WT2

Client Brief

November 22, 2020

Student Name: Sarah McGowan Student Number:471514147

SJM DESIGNS

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Company information

The design team

SJM DESIGNS, is an upcoming design company that has a goal of designing for the future. With a keen eye to detail along with its sustainability conscious design team. We create intrinsic buildings that achieve sophistication and aesthetic qualities. Our building designs address sustainable objectives for our clients.

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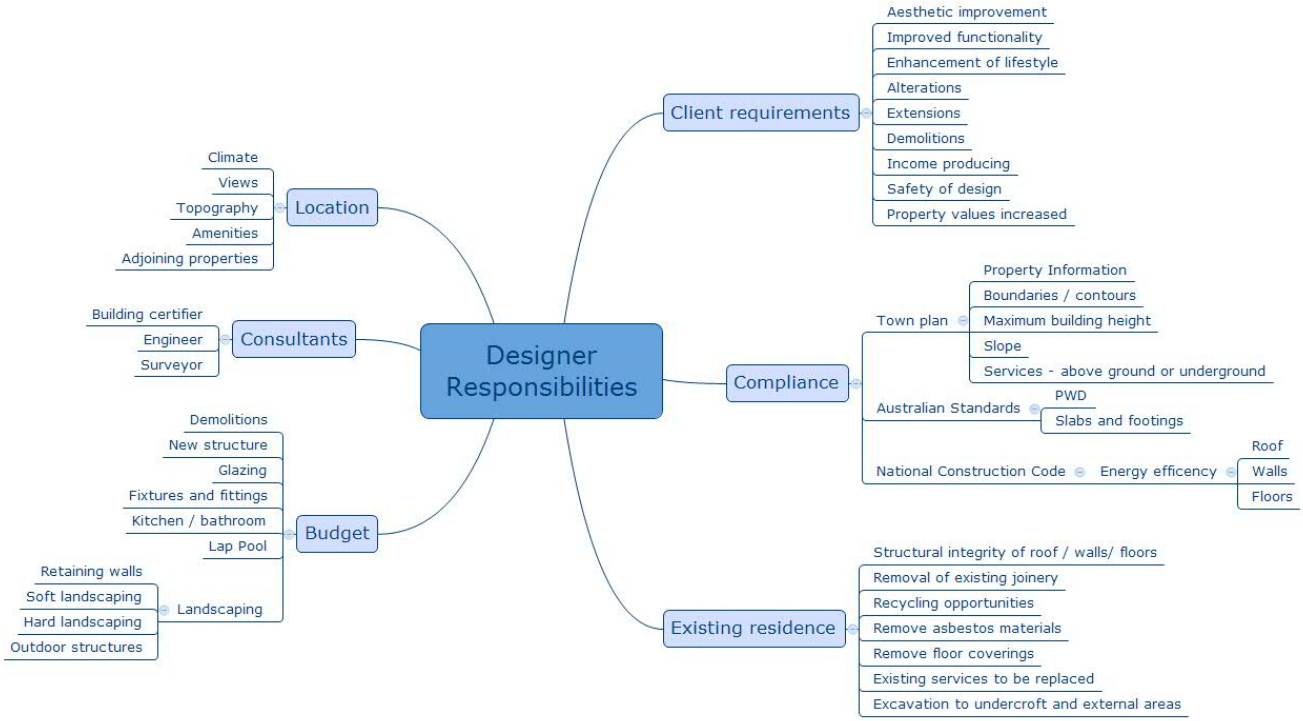
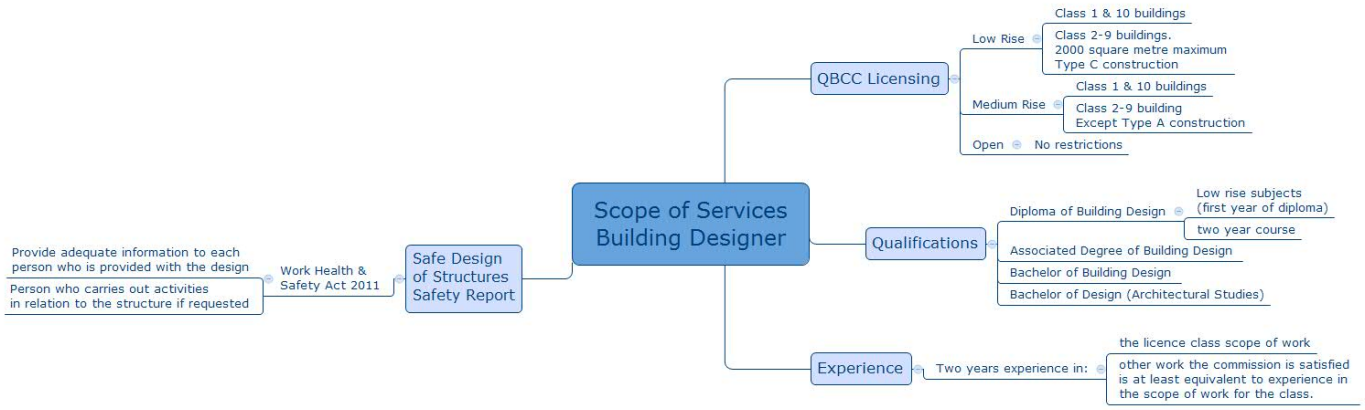
Professional Services

A client has recently purchased a home you intend to renovate.

The house is situated on a North facing site on the side of Buderim, overlooking the ocean towards Coolum. Constructed in the mid 1970's with a series of extensions and additions, the client has engaged your services to update finishes and the internal layout, with minimal alteration to the building footprint on the site. The house has been acquired to live in, and the client envisions it becoming a comfortable modern home.

Seeing potential for there to be income earning spaces, and addressing the shortage of affordable student accommodation, part of the brief will consider accommodating a granny flat / student self-contained area on the site.





