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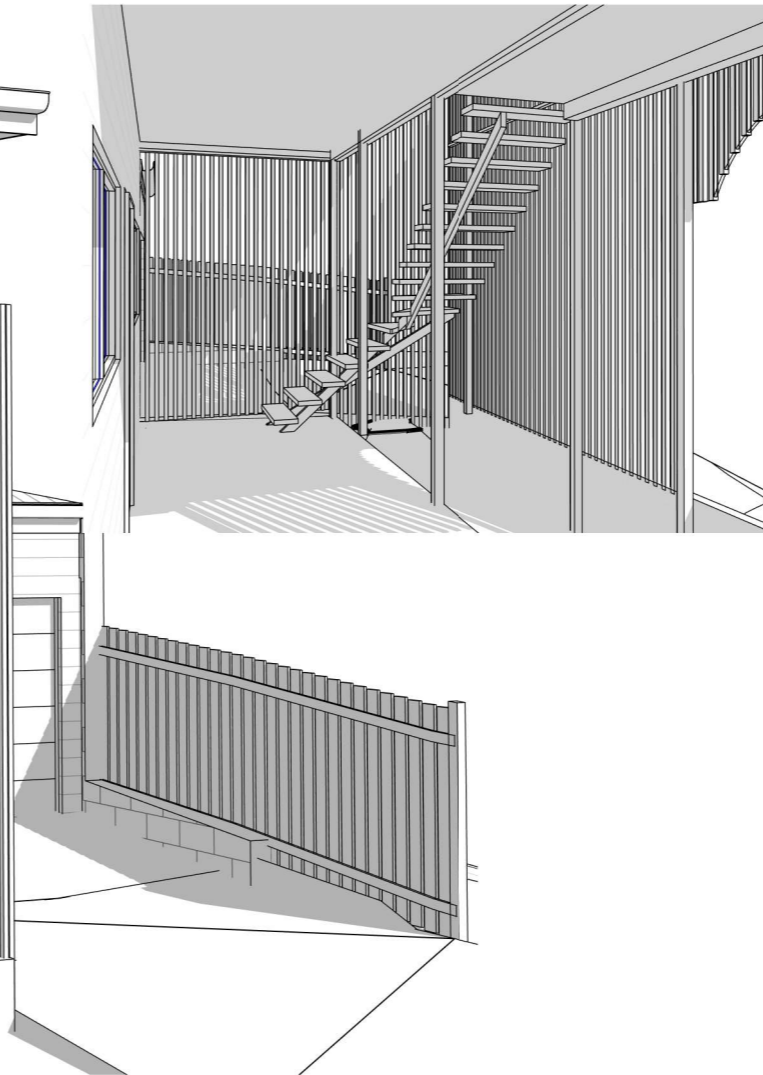
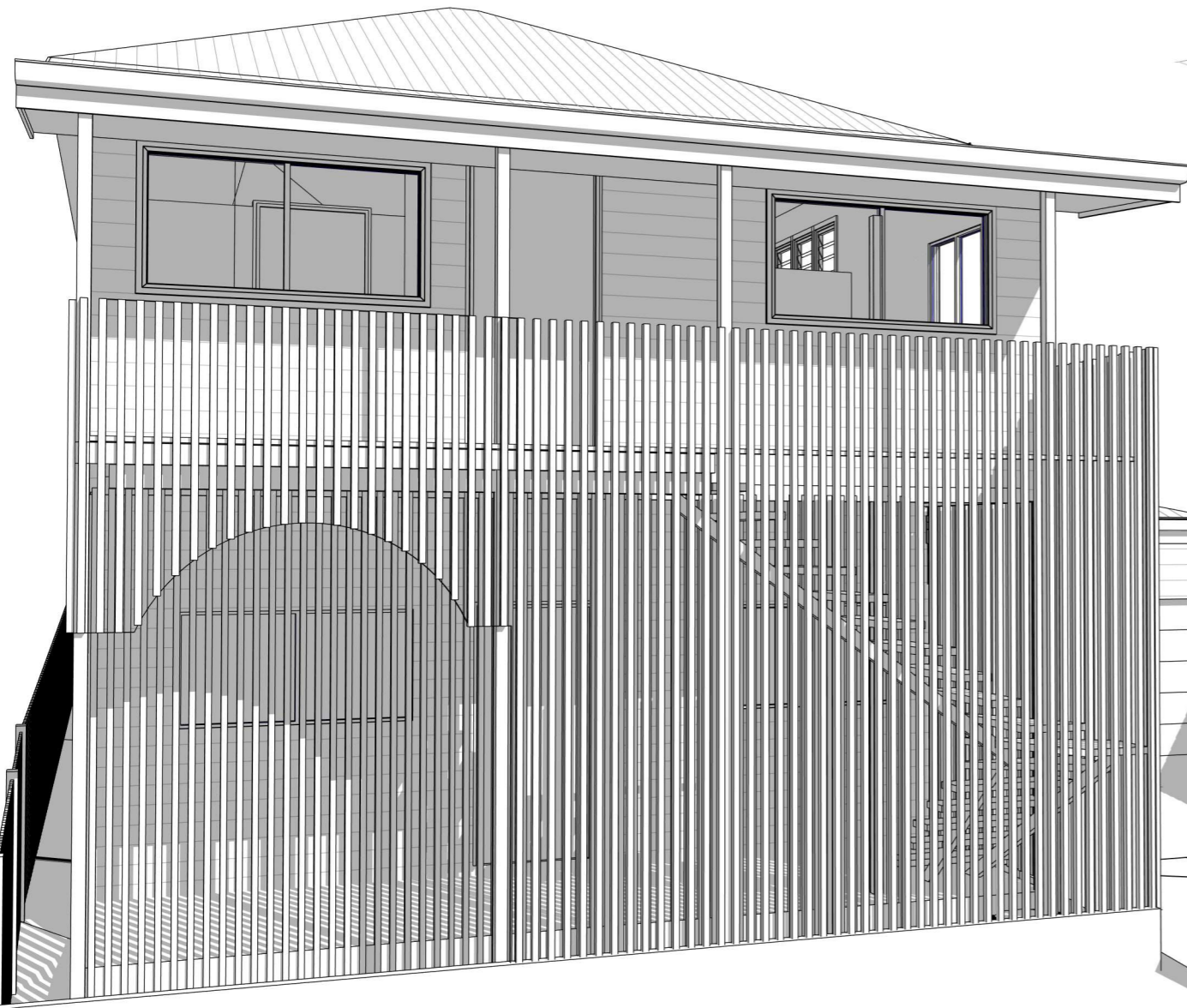
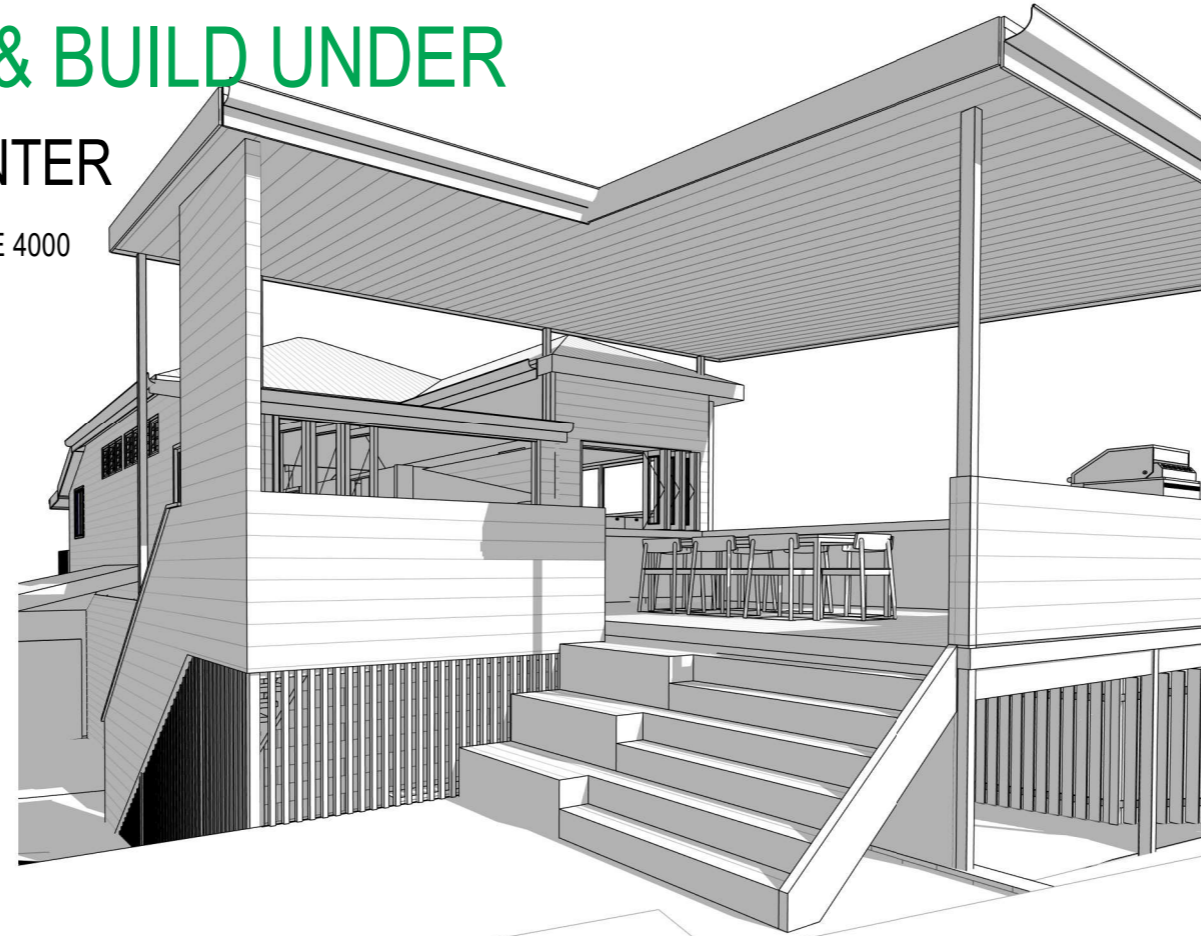


