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HODGKINSON RESIDENCE

C o n t e n t s :

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4 **Existing Site Plan**
5 **Existing Site Plan with site photos**
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Project Name:
Hodgkinson Residence at
77 Evanita Drive, Gilston - Queensland

Job No: 020-18
Date: Friday, November 15, 2019
Client: Josh Hodgkinson

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Drawing:
PD2

Author of Project: Davor Mikulcic - Dipl.Eng.Arch. (Sarajevo) ANZIA, RAIA

Documentation By: Samuel Jang - M.Arch(Prof)

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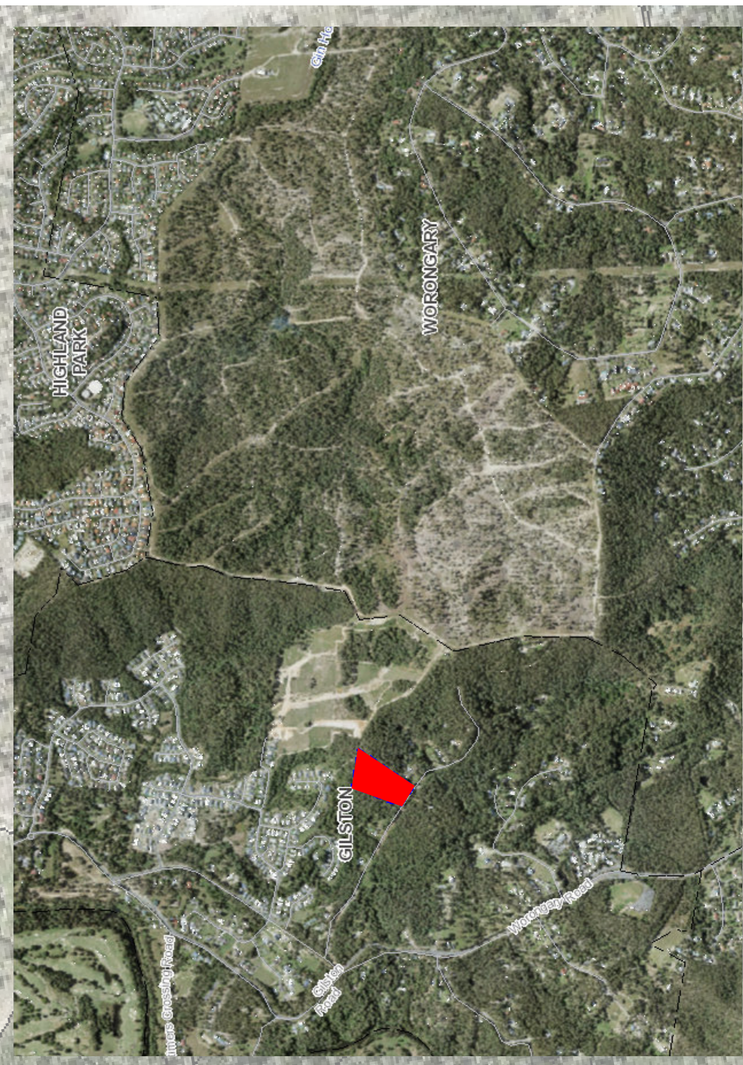
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Drawing:
PD3





Existing Site Plan

Land Surveyor Topographic site survey

0 10 20 30 m

N

SITE BOUNDARY

Existing Driveway

4

RP180608

ha

LIDAR CONTOUR DATA (REFER TO NOTES)

Evanita

Gilston

Project Name: Hodgkinson Residence at 77 Evanita Drive, Gilston - Queensland	Job No:	020-18	Issued to/for: For Development Application Original Documentation at A2
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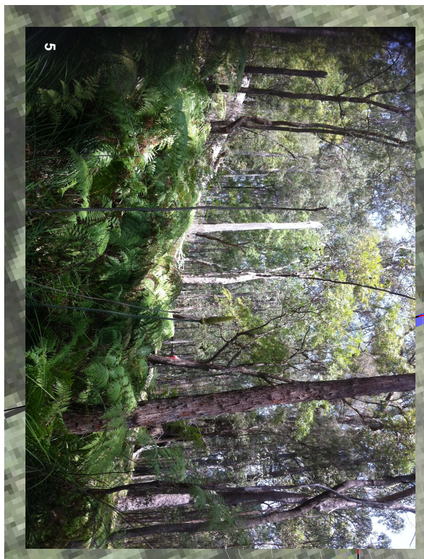
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Existing Site Plan with Photos

