

SPECIFICATION

ALTERATIONS & ADDITIONS

at

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Collaroy

for

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APPLICATION OF THIS SPECIFICATION

This Specification is in two parts:

Part 1 REFERENCE

Part 2 SCHEDULES

The Reference section is not project specific it describes general or standard, construction requirements. The Reference section includes sections and information not necessarily relevant to this works. The Schedules section details the selection of materials and components.

The information in the Schedules and in the Drawings is project specific and will take precedence over the Reference material if there is any discrepancy.

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**PART 1 -REFERENCE
PRELIMINARIES**

GENERALLY: The Builder must ensure that the whole of the works and services are performed in accordance with this Specification and the associated drawings and completed as a whole. Additional drawings and details may be issued as work progress to fully describe the project, such information shall be considered to be part of the works.

STANDARDS: All work to be in accordance with Australian standards current at contract signing.

DEFINITIONS: Where terms used in this specification require interpretation, ask the Architect.
Definitions shall generally be as stated in this document or as defined by Australian Standards or The Building Code of Australia.
Supply: supply to site only -do not fix or install.
Install or Fix: install or fix only -do not supply.
Provide: Supply and install.
Approved and/or Selected: In writing, dated and signed by the Owner or the Architect.
Manufactures' or Suppliers' recommendations: Select, store and use products or systems in accordance with the current published recommendations.

REGULATIONS AND NOTICES: The Builder is to ensure that the whole of the Works comply with the Building Code of Australia as amended, and with the requirements of local government, electricity, gas, water, sewer and stormwater drainage authorities and all other relevant authorities. All work is to comply with relevant Australian or other standards applicable to the works, which are the current editions. The Builder is to give all notices and obtain all permits during the course of the Works.

BUILDING CONTRACT: The successful tenderer will be required to enter into a Building Contract with the Owner. The builder shall nominate a date for commencement of the works and a date for Practical Completion. Retention and Liquidated Damages provisions will be discussed and agreed prior to the signing of the Contract. Refer to letter information to Tenderers.

INSURANCE: The party named in the Contract is to fully insure the Works in progress in the joint names of the Owner and the Builder for Contractors All Risk and against Public Liability. The Builder is to insure as required under the terms of the Workers Compensation Act of New South Wales.
Refer to the insurance clauses in the Contract. The Owner and Builder must discuss these matters with their respective insurers and satisfy themselves that they are adequately covered. Refer to letter information to Tenderers.

LABOUR & MATERIALS: All labour, fittings, materials and plant required to construct and complete the building, are to be provided by the Builder, unless stated otherwise. Materials are to be new and of the standard specified unless reuse of sound existing materials is approved. Refer to schedule.

PLANS ON THE JOB: A legible copy of all current plans and specifications must be maintained on the site by the Builder at all times. Ask Architect for current issue numbers.

SET OUT: The Builder is to set out and maintain the works in accordance with the drawings. Written dimensions are to be taken in preference to scaled dimensions. All dimensions are to be checked on site prior to commencement of works and any discrepancies are to be referred back to the Architect.

VARIATIONS: Variations requiring an adjustment to the contract sum shall be approved in writing.
Claims for variations shall be for the complete amount of the variation. The Builder shall note, that unless prior approval in writing has been given no additional work

shall be commenced and no payment shall be made. The builder will be required to provide a fully detailed breakdown of labour and material for any variation.

PLANS & SPECIFICATIONS: Any work indicated on the plan but not on the specification or vice versa, and any item not shown in either plans or specification but which is obviously necessary for the proper construction and/or completion of the Works is to be considered as so shown and is to be done as part of the works. Variations or substitutions to plans or specifications may not be made without the prior written approval of the Owner or Architect.

SITE CONDITIONS: The Builder is to take special care to maintain the security and amenity of the existing dwelling during the course of the works. The Builder is to allow for the reinstatement of the landscaped areas which may be affected by the works however this contract does not include the full landscaping works of the site. Attention is drawn to the location of existing sewer and stormwater pipes. The Builder is to fully protect existing services from damage during construction, any damage or blockages caused by the construction shall be repaired immediately at the builders expense.

MAINTENANCE OF SITE: The Builder shall ensure that the site and works are generally maintained in a tidy state. Building rubbish and material shall not be placed on the garden. The Builder will instruct all subcontractors to place litter, lunch scrapes and the like in receptacles. Rubbish will not be allowed to accumulate and will be removed at regular intervals. Radios and the like may only be used at low volumes. The Builder shall ensure that all radios are turned down or switched off if instructed.

TERMITE PROTECTION: Protect structural components subject to attack by termites. Suspended floors: Termite caps & continuous strip shielding to AS 3660 set
Slab on ground: 'Graniteguard' or 'Termimesh' systems or approved alternative.
Provide Australian Building Code Board National Accreditation Certificate to owner.

OCCUPATIONAL (WORKPLACE) HEALTH & SAFETY

Be responsible for the maintenance of a satisfactory safety system on site. Provide evidence to the owner of full compliance with the provisions of the relevant state Health and Safety Act. It is the responsibility of the contractor and subcontractors to use the safety equipment as required by law.

MISCELLANEOUS COMPLETION PROCEDURES

Removal of Protection : except as otherwise indicated or requested by Architect, remove temporary protection devices and facilities installed during course of the work to protect previously-completed work. Where secured to exposed-to-view new work or existing to remain, remove evidence of protection devices. Remove protection within 5 days before Practical Completion.

Trade Cleaning : as each trade completes its work in each area of the building, the Sub-Contractor is required to be responsible for "broom clean" standard of cleaning in that area.

FINAL CLEANING

Final Cleaning : provide final cleaning of the work of this specification, at time indicated, consisting of cleaning each surface of unit of work to normal 'clean' condition expected for a first class building cleaning and maintenance program.

Examples of required cleaning are :

Remove labels which are not required as permanent labels.

Clean transparent materials, including mirrors and window/door glass, to a polished condition, removing substances which are noticeable as vision-obscuring materials.

Replace broken glass and damaged transparent materials.

Clean exposed exterior and interior hard surfaces finished, to a dirt free condition, free of dust, stains, fingermarks, films and similar noticeable distracting

substances. Except as otherwise indicated, avoid disturbance of natural weathering of exterior surfaces. Restore reflective surfaces to original reflective condition. Wipe clean surface of mechanical and electrical equipment, including lift and similar equipment; remove excess lubrication and other substances. Remove debris and surface dust from limited access spaces. Clean concrete floors broom clean. Vacuum clean carpet and similar soft surfaces. Clean plumbing fixtures to a sanitary and polished condition, free of stains including those resulting from water exposure. Clear gutters and drains. Clean light fixtures and lamps so as to function with full efficiency. If permanent lighting fixtures have been used for construction purposes replace globes with new. Clean project site, including planted sections and footpaths, of litter and foreign substances. Sweep paved areas to a broom clean condition; remove stains, petrochemical spills and other foreign deposits. Label keys for locks accurately and provide in duplicate to the Architect at the completion of the. Be responsible for maintaining clean roads and access. Remove and clean away mud, building debris from footpaths, gutters, drains, walls etc. when such occurs.

