



BALFOUR

33 Balfour Street, New Farm

cover sheet

BCC DS
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06/07/2023
APPLICATION REF
A006264903

sheet number	sheet name	revision
000.00	cover page	H
000.01	contents	H
000.02	reference images	H
020.01	existing images	H
020.02	existing images	H
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200.00	ground floor plan	H
200.01	level 1 floor plan	H
200.02	level 2 (roof terrace) floor plan	H
200.03	roof plan	H
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300.01	north elevation	H
300.02	west elevation	H
300.03	east elevation	H
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310.01	boundary elevations	H
400.00	building section a	H
400.01	building section b	H
400.02	building section c	H
400.03	building section d	H

material legend

ac	air conditioner unit
bal01	existing balustrade
bal02	metal balustrade
brk01	existing brickwork
brk02	new brickwork
car01	carpet
con	existing concrete
con01	exposed concrete
gls01	clear glass
lfc01	light weight cladding
lwb01	weatherboard cladding
lvj	existing vj cladding
mtf01	metal flashing
mtg01	existing gutter
mtg02	gutter (half round or similar)
mts01	existing metal roof
mts02	metal roof
rnd01	painted / rendered masonry
til	existing tiled flooring
til01	internal tiled flooring
til02	external tiled flooring
tim	existing timber flooring
tim01	timber flooring
wbird	whirly bird

general construction notes

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ALL WORKS shall be carried out in accordance with the Building Code of Australia, Australian Standards, Local Council requirements, QDC guidelines and all other relevant by laws and authorities. In particular refer Australian standards:
 · site preparation A.S. 3798
 · concrete construction A.S. 2870
 · timber construction and details A.S. 1684.2
 · steelwork AS 4100, AS 1111 and A.S. 1112
 · termite protection BCA and A.S. 3660.1
 · artificial lighting & ventilation BCA parts 3.8.4/3.8.5 and A.S. 1680
 · fire safety BCA part 3.7
 · smoke alarms BCA part 3.7.2 and A.S. 3786
 · glazing BCA part 3.6 and A.S. 1288 and A.S. 2047

APPROVAL: No building work shall be undertaken prior to Building Approval by a registered Certifier.

CONSULTANTS: Drawings shall be read in conjunction with engineers drawings and computations. All structure to Engineers design. Hydraulic sizing and design to hydraulic engineers requirements. All drawings to be co-ordinated with consultant documentation prior to construction.

DIMENSIONS: Do not scale off drawings - use figured dimensions only. Contractor shall verify all dimensions on site prior to construction. Any discrepancies or errors shall be referred to architect and client prior to installation / manufacture of any works. Confirm levels & RL's on site prior to commencement of work.

SETOUT: Contractor to confirm exact siting and orientation prior to construction setout. All building setout and confirmation of setbacks and height to be carried out by a Licensed Surveyor. No footing, or wall to encroach the title boundary.

TERMITE PROTECTION: Termite protection by means of termimesh s.s. mesh physical barrier in accordance with A.S. 3660.1/2000 and installed in strict accordance with current manufacturers specifications.

STRUCTURAL STEEL: Unless noted otherwise all exposed structural steel, anchor bolts and other attachments shall be hot dip galvanised. A cold gal painted finish shall be applied to any field welding to existing or new steelwork. All steel work cast in concrete footings or slab shall have a bitumen finish applied to full extent of cast in concrete steel. Check all dimensions on site prior to fabrication of steelwork.

RETAINING WALLS: All retaining walls to structural engineers details. Provide rubble backfill and agg drainage to all retaining walls. Builder to provide tanking where required.

SLAB & FOOTINGS: All slabs and footings to structural engineers details. A polyethylene moisture barrier shall be lapped 200mm and fully taped under any habitable concrete slab and shall extend 100mm onto the perimeter footing.

ARTICULATION JOINTS: Provide articulation joints to comply with "Cement and Concrete Association Construction Note TN9".

EROSION CONTROLS: All building works to comply with local authorities Erosion and sediment control standards.

WATERPROOFING: All wet areas and walls to be waterproofed in accordance with the BCA 3.8 & AS 3740. Builder to provide certificate of installation and compliance.

CONCEALMENT OF SERVICES: All services shall be concealed in walls or ducts. Where services are exposed they must be confirmed by the Designer on site prior to installation unless noted otherwise.

LICENSED TRADESPERSONS: All services to be installed by licensed tradespersons in accordance with local authority and with current manufacturers specifications.

ROOF DRAINAGE: All downpipes to be located as noted on the drawings and sizes as scheduled. Allow to connect to in-ground storm water drains with 90mmØ UPVC at 1:100 minimum grade. Allow for I.O.'s at each change of direction and at 6000mm centres.

SITE DISCHARGE: All stormwater and sanitary plumbing to be connected to existing council system in accordance with the requirements of the relevant local authority.

WATER LINES: All hot water lines shall be fully insulated. All domestic hot water to basins, showers and baths to have maximum temperature of 50°C. Allow to supply and install tempering valves where required, as nominated in the BCA and relevant standards.

STAIR AND BALUSTRADES: All stair and balustrades shall comply with part 3.9 of the BCA. Steps to be provided where fall from dwelling exceeds 190mm.

ALL PRODUCTS: To be installed to manufacturers requirements and to be in accordance with manufacturers requirements for suitable exposure levels.

PROPRIETARY ITEMS: Identification of a proprietary item does not necessarily imply exclusive preference for the item so identified, but indicates the necessary properties of the item. If alternatives are proposed, submit proposed alternatives and include samples, available technical information, reasons for proposed substitutions and cost.

TILES: Expansion joints, walls: 5mm. Floors: 8mm. Fill both with silicone rubber. Grout for wall: Epoxy based mildew resistant. Grout for floors: prepared grout to be acid resistant. all wall tiles to have fcsubstrate.

INTERNAL PAINTING: Unless noted otherwise paint system to be Dulux approved 3 coat system - low sheen finish. Colours to be supplied by Architect during contract and applied as per Dulux's recommendations and guidelines.

JOINERY ITEMS SHALL INCLUDE: Manufactured casework items, including: kitchen cabinets and cupboards; bathroom cabinets; robes.

SANITARY COMPARTMENTS: Provide removable hinges to doors of sanitary compartments to comply with BCA 3.8.3.3 and be readily removable from outside unless there is a clear space of at least 1200mm b/w closet pan within the sanitary compartment and the nearest part of the doorway.

APPLIANCES & EQUIPMENT: Builder to co-ordinate all appliance and equipment locations on site and with joiner. installation and final connection by the contractor.

WEATHERSTRIPS: All external doors to contain weather stripping (type to be confirmed by Architect prior to manufacture)

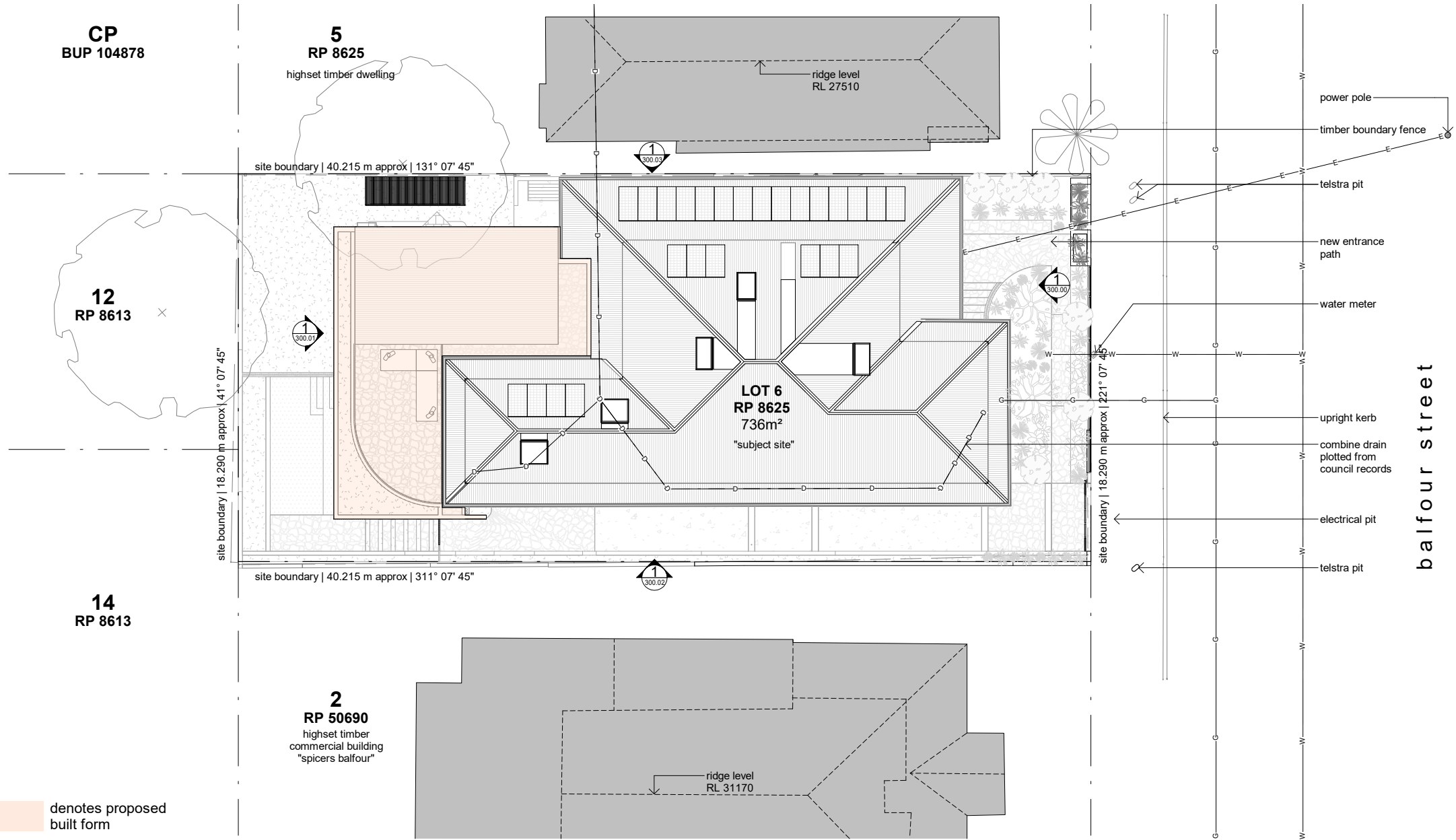
DOCUMENTATION: The contractor shall carry out works in accordance with the signed drawings and schedules and anything reasonable inferred, and with the Conditions of Contract, and in accordance with the directions and to the satisfaction of the Architect, whose interpretation of the contract documents shall be final. The drawings and specifications/schedules shall be considered complementary, and any work and/or materials absent from one but present or implied in the other shall be furnished as if they were present in both.

FINAL CERTIFICATE: At completion of work, Builder to obtain and supply a Certificate of Classification from a Building Certifier.

POOL: Contractor to confirm heights/depts/steps and plumbing/electrical requirements and locations prior to construction

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DRAWN	REV	DATE	ISSUE
ns	D	24.05.2021	DA Issue
ij	F	28.03.2023	Revised Heritage Review
ss	G	18.04.2023	Revised DA Issue
ij	H	27.06.2023	Council RFI Response



denotes proposed built form

1 site plan
1 : 240

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site details	33 Balfour Street, New Farm, 4005	development summary	site cover = 60%	carparking spaces = 12	areas	ground floor (shared carpark)	level 1 - new dwelling	level 1 - existing guest house	notes
	Lot 6 on RP 8625		443 sqm / 736 sqm = 60%			internal (covered) 427 sqm	internal (new dwelling) 163 sqm	internal (guest house) 225 sqm	
	Site Area: 736 sqm		landscaped open space = 186 sqm			roof terrace - new dwelling	level 1 - existing guest house		<ol style="list-style-type: none"> areas measured to outside face of walls. external covered area calculations do not include external areas under eaves. pool, driveway, uncovered hardscaping is not included in calculation
			ground rear = 110 sqm ground front = 76sqm			external (new dwelling) 21 sqm	external (covered) 2 sqm		
						total ground floor 427 sqm	total - new dwelling 184 sqm	total - existing guest house 227 sqm	



DRAWN	REV	DATE	ISSUE
ij	E	24.01.2023	Revised Preliminary Design
ij	F	28.03.2023	Revised Heritage Review
ss	G	18.04.2023	Revised DA Issue
ij	H	27.06.2023	Council RFI Response

