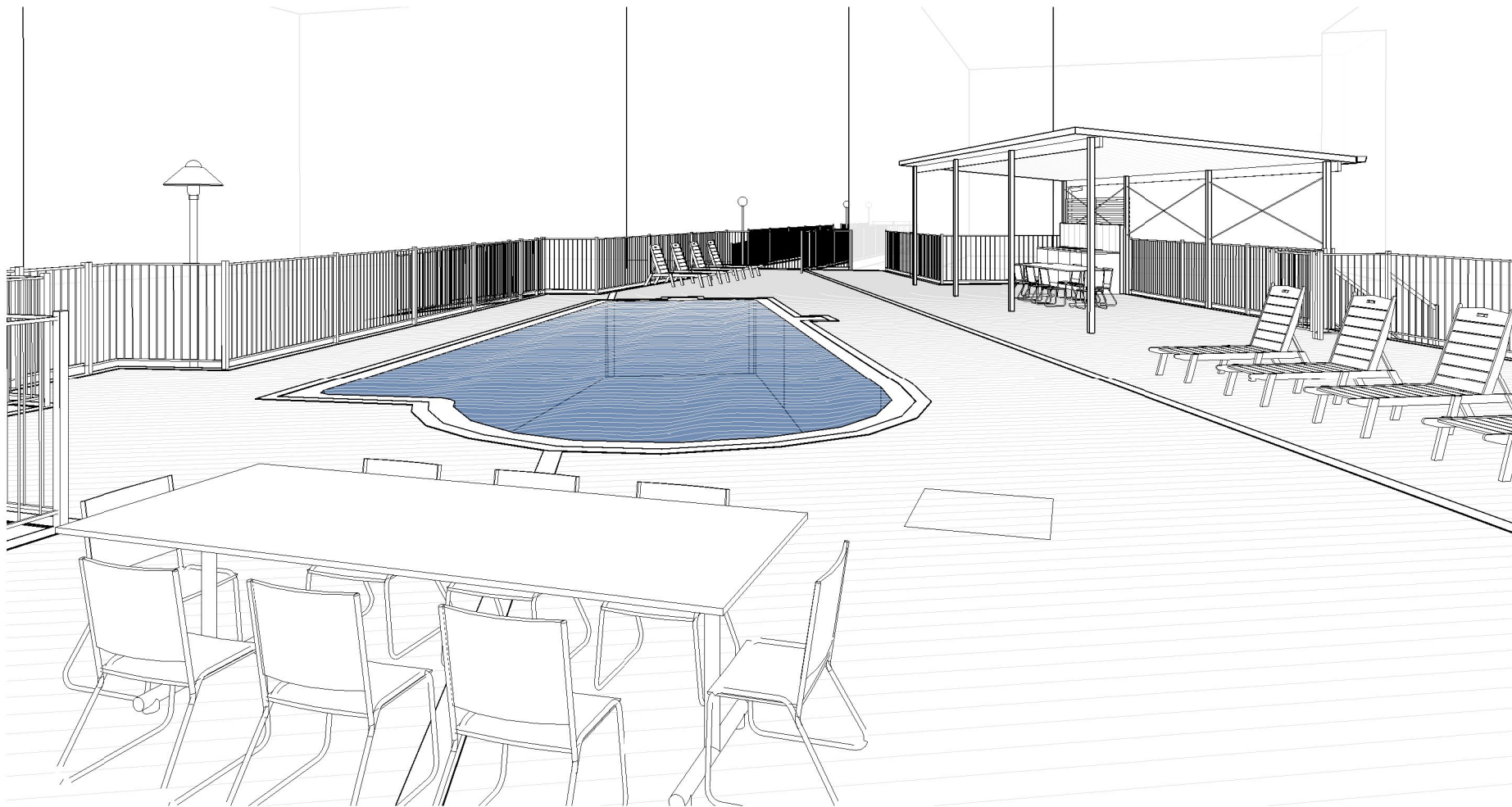


PROPOSED DECK RENOVATION
FOR THE BODY CORPORATE FOR
THE VILLAGE OF LANGLER DREW
CTS 16700

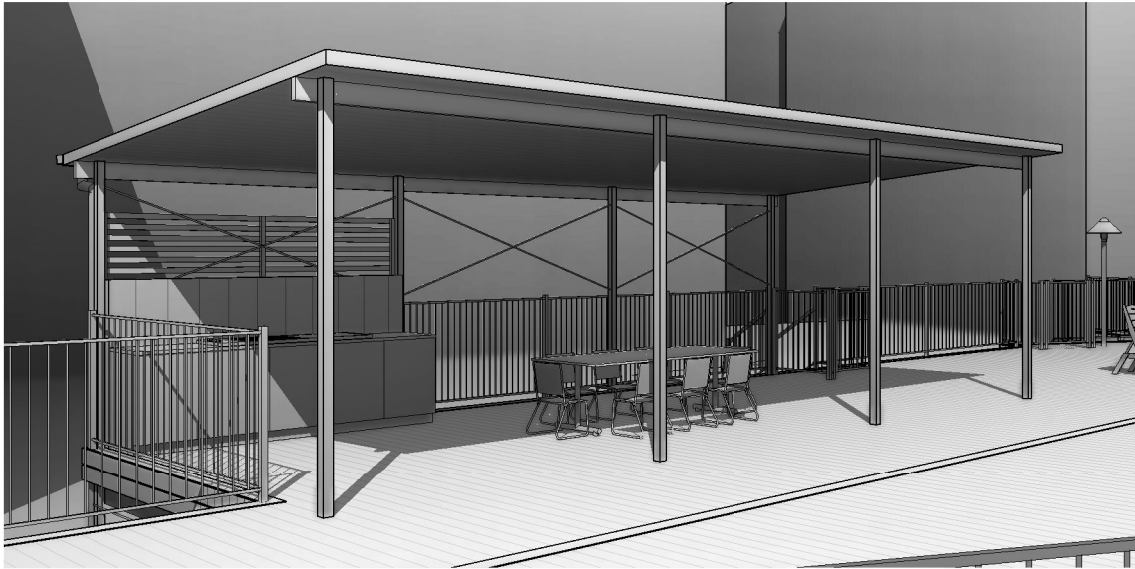
10 MARYVALE STREET,
TOOWONG QLD 4066



1 3D PERSPECTIVE 1
SCALE @ A3

REAL PROPERTY DESCRIPTION	
LOCAL AUTHORITY: B.C.C.	
LOT 0, BUP103228	
AREA : 4562m ²	
8/10 MARYVALE ST TOOWONG 4066	
PLAN AREA 158 m ²	
LOT ON PLAN LOT 8 ON BUP103228	
13/10 MARYVALE ST TOOWONG 4066	
PLAN AREA 169 m ²	
LOT ON PLAN LOT 13 ON BUP103228	
28/59 JEPHSON ST TOOWONG 4066	
PLAN AREA 138 m ²	
LOT ON PLAN LOT 28 ON BUP103228	
27/59 JEPHSON ST TOOWONG 4066	
PLAN AREA 164 m ²	
LOT ON PLAN LOT 27 ON BUP103228	
24/59 JEPHSON ST TOOWONG 4066	
PLAN AREA 143 Mm ²	
LOT ON PLAN LOT 24 ON BUP103228	
48/63 SHERWOOD RD TOOWONG 4066	
PLAN AREA 122 m ²	
LOT ON PLAN LOT 48 ON BUP103228	
17/59 JEPHSON ST TOOWONG 4066	
PLAN AREA 120 m ²	
LOT ON PLAN LOT 17 ON BUP103228	

No	DRAWING NAME	ISSUE
A000	TITLE SHEET	J
A111	SITE PLANS - EXISTING	C
A112	SITE PLANS - PROPOSED	F
A113	SURVEY - BY OTHERS	A
A201	GROUND FLOOR PLAN - EXISTING / DEMOLITION - PART 1 OF 2	E
A202	GROUND FLOOR PLAN - EXISTING / DEMOLITION - PART 2 OF 2	E
A301	UNDERCROFT FLOOR PLAN - PROPOSED	H
A311	DECK FLOOR PLAN - PROPOSED - PART 1 OF 2	i
A312	FLOOR PLAN - DECKING LAYOUT - PROPOSED	E
A313	FLOOR PLAN - PROPOSED - PART 2 OF 2. / DECKING LAYOUT	i
A321	POOL HUT - FLOOR PLAN - PROPOSED	F
A322	POOL HUT - ELEVATIONS - PROPOSED	B
A323	POOL HUT - ELEVATIONS - PROPOSED	B
A401	ELEVATIONS - PROPOSED	F
A402	ELEVATIONS - PROPOSED	F
A601	SECTION - PROPOSED	C
A701	3D PERSPECTIVES	G



2 3D PERSPECTIVE 2
SCALE @ A3

REAL PROPERTY DESCRIPTION

LOCAL AUTHORITY: B.C.C.
LOT 0, BUP103228
AREA : 4562m²

8/10 MARYVALE ST TOOWONG 4066
PLAN AREA 158 m²
LOT ON PLAN LOT 8 ON BUP103228

13/10 MARYVALE ST TOOWONG 4066
PLAN AREA 169 m²
LOT ON PLAN LOT 13 ON BUP103228

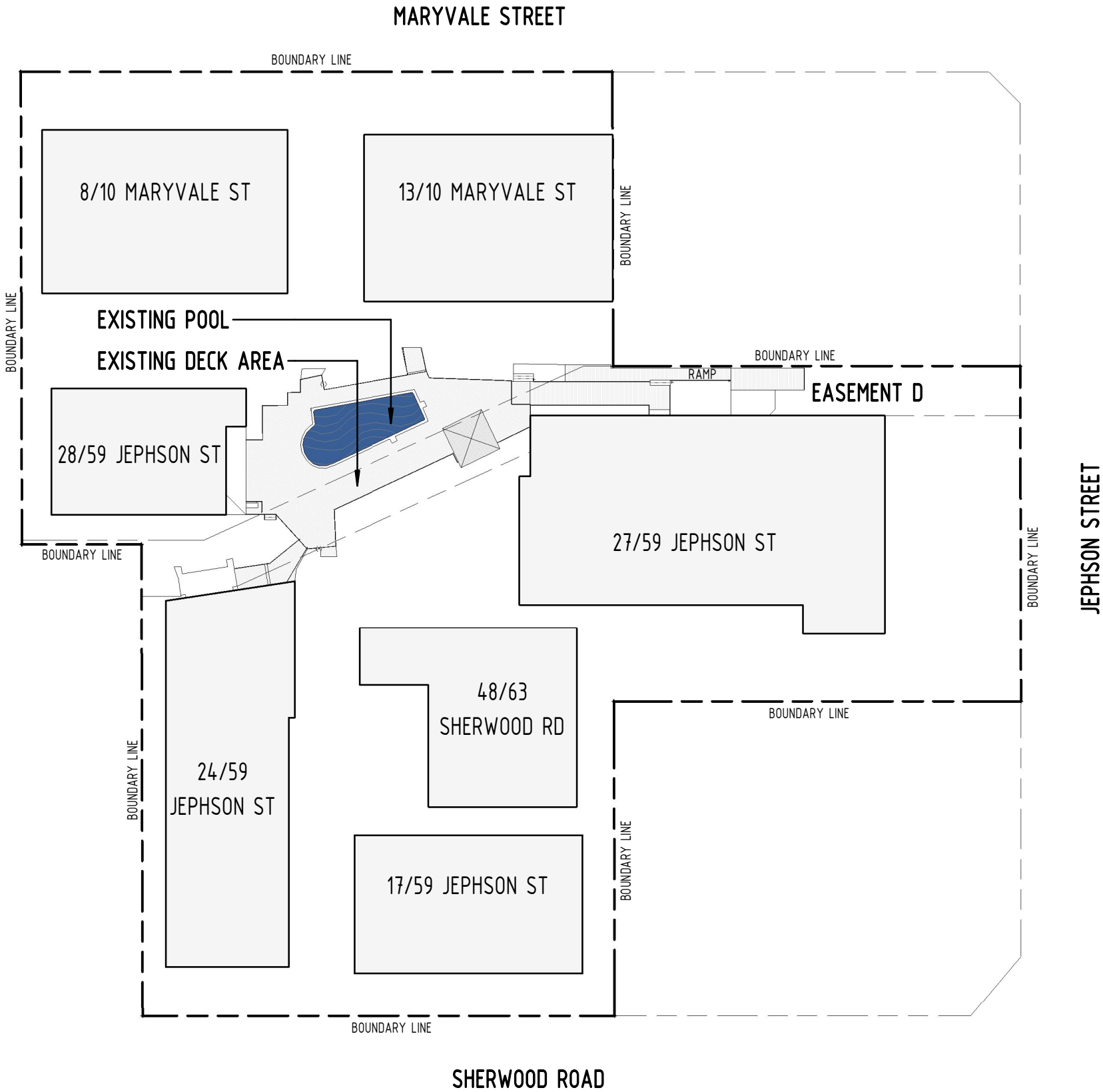
28/59 JEPHSON ST TOOWONG 4066
PLAN AREA 138 m²
LOT ON PLAN LOT 28 ON BUP103228

27/59 JEPHSON ST TOOWONG 4066
PLAN AREA 164 m²
LOT ON PLAN LOT 27 ON BUP103228

24/59 JEPHSON ST TOOWONG 4066
PLAN AREA 143 Mm²
LOT ON PLAN LOT 24 ON BUP103228

48/63 SHERWOOD RD TOOWONG 4066
PLAN AREA 122 m²
LOT ON PLAN LOT 48 ON BUP103228

17/59 JEPHSON ST TOOWONG 4066
PLAN AREA 120 m²
LOT ON PLAN LOT 17 ON BUP103228



DESIGNED IN ACCORDANCE
WITH BCA

- STAIRS TO COMPLY WITH PART 3.9.1 & 3.9.2
- STAIRS TO HAVE A NON-SLIP RESISTANCE & COMPLY WITH PART 3.9.13
- STAIR HANDRAILS REQUIRED AS PER PART 3.9.2.4
- BALUSTRADES TO COMPLY WITH PART 3.9.2
- GLASS BALUSTRADES TO COMPLY WITH AS1288:2006. TO HAVE INTERLINKING HANDRAIL
- TERMITE PROTECTION TO COMPLY WITH AS3660.1
- WC DOORS TO COMPLY WITH PART 3.8.3.3
- ALL WET AREAS TO COMPLY WITH 3.8.1
- LIGHTING TO COMPLY WITH 3.8.4
- VENTILATION TO COMPLY WITH 3.8.5
- FLASHING TO WALL OPENINGS 3.5.3.6
- GLAZING & WINDOW ASSEMBLIES - 3.6.0
- AUTO SMOKE DETECTION & ALARM SYSTEM - 3.7.2.2
- ENERGY EFFICIENCY - 3.12, 2011
- WINDOW PROTECTION TO COMPLY WITH 3.9.2.5.