DESIGNER
PLANNING
OUR KNOWLEDGE IS YOUR KEY

HOUSE RAISE & BUILD UNDER

KARLA & NICK PAYNTER

43 CRICKET STREET, PETRIE TERRACE 4000



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PAGE No: A000
DWG BY: JH CHECKED BY: KD
JOB No: 25-055
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ISSUE	DESCRIPTION	DATE	AUTHOR
1D	TECHNICAL UPDATES	29-04-2025	JH
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AT NO POINT OR ANY STAGE DO THESE PLANS WARRANT/GUARANTEE BUILDING APPROVAL. NOR DO THESE PLANS PERMIT ANY BUILDER, HOMEOWNER OR CONSULTANT THE ABILITY TO PERFORM ANY BUILDING WORK WITHOUT THE REQUIRED LOCAL AUTHORITY REQUIREMENTS. THIS REQUIREMENT IS USUALLY EXPRESSED IN THE FORM OF A STAMPED BUILDING APPROVAL PLAN FROM PRIVATE CERTIFICATION.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL BUILDING DESIGN AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE DESIGNER OR ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT CODES AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE.

CARE HAS BEEN TAKEN TO ACHIEVE ACCURACY HOWEVER ALL INFORMATION ON THIS PLAN SHOULD BE REGARDED AS APPROXIMATE .

ENGINEER'S DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS AND EXCAVATIONS STABLE AT ALL TIMES.

UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METERS AND ALL DIMENSIONS ARE IN MILLIMETERS.

DETAIL OF THE CUT & FILL REQUIREMENTS FOR THIS BUILDING SITE IS BASED ON SURFACE LEVELS TAKEN AND THE OWNER/BUILDER SPECIFIED REQUIREMENTS. SUCH DETAIL IS SUBJECT TO VARIATION DEPENDANT UPON GROUND CONDITIONS ENCOUNTERED, SOIL TEST RESULTS AND LOCAL AUTHORITY REQUIREMENTS. CONTOURS AND R.L.s, WHERE SHOWN, ARE INDICATIVE ONLY, SOME LEVELS MAY CHANGE DUE TO ACTUAL CONDITIONS ON SITE.