PROJECT
33 Balfour Street
New Farm 4005

CLIENT
Maria & Steven
Fleming

DRAWING NAME
site plan

PHASE
DA

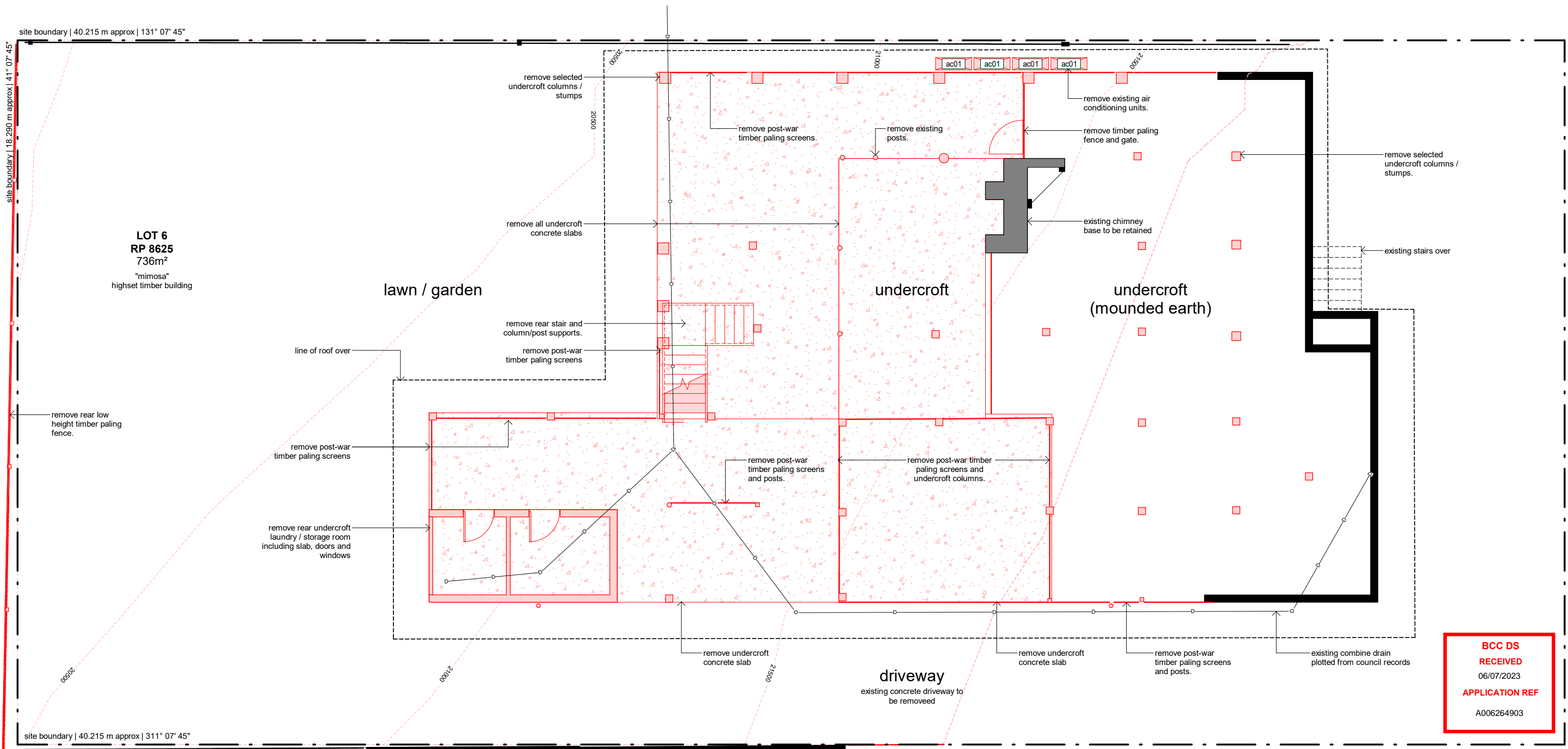
DWG NO
100.00

REV
H

schematic design

PROJECT NO 0335
SCALE As indicated
1:1 @ A3

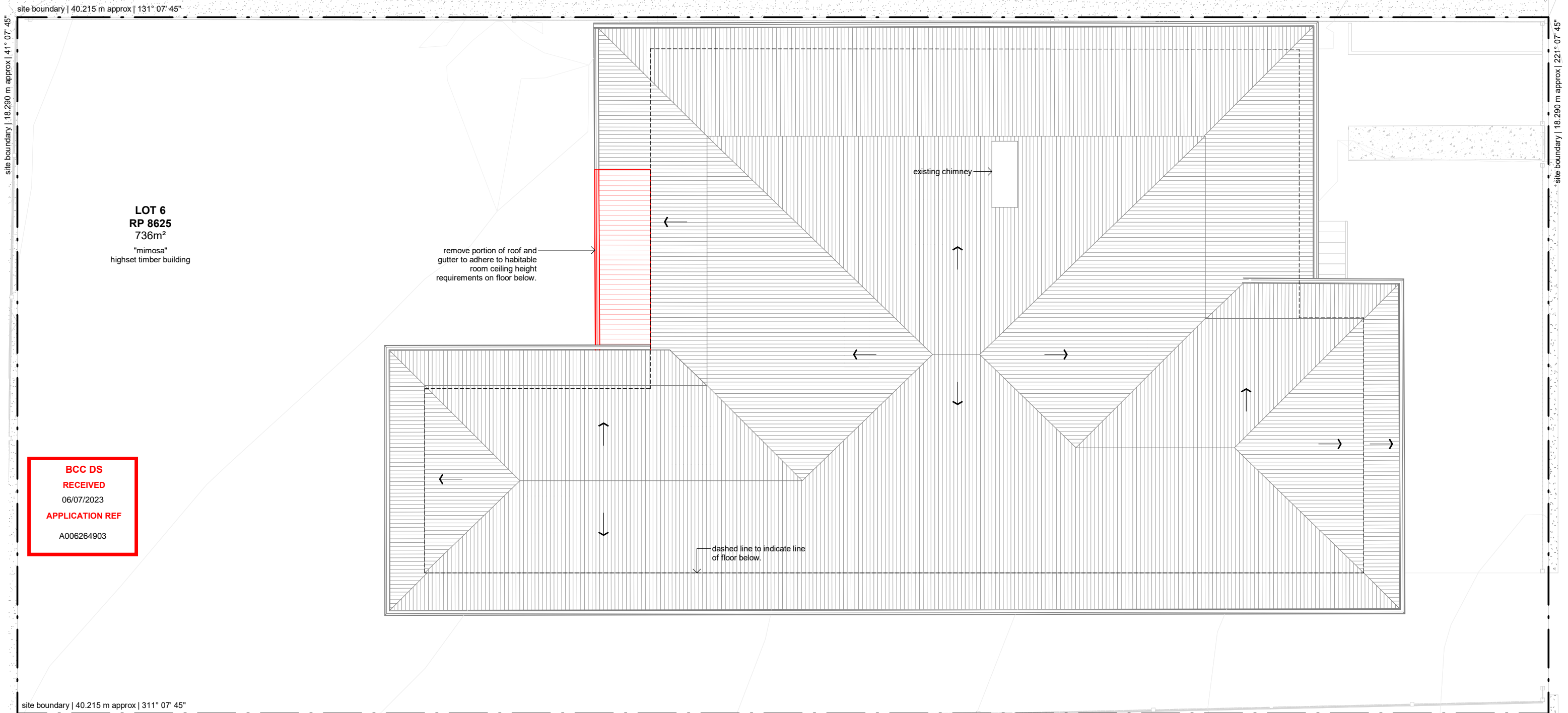
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1 ground floor demolition plan
 190.03 1 : 100

general notes		general items legend	
1. all works to be carried out in accordance with the general construction notes in coversheets of this package.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.	\oplus RL 60.200 spot level tos = top of step bos = bottom of step RL = lvl at point (AHD typ)	\square L1 (level) w01 (window ref) window code. refer to window elevations + door/window hardware schedules
2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.	7. concrete profile and blockwork setout is provided on 220 (series) of drawings, refer to these for setout. licensed surveyor to establish grids, where discrepancies occur the 220 series drawings are to take precedent.	\triangle RL xx.xxx top of wall (surface) level	\square L1 (level) d01 (door/gate ref) door/gate code. refer to window elevations + door/window hardware schedules
3. handrails are required to all stairways where a change of level of 1000mm or greater occurs as per BCA 2013 Part 3.9.2.4.		\square SSL xx.xxx structural slab level	\square 2700 (height) lpb01 (finish) ceiling code * heights are relative to associated finished floor * refer finishes schedule
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		\square FFL xx.xxx finished floor level	\square jpb01 (level) jpb01 (level) material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)
5. contours shown are existing and do not represent finished levels.			\square dp01 (level) dp01 (level) component code. (refer material code for similar)
	existing structure proposed structure		\square hc (level) hc (level) ceiling code * heights are relative to associated finished floor * refer finishes schedule
			\square (cos) (mir) (sim) (part) (cos) (mir) (sim) (part) check on site mirrored detail similar detail partial detail



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1 roof demolition plan
190.03 1 : 100

general notes		general items legend	
1. all works to be carried out in accordance with the general construction notes in coversheets of this package.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.	⊕ RL 60.200 spot level tos = top of step bos = bottom of step RL = lvl at point (AHD typ)	L1 (level) w01 (window ref) window code. refer to window elevations + door/window hardware schedules
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3. handrails are required to all stairways where a change of level of 1000mm or greater occurs as per BCA 2013 Part 3.9.2.4.		SSL xx.xxx structural slab level	2700 (height) lpb01 (finish) ceiling code * heights are relative to associated finished floor * refer finishes schedule
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		FPL xx.xxx finished floor level	ljb01 (level) ljb01 (joinery reference) material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)
5. contours shown are existing and do not represent finished levels.			dp01 (component code) component code. (refer material code for similar)
	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 15px; height: 10px; background-color: black;"></div> existing structure <div style="border: 1px solid gray; width: 15px; height: 10px; background-color: gray;"></div> proposed structure </div>		20 (step down code) step down code.
			hc (hose cock) hose cock. refer services schedule. client to confirm locations
			cos (check on site) check on site mirrored detail similar detail partial detail

15 masters street . newstead . qld . 4006
07 3257 7288 | 0409 541 462 | www.lockyerarchitects.com.au