COMPLETION: The works as defined by the contract documents, including variations are to be completed in every trade or as described. All certificates, approvals, manufacturers instructions and warranties are to be obtained and given to the owner along with all keys. Windows and doors are to be eased, locks oiled, and all plant, surplus building material and rubbish removed from the site.

SITE PREPARATION

DEFINITIONS: Rock: Monolithic material with volume greater than 0.5m³ requiring mechanical means such as rippers or percussion tools to remove. Line of influence: A line extending downward and outward from the bottom edge of a footing, slab or pavement and defining the extent of foundation material having influence on the stability or support of the footing, slab or pavement. Subgrade: The trimmed or prepared portion of the formation on which the pavement or slab is constructed.

1.

DEMOLITION

STANDARD: To AS 2601 -2001

WORKMANSHIP & MATERIALS: All demolition work to be carried out to ensure that no damage is caused to the adjacent areas. Provide temporary props as required to maintain the existing structure. Stop off all water, waste, gas and electrical services. Unless stated in the schedules, all demolition material is the property of the Builder except for material to be salvaged or re-used in the new works. Remove all waste materials from the site and leave the site clean and ready for following trades.

SUPPORT & PROTECTION : Provide temporary support for sections of existing building which are to be altered. Provide covers to prevent water penetration. Provide dust-proof screens, and covers to protect existing finishes from dust and debris. Provide security against unauthorised entry. Standard: AS 2601.

EXISTING RESIDENCE: Note the existing residence may be occupied during part of the construction. Refer to the letter INFORMATION TO TENDERERS.

ASBESTOS REMOVAL: Where asbestos material occurs in the works or requires removal the builder is to allow for the proper handling and disposal of all asbestos materials.

2.

GROUNDWORKS

STANDARD: To AS 2870.1

SITE CLEARING: Limit clearing to areas to be occupied by the construction, paving and landscaping.

Remove everything on or above the site surface, including rubbish, organic and inorganic matter.

Remove grass sufficient to just include the root zone. Grub out or grind stumps and roots over 50mm diameter to minimum depth of 500mm below sub-grade under construction and 300mm below the finished surface. Remove surplus material from site.

Remove the topsoil layer of the natural ground which contains substantial organic matter over the areas to be occupied by the construction and/or paving. Stockpile topsoil for re-use. Protect from contamination by weeds and building debris.

TREES TO BE RETAINED: Identify trees which are to be retained. Protect identified trees from damage. Do not remove topsoil from the area within the dripline of the trees and keep this area free of construction material and debris.

EROSION CONTROL: Avoid erosion, contamination, and sedimentation of the site, surrounding areas and all drainage systems. Use silt barriers where erosion control is considered necessary.

3.

EXCAVATION

EXTENT: Refer to schedules. Excavate in position indicated on the drawings for new construction, site services, paving and landscaping. Excavation depth and profiles shall be in accordance with footing sizes as specified on the Engineer's drawings. Allow for compaction and settlement.

UNDER FLOOR ACCESS: Provide a minimum clearance to underside of timber bearers of 400mm.

BEARING SURFACES: Provide even plane bearing surfaces for load bearing elements including footings. Step to accommodate level changes. Make the steps to the appropriate courses if supporting masonry.

EXISTING FOOTINGS: Where excavation is required below the line of influence of an existing footing use methods which maintain the support of the footing and ensure that the structure and finishes supported by the footing are not damaged.

GRADING: Grade the ground surface externally and under suspended floors to drain ground or surface water away from building without ponding.

SERVICES: Protect existing service lines, including sewers, stormwater lines, water and gas supply pipes and electrical conduits from damage.

FILL: Before placing fill compact the ground to achieve the required density. Place fill in layers and compact each layer. If necessary to achieve the required density adjust the moisture content of the fill before compaction.

CONCRETE

GENERALLY: Structures generally to AS 3600 Ground slabs to AS 2870.1. Where discrepancies occur between this specification and that stated by the Engineer's, the Engineer's details and specification will take precedence. Give sufficient notice for inspection of the following:

- film underlay installed on the base;
- reinforcement fixed in place;
- cores and embedment fixed in place;

EXTENT: Refer to drawings and Schedules.

VAPOUR BARRIER: Use proprietary barrier min 0.2mm thick branded by manufacturer. Blind the surface with sand to cover any projections. Wet the sand before placing the vapour barrier. Turn membrane up at edges.

REINFORCEMENT: Lap mesh min 225mm. Trench mesh min 500mm. Bars min 500mm. Full width of intersecting reinforcement and corners of strip footings. Minimum cover; unprotected by membrane and external surfaces 40mm, protected by membrane on ground 30mm. Internal surfaces 20mm. Aggressive soil or salty environment 65mm.

CONCRETE: To AS 1379. Max slump 100mm. Vibrate concrete only sufficient to remove entrapped air. After pouring, the concrete is to be kept damp, covered and allowed to stand at least two days for footings and seven days for slabs beams, before being built upon.

FORMWORK: Leave formwork in place for 2 days for vertical surfaces. Bottom surfaces 7 days with shoring and backprops left for 21 days. All timber formwork must be removed.

JOINTS: Construction joints, roughen and clean the hardened concrete joint surface, remove loose or soft material and foreign matter. Dampen the surface before placing the concrete.

Slip joints, if concrete slabs are supported on masonry, provide proprietary pre-lubricated slip joints.

FINISHES: For finishes and edge treatments refer to the Schedules.

MASONRY

GENERALLY: All work to AS 3700 -2001

EXTENT OF WORK: Refer to drawings.

MATERIALS: Provide samples of face and select commons for approval prior to ordering. Solid pressed common bricks or other approved masonry unit shall be used for all other work. Bricks to be well wetted before use. Mortar shall be to AS3700 Cl 2.2 and shall match existing mortar colour and type, joint thickness and finish to match adjoining work precisely. Where selected face bricks are to match existing it is recommended that the Builder consult a representative of the brick company, to ensure the closest match.

MORTAR: To AS 3700 Cl 2.2.1 and table 2.1.

