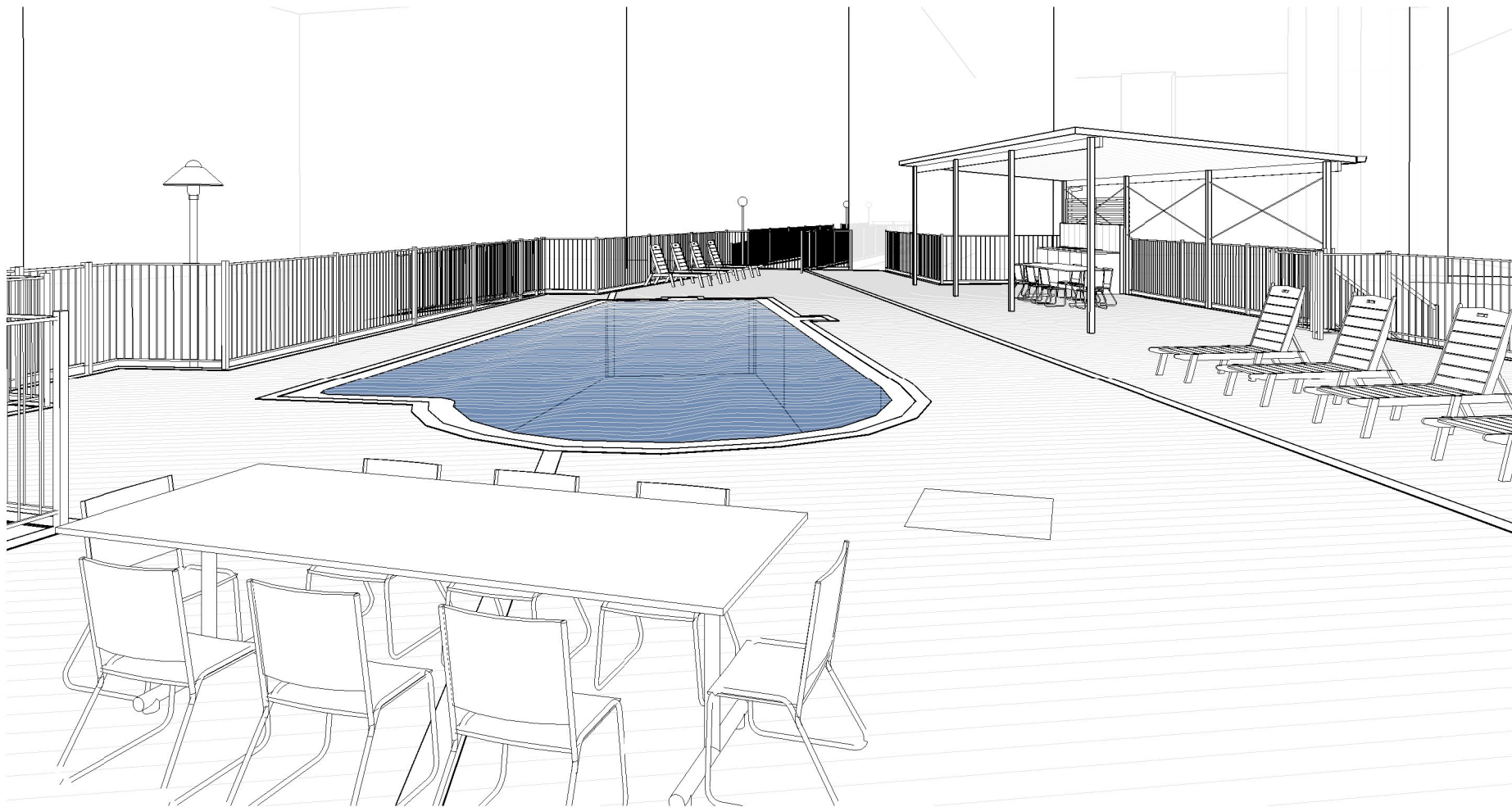


PROPOSED DECK RENOVATION  
FOR THE BODY CORPORATE FOR  
THE VILLAGE OF LANGLER DREW  
CTS 16700

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<sup>2</sup>

8/10 MARYVALE ST TOOWONG 4066  
PLAN AREA 158 m<sup>2</sup>  
LOT ON PLAN LOT 8 ON BUP103228

13/10 MARYVALE ST TOOWONG 4066  
PLAN AREA 169 m<sup>2</sup>  
LOT ON PLAN LOT 13 ON BUP103228

28/59 JEPHSON ST TOOWONG 4066  
PLAN AREA 138 m<sup>2</sup>  
LOT ON PLAN LOT 28 ON BUP103228

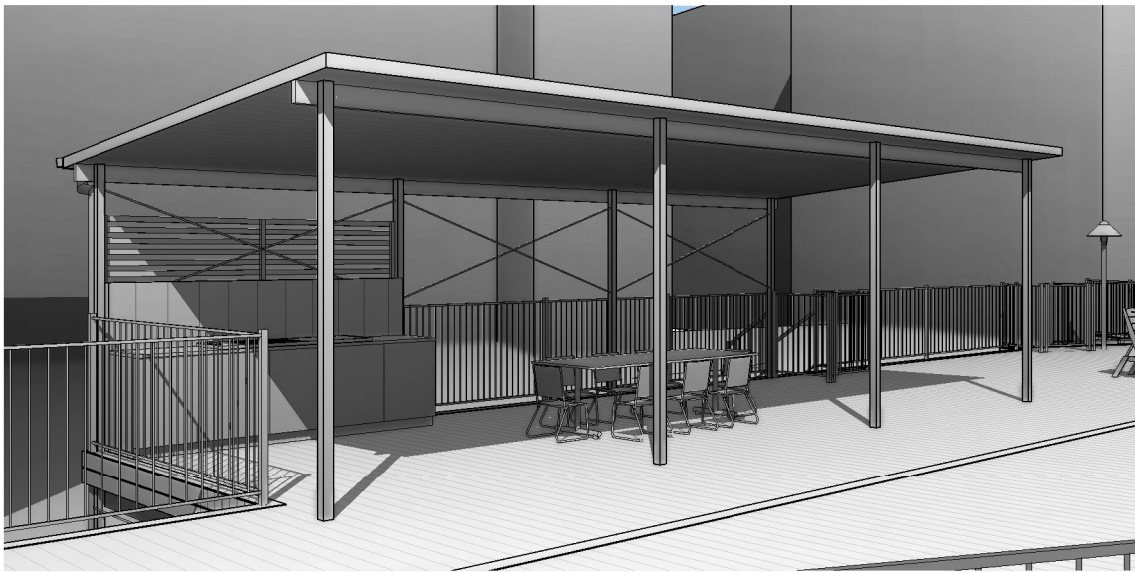
27/59 JEPHSON ST TOOWONG 4066  
PLAN AREA 164 m<sup>2</sup>  
LOT ON PLAN LOT 27 ON BUP103228

24/59 JEPHSON ST TOOWONG 4066  
PLAN AREA 143 Mm<sup>2</sup>  
LOT ON PLAN LOT 24 ON BUP103228

48/63 SHERWOOD RD TOOWONG 4066  
PLAN AREA 122 m<sup>2</sup>  
LOT ON PLAN LOT 48 ON BUP103228

17/59 JEPHSON ST TOOWONG 4066  
PLAN AREA 120 m<sup>2</sup>  
LOT ON PLAN LOT 17 ON BUP103228

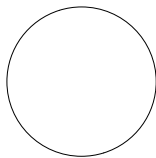
| No   | DRAWING NAME                                            | ISSUE |
|------|---------------------------------------------------------|-------|
| A000 | TITLE SHEET                                             | L     |
| A111 | SITE PLANS - EXISTING                                   | E     |
| A112 | SITE PLANS - PROPOSED                                   | H     |
| A113 | SURVEY - BY OTHERS                                      | B     |
| 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     |
| A331 | EASEMENT PLAN - PART 1 OF 2                             | B     |
| A332 | EASEMENT PLAN - PART 2 OF 2                             | B     |
| A401 | ELEVATIONS - PROPOSED                                   | F     |
| A402 | ELEVATIONS - PROPOSED                                   | F     |
| A601 | SECTION - PROPOSED                                      | C     |
| A701 | 3D PERSPECTIVES                                         | G     |



2 3D PERSPECTIVE 2  
SCALE @ 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



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

|              |           |             |        |
|--------------|-----------|-------------|--------|
| DESIGNED BY. | DP        | DRAWN BY.   | DP     |
| DATE.        | JUNE 2023 | PROJECT No. | 230512 |

