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BE ADVISED : SOME CLAUSES IN THIS SPECTIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

1.0 GENERAL

- 1
- 1.2
- 1.3
- 1.4
- 1.5
- 1.6
- 1.7
- 1.8
- 1.9
- ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK
ALL MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND
UNLESS OTHERWISE STATED ON THE PLANS SHALL BE NEW AND THE BEST OF THE THEIR
RESPECTIVE KIND AND SUITABLE FOR THEIR INTENDED PURPOSES.
- ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND TO GOOD
TRADE PRACTICES
- ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY
HAVING JURISDICTION OVER THE WORKS.
- THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION,
SCHEDULES AND CONSULTANTS DRAWINGS THAT FORM PART OF THE CONSTRUCTION
DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT".
- DO **NOT** SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING
WITH ANY WORKS
- ENSURE THAT SUBSTRATES ARE SUITABLE FOR THE INTENDED SUBSEQUENT FINISHES. COMMENCEMENT
OF WORK ON THE SUBSTRATES IMPLIES ACCEPTANCE BY THE SUBCONTRACTOR OF THE SUBSTRATES
ON WHICH FINISHES ARE APPLIED.
- CONTRACTOR IS TO SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF THE
RESPECTIVE WORKS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROGRESSIVE CLEAN UP DURING AND AFTER THE
COMPLETION OF RESPECTIVE WORKS

2.0 EARTHWORKS

- 2.1
- 2.2
- 2.3
- 3.0 CONCRETE
- 3.1
- 3.2
- 3.3
- UNLESS OTHERWISE STATED, REMOVE TOPSOIL TO A MINIMUM DEPTH OF 200mm INCLUDING ALL
ROOTS, AND OTHER MATTER, AND REQUIRED BY THE SOIL CONDITION AND/OR BUILDER. PROVIDE
SUITABLE CLEAN FILL AND COMPACT IN LAYERS NOT GREATER THAN 300mm TO REDUCE LEVELS AS
SHOWN.
- DO **NOT** EXCAVATE SERVICES TRENCHES WITHIN AN ANGLE OF 45 DEGREES DOWN FROM THE
BOTTOM EDGE OF THE FOOTING.
- ALL RETAINING WALLS TO BE TREATED WITH "BITKOTE" WATERPROOFING AGENT
- ALL CONCRETE REINFORCEMENT AND FORMWORK SHALL BE TO STRUCTURAL ENGINEERS
DETAILS, RELEVANT BUILDING CODES AND STANDARDS
- THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870
- PROVIDE A PROPRIETARY VAPOUR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT
POLYTHENE FILM MIN 0.2mm THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE
MANUFACTURER.

4.0 TERMITE PROTECTION:

- 4.1
- 4.2
- PROVIDE ANTI-TERMITE TREATMENT UNDER THE BUILDING AREAS IN ACCORDANCE WITH AS 2057,
AS 3660.1 AND APPENDIX D, FOR RETICULATED SYSTEMS.
- BUILDER SHALL PROVIDE "BIFLEX" OR SIMILAR APPROVED ANTI-TERMITE TREATMENT IN ACCORDANCE
WITH RELEVANT AUSTRALIAN STANDARD CODES

5.0 BRICKWORK

- 5.1
- 5.2
- 5.3
- 5.4
- 5.5
- 5.6
- 5.7
- 5.8
- 5.9
- 5.10
- BRICK WORK SHALL COMPLY WITH : AS 3700 MASONRY CODE
AS A123 MASONRY CODE
- BRICK GAUGE 7 STANDARD COURSES = 600mm. MORTAR FOR MASONRY CONSTRUCTION
- TIES SHALL BE 3.5mm DIAMETER GALVANIZED WIRE KINKED FOR AND BUILT IN EVERY 5TH COURSE AT
APPROXIMATELY 900mm CENTRES, WITH ADDITIONAL TIES AT THE RATE OF 1 TIE/300mm HEIGHT OF
OPENINGS AND VERTICAL CONTROL JOINTS AND WITHIN 150mm OF OPENINGS. BUILD TIES INTO
EACH LEAF AT LEAST 50mm.
- VERTICAL CONTROL JOINTS SHALL BE 12mm WIDE FILLED AT COMPLETION WITH A CONTINUOUS
FILLER STRIP.
- CAVITIES TO BE KEPT CLEAR OF MORTAR. PROVIDE CAVITY BOARDS. TEMPORARILY OMIT BRICKS TO
PERMIT RAKING OUT OF CAVITY BOTTOMS.
- FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHING AND CAVITY FILL KEEP CLEAR OF
MORTAR. DO**NOT** LOCATE WEEPHOLES CLOSER THAN 500mm TO JOINTS IN DAMP PROOF
COURSES OR FLASHING.
- PROVIDE DAMP PROOF COURSES (DPC) IN THE BOTTOM 3 COURSES OF BRICK WORK AND SLAB
AND/OR FOOTINGS. DPC ADDITIVE SHALL BE CLEAR IN ALL FACEWORK.
- SETOUT BRICKWORK ACCURATELY, PLUMP, LEVEL AND PROPERLY BONDED. RISING WORK TO BE RAKED
BACK, JAMBS, REVEALS, CORNERS, PERPENDS, ETC TO BE TRUE, PLUMB AND IN LINE WITH PERPENDS
TRUE LINE. SETOUT DOOR FRAMES NEAR PERPENDICULAR WALL WITH A MERGIN OF 12mm OR GREATER
THAN 50mm
- PROVIDE 12mm PLASTERING MARGIN BETWEEN WINDOW FRAME AND INTERNAL BRICKWORK TO BE
PLASTERED.
- WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE
FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND
THE OPENING.