CLASS APPLICATION CEMENT: LIME: SAND

M1 Internal protected walls 0:1:3 (lime mortar)

M2 General purpose work above DPC 1:2:9 or 1:3:12

M3 Footings, masonry below DPC. Dwarf walls, sills, piers, steps, concrete masonry units. Reinforced masonry. General purpose work in or near coastal areas

1:1:6 or 1:0:5 plus water thickener

M4 Retaining walls; 75mm masonry; all masonry fences on boundary alignments

1:0:3 -1:0.25:3 or 1:0.5:4.5 -1:0:4 plus water thickener

CONSTRUCTION: All brickwork to be properly bonded, laid in a full bed with all perpends filled. Piers to be built solid and each course grouted as work proceeds. Set out masonry with joints of uniform width and the minimum cutting of masonry units. Tool joints to give a dense water shedding finish externally and rake to give a key if wall is to be plastered internally. Keep perpends in alternate courses vertically aligned and fill completely with mortar. Solidly bed masonry sills and thresholds and lay them so that the top surfaces drain away from the building. Vertical rod: Where new work meets original or existing brickwork, use original setout. Set out new work as follows:

76mm high brick: 7 courses to 600mm
90mm high brick: 6 courses to 600mm
190mm high block: 3 courses to 600mm

SUB FLOOR PIERS

Engaged 230 x 110
Freestanding less than 1500mm high 230 x 230
Freestanding 1500 -2700mm high 350 x 350
Provide openings beneath doorways to internal walls.

AIR VENTS: Provide air vents to give adequate cross ventilation to the space under suspended ground floors. Provide equal number of vents to internal leaf of cavity wall located as close as possible to vent in external leaf. Minimum provision: unobstructed 8400 mm² per linear metre. (one brick course deep by 100mm long per one metre of external wall)

ANT CAPPING: Provide ant capping to AS1694. Continuous galvanised ant capping to all sub floor walls and engaged piers. Provide galvanised ant caps to all isolated piers. All joints are to be fully soldered.

DAMP PROOF COURSE: Provide dampcourse to AS3700 cl3.2.4 to run in full lengths to all new walls shown on drawings. Provide damp-proof courses in the following locations:

- Walls adjoining infill floor slabs on membranes: In the course above the underside of the slab in internal walls and inner leaves of cavity walls. Project 40mm and dress down over the membrane turned up against the wall.
- Cavity walls built off slabs on ground: In the bottom course of the outer leaf, continuous horizontally, across the cavity and up the inner face bedded in mortar, turned 30mm into the inner leaf one course above; or in masonry veneer construction, fastened to the inner frame 75mm above floor level.
- Internal walls built off slabs on ground In the first course above floor level.
- At timber floors: In the first course below the level of the underside of ground floor timbers on internal walls and inner leaves of cavity walls.

Lay in long lengths. Lap the full width if angles and intersections and 150mm at joints. Step as necessary, but not more than two courses per step. Preserve continuity of damp-[roofing at junctions of damp-proofing courses and waterproof membranes. Install at least 150mm above adjacent finished ground. Sandwich damp-proof courses between mortar.

CAVITY WALLS: Cavity width to masonry walls: 40mm min Cavity width to masonry veneer: 25mm

FLASHINGS: Sandwich flashings between mortar except where on lintels. Point up joints around flashings to fill voids. Provide cavity flashings in the following locations:

- Floors: Full width of outer leaf immediately above slab, continuous across cavity and up the inner face bedded in mortar, turned 30 mm into the inner leaf two courses above.
- Under sills: 30mm into the outer leaf bed joint one course, extending up and across the cavity and under the sill in the inner leaf or the frame. Extend at least 150mm beyond the reveals on each side of the opening.
- Over lintels to openings: Full width of outer leaf immediately above the lintel, continuous across cavity, 30mm into the inner leaf top courses above or turned up against the frame and fastened to it. Extend at least 150mm beyond the ends of the lintels.

- At abutments with structural frames to supports: Vertical flashing in the cavity from 150mm wide material, wedged and grouted into a groove in the frame opposite the cavity.
- At roof abutments with cavity walls: Provide a cavity flashing immediately above the roof and over-flash the roof apron flashing.

WEEPHOLES: Provide full open perpend weepholes to external leaf of cavity wall in the course above the cavity flashing, every third brick perpend or similar distance.

CLEARANCE FOR TIMBER FRAME SHRINKAGE: In seasoned timber framed brick veneer construction leave the following tolerances between window frames and brick sills and between roof frames and brick veneer. Single storey construction allow 10mm below window frame sills and door frame sills, and 10mm below roof framing and/or eaves lining. For two storey construction and upper floor windows allow 20mm. For unseasoned hardwood floor framing allow 30mm

STEEL LINTELS: all lintels to be hot dipped galvanised mild steel to AS1650. Build lintels into new openings in position indicated on the drawings. Install with longest leg vertical. Keep lintels 5mm clear of heads and frames. Pack mortar between the angle upstand and the supported masonry. To prevent deflection or excessive rotation, temporarily prop proprietary cold-formed lintels for a minimum of 3 days until the masonry reaches its required strength.

SPAN SIZE BEARING

Up to 1200mm 75x10 150mm
" 1500mm 90x90x10 150mm
" 1800mm 100x75x10 150mm
" 2400mm 125x75x10 230mm
" 3000mm 150x90x10 230mm

WALL TIES

UNIT

76 mm bricks horizontally

GENERALLY

2.5 bricks

AROUND OPENINGS

alternate 1 and 1.5 bricks

76 mm bricks vertically 7 courses alternate 3 and 4 courses

90 mm bricks vertically 6 courses 3 courses

90 mm bricks horizontally 2 bricks 1 brick

190 mm blocks vertically 6 courses 3 courses

190 mm blocks horizontally 2 bricks 1 brick

Embed ties a minimum 50mm into mortar, minimum mortar cover 15 mm to the outside face of mortar. Provide light duty ties to masonry veneer and medium to brick cavity construction.

MOVEMENT JOINTS:

- Clay Bricks: maximum length of wall 12 metres, minimum width of control joint 15mm
- Concrete Blocks: maximum length of wall 8 metres, minimum width of control joint 10mm
- Installation: Clean the joints and insert an easily compressible backing material before sealing. Fill joints with a gun applied flexible sealant for a depth of at least two thirds the joint width.

- If ties or anchors extend across control joints use ties or anchors which maintain the stability of the masonry without impairing the effectiveness of the joint.

CLEAN UP: Clean masonry progressively as work proceeds. All brickwork to be thoroughly cleaned on completion; all cavities cleared; all work to be free of mortar stains and droppings. Do not clean with an acid solution and do not erode joints if using pressure spraying.

STRUCTURAL STEEL

GENERALLY: To AS 1250 or As 4100
Refer to Engineer's details for location, size and fixing method.

