m ²
FF Living	62.93 m ²
Alfresco	19.32 m ²
Stair Void	4.28 m ²
FL 2	86.53 m ²
SF Living	76.58 m ²
Stair Void	4.43 m ²
FL 3	81.01 m ²
Total	251.12 m ²

FLOOR PLAN



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APPLICATION REF
A007008518

ELEVATION D (NORTH)

CONCEPT

issue	date	amendment
P9	28/05/26	BCC - Town Planning RFI
P8	23/04/26	Facade Adjustments
P7	15/04/26	Design Changes



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Project
Proposed Dwelling
Site
Lot 1, 38 Robert Street, Spring Hill

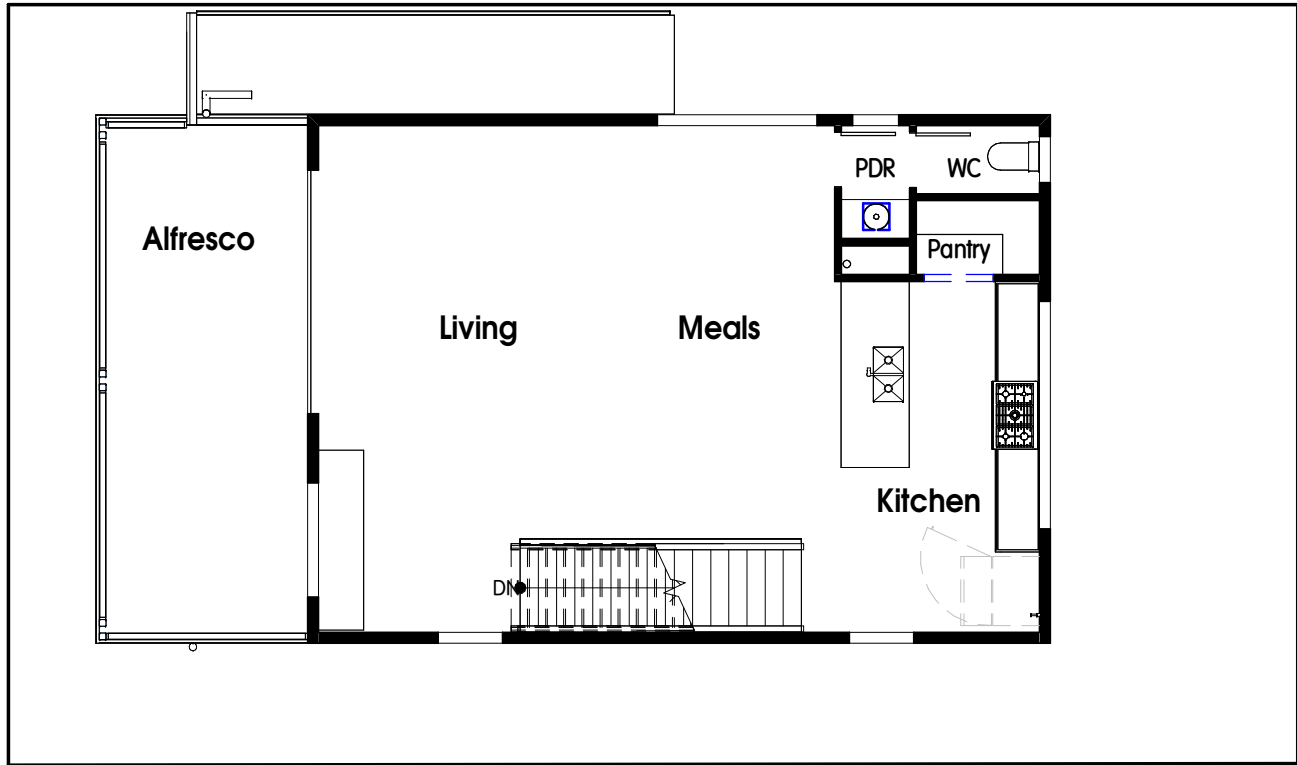
Sketch Drawings
Brochure Plan - Ground Floor
Client
Yaoshen Chi

Job #	Draftee	Date
B131		28/05/26
Drawing No.	Rev.	
13-1	-P9	

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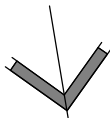
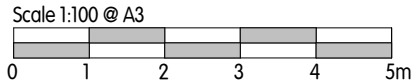
ELEVATION A (EAST)

ELEVATION C (WEST)



Floor Areas	
GF Living	42.89 m ²
Garage	36.91 m ²
Porch	3.79 m ²
FL 1	83.59 m ²
FF Living	62.93 m ²
Alfresco	19.32 m ²
Stair Void	4.28 m ²
FL 2	86.53 m ²
SF Living	76.58 m ²
Stair Void	4.43 m ²
FL 3	81.01 m ²
Total	251.12 m ²

FLOOR PLAN



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 29/05/2026
APPLICATION REF
 A007008518

ELEVATION D (NORTH)

