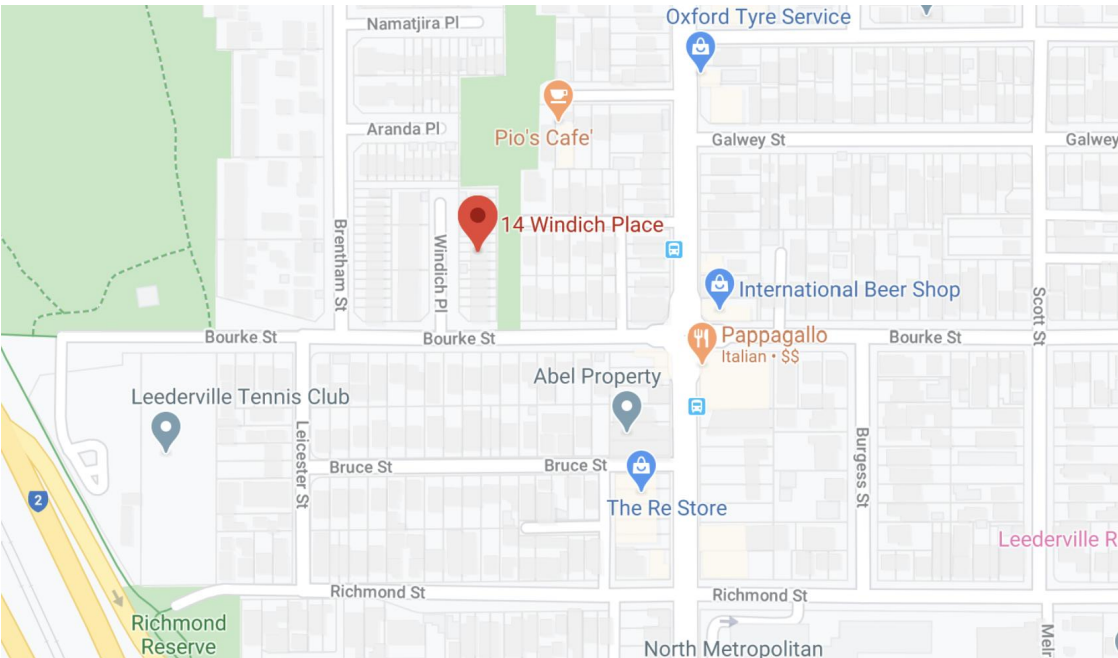


HARVEY RESIDENCE

14 WINDICH PLACE, LEEDERVILLE

DOCUMENT LIST

PLANS	
DOCUMENT	DESCRIPTION
CD-000	COVER SHEET
CD-100	DEMOLITION PLAN
CD-300	REFLECTED CEILING PLAN
CD-400	FINISHES PLAN
CD-500	FURNITURE PLAN
JOINERY	
DOCUMENT	DESCRIPTION
CD-901	JOINERY - J01
CD-902	JOINERY - J01 & J02
CD-903	JOINERY - J03
CD-904	JOINERY - J03 & J04
SCHEDULES	
DOCUMENT	DESCRIPTION
	FFE SCHEDULE
	FINISHES SCHEDULE



A LOCATION PLAN
- SCALE N.T.S.

GENERAL NOTES

- THESE DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL SCHEDULES, SPECIFICATIONS AND SERVICES DRAWINGS.
- ALL WORK TO BE UNDERTAKEN IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND THE RELEVANT AUSTRALIAN STANDARDS INCLUDING AS1428.1:2009 FOR ACCESS AND MOBILITY
- HEAD CONTRACTOR TO ALLOW TO CHECK ALL DIMENSIONS ON SITE, CEILING HEIGHTS AND COLUMNS PRIOR TO CONSTRUCTION AND/OR THE ORDERING OF MATERIALS OR MANUFACTURE OF ANY ITEMS. STATE 28 TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- HEAD CONTRACTOR TO ALLOW TO MAKE GOOD ANY COLUMNS/PARTITIONS/ITEMS/FURNITURE/SURFACES DAMAGED AS A RESULT OF FITOUT WORKS INCLUDING BUILDERS WORKS ASSOCIATED WITH SERVICES WORKS.
- HEAD CONTRACTOR TO REFER TO SERVICES ENGINEER'S DRAWINGS FOR EXTENT OF SERVICES SCOPE OF WORKS.
- HEAD CONTRACTOR TO ALLOW FOR AFTER HOURS WORKS AS REQUIRED BY BUILDING MANAGEMENT STANDARDS. REFER TO BASE BUILDING FITOUT GUIDELINES.
- ALL LIGHT SWITCH PANELS AND THERMOSTATS TO BE COORDINATED WITH STATE 28 AND SERVICES ENGINEER'S DRAWINGS. REPORT ANY DISCREPANCY TO DESIGNER IMMEDIATELY.

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A	15.04.20	APPROVAL
REVISION DATE	DETAILS	

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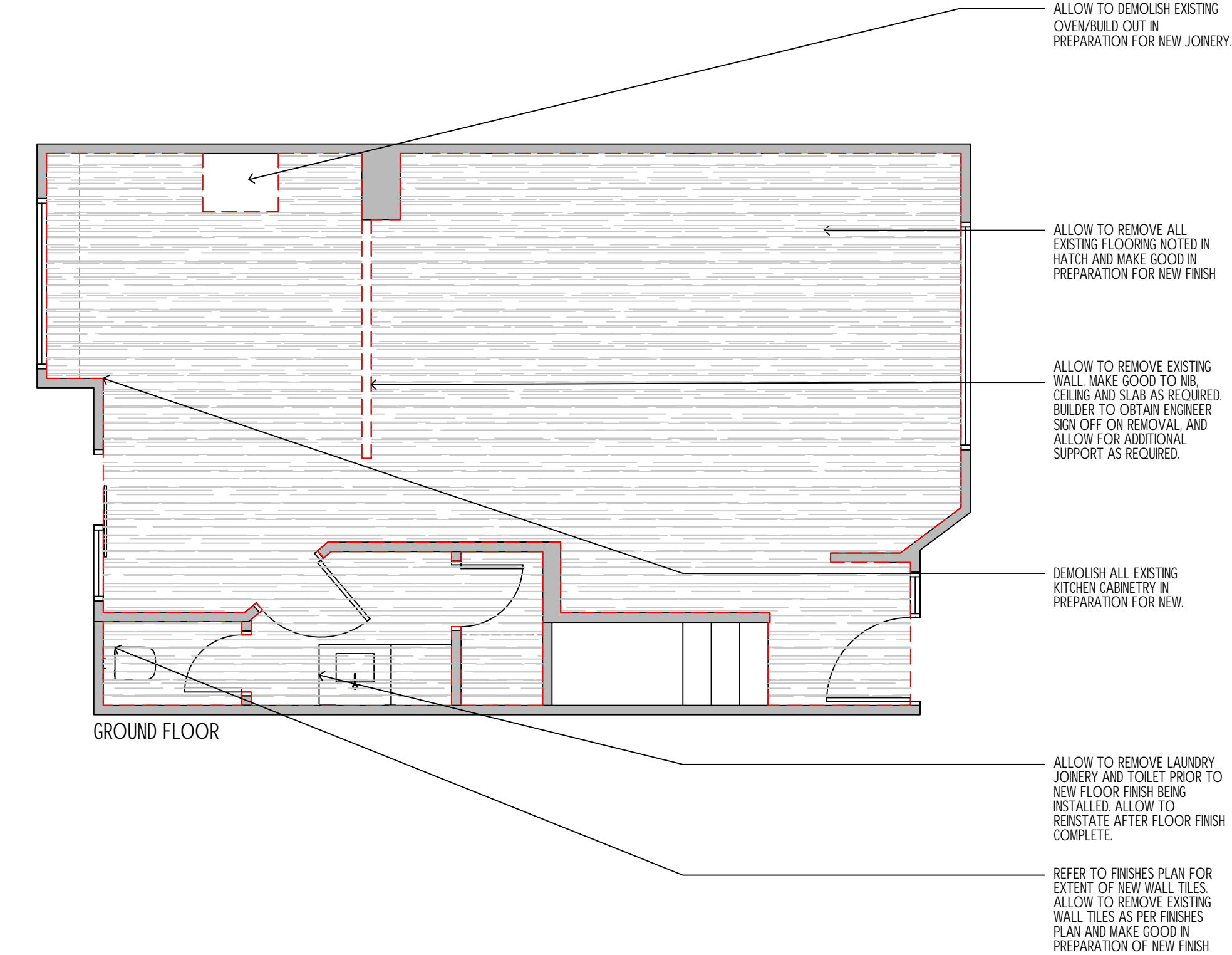


