



SJM DESIGNS

Excellence in renovation



26 Hilltop road, Maleny, QLD 4552



Nestled in the heart of the sunshine coasts picturesque countryside stands a property where you will relish in contemporary countryside living.

This home delivers bright and airy living options both inside and out. This property is two stories and has an open floor plan downstairs that creates a fantastic opportunity for you to have your own influence on the home. Upstairs contains the central kitchen and links perfectly with the living areas. The main dining area and informal lounge areas are cosy in winter with a fireplace that is central to these living areas. This home has the potential to be the only relaxing escape you will need, with the property hidden among the trees. This property also delivers fantastic views of the hinterland.

Call today to arrange your private inspection time.



EXTERNAL / STRUCTURAL

FLOOR

Reinforced concrete slab with a honed finish for both levels

EXTERNAL WALLS

Weathertex, Weathergroove smooth cladding 150mm Painted in Dulux flooded gum on the top floor. For the ground floor wayward grey.

WALLS

Painted plasterboard

ROOF SHEETING

Colour bond surf mist

INTERNAL WALLS

Timber framed or block concrete with plasterboard lining.

WINDOWS

Clear anodized aluminium frames with energy efficient glazing.

DOORS

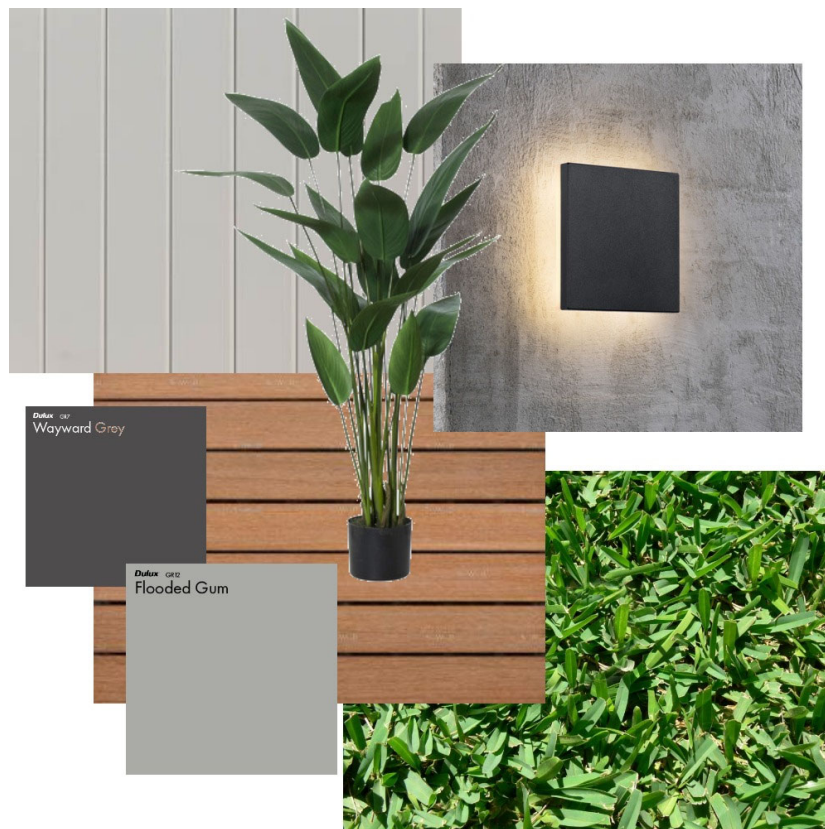
Aluminium sliding doors with a Powdercoat finish. Energy efficient glazing.

BALCONIES

86 x 19mm White Mahogany Hardwood Decking

BALUSTRADE

Stainless steel



LIVING / DINING

FLOOR

Honed concrete

WALLS

Painted plasterboard washable low sheen acrylic paint in dulux Malay grey

CEILING

Painted plasterboard dulux ceiling white

KITCHEN FLOOR

Honed concrete

BENCH TOP

Caesarstone rugged concrete

SPALSH BACK

Caesarstone rugged concrete

CUPBOARDS

Natural oak cladding overhead and fridge cupboards. Painted plywood dulux bowler hat grey for lower cabinets

FURNITURE

Dining chairs – Sarah Ellison arch chairs
Dining table – Round white concrete table contemporary
Couch – Sarah Ellison Muse linen
Chair- Sarah Ellison Huggy velvet
Stools – Ikea

FABRICS

Linen
Velvet

LIGHTING

Wooden pendent lights
Italy Foscarini Twiggy Terra Floor Lamp Marc Sadler Design
Round Wooden ceiling lights
Downlights

KITCHEN FITTINGS

SINK

Bunnings BLANCO (matte black)

