JDA HOTELS

HUON HILL CLUB LTD

48 REID STREET, WODONGA VIC 3690

CROWN ALLOTMENT 2025
TP 835450X
SITE AREA 9648m2



DRAWING SCHEDULE- TOWN PLANING

Sheet Number	Sheet Name	Current Revision	Current Revision Date
TP0.00	COVER SHEET	2	26.15.2025
TP1.10	SITE PLAN - EXISTING	1	20.03.2025
TP1.30	SITE PLAN - PROPOSED	2	26.15.2025
TP2.10	FLOOR PLAN EXISTING/DEMO STAGE 1- LOWER GROUND	1	20.03.2025
TP2.11	FLOOR PLAN EXISTING/DEMO STAGE 1- GROUND FLOOR	1	20.03.2025
TP2.12	FLOOR PLAN EXISTING/DEMO STAGE 1- ROOF PLAN	1	20.03.2025
TP2.14	FLOOR PLAN EXISTING/DEMO STAGE 2- GROUND FLOOR	1	20.03.2025
TP2.15	FLOOR PLAN EXISTING/DEMO STAGE 2- ROOF PLAN	1	20.03.2025
TP2.30	FLOOR PLAN PROPOSED STAGE 1- LOWER GROUND	2	26.15.2025
TP2.31	FLOOR PLAN PROPOSED STAGE 1- GROUND FLOOR	2	26.15.2025
TP2.32	FLOOR PLAN PROPOSED STAGE 1- ROOF PLAN	1	20.03.2025
TP2.34	FLOOR PLAN PROPOSED STAGE 2- GROUND FLOOR	1	20.03.2025
TP2.35	FLOOR PLAN PROPOSED STAGE 2- ROOF PLAN	1	20.03.2025
TP3.10	REFLECTED CEILING PLAN EXISTING/DEMO- LOWER GROUND	1	20.03.2025
TP3.11	REFLECTED CEILING PLAN EXISTING/DEMO- GROUND FLOOR	1	20.03.2025
TP3.30	REFLECTED CEILING PLAN - LOWER GROUND	1	20.03.2025

DRAWING SCHEDULE- TOWN PLANING

Sheet Number	Sheet Name	Current Revision	Current Revision Date
TP3.31	REFLECTED CEILING PLAN - GROUND FLOOR	1	20.03.2025
TP4.10	EXISTING/DEMO ELEVATIONS STAGE 1	1	20.03.2025
TP4.30	PROPOSED ELEVATIONS STAGE 1	2	26.15.2025
TP5.10	EXISTING/DEMO SECTIONS STAGE 1	1	20.03.2025
TP5.30	PROPOSED SECTIONS STAGE 1	1	20.03.2025
TP9.01	EXISTING GROUND LEVEL AREA PLAN	1	20.03.2025
TP9.02	PROPOSED GROUND LEVEL AREA PLAN STAGE 1	1	20.03.2025
TP9.03	PROPOSED GROUND LEVEL AREA PLAN STAGE 2	1	20.03.2025
TP9.04	EXISTING LOWER GROUND AREA PLAN	1	20.03.2025
TP9.05	PROPOSED LOWER GROUND AREA PLAN	1	20.03.2025
TP12.01	RED LINE PLAN LOWER GROUND	1	20.03.2025
TP12.02	RED LINE PLAN GROUND FLOOR	1	20.03.2025
TP12.20	EXISTING EASMENT PLAN	1	20.03.2025
TP12.21	PROPOSED VARIED EASMENT PLAN	1	20.03.2025
TP. S103	MATERIAL SCHEDULE	2	26.15.2025



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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE
2	26.15.2025	TOWN PLANNING SET UPDATE

Project
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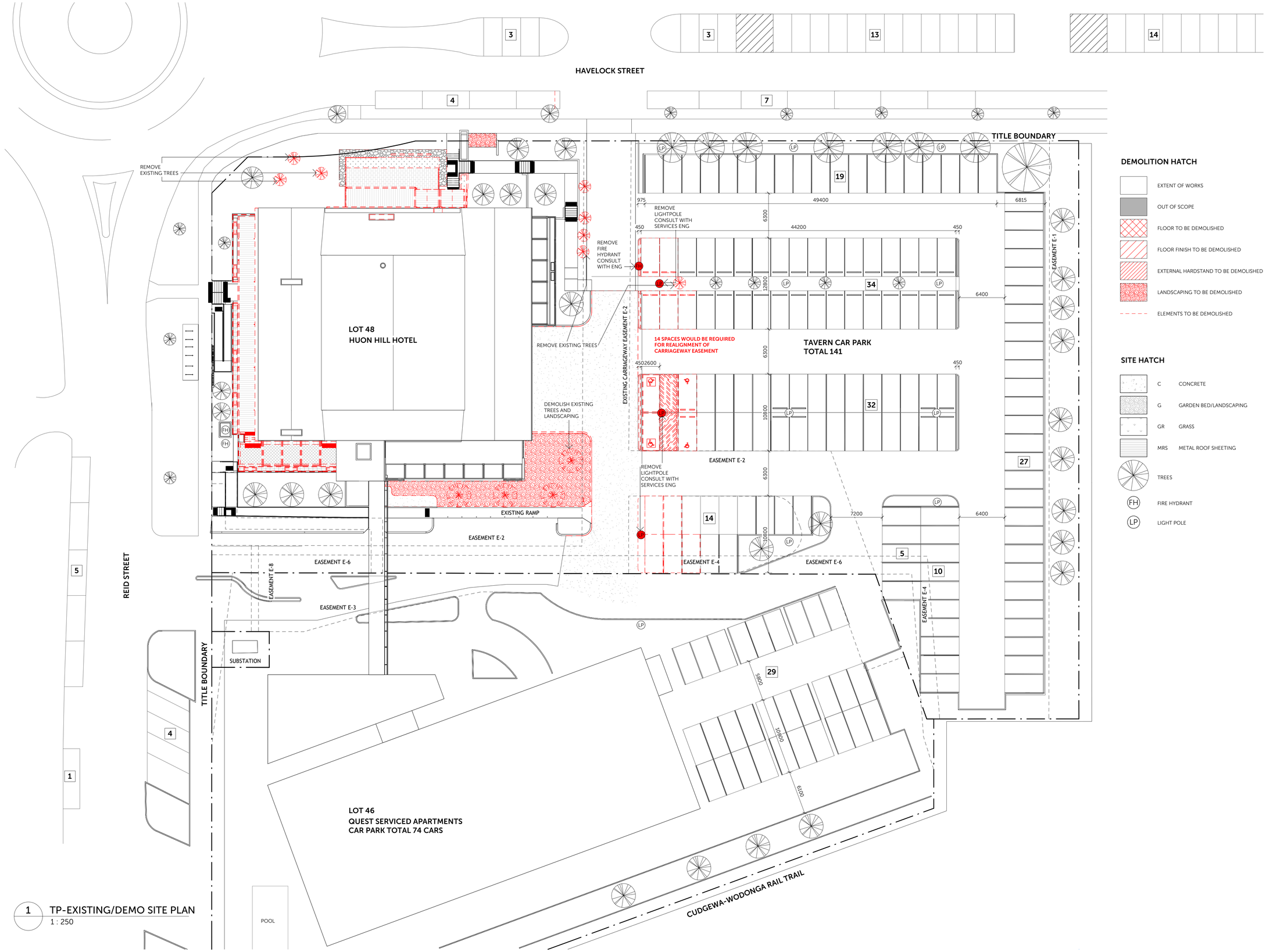
For
JDA HOTELS

Drawing
COVER SHEET

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale at A1

Project No.	Drawing No.	Revision
M2400057	TP0.00	2



1 TP-EXISTING/DEMO SITE PLAN
1 : 250

DEMOLITION HATCH

- EXTENT OF WORKS
- OUT OF SCOPE
- FLOOR TO BE DEMOLISHED
- FLOOR FINISH TO BE DEMOLISHED
- EXTERNAL HARDSTAND TO BE DEMOLISHED
- LANDSCAPING TO BE DEMOLISHED
- ELEMENTS TO BE DEMOLISHED

SITE HATCH

- C CONCRETE
- G GARDEN BED/LANDSCAPING
- GR GRASS
- MRS METAL ROOF SHEETING
- TREES
- FH FIRE HYDRANT
- LP LIGHT POLE

DEMOLITION NOTES

1 GENERALLY
A. DEMOLISH WALLS AND CONCRETE SLABS AS REQUIRED. REFER TO STRUCTURAL ENGINEER'S DETAILS FOR EXTENT OF NEW FOOTINGS, SLABS AND PROPPING OF EXISTING STRUCTURE.
B. ALLOW TO REINSTATE AND MAKE GOOD TO THE ORIGINAL CONDITION ANY DAMAGE TO EXISTING AND/OR ADJOINING SURFACES DUE TO THE DEMOLITION AND CONSTRUCTION OF NEW WORKS.
C. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS INCLUDING CONSULTANTS' DOCUMENTATION FOR THE FULL EXTENT OF DEMOLITION WORKS. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO READ AND COORDINATE THE EXISTING AND NEW WORKS.
D. ALL NECESSARY MEASURES SHALL BE TAKEN TO PREVENT NUISANCE FROM DUST DURING DEMOLITION.
E. ON COMPLETION, ALL TEMPORARY PROTECTION SHALL BE REMOVED AND ALL AREAS MADE GOOD.
A. ALL EXISTING MATERIALS FOUND TO BE DEFECTIVE WHERE THE EXISTING CONSTRUCTION IS INTERFERED SHALL BE REPLACED WITH NEW MATERIALS TO MATCH THE EXISTING. CONTRACTOR TO NOTIFY THE ARCHITECT OF ALL DEFECTIVE MATERIALS BEFORE PROCEEDING WITH DEMOLITION.
B. ALL WORK DAMAGED OR DEEMED DEFECTIVE FROM DEMOLITION BY ANY TRADE SHALL BE REINSTATED TO MATCH EXISTING WORK.

2 SERVICES
A. THE CONTRACTOR IS TO LOCATE AND IDENTIFY ALL EXISTING SERVICES PRIOR TO COMMENCING DEMOLITION WORKS AND PROVIDE APPROPRIATE ALTERNATIVE CONNECTIONS TO ENSURE NO INTERRUPTION TO ANY SERVICE TO THIS FACILITY, ADJOINING TENANCIES AND PROPERTIES.
B. REFER SERVICES CONSULTANTS' DOCUMENTATION FOR DEMOLITION, TERMINATION AND CAPPING OF EXISTING SERVICES. WHERE NOT SHOWN ON THE DRAWINGS, ALLOW TO REMOVE ALL REDUNDANT EXISTING SERVICE CONDUITS, PIPES AND EQUIPMENT AND MAKE GOOD AS NECESSARY. REDUNDANT SERVICES SHALL BE SEALED OFF AT THE MAIN LINE AND REMOVED.
C. CONFIRM SET OUT OF UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF EARTHWORKS.

3 SITE
A. REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR BULK EARTHWORKS AND EXCAVATION.
B. DEMOLISH, BREAK APART AND REMOVE EXISTING LANDSCAPING SLABS, PAVING AND GROUND AS REQUIRED FOR EXTENT OF NEW WORKS.
C. ALLOW TO MAKE GOOD ALL SOFTSCAPE DUE TO DEMOLITION WORKS.
D. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION FOR FULL EXTENT OF DEMOLITION TO THE SITE, TREE RETENTION AND PROTECTION.

4 ROADS AND FOOTPATHS
A. ALL ROADS, FOOTPATHS AND PUBLIC SERVICES DISTURBED OR DAMAGED AS A RESULT OF THE WORKS SHALL BE MADE GOOD AND REINSTATED UPON COMPLETION.

5 WALLS
A. REMOVE EXISTING PARTITION AND MASONRY WALLS WITHIN THE BUILDING DEMOLITION AREA AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO COMPLETE THE NEW WORKS. THE CONTRACTOR IS TO COORDINATE THE WORKS AND ALLOW FOR AREAS THAT MAY NOT BE INDICATED ON THIS DRAWING.
B. SAW CUT OPENINGS IN WALLS AND/OR FLOORS WHERE REQUIRED TO COMPLETE THE WORKS INCLUDING WHERE REQUIRED FOR ANY SERVICE PENETRATION. ALLOW TO RECTIFY AND MAKE GOOD TO MATCH EXISTING WHERE ANY SERVICE PENETRATION OCCURS.
C. REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR ALTERATIONS TO EXISTING STRUCTURE.

6 CEILINGS
A. DEMOLISH CEILINGS REQUIRED TO COMPLETE NEW WORKS.
B. REFER TO REFLECTED CEILING PLANS FOR THE FINAL CEILING LAYOUTS, TYPES AND FINISHES.
C. MAKE GOOD TO EXISTING CEILINGS WHERE DAMAGED BY DEMOLITION OR FOR THE INSTALLATION OF NEW SERVICES AS REQUIRED TO COMPLETE THE NEW WORKS. ALLOW FOR PAINT FINISH TO THE ENTIRE AREA WHERE CEILINGS HAVE BEEN PATCHED.

7 FLOORS
A. REMOVE FLOOR COVERINGS, INCLUDING UNDERLAY, FIXINGS AND ADHESIVES TO AREAS AS SPECIFIED TO HAVE NEW FLOOR FINISHES. SCABBLE AND PREPARE EXISTING SUBSTRATES FOR THE INSTALLATION OF NEW FLOOR FINISHES IN ACCORDANCE WITH THE SPECIFICATION. THIS IS TO INCLUDE THE INSTALLATION OF AN APPROVED TOPPING COMPOUND WHERE REQUIRED TO PROVIDE A SUITABLE LEVEL SUBSTRATE FOR THE SPECIFIED FLOOR FINISH.
B. ALLOW TO REINSTATE ALL FLOORS AND FLOOR FINISHES AS REQUIRED TO MATCH EXISTING WHERE FLOORS ARE TRENCHED FOR NEW SERVICES.
C. ALL FLOORS ARE TO FALL TO FLOOR WASTES WITH A MINIMUM OF 1:100 FALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
D. ALLOW FLUSH FINISH BETWEEN ALL ADJACENT FLOOR FINISHES UNLESS NOTED OTHERWISE.

A. EXISTING CARPETS ARE TO BE ROLLED AND RETURNED TO PRINCIPAL.

8 ROOF
A. REMOVE ALL ROOFS, FLASHINGS, CAPPINGS, GUTTERS ETC. AS REQUIRED FOR THE COMPLETION OF THE WORKS.
B. ALLOW TO REINSTATE ALL ROOFS AS REQUIRED WHERE EXISTING SERVICES ARE RELOCATED AND/OR NEW SERVICES ARE INSTALLED. THIS INCLUDES THE INSTALLATION AN REINSTATEMENT OF ALL FLASHINGS, CAPPINGS, GUTTERS ETC. AS REQUIRED TO COMPLETE THE WORKS AND LEAVE THE ROOF WATERTIGHT.
C. ALLOW TO REMOVE ALL REDUNDANT SERVICES, VENTS, EQUIPMENT TO ROOFS AND FLASH AND/OR CAP TO ENSURE THE ROOF IS WATERTIGHT.

9 JOINERY, FITTINGS AND FIXTURES
A. REMOVE ALL JOINERY ITEMS, FITTINGS AND FIXTURES AS REQUIRED TO COMPLETE NEW WORKS. ALLOW TO RELOCATE AND/OR TERMINATE EXISTING SERVICES THAT ARE PART OF FIXTURES AND FITTINGS AS REQUIRED TO COMPLETE NEW WORKS.
B. ALL LOOSE AND REMOVABLE ITEMS ARE TO BE RETURNED TO THE PRINCIPAL UNLESS NOTED OTHERWISE. LIAISE WITH PRINCIPAL AS TO THE EXTENT OF ITEMS TO BE RETAINED AND RETURNED. ALLOW TO REMOVE AND REINSTATE ITEMS THAT ARE TO BE REUSED IN THE FINISHED AREAS AS REQUIRED.
C. RELOCATE ASSOCIATED SERVICES THAT REQUIRE REFIXING DUE TO NEW WORKS.

10 FOOD SERVICES (BAR, KITCHEN, CAFE)
A. ALL LOOSE FRIDGES, COOKING EQUIPMENT, REMOVABLE ITEMS ARE TO BE RETAINED BY THE CLIENT UNO. LIAISE WITH PRINCIPAL AS TO EXTENT OF EQUIPMENT TO BE RETAINED AND RETURNED. REFER TO SERVICE CONSULTANTS DOCUMENTATION FOR THE EXTENT OF EQUIPMENT TO BE RELOCATED AND RETAINED AND RE-USED. REFER TO SERVICES CONSULTANTS DOCUMENTS FOR EXTENT OF RELOCATED AND NEW SERVICES. REMAINING ITEMS TO BE DEMOLISHED.
B. ALL REDUNDANT SERVICES TO BE REMOVED, CAPPED OFF AND TERMINATED.

11 SIGNAGE
A. PROMOTIONAL DISPLAYS AND SIGNAGE THAT ARE REQUIRED TO BE REMOVED ARE TO BE RETURNED TO THE PRINCIPAL.

12 OTHER CONTRACTORS (AV, BEER, POST MIX ETC)
A. THE CONTRACTOR IS TO ALLOW FOR THE ATTENDANCE AND CO-ORDINATION OF SEPARATE CONTRACTORS INCLUDING BUT NOT LIMITED TO AV, SECURITY, SIGNAGE, BEER & POST MIX, GAMING ETC. THE CONTRACTOR IS TO ALLOW TO LIAISE WITH OTHER CONTRACTORS AND PROVIDE SUFFICIENT NOTICE FOR THE WORKS OF OTHERS.
B. ALLOW TO REMOVE AND RELOCATE AUDIO VISUAL EQUIPMENT AFFECTED BY NEW WORKS. RETURN UNUSED EQUIPMENT TO THE PRINCIPAL.

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Revisions
1 20.03.2025 TOWN PLANNING SET ISSUE

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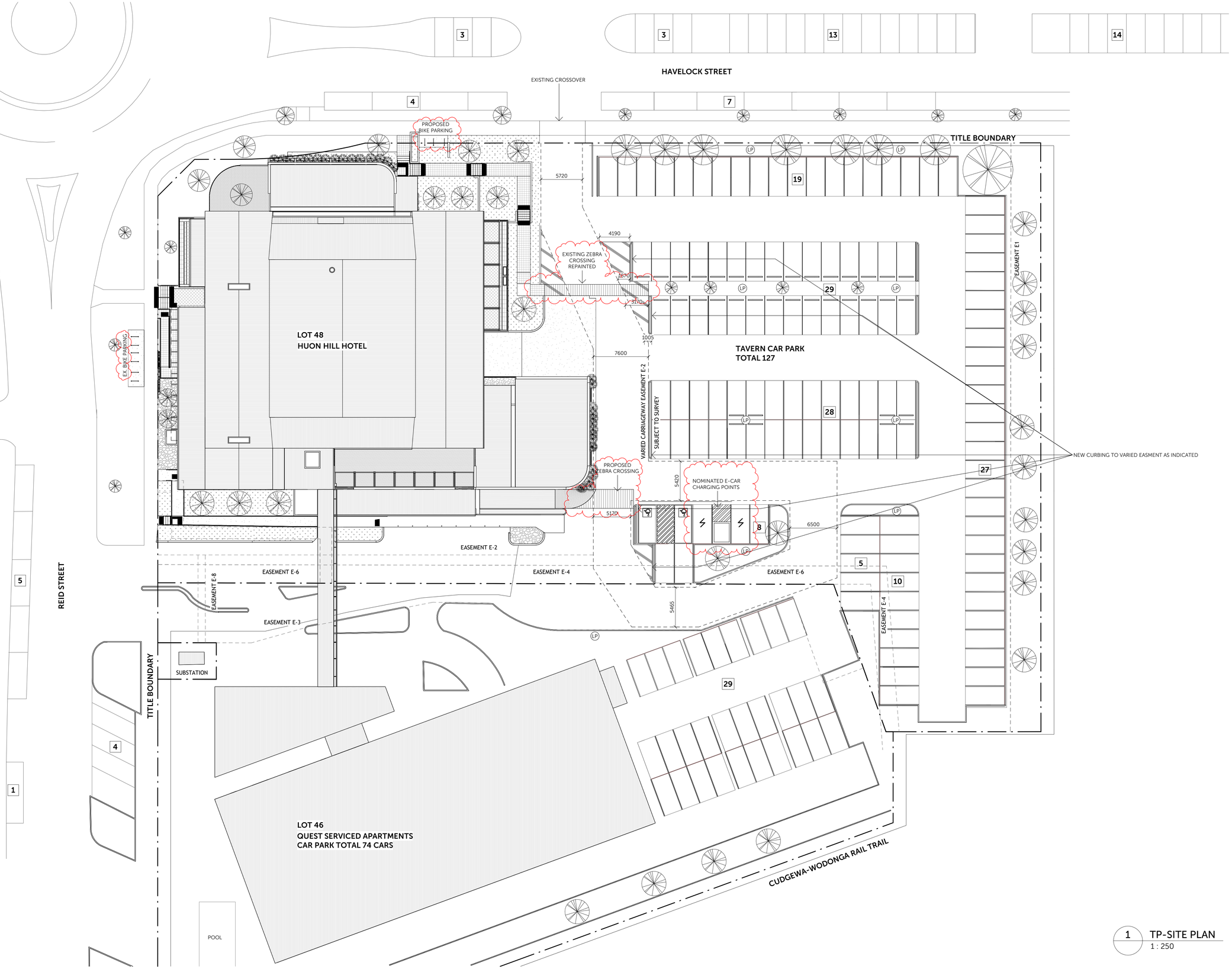
For
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Drawing
SITE PLAN - EXISTING

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale As indicated at A1

Project No.	Drawing No.	Revision
M2400057	TP1.10	1



GENERALLY

1A. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION FOR FULL EXTENT OF WORKS.

1B. ANY DESCREPANCIES IN THE DOCUMENTATION ARE TO BE RAISED WITH THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION AND/OR FABRICATION.

1C. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DOCUMENTATION FOR FULL EXTENT OF WORKS.

1D. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND/OR FABRICATION.

1E. CONSTRUCTION RELATED SITE ACCESS, CONTRACTOR AREAS AND HOARDING LOCATIONS SHALL BE NEGOTIATED WITH THE PRINCIPAL PRIOR TO POSSESSION OF SITE.

1F. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, ALL RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY BY-LAWS.

1G. THE FACILITY WILL BE OCCUPIED AND TRADING THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL LIMIT ANY DISTURBANCE TO THE FACILITY, ITS TRADE AND OCCUPANTS. EXISTING SERVICES REQUIRED FOR THE PURPOSE OF TRADING SHALL NOT BE INTERRUPTED WITHOUT REASONABLE PRIOR NOTICE AND APPROVAL BY THE PRINCIPAL.

1H. THE CONTRACTOR SHALL ARRANGE FOR A SITE SURVEY TO CONFIRM THE EXISTING FINISHED FLOOR LEVELS AND CONFIRM ALL NEW FINISHED FLOOR LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORKS.

CEILING

2A. CEILING HEIGHTS NOTED RELATE TO HEIGHT ABOVE FINISHED FLOOR LEVEL.

2B. THE CONTRACTOR IS TO COORDINATE ELECTRICAL AND MECHANICAL SERVICES LAYOUTS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE FABRICATION AND INSTALLATION OF ANY ITEMS.

2C. WHERE NOT NOTED IN THE DOCUMENTS, THE CONTRACTOR IS TO ALLOW FOR ACCESS PANELS AS REQUIRED FOR ALL ELECTRICAL AND MECHANICAL SERVICES TO COMPLETE THE WORKS. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL ACCESS PANELS ON SITE PRIOR TO FABRICATION AND INSTALLATION.

2D. MAKE GOOD EXISTING CEILINGS WHERE DAMAGED FOR NEW WORKS. THIS INCLUDES, BUT IS NOT LIMITED TO THE INSTALLATION OF SERVICES AND/OR BUILDING WORKS AS REQUIRED TO COMPLETE THE NEW WORKS. ALLOW FOR NEW PAINT FINISH TO THE ENTIRE AREA WHERE CEILINGS ARE PATCHED.

ROOF

3A. THE CONTRACTOR IS TO FLASH AND SEAL ALL PENETRATIONS THROUGH THE ROOF SHEETING TO ENSURE THE ROOF IS WATERTIGHT UPON COMPLETION.

3B. REFER TO THE SPECIFICATION FOR ROOF ACCESS, ANCHOR POINTS AND SAFETY SYSTEM.

3C. THE CONTRACTOR IS TO INSPECT THE ROOF PRIOR TO THE ACCEPTANCE OF THE CONTRACT. THE CONTRACTOR IS TO ALLOW FOR THE RECTIFICATION OF ANY VISIBLE DAMAGE TO THE EXISTING ROOFS AS THEY ARE FOUND DURING THE TENDER PERIOD.

INTERIOR

4A. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION. WHERE THERE IS ANY DISCREPANCY IN SIZES NOMINATED IN THE SPECIFICATION AND THE DRAWINGS THE CONTRACTOR SHALL ALLOW FOR THE GREATER.

4B. THE CONTRACTOR IS TO CONFIRM THE DIMENSIONS OF ALL EQUIPMENT AND APPLIANCES WITH THE PRINCIPAL PRIOR TO FABRICATION OF ANY JOINERY, FURNITURE, KITCHENS, BARS ETC. THAT REQUIRE THIS COORDINATION. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO COORDINATE.

4C. THE CONTRACTOR IS TO PROVIDE ADEQUATE SUPPORT AND FRAMING AS REQUIRED TO ENSURE THAT NO BOWING OF MATERIALS OCCURS OVER TIME.

4D. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER CONSULTANTS DOCUMENTS (MECHANICAL, ELECTRICAL, KITCHEN & BARS ETC) TO ENSURE COORDINATION WITH ALL LIGHTING, VENTILATION AND OTHER EQUIPMENT THAT IS INTEGRATED INTO JOINERY AND THE WORKS. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO COORDINATE.