BSBDES304 Source and apply design industry knowledge
MSFID5020 Residential Interior design
CPPBDN5006A consult with clients to produce approved small-scale building project design briefs
CPPBDN5005A Recommend sustainability solutions for small-scale building design projects

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Covering Letter

Date: July 18, 2018

Address:
28 Allambie Street
Nambour QLD 4560
Attention: Bradford Leonardo

Reference: Proposed renovations and additions to existing residence 18 Ocean View Boulevard Buderim 4560

Project: MSFID5020 / MP2

Fee Proposal

Dear Kym,
We thank you for the opportunity to submit our fee proposal for this project.
TQ Designs Pty Ltd has been providing building design services on the Sunshine Coast for 3 years.

Following our office meeting on July 13 2017, I think the best way to proceed with your project is:

1. $110+GST per hour (pre-building approval checking / consultant co-ordination)
2. $ 90+GST per hour (Architectural drawings)
3. $ 60+GST per hour (Administration costs)
   (*These rates are in accordance with current BDAQ standards)*

Please find attached:

1. Preliminary Agreement
2. Terms of Payment
3. Project Summary
4. Meeting Schedule
5. Preliminary Costing

We trust that this proposal meets with your approval and look forward to working with you on this project. Please initial each page and sign and date the Acceptance of Fee Proposal, where noted.
Scan and email the signed documents with proof of payment for deposit to our address sarahjeannie.98@gmail.com to enable us to commence work.

I look forward to your reply.

Kind Regards,

Sarah McGowan
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Fee Rates

Pre design checking – local council / state queensland	$110 / hour
Site visits – inspection / photos / measurements	$110 / hour
Engage consultants	$ 60 / hour
Preparation of Final Client Brief for approval	$110 / hour
Client Presentations – mood boards	$110 / hour
CAD Drawings – Existing building	$ 90 / hour
CAD Drawings – Demolition drawings	$ 90 / hour
CAD Drawings – Proposed Additions	$ 90 / hour
Client Presentations – mood boards / movies / photo renders	$110 / hour

(Please note: These rates are in accordance with current BDAQ standards and are GST exclusive)

Preliminary Agreement

The "Designer	SJM DESIGNS
Designer's Address	8/1 Merchants PDE Marcoola Beach
And	
The "Client	Bradford Leonardo
Client's Address	28 Allambie Street Nambour QLD 4560
Project Address	18 Ocean View Boulevard Buderim 4560
Real Property Description	
Lot No	57
On	RP5471514147
Zone Category	Low Density Residential
Development Code	Dwelling House Code

Scope of Services

Stage 1 Pre Design

Site inspection + assessment
Photographic survey of the site + surrounding streetscape
Preparation of the brief by establishing with, or for the client, a detailed set of requirements for the project.

Note: This stage is complete when a documented brief is presented

Stage 2 Schematic Design

Confirm adequacy of the budget + program
Undertake preliminary assessment of regulations + authority requirements
Analyse functional relationships + area requirements
Prepare conceptual design drawings, including sketches + diagrams to a suitable scale, to define the general intent of the design
Obtain fee proposals from selected consultants
Presentation to the client

Note: This stage is complete when the initial Schematic Design is presented.

Stage 3 Design Development

Consultation with authorities to determine all regulations + requirements
Develop the approved Schematic Design towards a final developed design by including drawings and details to refine + explain the design. From these documents, documentation for approvals can be produced.
Obtain fee proposals from selected consultants
Presentation to the client

Note: This stage is complete when the initial Developed Design and one revision (if required) are presented. Should additional revisions to the design be required during this stage, then the fee will be as per our quoted hourly rates in addition to our initial fee proposal.

Stage 4 Documentation – Building Approval

Develop the approved Detailed Design documentation to adequately describe the design for the purpose of obtaining building approval. Documents to generally include:

Dimensioned + notated plans (site + floor)
Elevations + sections @ 1:100/1:50 scale
Window + door schedules (on drawings)
Electrical plans – lighting and power
Co-ordinate consultants' work
Preparation + lodgment of documents for approvals
Prepare additional documentation including specifications, schedules + details to depict all aspects of the design to enable construction.

Note: This stage is complete when documents are finalized + ready for construction.
Should additional work be required during this stage, then the fee will be as per our quoted hourly rates.

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Payment Terms

IN CONSIDERATION of the Designer's undertaking to carry out the scope of services, the Client agrees to pay to the Designer costs and out of pocket expenses. It is further agreed that, notwithstanding such payment by the Client to the Designer, the ownership of the copyright and moral rights in all plans prepared by the Designer, shall remain the Designer's property at all times and such plans will not be used by the Client or any other person, without written confirmation of the Designer's consent.

Payments

Payment shall be made as follows:

Deposit – upon signing of the Fee Proposal

Progress Payments at the end of each stage:

- Pre-design
- Concept design
- Design development
- Documentation – Building Approval

Payments to be received within 7 days of the invoice date

IT IS AGREED that The Designer Costs shall be, or calculated as follows: -

The Designer agrees to carry out the services as listed above on a rate of:

$110 per hour for The Designer (excluding GST)

$90 per hour for Technical Staff (excluding GST)

$60 per hour for Clerical Staff (excluding GST)

Plus costs for plotting, printing, other materials and out of pocket an expenses requited/engaged consultant on the Client's behalf in relation to the above project.

The Client agrees to enter into a formal BDAQ "Contract of Engagement" with the Designer, before design drawings commence for the project.

Variations requested by the Client, or due to unforeseen changes in any Authority's Requirements, shall be charged in addition to the above at the noted hourly rate.

