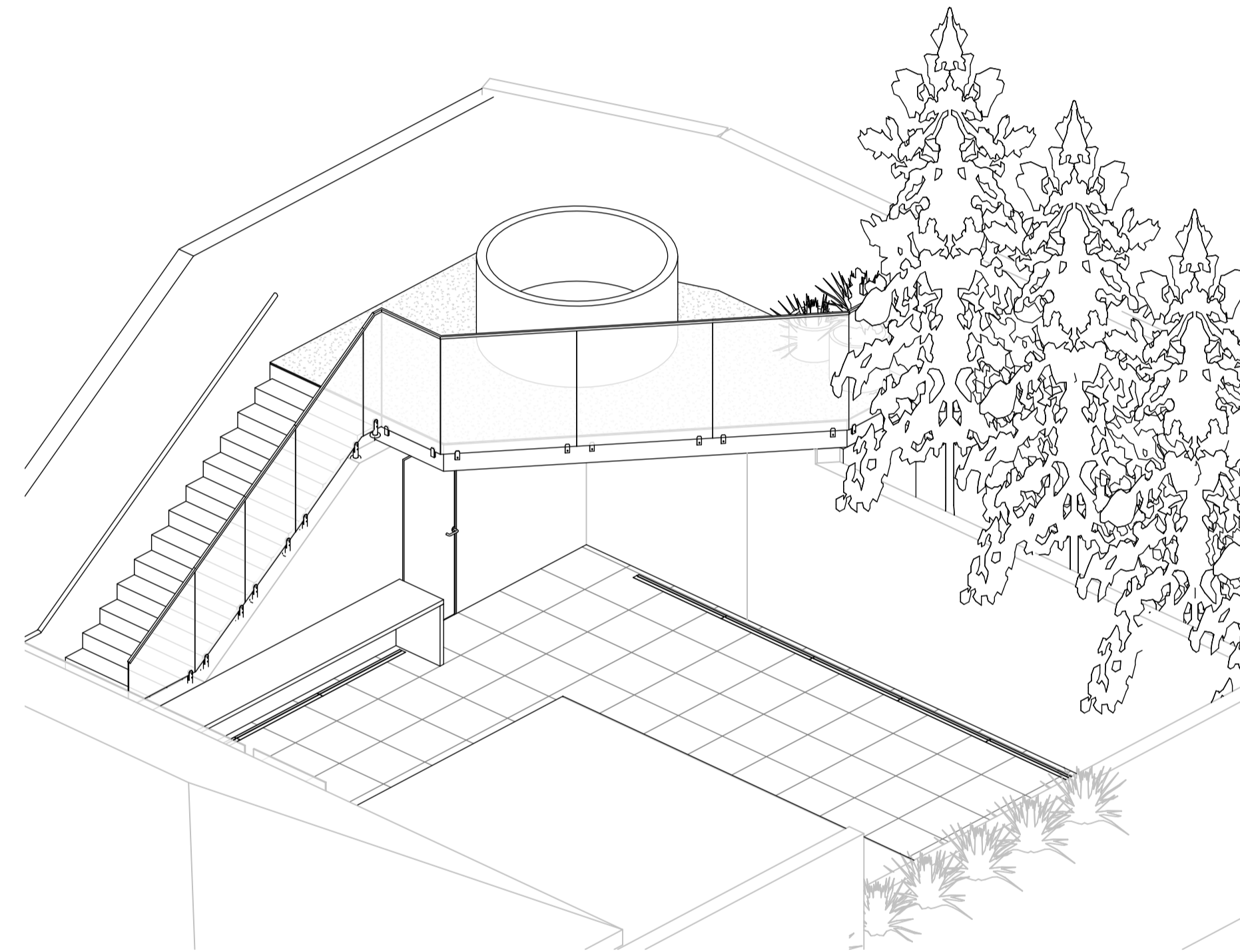


ce architects

EXTERNAL PATIO & POOL AREA REFURBISHMENT

249 KENT STREET, TENERIFFE QLD 4005.



No.	Description	Date
1	Detailed Design	21.10.2025
2	Revised Detailed Design	25.11.2025
3	Revised Detailed Design	27.11.2025
4	Detailed Design	17.03.2026
5	Revised	08.04.2026

BCC DS
RECEIVED
11/05/2026
APPLICATION REF
A006996438

ce

DETAILED DESIGN

CLIENT:
Andrew Salmon

ADDRESS:
249 Kent St, Teneriffe Qld 4005

PROJECT:
External Patio & Pool Area Refurbishment

DRAWING DESCRIPTION :
Cover Page

ce architects

ce architects
40 deshon street, woolloongabba, QLD, 4102
www.cearchitects.com.au
chloe@cearchitects.com.au
0411 017 327

drawn	NM	date	08.04.2026
check	CR	scale	N/A
check		scale	N/A

job no.	dwg no.	issue
1434	WD.00.00	5

DETAILED DESIGN

GENERAL CONSTRUCTION NOTES:

THESE GENERAL NOTES ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DESIGN AND SERVICES DOCUMENTS INCLUDING BUT NOT LIMITED TO PROJECT DRAWINGS, SCHEDULES & SPECIFICATIONS.

COPYRIGHT DRAWINGS REMAIN THE COPYRIGHT OF CE ARCHITECTS.

ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, LOCAL COUNCIL REQUIREMENTS, QUEENSLAND DEVELOPMENT CODE GUIDELINES AND ALL OTHER RELEVANT LAWS AND STANDARDS.

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 COORDINATED 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, WALL, EAVE, FASCIA OR GUTTER TO ENCRROACH 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 APPLICABLE NCC STANDARDS & 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 1.0:5 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.

STAIR AND BALUSTRADES ALL STAIR AND BALUSTRADES SHALL COMPLY WITH THE NCC. 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 FC SUBSTRATE.

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 THE NCC AND BE READILY REMOVABLE FROM OUTSIDE UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200MM BETWEEN 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.

FINAL CERTIFICATE AT COMPLETION OF WORK, BUILDER TO OBTAIN AND SUPPLY A CERTIFICATE OF CLASSIFICATION FROM A BUILDING CERTIFIER.

POOL CONTRACTOR TO CONFIRM HEIGHTS/DEPTHS/STEPS AND PLUMBING/ELECTRICAL REQUIREMENTS AND LOCATIONS PRIOR TO CONSTRUCTION.

ENERGY EFFICIENCY ALL WORKS TO BE IN ACCORDANCE WITH THE NCC ENERGY EFFICIENCY PROVISIONS, APPROVED ENERGY EFFICIENCY REPORT AND ESD CONSULTANTS CERTIFICATES IF APPLICABLE.

SMOKE ALARMS TO BE IN ACCORDANCE WITH THE NCC AND AS 3786 TO BE HARD WIRED TO CONSUMER SUPPLY. SMOKE DETECTORS TO BE OF THE TYPE WITH ALARMS WIRED TOGETHER AND HAVING A BATTERY BACK-UP.

FIRE ALARM INSTALLATION INSTALL SMOKE DETECTION TO SUIT THE REQUIREMENTS OF AS 1670 AND THE NCC. PROVIDE AY ADDITIONAL DETECTION TO AREAS TO ALLOW FOR COMPLIANCE WITH AS 1670 AND THE NCC. BUILDER TO PROVIDE THE ELECTRICAL CONTRACTOR'S INSTALLATION CERTIFICATE.

FIRE SAFETY FIRE SAFETY IN ACCORDANCE WITH THE NCC.

SETOUT:

WALLS: REFER TO EITHER THE FACE OF THE WALL ON THE GRID OR THE CENTRELINE OF THE WALL ON THE GRID UNLESS NOTED OTHERWISE (UNO).

COLUMNS: REFER TO EITHER THE FACE OF THE COLUMN ON THE GRID OR THE CENTRELINE OF THE COLUMN ON THE GRID UNO.

PIPEWORK AND PENETRATIONS: COORDINATE PIPEWORK PENETRATIONS AND SIZES WITH BOTH STRUCTURAL AND SERVICES ENGINEERS. SERVICES CONTRACTORS SHOULD CONFIRM THE SIZE AND LOCATIONS OF PENETRATIONS ON-SITE.

ARCHITECTURAL REFERENCES: GENERAL NOTES: FOR GENERAL ABBREVIATIONS AND NOTES, REFER TO THE ARCHITECTURAL 000 SERIES DRAWINGS.

WATERPROOFING: FOR DETAILED TREATMENTS, CONSULT THE FINISHES SCHEDULE.
PLANTERS: FOR WATERPROOF MEMBRANE PROTECTION RELATED TO PLANTERS, SEE THE LANDSCAPE ARCHITECT DRAWINGS.
SETOUT INFORMATION: FOR ADDITIONAL INFORMATION AND WALL TYPES, REFER TO THE ARCHITECTURAL SETOUT PLANS.
INTERIOR DETAILS: FOR LOCATIONS OF WET AREA FITTINGS AND FIXTURES, REFER TO THE ARCHITECTURAL 800 SERIES INTERIOR DETAILS.

WET AREAS: WET AREAS TYPICALLY HAVE A SETDOWN INTERNALLY. THE WIDTH OF THE SETDOWN SHOULD ACCOMMODATE THE GLAZING SUITE PLUS ANY NECESSARY TOLERANCE. CONFIRM THIS WIDTH WITH THE GLAZING CONTRACTOR.

OVERFLOW DESIGN: OVERFLOWS SHOULD BE DESIGNED AS FOLDED METAL SPITTERS UNO AND MUST ADHERE TO THE HYDRAULIC ENGINEER'S SPECIFICATIONS.

INTERIORS:

MOUNTING HEIGHTS: REFER TO THE LINE OF HEIGHTS DRAWING FOR THE MOUNTING HEIGHT OF GPOS.

CLEARANCE ENSURE THERE'S ADEQUATE CLEARANCE BEHIND DRAWERS FOR GPOS, INCLUDING CONNECTIONS FOR PLUGS AND CABLES.