SITE HATCH

	C	CONCRETE
	G	GARDEN BED/LANDSCAPING
	GR	GRASS
	MRS	METAL ROOF SHEETING
		TREES
FH		FIRE HYDRANT
LP		LIGHT POLE

1 TP-SITE PLAN
1 : 250

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Revisions

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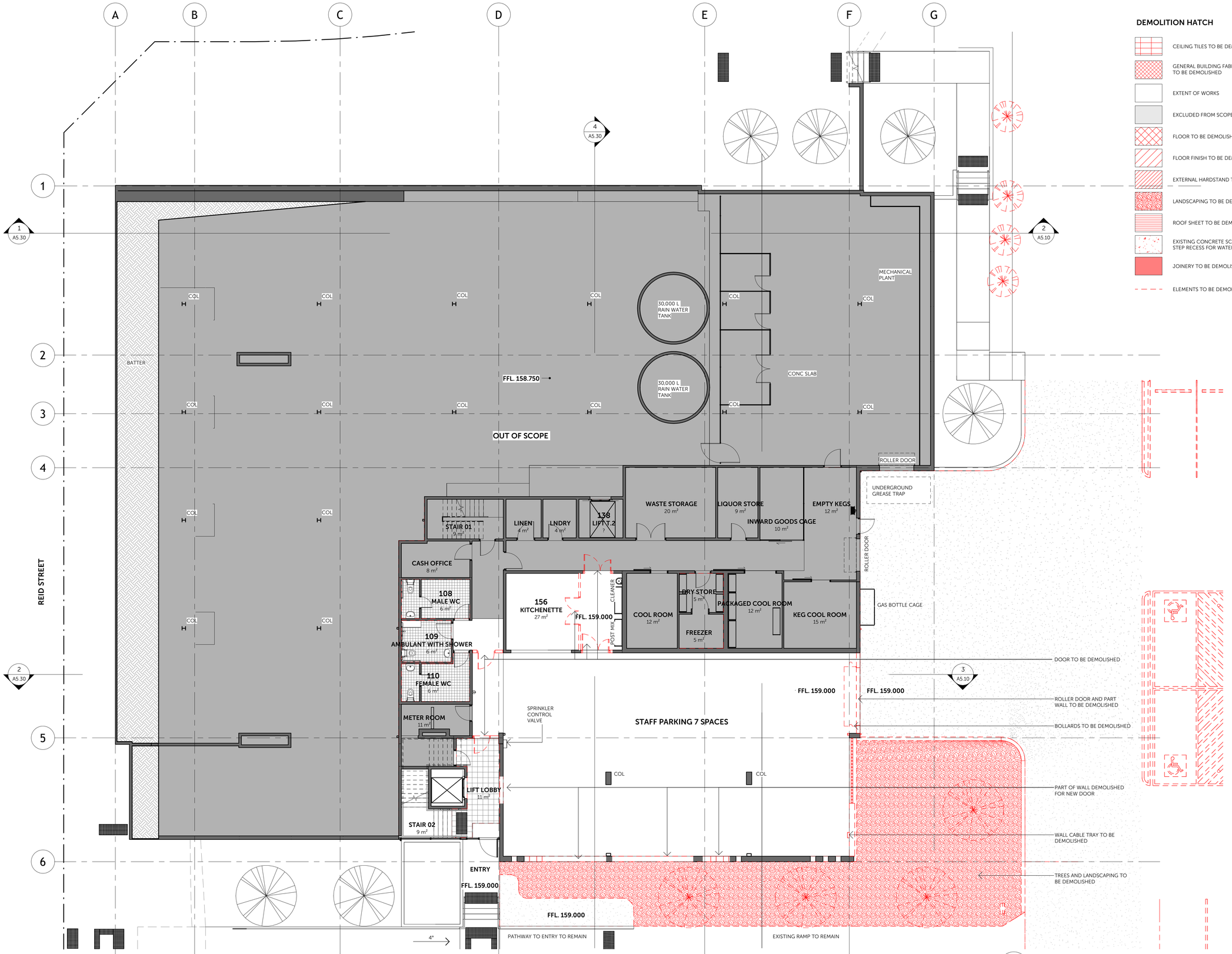
For
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Drawing
SITE PLAN - PROPOSED

TOWN PLANNING

Drawn AM
Reviewed Checker
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Project No.	Drawing No.	Revision
M2400057	TP1.30	2



DEMOLITION HATCH

- CEILING TILES TO BE DEMOLISHED
- GENERAL BUILDING FABRIC / MATERIAL TO BE DEMOLISHED
- EXTENT OF WORKS
- EXCLUDED FROM SCOPE OF WORKS
- FLOOR TO BE DEMOLISHED
- FLOOR FINISH TO BE DEMOLISHED
- EXTERNAL HARDSTAND TO BE DEMOLISHED
- LANDSCAPING TO BE DEMOLISHED
- ROOF SHEET TO BE DEMOLISHED
- EXISTING CONCRETE SCABBLED TO PROVIDE STEP RECESS FOR WATERPROOFING.
- JOINERY TO BE DEMOLISHED
- ELEMENTS TO BE DEMOLISHED

DEMOLITION NOTES

1 GENERALLY
A. DEMOLISH WALLS AND CONCRETE SLABS AS REQUIRED. REFER TO STRUCTURAL ENGINEER'S DETAILS FOR EXTENT OF NEW FOOTINGS, SLABS AND PROPPING OF EXISTING STRUCTURE.
B. ALLOW TO REINSTATE AND MAKE GOOD TO THE ORIGINAL CONDITION ANY DAMAGE TO EXISTING AND/OR ADJOINING SURFACES DUE TO THE DEMOLITION AND CONSTRUCTION OF NEW WORKS.
C. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS INCLUDING CONSULTANTS' DOCUMENTATION FOR THE FULL EXTENT OF DEMOLITION WORKS. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO READ AND COORDINATE THE EXISTING AND NEW WORKS.
D. ALL NECESSARY MEASURES SHALL BE TAKEN TO PREVENT NUISANCE FROM DUST DURING DEMOLITION.
E. ON COMPLETION, ALL TEMPORARY PROTECTION SHALL BE REMOVED AND ALL AREAS MADE GOOD.
A. ALL EXISTING MATERIALS FOUND TO BE DEFECTIVE WHERE THE EXISTING CONSTRUCTION IS INTERFERED SHALL BE REPLACED WITH NEW MATERIALS TO MATCH THE EXISTING. CONTRACTOR TO NOTIFY THE ARCHITECT OF ALL DEFECTIVE MATERIALS BEFORE PROCEEDING WITH DEMOLITION.
B. ALL WORK DAMAGED OR DEEMED DEFECTIVE FROM DEMOLITION BY ANY TRADE SHALL BE REINSTATED TO MATCH EXISTING WORK.

2 SERVICES
A. THE CONTRACTOR IS TO LOCATE AND IDENTIFY ALL EXISTING SERVICES PRIOR TO COMMENCING DEMOLITION WORKS AND PROVIDE APPROPRIATE ALTERNATIVE CONNECTIONS TO ENSURE NO INTERRUPTION TO ANY SERVICE TO THIS FACILITY, ADJOINING TENANCIES AND PROPERTIES.
B. REFER SERVICES CONSULTANTS' DOCUMENTATION FOR DEMOLITION, TERMINATION AND CAPPING OF EXISTING SERVICES. WHERE NOT SHOWN ON THE DRAWINGS, ALLOW TO REMOVE ALL REDUNDANT EXISTING SERVICE CONDUITS, PIPES AND EQUIPMENT AND MAKE GOOD AS NECESSARY. REDUNDANT SERVICES SHALL BE SEALED OFF AT THE MAIN LINE AND REMOVED.
C. CONFIRM SET OUT OF UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF EARTHWORKS.

3 SITE
A. REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR BULK EARTHWORKS AND EXCAVATION.
B. DEMOLISH, BREAK APART AND REMOVE EXISTING LANDSCAPING SLABS, PAVING AND GROUND AS REQUIRED FOR EXTENT OF NEW WORKS.
C. ALLOW TO MAKE GOOD ALL SOFTSCAPE DUE TO DEMOLITION WORKS.
D. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION FOR FULL EXTENT OF DEMOLITION TO THE SITE, TREE RETENTION AND PROTECTION.

4 ROADS AND FOOTPATHS
A. ALL ROADS, FOOTPATHS AND PUBLIC SERVICES DISTURBED OR DAMAGED AS A RESULT OF THE WORKS SHALL BE MADE GOOD AND REINSTATED UPON COMPLETION.

5 WALLS
A. REMOVE EXISTING PARTITION AND MASONRY WALLS WITHIN THE BUILDING DEMOLITION AREA AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO COMPLETE THE NEW WORKS. THE CONTRACTOR IS TO COORDINATE THE WORKS AND ALLOW FOR AREAS THAT MAY NOT BE INDICATED ON THIS DRAWING.
B. SAW CUT OPENINGS IN WALLS AND/OR FLOORS WHERE REQUIRED TO COMPLETE THE WORKS INCLUDING WHERE REQUIRED FOR ANY SERVICE PENETRATION. ALLOW TO RECTIFY AND MAKE GOOD TO MATCH EXISTING WHERE ANY SERVICE PENETRATION OCCURS.
C. REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR ALTERATIONS TO EXISTING STRUCTURE.

6 CEILINGS
A. DEMOLISH CEILINGS REQUIRED TO COMPLETE NEW WORKS.
B. REFER TO REFLECTED CEILING PLANS FOR THE FINAL CEILING LAYOUTS, TYPES AND FINISHES.
C. MAKE GOOD TO EXISTING CEILINGS WHERE DAMAGED BY DEMOLITION OR FOR THE INSTALLATION OF NEW SERVICES AS REQUIRED TO COMPLETE THE NEW WORKS. ALLOW FOR PAINT FINISH TO THE ENTIRE AREA WHERE CEILINGS HAVE BEEN PATCHED.

7 FLOORS
A. REMOVE FLOOR COVERINGS, INCLUDING UNDERLAY, FIXINGS AND ADHESIVES TO AREAS AS SPECIFIED TO HAVE NEW FLOOR FINISHES. SCABBLE AND PREPARE EXISTING SUBSTRATES FOR THE INSTALLATION OF NEW FLOOR FINISHES IN ACCORDANCE WITH THE SPECIFICATION. THIS IS TO INCLUDE THE INSTALLATION OF AN APPROVED TOPPING COMPOUND WHERE REQUIRED TO PROVIDE A SUITABLE LEVEL SUBSTRATE FOR THE SPECIFIED FLOOR FINISH.
B. ALLOW TO REINSTATE ALL FLOORS AND FLOOR FINISHES AS REQUIRED TO MATCH EXISTING WHERE FLOORS ARE TRENCHED FOR NEW SERVICES.
C. ALL FLOORS ARE TO FALL TO FLOOR WASTES WITH A MINIMUM OF 1:100 FALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
D. ALLOW FLUSH FINISH BETWEEN ALL ADJACENT FLOOR FINISHES UNLESS NOTED OTHERWISE.

A. EXISTING CARPETS ARE TO BE ROLLED AND RETURNED TO PRINCIPAL.

8 ROOF
A. REMOVE ALL ROOFS, FLASHINGS, CAPPINGS, GUTTERS ETC. AS REQUIRED FOR THE COMPLETION OF THE WORKS.
B. ALLOW TO REINSTATE ALL ROOFS AS REQUIRED WHERE EXISTING SERVICES ARE RELOCATED AND/OR NEW SERVICES ARE INSTALLED. THIS INCLUDES THE INSTALLATION AN REINSTATEMENT OF ALL FLASHINGS, CAPPINGS, GUTTERS ETC. AS REQUIRED TO COMPLETE THE WORKS AND LEAVE THE ROOF WATERTIGHT.
C. ALLOW TO REMOVE ALL REDUNDANT SERVICES, VENTS, EQUIPMENT TO ROOFS AND FLASH AND/OR CAP TO ENSURE THE ROOF IS WATERTIGHT.

9 JOINERY, FITTINGS AND FIXTURES
A. REMOVE ALL JOINERY ITEMS, FITTINGS AND FIXTURES AS REQUIRED TO COMPLETE NEW WORKS. ALLOW TO RELOCATE AND/OR TERMINATE EXISTING SERVICES THAT ARE PART OF FIXTURES AND FITTINGS AS REQUIRED TO COMPLETE NEW WORKS.
B. ALL LOOSE AND REMOVABLE ITEMS ARE TO BE RETURNED TO THE PRINCIPAL UNLESS NOTED OTHERWISE. LIAISE WITH PRINCIPAL AS TO THE EXTENT OF ITEMS TO BE RETAINED AND RETURNED. ALLOW TO REMOVE AND REINSTATE ITEMS THAT ARE TO BE REUSED IN THE FINISHED AREAS AS REQUIRED.
C. RELOCATE ASSOCIATED SERVICES THAT REQUIRE REFIXING DUE TO NEW WORKS.

10 FOOD SERVICES (BAR, KITCHEN, CAFE)
A. ALL LOOSE FRIDGES, COOKING EQUIPMENT, REMOVABLE ITEMS ARE TO BE RETAINED BY THE CLIENT UNO. LIAISE WITH PRINCIPAL AS TO EXTENT OF EQUIPMENT TO BE RETAINED AND RETURNED. REFER TO SERVICE CONSULTANTS DOCUMENTATION FOR THE EXTENT OF EQUIPMENT TO BE RELOCATED AND RETAINED AND RE-USED. REFER TO SERVICES CONSULTANTS DOCUMENTS FOR EXTENT OF RELOCATED AND NEW SERVICES. REMAINING ITEMS TO BE DEMOLISHED.
B. ALL REDUNDANT SERVICES TO BE REMOVED, CAPPED OFF AND TERMINATED.

11 SIGNAGE
A. PROMOTIONAL DISPLAYS AND SIGNAGE THAT ARE REQUIRED TO BE REMOVED ARE TO BE RETURNED TO THE PRINCIPAL.

12 OTHER CONTRACTORS (AV, BEER, POST MIX ETC)
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B. ALLOW TO REMOVE AND RELOCATE AUDIO VISUAL EQUIPMENT AFFECTED BY NEW WORKS. RETURN UNUSED EQUIPMENT TO THE PRINCIPAL.

1 TP-EXISTING/DEMO FLOOR PLAN STAGE 1- LOWER GROUND
1 : 100

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Revisions
1 20.03.2025 TOWN PLANNING SET ISSUE

Project
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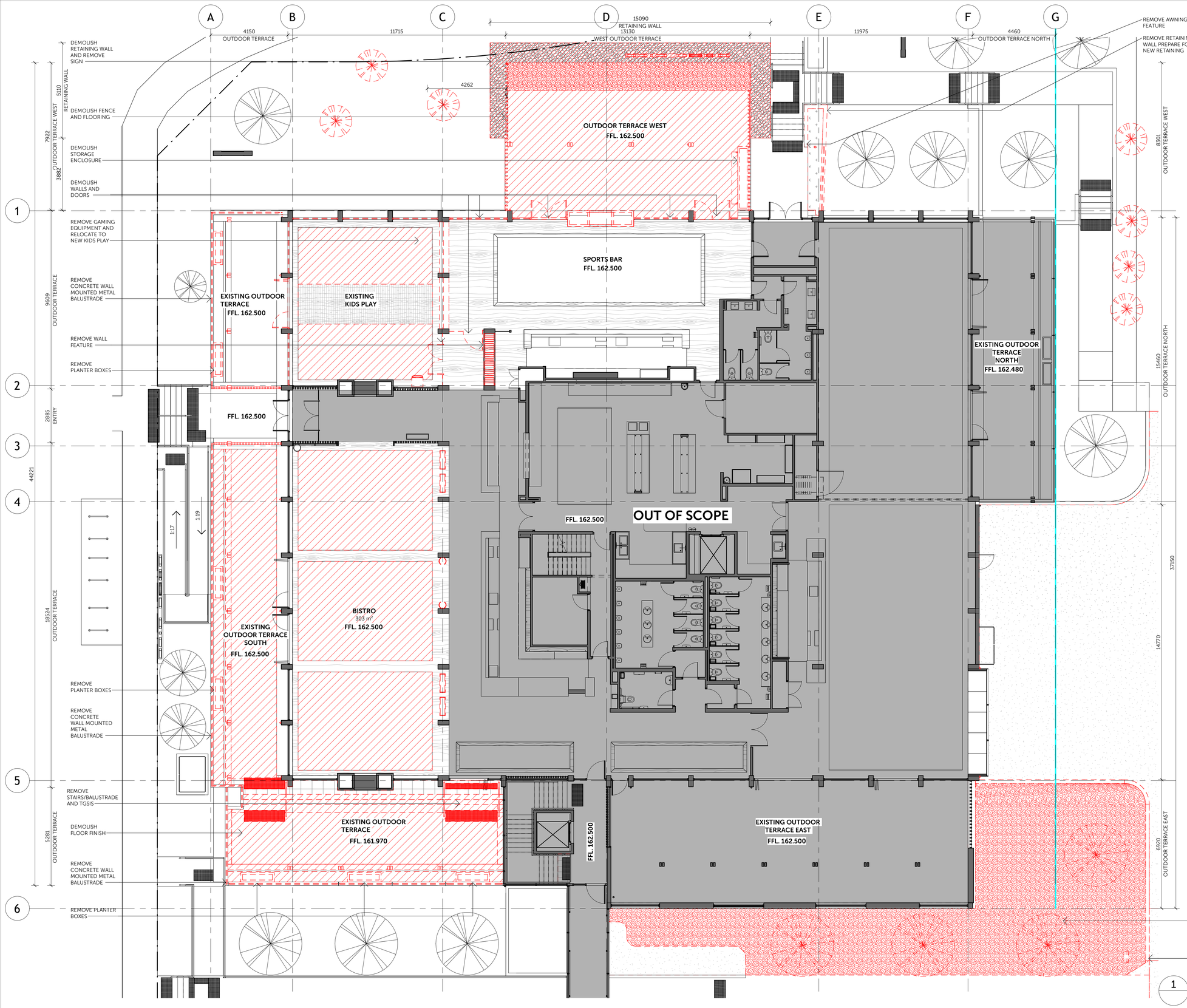
For
JDA HOTELS

Drawing
FLOOR PLAN EXISTING/DEMO STAGE 1- LOWER GROUND

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP2.10	1



DEMOLITION HATCH

- CEILING TILES TO BE DEMOLISHED
- GENERAL BUILDING FABRIC / MATERIAL TO BE DEMOLISHED
- EXTENT OF WORKS
- EXCLUDED FROM SCOPE OF WORKS
- FLOOR TO BE DEMOLISHED
- FLOOR FINISH TO BE DEMOLISHED
- EXTERNAL HARDSTAND TO BE DEMOLISHED
- LANDSCAPING TO BE DEMOLISHED
- ROOF SHEET TO BE DEMOLISHED
- EXISTING CONCRETE SCABBLED TO PROVIDE STEP RECESS FOR WATERPROOFING.
- JOINERY TO BE DEMOLISHED
- ELEMENTS TO BE DEMOLISHED

DEMOLITION NOTES

1 GENERALLY
A. DEMOLISH WALLS AND CONCRETE SLABS AS REQUIRED. REFER TO STRUCTURAL ENGINEER'S DETAILS FOR EXTENT OF NEW FOOTINGS, SLABS AND PROPPING OF EXISTING STRUCTURE.
B. ALLOW TO REINSTATE AND MAKE GOOD TO THE ORIGINAL CONDITION ANY DAMAGE TO EXISTING AND/OR ADJOINING SURFACES DUE TO THE DEMOLITION AND CONSTRUCTION OF NEW WORKS.
C. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS INCLUDING CONSULTANTS' DOCUMENTATION FOR THE FULL EXTENT OF DEMOLITION WORKS. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO READ AND COORDINATE THE EXISTING AND NEW WORKS.
D. ALL NECESSARY MEASURES SHALL BE TAKEN TO PREVENT NUISANCE FROM DUST DURING DEMOLITION.
E. ON COMPLETION, ALL TEMPORARY PROTECTION SHALL BE REMOVED AND ALL AREAS MADE GOOD.
A. ALL EXISTING MATERIALS FOUND TO BE DEFECTIVE WHERE THE EXISTING CONSTRUCTION IS INTERFERED SHALL BE REPLACED WITH NEW MATERIALS TO MATCH THE EXISTING. CONTRACTOR TO NOTIFY THE ARCHITECT OF ALL DEFECTIVE MATERIALS BEFORE PROCEEDING WITH DEMOLITION.
B. ALL WORK DAMAGED OR DEEMED DEFECTIVE FROM DEMOLITION BY ANY TRADE SHALL BE REINSTATED TO MATCH EXISTING WORK.

2 SERVICES
A. THE CONTRACTOR IS TO LOCATE AND IDENTIFY ALL EXISTING SERVICES PRIOR TO COMMENCING DEMOLITION WORKS AND PROVIDE APPROPRIATE ALTERNATIVE CONNECTIONS TO ENSURE NO INTERRUPTION TO ANY SERVICE TO THIS FACILITY, ADJOINING TENANCIES AND PROPERTIES.
B. REFER SERVICES CONSULTANTS' DOCUMENTATION FOR DEMOLITION, TERMINATION AND CAPPING OF EXISTING SERVICES. WHERE NOT SHOWN ON THE DRAWINGS, ALLOW TO REMOVE ALL REDUNDANT EXISTING SERVICE CONDUITS, PIPES AND EQUIPMENT AND MAKE GOOD AS NECESSARY. REDUNDANT SERVICES SHALL BE SEALED OFF AT THE MAIN LINE AND REMOVED.
C. CONFIRM SET OUT OF UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF EARTHWORKS.

3 SITE
A. REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR BULK EARTHWORKS AND EXCAVATION.
B. DEMOLISH, BREAK APART AND REMOVE EXISTING LANDSCAPING SLABS, PAVING AND GROUND AS REQUIRED FOR EXTENT OF NEW WORKS.
C. ALLOW TO MAKE GOOD ALL SOFTSCAPE DUE TO DEMOLITION WORKS.
D. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION FOR FULL EXTENT OF DEMOLITION TO THE SITE, TREE RETENTION AND PROTECTION.

4 ROADS AND FOOTPATHS
A. ALL ROADS, FOOTPATHS AND PUBLIC SERVICES DISTURBED OR DAMAGED AS A RESULT OF THE WORKS SHALL BE MADE GOOD AND REINSTATED UPON COMPLETION.

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A. REMOVE EXISTING PARTITION AND MASONRY WALLS WITHIN THE BUILDING DEMOLITION AREA AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO COMPLETE THE NEW WORKS. THE CONTRACTOR IS TO COORDINATE THE WORKS AND ALLOW FOR AREAS THAT MAY NOT BE INDICATED ON THIS DRAWING.
B. SAW CUT OPENINGS IN WALLS AND/OR FLOORS WHERE REQUIRED TO COMPLETE THE WORKS INCLUDING WHERE REQUIRED FOR ANY SERVICE PENETRATION. ALLOW TO RECTIFY AND MAKE GOOD TO MATCH EXISTING WHERE ANY SERVICE PENETRATION OCCURS.
C. REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR ALTERATIONS TO EXISTING STRUCTURE.

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B. REFER TO REFLECTED CEILING PLANS FOR THE FINAL CEILING LAYOUTS, TYPES AND FINISHES.
C. MAKE GOOD TO EXISTING CEILINGS WHERE DAMAGED BY DEMOLITION OR FOR THE INSTALLATION OF NEW SERVICES AS REQUIRED TO COMPLETE THE NEW WORKS. ALLOW FOR PAINT FINISH TO THE ENTIRE AREA WHERE CEILINGS HAVE BEEN PATCHED.

7 FLOORS
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B. ALLOW TO REINSTATE ALL FLOORS AND FLOOR FINISHES AS REQUIRED TO MATCH EXISTING WHERE FLOORS ARE TRENCHED FOR NEW SERVICES.
C. ALL FLOORS ARE TO FALL TO FLOOR WASTES WITH A MINIMUM OF 1:100 FALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
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C. ALLOW TO REMOVE ALL REDUNDANT SERVICES, VENTS, EQUIPMENT TO ROOFS AND FLASH AND/OR CAP TO ENSURE THE ROOF IS WATERTIGHT.

9 JOINERY, FITTINGS AND FIXTURES
A. REMOVE ALL JOINERY ITEMS, FITTINGS AND FIXTURES AS REQUIRED TO COMPLETE NEW WORKS. ALLOW TO RELOCATE AND/OR TERMINATE EXISTING SERVICES THAT ARE PART OF FIXTURES AND FITTINGS AS REQUIRED TO COMPLETE NEW WORKS.
B. ALL LOOSE AND REMOVABLE ITEMS ARE TO BE RETURNED TO THE PRINCIPAL UNLESS NOTED OTHERWISE. LIAISE WITH PRINCIPAL AS TO THE EXTENT OF ITEMS TO BE RETAINED AND RETURNED. ALLOW TO REMOVE AND REINSTATE ITEMS THAT ARE TO BE REUSED IN THE FINISHED AREAS AS REQUIRED.
C. RELOCATE ASSOCIATED SERVICES THAT REQUIRE REFIXING DUE TO NEW WORKS.

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A. ALL LOOSE FRIDGES, COOKING EQUIPMENT, REMOVABLE ITEMS ARE TO BE RETAINED BY THE CLIENT UNO. LIAISE WITH PRINCIPAL AS TO EXTENT OF EQUIPMENT TO BE RETAINED AND RETURNED. REFER TO SERVICE CONSULTANTS DOCUMENTATION FOR THE EXTENT OF EQUIPMENT TO BE RELOCATED AND RETAINED AND RE-USED. REFER TO SERVICES CONSULTANTS DOCUMENTS FOR EXTENT OF RELOCATED AND NEW SERVICES. REMAINING ITEMS TO BE DEMOLISHED.
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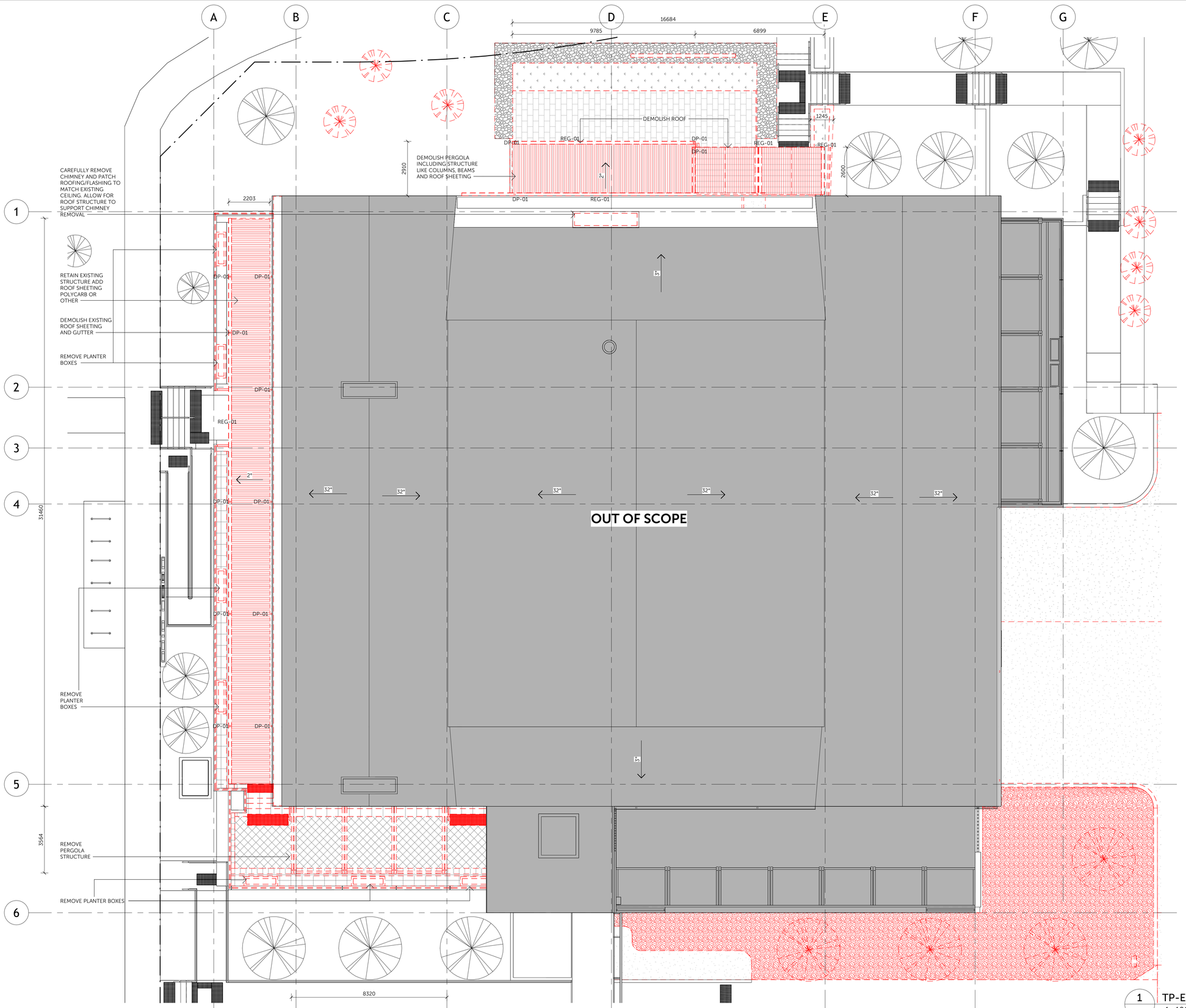
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Drawing
FLOOR PLAN EXISTING/DEMO STAGE 1- GROUND FLOOR

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP2.11	1



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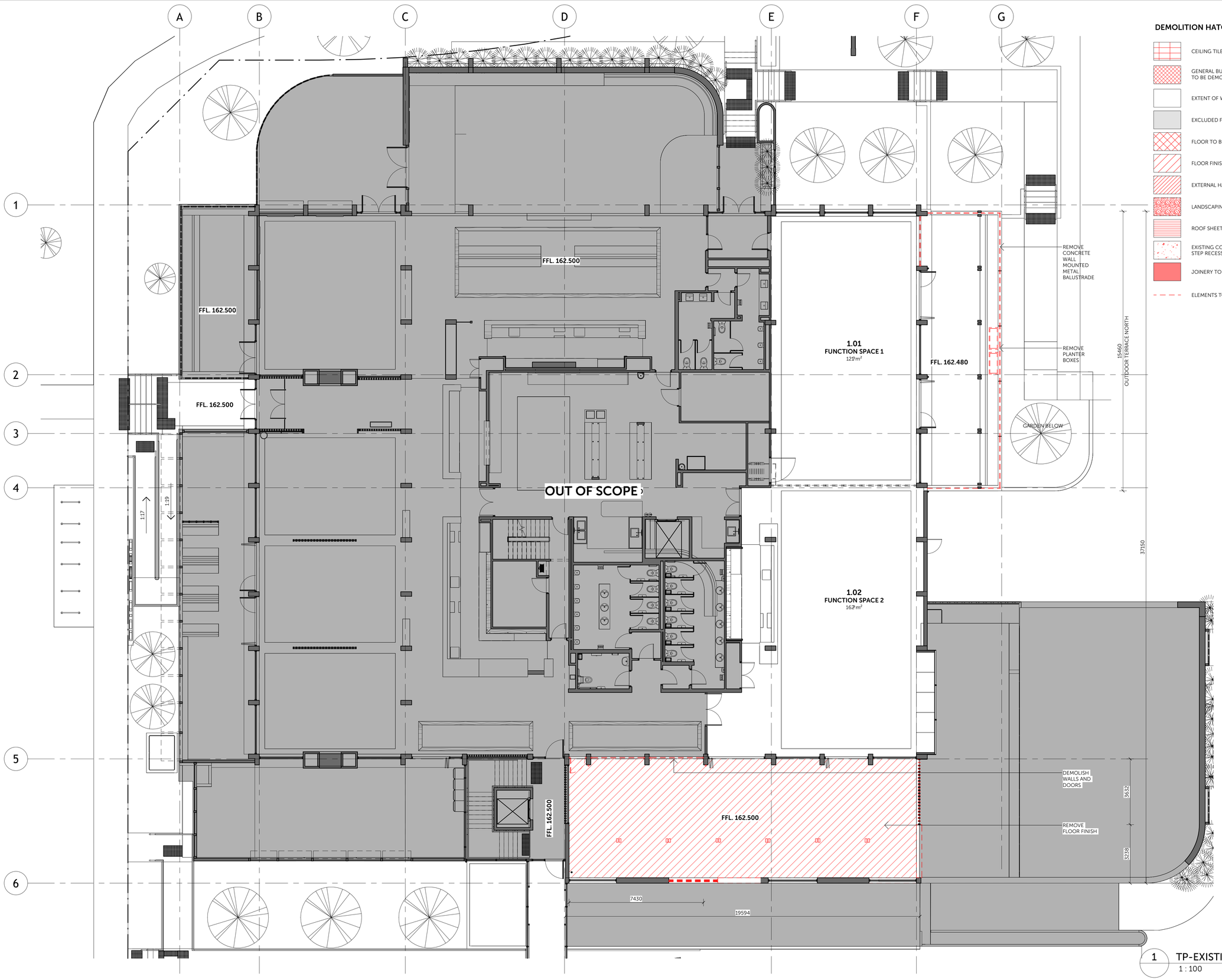
For
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Drawing
FLOOR PLAN EXISTING/DEMO STAGE 1-ROOF PLAN

TOWN PLANNING

Drawn AM
Reviewed Checker
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Project No.	Drawing No.	Revision
M2400057	TP2.12	1



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C. ALLOW TO REMOVE ALL REDUNDANT SERVICES, VENTS, EQUIPMENT TO ROOFS AND FLASH AND/OR CAP TO ENSURE THE ROOF IS WATERTIGHT.