Land Surveyor Topographic site survey

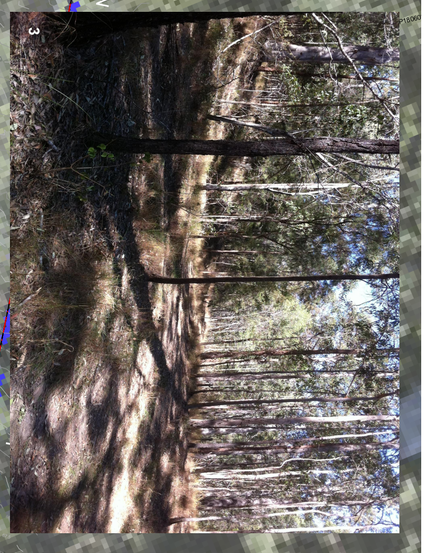


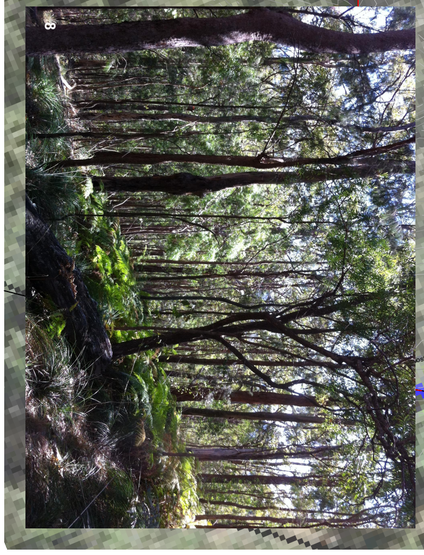














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Drawing:
PD5

NORTH

SITE BOUNDARY SETBACK 6M

SITE BOUNDARY SETBACK 6M

SITE BOUNDARY SETBACK 6M

SITE BOUNDARY SETBACK 6M

Energex to provide power to site

Telstra to provide phone / data to site

future power pole

Future entry gate

Existing car and pedestrian access to site

Future Effluent Field,
approximately 20m x 30m

Existing Dam

Future 3.5m wide driveway
extension with average slope 1 in 6

Existing Bore Water with pump

Future 3.5m wide driveway extension
with average slop 1 in 7.5

Existing Driveway

Future Biocycle Septic Tank
2.5m diameter x 2.5m height

Required Setbacks from Site Boundaries

Proposed Site Plan

N

0 10 20 30 m

Drawing: PD6

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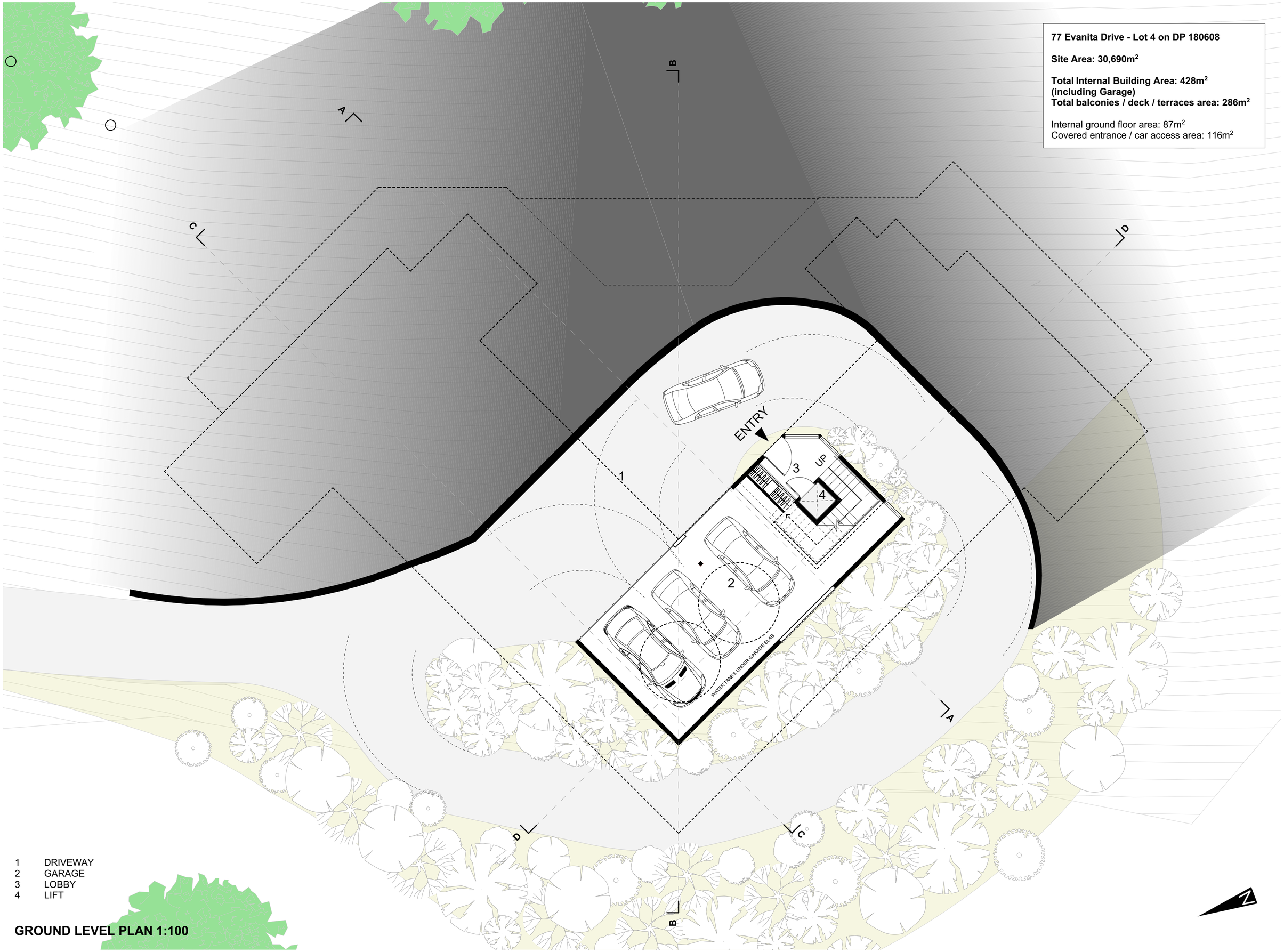
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77 Evanita Drive - Lot 4 on DP 180608

Site Area: 30,690m²

Total Internal Building Area: 428m²
(including Garage)
Total balconies / deck / terraces area: 286m²

Internal ground floor area: 87m²
Covered entrance / car access area: 116m²



1 DRIVEWAY
2 GARAGE
3 LOBBY
4 LIFT

GROUND LEVEL PLAN 1:100

Drawing: PD7

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77 Evanita Drive - Lot 4 on DP 180608

Site Area: 30,690m²

Total Internal Building Area: 428m²
(including Garage)
Total balconies / deck / terraces area: 286m²

Internal floor area: 331m²
Front balcony area: 107m²
Master bedroom logia area: 18m²
Bedroom.1 logia area: 12m²
Master bedroom east deck / terrace area: 35m²
Bedroom block north deck / terrace area: 34m²
Courtyard covered deck area: 83m²
Swimming pool area: 33m²

1 BEDROOM 1
2 EN SUITE
3 WW
4 BEDROOM 2
5 LAUNDRY
6 BEDROOM 3
7 BATHROOM
8 GYM
9 FAMILY LIVING
10 DINING
11 KITCHEN
12 PANTRY
13 TOILET
14 FORMAL LIVING
15 MASTER BEDROOM
16 WW
17 EN SUITE
18 POOL ROOM
19 COURTYARD
20 POOL
21 SPA
22 OUTDOOR LIVING
23 ELEVATOR
24 MASTER BEDROOM LOGIA
25 MASTER BEDROOM DECK
26 BEDROOM LOGIA
27 BEDROOM DECK

FIRST LEVEL PLAN 1:100

Drawing: PD8

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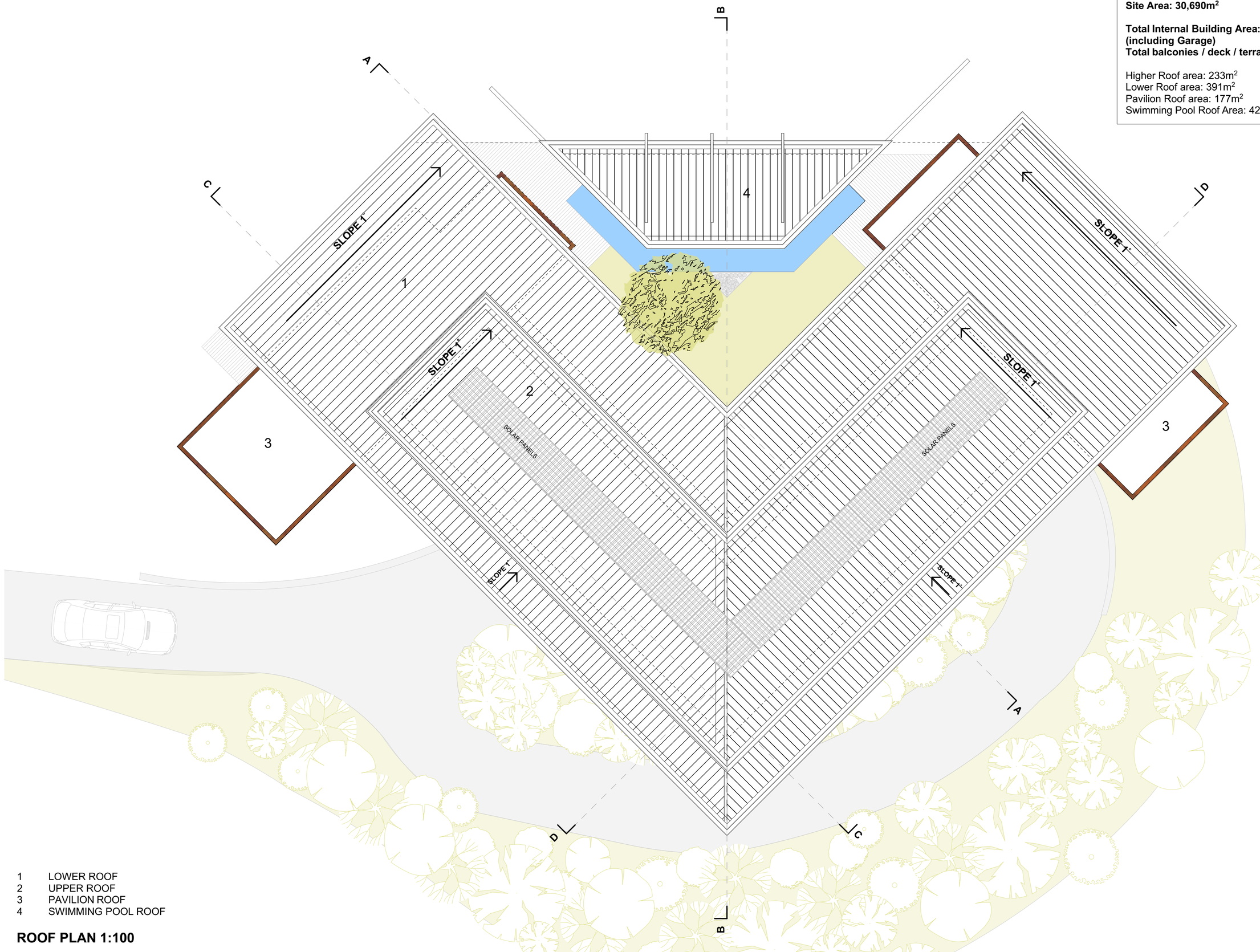
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77 Evanita Drive - Lot 4 on DP 180608