NOTES

- ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF FABRICATION
- BUILDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES.
- REFER STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS OF ALL REINFORCED CONC. SLABS, FOOTINGS, RETAINING WALLS, TIMBER FRAMING, TIE-DOWN & BRACING.
- DOWNPIPES TO CONNECT TO EXISTING STORMWATER LINE OR RAINWATER TANKS
- ALL WORK TO MATCH EXISTING
- ALL EXTERNAL STEEL WORK INCLUDING FIXINGS TO BE HOT DIPPED GALVANISED
- ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD
- OWNERS TO SELECT FINISHES, FIXTURES & LIGHTING
- WHILE GREAT CARE HAS BEEN TAKEN TO BE AS ACCURATE AS POSSIBLE, BUILDER IS TO CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION
- BUILDER TO CONFIRM SIZES ON SITE BEFORE ORDERING DOORS & WINDOWS
- ALL TIMBER USED IS TO BE FSC APPROVED

LEGEND - EXISTING SERVICES

- G—G—G— GAS
- S—S—S— SEWER
- SW—SW—SW— STORMWATER
- W—W—W— WATER

NOTE: ALL SERVICES SHOWN ARE FROM INFORMATION SUPPLIED BY SURVEY. BUILDER TO CONFIRM LOCATIONS PRIOR TO CONSTRUCTION

- GAS GAS METER
- GP GULLY PIT
- LP LIGHT POLE
- SEMH SEWER WATER MAN HOLE
- STMH STORM WATER MAN HOLE
- WM WATER METER

1 SITE PLAN - EXISTING
SCALE 1 : 500 @ A3

EMPIRE DESIGN & DRAFTING www.empiredesigns.com.au A : 297 RIDING ROAD, BALMORAL QLD 4171 P : 3899 1856 MB : 0414 277 560 E : mail@empiredesigns.com.au QBCC : 1312117 VBA : DP-AD 46238	NORTH	ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.	Amendment			PROJECT. PROPOSED DECK RENOVATION 10 MARYVALE STREET, TOOWONG QLD 4066		DRAWING TITLE. SITE PLANS - EXISTING		
						DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE.	DRAWING NUMBER.	ISSUE.
						DATE. JUNE 2023	PROJECT No. 230512	As indicated @ A3	A111	C

REAL PROPERTY DESCRIPTION

LOCAL AUTHORITY: B.C.C.
LOT 0, BUP103228
AREA : 4562m²

8/10 MARYVALE ST TOOWONG 4066
PLAN AREA 158 m²
LOT ON PLAN LOT 8 ON BUP103228

13/10 MARYVALE ST TOOWONG 4066
PLAN AREA 169 m²
LOT ON PLAN LOT 13 ON BUP103228

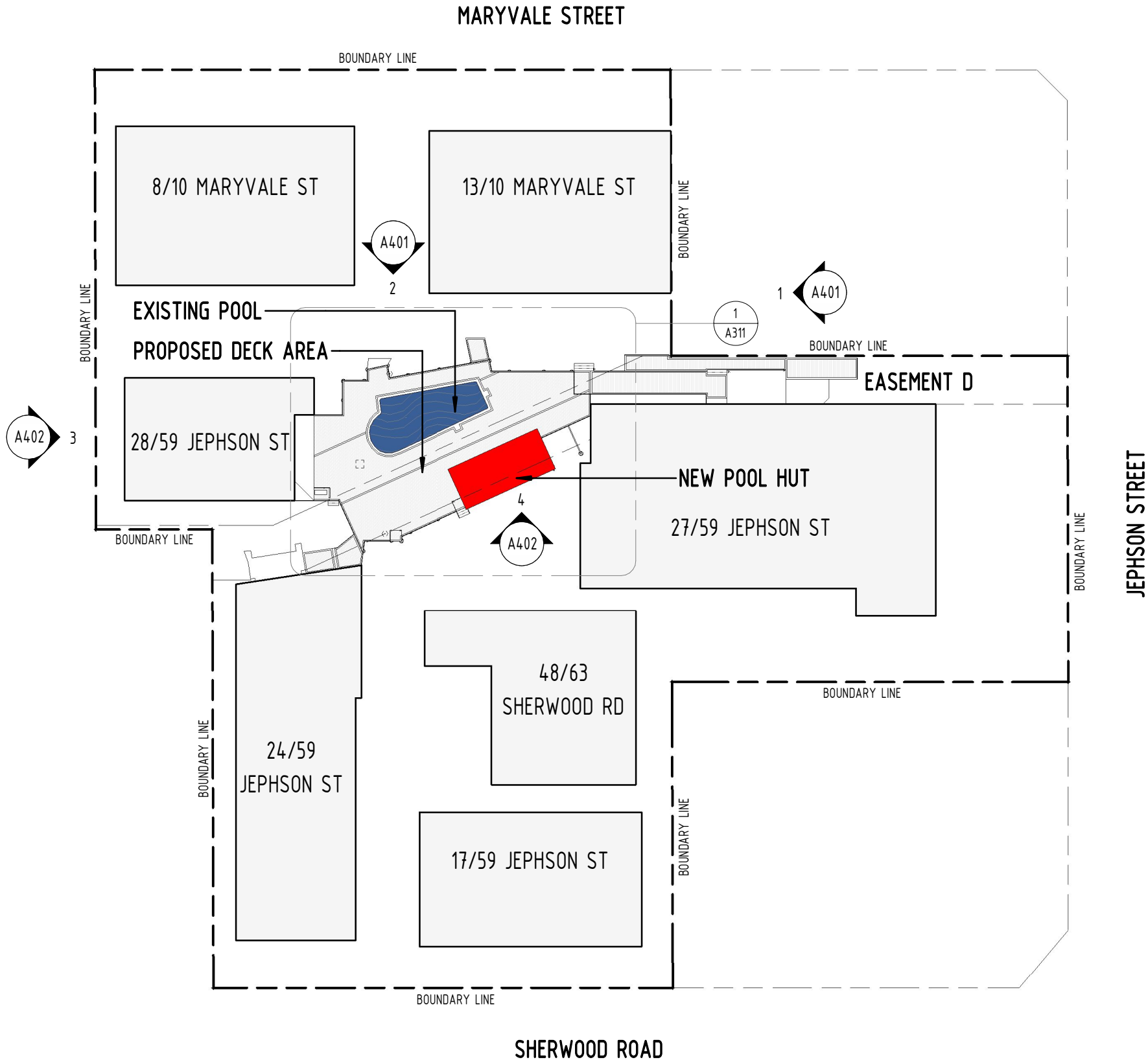
28/59 JEPHSON ST TOOWONG 4066
PLAN AREA 138 m²
LOT ON PLAN LOT 28 ON BUP103228

27/59 JEPHSON ST TOOWONG 4066
PLAN AREA 164 m²
LOT ON PLAN LOT 27 ON BUP103228

24/59 JEPHSON ST TOOWONG 4066
PLAN AREA 143 Mm²
LOT ON PLAN LOT 24 ON BUP103228

48/63 SHERWOOD RD TOOWONG 4066
PLAN AREA 122 m²
LOT ON PLAN LOT 48 ON BUP103228

17/59 JEPHSON ST TOOWONG 4066
PLAN AREA 120 m²
LOT ON PLAN LOT 17 ON BUP103228



DESIGNED IN ACCORDANCE
WITH BCA

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- STAIRS TO HAVE A NON-SLIP RESISTANCE & COMPLY WITH PART 3.9.13
- STAIR HANDRAILS REQUIRED AS PER PART 3.9.2.4
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- GLAZING & WINDOW ASSEMBLIES - 3.6.0
- AUTO SMOKE DETECTION & ALARM SYSTEM - 3.7.2.2
- ENERGY EFFICIENCY - 3.12, 2011
- WINDOW PROTECTION TO COMPLY WITH 3.9.2.5.

NOTES

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- REFER STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS OF ALL REINFORCED CONC. SLABS, FOOTINGS, RETAINING WALLS, TIMBER FRAMING, TIE-DOWN & BRACING.
- DOWNPIPES TO CONNECT TO EXISTING STORMWATER LINE OR RAINWATER TANKS
- ALL WORK TO MATCH EXISTING
- ALL EXTERNAL STEEL WORK INCLUDING FIXINGS TO BE HOT DIPPED GALVANISED
- ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD
- OWNERS TO SELECT FINISHES, FIXTURES & LIGHTING
- WHILE GREAT CARE HAS BEEN TAKEN TO BE AS ACCURATE AS POSSIBLE, BUILDER IS TO CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION
- BUILDER TO CONFIRM SIZES ON SITE BEFORE ORDERING DOORS & WINDOWS
- ALL TIMBER USED IS TO BE FSC APPROVED

LEGEND - EXISTING SERVICES

- G—G—G— GAS
- S—S—S— SEWER
- SW—SW—SW— STORMWATER
- W—W—W— WATER

NOTE: ALL SERVICES SHOWN ARE FROM INFORMATION SUPPLIED BY SURVEY. BUILDER TO CONFIRM LOCATIONS PRIOR TO CONSTRUCTION

- GAS GAS METER
- GP GULLY PIT
- LP LIGHT POLE
- SEMH SEWER WATER MAN HOLE
- STMH STORM WATER MAN HOLE
- WM WATER METER

2

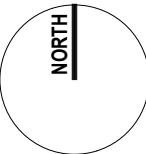
SITE PLAN - PROPOSED

SCALE 1 : 500 @ A3

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E : mail@empiredesigns.com.au
QBCC : 1312117 VBA : DP-AD 46238



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Amendment

PROJECT.

PROPOSED DECK RENOVATION
10 MARYVALE STREET, TOOWONG QLD 4066

DESIGNED BY.

DP

DRAWN BY.

DP

DATE.

JUNE 2023

PROJECT No.

230512

DRAWING TITLE.

SITE PLANS - PROPOSED

DRAWING SCALE.

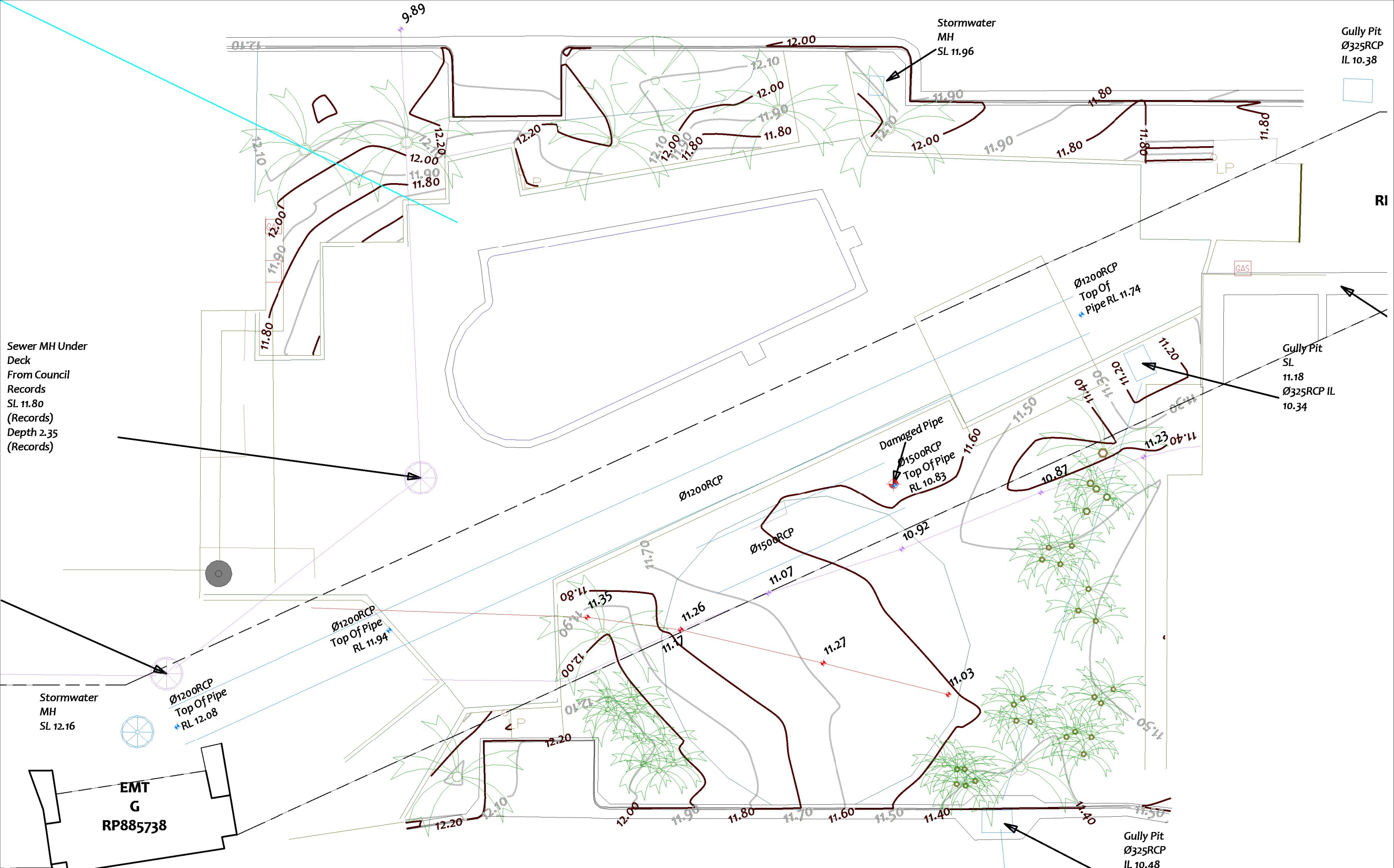
As indicated @ A3

DRAWING NUMBER.