WOODWORK

GENERALLY: Frame all new work in accordance with the following:

Individual Timbers
AS1148 and AS2543

Seasoning
AS1080.1

Dressed Surface Finishes
AS1728 Classes 2 & 3

Preservative Treatment
AS1604

Particle board
AS1859

Framed Timber Structures
AS1684

CONSTRUCTION GENERALLY: Frame up floors walls and roofs in positions indicated on the drawings.

FLOOR FRAMING: To AS 1684. Traditional ground floor timber flooring supported on piers is constructed with bearers at maximum 1800 mm centres supporting joists at 450 mm to 600 mm centres for timber strip flooring or platform flooring. Do not build ground floor framing timbers into brickwork. Refer to Engineer's detail for first floor framing.

T&G STRIP FLOORING:

Timber T & G strip flooring shall be seasoned to a moisture content of 10-15% at time of fixing.

Ensure that boards are laid in long lengths and tightly cramped. Nail every board at each bearing with nails punched below the surface. Do not fix flooring until the work is weathertight. Protect boards from wet trades. Allow flooring to acclimatise on site in area of intended use for 4-5 weeks prior to fixing.

Do not fix floor in extreme weather conditions. Allow a period of normal weather before fixing to prevent subsequent swelling or shrinkage problems. Sand T&G floors to AS CA39, stop with matching filler and leave smooth ready to receive select clear finish.

Minimum thickness of flooring: 19mm

Fixing: up to 75mm nominal width board: min 1 nail at each joist over 75mm nominal width board: min two nails at each joist

For open timber flooring to verandahs or decks provide hardwood species of minimum durability class 2 or preservative treated timber or other durable timber. Lay in long lengths (minimum 3 metre spans) double nailed at each bearing with galvanised nails driven flush. Stagger joints and make them over joists. Leave 4mm between edges of boards. Cap all joists with 'Alcor' or equal before fixing.

PARTICLE BOARD T&G FLOORING: To AS 1859 and install to AS 1860. Sand junctions lightly to a smooth level surface.

COMPRESSED FIBRE CEMENT FLOORING (CFC): To AS 2908.2 type A category 4

JOIST SPACING FLOOR THICKNESS

up to 450 mm 15mm

up to 600 mm 18mm

WALL FRAMING: To AS 1684 or AS 1720 and NSW Timber Framing Manual.

Construct framed walls square plumb and straight and ensure that they are adequately braced using timber, steel straps, angles or hardboard/ply bracing. All wall frames are to be tied to sub floor structure and roof. Provide additional support in the form of noggings, trimmings and studs for fixing lining, cladding hardware, accessories fixtures and fittings as required. Provide vermin barrier in masonry veneer wall: secure 10 mm galvanised wire mesh to the underside of the bottom plate of external stud walls extending across the cavity for building into brickwork. Install damp-proof courses under the bottom plate of external clad-frame walls built off slabs or masonry dwarf walls. Provide flashings to external openings sufficient to prevent the entry of moisture.

ROOF FRAMING: To AS 1684 or AS 1720 and NSW Timber Framing Manual

Prime exposed timber all round before fixing and re-prime cut edges if trimmed in-situ Provide minimum thickness fascia, valley and barge board as follows:

- fixed at up to 600 mm centres 19 mm
- fixed at up to 900 mm centres: 32 mm

CLADDING: Refer to General requirements for timber durability, Insulation and Sarking Flashing to AS 2904

Fasteners steel nails: Hot dip galvanised to AS 1650. Self-drilling screws to AS 3566, corrosion resistance class 3.

FIBRE CEMENT CLADDING: To AS 2908.2 type A category 2.

Plank cladding: use a proprietary system of single faced fibre cement planks 7.5-mm thick Sheet cladding: use single faced sheet 6 mm thick. Join sheets and finish corners with select cover mould. Refer to proprietary jointing system for rendered finish to CFC.

Eaves lining: use single sheet 4.5 mm thick. Fix at 200 centres to supports at maximum 600 centres

WINDOWS AND DOORS:

Materials and Components

Flashings AS2904

Zinc Plating AS1789

Anodising AS1231

Thermoset Powder coating AS3715

Glass AS1288

Timber windows AS2146 Installation to AS2147

Aluminium windows AS2047 " to AS2048

Timber doors AS2688 " to AS1909

Timber door frames & jamb AS2689

Security screen door AS2803 " to AS 2804

Provide flashings weather bars, drips, storm-moulds, caulking and pointing so that water is prevented from penetrating the building between frames and the building structure. Install windows so they are plumb level and true, are adequately fixed or anchored to the building structure and will not carry building loads including loads caused by structural deflection. Pack behind fixing points with durable full width packing

DOORS:

Door thickness shall generally be 35 mm. External doors shall be of solid construction. Internal doors shall be of hollow core or solid construction medium density fibre board or moisture resistant material suitable for exposure of the door as designated by the manufacture. Joinery doors are as shown on detail drawings. Prime doors on top and bottom edges prior to installation. Install door stops to prevent door from striking walls. Suspend sliding door from overhead tracks and wheel carriages appropriate to the mass of door

HINGES:

Door thickness	Weight (max)	No of hinges	Size of hinges
35 mm	35 kg	2	85 x 60 x 1.6 mm
40 mm	68 kg	3	100 x 75 x 1.6 mm

LOCKSETS: Refer to SCHEDULES

INSULATION AND SARKING

MATERIALS:

BULK INSULATION:

Cellulose fibre to AS 2462
 Mineral wool batts and blankets: to AS 3742
 Mineral wool and glasswool in loose fill: To AS 2461
 Wool: To AWC/A202

SARKING MATERIAL: To AS/NZS 4200.1

BULK INSULATION: BATTS: Fit tightly between framing members. If unsupported stretch nylon twine between framing members and secure. **LOOSE FILL:** Provide boxing to retain loose fill on external edges, cavities to prevent spilling.

WALL SARKING: Provide vapour -permeable sarking under wall cladding which does not provide a permanent weatherproof seal. Apply to the outer face of stud walls from the top plate down over the bottom plate and flashing. Run across the studs and lap 150mm at joints.

ROOF SARKING: Provide sarking to all roofs unless specifically stated and agreed otherwise.

Provide 4.5mm CFC anti ponding boards to eaves of tile roofs of less than 200 pitch. Finish sarking at least 75mm clear of ridges to permit ventilation.

JOINERY

GENERALLY: All joinery timbers to be seasoned and free from defects which might affect appearance or durability. All to be accurately cut and neatly and securely fixed. Scribe plinths, benchtops, splashbacks, ends of cupboards, kickboards and returns to follow the line of floors or walls

MATERIALS:

Hardboard to AS2458, Particle board to AS1859, Decorative laminate sheet AS2924.