shaunlockyerarchitects pty ltd

DRAWN REV DATE ISSUE

ij E 24.01.2023 Revised Preliminary Design

ij F 28.03.2023 Revised Heritage Review

ss G 18.04.2023 Revised DA Issue

ij H 27.06.2023 Council RFI Response

PROJECT

33 Balfour Street

New Farm 4005

CLIENT

Maria & Steven

Fleming

DRAWING NAME

demolition plan - roof

plan

PHASE

DA

DWG NO

190.02

REV

H

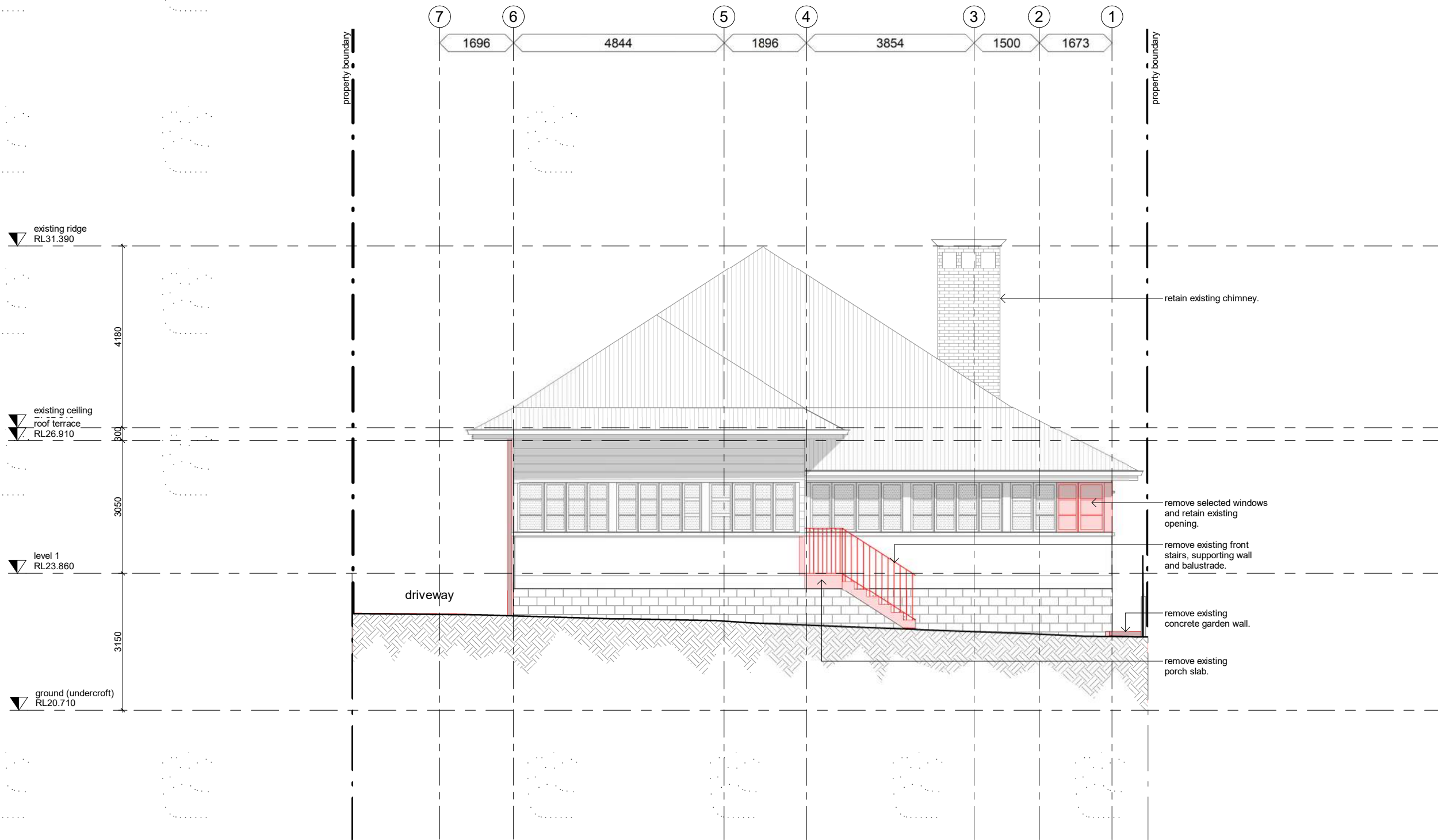
schematic design

PROJECT NO 0335

SCALE 1 : 100

1:1 @ **A3**

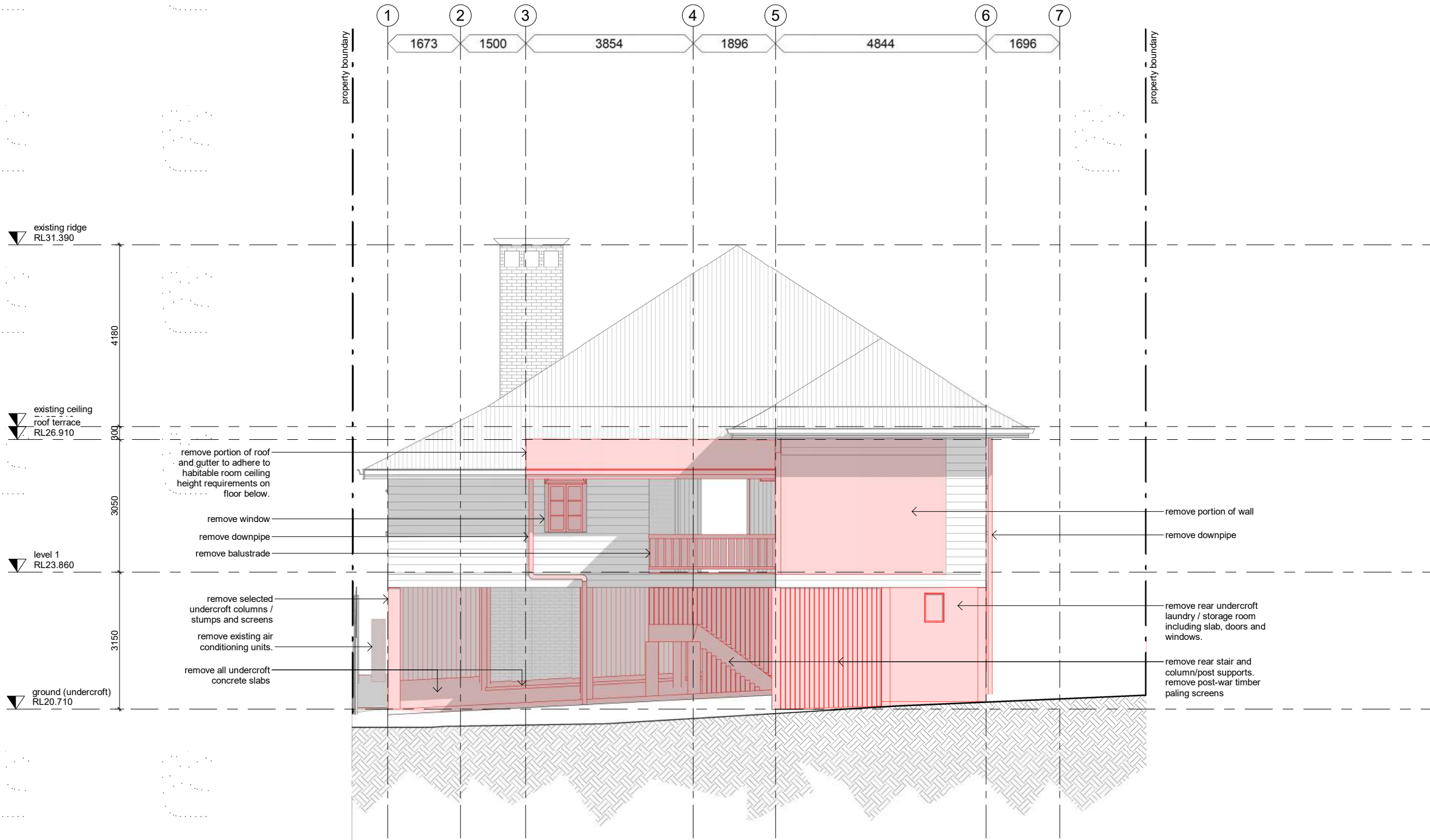
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1 demolition plan - south elevation
1:100

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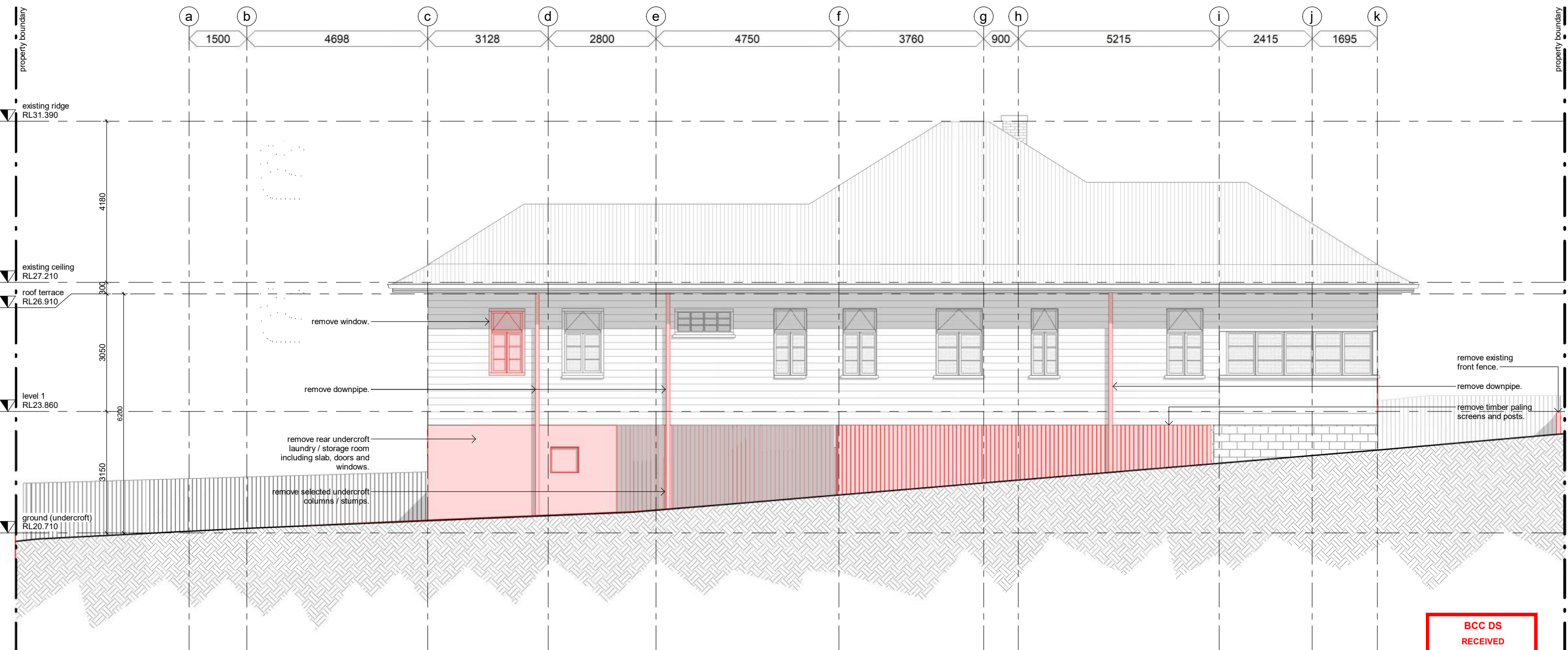
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2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.	7. concrete profile and blockwork setout is provided on Z20 (series) of drawings, refer to these for setout. licensed surveyor to establish grids, where discrepancies occur the Z20 series drawings are to take precedent.	▲ RL xx.xxx	top of wall (surface) level	L1 (level) d01 (door/gate ref)	door/gate code. refer to window elevations + door/window hardware schedules	2700 lpb01 height finish**	ceiling code * heights are relative to associated finished floor * refer finishes schedule	† hc	hose cock. refer services schedule. client to confirm locations
3. handrails are required to all stairways where a change of level of 1000mm or greater occurs as per BCA 2013 Part 3.9.2.4.		SSL xx.xxx	structural slab level	lpb01	material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)	jojnery reference	joinery code. refer to cabinetry elevations on 820 (series) and details on 830 (series) drawings	(cos) (mir) (sim) (part)	check on site mirrored detail similar detail partial detail
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		FPL xx.xxx	finished floor level						
5. contours shown are existing and do not represent finished levels.									



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1 demolition plan - north elevation
1:100

general notes	general items legend				
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existing structure proposed structure	L1 (level) w01 (window ref)	window code. refer to window elevations + door/window hardware schedules	L1 (level) d01 (door/gate ref)	door/gate code. refer to window elevations + door/window hardware schedules	lpb01 (material code) lpb01 (material code)
	dp01	component code. (refer material code for similar)	2700 lpb01 (height finish)	ceiling code * heights are relative to associated finished floor * refer finishes schedule	20 low lvl + 20 mm low lvl
	hc	hose cock. refer services schedule. client to confirm locations	cos mir sim part	check on site mirrored detail similar detail partial detail	

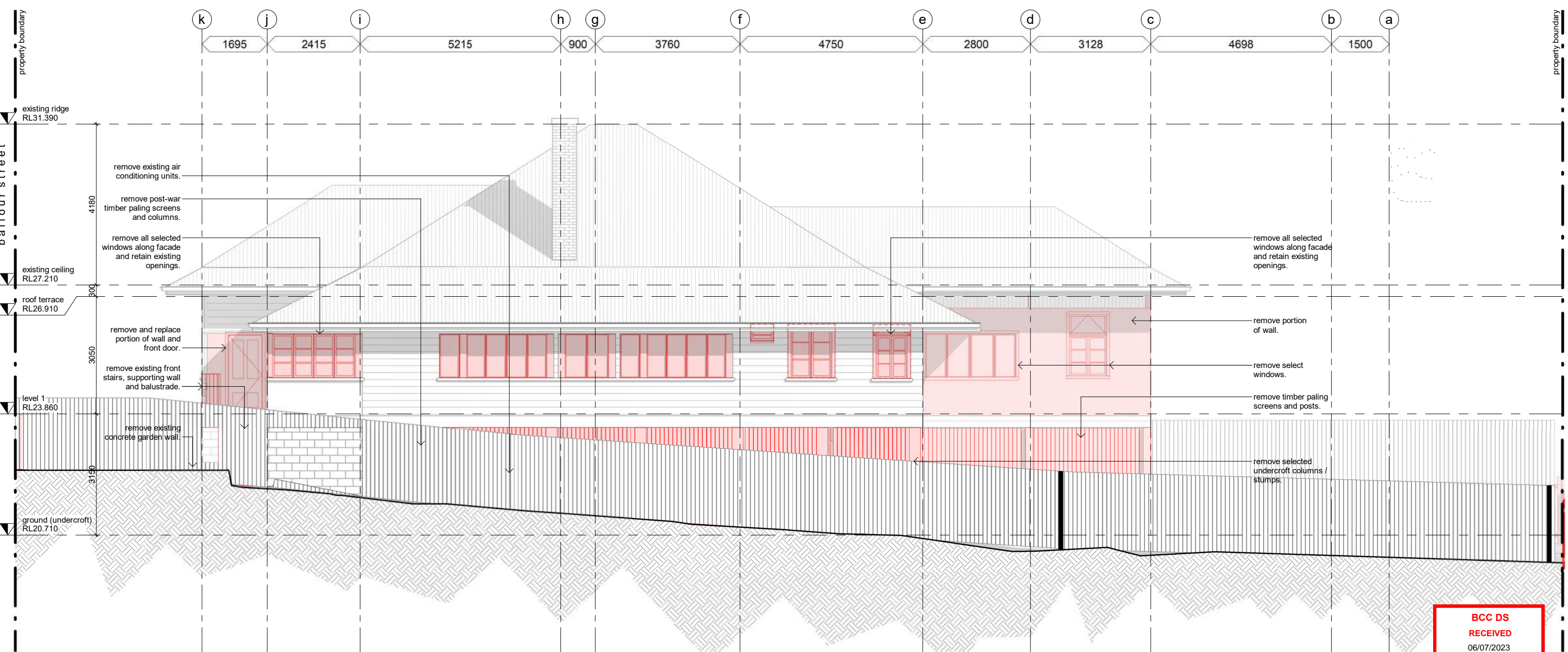


1 demolition plan - east elevation
1 : 100

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existing structure proposed structure	L1 (level) w01 (window ref)	window code. refer to window elevations + door/window hardware schedules	L1 (level) d01 (door/gate ref)	door/gate code. refer to window elevations + door/window hardware schedules	lpb01 (level) lpb01 (material ref)
	dp01	component code. (refer material code for similar)	hc	ceiling code * heights are relative to associated finished floor * refer finishes schedule	step down code.
	2700 lpb01 (height finish)	ceiling code * heights are relative to associated finished floor * refer finishes schedule	(cos) (mir) (sim) (part)	joinery code. refer to cabinetry elevations on 820 (series) and details on 830 (series) drawings	hose cock. refer services schedule. client to confirm locations check on site mirrored detail similar detail partial detail

