

Drawing List					
Sheet Number	Sheet Name	Issue	Drawn By	Checked By	Current Revision
WD000	COVER SHEET	10/11/20	SJM	TQEC	1
WD001	SITE PLAN	10/11/20	SJM	TQEC	1
WD002	PROPOSED SITE PLAN	10/11/20	SJM	TQEC	
WD100	EXISTING FLOOR PLANS	10/11/20	SJM	TQEC	
WD101	DEMOLITION LOWER LEVEL	10/11/20	SJM	TQEC	
WD102	DEMOLITION UPPER LEVEL	10/11/20	SJM	TQEC	
WD103	PROPOSED LOWER LEVEL	10/11/20	SJM	TQEC	
WD104	PROPOSED UPPER LEVEL	10/11/20	SJM	TQEC	
WD105	ELECTRICAL PLAN	10/11/20	SJM	TQEC	
WD106	ELECTRICAL PLAN	10/11/20	SJM	TQEC	
WD107	LIGHTING PLAN	10/11/20	SJM	TQEC	
WD108	LIGHTING PLAN	10/11/20	SJM	TQEC	
WD200	EXISTING ELEVATIONS	10/11/20	SJM	TQEC	
WD201	DEMOLITION ELEVATIONS	10/11/20	SJM	TQEC	
WD202	PROPOSED ELEVATIONS	10/11/20	SJM	TQEC	
WD204	FURNITURE PLANS	10/11/20	SJM	TQEC	
WD300	KITCHEN PLAN	10/11/20	SJM	TQEC	
WD301	KITCHEN ELEVATIONS	10/11/20	SJM	TQEC	
WD302	KITCHEN ELEVATIONS	10/11/20	SJM	TQEC	
WD303	KITCHEN ELEVATIONS	10/11/20	SJM	TQEC	
WD304	KITCHEN SECTION	10/11/20	SJM	TQEC	



QUEENSLAND DEVELOPMENT CODE
MP 4.1 - SUSTAINABLE BUILDINGS WATER CONSERVATION:

1. WATER SAVING SHOWER ROSES TO BE INSTALLED.
3 STAR RATING UNDER WELS.

2. ALL TOILETS TO HAVE DUAL FLUSH CAPABILITIES THAT DO NOT
EXCEED 6 LITRES ON FULL FLUSH AND 3 LITRES ON HALF FLUSH.

3. MIN 5000 LITRE RAIN WATER TANK TO BE INSTALLED CONNECT
ALL TOILET CISTERNS AND WASHING MACHINE COLD WATER
SUPPLY TO WATER TANK.

ENERGY EFFICIENT LIGHTING:
ENERGY EFFICIENT LED FIXTURES AS SPECIFIED.
HOT WATER SUPPLY:
HOT WATER SYSTEM TO BE EITHER
SOLAR SYSTEM
5KW PV PANEL SYSTEM
ADDITIONAL REQUIREMENTS FOR SUSTAINABLE BUILDINGS FOR NEW CLASS 1
WATER PRESSURE LIMITING: (TO RETICULATED MAINS WATER SUPPLY AREAS ONLY)
THE MAXIMUM PRESSURE LEVEL OF WATER FROM ANY OUTLET WITHIN THE PROPERTY
BOUNDARIES OF A NEW CLASS 1 BUILDING MUST NOT EXCEED 500KPA. COMPLIANCE CAN
BE ACHIEVED THROUGH THE INSTALLATION OF A WATER PRESSURE LIMITING DEVICE
IN LINE WITH THE WATER METER.
WHERE IT IS KNOWN THAT THE PRESSURE LEVEL OF THE WATER SUPPLY DOES NOT
EXCEED 500KPA, A WATER PRESSURE LIMITING DEVICE IS NOT REQUIRED.

BCA PART 3.12.1 ENERGY EFFICIENCY
THERMAL INSULATION
ALL WALLS AND ROOF TO COMPLY WITH THE BCA REQUIREMENTS
FOR THERMAL EFFICIENCY.
FOR CLIMATE ZONE 2, ALTITUDE 412m:
ROOF CONSTRUCTION TOTAL R-VALUE: MIN 3.5
BULK INSULATION TO ROOF SPACE MIN R-VALUE 3.5
WALL CONSTRUCTION TOTAL R-VALUE: MIN 1.9
a) TIMBER FRAMED CONSTRUCTION: BULK WALL
INSULATION MIN R-VALUE 1.5
b) BLOCKWORK OR BRICK VENEER CONSTRUCTION: BULK
WALL INSULATION MIN R-VALUE 1.37

GENERAL NOTES
TO BE READ IN CONJUNCTION WITH ALL DRAWINGS
REFER TO CONSULTANTS DRAWINGS AND SPECIFICATIONS
FOR CO-ORDINATION OF SERVICES AND EXTENT OF WORKS
DRAWINGS
DO NOT SCALE FROM DRAWINGS.
DIMENSION TAKE PREFERENCE OVER SCALE
SET OUT
BUILDER TO CONFIRM THE SET OUT OF ALL LEVELS AND DIMENSIONS
ON SITE PRIOR TO THE COMMENCEMENT OF WORK
CONSTRUCTION
ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE
BUILDING CODE OF AUSTRALIA VOLUME 2 CLASS 1 & 10, QDC, AS
1684.2-2010, AND THE AUSTRALIAN STANDARDS
ENGINEERING
TO BE READ IN CONJUNCTION WITH ALL ENGINEERS DRAWINGS AND SOIL
REPORT, REFER TO ENGINEERING DRAWINGS FOR STUCTURAL DESIGN
ROOFING AND SLAB, TIE DOWN, BRACING AND ALL STRUCTURAL DETAILS.
TERMITE CONTROL: "TERMIMESH" TERMITE BARRIER OR OTHER
APPROVED SYSTEM IN ACCORDANCE WITH AS3660.1
GLASS & GLAZING
ALL GLAZING SHALL BE IN ACCORDANCE WITH PART 3.6 OF THE
BCA AND AS1288-2011
POWER CONNECTION
CONNECT MAINS SUPPLY TO METER BOX VIA UNDERGROUND
CONNECTION REFER TO ELECTRICAL ENGINEERS DRAWINGS
SMOKE ALARMS
PROVIDE HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH
RELEVANT BCA, AUSTRALIAN STANDARDS AND QFES LEGISLATION
STEELWORK
ALL STEELWORK FITTINGS AND FIXTURES SHALL BE HOT DIPPED
GALVANISED OR OF A CORROSION RESISTANT MATERIAL OR
OTHERWISE NOTED
TIMBER
ALL TIMBER SHALL BE IN ACCORDANCE WITH THE RELEVANT BCA AND
AUSTRALIAN STANDARDS.
REFER TO ENGINEERS DETAILS & MANUFACTURERS REQUIREMENTS FOR
INSTALLATION OF ENGINEERED TIMBER FRAMING
WATERPROOFING
WATERPROOFING OF INTERNAL WET AREAS SHALL COMPLY WITH THE
RELEVANT BCA REQUIREMENTS. ALL WET AREAS TO HAVE A 1 IN 100
GRADE TO FLOOR WASTES. WATERPROOFING TO AS3740 - 2010.
WET AREA WALLS IN FC OR WET AREA PLASTERBD AS NOTED
EXTERNAL WORKS
REFER TO LANDSCAPE ARCHITECTS DETAILS FOR ALL EXTERNAL
LANDSCAPE ITEMS AND FINISHED SURFACE LEVELS.
NOTE: EXISTING TREES TO BE RETAINED AS MARKED ON LANDSCAPE
ARCHITECTS DETAILS
REFER TO ENG DWGS FOR DETAILS ON DRIVEWAY AND PAVING SETOUT

No.	Description	Date
1	Revision 1	Date 1

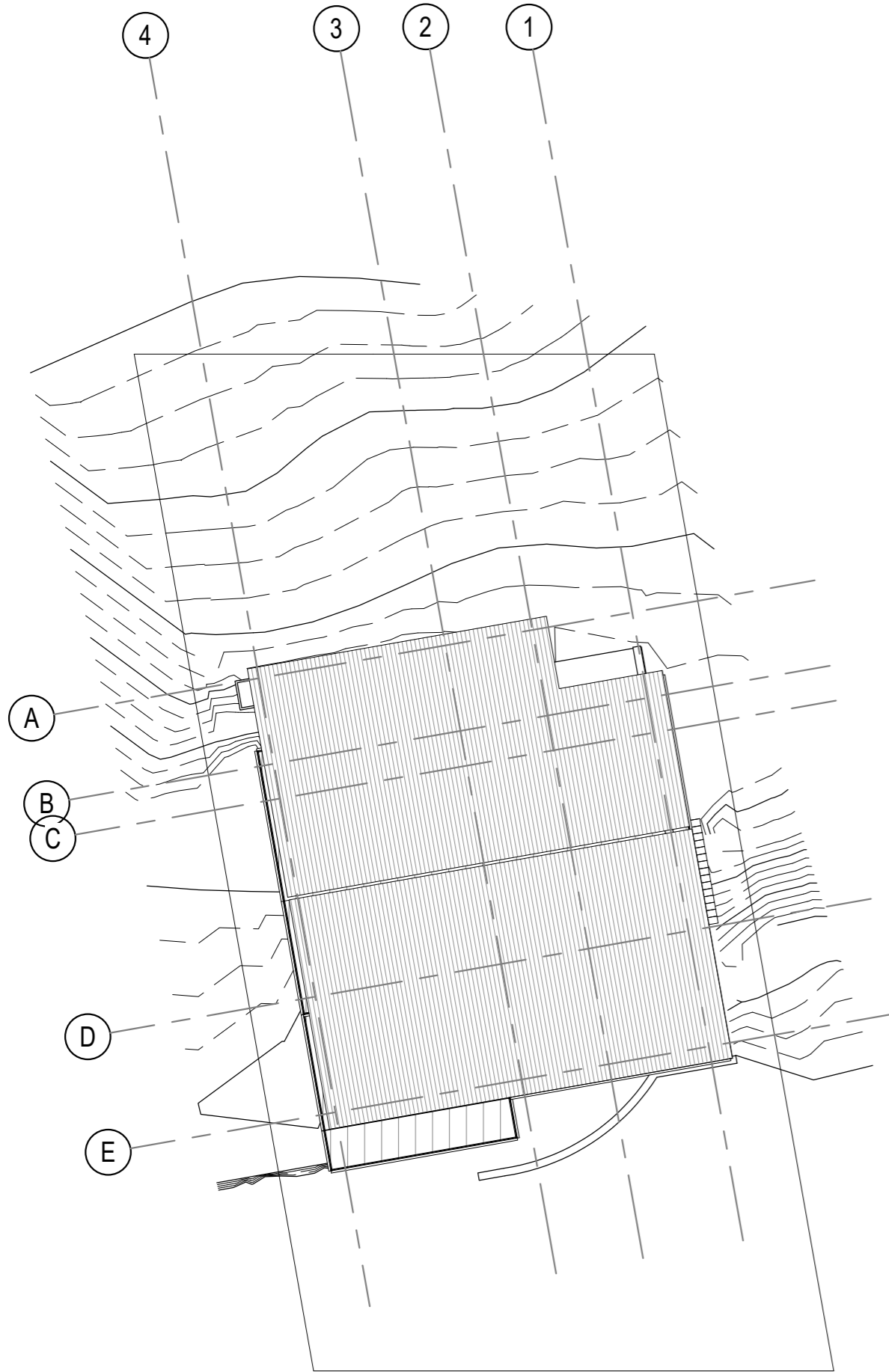
BRADFORD LEONARDO

RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

COVER SHEET

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD000	
Scale	As indicated



SITE AREA: 660m2
SITE COVER:
LOWER LEVEL: 128.14m2
FIRST FLOOR: 54.95m2
TOTAL: 83.09m2
DECK 1: 7.18m2
DECK 2: 45.89m2
ENTRY PORCH: 5.72m2
CARPORT: 38.68m2
STORE: 6.32m2
TERRACE: 34.65m2
TOTAL: 138.44m2

RP:000000
LOT NO06
PARISH OF MOOLOO
COUNTY OF TOWNING

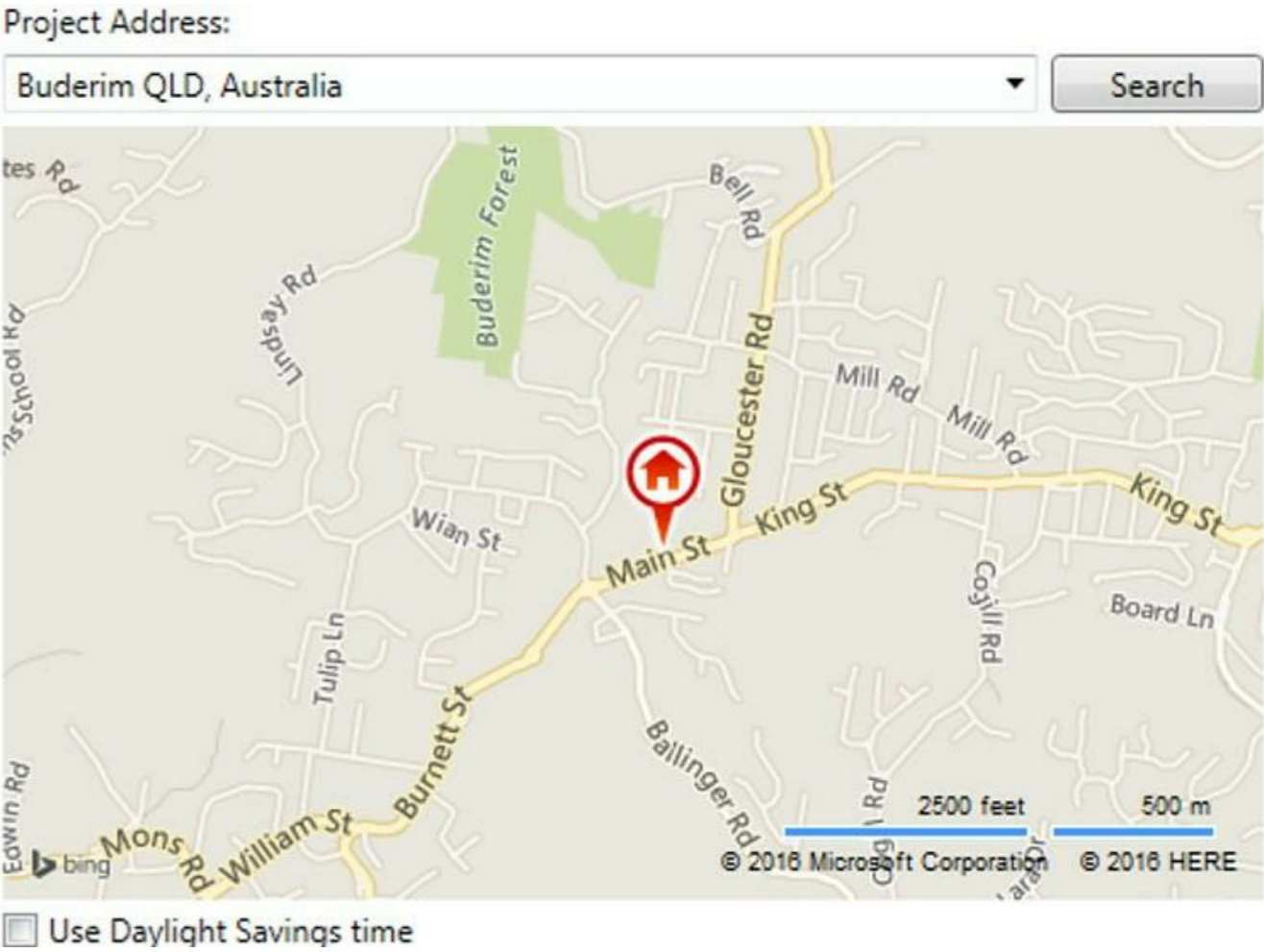
SITE LEGEND

- TD1 TIMBER DECKING
TIMBER SHOT EDGE DECKING ON SUB STRUCTURE
TO STRUCTURAL ENGINEERS DETAILS
- LA LANDSCAPING
LANDSCAPED GARDEN BED, WITH TOPSOIL,
MULCH AND PLANTS AS SPECIFIED, BY OTHERS
- LN LAWN
TURF AS SPECIFIED, OVER TOPSOIL, BY OTHERS
- PAV PAVERS
SELECTED BRICK/BLOCK PAVERS
- PV1 PROPRIETARY FENCE
BY OTHERS
- BL1 RENDERED BLOCK RETAINING WALL
TO STRUCTURAL ENGINEERS DETAILS
- B1 BALUSTRADE 1
CLEAR GLASS PANEL BALUSTRADE TO DETAIL
- B2 BALUSTRADE 2
SS WIRE BALUSTRADE TIMBER FRAMED
- B3 BATTENS
TIMBER BATTENS TO DETAIL
- C1 CONCRETE BLOCK FEATURE WALLS
RENDERED FINISHED IN SELECTED COLOUR

TREE LEGEND

- T1 *Corymbia intermedia* Pink Bloodwood
- T2 *Cinnamomum camphora* Camphor Laurel (removed)
- T3 *Cassurina equisetifolia* She Oak
- T4 *Eucalyptus citriodora* Lemon Scented Gum
- T5 *Eucalyptus robusta* Swamp Mahogany
- T6 *Eucalyptus tereticornis* Forest Red Gum
- T7 *Lophostememon confertus* Brush Box
- T8 *Alphitonia petriei* Pink Ash
- T9 *Syncarpia glomulifera* Turpentine
- T10 *Xanthorrhoea johnsonii* Heath Grass tree
- T11 *Corymbia intermedia* Pink Bloodwood
- T12 *Cinnamomum camphora* Camphor Laurel (removed)
- T13 *Eucalyptus racemosa* Scribbly Gum
- T14 *Eucalyptus micrcorys* Tallowwood
- T15 *Eucalyptus grandis* Flooded Gum
- T14 *Eucalyptus siderpholia* Grey Ironbark

BERS ASSESSMENT
THIS DESIGN IS SUBJECT TO BERS ASSESSMENT
REFER ENERGY CONSULTANTS REPORT



1 SITE PLAN
1:200

No.	Description	Date
1	Revision 1	Date 1

BRADFORD LEONARDO

SITE PLAN

RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD001	
Scale	As indicated

SUNSHINE COAST PLANNING SCHEME
2014

REAL PROPERTY DESCRIPTION
18 OCEAN VIEW BOULEVARD
BUDERIM 4560

SITE AREA
660 SQUARE METRES

ZONE MAP:
ZM 32 – ZONE MAP ZM32 (BUDERIM LOCAL PLAN AREA)

ZONE CATEGORY:
LOW DENSITY RESIDENTIAL ZONE

LEVEL OF ASSESSMENT:
ACCEPTED DEVELOPMENT

DEVELOPMENT CODES
9.3.6 DWELLING HOUSE CODE

MAXIMUM BUILDING HEIGHT:
8.5 METRES - OVERLAY MAP OVM32H

SITE COVER:
THE DWELLING HOUSE AND THE SECONDARY DWELLING HAVE A
COMBINED MAXIMUM SITE COVER OF 50%.