CLEAR BUILDING AREA OF ALL VEGETATION TO ONE METRE PAST THE BUILDING PERIMETER. REMOVE ALL STUMPS & ROOTS. STOCKPILE TOP SOIL FOR REUSE ON COMPLETION OF BUILDING CONSTRUCTION. TOP SOIL IS NOT TO BE USED AS FILL MATERIAL.

ALL CUT AND FILL EMBANKMENTS TO BE NO STEEPER THAN 1:2 AND ALL DRIVEWAYS TO BE NO STEEPER THAN 1:6 ALL EARTHWORKS TO BE IN ACCORDANCE TO A.S. 2870.

SLOPE BUILDING PAD TO DRAIN ALL SURFACE WATER AWAY FROM RESIDENCE AS PER BCA PART 3.1.2 DRAINAGE

SITE WORKS INDICATED ON THIS PLAN ARE FOR CONSTRUCTION PURPOSES ONLY. IT IS THE CLIENTS RESPONSIBILITY TO CARRY OUT ALL LANDSCAPING, SITE DRAINAGE, RETAINING WALLS AFTER COMPLETION OF CONSTRUCTION. ALL RETAINING WALLS & EMBANKMENTS SHOWN ARE TO COMPLY WITH THE LOCAL AUTHORITIES POLICY FOR RETAINING WALLS & EMBANKMENTS ON RESIDENTIAL BUILDING SITES. POSITION OF RETAINING WALLS & EMBANKMENTS MAY VARY ACCORDING TO SITE WORKS.

LEVEL OF CONCRETE FLOOR SLAB TO DWELLING IS TO BE VERIFIED BY BUILDER TO ENSURE THAT A MINIMUM HEIGHT ABOVE FINISHED GROUND LEVEL IS ATTAINED IN ACCORDANCE TO THE B.C.A., QLD BUILDING ACT- AMENDMENT ACT 1991 & THE LOCAL AUTHORITY POLICY AND TO CONFIRM CUT AND FILL LEVELS. THE SAME PRINCIPAL IS TO BE APPLIED WHEN CONSIDERING THE CAVITY BETWEEN THE LOWER FLOOR CEILING AND THE UPPERFLOOR TO ENSURE ADEQUATE SPACING FOR SERVICES.

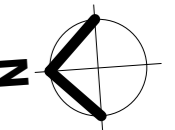
BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

CONFIRM THAT ALL SURVEY PEGS ARE IN THE CORRECT POSITION BEFORE SETTING OUT THE BUILDING. IF ANY DOUBT ARISES CONTACT THE BUILDER/SURVEYOR. THE RELATIONSHIP BETWEEN OCCUPATION AND THE PLOTTED BOUNDARY IS INDICATIVE i.e. THIS IS NOT A BOUNDARY SURVEY.

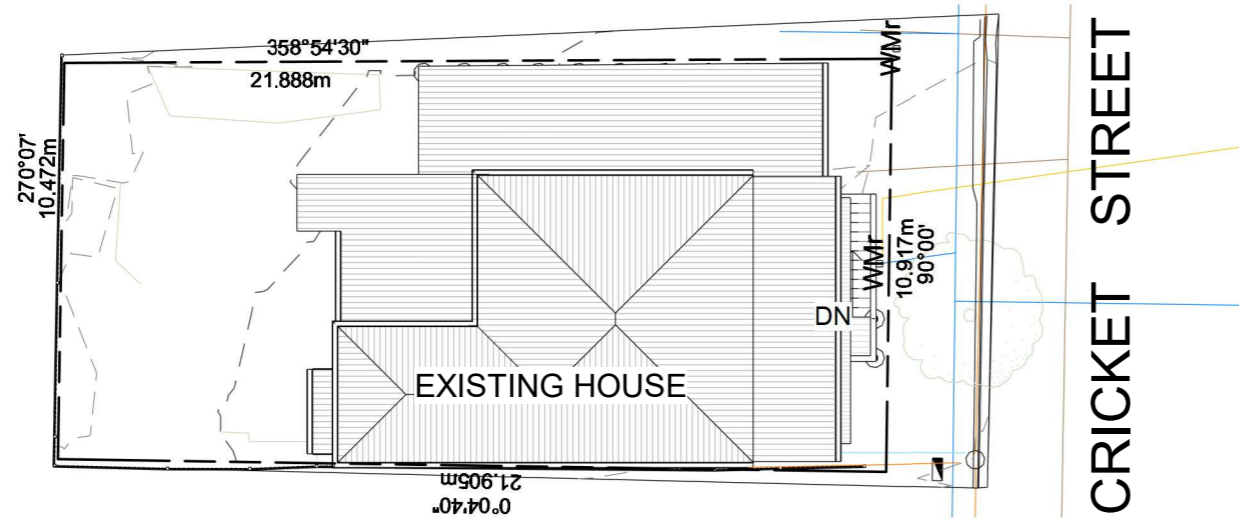
AFTER COMPLETION OF CONSTRUCTION OF THE DWELLING, THE OWNER SHALL MAINTAIN THE SITE & DWELLING IN ACCORDANCE WITH THE C.S.I.R.O. LEAFLET SHEET No. 10-91 'GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE'.