A112

ISSUE.

F

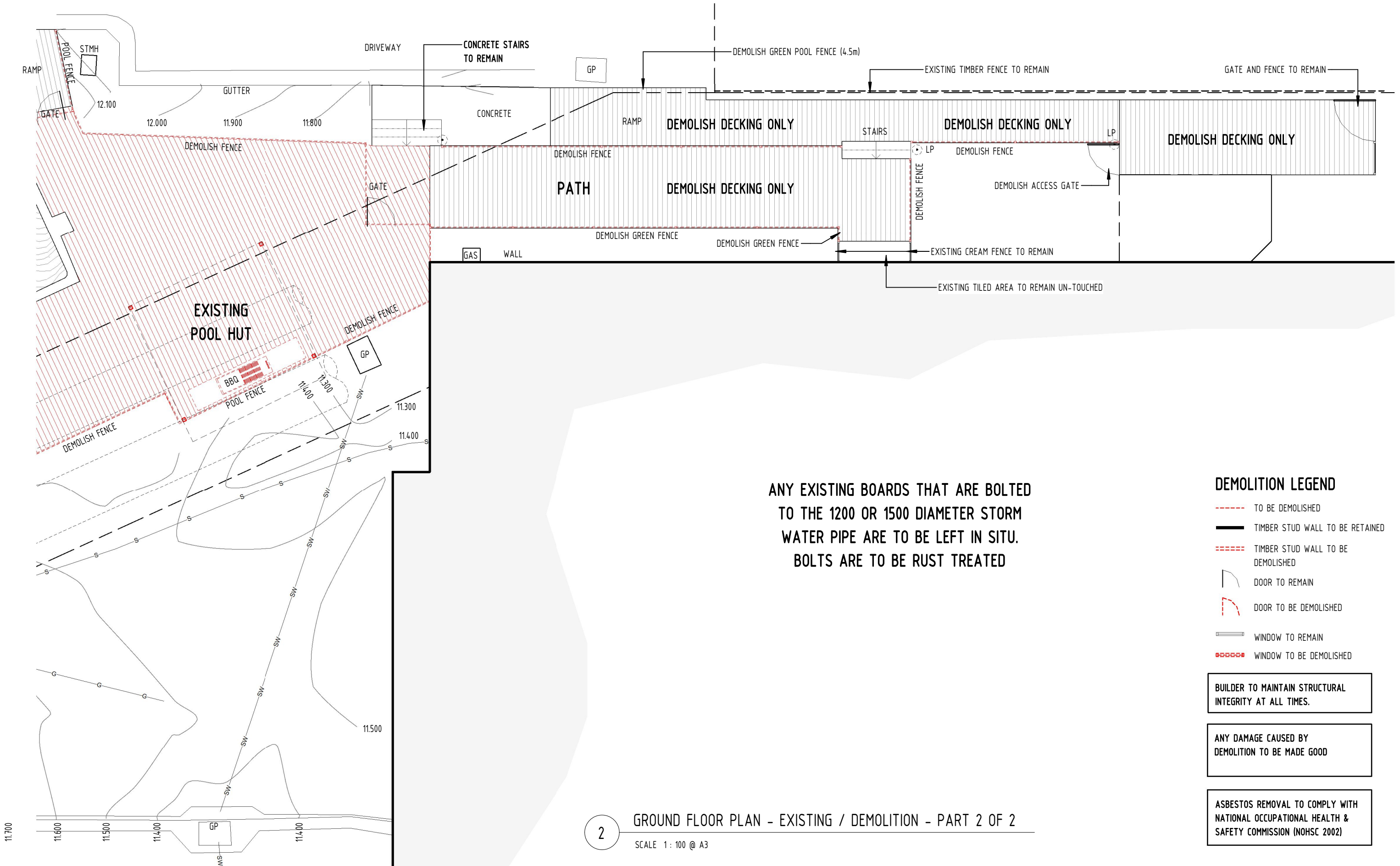


Sewer MH Under
Deck
From Council
Records
SL 11.80
(Records)
Depth 2.35
(Records)

Stormwater
MH
SL 12.16

EMT
G
RP885738

EMPIRE DESIGN & DRAFTING www.empiredesigns.com.au A : 297 RIDING ROAD, BALMORAL QLD 4171 P : 3899 1856 MB : 0414 277 560 E : mail@empiredesigns.com.au QBCC : 1312117 VBA : DP-AD 46238	NORTH	ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.			Amendment		PROJECT. PROPOSED DECK RENOVATION 10 MARYVALE STREET, TOOWONG QLD 4066		DRAWING TITLE. SURVEY - BY OTHERS		
							DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE.		DRAWING NUMBER.
							DATE. JUNE 2023	PROJECT No. 230512	1 : 100 @ A3		A113
											ISSUE. A



ANY EXISTING BOARDS THAT ARE BOLTED
TO THE 1200 OR 1500 DIAMETER STORM
WATER PIPE ARE TO BE LEFT IN SITU.
BOLTS ARE TO BE RUST TREATED

DEMOLITION LEGEND

- TO BE DEMOLISHED
- TIMBER STUD WALL TO BE RETAINED
- TIMBER STUD WALL TO BE DEMOLISHED
- DOOR TO REMAIN
- DOOR TO BE DEMOLISHED
- WINDOW TO REMAIN
- WINDOW TO BE DEMOLISHED

BUILDER TO MAINTAIN STRUCTURAL
INTEGRITY AT ALL TIMES.

ANY DAMAGE CAUSED BY
DEMOLITION TO BE MADE GOOD

ASBESTOS REMOVAL TO COMPLY WITH
NATIONAL OCCUPATIONAL HEALTH &
SAFETY COMMISSION (NOHSC 2002)

2

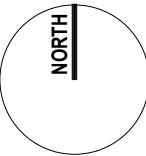
GROUND FLOOR PLAN - EXISTING / DEMOLITION - PART 2 OF 2

SCALE 1 : 100 @ A3

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WRITTEN CONSENT OF THE PROPRIETOR.

Amendment

PROJECT.

PROPOSED DECK RENOVATION
10 MARYVALE STREET, TOOWONG QLD 4066

DESIGNED BY.

DP

DRAWN BY.

DP

DATE.

JUNE 2023

PROJECT No.

230512

DRAWING TITLE.

GROUND FLOOR PLAN - EXISTING / DEMOLITION - PART 2 OF 2

DRAWING SCALE.

1 : 100 @ A3

DRAWING NUMBER.

A202

ISSUE.

E

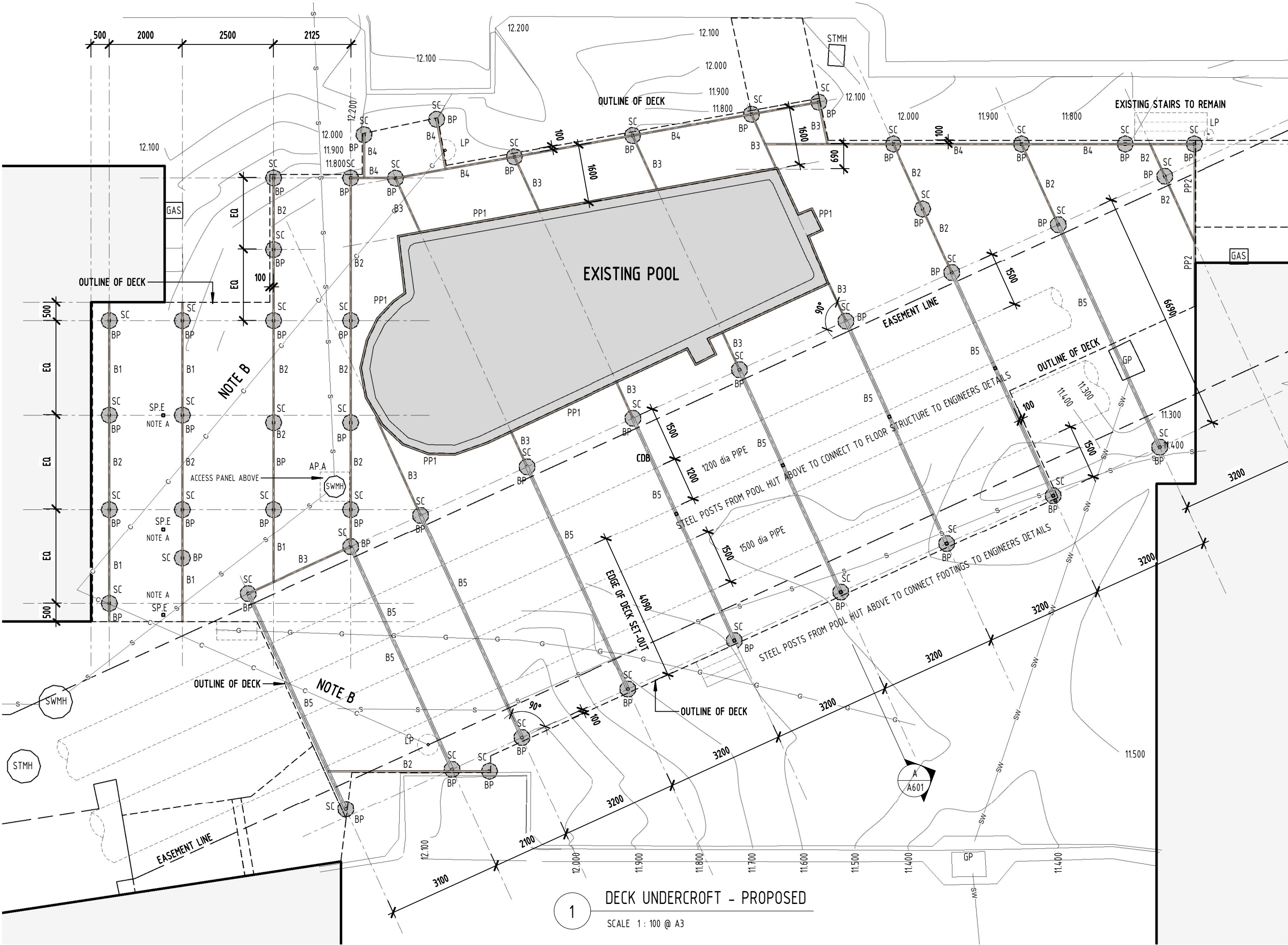
FLOOR PLAN LEGEND

- AP REMOVABLE ACCESS PANEL THROUGH DECK TO ACCESS THE STORM WATER MANHOLE. SIZE REQUIRED TO BE CONFIRMED ON SITE
- B* BEARER TO ENG'S DETAILS
- COS CONFIRM ON SITE, PRIOR TO CONSTRUCTION
- DP DOWNPIPE
- BAL BALUSTRADE, COLOUR TO MATCH POOL FENCING
- BBQ EXISTING BBQ TO BE RELOCATED TO NEW POOL HUT JOINERY
- BP PIER TO ENGINEERS DETAILS.
- BR BRACING TO ENGINEERS DETAILS.
- EG FASCIA, 125mm WITH SQUARELINE EAVES GUTTER AND TRIMS TO BE PAINTED COTTAGE GREEN
- IP.R INSULATED ROOF PANEL 75mm THICK 4500mm LONG x 1000mm WIDE ,TOP SIDE DELTA ORB PROFILE COLOUR SURFMIST UNDER SIDE FLAT PROFILE, COLOUR SURFMIST, INSTALLED TO MANUFACTURERS SPECIFICATIONS.
- IP.W INSULATED WALL FLAT PANEL. PANELS TO A HEIGHT OF 1500mm
- J* JOIST TO ENG'S DETAILS
- JN JOINERY FOR POOL HUT
- LP EXISTING LAMP TO REMAIN
- PF 1200mm HIGH PANEL POOL FENCE. 2450mm MAX IN LENGTH. 50 x 50mm POSTS (POWDER COATED ALUMINIUM, GREEN)
- PG 1200mm HIGH POOL GATE, WITH TENSIONED HINGES AND A POOL SAFE MAGNA LOCK (POWDER COATED ALUMINIUM, GREEN).
- PP* POLE PLATE
- RB ROOF BEAM TO INSULATED PANEL MANUFACTURERS SPECIFICATIONS
- SB TILE SPLASHBACK. OFF-WHITE 600H x 300W TILES
- SC STEEL COLUMN, TO ENG'S DETAILS
- SR SCREENING, HORIZONTAL SLATTED ALUMINIUM, POWDER COATED "SURF MIST" COLOUR SIZED 65mm x 16.5mm. ALUMINIUM POSTS FOR SCREENING TO HAVE A RECEIVING CHANNEL TO FINISH OF ENDS. MONEL POP-RIVETS TO BE USED
- ST HARDWOOD TIMBER TREADS ON PROPRIETY GALV. STEEL STRINGERS

NOTES

(A) EXISTING COLUMN SUPPORTING ROOF ABOVE

(B) INSTALL CONDUIT PIPING UNDER DECKING BOARDS FOR FUTURE USE TO CARRY CABLES - TO RUN FROM STORE ROOM IN TOILET BLOCK TO LAMP POST AT POOL GATE ON NORTH SIDE (MARYVALE STREET) AND TO RUN FROM STORE ROOM IN TOILET BLOCK TO LAMP POST AT POOL ATE ON SOUTH SIDE (JEPHSON STREET).