BUILDING SETBACKS:
IN ACCORDANCE WITH MP 1.2 – DESIGN AND SITING STANDARD FOR SINGLE
DETACHED HOUSING – ON LOTS 450m2 AND OVER
FOR A DWELLING HOUSE TO HAVE A SETBACK MINIMUM OF:-
(A) 6 METRES FROM THE PRIMARY STREET FRONTAGE;
(B) 2.5 METRES FROM ANY SIDE BOUNDARY (7.5m OR GREATER)
(C) 2.5 METRES FROM ANY REAR BOUNDARY (7.5m OR GREATER)

PARKING:
ON-SITE CAR PARKING IS PROVIDED IN ACCORDANCE WITH :-
FOR A LOT EXCEEDING 450M²—AT LEAST 2 (TWO) CAR PARKING SPACES WITH
AT LEAST ONE SPACE CAPABLE OF BEING COVERED;
CODE 9.3.6 (POB)

OVERLAY CODES:
LAND SUBJECT TO AIRPORT ENVIRONS OVERLAY
LAND SUBJECT TO LANDSIDE HAZARD AND STEEP LAND OVERLAY

- NOTE:
- 1. ALL GROUND LEVELS ARE APPROXIMATE ONLY
 - 2. BUILDER TO CONFIRM THE SET OUT OF ALL LEVELS AND DIMENSIONS ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
 - 3. SURVEYOR TO CONFIRM LOCATION OF EXISTING SERVICES PRIOR
TO COMMENCEMENT OF BUILDING WORK

TOWN PLAN SUMMARY

1 : 10

SITE AREA: 660m2
SITE COVER:
LOWER LEVEL:128.14m2
FIRST FLOOR: 54.95m2
TOTAL: 83.09m2
DECK 1: 7.18m2
DECK 2: 45.89m2
ENTRY PORCH: 5.72m2
CARPORT: 38.68m2
STORE: 6.32m2
TERRACE: 34.65m2
TOTAL: 138.44m2

RP:000000
LOT NO06
PARISH OF MOOLOO
COUNTY OF TOWNING

SITE AREA

1 : 20

1 PROPOSED SITE PLAN

1 : 200

No.	Description	Date

BRADFORD LEONARDO

RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

PROPOSED SITE PLAN

Project number J102/20

Date 10/11/2020

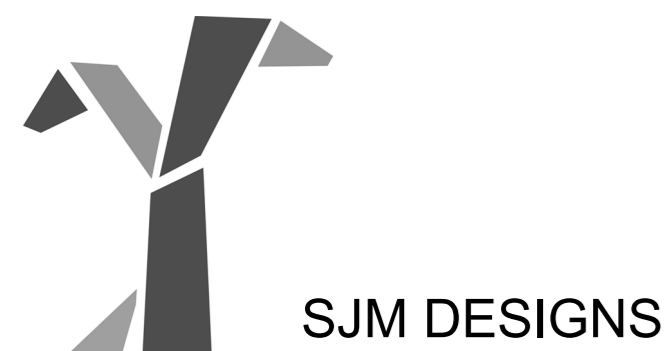
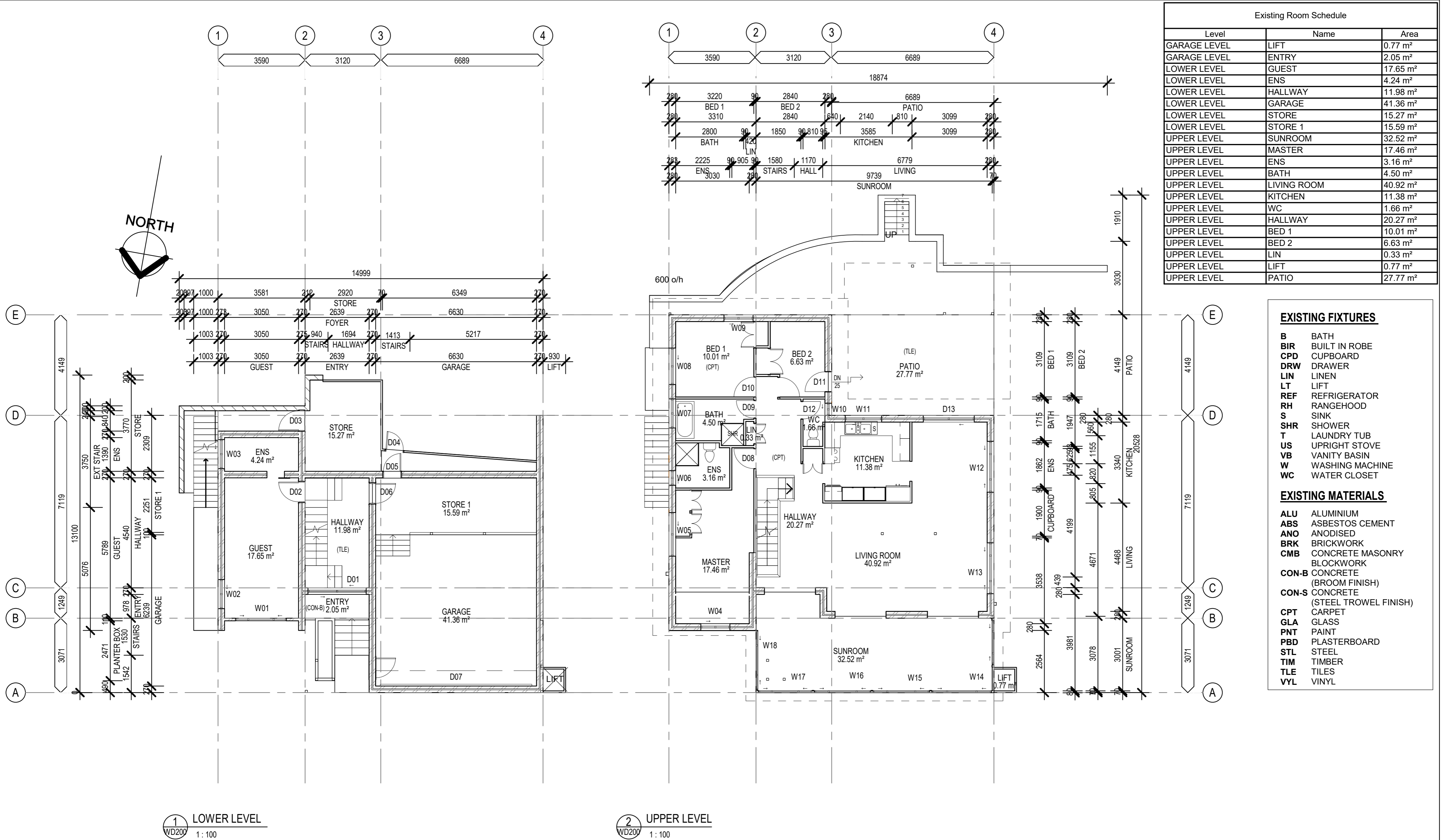
Drawn by SJM

Checked by TQEC

WD002

Scale As indicated

SJM DESIGNS



No.	Description	Date
1	Revision 1	Date 1

BRADFORD LEONARDO

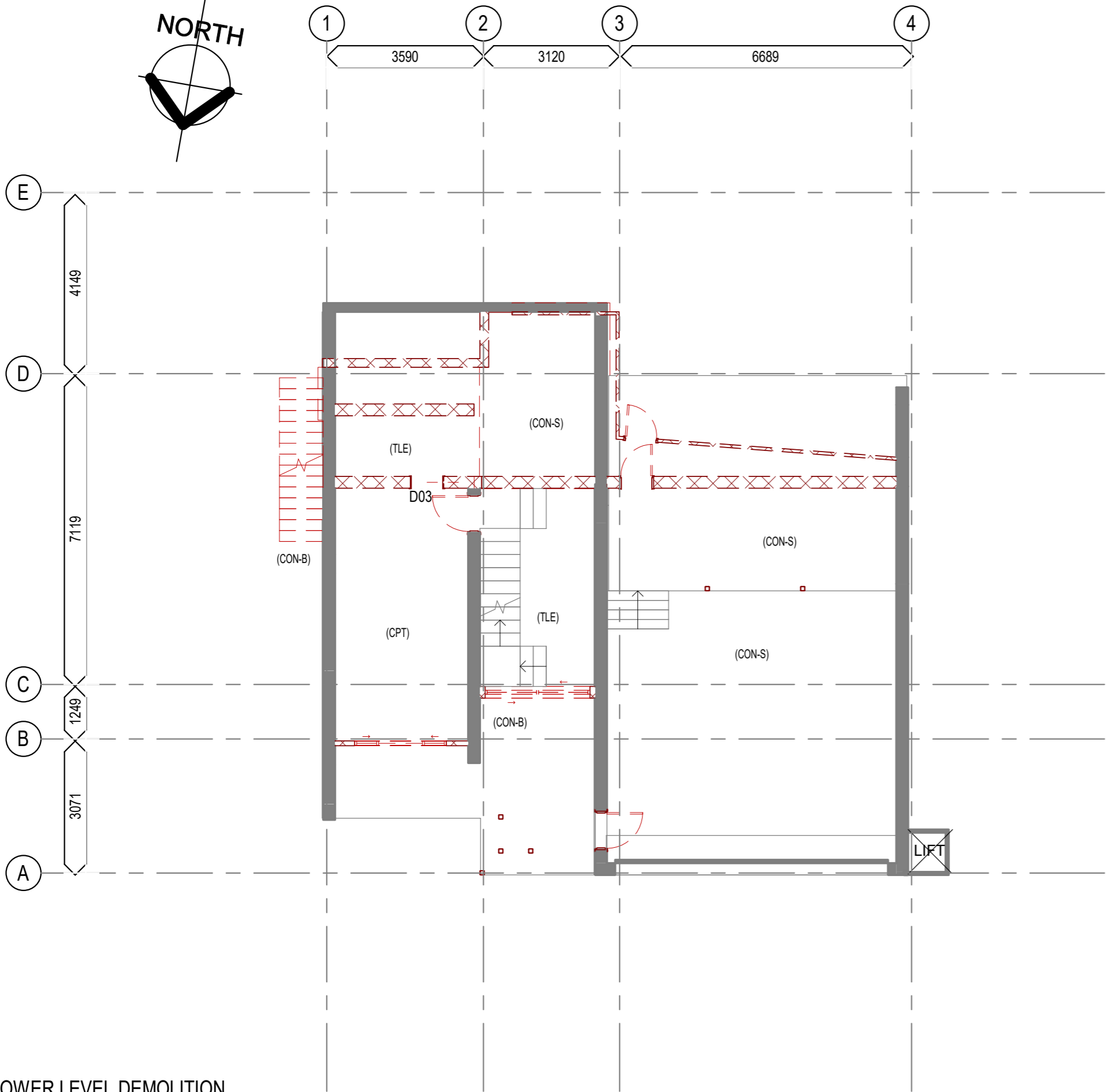
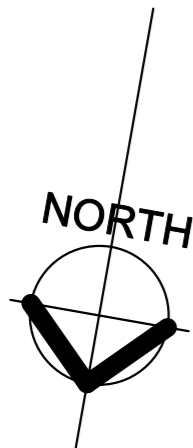
RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD
BUDERIM 4560

EXISTING FLOOR PLANS

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD100	
Scale	As indicated

1 LOWER LEVEL DEMOLITION
WD200 1 : 100



DEMOLITION NOTES

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CO-ORDINATION OF SERVICES AND EXTENT OF WORKS.

DRAWINGS
DO NOT SCALE FROM DRAWINGS,
DIMENSIONS TAKE PREFERENCE OVER SCALE

SET OUT
BUILDER TO CONFIRM THE SET OUT OF ALL LEVELS AND DIMENSIONS
ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

- REFERENCES**
ALL DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF THE AUSTRALIAN STANDARDS
AS2436 - 2010 GUIDE TO NOISE CONTROL AND DEMOLITION SITES
AS2601 - 2001 THE DEMOLITION OF STRUCTURES
NCC VOLUME 2 CLASS 1 & 10
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QUALITY ASSURANCE
ENSURE THE DEMOLITION CONTRACTOR HAS A MINIMUM OF THREE YEARS EXPERIENCE IN SUCH WORK AS REQUIRED BY THE SPECIFICATION.

- SCOPE**
THE WORK OF THIS SECTION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
- DISCONNECTION OF HYDRAULIC, ELECTRICAL, SECURITY AND DATA SERVICES IN PREPARATION FOR DEMOLITION WORKS
 - CO-ORDINATION OF ASSOCIATED TRADES.
 - REMOVAL OF EXISTING INTERNAL NON STRUCTURAL AND STRUCTURAL PARTITIONS
 - REMOVAL OF EXISTING FLOOR FINISHES OVER CONCRETE SLABS
 - REMOVAL OF EXISTING FLOOR FINISHES OVER TIMBER FRAMED FLOORS
 - REMOVAL OF EXISTING INTERNAL STAIRS
 - REMOVAL OF EXISTING EXTERNAL STAIRS
 - REMOVAL OF EXISTING LIFT
 - REMOVAL OF EXISTING JOINERY
 - REMOVAL OF EXISTING FIXTURES AND FITTINGS
 - REMOVAL OF EXISTING PATIO ROOF
 - REMOVAL AND STORAGE OF STEEL BALUSTRADING FOR REUSE IN NEW WORK
 - RELOCATION OF PLUMBING, SANITARY AND ELECTRICAL SERVICES

- RELATED WORK**
CO-ORDINATION OF ASSOCIATED TRADES:
- PLUMBING - INCLUDING SANITARY SERVICES AND COLD / HOT WATER
 - STORMWATER
 - WATERPROOFING
 - ELECTRICAL
 - DATA
 - TELEPHONE
 - SECURITY SYSTEMS

COMPLETION
DEMOLISH AND REMOVE COMPLETELY PARTS OF THE STRUCTURE LISTED AND/OR DRAWN FOR DEMOLITION.
LEAVE SITE IN ENTIRELY CLEAN CONDITION, READY FOR WORK OF OTHER TRADES.

- PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS2601-2001, 'THE DEMOLITION OF STRUCTURES'.
- THE DEMOLITION SHALL NOT BE COMMENCED UNTIL PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED. IT IS ADVISABLE TO INFORM ADJOINING NEIGHBOURS PRIOR TO THE DEMOLITION SO THAT THEY MAY CLOSE WINDOWS OR TAKE OTHER SAFETY MEASURES.
- BEFORE DEMOLITION IS COMMENCED AND ALSO DURING THE PROGRESS OF SUCH WORK, ALL ELECTRIC CABLES OR APPARATUS, WHICH ARE LIABLE TO BE A SOURCE OF DANGER, OTHER THAN A CABLE, OR APPARATUS USED FOR THE DEMOLITION WORKS SHALL BE DISCONNECTED.
- DURING THE PROGRESS OF DEMOLITION, THE WORK SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN.
- UNLESS OTHERWISE EXPRESSLY APPROVED, DEMOLITION SHALL BE EXECUTED STOREY-BY-STOREY COMMENCING AT THE ROOF AND WORKING DOWNWARD.
- ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.
- ANY ASBESTOS PRESENT ON THE SITE SHOULD BE REMOVED IN ACCORDANCE WITH CODE OF PRACTICE 2011 UNDER SECTION 274 OF THE WORK HEALTH AND SAFETY ACT 2011 BY AN APPROVED ASBESTOS REMOVALIST REGISTERED BY WORKCOVER QUEENSLAND AUTHORITY.
- WHEN THE DEMOLITION SITE ADJOINS A STREET OR PUBLIC WALKWAY, A 2.4 METRE HIGH SOLID HOARDING SHALL BE ERECTED ON THE STREET BOUNDARY UNLESS THE BUILDING IS SETBACK AT LEAST TWICE ITS HEIGHT FROM THE STREET BOUNDARY, IN WHICH CASE A SECURITY FENCE HAVING A MINIMUM HEIGHT OF 1.5 METRES MAY BE UTILISED. NOTICES LETTERED IN ACCORDANCE WITH AS 1319 - 1994, DISPLAYING THE WORDS "WARNING DEMOLITION IN PROGRESS" TO BE FIXED TO THE HOARDING OR SECURITY FENCE.
- DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR OR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS THE SAFE CARRYING CAPACITY OF THE FLOOR OR STRUCTURE AND SUCH MATERIAL SHALL BE SO PILED OR STACKED THAT IT WILL NOT ENDANGER WORKMEN OR OTHER PERSONS, AND SHALL BE REMOVED AS SOON AS PRACTICABLE FROM THE SITE UNLESS OTHERWISE AUTHORISED BY THE BUILDING SURVEYOR.