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



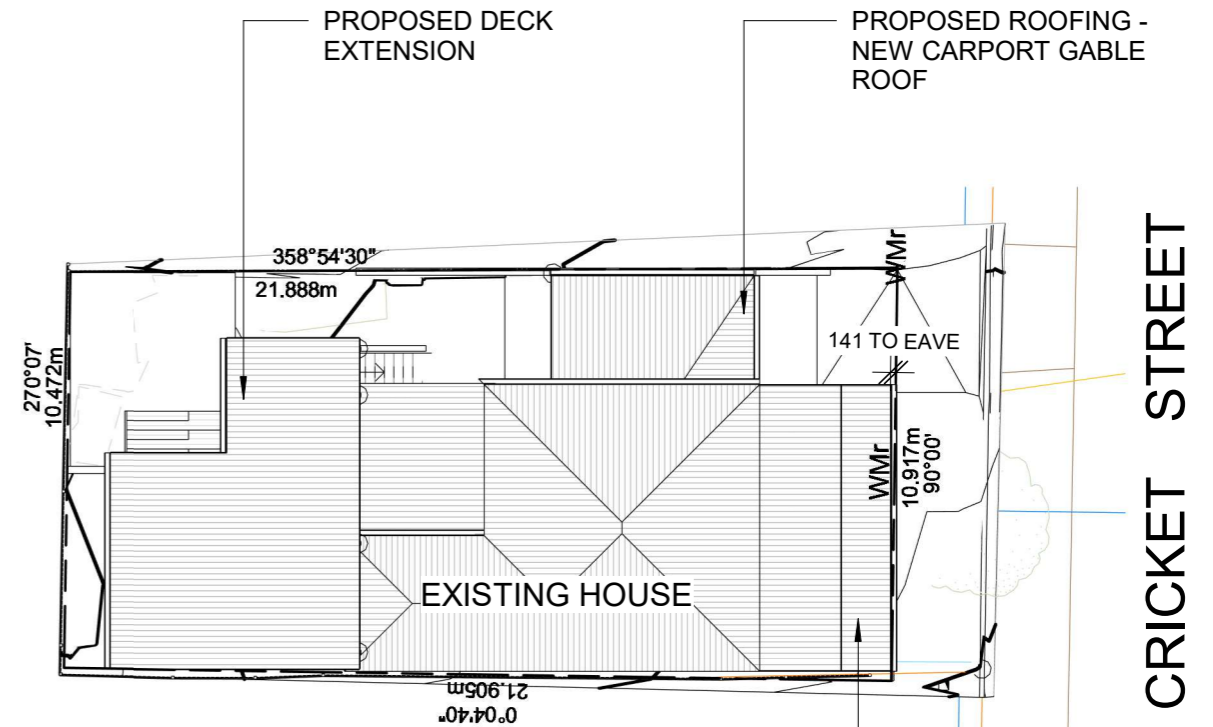
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LOT 12
SP328602
234m²

APPROXIMATE ONLY
 PLOTTED FROM
 COUNCIL RECORDS

1 EXISTING SITE PLAN
 1 : 200



LOT 12
SP328602
234m²

APPROXIMATE ONLY
 PLOTTED FROM
 COUNCIL RECORDS

2 PROPOSED SITE PLAN
 1 : 200

PROPOSED ROOF - NEW
 SKILLION ROOF OVER
 PROPOSED DECK

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PROJECT: HOUSE RAISE & BUILD UNDER

CLIENT: KARLA & NICK PAYNTER
 SITE ADDRESS: 43 CRICKET STREET, PETRIE TERRACE 4000

PAGE No: A001

DWG BY: CS CHECKED BY: KD

SCALE: 1 : 200

JOB No: 25-055

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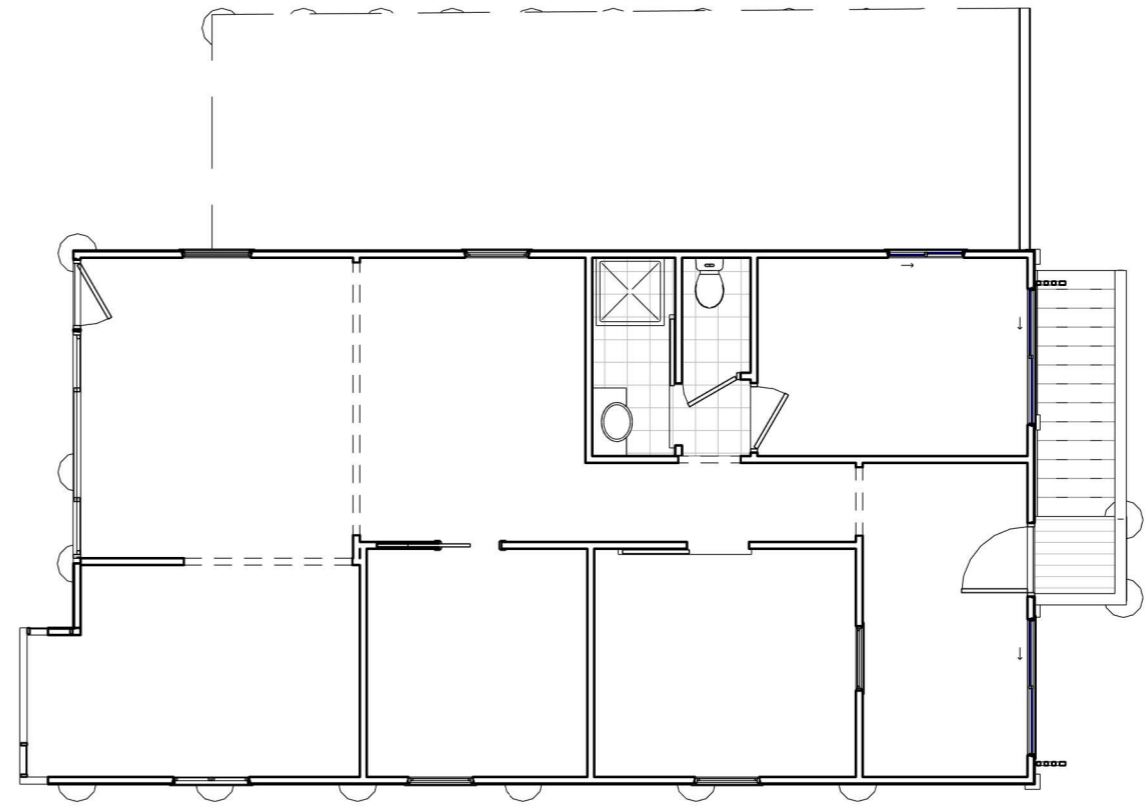
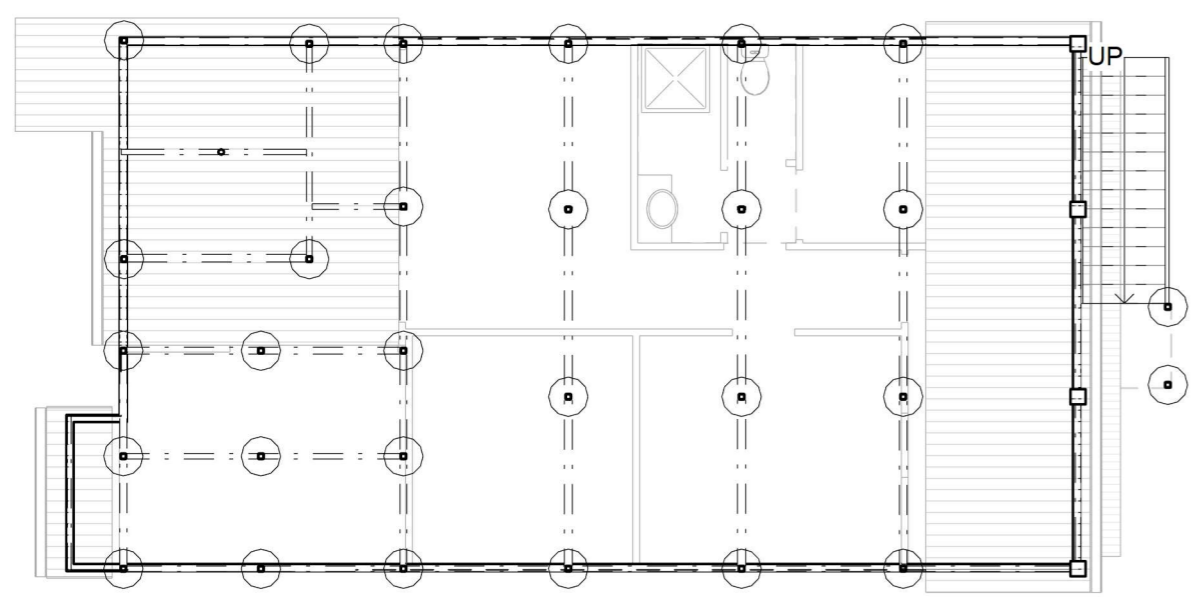
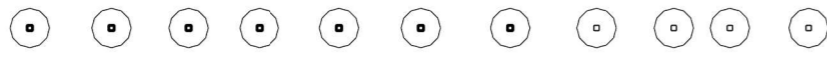
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NEW STEEL BEAM
 NEW STEEL PFC BEAM
 SHS POST
 BEARER AS PER FRAMING PLAN
 STUD WALL
 BLOCKWORK WALL

