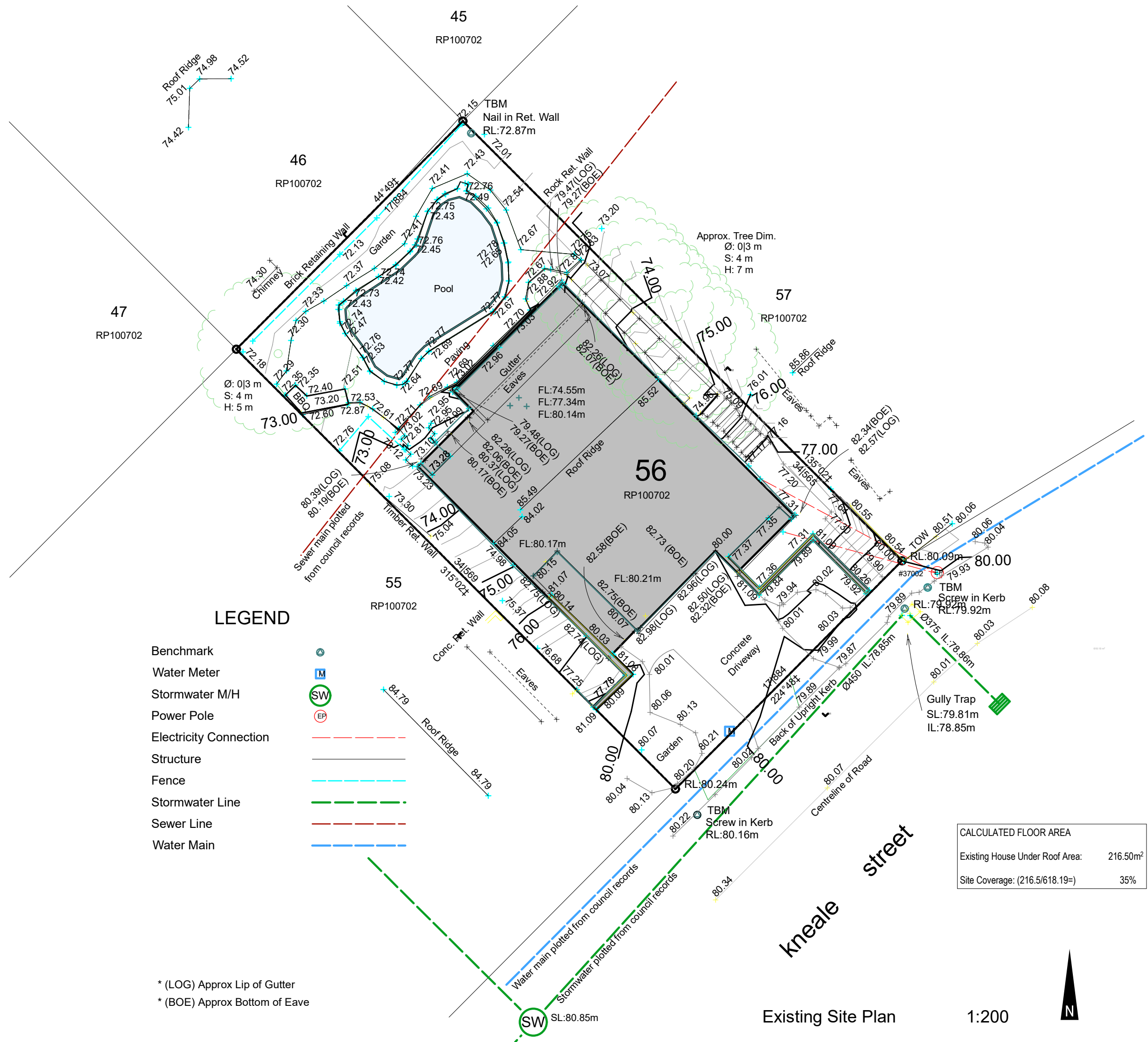
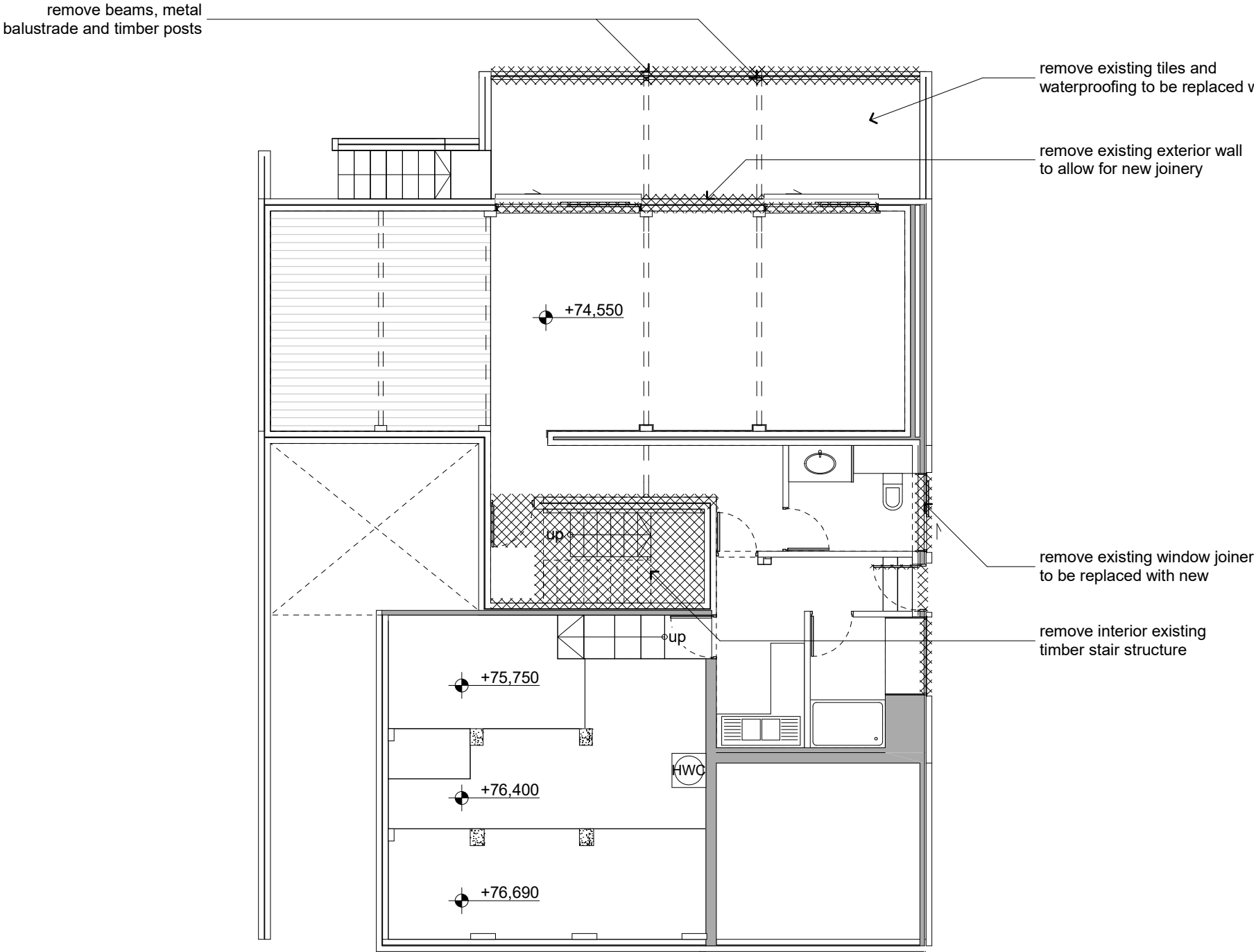