REMOVAL OF STRUCTURAL WALLS
REMOVE CORNICE & SKIRTING.
ELECTRICIAN TO DISCONNECT POWER.
PLACE TEMPORARY SUPPORT BEARER TO CEILING OR ROOF.
KNOCK OUT ALL NOGGS, AND THEN REMOVE WALL FRAMING.
POSITION SUPPORT BEAM IF NECESSARY. REFIT ROOF STRUTS TO BEAMS.

CONSTRUCTION OF OPENING
LOCATE STUDS CLOSEST TO THE SIDES OF PROPOSED OPENING, LOCATE EDGE OF STUDS. MARK OPENING HEIGHT.
TURN ELECTRICITY OFF TEMPORARILY.
CUT ADDITIONAL STUDS. REMOVE WALL BOARD.CUT WALL FRAMING, JAMS STUDS AND LINTEL SUPPORT STUDS.
CUT LINTEL TO LENGTH AND POSITION.
REALIGN EXPOSED FRAMING.PLACE PLASTERBOARD & SKIRTING.

LOCATION AND REMOVAL OF EXISTING LOAD BEARING WALLS TO BE CONFIRMED BY STRUCTURAL ENGINEER BEFORE COMMENCEMENT OF DEMOLITION.
DEMOLISH AND REMOVE COMPLETELY PARTS OF THE STRUCTURE LISTED AND/OR DRAWN FOR DEMOLITION.
LEAVE SITE IN ENTIRELY CLEAN CONDITION, READY FOR WORK OF OTHER TRADES.

EXISTING CONSTRUCTION SCHEDULE

	INTERIOR WALL 10mm PLASTERBOARD 70X35 TIMBER STUDS AT 450 CRS 10mm PLASTERBOARD
	EXTERIOR WALL 110mm CLAY MASONRY BRICKWORK
	EXTERIOR WALL 190mm CONCRETE MASONRY BLOCKWORK
	EXTERIOR WALL 110mm CLAY MASONRY BRICKWORK 50mm CAVITY 70X35 TIMBER STUDS AT 450 CRS 10mm PLASTERBOARD
	EXTERIOR WALL 110mm CLAY MASONRY BRICKWORK 50mm CAVITY 110mm CLAY MASONRY BRICKWORK
	FLOOR 150mm THICK SLAB AS PER ENGINEERS SPEC POLYTHENE MOISTURE BARRIER 50mm LEVELLING SANDBED
	FLOOR SUSPENDED 100mm THICK SLAB AS PER ENGINEERS SPEC
	FLOOR 19mm PARTICLEBOARD PLATFORM FLOORING 200 x 75 HARDWOOD FLOOR JOISTS AT 450 CRS.

No.	Description	Date

BRADFORD LEONARDO

RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

DEMOLITION LOWER LEVEL

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD101	
Scale	As indicated

DEMOLITION NOTES

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CO-ORDINATION OF SERVICES AND EXTENT OF WORKS.

DRAWINGS
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DIMENSIONS TAKE PREFERENCE OVER SCALE

SET OUT
BUILDER TO CONFIRM THE SET OUT OF ALL LEVELS AND DIMENSIONS
ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

REFERENCES
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QUALITY ASSURANCE
ENSURE THE DEMOLITION CONTRACTOR HAS A MINIMUM OF THREE YEARS EXPERIENCE IN SUCH WORK AS REQUIRED BY THE SPECIFICATION.

SCOPE
THE WORK OF THIS SECTION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
• DISCONNECTION OF HYDRAULIC, ELECTRICAL, SECURITY AND DATA SERVICES IN PREPARATION FOR DEMOLITION WORKS
• CO-ORDINATION OF ASSOCIATED TRADES.
• REMOVAL OF EXISTING INTERNAL NON STRUCTURAL AND STRUCTURAL PARTITIONS
• REMOVAL OF EXISTING FLOOR FINISHES OVER CONCRETE SLABS
• REMOVAL OF EXISTING FLOOR FINISHES OVER TIMBER FRAMED FLOORS
• REMOVAL OF EXISTING INTERNAL STAIRS
• REMOVAL OF EXISTING EXTERNAL STAIRS
• REMOVAL OF EXISTING LIFT
• REMOVAL OF EXISTING JOINERY
• REMOVAL OF EXISTING FIXTURES AND FITTINGS
• REMOVAL OF EXISTING PATIO ROOF
• REMOVAL AND STORAGE OF STEEL BALUSTRADING FOR REUSE IN NEW WORK
• RELOCATION OF PLUMBING, SANITARY AND ELECTRICAL SERVICES

RELATED WORK
CO-ORDINATION OF ASSOCIATED TRADES:
• PLUMBING - INCLUDING SANITARY SERVICES AND COLD / HOT WATER
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• DATA
• TELEPHONE
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COMPLETION
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LEAVE SITE IN ENTIRELY CLEAN CONDITION, READY FOR WORK OF OTHER TRADES.

- 1) PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS2601-2001, 'THE DEMOLITION OF STRUCTURES'.
2) THE DEMOLITION SHALL NOT BE COMMENCED UNTIL PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED. IT IS ADVISABLE TO INFORM ADJOINING NEIGHBOURS PRIOR TO THE DEMOLITION SO THAT THEY MAY CLOSE WINDOWS OR TAKE OTHER SAFETY MEASURES.
3) BEFORE DEMOLITION IS COMMENCED AND ALSO DURING THE PROGRESS OF SUCH WORK, ALL ELECTRIC CABLES OR APPARATUS, WHICH ARE LIABLE TO BE A SOURCE OF DANGER, OTHER THAN A CABLE, OR APPARATUS USED FOR THE DEMOLITION WORKS SHALL BE DISCONNECTED.
4) DURING THE PROGRESS OF DEMOLITION, THE WORK SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN.
5) UNLESS OTHERWISE EXPRESSLY APPROVED, DEMOLITION SHALL BE EXECUTED STOREY-BY-STOREY COMMENCING AT THE ROOF AND WORKING DOWNWARD.
6) ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.
7) ANY ASBESTOS PRESENT ON THE SITE SHOULD BE REMOVED IN ACCORDANCE WITH CODE OF PRACTICE 2011 UNDER SECTION 274 OF THE WORK HEALTH AND SAFETY ACT 2011 BY AN APPROVED ASBESTOS REMOVALIST REGISTERED BY WORKCOVER QUEENSLAND AUTHORITY.
8) WHEN THE DEMOLITION SITE ADJOINS A STREET OR PUBLIC WALKWAY, A 2.4 METRE HIGH SOLID HOARDING SHALL BE ERECTED ON THE STREET BOUNDARY UNLESS THE BUILDING IS SETBACK AT LEAST TWICE ITS HEIGHT FROM THE STREET BOUNDARY, IN WHICH CASE A SECURITY FENCE HAVING A MINIMUM HEIGHT OF 1.5 METRES MAY BE UTILISED. NOTICES LETTERED IN ACCORDANCE WITH AS 1319 - 1994, DISPLAYING THE WORDS "WARNING DEMOLITION IN PROGRESS" TO BE FIXED TO THE HOARDING OR SECURITY FENCE.
9) DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR OR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS THE SAFE CARRYING CAPACITY OF THE FLOOR OR STRUCTURE AND SUCH MATERIAL SHALL BE SO PILED OR STACKED THAT IT WILL NOT ENDANGER WORKMEN OR OTHER PERSONS, AND SHALL BE REMOVED AS SOON AS PRACTICABLE FROM THE SITE UNLESS OTHERWISE AUTHORISED BY THE BUILDING SURVEYOR.

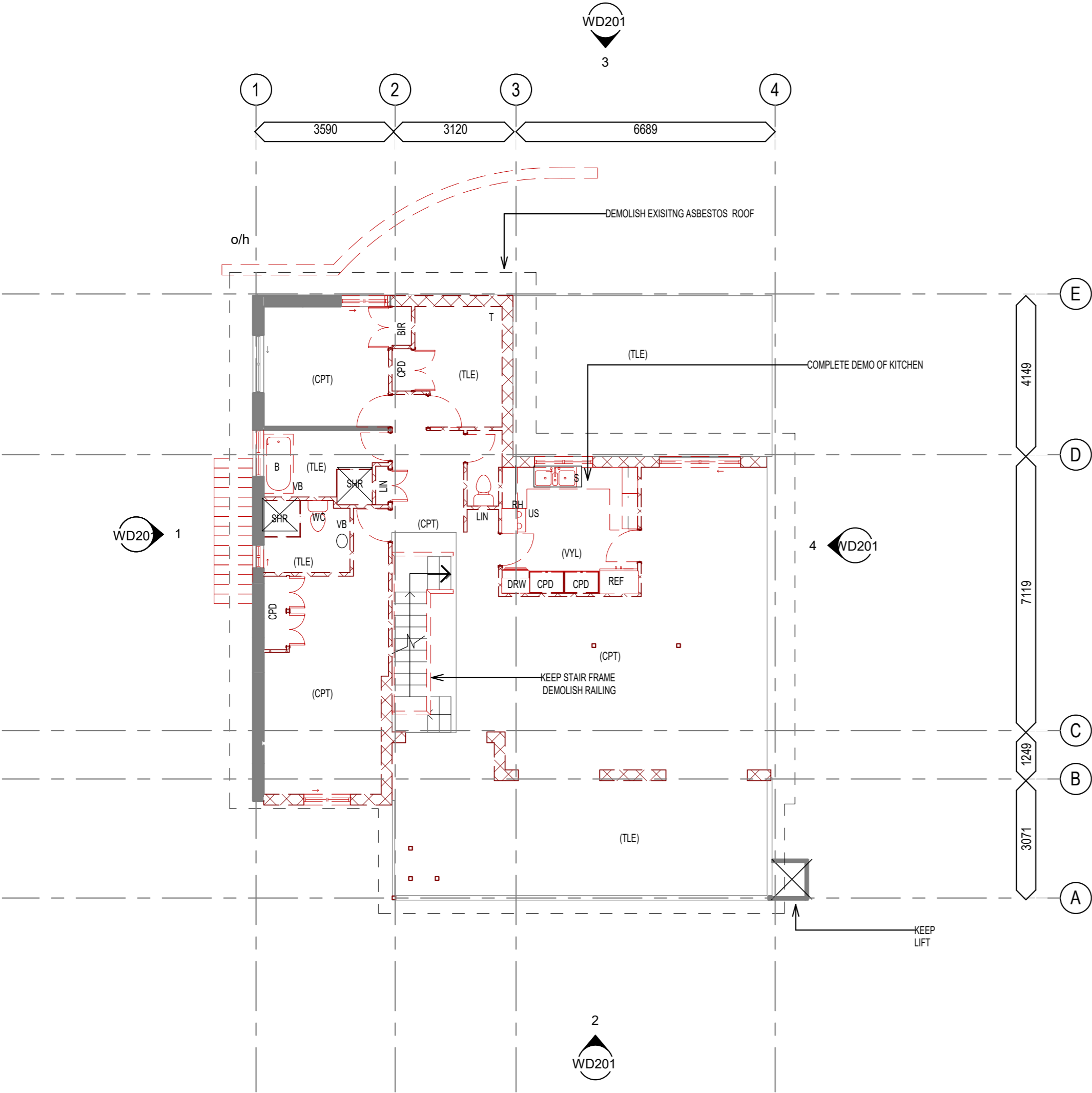
REMOVAL OF STRUCTURAL WALLS
REMOVE CORNICE & SKIRTING.
ELECTRICIAN TO DISCONNECT POWER.
PLACE TEMPORARY SUPPORT BEARER TO CEILING OR ROOF.
KNOCK OUT ALL NOGGS, AND THEN REMOVE WALL FRAMING.
POSITION SUPPORT BEAM IF NECESSARY. REFIT ROOF STRUTS TO BEAMS.

CONSTRUCTION OF OPENING
LOCATE STUDS CLOSEST TO THE SIDES OF PROPOSED OPENING, LOCATE EDGE OF STUDS. MARK OPENING HEIGHT.
TURN ELECTRICITY OFF TEMPORARILY.
CUT ADDITIONAL STUDS. REMOVE WALL BOARD.CUT WALL FRAMING, JAMS STUDS AND LINTEL SUPPORT STUDS.
CUT LINTEL TO LENGTH AND POSITION.
REALIGN EXPOSED FRAMING.PLACE PLASTERBOARD & SKIRTING.

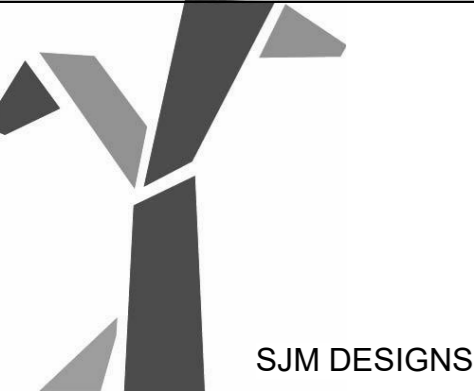
LOCATION AND REMOVAL OF EXISTING LOAD BEARING WALLS TO BE CONFIRMED BY STRUCTURAL ENGINEER BEFORE COMMENCEMENT OF DEMOLITION.
DEMOLISH AND REMOVE COMPLETELY PARTS OF THE STRUCTURE LISTED AND/OR DRAWN FOR DEMOLITION.
LEAVE SITE IN ENTIRELY CLEAN CONDITION, READY FOR WORK OF OTHER TRADES.

EXISTING CONSTRUCTION SCHEDULE

	INTERIOR WALL 10mm PLASTERBOARD 70X35 TIMBER STUDS AT 450 CRS 10mm PLASTERBOARD
	EXTERIOR WALL 110mm CLAY MASONRY BRICKWORK
	EXTERIOR WALL 190mm CONCRETE MASONRY BLOCKWORK
	EXTERIOR WALL 110mm CLAY MASONRY BRICKWORK 50mm CAVITY 70X35 TIMBER STUDS AT 450 CRS 10mm PLASTERBOARD
	EXTERIOR WALL 110mm CLAY MASONRY BRICKWORK 50mm CAVITY 110mm CLAY MASONRY BRICKWORK
	FLOOR 150mm THICK SLAB AS PER ENGINEERS SPEC POLYTHENE MOISTURE BARRIER 50mm LEVELLING SANDBED
	FLOOR SUSPENDED 100mm THICK SLAB AS PER ENGINEERS SPEC
	FLOOR 19mm PARTICLEBOARD PLATFORM FLOORING 200 x 75 HARDWOOD FLOOR JOISTS AT 450 CRS.