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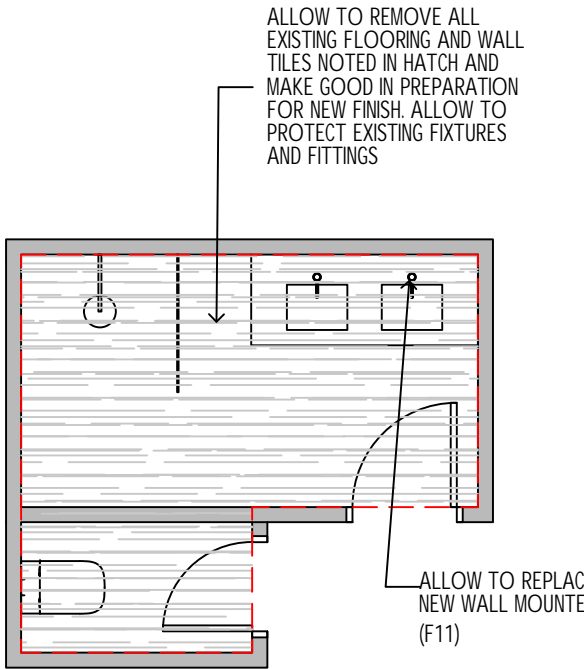
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DRAWING TITLE	
COVER SHEET	
-	



PROJECT NO. S28_20006	DATE APRIL 2020	DRAWING NO. CD-000
DRAWN	CHECKED	
SCALE (A3 SHEET)	REVISION B	



GROUND FLOOR



UPSTAIRS BATHROOM / POWDER ROOM

DEMOLITION NOTES	DEMOLITION LEGEND
1. ALLOW TO REMOVE ALL EXISTING FIXTURES, FITTINGS & FLOORING.	 EXISTING WALL PARTITIONS AND FITTINGS TO BE REMOVED
2. EXISTING CEILING TO REMAIN UNLESS SPECIFIED.	
3. EXISTING LIGHT FITTINGS TO REMAIN UNLESS SPECIFIED.	
4. TERMINATE ALL UN-USED SERVICES AND TO BE CONCEALED	
5. EXISTING JOINERY AND FURNITURE TO REMAIN UNLESS SPECIFIED OTHERWISE.	 EXISTING FLOORING TO BE REMOVED (REFER TO FINISHES PLAN FOR LAYOUT)
6. EXISTING FLOORING THAT IS INDICATED IN GREY SHADING TO BE REMOVED AND MADE GOOD IN PREPARATION FOR NEW FINISH.	

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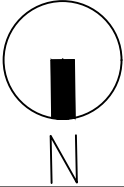
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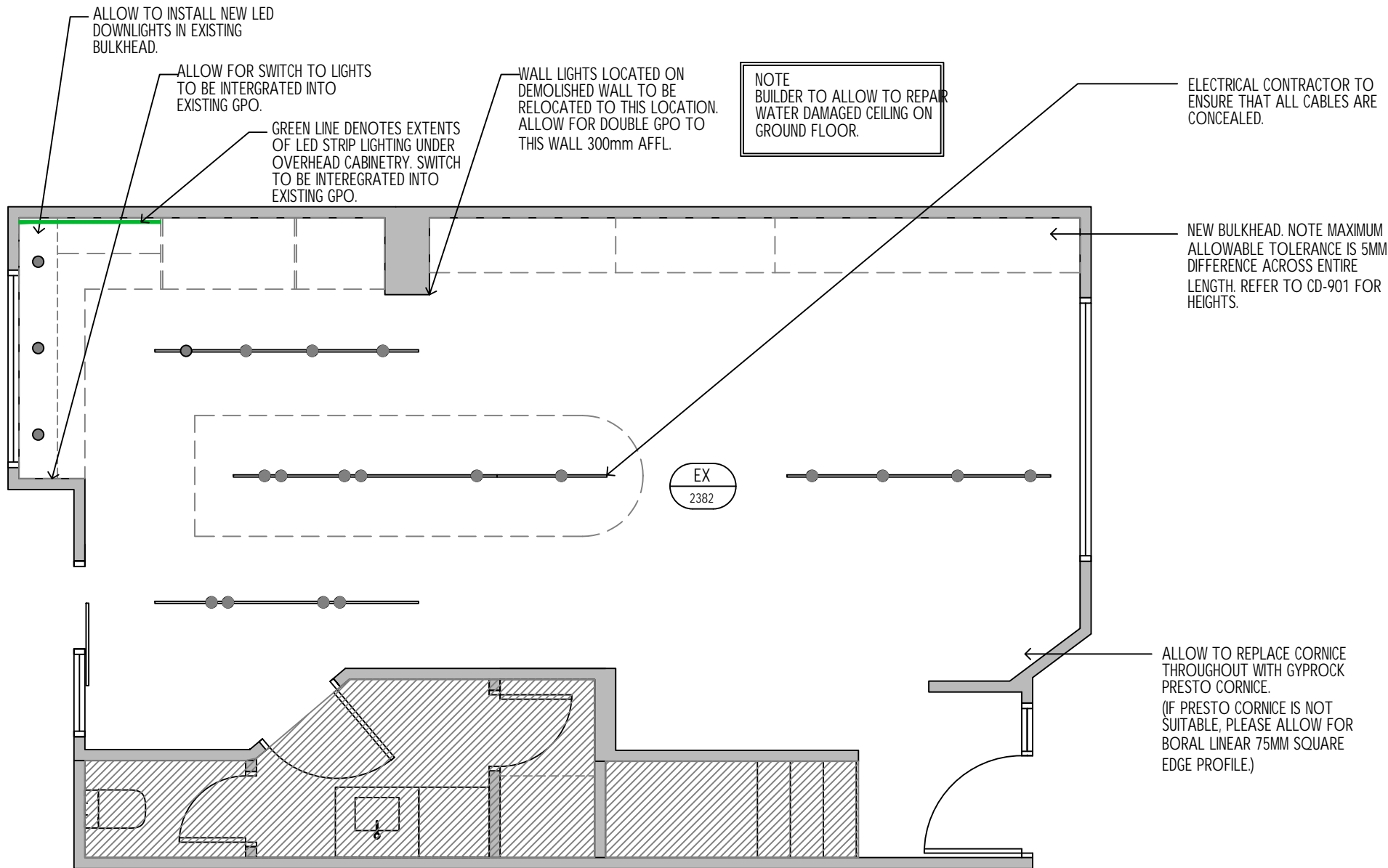
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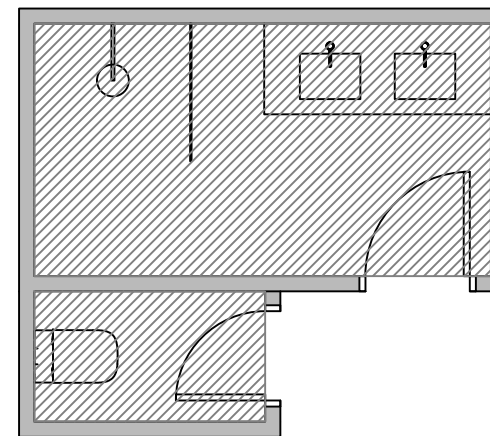
DRAWING TITLE
DEMOLITION PLAN

PROJECT NO. S28_20006	DATE APRIL 2020	DRAWING NO. CD-100
DRAWN	CHECKED	REVISION
SCALE 1:50	(A3 SHEET)	B





GROUND FLOOR



UPSTAIRS BATHROOM / POWDER ROOM

ELECTRICAL NOTE
ELECTRICAL CONTRACTOR TO ENSURE OUTPUT IS SUFFICIENT.
ALL VISIBLE GPO AND ALL LIGHTS SWITCHES TO BE SWAPPED TO CLIPSAL SATURN PURE WHITE.
REFER TO JOINERY DRAWINGS FOR POWER LOCATIONS

CEILING NOTES	CEILING LEGEND
1. ALL EXISTING LIGHT FITTINGS AND SMOKE DETECTORS TO REMAIN UNLESS OTHERWISE SPECIFIED	<div>EX</div> CEILING HEIGHT
2. ALL SWITCHING CONFIGURATIONS TO REMAIN AS EXISTING UNLESS OTHERWISE NOTED	<div>●</div> FOR BEACON LIGHTING TRACK LIGHTING
3. EXISTING LIGHT SWITCHES BEING RELOCATED FROM DOOR FRAMES NOTATED. COVER PLATE COLOUR TO BE CONFIRMED	<div>—</div> LED STRIP LIGHTING
4. ALLOW TO REPLACE EXISTING CORNICE WITH BORAL LINEAR 75mm SQUARE EDGE PROFILE	<div>▨</div> HATCH INDICATES OUT OF SCOPE

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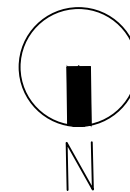