9 JOINERY, FITTINGS AND FIXTURES

A. REMOVE ALL JOINERY ITEMS, FITTINGS AND FIXTURES AS REQUIRED TO COMPLETE NEW WORKS. ALLOW TO RELOCATE AND/OR TERMINATE EXISTING SERVICES THAT ARE PART OF FIXTURES AND FITTINGS AS REQUIRED TO COMPLETE NEW WORKS.
B. ALL LOOSE AND REMOVABLE ITEMS ARE TO BE RETURNED TO THE PRINCIPAL UNLESS NOTED OTHERWISE. LIAISE WITH PRINCIPAL AS TO THE EXTENT OF ITEMS TO BE RETAINED AND RETURNED. ALLOW TO REMOVE AND REINSTATE ITEMS THAT ARE TO BE REUSED IN THE FINISHED AREAS AS REQUIRED.
C. RELOCATE ASSOCIATED SERVICES THAT REQUIRE REFIXING DUE TO NEW WORKS.

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A. ALL LOOSE FRIDGES, COOKING EQUIPMENT, REMOVABLE ITEMS ARE TO BE RETAINED BY THE CLIENT UNO. LIAISE WITH PRINCIPAL AS TO EXTENT OF EQUIPMENT TO BE RETAINED AND RETURNED. REFER TO SERVICE CONSULTANTS DOCUMENTATION FOR THE EXTENT OF EQUIPMENT TO BE RELOCATED AND RETAINED AND RE-USED. REFER TO SERVICES CONSULTANTS DOCUMENTS FOR EXTENT OF RELOCATED AND NEW SERVICES. REMAINING ITEMS TO BE DEMOLISHED.
B. ALL REDUNDANT SERVICES TO BE REMOVED, CAPPED OFF AND TERMINATED.

11 SIGNAGE

A. PROMOTIONAL DISPLAYS AND SIGNAGE THAT ARE REQUIRED TO BE REMOVED ARE TO BE RETURNED TO THE PRINCIPAL.

12 OTHER CONTRACTORS (AV, BEER, POST MIX ETC)

A. THE CONTRACTOR IS TO ALLOW FOR THE ATTENDANCE AND CO-ORDINATION OF SEPARATE CONTRACTORS INCLUDING BUT NOT LIMITED TO AV, SECURITY, SIGNAGE, BEER & POST MIX, GAMING ETC. THE CONTRACTOR IS TO ALLOW TO LIAISE WITH OTHER CONTRACTORS AND PROVIDE SUFFICIENT NOTICE FOR THE WORKS OF OTHERS.
B. ALLOW TO REMOVE AND RELOCATE AUDIO VISUAL EQUIPMENT AFFECTED BY NEW WORKS. RETURN UNUSED EQUIPMENT TO THE PRINCIPAL.

1 TP-EXISTING/DEMO FLOOR PLAN STAGE 2- GROUND FLOOR
1 : 100

BSPN. ARCHITECTURE

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE

Project
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48 REID STREET, WODONGA VIC 3690

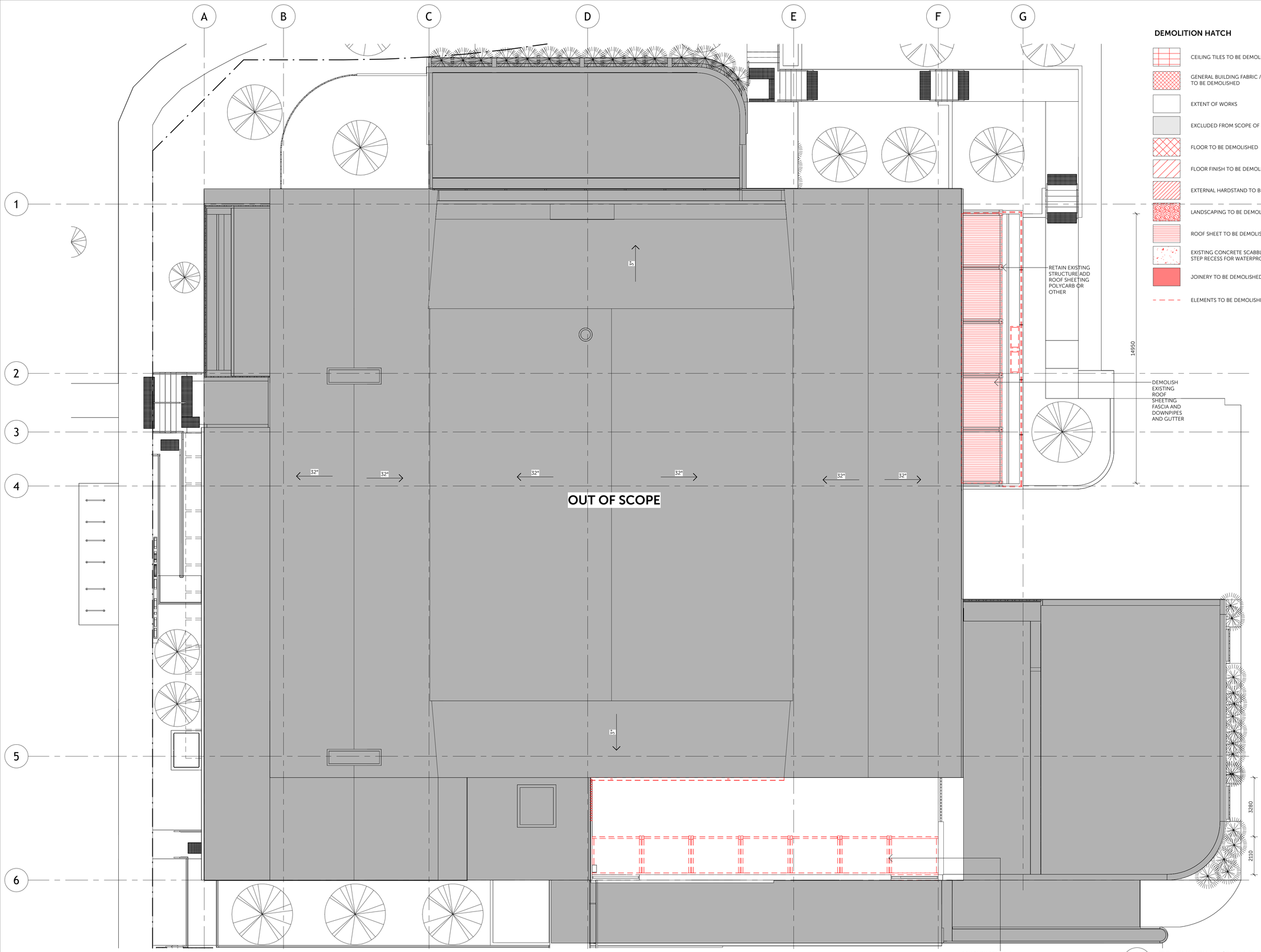
For
JDA HOTELS

Drawing
FLOOR PLAN EXISTING/DEMO STAGE 2- GROUND FLOOR

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP2.14	1



DEMOLITION HATCH

- CEILING TILES TO BE DEMOLISHED
- GENERAL BUILDING FABRIC / MATERIAL TO BE DEMOLISHED
- EXTENT OF WORKS
- EXCLUDED FROM SCOPE OF WORKS
- FLOOR TO BE DEMOLISHED
- FLOOR FINISH TO BE DEMOLISHED
- EXTERNAL HARDSTAND TO BE DEMOLISHED
- LANDSCAPING TO BE DEMOLISHED
- ROOF SHEET TO BE DEMOLISHED
- EXISTING CONCRETE SCABBLED TO PROVIDE STEP RECESS FOR WATERPROOFING.
- JOINERY TO BE DEMOLISHED
- ELEMENTS TO BE DEMOLISHED

DEMOLITION NOTES

1 GENERALLY

A. DEMOLISH WALLS AND CONCRETE SLABS AS REQUIRED. REFER TO STRUCTURAL ENGINEER'S DETAILS FOR EXTENT OF NEW FOOTINGS, SLABS AND PROPPING OF EXISTING STRUCTURE.
B. ALLOW TO REINSTATE AND MAKE GOOD TO THE ORIGINAL CONDITION ANY DAMAGE TO EXISTING AND/OR ADJOINING SURFACES DUE TO THE DEMOLITION AND CONSTRUCTION OF NEW WORKS.
C. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS INCLUDING CONSULTANTS' DOCUMENTATION FOR THE FULL EXTENT OF DEMOLITION WORKS. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO READ AND COORDINATE THE EXISTING AND NEW WORKS.
D. ALL NECESSARY MEASURES SHALL BE TAKEN TO PREVENT NUISANCE FROM DUST DURING DEMOLITION.
E. ON COMPLETION, ALL TEMPORARY PROTECTION SHALL BE REMOVED AND ALL AREAS MADE GOOD.

A. ALL EXISTING MATERIALS FOUND TO BE DEFECTIVE WHERE THE EXISTING CONSTRUCTION IS INTERFERED SHALL BE REPLACED WITH NEW MATERIALS TO MATCH THE EXISTING. CONTRACTOR TO NOTIFY THE ARCHITECT OF ALL DEFECTIVE MATERIALS BEFORE PROCEEDING WITH DEMOLITION.
B. ALL WORK DAMAGED OR DEEMED DEFECTIVE FROM DEMOLITION BY ANY TRADE SHALL BE REINSTATED TO MATCH EXISTING WORK.

2 SERVICES

A. THE CONTRACTOR IS TO LOCATE AND IDENTIFY ALL EXISTING SERVICES PRIOR TO COMMENCING DEMOLITION WORKS AND PROVIDE APPROPRIATE ALTERNATIVE CONNECTIONS TO ENSURE NO INTERRUPTION TO ANY SERVICE TO THIS FACILITY, ADJOINING TENANCIES AND PROPERTIES.
B. REFER SERVICES CONSULTANTS' DOCUMENTATION FOR DEMOLITION, TERMINATION AND CAPPING OF EXISTING SERVICES. WHERE NOT SHOWN ON THE DRAWINGS, ALLOW TO REMOVE ALL REDUNDANT EXISTING SERVICE CONDUITS, PIPES AND EQUIPMENT AND MAKE GOOD AS NECESSARY. REDUNDANT SERVICES SHALL BE SEALED OFF AT THE MAIN LINE AND REMOVED.
C. CONFIRM SET OUT OF UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF EARTHWORKS.

3 SITE

A. REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR BULK EARTHWORKS AND EXCAVATION.
B. DEMOLISH, BREAK APART AND REMOVE EXISTING LANDSCAPING SLABS, PAVING AND GROUND AS REQUIRED FOR EXTENT OF NEW WORKS.
C. ALLOW TO MAKE GOOD ALL SOFTSCAPE DUE TO DEMOLITION WORKS.
D. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION FOR FULL EXTENT OF DEMOLITION TO THE SITE, TREE RETENTION AND PROTECTION.

4 ROADS AND FOOTPATHS

A. ALL ROADS, FOOTPATHS AND PUBLIC SERVICES DISTURBED OR DAMAGED AS A RESULT OF THE WORKS SHALL BE MADE GOOD AND REINSTATED UPON COMPLETION.

5 WALLS

A. REMOVE EXISTING PARTITION AND MASONRY WALLS WITHIN THE BUILDING DEMOLITION AREA AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO COMPLETE THE NEW WORKS. THE CONTRACTOR IS TO COORDINATE THE WORKS AND ALLOW FOR AREAS THAT MAY NOT BE INDICATED ON THIS DRAWING.
B. SAW CUT OPENINGS IN WALLS AND/OR FLOORS WHERE REQUIRED TO COMPLETE THE WORKS INCLUDING WHERE REQUIRED FOR ANY SERVICE PENETRATION. ALLOW TO RECTIFY AND MAKE GOOD TO MATCH EXISTING WHERE ANY SERVICE PENETRATION OCCURS.
C. REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR ALTERATIONS TO EXISTING STRUCTURE.

6 CEILINGS

A. DEMOLISH CEILINGS REQUIRED TO COMPLETE NEW WORKS.
B. REFER TO REFLECTED CEILING PLANS FOR THE FINAL CEILING LAYOUTS, TYPES AND FINISHES.
C. MAKE GOOD TO EXISTING CEILINGS WHERE DAMAGED BY DEMOLITION OR FOR THE INSTALLATION OF NEW SERVICES AS REQUIRED TO COMPLETE THE NEW WORKS. ALLOW FOR PAINT FINISH TO THE ENTIRE AREA WHERE CEILINGS HAVE BEEN PATCHED.

7 FLOORS

A. REMOVE FLOOR COVERINGS, INCLUDING UNDERLAY, FIXINGS AND ADHESIVES TO AREAS AS SPECIFIED TO HAVE NEW FLOOR FINISHES. SCABBLE AND PREPARE EXISTING SUBSTRATES FOR THE INSTALLATION OF NEW FLOOR FINISHES IN ACCORDANCE WITH THE SPECIFICATION. THIS IS TO INCLUDE THE INSTALLATION OF AN APPROVED TOPPING COMPOUND WHERE REQUIRED TO PROVIDE A SUITABLE LEVEL SUBSTRATE FOR THE SPECIFIED FLOOR FINISH.
B. ALLOW TO REINSTATE ALL FLOORS AND FLOOR FINISHES AS REQUIRED TO MATCH EXISTING WHERE FLOORS ARE TRENCHED FOR NEW SERVICES.
C. ALL FLOORS ARE TO FALL TO FLOOR WASTES WITH A MINIMUM OF 1:100 FALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
D. ALLOW FLUSH FINISH BETWEEN ALL ADJACENT FLOOR FINISHES UNLESS NOTED OTHERWISE.

A. EXISTING CARPETS ARE TO BE ROLLED AND RETURNED TO PRINCIPAL.

8 ROOF

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1 TP-EXISTING/DEMO STAGE 2 ROOF PLAN
1 : 100

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE

Project
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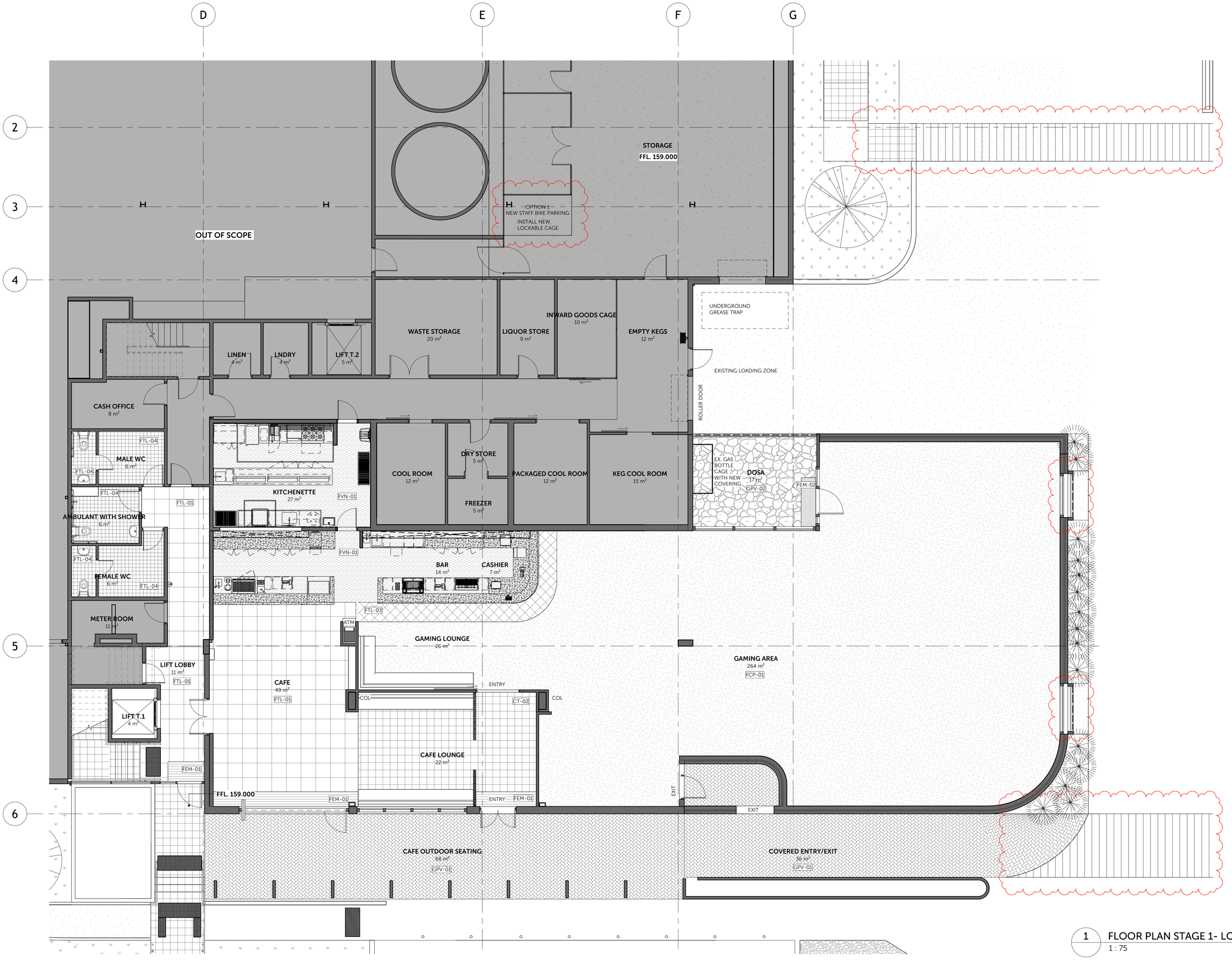
For
JDA HOTELS

Drawing
FLOOR PLAN EXISTING/DEMO STAGE 2-ROOF PLAN

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP2.15	1



1 FLOOR PLAN STAGE 1- LOWER GROUND
1 : 75

GENERALLY

1A. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION FOR FULL EXTENT OF WORKS.

1B. ANY DESCREPANCIES IN THE DOCUMENTATION ARE TO BE RAISED WITH THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION AND/OR FABRICATION.

1C. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DOCUMENTATION FOR FULL EXTENT OF WORKS.

1D. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND/OR FABRICATION.

1E. CONSTRUCTION RELATED SITE ACCESS, CONTRACTOR AREAS AND HOARDING LOCATIONS SHALL BE NEGOTIATED WITH THE PRINCIPAL PRIOR TO POSSESSION OF SITE.

1F. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, ALL RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY BY-LAWS.

1G. THE FACILITY WILL BE OCCUPIED AND TRADING THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL LIMIT ANY DISTURBANCE TO THE FACILITY, ITS' TRADE AND OCCUPANTS. EXISTING SERVICES REQUIRED FOR THE PURPOSE OF TRADING SHALL NOT BE INTERRUPTED WITHOUT REASONABLE PRIOR NOTICE AND APPROVAL BY THE PRINCIPAL.

1H. THE CONTRACTOR SHALL ARRANGE FOR A SITE SURVEY TO CONFIRM THE EXISTING FINISHED FLOOR LEVELS AND CONFIRM ALL NEW FINISHED FLOOR LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORKS.

CEILING

2A. CEILING HEIGHTS NOTED RELATE TO HEIGHT ABOVE FINISHED FLOOR LEVEL.

2B. THE CONTRACTOR IS TO COORDINATE ELECTRICAL AND MECHANICAL SERVICES LAYOUTS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE FABRICATION AND INSTALLATION OF ANY ITEMS.

2C. WHERE NOT NOTED IN THE DOCUMENTS, THE CONTRACTOR IS TO ALLOW FOR ACCESS PANELS AS REQUIRED FOR ALL ELECTRICAL AND MECHANICAL SERVICES TO COMPLETE THE WORKS. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL ACCESS PANELS ON SITE PRIOR TO FABRICATION AND INSTALLATION.

2D. MAKE GOOD EXISTING CEILINGS WHERE DAMAGED FOR NEW WORKS. THIS INCLUDES, BUT IS NOT LIMITED TO THE INSTALLATION OF SERVICES AND/OR BUILDING WORKS AS REQUIRED TO COMPLETE THE NEW WORKS. ALLOW FOR NEW PAINT FINISH TO THE ENTIRE AREA WHERE CEILINGS ARE PATCHED.

ROOF

3A. THE CONTRACTOR IS TO FLASH AND SEAL ALL PENETRATIONS THROUGH THE ROOF SHEETING TO ENSURE THE ROOF IS WATERTIGHT UPON COMPLETION.

3B. REFER TO THE SPECIFICATION FOR ROOF ACCESS, ANCHOR POINTS AND SAFETY SYSTEM.

3C. THE CONTRACTOR IS TO INSPECT THE ROOF PRIOR TO THE ACCEPTANCE OF THE CONTRACT. THE CONTRACTOR IS TO ALLOW FOR THE RECTIFICATION OF ANY VISIBLE DAMAGE TO THE EXISTING ROOFS AS THEY ARE FOUND DURING THE TENDER PERIOD.

INTERIOR

4A. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION. WHERE THERE IS ANY DISCREPANCY IN SIZES NOMINATED IN THE SPECIFICATION AND THE DRAWINGS THE CONTRACTOR SHALL ALLOW FOR THE GREATER.

4B. THE CONTRACTOR IS TO CONFIRM THE DIMENSIONS OF ALL EQUIPMENT AND APPLIANCES WITH THE PRINCIPAL PRIOR TO FABRICATION OF ANY JOINERY, FURNITURE, KITCHENS, BARS ETC. THAT REQUIRE THIS COORDINATION. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO COORDINATE.

4C. THE CONTRACTOR IS TO PROVIDE ADEQUATE SUPPORT AND FRAMING AS REQUIRED TO ENSURE THAT NO BOWING OF MATERIALS OCCURS OVER TIME.

4D. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER CONSULTANTS DOCUMENTS (MECHANICAL, ELECTRICAL, KITCHEN & BARS ETC) TO ENSURE COORDINATION WITH ALL LIGHTING, VENTILATION AND OTHER EQUIPMENT THAT IS INTEGRATED INTO JOINERY AND THE WORKS. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO COORDINATE.