Approval

The Client

The Designer

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Based on: BDAQ Preliminary Agreement *Version 1- July 2006*

Project Summary

Project Description

Proposed renovations and additions to existing residence
at 16 Thomason Street Maroochydore 4558
for Bradford Leonardo

Site Area	660 m²
RPD	471514147
Local Authority	Sunshine Coast Council

Client Contact Information

Contact	Bradford Leonardo
Address	28 Allambie Street Nambour QLD 4560
Phone	+61 7 5457 1000
Email	Leonardo.bradbford@inlook.au

Staff

Director in charge:	Rebecca Joy (Dip. Bld. Des. / Dip. Int. Des.)
Documentation Team:	Marilen Parker (CAD Technician)

Documentation

PD Research Brief (A4)

SD 3D Views x 1 (A3)
Plans x 2 (A3)
Elevations x 2 (A3)

DD 3D Views x 2 (A3)
Plans x 2 (A3)
Elevations / Sections x 3 (A3)

BA Cover Sheet x 1 (A2)
Plans x 5 (A2)
Elevations x 1 (A2)
Sections x 1 (A2)
Schedules x 2 (A2)
Interior Plans x 3 (A2)
Interior Details x 6 (A2)

Program + Scope of Work

Stage 1 PD Pre Design
1 week after signed approval of fees
Stage 2 SD Schematic Design
2 weeks

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Stage 3 DD Design Development
3 weeks
Stage 4 BA Documentation – Building Approval
8 weeks

Project Start Date: July 27 2017 (signed approval of fees)
Project completion Date: 6 weeks (PD – DD) = October 12 2017
8 weeks (BA) = December 7 2017

Consultants

Building Certifier

Company	WNS Inspections
Postal Address	23 Richmond Circuit Burnside 4560
Contact Person	Winifred Samson
Phone:	(07) 54 570000
Email:	wnsinspections@cmail.com

Structural Engineer

Company	TMJ Consultants
Postal Address	20 Perri Court Perwillowen 4560
Contact Person	Thomas James
Phone:	(07) 54 570002
Email:	tmjconsultants@inlook.au

Geotechnical Engineer

Company	Fletch Soil Testing
Postal Address	30 Forest Ridge Road Highworth 4560
Contact Person	Irwin M. Fletcher
Phone:	(07) 54 570004
Email:	fletch.soils@yeehaw.au

Electrical Engineer

Company	Cecil Sparkes & Associates
Postal Address	35 Forest Ridge Road Highworth 4560
Contact Person	Cecil Sparkes
Phone:	(07) 54 570004
Email:	fletch.soils@yeehaw.au

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Project Summary

Client Details

Name	Bradford Leonardo
Project Address	18 Ocean View Boulevard Buderim 4560
RPD	RP471514147
Contact Details	+61 7 5457 1000
Construction Budget	N/A

Project Description

Description	Proposed Renovation and extensions Residence	
	Project Number: J102/20	No. of levels: 2
Project Program		
Project Description	Proposed Renovation to existing residence at 18 Ocean View Boulevard Buderim 4560 for Bradford Leonardo Site Area 660m² RPD 57 on RP95883 Local Authority Sunshine Coast Council	

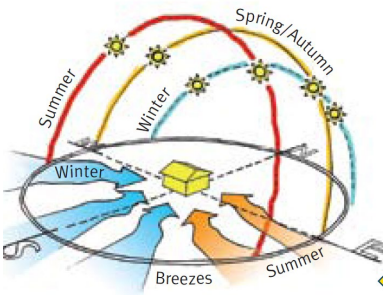
General Criteria

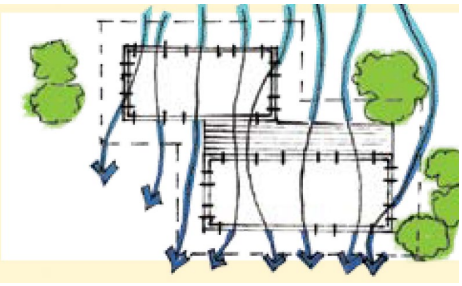
Spaces to be provided	Bedrooms: 2
	Other spaces: 7
	Outdoor spaces: 6
	Flexibility
Climate Zone	Zone 2: Subtropical
Zone Characteristics	Sub-tropical climates have hot and humid summers and cool winters that require controlled shading and ventilation to moderate the internal environment. Provide shading that allows solar access in winter and solar protection in summer and operable openings to control breezes.
Environmentally Sustainable	Environmentally sustainable homes minimize the impact on the environment by incorporating features such as rainwater tanks, energy efficient hot water systems and passive solar design principles applied for the local climate.

Socially Sustainable	Socially sustainable homes are designed with all people in mind. Features such as flexibility, comfort, access, safety and security are addressed so that homes accommodate the changing needs of occupants and guests.
Economically Sustainable	Economically sustainable homes are more cost-efficient over time. They feature smart design and use low-maintenance materials and appliances with high water and energy-star ratings to reduce the ongoing costs of running the home. Natural heating and cooling can be achieved by considering orientation, ventilation, insulation, shading and materials.

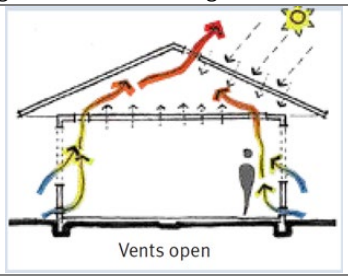
Design Strategies

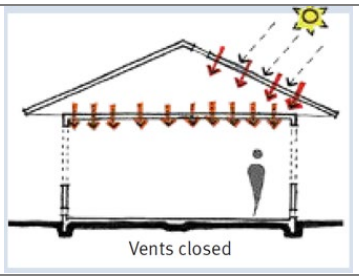
Building shape and orientation	In this climate zone narrow spaces that promote better air circulation and maximize northern exposure offer the best possibilities for moderating the internal climate of the house.