- 5.11
- 5.12
- 5.13
- BUILD IN ALCOR/PGI FLASHINGS AS FOLLOWS:
- WHEREVER SHOWN ON DRAWINGS
 - CAVITY WALLS BUILT OF SLAB ON GROUND (WHERE NOT PARGED)
 - OVER LINTELS TO EXPOSED OPENINGS - EXTEND THE FULL WIDTH OF OUTER LEAF CONTINUOUS
ACROSS CAVITY 50mm INTO INNER LEAF 2c ABOVE
 - OVER ROOF - EXTEND THE FULL WIDTH OF EXTERNAL LEAF, STEPPED TO ROOF SLOPE TURNED
DOWN MIN. 50mm OVER BASE FLASHING. TURN UP IN CAVITY SLOPING INWARDS AND BUILT
INTO INNER LEAF 1c ABOVE.
 - DOOR/WINDOW STILES - EXTEND THE FULL HEIGHT 150mm WIDE FIXED TO FRAMES INTERLEAVED
WITH SILL AND HEAD FLASHING AT EACH END.
 - STRUCTURE OR SERVICES WITHIN 30mm OF OUTER BRICK LEAF IN CAVITY: VERTICAL FLASHING
CONTINUOUS 1c BELOW FL TO ABOVE STRUCTURE OR FRAME, NOMINAL 300m WIDE.
 - FOR HORIZONTAL STRUCTURES/SERVICES: CONTINUOUS FLASHING BUILT IN AS FOR OVER LINTELS
 - AT CAVITY WALLS WITH GLASS BLOCK 300mm WIDE FIXED TO GLASS BLOCK FRAME AND
TURNED AWAY IN CAVITY FROM INNER LEAF.
- WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE
FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND
THE OPENING.
- UNLESS OTHERWISE SHOWN ON DRAWINGS
EXTERNAL FACE WORK: 230x110x76mm
WINDOW SILLS: 2c FACE BRICK SPLAYED SILLS
WINDOW HEADS: SOLID FACEBRICK COURSE

6.0 LINTELS			
MAX SPAN	LINTELS SIZE		EACH END (mm)
FINISHING	(VERT x HORIZ x THICK)		
900	75x10		150
1200	75x75x8		150
1500	90x90x8		150
1800	100x75x8		230
2100	125x75x8		230
2400	125x75x10		230
2500	100x100x8		230
3000	150x90x10		230

- 7.1
- 7.2
- 7.3
- 8.1
- 8.2
- 8.3
- 8.4
- 8.5
- 8.6
- ROOF AND CEILING FRAMING SHOULD COMPLY WITH AS 1684 LIGHT TIMBER FRAMING CODE. DRAW
STRAP FIRMLY OVER WALL PLATES AND SECURELY FIX TO TOP OF PLATE BY 2x30mm GALV.
CLOUDS/STRAP.
- REFER TO AS 1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON
DRAWINGS AND FIX ALL BULKHEADS & FALSE CEILINGS AS SHOWN ON THE
DRAWINGS.
- SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH
MANUFACTURERS SPECIFICATION AND RELEVANT BUILDING CODES
- GUTTER, FASCIA, DOWNPIPES, FLASHING SHALL BE IN LONGEST POSSIBLE LENGTHS
- ALLOW FOR ALL JOINTS AND JOINING MATERIALS, COLLARS, STRAPS & FASTENINGS NECESSARY
TO COMPLETE WORK.
- ALLOW FOR ALL ROOF PENETRATIONS, ROOF COWLS, FLASHING, FLUMES THROUGH ROOF
- FIX GUTTERS & FLASHING TO PERMIT THERMAL MOVEMENT IN THEIR FULL LENGTH
- SEAL BETWEEN OVERLAPPING FLASHING; FLASHING TURNED DOWN OVER BASE OR APRON FLASHING;
FLASHING OVER METAL ROOF; FLASHING OVER SECRET GUTTERS; AROUND ROOF PENETRATIONS ETC.

9.0 WINDOWS/GLAZING

- 9.1
- 9.2
- 9.3
- 9.4
- 9.5
- 9.6
- UNLESS OTHERWISE STATED ON THE DRAWINGS WINDOW FRAMES SHALL BE ALUMINIUM
RESIDENTIAL OR COMMERCIAL IN SECTION WITH POWDERCOAT FINISH AS SELECTED BY OWNER.
- ALLOW FOR FLYSCREENS TO BE FITTED TO ALL WINDOWS.
- ANGLED WINDOW UNITS SHALL BE FACTORY MADE AND FIXED AND DELIVERED ON SITE AS A
COMPLETE UNIT.
- WHERE RELEVANT WINDOWS ARE TO COMPLY WITH THE SPECIFICATIONS PROVIDED BY THE
THERMAL PERFORMANCE ASSESSOR.
- CLEAR GLASS GENERALLY: OBSCURE GLASS TO BATHROOMS, REFER TO DRAWINGS.
- WHERE GLASS BLOCKS HAVE BEEN NOMINATED, THEY SHALL BE IN FRAMES AND INSTALLED TO
MANUFACTURERS SPECIFICATIONS

10.0 JOINERY

- 10.1
- 10.2
- 10.3
- ALL JOINERY SHALL BE OF HIGHEST QUALITY MATERIALS TO BEST TRADE PRACTICES AND
HIGH QUALITY FINISH.
- EXTERNAL DOOR FRAMES SHALL BE: 110x40 DOUBLE REBATED FRAME WITH 130x40
WEATHERED THRESHOLD U.N.O.
- SUPPLY AND BUILD IN TIMBER DOOR FRAMES TO EXTERNAL LOCATIONS AS SHOWN ON
ARCHITECTURAL DRAWINGS.