Site Area: 30,690m²

Total Internal Building Area: 428m²
(including Garage)
Total balconies / deck / terraces area: 286m²

Higher Roof area: 233m²
Lower Roof area: 391m²
Pavilion Roof area: 177m²
Swimming Pool Roof Area: 42m²



1 LOWER ROOF
2 UPPER ROOF
3 PAVILION ROOF
4 SWIMMING POOL ROOF

ROOF PLAN 1:100

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Drawing: PD9

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South Elevation



North Elevation

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Drawing:
PD10



East Elevation



West Elevation

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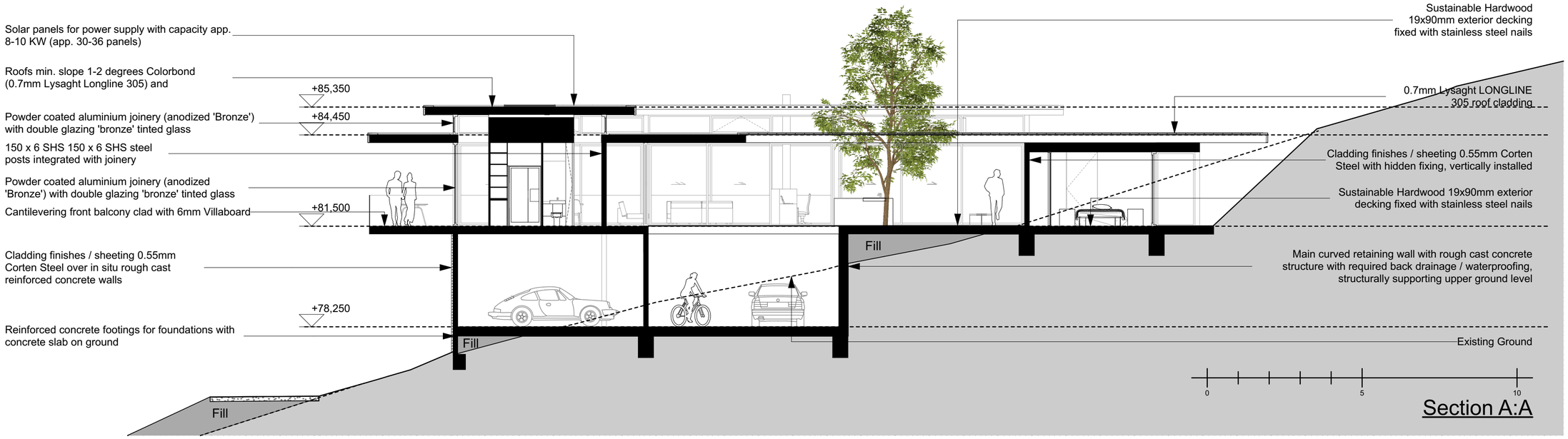
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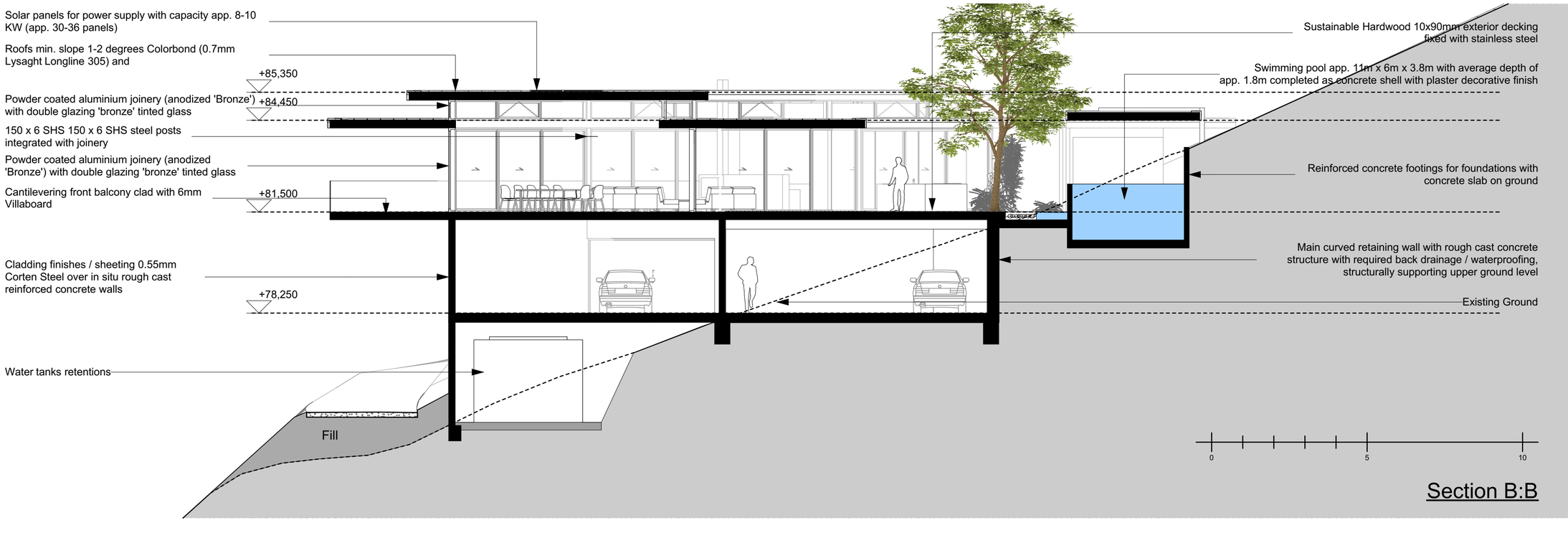
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Drawing:
PD11