DECK UNDERCROFT - PROPOSED

SCALE 1 : 100 @ A3

EMPIRE
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NORTH

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Amendment

PROJECT.

PROPOSED DECK RENOVATION
10 MARYVALE STREET, TOOWONG QLD 4066

DESIGNED BY.

DP

DRAWN BY.

DP

DATE.

JUNE 2023

PROJECT No.

230512

DRAWING TITLE.

UNDERCROFT FLOOR PLAN - PROPOSED

DRAWING SCALE.

1 : 100 @ A3

DRAWING NUMBER.

A301

ISSUE.

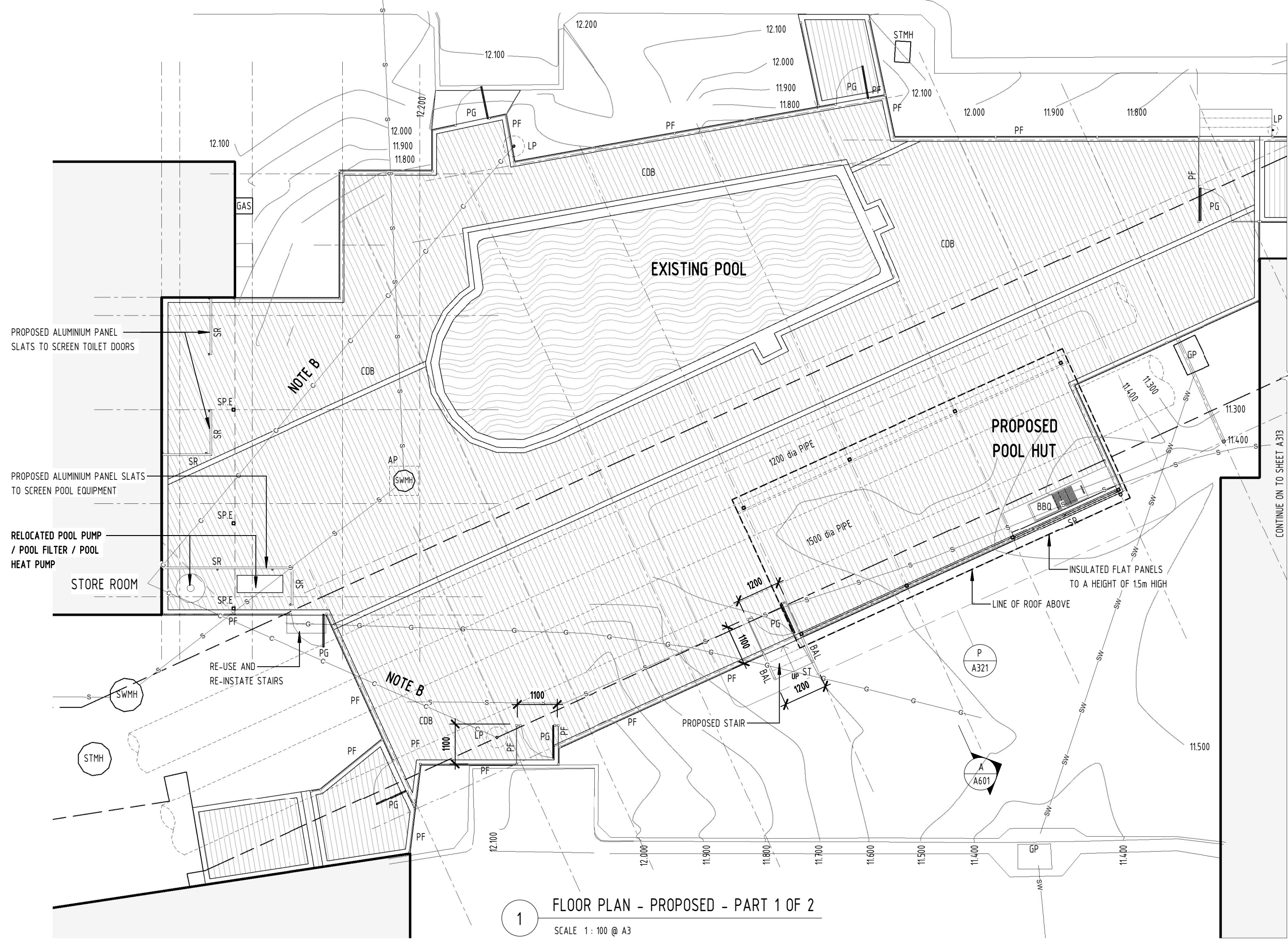
H

FLOOR PLAN LEGEND

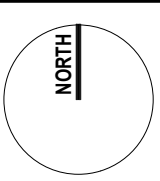
- AP REMOVABLE ACCESS PANEL THROUGH DECK TO ACCESS THE STORM WATER MANHOLE. SIZE REQUIRED TO BE CONFIRMED ON SITE
- B* BEARER TO ENG'S DETAILS
- COS CONFIRM ON SITE, PRIOR TO CONSTRUCTION
- DP DOWNPIPE
- BAL BALUSTRADE, COLOUR TO MATCH POOL FENCING
- BBQ EXISTING BBQ TO BE RELOCATED TO NEW POOL HUT JOINERY
- BP PIER TO ENGINEERS DETAILS.
- BR BRACING TO ENGINEERS DETAILS.
- EG FASCIA, 125mm WITH SQUARELINE EAVES GUTTER AND TRIMS TO BE PAINTED COTTAGE GREEN
- IP.R INSULATED ROOF PANEL 75mm THICK 4500mm LONG x 1000mm WIDE ,TOP SIDE DELTA ORB PROFILE COLOUR SURFMIST UNDER SIDE FLAT PROFILE, COLOUR SURFMIST, INSTALLED TO MANUFACTURERS SPECIFICATIONS.
- IP.W INSULATED WALL FLAT PANEL. PANELS TO A HEIGHT OF 1500mm
- J* JOIST TO ENG'S DETAILS
- JN JOINERY FOR POOL HUT
- LP EXISTING LAMP TO REMAIN
- PF 1200mm HIGH PANEL POOL FENCE. 2450mm MAX IN LENGTH. 50 x 50mm POSTS (POWDER COATED ALUMINIUM, GREEN)
- PG 1200mm HIGH POOL GATE, WITH TENSIONED HINGES AND A POOL SAFE MAGNA LOCK (POWDER COATED ALUMINIUM, GREEN).
- PP* POLE PLATE
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- SB TILE SPLASHBACK. OFF-WHITE 600H x 300W TILES
- SC STEEL COLUMN, TO ENG'S DETAILS
- SR SCREENING, HORIZONTAL SLATTED ALUMINIUM, POWDER COATED "SURF MIST" COLOUR SIZED 65mm x 16.5mm. ALUMINIUM POSTS FOR SCREENING TO HAVE A RECEIVING CHANNEL TO FINISH OF ENDS. MONEL POP-RIVETS TO BE USED
- ST HARDWOOD TIMBER TREADS ON PROPRIETY GALV. STEEL STRINGERS

NOTES

- (A) EXISTING COLUMN SUPPORTING ROOF ABOVE
- (B) INSTALL CONDUIT PIPING UNDER DECKING BOARDS FOR FUTURE USE TO CARRY CABLES - TO RUN FROM STORE ROOM IN TOILET BLOCK TO LAMP POST AT POOL GATE ON NORTH SIDE (MARYVALE STREET) AND TO RUN FROM STORE ROOM IN TOILET BLOCK TO LAMP POST AT POOL ATE ON SOUTH SIDE (JEPHSON STREET).



1 FLOOR PLAN - PROPOSED - PART 1 OF 2
SCALE 1: 100 @ A3



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Amendment		

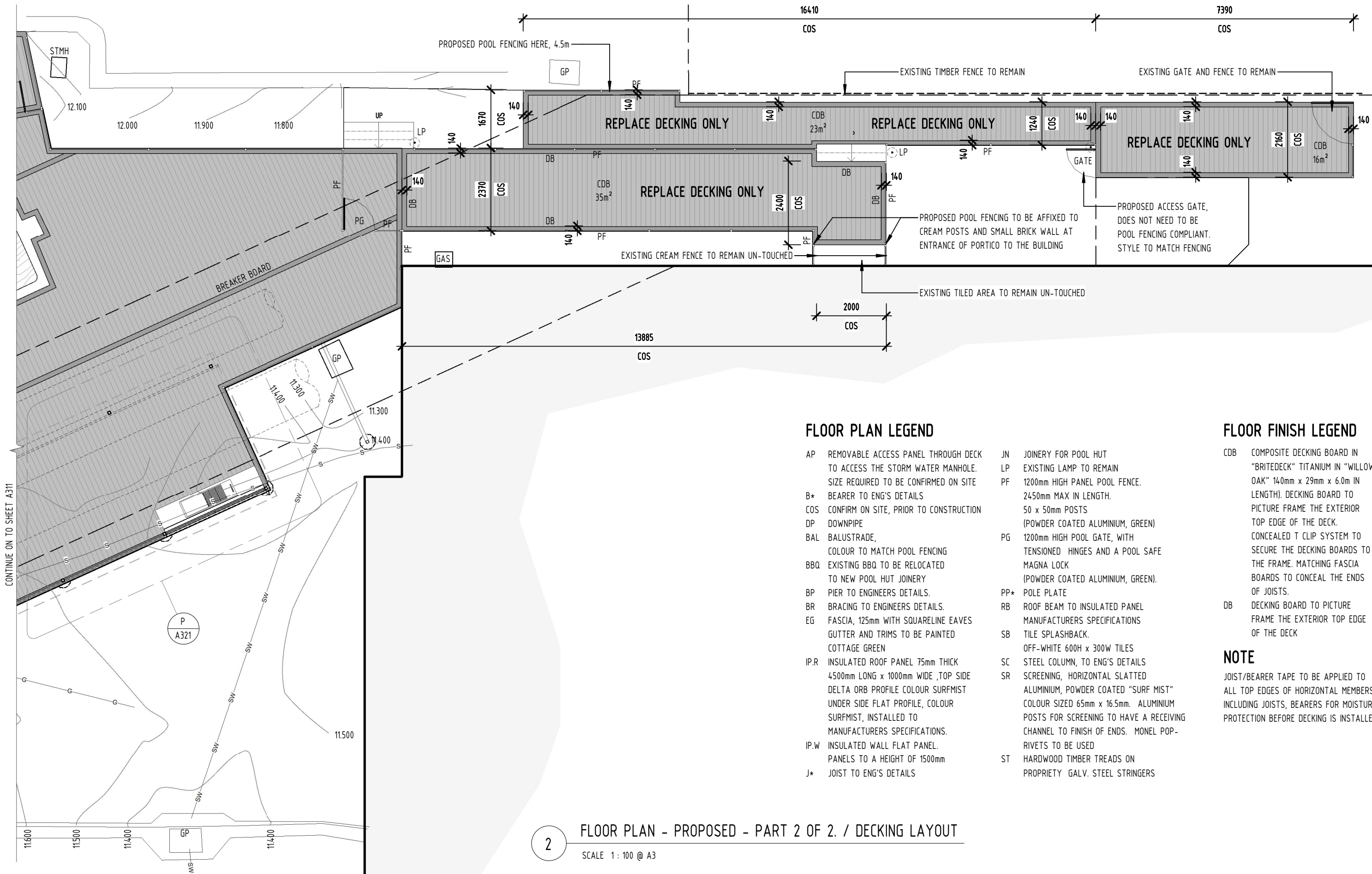
PROJECT.	
PROPOSED DECK RENOVATION 10 MARYVALE STREET, TOOWONG QLD 4066	
DESIGNED BY.	DP
DRAWN BY.	DP
DATE.	JUNE 2023
PROJECT No.	230512