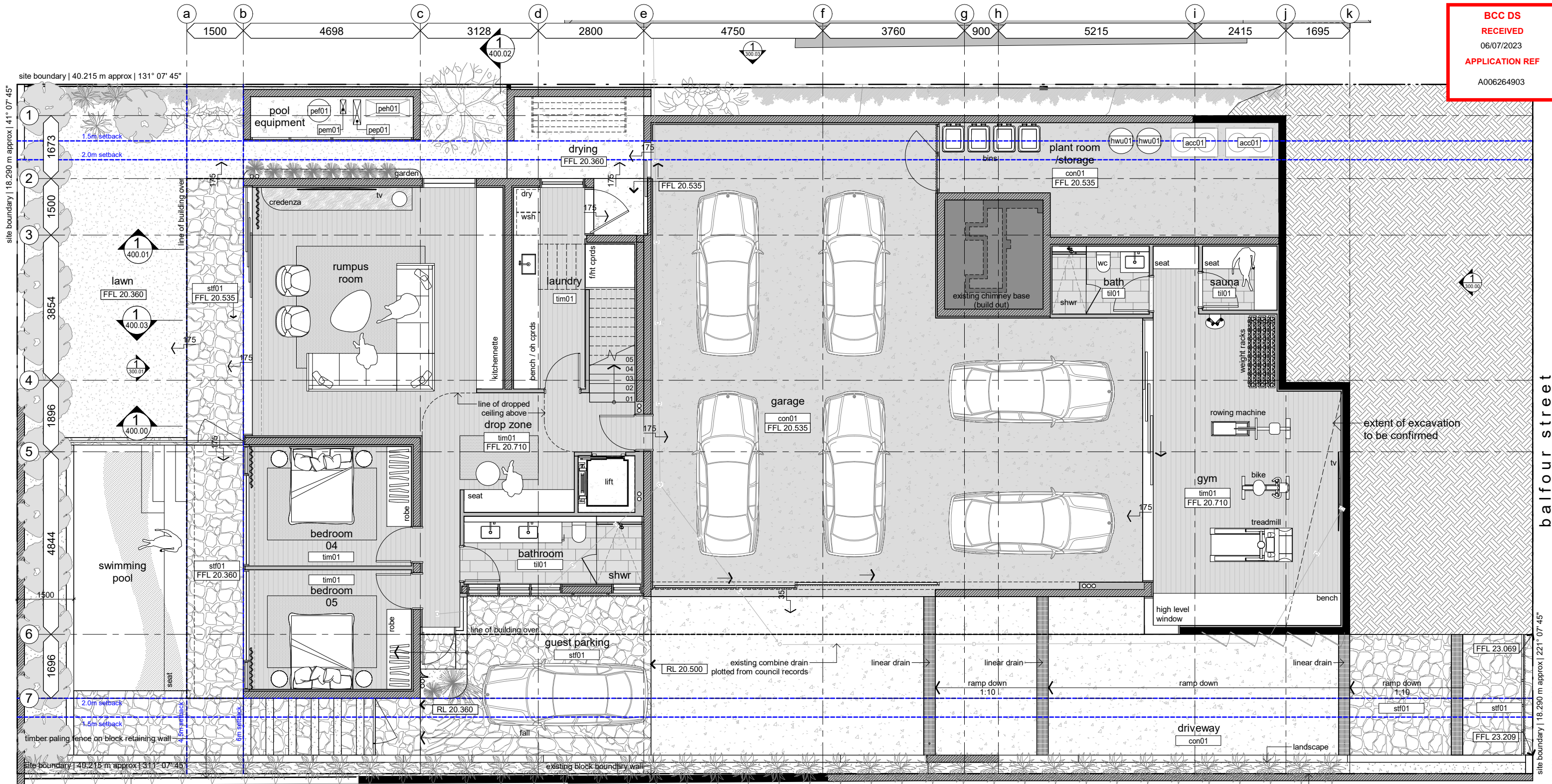
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1 demolition plan - west elevation
1 : 100

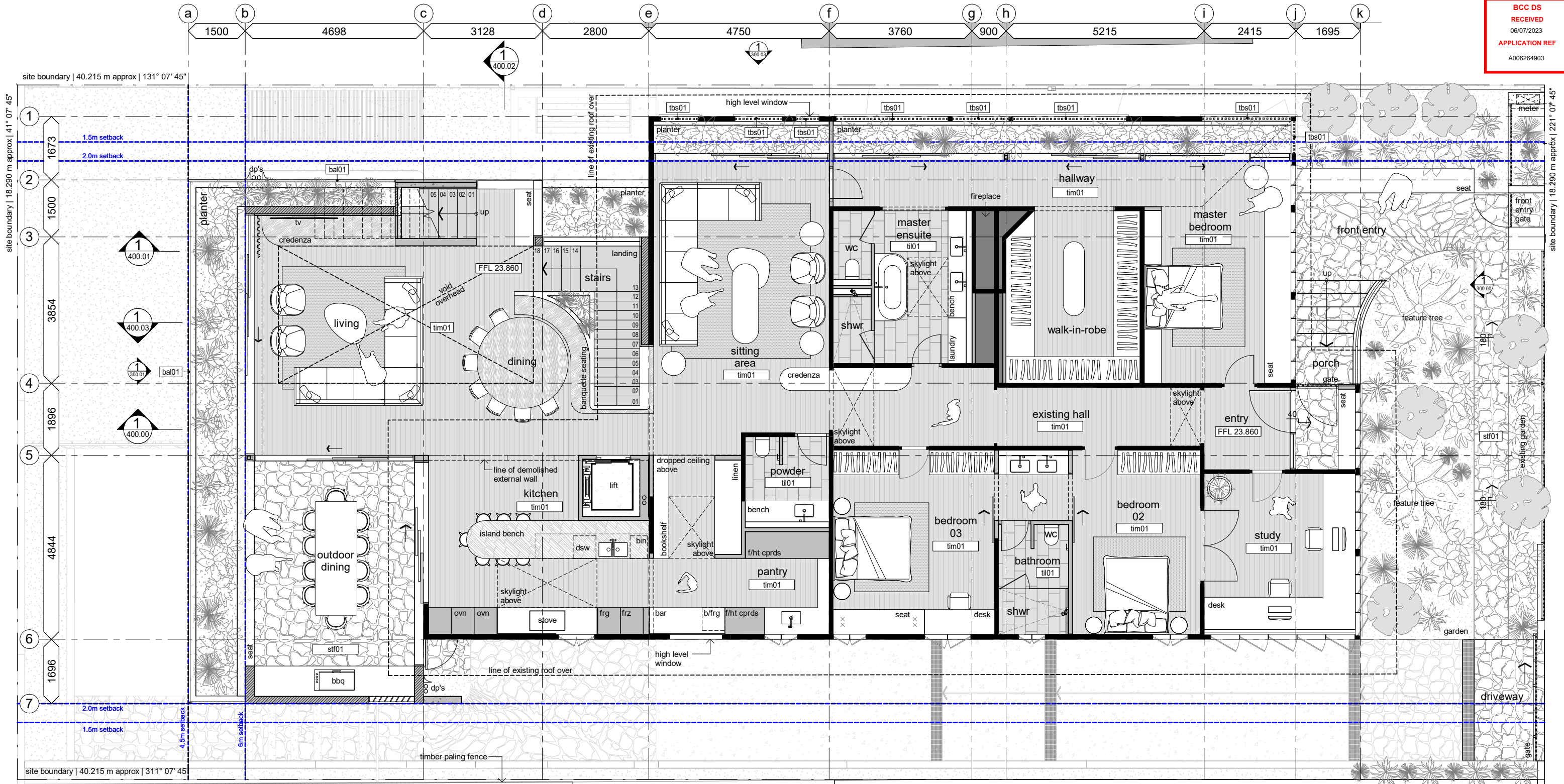
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RL xx.xxx top of wall (surface) level	SSL xx.xxx structural slab level	L1 (level) dg01 (door/gate ref)	2700 height* lpb01 finished floor	door/gate code. refer to window elevations + door/window hardware schedules	ceiling code * heights are relative to associated finished floor * refer finishes schedule	hc hose cock. refer services schedule. client to confirm locations
FFL xx.xxx finished floor level	lpb01 material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)	level jpb01 joinery reference	cos (cos) mir (mir) sim (sim) part (part)	material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)	joinery code. refer to cabinetry elevations on 820 (series) and details on 830 (series) drawings	check on site mirrored detail similar detail partial detail



1 ground floor (undercroft)
190.03 1:100

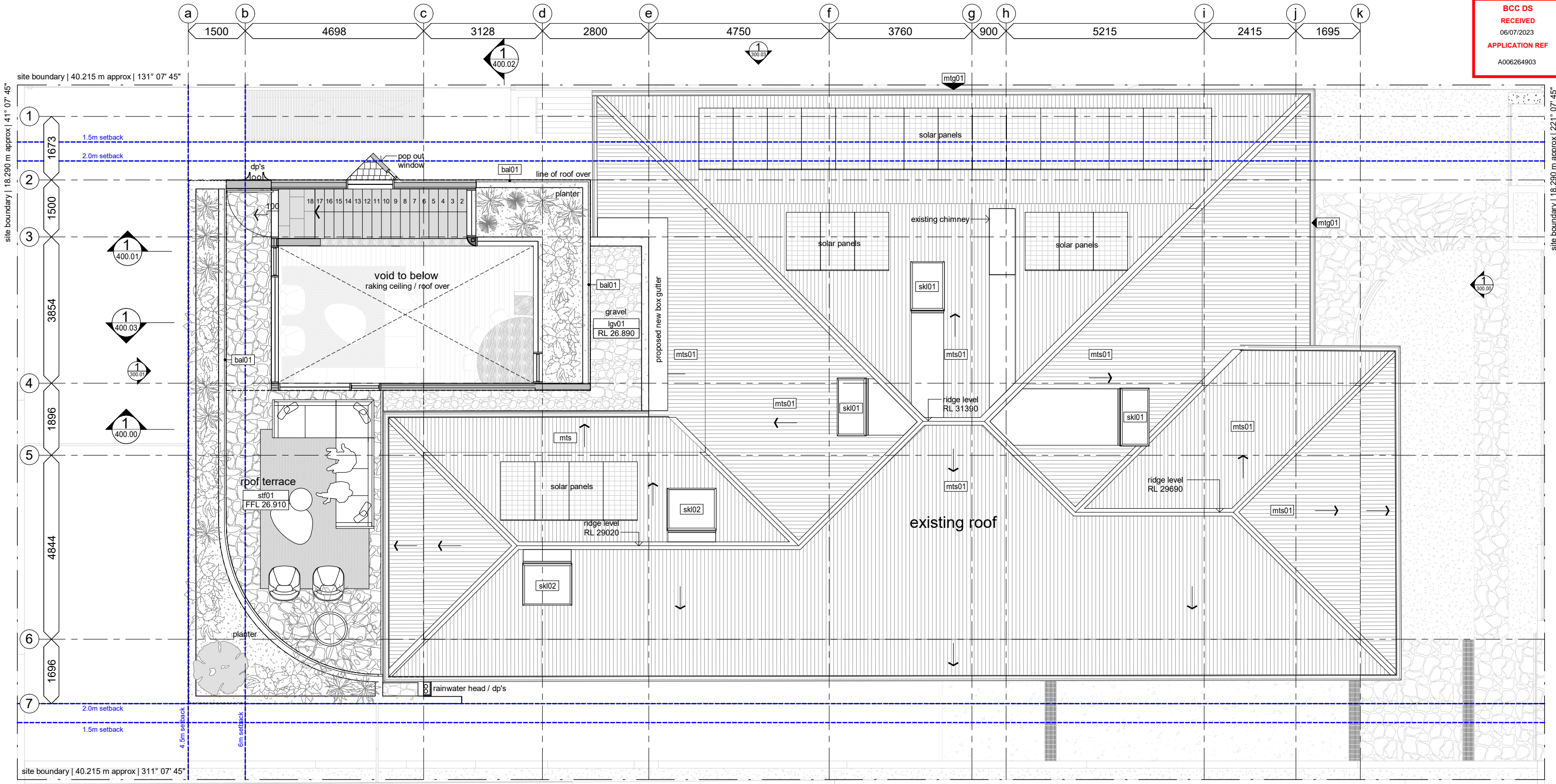
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5. contours shown are existing and do not represent finished levels.										
	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 15px; height: 10px;"></div> existing structure <div style="border: 1px dashed black; width: 15px; height: 10px;"></div> proposed structure </div>									
		<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">L1</div> (level) w01 (window ref) </div>	window code. refer to window elevations + door/window hardware schedules <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">L1</div> (level) d01 (door/gate ref) </div>	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">dp01</div> </div>	component code. (refer material code for similar)	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">20</div> </div>	step down code. <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">2700</div> </div>	ceiling code * heights are relative to associated finished floor * refer finishes schedule	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">cos</div> </div>	check on site mirrored detail similar detail partial detail
			<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">lpb01</div> </div>	material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">level</div> </div>	joinery reference	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">(mir)</div> </div>	check on site mirrored detail similar detail partial detail		