TIMBER BALUSTERS: Provide items shown on detail drawings

- Newels Halve and bolt to strings
- Balusters Sub tenon to handrail at top and to tread or floor at bottom

TRIM: Provide timber or MDF trim such as beads, skirting, architraves, mouldings and stops where necessary and drawn, to make neat junctions between components and finishes.

CUPBOARD AND DRAWER UNITS: Construct carcasses and shelves from melamine overlaid high moisture resistant particle board or MDF with a min thickness 16 mm. Finish doors and draw fronts with decorative laminate, timber veneer or construct from solid timber. Secure plinth and carcasses to floors and or walls at max 600 mm centres. Rout drawer fronts for drawer bottoms. Provide adjustable shelves supported on proprietary pins. Provide concealed all metal hinges to kitchen cupboards.

BENCHTOPS: Construct laminate benchtops from high moisture resistant particle board or MDF with Min thickness 32 mm or construct from other solid timber or material. Finish with decorative laminate or select finish. Seal underside of bench top to dishwasher and vanity unit. Fix to carcass at least twice per 600 mm length Sealing. Fill joints with matching sealant and clamp seal to walls with and carcasses with matching sealant.

CEILING AND UNDER FLOOR ACCESS: Trim opening and provide a loose access panel of minimum size 600 x 400 mm Provide jamb linings and a door, complete with bolt, minimum size 720 mm wide x 600 mm high.

PLUMBER & DRAINER

EXTENT: The Plumber is to inspect the works prior to commencement to determine the full extent of all necessary work. The Builder is to arrange all required inspections and prior to Practical Completion supply to the owner with all certificates of completion from relevant authorities.

Refer to:

AS/NZS 1260 1999 PVC Pipes and fittings for drain, waste and vent applications.
AS 1432 1996 Copper tubes for plumbing, gasfitting and drainage applications.
AS 3500.SET 2003 National plumbing and drainage code, There are 10 parts to this standard 19952000.

Comply throughout with the current edition of the Building Code.

CONSTRUCTION GENERALLY:

- Excavate if necessary to locate and expose the connection points and connect to the authorities mains. On completion, backfill and compact the excavation and reinstate surfaces and elements which have been disturbed such as roads, pavements, kerbs and nature strips
- Install piping in straight lines and to uniform grades. Arrange and support the piping so that it remains free from vibration and water hammer, whilst permitting thermal movement. Keep the number of joints to a minimum. Prevent direct contact between incompatible metals
- Conceal piping and fittings requiring maintenance in non-habitable enclosed spaces Pipes in sub floor space to be 150mm above ground and ensure access Provide 25 mm clearance between adjacent pipes. Where piping passes through building elements provide purpose made metal or plastic sleeves formed from pipe sections. Prime steel or iron before installation.
- Provide piping support from same material or gal or non-ferrous metals. Where exposed piping emerges from wall floor or ceiling finishes, provide cover plates of non-ferrous metal or stainless steel. Keep opening free of debris during construction and flush system with water on completion.

STORMWATER DRAINAGE: All new downpipes and stormwater drainage to be directed to new or existing drainage lines To AS 3500.3.2003 New and existing systems shall be left clean on completion. Lay pipes with the spigot ends in the direction of flow. Provide subsoil drains using a proprietary perforated plastic pipe. Include for Filter fabric from polymeric fabric formed from a plastic yarn containing stabilisers or inhibitors to make the filament resistant to UV light and a filter sock capable of retaining particles of 0.25 mm size. Backfill with 20 mm nom size washed screenings. Connect to stormwater system. Provide stormwater drainage sumps and pits as necessary or as instructed. Refer to Engineers details

SANITARY PLUMBING: To AS 3500.2.2003 Allow for the installation of new sanitary lines to the new points as shown on drawing. Reuse and extend existing services where existing lines are suitable.

Vent pipes. Staying to roof: If fixings for stays penetrate the roof covering seal the penetrations and make watertight. Provide bird-proof vent cowls made of the same material as the vent pipe.

MATERIALS TO BE USED

Item Description Manufacturer/Supplier

Sewer drain pipes UPVC Sewer grade with solvent

joints

Concrete for pits etc. 20MPa

Pit covers Cast iron

WATER SERVICE: To AS 3500.1.2003 Allow for new or reuse existing services where applicable.

Provide the accessories and fittings necessary for the proper functioning of the plumbing systems including taps, valves, outlets, pressure and temperature control devices, strainers, gauges and pumps.

MATERIALS TO BE USED

Item Description Manufacturer/Supplier

Cold water pipes Galvanised steel Size from main:

Polyethylene Size of branches:

Copper

Polybutylene

PVC

Hot water pipes Pre lagged copper

Polybutylene

Existing pipes reuse

HOT WATER UNIT: Existing water heater shown on the drawing. Maximum temperature at outlets 50 degrees. Provide isolation valves to water heaters.

GAS: Provide gas outlets to fittings shown on drawings. On completion of installation and testing turn on isolating and control valves and purge and charge the installation. To AG 601

ELECTRICAL SERVICES

EXTENT: The electrician is to visit the site prior to commencement to determine the full extent of work and the condition and capacity of the switchboard. Provide all labour and materials for the proper extension of the existing electricity service including any necessary upgrades to the switchboard.

STANDARD To AS/NZS 3000:2000

Provide consumer or underground mains and connect to main service. On completion, backfill and compact the excavation and reinstate surfaces which have been disturbed

INSTALLATION:

SWITCHBOARD

Upgrade existing switchboard as required for new electrical fittings as shown on drawings and in schedule

WIRING

Conceal cables or conduits including underground cable or conduit entering the building in a manner that will allow wiring replacement without structural work or linings. Do not penetrate DPC.

ACCESSORIES

Install flush mounted accessories in wall boxes in masonry and in mounting brackets in stud walls.

APPLIANCE WIRING

For permanently connected appliances, provide standard wall boxes with flush blank plate, angle take off terminator, and approximately 750 mm of flexible PVC conduit terminated in the appliance and supported in accessible locations.

TELEVISION ANTENNA

Provide television outlet plates and run concealed cables to a roof mounted TV antenna.

MECHANICAL VENTILATION

To AS 1668.2

FIRE DETECTORS AND ALARM

Provide an automatic fire detector and alarm system, to Cl- P3.7.2 of BCA and AS 3786 and connect to a mains primary power supply.

TELEPHONE PRE-WIRING

Arrange for the pre-wire before installation of linings, paving and landscaping

ROOFING

EXTENT: Provide new roof to area shown on drawing

METAL: AS 1562.1 - 1992 Amdts 1 & 2

Material: COLORBOND® steel conforming to AS 1397-G550-AZ150 and AS 2728.