DRAWING TITLE.  
TITLE SHEET

DRAWING SCALE.  
1 : 200 @ A3

DRAWING NUMBER.  
**A000**

ISSUE.  
**L**

REAL PROPERTY DESCRIPTION

LOCAL AUTHORITY: B.C.C.  
LOT 0, BUP103228  
AREA : 4562m<sup>2</sup>

8/10 MARYVALE ST TOOWONG 4066  
PLAN AREA 158 m<sup>2</sup>  
LOT ON PLAN LOT 8 ON BUP103228

13/10 MARYVALE ST TOOWONG 4066  
PLAN AREA 169 m<sup>2</sup>  
LOT ON PLAN LOT 13 ON BUP103228

28/59 JEPHSON ST TOOWONG 4066  
PLAN AREA 138 m<sup>2</sup>  
LOT ON PLAN LOT 28 ON BUP103228

27/59 JEPHSON ST TOOWONG 4066  
PLAN AREA 164 m<sup>2</sup>  
LOT ON PLAN LOT 27 ON BUP103228

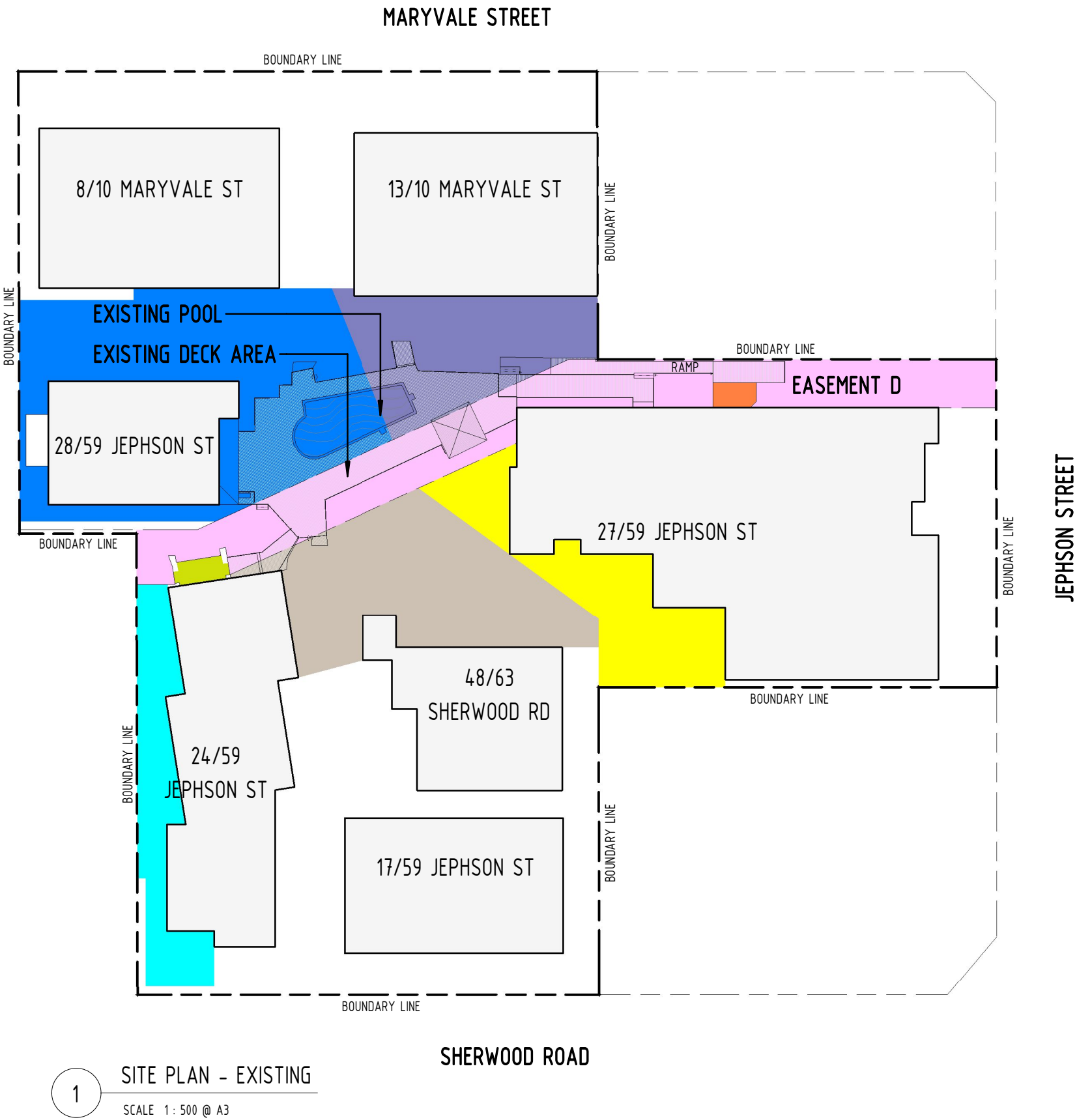
24/59 JEPHSON ST TOOWONG 4066  
PLAN AREA 143 Mm<sup>2</sup>  
LOT ON PLAN LOT 24 ON BUP103228

48/63 SHERWOOD RD TOOWONG 4066  
PLAN AREA 122 m<sup>2</sup>  
LOT ON PLAN LOT 48 ON BUP103228

17/59 JEPHSON ST TOOWONG 4066  
PLAN AREA 120 m<sup>2</sup>  
LOT ON PLAN LOT 17 ON BUP103228

EASEMENT LEGEND

- EASEMENT C
- EASEMENT D
- EASEMENT E
- EASEMENT F
- EASEMENT G
- EASEMENT H
- EASEMENT J
- EASEMENT L
- EASEMENT M



1 SITE PLAN - EXISTING  
SCALE 1: 500 @ A3

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

- GAS
- SEWER
- STORMWATER
- 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

|                                                                                                                                                                                                                                                                          |                  |                                                                                                                                                                                                                                                                                                                                                                    |           |  |  |                                                                              |                    |                   |                                         |                 |  |        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--|--|------------------------------------------------------------------------------|--------------------|-------------------|-----------------------------------------|-----------------|--|--------|
| <div>EMPIRE</div> <div>DESIGN &amp; DRAFTING</div> <div>www.empiredesigns.com.au</div> <div>A : 297 RIDING ROAD, BALMORAL QLD 4171</div> <div>P : 3899 1856 MB : 0414 277 560</div> <div>E : mail@empiredesigns.com.au</div> <div>QBCC : 1312117 VBA : DP-AD 46238</div> | <div>NORTH</div> | 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.<br>PROPOSED DECK RENOVATION<br>10 MARYVALE STREET, TOOWONG QLD 4066 |                    |                   | DRAWING TITLE.<br>SITE PLANS - EXISTING |                 |  |        |
|                                                                                                                                                                                                                                                                          |                  |                                                                                                                                                                                                                                                                                                                                                                    |           |  |  | DESIGNED BY. DP                                                              | DRAWN BY. DP       | DRAWING SCALE.    |                                         | DRAWING NUMBER. |  | ISSUE. |
|                                                                                                                                                                                                                                                                          |                  |                                                                                                                                                                                                                                                                                                                                                                    |           |  |  | DATE. JUNE 2023                                                              | PROJECT No. 230512 | As indicated @ A3 |                                         | A111            |  | E      |
|                                                                                                                                                                                                                                                                          |                  |                                                                                                                                                                                                                                                                                                                                                                    |           |  |  |                                                                              |                    |                   |                                         |                 |  |        |
|                                                                                                                                                                                                                                                                          |                  |                                                                                                                                                                                                                                                                                                                                                                    |           |  |  |                                                                              |                    |                   |                                         |                 |  |        |
|                                                                                                                                                                                                                                                                          |                  |                                                                                                                                                                                                                                                                                                                                                                    |           |  |  |                                                                              |                    |                   |                                         |                 |  |        |

REAL PROPERTY DESCRIPTION

LOCAL AUTHORITY: B.C.C.  
LOT 0, BUP103228  
AREA : 4562m<sup>2</sup>

8/10 MARYVALE ST TOOWONG 4066  
PLAN AREA 158 m<sup>2</sup>  
LOT ON PLAN LOT 8 ON BUP103228

13/10 MARYVALE ST TOOWONG 4066  
PLAN AREA 169 m<sup>2</sup>  
LOT ON PLAN LOT 13 ON BUP103228

28/59 JEPHSON ST TOOWONG 4066  
PLAN AREA 138 m<sup>2</sup>  
LOT ON PLAN LOT 28 ON BUP103228

27/59 JEPHSON ST TOOWONG 4066  
PLAN AREA 164 m<sup>2</sup>  
LOT ON PLAN LOT 27 ON BUP103228

24/59 JEPHSON ST TOOWONG 4066  
PLAN AREA 143 Mm<sup>2</sup>  
LOT ON PLAN LOT 24 ON BUP103228

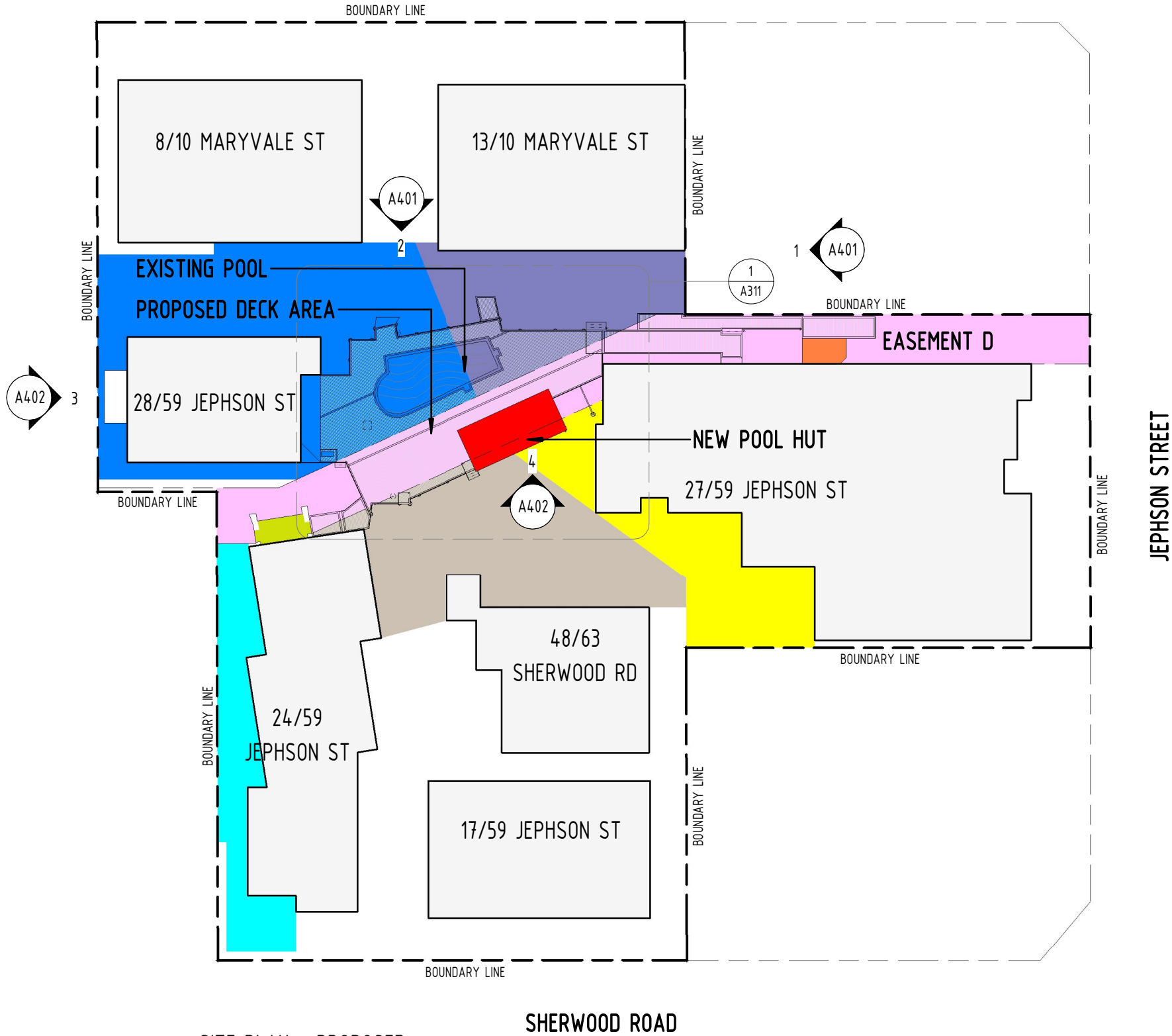
48/63 SHERWOOD RD TOOWONG 4066  
PLAN AREA 122 m<sup>2</sup>  
LOT ON PLAN LOT 48 ON BUP103228

17/59 JEPHSON ST TOOWONG 4066  
PLAN AREA 120 m<sup>2</sup>  
LOT ON PLAN LOT 17 ON BUP103228

EASEMENT LEGEND

- EASEMENT C
- EASEMENT D
- EASEMENT E
- EASEMENT F
- EASEMENT G
- EASEMENT H
- EASEMENT J
- EASEMENT L
- EASEMENT M

MARYVALE STREET



2 SITE PLAN - PROPOSED  
SCALE 1 : 500 @ A3

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

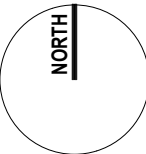
NOTE: ALL SERVICES SHOWN ARE FROM INFORMATION SUPPLIED BY SURVEY. BUILDER TO CONFIRM LOCATIONS PRIOR TO CONSTRUCTION

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

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



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

DESIGNED BY.

DP

DRAWN BY.

DP

DATE.

JUNE 2023

PROJECT No.

230512

DRAWING TITLE.

SITE PLANS - PROPOSED

DRAWING SCALE.