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
 C CASEMENT
 OBS OBSCURE GLASS
 SD SMOKE DETECTOR



3 EXISTING SUB-FLOOR PLAN
 1 : 100

4 EXISTING FLOOR PLAN
 1 : 100

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 9. All workmanship and materials to comply with all relevant Australian Standards and the National Construction Code
 10. All glazing in buildings to comply with the requirements of Part 8 NCC - ABCB and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion

CLIENTS TO NOTE -
 Building approvals are not always straightforward and there is a lot of documentation that is required (even for what could be perceived as a basic renovation).
 Designer Planning makes a concerted effort to ensure that what we design can and does become approved. This can be time-consuming and somewhat frustrating for you and us alike (dealing with various council / government regulations / codes, as well as meeting our clients scope can be difficult), but eventually, we achieve in the end, as we feel this is part of our service. Given our commitment to this part of the project, Designer Planning asks you to understand that any inquiries post-approval will be subject to a fee for service, regardless of nature of inquiry.

BUILDERS TO NOTE:
 All levels and dimensions are to be checked and verified on site prior to the commencement of any building work or production of shop drawings. All design and construction methods and materials to be in accordance with:
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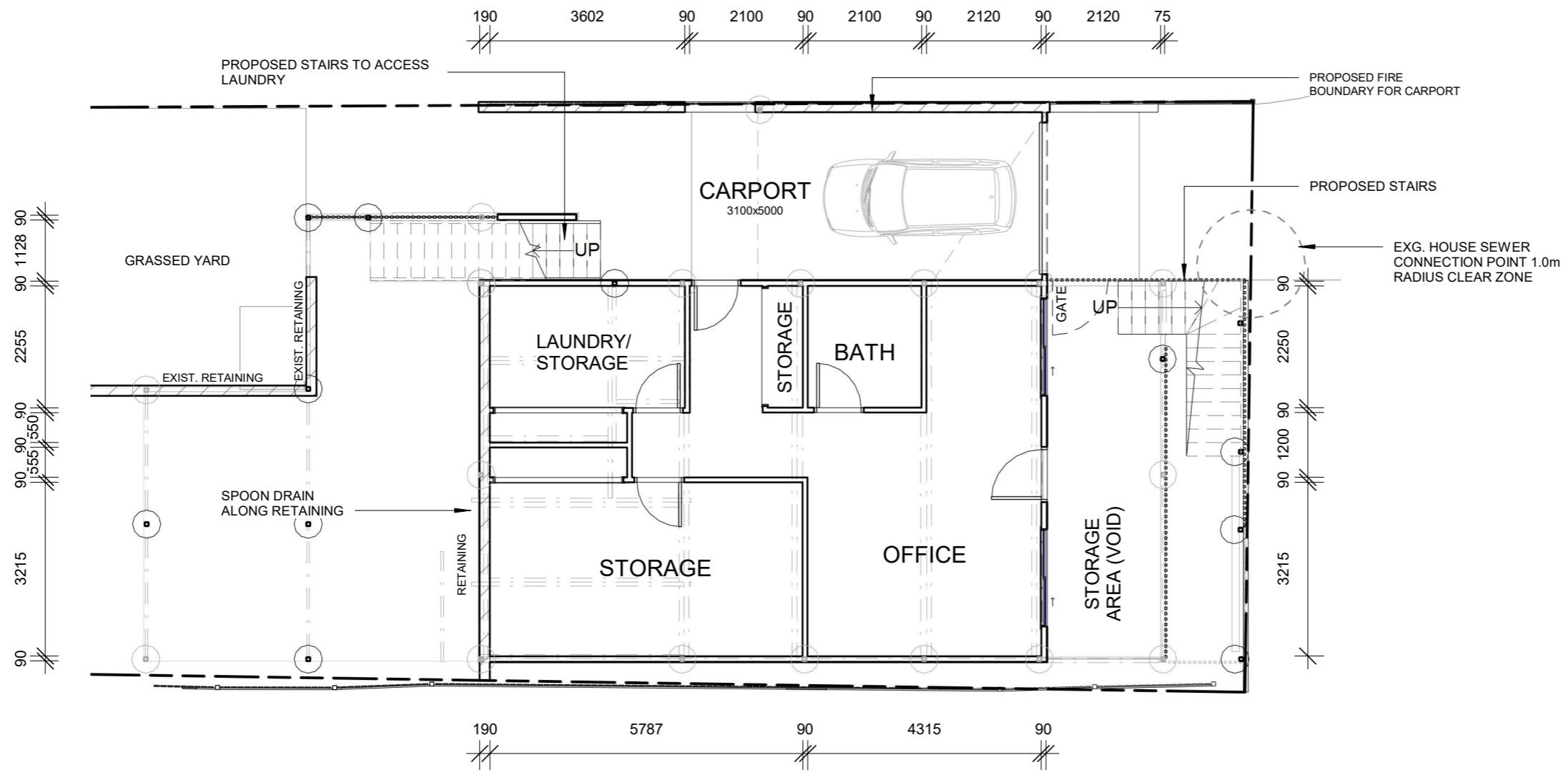
LEGEND:

