



notes

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*living in landscapes
of the palm beach ridge*

26 Ralston Road, Palm Beach NSW
Lots 4 + 5
for
Tony + Georgina Nassif

stephen lesiuk

po box 30 palm beach nsw 2108
tel: 0414 468 186
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Doors + Windows Schedule



Door + Window Schedule 26 Ralston Road Palm Beach NSW

Dec-19

notes



LOT 4

	Room	Size	Type	Material	Shading Device	Comments
Basement	• Bunk Room	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Shower room	0.9 x 2.1	Sliding Door	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Powder Room	0.9 x 2.1	Sliding Door	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
Ground Floor	• Entry	1.2 x 2.1	Pivot Door	Solid Core + Metal Cladding	Overhang from above	BAL FZ Specification
	• Family Room (north)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Family Room (south)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Family Room Wd. (south)	1.2 x 1.2	Double Casement	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bedroom (north)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bathroom (west)	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Laundry (west)	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Bedroom (south)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bedroom (north)	4.2 x2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Roof Overhang	BAL FZ Specification
	• Ensuite	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
Upper Floor	• Ensuite	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Bedroom (north)	4.2 x2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Roof Overhang	BAL FZ Specification
	• Living Room	6.0 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Roof Overhang	BAL FZ Specification
	• Kitchen	1.8 x 1.2	Casement Windows	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Windows (east)	7.2 x 1.5	Casement Windows	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Roof Lantern (north)	1.2 x 1.5	Fixed	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Roof Lantern (south)	1.2 x 2.1	Casement Doors	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	Roof Lantern (east + west)	7.2 x 1.5	Casement Windows	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
LOT 5						
	Room	Size	Type	Material	Shading Device	Comments
Ground Floor	• Entry	1.2 x 2.1	Pivot Door	Solid Core + Metal Cladding	Overhang from above	BAL FZ Specification
	• Family Room (north)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bunk Room (south)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bathroom. (south)	1.2 x 1.2	Double Casement	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bedroom (north)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bathroom (west)	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Laundry (west)	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Bedroom (south)	3.6 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Overhang from above	BAL FZ Specification
	• Bedroom (north)	4.2 x1.5	Stacking Sliding Doors	Powdercoated Steel Frames	Roof Overhang	BAL FZ Specification
	• Ensuite	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
Upper Floor	• Ensuite	0.9 x 1.2	Double Casement	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Bedroom (south)	4.2 x1.5	Stacking Sliding Doors	Powdercoated Steel Frames	Roof Overhang	BAL FZ Specification
	• Living Room	6.0 x 2.1	Stacking Sliding Doors	Powdercoated Steel Frames	Roof Overhang	BAL FZ Specification
	• Kitchen	1.8 x 1.2	Casement Windows	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Windows (west)	7.2 x 1.5	Casement Windows	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Roof Lantern (north)	1.2 x 1.5	Fixed	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	• Roof Lantern (south)	1.2 x 2.1	Casement Doors	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification
	Roof Lantern (east + west)	7.2 x 1.5	Casement Windows	Powdercoated Steel Frames	Metal Shading Device	BAL FZ Specification

NOTE :

- ALL Doors + Windows to be to the requirements of BAL FZ or as required by the Bushfire Consultant
- ALL doors and Windows to be fabricated and installed to ALL Aust. Standards + requirements
- ALL doors + Windows are to finish at 2100mm above FFL
- ALL windows to Bathrooms + Kitchen to be set at 900mm (to top of sill) above FFL
- All Windowsto Bedrooms to be set at 600mm (top of sill) above FFL