As indicated @ A3

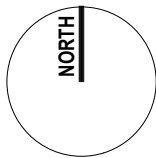
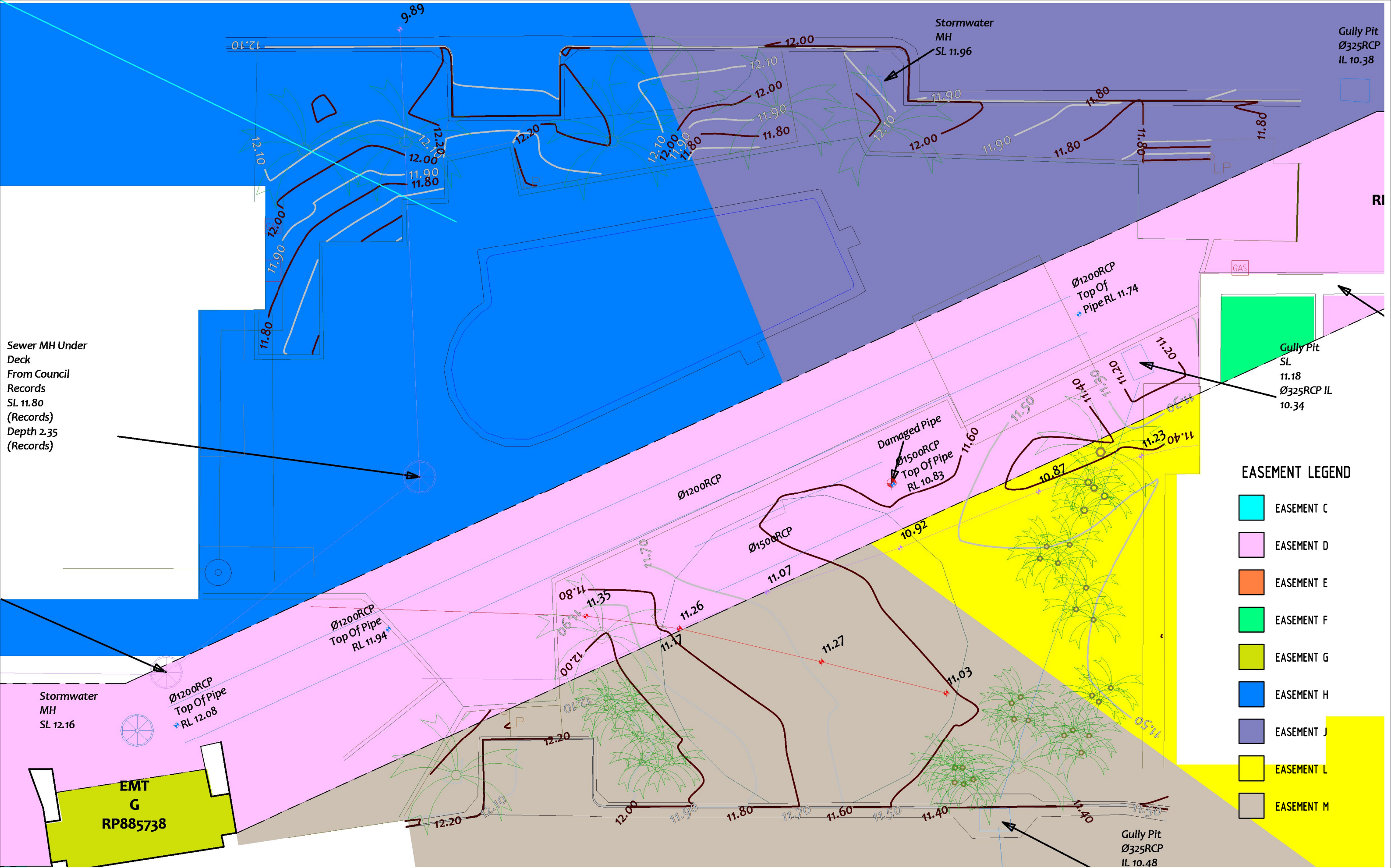
DRAWING NUMBER.

A112

ISSUE.

H





| Amendment |  |  |
|-----------|--|--|
|           |  |  |
|           |  |  |
|           |  |  |
|           |  |  |

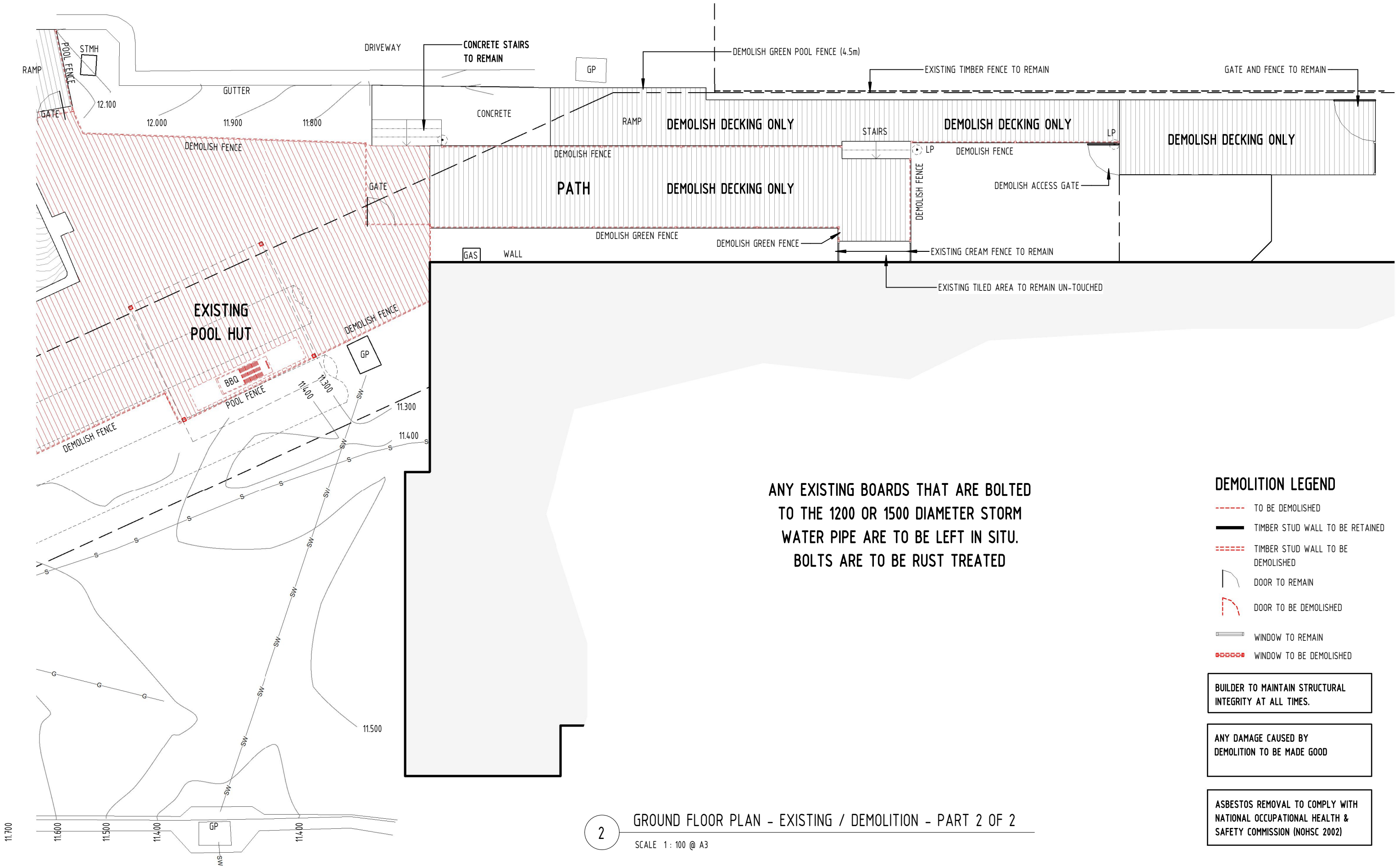
| PROJECT.                                                         |           |
|------------------------------------------------------------------|-----------|
| PROPOSED DECK RENOVATION<br>10 MARYVALE STREET, TOOWONG QLD 4066 |           |
| DESIGNED BY.                                           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

| DRAWING TITLE.     |                 |          |
|--------------------|-----------------|----------|
| SURVEY - BY OTHERS |                 |          |
| DRAWING SCALE.     | DRAWING NUMBER. | ISSUE.   |
| 1 : 100 @ A3       | <b>A113</b>     | <b>B</b> |





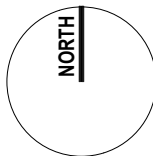




**EMPIRE**  
DESIGN & DRAFTING

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



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

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**



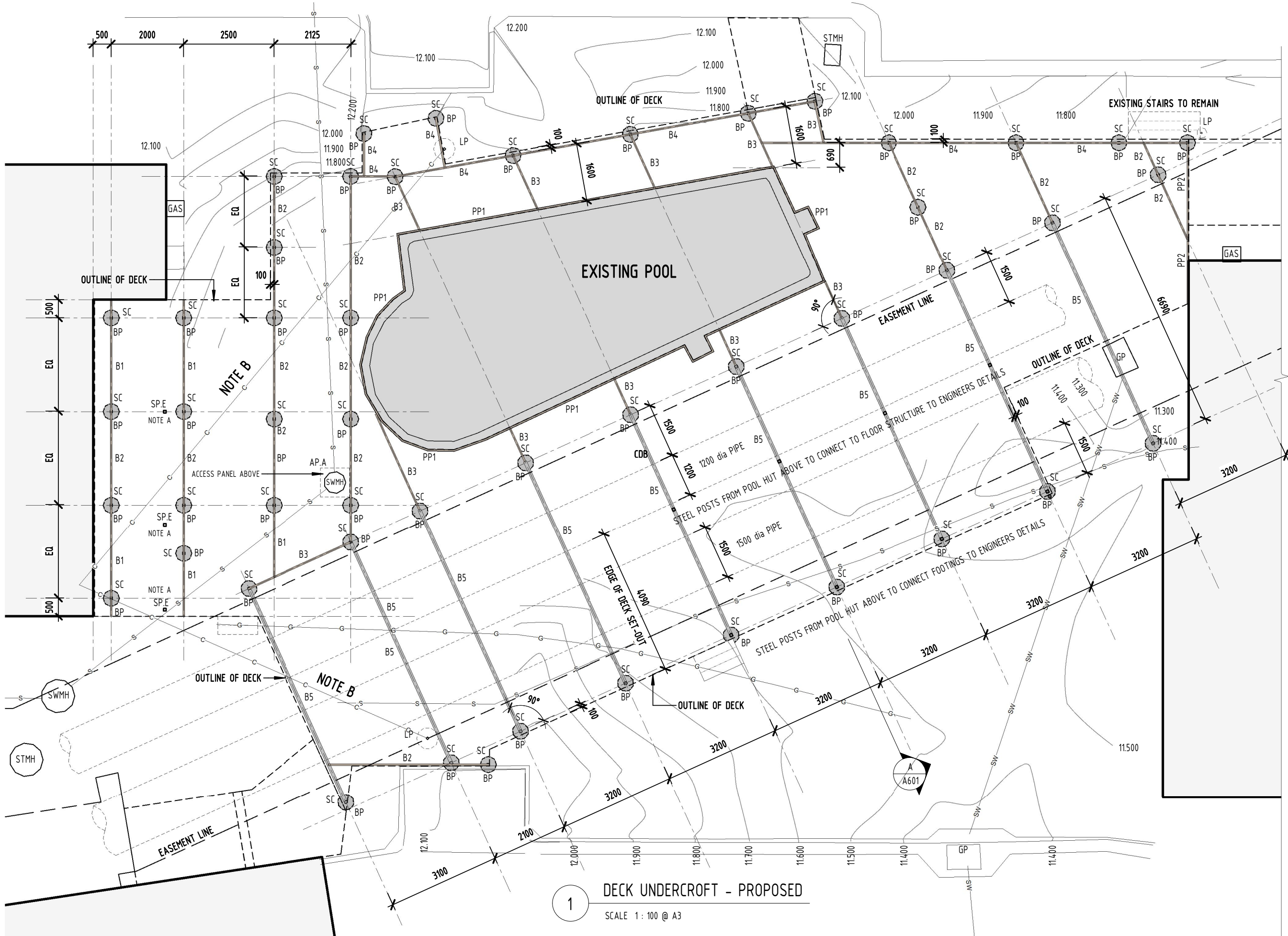
## FLOOR PLAN LEGEND

- 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**  
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

DESIGNED BY.