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE
2	26.15.2025	TOWN PLANNING SET UPDATE

Project
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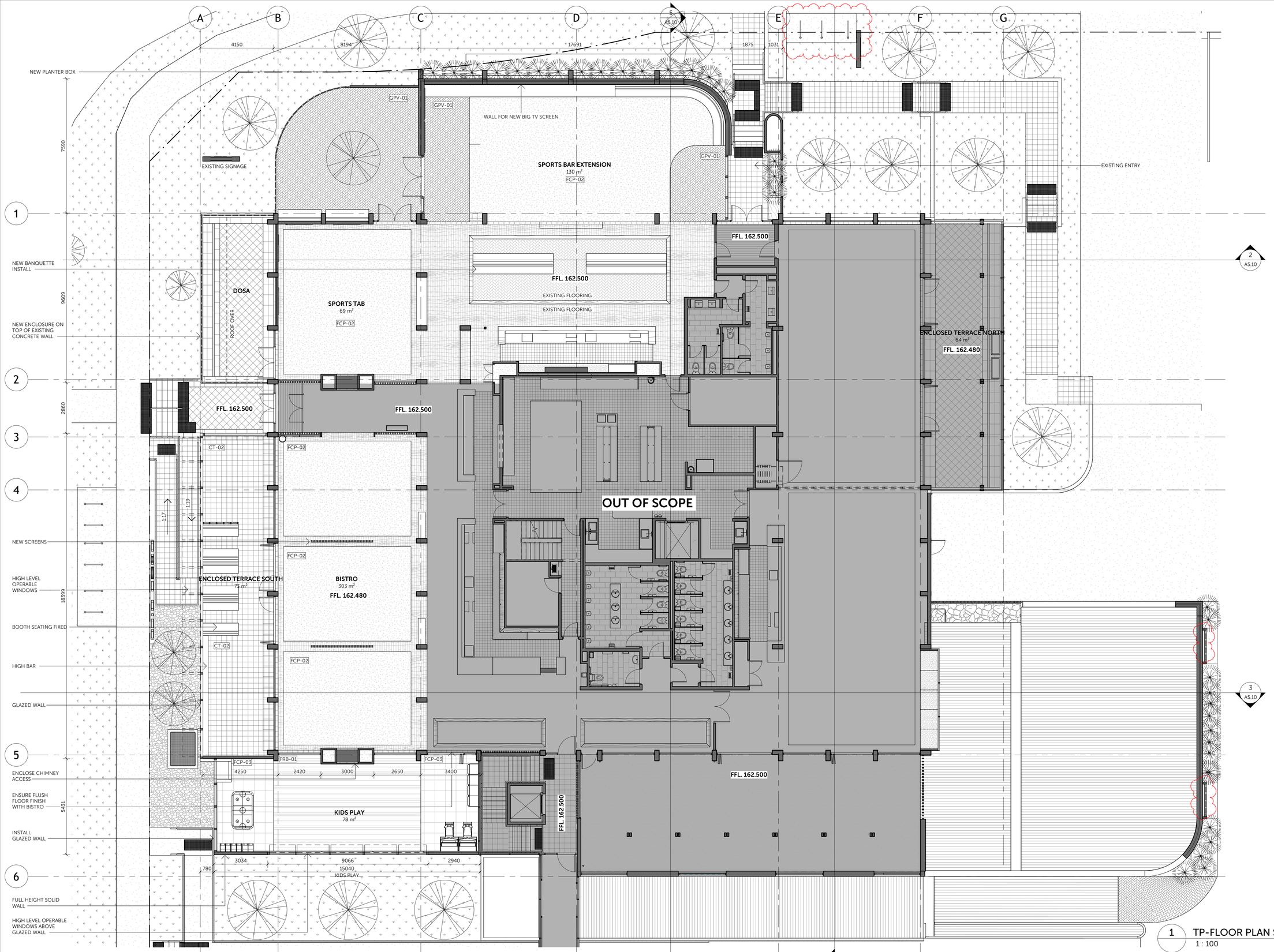
For
JDA HOTELS

Drawing
FLOOR PLAN PROPOSED STAGE 1- LOWER GROUND

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale As indicated at A1

Project No.	Drawing No.	Revision
M2400057	TP2.30	2



1 TP-FLOOR PLAN STAGE 1 - GROUND FLOOR PROPOSED
1 : 100

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1H. THE CONTRACTOR SHALL ARRANGE FOR A SITE SURVEY TO CONFIRM THE EXISTING FINISHED FLOOR LEVELS AND CONFIRM ALL NEW FINISHED FLOOR LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORKS.

CEILING

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE
2	26.15.2025	TOWN PLANNING SET UPDATE

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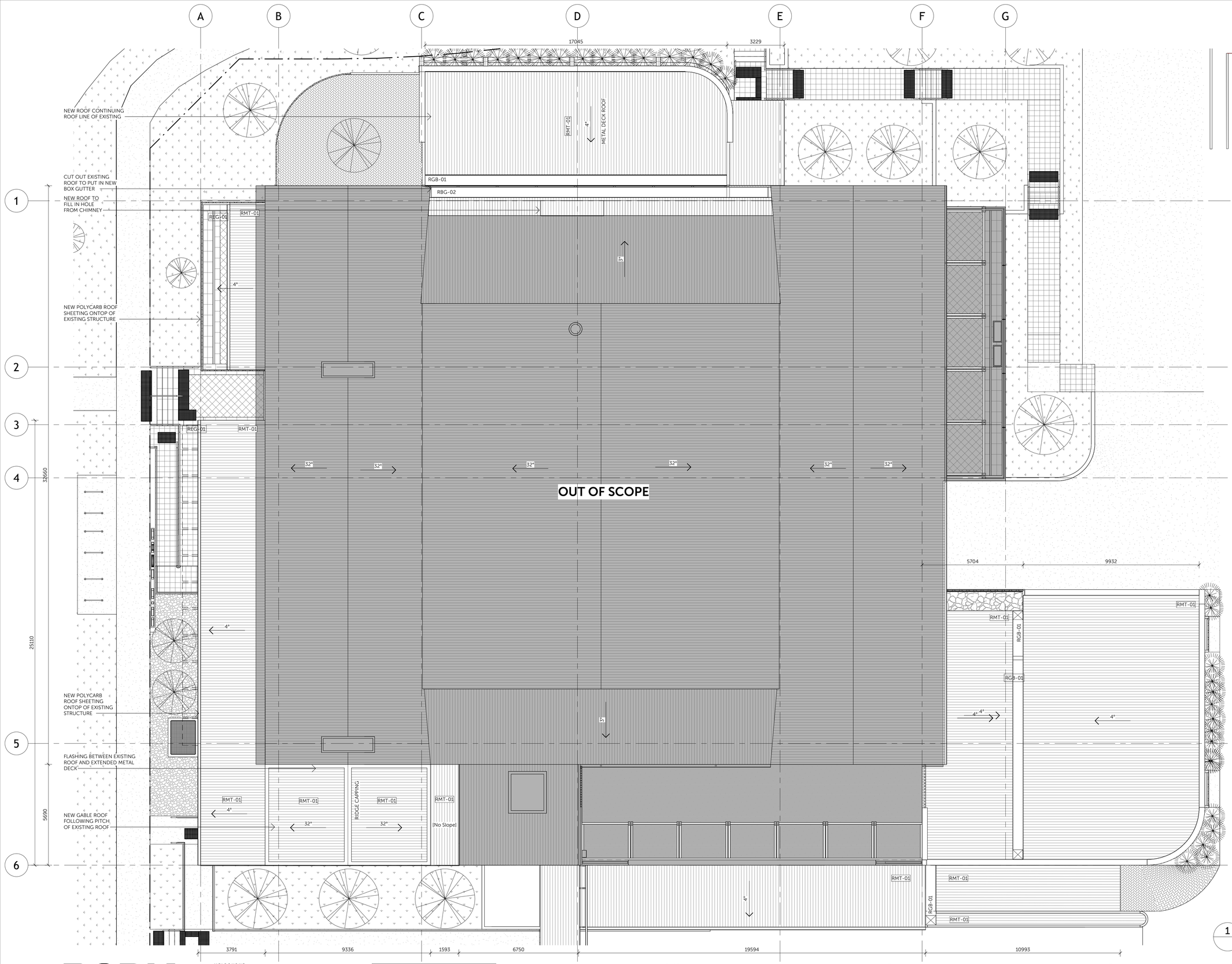
For
JDA HOTELS

Drawing
FLOOR PLAN PROPOSED STAGE 1- GROUND FLOOR

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP2.31	2



1 TP STAGE 1-ROOF PLAN PROPOSED
1 : 100

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2B. THE CONTRACTOR IS TO COORDINATE ELECTRICAL AND MECHANICAL SERVICES LAYOUTS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE FABRICATION AND INSTALLATION OF ANY ITEMS.

2C. WHERE NOT NOTED IN THE DOCUMENTS, THE CONTRACTOR IS TO ALLOW FOR ACCESS PANELS AS REQUIRED FOR ALL ELECTRICAL AND MECHANICAL SERVICES TO COMPLETE THE WORKS. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL ACCESS PANELS ON SITE PRIOR TO FABRICATION AND INSTALLATION.

2D. MAKE GOOD EXISTING CEILINGS WHERE DAMAGED FOR NEW WORKS. THIS INCLUDES, BUT IS NOT LIMITED TO THE INSTALLATION OF SERVICES AND/OR BUILDING WORKS AS REQUIRED TO COMPLETE THE NEW WORKS. ALLOW FOR NEW PAINT FINISH TO THE ENTIRE AREA WHERE CEILINGS ARE PATCHED.

ROOF

3A. THE CONTRACTOR IS TO FLASH AND SEAL ALL PENETRATIONS THROUGH THE ROOF SHEETING TO ENSURE THE ROOF IS WATERTIGHT UPON COMPLETION.

3B. REFER TO THE SPECIFICATION FOR ROOF ACCESS, ANCHOR POINTS AND SAFETY SYSTEM.

3C. THE CONTRACTOR IS TO INSPECT THE ROOF PRIOR TO THE ACCEPTANCE OF THE CONTRACT. THE CONTRACTOR IS TO ALLOW FOR THE RECTIFICATION OF ANY VISIBLE DAMAGE TO THE EXISTING ROOFS AS THEY ARE FOUND DURING THE TENDER PERIOD.

INTERIOR

4A. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION. WHERE THERE IS ANY DISCREPANCY IN SIZES NOMINATED IN THE SPECIFICATION AND THE DRAWINGS THE CONTRACTOR SHALL ALLOW FOR THE GREATER.

4B. THE CONTRACTOR IS TO CONFIRM THE DIMENSIONS OF ALL EQUIPMENT AND APPLIANCES WITH THE PRINCIPAL PRIOR TO FABRICATION OF ANY JOINERY, FURNITURE, KITCHENS, BARS ETC. THAT REQUIRE THIS COORDINATION. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO COORDINATE.

4C. THE CONTRACTOR IS TO PROVIDE ADEQUATE SUPPORT AND FRAMING AS REQUIRED TO ENSURE THAT NO BOWING OF MATERIALS OCCURS OVER TIME.

4D. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER CONSULTANTS DOCUMENTS (MECHANICAL, ELECTRICAL, KITCHEN & BARS ETC) TO ENSURE COORDINATION WITH ALL LIGHTING, VENTILATION AND OTHER EQUIPMENT THAT IS INTEGRATED INTO JOINERY AND THE WORKS. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO COORDINATE.

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE

Project
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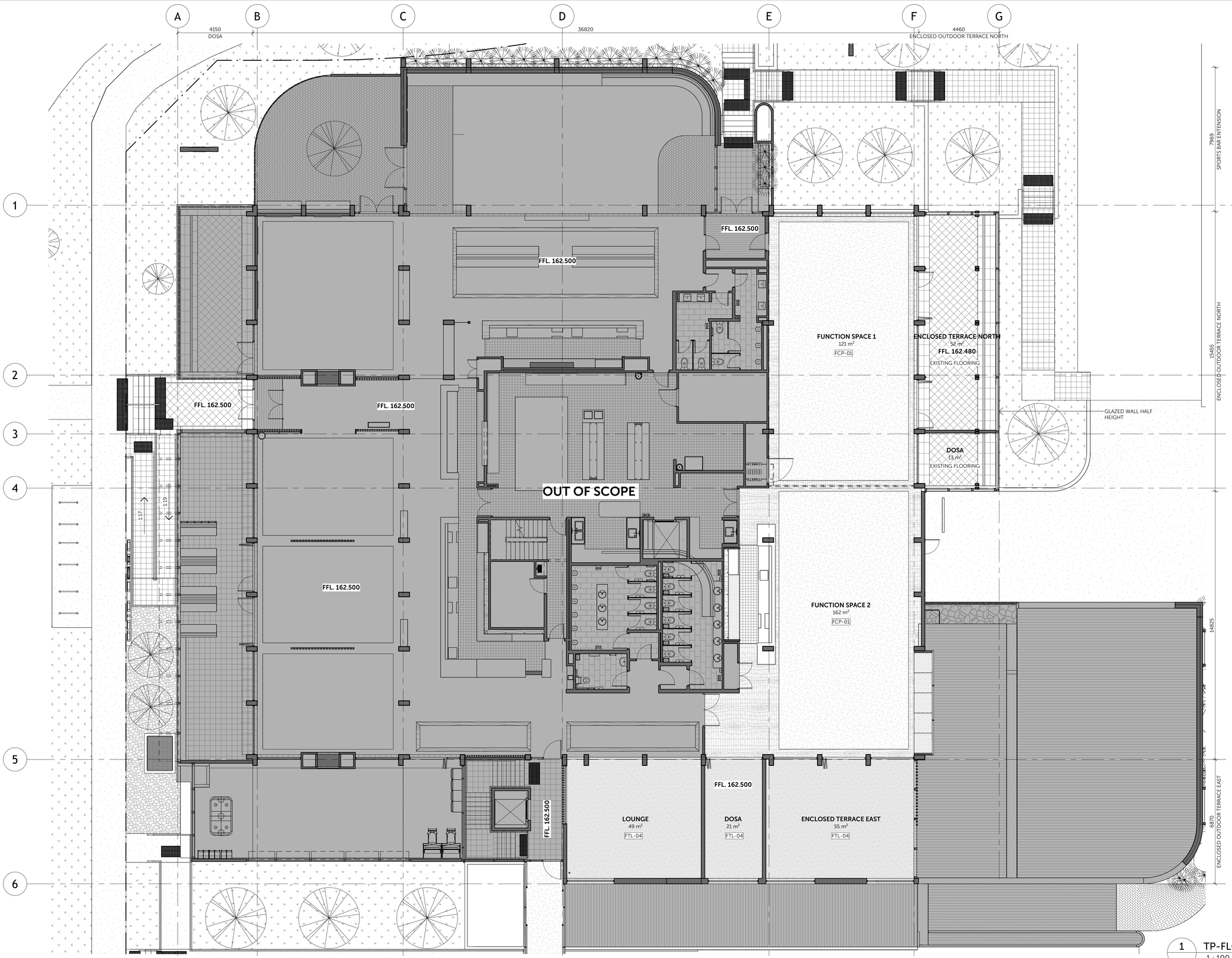
For
JDA HOTELS

Drawing
FLOOR PLAN PROPOSED STAGE 1- ROOF PLAN

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP2.32	1



1 TP-FLOOR PLAN STAGE 2- GROUND FLOOR PROPOSED
1 : 100

GENERALLY

1A. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION FOR FULL EXTENT OF WORKS.

1B. ANY DESCREPANCIES IN THE DOCUMENTATION ARE TO BE RAISED WITH THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION AND/OR FABRICATION.

1C. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DOCUMENTATION FOR FULL EXTENT OF WORKS.

1D. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND/OR FABRICATION.

1E. CONSTRUCTION RELATED SITE ACCESS, CONTRACTOR AREAS AND HOARDING LOCATIONS SHALL BE NEGOTIATED WITH THE PRINCIPAL PRIOR TO POSSESSION OF SITE.

1F. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, ALL RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY BY-LAWS.

1G. THE FACILITY WILL BE OCCUPIED AND TRADING THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL LIMIT ANY DISTURBANCE TO THE FACILITY, ITS' TRADE AND OCCUPANTS. EXISTING SERVICES REQUIRED FOR THE PURPOSE OF TRADING SHALL NOT BE INTERRUPTED WITHOUT REASONABLE PRIOR NOTICE AND APPROVAL BY THE PRINCIPAL.

1H. THE CONTRACTOR SHALL ARRANGE FOR A SITE SURVEY TO CONFIRM THE EXISTING FINISHED FLOOR LEVELS AND CONFIRM ALL NEW FINISHED FLOOR LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORKS.

CEILING

2A. CEILING HEIGHTS NOTED RELATE TO HEIGHT ABOVE FINISHED FLOOR LEVEL.

2B. THE CONTRACTOR IS TO COORDINATE ELECTRICAL AND MECHANICAL SERVICES LAYOUTS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE FABRICATION AND INSTALLATION OF ANY ITEMS.

2C. WHERE NOT NOTED IN THE DOCUMENTS, THE CONTRACTOR IS TO ALLOW FOR ACCESS PANELS AS REQUIRED FOR ALL ELECTRICAL AND MECHANICAL SERVICES TO COMPLETE THE WORKS. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL ACCESS PANELS ON SITE PRIOR TO FABRICATION AND INSTALLATION.

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ROOF

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INTERIOR

4A. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION. WHERE THERE IS ANY DISCREPANCY IN SIZES NOMINATED IN THE SPECIFICATION AND THE DRAWINGS THE CONTRACTOR SHALL ALLOW FOR THE GREATER.

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE

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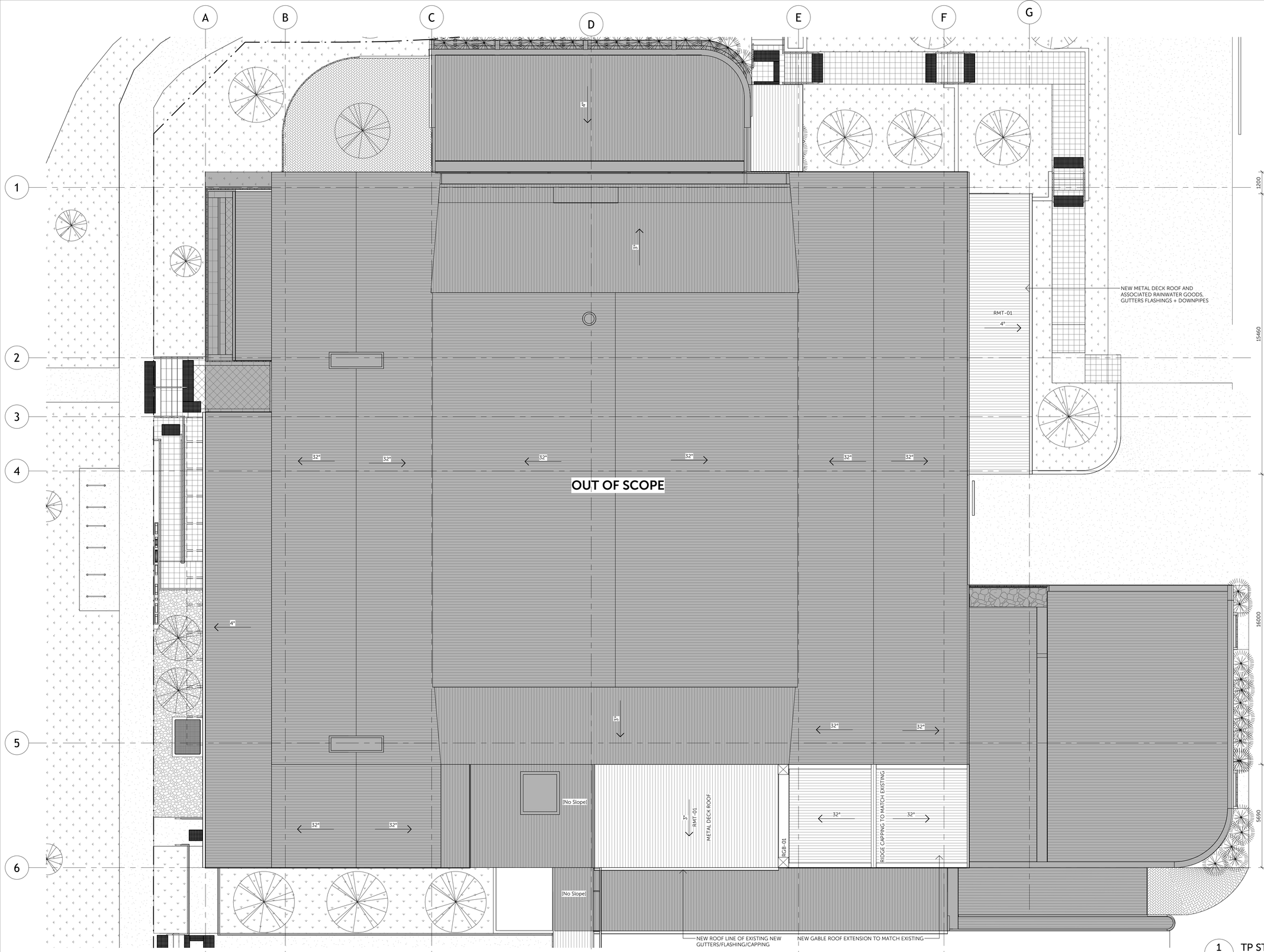
For
JDA HOTELS

Drawing
FLOOR PLAN PROPOSED STAGE 2- GROUND FLOOR

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP2.34	1



GENERALLY

1A. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION FOR FULL EXTENT OF WORKS.

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1 TP STAGE 2-ROOF PLAN PROPOSED
1 : 100

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE

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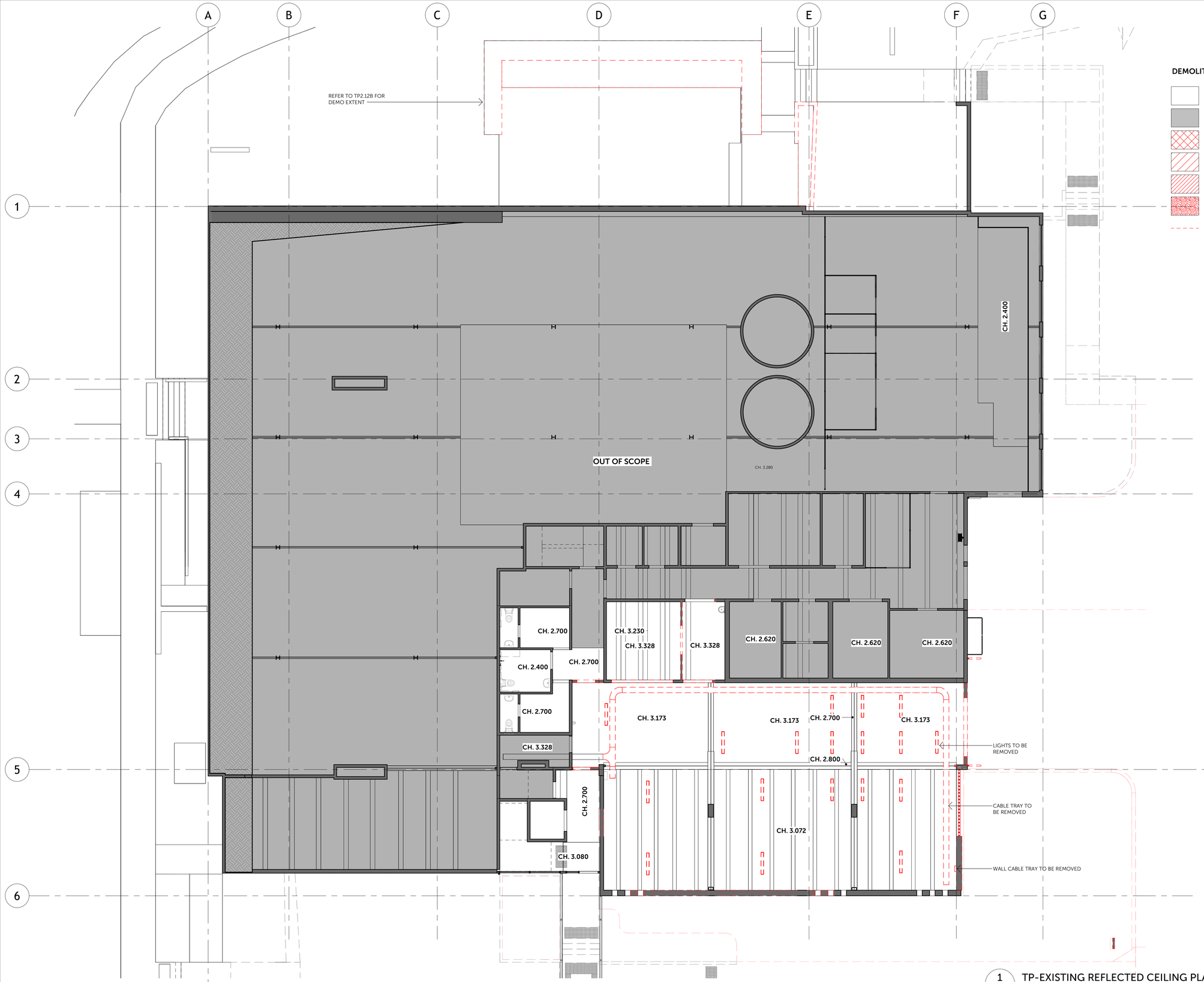
For
JDA HOTELS

Drawing
FLOOR PLAN PROPOSED STAGE 2- ROOF PLAN

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP2.35	1



DEMOLITION HATCH

- EXTENT OF WORKS
- OUT OF SCOPE
- FLOOR TO BE DEMOLISHED
- FLOOR FINISH TO BE DEMOLISHED
- EXTERNAL HARDSTAND TO BE DEMOLISHED
- LANDSCAPING TO BE DEMOLISHED
- ELEMENTS TO BE DEMOLISHED

DEMOLITION NOTES

1 GENERALLY
A. DEMOLISH WALLS AND CONCRETE SLABS AS REQUIRED. REFER TO STRUCTURAL ENGINEER'S DETAILS FOR EXTENT OF NEW FOOTINGS, SLABS AND PROPPING OF EXISTING STRUCTURE.
B. ALLOW TO REINSTATE AND MAKE GOOD TO THE ORIGINAL CONDITION ANY DAMAGE TO EXISTING AND/OR ADJOINING SURFACES DUE TO THE DEMOLITION AND CONSTRUCTION OF NEW WORKS.
C. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS INCLUDING CONSULTANTS' DOCUMENTATION FOR THE FULL EXTENT OF DEMOLITION WORKS. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO READ AND COORDINATE THE EXISTING AND NEW WORKS.
D. ALL NECESSARY MEASURES SHALL BE TAKEN TO PREVENT NUISANCE FROM DUST DURING DEMOLITION.
E. ON COMPLETION, ALL TEMPORARY PROTECTION SHALL BE REMOVED AND ALL AREAS MADE GOOD.
A. ALL EXISTING MATERIALS FOUND TO BE DEFECTIVE WHERE THE EXISTING CONSTRUCTION IS INTERFERED SHALL BE REPLACED WITH NEW MATERIALS TO MATCH THE EXISTING. CONTRACTOR TO NOTIFY THE ARCHITECT OF ALL DEFECTIVE MATERIALS BEFORE PROCEEDING WITH DEMOLITION.
B. ALL WORK DAMAGED OR DEEMED DEFECTIVE FROM DEMOLITION BY ANY TRADE SHALL BE REINSTATED TO MATCH EXISTING WORK.

2 SERVICES
A. THE CONTRACTOR IS TO LOCATE AND IDENTIFY ALL EXISTING SERVICES PRIOR TO COMMENCING DEMOLITION WORKS AND PROVIDE APPROPRIATE ALTERNATIVE CONNECTIONS TO ENSURE NO INTERRUPTION TO ANY SERVICE TO THIS FACILITY, ADJOINING TENANCIES AND PROPERTIES.
B. REFER SERVICES CONSULTANTS' DOCUMENTATION FOR DEMOLITION, TERMINATION AND CAPPING OF EXISTING SERVICES. WHERE NOT SHOWN ON THE DRAWINGS, ALLOW TO REMOVE ALL REDUNDANT EXISTING SERVICE CONDUITS, PIPES AND EQUIPMENT AND MAKE GOOD AS NECESSARY. REDUNDANT SERVICES SHALL BE SEALED OFF AT THE MAIN LINE AND REMOVED.
C. CONFIRM SET OUT OF UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF EARTHWORKS.

3 SITE
A. REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR BULK EARTHWORKS AND EXCAVATION.
B. DEMOLISH, BREAK APART AND REMOVE EXISTING LANDSCAPING SLABS, PAVING AND GROUND AS REQUIRED FOR EXTENT OF NEW WORKS.
C. ALLOW TO MAKE GOOD ALL SOFTSCAPE DUE TO DEMOLITION WORKS.
D. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION FOR FULL EXTENT OF DEMOLITION TO THE SITE, TREE RETENTION AND PROTECTION.

4 ROADS AND FOOTPATHS
A. ALL ROADS, FOOTPATHS AND PUBLIC SERVICES DISTURBED OR DAMAGED AS A RESULT OF THE WORKS SHALL BE MADE GOOD AND REINSTATED UPON COMPLETION.

5 WALLS
A. REMOVE EXISTING PARTITION AND MASONRY WALLS WITHIN THE BUILDING DEMOLITION AREA AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO COMPLETE THE NEW WORKS. THE CONTRACTOR IS TO COORDINATE THE WORKS AND ALLOW FOR AREAS THAT MAY NOT BE INDICATED ON THIS DRAWING.
B. SAW CUT OPENINGS IN WALLS AND/OR FLOORS WHERE REQUIRED TO COMPLETE THE WORKS INCLUDING WHERE REQUIRED FOR ANY SERVICE PENETRATION. ALLOW TO RECTIFY AND MAKE GOOD TO MATCH EXISTING WHERE ANY SERVICE PENETRATION OCCURS.
C. REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR ALTERATIONS TO EXISTING STRUCTURE.