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

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

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5 PROPOSED LOWER FLOOR PLAN
 1 : 100



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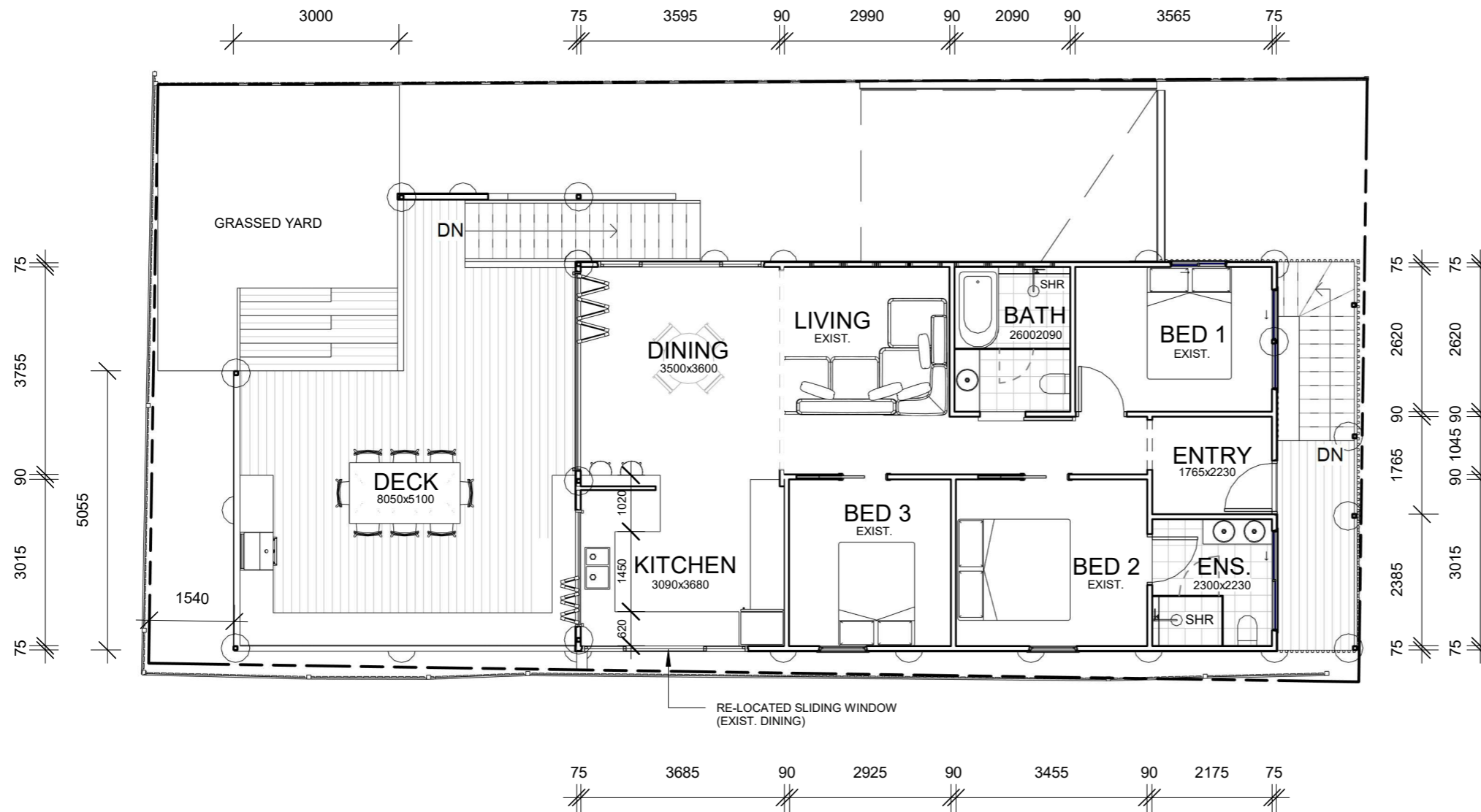
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 CLIENT: KARLA & NICK PAYNTER
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6 PROPOSED UPPER FLOOR PLAN
1 : 100

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LEGEND:

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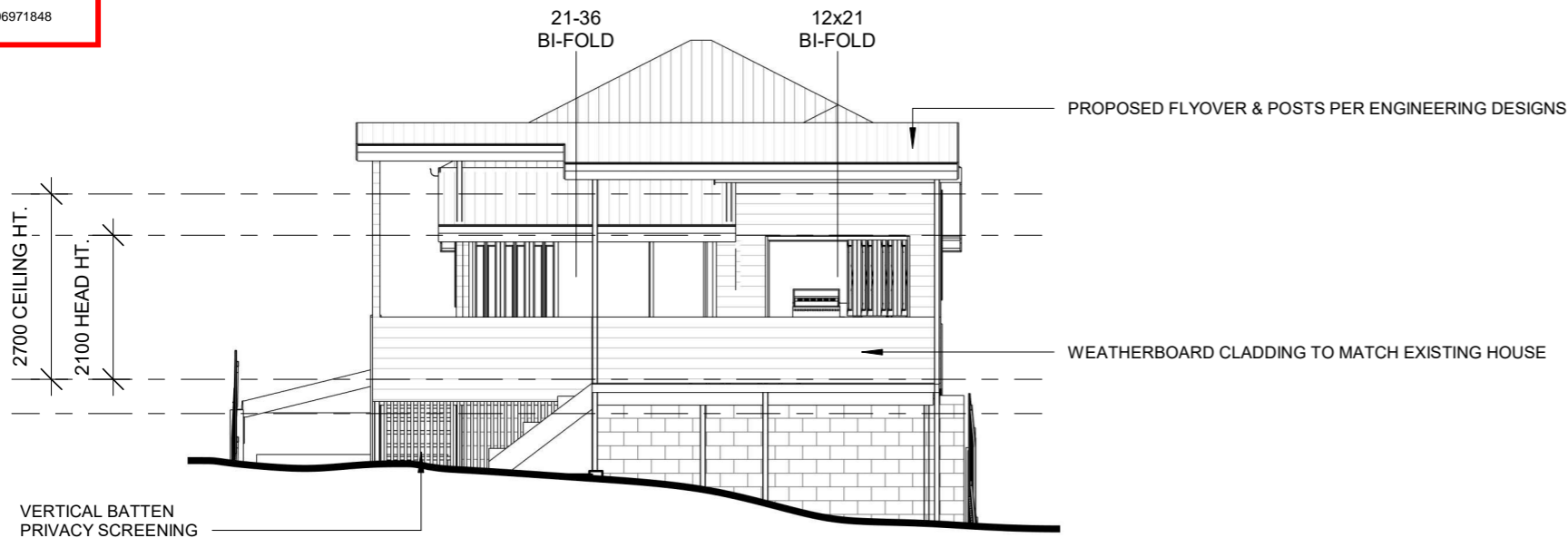
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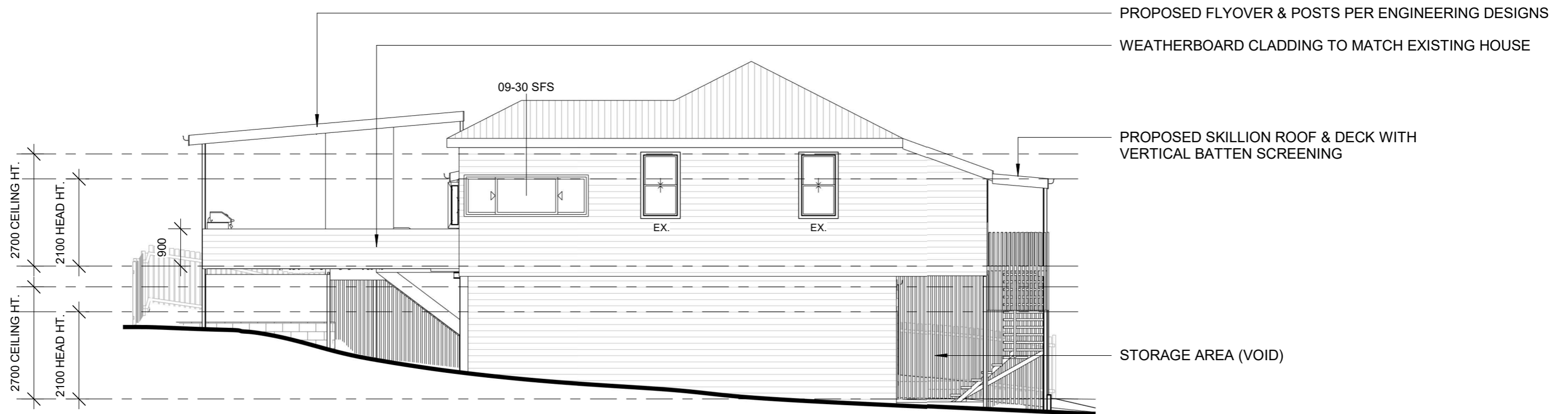
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 2. Handrails/Balustrades to comply with NCC - ABCB - Part 11.3 - Barriers and Handrails
 3. WC Doors to comply with NCC - ABCB - Part 10.4 - Facilities
 4. All wet areas to comply with NCC - ABCB - Part 10.2 - Wet area waterproofing
 5. Lighting to comply with NCC - ABCB - Part 10.5 - Light
 6. Ventilation to comply with NCC - ABCB - Part 10.6 - Ventilation
 7. Termite protection to comply with NCC - ABCB - Part 3.4 - Termite risk management
 8. Masonry Construction to comply with NCC - ABCB - Part 5 - Masonry
 9. All workmanship and materials to comply with all relevant Australian Standards and the National Construction Code
 10. All glazing in buildings to comply with the requirements of Part 8 NCC - ABCB and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion



7 NORTH ELEVATION

1 : 100



8 WEST ELEVATION

1 : 100

NOT FOR CONSTRUCTION
 CONSTRUCTION PLANS ISSUED AT COMPLETION OF SURVEY BY LICENSED SURVEYOR. COUNCIL SEWER, STORMWATER AND WATER MAINS ASSETS **MUST** BE LOCATED ON-SITE BY LICENCED SURVEYOR PRIOR TO ISSUE OF CONSTRUCTION DRAWINGS.