ARCHITECTURAL DETAILS: FOR DIMENSIONS AND SETOUT OF ARCHITRAVES, SKIRTINGS, AND OTHER ARCHITECTURAL TRIM/COMPONENTS, SEE THE TYPICAL DETAILS.

LIGHT SWITCHES: POSITION ALL LIGHT SWITCHES AT 1050MM AFFL AND 160MM CENTRELINE FROM THE OUTSIDE EDGE OF THE ARCHITRAVE OR CENTRED ON THE NIB WALL SPACE, UNLESS SPECIFIED OTHERWISE.

FIRE SAFETY: FIRE INDEXES FOR MATERIALS, LININGS, AND SURFACE FINISHES MUST COMPLY WITH C1.10 OF THE NCC.

SHELVING: ALL FIXINGS TO FIXED OPEN SHELVES SHOULD BE FULLY CONCEALED.

FINISHES: INTERNAL SURFACES AND EDGES MUST HAVE AN APPROPRIATE FINISH. NO INTERNAL SURFACES SHOULD BE LEFT BARE.

WET AREAS: USE MOISTURE-RESISTANT MDF IN WET AREAS. CONSTRUCT ALL WET AREAS IN LINE WITH THE NCC.

BOARDING: FINISH ALL BOARDS ON BOTH FACES WITH BALANCING LAMINATE, VENEER, ETC., TO PREVENT BOWING.

JOINERY UNITS: IF CONSTRUCTED IN MULTIPLE SECTIONS, VERIFY INDIVIDUAL SECTION AND OVERALL UNIT DIMENSIONS. POSITION JOINT LINES AS INDICATED ON DRAWINGS AND CONCEAL FIXINGS AT UNIT JOINTS. ENSURE JOINERY UNITS ARE SCRIBED AND FIXED TO THE FLOOR FOR A LEVEL AND PLUMB INSTALLATION.

GRAIN DIRECTION: REFER TO DRAWINGS FOR GRAIN DIRECTION. IF IN DOUBT, SEEK CLARIFICATION FROM THE ARCHITECT.

DOORS:

GENERAL COMPLIANCE: THE DOOR SCHEDULE MUST ADHERE TO ALL REPORTS, DOCUMENTS, DRAWINGS, AND SPECIFICATIONS FOR THE PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, FIRE ENGINEERING, ESD, ACOUSTIC, AND BUILDING SURVEYOR REPORTS.

READING THE SCHEDULE: ALWAYS READ THE DOOR SCHEDULE IN CONJUNCTION WITH ALL DRAWINGS TO DETERMINE THE LOCATION AND HANDING OF ALL DOORS. CONFIRM AND COORDINATE DOOR HEIGHTS & WIDTHS ON-SITE.

INSTALLATION COORDINATION: COORDINATE THE INSTALLATION OF ALL DOORS WITH THE RELEVANT TRADE, INCLUDING ANY SERVICES REQUIREMENTS RELATED TO DOORS. ENSURE DOOR SETS/PERFORMANCE REQUIREMENTS ARE MET, EVEN IF ALTERNATIVE THICKNESS/SELECTIONS/DOOR SETS ARE PROPOSED.

MANUFACTURER'S GUIDELINES: DOOR LEAF THICKNESS, FRAME REBATES, AND DOOR SETS MIGHT DIFFER BETWEEN MANUFACTURERS. INSTALL PROPRIETARY SYSTEMS AS PER THE MANUFACTURERS RECOMMENDATIONS AND CURRENT BEST PRACTICES.

FIRE DOORS: INSTALL FIRE DOORS AND FRAMES AS A COMPLETE SET. REFER TO THE DOOR HARDWARE SCHEDULE FOR RELATED HARDWARE AND FURNITURE. THE SCHEDULE IS PROVIDED BY OTHERS.

LOCKING REQUIREMENTS: CONFIRM MASTER KEYING/LOCKING REQUIREMENTS WITH THE CLIENT AND REFER TO THE MASTER KEYING METHOD STATEMENT. INSTALL DOORS WITH TWO LOCK BLOCKS TO ALLOW FOR HANGING ON EITHER SIDE.

SEALS AND GROOVES: COORDINATE THE INSTALLATION OF ALL DOORS WITH SELECTED ACOUSTIC AND SMOKE SEALS, INCLUDING ALL MORTICED GROOVES.

EXTERNAL DOORS: FOR ALL EXTERNAL GLAZED/SLIDING ALUMINIUM DOORS, REFER TO THE WINDOW SCHEDULE. ADDITIONAL DOOR SPECIFICATIONS: TENDERS SHOULD ACCOUNT FOR FULL-HEIGHT MDF PAINT-FINISHED DOORS (UNO) FOR ANCILLARY CUPBOARDS, STORES, LINEN, ETC. CHECK PLANS FOR DOOR SWINGS. PROVIDE LINTELS IN CEILINGS TO ACCOMMODATE DOOR SIZE, WEIGHT, AND TYPE FOR TOP-HUNG AND CAVITY SLIDER DOORS, UNLESS SPECIFIED OTHERWISE.

No.	Description	Date
1	Detailed Design	21.10.2025
2	Revised Detailed Design	25.11.2025
4	Detailed Design	17.03.2026

BCC DS
RECEIVED
11/05/2026
APPLICATION REF

A006996438

ce

DETAILED DESIGN

CLIENT:

Andrew Salmon

ADDRESS:

249 Kent St, Teneriffe Qld 4005

PROJECT:

External Patio & Pool Area Refurbishment

DRAWING DESCRIPTION :

General Notes

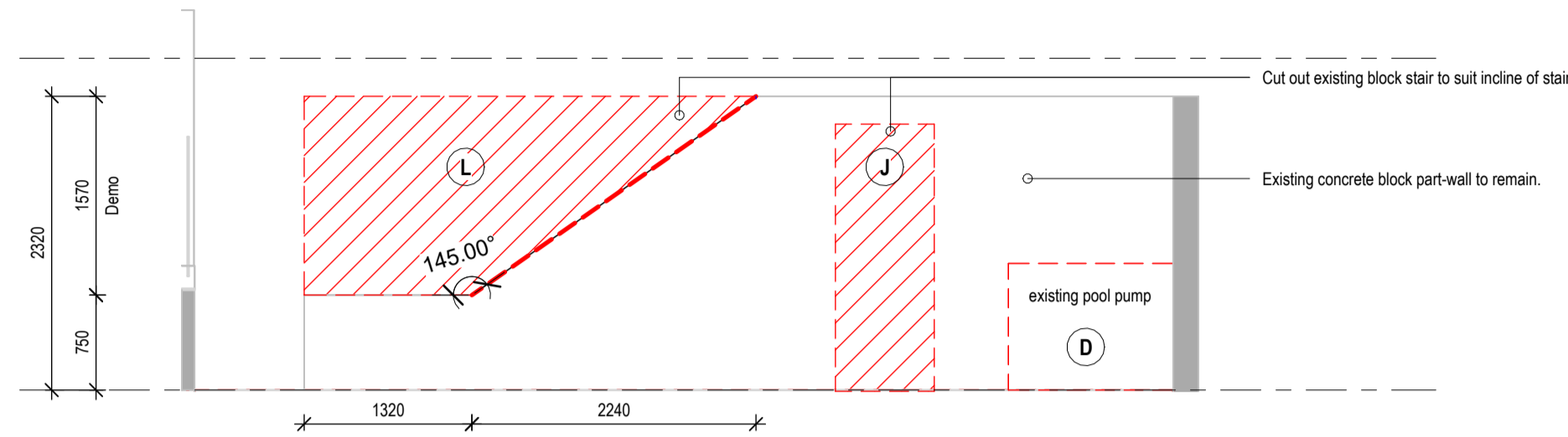
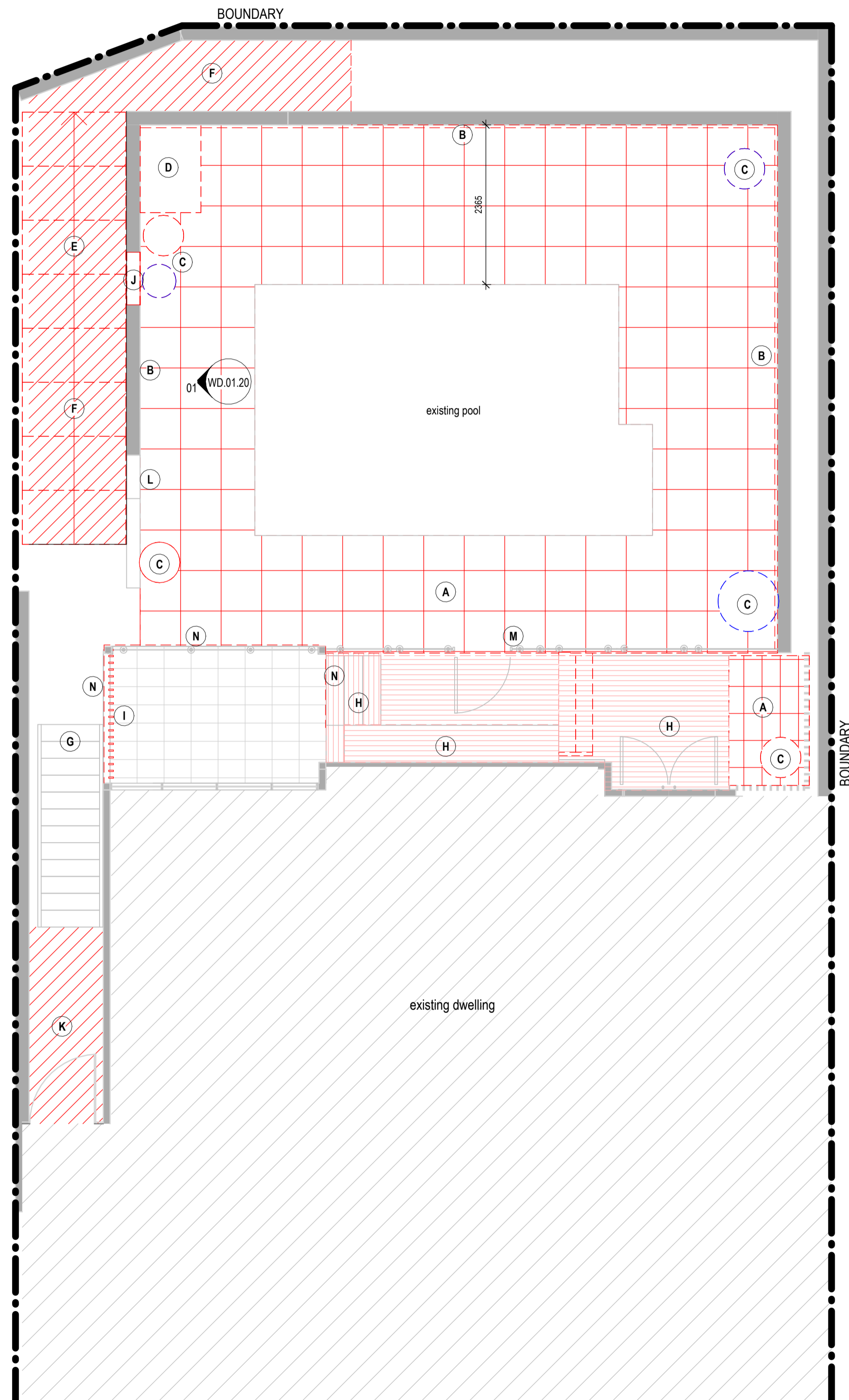
ce architects