11.0 CEILINGS

- 1
- 11.2
- 11.3
- 11.4
- 12.1
- 12.2
- 12.3
- 12.4
- 12.5
- 12.6
- 12.7
- CEILINGS SHALL BE RECESSED EDGE, MINIMUM 8.0mm PLASTERGLASS OR GYPROCK.
FLUSH JOINTS, SCREW HEADS, AND OTHER BLEMISHES IN THE SHEETS USING APPROVED SYSTEMS TO
PROVIDE FLUSH SMOOTH CONTINUOUS SURFACE
- PROVIDE AND FIX ALL FLUSH STOP BEADS & CASING BEADS TO ALL CORNERS & EDGES
- PROVIDE ALL SELECTED MOLDINGS AND CORNICES TO ALL CEILINGS AS SHOWN ON THE DRAWINGS.
- INTERNAL WALL FINISHES INCLUDING CUPBOARD, BIN & FRIDGE RECESSES ETC SHALL BE (OTHER THAN
FACE FINISHES OR WHERE COVERED BY FEATURE MATERIALS) FLOAT AND SET IN HARDWALL PLASTER
U.N.O.
- PLASTERED WALLS SHALL BE NOMINAL 12mm THICK CONSISTING OF 1:1:9, CEMENT:LIME:SAND RENDER,
AND FINISHED WITH NOMINALLY 3mm HARDWALL PLASTER
- SUPPLY AND FIX EXTERNAL CORNER BEADS TO ALL EXTERNAL CORNERS.
- PROVIDE STOP BEADS WHERE PLASTER WORK ABUTS TIMBER FRAMES, OR FACEWORK
- EXTERNAL RENDER WHEN APPLICABLE SHALL BE 2 COAT SAND FINISH. (FOR PAINTING).
- NIBS IN INTERNAL CORNERS ADJACENT TO DOOR FRAMES GREATER THAN 40mm SHALL NOT BE
FLUSHED UP WITH FRAMES.
- PROVIDE V-JOINTS IN RENDER & FINISHING PLASTER WHERE BRICK WORK ABUTS OR JOINS ONTO
CONCRETE WORK.

13.0 FLOORING FINISHES

- 13.1
- 13.2
- 13.3
- CARPET FLOOR COVERINGS TO NOMINATED AREAS COMPLETE WITH SELECTED UNDERLAY
SMOOTH EDGE, DIMINISHING STRIPS ETC, TO COMPLETE THE WORKS: REFER TO DRAWINGS AND
FINISHES SCHEDULE
- PROVIDE TILED FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, ANGLE
TRIMS ETC. TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE
- PROVIDE TIMBER FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS,
DIMINISHING BOARDS ETC TO COMPLETE THE WORKS: FLOOR BOARDS TO BE SANDED AND POLISHED
TO HIGH STANDARD WITH PREMIUM QUALITY SEALER (2 COATS). REFER TO DRAWINGS AND FINISHES
SCHEDULE.

14.0 SIGNAGE

- 14.1
- 14.2
- WHERE NECESSARY SUPPLY & FIX SELECTED UNIT AND HOUSE NUMBERS TO EACH UNIT AND TO
LETTERBOXES AS SCHEDULED.
- "SUPERDRAFT" RESERVES THE RIGHT TO ERECT A BUILDERS SIGN ON THE PROPERTY FACING
THE STREET FRONTAGE IN COMPLIANCE WITH AUTHORITY REQUIREMENTS.

15.0 PAVING

- 15.1
- 15.2
- 15.3
- 15.4
- GENERALLY: WHEN PAVING IS INCLUDED IN THE BUILDING CONTRACT THE FOLLOWING SHALL APPLY
AS A MINIMUM STANDARD
- SUPPLY AND LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON WORKING DRAWINGS.
 - CUT, FILL & COMPACT SAND TO REQUIRED LEVELS. SCREED TO UNIFORM THINNESS AND LEVELS
 - PROVIDE BRICK EDGE RETAINING FOOTING EMBEDDED IN MORTAR BENEATH THE PAVING BRICK
 - TO DRIVEWAY AREAS, PROVIDE NOMINAL 300x150mm CONCRETE FOOTING ALONG PERIMETER
OF DRIVEWAY AND BED EDGE BRICK IN MORTAR.
- PROVIDE 100mm COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50mm CLEAN SAND
AND GRADE TO FALLS.
- UNLESS NOTED PAVING PATTERN IS TO CLIENTS DETAIL
- BRICK PAVERS SHALL BE:
TRAFFICABLE AREAS: MIN. 65mm SOLID CLAY OR CONCRETE
PEDESTRIAN AREAS: MIN. 43mm SOLID CLAY OR CONCRETE

16.0 ENERGY EFFICIENCY

- 16.1
- 16.2
- 16.3
- 16.4
- 16.5
- 16.6
- 16.7
- 16.8
- 16.9
- 16.10
- INSULATION MUST FORM A CONTINUOUS BARRIER WITH CEILINGS, WALLS AND FLOORS BY ABUTTING
OR OVERLAPPING ADJOINING INSULATION
- INSULATION MUST NOT ADVERSELY AFFECT DOMESTIC SERVICES OR
FITTINGS
- REFLECTIVE INSULATION IS TO BE PROVIDED WITH A MINIMUM 25mm AIRSPACE AND IS FITTED CLOSE
TO OPENINGS SUCH AS WINDOWS/DOORS ETC. AND IS PROVIDED WITH ADEQUATE SUPPORT.
- BULK INSULATION MUST MAINTAIN ITS POSITION, THICKNESS.
ENSURE THAT CEILING INSULATION OVERLAPS UN-INSULATED WALLS
- CONSTRUCTION JOINTS, SUCH AS BETWEEN WALL AND FLOOR, ARE TO BE TIGHT FITTING OR SEALED
USING CAULKING OR JOINERY ITEMS SUCH AS SKIRTING OR CORNICES
- EXHAUST FANS ARE TO BE FITTED WITH A SELF CLOSING DAMPER
- ROOF LIGHTS MUST BE SEALED WITH WEATHERPROOF SEALS
- HEATED WATER PIPING MUST BE THERMALLY INSULATED AND PROTECTED AGAINST THE WEATHER
AND SUN
- INTERNAL HEATED WATER PIPING TO HAVE AN R VALUE OF 0.2
- ENCLOSED SUB-FLOOR AND ROOF SPACE TO HAVE AN R VALUE OF 0.45

NOTES

BALCONY ENCLOSURE

DRAFT

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1/3-6 The Strand, Dee Why NSW 2099