6 CEILINGS
A. DEMOLISH CEILINGS REQUIRED TO COMPLETE NEW WORKS.
B. REFER TO REFLECTED CEILING PLANS FOR THE FINAL CEILING LAYOUTS, TYPES AND FINISHES.
C. MAKE GOOD TO EXISTING CEILINGS WHERE DAMAGED BY DEMOLITION OR FOR THE INSTALLATION OF NEW SERVICES AS REQUIRED TO COMPLETE THE NEW WORKS. ALLOW FOR PAINT FINISH TO THE ENTIRE AREA WHERE CEILINGS HAVE BEEN PATCHED.

7 FLOORS
A. REMOVE FLOOR COVERINGS, INCLUDING UNDERLAY, FIXINGS AND ADHESIVES TO AREAS AS SPECIFIED TO HAVE NEW FLOOR FINISHES. SCABBLE AND PREPARE EXISTING SUBSTRATES FOR THE INSTALLATION OF NEW FLOOR FINISHES IN ACCORDANCE WITH THE SPECIFICATION. THIS IS TO INCLUDE THE INSTALLATION OF AN APPROVED TOPPING COMPOUND WHERE REQUIRED TO PROVIDE A SUITABLE LEVEL SUBSTRATE FOR THE SPECIFIED FLOOR FINISH.
B. ALLOW TO REINSTATE ALL FLOORS AND FLOOR FINISHES AS REQUIRED TO MATCH EXISTING WHERE FLOORS ARE TRENCHED FOR NEW SERVICES.
C. ALL FLOORS ARE TO FALL TO FLOOR WASTES WITH A MINIMUM OF 1:100 FALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
D. ALLOW FLUSH FINISH BETWEEN ALL ADJACENT FLOOR FINISHES UNLESS NOTED OTHERWISE.

A. EXISTING CARPETS ARE TO BE ROLLED AND RETURNED TO PRINCIPAL.

8 ROOF
A. REMOVE ALL ROOFS, FLASHINGS, CAPPINGS, GUTTERS ETC. AS REQUIRED FOR THE COMPLETION OF THE WORKS.
B. ALLOW TO REINSTATE ALL ROOFS AS REQUIRED WHERE EXISTING SERVICES ARE RELOCATED AND/OR NEW SERVICES ARE INSTALLED. THIS INCLUDES THE INSTALLATION AN REINSTATEMENT OF ALL FLASHINGS, CAPPINGS, GUTTERS ETC. AS REQUIRED TO COMPLETE THE WORKS AND LEAVE THE ROOF WATERTIGHT.
C. ALLOW TO REMOVE ALL REDUNDANT SERVICES, VENTS, EQUIPMENT TO ROOFS AND FLASH AND/OR CAP TO ENSURE THE ROOF IS WATERTIGHT.

9 JOINERY, FITTINGS AND FIXTURES
A. REMOVE ALL JOINERY ITEMS, FITTINGS AND FIXTURES AS REQUIRED TO COMPLETE NEW WORKS. ALLOW TO RELOCATE AND/OR TERMINATE EXISTING SERVICES THAT ARE PART OF FIXTURES AND FITTINGS AS REQUIRED TO COMPLETE NEW WORKS.
B. ALL LOOSE AND REMOVABLE ITEMS ARE TO BE RETURNED TO THE PRINCIPAL UNLESS NOTED OTHERWISE. LIAISE WITH PRINCIPAL AS TO THE EXTENT OF ITEMS TO BE RETAINED AND RETURNED. ALLOW TO REMOVE AND REINSTATE ITEMS THAT ARE TO BE REUSED IN THE FINISHED AREAS AS REQUIRED.
C. RELOCATE ASSOCIATED SERVICES THAT REQUIRE REFIXING DUE TO NEW WORKS.

10 FOOD SERVICES (BAR, KITCHEN, CAFE)
A. ALL LOOSE FRIDGES, COOKING EQUIPMENT, REMOVABLE ITEMS ARE TO BE RETAINED BY THE CLIENT UNO. LIAISE WITH PRINCIPAL AS TO EXTENT OF EQUIPMENT TO BE RETAINED AND RETURNED. REFER TO SERVICE CONSULTANTS DOCUMENTATION FOR THE EXTENT OF EQUIPMENT TO BE RELOCATED AND RETAINED AND RE-USED. REFER TO SERVICES CONSULTANTS DOCUMENTS FOR EXTENT OF RELOCATED AND NEW SERVICES. REMAINING ITEMS TO BE DEMOLISHED.
B. ALL REDUNDANT SERVICES TO BE REMOVED, CAPPED OFF AND TERMINATED.

11 SIGNAGE
A. PROMOTIONAL DISPLAYS AND SIGNAGE THAT ARE REQUIRED TO BE REMOVED ARE TO BE RETURNED TO THE PRINCIPAL.

12 OTHER CONTRACTORS (AV, BEER, POST MIX ETC)
A. THE CONTRACTOR IS TO ALLOW FOR THE ATTENDANCE AND CO-ORDINATION OF SEPARATE CONTRACTORS INCLUDING BUT NOT LIMITED TO AV, SECURITY, SIGNAGE, BEER & POST MIX, GAMING ETC. THE CONTRACTOR IS TO ALLOW TO LIAISE WITH OTHER CONTRACTORS AND PROVIDE SUFFICIENT NOTICE FOR THE WORKS OF OTHERS.
B. ALLOW TO REMOVE AND RELOCATE AUDIO VISUAL EQUIPMENT AFFECTED BY NEW WORKS. RETURN UNUSED EQUIPMENT TO THE PRINCIPAL.

1 TP-EXISTING REFLECTED CEILING PLAN - LOWER GROUND
1 : 100

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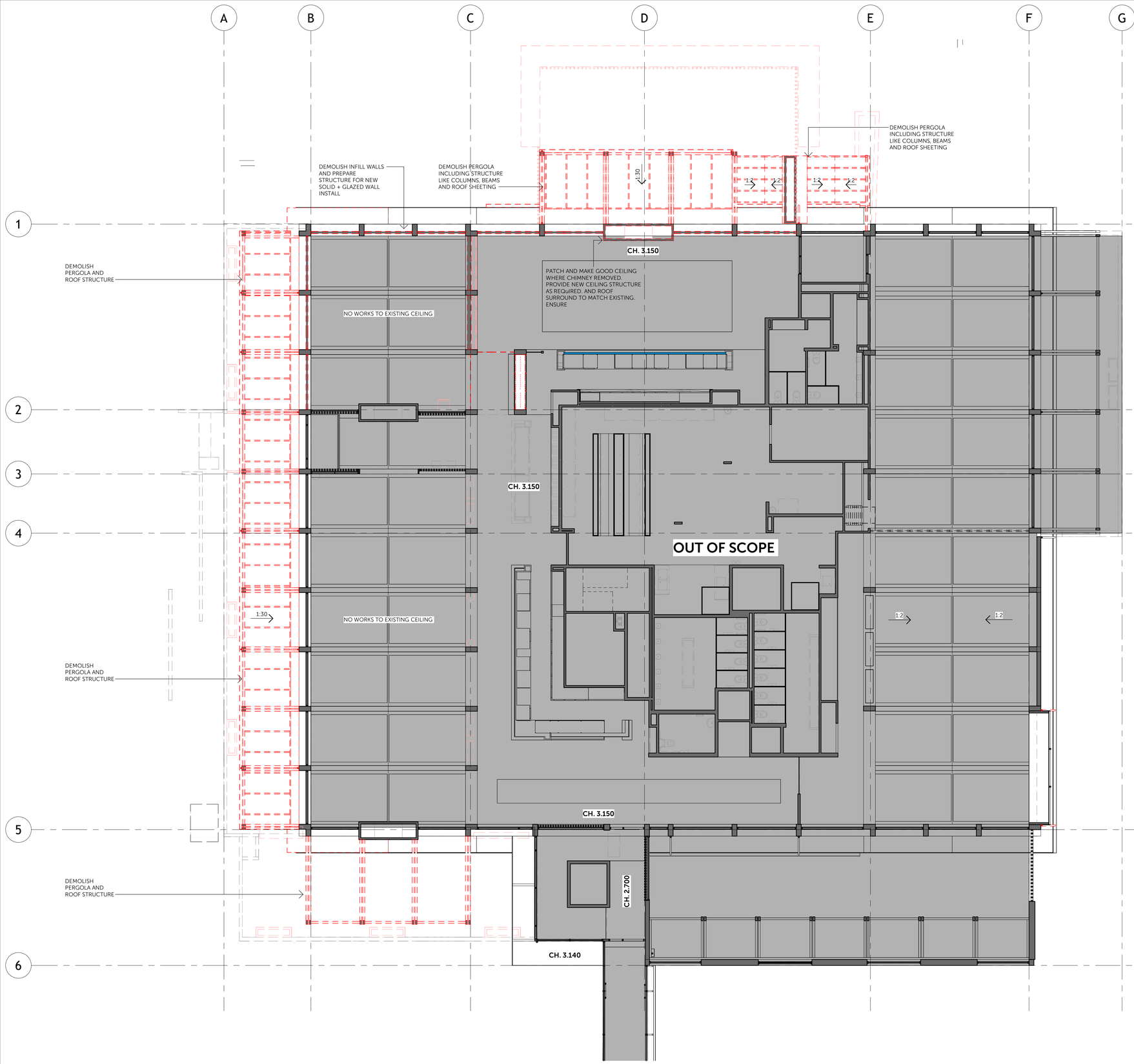
For
JDA HOTELS

Drawing
REFLECTED CEILING PLAN
EXISTING/DEMO- LOWER GROUND

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP3.10	1



DEMOLITION HATCH

- CEILING TILES TO BE DEMOLISHED
- GENERAL BUILDING FABRIC / MATERIAL TO BE DEMOLISHED
- EXTENT OF WORKS
- EXCLUDED FROM SCOPE OF WORKS
- FLOOR TO BE DEMOLISHED
- FLOOR FINISH TO BE DEMOLISHED
- EXTERNAL HARDSTAND TO BE DEMOLISHED
- LANDSCAPING TO BE DEMOLISHED
- ROOF SHEET TO BE DEMOLISHED
- EXISTING CONCRETE SCABBLED TO PROVIDE STEP RECESS FOR WATERPROOFING.
- JOINERY TO BE DEMOLISHED
- ELEMENTS TO BE DEMOLISHED

DEMOLITION NOTES

1 GENERALLY
A. DEMOLISH WALLS AND CONCRETE SLABS AS REQUIRED. REFER TO STRUCTURAL ENGINEER'S DETAILS FOR EXTENT OF NEW FOOTINGS, SLABS AND PROPPING OF EXISTING STRUCTURE.
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D. ALL NECESSARY MEASURES SHALL BE TAKEN TO PREVENT NUISANCE FROM DUST DURING DEMOLITION.
E. ON COMPLETION, ALL TEMPORARY PROTECTION SHALL BE REMOVED AND ALL AREAS MADE GOOD.
A. ALL EXISTING MATERIALS FOUND TO BE DEFECTIVE WHERE THE EXISTING CONSTRUCTION IS INTERFERED SHALL BE REPLACED WITH NEW MATERIALS TO MATCH THE EXISTING. CONTRACTOR TO NOTIFY THE ARCHITECT OF ALL DEFECTIVE MATERIALS BEFORE PROCEEDING WITH DEMOLITION.
B. ALL WORK DAMAGED OR DEEMED DEFECTIVE FROM DEMOLITION BY ANY TRADE SHALL BE REINSTATED TO MATCH EXISTING WORK.

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C. CONFIRM SET OUT OF UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF EARTHWORKS.

3 SITE
A. REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR BULK EARTHWORKS AND EXCAVATION.
B. DEMOLISH, BREAK APART AND REMOVE EXISTING LANDSCAPING SLABS, PAVING AND GROUND AS REQUIRED FOR EXTENT OF NEW WORKS.
C. ALLOW TO MAKE GOOD ALL SOFTSCAPE DUE TO DEMOLITION WORKS.
D. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION FOR FULL EXTENT OF DEMOLITION TO THE SITE, TREE RETENTION AND PROTECTION.

4 ROADS AND FOOTPATHS
A. ALL ROADS, FOOTPATHS AND PUBLIC SERVICES DISTURBED OR DAMAGED AS A RESULT OF THE WORKS SHALL BE MADE GOOD AND REINSTATED UPON COMPLETION.

5 WALLS
A. REMOVE EXISTING PARTITION AND MASONRY WALLS WITHIN THE BUILDING DEMOLITION AREA AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO COMPLETE THE NEW WORKS. THE CONTRACTOR IS TO COORDINATE THE WORKS AND ALLOW FOR AREAS THAT MAY NOT BE INDICATED ON THIS DRAWING.
B. SAW CUT OPENINGS IN WALLS AND/OR FLOORS WHERE REQUIRED TO COMPLETE THE WORKS INCLUDING WHERE REQUIRED FOR ANY SERVICE PENETRATION. ALLOW TO RECTIFY AND MAKE GOOD TO MATCH EXISTING WHERE ANY SERVICE PENETRATION OCCURS.
C. REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR ALTERATIONS TO EXISTING STRUCTURE.

6 CEILINGS
A. DEMOLISH CEILINGS REQUIRED TO COMPLETE NEW WORKS.
B. REFER TO REFLECTED CEILING PLANS FOR THE FINAL CEILING LAYOUTS, TYPES AND FINISHES.
C. MAKE GOOD TO EXISTING CEILINGS WHERE DAMAGED BY DEMOLITION OR FOR THE INSTALLATION OF NEW SERVICES AS REQUIRED TO COMPLETE THE NEW WORKS. ALLOW FOR PAINT FINISH TO THE ENTIRE AREA WHERE CEILINGS HAVE BEEN PATCHED.

7 FLOORS
A. REMOVE FLOOR COVERINGS, INCLUDING UNDERLAY, FIXINGS AND ADHESIVES TO AREAS AS SPECIFIED TO HAVE NEW FLOOR FINISHES. SCABBLE AND PREPARE EXISTING SUBSTRATES FOR THE INSTALLATION OF NEW FLOOR FINISHES IN ACCORDANCE WITH THE SPECIFICATION. THIS IS TO INCLUDE THE INSTALLATION OF AN APPROVED TOPPING COMPOUND WHERE REQUIRED TO PROVIDE A SUITABLE LEVEL SUBSTRATE FOR THE SPECIFIED FLOOR FINISH.
B. ALLOW TO REINSTATE ALL FLOORS AND FLOOR FINISHES AS REQUIRED TO MATCH EXISTING WHERE FLOORS ARE TRENCHED FOR NEW SERVICES.
C. ALL FLOORS ARE TO FALL TO FLOOR WASTES WITH A MINIMUM OF 1:100 FALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
D. ALLOW FLUSH FINISH BETWEEN ALL ADJACENT FLOOR FINISHES UNLESS NOTED OTHERWISE.

A. EXISTING CARPETS ARE TO BE ROLLED AND RETURNED TO PRINCIPAL.

8 ROOF
A. REMOVE ALL ROOFS, FLASHINGS, CAPPINGS, GUTTERS ETC. AS REQUIRED FOR THE COMPLETION OF THE WORKS.
B. ALLOW TO REINSTATE ALL ROOFS AS REQUIRED WHERE EXISTING SERVICES ARE RELOCATED AND/OR NEW SERVICES ARE INSTALLED. THIS INCLUDES THE INSTALLATION AN REINSTATEMENT OF ALL FLASHINGS, CAPPINGS, GUTTERS ETC. AS REQUIRED TO COMPLETE THE WORKS AND LEAVE THE ROOF WATERTIGHT.
C. ALLOW TO REMOVE ALL REDUNDANT SERVICES, VENTS, EQUIPMENT TO ROOFS AND FLASH AND/OR CAP TO ENSURE THE ROOF IS WATERTIGHT.

9 JOINERY, FITTINGS AND FIXTURES
A. REMOVE ALL JOINERY ITEMS, FITTINGS AND FIXTURES AS REQUIRED TO COMPLETE NEW WORKS. ALLOW TO RELOCATE AND/OR TERMINATE EXISTING SERVICES THAT ARE PART OF FIXTURES AND FITTINGS AS REQUIRED TO COMPLETE NEW WORKS.
B. ALL LOOSE AND REMOVABLE ITEMS ARE TO BE RETURNED TO THE PRINCIPAL UNLESS NOTED OTHERWISE. LIAISE WITH PRINCIPAL AS TO THE EXTENT OF ITEMS TO BE RETAINED AND RETURNED. ALLOW TO REMOVE AND REINSTATE ITEMS THAT ARE TO BE REUSED IN THE FINISHED AREAS AS REQUIRED.
C. RELOCATE ASSOCIATED SERVICES THAT REQUIRE REFIXING DUE TO NEW WORKS.

10 FOOD SERVICES (BAR, KITCHEN, CAFE)
A. ALL LOOSE FRIDGES, COOKING EQUIPMENT, REMOVABLE ITEMS ARE TO BE RETAINED BY THE CLIENT UNO. LIAISE WITH PRINCIPAL AS TO EXTENT OF EQUIPMENT TO BE RETAINED AND RETURNED. REFER TO SERVICE CONSULTANTS DOCUMENTATION FOR THE EXTENT OF EQUIPMENT TO BE RELOCATED AND RETAINED AND RE-USED. REFER TO SERVICES CONSULTANTS DOCUMENTS FOR EXTENT OF RELOCATED AND NEW SERVICES. REMAINING ITEMS TO BE DEMOLISHED.
B. ALL REDUNDANT SERVICES TO BE REMOVED, CAPPED OFF AND TERMINATED.

11 SIGNAGE
A. PROMOTIONAL DISPLAYS AND SIGNAGE THAT ARE REQUIRED TO BE REMOVED ARE TO BE RETURNED TO THE PRINCIPAL.

12 OTHER CONTRACTORS (AV, BEER, POST MIX ETC)
A. THE CONTRACTOR IS TO ALLOW FOR THE ATTENDANCE AND CO-ORDINATION OF SEPARATE CONTRACTORS INCLUDING BUT NOT LIMITED TO AV, SECURITY, SIGNAGE, BEER & POST MIX, GAMING ETC. THE CONTRACTOR IS TO ALLOW TO LIAISE WITH OTHER CONTRACTORS AND PROVIDE SUFFICIENT NOTICE FOR THE WORKS OF OTHERS.
B. ALLOW TO REMOVE AND RELOCATE AUDIO VISUAL EQUIPMENT AFFECTED BY NEW WORKS. RETURN UNUSED EQUIPMENT TO THE PRINCIPAL.

1 TP-EXISTING REFLECTED CEILING PLAN - GROUND
1 : 100

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Revisions
1 20.03.2025 TOWN PLANNING SET ISSUE

Project
HUON HILL CLUB LTD
48 REID STREET, WODONGA VIC 3690

For
JDA HOTELS

Drawing
REFLECTED CEILING PLAN
EXISTING/DEMO- GROUND FLOOR

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No. M2400057
Drawing No. TP3.11
Revision 1



RCP LEGEND

ELV.XX	LOUVRE. XX DENOTES IDENTIFICATION NUMBER OF LOUVRE TYPE. LOUVRE TEC 180 LINEAR ROOF. INSTALL TO MANUFACTURERS SPEC.
ELF.XX	LIGHTING FIXTURE. XX DENOTES IDENTIFICATION NUMBER OF LIGHTING TYPE.REFER TO S3 SCHEDULE
CH.XXXX	CEILING HEIGHT. XXXX DENOTES HEIGHT FROM GROUND LEVEL
FCU	FAN COIL UNIT - REFER TO MECHANICAL ENGINEERS DRAWINGS
CT.01	CEILING TYPE 01 - SUSPENDED PLASTER. REFER TO A0.03 CEILING TYPE
CT.02	CEILING TYPE 02 - PLASTERBOARD CEILING WITH DIRECT FIX ACOUSTIC BOARD. REFER TO A0.03 CEILING TYPE
CT.03	CEILING TYPE 03 - SUSPENDED PLASTERBOARD CEILING GRID. REFER TO A0.03 CEILING TYPE
CT.04	CEILING TYPE 04 - DIRECT FIX PLASTER. REFER TO A0.03 CEILING TYPE
CT.05	CEILING TYPE 05 - DIRECT FIX FIBRE CEMENT CEILING. REFER TO A0.03 CEILING TYPE
CT.06	CEILING TYPE 06 - INSULATED COOL ROOM PANEL. REFER TO A0.03 CEILING TYPE
APT.XX	APPLIED PAINT FINISH. XX DENOTES IDENTIFICATION NUMBER OF FINISH. REFER TO S1 SCHEDULE
FAL.XX	ACOUSTIC LINING BOARD. XX DENOTES IDENTIFICATION NUMBER OF FINISH. REFER TO S1 SCHEDULE
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LED	5W LED LIGHT ON MINIMAL ALUMINUM CHANNEL WITH OPAL DIFFUSER. POWDER COAT ALUMINUM TO MATCH ADJACENT PAINT COLOUR TO CONCEAL AS REQUIRED. WARM WHITE LIGHT COLOUR. CONCEALED TRANSFORMER
	CURTAIN PELMET WITH CONCEALED LED LIGHTING. REFER TO DRAWING SHEET# A7.62 FOR DRAWING DETAILS
J	JOINERY TAG - REFER TO CORRESPONDING JOINERY SHEET
	MECHANICAL DIFFUSER - APPROX. LOCATION. COORDINATE WITH MECHANICAL DRAWINGS AND CONFIRM VIA SHOP DRAWINGS PRIOR TO CONSTRUCTION.
	ACCESS HATCH TO CEILING SPACE. CONTRACTOR TO COORDINATE PLATFORMS WITH MECHANICAL SERVICES AND STRUCTURE. CONCEAL ACCESS PANEL BY PAINTING PANEL AND FRAME IN ADJACENT CEILING FINISH
	CABLE TRAY RUN INDICTITIVE PATH OF TRAVEL IN CEILING. PROVIDE ADAQUATE SPACING FOR DATA AND POWER RUNS.
	RETURN AIR GRILLE

GENERALLY

1A. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION FOR FULL EXTENT OF WORKS.

1B. ANY DESCREPANCIES IN THE DOCUMENTATION ARE TO BE RAISED WITH THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION AND/OR FABRICATION.

1C. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DOCUMENTATION FOR FULL EXTENT OF WORKS.

1D. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND/OR FABRICATION.

1E. CONSTRUCTION RELATED SITE ACCESS, CONTRACTOR AREAS AND HOARDING LOCATIONS SHALL BE NEGOTIATED WITH THE PRINCIPAL PRIOR TO POSSESSION OF SITE.

1F. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, ALL RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY BY-LAWS.

1G. THE FACILITY WILL BE OCCUPIED AND TRADING THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL LIMIT ANY DISTURBANCE TO THE FACILITY, ITS' TRADE AND OCCUPANTS. EXISTING SERVICES REQUIRED FOR THE PURPOSE OF TRADING SHALL NOT BE INTERRUPTED WITHOUT REASONABLE PRIOR NOTICE AND APPROVAL BY THE PRINCIPAL.

1H. THE CONTRACTOR SHALL ARRANGE FOR A SITE SURVEY TO CONFIRM THE EXISTING FINISHED FLOOR LEVELS AND CONFIRM ALL NEW FINISHED FLOOR LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORKS.

CEILING

2A. CEILING HEIGHTS NOTED RELATE TO HEIGHT ABOVE FINISHED FLOOR LEVEL.

2B. THE CONTRACTOR IS TO COORDINATE ELECTRICAL AND MECHANICAL SERVICES LAYOUTS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE FABRICATION AND INSTALLATION OF ANY ITEMS.

2C. WHERE NOT NOTED IN THE DOCUMENTS, THE CONTRACTOR IS TO ALLOW FOR ACCESS PANELS AS REQUIRED FOR ALL ELECTRICAL AND MECHANICAL SERVICES TO COMPLETE THE WORKS. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL ACCESS PANELS ON SITE PRIOR TO FABRICATION AND INSTALLATION.

2D. MAKE GOOD EXISTING CEILINGS WHERE DAMAGED FOR NEW WORKS. THIS INCLUDES, BUT IS NOT LIMITED TO THE INSTALLATION OF SERVICES AND/OR BUILDING WORKS AS REQUIRED TO COMPLETE THE NEW WORKS. ALLOW FOR NEW PAINT FINISH TO THE ENTIRE AREA WHERE CEILINGS ARE PATCHED.

ROOF

3A. THE CONTRACTOR IS TO FLASH AND SEAL ALL PENETRATIONS THROUGH THE ROOF SHEETING TO ENSURE THE ROOF IS WATERTIGHT UPON COMPLETION.

3B. REFER TO THE SPECIFICATION FOR ROOF ACCESS, ANCHOR POINTS AND SAFETY SYSTEM.

3C. THE CONTRACTOR IS TO INSPECT THE ROOF PRIOR TO THE ACCEPTANCE OF THE CONTRACT. THE CONTRACTOR IS TO ALLOW FOR THE RECTIFICATION OF ANY VISIBLE DAMAGE TO THE EXISTING ROOFS AS THEY ARE FOUND DURING THE TENDER PERIOD.

INTERIOR

4A. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION. WHERE THERE IS ANY DISCREPANCY IN SIZES NOMINATED IN THE SPECIFICATION AND THE DRAWINGS THE CONTRACTOR SHALL ALLOW FOR THE GREATER.

4B. THE CONTRACTOR IS TO CONFIRM THE DIMENSIONS OF ALL EQUIPMENT AND APPLIANCES WITH THE PRINCIPAL PRIOR TO FABRICATION OF ANY JOINERY, FURNITURE, KITCHENS, BARS ETC. THAT REQUIRE THIS COORDINATION. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO COORDINATE.

4C. THE CONTRACTOR IS TO PROVIDE ADEQUATE SUPPORT AND FRAMING AS REQUIRED TO ENSURE THAT NO BOWING OF MATERIALS OCCURS OVER TIME.

4D. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER CONSULTANTS DOCUMENTS (MECHANICAL, ELECTRICAL, KITCHEN & BARS ETC) TO ENSURE COORDINATION WITH ALL LIGHTING, VENTILATION AND OTHER EQUIPMENT THAT IS INTEGRATED INTO JOINERY AND THE WORKS. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO COORDINATE.