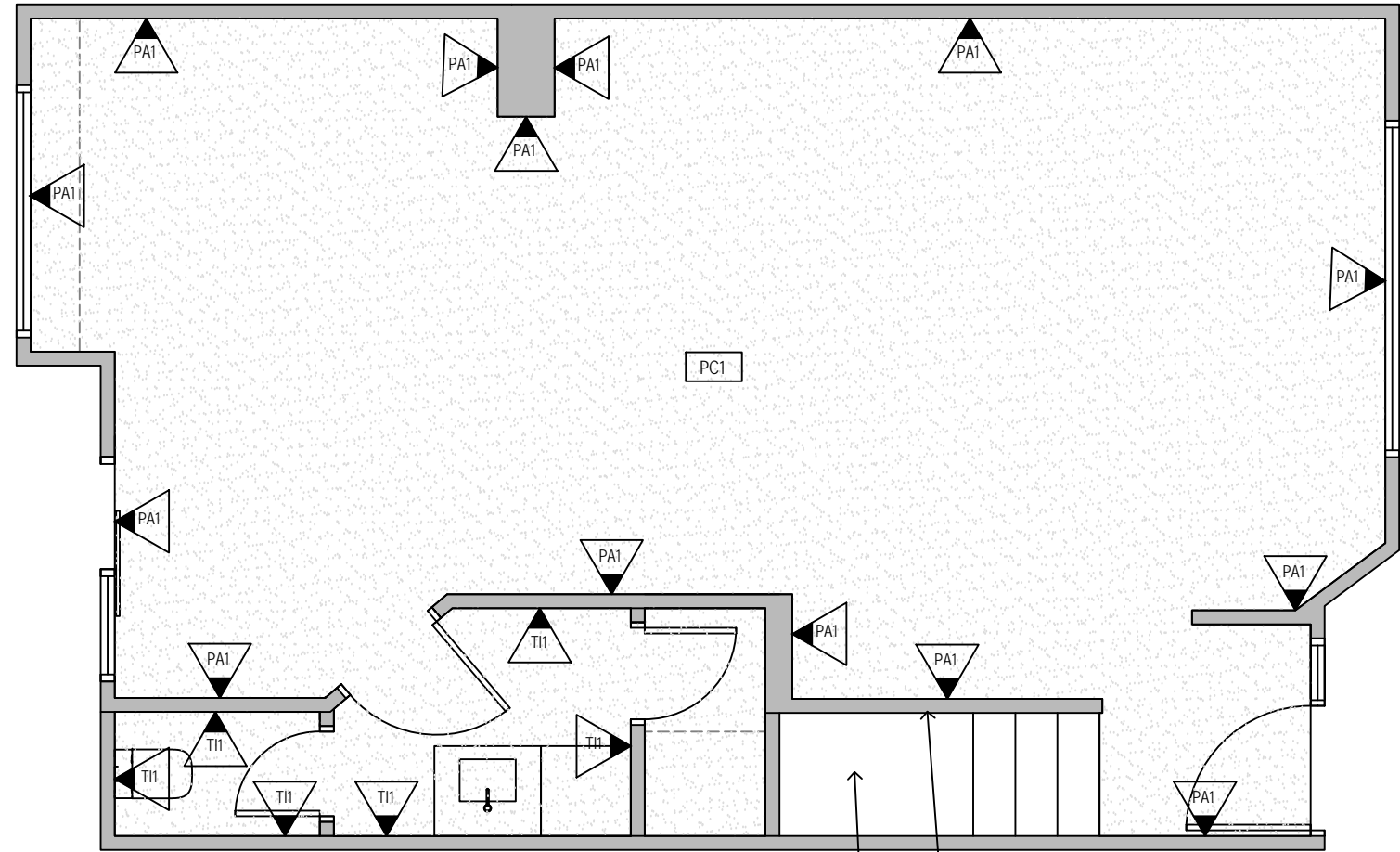
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DRAWING TITLE
REFLECTIVE CEILING PLAN
-

PROJECT NO. S28_20006	DATE APRIL 2020	DRAWING NO. CD-300
DRAWN	CHECKED	REVISION
SCALE 1:50	(A3 SHEET)	B



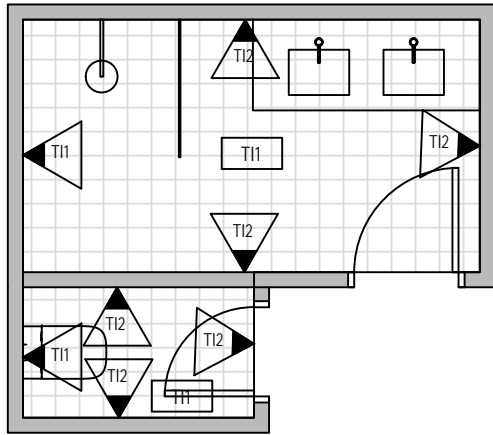


GROUND FLOOR

ALLOW FOR FULL HEIGHT TILING TO ALL WALLS
IN LAUNDRY / WC

ALLOW TO REPLACE BALUSTRADE WITH
TB01 FINISH TO REFLECT THE DETAIL
PICTURED.

ALLOW TO RE-FINISH STAIRS IN TM01 TO MATCH
EXISTING FLOOR BOARDS ON FIRST FLOOR



UPSTAIRS BATHROOM / POWDER
ROOM

FINISHES NOTES	FINISHES LEGEND
1. TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE. 2. GROUND FLOOR - ALL WALLS TO BE PAINTED IN PA1 AND CEILINGS PAINTED PA2 AND ALL TRIMS IN PA3. 3. REFER TO JOINERY PACKAGE FOR FURTHER RESPECTIVE FINISHES.	<div><div>PC1</div><div>POLISHED CONCRETE FLOORING REFER TO FINISHES SCHEDULE FOR FURTHER DETAILS</div></div> <div><div>T11</div><div>T11 - FLOOR / WALL TILE REFER TO FINISHES SCHEDULE FOR FURTHER DETAILS</div></div> <div><div>W</div><div>WALL FINISHES - REFER TO FINISHES SCHEDULE FOR DETAILS</div></div>

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B 26.05.20 APPROVAL

A 23.04.20 APPROVAL

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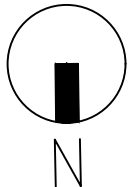
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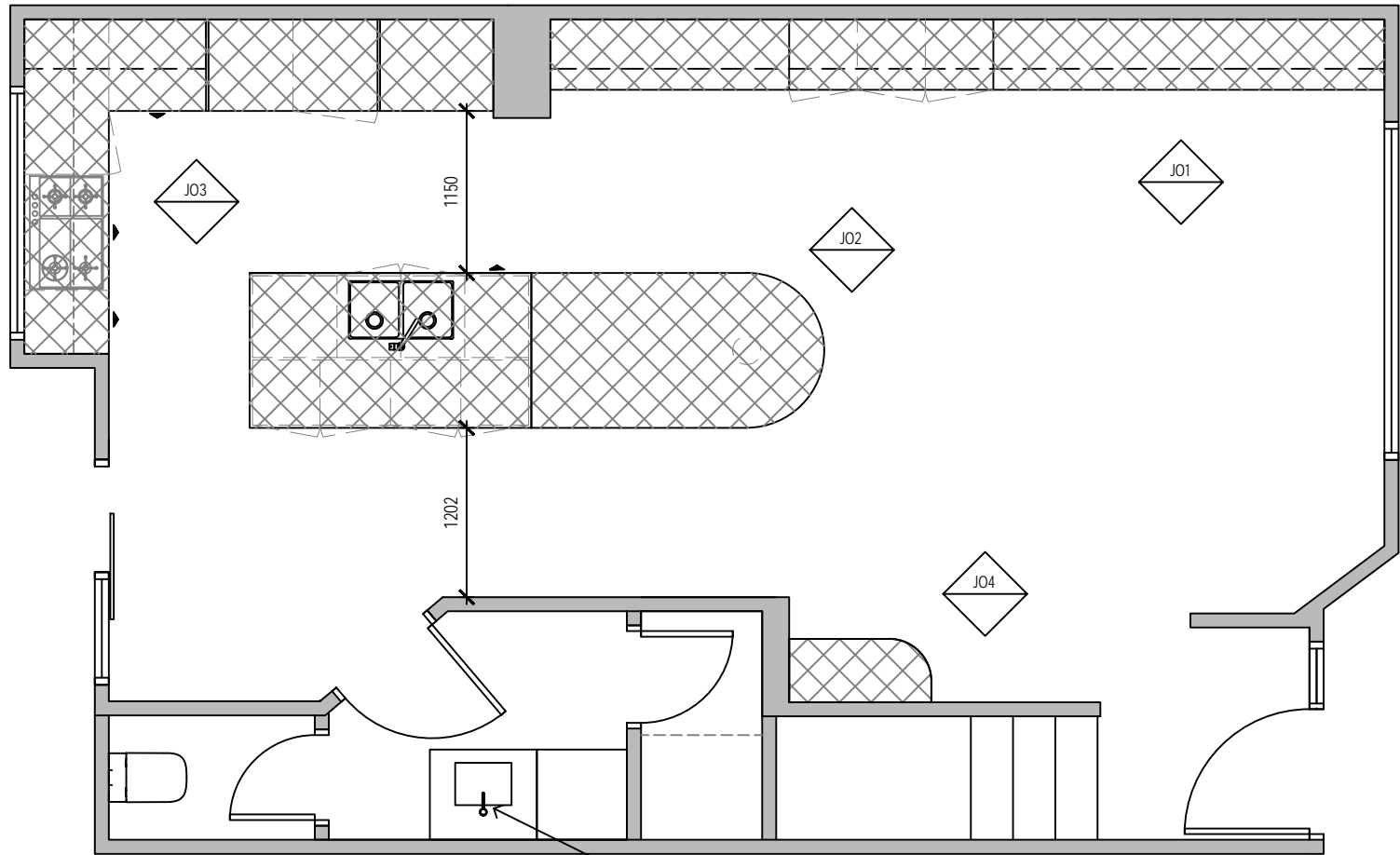
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DRAWING TITLE
FINISHES PLAN