TAP

Bunnings Dorf WELS 4 Star 7.5L/Min Chrome Viridian Pulldown Sink Mixer
Bellini

OVEN

COOK TOP

Bellini induction cook top

RANGEHOOD

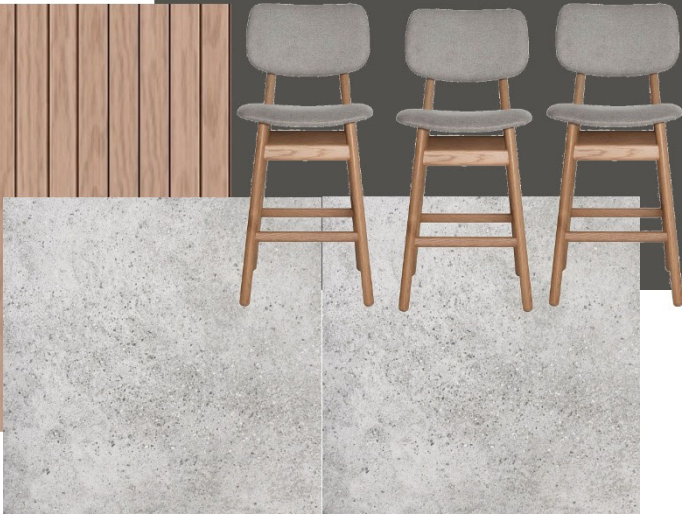
Bellini 60cm Recirculating Slide out Rangehood

DISHWASHER

Bellini WELS 4 Star 11.8L Stainless Steel Dishwasher

FRIDGE

Samsung smart family hub French door



DEMOLITION LEGEND

DEMOLITION LEGEND

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
SAFework QLD CONFINED SPACES CODE OF PRACTICE - 2011
DEMOLITION WORK CODE OF PRACTICE - 2013
ELECTRICAL SAFETY CODE OF PRACTICE - 2010
EXCAVATION WORK CODE OF PRACTICE - 2013
HOW TO SAFELY REMOVE ASBESTOS CODE OF PRACTICE - 2011
MOBILE CRANE CODE OF PRACTICE - 2006
SCAFFOLDING CODE OF PRACTICE - 2009

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 BALUSTADING 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.

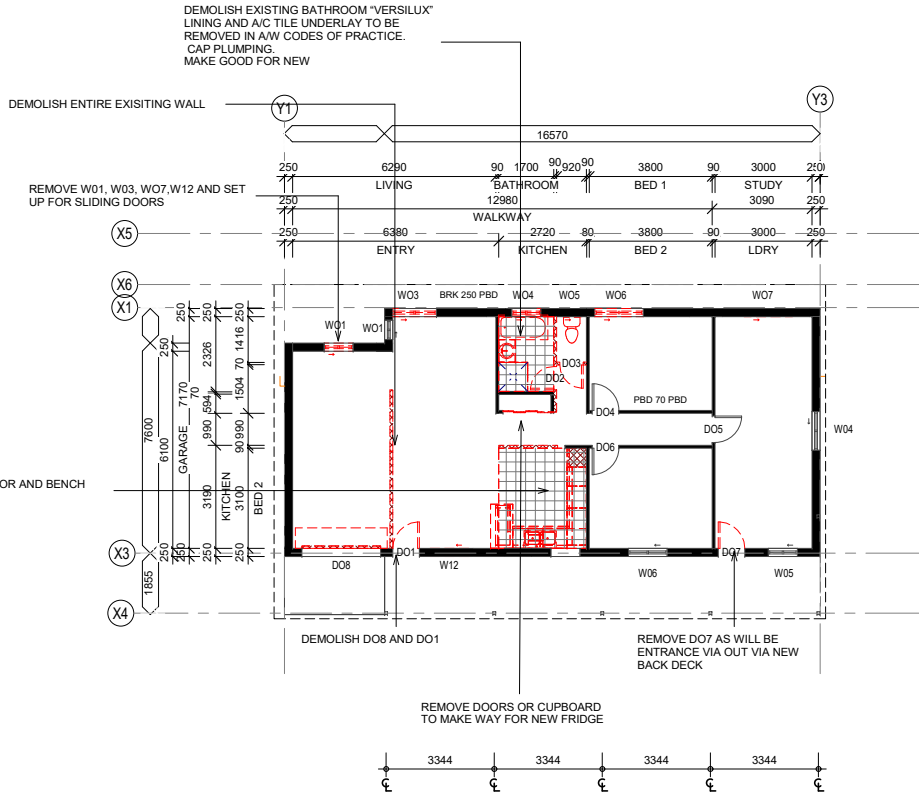
CUT LINTEL TO LENGTH AND POSITION.

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.