Layout ID	Layout Name
	Cover
01	Existing Site Plan
02	Existing/Demolition Ground Floor Plan
03	Existing/Demolition First Floor Plan
04	Existing/Demolition Second Floor Plan
05	Proposed Ground Floor Plan
06	Proposed First Floor Plan
07	Proposed Second Floor Plan
08	Existing/Demolition North Elevation
09	Existing/Demolition East Elevation
10	Existing/Demolition South Elevation
11	Existing/Demolition West Elevation
12	Proposed North Elevation
13	Proposed East Elevation
14	Proposed South Elevation
15	Proposed West Elevation
16-19	Proposed Rendered Images
20	Outline Specification

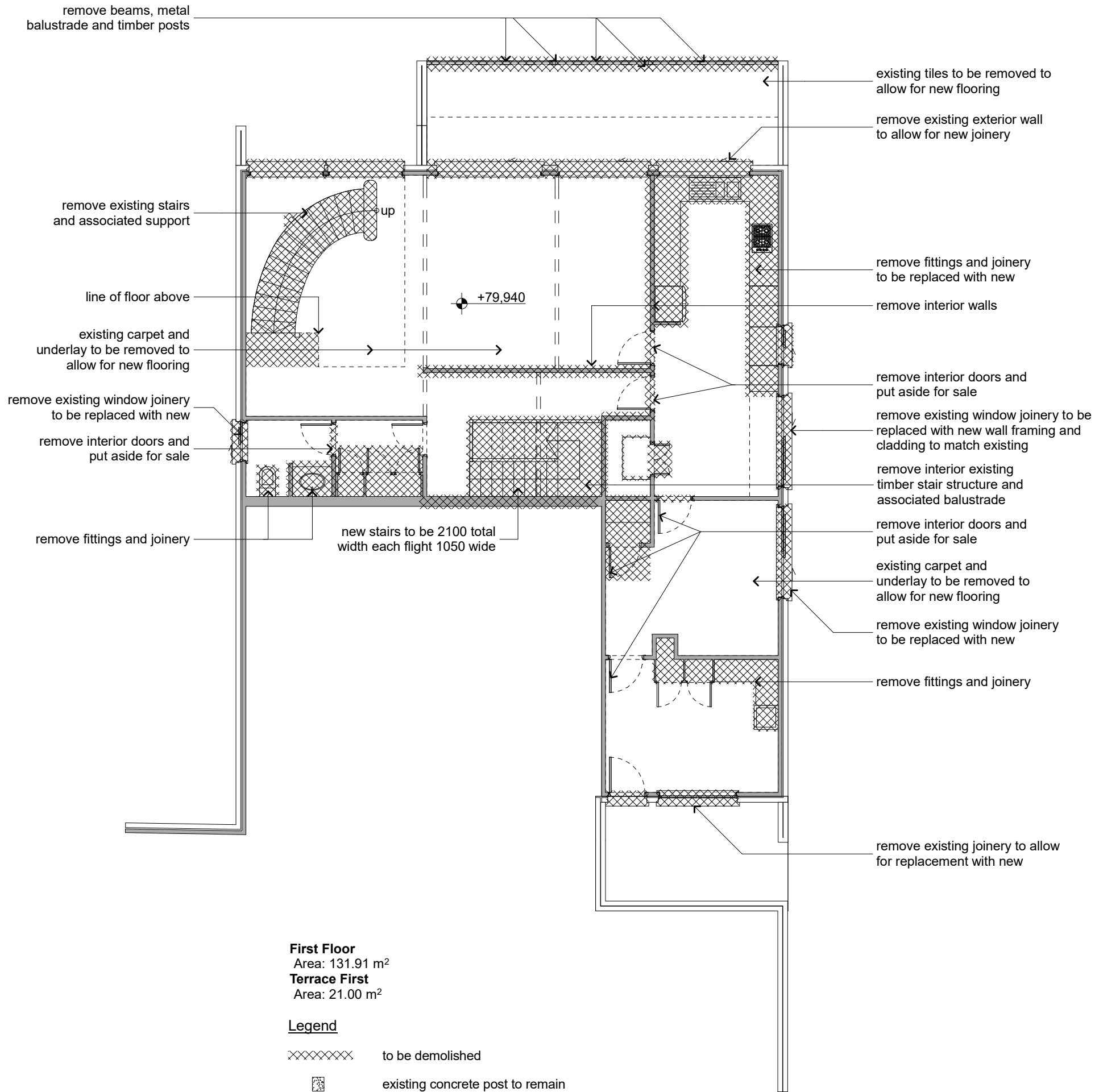


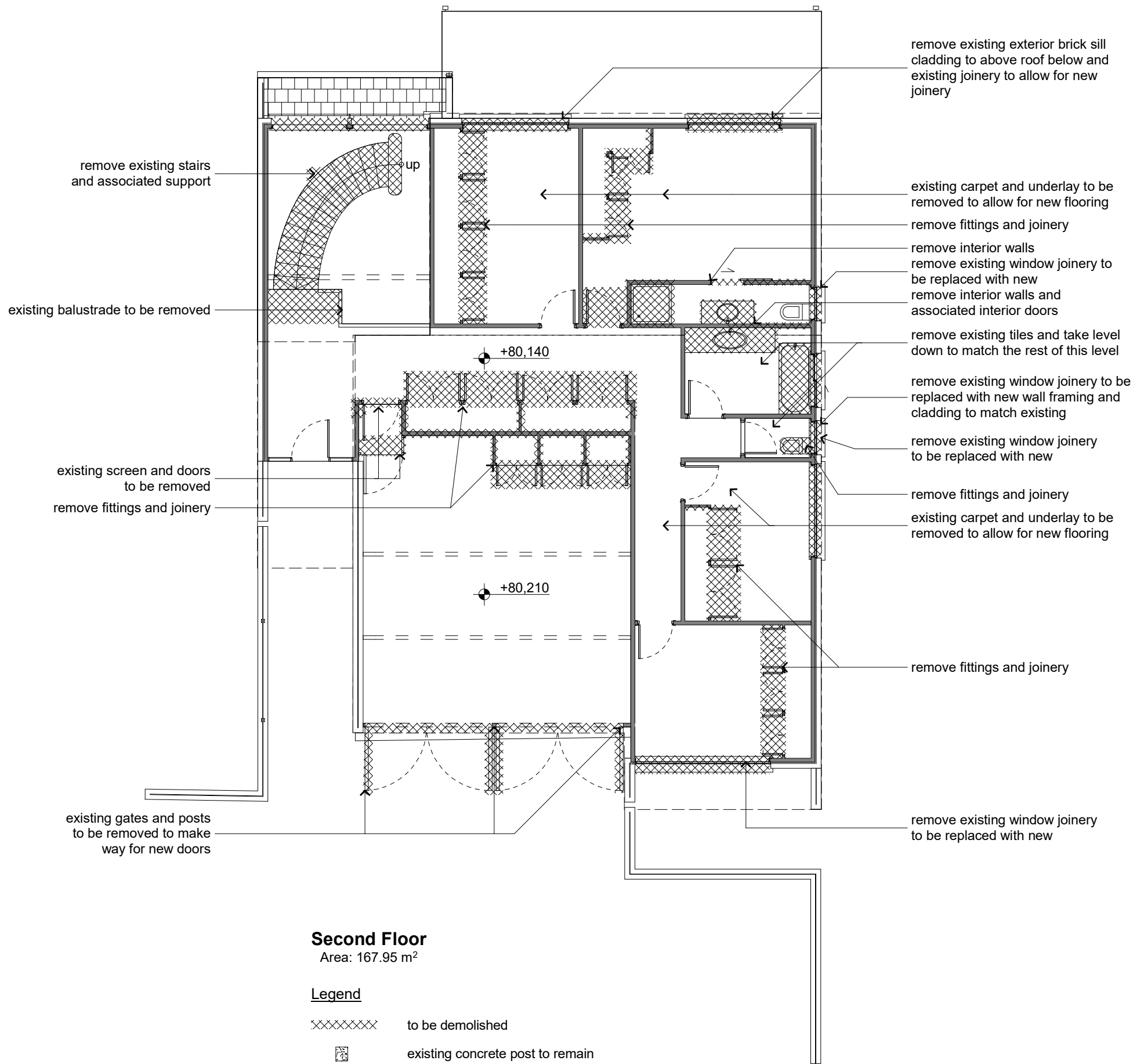


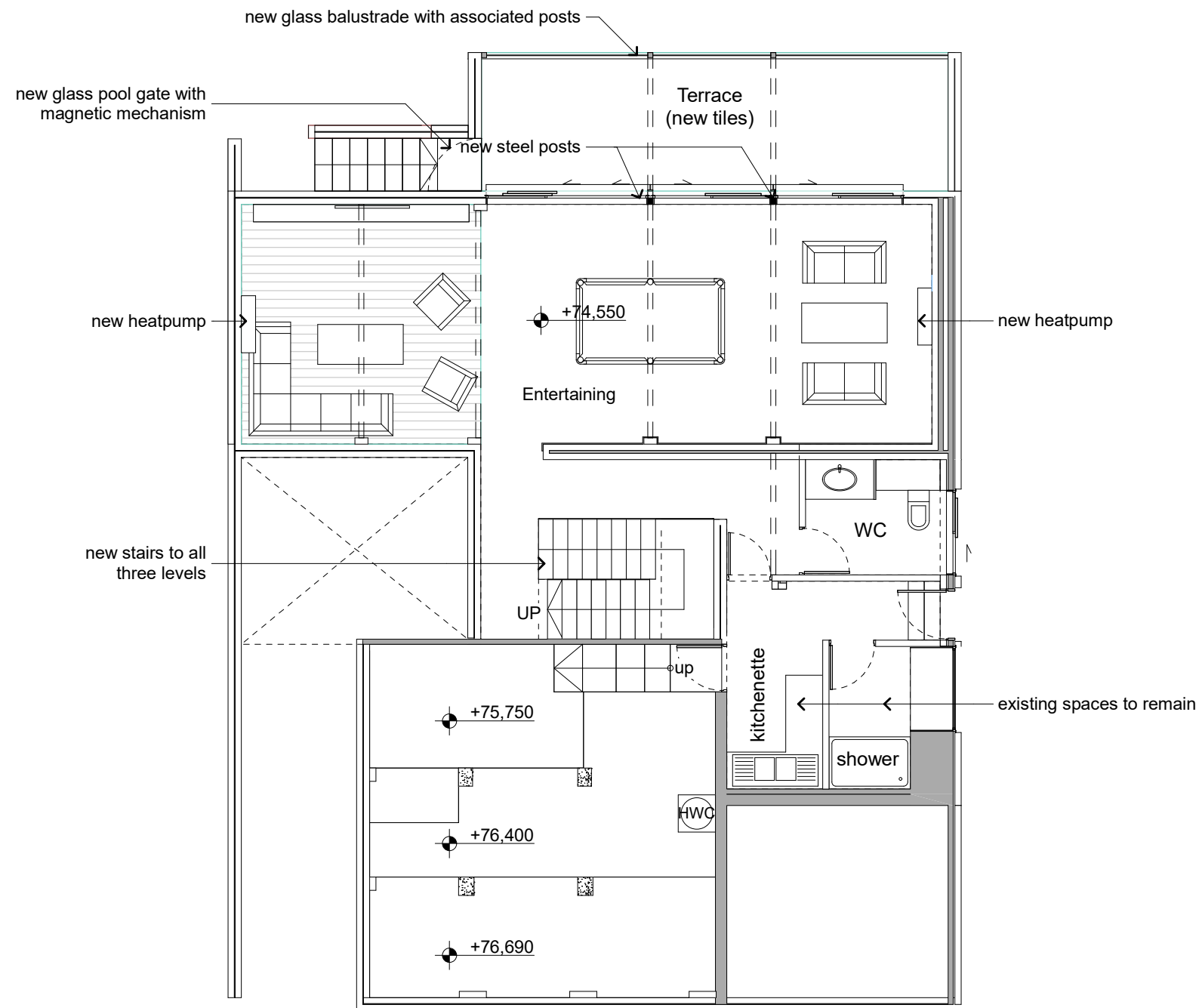
Ground Floor
Area: 94.97 m²
Storage
Area: 37.51 m²
Terrace Ground
Area: 21.19 m²