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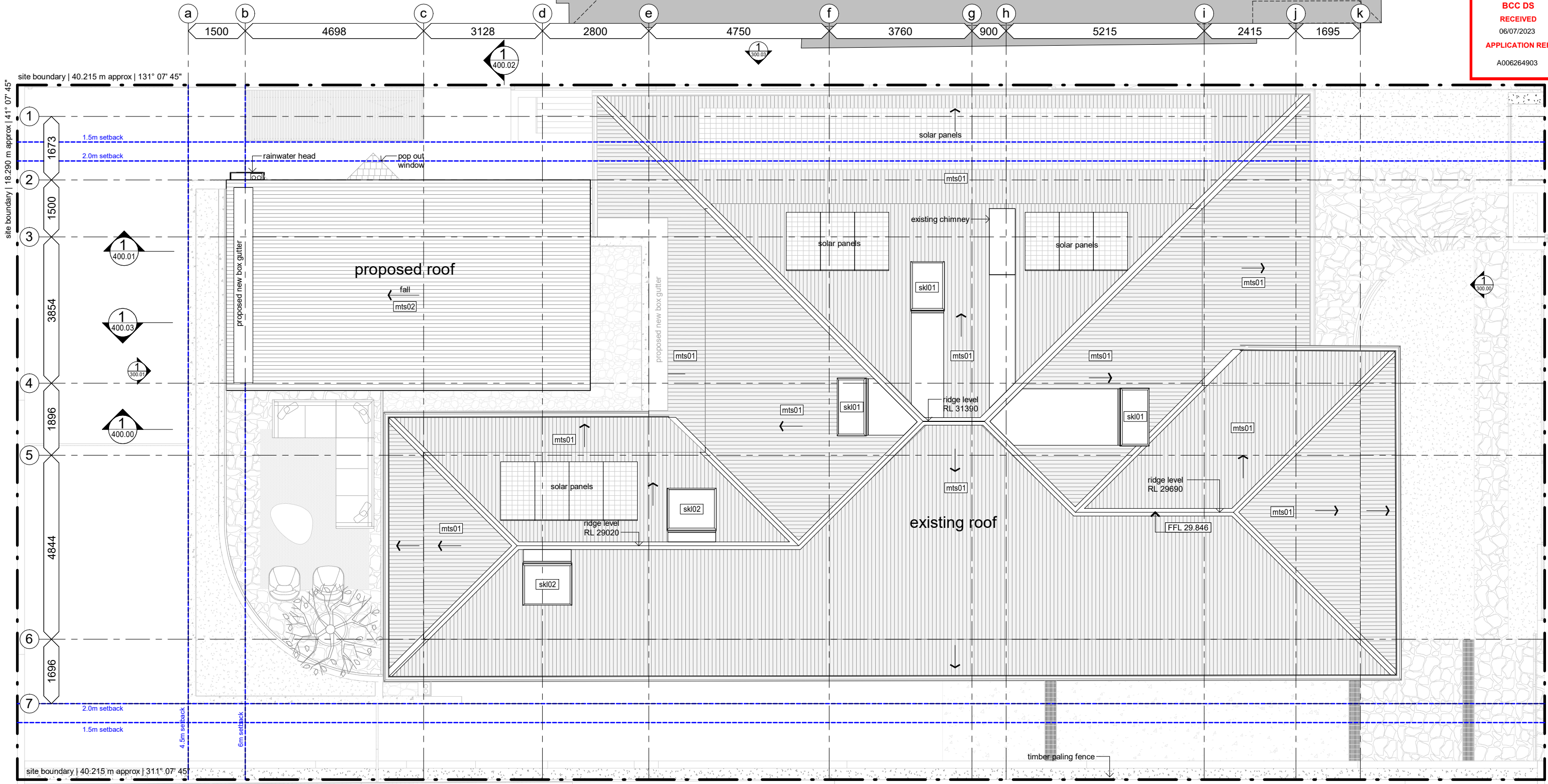
1 first floor
190.03 1:100

general notes		general items legend	
1. all works to be carried out in accordance with the general construction notes in coversheets of this package.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.	⊕ RL 60.200 spot level tos = top of step bos = bottom of step RL = lvl at point (AHD typ)	L1 (level) w01 (window ref) window code. refer to window elevations + door/window hardware schedules
2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.	7. concrete profile and blockwork setout is provided on 220 (series) of drawings, refer to these for setout. licensed surveyor to establish grids, where discrepancies occur the 220 series drawings are to take precedent.	▲ RL xx.xxx top of wall (surface) level	L1 (level) db01 (door/gate ref) door/gate code. refer to window elevations + door/window hardware schedules
3. handrails are required to all stairways where a change of level of 1000mm or greater occurs as per BCA 2013 Part 3.9.2.4.		SSL xx.xxx structural slab level	lpb01 (material ref) material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		FFL xx.xxx finished floor level	dp01 (component ref) component code. (refer material code for similar)
5. contours shown are existing and do not represent finished levels.			2700 lpb01 (ceiling ref) ceiling code * heights are relative to associated finished floor * refer finishes schedule
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> existing structure </div> <div style="text-align: center;"> proposed structure </div> </div>		<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> step down code. </div> <div style="text-align: center;"> hose cock. refer services schedule. client to confirm locations </div> </div>
			<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> check on site mirrored detail similar detail partial detail </div> </div>



1 roof terrace
190.03 1:100

general notes		general items legend							
1. all works to be carried out in accordance with the general construction notes in coversheets of this package.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.	\oplus RL 60.200	spot level tos = top of step bos = bottom of step RL = lv at point (AHD typ)	\square L1 (level) w01 (window ref)	window code. refer to window elevations + door/window hardware schedules	\square dp01	component code. (refer material code for similar)	\downarrow 20 low lv +20 mm low lv	step down code.
2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.	7. concrete profile and blockwork setout is provided on 220 (series) of drawings, refer to these for setout. licensed surveyor to establish grids. where discrepancies occur the 220 series drawings are to take precedent.	\triangle RL xx.xxx	top of wall (surface) level	\square L1 (level) db01 (door/gate ref)	door/gate code. refer to window elevations + door/window hardware schedules	\square 2700 lpb01 height* finsh**	ceiling code * heights are relative to associated finished floor ** refer finishes schedule	\dagger hc	hose cock. refer services schedule. client to confirm locations
3. handrails are required to all stairways where a change of level of 1000mm or greater occurs as per BCA 2013 Part 3.9.2.4.		\square SSL xx.xxx	structural slab level	\square lpb01	material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)	\square level joinery reference	joinery code. refer to cabinetry elevations on 820 (series) and details on 830 (series) drawings	(cos) (mir) (sim) (part)	check on site mirrored detail similar detail partial detail
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		\square FFL xx.xxx	finished floor level						
5. contours shown are existing and do not represent finished levels.									



1 roof
190.03 1:100

general notes		general items legend							
1. all works to be carried out in accordance with the general construction notes in coversheets of this package.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.	⊕ RL 60.200	spot level tos = top of step bos = bottom of step RL = lvl at point (AHD typ)	L1 (level) w01 (window ref)	window code. refer to window elevations + door/window hardware schedules	dp01	component code. (refer material code for similar)	20 low lvl + 20 mm	step down code.
2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.	7. concrete profile and blockwork setout is provided on 220 (series) of drawings, refer to these for setout. licensed surveyor to establish grids. where discrepancies occur the 220 series drawings are to take precedent.	▲ RL xx.xxx	top of wall (surface) level	L1 (level) db01 (door/gate ref)	door/gate code. refer to window elevations + door/window hardware schedules	2700 lpb01 height* finsh**	ceiling code * heights are relative to associated finished floor ** refer finishes schedule	† hc	hose cock. refer services schedule. client to confirm locations
3. handrails are required to all stairways where a change of level of 1000mm or greater occurs as per BCA 2013 Part 3.9.2.4.		SSL xx.xxx	structural slab level	lpb01	material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)	level joinery reference	joinery code. refer to cabinetry elevations on 820 (series) and details on 830 (series) drawings	(cos) (mir) (sim) (part)	check on site mirrored detail similar detail partial detail
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		FFL xx.xxx	finished floor level						
5. contours shown are existing and do not represent finished levels.									

SL shaunlockyerarchitects pty ltd
15 masters street . newstead . qld . 4006
07 3257 7288 | 0409 541 462 | www.lockyerarchitects.com.au

DRAWN	REV	DATE	ISSUE
ns	C	20.04.2021	DA Issue
ij	F	28.03.2023	Revised Heritage Review
ss	G	18.04.2023	Revised DA Issue
ij	H	27.06.2023	Council RFI Response