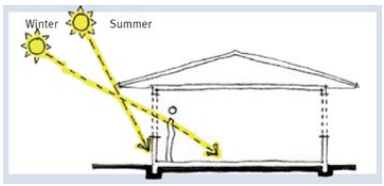
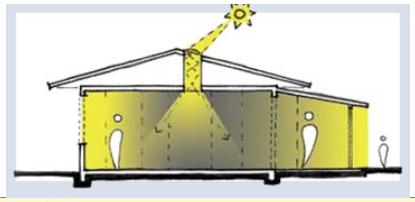
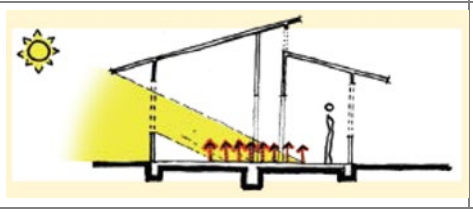
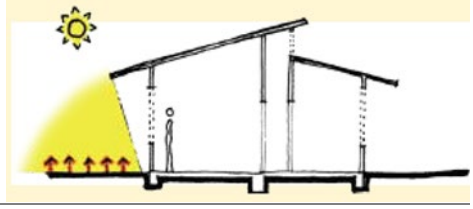




Ventilation	Ventilation in the ceiling cavity will create stack ventilation which allows hot air to continually escape and be replaced by cooler air. To improve cross-ventilation carefully consider window size and placement. Aligning windows and doors can increase ventilation. Offsetting them can control how breezes flow through the home. Good closure of windows can help prevent heat loss in winter.
Solar access and orientation	Northern orientation is the best for this zone. From sunrise to 9am and 3pm to sunset the sun is lower in sky. In summer, protect the home from heat gain from low angle sunlight on the eastern and western walls by using vertical shading such as screens, blinds or landscaping. During winter, solar access should be maximized to improve heat gain from the lower northerly sun path. Floors and walls made of mass materials will store heat during the day which will be released at night to warm the home. In summer, protect the mass materials from direct sunlight to avoid heat gain. Skylights allow natural light to reach deep areas of the home.





	   
Construction	Some areas of Zone 2 are subject to a greater range of temperatures, from hot to cold. Include mass materials such as bricks, concrete, or block work to moderate the internal temperature of the home using thermal mass. In areas of Zones 2 that are subject to consistent high temperatures, lightweight buildi8ng materials, such as timber and steel are recommended. This will enable heat to be released quickly to the cooler night air. To avoid heat gain during the day shading the exterior of the building is advised especially the eastern and western walls. In warmer climates it is best to utilize light colours and smooth surfaces to reflect heat away from the home. Darker colours will absorb heat.
Insulation	Reduce heat transfer from the roof by using reflective foil insulation. Roof insulation will also help protect the home from cold during the winter. Bulk insulation in external walls will help prevent heat transfer (conductance) in the home during the summer and will maintain warmth during the winter.

Approval

The Client

_____

The Designer

_____

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Project Compliance

Sunshine Coast Planning 2014 Scheme

Zoning	ZM 32 – Zone map ZM32 (Buderim local plan area)
Site Cover	The maximum ***area*** covered by all *buildings* and *structures* roofed with impervious materials, does not exceed 50% of the *lot area*.
Building Setbacks	Where located on a lot in a residential zone, a garage, carport or shed:- (a) is setback at least 6 meters from any road frontage; (a) The side and rear boundary clearance for a part of the building or structure is – The side and rear boundary clearance for a part of the building or structure is – - Where the height is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m.
Flood Overlay	Land subject to airport environs overlay Land subject to landside hazard and steep land overlay
Bushfire	N / A

Queensland Development Code

	Part 1.0 Siting and amenity—Detached housing and duplexes *MP1.2*

Building Code of Australia

Building Classification	Class 1 building includes one or more of the following sub-classifications: (1) Class 1a is one or more building, which together form a single dwelling including the following: (a) A detached dwelling.

Table 3.1.1.1 Un-retained embankment slope ratios

Soil class (see Part 3.2.4 for material description)	Site cut (excavation) (maximum embankment slope ratio, angle of site cut H:L Note 1)	Compacted fill (maximum embankment slope ratio, angle of batter H:L Note 1)
Stable rock (Class A)	8:1	2:3
Sand (Class A)	1:2	1:2
Firm clay (Class M-E)	1:1	1:2
Soft clay (Class M-E)	2:3	Not suitable

Site Classification

Table 3.2.4.1 General definition of site classes

Class	Foundation
A	Most sand and rock *sites* with little or no ground movement from moisture changes
S	Slightly reactive clay *sites* with only slight ground movement from moisture changes
M	Moderately reactive clay or silt *sites* which can experience moderate ground movement from moisture changes
H	Highly reactive clay *sites* which can experience high ground movement from moisture changes
E	Extremely reactive clay *sites* which can experience extreme ground movement from moisture changes
A to P	Filled *sites* — see AS 2870
P	*Sites* which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive *sites* subject to abnormal moisture conditions or *sites* which cannot be classified otherwise

TABLE 2.1

CLASSIFICATION BASED ON SITE REACTIVITY

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes
H1	Highly reactive clay sites, which may experience high ground movement from moisture changes
H2	Highly reactive clay sites, which may experience very high ground movement from moisture changes
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes

Australian Standards

Australian Standards 2870-2011

Climate / Region

Sub-tropical climates have hot and humid summers and cool winters that require controlled shading and ventilation to moderate the internal environment. Provide shading that allows solar access in winter and solar protection in summer and operable openings to control breezes.

Existing Elements / Services

- Existing stormwater line as per scc council maps.
- Existing sewer line as per scc council maps.
- Screen planting to neighbouring pool / driveway.
- Established trees / shrubs screening driveway from street.
- Overhead power lines on street connected to pole on property.
- Underground power connection refer to state government sources.