-

PROJECT NO. S28_20006	DATE APRIL 2020	DRAWING NO. CD-400
DRAWN	CHECKED	
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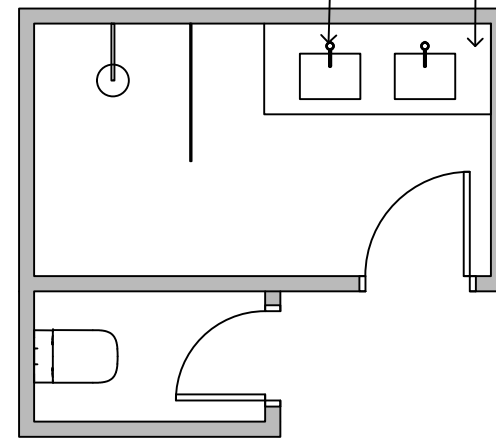




GROUND FLOOR

ALLOW TO REPLACE STONE TOP TO MATCH STONE IN KITCHEN (ST1) UTILIZING OFF CUTS. JOINER TO PROVIDE CUTTING SETOUT FOR STONE FOR DESIGNER REVIEW. IF THERE IS NO OFFCUTS OF STONE AVAILABLE FOR BATHROOM, JOINER TO PROVIDE OPTIONS FOR DESIGNER APPROVAL.

JOINERY TO BE RETAINED. ALLOW TO REPLACE EXISTING TAPS WITH WALL MOUNTED TAPS. NEW TOP AS SPECIFIED ABOVE.



UPSTAIRS BATHROOM / POWDER ROOM

FURNITURE NOTES	FURNITURE LEGEND
1. TO BE READ IN CONJUNCTION WITH FFE SCHEDULE & JOINERY PACKAGE	<div><div>JXX</div>JOINERY REFERENCE CODE REFER TO JOINERY PACKAGE</div> <div><div></div>BESPOKE JOINERY</div>

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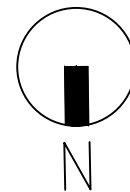


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DRAWING TITLE		
FURNITURE & JOINERY PLAN		
-		

PROJECT NO.	DATE	DRAWING NO.
S28_20006	APRIL 2020	CD-500
DRAWN	CHECKED	
SCALE		REVISION
1:50	(A3 SHEET)	A



TERMS AND CONDITIONS FOR JOINER:

- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH FF&E SCHEDULES AND PLANS.
- JOINER TO CONFIRM DIMENSIONS ON SITE BEFORE MANUFACTURE. ANY DISCREPANCIES THAT MAY AFFECT THE DESIGN INTENT OF THE JOINERY DEPICTED IN THIS SECTION, SHALL BE REPORTED TO STATE 28 INTERIORS FOR APPROVAL.
- JOINER IS RESPONSIBLE FOR CO-ORDINATING DELIVERY AND ACCESS TO SITE, SIZE RESTRICTIONS AND ACCESS TIMES.
- JOINER IS RESPONSIBLE FOR THE MEETING OF COMPLETION AND PROGRAM DATES AS SPECIFIED.
- JOINER IS RESPONSIBLE FOR OBTAINING AND ORDERING OF MATERIALS, FINISHES AND ALSO FITTINGS, FIXTURES, EQUIPMENT AND ACCESSORIES NECESSARY FOR COMPLETION OR OTHERWISE PRE-ARRANGED WITH STATE 28 INTERIORS.
- JOINER TO INSTALL ALL FITTINGS, FIXTURES, ACCESSORIES AND EQUIPMENT TO MANUFACTURER'S SPECIFICATION AND TO COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES.
- JOINER TO ENSURE FITTINGS AND EQUIPMENT FIT WITHIN THE JOINERY AS PRESCRIBED IN FF&E SCHEDULES AND DRAWINGS. ANY DISCREPANCIES TO BE BOUGHT TO THE ATTENTION OF STATE 28 INTERIORS BEFORE PRECEDING WORKS.

GENERAL JOINERY NOTES:

- ALL SEEN CABINET ENDS TO BE LAMINATED AFTER ASSEMBLY OR GLUED AND BISCUIT JOINED. NO SCREWS OR FIXINGS SHALL BE VISIBLE EXTERNALLY ON ALL CABINETS.
- EDGING ON JOINERY IS TO FINISH FLUSH TO JOINERY FACES. ALL CABINET DOORS AND DRAWER FRONTS TO BE CORRECTLY ALIGNED AND LEVEL.
- ALL MITRED JOINTS TO BE ARRISSED AT THE JOINT TO REDUCE SHARPNESS, JOINER TO ENSURE GRAIN DIRECTIONS OF HORIZONTAL TO VERTICAL FACES MATCH AS INDICATED ON DRAWINGS.

- JOINER TO CO-ORDINATE WITH OTHER TRADES WHERE REQUIRED TO ALLOW PROVISIONS TO INSTALL POWER, PLUMBING AND ELECTRICAL FOR APPLIANCES AND ACCESSORIES.
- JOINER TO FIX ALL CABINETS SECURELY TO WALLS AND FLOOR.
- JOINER IS RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY PART OF THE BUILDING, FLOOR, CEILING AND WALLS EXISTING OR NEW THAT ARE DAMAGED DURING THE PROCESS OF INSTALLATION OF JOINERY. THIS WILL BE T THE JOINERS COST.
- JOINER TO ENSURE ALL RUBBISH IS REMOVED THAT IS CREATED FROM THE INSTALLATION OF JOINERY AND THAT CABINET INTERIORS ARE FREE FROM DUST AND DEBRIS, BENCH TOPS ARE WIPED CLEAN, ALL GLASS TO BE TO CLEANED AND ALL HARDWARE INSTALLED AND FUNCTION CORRECTLY.
- JOINER IS RESPONSIBLE TO REPLACE AND/OR REPAIR ANY JOINERY ITEMS THAT STATE 28 INTERIORS OR CLIENT HAVE DEEMED TO BE DEFECTIVE, OR POOR WORKMANSHIP AND HAVE INCONSISTENCIES WITH THE CONSTRUCTION DRAWINGS.
- FINISHES, HARDWARE OR ACCESSORIES SUBSTITUTED FOR ANY REASON THAT MAY AFFECT THE DESIGN INTENT MUST BE CONSULTED WITH STATE 28 INTERIORS PRIOR TO MANUFACTURE.

- HIGH MOISTURE RESISTANT (HMR) PARTICLE BOARD AND MDF TO BE USED IN AREAS WHERE MOISTURE IS IN CONTACT WITH JOINERY SUCH AS WET AREAS AND FOOD PREPARATION AREAS.
- PVC EDGING TO CARCASSES AND MATCHING LAMINATE EDGING TO ALL DOORS, END PANELS, OPEN CABINETS FILLERS, AND BULKHEAD PANELS UNLESS SPECIFIED ON DRAWINGS.

1.02 CARCASSES

- ALL INTERNAL JOINERY CARCASSES AND SHELVES TO BE A MINIMUM 18mm WHITE MELAMINE WITH MATCHING PVC EDGING TO ALL SEEN EDGES UNLESS SPECIFIED OTHERWISE.
- INTERNAL ADJUSTABLE SHELVES TO BE SUPPORTED ON APPROVED FERRULES. SHELF SUPPORT HOLES ARE TO RUN ENTIRE HEIGHT OF CARCASSES.
- INTERNAL CARCASS OF DRAW BOXES IN WHITE MELAMINE ON BLUM TANDEMBOX DRAW RUNNERS AND GEARS UNLESS SPECIFIED ON THE DRAWINGS.
- JOINER TO PROVIDE MATCHING SCREW CAPS TO ALL INTERNAL JOINERY CARCASSES.
- JOINER TO UNDER CUT BOTTOM SHELF OF JOINERY OF BASE CABINETS WHERE EQUIPMENT IS INSTALLED WITHIN CABINETS TO PROVIDE VENTILATION. VENTILATION GRILLES ARE ALSO TO BE INSTALLED ON DOOR AND DRAW FRONTS OR TO THE SIDES OF CABINETS INDICATED ON DRAWINGS TO MANUFACTURER'S SPECIFICATION

1.03 BENCHTOPS

- 33mm HMR SUBSTRATE WITH SELECTED LAMINATE FINISH. BENCHTOPS TO HAVE SQUARE EDGE DETAIL AS STANDARD, JOINER TO RETURN LAMINATE TO UNDERSIDE OF THE BENCHTOP BACK TO CARCASS.
- 20mm BENCHTOP OVERHANG TO FRONT CABINETS AS STANDARD UNLESS SPECIFIED OR NOTED ON DRAWINGS OTHERWISE.
- JOINER TO SECURELY FIX BENCHTOP TO FLOOR CABINETS FROM UNDERNEATH WHERE POSSIBLE.
- WHERE STAINLESS STEEL, STONE OR OTHER MATERIALS ARE USED IN LIEU OF A LAMINATE BENCHTOP, JOINER TO LIAISE WITH OTHER TRADES AND PROVIDE ADEQUATE SUPPORT FOR THESE MATERIALS IF NECESSARY.
- BENCHTOP JOINS NOT TO BE POSITIONED THROUGH SINK CUT OUTS OR WHERE THERE IS HIGH WATER PENETRATION

1.04 OPEN CABINETS

- MINIMUM 18mm HMR MDF CABINET AND SHELVES IN SELECTED FINISH WITH MATCHING EDGING ALL AROUND. UNLESS STATED OTHERWISE ON DRAWINGS
- ADJUSTABLE SHELVES TO BE SUPPORTED ON APPROVED FERRULES. SHELF SUPPORT HOLES ARE TO RUN ENTIRE HEIGHT OF CARCASSES.