PROJECT
33 Balfour Street
New Farm 4005

CLIENT
Maria & Steven
Fleming

DRAWING NAME
roof plan

PHASE
DA

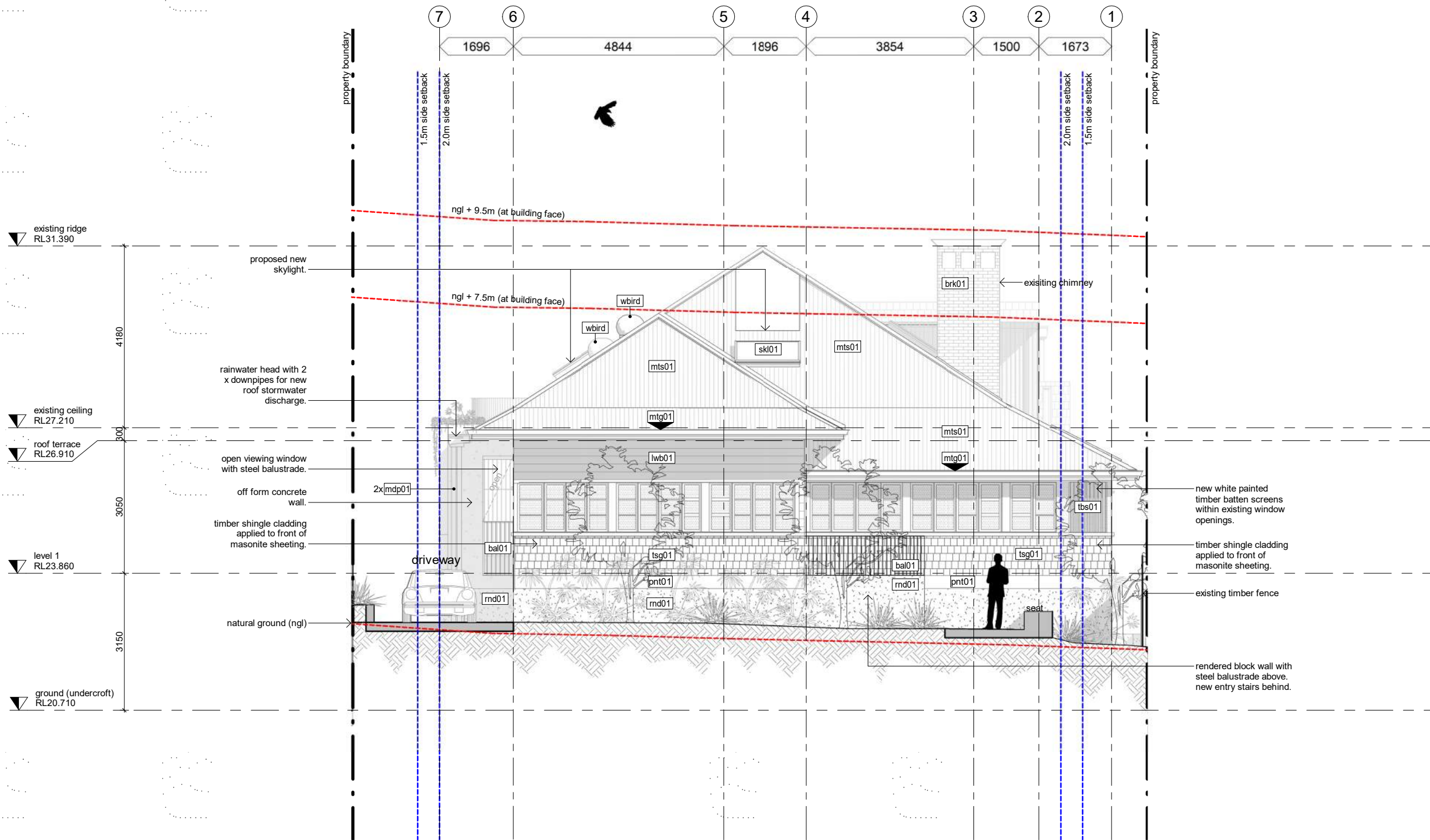
DWG NO
200.03

REV
H

schematic design

PROJECT NO 0335
SCALE 1:100
A3

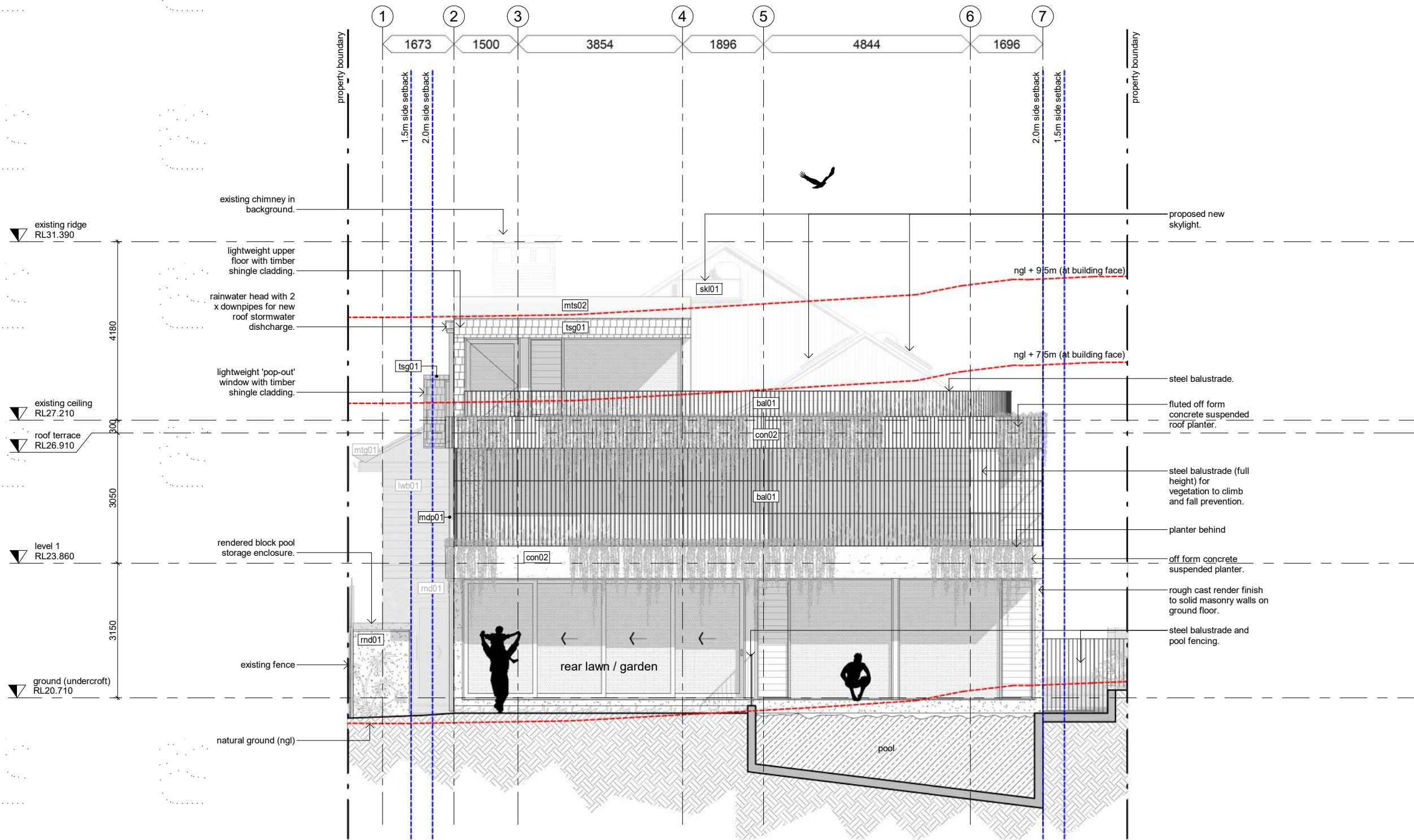
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1 south elevation
100.00 1 : 100

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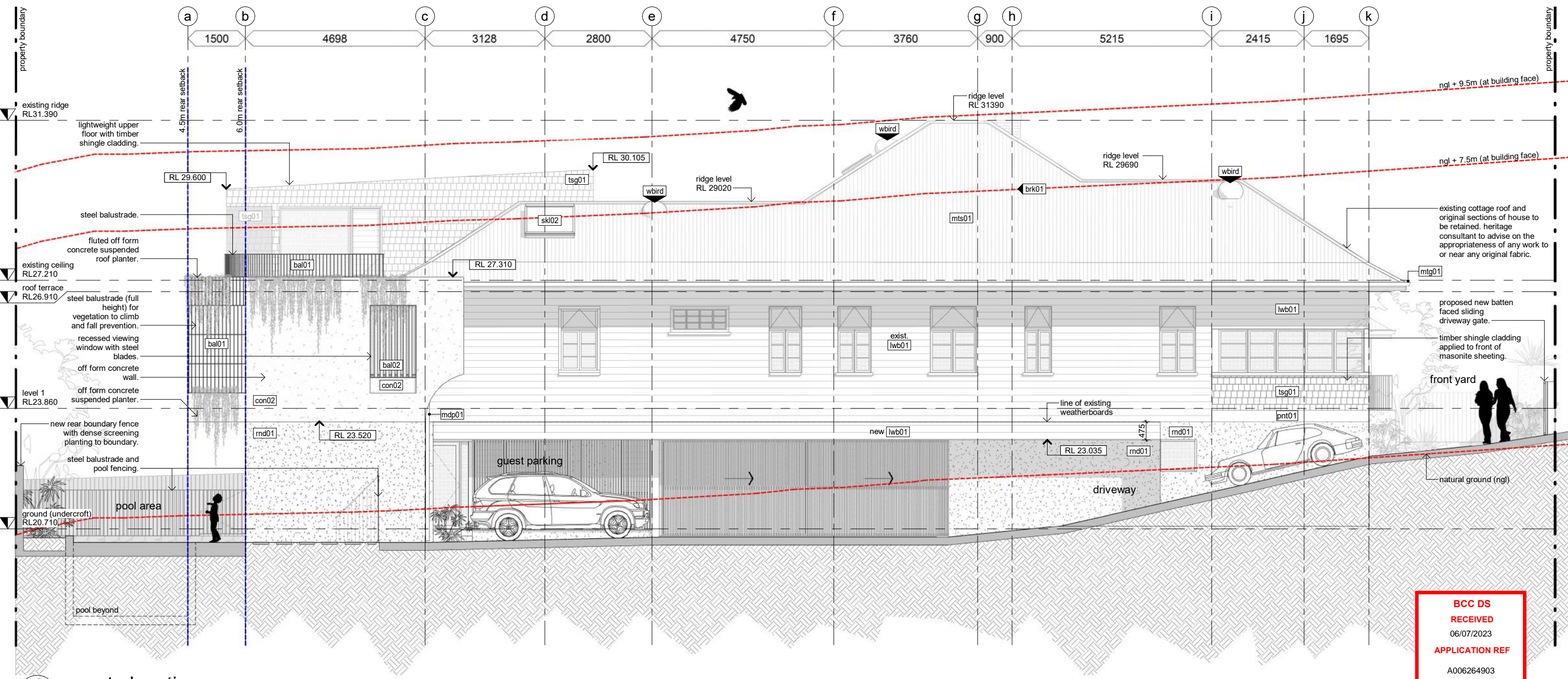
general notes	general items legend			
1. all works to be carried out in accordance with the general construction notes in coversheets of this package. 2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions. 3. handrails are required to all stairways where a change of level of 1000mm or greater occurs as per BCA 2013 Part 3.9.2.4. 4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work. 5. contours shown are existing and do not represent finished levels.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction. 7. concrete profile and blockwork setout is provided on Z20 (series) of drawings, refer to these for setout. licensed surveyor to establish grids, where discrepancies occur the Z20 series drawings are to take precedent.	RL 60.200 spot level tos = top of step bos = bottom of step RL = lvl at point (AHD typ)	RL xx.xxx top of wall (surface) level	SSL xxxxxx structural slab level
<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 10px; background-color: black; margin-right: 5px;"></div> existing structure <div style="width: 15px; height: 10px; background-color: lightgrey; margin-left: 10px; margin-right: 5px;"></div> proposed structure </div>	FFL xx.xxx finished floor level	L1 w01 (level) (window ref)	window code. refer to window elevations + door/window hardware schedules	dp01 component code. (refer material code for similar)
	L1 d01 (level) (door/gate ref)	door/gate code. refer to window elevations + door/window hardware schedules	2700 lpb01 height finish**	ceiling code * heights are relative to associated finished floor * refer finishes schedule
	lpb01 lpb01 material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)	material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)	level joinery reference	joinery code. refer to cabinetry elevations on 820 (series) and details on 830 (series) drawings
	low lvl + 20 mm low lvl	step down code.	hc hose cock. refer services schedule. client to confirm locations	(cos) (mir) (sim) (part) check on site mirrored detail similar detail partial detail



1 north elevation
100.00 1 : 100

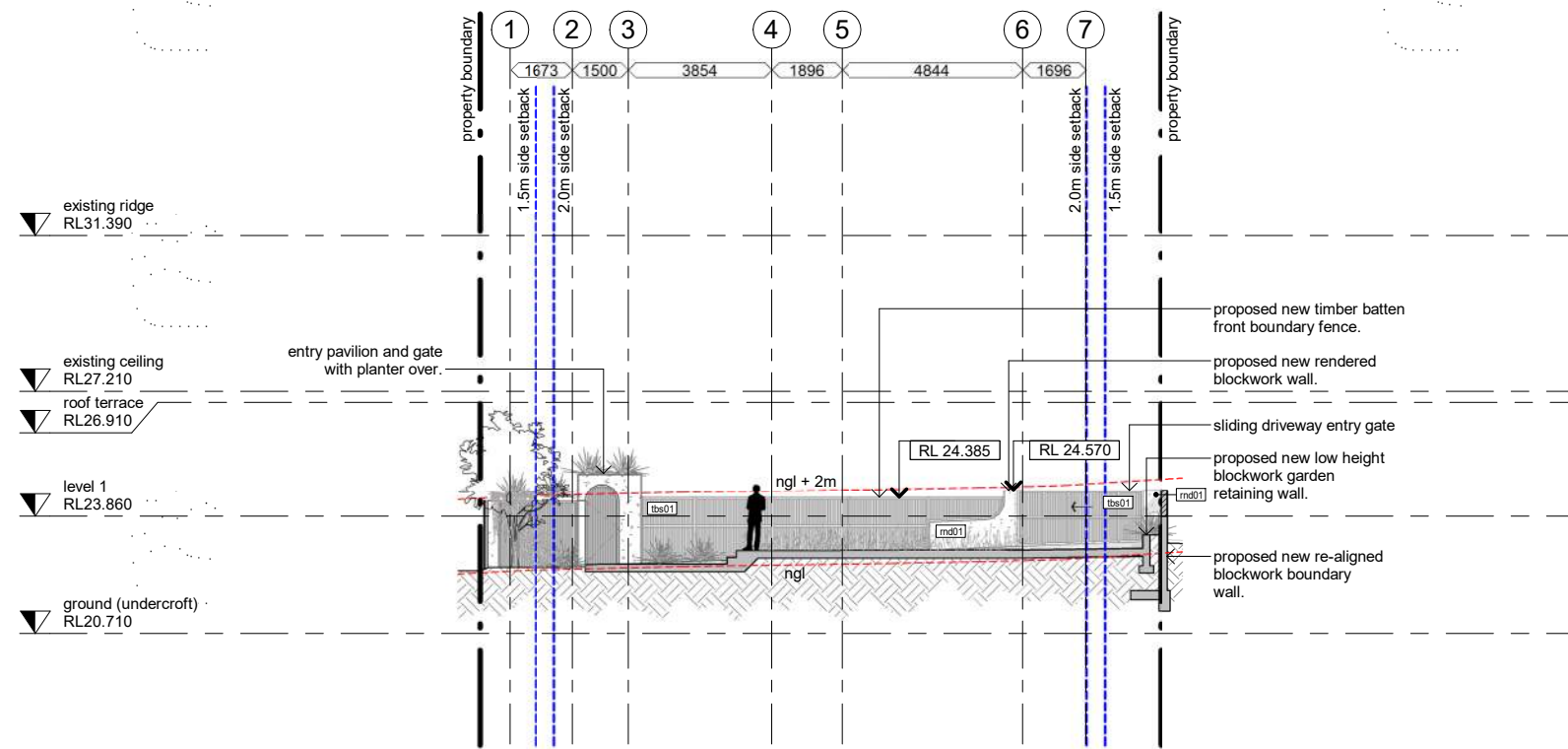
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general notes	general items legend				
1. all works to be carried out in accordance with the general construction notes in coversheets of this package. 2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions. 3. handrails are required to all stairways where a change of level of 1000mm or greater occurs as per BCA 2013 Part 3.9.2.4. 4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work. 5. contours shown are existing and do not represent finished levels.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction. 7. concrete profile and blockwork setout is provided on 220 (series) of drawings, refer to these for setout. licensed surveyor to establish grids, where discrepancies occur the 220 series drawings are to take precedent.	RL 60.200 spot level tos = top of step bos = bottom of step RL = lvl at point (AHD typ)	RL xx.xxx top of wall (surface) level	SSL xx.xxx structural slab level	FFL xx.xxx finished floor level
existing structure proposed structure	L1 (level) w01 (window ref)	window code. refer to window elevations + door/window hardware schedules	dp01	component code. (refer material code for similar)	20 low lvl + 20 mm low lvl
	L1 (level) dg01 (door/gate ref)	door/gate code. refer to window elevations + door/window hardware schedules	2700 lpb01 height* finish**	ceiling code * heights are relative to associated finished floor ** refer finishes schedule	† hc hose cock. refer services schedule. client to confirm locations
	lpb01 lpb01	material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)	level joinery* reference	joinery code. refer to cabinetry elevations on 820 (series) and details on 830 (series) drawings	(cos) (mir) (sim) (part) check on site mirrored detail similar detail partial detail