1 UPPER LEVEL DEMOLITION
1 : 100



No.	Description	Date

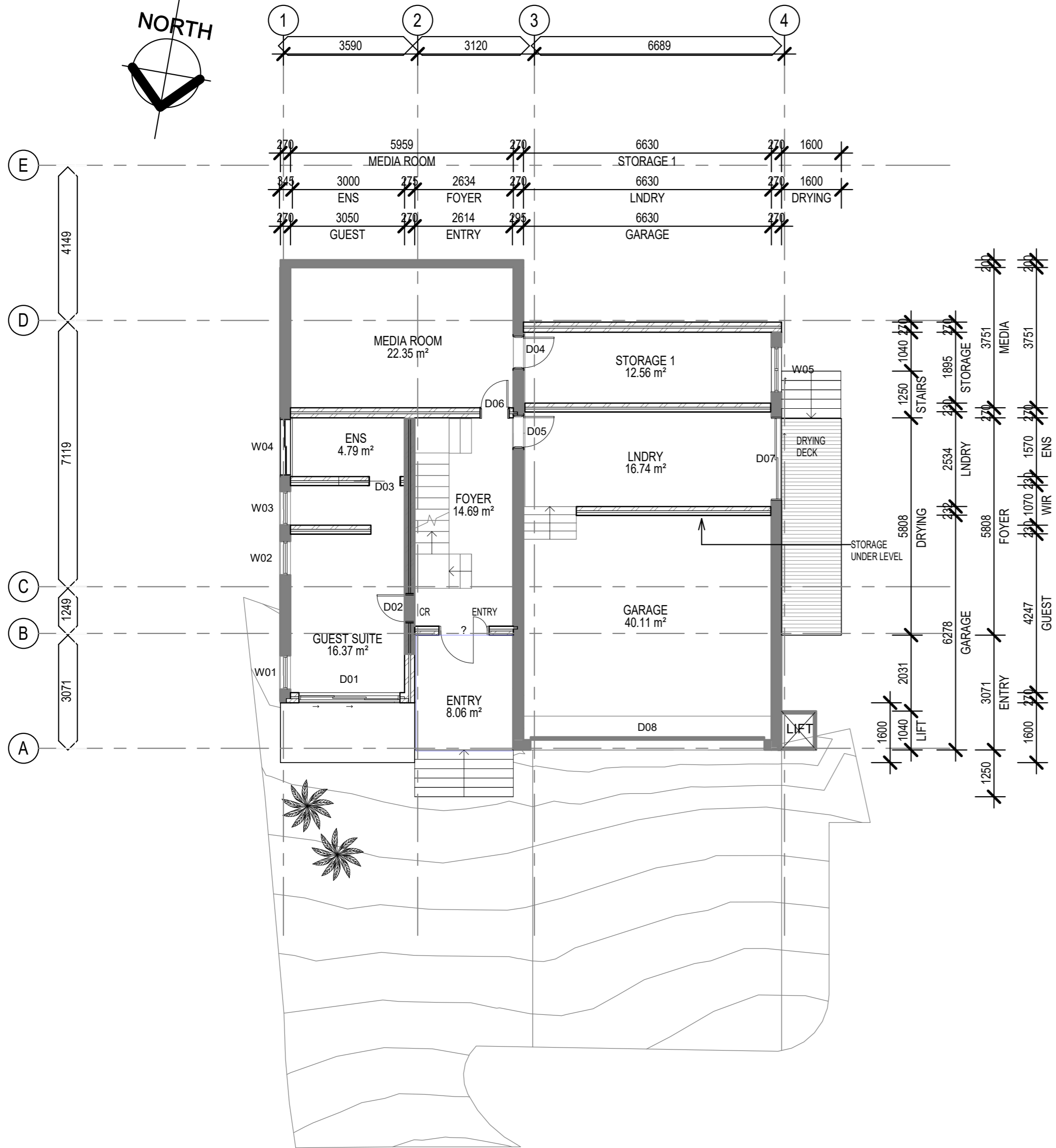
BRADFORD LEONARDO

RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

DEMOLITION UPPER LEVEL

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD102	
Scale	As indicated



PROPOSED CONSTRUCTION SCHEDULE	
	INTERIOR WET AREA WALL 10mm PLASTERBOARD TO BEDROOMS 70X35 TIMBER STUDS AT 450 CRS SOUND INSULATION IN A/W NCC AND AS1276.1 6mm VILLABOARD WATERPROOF MEMBRANE WALL TILE AS NOMINATED IN SCHEDULE
	EXTERIOR WALL 110mm CLAY MASONRY BRICKWORK
	EXTERIOR WALL 190mm CONCRETE MASONRY BLOCKWORK
	EXTERIOR WALL RENDER OVER EXISTING MASONRY 110mm CLAY MASONRY BRICKWORK 50mm CAVITY 70X35 TIMBER STUDS AT 450 CRS 10mm PLASTERBOARD
	EXTERIOR WALL 110mm CLAY MASONRY BRICKWORK 50mm CAVITY 110mm CLAY MASONRY BRICKWORK RONDO FURRING CHANNEL SELECTED TIMBER PANNELLING REFER TO SCHEDULE
	FLOOR 150mm THICK SLAB AS PER ENGINEERS SPEC POLYTHENE MOISTURE BARRIER 50mm LEVELLING SANDBED
	FLOOR 4MM PANGEA POLISHED CONCRETE TOPPING TO FLOOR SUSPENDED 100mm THICK SLAB AS PER ENGINEERS SPEC
	FLOOR 17MM FLOATING BAMBOO FLOOR 2MM INSULATION FOAM 19mm PARTICLEBOARD PLATFORM FLOORING 200 x 75 HARDWOOD FLOOR JOISTS AT 450 CRS. SOUNDCHECK INSULATION 10MM PLASTERBOARD

1 PROPOSED LOWER LEVEL
WD200 1 : 100



No.	Description	Date

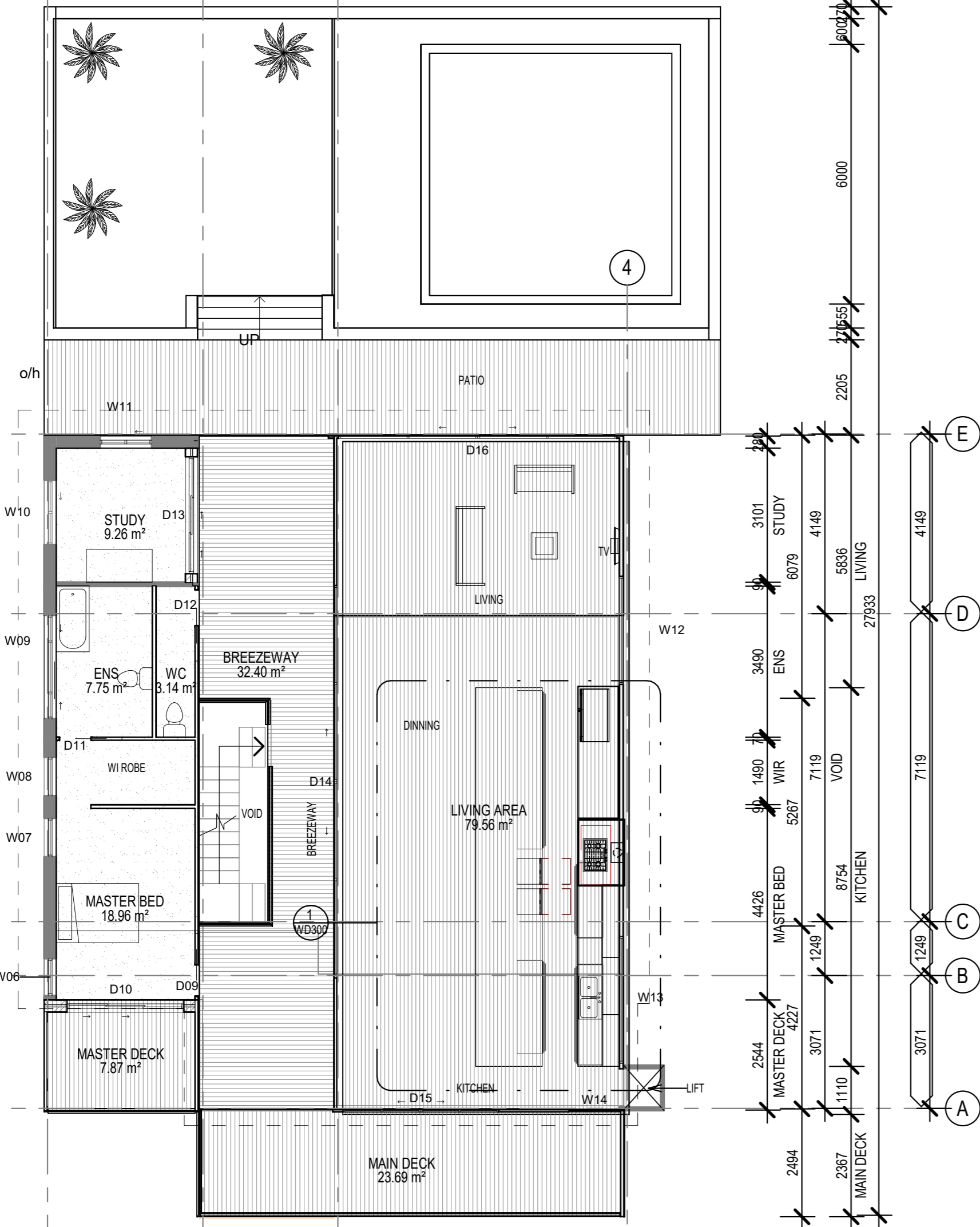
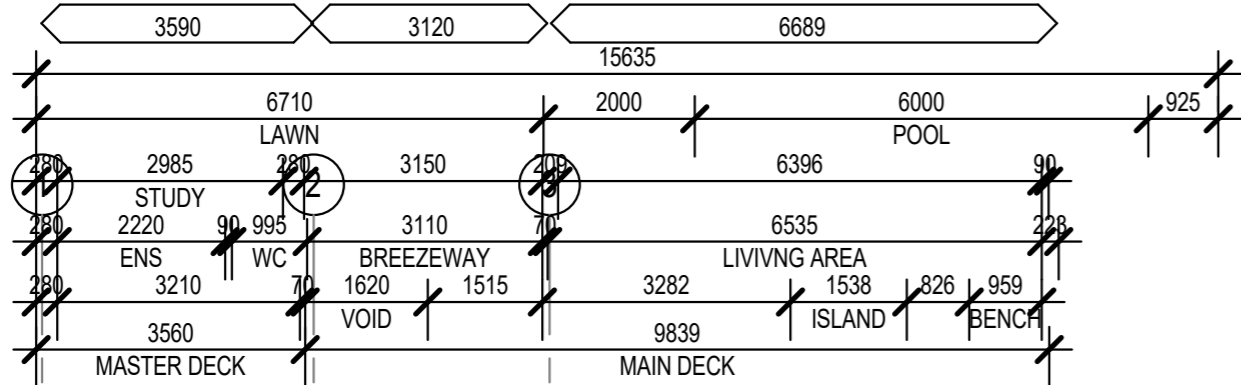
BRADFORD LEONARDO

RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

PROPOSED LOWER LEVEL

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD103	
Scale	As indicated



PROPOSED CONSTRUCTION SCHEDULE	
	INTERIOR WET AREA WALL 10mm PLASTERBOARD TO BEDROOMS 70X35 TIMBER STUDS AT 450 CRS SOUND INSULATION IN A/W NCC AND AS1276.1 6mm VILLABOARD WATERPROOF MEMBRANE WALL TILE AS NOMINATED IN SCHEDULE
	EXTERIOR WALL 110mm CLAY MASONRY BRICKWORK
	EXTERIOR WALL 190mm CONCRETE MASONRY BLOCKWORK
	EXTERIOR WALL RENDER OVER EXISTING MASONRY 110mm CLAY MASONRY BRICKWORK 50mm CAVITY 70X35 TIMBER STUDS AT 450 CRS 10mm PLASTERBOARD
	EXTERIOR WALL 110mm CLAY MASONRY BRICKWORK 50mm CAVITY 110mm CLAY MASONRY BRICKWORK RONDO FLOORING CHANNEL SELECTED TIMBER PANNELLING REFER TO SCHEDULE
	FLOOR 150mm THICK SLAB AS PER ENGINEERS SPEC POLYTHENE MOISTURE BARRIER 50mm LEVELLING SANDBED
	FLOOR 4MM PANGEA POLISHED CONCRETE TOPPING TO FLOOR SUSPENDED 100mm THICK SLAB AS PER ENGINEERS SPEC
	FLOOR 17MM FLOATING BAMBOO FLOOR 2MM INSULATION FOAM 19mm PARTICLEBOARD PLATFORM FLOORING 200 x 75 HARDWOOD FLOOR JOISTS AT 450 CRS. SOUNDHECK INSULATION 10MM PLASTERBOARD

FIXTURES	
B	BATH
BIR	BUILT IN ROBE
C	COLUMN
CPD	CUPBOARD
DP	DOWNPIPE
GD	GRATED DRAIN
DRW	DRAWER
LIN	LINEN
LT	LIFT
REF	REFRIGERATOR
RH	RANGEHOOD
SD	SERVICE DUCT
S	SINK
SHR	SHOWER
T	LAUNDRY TUB
W	WASHING MACHINE
WC	WATER CLOSET
WIR	WALK IN ROBE
UG	UNDERGROUND TANK
MATERIALS	
ALU	ALUMINIUM
ABS	ABESTOS CEMENT
ANO	ANODISED
BRK	BRICKWORK
CMB	CONCRETE MASONRY BLOCKWORK
CON-B	CONCRETE (BROOM FINISH)
CON-S	CONCRETE (STEEL TROWEL FINISH)
CPT	CARPET
GLA	GLASS
PNT	PAINT
PBD	PLASTERBOARD
STL	STEEL
TIM	TIMBER
TLE	TILES
VYL	VINYL

FFE SCHEDULE CODES	
FF	FLOOR FINISHES
PF	PAINT FINISHES
WL	WALL LININGS
TF	TIMBER FINISHES
CF	CEILING FINISHES
JF	JOINERY FITTINGS
DH	DOOR HARDWARE
SF	SANITARY FITTINGS
WF	WINDOW FURNISHINGS
SG	SIGNAGE GRAPHICS
FU	FURNITURE SCHEDULE
FB	FABRIC SCHEDULES
LE	LOOSE EQUIPMENT
AR	ARTEFACTS ACCESSORIES

NOTE: REFER TO SCHEDULES FOR SELECTIONS AND DETAILS

1 PROPOSED UPPER LEVEL
WD200 1 : 100



No.	Description	Date

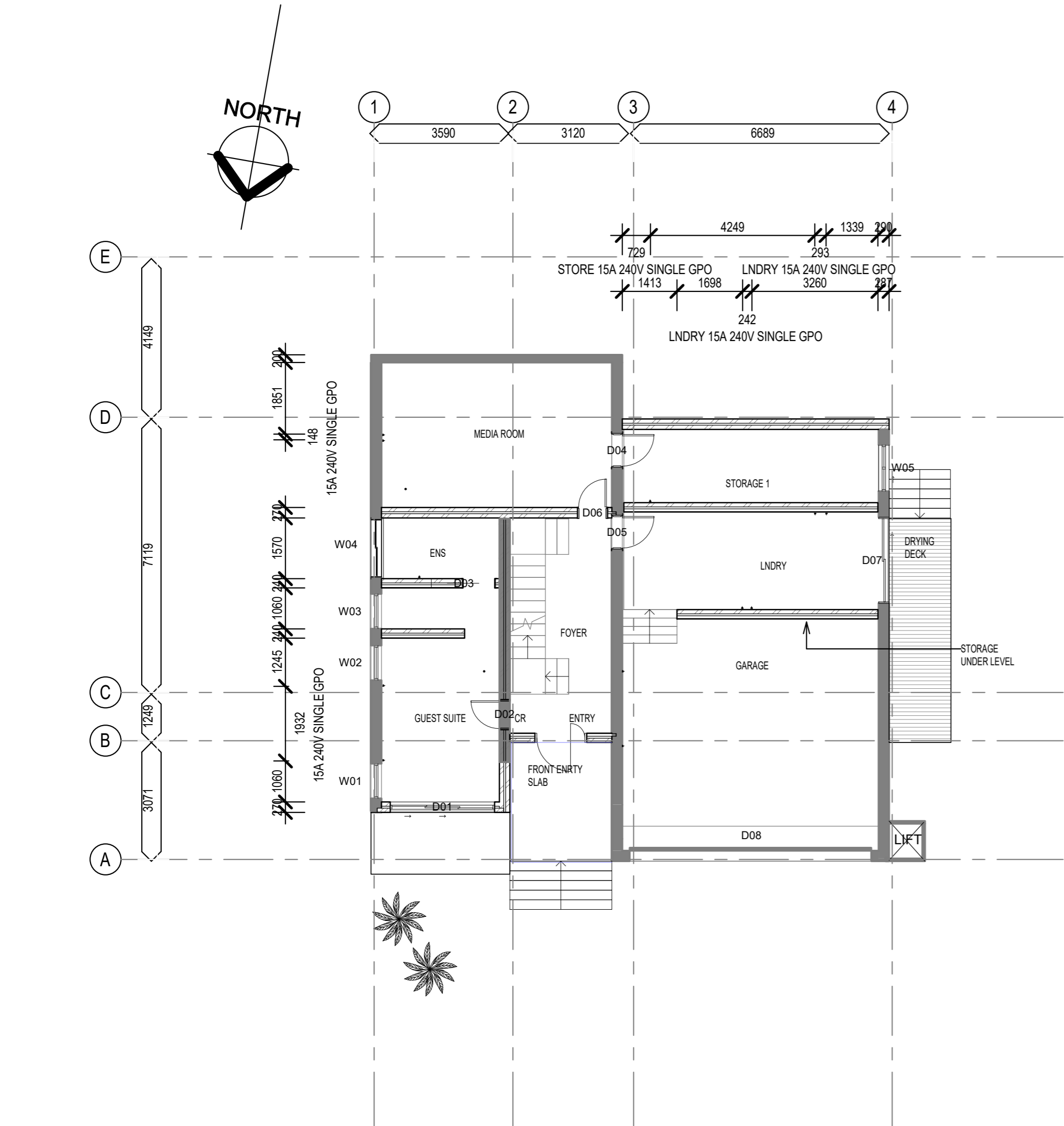
BRADFORD LEONARDO

RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

PROPOSED UPPER LEVEL

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD104	
Scale	As indicated



ELECTRICAL LEGEND

- SMOKE DETECTOR
- 10A 240V DOUBLE GPO
- 10A 240V DOUBLE GPO - 200MM ABOVE BENCH
- 10A 240V DOUBLE GPO -EXTERNAL
- 15A 240V SINGLE GPO - INTERNAL
- VOIP / BROADBAND OUTLET
- TV OUTLET
- SUBSCRIPTION TV OUTLET
- SWITCH
- SWITCH- TWO WAY
- SWITCH - MULTIPLE TWO WAY
- DIMMER SWITCH
- FAN SWITCH
- WIRING
- METER BOX
- AIR CONDITIONER REGISTER
- EXHAUST FAN
- CBUS
- SPEAKERS
- SECURITY
- MOTION SENSOR

NOTE
1. REFER TO SPECIFICATION AND SCHEDULES FOR EXENT OF WORKS
2. GPO HEIGHTS 300mm ABOVE FLOOR LEVEL UNLESS OTHERWISE NOTED
3. 200mm ABOVE BENCH
4. ALL WORKS TO BE CARRIED OUT BY LICENSED ELECTRICAL CONTRACTOR
5. ALL ELECTRICAL AND LIGHTING FITTINGS AND INSTALLATION TO COMPLY WITH BCA AND RELEVANT AUSTRALIAN STANDARDS
SUBSCRIPTION TV OUTLET