ce architects
40 deshon street, woolloongabba, QLD, 4102
www.cearchitects.com.au
chloe@cearchitects.com.au
0411 017 327

drawn	NM	date	17.03.2026
check	CR	scale	N/A
check		scale	N/A

job no.	dwg no.	issue
1434	WD.00.10	4

DETAILED DESIGN



01 WD.01.20 Demolition Elevation SCALE 1:50 @A1

NOTES:
 HEAD CONTRACTOR IS TO ENSURE THAT FITOUT IS DESIGNED TO AND COMPLIES WITH AS1170.4 STRUCTURAL DESIGN ACTIONS. EARTHQUAKE DESIGN CATEGORY AND SEISMIC RESTRAINT ARE TO BE DETERMINED IN ACCORDANCE WITH AS1170.4. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SERVICES ENGINEERS DRAWINGS AND STRUCTURAL ENGINEER DRAWINGS.

ALL DIMENSIONS ARE TO BE CONFIRMED ON-SITE. ANY DISCREPANCIES BETWEEN DRAWINGS AND ON-SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

AUST. COMPLIANCE NOTES:

- This drawing is to be read in conjunction with all of the project consultant drawings, specifications and schedules in reference to the scope of all services works to the ceilings, including fire, mechanical, lighting, and electrical works.
- All works are to comply with relevant building codes and standards.
- The fitout shall have:
 - AS2293.1 compliant emergency lighting
 - AS2293.1 compliant emergency signage.
 - Lighting shall be part J6 compliant.
- The contractor is to install all fixtures and fittings in compliance with the latest Australian Standards. Standards are to take precedence over Architectural setouts. Non-complaint setouts are to be brought to the attention of the architect immediately.

GENERAL DEMOLITION NOTES:

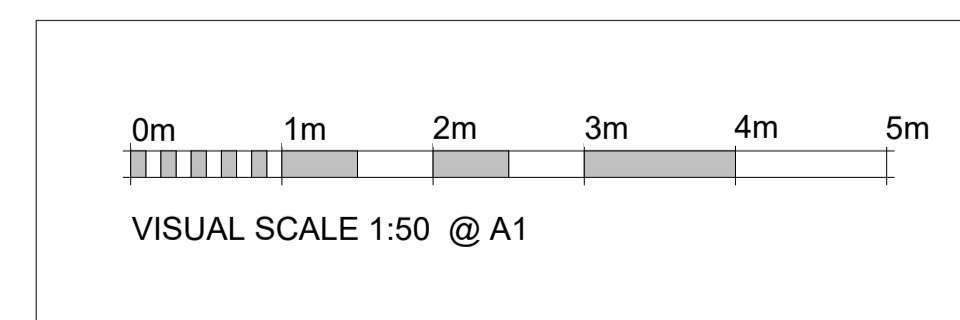
- Confirm all site dimensions & setouts.
- This plan is to be read in conjunction with all proposed plans as well as services consultant drawings for any removal of redundant services.
- Demolition works to comply with statutory regulations.
- Remove from the site & legally dispose of all redundant materials from demolition works.
- All relevant parties to liaise including the contractor and building manager.
- Terminate & conceal all unused services and wiring on the floor, ceiling, and walls.
- All surfaces are to be finished level.
- Base building floor structure to be made level, ready for the application of new floor finishes applicable.
- Contractors are to advise the designer of any services, fixtures or fittings hidden within demolished items.
- All base building wall/column surfaces are to be made good (including patching) to match existing & to accept new finishes as per the manufacturer's specifications. All areas should be ready to receive new work.
- Ensure no damage is made to the base building walls or ceilings. Areas, where the base building has damage, will need to be rectified, the finishing of structural columns.
- All furniture, fixtures, and objects within the current tenable space are to be removed before work commences. This includes but is not limited to the removal of shelving, air conditioning units, railings, doors, and furniture. All objects are to be disposed of unless otherwise noted. Furniture to be relocated in the proposed design is to be stored in a secure location during the demolition and construction stages of the project.

DEMOLITION KEY:

- (A) Demolish existing outdoor floor tiles, prep for new floor and coping tiles as per specification.
- (B) Sand and prep existing block wall for new render finish.
- (C) Remove existing pot plants. Items shown blue dashed are to be relocated to suit new layout.
- (D) Remove existing pool pump, filter and enclosure. Refer to General Arrangement plan for proposed new location.
- (E) Demolish existing stair.
- (F) Excavate existing earthworks as required for new retaining wall on boundary. Refer to GA Plan for extent.
- (G) Scrub and clean existing stair. Contractor to review with client if re-paint is required.
- (H) Remove existing floor finish and replace with composite decking. Refer to finishes schedule for specification.
- (I) Remove existing batten screen and makegood surrounds for new installation of glass balustrade to match existing.
- (J) Demolish concrete block wall where required to create access to proposed store and pool pump location.
- (K) Demolish existing floor finish and makegood for new tile finish.
- (L) Demolish existing block wall to underside of stair height.
- (M) Contractor to carefully remove existing glass balustrade. Store safely during works and reinstate following completion. Patch and make good as required.
- (N) Demolish existing deck valance and replace with composite decking.
- (O) Remove existing render to 1000mm AFFL. Apply waterproofing to positive and negative membranes as required. Reinstate render and apply new paint finish in accordance with the finishes schedule.

DEMO LEGEND:

- DEMOLISHED
- EXISTING
- RE-LOCATE

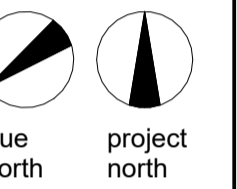


No.	Description	Date
1	Detailed Design	21.10.2025
2	Revised Detailed Design	25.11.2025
4	Detailed Design	17.03.2026

BCC DS
RECEIVED
 11/05/2026
APPLICATION REF
 A006996438



ce



site legend

DETAILED
 DESIGN

CLIENT:

Andrew Salmon

ADDRESS:

249 Kent St, Teneriffe Qld 4005

PROJECT:

External Patio & Pool Area
 Refurbishment

DRAWING DESCRIPTION :

Demolition Plan

ce architects

ce architects
 40 deshon street, woolloongabba, QLD, 4102
 www.cearchitects.com.au
 chloe@cearchitects.com.au
 0411 017 327