DP

DRAWN BY.

DP

DATE.

JUNE 2023

PROJECT No.

230512

DRAWING TITLE.

UNDERCROFT FLOOR PLAN - PROPOSED

DRAWING SCALE.

1 : 100 @ A3

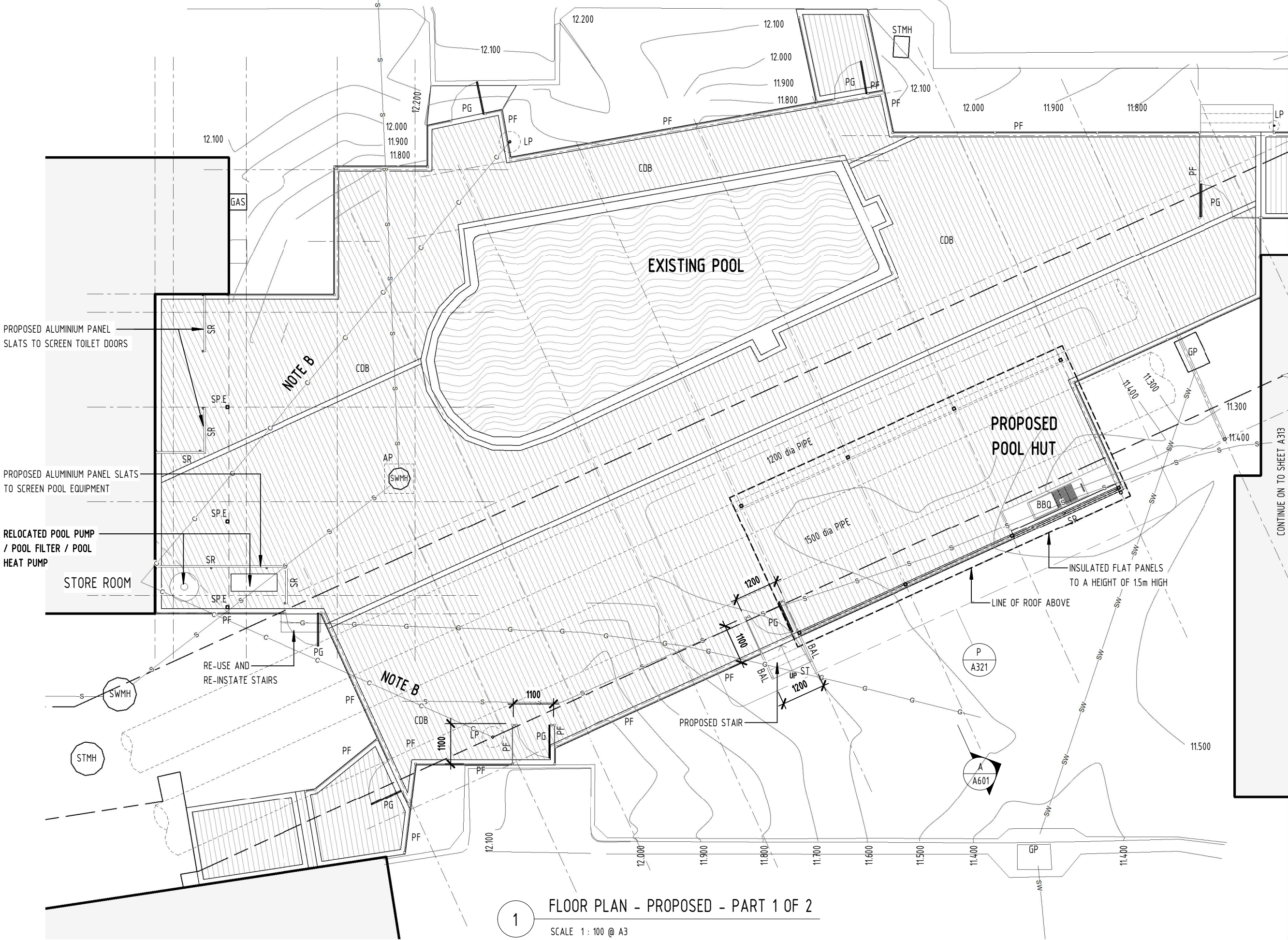
DRAWING NUMBER.

**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
- 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).

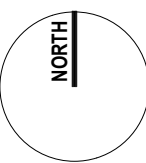
FLOOR PLAN - PROPOSED - PART 1 OF 2

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  
QBCC : 1312117 VBA : DP-AD 46238



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

DESIGNED BY.

DP

DRAWN BY.

DP

DATE.

JUNE 2023

PROJECT No.

230512

DRAWING TITLE.

DECK FLOOR PLAN - PROPOSED - PART 1 OF 2

DRAWING SCALE.

1: 100 @ A3

DRAWING NUMBER.

A311

ISSUE.

i

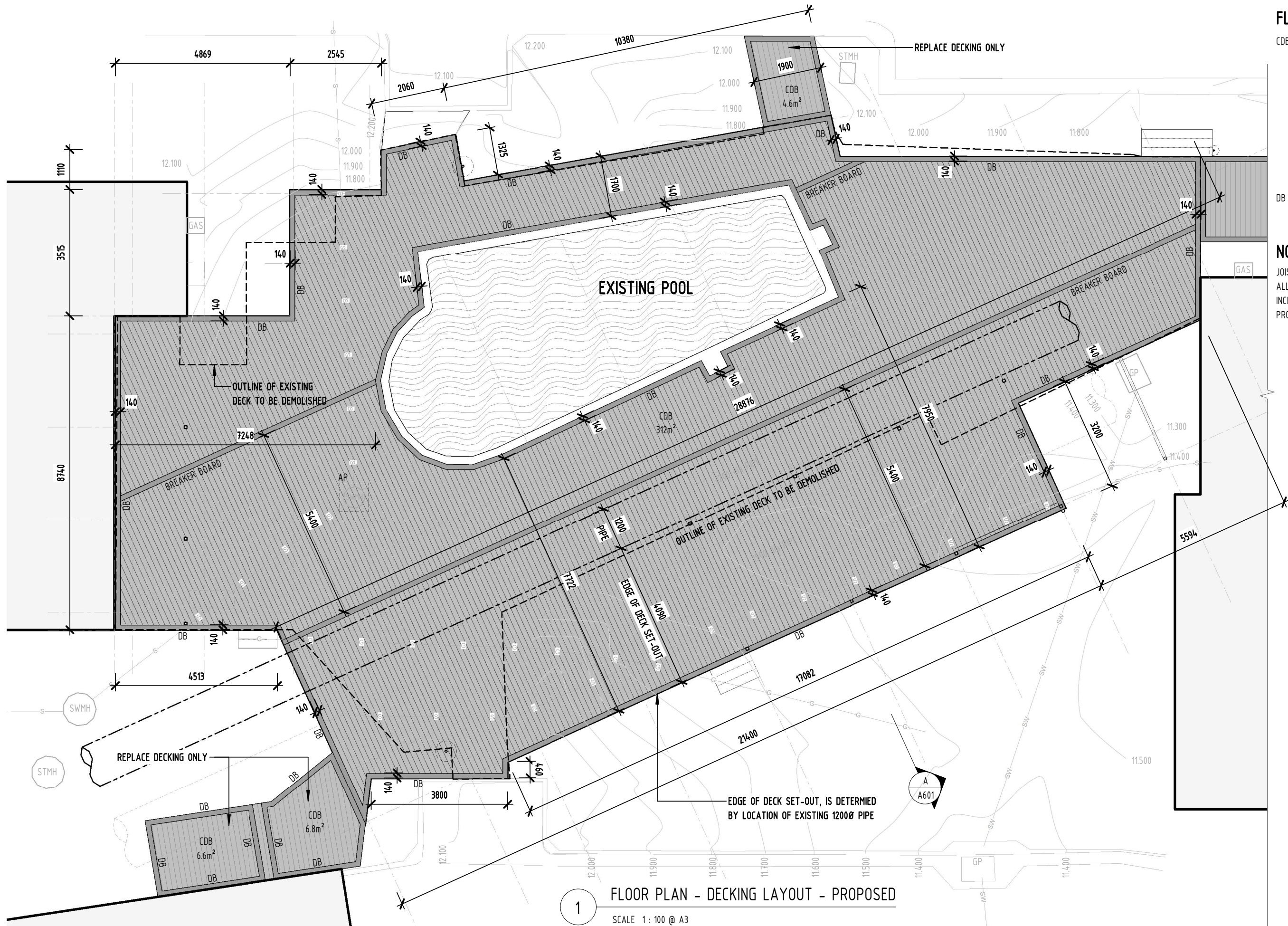


## FLOOR FINISH LEGEND

- 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



1 FLOOR PLAN - DECKING LAYOUT - PROPOSED

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  
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

DESIGNED BY.

DP

DRAWN BY.

DP

DATE.

JUNE 2023

PROJECT No.

230512

DRAWING TITLE.

FLOOR PLAN - DECKING LAYOUT - PROPOSED

DRAWING SCALE.

1 : 100 @ A3

DRAWING NUMBER.