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AREA SCHEDULE

SITE AREA 766.45

APARTMENT 1
BALCONY 40m²

APARTMENT 1
AREA: 174m²

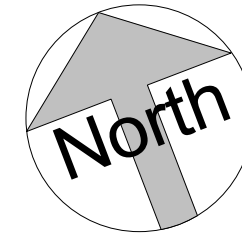
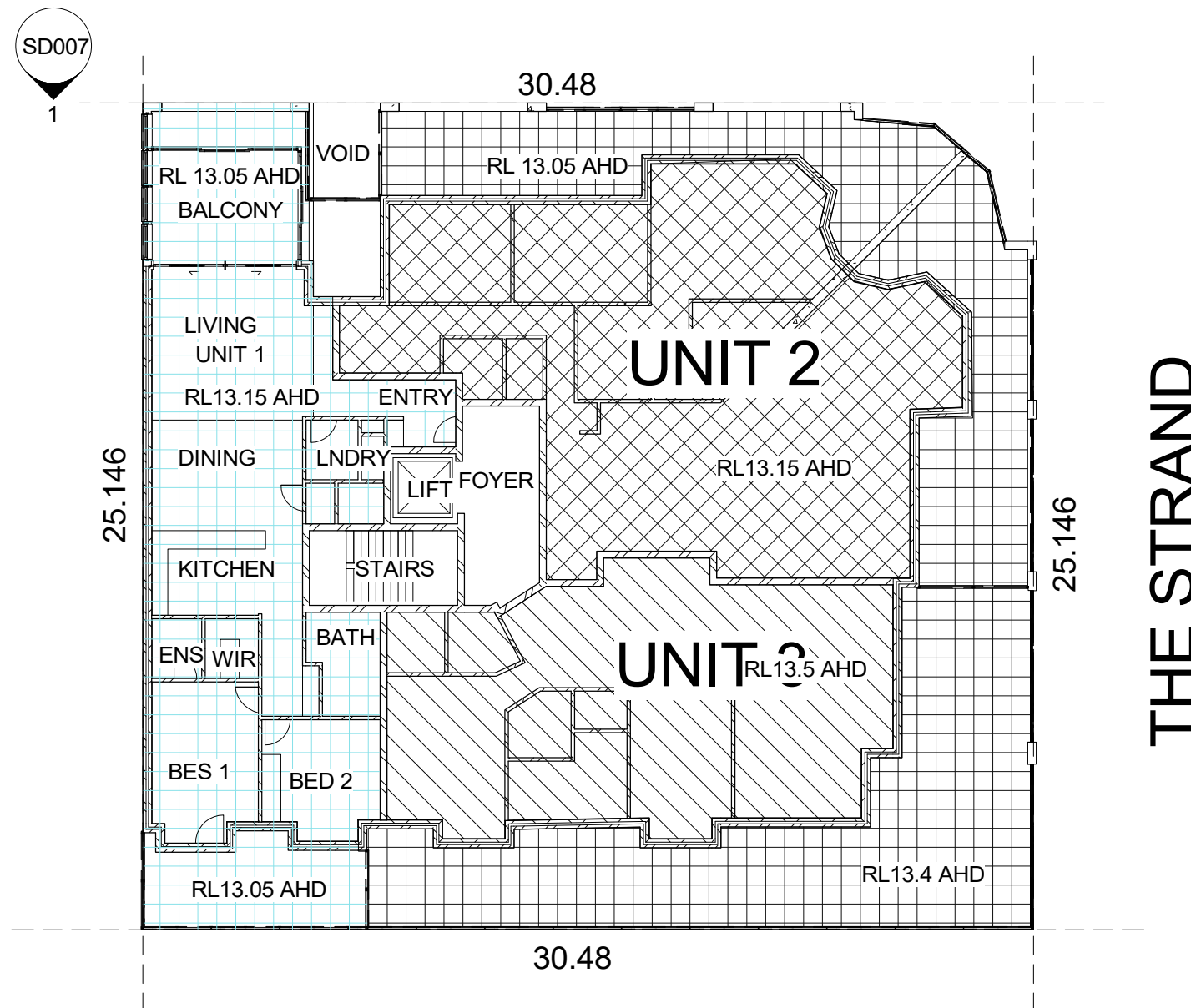
APARTMENT 2
BALCONY 80m²

APARTMENT 2
AREA: 267m²

APARTMENT 3
BALCONY: 55m²

APARTMENT 3
AREA: 150m²

OAKES AVENUE



SITE PLAN

BALCONY ENCLOSURE

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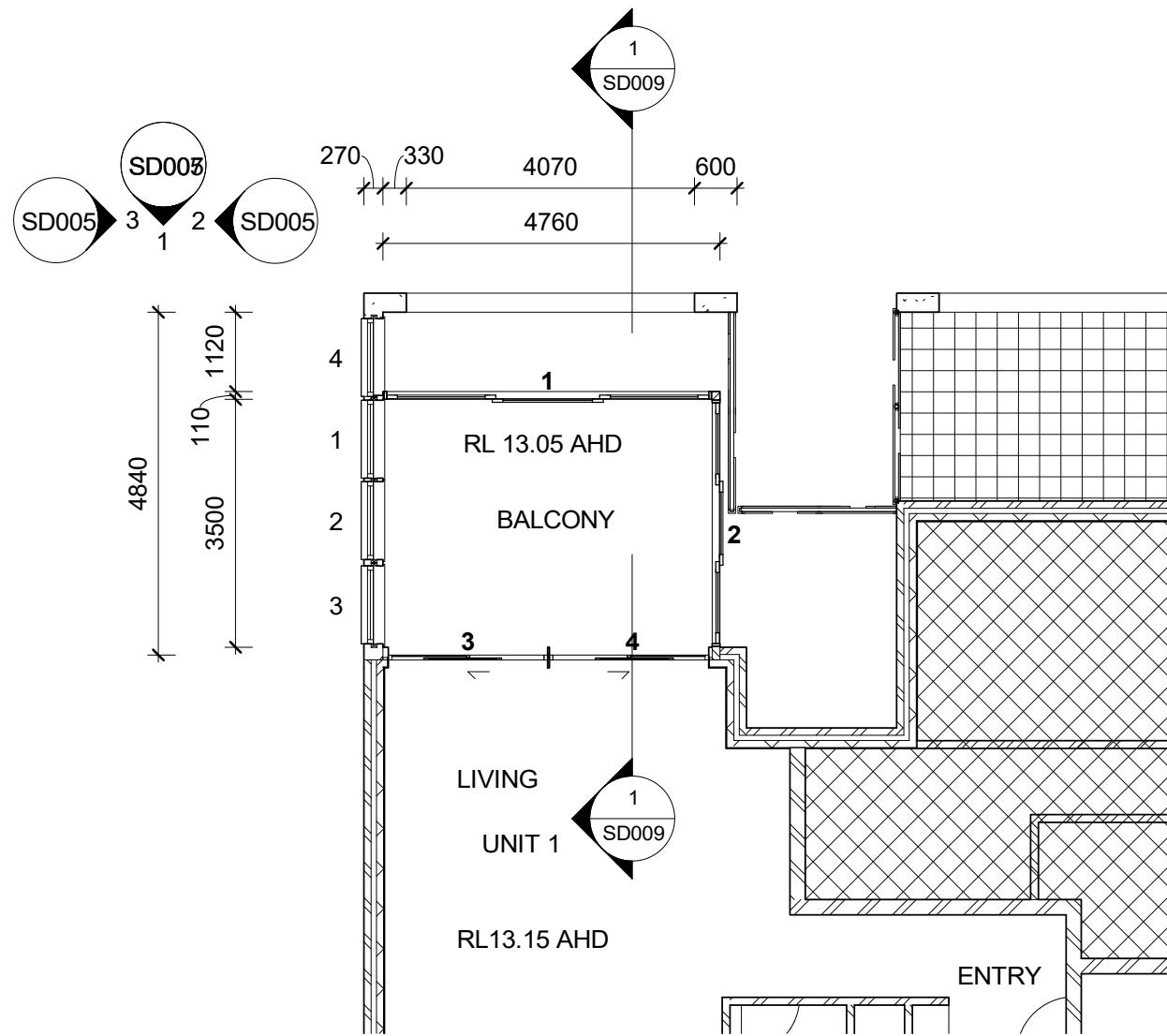
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FLOOR PLAN