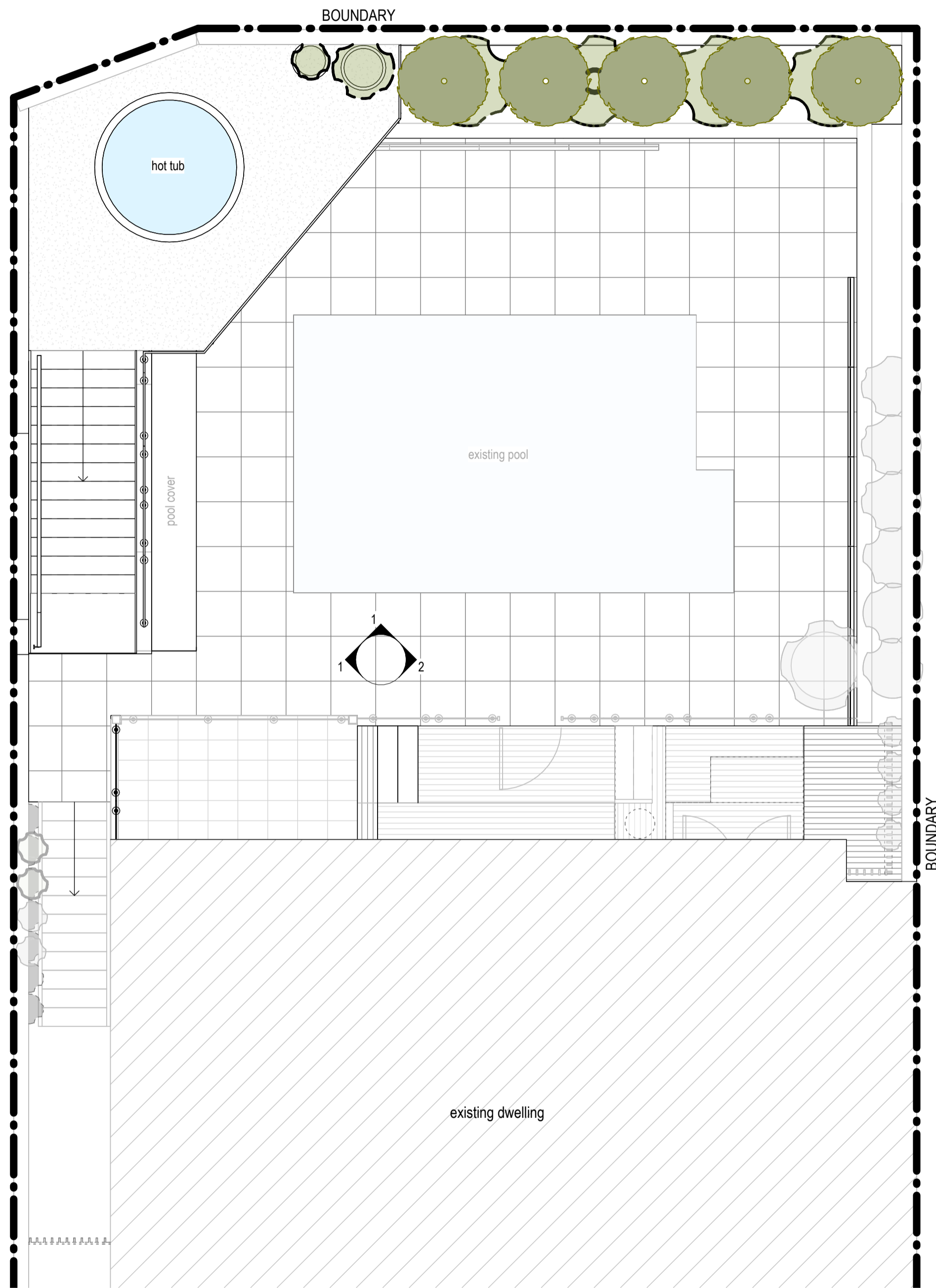
drawn NM date 17.03.2026

check CR scale 1:50 at A1

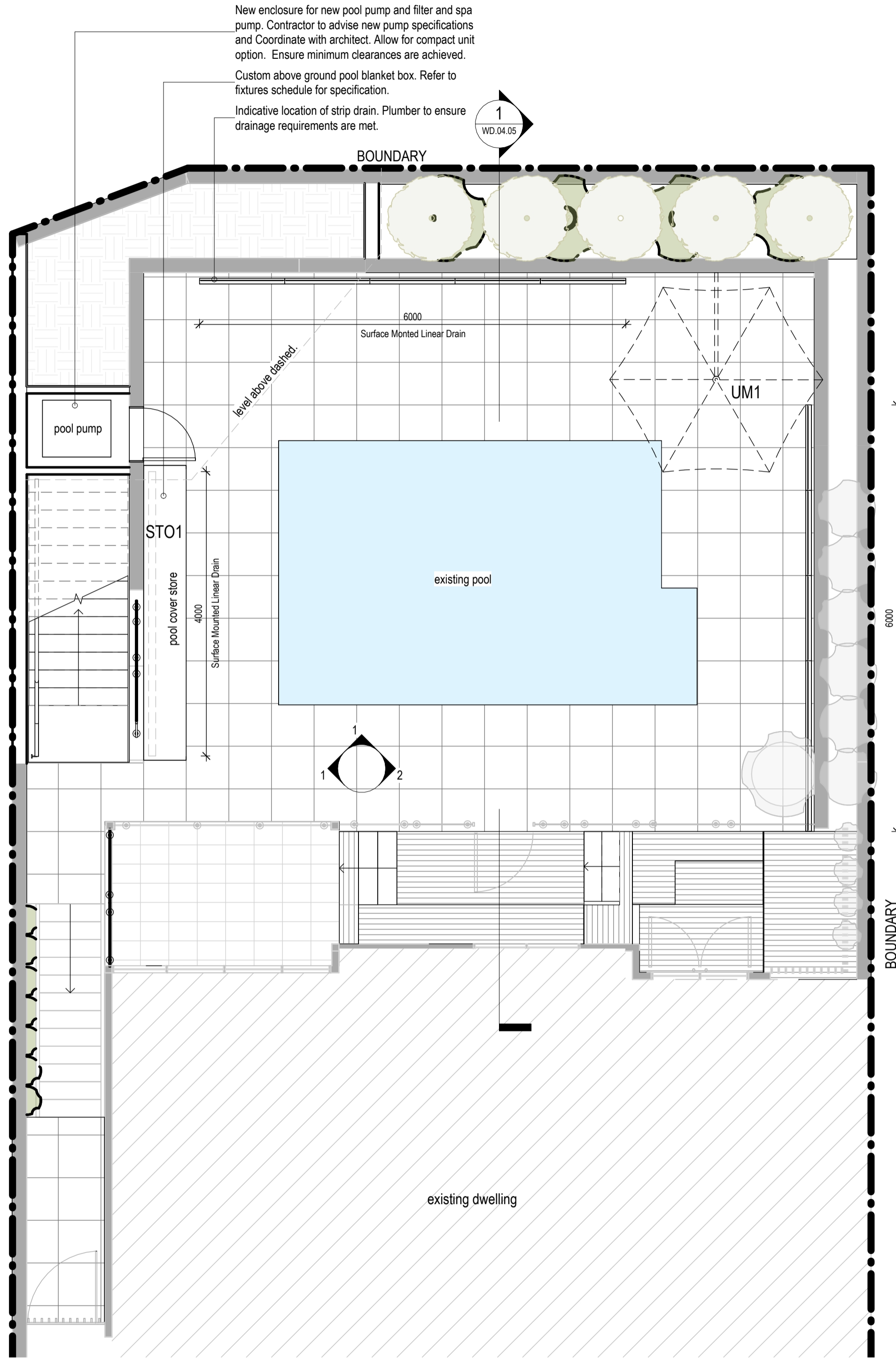
check scale 1:100 at A3

job no. 1434 dwg no. WD.01.20 issue 4

DETAILED DESIGN



A Level 1 - Spa Level
SCALE 1:50 @A1



B Ground Level - Pool Plan
SCALE 1:50 @A1

NOTES:
HEAD CONTRACTOR IS TO ENSURE THAT FITOUT IS DESIGNED TO AND COMPLIES WITH AS1170.4 STRUCTURAL DESIGN ACTIONS. EARTHQUAKE DESIGN CATEGORY AND SEISMIC RESTRAINT ARE TO BE DETERMINED IN ACCORDANCE WITH AS1170.4. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SERVICES ENGINEERS DRAWINGS AND STRUCTURAL ENGINEER DRAWINGS.

ALL DIMENSIONS ARE TO BE CONFIRMED ON-SITE. ANY DISCREPANCIES BETWEEN DRAWINGS AND ON-SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

AUST. COMPLIANCE NOTES:

- This drawing is to be read in conjunction with all of the project consultant drawings, specifications and schedules in reference to the scope of all services works to the ceilings, including fire, mechanical, lighting, and electrical works.
- All works are to comply with relevant building codes and standards.
- The fitout shall have:
 - AS2293.1 compliant emergency lighting.
 - AS2293.1 compliant emergency signage.
 - Lighting shall be part J6 compliant.
- The contractor is to install all fixtures and fittings in compliance with the latest Australian Standards. Standards are to take precedence over Architectural setouts. Non-complaint setouts are to be brought to the attention of the architect immediately.

GENERAL ARRANGEMENT NOTES:

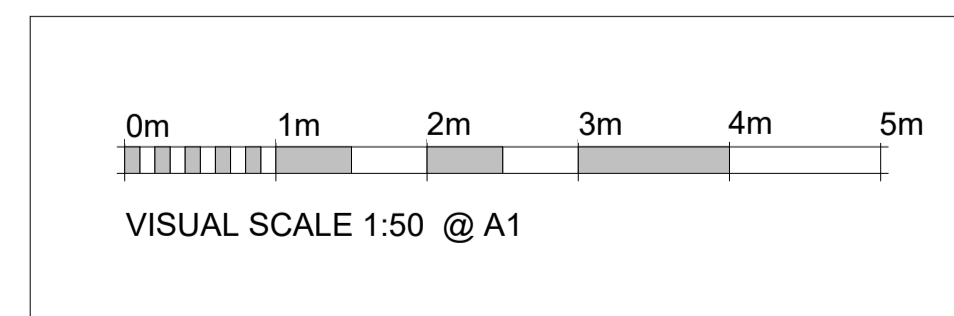
- All dimensions to be verified on site before the commencement of work, including the setout of existing stair and internal structural columns.
- All loose furniture illustrated on drawings is for visual purposes only and is supplied by others unless otherwise stated.
- Refer to the furniture schedule for all furniture code specifications.
- Existing furniture to remain unless otherwise specified.
- Ensure security of tenancy and materials at close of work each day.
- Refer to joinery drawings (if applicable) for joinery details.
- Any work not illustrated/specified but which is obviously necessary as part of proper construction is to be completed.
- Materials that are not fit for purpose should be brought to the attention of the architect immediately.

NOTE:

- ALL STRIP DRAIN LOCATIONS ARE SHOWN INDICATIVELY. PLUMBER TO PROPOSE SCHEMATIC DRAINAGE DESIGN.