Legend

- XXXXXXXXXX to be demolished
existing concrete post to remain





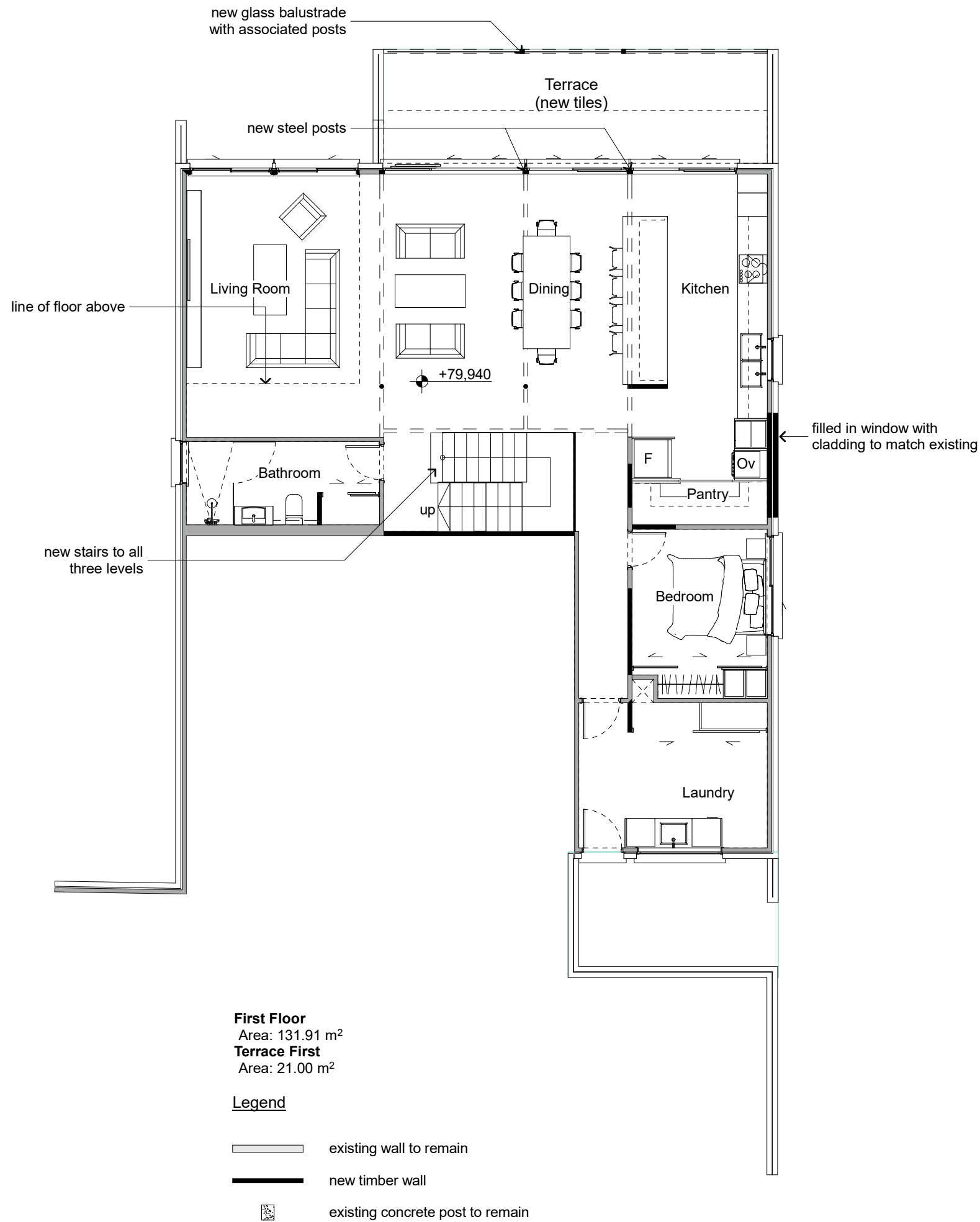


Ground Floor
Area: 94.97 m²
Storage
Area: 37.51 m²
Terrace Ground
Area: 21.19 m²

Legend

- existing wall to remain
- new timber framed wall
- existing concrete post to remain
- new aluminium joinery as specified in outline specification to replace all existing unless otherwise stated on the drawings

Proposed Ground Floor Plan 1:100



Proposed First Floor Plan 1:100

ABN 87 787 332 140, BOAQ 4104
M: +61 4130 11977 P: +61 73341 1353
Unit 18/5 Hillview Street 4113
Runcorn Brisbane - Queensland
AUSTRALIA

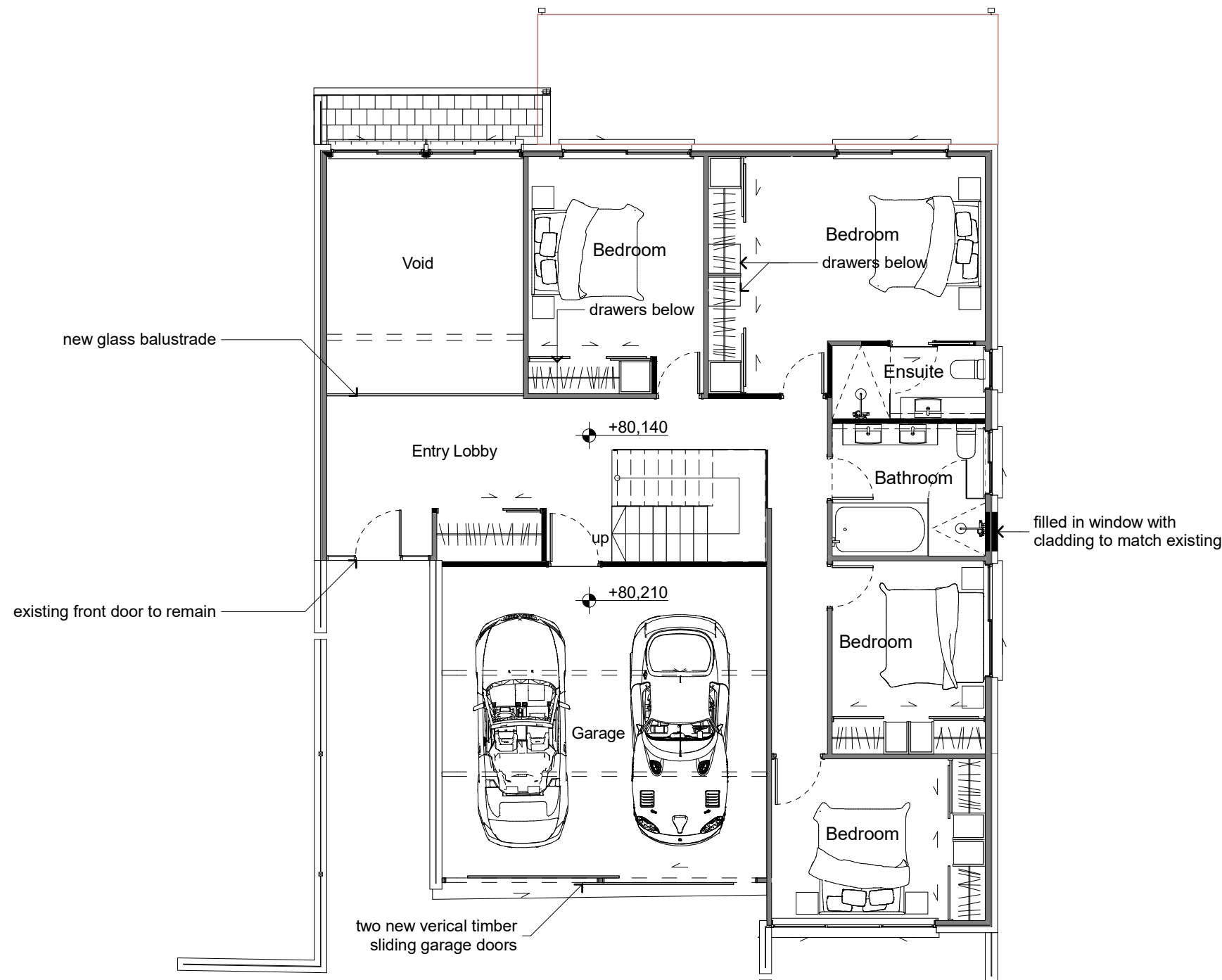
davor m i k u l i c a r c h i t e c t

Project:
Addition & Alteration to
54 Kneale Street - Brisbane

Job No: 14-030
Date: Tuesday, 10 November 2015
Client: Nick Conomo

Drawing:
PD06

Author of Project: Davor Mikulicic - Dipl. Eng. Arch. (Sarajevo) ANZIA, RAIA
Presentation By: Michael Maddern - BDes