Approval

The Client

_____

The Designer

_____

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Checklist: **Design**

Item:	Completed:	Date:
Job Information	❑ ✓	22/10/2020
IDAS Forms DA MCU BA	❑ ✓	22/10/2020
Compliance Certificate Certifier	❑ ✓	22/10/2020
Prel Client Approvals	❑ ✓	29/10/2020
Inspection Forms	❑ ✓	10/11/2020
Survey	❑ ✓	10/11/2020
Soils Test	❑ ✓	10/11/2020
Schedules Signed:	❑ ✓	10/11/2020
Engineering	❑ ✓	10/11/2020
Energy report	❑ ✓	10/11/2020
Safety Plan	❑ ✓	10/11/2020
Project Schedule	❑ ✓	10/11/2020
Drawings	❑ ✓	10/11/2020
Specification	❑ ✓	10/11/2020
Schedules	❑ ✓	10/11/2020
Client Approval Final	❑ ✓	10/11/2020

Tender	❑ ✓	10/11/2020
Construction	❑ ✓	10/11/2020
Practical Completion	❑ ✓	10/11/2020
Maintenance Manual	❑ ✓	10/11/2020

Sunshine Coast Planning 2014 Scheme

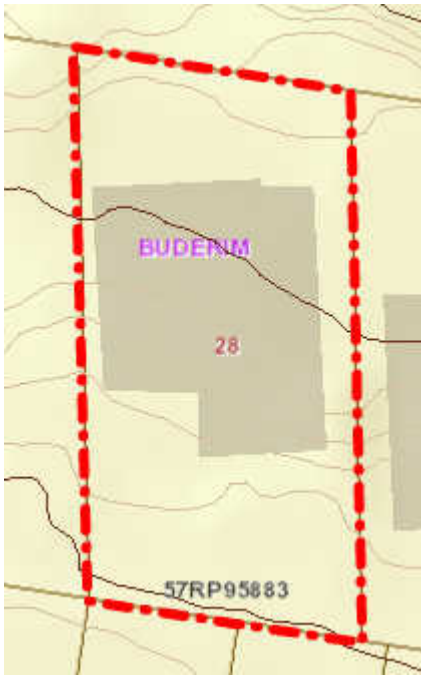
Zoning	Zone Map ZM32 Low Density Residential Zone
Local Plan Area	Buderim Local Plan Area
Building Height	OVM32H 8.5 Metres
Steep Land	Landslide Hazard and Steep Land Overlay Map (i) (Landslide) High Hazard Area identified Landslide Hazard and Steep Land Overlay Map OVM32J(ii) Slope 15-20% identified
Part 5 Tables of Assessment	Table 5.5.1 Low Density Residential Activity: Dwelling house - Accepted development
Part 6 Zones	Low Density Residential Zone The purpose of the Low density residential zone code is to provide for predominantly low density, low rise residential activities on conventional sized urban residential lots. Whilst primarily intended to accommodate dwelling houses, dual occupancies may also be accommodated in appropriate locations along with other residential activities and small-scale services and facilities that cater for local residents. Development provides for an attractive, open and low density form of urban residential living. Development provides for an efficient pattern of land use and infrastructure Development is designed to make a positive contribution to the streetscape and is sympathetic to the surrounding development. Development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water. Development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including steep land and landslide hazard.
Part 9 Development Codes	9.3.6 Dwelling house code The purpose of the Dwelling house code will be achieved through the following overall outcomes:- (a) A dwelling house incorporates a high standard of design and makes a positive contribution to the streetscape character of the area in which it is located; (b) A dwelling house is sited and designed to protect the amenity and privacy of neighboring residential premises; (c) A dwelling house provides a high level of amenity to the residents of the dwelling house; and (d) A dwelling house is provided with an acceptable level of infrastructure and services. Performance outcomes:

	Height of Buildings and Structures Services and Utilities Access and Car Parking Secondary Dwellings Filling or excavation

Project Description

Description	Proposed renovations and additions to existing residence	
	Project Number: MSFID5001- MP2	No. of levels: 2

Existing Criteria

Land Dimensions & Restrictions	
Existing Building Information	○ Existing planting ○ Planting adjacent to garage provides screening to street ○ Screen planting provided along Eastern and Western boundaries ○ Terraced gardens on southern side of property ○ Summer AM: Generally, South-Easterly direction ○ Summer PM: Generally Northeast-Southeast direction

	o Winter AM: Generally Southwest direction o Winter PM: Generally, South-Easterly direction o Sunroom provides panoramic views of the Pacific Ocean / Mount Coolum (NE – NW) o Landscaped area adjacent to courtyard / kitchen offers opportunities for casual entertaining.
Existing Building Features Which Work	o Planting adjacent to garage providing screening o Garage and lift position o Upper level footprint
Existing Building Features Which Don't Work	o Lower level footprint o Upper level floor plan o Lower level floor plan o Backyard space o Entry o Sunroom

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General Considerations

External Factors	Economic, Neighbors, Finance Issues
Design to address	Constructed in the mid 1970's with a series of extensions and additions, the clients are looking at updating finishes and the internal layout, with minimal alteration to the building footprint on the site. The house has been bought to live in, and envision it becoming a comfortable modern home. Seeing potential for there to be income earning spaces and addressing the shortage of affordable student accommodation. Looking to accommodate a granny flat / student self-contained area on the site. The home needs to lend itself to clean modern lines, with overtones of the 1930's, 1950's. (Arne Jacobsen, Alvar Aalto, Le Corbusier, Ray and Charles Eames, Finn Juhl, Hans Wegner, Harry Bertoia, Mies Van Der Rohe, Art Deco, mid-century modern)
Analyse what works and has potential to work. New building what is required?	The sites upper floor plan needs to be completely remodeled in order to create a flowing zone that uses all the space available to optimize living area. The backyard will be transformed by making the patio included in the living space and a small deck running along the face of the building. This deck will have stairs leading up to the backyard with a grass/garden space on the left and a pool area on the right. Adding a front deck onto the existing upper level will create a higher breeze flow and optimize the views the site has access to. To create a passive sustainable site, a breezeway between the main living and kitchen area will separate the master to create a more private and luxurious feel. The breezeway will include a void for the stairs to the lower level. The lower level will now include the laundry off the garage, which will have a drying deck on the west facing side. This lower level will consist of the guest bedroom with ensuite. A media room, storage room and entry foyer.
Water	Water is an essential service that should be supplied in all homes. However how this water is supplied and how much is used can be detrimental to conserving water resources and reduce wastewater production. It is important to consider: • *reducing the quantity of water, we consume* • *Improving water quality by managing stormwater and wastewater* The renovation will now feature a water tank that will be the homes water supply. Collected rainwater will reduce water bills as well as aiding to conserve water resources and reduce environmental impacts beyond the home. Typical components of a rainwater system include the roof and gutters, collection system (rain-heads, downpipes, and first flush diverters), tank and supply system (pumps, controllers and filters). This renovation will be complete with the latest products designed to be in conjunction with the national Water Efficiency Labelling and Standards (WELS) scheme. These products will be fitted throughout the home such as, showerheads, taps, toilets, washing machines and dishwashers