Section A:A



Section B:B

Drawing: PD12

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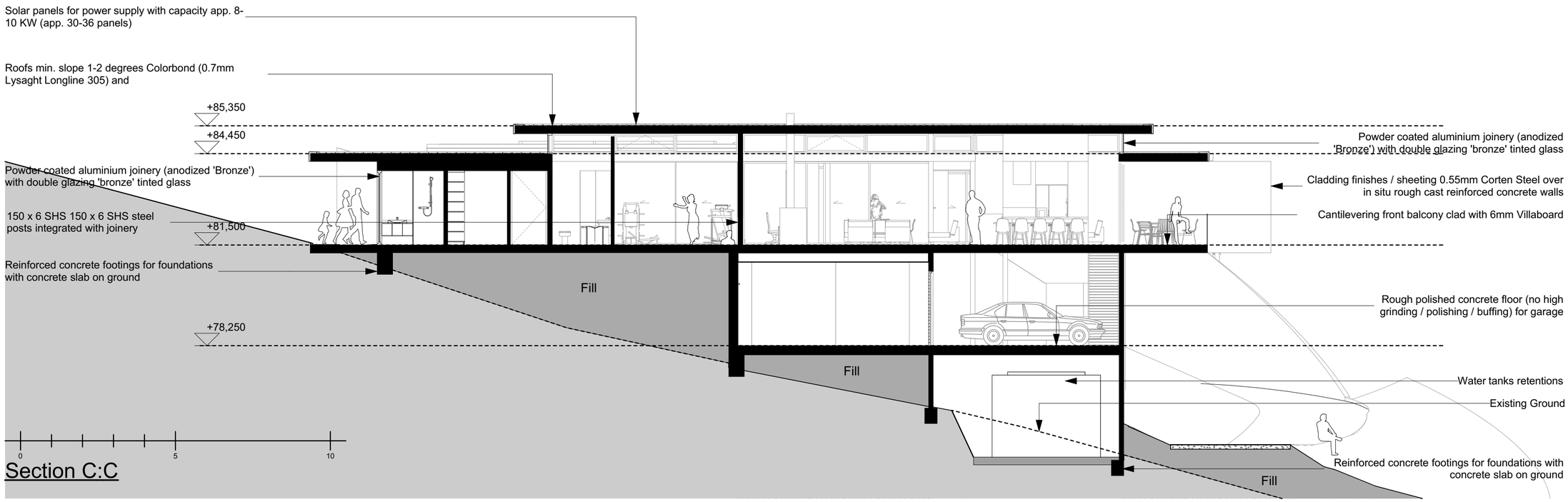
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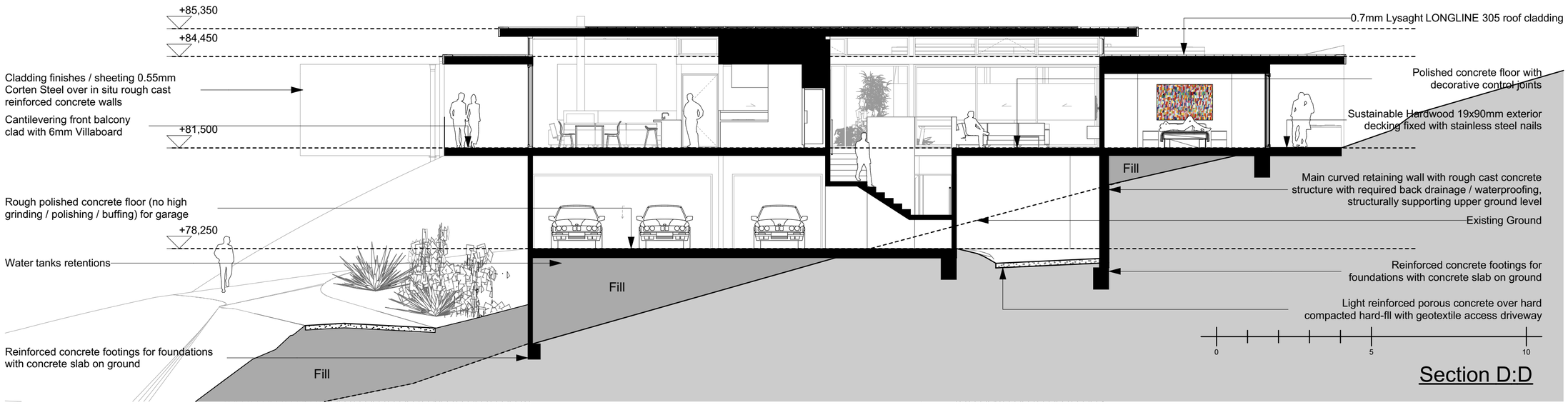
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Drawing: PD13

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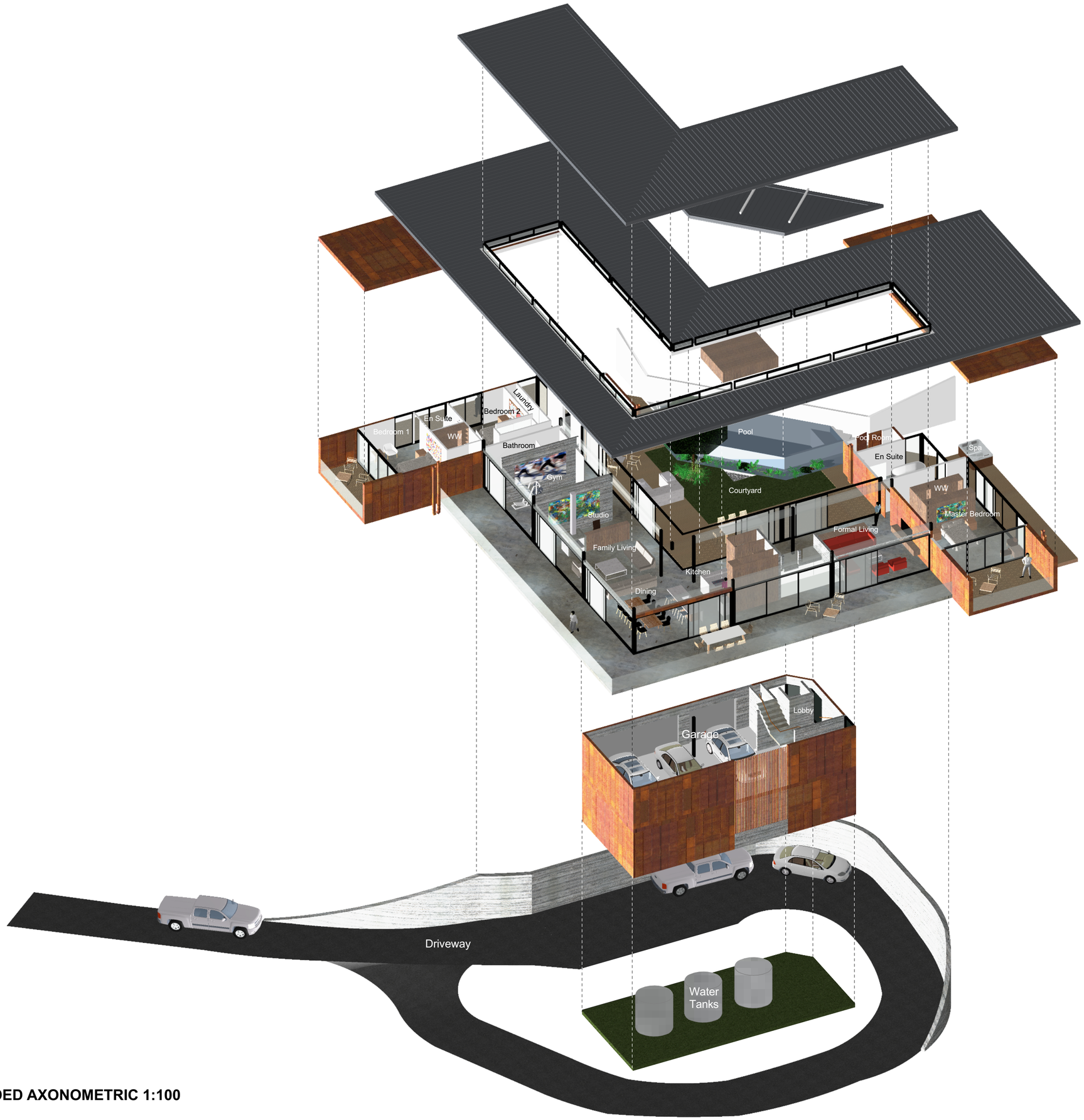
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EXPLODED AXONOMETRIC 1:100