WALL LEGEND:

- EXISTING WALL TYPE
- NEW WALL TYPE
- OUT OF SCOPE

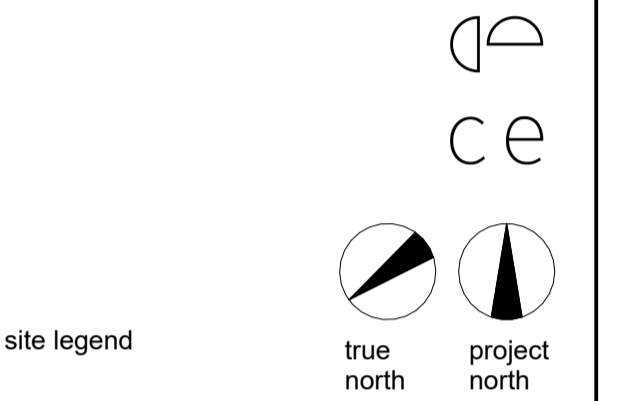


No.	Description	Date
1	Detailed Design	21.10.2025
2	Revised Detailed Design	25.11.2025
3	Revised Detailed Design	27.11.2025
4	Detailed Design	17.03.2026

LEGEND

STO1	Storage 1
UM1	Umbrella

BCC DS
RECEIVED
11/05/2026
APPLICATION REF
A006996438



DETAILED DESIGN

CLIENT:

Andrew Salmon

ADDRESS:

249 Kent St, Teneriffe Qld 4005

PROJECT:

External Patio & Pool Area Refurbishment

DRAWING DESCRIPTION :

General Arrangement Plan

ce architects

ce architects
40 deshon street, woolloongabba, QLD, 4102
www.cearchitects.com.au
chloe@cearchitects.com.au
0411 017 327

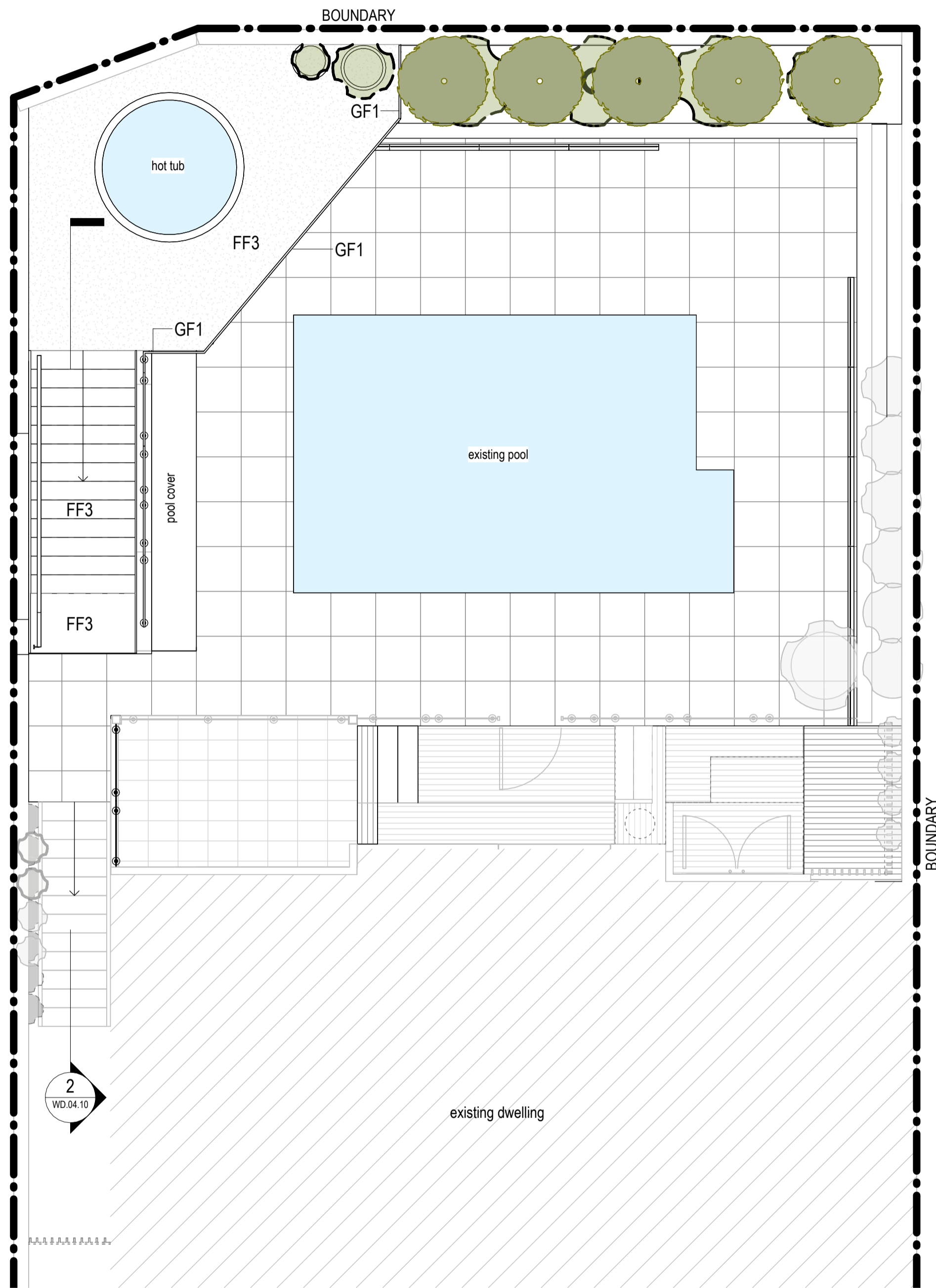
drawn NM date 17.03.2026

check CR scale 1:50 at A1

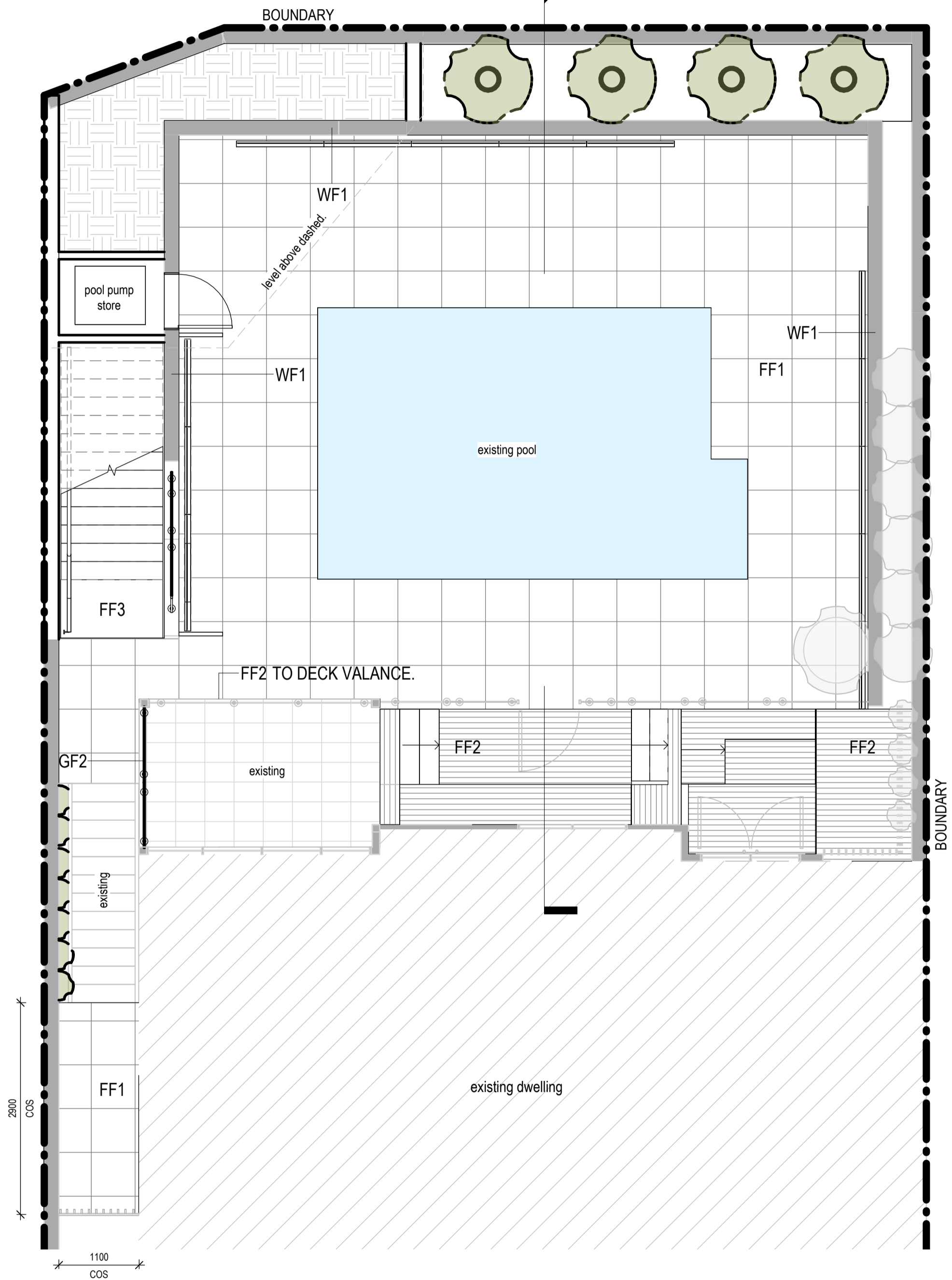
check scale 1:100 at A3

job no. 1434 dwg no. WD.02.10 issue 4

DETAILED DESIGN



A Level 1 - Spa Plan - Finishes Plan
WD.01.20 SCALE 1:50 @A1



B Ground Level - Pool Plan - Finishes Plan
WD.01.20 SCALE 1:50 @A1

NOTES:
HEAD CONTRACTOR IS TO ENSURE THAT FITOUT IS DESIGNED TO AND COMPLIES WITH AS1170.4 STRUCTURAL DESIGN ACTIONS. EARTHQUAKE DESIGN CATEGORY AND SEISMIC RESTRAINT ARE TO BE DETERMINED IN ACCORDANCE WITH AS1170.4. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SERVICES ENGINEERS DRAWINGS AND STRUCTURAL ENGINEER DRAWINGS.