Energy	Sustainable design is critical in renovations and new designs. With climate change being undeniably present, it is crucial we do all that we can to minimise our impacts. It is important to consider: • *Achieving the significant reductions in greenhouse gas emissions required to limit global warming and sea level rise* • *Using renewable energy while managing demand and maintaining security of supply* • *Reducing travel demand and finding viable (post-peak oil) sources of energy for transport.* This house renovation includes passive sustainable design principles by allowing exposure to cooling breezes and a design that encapsulates the element of cross-ventilation. All windows are 100% openable with both louvres and casement windows being installed. The house has been provided with ceiling fans for increased ventilation. The sustainability of this dwelling meets the standard of the Australian Government Guidelines to passive design and will allow the occupants to live in a sustainable and comfortable living space, which has little need of secondary heating or cooling. This reducing the new resident's electricity bills as well as doing its part in reducing the climates energy use.
Construction	Floor Type 1 (Garage level) • 150mm thick reinforced concrete slab • Polythene moisture barrier • 50mm leveling bed Floor Type 2 (Lower Level / Patio) • 100mm thick suspended reinforced concrete slab • Polythene moisture barrier • 50mm leveling sand bed • Compacted fill Floor Type 3 (Sunroom / Master Bedroom) • 100mm thick suspended reinforced concrete slab • Timber ceiling battens fixed to u/side slab • 10mm plasterboard lining Floor Type 4 (Upper Level) • 19mm thick particle board flooring • Hardwood timber joists @450 centers maximum • 10mm plasterboard fixed to u/side joists Ceilings Ceiling Type 1 (Internal areas) • Suspended ceiling system • Ceiling battens @450 centers maximum • 10mm plasterboard lining

	Ceiling Type 2 (Eaves/External Areas) • Timber battens @600 centers maximum • "Hardiflex" asbestos cement lining with lead finish Roof Roof Type 1 (Main areas) • "Klip-lok" metal roof sheeting, zincalume finish • Steel roof batten @1200 centers maximum • Steel Z purlin section raters Roof type 2 (patio) • "Supersix" asbestos cement corrugated roof sheeting • Timber battens @600 centers maximum • Timber rafters Walls External Wall Type 1 (Upper Level) • 110mm clay masonry • 50mm cavity • 110mm clay masonry • 10mm plasterboard lining External Wall Type 2 (Lower Level) • 110mm clay masonry • 50mm cavity • 110mm clay masonry • 10mm plasterboard lining External Wall Type 3 (Passage/Undercroft) • 190mm concrete masonry unit • Waterproofing membrane External Wall type 4 (Store/undercroft • 'Hardiflex' asbestos cement lining with lead paint finish • 70x45mm timber studs @600 centers maximum • 'Hardiflex' asbestos cement lining with lead paint finish Internal Wall Type 1 (Non-wet areas) • 10mm plasterboard lining • 70x45mm timber studs @600 centers maximum • 10mm plasterboard lining with paint finish Internal Wall Type 2 (Wet areas) • 'Versilux' asbestos cement lining with recessed edge (tiled finish) • 70x45mm timber studs @600 centers maximum • 10mm plasterboard lining with paint finish
Insulation	As per fletcher spec pro calculations in accordance with NCC 2019.
Resource Efficiency	Material preservation, reuse, wastage minimization, design for reuse, flat pack, transport reduction strategies

SJM DESIGNS

Scope of Works:

Existing	Existing Floor Plans and Existing Elevations as per drawing schedule
Demolition	Demolition Plans as per drawing schedule
New Works	Working Drawings New construction elevations New construction floor Plan New construction lighting plan New construction furniture plan As per drawing schedule
Costing	Estimate of Works - To be confirmed

Concept Development

Style	The home lends itself to clean modern lines, with overtones of the 1930's, 1950's mid-century modern. - Arne Jacobsen - Alvar Aalto - Le Corbusier - Ray and Charles Eames - Finn Juhl, - Hans Wegner - Harry Bertoia, - Mies Van Der Rohe
Characteristics	Choice of building materials - As per client's design constraints of clean modern lines, sustainability and the location of the house being in a coastal orientated area.
Features	Outdoor living has been created by incorporating 6 outdoor living spaces. - Pool - Breezeway - Main front deck - Master deck - Back deck - Grassed backyard To feel constantly immersed in the surrounding environment.
Marginal Issues	Considerations to:

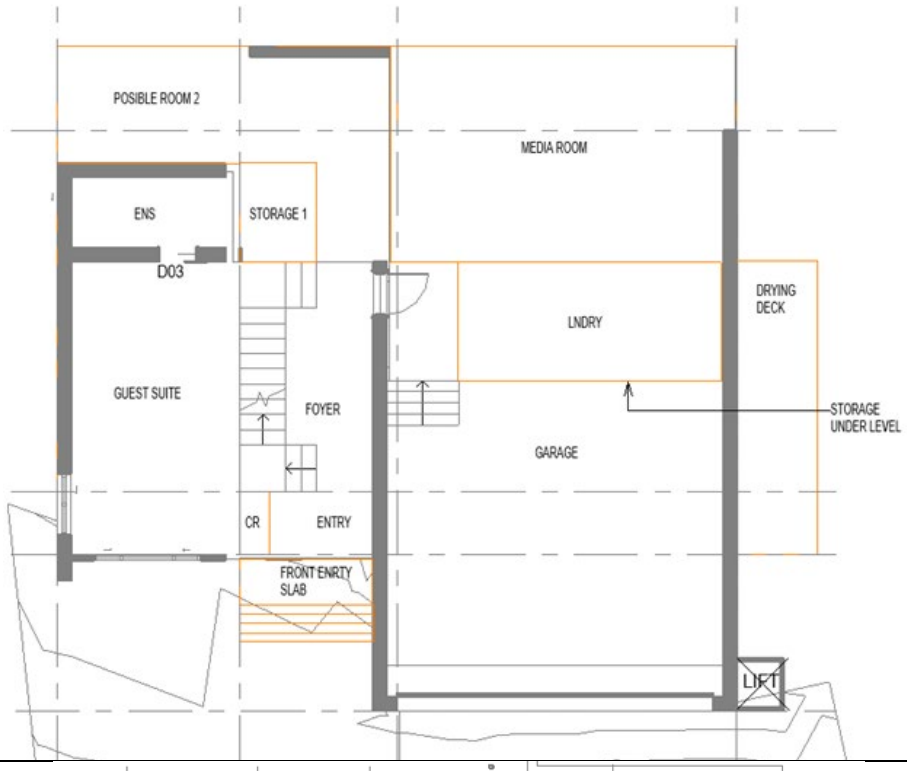
	Economic factors, neighbors, council proposals, easements, future infrastructure works need to be applied.
Constraints	Sunshine Coast Planning Scheme o Maximum building height o Front and side building setbacks o Slope of site o Driveway slope o Construction budget o Existing building footprint As per project compliance
Access Egress issues	Access issues to consider: o Narrow side access o Retaining walls o Site contours o Varying floor levels – garage / lower level / store / passageway
Focal Elements	Existing living areas on upper level (living, dining, breezeway, main deck and master deck and main bedroom) facing Northeast site on Buderim have ocean views towards Coolum. Backyard has screening at the back of neighbors and pool giving the living room and study views of the pool. Existing guest area on lower level has line of sight to neighboring properties and lower slopes towards Alexandra Headland (east) and Mooloolaba (southeast) as well as a landscaping.
Safety	WHS Act 2011 Amendment 2017 Site access issues – refer to WHS Safety Plan Risk Assessment
Building compliance	As per NCC and Australian workplace health and safety – Refer to WHS Safety Plan Risk Assessment

SJM DESIGNS

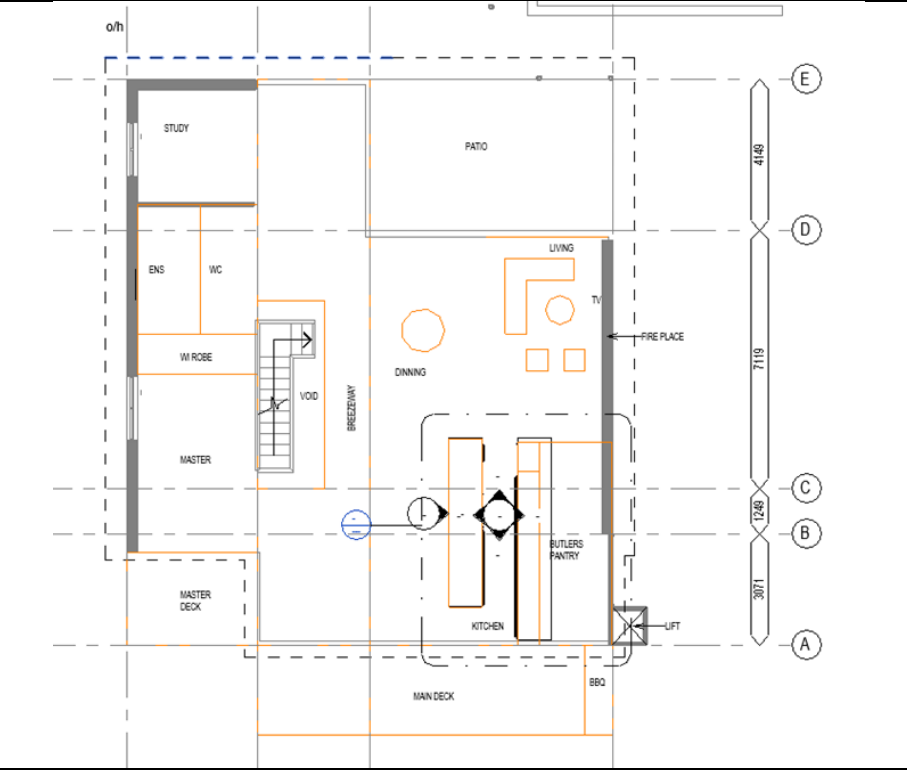
Concept Plans

* Note the orange lines show proposed

LOWER & GROUND LEVEL



UPPER LEVEL



BSBDES304 Source and apply design industry knowledge
MSFID5020 Residential Interior design
CPPBDN5006A consult with clients to produce approved small-scale building project design briefs
CPPBDN5005A Recommend sustainability solutions for small-scale building design projects