1 PROPOSED LOWER ELECTRICAL PLAN
WD200 1 : 100



No.	Description	Date

BRADFORD LEONARDO

RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

ELECTRICAL PLAN

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD105	
Scale	As indicated

ELECTRICAL LEGEND

- S

SMOKE DETECTOR

10A 240V DOUBLE GPO

B

10A 240V DOUBLE GPO - 200MM ABOVE BENCH

E

10A 240V DOUBLE GPO -EXTERNAL

15A

15A 240V SINGLE GPO - INTERNAL

VOIP / BROADBAND OUTLET

TV OUTLET

S

SUBSCRIPTION TV OUTLET

P

SWITCH

SWITCH- TWO WAY

2

SWITCH - MULTIPLE TWO WAY

2M

DIMMER SWITCH

D

FAN SWITCH

F

WIRING

METER BOX

AIR CONDITIONER REGISTER

EXHAUST FAN

CBUS

CBUS

SPEAKERS

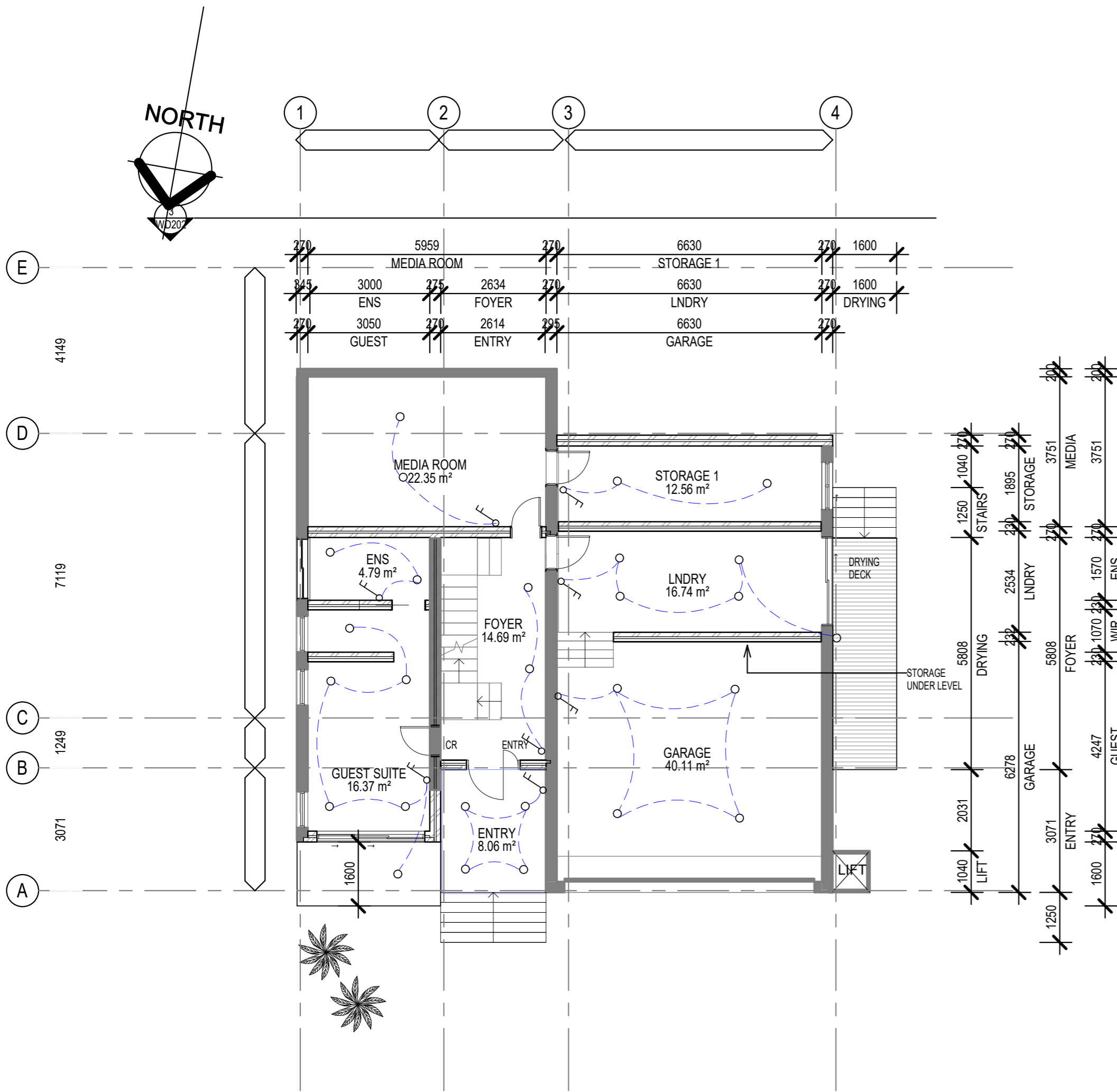
SP

SECURITY

C

MOTION SENSOR

M
- NOTE
1. REFER TO SPECIFICATION AND SCHEDULES FOR EXENT OF WORKS
2. GPO HEIGHTS 300mm ABOVE FLOOR LEVEL UNLESS OTHERWISE NOTED
3. 200mm ABOVE BENCH
4. ALL WORKS TO BE CARRIED OUT BY LICENSED ELECTRICAL CONTRACTOR
5. ALL ELECTRICAL AND LIGHTING FITTINGS AND INSTALLATION TO COMPLY WITH BCA AND RELEVANT AUSTRALIAN STANDARDS
SUBSCRIPTION TV OUTLET
-
- 1 PROPOSED UPPER ELECTRICAL PLAN
WD200 1 : 100
-
- | No. | Description | Date |
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- BRADFORD LEONARDO
- RENOVATION PROJECT
- 18 OCEAN VIEW BOULEVARD BUDERIM 4560
- ELECTRICAL PLAN
- | | |
|----------------|--------------|
| Project number | J102/20 |
| Date | 10/11/2020 |
| Drawn by | SJM |
| Checked by | TQEC |
| WD106 | |
| Scale | As indicated |
- 23/11/2020 2:56:39 PM



1 PROPOSED LOWER LEVEL LIGHTING PLAN
WD200 1: 100

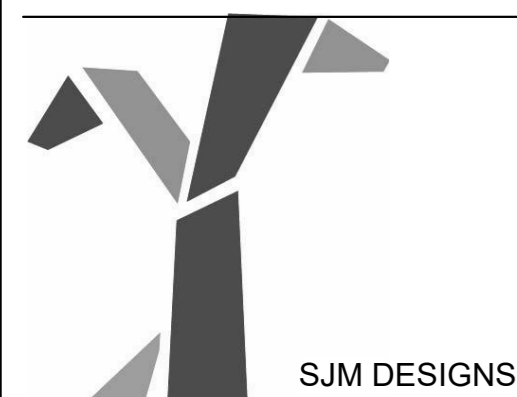
CEILING LEGEND

- B1 BATTENS
TIMBER BATTENS CLEAR STAINED FINISH
- P1 13mm PLASTERBOARD MOUNTED ON STEEL FURRING CHANNELS. PROVIDE RONDO P-50 SHADOWLINE ANGLE AT ALL JUNCTIONS BETWEEN WALL AND CEILING. PAINT FINISH
- P2 10mm M.R. PLASTERBOARD MOUNTED ON STEEL FURRING CHANNELS TO ALL WET AREAS. PROVIDE RONDO P-50 SHADOWLINE ANGLE AT ALL JUNCTIONS BETWEEN WALL AND CEILING. PAINT FINISH
- PW1 12mm PLYWOOD
12mm PLYWOOD MOUNTED ON STEEL FURRING CHANNELS. PROVIDE ALUMINIUM ANGLE JOINS AS PER TYPICAL DETAIL AND TO ALL JUNCTIONS BETWEEN WALL AND SOFFIT. SELECTED TIMBER STAIN COATS AND CLEAR SEALANT FINISH.
- PM SUNLOUVRE ALUMINIUM SUNSHADES
POWDERCOATED FOLDED PERFORATED METAL SUNSHADES TO DETAIL
- US1 UNDERSIDE OF FLOOR ABOVE
UNDERSIDE OF FLOOR STRUCTURE ABOVE.
NO APPLIED FINISH
- US2 UNDERSIDE OF ROOF.
UNDERSIDE OF ROOF SHEETING ABOVE.
NO APPLIED FINISH
- CEILING HEIGHT
- 2400 2400 CEILING HEIGHT
MEASURED FROM STRUCTURAL SLAB LEVEL BELOW
- RAKE RAKING CEILING
VARYING CEILING HEIGHT
- BULKHEADS
BULKHEAD AND LOWER CEILING SHOWN DOTTED
- ACCESS PANEL
ACCESS PANEL IN CEILING 600mm X 600mm AS SPECIFIED
- REFER TO LIGHTING SCHEDULES AND SPECIFICATIONS FOR SELECTIONS AND LAMPS

LIGHTING LEGEND

- FLUORESCENT LIGHT
- LED STRIP LIGHT
- SELECTED FEATURE PENDANT
- CIRCULAR FLUORESCENT LIGHT
- 12V RECESSED DOWNLIGHT
- IN FLOOR LIGHT
- SOLAR GARDEN LIGHT
- WALL LIGHT - 300MM ABOVE FLOOR
- WALL LIGHT - 1600MM ABOVE FLOOR
- RECESSED WALL LIGHT
- SPOT LIGHT
- CEILING FAN
- SMOKE DETECTOR
- TRACK LIGHT
- HEAT LAMP
- LIGHTING CIRCUIT
- RECESSED STEP LIGHT
- BMS BUILDING MAGNAMENT SYSTEM BMS
- SWITCH

- NOTE
- REFER TO SPECIFICATION AND SCHEDULES FOR EXEUNT OF WORKS
 - GPO HEIGHTS 300mm ABOVE FLOOR LEVEL
 - 200mm ABOVE BENCH UNLESS OTHERWISE NOTED
 - ALL WORKS TO BE CARRIED OUT BY LICENSED ELECTRICAL CONTRACTOR
 - ALL ELECTRICAL AND LIGHTING FITTINGS AND INSTALLATION TO COMPLY WITH BCA AND RELEVANT AUSTRALIAN STANDARDS



No.	Description	Date

BRADFORD LEONARDO

RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

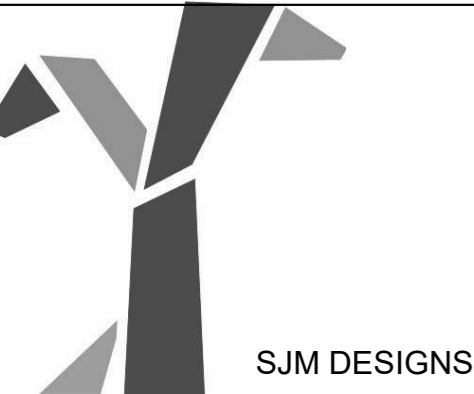
LIGHTING PLAN

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD107	
Scale	As indicated

1
WD200

PROPOSED UPPER LEVEL LIGHTING PLAN

1 : 100



No.	Description	Date

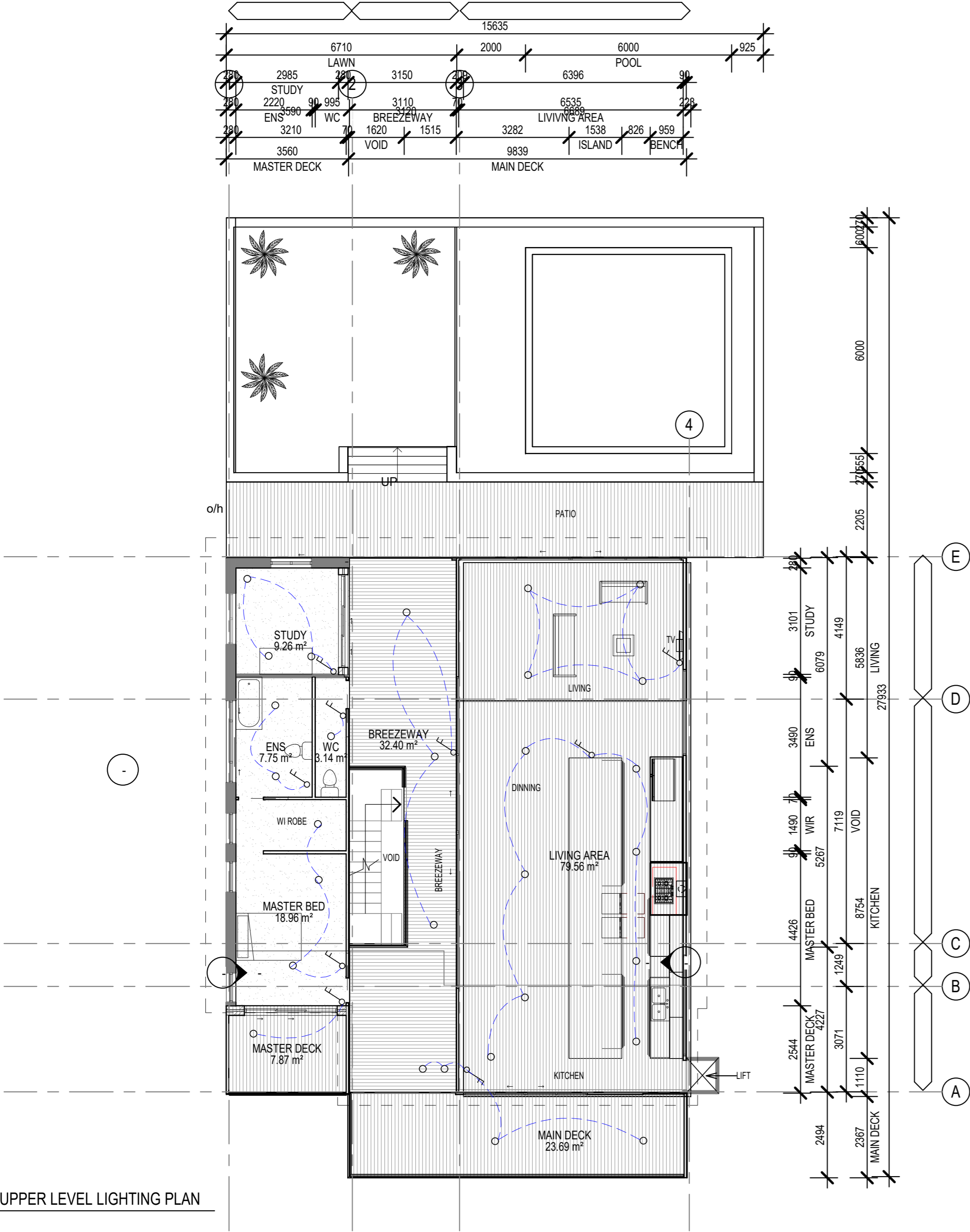
BRADFORD LEONARDO

RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

LIGHTING PLAN

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD108	
Scale	As indicated



CEILING LEGEND

- B1 BATTENS
TIMBER BATTENS CLEAR STAINED
FINISH
- P1 13mm PLASTERBOARD MOUNTED ON STEEL
FURRING CHANNELS. PROVIDE RONDO P-50
SHADOWLINE ANGLE AT ALL JUNCTIONS BETWEEN
WALL AND CEILING. PAINT FINISH
- P2 10mm M.R. PLASTERBOARD
MOUNTED ON STEEL FURRING CHANNELS TO ALL
WET AREAS. PROVIDE RONDO P-50 SHADOWLINE
ANGLE AT ALL JUNCTIONS BETWEEN WALL AND
CEILING. PAINT FINISH
- PW1 12mm PLYWOOD
12mm PLYWOOD MOUNTED ON STEEL FURRING
CHANNELS. PROVIDE ALUMINIUM ANGLE JOINS AS
PER TYPICAL DETAIL AND TO ALL JUNCTIONS
BETWEEN WALL AND SOFFIT. SELECTED TIMBER
STAIN COATS AND CLEAR SEALANT FINISH.
- PM SUNLOUVRE ALUMINIUM SUNSHADES
POWDERCOATED FOLDED PERFORATED METAL
SUNSHADES TO DETAIL
- US1 UNDERSIDE OF FLOOR ABOVE
UNDERSIDE OF FLOOR STRUCTURE ABOVE.
NO APPLIED FINISH
- US2 UNDERSIDE OF ROOF.
UNDERSIDE OF ROOF SHEETING ABOVE.
NO APPLIED FINISH
- CEILING HEIGHT
- 2400 2400 CEILING HEIGHT
MEASURED FROM STRUCTURAL SLAB LEVEL BELOW
- RAKE RAKING CEILING
VARYING CEILING HEIGHT
- BULKHEADS
BULKHEAD AND LOWER CEILING SHOWN DOTTED
- ACCESS PANEL
ACCESS PANEL IN CEILING 600mm X
600mm AS SPECIFIED
- REFER TO LIGHTING SCHEDULES AND
SPECIFICATIONS FOR SELECTIONS AND
LAMPS

LIGHTING LEGEND

- FLUORESCENT LIGHT
- LED STRIP LIGHT
- SELECTED FEATURE PENDANT
- CIRCULAR FLUORESCENT LIGHT
- 12V RECESSED DOWNLIGHT
- IN FLOOR LIGHT
- SOLAR GARDEN LIGHT
- WALL LIGHT - 300MM ABOVE FLOOR
- WALL LIGHT - 1600MM ABOVE FLOOR
- RECESSED WALL LIGHT
- SPOT LIGHT
- CEILING FAN
- SMOKE DETECTOR
- TRACK LIGHT
- HEAT LAMP
- LIGHTING CIRCUIT
- RECESSED STEP LIGHT
- BMS BUILDING MANAGMENT SYSTEM BMS
- SWITCH