Finish: COLORBOND® steel

Fixing Method: Fasteners should be selected to match the grade of the roofing material. Coating of fasteners shall comply with AS 3566 Class 3, eg. Climaseal.

Size: As per product data sheet.

Spacing: As per product data sheet.

Roof Contractor: The roof sheeting and accessories shall be installed by an approved contractor in accordance with manufacturer specifications.

TILING: Tiles: to AS 2049 Install: to AS 2050.

Set out the roof to give an even tile gauge in each course, with full tiles at verges. Bed and point accessories including ridges, hips and verges, in coloured mortar to match. Pointed verge: bed and point tiles on 100 x 5 mm fibre cement pointing strip.

ROOF PLUMBING: Material selection and installation: To AS 2180. Provide flashings capping, gutters, outlets, spreaders and downpipes and the like necessary to complete the roof system.

Gutters and downpipes to match existing material and profile. Locate downpipes where indicated on drawings. On completion clean out and test entire system for adequacy.

Seal fasteners and mechanically fastened joints with silicone sealant.

Flash projections above or through the roof with two part flashings consisting of and apron flashing and an over-flashing with at least 100mm vertical overlap. Provide for independent movement between the roof and the projection. Where a wall abuts a wall provide over-flashing as follows:

Masonry: stepped and built into the full width of leaf

Planked and other cladding: stepped or raking

GUTTERS: Minimum slope of eaves: 1:200. Minimum width overall of valley gutters: 400 mm.

LINING

EXTENT: Provide linings as shown on drawings. Make good as necessary to new & existing openings & walls and ceilings in position indicated on the drawings.

SHEET LINING : Plasterboard: to AS 2588, Fibre cement: to AS 2908.2 type B category 2. Install timber battens or galvanised steel furring channels if: framing member spacing exceeds the recommended spacing or if direct fixing of the sheeting is not possible

INSTALLATION: Plasterboard: to AS 2589

Framed construction: screw or nail or combine with adhesive. Masonry construction: by adhesive glue direct to masonry. Wet areas: do not use adhesive.

- **Joints:** Use recessed edge sheets and finish flush using perforated reinforcing tape external corners: finish over zinc coated steel corner

- **Wet areas:** install the flashings, trim and sealants necessary to ensure waterproofing

Control joints: install purpose-made zinc coated control joint beads in walls and ceilings at the following maximum centres and to coincide with structural movement joints:

Plasterboard: 12 m. Fibre-cement: 7.2 m

RENDERING

EXTENT: Render walls as shown on drawings and set all new brick walls internally.

Make good to all existing walls affected by the works. Wall finish to match existing rendered walls. Confirm with Architect if in doubt.

MATERIALS AND COMPONENTS: Sand: fine aggregate with a low clay content. Cement: to AS 3972 Lime: to AS 1672. Gypsum plaster: to AS 2592

SUBSTRATE: Before plastering make good defects in the substrate. Fill voids with mix not stronger than substrate nor weaker than first coat. Apply additional coat of render if substrate is not sufficiently true. Sheath water pipes and other embedded items to permit thermal movement. Prime ungalvanised items before embedding in plaster. If chases or recesses are more than 50 mm wide cover with metal lath at least 75 mm beyond each side of recess. Metal background: fix metal lath to provide a key for plaster.

PLASTERING: Thickness and mix proportions for internal plastering.

ONE COAT 12-15 mm

MULTI COAT First coat 9-15 mm

Finishing coat 6-9 mm

Setting coat 2-3 mm

CEMENT RENDERING 1:0.25:4 cement:lime:sand

MULTI COAT Undercoat 1:1:6 cement: lime putty: sand

setting coat 1:1 lime putty: gypsum plaster

Tolerances: finish plane surfaces within a tolerance of 6mm in 3m determined by a 3m straight edge

placed anywhere in any direction. Do not allow rapid curing. Edge trim: use purpose made zinc coated

steel sections as corner beads and stop beads. Provide vee joints at: junction between different

substrate materials, abutments with other finishes, joints in the structure.

TILING

EXTENT: Tile areas shown on drawings. The Builder is to inspect the proposed wall and floor tiles and allow for the fixing of the types selected.

GENERAL : Follow guide lines in AS 3958.1 and 2. Adhesives to AS 2358. Cement to AS 3972, type GP Sand: fine aggregate with low clay content selected for grading.

PREPARATION: Remove loose material and leave the surface dust-free and clean. For mortar bedding, wet the substrate as necessary to achieve suitable suction. Alternatively, apply a proprietary bonding agent to the substrate to improve adhesion

WATERPROOFING: To AS 3740 .

Provide proprietary liquid applied or sheet membrane waterproofing system
Installation:

- **Floor wastes:** turn membrane down into the floor waste and adhere
- **Hobs:** extend membrane over the hob and into the room at least 50 mm. For hobless showers extend 1800 mm into the room
- **External tiling:** provide a waterproof membrane under external floor tiling balconies and over habitable rooms, which forms a drained tank suitable for continuous immersion. Do not run under bounding walls
- **Curing:** allow membrane to cure fully before tiling

TILING: Cut tiles neatly to fit around fixtures and fittings and at margins where necessary. Drill holes without damaging tile faces. Return tiles into sills, reveals and openings. Butt up to returns, frames, fittings and other finishes. Set out tiles to give uniform joint width. Set out tiles from the centre of the floor or wall to be tiled. If possible position tiles so that holes for fixtures and other penetrations occur at the intersection of horizontal and vertical joints or in the centre of tiles. Grade tiles to even and correct falls generally and to floor wastes. Minimum general fall: 1:100. Minimum fall in shower: 1:60

Change of finish: maintain finished floor level across changes of floor finish including carpet

Preparation: Adhesive: fix tiles dry. Mortar bedding: soak porous tiles for half an hour. Provide a corrosive resistant metal dividing strip fixed to the substrate at junction of differing floor finishes. If junction occurs at doorways provide directly below door. Ventilate space below bath with 2 ventilating tiles. Fill joints with silicone sealant and finish with tile surface where tiling joins sanitary fixtures and at corners of walls in showers.

PAINTING

EXTENT: Paint all new and existing work as indicated on drawings and in the Schedule. The contractor or painter shall examine all surfaces, and if not in proper condition for painting shall rectify the surface or notify the Architect before proceeding with the work.

GENERALLY: Standard: To AS/NSZ 2311:2000

MATERIALS: All materials shall be first quality, approved standard proprietary products with GPC specification number

PREPARATION: All surfaces to be painted shall be properly prepared in strict accordance with the paint manufacturers written recommendations. All floors and adjoining surfaces shall be fully protected with drop sheets for both internal and external painting. Any damage will be rectified at the builders expense.