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Drawing:
PD14

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Exterior render from front facade

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Exterior render from back of courtyard



Exterior render towards the master bedroom pavilion

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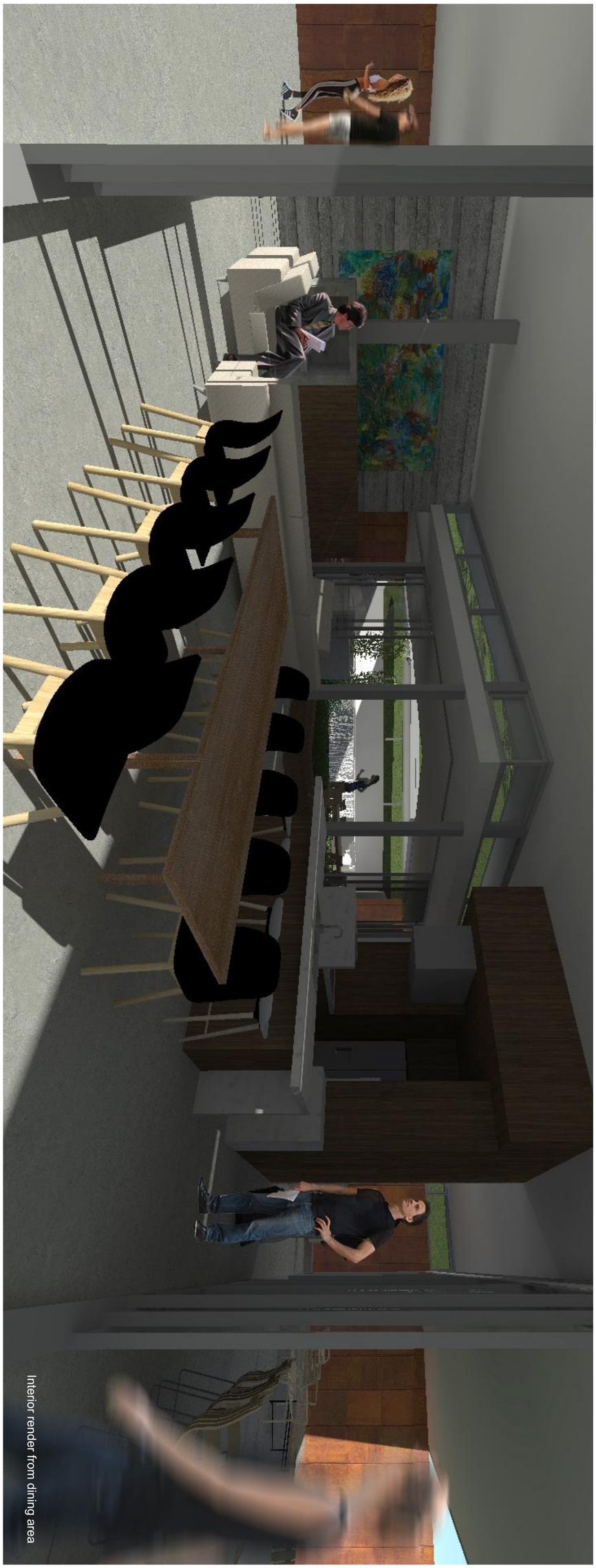
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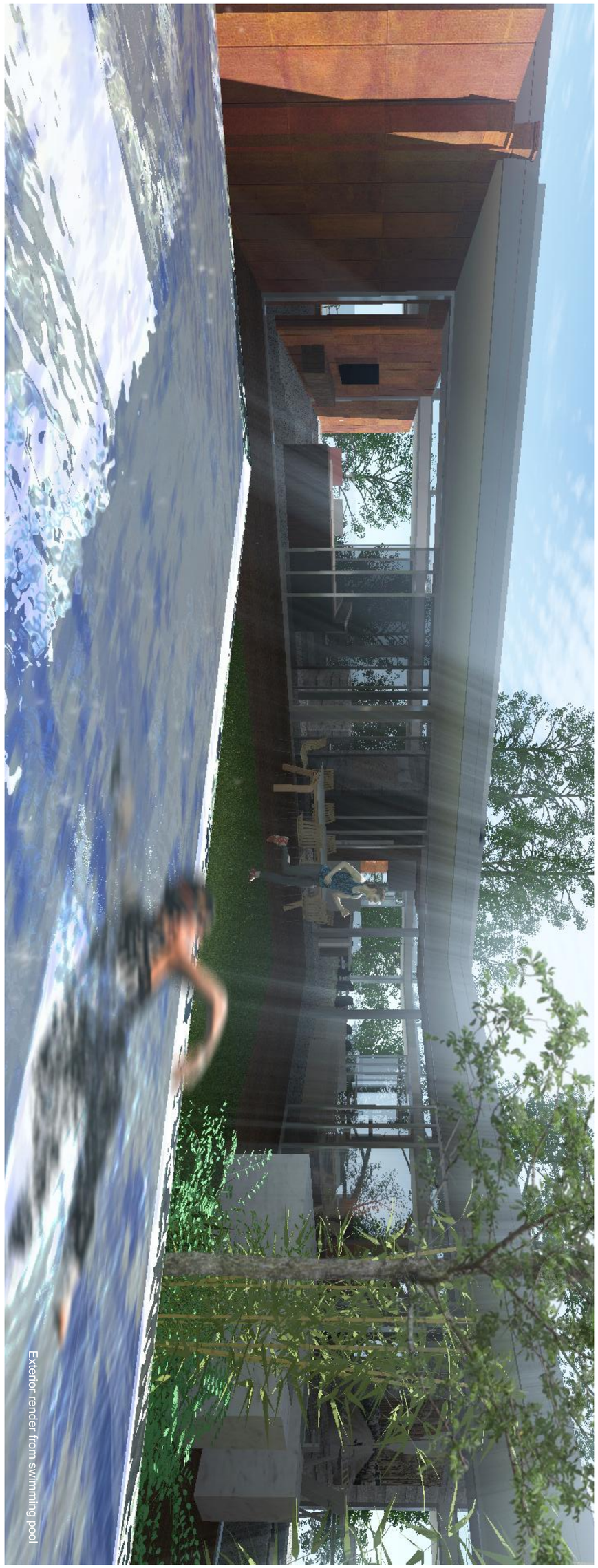
Drawing:
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Interior render from dining area