1.05 DOORS AND DRAWS,

- MINIMUM 18mm HMR MDF IN SELECTED FINISH WITH MATCHING EDGING ALL AROUND. UNLESS STATED OTHER WISE ON DRAWINGS
- BLUM TIP ON BLU MOTION PUSH TO OPEN MECHANISM TO BE USED
- TALL CABINET HANDLES TO BE FITTED AT NO MORE THAN 1000mm FROM FINISH FLOOR LEVEL TO CENTER OF HANDLE. REFER TO FF&E FOR HANDLE SPECIFICATION.
- JOINER TO PROVIDE CLEAR RUBBER BUFFERS TO ALL DOORS AT TOP AND BOTTOM.
- DOOR HINGES TO BE BLUM: BLUMOTION
- BLUM SOFT CLOSER TO ALL DOORS AND DRAWS

1.07 CABINET FILLERS AND END PANELS

- SHADOW GAP TO BE MINIMUM 10mm, JOINERS TO SCRIBE FILLERS TO WALL AS NECESSARY AND RETURN UNDER WALL CABINETS, NO VISIBLE GAP BETWEEN CABINETS AND WALLS.
- FILLERS TO BE INSTALLED AT SAME DEPTH AS CABINET CARCASS AND ALIGNED AT TOP AND BOTTOM WITH ADJACENT DOOR OR CABINET. WHERE THERE ARE OPEN CABINETS FILLERS TO BE SET BACK 20mm TO CREATE SHADOW DETAIL
- END PANELS TO BE FINISHED TO MATCH ADJACENT DOORS AND/ OR OPEN CABINETS WITH MATCHING EDGING ALL AROUND.
- JOINER TO SCRIBE PANELS TO WALLS TO ENSURE NEAT FINISH. FRONT EDGE OF END PANELS TO ALIGN WITH FRONT OF DOORS.
- END PANELS TO FLOOR AND TALL CABINETS TO FINISH AT HEIGHT OF KICK FACES.

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B 26.04.20 APPROVAL

A 23.04.20 APPROVAL

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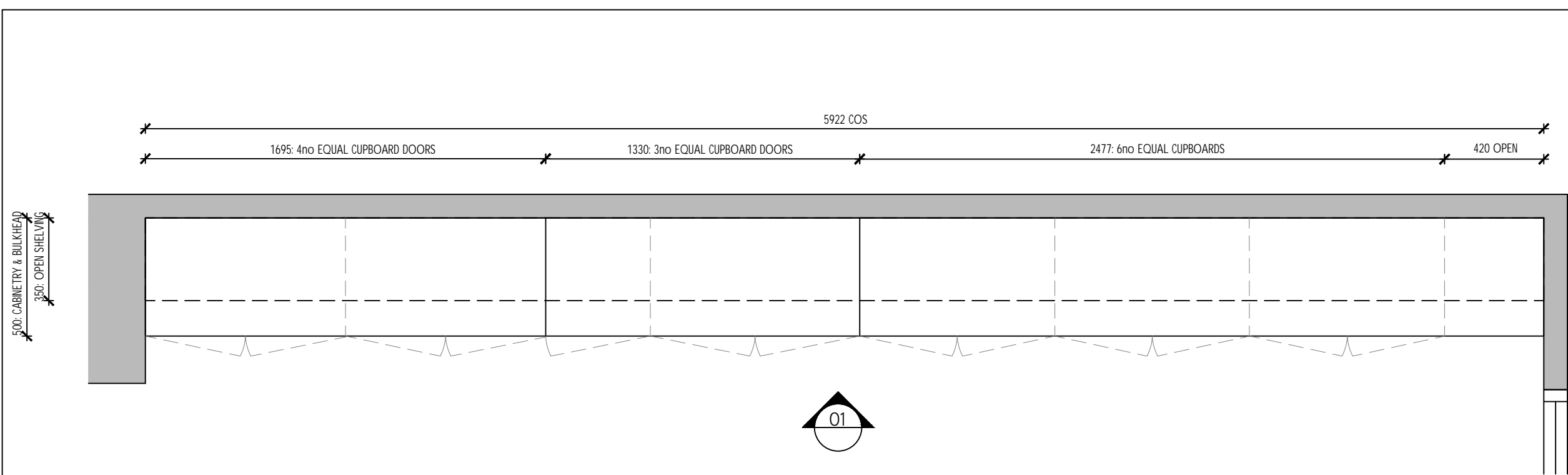
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HARVEY RESIDENCE
14 WINDICH PLACE, LEEDERVILLE