PAINTING: Complete clear timber finishes before commencing opaque finishes in the same area. Remove door furniture, switch plates before starting to paint and replace on completion. Protect adjacent surfaces with dust sheets, masking etc. Remove paint spots and splashes from adjacent surfaces. Patch and fill substrate as required. Apply the first coat immediately after preparation. Ensure each coat of paint or clear finish is uniform in colour, gloss, thickness and texture and free of runs, sags and blisters.

Priming before fixing: Timber: apply a first coat to exposed roof trim, timber doors and window frames, tops and bottoms of doors, associated trims and glazing beads before fixing in position.

Steel: apply a priming coat of zinc-rich binder.

Galvanised surfaces: If galvanised or zinc-coated surfaces have been cut or welded after galvanising, prime area with a zinc rich organic binder. Generally make good after other trades clean down and prepare surfaces and provide minimum of two coats of approved paint finish to new & existing walls and ceilings in all areas affected by the works.

PAINT SYSTEM DESCRIPTION: If a paint system is referred to only by its final coat (for example by the GPC specification code or the generic name) use stains, primers, sealers and undercoats which are suitable and are compatible with the finish coat and each other.

PAVING

EXTENT: Areas shown on drawings

MATERIALS: Cement: To AS 3792, type GP Sand: low clay content, fine aggregate Mortar proportions: 1:3 cement to sand

CONSTRUCTION: Grade paving to even falls to drain away from buildings to drainage outlets.

Minimum fall: 1:100. Preparation: prepare the substrate to accommodate the thickness of the base course and paving. Compact the ground to a firm even surface using at least 2 passes of a vibrating plate compactor or roller. For the base course use crushed rock consisting of hard, dense, durable particles free from deleterious material to nominal size 25 mm, uniformly graded. Place, spread and compact the base course to a firm tight close textured surface using at least 3 passes of a vibrating plate compactor or roller. Adjust moisture content as needed to assist in compaction. Minimum thickness under domestic traffic: 75mm

PAVING: Use paving units of clay, stone to concrete masonry. Minimum thickness: foot traffic: 40 light domestic traffic to 3 tonne gross: 50 mm. Cut units to maintain sharp edges and accurate joints and margins. Laying: lay the units of bedding sand screeded to a uniform thickness not exceeding 50 mm and to the required falls and levels. Provide a gap of 1-3 mm wide between adjoining units. After laying tamp units with a vibrating plate compactor. Fill joints with clean, fine sand or screed bedding sand, vibrate into joints and compact with vibrator. Provide edge restraint where needed to support the sand bedding and maintain the paving shape. Bed units in mortar at least 40 mm thick.

PART 2 -SCHEDULES

SCHEDULES

PRELIMINARIES

Special conditions · The owners intend to occupy the premises during the construction period. The builder is to provide a simple temporary Kitchen and Laundry for the owner. The Builder is to organise the building program so as to provide the owners with a bathroom during the construction.

The builder is maintain hot and cold water, sewer drainage and electricity for the owner during the construction. The builder is to provide tarpaulins, screens and temporary walls to secure the premises.

- Damage to driveway as result of building works damage is to be rectified by builder at the builders expense.

- Damage to the footpath or crossing is to be rectified by builder to Council requirements at the builders expense.

- The builder is to maintain the site in a safe, orderly, clean and tidy manner.

Rubbish and building refuse shall not be allowed to accumulate and is to be removed on a regular basis.

- Site fencing, signage and a silt barrier as required by Council to maintained throughout the construction period.

- Radios and the like are to be kept to a reasonably low volume and if requested switched off.

Completion On completion remove all rubble, reinstate paths, steps and landscaped areas. Remove all building waste, timber, props and organic material.

Thoroughly clean the work areas -refer to Part 1 Final Cleaning. Hand over all copies of keys. Provide letters & certificates from relevant trades that the work has been carried out and completed in accordance with the current Australian Standard and in accordance with Authorities. Obtain and provide a certificate of completion from the Accredited Certifier. Other requirements Refer to the current versions of the following reports and drawings:

Architectural drawings, Structural Engineering, Survey plans, Council Approvals, Waste Management requirements, BCA and Australian Standards. Sydney Water.

Development consent has been obtained and a Construction Certificate has been issued. The approval of Sydney Water has been obtained. The builder is to notify the Certifier at the appropriate time to inspect the works as required by the approval.

FEES

ITEM DESCRIPTION FEE

Sydney Water Approval Fee Paid by owner

Construction Certificate Paid by owner

Long Service Levy Paid by owner

Driveway Crossing fees Paid by owner

Builders Indemnity Insurance To be paid by builder

Public Liability Insurance Cover \$10 million -Maintain policy for the duration of the work. Certificate of

Currency submitted to Council

To be paid by builder

DEMOLITION - refer to architectural drawings Drw - 04,council conditions & waste management plan

ITEM LOCATION

As shown on drawings. Demolition must be staged to permit the owner to remain living in the house.

One bathroom must always be operational

Disconnect all services & remove all fixtures, as to demolition plan

MATERIALS TO BE RETAINED FOR REUSE

ITEM LOCATION FOR REUSE

H3 Treated Pine joist from existing decks reuse in grd flr deck sub-floor

HWD Tallowood decking from existing deck reuse in grd flr deck

EROSION CONTROL AND SEDIMENT CONTROL

LOCATION MATERIAL

Generally Builder to ensure that material from this site is not washed into the Street, gutters or stormwater drains.

EXCAVATION

LOCATION ITEM COMMENT

Where required Footings, slabs, stormwater, sewer & water lines Refer to engineer's detail.

CONCRETE

ITEM DESCRIPTION

Footings

Retaining wall

Water tank slab

Refer to engineer's detail extend as specified. Dowel existing slabs, provide waterproof membrane and expansion joint between existing and new Bathrooms Provide drainage to new fixtures and new waterproofing membrane

TERMITE PROTECTION - refer to AS 3660

LOCATION METHOD

Ant capping to brick piers all Termi-mesh termite barrier or equal

WATER & DRAINAGE

Inspect all water and sewerage lines as work proceeds. Discuss any rectification or renewal work required. Clean out existing drains as necessary to ensure proper functioning. Provide hot and cold water and waste lines to all fixtures shown on drawings:

STORMWATER LINE

LOCATION MATERIAL

DP's shown on plan UVPC pipe to current Australian standard to be connected to existing stormwater system and new rain water tank