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ISSUE	DESCRIPTION	DATE	AUTHOR
1B	REVISED UPDATES	17-01-2025	JH
1C	PLANS UPDATED	11-02-2025	CS
1D	TECHNICAL UPDATES	29-04-2025	JH
1E	TECHNICAL UPDATES	23-10-2025	JH
1F	TECHNICAL UPDATES	17-11-2025	JH
2G	REVISED CHANGES	24-11-2025	JH
2H	DA UPDATE	29-01-2026	JH

PROJECT: HOUSE RAISE & BUILD UNDER

CLIENT: KARLA & NICK PAYNTER
 SITE ADDRESS: 43 CRICKET STREET, PETRIE TERRACE 4000

PAGE No: A005

DWG BY: CS CHECKED BY: KD

SCALE: 1 : 100

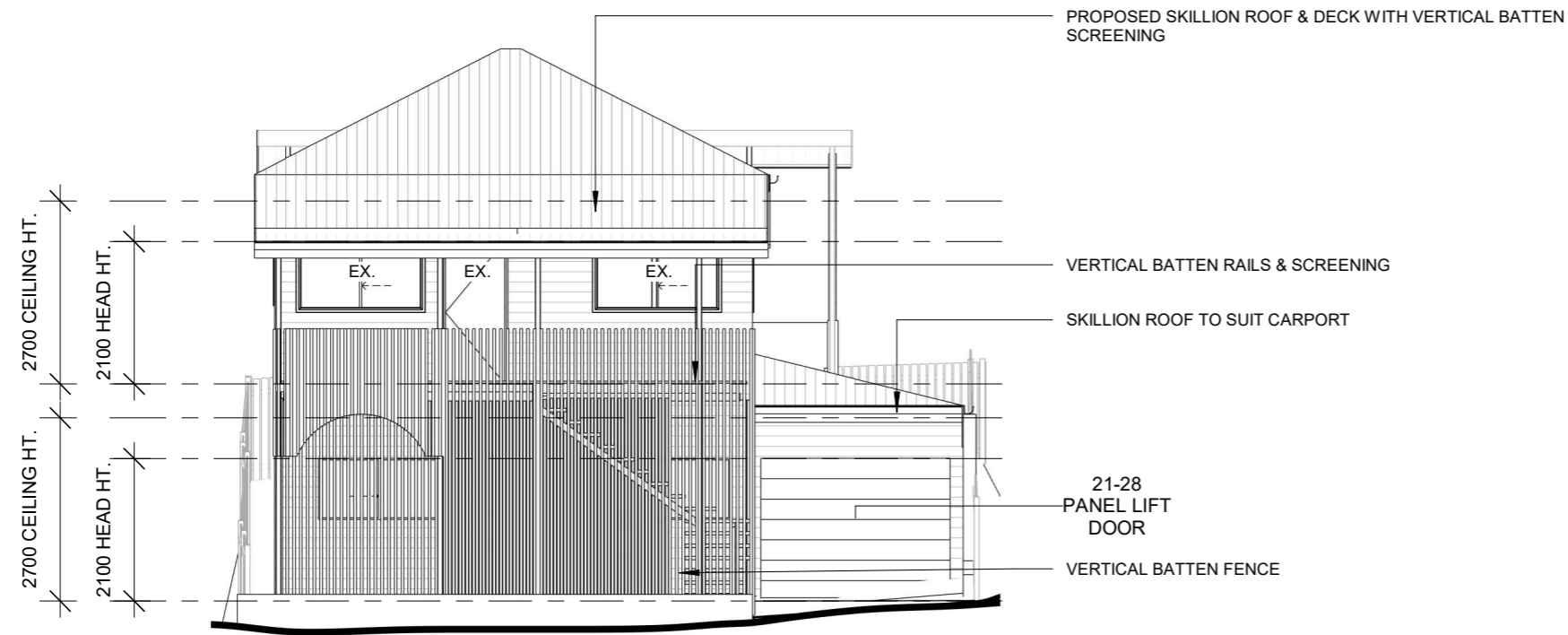
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All design, construction methods and materials to be in accordance with:
 - The Building Code of Australia (BCA);
 - The Queensland Development Code (QDC);
 - Building Regulations;
 - Current issues of Australian Standards & Manufacturer's specifications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

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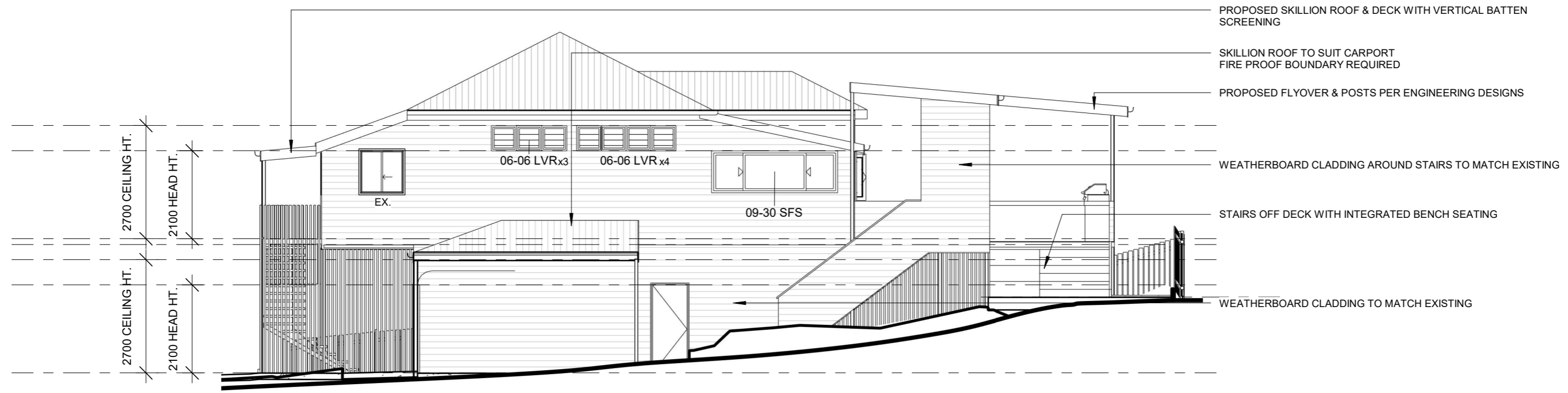
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9 SOUTH ELEVATION

1 : 100



10 EAST ELEVATION

1 : 100

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PROJECT: HOUSE RAISE & BUILD UNDER
CLIENT: KARLA & NICK PAYNTER
SITE ADDRESS: 43 CRICKET STREET, PETRIE TERRACE 4000

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