Second Floor

Area: 167.95 m²

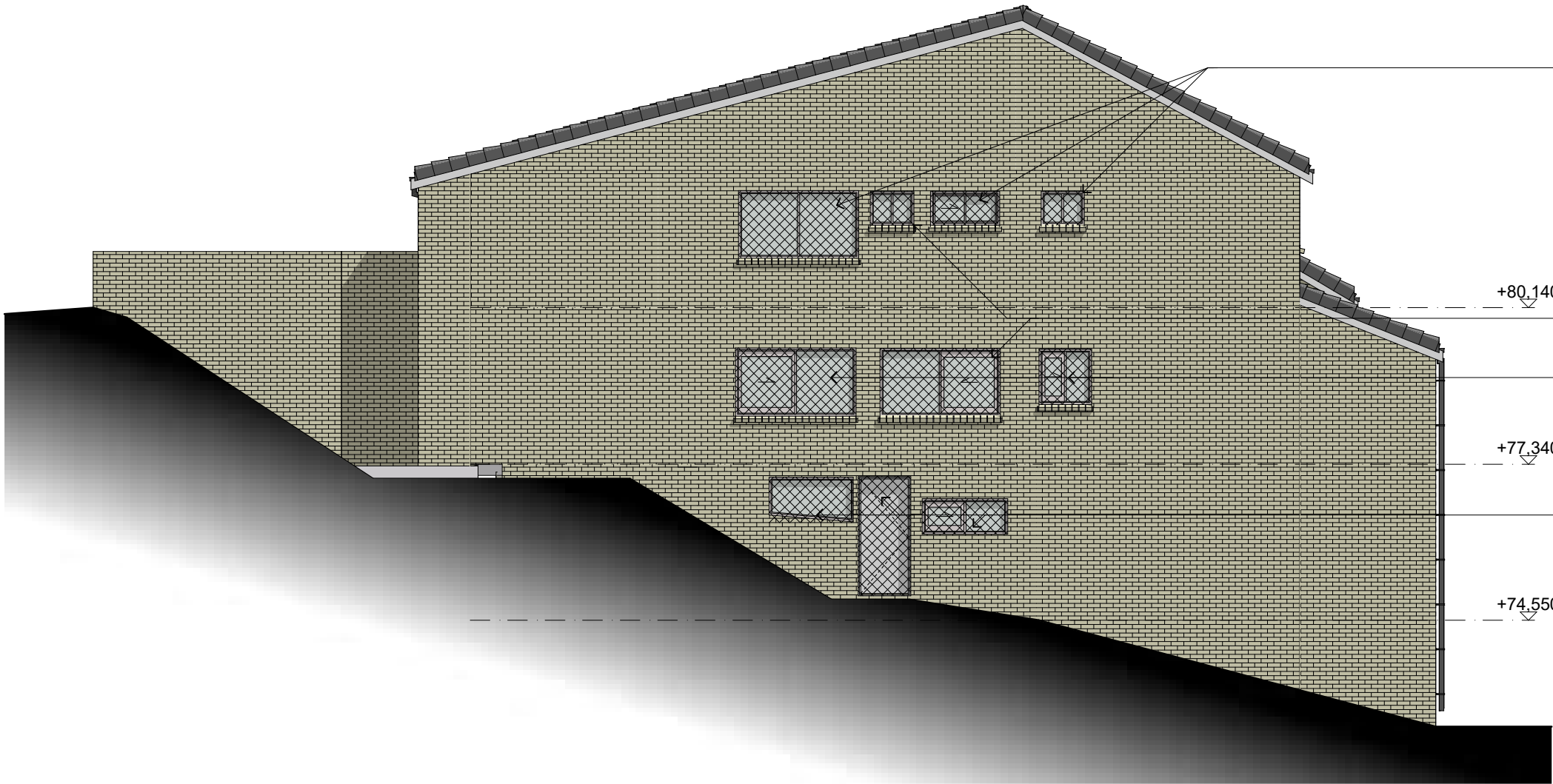
Legend

- existing wall to remain
- new timber wall
- existing concrete post to remain
- new aluminium joinery as specified in outline specification to replace all existing unless otherwise stated on the drawings