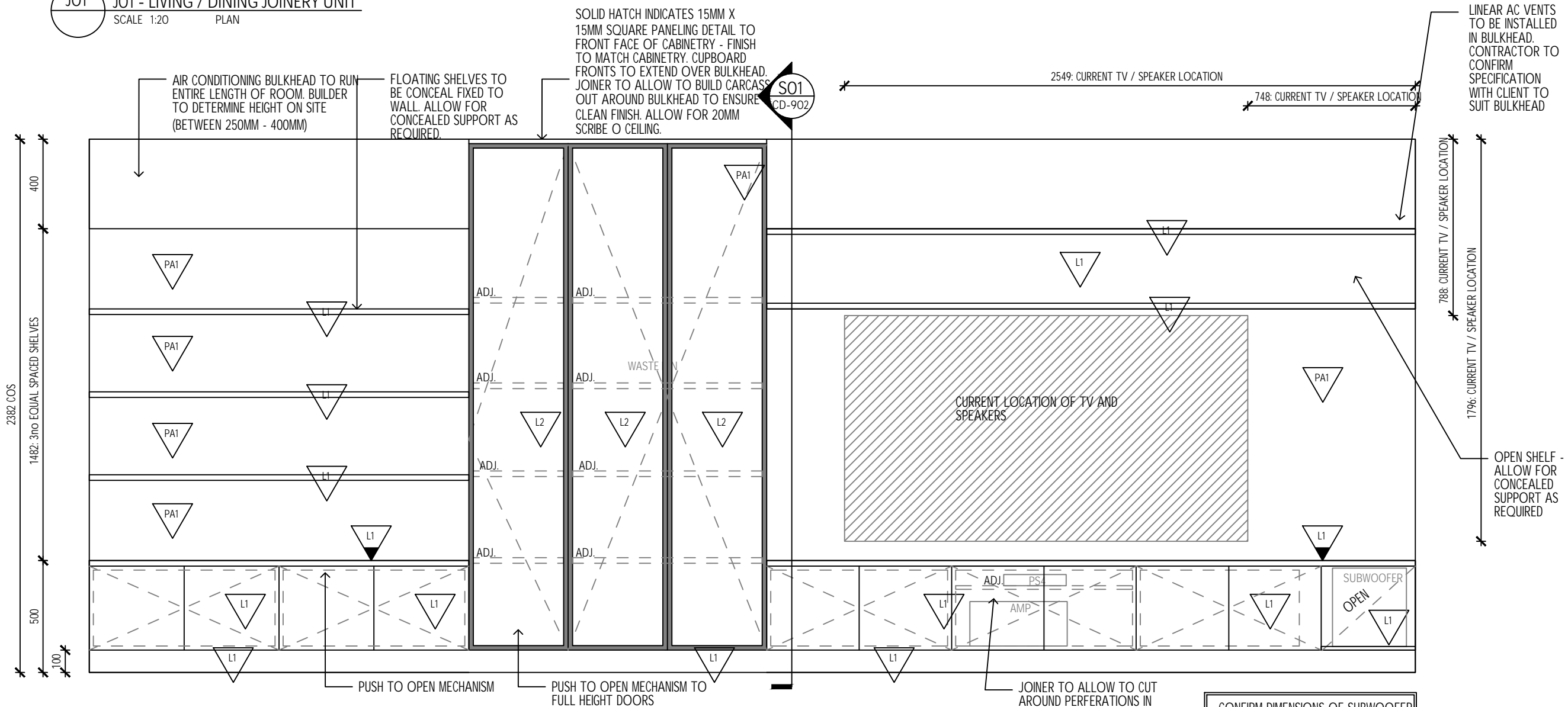
DRAWING TITLE
JOINERY NOTES

-

PROJECT NO. S28_20006	DATE APRIL 2020	DRAWING NO. CD-900
DRAWN	CHECKED	
SCALE -	(A3 SHEET)	REVISION B



JO1 - LIVING / DINING JOINERY UNIT
SCALE 1:20 PLAN



01 - LIVING / DINING JOINERY UNIT
SCALE 1:20 ELEVATION

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B	26.05.20	APPROVAL
A	23.04.20	APPROVAL
REVISION DATE	DETAILS	

APPROVAL

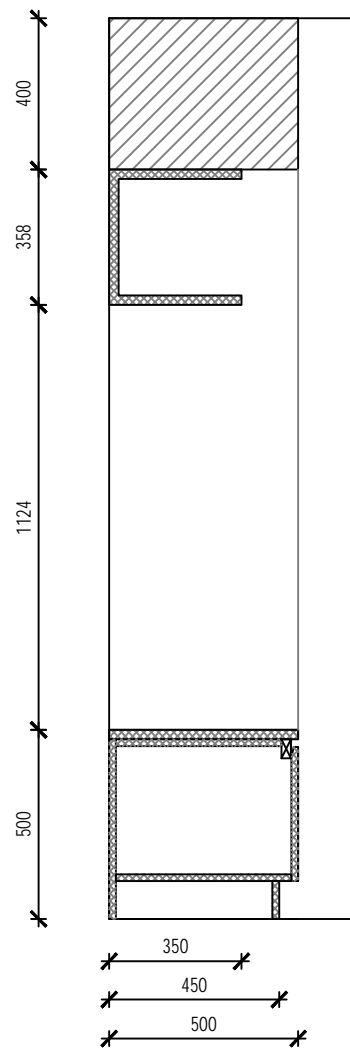


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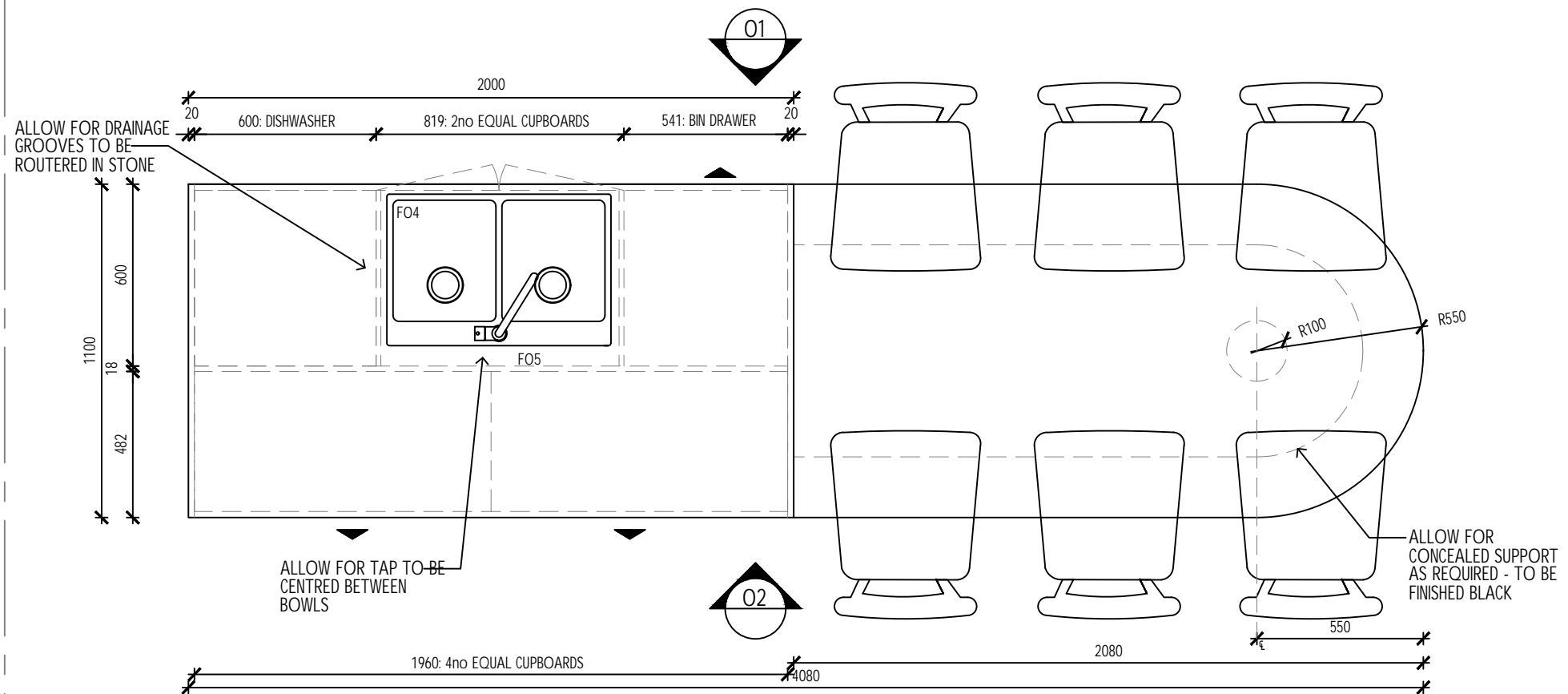
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HARVEY RESIDENCE		
14 WINDICH PLACE, LEEDERVILLE		
DRAWING TITLE		
JOINERY - JO1		
LIVING / DINING JOINERY UNIT		

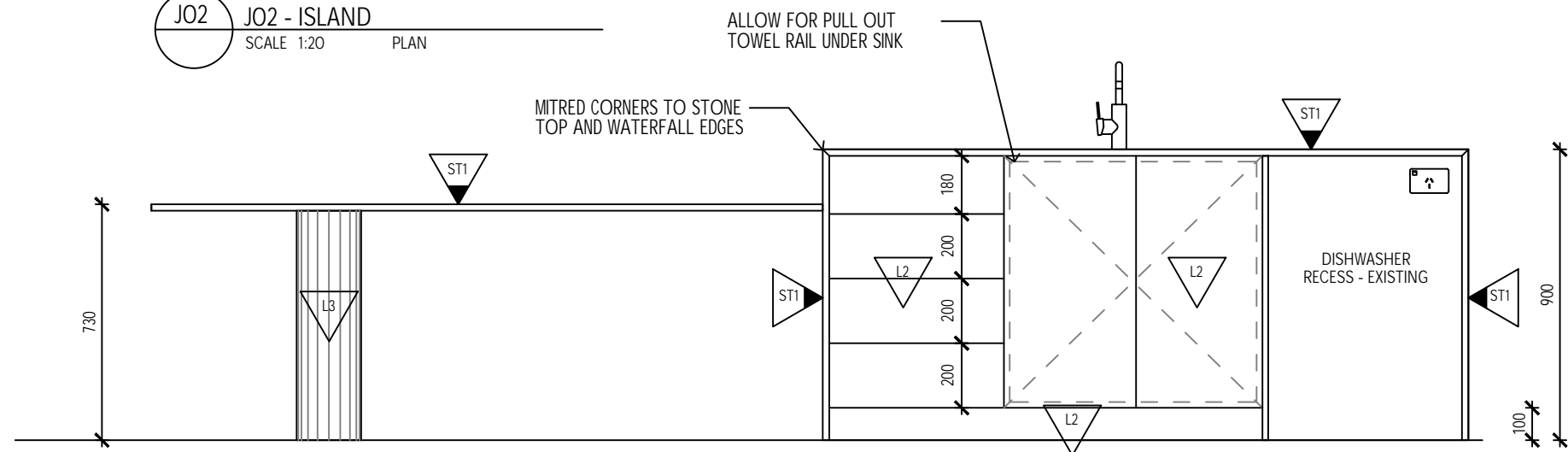
PROJECT NO. S28_20006	DATE APRIL 2020	DRAWING NO. CD-901
DRAWN	CHECKED	
SCALE 1:20	(A3 SHEET)	REVISION B