NOTE

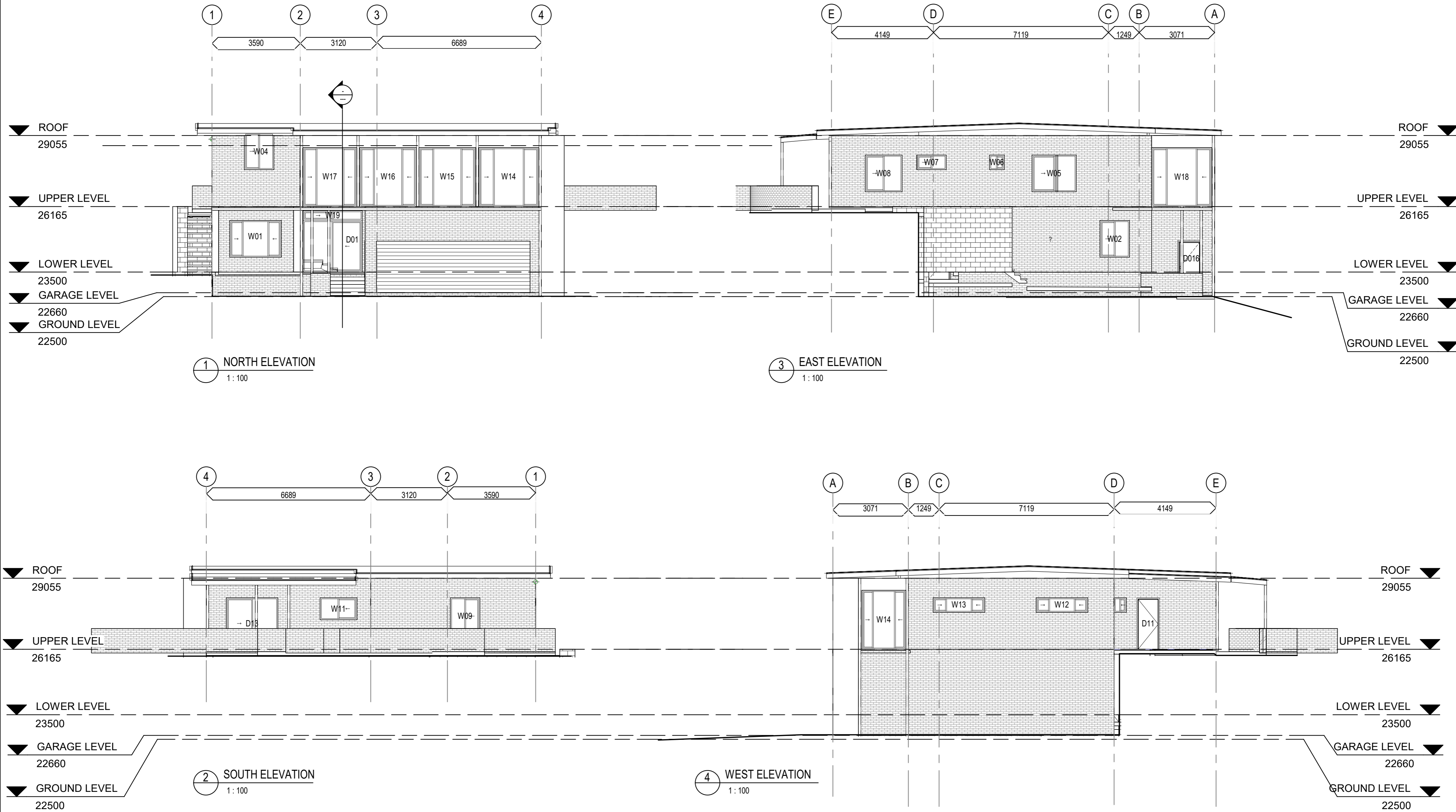
1. REFER TO SPECIFICATION AND SCHEDULES FOR EXEUNT OF WORKS

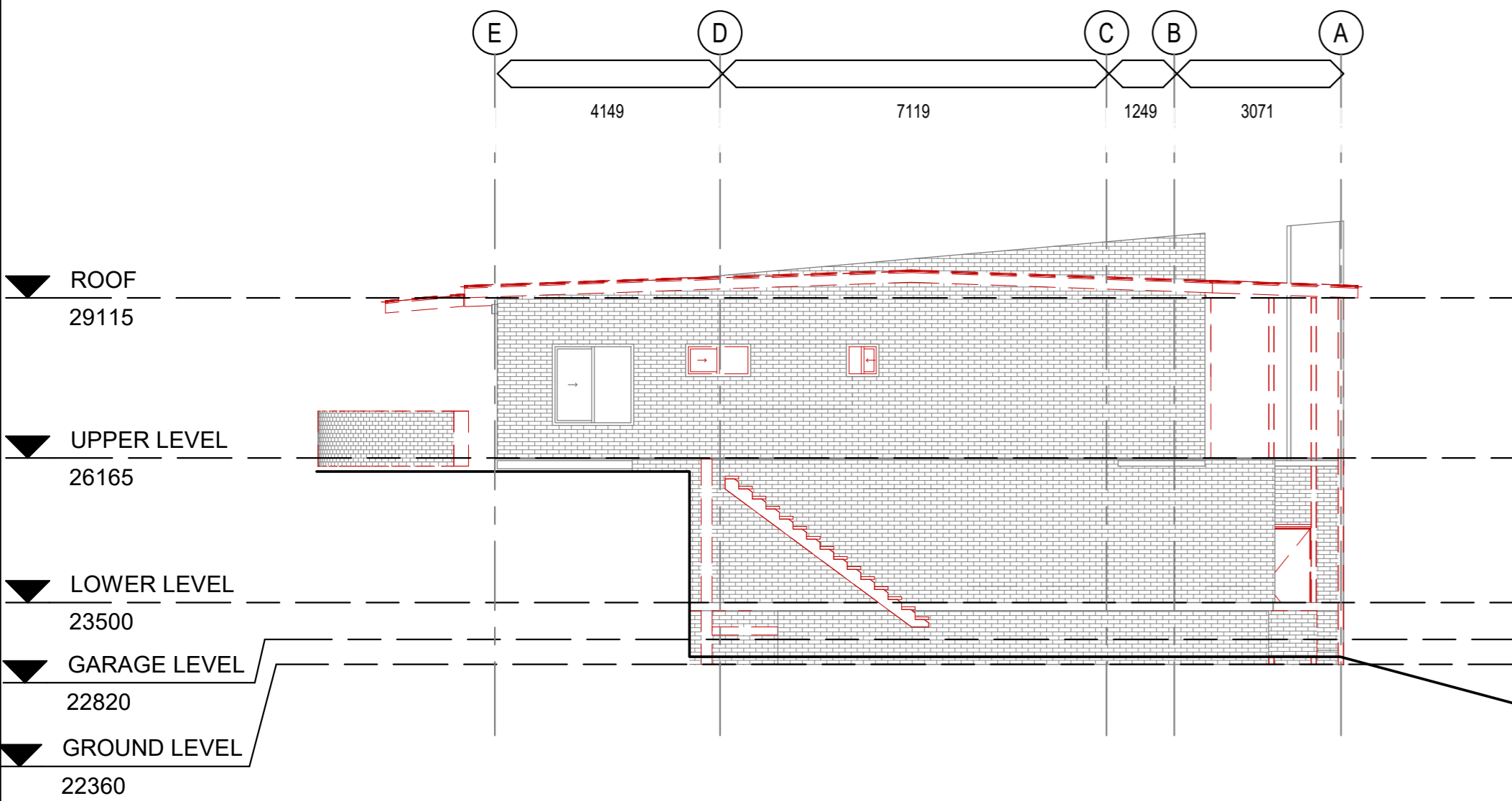
2. GPO HEIGHTS 300mm ABOVE FLOOR LEVEL

3. 200mm ABOVE BENCH UNLESS OTHERWISE NOTED

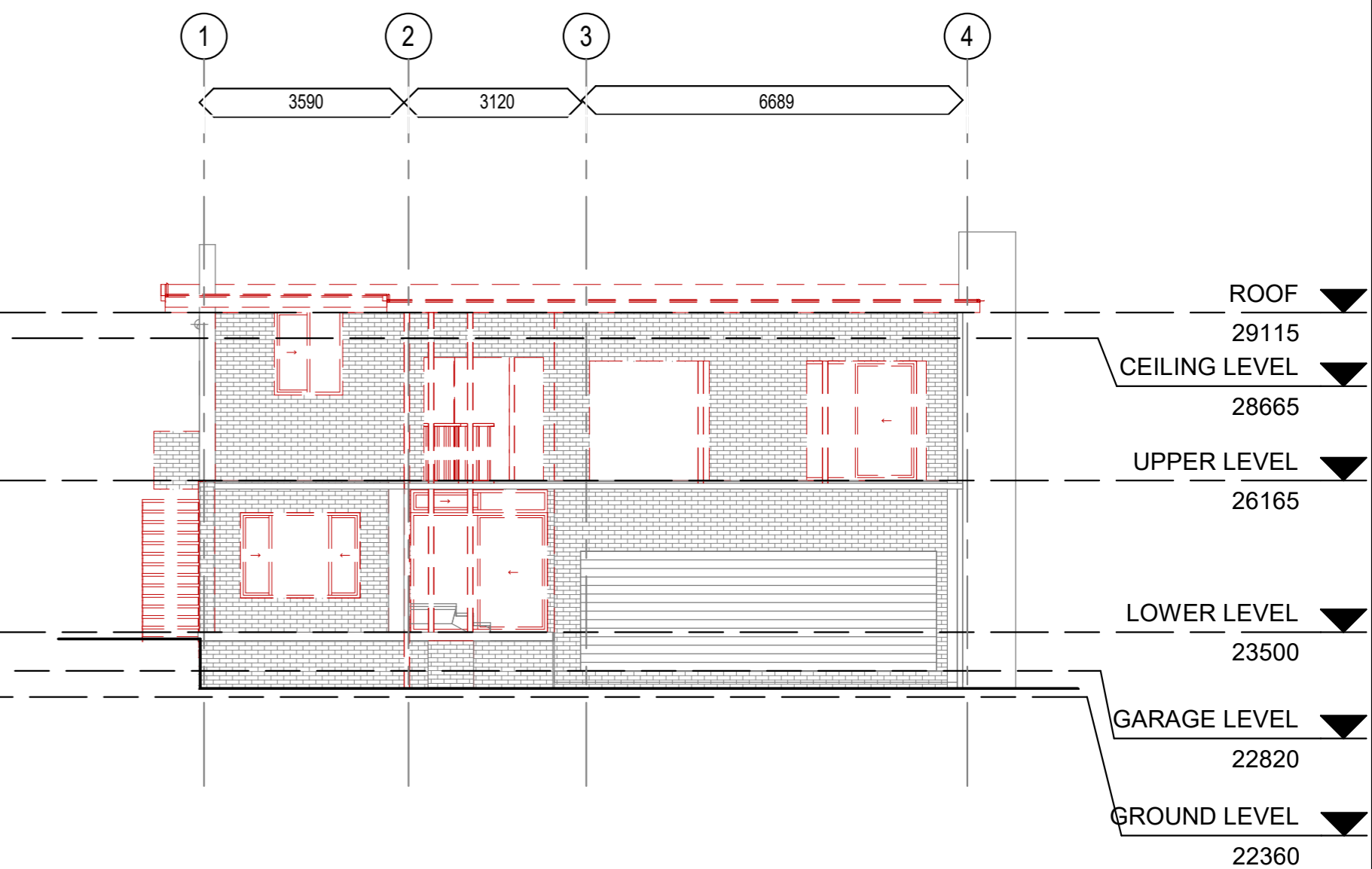
4. ALL WORKS TO BE CARRIED OUT BY LICENSED ELECTRICAL CONTRACTOR

5. ALL ELECTRICAL AND LIGHTING FITTINGS
AND INSTALLATION TO COMPLY WITH BCA
AND RELEVANT AUSTRALIAN STANDARDS

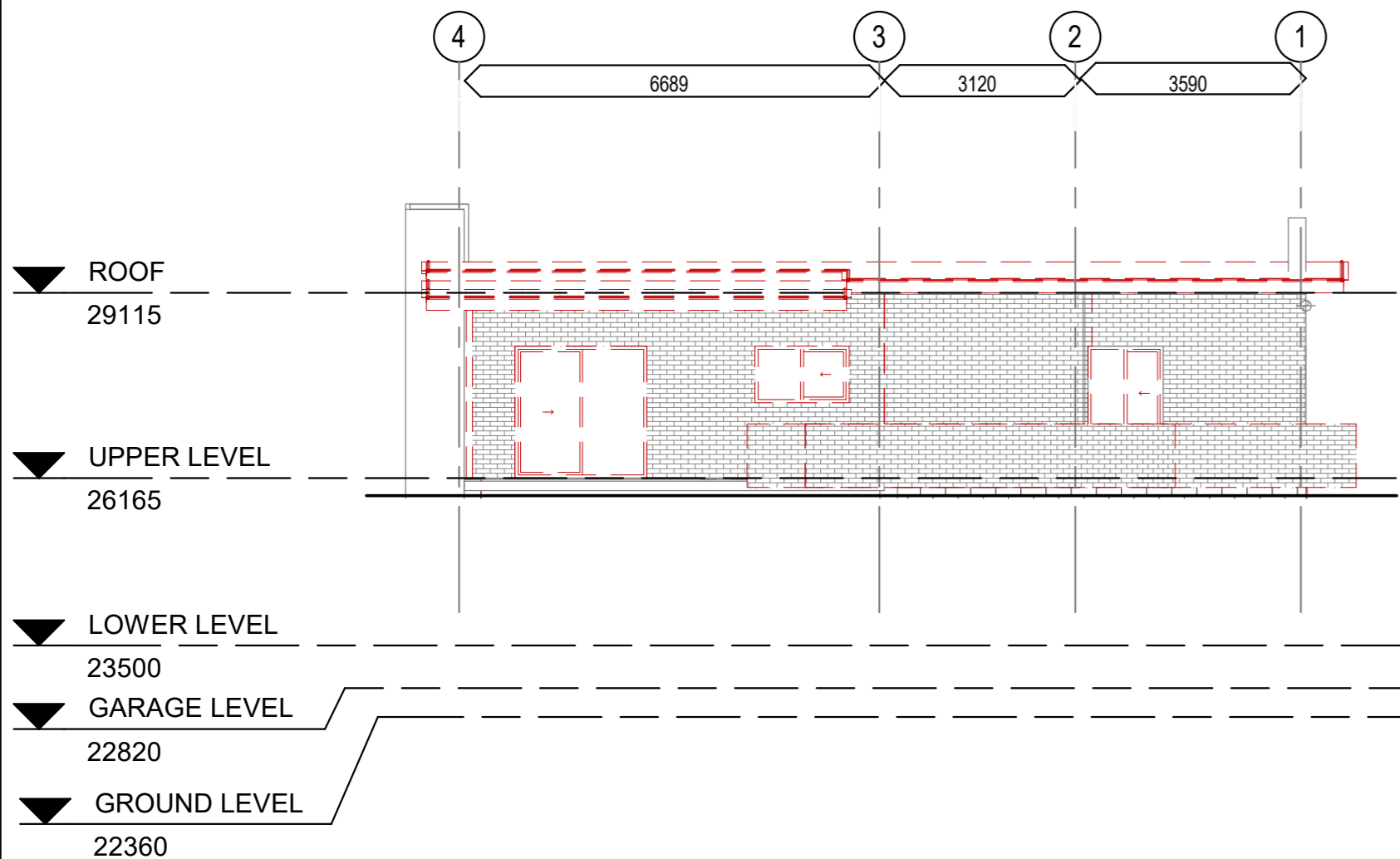




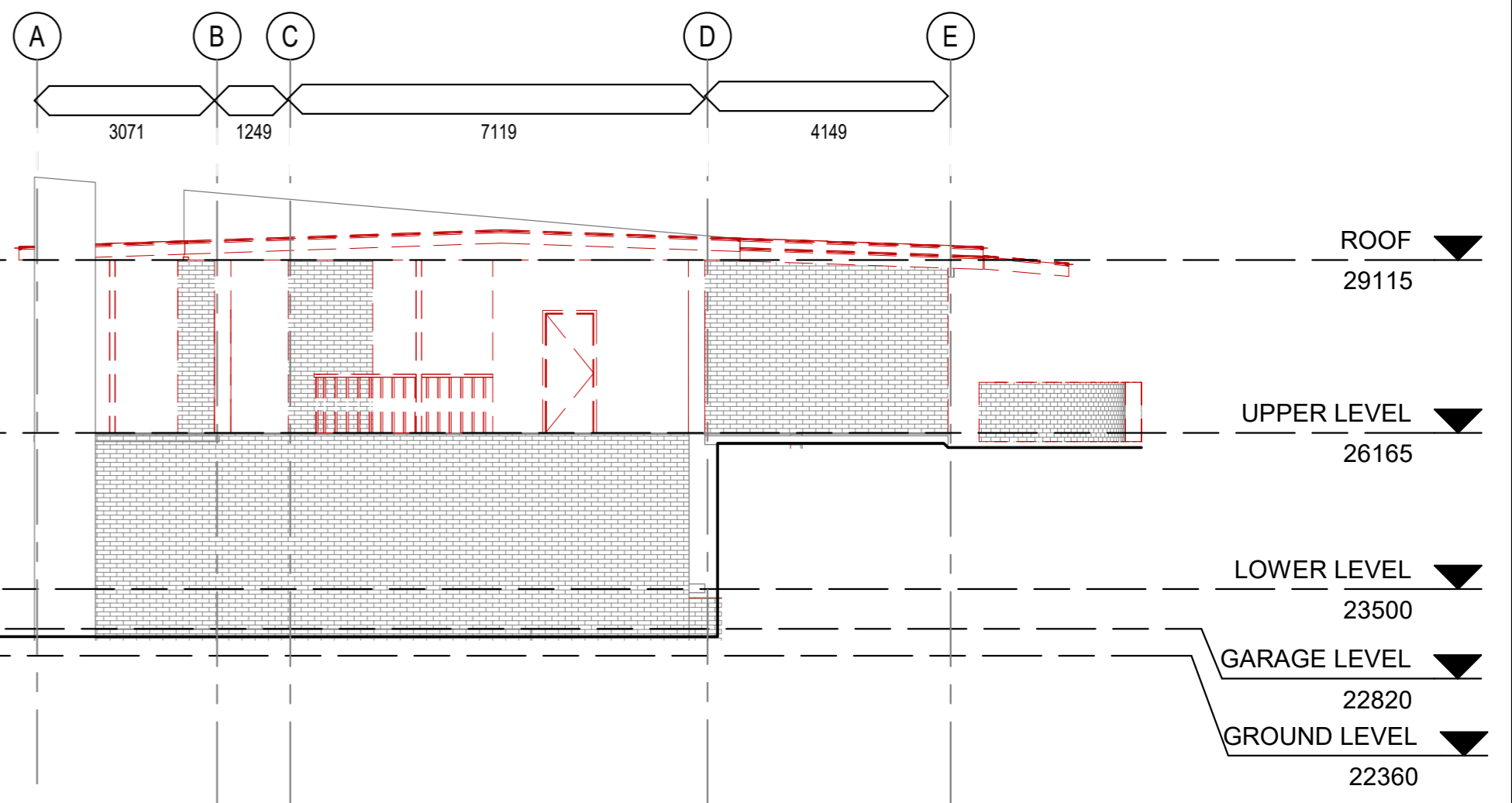
1 EAST ELEVATION DEMOLITION
WD102 1 : 100