GAS SERVICES

ITEM LOCATION DESCRIPTION

STEEL -Refer to Engineering drawings

ITEMS TYPE NOTES

All new posts, beams & lintels To engineer's drawings

MASONRY

LOCATION TYPE DETAILS

Brick piers to sub-floor
Retaining walls to sub-floor
Grd flr window installment

CARPENTRY

ITEM LOCATION TIMBER NAME & SIZE FINISH

External timbers members to decks to be H3 treatment all F17 HWD timbers
Grd & 1st flr timber framing To AS 1684 2006 edition
115 x 115 Timber post to decks
Tallowood decking to decks, HWD handrails
Plywood cladding to external walls
90 x 18 timber skirting / architraves
F.C sheeting to soffits
Soildcore doors 2040 x 820
Timber Fascia match existing Paint
T&G Floorboards Follow supplier's specification for storage, moisture level and installation over RC slab. Condition boards as required on site.
Kitchen, Family rooms, hallways, bedrooms. Floor 80-85 x 19 end matched select grade HWD - Blackbutt. Fix boards with secret nailing gun. Level floor & provide battens as required. Refer to TDA guide notes 'Guide to installing timber strip floor
Rough and fine sand, fill all holes with fast drying filler.
HWD Timber staircase
Finish: Minimum 3 coats
Feast Watson Tung Oil or approved alternative as per written instructions of the manufacturer

FIBRE CEMENT PRODUCTS

LOCATION ITEM MATERIAL FINISH

New 1st flr deck 15mm fibre cement floor sheets, membrained sealed for decking materials

WINDOWS DOORS & GLAZING -Refer to Window/door Schedule Drawing 09

INTERNAL DOORS - Refer to Window/door Schedule Drawing 09

DOOR AND WINDOW HARDWARE

All doors and windows to be supplied with hardware as specified in the notes on Drw 09. The builder will also supply hinges and sliding door tracks. The owner will supply internal hardware, the laundry door mortice lock and handles. The builder is to advise when items are required, allowing sufficient time for selection and delivery. The builder is to fit all hardware items.

EXTERNAL DOOR HARDWARE

ITEM LOCKSET TYPE HINGES OTHER

Rumpus Rm door Mortice double cylinder deadlock by owner
Handles, plates, door stops.
Provided by owner installed by builder
WRC French doors Mortice double cylinder deadlock
Handles & recessed keyed flush bolts provided by owner installed by builder

INTERNAL DOOR HARDWARE

ITEM LOCKSET TYPE HINGES OTHER

All new internal hinged doors Standard mortice tube lock Satin polished stainless steel
Satin polished stainless steel Door stops, Bathrooms with privacy latch

JOINERY SCHEDULE

ITEM LOCATION MATERIAL

All new skirtings / architraves Finger jointed pine ex 100 x 12 for paint finish,
Robe cupboards joiner. To make good new works to existing

GLASS PRODUCTS

ITEM LOCATION TYPE COMMENTS

Mirrors to bedrooms By others

THERMAL & ACOUSTIC INSULATION

ITEM LOCATION DESCRIPTION R-value MANUFACTURER

External wall insulation New timber frame walls Polyester batts insulation R-1.5

New pitched roof Polyester batts insulation R-2

New 1st flr sub-flr deck area Polyester batts insulation R-1.5

Wall sarking External timber frame Breathable Sisalation Eg Insulco Tuffstuff
Breather

Roof insulation Existing tiled roof Inspect existing and advise on adequacy

INTERNAL RENDER -AS 3972 1997

LOCATION TYPE FINISH

Repairs to laundry - make good to walls where cornice is
removed & to walls generally

Base coat: sand and cement Paint and tiles

EXTERNAL RENDER -AS 3972 1997

LOCATION TYPE FINISH

Smooth trowel render / Paint

INTERNAL LININGS

ITEM LOCATION MATERIAL NOTES FINISH

Walls Internal walls to Laundry 6mm fibre cement cladding

Tiles to bench splashback

Paint elsewhere Ceilings Family room addition and bulkhead

10mm ceiling plasterboard

Square set junctions.

Ceilings Remove existing cornice & ceiling to rumpus, bedrooms as required

Builder to inspect and advise.

Make good to ceiling & walls as required. Allow for expansion between rendered wall
and ceiling Existing ceilings

Make good to ceilings in all areas affected by the works.

TILING SCHEDULE

Location Floor Wall Accessories

Laundry Ceramic tiles:

Area: m2

Ceramic tiles:

PAINTING LEGEND

C Coats
P Oil based Primer
S Acrylic interior wall sealer eg by Dulux
MIA Matt finish interior acrylic eg Dulux 'Wash & Wear'
LSIA Low sheen interior acrylic eg Dulux 'Wash & Wear'
MEA Matt finish exterior acrylic eg Dulux 'Weathershield'
FGEA Full gloss exterior acrylic eg Dulux 'Weathershield'
FGE Full gloss oil based enamel eg Dulux
TP Clear timber preparation eg Sikkens 'Cetol TS Interior'

INTERIOR

ROOM WALL CEILING TIMBER
Family, Rumpus, Bedrooms - S + 2C MIA

EXTERIOR

MATERIAL PAINT

All rendered walls 3C MEA
All new & existing eaves, ceiling linings S + 2C MEA
New & existing timber 3C FGEA
Metalwork 2C Dulux Acrathane IF
PVC Down pipes 2C FGEA

ELECTRICAL SERVICES - REFER TO ELECTRICAL DRAWING

The owner will supply all light fittings & electrical appliances. The builder is to advise when items are required allowing sufficient time for selection and delivery. The builder is to install all items.

Generally as setout in the Electrical plan Drw-08

Item Location / comments

2 - smoke detectors to grd flr & 1st flr (hardwired)
24 - internal GPO
2 - external GPO Weatherproof
42 - light points
1 - Telephone outlets
TV antenna Reconnect existing
TV outlets Reconnect existing
Cable TV Reconnect existing
Locate where on Electrical drawing
Switches plates Clipsal Slimline series. White or satin stainless as selected to all rooms
Safety switch As required by authorities
Alarm By owner
Existing switch board and wiring Inspect existing wiring, switch board & circuits and advise if repair or upgrading is required by authorities

APPLIANCE AND FIXTURE SCHEDULE REFER TO DRAWING

Where noted that item is to be supplied by owner the builder is to advise when item is required, allowing sufficient time for selection and delivery.

ITEM DESCRIPTION SUPPLIED BY INSTALLED BY

Cupboards & benches,
Owner Manufacturer

LAUNDRY REPAIRS TO EXISTING

ITEM DESCRIPTION SUPPLIED BY INSTALLED BY

Basin / tub replace existing and make good
Taps for tub replace existing and make good
Taps for washing machine replace existing and make good
Washing machine Reuse existing
Mirror Owner installed by others
Dryer reuse existing
Wall & floor tiles supplied by owner
Bench, cupboards By joiner /Others