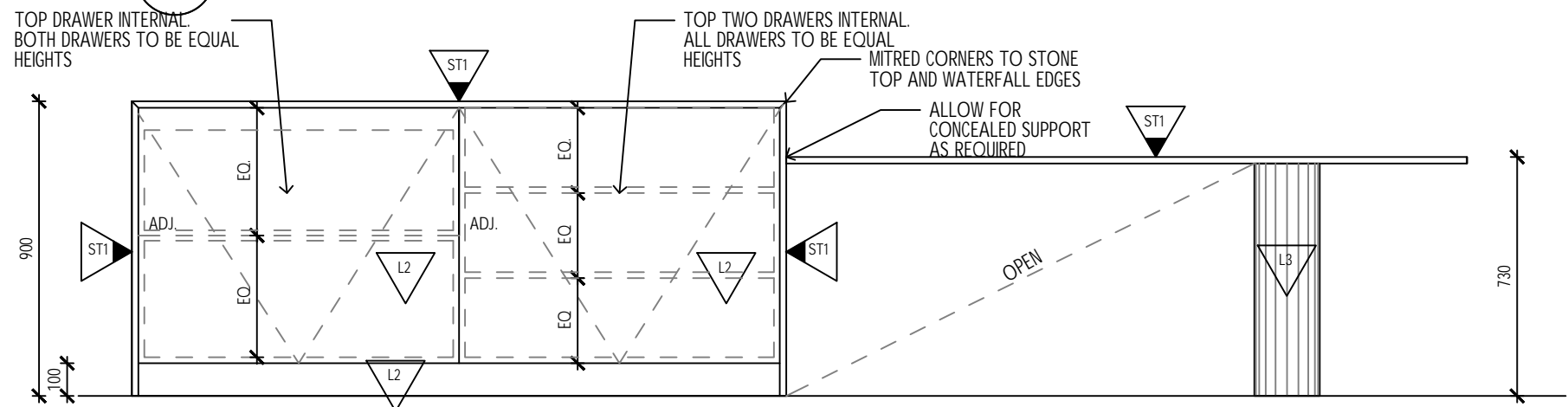
SO1 JO1 - LIVING / DINING JOINERY UNIT
CD-901 SCALE 1:20 ELEVATION



JO2 JO2 - ISLAND
SCALE 1:20 PLAN



O1 JO2 - ISLAND
SCALE 1:20 PLAN



O2 JO2 - ISLAND
SCALE 1:20 PLAN

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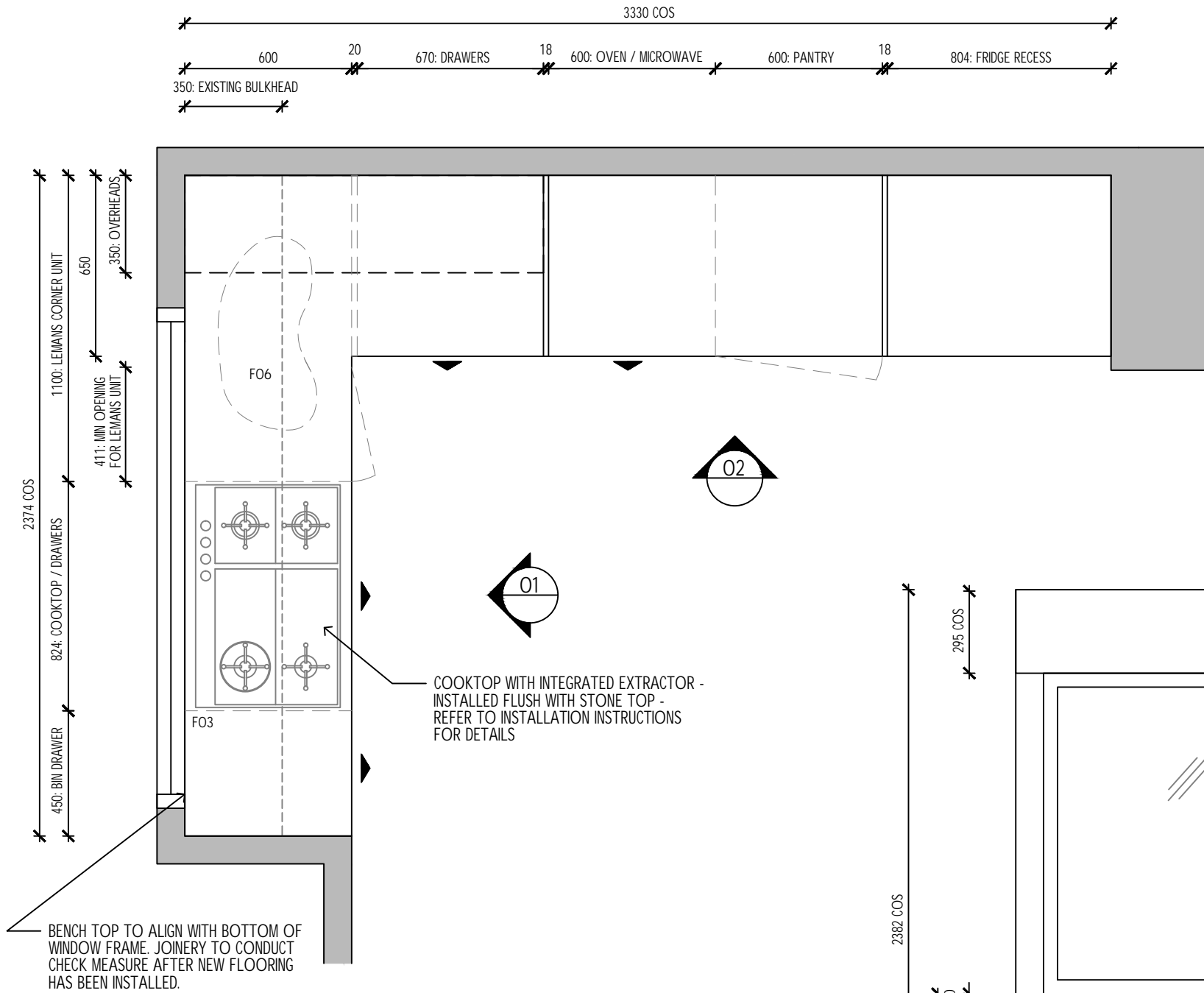
B	26.05.20	APPROVAL
A	23.04.20	APPROVAL
REVISION DATE	DETAILS	

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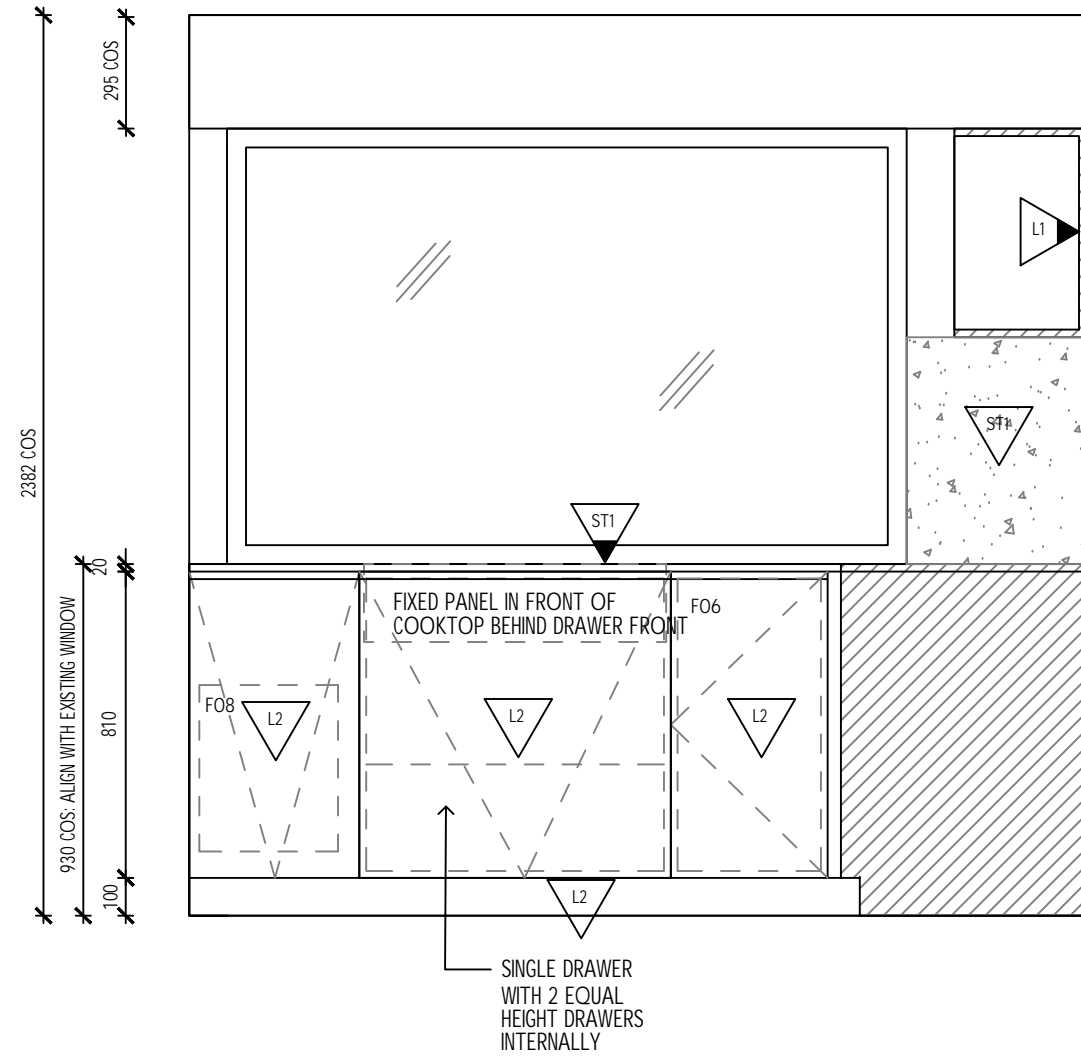
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CLIENT + ADDRESS
HARVEY RESIDENCE
14 WINDICH PLACE, LEEDERVILLE
DRAWING TITLE
JOINERY - JO1 & JO2
LIVING / DINING UNIT & ISLAND