ALL DIMENSIONS ARE TO BE CONFIRMED ON-SITE. ANY DISCREPANCIES BETWEEN DRAWINGS AND ON-SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

AUST. COMPLIANCE NOTES:

- This drawing is to be read in conjunction with all of the project consultant drawings, specifications and schedules in reference to the scope of all services works to the ceilings, including fire, mechanical, lighting, and electrical works.
- All works are to comply with relevant building codes and standards.
- The fitout shall have:
 - AS2293.1 compliant emergency lighting.
 - AS2293.1 compliant emergency signage.
 - Lighting shall be part J6 compliant.
- The contractor is to install all fixtures and fittings in compliance with the latest Australian Standards. Standards are to take precedence over Architectural setouts. Non-complaint setouts are to be brought to the attention of the architect immediately.

GENERAL FINISHES NOTES:

- All finishes codes and drawings are to be read in conjunction with the finishes schedule.
- All finishes are to be installed/applied per the manufacturer's instructions.
- All existing walls and ceilings within the project should be made good.
- All existing services should be protected during the installation of wall and floor finishes.
- Contractor to provide engineering support for fittings, joinery, and fixtures.

WALL FINISHES NOTES:

- All new & existing walls & columns are to be painted unless otherwise noted.
- Paint finishes should be applied following the manufacturer's instructions with particular care given to the substrate.
- All wall finishes should be free of runs, sags, and blisters.
- All wall finishes should be even in texture, gloss, and opacity.
- All skirting and trims are to be in Finish Enviro2 Water Based Enamel Semi-Gloss.
- All ceiling paint finishes are to be Ceiling Flat VOC Professional Enviro2 Range.
- All paint finish to skirting and trims are to be painted in the colour specified to surrounding walls unless otherwise noted. Refer to the finishes schedule.
- Suitable time should be permitted between coats of paint, and between painting and joinery installation. One week is ideal between painting and installation.
- All surfaces should be sanded before each coat application.
- Floor hatch patterns shown are indicative and must not be referred to for dimensions or pattern direction.

FLOOR FINISHES NOTES:

- Floor finish continuing under joinery kick recess/shadow line where indicated.
- The contractor is to verify all existing screed & floor conditions & levels. Should there be any changes required in levels this must be coordinated with the consultant and designer for approval before any changes.
- Ensure all floor finishes comply with required slip ratings.
- All flooring adhesives must be Low VOC.
- If applicable core holes must be created before the flooring is laid.
- Carpet-to-floor tile junctions to have aluminium floor trim. Ensure floor finishes are installed level with one another to prevent trip hazards.

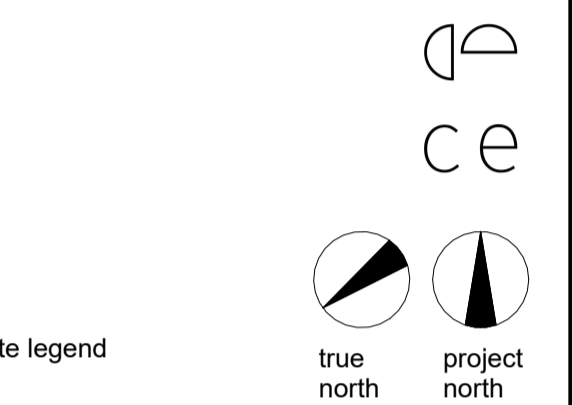
DOOR FINISHES NOTES:

- All doors are to be painted unless otherwise noted.
- Floor finish are to continue under joinery kick recess/shadowline.
- Refer to the door legend for specific door finishes and measurements.
- All existing door sizes should be confirmed on-site by the contractor. Ensure on-site confirmation occurs before manufacture.
- All doors are to be fitted with acoustic seals.
- Provide Robe Hooks to the back of WC doors in compliance with Australian Standards.
- Door decal graphics to be compliant with Australian Standards.

No.	Description	Date
1	Detailed Design	21.10.2025
4	Detailed Design	17.03.2026

LEGEND

FF1	Floor Finish 1
FF2	Floor Finish 2
FF3	Floor Finish 3
GF1	Glazing Type 1
GF2	Glazing Type 2
WF1	Wall Finish 1



DETAILED DESIGN

CLIENT:
Andrew Salmon

ADDRESS:
249 Kent St, Teneriffe Qld 4005

PROJECT:
External Patio & Pool Area Refurbishment

DRAWING DESCRIPTION:
Finishes Plan

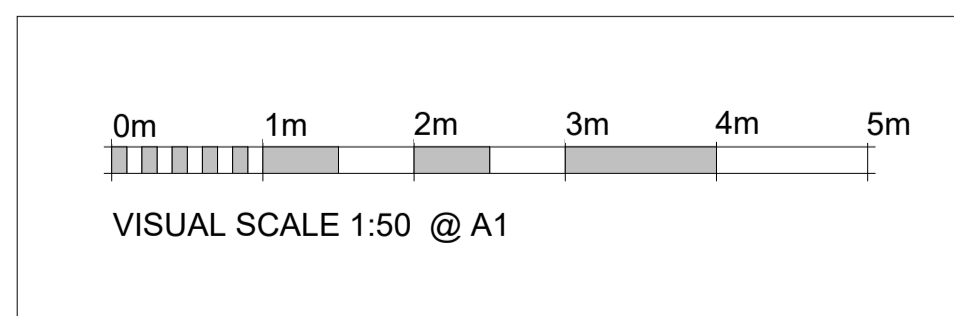
BCC DS
RECEIVED
 11/05/2026
APPLICATION REF
 A006996438

ce architects

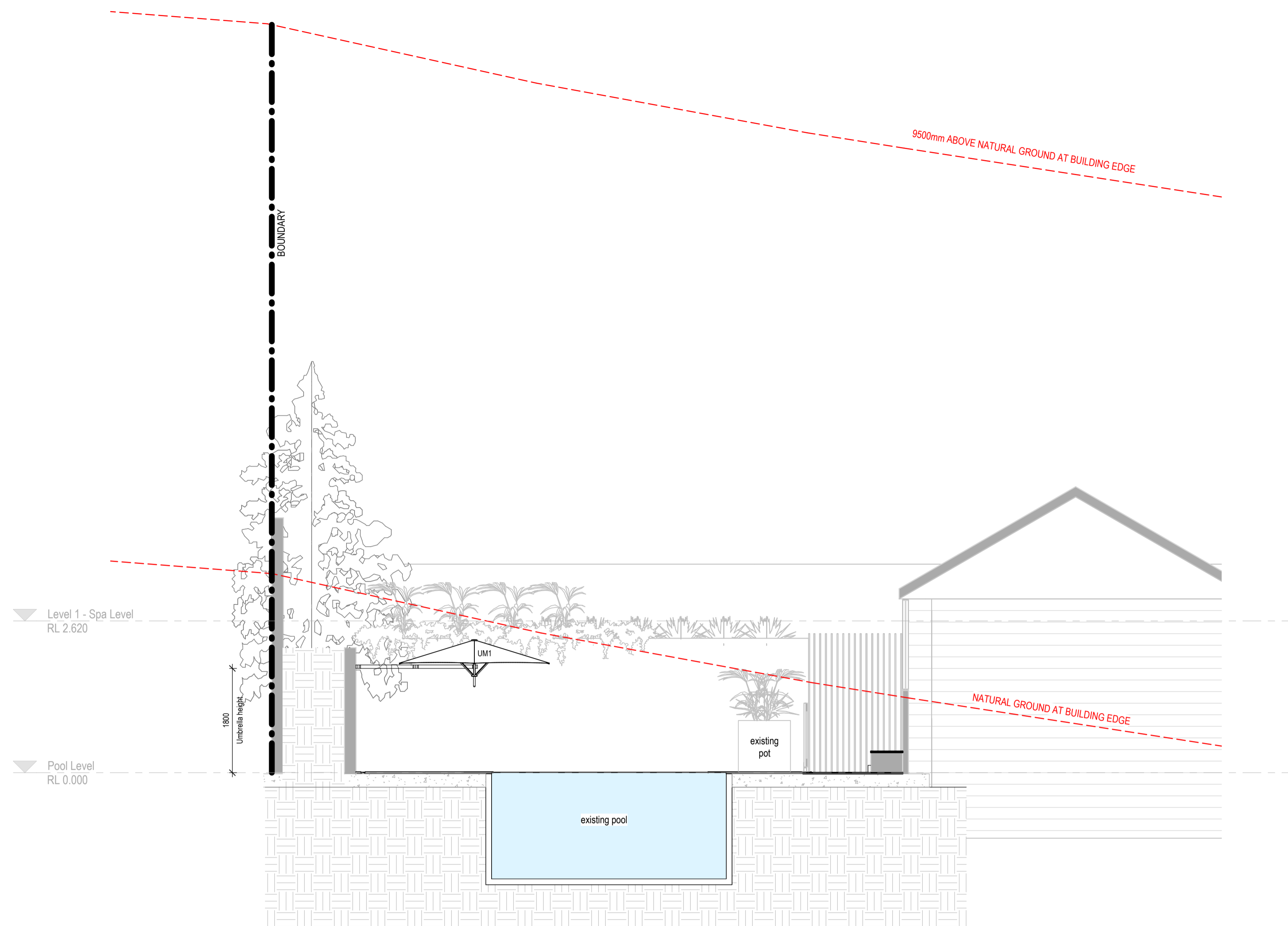
ce architects
40 deshon street, woolloongabba, QLD, 4102
www.cearchitects.com.au
chloe@cearchitects.com.au
0411 017 327

drawn	NM	date	17.03.2026
check	CR	scale	1:50 at A1
check		scale	1:100 at A3

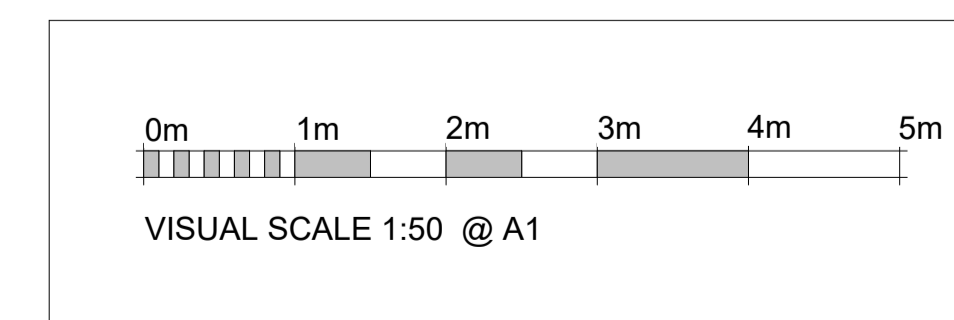
job no.	1434	dwg no.	WD.03.20	issue	4
---------	------	---------	----------	-------	---