Exterior render from swimming pool

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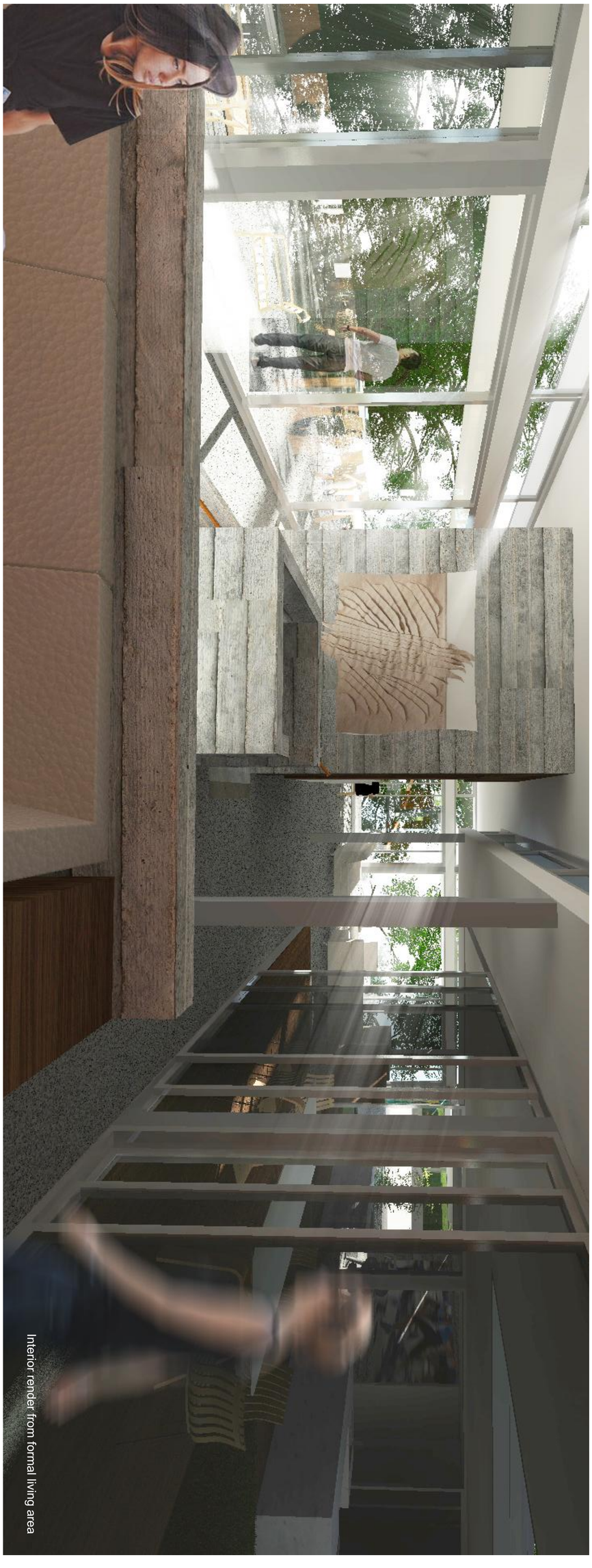
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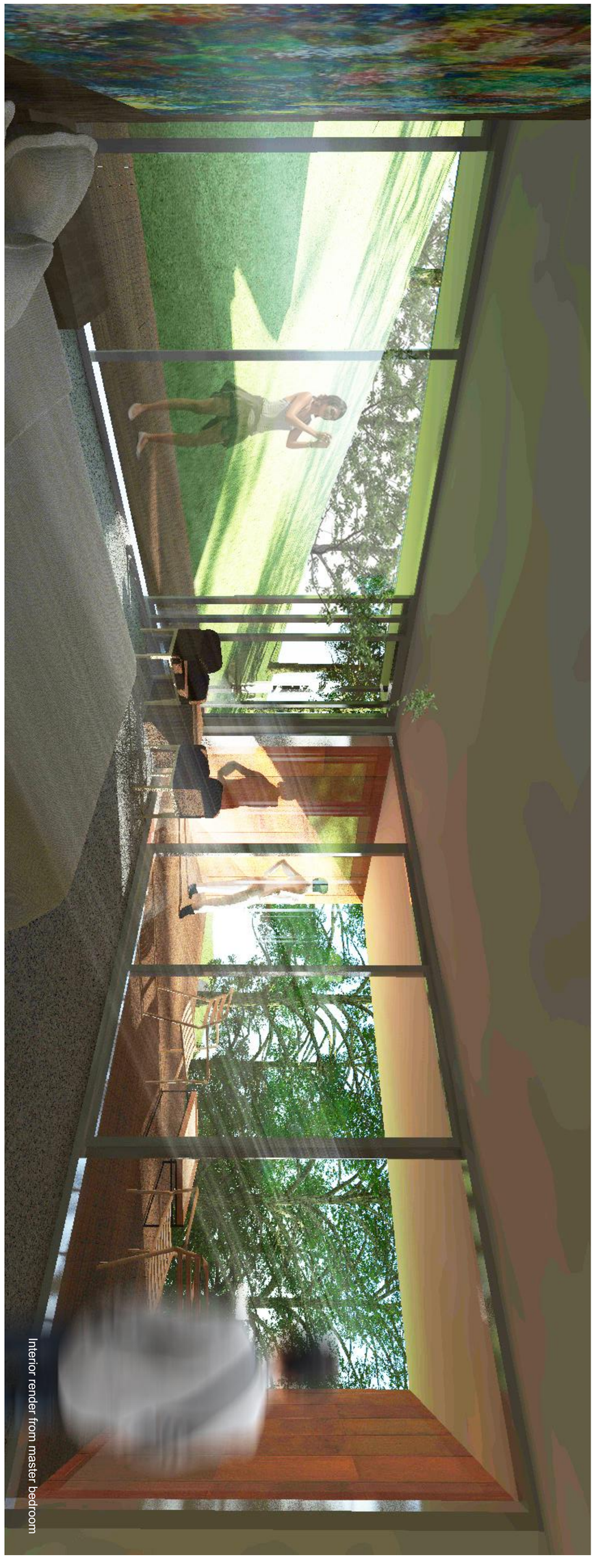
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Interior render from formal living area



Interior render from master bedroom

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OUTLINE SPECIFICATION

Prepared by: davormikulcicarchitect

77 Evanita Drive, Gilston – HODGKINSON NEW RESIDENCE

The site is located at 77 Evanita Drive, 4211 Gilston, within the Gold Coast City described as **Lot 4 on RP 180608.**

Property (Lot 4) has an area of **30 690 square meters** and is aligned north-south with a southerly aspect**. The property is located within a Rural, Rural Landscape and environment precinct.**

The new Hodgkinson Residence is to be built as indicated in Documentation on a sloping site with an average slope of average app.16 degree (approximately 1 in 3.5).

New Hodgkinson Residence will have, provided/new build/constructed/installed/ the required services connected, including:

- *Power (3 phase which will be provided from across The Evanita Drive to future gate/pedestrian and car access" and from there underground through "conduit/tube/duct" brought to the building site). Essential Power supply will be by Solar panels installed on the roof of future New Residence with required inverter(s) and batteries as short term storage. The goal will be to run household nearly on "off-grid" basis.*
- *Phone/Data (installed at the same time when power will be installed/build).*
- *Drinking-Water (by already constructed "bore water" and associated pump for constant supply at the middle of the site (refer drawings). Further underground pipes should be installed to supply to the building site and future New Residence.*
- *Sewer drainage with associated Septic Tank and effluent field –(all to be new constructed/installed on-site).Refer Site plane for the indicative position for future Bio-Cycle tank and effluent field. Final position to be determined through further the Project development*
- *Gas (by movable gas bottles installed for easy replacement at the garage /entry-level). Predominantly gas will be used for cooking (including external BBQ).*
- *Stormwater connections will be addressed by supply and install new water tanks retentions (under future Garage level) and further natural/by gravitation spread/ distribution downside to reach existing small dam at lower/bottom part of the site*.