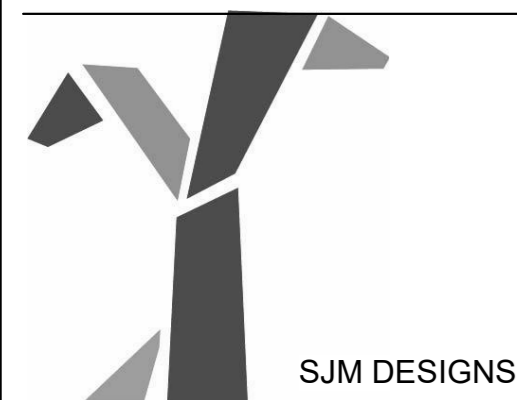
2 NORTH ELEVATION DEMOLITION
WD102 1 : 100



3 SOUTH ELEVATION DEMOLITION
WD102 1 : 100



4 WEST ELEVATION DEMOLITION
WD102 1 : 100



No.	Description	Date

BRADFORD LEONARDO

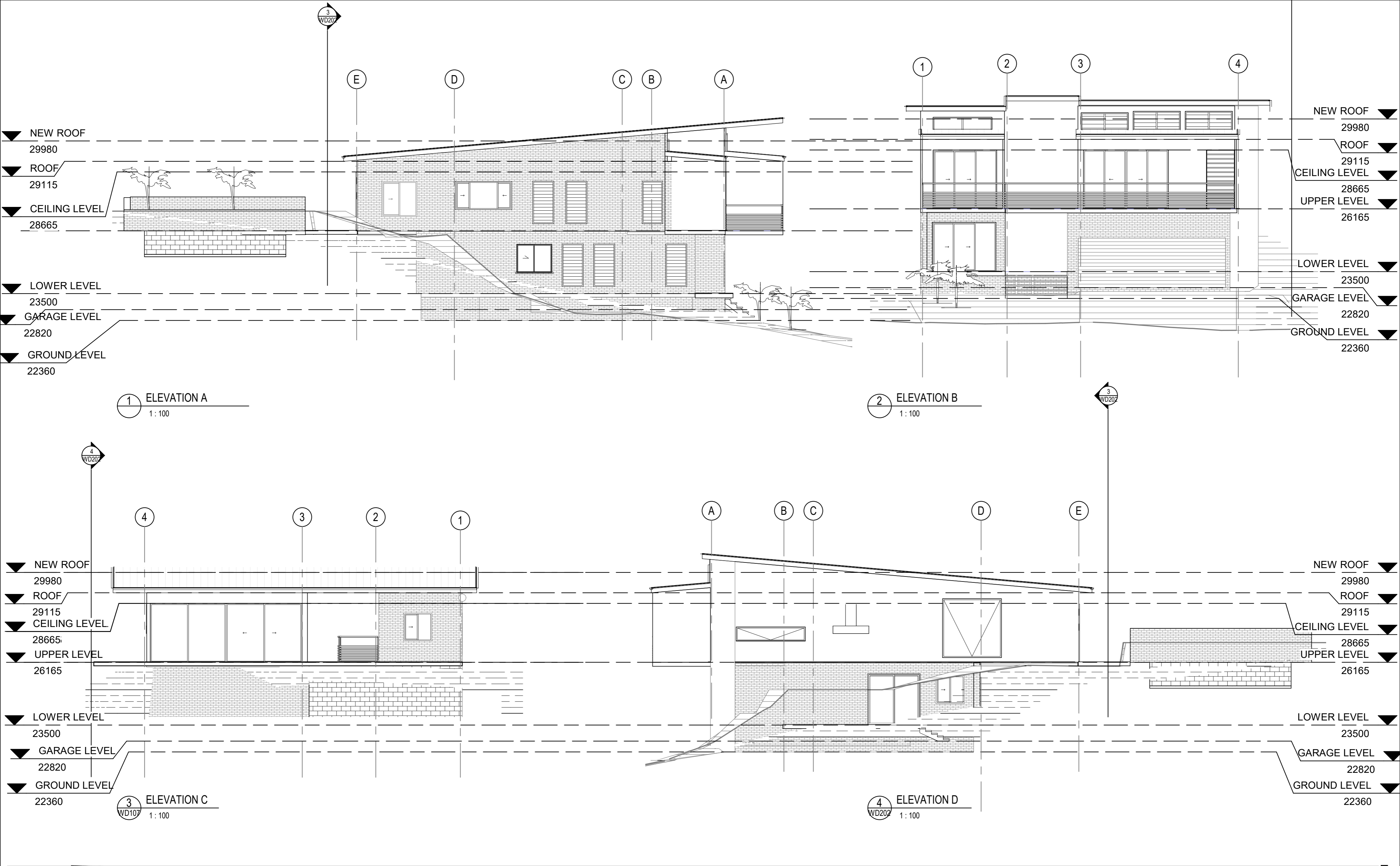
RENOVATION PROJECT


18 OCEAN VIEW BOULEVARD BUDERIM 4560

DEMOLITION ELEVATIONS

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD201	
Scale	1 : 100

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No.	Description	Date

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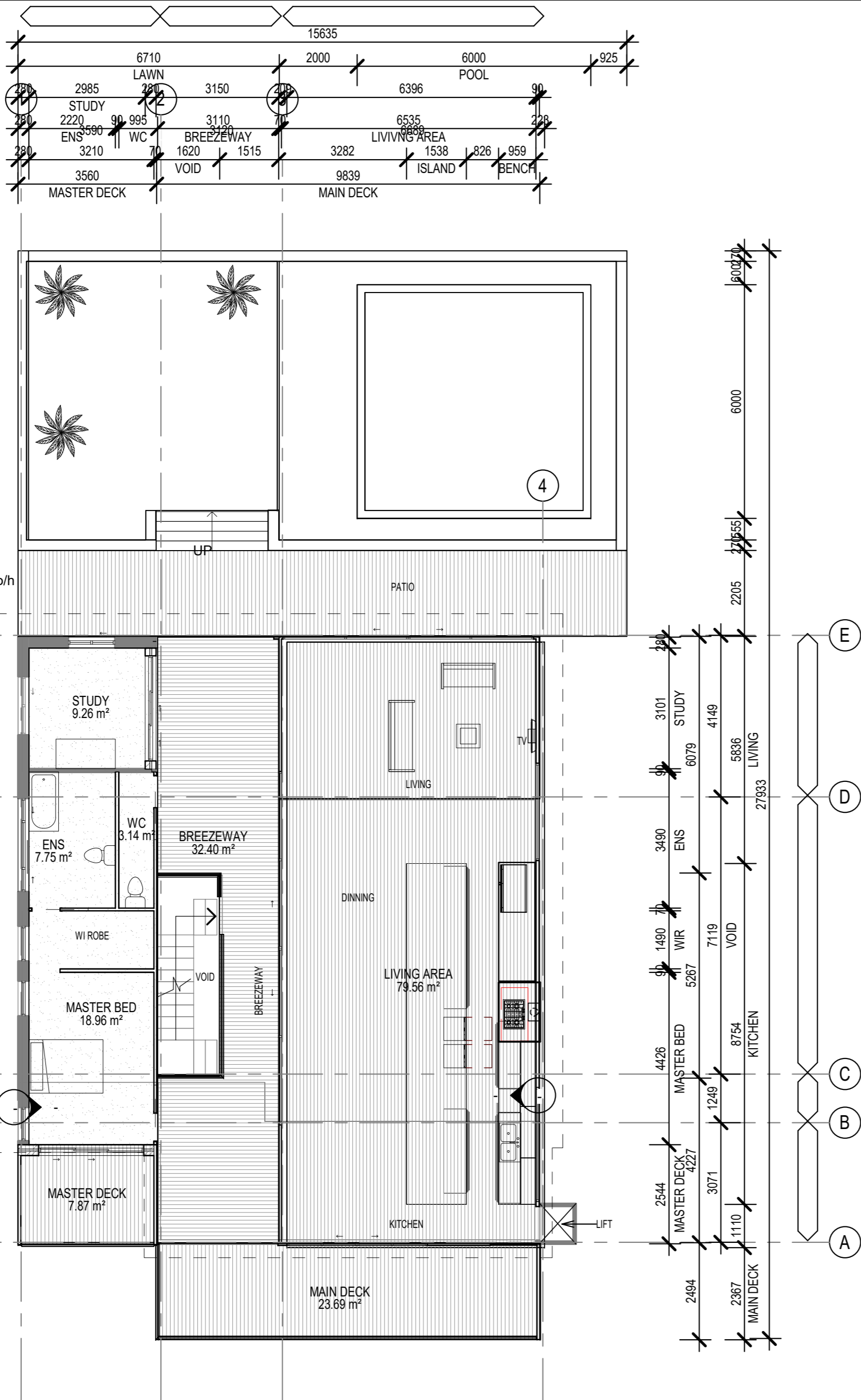
RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

PROPOSED ELEVATIONS

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD202	
Scale	1 : 100

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1 PROPOSED UPPER LEVEL FURNITURE PLAN
WD200 1 : 100



No.	Description	Date

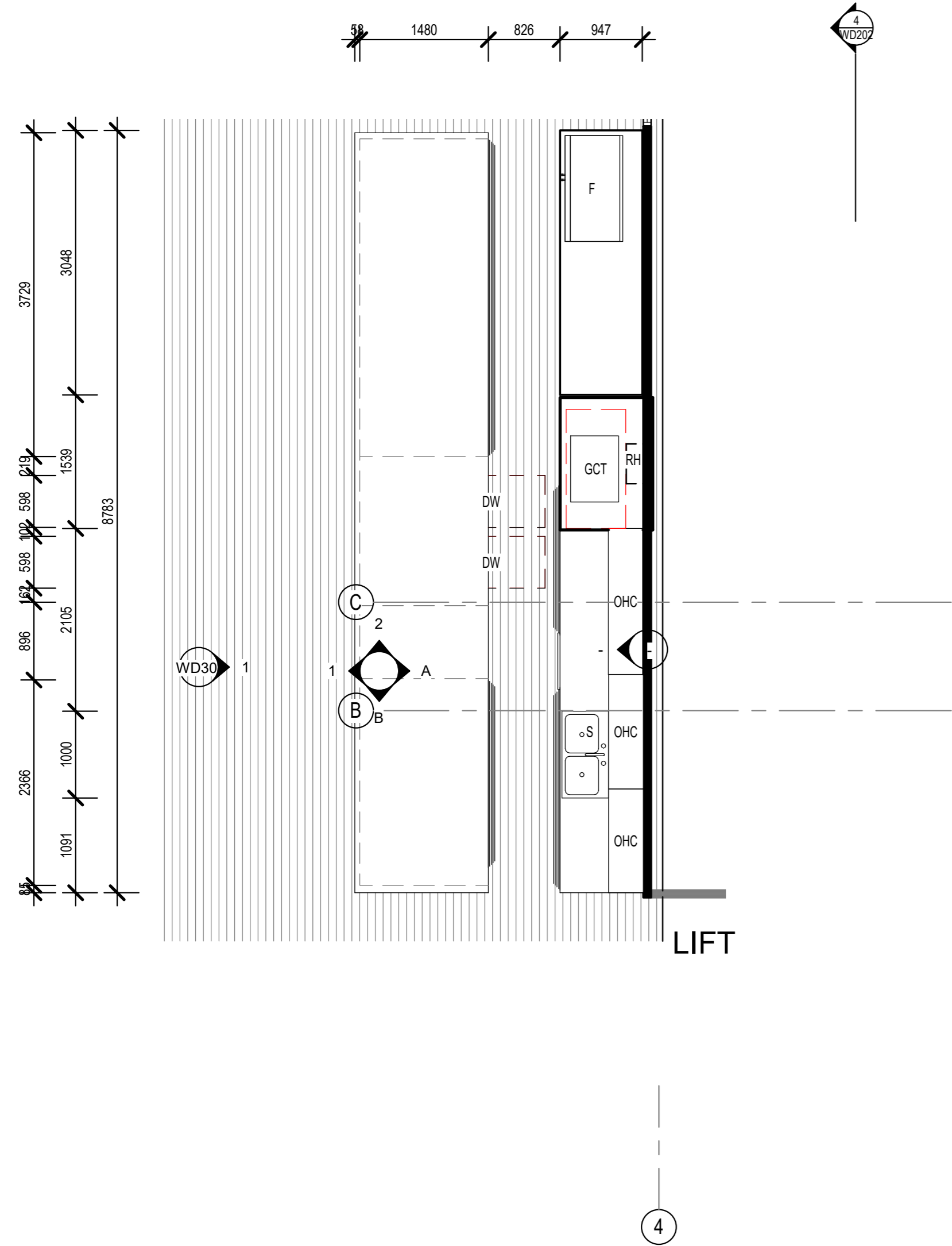
BRADFORD LEONARDO

RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

FURNITURE PLANS

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD204	
Scale	1 : 100



KITCHEN LEGEND	
Key Value	Keynote Text
DW	DISHWASHER
F	FRIDGE
GCT	GAS COOK TOP
IB	ISLAND BENCH
O	OVEN
OHC	OVER HEAD CUPBOARDS
P/BI	PANTRY/BUILT IN
PB	PREP BENCH
RH	RANGE HOOD
S	SINK

CUT OUT DIMENSIONS

OV	OVEN CUTOUT 594 X 594 X 540d
RH	RANGEHOOD 600w x 450 x 173h
CT	COOKTOP 560w x 490 cutout
S	SINK ABEY Overall Size: L545mm x W400mm
DW	DISHWASHER 600 x 595w x 840h
T	MIXER TAP ABEY OZONE 15251

NOTE: REFER TO SCHEDULES FOR ALL DIMENSIONS AND CUTOUTS

JOINERY NOTES

- TO BE READ IN CONJUNCTION WITH ALL DRAWINGS
REFER TO CONSULTANTS DRAWINGS AND SPECIFICATIONS
FOR CO-ORDINATION OF SERVICES AND EXTENT OF WORKS
DO NOT SCALE FROM DRAWINGS,
DIMENSIONS TAKE PREFERENCE OVER SCALE
- ALL EXPOSED SURFACES OF ALL CABINETWORK, INCLUDING OPEN SHELVING & EXPOSED WORK IN WARDROBES, TOE RECESSES, SEAT BRACKETS, BUT EXCLUDING BENCHTOPS & BATHROOM WALL CABINETS, SHALL BE 16MM or 18MM HMR AS SPECIFIED IN NOMINATED FINISH, REFER TO SCHEDULES
 - ALL BATHROOM BENCHTOPS & BATHROOM WALL CABINETS, SHALL BE 16MM HMR. IN NOMINATED FINISH REFER TO SCHEDULES
 - IF NECESSARY, PROVIDE ADDITIONAL PLY SUPPORT FOR STONE BENCH TO AVOID DEFLECTION. REFER TO STONE SUPPLIERS RECOMMENDATIONS.
 - CONSTRUCT ALL CONCEALED CARCASSES, AND INTERNAL SHELVES OUT OF 16MM WHITE TEXTURED MELAMINE FINISHED HMR BOARD. USE ONLY APPROVED RENEWABLE FOREST PRODUCTS FROM AUSTRALIAN SUPPLIERS - NO IMPORT SUBSTITUTION. PROVIDE INTERMEDIATE SUPPORTS FOR SHELF SPANS OVER 900MM. REFER TO MANUFACTURERS RECOMMENDATIONS FOR LOAD RATINGS OF PANTRY SHELVES.
- CONSTRUCT ALL EXPOSED SHELVES OUT OF 16MM HMR BOARD WITH SELECTED FINISHES AS SPECIFIED, EDGE STRIPPED TO MATCH.
- USE SELF CLOSING 110 DEGREE CLIPTOP BLUMOTION 973A HINGES AS PER SPEC. SECURELY FIXED TO ALL DOORS. USE THREE HINGES PER LEAF FOR DOORS OVER 900MM HIGH/OR OVER 600MM WIDE.
 - USE HAFELE PIVOT SLIDING DOOR FITTINGS AS PER SPEC. TO PANTRY AND MICROWAVE DOORS
 - USE BLUM LEGRABOX PURE DRAWER SIDES FULLY EXTENDING SOFT CLOSE DRAWER RUNNERS ON ALL DRAWERS AS PER SPEC
 - BLUM ORGALINE DRAWER INSERTS TO CUTLERY, STORAGE AND POT DRAWERS AS PER DETAILS
 - BLUM AVENTOS HF LIFT UP HINGES AS PER DETAILS TO OVERHEAD CUPBOARDS
 - FOR ADJUSTABLE SHELVES PROVIDE FIRST QUALITY SS CYLINDER TYPE LUGS WITH FLATTENED SURFACES TO RECEIVE SHELVES
 - WHERE JOINTS ARE REQUIRED IN FINISHED SURFACES CONFIRM LOCATION WITH DESIGNER
 - ALL KITCHEN BENCHTOPS SHALL BE 20MM SELECTED STONE POLISHED SQUARE AS PER DETAILS AND SPEC. REFER SCHEDULES FOR COLOUR AND FINISH. ALLOW TO CUT TEMPLATE ON FOR INSTALLATION OF COOKTOP AND SINK. REFER TO SCHEDULES FOR SELECTIONS.
 - REFER TO SCHEDULES FOR SELECTIONS FOR REFRIGERATOR, COFFEE MACHINE, MICROWAVE, SINK, OVEN, COOKTOP, LAUNDRY TUBS, BASINS AND TAPWARE.