1 TP-REFLECTED CEILING PLAN - LOWER GROUND
1 : 100

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE

Project
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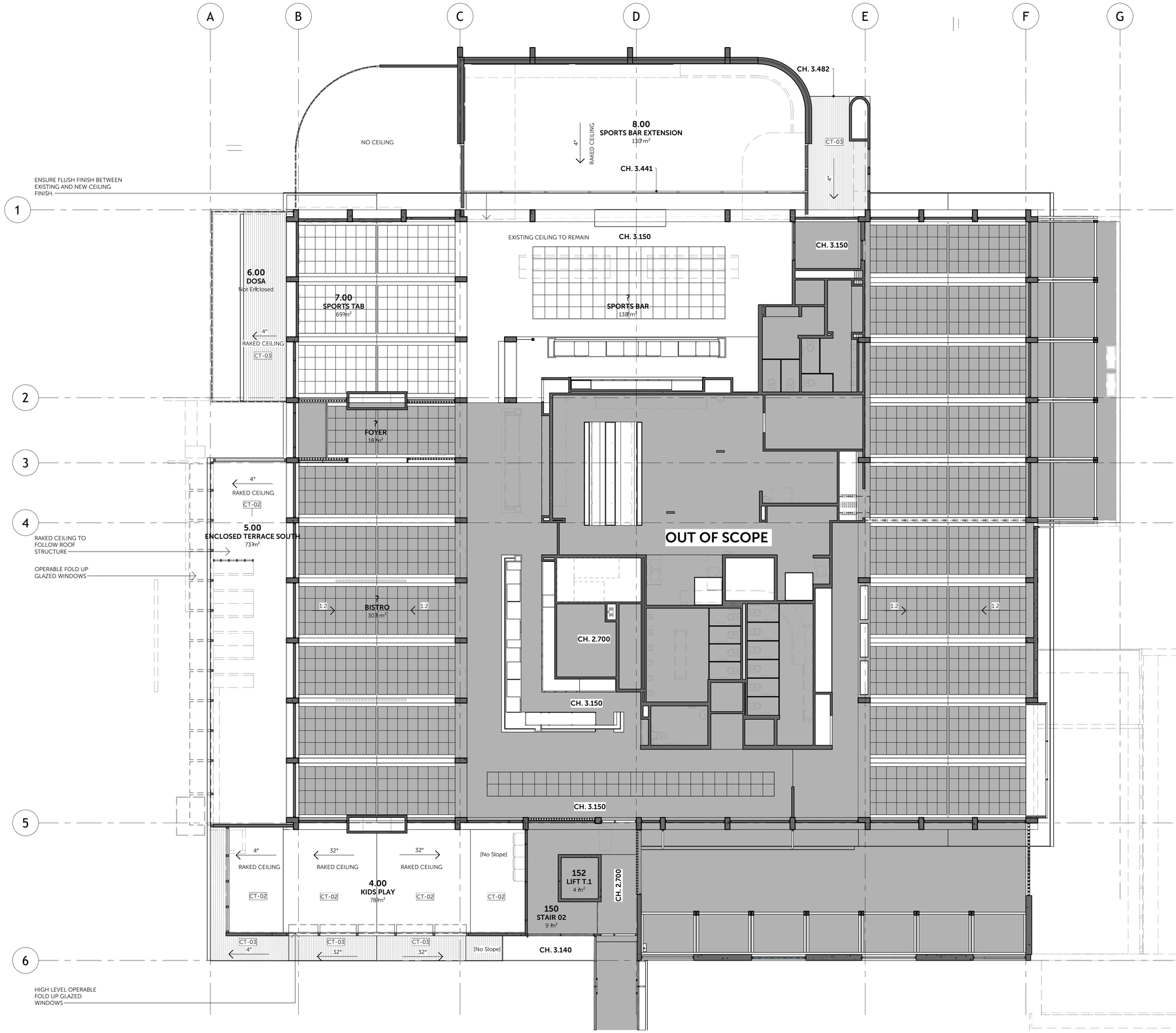
For
JDA HOTELS

Drawing
REFLECTED CEILING PLAN - LOWER GROUND

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP3.30	1



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3B. REFER TO THE SPECIFICATION FOR ROOF ACCESS, ANCHOR POINTS AND SAFETY SYSTEM.

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1 TP-REFLECTED CEILING PLAN - GROUND
1 : 100

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE

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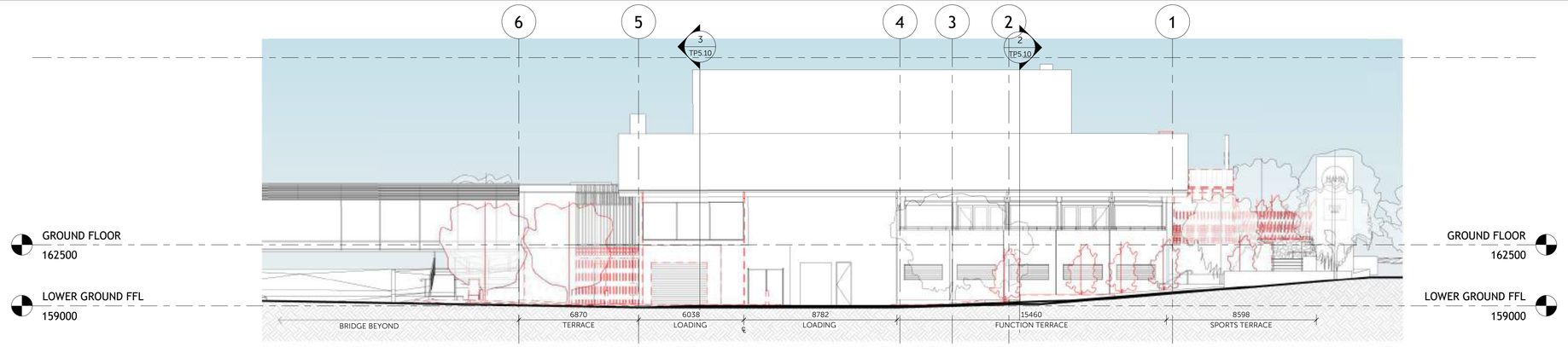
For
JDA HOTELS

Drawing
REFLECTED CEILING PLAN - GROUND FLOOR

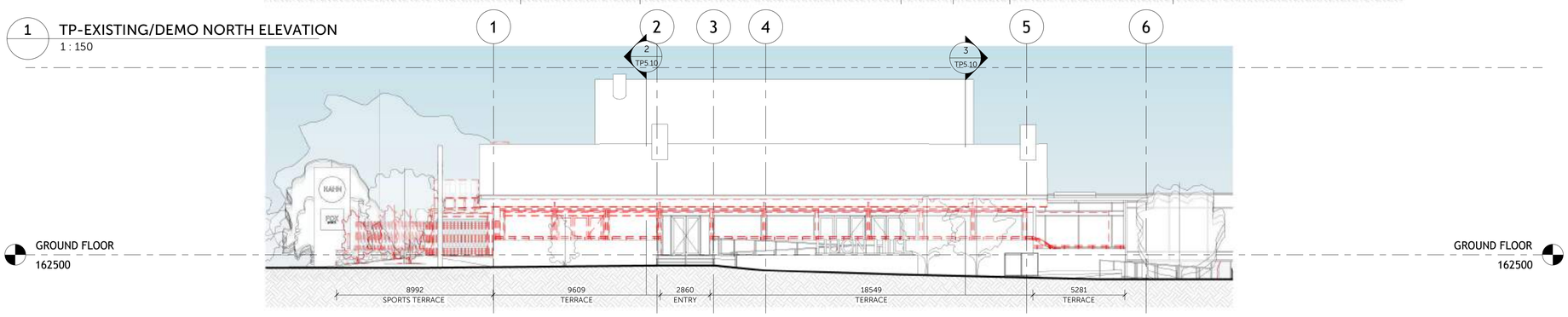
TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

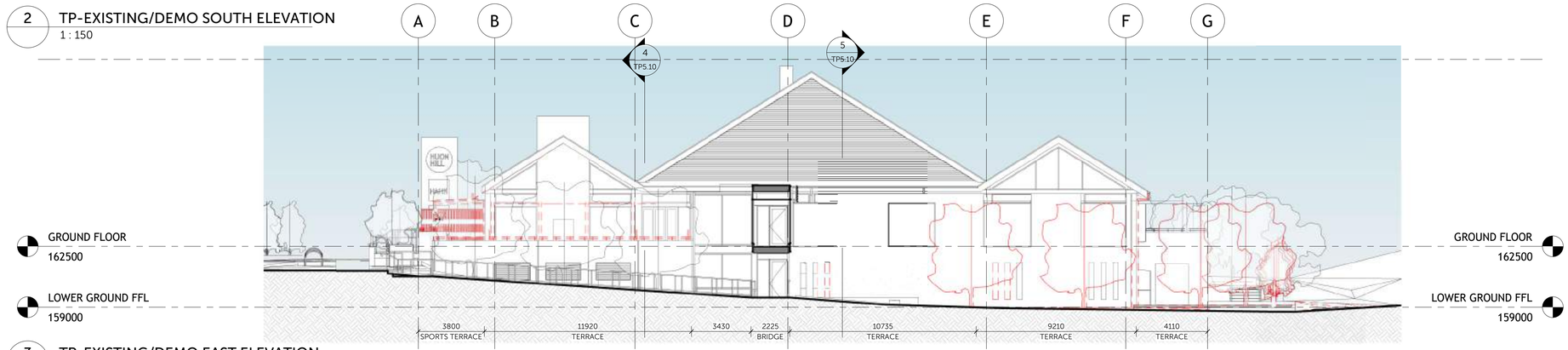
Project No.	Drawing No.	Revision
M2400057	TP3.31	1



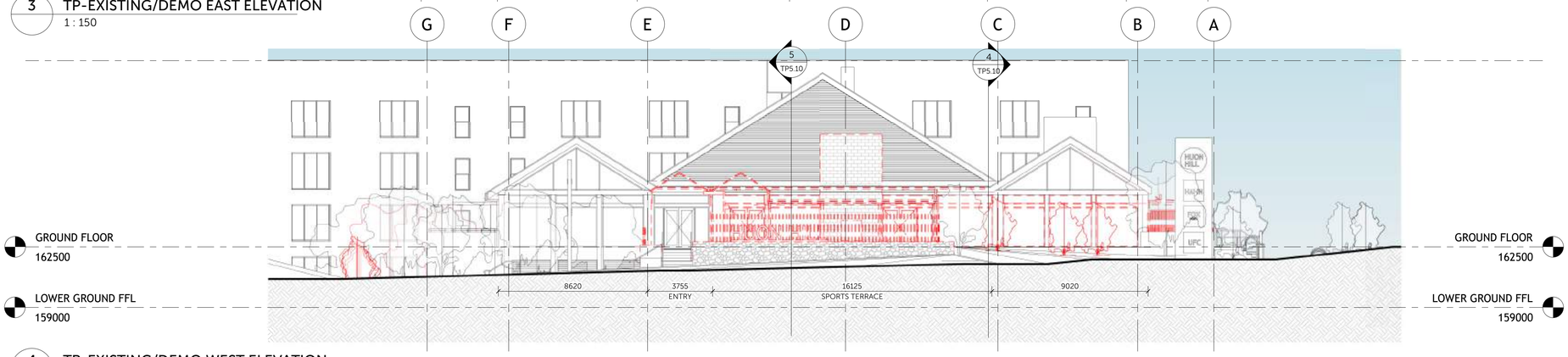
1 TP-EXISTING/DEMO NORTH ELEVATION
1 : 150



2 TP-EXISTING/DEMO SOUTH ELEVATION
1 : 150



3 TP-EXISTING/DEMO EAST ELEVATION
1 : 150



4 TP-EXISTING/DEMO WEST ELEVATION
1 : 150

DEMOLITION HATCH

- EXTENT OF WORKS
- OUT OF SCOPE
- FLOOR TO BE DEMOLISHED
- FLOOR FINISH TO BE DEMOLISHED
- EXTERNAL HARDSTAND TO BE DEMOLISHED
- LANDSCAPING TO BE DEMOLISHED
- ELEMENTS TO BE DEMOLISHED

DEMOLITION NOTES

1 GENERALLY
A. DEMOLISH WALLS AND CONCRETE SLABS AS REQUIRED. REFER TO STRUCTURAL ENGINEER'S DETAILS FOR EXTENT OF NEW FOOTINGS, SLABS AND PROPPING OF EXISTING STRUCTURE.
B. ALLOW TO REINSTATE AND MAKE GOOD TO THE ORIGINAL CONDITION ANY DAMAGE TO EXISTING AND/OR ADJOINING SURFACES DUE TO THE DEMOLITION AND CONSTRUCTION OF NEW WORKS.
C. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS INCLUDING CONSULTANTS' DOCUMENTATION FOR THE FULL EXTENT OF DEMOLITION WORKS. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO READ AND COORDINATE THE EXISTING AND NEW WORKS.
D. ALL NECESSARY MEASURES SHALL BE TAKEN TO PREVENT NUISANCE FROM DUST DURING DEMOLITION.
E. ON COMPLETION, ALL TEMPORARY PROTECTION SHALL BE REMOVED AND ALL AREAS MADE GOOD.
A. ALL EXISTING MATERIALS FOUND TO BE DEFECTIVE WHERE THE EXISTING CONSTRUCTION IS INTERFERED SHALL BE REPLACED WITH NEW MATERIALS TO MATCH THE EXISTING. CONTRACTOR TO NOTIFY THE ARCHITECT OF ALL DEFECTIVE MATERIALS BEFORE PROCEEDING WITH DEMOLITION.
B. ALL WORK DAMAGED OR DEEMED DEFECTIVE FROM DEMOLITION BY ANY TRADE SHALL BE REINSTATED TO MATCH EXISTING WORK.

2 SERVICES
A. THE CONTRACTOR IS TO LOCATE AND IDENTIFY ALL EXISTING SERVICES PRIOR TO COMMENCING DEMOLITION WORKS AND PROVIDE APPROPRIATE ALTERNATIVE CONNECTIONS TO ENSURE NO INTERRUPTION TO ANY SERVICE TO THIS FACILITY, ADJOINING TENANCIES AND PROPERTIES.
B. REFER SERVICES CONSULTANTS' DOCUMENTATION FOR DEMOLITION, TERMINATION AND CAPPING OF EXISTING SERVICES. WHERE NOT SHOWN ON THE DRAWINGS, ALLOW TO REMOVE ALL REDUNDANT EXISTING SERVICE CONDUITS, PIPES AND EQUIPMENT AND MAKE GOOD AS NECESSARY. REDUNDANT SERVICES SHALL BE SEALED OFF AT THE MAIN LINE AND REMOVED.
C. CONFIRM SET OUT OF UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF EARTHWORKS.

3 SITE
A. REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR BULK EARTHWORKS AND EXCAVATION.
B. DEMOLISH, BREAK APART AND REMOVE EXISTING LANDSCAPING SLABS, PAVING AND GROUND AS REQUIRED FOR EXTENT OF NEW WORKS.
C. ALLOW TO MAKE GOOD ALL SOFTSCAPE DUE TO DEMOLITION WORKS.
D. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION FOR FULL EXTENT OF DEMOLITION TO THE SITE, TREE RETENTION AND PROTECTION.

4 ROADS AND FOOTPATHS
A. ALL ROADS, FOOTPATHS AND PUBLIC SERVICES DISTURBED OR DAMAGED AS A RESULT OF THE WORKS SHALL BE MADE GOOD AND REINSTATED UPON COMPLETION.

5 WALLS
A. REMOVE EXISTING PARTITION AND MASONRY WALLS WITHIN THE BUILDING DEMOLITION AREA AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO COMPLETE THE NEW WORKS. THE CONTRACTOR IS TO COORDINATE THE WORKS AND ALLOW FOR AREAS THAT MAY NOT BE INDICATED ON THIS DRAWING.
B. SAW CUT OPENINGS IN WALLS AND/OR FLOORS WHERE REQUIRED TO COMPLETE THE WORKS INCLUDING WHERE REQUIRED FOR ANY SERVICE PENETRATION. ALLOW TO RECTIFY AND MAKE GOOD TO MATCH EXISTING WHERE ANY SERVICE PENETRATION OCCURS.
C. REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR ALTERATIONS TO EXISTING STRUCTURE.

6 CEILINGS
A. DEMOLISH CEILINGS REQUIRED TO COMPLETE NEW WORKS.
B. REFER TO REFLECTED CEILING PLANS FOR THE FINAL CEILING LAYOUTS, TYPES AND FINISHES.
C. MAKE GOOD TO EXISTING CEILINGS WHERE DAMAGED BY DEMOLITION OR FOR THE INSTALLATION OF NEW SERVICES AS REQUIRED TO COMPLETE THE NEW WORKS. ALLOW FOR PAINT FINISH TO THE ENTIRE AREA WHERE CEILINGS HAVE BEEN PATCHED.

7 FLOORS
A. REMOVE FLOOR COVERINGS, INCLUDING UNDERLAY, FIXINGS AND ADHESIVES TO AREAS AS SPECIFIED TO HAVE NEW FLOOR FINISHES. SCABBLE AND PREPARE EXISTING SUBSTRATES FOR THE INSTALLATION OF NEW FLOOR FINISHES IN ACCORDANCE WITH THE SPECIFICATION. THIS IS TO INCLUDE THE INSTALLATION OF AN APPROVED TOPPING COMPOUND WHERE REQUIRED TO PROVIDE A SUITABLE LEVEL SUBSTRATE FOR THE SPECIFIED FLOOR FINISH.
B. ALLOW TO REINSTATE ALL FLOORS AND FLOOR FINISHES AS REQUIRED TO MATCH EXISTING WHERE FLOORS ARE TRENCHED FOR NEW SERVICES.
C. ALL FLOORS ARE TO FALL TO FLOOR WASTES WITH A MINIMUM OF 1:100 FALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
D. ALLOW FLUSH FINISH BETWEEN ALL ADJACENT FLOOR FINISHES UNLESS NOTED OTHERWISE.

A. EXISTING CARPETS ARE TO BE ROLLED AND RETURNED TO PRINCIPAL.

8 ROOF
A. REMOVE ALL ROOFS, FLASHINGS, CAPPINGS, GUTTERS ETC. AS REQUIRED FOR THE COMPLETION OF THE WORKS.
B. ALLOW TO REINSTATE ALL ROOFS AS REQUIRED WHERE EXISTING SERVICES ARE RELOCATED AND/OR NEW SERVICES ARE INSTALLED. THIS INCLUDES THE INSTALLATION AN REINSTATEMENT OF ALL FLASHINGS, CAPPINGS, GUTTERS ETC. AS REQUIRED TO COMPLETE THE WORKS AND LEAVE THE ROOF WATERTIGHT.
C. ALLOW TO REMOVE ALL REDUNDANT SERVICES, VENTS, EQUIPMENT TO ROOFS AND FLASH AND/OR CAP TO ENSURE THE ROOF IS WATERTIGHT.

9 JOINERY, FITTINGS AND FIXTURES
A. REMOVE ALL JOINERY ITEMS, FITTINGS AND FIXTURES AS REQUIRED TO COMPLETE NEW WORKS. ALLOW TO RELOCATE AND/OR TERMINATE EXISTING SERVICES THAT ARE PART OF FIXTURES AND FITTINGS AS REQUIRED TO COMPLETE NEW WORKS.
B. ALL LOOSE AND REMOVABLE ITEMS ARE TO BE RETURNED TO THE PRINCIPAL UNLESS NOTED OTHERWISE. LIAISE WITH PRINCIPAL AS TO THE EXTENT OF ITEMS TO BE RETAINED AND RETURNED. ALLOW TO REMOVE AND REINSTATE ITEMS THAT ARE TO BE REUSED IN THE FINISHED AREAS AS REQUIRED.
C. RELOCATE ASSOCIATED SERVICES THAT REQUIRE REFIXING DUE TO NEW WORKS.

10 FOOD SERVICES (BAR, KITCHEN, CAFE)
A. ALL LOOSE FRIDGES, COOKING EQUIPMENT, REMOVABLE ITEMS ARE TO BE RETAINED BY THE CLIENT UNO. LIAISE WITH PRINCIPAL AS TO EXTENT OF EQUIPMENT TO BE RETAINED AND RETURNED. REFER TO SERVICE CONSULTANTS DOCUMENTATION FOR THE EXTENT OF EQUIPMENT TO BE RELOCATED AND RETAINED AND RE-USED. REFER TO SERVICES CONSULTANTS DOCUMENTS FOR EXTENT OF RELOCATED AND NEW SERVICES. REMAINING ITEMS TO BE DEMOLISHED.
B. ALL REDUNDANT SERVICES TO BE REMOVED, CAPPED OFF AND TERMINATED.

11 SIGNAGE
A. PROMOTIONAL DISPLAYS AND SIGNAGE THAT ARE REQUIRED TO BE REMOVED ARE TO BE RETURNED TO THE PRINCIPAL.

12 OTHER CONTRACTORS (AV, BEER, POST MIX ETC)
A. THE CONTRACTOR IS TO ALLOW FOR THE ATTENDANCE AND CO-ORDINATION OF SEPARATE CONTRACTORS INCLUDING BUT NOT LIMITED TO AV, SECURITY, SIGNAGE, BEER & POST MIX, GAMING ETC. THE CONTRACTOR IS TO ALLOW TO LIAISE WITH OTHER CONTRACTORS AND PROVIDE SUFFICIENT NOTICE FOR THE WORKS OF OTHERS.
B. ALLOW TO REMOVE AND RELOCATE AUDIO VISUAL EQUIPMENT AFFECTED BY NEW WORKS. RETURN UNUSED EQUIPMENT TO THE PRINCIPAL.

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Revisions
1 20.03.2025 TOWN PLANNING SET ISSUE

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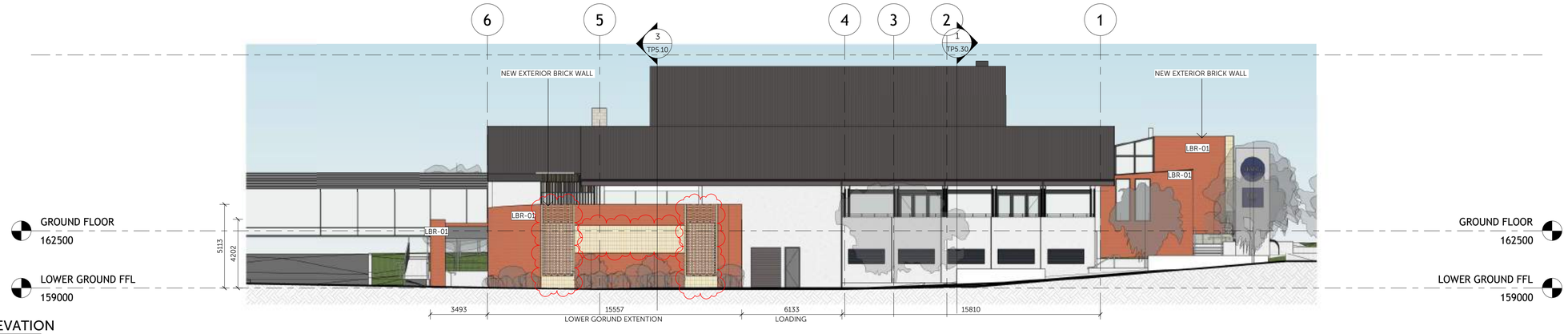
For
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Drawing
EXISTING/DEMO ELEVATIONS STAGE 1

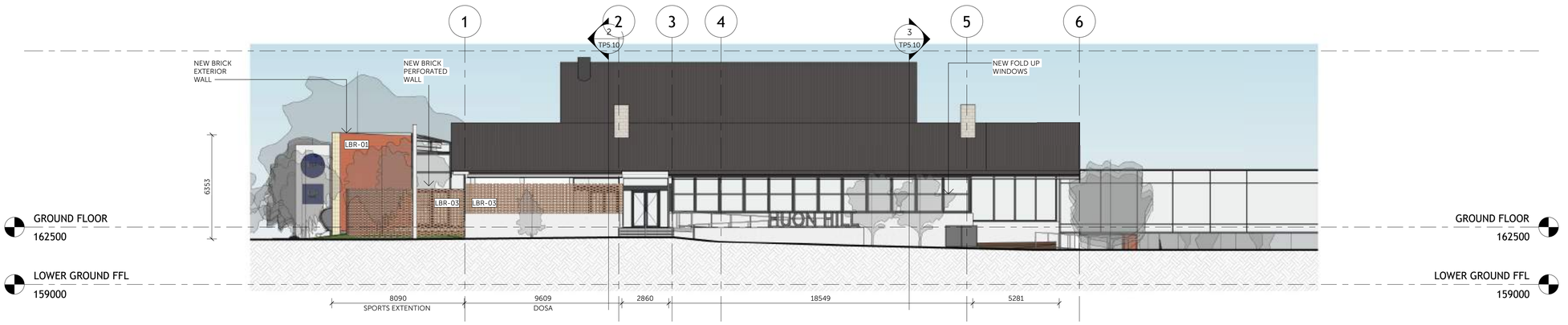
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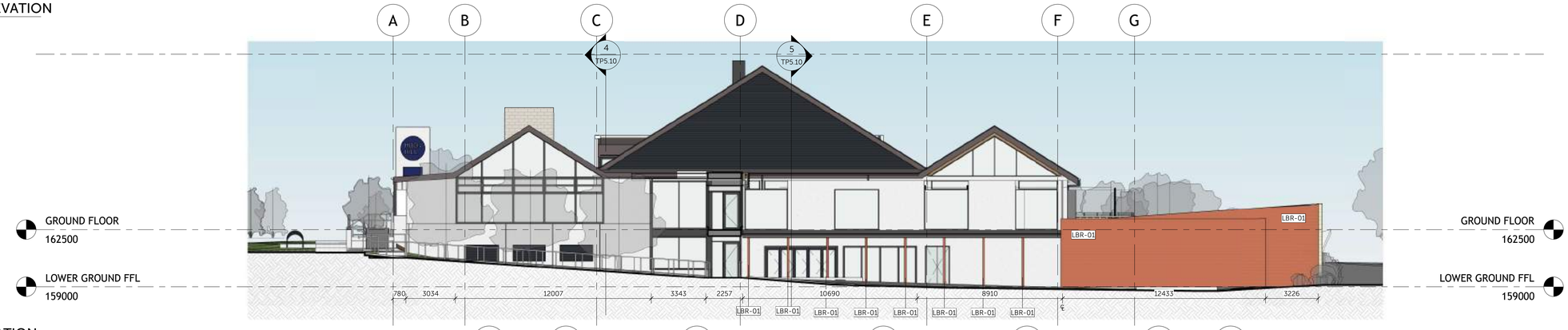
Project No.	Drawing No.	Revision
M2400057	TP4.10	1



1 TP-NORTH ELEVATION
1 : 150



2 TP-SOUTH ELEVATION
1 : 150



3 TP-EAST ELEVATION
1 : 150



4 TP-WEST ELEVATION
1 : 150

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE
2	26.15.2025	TOWN PLANNING SET UPDATE

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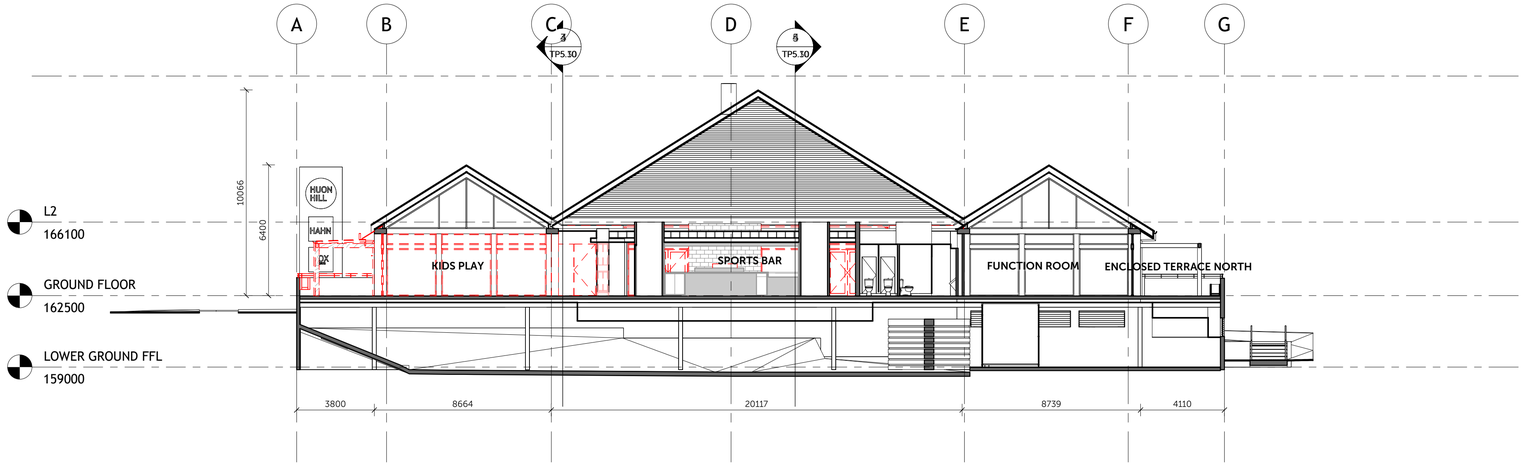
For
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Drawing
PROPOSED ELEVATIONS STAGE 1