New Hodgkinson Residence will be located at the end of new/extension to the existing driveway, with Western aspect, including courtyard predominantly with Eastern exposure.

New Residence will consist of two (2) levels with a total internal floor area (excluding covered balconies and covered/ uncovered decks/ terraces and excluding covered entry/car/pedestrian access) of 427.45m²:

*Ground Level/lower ground level – **86.50 m²*** *First Level/Upper ground level – **330.95 m²,***

New Residence will combine on 2 levels balconies/deck/terraces area in total of **285.75 m²** (front balcony **106.40 m²**, master bedroom logia **17.25 m²,** bedroom 1 logia is **11.60 m²,** Master bedroom east deck/terrace **34.65 m²**, Bedroom block north deck/terrace **33.60 m²,** Courtyard covered deck **82.20 m².** Total **Ground level covered entrance/car access area will be 115.15 m². Future swimming pool are will include a total of 32,15 m² with shape as indicated on drawings. Pond (max 0.4 m deep water and app. 1.0 m width will be 14.00 m long (at front of approximately 0.8 m"raised swimming pool" from surrounding pond and courtyard level) and cover 13.6 m2.**

On 2 levels new Residence will combine 4 double bedrooms, (two with ensuite and walking wardrobes), bathroom, separate toilet, laundry, open plan kitchen, dining, family living area (with studio knock) and formal living/TV room, pool house, triple garage with storage and main entry with lobby, central steps and lift. Access at ground level will have a big covered area at front of entrance and garages. Upper ground level (first level) will have extensive outdoor living provided with balconies, decks, and courtyard with pond and swimming pool. Swimming pool dimensions app. 11.0 m (longest length) x 6.0 (shortest length) m x 3.8 m (width) as extruded hexagon shape) and average depth of app. 1.8 m will be located at back of property as part of the enclosed courtyard all completed as concrete shell with "plaster" decorative finish, required drainage and plumbing installation, falling water fixture/feature and pool pump with compressor as required located in Pool room as part of Master bedroom pavilion.

Total site coverage area will be 2.1 %.

We provided through design full car access and turning, so on-site is located with triple garage additional visitor's cars parking at front of garages under the big covered area.

- The foundation for the dwelling will be reinforced concrete footings with concrete slab on ground. Main lower ground level Reinforced Concrete retaining wall (with required waterproofing membranes) will be in same time structural wall to "hold upper ground level part of the main steel structure. The upper ground level will have an additional retaining wall as "back pool wall" (approximately height of 1.8 m) alternatively build as in situ reinforced concrete wall or as 190 mm reinforced concrete block wall.

- Generally, through new Hodgkinson residence will be a polished concrete floor with decorative control joints (saw cut executed in first 12 hours after the concrete is poor) and finished with black silicone. Final color for polish concrete will be advised by the architect at the Detailed Design stage for Building Approval in coordination with the client. The garage will have a "rough" polished concrete floor (no high grinding/polishing /buffing).

- All exterior walls (for bedroom pavilions) will be framed with 140x35mm KD timber framing as required by Australian Standards and as shown in the drawings. Main exterior (upper ground floor bedroom pavilions) cladding finishes/sheeting will be 0.55 Corten steel with hidden fixing - *vertically installed.* All required flashing will be completed in the same materials and color. Ground floor wall cladding will be same 0.55 mm Corten steel over in situ roughcast reinforced concrete walls.

- All exterior timber-framed walls and roof structure above rooms will have top quality Thermal insulation to provide maximum protection – R-value with wall sarking reflective one side and antiglare another side plus minimum R=2.5 Bulk thermal insulation following "best practice" (Autex "Greenstuff" polyester thermal and acoustic insulation or similar Bradford "Polymax" polyester thermal/acoustic insulation).

- Generally, roofs (lower and upper) for "Glass central pavilion "L" shaped) will have required min. the slope of 1-2 degrees (as per manufacturer recommendation – COLORBOND (0.7 mm Lysaght LONGLINE 305) and the roof construction will be a combination of timber rafters supported by steel beams/structure supported on 150 x 6 SHS steel posts "integrated with al. joinery". The rafters will at the same time perform as purlins.

- The roof construction for bedroom pavilions will be simple timber rafters or directly supported on load-bearing walls. Trusses shall be used wherever there is a flat ceiling, while rafters shall be used to form the roof where the ceiling linings follow the slope of the roof.

- The roof cladding on the new Residence will be 0.7 mm Lysaght LONGLINE 305 with a required minimum slope of 1 to 2 degree in combination with 1.5 mm thick Bytinol waterproof membrane over treated ply to form wide internal gutters (where required). Skillion roof above internal liveable spaces will have thermal insulation with a rating of min. R=3.0 and big cantilevering roof elements above outdoor living spaces will be Insulated to provide min rating of R=1,5.

- Generally, downpipes on new Residence will be Corten steel 0.7 mm square profile 150x150 mm predominantly in "gang" of two.

- The internal gutters as indicated on drawings will be 1.5 mm thick rubber membrane or Bytinol waterproof membrane (in one peace), over 17.5 mm H3 plywood substrate.

- The eaves/soffit including the high roof and cantilevering front balcony roof and courtyard covered deck roof will be clad with 6 mm Villaboard from James Hardie™. All joints shall be flush stopped to give smooth seamless finish – painted off white with strategically positioned "control joints" at the centre of steel columns.

- On the residence, main rainwater vertical distribution will be by square 150x150 mm section Corten steel downpipes (to match metal wall cladding). At ground level, black PVC greater/soak-pit (300x300x300 mm) with inspection cover will be installed in surface with a future timber deck to collect stormwater and by underground @150 mm PVC pipe connects to the water tank(s) – (under triple garages).

- All roof plumbing penetrations like terminal vents, ventilation (PVC or metal) will be painted to match the surrounding roof.

Drawing: PD19

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Date: Friday, November 15, 2019
Client: Josh Hodgkinson

Documentation By: Samuel Jang - M.Arch(Prof)

Project Name:
Hodgkinson Residence at
77 Evanita Drive, Gilston - Queensland

Author of Project: Davor Mikulcic - Dipl.Eng.Arch. (Sarajevo) ANZIA, RAIA

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- The exterior windows/doors will be *Powder Coated Aluminium Joinery (alternatively anodized "Bronze")* brown color to match roofing/metal facia - upper and lower roof on glass pavilion (COLORBOND) as shown on drawings. Aluminium joinery will be with thermal brake construction and with double glazing with exterior "bronze" tinted glass (alternative only laminated tinted glass – 6.38 mm Solect Bronze). Preferable aluminium joinery will be with "low E argon gas" double glazing and broken thermal bridge construction. Internally, external windows and doors will not have jambs and will be finished with square finish gib lining, plastered and painted to match all interior walls/ceilings.

- Internally, windows and doors will be without a door – window jambs with just simple square Gibrock/Plasterboard plaster finish.