DRAWING TITLE.		
DECK FLOOR PLAN - PROPOSED - PART 1 OF 2		
DRAWING SCALE.	DRAWING NUMBER.	ISSUE.
1 : 100 @ A3	A311	i

CDB	COMPOSITE DECKING BOARD IN "BRITDECK" TITANIUM IN "WILLOW OAK" 140mm x 29mm x 6.0m IN LENGTH). DECKING BOARD TO PICTURE FRAME THE EXTERIOR TOP EDGE OF THE DECK. CONCEALED T CLIP SYSTEM TO SECURE THE DECKING BOARDS TO THE FRAME. MATCHING FASCIA BOARDS TO CONCEAL THE ENDS OF JOISTS.
DB	DECKING BOARD TO PICTURE FRAME THE EXTERIOR TOP EDGE OF THE DECK

JOIST/BEARER TAPE TO BE APPLIED TO ALL TOP EDGES OF HORIZONTAL MEMBERS INCLUDING JOISTS, BEARERS FOR MOISTURE PROTECTION BEFORE DECKING IS INSTALLED





FLOOR PLAN LEGEND

AP	REMOVABLE ACCESS PANEL THROUGH DECK TO ACCESS THE STORM WATER MANHOLE. SIZE REQUIRED TO BE CONFIRMED ON SITE	JN	JOINERY FOR POOL HUT
B*	BEARER TO ENG'S DETAILS	LP	EXISTING LAMP TO REMAIN
COS	CONFIRM ON SITE, PRIOR TO CONSTRUCTION	PF	1200mm HIGH PANEL POOL FENCE. 2450mm MAX IN LENGTH. 50 x 50mm POSTS (POWDER COATED ALUMINIUM, GREEN)
DP	DOWNPIPE	PG	1200mm HIGH POOL GATE, WITH TENSIONED HINGES AND A POOL SAFE MAGNA LOCK (POWDER COATED ALUMINIUM, GREEN).
BAL	BALUSTRADE, COLOUR TO MATCH POOL FENCING	PP*	POLE PLATE
BBQ	EXISTING BBQ TO BE RELOCATED TO NEW POOL HUT JOINERY	RB	ROOF BEAM TO INSULATED PANEL MANUFACTURERS SPECIFICATIONS
BP	PIER TO ENGINEERS DETAILS.	SB	TILE SPLASHBACK. OFF-WHITE 600H x 300W TILES
BR	BRACING TO ENGINEERS DETAILS.	SC	STEEL COLUMN, TO ENG'S DETAILS
EG	FASCIA, 125mm WITH SQUARELINE EAVES GUTTER AND TRIMS TO BE PAINTED COTTAGE GREEN	SR	SCREENING, HORIZONTAL SLATTED ALUMINIUM, POWDER COATED "SURF MIST" COLOUR SIZED 65mm x 16.5mm. ALUMINIUM POSTS FOR SCREENING TO HAVE A RECEIVING CHANNEL TO FINISH OF ENDS. MONEL POP-RIVETS TO BE USED
IP.R	INSULATED ROOF PANEL 75mm THICK 4500mm LONG x 1000mm WIDE ,TOP SIDE DELTA ORB PROFILE COLOUR SURFMIST UNDER SIDE FLAT PROFILE, COLOUR SURFMIST, INSTALLED TO MANUFACTURERS SPECIFICATIONS.	ST	HARDWOOD TIMBER TREADS ON PROPRIETY GALV. STEEL STRINGERS
IP.W	INSULATED WALL FLAT PANEL. PANELS TO A HEIGHT OF 1500mm		
J*	JOIST TO ENG'S DETAILS		

FLOOR FINISH LEGEND

CDB	COMPOSITE DECKING BOARD IN "BRIEDECK" TITANIUM IN "WILLOW OAK" 140mm x 29mm x 6.0m IN LENGTH). DECKING BOARD TO PICTURE FRAME THE EXTERIOR TOP EDGE OF THE DECK. CONCEALED T CLIP SYSTEM TO SECURE THE DECKING BOARDS TO THE FRAME. MATCHING FASCIA BOARDS TO CONCEAL THE ENDS OF JOISTS.
DB	DECKING BOARD TO PICTURE FRAME THE EXTERIOR TOP EDGE OF THE DECK

NOTE

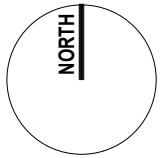
JOIST/BEARER TAPE TO BE APPLIED TO ALL TOP EDGES OF HORIZONTAL MEMBERS INCLUDING JOISTS, BEARERS FOR MOISTURE PROTECTION BEFORE DECKING IS INSTALLED

2 FLOOR PLAN - PROPOSED - PART 2 OF 2. / DECKING LAYOUT
SCALE 1 : 100 @ A3

EMPIRE
DESIGN & DRAFTING

www.empiredesigns.com.au

A : 297 RIDING ROAD, BALMORAL QLD 4171
P : 3899 1856 MB : 0414 277 560
E : mail@empiredesigns.com.au
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Amendment

PROJECT.

PROPOSED DECK RENOVATION
10 MARYVALE STREET, TOOWONG QLD 4066

DESIGNED BY.

DP

DRAWN BY.

DP

DATE.

JUNE 2023

PROJECT No.

230512

DRAWING TITLE.

FLOOR PLAN - PROPOSED - PART 2 OF 2. / DECKING LAYOUT

DRAWING SCALE.

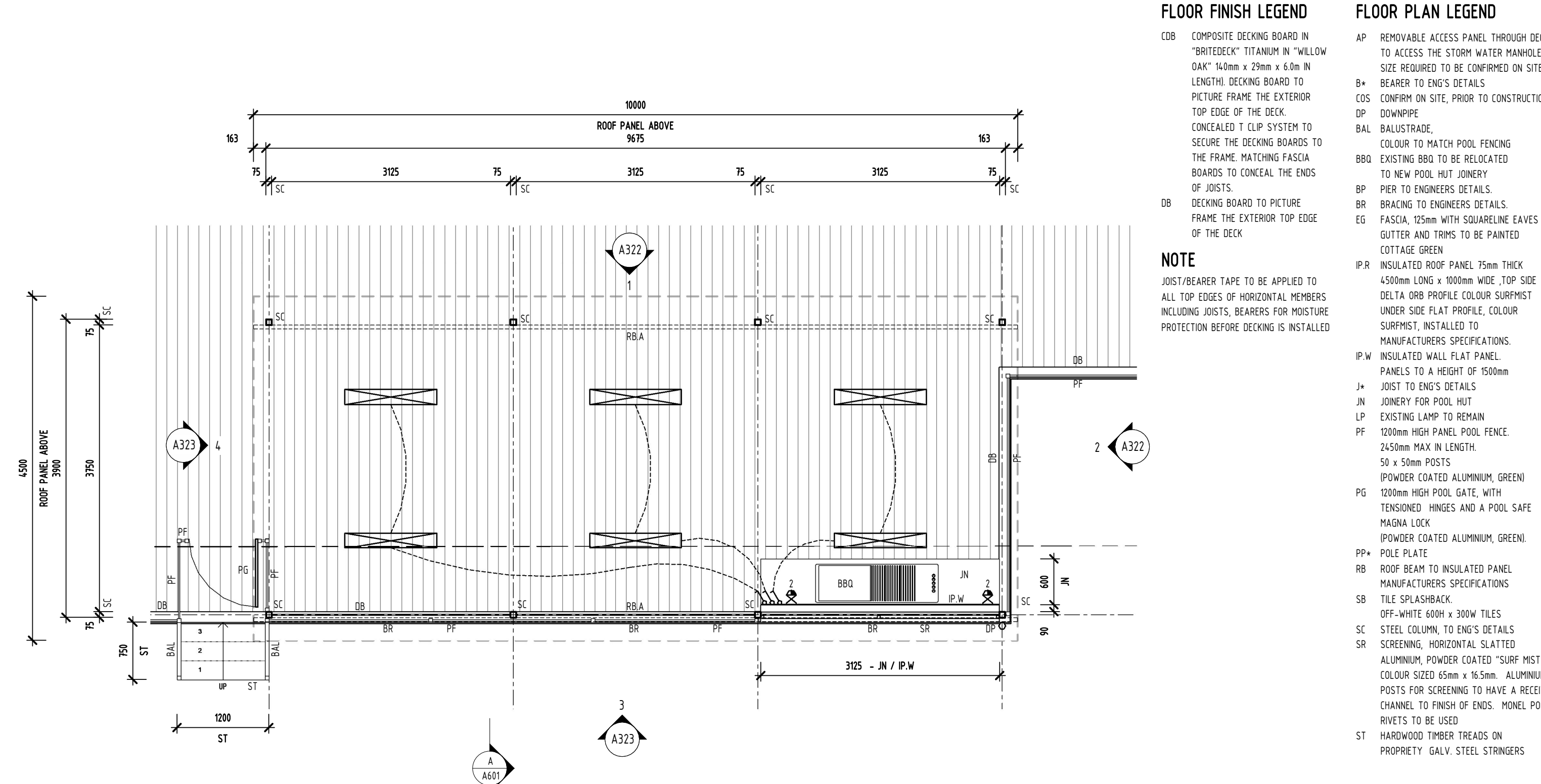
1 : 100 @ A3

DRAWING NUMBER.

A313

ISSUE.

i



FLOOR FINISH LEGEND

- CDB COMPOSITE DECKING BOARD IN "BRITEDeck" TITANIUM IN "WILLOW OAK" 140mm x 29mm x 6.0m IN LENGTH). DECKING BOARD TO PICTURE FRAME THE EXTERIOR TOP EDGE OF THE DECK. CONCEALED T CLIP SYSTEM TO SECURE THE DECKING BOARDS TO THE FRAME. MATCHING FASCIA BOARDS TO CONCEAL THE ENDS OF JOISTS.
- DB DECKING BOARD TO PICTURE FRAME THE EXTERIOR TOP EDGE OF THE DECK

NOTE

JOIST/BEARER TAPE TO BE APPLIED TO ALL TOP EDGES OF HORIZONTAL MEMBERS INCLUDING JOISTS, BEARERS FOR MOISTURE PROTECTION BEFORE DECKING IS INSTALLED

FLOOR PLAN LEGEND

- AP REMOVABLE ACCESS PANEL THROUGH DECK TO ACCESS THE STORM WATER MANHOLE. SIZE REQUIRED TO BE CONFIRMED ON SITE
- B* BEARER TO ENG'S DETAILS
- COS CONFIRM ON SITE, PRIOR TO CONSTRUCTION
- DP DOWNPIPE
- BAL BALUSTRADE, COLOUR TO MATCH POOL FENCING
- BBQ EXISTING BBQ TO BE RELOCATED TO NEW POOL HUT JOINERY
- BP PIER TO ENGINEERS DETAILS.
- BR BRACING TO ENGINEERS DETAILS.
- EG FASCIA, 125mm WITH SQUARELINE EAVES GUTTER AND TRIMS TO BE PAINTED COTTAGE GREEN
- IP.R INSULATED ROOF PANEL 75mm THICK 4500mm LONG x 1000mm WIDE ,TOP SIDE DELTA ORB PROFILE COLOUR SURFMIST UNDER SIDE FLAT PROFILE, COLOUR SURFMIST, INSTALLED TO MANUFACTURERS SPECIFICATIONS.
- IP.W INSULATED WALL FLAT PANEL. PANELS TO A HEIGHT OF 1500mm
- J* JOIST TO ENG'S DETAILS
- JN JOINERY FOR POOL HUT
- LP EXISTING LAMP TO REMAIN
- PF 1200mm HIGH PANEL POOL FENCE. 2450mm MAX IN LENGTH. 50 x 50mm POSTS (POWDER COATED ALUMINIUM, GREEN)
- PG 1200mm HIGH POOL GATE, WITH TENSIONED HINGES AND A POOL SAFE MAGNA LOCK (POWDER COATED ALUMINIUM, GREEN).
- PP* POLE PLATE
- RB ROOF BEAM TO INSULATED PANEL MANUFACTURERS SPECIFICATIONS
- SB TILE SPLASHBACK. OFF-WHITE 600H x 300W TILES
- SC STEEL COLUMN, TO ENG'S DETAILS
- SR SCREENING, HORIZONTAL SLATTED ALUMINIUM, POWDER COATED "SURF MIST" COLOUR SIZED 65mm x 16.5mm. ALUMINIUM POSTS FOR SCREENING TO HAVE A RECEIVING CHANNEL TO FINISH OF ENDS. MONEL POP-RIVETS TO BE USED
- ST HARDWOOD TIMBER TREADS ON PROPRIETY GALV. STEEL STRINGERS

ELECTRICAL

POWER / LIGHTING LEGEND	
2 ⚡	DOUBLE GPO - 1100mm ABOVE FLOOR LEVEL WEATHERPROOF.
⌘	1200mm TWIN LED TUBE BATTEN LIGHTING (WITH REPLACEABLE LED TUBES). WEATHER PROOF. SUITIBLE FOR OUTDOOR USE
⚡	LIGHT SWITCH