**A312**

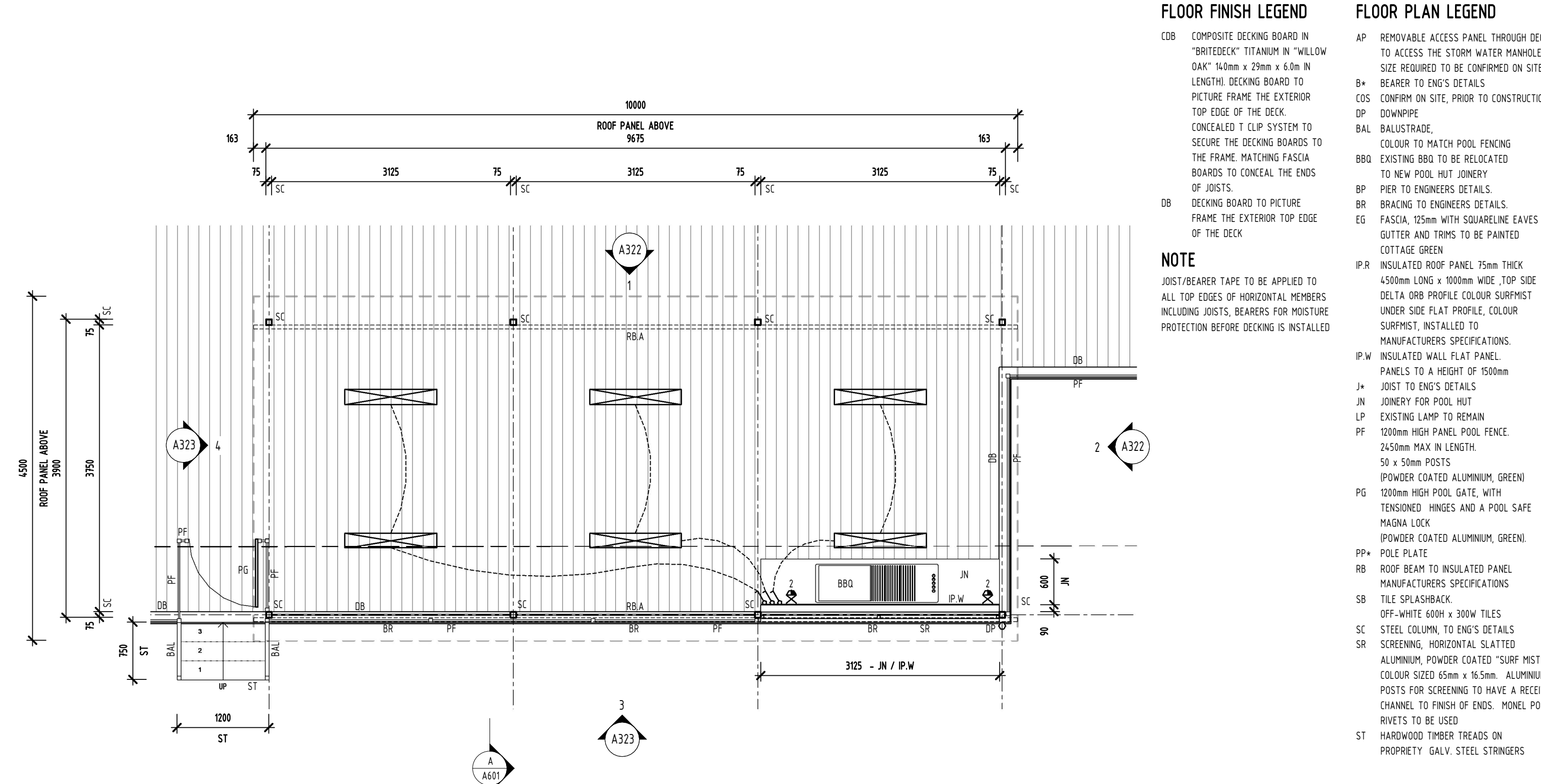
ISSUE.

**E**









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

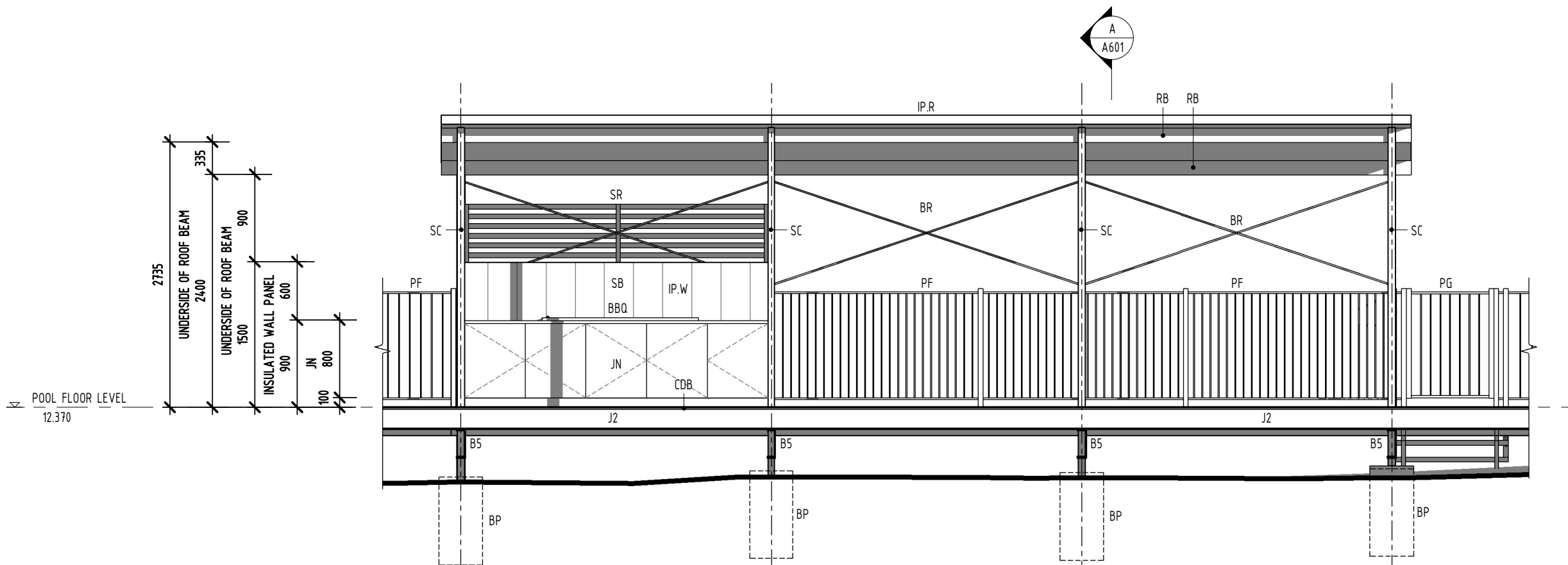
ALL SYMBOLS AND SYMBOL LOCATIONS ARE INDICATIVE ONLY AND TO BE USED AS A GUIDE ONLY. SYMBOLS AND LOCATIONS ARE NOT DRAWN TO SCALE.

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

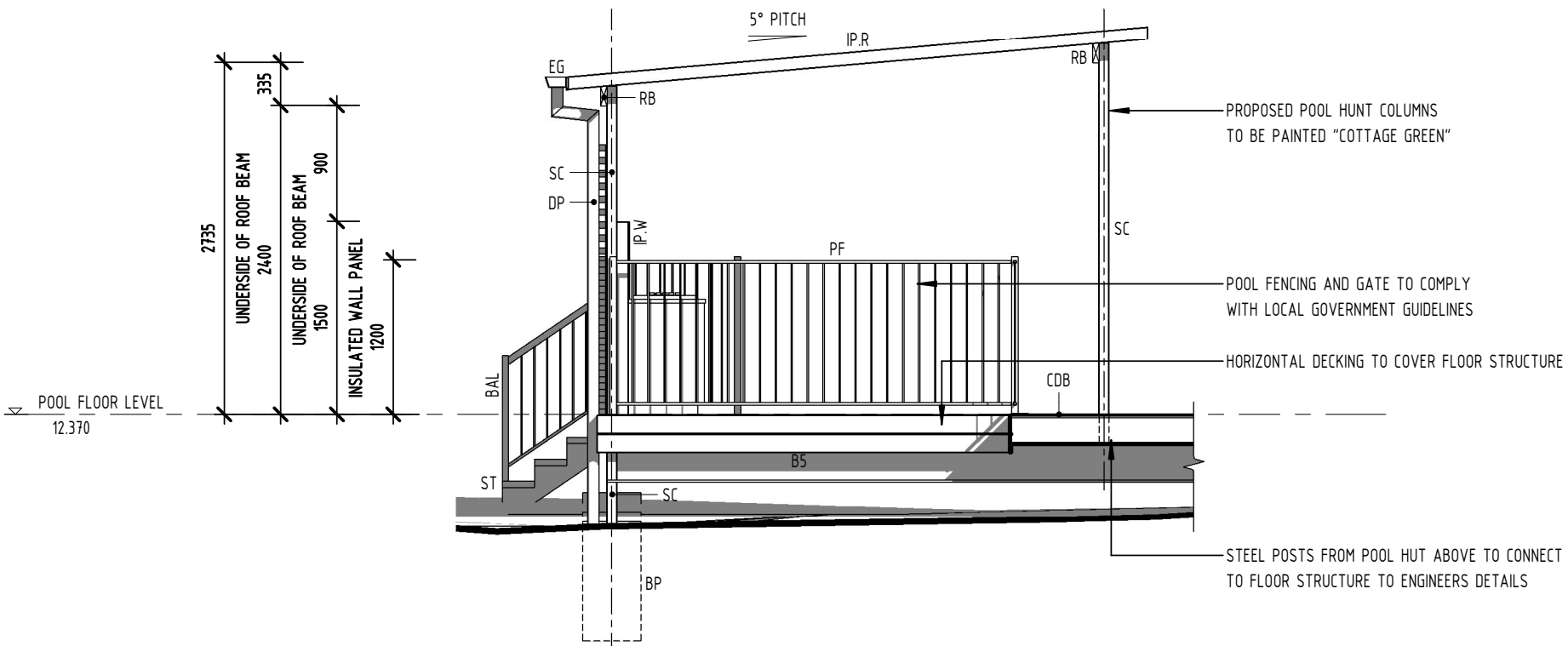
**BBQ AREA - NO SURFACE MOUNTED WIRING.**  
**WIRING IS TO BE CONTAINED WITHIN CEILING PANELS**

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

- 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

## 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

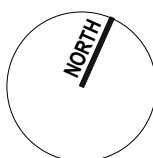
## NOTE

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



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.