CONCEPT

issue	date	amendment
P9	28/05/26	BCC - Town Planning RFI
P8	23/04/26	Facade Adjustments
P7	15/04/26	Design Changes

Bellevue
 DESIGN AND CONSTRUCTION

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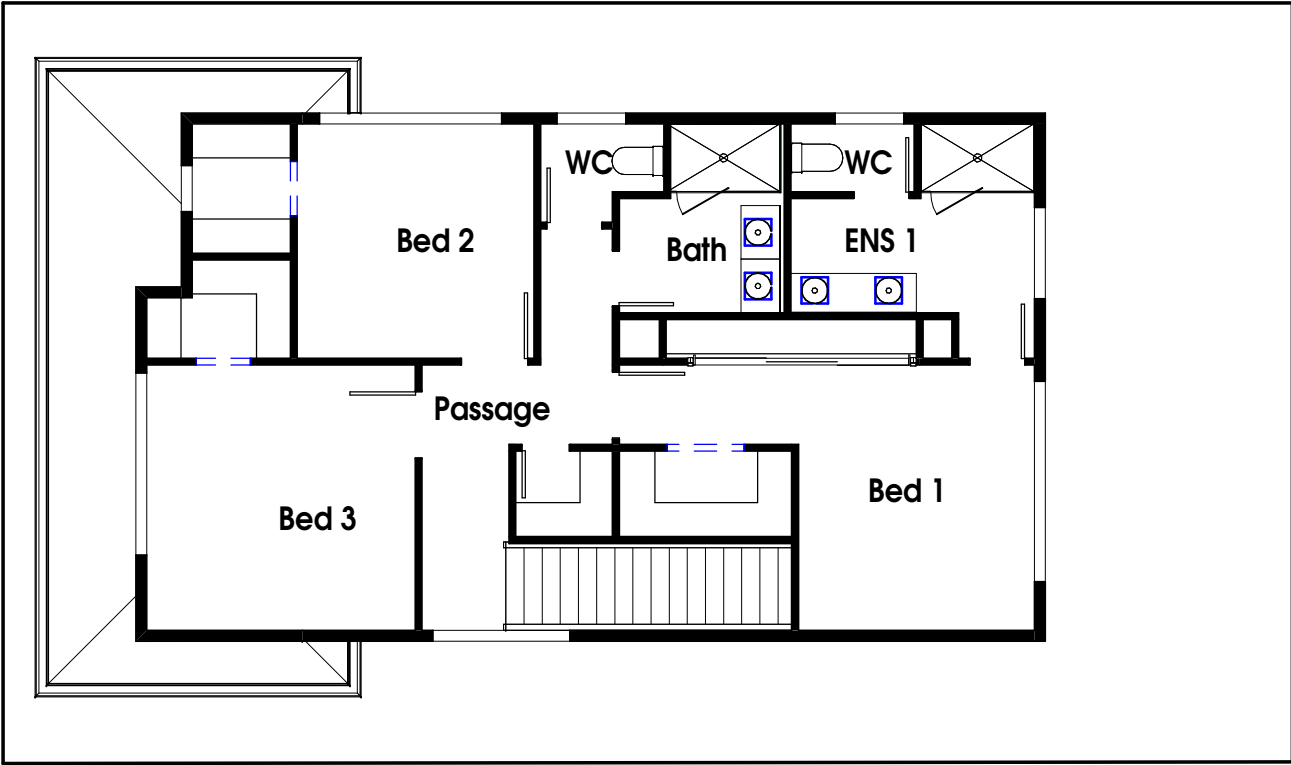
Project
Proposed Dwelling
 Site
Lot 1, 38 Robert Street, Spring Hill

Sketch Drawings
Brochure Plan - First Floor
 Client
Yaoshen Chi

Job #	Draftee	Date
B131		28/05/26
Drawing No.	Rev.	
13-2	-P9	

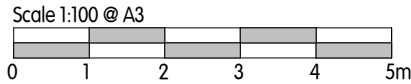
ELEVATION A (EAST)

ELEVATION C (WEST)

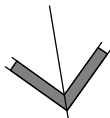


Floor Areas	
GF Living	42.89 m ²
Garage	36.91 m ²
Porch	3.79 m ²
FL 1	83.59 m ²
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Alfresco	19.32 m ²
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SF Living	76.58 m ²
Stair Void	4.43 m ²
FL 3	81.01 m ²
Total	251.12 m ²

FLOOR PLAN



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APPLICATION REF
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ELEVATION D (NORTH)

CONCEPT

issue	date	amendment
P9	28/05/26	BCC - Town Planning RFI
P8	23/04/26	Facade Adjustments
P7	15/04/26	Design Changes

Bellevue
 DESIGN AND CONSTRUCTION

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Project
Proposed Dwelling
 Site
Lot 1, 38 Robert Street, Spring Hill

Sketch Drawings
Brochure Plan - Second Floor
 Client
Yaoshen Chi

Job #
B131
 Drafted Date
 28/05/26
 Drawing No.
13-3
 Rev.
-P9