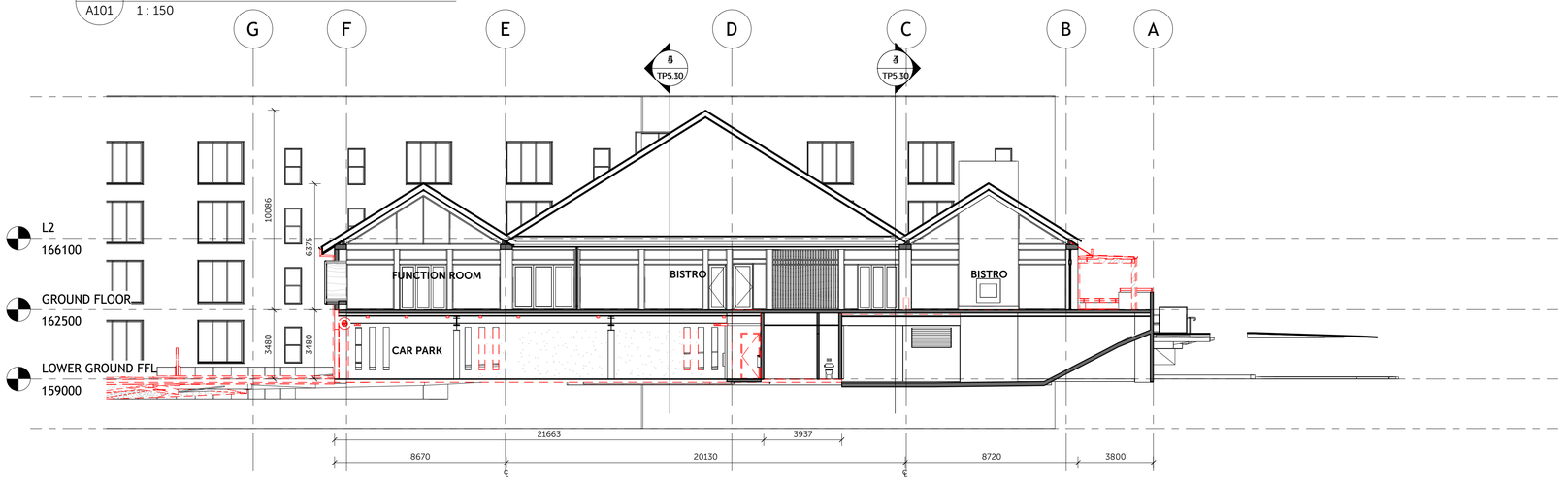
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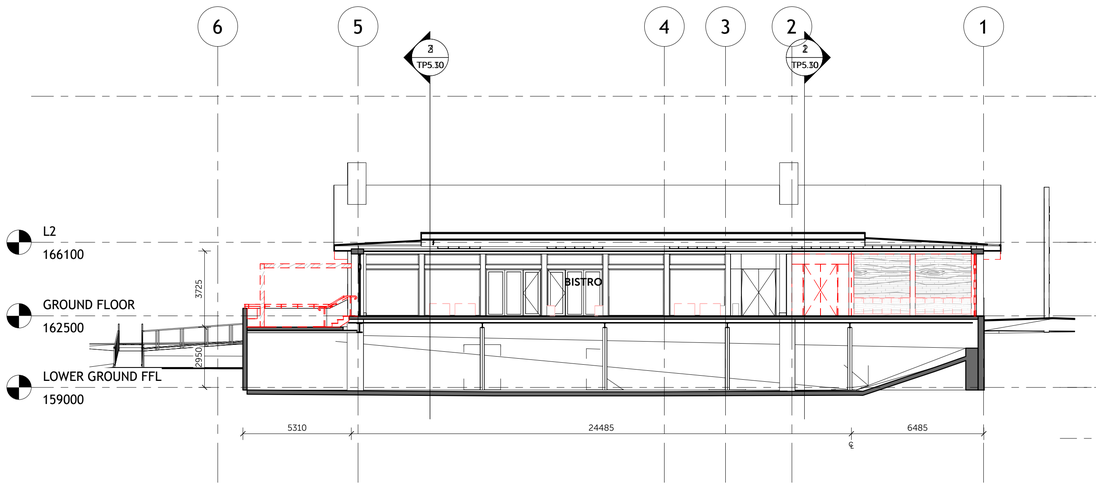
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M2400057	TP4.30	2



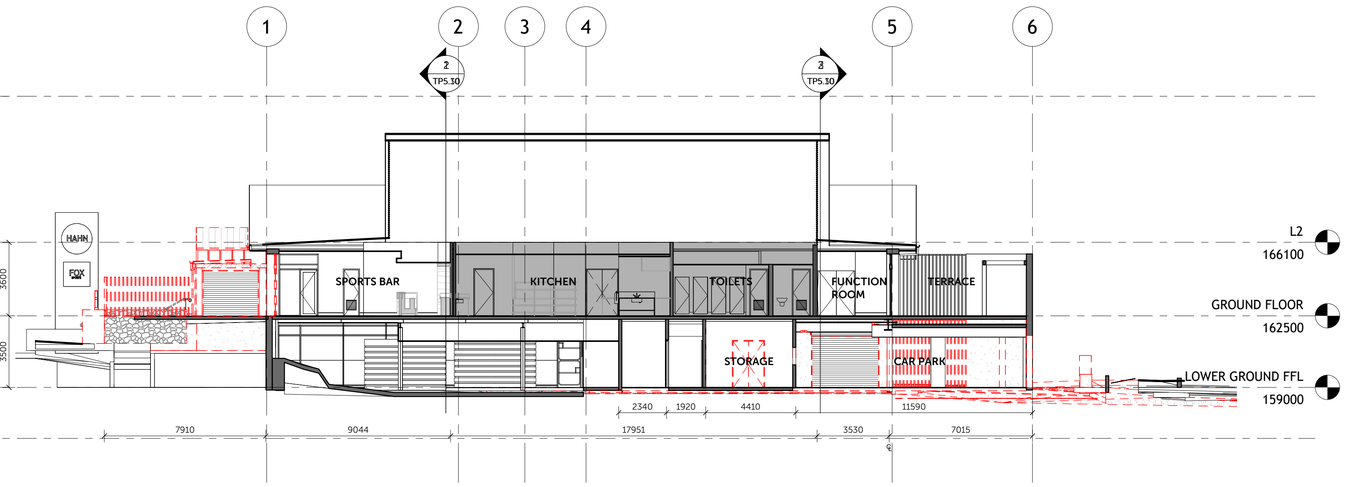
2 A101 TP- EXISTING DEMO -SOUTH/NORTH
1 : 150



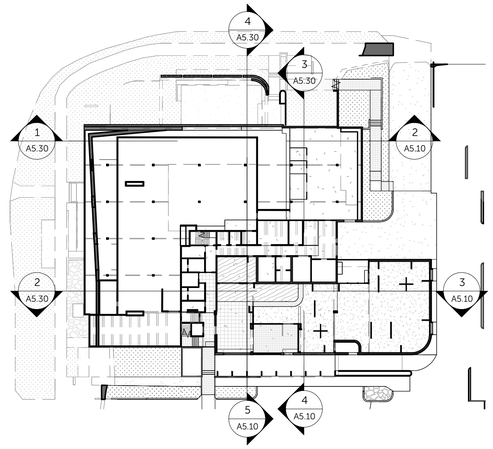
3 A101 TP- EXISTING/DEMO - NORTH/SOUTH
1 : 150



4 A101 TP-EXISTING/DEMO- EAST/WEST
1 : 150



5 A101 TP-EXISTING/DEMO -WEST/EAST
1 : 150



DEMOLITION HATCH

- EXTENT OF WORKS
- OUT OF SCOPE
- FLOOR TO BE DEMOLISHED
- FLOOR FINISH TO BE DEMOLISHED
- EXTERNAL HARDSTAND TO BE DEMOLISHED
- LANDSCAPING TO BE DEMOLISHED
- ELEMENTS TO BE DEMOLISHED

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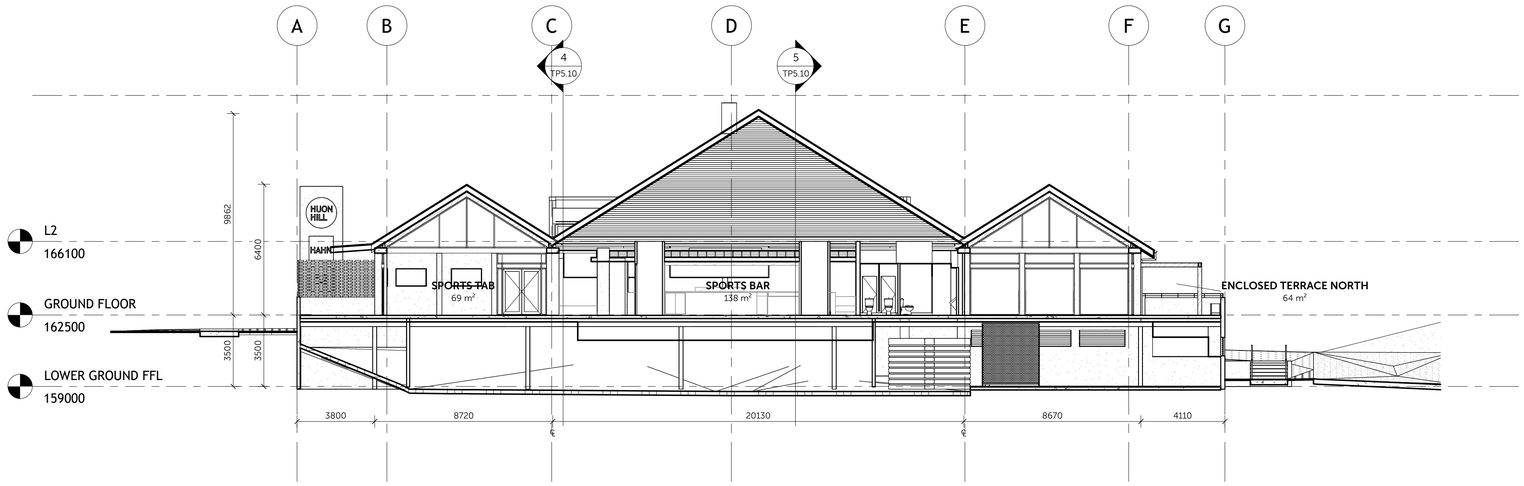
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Drawing
EXISTING/DEMO SECTIONS STAGE 1

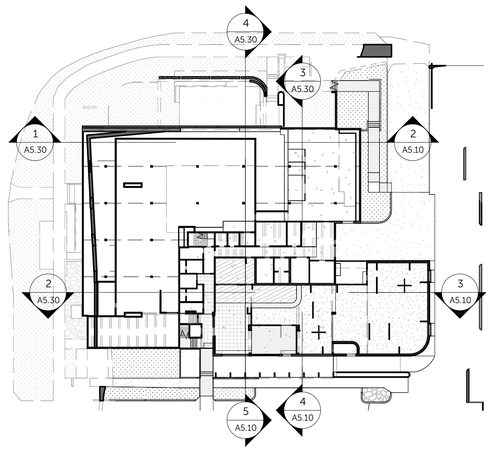
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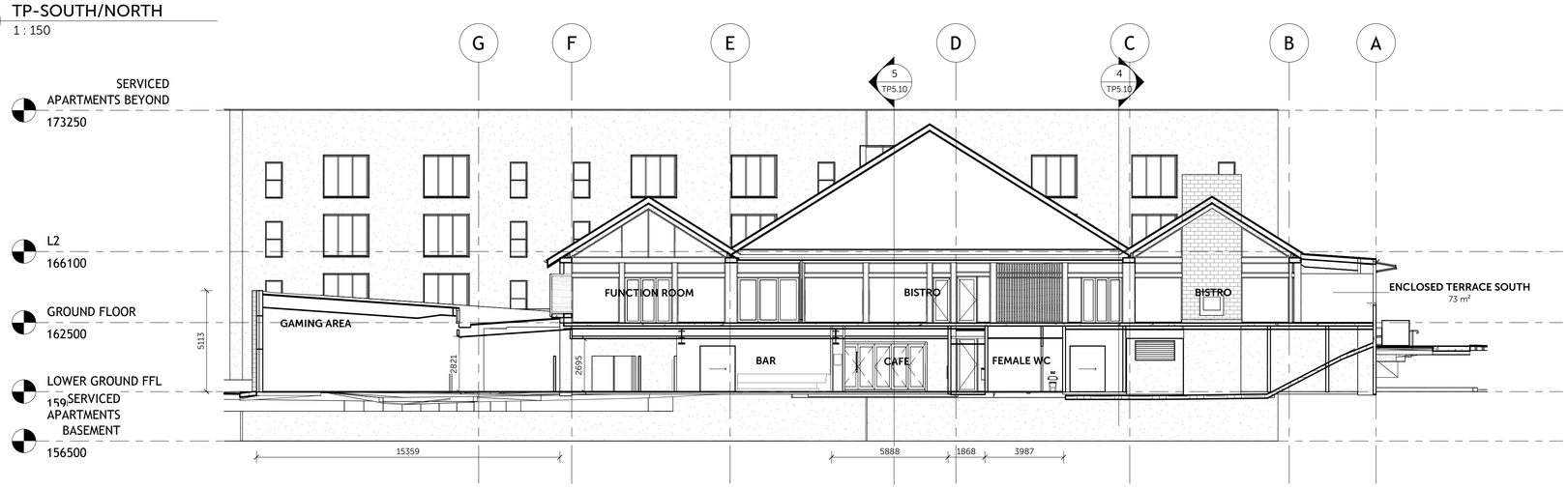
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Project No.	Drawing No.	Revision
M2400057	TP5.10	1

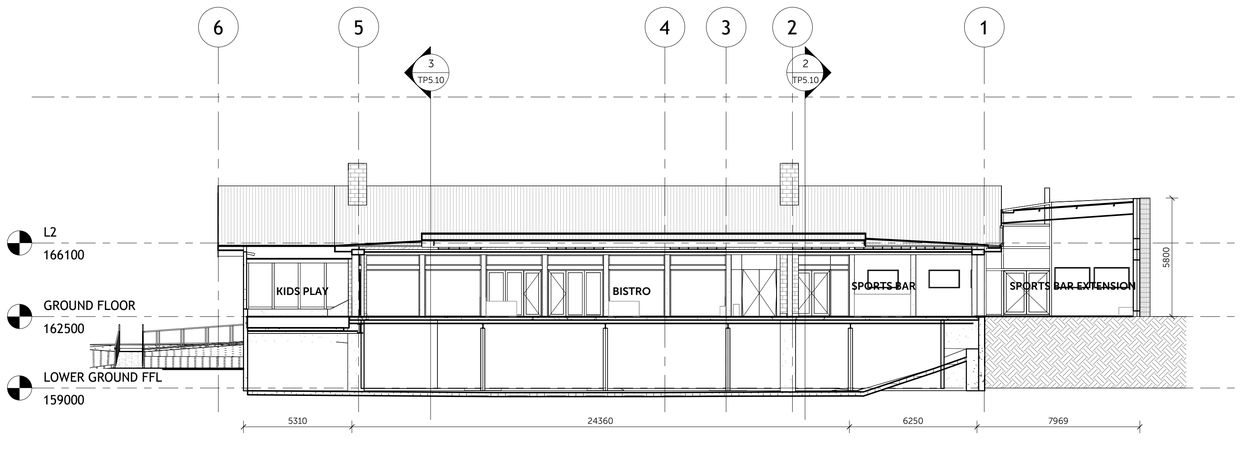


1 TP-SOUTH/NORTH
A101 — 1 : 150

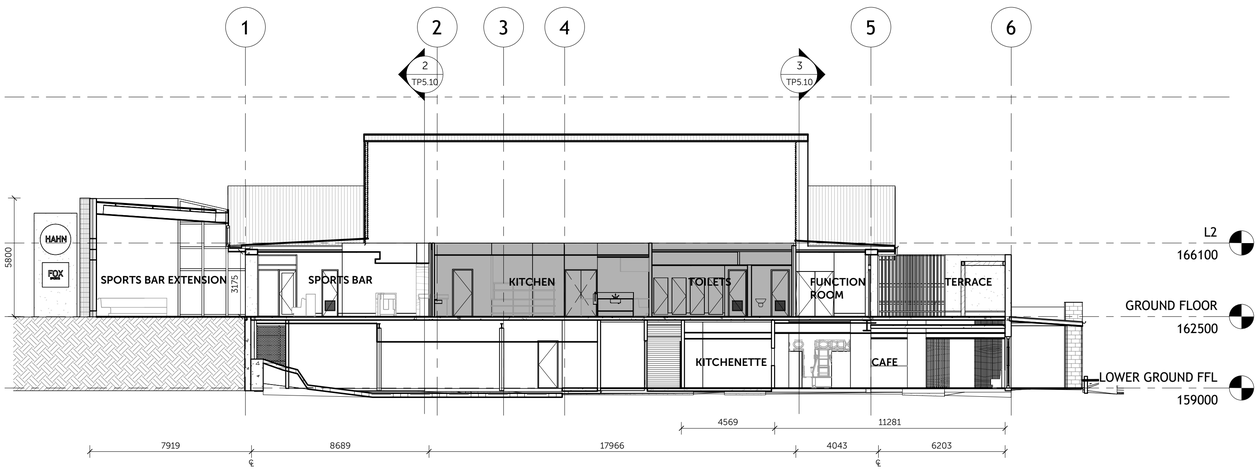




2 TP-NORTH/SOUTH
A101 — 1 : 150



3 TP-EAST/WEST
A101 — 1 : 150



4 TP-WEST/EAST
A101 — 1 : 150

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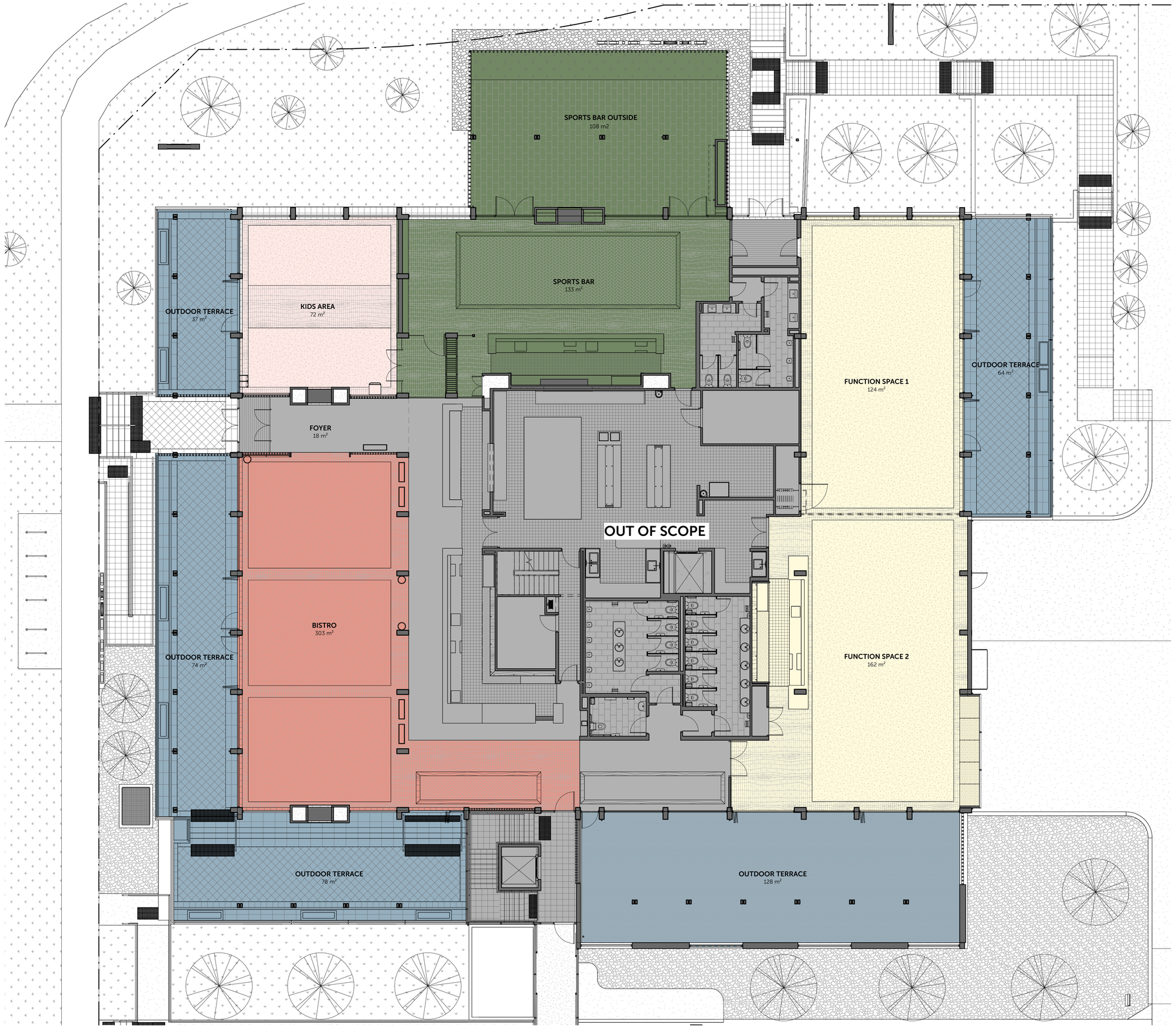
For
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Drawing
PROPOSED SECTIONS STAGE 1

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale As indicated at A1

Project No.	Drawing No.	Revision
M2400057	TP5.30	1



EXISTING AREAS

ROOM	AREA
OUT OF SCOPE AREA	450m2
BISTRO	303m2
KIDS PLAY	72m2
SPORTS BAR INSIDE	133m2
SPORTS BAR OUTDOOR	108m2
SPORTS TAB	
DOSA	
ENCLOSED TERRACE	381m2
FUNCTION SPACE	286m2
TOTAL	**1733m2**

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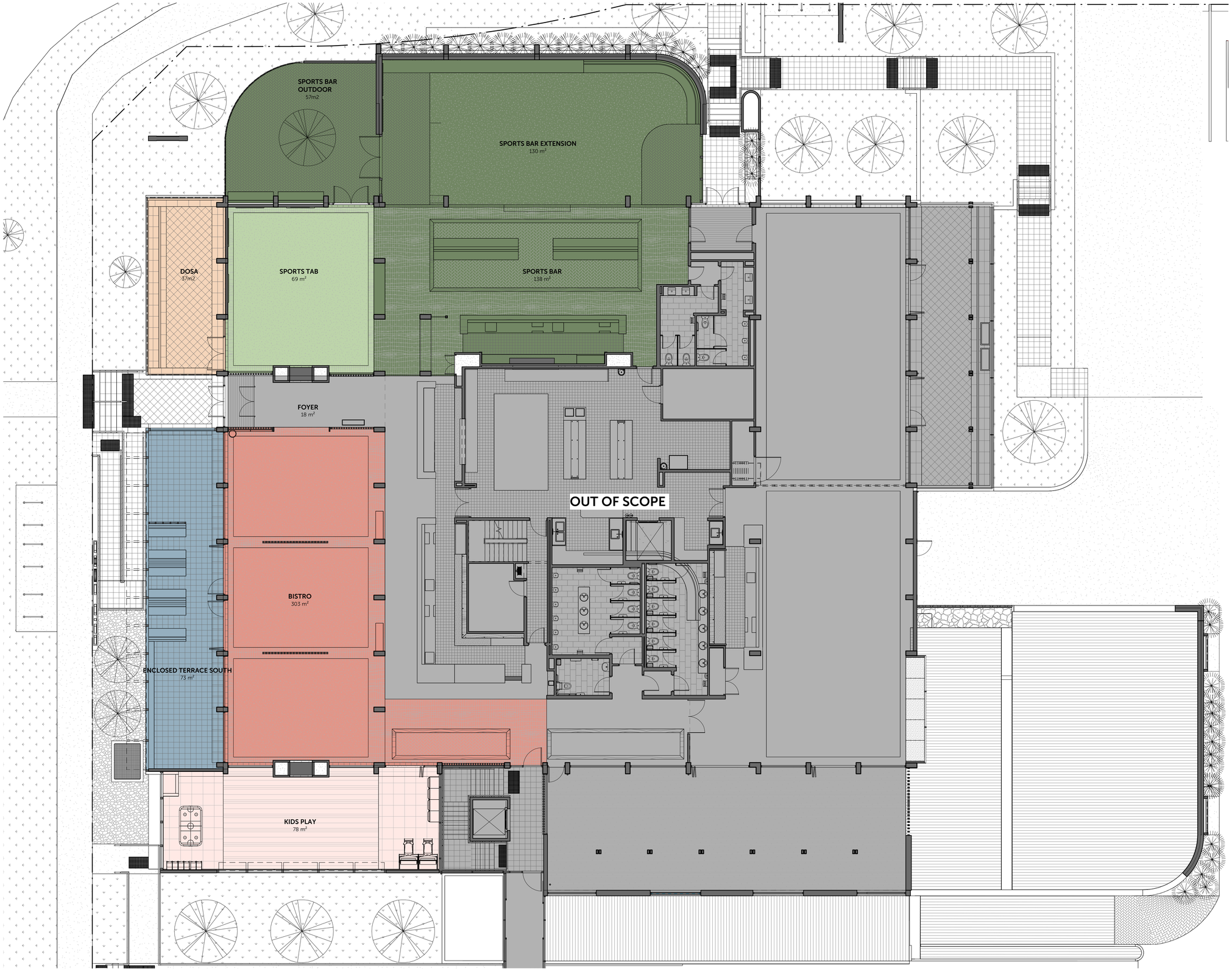
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Drawing
EXISTING GROUND LEVEL AREA PLAN

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP9.01	1



STAGE 1 AREAS

ROOM	AREA
OUT OF SCOPE AREA	935m2
BISTRO	303m2
KIDS PLAY	78m2
SPORTS BAR	268m2
SPORTS BAR OUTDOOR	57m2
SPORTS TAB	69m2
DOSA	37m2
ENCLOSED TERRACE	73m2
FUNCTION SPACE	
TOTAL	**1820m2**