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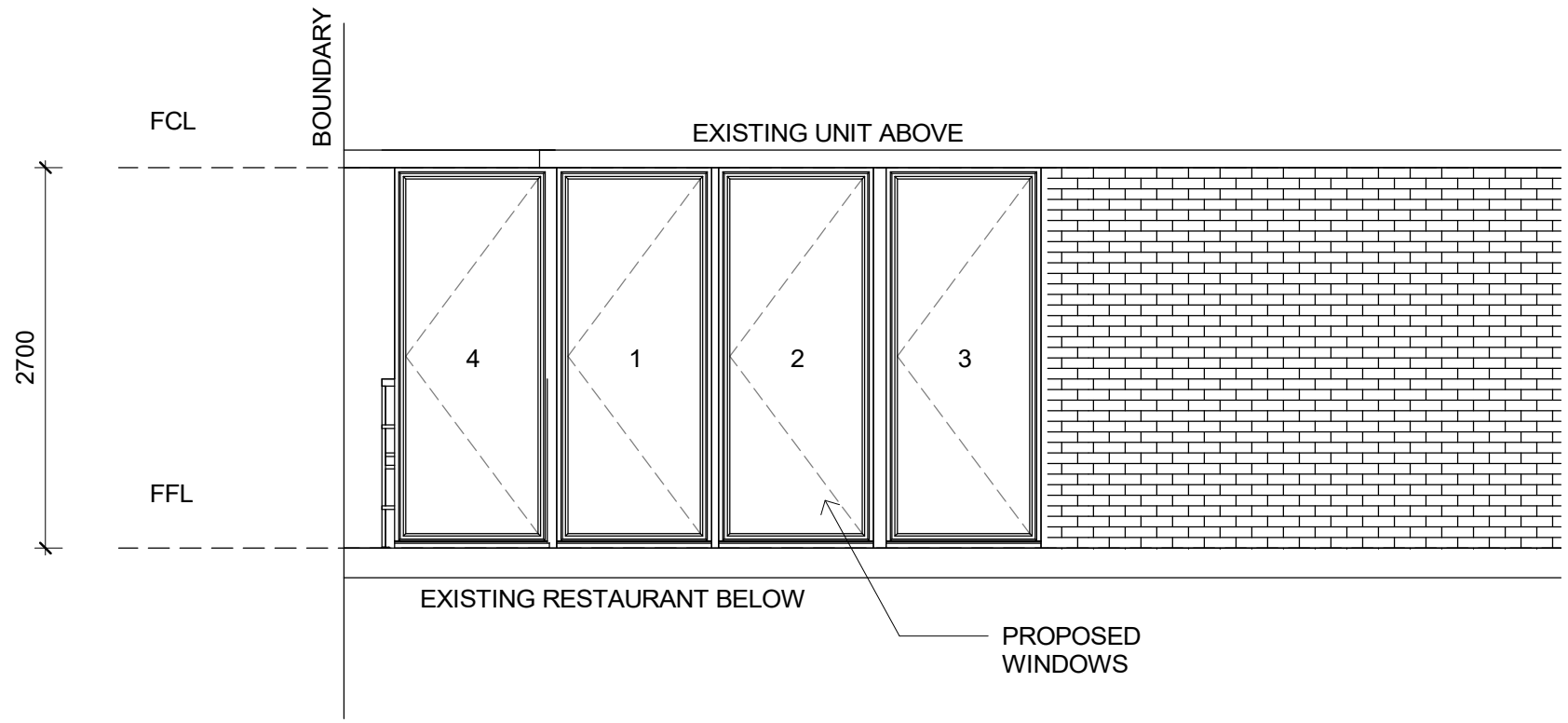
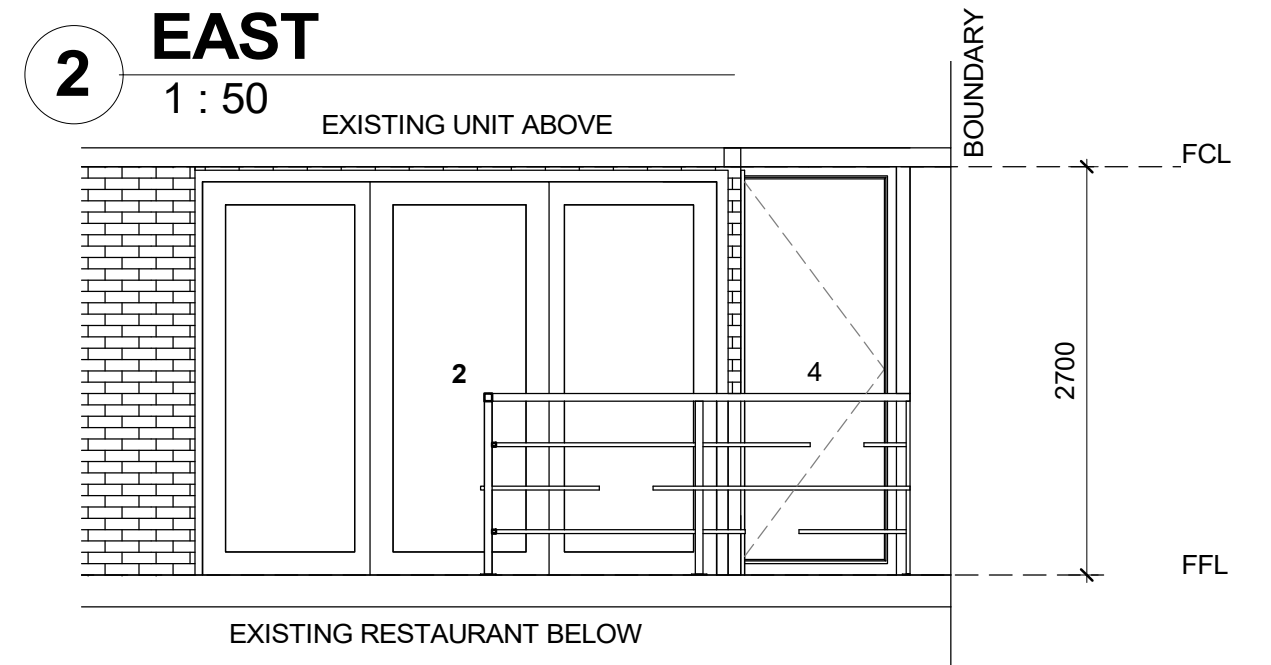
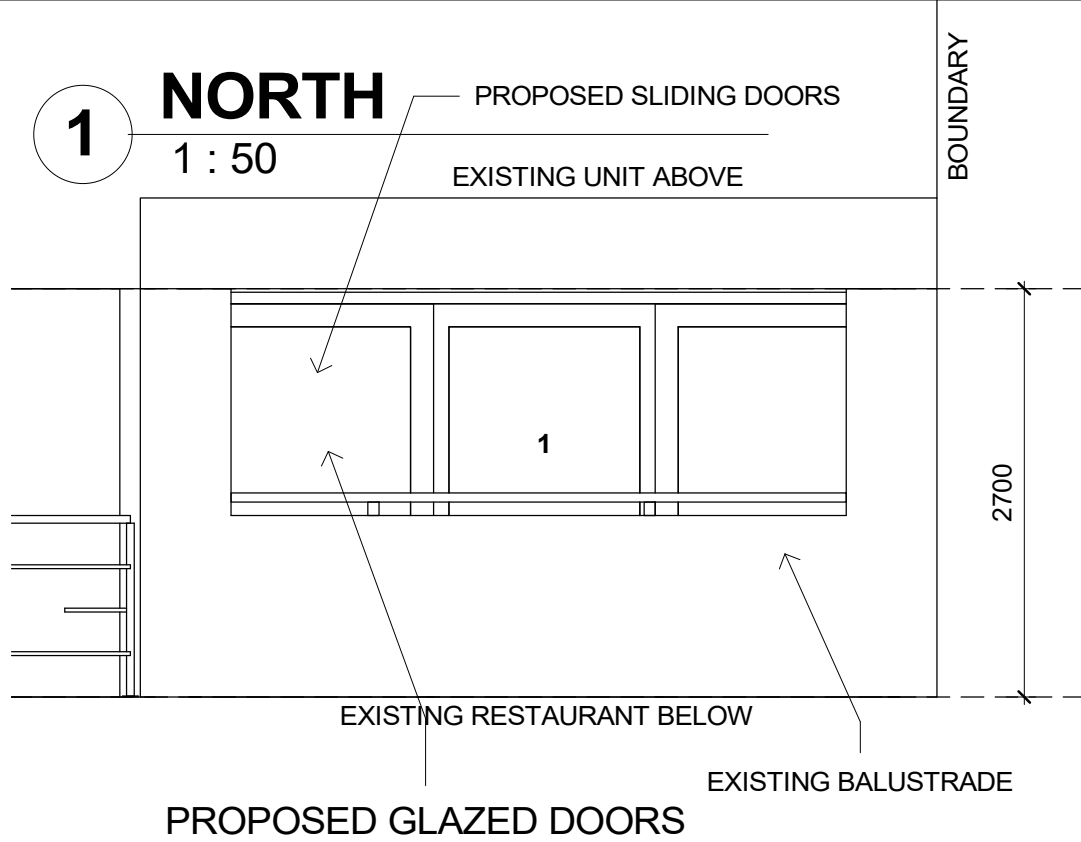
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ELEVATIONS