- Throughout the residence generally, walls will be lined with 10mm standard Gibrock plasterboard, (except finished as roughcast concrete or as laminated plywood wall panels). Wet areas (2 x ensuite, main bathroom, laundry) shall be lined with 9mm high compressed Villaboard panels by James Hardie as the substrate for further /final waterproofing and wall cladding. All internal ceilings will be lined with 10mm Gibrock plasterboard (square stopped finish with walls including "negative detail" at connections with "roughcast concrete" walls)– use big panels.

- Exterior sliding doors and windows hardware will be of good quality from joinery manufacturer/installer with "the squarish finish". Color to match powder coating of aluminium joinery. Openable external Joinery will have incorporated retractable insect screens and for the high window at glass pavilion, they will be fixed.

- The walls and ceilings shall be plastered to level five for a quality spray/paint finish. One basic off-white color will be used throughout the house for all walls and ceilings.

- Direct Geothermal heating and cooling will be installed in future new Hodgkinson Residence, strictly as per manufacturer instruction (GeoFlow as a sustainable energy solution – as for an example). Position for required items for full operation (underground pipes/bora pipes for recirculation, heat pump, hot water cylinder, roof solar panels for "heat water" etc, will be through Develop Design and with full involvement by specialist will be exactly positioned for the best functional performance and without any "aesthetic/visual implication - impact" for overall project appearance nor for space usage. Cooling/heating will be provided by hot/cool air. Outlets will be strategically positions and will include "zones". Will be approximately 10 outlets.

- The garage will have a "rough" polished concrete floor.

- Two Ensuite and main bathroom walls (where is not indicated another finish, will be finished with colored glass and mirrors or alternatively "engineering stone/thin slabs. Where indicated "roughcast" reinforced concrete walls will remain as a structural element and space visual features.

- Internal steps will be polished concrete alternatively hardwood (to match through Residence cabinetry for kitchen, studio, formal living, etc. If will be used timber overlay structure with treads/risers finished with same hardwood timber – will be clear, satin polyurethane finish. The handrail will be from the same hardwood timber egg-shaped and same finish with aluminium brushed finish brackets.

- Plumbing fixtures and fittings throughout the toilet/laundry, bathroom, kitchen, and ensuites will be good quality *(such as Methven, Caroma, Catalano.or similar) Architect will together with the Client select fittings to fit with overall New Residence design).*

- The kitchen joinery will be 16-18 mm marine plywood (Meranti) interior finish with fronts (doors and drawers) in the same finish with a satin polyurethane finish. The same finish will apply for custom made cabinetry in the formal living room, family living room with studio area. Kitchen and Laundry appliances will be good quality (recommended manufacturers like Fisher and Paykel, Mile, Bosh or similar) for drawer dishwasher, gas/ceramic cooktop, range hood, fridge freezer, double oven, microwave, washing machine, and dryer, etc.).

- Kitchen bench and kitchen island bench (with waterfall side walls) will be *Cesar stone or similar Engineering stone* (color to be confirmed) in form of 60 mm thick front square profile. The same finish will be for laundry bench. Alternative benches will be polished concrete finish what will be used for outdoor BBQ area too. Kitchen double sink and laundry sink/tub will be stainless steel flush-mounted.

- Main entry door with full height surrounding sidelights will be power-coated aluminium joinery with bronze-tinted color glass. The main door will alternatively have "sandblasted treatments/patterns" (alternatively include stained glass or different finish and brushed aluminium vertical handrail/handle with locking mechanism.

- All internal doors will be hollow core 36 - 40 mm thick, with slimline door jambs, finished in off white satin lacquer finish to match off white walls and ceilings.

- All internal doors hardware will be of good quality with aluminium brush finish (Bathroom, main toilet, and two ensuites will have privacy set). In collaboration with the client will be determined through Develop Design stage of Project particular manufacturer.

- Double and single the garage doors will be sectional complete with automatic opener and two (2) remotes. The finish will be Corten steel to match exterior wall cladding, alternatively, power coated aluminum to match aluminium joinery in new Residence.

- Future new Hodgkinson Residence will not have classical skirting. Will be created "negative detail" by all. "T" profile to rise plasterboard lining or other linings for 12 mm and on top of the profile will "seat" plasterboard or plywood or similar finish. The same finish will replace classical "architraves". Will be created negative details to go around door jambs app. 10x10 mm all around created by same "T" or alternatively "L" profile. They will all be painted to match the wall finish.

- The quality of the electrical fittings throughout the dwelling will be of good. The predominant lighting will be *recessed LED strip* downlights (module of 1200 mm in single or multiplied gangs) and wall-mounted up lighting. In the main rooms of the residence there will be an average of three (3) double switched power outlets (strategically position to satisfy a variety of possible future space usage). The main meter board – flush-mounted will be installed in the wall cavity – position to be determined. A switchboard will be located nearby – positions to be determined through Develop Design stage but strategically to have simple and easy access – like single garage working bench wall or similar. It should be as close as possible to the centre of future new residence.

- New residence and property will be protected by a good quality S*ecurity System and security outdoor LED light.* Generally, outdoor lighting will be predominantly LED. The same LED lighting will be used for landscaping and special one (3 in total) will be mounted as underwater pool lights with color changing module. Pond around the pool will have LED underwater lights too to highlight waterfall effect between pool and pond.

- Internal glass frameless balustrades will be produced from 12 mm toughened clear glass within floor recessed brackets.

- Clear toughened glass 12 mm balustrade will partially enclosed internal steps too as indicated on drawings.

- New Residence will have ducted central vacuum system with strategically positioned minimum 5-6 outlets and 10 m long flexible vacuum pipe. The main cylinder will be located in the garage with easy access. Locations to be determined. Additionally, will be explored the option for separately installed "outdoor" central ducted vacuum system to be used to clean leaves at balconies/terraces and courtyard.

- All exterior decking will be quality sustainable *Hardwood 19x90 mm fixed with stainless steel nails* as required. An alternative to be explored will be to use sustainable recycled timber /plastic finish decking with hidden fixing.

- Required main curved retaining wall at lower ground level, will be completed as "rough cast concrete" structure (with required back drainage/waterproofing) and will be one of key structural elements to support upper ground level.

- Extension of existing driveway will be predominantly created as balanced cut and fill structure where part in cut will be with further "scraping" softening slope of existing ground to max slope of 45 degree (slope 1 in 1) with further planting to stabilize slope and area where will be required fill will be constructed with simple driven timber piles "retaining walls" completed with H4/5 treated timber/pine or alternative, with 150x50 mm horizontally laid retaining panels. For visual appearance reasons, the same retaining wall will be predominantly "hidden " by soil and planted.

- The upper roof above "glass central pavilion" will be installed solar panels for power supply – capacity app. 8-10 KW (app. 30-36 panels) and Converter(s) will be same as Main Meter board flush mounted next to or as close as possible to Main Meter board. Converter and additional batteries (TESLA or similar) will be included, and location will be later through Develop design stage determined).

- Access driveway, (performing as pedestrian entrance pathway too) will be light reinforced porous concrete (over hard compacted hard-fill with geotextile). Possible alternative finish as simple broom finish – to be determined through Develop and Detail Design documentation. Possible coloring will be explored during later stages of design, with the goal to blend with the surrounding nature and with proposed new Residence materialization. Asphalt as an alternative will be explored as a potential option too.

- Extensive soft Landscaping will include soil re-shaping around the new residence (see the site plan and floor plans to simply, visually improve surroundings as per client requirements. All these areas will be by client extensively planted with native plants (trees and scrubs). An integral part of landscaping will be the implementation of smashed rocks and stone boulders to create as much as a possible natural environment.

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