DETAILED DESIGN



1 Section 1
WD.02.10 SCALE 1:50 @A1



No.	Description	Date
1	Detailed Design	21.10.2025
2	Revised Detailed Design	25.11.2025
3	Revised Detailed Design	27.11.2025
4	Detailed Design	17.03.2026
5	Revised	08.04.2026

LEGEND
UM1 Umbrella

BCC DS
RECEIVED
11/05/2026
APPLICATION REF
A006996438

ce

DETAILED DESIGN

CLIENT:
Andrew Salmon

ADDRESS:
249 Kent St, Teneriffe Qld 4005

PROJECT:
External Patio & Pool Area Refurbishment

DRAWING DESCRIPTION :
Overall Sections

ce architects

ce architects
40 deshon street, woolloongabba, QLD, 4102
www.cearchitects.com.au
chloe@cearchitects.com.au
0411 017 327

drawn NM date 08.04.2026

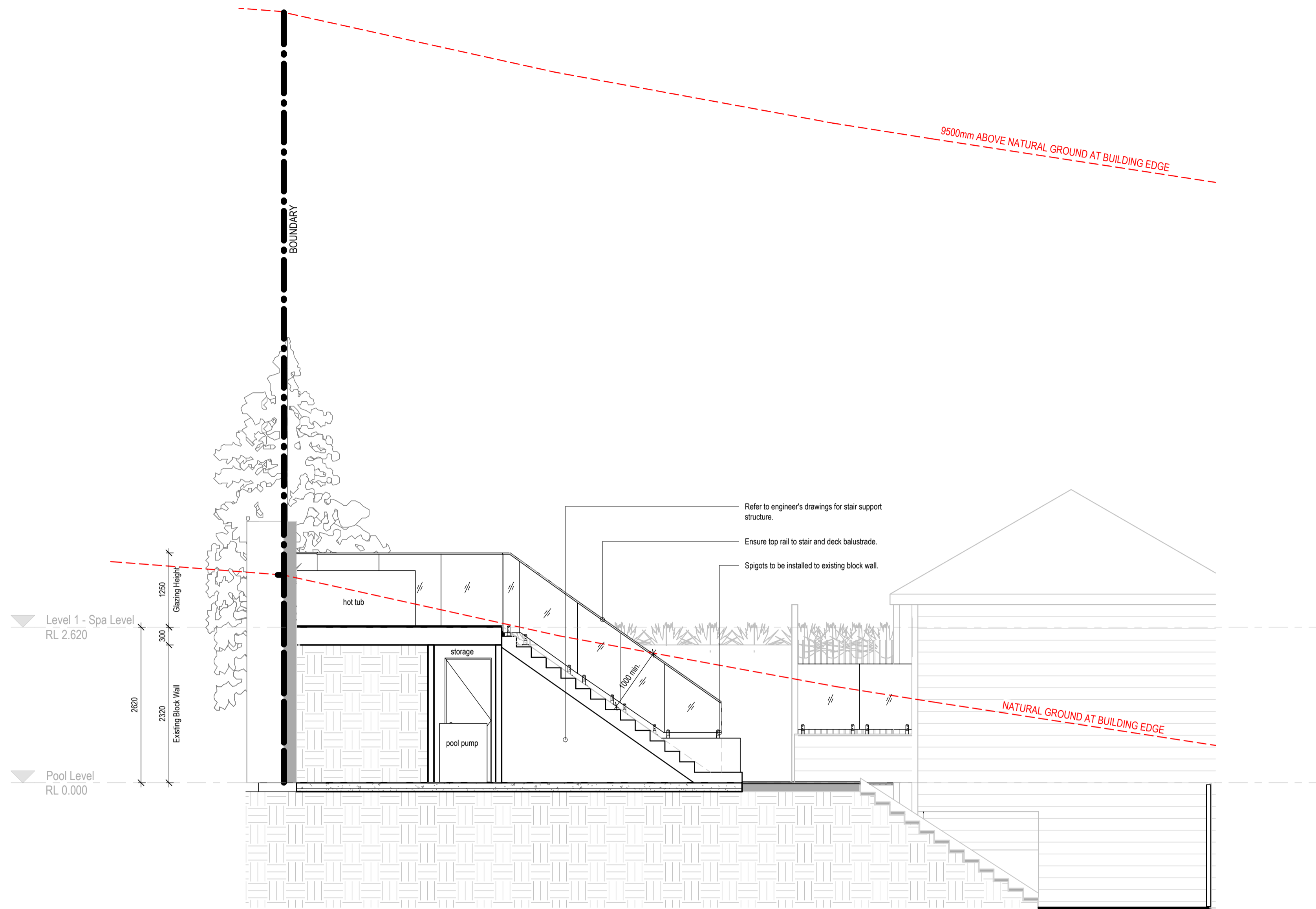
check CR scale 1:50 at A1

check scale 1:100 at A3

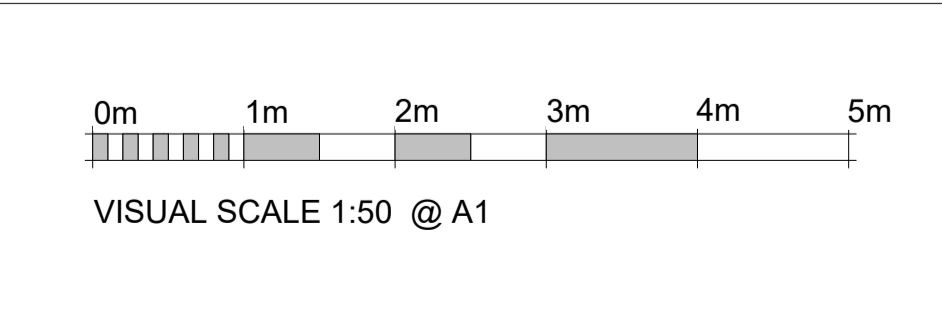
job no. dwg no. issue

1434 **WD.04.05** **5**

DETAILED DESIGN



2 Section 2
WD.03.20 SCALE 1:50 @A1



No.	Description	Date
1	Detailed Design	21.10.2025
2	Revised Detailed Design	25.11.2025
3	Revised Detailed Design	27.11.2025
4	Detailed Design	17.03.2026
5	Revised	08.04.2026

LEGEND

BCC DS
RECEIVED
 11/05/2026
APPLICATION REF
 A006996438

ce

DETAILED DESIGN

CLIENT:
Andrew Salmon

ADDRESS:
249 Kent St, Teneriffe Qld 4005

PROJECT:
External Patio & Pool Area Refurbishment

DRAWING DESCRIPTION :
Overall Sections

ce architects

ce architects
40 deshon street, woolloongabba, QLD, 4102
www.cearchitects.com.au
chloe@cearchitects.com.au
0411 017 327

drawn	NM	date	08.04.2026
-------	----	------	------------

check	CR	scale	1:50 at A1
-------	----	-------	------------

check		scale	1:100 at A3
-------	--	-------	-------------

job no.	1434	dwg no.	WD.04.10	issue	5
---------	------	---------	----------	-------	---

DETAILED DESIGN

No.	Description	Date
1	Detailed Design	21.10.2025
2	Revised Detailed Design	25.11.2025
3	Revised Detailed Design	27.11.2025
4	Detailed Design	17.03.2026
5	Revised	08.04.2026

LEGEND

GF2	Glazing Type 2
HR1	Stair Hand Rail
STO1	Storage 1
UM1	Umbrella
WF1	Wall Finish 1