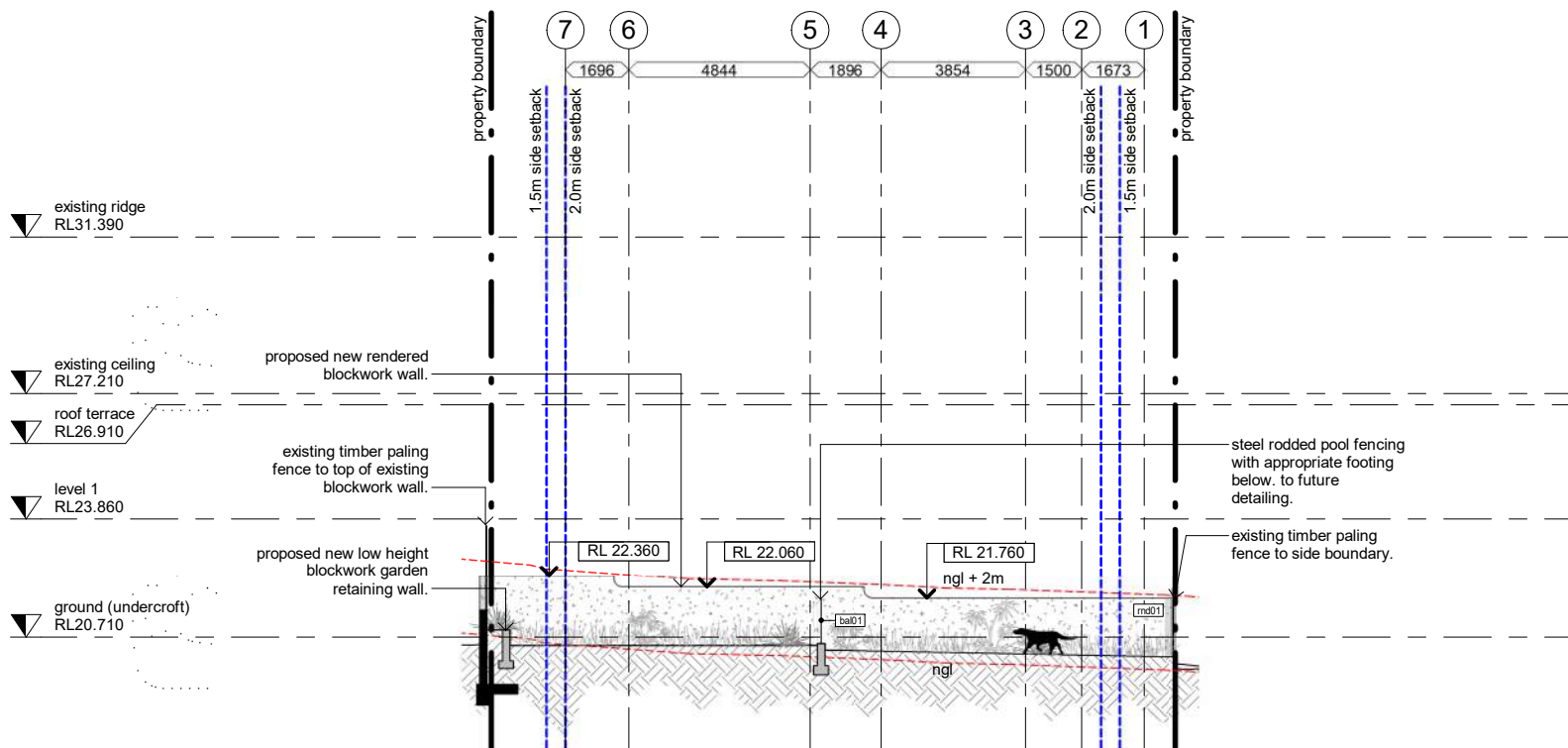


1 west elevation
 100.00 1 : 100

general notes		general items legend	
1. all works to be carried out in accordance with the general construction notes in coversheets of this package.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.	⊕ RL 60.200 spot level tos = top of step bos = bottom of step RL = lvl at point (AHD typ)	[L1 w01] (level) window code. refer to window elevations + door/window hardware schedules
2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.	7. concrete profile and blockwork setout is provided on 220 (series) of drawings, refer to these for setout. licensed surveyor to establish grids, where discrepancies occur the 220 series drawings are to take precedent.	▲ RL xx.xxx top of wall (surface) level	[L1 d01] (level) door/gate code. refer to window elevations + door/window hardware schedules
3. handrails are required to all stairways where a change of level of 1000mm or greater occurs as per BCA 2013 Part 3.9.2.4.		SSL xx.xxx structural slab level	[2700 lpb01] height ceiling code * heights are relative to associated finished floor * refer finishes schedule
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		FFL xx.xxx finished floor level	[j01] (level) joinery reference joinery code. refer to cabinetry elevations on 820 (series) and details on 830 (series) drawings
5. contours shown are existing and do not represent finished levels.			[20] low lvl + 20 mm step down code.
	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 10px; background-color: black; margin-right: 5px;"></div> existing structure </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 10px; background-color: gray; margin-right: 5px;"></div> proposed structure </div>		[hc] hose cock. refer services schedule. client to confirm locations
			(cos) (mir) (sim) (part) check on site mirrored detail similar detail partial detail

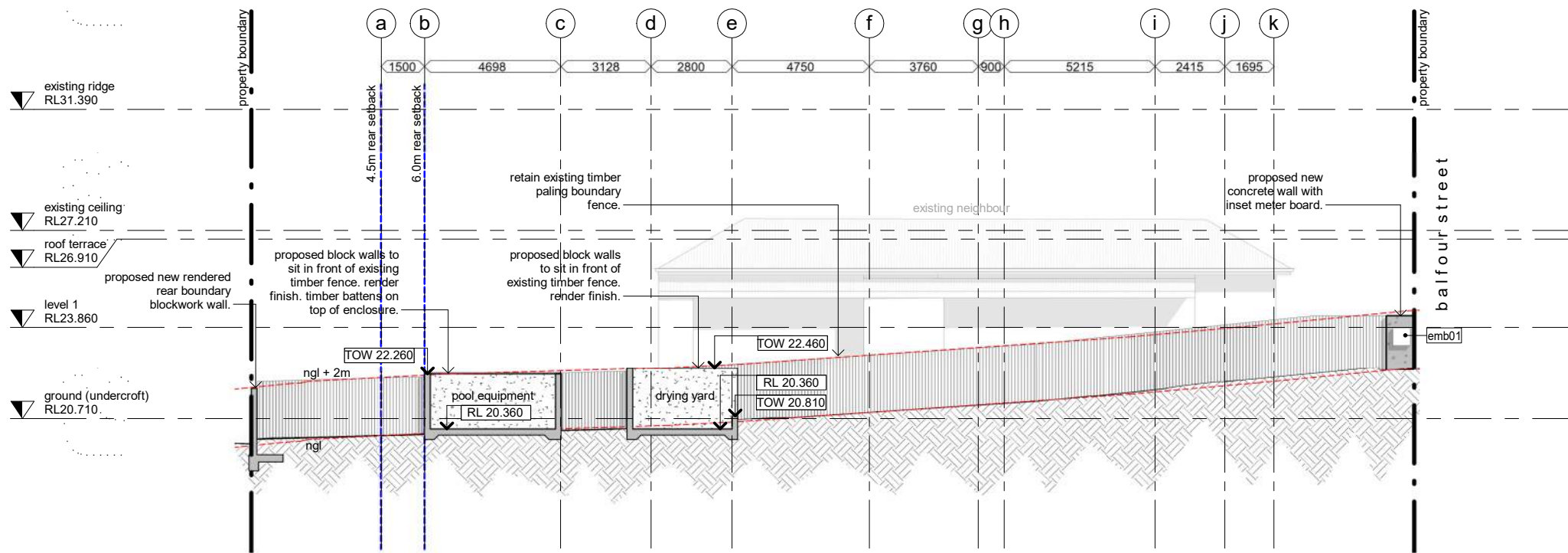


1 southern boundary elevation
1:200

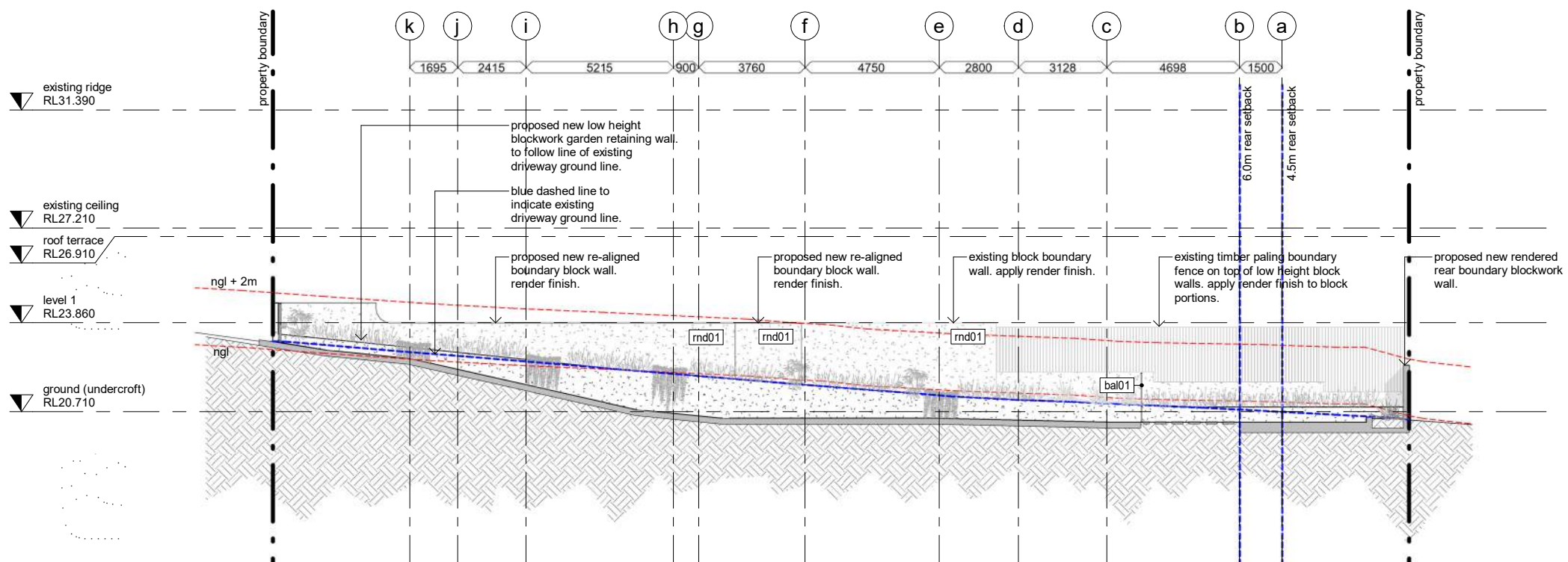


2 northern boundary elevation
1:200

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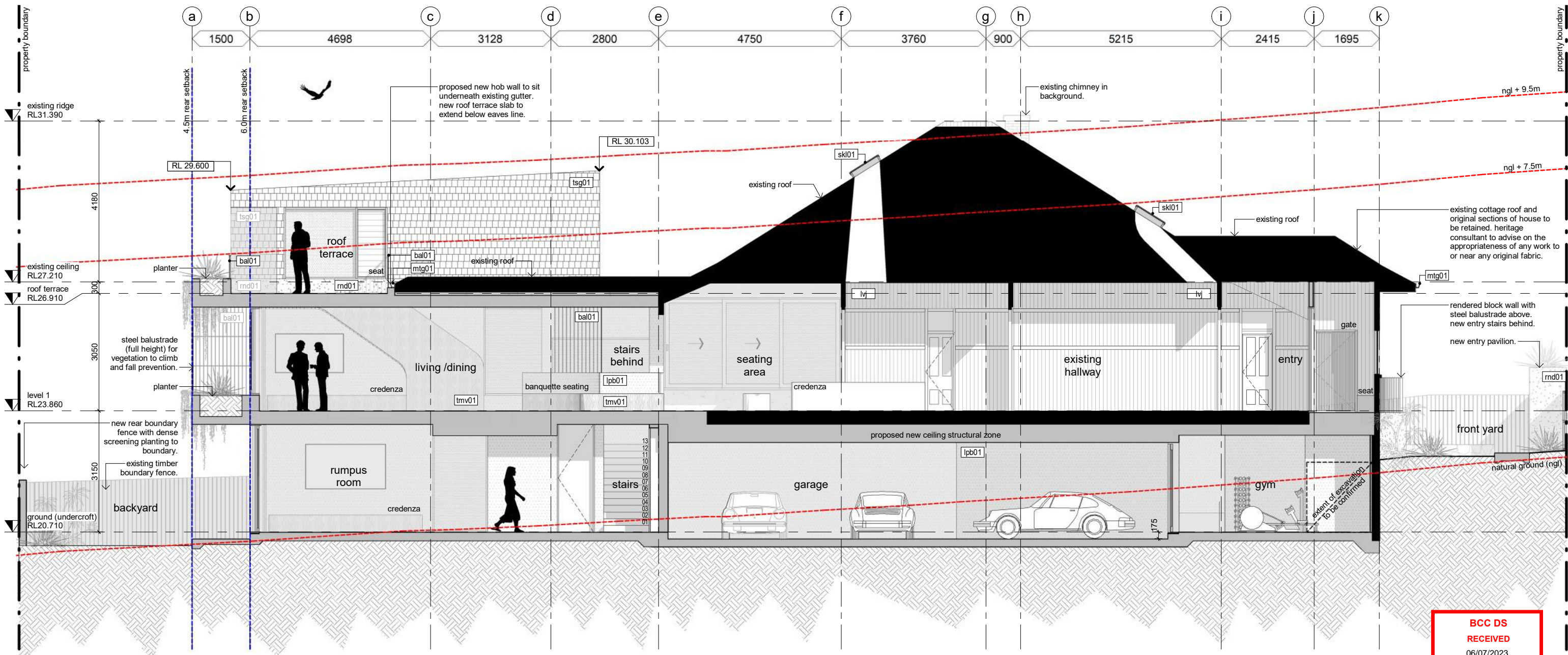