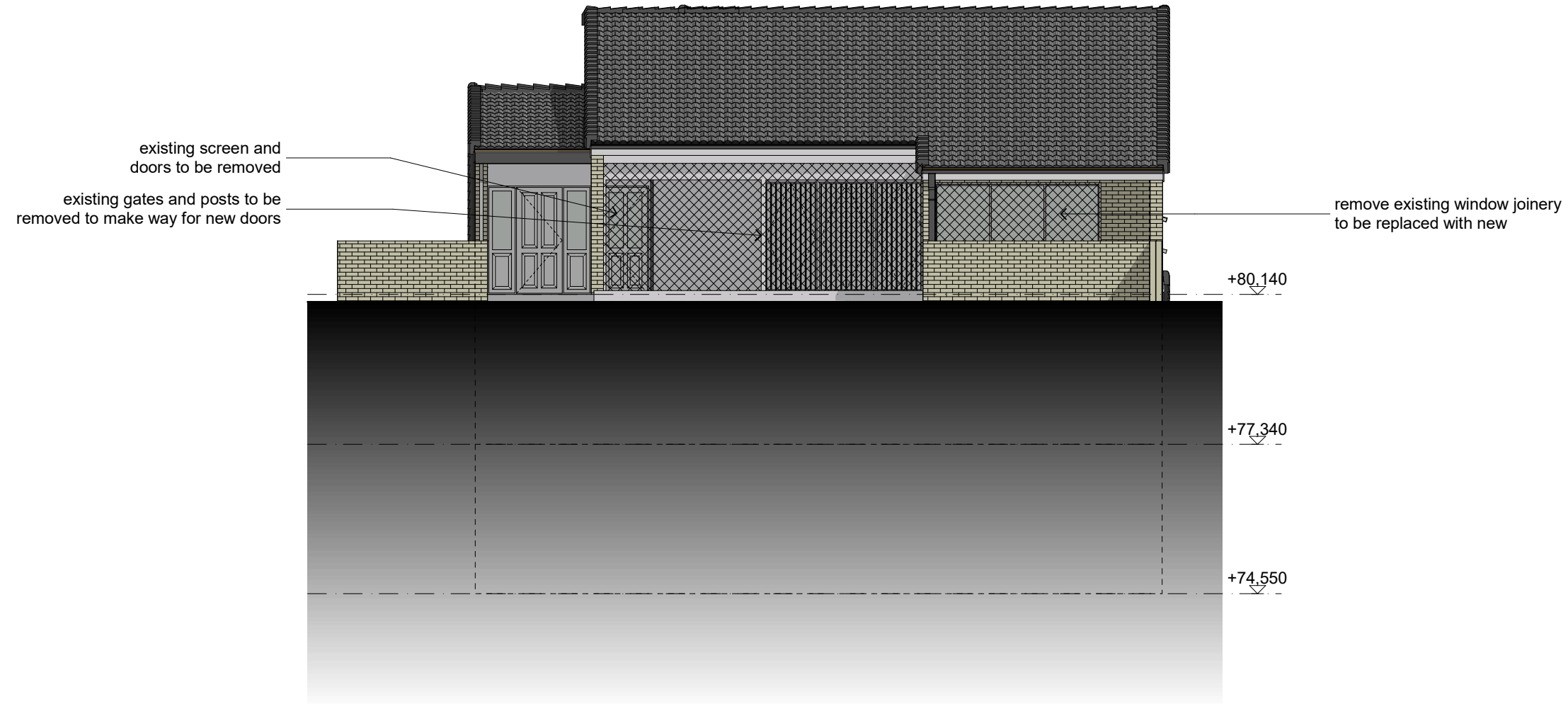
Proposed Second Floor Plan 1:100



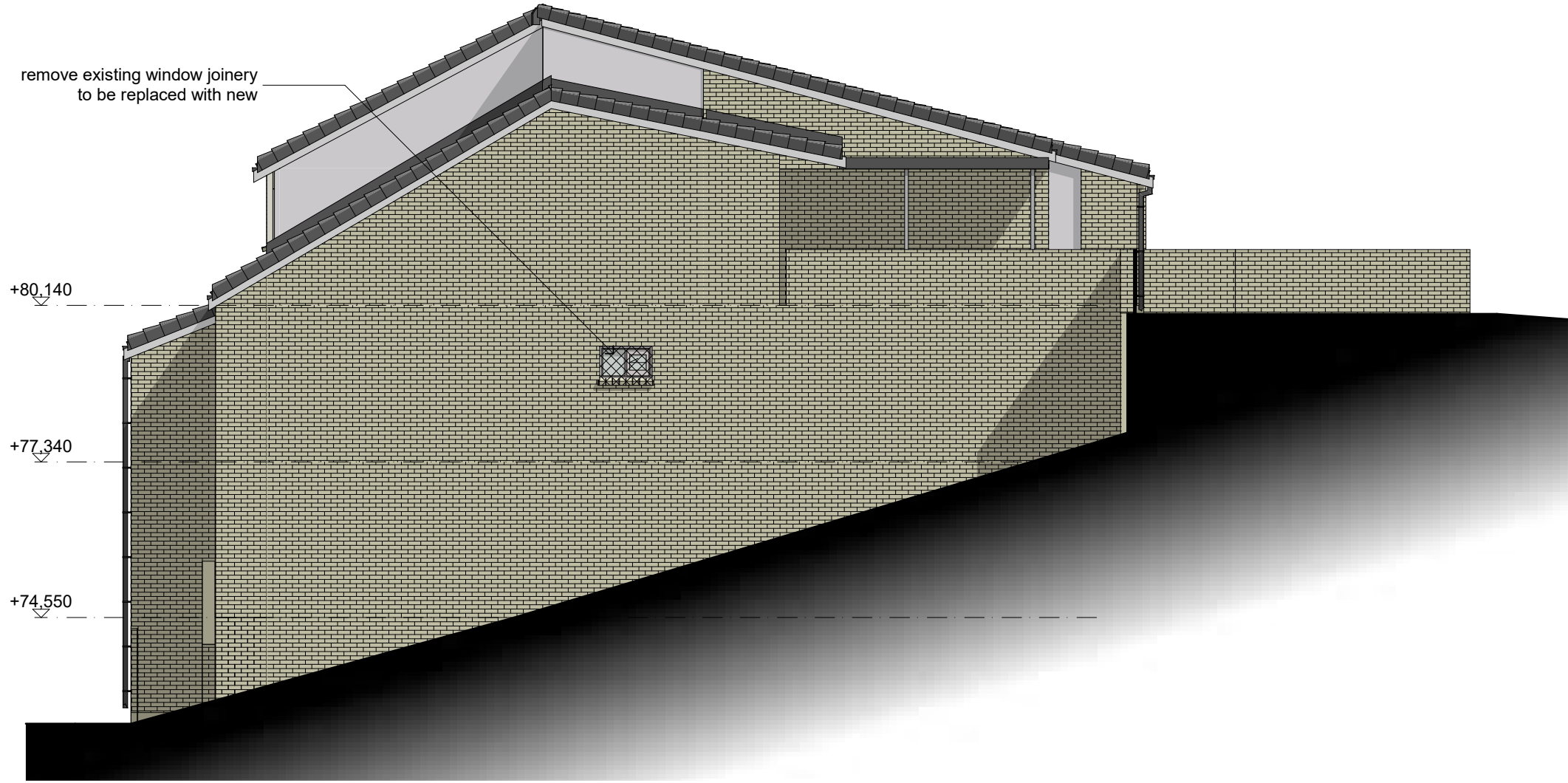
Existing/Demolition North Elevation 1:100



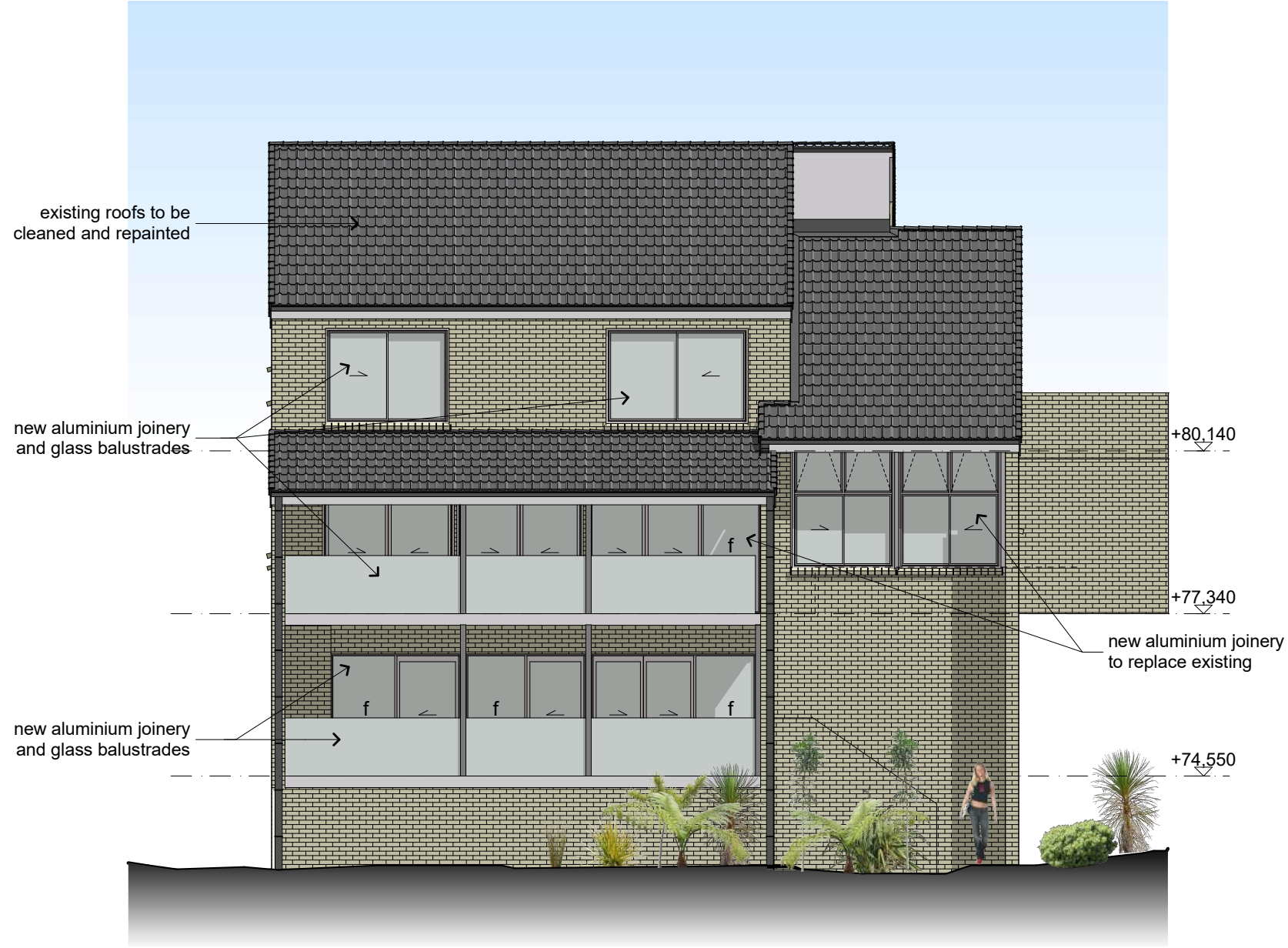
Existing/Demolition East Elevation 1:100