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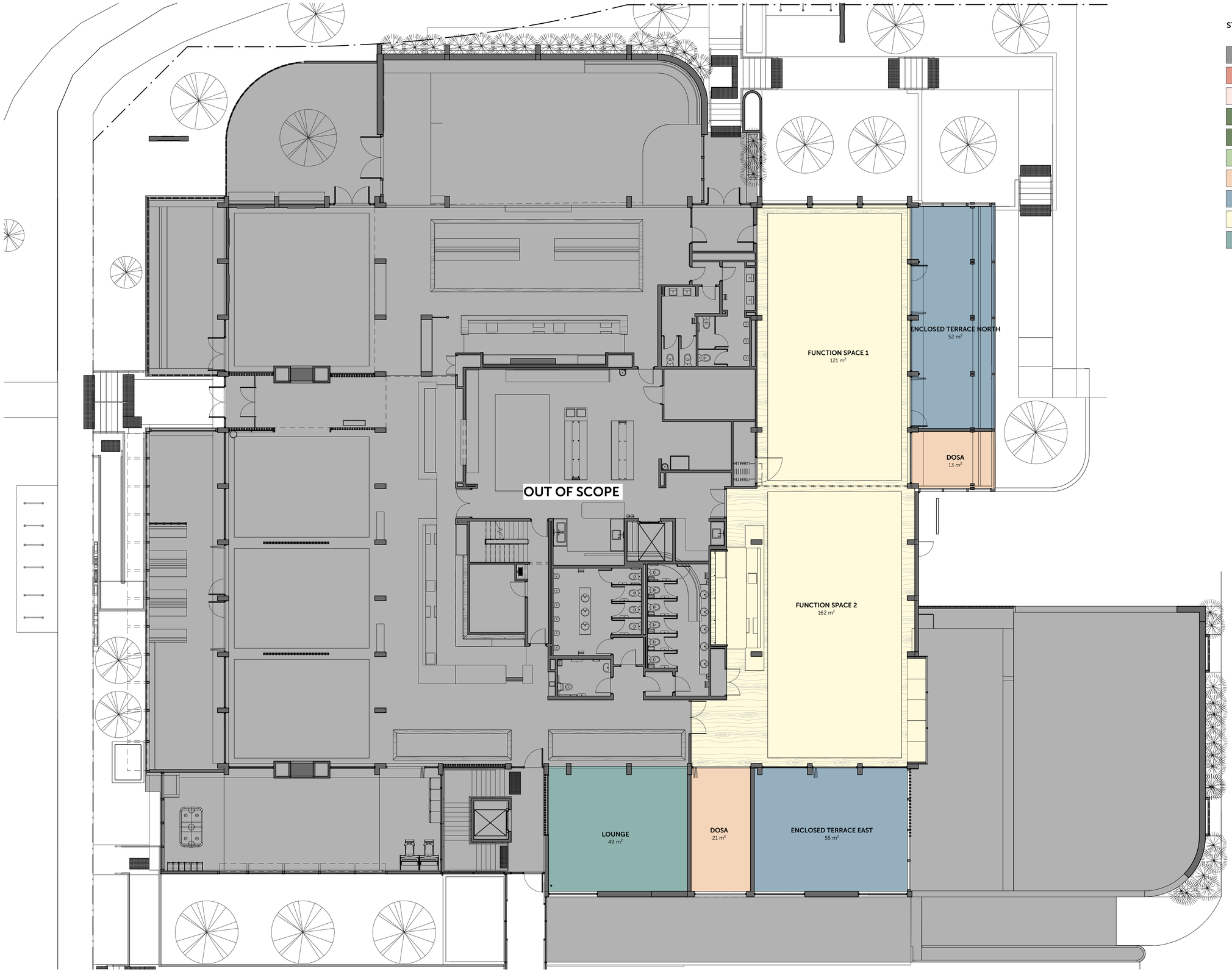
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Drawing
PROPOSED GROUND LEVEL AREA PLAN
STAGE 1

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP9.02	1



STAGE 2 AREAS

ROOM	AREA
OUT OF SCOPE AREA	1255m2
BISTRO	
KIDS PLAY	
SPORTS BAR	
SPORTS BAR OUTDOOR	
SPORTS TAB	
DOSA	34m2
ENCLOSED TERRACE	107m2
FUNCTION SPACE	286m2
LOUNGE	49m2
TOTAL	**1731m2**

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For
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Drawing
PROPOSED GROUND LEVEL AREA PLAN
STAGE 2

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP9.03	1



1 EXISTING LOWER GROUND AREA PLAN
A4.10 1 : 75

EXISTING AREAS

ROOM	AREA
OUT OF SCOPE AREA	1253m2
AMENITIES	24m2
LOBBY/CIRCULATION	32m2
CAR PARK	227m2
STORAGE	27m2
TOTAL	**1563m2**

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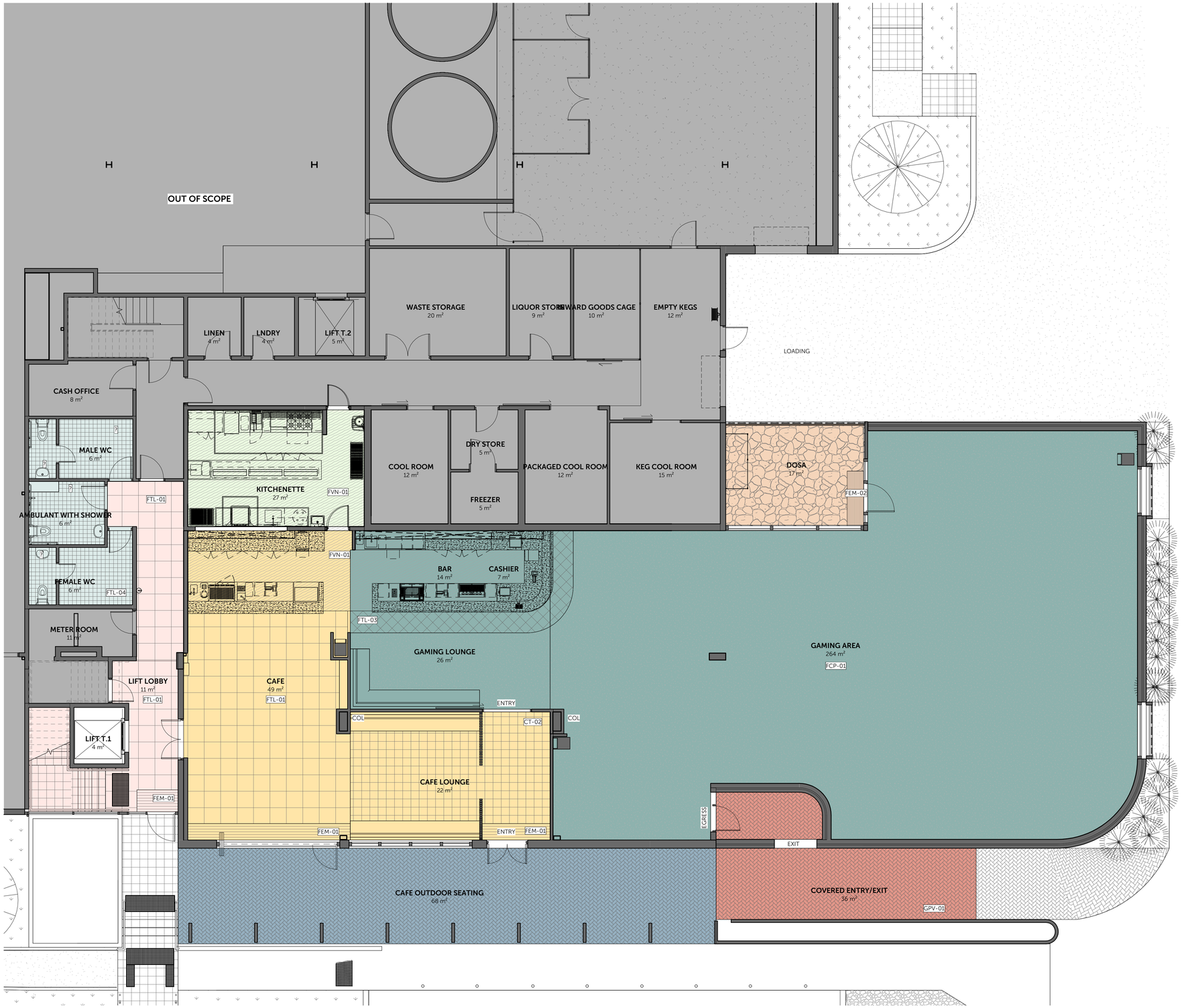
For
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Drawing
EXISTING LOWER GROUND AREA PLAN

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale As indicated at A1

Project No.	Drawing No.	Revision
M2400057	TP9.04	1



PROPOSED AREAS

ROOM	AREA
OUT OF SCOPE AREA	1253m2
AMENITIES	24m2
LOBBY/CIRCULATION	32m2
CAR PARK	
STORAGE	
GAMING	264m2
GAMING LOUNGE	47m2
CAFE	49m2
CAFE LOUNGE	22m2
CAFE OUTDOOR SEATING	68m2
KITCHENETTE	27m2
DOSA	17m2
ENTRY/EXIT	31m2
TOTAL	**1834m2**

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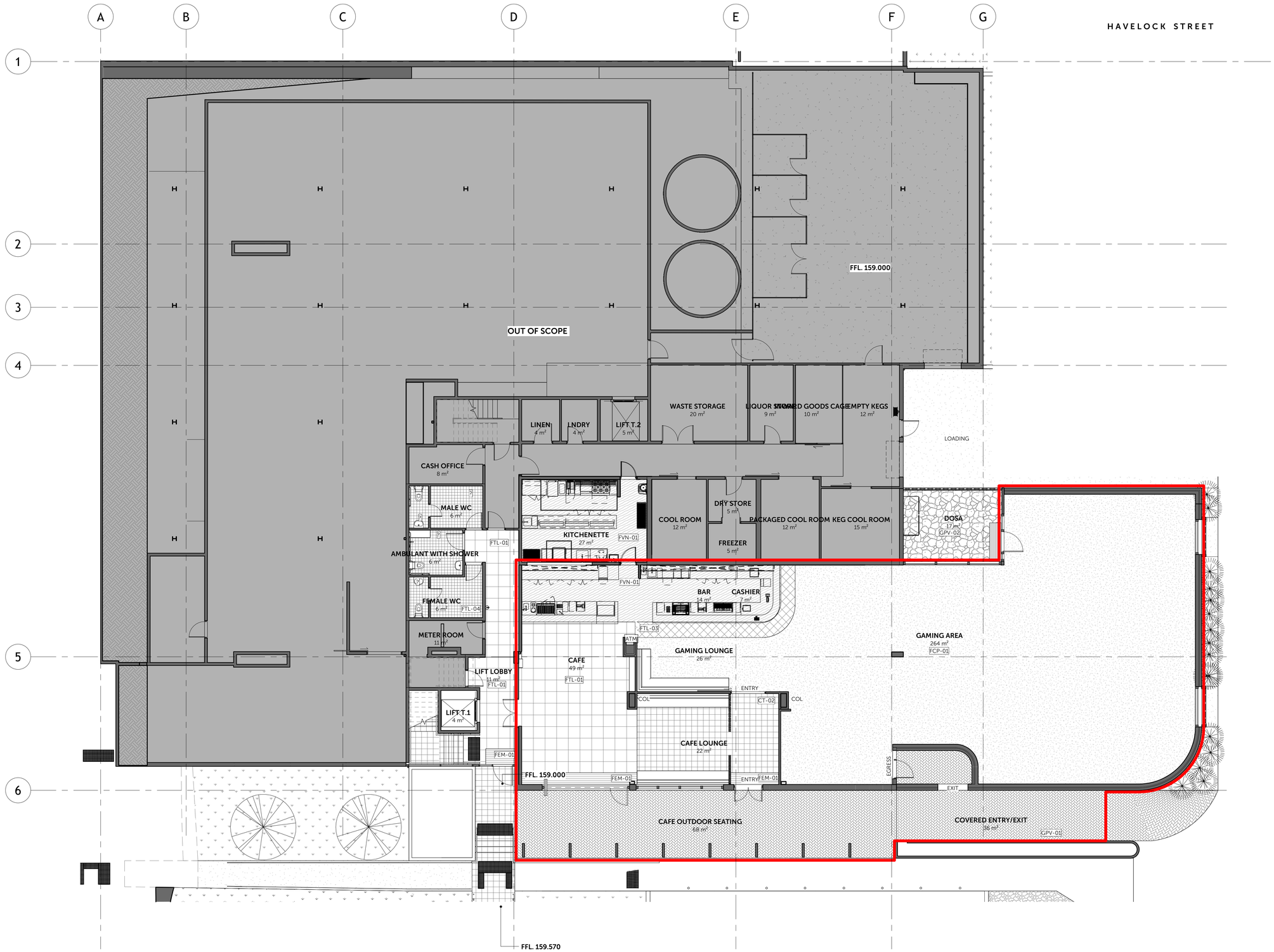
For
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Drawing
PROPOSED LOWER GROUND AREA PLAN

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale As indicated at A1

Project No.	Drawing No.	Revision
M2400057	TP9.05	1



1 RED LINE PLAN LOWER GROUND
1 : 100

GENERALLY

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1B. ANY DESCREPANCIES IN THE DOCUMENTATION ARE TO BE RAISED WITH THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION AND/OR FABRICATION.

1C. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DOCUMENTATION FOR FULL EXTENT OF WORKS.

1D. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND/OR FABRICATION.

1E. CONSTRUCTION RELATED SITE ACCESS, CONTRACTOR AREAS AND HOARDING LOCATIONS SHALL BE NEGOTIATED WITH THE PRINCIPAL PRIOR TO POSSESSION OF SITE.

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BSPN. ARCHITECTURE

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Revisions
1 20.03.2025 TOWN PLANNING SET ISSUE

Project
HUON HILL CLUB LTD
48 REID STREET, WODONGA VIC 3690

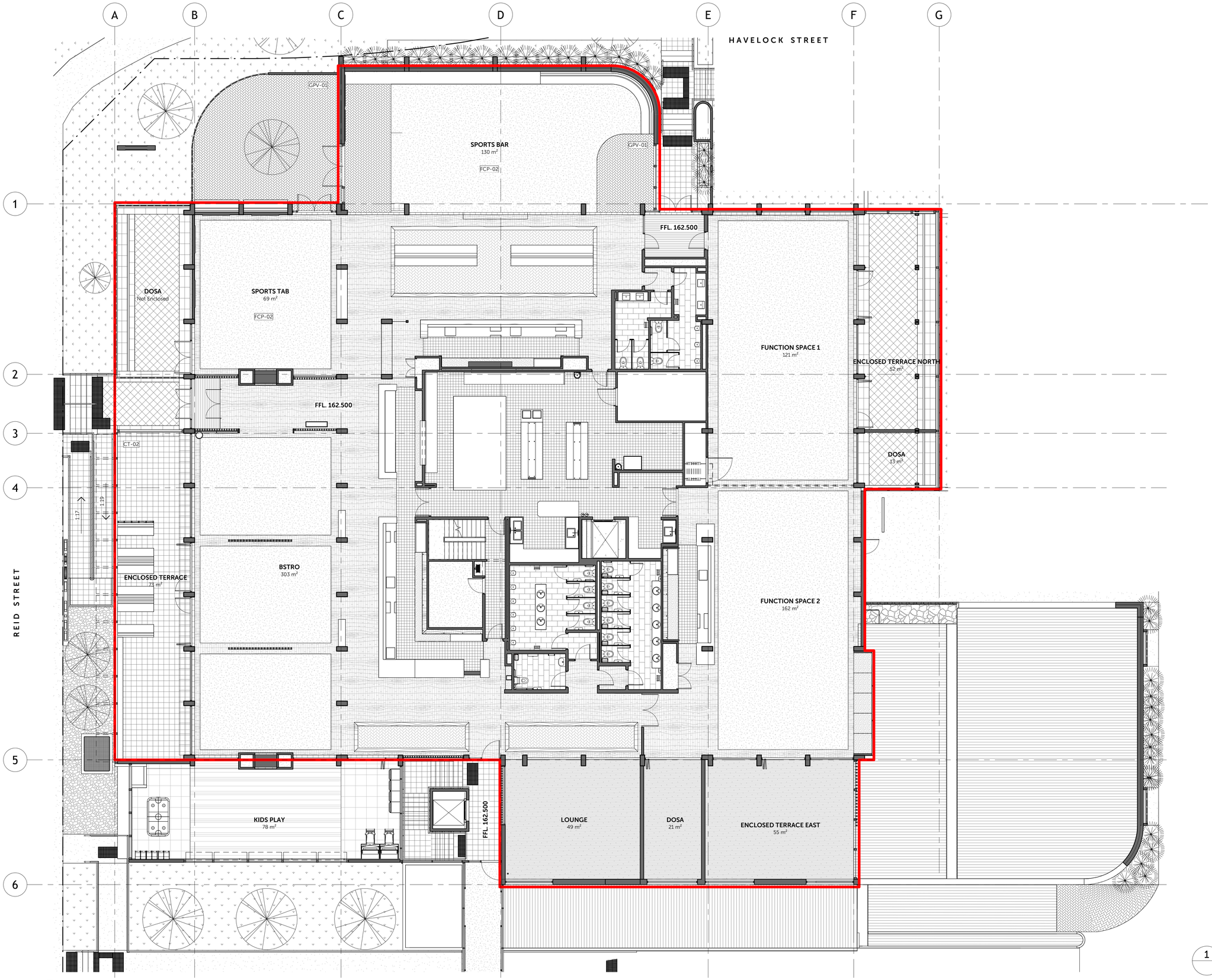
For
JDA HOTELS

Drawing
RED LINE PLAN LOWER GROUND

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP12.01	1



1 TP RED LINE PLAN GROUND FLOOR
1 : 100

GENERALLY

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE

Project
HUON HILL CLUB LTD
48 REID STREET, WODONGA VIC 3690

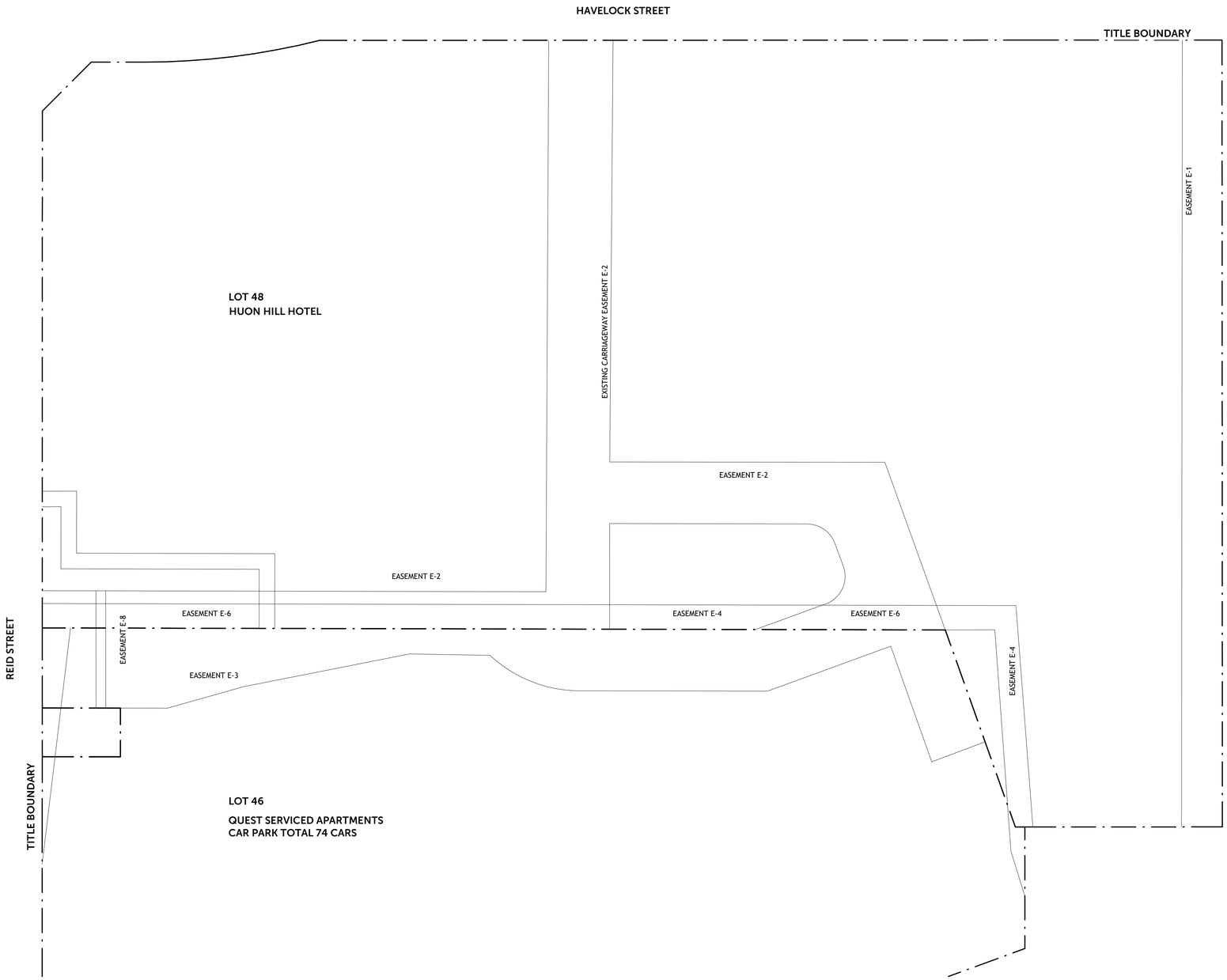
For
JDA HOTELS

Drawing
RED LINE PLAN GROUND FLOOR

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale 1 : 100 at A1

Project No.	Drawing No.	Revision
M2400057	TP12.02	1



1 TP-EXISTING EASMENT PLAN
1 : 250

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE

Project
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48 REID STREET, WODONGA VIC 3690

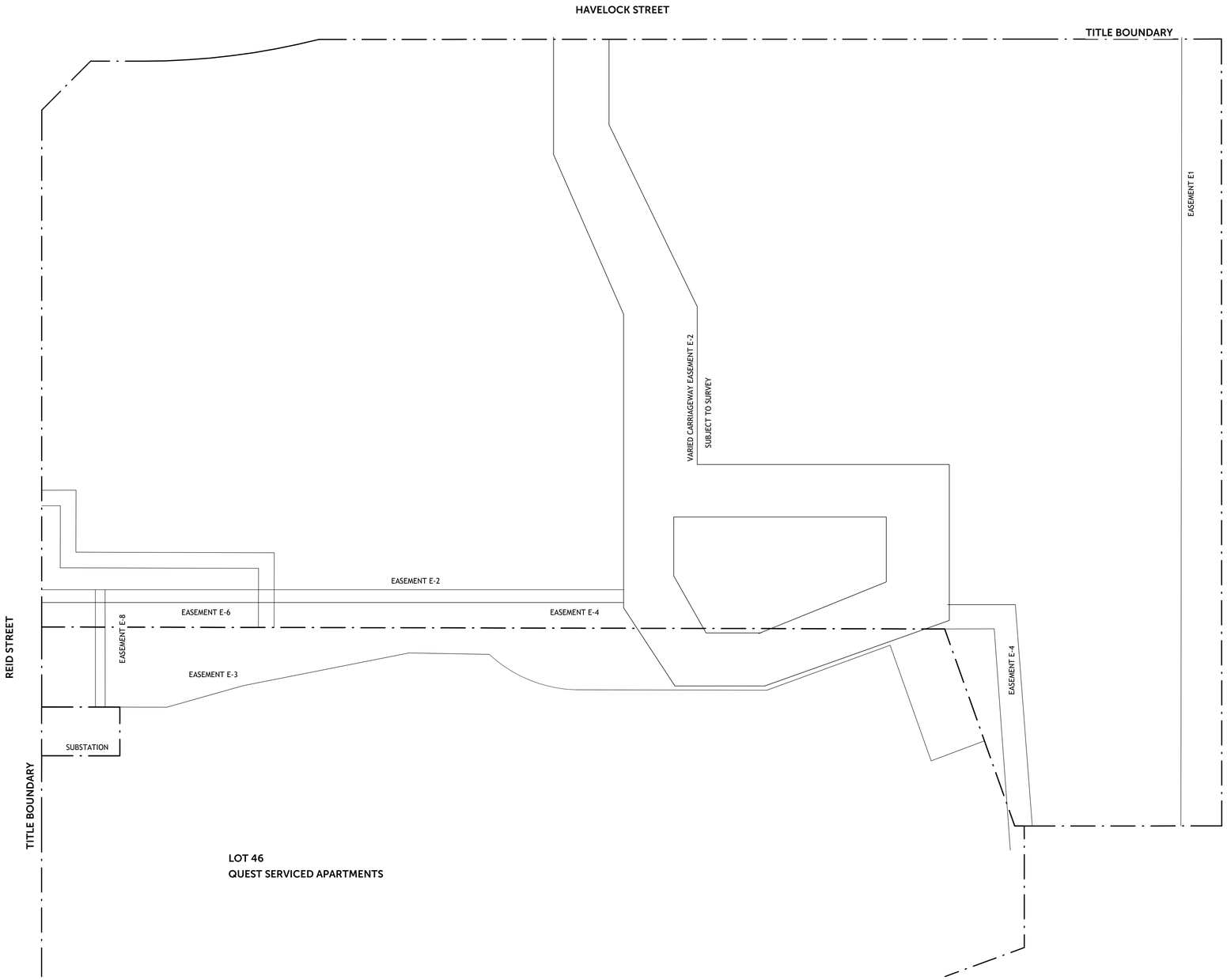
For
JDA HOTELS

Drawing
EXISTING EASMENT PLAN

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale As indicated at A1

Project No.	Drawing No.	Revision
M2400057	TP12.20	1



1 TP-PROPOSED VARIED EASMENT PLAN
1 : 250

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE

Project
HUON HILL CLUB LTD
48 REID STREET, WODONGA VIC 3690

For
JDA HOTELS

Drawing
PROPOSED VARIED EASMENT PLAN

TOWN PLANNING

Drawn AM
Reviewed Checker
Scale As indicated at A1

Project No.	Drawing No.	Revision
M2400057	TP12.21	1

S1

MATERIAL SCHEDULE

NOTES

1. Refer any discrepancies between this schedule and the drawings to the Architect for clarification.
   The Contractor shall allow for the more substantial or more expensive finish.
2. The Contractor is to ensure all materials and finishes comply with the National Construction Code and relevant Australian Standards.
3. All products are to be supplied and installed in accordance with the Manufacturer's recommendations.
4. Brand substitution on any product will only be considered by the Architect if discussed and agreed prior to ordering and commencement of works.
5. Allow for 10% additional fabric to be given to the Client. Fabric must be from the same colour batch/run.
6. Paint colour locations are to be confirmed on site by the Architect. Paint colours are to be from the Dulux colour range, unless noted otherwise. If the Contractor deems that the paint colour is not suitable, further instructions are to be sought from the Architect before ordering.
7. The Contractor is to allow for sample paint colours to be painted in situ including two alternatives for each colour for Architect's approval prior to ordering.
8. The Contractor is to allow for expedited freight if required to meet the programme based on lead times as outlined below and in the Specification section General Clauses 1.01.11 - Penalty for Material Substitution.

		DESCRIPTION	MANUFACTURER / SUPPLIER	DETAILS	COMMENTS
APC-01		POWDERCOAT	Dulux Powders	Product: Duratec Elements Colour: Black Night Sky Code: 9E19190F	
CT-01		PLASTERBOARD			
CT-02		ATKAR PERFORATED PLY			
CT-03		TIMBER SOFFIT			
FCP-01		CARPET	BRINTONS	Ziggurat	
FCP-02		CARPET	BRINTONS	Ziggurat	
FCP-03		CARPET			
FEM-01		ENTRY MAT			
FFB-02		UPHOLSTERY			
FGL-01		EXTERIOR GLASS	Viridian		
FGL-02		LAMINATED GLAZING		Frosted Film to be applied to glazing	
FLM-01		COMPACT LAMINATE			
FLM-02		LAMINATE			
FLM-03		LAMINATE	LAMINEX		
FRB-01		SOFT FALL			
FTL-01		FLOOR TILES	TBC		
FTL-03		FLOOR TILES	TBC		
FTL-04		FLOOR TILES	TBC		
FTM-01		SOLID TIMBER	TBC		
FVN-01		RESILIANT FLOORING	TBC		P4 Slip Rating
GPV-01		FLOOR PAVING	TBC		

		DESCRIPTION	MANUFACTURER / SUPPLIER	DETAILS	COMMENTS
GPV-02		FLOOR PAVING	TBC		
LBR-01		BRICKWORK	NUBRIK	TRADITIONAL COLOUR: DOMAIN TERRACOTTA	
LBR-02		BRICKWORK	NUBRIK	ARTISAN COLOUR: AVALANCHE	
LBR-03		BRICKWORK	NUBRIK	TRADITIONAL COLOUR: ACLAND CREAM	
RMT-01		ROOF SHEETING	LYSAGHT	LongLine 305 COLOUR: MATCH EXISTING ROOF COLOUR	
SBL-01		BLOCKWORK	GB MASONRY	GB HONED COLOUR: LIMESTONE	

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Revisions

1	20.03.2025	TOWN PLANNING SET ISSUE
2	26.15.2025	TOWN PLANNING SET UPDATE

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For
JDA HOTELS

Drawing
MATERIAL SCHEDULE

Drawn AM
Reviewed Checker
Scale NTS

Project No. M2400057
Schedule No. TP. S103
Revision 2