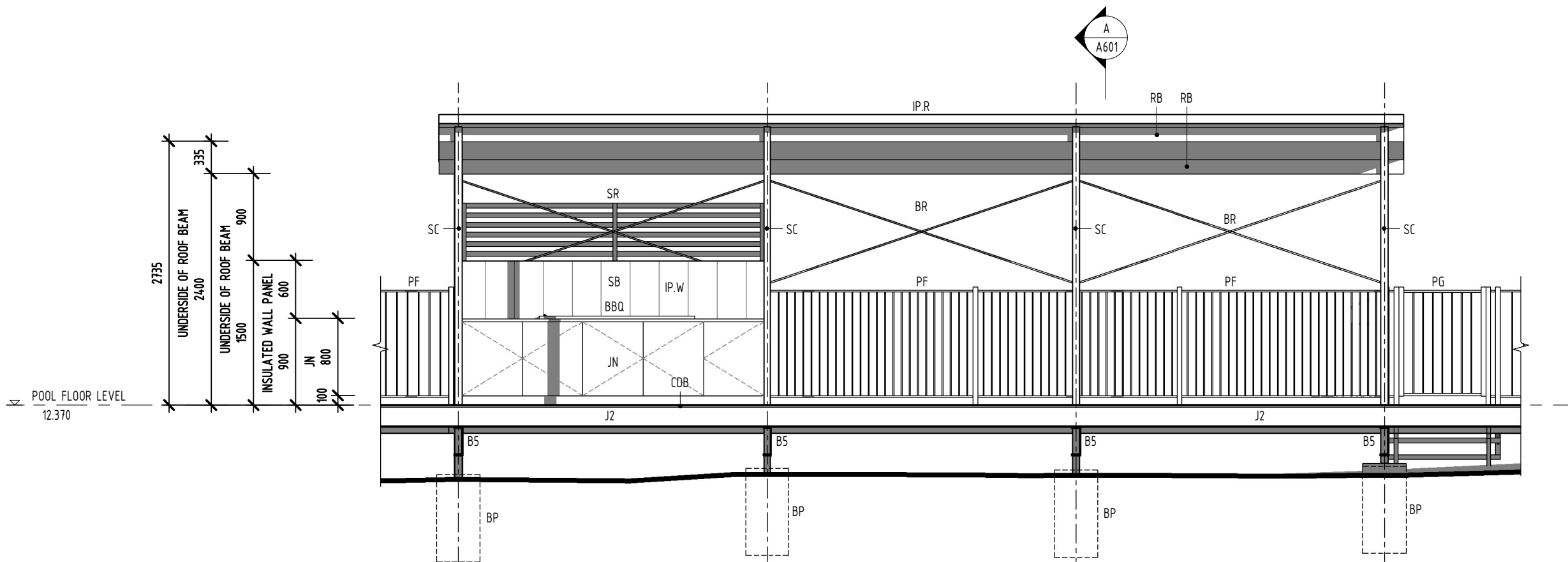
ELECTRICAL NOTE

ALL SYMBOLS AND SYMBOL LOCATIONS ARE INDICATIVE ONLY AND TO BE USED AS A GUIDE ONLY. SYMBOLS AND LOCATIONS ARE NOT DRAWN TO SCALE.

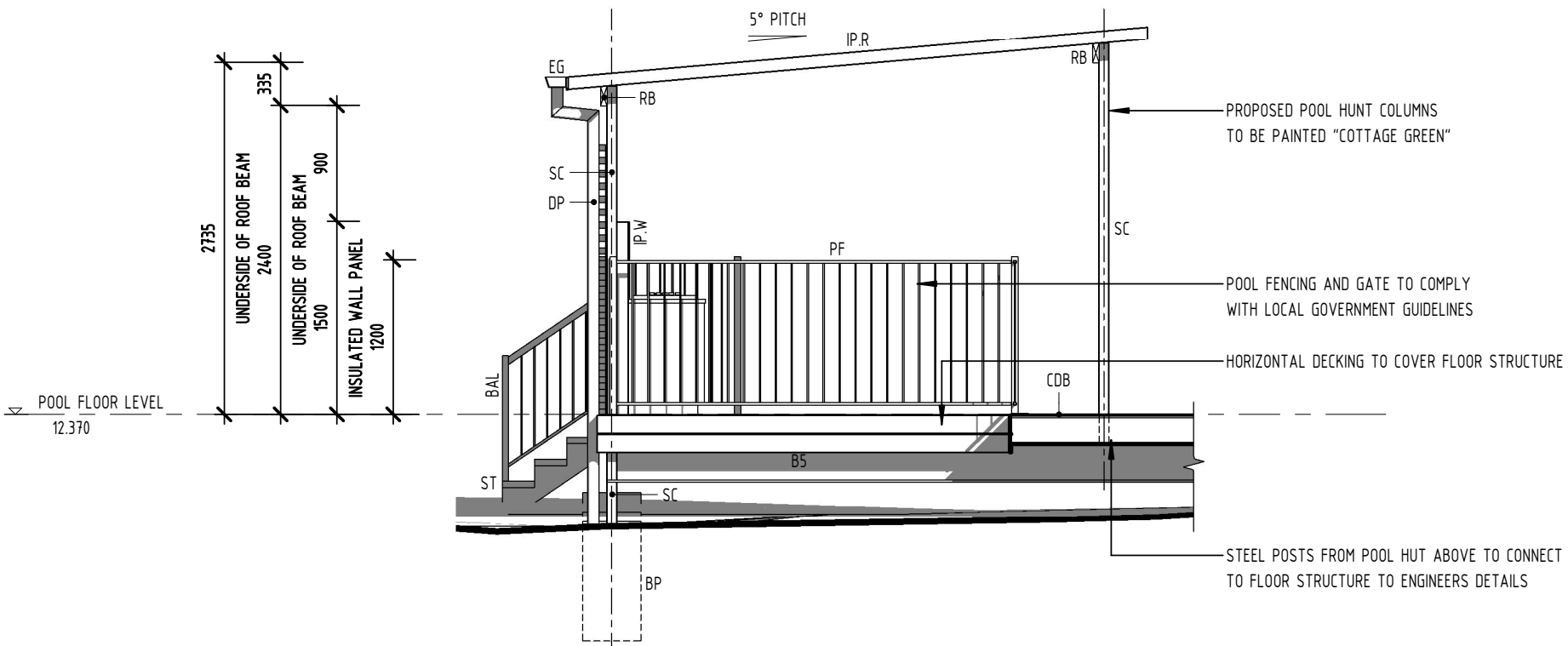
LOCATIONS OF ALL ELECTRICAL AND LIGHTING TO BE CONFIRMED WITH CLIENT BEFORE CONSTRUCTION

BBQ AREA - NO SURFACE MOUNTED WIRING.
WIRING IS TO BE CONTAINED WITHIN CEILING PANELS

P FLOOR PLAN - POOL HUT / BBQ AREA - PROPOSED
SCALE 1: 50 @ A3



1 POOL HUT - ELEVATION 1 - PROPOSED
SCALE 1 : 50 @ A3



2 POOL HUT - ELEVATION 2 - PROPOSED
SCALE 1 : 50 @ A3

FLOOR PLAN LEGEND

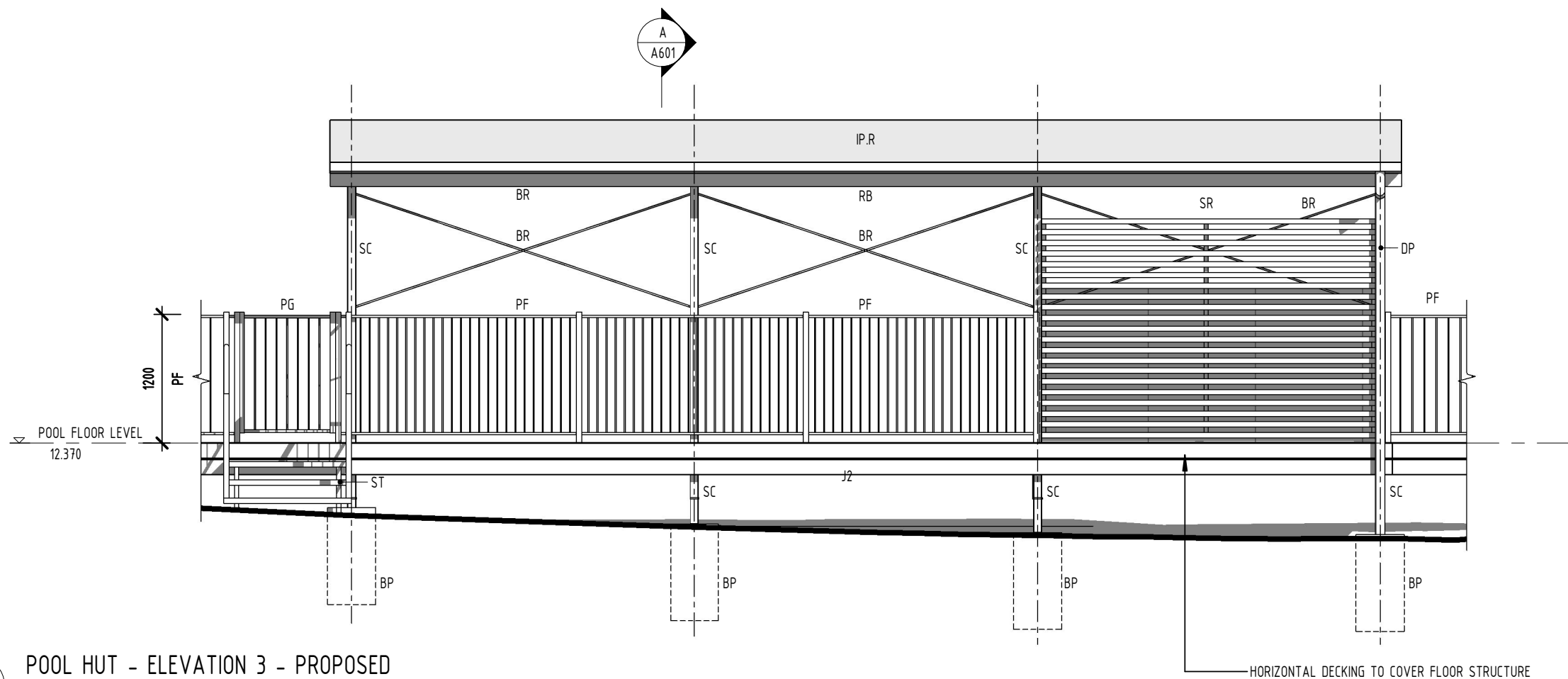
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FLOOR FINISH LEGEND

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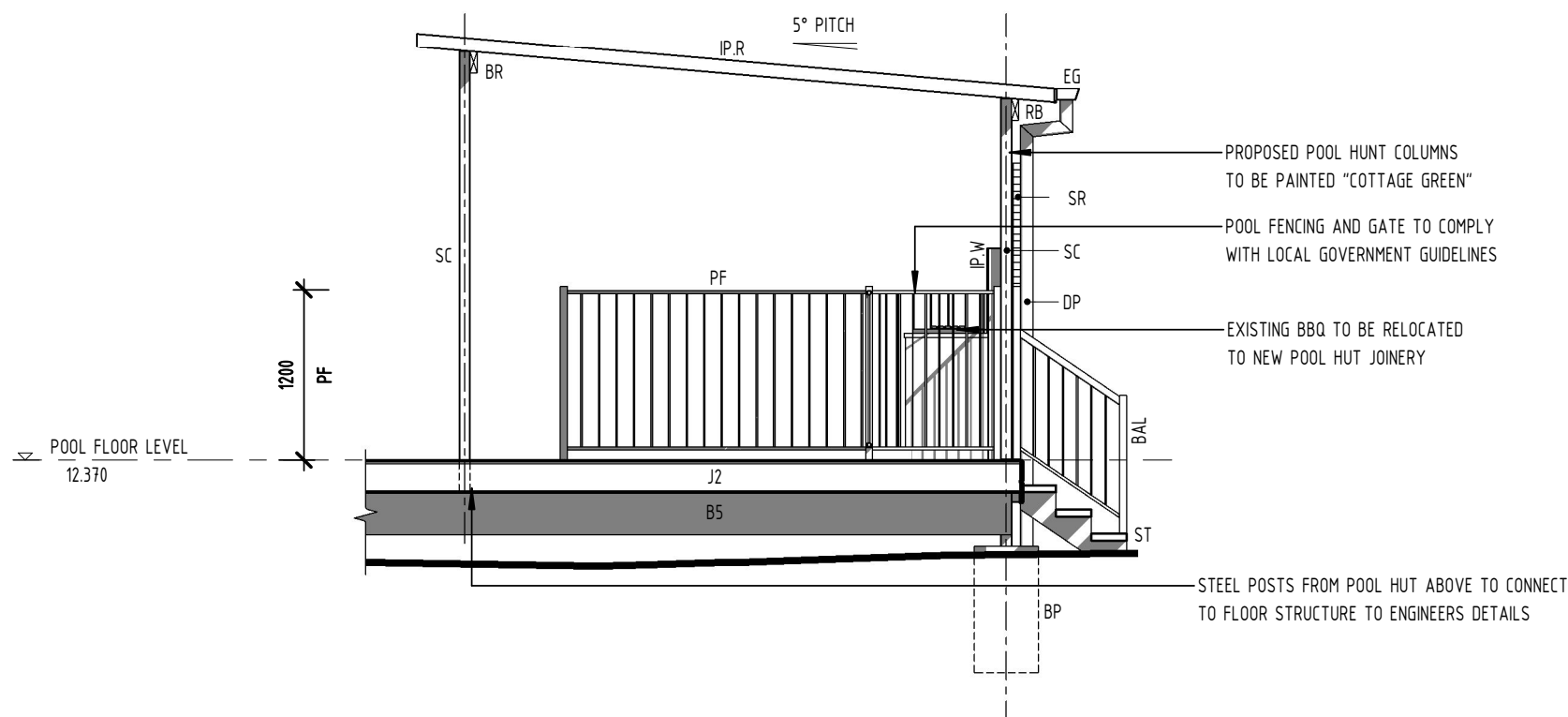
NOTE

JOIST/BEARER TAPE TO BE APPLIED TO ALL TOP EDGES OF HORIZONTAL MEMBERS INCLUDING JOISTS, BEARERS FOR MOISTURE PROTECTION BEFORE DECKING IS INSTALLED



3 POOL HUT - ELEVATION 3 - PROPOSED

SCALE 1 : 50 @ A3



4 POOL HUT - ELEVATION 4 - PROPOSED

SCALE 1 : 50 @ A3

FLOOR PLAN LEGEND

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FLOOR FINISH LEGEND

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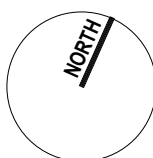
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www.empiredesigns.com.au

A : 297 RIDING ROAD, BALMORAL QLD 4171
P : 3899 1856 MB : 0414 277 560
E : mail@empiredesigns.com.au
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Amendment

PROJECT.