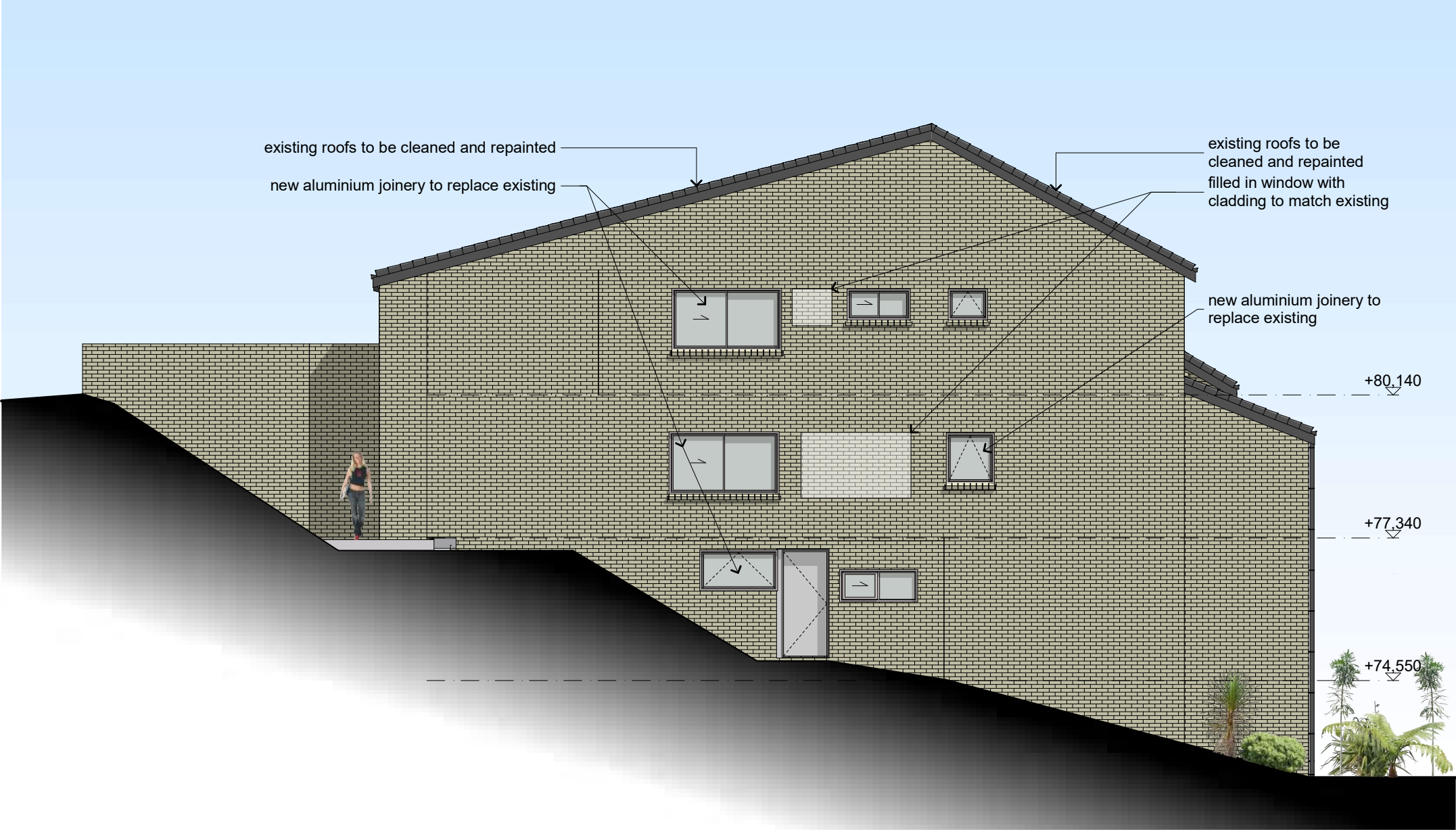


Existing/Demolition South Elevation 1:100

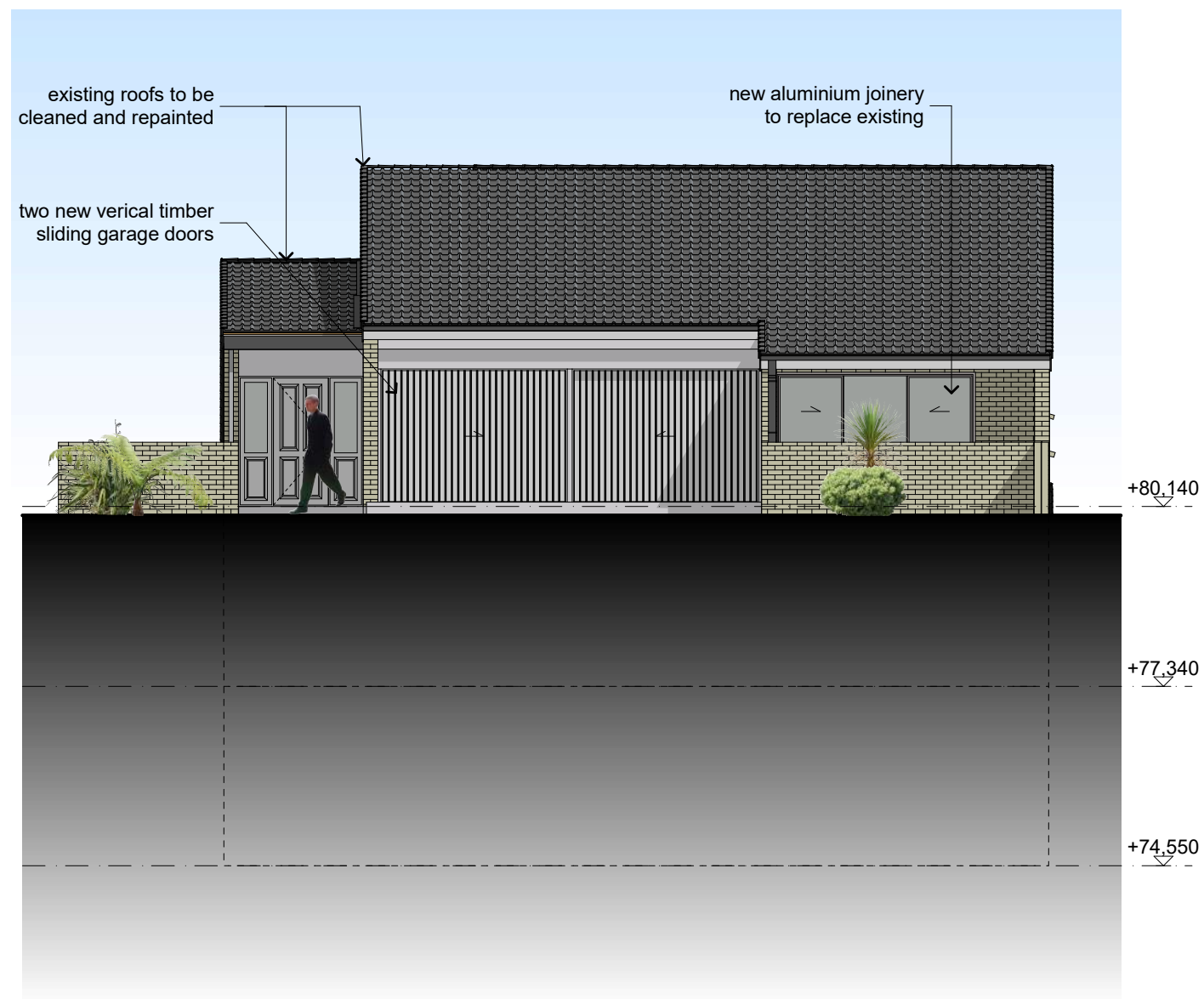


Existing/Demolition West Elevation 1:100





Proposed East Elevation 1:100



Proposed South Elevation 1:100



Proposed West Elevation 1:100









PRELIMINARY DESIGN OUTLINE SPECIFICATION

ADDITION AND ALTERATION TO RESIDENCE AT 54 KNEALE STREET – HOLAND PARK WEST

at LOT 56, RP 100702 – 54 Kneale Street, 4121 Holand Park West, Brisbane – QLD, AUSTRALIA

The Existing Residence at 54 Kneale Street in Holand Park West is a 3 storied structure. House was built around 1985 as a double brick exterior walled structure on a concrete foundation and with a concrete tiled roof over hardwood timber roof construction. The Second floor (top entry level) and middle level have timber floor joists and timber hardwood floors as main structure and at ground level it is a concrete slab.

The addition and alteration (as documented on the drawings) includes generally interior re-configurations on all 3 levels. Required front, sides, and back planning rules regarding “set back” are followed, as was no any addition to protrude through planning requirements, what result that for work Design Approval is not required and Documentation can proceed towards Develop and Detail Design to complete for Building Approval.

The Existing Residence has North/North-West exposure and addition and alteration takes further advantage of the quality orientation and breathtaking view towards Brisbane in the distance. Existing difference in levels between top - entry level and bottom part of site with existing swimming pool is approximately 8 m.