SJM DESIGNS

Sustainability

Sustainable solutions	Sustainable solutions are a necessity in building design. These include design ideologies such as considering the orientation of the home, shading, passive solar heating, passive cooling, sealing the home, insulation, thermal mass, and glazing. This can also include the materials used on the home, making sure they are sustainably sourced or recycled. Sourcing highly energy efficient products including to consider water saving ratings. There are multiple ways to included sustainable solutions into building design and in this renovation, all have been considered and deliberated. It is also imperative that all new homes, home renovations, alterations and additions need to comply with the 6-star standard in the National Construction Code. However, it does not have to stop at the standard. By adding more stars in the design process, it will reduce your heating and cooling energy needs – and energy bills – by 30%.
Materials	The materials chosen to build the home contributes to how sustainable the home is. Each building material has a cost to the environment of some sort. However, some principles can help guide the choice of picking what is sustainable to include in the home. Throughout this renovation it has been a focus to keep as much of the existing home materials where possible. The design process consisted of working with what the site is already giving, minimising wastage by using prefabricated elements avoiding unnecessary linings and finishes. It is important to choose durable low maintenance materials. To be able to minimize the need for new materials and finishes over the building's life cycle.
Life Cycle	The concept of a building life cycle is a fundamental approach to see the building as not just its operational purpose but also taking into the account the design, construction, demolition, and waste treatment. There are two building life cycles to consider. The temporal life cycle represents a series of events that occur over time to the building. Then there is the physical life cycle that represents the flow of materials and resources between the and the building. It is essential to assess materials and the way they are created. By doing so, improvements in the comfort and cost effectiveness of your home, greatly reduce its life cycle environmental impact.
Resource Efficiencies to be achieved	Resource efficiency means using the Earth's limited resources in a sustainable manner while minimising impacts on the environment. Resource efficiency includes for example re-manufacturing, repair, maintenance, recycling, and eco-design. In this home I have tried to retain as much of the existing materials as possible. As well as using sustainable materials and recycled where possible.
Shading Sunlight control	This north facing home has a wide variety of shading and sunlight control. From the houses position large trees have been planted and most existing established trees kept. As well as wooden panels blocking western afternoon sun. North orientation allows for good passive design. As per existing design features illustrating the way in which sunlight penetrates this house. Sun can be excluded in the summer and admitted in winter using horizontal devices. Double glazed windows can exclude up to 60% of heat compared to clear glass however should not be a substitute for shading. A deep veranda/deck provides welcome shade but can admit a very low angled sun. The added deck will aid in sustainable passive design by keeping the house cool in summer and warm in winter with minimal need for auxiliary heating and cooling.

SJM DESIGNS

Client Needs Analysis

Client	The demographic for the cliental of this home is a couple in their 30s-40s, they are both in successful jobs and have bought this home with the intent on renovating. Constructed in the mid 1970's with a series of extensions and additions, they are looking at updating finishes and the internal layout, with minimal alteration to the building footprint on the site. The house has been bought to live in, and envision it becoming a comfortable modern home. Seeing potential for there to be income earning spaces and addressing the shortage of affordable student accommodation. Looking to accommodate a granny flat / student self-contained area on the site. The home needs to lend itself to clean modern lines, with overtones of the 1930's, 1950's. (Arne Jacobsen, Alvar Aalto, Le Corbusier, Ray and Charles Eames, Finn Juhl, Hans Wegner, Harry Bertoia, Mies Van Der Rohe, Art Deco, mid-century modern)
Budget	Budget to be confirmed
Building Users	The demographic for the cliental of this home is a couple in their 30s-40s, they are both in successful jobs. The clients will require a cleaner and gardener to ensure their weekends are spent enjoying their home and relaxing.
Activity requirements	With a flexible job one spends some days in the office and others working home making a study space essential. They enjoy entertaining, sustainability, cooking but are most looking to create a home that they can relax in without needing to go out. Therefore, a media room is also necessary including calming tones and spaces that flow through the house.
Spatial plan needs	They would like a home that whilst has large open plan living have the living spaces separate. That still flow and connect through the whole house.
External Spaces	The homeowners would like to add a pool, new decks, usable landscaping, and relaxing seating areas that can also be used to entertain. They would like a grassed area as they have a large dog.
Lifestyle and psychology	The homeowners intend to make this their dream home that they can eventually retire in.
Ergonomic	The user experience is centered around the idea of ergonomics. It is important that design concepts of the home are ergonomically suited to its intended user. The clients are in their late 30's and early 40's they are active and healthy. These factors all form a role in interpreting the ergonomic aspects of the home. Good design is formulated from user experience. For example, our clients are average height and do not need shelves lowered etc. The clients require average Australian standard sizes of bench heights etc.
Materials preferences	External materials, internal materials - Durability, quality, features, finishes, reflectivity, emotional responses, colours. (refer to Finishes Schedule)
Focal Elements	The focal elements of this home include the pool and views of the coastline. As well as aesthetic design pieces and ideas that create the home to be a focal element as well as external views.

Furniture requirements	List existing retained and new (or refer to Schedules)
Services	Lift, Ac, Power, phone data considerations, computers, tv, media projector, lighting, fans, internet access, dishwasher, built in fridge and freezer and a 2 car garage with space for a third car uncovered.
Energy use	Hot water units, heating Cooling, air ventilation, daylighting systems, Insulation Refer to Energy Analysis Assessors Report
Ambience of Spaces	The home will consist of a cool, light, airy, breezy, modern, sophisticated, minimalistic, clean lines, relaxing, coastal.
Style	Modern Australia with mid-century undertones of clean lines and costal calming tones and textures.
Lighting	Refer to Lighting Plan Lighting analysis
Security	Systems and smart home technology are featured throughout this house
Accessories	Garden Hose points, Letterbox, Gates fences, pool filter housings, clothesline
New Technology	Innovation, invention, experimental, designed details, specific to project

SJM DESIGNS

Design Development

Design resolution	The concept design for this renovation was to maintain as much of the existing structure as possible, whilst also creating an open floor plan. The design features recycled materials, sustainable building practices and passive design. This dwelling is a blend of modern sophistication and midcentury design. It encapsulates its surroundings by making the focal points the view of the coastline and surrounding natural flora and fauna. This design has resolved a cramped and complicated floor plan by creating a space that flows beautifully through all regions of the residence.
Presentation strategies	Website provides client with an effective visual medium that is reflective of current industry trends for interior design.
Presentation Package	Copy of visuals, presentation link Floor Plans Elevations
Presentation materials	1. CAD drawings printed to PDF version no for client approval with Drawing Transmittal 2. Website presentation to client with brochure download 3. Schedules Selections 4. Cover Sheet for Assessment Also attached are: • Attach interior schedules – Paint selections, flooring, (refer to temples for Schedules) • Floor Plans, Diagrams, Lighting Plan, Finishes Plan • number reference your samples on the presentation board
Design evaluation	The residence displays a sense of sustainable elegance whilst blending into its environment and creating a calming abode for the homeowners. The design constraints allowed the house to be reclaimed and an overwhelming sense of salvaging something that had had so many additions the design was lost. This project was satisfying to complete ticked all the client's boxes.

Schedule of finishes

Fittings Finishes Schedules	**Refer to attached schedule / design directory**

Bibliography