1 KITCHEN ELEVATION
WD104 1 : 50



No.	Description	Date

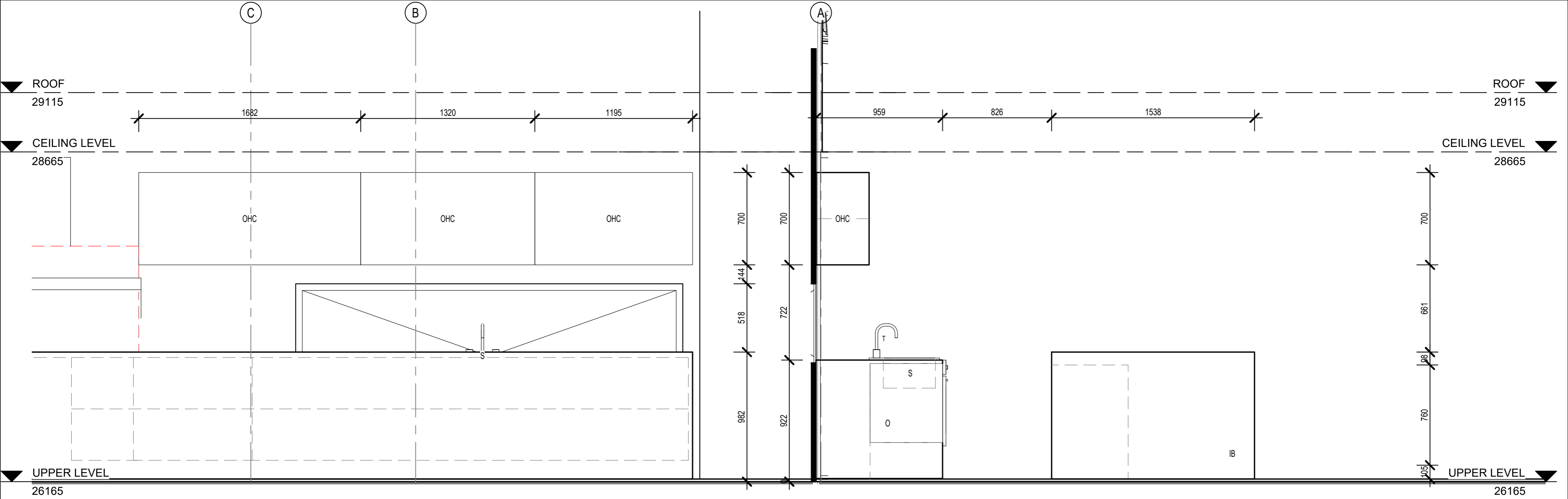
BRADFORD LEONARDO

KITCHEN PLAN

RENOVATION PROJECT

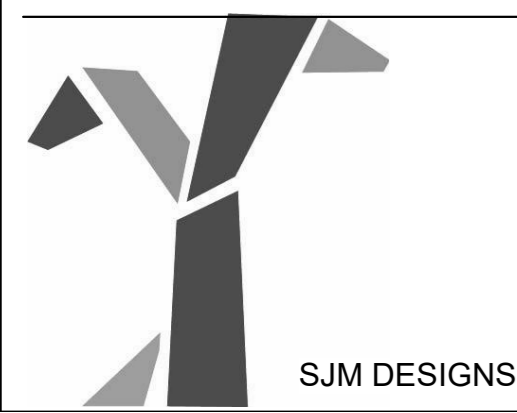
18 OCEAN VIEW BOULEVARD BUDERIM 4560

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD300	
Scale	As indicated



A KITCHEN ELEVATION
WD300 1 : 20

B KITCHEN ELEVATION
WD300 1 : 20



No.	Description	Date

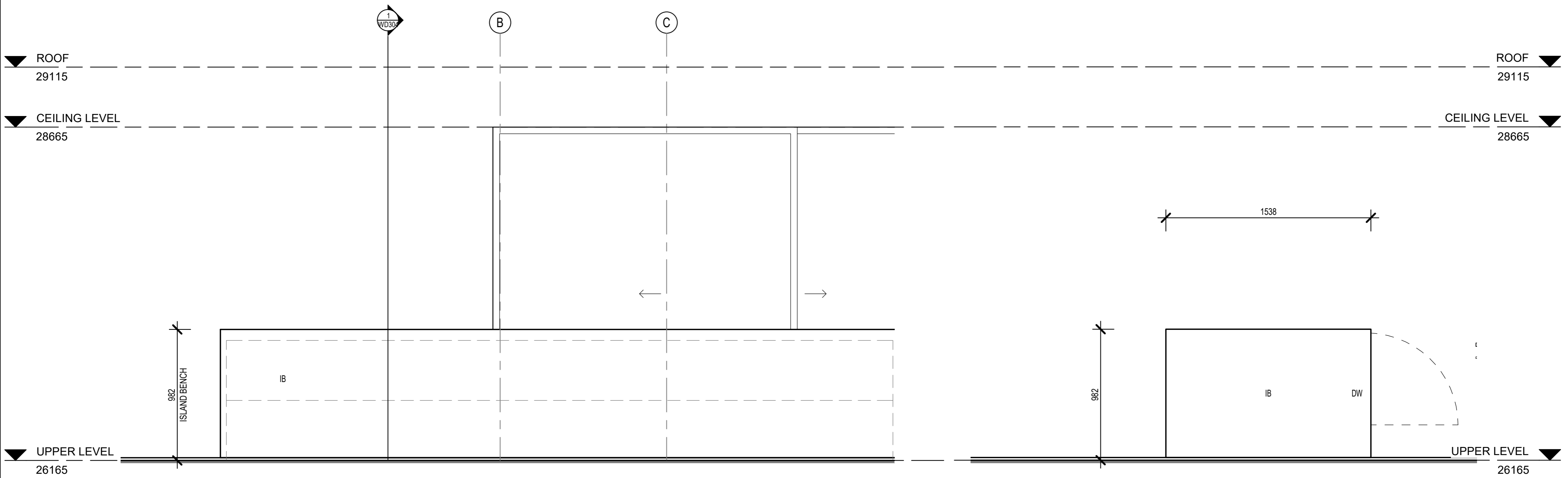
BRADFORD LEONARDO

KITCHEN ELEVATIONS

RENOVATION PROJECT

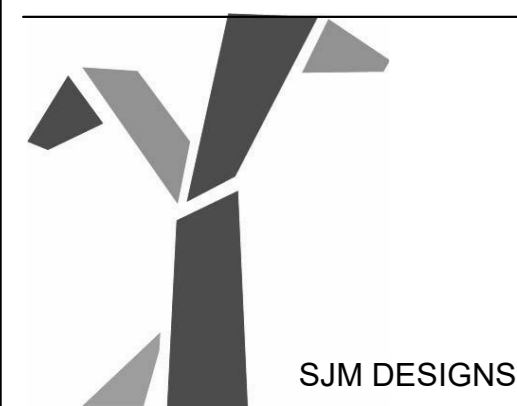
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Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD301	
Scale	1 : 20



1 KITCHEN ELEVATION
WD300 1 : 20

2 KITCHEN ELEVATION
WD300 1 : 20



No.	Description	Date

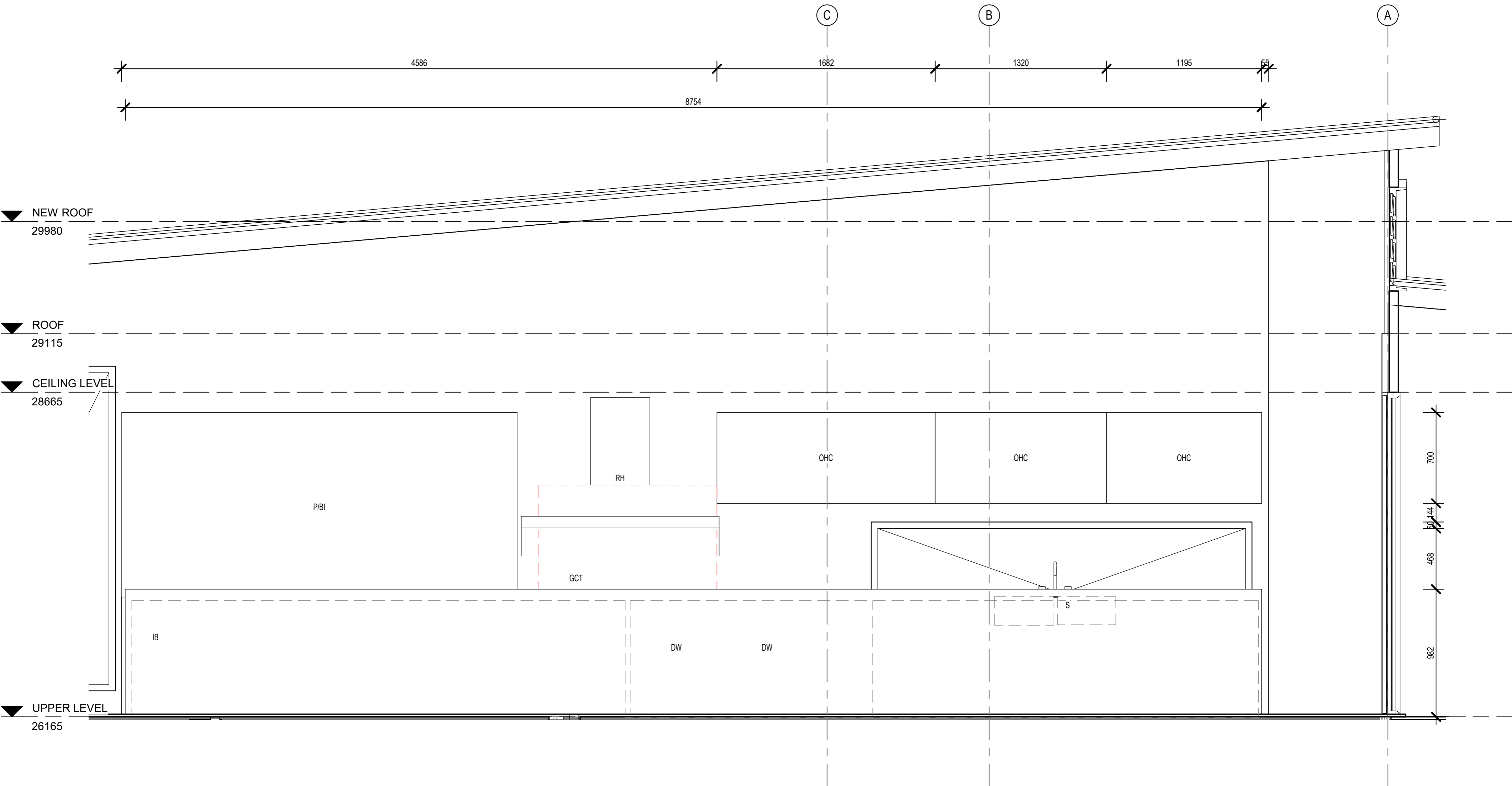
BRADFORD LEONARDO

RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

KITCHEN ELEVATIONS

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD302	
Scale	1 : 20



1 KITCHEN ELEVATION
WD300 1 : 20



No.	Description	Date

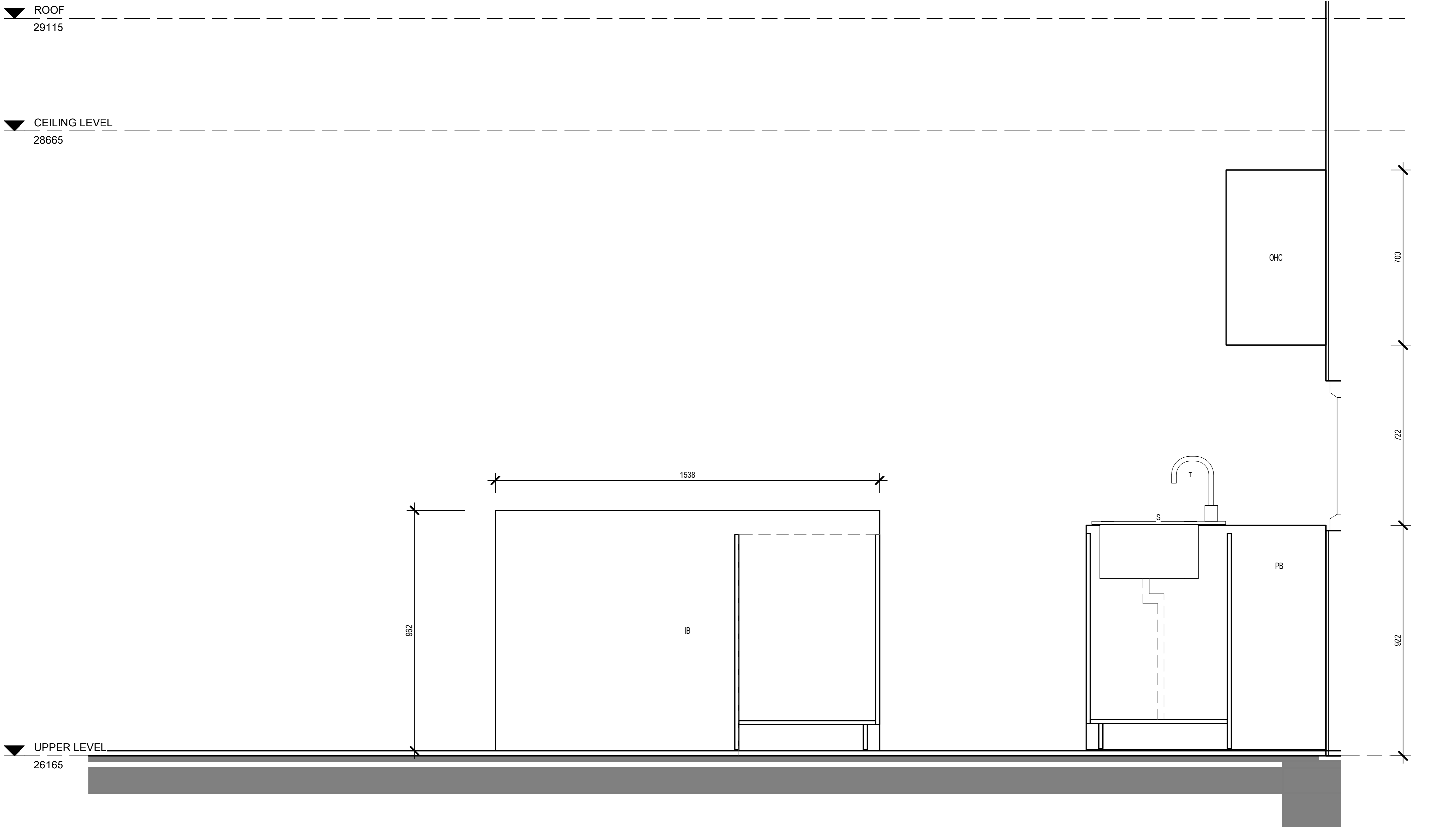
BRADFORD LEONARDO

RENOVATION PROJECT

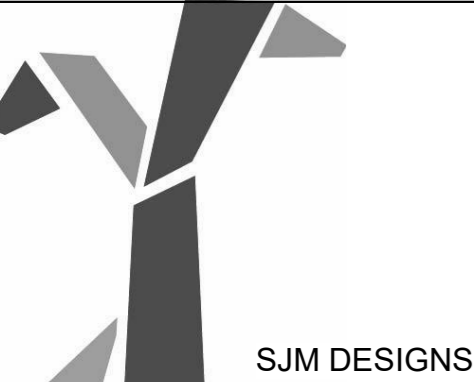
18 OCEAN VIEW BOULEVARD BUDERIM 4560

KITCHEN ELEVATIONS

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD303	
Scale	1 : 20



1 SECTION C-C
WD302 1:10



No.	Description	Date

BRADFORD LEONARDO

RENOVATION PROJECT

18 OCEAN VIEW BOULEVARD BUDERIM 4560

KITCHEN SECTION

Project number	J102/20
Date	10/11/2020
Drawn by	SJM
Checked by	TQEC
WD304	
Scale	1:10