PROJECT NO. S28_20006	DATE APRIL 2020	DRAWING NO. CD-902
DRAWN	CHECKED	REVISION
SCALE 1:100	(A3 SHEET)	B



JO3 JO3 - KITCHEN
SCALE 1:20 PLAN



01 JO3 - KITCHEN
SCALE 1:20 ELEVATION

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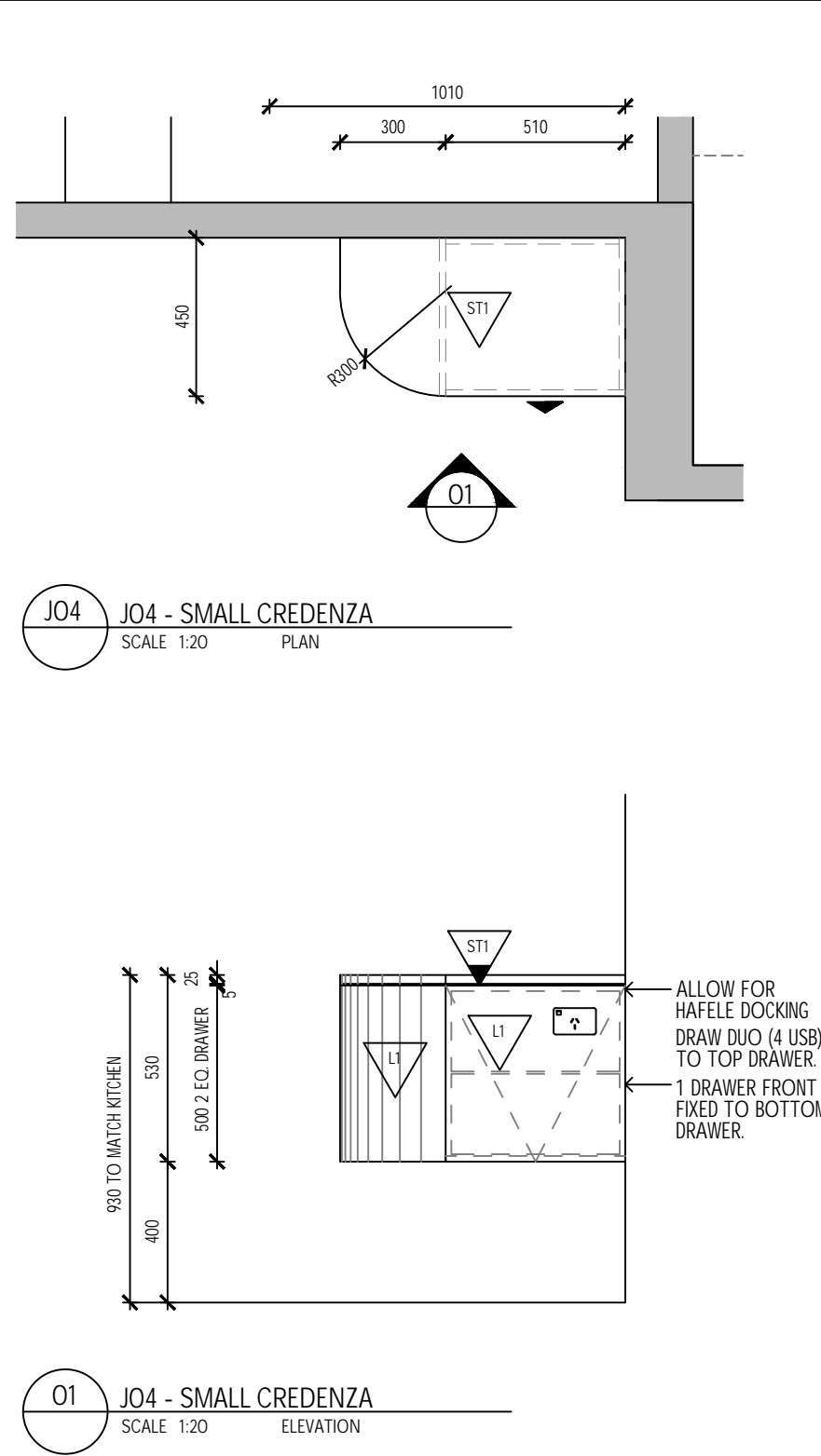
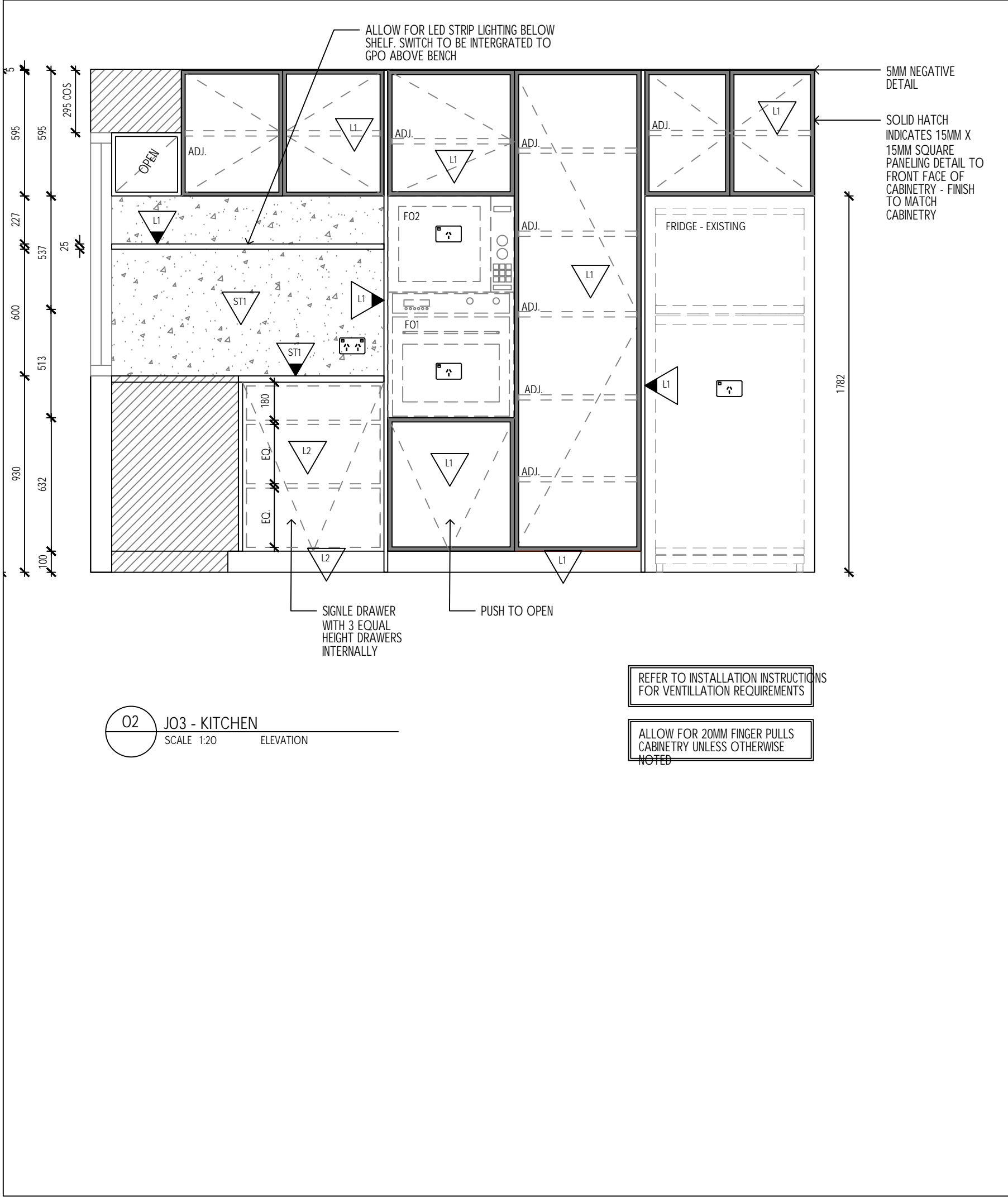
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DRAWING TITLE	
JOINERY - JO3 KITCHEN	

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JOINERY - JO3 & JO4
KITCHEN & SMALL CREDENZA

PROJECT NO. S28_20006	DATE APRIL 2020	DRAWING NO. CD-904
DRAWN	CHECKED	
SCALE 1:20	(A3 SHEET)	REVISION B