PROPOSED DECK RENOVATION
10 MARYVALE STREET, TOOWONG QLD 4066

DESIGNED BY.

DP

DRAWN BY.

DP

DATE.

JUNE 2023

PROJECT No.

230512

DRAWING TITLE.

POOL HUT - ELEVATIONS - PROPOSED

DRAWING SCALE.

As indicated @ A3

DRAWING NUMBER.

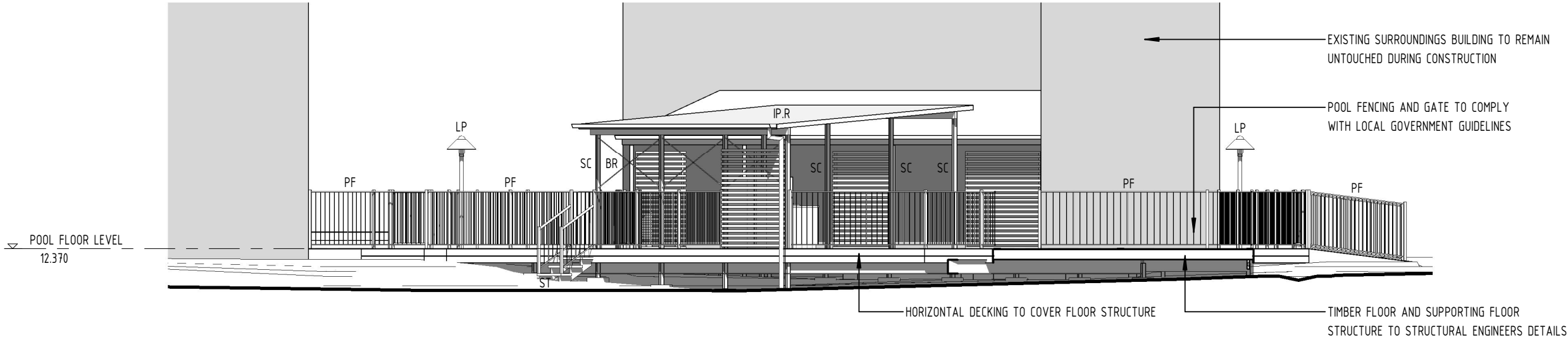
A323

ISSUE.

B

FLOOR PLAN LEGEND

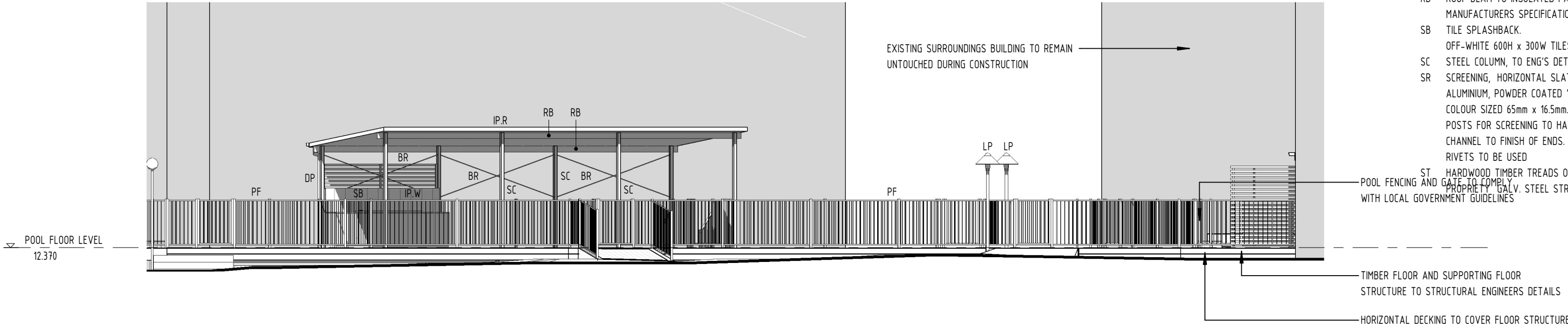
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- ST HARDWOOD TIMBER TREADS ON PROPERTY GALV. STEEL STRINGERS



1

EAST ELEVATION - OVERALL - PROPOSED

SCALE 1 : 100 @ A3



2

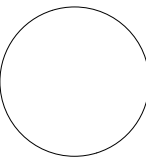
NORTH ELEVATION - OVERALL - PROPOSED

SCALE 1 : 100 @ A3

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P : 3899 1856 MB : 0414 277 560
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Amendment

PROJECT.
PROPOSED DECK RENOVATION
10 MARYVALE STREET, TOOWONG QLD 4066

DESIGNED BY. DP

DRAWN BY. DP

DATE. JUNE 2023

PROJECT No. 230512

DRAWING TITLE.
ELEVATIONS - PROPOSED

DRAWING SCALE.

1 : 100 @ A3

DRAWING NUMBER.

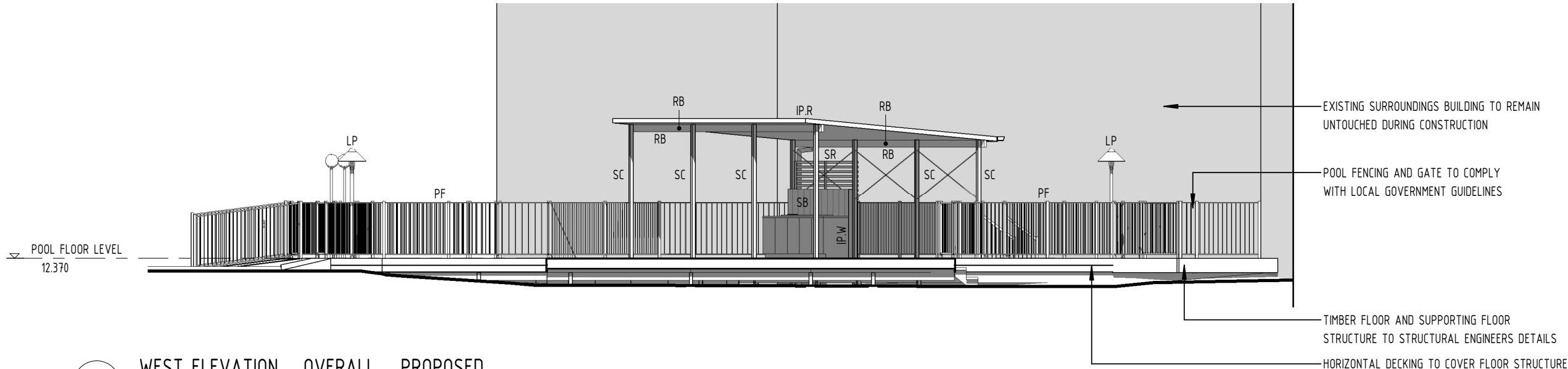
A401

ISSUE.

F

FLOOR PLAN LEGEND

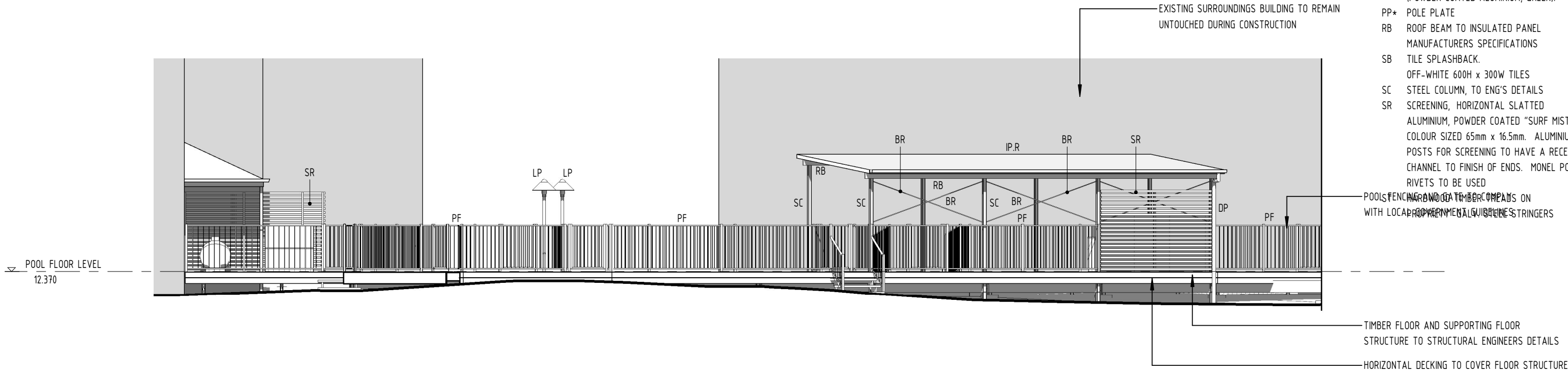
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- POOLS FENCING AND GATE TO COMPLY WITH LOCAL GOVERNMENT GUIDELINES
- POOLS FENCING AND GATE TO COMPLY WITH LOCAL GOVERNMENT GUIDELINES



3

WEST ELEVATION - OVERALL - PROPOSED

SCALE 1 : 100 @ A3



4

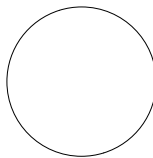
SOUTH ELEVATION - OVERALL - PROPOSED

SCALE 1 : 100 @ A3

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Amendment

PROJECT.

PROPOSED DECK RENOVATION
10 MARYVALE STREET, TOOWONG QLD 4066

DESIGNED BY.

DP

DRAWN BY.

DP

DATE.

JUNE 2023

PROJECT No.

230512

DRAWING TITLE.

ELEVATIONS - PROPOSED

DRAWING SCALE.

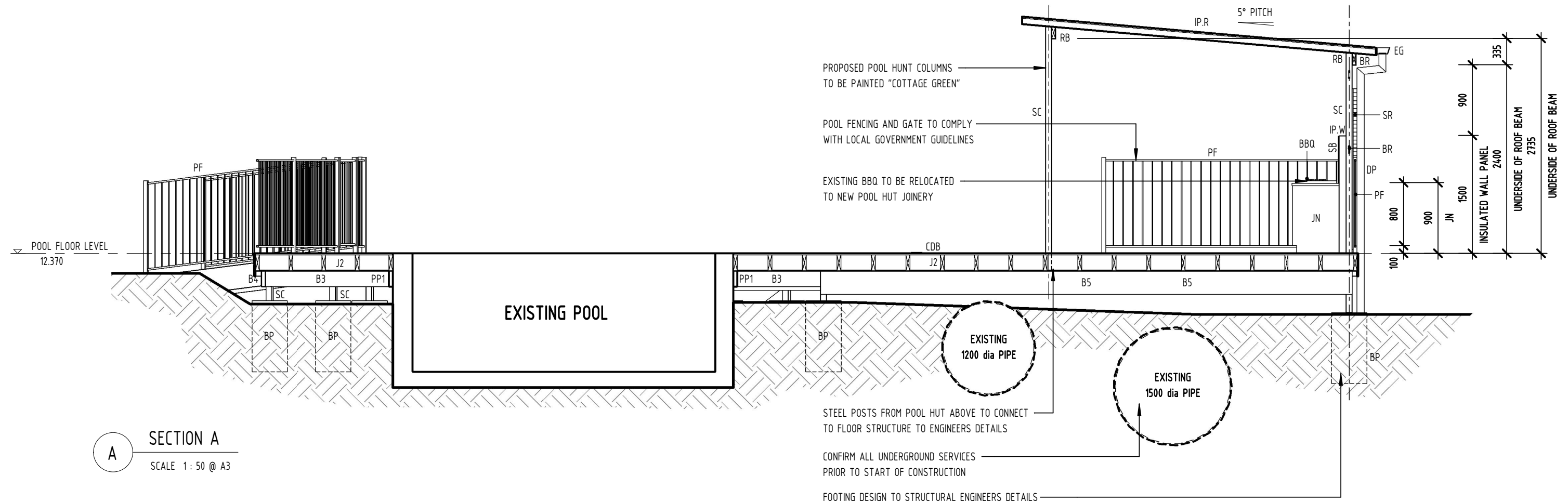
1 : 100 @ A3

DRAWING NUMBER.