ce

DETAILED DESIGN

CLIENT:
Andrew Salmon

ADDRESS:
249 Kent St, Teneriffe Qld 4005

PROJECT:
External Patio & Pool Area Refurbishment

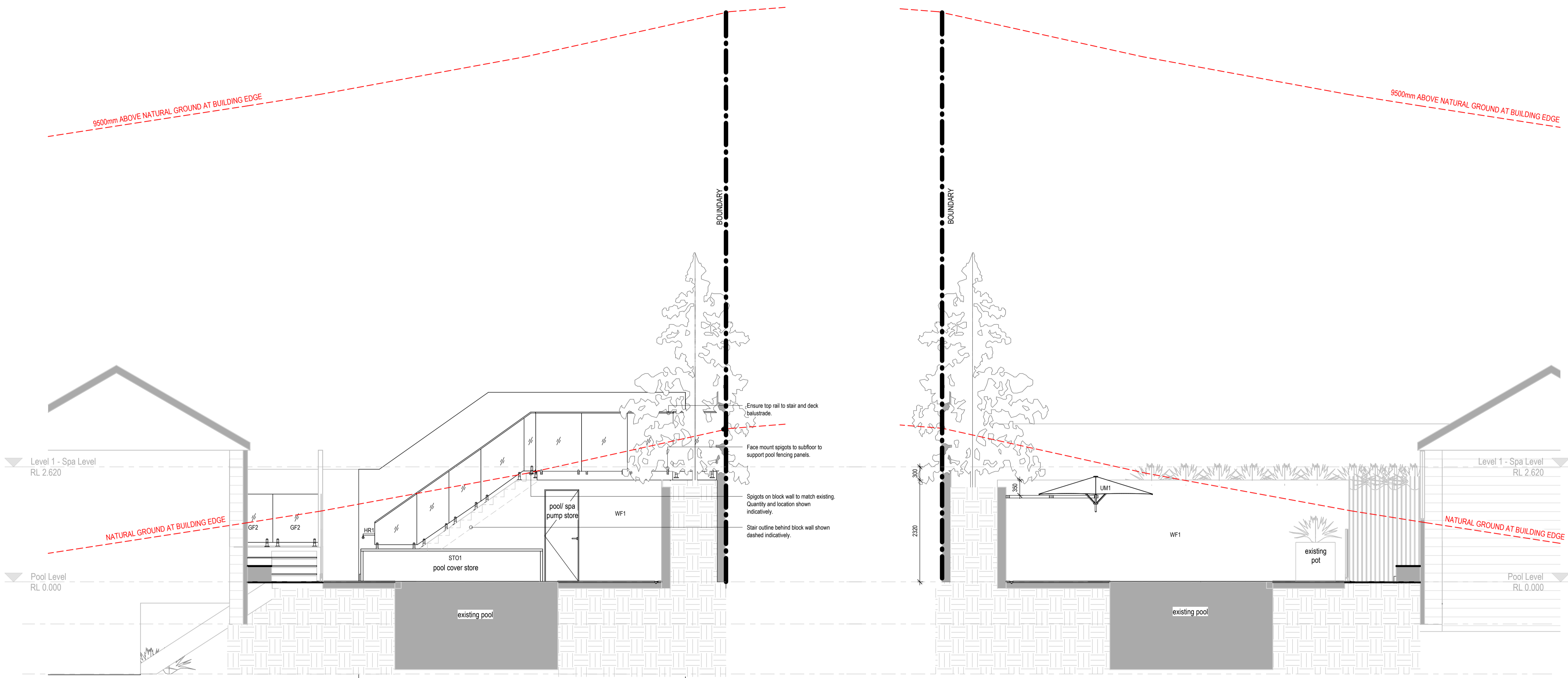
DRAWING DESCRIPTION :
External Elevations

BCC DS
RECEIVED
11/05/2026
APPLICATION REF
A006996438

ce architects

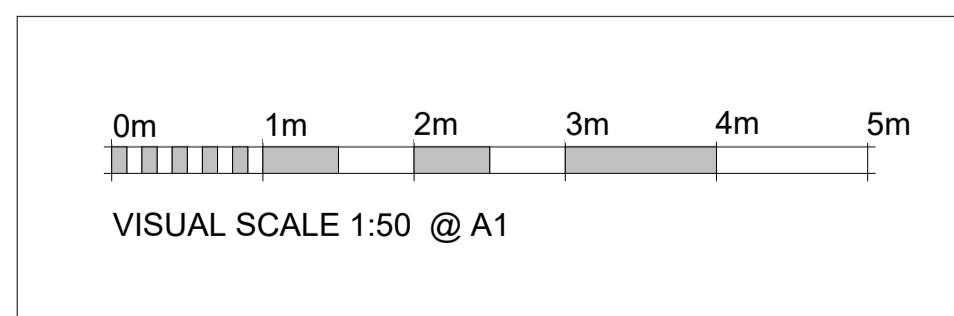
ce architects
40 deshon street, woolloongabba, QLD, 4102
www.cearchitects.com.au
chloe@cearchitects.com.au
0411 017 327

drawn	NM	date	08.04.2026
check	CR	scale	1:100 at A1
check		scale	1:200 at A3
job no.	1434	dwg no.	WD.04.15
		issue	5

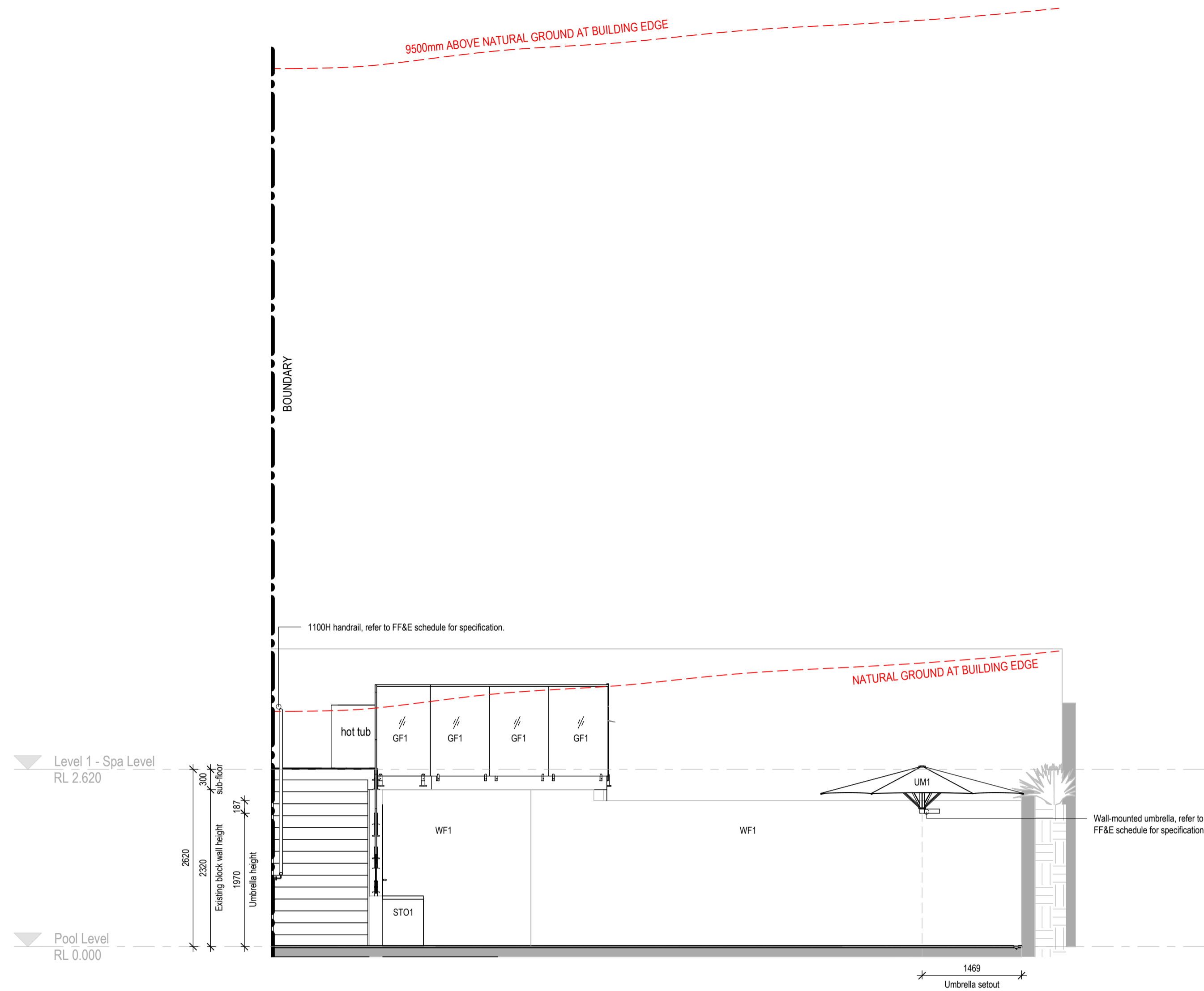


1 Elevation 1
SCALE 1:50 @A1

2 Elevation 2
SCALE 1:50 @A1



DETAILED DESIGN



1 Elevation 3
WD.02.10 SCALE 1:50 @A1

BCC DS
RECEIVED
 11/05/2026
APPLICATION REF
 A006996438

No.	Description	Date
1	Detailed Design	21.10.2025
2	Revised Detailed Design	25.11.2025
3	Revised Detailed Design	27.11.2025
4	Detailed Design	17.03.2026
5	Revised	08.04.2026

LEGEND

GF1	Glazing Type 1
STO1	Storage 1
UM1	Umbrella
WF1	Wall Finish 1

ce

DETAILED DESIGN

CLIENT:
Andrew Salmon

ADDRESS:
249 Kent St, Teneriffe Qld 4005

PROJECT:
External Patio & Pool Area Refurbishment

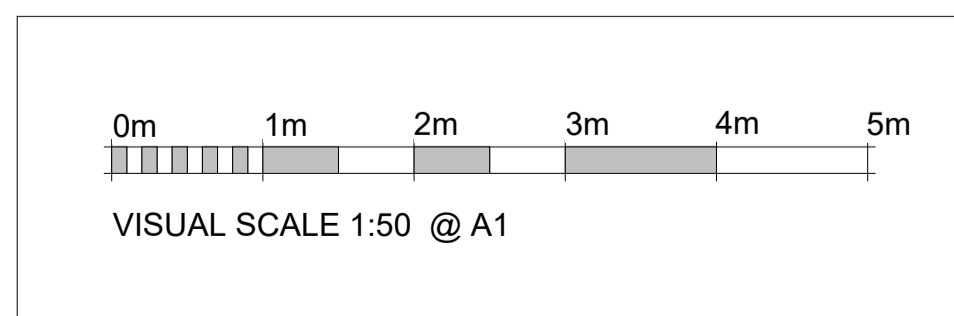
DRAWING DESCRIPTION :
External Elevations

ce architects

ce architects
40 deshon street, woolloongabba, QLD, 4102
www.cearchitects.com.au
chloe@cearchitects.com.au
0411 017 327

drawn	NM	date	08.04.2026
check	CR	scale	1:100 at A1
check		scale	1:200 at A3

job no.	dwg no.	issue
1434	WD.04.20	5



DETAILED DESIGN