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Schedule of Finishes

NOTE :
Refer also to BASIX Schedule of Materials and Thermal Performance



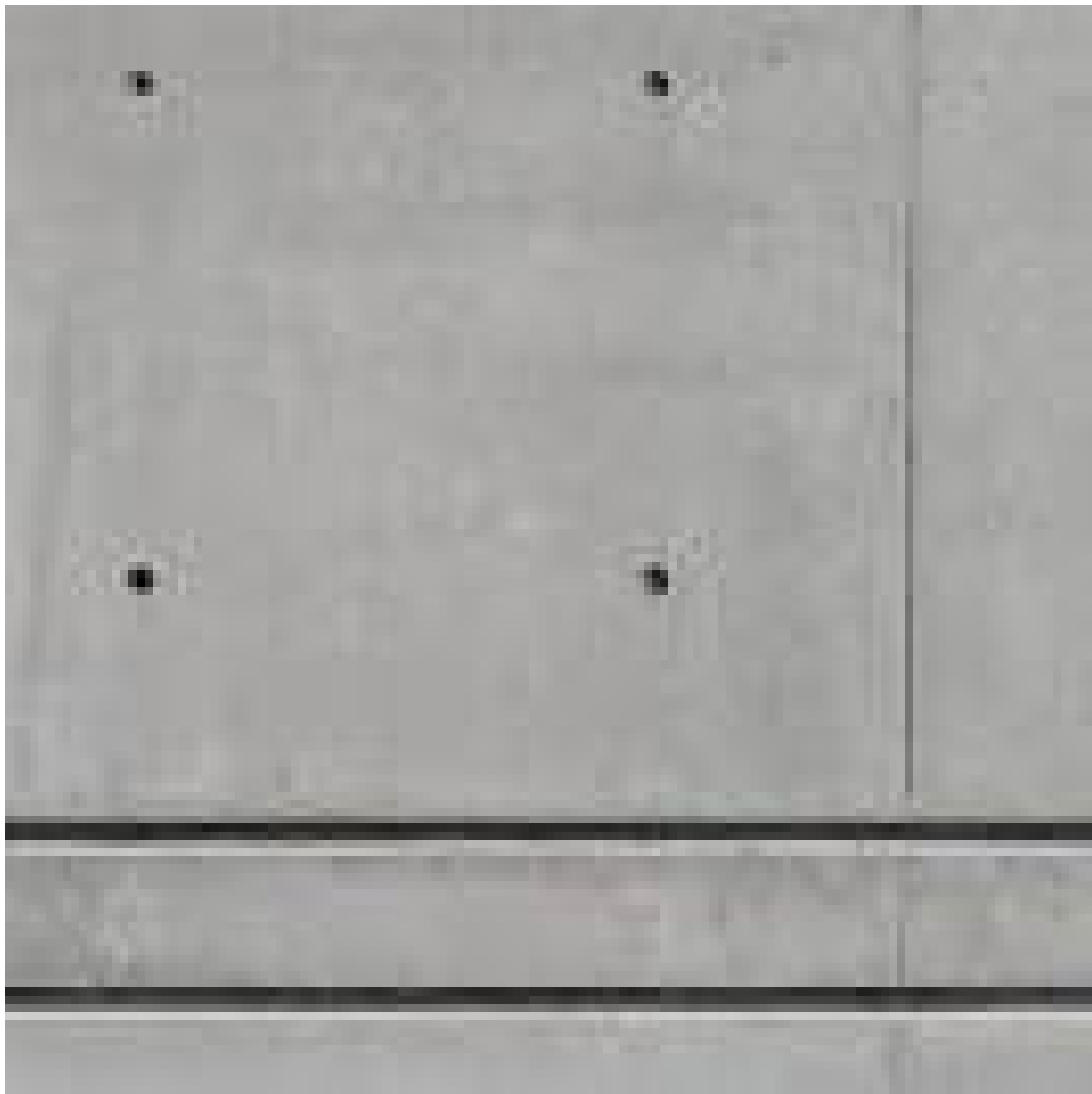
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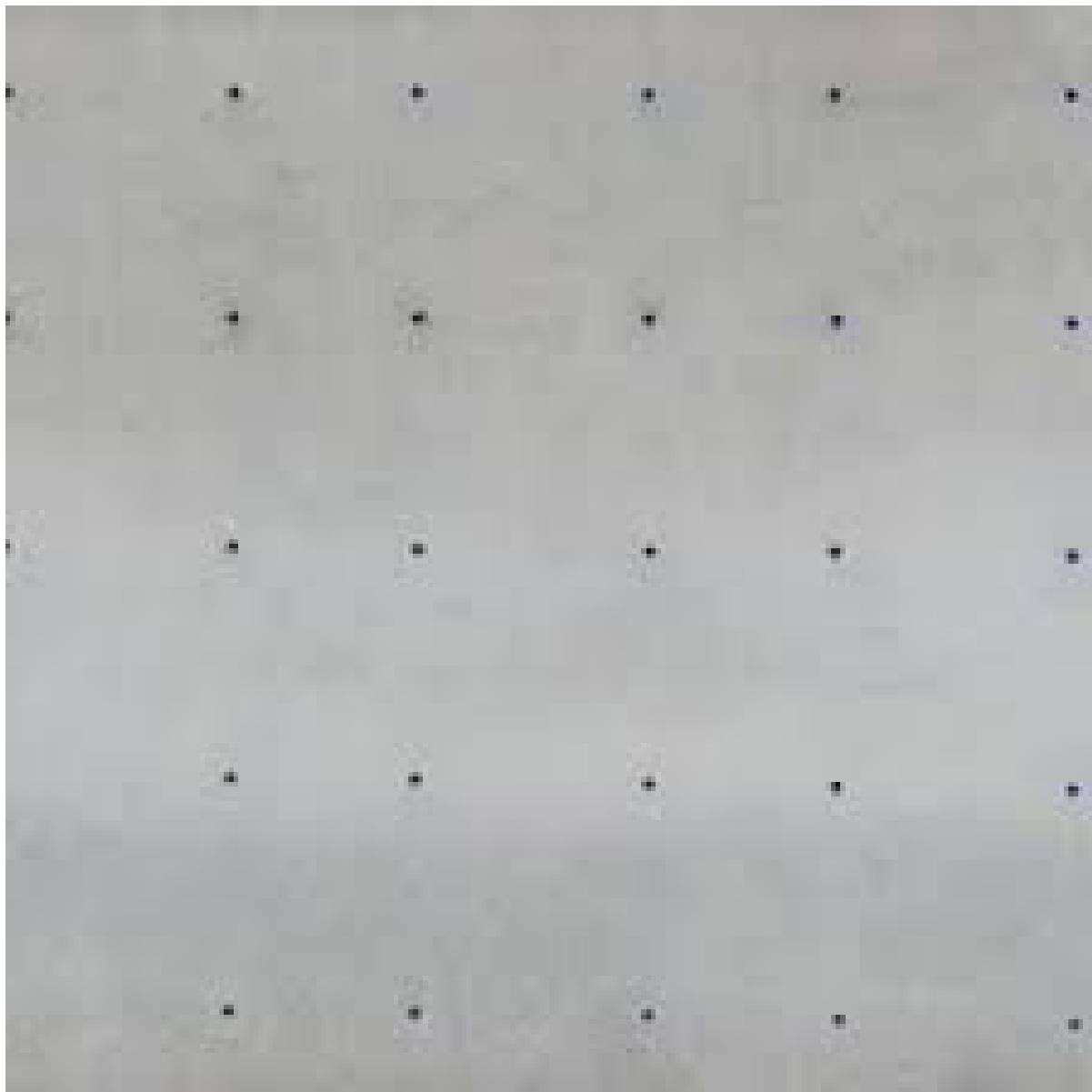
off form concrete to roof and roof soffits



black steel framed doors and windows



off form concrete to external walls



off form concrete to external walls



metal cladding - black - to lower walls
(for thermal performance)



polished concrete floors



sandstone rubble walls to basement walls +
landscape walls



re-cycled sandstone paving to external land-
scape areas and terraces - Note: Pebble to gaps

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