GROUND FLOOR DEMOLITION

1 : 100



SJM DESIGNS

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Consultant
Address
Phone
Fax
e-mail

No.	Description	Date

Project Address

90 Mountain
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Sarah
McGowan

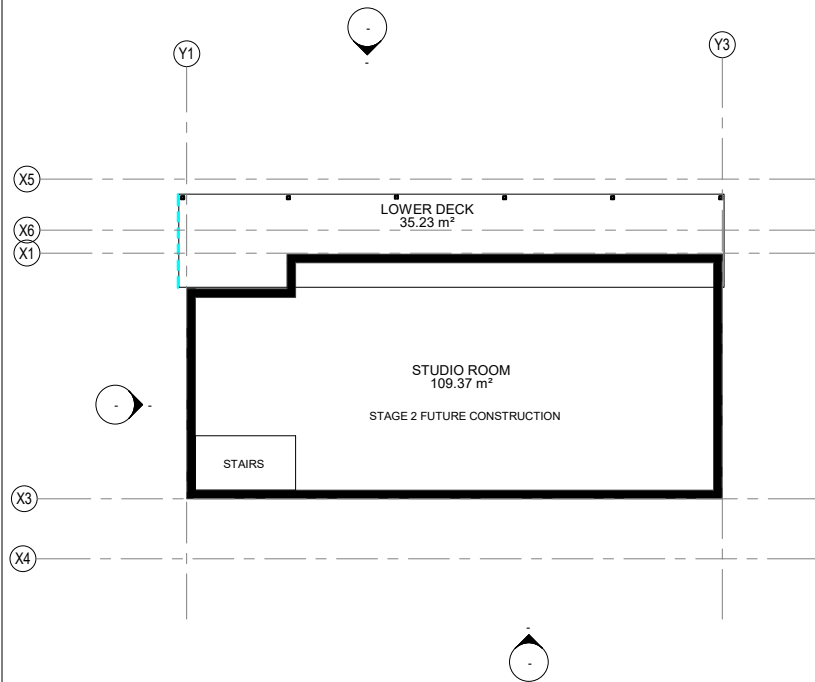
DEMOLITION PLANS

Existing Residence

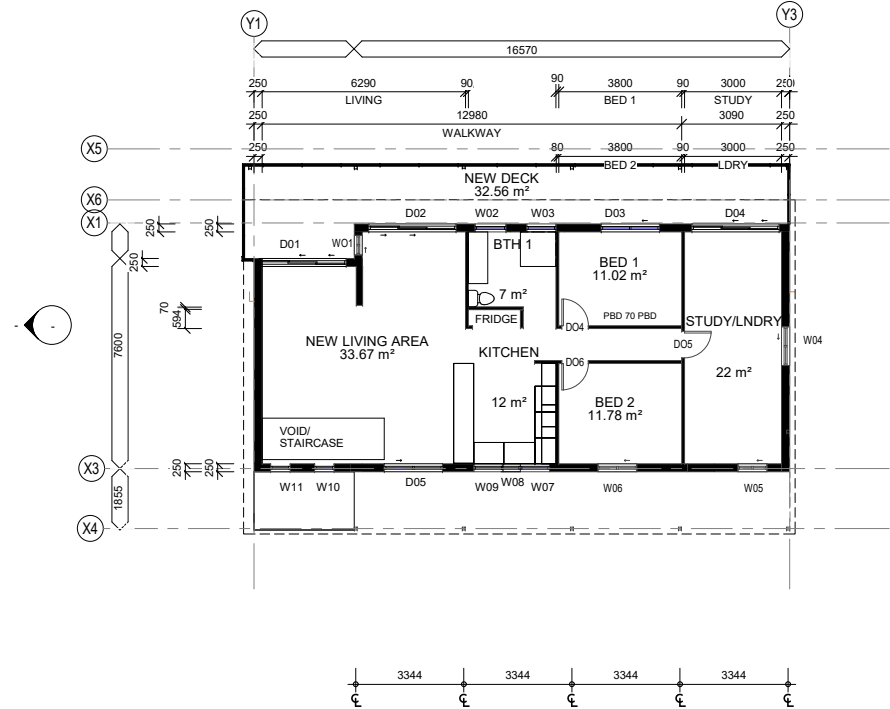
Project number J101/20

Date	Issue Date
Drawn by	Author
Checked by	Checker
WD03	
Scale	1 : 100

- FITTINGS LEGEND**
 B BATH
 BIR BUILT IN ROBE
 DP DOWNPIPE
 HP HOT PLATE
 LT LAUNDRY TUB
 P PANTRY
 R REFRIGERATOR
 S SINK
 SHR SHOWER
 VB VANITY BASIN
 W WASHER
 WC WATER CLOSET
 WO WALL OVEN
FINISHES LEGEND
 ALU ALUMINIUM
 ASB ASBESTOS
 BRK BRICK
 CBD COLORBOND
 CON CONCRETE
 CPT CARPET
 GLA GLASS
 PNT PAINT
 PBD
 PLASTERBOARD
 PCD POWDER
 COATED
 STL STEEL
 TIM TIMBER
 TLE TILES



2 LOWER LEVEL PROPOSED
 WD02 1 : 100



1 GROUND FLOOR PROPOSED
 WD02 1 : 100



SJM DESIGNS

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Consultant
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 Phone
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No.	Description	Date

Project Address

90 Mountain
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PROPOSED PLANS

Existing Residence

Project number J101/20

Date	Issue Date
Drawn by	Author
Checked by	Checker
WD04	
Scale	1 : 100