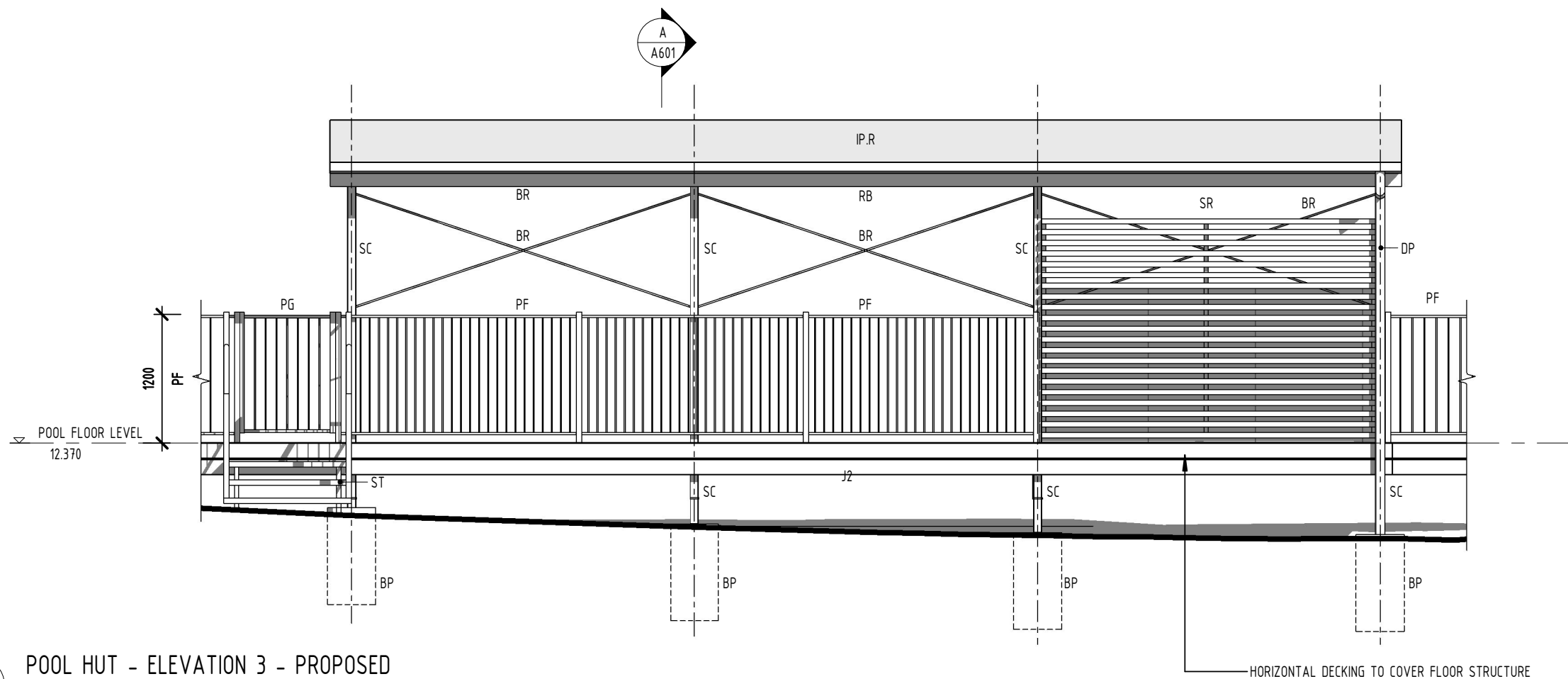
Amendment

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

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

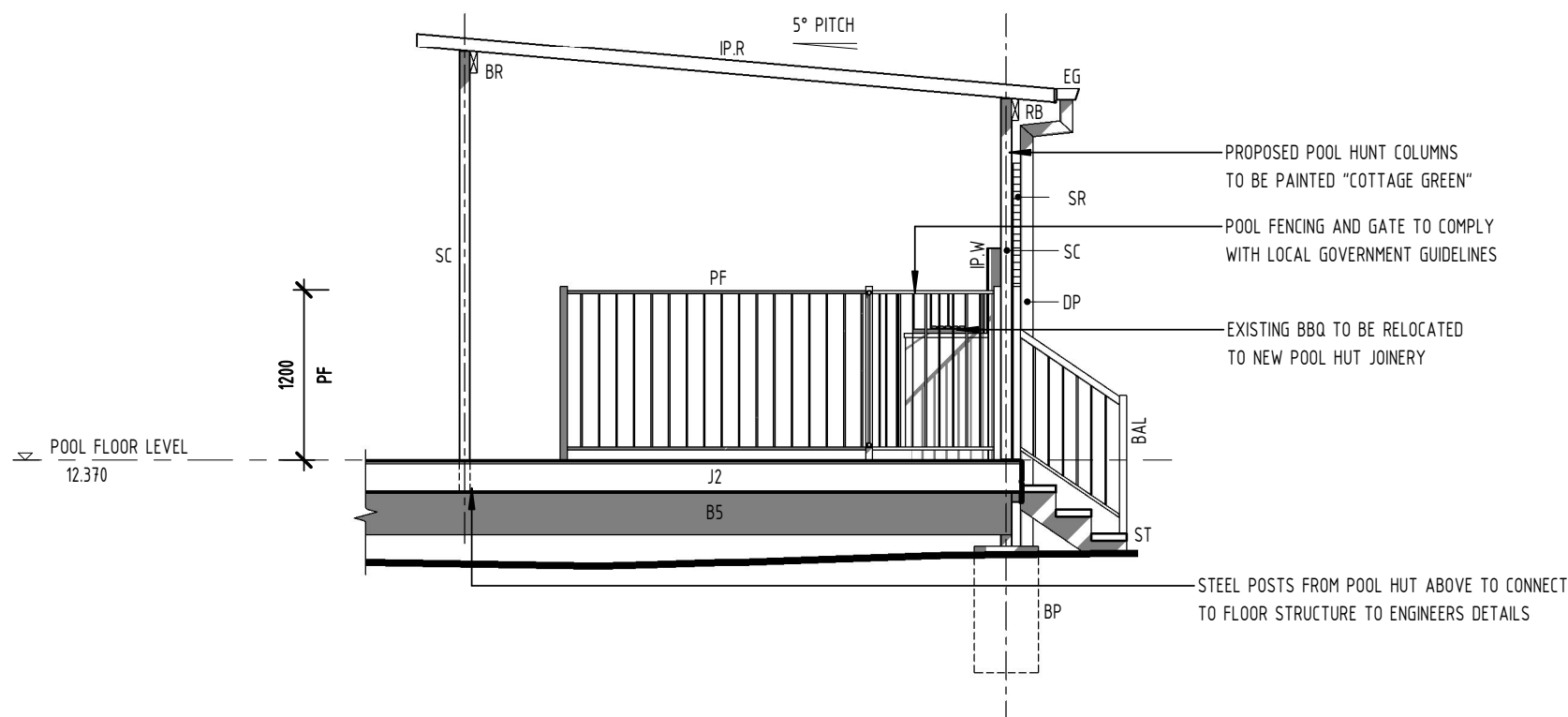
|                                                    |                 |          |
|----------------------------------------------------|-----------------|----------|
| DRAWING TITLE.<br>POOL HUT - ELEVATIONS - PROPOSED |                 |          |
| DRAWING SCALE.                                     | DRAWING NUMBER. | ISSUE.   |
| As indicated @ A3                                  | <b>A322</b>     | <b>B</b> |





3 POOL HUT - ELEVATION 3 - PROPOSED

SCALE 1 : 50 @ A3



4 POOL HUT - ELEVATION 4 - PROPOSED

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
- 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

## 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

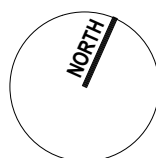
## NOTE

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



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

DESIGNED BY. DP

DRAWN BY. DP

DATE. JUNE 2023

PROJECT No. 230512

DRAWING TITLE.  
POOL HUT - ELEVATIONS - PROPOSED

DRAWING SCALE.

As indicated @ A3

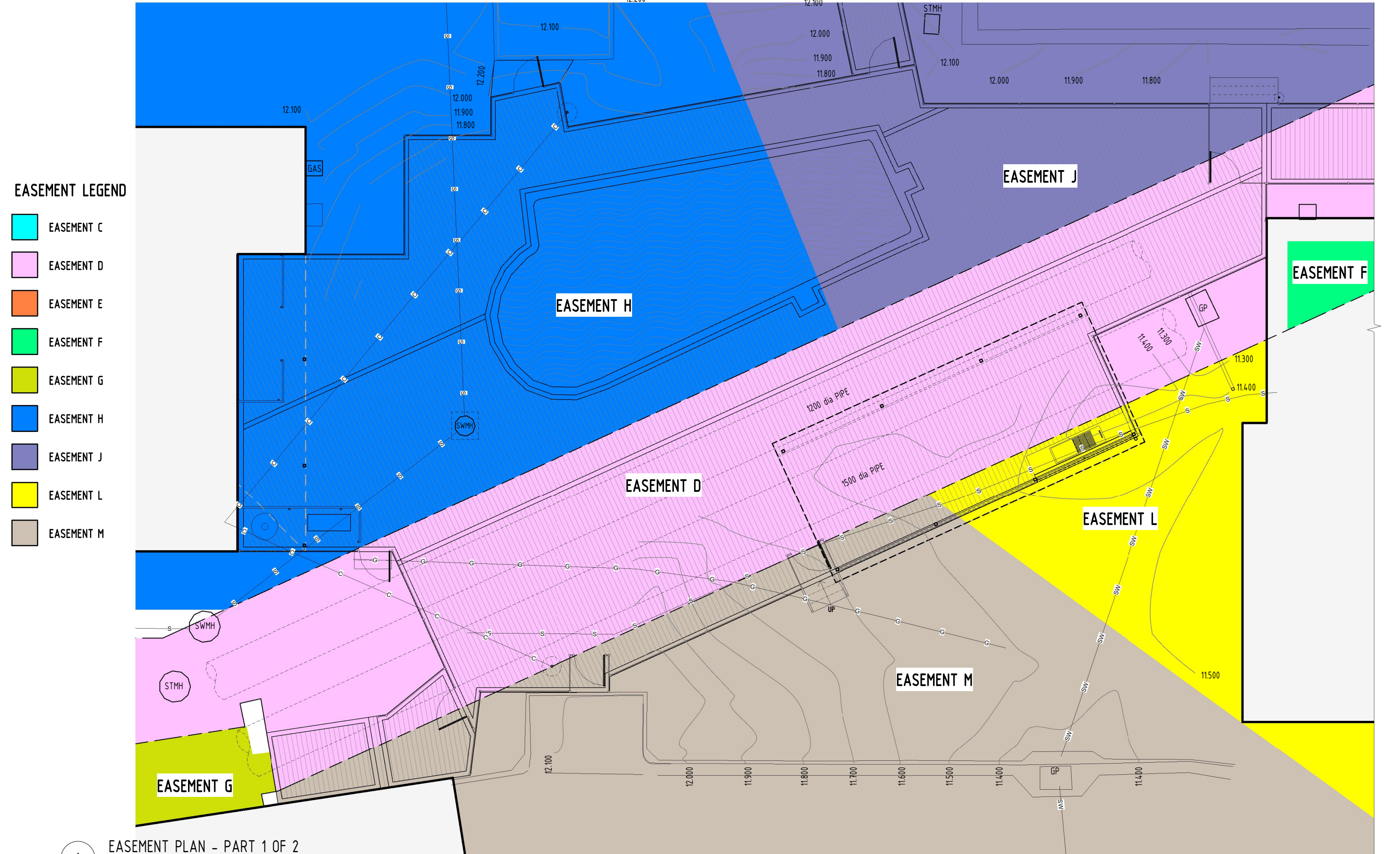
DRAWING NUMBER.

**A323**

ISSUE.