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SCHEDULES

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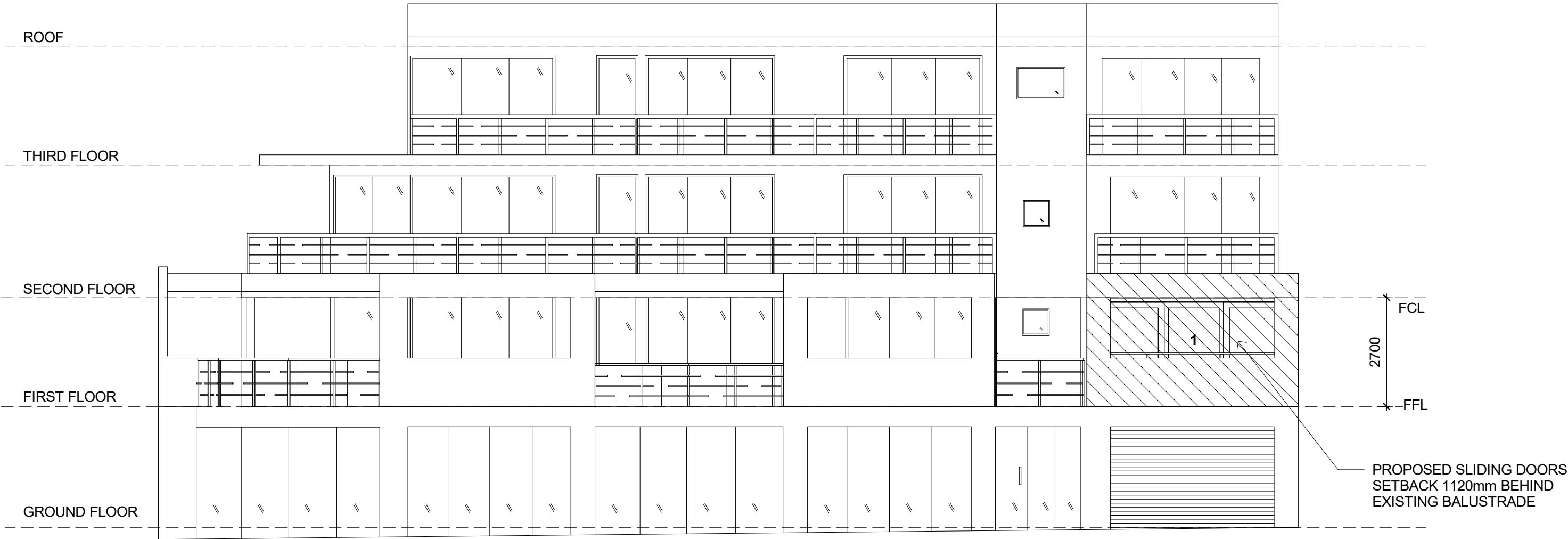
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Door Schedule			
Mark	Height	Width	Comments
1	2600	4550	NEW
2	2600	3400	NEW
3	2600	2250	EXISTING
4	2600	2250	EXISTING

Window Schedule			
Mark	Height	Width	Comments
1	2700	1100	NEW
2	2700	1100	NEW
3	2700	1100	NEW
4	2700	1100	NEW

NORTH ELEVATION



OAKES AVENUE



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STREET SCAPE
BALCONY ENCLOSURE