1 eastern boundary elevation
1 : 200



2 western boundary elevation
1 : 200

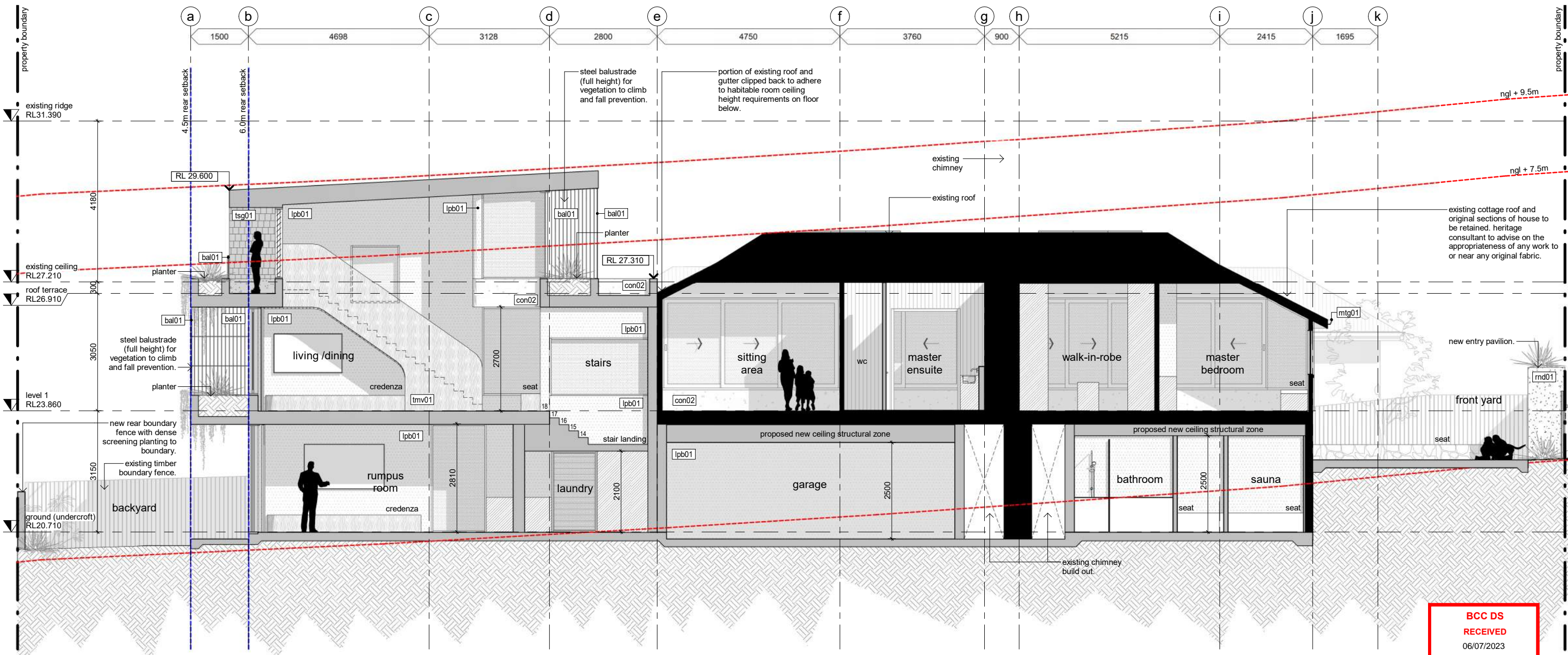
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1 section a
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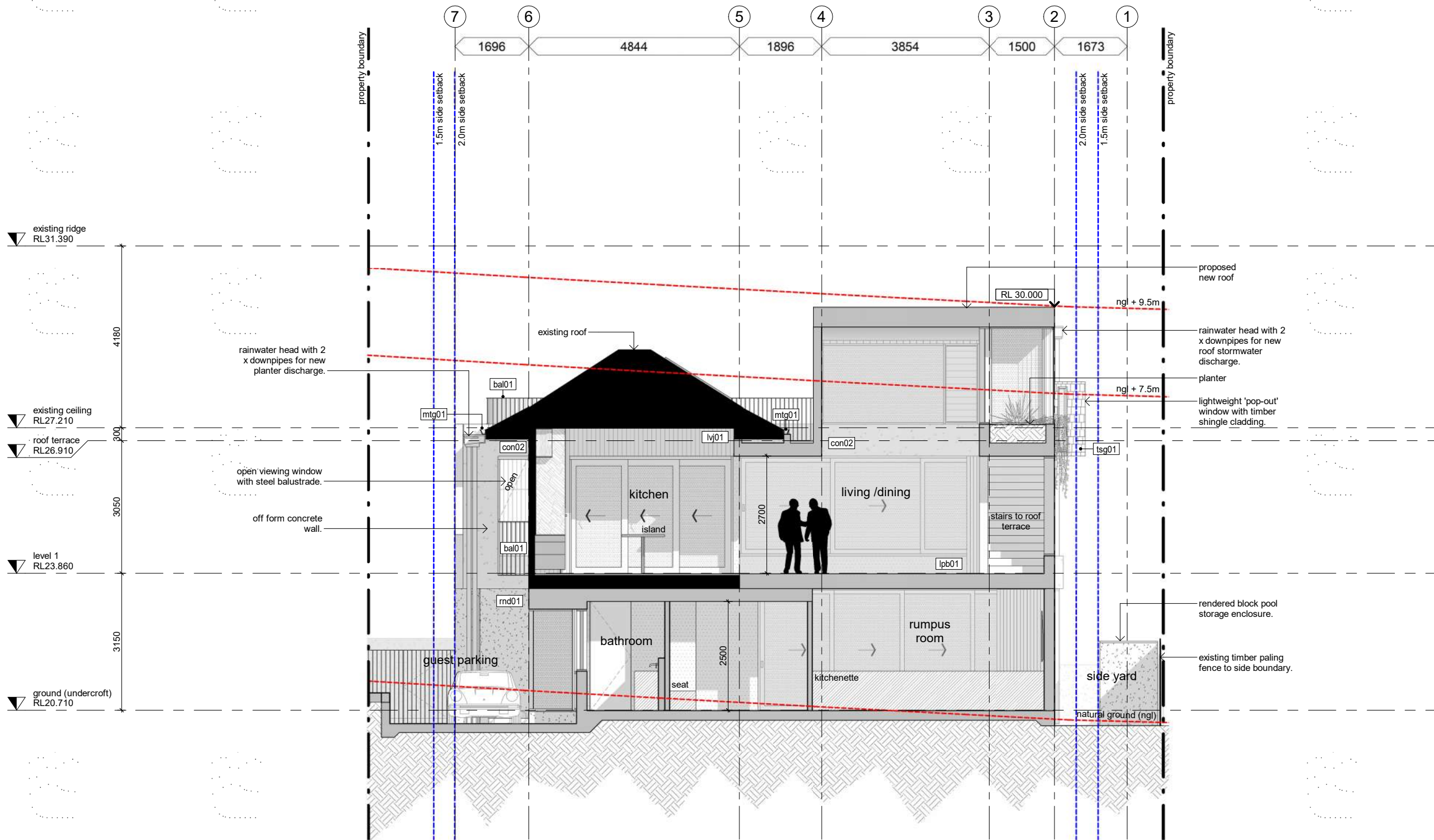
general notes		general items legend	
1. all works to be carried out in accordance with the general construction notes in coversheets of this package.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.	⊕ RL 60.200 spot level tos = top of step bos = bottom of step RL = lvl at point (AHD typ)	L1 (level) w01 (window ref) window code. refer to window elevations + door/window hardware schedules
2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.	7. concrete profile and blockwork setout is provided on 220 (series) of drawings, refer to these for setout. licensed surveyor to establish grids, where discrepancies occur the 220 series drawings are to take precedent.	▲ RL xx.xxxx top of wall (surface) level	L1 (level) d01 (door/gate ref) door/gate code. refer to window elevations + door/window hardware schedules
3. handrails are required to all stairways where a change of level of 1000mm or greater occurs as per BCA 2013 Part 3.9.2.4.		SSL xx.xxxx structural slab level	2700 (height) lpb01 (material) ceiling code * heights are relative to associated finished floor * refer finishes schedule
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		FPL xx.xxxx finished floor level	20 (step down) low lvl + 20 mm step down code.
5. contours shown are existing and do not represent finished levels.			† hc hose cock. refer services schedule. client to confirm locations
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>existing structure</p> <p>proposed structure</p> </div> <div style="text-align: center;"> <p>RL 60.200</p> <p>▲ RL xx.xxxx</p> <p>SSL xx.xxxx</p> <p>FPL xx.xxxx</p> </div> </div>		<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>dp01</p> <p>component code. (refer material code for similar)</p> </div> <div style="text-align: center;"> <p>2700 (height) lpb01</p> <p>ceiling code * heights are relative to associated finished floor * refer finishes schedule</p> </div> <div style="text-align: center;"> <p>20 (step down) low lvl + 20 mm</p> <p>step down code.</p> </div> </div>
			<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>lpb01</p> <p>material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)</p> </div> <div style="text-align: center;"> <p>2700 (height) lpb01</p> <p>ceiling code * heights are relative to associated finished floor * refer finishes schedule</p> </div> <div style="text-align: center;"> <p>† hc</p> <p>hose cock. refer services schedule. client to confirm locations</p> </div> </div>
			<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>cos (mir sim part)</p> <p>check on site mirrored detail similar detail partial detail</p> </div> </div>



1 section b
200.00 1 : 100

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general notes		general items legend	
1. all works to be carried out in accordance with the general construction notes in coversheets of this package.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.	⊕ RL 60.200 spot level tos = top of step bos = bottom of step RL = lvl at point (AHD typ)	L1 (level) w01 (window ref) window code. refer to window elevations + door/window hardware schedules
2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.	7. concrete profile and blockwork setout is provided on 220 (series) of drawings, refer to these for setout. licensed surveyor to establish grids, where discrepancies occur the 220 series drawings are to take precedent.	▲ RL xx.xxxx top of wall (surface) level	L1 (level) d01 (door/gate ref) door/gate code. refer to window elevations + door/window hardware schedules
3. handrails are required to all stairways where a change of level of 1000mm or greater occurs as per BCA 2013 Part 3.9.2.4.		SSL xx.xxxx structural slab level	dp01 component code. (refer material code for similar)
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		FFL xx.xxxx finished floor level	2700 height* lpb01 ceiling code * heights are relative to associated finished floor * refer finishes schedule
5. contours shown are existing and do not represent finished levels.			level j01 joinery reference joinery code. refer to cabinetry elevations on 820 (series) and details on 830 (series) drawings
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> existing structure </div> <div style="text-align: center;"> proposed structure </div> </div>		<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> step down code. </div> <div style="text-align: center;"> hose cock. refer services schedule. client to confirm locations </div> </div>
			<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> check on site mirrored detail similar detail partial detail </div> </div>



1 section c
200.00 1:100

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general notes		general items legend	
1. all works to be carried out in accordance with the general construction notes in coversheets of this package.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.	⊕ RL 60.200 spot level tos = top of step bos = bottom of step RL = lvl at point (AHD typ)	L1 (level) w01 (window ref) window code. refer to window elevations + door/window hardware schedules
2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.	7. concrete profile and blockwork setout is provided on 220 (series) of drawings, refer to these for setout. licensed surveyor to establish grids. where discrepancies occur the 220 series drawings are to take precedent.	▲ RL xx.xxx top of wall (surface) level	L1 (level) d01 (door/gate ref) door/gate code. refer to window elevations + door/window hardware schedules
3. handrails are required to all stairways where a change of level of 1000mm or greater occurs as per BCA 2013 Part 3.9.2.4.		SSL xx.xxx structural slab level	lpb01 (level) lpb01 (material ref) material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		FFL xx.xxx finished floor level	dp01 (level) dp01 (component ref) component code. (refer material code for similar)
5. contours shown are existing and do not represent finished levels.			2700 (height) lpb01 (material ref) ceiling code * heights are relative to associated finished floor * refer finishes schedule
	existing structure proposed structure		20 (step down) step down code.
			hose cock. refer services schedule. client to confirm locations
			check on site mirrored detail similar detail partial detail

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