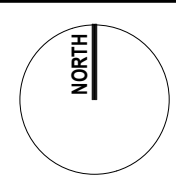
**B**





1 EASEMENT PLAN - PART 1 OF 2  
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  
QBCC : 1312117 VBA : DP-AD 46238



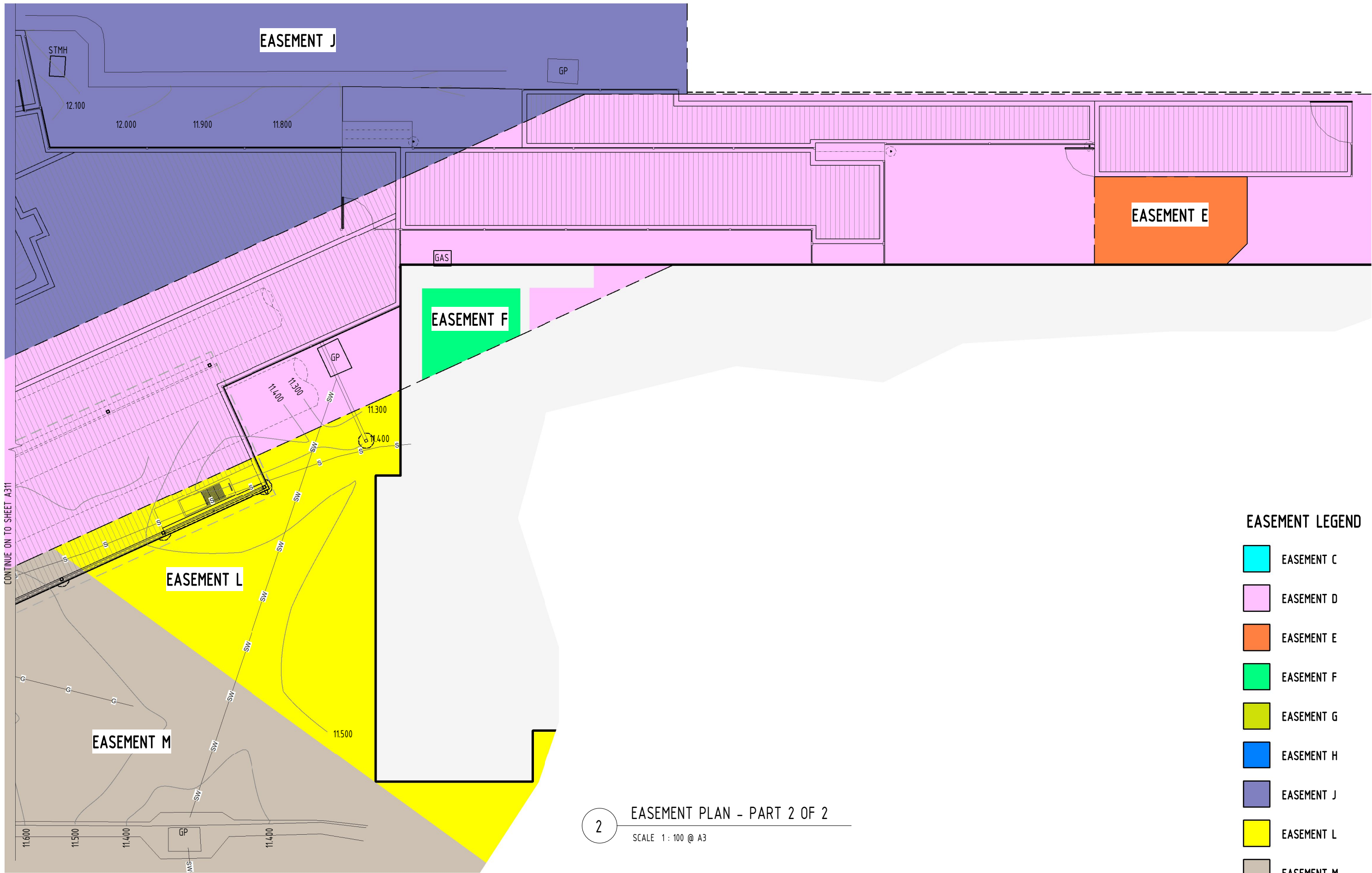
ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.

| Amendment |  |  |
|-----------|--|--|
|           |  |  |
|           |  |  |
|           |  |  |
|           |  |  |

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

|                                               |                 |        |
|-----------------------------------------------|-----------------|--------|
| DRAWING TITLE.<br>EASEMENT PLAN - PART 1 OF 2 |                 |        |
| DRAWING SCALE.                                | DRAWING NUMBER. | ISSUE. |
| 1 : 100 @ A3                                  | A331            | B      |





EASEMENT LEGEND

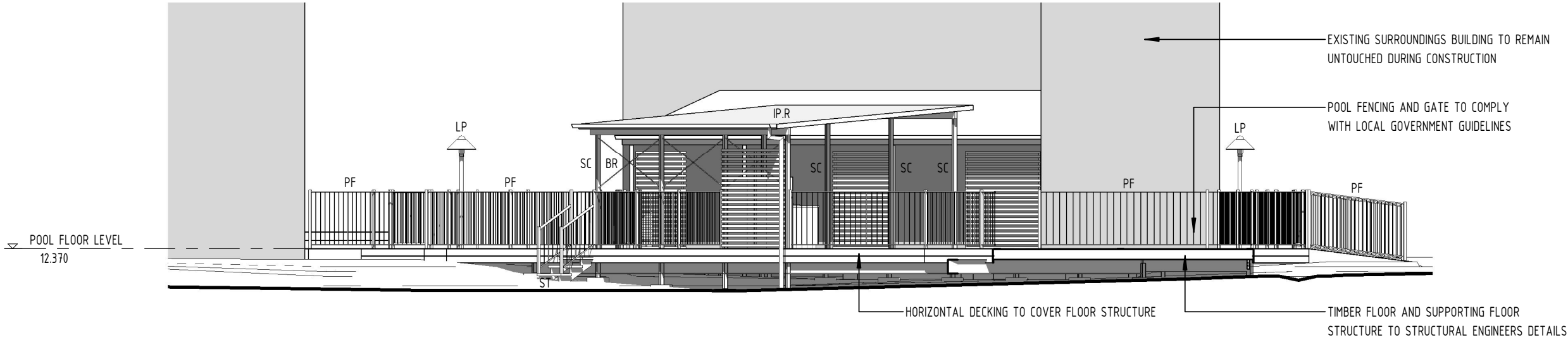
- EASEMENT C
- EASEMENT D
- EASEMENT E
- EASEMENT F
- EASEMENT G
- EASEMENT H
- EASEMENT J
- EASEMENT L
- EASEMENT M

2 EASEMENT PLAN - PART 2 OF 2  
SCALE 1:100 @ A3

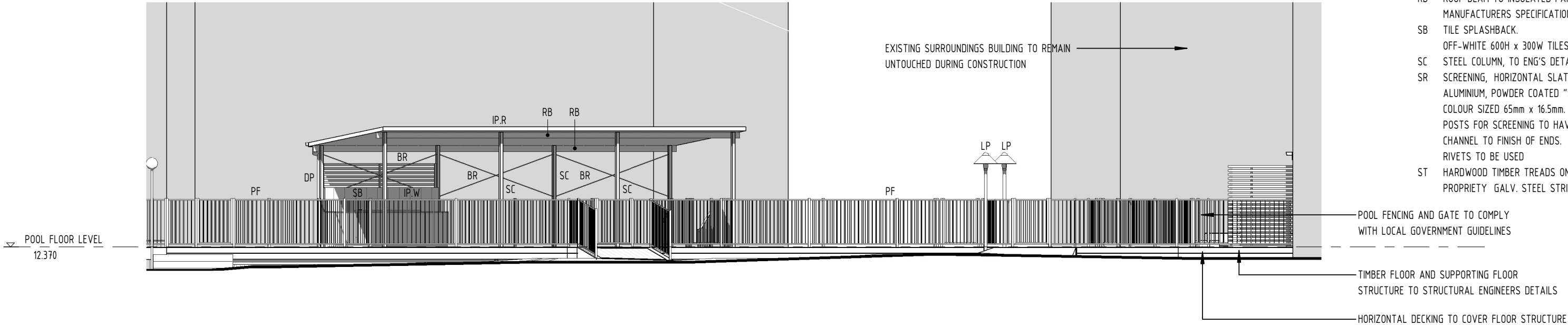


FLOOR PLAN LEGEND

- 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



1 EAST ELEVATION - OVERALL - PROPOSED  
SCALE 1 : 100 @ A3



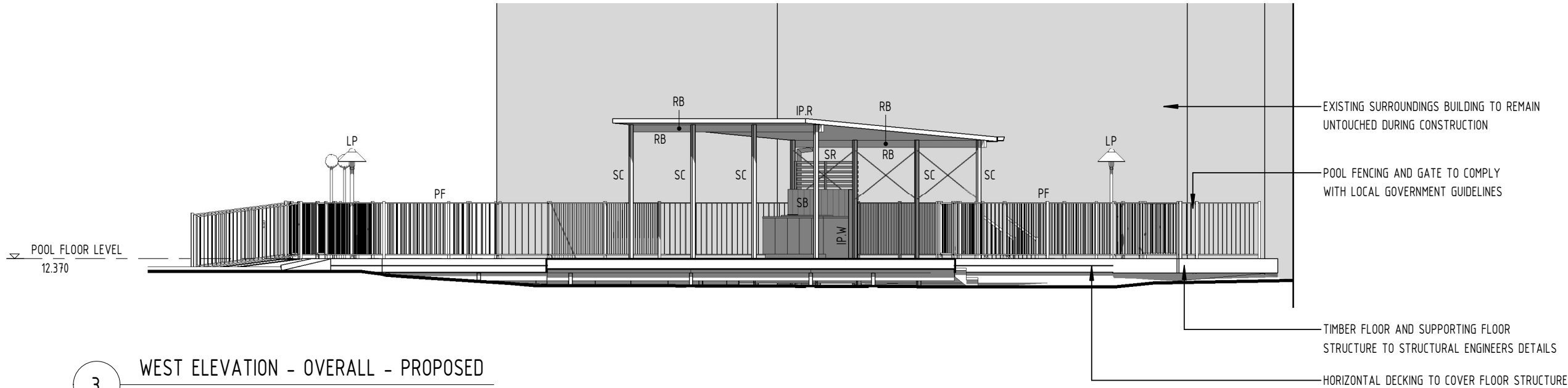
2 NORTH ELEVATION - OVERALL - PROPOSED  
SCALE 1 : 100 @ A3

|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                           |           |  |  |                                                                              |                       |                                         |                 |        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--|--|------------------------------------------------------------------------------|-----------------------|-----------------------------------------|-----------------|--------|
| <div>EMPIRE</div> <div>DESIGN &amp; DRAFTING</div> <div>www.empiredesigns.com.au</div> <div>A : 297 RIDING ROAD, BALMORAL QLD 4171</div> <div>P : 3899 1856 MB : 0414 277 560</div> <div>E : mail@empiredesigns.com.au</div> <div>QBCC : 1312117 VBA : DP-AD 46238</div> | <div></div> <div>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.</div> | Amendment |  |  | PROJECT.<br>PROPOSED DECK RENOVATION<br>10 MARYVALE STREET, TOOWONG QLD 4066 |                       | DRAWING TITLE.<br>ELEVATIONS - PROPOSED |                 |        |
|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                           |           |  |  | DESIGNED BY.<br>DP                                                           | DRAWN BY.<br>DP       | DRAWING SCALE.                          | DRAWING NUMBER. | ISSUE. |
|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                           |           |  |  | DATE.<br>JUNE 2023                                                           | PROJECT No.<br>230512 | 1 : 100 @ A3                            | A401            | F      |
|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                           |           |  |  |                                                                              |                       |                                         |                 |        |