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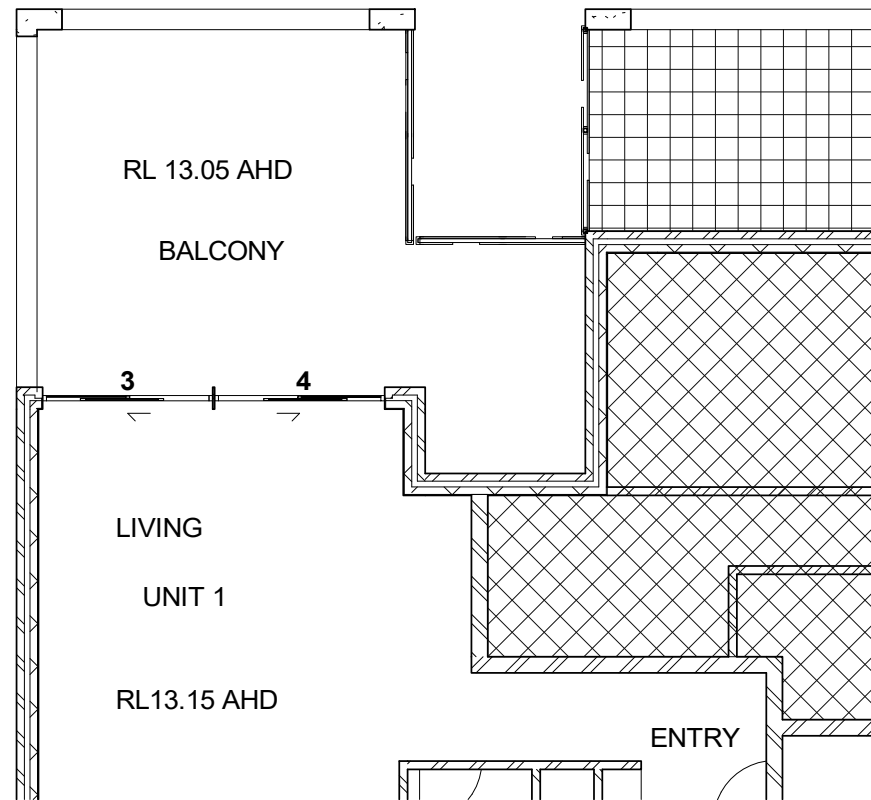
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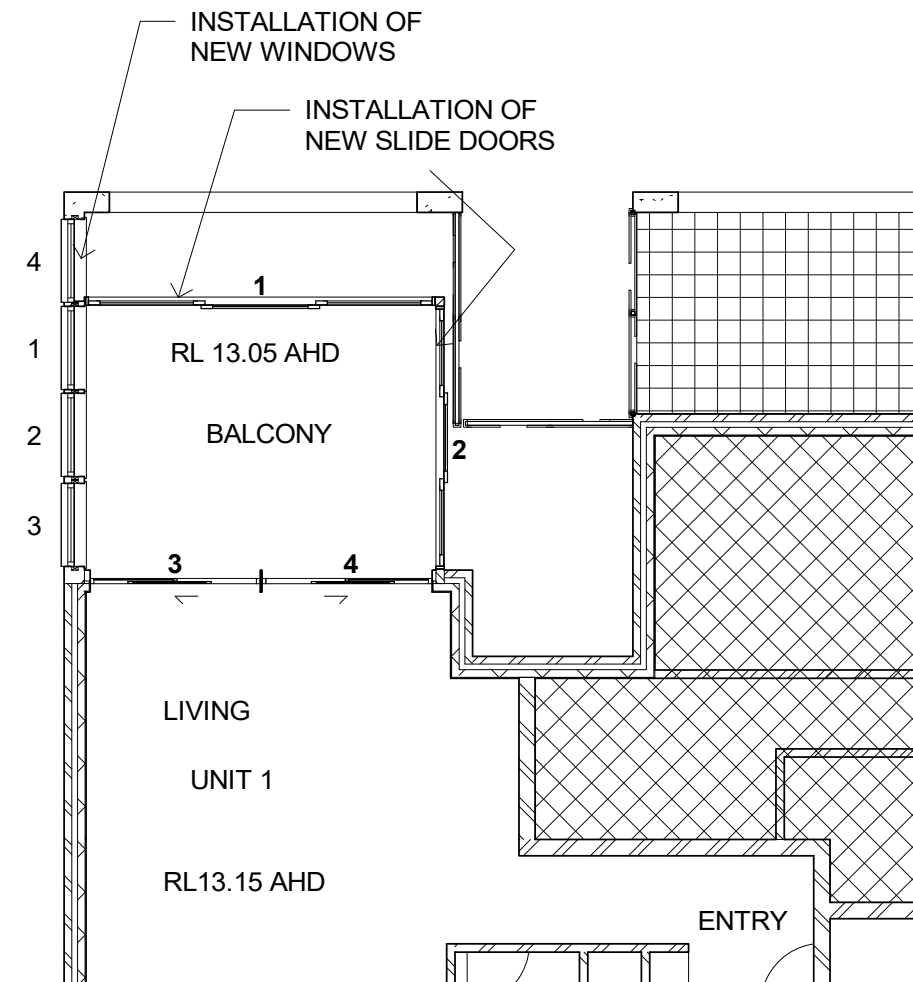
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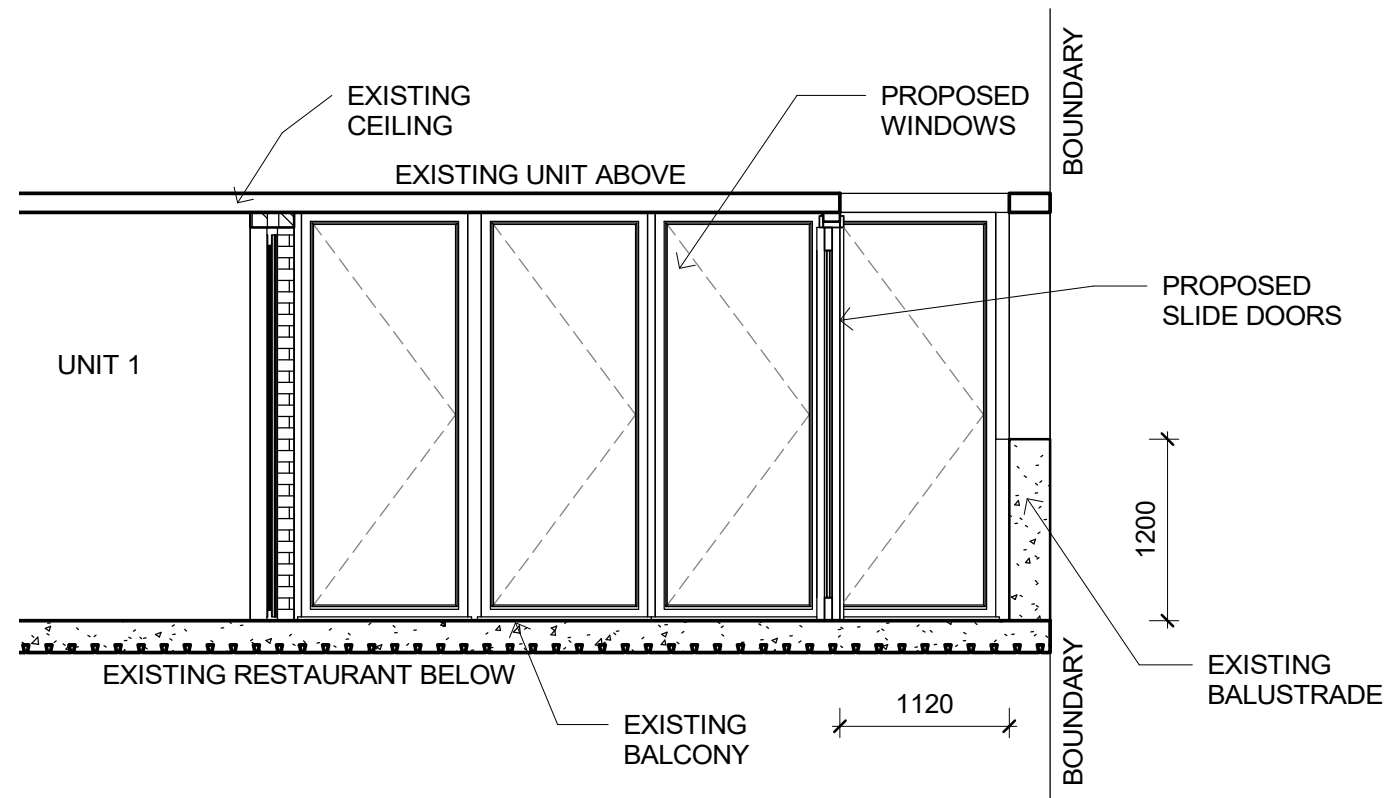




1 FFL PRE DEVELOPMENT
1 : 100



2 FFL POST DEVELOPMENT
1 : 100



TIMBER STUD WORK:

ALL NEW TIMBER STUD WORK IS TO COMPLY WITH CURRENT BCA, LEGISLATION AND THE REQUIREMENTS OF AS 1684.2 - 1999 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION"
 90X35MM PINE PLATE AND NOGGING - PROVIDE SECOND 90X45 MM TOP PLATE TO ALL LOAD BEARING WALLS IS MANDATORY
 90X35 PINE STUDS AT 450MM CENTERS TO ALL LOAD BEARING WALLS AND AT 600MM CENTERS TO NON LOAD BEARING WALLS
 PROVIDE 90X45 F8 STUDS TO BOTH SIDES OF OPENINGS
 F8 TIMBER TO ALL WALLS SUPPORTING TRUSSES THAT SPAN GREATER THAN 6.0M
 50X38 CEILING BATTENS AT 450MM

CONTRACTOR/BUILDER SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK

WINDOWS

UVAL 4.80 SHGC 0.51
 EXTERNAL WALLS TO HAVE R2.5 PLUS SARKING
 CEILING TO HAVE R5
 ROOF TO HAVE R1
 WAFFLE SLAB
 R2 BETWEEN GARAGE WALL AND LIVING AREA
 GARAGE CEILING TO HAVE R4