A402

ISSUE.

F



SECTION A
SCALE 1 : 50 @ A3

FLOOR PLAN LEGEND

AP	REMOVABLE ACCESS PANEL THROUGH DECK TO ACCESS THE STORM WATER MANHOLE. SIZE REQUIRED TO BE CONFIRMED ON SITE	JN	JOINERY FOR POOL HUT
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BR	BRACING TO ENGINEERS DETAILS.	SB	TILE SPLASHBACK. OFF-WHITE 600H x 300W TILES
EG	FASCIA, 125mm WITH SQUARELINE EAVES GUTTER AND TRIMS TO BE PAINTED COTTAGE GREEN	SC	STEEL COLUMN, TO ENG'S DETAILS
IP.R	INSULATED ROOF PANEL 75mm THICK 4500mm LONG x 1000mm WIDE ,TOP SIDE DELTA ORB PROFILE COLOUR SURFMIST UNDER SIDE FLAT PROFILE, COLOUR SURFMIST, INSTALLED TO MANUFACTURERS SPECIFICATIONS.	SR	SCREENING, HORIZONTAL SLATTED ALUMINIUM, POWDER COATED "SURF MIST" COLOUR SIZED 65mm x 16.5mm. ALUMINIUM POSTS FOR SCREENING TO HAVE A RECEIVING CHANNEL TO FINISH OF ENDS. MONEL POP-RIVETS TO BE USED
IP.W	INSULATED WALL FLAT PANEL. PANELS TO A HEIGHT OF 1500mm	ST	HARDWOOD TIMBER TREADS ON PROPRIETY GALV. STEEL STRINGERS
J*	JOIST TO ENG'S DETAILS		

FLOOR FINISH LEGEND

CDB	COMPOSITE DECKING BOARD IN "BRITEDECK" TITANIUM IN "WILLOW OAK" 140mm x 29mm x 6.0m IN LENGTH). DECKING BOARD TO PICTURE FRAME THE EXTERIOR TOP EDGE OF THE DECK. CONCEALED T CLIP SYSTEM TO SECURE THE DECKING BOARDS TO THE FRAME. MATCHING FASCIA BOARDS TO CONCEAL THE ENDS OF JOISTS.
DB	DECKING BOARD TO PICTURE FRAME THE EXTERIOR TOP EDGE OF THE DECK

NOTE

JOIST/BEARER TAPE TO BE APPLIED TO ALL TOP EDGES OF HORIZONTAL MEMBERS INCLUDING JOISTS, BEARERS FOR MOISTURE PROTECTION BEFORE DECKING IS INSTALLED

EMPIRE
DESIGN & DRAFTING

www.empiredesigns.com.au

A : 297 RIDING ROAD, BALMORAL QLD 4171
P : 3899 1856 MB : 0414 277 560
E : mail@empiredesigns.com.au
QBCC : 1312117 VBA : DP-AD 46238

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Amendment

PROJECT.

PROPOSED DECK RENOVATION
10 MARYVALE STREET, TOOWONG QLD 4066

DESIGNED BY.

DP

DRAWN BY.

DP

DATE.

JUNE 2023

PROJECT No.

230512

DRAWING TITLE.

SECTION - PROPOSED

DRAWING SCALE.

As indicated @ A3

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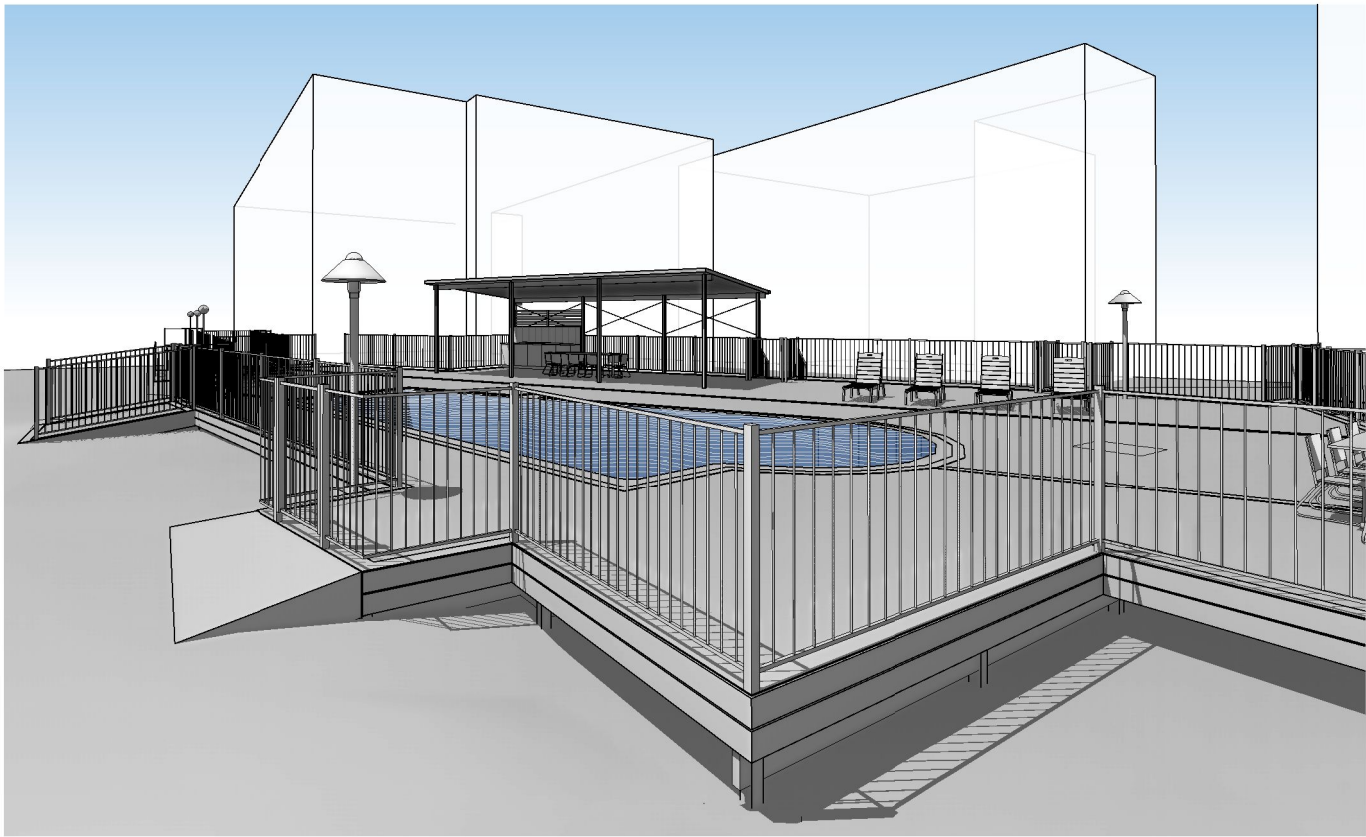
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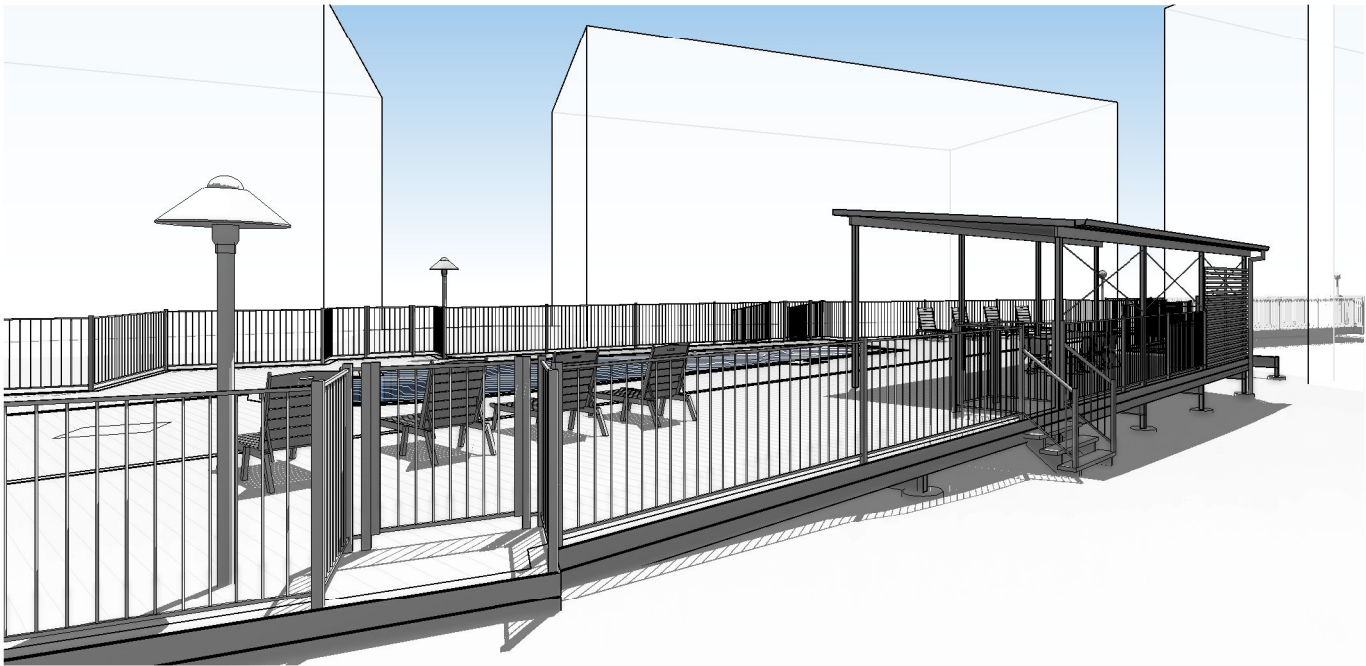
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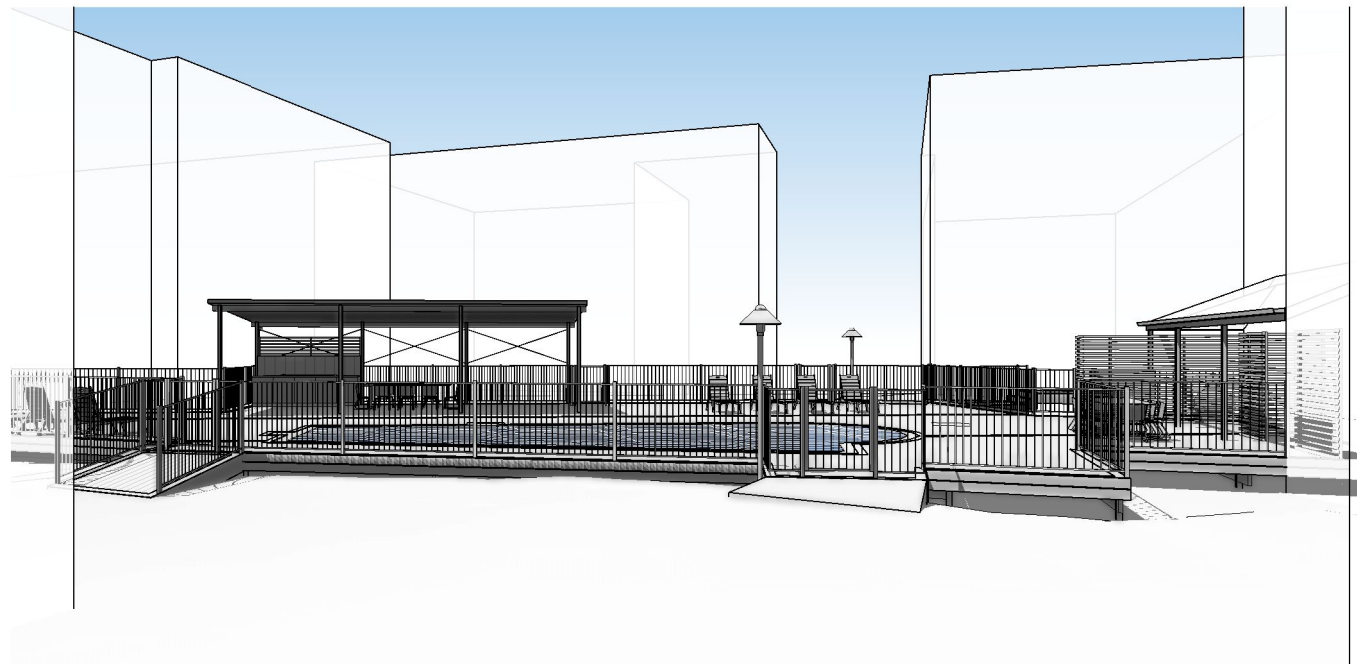
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SCALE @ A3



4 3D PERSPECTIVE 4
SCALE @ A3



5 3D PERSPECTIVE 5
SCALE @ A3

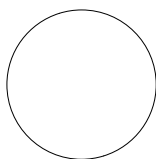


6 3D PERSPECTIVE 6
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Amendment

PROJECT.
PROPOSED DECK RENOVATION
10 MARYVALE STREET, TOOWONG QLD 4066

DESIGNED BY. DP

DRAWN BY. DP

DATE. JUNE 2023

PROJECT No. 230512

DRAWING TITLE.
3D PERSPECTIVES

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