The site already has all required services connected to the existing house including: storm water and sewer drainage, telephone, Internet cabling and TV, power supply and at bottom of property (app. 1500 mm from ground (bottom level) is located existing app. 60,000 L salt water pool. The Surrounding pool area will require as part of overall landscaping, including replacing existing stone and supply and install new tiles (optionally paving).

• Renovated Residence as a three story structured building will have in total internal enclosed floor area of total 509.39 m² plus 37.51 m² of existing storage.

• As proposal cover alteration (predominantly internal) small work on exterior walls will be predominantly “infill” some of existing windows which will not exist anymore (refer proposed planes) in natural brick finish to match existing exterior walls. As part of “exterior work” will be full replacement of existing aluminium joinery with new one. At top level, two North orientated bedrooms will first have lowered window sill and after that will be measured and produced new Aluminium joinery as per plan. Same approach will be applied for middle level North windows at Living/seating area.

• All new internal partitioning will be 90x35 mm kiln dried timber framing as required by Australian standard and Building Code.

• Internal new open plans will be achieved by removing the existing timber partitioning and in some instances brick walls and new steel posts installed (app. Diameter 90-110 mm) with required steel beams above. At back of house (Northern façade) all new steel posts (as structurally required) will be SHS posts (app.89x89x3-5 mm) visually hidden in aluminium joinery and as per Structural Engineer calculations.

• Existing gutters and downpipes will be examined and if in good condition they will be properly cleaned, primed and re-painted, otherwise they will be (where required) replaced with new 0.48 mm thick COLORBOND to match powder coated aluminium joinery.

• The Renovated house will have all new powder coated aluminum joinery as shown on drawings, complete with tinted single glazing (6.38 mm Sselect Grey laminate). Frameless glass balustrade at all levels will be same Sselect Grey tinted 10-12 mm toughened glass.

• Throughout the residence internal new walls will be lined with 10mm standard Gibrock plasterboard – use large panels, except for bracing panels which shall be as per Structural engineer documentation. Wet areas (ensuite, main bathroom, toilet and laundry) shall be lined with 9mm high compressed Villaboard panels by James Hardie (or similar, required for wet areas). All internal walls and ceilings will be plastered to level 4 and painted off white as per manufacturer's instructions (Dulux or similar in quality and warranty). Where necessary/required internal brick walls will be simply plastered or alternatively covered with plaster board directly glued to brick substrate and plastered for paint finish.

• As predominantly internal partitioning/walls will be removed, and likewise the plasterboard on the internal parts of timber framed exterior walls, it exists the opportunity to install new building paper where required and proper thermal insulation should also be installed – as 90-100 mm thick allowed by existing timber structure and to achieve minimum 1.8 R value). If possible this should be priced separately as option.

• The walls and ceilings shall be plastered to level four for a quality paint finish. One basic off white colour will be used throughout the house for walls and ceilings.

• All walls with tiled finish – wet areas (or colored toughened glass) will have 9 mm Villaboard as the substrate as recommended by James Hardie. 10 mm Aqualine Plasterboard will be option for tiles on the wall.
• All exterior eaves will be finished (back balconies at bottom and middle level-where required) with 6 mm Villaboard by James Hardie (or similar to match existing material thickness) where required (to make good damages during structural changes) with plaster and off white

paint finish to match interior ceiling/walls color. Control joints all 10 x 10 mm will be generally as required at centers of steel posts balconies).

•In future on the roof with North/Northwest orientation will be installed Solar panels for power (app. 5 kW = 24 standard panels). Hot water will be supplied through existing system and HWC located in big storage area.

• The Renovated Residence will have a security sensor lights (at front and rear of house) and security system installed.

• Main floor finishes through renovated Residence will be predominantly hardwood timber overlay (12 mm composed elements of 7 mm plywood underlay and 5 mm hardwood finish or standard 12 hardwood flooring - Tasmanian Oak or Blackbutt), carpet and Ceramic Tiles. Details to be finalized with Client, during Developed Design stage of Project. Generally Bottom level will remain existing floor finishes (if required will be simple repair to match existing). Middle level entire floor will be new timber finish, same as all 3 levels new internal steps and at top level – entry level, hallway will be finished in timber too (during Develop Design stage it will be produced documentation as Floor finishes exactly allocating areas for different finishes). Upstairs bedrooms will generally have carpet with underlay (where possible re-use existing nearly new one).

• All bedrooms will definitely have carpet with underlay, predominantly re-using existing nearly new carpet.

• New/existing formed Double Garage will remain existing tiles floor (option to repaint).

• The garage door will be automatic sliding vertical cedar timber paneling or as alternative COLORBOND roller door in color to match aluminium joinery powder coated color.

• All internal doors where possible will be reused and where required will be supplied and installed new, with required hardware. Where required, existing hardware will be replaced with new one. New doors will be as documented standard height, paint quality hollow core doors with slim line jambs and will have paint finish (off white) to match walls and ceilings color, in satin lacquer finish. All internal doors will have standard medium quality all new hinges and door handles (where required privacy sets).

• Throughout entire residence will be new timber skirting's to match door slim line jamb profile (app. 30x10 mm painted MDF (square finish)).

• All Kitchen cabinetry will be good quality (optional lacquer finish). Appliances will be of good quality directly supplied by client. Required bathrooms, ensuite and toilet vanities will be of good quality (option lacquer) finish – where possible explore option to supply standard pre-maid models. Cabinetry tops will be Granite for Kitchen bench tops and Caesar Stone or similar for Bathroom, ensuite, laundry areas.).

•Bathroom, ensuite, toilet, laundry and kitchen fittings will be of good quality, predominantly produced by Novelli & Multiform and supplied by NOVETEC (alternative is Methven fittings range – important detail is to follow consistency through entire design). To be determinate with Client during Develop Design stage of Project.

• General lighting will be energy saving fluorescent strip lighting or LED light fittings (decide through Develop Design stage of Project). Where possible, existing ceiling fans with fluorescent energy saving lights will be reused. Generally bedrooms will have minimum 3 double power points. Main meter board will remain on the same position (if possible), otherwise it will be located at Laundry covered terrace with possible access from the outside. Switch box to remain and be upgraded if required. All power points, data points, switches and further electrical fittings will be of brushed stainless steel finish slim line of good quality.

• Ssecurity camera(s) and sensor lighting will be strategically located to front sides and back of house).

• New Air-conditioning system will be installed and PC sum should be allocated to complete it (option as separate individual units or as one central split system what will be preferable but limited by structure and configuration. App. \$15,000 PC sum should be allocated for this.

• Throughout house will be installed new timber steps as per drawings.

• Laundry cabinetry will be finished in white Melteca (16-18 mm) with Caesar stone or similar bench top (50 mm square finish) and under bench mounted – integrated tub / sink. Same white Melteca finish will be incorporated for walk-in wardrobes in master bedrooms and in each bedroom wardrobe. Generally sliding door on bedroom wardrobes and linen cupboards will be mirror with slim line chrome finish metal framing on plastic sliding wheels (standard manufacturer products).

• Swimming pool will remain as it is – shape and finishes and surrounding will be re-landscaped. New Paving will be supplied and installed after existing floor finish will be removed. Paving (alternatively exterior tiles) will be laid over existing concrete slab substrate. Where required, reparation will be made. Optional pool surroundings will be finished as exposed aggregate with required saw cuts.

• A structure to hide the pool pump and associated equipment will be part of the landscaping. The fence at rear of house to be repaired/upgraded as required.

Author of the project:
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BOAQ 4104

Drawing:
PD20

Job No: 14-030
Date:Tuesday, 10 November 2015
Client: Nick Conomo

Project:
Addition & Alteration to
54 Kneale Street - Brisbane
Author of Project: Davor Mikulcic - Dipl.Eng.Arch. (Sarajevo) ANZIA, RAIA

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