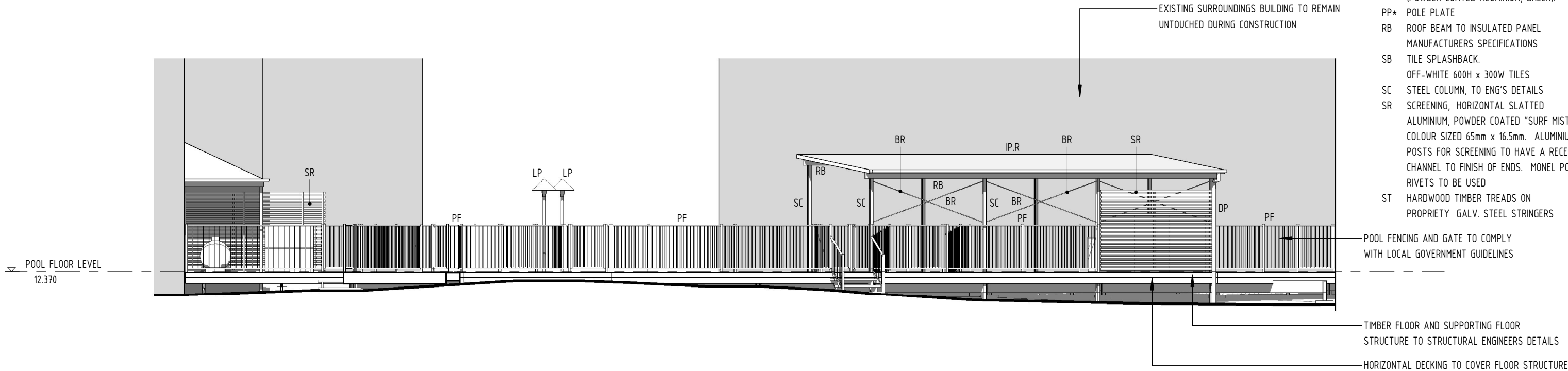
FLOOR PLAN LEGEND

- 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



3 WEST ELEVATION - OVERALL - PROPOSED

SCALE 1 : 100 @ A3



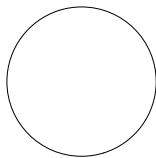
4 SOUTH ELEVATION - OVERALL - PROPOSED

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  
QBCC : 1312117 VBA : DP-AD 46238



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

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**

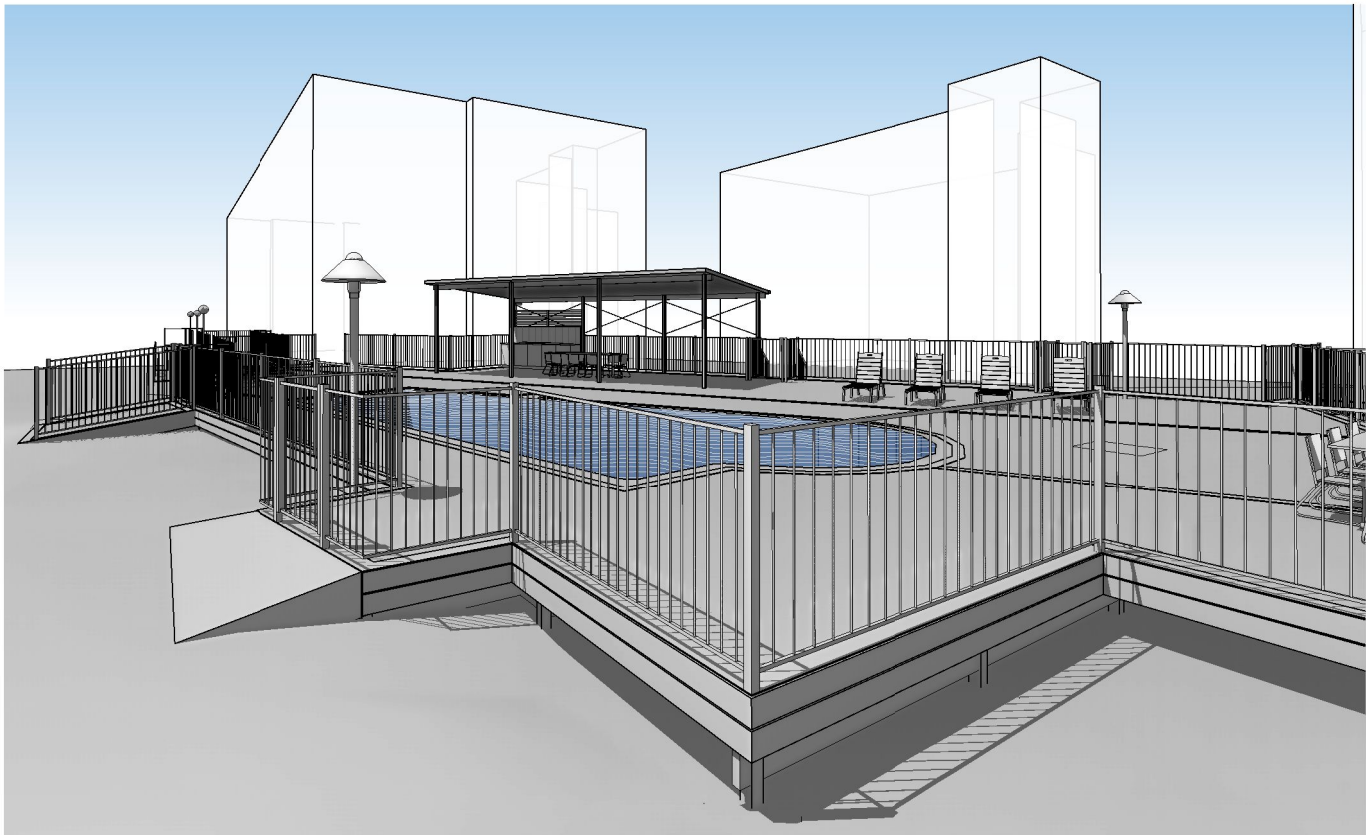




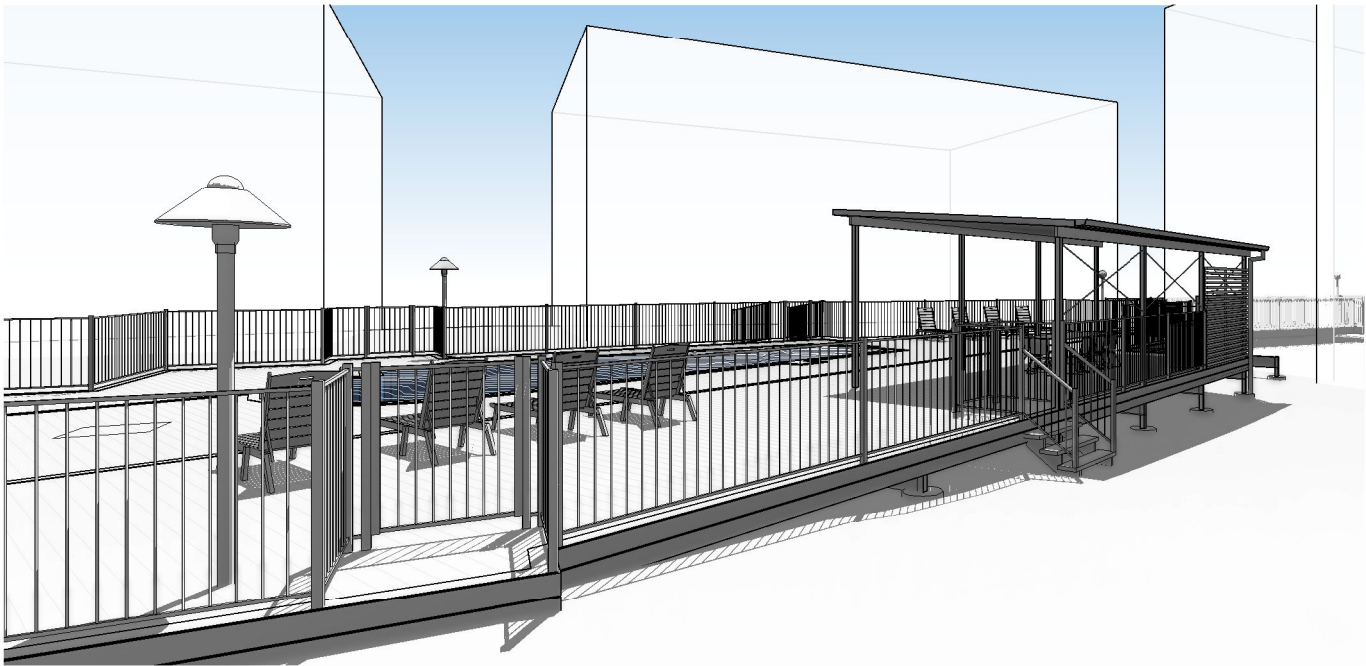




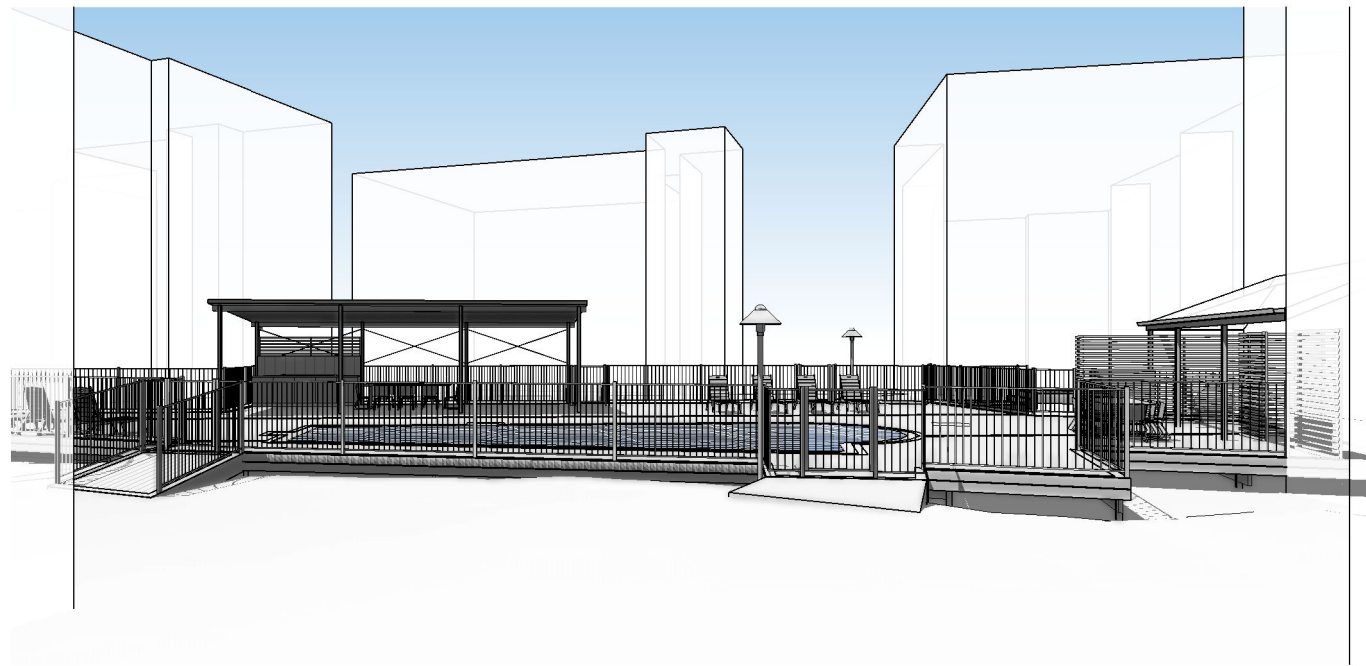
3 3D PERSPECTIVE 3  
SCALE @ A3



4 3D PERSPECTIVE 4  
SCALE @ A3



5 3D PERSPECTIVE 5  
SCALE @ A3



6 3D PERSPECTIVE 6  
SCALE @ A3